

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2020/1158

Date: 13 APRIL 2021



ROCKPOOL CARSELDINE

Beams Road Carseldine 4034

---

Landscape Architectural Development Application 2 Submission

# SITE DESCRIPTION



Aerial photograph of existing site extent

## 1.0 INTRODUCTION

### 1.1 PURPOSE

The Landscape Masterplan describes the existing conditions of the proposed development site, identifies specific Landscape Zones and outlines the major objectives and criteria for future detailed Landscape Works within the development property. The following document will contain General Landscape Principles that will be applied to all of the stages.

### 1.2 EXISTING SITE DESCRIPTION

The existing site is within the Carseldine Urban Village Stage 1. A copy of the approved Landscape Masterplan has been included at the end of the DA document for reference.

#### Planning Description

Street Address: Lot 3, Carseldine Village 520 Beams Road, Carseldine 4034  
 Lot Descriptions: Lot 1 on SP311781  
 Zoning: Fitzgibbon PDA Development Scheme - Mixed Use Zone  
 Precinct 1 and Sub=Precinct 1(d) Mixed Use - Parkside Residential

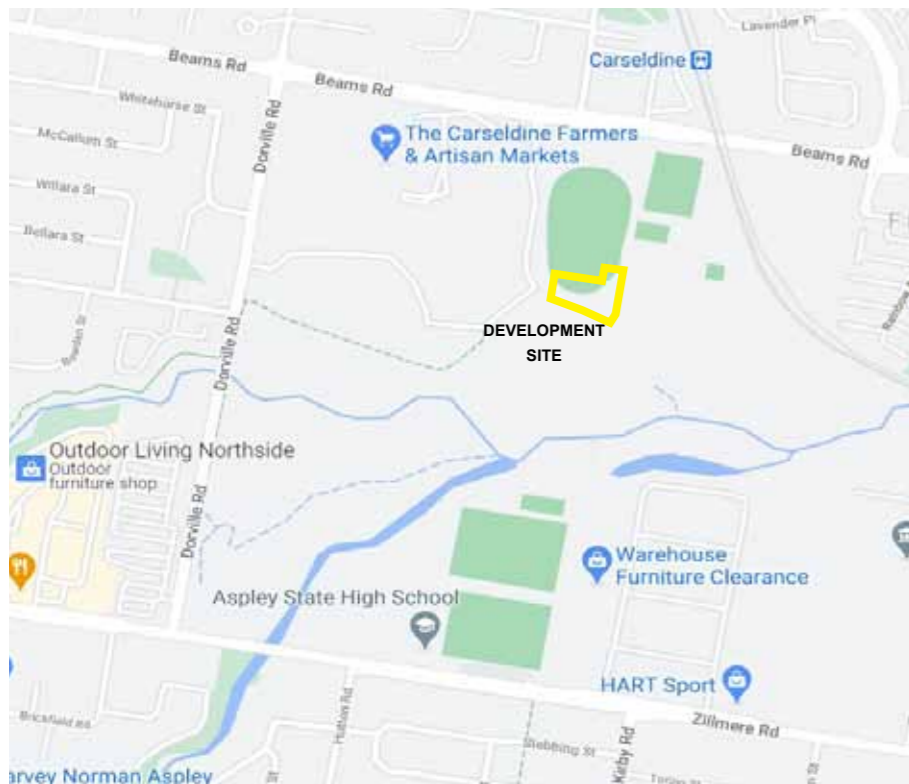
Title Site Area: 5569m<sup>2</sup>

#### Physical Description

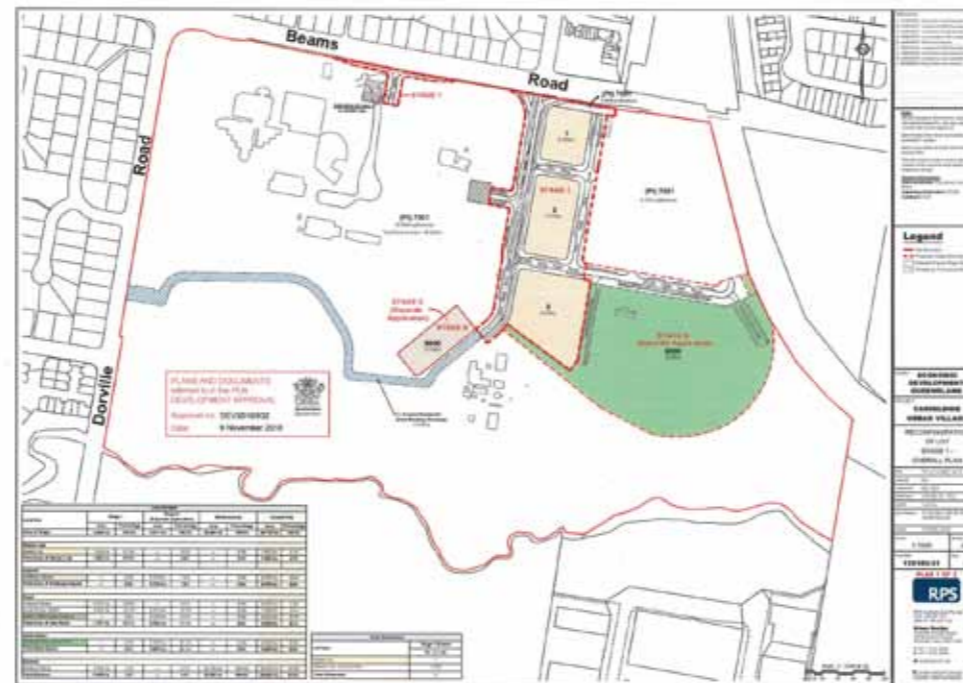
The existing site is part of Lot 3 of the Stage 1 of the Carseldine Urban Village Masterplan. The site is currently cleared with no significant vegetation.

## 1.2 PROPOSED DEVELOPMENT

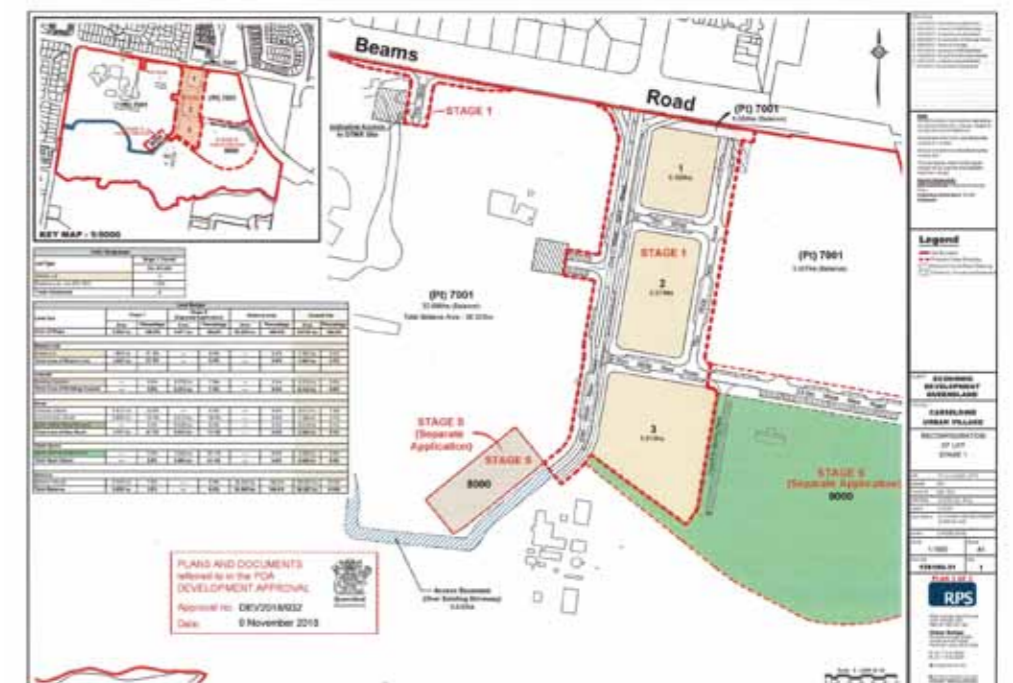
The proposed development is for an Aged Care Facility adjacent to future residential properties. The southern portion of the site has landscape requirements associated with Bushfire Management and planting will be undertaken to comply with the requirements. A shared use area is located in the central north portion of the site directly underneath the future residential blocks. The development will provide administration, office, residential rooms, external open space, service, parking and associated ancillary uses. Dementia specific external areas will be confine to Level 1.



Locality Map of site

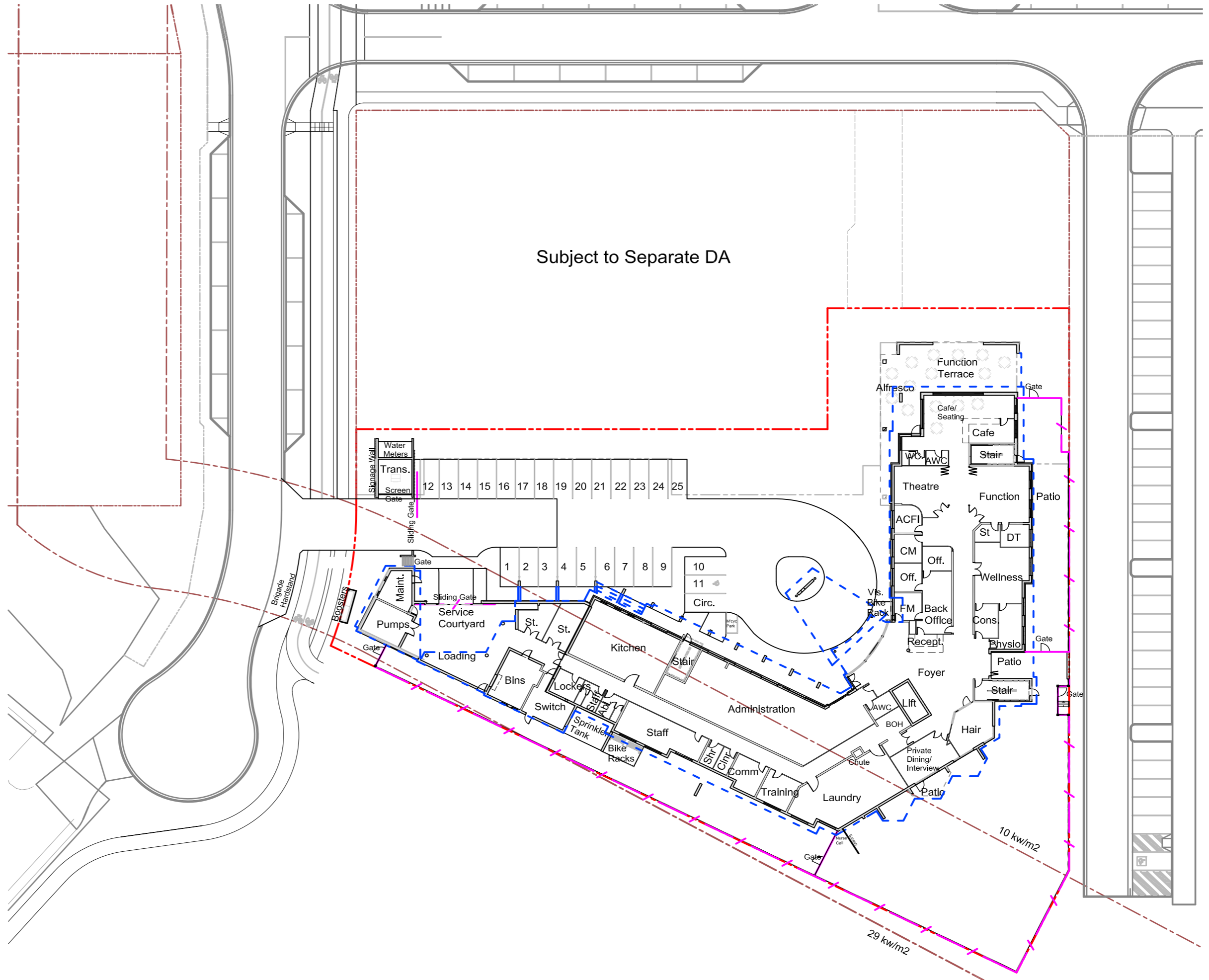
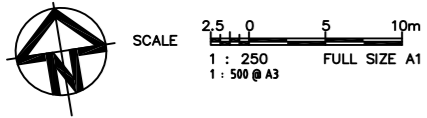


Approved Subdivision Plans



**DRAWING INDEX**

Drawing No.	Title
FIGURE 1	Site Plan & Drawing Index
FIGURE 2	Open Space Areas
FIGURE 3	Deep planting Areas
FIGURE 4	Stage 1 - Ground Level Concept Plan
FIGURE 5	Stage 1 - Level 1 Concept Plan
FIGURE 6	Stage 1 - Elevations
FIGURE 7	Stage 1 - Elevations & Sections
FIGURE 8	Trellis & Shade Structure Details
FIGURE 9	Pavement & Edging Details
FIGURE 10	General Planting Details
FIGURE 11	General Planting Notes & Schedule



REV	DATE	DESCRIPTION
B	09.02.21	REVISED AS PER COUNCIL DIRECTION
A	20.10.20	ORIGINAL ISSUE
Rv		REVISIONS

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DESIGNED: JB	DATUM: A1
DRAWN: CJ	A.H.D.
CHECKED: JB	
RECOMMENDED: PROJ. MAN.	APPROVED: PROJ. DIR.

