

LANDSCAPE SPECIFICATION NOTES

GENERAL

The scope of landscape works includes but is not limited to Excavation of planting areas, Cultivation, Garden edging, Subsurface drainage, Topsoiling, Fertilising, Planting, Mulching, Turfing, Concrete pavements, Establishment and Maintenance.

SERVICES

Service locations shown on the drawings are indicative only. The contractor shall accurately determine the location and level of all services within the site. Dial before you Dig - Ph 1100. Any damage to services shall be reported to the Superintendent immediately. The contractor is responsible for time and costs associated with damage to services caused by the contractor.

STANDARDS

All work methods, site works, materials and workmanship shall be in accordance with the relevant government policies, guidelines and legislation and the standards of the Standards Association of Australia.

INSPECTIONS

Give sufficient notice so that inspection may be made at the following stages:

- Setting out completed
- Garden beds, tree pits and trenches excavated and cultivated prior to topsoiling
- Subsurface drains installed and connected to stormwater
- Topsoil spread prior to planting, turfing, or grassing
- Plant material prior to delivery to site
- At Practical Completion
- At the end of the Establishment Period
- At the end of the Maintenance Period

PROTECTION OF EXISTING TREES TO BE RETAINED

Trees to be retained shall be those shown on the drawings for retention. All trees to be retained within and bordering the extent of works shall be protected from damage. The Contractor shall be responsible for the welling being of the trees and all works to be in accordance with of AS 4970 'Protection of trees on development sites'. Any pruning (including root pruning) of trees to be retained shall be carried out by a qualified arborist in accordance with AS 4373 'Pruning of Amenity Trees'.

CLEARING AND WEEDING

Clear existing vegetation from all areas to be planted or turfed with the exception of vegetation to be retained as shown on the drawings. The following weeds shall be removed from the site of the works unless otherwise directed:

- Weeds requiring control under State Government legislation.
- Weeds requiring control under Local Authority legislation.

SUBSURFACE DRAINAGE

Install subsurface drains as shown on the drawings or as detailed. Connect all subsurface drains to stormwater to engineer's details.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1251
Date: 16 March 2022



TOPSOIL

Standards: All topsoil shall comply with the requirements of AS 4419 'Soils for landscaping and garden use'.

- Topsoil may be:
- Site topsoil that complies with AS 4419; or
 - A blend of site topsoil and imported topsoil that complies with AS 4419; or
 - Imported topsoil that complies with AS 4419.

The Contractor shall supply certification of compliance from a NATA accredited testing laboratory to the Superintendent prior to the delivery of topsoil to the site.

Required topsoil depths:

- To planting areas - 300mm unless detailed otherwise
- To tree pits and trenches 1000mm unless detailed otherwise.
- Turfed areas - 100mm unless detailed otherwise
- Do not place topsoil under trees to be retained unless directed otherwise.

FERTILISER AND WATER CRYSTALS

Planting areas: Place slow release pill type fertilizer such as 'Agriform' planting tablets (20:4.3:4.1) or equal approved and water crystals such as 'Earthcare Water Crystals' or equal approved around the root ball of all plants at the time of planting to manufacturer's recommendations.

PLANT MATERIAL

All plants shall be vigorous, well established, hardened off, 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 been restricted or damaged. Accept no root bound stock from suppliers.

Plants shall have been grown in the specified container size for a minimum of 72 days prior to delivery and comply with the minimum size shown in the plant schedule. No substitution of species shall be made without the prior approval of the Superintendent. All trees supplied are to be certified to comply with AS2303 'Tree stock for landscape use'.

PLANTING

Do not vary plant locations from those shown on the drawings unless otherwise directed by the Superintendent. If it appears necessary to vary the locations or spacings of plants to avoid service lines, apply for directions from the Superintendent on completion of set out and prior to planting. Do not plant in extreme weather conditions of extreme heat, wind, cold or rain.

STAKING AND TYING

Stake and tie all trees that have a calliper less than 50mm. Use straight hardwood stakes pointed at one end. Ties shall be hessian webbing placed two-thirds of the plant height above the ground.

- Trees > 2.5m high: Three 50 x 50 x 2400mm stakes per plant
- Trees 1.0 to 2.5m high: Two 40 x 40 x 1800mm stakes per plant
- Trees or shrubs < 1.0m high requiring support: One 38 x 1200mm stake per plant

Remove stakes and ties at the end of the Establishment Period.

