

GROUND FLOOR LANDSCAPE PLAN



GROUND FLOOR PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DENS*	HIGHT X WIDTH MATURITY	PLANTING DENSITY	MIN SUPPLY SIZE	QTY	
TREES								
AJV	Acer japonicum 'Vitifolium'	Fuji Moon Maple	DB	5 x 4m	as shown	100 Litre	3	
							TOTAL	3
SHRUBS								
SB	Saurus marmorata var japonica	Japanese Box	EB	Opped Ball	as shown	400mm dia topy ball	4	
PS	Philadelphus 'Tanaka'	Xanadu	EB	1 x 1m	0.5m C-C	200mm pot	121	
							TOTAL	125
GROUNDCOVERS								
LHC	Liriodie muscariflora 'Smaragd'	Emerald Lily-lily	EB	0.4 x 0.4m	0.3m C-C	140mm pot	104	
							TOTAL	104
CLIMBERS/TRAILING GROUNDCOVERS								
Fp	Ficus pumila	Creeping Fig	EB	Self-clinging Climber	2.0m C-C	140mm pot	31	
							TOTAL	31

MAINTENANCE SCHEDULE

Task	July	August	Sept	October	November	December	January	February	March	April	Medium
Substrate Requirements											
Pruning/Clipping/Deadheading/Planting				As required, to establish / maintain landscape garden character							
Pruning Trees (Acer japonicum 'Vitifolium')				Formative pruning when juvenile / as required to maintain landscape garden character							
Pruning/Clipping/Edging / Maintenance Plantings (Shrubs and Groundcovers)				Match landscape garden every three years as minimum							
Mulching (remove all woody material from garden area prior to spreading mulch)				Monitor garden areas using P.M. As required, monitor edges (against buildings, paths, garden edges, and backgrounds)							
Weeding				General fertiliser application occurring after flowering. As required to correct imbalance							
Fertilising (General)				IPM Monitoring - As required							
Pest and disease control (Integrated Pest Management)				As required to establish trees & shrubs thoroughly, monitoring of sprinkler setting for raised planters. On-going monitoring for drought stress and adjustments made to watering regime in accordance to local weather conditions.							
Watering				Keep grounds area(s) and planters tidy and in good health; replenish mulch as necessary, in line with landscape vision							

SPECIFICATION NOTES

Bed Preparation
Cracked rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and surrounding areas. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No Impacted Top Soil is to be used within the root zones of trees to be planted. Any preparation of existing soil for planting within these areas is to be done by hand (e.g. using a fork) as the result of plant removal and unless soil levels may be patched using topsoil as specified below.

Any impacted top soil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a minimum (unless stated) depth of 100mm. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soils to a minimum depth of 150mm.

Impacted top soil is to be lightly and uniformly compacted in 100mm layers to a minimum depth of 100mm on base areas and 300mm on excavated planting beds.

Hand Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and stumps of non-woody perennials and woody suckering weeds, is to be removed or appropriately contained using elevated means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow them to re-establish elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Com-mat be taken to ensure that all trees to be retained are not damaged during weed removal. This also applies that any herbicide used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting hole is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy and systems with no evidence of root rot or fungal infection or storage, vigorous and established, free from diseases and pests, and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pit in all directions. Where advised here planting holes are to be the same depth as the central and 3-3 lines in diameter, within the top of the contour being at grade. A 75mm high kerb is to be constructed at edge of hole to hold water. All plants are to be thoroughly watered after planting and show release ballnet added at the quantity specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and planters.
Type 1 - To all Raised Planters, it is to be a 30mm layer of public mulch (Fenoli Topsoy Public or similar).
Type 2 - All other beds, it is to be an organic type leaf to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or similar with 80% of particles in the size range 15 to 20mm in plan and 5mm in thickness. The particles are to exceed 30mm in plan. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly watered prior to delivery.
All mulch is to be spread towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.

Irrigation
An approved drip irrigation system is to be supplied to all planter, lawn & garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturer's specifications. The system is to be connected to mains supply and include a control off device. All dripline is to be buried with approx. 20mm of topsoil cover and shall be protected at regular intervals to ensure the tubing cannot be damaged.

