



01

# Maitland Street Childcare Centre







02

118 Maitland Street  
Muswellbrook, 2333

MAITLAND ST

CONTEXT



GENERAL NOTES

1. **Initial preparation:** shall mean all preliminaries and all preparation works as necessary. Commencement of work by Landscape contractor (herein after referred to as 'Contractor') shall be deemed as proof of contractor's Acceptance of existing condition of site. No work shall be Carried out until all underground services have been identified and accurately located and pegged by contractor. It is the responsibility of the contractor to determine service locations prior to commencement of work. Any damage remains the responsibility of the contractor.

2. **Do not scale from drawings.** Use figured dimensions only, verify all dimensions onsite before the commencement of any works.

3. All work on this site shall comply with appropriate and current Australian standards and bca. Contractor shall be responsible for removal from site of all rubbish and debris encountered in areas to be landscaped.

4. Use hardwood timber only & treated for durability class 1, h4 for in ground use, h3 otherwise.
5. Contractor shall be responsible for waterproofing and drainage of all landscape areas. A 40mm depth drainage layer of Draincell ® shall be placed on base of all on-structure planted areas with geotextile filtration layer as specified. The Geotextile shall be protected by a 100mm layer of coarse sand as specified.

6. **Imported topsoil as specified shall be spread to the site as follows:**  
On structure planting beds & raised planters 3 planter box mix as specified mounded higher where possible.

7. A fully automatic dripline irrigation system shall be installed to all planter boxes and planting beds. Irrigation shall conform to AS3500 and local council water regulations as specified all vegetation in planter boxes, green walls and rooftop gardens or similar must be maintained and any dead, diseased or damaged plants replaced with a suitable species to the satisfaction of Moreland city council.

AUSTRALIAN STANDARDS

All materials workmanship shall be in accordance with the relevant standards of the standards association of aus.

All civil, structural, and hydraulic work associated to this project shall be to consulting engineers details. Drainage details shall be subject to the hydraulic engineers specifications.

For architectural details, including structural and levels refer to architectural details prepared by plus architects  
No responsibility will be taken by greenscape design + associates for any variations in design, construction method, material specified and general specifications without permission from the project engineer

or landscape architect.  
Written dimensions shall take precedent over scaled measurements, all dimensions shall be verified by contractor on site and initial set out approved by landscape architect in writing prior to commencement of work, if in doubt contact landscape architect.

Exact location of site boundaries to be confirmed on site prior to commencement of work.

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DRAWING REGISTER

| DWG No. | Drawing Title                    | Size | Scale | Revision |
|---------|----------------------------------|------|-------|----------|
| DA_01   | CONTEXT PLAN                     | A1   | 1:200 | F        |
| DA_02   | GROUND FLOOR PLAYSPACE PLAN      | A1   | 1:100 | F        |
| DA_03   | GROUND FLOOR PLANTING PLAN       | A1   | 1:100 | F        |
| DA_04   | GROUND FLOOR DEEP SOIL AREA PLAN | A1   | 1:100 | F        |
| DA_05   | PRECEDENTAL IMAGES               | N/A  | N/A   | F        |
| DA_06   | PLANTING PALETTE                 | N/A  | N/A   | F        |





LANDSCAPE PLAN - Site Context

MAITLAND ST

Project:

MAITLAND ST: PROPOSED  
CHILDCARE CENTRE  
118 Maitland Street  
Muswellbrook 2333

Date: 28.03.2024

Job Number: 231205

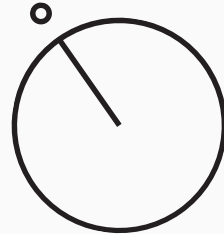
Drawing Number: DA\_01

Drawing Name: SITE CONTEXT PLAN

Scale: 1:200

| For | Revision | Date     |
|-----|----------|----------|
| DA  | A        | 20.10.23 |
| DA  | B        | 04.12.23 |
| DA  | C        | 15.12.23 |
| DA  | D        | 18.12.23 |
| DA  | E        | 08.03.24 |
| DA  | F        | 28.03.24 |
|     |          |          |

