



1 Site Context

LANDSCAPE ARCHITECTURE

DEVELOPMENT APPLICATION

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Drawing Sheets
The Drawing Sheets provide information on layout, materials and planting to enable construction. The Drawing Sheets may also contain long sections and elevations. The drawing sheets can be printed at a reduced scale on A3 size for ease of use on site however the contractor should refer firstly to the original size sheets.

General Notes
The following notes apply to all the contract documents:
- All dimensions are in millimetres unless otherwise noted.
- The contractor is not to scale from any printed drawing.
- The contractor must verify all dimensions on site and notify the Principal of any discrepancies prior to construction.
- The contractor must verify all existing services locations prior to excavation.

Notes Regarding "For Construction Documents"
STUDIO GEORGOURAS believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced landscape contractor to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product.

Acknowledgment of Country
This project is located on Darug Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, past, present and emerging.

Registered Landscape Architect:
Alexander Georgouras AILA #3541



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Team:
AG / RM

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Client
DIB Group

Project Team

AG / RM

Project Name
Banksia Childcare

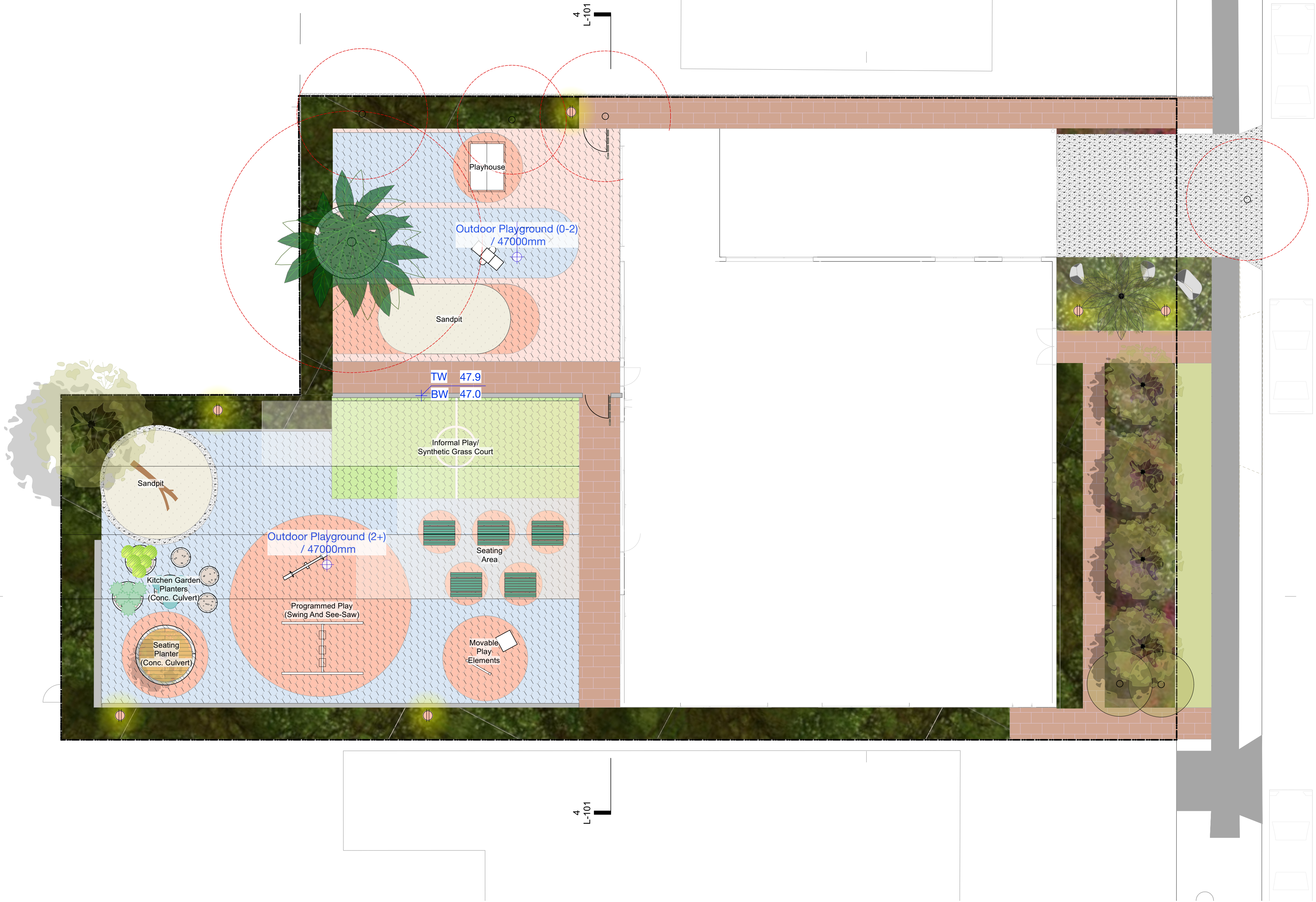
Project No.