**Butler and Webb**

MASTERPLANNING ARCHITECTURAL MODELMAKING  
 LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT

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CARSELDINE CUV for ROCKPOOL Pty Ltd  
 520 BEAMS RD, CARSELDINE URBAN VILLAGE  
 LANDSCAPE WORKS  
 SITE PLAN & DRAWING INDEX

DATE: 11.02.21	B
DRAWING No: FIGURE 1	A
	Rv

**LEGEND**

**STAGE 1**

**SOFTSCAPE**

- STAGE 1 GROUND LEVEL PLANTING - 1465m<sup>2</sup>
- LEVEL 1 PODIUM PLANTING - 22m<sup>2</sup>

**HARDSCAPE**

- STAGE 1 GROUND LEVEL PEDESTRIAN PATH & SEATING AREAS - 1121m<sup>2</sup>

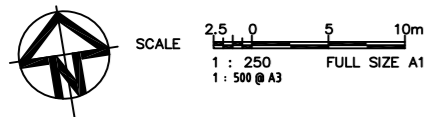
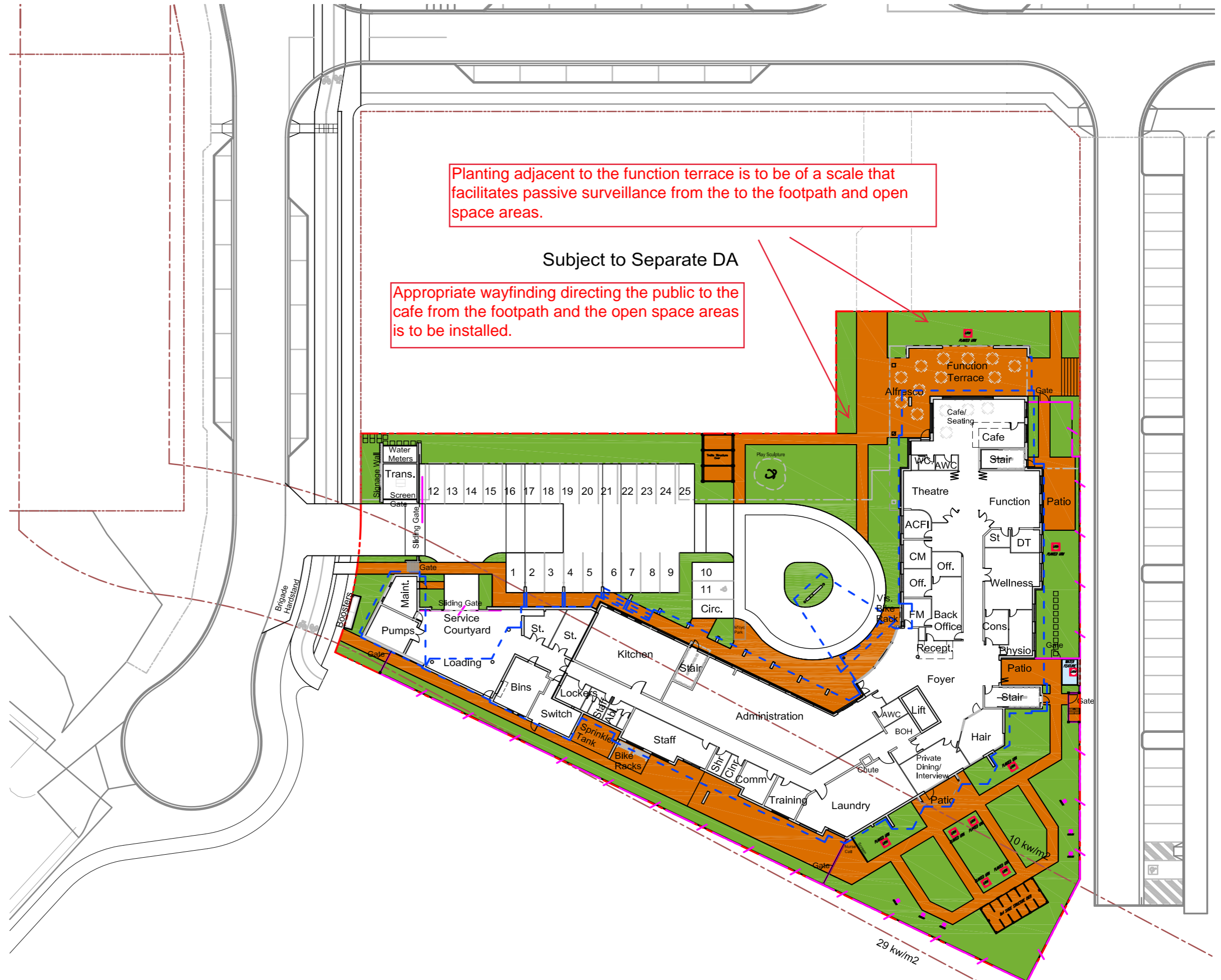
**AGED CARE FACILITY SITE**

TOTAL AREA - 5569m<sup>2</sup>

STAGE 1 OPEN SPACE - 2608m<sup>2</sup> = 47% of site.

Consisting of:

- PLANTING - 1465m<sup>2</sup> = 26% of site; &
- HARDSCAPE - 1121m<sup>2</sup> = 20% of site; &
- LEVEL 1 PODIUM PLANTING - 22m<sup>2</sup> = 1% of site.




<p>B 09.02.21 A 20.10.20 Rv DATE</p>	<p>REVISED AS PER COUNCIL DIRECTION ORIGINAL ISSUE REVISIONS</p>	<p>© Butler and Webb Pty Ltd All Rights Reserved 2018. Copyright of this drawing and designs belongs to Butler and Webb Pty Ltd and may not be copied, used, sold, transferred, or reproduced in whole or in part in any form, without prior agreement with Butler and Webb Pty Ltd. Do not scale from this Drawing, use dimensions provided, if in doubt please enquire. All dimensions and levels to be verified on site.</p>	<p>DESIGNED: JB DRAWN: CJ CHECKED: JB RECOMMENDED: JB PROJ. MAN:</p>	<p>DATUM: <b>A1</b> <b>A.H.D.</b></p>	<p><b>Butler and Webb</b> MASTERPLANNING ARCHITECTURAL MODELMAKING LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT</p> <p style="font-size: 8px;">BRISBANE OFFICE: P.O. Box 181 Scarborough Qld. 4020 Phone: 07 3142 4834 Email: webbut@ozemail.com.au</p>		<p>CARSELDINE CUV for ROCKPOOL Pty Ltd 520 BEAMS RD, CARSELDINE URBAN VILLAGE LANDSCAPE WORKS OPEN SPACE AREAS</p>	<p>DATE: 11.02.21 DRAWING No: <b>FIGURE 2</b></p>	<p>B A Rv</p>
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**LEGEND**

**STAGE 1**

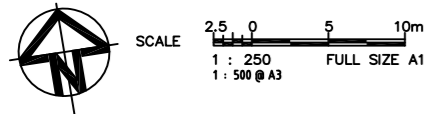
**SOFTSCAPE**

 DEEP PLANTING - 986m<sup>2</sup>  
(MIN 4m WIDE)

**AGED CARE FACILITY SITE**

TOTAL AREA - 5569m<sup>2</sup>










DEEP PLANTING - 986<sup>2</sup> = 18% of site..









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	20.10.20	ORIGINAL ISSUE		DRAWN: CJ CHECKED: JB RECOMMENDED: JB PROJ. MAN.	<b>A1</b> <b>A.H.D.</b>				BRISBANE OFFICE: P.O. Box 181 Scarborough Qld 4020 Phone: 07 3142 4814 Email: web@butlerandwebb.com.au	

**LEGEND**




**HARDSCAPE**

-  COUNCIL FOOTPATH  
3.0m Wide footpath to the streetscape. Footpath to comply with council specifications & direction.
-  CONCRETE TACTILE GROUND SURFACE INDICATORS. Provided at the edge of driveways and top of kerb ramps in accordance with AS/NZS 1428.4 and Council specifications.
-  INTERNAL ASPHALT ROADWAYS & CARPARKS  
Asphalt (AC) hardscape or similar to Eng.'s Details
-  INTERNAL COLOURED CONCRETE ROADWAYS  
Coloured Concrete hardscape or similar to match surrounding asphalt to Eng.'s Details
-  INTERNAL CONCRETE ROADWAYS & CARPARKS  
Concrete hardscape or similar to Eng.'s Details
-  DRIVEWAY BANDING.  
Various finishes - Coloured concrete, exposed aggregate, tile banding, and spray pave finish. Hardscape areas to Eng.'s details
-  EXTERNAL PEDESTRIAN PATHS.  
Various concrete finishes - broomed, coloured or plain concrete surfaces.
-  INTERNAL PEDESTRIAN PATHS.  
Various concrete finishes - broomed, coloured or plain concrete surfaces.
-  MAINTENANCE PATH.  
Washed river stone or decomposed granite surfaces.



