

# 29 The Boulevard, Sans Souci

## LANDSCAPE PLAN

C	LEC Submission	09.09.2025
B	PRO LEC	27.08.2025
A	Landscape plan	16.07.2024

ISSUE DESCRIPTION DATE

PAGE NO	TITLE	SCALE
LA00	TITLE PAGE	N/A
LA01	LANDSCAPE PLAN- GROUND FLOOR	1:200
LA02	LANDSCAPE PLAN- FIRST FLOOR	1:200
LA03	PLANT SCHEDULE/ DETAILS	N/A

ADDRESS

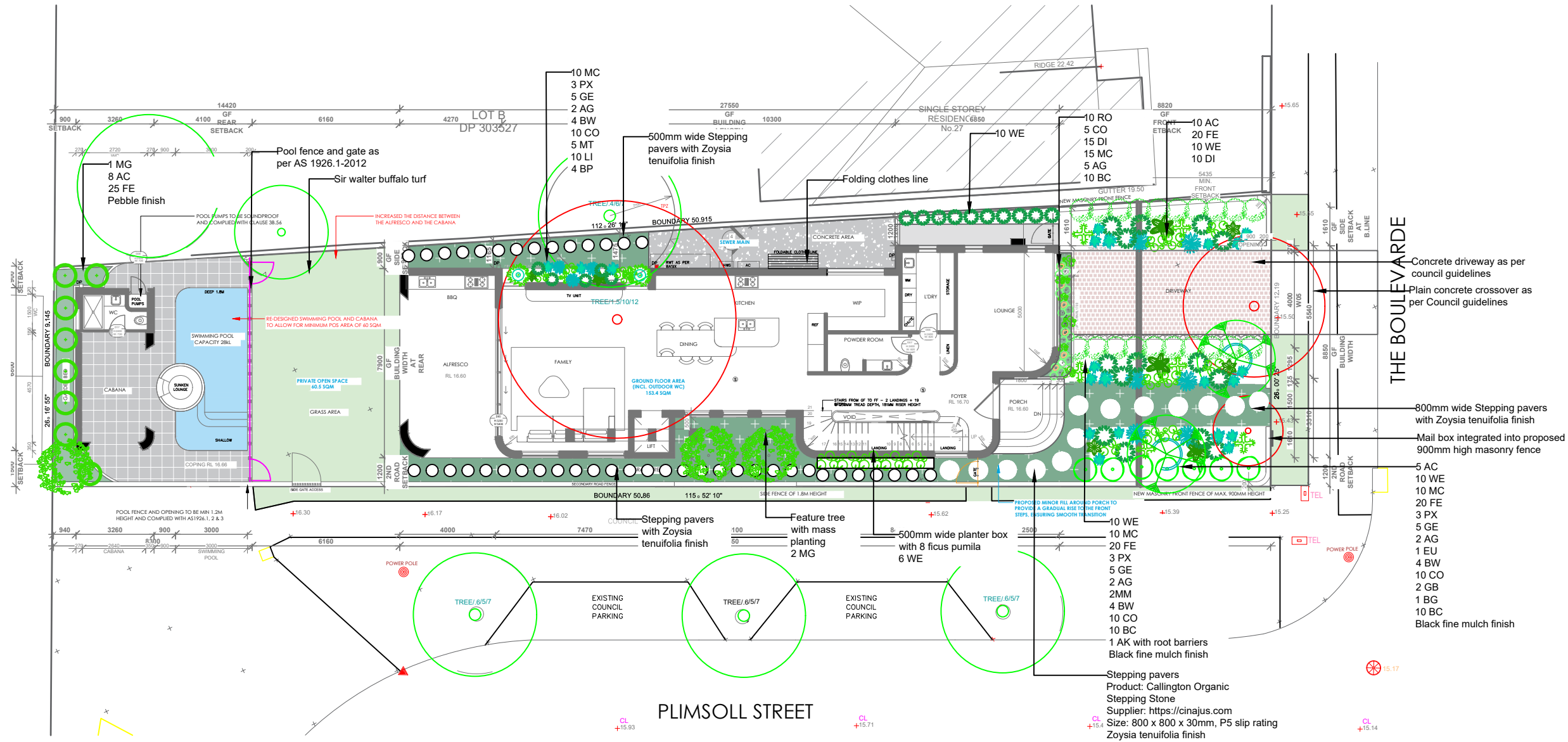
29 The Boulevard, Sans Souci

DRAWING TITLE:  
TITLE PAGE

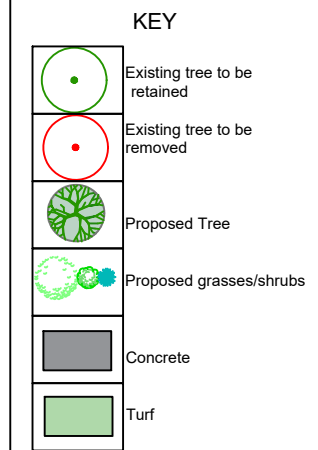
DATE: 09.09.2025 DRAWING NO: LA00 REVISION: C  
DRAWN: AZ  
JOB NO: 01-21

**APEX STUDIOS**  
LANDSCAPE ARCHITECTURE & URBAN DESIGN

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- NOTES:
- Figured dimensions shall be taken in preference to scaling.
  - The contractor shall check all dimensions on site before commencing work.
  - Construction is to be compliant with Australian standards for this landscape design. This is a landscape design and should be read in conjunction with engineers and architectural plans.
  - Designer is not responsible for Vegetation health or asset damage during and after construction.



- NOTE:
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AT THE SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS WHICH MUST BE TO MANUFACTURER STANDARDS
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, HYDRAULIC AND SURVEY PLAN
  - EXISTING TREES TO REMAIN SHALL BE PROTECTED AS PER ARBORIST REPORT AND COUNCIL REQUIREMENTS
  - NO VARIATION TO THE WORKS TO BE CARRIED OUT WITHOUT PRIOR APPROVAL FROM OWNER
  - ALL PLANT WORKS MUST COMPLY WITH AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA
  - ALL STORM WATER OUTLETS AND SURFACE RUN OFF SHALL BE TO HYDRAULIC ENGINEERS DETAIL
