



01 SITE LOCATION PLAN
NTS

PLANT SCHEDULE				
CODE	SPECIES	POT	HGT&SPRD	QTY
TREES				
ACE pal	ACER palmatum	100L	3x2m	
ACR imp	ACRONYCHIA imperforata	100L	3x2m	
ALL fla	ALLOXYLON flammum	100L	3x2m	
BRA ace	BRACHYCHITON acerifolius	100L	3x2m	
BRA pop	BRACHYCHITON populneus	100L	3x2m	
BAC cit	BACKHOUSIA citriodora	100L	3x2m	
DRA dra A	DRACAENA draco	200L	2m	
ELA eum	ELAEOCARPUS eumundii	200L	4x1.5m	
ELA ret	ELAEOCARPUS reticulatus	100L	3x2m	
HYM fla	HYMENOSPORUM flavum	100L	3x2m	
	OLIVE TREE by BINAH to be located		already provided	
POD ela	PODOCARPUS elatus	100L	3x2m	
STR nic	STRELITZIA nicolai	200L	1.5x1m	
SYZ tie	SYZYGIUM tierneyanum	400L	5x3m	
TAB imp	TABEBUIA impetiginosa	200L	4x2m	
TRI Lus	TRISTANIOPSIS laurina 'Luscious'	100L	3x2m	
WAT flo	WATERHOUSIA floribunda	400L	5x3m	
WAT swe	WATERHOUSIA floribunda 'Green Avenue'	100L	3x2m	
XAN chr	XANTHOSTEMON chrysanthus	100L	3x2m	
SHRUBS				
ALC imp	ALCANTAREA imperialis	45L	300x300mm	
ALO bri	ALOCASIA brisbanensis	300mm	450x250mm	
ALP cae	ALPINIA caerulea Red	200mm	450x250mm	
ALP mut	ALPINIA muticia	200mm	450x250mm	
CAL lut	CALATHEA lutea	45L	500x300mm	
CAR DS	CARISSA macrocarpa 'Desert Star'	200mm	400x250mm	
COR pet	CORDYLINE petiolaris	300mm	600x450mm	
CRA ova	CRASSULA ovata	300mm	450x250mm	
CYA coo	CYATHEA cooperi	100L	1.5m	
DIC ant	DICKSONIA antarctica	100L	1.5m	
HEL HRN	HELICONIA 'Hot Rio Nights'	300mm	500x200mm	
MON del	MONSTERA deliciosa	300mm	450x250mm	
PHI Con	PHILODENDRON 'Congo'	200mm	400x250mm	
PHI RC	PHILODENDRON 'Rojo Congo'	200mm	400x250mm	
PHI Xan	PHILODENDRON 'Xanadu'	200mm	400x250mm	
RHA exc	RHAPIS excelsa	300mm	600x450mm	
SPA sen	SPATHIPHYLLUM sensation	200mm	300x150mm	
VIB EL	VIBURNUM odoratissimum 'Emerald Lustre'	400mm	700x250mm	
ZAM fur	ZAMIA furfuracea	45L	450x250mm	

PLANT SCHEDULE				
CODE	SPECIES	POT	HGT&SPRD	QTY
GROUNDCOVERS + CLIMBERS				
APT cor	APTENIA cordifolia	140mm	200x150mm	
ASP ela	ASPIDISTRA elatior	200mm	450x250mm	
CAL zeb	CALATHEA zebrina	200mm	450x250mm	
CAR FF	CAREX 'Feather Falls'	200mm	250x200mm	
CUR cap	CURCULIGO capitulata	200mm	450x250mm	
DIC SF	DICHONDRA argentea 'Silver Falls'	140mm	200x150mm	
DIE bic	DIETES bicolor	200mm	250x200mm	
DIE gra	DIETES grandiflora	200mm	250x200mm	
LIR EC	LIRIOPE muscari 'Emerald Cascade'	200mm	250x200mm	
LIR EG	LIRIOPE muscari 'Evergreen Giant'	140mm	200x150mm	
LOM hys	LOMANDRA hystrix	200mm	250x200mm	
MYO eli	MYOPORUM ellipticum	200mm	250x200mm	
MYO par	MYOPORUM parvifolium	200mm	250x200mm	
PLE aus	PLECTRANTHUS australis	200mm	200x150mm	
PLE ML	PLECTRANTHUS 'Mona Lavender'	200mm	250x200mm	
RUM adi	RUMOHRA adiantiformis	140mm	200x150mm	
TRA Tri	TRACHELOSPERMUM jasminoides 'Tricolour'	140mm	200x150mm	
VIO hed	VIOLA hederacea	140mm	200x150mm	
ZOY ten	ZOYSIA tenuifolia	140mm	200x150mm	

PLANTING AREA CALCULATIONS

LOCATION	AREA	SITE COVER
GROUND LEVEL PODIUM	361m²	
LEVEL ONE PODIUM	125m²	
NORTH TOWER ROOF TERRACE	25m²	
SOUTH TOWER ROOF TERRACE	33m²	
TOTAL PODIUM PLANTING	544m²	13.25%
DEEP SOIL PLANTING TO GROUND PLANE	440m²	10.7%
TOTAL LANDSCAPED AREA	984m²	23.98%
SITE AREA	4103m²	100%

