



SHEET 01 - LANDSCAPE OVERALL SITE PLAN - OPW APPLICATION - HEALTH AND KNOWLEDGE PRECINT - GOLD COAST.

SHEET LEGEND -

SHEET 01 - OVERALL SITE LAYOUT

SHEET 02 - LANDSCAPE PLANTING

SHEET UZ - LANDSCALET LANTING

SHEET 03 - LANDSCAPE PLANTING SHEET 04 - LANDSCAPE PLANTING

SHEET 05 - LANDSCAPE PLANTING

SHEET 06 - LANDSCAPE PLANTING

SHEET 07 - LANDSCAPE PLANTING

SHEET 08 - LANDSCAPE PLANTING

SHEET 09 - LANDSCAPE PLANTING

SHEET US - LANDSCAPE PLANTING

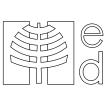
SHEET 10 - LANDSCAPE DETAILS

SHEET 11 - PLANT SCAHEDULES

SHEET 12 - SPECIFICATIONS / GENERAL

NOTES

SHEET 13 - STREETSCAPE SECTIONS



CONTEXT



BOUNDARY

PLEASE NOTE THIS LANDSCAPE PLAN DOES NOT TAKE INTO ACCOUNT ANY UNFORESEEN SUBSURFACE ROCK FORMATIONS

CERTIFICATION

PLANS CERTIFIED AS PER CONDITION 31 & 32 OF PDA DEVELOPMENT APPROV TOBIAS VOLBERT ALLA REGISTRATION



AMENDMEN

| issue date description | A 17.09.21 | ISSUE FOR APPROVAL | B 30.08.23 | REQUESTED CHANGES FOR CLIENT | C 05.10.23 | REQUESTED CHANGES FOR CLIENT |

D 13.10.23 REQUESTED CHANGES FOR CLIENT
E 24.10.23 REQUESTED CHANGES FOR CLIENT

F 26.10.23 REQUESTED CHANGES FOR CLIENT
G 28.11.23 REQUESTED CHANGES FOR CLIENT



element design

landscape architecture
MASTER PLANNING • SUBDIVISIONS •

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151 Brisbane Rd. Mooloolaba Phone 07 5444 6155 Fax 07 5444 605 PO Box 1546, Buderim QLD 4556

PROPOSED MIXED USE DEVELOPMENT AT #9 NEXUS WAY, GOLD COAST.

EVANS LONG

LANDSCAPE PLAN
OPERATIONAL WORKS

issue

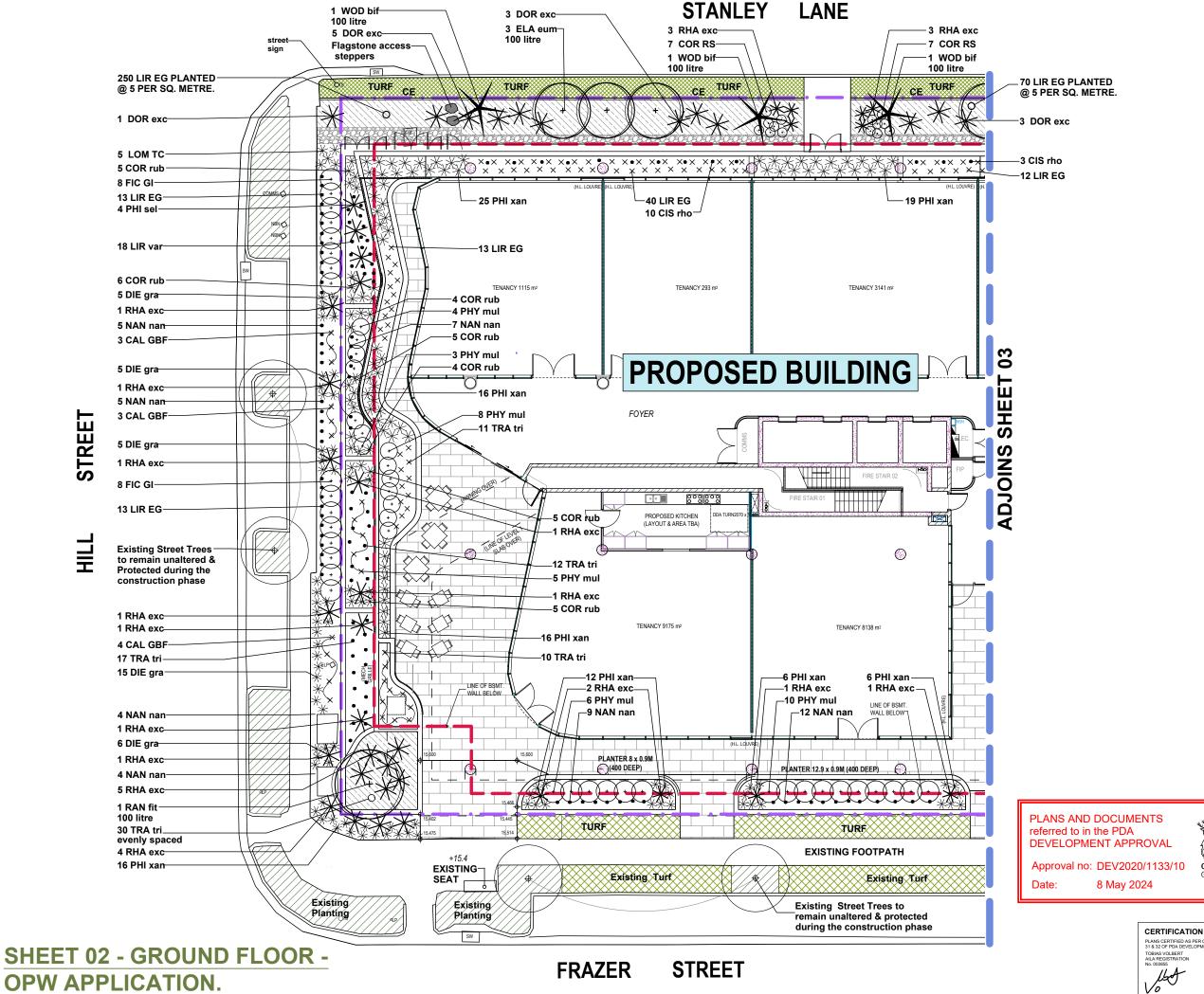
ED 20266 OPW - 01



Date SEPTEMBER 2021
Scale 1:500 @ A3

Design NH Drawn NH Sheet 01 OF 13

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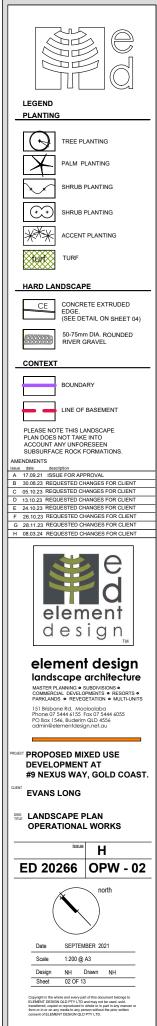