  - ALL LANDSCAPE WORKS SHALL COMPLETE WITH ALL COUNCILS DA AND CC CONDITIONS AND ALL RELEVANT AUSTRALIAN STANDARD AND AUSTRALIAN SPEC NO. 1 SPECIFICATION C273 LANDSCAPING
  - DIAL BEFORE YOU DIG IS RECOMMENDED BEFORE COMMENCING LANDSCAPE WORKS
  - REFER TO ARBORIST REPORT FOR TREE RETENTION AND REMOVAL
- Contours presented in the plan are based on existing conditions. Cut and fill is to be determined by engineers and are not specified on this plan

C	LEC Submission	09.09.2025
B	Pre LEC	27.08.2025
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**REFER TO ARBORIST REPORT FOR TREES TO BE RETAINED AND REMOVED**

ADDRESS	29 The Boulevard, Sans Souci
DRAWING TITLE	Landscape plan
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DRAWING NO.	LA01
REVISION	C





**GENERAL**

ALL EARTHWORK, DRAINAGE WORKS, RETAINING WALLS, CONCRETE WORKS AND GRADING TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS, DETAILS AND SPECIFICATION. REFER TO ENGINEERING DRAWINGS FOR ALL FINISHED LEVELS. ALL SET OUT TO BE APPROVED ON SITE BY SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF GROUND WORKS.

**SERVICES**

BEFORE LANDSCAPE WORKS COMMENCE, THE LANDSCAPE CONTRACTOR IS TO DETERMINE THE LOCATIONS OF ALL SERVICE LINES AND PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. UNDERTAKE A 'DIAL BEFORE YOU DIG' ENQUIRY FOR SERVICE LOCATIONS.

**EXISTING VEGETATION**

VEGETATION TO BE REMOVED: REMOVE ONLY THOSE TREES AND VEGETATION MARKED FOR REMOVAL. ALL TREES AND NATIVE VEGETATION REQUIRED TO BE REMOVED AS PART OF THESE WORKS ARE TO BE MULCHED ON SITE AND STOCKPILED FOR REUSE IN PLANTING AREAS.

