

BRISBANE CITY COUNCIL

187 OXFORD STREET, BULIMBA

LOT 0 on BUP101014 & LOT 3, 4 & 5 on RP65811

BCC DS
 LODGED
 16/11/2023
 APPLICATION REF
 A006408040



SITE LOCATION
 NTS

DRAWING INDEX		
DRAWING No.	DRAWING TITLE	REVISION
2212-018-L901	COVER SHEET & DRAWING INDEX	C
2212-018-L902	LANDSCAPE SPECIFICATION NOTES	C
2212-018-L903	SCHEDULES	C
2212-018-L910	STREETSCAPE PLAN - PLANTING PLAN - SHEET 1	C
2212-018-L911	STREETSCAPE PLAN - PLANTING PLAN - SHEET 2	C

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CIELO GROUP
 187 OXFORD STREET, BULIMBA
STREETSCAPE PLAN
COVER SHEET

LAUD ink
 landscape architecture and urban design



Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
 E: info@laudink.com.au / jane@laudink.com.au
 W: www.laudink.com.au

ABN 80 169 838 144

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scale | NTS for A1 job no. | 2212-018
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approved E. NICHOLAOU* **L901**

LANDSCAPE NOTES

GENERAL

- LANDSCAPE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SITE SURVEY AND ARCHITECTURAL AND CIVIL ENGINEERING DESIGN DOCUMENTATION.
- WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN AND INDUSTRY STANDARDS UNLESS DIRECTED OTHERWISE.
- FOR ANY DISCREPANCIES CONSULT WITH THE SUPERINTENDENT BEFORE PROCEEDING WITH ANY WORKS.
- FINISHED LEVELS OF LANDSCAPE WORKS MUST NOT EXCEED CIVIL DESIGN FINISHED LEVELS. REFER TO ARCHITECTURAL, CIVIL DESIGN DRAWINGS FOR FINISHED LEVELS.
- CONTRACTOR IS TO VERIFY ALL SETOUT POINTS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORKS.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. DO NOT SCALE FROM DRAWINGS.
- VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

VERIFICATION OF SERVICES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF SERVICES WITHIN THE EXTENT OF WORKS. SERVICE LINES ARE TO BE MARKED AND BROUGHT TO THE ATTENTION OF ALL WORKERS. PERMISSION SHALL BE OBTAINED FOR ANY MODIFICATION OR TEMPORARY INTERRUPTION OF SERVICES FROM RESPECTIVE AUTHORITIES OR AS OTHERWISE ORGANISED BY CONSTRUCTION SERVICES.
- WORK SHALL NOT BE CARRIED OUT WITHIN 3.0m OF ANY SERVICE WITHOUT NOTIFYING AND LIAISING WITH THE RELEVANT AUTHORITY PRIOR.

PROTECTION OF EXISTING TREES

- ALL VEGETATION WITHIN AND ADJOINING THE WORKS AREA, SHALL BE PROTECTED FROM DAMAGE INCURRED DURING THE WORKS PROGRAM.
- ALL TREE PROTECTION WORKS TO BE IN ACCORDANCE WITH AS4370 - PROTECTION OF TREES AT CONSTRUCTION SITES. THE PROJECT ARBORIST SHALL CARRY OUT A PREWORK BRIEFING OF THE WORK CREW PRIOR TO BUILDING AND EARTHWORKS OPERATIONS ESPECIALLY WHERE TPZS ARE ENCLOSED UPON.
- ALL INDIVIDUAL SURVEYED TREES SHOWN TO BE RETAINED WITHIN OR ADJOINING THE DEVELOPMENT FOOTPRINT ARE TO BE PROTECTED FROM DAMAGE DURING THE WORKS PROGRAM.
- ALL WORKS WITHIN THE TPZ TO BE UNDERTAKEN BY HAND (IE. CULTIVATION). ANY WORKS WITHIN TPZS ARE TO BE UNDERTAKEN UNDER SUPERVISION AND GUIDANCE OF THE PROJECT ARBORIST.
- ANY ENCLOSED ROOTS THAT ARE OVER 40mm IN DIAMETER ARE TO BE INSPECTED AND PRUNED BY THE PROJECT ARBORIST.
- ALL WORKS WITHIN TPZS REQUIRE A PRE INSPECTION OF THE PARTICULAR TREE BY THE PROJECT ARBORIST IN THE COMPANY OF THE WORK FOREMAN.
- ALL LANDSCAPE WORKS WITHIN THE TPZS TO BE UNDERTAKEN BY HAND (IE. CULTIVATION). ANY WORKS WITHIN TPZS ARE TO BE UNDERTAKEN UNDER SUPERVISION AND GUIDANCE OF THE PROJECT ARBORIST.
- ANY DAMAGE TO THE EXISTING TREES AND VEGETATION MUST BE RECTIFIED AT CONTRACTORS COST.
- PRUNING OF EXISTING RETAINED TREES TO IMPROVE FORM AND SHAPE SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF AS4373 - PRUNING OF AMENITY TREES.

RIPPING AND TOPSOIL REQUIREMENTS

- THE AREAS TO BE TREATED WITH LANDSCAPE WORKS SHALL BE SPRAYED WITH HERBICIDE PRIOR TO GROUND PREPARATION. HERBICIDE TO BE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
- IMPORTED TOPSOIL SHALL COMPLY WITH AS4149. SOILS FOR LANDSCAPING AND GARDEN USE SHALL BE DELIVERED TO SITE WITH CERTIFICATION TO VERIFY SOIL QUALITY.
- IMPORTED TOPSOIL SHALL BE AS PER TABLE 4.
- WHERE SITE TOPSOIL IS TO BE USED, IT SHALL BE TESTED FOR COMPLIANCE WITH AS4149, AND WHERE FOUND DEFICIENT AMELIORATED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED SOIL ANALYST.
- CULTIVATION AND TOPSOIL DEPTHS SHOULD BE APPLIED TO PLANTING AREAS IN ACCORDANCE WITH TABLES 1 AND 2.
- WATER CRYSTALS SHALL BE INCORPORATED INTO THE TOPSOIL AS PER TABLE 4.
- TOPSOIL, WHETHER REUSED FROM SITE OR IMPORTED IS TO BE NON-DISPERSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CERTIFY THAT THE TOPSOIL IS NON-DISPERSIBLE BY OBTAINING A TEST FROM AN APPROVED SITE SOIL ANALYST AND PROVIDING IT TO THE SUPERINTENDENT PRIOR TO INSTALLATION.