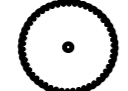


**SOFTSCAPE**

-  TURF - NATURAL  
Reinstate existing turf as required.
-  GROUND COVER PLANTING  
Eg species: Acalpha reptans, Carpobrotus glaucescens, Gardenia radicans, Gazania rigens, Viola banksii, & Zoysia tenuifolia.
-  GENERAL LANDSCAPE TREATMENT  
Layered plantings of shrubs, clumping and groundcovers - max. height 1.0m. Eg species: Acalpha reptans, Carpobrotus glaucescens, Crassula ovata, Gardenia radicans, Gazania rigens, Hymenocallis sp., Melaleuca 'Claret Tops', Nandina ssp., Ophiopogon 'Stripe White', Strelitzia regina, Viola banksii, Zamia furfurera, Zamiodulcas zamifolia, & Zoysia tenuifolia.
-  1.5m WIDE SIDE BOUNDARY BUFFER PLANTING - VARIOUS HEIGHTS.  
plantings to provide screening, privacy and planting borders. height from 0.3 to 1.8m. Eg species: Callistemon ssp., Metrosideros ssp., Syzygium ssp.
-  FIRE ZONE BUFFER PLANTING - VARIOUS HEIGHTS. Columnar plantings to provide screening, to conform with bush fire management requirements.
-  PLANTING ON PODIUM INDICATED AS WHITE HATCH

**PROPRIETY ITEMS**

-  WATER FEATURES TO COURTYARD.
-  PLANTED FEATURE URNS / POTS PLACED ON CONCRETE PLINTHS WITHIN PLANTING AREAS.
-  BENCH SEATING

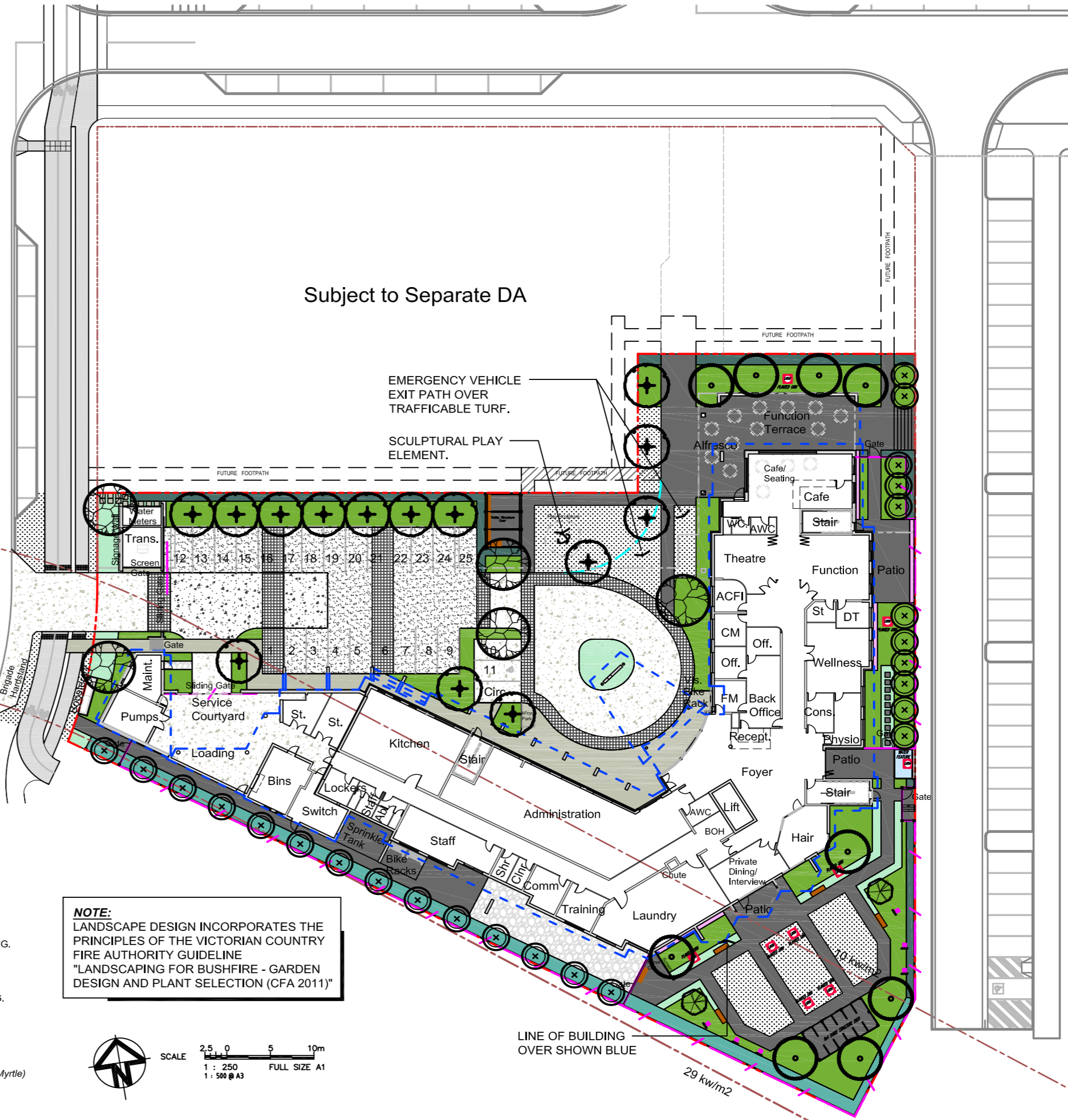
**TREES**

-  PROPOSED MAIN ENTRY FEATURE TREE PLANTING.  
Eg species: Delonix regina (Poinciana)
-  PROPOSED STREET TREE PLANTING.  
Eg species: Cupaniopsis anacardioides (Tuckeroo)  
Harpulia pendula (Tulipwood)
-  PROPOSED COMMON AREA FEATURE TREE PLANTING.  
Eg species: Lagerstroemia indica (Crepe Myrtle),  
Pongamia pinnata (Poonga Oil Tree)
-  PROPOSED COLUMNAR SCREENING TREE PLANTING.  
Eg species: Agathis robusta (Kauri Pine)  
Elaeocarpus eumundii (Eumundi Quandong)  
Polyalthia longifolia (Indian Mast Tree)
-  PROPOSED COMPACT FLOWERING TREE PLANTING.  
Eg species: Lagerstroemia 'Tuscarora' (Compact Crepe Myrtle)  
Magnolia 'Little Gem' (Compact Magnolia)  
Plumeria obtusa (Evergreen Frangipani)

**NOTE:**  
LANDSCAPE DESIGN INCORPORATES THE PRINCIPLES OF THE VICTORIAN COUNTRY FIRE AUTHORITY GUIDELINE "LANDSCAPING FOR BUSHFIRE - GARDEN DESIGN AND PLANT SELECTION (CFA 2011)"




SCALE 2.5 0 5 10m  
1 : 250 FULL SIZE A1  
1 : 500 @ A3



**LEGEND**

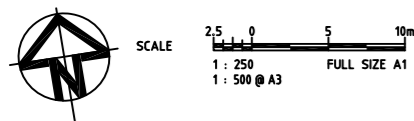
**HARDSCAPE**

 PATIOS & DECKS.  
Hardscape as per Architect's details.

**SOFTSCAPE**

 GENERAL LANDSCAPE TREATMENT  
Layered plantings of shrubs, clumping and groundovers - max. height 1.0m. Eg species: Alcalpha reptans, Carpobrotus glaucescens, Crassula ovata, Gardenia ssp., Gazania rigens, Hymenocallis sp., Melaleuca 'Claret Tops', Nandina ssp., Ophiopogon 'Stripey White', Strelitzia regia, Viola banksii, Zamia furfurata, Zamioiculcas zamifolia, & Zoysia tenuifolia.

 PLANTING ON PODIUM INDICATED AS WHITE HATCH



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	Rv	DATE		REVISIONS						RECOMMENDED: PROJ. MAN.

## Indicative Planting Species - Feature Trees

Plant species selected have been chosen for their robustness, colour, form, commercial availability, maintenance requirements and proven performance.

### Feature Trees (all forms - large, spreading, small)

- 1 *Agathis robusta* (Queensland Kauri Pine) - Columnar Feature
- 2 *Cupaniopsis anacardioides* (Tuckeroo) - Spreading Feature
- 3 *Eleocarpus eumundii* (Eumundii Quandong) - Columnar Feature
- 4 *Harpullia pendula* (Tulipwood) - Spreading Feature
- 5 *Lagerstroemia 'Natchez'* (Crepe Myrtle) - Spreading Feature
- 6 *Polyalthia longifolia* (Indian Mast Tree) - Columnar Feature



### Screening Shrubs

Shrubs will be utilised to provide screening to adjacent properties in addition to being a strong backdrop for smaller shrubs and groundcover plantings. Narrow varieties such as the *Callistemon 'Slim'* will be used in space restricted areas.

- |                                  |                              |
|----------------------------------|------------------------------|
| 1. <i>Callistemon 'Slim'</i>     | (Narrow Bottlebrush)         |
| 2. <i>Metrosideros spp.</i>      | (New Zealand Xmas Bush)      |
| 3. <i>Photinia x fraseri</i>     | (Photinia)                   |
| 4. <i>Syzygium 'Cascade'</i>     | (Weeping Lilly Pilly)        |
| 5. <i>Syzygium 'Resilience'</i>  | (Lilly Pilly - psyllid free) |
| 6. <i>Viburnum odoratissimum</i> | (Sweet Viburnum)             |

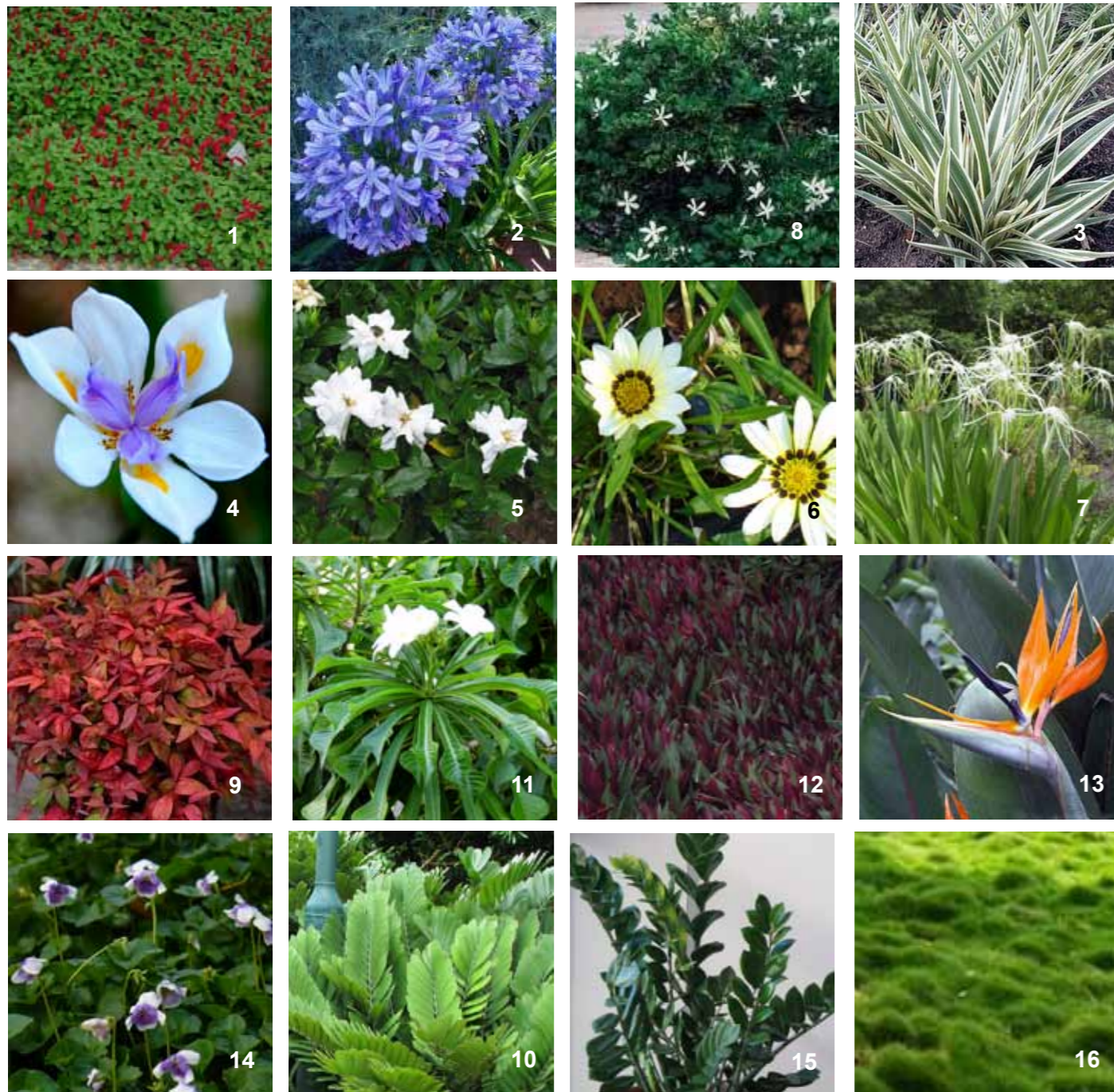




**Shrubs/Groundcovers**

- |                                     |                                |
|-------------------------------------|--------------------------------|
| 1. <i>Acalpha reptans</i>           | (Catstail)                     |
| 2. <i>Agapanthus orientalis</i>     | (Agapanthus)                   |
| 3. <i>Carrisa "Desert Star"</i>     | (Natal Plum)                   |
| 4. <i>Dianella "Silver Streak"</i>  | (Variegated Flax Lily)         |
| 5. <i>Dietes grandiflora</i>        | (Spanish Iris)                 |
| 6. <i>Gardenia spp</i>              | (Prostrate and Shrub Gardenia) |
| 7. <i>Gazania rigens</i>            | (Gazania)                      |
| 8. <i>Hymenocallis speciosa</i>     | (Spider Lily)                  |
| 9. <i>Nandina domestica "Blush"</i> | (Heavenly Bamboo)              |
| 10. <i>Plumeria pudica</i>          | (Bridal Boquet)                |
| 11. <i>Rhoeo discolor</i>           | (Moses in the Cradle)          |
| 12. <i>Strelizia reginae</i>        | (Bird of Paradise)             |
| 13. <i>Viola hederacea "Alba"</i>   | (Native Violet)                |
| 14. <i>Zamia furfurea</i>           | (Cardboard Palm)               |
| 15. <i>Zamiocalasa zamifolia</i>    | (ZZ Plant)                     |
| 16. <i>Zoysia tenuifolia</i>        | (No Mow Grass)                 |

Smaller shrubs and groundcovers have been chosen to provide seasonal colour, mild fragrance, strong visual forms and are commercially proven as strong, consistent growers.