**VEGETATION TO BE RETAINED**

WHERE TREES ARE MARKED FOR RETENTION THE FOLLOWING PROTECTION MEASURES ARE TO BE UNDERTAKEN:

- A TREE PROTECTION ZONE IS A RADIUS OF 12 X TRUNK DIAMETER AT 1.4m ABOVE GROUND, AS DEFINED IN AS4970-2009.
- PROTECT ALL EXISTING TREES MARKED FOR RETENTION FROM DAMAGE WITHIN THE TPZ UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ERECT PROTECTIVE FENCING USING 1.8m TEMPORARY FENCING OUTSIDE THE TPZ FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- INSTALL A 100mm LAYER OF LEAF MULCH OVER THE TREES TPZ AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- THE EXISTING TOPSOIL LEVEL MUST NOT BE RAISED OR LOWERED WITHIN THE TPZ UNLESS PRIOR APPROVAL IS GIVEN BY SUPERINTENDENT.
- IF EXCAVATION IS REQUIRED WITHIN 3m OF TREES TO BE RETAINED, REQUEST INSTRUCTION FROM SUPERINTENDENT, WHERE IT IS NECESSARY TO EXCAVATE WITHIN THE TPZ, USE HAND METHODS ONLY.
- USE HAND METHODS TO LOCATE, EXPOSE AND CLEANLY REMOVE THE ROOTS ON THE LINE OF THE EXCAVATION.
- DO NOT STORE, STOCKPILE, SPILL OR OTHERWISE PLACE HARMFUL MATERIALS WITHIN THE TPZ OF THE TREE. DO NOT WASH OUT CONCRETE WITHIN TPZ. DO NOT PLACE SITE SHEDS OR AMENITIES WITHIN THE TPZ OF THE TREE. DO NOT STOCKPILE SOIL WITHIN THE TPZ FOR ANY REASON.
- PREVENT DAMAGE TO TREE BARK AND CANOPY. DAMAGE SHALL BE TREATED BY A QUALIFIED ARBORIST AS SOON AS PRACTICALLY POSSIBLE AFTER DAMAGE OCCURS.
- WHERE IT IS NECESSARY TO CUT ROOTS, USE A CHAINSAW OR SIMILAR WHERE THE CUTTING METHOD DOES NOT UNDULY DISTURB THE ROOT SYSTEM. ANY MAJOR STRUCTURAL ROOTS ARE TO BE CUT BY A QUALIFIED ARBORIST.
- REGULARLY WATER AND MAINTAIN ALL TREES TO BE RETAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.

**WEED ERADICATION**

PRIOR TO ANY ENGINEERING WORKS, ERADICATE ALL WEED SPECIES USING ENVIRONMENTALLY ACCEPTABLE METHODS AND REMOVE FROM SITE. ERADICATE ALL WEEDS FROM THE PROPOSED PLANTING AND TURF AREAS PRIOR TO ANY PLANTING OPERATIONS. USE ROUND UP -BIODACTIVE FOR AREAS ADJACENT TO WATERWAYS, CREEKS AND DRAINAGE CHANNELS, OR WHERE RUNOFF MAY ENTER THE CREEK SYSTEM. APPLY ROUND UP -BIODACTIVE OR EQUIVALENT TO ALL PROPOSED PLANTING AREAS TO MANUFACTURERS RECOMMENDED APPLICATION RATES A MINIMUM OF TWO APPLICATIONS WILL BE REQUIRED. ENSURE FINAL SPRAYING OCCURS TWO WEEKS PRIOR TO COMMENCEMENT OF LANDSCAPING WORKS. ENSURE ALL WEED GROWTH HAS CEASED AND REMOVE ALL WEED WASTE FROM SITE PRIOR TO COMMENCEMENT OF SOIL AND PLANTING WORKS. DO NOT BURN. RE-APPLY HERBICIDE AS REQUIRED.

