

BRISBANE CITY COUNCIL

268 PADSTOW ROAD, EIGHT MILE PLAINS QLD 4113

LOT 40 RP37944



LOCALITY PLAN
NTS

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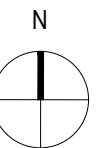
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FOUR X PROPERTIES ONE TRUST
268 PADSTOW ROAD, EIGHT MILE PLAINS QLD 4113
DETAILED LANDSCAPE PLAN
COVER SHEET

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approved | E. NICHOLAOU* | L001

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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.

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 AS4970 - PROTECTION OF TREES ON DEVELOPMENT SITES. ANY VARIATION FROM THE STANDARD IS TO BE APPROVED BY THE PROJECT ARBORIST
- ALL INDIVIDUAL SURVEYED TREES SHOWN TO BE RETAINED WITHIN OR ADJOINING THE DEVELOPMENT FOOTPRINT ARE TO BE PROTECTED FROM DAMAGE DURING THE WORKS PROGRAM
- WHERE VEGETATION TO BE RETAINED IS DAMAGED DURING CONSTRUCTION WORKS BY THE CONTRACTOR, REPAIR WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ARBORICULTURAL ADVICE, UNDER THE SUPERVISION OF THE SUPERINTENDENT.
- 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 AS4419 SOILS FOR LANDSCAPING AND GARDEN USE AND SHALL BE DELIVERED TO SITE WITH CERTIFICATION TO VERIFY SOIL QUALITY
- WATER CRYSTALS SHALL BE INCORPORATED INTO THE TOPSOIL AS PER TABLE 4
- WHERE SITE TOPSOIL IS TO BE USED, IT SHALL BE TESTED FOR COMPLIANCE WITH AS4419, 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 - REFER BELOW
- 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-DISPERSIVE BY OBTAINING A TEST FROM AN APPROVED SITE SOIL ANALYST AND PROVIDING IT TO THE SUPERINTENDENT PRIOR TO INSTALLATION.
- ANY HYDRAULIC FLOWS DIRECTED ONTO LANDSCAPED BATTERS SHOULD BE MANAGED BY CONTRACTOR TO PREVENT ANY POSSIBLE RILLING OR GULLYING FROM OCCURRING

SOURCING PLANTS

- THE QUALITY OF CONTAINER STOCK, 25L 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
- 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 AFTER PLANTING. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT OF ANY ISSUES SOURCING PLANTS
- 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 PRINCIPAL SHALL ACCEPT OR REJECT THE PLANT MATERIAL. ANY DAMAGED OR POOR QUALITY PLANT SPECIMENS ARE TO BE REJECTED AND REPLACEMENTS ORGANISED. ALL PLANTS 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 PRINCIPAL, 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.

PLANTING PROCEDURE

- WATER PLANTS IN CONTAINERS IMMEDIATELY PRIOR TO PLANTING.
- 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 TABLETS ARE TO BE INSTALLED AS SPECIFIED IN TABLE 4 AND AS SHOWN ON THE DETAILS. APPLY TABLETS AT A RATE AND DEPTH AS PER THE MANUFACTURER'S SPECIFICATIONS. TYPICALLY 150mm BELOW SOIL SURFACE AND 100mm AWAY FROM THE ROOT BALL
- 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.
- 45L STOCK ARE TO BE STAKED WITH 2 1800x50x50mm HARDWOOD STAKES. THE PLANTS SHALL BE SECURED TO THE STAKES WITH TIES MADE FROM 50mm WIDE HESSIAN WEBBING
- 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
- FOR FURTHER PLANTING DETAILS REFER TO BRISBANE CITY COUNCIL (BCC) STANDARD DRAWINGS REFERENCED.

TURFING

- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO BE TOPSOILED AND TURFED AS DIRECTED BY THE SUPERINTENDENT UNLESS SPECIFIED OTHERWISE
- TURF AS SPECIFIED IN MASTER PLANT SCHEDULE
- INSTALL TURF FERTILISER AS SPECIFIED IN TABLE 5
- TURF SHALL BE FREE OF WEEDS, SOIL PESTS AND DISEASES AND SUPPLIED AS ROLL WIDTH NOT LESS THAN 300mm
- TURF ROLLS SHALL BE PLACED BUTT HARD AGAINST EACH OTHER AND PERPENDICULAR TO THE DIRECTION OF WATER FLOW
- MAINTAIN TURFED AREAS UNTIL THE ATTAINMENT OF A DENSE CONTINUOUS SWARD OF HEALTHY GRASS OVER THE WHOLE TURFED AREA, EVENLY GREEN AND OF A CONSISTENT HEIGHT.
- WHERE TURF FAILS: LIFT FAILED TURF AND RELAY WITH NEW TURF.
- LEVELS: WHERE LEVELS HAVE DEVIATED FROM THE DESIGN LEVELS AFTER PLACING AND WATERING, LIFT TURF AND REGRADE TOPSOIL TO ACHIEVE DESIGN LEVELS.
- TOP DRESSING - WHEN THE TURF IS ESTABLISHED MOW, REMOVE CUTTINGS AND LIGHTLY TOP DRESS WITH 5mm LAYER OF COARSE PIT SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACE.

MULCH

- ALL PLANTED AREAS AND INDIVIDUAL TREE PLANTINGS ARE TO BE MULCHED TO AS 4454.
- ALL SURFACE TREATMENTS ARE TO SMOOTHLY TRANSITION INTO EXISTING SURFACES.
- PLANTING MULCH TO BE ORGANIC FRIABLE MULCH (IMPORTED COMPLAINT THESE REQUIREMENTS) AS SPECIFIED IN TABLE 4
- MULCH TO BE HOOP PINE MULCH OR OTHER APPROVED WOOD MATERIAL WITH NO MORE THAN 5% FINES BY VOLUME. AVERAGE PARTICLE SIZE APPROX. 30mm X 20mm, NOT EXCEEDING 50mm LENGTH.
- THE MATERIAL MUST BE FREE OF SOIL, WEEDS, STONES, VERMIN, INSECTS OR OTHER FOREIGN MATERIAL.
- PLANTING IS TO BE MULCHED AT APPROXIMATELY 100mm THICK AND REPLENISHED IF MULCH LAYER DEGRADES BELOW 75mm DEPTH.
- MULCH TO BE KEPT CLEAR OF TREE STEMS BY 75mm AND ALL OTHER PLANTS STEMS BY 50mm.

GRAVEL

- DECORATIVE GRAVEL AS SPECIFIED IN TABLE 4 AND INSTALLED TO 80mm THICKNESS.
- GRAVEL TO BE LAID OVER FILTER FABRIC ON EXISTING SITE SOIL AND INFILL BETWEEN UNIT PAVERS
- FILTER FABRIC IS TO BE ATLANTIS 'HYDRO NET' OR PROPEX 'FILTER FABRIC 3002'
- EXISTING SITE SOIL TO BE RAKED TO A SMOOTH EVEN GRADE REMOVING DEBRIS, STICKS AND STONE PRIOR TO LAYING OF FILTER FABRIC
- FILTER FABRIC TO BE LAID WITH A 200mm OVERLAY AT JOINTS
- SPREAD GRAVEL TO ACHIEVE A SMOOTH EVEN SURFACE AND FINISH FLUSH WITH ADJACENT SURFACE FINISHES.

UNIT PAVING

- CONCRETE UNIT PAVERS AS SPECIFIED IN TABLE 4
- A SAMPLE IS REQUIRED FOR THE SUPERINTENDENTS APPROVAL PRIOR TO INSTALLATION. SAMPLES ARE TO BE CLEANED AND SEALED PRIOR TO APPROVAL.
- THE LAYING PATTERN AND PAVING ORIENTATION IS TO CONFORM TO THE ARRANGEMENT SHOWN ON DRGS L100-L102
- UNIT PAVING SHALL BE FULLY BEDDED/HAUNCHED INTO A CEMENTITIOUS MORTAR BED NOMINALLY 50mm DEPTH. PAVERS ARE TO BE FULLY SUPPORTED BY THE MORTAR BED WITH NO AIR Voids IN THE MORTAR BED ALLOWING FOR 200mm WIDTH GRAVEL INFILL BETWEEN PAVERS
- PAVERS FROM DIFFERENT BATCHES ARE TO BE BLENDED TO MINIMISE VARIATIONS IN APPEARANCE AND MAXIMISE COLOUR UNIFORMITY
- SITE CUT PAVERS TO MAINTAIN SHARP ARRISSES, ACCURATE JOINTS AND MARGINS

DRAINAGE

- CONTRACTOR TO ENSURE ALL PLANTING AREAS ARE FREE DRAINING TO AVOID WATERLOGGING
- GROUND PREPARATION WORKS AND DEPTHS TO ON GROUND PLANTING AREAS TO BE CARRIED OUT IN ACCORDANCE TO THE SPECIFICATION NOTES AND TABLE 1
- SUBSURFACE DRAINAGE TO BE CARRIED OUT AS DETAILED UNDER SUBSOIL DRAINS AND 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 REQUIREMENTS.
- SUBSOIL DRAINAGE CONSTRUCTION IS TO ACCORD WITH THE TYPICAL DETAILS SHOWN ON DRG L200
- AGRICULTURAL PIPE AT THE BASE OF A LASER GRADED TRENCH. THE TRENCH IS TO BE GRADED TO ACHIEVE UNIFORM FALLS TO THE OUTLET HYDRAULIC NETWORK CONNECTION/STORMWATER OUTLETS AT A MINIMUM GRADE OF 1.0% 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.

TIMBER

- ALL TIMBER TO BE ACQ TREATED ROUGH SAWN AP
- PEARANCE GRADE HARDWOOD OF A SINGLE SPECIES UNLESS NOTES OTHERWISE
- ALL TIMBER IN CONTACT WITH GROUND TO BE PREVENTIVE TO AS 1604 AND HAVE A TREATED TO HAZARD CLASS H5 AND HAVE A DURABILITY CLASS 1 OR 2 TO AS 5604.
- ALL TIMBER TO BE FREE OF KNOTS, SPLINTERS, CRACKS OR MAJOR DEFECTS.

TIMBER EDGING

- TIMBER EDGE TO BE INSTALLED BETWEEN ALL PLANTING AND DECORATIVE GRAVEL INTERFACES. REFER LOCATIONS SPECIFIED ON PLANS AND TO BE INSTALLED AS PER DETAIL.

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. ROLL DEPTH TO BE 1000mm, INSTALLED TO MANUFACTURER'S SPECIFICATION.
- LENGTH OF ROOT BARRIER TRENCH TO BE 3000 EACH SIDE OF THE TREE CENTERLINE OR PREFERABLY COVER THE DRIP LINE OF A MATURE TREE, WHICHEVER IS LESSER.

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 HIS/HER ACTIONS OR SUBCONTRACTORS. RESTORATION REQUIRES 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 STORED 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 WOULD 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 6 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
 - CO-ORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST COMMONWEALTH, STATE AND LOCAL GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME
- PLANTING AREAS:
 - 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

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IRRIGATION SYSTEM PERFORMANCE SPECIFICATION - COMMON AND PRIVATE AREAS

- DESIGN AND CONSTRUCT:**
- IN-GROUND FIXED POSITION IRRIGATION, INCLUDING PUMPS, CONTROLLERS, BACKFLOW DEVICE AND ANCLLARY COMPONENTS AS NECESSARY, TO ALL (SOFT LANDSCAPE) GARDEN BED AND TURFED PLANTING AREAS (BOTH COMMON AND PRIVATE AREAS), EXCEPT HARD PAVEMENT/FOOTPATH AREAS.
 - EMITTERS TO ALSO BE INSTALLED (WITHIN PRIVATE PROPERTY ALONG THE PROPERTY STREET FRONTAGES) ALLOWING WATERING OF THE TURFED VERGE.
 - THE DESIGN OF NEW IRRIGATION COMPONENTS SHALL BE CARRIED OUT BY A SUITABLY QUALIFIED, CERTIFIED IRRIGATION DESIGNER. PRIOR TO INSTALLATION, THE PROPOSED DESIGN SHALL BE SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL AND DETERMINATION AS TO ITS SUITABILITY.

