

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2021/1196

Date: 17-Jun-2022

AMENDED IN RED

By: Essen Joseph

Date: 17-Jun-2022



ROCKPOOL OXLEY

53 Seventeen Miles Rocks Road, Oxley 4075

Landscape Architectural RFI Submission

EXISTING CONDITIONS



Aerial photograph of existing site extent



Street Map of Existing neighbourhood

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 Songbird, Oxley Stage 3 development. A copy of the approved Landscape Masterplan has been included at the end of the DA document for reference.

Planning Description

Street Address:	53 Seventeen Mile Rocks Road, Oxley 4075	Title Site Area:	19.28 ha
LotDescriptions:	Part Lot 600 on SP236626 (Proposed Lot 301 on SP326512)	Development Site Area:	6390m2
Land Numbers:	11304821		
Ward:	Jamboree		
Zoning:	Oxley Priority Development Area Development Scheme August 2019		
	- Sub Precinct 36: Lifestyle and Care		

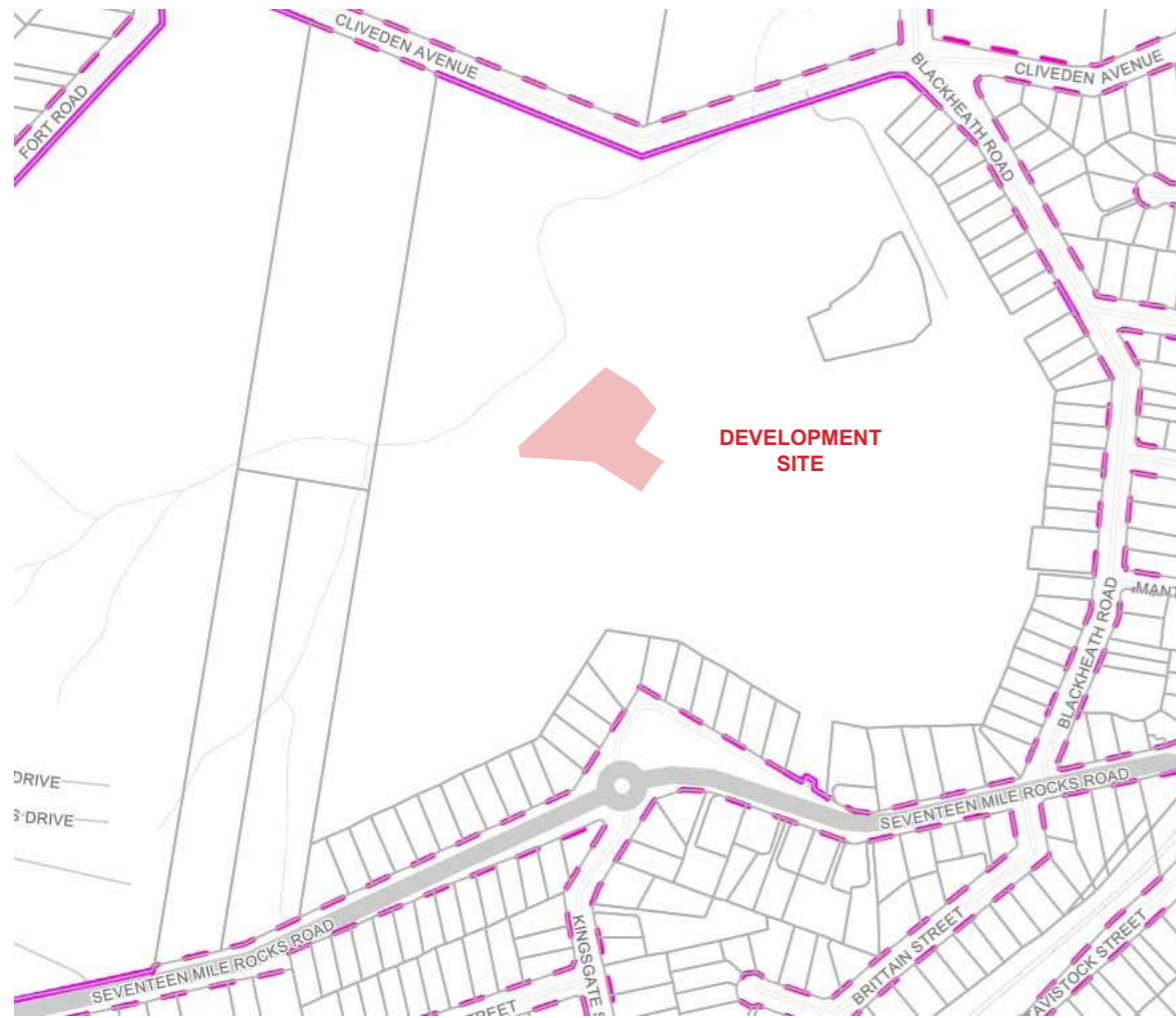
Physical Description

The existing site is part of Lot 600 of the Stage 1 of the Oxley Aged Care Development. 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.

STREETSCAPE REQUIREMENTS



Sub-categories

- Subtropical boulevard - in centre sub-category
- - - Subtropical boulevard - out of centre sub-category
- City street major sub-category
- - - City street minor sub-category
- Neighbourhood street major sub-category
- - - Neighbourhood street minor sub-category
- Industrial street sub-category
- - - Cross block link - out of centre sub-category
- - - Cross block link - in centre sub-category
- Corner land dedication sub-category
- Locality street sub-category
- Laneway sub-category
- ∅ Wildlife movement solution sub-category

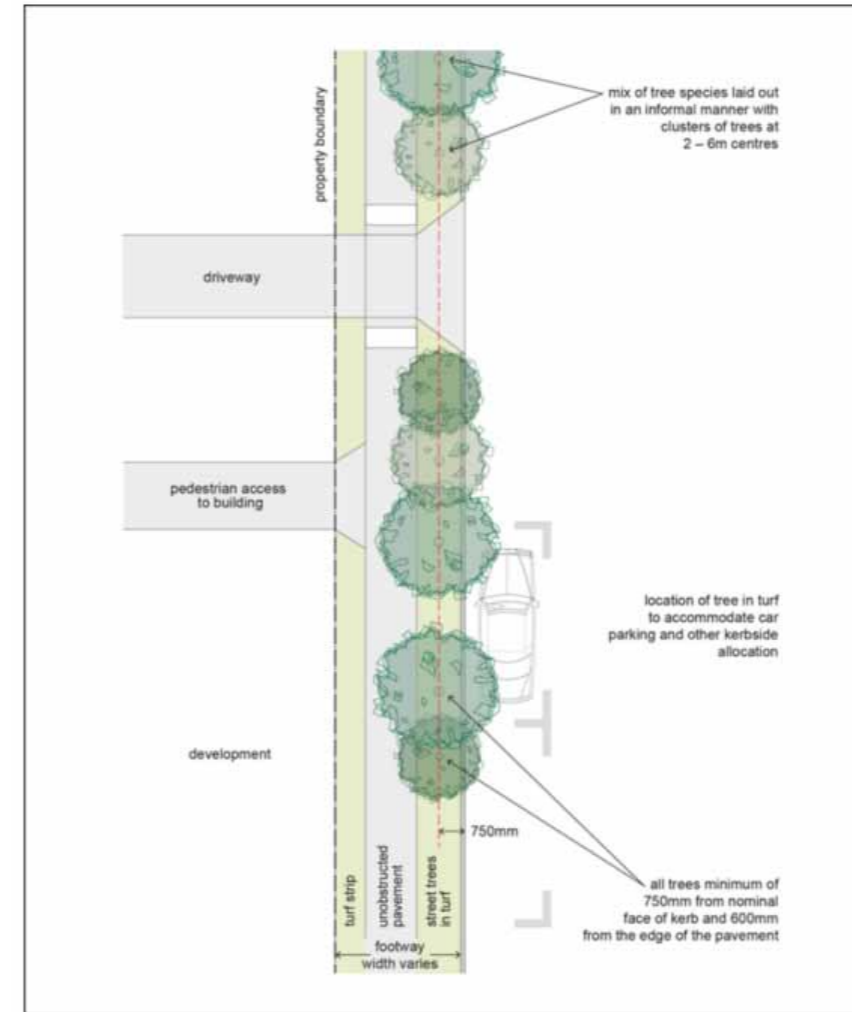


Figure 3.7.4.4.1a—Neighbourhood Street layout

Table 3.7.4.4.1.A—Neighbourhood streets

Design requirement	Neighbourhood street major—NS1	Neighbourhood street minor—NS2
Verge width	3.75m (4.25m new roads)	
Description	Concrete footpath in turf	
Unobstructed pavement width	1.8m	1.2 m ⁽¹⁾
Street trees	Street trees: (a) all trees minimum of 750mm from nominal face of kerb and 600mm from edges of pavement; (b) mix of tree species laid out in an informal manner with clusters of trees; (c) medium- and small-crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; (d) large-crown feature trees to be planted at minimum 10m centres.	
Turf strip adjacent kerb – minimum width	1.3m minimum	1.3m minimum
Turf strip at rear of verge	0.5m (1m for new roads) ⁽²⁾	1.1m (1.6m for new roads) ⁽²⁾
Tree planting beds – minimum widths	1.2m	
Furniture	No furniture	

Notes—

(1) Where required.

