

LANDSCAPE DEVELOPMENT APPROVAL DRAWINGS

Prepared For

Residential Development

369 Gregory Terrace
Spring Hill
QLD 4000

LANDSCAPING OBJECTIVES

Provide an aesthetically pleasing landscape scheme, utilising deep planting and sub-tropical landscape areas.

Implement a selection of specific vegetation to compliment the building design and respond to the local climate.

Provide an aesthetically pleasing landscape scheme, in order to contribute to the visual presentation of the development, with a native sub-tropical theme, utilising hardy, low maintenance drought tolerant species.

GENERAL SPECIFICATION NOTES

These drawings to be read in conjunction with the drawing package from the following consultants:
- HAL Architects: Architect

Refer to architectural drawings for details relating to:
- Buildings, hardworks, decks and pavements
- Enclosures & walls
- New services.

Setting out:

Contractor is to verify all set out and dimensions prior to proceeding with the works - refer to superintendent for clarification.

Contractors facilities:

Site storage / compound location(s) to be confirmed by superintendent.

Access and safety:

Contractor to maintain safe access paths through site at all times. Ensure all excavations are fully protected at all times.

Services:

It is the Landscape Contractor's responsibility to confirm with authorities and Builder / Civil Contractor the location of all underground services prior to commencement, repair any damage to services without delay & cost.

Plant set-out and stock:

All plant stock to be verified by a Landscape Architect / Superintendent for stock quality, size, and set out prior to planting. Substitutions are not to be made without written approval.

Set out of mass planted areas: where not detailed
- Plants to be set out in swathes of single species of large numbers of plants.
- Swathes to be set out in naturalistic elongated random sized forms/ shapes
- Swathes of species to be arranged to provide contrast in size, form, texture and colour.
- Landscape Architect to discuss and verify on site a sample section of planting swathes set out prior to contractor proceeding to set out and complete.

Planting standards:

Works to be carried out in accordance with relevant Australian and industry standards unless directed otherwise.

Protection of works:

Contractor to ensure full protection of the works during the construction and establishment periods.

Erosion and sediment control:

Sediment runoff from earthwork sites is to be prevented from entering the underground drainage system. Typical sediment trap mechanism will include:
- Stacked hay bales
- Entrenched hay bales
- Earthen embankments
- Filter cloth fences
- Shallow temporary berms

The exposed areas are to be stabilised and landscape works carried out as soon as practicable. Diversion drains and sediment traps are to remain in place until stabilisation works have been completed. The maximum width of soil exposed at any time during embankment works should be limited to 10m.

TREE PROTECTION NOTES

Work near trees (neighbouring & to be protected)

Harmful materials:

Keep the area within the drip line free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants.

General:

Do not remove topsoil from, or add topsoil to, the area within the drip line of the trees.

Excavation:

If excavation is required near trees to be retained, give notice and obtain instructions. Open up excavations under tree canopies for as short a period as possible.

Hand methods:

Use hand methods to locate, expose and cleanly remove the roots on the line of excavation. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged.

Roots:

Do not cut tree roots exceeding 50 mm diameter. Where it is necessary to cut tree roots, use means such that the cutting does not unduly disturb the remaining root system.

SOFTWORKS

All mass planting and turf areas to be prepared prior to planting. Preparation to include cultivation of the subgrade to a depth of 150mm. If the subsoil is of a high clay content, apply gypsum at the manufacturers recommended rate. In sandy soils, incorporate organic materials to increase water holding capacity and nutrients.

Soil (under turf):

Install organic topsoil to all turfed areas. Soil to be free of debris and weed seeds and conform to the required Australian standards for under turf mix.
Type: under turf blend
Depth: 150mm

Soil (on ground):

Install organic topsoil to all mass planting areas. Soil to be free of debris and weed seeds and conform to the required Australian standards for premium planting blend.
Type: premium planting blend
Depth: 300mm

Soil (on structure):

Install organic lightweight podium blend topsoil to all on structure planting areas. Soil to be free of debris and weed seeds and conform to the required Australian standards for premium lightweight podium planting blend.
Type: premium lightweight podium planting blend
Depth: varies

Root barrier

Supply and install root barrier to all trees within isolated garden beds and near (within 1m) of services.

LANDSCAPING NOTES

General

All works to be performed by a licensed Contractor familiar with landscape construction of this nature. The Contractor shall verify the location of utilities / services on site prior to the commencement of construction, and ensure that they will not have an effect on the works.
Should there be any conflict, the Contractor shall notify the Landscape Architect immediately.

Standards

Soils General: to AS4419

Fire Ants

All imported materials to be certified and recorded as free of fire ants.

