

SCHEDULE OF LANDSCAPE DRAWINGS

LOCALITY PLAN & LANDSCAPE DRAWING SCHEDULE 84815 / TE / L00.01

LANDSCAPE SPECIFICATION NOTES - SHEET 1 84815 / TE / L01.01
LANDSCAPE SPECIFICATION NOTES - SHEET 2 84815 / TE / L01.02
LANDSCAPE FINISHES SCHEDULE 84815 / TE / L01.11

LANDSCAPE SURFACE TREATMENT PLAN - SHEET 1 84815 / TE / L02.01
LANDSCAPE SURFACE TREATMENT PLAN - SHEET 2 84815 / TE / L02.02
LANDSCAPE SURFACE TREATMENT PLAN - SHEET 3 84815 / TE / L02.03
LANDSCAPE SURFACE TREATMENT PLAN - SHEET 4 84815 / TE / L02.04

LANDSCAPE PLANTING PLAN - SHEET 1 84815 / TE / L03.01
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LANDSCAPE PLANTING PLAN - SHEET 3 84815 / TE / L03.03
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LANDSCAPE DETAILS - SHEET 1 84815 / TE / L04.01
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IRRIGATION PLAN - SHEET 1 84815 / TE / L05.01
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IRRIGATION PLAN - SHEET 4 84815 / TE / L05.04
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WAYFINDING SIGNAGE DRAWING SCHEDULE 84815 / TE / L06.01
& GENERAL ARRANGEMENT PLAN
WAYFINDING SIGNAGE DETAILS - SHEET 1 84815 / TE / L06.11
WAYFINDING SIGNAGE DETAILS - SHEET 2 84815 / TE / L06.12
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WAYFINDING SIGNAGE DETAILS - SHEET 6 84815 / TE / L06.16

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



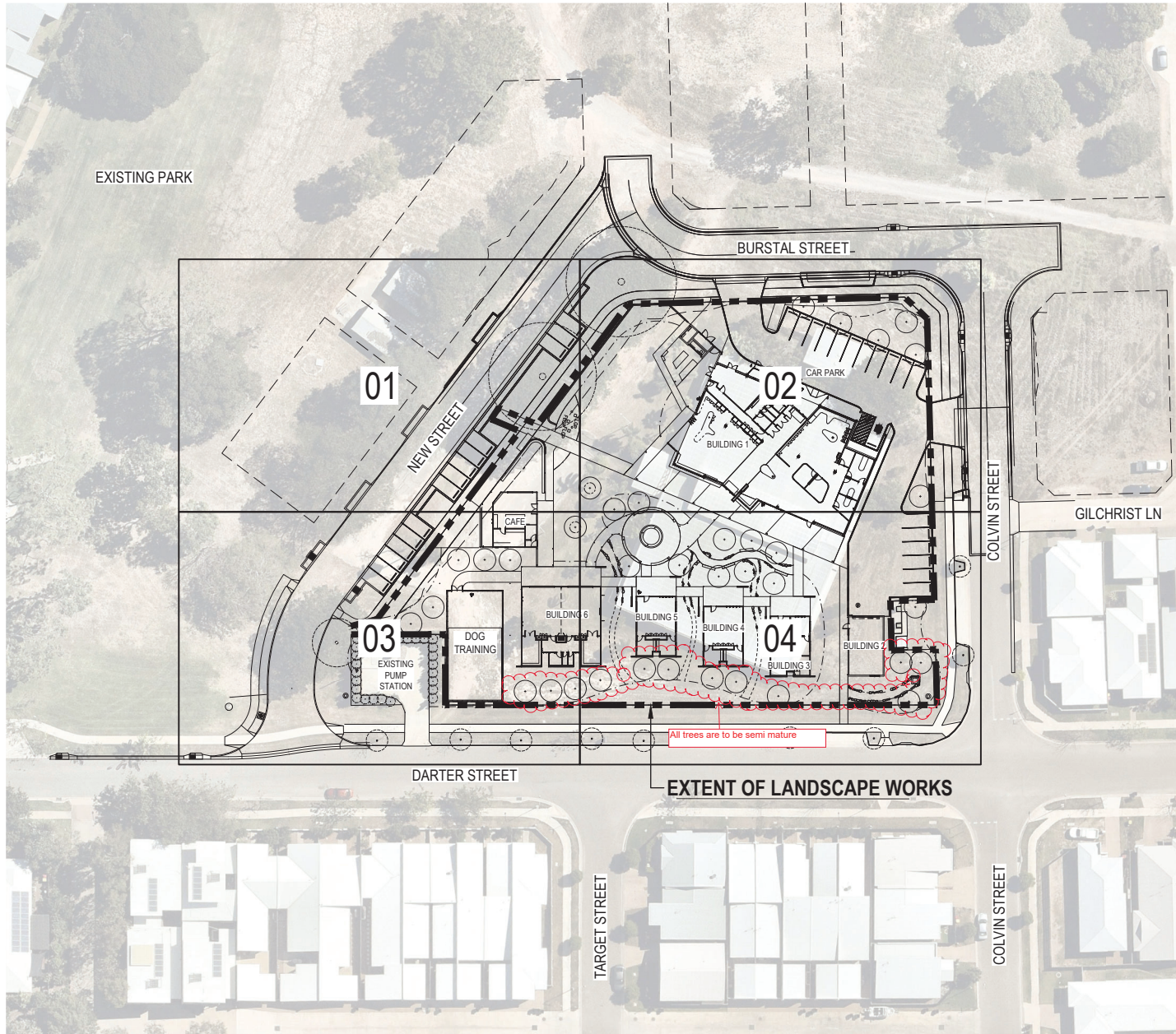
Approval no: DEV2020/1161
Date: 1 MARCH 2021

AMENDED IN RED



By: Anita Torbey Fuller
Date: 23 February 2021

FOR CONSTRUCTION



DRAWINGS INDEXING SYSTEM

FOR BUILDING AND ASSET SERVICES USE ONLY

☐ IRRIGATION PLANS
☒ LANDSCAPE
☐ OTHER

☐ PLANTING PLAN
☐ SITE MANAGEMENT PLAN
☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED



Department of Housing and Public Works

JL DRAWN 25-06-2020 DATE

HJ DISCIPLINE TEAM LEADER 25-06-2020 DATE

AUTHORISED FOR ISSUE 25-06-2020 DATE



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THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
LOCALITY PLAN & DRAWING SCHEDULE

SCALE		AT	
NTS		A1 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
55854		84815	
DRAWING NUMBER		ISSUE	SHEET NO
84815/ CN/ L00.01		A	

Landscape Documentation includes the following:

These plans identify all surface treatment finishes required to be constructed as part of these works, including, but not limited to, planting, garden edging, and areas to be grassed.

These plans identify the required planting layout to be undertaken as part of the works. Planting design layout is identified by different groups of plant species. Each group of plants has a plant label identifying the number of plants required and the abbreviated plant name (for reference to the planting schedule). The plant spacing and required pot size is indicated in the plant schedule. The Landscape Contractor is required to setout the plants in accordance with the planting plans and in accordance with the typical plant soacing diagrams provided.

Whilst all care has been taken to ensure accurate plant numbers in the plant schedule, the Contractor is required to check all plant numbers on the plans at the time of pricing. Plant numbers indicated on the individual plant labels take precedence over the plant numbers indicated in the plant schedule.

These plans are to be read in conjunction with all other plans & details, including the building plans as prepared by the building designer. Any discrepancies in the drawings are to be brought to the attention of the Building Foreman for clarification and/or direction.

These plans have been prepared using base data as provided to Place Design Group by the Client and/or Consultant Team. Whilst all care has been taken to ensure the accuracy of this base data as compared to the most recent issue of plans or works constructed on site, the Landscape Contractor shall immediately report any discrepancies between the plans and the site to the Building Foreman for immediate resolution.

The Landscape Contractor shall undertake the landscape works as documented within these plans and implement any further instruction as issued by the builder on time, and in a first class manner. The Landscape Contractor shall fully coordinate the landscape works with the Builder and all other contractors undertaking concurrent works on site.

On completion, the Landscape Contractor shall ensure that all items of work have been completed in accordance with these plans and to best industry standard. Ensure all paths and surfaces are left clean, swept of any dirt and debris, and hosed down as directed. Completion of the works shall be as approved by the Builder.

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GENERAL: The Landscape Contractor shall be responsible for delivering the highest level of landscape presentation at all times through the safe and efficient execution of the works in accordance with best industry standards, best practices, and current legislative requirements. The Landscape Contractor shall work alongside other trades as required throughout the duration of the works and maintain effective lines of communication with the superintendent at all times regarding program, progress, and any issues likely to affect the works.

LICENCED CONTRACTOR - Landscape works are to be carried out by trade qualified, experienced landscape contractors with the appropriate QBCC licences to cover the scope of works required.

SITE ACCESS - Vehicular movement on site is to be restricted to within 3m of the area of site receiving an amended surface treatment. Contractor is not to drive vehicles or machinery over areas of site not being landscaped. Access and egress onto and within the site for construction activities as outlined within this document should be organised through the appointed Principal Contractors Site Superintendent.

SITE CONTROL -

- A. Be responsible for activities on the site including providing access for authorised persons and restricting access by unauthorised persons. Take necessary precautions to secure the assets of the Principal.
- B. Except as otherwise provided in the contract, delivery of materials for the works, space for storage of same will be allowed only as directed by the Superintendent.
- C. Do not store waste flammable liquids on site.
- D. Take proper precautions to keep poisons and other injurious substances in places secured against access by unauthorised persons.
- E. Provide and maintain required barricades, guards, fencing, footpaths, signs, watching and traffic flagging.
- F. Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on the site. Determine the location of such services.
- H. Any Contractor or sub-contractor working on the site shall not discharge poisonous, noxious or polluting material into any "Controlled Waters", either deliberately or accidentally. Polluting materials include soil, cement, concrete, oil, petroleum spirit, sewage or other debris and waste materials. "Controlled waters" include all watercourses and water contained in underground strata. In planning and carrying out any works, precautions must be taken to secure the complete protection of watercourses and water in underground strata against pollution. If pollution should occur, then the site operator should advise the Superintendent via the Contractor and the relevant Statutory Authority immediately and take prompt action to minimise the effect.
- G. Be responsible for the safety of the Landscape Works. Report to the Principal Contractor / Superintendent the occurrence of any of the following:
 - Accidents involving death or personal injury.
 - Accidents involving loss of time.
 - Incidents with accident potential such as equipment failure, slides and cave-ins.

