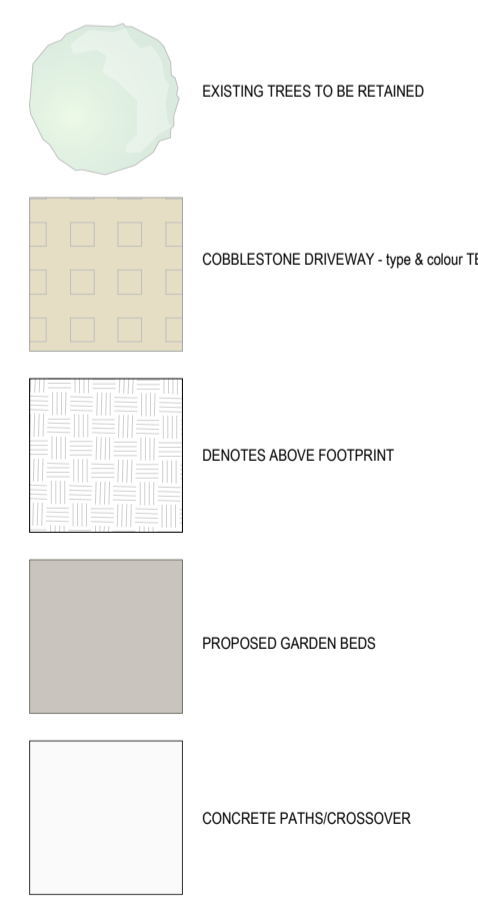


WESSEX LANE

DRAWING NOTES

1. Rainwater tank to supply irrigation system.
Tank size, pump and connections by Hydraulic Engineer
2. Provide feature screen to conceal water tank.
Surrounding planting selected to soften visual impact.
3. Garden bed containing a climate-appropriate feature tree and shrubs which respond to local character.
4. Bin storage area

KEY - undercroft



PROPOSED PLANT PALETTE



PROPOSED PLANT PALETTE



Syzygium australe 'Resilience'



Fatsia japonica



Hosta 'Halcyon'



Westringia fruticosa



Dianella caerulea 'Cassa Blue'



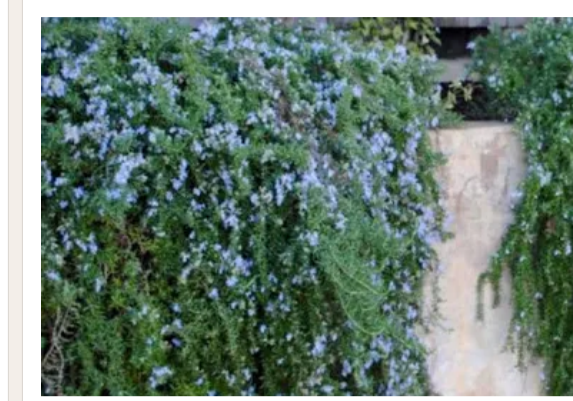
Casuarina glauca 'Cousin It'



Philodendron xanadu



Sanseveiera trifasciata 'Silver Sword'