- WATER SOURCE:**
- IRRIGATION SYSTEM TO BE CONNECTED TO MAINS SUPPLY (TOWN WATER) CONTRACTOR TO VALVE THE IRRIGATION SYSTEM APPROPRIATELY TO ENSURE PRESSURE IS ADEQUATE
 - CONTRACTOR TO ENSURE A BACKFLOW PREVENTION DEVICE IS INSTALLED TO COUNCILS REQUIREMENTS.

- PERFORMANCE:**
- IRRIGATION SYSTEM TO BE FULLY AUTOMATIC PROGRAMMABLE SPRAY SYSTEM.
 - SPRAY SPRINKLERS ARE TO BE LOCATED FOR HEAD TO HEAD COVERAGE AND MINIMAL OVERSPRAY ONTO ADJACENT HARD FINISH SURFACES.
 - SUPPLIER: ADBRI MASONRY
 - TYPE: QUADRO
 - COLOUR: CHARCOAL
 - SIZE: 400x 400 x 40mm

- 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)
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 - PLANTS STORED 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

OF 30 MINUTES. ALL TESTING TO BE UNDERTAKEN PRIOR TO PLANTING AND MULCHING.

- AUTOMATIC CONTROLLERS SHALL BE TESTED BY INDIVIDUALLY OPERATING EACH SOLENOID VALVE FROM THE IRRIGATION CONTROLLER. THE IRRIGATION SYSTEM SHALL THEN BE TUNED AND BALANCED SO THAT THE REQUIRED QUANTITY OF WATER IS DELIVERED TO EACH OUTPUT DEVICE AND THE TIMER PROGRAM SET.
- THE CONTRACTOR SHALL PROVIDE TRAINING TO THE SUPERINTENDENT IN THE SETTING UP AND OPERATION OF THE IRRIGATION SYSTEM.
- PROVIDE 'AS CONSTRUCTED' DRAWINGS AS PART OF THE PRACTICAL COMPLETION REQUIREMENTS.

BRISBANE CITY COUNCIL STANDARD DRAWINGS

- REFER TO THE FOLLOWING BRISBANE CITY COUNCIL STANDARD DRAWINGS TO BE REFERRED TO FOR CONSTRUCTION DETAILS:

- 1.1 BSD-9001 TREE PLANTING WITHIN TURFED AREA TO FOOTPATH
- 1.2 BSD-9051 PLANTING GENERAL NOTES SHEET 1
- 1.3 BSD-9051 PLANTING GENERAL NOTES SHEET 2
- 1.4 BSD-9052 PLANTING MEDIA PROFILES (TURF AND GARDEN)
- 1.5 BSD-9053 TYPICAL TREE, SHRUB AND TUBESTOCK
- 1.6 BSD-9061 EDGING - SHEET 1 OF 3 GENERAL NOTES
- 1.7 BSD-9061 EDGING - SHEET 2 OF 3 EDGING OPTIONS
- 1.8 BSD-9061 EDGING - SHEET 3 OF 3 EDGING OPTIONS
- 1.9 BSD-9062 EDGING - TYPICAL INTERFACES
- 1.10 BSD-9082 ROOT DEFLECTION INSTALLATION ADJACENT TO EXISTING ROAD AND STRUCTURES

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 INTO NATURAL GROUND	300mm MIN

TABLE 3 - MASTER PLANT SCHEDULE					
QTY	CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE
TREES					
20	ELA eum	ELAEOCARPUS eumundii	Eumundii Qandong	AS SHOWN	45L
10	MAG LG	MAGNOLIA grandiflora 'Little Gem'	Magnolia Little Gem	AS SHOWN	45L
3	MEL ell	MELICHOPE elleryana	Pink Euodia	AS SHOWN	45L
7	WAT flo	WATERHOUSIA floribunda	Weeping Lily Pilly	AS SHOWN	45L
SHRUBS					
512	PHI XAN	PHILODENDRON 'Xanadu'	Xanadu	500mm	140mm
41	RHA exc	RHAPIS excelisa	Lady Palm	750mm	300mm
228	SYZ RES	SYZYGIUM 'Resilience'	Psyllid resistant Lily Pilly	1000mm	300mm
157	WES ZEN	WESTRINGIA fruticosa 'Zena'	Dwarf Westringia	500mm	300mm
GROUNDCOVERS / CLIMBERS					
271	DIC rep	DICHONDRA repens	Kidney Weed	200mm	140mm
125	LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm
34	LIR SW	LIRIOPE muscari 'Stripey White'	Stripey White	500mm	140mm
463	TRA jas	TRACHELOSPERMIUM jasminoides	Star Jasmine	500mm	140mm
TURF					
498m²	CYN dac	CYNODON dactylon	Green Couch	PROPOSED TURF	
41m²	CYN dac	CYNODON dactylon	Green Couch	VERGE TURF - REINSTATE IF DAMAGED	

SCHEDULE NOTES

- WHERE DISCREPANCIES OCCUR BETWEEN PLANTING QUANTITIES SHOWN ON DRAWINGS AND PLANT SCHEDULE A QUANTITY DERIVED FROM PLANT CENTRES SPECIFIED IN THE PLANT SCHEDULE SHOULD BE USED
- WHERE SITE CONDITIONS DIFFER FROM AREAS SHOWN ON THE DRAWINGS AND PLANT QUANTITIES REQUIRE MODIFICATION, A QUANTITY SHOULD 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

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 268 PADSTOW ROAD, EIGHT MILE PLAINS QLD 4113
DETAILED LANDSCAPE PLAN
NOTES AND SCHEDULES

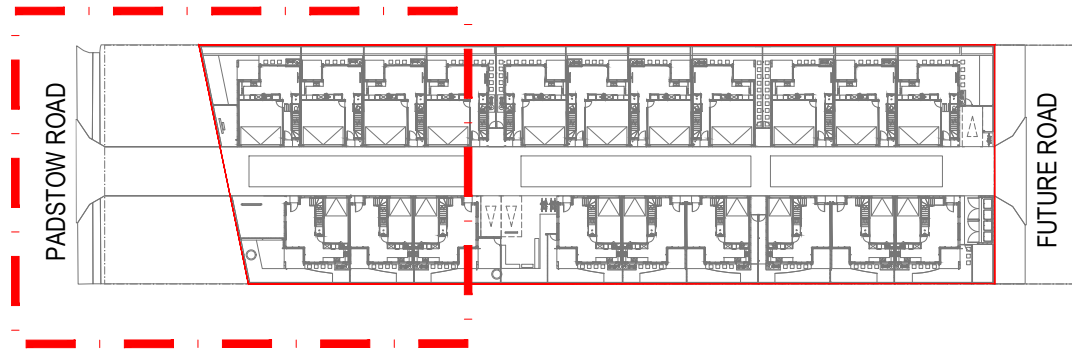


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











scale **NTS** for **A1** job no. **2408-005**
 date **APR 2026** rev no. **C**

approved **E. NICHOLAOU*** **L002**



KEY PLAN
SCALE 1:500

LEGEND

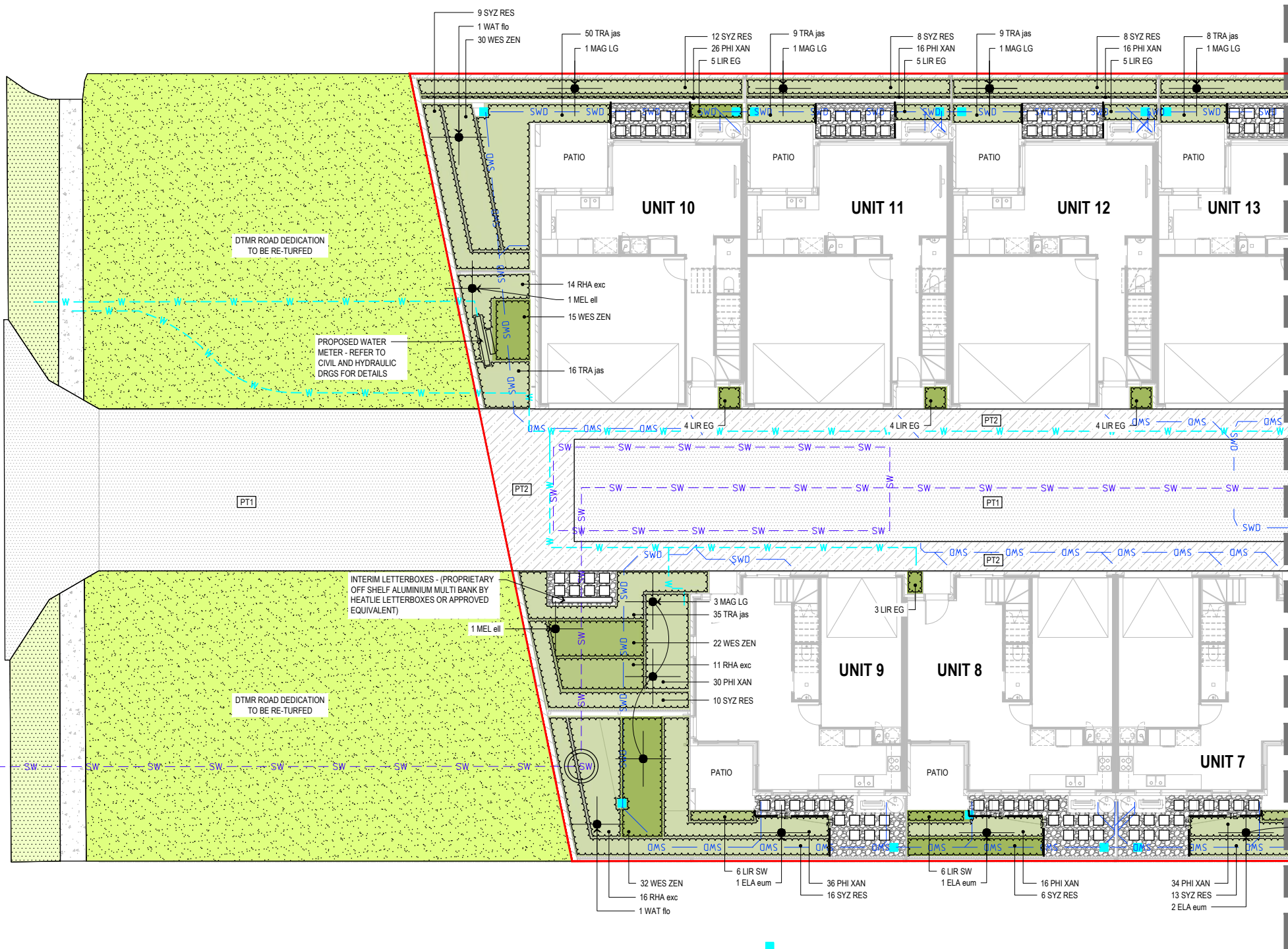
-  PROPOSED TREE
-  PROPOSED SHRUBS AND GROUNDCOVERS
-  PROPOSED TURF
-  EXISTING GRASSED VERGE - REINSTATE IF DAMAGED DURING CONSTRUCTION
-  CONCRETE AREAS - REFER TO PROJECT FINISHES AND FITMENTS SCHEDULE FOR DETAILS
-  CONTRASTING STENCILLED CONCRETE AREAS - REFER TO PROJECT FINISHES AND FITMENTS SCHEDULE FOR DETAILS
-  EXISTING CONCRETE FOOTPATH TO BE RETAINED
-  DECORATIVE GRAVEL - REFER TO FINISHES AND FITMENT SCHEDULE FOR DETAILS
-  CONCRETE UNIT PAVING - REFER TO FINISHES AND FITMENT SCHEDULE FOR DETAILS
-  TIMBER EDGING TO DETAIL - REFER TO FINISHES AND FITMENT SCHEDULE AND DETAILS
-  SWD PROPOSED STORMWATER - REFER HYDRAULICS DRGS
-  W PROPOSED WATER - REFER HYDRAULICS DRGS
-  S EXISTING SEWER
-  SW EXISTING STORMWATER
-  PROPERTY BOUNDARY

