

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1483

Date: 30 October 2024



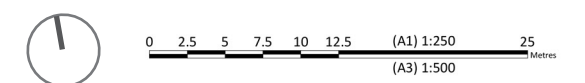
LANDSCAPE CONCEPT PLAN- DA
6 HARVEY RD & 15 SPINDRIFT RD, CLINTON

LEGEND

- A** Feature tree plantings
- B** Structural Turf to allow parking while still maintaining a cooler streetscape
- C** Screen planting to neighbouring properties
- D** Screen planting between townhouses within private open space
- E** Clothes line
- F** Communal Open Space
- G** Street trees to Local Authority requirements
- H** Carpark shade trees to Local Authority requirements
- I** Vehicle crossover to Local Authority requirements
- J** Pedestrian connection to existing footpath
-  Day care play space- Not part of this application
-  Underground storage extent- Refer Civil Engineering
-  Gladstone Regional Council (GRC) Jurisdiction- 6 Harvey Road, Clinton
-  Economic Development Queensland (EDQ) Jurisdiction - 15 Spindrif Road, Clinton

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PLANT PALETTE

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TREES



Waterhousia floribunda



Cupaniopsis anacardiodes



Lophostemon confertus



Harpullia pendula



Elaeocarpus eumundii



Syzygium jambos

NOTES- GENERAL

1. DRAINAGE
Refer to relevant engineering drawings for storm water drainage and field gully sizing and connections. Field gullies are to be supplied, installed and connected to the stormwater system.
Install subsoil drains where indicated on plans, and behind all retaining walls.
Connect subsoil drains to either storm water drainage system or to gravel soakage pit as indicated on plan.
Where soakage pits are located in turf, finished levels of the pits should be at a minimum of 100mm below surface level with 100mm depth of soil over, and then turf. Where soakage pits are located in a planting bed, finish the pit flush with soil level and place 100mm mulch over, as specified. Refer to landscape details.

2. FALLS, LEVELS AND GRADING
Direct all surface falls away from buildings for a minimum 1200mm. Grade all lawns and planting areas evenly, in the direction shown by arrows, or by using the spot levels provided. Ponding is unacceptable.
Final surface levels to be verified on site. Refer Engineering drawings for levels on road surfaces, pits, gullies etc. Unless noted otherwise on plan, surrounding maximum grades should be 1:3 for planting beds, and 1:6 for turf areas.

3. PLANTING SELECTION
Refer to plant schedule for plant selection and to plans for the locations of tree and associated planting.

3.1 Fertiliser to planting areas:
Install Agriform 10gm Slow Release Tablets to all plants under 45Ltr at planting as per the Manufacturer’s

SHRUBS + ACCENTS



Cordylina rubra



Backhousia citriodora



Alcantarea cairns



Cordylina australis



Leptospermum cardwell



Strelitzia reginae

Instructions. Install Agriform 21gm Slow Release Tablets to all plants over 45Ltr at planting as per Manufacturer’s instructions. Use Dynamic Lifter or equivalent through topsoil as per manufacturer’s recommendations. Apply a general organic fertiliser to all plants. Fertilisers containing phosphorous must not be used on Banksia, Grevillea, Hakea, Telopea, Hardenbergia, Proteas, Alyogyne and Phebalium species.

3.2 SH- Sun hardened
It is the contractors responsibility to ensure all plants are sun hardened to the sites climatic conditions.

