

AMENDED IN RED

By: Andrew McKnight
Date: 12 May 2023



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1396
Date: 19 May 2023



Replant to north outside
hydraulic infrastructures -
200-litre stock tree

Minimum 2m-wide 3-tier softscape planting with 200-litre tree
stock (4 no as shown) - Services infrastructure to be screened

200-Litre
stock to
Splendour
Street

LEGEND

- PROPERTY BOUNDARY
- SHADE TREE
Installation size - 100Ltr
- STREET TREE
By others
- SOFTSCAPE - Low growing groundcovers
& feature plants to 500-1000mm high
- SOFTSCAPE - 3 tiered planting of shrubs to
fence height with low (500mm) plants to front
- SOFTSCAPE
Mulch only for maintenance access
- EXTENT OF PLANTING
- EXTENT OF PLANTING
Mulch only
- TURF
- GARDEN EDGE
Extruded concrete edge 150x150mm
- SUB-SOIL DRAINAGE
Connect to SW system
- PERIMETER FENCE
Refer Architect's drawings
- EXTENT OF IRRIGATION
Garden beds only

Irrigation to all major planted
areas from non-potable source

SOFTSCAPE - All garden areas to have 100mm
organic mulch layer; 300mm minimum premium
grade imported topsoil to AS4419.
Planting at approximate density of 4 per m2.
Screening shrubs at 1.5m approximate centres.
Planting sizes:
Groundcovers - 140mm pot;
Accent/shrubs - 200mm pot;
Screening shrubs - 300mm pot;
Shade Trees - 100Ltr bag;

All gardens to have commercial grade automatic
irrigation system, connected to mains water.

design intent

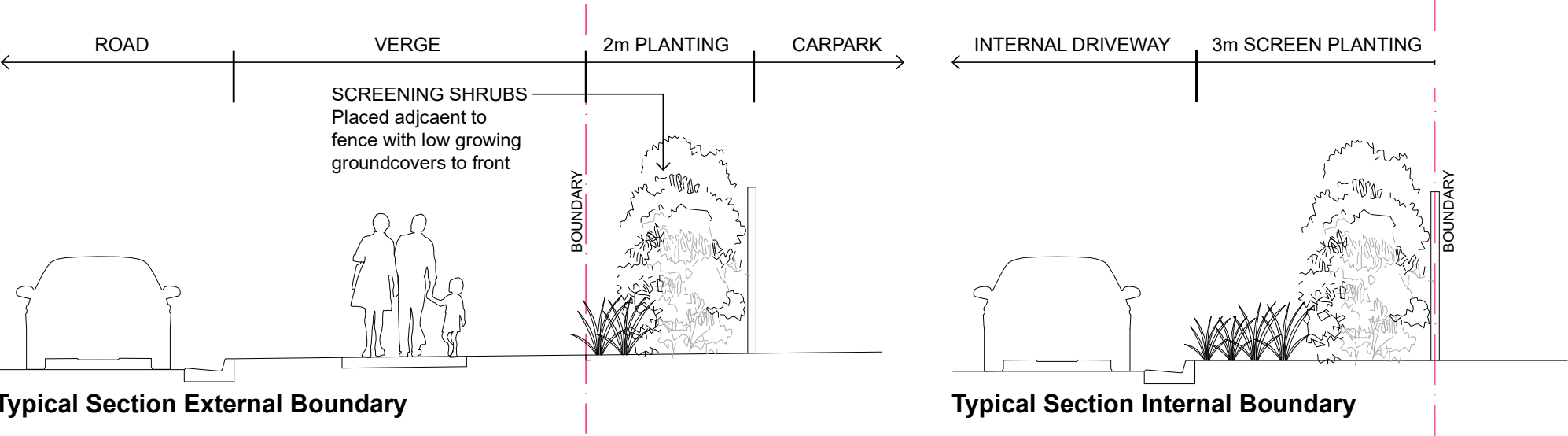
The design intent is to provide a landscape that is functional, durable and safe for all users of the facility. The landscape will integrate the built form with the local urban landscape character & contribute to the local streetscape, with an aim to enhance the sub-tropical qualities of the Sunshine Coast region.