SOURCING PLANTS

- THE QUALITY OF CONTAINER STOCK, 2SL AND GREATER, SHALL CONFORM TO THE REQUIREMENTS OF AS 2303 TREE STOCK FOR LANDSCAPE USE.
- LOCAL PROVENANCE STOCK SHOULD BE USED WHERE POSSIBLE. SUPPLY OF PLANTS THAT ARE PROPAGATED IN A NURSERY FACILITY THAT HAS BEEN ACCREDITED BY THE QUEENSLAND NURSERY INDUSTRY ASSOCIATION.
- PLANT SPECIES AND SIZES SHALL BE AS SPECIFIED IN TABLE 3a AND 3b OF L103.
- WHERE PARTICULAR PLANT SPECIES CAN NOT BE SOURCED, PLANT SPECIES SUBSTITUTIONS MUST NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT.
- EACH SPECIES TO ARRIVE ON SITE MUST HAVE IDENTIFICATION TAGS. TAGS ARE TO BE REMOVED AT END OF ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT OF ANY ISSUES SOURCED PRIOR TO DELIVERY.
- REFER TO THE MASTER PLANT SPECIES SCHEDULES FOR SPECIES USE FOR PARTICULAR AREAS, SPACINGS AND CONTAINER VOLUMES.
- SOURCING, PURCHASING, COLLECTION AND DELIVERY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT PLANT STOCK IS SUITABLE TO MEET SPECIFICATIONS.
- AT THE TIME OF INSPECTION THE SUPERINTENDENT SHALL ACCEPT OR REJECT THE PLANT MATERIAL, ANY DAMAGED OR POOR QUALITY PLANT SPECIMENS ARE TO BE REJECTED AND REPLACEMENTS ORGANISED. ALL PLANT SHALL BE FREE FROM LIVING INSECT PESTS, ANY PLANT MATERIAL NOT MEETING THE MINIMUM SIZE REQUIREMENTS AS SHOWN ON THE PLANT SCHEDULE SHALL BE REJECTED BY THE SUPERINTENDENT, AND THE CONTRACTOR SHALL REPLACE ANY REJECTED PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PLANT MATERIAL IS TO BE TRANSPORTED CORRECTLY. PLANTS IN TRANSIT SHALL BE KEPT MOIST, PROTECTED FROM THE SUN AND ANY DAMAGING WINDS AND SHALL BE SECURELY HELD IN POSITION SUCH THAT MOVEMENT IS MINIMISED.

PLANT SETOUT

- SETOUT OF PLANTING WORKS TO BE IN ACCORDANCE WITH THE DRAWINGS.
- ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT IMMEDIATELY FOR RESOLUTION.
- THE SETOUT OF THE PLANTING PLAN IS TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO PLANTING.
- CONTRACTOR IS TO MAINTAIN RELEVANT CLEARANCES FROM VEGETATION TO ALL SERVICES: UNDERGROUND SERVICES (SW, SEWER, WATER & ELECTRICAL).
- ALL SHRUB PLANTING TO BE LOCATED A MINIMUM 500mm OR HALF MATURE WIDTH OF ANY PLANT, WHICHEVER IS GREATER FROM ALL CONSTRUCTED AND GARDEN EDGES INCLUDING KERBS, WALLS AND PATHS.
- WHERE UNFORESSEEN SITE CONDITIONS, SERVICES, ROAD FURROWS, LIGHTING OR SIGNS MAY NOT ACCOMMODATE PLANTING BATTERS OR SPACINGS - AND AS A RESULT, ALTERATIONS TO PLANTING DESIGN AND SETOUT ARE REQUIRED, DESIGN ALTERATIONS MUST BE APPROVED IN WRITING BY THE SUPERINTENDENT.

PLANTING PROCEDURE

- WATER PLANTS IN CONTAINERS IMMEDIATELY PRIOR TO PLANTING.
- PLANTS SPECIES, SIZES AND DENSITIES SHALL BE AS SPECIFIED IN THE MASTER PLANT SCHEDULE.
- SQUARE HOLES SHOULD BE DUG AND THE BOTTOM AND SIDES LIGHTLY DISTURBED SO THAT ROOTS CAN PENETRATE MORE EASILY. PLANTING HOLES SHALL BE 1.5 X THE DEPTH OF THE ROOT BALL AND 2 X THE WIDTH OF THE ROOTBALL AT THE TIME OF PLANTING.
- THE HOLE SHOULD BE LIGHTLY WATERED AND ALLOWED TO SOAK AWAY BEFORE PLANTING THE FRESHLY WATERED PLANT.
- PLANTING HOLES SHALL BE PREPARED NO MORE THAN 24 HOURS PRIOR TO PLANTING.
- SLOW RELEASE FERTILISER SHALL BE AS SPECIFIED IN TABLE 4 AND AS SHOWN IN THE DETAILS. APPLY AT A RATE AND INTERVAL AS PER THE MANUFACTURER'S SPECIFICATIONS. TYPICALLY 150mm BELOW SOIL SURFACE AND 100mm AWAY FROM THE ROOT BALL.
- SOIL CONDITIONER SHALL BE INSTALLED AS SPECIFIED IN TABLE 4 AND AS SHOWN IN THE DETAILS.
- COMPLIANT TOPSOIL SHALL BE PLACED AROUND THE PLANT AS SPECIFIED IN SPECIFICATION NOTES.
- AVOID LEAVING AIR POCKETS IN BACKFILL BY CAREFULLY FIRING SOIL PROGRESSIVELY.
- AN INDENTATION AROUND THE NEW PLANT SHOULD BE FORMED TO AID WATER RETENTION.
- ALL TREES ARE TO BE STAKED WITH HARDWOOD STAKES. REFER TO STAKE SECTION BELOW.
- WATER ALL PLANTS THOROUGHLY AFTER PLANTING AND FOR THE DURATION OF THE ESTABLISHMENT MAINTENANCE PERIOD.
- ALL PLANT MATERIAL IS TO BE HARDENED OFF, NOT FORCED OR SOFT, AND SUITABLE FOR PLANTING IN THE NATURAL CLIMATIC CONDITIONS PREVAILING AT THE SITE.
- WHERE TREE PLANTING IS REQUIRED TO STREETSCAPE WORKS IT SHALL BE INSTALLED IN ACCORDANCE WITH BCC STANDARD DRAWING BSD-901 TREE PLANTING WITH TURF AREAS TO FOOTPATH AND WITH THE SPECIES NOMINATED IN THE PLANTING PLANS. REFER TO BCC STANDARD DRAWINGS SECTION OF THESE SPECIFICATION NOTES FOR ADDITIONAL BCC STANDARD DRAWING RELATING TO STREETSCAPE PLANTING WORKS.

