

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1196/4

Date: 23 October 2023



AMENDED IN RED

By: Brandon Bouda

Date: 23 October 2023



ROCKPOOL OXLEY

53 Seventeen Miles Rocks Road, Oxley 4075

Landscape Architectural EDQ Submission 23.10.23

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
Lot Descriptions:	Part Lot 600 on SP236626 (Proposed Lot 301 on SP326512)	Development Site Area:	6390m ²
Land Numbers:	11304821		
Ward:	Jamboree		
Zoning:	Oxley Priority Development Area Development Scheme August 2019 - Sub Precinct 36: Lifestyle and Care		

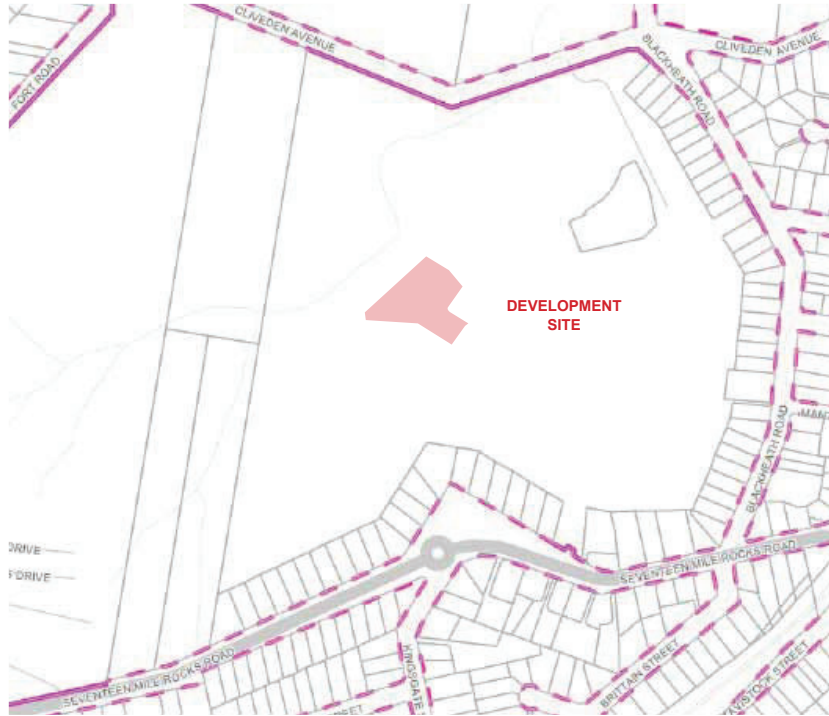
Physical Description

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 confined 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

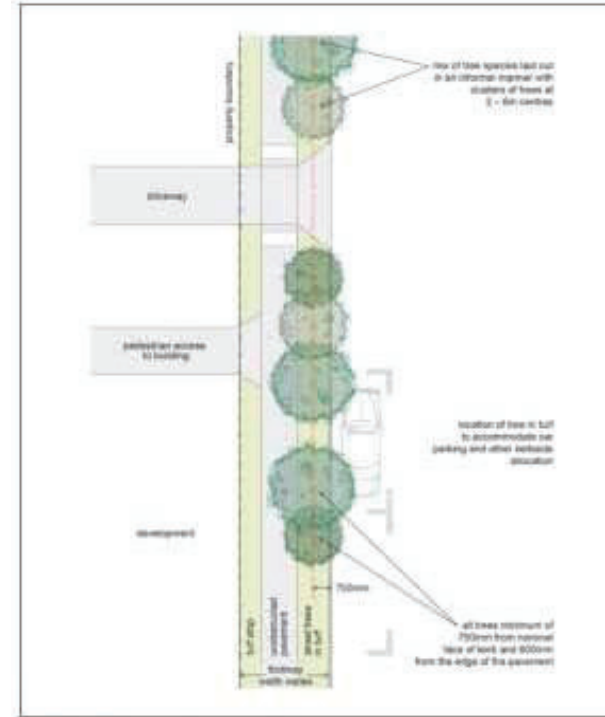


Figure 3.7.4.4.1a—Neighbourhood Street layout

Table 3.7.4.4.1A—Neighbourhood streets

Design requirement	Neighbourhood street major—NS1	Neighbourhood street minor—NS2
Verge width	3.75m (4.26m 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	Concrete	
Footpath	Broom finished: Standard Portland Grey concrete	
Driveways	Broom finished: Standard Portland Grey concrete	
Tactile paving (consistent with BS0-5218)	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