Site & Soil

Planting beds cultivation minimum depth: 100mm
Cultivation Depths:
- Grasses area (turf) 150mm
- Planting areas 150mm

Source

General: Import topsoil that complies with AS4419
Topsoil Source Schedule:
Soil Type: premium organic topsoil mixture (AS4419)
Topsoil Depths:
Spread topsoil to the following depths:
- Excavated planting areas: If using organic mulch, 300mm.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio recommended uses and application rates.

Existing Trees

Protect all existing vegetation unless otherwise specified.

Finished Levels & Grades

Minimum cross falls of 1:50 on planting and pathways to drainage collection points and overflow points. Planting areas should not exceed 1:3.

Cultivation

Cultivate sub-grade to a minimum depth of 150mm prior to placing topsoil to all planting and turf areas on ground.

Topsoil

Supply and install imported topsoil that complies with Australian Standard 4419 to all turf (100mm) and garden areas (300mm) as shown on drawings unless otherwise specified.
Ensure modified site soil is free from stones, sticks, roots, rubbish & material toxic to plant growth.
Modified topsoil shall have a friable structure with good drainage and high organic content.

Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.
Standard: To AS4454
Mulch Material: TEA TREE MULCH
Depths: Spread organic mulch to a depth of 100mm.

Turf

Supply and install A-grade turf (variety specified on drawings) to areas shown on drawings. Finishing levels should be flush with adjacent surfaces unless otherwise detailed. Spread topsoil and grade surface to ensure a level finished surface, which drains to nominated field gullies.

Plants

General: Provide plants with the following characteristics:
- Large healthy root systems with no evidence of root curl, restriction or damage
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

Supply plants in weed-free containers of the required size.
Open rooted stock: if trees are to be supplied as open rooted stock, ensure this is appropriate to the species, variety, size and time of year for planting.

Stakes

Stake sizes

- For plants 1-2.5m high:
Two 50x50x1800mm stakes per plant

Ties

Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise plant.

Tie Types

For plants < 2.5m high:
50mm hessian webbing stapled to the stake.

Planters

Planter depth to be:
1100mm min. internal depth for trees; and
600mm min. soil depth for shrubs.
To comply with BCC standard drawings.

Tank / Irrigation Installation

Supply and install tank, if required, to size and location specified as per drawings.
The irrigation system, if required, shall be fully automatic and provide even cover to all planting areas.
The equipment and installation processes are intended to produce an irrigation system which complies with all applicable industry, local authority and Australian standards.
Hosecocks, irrigation and field gullies to future detail.

Lighting

All lighting to be carried out by a qualified electrician.
All recommended lighting is merely a suggestion, with the ultimate style of lighting used at the description of the client.

Edging

Supply and install all edging as per drawings, generally between turf / gravel pathways and garden beds. Brick edging shall sit on 100mm of concrete. Timber edging must be constructed from hardwood and joined using galvanized fittings.

Gravel

Natural Washed River pebble pathways, 20mm diameter or equal approved, at 100mm depth.

Hydraulics

Hosecocks and field gullies to future detail.

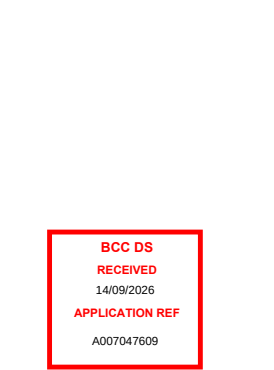
Maintenance / Establishment Period

Maintenance of all landscape works is to be carried out by the contractor until completion of the landscape works. Maintenance includes replacement of dead and/or diseased plant stock, removal of weeds and rubbish, weed spraying and mowing.

TOWN PLANNING

General Notes

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Confirm all dimensions on site.
Do not scale off drawings.
All levels are approximate only and are subject to confirmation by licensed surveyor.
All workmanship, materials and construction to comply with the Queensland Building Act 1975-2011 and The Building Code of Australia 2015, Premises Standard and AS1428.1.
Work to be carried out in a neat and appropriate manner.
Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.
These drawings have been prepared by a registered landscape architect.
This is a concept plan for Development Approvals only. Landscape Compliance Certification necessary for Building Approval stage of development.



10/09/26	G	Minor Change	AL
12/10/22	F	SARA Advice Issue	AL
21/03/22	E	Info. Request Issue	AL
18/03/22	D	Info. Request Issue	AL
27/09/21	C	DA Lodgement Issue	AL
04/06/21	B	DA Lodgement Issue	AL
28/05/21	A	DA Lodgement Issue	AL

Date	Issue	Details	Checked
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Project

Residential Development

369 Gregory Terrace
Spring Hill
QLD 4000

Drawing Title

Landscape Concept - Cover Sheet

Scale @ A3	Drawn:	Checked:
NTS	SC	AL
Project Number	Drawing Number	Issue
H4209GRE	L001	G

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NOTE:

1. With regard to landscape, this drawing has been prepared in accordance with the Brisbane City Council (BCC) City Planning Scheme 2014, including section 9.4.5 Landscape Work Code.
2. Refer to Proposed Plant Species drawing, **L003**, compiled with reference to BCC Planting species planning scheme policy.
3. Refer to relevant BCC Standard Drawings.