MULCH

Standards: To AS4454 'Composts, soil conditioners and mulches'.
Mulch Type: Hoop Pine bark - 100mm deep unless detailed otherwise.

IRRIGATION

Where shown on the plans design and construct an automatic irrigation system. Water source to be a rainwater tank with mains backup. Refer to Hydraulic Engineer's drawings.

PRACTICAL COMPLETION

Carry out any other work as specified or necessary for the satisfactory completion of the work and leave the job in a clean and tidy condition.

DEFECTS LIABILITY

A defects liability period of 12 months shall apply to all landscape hardworks including irrigation, garden edges, pavements and the like.

ESTABLISHMENT PERIOD

An Establishment Period of 12 weeks from the date of Practical Completion shall apply to all landscape areas including turf, trees and planting areas. Make sure the general appearance and presentation of the landscape and the quality of plant material at date of practical completion is maintained for the planting establishment period.

LANDSCAPE MAINTENANCE ACCESS

Decorative architectural screening to have with 300-600mm open panels for simple maintenance access. Static line to be incorpartaed into screen to allow for landscape maintenance needs and safe access to the greater extent of podium planting. Access via operable panel built into decoative architectural screen.

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A	DEVELOPMENT APPLICATION	CS	PB	19.11.2021								ISSUE 19.11.2021				SCALE @ A3 1 : 500			
												PROJECT No:	STAGE	DRAWING No:	REVISION				
												20673	DA	LD-0001	A				

LANDSCAPE PLAN - LEVEL 00 - GROUND FLOOR

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.

- A Shade tolerant, locally occurring species to garden extents. Species to be low growing and clear trunked species only to ensure clear sight lines and CPTED principles are maintained.
- B Feature plant mix to raised planters around cafe and restaurant spaces.

REV	DESCRIPTION	AUTH	CHK	DATE	STATUS	CLIENT	PROJECT	DRAWING TITLE	DRAWN	CHECKED
A	DEVELOPMENT APPLICATION	CS	PB	19.11.2021	DEVELOPMENT APPLICATION	BARWON INVESTMENT PARTNERS	PARKVIEW PLACE	LANDSCAPE PLAN - LEVEL 00 (GROUND FLOOR)	CS	PB
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					Verify all dimensions on site prior to commencement of work.		mode		PROJECT No: 20673	
					DO NOT scale off these drawings.		HSPC HEALTH ARCHITECTS		STAGE DA	
					Report any discrepancies to the architect before carrying out any work.		Maroochydore, QLD		DRAWING No: LD-1000	
					0m 5 10 15 20 25 @A3				REVISION A	

LANDSCAPE PLAN - LEVEL 01

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


Queensland
Government

Approval no: DEV2021/1251

Date: 16 March 2022



Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.

A Podium planters internal to screen, with a minimum soil depth of 600mm. Planters to have lush, cascading and low maintenance planting suited to shaded conditions. All planters accessed internally from carpark for maintenance.

LANDSCAPE PLAN - LEVEL 02

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


Queensland
Government

Approval no: DEV2021/1251

Date: 16 March 2022



Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.

A Podium planters internal to screen, with a minimum soil depth of 600mm. Planters to have lush, cascading and low maintenance planting suited to shaded conditions. All planters accessed internally from carpark for maintenance.

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A		DEVELOPMENT APPLICATION		CS	PB	19.11.2021		DEVELOPMENT APPLICATION	BARWON INVESTMENT PARTNERS		PARKVIEW PLACE		LANDSCAPE PLAN - LEVEL 02		CS		PB		
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															PROJECT No		STAGE		
															20673		DA		
																DRAWING No		REVISION	
																LD-1002		A	

