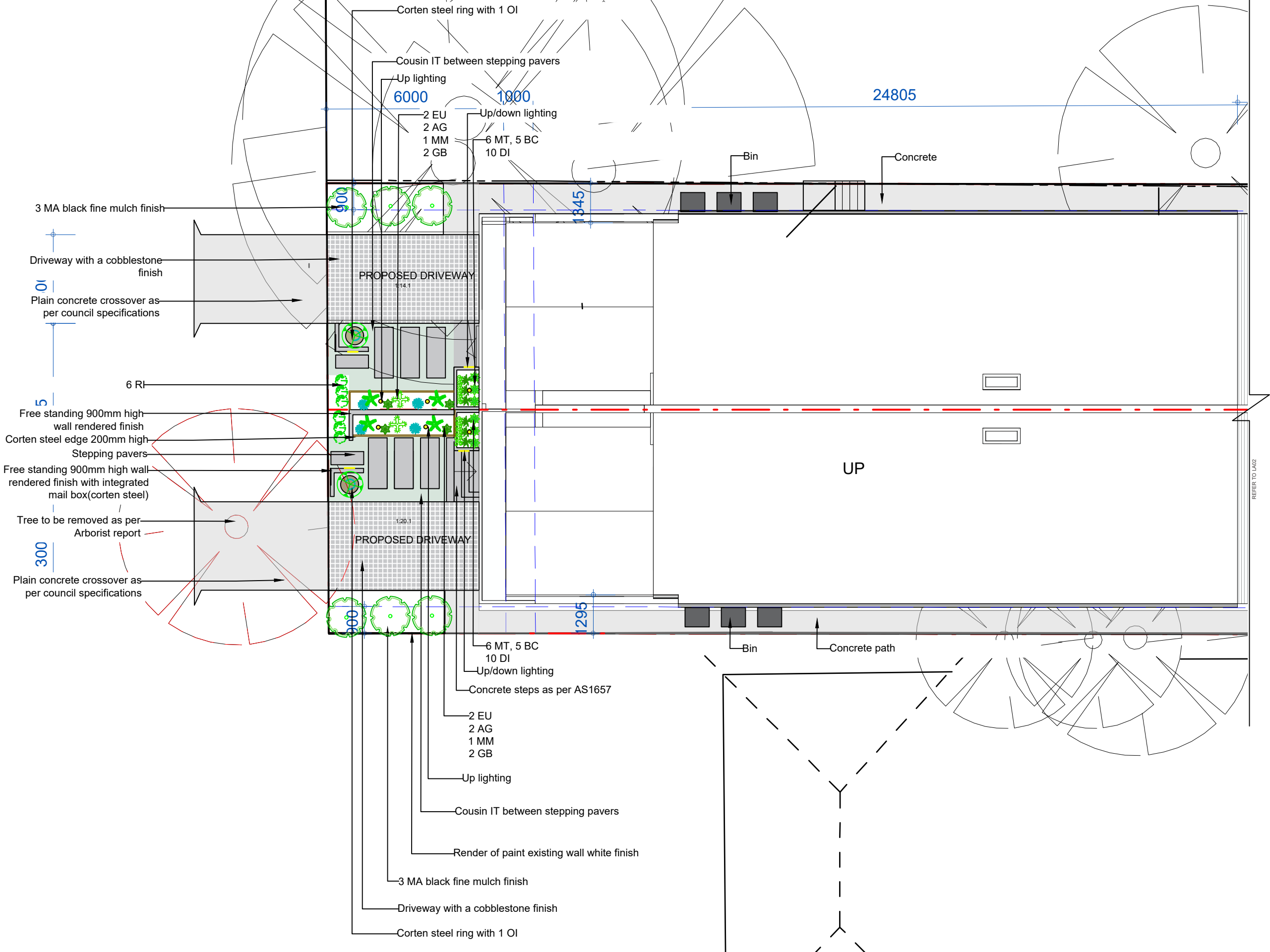


29 Queensbusy Road Padstow Heights  
Development Application  
LANDSCAPE PLAN

PAGE NO	TITLE	SCALE
LA00	TITLE PAGE	N/A
LA01	LANDSCAPE PLAN	1:100
LA02	LANDSCAPE PLAN	1:100
LA03	LANDSCAPE PLAN	1:100
LA04	PLANT SCHEDULE/ DETAILS	N/A



