

ATTACHMENT 3 - APPLICANT LANDSCAPE PLAN

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
25-Jun-2025	SD-035-25

WELSHPOOL CONCRETE PLANT UPGRADE

04.06.2025

Draft Landscape Concept Design Package

12.06.2025

Development Application

Existing Site



KEY INFORMATION		TOWN OF VICTORIA PARK LOCAL PLANNING SCHEME NO. 2 REQUIREMENTS		TOWN OF VICTORIA PARK VERGE TREATMENT REQUIREMENTS	
Site address:	Briggs Street, Welshpool	Street Setback:	Minimum of NIL	Verge:	For verges without footpath, all verge treatment are to be set back 1.5m from the road frontage.
Local Authority:	Town of Victoria Park	Landscaping:	1. Where a street setback is provided, a minimum of 25% of the street setback area between the site boundary and the building(s) shall be landscaped.	Landscaping:	No plant is to be more than 750mm when mature, or of hazardous nature.
Zoning:	Light Industry / Industrial 1			Paving:	25% of the verge area, excluding crossover.
Local Planning Policy:	Local Planning Scheme No. 2		2. Where parking bays are provided between the site boundary and the buildings, shade trees shall be provided at a rate of one tree per four bays.		










Existing Site_street trees and site trees



EXISTING STREET TREES

- | | | |
|--|--|---|
|  Corymbia tessellaris |  Brachychiton populneus |  Agonis flexuosa |
|  Corymbia ficifolia |  Melaleuca saligna |  Eucalyptus marginata |
|  Eucalyptus gomphocephala |  Jacaranda mimosifolia |  Bauhinia acuminata |
|  Melaleuca stypelioides |  Lophostemon confertus |  Eucalyptus camaldulensis |
|  Ficus macrocarpa |  Corymbia calophylla |  Syzygium + Radermachara hedging |

EXISTING SITE TREES

- | | |
|---|--|
|  Eucalyptus gomphocephala to be removed |  Mature corymbia sp. to be retained |
|  Corymbia ficifolia to be removed due to poor health |  Corymbia maculata to be removed |
|  Deceased verge tree to be removed |  Mature corymbia sp. to be retained |
|  Hibiscus Cottonwood hedging | |





Street tree (DECEASED)
Ficus macrocarpa



Site Tree Briggs Street
Mature corymbia sp.



Neighbouring hedging on Briggs Street
Syzygium and *Radermachera* hedge with lawn



