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BRISBANE CITY COUNCIL
59-61 THISTLE STREET, LUTWYCHE
L4 & L5 on RP19359



LOCALITY PLAN
NTS

DRAWING INDEX

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BELLEVUE
59 THISTLE STREET, LUTWYCHE
DETAILED LANDSCAPE PLAN
COVER SHEET & DRAWING INDEX

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approved E. NICHOLAOU*

L001

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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
TREE AND / OR CONTAINER STOCK PLANTING INTO PODIUM PLANTERS PLANTING MEDIA MIX TYPE 1	500mm MAX
TREE PLANTING INTO PODIUM PLANTERS PLANTING MEDIA MIX TYPE 2	1000mm MAX

TABLE 3 - MASTER PLANT SCHEDULE

QTY	CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	PLANTING NOTES
TREES						
1	BUC cel	BUCKINGHAMIA celsissima	Ivory Curl	AS SHOWN	45L	
4	RAN fit	RANDIA fitzalanii	Native Gardenia	AS SHOWN	100L	
1	TRI LUS	TRISTANIOPSIS laurina 'Luscious'	Luscious	AS SHOWN	200L	
2	WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	AS SHOWN	200L	
SHRUBS						
6	ALP mut	ALPINIA mutica	False Cardomom	750mm	300mm	
38	CAR mac	CARISSA macrocarpa	Desert Star	500mm	300mm	
23	CRA ova	CRASSULA ovata	Jade Plant	500mm	400mm	
20	CRA und	CRASSULA arborescens undulatifolia	Ripple Jade	500mm	300mm	
2	MON del	MONSTERA deliciosa	Swiss Cheese Plant	AS SHOWN	300mm	
15	PHI XAN	PHILODENDRON xanadu	Xanadu	500mm	300mm	
49	SYZ SN	SYZYGIUM australe 'Straight & Narrow' -' SAN01'	Straight and Narrow	1000mm	25L	
18	SYZ SN (A)	SYZYGIUM australe 'Straight & Narrow' -' SAN01'	Straight and Narrow	1000mm	45L	-ENSURE MINIMUM 1.8m HIGH TO PROVIDE IMMEDIATE SCREENING TO COS
GROUNDCOVERS / CLIMBERS						
34	APT cor	APTENIA cordifolia	Baby Sunrose	500mm	140mm	
38	CAS CI	CASUARINA glauca 'Cousin It'	Cousin It	500mm	200mm	
36	CIS ant	CISSUS antarctica	Kangaroo Vine	500mm	140mm	
9	EPI aur	EPIPREMNUM aureum	Devil's Ivy	500mm	140mm	
64	FIC pum	FICUS pumila	Creeping Fig	500mm	140mm	
9	LIR EG	LIRIOPE muscari 'Evergreen Giant'	Evergreen Giant	500mm	140mm	
16	LOM VER	LOMANDRA longifolia 'Verday'	Verday	500mm	140mm	
9	PEP obt	PEPEROMIA obtusifolia	Baby Rubber Plant	300mm	200mm	
20	ROS PRO	ROSMARINUS officianalis 'Prostratus'	Creeping Rosemary	500mm	200mm	
71	SAN tri	SANSEVIERIA trifasciata	Mother-in-law's tongue	500mm	200mm	
42	SEN man	SENECIO mandraliscae	Blue Chalk Sticks	400mm	200mm	
197	ZOY ten	ZOYSIA tenuifolia	Korean Velvet Grass	300mm	140mm	
TURF						
54m²	CYN dac	CYNODON dactylon	Green Couch	TURF TO VERGE		
46m²	ZOY ET	ZOYSIA japonica 'Empire Turf'	Empire Turf	TURF TO POS		