NOTES

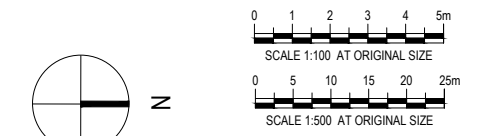
1. REFER TO DRAWING 2408-005-L002 FOR LANDSCAPE PLANTING SCHEDULE AND SPECIFICATION NOTES
2. REFER TO PROJECT FITMENTS AND FINISHES SCHEDULE FOR TILED PATIO SURFACE FINISH DETAILS
3. REFER TO ARCHITECT AND CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVEL DETAILS
4. REFER TO CIVIL ENGINEERS PLANS FOR RETAINING WALLS CONSTRUCTION DETAILS
5. REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER, DRAINAGE AND WATER SERVICES DETAILS
6. REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS OF PROPOSED FOOTPATH AND DRIVEWAY

PADSTOW ROAD

JOINS DRG 2408-005-L101



PLAN
SCALE 1:100



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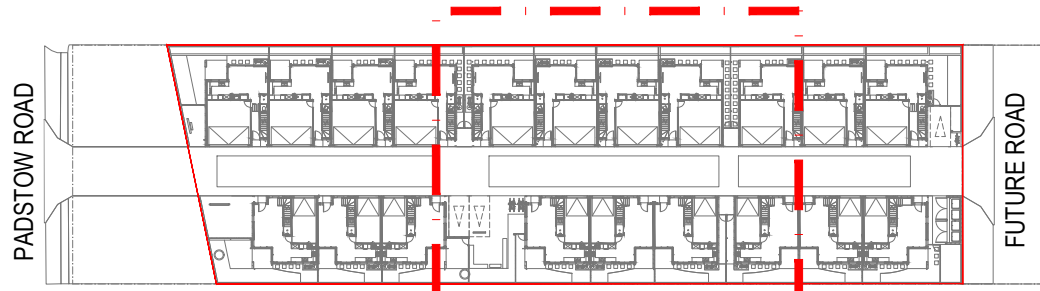
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DETAILED LANDSCAPE PLAN
PLANTING PLAN - SHEET 1

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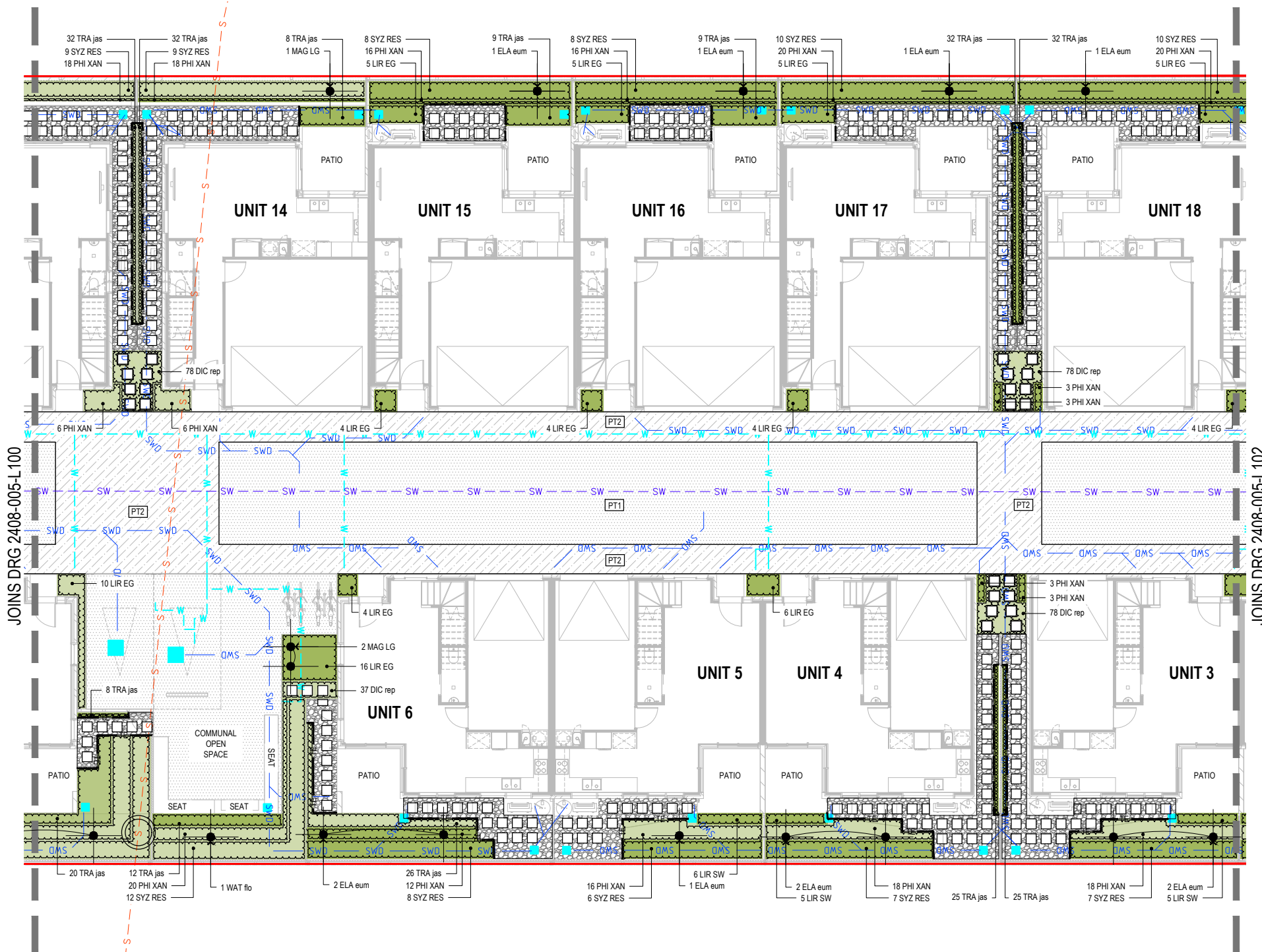
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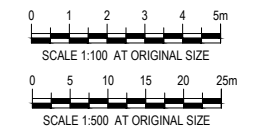
JOINS DRG 2408-005-L102

LEGEND

- PROPOSED TREE
- PROPOSED SHRUBS AND GROUNDCOVERS
- PROPOSED TURF
- EXISTING GRASSED VERGE - REINSTATE IF DAMAGED DURING CONSTRUCTION
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- S EXISTING SEWER
- SW EXISTING STORMWATER
- PROPERTY BOUNDARY

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6. REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS OF PROPOSED FOOTPATH AND DRIVEWAY



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DETAILED LANDSCAPE PLAN
PLANTING PLAN - SHEET 2

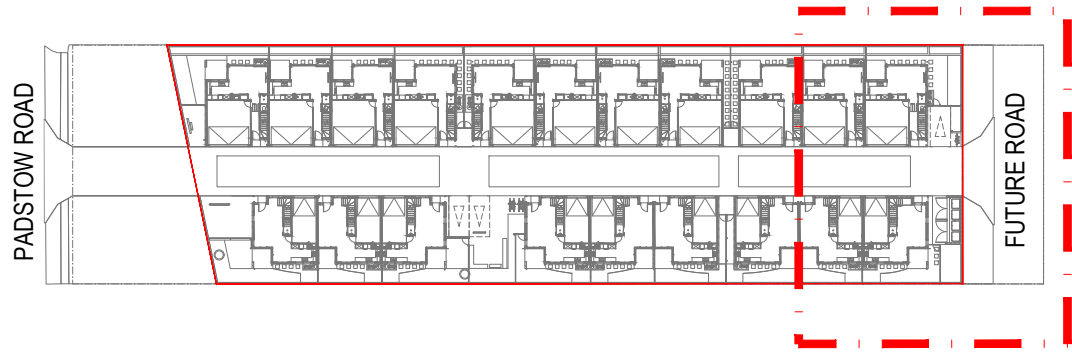
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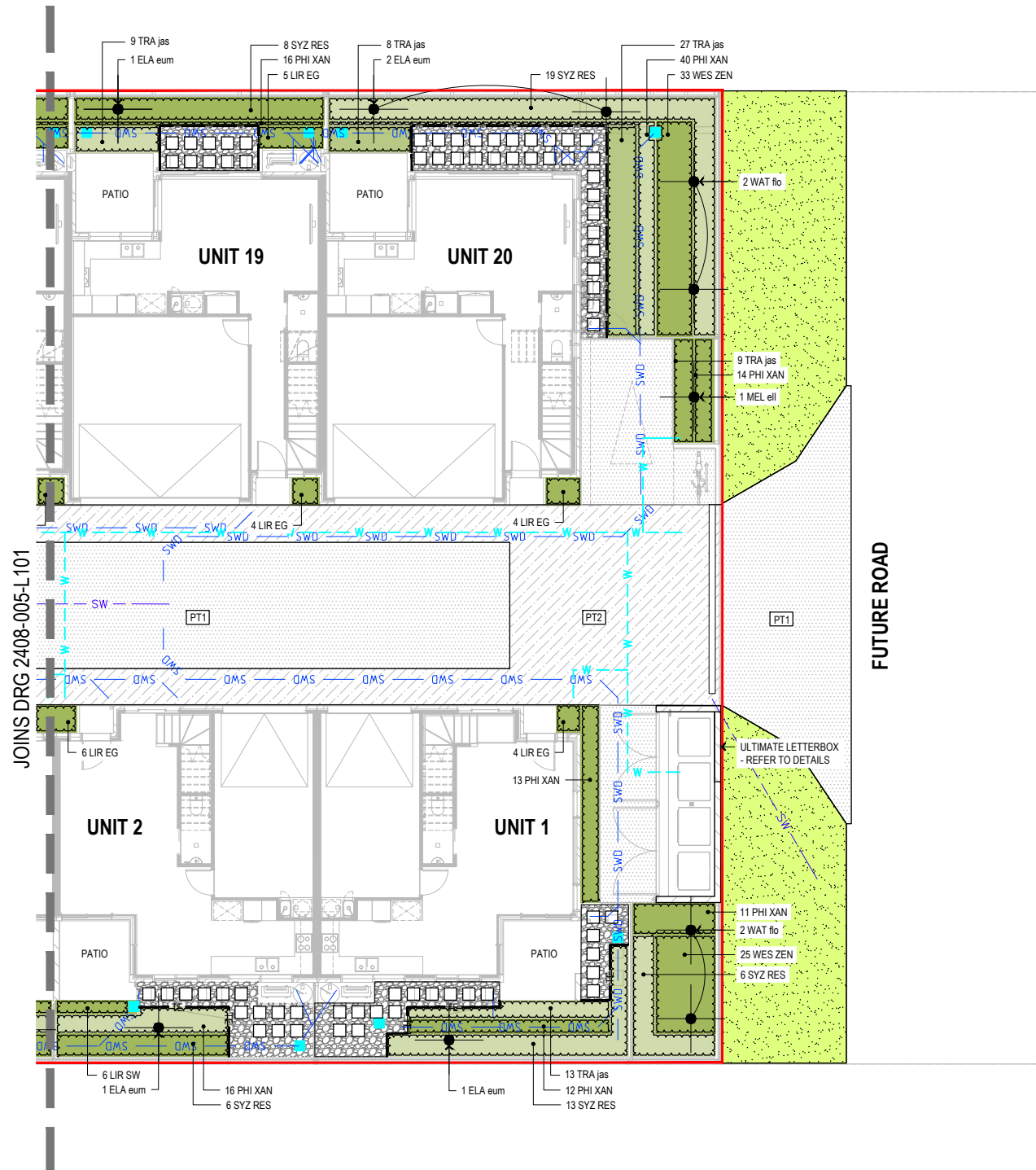
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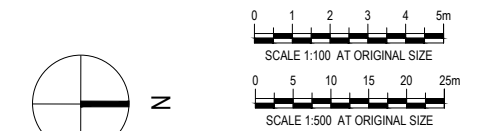
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LEGEND