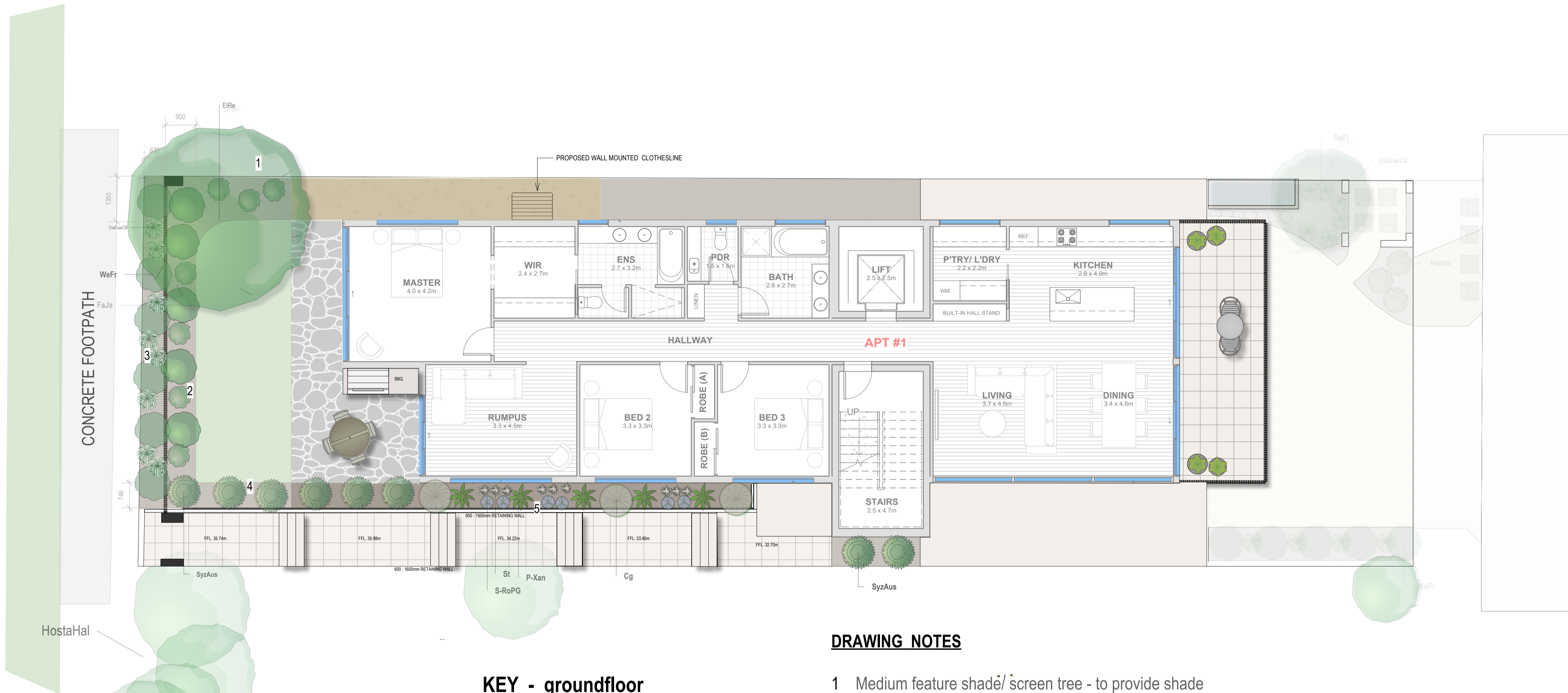


Rosmarinus officinalis Prostratus



Elaeocarpus reticulatus

WATERWORKS ROAD



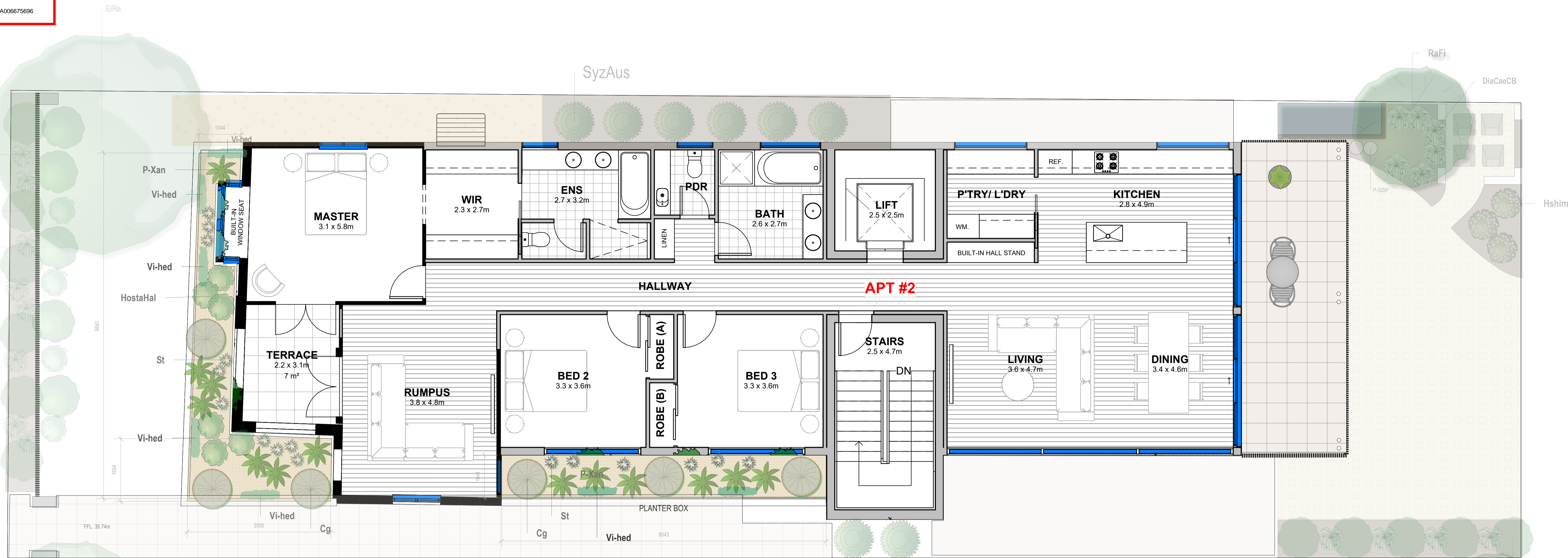
WESSEX LANE

KEY - groundfloor

- EXISTING TREES TO BE RETAINED
- GRAVEL SURFACE FINISH - type & colour TBC
- PAVING FINISH - type & colour TBC
- PROPOSED GARDEN BEDS
- PROPOSED LAWN AREA - Turf variety TBC

DRAWING NOTES

- 1 Medium feature shade/ screen tree - to provide shade in rear courtyard. Refer to proposed planting schedule
- 2 Shrub planting - shade tolerant species. Refer to proposed planting schedule
- 3 Low shrub planting to soften fence line - shade tolerant species. Refer to proposed planting schedule
- 4 Evergreen screening planting for year round privacy. Refer to proposed planting schedule
- 5 Mixed ornamental planting along retaining wall. Includes cascading species to soften wall face. Refer to proposed planting schedule.




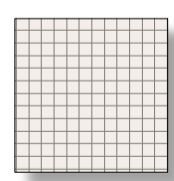

DRAWING NOTES

Planter boxes to contain engineered planting soil in accordance with AS 4419.
Soil depths to suit planting type as detailed
Plant species selected for suitability to SE Queensland climate and nominated sun/ shade conditions. Refer to proposed planting schedule.

PROPOSED PLANTING PALETTE

				
Viola hederaceae	Hosta halcyon	Casaurina glauca 'Cousin It'	Philodendron xanadu	Sansevieria trifasciata 'Silver Sword'

KEY - first floor

-  EXISTING TREES TO BE RETAINED
-  PAVING FINISH - type & colour TBC
