Bungaree St

Bungaree St

Existing landscaped area to be retained

Existing trees to be retained & protected

New garden bed-refer landscape design plan

Remove shrubs along boundary and replace with new planting-refer landscape design plan

Refer tree survey plan on page 2

EXTENDED WORKSHOP

EXISTING WORKSHOP

EXISTING SUZUKI SHOWROOM

PROPOSED MAZDA SHOWROOM

PROPOSED KIA SHOWROOM

New stormwater outlet to civil eng's requirements

Existing structure to be removed

Existing screen planting to be retained

Existing trees to be retained

New underground OSD to civil eng's details

3.0

4.0

5.0

A

B

REFER TO LANDSCAPE PLAN-1 ON PAGE 03

REFER TO LANDSCAPE PLAN-2 ON PAGE 04

REFER TO LANDSCAPE PLAN-3 ON PAGE 05

NEW ENGLAND HIGHWAY

LOCATION PLAN

Scale: NTS

EXISTING STREET VIEW IMAGE 1

EXISTING STREET VIEW IMAGE 2

EXISTING STREET VIEW IMAGE 3

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/01	SITE PLAN	J
/02	TREE SURVEY	J
/03	LANDSCAPE PLAN-1	J
/04	LANDSCAPE PLAN-2	J
/05	LANDSCAPE PLAN-3	J
/06	DETAIL + SPECIFICATION	J
/07	LANDSCAPE CALCULATION & PLANTING PALETTE	J
/08	SECTIONS	J

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COUNCIL
MAITLAND CITY COUNCIL

CLIENT
JAMES MILLWARD

REV	DATE	NOTATION/AMENDMENT
A	26.01.2024	Preliminary DA prepared for review
B	05.03.2024	Co-ordinated with client's comments & arborist's report
		--
H	04.03.2025	For submission
I	02.06.2025	Co-ordinated with amended architectural plan
J	04.06.2025	For submission

PROJECT:
PROPOSED VEHICLE SHOWROOM DEVELOPMENT
19 BUNGAREE STREET,
MAITLAND

Bar Scale
0 6 12 18 24 30m

TITLE: SITE PLAN

STATUS: DEVELOPMENT APPLICATION

SCALE: 1:300 @ A1

DATE: JUNE 2025

DWG.No:	SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 24 - 162	01	J	K.Z	R.F

TREE SURVEY

Existing Trees based on Arborists Report by Ian Hills *prepared on February 2024*

No.#	Species	Size (Ht x Sp)	Condition	Action
1	Fraxinus griffithii	4-6x4-6	Good	Retain & protect
2	Banksia integrifolia	4-6x0-3	Good	Remove
3	Eucalyptus saligna	16-20x7-10	Fair	Remove
4	Casuarina glauca	16-20x7-10	Good	Retain & protect
5	Casuarina glauca	16-20x7-10	Good	Retain & protect
6	Ligustrum lucidum	4-6x4-6	Good	Remove
7	Ligustrum lucidum	4-6x0-3	Good	Remove
8	Ligustrum lucidum	4-6x0-3	Good	Remove
9	Olea europea spp.cuspidata	4-6x0-3	Good	Remove
10	Olea europea spp.cuspidata	4-6x0-3	Good	Remove
11	Glochidion ferdinandii	4-6x0-3	Good	Remove
12	Casuarina glauca	16-20x7-10	Fair	Remove

TREE SURVEY

Existing Trees based on Arborists Report by Ian Hills *prepared on February 2024*

No.#	Species	Size (Ht x Sp)	Condition	Action
13	Casuarina glauca	7-10x0-3	Good	Remove
14	Olea europea spp.cuspidata	4-6x0-3	Good	Remove
15	Olea europea spp.cuspidata	7-10x4-6	Good	Remove
16	Melaleuca quinquenervia	7-10x4-6	Fair	Remove
17	Casuarina glauca	20+x11-15	Good	Remove
18	Casuarina glauca	4-6x0-3	Good	Remove
19	Casuarina glauca	11-15x4-6	Good	Remove
20	Acacia cognata	4-6x4-6	Fair	Remove
21	Casuarina glauca	4-6x0-3	Good	Remove
22	Casuarina glauca	4-6x0-3	Good	Remove
23	Glochidion ferdinandii	4-6x4-6	Good	Retain & protect
24	Casuarina glauca	11-15x7-10	Good	Retain & protect
25	Casuarina glauca	7-10x4-6	Good	Retain & protect

OTHER LANDSCAPE ITEMS

- Existing landscape area to be retained
- New landscape area-refer landscape design plan
- Trees proposed to be removed and replaced with new landscaping-refer project arborist's report
- Existing trees proposed to be retained and protected -refer project arborist's report
- Trees Protection zone -refer project arborist's report
- Structural root zone -refer project arborist's report