STAKES AND TIES

- ALL TREES 2SL AND LARGER ARE TO BE STAKED WITH HARDWOOD STAKES. REFER TO TREE STAKE SCHEDULE ON DETAILS FOR NUMBER AND SIZE OF STAKES. THE PLANTS SHALL BE SECURED TO THE STAKES WITH TIES MADE FROM 50mm WIDE HESSIAN WEBBING.
- STAKES TO BE TIED WITH 50mm WIDTH HESSIAN SECURED LOOSELY TO TREE AND FIXED WITH GALV. NAILS OR STAPLES TO THE STAKES. HEIGHT OF HESSIAN TO BE 1/3 TO 1/2 FULL HEIGHT OF TREE.
- STAKES TO BE INSTALLED TO ENSURE STAKE DOES NOT DAMAGE LOWER LATERAL LIMBS. STAKES TO BE CENTRALLY POINTED AND DRIVEN 600mm INTO GROUND 150-200mm OUTSIDE OF ROOTBALL EDGES.

ROOT BARRIER

- WHERE TREES ARE LOCATED WITHIN 2m OF ROAD PAVEMENT, BUILDING STRUCTURES AND/OR UNDERGROUND SERVICES, INSTALL ROOT BARRIER AS SPECIFIED IN TABLE 4.
- WHERE TREES ARE LOCATED IN PODIUM PLANTERS ROOT BARRIER SHALL BE INSTALLED TO BASE OF PLANTERS AS PER THE LANDSCAPE DETAILS.
- ROOT BARRIER TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION.
- LENGTH OF ROOT BARRIER TRENCH TO BE 3000 EACH SIDE OF THE TREE CENTRELINE OR PREFERABLY COVER THE DRIP LINE OF A MATURE TREE, WHICHEVER IS LESSER.

ORGANIC MULCH

- ALL PLANTED AREAS AND INDIVIDUAL TREE PLANTINGS ARE TO BE MULCHED WITH WATERING COMPLIANT WITH AS 4454 COMPOSTS, SOIL CONDITIONERS AND MULCHES.
- ALL SURFACE TREATMENTS ARE TO SMOOTHLY TRANSITION INTO EXISTING SURFACES.
- PLANTING MULCH TO BE AS SPECIFIED IN TABLE 4.
- THE MATERIAL SHALL BE ORGANIC, FRAGILE, FREE OF SOIL, WEEDS, STONES, VERMIN, INSECTS OR OTHER FOREIGN MATERIAL.
- PLANTING IS TO BE MULCHED AT APPROXIMATELY 100mm THICK AND REPLUSHED IF MULCH LAYER DEGRADES BELOW 75mm DEPTH DURING MAINTENANCE PERIOD.
- MULCH TO BE KEPT CLEAR OF TREE STEMS BY 75mm AND ALL OTHER PLANTS/TIES BY 50mm.

DRAINAGE

- CONTRACTOR TO ENSURE ALL PLANTING AREAS ARE FREE DRAINING TO AVOID WATER LOGGING.
- GROUND PREPARATION WORKS AND DEPTHS TO BE CARRIED OUT IN ACCORDANCE TO THE SPECIFICATION NOTES AND TABLE 1.
- SUBSURFACE DRAINAGE TO BE CARRIED OUT AS PER DETAILS PROVIDED AND SHALL TIE INTO PROPOSED HYDRAULIC AND CIVIL STORMWATER NETWORK.

SUBSOIL DRAINS

- SUBSOIL DRAINS ARE TO BE INSTALLED TO ALL GARDEN BEDS TO ASSIST WITH DRAINAGE AND DEWATERING.
- SUBSOIL DRAINAGE IS TO BE LAID OUT IN A LINEAR ARRANGEMENT WITH A MAINLINE DRAIN CONNECTED TO THE HYDRAULIC DRAINAGE NETWORK. THE CONTRACTOR IS TO ENSURE COMPLIANCE WITH AUTHORITY REQUIREMENTS WITH REGARD TO THE CONNECTION RECORDING.
- SUBSOIL DRAINAGE CONSTRUCTION IS TO ACCORD WITH THE TYPICAL DETAILS SHOWN ON DRGS L-500b.
- AGRICULTURAL PIPE AT THE BASE OF A LASER GRADED TRENCH THE TRENCH IS TO BE GRADED TO A SLOPE UNIFORM FALLS TO THE OUTLET HYDRAULIC NETWORK CONNECTIONS/STORMWATER OUTLETS AT A MINIMUM GRADE OF 1% AND BACK-FILLED WITH WASHED RIVER GRAVEL AND COARSE DRAINAGE SAND.
- SUBSOIL DRAINAGE LATERALS ARE TO BE CONSTRUCTED OF 100mm Ø AGRICULTURAL PIPE LAID ON A PVC MEMBRANE AT THE BASE OF TRENCHES. LATERALS ARE TO BE LASER GRADED TO UNIFORMLY DRAIN TO THE MAINLINE AT A MINIMUM GRADE OF 0.5% AND TRENCHES BACK-FILLED WITH WASHED RIVER GRAVEL AND COARSE DRAINAGE SAND.
- ALL AGRICULTURAL PIPE IS TO BE SLOTTED AND SURROUNDED BY GEOTEXTILE FILTER CLOTH.
- THE CONTRACTOR IS TO REINSTATE TO THE EXTENT OF DISTURBANCE REQUIRED FOR INSTALLATION OF SUBSOIL DRAINAGE BEYOND THE EXCAVATION WORKS.

