

ADDITIONAL NOTES -

This drawing is the property of bare earth landscape architecture and may only be used with written permission until payment is made. It should be noted that this is a concept plan and is not considered as construction drawings. The contractor should specify construction methods to client. All measurement and heights (steps) should be checked prior to quotation. All structures including but not limited to pavements, pergolas, driveways, retaining walls, etc., should be signed off by an engineer prior to commencement of works.

- 1 Outline of Design Works**
 - 1.1 The landscape component of this project will consist of the garden design of the following area: Front Garden, Side Gardens and Rear Gardens
 - 1.2 Any alterations made by the client of contractor must be approved and signed off by BELA before commencement. Extra documentation may be required.
 - 1.3 The landscape must be constructed as per the masterplan by BELA
 - 1.4 Any design issues that arise on site will need to be advised to BELA for a solution as soon as possible.
- 2 Prior to Commencement of Works**
 - 2.1 **Authorities**
Contractors are to comply with all Australian Standards, Building Regulations and Local Council Regulations. Contractors are to obtain all relevant Local Council Planning and Building Permits prior to undertaking any works. All structural work is to be detailed by a structural engineer prior to undertaking any works.
 - 2.2 **General Notes**
It is the responsibility of the client to check all drawings and report any discrepancies to BELA immediately. It is the responsibility of the contractor to ensure they are working from client approved drawings before commencing any construction works. Contractors are to verify all dimensions on site prior to commencing any works.
 - 2.3 **Site Setup**
Contractor is to undertake a full site setup prior to commencing any work. Ensure all discrepancies are directed immediately to BELA and the client.
 - 2.4 **Site Setup**
Contractor is to undertake a full site setup prior to commencing any work. Ensure all discrepancies are directed immediately to BELA and the client.
- 3 Hardworks - General**
 - 3.1 **Boundary Fencing**
Existing is to be retained except for front fence and gate - exact fencing to be confirmed with clients
 - 3.2 **Hardworks - Ground Surfaces**
 - 4.1 **Decking**
No decking is specified in this design
 - 4.2 **Paving**
No paving is specified in this design
 - 4.3 **Concrete**
As per building plan - colour to be confirmed with client
 - 3.3 **Hardworks - Structures**
 - 5.1 **Softfall**
All softfall areas to be edged in hardwood chamfered sleepers and to have 300mm+ depth of softfall approved for childcare centres
 - 5.2 **Sand pits**
All sand pit areas to be edged in hardwood chamfered sleepers and to have 300mm+ depth of triple washed approved childcare sand
 - 5.3 **Mudpits/stone quarry areas**
To be edged in chamfered hardwood sleepers. To have mud for digging or alternatively 5-10mm washed pebbles - not smaller - to be able to fit into dump trucks
 - 3.4 **Softworks - Preparation**
 - 6.1 **Drainage**
Drainage is to be run where required near parking/concrete areas and fall is to be away from the building. Any drainage is to meet the requirements and guidelines of the relevant sub-division. All garden beds directly adjacent to house and other built structures must have agi drains to move water away from walls and footings.
 - 6.2 **Irrigation**
To be confirmed with client
 - 6.3 **Soil Works**
All existing topsoil is to be retained on site as much as possible. Any builders rubble, vegetative weed material and other matter harmful to plant growth is to be removed from the entire garden area. Watersaver mulch is to be added to garden beds and turned through existing soil. 50/50 blend of Diggers Compost and Eco Blend Soil is recommended which can be supplied by Daisy's Garden Supplies. When planting established trees, excavate hole to twice width of rootball and backfill with 50/50 blend of site and organic matter, ensuring that the hole excavated can drain properly this can be supplied by Daisy's Garden Supplies. If clay sub-base is reached gypsum is to be spread and cultivated into bed of clay. Finished mulch level is to be 15mm below finished paving levels. All posts are to be filled with Dabco brand Terracotta and tub potting mix with water storing crystals. Add Imacone brand 8-9 month slow release fertiliser to potting mix at a rate of 1 teaspoon per litre of potting mix, mix thoroughly. The top of the potting mix is to be set 20mm below the top of the pot. Geo-textile fabric is to be placed over the drainage hole prior to filling - the extent of this works to be confirmed with client
 - 6.4 **Mulch**
Landscape contractor is to ensure all plants are thoroughly watered in prior to the distribution of mulch.
 - 3.5 **Softworks - Planting**
Refer to Plant Schedule by BELA for specification
 - 3.6 **Lawn**
All single feature trees to be either set, or in flush corten rounds to grass or raised corten rounds as per plan
 - 3.7 **Site Clean**
The site is to be left in a clean state at the completion of every work day where possible. A final clean up at the end of the project shall be approved by BELA and shall include but not limited to high pressure cleaning of all paving, initial trimming of all hedges, removal of all rubbish from site, operational irrigation and garden lighting systems.
 - 3.8 **Miscellaneous**
Any amendments if required are to be approved by BELA prior to work being carried out. All work must be carried out by trade professionals and must comply with Australian Standards. Site to be left clean and tidy at the end of each day.