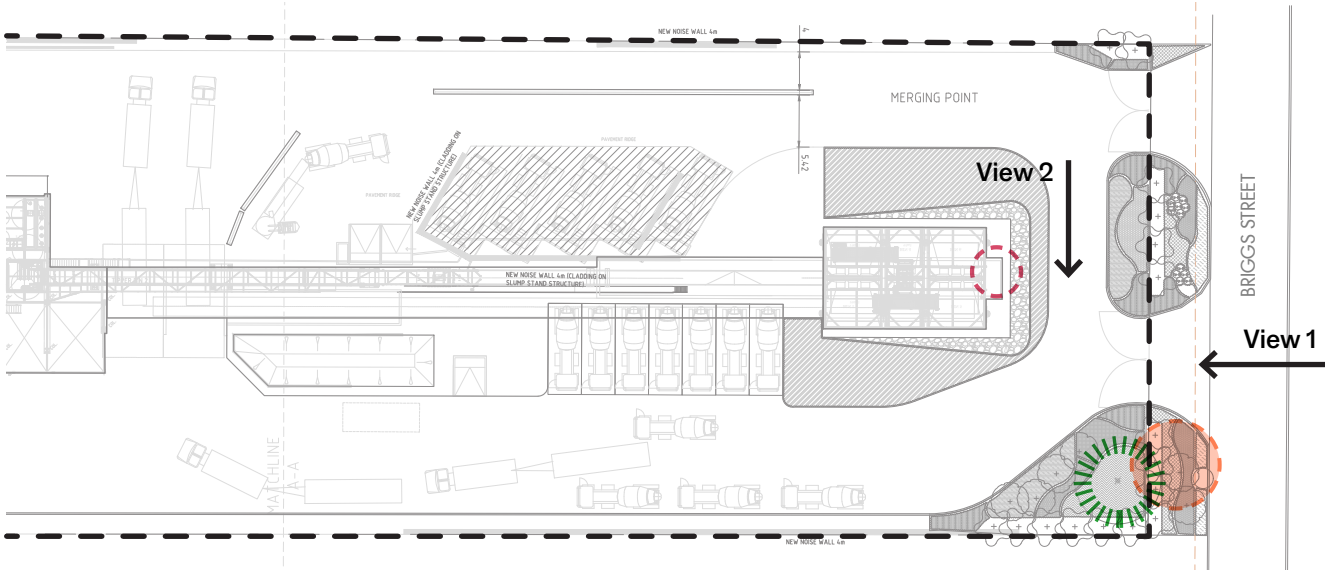
Site Tree
Corymbia maculata



View 1 - Briggs Street Entrance



View 1 - Briggs Street Entrance



Existing Landscape_Cohn Street



Street tree (Poor Condition)
Corymbia ficifolia



Street trees
Eucalyptus gomphocephala



Verge hedging
Hibiscus cottonwood along Cohn Street access



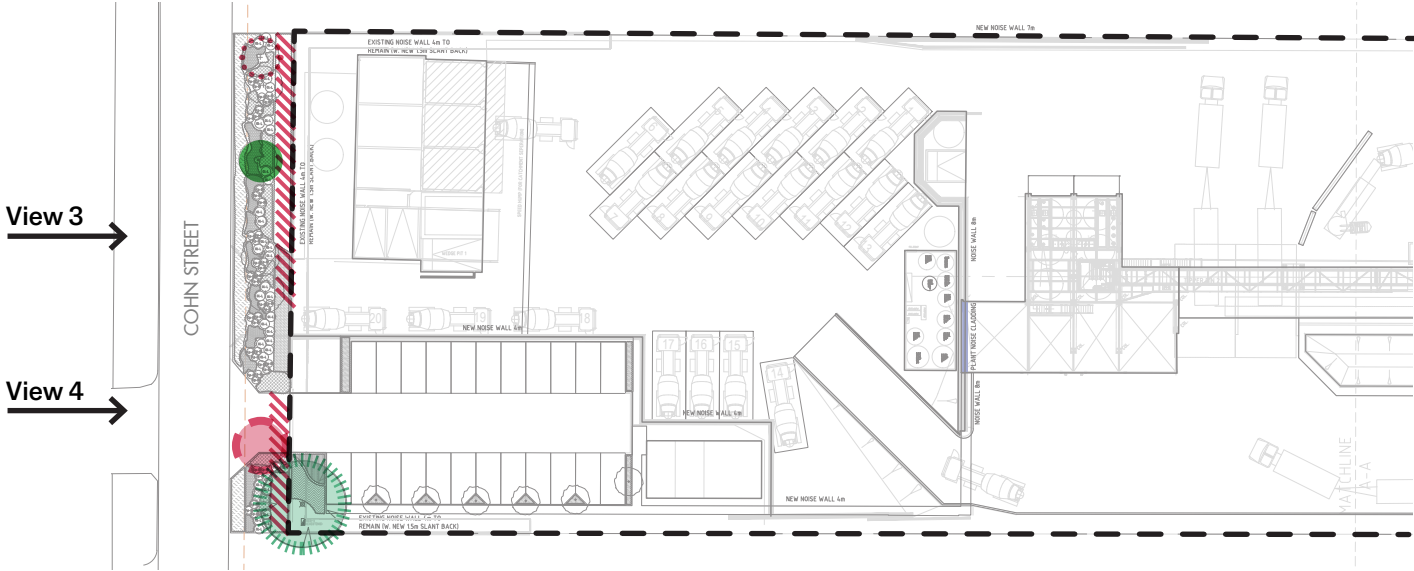
Existing tree on site
Mature corymbia sp.