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PROJECT:
PROPOSED VEHICLE SHOWROOM DEVELOPMENT
19 BUNGAREE STREET, MAITLAND

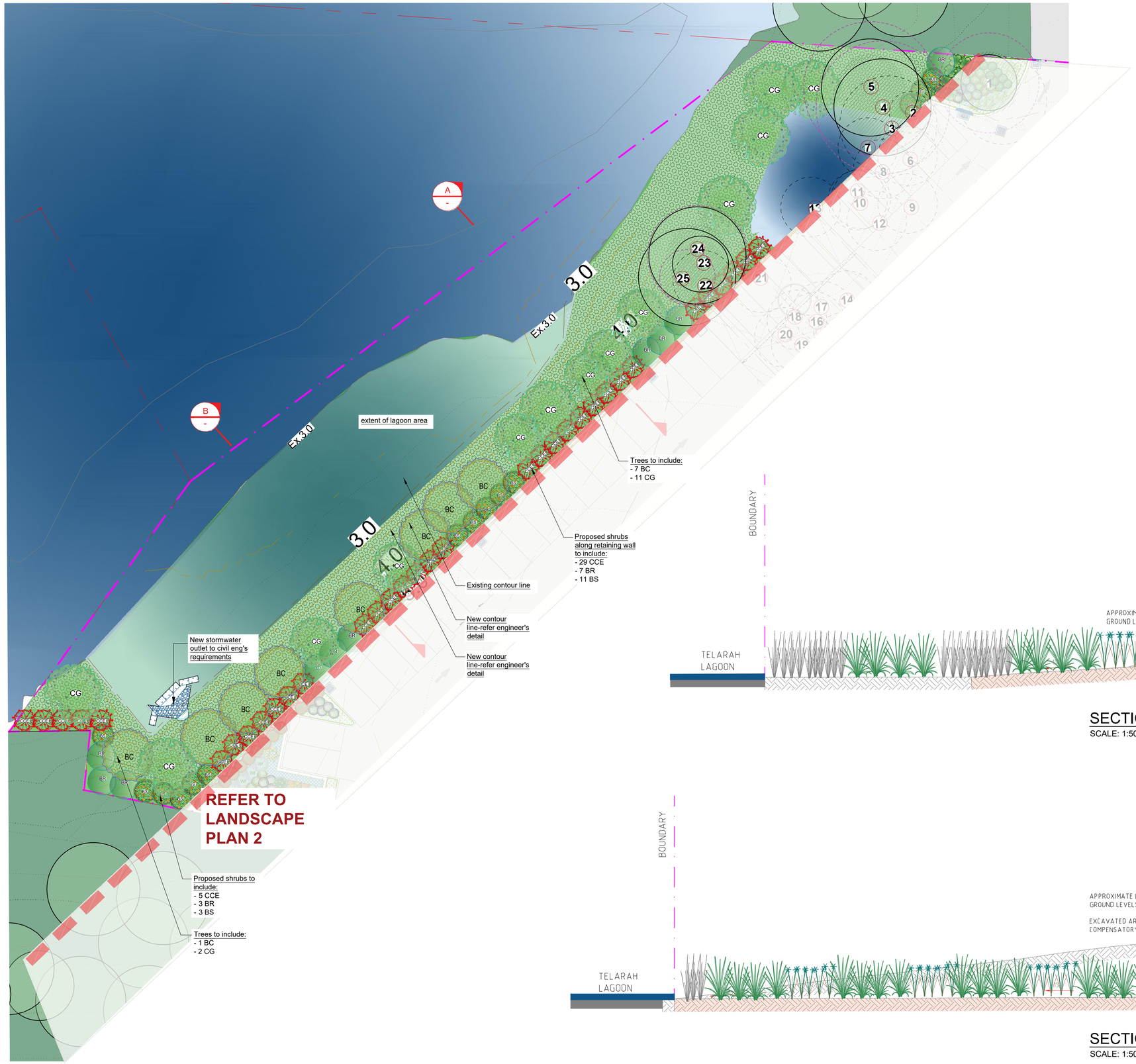
Bar Scale
0 6 12 18 24 30m

TITLE: TREE SURVEY

STATUS: DEVELOPMENT APPLICATION

SCALE:	DATE:
1:300 @ A1	JUNE 2025

DWG No:	SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA 24 - 162	02	J	K.Z	R.F



TREES

Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: Tube stock
Mature H x S: 6-8m x 4-5m
Qty Required: 8

Botanical Name: *Casuarina glauca*
Common Name: Swamp Oak (Native)
Pot size: Tube stock
Mature H x S: 8-20m x 4-10m
Qty Required: 13