BCC DS	12/10/22	F	SARA Advice Issue	AL
RECEIVED	21/03/22	E	Info. Request Issue	AL
14/09/2026	18/03/22	D	Info. Request Issue	AL
LOCATION REF	27/09/21	C	DA Lodgement Issue	AL
	04/06/21	B	DA Lodgement Issue	AL
007047609	28/05/21	A	DA Lodgement Issue	AL

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Date	Issue	Details	Checked



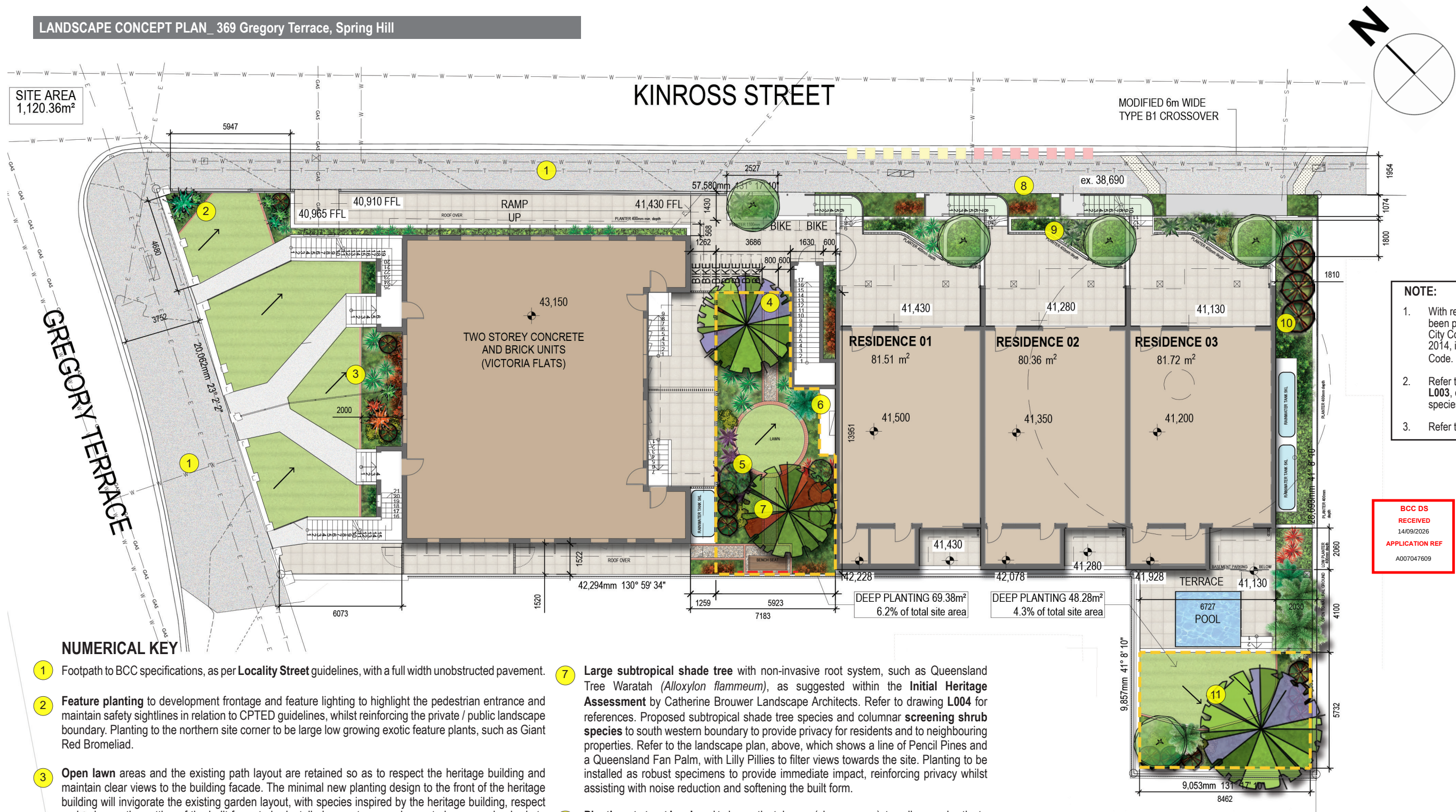
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Project

Residential Development

369 Gregory Terrace
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Drawing Title		
Landscape Concept - Ground Level Plan		
Scale @ A3	Drawn:	Checked:
1:200	SC	AL
Project Number	Drawing Number	Issue
H4209GRE	L002	G