TURFING

- ALL AREAS SHOWN ON THE DRAWINGS ARE TO BE TOPSOILED AND TURFED AS DIRECTED BY THE SUPERINTENDENT UNLESS SPECIFIED OTHERWISE.
- TURF TO BE:
 - RECREATION AREA TURFING AND TO EDGES OF SHARED PATH - 'A' GRADE CYNOXON d44y4n (GREEN COUCH)
 - MIN. WIDTH TO BE MINIMUM 400mm
- AREAS TO BE TURFED SHALL BE RIPPED ALONG THE CONTOUR IN ACCORDANCE WITH TABLE 1 PRIOR TO TOPSOILING TO PROVIDE A KEY FOR THE TOPSOIL AND IMPROVE INFILTRATION OF WATER INTO THE SOIL.
- LIGHT GRADING TO EFFECT THE REQUIRED SURFACE PROFILE MAY ALSO BE NECESSARY AND SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE TOPSOIL SHALL BE COMPACTED WITH A LIGHT ROLLER TO ALL AREAS EXCLUDING WITHIN RETAINED TREE TPZS (TREE PROTECTION ZONES).
- ALL WEEDS AND THE ROOTS OF ALL NOXIOUS WEEDS SHALL BE THOROUGHLY CLEARED FROM THE SITE.
- SODS OF TURF SHALL BE THE SPECIFIED TYPE. THEY SHALL SHOW HEALTHY GROWTH AND BE OF EVEN THICKNESS WHEN DELIVERED TO SITE. THE AREA FROM WHICH THE SUPPLY OF GRASS IS TO BE OBTAINED SHALL BE MOVED BEFORE THE SODS ARE CUT.
- THE PLACING OF SODS SHALL COMMENCE IMMEDIATELY WHEN THE SOIL HAS BEEN WATERED AND FERTILISED.
- SCOTTS LANDSCAPER PRO NEW LAWS & REPAIRS OR APPROVED EQUIVALENT SHALL BE INSTALLED, RATE AND METHOD AS PER MANUFACTURERS SPECIFICATIONS.
- ON COMPLETION OF LAYING OF THE SODS, THEY SHALL BE COMPACTED BY WATERING AND ROLLING WITH A 100 TO 150kg ROLLER. EACH SOD SHALL BE BUTTED AGAINST THE PREVIOUSLY LAID SOD AND NO GAPS SHALL REMAIN BETWEEN SODS AFTER LAYING.
- IMMEDIATELY AFTER THE SODS HAVE BEEN ROLLED, APPROVED TOPSOIL SHALL BE SPREAD TO A DEPTH OF 10mm OVER THE WHOLE AREA AND THOROUGHLY WATERED.

DISESTABLISHMENT AND MAKE GOOD ANY AREAS DAMAGED BY CONSTRUCTION

- THE CONTRACTOR IS TO MAKE GOOD ANY DAMAGE TO EXISTING WORKS INCURRED AS A RESULT OF HISHER ACTIONS OR SUBCONTRACTORS. RESTORATION INCLUDES REPAIR OF THE DAMAGED AREA AND /OR REPLACEMENT OF DAMAGED ITEMS TO RETURN THE DAMAGED AREA TO ITS PREDISTURBED CONDITION. ALL RESTORATION WORK IS TO BE IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATION NOTES AND DETAILS AND TO THE SATISFACTION OF THE SUPERINTENDENT.
- DAMAGE TO EXISTING PLANTING AREAS:
 - REPLACE PLANTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES WITH THE SAME NUMBER, SPECIES AND SIZE OF PLANT AT TIME OF DAMAGE, AND CONFORMING TO THE PLANT QUALITY NOTES. REPLACE SOIL AND MULCH AS REQUIRED TO RETURN DISTURBED AREA TO THE ORIGINAL, PREDISTURBED CONDITION.
- DAMAGE TO EXISTING PATHS (CONCRETE, PAVERS, BRICKWORK):
 - REPLACE ANY CONCRETE PATHS, PAVERS OR BRICKWORK DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES WITH NEW MATERIALS TO MATCH EXISTING.
- REMOVE ALL UNWANTED MATERIALS FROM SITE INCLUDING EXCESS CONSTRUCTION MATERIAL.