-  ENGINEERED PLANTING SOIL TO PLANTER BOX

LANDSCAPE SPECIFICATIONS

SUB-GRADE PREPARATION

Site preparation to be carried out with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised which includes avoiding using machinery that may damage the soil profile. Sub-grade to all lawn and planted areas is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. Sub-grade to be tested prior to preparation to determine pH, salinity and potential gypsum requirements. Any gypsum required is to be applied according to manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded/ drained to prevent water discharge into neighbouring properties.

WEED CONTROL

Prior to sub-grade preparation and topsoiling, remove and dispose of all environmental weeds.

SOIL PREPARATION

Minimum topsoil depths as follows:

200mm for irrigated TURF area

400mm for garden beds

Topsoil is to be spread in maximum 200mm layers and lightly compacted. Finished level to be 75mm below garden edging to allow for mulch. Topsoil for garden beds is to be a general purpose garden soil and lightly compacted to a minimum depth of 300mm. Soil is to comply with AS-4119 2003.

MULCH

Recommended mulch for garden beds is to be an organic material such as pine bark and spread to a minimum depth of 75 - 100mm & must meet AS 4454-2012

1200mm diameter of mulch around retained trees or proposed trees in lawn area.

TREE SIZE

Canopy trees to be 2m high at time of planting.