LANDSCAPE SPECIFICATION NOTES

- DRAINAGE: Ponding is unacceptable. Refer to Hydraulic Engineers drawings for sizes and locations of field gullies/inlets and for all stormwater reticulation piping.
- SERVICES: The contractor shall make themselves aware of all underground and overhead services prior to the commencement of works. The contractor shall also responsible for determining the locations of as-built and to be constructed services during the course of the works. The locations of services on these drawings are indicative only as they are designed locations for general information or council approval and may not reflect site conditions.
- SITE SET-OUT AND AS BUILT SURVEY: A licenced Surveyor shall be responsible for the set-out and as-built survey of all pedestrian pavements requiring AS1428 or Building Code of Australia or Local Authority compliance. If site conditions result in changes to the design documented, please notify the Superintendent prior to proceeding with the works.
- PLANTING AND TURFING AREA PREPARATION: Weed growth on sub-grade to receive an application of Glyphosate herbicide (or equivalent frog friendly product) prior to works commencing. Trim sub-grade to desired level, cultivate 150mm deep place 100 g/m2 of Blood and Bone and 100 g/m2 of Gypsum. The contractor shall be required upon request to provide a certificate/evidence that proves all specified subgrade preparations have been carried out in accordance with this specification.
- TURFING AREAS: Refer turf landscape details. Generally, place 100mm of imported topsoil (to AS4419) and lay min 40mm thick Empire Zoysia. All turf grass and topsoil to be certified weed free.
- PLANTING AREA COMPOSITION:
 - PLANTING AREAS TYPE 1 (over podium): Refer to landscape detail.
Soil Horizon A: Installed in the top 300mm of all podium planters - Premium organic soil blend.
Soil Horizon B: Installed below 300mm Horizon A of all podium planters - Saturated density <2400kg/m³. Loamy sand soil 10-30% by volume, lightweight low-density mineral matter 30-50% by volume, composted 10mm pine bark 20-40% by volume, composted soil conditioner <20% by volume .
 - PLANTING AREAS TYPE 2 (non podium/deep planting): Prepare as noted, place 300mm deep of imported topsoil (to AS4419) and place 100mm deep of mulch evenly to top.
 - PLANTING AREAS TYPE 3 (non podium/deep planting gravel mulch): Prepare as noted, place 300mm deep of imported topsoil (to AS4419) and place 100mm deep of gravel mulch evenly to top (no bidum fabric).
- PODIUM PLANTING AREAS: Raised planters shall be 1200mm deep for trees, 800mm deep for large shrubs and 600mm deep for small shrubs and ground covers.
- IMPORTED TOPSOIL: Topsoil quality and sample testing to comply with AS4419 Soils for Landscaping and Garden Use. All imported topsoil shall be free from weeds, sticks, rocks over 25mm dia, plastic, contaminants, construction rubbish and other deleterious materials. The contractor shall be required upon request to provide a certificate of compliance with AS4419 and this specification.

Typical topsoil composition:

Sand: 50-75% by mass

Silt: <30% by mass

Clay: <20% by mass

Organic Matter: >6% but less than 8% by mass (composted - raw or hot

organic matter leading to plant damage is unacceptable)

EC: <1.2 dS/m

Bulk Density >0.7kg/L

ph 5.8-7

- FERTILISING DURING ESTABLISHMENT: Symptoms of nutrient deficiencies such as 'Nitrogen Draw Down' are unacceptable. Plants and turf shall exhibit signs of growth and good health. The contractor is responsible for fertilising to achieve optimal plant health. The contractor shall allow for further AS4419 testing to assess soil nutrition as required
- MULCH TO PLANTING AREAS: Mulch to planting areas shall be 25mm grade Aged Forest Mulch 100mm deep.
- GRAVEL MULCH:
 - Type 1: Gravel mulch shall be 40-80mm grade Tumbled Sandstone supplied by Centenary Landscaping. To be placed 125mm deep on A12 bidum fabric.
- PEDESTRIAN PAVEMENTS: The pavements specified below nominate the colour or finish only. These pavements are used within pedestrian and vehicular areas. Refer to Engineers drawings for concrete strength, subgrade compaction and reinforcing requirements. All pavement areas must be inspected and certified by a RPEQ prior to and after placement of concrete.
 - Pavement Type 1: Broom finished Standard Portland Grey concrete.
 - Pavement Type 2: To Architects Specifications
- SUB SOIL DRAINAGE: Unless otherwise specified or detailed, pipes and fittings for subsoil drains shall be 100mm diameter plastic corrugated and slotted drainage pipe with geotextile sock, Class 400 and shall conform with AS2439 Part 1. Pipes shall be laid on an accurately graded bed of low permeability backfill. The pipe shall be covered by a minimum thickness of filter material of 10 mm to the sides and 150mm over the top of the pipe. Pipes shall be laid to a minimum grade of 1 in 80 to the details shown on the drawings. Filter material shall consist of a clean free draining, sound and durable gravel with a maximum aggregate size of 8-13mm. The material shall be clean and free of silt or clay contamination. Outfalls to lines to be into field gullies, grated catch drains or downpipe connections as shown on plan. Ensure that a backflow situation from the main stormwater system into the subsoil drainage is not created. Provide clean out risers with screw caps or junction boxes at joints in subsurface drains. Any damage to other stormwater system components shall be made good and all joints sealed to the satisfaction of the Superintendent.
- EDGING:
 - Type 1 - Concrete Edge - Fibre reinforced concrete strip edge. 125mm wide by 100mm deep. Refer to Landscape Details
 - Type 2 - Timber Edge - generally all leading edges shall be belt sanded to remove splinters, shards or pieces of timber that may cause a hazard. Edging shall be free from deviations + or - 10mm over a 1m length. Refer to Landscape Details.
- WALLING: Refer to Architects drawings for final wall types and finishes.

- PLANTER POTS: Planter pots to be GRC planting tubs supplied by Satu Bumi or approved equivalent. All planters to be plumbed into the site irrigation and storm water systems through slab connection. Planters to be supplied with provisions for irrigation and drainage to be coordination before structural slab installation to ensure the needs of the planter is met per location.
 - Planter Pot Type 1 [PP1] - To be U Planter 2200Ø x 1000mm tall.
 - Planter Pot Type 2 [PP2] - To be U Planter 1500Ø x 500mm tall.
 - Planter Pot Type 3 [PP3] - To be U Planter 1200Ø x 700mm tall.
 - Planter Pot Type 4 [PP4] - To be U Planter 900Ø x 900mm tall.
 - Planter Pot Type 5 [PP5] - To be U Planter 1500Ø x 700mm tall.
 - Planter Pot Type 6 [PP6] - To be Tall Rectangular Planter 800w x 1500L x 800mm tall.
- FENCING:
 - Fence Type 1 - Boundary Fence - Timber fencing; 1800mm high pine fence, F5 grade, CCA treated to H4 min. Refer to Landscape details. Provide 2 coats of external grade timber paint in accordance with manufacturers specifications. Colour: TBA.
 - Fence Type 2 - Internal Fence - to be Hercules Aluminium Security fence and gate with matching security automation gate. Manufacturer OXWORKS; Finish = Powdercoated Black
 - Pool Fence - Refer to Architects drawings.
- HANDRAILS: Refer to Architects drawings.
- VINE TRELLIS: Refer to Materials & Specification Schedule.
- FURNITURE: Refer to Archtects details and specification.
- LIGHTING: Indicative lighting locations. Final layout to future design. Refer to Electrical Engineers drawings.
- TREE INSTALLATION: New trees are to be located clear of underground services. For all adjustments to tree locations to suit site conditions, seek Superintendent approval prior to commencement of work.
- TREE ANCHORING: Provide Platipus anchoring system. Platipus anchors type - RF2RDM, x3 with HDG wire chokes, secure rootball or trunk to prevent rootball rotation insitu.
- ADVANCED TREE STOCK: To be in accordance with AS2303:2015. Trees may be rejected if they;
 - have girdled roots;
 - can be moved within the root ball i.e. when the trunk is grasped and moved back and forth it should be firm within the pot causing the whole pot to move firmly within the tree;
 - do not have a single strong central leader with apical bud intact;
 - have co-dominant trunks i.e. two or more equal branches of equal diameter at the same point;
 - are infected with pests and diseases;
 - show signs of injury;
 - are not clearly labeled;
- TREE PLANTING: Stakes to be hardwood 50x50x1800mm driven min 600mm into ground, with min 50mm wide hessian webbing ties looped in figure eight pattern. Ties are not to cause damage to the tree trunk. Fertiliser tablets to be slow release 21 gram Agriform tablets.
- LANDSCAPE MAINTENANCE NOTES
 - MAINTENANCE PROGRAM: The contractor shall produce a written maintenance program if requested by the Superintendent.
 - ESTABLISHMENT PERIOD: 12 weeks. The contractor shall be responsible for maintaining all planting, lawn areas and all other landscape elements.
 - PLANTING MAINTENANCE PERIODS: The Planting Maintenance Period shall be 12 months duration. Prior to acceptance of the end of the maintenance period, the items below shall have been completed and any dead, damaged or dying plants shall be replaced.
 - weeding
 - fertilising
 - soil testing
 - mowing
 - pruning
 - watering
 - ongoing mulching as required
 - top up of mulch prior to end of maintenance period
 - pest and disease control
 - Weed and rubbish removal: Regularly remove weeds, rubbish and other deleterious material that may recur throughout the maintenance period.
 - Replacement of stolen and/or damage plant stock: The contractor shall be responsible for the replacement of damage and/or stolen plant stock for the duration of the establishment & maintenance peroid.