DISPOSAL OF REFUSE - Be responsible for keeping the landscape and associated works clean and tidy as it proceeds and regularly remove rubbish from the site. Provide covered receptacles for rubbish, garbage and food scraps and have them emptied at regular intervals as necessary. Do not leave rubbish, garbage and food scraps lying about the site and the Works.

WEED INFESTATION - The site area receiving an amended surface treatment is to be sprayed with a non-residual glyphosate herbicide in any of its registered formulations, at the recommended rate. Do not spray within 200mm of tree roots. Weed around tree roots manually. Dispose of weeds off site at registered tip. The Contractor shall spot treat all perennial weeds with a suitable agreed herbicide at the manufacturers' recommended strength and rate. All nut grass to be sprayed with Sempra to manufacturer's recommended rates.

EXISTING ELEMENTS - To be verified on site prior to commencing work

EXISTING SERVICES - Contact Dial Before You Dig on 1100 to locate and verify the existence of all services prior to starting work. Also check with the Main Building Contractor to verify the location of recently installed services.

CHECK DIMENSIONS - Prior to commencing work check dimensions and report any discrepancies. Advise the Superintendent of any necessary changes to setout and obtain approval prior to construction.

SITE SECURITY - The Contractor shall be wholly responsible for the proper and adequate safeguarding of the landscape and irrigation works, and the fixed and unfixed materials on the site during both working and non-working hours.

PARKING - Use only designated parking areas as nominated by the Site Superintendent.

SURVEY MARKS - The term 'survey mark' means a survey peg, bench mark, reference mark, signal, alignment, level mark or any other mark used or intended to be used for the purpose of setting out, checking or measuring the work. Preserve and maintain the survey marks in their true positions. If the survey marks are disturbed or obliterated, the Landscape Contractor is to give immediate notice to the Superintendent. The surveyor is to rectify the disturbance or obliteration of the survey marks at the expense of the Landscape Contractor.

GENERAL PRODUCT COMPLIANCE - Provide products which comply with the requirements, and which are undamaged and unused at time of installation.

RECTIFICATION - The Landscape Contractor is to rectify immediately at their expense, any obstruction or damage to existing civil or building works including but not limited to, roadways, footpaths, walls and drains in use on the site caused by works carried out by the Landscape Contractor. The Civil Contractor at the expense of the Landscape Contractor is to provide temporary services whilst repairs are carried out.

MANUFACTURERS' RECOMMENDATIONS - Use manufactured items in the work in accordance with current published recommendations of the manufacturer relevant to such use. Comply with manufacturer's applicable recommendations for installation, to whatever extent these are more explicit or more stringent than requirements indicated in the Contract Documents.

CONTRACTOR'S QUALITY CONTROL

- A. Inspect each item of material or equipment immediately prior to installation and reject damaged or defective items.
- B. Re-check measurements and dimensions of the Work as an integral step before starting each installation.
- C. Install work during conditions of temperature, humidity, exposure and weather which will ensure the best possible results for each part of the work, or component or treatment as necessary to prevent damage and deterioration.
- D. Co-ordinate with the main contractor and ensure any required excavation is carried out in accordance with the landscape details.
- E. Co-ordinate enclosure and closing-in of work with required inspections and tests, so as to avoid necessity of uncovering work for that purpose.

PROGRESS PHOTOGRAPHS - Take digital progress photographs at least once a week during construction. Take photos of each significant work item for your records. Photos must be made available to the Landscape Architect on occasions where they are unable to make an inspection. Identify the project, date, time, location and orientation

HARD LANDSCAPE WORKS

GENERAL. Construct all hardscape elements in accordance with the details provided, manufacturer's recommendations, or as specified, including but not limited to the following items.

Confirm setup of all elements on site by clearly marking on the ground the locations of all footings and extent of elements with marking spray, seeking the approval of the Superintendent prior to excavation.

The Landscape Contractor shall bring to the attention of the Superintendent any discrepancies or the like arising from the documentation and await an instruction before commencing with any work which is unclear or undefined.

CONCRETE WORKS - All concrete workmanship and materials shall be in accordance with AS3600, AS2870 and the specification. Concrete quality and required properties of concrete shall be in accordance to AS1379. Cure concrete as required by section 17 of AS3600:2009.

CONCRETE PAVEMENTS - Excavate and compact subgrade and form base course to in accordance with Engineers requirements. Test compaction capacity of subgrade. Fill soft spots with suitable subbase material to required compaction. Allow for installation by other trades of drainage, irrigation, electrical and other items.

Install formwork and smooth levels flush with adjoining hard surfaces. Construct joints in accordance with engineer's details. Prior to constructing formwork discuss and obtain approval for joint layout on site. Ensure all pavement setout is approved prior to concrete pour. Immediately prior to concrete pour wet the subbase to reduce the amount of moisture that leaches out of the newly poured concrete. Place concrete with approved equipment in suitable climatic conditions.

Steel Reinforced Concrete to be in accordance with Engineers requirements.

Concrete Strength: Refer Engineers requirements.

Thoroughly compact areas around kerbs, channels, pits to same density as other surfaces.

Concrete surfaces shall be free draining, without ponding, on completion.

Replace low or defective areas immediately by cutting out and replacing with fresh concrete suitably keyed and compacted to conform to surrounding areas and colour patterns. Maintain joint pattern.

Screw vibrator accompanied by hand methods as appropriate to remove air bubbles and compact the mix. Avoid over vibration that may cause segregation. Grade to even fall as shown on the Drawings.

Refer landscape drawings for concrete colours and finishes generally. Concrete finish to be broom finish.

Protect fresh concrete from premature drying and excessively hot or windy conditions.

Form straight and even saw cut joints 6mm wide by 30mm deep at spacing indicated on engineering drawings. Joints form an integral part of the concrete pavement and are to be accurately set out and evenly spaced. Ensure joints continue through to adjoining walls and where they meet at right angles ensure joints do not overlap.

COLOURED CONCRETE PATHS AND SURFACES - The Contractor shall ensure that the concrete is integrally coloured (i.e. full mix colour, and not simply applied to the surface). Concrete colour shall be as nominated on the drawings and as supplied by Concrete Colour Systems (CCS) or approved equal and shall be included in the mix to the manufacturer's recommended rates. Ensure an even broom finish is applied to the coloured concrete on completion.

On completion, the Contractor shall apply a suitable approved sealer to the entire coloured concrete surface, similar to 'CCS Hardseal' or equal, and is to be applied in accordance with the manufacturer's recommendations. This is to be undertaken before Practical Completion.

SEEDING CONCRETE - Install 100mm thick, fibre-reinforced concrete with 'Torrens Creek 20mm' river pebble hand seeded across the surface. Trowel the river pebble flush to provide a smooth even surface for safe pedestrian access.

RIVER PEBBLE - The Contractor shall supply & install 'Torrens Creek 50mm River Pebble' as supplied by Bedrock or approved equal to the areas nominated and as setout on the drawings. The river pebble shall be installed over bidim A14 geofabric or approved equal over compacted subgrade to a minimum overall depth of 75mm.

DRY CREEK BED - The Contractor shall setout the dry creek bed in accordance with the landscape plans and as detailed. Check the engineering drawings to ensure the finish surface levels are adhered too for positive drainage. The dry creek bed shall consist of 'Torrens Creek Oversize' graded river pebble nominal 50-150mm in variety of colours as supplied by Bedrock or approved equal.

BASALT ROCK - Basalt rock placement along edges of river pebble, seeded concrete and dry creek bed as indicated on the drawings. Basalt Rocks shall range in size between 300-600mm, generally rounded with minimal scarring as supplied by Bedrock or approved equal. Ensure basalt rocks are mortared in place as detailed to prevent movement.

GARDEN EDGES - Construct all garden edging in locations nominated and as set-out on the landscape plans and as detailed. Ensure top of garden edging is level with adjoining surfaces, and at all times with an even and continuous gradient. Ensure smooth and even horizontal and vertical alignments in accordance with the landscape plans.

SUBSOIL DRAINAGE - Install subsoil drains in locations identified on the landscape plans with minimum 1:100 fall to ensure positive drainage at all times. Subsurface drainage shall be socketed & slotted 100mm Ø ag pipe, installed in 20mm aggregate trenches lined with bidin A14 geotextile or equivalent. Ensure minimum 100mm covered to top of gravel trenches. Install 90mm Ø slotted PVC clean out ends with screw cap at locations shown on plans. 100mm PVC pipe sealed connections under pavement. Connect to storm water pipe in locations identified on the plans. Install frog flaps on connections to down pipe pits. Use proprietary fittings and standard plumbing practice, ensuring all penetrations to drainage pits are suitably sealed.