SHRUBS & SCREEN PLANTING

Botanical Name: *Callistemon citrinus 'Endeavour'*
Common Name: Endeavour Bottlebrush (Native)
Pot size: Tube stock
Mature H x S: 3m x 2m
Qty Required: 34

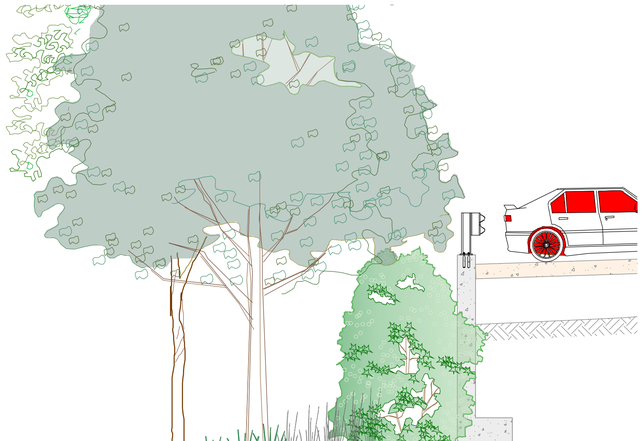
Botanical Name: *Banksia robur*
Common Name: Swamp Banksia (Native)
Pot size: Tube stock
Mature H x S: 2-3m x 2-3m
Qty Required: 10

Botanical Name: *Banksia spinulosa*
Common Name: Hairpin Banksia (Native)
Pot size: Tube stock
Mature H x S: 3m x 2m
Qty Required: 14

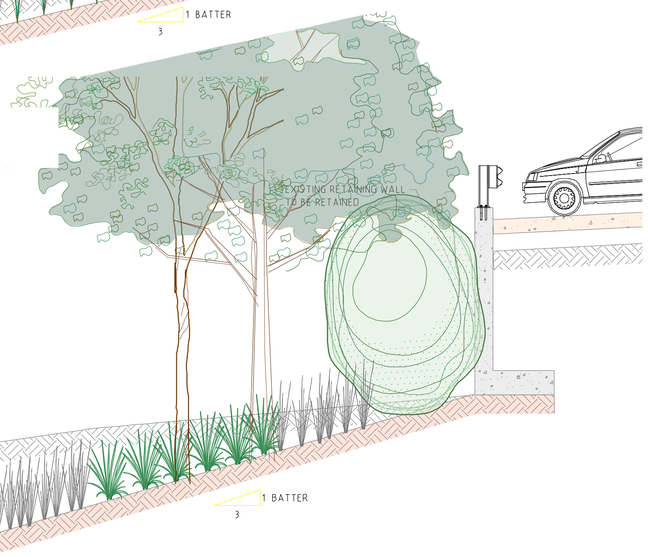
GRASS MIX

REFER TO PAGE 6 PLANT MATRIX DETAIL
Qty Required: 2880(**4/m2@720m2**)

Ficinia nodosa
Carex appressa
Cyperus exaltatus
Juncus usitatus
Pot size: Tube stock
Mature H x S: 0.6-1m x 0.6-1.0m



SECTION A-A
SCALE: 1:50



SECTION B-B
SCALE: 1:50

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PROJECT:
PROPOSED VEHICLE SHOWROOM DEVELOPMENT
19 BUNGAREE STREET,
MAITLAND

Bar Scale
0 4 12 16 20m

TITLE:
LANDSCAPE PLAN-1

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:200 @ A1
DATE: JUNE 2025
DWG.No: LPDA 24 - 162
SHEET: 03
ISSUE: J
DRAWN: K.Z
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
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2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.
7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

SHRUBS & SCREEN PLANTING

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 200mm
Mature H x S: 1.5-2m x 1.5-2m
Qty Required: 61

Botanical Name: *Leucadendron 'Safari Gold Strike'*
Common Name: Gold Strike Leucadendron (Exotic)
Pot size: 200mm
Mature H x S: 1-2m x 1.5m
Qty Required: 13

Botanical Name: *Eriostemon (Philotheca) myoporoides 'Profusion'*
Common Name: Long-leaf Waxflower(Native)
Pot size: 200mm
Mature H x S: 0.8-1m x 0.8-1m
Qty Required: 22

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 14

Botanical Name: *Banksia ericifolia 'Little Eric'*
Common Name: Heath Banksia (Native)
Pot size: 200mm
Mature H x S: 1.4m x 1.4m
Qty Required: 7

Botanical Name: *Callistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 42

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 42

Botanical Name: *Teucrium fruticans*
Common Name: Tree germander (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.5m
Qty Required: 5