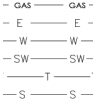


NUMERICAL KEY

- 1 Footpath to BCC specifications, as per **Locality Street** guidelines, with a full width unobstructed pavement.
- 2 **Feature planting** to development frontage and feature lighting to highlight the pedestrian entrance and maintain safety sightlines in relation to CPTED guidelines, whilst reinforcing the private / public landscape boundary. Planting to the northern site corner to be large low growing exotic feature plants, such as Giant Red Bromeliad.
- 3 **Open lawn** areas and the existing path layout are retained so as to respect the heritage building and maintain clear views to the building facade. The minimal new planting design to the front of the heritage building will invigorate the existing garden layout, with species inspired by the heritage building, respect and enhance the setting of the built form, to be installed as mature specimens to larger garden beds to provide immediate impact and reinforce the privacy to neighbouring properties. Plant species in random clumps of 3 - 7 plants to provide visual interest and vertical scale, whilst assisting with noise reduction. Planting is to be generally low level, so as not to obscure views to the heritage building.
- 4 **Large subtropical shade tree** with non-invasive root system, such as Cape Chestnut (*Calodendron capense*) to be installed central to the deep planting area. All large shrubs and conifers are to have non-invasive root systems and be planted at least 2m from the heritage building. Root barriers to be installed, as required, to ensure that roots do not impact upon foundations of the heritage building.
- 5 **Columnar screening tree**, such as Lemon Scented Myrtle to provide privacy to private courtyards and screening for neighbouring properties. Colourful, lush, tiered mass planting area to provide visual interest and vertical scale, to surround small circular lawn area. Refer drawing **L004** for further detail on the landscape design intent.
- 6 The **central garden** to the heritage building provides a **deep planting area**. The design incorporates a brick edged circular open lawn, reached by formal pathways through lush subtropical tiered planting, beneath the dappled shade of feature tree canopies. Small Pygmy Date Palm provides interest. The formal gravel paths create a permeable surface, allowing access to the central lawn area, with bench seat set adjacent to boundary fence, with mounted trellis for a flowering climbing vine.

- 7 **Large subtropical shade tree** with non-invasive root system, such as Queensland Tree Waratah (*Alloxylon flammeum*), as suggested within the **Initial Heritage Assessment** by Catherine Brouwer Landscape Architects. Refer to drawing **L004** for references. Proposed subtropical shade tree species and columnar **screening shrub species** to south western boundary to provide privacy for residents and to neighbouring properties. Refer to the landscape plan, above, which shows a line of Pencil Pines and a Queensland Fan Palm, with Lilly Pillies to filter views towards the site. Planting to be installed as robust specimens to provide immediate impact, reinforcing privacy whilst assisting with noise reduction and softening the built form.
- 8 **Planting at street level**, and to beneath stairways (shown green), to enliven and activate the streetscape. See architectural Artist's Impression of Kinross Street on drawing **L004**. Plants such as Red Heavenly Bamboo over Cats Tails and Dianella create interest, with shade loving groundcover, such as Kidneyweed beneath stairways.
- 9 **Raised planters** over basement car parking area beneath, refer to Architect's drawings. Cascading plant species provide visual diversity and an attractive foil to the raised planters. Plants such as native She-Oak *Casuarina 'Cousin It'* and Tangerine Firecracker Plant *Russelia 'Tangerine Falls'* aids in softening the frontage along Kinross Street. Proposed planter depths shown on plan above.
- 10 **Screening vegetation** to south eastern boundary with tiered planting, consisting of columnar trees and robust native hedge species, such as Lilly Pillies and Lemon Scented Myrtle.
- 11 **Large subtropical shade tree** with non-invasive root system, such as Cape Chestnut (*Calodendron capense*) installed to provide immediate impact, located to the rear corner of the site, to screen and soften the built form. Palm species including Foxtail Palms adjacent to Pool and patio area.

LEGEND

- | | | |
|--------------------------|---|---|
| EXISTING TREE REMOVED |  | GROUND COVER PLANTS |
| FEATURE SHADE TREES |  | CLIMBING VINE |
| COLUMNAR SCREENING TREES |  | TURF |
| ORNAMENTAL TREES |  | TILED PAVING |
| MIDDLE STOREY SHRUBS |  | TACTILE PAVERS |
| screening plants |  <p>— GAS — GAS —
 — E — E —
 — W — W —
 — SW — SW —
 — T — T —
 — S — S —</p> | SERVICES gas,
overhead electrical, water,
stormwater, telecommunications
sewer |
| PALM & CYCADS | | |
| FEATURE PLANTS |  | DEEP PLANTING approx.117.66m ²
10.5% of the total site area |
| UNDERSTOREY PLANTS | | |