DRAWINGS INDEXING SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY		AMENDMENTS		 Department of Housing and Public Works		 COUNTERPOINT		 450 South Street, Suite 10 Melbourne VIC 3006 PO Box 402, Ashburton VIC 3463 T 03 4725 7864 Place Design Group Pty Ltd A.C.N. 602 276 963		THE OASIS CNR DARTER & COLVIN ST LANDSCAPE SPECIFICATION NOTES SHEET 1		SCALE: A1 NTS MASTER SITE NUMBER: 55854 CLIENT REFERENCE NUMBER: 84815 DRAWING NUMBER: 84815/ CN/ L01.01 ISSUE: A SHEET NO:	
☐ IRRIGATION PLANS ☐ LANDSCAPE ☐ OTHER	☐ PLANTING PLAN ☐ SITE MANAGEMENT PLAN ☐ STANDARDS	ISSUE	DATE	SUBJECT	AUTHORIZED	JL DRAWN	25-06-2020 DATE	HJ DISCUSS THE TEAM LEADER	25-06-2020 DATE		25-06-2020 DATE	APPROVED FOR ISSUE	

LANDSCAPE SPECIFICATION NOTES (CONTINUED)

SOFT LANDSCAPE WORKS

EXCAVATION - Excavate all areas as required to accommodate the required depths of imported topsoil as required and remove spoil to an approved location. Excavate all planting beds as required, to a maximum offset distance of 200mm from concrete kerbs. Ensure no damage is caused to existing concrete kerbs and existing sub-soil drainage (install by the civil contractor).

CULTIVATION - Deep rip all soft landscape areas to a min. depth of 300mm by approved method, ensuring suitable ripping is achieved. After ripping, the top 150mm in all grassed areas and 200mm in all planting areas is to be further 'cultivated' by approved method to break up the surface to achieve a fine subsoil material. Incorporate Gypsum at a rate of 2Kg/sq.m. After cultivation, remove stones exceeding 25mm, clods of earth and clay exceeding 50mm and any other deleterious material brought to the surface during cultivation, including roots, sticks, weeds and the like. Any depressions caused by the removal of these materials shall be filled as required with suitable soil. After cultivation, the surface should be graded smoothly and trimmed to the required levels and/or falls with sufficient allowance for the placement of the specified minimum depth of topsoil to achieve the finish design levels.

TOPSOIL - Imported topsoil blends shall be spread on site to the following typical depths:

- Planting Beds: 300mm Medium Organic Landscape Soil to AS4419:2018.
- Turfed Areas: 100mm Turf Underlay to AS4419:2018.

Topsoil shall contain organic matter, be free draining, support plant life, be free from unwanted matter such as stones over 25mm, clay lumps, weeds, tree roots, sticks, rubbish, material toxic to plant growth, and the like. Topsoil to meet the requirements as defined by AS 4419 - Soils for Landscaping and Garden Use - 2018 edition.

ORGANIC MULCH - Shall be 'Fine Mulch' as supplied by Bedrock or approved equal. Mulch shall be free of deleterious and extraneous matter including soil, rocks, weeds, twigs and the like. Provide sample of mulch for approval by the Superintendent prior to delivery to site.

SETOUT - If it appears necessary to vary plant setout to avoid service lines, or to cover the area uniformly, or for other reasons, give notice and obtain advice from the Superintendent.

PLANTS - shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having root curl or roots having been restricted or damaged. Plant material shall be fully acclimatised, hardened off for Townsville's climate, and shall have been grown in containers of the size specified for a time period to achieve sufficient roots to hold container soil together after removal from containers, without being root bound.

The Superintendent has the right to reject those plants not meeting with the requirements of the plant schedule in terms of the size of the plant in reference to the pot size nominated. All rejected plants shall be replaced with new plants at the landscape contractor's expense.

In the event where specified plants are not available, the landscape contractor shall seek approval for plant substitutions. No substitutions of species or pot sizes shall be made without the approval of the superintendent.

All plants shall be set-out in the positions and numbers as documented on the planting plan. Where rows of plants are required, space plants evenly in accordance with the typical planting set-out detail or as directed.

PLANTING IN MASS PLANTING AREAS - Prior to planting, spread 150g/sq.m of Yates Dynamic Lifter over the spread and levelled imported topsoil. Excavate a hole for each plant large enough to provide not less than 100mm topsoil backfill all-round the root system of the plant. Incorporate evenly around the base of each plant, Nutricote 8-9 month formulation fertiliser suitable for ornamental shrubs at the manufacturer's recommended rates.

For groundcover planting spread Nutricote around the plants at the above rates and rake in lightly.

TURF - Shall be 'A' Grade quality ZT11 Zoysia as indicated on the Surface Treatment Plans, free from other grass species or weeds. Turf shall be supplied with an even thickness (minimum 15mm root zone) laid in a joints staggered pattern, free of undulations and finished level with adjacent surfaces. Prior to laying turf spread 120g/sq.m of Yates Dynamic Lifter over the spread and levelled imported topsoil. Turf shall have all joints filled with a light top dressing, be lightly tamped to an even surface and watered.

WATERING - Thoroughly water the plants and turf before planting begins, immediately after planting and thereafter to maintain growth rates free of stress until the plants become established.

TREES - All trees shall have 2 stakes installed per tree (50x50x1800mm HWD). Each tree shall be tied with an approved tie, such as 50mm wide heavy duty hessian type strapping arranged in a figure "8" about the stake and the plant stem. Wire ties will not be allowed. During maintenance period or inspections remove ties if so directed.

Place 2m dia x 100mm THK mulch around trees planted in grassed areas. Ensure the mulch at the centre is slightly dished and not in direct contact with the base of the trunk of the tree.

Undertake any formative pruning as required or as directed to provide a clean trunk (equivalent to 1/3 of the height of the tree). Remove any suckering from the base or lower part of the trees throughout the establishment/maintenance period.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1161

Date: 1 MARCH 2021



POST CONSTRUCTION WORKS

FINAL CLEANING - Provide final cleaning of the work prior to Practical Completion inspection, consisting of cleaning each surface of unit of work to normal 'clean' condition expected for a first-class cleaning and maintenance programme.

Examples of required cleaning are:

- Clean project site, of litter and foreign substances associated with the landscape works;
- Clean paving/roadways/carpark of staining and dirt marks, etc. as a result of the landscape works.
- Clean fencing of staining and dirt marks associated with the landscape works.
- Remove all waste and surplus materials including site soils.

AUTHORITY APPROVALS AND CERTIFICATES

- Prior to the issue of Practical Completion Notice for the whole of the work, lodge with the Superintendent relevant certificates issued by Local Authorities.
- If applicable produce to the Superintendent a certificate of clearance of reinstatement of damage to footpaths and road, etc. from the appropriate Local Authority before issue of Practical Completion Notice.

AS-BUILT DRAWINGS - During construction and prior to Practical Completion prepare as-built drawings which record accurately and to scale the locations of any adjustments to the documented landscape works.

Provide as-built drawings that record accurately the installed irrigation works.

Consult the CLIENT to obtain their requirements as to numbers, size and form of as-built drawings.

CONTRACTOR'S OWN DEFECTS INSPECTION - The Contractor must undertake his own "defects" inspection, and complete making good of such defects prior to offering the Works for a joint inspection with the Client/Principal Contractor/Superintendent.

The Contractor must submit evidence that he has inspected the Works, prepared a defects list, undertaken and remedied defects, re-inspected and approved same prior to this meeting taking place.

COMPLETION DOCUMENTS AND PROCEDURES - Before application is made for a Certificate of Practical Completion thoroughly check out all installations, equipment, and services to ensure that performance is correct and in order.

Obtain from all Authorities written and signed approval for all installations under their control stating their testing and approval of same.

Submit to the PRINCIPAL CONTRACTOR, prior to Practical Completion, as required by the contract, the following documents and certificates: -

- o Certificates of approval for all irrigation water supply.
- o "As Built" Drawings.
- o Maintenance Manuals.
- o Instruction Manuals.
- o Warranties.
- o Guarantees.

PRACTICAL COMPLETION - Practical Completion of the landscape works shall be as determined by the Principal Contractor / Superintendent. On application from the Landscape Contractor, the Principal Contractor / Superintendent will undertake a detailed site inspection of the works and issue a list of defects to be rectified. Any defects identified at the time of the Practical Completion inspection shall be rectified immediately prior to the issue of Practical Completion.

ESTABLISHMENT PERIOD - The Landscape Contractor shall establish and maintain the landscape works for a minimum period of 12 weeks following practical completion (unless agreed otherwise). During this period, the landscape contractor shall maintain the works to a high level of presentation. It is expected that the minimum maintenance tasks to be performed will include but not be limited to the following:

- Check for pest and disease infestation and apply control measures.
- Monitor irrigation system and repair all faults within 24 hours;
- Replace any dead, dying, disfigured or diseased plants;
- Lift failed turf and relay with new turf.
- Prune plant material to promote healthy dense growth on a monthly basis.
- Top-dress turf to remove any gaps, undulations or low points.
- Spray to control all pests or disease;
- Spray grass to keep free of broadleaf weeds;
- Hand remove all broadleaf weeds and spray other weed as required and as directed throughout all grass, planting areas at all times;
- Top up mulch as required to maintain an even minimum 75mm depth;
- Fertilise all grassed areas and planting beds at least once during establishment;
- Mow all turf as necessary from time of laying up until end of Establishment Period to maintain grass height of 30 - 50mm. Remove clippings from site. Do not remove more than one third of the grass height at any one time.
- Check and adjust irrigation controller operation to suit establishment and ongoing growth of plants.
- Check and adjust heights of sprinklers and correct throw.
- Check valve boxes and trench subsidence and make good.
- Check irrigation valves, filters, connections, etc. for correct operation.
- Check dripper operation throughout garden beds.
- Carry out any other work that is deemed necessary to establish the landscape works in a first-class condition, and as directed at any time to maintain a level of presentation acceptable to both the superintendent and the principal / end user.

DEFECTS LIABILITY PERIOD - The landscape contractor shall continue to rectify all defects in the hard landscape works for a period of twelve months from the date of practical completion. This period includes any defect to the irrigation system caused by poor workmanship including trench subsidence.