Address
7-9 Banksia Road, Greenacre

Phase
Development Application

Sheet Title
Cover Page and Notes
Sheet No.
L-02

Rev
A



General

	Site Boundary
	Extent of scope covered within DA/0134/23
	Existing planting lawn
	Existing planting lawn (outside of site)

Finishes

	Finish type F1 Concrete Unit Paver		Finish type F5-A Rubber Soft Fall (attenuating surface)
	Finish type F2 broom finished insitu conc.		Finish type F5-B Rubber Soft Fall (attenuating surface)
	Finish type F3 recycled brick paving		Finish type F6 mulch
	Finish type F4 Asphaltic Concrete		Finish type F8 timber deck

Walls + Edges

	Edge type E1 galvanized steel
	Edge type E2 childrens height bench
	Edge type E3 concrete edge (150mm)

Planting

	Existing tree retained primary root zone refer arborist input
	Groudcovers PM1 - grasses and groundcovers
	swale/biofiltration plants PM2 - swale mix
	Grasses and Shrubs PM3 - hydromulch mix maintained to BAL-12.5

	Proposed tree refer planting plan
	Tree to be removed
	Existing tree to be retained and protected to AS4970

Levels

+ EX 25.5	Existing level
+ RL 25.5	Finished level
TW 51.4 BW 50.2	Top wall/ bottom wall level

Furniture

	Furniture type t(light01) bollard lighting
	Rock Type t(rock01) rock boulders
	Planter Type t(planter01) circular culvert planter

- NOTES:**
1. REFER TO ARBORIST REPORT FOR SRZ AND TPZ ZONES AND MORE INFORMATION ON EXISTING TREES.
 2. A LEVEL 5 ARBORIST SHOULD BE PRESENT FOR ANY WORK NEAR OR WITHIN SRZ.
 3. ALL WORK CARRIED OUT WITHIN TPZ SHOULD BE COMPLETED BY HAND.



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DA SUBMISSION					
REVISION	DATE	NOTE			
PROJECT Banksia Childcare				PROJECT #	2316
CLIENT	DIB Group		DATE #	9/10/2024	DWG #
			SCALE @ A1 AS NOTED		L-001
DWG	Landscape Plan - Ground Floor		DRAWN	AC	
			CHECK	CC	REVISION
					B
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BANKSIA ROAD

General

- Site Boundary
- Extent of scope covered within DA:0134/23
- Existing planting lawn
- Existing planting lawn (outside of site)

Finishes

- Existing building retained and protected
- Existing awning structure retained and protected
- Extent of building proposed refer architects dwg.
- Finish type F1 Concrete Unit Paver
- Finish type F2 broom finished insitu conc.
- Finish type F3 recycled brick paving
- Finish type F4 Asphaltic Concrete
- Finish type F5-A Rubber Soft Fall (attenuating surface)
- Finish type F5-B Rubber Soft Fall (attenuating surface)
- Finish type F6 mulch
- Finish type F8 timber deck

Walls + Edges

- Finish type F8 synthetic grass
- Edge type E1 galvanized steel
- Edge type E2 childrens height bench
- Edge type E3 concrete edge (150mm)

Planting

- Existing tree retained primary root zone refer arborist input
- Proposed tree refer planting plan
- Tree to be removed
- Existing tree to be retained and protected to AS4970
- Groudcovers PM1 - grasses and groundcovers
- swale/biofiltration plants PM2 - swale mix
- Grasses and Shrubs PM3 - hydromulch mix maintained to BAL-12.5

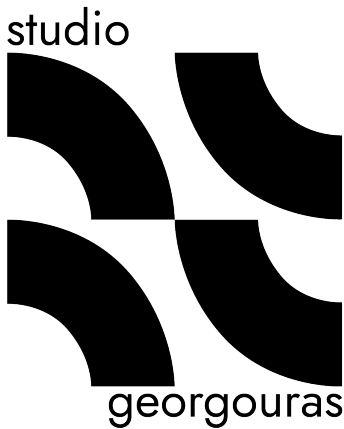
Levels

- Existing level + EX 25.5
- Finished level + RL 25.5
- Top wall/ bottom wall level TW 51.4 BW 50.2