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PLANTING PLAN - SHEET 3

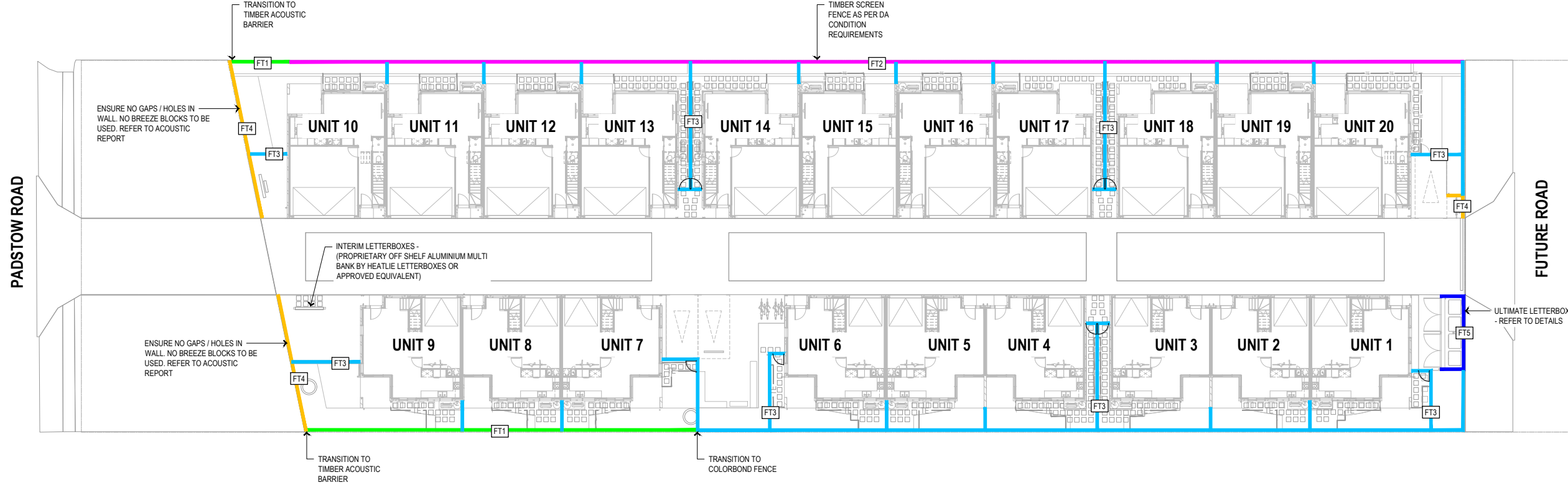
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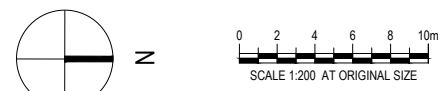
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LEGEND

- FT1 FENCE TYPE 1 - PROPOSED 1.8m HIGH (ABOVE GROUND LEVEL) TIMBER ACOUSTIC BARRIER. PAINTED MONUMENT. REFER TO DETAILS AND ACOUSTIC REPORT.
- FT2 FENCE TYPE 2 - PROPOSED 1.8m HIGH TIMBER PALING FENCING. PAINTED MONUMENT. REFER TO DETAILS
- FT3 PROPOSED 1.8m HIGH COLORBOND FENCING. POWDERCOATED MONUMENT.
- FT4 PROPOSED 1.8m HIGH AUSTRAL LA PALOMA MIRO BRICK WALL / ACOUSTIC BARRIER TO ARCHITECTS DETAIL. ENSURE NO GAPS / OPENS IN WALL (NO BREEZE BLOCKS) - REFER TO DETAILS AND ACOUSTIC REPORT.
- FT5 PROPOSED 1.8m HIGH AUSTRAL LA PALOMA MIRO BRICK WALL WITH ULTIMATE LETTERBOX. ENSURE NO GAPS / OPENS IN WALL (NO BREEZE BLOCKS) - REFER TO DETAILS.
- PROPOSED GATE - TO MATCH ADJACENT FENCE TYPE UNLESS SPECIFIED OTHERWISE IN LANDSCAPE DETAILS OR PROJECT FINISHES & FITMENT SCHEDULE. ALL GATE HARDWARE TO BE MAGNA OR APPROVED EQUIVALENT.

PLAN
SCALE 1:200



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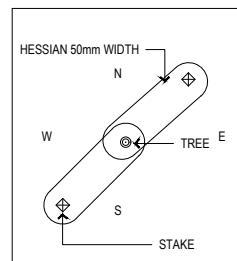
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DETAILED LANDSCAPE PLAN
SITEWIDE FENCING PLAN

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PLAN VIEW - STAKE POSITIONING AND HESSIAN LOOP (EXAMPLE WHEN PREVAILING WIND IS SOUTH EAST)

1800mm x 50mm x 50mm F14 HW NON-TREATED STAKES FREE FROM KNOTS AND WARPS ETC. INSTALLED TO ENSURE STAKE DOES NOT DAMAGE LOWER LATERAL LIMBS. STAKES TO BE CENTRALLY POINTED & DRIVEN 600mm INTO GROUND 150-200mm OUTSIDE OF ROOTBALL EDGES.

50mm WIDTH HESSIAN SECURED LOOSELY TO TREE AND FIXED WITH GALV. NAILS OR STAPLES. HEIGHT OF HESSIAN TIE TO BE 0.3 TO 0.5 OVERALL HEIGHT OF TREE - REFER TO ABOVE PLAN FOR LOOPING

TERRACOTTEM SOIL CONDITIONER APPLIED EVENLY AS PER MANUFACTURERS SPECIFICATION (AVOID PLACING UNDER ROOTBALL)

INSTALL CITYGREEN 'REEROOT' TREE ROOT BARRIER (OR APPROVED EQUIVALENT) WHERE TREES ARE LOCATED WITHIN 2m OF ROAD PAVEMENT, BUILDING STRUCTURES AND/OR UNDERGROUND SERVICES



ENSURE TOP OF ROOT BALL SITS AT NATURAL GRADE AFTER SETTLING. LIGHTLY UNSETTLE ROOTBALL/FEASE OUT ROOTS WHEN PLANTING

100mm MULCH AS SPECIFIED. MOUND MULCH ON INSIDE EDGE TO AID WATER RETENTION/FLOW INTO ROOTBALL

SLOW RELEASE FERTILISER IF REQUIRED APPLIED EVENLY AS PER MANUFACTURERS SPECIFICATION (AVOID PLACING UNDER ROOTBALL)

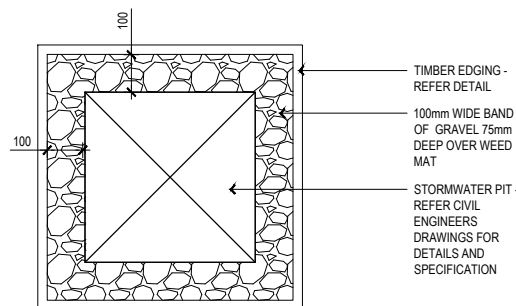
SUB-GRADE TO BE CULTIVATED/RIPPED TO 150mm DEPTH

FLARE AND RIP EDGES OF TREE PIT TO ALLOW ROOT PENETRATION AND PREVENT CIRCULAR GROWTH OF ROOTS

TREE PIT TO BE EXCAVATED TO (2 x WIDTH) AND (1.5 x DEPTH) OF ROOTBALL. TREE PIT TO BE BACKFILLED WITH IMPORTED TOPSOIL 50% MIXED WITH SITE SOIL 50%. FIRM TREE PIT PROGRESSIVELY WHEN FILLING

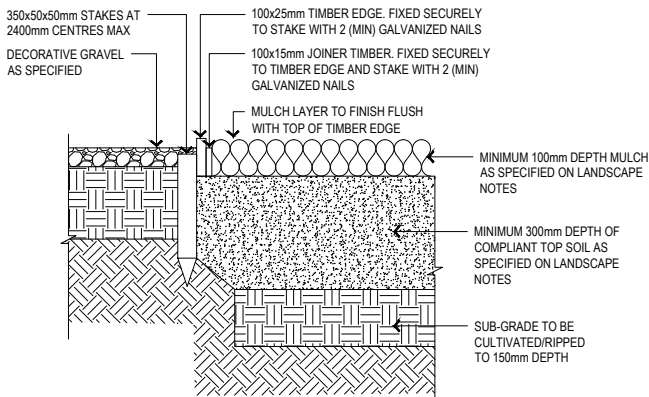
TREE IN GARDEN BED PLANTING TYPICAL DETAIL

SCALE 1:20



DRAINAGE PIT TYPICAL TREATMENT PLAN

SCALE 1:10

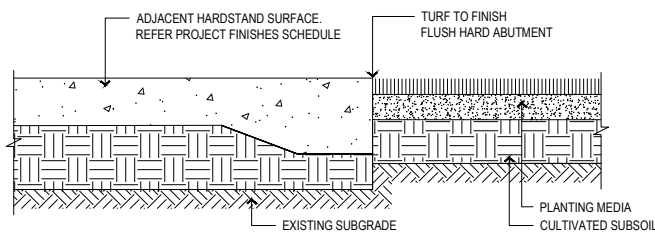


TYPICAL TURF TIMBER EDGE DETAIL

SCALE 1:10

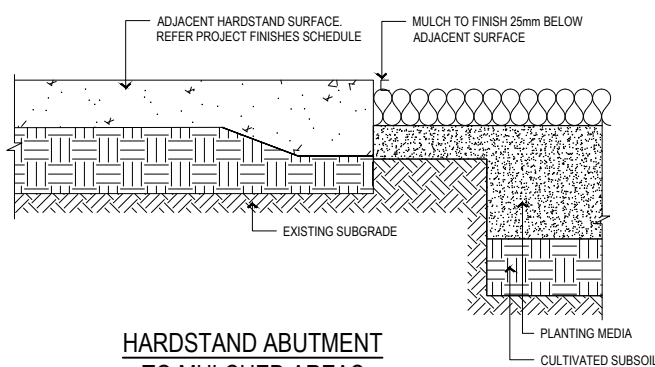
TIMBER NOTES

1. ALL TIMBER TO BE ACO TREATED ROUGH SAWN APPEARANCE GRADE HARDWOOD OF A SINGLE SPECIES
2. ALL TIMBER IN CONTACT WITH GROUND TO BE PREVENTIVE TO AS 1604 AND HAVE A TREATED TO HAZARD CLASS H5 AND HAVE A DURABILITY CLASS 1 OR 2 TO AS 5604
3. ALL TIMBER TO BE FREE OF KNOTS, SPLINTERS, CRACKS OR MAJOR DEFECTS



