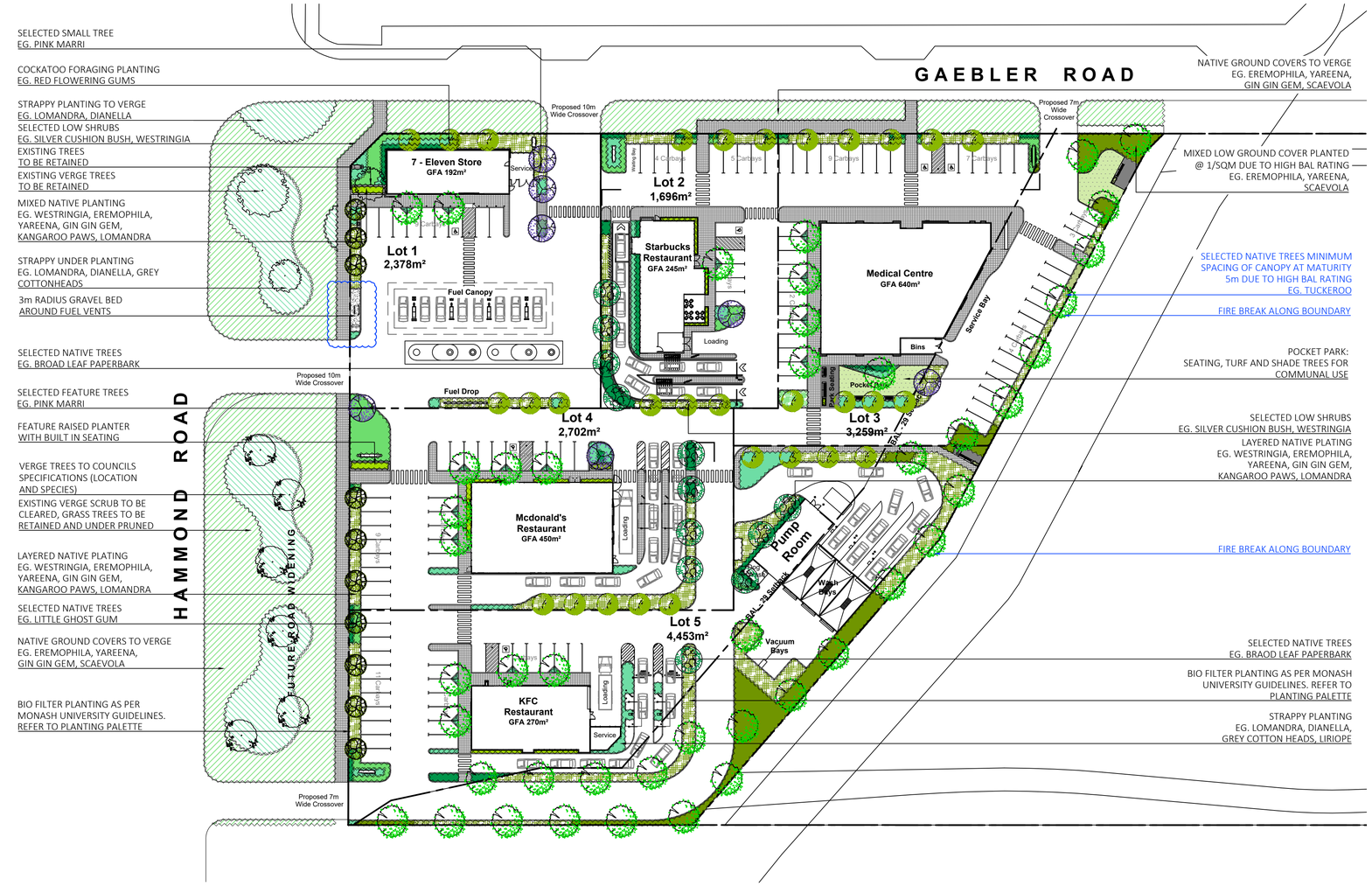
GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.