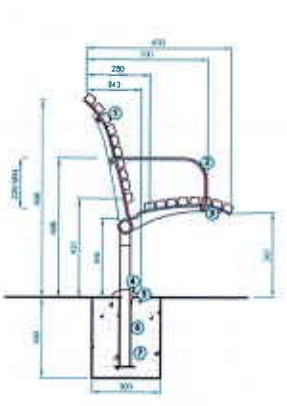
Raised Planter Basins
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cans at base, filter fabric, planting medium, mesh and geotextile. Planter boxes must be effectively sealed and level with curbside to prevent leaking.

Drainage cans are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a rest anchor if base are to be placed in a windy location.

Supply and spread evenly a special lightweight planter mix (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 30mm layer of special mulch on top of beds and a finished level 20-25mm below the planter rim. Cap irrigation as specified is to be installed beneath the mulch layer.

Plant Establishment Period
There shall be a 12 month Plant Establishment Period following the approval of practical completion by the responsible authority. During this period the landscape contractor shall make good all defects in their work of works. Maintenance and Establishment means the care and maintenance of the landscape area by accepted horticultural practices, as well as rectifying any defects that become apparent in the next annual maintenance visit. This visit includes, but shall not be limited to, watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

Timber Seat (with back)



END ELEVATION (not to scale)



Proposed New Timber Bench Seating To Architect's Detail

PLANNING & ENVIRONMENT ACT 19
YARRA PLANNING SCHEME
Report referred to in Permit No. **PLAN/13/0497**
relating to Condition No. **18**

For and on behalf of the Responsible Authority
DATE 21/04/2020 PAGES 1-4 of 4
This is NOT a Building Permit

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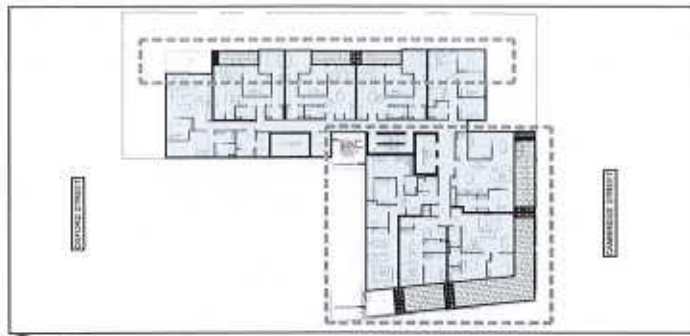
REVISION	DATE	BY
A - Final Planning Submission	25.07.2019	AD
B - Final Planning Submission	26/11/2019	AD
C - Landscape Plan amended in response to council comments	16/12/2019	AD

Langridge & Cambridge
Development Co. Pty Ltd
PROPOSED RESIDENTIAL
DEVELOPMENT
44 Oxford Street, Collingwood