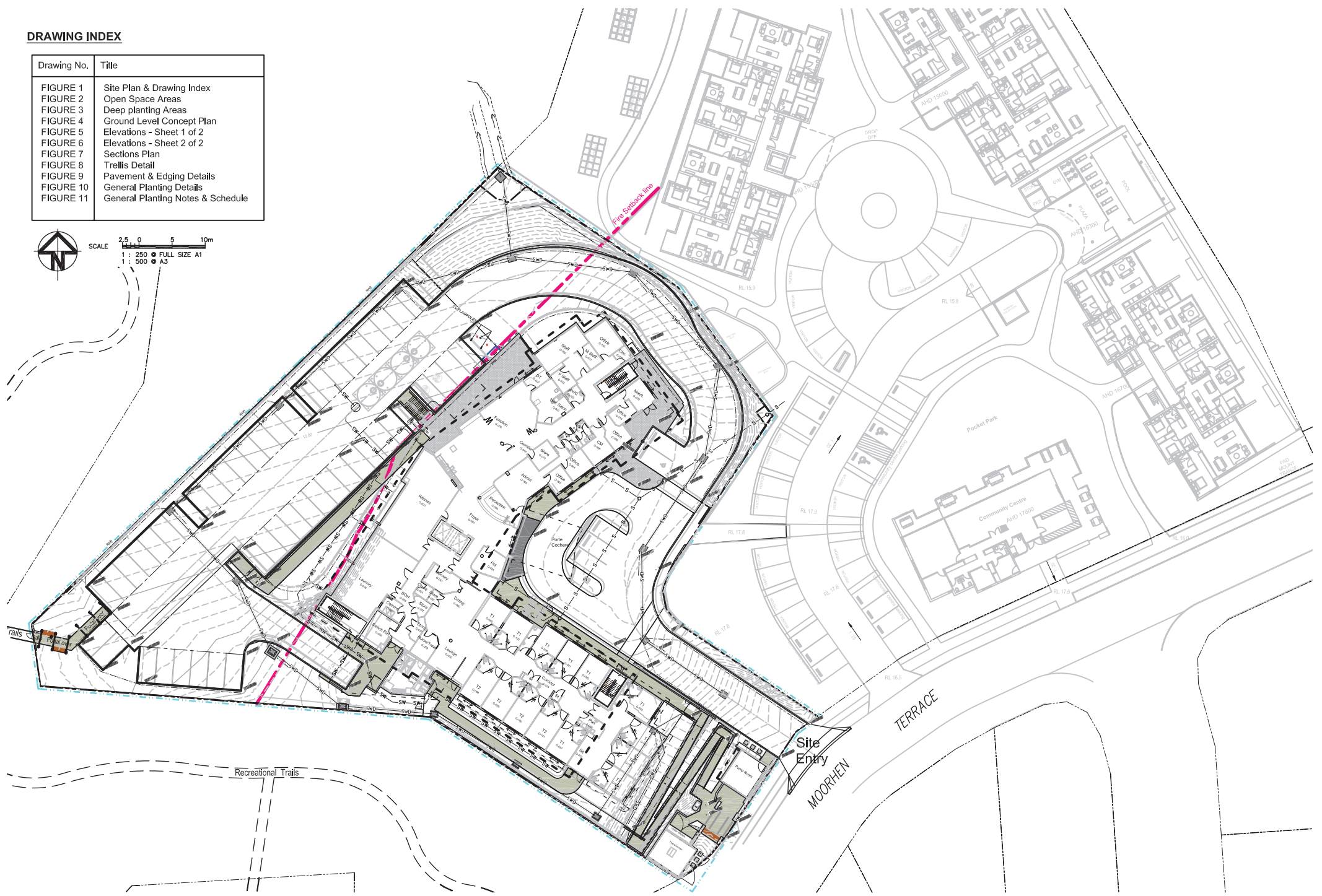
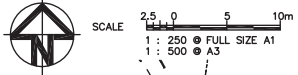
- (1) Small-medium crown trees with rounded canopies are suitable for planting within traffic islands and speed control devices, and on verges with overhead power lines.
 (2) The tree species in Table 3.7.5.15.A are acceptable.