(2) Where concrete footpath is required.

3.7.4.4.2 Standard palette

The standard palette in [Table 3.7.4.4.2.A](#) is to be applied in the design and construction of all neighbourhood streets.

Table 3.7.4.4.2.A—Standard palette

Design requirements	Neighbourhood street major—NS1	Neighbourhood street minor—NS2
Pavement materials		
Footpath	Broom finished: Standard Portland Grey concrete	
Driveways	Broom finished: Standard Portland Grey concrete	
Tactile paving (consistent with BSQ-6216)	Type: concrete tactile paver Supplier: Chelmsstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'	
Street trees		
Layout	Street trees are a mix of species, in a single row at the rear of kerb. Trees to be planted as singles and in pairs or clusters.	
Trees planted in	Mulched tree planting area in turf	

3.7.5.15 Small-medium crown trees

(1) Small-medium crown trees with rounded canopies are suitable for planting within traffic islands and speed control devices, and on verges with overhead power lines.

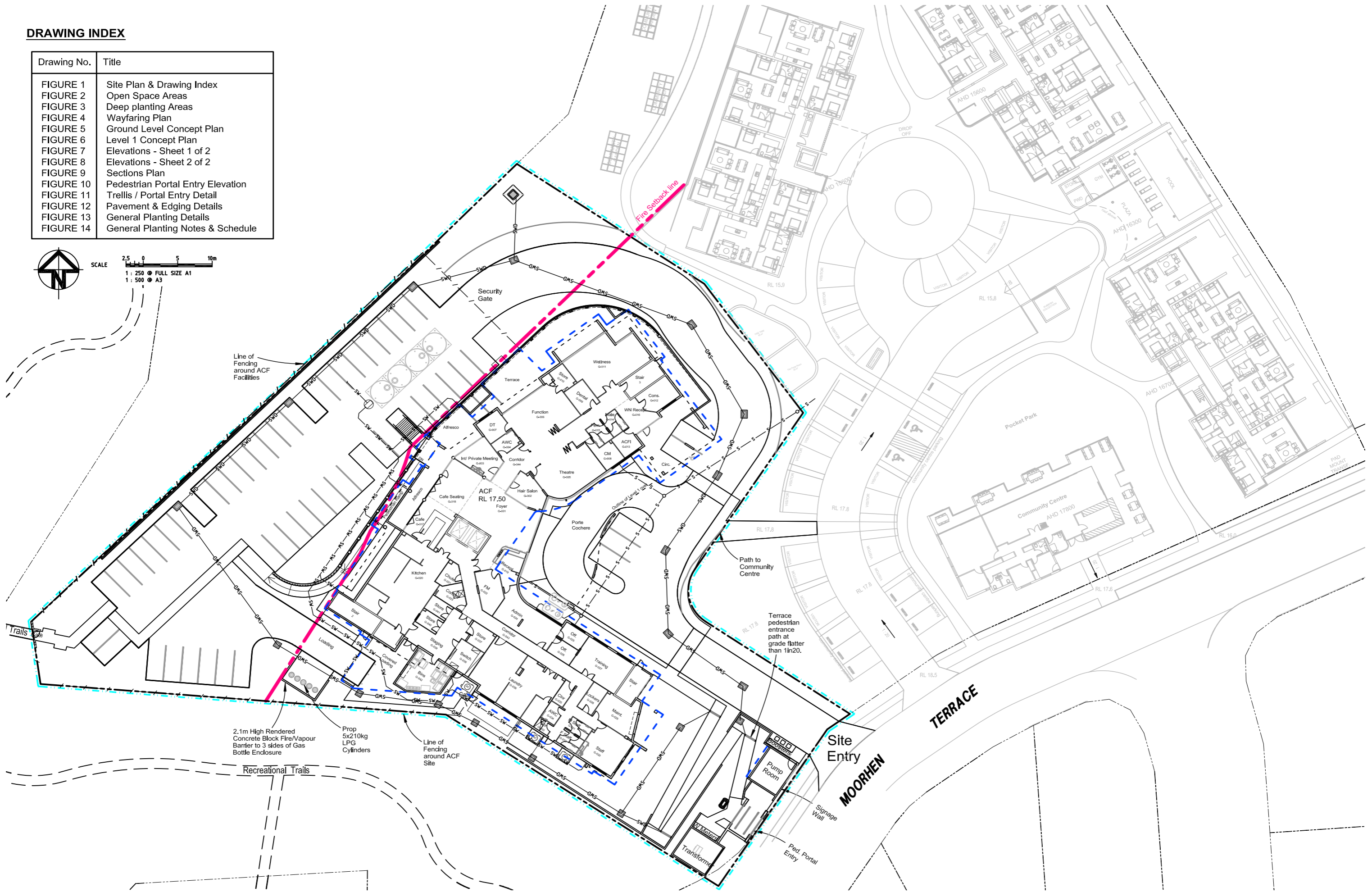
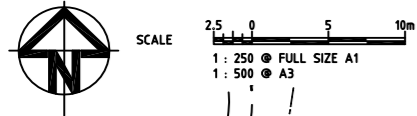
(2) The tree species in [Table 3.7.5.15.A](#) are acceptable.

Table 3.7.5.15.A—General species table for small-medium crown trees

Scientific name	Common name
<i>Buckinghamia celsissima</i>	Ivory curl flower
<i>Callistemon salignus</i>	White bottle brush
<i>Callistemon eureka</i>	Pink bottle brush
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Handroanthus impetiginos</i>	Pink trumpet tree
<i>Tabebuia argentea</i>	Silver trumpet tree
<i>Tabebuia pallida</i>	Cuban pink trumpet tree
<i>Xanthostemon chrysanthus</i>	Golden penda

DRAWING INDEX

Drawing No.	Title
FIGURE 1	Site Plan & Drawing Index
FIGURE 2	Open Space Areas
FIGURE 3	Deep planting Areas
FIGURE 4	Wayfaring Plan
FIGURE 5	Ground Level Concept Plan
FIGURE 6	Level 1 Concept Plan
FIGURE 7	Elevations - Sheet 1 of 2
FIGURE 8	Elevations - Sheet 2 of 2
FIGURE 9	Sections Plan
FIGURE 10	Pedestrian Portal Entry Elevation
FIGURE 11	Trellis / Portal Entry Detail
FIGURE 12	Pavement & Edging Details
FIGURE 13	General Planting Details
FIGURE 14	General Planting Notes & Schedule



DATE	REVISIONS
21.10.21	BOOSTERS RELOCATED
14.10.21	REVISED AS PER EDQ RFI
10.09.21	REVISED AS PER EDQ RFI
24.02.21	ORIGINAL ISSUE

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DESIGNED: JB	DATUM: A1
DRAWN: CJ	A.H.D.
CHECKED: JB	Butler and Webb
RECOMMENDED: PROJ. MAN.	MASTERPLANNING ARCHITECTURAL MODELMAKING
APPROVED: PROJ. DIR.	LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT

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OXLEY AGED CARE for ROCKPOOL Pty Ltd
 SONGBIRD, OXLEY STAGE 3
 LANDSCAPE WORKS
 SITE PLAN & DRAWING INDEX

DATE: 21.10.21
 DRAWING No: **FIGURE 1**

D
C
B
A
Rv

LEGEND

SOFTSCAPE

- GROUND LEVEL PLANTING - 1625m²
- LEVEL 1 PODIUM PLANTING - 22m²

HARDSCAPE

- GROUND LEVEL PEDESTRIAN PATH & SEATING AREAS - 789m²

AGED CARE FACILITY SITE

WORKS AREA - 6397m²

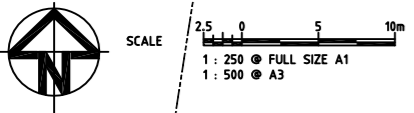
OPEN SPACE - 2436m² = 38% of site.