ESTABLISHMENT PERIOD

- THE CONTRACTOR SHALL CARE FOR INSTALLED LANDSCAPE TREATMENTS TO ENSURE THEIR ESTABLISHMENT FOR A PERIOD OF 12 WEEKS FROM THE DATE OF PRACTICAL COMPLETION.
- UNTIL THE LANDSCAPE WORKS ARE GRANTED 'OFF MAINTENANCE' FOLLOWING THE COMPLETION OF THE 12 WEEK ESTABLISHMENT PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING WITH REGARD TO PLANT MATERIAL:
 - THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL AS A RESULT OF INCORRECT INSTALLATION.
 - THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL DUE TO POOR MAINTENANCE PRACTICES (INCLUDING THE FAILURE OF AUTOMATIC IRRIGATION SYSTEMS).
 - THE REPLACEMENT OF POOR PLANT STOCK AS SUPPLIED BY THE NURSERY (INCLUDING DISEASED PLANT MATERIAL).
 - PLANTS STOLEN DURING THE ESTABLISHMENT PERIOD ARE TO BE REPLACED AT THE PRINCIPAL'S EXPENSE PRIOR TO 'OFF MAINTENANCE'.
- GENERAL:
 - PEST OR DISEASE OUTBREAKS TO BE CONTROLLED AS REQUIRED FOR SPECIFIC OUTBREAK, ACCORDING TO BEST ENVIRONMENTAL PRACTICES. UPON DETECTION.
 - KEEP SITE CLEAN, TIDY AND SAFE FOR USE CONTINUOUSLY THROUGHOUT ESTABLISHMENT PERIOD.
 - ANY ABNORMAL PLANT GROWTH AND MISSING PLANTS ARE TO BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT.
 - WATERING:
 - MANUALLY WATER ALL PLANTING AREAS OR UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL (IF PROPOSED).
 - WATER QUALITY - PH BETWEEN 5.5 - 7.5. TOTAL SOLUBLE SALTS LESS THAN 1000MG/L. NO SUBSTANCES THAT COULD BE TOXIC TO PLANT GROWTH.
 - WATERING PROGRAM - SUBJECT TO TIME OF YEAR AND CLIMATE, EACH PLANT TO RECEIVE 4 LITRES OF WATER PER WEEK DURING THE FIRST 8 WEEKS (MINIMUM 40mm AND NO MORE THAN 150mm) - SUBJECT TO SITE CONDITIONS. WATERING FREQUENCY TO BE AS FOLLOWS:
 - WEEK 1 - 6 = 5 WATERINGS PER WEEK
 - WEEK 7 - 10 = 3 WATERINGS PER WEEK
 - WEEK 11 - 12 = 2 WATERINGS PER WEEK
 - COORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST COMMONWEALTH, STATE AND LOCAL GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME.
 - PLANTING AREAS:
 - PLANT TAGS - PLANT TAGS ARE TO BE REMOVED AT END OF ESTABLISHMENT PERIOD.
 - WEEDING - REMOVE WEEDS AS REQUIRED TO MAINTAIN PLANTING AREAS WEED FREE WHEN OBSERVED AT BI-WEEKLY INTERVALS.
 - REMULCHING - INSPECT BI-WEEKLY TO DETERMINE MULCH REQUIREMENTS. MAINTAIN AT SPECIFIED DEPTH AND LEVELS AROUND THE BASE OF PLANTS.
 - DOCUMENTATION:
 - A MAINTENANCE LOG SHOULD BE KEPT FOR THE DURATION OF THE ESTABLISHMENT PERIOD OUTLINING A MONTHLY PROGRAM AND INSPECTION REPORTING.
 - COMPLIANCE CRITERIA - THE PLANT ESTABLISHMENT PERIOD SHALL BE DEEMED COMPLETE AT THE END OF 12 WEEKS, SUBJECT TO THE FOLLOWING CRITERIA:
 - SURFACES ARE COVERED WITH THE SPECIFIED TREATMENT TO THE SPECIFIED DEPTHS.
 - PESTS, DISEASE, NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT.
 - ORGANIC MULCH SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY CONDITION AND TO THE SPECIFIED DEPTH.
 - VEGETATION IS ESTABLISHED AND WELL FORMED, AND SHOWS EVIDENCE OF GROWTH TYPICAL OF THE SPECIES AND SEASONAL CONDITIONS.
 - PLANTS HAVE HEALTHY ROOT SYSTEMS THAT HAVE PENETRATED INTO THE SURROUNDING GROUND AND NOT ABLE TO BE LIFTED OUT OF ITS PLANTING HOLE.
 - ALL FIXTURES AND IRRIGATION SYSTEM HAVE BEEN INSTALLED AND ARE OPERATING AS SPECIFIED.
 - COLLECTION AND REMOVAL OF LITTER FROM WITHIN THE PLANTERS.
 - REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS.
 - ALL NON-COMFORMANCE REPORTS AND DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT.

BRISBANE CITY COUNCIL STANDARD DRAWINGS FOR STREETSCAPE WORKS

- REFER TO THE FOLLOWING BRISBANE CITY COUNCIL STANDARD DRAWINGS TO BE REFERRED TO FOR CONSTRUCTION DETAILS:
- 1.1 BSD-2021 VEHICLE CROSSINGS (DRIVEWAY) OTHER THAN SINGLE DWELLINGS AND REAR ALLIANCE ACCESS - DETAILS SHEET 1 OF 2
 - 1.2 BSD-5218 TACTILE GROUND SURFACE INDICATOR DETAIL
 - 1.3 BSD-5231 KERB RAMP SECTIONS SHEET 1 & 2
 - 1.4 BSD-9001 TREE PLANTING WITH TURF AREAS TO FOOTPATH
 - 1.5 BSD-9051 PLANTING GENERAL NOTES SHEET 1
 - 1.6 BSD-9051 PLANTING GENERAL NOTES SHEET 2
 - 1.7 BSD-9053 TYPICAL TREE SHRUB AND TREE STOCK
 - 1.8 BSD-9082 ROOT DEFLECTION INSTALLATION ADJACENT TO EXISTING ROAD AND STRUCTURES

BCC DS
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CIELO GROUP 187 OXFORD STREET, BULIMBA STREETSCAPE PLAN LANDSCAPE SPECIFICATION NOTES

LAUD ink
landscape architecture and urban design

Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E: enquiries@laudink.com.au / J: jane@laudink.com.au
W: www.laudink.com.au

ABN 80 169 838 144



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approved | E. NICHOLAOU | **L902**

TABLE 1 - GROUND PREPARATIONS AND DEPTHS			
OPERATION	FUNCTION	PLANTING ACTIVITY	DEPTH
RIPPING	BREAK UP GROUND ALONG THE CONTOUR PRIOR TO CULTIVATION	TREE PLANTING, CONTAINER STOCK PLANTING, SEEDING AND TURFING	200mm OR 300mm FOR HEAVILY COMPACTED SOILS
CULTIVATION	PREPARE FINELY TILLED PLANTING BED AND/OR INCORPORATE SOIL AMELIORATION AGENTS	TREE PLANTING, CONTAINER STOCK PLANTING AND TURFING	150mm

TABLE 2 - PLACEMENT OF TOPSOIL	
PLANTING ACTIVITY	DEPTH
LAYING TURF	100mm MIN
TREE AND / OR CONTAINER STOCK PLANTING	300mm MIN + BACKFILL OF PLANTING HOLE