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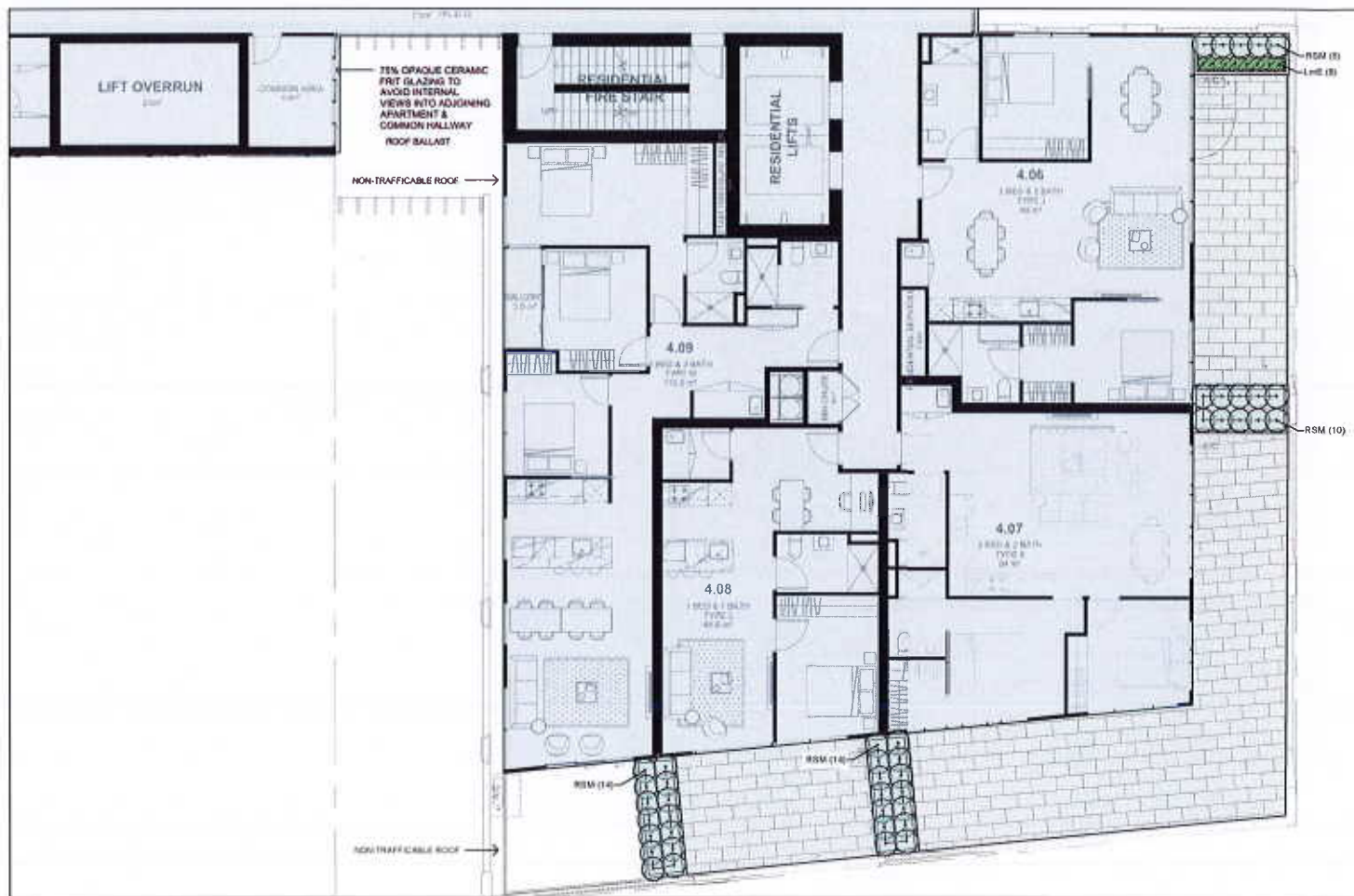
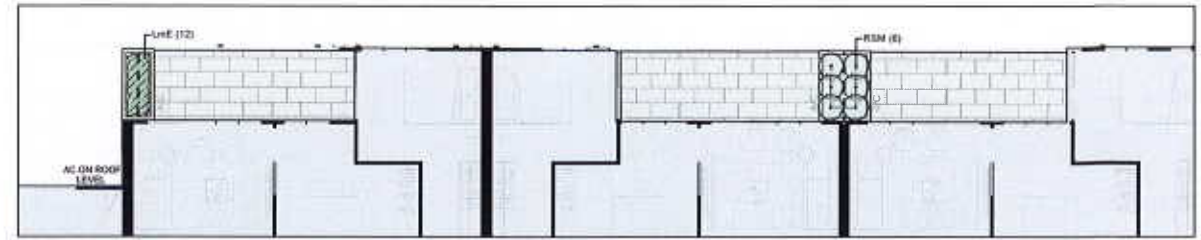
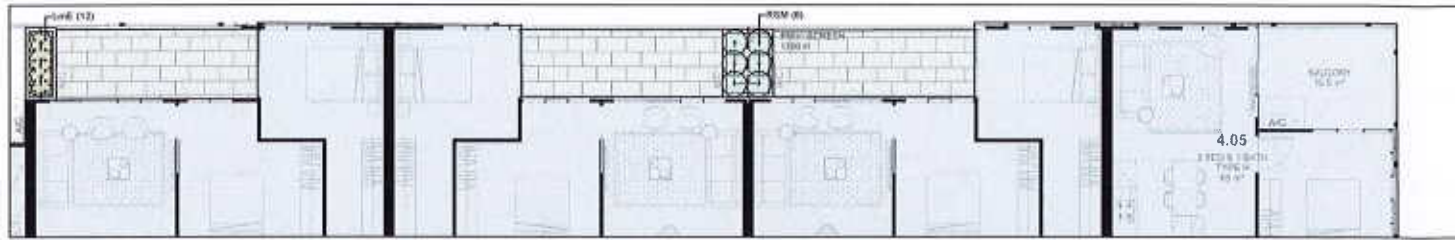
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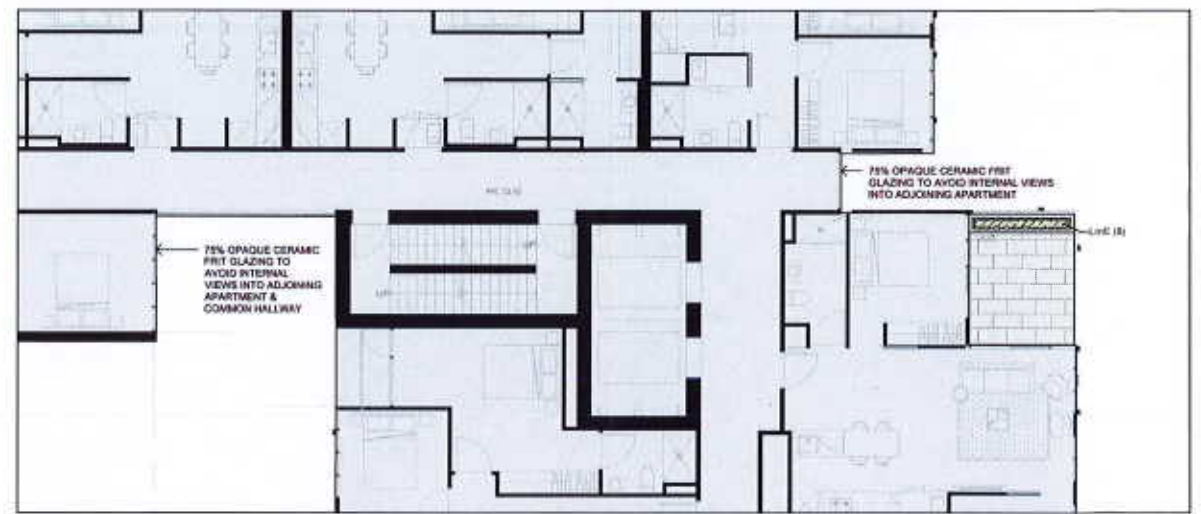
TP 3-01 LEVEL 4 KEY PLAN
Scale: 1:500 @ A1