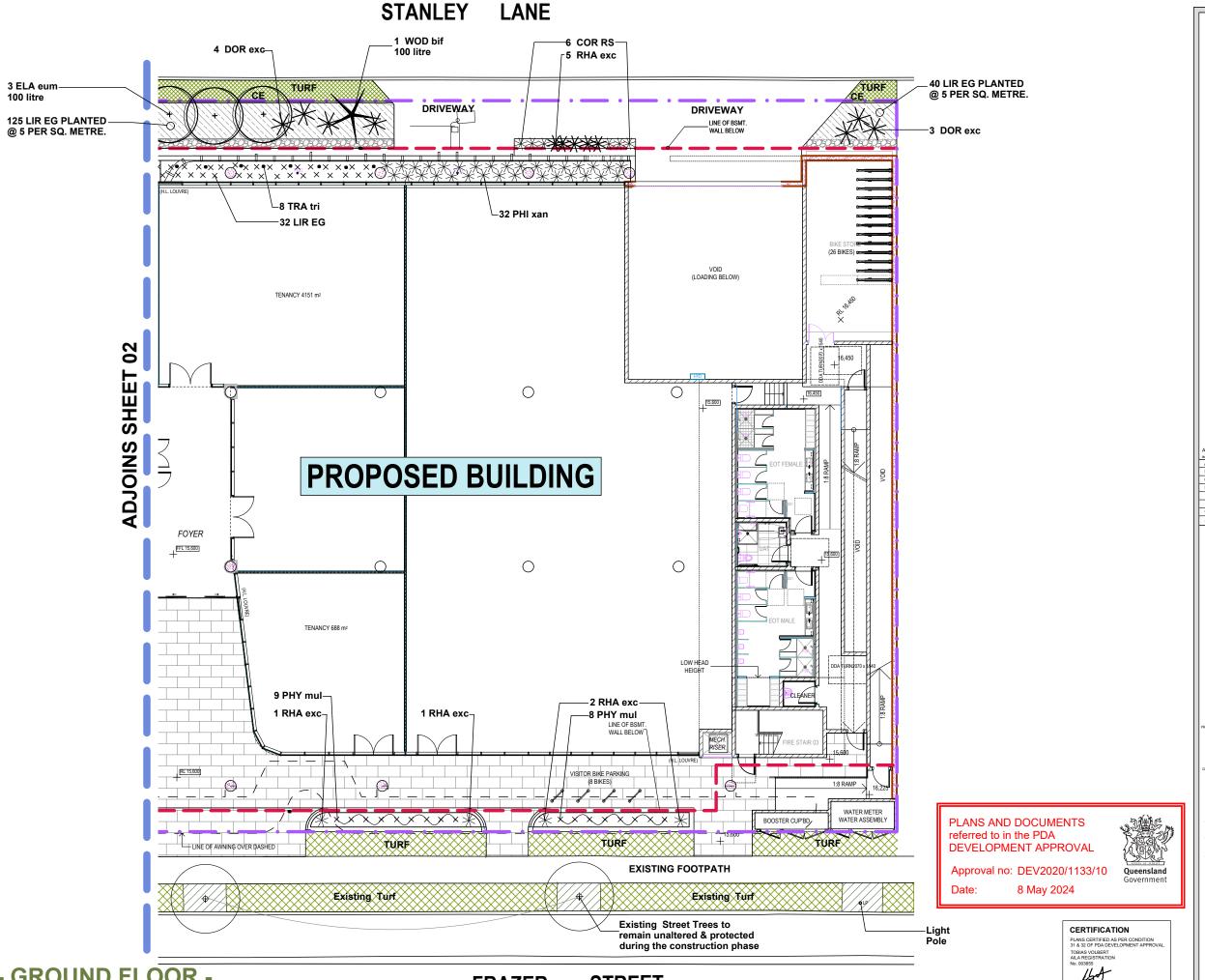
OPW APPLICATION.

STREET









SHEET 03 - GROUND FLOOR - OPW APPLICATION.

FRAZER STREET

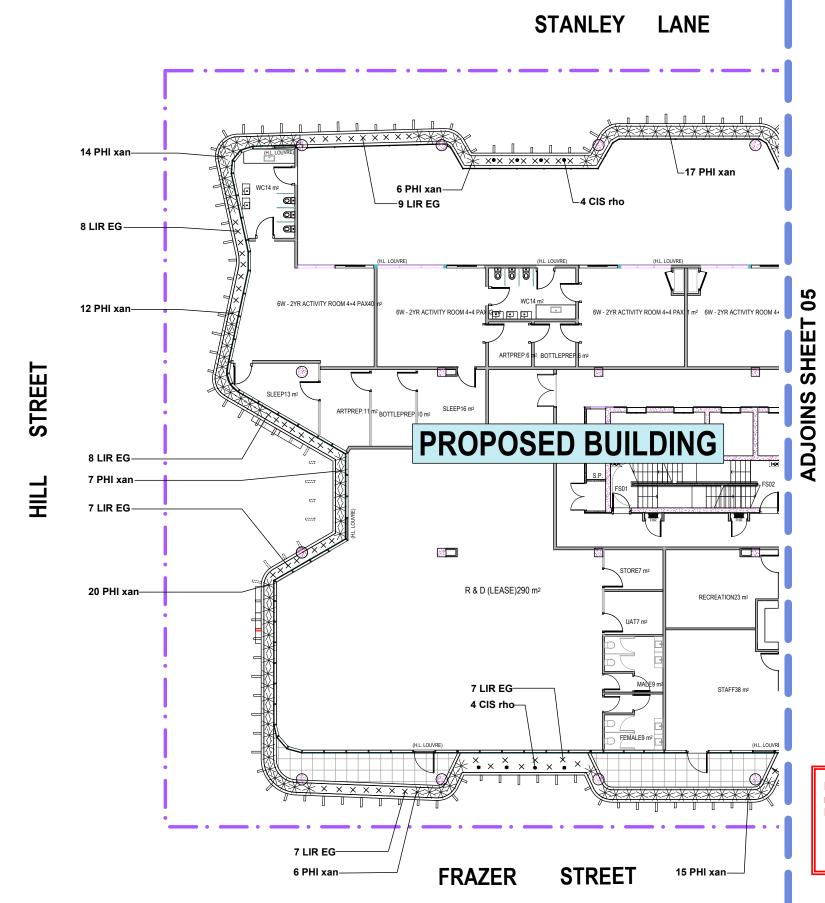
TREE PLANTING ACCENT PLANTING **₩** HARD LANDSCAPE CONTEXT
 issue
 date
 description

 A
 17.09.21
 ISSUE FOR APPROVAL

 B
 30.08.23
 REQUESTED CHANGES FOR CLIENT

 C
 05.10.23
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 E 24.10.23 REQUESTED CHANGES FOR CLIENT F 26.10.23 REQUESTED CHANGES FOR CLIENT e element design element design landscape architecture PROPOSED MIXED USE DEVELOPMENT AT #9 NEXUS WAY, GOLD COAST. **EVANS LONG** LANDSCAPE PLAN OPERATIONAL WORKS ED 20266 OPW - 03 1:200 @ A3 Sheet 03 OF 13

LEGEND



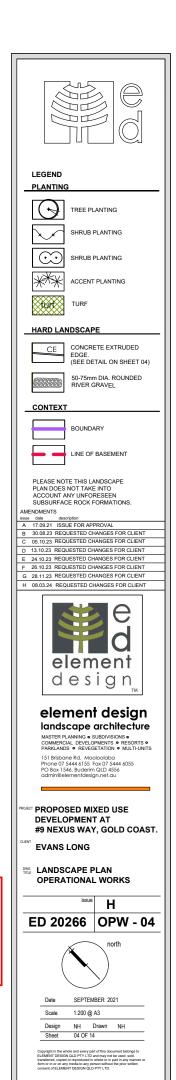
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1133/10 Queensland Government

