LANDSCAPE PLAN

Scale: 1:200@A1

0 2m 5m 10m 20m

SCALE: 1: 200

AMENDED IN RED
By: Darren Cooper
Date: 19 December 2017

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2017/866
Date: 19 December 2017

Queensland Government

ALLIS STREET

HOLLOWS ROAD

HOMESTEAD DRIVE

WILD MINT DRIVE

SITE BOUNDARY

LOADING BAY

SNAP

IGA

BWS

AMENITIES

DOMINOS

BAKERY

VET

CARPARK

CAFE

TERRACE

EASEMENT

SERVICE EASEMENT

MATCH-LINE

MATCH-LINE

48.0

49.0

P-01

F-01

18 - LOM LON
34 - DIE BIC
31 - LOM LON
81 - LIR GIA
85 - LIR GIA
1 - CUP ANA
2 - CUP ANA
58 - DIE BIC
16 - LOM LON
12 - LIR GIA
12 - LIR GIA
10 - LOM LON
29 - LIR GIA
1 - CUP ANA
52 - LIR GIA
1 - CUP ANA
1 - CUP ANA
28 - LIR GIA
22 - LIR GIA
1 - CUP ANA
CUP ANA - 8
LOM LON - 26
DIE BIC - 14
LIR GIA - 43
29 - DIE BIC
MEL CLS - 13
LOM LON - 22
DIE BIC - 13
27 - CAL DWA
15 - GRE GOR
LIR GIA - 27
LIR GIA - 25
42 - LIR GIA
33 - LOM LON
25 - LIR GIA
CUP ANA - 4
LIR GIA - 23
LIR GIA - 51
CUP ANA - 1
LOM LON - 20
20 - LIR GIA
MEL CLS - 20
22 - LIR GIA
LOM LON - 32
22 - WES ZEA
LOM LON - 30
LOM LON - 71
PAN LAD - 3
LOM LON - 31
CAL DWA - 14
GRE GOR - 26
36 - DIE BIC
2 - CUP ANA
1 - CUP ANA
LIR GIA - 35
CUP ANA - 1
3
LP2
S-102
S-101
P-01

Vegetation is not to be located in and along active frontages

REFERENCE NOTES SCHEDULE

SYMBOL	FENCE DESCRIPTION	QTY
F-01	1M HEIGHT ALUMINIUM FENCE. LASER CUT STEEL PANELS INSERTED AT POST LOCATIONS.	

SYMBOL	PAVING DESCRIPTION	QTY
P-01	100MM WIDTH X 100MM DEPTH EXTRUDED CONCRETE GARDEN EDGE	

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY
S-101	METAL FRAME WITH STAINLESS STEEL WIRE VINE TRELLIS.(1.2M WIDE X 1.8M HIGH)	
S-102	METAL FRAMED PEDESTRIAN ENTRY ARBOUR STRUCTURE AND PAVED PATH	

SYMBOL	GARDENS/TURF/PLANTS DESCRIPTION	QTY
	TURF. SIR WALTER OVER 150MM DEPTH TOPSOIL.	302.8 m²

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	PLANT HT		QTY
CUP ANA	Cupaniopsis anacardioides / Carrot Wood	45L	2m ht, 1.5m spread at planting(Stake & tie)		28
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	CONT	PLANT HT		QTY
PAN LAD	Pandorea jasminoides `Lady Di` / Jasmine Pandorea Train vines to grow up wires on frame	200 mm	250mm height, 150mm spread at planting		3
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	PLANT HT	SPACING	QTY
GRE GOR	Grevillea x `Robyn Gordon` / Robyn Gordon Grevillea	200 mm	350mm height, 250mm spread at planting	700mm	66
WES ZEA	Westringia fruticosa `Zena` / Zena Coast Rosemary	200mm	350mm height, 250mm spread at planting	750mm	22
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	PLANT HT	SPACING	QTY
CAL DWA	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	200 mm	250mm height, 150m spread at planting	700mm	161
DIE BIC	Dietes bicolor / Fortnight Lily	140 mm	300mm height, 250mm spread at planting	700mm	300
LEP PIC	Leptospermum scoparium `Pink Cascade` / Pink Cascade	200 mm	250mm height, 150m spread at planting	700mm	18
LIR GIA	Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass	140 mm	250mm height, 150m spread at planting	550mm	788
LOM LON	Lomandra longifolia / Mat Rush	140mm	300mm height, 250mm spread at planting	700mm	376
MEL CLS	Melaleuca linariifolia `Claret Tops` / Honey Myrtle	200mm	300mm height, 250mm spread at planting	700mm	47