TABLE 3 - PLANT SCHEDULE						
QTY	CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE / BAG	PLANTING NOTES
TREES						
1	CUP ara	DUPANOPSIS anarcardioides	Tuckeroo	AS SHOWN	100L	
SHRUBS						
35	ABE NAN	ABELIA x grandiflora 'Nana'	Glossy Abelia	750mm	300mm	
5	ALC RUB	ALCANTAREA imperialis 'Rubra'	Imperial Bromeliad	750mm	300mm	
19	CAR mac	CARISSA macrocarpa	Desert Star	500mm	300mm	
20	CRA ova	CRASSULA ovata	Jade Plant	700mm	300mm	
4	ZAM lar	ZAMIA furfuracea	Cardboard Palm	1000mm	300mm	
GROUNDCOVERS						
19	KAL thy	KALANCHOE thyrsiflora	Flap Jack Kalanchoe	500mm	200mm	
310	LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm	
105	LOM LT	LOMANDRA 'Lime Tuff'	Lime Tuff Lomandra	400mm	200mm	
7	PEP obt	PEPEROMIA obtusifolia	Baby Rubber Plant	350mm	200mm	
19	SEN man	SENECIO mandraliscae	Blue Chalk Sticks	500mm	200mm	
100	ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	250mm	140mm	
TURF						
89m ²	CYN LEG	CYNODON dactylon 'Legend'	Green Couch			TURF TO VERGE - REINSTATE IF DAMAGED

SCHEDULE NOTES

- WHERE DISCREPANCIES OCCUR BETWEEN PLANTING QUANTITIES SHOWN ON THE PLANTING PLANS AND THE QUANTITY DERIVED FROM THE PLANT CENTRES SPECIFIED IN THE PLANT SCHEDULE THE GREATER PLANT QUANTITY SHALL BE USED.
- WHERE SITE CONDITIONS DIFFER FROM AREAS SHOWN ON THE DRAWINGS AND PLANT QUANTITIES REQUIRE MODIFICATION, A QUANTITY SHALL BE DERIVED BY USING PLANT CENTRES AS SPECIFIED IN THE PLANT SCHEDULE.
- REFER TO SOFT LANDSCAPE NOTES FOR FURTHER PLANT SETOUT DETAILS AND TECHNICAL SPECIFICATION.

TABLE 4 - FINISHES & FIXTURES SCHEDULE			
ITEM	COLOUR, SIZE AND FINISH	INSTALLATION	SUPPLIER
PT1 - FOOTPATHS AND CONCRETE DRIVEWAY	SUPPLIER: HANSON OR APPROVED EQUIVALENT COLOUR: COUNTRY GOLD FINISH: EXPOSED AGGREGATE FINISH SHALL BE ACHIEVED BY AN APPROVED TECHNIQUE TO LIGHTLY EXPOSE SAND PARTICLES WITH OCCASIONAL EXPOSURE OF COARSE AGGREGATE. A MAXIMUM OF ONE THIRD OF COARSE AGGREGATE IS TO BE EXPOSED SEALER: CCS STREETSCAPE SEALER OR APPROVED EQUIVALENT PENETRATING LOW VOC SEALER SLIP RESISTANCE: VR11 AS DEFINED IN AS/NZS 4586:2004 REFER TO CIVIL AND ENGINEERS DRAWINGS FOR CONSTRUCTION DETAILS	FOR LOCATIONS REFER TO PLAN DRGS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
TGSI - TACTILE GROUND SURFACE INDICATOR	SUPPLIER: CHELMSTONE, URBANSTONE OR APPROVED EQUIVALENT COLOUR: CCS 'Voodoo' SLIP RESISTANCE: VR11 AS DEFINED IN AS/NZS 4586:2004	FOR LOCATIONS REFER TO PLAN DRGS INSTALL AS PER MANUFACTURERS SPECIFICATION	CHELMSTONE T (07) 32793177 www.chelmstone.com.au OR APPROVED EQUIVALENT
IMPORTED TOPSOIL	TYPE: ORGANIC SOIL IMPORTED TOPSOIL SHALL COMPLY WITH AS4419 SOILS FOR LANDSCAPING AND GARDEN USE DEPTH: AS SPECIFIED TABLE 2, SPECIFICATION NOTES AND DETAILS	INSTALL AS PER SPECIFICATION NOTES AND LANDSCAPE DETAILS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
ORGANIC MULCH	TYPE: AGED FOREST MULCH SIZE: MATERIAL WITH NO MORE THAN 5% FINES BY VOLUME. AVERAGE PARTICLE SIZE APPROX 30mm x 20mm, NOT EXCEEDING 50mm LENGTH DEPTH: 100mm	INSTALL TO ALL EXTERNAL (STREETSCAPE) GARDEN BEDS AS PER SPECIFICATION NOTES AND DETAILS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
SLOW RELEASE FERTILISER - PLANTING	PRODUCT: OSMOCOTE ALL PURPOSE CONTROLLED RELEASE FERTILISER OR SIMILAR APPROVED N-P-K RATIO: 19:4 : 1:6 : 5 APPLICATION RATE: AS PER MANUFACTURERS RECOMMENDATIONS	INSTALL AS PER SPECIFICATION NOTES, TYPICAL TREE AND POT PLANTING DETAIL AND PRODUCTS SPECIFICATIONS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
SLOW RELEASE FERTILISER - TURF	PRODUCT: SCOTTS LAWN BUILDER SEED & TURF STARTER & REPAIRS OR SIMILAR APPROVED N-P-K RATIO: 21 : 0.5 : 10 APPLICATION RATE: AS PER MANUFACTURERS RECOMMENDATIONS	INSTALL AS PER SPECIFICATION NOTES AND PRODUCTS SPECIFICATIONS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
WATER CRYSTALS	PRODUCT: SCOTTS 'EVERYDROP' PREMIUM WATER STORING CRYSTALS OR SIMILAR APPROVED	INSTALL INTO TOPSOIL TO ALL PLANTING AREAS. INSTALL AS PER PRODUCTS SPECIFICATIONS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
SOIL CONDITIONER	PRODUCT: TERRACOTEM UNIVERSAL OR SIMILAR APPROVED	INSTALL AS PER SPECIFICATION NOTES AND TYPICAL TREE AND POT PLANTING DETAILS	TERRACOTEM T 1800 656 281 www.terracotem.com.au OR APPROVED EQUIVALENT
SUBSOIL DRAIN	ITEM: NYLEX STRIP DRAIN SIZE: 100mm Ø MATERIAL: PERFORATED HDPE WRAPPED IN BIDIM NON-WOVEN GEOTEXTILE	INSTALL TO MANUFACTURERS SPECIFICATION AND DETAILS SUBSOIL DRAINAGE TO TIE INTO HYDRAULIC AND CIVIL STORMWATER NETWORK	GEOFABRICS AUSTRALASIA T 07 4613 3727 www.geofabrics.com.au OR APPROVED EQUIVALENT
TIMBER EDGING	SIZE: 100x20mm TIMBER EDGE 300x50x50mm TIMBER STAKES FIXED SECURELY TO STAKES WITH 2 (MIN) GALVANISED NAILS. STAKES SHALL BE PLACED AT 2400mm CENTRES MAX. GRADE: ALL TIMBER TO BE HARDWOOD OF SINGLE SPECIES, ACC TREATED AND PF ROUGH SAWN APPEARANCE	FOR LOCATIONS REFER TO PLAN DRGS INSTALL AS PER DETAIL	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION