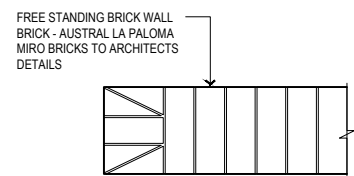
TYPICAL HARDSTAND ABUTMENT TO TURF

SCALE 1:10



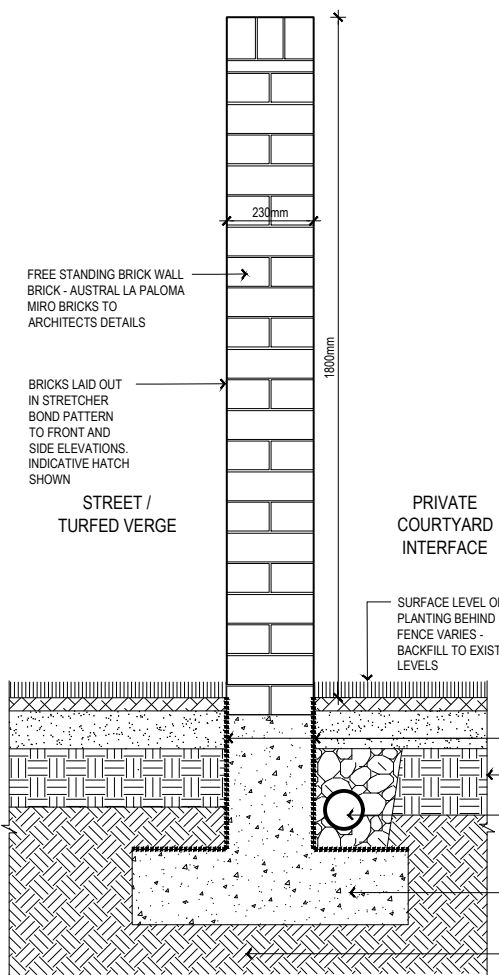
HARDSTAND ABUTMENT TO MULCHED AREAS

SCALE 1:10



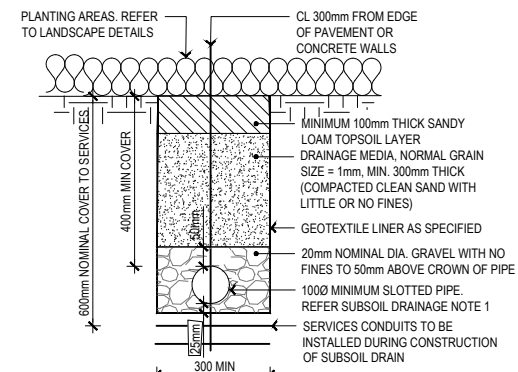
BRICK FENCE TYPICAL PLAN DETAIL

SCALE 1:10



BRICK FENCE TYPICAL ELEVATION DETAIL

SCALE 1:10

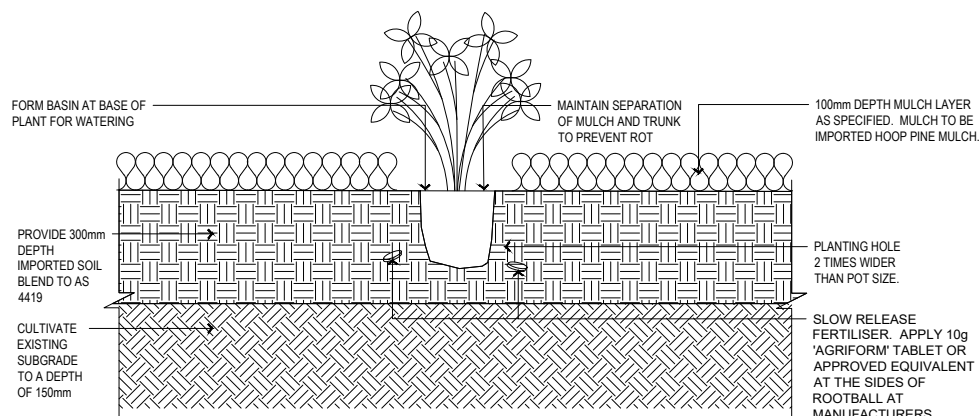


SUBSOIL DRAINAGE TYPICAL DETAIL

SCALE 1:10

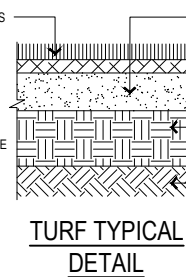
SUBSOIL DRAINAGE NOTES

1. SUBSOIL DRAIN: PERFORATED FLEXIBLE 100mm PVC PIPE SURROUNDED BY GEOTEXTILE FABRIC
2. VERIFY LOCATION OF SERVICES PRIOR TO EXCAVATION
3. BASIN BASE TO GRADE AT 0.5% TO OVERFLOW PIT CLEANOUT ACCESS TO HAVE BOLTED TRAP SCREW CAP WITH 350x350x150 CONCRETE SURROUND FINISHED FLUSH WITH GROUND FINISHED SURFACE
4. GEOTEXTILE / FILTER CLOTH: NON-WOVEN GEOTEXTILE NOT TO BE PLACED BETWEEN ANY FILTER LAYERS. IMPERVIOUS LINER MAY BE REQUIRED ADJACENT TO ROADS AND MAY ALSO BE REQUIRED SUBJECT TO SOIL TESTING REQUIREMENTS IN ACCORDANCE WITH THE WATER SENSITIVE URBAN DESIGN TECHNICAL GUIDELINES (WATER BY DESIGN) DETAIL TO BE READ IN CONJUNCTION WITH SUBSOIL DRAINAGE SECTION OF THE SPECIFICATION
- 5.
- 6.



TYPICAL POT PLANTING DETAIL

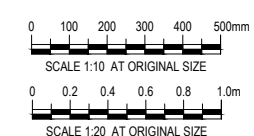
SCALE 1:10



TURF TYPICAL DETAIL

SCALE 1:10

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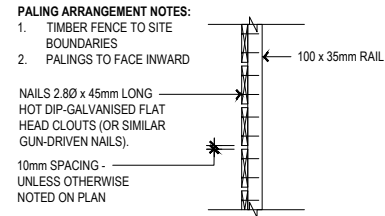


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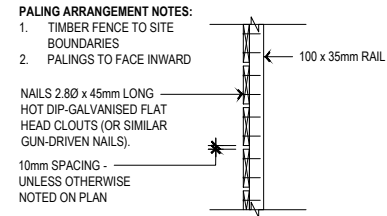
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date APR 2026 rev no. C

approved E. NICHOLAOU* L200



TIMBER FENCE TYPICAL PLAN PALING ARRANGEMENT DETAIL

SCALE 1:10



TIMBER FENCE TYPICAL PLAN PALING ARRANGEMENT DETAIL

SCALE 1:10



INDICATIVE 1.8m HIGH COLORBOND FENCE POWDERCOATED MONUMENT
NTS

POSTS:
75 x 75 (3mm THICK) HEAVY DUTY DURAGAL-PLUS SHS 2400mm LONG POST OR AS SPECIFIED BY STRUCTURAL ENGINEER

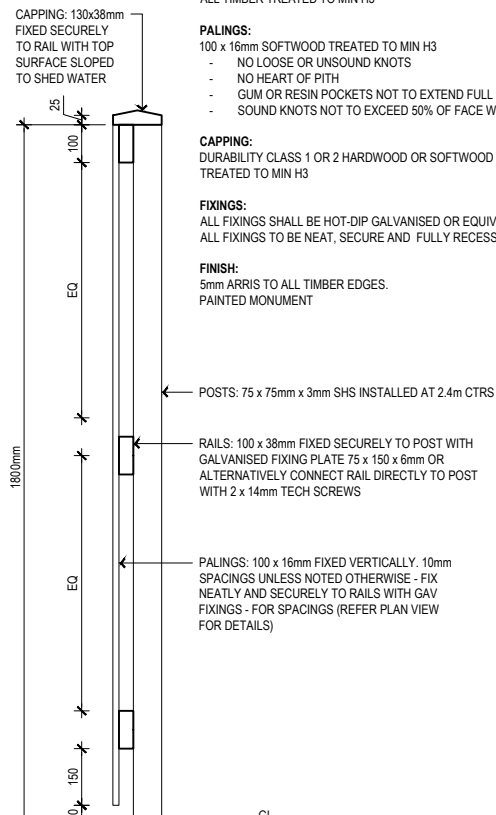
RAILS:
F11 STRUCTURAL GRADE HARDWOOD OR F5 STRUCTURAL GRADE SOFTWOOD
ALL TIMBER TREATED TO MIN H3

PALINGS:
100 x 16mm SOFTWOOD TREATED TO MIN H3
- NO LOOSE OR UNSOUND KNOTS
- NO HEART OF PITH
- GUM OR RESIN POCKETS NOT TO EXCEED FULL WIDTH
- SOUND KNOTS NOT TO EXCEED 50% OF FACE WIDTH

CAPPING:
DURABILITY CLASS 1 OR 2 HARDWOOD OR SOFTWOOD TREATED TO MIN H3

FIXINGS:
ALL FIXINGS SHALL BE HOT-DIP GALVANISED OR EQUIVALENT ALL FIXINGS TO BE NEAT, SECURE AND FULLY RECESSED

FINISH:
5mm ARRIS TO ALL TIMBER EDGES. PAINTED MONUMENT



TYPICAL TIMBER PALING FENCE SECTION DETAIL

SCALE 1:10

POSTS:
75 x 75 (3mm THICK) HEAVY DUTY DURAGAL-PLUS SHS 2400mm LONG POST OR AS SPECIFIED BY STRUCTURAL ENGINEER

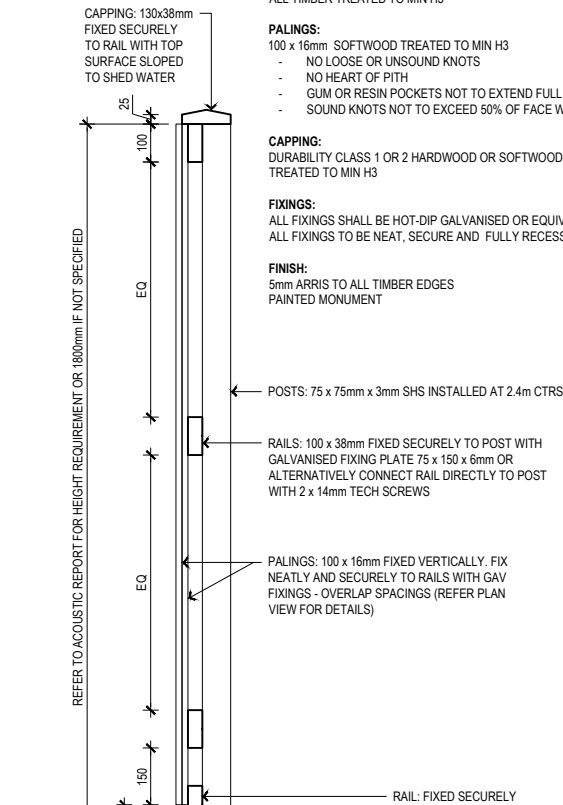
RAILS:
F11 STRUCTURAL GRADE HARDWOOD OR F5 STRUCTURAL GRADE SOFTWOOD
ALL TIMBER TREATED TO MIN H3