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mode

HSPC

HEALTH ARCHITECTS

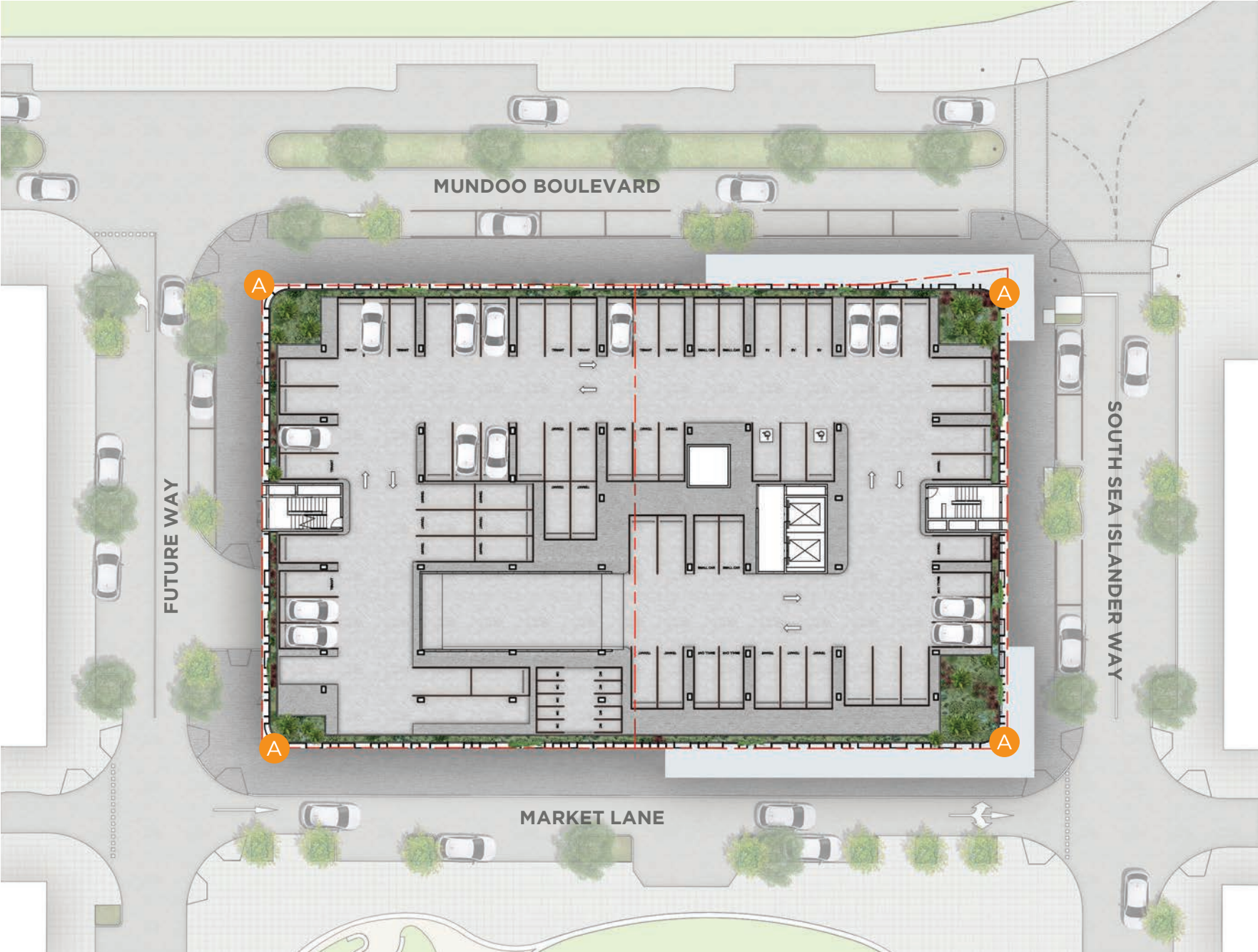
Maroochydore, QLD

LANDSCAPE PLAN - LEVEL 03

PLANS AND DOCUMENTS
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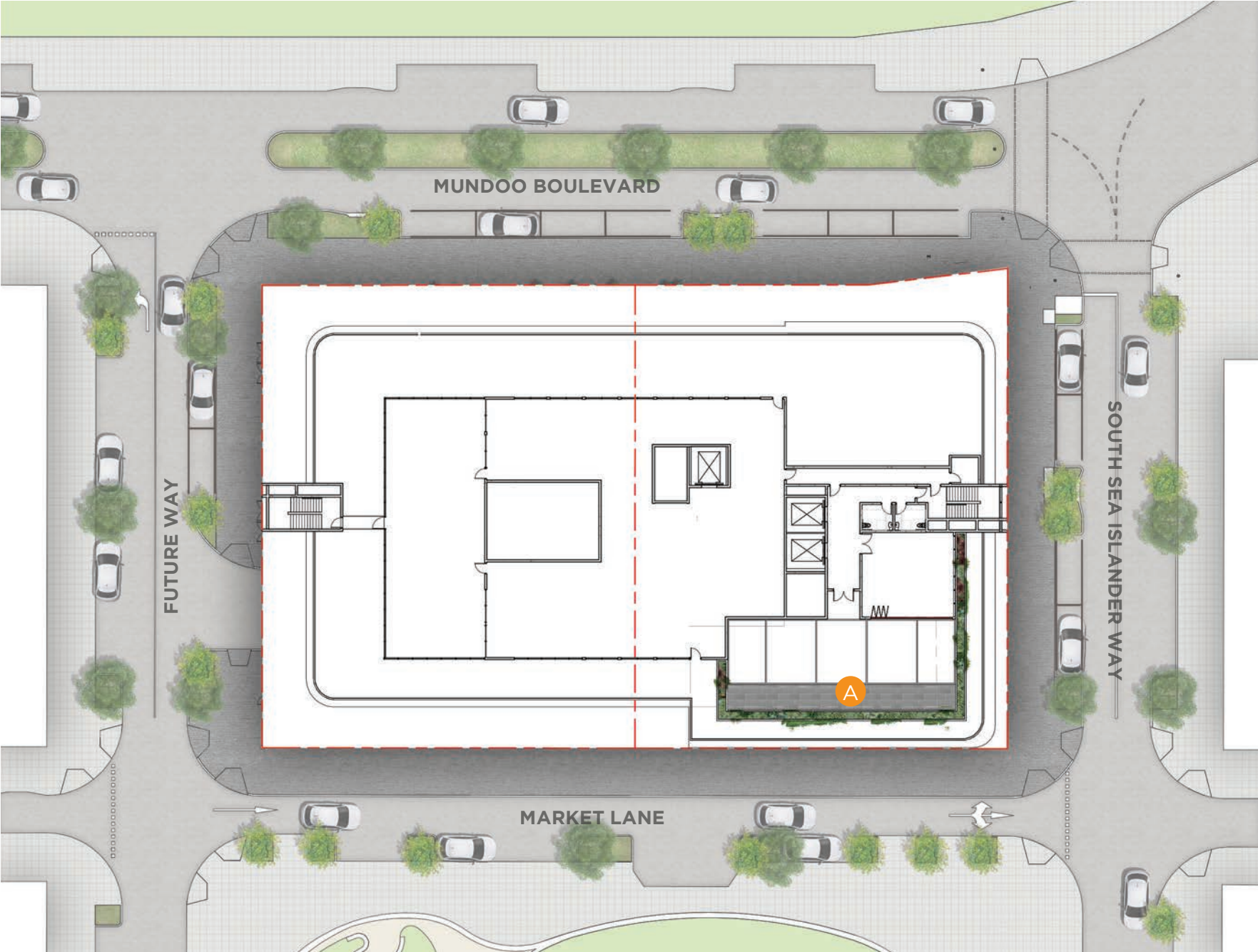


Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.

A Podium planters internal to screen, with a minimum soil depth of 600mm. Planters to have lush, cascading and low maintenance planting suited to shaded conditions. All planters accessed internally from carpark for maintenance.

REV	DESCRIPTION	AUTH	CHK	DATE	STATUS	CLIENT	PROJECT	DRAWING TITLE	DRAWN	CHECKED
A	DEVELOPMENT APPLICATION	CS	PB	19.11.2021	DEVELOPMENT APPLICATION	BARWON INVESTMENT PARTNERS	PARKVIEW PLACE	LANDSCAPE PLAN - LEVEL 03	CS	PB
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					DO NOT scale off these drawings.		HSPC HEALTH ARCHITECTS		STAGE DA	
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					0m 5 10 15 20 25 @A3				REVISION A	

LANDSCAPE PLAN - LEVEL 09



Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.

PLANS AND DOCUMENTS
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A Podium planters, with a minimum soil depth of 600mm. Planters to have lush, cascading and low maintenance planting suited to exposed conditions. All planters accessed internally from terrace. Trellis screen to back of planter.