**Climbers**

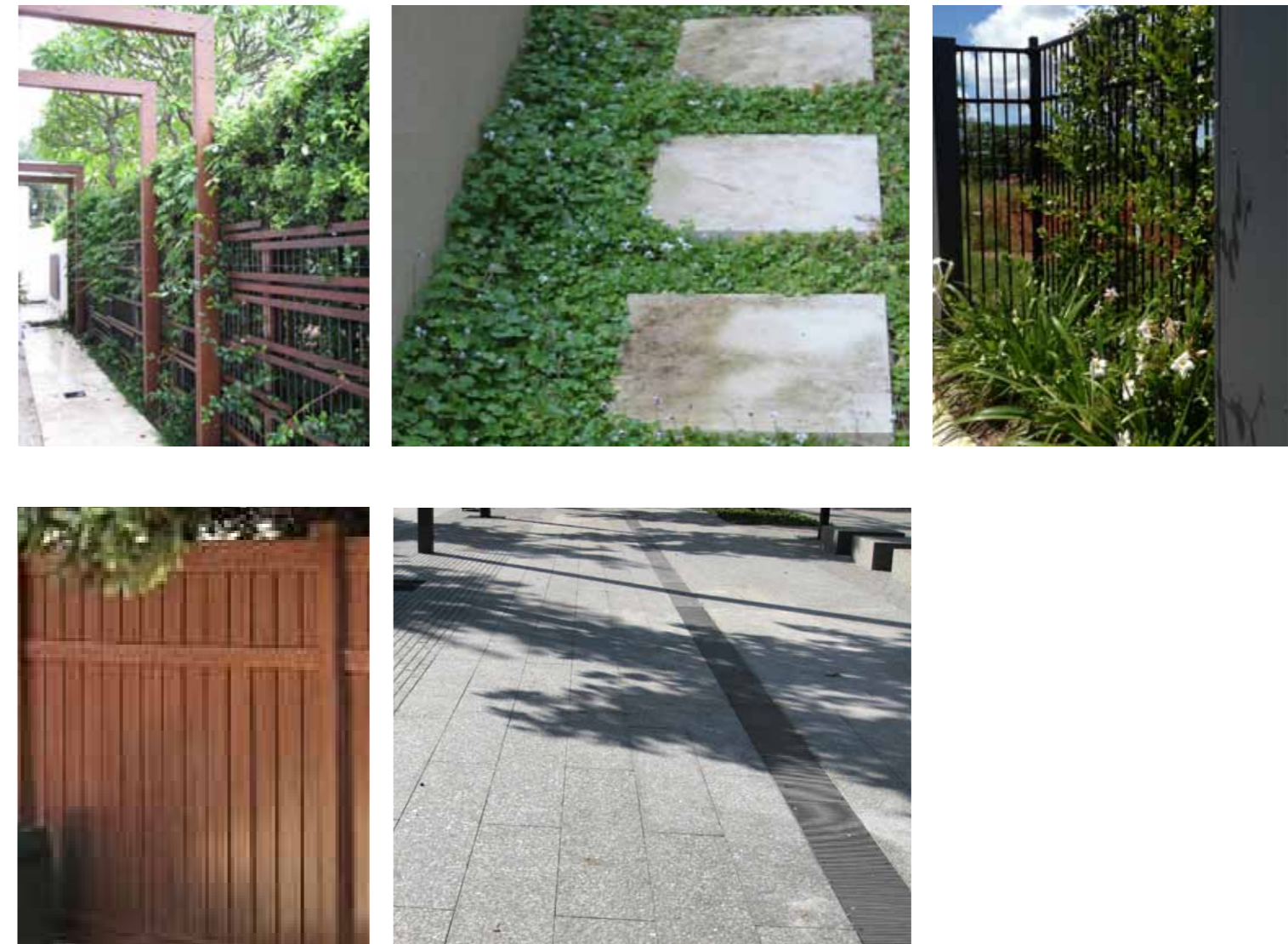
The climbers that are proposed have been selected for their proven growth performance, seasonal colour and changing flower form. Generally two or three varieties will be utilised in a planting scheme to ensure constant visual interest for the residents and their guests.

- |                                       |                    |
|---------------------------------------|--------------------|
| 1. <i>Mandevilla "Alice du Pont"</i>  | (Pink Mandevilla)  |
| 2. <i>Mandevilla "Red Fantasy"</i>    | (Red Mandevilla)   |
| 3. <i>Mandevilla "White Fantasy"</i>  | (White Mandevilla) |
| 4. <i>Trachelospermum jasminoides</i> | (Star Jasmine)     |



**Hardscape Palette/Imagery**

Natural materials are favoured such as metals, concretes and minimal use of timber as accents. Fencing types will provide for resident privacy to courtyards and semi-transparency to the street presentation. Lighting will be used to ensure security for the residents provide sufficient directed light for safe movement at all times. .



## Hardscape Palette/Imagery

Several elements will be integrated throughout the project to provide visual variety, reduce the mass of building walls and provide flexible outdoor space for special events within the facility.





**EAST ELEVATION**  
SCALE 1:200 @ A1



**NORTH ELEVATION**  
SCALE 1:200 @ A1

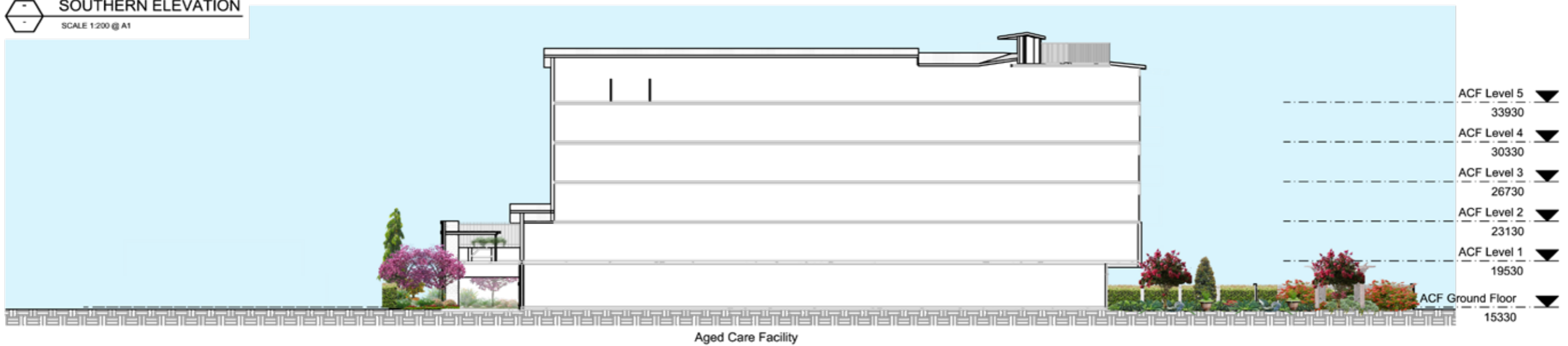


**WEST ELEVATION**  
SCALE 1:200 @ A1

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	20.10.20	ORIGINAL ISSUE		DRAWN: CJ CHECKED: JB RECOMMENDED: PROD. MAN.		APPROVED: PROD. DIR.					