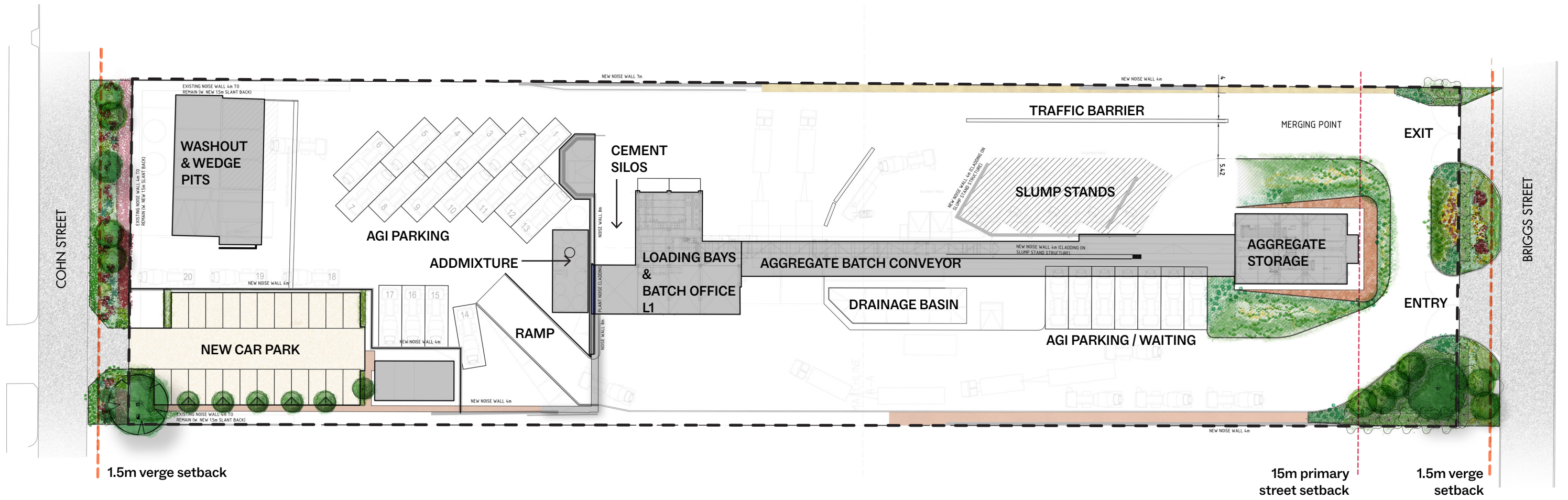
View 3 - Cohn Street

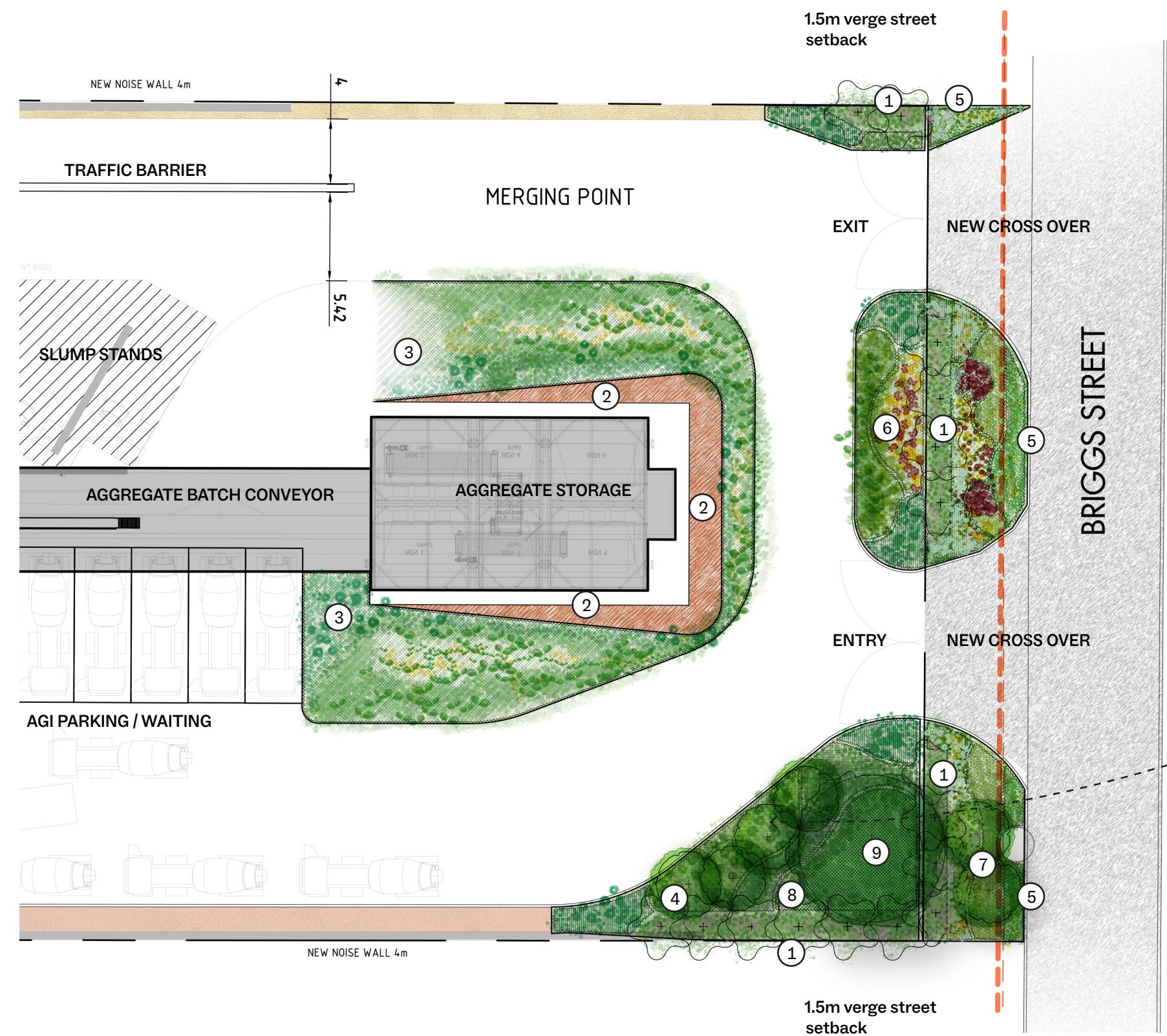


View 4 - Cohn Street



Overall Landscape Plan

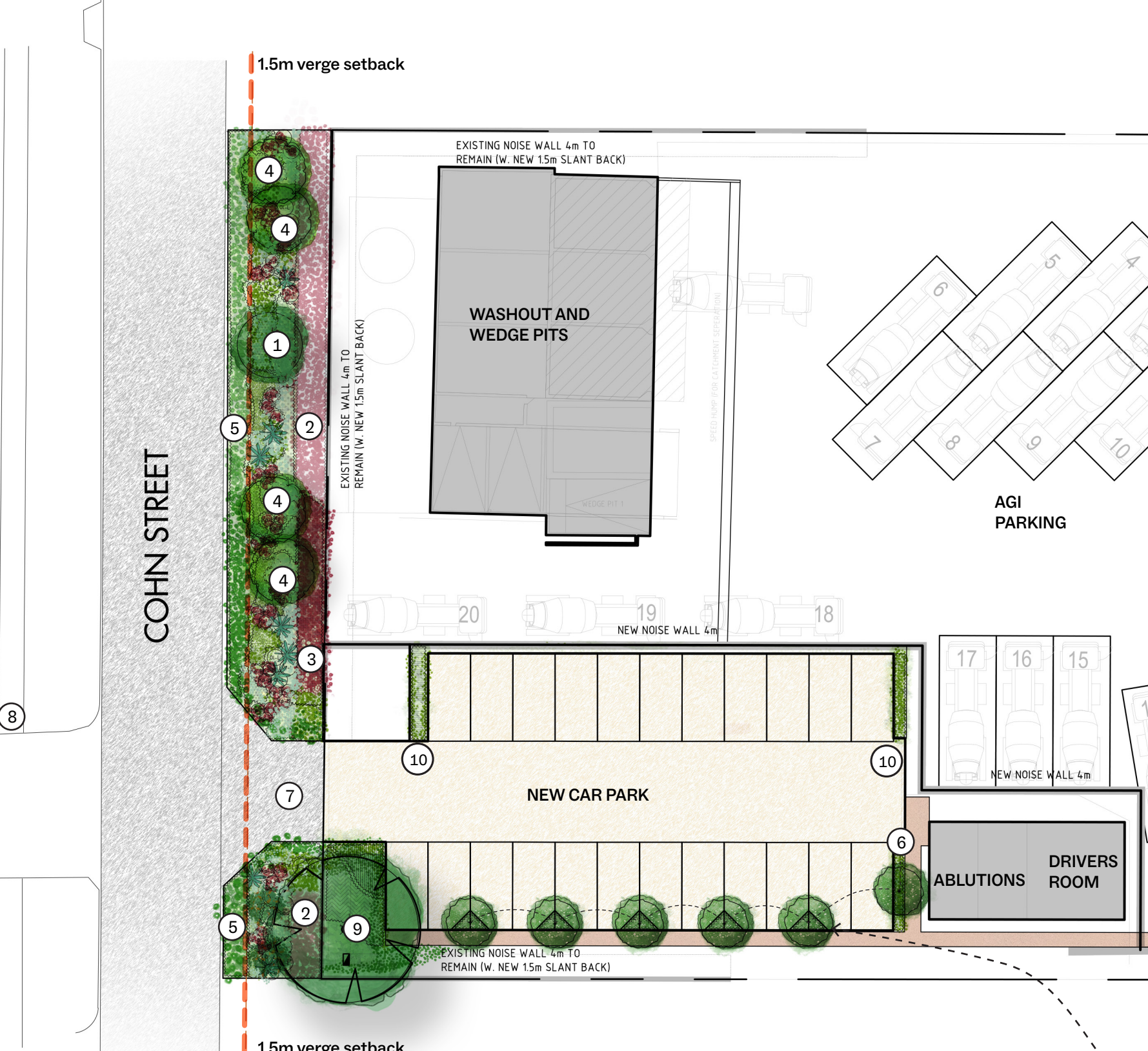




COHN STREET KEY ITEMS

- 1. New screening trees_ *Hakea laurina* ‘Pin cushions’
- 2. Rock pitching zone
- 3. New swale planting mix _
Atriplex nummularia ‘Oldman Salt Bush’,
Scaevola crassifolia, *Ficinia nodosa*,
Lepidosperma calcicola ‘Coastal sedge’
- 4. New large site trees _ *Eucalyptus Victrix*
- 5. Verge planting to Town Of Victoria Park verg requirements and guidelines’ satisfactory_ planting within 1.5m verge street setback to be low level ground cover.
- 6. New feature landscaping with lush colourful foliage and flowering shrubs _
Ficinia nodosa, *Westringia mundi*
Anigozanthos flavidus Yellow & Bush endeavor
Lepidosperma calcicola ‘Coastal sedge’
Correa alba
- 7. New street trees _ *Eucalyptus Victrix*
- 8. Mid tiered shrub planting underneath existing mature trees _ mixed species of
Atriplex nummularia ‘Oldman Salt Bush’,
Scaevola crassifolia, *Correa alba*,
Ficinia nodosa,
Westringia Mundi and *Poa labillardieri* Eskdale.
- 9. Existing site tree ‘Worthy of Retention’ _ *Mature corymbia* sp.