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A	DEVELOPMENT APPLICATION		CS	PB	19.11.2021	DEVELOPMENT APPLICATION		BARWON INVESTMENT PARTNERS		PARKVIEW PLACE		LANDSCAPE PLAN - LEVEL 09		CS		PB			
								0m 5 10 15 20 25 @A3		mode HSPC HEALTH ARCHITECTS		Brisbane Plaza Level, Mosaic 826 Ann St Fortitude Valley QLD 4006 T +61 7 3253 9900 bne@modedesign.com.au ABN: 65 112 807 931		Maroochydore, QLD		ISSUE 19.11.2021		SCALE @ A3 1 : 500	
												PROJECT No 20673		STAGE DA		DRAWING No LD-1004			
																REVISION A			

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CHARACTER IMAGERY - GROUND FLOOR

PLANS AND DOCUMENTS
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LUSH CASCADING PLANTERS



FEATURE PLANT POTS TO ENTRANCES



TIMBER BENCH SEATING TO CONCRETE PLANTER

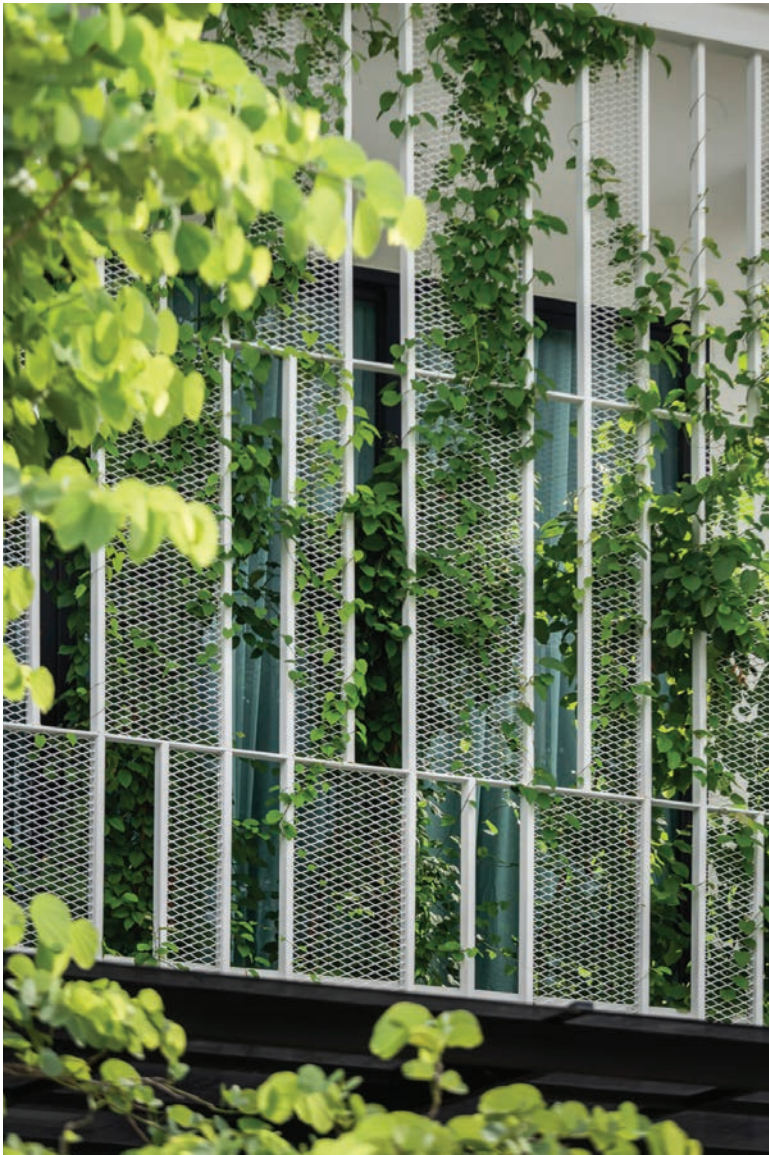
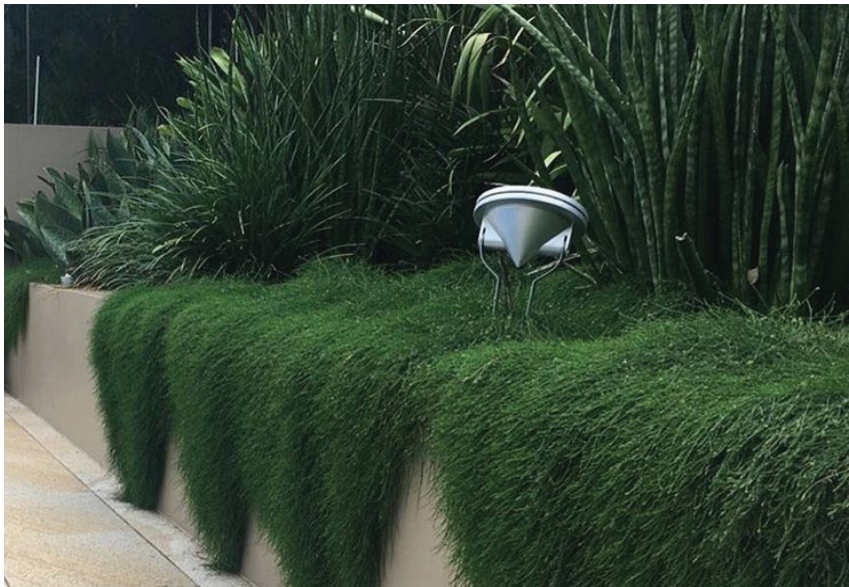
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A	DEVELOPMENT APPLICATION	CS	PB	19.11.2021								