Consisting of:

PLANTING - 1625m² = 25% of site; &

PODIUM PLANTING - 22m² = <1% of site; &


HARDSCAPE - 789m² = 13% of site.



<p>D 21.10.21 C 14.10.21 B 10.09.21 A 24.02.21</p>	<p>BOOSTERS RELOCATED REVISED AS PER EDQ RFI REVISED AS PER EDQ RFI ORIGINAL ISSUE</p>	<p>© Butler and Webb Pty Ltd All Rights Reserved 2021. 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: PROJ. MAN. APPROVED: PROJ. DIR.</p>	<p>DATUM: A1 A.H.D.</p>	<p>Butler and Webb MASTERPLANNING ARCHITECTURAL MODELMAKING LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT</p>	<p>BRISBANE OFFICE: P.O. Box 181 Scarborough Qls. 4020 Phone: 07 3442 4834 Email: webber@butlerandwebb.com.au</p>		<p>OXLEY AGED CARE for ROCKPOOL Pty Ltd SONGBIRD, OXLEY STAGE 3 LANDSCAPE WORKS OPEN SPACE AREAS</p>	<p>DATE: 21.10.21 DRAWING No: FIGURE 2</p>	<p>D C B A Rv</p>
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LEGEND

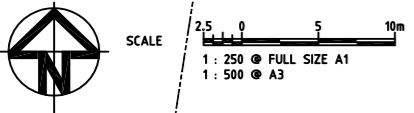
SOFTSCAPE

 DEEP PLANTING - 862m²
(MIN 4m WIDE)

AGED CARE FACILITY SITE

TOTAL AREA - 6397m²




DEEP PLANTING - 862m² = 13% of site.

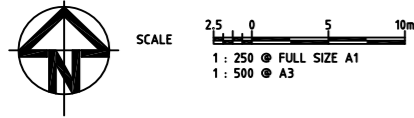


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	10.09.21	REVISED AS PER EDQ RFI		CHECKED: JB		MASTERPLANNING LANDSCAPE ARCHITECTURE	ARCHITECTURAL MODELMAKING CULTURAL RESOURCE MANAGEMENT			
	24.02.21	ORIGINAL ISSUE		RECOMMENDED: PROJ. MAN.	APPROVED: PROJ. DIR.					
Rv	DATE	REVISIONS								

LEGEND

CIRCULATION

-  PEDESTRIAN CIRCULATION - MAJOR
-  PEDESTRIAN CIRCULATION - MINOR
-  SHARED PEDESTRIAN / VEHICLE ZONE



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OXLEY AGED CARE for ROCKPOOL Pty Ltd
 SONGBIRD, OXLEY STAGE 3
 LANDSCAPE WORKS
 WAYFARING PLAN

DATE: 21.10.21	C B A Rv
DRAWING No: FIGURE 4	

LEGEND

EXTENT OF WORKS

HARDSCAPE

- INTERNAL ROADWAYS & CARPARKS
Hardscape areas to Eng.'s Details
- DRIVEWAY BANDING.
Various finishes - Coloured concrete, exposed aggregate and tile banding. Hardscape areas to Eng.'s details
- PORTE COCHERE PAVEMENT
Various finishes - Coloured concrete, exposed. Hardscape areas to Eng.'s details
- PEDESTRIAN PATHS. Various concrete finishes - broomed, coloured or plain concrete surfaces.
- FEATURE PEDESTRIAN PATHS.
Various concrete finishes - broomed, coloured or plain concrete surfaces.
- MAINTENANCE ACCESS PATHS.
Washed river gravel or decomposed granite.

SOFTSCAPE

- TURF - NATURAL
Reinstate existing turf as required.
- GROUNDCOVER 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 ssp., Gazania rigens, Hymenocallis sp., Melaleuca 'Claret Tops', Nandina ssp., Ophiopogon 'Stripey White', Strelitzia regina, Viola banksii, Zamia furfurata, Zamioculcas 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.

TREES

- PROPOSED FEATURE TREE PLANTING.
Eg species: Delonix regina (Poinciana)
- PROPOSED STREET TREE PLANTING.
Eg species: Cupanopsis anacardioides (Tuckeroo) Harpulia pendula (Tulipwood)
- PROPOSED COLUMNAR SCREENING TREE PLANTING.
Eg species: Agathis robusta (Kauri Pine) Elaeocarpus eumundii (Eumundi Quandong) Polyalthia longifolia (Indian Mast Tree)
- PROPOSED DWARF FRUITING PLANTING.
Eg species: Dwarf Avocado Dwarf Citrus Dwarf Stone Fruit Banana Blueberry

PROPRIETY ITEMS & LIGHTING

- PLANTED URN
PLANTED FEATURE URNS / POTS
Planted pots laced on concrete plinths within planting areas.
- UPLIGHTING TO FEATURE TREES & URNS.

BUSHFIRE MANAGEMENT

Landscaping within the bushfire protection zone and the balance of the site will be designed in accordance with principles in Bushfire Resilient Building Guidance for Queensland Homes (QRA 2020). Design principles that will be observed include:

- gardens will not be planted under or adjacent to vulnerable parts of the building such as ground floor windows and doors;
- garden plantings will be located so that they do not touch walls or other elements of the building when they reach maturity;
- shrubs should not be planted around the base of trees;
- ground cover plantings should be used to fill spaces between shrubs;

Plant species selection include:

- well suited to local growing conditions;
- high moisture content;
- open and loose branching with sparse leaves;
- course texture;
- wide, flat and thick leaves;
- smooth bark; and
- low levels of oils, waxes and resins.

Regular maintenance will be carried out, including:

- removing dead plants and fallen branches.

Refer to Bushfire Management Plan prepared by LEC 31 March 2021 for full details.



POTTING BENCH WITH CUPBOARDS & SHELVES UNDER MOVEABLE RAISED PLANTERS. PLANTERS ADJACENT WALLS TO HAVE WIRE MESH GROWING TRELLIS. PLANTERS ARE FOR GROWING CLIMBING VEGETABLES AND VINES. AREA FOR TABLES AND CHAIRS

LOW ENTRY WALLS WITH SIGNAGE.

PORTAL ENTRY STRUCTURE WITH BENCH SEATING, VINE PLANTING & DOWNLIGHTING.

PORTAL ENTRY STRUCTURE WITH VINE PLANTING & DOWNLIGHTING.

PLANTER WITH BENCH SEATING & SHADE TREES.

2.1m High Rendered Concrete Block Fire/Vapour Barrier to 3 sides of Gas Bottle Enclosure

Prog. 5x210kg LPG Cylinders

Line of Fencing around ACF Site

FEATURE TREE PLANTING WITH UPLIGHTING.

Site Entry

ENTRY FEATURE SCULPTURE WITH UPLIGHTING.

PORTAL ENTRY STRUCTURE WITH BENCH SEATING, VINE PLANTING & DOWNLIGHTING.



SCALE 1:250 FULL SIZE A1 1:500 A3

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Rockpool Residential Aged Care
mcnab


OXLEY AGED CARE for ROCKPOOL Pty Ltd
SONGBIRD, OXLEY STAGE 3
LANDSCAPE WORKS
GROUND LEVEL CONCEPT PLAN

DATE: 21.10.21
DRAWING No: **FIGURE 5**

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LEGEND

HARDSCAPE

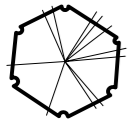
 PATIOS & DECKS.
Hardscape as per Architect's details.

SOFTSCAPE

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

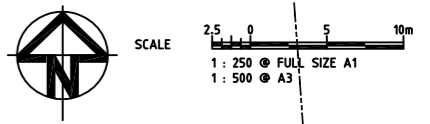
 PLANTING ON PODIUM INDICATED AS WHITE HATCH

TREES

 PROPOSED COMPACT FLOWERING TREE PLANTING.
Eg species: Lagerstroemia 'Tuscarora' (Compact Crepe Myrtle), Magnolia 'Little Gem' (Compact Magnolia), Plumeria obtusa (Evergreen Frangipani)



PROPOSED TWO COURTYARDS, SEPARATED BY SECURE WALL. BOTH COURTYARDS CONTAIN COVERED SHELTERS, WITH PLANTERS POSITIONED AGAINST BUILDING WALLS TO ENSURE THE PREVENTION OF CLIMBING OVER THE BALCONY EDGE. SEATING WILL BE PROVIDED AS PART OF FF&E.