True North:





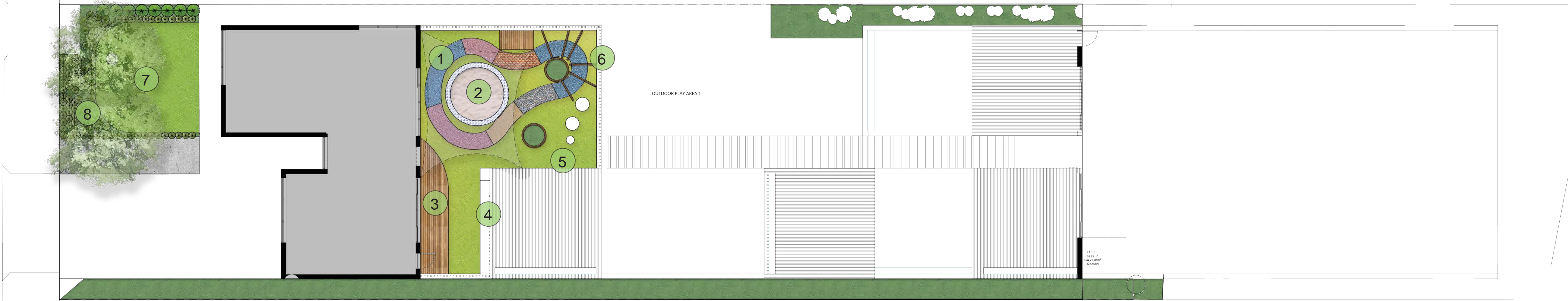


# 03

## Landscape

MAITLAND ST





LANDSCAPE PLAN - First Floor Playscape

1. Multi surface sensory path

2. Raised Sand pit with shade sail over

3. Timber deck transition zone

4. Seating area and storage
5. Raised recycled brick planter

6. Raised recycled brick planter with non climbable pergola

7. Natural turf
8. Turf garden & planter bed with canopy trees promoting C.P.T.E.D principals



1. Fire egress gate

2. Screening trees along boundary

3. Concrete driveway vehicular entrance

4. Centre entrance
5. Timber Deck transition zone and path

6. Sand pit with shade sails over

7. sensory planter bed with accent plant

8. Open Cubby
9. Active play area with slides, mounds and stairs

10. Wet creek bed with boat & water play

11. Active play fort, slide & rock wall
12. Terraced sensory path throughout planter

13. Tee Pee seating area

14. Herb garden on recycled brick paving
15. Rear setback planting with canopy trees

LANDSCAPE PLAN - Ground Floor Playscape

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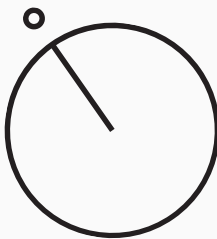
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Drawing Number: DA\_02