SCHEDULE NOTES

1. 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.
2. 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
3. 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
IMPORTED TOPSOIL	**TYPE:** ORGANIC MIX 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	NUWAY LANDSCAPING SUPPLIES T: 07 3715 6200 www.nuway.com.au OR APPROVED EQUIVALENT
MIX TYPE 1 IMPORTED TOP SOIL FOR PODIUM PLANTERS	**TYPE:** ULTRAGROW ON SLAB A PODIUM 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 DETAILS	CENTENARY LANDSCAPING T: 07 3373 4999 www.centenarylandscaping.com.au OR APPROVED EQUIVALENT
MIX TYPE 2 IMPORTED TOP SOIL FOR PODIUM PLNTERS	**TYPE:** ULTRAGROW ON SLAB B PODIUM 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 DETAILS	CENTENARY LANDSCAPING T: 07 3373 4999 www.centenarylandscaping.com.au OR APPROVED EQUIVALENT
ORGANIC MULCH	**TYPE:** HOOP PINE BARK MULCH FINES **SIZE:** AVERAGE PARTICLE SIZE APROX 40mm x 20mm, NOT EXCEEDING 100mm LENGTH **DEPTH:** 100mm	FOR LOCATIONS REFER TO DGRS INSTALL AS PER SPECIFICATION NOTES AND LANDSCAPE DETAILS	NUWAY LANDSCAPING SUPPLIES - SEVENTEEN MILES ROCKS T: 07 3715 6200 www.nuway.com.au OR APPROVED EQUIVALENT
ORGANIC MULCH TO STREET TREES	**TYPE:** AGED FOREST MULCH **SIZE:** AVERAGE PARTICLE SIZE APROX 40mm x 20mm, NOT EXCEEDING 100mm LENGTH **DEPTH:** 75mm	INSTALL TO STREET TREE PLANTING AS PER BCC STD DRG BSD-9001	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
CONCRETE EDGING	COLOUR: PLAIN GREY SIZE: 150x150mm EXTRUDED CONCRETE EDGE 25mm RADIUS ON TOP CORNERS ALL MACHINE PLACED CONCRETE TO BE GRADE S32 INSTALL CONTRACTION JOINTS AT 4m INTERVALS BY FORMING GROOVES 40mm DEEP x 6mm WIDE TO ALL EXPOSED CONCRETE EDGING PERPENDICULAR TO THE ALIGNMENT OF THE EDGING	FIBRE REINFORCED CONCRETE EDGE TO BE INSTALLED BETWEEN ALL PLANTING / TURF AREAS AS PER 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
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
PLAIN GREY CONCRETE TO FOOTPATHS AND DRIVEWAY CROSSOVER	**COLOUR:** STANDARD PORTLAND GREY CONCRETE **FINISH:** BROOMED SURFACE FINISHES ARE TO BE ACHIEVED BY DRAGGING A STIFF BROOM ACROSS THE SURFACE IN A CONSISTENT DIRECTION PERPENDICULAR TO THE PATH ALIGNMENT. A UNIFORM FINISH IS REQUIRED FOR THE FULL LENGTH OF BROOM FINISHED PATHS. THERE IS TO BE NO 'PICTURE FRAME' TO THE EDGES OF THE CONCRETE	FOR LOCATIONS REFER TO PLANS AND CIVIL DRAWINGS FOR DETAILS AND LEVELS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
COREFLUTE	**SIZE**: 5mm THICKNESS TO PODIUM PLANTERS	INSTALL TO ALL SIDES OF PLANTERS AS PER DETAILS AND TO MANUFACTURERS SPECIFICATIONS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
ROOT BARRIER	**SUPPLIER:** CITYGREEN URBAN LANDSCAPE SOLUTIONS **TYPE:** ROOTSTOP(TM) ROOT MANAGEMENT **DEPTH:** 800mm **MATERIAL:** HDPE	INSTALL WHERE MIN. REQUIRED OFFSET OF TREE ROOTBALL TO SERVICES, PAVEMENTS OR BUILDINGS CANNOT BE ACHIEVED. REFER TO LANDSCAPE DETAILS AND INSTALL AS PER SPECIFICATION NOTES AND MANUFACTURERS SPECIFICATION	CITY GREEN URBAN LANDSCAPE SOLUTIONS T 1300 066 949 www.citygreen.com OR APPROVED EQUIVALENT
COARSE RIVER SAND	**TYPE:** COARSE RIVER SAND **DEPTH:** 100mm MIN	TO BASE OF PODIUM PLANTERS OVER DRAINAGE CELL & GEOTEXTILE. AS PER DETAILS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
PVC INSPECTION OPENINGS	**MATERIAL:** 50mm DIA PVC PIPE WITH CAP **DEPTH/LENGTH:** TO SUIT PODIUM PLANTER DEPTHS	INSTALL TO ALL PODIUM PLANTERS. AT LEAST ONE INSPECTION OPENING PER PLANTER AND INSTALLED AT 10m CENTRES FOR LARGE PLANTERS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
GEOFABRICS FILTERWRAP NONWOVEN GEOTEXTILE FABRIC	**TYPE:** GEOTEXTILE A12	REFER TO DETAILS FOR LOCATION. INSTALL TO MANUFACTURERS SPECIFICATION	GEOFABRICS T 3279 1588 www.geofabrics.com.au OR APPROVED EQUIVALENT
ATLANTIS FLO-CELL DRAINAGE CELL	**SIZE**: 20mm THICKNESS TO PODIUM PLANTERS	REFER TO DETAILS FOR LOCATION. INSTALL TO MANUFACTURERS SPECIFICATIONS	ATLANTIS T 1300 38 28 38 www.atlanticorporation.com.au OR APPROVED EQUIVALENT
GRACE AQUAGARD M 40R LOW VOC WATERPROOF MEMBRANE	**COLOUR**: GREY **SIZE**: 3mm	REFER TO DETAILS FOR LOCATION. INSTALL TO MANUFACTURERS SPECIFICATIONS	GCP APPLIED TECHNOLOGIES T 1800 855 525 www. gcpat.com OR APPROVED EQUIVALENT
FALL ARREST ANCHOR POINTS TO PODIUM PLANTERS	**TYPE:** STAINLESS STEEL ANCHOR POINTS **LOCATION:** INSTALLED TO BALCONY/BUILDING SIDE OF PODIUM PLANTER AND CERTIFIED BY STRUCTURAL ENGINEER	LOCATION AND INSTALLATION OF ANCHOR POINTS SHALL BE CERTIFIED BY A STRUCTURAL ENGINEER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RELEVANT AUSTRALIAN STANDARDS.	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION
GRAVEL	**SUPPLIER:** CENTENARY LANDSCAPE SUPPLIES **SIZE:** 10mm **DEPTH:** 80mm **TYPE:** DRAINAGE GRAVEL	FOR LOCATIONS REFER TO PLANS AND INSTALL AS PER SPECIFICATION NOTES	CENTENARY LANDSCAPE SUPPLIES T: 07 3373 4999 www.centenarylandscaping.com.au OR APPROVED EQUIVALENT