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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 *Delonix regia* (Poinsciana) - Spreading Feature
- 4 *Eleocarpus eumundii* (Eumundii Quandong) - Columnar Feature
- 5 *Harpullia pendula* (Tulipwood) - Spreading Feature
- 6 *Lagerstroemia 'Natchez'* (Crepe Myrtle) - Spreading Feature
- 7 *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.

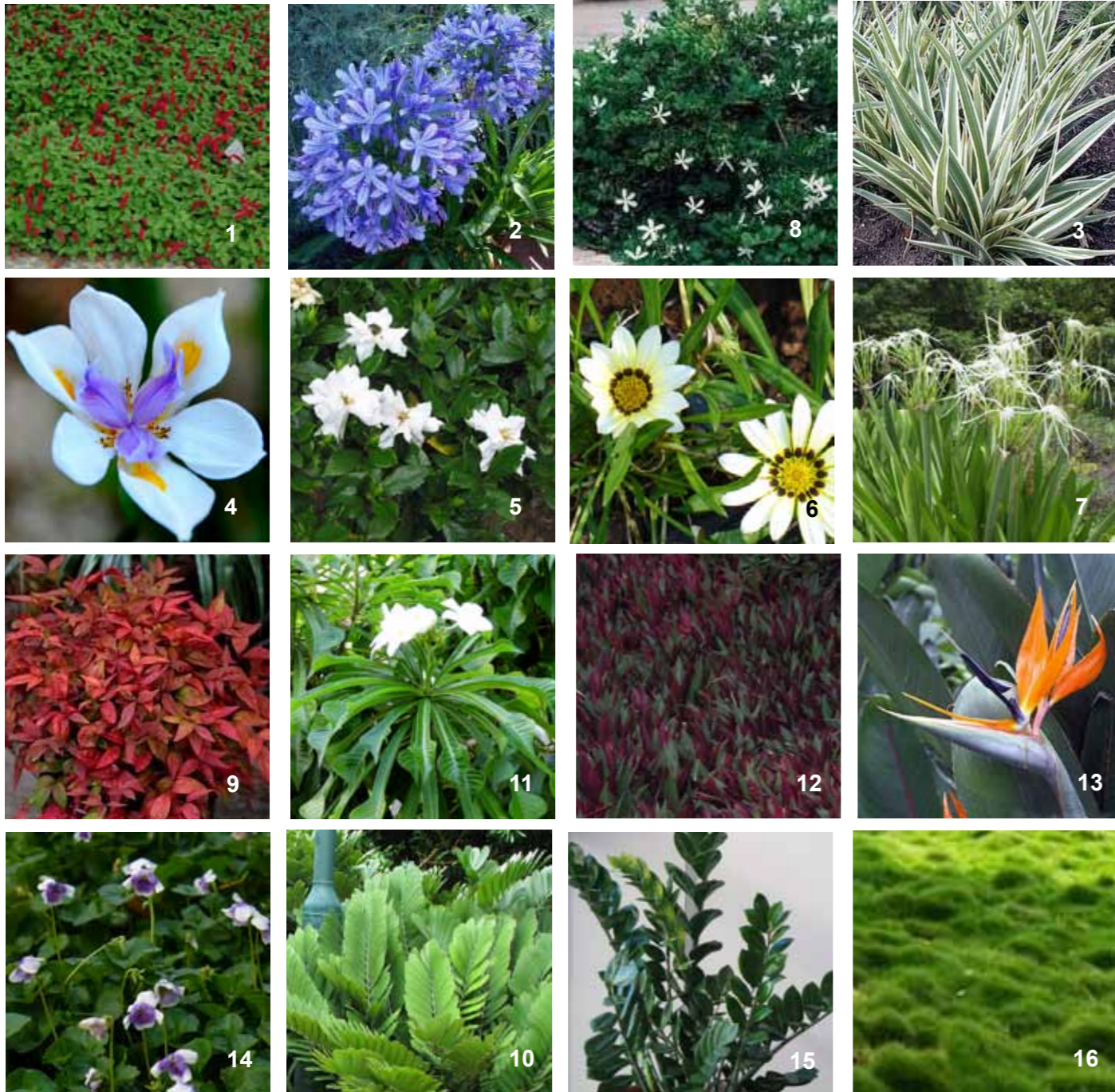
- | | |
|----------------------------------|------------------------------|
| 1. <i>Callistemon 'Slim'</i> | (Narrow Bottlebrush) |
| 2. <i>Metrosideros spp.</i> | (New Zealand Xmas Bush) |
| 3. <i>Photinia x fraseri</i> | (Photinia) |
| 4. <i>Syzygium 'Cascade'</i> | (Weeping Lilly Pilly) |
| 5. <i>Syzygium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



INDICATIVE PLANTING SPECIES - CLUMPING PLANTS, GROUNDCOVERS & CLIMBERS

Shrubs/Groundcovers

- | | | |
|-------------------------------------|--------------------------------|---|
| 1. <i>Acalpha reptans</i> | (Catstail) | Smaller shrubs and groundcovers have been chosen to provide seasonal colour, mild fragrance, strong visual forms and are commercially proven as strong, consistent growers. |
| 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) | |



Climbers

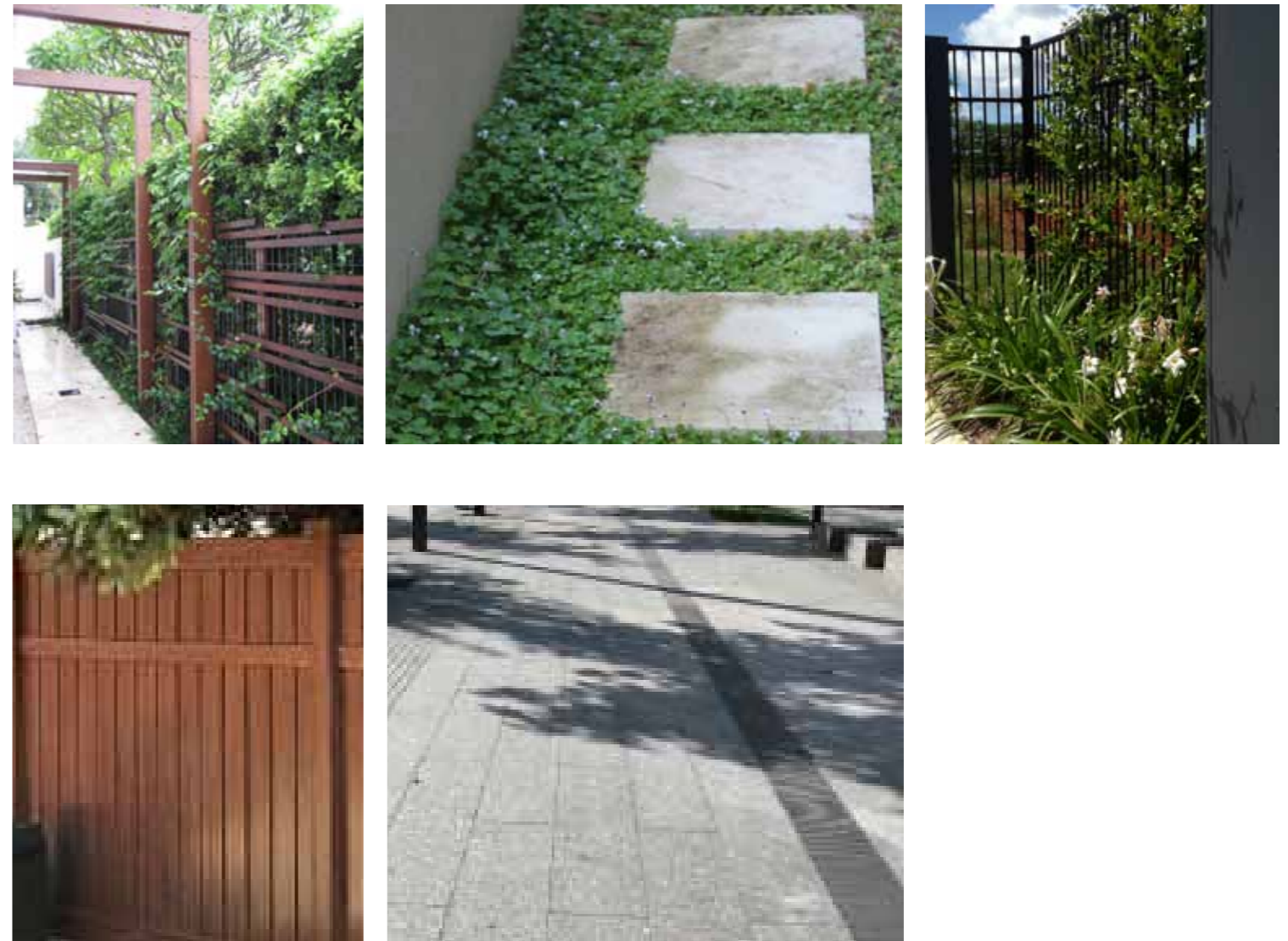
The climbers that are proposed have been selected for their proven growth performance, seasonal colour and changing flower form. Generally two or three varieties will be utilised in a planting scheme to ensure constant visual interest for the residents and their guests.