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

Scientific name	Common name
<i>Buckinghamia celsissima</i>	Icey cut flower
<i>Callistemon salignus</i>	White bottle brush
<i>Callistemon sussuka</i>	Pink bottle brush
<i>Cupaniptera anacardiolides</i>	Tuckeroo
<i>Hardenbergia impatioides</i>	Pink trumpet tree
<i>Taedebea argentea</i>	Silver trumpet tree
<i>Taedebea 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	Ground Level Concept Plan
FIGURE 5	Elevations - Sheet 1 of 2
FIGURE 6	Elevations - Sheet 2 of 2
FIGURE 7	Sections Plan
FIGURE 8	Trellis Detail
FIGURE 9	Pavement & Edging Details
FIGURE 10	General Planting Details
FIGURE 11	General Planting Notes & Schedule



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			APPROVED: PROJ. DIR.	.\RLogo.jpg .\MLogo.jpg	OXLEY AGED CARE for ROCKPOOL Pty Ltd SONGBIRD, OXLEY STAGE 3 LANDSCAPE WORKS SITE PLAN & DRAWING INDEX	DATE: 23.10.23 DRAWING No: FIGURE 1	B A Rv		

LEGEND

SOFTSCAPE

 GROUND LEVEL PLANTING - 1251m²

HARDSCAPE

 GROUND LEVEL PEDESTRIAN PATH & SEATING AREAS - 686m²

AGED CARE FACILITY SITE

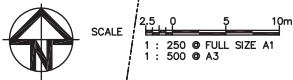
WORKS AREA - 6397m²

OPEN SPACE - 1937.20m² = 30.3% of site.

Consisting of:

PLANTING - 1251m² = 19.55% of site; &

HARDSCAPE - 686m² = 10.72% of site.



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	24.02.21	ORIGINAL ISSUE		CHECKED: CJ						APPROVED: PROJ. DIR.

LEGEND

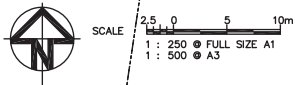
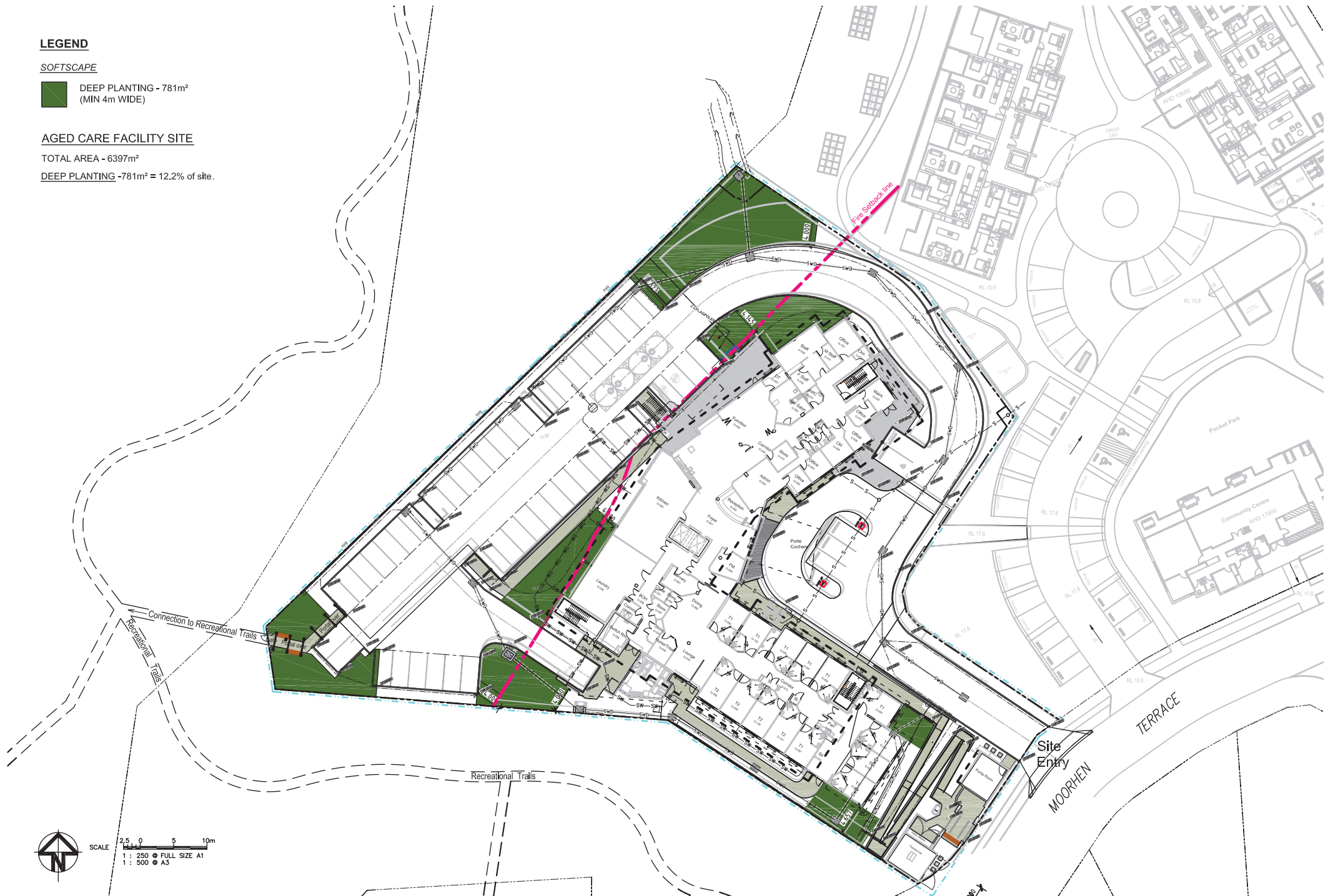
SOFTSCAPE