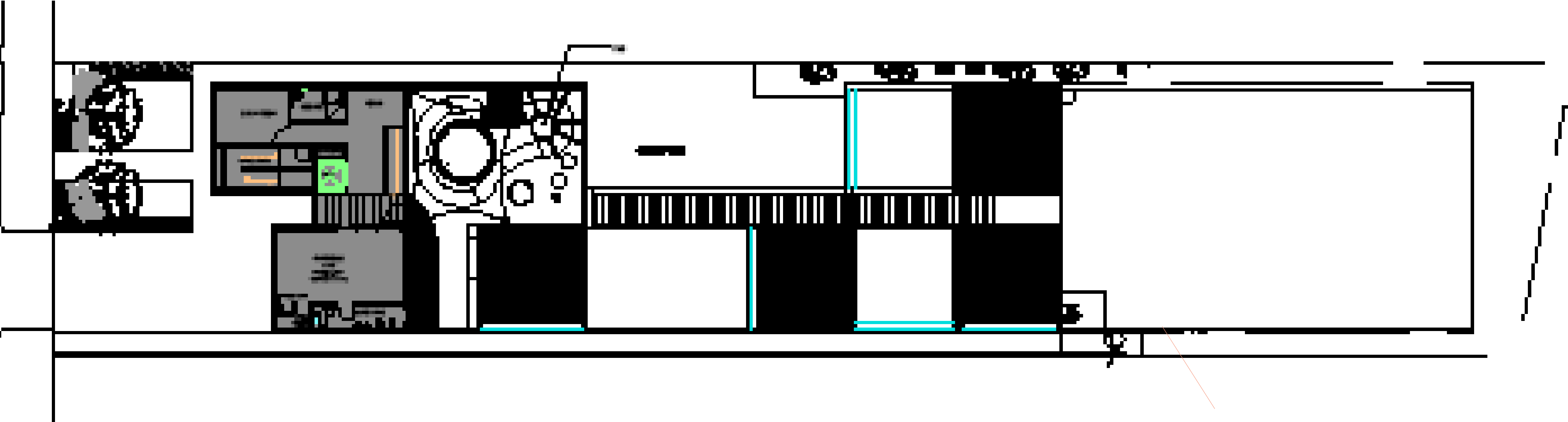
Drawing Name: GF & FF PLAYSPACE  
PLAN

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| DA  | F        | 28.03.24 |

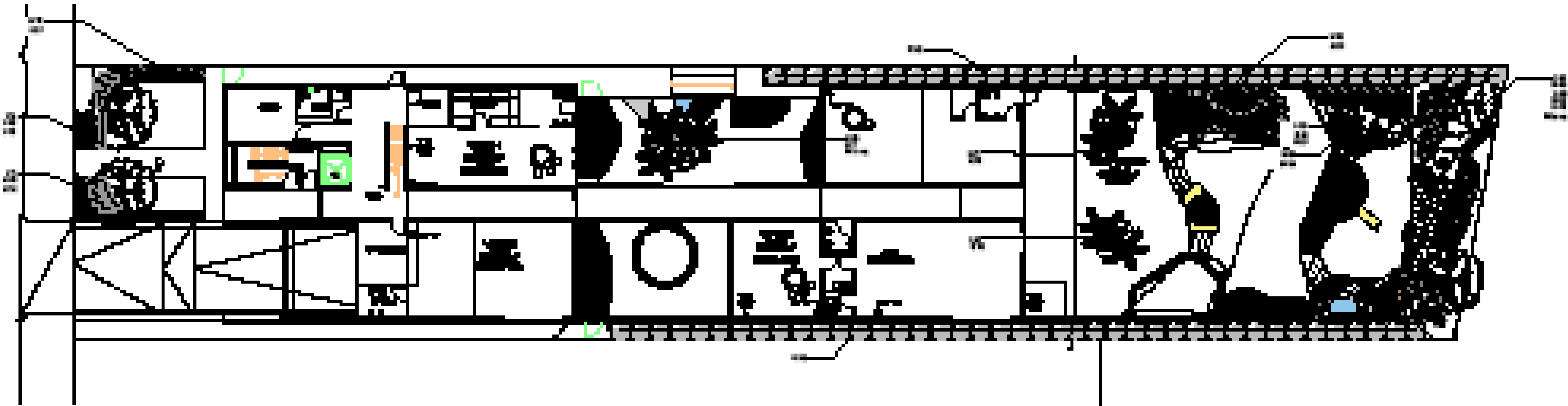
True North:







LANDSCAPE PLAN - First Floor Playspace Plan



LANDSCAPE PLAN - Ground Floor Playspace Plan

MAITLAND ST

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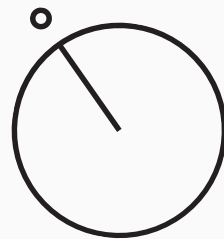
Job Number: 231205

Drawing Number: DA\_03

Drawing Name: GF & FF PLANTING  
PLAN

| For | Revision | Date     |
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| DA  | B        | 04.12.23 |
| DA  | C        | 15.12.23 |
| DA  | D        | 18.12.23 |
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| DA  | F        | 28.03.24 |

True North:







# 04

## Precedental Images

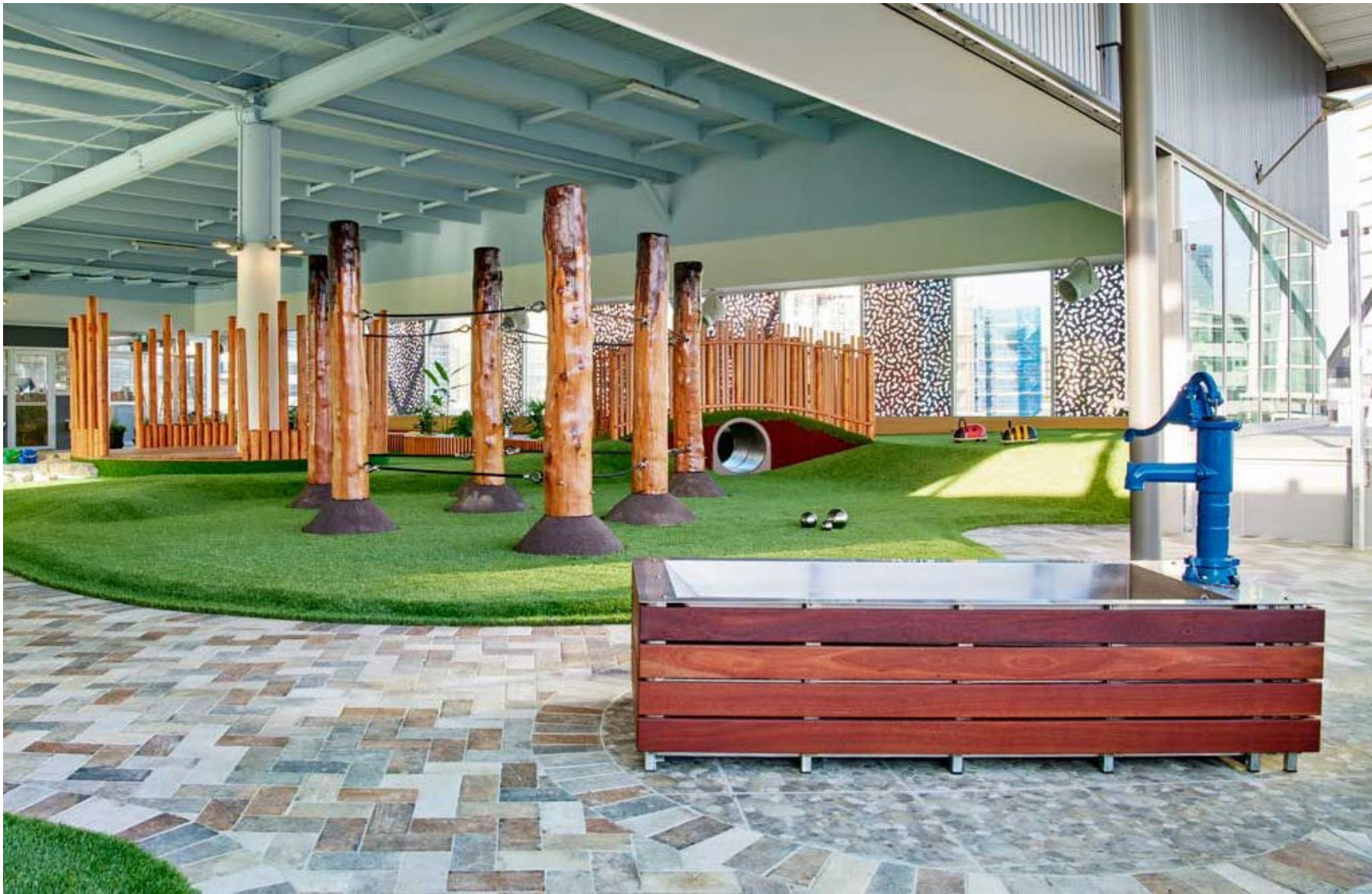




Circular play fort



Timber Teepee



Water play



Raised concrete planter



Music Play Panel



Herb garden



Outdoor Kitchen



Sensory Panel



Play Cubby



Wet creekbed with water pump



Sensory Path



Logs and beams in Garden

# MAITLAND ST

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CHILDCARE CENTRE**  
118 Maitland Street  
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Job Number: 231205