Additional Shade Trees at 1 tree every 6 car parks

ISSUE	DATE	REVISION
G	26/11/17	DESIGN
F	28/10/17	DESIGN
E	25/10/17	DESIGN

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TPM BUILDERS PTY LTD

DRAWING TITLE
LANDSCAPE PLAN

PROJECT DETAILS:
COMMERCIAL CENTRE
HOMESTEAD DVE, FLAGSTONE Q

DRAWING NUMBER:
1707-LP1
CURRENT ISSUE: G
SCALE: 1:200

NORTH

SHEET SIZE: A1
DATE: July 17
PROJECT NO: 1707

LANDSCAPE NOTES

1 GROUND WORKS

1 GENERAL

1.1 TOPSOIL

General

Topsoil to comply with AS 4419 'Soils for Landscaping' & ASTM D5268-07 'Standard Spec for Topsoil'. Soil conditioner to AS 4454 'Composts, Soil Conditioners & Mulches'.
Test both imported & Site obtained topsoil & potting mixes to AS 1289 (Methods of Testing Soil) & AS 3743. Topsoil to contain organic matter 6-8% by mass & have sandy loam texture to AS 4419.
Soil organic matter to be 6-8% by mass.
Imported topsoil mix to comply with the following:

- Contain organic matter which supports plant life.
- Components to be evenly distributed throughout the mix.
- Mixes to be mechanically screened prior to despatch using screen size: <25mm.
- The mix is to be moist but still free flowing & of such moisture content that water cannot be squeezed from it by hand.
- Material to be void of ingredients which display high shrinkage tendencies.
- Free of acrid odours (including those caused by excessive ammonia or organic acids), chemicals & toxins detrimental to plants & human touch contact.
- Free of stones, clay lumps, weeds and weed propagules including Cyperus Rotundus (nut-grass tubers), tree roots, sticks, rubbish, sharp items & other foreign matter.
- Free of pests and diseases such as pathogenic organisms e.g. Phytophthora spp and the larval stage of insect pests.

Topsoil Spreading
Topsoil to grassed and turfed areas: 100mm (min) thick.
Topsoil to planting areas: 300mm (min) thick (add 75mm to this min thickness for planting area crown).
Crown topsoil in planting areas.
Lightly consolidate topsoil to a smooth surface, free from lumps of soil and roots, ready for planting.
Progressively layer (max 100mm compacted thickness) & tamp topsoil to prevent voids & subsidence.
Prevent excess compaction.
Add new topsoil to subsided topsoil (including during the Defects Liability Period) to bring the topsoil back up to doc levels.

1.2 CULTIVATION

Cultivate to loosen the existing ground to subsequently receive topsoil.
Cultivation depth for subsequent grassed areas: 150mm deep.
Cultivation depth for subsequent plants & planting areas: 300mm deep.
Break-up cultivated earth so that pieces are less than 50mm. Remove stones exceeding 50mm, and any other deleterious material from cultivated earth including roots, sticks, weeds.

2 SOFT LANDSCAPING

2 MATERIALS

2.1 MATERIAL COMMON DETAIL

Provide plant life in healthy condition, without scarring or deformations. Establish plant life for optimum growth for the environmental conditions.
Continuously Work to keep plant life free of disease, and free of plant (weeds) & animal pests. Immediately replace failed planting.

2.2 MULCH

Provide mulch to AS 4454 'Composts, Soil Conditioners & Mulches'. Mulch to be free of deleterious and extraneous matter including soil, weeds, sticks, roots. Mulch to be sieved to size to prevent accumulation of mulch fines.
Spread mulches evenly to a min depth of 100mm, UDO. Grade the finished surface evenly. Do not place mulch in contact with stems of plants.
Mulch types - FOREST MULCH(AGED 6 MONTHS)

2.3 FERTILIZER

Deliver fertilizer to Site in sealed bags, branded with the fertilizer type & Manufacturer name.