PLANTING PROCEDURE

For a planting hole that is dry, fill with water and let drain completely. Tree roots are to be teased outwards if circling or matting is present. Place tree in the centre of the hole on firm soil, ensuring root ball is level with the surrounding soil surface and the trunk is vertical. Backfill loosely, ensuring there is no rocks/ building material. Backfilling should be in layers and firmly packed to ensure there are no large air pockets. Trees are to be staked with two 2250x70mm hardwood stakes, avoiding the rootball when driving in the ground. Trees are to be secured to each stake with a strong flexible material with enough tension to provide support but loose enough to allow for development of the tree root system.

Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of 3 years.

Slow release fertiliser is to be applied to the top of the rootball away from the trunk/ stem to manufacturers recommendations and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and a depth of 100mm

but not to come in contact with the trunk. The planting hole surface is to be shaped to minimise water logging but retain the mulch material neatly. The site must be left in a clean and safe condition.

PLANT ESTABLISHMENT PERIOD

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a period of 13 weeks following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks -

Pruning - as necessary to maintain plants health and structure, keep plants free of pests and diseases, mulching, staking and tying.

Mulch - depth of 75mm to be maintained throughout maintenance period. Watering - as often as necessary to promote healthy growth in accordance with local watering regulations.

Weeding - garden beds to remain weed free by either spraying much area with appropriate solution or by mechanical means. 3/6 monthly slow release fertiliser in accordance with manufacturers recommended application rates. Replacement of plants that have died, or have been stolen or vandalised beyond repair or regrowth with the same species as specified in the plant list within the assigned maintenance period.

TURF

Contractor to prepare subgrade and install turf to industry best practice, including minimum 100mm turf underlay, positive drainage and full soil contact. Installation to comply with manufacturer's recommendations.

IRRIGATION

Recommended that an inline dripline irrigation system to be installed to all garden areas and planter boxes using harvested storm water supply in accordance with local watering regulations; and designed by a certified irrigation designer.

GARDEN EDGING

Metal garden edging installed to the manufacturers specifications to all garden beds adjoining TURF/ gravel.

DRAINAGE

Landscape and/ or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including but not limited to surface and sub-surface drainage for all landscape areas prior to commencement of works.

QUALITY OF PLANTS AND TREES

Trees and shrubs are to be healthy nursery stock, free from insects, diseases and weeds.

Tree trunks are to be undamaged with a single straight trunk with a strong branching pattern and full canopy and not root bound with visible strong vigorous growth.

PAVING

Rigid non permeable paving to be installed in accordance with AS/NZ 2425.

Concrete base, 100mm N20 concrete. Steel reinforcement SL62 minimum of 30mm

coverage of concrete above & 40mm to the slab edge or formed joint.

Bar chairs at max. 600mm centres (AS/NZ 2425).

Sub-base crushed rock compacted to max. 100mm. Laid down with mortar 25mm.

Levels: Step down from FFL to paving surface must be no less than 50mm (AS 3227)

FL of paved area to be 99.95 with a fall of 50mm over the first metre & the 1:100

Drainage: Agricultural pipe along paving edge below ground level in the garden bed & covered with a layer of crushed rock & connected to storm water.