LEGEND

GENERAL

	TURF
	PLANTING AREA TYPE 1 PODIUM PLANTERS
	PLANTING AREA TYPE 2 ORGANIC MULCH
	PLANTING AREA TYPE 3 GRAVEL MULCH
	GRAVEL MULCH
	EDGE TYPE 1 CONCRETE
	EDGE TYPE 2 TIMBER
	FENCE 1 BOUNDARY
	FENCE 2 ALUMINIUM PANEL
	RAMP
	CAUTIONAL TACTILE
	IRRIGATION CONDUIT
	TAP
	UPLIGHT
	WALL LIGHT
	GPO



6	FOR APPROVAL	2026-04-24	NS	DM
5	FOR APPROVAL	2026-04-01	NS	DM
4	FOR COORDINATION	2026-03-23	NS	DM
3	70% DD ISSUE	2025-04-04	NS	DM
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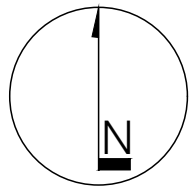
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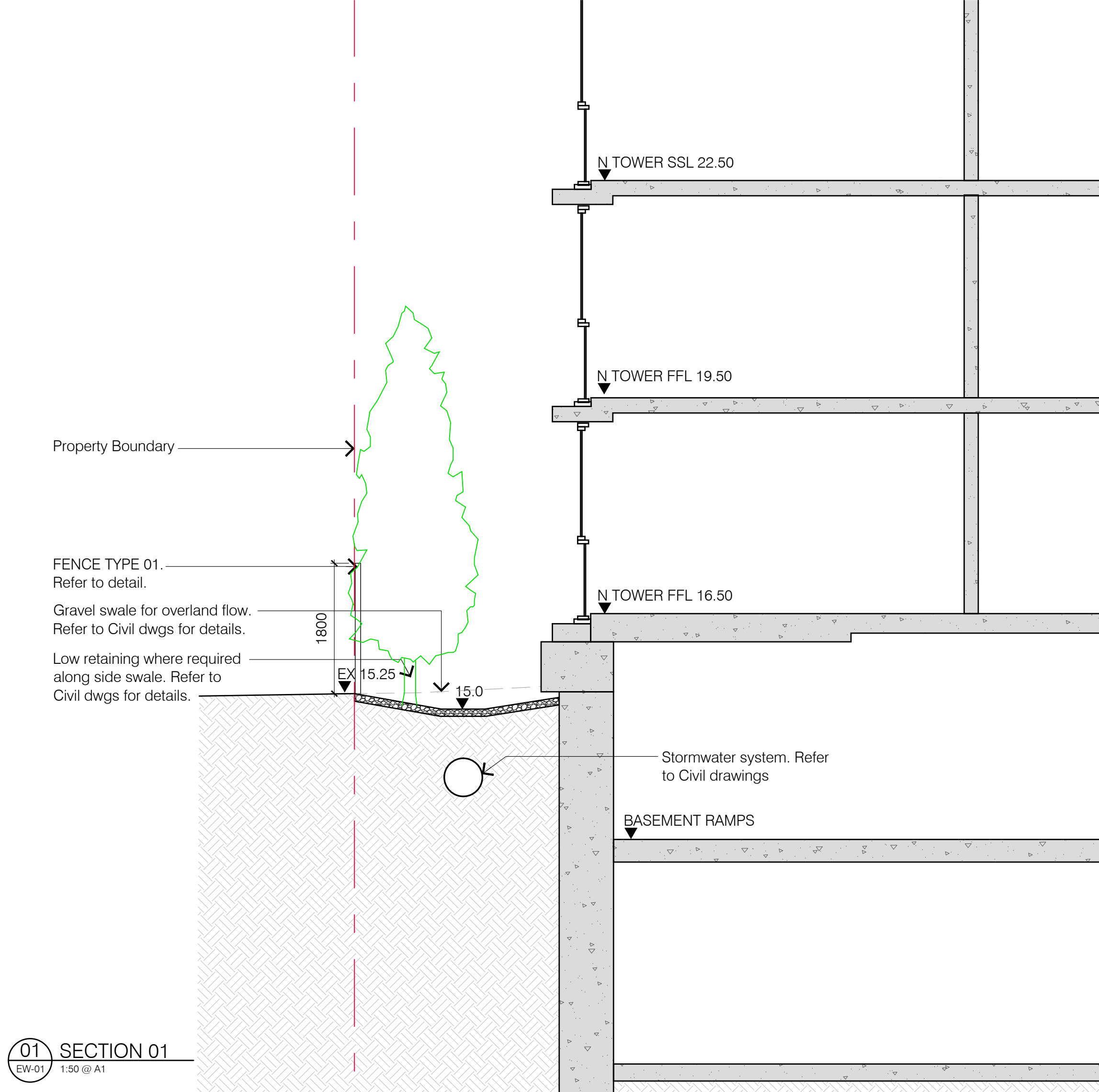
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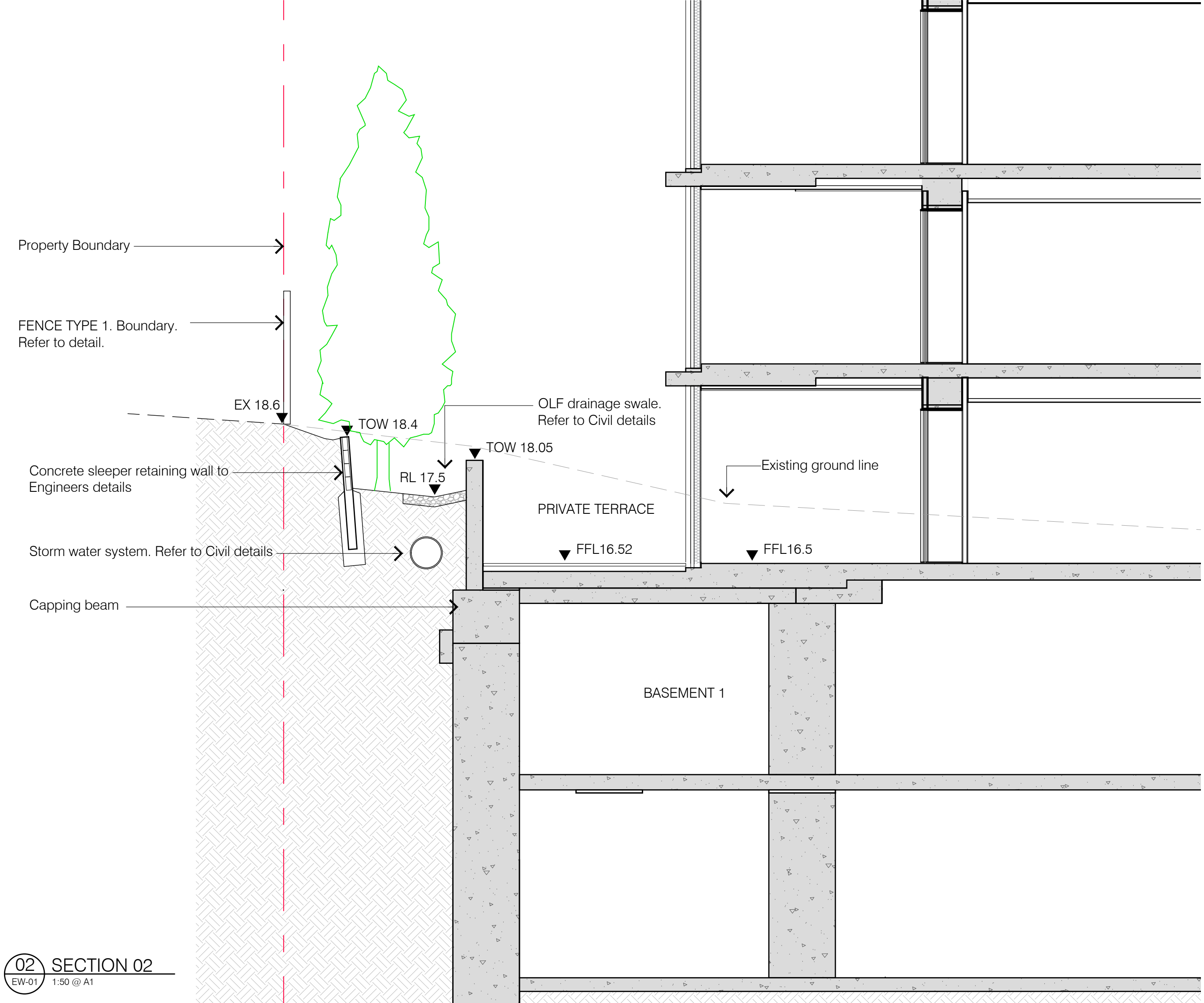
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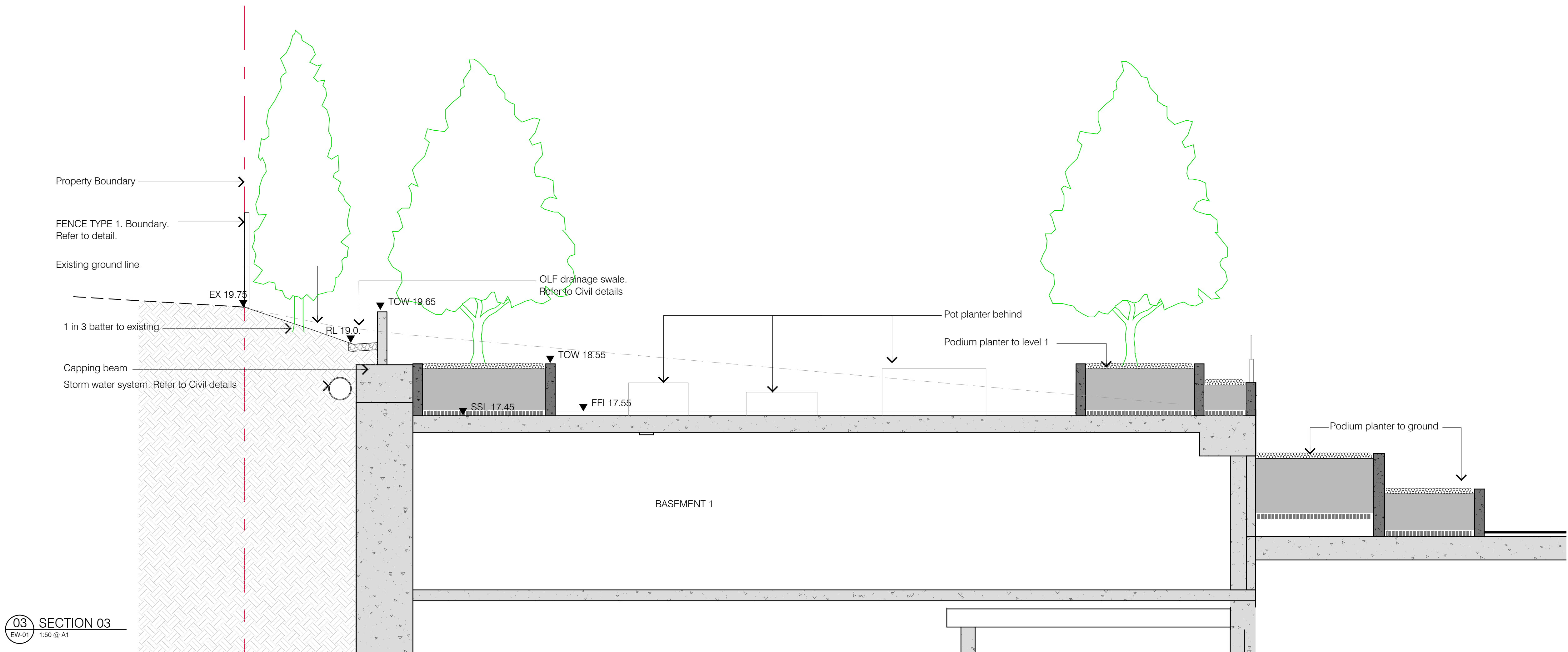




