

# 513 WARRIGAL ROAD, RUNCORN (LANDSCAPE INTENT)

BCC DS  
RECEIVED  
2/04/2026  
APPLICATION REF  
A006996280

## DRAWING TITLE

## DRAWING NO.

COVERSHEET	D26001-CS-01
LANDSCAPE PLAN 01	D26001-LI-02
LANDSCAPE PLAN 02	D26001-LI-03
PLANTING PALETTE	D26001-LI-04

### GENERAL NOTES:

- ALL LANDSCAPE WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL B.C.C REQUIREMENTS.
- SET OUT WORKS. ALL WORK TO BE SET OUT ON SITE FOR APPROVAL BY LANDSCAPE SUPERINTENDENT PRIOR TO CONSTRUCTION. NO WORK TO COMMENCE ON SITE WITHOUT PRIOR APPROVAL FROM LANDSCAPE SUPERINTENDENT.
- ALL SERVICE LOCATIONS SHOWN ARE INDICATIVE ONLY. REFER TO ENGINEERS DRAWINGS FOR MORE DETAIL. CONFIRM SERVICE LOCATIONS ON SITE PRIOR TO ANY CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING EXISTING UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF WORKS. IF UNABLE TO CLEARLY ESTABLISH LOCATIONS OF UNDERGROUND SERVICES FOLLOW DIAL BEFORE YOU DIG PROCEDURES.
- REFER ELECTRICAL ENGINEERS DRAWINGS FOR LOCATIONS OF ALL DESIGNED ELECTRICAL INFRASTRUCTURE. REFER ELECTRICAL ENGINEERS DRAWINGS FOR LOCATIONS OF GENERAL ELECTRICAL RETICULATION, NBN INFRASTRUCTURE, PIT & PIPE LAYOUTS.
- REFER TO ARCHITECTS DRAWINGS FOR FINISHED LEVELS WITHIN PROPERTY BOUNDARY.
- FINAL PLANTING LOCATIONS SUBJECT TO FINAL SERVICE LOCATIONS.
- GRASS AND WEED GROWTH SHALL BE ERADICATED PRIOR TO COMMENCEMENT.
- THE LANDSCAPE CONTRACTOR SHALL CONFIRM THE LOCATION OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.
- ALL WEED GROWTH SHALL BE ERADICATED PRIOR TO COMMENCEMENT.
- ALL SERVICE PITS ARE TO BE CAST IRON OR AS APPROVED BY LANDSCAPE ARCHITECT.

### SURFACE DRAINAGE NOTES:

- WHEN SETTING OUT LINES AND LEVELS OF GARDENS. ENSURE THE ACCURATE FORMATION OF GRADES AND CROSS FALLS LEADING TO SURFACE CATCH DRAINS AND FIELD INLETS; SO ENABLING THE AREAS TO DRY QUICKLY AND SURPLUS WATER TO REACH THE DRAINAGE SYSTEM IN SUCH A WAY THAT POTENTIAL EROSION CHANNELS AND/OR WET SPOTS ARE AVOIDED.
- SUBSOIL DRAINAGE AS REQUIRED FOR STORM-WATER. IF SUBSOIL DRAINAGE IS REQUIRED SUBSOIL DRAINS TO BE 100 DIA FLEXIBLE AGG, DRAIN WRAPPED IN GEO-TEXTILE SOCK.

### NOTES ON PLANTING AND PLANT SCHEDULE:

- PLANT SCHEDULE IS PROVIDED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL REVIEW PLANT SCHEDULE TO ENSURE THE DRAWINGS AND SCHEDULE CONCUR. WHERE DISCREPANCIES EXIST, NOTATION ON DRAWINGS SHALL TAKE PRECEDENCE.
- ALL TREES ARE TO BE NATSPEC COMPLIANT AND CERTIFICATES TO BE SUPPLIED BY ARBORIST/NURSERY PRIOR TO INSTALLATION ON SITE. THE LANDSCAPE SUPERINTENDENT RESERVES THE RIGHT TO DEFECT ANY PLANT STOCK THAT IS NOT DEEMED TO MEET REQUIREMENTS, TO BE REPLACED AT CONTRACTOR'S COST.
- ALL CONTAINER SIZES SHOWN ARE MINIMUM ACCEPTABLE SIZES.
- SPECIES AND SIZES SUBSTITUTIONS MAY BE ACCEPTED, TO BE CONFIRMED WITH LANDSCAPE SUPERINTENDENT IN WRITING PRIOR TO ORDERING/INSTALLATION.
- ALL GRASS SPECIES ARE TO BE PLANTED WITH CROWN OF PLANT CLEAR OF MULCH.
- REFER TO NOTES FOR ALL SOIL AND MULCH REQUIREMENTS.