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DETAILED LANDSCAPE PLAN
LANDSCAPE SCHEDULES

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approved E. NICHOLAOU*

L003

LANDSCAPE NOTES

GENERAL

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

VERIFICATION OF SERVICES

1. 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.
2. 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

1. ALL VEGETATION WITHIN AND ADJOINING THE WORKS AREA, SHALL BE PROTECTED FROM DAMAGE INCURRED DURING THE WORKS PROGRAM
2. 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
3. ANY DAMAGE TO THE EXISTING TREES AND VEGETATION MUST BE RECTIFIED AT CONTRACTORS COST
4. 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

1. 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
2. IMPORTED TOPSOIL SHALL COMPLY WITH AS4419 SOILS FOR LANDSCAPING AND GARDEN USE' AND SHALL BE DELIVERED TO SITE WITH CERTIFICATION TO VERIFY SOIL QUALITY.
3. IMPORTED TOPSOIL SHALL BE AS PER TABLE 4.
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
5. CULTIVATION AND TOPSOIL DEPTHS SHOULD BE APPLIED TO PLANTING AREAS IN ACCORDANCE WITH TABLES 1 AND 2
6. WATER CRYSTALS SHALL BE INCORPORATED INTO THE TOPSOIL AS PER TABLE 4
7. 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.