Furniture

- Furniture type t(light01) bollard lighting
- Rock Type t(rock01) rock boulders
- Planter Type t(planter01) circular culvert planter

NOTES:
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REVISION	DATE	NOTE		PROJECT #	
Banksia Childcare				2316	
CLIENT	DIB Group	DATE #	9/10/2024	DWG #	L-002
DWG	Landscape Plan - Level 1	SCALE @A1 AS NOTED	DRAWN	AG	
		CHKD	CC	REVISION	B
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Proposed Trees - Ground Level				
Quantity	Common Name	Latin Name	Code	Pot Size
1	Brush Box	Lophostemon confertus	LoCo	200Ltrs
1	Tuckeroo	Cupaniopsis anacardioides	CuAn	200ltrs
4	Coastal Banksia	Banksia integrifolia (tree)	BanIntTre	50ltrs
1	Cabbage-tree Palm	Livistona australis	LivAus	100ltrs
3	Kentia Palm	Howea forsteriana	Untitled ID-1	

Existing Trees	
Tree No	Action/Comment
E01	Remove - Within building footprint
E02	Retain
E03	Retain
E04	Remove - Within building footprint
E05	Remove - Within building footprint
E06	Remove - Within building footprint
E07	Remove - Within building footprint

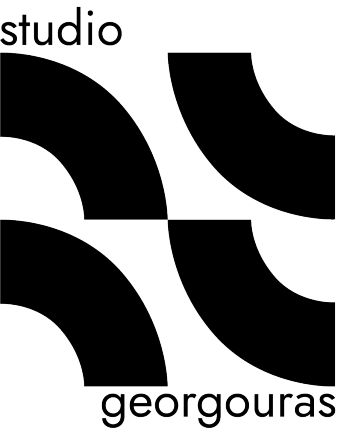
Planting Mix 1 - Native Border Planting			
Latin Name	Common Name	Size	Rate (m2)
Trachelospermum jasminoides	Star Jasmine	200mm	2
Raphis excelsa	Lady Palm	200mm	2
Lomandra confertifolia	Mat-rush, 'Wingarra'	200mm	1.8
Dianella tasmanica	Flax Lily	200mm	0.9
Acacia cognata	bowen wattle, river wattle, narrow-leaved bowen wattle, 'Green Mist'	200mm	1
Banksia spinulosa var. neoanglica	New England Banksia	200mm	1.32
Westringia fruticosa	Coastal Rosemary	200mm	1

Planting Mix 2 - Groundcovers			
Latin Name	Common Name	Size	Rate (m2)
Pratia concolor	Poison Pratia	140mm	3.2
Ficinia nodosa	knobby club-rush, knotted club-rush, club rush grass	140mm	2.8
Myoporum parvifolium	Carpet Spreading Myoporum	140mm	1.32
Viola hederacea	Native Violet	140mm	2.16
Brachyscome augustifolia	Stiff daisy, Grassland daisy	140mm	1
Ajuga reptans	Bugle, Wild Mint	140mm	1.5
Goodenia hederacea var. hederacea	Violet Leaved Goodenia	140mm	0.6
Casuarina glauca prostrate	Grey (Swamp) She-oak	140mm	5

Planting Mix 3 - Entry Planting			
Latin Name	Common Name	Size	Rate (m2)
Lomandra confertifolia	Mat-rush, 'Wingarra'	200mm	0.9
Licuala ramsayi	Australian Fan Palm	200mm	0.5
Philodendron	Philodendron	200mm	0.35