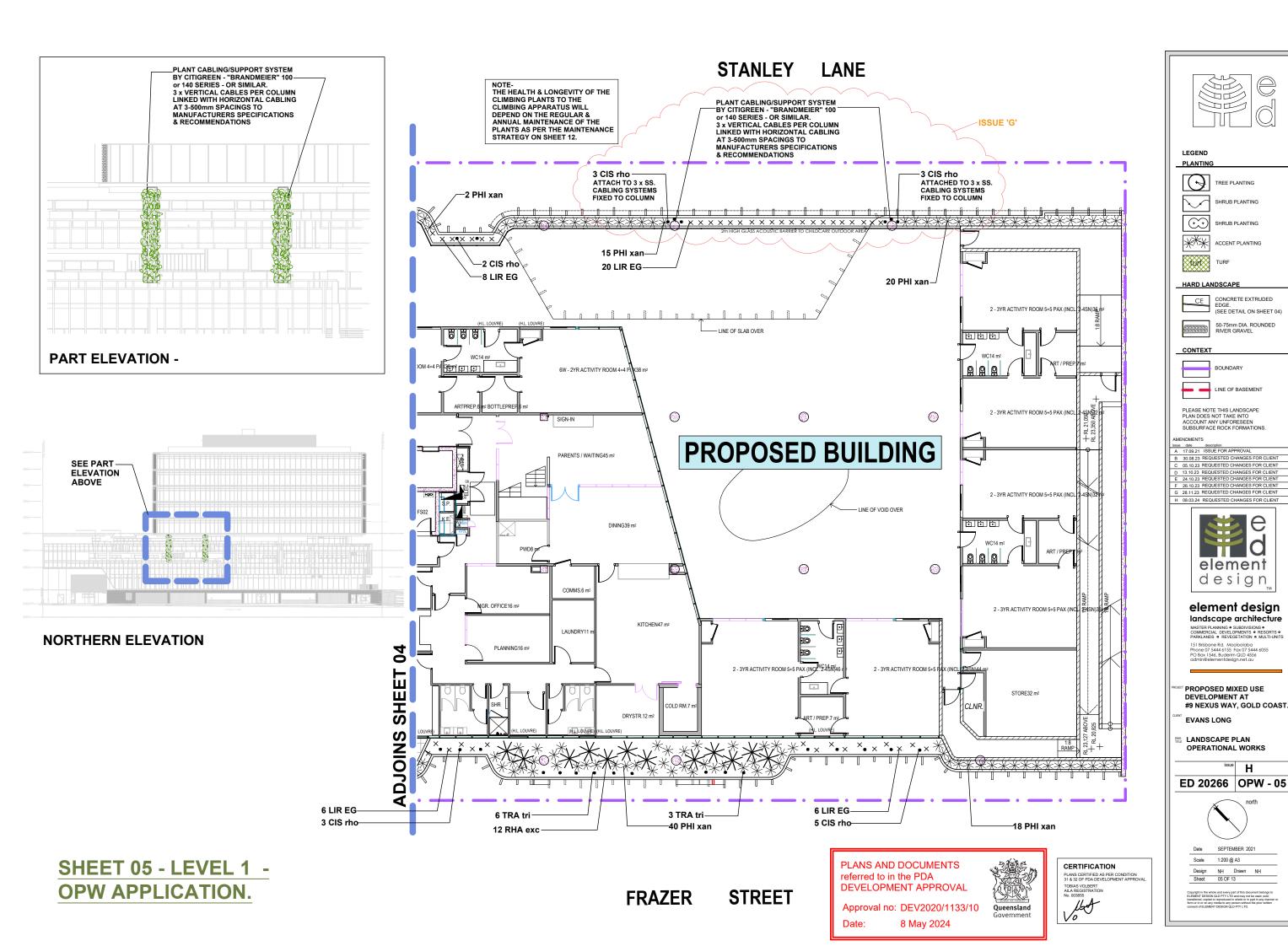
ate: 8 May 2024

CERTIFICATION

PLANS CERTIFIED AS PER CONDITION
31 8 32 OF POA DEVELOPMENT APPROX
TOBIAS VOLBERT
ALLA REGISTRATION
No. 003855

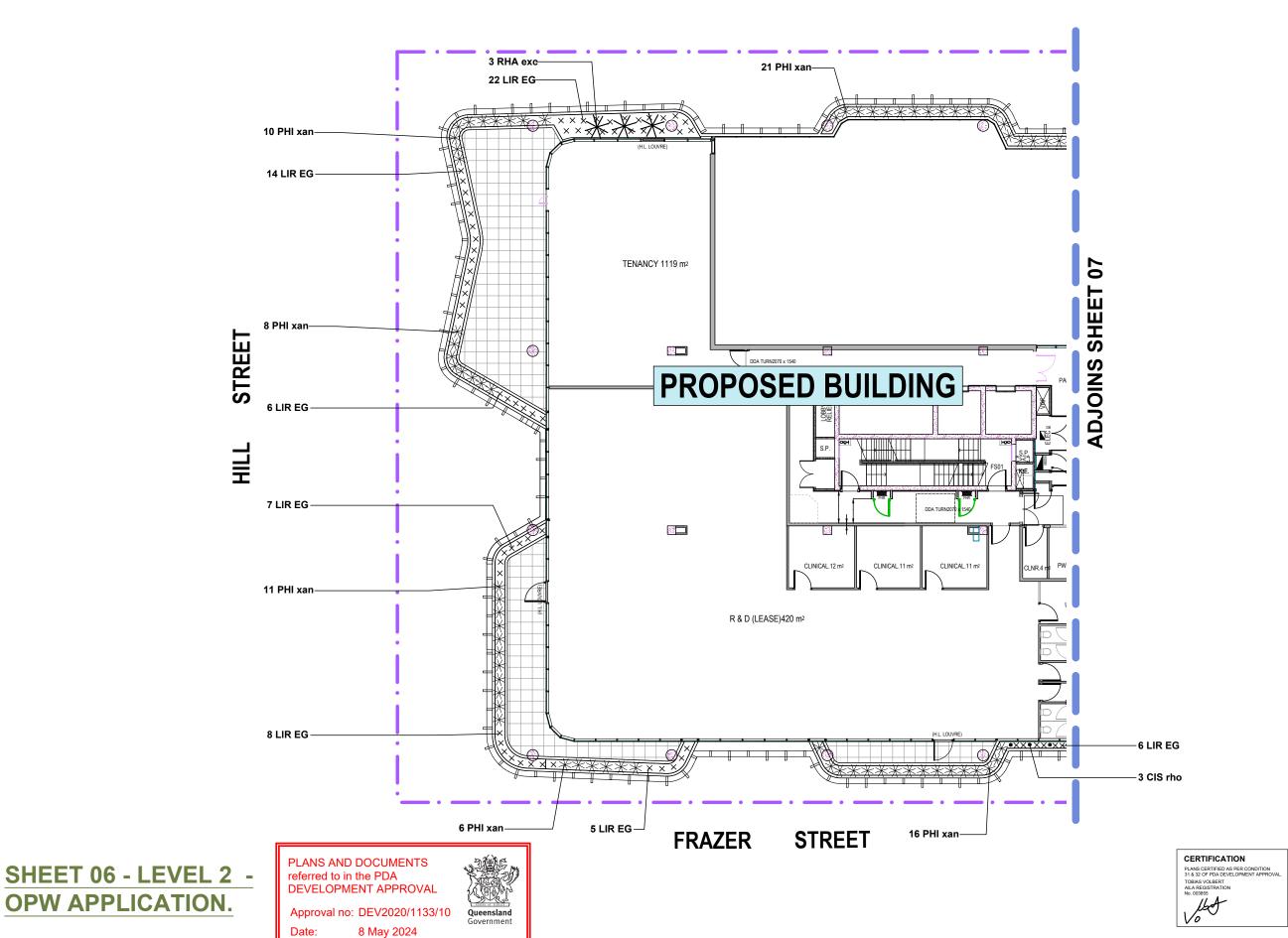


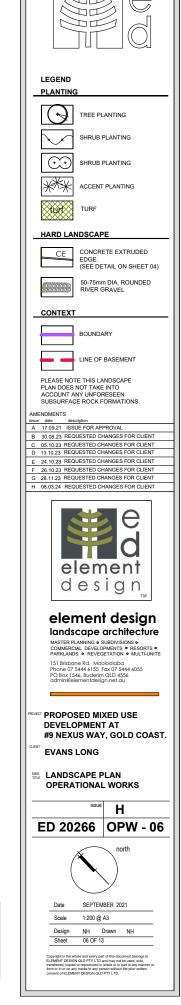
SHEET 04 - LEVEL 1 - OPW APPLICATION.