01 SECTION 01
EW-01 1:50 @ A1



02 SECTION 02
EW-01 1:50 @ A1



03 SECTION 03
EW-01 1:50 @ A1

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2025-BNH-4174

Date: 4 June 2026



2	FOR APPROVAL	2026-04-24	NS	DM
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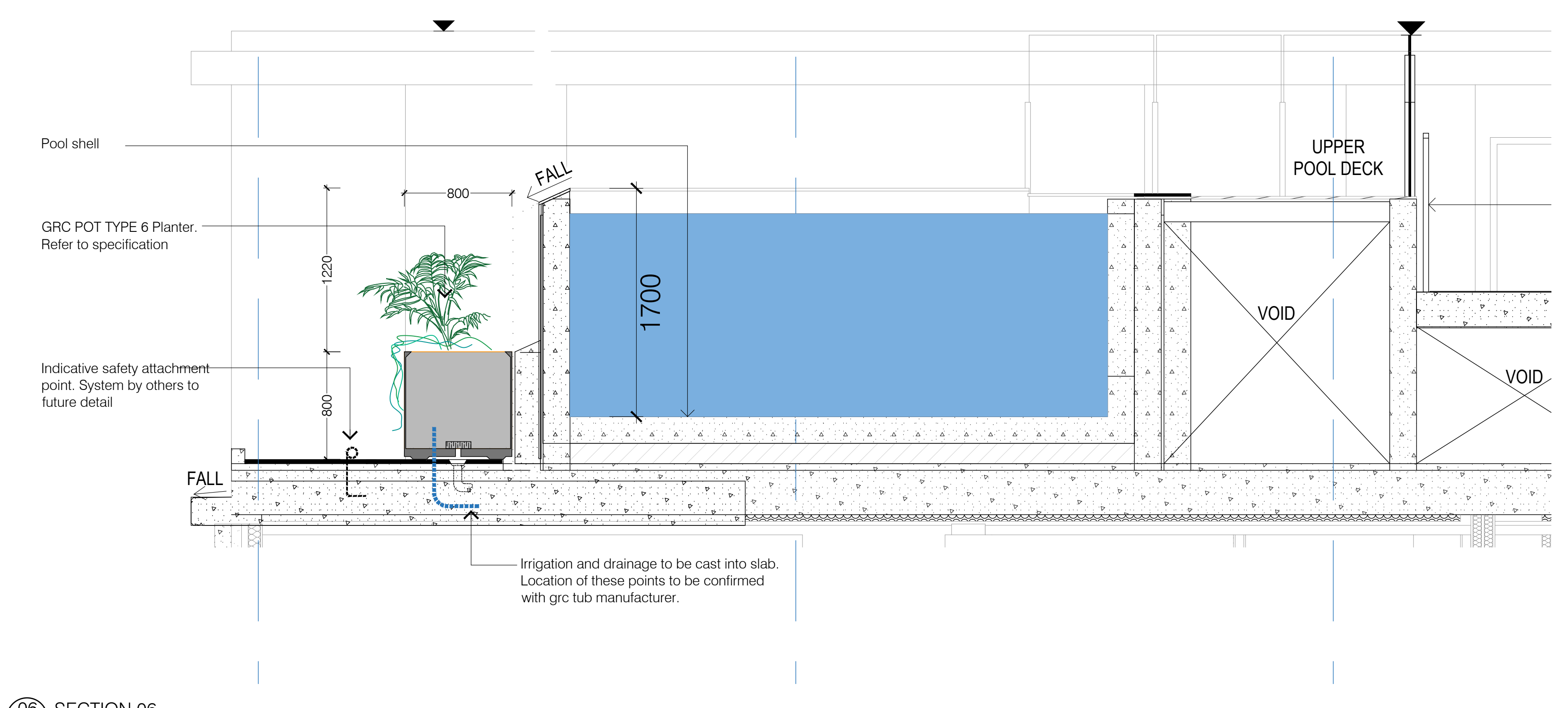
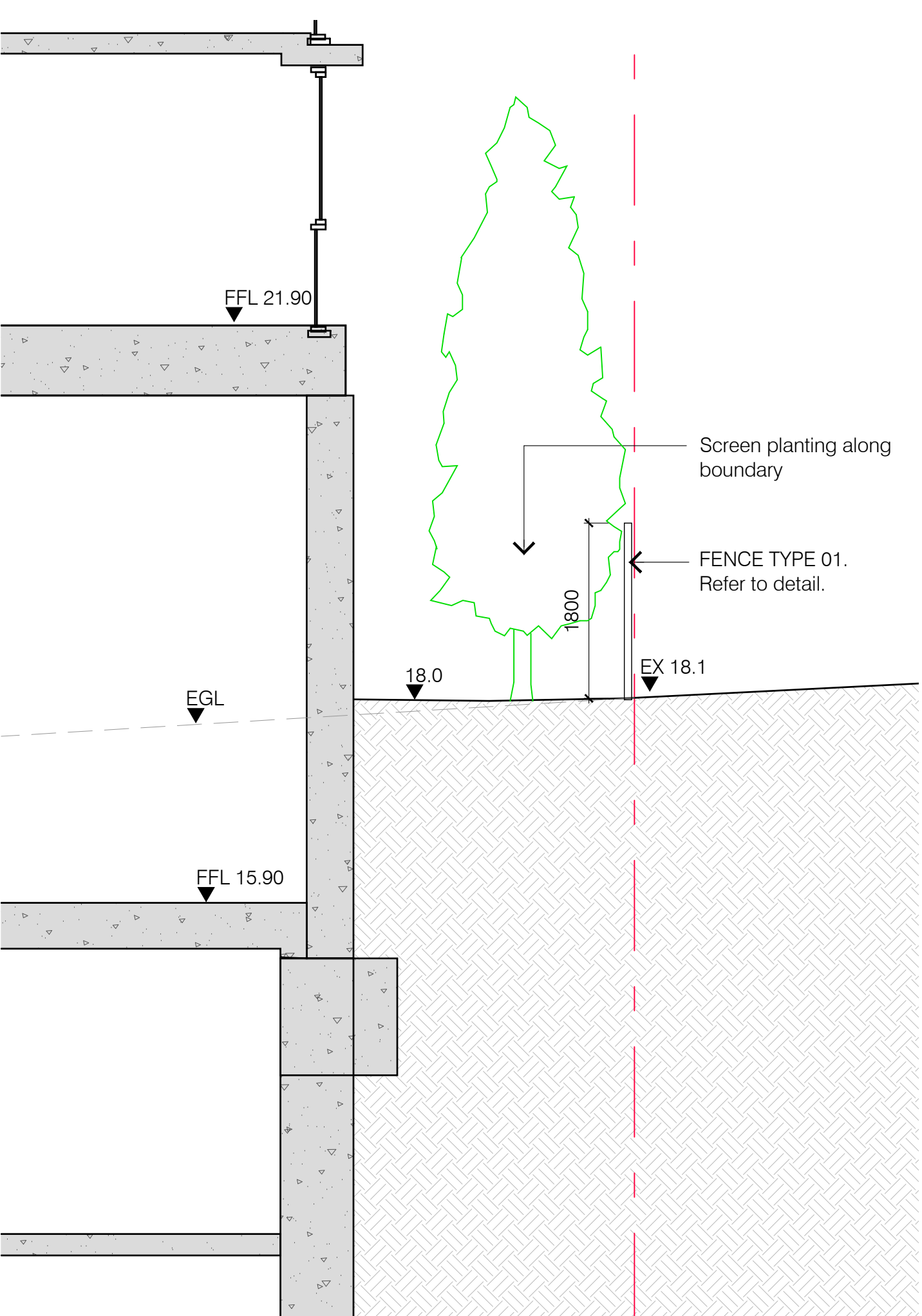
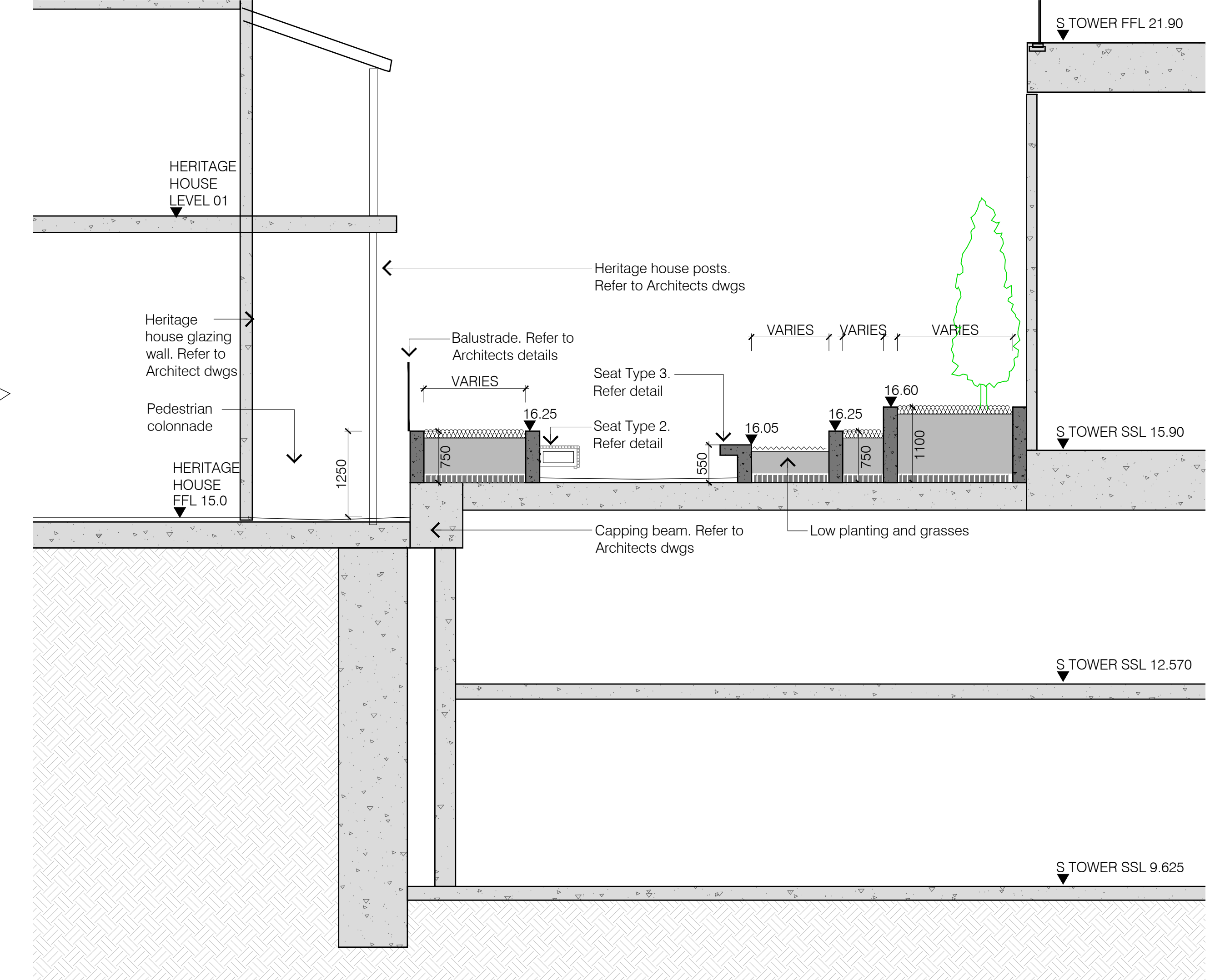
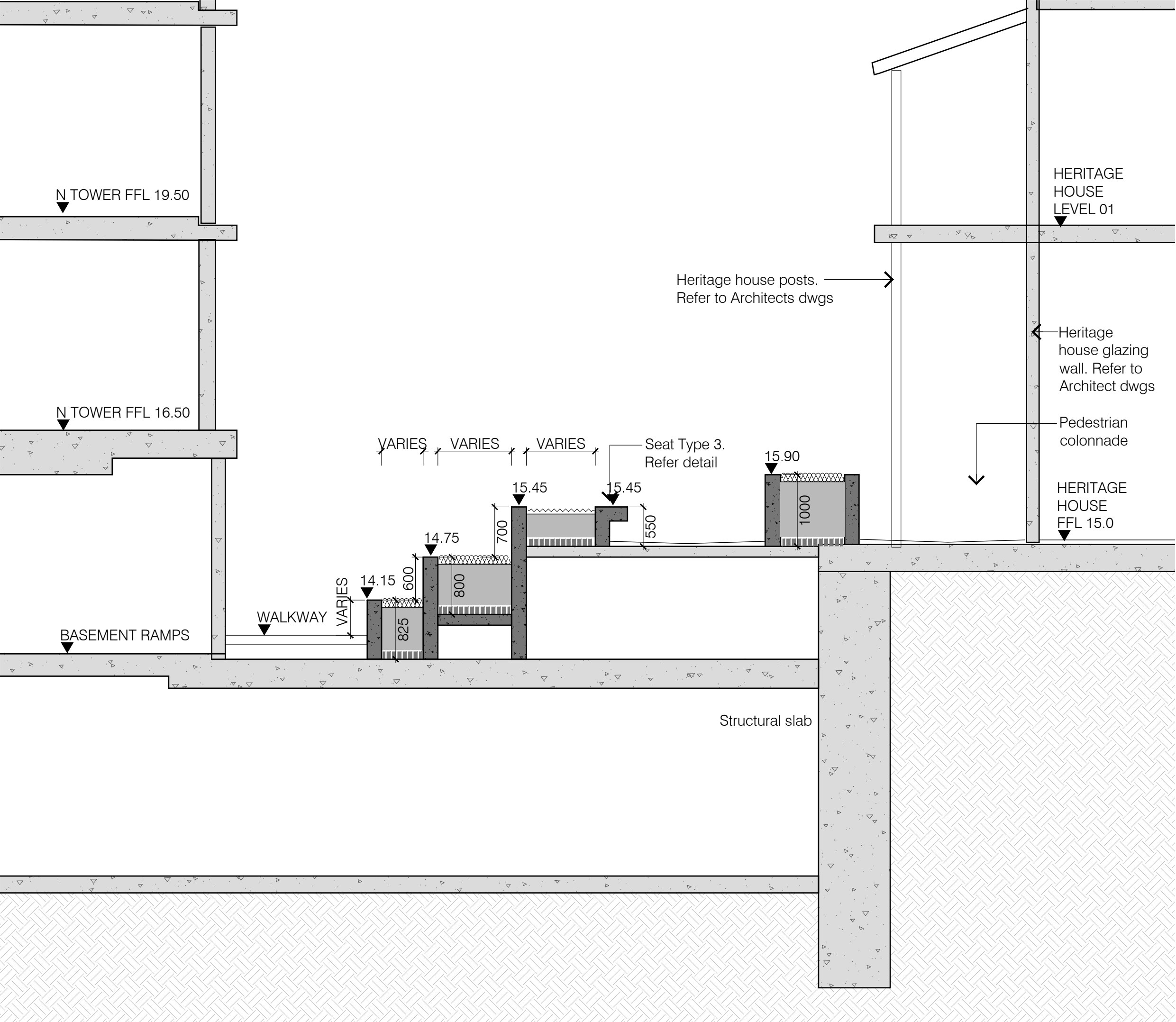
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Title
LANDSCAPE SECTIONS