COHN STREET KEY ITEMS

1. Existing street tree to be retained _ *Eucalyptus gomphocephala*
2. Existing tall hedging to be retained _ *Hibiscus* cottonwood
3. New hedging to match existing hedge to obscure the noise wall height
4. New street trees _ *Eucalyptus Victrix* x 4
5. Verge planting to Town Of Victoria Park verg requirements and guidelines' satisfactory_ planting within 1.5m verge setback to be low level ground cover.
6. New car park trees and planting _ *Melaleuca lanceolata* x 6
7. New crossover / site entry to new car park
8. Existing footpath within residential zone on Cohn Street
9. Existing site tree 'Worthy of Retention' with lush under planting _ *Mature corymbia* sp.
10. Car Parking Landscaping strips_ native grassy ground planting *Ficinia nodosa*





Feature Trees Briggs Street Entry
Eucalyptus Victrix Snow Queen
8m h x 4m w
AUS native

Town of Victoria Park
Suggested Tree Species List



Cohn Street Car Park Trees
Melaleuca lanceolata
7m h x 3m w
WA native

Town of Victoria Park
Suggested Tree Species List



Screening Briggs Street
Hakea laurina 'Pincushion Hakea'
6m h x 5m w
AUS native

Town of Victoria Park
Suggested Tree Species List

Softscape palette



Feature Flowers
Anigozanthos ‘Bush Endeavour’ – Kangaroo Paw
2m h x 1.5m w
AUS native



Feature Flowers
Anigozanthos flavidus Yellow
2m h x 1.5m w
Aus native



Ground cover
Eremophila glabra ‘Kalbarri Carpet’
0.2m h x 2m w
WA native



Ground cover
Myoporum parvifolium ‘Creeping Boobialla’
0.3m h x 2m w
AUS native

Softscape palette



Under Planting
Atriplex nummularia ‘Oldman Salt Bush’
3m h x 3m w
AUS native



Under Planting
Scaevola crassifolia
1.5m h x 1.5m w
WA native



Shrub
Correa alba
1.5m h x 1.5m w
AUS native



Shrub
Westringia fruticosa Mundi
0.5m h x 1.5m w
AUS native



Native grass
Ficinia nodosa
1m h x 1m w
AUS native



Soft foliage
Poa labillardieri Eskdale
1m h x 1m w
AUS native



Grass shrub
Lepidosperma calcicola ‘Coastal sedge’
0.6m h x 0.5m w
AUS native



New Street Trees
Eucalyptus Victrix Snow Queen
8m h x 4m w
AUS native

Town of Victoria Park
Suggested Tree Species List



Screening Trees Briggs Street
Hakea laurina 'Pincushion Hakea'
6m h x 5m w
AUS native

Town of Victoria Park
Suggested Tree Species List



Hedging Cohn Street
Hibiscus Cottonwood

Hedging to match existing on Cohn Street

Softscape palette_Verge Treatment



Feature foliage
Banksia blechnifolia
0.5m h x 3m w
AUS native
ToVP recommended species



Groundcover within 1.5m Verge Setback Zone
Acacia saligna prostrate
0.3m h x 3m w
AUS native



Groundcover
Grevillea Gin Gin Gem
0.3m h x 2m w
AUS native
ToVP recommended species



Shrub
Olearia lanuginosa 'Ghost Town'
0.7m h x 1m w
AUS native
ToVP recommended species



Feature Shrub
Anigozanthos Bush Pizzazz
0.7m h x 0.8m w
AUS native



Shrub
Westringia grey box
0.5m h x 0.5m w
AUS native



Flowering Shrub
Conostylis candicans
0.3m h x 0.5m w
AUS native

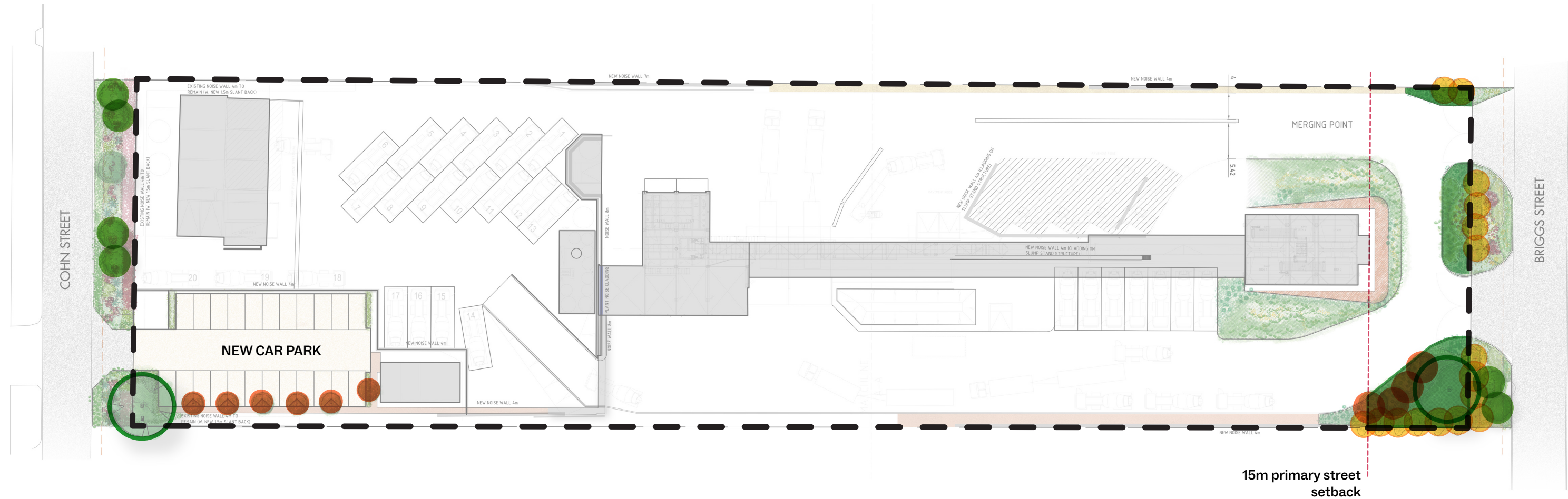
ToVP recommended species



Soft foliage
Lomandra tanika
0.7m h x 0.7m w
AUS native



Grass shrub
Lepidosperma squamatum
0.7m h x 0.7m w
AUS native



LEGEND

- Existing trees 'Worthy of Retention'
- New Site trees - Large
- New Site trees - medium
- New Street trees - Large
- Landscape area provision
- Verge treatment
- Site Boundary
- Site Street Set Back