- | | |
|---------------------------------------|--------------------|
| 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.





STREET ELEVATION
SCALE 1:200 @ A1



NORTH WEST ELEVATION
SCALE 1:200 @ A1



NORTH EAST ELEVATION
SCALE 1:200 @ A1

Rev	DATE	REVISIONS
B	10.09.21	REVISED AS PER EQD RFI
A	24.02.21	ORIGINAL ISSUE

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DESIGNED: JB
DRAWN: CJ
CHECKED: JB
RECOMMENDED: PROJ. MAN.
APPROVED: PROJ. DIR.

A1
A.H.D.

Butler and Webb
MASTERPLANNING ARCHITECTURAL MODELMAKING
LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT

DRAWING OFFICE:
P.O. Box 161
Southport, Qld. 4215
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OXLEY AGED CARE for ROCKPOOL Pty Ltd
SONGBIRD, OXLEY STAGE 3
LANDSCAPE WORKS
ELEVATIONS - SHEET 1 OF 2

DATE: 21.10.21
DRAWING No: **FIGURE 7**



- Level 5 ▼
- 36100
- Level 4 ▼
- 32500
- Level 3 ▼
- 28900
- Level 2 ▼
- 25300
- Level 1 ▼
- 21700
- Ground Floor ▼
- 17500

SOUTH EAST ELEVATION
SCALE 1:200 @ A1



- Level 5 ▼
- 36100
- Level 4 ▼
- 32500
- Level 3 ▼
- 28900
- Level 2 ▼
- 25300
- Level 1 ▼
- 21700
- Ground Floor ▼
- 17500

SOUTH WEST ELEVATION
SCALE 1:200 @ A1



- Level 5 ▼
- 36100
- Level 4 ▼
- 32500
- Level 3 ▼
- 28900
- Level 2 ▼
- 25300
- Level 1 ▼
- 21700
- Ground Floor ▼
- 17500

SECTION A
SCALE 1:200 @ A1

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	1									



A SECTION A
1 SCALE 1:100 @ A1



B SECTION B
1 SCALE 1:100 @ A1



C SECTION C
1 SCALE 1:100 @ A1

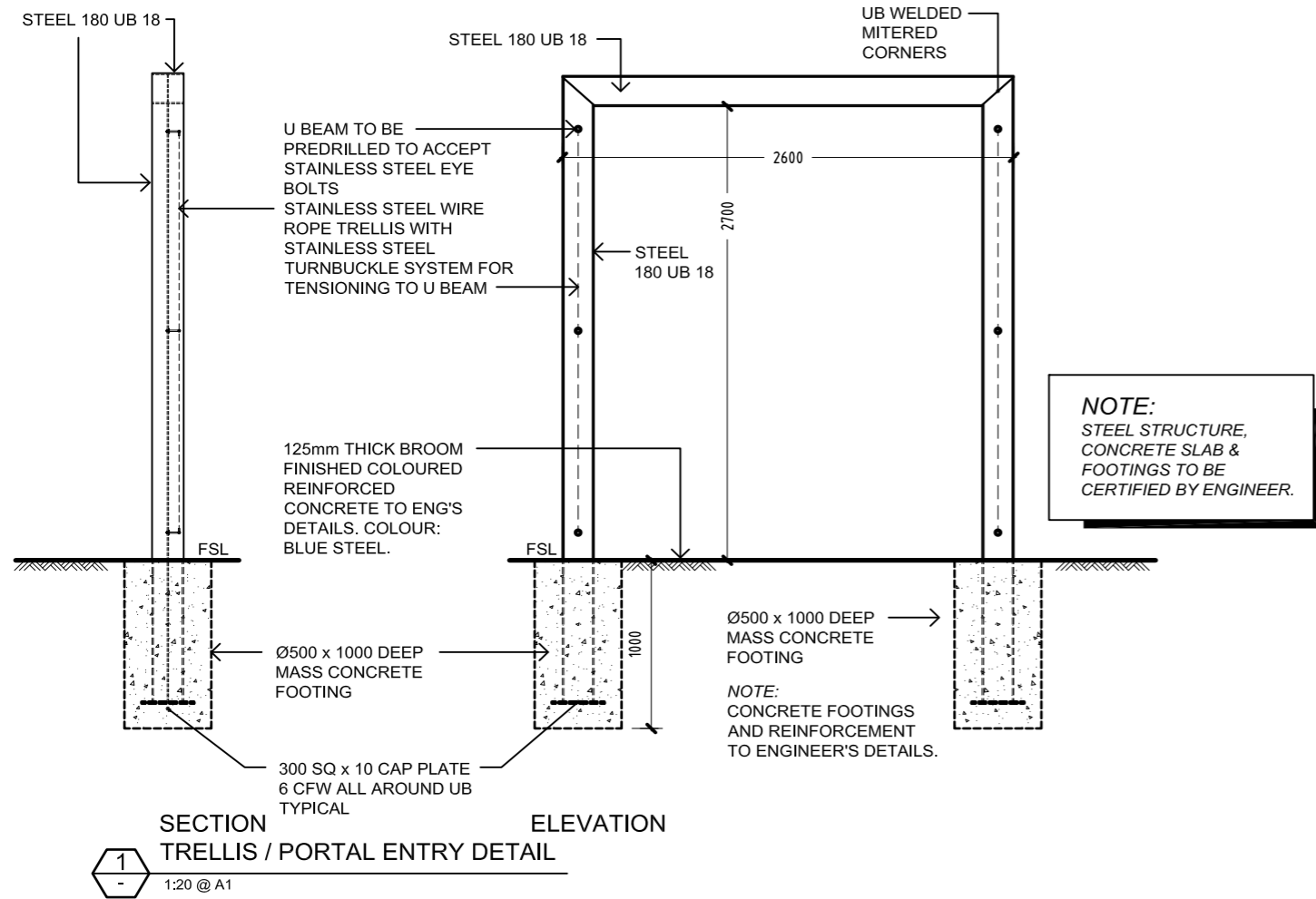
B A	10.09.21	REVISED AS PER EDQ RF1	© Butler and Webb Pty Ltd All Rights Reserved 2021. Copyright of this drawing and designs belongs to Butler and Webb Pty Ltd and may not be copied, used, sold, transferred, or reproduced in whole or in part in any form, without prior agreement with Butler and Webb 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.	DESIGNED: JB	A1	DATUM:	Butler and Webb	BRISBANE OFFICE: P.O. Box 181 Northmead, Qld. 4059 Phone: 07 5142 4034 Email: mcnab@quintal.com.au	 	OXLEY AGED CARE for ROCKPOOL Pty Ltd SONGBIRD, OXLEY STAGE 3 LANDSCAPE WORKS SECTIONS PLAN	DATE: 21.10.21	B A Rv
	24.02.21	ORIGINAL ISSUE		DRAWN: CJ		A.H.D.					APPROVED: PROJ. DIR.	
REV	DATE	REVISIONS		CHECKED: JB								



Level 5	▼	36100
Level 4	▼	32500
Level 3	▼	28900
Level 2	▼	25300
Level 1	▼	21700
Ground Floor	▼	17500

 **PEDESTRIAN PORTAL ENTRY ELEVATION**
SCALE 1:100 @ A1

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		BUTLER AND WEBB PTY LTD									



A	24.02.21	ORIGINAL ISSUE	
Rv	DATE	REVISIONS	

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 LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT

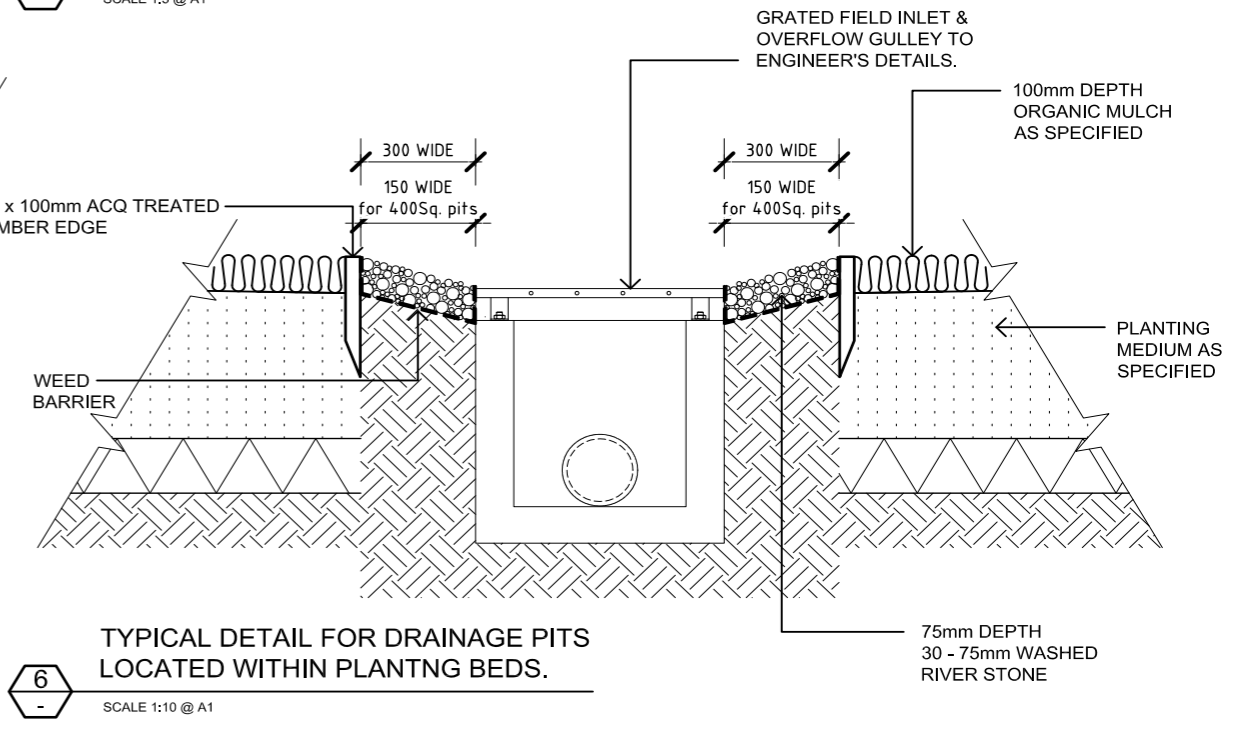
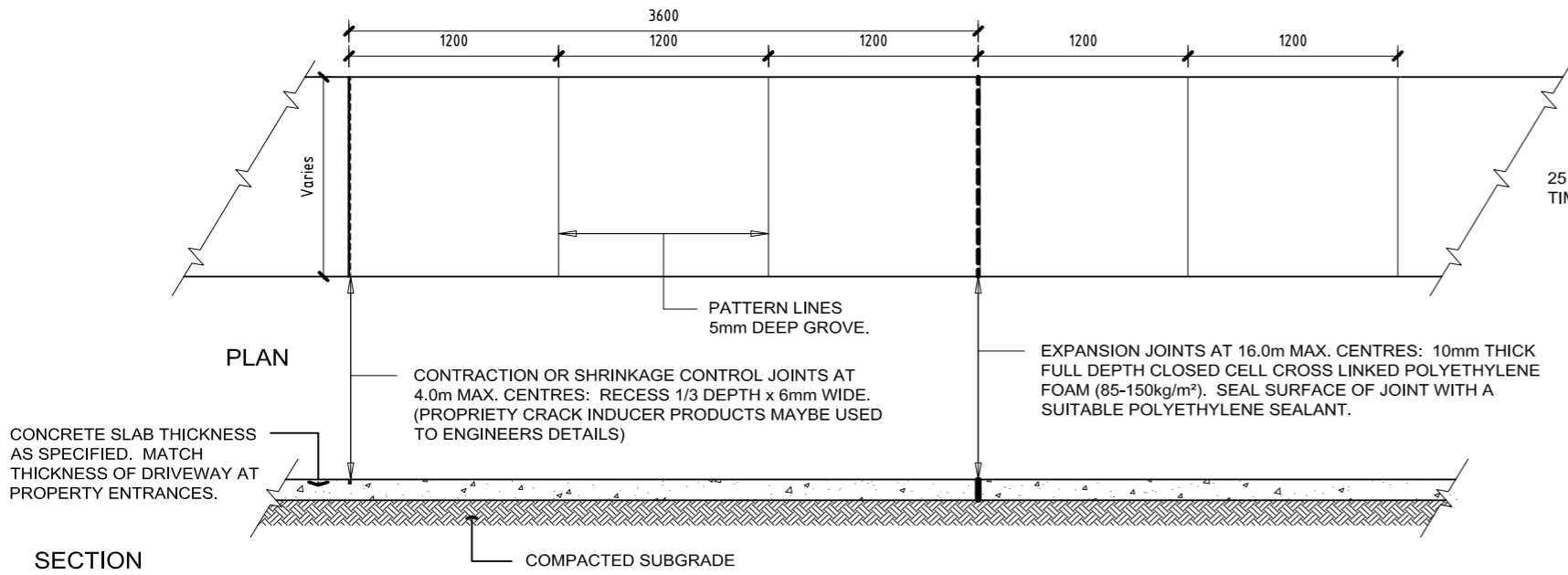
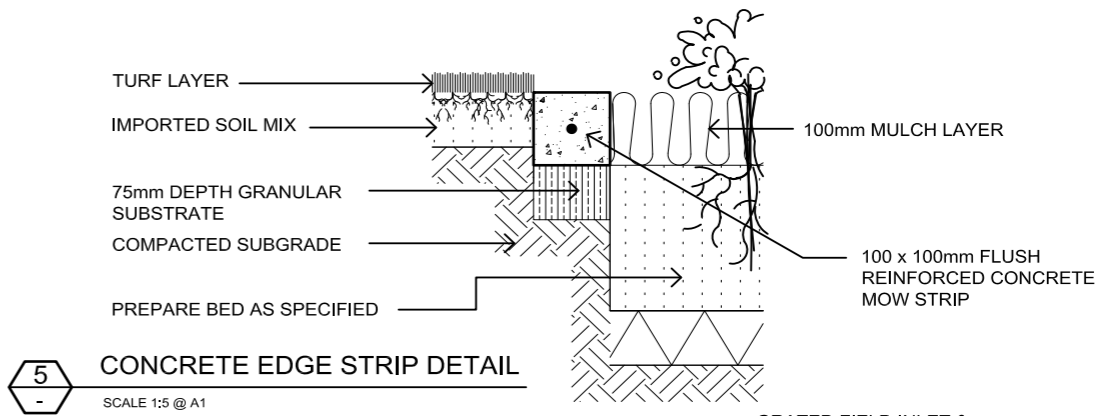
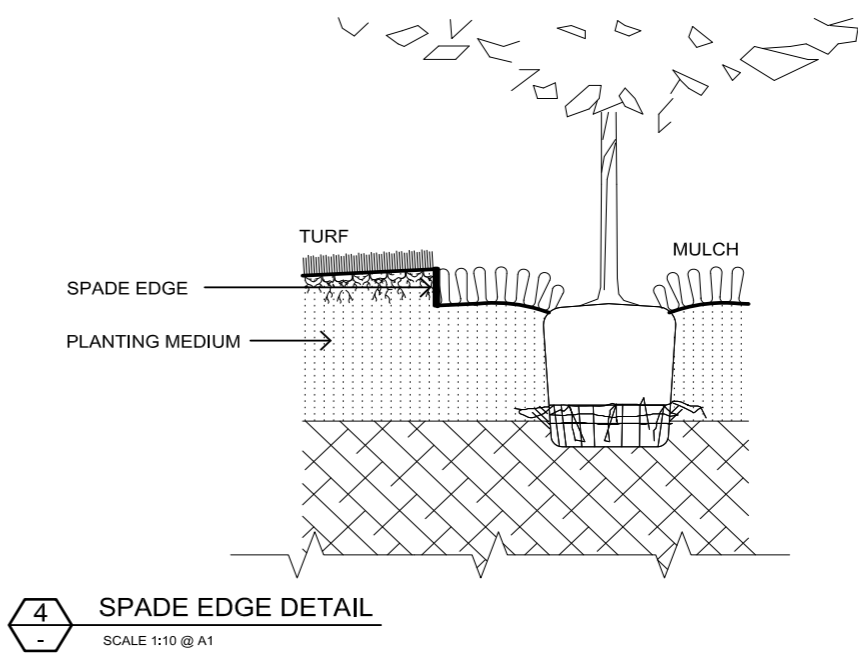
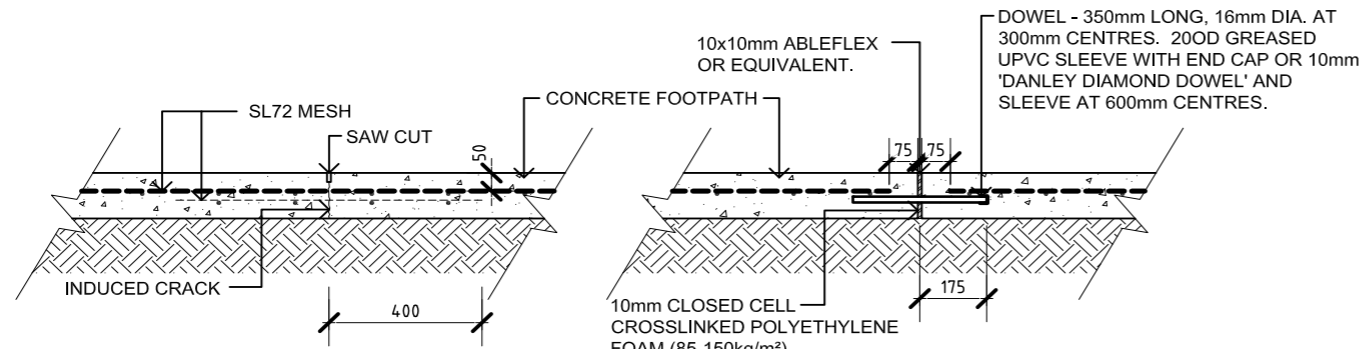
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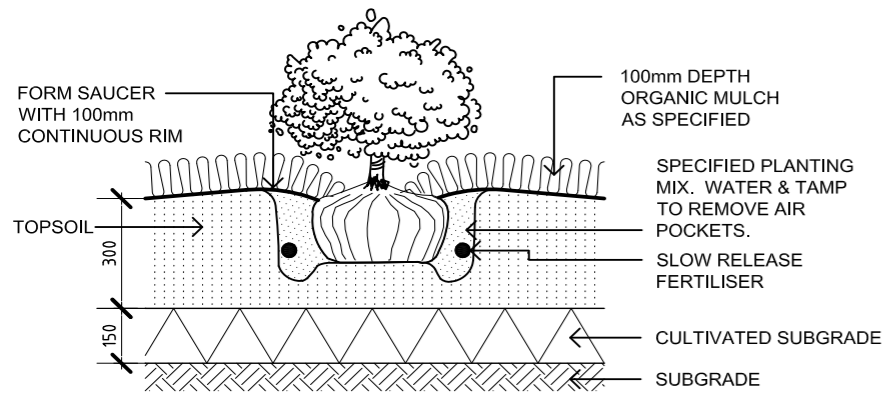
OXLEY AGED CARE for ROCKPOOL Pty Ltd
 SONGBIRD, OXLEY STAGE 3
 LANDSCAPE WORKS
 TRELIS / PORTAL ENTRY DETAIL