CHARACTER IMAGERY - PODIUM AND SCREENING

PLANS AND DOCUMENTS
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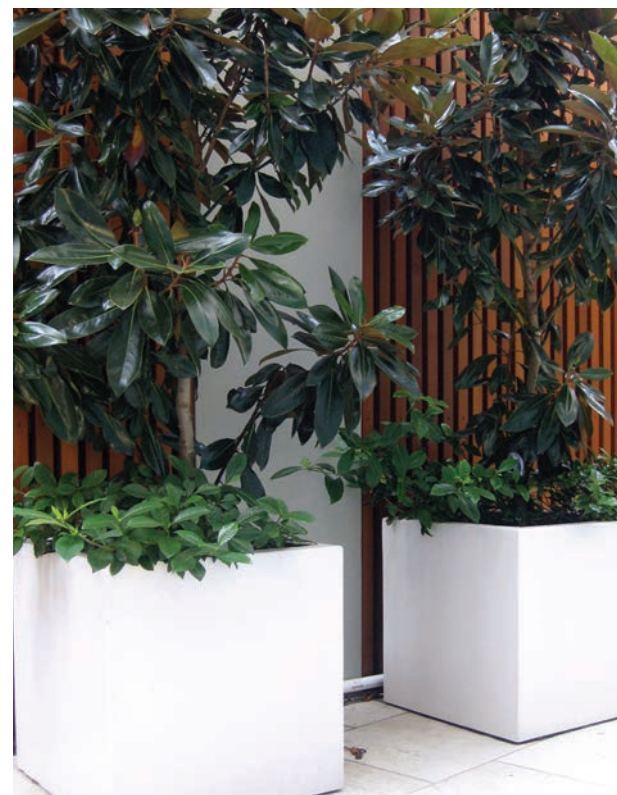
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LOW MAINTAINENCE VINES TO TRELLIS SCREEN

CASCADING GARDEN BEDS WITH VARYING SPECIES SELECTION

A close-up photograph of a wall covered in a thick, vibrant green moss or algae. The texture is dense and fuzzy. Several thin, trailing stems with small, round, light green leaves hang down from the main mass. Small white flowers are scattered throughout the greenery. The background shows a corrugated metal surface.



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HEALTH ARCHITECTS

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PROJECT No 20673	STAGE DA	DRAWING No LD-1012	REVISION A

PLANTING PALETTE

PLANTING INTRODUCTION

Improving the sites biodiversity using selected plant species was a key factor is collating the planting palette. The planting palette consists of a select mix of native and indigenous plants. The proposed plant species have been chosen for their ability to thrive in tough coastal conditions and their low maintenance growth habits.

PLANS AND DOCUMENTS
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SHRUBS



ALPINEA caerulea Native Ginger
ALOCASIA brisbanensis Cunjevoi Lily

CASCADING +
CLIMBING PLANTS



CASUARINA glauca Cousin It
CISSUS antarctica Kangaroo Vine
PANDOREA jasminoides Bower of Beauty

GROUND COVER



LIRIOPE muscari Evergreen Giant
VIOLA banksii Native Violet
PEPEROMIA obtusafolia Green Jade



ZAMIA furfuracea Cardboard Cycad
CORDYLINE stricta Slender Palm Lily
CARISSA macrocarpa Deser Star
BLECHNUM gibbum Silver Lady Fern



ASPIDISTRA elatior Cast Iron Plant
RHAPIS excelsa Lady Palm
MONSTERA deliciosa Swiss Cheese Plant
ASPLENIUM nidus Birds Nest Fern