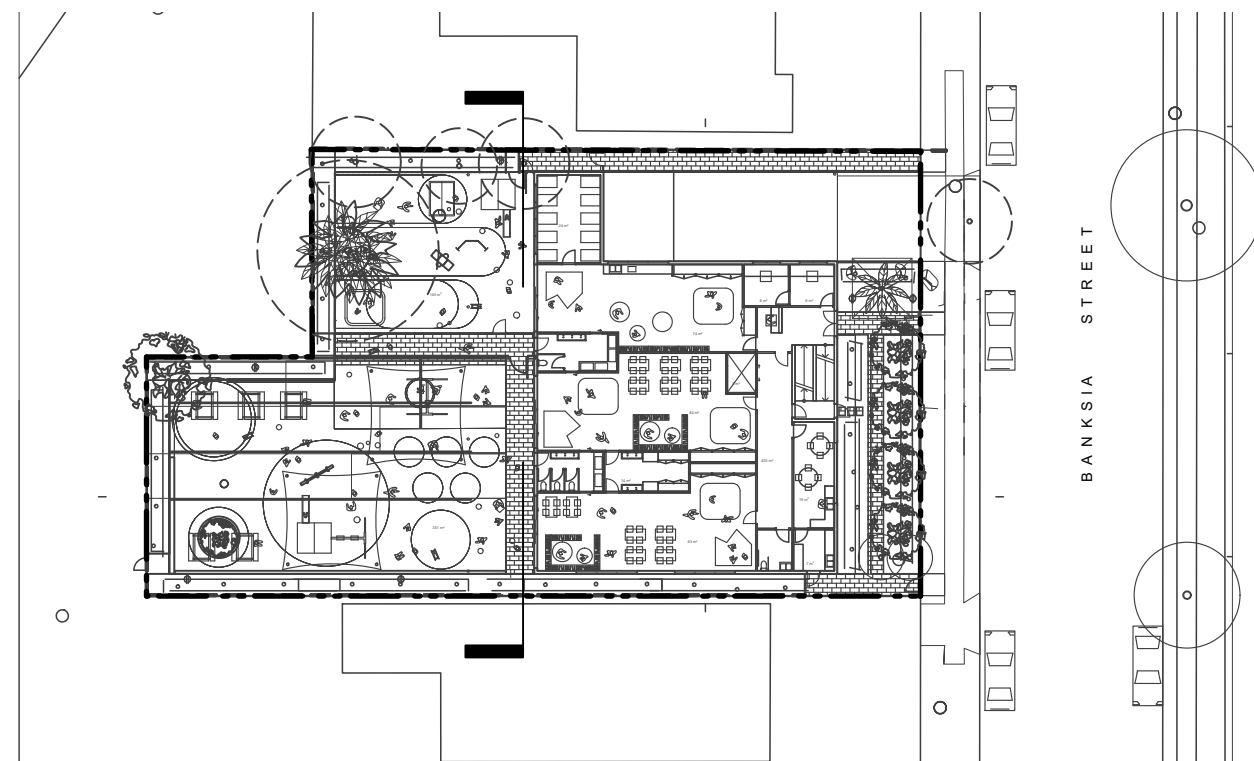
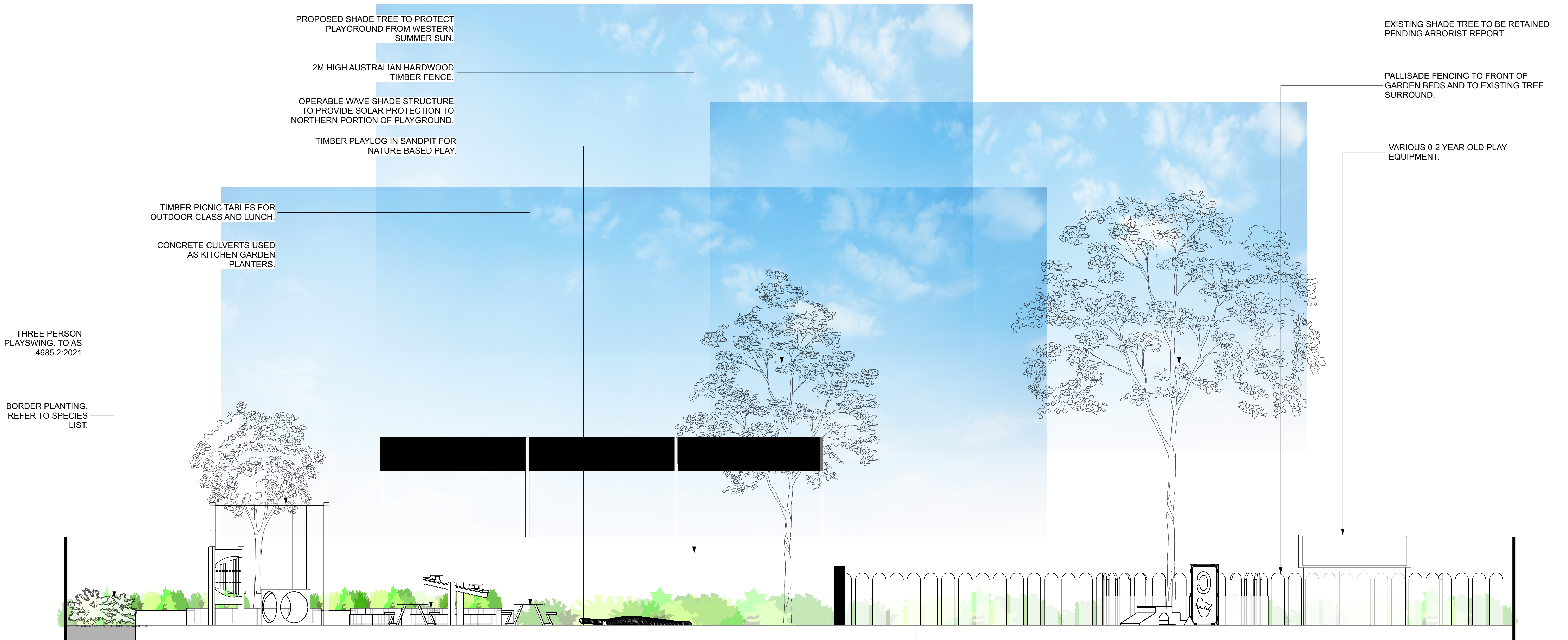
Bushtucker Garden Mix			
Latin Name	Common Name	Size	Rate (m2)
Tetragonia tetragonioides	New Zealand Spinach, Native Spinach	150mm	3
Thymus serpyllum	Native Thyme	150mm	3
Carpobrotus rossii	Pigface	150mm	3