2.4 TURFING

Type - SIR WALTER

Turf to be free from weeds & other foreign matters. Turf to be comprised of consistently thick grass & root (fully soiled) parts. Grass part to be 20mm thick, root part to be 25mm thick.
Evenly mix fertilizer into the topsoil before placing the turf.
Lay turf within 24 hours of cutting. Prevent turf from drying out between cutting and laying.
Lay turf along land contours with staggered, butt joints. Immediately after laying, roll turf with a 90 kg/m roller.
Fill joints & depressions with topsoil. On slopes too steep for rolling, evenly tamp the turf.
Immediately after rolling, irrigate with a fine spray so that the soil is moist to a depth of 100mm.
Lay turf flush with adjacent surfaces. Grade falls evenly. Turf surface to be smooth & consistent.
When turf is established, mow at 25mm above soil level, remove cuttings & top dress max 10mm deep with topsoil to fill joints and correct surface uneveness.
21 days after turfing, broadcast evenly a minimum of 10 g/m2 of sulphate of ammonia fertiliser over the whole of the area of turfing.
When the turf is established, mow at regular intervals to maintain an average height of 30mm.
Manually extract weeds that emerge in the turfed areas. Where necessary spray with a selective broad leaf weed herbicide.
Tolerance: Max 13mm under a 3000mm straight edge any direction.

2.6 PLANTING

Plant Quality

Plants to have well-balanced branching foliage typical of their species for the season.
Plants to be free from pests, diseases, physiological disorder & nutritional deficiency, and be substantially free from evidence of any previous disorder.
Plants shall have been grown in their final containers in environmental conditions similar to that expected for where they will be planted, for min 42 days before Site delivery.
Plants to be planted in the sun are to be previously 'sun grown' or 'sun hardened', for min 42 days before Site delivery.
Site deliver plants in pathogen free, weed free medium.
Plant roots to be undamaged, unrestricted, well-proportioned in relation to the size of the plant & suitable for transplantation.
Legibly label each plant by botanical name, common name & plant characteristics, on a durable weather-proof tag.
Tree Stock: Not to have co-dominant stems. To have crown foliage symmetry with no side exceeding 20% of the lesser foliage side. North aspect of trees in the Nursery to be identified & trees planted with this side facing north.

Plant Containers

Provide plants in new or sterilised recycled polypropylene containers or polythene bags of potting media volumes, sized as follows, UDO:

Height (mm)	Pot Diameter (mm)	Potting Media Volume (litres dry)
150	140	2
200	200	4
300	300	13
400	400	45
450	400	76
500	500	104

Planting

Excavate planting holes to a size that allows the following min amount of topsoil backfill beneath & around the plant root system, UDO:

Plant Height at time of planting (excluding the root ball - mm)	Thickness/cepth of topsoil around the root ball
0-300	100
300-500	150
500-1000	200
1000-2000	250
2000-2500	350
2500-3000	450
Over 3000	550

Thoroughly water plants immediately before planting. Thoroughly water the planting hole immediately before planting.
Remove plants from containers with min soil loss & root disturbance. Lightly brush the root ball surface to loosen root ends.
Position plants in the centre of planting holes. Set plants plumb & at a level for natural relationship of the plant with the ground surface.
Place slow release prolonged release type fertilizer around plants at the time of planting.
Backfill with topsoil to be firm around the plant without air pockets. Dish the soil around plants for water capture (dish diameter to match pot diameter or root ball).
For plants to be over 2000mm tall at maturity, vertically embed in the backfill, a 75mm dia, 300mm length of black colour, slotted agricultural drain pipe behind the plant (protruding above the mulch 20mm) as a deep watering mechanism. Place mulch to 50mm deep in the base of the pipe.
Commence planting immediately after Site delivery.
If unforeseen planting delay occurs, transplant plants into larger pots.
Do not plant in unsuitable weather conditions including extreme heat, cold, wind, rain.
Arrange sufficient off-Site plant quantities to allow for on-Site plant failures to avoid delay.
Replace dead or dying plants within the Site area during the period between on-Site start & the end of the Defects Liability Period. Replace damaged plants within the Site area during the period between on-Site start & Practical Completion.

Stakes & Ties

Plants with stems or trunks to be staked to give plant support. Stakes to be straight, undamaged, have flat top ends & pointed driving ends.
Stakes & components (ties, caps) to be of a neutral & natural colour (ie grey, black. brown) which can be achieved by painting.
Cap all stakes after their placement, with a neutral & natural coloured wired-on plastic safety caps.
Single stakes to positioned behind the plant (ie opposite the likely pedestrian traffic side), double stakes to be positioned evenly apart & parallel to the likely pedestrian traffic side, triple stakes to be positioned evenly apart with 2 stakes positioned behind the plant (ie opposite the likely pedestrian traffic side).
Position stakes outside of the topsoil zone part of the planting hole.
Tie plant to each stake at the top 10% of the exposed to view stake. Tie also as required to straighten the stem or trunk.
Remove stakes & ties no longer required to support the plant, at the end of the Defects Liability Period.
Stakes to comply with the following table, UDO:

Plant Height (at time of planting -mm)	Stake Number	Stake Size (mm) & Type	Stake In-ground Depth/ Exposed Height (mm)	Ties
900-1500	2	38x38 HWD	300/1000	Plastic
1500-1800	3	50x50 HWD	400/1200	Plastic
1800-2400	3	Steel star picket	600/1800	Steel rope

Plastic ties: Proprietary ties.
Steel rope ties: 3mm dia galv steel wire rope, cut ends steel clamped, turnbuckle tension adjustment, plastic guards against trunk, the loop dia around trunk to be 3 times the dia of the trunk at that tie point.