TP 3-02 LEVEL 5 KEY PLAN
Scale: 1:500 @ A1



TP 3-03 LEVEL 4 LANDSCAPE PLAN
Scale: 1:100 @ A1



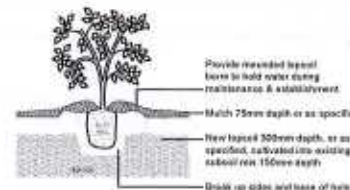
TP 3-04 LEVEL 5 LANDSCAPE PLAN
Scale: 1:100 @ A1

LEVEL 4 & 5 PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE/EX	HEIGHT X WIDTH AT MATURITY	PLANTING DENSITY	MIN SUPPLY SIZE	QTY	
SHRUBS								
RSM	<i>Rhaphiolepis indica</i> 'Snow Maiden'	Snow Maiden Indian Hawthorn	EX	0.8 x 0.75m	0.5m C-C	200mm pot	55	
							TOTAL	55
GROUNDCOVERS								
LFE	<i>Liriope muscari</i> 'Strain'	Strain Lily-lily	EX	0.4 x 0.4m	0.3m C-C	140mm pot	40	
							TOTAL	40

DE = Deciduous/Evergreen EX = Native/Exotic

LEGEND



D2 TYPICAL SHRUB PLANTING DETAIL
Scale: 1:1.5

- NOTE:**
- Dig hole twice as deep as root ball and allow at least 200mm around sides for backfilling with topsoil.
 - Apply fertilizer to base of hole, cover with topsoil (type & rate as per spec). Avoid soil contact.
 - Place plant in centre of hole, backfill with specified topsoil, forming progressively.
 - Water well into evening around crown of plant.
 - Stake larger shrubs where necessary using 50x50x1200mm hardwood stakes.