INDICATIVE PLANT SPECIES LIST						
Botanical Name	Common Name	Pot Size	Planting Zone			
TREES			HF	HC	pdf	pdr
<i>Alloxylon flammeum</i>	Queensland Tree Waratah	200L		HC		
<i>Atractocarpus fitzalanii</i>	Native Gardenia	45L			pdf	pdr
<i>Calodendron capense</i>	Cape Chestnut	200L		HC		pdr
<i>Cupressus sempervirens 'Glauca'</i>	Italian Pencil Pine	45L		HC		pdr
MIDDLESTOREY SHRUBS / VEGETATIVE SCREENING						
<i>Acmena smithii 'Cherry Surprise'</i>	Lilly Pilly	300mm		HC		pdr
<i>Backhousia citriodora</i>	Lemon scented Myrtle	300mm		HC		
<i>Camellia sasanqua 'Yuletide'</i>	Red Camellia	300mm	HF	HC		
<i>Heliconia psittacorum 'St.Vincent Red'</i>	Parrot Flower	300mm				pdr
<i>Hydrangea 'Alpen Gluth'</i>	Mophead Hydrangea	300mm		HC		
<i>Michelia figo 'Coco'</i>	Port Wine Magnolia	300mm	HF	HC		
PALMS, CYCADS & FERNS						
<i>Asplenium nidus</i>	Birds Nest Fern	140mm		HC		
<i>Blechnum nudum</i>	Fishbone Water Fern	200mm		HC		
<i>Cyathea cooperi</i>	Scaly Tree Fern	300mm		HC		
<i>Licuala ramsayi</i>	Queensland Fan Palm	400mm		HC		
<i>Phoenix roebelenii</i>	Pygmy Date Palm	400mm		HC		pdr
<i>Wodyetia bifurcata</i>	Foxtail Palm	300mm				pdr
<i>Zamia furfuracea</i>	Cardboard Plant	200mm	HF		pdf	
FEATURE PLANTS						
<i>Alcantarea imperialis 'Rubra'</i>	Giant Red Bromeliad	300mm	HF			pdr
<i>Alocasia calidora 'Dwarf'</i>	Dwarf Elephant Ear	200mm		HC		pdr
<i>Aloe 'Venus'</i>	Flowering Aloe	300mm	HF		pdf	pdr
<i>Cordylina 'Negra'</i>	Black Cordylina	200mm		HC		
<i>Strelitzia juncea</i>	Narrow-leaved Bird of Paradise	200mm	HF		pdf	pdr
UNDERSTOREY SHRUBS						
<i>Agave attenuata</i>	Century Plant	300mm	HF		pdf	pdr
<i>Aspidistra elatior</i>	Cast Iron Plant	200mm		HC		
<i>Breynia 'Ironstone Range'</i>	Burgundy Coffee Bush	200mm	HF	HC		
<i>Clivea miniata</i>	Natal Lily	200mm	HF	HC		
<i>Codiaeum variegatum</i>	Croton	200mm		HC		pdr
<i>Cordylina stricta</i>	Slender Palm Lily	200mm		HC		pdr
<i>Dietes grandiflora</i>	Day / Fairy Lily	200mm	HF		pdf	pdr
<i>Grevillea 'Golden Lyre'</i>	Golden Lyre Grevillea	200mm	HF			pdr
<i>Nandina 'Obsession'</i>	Heavenly Bamboo	200mm	HF	HC	pdf	pdr
<i>Philodendron selloum</i>	Tree Philodendron	200mm				pdr
<i>Plectranthus argenteus</i>	Silver Spurflower	140mm	HF			
<i>Russelia equisetiformis 'Tangerine Falls'</i>	Tangerine Coral Plant	140mm			pdf	
GROUNDCOVER PLANTS						
<i>Acalypha reptans 'Stephie' (syn. A.chamedrifolia)</i>	Red Cat's Tail	140mm	HF	HC	pdf	
<i>Casuarina 'Cousin It'</i>	Cousin It	200mm			pdf	
<i>Cineraria senecio 'Silver Dust'</i>	Silver Dust	140mm	HF			
<i>Dianella caerulea</i>	Flax Lily	140mm		HC	pdf	pdr
<i>Dichondra repens</i>	Kidneyweed	140mm		HC		
<i>Gardenia radicans 'O So Fine'</i>	Cape Gardenia	140mm	HF			
<i>Neomarica gracilis</i>	Walking Iris	140mm	HF	HC		
<i>Trachelospermum jas. 'Tricolor'</i>	Variegated Star Jasmine	140mm			pdf	
<i>Viola hederacea</i>	Violet	140mm		HC		
CLIMBING VINES						
<i>Clerodendron thomsoniae</i>	Bleeding Heart Vine	140mm		HC		

PLANTING ZONE CODES - refer to Planting Zones Plan on drawing L004

HF = Heritage Front Garden - northwest of existing building
HC = Heritage Central Garden - southeast of existing building
pdf = Proposed Dwellings Front - frontage gardens of proposed dwellings to Kinross Street
pdr = Proposed Dwellings Rear - rear poolside deep planting area and screen planting to southeast boundary