ACCENT PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 21

FERNS AND SHADE

Botanical Name: *Cyathea cooperi*
Common Name: Scaly Tree Fern (Native)
Pot size: 45L
Mature H x S: 2.5-3m x 3m
Qty Required: 3

Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 2

Botanical Name: *Monstera deliciosa*
Common Name: *Ceriman (Exotic)*
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 3

GROUNDCOVERS & GRASSES

Botanical Name: *Grevillea 'Royal Mantle'*
Common Name: Royal Mantle Grevillea (Native)
Pot size: 140mm
Mature H x S: 0.3m x spreading
Qty Required: 7/m2 (**10.0m2 total)**

Botanical Name: *Westringia fruticosa 'Mundi'*
Common Name: Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 0.3m x 1.5m
Qty Required: 5/m2 (**27m2 total)**

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 5/m2 (**94m2 total)**

Botanical Name: *Lomandra longifolia 'Katrinus Deluxe'*
Common Name: Spiny Headed Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.7m x 0.7m
Qty Required: 87

Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 3/m2 (**20m2 total)**

Botanical Name: *Viola hederacea*
Common Name: Native Violet (Native)
Pot size: Tube stock
Mature H x S: 0.1m x spreading
Qty Required: 7/m2 (**5m2 total)**

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME.
WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS.
WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. **Retaining wall details to engineers design.**
Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to ***Maitland City Council*** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants ***(acceptable for BASIX planting)***.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. ***Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.***

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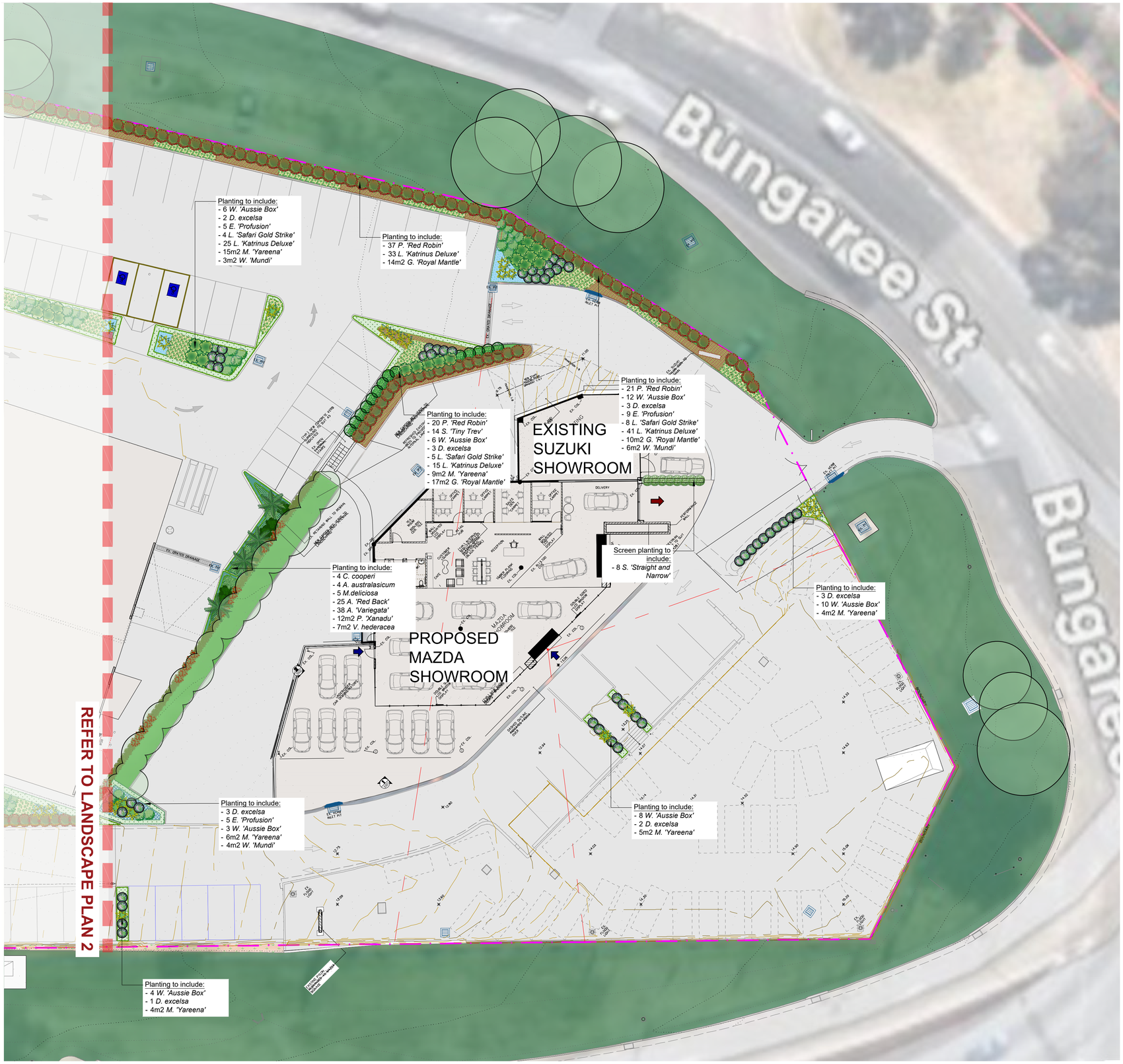
PROJECT:
PROPOSED VEHICLE SHOWROOM DEVELOPMENT
19 BUNGAREE STREET, MAITLAND