 DEEP PLANTING - 781m²
(MIN 4m WIDE)

AGED CARE FACILITY SITE

TOTAL AREA - 6397m²

DEEP PLANTING - 781m² = 12.2% of site.



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		BUTLER and WEBB LANDSCAPE ARCHITECTURE		DATE: 23.10.23 DRAWING No: FIGURE 3		B A Rv				

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.

■ GROUND COVER PLANTING
Eg species: Acalpha reptans, Carpobrotus glaucescens, Gardenia radicans, Gazania rigens, Viola banksii, & Zoyzia 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 'Stripe White', Strelitzia regina, Viola banksii, Zamilia furfurata, Zamolucalca zamifolia, & Zoyzia tenuifolia.

■ 1.5m WIDE 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.

■ VINE & CLIMBERS TO STRUCTURES. Eg. species: Mandevilla 'White Fantasy', Pandorea jasminoides, Trachelospermum jasminoides, & Tropaeolum majus.

TREES



PROPOSED FEATURE TREE PLANTING.
Eg species: Delonix regia (Poinciana)



PROPOSED STREET TREE PLANTING.
Eg species: Cupanlopsis anacardioides (Tuckeroo)
Harputia pendula (Tulipwood)

PROPRIETY ITEMS



PLANTED FEATURE URNS / POTS
Planted pots placed on concrete plinths within planting areas.

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 (ORA 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.



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

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			RECOMMENDED: PROJ. MAN. APPROVED: PROJ. DIR.	DATE:					

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



INDICATIVE PLANTING SPECIES - CLUMPING PLANTS, GROUNDCOVERS & CLIMBERS

Shrubs/Groundcovers

- | | | |
|-------------------------------------|--------------------------------|---|
| 1. <i>Acalpha reptans</i> | (Catstail) | |
| 2. <i>Agapanthus orientalis</i> | (Agapanthus) | |
| 3. <i>Carrisa "Desert Star"</i> | (Natal Plum) | Smaller shrubs and groundcovers have been chosen to provide seasonal colour, mild fragrance, strong visual forms and are commercially proven as strong, consistent growers. |
| 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 Mandevillea) |
| 2. <i>Mandevilla 'Red Fantasy'</i> | (Red Mandevillea) |
| 3. <i>Mandevilla 'White Fantasy'</i> | (White Mandevillea) |
| 4. <i>Trachelospermum jasminoides</i> | (Star Jasmine) |