PODIUM PLANTERS

1. SOILS FOR PODIUM PLANTING SHALL BE MINERAL BASED WITH LOW ORGANIC MATTER AND SHALL COMPLY WITH TABLE 2 OF AS 4419-2018 SOILS FOR LANDSCAPING AND GARDEN USE FOR LOW DENSITY MEDIA (ON SLAB), EXCEPT THAT THE FOLLOWING VALUES SHALL APPLY:

1.1.	pH	5-6.5
1.2.	PERMEABILITY (cm/hr)	15-45
1.3.	WATER HOLDING CAPACITY (% BY MASS)	20-35
1.4.	SATURATED BULK DENSITY (kg/l)	1.25MAX
1.5.	BULK DENSITY - DRY (kg/l)	0.3-0.8
1.2.	HYDRAULIC CONDUCTIVITY (cm/h)	30 - 80
1.3.	PLANTING MEDIA ORGANIC MATTER:	
1.3.1.	TYPE 1 MIX	5-10%
1.3.2.	TYPE 2 MIX	LESS THAN 5%

2. ALL PODIUM SOILS SHALL BE TESTED TO MEET THE ABOVE REQUIREMENTS AND A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED TO THE PROJECT SUPERINTENDENT FOR APPROVAL SEVEN WORKING DAYS PRIOR TO INSTALLATION.
3. REFER TO TABLE 2 FOR PODIUM PLANTING MEDIA DEPTHS
4. PENDING ON THE PLANTER DEPTHS, PODIUM PLANTERS SHALL BE BACKFILLED WITH PLANTING MEDIA -TYPE 2 MIX (MIN. SETTLED DEPTH VARIES) TO BASE OF PLANTER AND PLANTING MEDIA - TYPE 1 MIX TO THE TOP 500mm (SETTLED DEPTH). REFER TO DETAILS
5. ALL PODIUM PLANTERS SHALL BE IRRIGATED - REFER TO IRRIGATION NOTES FOR DETAILS
6. REFER TO PODIUM PLANTER DETAILS AND FINISHES AND FIXTURES SCHEDULES FOR DIFFERENT COMPONENTS REQUIRED FOR PODIUM PLANTERS SUCH AS;
   - PLANTING MEDIA TYPES DEPTHS
   - WATERPROOFING
   - ROOT BARRIER & COREFLUTE (WHERE REQUIRED/SPECIFIED)
   - DRAINAGE CELL
   - GEOFABRIC
   - WASHED RIVER SAND LAYER
   - PVC INSPECTION OPENINGS
   - TREE ANCHORING SYSTEMS (WHERE REQUIRED/SPECIFIED)
   - ANCHOR POINTS & ROPE LINES (FOR FALL ARREST SYSTEMS)
5. PROPRIETARY PERMANENT STAINLESS STEEL ANCHOR POINTS SHALL BE INSTALLED TO BALCONY / BUILDING SIDE OF PLANTER, TO ALLOW INSTALLERS AND MAINTENANCE CREW ATTACHMENT BEFORE USER PROCEEDS TO FALL POINT.
6. INSTALLATION OF ANCHOR POINTS SHALL BE CERTIFIED BY A STRUCTURAL ENGINEER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RELEVANT AUSTRALIAN STANDARDS.
7. INSPECTION AND CERTIFICATION OF ANCHOR POINTS IS REQUIRED EVERY 12 MONTHS BY AN APPROVED INSPECTOR AND IN ACCORDANCE WITH THE ANCHOR POINTS MANUFACTURERS SPECIFICATIONS AND RELEVANT AUSTRALIAN STANDARDS.
8. PODIUM PLANTER FLOOR SHALL BE SLOPED TO A MINIMUM OF 1:50 FALL TO STORMWATER OUTLET. REFER TO HYDRAULIC DRAWINGS FOR POINT OF CONNECTION.
9. ALL PLANTERS SOIL SHALL BE MOUNDED/CROWN AT CENTRE WITH A MAX GRADIENT OF 1:4
10. SPECIFIED MULCH TO BE SPREAD OVER PLANTER SOIL AND SHALL FINISH 25mm BELOW EDGE OF PLANTER