PLANTING SCHEDULE

BOTANICAL NAME/COMMON NAME	HT/SP	QTY	SIZE
Eucalyptus Caesia/SilverPrincess Eucalypt	4-5/1.5m	3	300mm+
Banksia serrata ssp/Old Man Banksia	3-4/1.5m	2	300mm+
Cupaniopsis anacardioides/Tickeroo Tree	4-5/1.5-2m	1	300mm+
Acmena smithii/ Forest Flame	3/1m	75	200mm
Eucalyptus pauciflora ssp/Little Snowman	4/2m	3	300mm
Lomandra longifolia ssp/Little Con	5/5m	35	200mm
Acacia cognata/Mini cog	5/5m	59	200mm
Lomandra longifolia ssp/Lime tuff	5/5m	11	200mm
Westringia grey/Coastal Grey Rosemary	5/5m	12	200mm
Amigozanthus Bush Gerbil/Mini Kangaroo Paw	6/1.45m	9	200mm
Nandina domestica ssp Nana/Dwarf Sacred Bamboo	5/5m	6	200mm
Acacia cognata ssp/Lime Magik	4-5/2m	3	300mm
Lomandra longifolia ssp/Tanika	5/5m	98	200mm
Correa pulchella COR11 PBR/Fire Bells Correa	25/8m	24	200mm
Banksia integrifolia/Coastal Banksia	3-6/2m	2	300mm
Citrus trees varied	-/-	13	300mm
Viburnum odoratissimum ssp/Sweet Viburnum	2-3/1-2	10	200mm
Ficus pumila ssp/Climbing Fig	-/-	3	120mm
Variety of fruit trees	-/-	14	300mm

NOTE - Please use plant quantities as a guide only. Contractor to check all plant quantities prior to ordering. Smaller sizing is not recommended - larger sizing can be substituted if desired.

NOTES -

1. Contractor to verify the location of all services prior to the commencement of all works
2. Contractor to verify all dimensions and levels prior to the commencement of all works
3. Contractor to note that required location and dimensions of works may not exactly correspond with existing conditions
4. Verify all plant quantities prior to planting
5. All garden beds to be graded evenly at 1% minimum away from buildings
6. Concept Plan Only
7. All garden beds to be mulched and to be prepared prior to planting with organic matter and top soil as required
8. In-line drip system to be run throughout all garden beds
9. All garden beds to have hardwood edge - all softfall areas and sandpits to be edged in canteford tree logs
10. Sandpits to have triple washed childcare approved sand to a depth of 300mm +
11. All softfall areas to have 300mm + in depth of approved softfall for childcare centres
12. All planting groups to meet SDA submitted with permit

LEGEND

- Silver Princess - Eucalyptus Caesia
- Banksia serrata - Old Man Banksia
- Cupaniopsis anacardioides - Tickeroo Tree
- Acmena smithii/ Acmena Forest
- Eucalyptus pauciflora - Little Snowman Eucalypt
- Lomandra longifolia ssp - Little Con
- Acacia cognata - Mini cog
- Lomandra longifolia ssp - Lime tuff
- Westringia grey - Coastal Grey Rosemary
- Kangaroo Paw
- Nandina domestica ssp Nana - Dwarf sacred bamboo
- Acacia cognata - Lime Magik
- Lomandra longifolia ssp/Tanika
- Correa pulchella COR11 PBR/Fire Bells Correa
- Banksia integrifolia/Coast Banksia
- Citrus trees - variety of
- Viburnum odoratissimum/Sweet Viburnum
- Ficus pumila/Climbing Fig
- Veggie pots/veggie wine barrels on casters
- Variety of fruit trees to be espaliered (apple/pears)

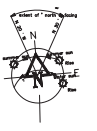
design

PROJECT

7 Torquay Road
Belmont

Drawing Title

Concept Plan



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DESIGNED C.G.	DATE 17/08/2025	DRAWING NO LA1001/1
DRAWN C.G.	PROJECT NO BE185276	SHEET NO 1 of 1
CHECKED	SCALE 1:100	REVISION f

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Sand Teepee to be set up formed of painted canvas, alternatively can be removable.



Noughts and crosses

torquay road

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