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STANLEY LANE





STANLEY LANE No artificial plants are to be utilised within the landscaping \bigcirc 8 LIR EG-(Artificial) in 8 LIR EG gravel media. (Artificial) in 6 RHI xan (Artificial) in gravel media. 3-5YR ACTIVITY11+11 PAX (INCL. 4-6SN)70 n **ADJOINS SHEET 06** 19 LIR EG (Artificial) in gravel media. 6 RHI xan (Artificial) in gravel media. SIGN-IN PARENTS WAITING50 m² 3-5YR ACTIVITY11+11 PAX (INCL. 4-6SN) PROPOSED BUILDING LAUNDRY14 m² PWD+SHR.9 m RL 24,450 3-5YR ACTIVITY11+11 PAX (INCL. 4-6S 3-5YR ACTIVITY11+11 PAX (INCL. 4-6SN)89 m² Queensland 8 CIS rho 6 PHI xan 11 PHI xan 18 LIR EG 3 RHA exc 38 PHI xan-13 TRA tri-SHEET 07 - LEVEL 2 -

FRAZER

STREET

PLANS AND DOCUMENTS referred to in the PDA

DEVELOPMENT APPROVAL

Approval no: DEV2020/1133/10

8 May 2024

AMENDED IN RED

OPW APPLICATION.

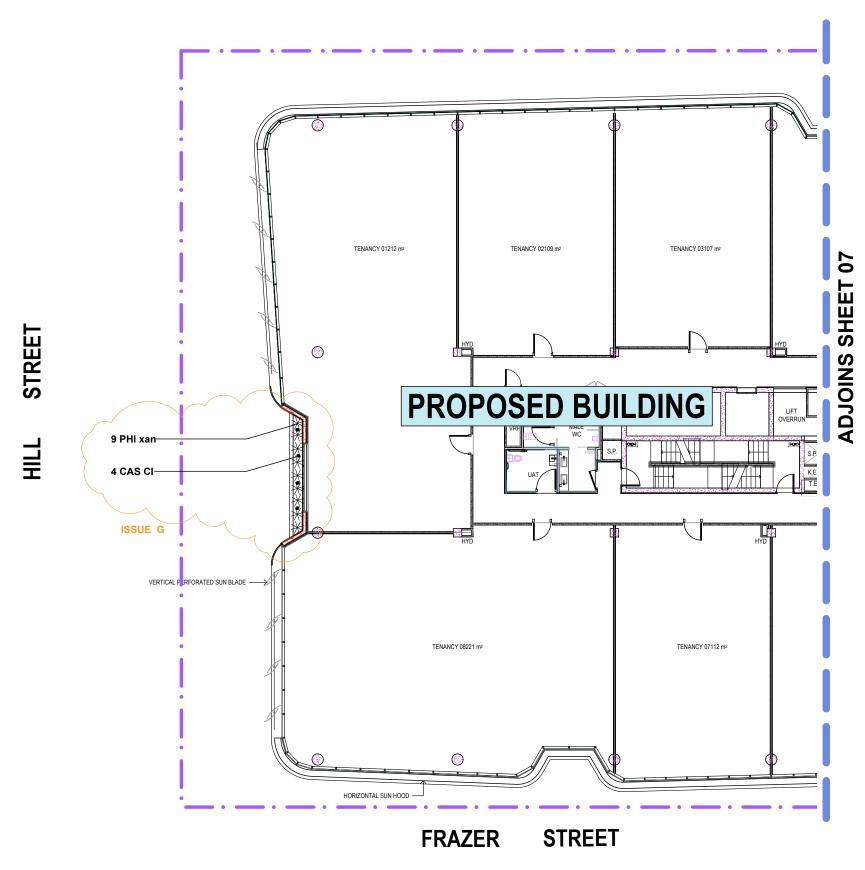
By: Tiana Hill Date: 11 April 2024

LEGEND Θ TREE PLANTING ACCENT PLANTING X¥¥X HARD LANDSCAPE CONTEXT LINE OF BASEMENT PLEASE NOTE THIS LANDSCAPE PLAN DOES NOT TAKE INTO B 30.08.23 REQUESTED CHANGES FOR CLIENT
 C 05.10.23 REQUESTED CHANGES FOR CLIENT
 D 13.10.23 REQUESTED CHANGES FOR CLIENT G 28.11.23 REQUESTED CHANGES FOR CLIENT e element design element design landscape architecture PROPOSED MIXED USE DEVELOPMENT AT #9 NEXUS WAY, GOLD COAST. **EVANS LONG** LANDSCAPE PLAN OPERATIONAL WORKS ED 20266 OPW - 07 1:200 @ A3 Design NH Drawn
Sheet 07 OF 13

CERTIFICATION

TOBIAS VOLBERT
AILA REGISTRATION
No. 003855

STANLEY LANE



SHEET 08 - LEVELS 3-7 (TYPICAL) - OPW APPLICATION.

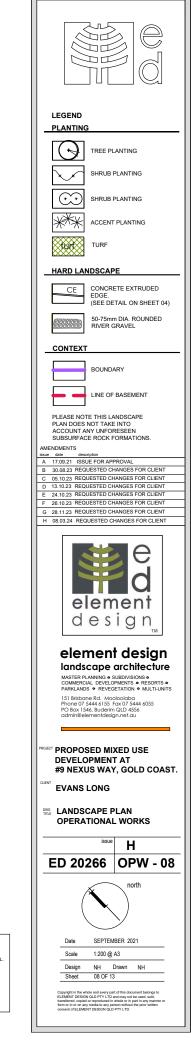
Queensland

PLANS AND DOCUMENTS

Approval no: DEV2020/1133/10

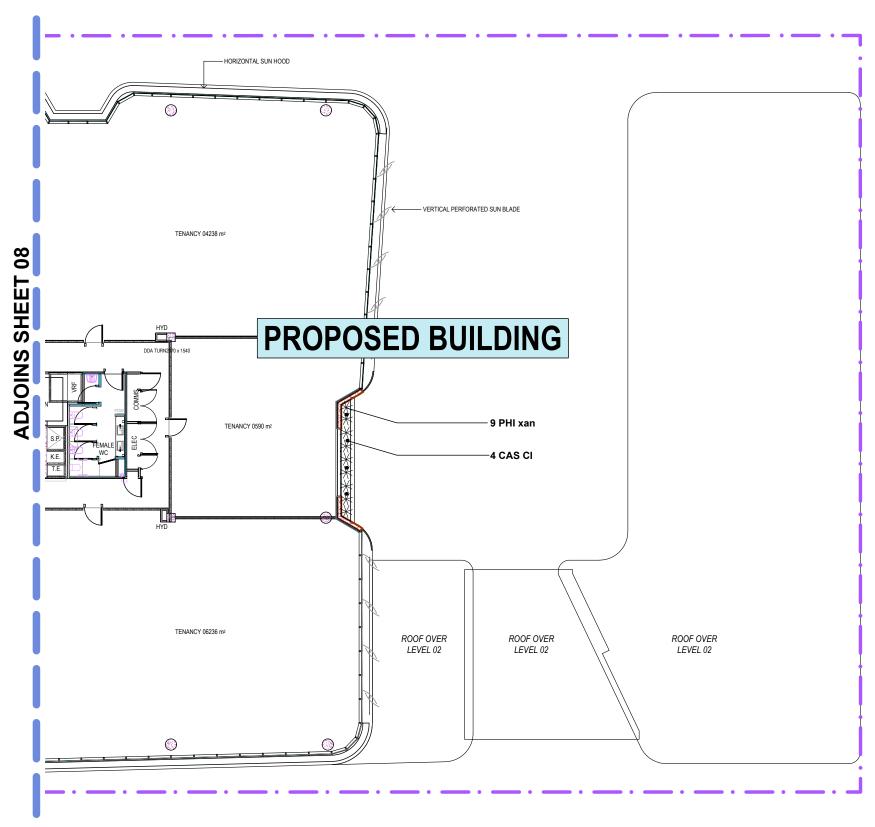
8 May 2024

referred to in the PDA
DEVELOPMENT APPROVAL



CERTIFICATION

STANLEY LANE



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

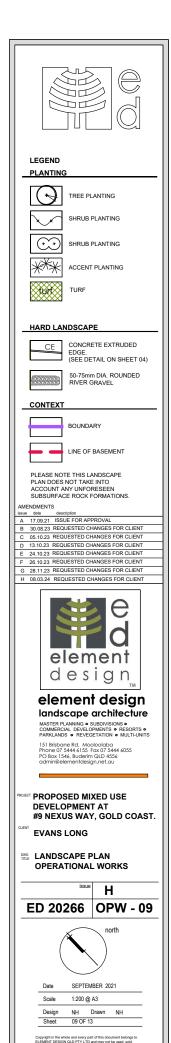
Approval no: DEV2020/1133/10
Date: 8 May 2024