SOURCING PLANTS

1. THE QUALITY OF CONTAINER STOCK, 25L AND GREATER, SHALL CONFORM TO THE REQUIREMENTS OF AS 2303 TREE STOCK FOR LANDSCAPE USE
2. LOCAL PROVENANCE STOCK SHOULD BE USED WHERE POSSIBLE
3. SUPPLY OF PLANTS THAT ARE PROPAGATED IN A NURSERY FACILITY THAT HAS BEEN ACCREDITED BY THE QUEENSLAND NURSERY INDUSTRY ASSOCIATION
4. PLANT SPECIES AND SIZES SHALL BE AS SPECIFIED IN TABLE 3 OF L003
5. WHERE PARTICULAR PLANT SPECIES CAN NOT BE SOURCED, PLANT SPECIES SUBSTITUTIONS MUST NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT
6. 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 SOURCING PLANTS.
7. REFER TO THE MASTER PLANT SPECIES SCHEDULES FOR SPECIES USE FOR PARTICULAR AREAS, SPACINGS AND CONTAINER VOLUMES
8. 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.
9. 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 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 SUPERINTENDENT, AND THE CONTRACTOR SHALL REPLACE ANY REJECTED PLANT MATERIAL.
10. 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

1. SETOUT OF PLANTING WORKS TO BE IN ACCORDANCE WITH THE DRAWINGS.
2. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT IMMEDIATELY FOR RESOLUTION.
3. THE SETOUT OF THE PLANTING PLAN IS TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO PLANTING.
4. CONTRACTOR IS TO MAINTAIN RELEVANT CLEARANCES FROM VEGETATION TO ALL SERVICES: UNDERGROUND SERVICES (SW, SEWER, WATER & ELECTRICAL).
5. ALL SHRUB PLANTING TO BE LOCATED A MINIMUM 500mm OR HALF MATURE WIDTH OF PLANT, WHICHEVER IS GREATER FROM ALL CONSTRUCTED AND GARDEN EDGES INCLUDING; KERBS, WALLS AND PATHS.
6. WHERE UNFORESEEN SITE CONDITIONS, SERVICES, ROAD FURNITURE, 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

1. WATER PLANTS IN CONTAINERS IMMEDIATELY PRIOR TO PLANTING.
2. PLANTS SPECIES, SIZES AND DENSITIES SHALL BE AS SPECIFIED IN THE MASTER PLANT SCHEDULE.
3. 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
4. THE HOLE SHOULD BE LIGHTLY WATERED AND ALLOWED TO SOAK AWAY BEFORE PLANTING THE FRESHLY WATERED PLANT.
5. PLANTING HOLES SHALL BE PREPARED NO MORE THAN 24 HOURS PRIOR TO PLANTING.
6. SLOW RELEASE FERTILISER SHALL BE AS SPECIFIED IN TABLE 4 AND AS SHOWN IN THE DETAILS. APPLY AT A RATE AND DEPTH AS PER THE MANUFACTURER'S SPECIFICATIONS. TYPICALLY 150mm BELOW SOIL SURFACE AND 100mm AWAY FROM THE ROOT BALL.
7. COMPLIANT TOPSOIL SHALL BE PLACED AROUND THE PLANT AS SPECIFIED IN SPECIFICATION NOTES.
8. AVOID LEAVING AIR POCKETS IN BACKFILL BY CAREFULLY FIRMING SOIL PROGRESSIVELY.
9. AN INDENTATION AROUND THE NEW PLANT SHOULD BE FORMED TO AID WATER RETENTION.
10. ALL TREES ARE TO BE STAKED WITH HARDWOOD STAKES. REFER TO STAKE SECTION BELOW.
11. WATER ALL PLANTS THOROUGHLY AFTER PLANTING AND FOR THE DURATION OF THE ESTABLISHMENT/MAINTENANCE PERIOD.
12. 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
13. WHERE TREE PLANTING IS REQUIRED TO STREETSCAPE WORKS IT SHALL BE INSTALLED IN ACCORDANCE WITH BCC STANDARD DRAWING BSD-9001 TREE PLANTING WITHIN 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.

