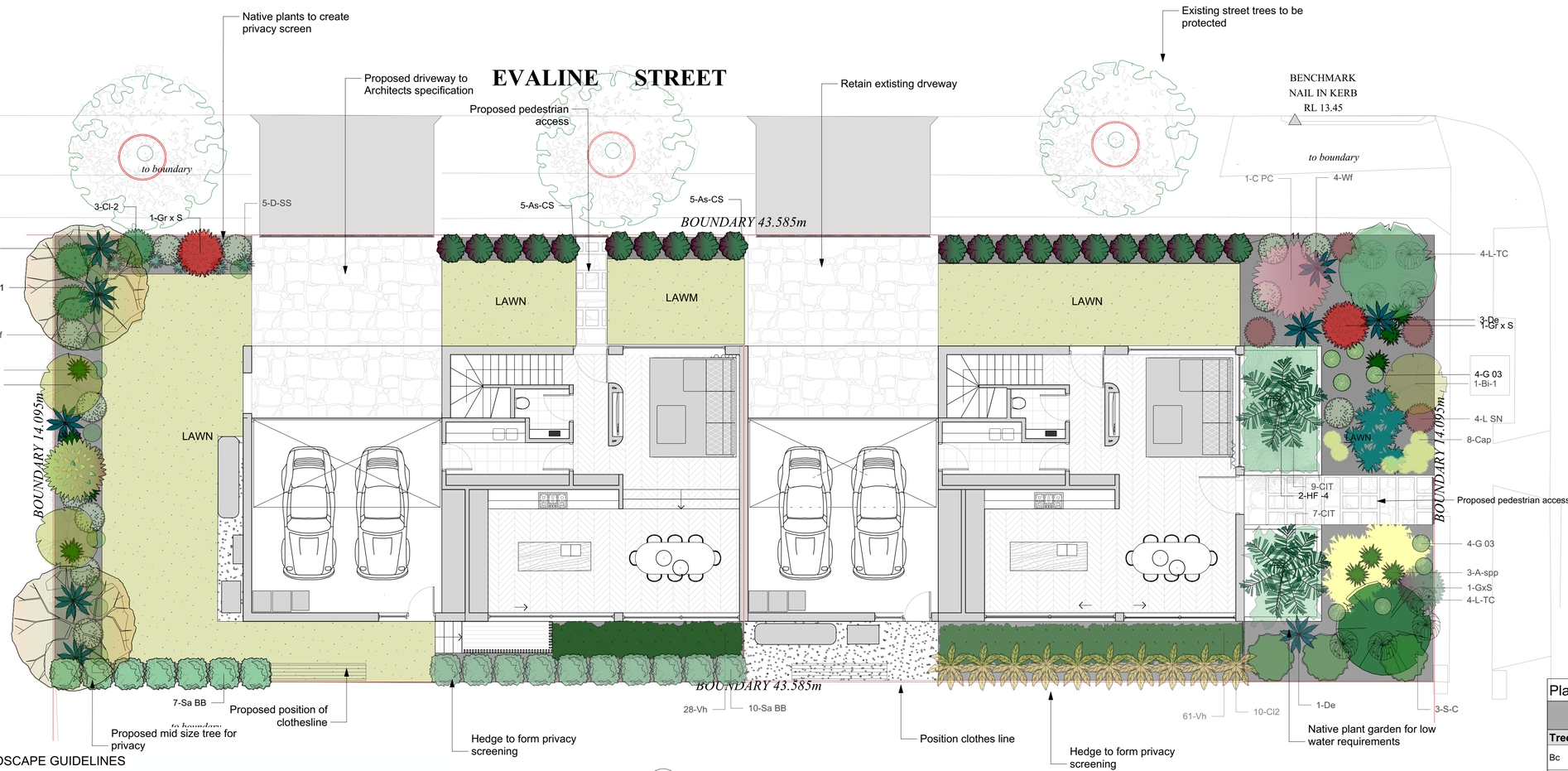

1 CONCEPT PLAN
SCALE TO FIT

PARK STREET

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LANDSCAPE GUIDELINES

1. GENERAL
1.1 The Contractor shall familiarise themselves with the site prior to tender.
1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
1.5 No substitute of material shall be made unless approval is given by the Superintendent.
1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
2. SITE PREPARATION
2.1 Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
3. MASS PLANTED AREAS
3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.
4. PLANTING
4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - "Guide to Purchasing Landscape Trees".
4.2 All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
4.5 All plant material should be watered thoroughly immediately after planting.
4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
4.7 Labels shall be removed entirely from the plants.
5. STAKING
5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
6. TURF AREAS
6.1 Turf areas should be cultivated before turfing by ripping or harrowing.
6.2 At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
7. MULCH
7.1 Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
8. SOIL
8.1Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mixed when site when site topsoil runs out.
TOP SOIL SHOULD BE NO LESS THAN MINIMUM REQUIRED IN ALL PLANTED AREAS . New gardens & proposed Planting New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported soil if required. All mixes are to comply with AS4419-2016 Soils for Landscaping and garden use, & AS 4454 Composts,
Soil conditioners & mulches. Specified Soil Mix - Turf The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.
Planter boxes The A Horizon (the top 300mm) of a Planter Box Soil Profile needs a free draining, non-slumping material that has a level of organic matter to improve nutrient levels in the soil.

NOTE:
1. Figure dimensions shall take precedence over scale.