LEGEND

TREES

- EXISTING TREES TO BE RETAINED
- SELECTED VERGE TREES TO COUNCILS SPECIFICATIONS
- SELECTED MEDIUM TREES EG. TUCKEROO CANOPY: 6m
- SELECTED SMALL TREES EG. PINK MARRI CANOPY: 5m
- SELECTED LARGE TREES EG. BROAD LEAF PAPERBARK CANOPY: 5m
- SELECTED SMALL TREES EG. RED FLOWERING GUM CANOPY: 4m
- SELECTED MEDIUM TREES EG. LITTLE GHOST GUM CANOPY: 4m

PLANTING

- PLANTING TYPE 01 GROUNDCOVERS
- PLANTING TYPE 02 LOW SHRUBS
- PLANTING TYPE 03 STRAPPY/MIXED
- PLANTING TYPE 04 **FEATURE PLANTING**
- PLANTING TYPE 05 **HIGH BAL RAITING**
- PLANTING TYPE 06 **VERGE GROUNDCOVER (1/m2)**
- PLANTING TYPE 07 **VERGE STRAPPY (2/m2)**
- SELECTED LAWN SPECIES
- BIO FILTER PLANTING

LANDSCAPE AREA CALCULATIONS

LANDSCAPE AREAS

Total Landscape areas = 1929.5m2 (13.3% of site)

TREES PER CARBAYS

Total amount of trees within boundary = 105
Trees directly in parking areas = 42
Total carbays = 123
Tree: Car Bays Ratio = 1:3

CANOPY COVER

Existing Medium Tree (6m canopy) x 1 = 28.3m2
Proposed Medium Trees (6m canopy) x 43 = 1216.9m2
Proposed Medium Trees (5m canopy) x 19 = 372.4m2
Proposed Small Trees (4m canopy) x 42 = 529.2m2
Total Canopy Cover = 2146.8m2 (14.8% of site)

REV	DATE	DWN	APP	DESCRIPTION
C	18.09.23	AC	KD	UPDATED CONCEPT PLAN
D	19.09.23	KD	KD	UPDATED BASE
E	08.11.23	AC	KD	UPDATED CONCEPT PLAN
F	13.11.23	AC	KD	UPDATED CONCEPT PLAN
G	14.12.23	AC	KD	UPDATED CONCEPT PLAN

NOTES

1. GENERAL

1.1 DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER
1.2 ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE
1.3 THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEDULES, REPORTS AND DRAWINGS AND PROJECT SPECIFICATIONS.
1.4 FOR ALL FINISHED LEVELS, PLANTER HEIGHTS, DRAINAGE DESIGN AND WATER CONNECTION POINTS REFER TO ASSOCIATED PROJECT DOCUMENTATION (BY OTHERS).
1.5 FOR ALL ASSOCIATED IRRIGATION DESIGN REFER TO IRRIGATION DOCUMENTATION AND SPECIFICATION (TO FUTURE DETAIL).

2. SOIL PREPARATION

2.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
2.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
2.3 PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
2.4 ALL SITE AND IMPORTED SOILS, POTTING MIX, SOIL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.

3.PLANTING

3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
3.2 ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
3.3 TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
3.4 REFER TO PLANTING PALETTE FOR SUGGESTED SCHEDULE FOR SPECIES, SPACING AND SIZES.
3.5 PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
3.6 IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
3.7 PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALE NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED POT SIZE AND IN GOOD HEALTH.
3.8 IF SPECIES ARE UNAVAILABLE (OR IN SIZES SPECIFIED), SUBSTITUTES MUST BE APPROVED BY SUPERINTENDENT BEFORE DELIVERY AND INSTALLATION.