PAVERS IN COMPACTED GRAVEL

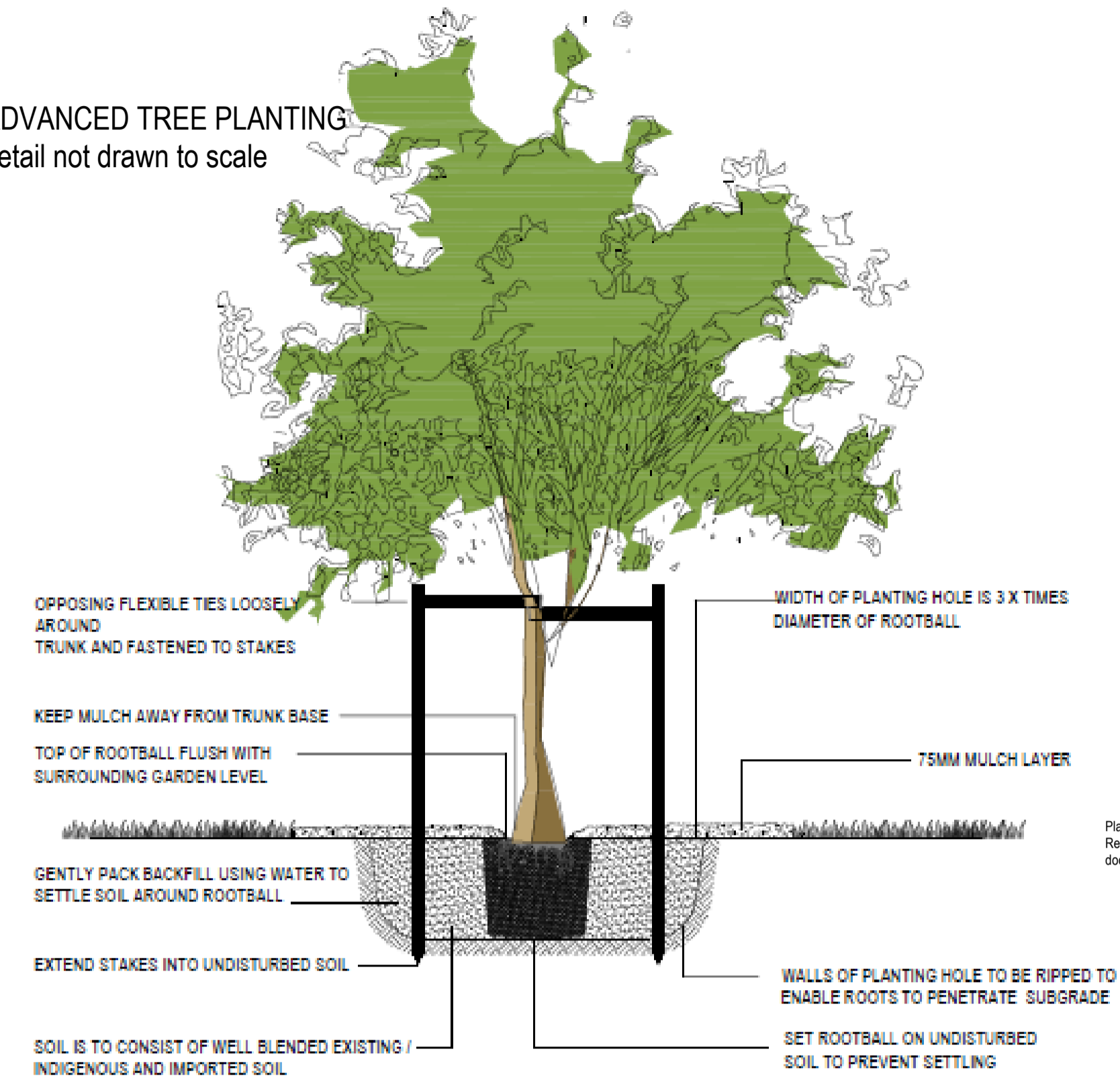
Create pathway with garden edging

75mm layer of crushed rock compacted on top of sub-base

Each paver laid on a bed of mortar 25mm thick. Gravel & pebbles between & around pavers.