2. Contractors must verify all dimensions on job before commencing any work or making shop drawings.
3. All structural works including demolition to be verified by Structural Engineer prior to contractor undertaking any works.
4. Verify all plant numbers on site prior to ordering and advise Landscape Designer if any changes are deemed necessary. Responsibility of number of plant stock ordered rests solely with contractor not Landscape Designer.
5. Automatic irrigation system to be installed by irrigation subcontractor or landscape contractor. Existing system to be utilised if applicable.
6. Check existing RL's on site. Advise Landscape Designer of any discrepancies before commencement. Allow for adjustments to suit discrepancies.
7. Contractor/s to familiarize self and team with existing site conditions prior to undertaking any works, including any underground services.
8. Forest Fines Mulch from Australian Native Landscapes to be evenly distributed under all completed garden beds post soil, plant, irrigation and electrical install (Ph: 13 14 58).
9. Allow for power to all garden beds as directed by Landscape Designer.
10. Any natural materials used in the project including but not limited to timber, stone and plant material, may change in appearance and dimension following exposure to use or climatic conditions and this is typical of such materials. Any discrepancy regarding natural or non-natural material to be directed to supplier, landscape contractor, stonemason, manufacturer or the like. No responsibility for material used on project rests with Landscape Designer.
11. Comply with relevant authority requirements.
12. Comply with National Construction Code requirements.
13. Comply with Australian Standards for material, construction and landscape practice.
14. Comply with BASIX certificate, if applicable.
15. Do not scale from drawings.
16. This drawing is protected by copyright.

Mulch garden deep soil
Gravel paths
Proposed new paving
Proposed new lawn area
Trees to be retained refer to Arborists report