DISCLAIMER
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Do not scale off drawing.
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REVISION	DATE	BY
A	20/07/2019	KD
B	28/11/2019	KD
C	19/07/2020	KD

CLIENT
Langridge & Cambridge Development Co. Pty Ltd
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
44 Oxford Street, Collingwood

DRAWINGS
Upper Floors Landscape Plan for Town Planning



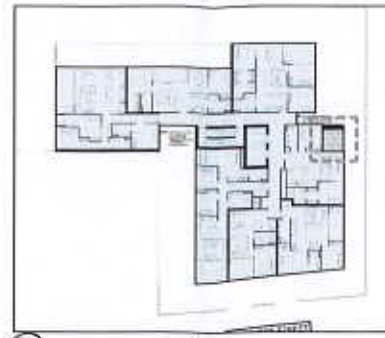
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1:500 @ A1	28/12/19	BP	ND	TP	19-001	19-001-LP-Rev C

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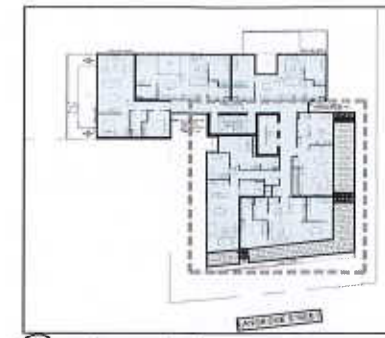
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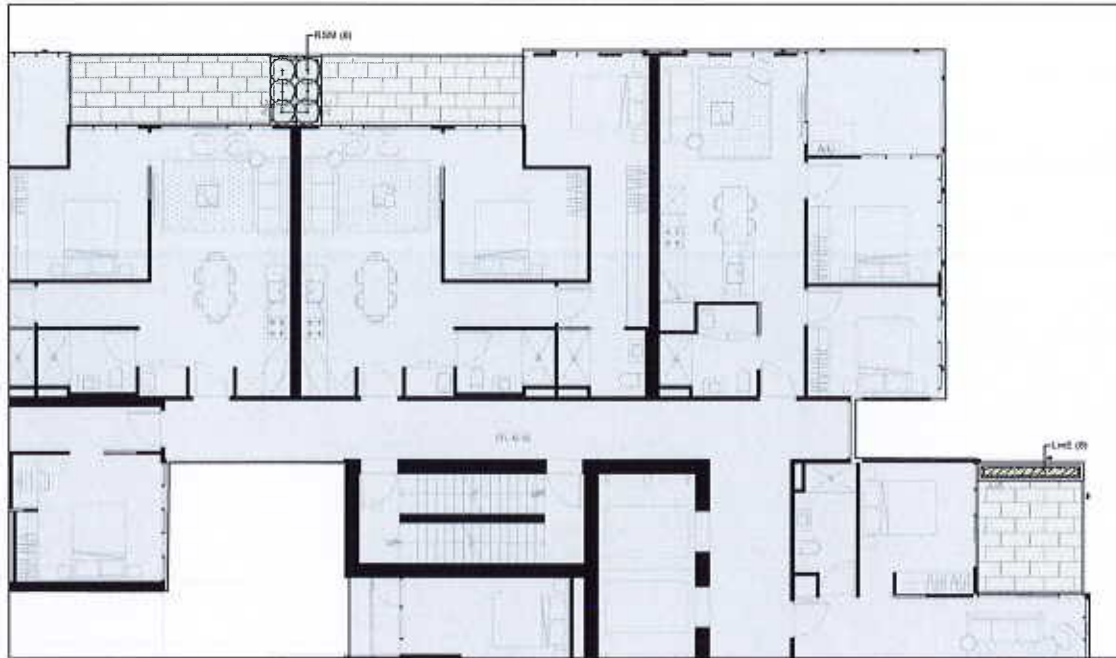
TP LEVEL 6 KEY PLAN
3-01 Scale: 1:500 @ A1