**SOUTHERN ELEVATION**  
SCALE 1:200 @ A1

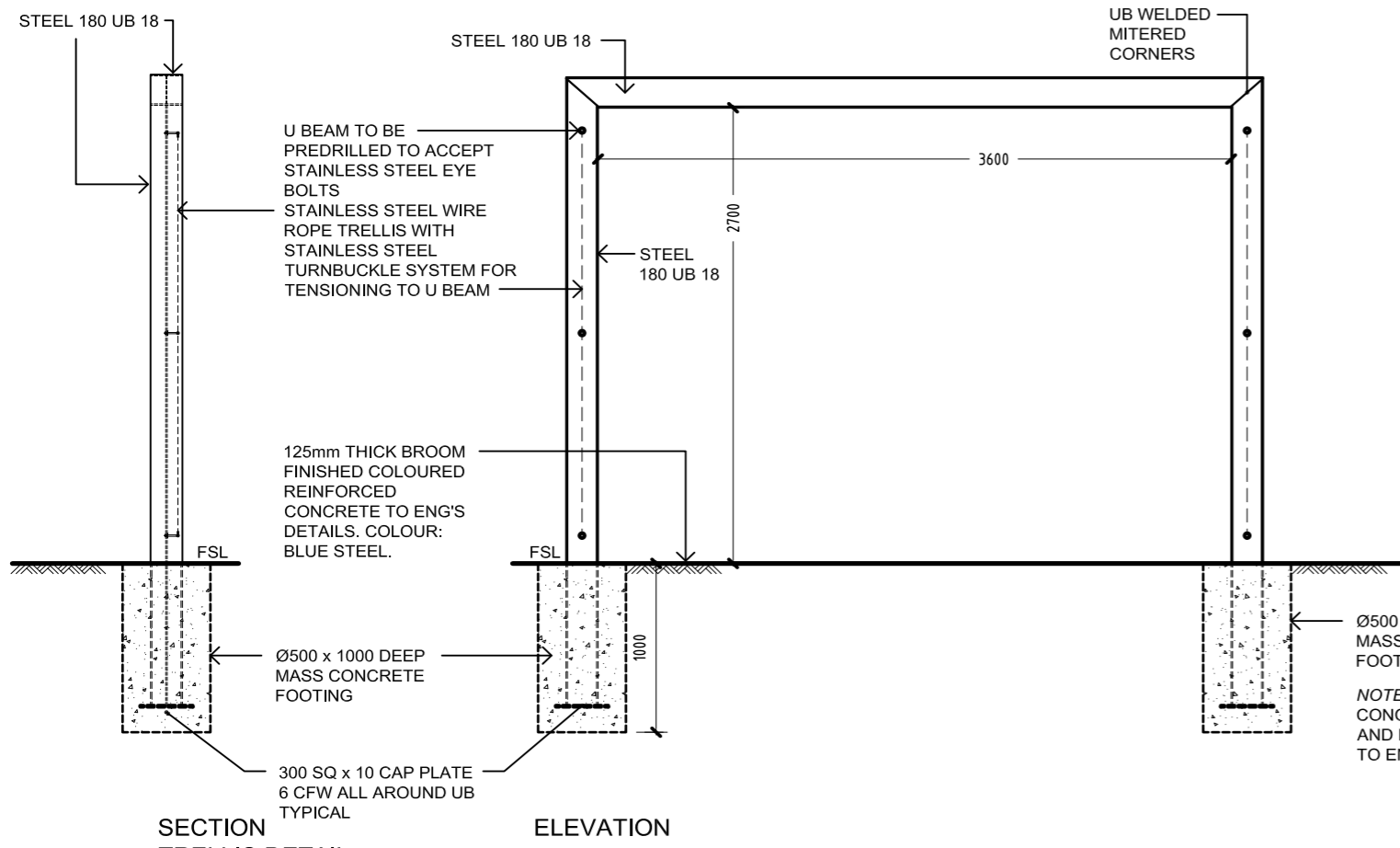
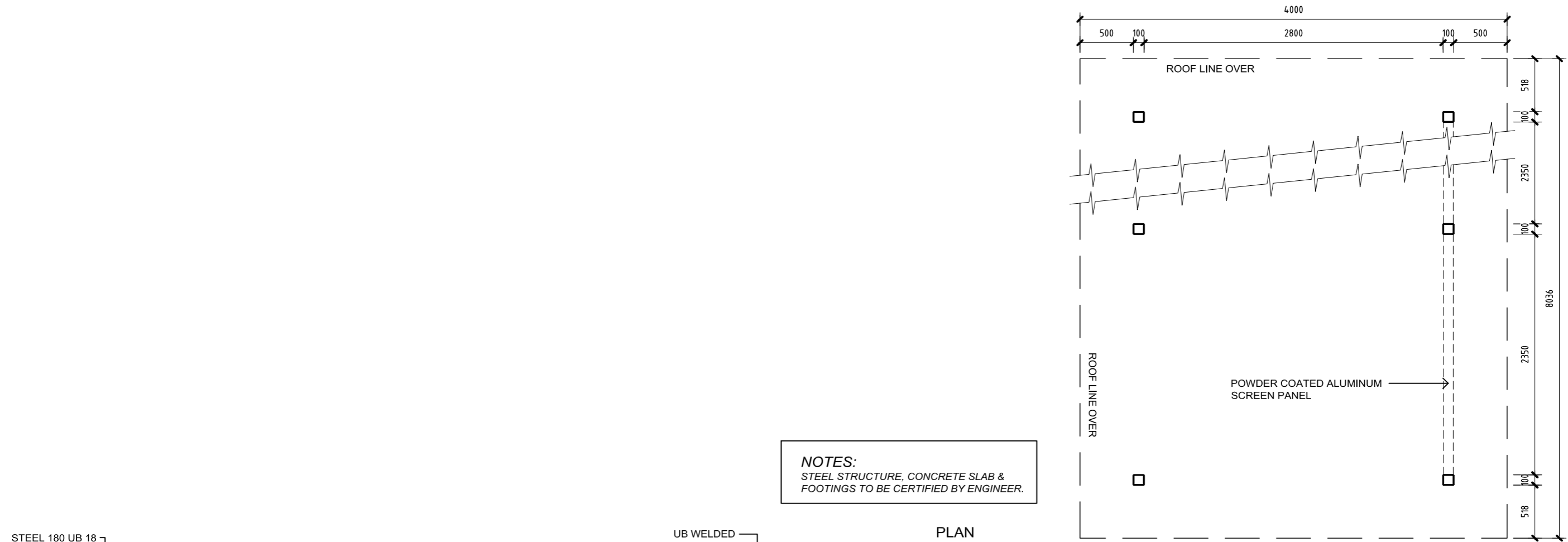


**SECTION A**  
SCALE 1:200 @ A1

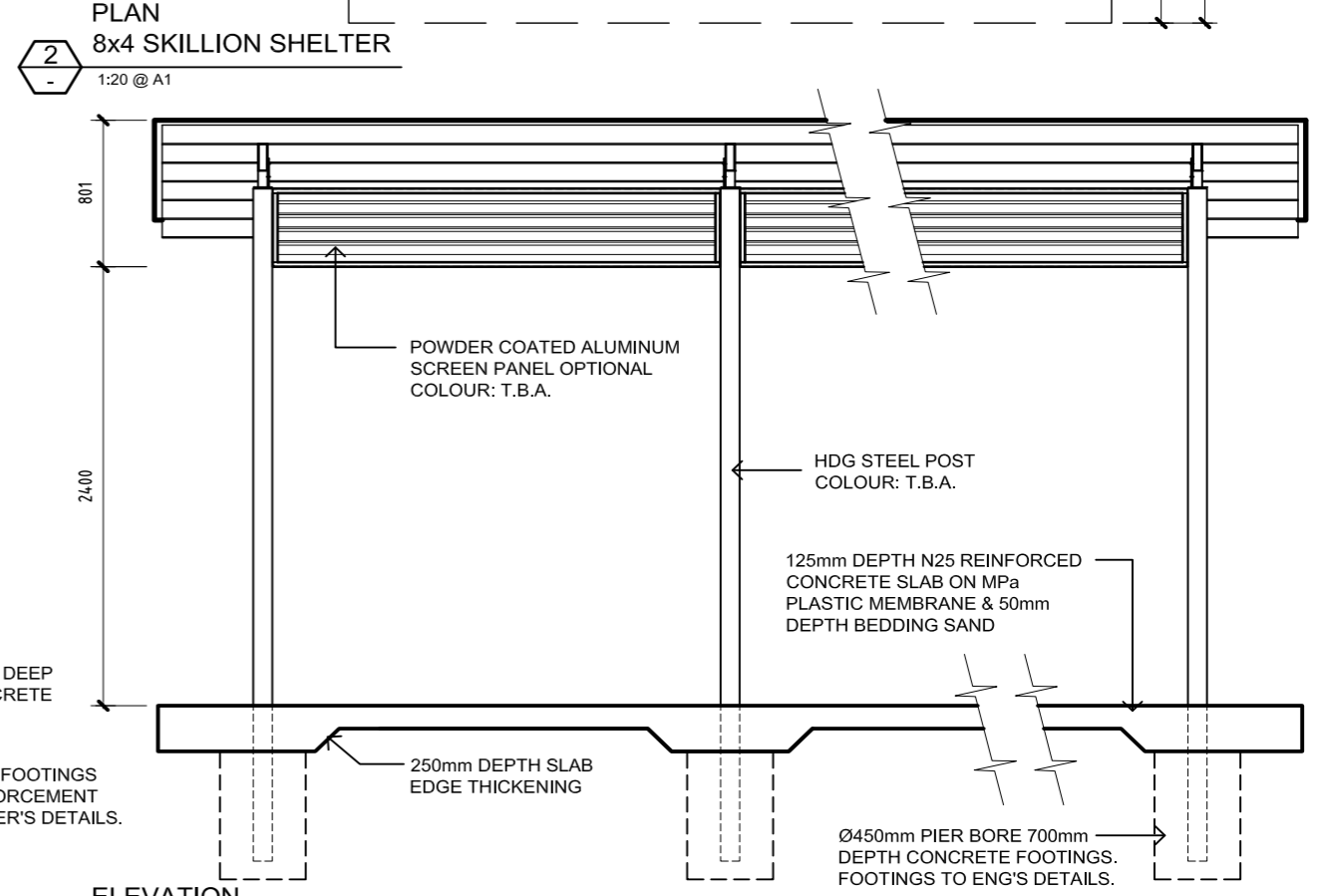


**SECTION B**  
SCALE 1:200 @ A1

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	20.10.20	ORIGINAL ISSUE		CHECKED: JB		APPROVED: PROJ. DIR.				DRAWING No: <b>FIGURE 7</b>	
REV	DATE	REVISIONS		RECOMMENDED: PROJ. MAN.							



