

Unique Garden Design

CHILD CARE CENTRE

46A Townsend Street  
CONDELL PARK NSW 2200

In Guidelines with  
Childcare Center and  
Department of Education  
SEPP Guideline

DA LANDSCAPE PLAN

SHEET TITLE	SHEET NUMBER
COVER PAGE	DA-01
DA LANDSCAPE PLAN	DA-02
DEEP SOIL	DA-03
PLANTING PLAN	DA-04
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PLANTING SCHEDULE	
NOTES SPECIFICATIONS PLAN	DA-06



PROJECT JOB NO: 2023-081  
REVISION B DATE  
ISSUE 1 21.11.2023

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Consultant:



Project:

46A Townsend Street  
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Drawing Title:

Cover Page

SHEET NO. DA-01

Rev. No. B

DATE: 21.11.2023

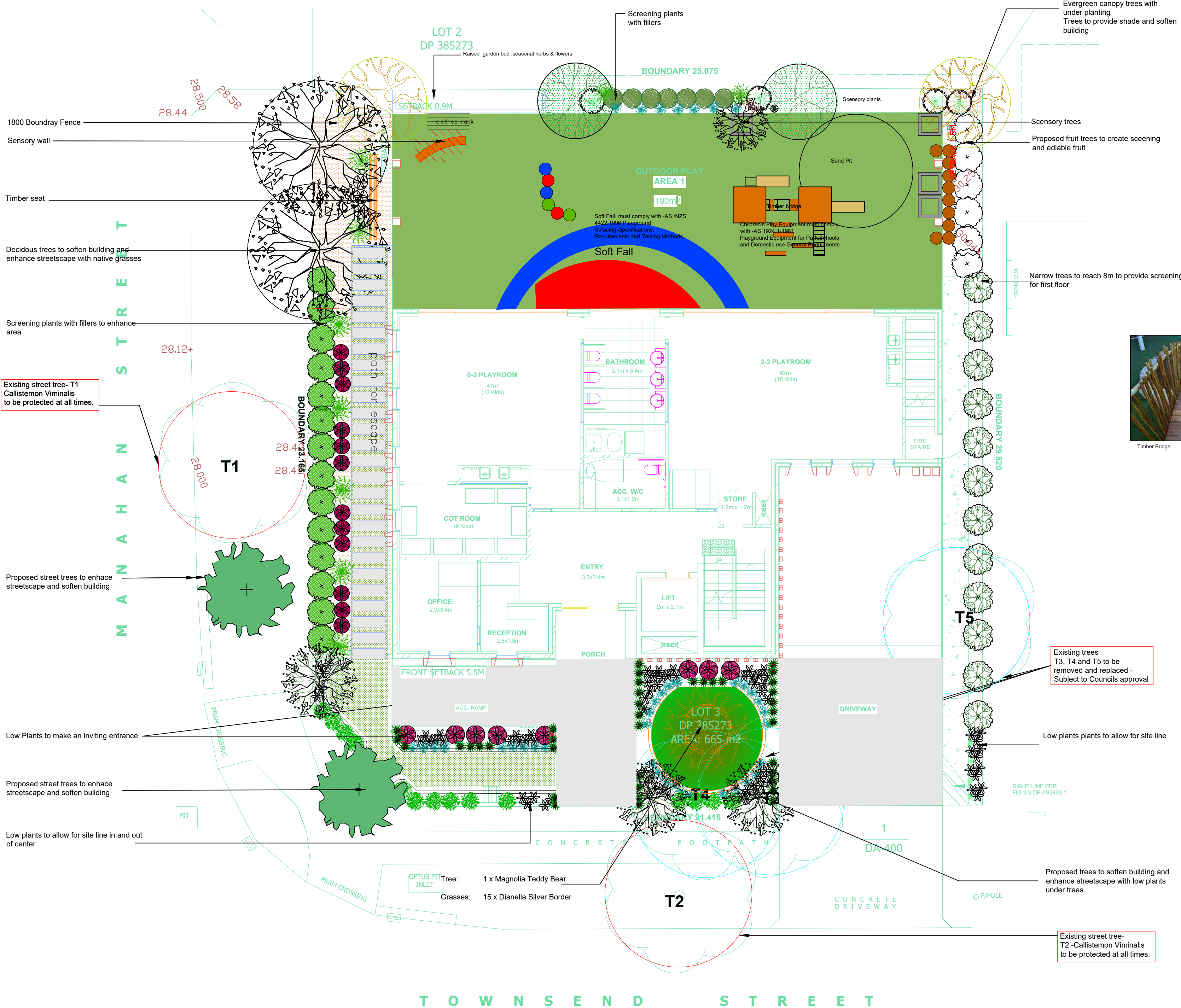
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LEGEND :