**SOIL PREPARATION**

DO NOT FILL OR MACHINE CULTIVATE WITHIN THE DRIP LINE OF EXISTING TREES. IF CULTIVATION IS REQUIRED IN THESE AREAS, USE HAND METHODS ONLY. DO NOT DISTURB SERVICES. IF REQUIRED TO CULTIVATE IN CLOSE PROXIMITY TO ANY SERVICES, HAND METHODS ARE TO BE USED ONLY. SOIL TESTING OF THE SITE SOIL IS REQUIRED TO DETERMINE IF ANY ADDITIVES ARE REQUIRED TO THE EXISTING SOIL TO PROVIDE A SOIL MEDIA THAT PROMOTES OPTIMUM GROWING CONDITIONS. ADD ADDITIONAL SOIL REQUIREMENTS AS A RESULT OF THE SOIL TEST AT THE RATIOS SPECIFIED BY THE SOIL LABORATORY AND MIX THROUGH SITE SOIL PRIOR TO MIXING WITH IMPORTED SOIL CONDITIONER. MIX EXISTING SITE SOIL, INCLUDING ADDITIVES WITH 'BOTANY HUMUS MIX' AS SUPPLIED BY AUSTRALIAN NATIVE LANDSCAPES OR EQUIVALENT AT A RATIO OF 1:1. REFER TO DRAWINGS AND DETAILS FOR SOIL PLACEMENT DEPTHS FOR THE SPECIFIC PLANTING AREAS.

**SOIL PLACEMENT**

NO CONTAMINATED SOIL IS TO BE USED ON SITE. SHOULD SOIL BECOME CONTAMINATED BY DIESEL OIL, PAINT, CEMENT OR ANY OTHER CONTAMINANTS, EXCAVATE THE CONTAMINATED SOIL AND DISPOSE OF IT OFF SITE AND REPLACE IT WITH SOIL MIX TO THE CORRECT FINISHED LEVELS. SPREAD THE TOPSOIL ON THE PREPARED SUB SOIL AND GRADE EVENLY, ALLOWING THE FOLLOWING TO OCCUR:

- REQUIRED FINISHED LEVELS CAN BE ACHIEVED AFTER LIGHT COMPACTION.
- TURF AREAS SHALL BE FINISHED FLUSH WITH ADJACENT FINISHED SURFACES SUCH AS KERBS, PATHS, ACCESS DRIVEWAYS AND CONCRETE EDGING.

PLACE SOIL IN MAXIMUM LAYER DEPTHS OF 150MM. LIGHTLY COMPACT AT EACH LAYER. PLACE 200mm DEPTH OF SOIL MIX IN ALL LITTORAL, TERRESTRIAL, RE-VEGETATION AND NATIVE GARDEN MIX PLANTING ZONES. PLACE 100mm DEPTH OF SOIL MIX IN ALL AREAS TO BE TURFED. ON COMPLETION OF SOIL PLACEMENT THE SURFACE SHALL BE:

- FREE FROM STONES AND LUMPS OF SOIL.
- GRADED TO DRAIN FREELY WITHOUT TRAPPED LOW POINTS.
- GRADED EVENLY TO ALL SURROUNDING FINISHED SURFACES.
- READY FOR PLANT INSTALLATION.

**MULCHING**

INSTALL 100mm DEPTH OF 100% RECYCLED LEAF MULCH FREE OF DELETERIOUS AND EXTRANEOUS MATTER SUCH AS SOIL, WEEDS AND STICKS TO ALL PLANTING ZONES EXCLUDING BIO-RETENTION MIX A AND B. PLACE MULCH TO THE REQUIRED DEPTH, CLEAR OF PLANT STEMS AND RAKE TO AN EVEN SURFACE FLUSH WITH EXISTING FINISHED LEVELS.

**PLANTING**

PLANT MATERIAL SHOULD BE PRE ORDERED 4-6 MONTHS PRIOR TO ANTICIPATED INSTALLATION DATE TO ENSURE LOCAL STOCK IS AVAILABLE. THE CONTRACTOR SHALL INSTALL PLANTS TO THE LOCATION AND EXTENT SHOWN ON THE DRAWINGS. THE PLANTS SHALL BE PLANTED USING BEST HORTICULTURAL TECHNIQUES AND IN ACCORDANCE WITH THE DRAWINGS. SPECIES TO BE PLANTED IN SWATHES TO ENSURE A BLENDED MIX OF SPECIES ACROSS THE PLANTING ZONE. AVOID PLANTING SPECIES IN RECTANGULAR BLOCKS TO ASSIST IN RECREATING A NATURAL SYSTEM.