**SECTION 1**  
TRELLIS DETAIL  
1:20 @ A1



**ELEVATION 3**  
8x4 SKILLION SHELTER  
1:20 @ A1

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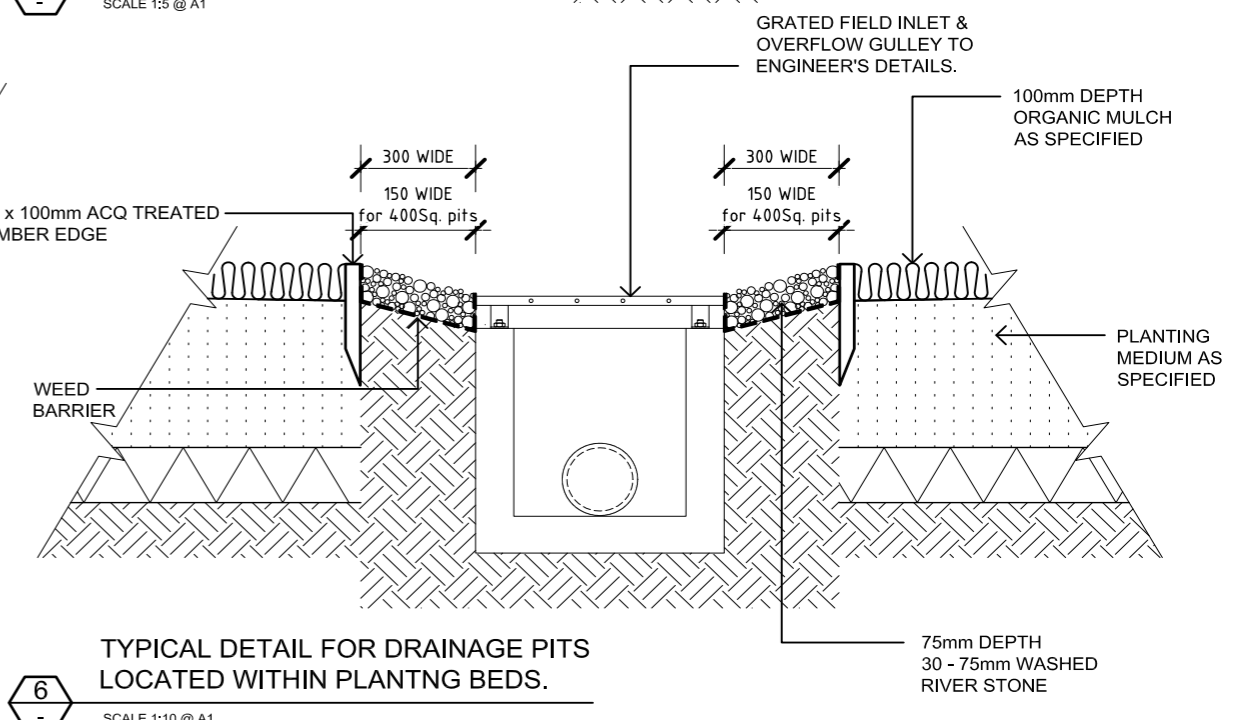
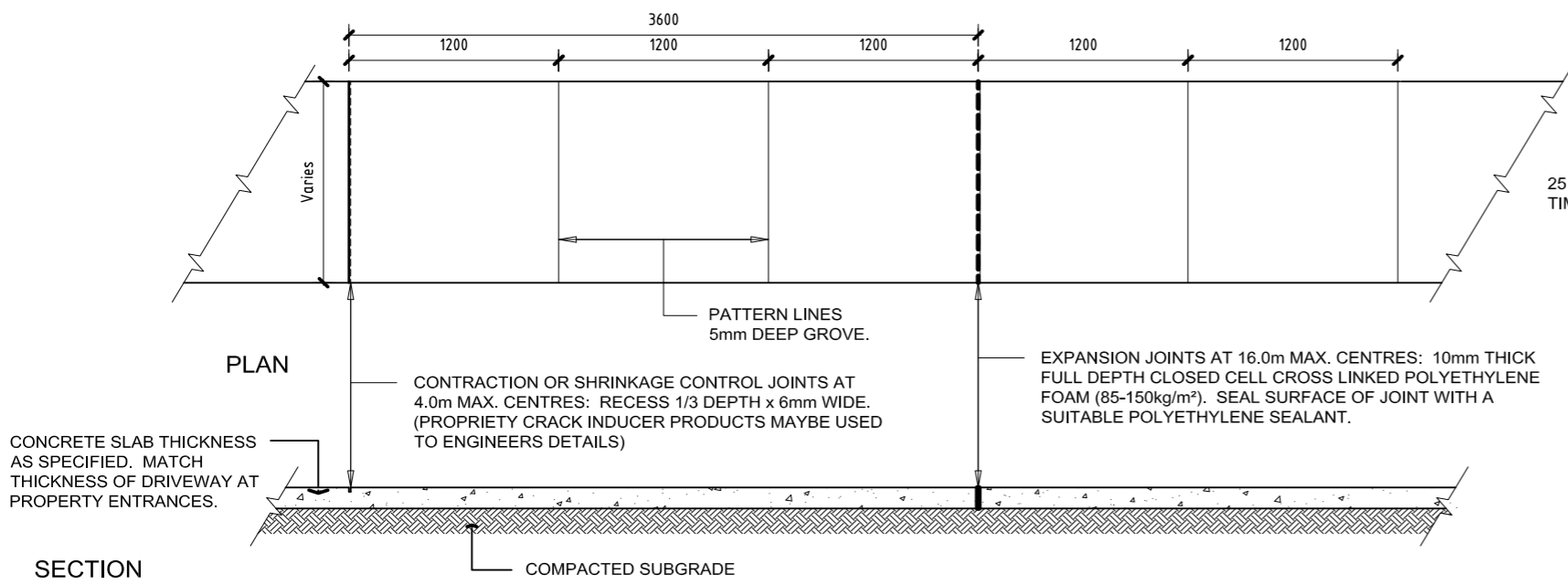
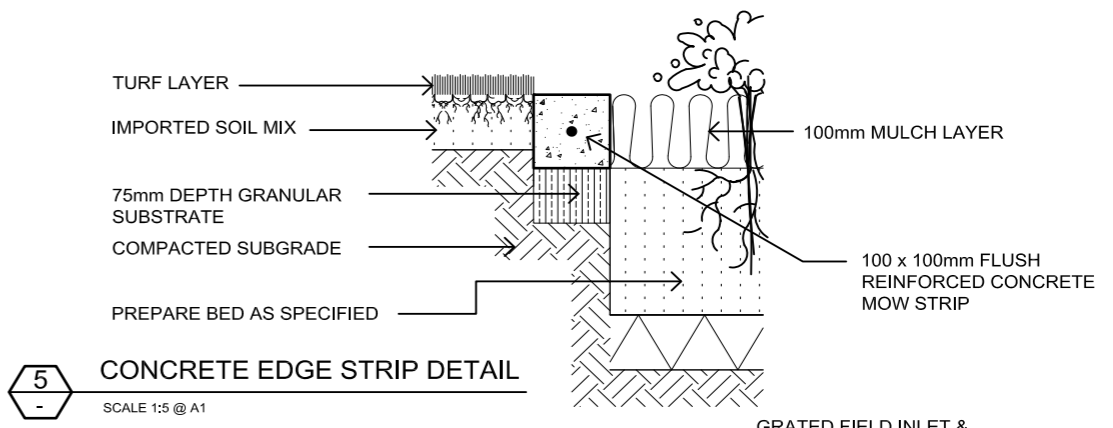
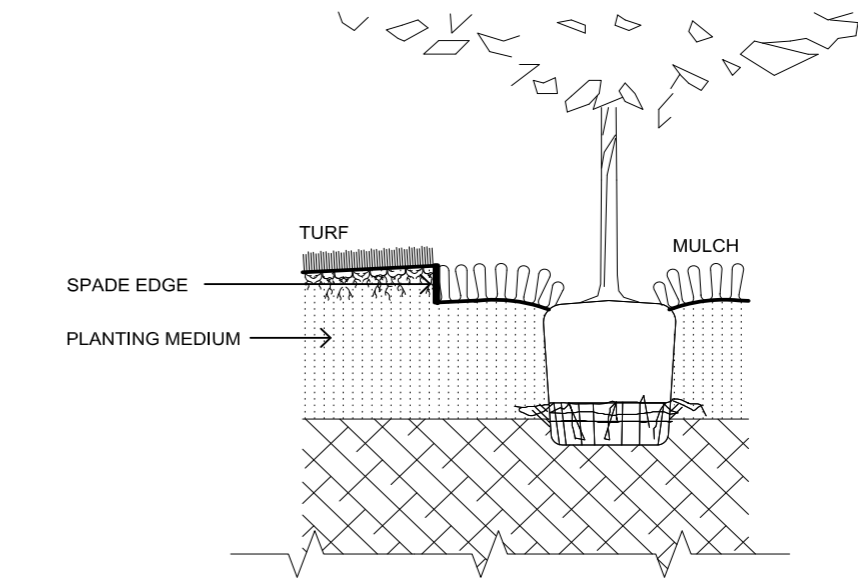
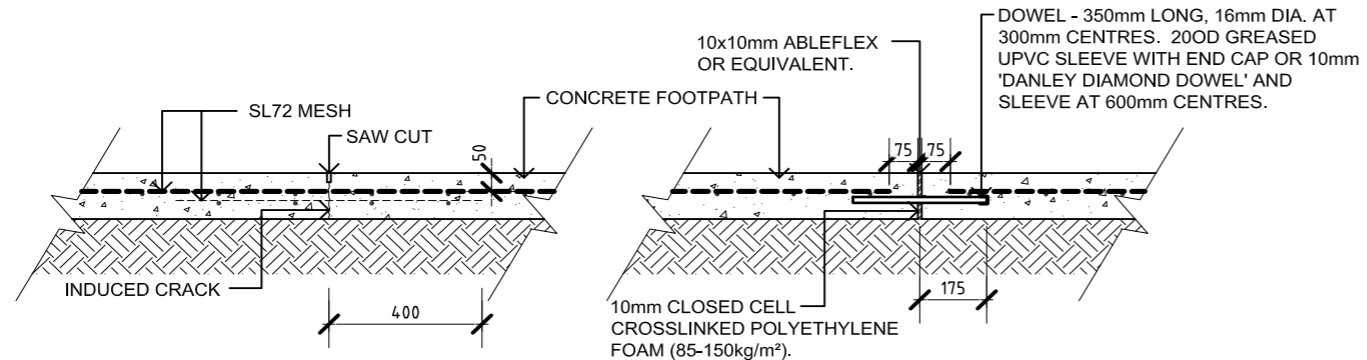
DESIGNED: JB	DATUM: A1
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RECOMMENDED: PROJ. MAN.	MASTERPLANNING ARCHITECTURAL MODELMAKING LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT
APPROVED: PROJ. DIR.	BRISBANE OFFICE: P.O. Box 181 Scarborough Qld. 4020 Phone: 07 3142 4834 Email: webbut@comcast.com.au

**Butler and Webb**  
ARCHITECTURAL MODELMAKING  
LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT

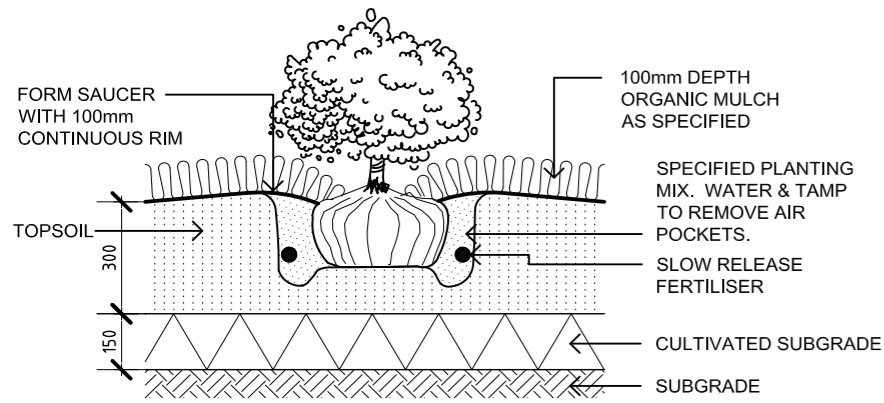


CARSELDINE CUV for ROCKPOOL Pty Ltd  
520 BEANS RD, CARSELDINE URBAN VILLAGE  
LANDSCAPE WORKS  
TRELLIS & SHADE STRUCTURE DETAIL

DATE: 11.02.21
DRAWING No: <b>FIGURE 8</b>



- NOTES:
1. ALL CONCRETE TO BE GRADE N25 TO ENGINEERS DETAILS.
  2. REINFORCEMENT AND DOWELS TO BE USED AS SPECIFIED BY ENGINEER.
  3. INSTALL JOINTS AS PER MANUFACTURERS INSTRUCTIONS.



**1** GROUNDCOVER / SHRUB PLANTING DETAIL  
SCALE 1:10 @ A1

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:

- TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED, REJECT RATHER THAN STAKE.
- TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS, REJECT RATHER THAN STAKE.
- PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL, CORRECT THE PLANTING PROCEDURE.
- ROOT BALLS PLACED ON SOFT SOIL, TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL, STAKING ADVISABLE.
- TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS, STAKING ADVISABLE.

SET TOP OF ROOTBALL FLUSH TO GRADE OR 25-50mm IN SLOWLY DRAINING SOILS. TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL.

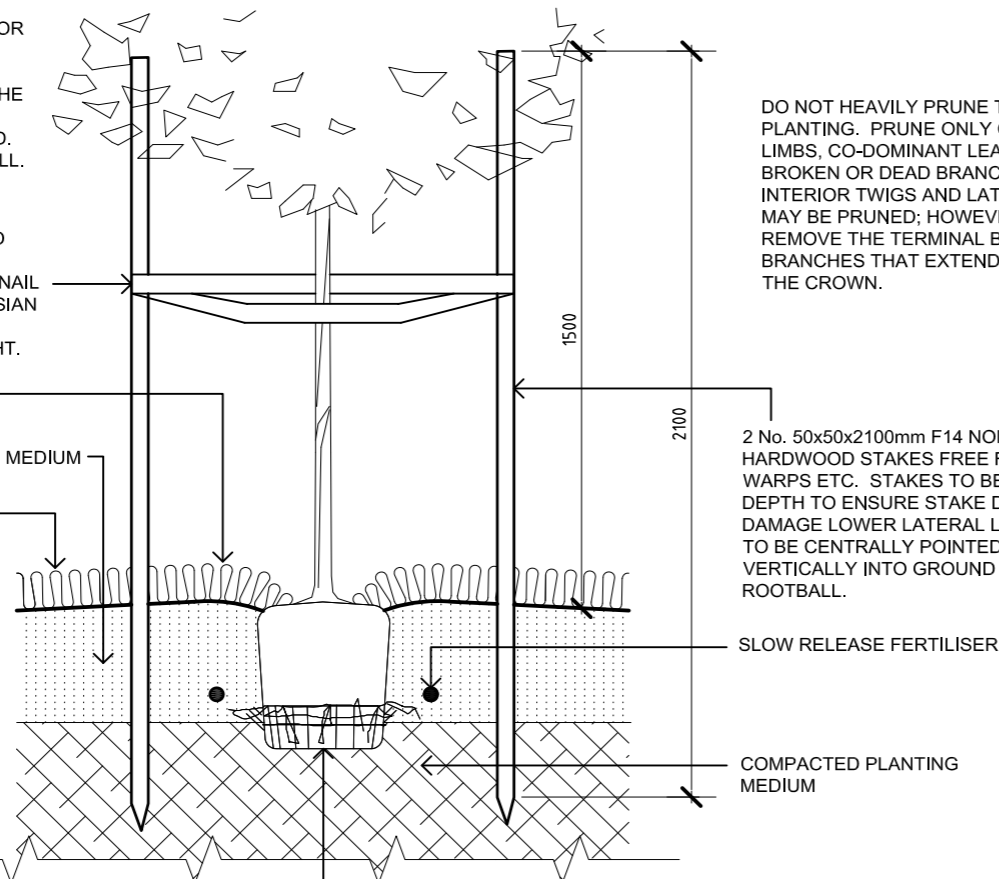
50mm WIDE HESSIAN SECURED LOOSELY TO TREE & FIXED TO STAKE WITH FLATHEAD GALV. NAIL OR STAPLES. HEIGHT OF HESSIAN TIE TO BE ONE THIRD TO ONE HALF OF OVERALL TREE HEIGHT.