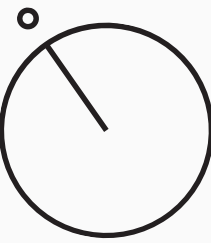
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Drawing Name: PRECEDENTIAL IMAGES

Scale: 1:100

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| DA  | C        | 15.12.23 |
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True North:



## PRECEDENTIAL IMAGES





# 04

## Planting Palette

MAITLAND ST



TREES & PALMS



01



02

SHRUBS & ACCENTS



03



04

GRASSES



05



06



07



08

GROUND COVERS



09



10



11

PLANTING PALETTE

| PLANTING SCHEDULE |                              |                 |          |            |         |
|-------------------|------------------------------|-----------------|----------|------------|---------|
| TREE & PALM       |                              |                 |          |            |         |
| CODE              | BOTANICAL NAME               | COMMON NAME     | POT SIZE | SIZE (WxH) | NUMBER  |
| EP                | EUCALYPTUS PANICULATA        | IRON BARK       | 200 LTR  | 5X15       | 4       |
| ES                | EUCALYPTUS SALIGNA           | SYDNEY BLUE GUM | 200 LTR  | 5X15       | 2       |
| MG                | MAGNOLIA GRANDIFLORA         | TEDDY BEAR      | 200 LTR  | 2X8        | 2       |
| TL                | TRISTANIOPSIS LAURINA        | WATER GUM       | 200 LTR  | 5X15       | 18      |
| SHRUBS & ACCENTS  |                              |                 |          |            |         |
| AS                | ACMENA SMITHII VAR MINOR     | LILLY PILLY     | 75 LTR   | 2X4        | 220     |
| CO                | CORREA ALBA                  | COREA           | 300MM    | 1.5X1.5    | 31      |
| GRASS             |                              |                 |          |            |         |
| PS                | PENNISETUM ALOPECUROIDES     | FOXTAIL PLANT   | 300 MM   | 1X1        | 42      |
| TK                | LOMANDRA LONGIFOLIA TANIKA   | TANIKA          | 140 MM   | 0.2X0.2    | 582     |
| GROUND COVER      |                              |                 |          |            |         |
| CG                | CASUARINA GLAUCA 'COUSIN IT' | COUSIN IT       | 75 MM    | N/A        | as req. |
| LM                | LIRIOPE MUSCARI              | LIRIOPE         | 75 MM    | N/A        | 68      |
| NV                | VIOLA HEDERACEA              | NATIVE VIOLA    | 75 MM    | N/A        | as req. |

01. MAGNOLIA GRANDIFLORA
02. TRISTANIOPSIS LAURINA
03. ACMENA SMITHII VAR MINOR
04. CORREA ALBA
05. PENNISETUM ALOPECUROIDESA
06. DIANELLA CAERULLEA 'LITTLE JESS'
07. DIETES BI-COLOUR
08. LOMANDRA LONGIFOLIA TANIKA
09. LIRIOPE MUSCARI
10. VIOLA HEDERACEA
11. CASUARINA GLAUCA 'COUSIN IT'

MAITLAND ST

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Job Number: 231205

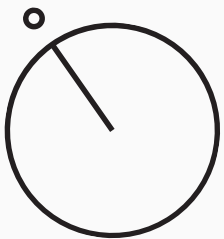
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Drawing Name:

Scale: 1:100

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| DA  | C        | 15.12.23 |
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True North:





LANDSCAPE SPECIFICATION

**1. Initial preparation:** Shall mean all preliminaries and all preparation works as necessary. Commencement of work by landscape contractor shall be deemed as proof of contractor’s acceptance of existing condition of site. No work shall be carried out until all underground services have been identified and accurately located and pegged by contractor.

All work on this site shall comply with appropriate and current Australian standards and bca. Contractor shall be responsible for removal from site of all rubbish and debris encountered in areas to be landscaped.