DRAWINGS INDEXING SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY				AMENDMENTS		 Department of Housing and Public Works	JL DRAWN 25-06-2020 DATE	 COUNTERPOINT	THE OASIS CNR DARTER & COLVIN ST LANDSCAPE SPECIFICATION NOTES SHEET 2	SCALE AT			
IRIGATION PLANS	LANDSCAPE	OTHER		ISSUE	DATE	SUBJECT							
☐	☒	☐					HJ DISCIPLINE TEAM LEADER 25-06-2020 DATE			NTS	A1 SIZE	MASTER SITE NUMBER 55854	CLIENT REFERENCE NUMBER 84815
							25-06-2020 DATE			DRAWING NUMBER 84815/CN/ L01.02	ISSUE A	SHEET NO	

LANDSCAPE FINISHES SCHEDULE

LEGEND	CODE	ITEM	PRODUCT	DESCRIPTION	NOTES	REVISION DATE
PAVEMENTS						
	PT1	Plain Concrete	Plain concrete	Plain, reinforced concrete to engineer's detail. Medium, broom finish perpendicular to direction of travel.	Refer ENGINEER & LANDSCAPE DETAILS	
	PT2	Coloured Concrete	Coloured Concrete: CCS Walnut	Coloured, reinforced concrete to engineer's detail. Medium, broom finish perpendicular to direction of travel.	Refer ENGINEER & LANDSCAPE DETAILS	8-Jan-2020
	PT3	Coloured Concrete	Coloured Concrete: CCS Paperbark	Coloured, reinforced concrete to engineer's detail. Medium, broom finish perpendicular to direction of travel.	Refer ENGINEER & LANDSCAPE DETAILS	
	PT4	Seeded Concrete	Plain concrete (N25) with Torrens Creek 20mm river pebble hand seeded.	100mm thick, fibre-reinforced concrete with 'Torrens Creek 20mm' river pebble hand seeded across the surface, trowelled flush to provide safe pedestrian access across the surface. Refer engineer's drawings for finish level requirements for drainage.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	

LANDSCAPE STRUCTURES

	WT1	Retaining Wall	Painted, formed concrete wall with concrete footing.	Formed concrete wall on concrete footing to engineer's detail. Smooth finish. Drainage and water-proofing to back of wall. Painted exposed surfaces with Dulux Precision Anti Graffiti Coating to manufacturers recommendations. Refer engineer's drawings for finish levels and heights.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	
	FT1	Insitu Concrete Seats	Insitu formed concrete seating.	2.4m long x 600mm (W) x 500mm (H) insitu poured, formed concrete seating with reinforcement, smooth finish.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	

EDGING

	ET1	Concrete Edge	Plain Concrete (N20)	90 deep x 175mm wide extruded concrete edging. Control joints at 3m centres. Expansion joints at 10m centres. Ensure smooth vertical and horizontal alignment at all times.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	
	ET2	Spade Edge		100 deep spade cut edge.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	

ROCK WORK

	RT1	River Pebble	Torrens Creek 50mm river pebble as supplied by Bedrock or approved equal.	Nominal 75mm thick river pebble mulch at grade over geotextile.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	
	RT2	Dry Creek Bed	Torrens Creek Oversize' graded river pebble nominal 50-150mm in variety of colours as supplied by Bedrock or approved equal.	Dry creek bed as detailed with dished profile over geotextile with positive flows to carry stormwater to drainage pit (refer engineer's drawings for finish level requirements for drainage).	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	
	RT3	Basalt Rocks	Basalt Rocks - ranging between 300-600mm as supplied by Bedrock or approved equal.	Basalt rock placement along edges where indicated on the drawings, mortared in place as detailed.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	

DRAINAGE

	DT1	Subsoil Drain	100mm Ø Socked & slotted ag pipe 90mm Ø Slotted PVC clean out ends with screw cap 100mm PVC Pipe Connections 20mm Drainage aggregate Geotextile	Socked & slotted 100mm Ø ag pipe in 20mm aggregate surround w/- geotextile. 90mm Ø slotted PVC clean out ends with screw cap at locations shown on plans. 100mm PVC pipe connections under pavement. Connect to storm water pits as shown on plans. Install frog flaps on connections to down pipe pits. Use proprietary fittings and standard plumbing practice.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	
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SOFT LANDSCAPING

	TT1	Turf Grass	'A' Grade Zoysia ZT11 Imported Turf Underlay to AS 4419:2018 Fertiliser Gypsum	Excavate as required and rip subsoil to 300mm depth. Cultivate subgrade to 150mm depth and incorporate ameliorants. Install min. 100mm depth approved imported turf underlay, slow release fertiliser and 100% high quality 'A' grade turf cover with full & thick leaf blades. Turf to be installed on a smooth, level base. Turf to be laid with staggered and butted joints, finishing flush after tamping with adjacent surface finishes. Tamp and topdress to provide even grade without undulations. Max. 10mm topdress depth.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	
	PB1	Planting Bed	'Fine Mulch' as supplied by Bedrock or approved equal. Imported Medium Organic Landscape Soil to AS 4419:2018 Gypsum	Excavate as required and rip subsoil to 300mm depth. Cultivate subgrade to 200mm depth and incorporate ameliorants. Install min. 300mm depth of approved imported landscape soil and min. 100mm depth of mulch. Mulch to be spread evenly and graded with consistent thickness, but not closer than 50mm to planting stem.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	
	PB2	Raised Planting Bed	'Fine Mulch' as supplied by Bedrock or approved equal. Imported Medium Organic Landscape Soil to AS 4419:2018 Clean free draining fill	Install clean free draining fill as required to bring subsoil level to within 400 of final finish level. Install min. 300mm depth of approved imported landscape soil and min. 100mm depth of mulch. Mulch to be spread evenly and graded with consistent thickness, but not closer than 50mm to planting stem.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	
	MT1	Mulched Tree Surround	'Fine Mulch' as supplied by Bedrock or approved equal.	Install min. 100mm depth of mulch. Mulch to be spread evenly and graded with consistent thickness, but not closer than 50mm to planting stem.	Refer LANDSCAPE SPECIFICATION and LANDSCAPE DETAILS	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1161
Date: 1 MARCH 2021

DRAWINGS INDEXING SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

- ☐ IRRIGATION PLANS
☒ LANDSCAPE
☐ OTHER

- ☐ PLANTING PLAN
☐ SITE MANAGEMENT PLAN
☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED



Department of Housing and Public Works

JL DRAWN 25-06-2020 DATE

HJ DISCIPLINE TEAM LEADER 25-06-2020 DATE

AUTHORISED FOR ISSUE 25-06-2020 DATE



THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
FINISHES SCHEDULE

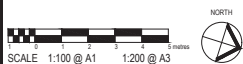
SCALE	NTS	A1 SIZE
MASTER SITE NUMBER	55854	CLIENT REFERENCE NUMBER
DRAWING NUMBER	84815	ISSUE
84815/CN/ L01.11	A	SHEET NO

LANDSCAPE SURFACE TREATMENT LEGEND

-  PLAIN CONCRETE (PT1)
BROOM FINISH
TO ENGINEER'S DETAIL 1
4.02
-  COLOURED CONCRETE (PT2)
BROOM FINISH, COLOUR: CCS WALNUT
TO ENGINEER'S DETAIL 1
4.02
-  COLOURED CONCRETE (PT3)
BROOM FINISH, COLOUR: CCS PAPERBARK
TO ENGINEER'S DETAIL 1
4.02
-  SEEDED CONCRETE (PT4)
TORRENS CREEK 20mm RIVER PEBBLE
100 THK FIBRE REINFORCED CONCRETE 2
4.02
-  FORMED CONCRETE RETAINING WALL (WT1)
CLEAR ANTI-GRAFFITI FINISH
TO ENGINEER'S DETAIL
-  2400 LONG FORMED CONCRETE SEAT (FT1)
SMOOTH FINISH
REFER LANDSCAPE DETAILS 1.2
4.03
-  175x 90 CONCRETE EDGE (ET1) 1
4.01
-  100 DEEP SPADE EDGE (ET2)
-  50mm RIVER PEBBLE (RT1)
α/- GEOTEXTILE 3
4.02
-  DRY CREEK SWALE (RT2)
50-150mm RIVER PEBBLE
α/- GEOTEXTILE 4
9.02
-  300-600mm BASALT ROCKS (RT3)
α/- MORTAR BED 3.4
4.02
-  SUBSOIL DRAIN (DT1)
SOCKED AG PIPE w/- CLEAN OUT ENDS
CONNECT TO STORM WATER 5
4.02
-  SUBSOIL DRAIN CONNECTIONS (DT1)
PVC PIPE CONNECTION α/- PAVEMENT 5
4.02
-  GRASSED AREA (TT1)
TURF α/- 100 TURF UNDERLAY
α/- CULTIVATED SUBGRADE 2
4.01
-  PLANTING BED ON GRADE (PB1)
100 MULCH α/- 300 LANDSCAPE SOIL
α/- CULTIVATED SUBGRADE 3
4.01
-  RAISED PLANTING BED (PB2)
100 MULCH α/- 300 LANDSCAPE SOIL
α/- CLEAN FILL 6
4.02
-  TREE SURROUND (MT1)
100 MULCH 6
4.01
-  EXISTING TREE / SHRUB
TO BE RETAINED
-  TREE PLANTING
REFER PLANTING PLAN 6.7
4.01

NOTES:
- REFER SPECIFICATION NOTES ON DWGS L01.01-02
- REFER FINISHES SCHEDULE ON DWG L01.11

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**
Approval no: DEV2020/1161
Date: 1 MARCH 2021



SCALE 1:100 @ A1 1:200 @ A3

DRAWINGS INDEXING SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY			
☐ BRIGATION PLANS	☐ PLANTING PLAN	☐ SITE MANAGEMENT PLAN	☐ STANDARDS
☐ LANDSCAPE	☐ OTHER		

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
1	11-08-2020	SLAB COORDINATION (RPI 046)	HJ
2	25-12-2020	GARDEN ADJUSTMENTS TO PROTECT EXISTING PALMS	HJ