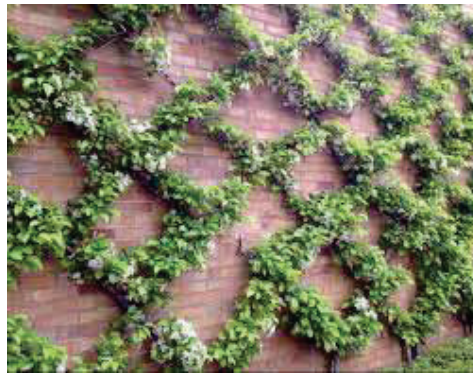
Hardscape Palette/Imagery

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

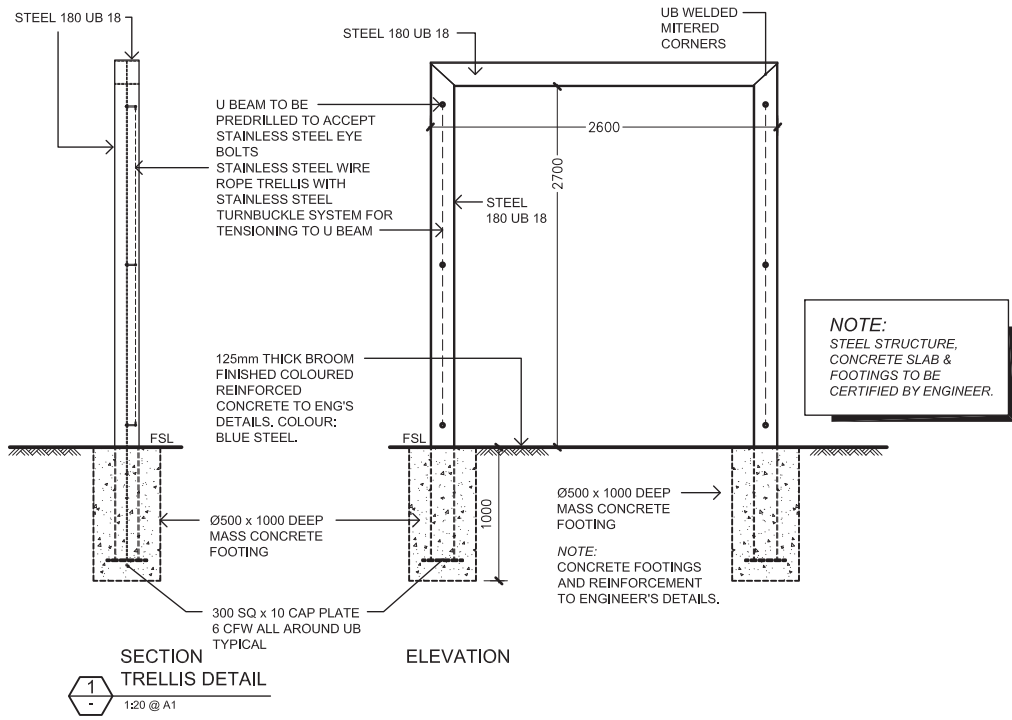
Several elements will be integrated throughout the project to provide visual variety, reduce the mass of building walls and provide flexible outdoor space for special events within the facility.



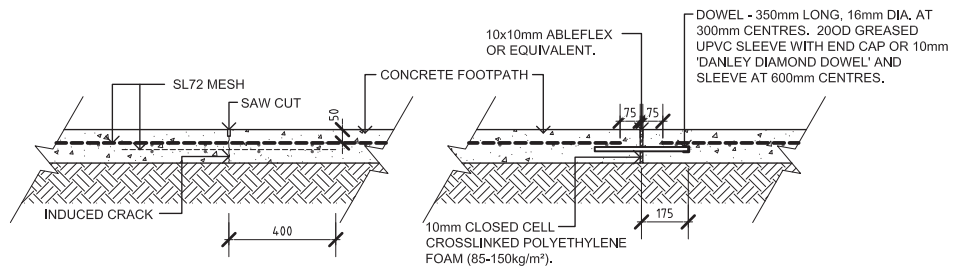






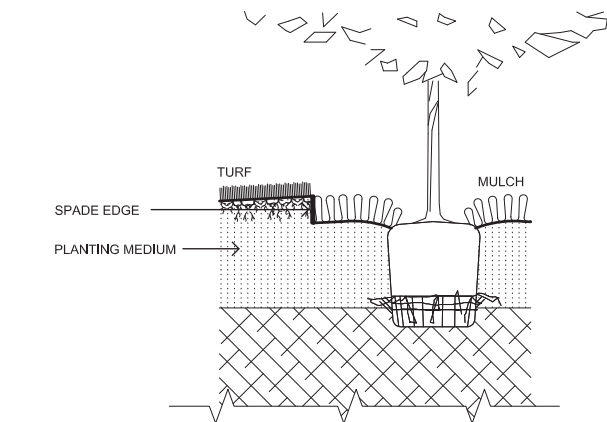


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	Rv	DATE		REVISIONS		RECOMMENDED: PROJ. MAN.				APPROVED: PROJ. DIR.	