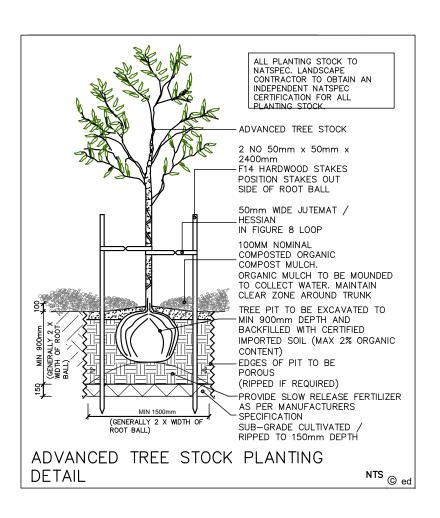


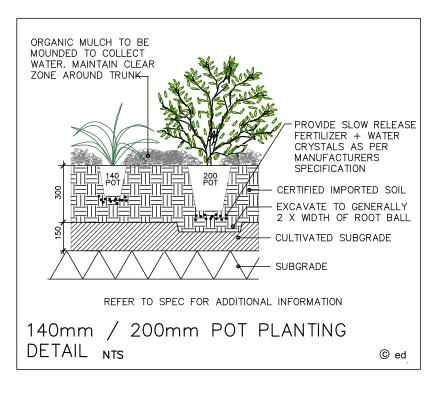
FRAZER STREET

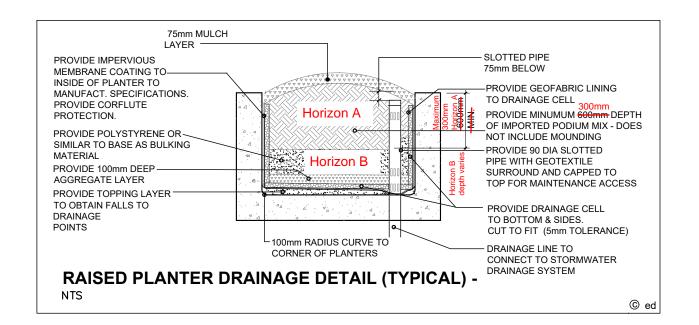
SHEET 09 - LEVELS 3-7 (TYPICAL) - OPW APPLICATION.

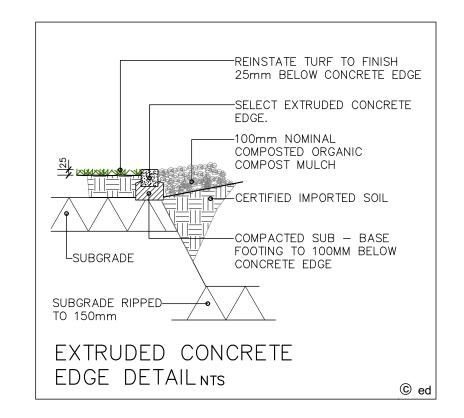














SHEET 10 - OPW APPLICATION -







CERTIFICATION

AMENDED IN RED

By: Tiana Hill Date: 11 April 2024

PLANT SCHEDULE Ground Level

element design

ED 20266 Issue H

Contractor to confirm plant quantities prior to ordering

TM

	TREE SPECIES					
Code	Botanical Name	Common Name	Size	Ht.	Width	Quantity
ELA eum	Elaeocarpus eumundi	Eumundi	100 litre	10.0m	3.0m	6
RAN fit	Randia fitzalannii	Native Gardenia	100 litre	5.0m	3.0m	1
WOD bif	Wodyetia bifurcata	Foxtail Palm	100 litre	10.0m	3.0m	3
	,					-
	SHRUB SPECIES					
Code	Botanical Name	Common Name	Size	Ht.	Width	Quantity
CAL GBF	Callistemon 'Great Balls of Fire'	' Great Balls of Fire	200 pot	1.0m	1.0m	10
COR rub	Cordyline rubra	Red Cordyline	200 pot	1.5m	0.5m	34
COR RS	Cordyline Red Sensation	Red Sensation	200 pot	1.5m	0.6m	13
DIE gra	Dietes grandiflora	Grandiflora	140 pot	0.6m	0.6m	26
DOR exc	Doryanthes excelsa	Gymea Lily	300 pot	1.0m	1.0m	20
FIC GI	Ficus Green Island	Green Island	200 pot	1.0m	1.0m	16
NAN nan	Nandina domestica nana	Dwarf Scred Bamboo	200 pot	0.5m	0.5m	46
LOM TC	Lomandra Tropic Cascade	Tropic Cascade	200 pot	0.6m	0.6m	5
PHI sel	Philodendron selloum	Philodendron	300 pot	1.5m	1.0m	4
PHI xan	Philodendron xanadu	Xanadu	200 pot	0.6m	0.6m	141
RHA exc	Rhaphis excelsa	Rhaphis Palm	300 pot	1.5m	0.9m	34
PHY mul	Phyllanthus multiflora	Green Waterfall	200 pot	1.0m	1.0m	53
	GROUNDCOVER SPECIES	s				
Code	Botanical Name	Common Name	Size	Ht.	Width	Ougatitu
Code	Botanicai Name	Common Name	Size	nt.	wiath	Quantity
CIS rho	Cissus rhombifolia	Grape Ivy	140 pot	5.0m	0.5m	13
LIR EG	Liriope Evergreen Giant	Evergreen Giant	140 pot	0.4m	0.4m	608
LIR var	Liriope variagata	Variagated Liriope	140 pot	0.4m	0.4m	18
TRA tri	Trachleospermum Tricolor	Tricolor Jasmine	140 pot	0.5m	2.0m	88
	•		•			

PLANT SCHEDULE Levels 3-7

element design

ED 20266 Issue H

Contractor to confirm plant quantities prior to ordering

TM

	SHRUB SPECIES					
Code	Botanical Name	Common Name	Size	Ht.	Width	Quantity
PHI xan	Philodendron xanadu	Xanadu	200 pot	0.4m	0.5m	90
	GROUNDCOVER SPE	CIES				
Code	Botanical Name	Common Name	Size	Ht.	Width	Quantity
CAS CI	Casuarina Cousin It	Cousin It	140 pot	0.1m	0.4m	40

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1133/10
Date: 8 May 2024



PLANT SCHEDULE Level 1

element design ED 20266 Issue H

Contractor to confirm plant quantities prior to ordering

TM

	SHRUB SPECIES					
Code	Botanical Name	Common Name	Size	Ht.	Width	Quantity
PHI xan RHA exc	Philodendron xanadu Rhaphis excelsa	Xanadu Rhaphis Palm	200 pot 300 pot	0.4m 1.5m	0.5m 0.9m	192 12
	GROUNDCOVER SPEC	IES				
Code	GROUNDCOVER SPEC Botanical Name	IES Common Name	Size	Ht.	Width	Quantity