Site Ratios

TOTAL SITE AREA	614.0m2
Landscape Proposed	
Area (SQ/m)	244.37m2
Area (%)	39.79

-

FOR DEVELOPMENT APPLICATION ONLY

CASUARINA COUSIN IT

DORYANTHES EXCELSA

GREVILLEA X SUPERB

LOMANDRA LONGIFOLIA

Goodinia ovata

XANTHORRHOEA GLAUCA

MYOPORUM PARVIFOLIUM

GREVILLEA SPINULOSA

ANIGOZANTHOS SPP

WESTRINGIA FRUTICOSA

Plant List

ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees						
Bc	3	Ivory Curl Tree	Buckinhamia celcissima	25ltr	10m	7m
Cl2	10	Golden Cane Palm	Chrysalidocarpus lutescens	400mm	5 - 10m	3.5 - 6m
Cor f-1	2	Dwarf Gum	Corymbia ficifolia	25 Ltr	5-10 m	6 - 10m
Er	1	Green Dream	Elaeocarpus reticulatus Dwarf	25ltr	3.0m	1.5m
HF -4	2	Kentia Palm	Howea fosteriana	400mm	6.0m	3.0m
Shrubs						
As-CS	21	Dwarf Lillypilly	Acmena smithii 'Cherry Surprise'	250MM	1.8m	1.0m
Bi-1	3	New England Banksia	Banksia spinulosa var. neoanglica	---	0.90 - 1.50m	0.9 - 1.2m
Cl-2	3	Great balls of Fire Bottlebrush	Callistemon Great balls of Fire	200mm	0.9 - 1.5m	1.2 - 2.0m
CIT	16	Cousin It	Casuarina glauca Cousin It	200mm	0.30mm	1.0m
Gr M	1	Grevillea Moonlight	Grevillea Moonlight	200mm	1.5 - 3m	3.5 - 6m
GxS	1	Superb Grevillea	Grevillea x 'Superb'	200mm	1.5 - 3m	1.2 - 2.0m
Gr x S	2	Grevillea Elegance	Grevillea xElegance	200mm	1.5 - 3m	2.0 - 3.5m
L SN	4	Tea tree	Leptospermum 'Stary Night'	200mm	1.5 - 3m	1.2 - 2.0m
Sa BB	17	Backyard Bliss	Syzygium ausrale	200MM	3.0-4.0m	1.0m
S-C	3	Powder-puff Lilly Pilly	Syzygium wilsonii x luehmannii	300MM	2.00m	2.0m
Wf	12	Flat and Fruity	Westringia fruticosa	200 mm	0.3m	1.0m
Ground Covers						
A-spp	10	Kangaroo Paw	Anigozanthos	200mm	0.75 - 0.9m	0.3 - 0.6m
Cap	8	Yellow buttons	Chrysocephalum apiculatum	200	0.0 - 0.3m	0.3 - 0.6m
D-SS	5	Breeze	Dianella caerulea 'Breeze'	200mm	0.40m	1.0m
Mp	7	Carpet Spreading Myoporum	Myoporum parvifolium	140mm	0.15m	1.0m
Vh	89	Native violet	Viola hederacea	100mm	0.15m	0.60m
Grasses						
L-TC	8	Green matrush	Lomandra longifolia	160MM	0.90 - 1.50m	0.6 - 0.9m
LL-T	12	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	200	0.50mm	0.6m
Perennials						
De	9	Gymea Lily	Doryanthes excelsa	200mm	1.50m	2.0m
Total	**249**					

No.	Date	Revision Notes	Zone	Approvals
D	07/09/23	Review open green space		La
C	25/08/23	Revise position on block		LA
B	13/05/23	Revise Driveways		LA
A	23/11/22	Add lawn		la

No.	Date	Issue Notes
B	25/08/23	Issue for DA
A	23/11/22	For DA issue

LibbyBirley GARDEN DESIGN

NOTES:
THIS DRAWING IS FOR GUIDANCE ONLY. FINAL DETAILS MUST MEET SITE CONDITIONS. REVELANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS. VERIFY ALL DIMENSIONS ON SITE AND WITH DETAILED SITE SURVEY PRIOR TO OFF SITE FABRICATIONS.
PLEASE NOTE THAT THE PLANT GRAPHICS ARE INDICATIVE SIZES ONLY AND NOT AN ACCURATE REPRESENTATION AT TIME OF PURCHASE.

DESIGNING GARDENS FOR LIVING IN
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info@libbybirleygardendesign.com.au www.libbybirleygardendesign.com.au
ABN: 76 135 154 255

Project Title: Landscape Plan
19 PARK STREET
CAMPSIE

Sheet title: PROPOSED CONCEPT SITE PLAN
ground floor level

Project ID	445
Drawn By	LA
Reviewed By	MS
Date	23/11/22
CAD File Name	19 ParkStreet-vwx
Client	MR TOMI VIDOVIC
Scale	scaled to fit@A1
Sheet No.	Sht-1 of 1