4. PLANTING AREAS
a) Common Planting Areas- Cultivate to 150mm depth and place 300mm topsoil, as specified. Place 100mm layer of organic mulch, as specified. Mound garden beds above adjacent hard surfaces to promote positive drainage and as directed on plan.
b) General Planting into Common Planting Areas- 140mm to 25lt pot sizes. Mound up additional topsoil around the base of the plants to achieve minimum soil depths, as shown in the landscape detail drawings. The profile of mounding is to provide a smooth transition to the grades, as shown.
c) Advanced & Super Advanced Stock Planting- 45lt to 200lt & Ex-ground stock. All stock is to be planted with imported topsoil, and with a specified minimum quantity of topsoil immediately surrounding the planting basin. Minimum quantity varies according to the size of the stock installed.
d) Street Trees- Street trees are to be planted into a

GROUNDCOVERS



Alpinia mutica



Carex appressa



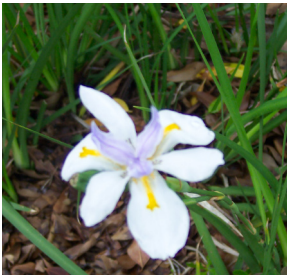
Philodendron ‘Xanadu’

minimum volume of amended site topsoil according to the size of stock installed, and mounded to the heights noted on plans.
e) Podium Planting Areas- Podium planters are to be min 600mm of average for groundcovers and shrubs and 1000mm min depth for tree plantings. Refer to Typical Planter Profile detail.
f) Deep Planting Areas- Deep planting areas are provided around the extremity of the site allowing trees optimum growing space. Refer Plan for locations.

5. REVEGETATION PLANTING AREAS
Following weed management the following revegetation works are proposed.

Cultivation
cultivate all of revegetation that do not occur within the drip line of existing vegetation to a minimum depth of 150mm.

Mulch
a) Blanket mulch all areas indicated as revegetation with a minimum of 100mm mulch or as specified.
b) Mulch must be a minimum of 100mm unless specified and contain a combination of leaf, timber and bark unless otherwise specified.
c) Where blanket mulch is not specified use pre-fabricated jute-mat squares or approved equivalent or mulch rings around all tubstock as specified.
d) No soil laden tub grindings will be allowed to be used as mulch.
e) Soil laden tub grindings may only be used as an



Dieties grandiflora



Raphis excelsa



Philodendron congo ‘Rojo’

additive to site topsoil used in revegetation areas.
f) Planted slopes equal to or steeper than 1:6 must be fully mulched with a locking mulch such as unscreened hoop pine.

6. EQUITABLE ACCESS
All pathways are to have maximum cross-falls of 1:40. Handrails and pathways to comply with AS1428.1. Tactile indicators to comply with 1428.4.

7. PAVEMENTS
Pavements are to be non-slip to comply with BCA requirements and AS1428.

8. LAWN AREAS
Cultivate existing subgrade to a depth of 150mm, place 100mm of topsoil as specified, and lay turf rolls, species as specified.

9. EDGING
Construct continuous mowing strips in locations shown on plans. Refer to detail for type and size.

10. IRRIGATION
Fully automatic drip irrigation system to planting and turfed areas, to be supplied by recycled means, i.e. rainwater tanks. Refer to plan for location of tanks.

11. IRRIGATION CONDUITS
UPVC capped conduits under pathways to be installed by Contractor. Conduits under roads and kerbs are also to be installed by Contractor. Provide draw wires for



Liriope ‘Evergreen Giant’



Carpobrotus glaucescens



Hymenocallis littoralis

sub-contractors.
12. FENCES AND RETAINING WALLS
Refer to landscape plans for wall and fence types and dimensions. Refer to Engineer’s details for construction.

13. STREET TREE PLANTING
Place street trees to local authority policy and generally to the centre of lots to maximise distance from driveways, services and street lights.

14. NAT SPEC
At the time of planting all trees must conform to guidelines outlined with ‘Specifying Trees- A Guide to Assessment of Tree Quality’ (Author - Ross Clark) otherwise known as Nat Spec. Responsibility for planting only Nat Spec compliant trees will rest with the landscape contractor.
Where Nat Spec quality trees can not be sourced, no other tree species is to be substituted without referring the issue to the landscape architect.
The landscape contractor is responsible for informing the landscape architect if a tree species is not available due to issues of non-Nat Spec compliance.