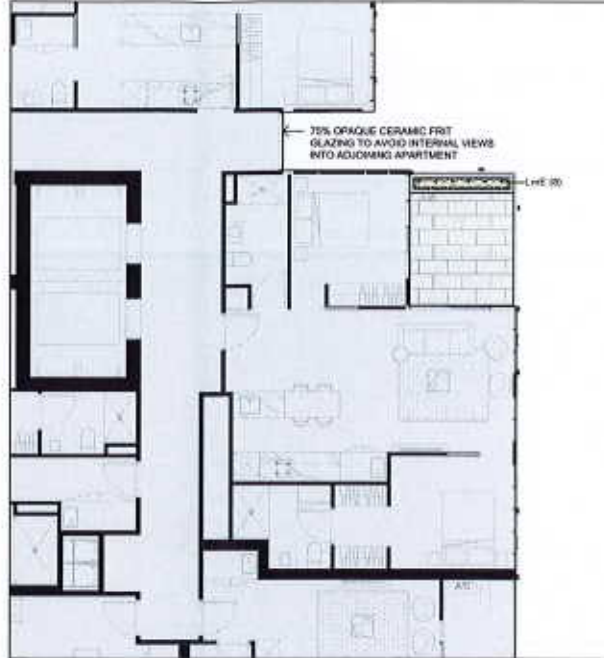
TP LEVEL 7 KEY PLAN
3-02 Scale: 1:500 @ A1



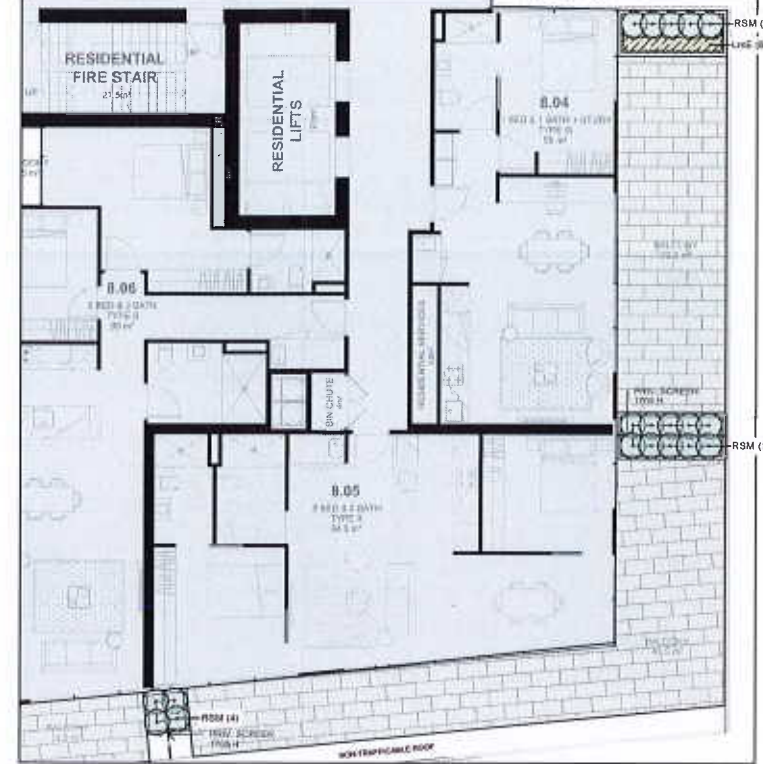
TP LEVEL 8 KEY PLAN
3-03 Scale: 1:500 @ A1