**STORAGE**

DELIVER PLANT MATERIAL TO SITE ON A DAY TO DAY BASIS, AND PLANT IMMEDIATELY AFTER DELIVERY. PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CAN NOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED AND ADEQUATELY WATERED. PLANTS SHALL BE HANDLED IN SUCH A MANNER TO AVOID ANY DAMAGE TO THE PLANT.

**PLANTING CONDITIONS**

DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. IN OTHER THAN SANDY SOILS, SUSPEND EXCAVATION WHEN THE SOIL IS WET, OR DURING FROST PERIODS. NOTIFY SUPERINTENDENT OF ALL SOIL OR DRAINAGE CONDITIONS ENCOUNTERED DURING PLANTING OPERATIONS THAT THE LANDSCAPE CONTRACTOR CONSIDERS TO BE DETRIMENTAL TO PLANT GROWTH.

**WATERING**

THOROUGHLY WATER THE PLANTS IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN GROWTH RATES FREE FROM STRESS. LESS FREQUENT HEAVY WATERING IS PREFERABLE TO LIGHT WATERING. THE SOIL MOISTURE NEEDS TO BE ASSESSED DAILY AND WATERING REGIME ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL SUPPLY AND INSTALL A TEMPORARY IRRIGATION SYSTEM TO IRRIGATE ALL PLANT MATERIAL FOR THE DURATION OF THE MAINTENANCE PERIOD. AT COMPLETION OF THE MAINTENANCE PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR THE DECOMMISSIONING OF THE TEMPORARY IRRIGATION SYSTEM AND THE REMOVAL OF ALL COMPONENTS FROM SITE.

**PLACING**

EXCAVATE HOLES AS INDICATED IN PLANTING DETAILS WHEN INSTALLING PLANT. WHEN PLANTING THERE SHOULD BE AMPLE LOOSE SOIL TO ENSURE THAT ROOT SOIL CONTACT IS COMPLETE AND THAT NO AIR GAPS EXIST. A RAISED LIP SHOULD BE PRESENT AROUND THE PLANT TO ASSIST IN TRAPPING WATER AND ALLOW INFILTRATION. INSTALL PLANT STOCK TO THE AREAS AS INDICATED ON DRAWINGS AND SPACED AS SPECIFIED, IN A RANDOM PATTERN, ENSURING COMPLETE COVERAGE. PLANTING IN THE BIO-RETENTION AND LITTORAL ZONES ARE TO BE IN SPECIES GROUPINGS OF BETWEEN 60 - 70 PLANTS. REFER TO PLANT SCHEDULE. PLANTING IN THE TERRESTRIAL, RE-VEGETATION (GROUND COVER LAYER) AND NATIVE GARDEN MIX ZONES ARE TO BE IN SPECIES GROUPINGS OF 30 - 50 PLANTS. REFER TO PLANT SCHEDULE. PLANTING OF THE CANOPY LAYER IN THE RE-VEGETATION AREAS IS TO BE SPACED AT A RATE OF 1-2 TREES PER 10 SQ.M. REFER TO PLANT SCHEDULE.

**REPLACEMENT**

REPLACE DAMAGED OR FAIL PLANTS WITH PLANTS OF THE SAME TYPE AND SIZE.

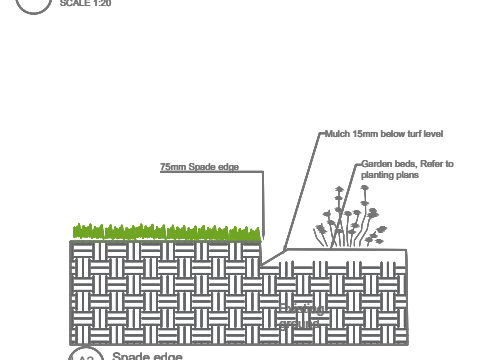
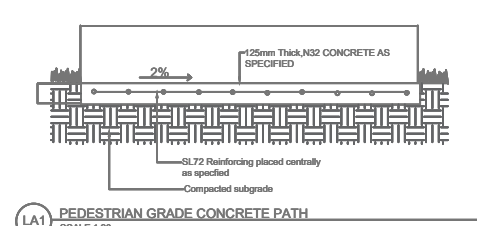
**TURFING**