ELEVATIONS - EAST AND NORTH

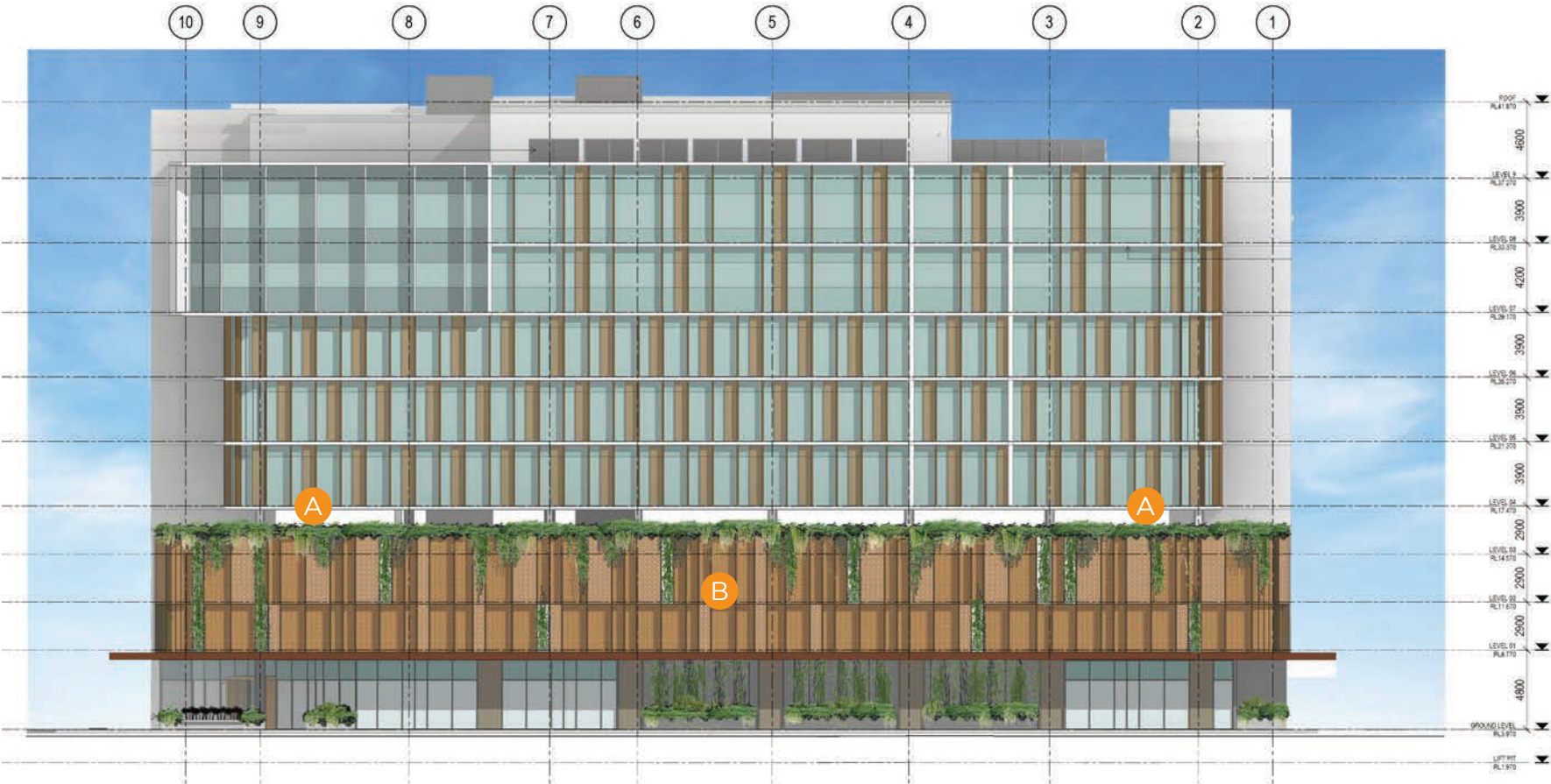
ELEVATION
EAST (SOUTH SEA ISLANDER WAY)
SCALE 1:500@A3
Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.



PLANS AND DOCUMENTS
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ELEVATION
NORTH (MUNDOD BOULEVARD)
SCALE 1:500@A3
Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.