- NOTES:
1. Figured dimensions shall be taken in preference to scaling.
  2. The contractor shall check all dimensions on site before commencing work.
  3. 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.
  4. Designer is not responsible for Vegetation health or asset damage during and after construction.

KEY

- Existing tree to be retained
- Existing tree to be removed
- Proposed Tree
- Proposed grasses/shrubs
- Proposed Hedge
- Concrete
- Turf

- NOTE:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS AT THE SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS WHICH MUST BE TO MANUFACTURER STANDARDS
  2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, HYDRAULIC AND SURVEY PLAN
  3. EXISTING TREES TO REMAIN SHALL BE PROTECTED AS PER ARBORIST REPORT AND COUNCIL REQUIREMENTS
  4. NO VARIATION TO THE WORKS TO BE CARRIED OUT WITHOUT PRIOR APPROVAL FROM OWNER
  5. ALL PLANT WORKS MUST COMPLY WITH AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA
  6. ALL STORM WATER OUTLETS AND SURFACE RUN OFF SHALL BE TO HYDRAULIC ENGINEERS DETAIL
  7. ALL LANDSCAPE WORKS SHALL COMPLETE WITH ALL COUNCIL'S DA AND CC CONDITIONS AND ALL RELEVANT AUSTRALIAN STANDARD AND AUSTRALIAN SPEC NO.1 SPECIFICATION C273 LANDSCAPING
  8. DIAL BEFORE YOU DIG IS RECOMMENDED BEFORE COMMENCING LANDSCAPE WORKS
  9. 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