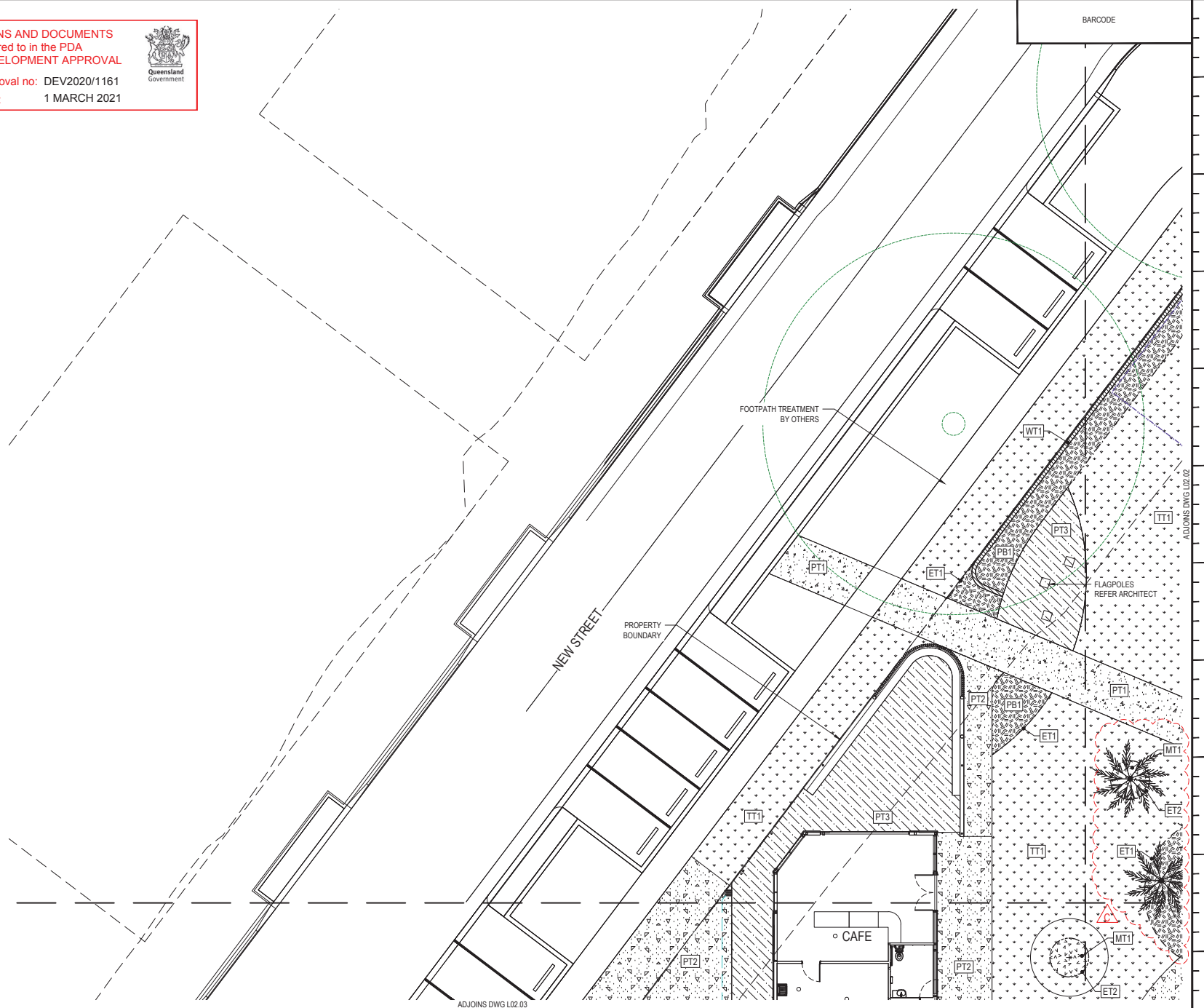


JL DRAWN	25-06-2020 DATE
HJ DISCIPLINE TEAM LEADER	25-06-2020 DATE
	25-06-2020 DATE



**THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
SURFACE TREATMENT PLAN
SHEET 1**

SCALE 1:100	A1 SIZE
MASTER SITE NUMBER 55854	CLIENT REFERENCE NUMBER 84815
DRAWING NUMBER 84815/CN/ L02.01	ISSUE C



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV/2020/1161

Date: 1 MARCH 2021



NOTES:
REFER LEGEND ON DWG L02.01
REFER SPECIFICATION NOTES ON DWGS L01.01-02
REFER FINISHES SCHEDULE ON DWG L01.11

BURSTAL STREET

BARCODE

FOOTPATH TREATMENT
BY OTHERS

CROSSOVER

CAR PARK

COLVIN STREET

CROSSOVER

BUILDING 1

ENSURE EVEN GRADES ACROSS LANDSCAPE
SURFACE FINISHES AS REQUIRED AROUND
EXISTING PALMS TO BE RETAINED AND
PROTECTED.

RAISED PLANTER WALL
REFER ENGINEER
ENSURE WATERPROOFING
IS INSTALLED

SCALE 1:100 @ A1 1:200 @ A3

DRAWINGS INDEXING SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

☐ IRRIGATION PLANS
☐ LANDSCAPE
☐ OTHER

☐ PLANTING PLAN
☐ SITE MANAGEMENT PLAN
☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
9	11-08-2020	SLAB COORDINATION (RPI 044)	HJ
10	18-12-2020	GARDEN ADJUSTMENTS TO PROTECT EXISTING PALMS	HJ



Department of
Housing and Public
Works

JL DRAWN 25-06-2020

DATE

HJ DISCIPLINE TEAM LEADER 25-06-2020

DATE

25-06-2020

AUTHORISED FOR ISSUE



THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
SURFACE TREATMENT PLAN
SHEET 2

SCALE 1:100 A1 SIZE

MASTER SITE NUMBER 55854 CLIENT REFERENCE NUMBER 84815

DRAWING NUMBER 84815/CN/ L02.02

ISSUE C

SHEET NO

NOTES:

- REFER LEGEND ON DWG L02.01
- REFER SPECIFICATION NOTES ON DWGS L01.01-02
- REFER FINISHES SCHEDULE ON DWG L01.11

All trees planted along teh Darter
Street frontage are to be semi-mature

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1161

Date: 1 MARCH 2021



AMENDED IN RED

By: Anita Torbey Fuller

Date: 23 February 2021



SCALE 1:100 @ A1 1:200 @ A3

DRAWINGS INDEXING SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

- ☐ BRIGATION PLANS
- ☐ LANDSCAPE
- ☐ OTHER
- ☐ PLANTING PLAN
- ☐ SITE MANAGEMENT PLAN
- ☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
B	11-08-2020	SLAB COORDINATION (RPI 044), ROOF DRAINAGE OVERLAND FLOW (RPI 035)	HJ
C	25-12-2020	GARDEN ADJUSTMENTS TO PROTECT EXISTING PALMS	HJ



Department of Housing and Public Works

JL DRAWN 25-06-2020 DATE

HJ DISCIPLINE TEAM LEADER 25-06-2020 DATE

AUTHORISED FOR ISSUE 25-06-2020 DATE



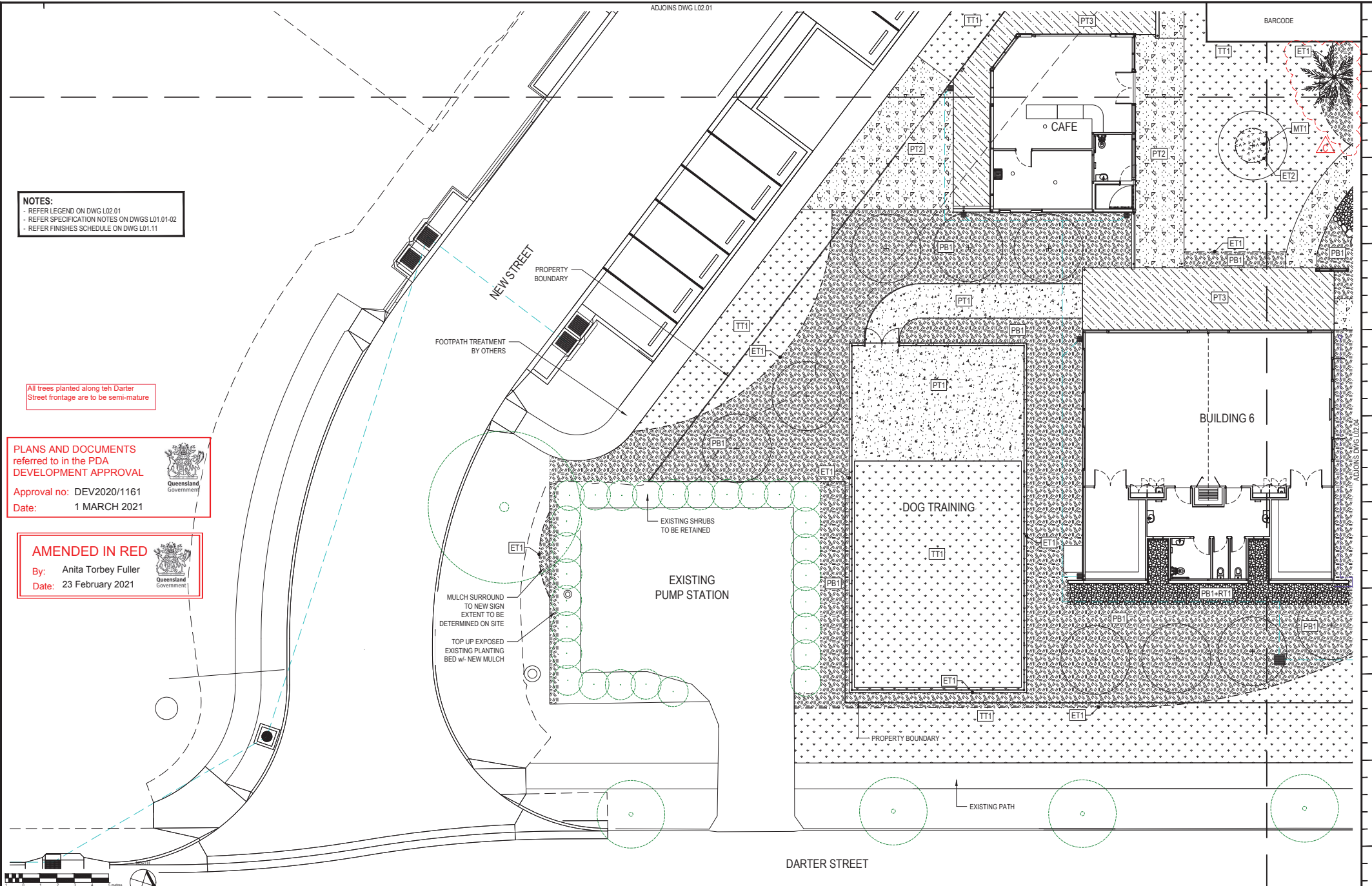
place
design
group

THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
SURFACE TREATMENT PLAN
SHEET 3