**2. Earthworks:** Shall mean Excavation and earthworks as necessary Contractor shall undertake works as necessary to achieve levels and grades that allow for addition of materials as detailed to bring works to proposed finished levels. Contractor shall ensure that finished levels of garden beds remain below damp proof course on buildings and that finished soil levels in garden areas finish 30mm (after allowing for settlement) below level of adjacent pathways, retaining walls, kerbs or other containing edge.

**3. Masonry walling**  
Hydrasplit sandstone wall for raised sandpits **General**  
This item includes complete construction of approved structurally retaining walls. All walls to heights, details and locations as indicated on landscape plan (drawing no. Wd\_01), **Inspections**  
Provide minimum 48 hours notice to landscape architect for the following inspection(s) by landscape architect:

- Setout of exact location of all walling specified herein, prior to proceeding further;
- All waterproofing and drainage prior to backfilling of wall;
- Prior to installation of all sandstone

**4. Materials and workmanship**  
Erect all walling perfectly vertical and true to line. Walling shall be structurally sound, and to levels/heights as indicated on plan. All workmanship and materials shall be in accordance with current Australian standard.

Waterproofing of masonry walls (where retaining) is a most important item and shall be carried out to highest standard possible. Waterproof masonry walls (where retaining) prior to installation of drainage layer (specified hereunder)

**5. Construction**  
Wall height and thickness: walling shall be constructed to heights as indicated on plan and reinforcement: place and fix reinforcement as specified during construction of walling. Mortar joints: provide nom. 10mm flush mortar joints between masonry units on both internal and external faces, providing open perpend to base course for drainage purposes.

Construction joints: install and allow for all vertical control/expansion joints in walls as required. Ensure that joints in walls, especially in junction areas, are sealed with approved compound.

Drainage & damp proof course: waterproof rear of all reinforced masonry retaining walls & boundary wall prior to incorporation of drainage layer to rear of wall. For drainage purposes, install 30-40mm thick, geofabric-wrapped atlantis wall panel drainage system (or equal), to rear of reinforced concrete block walls (where retaining). Install 75mm diameter agricultural drainage pipe (or equal) to bottom of drainage panels and connect such to stormwater disposal system. Install coarse aggregate in nom. 150mm wide layer to extend up back of retaining walls, finishing nom. 150mm above concrete footing. Install wall drainage system to approval of landscape architect and to supplier’s specifications.

Waterproof render: render mix shall be approved cement render mix, applied to internal face of walls. Add approved waterproofing compound (to manufacturer’s specification) to render mix used on internal face of walls. Store, handle and install render products and compounds to manufacturer’s specifications and recommendations. Render shall comply with appropriate Australian standard. Apply approved cement render in nom. 12-15mm thick single coat by wood-floating. Finished surface shall be even, free from defects and

true to required surface (refer to detail on drawing no.Wd02).

Sandstone capping: walls shall be faced and capped with rock face sandstone. Capping material shall be 270mm wide x 75mm thick. Rockface sandstone shall be ‘mt white white’ as available from gosford quarries, or approved equivalent. Sandstone facing shall be laid in random pattern bond with jointing to be tight butted with concealed grouting. Sandstone works shall be left clean and free from , stains or blemishes on completion

Provisions: ensure that all required openings, holes, casings, grooves etc. To accommodate various services are planned for during construction, in order to avoid breaking or cutting of completed work wherever possible.

**6. Soil preparation to garden areas:**  
Shall mean preparation of all garden areas plus installation of topsoil mix and soil conditioner as necessary. Consolidated depth (that is, as necessary to allow for future settlement) of approved free draining organic topsoil mix. Allow for supply, installation and thorough cultivation (into 225mm depth of site soil beneath) of 75mm depth of if necessary (to landscape architect’s approval) to all general garden areas.

No work shall be carried out on garden areas whilst soil is wet, to avoid compaction of these areas. All bricks, pieces of timber and other debris shall be raked up from proposed lawn and garden areas and transferred to separate stockpile, to be removed from site by contractor at approved intervals. Prepared soil shall be allowed to cure prior to installing plants. Ensure that all garden areas drain satisfactorily. If drainage problems exist contractor shall advise landscape architect in writing and wait for further instructions. Complete soil preparation shall be to approval of landscape architect.