NOTES:
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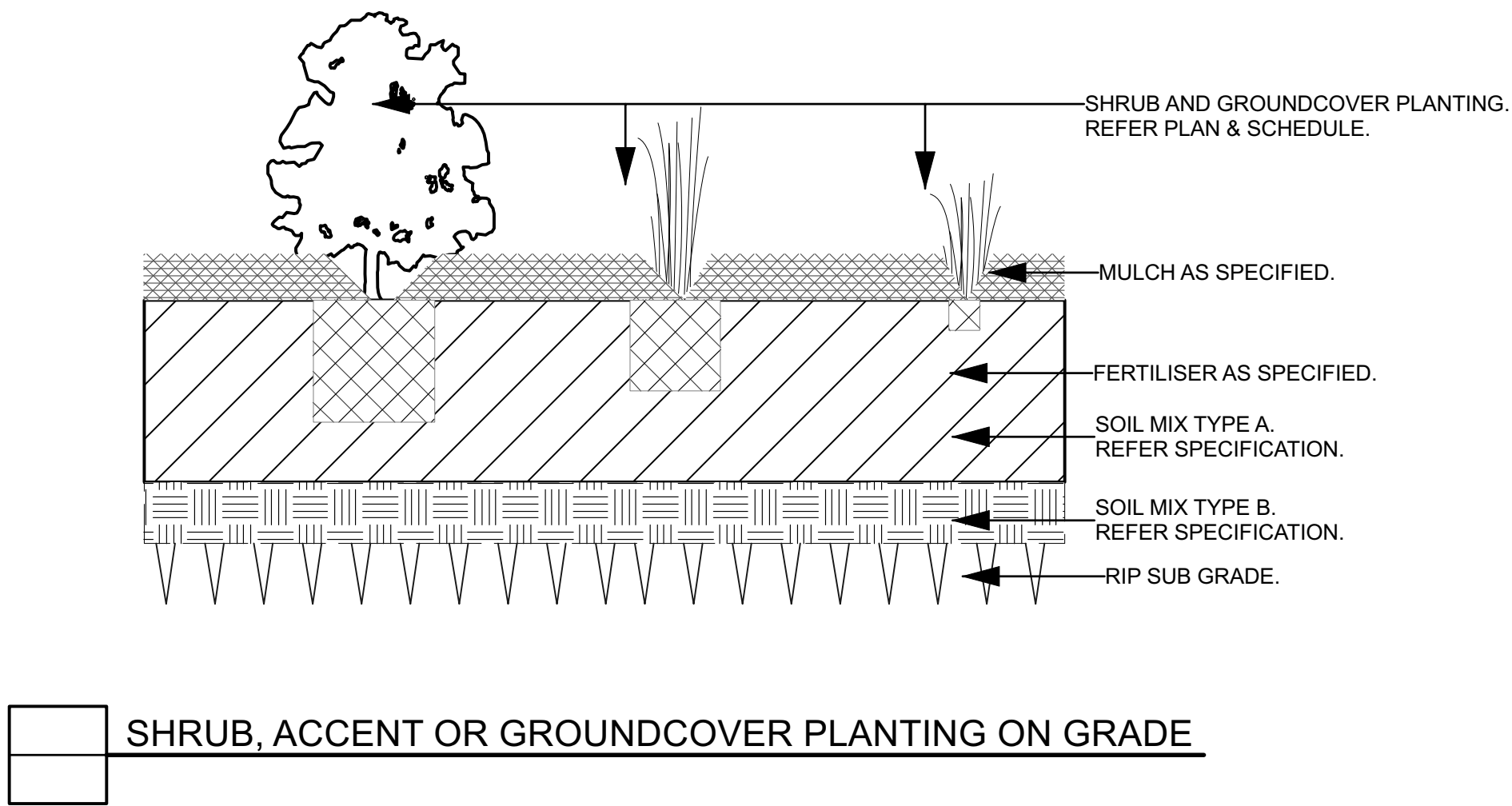
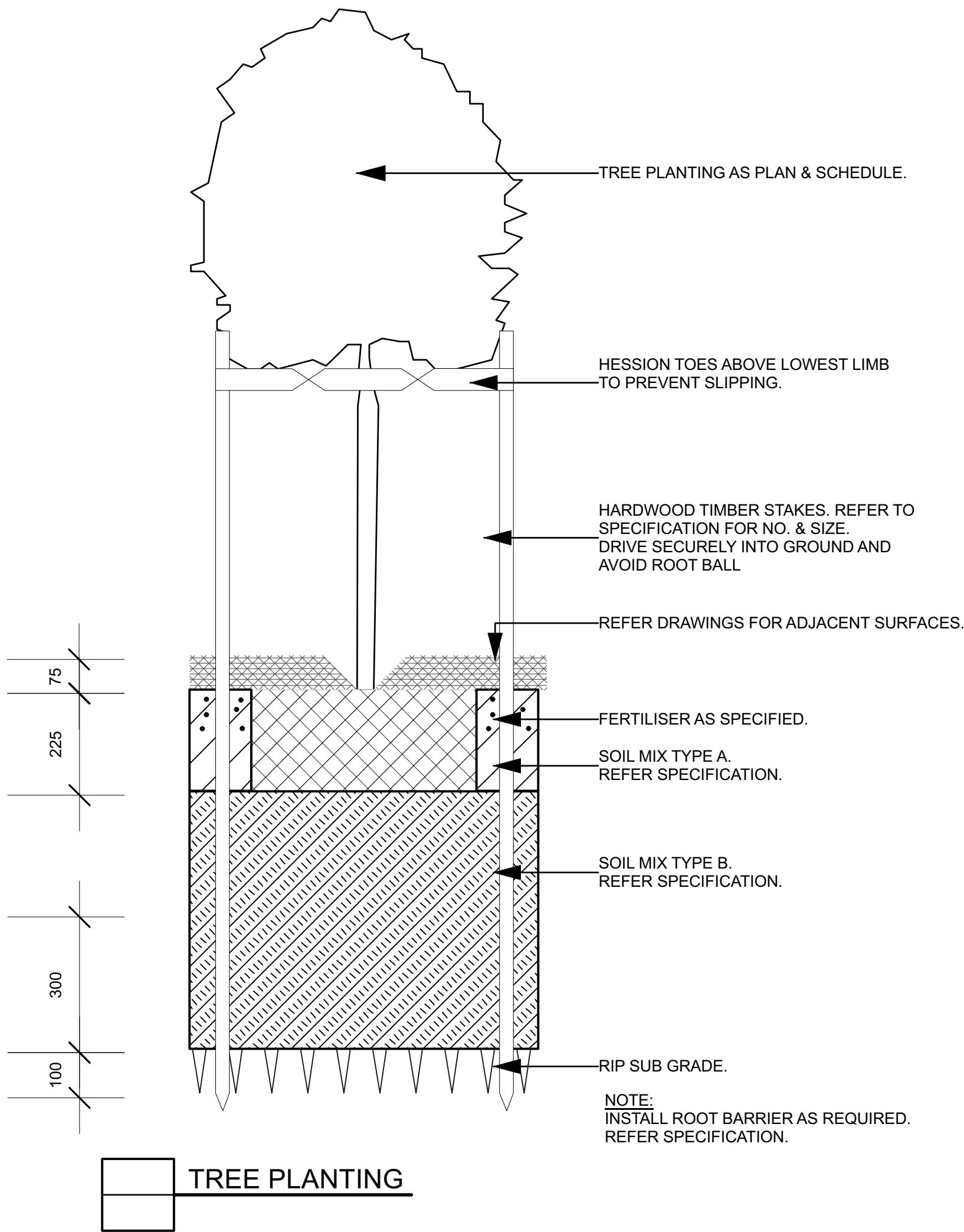
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B		DA SUBMISSION	
REVISION	DATE	NOTE	
PROJECT Banksia Childcare			PROJECT # 2316
CLIENT DIB Group			DWG # L-003
DWG Planting Plan - Ground Floor			
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		Banksia Childcare		2316	
CLIENT	DIB Group		DATE # 9/10/2024	DWG #	L-101
DWG	Playground Elevation		SCALE @ A1 AS NOTED	DRAWN	AG
			CHECK	CC	REVISION
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INDICATIVE LANDSCAPE SPECIFICATION