Bar Scale
0 4 8 12 16 20m

TITLE: LANDSCAPE PLAN-2
DWG No: LPDA 24 - 162
SHEET: 04
ISSUE: J
STATUS: DEVELOPMENT APPLICATION
SCALE: 1:200 @ A1
DATE: JUNE 2025
DRAWN: K.Z
CHECKED: R.F



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SHRUBS & SCREEN PLANTING

Botanical Name: *Photinia 'Red Robin'*
Common Name: Red Robin Photinia (Exotic)
Pot size: 200mm
Mature H x S: 1.5-2m x 1.5-2m
Qty Required: 78

Botanical Name: *Leucadendron 'Safari Gold Strike'*
Common Name: Gold Strike Leucadendron (Exotic)
Pot size: 200mm
Mature H x S: 1-2m x 1.5m
Qty Required: 17

Botanical Name: *Eriostemon (Philotheca) myoporoides 'Profusion'*
Common Name: Long-leaf Waxflower(Native)
Pot size: 200mm
Mature H x S: 0.8-1m x 0.8-1m
Qty Required: 19

Botanical Name: *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 49

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 14

Botanical Name: *Syzygium australe 'Straight and Narrow'*
Common Name: Straight and Narrow Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 6-8m x 1-1.5m
Qty Required: 8

ACCENT PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 17

FERNS AND SHADE

Botanical Name: *Cyathea cooperi*
Common Name: Scaly Tree Fern (Native)
Pot size: 45L
Mature H x S: 2.5-3m x 3m
Qty Required: 4

Botanical Name: *Asplenium australasicum*
Common Name: Birds Nest Fern (Native)
Pot size: 200mm
Mature H x S: 1m x 1.4m
Qty Required: 4

Botanical Name: *Monstera deliciosa*
Common Name: *Ceriman (Exotic)*
Pot size: 300mm
Mature H x S: 1.5m x 2m
Qty Required: 5

Botanical Name: *Alpinia caerulea 'Red Back'*
Common Name: *Red Back Native Ginger (Exotic)*
Pot size: 300mm
Mature H x S: 1.5m x 1-1.5m
Qty Required: 25

Botanical Name: *Alpinia zerumbet 'Variegata'*
Common Name: Variegated Shell Ginger (Exotic)
Pot size: 300mm
Mature H x S: 1.8m x 0.8m
Qty Required: 38

GROUNDCOVERS & GRASSES

Botanical Name: *Grevillea 'Royal Mantle'*
Common Name: Royal Mantle Grevillea (Native)
Pot size: 140mm
Mature H x S: 0.3m x spreading
Qty Required: 7/m2 (**41m2 total)**

Botanical Name: *Westringia fruticosa 'Mundi'*
Common Name: Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 0.3m x 1.5m
Qty Required: 5/m2 (**13m2 total)**

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 5/m2 (**43m2 total)**

Botanical Name: *Lomandra longifolia 'Katrinus Deluxe'*
Common Name: Spiny Headed Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.7m x 0.7m
Qty Required: 114

Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 3/m2 (**12m2 total)**

Botanical Name: *Viola hederacea*
Common Name: Native Violet (Native)
Pot size: Tube stock
Mature H x S: 0.1m x spreading
Qty Required: 7/m2 (**7m2 total)**

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This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to ***Maitland City Council*** Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants ***(acceptable for BASIX planting)***.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. ***Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.***

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COUNCIL
MAITLAND CITY COUNCIL

CLIENT
JAMES MILLWARD

REV	DATE	NOTATION/AMENDMENT
A	26.01.2024	Preliminary DA prepared for review
B	05.03.2024	Co-ordinated with client's comments & arborist's report
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H	04.03.2025	For submission
I	02.06.2025	Co-ordinated with amended architectural plan
J	04.06.2025	For submission

PROJECT:
PROPOSED VEHICLE SHOWROOM DEVELOPMENT
19 BUNGAREE STREET,
MAITLAND

Bar Scale
0 4 8 12 16 20m

TITLE: LANDSCAPE PLAN-3
STATUS: DEVELOPMENT APPLICATION
SCALE: 1:200 @ A1
DATE: JUNE 2025
DWG No: LPDA 24 - 162
SHEET: 05
ISSUE: J
DRAWN: K.Z
CHECKED: R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with **(AS)4970-Protection of trees on development sites** as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.
Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maaintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

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 "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & 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.