Scale
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(scale 1:50)

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2303400

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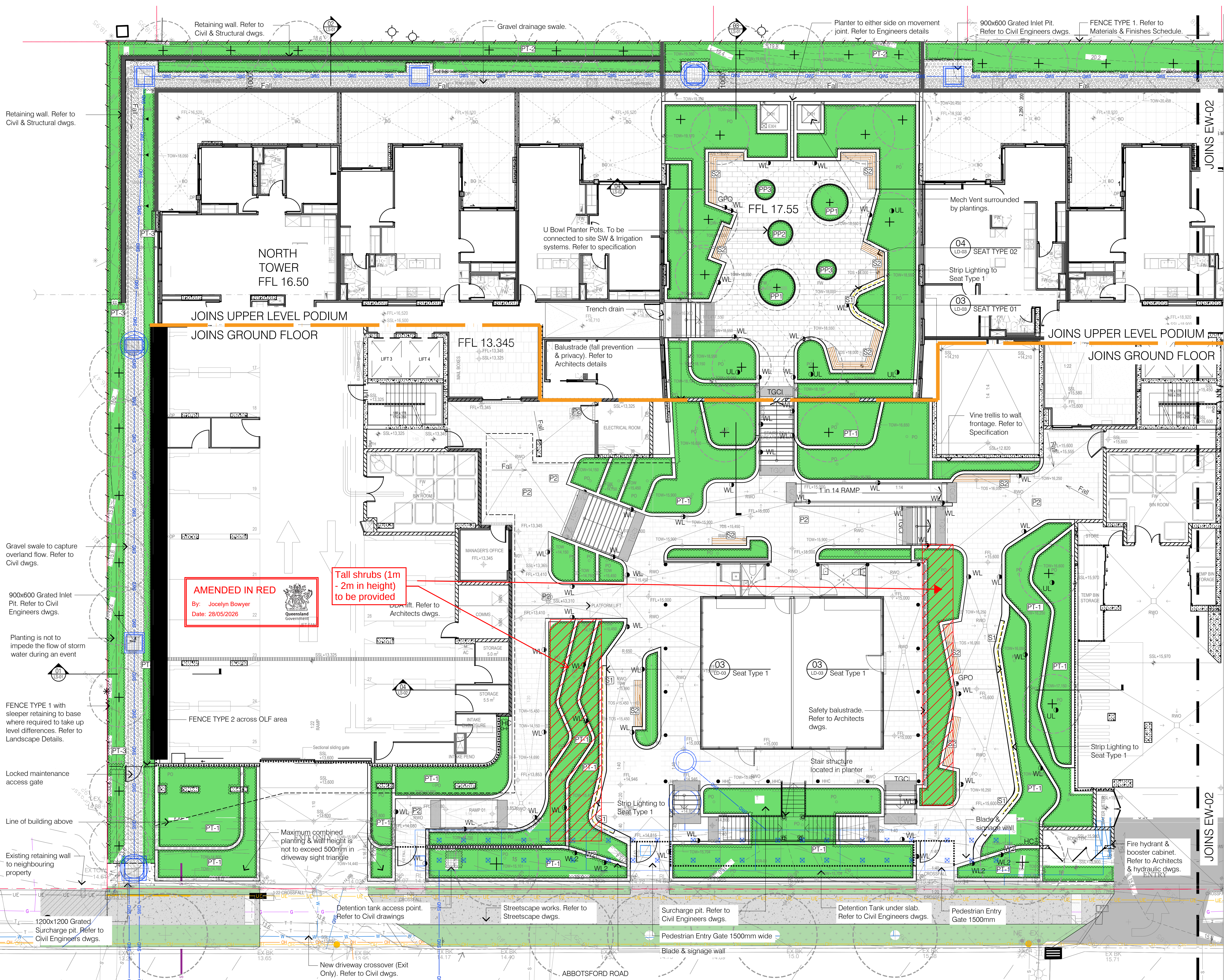
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Title
LANDSCAPE SECTIONS