LANDSCAPE METRIC CALCULATIONS

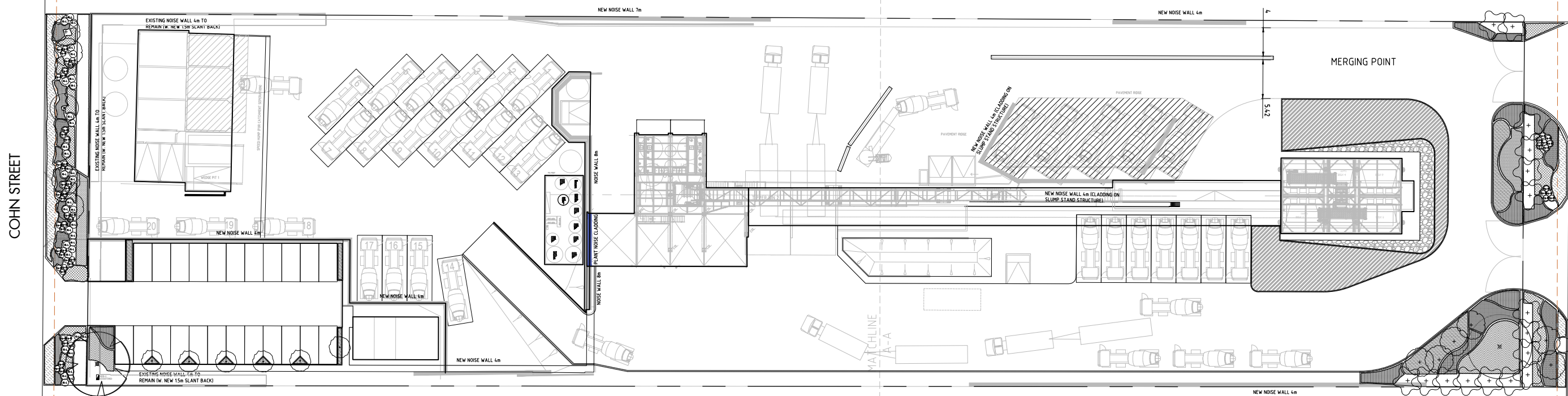
Lot Size	10321m ²
Local Authority	Town of Victoria Park
LPS Zoning	Light Industrial
Total area within primary street setback zone	787 m ² (15m setback from boundary to edge of building on Briggs Street)
Landscape Area Requirement	236m ² 25% of total area within primary street setback zone
Landscape Area Provision with primary street setback zone	300m2 (30% above requirement)

SUMMARY

The proposed development has exceeded the required landscaping area within the primary street setback by 30%. The total number of trees provided also exceeds the minimum requirement, contributing positively to the streetscape and urban canopy.

The tree provision calculation and size definition has been guided by Town of Victoria Park - Local Planning Policy no. 39

Overall New Trees Requirement	14 new trees Local Planning Policy no. 39 calculations: 'Total number of trees required may be reduced to a rate of 1 tree for every 500m2 for each 'tree worthy of retention' that is retained on site, or 'large tree' that is provided. 2 x trees worthy of retention = 1000m ² 10 x large tree provision = 5000m ² Total number of new tree required are calculated based on the reduced lot size due to having trees worthy of retention and large trees provision on site. Hence total lot size = 4321m ²
Trees Retention	2 tree 'Worthy of Retention' within site boundary
Landscape Trees Requirement within New Car Park	6 new trees (1 per 4 car bays, 23 car bays provided on Cohn Street)
Street Trees Provision	6 large street trees 8 medium street trees Total Street Trees provision = 14 new trees
Site Trees provision	6 large trees to Cohn Street New Car Park 4 large trees 8 medium trees Total Site Trees provision = 18 new trees
Total New Trees Provision	32 new trees (16 large tree + 16 medium trees)



SOFTSCAPE SCHEDULE PROVIDE PLANT STABILISATION , REF. SPEC									
TAGS SHOWN ON DRAWINGS ARE SCHEDULED BELOW. OTHERWISE STATED ON DRAWINGS. MULCH AS SPEC. TO ALL AREAS IN THIS SCHEDULE.									
SYMBOL		GROUND LEVEL TREES	DESCRIPT/REMARKS	ENVIROMENT	MATURITY	POT SIZE	SUPPLIER	SPACING	QTY
	EX	Existing tree	Existing tree to remain. Protect during construction.						as shown on dwg
	EX-H	Existing hedging	Portion of existing hedging to be retained.						as shown on dwg
	Me-L	Metaleuca lanceolata 'Moonah'	WA native small tree with fine green foliage and clusters of small creamy-white bottlebrush flowers in Spring.	Full-sun position. Most soils	7m high 3m wide	150lt	ELLENBY	as per dwgs	as shown on dwg
	Eu-V	Eucalyptus victrix	Small native tree with open pendula habit. Smooth white bark, cream white flowers.	Full-part sun position. Most soils	8m high 4m wide	150lt		as per dwgs	
	Ha-L	Hakea laurina 'Pin-cushion hakea'	Evergreen tall shrub or small tree with long, leathery blue-green foliage and ball-like red flowers in Autumn to Winter.	Full sun to part shade. Well drained soil.	6m high 5m wide	75lt		as per dwgs	