Site Topsoil
Site 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 mix when site when site topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY RETAINED)
Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained
a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.
- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with **AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE'** Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.
Above - Ground Assessment:
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch
Mulch for general planter bed shall be an approved equal to "Eucy Mulch or approved equivalent naturally sources organic mulch" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

3.02 INSTALLATION

a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching
No combustible mulch should be used onsite. Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

g) Earth retaining structure
All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of **not** timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.
- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.
This system shall be designed and installed by a qualified and licensed irrigation specialist, to industry standards and to maximise the efficient usage of water.

Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :
- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either :
- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

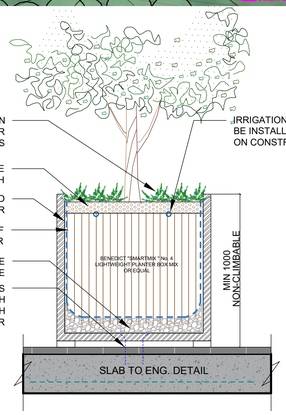
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

LANDSCAPE CALCULATIONS

SITE AREA: (Approx.)14175m²

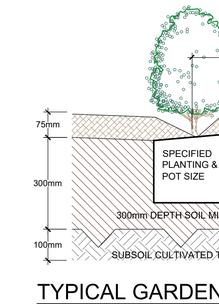
PROPOSED SOFT LANDSCAPE AREA: 2795m² (19.7%)

SOFT LANDSCAPE AREA INCLUDE IN CALCULATION:



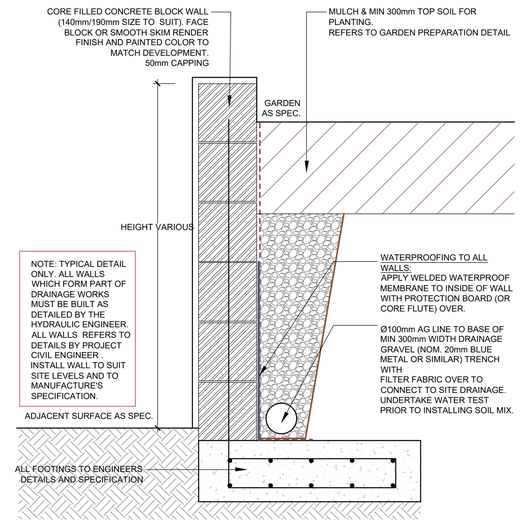
PRE-FABRICATED PLANTER ON SLAB

SCALE 1:20



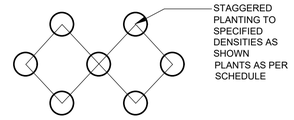
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