PLANT SCHEDULE Level 2

element design

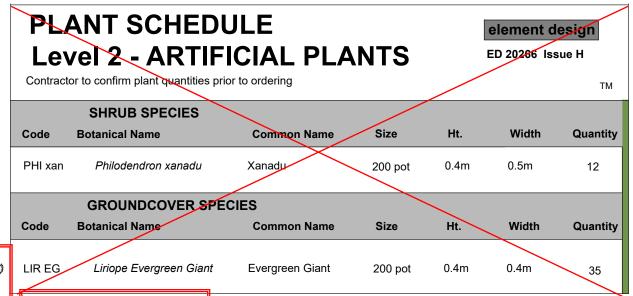
ED 20266 Issue H

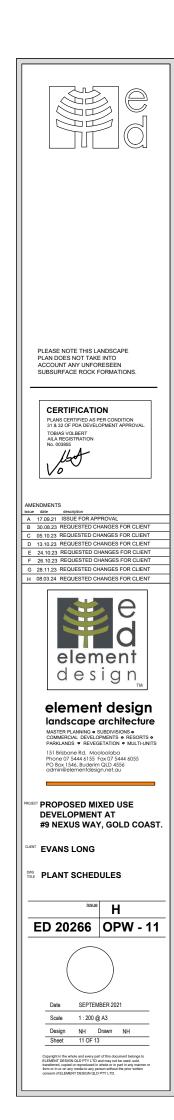
Contractor to confirm plant quantities prior to ordering

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	SHRUB SPECIES					
Code	Botanical Name	Common Name	Size	Ht.	Width	Quantity
PHI xan	Philodendron xanadu	Xanadu	200 pot	0.4m	0.5m	149
RHA exc	Rhaphis excelsa	Rhaphis Palm	300 pot	1.5m	0.9m	15
	GROUNDCOVER SPEC	IES				
Code	Botanical Name	Common Name	Size	Ht.	Width	Quantity
		0 1				
CIS rho	Cissus rhombifolia	Grape Ivy	140 pot	5.0m	0.5m	11
CIS rho LIR EG TRA tri	Cissus rhombifolia Liriope Evergreen Giant Trachleospermum Tricolor	Grape Ivy Evergreen Giant Tricolor Jasmine	140 pot 200 pot 200 pot	5.0m 0.4m 0.5m	0.5m 0.4m 2.0m	11 88

No artificial plants are to be utilised within the landscaping.





8 May 2024

AMENDED IN RED

By: Tiana Hill
Date: 11 April 2024

SPECIFICATION F	OR LANDSCAPE WORKS element design		
SCOPE	PERFORMANCE		
GENERAL CONDITIONS	ALL LANDSCAPE CONSTRUCTION WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH RELEVENT COUNCIL APPROVALS AND TO INDUSTRY BEST PRACTICE. ANY CHANGES FROM DESIGN DOCUMENTATION MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION ON SITE. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE UNDERTAKEN WHERE NECESSARY TO ENSURE NO DETRIMENTAL EFFECT TO DOWNSTREAM WATERWAYS OR NEIGHBOURING SITES.		
SITE PREPARATION / EARTHWORKS	PRIOR TO COMMENCEMENT OF WORKS, EXISTING SITE CONDITION IS TO BE DOCUMENTED BY CONTRACTOR. ALL EXISTING AND PROPOSED SERVICES ON SITE ARE TO BE LOCATED AND CLEARLY IDENTIFIED. ALL BUILDING RUBBISH AND DELETERIOUS MATERIALS ARE TO BE REMOVED FROM SITE TO APPROVED WASTE LOCATION. LANDSCAPE AREAS SHALL BE SCARIFIED TO A DEPTH OF 150mm TO PROMOTE GOOD GROWTH FOR TURF AND PLANTING.		
MATERIALS / SERVICES	ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE DESIGNED LANDSCAPE ARE TO BE OF AND INDUSTRY STANDARD QUALITY AND FROM A SUSTAINABLE SOURCE WHERE POSSIBLE. NO MATERIALS USED ON SITE SHALL BE TOXIC TO HUMANS, ANIMALS OR PLANTS. ALL SELECT ITEM MATERIALS ARE TO BE APPROVED BY CLIENT PRIOR TO CONSTRUCTION ON SITE. PROVIDE SERVICE CONDUITS TO ALL GARDEN BEDS FOR IRRIGATION AND DRAINAGE PURPOSE. PROVIDE CONDUITS FOR LIGHTING WHERE REQUIRED. ENSURE ADEQUATE DRAINAGE TO PLANTING AREAS FOR SPECIFIC SITE SOIL CONDITIONS VIA THE USE OF SLOTTED AGRICULTURAL DRAIN (SELECT TYPE FOR APPLICATION), OVERLAND FLOW PATHS WITHIN GARDENS (SELECT RIVER GRAVEL ON GEOFABRIC MATERIAL) AND SURFACE STORMWATER PITS (LOCATED IN GENERALLY CONCEALED POSITIONS).		
HARDSCAPE	PROPOSED HARDSCAPE ITEMS ARE TO BE CONSTRUCTED TO AUSTRALIAN STANDARDS AND RELEVENT COUNCIL CODES BY A SUITABLY LICENCED CONTRACTOR. WORKPLACE HEALTH AND SAFETY REGULATIONS MUST BE IMPLEMENTED DURING CONSTRUCTION PHASE.		
PLANT MANAGEMENT	■ ALL PLANT SPECIES ARE DETAILED WITHIN THE PLANT SCHEDULE. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR ACCEPTANCE BY COUNCIL AND PROJECT LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN ALL PLANTS AS SPECIFIED FROM AN ACCREDITED NURSERY OR OTHER APPROVED SOURCE. PLANTS SHALL BE PRE-WATERED PRIOR TO ARRIVING ON SITE. PLANTS SHALL BE HEALTHY, HARDY AND OF GOOD FORM. THE ROOT SYSTEM OF EACH PLANT SHOULD NOT BE ROOTBOUND AND BE CONDUCIVE TO SUCCESSFUL TRANSPLANTATION. ALL PLANTS TO BE PEST AND DISEASE FREE WITH CONTAINERS FREE FROM WEEDS. STREET TREE SPECIES ARE TO COMPLY WITH NATSPEC AND RELEVENT COUNCIL CONDITIONS. STAKE TREES WITH A MIN. OF TWO 50x50 HWD STAKES AND HESSION STRAP OR SIMILAR AS NOT TO DAMAGE TREE. FIGURE '8' DETAIL RECOMMENDED. NO TYPE OF STAKE TO BE PLACED THROUGH ROOTBALL OF PLANT AT ANY TIME. EACH PLANT TO HAVE ADDED WATER CRYSTALS TO PLANTING HOLE AND WATERED IN AFTER PLANTING AS REQUIRED. PLANT STOCK MAY BE REJECTED IF NOT CONFORMING WITH ABOVE SPECIFICATIONS.		
SOFTSCAPE AS 4419-2003, SOILS FOR ANDSCAPING AND GARDEN USE AS 4454-2003, COMPOSTS, SOIL CONDITIONERS AND MULCHES	SETOUT OF ALL SOFTSCAPE AREAS TO BE IN ACCORDANCE WITH APPROVED PLANS. PLANTING AREAS TO BE MOUNDED TO ACHIEVE ADEQUATE DRAINAGE AND AESTHETIC PRESENTATION. SOIL: A GOOD QUALITY FRIABLE, MODERATELY DRAINING, ORGANIC ENRICHED LANDSCAPING SOIL MIX SHALL BE IMPORTED FROM AN APPROVED SOURCE. THE SOIL SHOULD NOT CONTAIN ANY CLAY AND BE FREE FROM CONTAMINENTS SUCH AS WEEDS, STICKS AND ROCKS. IMPLEMENTATION WITHIN GARDEN AREAS TO A MIN. OF 300mm DEPTH. ORGANIC MULCH: HOOP PINE MULCH IN ITS VARIETY OF FORMS IS TO BE SUPPLIED AND INSTALLED TO A MIN. DEPTH OF 100mm. MULCH IS TO BE FREE OF FOREIGN MATTER INCLUDING WEEDS, SOIL, STICKS AND ROCKS. AVOID PLACEMENT OF MULCH AGAINST STEM OR TRUNK OF PLANTS. GRADE MULCH TO BE SELF RETAINED WITHIN GARDEN EDGING. GRAVEL MULCH: SELECTED WASHED RIVER MULCH GRADED IN SIZE AND COLOUR. USE IN AREAS AS SPECIFIED ON PLANS. TO BE USED TO SEPERATE ORGANIC MULCH FROM THE WALLS OF BUILDINGS, ADJACENT PATHS AND TOO FACILITATE DRAINAGE WITHIN GARDEN BEDS. MIN. DEPTH TO BE TWICE THE DIAMETER OF THE LARGEST PEBBLE.		
TURF (GREEN COUCH)	DELIVERED TO SITE WITHIN 24 HOURS OF BEING COT. TURE SHOULD BE FREE FROM DELETERIOUS MATERIAL INCLUDING WEEDS,		
IRRIGATION (to be confirmed)	IRRIGATION TO BE INSTALLED BY A SUITABLY QUALIFIED CONTRACTOR AND BE INSTALLED IN ACCORDANCE WITH ALL COUNCIL WATER REGULATIONS. THE MOST WATER EFFICIENT METHOD OF IRRIGATION IS TO BE USED, CONNECTED TO TANK SUPPLY WHERE POSSIBLE. CONDUITS TO BE LAID TO ALL GARDEN AREAS TO PROVIDE A REGULATED COVERAGE. FLUSH AND PRESSURE TEST PRIOR TO COMMISSIONING. PROVIDE AS CONSTRUCTED DRAWINGS CLEARLY SHOWING LOCATION OF ALL IRRIGATION COMPONENTRY.		
LANDSCAPE ESTABLISHMENT PERIOD	THE CONTRACTOR SHALL BE RESONSIBLE FOR THE CARE AND MAINTENANCE OF ALL LANDSCAPE WORKS FOR A PERIOD OF 13 WEEKS AFTER COMPLETION. MAINTENANCE IS TO INCLUDE MOWING OF TURF, REMOVAL AND SPRAYING OF WEEDS, PRUNING AND TRIMMING OF SHRUBS WHERE REQUIRED, REPLACEMENT OF DEAD OR DISEASED PLANT STOCK AND CORRECT WORKING OF IRRIGATION SYSTEM. WATER IS TO BE PROVIDED TO ALL SOFT LANDSCAPING AT A REQUIRED RATE DURING THE ESTABLISHMENT PERIOD TO ENSURE HEALTHY AND VIGOROUS GROWTH.		