SCALE 1:100 A1 SIZE

MASTER SITE NUMBER 55854 CLIENT REFERENCE NUMBER 84815

DRAWING NUMBER 84815/CN/ L02.03 ISSUE C SHEET NO



PLANT SCHEDULE

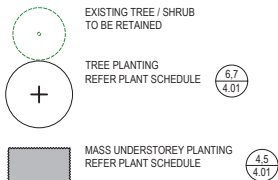
TREES & PALMS

CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING Indicative c/c	TOTAL #	REVISION DATE
BUC cel	BUCKINGHAMIA celisissima	Ivory Curl Tree	45L	-	5	
CUP ana	CUPANIOPSIS anacardioides	Bush Tuckaroo	45L	-	2	
EUC ter	EUCALYPTUS tereticornis	Blue Gum	45L	-	1	18/12/2020
GRE bai	GREVILLEA baileyana	Bailey's Grevillea	45L	-	10	
MEL leu	MELALEUCA leucadendra 'fine leaf'	Weeping Paperbark	45L	-	12	
XAN chr	XANTHOSTEMON chrysantha	Golden Penda	45L	-	5	

UNDERSTOREY PLANTS

CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING Indicative c/c	TOTAL #	REVISION DATE
CAL cap	CALLISTEMON 'Captain Cook'	Dwarf Bottlebrush	140mm	900mm	127	
DIE bic	DIETES bicolor	Yellow Wild Iris	140mm	750mm	605	18/12/2020
HYM lit	HYMENOCALLIS littoralis	Narrow Leaf Spider Lily	140mm	600mm	689	18/12/2020
LIR mus	LIRIOPE muscarii 'Evergreen Giant'	Liriope	140mm	500mm	517	
LOM lon	LOMANDRA longifolia	Creek Mat Rush	140mm	900mm	175	
PHI xan	PHILODENDRON Xanadu	Dwarf Philodendron	140mm	750mm	432	
SYZ auc	SYZYGIIUM 'Aussie Compact'	Aussie Compact Lillypilly	140mm	1000mm	18	

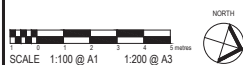
PLANTING LEGEND



NOTE:
- REFER SPECIFICATION NOTES ON DWGS L01.01-02

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1161
Date: 1 MARCH 2021



SCALE 1:100 @ A1 1:200 @ A3

DRAWINGS INDEXING SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

☐ IRRIGATION PLANS
☐ LANDSCAPE
☐ OTHER

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
B	18-12-2020	GARDEN & PLANT ADJUSTMENTS TO PROTECT EXISTING PALMS	HJ
C	25-12-2020	RE-PRINT OF ISSUE B (DRAFTING CORRECTION)	HJ

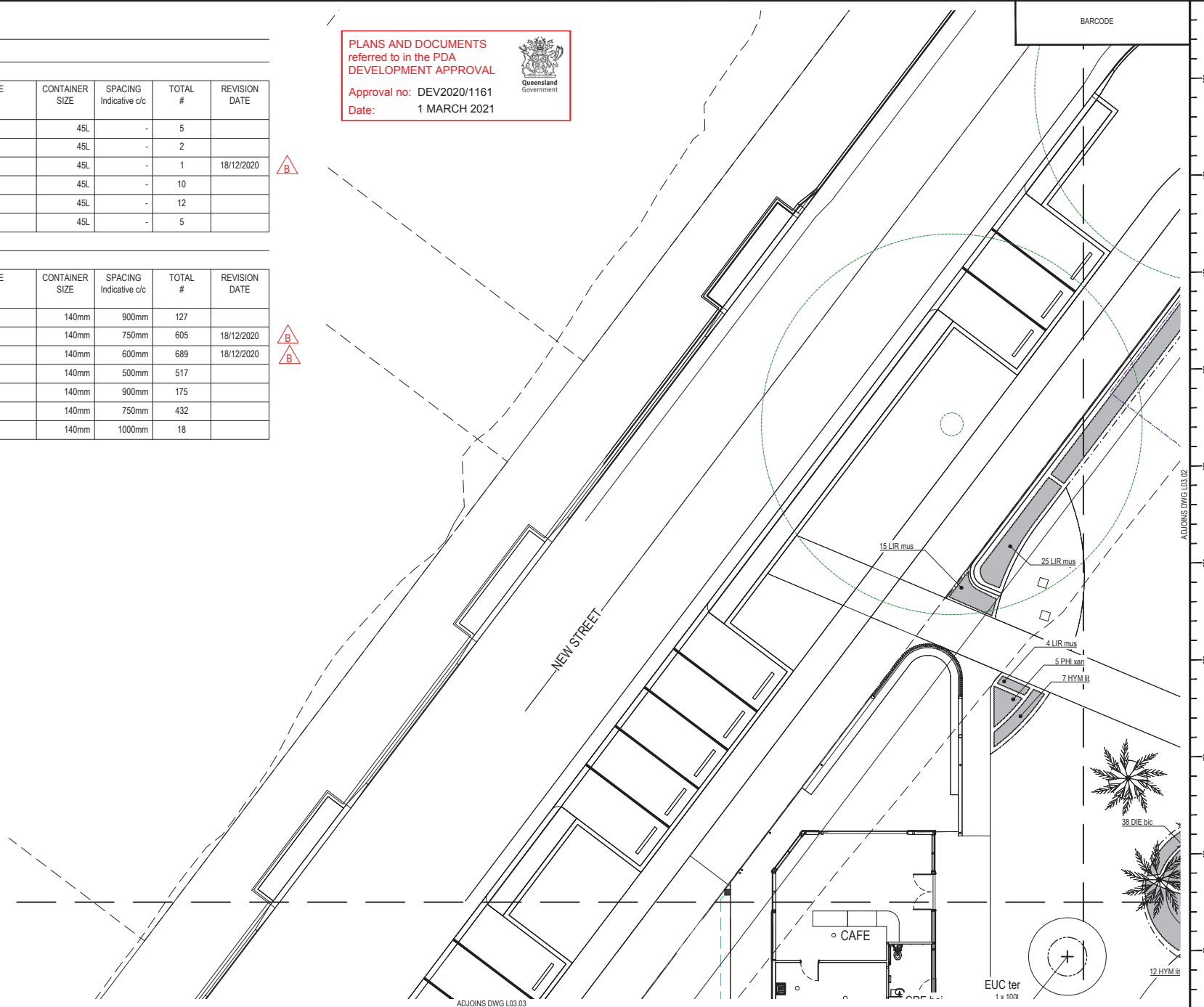


JL DRAWN 25-06-2020
DATE
HJ DISCIPLINE TEAM LEADER 25-06-2020
DATE
AUTHORISED FOR ISSUE 25-06-2020
DATE



THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
PLANTING PLAN
SHEET 1

SCALE 1:100 A1 SIZE
MASTER SITE NUMBER 55854 CLIENT REFERENCE NUMBER 84815
DRAWING NUMBER 84815/CN/ L03.01 ISSUE C SHEET NO



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1161
Date: 1 MARCH 2021



NOTES:
- REFER LEGEND ON DWG L03.01
- REFER PLANT SCHEDULE ON DWG L03.01
- REFER SPECIFICATION NOTES ON DWGS L01.01-02

BURSTAL STREET

BARCODE

CROSSOVER

CAR PARK

BUILDING 1

COLVIN STREET

CROSSOVER

ADJOINS DWG L03.02

ADJOINS DWG L03.04

SCALE 1:100 @ A1 1:200 @ A3

DRAWINGS INDEXING SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

☐ IRRIGATION PLANS
☐ LANDSCAPE
☐ OTHER

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
9	18-12-2020	GARDEN & PLANT ADJUSTMENTS TO PROTECT EXISTING PALMS	HJ
10	25-12-2020	RE-PRINT OF ISSUE 9 (DRAWING CORRECTION)	HJ



JL DRAWN 25-06-2020
DATE
HJ DISCIPLINE TEAM LEADER 25-06-2020
DATE
AUTHORISED FOR ISSUE 25-06-2020
DATE



THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
PLANTING PLAN
SHEET 2

SCALE 1:100 A1 SIZE
MASTER SITE NUMBER 55854 CLIENT REFERENCE NUMBER 84815
DRAWING NUMBER 84815/CN/ L03.02 ISSUE C SHEET NO

NOTES:
 - REFER LEGEND ON DWG L03.01
 - REFER PLANT SCHEDULE ON DWG L03.01
 - REFER SPECIFICATION NOTES ON DWGS L01.01-02