A	Landscape plan	21.08.2024
ISSUE	DESCRIPTION	DATE

ADDRESS  
29 Queensbury Road Padstow Heights

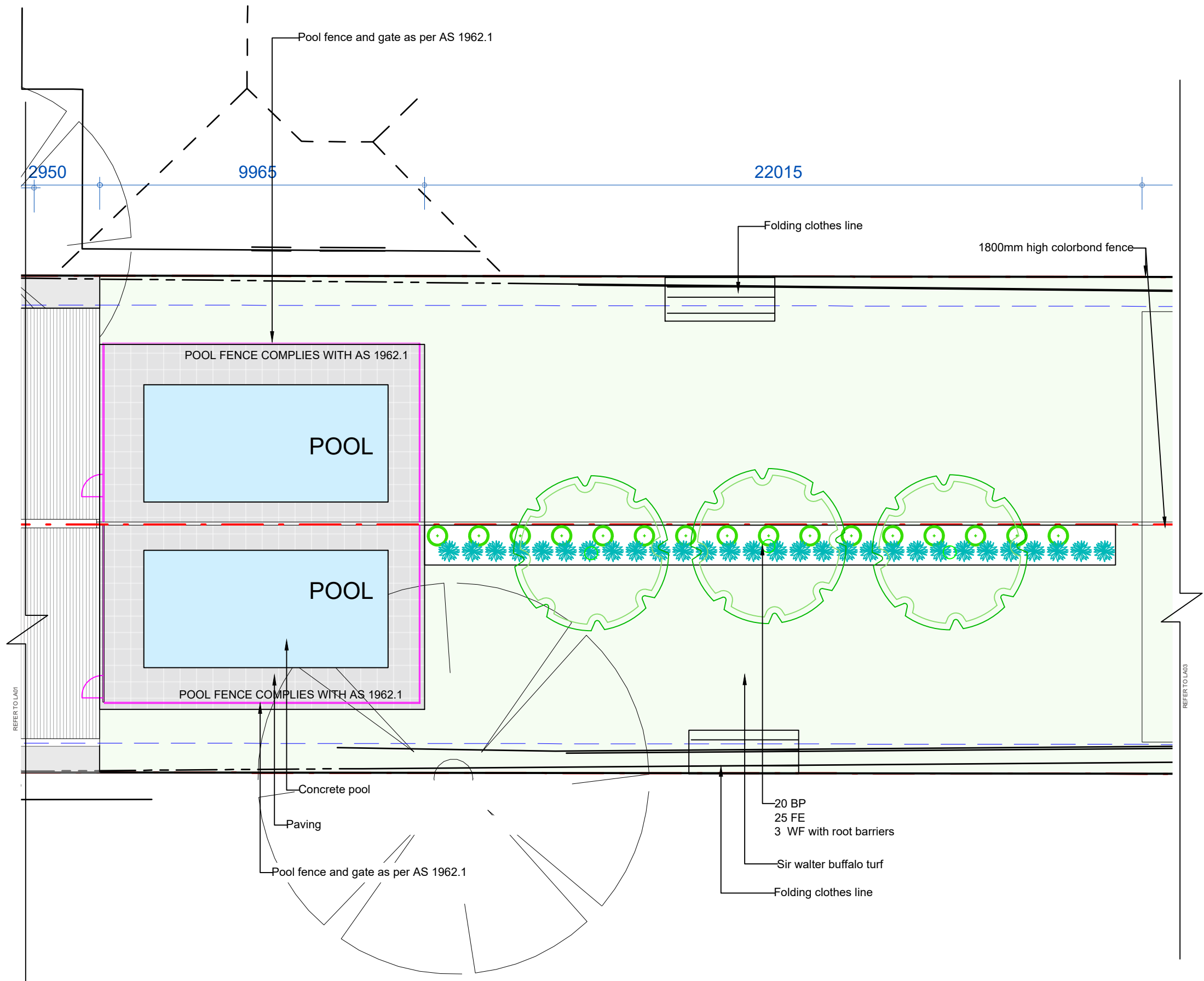
DRAWING TITLE:  
Landscape plan

DATE: 21.08.2024  
DRAWN: AJ  
JOB NO: 01-21  
SCALE: 1:200

DRAWING NO: LA01  
REVISION: A



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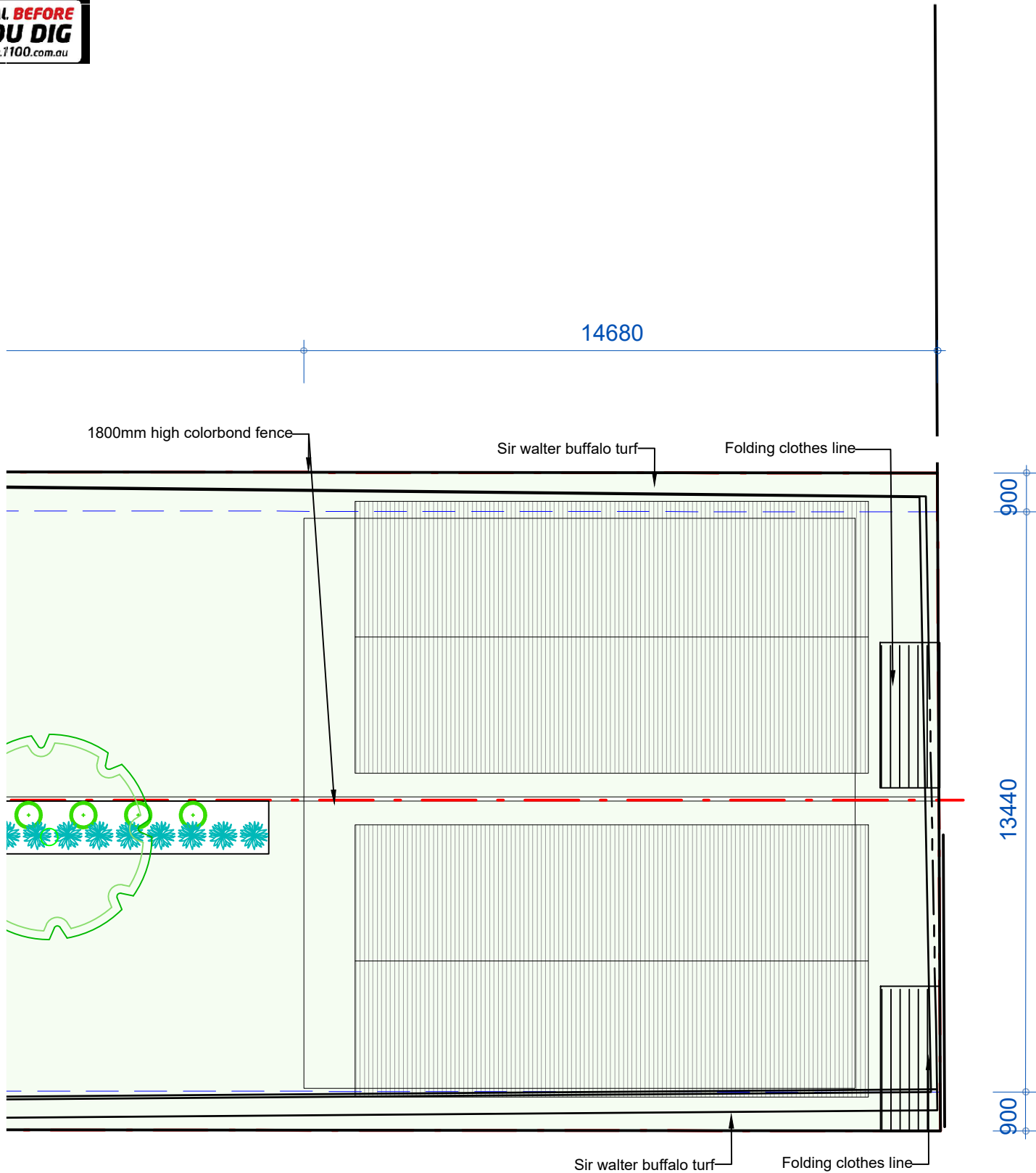
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A Landscape plan		21.08.2024
ISSUE	DESCRIPTION	DATE
ADDRESS		
29 Queensbusby Road Padstow Heights		
DRAWING TITLE:		
Landscape plan		
DATE: 21.08.2024	DRAWING NO:	REVISION:
DRAWN: AJ		
JOB NO: 01-21	LA02	A
SCALE: 1:200		



- NOTES:
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A	Landscape plan	21.08.2024
ISSUE	DESCRIPTION	DATE

ADDRESS  
29 Queensbusby Road Padstow Heights

DRAWING TITLE  
Landscape plan

DATE: 21.08.2024	DRAWING NO: LA03	REVISION: A
DRAWN: AZ		
JOB NO: 01-21		
SCALE: 1:200		



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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 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 NO 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 - BIOACTIVE' FOR AREAS ADJACENT TO WATERWAYS, CREEKS AND DRAINAGE CHANNELS, OR WHERE RUNOFF MAY ENTER THE CREEK SYSTEM. APPLY 'ROUND UP - BIOACTIVE' OR EQUIVALENT TO ALL PROPOSED PLANTING AREAS TO MANUFACTURERS'S 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 WATER 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 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 HOLE 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.

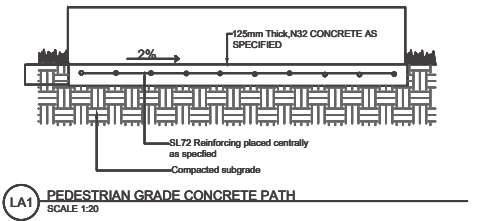
TURFING

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.