This Maintenance Strategy is subject to further compliance assessment under Condition 32 of the development permit.

AMENDED IN RED

By: Tiana Hill Date: 11 April 2024



PLANS AND DOCUMENTS referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2020/1133/10



SHEET 12 - OPW APPLICATION -

SCOPE	PERFORMANCE
	THIS LANDSCAPE MAINTENANCE STRATEGY HAS BEEN PREPARED TO ENSURE A HIGH QUALITY LANDSCAPE FINISH IS MAINTAINED, WHILST PROVIDING THE ONGOING HEALTH OF ALL PLANTS. PLEASE NOTE LANDSCAPE INSPECTIONS WILL INCREASE THROUGH THE WARMER MONTHS DUE TO INCREASED GROWTH RATE OF TURF AND VEGETATION. CONTRACTOR TO MONITOR.
GENERAL NOTES	ALL INTRODUCED PLANTING STOCK SHALL COMPLY WITH CURRENT AUSTRALIAN STANDARDS IT IS RECOMMENDED ONLY HIGH QUALITY GARDEN MIXES AND TOPSOILS BE USED WITH THE INCLUSION OF ORGANIC FERTILIZER: WATER RETENTION CRYSTALS. ALL STORMWATER PITS TO BE REGULARLY CLEARED OF BLOCKING DEBRIS (ESEPECIALLY PRIOR TO THE WET SPASON). MAINTENANCE SHALL ONLY BE CARRIED OUT BY AN APPROVED CONTRACTOR WITH CURRENT HEALTH AND SAFETY ACCREDITATION.
TREE MAINTENANCE	● TREES TO BE PRUNED WHERE NECESSARY TO: • TO MAINTAIN OR ACHIEVE A PREDETERMINED FORM • RETAIN THE SAFE USE OF PATHS AND OPEN SPACES • PREVENT SIGNAGE FROM BEING OBSCURED • REMOVE DEAD OR DISEASED LIMBS
	ALL PRUNNING EQUIPMENT TO BE STERILIZED IN ACCORDANCE WITH INDUSTRY STANDARDS ALL PRUNNINGS TO BE COMPOSTED ON SITE OR REMOVED WITH GREEN WASTE DIPOSAL ONLY.
	TREE STAKES AND TIES SHALL BE REGULARLY CHECKED AND ADJUSTED WHERE NECESSARY TO ALLOW FOR MAXIMUM GROWTH & FORM. TREE STAKES AND TIES TO BE REMOVED ONLY WHERE THE TREE IS SELF SUPPORTING, WITH NO VISIBLE ROOTBALL
	MOVEMENT. SELECT ORGANIC TREE FERTILIZERS TO BE TOPDRESSED PRIOR TO THE COMMENCEMENT OF THE GROWING SEASON
SHRUB & GROUNDCOVER MAINTENANCE	(TREE SPECIFIC) ● SHRUBS & GROUNDCOVERS TO BE PRUNED WHERE NECESSARY TO: • TO MAINTAIN OR ACHIEVE A PREDETERMINED FORM • RETAIN THE SAFE USE OF PATHS AND OPENSPACES • PREVENT SIGNAGE FROM BEING OBSCUREO • REMOVE DEAD OR DISEASED LIMBS
	ALL PRUNNING EQUIPMENT TO BE STERILIZED IN ACCORDANCE WITH INDUSTRY STANDARDS ALL PRUNNINGS TO BE COMPOSTED ON SITE OR REMOVED WITH GREEN WASTE DISPOSAL ONLY. SELECT FEATILIZERS TO BE USED PRIOR TO THE COMMENCEMENT OF THE GROWING SEASON (PLANT SPECIFIC). ALL WEEDS TO BE REMOVED PRIOR TO FLOWERING AND SEED SETTING BY MECHANICAL REMOVAL OR BY
MULCH	HERBICIDE TREATMENT. WHERE HERBICIDE TREATMENT IS USED SPOT SPRAYING AND OR SWABBING IS RECOMMENDED. ORGANIC MULCH: TO BE REPLACED WHERE NECESSARY TO MAINTAIN A NOMINAL DEPTH OF 100mm.
	SELECT MULCH IS TO BE FREE OF FOREIGN MATTER INCLUDING WEDS, SOIL, STICKS AND ROCKS. AVOID PLACEMENT OR MULCH AGAINST STEM OR TRUNK OF PLANYS. GRADE MULCH TO BE SELF RETAINED WITHIN GARDEN EDGING. GRAVEL MULCH: TO BE REGULARLY LIFTED USING A GARDEN-FORK WHERE SUBSIDENCE HAS OCCURRED. MIN. DEPTH TO BE TWICE THE DIAMETER OF THE LARGEST PEBBLE.
TURF	TURF SHALL BE CUT TO MAINTAIN AN EVEN SURFACE WITHOUT DEPRESIONS. CUTTING HEIGHTS ARE TO BE SEASONALLY ADJUSTED. ALL CLIPPINGS TO COMPOSTED ON SITE OR REMOVED WITH GREEN WASTE DISPOSAL. TURF WEEDS TO BE REMOVED USING A SELECT HERBICIDE AT THE MANUFACTURERS RATES AND RECOMMENDATIONS. ALL MEASURES MUST BE TAKEN TO NOTIFY TURF USE'S POST HERBICIDE APPLICATION IN ACCORDANCE WITH INDUSTRY BEST PRACTICES. TURF SHALL BE ANNUALLY FERTILIZED AND MONITORED FOR DAMAGED AREAS. WHERE TOPDRESSING IS REQUIRED AND EXISTING LEVELS MUST BE MAINTAINED.
EDGING	ALL TURF ADJOINING FORMED EDGES TO BE TRIMMED PRIOR TO MOWING OPERATIONS. MACHINERY TO BE MAINTAINED TO ACHIEVE A STRAIGHT SHARD CUT AROUND ALL OBSTACLES. CLIPPINGS TO BE COMPOSTED ON SITE OR REMOVED WITH GREEN WASTE.
IRRIGATION	IRRIGATION TO BE ANNUALLY FLUSHED PRIOR TO THE HIGH USE PERIOD. ALL FILTER & EMITTERS TO BE CHECKED AND REPLACED WHERE NECESSARY. SPRINKLERS TO BE REGULARLY ADJUSTED TO REDUCE OVERSPRAY.
SCHEDULING	MAINTENANCE RUNS TO BE 12 MONTHLY WITH FURTHER MAINTENACE RUNS COMPLETED IF REQUIRED. TIMING TO INDUSTRY STANDARDS TO ASSIST WITH PLANT HEALTH ALTER ANY FURTHER MAINTENANCE TIMING WITH SEASONAL CHANGE AND CURRENT WEATHER CONDITIONS MAINTENANCE CARRIED OUT BY A LICENCED CONTRACTOR.
ANDSCAPE MAINTENANCE	THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPILING ALOG BOOK TO REGISTER THE NUMBER OF VISITS AND NATURE OF