1.0 GENERAL NOTES

1.1 Workmanship and Materials

The whole of the landscape works shall be carried out by a competent Landscape Contractor who is experienced in horticultural practice, landscape construction and planting techniques. The Landscape Contractor shall hold a current Building Contractors License and / or be a financial member of the Landscape Contractors Association.

2.0 SOFTSCAPE ELEMENTS

2.1 Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

2.2 Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

2.3 Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge,
- Smooth and free from stones or lumps of soil,
- Graded to drain freely, without ponding, to catchment points,
- Graded evenly to adjoining surfaces, and
- Ready for planting.

2.4 Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

2.5 Fertiliser

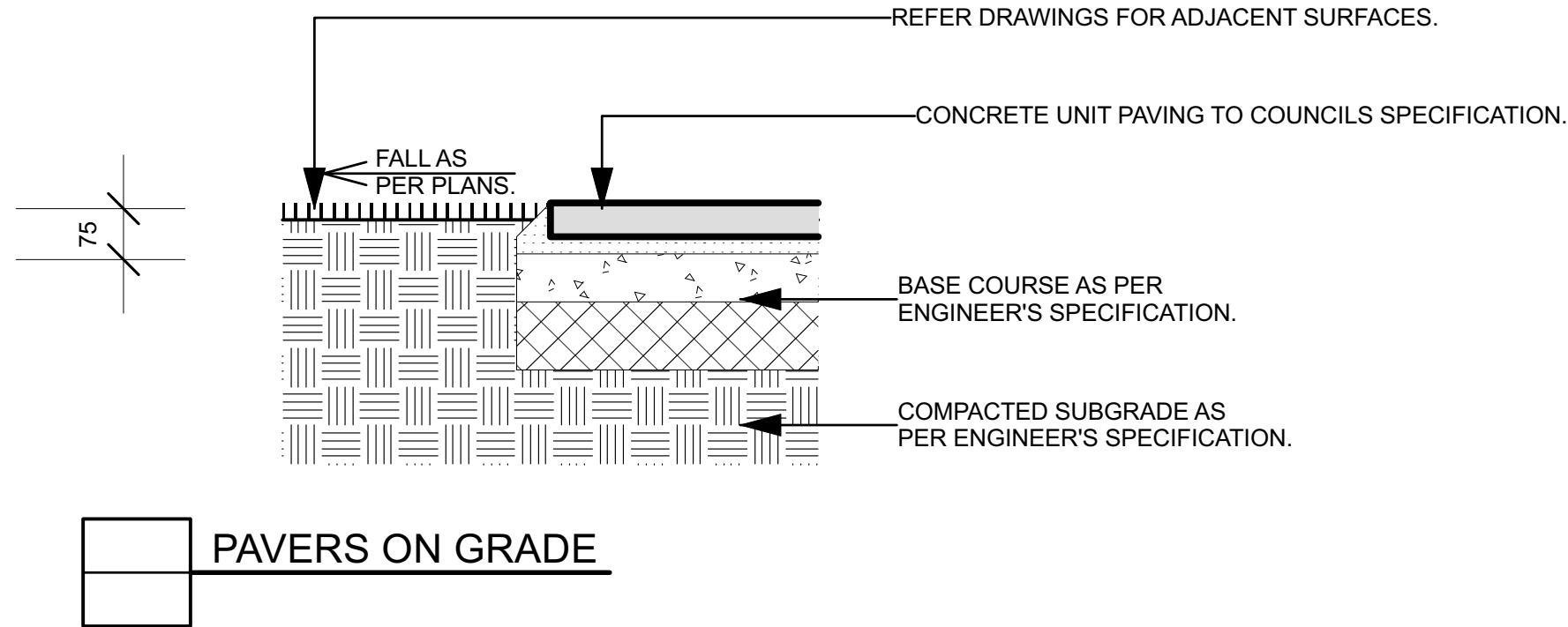
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

2.6 Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics: Large healthy root systems, with no evidence of root curl, restriction or damage,

3.7 Installation of Plants

- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety,
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions,
- Grown in their final containers for not less than twelve weeks,
- Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
- Containers shall be free from weeds and of appropriate size in relation to their container. Installation of Plants Following excavation of the planting hole place and spread 15gms of wetting agent equal to 'terra-sorb', pre-mixed with one (1) litre of water, at the bottom of each planting hole. Backfill the planting holes with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball, so that the plant stem remains the same height above the ground as it was in the container. Apply fertiliser pellets, as recommended in the soil testing results and in accordance with the manufacturer's recommendations around the plants at the time of planting.