PALINGS:
100 x 16mm SOFTWOOD TREATED TO MIN H3
- NO LOOSE OR UNSOUND KNOTS
- NO HEART OF PITH
- GUM OR RESIN POCKETS NOT TO EXCEED FULL WIDTH
- SOUND KNOTS NOT TO EXCEED 50% OF FACE WIDTH

CAPPING:
DURABILITY CLASS 1 OR 2 HARDWOOD OR SOFTWOOD TREATED TO MIN H3

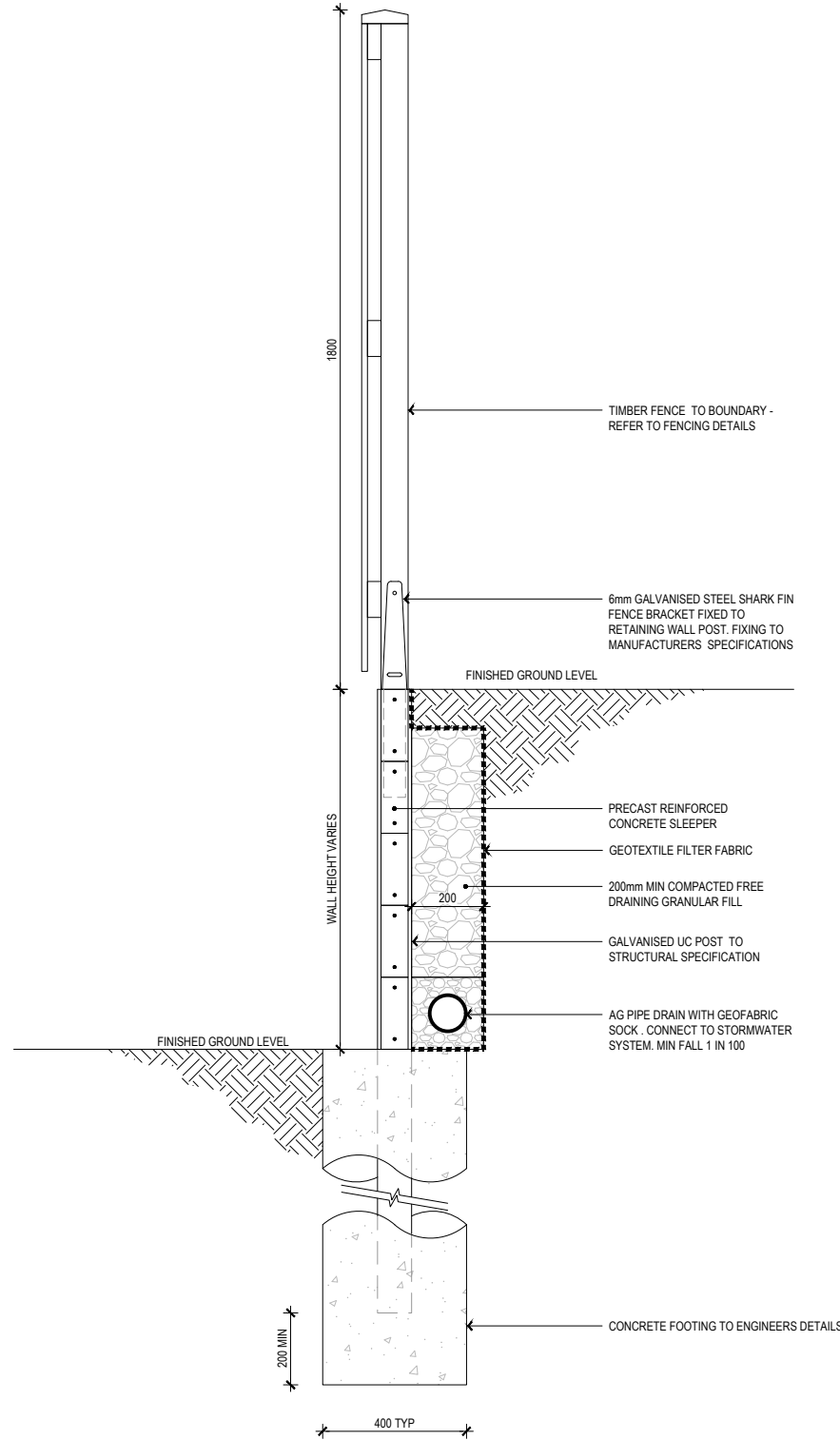
FIXINGS:
ALL FIXINGS SHALL BE HOT-DIP GALVANISED OR EQUIVALENT ALL FIXINGS TO BE NEAT, SECURE AND FULLY RECESSED

FINISH:
5mm ARRIS TO ALL TIMBER EDGES. PAINTED MONUMENT



TIMBER ACOUSTIC FENCE TYPICAL SECTION DETAIL

SCALE 1:10



CONCRETE SLEEPER RETAINING WALL WITH TIMBER FENCE TYPICAL SECTION DETAIL

SCALE 1:10

0 0.1 0.2 0.3 0.4 0.5m
SCALE 1:10 AT ORIGINAL SIZE

PRELIMINARY

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268 PADSTOW ROAD, EIGHT MILE PLAINS QLD 4113
DETAILED LANDSCAPE PLAN DETAILS - SHEET 2

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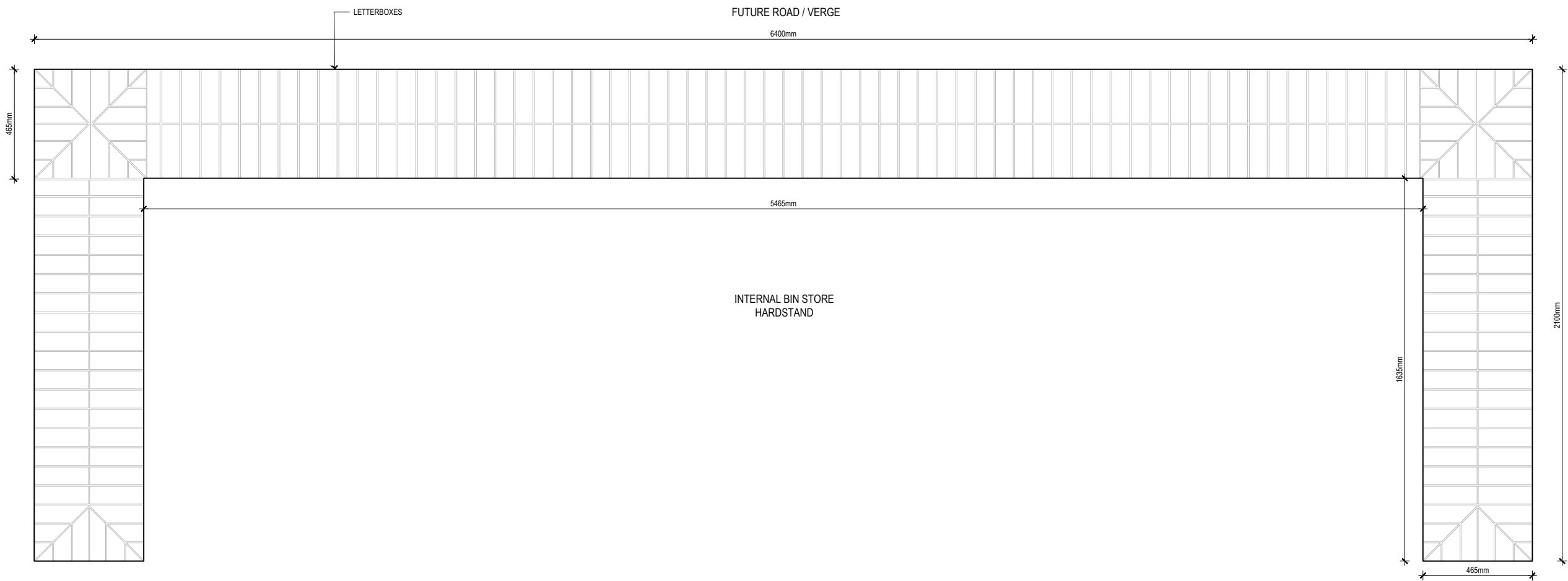
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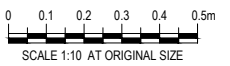
PLAN - FREE STANDING BRICK WALL
WITH INTEGRATED GROUPED MAILBOXES