GENERAL NOTATIONS - PDA DEVELOPMENT CONDITIONS

No.	OUTCOME
31. a) i	APPROPRIATE WAY FINDING SIGNAGE TO BE INDICATED ON ARCHITECTURAL DOCUMENTATION
ii	FINISHED LEVELS AND GRADES TO BE INDICATED ON ARCHITECTURAL DOCUMENTATION
iii	DIFFERING LANDSCAPE TREATMENTS HAVE BEEN DETAILED EITHER SIDE OF 2 DRIVEWAYS. REFER CIVIL / ARCHITECTURAL PLANS FOR SURFACE TREAMENTS
iv	REFER LANDSCAPE DETAILS ON SHEET 10 FOR PLANTER BOX DETAIL
v	REFER LANDSCAPE PLANS / DETAILS / SPECIFICATION
vi	REFER LANDSCAPE PLANS - PLANT SCHEDULE
vii	REFER CIVIL PLANS FOR BELOW GROUND SERVICES INCLUDING STORM WATER INFRASTRUCTURE
viii	REFER SPARATE IRRIGATION DOCUMENTATION IF REQUIRED
ix	N/A - EXISTING STREETSCAPE RETAINED PRIOR TO DEVELOPMENT - REFER PREVIOUS APPROVALS
х	INDICATED ON ALL LANDSCAPE PLANS
xi	REFER ARCHITECTURAL DOCUMENTATION FOR PUBLIC LIGHTING WITHIN SITE. EXISTING STREETSCAPE RETAINED PRIOR TO DEVELOPMENT - REFER PREVIOUS APPROVALS
xii	DICATED ON SHEET 03 IN ACCORDANCE WITH ARCHITECTURAL LAYOUT
b)	IN ACCORDANCE CONSTRUCTION - PRIOR TO COMMENCEMENT OF USE
c) /	IN ACCORDANCE CONSTRUCTION - PRIOR TO COMMENCEMENT OF USE
32. a) j	INDICATED ON SHEET 12 - MAINTENANCE SCHEDULE
/ ii	TO BE ADVISED POST CONSTRUCTION
/ a)	POST CONSTRUCTION AS PER MAINTENANCE SCHEDULE



AMENDMENTS

1850E date description

A 17.09.21 ISSUE FOR APPROVAL

B 30.08.23 REQUESTED CHANGES FOR CLIENT

C 05.10.23 REQUESTED CHANGES FOR CLIENT

D 13.023 REQUESTED CHANGES FOR CLIENT

E 24.10.23 REQUESTED CHANGES FOR CLIENT

F 26.10.23 REQUESTED CHANGES FOR CLIENT

G 26.11.23 REQUESTED CHANGES FOR CLIENT

C 26.11.23 REQUESTED CHANGES FOR CLIENT



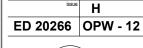
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PROPOSED MIXED USE DEVELOPMENT AT #9 NEXUS WAY, GOLD COAST.

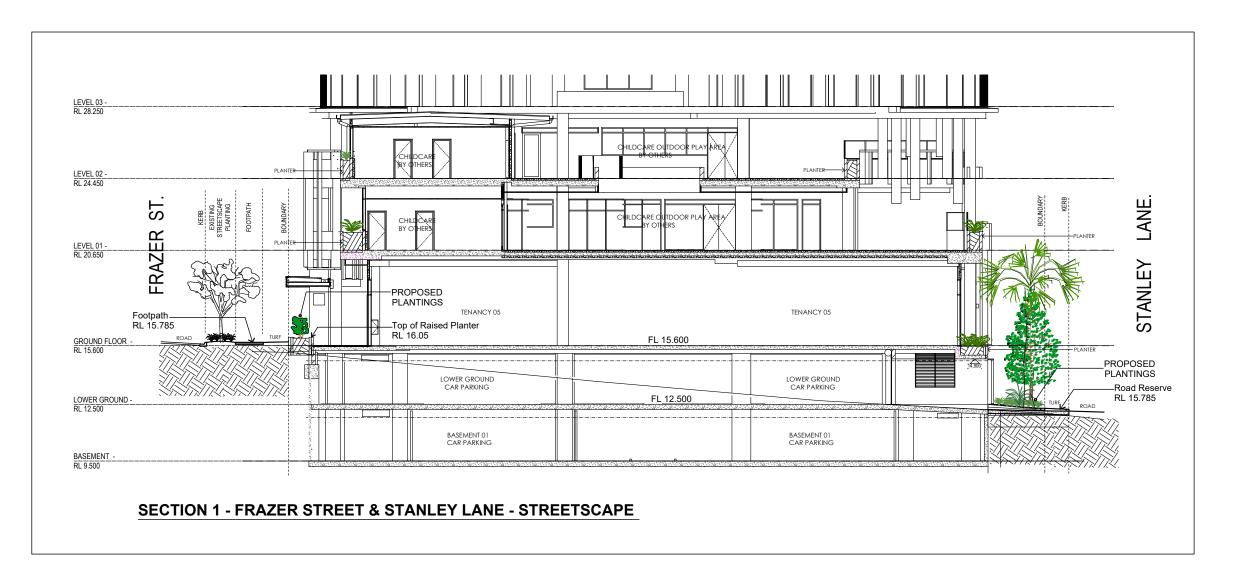
EVANS LONG

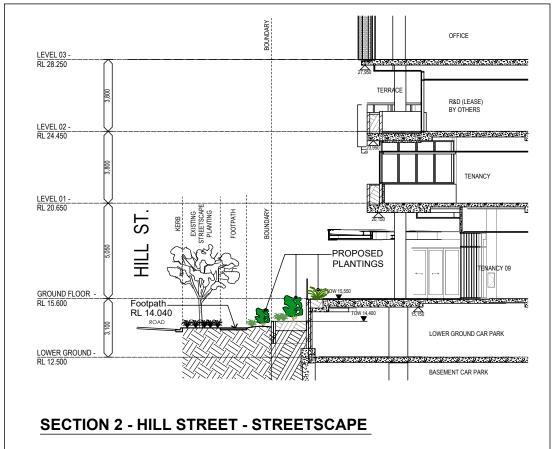
ONG TITLE SPECIFICATIONS & GENERAL NOTES





Scale 1:200 @ A3 Design NH Drawn NH
Sheet 12 OF 13







SHEET 13 - OPW APPLICATION -