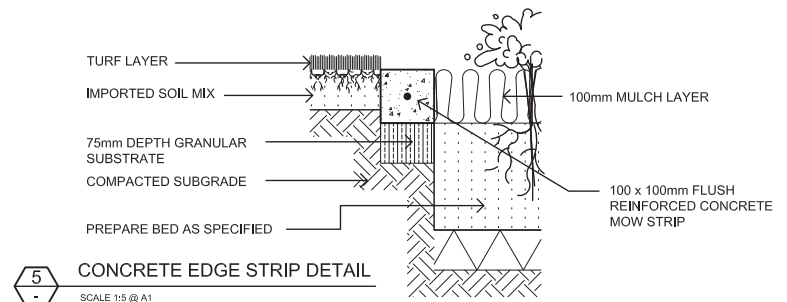


1 CONTRACTION JOINT DETAIL
SCALE 1:10 @ A1

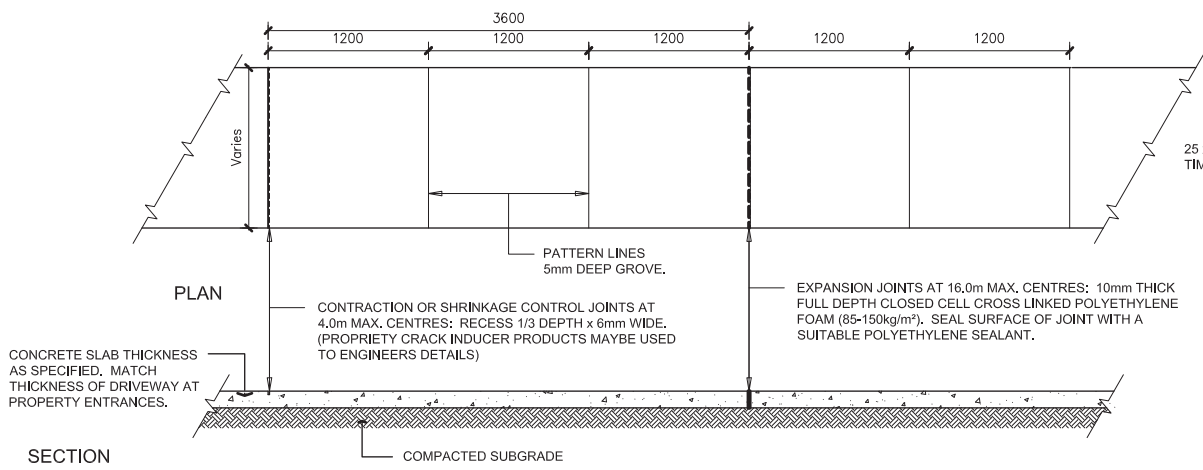
2 EXPANSION JOINT DETAIL
SCALE 1:10 @ A1



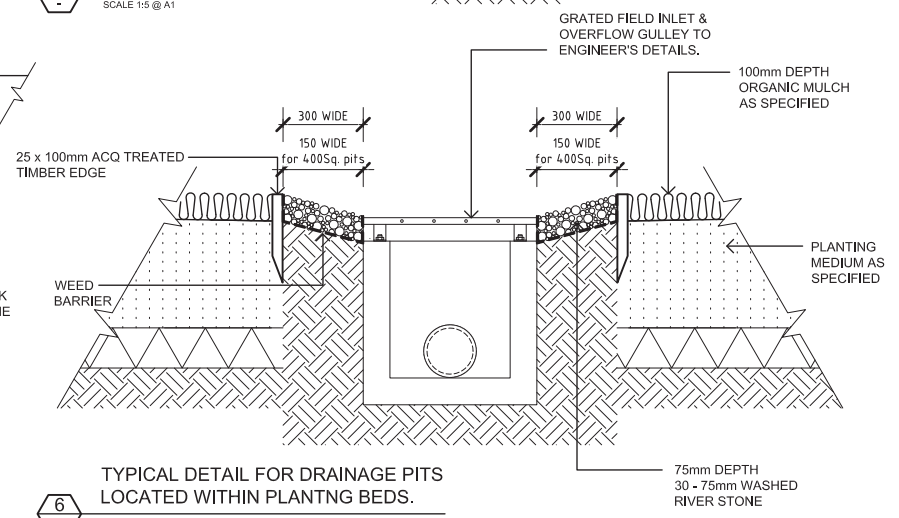
4 SPADE EDGE DETAIL
SCALE 1:10 @ A1



5 CONCRETE EDGE STRIP DETAIL
SCALE 1:5 @ A1



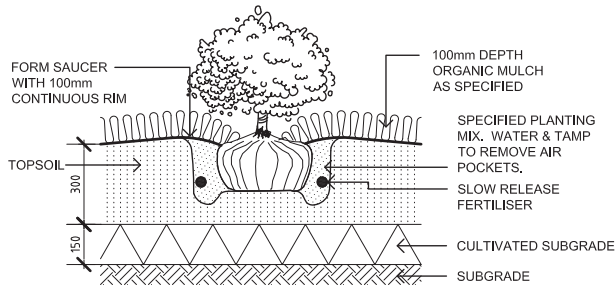
3 TYPICAL CONCRETE FOOTPATH DETAIL
SCALE 1:20 @ A1



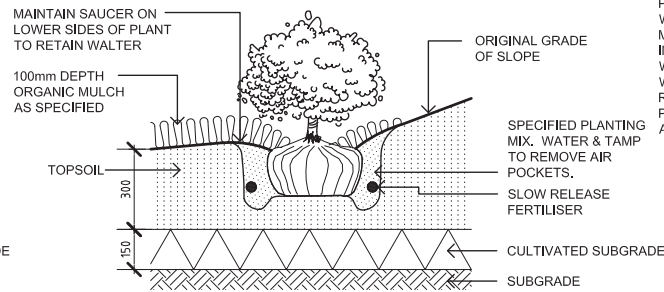
6 TYPICAL DETAIL FOR DRAINAGE PITS LOCATED WITHIN PLANTING BEDS.
SCALE 1:10 @ A1

- 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.