THE CONTRACTOR SHALL INSTALL 'SIR WALTER BUFFALO' TURF ROLLS TO THE LOCATION AND EXTENT SHOWN ON THE DRAWINGS AND TO ALL AREAS DAMAGED DURING THE CONSTRUCTION PERIOD. TURF IS TO BE LAID ALONG CONTOURS IN STRETCHER BOND PATTERN WITH STAGGERED, CLOSE BUTTED JOINTS. TURF TO BE LAID TO ENSURE LEVELS FINISH FLUSH WITH ADJACENT FINISHED SURFACES. WATER IMMEDIATELY AFTER LAYING UNTIL THE TOP SOIL IS MOISTENED TO ITS FULL DEPTH. CONTINUE WATERING TO MAINTAIN GROWTH RATES FREE FROM STRESS. WHERE TURF LEVELS HAVE DROPPED FROM DESIGN LEVELS AFTER LAYING AND WATERING, LIFT UP AND RE-GRADE TOP SOIL TO ACHIEVE DESIGN LEVELS.

**MAINTENANCE**

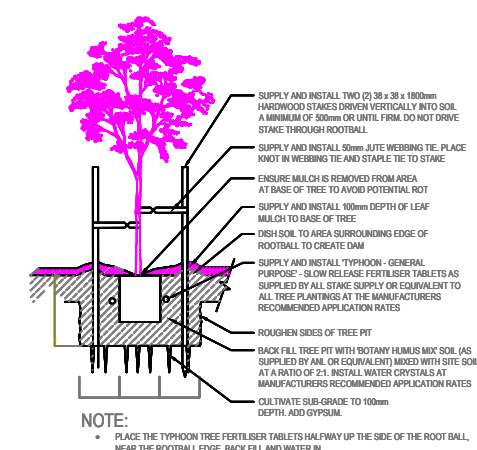
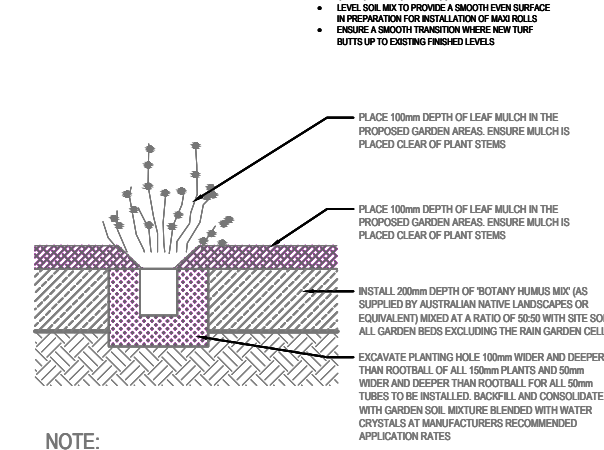
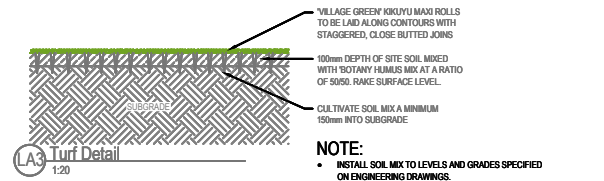
MAINTAIN WORKS IN GOOD CONDITION FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION. WORKS SHALL GENERALLY INCLUDE BUT NOT BE EXCLUSIVE TO THE FOLLOWING:

- WEEDING, WATERING, APPLICATION OF FERTILISER, PEST AND DISEASE CONTROL, STAKING AND TYING, REMOVAL OF LITTER FROM PLANTING AND GRASSED AREAS AND REPLACEMENT OF DEAD AND DYING PLANTS.
- CONTINUE TO REPLACE FACED, DAMAGED OR STOLEN PLANTS AS SPECIFIED. SUBSTITUTIONS SHALL ONLY BE MADE WITH THE APPROVAL OF THE SUPERINTENDENT WHERE A SPECIES IS CONSIDERED TO BE RESPONDING POORLY TO CONDITIONS.
- ADJUST STAKES AND TIES TO AVOID PLANT DAMAGE. REPLACE IF DAMAGED AND REMOVE AT END OF CONTRACT IF SO DIRECTED.
- MOW GRASS AREAS TO A HEIGHT CONSISTENT WITH THE GROWTH HABIT OF THE GRASS. MAINTAIN HEALTHY WEED-FREE GROWTH. REMOVE CLIPPINGS FROM SITE.
- REGULARLY REMOVE RUBBISH AND DEBRIS FROM SITE.
- ADJUST WATERING REGIME ON TEMPORARY IRRIGATION SYSTEM TO MAINTAIN OPTIMAL GROWING CONDITIONS FREE FROM STRESS FOR ALL PLANTING ZONES AND TURF AREAS AND AS SEASONAL CONDITIONS CHANGE. DECOMMISSION TEMPORARY IRRIGATION SYSTEM AND REMOVE ALL COMPONENTS FROM SITE AT END OF MAINTENANCE PERIOD OR AT A TIME WHERE IT IS NO LONGER REQUIRED.
- CONTROL ANY PESTS AND DISEASES IN TURF AND PLANTING AREAS. SPRAY OR DUST ANY AFFECTED AREAS STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND TO COMPLY WITH ALL STATUTORY REQUIREMENTS UNTIL THE PROBLEM HAS BEEN ELIMINATED. PROPER CARE SHOULD BE TAKEN TO ENSURE THE USER AND ANYONE COMING IN CONTACT WITH THE SPRAY ARE ADEQUATELY PROTECTED. SPRAY OUTSIDE NORMAL WORKING HOURS IF NECESSARY.



**Plant Schedule**

Symbol	Botanical Name	Common Name	Height at Maturity	Size	Qty
<b>Trees</b>					
BG	Archontophoenix cunninghamiana	Bangalow Palm	10-20m	500L	1
AK	Archontophoenix alexandrae	Alexandra palm	15-25m	200L	1
MG	Cupaniopsis anacardioides	Tuckeroo Tree	6-15 m	100L	3
<b>Shrubs</b>					
FE	Festuca glauca	Fescue Elijah Blue	0.2m	140mm	45
AG	Agave geminiflora	Agave blue glow	0.5m	300mm	24
GB	Echinocactus grusonii	Golden Barrel Cactus	0.8m	200mm	6
MM	Opuntia Burbank Spineless	Mickey Mouse Cactus	1.5m	300mm	2
EU	Euphorbia Acruensis	Cowboy cactus	1.5m	300mm	1
MT	Dracaena trifasciata	Mother inlaws tongue	0.8m	140mm	5
BC	Senecio mandraliscae	Blue Chalksticks	0.3m	140mm	65
DI	Dichondra Silver Falls	Dichondra Silver Falls	0.8m	140mm	65
BP	Strelitzia nicolai	Wild banana	3m	25Lmm	4
BW	Cotyledon Blue Waves	Blue wave	0.5m	200mm	12
CO	Casuarina Cousin It	Cousin IT	0.5m	140mm	80
LI	Ligularia dentata reniformis	Tractor seat	0.5m	140mm	10
RO	Ubiquitous 'Prostratus	Creeping Rosemary	0.5m	140mm	70
PX	Cycad	Sago palm	1-3m	300mm	9
AC	Syzygium paniculatum	Lilly Pilly	6m	300mm	23
MC	Crassula undulatifolia	Max Cook	0.6m	200mm	105
CF	Ficus pumila	Creeping fig	N/A	300mm	8
ZO	Zoysia tenuifolia	No Mow grass	0.2m	140mm	400
WE	Westringia fruticosa	Native rosemary	1m	300mm	41



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- Designer is not responsible for Vegetation health or asset damage during and after construction.



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16.07.2024	Pre LEC	16.07.2024
16.07.2024	Landscape plan	16.07.2024

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PLANT SCHEDULE	
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