- PROPOSED NEW TREES TO REACH 8-15M
- PROPOSED NEW SHRUBS TO PROVIDE SCREENING ALONG BOUNDARIES TO REACH 3.0M
- PROPOSED NEW GRASSES
- PROPOSED SYNTHETIC GRASS
- PROPOSED GRASS
- GARDEN BED
- CONCRETE AREAS
- MULCH BEDS
- PEBBLES
- SOFTFALL
- PLANTERS



Images of ideas



# Landscape Plan Ground Floor

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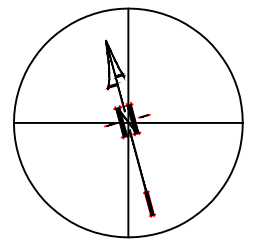
Drawing Title:

Landscape Plan  
Ground Floor

SHEET NO. DA-02

SCALE 1:100 A1

Rev. No. A



DATE: 21.11.2023

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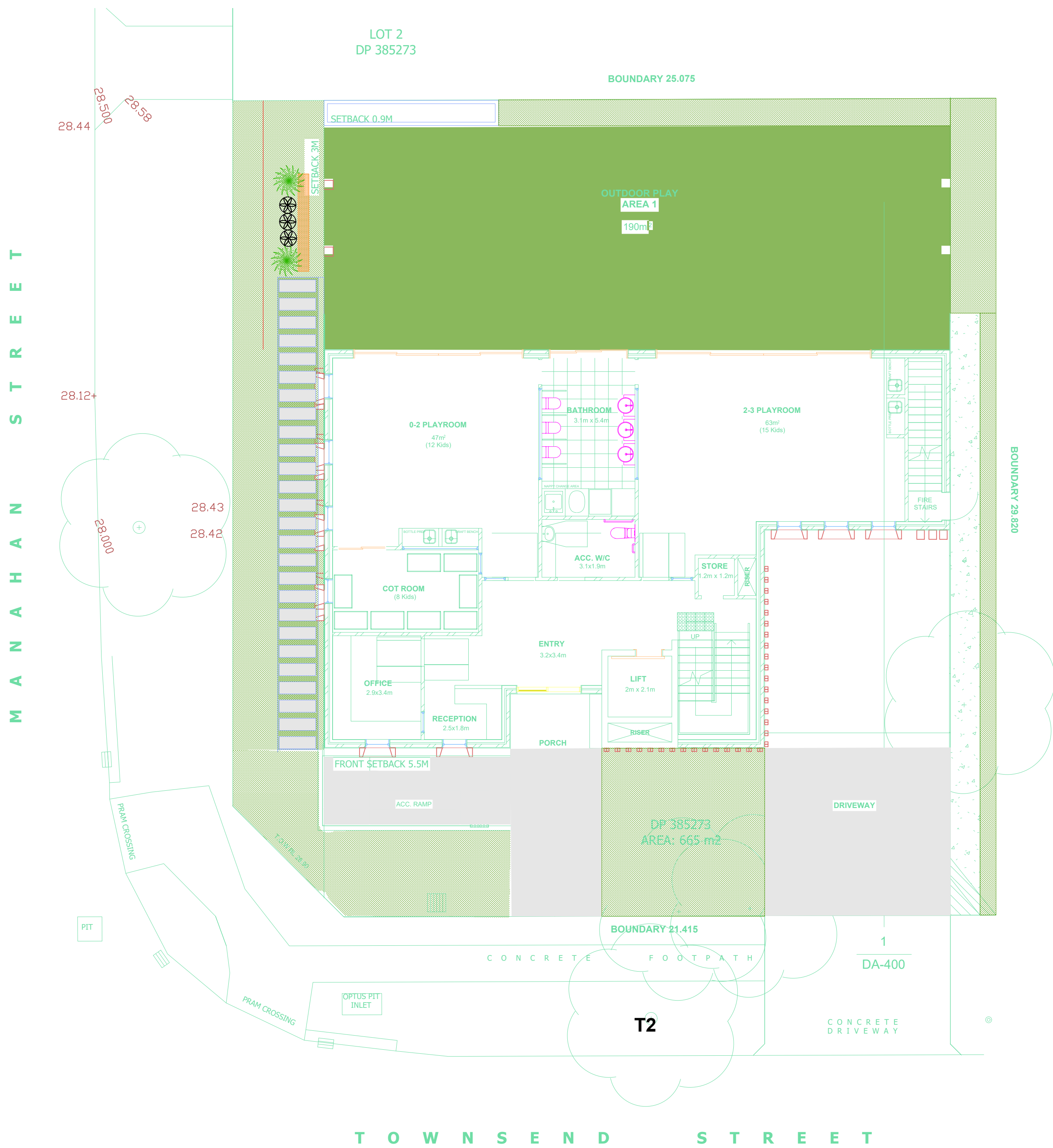
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LEGEND :