TP LEVEL 6 KEY PLAN
3-04 Scale: 1:100 @ A1



TP LEVEL 7 KEY PLAN
3-04 Scale: 1:100 @ A1



TP LEVEL 8 KEY PLAN
3-06 Scale: 1:100 @ A1

LEVEL 6,7,8 PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DENSI ¹	HEIGHT X WIDTH AT MATURITY	PLANTING DENSITY	MIN SUPPLY SIZE	QTY
SHRUBS	RSM Rhaphidolepis indica 'Snow Maiden'	Snow Maiden Indian Hawthorn	Dlx	0.5 x 0.75m	0.5m C-C	200mm pot	25
						TOTAL	25
GROUNDCOVERS	LNE Livigea nivalis 'Snow'	Snow Lily-turf	Dlx	0.4 x 0.4m	0.3m C-C	140mm pot	34
						TOTAL	34

¹DNE = Deciduous Evergreen ²NEX = Native/Exotic

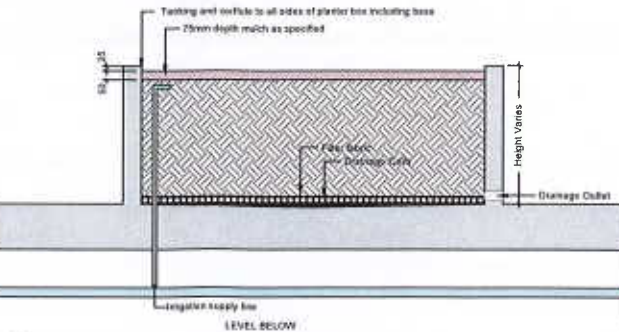
LEGEND



Drainage detail:
Each bed to be stained with Akers Fi-Cast 30 resin installed according to the manufacturer's specification, with connection to the stormwater system. Depth of cast system 30 mm, weight of cast system 33 kg/m² saturated. Depth of bedding sand layer above cast layer 35 mm, weight of sand layer saturated 50 kg/m². Total weight drainage layer 83 kg/m² saturated.

Substrate specification:
Substrate to be Berrylux coarse mix (concrete Berrylux Pty Ltd - 85% 8 mm minus silica, 20% 7 mm minus aggregate, 20% fibrous) grade over 0% gravel. Proportions of any fabric to be radial before installation, meeting air flow permeability and saturated weight. Saturated weight based on evaluation at Stanley Campus, University of Melbourne, 1.4 kg/m² m² at 600 mm depth 80 kg/m².

Fertiliser regime:
Incorporate 400 g/m² of fertiliser to a depth of 100 mm the following:
ICL Fine landscape fertiliser (14:3:18) 100 g/m²
Micronutrient trace element fertiliser 50 g/m²



D4 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
3-13



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GROWING MEDIA SPECIFICATION

Planter Box Potting Mix @ \$164.29m3 - Supplier BioGro
 Contact: Michelle Torcasio

Structure:

- 60% Composted Pine Bark
- 25% Coco Peat
- 25% Scoria (2-6mm & 7mm Agg)