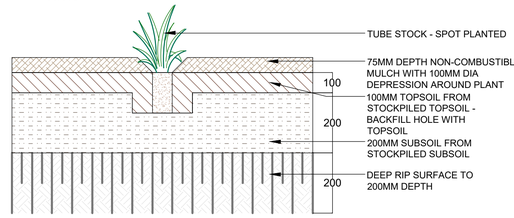
TYPICAL MASONRY BLOCK RETAINING WALL

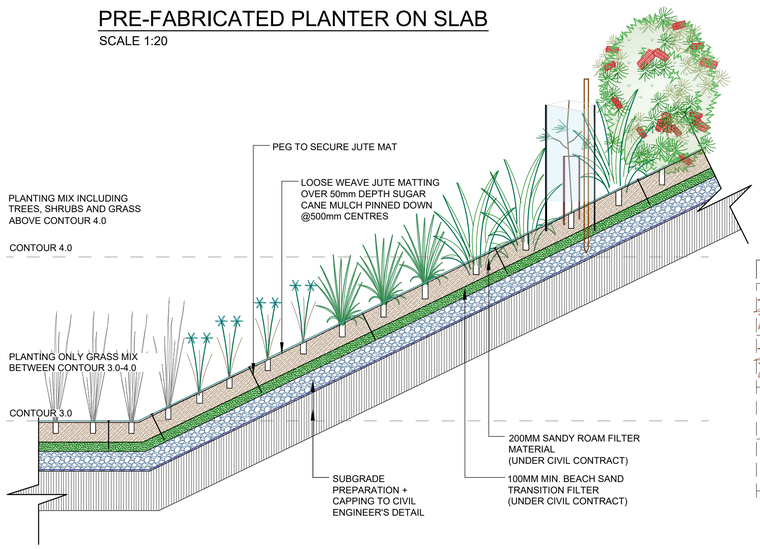
APPROX 1:10



MASS PLANTING SETOUT

N.T.S



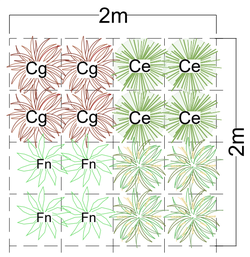


EMBANKMENT PLANTING SECTION

N.T.S

GRASS MIX

Ficinia nodosa
Carex appressa
Cyperus exaltatus
Juncus usitatus
Pot size: Tube stock
Mature H x S: 0.6-1m x 0.6-1.0m



GRASSES

Cg — *Carex appressa* (tube stock) Tall sedge(Native) Qty Required per modular area: **4**

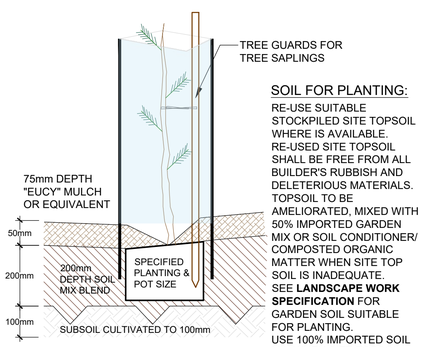
Cy — *Cyperus exaltatus* (tube stock) Tall Flat-sedge(Native) Qty Required per modular area: **4**

Ju — *Juncus usitatus* (tube stock) Common Rush(Native) Qty Required per modular area: **4**

Fn — ***Ficinia nodosa*** (tube stock) knotted club-rush (Native) Qty Required per modular area:4

GRASS MIX PLANTING MATRIX

N.T.S



SOIL FOR PLANTING:

RE-USE SUITABLE STOCKPILED SITE TOPSOIL WHERE IS AVAILABLE. RE-USED SITE TOPSOIL SHALL BE FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE AMELIORATED, MIXED WITH 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER WHEN SITE TOP SOIL IS INADEQUATE. SEE **LANDSCAPE WORK SPECIFICATION** FOR GARDEN SOIL SUITABLE FOR PLANTING. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

TYPICAL TUBE STOCK TREE PLANTING

SCALE 1:10

TUBE STOCK PLANTING DETAIL

SCALE 1:10

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PROJECT:
PROPOSED VEHICLE SHOWROOM DEVELOPMENT
19 BUNGAREE STREET,
MAITLAND

TITLE:
DETAILS & SPECIFICATION

STATUS:
DEVELOPMENT APPLICATION

SCALE:	DATE:
AS SHOWN @ A1	JUNE 2025

DWG.No:	SHEET:	ISSUE:
LPDA 24 - 162	06	J

DRAWN:	CHECKED:
K.Z	R.F


Banksia integrifolia


Casuarina glauca


Cyperus exaltatus


Ficinia nodosa


Carex appressa


Juncus usitatus


Callistemon 'BetterJohn'


Philodendron 'Xanadu'


Alpinia caerulea 'Red Back'


Myoporum parvifolium 'Yareena'


Syzygium 'Tiny Trev'


Cyathea cooperi


Leucadendron 'Safari Gold Strike'


Eriostemon (Philotheca) myoporoides


Asplenium australasicum

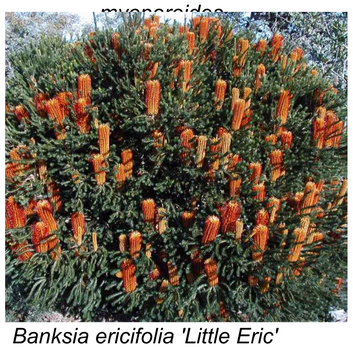

Alpinia zerumbet 'Variegata'


Monstera deliciosa


Photinia 'Red Robin'


Viola hederacea


Grevillea 'Bronze Rambler'


Banksia ericifolia 'Little Eric'


Westringia 'Aussie Box'


Syzygium 'Tiny Trev'


Callistemon 'BetterJohn'

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF/I plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