- PROPOSED SYNTHETIC GRASS
- PROPOSED DEEP SOIL ZONE
- CONCRETE AREAS
- SOFTFALL



# DEEP SOIL

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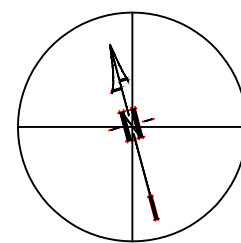
Project:

46A Townsend Street  
CONDELL PARK NSW 2190

Drawing Title:

Deep Soil  
Ground Floor

SHEET NO. DA-03  
SCALE 1:100 A1  
Rev. No. A



DATE: 21.11.2023

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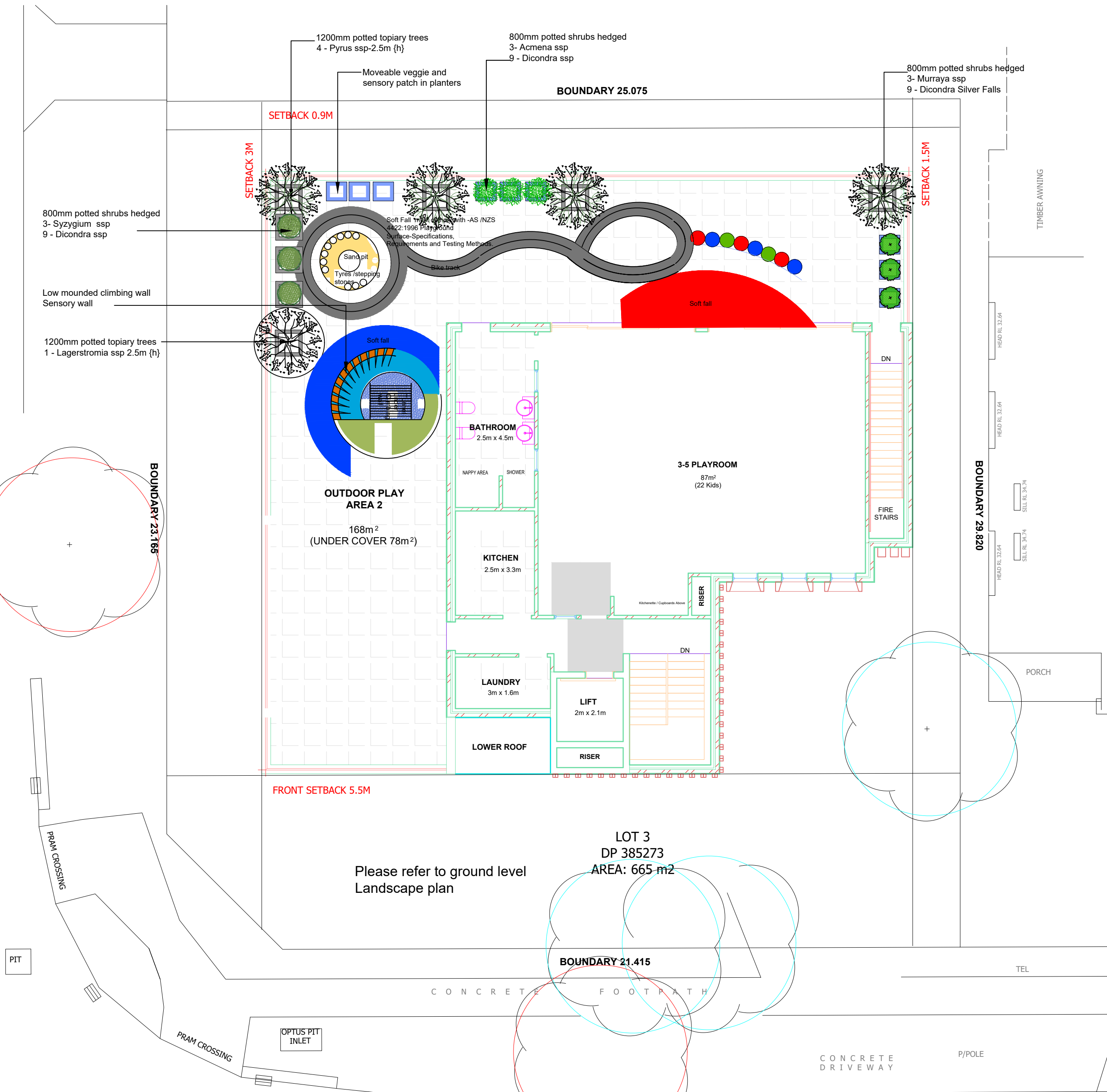
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M A N A H A N S T R E E T



LEGEND :

- PROPOSED NEW TOPIARY TREES TO REACH 2.5M
- PROPOSED NEW SHRUBS TO HEDGED TO REACH 1.8M
- PROPOSED SYNTHETIC GRASS
- SOFTFALL
- CONCRETE AREAS