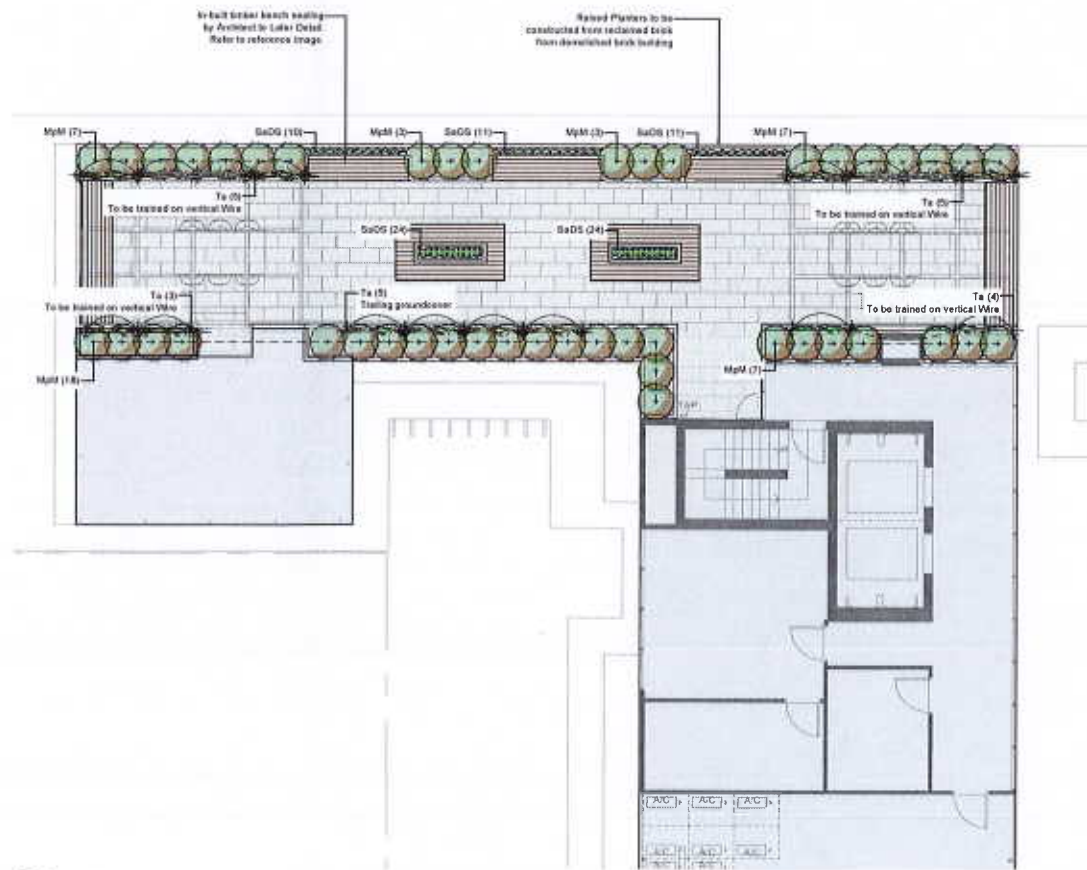
Fertilisers:

- 2kg/m3 Osmocote Pro (12-14 month)
- Osmocote NXT
- Dolomite Lime
- Granular Re - Wetting Agent
- Ferrous Sulphate
- Trace Elements
- Gypsum Fine
- Gypsum Coarse
- Calcium Nitrate
- Superphosphate
- Copper Sulphate
- Fine lime for pH adjustment
- pH: 5.5 - 6.00

Planter Media developed by Dr Peter May and BioGro Pty Ltd



Proposed New Timber Bench Seating To Architect's Detail



ROOF LEVEL PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DEVEL*	HEIGHT X WIDTH AT MATURITY	PLANTING DENSITY	MIN SUPPLY SIZE	QTY
SHRUBS							
MpM	Murraya paniculata 'Mini-8-181'	Decor Orange Jessamine	SE	1 x 1m	0.9m C-C	250mm pot	45
							TOTAL
							45
GROUNDCOVERS							
SeDS	Styrrinchium angustifolium 'Devon Sides'	Box Bye Grass	EN	0.15 x 0.3m	0.15m C-C	140mm pot	90
							TOTAL
							90
CLIMBER/STRAILING GROUNDCOVERS							
Ta	Trachelium asiaticum	Yellow Star Jasmine	SE	0.2 x Spreading	as shown	140mm pot	22
							TOTAL
							22

SE = Deciduous Evergreen NE = Native Exotic

LEGEND

- Proposed New Shrub Refer to Plant Schedule
- Proposed New Groundcover Refer to Plant Schedule
- Proposed New Dark Concrete Formwork To Architect's Detail
- Proposed Lightweight GRC Raised Planter To Architect's Detail 600mm minimum depth (for shrubs & groundcovers)

TP ROOF LEVEL LANDSCAPE PLAN
 Scale: 1:100 @ A1

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REVISION	DATE	BY
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B	28/11/2019	KD
C	19/12/2019	KD

Langridge & Cambridge Development Co.Pty Ltd
PROPOSED RESIDENTIAL DEVELOPMENT
 44 Oxford Street, Collingwood

Roof Level Landscape Plan for Town Planning



SCALE	1:100 @ A1
DATE	DEC 2019
DRAWN	SD
CHECKED	KD
ISSUED	16/01
DWG NO	TPA011
EXP FILE	190811.Plan1

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