Scale
as shown @ A1

Project No.
2303400

DWG No.
LA-DMLA-LS02



LEGEND

GENERAL

- TURF
- PT-1 PLANTING AREA TYPE 1 PODIUM PLANTERS
- PT-2 PLANTING AREA TYPE 2 ORGANIC MULCH
- PT-3 PLANTING AREA TYPE 3 GRAVEL MULCH
- GRAVEL MULCH
- EDGE TYPE 1 CONCRETE
- EDGE TYPE 2 TIMBER
- FENCE 1 BOUNDARY
- FENCE 2 ALUMINIUM PANEL
- RAMP
- CAUTIONAL TACTILE
- IRRIIGATION CONDUIT
- TAP
- UPLIGHT
- WALL LIGHT
- GPO

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8	FOR APPROVAL	2026-04-01	NS	DM
7	FOR COORDINATION	2026-03-23	NS	DM
6	L1 UPDATES	2025-09-01	BC	DM
5	FOR APPROVAL	2025-06-24	NS	DM
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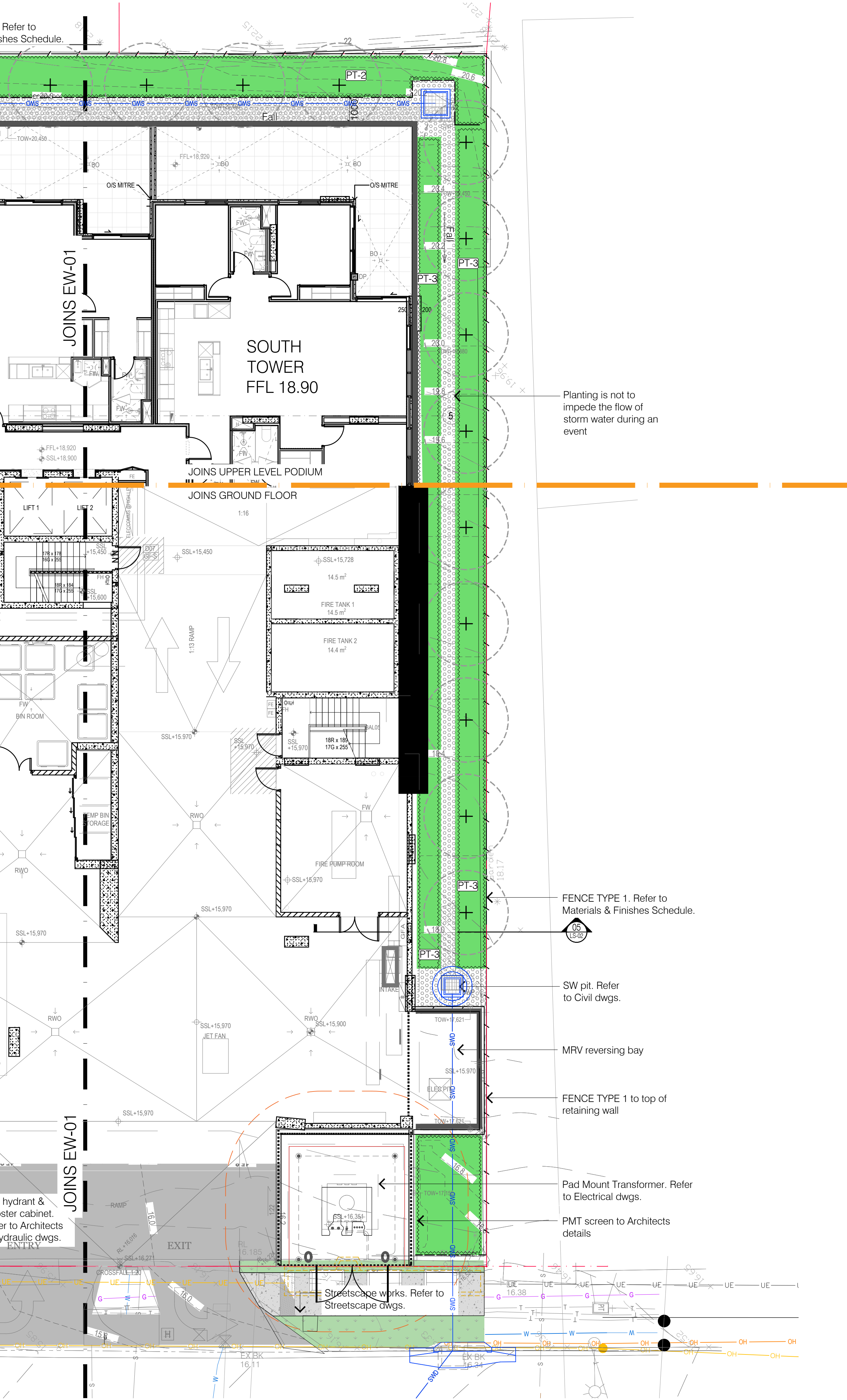
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Title
EXTERNAL WORKS PLAN
SHEET 1 - GROUND PLANE

Scale
1:100 @ A1;
(Scale 1:100)

Project No.
2303400

DWG No.
LA-DMLA-EW01



LEGEND

GENERAL

- TURF
- PLANTING AREA TYPE 1 PODIUM PLANTERS
- PLANTING AREA TYPE 2 ORGANIC MULCH
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Title
EXTERNAL WORKS PLAN
SHEET 2 - GROUND PLANE

Scale
1:100 @ A1;
(Scale 1:100)

Project No. 2303400
DWG No. LA-DMLA-EW02

LEGEND

GENERAL

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	PLANTING AREA TYPE 2 ORGANIC MULCH
	PLANTING AREA TYPE 3 GRAVEL MULCH
	GRAVEL MULCH
	EDGE TYPE 1 CONCRETE
	EDGE TYPE 2 TIMBER
	FENCE 1 BOUNDARY
	FENCE 2 ALUMINIUM PANEL
	RAMP
	CAUTIONAL TACTILE
	IRRIGATION CONDUIT
	TAP
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7	FOR COORDINATION	2026-03-23	NS	DM
6	90% DD ISSUE	2025-08-08	NS	DM
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3	FOR APPROVAL	2023-09-29	NS	DM
2	FOR COORDINATION	2023-09-11	NS	DM
1	DRAFT	2023-08-25	NS	DM

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Title
EXTERNAL WORKS PLAN
SHEET 3 - ROOF TERRACES

Scale
1:100 @ A1;
(scale 1:100)

Project No.
2303400

DWG No.
LA-DMLA-EW03

1 NORTH TOWER - LEVEL 8
SCALE: 1:100 @ A1; 1:200 @ A3

2 SOUTH TOWER - LEVEL 8
SCALE: 1:100 @ A1; 1:200 @ A3