SYMBOL		FEATURE PLANTING	DESCRIPT/REMARKS	ENVIROMENT	MATURITY	POT SIZE	SUPPLIER	SPACING	QTY
	Mix A	Westringia fruticosa grey box	Native shrub with masses of white flowers and green-grey foliage.	Full sun to part shade. Well drained soil.	45cm high 45cm wide	5lt	Contractor to nominate	4 per sqm	xx m²
		Lomandra longifolia 'Tanika'	Native evergreen grass shrub with fine strappy deep green leaves and small yellow flowers spikes Spring-Summer.	Full sun to full shade position. Well drained soil. Drought tolerant	70cm high 60cm wide	14cm		X per sqm X per lm	
		Lepidosperma squamatum	WA native grass shrub with strappy green foliage and creamy white flowers during winter.	Full-part sun position. Most soils	70cm high 60cm wide	14cm		as per dwgs	
		Conostylis candicans 'Cotton Heads'	Native evergreen shrub with strappy green weeping foliage and clusters of yellow flowers on long thin stems in Winter	Full-sun to part-shade position. Well drained soil. Suitable for coastal areas.	50cm high 50cm wide	14cm		as per dwgs	
	Mix B	Scaevola crassifolia 'Flat Fred'	Native evergreen ground cover with round, bright-green foliage and masses of small blue flowers in Summer	Full to part-sun position. Well drained soil. Suitable for coastal areas. Drought tolerant	1m high 15m wide	14cm		X per sqm X per lm	xx m²
		Atriplex nummularia 'Oldman Salt Bush'	Native shrub with silver foliage that are edible.	Full sun position. Well drained soil. Suitable for coastal areas.	3m high 3m wide	14cm		X per sqm X per lm	
	Mix C	Ficinia nodosa	Native evergreen grass with upright growth habit and brown flower spikes.	Full to part sun position. Well drained soil.	1m high 1m wide	14cm		4 per sqm	xx m²
		Lepidosperma calicicola 'Coastal Sedge'	Native WA evergreen grass with dense glossy green foliage and russet red-brown flowers during winter and spring.	Full-sun. Well drained soil.	60cm high 50cm wide	14cm			
		Anigozanthos 'Yellow gem'	WA native plant with green foliage and bright yellow flowers that appear in Spring and Summer.	Full sun - light shade. Sandy loam soil in well-drained position.	2m high 1m wide	14cm			
		Anigozanthos 'Bush endeavor'	WA native plant with green foliage and bright red flowers on highly branched stems.	Full sun - light shade. Sandy loam soil in well-drained position.	2m high 15m wide	14cm			
	Mix D	Ficinia nodosa	Native evergreen grass with upright growth habit and brown flower spikes.	Full to part sun position. Well drained soil.	1m high 1m wide	14cm		4 per sqm	xx m²
		Lepidosperma calicicola 'Coastal Sedge'	Native WA evergreen grass with dense glossy green foliage and russet red-brown flowers during winter and spring.	Full-sun. Well drained soil.	60cm high 50cm wide	14cm			
		Scaevola crassifolia 'Flat Fred'	Native evergreen ground cover with round, bright-green foliage and masses of small blue flowers in Summer	Full to part-sun position. Well drained soil. Suitable for coastal areas. Drought tolerant	1m high 15m wide	14cm			
		Atriplex nummularia 'Oldman Salt Bush'	Native shrub with silver foliage that are edible.	Full sun position. Well drained soil. Suitable for coastal areas.	3m high 3m wide	14cm			
		Myoporum parvifolium alba 'creeping boobialla'	Native evergreen low spreading ground cover with prostrate nature, green ground leaves with small white flowers.	full sun to part shade position. Well drained soil	15cm high 150cm wide	14cm			
		Eremophila glabra 'Kalbarri Carpet'	Native evergreen low spreading perennial with silvery foliage and yellow/orange tubular flowers from Spring-Summer.	full sun to part shade position. Well drained soil	20cm high 2m wide	14cm			

SOFTSCAPE SCHEDULE									
TAGS SHOWN ON DRAWINGS ARE SCHEDULED BELOW. MULCH AS SPEC. TO ALL AREAS IN THIS SCHEDULE.									
SYMBOL		GROUND LEVEL PLANTING	DESCRIPT/REMARKS	ENVIROMENT	MATURITY	POT SIZE	SUPPLIER	SPACING	QTY
	Kp-B	Anigozanthos 'Kangaroo paw Bush Pizzazz'	Australian native ornamental flowering shrub with stems red flowers.	Full sun position. Well drained soil.	70cm high 80cm wide	14cm	Contractor to nominate	as per dwgs	xx m²
	Ol-L	Olearia 'Little smokie'	Native, tough, compact growing shrub. Dense grey/silver/white foliage.	Full sun - semi shade. Well drained soil. Will tolerate limestone soils.	1m high 1m wide	13cm		as per dwgs	xx m²
	Po-L	Poa labillardieri 'Eskdale'	Native perennial grass with ornamental blue foliage.	Full-Sun to part shade	60cm high 50cm wide	14cm		3 per sqm	xx m²
	Fi-N	Ficinia nodosa	Native evergreen grass with upright growth habit and brown flower spikes.	Full to part sun position. Well drained soil.	1m high 1m wide	14cm		4 per sqm	xx m²
	Gr-G	Grevillea gin gin gem	Native low spreading shrub with bright green foliage and red flowers.	Full to part sun position. Well drained soil.	30cm high 2m wide	14cm		4 per sqm	xx m²
	Co-B	Correa alba 'White Correa'	Native evergreen shrub with rounded grey-green leaves. White flowers from Summer-Winter	Full sun to part shade position. Well drained soil. Coastal areas.	1-2m high 1-2m wide	14cm		X per sqm X per lm	xx m²
	We-M	Westringia fruticosa Mundi	Native small shrub with masses of white flowers and green-grey foliage.	Full sun to part shade. Well drained soil. Drought tolerant once established	40cm high 15m wide	14cm		4 per sqm	xx m²
	Hi-C	Murraya paniculata 'Orange Jessamine'	Evergreen dence shrub with fragrant flowers. Suitable for hedge.	Full sun to part sun position. Well drained soil.	3m high 3m wide	5lt		as per dwgs	7 no.
	Ba-B	Banksia blenchnifolia	Dwarf spreading native evergreen shrub with upright green leathery foliage and large pink-red flower cones producing in spring to summer	Full sun position. Well drained soil.	30cm high 2m wide	12lt		as per dwgs	xx m²
	Ac-S	Acacia saligna prostrate	Native evergreen shrub with a low spreading nature. Fine weeping lime-green foliage with mass of golden yellow flowers in Spring.	Full to part sun position. Well drained soil.	30cm high 3m wide	20cm		4 per sqm	xx m²

LANDSCAPE PLANTING NOTES

- ALL GARDEN BEDS TO FINISH 50mm BELOW ADJACENT PAVEMENT AND TOP OF WALL LEVELS UNLESS OTHERWISE STATED ON DRAWINGS
- ALL LAWN TO FINISH 40mm BELOW ADJACENT PAVEMENT LEVELS
- MULCH TO ALL GARDEN BEDS UNLESS NOTED OTHERWISE
- MULCH TO FINISH 50MM LOWER FROM FLOOR LEVEL (FL) GENERALLY.