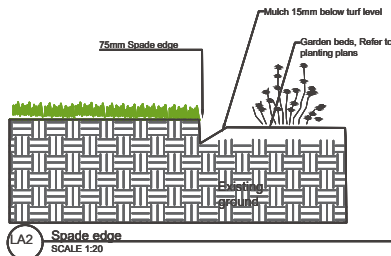
MAINTENANCE

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 FAILED, 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 OPTIMUM 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.



LA1 PEDESTRIAN GRADE CONCRETE PATH SCALE 1:20

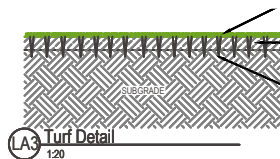


LA2 Spade edge SCALE 1:20

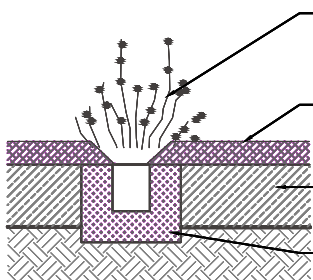
## Plant Schedule

Symbol	Botanical Name	Common Name	Height at Maturity	Size	Qty
Trees					
OI	Olea europaea	Olive tree	15m	45L	2
MG	Pyrus calleryana Chanticleer	Ornamental Pears	15 m	45L	9
Shrubs					
FE	Festuca glauca	Fescue Elijah Blue	0.2m	140mm	50
RI	Rhaphiolepis indica	Rhaphiolepis snow maiden	1m	300mm	6
MT	Dracaena trifasciata	Mother in law's tongue	1m	300mm	12
AG	Agave blue glow	Agave blue glow	0.5m	200mm	4
BP	Strelitzia nicolai	White Bird of Paradise	2m	300mm	30
DI	Dichondra Silver Falls	Dichondra Silver Falls	2m	300mm	20
EU	Euphorbia cowboy	Cowboy cactus	2m	400mm	4
GB	Echinocactus grusonii	Golden Barrel Cactus	0.8m	400mm	4
TD	Opuntia Burbank	Mickey Mouse Cactus	2m	400mm	2

## PRECEDENT

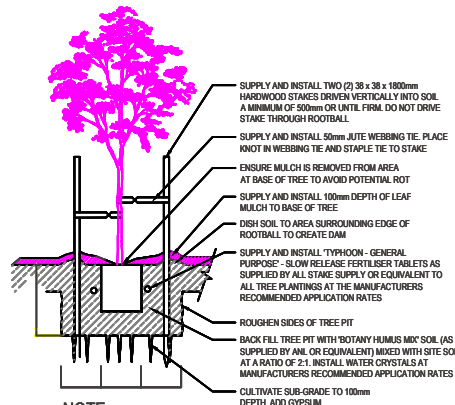


LA3 Turf Detail SCALE 1:20



NOTE:  
ADJUST PLANTING POSITIONS TO AVOID ROOT DAMAGE TO SURROUNDING TREE ROOTS

LA4 MASS PLANTING - 150mm POTS & 50mm TUBES IN MULCHED GARDEN AREAS SCALE 1:10



NOTE:  
PLACE THE TYPHOON TREE FERTILISER TABLETS HALFWAY UP THE SIDE OF THE ROOT BALL, NEAR THE ROOTBALL EDGE. BACK FILL AND WATER IN.  
TREES PLANTED IN GRASSED AREAS TO HAVE A 2m DIA. MULCHED AREA AT BASE TREE

LA5 TREE PLANTING- SPADE EDGING SCALE 1:10

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A	Landscape plan	210
ISSUE	DESCRIPTION	

ADDRESS  
9 PARR CLOSE BOSSLEY PARK

DRAWING TITLE:  
PLANT SCHEDULE

DATE: 21.08.2024  
DRAWN: AZ  
JOB NO: 01-21

DRAWING NO: REV  
LA04 A



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