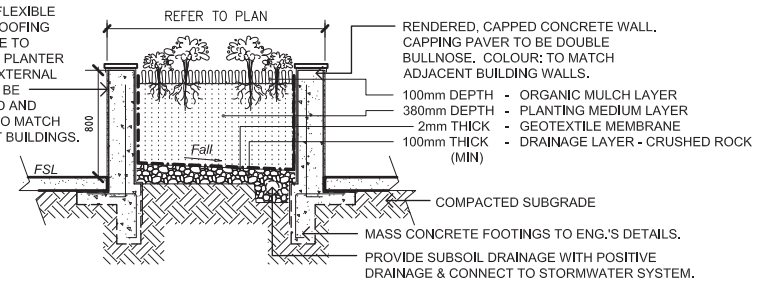
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	DATE	REVISIONS		DRAWN: CJ CHECKED: JB RECOMMENDED: PROJ. MAN. APPROVED: PROJ. DIR.					DIRECTION OFFICE: P/O, B14 101 Skarrington Hill, 4020 Phone: 07 3142 4634 Email: webbut@comms.com.au	



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



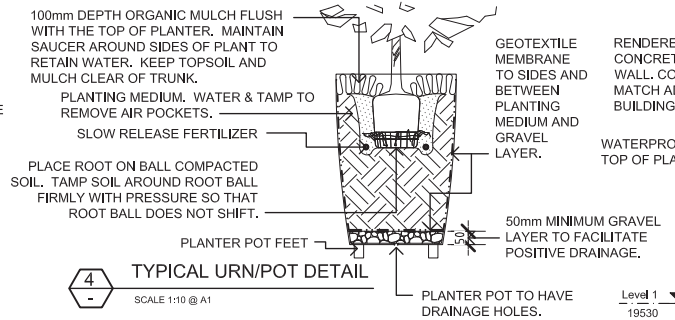
2 SHRUB PLANTING ON SLOPES DETAIL
SCALE 1:10 @ A1



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.



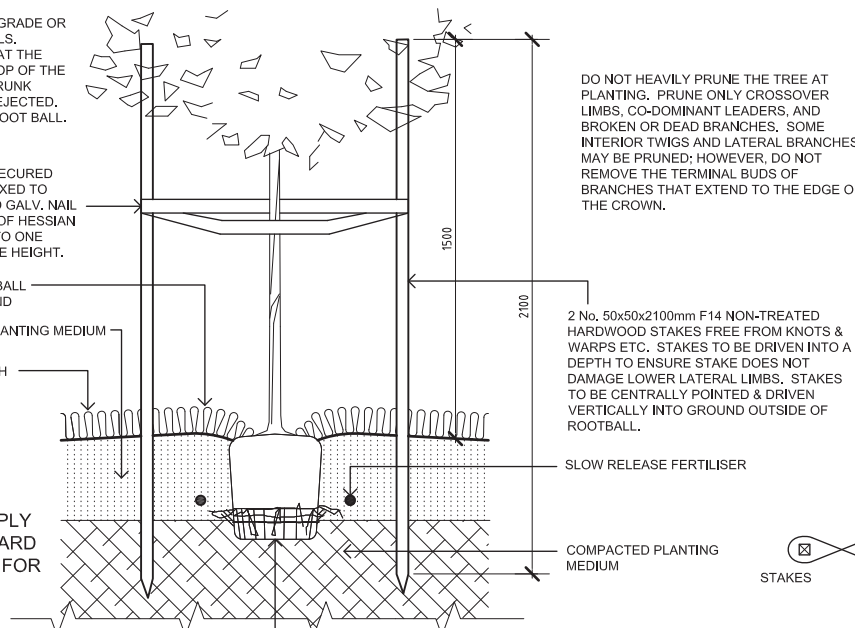
4 TYPICAL URN/POT DETAIL
SCALE 1:10 @ A1