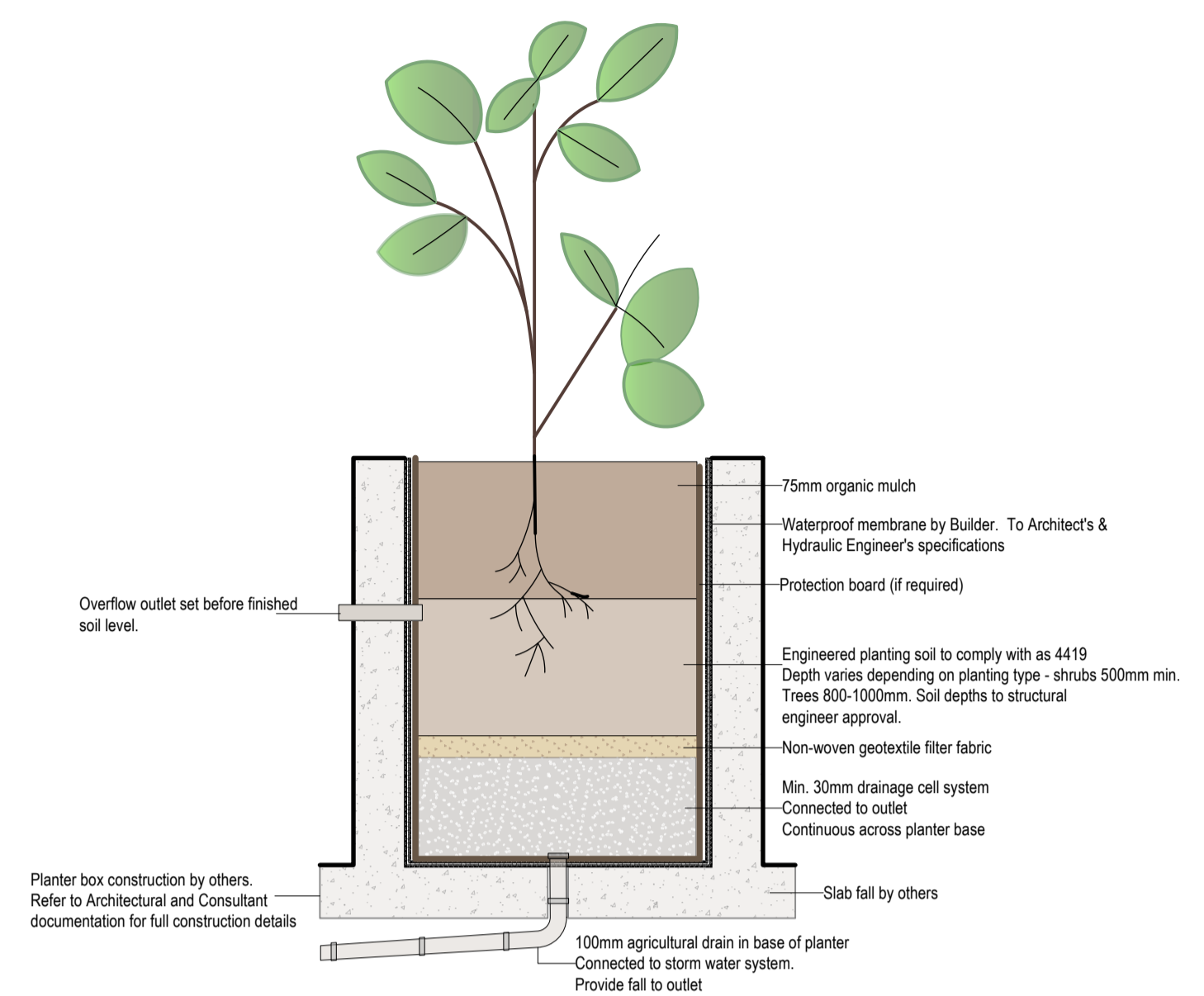
ADVANCED TREE PLANTING

detail not drawn to scale



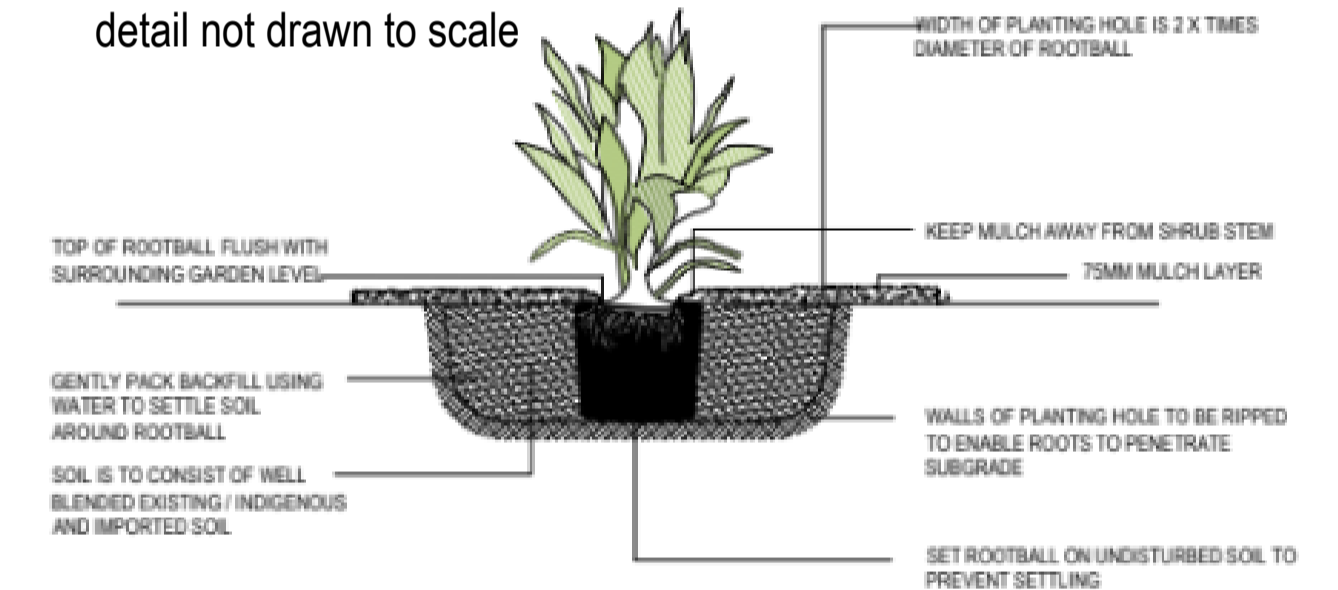
PLANTER BOX

detail not drawn to scale



SHRUB PLANTING

detail not drawn to scale



SURFACES FINISH DETAIL

LAWN

- Instant turf - species selected to suit site conditions
- 100mm min approved sandy loam turf underlay
- 150mm min deep rotary hoed subgrade

GARDEN BEDS

- 75mm - 100mm organic mulch
- 400mm min approved planting soil (AS 4419)
- 150mm min deep rotary hoed subgrade

TOPPINGS/GRAVEL

- Gravel/ toppings - size and type to be confirmed
- Non-woven geotextile separation layer
- 75mm compacted sub-base
- Subgrade

COBBLESTONE DRIVEWAY

- 50-80mm Cobblestone Pavers
- 25-30mm Compacted bedding sand
- 100-150mm min compacted road base
- Compacted Sub-grade
- *Edge restraints to perimeter

Plant List						
ID	Qty	Common Name	Botanical Name	Pot Size	Mature Height	Mature Spread
Trees						
EiRe	2	Blueberry Ash	Elaeocarpus reticulatus	45L	5 - 10m	3.5 - 6m
FicLyr	1	fiddle-leaf fig	Ficus lyrata	90cm	<15.0M	