TURFING

1. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO BE TOPSOILED AND TURFED AS DIRECTED BY THE SUPERINTENDENT UNLESS SPECIFIED OTHERWISE.
2. TURF TYPE SHALL BE AS SPECIFIED IN TABLE 3 MASTER PLANT SCHEDULE AND CUT FROM A WEED FREE SOURCE
3. INSTALL TURF FERTILISER AS SPECIFIED IN TABLE 4
4. TURF SHALL BE FREE OF WEEDS, SOIL PESTS AND DISEASES AND SUPPLIED AS ROLL WIDTH NOT LESS THAN 300mm
5. TURF ROLLS SHALL BE PLACED BUTT HARD AGAINST EACH OTHER AND PERPENDICULAR TO THE DIRECTION OF WATER FLOW
6. 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.
7. WHERE TURF FAILS: LIFT FAILED TURF AND RELAY WITH NEW TURF.
8. LEVELS: WHERE LEVELS HAVE DEVIATED FROM THE DESIGN LEVELS AFTER PLACING AND WATERING, LIFT TURF AND REGRADE TOPSOIL TO ACHIEVE DESIGN LEVELS.
9. 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.
10. TURFING TO STREETSCAPE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH BCC STANDARD DRAWING BSD-9052 PLANTING - PLANTING MEDIA PROFILES (TURF & GARDEN). REFER TO BCC STANDARD DRAWINGS SECTION OF THESE SPECIFICATION NOTES FOR ADDITIONAL BCC STANDARD DRAWINGS RELATING TO STREETSCAPE PLANTING WORKS

STAKES AND TIES

1. ALL TREES 25L 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
2. 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 OVERALL HEIGHT OF TREE
3. 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

1. WHERE TREES ARE LOCATED WITHIN 2m OF ROAD PAVEMENT, BUILDING STRUCTURES AND/OR UNDERGROUND SERVICES, INSTALL ROOT BARRIER AS SPECIFIED IN TABLE 4.
2. ROOT BARRIER TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION.
3. ALL PODIUM PLANTERS WITH TREES SHALL HAVE ROOT BARRIER TO BASE OF PLANTER AS PER DETAILS
4. 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.

ORGANIC MULCH

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

CONCRETE EDGING

1. PROVIDE CONCRETE EDGING TO ALL EDGES BETWEEN PLANTING AND GRASSED SURFACES AS SHOWN ON THE PLANTING PLAN .
2. CONCRETE EDGE TO BE AS PER DETAILS.
3. CONCRETE GRADE TO BE MINIMUM S32, FIBRE REINFORCED, FOR ALL MACHINE PLACED (EXTRUDED) EDGING IN ACCORDANCE WITH AS1379
4. ALL CONCRETE MUST BE CURED IN ACCORDANCE WITH AS3600. MINIMUM CURING PERIOD SHALL NOT BE LESS THAN 7 DAYS FOR S32

DRAINAGE

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

SUBSOIL DRAINS

1. SUBSOIL DRAINS ARE TO BE INSTALLED TO ALL GARDEN BEDS TO ASSIST WITH DRAINAGE AND DEWATERING.
2. 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.
3. SUBSOIL DRAINAGE CONSTRUCTION IS TO ACCORD WITH THE TYPICAL DETAILS
4. 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 CONNECTIONSTORMWATER OUTLETS AT A MINIMUM GRADE OF 1.0% AND BACK-FILLED WITH WASHED RIVER GRAVEL AND COARSE DRAINAGE SAND
5. 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.
6. ALL AGRICULTURAL PIPE IS TO BE SLOTTED AND SURROUNDED BY GEOTEXTILE FILTER CLOTH.
7. THE CONTRACTOR IS TO REINSTATE TO THE EXTENT OF DISTURBANCE REQUIRED FOR INSTALLATION OF SUBSOIL DRAINAGE BEYOND THE EXCAVATION WORKS.