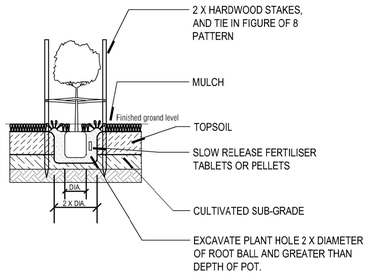
2.7 MAINTENANCE

Maintain construction Work. After Practical Completion, maintain the Work for 12 WEEKS to the doc standard. Maintenance includes:

- Watering, fertilizing, pest & disease control.
- Mowing, weeding, aerating, removal of cuttings
- Pruning (to AS 4373), the intention of pruning being to maintain healthy foliage or remove damaged growth.
- Maintaining stakes & ties.
- Replacing damaged or failed planting.
- Top dressing & soil replacement/ re-topping, mulch maintenance.

3 IRRIGATION

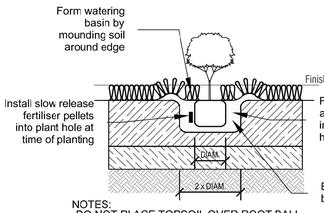
Install an automatic in-ground irrigation system to water gardens.



NOTES:
-DO NOT PLACE TOPSOIL OVER ROOT BALL
-ROUGHEN SIDE AND BASE OF PLANT HOLE TO ENCOURAGE ROOT DEVELOPMENT AFTER EXCAVATING PLANT HOLE
-TAMP BASE OF PLANT HOLE PRIOR TO PLACING PLANT TO PREVENT SETTLEMENT
-WATER PLANT HOLE THOROUGHLY BEFORE AND AFTER PLANTING

1 TYPICAL TREE PLANTING DETAIL

1:40 P-CO-SLO-07



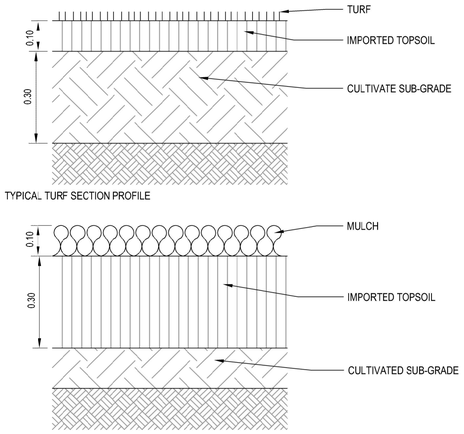
Fill excavated plant hole with water and allow water to drain away prior to installing plant. Water plant and plant hole after planting.

Excavate plant hole 2 x diamter of root ball, and greater than soil depth of pot

NOTES:
-DO NOT PLACE TOPSOIL OVER ROOT BALL
-ROUGHEN SIDE AND BASE OF PLANT HOLE TO ENCOURAGE ROOT DEVELOPMENT AFTER EXCAVATING PLANT HOLE
-TAMP BASE OF PLANT HOLE PRIOR TO PLACING PLANT TO PREVENT SETTLEMENT
-WATER PLANT HOLE THOROUGHLY BEFORE AND AFTER PLANTING