2.8 Root Barrier

Supply and install root control barriers to all new tree and shrub plantings adjoin the wall or the high voltage cable, where their proximity poses a threat to the stability of the infrastructure.

Root barriers shall be equal to Root Wall, as supplied by Treemax, and installed alongside the landscape element to be protected in accordance with manufacturer's recommendations.

unt of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft,

2.9 Mulching

Mulch shall be approved recycled mulch recovered from site clearing, if available, otherwise pine bark equal "Horticultural Graded Pine Bark 15mm" as supplied by Australian Native Landscapes. Place mulch in all garden beds to a depth of 75mm, when all specified plants are installed, clear of all plant stems, and rake to an even surface flush with the surrounding finished levels and evenly graded between design surface levels. The specified depth shall be achieved after the mulch has settled.

2.10 Stakes and Ties

Stakes shall be durable hardwood, straight, free from knots or twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25L): One (1) of 38 x 38 x 1200mm,
- Semi-advanced plants (≥75L): Two (2) of 50 x 50 x 1800mm, or
- Advanced (>100L): Three (3) of 50 x 50 x 2400mm.

2.11 Turf

Turf shall be Soft Leaf Buffalo or approved equal, delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted,
- Parallel with the long sides of level areas, and with contours on slopes, and
- To finish flush, after tamping, with adjacent finished surfaces of ground.

3.0 IRRIGATION

3.1 System

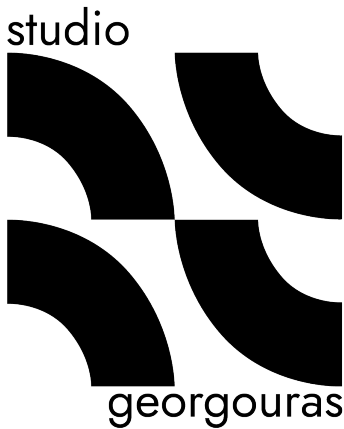
The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

4.0 PLANT ESTABLISHMENT

4.1 Generally

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants,
- Pruning,
- Insect and pest control,
- Fertilising,
- Maintaining mulch,
- Mowing,
- Watering,
- Rubbish removal, and
- Cleaning of the surrounding areas.



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B		DA SUBMISSION	
REVISION	DATE	NOTE	
PROJECT	Banksia Childcare		PROJECT # 2316
CLIENT	DIB Group		DWG # L-201
DWG	Typical Landscape Details 1 of 3		
DATE #	9/10/2024	SCALE @ A1	1:1
DRAWN	AG	CHECK	CC
DATE	9/10/2024	REVISION	B

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PLAYGROUND - LOOK AND FEEL



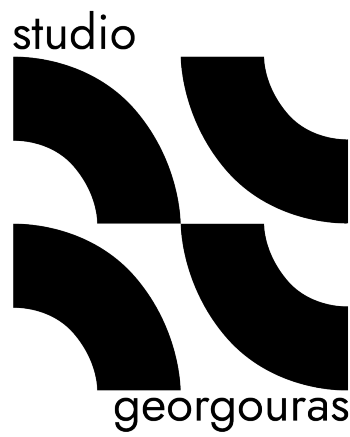
PLAYGROUND - MATERIAL AND FURNISHINGS





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B A		DA SUBMISSION DRAFT DA			
REVISION	DATE	NOTE			
PROJECT			PROJECT #		
Banksia Childcare			2316		
CLIENT	DIB Group		DATE #	14/02/22	DWG#
DWGS	Playground View 1		SCALE @ A1	1:200	L-302
			DRAWN	ACRIM	B
			CWID	AG	REVISION
					A
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PROJECT				PROJECT #	
Banksia Childcare				2316	
CLIENT		DATE #		DWG #	
DIB Group		9/10/2024		L-303	
DWG		SCALE @ A1		1:1	
Playground View 2		DRAWN		AG	
		CHKD		CC	
				REVISION	
				B	
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