Potted Plants - Schedule Topiary trees in planters 1200mm Hedged shrubs in planters 600-800mm	
	Botanical Name : Lagerstroemia Indica Common Name : Crepe Myrtle Pot size: 450 Mature H x S: 8m x 5m Qty Required: 1 Spacing: As shown
	Botanical Name : Pyrus Nivalis Common Name : Ornamental Pear Pot size: 300mm Mature H x S: 5.0m x 3.0m Qty Required: 5 Spacing: As shown
	Botanical Name : Acmena Smithii Var Minor Common Name : Dwarf Lily Pilly Pot size: 200mm Mature H x S: Hedged 1.8m x 0.6m Qty Required: 3 Spacing: As shown
	Botanical Name : Murraya Paniculata Common Name : Orange Jasmine Pot size: 200mm Mature H x S: Hedged 1.8 x 0.6m Qty Required: 3 Spacing: As shown
	Botanical Name : Syzygium Australe Cascade Common Name : LillyPilly Cascade Pot size: 200mm Mature H x S: Hedged 1.8 x 0.6m Qty Required: 3 Spacing: As shown
	Botanical Name : Dicondra Silver Falls Common Name : Dicondra Pot size: 140mm Mature H x S: spillover plant Qty Required: 27 Spacing: As shown

Topiary Trees



Lagerstroemia Indica

Pyrus Nivalis

Hedged Shrubs



Acmena Smithii Var Minor

Murraya Paniculata

Spillover Plant



Syzygium Australe Cascade

Dicondra Silver Falls



Music - Sensory Wall



Moveable Veggie Beds

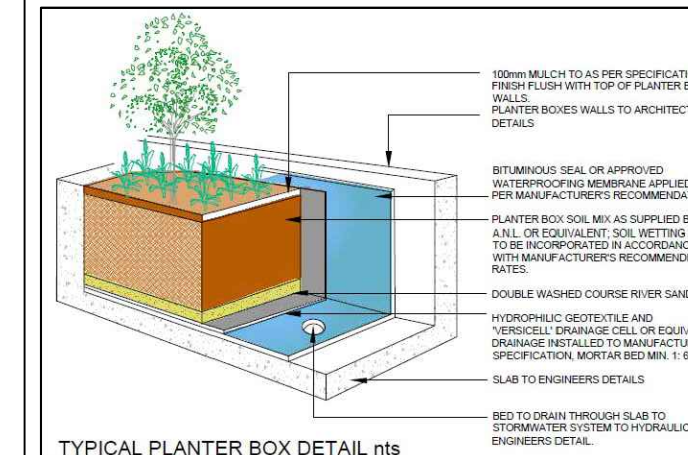


Mounded wall and sand pit

Softfall

SITE PREPARATION/SOIL WORKS

- ON SLAB PLANTERS  
DRAINAGE LAYER  
AFTER WATERPROOFING OF PLANTERS LAY DRAINAGE LAYER WHICH SHALL INCLUDE :
  - \* 40MM ATLANTIS DRAINAGE CELL OR SIMILAR APPROVED.
  - \* FILTER FABRIC EQUIVALENT TO ICI TERRA FIRMA 700.
  - \* WASHED RIVER SAND LAYER 50MM IN DEPTH.
- LIGHT WEIGHT SOIL MIX  
LIGHT WEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A ph. RANGE OF 6.0-6.5.
  - \* 30% BLACK LOAM
  - \* 30% DOUBLE WASHED COURSE RIVER SAND
  - \* 20% BOTANY HUMUS
  - \* 10% COMPOSTED BARK FINES
  - \* 10% COMPOSTED HARDWOOD SAWDUST



Typical Planter Box Detail nts

T O W N S E N D S T R E E T

## LANDSCAPE PLAN FIRST FLOOR

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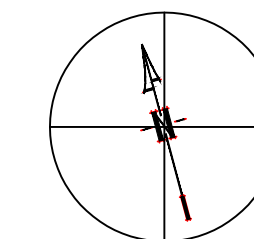
Drawing Title:

Landscape Plan  
First Floor

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### Canopy Trees



Lagerstroemia Indica



Tristaniopsis Laurina



Waterhousia Floribunda

### Street Trees



Callistemon Viminalis

### Feature Trees



Backhousia Citriodora



Magnolia Teddy Bear



Pyrus Calleryana Capital



Pyrus Nivalis

### Screening



Acmena Smithii Var Minor



Murraya Paniculata



Syzygium Australe Cascade

### Fillers



Acmena Smithii Allyn Magic



Gardenia Florida Augusta



Doryanthes Excelsa



Phorimum Tenax



Raphiolepis Indica Snow Maiden

### Grasses- Groundcovers



Dianella Silver Border



Dicondra Silver Falls



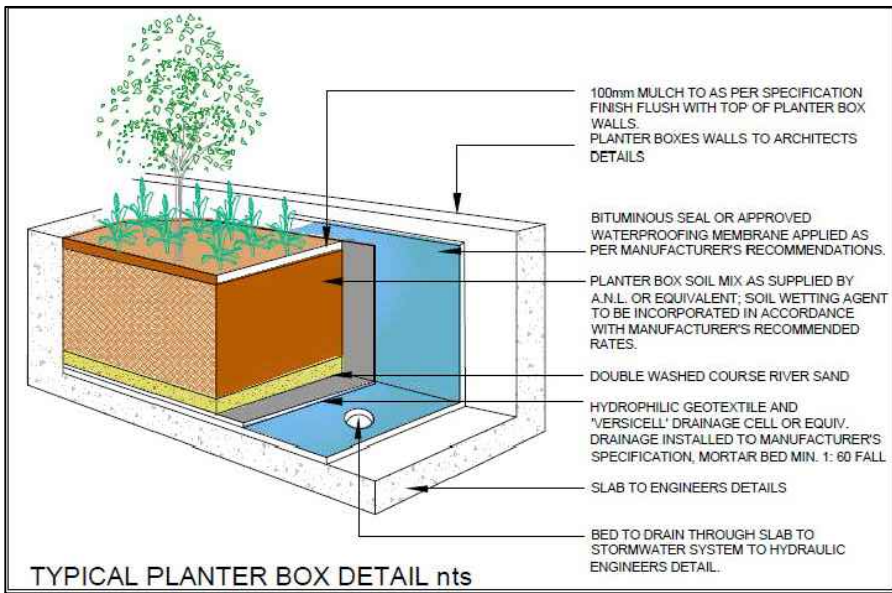
Liriope Muscari



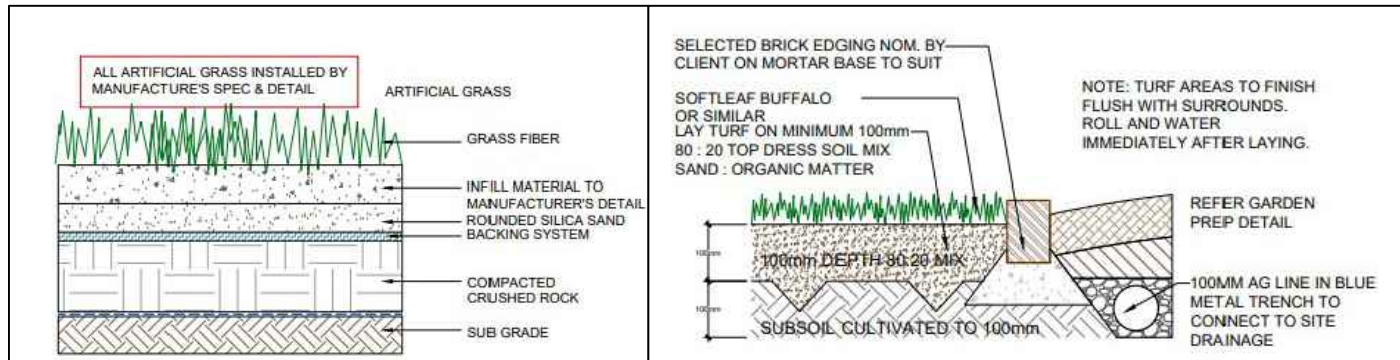
Lomandra Tanika



Trachelospermum Jasminoides

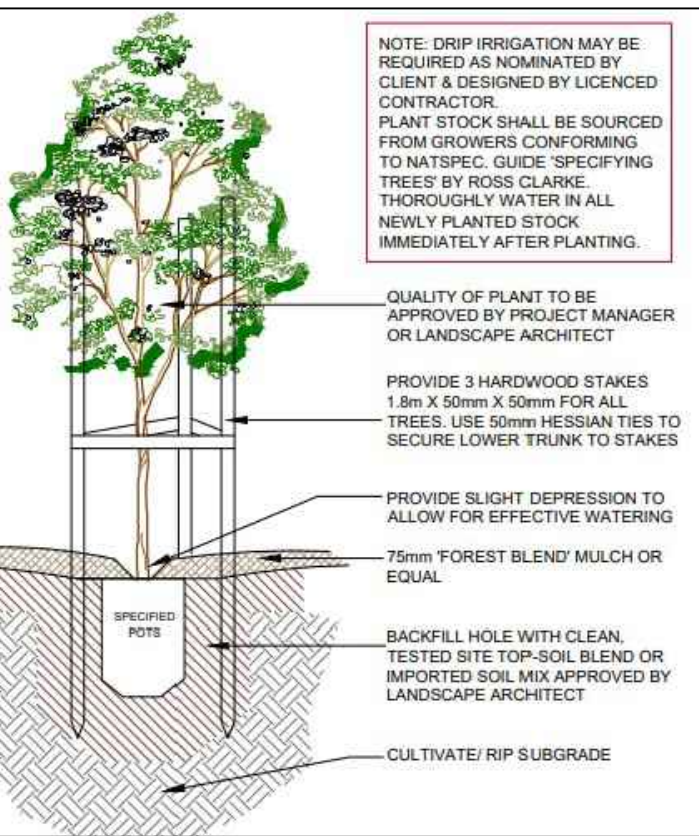


Typical Planter Box on Slab Detail

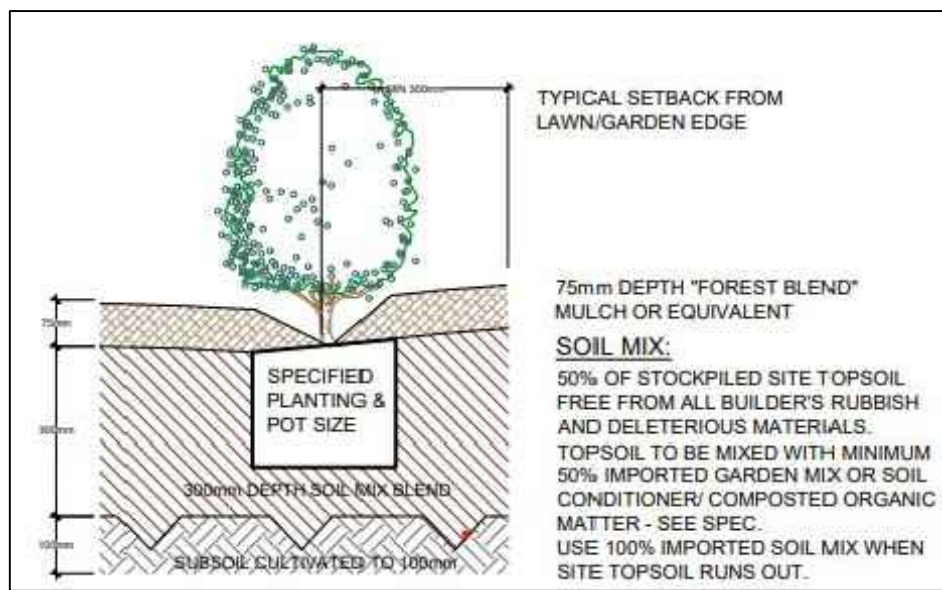


Artificial Grass Detail

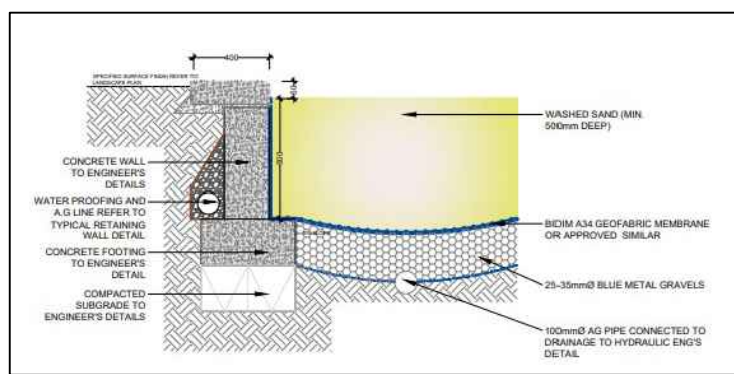
Brick Edge & Grass Detail



Tree Planting Detail



Typical Garden Preparation Detail



Typical Sandpit

Scale: nts

### PROPOSED PLANTING SCHEDULE BLOCK

SYM	BOTANICAL NAME	COMMON NAME	QTY	POT SIZE (MM)	SPACING (MM)	MATURE SIZE (H X W)M
TREES						
CANOPY TREES - TO HAVE A SINGULAR CLEAN TRUNK TO PREVENT CLIMBING						
LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	3	300L	AS SHOWN	8X4M
TL	TRISTANIOPSIS LAURINA	WATER GUM	2	100L	AS SHOWN	15 X 5M
WF	WATERHOUSIA FLORIBUNDA	WEeping LILLY PILLY	2	45L	AS SHOWN	10X4M
STREET TREE						