FEATURE SHADE TREES



Alloxylon flammeum

I COLUMNAR TREES



Calodendron capense

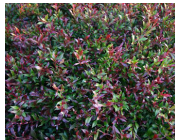


Cupressus sem. 'Glauca'



Atractocarpus fitzalanii

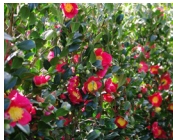
MIDDLE STOREY SHRUBS / SCREENING



Acmena 'Cherry Surprise'



Backhousia citriodora



Camellia 'Yuletide'



Heliconia 'St. Vincents Red'



Hydrangea 'Alpen Gluth'



Michelia figo 'Coco'

PALMS, CYCADS & FERNS



Asplenium nidus



Blechnum nudum



Cyathea cooperi



Phoenix roebelenii



Wodyetia bifurcata



Zamia furfuracea

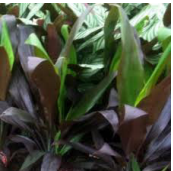
FEATURE PLANTS



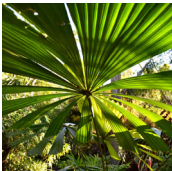
Alcantarea imp. 'Rubra'



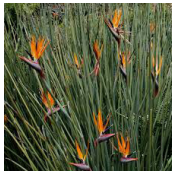
Aloe 'Venus'



Cordylina 'Negra'



Licuala ramsayi

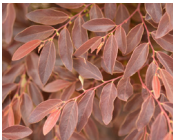


Strelitzia juncea

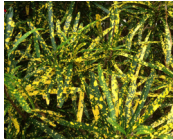
UNDERSTOREY PLANTS



Agave attenuata



Breynia 'Ironstone Range'



Codiaeum variegatum



Grevillea 'Golden Lyre'



Nandina 'Obsession'



Philodendron selloum

GROUNDCOVER PLANTS



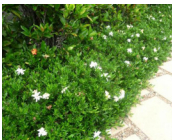
Acalypha 'Stephie'



Cineraria 'Silver Dust'



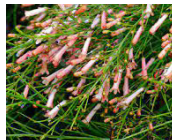
Dianella caerulea



Gardenia radicans



Casuarina 'Cousin It'



Russelia 'Tangerine Falls'

CLIMBING VINES I



Clerodendrum thomsoniae



Aspidistra elatior



Dichondra repens



Neomarica gracilis



Plectranthus argenteus



Viola hederacea

SHADE TOLERANT UNDERSTOREY PLANTS

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APPLICATION REF
A007047609

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Project

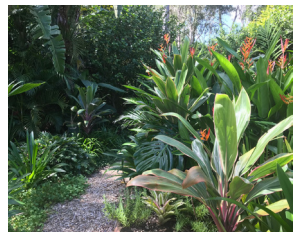
Residential Development

369 Gregory Terrace
Spring Hill
QLD 4000

Drawing Title

Landscape Concept -
Plant Appendix

Scale @ A3	Drawn:	Checked:
NTS	SC	AL
Project Number	Drawing Number	Issue
H4209GRE	L003	G



LANDSCAPE DESIGN INTENT

Victoria Flats built in the interwar period c. 1922-3 is listed as a Queensland Heritage Place on the Queensland Heritage Register, overlooking Victoria Park, on Gregory Terrace, Spring Hill. Refer to adjacent architectural artist's impression of proposed development.

The landscape design and **plant species palette** is based on and inspired by plant species that would have been used and available when the gardens surrounding the existing house were originally installed and developed over time, in the early to mid 20th Century. This list has been compiled with reference to lists contained within the **Initial Heritage Assessment** of the site and *Designed Landscapes in Queensland* documents, as detailed below. Gardens of this time period were strongly influenced by the formality of European design and the preference for flower gardens and flamboyance of the Victorian era. Many of the sought after Victorian era exotic plants grow naturally in the subtropical climate of Brisbane, therefore native plants are also included and are integral to the planting design, boosting biodiversity.

The **garden layout to the front of the heritage building** retains the sweeping lawns and pathways, in keeping with the original design, with minimal garden beds to showcase the diverse and colourful plant species available at that time (alongside modern interpretations).