RaFi	3	Native Gardenia	Randia fitzalanii	45L	5 - 10m	2.0 - 3.5m
SyzAus	30	Brush Cherry, Scrub Cherry, creek lilly pilly, creek satinash, watergum, 'Pinnacle'	Syzygium australe	40cm	5 - 10m	1.2 - 2.0m
Shrubs						
FaJa	10	Japanese Aralia	Fatsia japonica	25cm	1.5 - 3m	0.9 - 1.2m
Hshim	9	Lil' Kim™ Red Rose of Sharon	Hibiscus syriacus 'SHIMRR38'	20cm	3-4'	3-4'
S-RoPG	12	Creeping Rosemary	Rosmarinus officinalis Prostatu	20cm	0.15-0.30	2m
WeFr	28	Coastal Rosemary	Westringia fruticosa	20cm	0.9 - 1.5m	0.9 - 1.2m
Grasses						
DiaCaeCB	47	Paroo Lily, Blue Flax-lily, blueberry lily	Dianella caerulea 'Cassa Blue'	14cm	0.45 - 0.6m	0.3 - 0.6m
Perennials						
P-GISP	21	Butterfly bush	Gaura lindheimeri 'Siskiyou Pink'	14cm	0.7m	0.6-0.9m
HostaHal	17	hosta, plantain lily	Hosta 'Halcyon'	20cm	0.75 - 0.9m	0.6 - 0.9m
Other						
Cg	12	She oak	Casuarina glauca 'Cousin It'	14cm	0.1 - 0.3 m	1.0 - 2.0 m
P-Xan	23	Syn Thaumatoctyllum xanadu	Philodenron xanadu	14cm		
St	34	Silver Snake plant	Sansevieria trifasciata 'Silver sv	14cm	0.6 -1.0 m	0.5 - 0.8 m
Vi-hed	7	Native Violet	Viola hederaceae	14cm	0.15	1-2m
Total	180					