DATE: 21.10.21
 DRAWING No: **FIGURE 11**

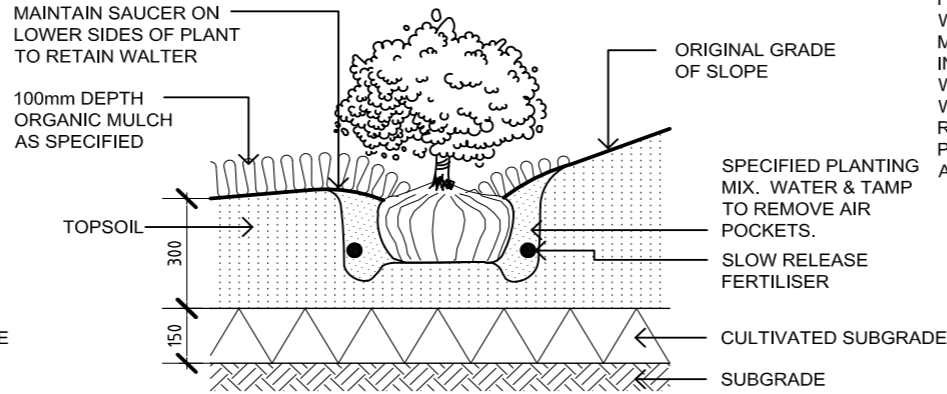
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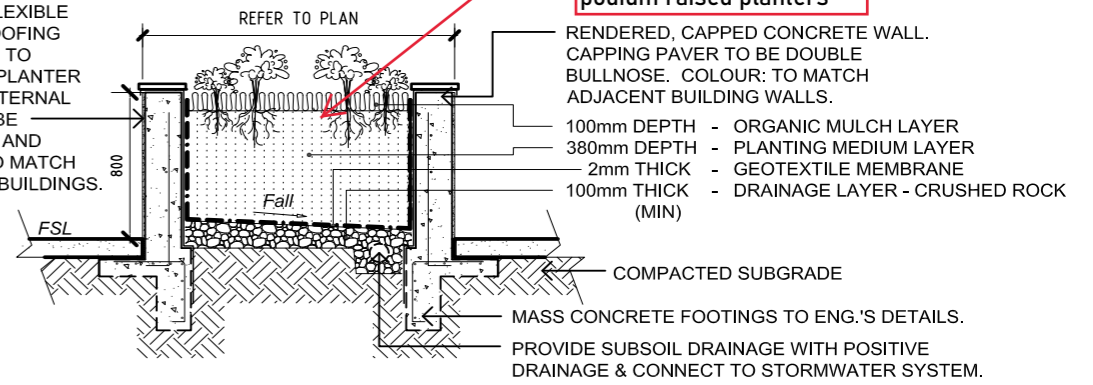
- NOTES:
1. ALL CONCRETE TO BE GRADE N25 TO ENGINEERS DETAILS.
 2. REINFORCEMENT AND DOWELS TO BE USED AS SPECIFIED BY ENGINEER.
 3. INSTALL JOINTS AS PER MANUFACTURERS INSTRUCTIONS.



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



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

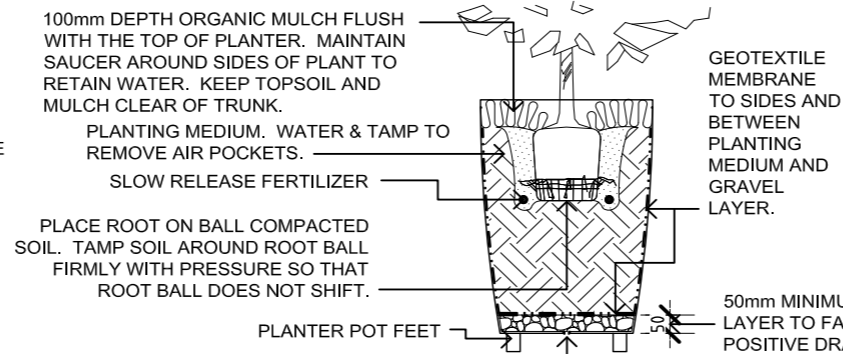


5 SECTION RAISED PLANTER
SCALE 1:20 @ A1

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.

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.



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

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.

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.

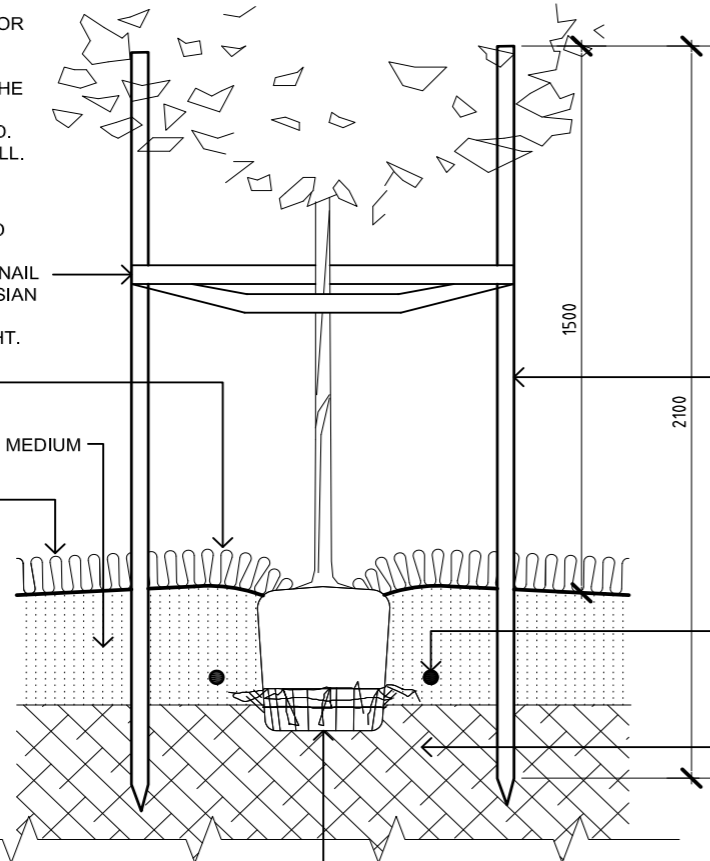
50mm WIDE HESSIAN SECURED LOOSELY TO TREE & FIXED TO STAKE WITH FLATHEAD GALV. NAIL OR STAPLES. HEIGHT OF HESSIAN TIE TO BE ONE THIRD TO ONE HALF OF OVERALL TREE HEIGHT.