LANDSCAPE GENERAL NOTES

- EXISTING TREES ARE TO BE RETAINED AND PROTECTED WITH APPROPRIATE FENCING TO TREES PARAMETER.
- ALL ITEMS AND QUANTITIES NOTED IN THE SCHEDULE MAY NOT CONSTITUTE THE FULL EXTENT OF WORKS IN THE CONTRACT DOCUMENTS AND IS FOR GENERAL GUIDANCE OF THE TENDERER ONLY. REFER TO DRAWINGS
- ALL MEASURED AREAS TAKE PRECEDENCE OVER WRITTEN AREAS FOR PLANTING. WHERE THERE IS A DISCREPANCY BETWEEN THE TWO, CONTRACTOR IS TO TAKE THE LARGER AREA ROUNDED UP TO THE NEAREST WHOLE NUMBER. WRITTEN AREAS FOR COORDINATION PURPOSES ONLY.
- SITE MEASURE ALL METAL EDGING, SEATING, WALLING PRIOR TO FABRICATION AS PER LANDSCAPE SPECIFICATION. SITE MEASURE TO INCLUDE CHECKING OF EXISTING AND NEW FOOTING LEVELS OF ADJACENT BUILDINGS AND OTHER UNKNOWN SERVICES.
- CHECK ON SITE FOR EXACT EXTENT AND LOCATION FOR ALL SERVICE LOCATIONS INCLUDING DOWN PIPES, DRAIN LOCATION, DRAIN PITS AND SOAK WELLS.
- IRRIGATION TO BE DESIGN AND CONSTRUCT. CONTRACTOR TO SUBMIT IRRIGATION DESIGN DRAWINGS PRIOR TO COMMENCING INSTALLATION.

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE
25-Jun-2025

FILE
SD-035-25

CaPA

l a n d s c a p e

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ABBREVIATION LEGEND
AFL ABOVE FLOOR LEVEL (W/O FINISH)
AFFL ABOVE FINISHED FLOOR LEVEL
AFGL ABOVE FINISHED GROUND LEVEL
BL BOTTOM LEVEL
BS BOTTOM OF SOIL LAYER
INCL DRAINAGE RIVER SAND)
C.O.S CONFORM ON SITE
EL EXISTING LEVEL
FEL FINISHED FLOOR LEVEL
FGL FINISHED GROUND LEVEL

NOM NOMINAL
OAE OR APPROVED EQUIVALENT
PL PLANTING LEVEL (TOP OF MULCH)
TOS TOP OF SEAT
TOW TOP OF WALL (AKA TW)
TS TOP OF SOIL LAYER
TW TOP OF WALL (AKA TOW)
U.N.D UNCL DRAINAGE RIVER SAND)
RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
TOE TOP OF EDGING
TOP TOP OF FENCE

TGS TOP OF GRAVEL
TOP TOP OF PLANTER
TOS TOP OF SEAT
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RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
TOE TOP OF EDGING
TOP TOP OF FENCE