MOUND TOPSOIL OVER ROOTBALL AS SHOWN. KEEP TOPSOIL AND MULCH CLEAR OF TRUNK

100mm DEPTH ORGANIC MULCH AS SPECIFIED

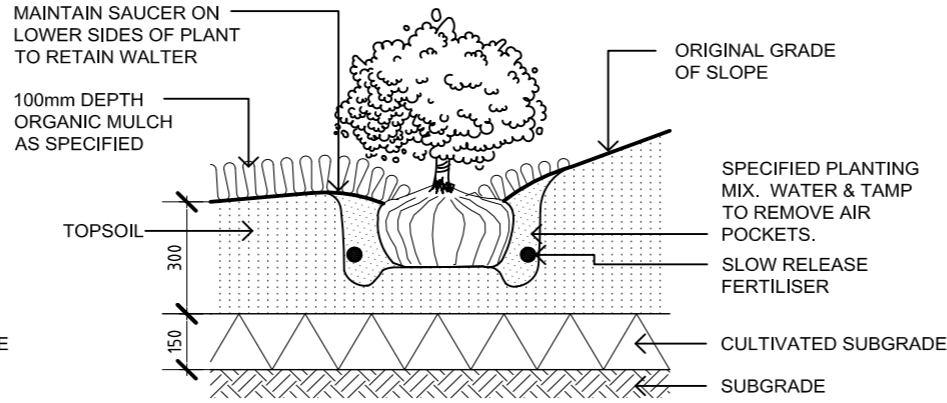
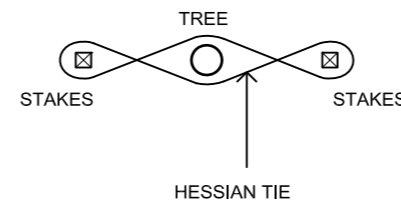
**NOTE:**  
ALL TREE STOCK TO COMPLY WITH AUSTRALIAN STANDARD AS2303:2015 TREE STOCK FOR LANDSCAPE USE.

**3** TREE PLANTING DETAIL  
SCALE 1:10 @ A1

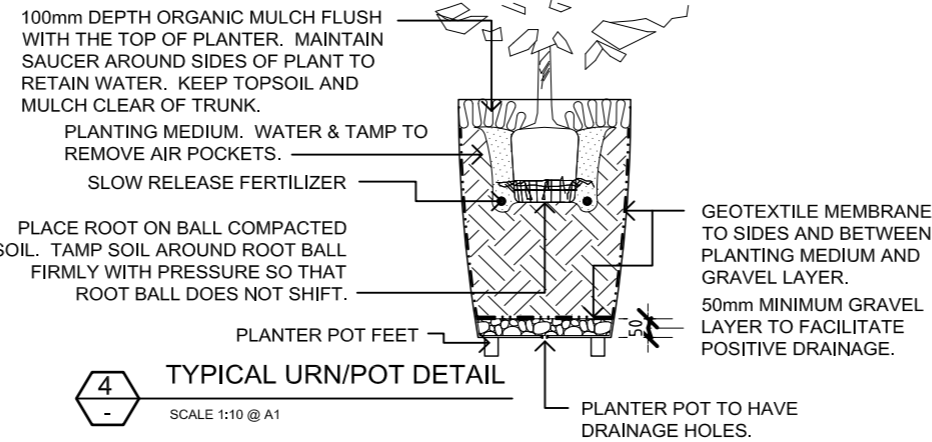


PLACE ROOT BALL ON COMPACTED SOIL. TAMP SOIL AROUND ROOT BALL FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

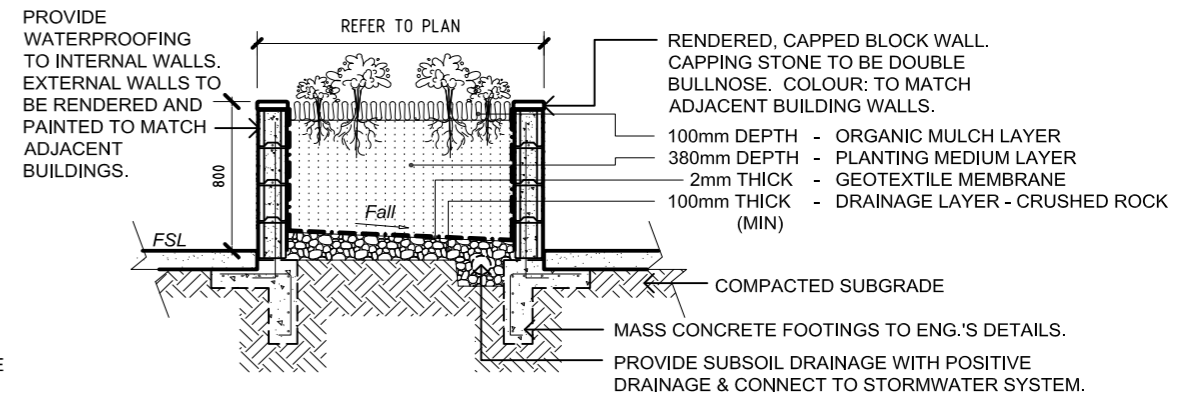
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



**2** SHRUB PLANTING ON SLOPES DETAIL  
SCALE 1:10 @ A1

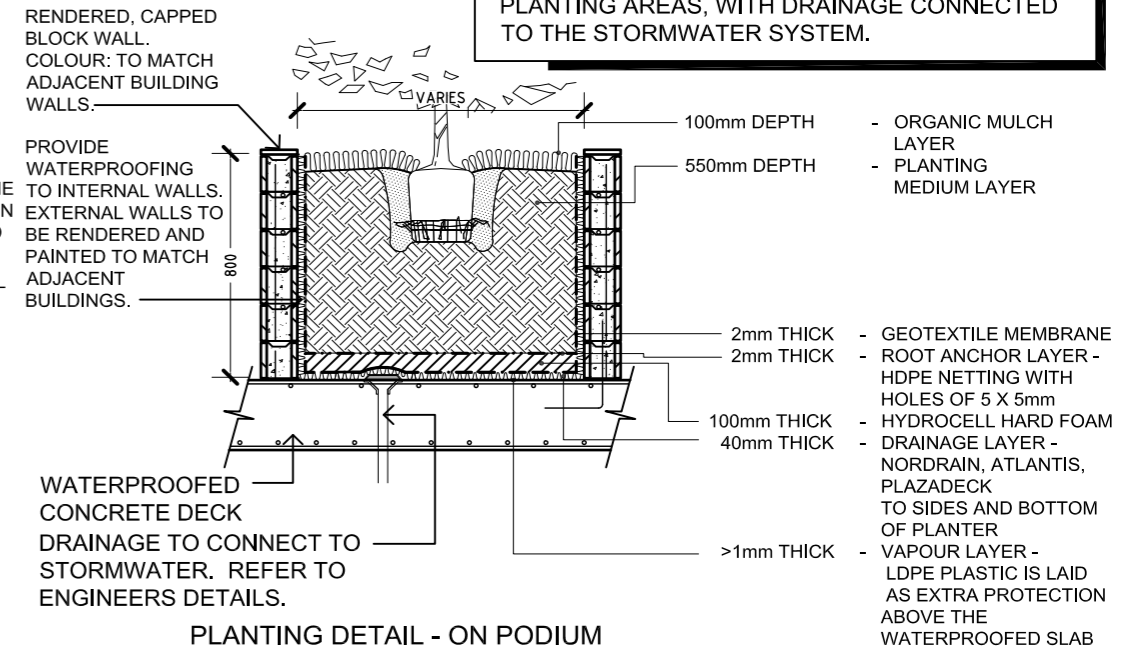


**4** TYPICAL URN/POT DETAIL  
SCALE 1:10 @ A1



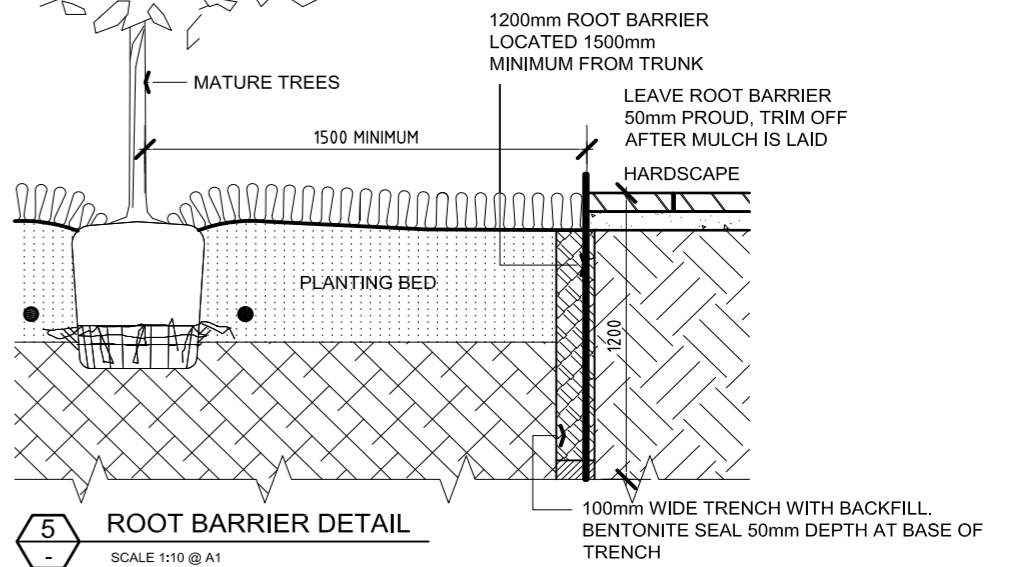
**5** SECTION RAISED PLANTER  
SCALE 1:20 @ A1

**NOTE:**  
ALL PLANTERS TO HAVE RETICULATED DRIP IRRIGATION SYSTEM (CONNECTED TO NON-TOWN WATER SOURCE) TO ALL CONTAINERISED PLANTING AREAS, WITH DRAINAGE CONNECTED TO THE STORMWATER SYSTEM.



**6** PLANTING DETAIL - ON PODIUM SHRUBS  
SCALE 1:20 @ A1

FOR FULL INSTALLATION GUIDES REFER TO [www.rootbarrier.com.au](http://www.rootbarrier.com.au)



**5** ROOT BARRIER DETAIL  
SCALE 1:10 @ A1

## PLANTING NOTES

### EXCAVATION

REMOVE SOIL, GRASS, WEEDS, ROOTS AND OTHER DEBRIS TO 300mm BELOW THE TOP OF ADJACENT KERBS, HARD SURFACED MARGINS, AND FINISHED GROUND LEVELS. REMOVE FROM SITE AS DIRECTED.

### SUB SOIL CULTIVATION

CULTIVATE THE REDUCED SUB-SOIL TO A DEPTH OF 300mm, BREAK UP SUB-SOIL BY MECHANICAL RIPPING AND DIGGING TO ASSIST DRAINAGE AND AERATION.

### TOPSOIL MIXTURE

PLACE WEEDFREE AND SCREENED TOPSOIL MIXTURE. CONTRACTOR TO PROVIDE SOIL TEST TO DEMONSTRATE COMPLIANCE WITH AUSTRALIAN STANDARDS AS 4419.

### ORGANIC MULCH

SUPPLY AND PLANCE 100mm MINIMUM DEPTH OF 25mm HOOP PINE 'NO FINES' MULCH TO COMPLY WITH AUSTRALIAN STANDARDS AS 4454.

### FERTILISER

AN APPROVED 10GM SLOW RELEASE FERTILISER TABLET SUCH AS SIERRA CHEMICAL COMPANY 'AGRIFORM' PLANTING TABLETS, USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. A SURFACE DRESSING OF 'BLOOD AND BONE' FERTILISER SHALL BE PLACED ON THE SOIL WITHIN 300mm DIA. OF EACH PLANT AT MANUFACTURER'S RECOMMENDED RATE.