CV	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	2	45L	AS SHOWN	6.0 X 3.0M
FEATURE TREES						
BC	BACKHOUSIA CITRIODORA	LEMON SCENTED MYRTLE	1	300MM	AS SHOWN	4 X 2.5M
MTB	MAGNOLIA TEDDY BEAR	DWARF MAGNOLIA	1	300MM	AS SHOWN	4 X 2.5M
PCC	PYRUS CALLERYANA CAPITAL	CALLERYANA PEAR	12	300MM	HEDGED	8 X 1.5M
PN	PYRUS NIVALIS	ORNAMENTAL PEAR	7	300MM	AS SHOWN	4 X 2.5M
SHRUBS/SCREENING PLANTS						
ASV	ACMENA SMITHII VAR MINOR	SMALL LEAFED LILY PILLY	15	200MM	800MM	2.5X2.5MM
MP	MURRAY PANIULATA	ORANGE JASMINE	17	200MM	800MM	5.0 X1.5MM
SA	SYZYGIUM AUSTRALE CASCADE	LILY PILLY CACADE	10	200MM	800MM	2.5X2.5MM
SHRUBS/FILLERS						
ASA	ACMENA SMITHII ALYNS MAGIC	DWARF LILLY PILLY	3	200MM	500MM	0.5X0.5MM
GFA	GARDENIA FLORIDA AUGUSTA	GARDENIA	40	200MM	500MM	1.5X1.5MM
DE	DORYANTHES EXCELSA	GYMEA LILLY	11	200MM	AS SHOWN	2.5X1.5MM
PT	PHORMIUM TENAX 'ANNA RED'	NZ FLAX	7	140MM	400MM	1.0X1.0MM
RI	RAPHIOLEPIS INDICA 'SNOW MADIE'	INDIAN HAWTHORN	22	200MM	800MM	2.5X2.5MM
GROUND COVERS/SPILL OVER						
DSB	DIANELLA SILVER BORDER	VARIGATED TURF LILY	70	140MM	400MM	0.5X0.5MM
DSF	DICONDRA SILVER FALLS	DICONDRA	9	140MM	400MM	0.5X0.5MM
LMT	LOMANDRA TANIKA	LOMANDRA TANIKA	60	140MM	400MM	0.5X0.5MM
LM	LIRIOPE MUSCARIA 'EVERGREEN GIANT'	LIRIOPE	53	140MM	400MM	0.3X0.3MM
TSJ	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	65	140MM	400MM	0.5X0.5MM

### SITE PREPARATION/SOIL WORKS

ALL EXISTING TREES MARKED FOR RETENTION SHALL BE PROTECTED FOR THE DURATION OF THE BUILDING WORKS. REMOVE FROM SITE ALL PERENNIAL WEEDS SUCH AS OXALIS, ONION WEED AND THE LIKE.