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.

DECK PAVERS SUPPORTED ON ADJUSTABLE SUSPENSION SEATS (VERSIPAVE OR APPROVED ALTERNATIVE)

PODIUM WATERPROOFING (Blue) TO BE TAKEN OVER PLANTER AND DOWN INTO DRAINAGE POINTS. PODIUM WATERPROOFING TO BE UV STABILISED.

CONCRETE SUBFLOOR TO FALL TO DRAINAGE POINTS. DRAINAGE TO CONNECT TO STORMWATER. REFER TO ENGINEERS DETAILS.

Drainage layer

Horizon A - soil blend 300mm depth to soils for landscape development specification and AS4419

Horizon B - varying depths to soils for landscape development specification and AS4419

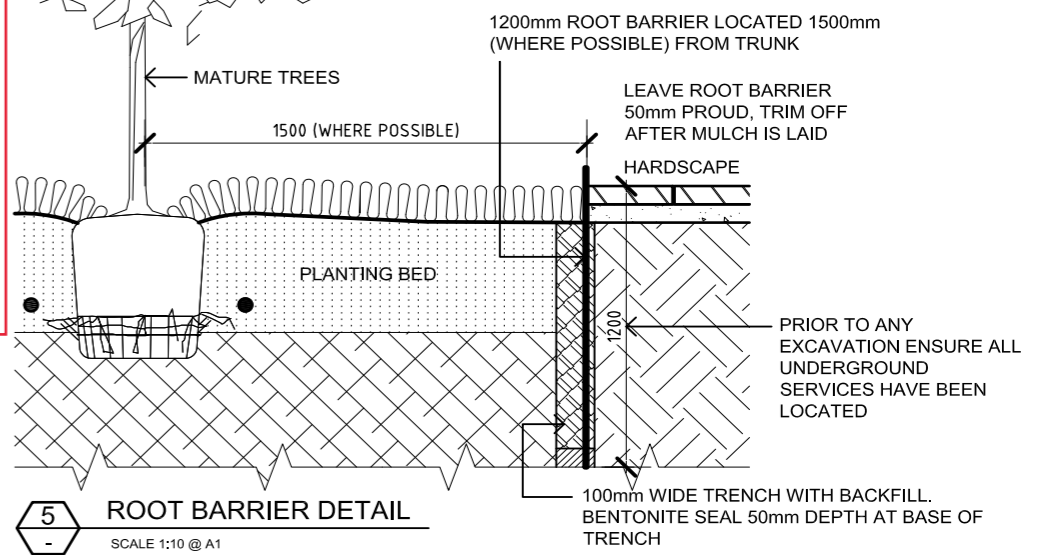
Terracottem universal (or equivalent) added at the rate of 5kg per m3 growing medium in Horizon A and B

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

FOR FULL INSTALLATION GUIDES REFER TO www.rootbarrier.com.au

Horizon A soil - max depth 300mm

Horizon B soil - depth varies



5 ROOT BARRIER DETAIL
SCALE 1:10 @ A1

AMENDED IN RED

By: Essen Joseph
Date: 17-Jun-2022



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DESIGNED: JB
DRAWN: CJ
CHECKED: JB

A1

DATUM:
A.H.D.

Butler and Webb

MASTERPLANNING ARCHITECTURAL MODELMAKING
LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT

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OXLEY AGED CARE for ROCKPOOL Pty Ltd
SONGBIRD, OXLEY STAGE 3
LANDSCAPE WORKS
GENERAL PLANTING DETAILS

DATE: 21.10.21

DRAWING No: **FIGURE 13**

A
Rv

PLANTING NOTES

EXISTING VEGETATION PROTECTION

PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL COMPLY WITH AS 4970-2009 PROTECTION OF TREES ON DEVELOPMENT SITES.

EXCAVATION

PRIOR TO ANY EXCAVATION ENSURE ALL UNDERGROUND SERVICES HAVE BEEN LOCATED. 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 SUB-MULCH DRIP IRRIGATION SYSTEM TO ALL LANDSCAPED PLANTING AREAS. CONTRACTOR TO ALLOW FOR ALL COMMERCIAL BACKFLOW PREVENTION DEVICES, ELECTRICAL AND WATER CONNECTIONS REQUIRED. CONTRACTOR TO CONTACT PROJECT HYDRAULIC / CIVIL ENGINEERS FOR INFRASTRUCTURE PROVIDED. CONTROLLER TO BE LOCATED IN FACILITY MAINTENANCE ROOM 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. CONTRACTOR TO ENSURE TO SATISFACTION OF OWNER, NO OVERSPRAY TO HARD SURFACES WHICH COULD POTENTIALLY CAUSE A TRIP HAZARD.

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 COMPLY WITH AUSTRALIAN STANDARD AS2303:2015 TREE STOCK FOR LANDSCAPE USE.

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 PITTS.

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 SEEDED 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.

5 STAR GREEN STAR DESIGN

THE PROJECT IS SEEKING A 5 STAR GREEN STAR DESIGN AND AS-BUILT V1.3 RATING AND ALL CONTRACTORS ARE REQUIRED TO PROVIDE INPUT INTO THE ACHIEVEMENT OF THE RATING. AN ESD SPECIFICATION "1028676-SPC-SY-ESD SPECIFICATION" HAS BEEN DEVELOPED BY THE ESD CONSULTANT TO DETAIL THE PERFORMANCE AND DOCUMENTATION REQUIREMENTS.

INDICATIVE PLANTING SCHEDULE

TREES

Botanical Name	Common Name	Size	Planting Notes
Agathis robusta	Kauri Pine	100 Litre	Plant as shown.
Cupaniopsis anacardioides	Tuckeroo	200 Litre	Plant as shown.
Delonix regia	Poinciana	X-Ground 4x4m	Plant as shown.
Elaeocarpus eumundii	Eumundi Quandong	100 Litre	Plant as shown.
Harpulia pendula	Tulipwood	200 Litre	Plant as shown.
Lagerstroemia 'Natchez'	Compact White Crepe Myrtle	200 Litre	Plant as shown.
Lagerstroemia 'Tuscarora'	Compact Pink Crepe Myrtle	200 Litre	Plant as shown.
Polyalthia longifolia	Indian Mast Tree	100 Litre	Plant as shown.
Plumeria obtusa	Evergreen Frangipani	X-Ground 3x3m	Plant as shown.

FRUITING PLANTS

Common Name	Size	Planting Notes
Lamb Hass Avocado (A)	45 Litre	Plant as shown.
Dwarf Shepard Avocado (B)	45 Litre	Plant as shown.
Meyer Lemon	45 Litre	Plant as shown.
Tahitian Lime	45 Litre	Plant as shown.
Imperial Mandarin	45 Litre	Plant as shown.
Valencia Seedless Orange	45 Litre	Plant as shown.
Dwarf Nectarine	45 Litre	Plant as shown.
Dwarf Tropical Peach	45 Litre	Plant as shown.
Dwarf Cavendish Banana	45 Litre	Plant as shown.
Brightwell Blueberry	45 Litre	Plant as shown.
Sharpe Blue Blueberry	45 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 'Yarena'	Creeping Boobialla	140mm pots	Plant at 1.0m centres.
Nandina domestica 'Nana'	Heavenly Bamboo	200mm pots	Plant at 600mm centres.
Ophiopogon 'Stripey White'	Variegated 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 furfurera	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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A	24.02.21	ORIGINAL ISSUE	REVISIONS	APPROVED: PROJ. MAN.		PROJ. DIR.	SONGBIRD, OXLEY STAGE 3 LANDSCAPE WORKS GENERAL PLANTING NOTES & INDICATIVE SCHEDULE	DRAWING No:				