**BCC DS
LODGED**
16/11/2023
APPLICATION REF
A006408040

PRELIMINARY

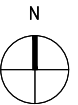
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CIELO GROUP
187 OXFORD STREET, BULIMBA
**STREETSCAPE PLAN
SCHEDULES**

LAUD ink
landscape architecture and urban design

Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E: info@laudink.com.au | J: jane@laudink.com.au
W: www.laudink.com.au

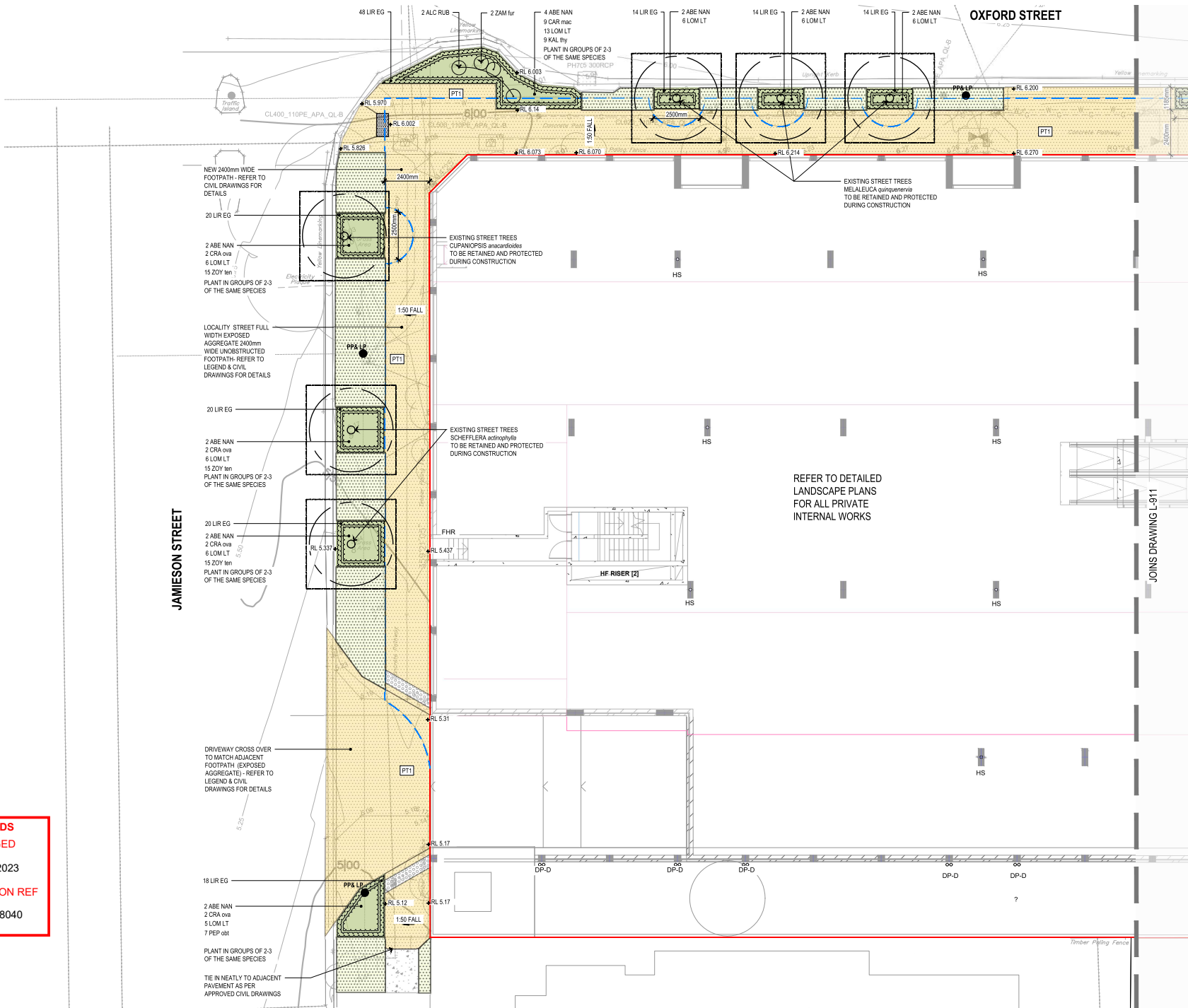
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scale | NTS for A1 job no. | 2212-018
date | NOV 2023 rev no. | C

approved | E. NICHOLAOU | **L903**



KEY PLAN
NTS

LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH AS 4970 DURING CONSTRUCTION
- TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED FEATURE SHRUB
- PROPOSED SHRUB AND GROUNDCOVER PLANTING
- EXISTING GRASSED VERGE - REINSTATE IF DAMAGED DURING CONSTRUCTION
- PT1 - HANSON 'COUNTRY GOLD' EXPOSED AGGREGATE - REFER TO FINISHES AND FIXTURES SCHEDULE FOR FURTHER DETAILS
- EXISTING CONCRETE TO BE RETAINED
- TGS1 REFER FINISHES AND FIXTURES SCHEDULE FOR DETAILS
- PROPERTY BOUNDARY
- BUILDING ABOVE
- P/PLP POWER POLE / LIGHT POLE