PLANS AND DOCUMENTS
 referred to in the PDA
 DEVELOPMENT APPROVAL

Approval no: DEV2020/1161
 Date: 1 MARCH 2021



AMENDED IN RED

By: Anita Torbey Fuller
 Date: 23 February 2021



NEW STREET

EXISTING
PUMP STATION

DOG TRAINING

BUILDING 6

DARTER STREET



SCALE 1:100 @ A1 1:200 @ A3

DRAWINGS INDEXING SYSTEM
 FOR BUILDING AND ASSET SERVICES USE ONLY

☐ BRIGATION PLANS
☐ LANDSCAPE
☐ OTHER

☐ PLANTING PLAN
☐ SITE MANAGEMENT PLAN
☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
9	22-12-2020	GARDEN & PLANT ADJUSTMENTS TO PROTECT EXISTING PALMS	HJ



Department of Housing and Public Works

JL DRAWN 25-06-2020 DATE

HJ DISCIPLINE TEAM LEADER 25-06-2020 DATE

AUTHORISED FOR ISSUE 25-06-2020 DATE



place design group
 TOWNVILLE
 100 Main Street
 Mandurah WA 6250
 P.O. Box 460, Mandurah WA 6250
 T 08 9525 1500
 Place Design Group Pty Ltd. A.C.N. 005 059 860

THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
PLANTING PLAN
SHEET 3

SCALE 1:100	A1 SIZE
MASTER SITE NUMBER 55854	CLIENT REFERENCE NUMBER 84815
DRAWING NUMBER 84815/CN/ L03.03	ISSUE B
	SHEET NO

BARCODE

12 HYM III

EUC ter
1 x 100L

GRE bai
3 x 100L

17 LIR mus

31 HYM III

10 DIE bic

11 PHI xan

24 DIE bic
2 rows

11 DIE bic

5 LOM lon

13 PHI xan

9 CAL cap

43 CAL cap

35 LOM lon

XAN chr
2 x 200L

17 PHI xan

18 LOM lon

40 HYM III

29 DIE bic

21 PHI xan

64 LIR mus
2 rows

8 PHI xan

16 CAL cap

45 HYM III

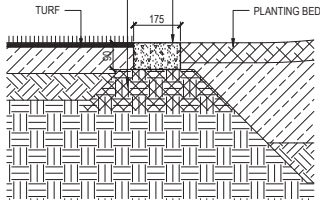
MEL leu
3 x 100L

32 PHI xan
2 rows

74 DIE bic
3 rows

All trees are to be semi mature

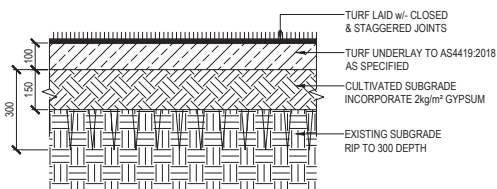
COMPACT SUBGRADE TO PREVENT SETTLEMENT UNDER CONCRETE EDGE
CONTINUOUS CONCRETE STRIP EDGE TO FINISH FLUSH WITH ADJACENT SURFACES



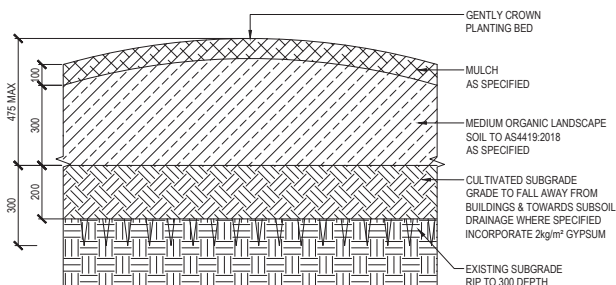
NOTES:

- CONTINUOUS CONCRETE STRIP EDGE SHALL BE LAID BY KERB LAYING MACHINE WITH SMOOTH TROWEL FINISH.
- ENSURE SMOOTH TRANSITION AT ALL TIMES IN HORIZONTAL AND VERTICAL ALIGNMENT OF EDGING.
- POSITION CONTROL JOINTS AT 3m CENTRES, & EXPANSION JOINTS AT 10m CENTRES.
- ENSURE SUBGRADE IS FULLY COMPACTED TO PREVENT SUBSIDIENCE UNDER CONCRETE EDGING.

1 TYPICAL CONCRETE EDGE - SECTION
SCALE 1:10@A1, 1:20@A3



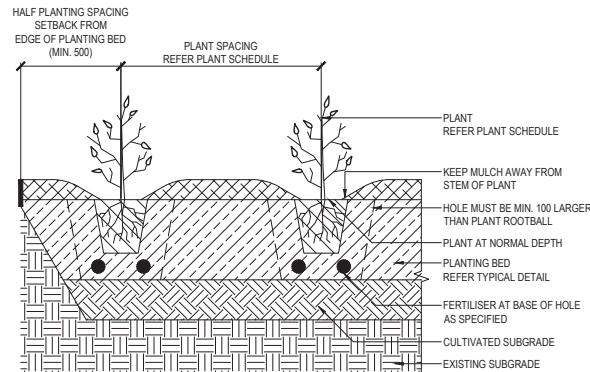
2 TYPICAL TURF - SECTION
SCALE 1:10@A1, 1:20@A3



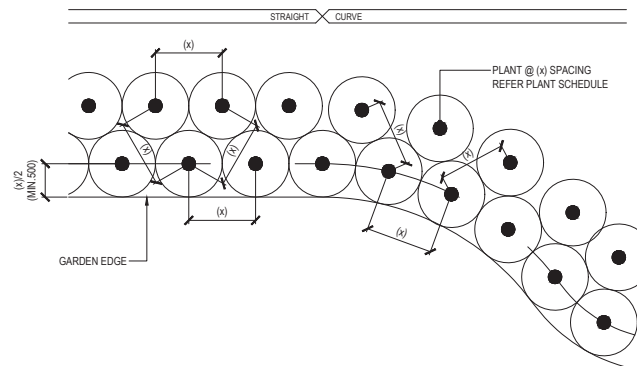
3 TYPICAL PLANTING BED ON GRADE - SECTION
SCALE 1:10@A1, 1:20@A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1161
Date: 1 MARCH 2021



4 TYPICAL PLANTING DETAIL - SECTION
NTS

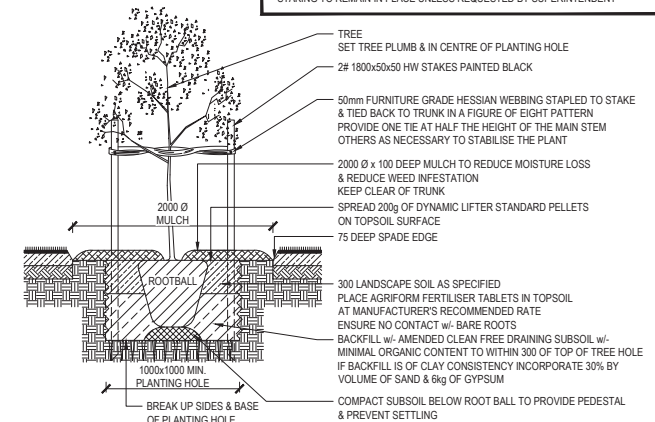


5 TYPICAL PLANTING SET OUT - PLAN
NTS

ESTABLISHMENT NOTE:
THOROUGHLY WATER IN TREE AT COMPLETION OF PLANTING & MAINTAIN MOISTURE LEVELS THROUGHOUT ESTABLISHMENT PERIOD

TREE PLANTING IN TURF NOTES:

- TREE HOLE TO BE MIN. 1000x1000x600 DEEP
- BREAK UP BASE OF HOLE TO AN ADDITIONAL DEPTH EQUAL TO 50% OF ROOT BALL
- INCORPORATE 2kg GYPSUM TO BASE & SIDES OF EACH PLANTING HOLE
- EACH TREE TO RECEIVE APPLICATION OF DYNAMIC LIFTER AT MANUFACTURERS RECOMMENDED RATE
- STAKES TO CLEAR ROOTBALL BY MIN. 75mm
- STAKING TO REMAIN IN PLACE UNLESS REQUESTED BY SUPERINTENDENT

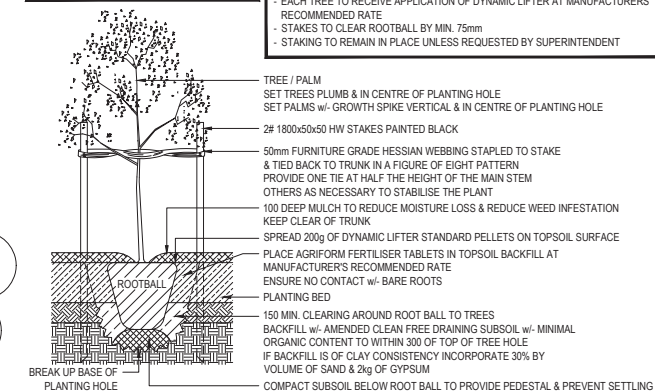


6 TYPICAL TREE PLANTING IN TURF DETAIL - SECTION
NTS

ESTABLISHMENT NOTE:
THOROUGHLY WATER IN TREE AT COMPLETION OF PLANTING & MAINTAIN MOISTURE LEVELS THROUGHOUT ESTABLISHMENT PERIOD

TREE PLANTING IN PLANTING BED NOTES:

- TREE HOLE IS NOT TO BE DUG w/- AN AUGER
- BREAK UP BASE OF HOLE TO AN ADDITIONAL DEPTH EQUAL TO 50% OF ROOT BALL
- INCORPORATE 2kg GYPSUM TO BASE & SIDES OF EACH PLANTING HOLE
- EACH TREE TO RECEIVE APPLICATION OF DYNAMIC LIFTER AT MANUFACTURERS RECOMMENDED RATE
- STAKES TO CLEAR ROOTBALL BY MIN. 75mm
- STAKING TO REMAIN IN PLACE UNLESS REQUESTED BY SUPERINTENDENT



7 TYPICAL TREE / PALM PLANTING IN PLANTING BED DETAIL - SECTION
NTS

NOTES:

- REFER SPECIFICATION NOTES ON DWGS L01.01-02
- REFER FINISHES SCHEDULE ON DWG L01.11

SCALE 1:10 @ A1 1:20 @ A3

DRAWINGS INDEXING SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

BRIGATION PLANS
LANDSCAPE
OTHER

PLANTING PLAN
SITE MANAGEMENT PLAN
STANDARDS

AMENDMENTS

ISSUE DATE SUBJECT

1 2020-06-20 2020-06-20 2020-06-20

Queensland Government
Department of Housing and Public Works

JL DRAWN 25-06-2020 DATE

HJ DISCIPLINE TEAM LEADER 25-06-2020 DATE

2020-06-20 2020-06-20 2020-06-20

2020-06-20 2020-06-20 2020-06-20

COUNTERPOINT

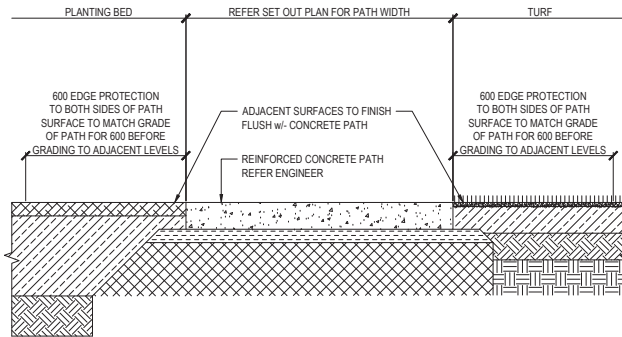
place design group

THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
DETAILS
SHEET 1

SCALE A1
AS SHOWN A1 SIZE
MASTER SITE NUMBER 55854 CLIENT REFERENCE NUMBER 84815
DRAWING NUMBER 84815/CN/ L04.01 ISSUE A SHEET NO

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

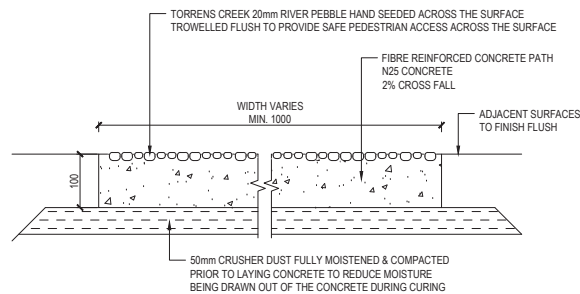
Approval no: DEV2020/1161
Date: 1 MARCH 2021



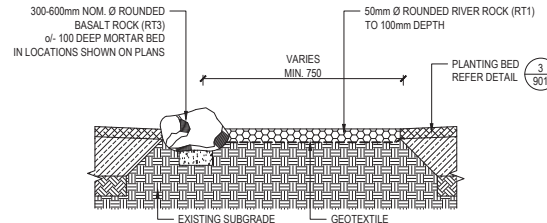
1 TYPICAL CONCRETE PATH - SECTION
SCALE 1:10@A1, 1:20@A3



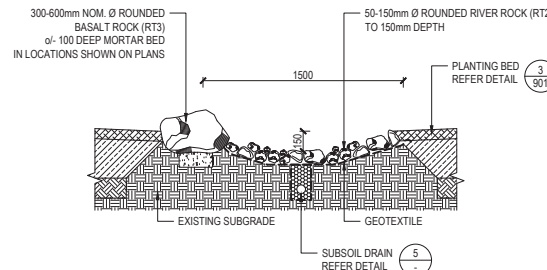
SEEDED CONCRETE



2 TYPICAL SEEDED CONCRETE PATH - SECTION
SCALE 1:5@A1, 1:10@A3



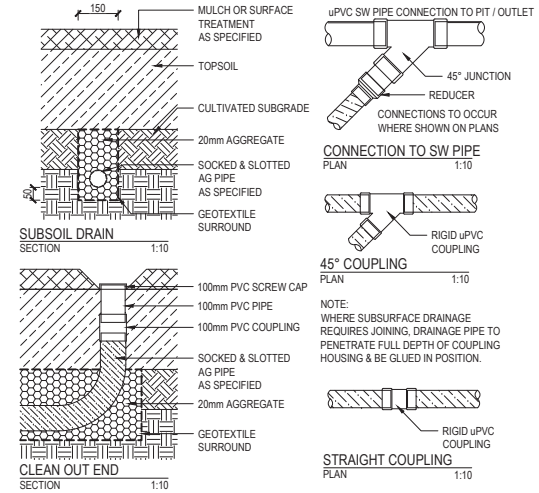
3 TYPICAL RIVER PEBBLE - SECTION
SCALE 1:20@A1, 1:40@A3



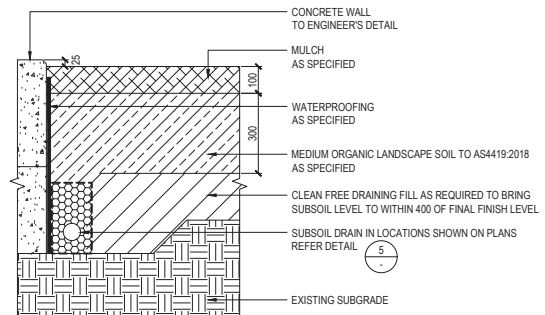
4 TYPICAL DRY CREEK SWALE - SECTION
SCALE 1:20@A1, 1:40@A3

SUBSOIL NOTES:

- DEPTH OF DRAIN INVERT TO BE CHECKED IN RELATION TO CONNECTION POINTS.
- INVERT LEVEL TO BE ADJUSTED UP IF NECESSARY w/ THE APPROVAL OF THE SUPERINTENDENT.
- SUBSURFACE DRAINPIPE TO HAVE MIN. 1:100 FALL.
- INSERT RIGID CLASS 9 uPVC SECTIONS IN-LINE, UNDER PATHS & AS SHOWN ON THE PLANS.
- PERFORATED PIPE TO BE 100mmØ DRAINCOIL CORRUGATED PIPE UNLESS NOTED OTHERWISE.
- PROVIDE CLEAN OUT ENDS TO DETAIL AT THE HEAD OF LINES AS SHOWN ON DRAWINGS.
- REFER LANDSCAPE PLANS FOR CONNECTION POINTS.
- INSTALL FROG FLAP WHERE SUBSOIL CONNECTS TO DOWN PIPE PIT TO PREVENT INGRESS OF ROOF WATER.



5 SUBSOIL DRAIN - DETAILS
SCALE 1:10@A1, 1:20@A3



6 TYPICAL RAISED PLANTING BED - SECTION
SCALE 1:10@A1, 1:20@A3

- NOTES:**
- REFER SPECIFICATION NOTES ON DWGS L01.01-02
 - REFER FINISHES SCHEDULE ON DWG L01.11

SCALE 1:10 @ A1 1:20 @ A3

DRAWINGS INDEXING SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

- ☐ IRRIGATION PLANS
- ☐ LANDSCAPE
- ☐ OTHER
- ☐ PLANTING PLAN
- ☐ SITE MANAGEMENT PLAN
- ☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED



Department of Housing and Public Works

JL DRAWN 25-06-2020 DATE

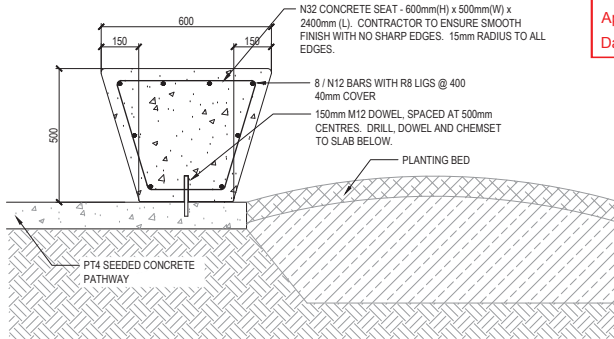
HJ DISCIPLINE TEAM LEADER 25-06-2020 DATE

AUTHORISED FOR ISSUE 25-06-2020 DATE



THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
DETAILS
SHEET 2

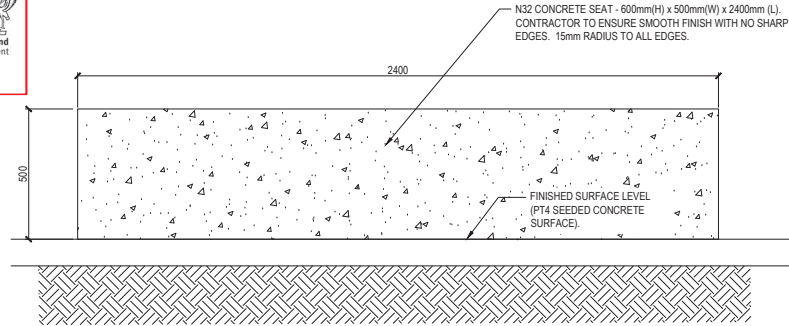
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AS SHOWN	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
55854	84815
DRAWING NUMBER	ISSUE
84815/CN/ L04.02	A
SHEET NO	



1 INSITU CONCRETE SEATS - SECTION
SCALE 1:10@A1, 1:20@A3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1161
Date: 1 MARCH 2021



2 INSITU CONCRETE SEATS - ELEVATION
SCALE 1:10@A1, 1:20@A3

SCALE 1:10 @ A1 1:20 @ A3

DRAWINGS INDEXING SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

☐ BRIGATION PLANS
☒ LANDSCAPE
☐ OTHER

☐ PLANTING PLAN
☐ SITE MANAGEMENT PLAN
☐ STANDARDS

AMENDMENTS

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AUTHORISED FOR ISSUE 25-06-2020 DATE



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THE OASIS
CNR DARTER & COLVIN ST
LANDSCAPE
DETAILS
SHEET 3

SCALE	AT
AS SHOWN	A1 SIZE
MASTER SITE NUMBER 55854	CLIENT REFERENCE NUMBER 84815
DRAWING NUMBER 84815/CN/ L04.03	ISSUE A
	SHEET NO

BARCODE