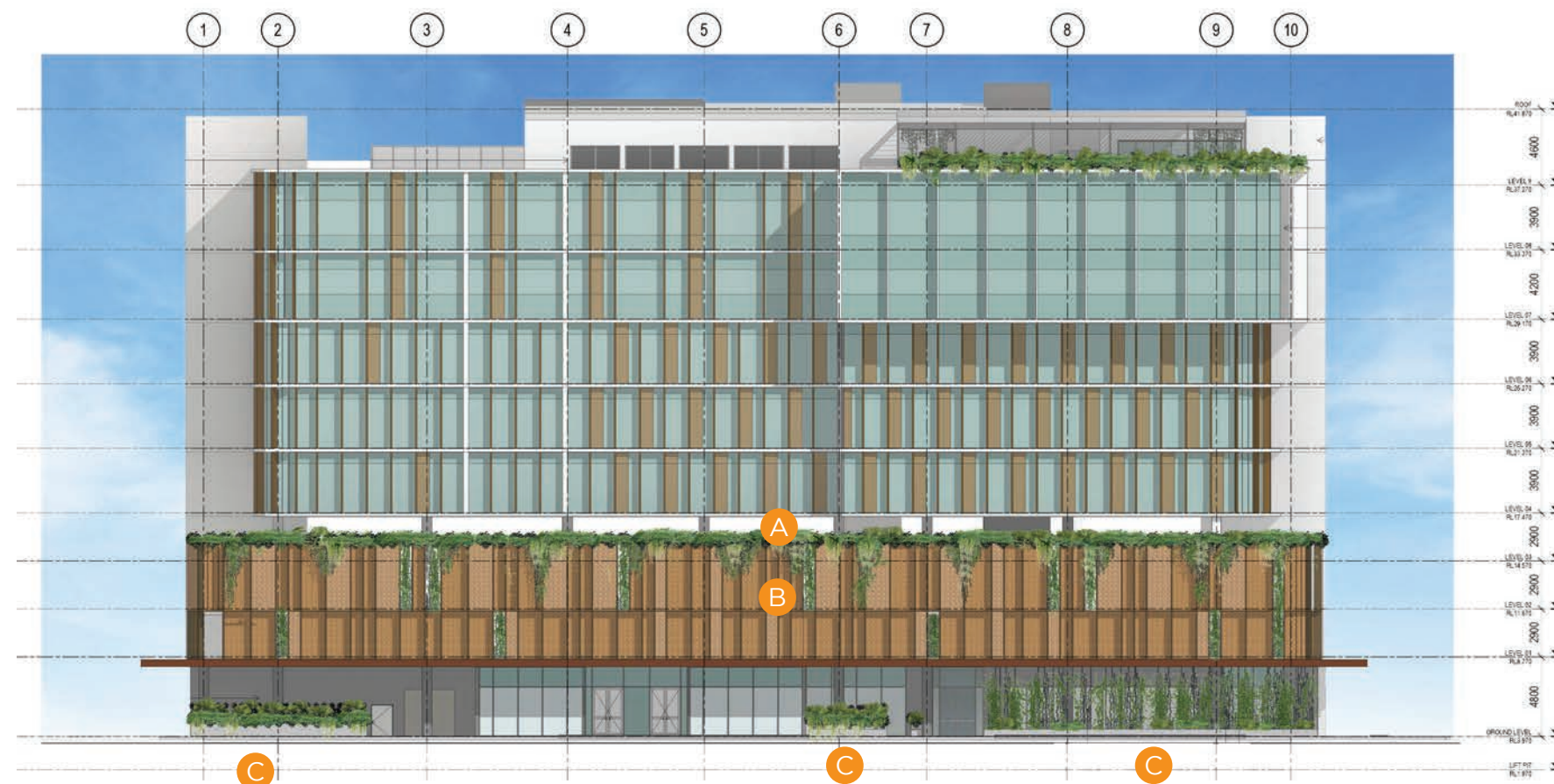


- A Podium planters, with a minimum soil depth of 600mm. Planters to have lush, cascading and low maintenance planting. Level 09 to have trellis planting to back of planter.
- B Decorative architectural screen to carpark levels with 300-600mm open panels to front of planting.
- C Planting to raised planters on ground floor. Species have been selected to be shade tolerant and locally occurring.

ELEVATION
WEST (FUTURE WAY)

Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.

Artist impression. Streetscape design by others. Refer Landscape Plans for extent of works.



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STATUS

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CLIENT

BARWON INVESTMENT PARTNERS

BARWON

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HSPC

HEALTH ARCHITECTS

PROJECT

PARKVIEW PLACE

Maroochydore, QLD

DRAWING TITLE

ELEVATIONS - SOUTH AND WEST

DRAWN

CS

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ISSUE

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SCALE @ A3

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20673

STAGE

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DRAWING No

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