NO REGRADING IS TO BE CARRIED OUT WITHIN THE DRIP LINE OF THE TREES TO BE RETAINED. WHERE EXCAVATION IS NECESSARY USE HAND METHODS TO AVOID DAMAGE TO THE ROOT SYSTEM. DO NOT CUT GREATER THAN 50MM. CUT ROOTS CLEANLY WITH A SAW AND DO NOT SEAL THE WOUND.

### SOIL WORKS

THOROUGHLY CULTIVATE THE SUBSOIL TO A DEPTH OF 200MM. SUPPLY AND INSTALL TO A DEPTH 300MM THE FOLLOWING SOIL MIX:

SOIL DEPTH	TURF PLANTING	150MM
		300MM
SOIL MIX	BLACK LOAM	60%
	COARSE WASHED RIVER SAND	40%
ORGANIC	LAYER 50MM DEEP	
	CULTIVATE A 50MM LAYER OF ORGANIC	
	ADD MIX INTO THE TOP 100MM OF SOIL MIX	
ADDMIX	COMPOSITION	
	TREATED HARDWOOD SAWDUST	30%
	PINE PARK FINES	40%
	COMPOSTED MANURE	30%

TREE PLANTING AREAS TO BE MOUNTED 300MM ABOVE THE EXISTING GROUND LINE TO IMPROVE DRAINAGE FROM PLANTING HOLES. TREE HOLES TO BE EXCAVATED TWO TIMES LARGER THAN THE ROOT BALL AND BACKFILLED WITH SOIL MIX AS SPECIFIED ABOVE.

### ON SLAB PLANTERS

#### DRAINAGE LAYER

AFTER WATERPROOFING OF PLANTERS LAY DRAINAGE LAYER WHICH SHALL INCLUDE :

- \* 40MM ATLANTIS DRAINAGE CELL OR SIMILAR APPROVED.
- \* FILTER FABRIC EQUIVALENT TO IC1 TERRA FIRMA 700.
- \* WASHED RIVER SAND LAYER 50MM IN DEPTH.

#### LIGHT WEIGHT SOIL MIX

LIGHT WEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A pH RANGE OF 6.0-6.5.

- \* 30% BLACK LOAM
- \* 30% DOUBLE WASHED COARSE RIVER SAND
- \* 20% BOTANY HUMUS
- \* 10% COMPOSTED BARK FINES
- \* 10% COMPOSTED HARDWOOD SAWDUST

Minimum soils standards for plants sizes are provided in accordance with the Table below.