### PLANTING AREAS SHALL CONSIST OF:

- PRIOR TO CULTIVATING SUB-GRADE APPLY GYPSUM AS PER MANUFACTURE'S RECOMMENDATIONS. FOLLOWING THE APPLICATION OF GYPSUM, SPREAD BLOOD AND BONE OR SIMILAR TO MANUFACTURES RECOMMENDATIONS PRIOR TO SPREADING TOPSOIL.
- 150MM MINIMUM CULTIVATED SUB-GRADE.
- 300MM LAYER OF IMPORTED TOP SOIL "ONLY" TO ALL PLANTING BEDS.
- ORGANIC MULCH TO ALL PLANTING BEDS: 100MM LAYER TO ALL PLANTING BEDS. TO CONSIST OF: 25MM GRADE MEDIUM HOOP PINE BARK.
- ENSURE MULCH IS PULLED AWAY FROM THE BASE / STEM OF THE PLANTS & TREES TO PREVENT COLLAR ROT.

### MULCH:

- ORGANIC MULCH - 100MM DEEP 25MM GRADE MEDIUM HOOP PINE BARK.

### PLANT MATERIAL QUALITY SPECIFICATION- NURSERY STOCK:

- ALL PLANTS SHALL BE TRUE TO SCHEDULED NOMENCLATURE, WELL FORMED, HARDENED OFF AND DISEASE FREE NURSERY STOCK. THEY SHALL BE CONTAINER GROWN IN POTTING SOIL WITH ROOT SYSTEM FIRMLY ESTABLISHED BUT WITH NO LARGE ROOTS GROWING OUT OF THE CONTAINER. NO PLANT SHALL BE POT BOUND.
- EXCAVATE OR FILL AREAS AS NECESSARY ALLOWING FOR DEPTHS OF IMPORTED TOPSOIL AND MULCH. REMOVE AND DESTROY ANY GRASS OR WEED GROWTH PRESENT. IF NOXIOUS WEEDS ARE FOUND, SUCH AS NUT GRASS, IN THE AREA TO BE CULTIVATED AND PREPARED, INFORM THE SUPERINTENDENT BEFORE PROCEEDING.
- DECOMPACT EXISTING GROUND TO A MINIMUM OF 100MM. IN AREAS OF CUT OR WHERE COMPACTION OF THE SUBGRADE HAS OCCURRED DEEP RIP SUB-GRADE TO MINIMUM DEPTH OF 200MM.
- SPREAD SOIL AS SPECIFIED TO DEPTHS AS SHOWN IN DETAILS ENSURING MINIMUM THICKNESS SHOWN ON DRAWINGS AFTER SETTLEMENT.
- AS THE GROUND IS WORKED, ALL GARDEN AREAS ARE TO BE RAISED OR CROWNED IN THE CENTRE TO ASSIST IN SOIL DRAINAGE UNLESS IN A DESIGNATED OVERLAND FLOW PATH.
- FINISHED LEVEL OF SOIL AT PATHS AND AT PLANTER BOX EDGES TO ALLOW FOR MINIMAL SETTLEMENT AND FOR THE PLACEMENT OF MULCH AS SPECIFIED

### MAINTENANCE:

- AN ESTABLISHMENT PERIOD OF 12 WEEKS SHALL APPLY FOR ALL LANDSCAPE WORKS FROM THE DATE OF COMPLETION. ESTABLISHMENT SHALL INCLUDE WEEDING, WATERING, PRUNING, RE-MULCHING & RUBBISH REMOVAL. PLANTS NOT SHOWING SIGNS OF ACTIVE GROWTH AT THE END OF THE ESTABLISHMENT PERIOD SHALL BE REPLACED BY THE CONTRACTOR.



**SITE LOCATION PLAN**  
SCALE NTS

--- EXTENT OF LANDSCAPE WORKS

--- PROPERTY BOUNDARY

D26001-CS-01  
ISSUE B: FOR APPROVAL  
DATE: 25 MARCH, 2026

FOR: BARKI STUDIO  
C/- TOWN A TOWN PLANNING

BY:



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REFER SHEET 02

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513 WARRIGAL RD  
RUNCORN

For  
BARKI STUDIO  
C/- PLAN A TOWN PLANNING

**IMPORTANT NOTES:**

This plan was prepared for the client listed above and should not be used for any other purpose.

The dimensions, areas and total number of lots shown hereon are subject to final field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. The configuration of allotments shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans.

Any comments contained on this plan should be confirmed by the relevant authorities. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

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REFER TO ARCHITECTURAL & ENGINEERING DRAWINGS FOR LOCATIONS OF SERVICES



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B	Design Issue	25.03.2025	JD
A	Design Issue	18.03.2025	JD
No	Revisions	Date	Chkd

Locality: RUNCORN  
Local Authority: BCC  
Scale: 1:50 @ A1  
1:100 @ A3  
Drawn: RM  
Checked: JD

LANDSCAPE INTENT

LANDSCAPE PLAN  
01



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Issue: B



WARRIGAL ROAD