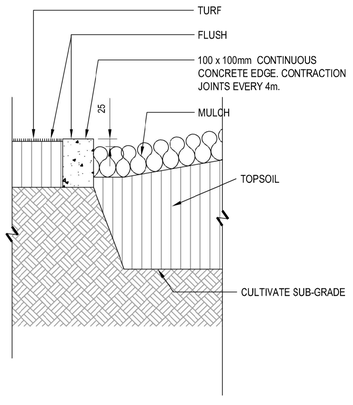
2 SHRUB AND GROUNDCOVER PLANTING DETAIL

1:20 P-CO-SLO-06



3 TURF/GARDEN BEDS

1:10



4 CONCRETE MOWING EDGE SECTION

1:10 P-CO-SLO-16

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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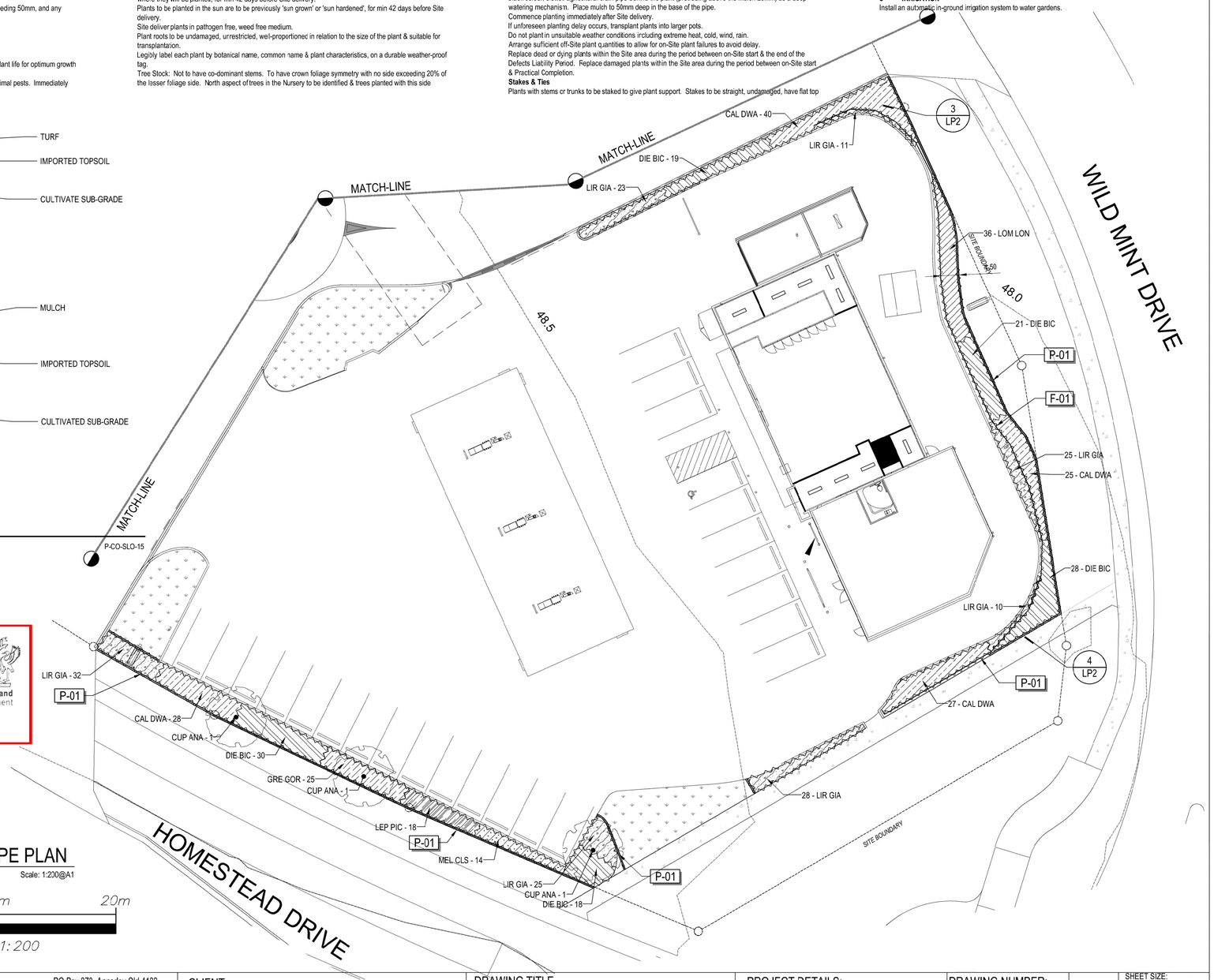

LANDSCAPE PLAN

Scale: 1:200@A1

0 2m 5m 10m 20m

SCALE: 1: 200

ISSUE	DATE	REVISION
G	26/11/17	DESIGN
F	28/10/17	DESIGN
E	25/10/17	DESIGN

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CLIENT: TPM BUILDERS PTY LTD

DRAWING TITLE: LANDSCAPE PLAN

PROJECT DETAILS: COMMERCIAL CENTRE HOMESTEAD DVE, FLAGSTONE Q

DRAWING NUMBER: 1707-LP2

CURRENT ISSUE: G

SCALE: 1:200

NORTH

SHEET SIZE: A1

DATE: July 17

PROJECT NO: 1707