NOTES

1. REFER TO DRAWING L902 FOR LANDSCAPE SPECIFICATION NOTES
2. REFER TO DRAWING L903 FOR MASTER PLANT SCHEDULE AND FINISHES AND FIXTURES SCHEDULE
3. REFER TO ARCHITECT AND CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVEL DETAILS
4. REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER DRAINAGE AND WATER SERVICES DETAILS
5. REFER LANDSCAPE DETAIL DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS

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187 OXFORD STREET, BULIMBA
STREETSCAPE PLAN
PLANTING PLAN - SHEET 1

LAUD ink
landscape architecture and urban design

Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E: info@laudink.com.au / jane@laudink.com.au
W: www.laudink.com.au

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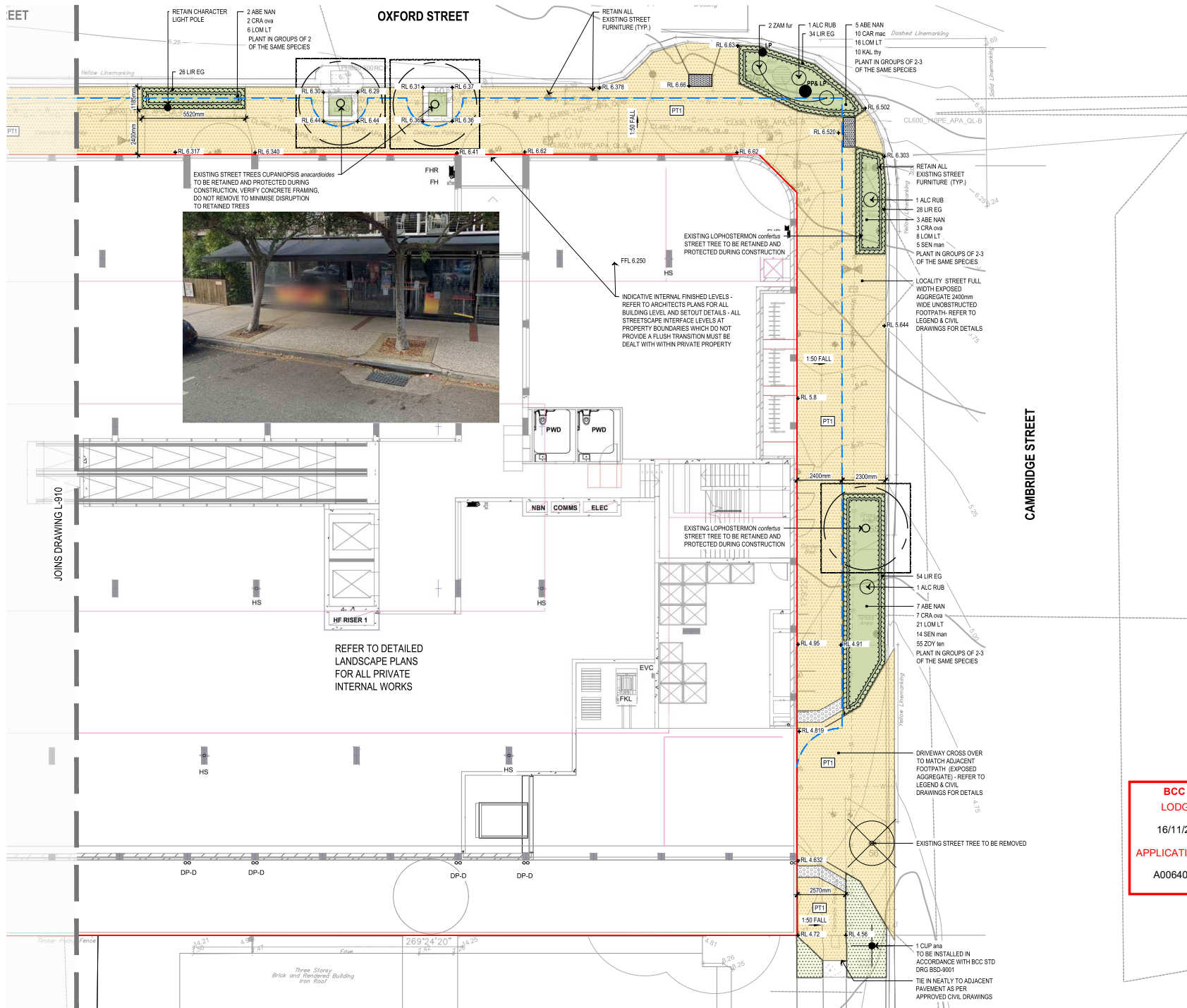
approved E. NICHOLAOU **L910**

PLAN
SCALE 1:100

BCC DS
LOGGED

16/11/2023

APPLICATION REF
A006408040



KEY PLAN
NTS

LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH AS 4970 DURING CONSTRUCTION
- TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED FEATURE SHRUB
- PROPOSED SHRUB AND GROUNDCOVER PLANTING
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- PT1 - HANSON 'COUNTRY GOLD' EXPOSED AGGREGATE - REFER TO FINISHES AND FIXTURES SCHEDULE FOR FURTHER DETAILS
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STREETSCAPE PLAN
PLANTING PLAN - SHEET 2

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landscape architecture and urban design

Office 7, 915 Ann Street, Fortitude Valley, QLD 4006
E: info@laudink.com.au / jane@laudink.com.au
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approved E. NICHOLAOU **L911**

PLAN
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