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

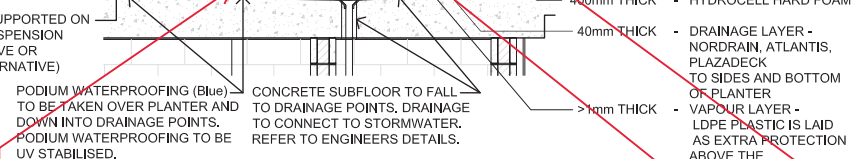
PLANTING MEDIUM
100mm DEPTH ORGANIC MULCH AS SPECIFIED



3 TREE PLANTING DETAIL
SCALE 1:10 @ A1

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

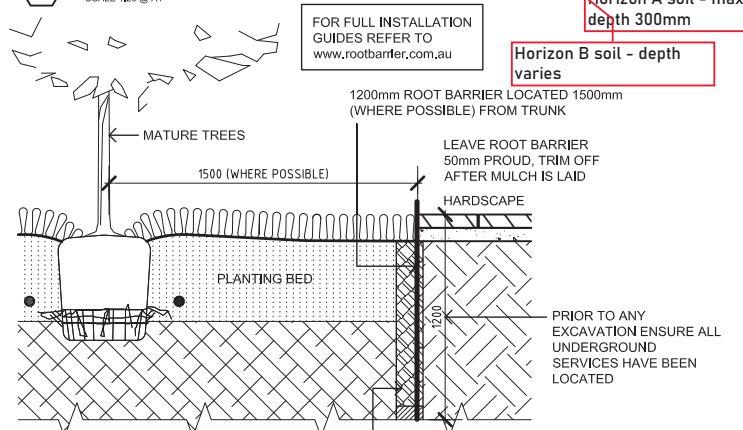
Drainage layer
Horizon A - oil blend 300mm depth to soils for landscape development specification and AS4419
Horizon B - varying depths to soils for landscape development specification and AS4419
Terracottem universal (or equivalent) added at the rate of 5kg per m3 growing medium in Horizon A and B



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

Horizon A soil - max depth 300mm
Horizon B soil - depth varies

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



5 ROOT BARRIER DETAIL
SCALE 1:10 @ A1

AMENDED IN RED

By: Brandon Bouda
Date: 23 October 2023



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DESIGNED: JB
DRAWN: CJ
CHECKED: JB
RECOMMENDED: PROCL. MANL.
APPROVED: PRECL. DIR.

A1 DATUM: A.H.D.

Butler and Webb

MASTERPLANNING ARCHITECTURAL MODELING
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: 25.06.21

DRAWING No: **FIGURE 10**

A/BV

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 DRAIN IS REQUIRED, CARRY OUT THE EXCAVATION NECESSARY TO LOCATE AND EXPOSE THE CONNECTION POINT. ON COMPLETION REINSTATE THE SURFACES AND ELEMENTS WHICH HAVE BEEN DISCLOSED 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. CONTRACTOR 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 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 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.
Cupanopsis anacardifolides	Tuckeroo	200 Litre	Plant as shown.
Delonix regia	Poinciana	X-Ground 4x4m	Plant as shown.
Elaeocarpus eumundii	Eumundii 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.
Tahtlan 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.
Carbobrotus 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 Boobiala	140mm pots	Plant at 1.0m centres.
Nandina domestica 'Nana'	Heavenly Bamboo	200mm pots	Plant at 600mm centres.
Variegated Mondo Grass	Variegated Mondo Grass	140mm pots	Plant at 400mm centres.
Panorea jasminoides	Bower of Beauty	125mm pots	Plant at 500mm centres.
Phlaidendron 'Xanadu'	Xanadu	200mm pots	Plant at 1.0m centres.
Photinia 'Red Robb'n'	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 jasminoides	Star Jasmine	125mm pots	Plant at 500mm centres.
Viburnum thunus	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.
Zamoultcas zamoultfolia	ZZ Plant	300mm pots	Plant at 1.0m centres.
Zoysia tenuifolia	Temple Grass	125mm pots	Plant at 300mm centres.

A	24.02.21	ORIGINAL ISSUE	<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>	DESIGNED: JB	<p>DATE: A.H.D.</p>	<p>Butler and Webb</p>	<p>MASTERPLANNING ARCHITECTURAL MODELING LANDSCAPE ARCHITECTURE CULTURAL RESOURCE MANAGEMENT</p>			<p>OXLEY AGED CARE for ROCKPOOL Pty Ltd</p>	<p>SONGBIRD, OXLEY STAGE 3 LANDSCAPE WORKS GENERAL PLANTING NOTES & INDICATIVE SCHEDULE</p>	DATE: 25.06.21
	REV	DATE		REVISIONS								RECOMMENDED: PROJ. MAN.

FIGURE 11