### SUBSOIL DRAINAGE

SUPPLY AND INSTALL SUBSOIL DRAINAGE TO ALL GARDEN BEDS AND TREE PLANTING HOLES TO ENSURE EFFECTIVE DRAINAGE TO AS 3500. PROVIDE SUBSOIL DRAINS AS SPECIFIED WHERE NECESSARY TO INTERCEPT GROUND WATER SEEPAGE AND PREVENT WATER BUILDUP BEHIND RETAINING WALLS AND UNDER PAVEMENT. CONNECT SUBSOIL DRAINS TO STORMWATER DRAINAGE SYSTEM. OBTAIN DRAINAGE PLANS FROM OWNER OR OWNERS REPRESENTATIVE WHICH ARE NECESSARY FOR THE CONNECTION TO STORMWATER DRAINS. WHERE CONNECTION INTO AN EXISTING DRASIN IS REQUIRED, CARRY OUT THE EXCAVATION NECESSARY TO LOCATE AND EXPOSE THE CONNECTION POINT. ON COMPLETION REINSTATE THE SURFACES AND ELEMENTS WHICH HAVE BEEN DISCTURBED SUCH AS ROADS, PAVEMENTS, KERBS, FOOTPATHS AND VERGES.

### DRAINAGE / SERVICES

REFER TO ENGINEER'S DRAWINGS FOR GRADING, DRAINAGE AND SERVICE INFORMATION.

### IRRIGATION

CONTRACTOR TO PROVIDE DESIGN / BUILD SERVICE FOR AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPED PLANTING AREAS. CONTRACTOR TO ALLOW FOR ALL COMMERCIAL BACKFLOW PREVENTION DEVICES, ELECTRICAL AND WATER CONNECTIONS REQUIRED. CONTROLLER TO BE LOCATED IN AN INTERIOR STORAGE SPACE IN A LOCKABLE BOX. KEYS TO BE HELD BY COMPLEX MAINTENANCE PERSON OR OTHERS APPOINTED BY CLIENT. ALL FITTINGS TO BE COMMERCIAL GRADE. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR APPROVAL AND ISSUE A SET OF AS BUILT DRAWINGS TO CLIENT AFTER SUCCESSFUL COMMISSIONING OF SYSTEM.

### MAINTENANCE

ALL LANDSCAPE AREAS (HARDSCAPE AND SOFTSCAPE) TO BE MAINTAINED FOR A PERIOD OF 26 WEEKS. CONTRACTOR RESPONSIBLE AT HIS/HER COST FOR REPLACEMENT OF ANY PLANTING MATERIALS NOT IN GOOD GROWING CONDITION AT END OF 26 WEEK PERIOD. ANY DEAD PLANT MATERIAL TO BE REPLACED WITHIN A 7 DAY PERIOD. ALLOW FOR A WEEKLY MAINTENANCE SCHEDULE DURING THE 26 WEEK PERIOD.

### ADVANCED TREE PLANTING

ALL TREE STOCK TO BE NATSPEC COMPLIANT.

EXCAVATE A SQUARE HOLE TWICE THE WIDTH OF THE ROOT BALL. CULTIVATE BASE OF HOLE TO A FURTHER DEPTH OF 100mm. LOOSED COMPACTED SIDES OF HOLE.

FILL HOLE WITH WATER AND LET DRAIN THOROUGHLY PRIOR TO PLANTING. NOTIFY CLIENT'S REPRESENTATIVE IF DRAINAGE PROBLEMS FROM THE HOLES ARE EXISTENT DUE TO EXISTING ROCK CONDITIONS DRAINAGE MAY BE REQUIRED FROM TREE PITS.

NAIL TIES TO APPROXIMATELY 300mm FROM TOP END. DRIVE IN STAKES AS SPECIFIED. POSITION THE TREE SO THAT THE TOPSOIL LEVEL OF THE ROOT BALL IS LEVEL WITH THE SURROUNDING FINISHED SURFACE. WHERE POSSIBLE POSITION THE TREE SO THAT THE BRANCHES DO NOT RUB AGAINST STAKES OR WILL IN FUTURE, CONFLICT WITH BUILDINGS OR OVERHEAD WIRES.

BACKFILL WITH AN EVEN MIXTURE OF EXCAVATED MATERIAL AND IMPORTED TOPSOIL. PLACE SLOW RELEASE FERTILISER TABLETS AT QUATER THE DEPTH OF THE ROOT BALL. DO NOT ALLOW TABLETS TO COME INTO CONTACT WITH ROOTS.

TAMP BACKFILL LIGHTLY AND FORM A TEMPORARY WATERING RING. FINISH SURFACE TREATMENT WITH 100mm DEPTH OF 25mm HOOP PINE 'NO FINES' MULCH.

WATER TREE THOROUGHLY TO ELIMINATE AIR POCKETS.

### TURFING

OBTAIN TURF FROM A SPECIALIST TURF GROWER. PROVIDE TURF OF EVEN THICKNESS, FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER THE TURF WITHIN 24 HOURS OF CUTTING, AND LAY IT WITHIN 36 HOURS OF CUTTING. PREVENT IT FROM DRYING OUT BETWEEN CUTTING AND LAYING.

### FERTILISING

MIX THE FERTILISER THOROUGHLY INTO THE TOPSOIL BEFORE PLACING THE TURF. APPLY LAWN FERTILISER AT THE COMPLETION OF THE FIRST AND LAST MOWINGS, AND AT OTHER TIMES REQUIRED TO MAINTAIN HEALTHY GRASS COVER.

### LAYING

#### GENERAL

LAY THE TURF IN THE FOLLOWING MANNER:

- IN STRETCHER PATTERN WITH THE JOINTS STAGGERED AND CLOSE BUTTED.
- PARALLEL WITH THE LONG SIDES OF LEVEL AREAS, AND WITH CONTOURS ON SLOPES.
- FINISH FLUSH, AFTER TAMPING, WITH ADJACENT FINISHED SURFACES OF GROUND, PAVING AREAS, OR GRASS SEEDDED AREAS.

STRIP TURF LAYING: CLOSE BUTT THE END JOINTS AND SPACE THE STRIPS 300mm APART. APPLY A LAYER OF TOP DRESSING BETWEEN THE STRIPS OF TURF. FINISH WITH AN EVEN SURFACE.

TAMPING: LIGHTLY TAMP TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING, DO NOT USE A ROLLER.

PEGGING: ON STEEP SLOPES PEG TURF TO PREVENT DOWNSLOPE MOVEMENT. REMOVE PEGS WHEN THE TURF IS ESTABLISHED.

#### WATERING

WATER IMMEDIATELY AFTER LAYING UNTIL THE TOPSOIL IS MOISTENED TO ITS FULL DEPTH. CONTINUE WATERING TO MAINTAIN MOISTURE TO THIS DEPTH. KEEP THE GRASS IN A HEALTHY CONDITION.

#### MAINTENANCE

GENERAL: MAINTAIN TURFED AREAS UNTIL THE ATTAINMENT OF A DENSE CONTINUOUS SWARD OF HEALTHY GRASS OVER THE WHOLE TURFED AREA, EVENLY GREEN AND OF A CONSISTENT HEIGHT.

FAILED TURF: LIFT FAILED TURF AND RELAY WITH NEW TURF.

LEVELS: WHERE LEVELS HAVE DEVIATED FROM THE DESIGN LEVELS AFTER PLACING AND WATERING, LIFT TURF AND REGRADE TOPSOIL TO ACHIEVE DESIGN LEVELS.

#### TOP DRESSING

WHEN TURF IS ESTABLISHED MOW, REMOVE CUTTINGS AND LIGHTLY TOP DRESS TO A DEPTH OF 10mm. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACE.

## INDICATIVE PLANTING SCHEDULE

### TREES / PALMS

Botanical Name	Common Name	Size	Planting Notes
Lagerstroemia indica	Crepe Myrtle	200 Litre	Plant as shown.
Lagerstroemia 'Acoma'	Compact White Crepe Myrtle	200 Litre	Plant as shown.
Lagerstroemia 'Tuscarora'	Compact Pink Crepe Myrtle	200 Litre	Plant as shown.
Pongamia pinnata	Poonga Oil Tree	200 Litre	Plant as shown.
Waterhousia floribunda	Weeping Lilly Pilly	200 Litre	Plant as shown.

### SHRUBS / G'COVERS

Botanical Name	Common Name	Size	Planting Notes
Acalpha reptans	Cat's Tails	140mm pots	Plant at 400mm centres.
Acmena spp.	Lilly Pilly	300mm pots	Plant at 1.0m centres.
Asplenium australasicum	Crow's Nest	300mm pots	Plant at 800mm centres
Callistemon 'Slim'	Narrow Bottlebrush	300mm pots	Plant at 1.0m centres.
Carpobrotus glaucescens	Pig Face	140mm pots	Plant at 600mm centres.
Casuarina 'Cousin It'	Cousin It	140mm pots	Plant at 500mm centres.
Clivia minata	Kaffir Lily	200mm pots	Plant at 400mm centres.
Crassula ovata	Jade Plant	300mm pots	Plant at 800mm centres.
Gardenia radicans	Prostrate Gardenia	140mm pots	Plant at 400mm centres.
Gazania rigens	Gazania	140mm pots	Plant at 400mm centres.
Grevillea 'Royal Mantle'	Prostrate Grevillea	200mm pots	Plant at 1.0m centres.
Hedera helix	Ivy	140mm pots	Plant at 500mm centres.
Hymenocallis speciosa	Spider Lily	200mm pots	Plant at 600mm centres.
Mandevilla 'Red Fantasy'	Mandevilla (red)	125mm pots	Plant at 500mm centres.
Mandevilla 'White Fantasy'	Mandevilla (white)	125mm pots	Plant at 500mm centres.
Melaleuca 'Claret Tops'	Dwarf Paper Bark	200mm pots	Plant at 600mm centres.
Metrosideros spp.	New Zealand Xmas Bush	300mm pots	Plant at 1.0m centres.
Myoporum 'Yarennia'	Creeping Boobialla	140mm pots	Plant at 1.0m centres.
Nandina domestica 'Nana'	Heavenly Bamboo	200mm pots	Plant at 600mm centres.
Ophiopogon 'Stripey White'	Variiegated Mondo Grass	140mm ptos	Plant at 400mm centres.
Panorea jasminoides	Bower of Beauty	125mm pots	Plant at 500mm centres.
Philodendron 'Xanadu'	Xanadu	200mm pots	Plant at 1.0m centres.
Photinia 'Red Robbin'	Red Tips	300mm pots	Plant at 1.0m centres.
Rhapis excelsa	Lady Palm	300mm pots	Plant at 1.5m centres.
Strelitzia reginae	Bird of Paradise	300mm pots	Plant at 1.0m centres
Syzygium 'Cascade'	Weeping Lilly Pilly	Viro-cell	Plant at 1.0m centres
Syzygium 'Elite'	Narrow Lilly Pilly	300mm pots	Plant at 1.0m centres.
Syzygium 'Pinnacle'	Narrow Lilly Pilly	300mm pots	Plant at 1.0m centres.
Syzygium 'Resilience'	Lilly Pilly Resilience	300mm pots	Plant at 1.0m centres.
Trachelospermum jasminoidies	Star Jasmine	125mm pots	Plant at 500mm centres.
Viburnum tinus	Sweet Viburnum	300mm pots	Plant at 1.0m centres.
Viola banksii	Native Violet	125mm pots	Plant at 300mm centres.
Zamia furfurea	Cardboard Palm	300mm pots	Plant at 800mm centres.
Zamioculcas zamiifolia	ZZ Plant	300mm pots	Plant at 1.0m centres.
Zoysia tenuifolia	Temple Grass	125mm pots	Plant at 300mm centres.

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## Background Information