4. IRRIGATION

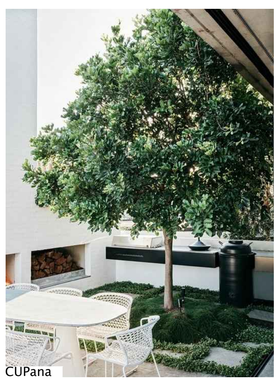
4.1 PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
4.2 WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300kPA FROM THE WATER CONNECTION POINT (OR AS STIPULATED).
4.3 CONTROLLER TO BE LOCATED IN SERVICE ROOM (OR AS SHOWN ON IRRIGATION DETAILS).
4.4 SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
4.5 IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHLINE, SUB SURFACE IRRIGATION. INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TREES TO BE BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
4.6 ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED BY THE IRRIGATION CONTRACTOR TO THE CLIENT UPON PRACTICAL COMPLETION.
4.7 PLEASE REFER TO IRRIGATION DRAWING SET FOR FINAL LAYOUT AND SCHEDULE

PLANTING PALETTE

Symbol	Species	Common Name	Quantities	Size
Trees:				
CORcal	Corymbia calophylla	Grafted Pink Marri	As Shown	100L
CORfic	Corymbia ficifolia (grafted)	WA Red Flowering Gum	As Shown	100L
CUPana*	Cupaniopsis anacardioides	Tuckeroo	As Shown	100L
EUCvic	Eucalyptus victrix	Little Ghost Gum	As Shown	100L
MELqui	Melaleuca quinquenervia	Broadleaf Paper bark	As Shown	100L
Shrubs and Groundcovers:				
AJUrep*	Ajuga reptans	Bungle weed	3/m2	140mm
CONcan	Conostylis candicans	Grey Cottonheads	3/m2	140mm
CORalb*	Correa abla	Native Fuchsia	1/m2	200mm
DIAeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIAbla	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
EREblu*	Eremophila 'Blue Horizon'	Blue Horizon	3/m2	140mm
GREgin	Grevillea 'Gin Gin Gem'	Gin Gin Gem	3/m2	140mm
LEUbro	Leucophyta browii	Silver Cushion Bush	3/m2	140mm
LIRjus	Liriope 'Just Right'	Just Right	3/m2	140mm
LOMtan	Lomandra 'Tanika'	Tanika	3/m2	140mm
OLEaxi	Olearia axillaris	Coastal Daisy	3/m2	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	2/lm	200mm
MYOpar*	Myoporum parvifolium 'Yareena'	Yareena	3/m2	140mm
SCAhum*	Scaevola humilis 'Purple Fusion'	Fan Flower	3/m2	140mm
SYZora*	Syzigium 'Orange Twist'	Lilly Pilly	2/lm	200mm
WESgre	Westringia 'Grey Box'	Compact Coastal Rosemary	2/lm	140mm
Biofilter Planting:				
ANIman	Anigozanthus manglesii	Kangaroo Paw	4/m2	tubestock
CONcan	Conostylis candicans	Grey Cottonheads	4/m2	tubestock
FICnod	Ficinia nodosa	Knobby Club Rush	4/m2	tubestock
GREgin	Grevillea obtusifolia 'Gin Gin Gem'	Gin Gin Gem	4/m2	tubestock
GREpre	Grevillea preissii	Seaspray	4/m2	tubestock
HEMpun	Hemiandra pungens	Yareena	4/m2	tubestock
HYProb	Hypocalymma robustum	Swan River Myrtle	4/m2	tubestock
LEPgla	Lepidosperma gladiatum	Coast Sword	4/m2	tubestock
LEPlon	Lepidosperma longitudinale		4/m2	tubestock
PATocc	Patersonia occidentalis	Purple Flag	4/m2	tubestock
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	4/m2	tubestock
SCAhum	Scaevola humilis 'Purple Fusion'	Fan Flower	4/m2	tubestock

PLANTING IMAGES


EUCvic


CUPana


MELqui


CORcal


CORfic


ANIfla


ANIman


PITmis


WESgre


LEUbro


SYZora


OLEaxi


LOMtan


AJUrep


CONcan


GREgin


DIAbla


SCAhum


CORalb


EREblu


DIAeme


MYOpar


LIRjus

kelsie davies
landscape architecture

DEVELOPMENT APPROVAL

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MIXED USE DEVELOPMENT
LANDSCAPE CONCEPT PLAN
BUILD PLUS GROUP PTY LTD
CNR GAEBLER ROAD + HAMMOND PARK ROAD

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