If so, Conzept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

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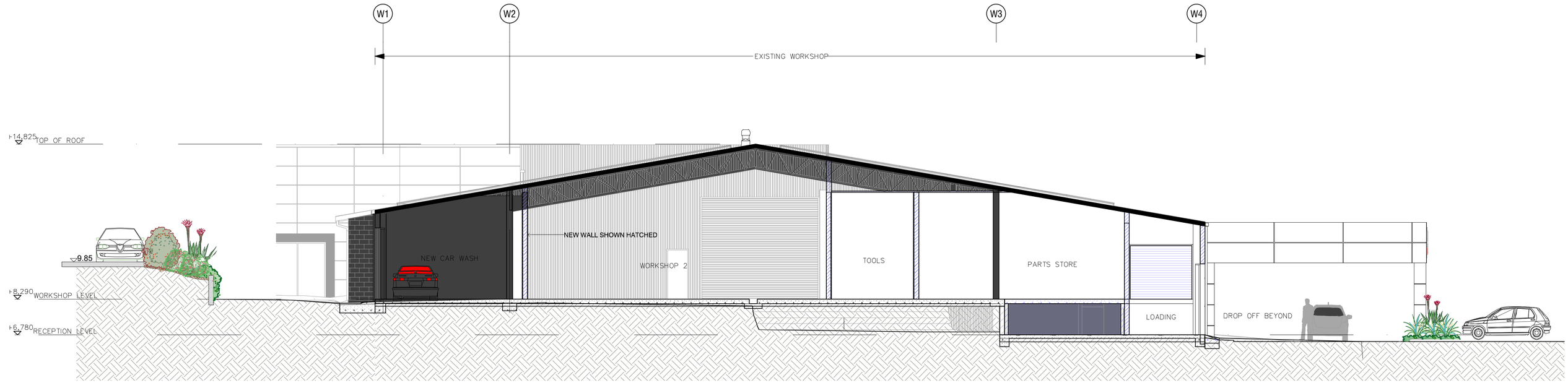
PROJECT:
PROPOSED VEHICLE SHOWROOM DEVELOPMENT
19 BUNGAREE STREET,
MAITLAND

TITLE:
LANDSCAPE CALCULATION & PLATING PALETTE

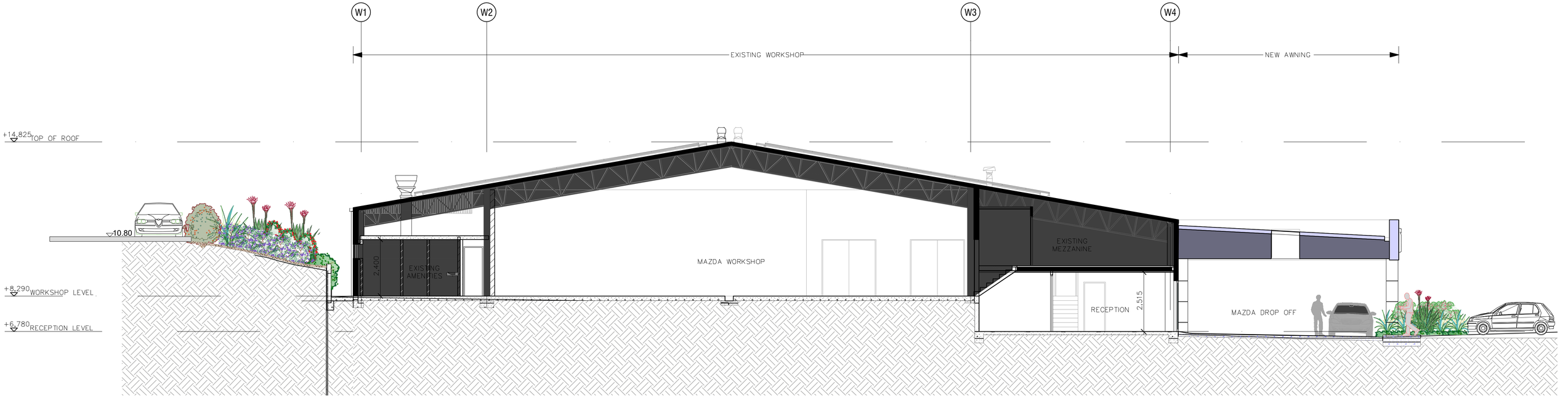
DWG.No: LPDA 24 - 162
SHEET: 07
ISSUE: J

STATUS: DEVELOPMENT APPLICATION
SCALE: N/A
DATE: JUNE 2025
DRAWN: K.Z
CHECKED: R.F



SECTION A-A

SCALE: 1:80



SECTION B-B

SCALE: 1:80

ARCHITECT:
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J	04.06.2025	For submission

PROJECT:
PROPOSED VEHICLE SHOWROOM DEVELOPMENT
19 BUNGAREE STREET,
MAITLAND

TITLE:
SECTIONS

STATUS:
DEVELOPMENT APPLICATION

SCALE:
AS SHOWN @ A1

DATE:
JUNE 2025

DWG.No:
LPDA 24 - 162

SHEET:
08

ISSUE:
J

DRAWN:
K.Z

CHECKED:
R.F