The limited plant selection is based on site suitability and longevity, with an emphasis on green hardy native subtropical varieties with a small selection of appropriate exotic species, all selected to suit the individual climatic postion & to provide a functional & safe environmental for all users of the facility.

The planting will be hardy & drought tolerant with several key species selected from vegetation communities within the Caloundra area. Plants will be selected for hardness, longevity & according to their ability to retain vigour with only periodic pruning to maintain shape.

Plant arrangements to the building & carpark edges will be predominately low growing species interspersed with feature type plants to a maximum height of approximately 1m at maturity arranged in an open & sparse fashion to maintain site visiblity from both within and external to the site.

Fences to have a green edge of 2m wide that increases the overall street appeal of the facility. The planting arrangement will be in the form of a 2 tiered approach of shrubs immediately adjacent the fence to 2-3m in height at maturity with low growing border type planting to the front to approximate 500mm in height at maturity.



suggested planting character

Botanical Name	Common Name
TREES & PALMS	
1 Banksia integrifolia	Coast Banksia N
2 Cupaniopsis anacardioides	Tuckeroo N
3 Pandanus utilis	Screw Pine N
Waterhousia floribunda	Weeping Lilly Pilly N
SHRUBS & ACCENT	
Anigozanthus 'Big Red'	Kangaroo Paw N
Banksia robur	Swamp Banksia N
4 Callistemon 'Kings Park Special'	Bottlebrush N
Casuarina 'Cousin-It'	Cousin It N
Dianella caerulea	Flax Lily N
5 Dietes bicolor	African Iris E
6 Hibbertia scandens	Snake Vine N
7 Liriope Evergreen Giant	Liriope E
8 Lomandra 'Tanika'	Tanika N
Philodendron xanadu	Xanadu E
9 Syzygium Elite	Lilly Pilly N



landscape notes

general

The landscape design is prepared with acknowledgement of the Sunshine Coast Council Planning Scheme, in particular policy 9.4.2 - Landscape Code.
All works are to be constructed to a high standard of workmanship and finish.
All landscape construction works are to be undertaken by an experienced & registered landscape contractor.

cultivation

All planting areas on natural ground to be cultivated to 150mm minimum depth prior to placing topsoil.

topsoil

All planting areas are to have imported topsoil that complies to AS 4419 (2003) 'Soils for Landscaping & Garden Use' and is to be free of weeds, rocks, roots, rubbish and any other deleterious material.
Topsoil depths to planting areas on natural ground to be minimum 300mm deep; topsoil depths to all turf areas to be 150mm deep.

mulch

All planting areas to have an organic mulch installed over to a minimum depth of 100mm. Ensure organic mulch complies with AS 4454 (2003) 'Compost, Soil Conditioners & Mulches', mulch type Hoop pine medium grade.

planting general

All plants delivered to site are to be true to pot size, species and type, and free of weeds, diseases and fungal infections. All trees delivered to site are to be grown to NATSPEC Guide - Specifying Trees: A Guide to Assessment of Tree Quality standard to ensure satisfactory performance and growth rate after planting.
Shrubs & groundcovers to provide complete coverage of planting areas at maturity. Minimum sizes:
Groundcovers - 140mm pot;
Shrubs & Accent - 200mm & 300mm;
Trees & Palms - minimum of 45Ltr bag.
All softscape works performed within street verge are to be in accordance with Sunshine Coast City Council requirements.

irrigation

All internal garden areas are to have a commercial grade automatic irrigation system installed. The irrigation system is to comply with all applicable industry, local authority and Australian Standards.
Hose cocks to be supplied to landscape areas.

establishment/maintenance

The planting establishment period commences at date of practical completion. The landscape contractor shall establish & maintain the landscape works for a period of minimum tbc weeks. Maintenance includes but not limited to regular watering for continuous healthy growth, weeds & rubbish removal, replace all plants that are unhealthy or dead.