SCALE 1:10



INDICATIVE IMAGE AUSTRAL LA PALOMA
MIRO BRICK WALL

NTS



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DETAILS - SHEET 3

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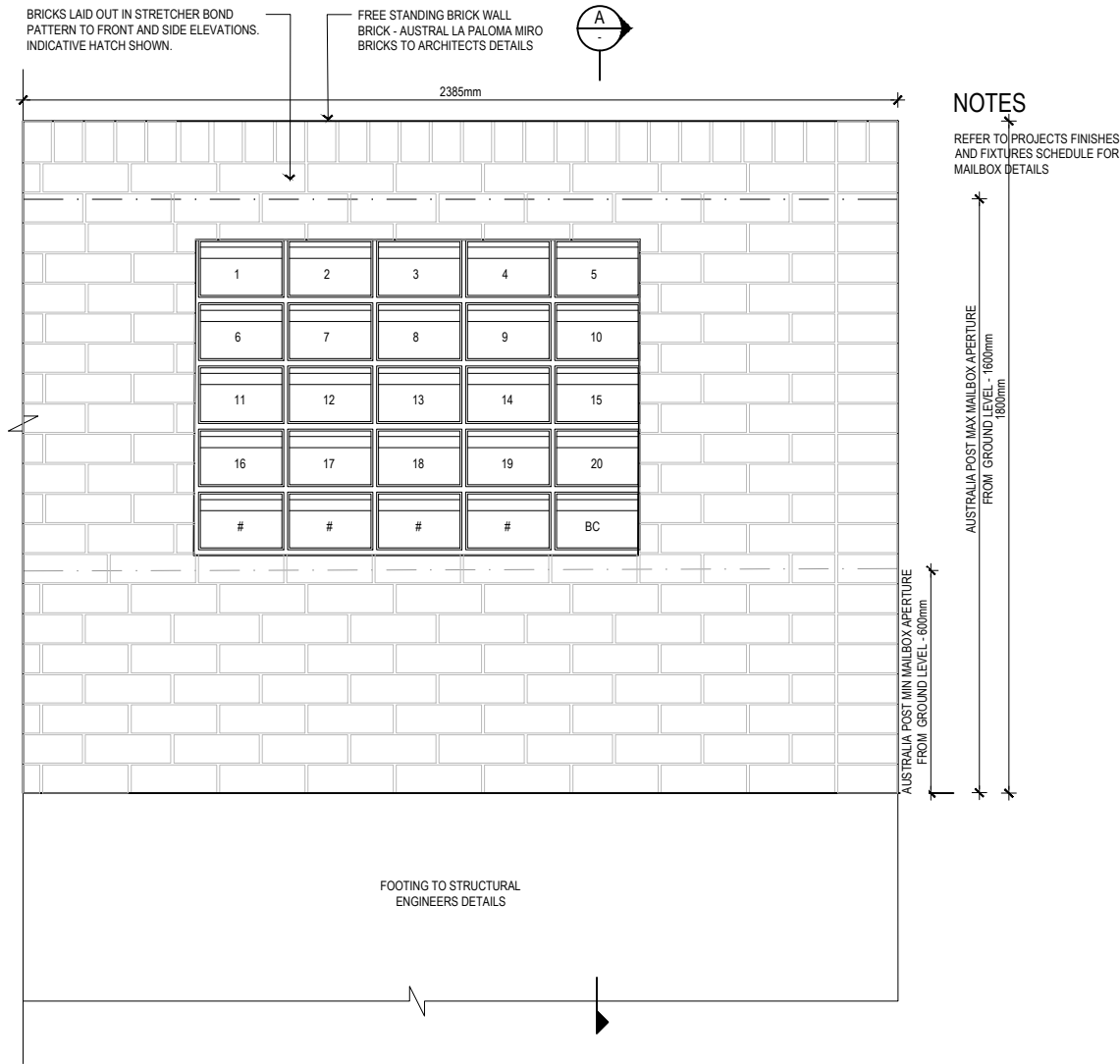
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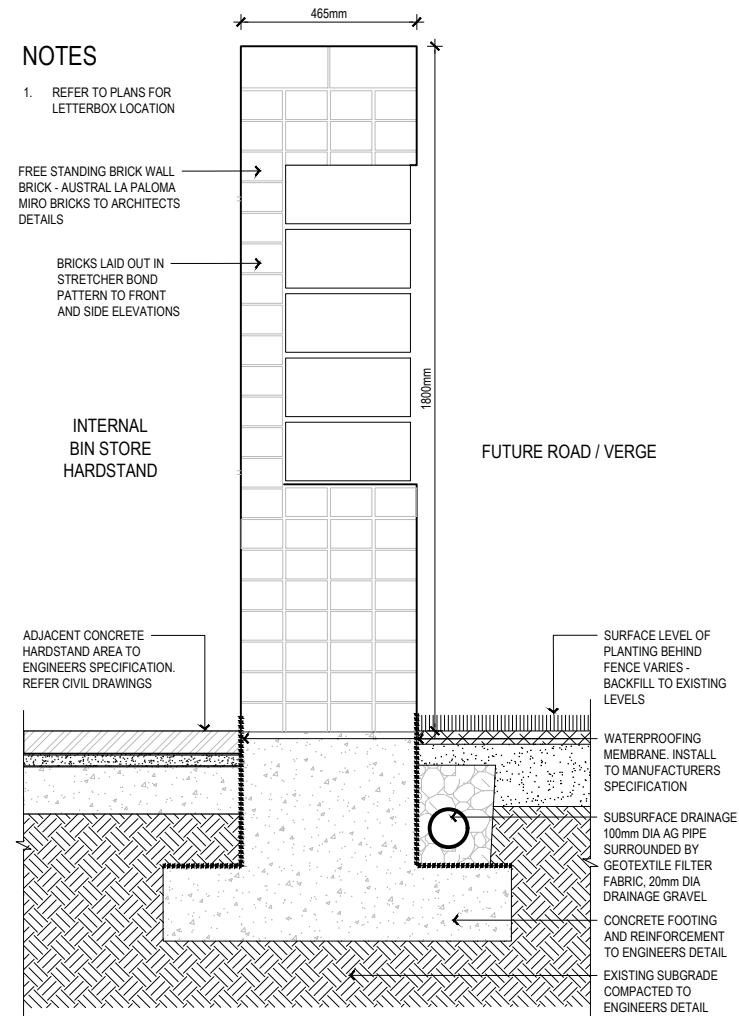
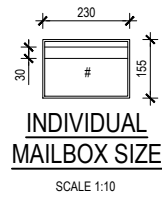
scale	AS SHOWN for A1	job no.	2408-005
date	APR 2026	rev no.	C

approved: E. NICHOLAOU* **L202**

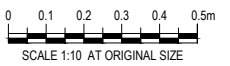
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FRONT ELEVATION - FREE STANDING BRICK WALL WITH INTEGRATED GROUPED MAILBOXES
SCALE 1:10



SECTION A - FREE STANDING BRICK WALL WITH INTEGRATED GROUP MAILBOXES
SCALE 1:10



PRELIMINARY

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268 PADSTOW ROAD, EIGHT MILE PLAINS QLD 4113
**DETAILED LANDSCAPE PLAN
DETAILS - SHEET 4**

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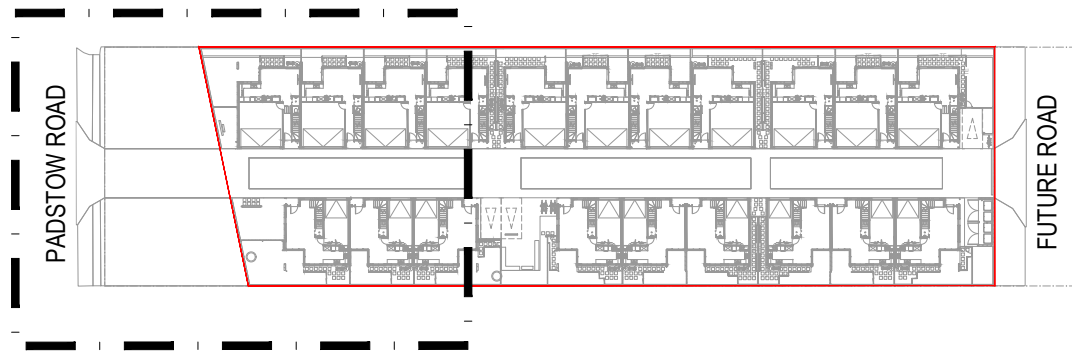
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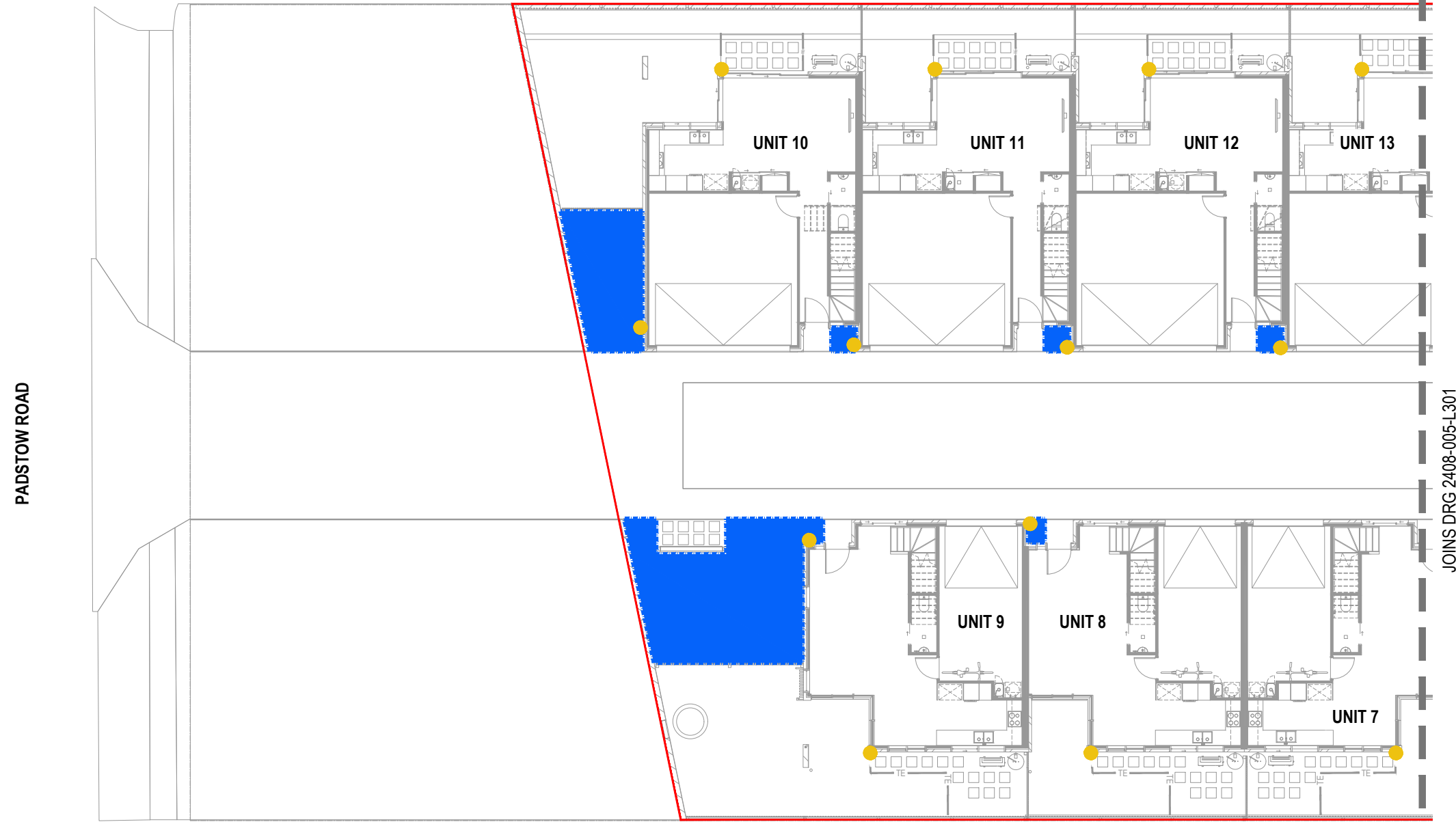
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KEY PLAN
SCALE 1:500



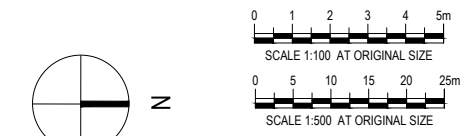
PLAN
SCALE 1:100

LEGEND

-  PROPOSED IRRIGATION EXTENTS
-  HOSE COCK GARDEN TAPS LOCATIONS - REFER TO ARCHITECTS DRGS FOR DETAILS
-  PROPERTY BOUNDARY

NOTES

1. REFER TO DRAWING 2408-005-L002 FOR LANDSCAPE PLANTING SCHEDULE AND SPECIFICATION NOTES
2. REFER TO PROJECT FITMENTS AND FINISHES SCHEDULE FOR TILED PATIO SURFACE FINISH DETAILS
3. REFER TO ARCHITECT AND CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVEL DETAILS
4. REFER TO CIVIL ENGINEERS PLANS FOR RETAINING WALLS CONSTRUCTION DETAILS
5. REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER, DRAINAGE AND WATER SERVICES DETAILS
6. REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS OF PROPOSED FOOTPATH AND DRIVEWAY