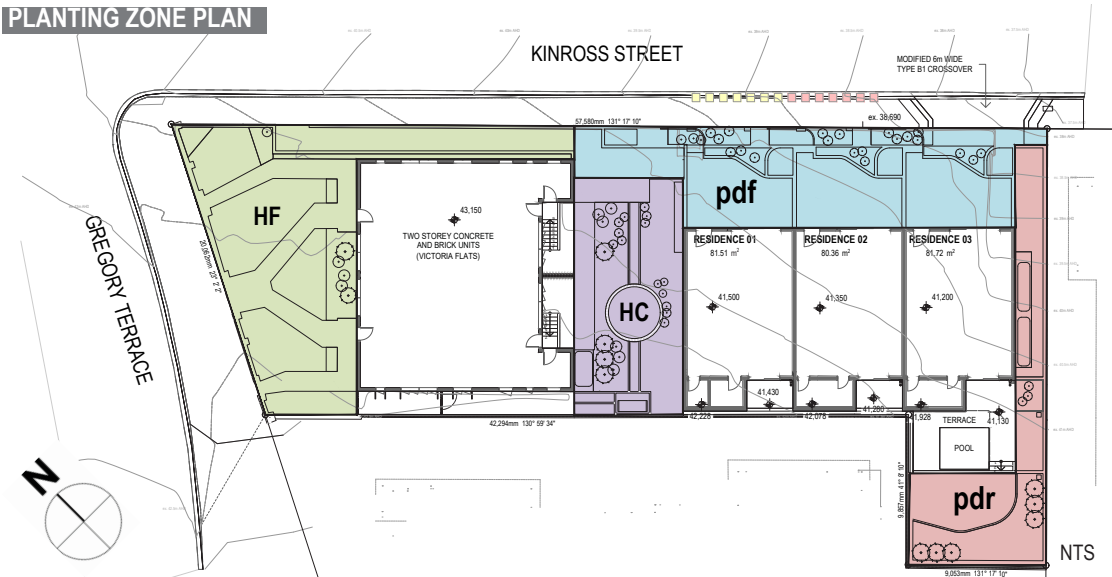
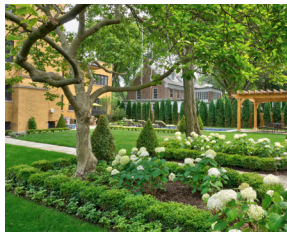
The **central garden layout** to the rear of the heritage building retains the through access of the original 1920's garden installation, with a reconfigured layout, to enhance the significant features of the rear garden layout. The two proposed feature flowering shade trees (refer to notes 4 and 7) act as replacement for the removed Poinciana tree.

Key elements of the landscape design are:

- Dramatic species with bold architectural form and subtropical elements, refer to drawing **L003**
- Formal garden design elements of manicured hedges, brick edging and abundant flowers
- Decorative species, such as palms, ferns, conifers, year round and seasonal interest
- Open lawn areas to enjoy and marvel at a rich botanic array of form, colour and texture
- Plant species suited to raised planters, including creeping groundcover plants that are to cascade over planter walls to adorn the elevated northeastern facade.
- Screen planting southwest to southeast of the site.

References:

Jean Constance Robertson SIM (November 1999), *Designed Landscapes in Queensland*, 1859-1939: experimentation – adaptation – innovation.
Catherine Brouwer Landscape Architects (September 2022), *Victoria Flats - Revised Garden Proposal 2022*, Initial Heritage Assessment, & (October 2021), *Victoria Flats - Heritage Impact Assessment*.



PLANTING ZONE CODES - refer to Indicative Plant Species List on drawing L003

- HF** = Heritage Front Garden - northwest of existing building.
Formal garden beds to frame expansive lawn areas.
- HC** = Heritage Central Garden - southeast of existing building.
Abundant subtropical garden of early 20th Century species.
- pdf** = Proposed Dwellings Front - frontage gardens of proposed dwellings to Kinross Street.
Cascading plants to raised planters fronting proposed dwellings and street level planting.
- pdr** = Proposed Dwellings Rear - rear poolside deep planting area and screen planting to southeast boundary.
Poolside and subtropical planting to rear garden area, to fringe lawn. Side boundary screen / hedge planting.

TOWN PLANNING

General Notes

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10/09/26	G	Minor Change	AL
12/10/22	F	SARA Advice Issue	AL
21/03/22	E	Info. Request Issue	AL
18/03/22	D	Info. Request Issue	AL
27/09/21	C	DA Lodgement Issue	AL
04/06/21	B	DA Lodgement Issue	AL
28/05/21	A	DA Lodgement Issue	AL

Date	Issue	Details	Checked
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Project