**7. Irrigation:** Shall mean complete supply and installation of approved drip irrigation system to all garden areas. Completed system shall be to approval of landscape architect and shall comply with all current authority requirements.

Drip irrigation system shall adequately cover all garden areas and shall be appropriate to and suitable for plants specified. Irrigation system shall be connected to mains water. Irrigation system to be controlled by automatic solenoid valves, with controller to be located in approved location. Automatic rain sensor shall be provided to prevent watering to areas during periods of rain or excess soil moisture.

Power supply shall be provided to an approved location by others and shall consist of a gpo with an approved locking device to prevent accidental disconnection of power to controller.

Ensure that all connecting pipe work is adequately covered with plastic and tape during installation, to ensure that no soil or other material can enter and block pipes. Contractor shall ensure that all garden areas as indicated above are satisfactorily irrigated, ensuring that soil is kept moist, not wet, to approval of landscape architect. Contractor shall check pressure of water supply on site and ensure that this is taken into account for both tender and final design/installation.

Twelve months warranty on irrigation system shall be provided by contractor, covering both materials and labour. Contractor shall fully detail and submit together with tender an outline of proposed system and equipment

**8. Paving:** General: lay all (i) random diamond cut sandstone paving (sealed) with rounded edges on nom 20mm mortar bed over r. Conc slab to nominated rl in locations as shown on landscape plan. Top of finished surface of paving shall be even.

Laying: lay paving to approved grades and with nom. 1:80 Falls to ensure that surface sheds water. And keep surfaces clean as paving is laid.

Refer to typical details for paving types

**9. Planting, fertilising and staking:**  
Shall mean all planting and fertilising works as necessary. Plants shall be as detailed on landscape plan and in schedule. No substitutes for species or cultivars named in schedule shall be accepted without prior consultation

with landscape architect. Plants shall be well grown, healthy, not soft or forced, nor root-bound. Plant development shall be of reasonable size, proportionate to size of container and habit of plant, and in vigorous growth.

All plants shall be watered immediately prior to planting and plant set-out approved by landscape architect prior to planting. Planting holes shall be dug to depth and slightly larger than width of plant root ball which they are to receive. Base of planting hole shall be loosened to a depth of 75mm and surface dressing of slow release fertilizer (equal to ‘osmocote’ or ‘nutricote’ 8-9 month release formulation, low phosphorous as appropriate), added to hole to manufacturer’s recommendations and worked into loosened soil at base of hole. Hole shall be filled with water, allowed to drain, and then plant installed into hole. Root ball shall then be back-filled with surrounding topsoil mix (as elsewhere specified and on completion of planting base of each stem shall finish level with top surface of soil. Dish shall be formed in soil around base of each plant to aid in water collection and absorption.

Trees to be staked shall be staked as indicated on plant schedule. Stakes shall be 38 x 38 x 1800mm long approved hardwood stakes, pointed at one end. Stakes shall be driven into ground a minimum of one third of their length or until firm, avoiding damage to root system of adjacent tree. Nominal 50mm wide hessian ties shall be fixed in figure of eight pattern to loosely secure trees to stakes at positions along trunk, so as to prevent damage to tree and to generally stabilise.

**10. Mulching: shall mean complete supply and installation of:** A. Nom. 75mm depth of approved 25mm garden mulch suitable for childcare centres from Australian native landscapes ph: 9450 1444), to all garden areas following completion of planting . Cove mulch down to finish flush with containing edges and reduce to 25mm thick around base of stem of each plant.

**11.Completion:** Prior to completion, contractor shall make good any damaged areas. Contractor shall leave areas over which contractor has worked in tidy condition and to satisfaction of landscape architect. Contractor shall be responsible for removal from site of all unwanted material and debris resulting from this work.

**12.Maintenance:** Contractor shall maintain site for a period of 12 months- refer to maintenance schedule.