PROPOSED EXTERNAL HOSE/COCK
LOCATION FOR IRRIGATION
CONTROLLER LOCATION

DATE
Y,M,D

REV

RECIPIENT / REASON FOR ISSUE

CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS

CAD FIGURE DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS

LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS

WELSHPOOL CONCRETE
Brigg Street, WELSHPOOL

SOFTSCAPE SCHEDULE

CONCEPT DESIGN
NOT FOR CONSTRUCTION

DRAWN VC
CHECKED JC
DATE MAY 2025
CLIENT PROJECT No. -
CAPA PROJECT No. 2510
DRAWING No. L1.02
REV. 1

THIS IS A CAD DRAWING
DO NOT AMEND MANUALLY
30mm@A1
15mm@A3

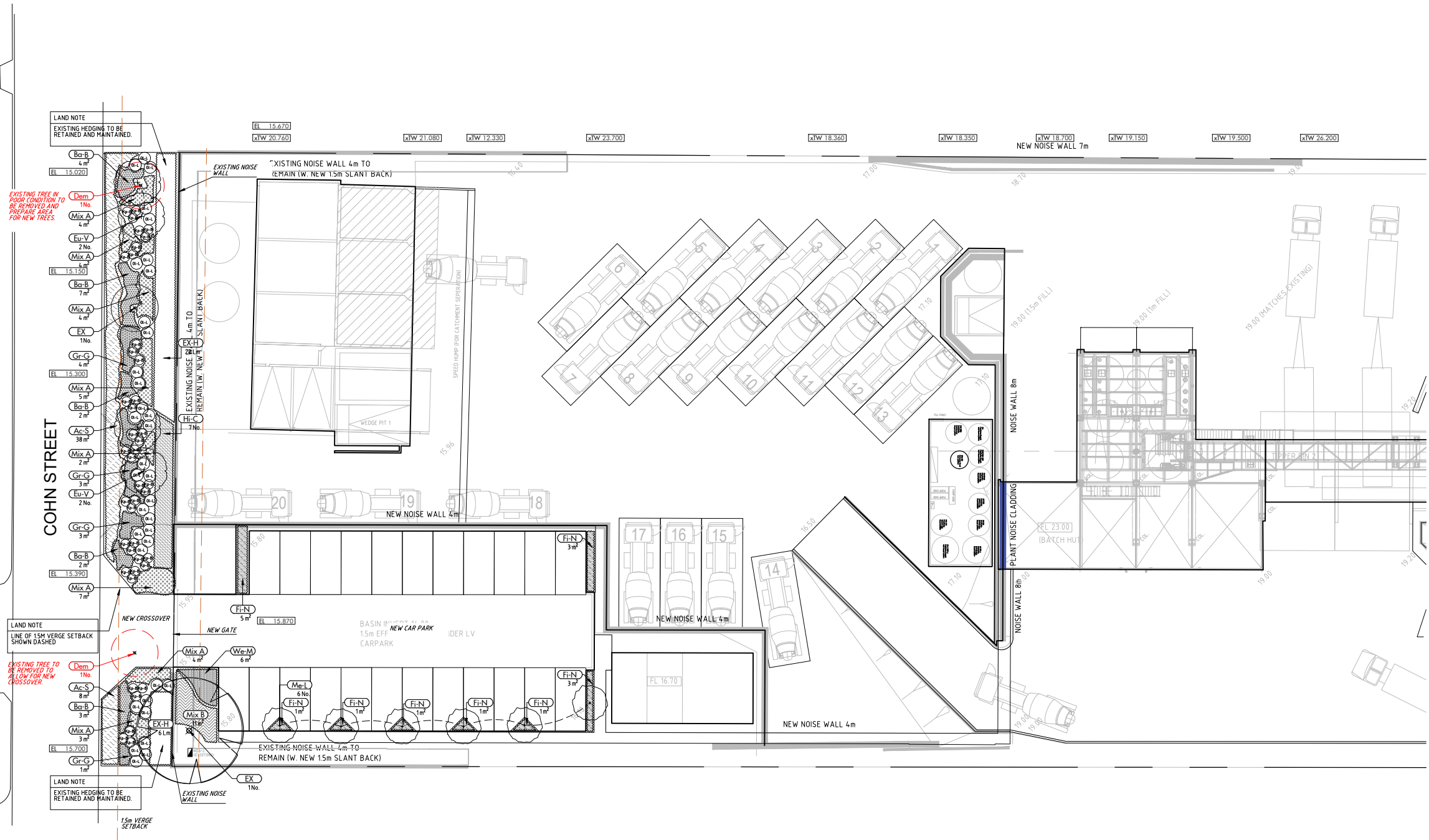
SCALE
NA

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- CHECK ON SITE FOR EXACT EXTENT AND LOCATION FOR ALL SERVICE LOCATIONS INCLUDING DOWN PIPES, DRAIN LOCATION, DRAIN PITS AND SOAK WELLS.
- IRRIGATION TO BE DESIGN AND CONSTRUCT. CONTRACTOR TO SUBMIT IRRIGATION DESIGN DRAWINGS PRIOR TO COMMENCING INSTALLATION.



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CaPA

landscape

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AFL ABOVE FINISHED FLOOR LEVEL
BL BOTTOM LEVEL
BS BOTTOM OF SOIL LAYER
C.O.S. CONFORM ON SITE
EL EXISTING LEVEL
FEL FINISHED FLOOR LEVEL
FGL FINISHED GROUND LEVEL

NOM NOMINAL
OAE OR APPROVED EQUIVALENT
PL PLANTING LEVEL (TOP OF MULCH)
10mm BELOW ADJACENT FLOOR FINISH
15mm BELOW TOP OF PLANTER WALL
U.N.D. UNDEVELOPED
REL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
TOE TOP OF EDGING
TOP TOP OF FENCE

TGS TOP OF GRAVEL
TOP TOP OF PLANTER
TOS TOP OF SEAT
TOW TOP OF WALL (AKA TW)
TSL TOP OF SOIL LAYER
TW TOP OF WALL (AKA TOW)
PROPOSED EXTERNAL HOSE/COCK LOCATION FOR IRRIGATION
IRRIC IRRIGATION CONTROLLER LOCATION

DATE	REV	RECIPIENT / REASON FOR ISSUE
25.06.12	1	DEVELOPMENT APPLICATION
25.06.10	1	ISSUED FOR 3D CONSULTANT
25.06.04	0	ISSUED FOR CLIENT REVIEW
25.06.04	0	

CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS
CAD FIGURE DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS
LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS

WELSHPOOL CONCRETE
Brigg Street, WELSHPOOL
LANDSCAPE PLAN
PART A COHN STREET
CONCEPT DESIGN
NOT FOR CONSTRUCTION

DRAWN	VC	DESIGNED	JC	THIS IS A CAD DRAWING DO NOT AMEND MANUALLY
CHECKED	JC	PRINCIPAL	JUSTIN CARRIER	REDUCTION 30mm@A1 15mm@A3
DATE	MAY 2025	CLIENT PROJECT No.	CAFA PROJECT No. 2510	DRAWING No. 12.01
SCALE	1:200@A1/1:400@A3	REV.		1

- ALL GARDEN BEDS TO FINISH 50mm BELOW ADJACENT PAVEMENT AND TOP OF WALL LEVELS UNLESS OTHERWISE STATED ON DRAWINGS.
- ALL LAWN TO FINISH 40mm BELOW ADJACENT PAVEMENT LEVELS
- MULCH TO ALL GARDEN BEDS UNLESS NOTED OTHERWISE.
- MULCH TO FINISH 50MM LOWER FROM FLOOR LEVEL (FL) GENERALLY.

- EXISTING TREES ARE TO BE RETAINED AND PROTECTED WITH APPROPRIATE FENCING TO TREES PARAMETER.
- ALL ITEMS AND QUANTITIES NOTED IN THE SCHEDULE MAY NOT CONSTITUTE THE FULL EXTENT OF WORKS IN THE CONTRACT DOCUMENTS AND IS FOR GENERAL GUIDANCE OF THE TENDERER ONLY. REFER TO DRAWINGS
- ALL MEASURED AREAS TAKE PRECEDENCE OVER WRITTEN AREAS FOR PLANTING. WHERE THERE IS A DISCREPANCY BETWEEN THE TWO, CONTRACTOR IS TO TAKE THE LARGER AREA. ROUNDED UP TO THE NEAREST WHOLE NUMBER. WRITTEN AREAS FOR COORDINATION PURPOSES ONLY.
- SITE MEASURE ALL METAL EDGING, SEATING, WALLING PRIOR TO FABRICATION AS PER LANDSCAPE SPECIFICATION. SITE MEASURE TO INCLUDE CHECKING OF EXISTING AND NEW FOOTING LEVELS OF ADJACENT BUILDINGS AND OTHER UNKNOWN SERVICES.
- CHECK ON SITE FOR EXACT EXTENT AND LOCATION FOR ALL SERVICE LOCATIONS INCLUDING DOWN PIPES, DRAIN LOCATION, DRAIN PITS AND SOAK WELLS.
- IRRIGATION TO BE DESIGN AND CONSTRUCT. CONTRACTOR TO SUBMIT IRRIGATION DESIGN DRAWINGS PRIOR TO COMMENCING INSTALLATION.



l a n d s c a p e

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NOM.	NOMINAL
OAE	OR APPROVED EQUIVALENT
PL	PLANTING LEVEL (TOP OF MULCH)
	10mm BELOW ADJACENT FLOOR FINISH
	U.N.O.
	50mm BELOW TOP OF PLANTER WALL
	U.N.O.
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
TOE	TOP OF EDGING
TOF	TOP OF FENCE

25.06.12	1	DEVELOPMENT APPLICATION
25.06.10	1	ISSUED FOR 3D CONSULTANT
25.06.04	0	ISSUED FOR CLIENT REVIEW
DATE Y.M.D	REV	RECIPIENT / REASON FOR ISSUE

CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS
CAD FIGURE DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS
LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS

CONCEPT DESIGN
NOT FOR CONSTRUCTION

DRAWN	VC	DESIGNED	JC	THIS IS A CAD DRAWING DO NOT AMEND MANUALLY	
CHECKED	JC	PRINCIPAL		REDUCTION	
DATE		JUSTIN CARRIER		<div>30mm@A1</div> <div>15mm@A3</div>	
MAY 2025					
CLIENT PROJECT No.		CAPA PROJECT No.		DRAWING No.	REV.
-		2510		L2.02	1
SCALE					
1:200@A1/1:400@A3					