Residential Development

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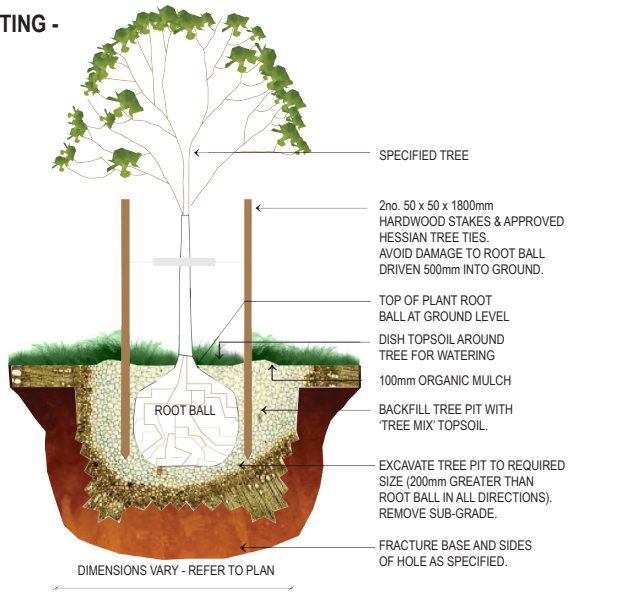
Drawing Title

**Landscape Concept -
Landscape Design Intent**

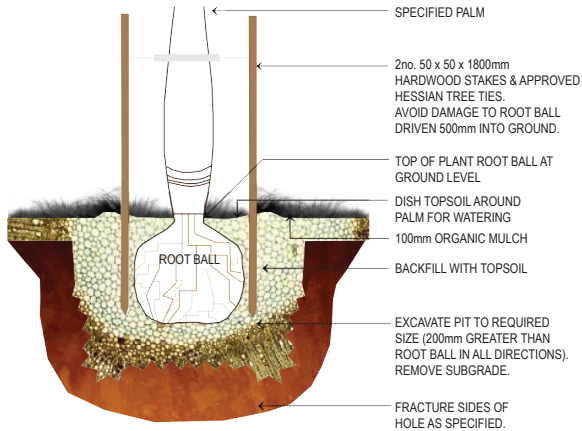
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Project Number	Drawing Number	Issue
H4209GRE	L004	G

SOFTSCAPE + PLANTER DETAILS

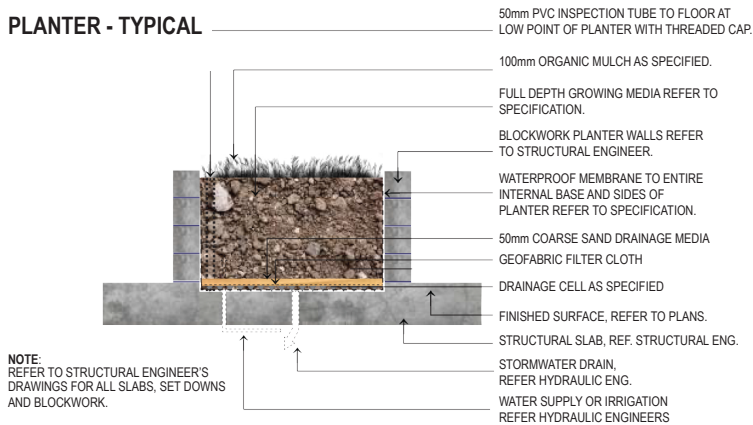
TREE PLANTING - TYPICAL



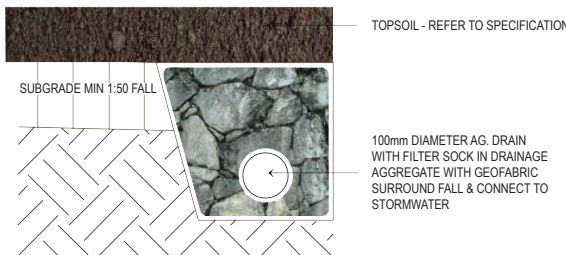
PALM PLANTING - TYPICAL



PLANTER - TYPICAL



100mm SUBSURFACE DRAINAGE

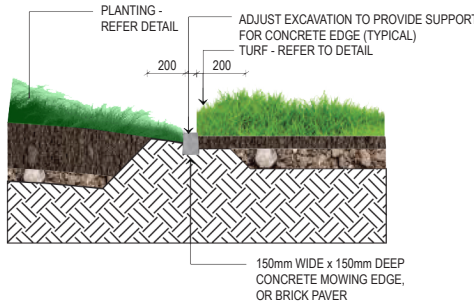


SOFTSCAPE + GROUND DETAILS

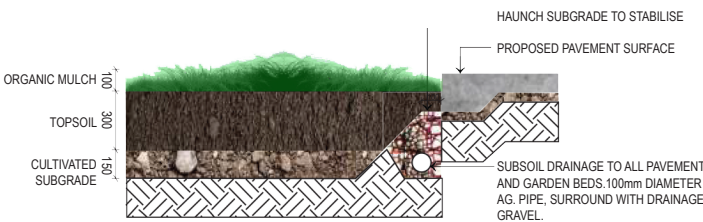
TURF - TYPICAL



CONCRETE MOWING EDGE - TYPICAL



PLANTING TO PAVEMENTS - TYPICAL



TOWN PLANNING

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28/05/21	A	DA Lodgement Issue	AL
Date	Issue	Details	Checked

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