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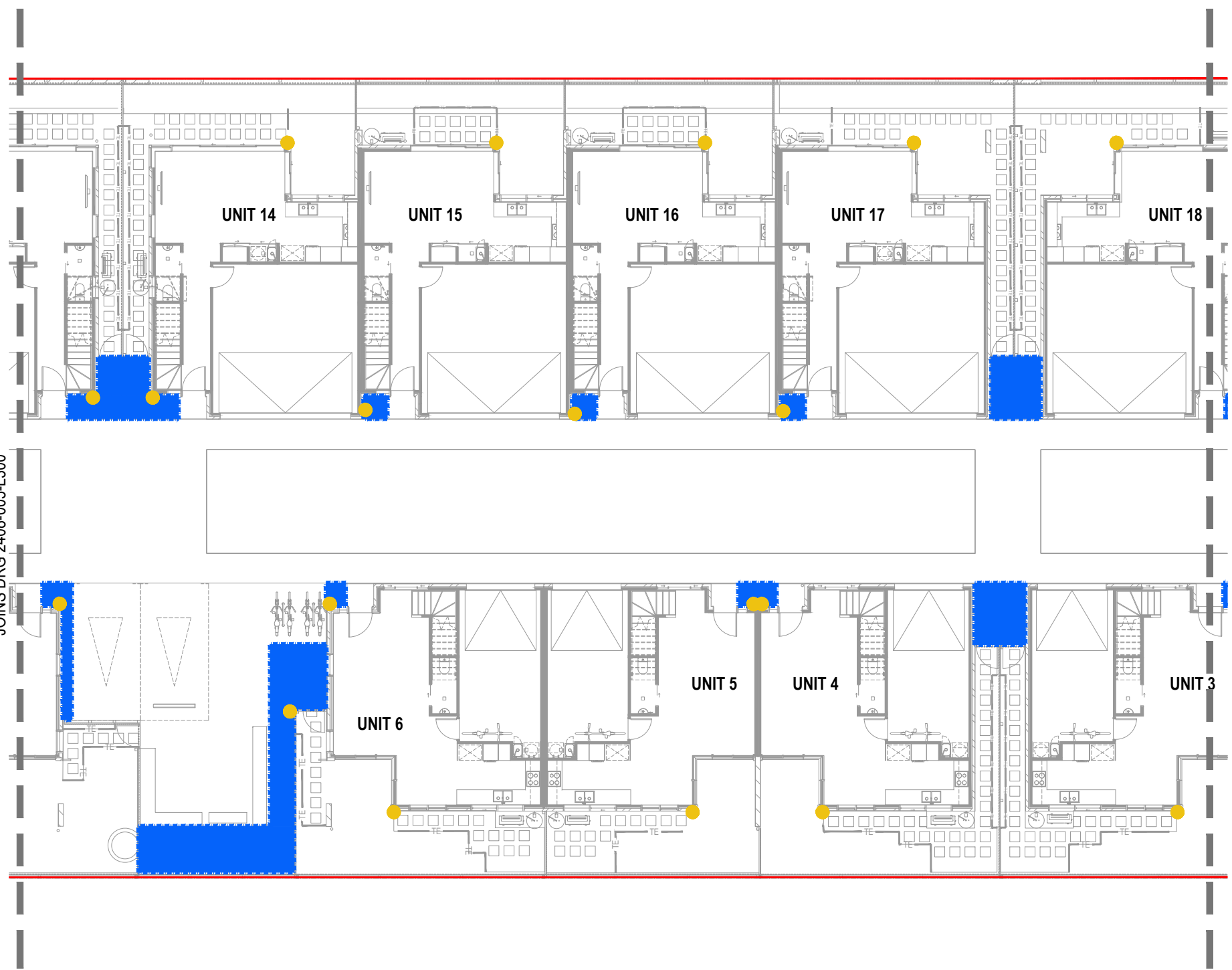
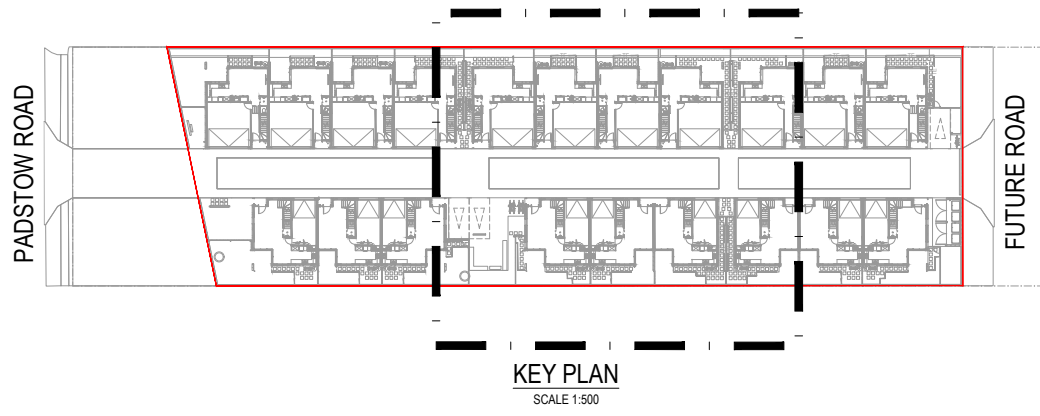
FOUR X PROPERTIES ONE TRUST
268 PADSTOW ROAD, EIGHT MILE PLAINS QLD 4113
DETAILED LANDSCAPE PLAN
IRRIGATION PLAN - SHEET 1




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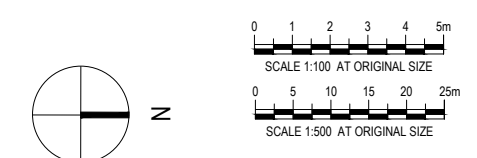
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- LEGEND**
-  PROPOSED IRRIGATION EXTENTS
 -  HOSE COCK GARDEN TAPS LOCATIONS - REFER TO ARCHITECTS DRGS FOR DETAILS
 -  PROPERTY BOUNDARY

- NOTES**
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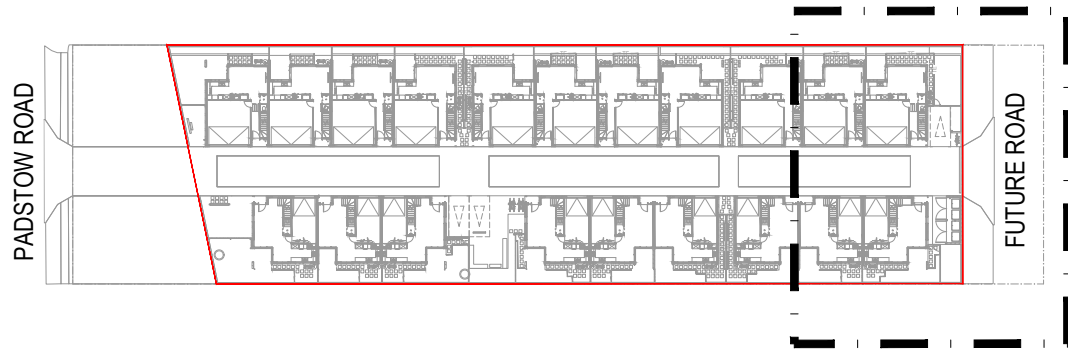
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IRRIGATION PLAN - SHEET 2

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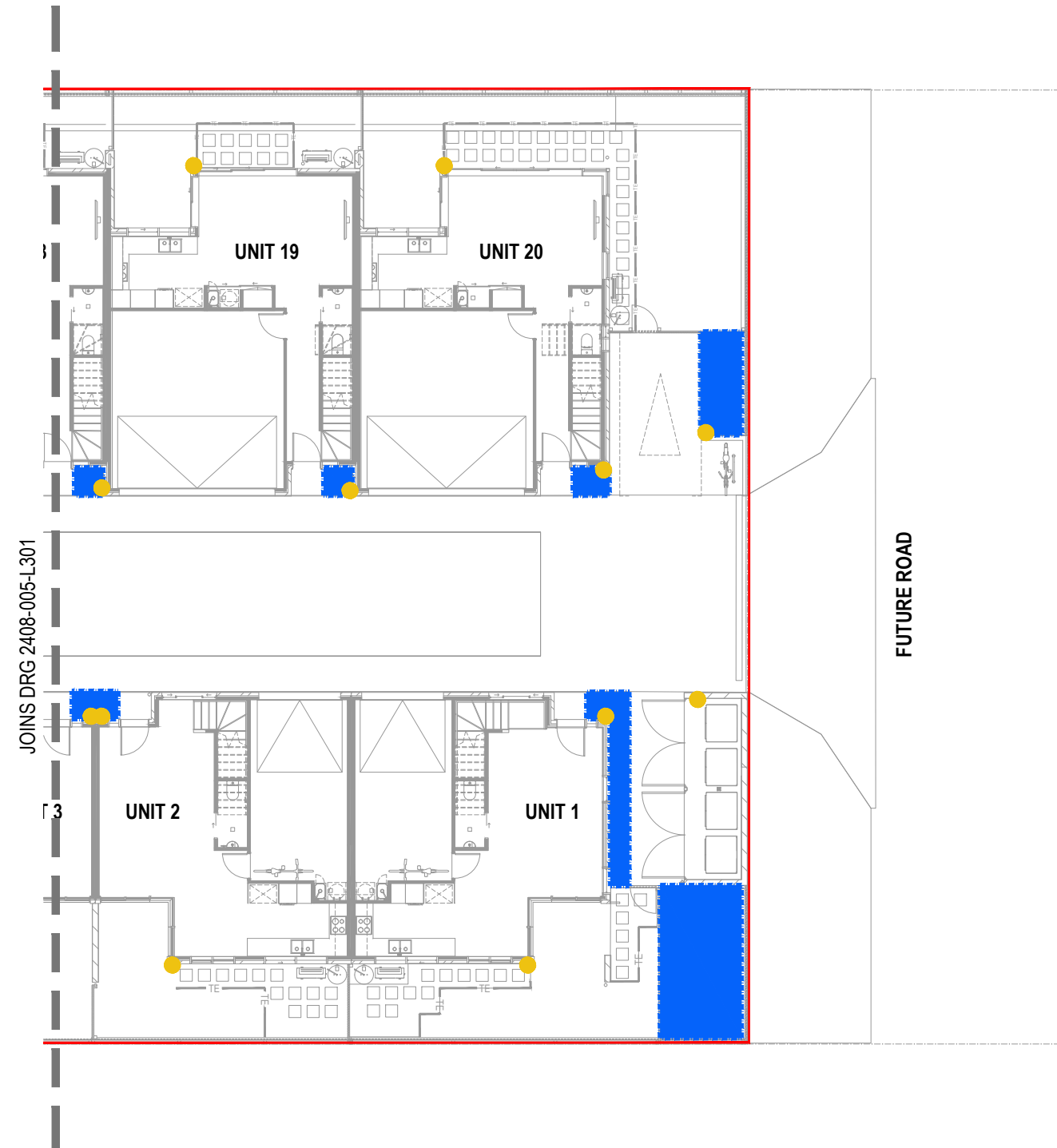
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KEY PLAN
SCALE 1:500



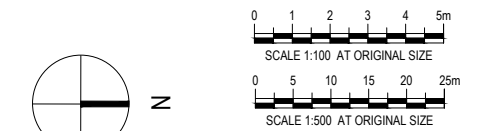
PLAN
SCALE 1:100

LEGEND

-  PROPOSED IRRIGATION EXTENTS
-  HOSE COCK GARDEN TAPS LOCATIONS - REFER TO ARCHITECTS DRGS FOR DETAILS
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IRRIGATION PLAN - SHEET 3



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