Tree Size	Height	Spread	Min Soil Area	Min Soil Depth
Large trees	>12m	>8m	10x 10m	1200mm
Medium trees	8-12m	4-8m	6x6m	1000mm
Small trees	5-8m	<4m	3.5 x 3.5m	800mm
Shrubs	-	-	n/a	500-600mm
Ground cover	-	-	n/a	300-450mm
Turf	-	-	n/a	200mm

### TURF

ALL TURFED AREAS TO HAVE ADEQUATE DRAINAGE WITH A MINIMUM LAYER OF TURF UNDERLAY OR CLEAN TOPSOIL OVER PREPARED SUB GRADE. TURF TO BE SOFT LEAF BUFFALO I.E 'SIR WALTER' OR AAS SPECIFIED BY A RECOGNIZED LICENSED COMMERCIAL FARM WITH A CERTIFICATE OF AUTHENTICITY SUPPLIED.

### MULCH

SUPPLY AND PLACE 75MM LAYER GRAVEL MULCH OR THE LIKE. NO WOOD CHIPS ARE TO BE USED DUE TO AREA IS PRONE TO FIRE. SET DOWN 25MM FROM ADJACENT PAVING.

### PLANT MATERIALS

ALL PLANTS SHALL BE TRUE TO TYPE, OF HEALTHY GROWTH DISEASE FREE NURSERY STOCK AND NOT DISPLAYING RESTRICTED GROWTH PATTERNS. SHOULD NURSERY STOCK AND NOT DISPLAYING RESTRICTED GROWTH PATTERNS. SHOULD OUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. NO VARIEGATED STRAIN SHALL BE USED. ALLOW FOR SLOW RELEASE FERTILIZER TO ALL PLANTS APPLIED AT THE MANUFACTURERS RECOMMENDED RATE TO BE SAME OR SIMILAR TO MASS PLANTED AREAS. ALLOW 2 SHIRLEY'S SLOW RELEASE KWEI PELLETS PER 1 - 35 LITRE PLANT AND ONE PER 150MM PLANT TURF AREAS. ALLOW SHELLEYS NO.17 35 LITRE PLANT AND ONE PER 150MM PLANT TURF AREAS. ALLOW SHELLEYS NO.17 MANUFACTURERS INSTRUCTIONS.

### STAKES AND TIES

DURABLE HARDWOOD, STRAIGHT, SIZE SHALL BE 50X50X150 WITH TIES SPACED APPROXIMATELY 300MM APART. DRIVE STAKES 800MM INTO THE GROUND ON THE WINDWARD SIDE OF THE PLANT. TIES SHALL BE 50MM HESSIAN WEBBING FIXED IN A FIGURE OF THE EIGHT PATTERN.

### PLANT ESTABLISHMENT PERIOD

FROM THE DATE OF PRACTICAL COMPLETION, THERE SHALL BE A PERIOD OF 26 WEEKS FOR THE PLANTING ESTABLISHMENT PERIOD. ANY FAILED PLANTS SHALL BE REPLACED WITH THE SAME TYPE AND SPECIES. THE MULCHED SURFACES SHALL BE MAINTAINED IN A NEAT AND TIDY CONDITION. STAKES AND TIES SHALL BE ADJUSTED AS REQUIRED AND THE TURF SHALL BE REGULARLY MOVED TO MAINTAIN A HEALTHY GROUND COVER. A CONSTANT WATER REGIME SHALL BE MAINTAINED TO ENSURE HEALTHY GROWTH OF ALL PLANT MATERIAL.

ALL PLANTING AREAS TO BE SUPPLIED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM, SHRUB RISERS AND DRIP SYSTEM ON PVC LATERALS. THE IRRIGATION SYSTEM SHALL MEET ALL THE REQUIREMENTS OF THE WATER BOARD AND ELECTRICITY SUPPLY AUTHORITY AND RELEVANT AUSTRALIAN STANDARDS.

APPROVED CONTROLLER. CONNECTION TO THE WATER BOARD MAINS TO BE THROUGH AN APPROVED REDUCED PRESSURE ZONE DEVICE INSTALLED TO THE WATER BOARD REGULATIONS.

PARTICULAR ATTENTION SHOULD BE PAID BY THE CONTRACTOR TO ENSURE MINIMAL OVERSPRAY ONTO PATHS, BUILDINGS AND ADJACENT PROPERTIES BY CORRECT HEAD PLACEMENT AND ADJUSTMENT OF ARC PATTERNS. NOZZLES TO BE MANUALLY TRIMMED TO SUIT AREA OF COVERAGE AND MINIMISE OVER SPRAY.

LAY PIPES TO MINIMISE LENGTH AND PLACE HEADS TO PROVIDE EVEN COVERAGE. ALL PIPES AND CABLE TO BE INSTALLED IN A COMMON TRENCH WHERE POSSIBLE.

# PLANTING SCHEDULE NOTES & SPECIFICATION PLAN

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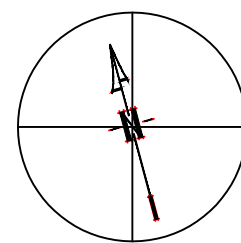
### Drawing Title:

Planting Schedule  
Notes & Specifications

### SHEET NO. DA-06

SCALE 1:100 A1

Rev. No. A



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