DISESTABLISHMENT AND MAKE GOOD ANY AREAS DAMAGED BY CONSTRUCTION

1. 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
2. DAMAGE TO EXISTING PLANTING AREAS:
   2.1. 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
3. DAMAGE TO EXISTING PATHS (CONCRETE, PAVERS, BRICKWORK):
   3.1. REPLACE ANY CONCRETE PATHS, PAVERS OR BRICKWORK DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES WITH NEW MATERIALS TO MATCH EXISTING
4. REMOVE ALL UNWANTED MATERIALS FROM SITE INCLUDING EXCESS CONSTRUCTION MATERIAL

ESTABLISHMENT PERIOD

1. THE CONTRACTOR SHALL CARE FOR INSTALLED LANDSCAPE TREATMENTS TO ENSURE THEIR ESTABLISHMENT FOR A PERIOD OF 12 WEEKS FROM THE DATE OF PRACTICAL COMPLETION
2. 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:
   2.1. THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL AS A RESULT OF INCORRECT INSTALLATION
   2.2. THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL DUE TO POOR MAINTENANCE PRACTICES (INCLUDING THE FAILURE OF AUTOMATIC IRRIGATION SYSTEMS)
   2.3. THE REPLACEMENT OF POOR PLANT STOCK AS SUPPLIED BY THE NURSERY (INCLUDING DISEASED PLANT MATERIAL)
   2.4. PLANTS STOLEN DURING THE ESTABLISHMENT PERIOD ARE TO BE REPLACED AT THE PRINCIPAL'S EXPENSE PRIOR TO 'OFF MAINTENANCE'
3. GENERAL:
   3.1. PEST OR DISEASE OUTBREAKS TO BE CONTROLLED AS REQUIRED FOR SPECIFIC OUTBREAK, ACCORDING TO BEST ENVIRONMENTAL PRACTICES, UPON DETECTION
   3.2. KEEP SITE CLEAN, TIDY AND SAFE FOR USE CONTINUOUSLY THROUGHOUT ESTABLISHMENT PERIOD
   3.3. ANY ABNORMAL PLANT GROWTH AND MISSING PLANTS ARE TO BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT
4. WATERING:
   4.1. MANUALLY WATER ALL PLANTING AREAS OR UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL (IF PROPOSED)
   4.2. WATER QUALITY - PH BETWEEN 5.5 - 7.5, TOTAL SOLUBLE SALTS LESS THAN 1000MG/L, NO SUBSTANCES THAT WOULD BE TOXIC TO PLANT GROWTH
   4.3. 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:
      4.3.1. WEEK 1 - 6 = 5 WATERINGS PER WEEK
      4.3.2. WEEK 7 - 10 = 3 WATERINGS PER WEEK
      4.3.3. WEEK 11 - 12 = 2 WATERINGS PER WEEK
   4.4. CO-ORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST COMMONWEALTH, STATE AND LOCAL GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME
5. PLANTING AREAS:
   5.1. PLANT TAGS - PLANT TAGS ARE TO BE REMOVED AT END OF ESTABLISHMENT PERIOD
   5.2. WEEDING - REMOVE WEEDS AS REQUIRED TO MAINTAIN PLANTING AREAS WEED FREE WHEN OBSERVED AT BI-WEEKLY INTERVALS
   5.3. REMULCHING - INSPECT BI-WEEKLY TO DETERMINE MULCH REQUIREMENTS. MAINTAIN AT SPECIFIED DEPTH AND LEVELS AROUND THE BASE OF PLANTS
6. DOCUMENTATION:
   6.1. A MAINTENANCE LOG SHOULD BE KEPT FOR THE DURATION OF THE ESTABLISHMENT PERIOD OUTLINING A MONTHLY PROGRAM AND INSPECTION REPORTING
7. COMPLIANCE CRITERIA - THE PLANT ESTABLISHMENT PERIOD SHALL BE DEEMED COMPLETE AT THE END OF 12 WEEKS, SUBJECT TO THE FOLLOWING CRITERIA:
   7.1. SURFACES ARE COVERED WITH THE SPECIFIED TREATMENT TO THE SPECIFIED DEPTHS
   7.2. PESTS, DISEASE, NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT
   7.3. ORGANIC MULCH SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY CONDITION AND TO THE SPECIFIED DEPTH
   7.4. VEGETATION IS ESTABLISHED AND WELL FORMED, AND SHOWS EVIDENCE OF GROWTH TYPICAL OF THE SPECIES AND SEASONAL CONDITIONS
   7.5. PLANTS HAVE HEALTHY ROOT SYSTEMS THAT HAVE PENETRATED INTO THE SURROUNDING GROUND AND NOT ABLE TO BE LIFTED OUT OF ITS PLANTING HOLE
   7.6. ALL FIXTURES AND IRRIGATION SYSTEM HAVE BEEN INSTALLED AND ARE OPERATING AS SPECIFIED
   7.7. COLLECTION AND REMOVAL OF LITTER FROM WITHIN THE PLANTERS
   7.8. REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS
   7.9. ALL NON-CONFORMANCE REPORTS AND DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT

IRRIGATION SYSTEM PERFORMANCE SPECIFICATION

DESIGN AND CONSTRUCT:

1. ALL LANDSCAPE AREAS SHOWN ON THESE PLANS INCLUDING LANDSCAPE ON GROUND AND PODIUM PLANTERS TO ALL LEVELS SHALL BE IRRIGATED
2. IN-GROUND FIXED POSITION IRRIGATION, INCLUDING PUMPS, CONTROLLERS, BACKFLOW DEVICE AND ANCILLARY COMPONENTS AS NECESSARY, TO ALL (SOFT LANDSCAPE) GARDEN BED AND TURFED PLANTING AREAS (COMMON AREAS ONLY), EXCEPT HARD PAVEMENT/FOOTPATH AREAS.
3. EMITTERS SHRUB HEAD SPRAY ONLY (NO MICRO SPRAY OR DRIP IRRIGATION) TO ALSO BE INSTALLED (WITHIN PRIVATE PROPERTY ALONG THE PROPERTY STREET FRONTAGES) ALLOWING WATERING OF THE TURFED VERGE AND STREET TREES.
4. 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:

5. IRRIGATION SYSTEM TO BE CONNECTED TO IRRIGATION STORAGE TANKS AND TOPED UP BY NON-MAINS SUPPLY WHEN REQUIRED.CONTRACTOR TO VALVE THE IRRIGATION SYSTEM APPROPRIATELY TO ENSURE PRESSURE IS ADEQUATE.
6. CONTRACTOR TO ENSURE A BACKFLOW PREVENTION DEVISE IS INSTALLED TO COUNCILS REQUIREMENTS.

PERFORMANCE:

7. IRRIGATION SYSTEM TO BE FULLY AUTOMATIC PROGRAMMABLE SPRAY SYSTEM (NO IN-GROUND DRIPPERS OR MICRO SPRAY SPRINKLER IRRIGATION PROPOSED).
8. SHRUB HEAD SPRAY SPRINKLERS ARE TO BE LOCATED FOR HEAD TO HEAD COVERAGE AND MINIMAL OVERSPRAY ONTO ADJACENT HARD FINISH SURFACES.
9. EMITTERS TO DELIVER SUFFICIENT PRECIPITATION FOR MAXIMUM SOIL ABSORPTION AND WATER UPTAKE BY PLANTS WITH MINIMUM RUN-OFF. PRIORITIZE DEEP, LESS FREQUENT WATERING PERIODS.
10. SET UP ZONAL PRECIPITATION CAPACITY IN CONSULTATION WITH SUPERINTENDENT.
11. ENSURE ALL IRRIGATION PIPES (MAINS, SUB-MAINS AND LATERALS) IN PLANTING BEDS ARE MIN. 300mm BELOW FINISHED GROUND LEVELS AND PINNED WHERE NECESSARY TO ENSURE THEY REMAIN AT SPECIFIED DEPTH.
12. THE CONTRACTOR IS TO CONFIRM IF THE SYSTEM IS REQUIRED TO COMMUNICATE WITH A CENTRAL CONTROLS SYSTEM AND INCORPORATE SUITABLE CONTROLLER AS REQUIRED.
13. THE CONTRACTOR IS TO LIAISE WITH RELEVANT AUTHORITIES AND OBTAIN ANY APPROVALS REQUIRED.
14. TESTING OF THE SYSTEM, INCLUDING EXISTING CONTROLLERS IS TO BE UNDERTAKEN AS PART OF THE IRRIGATION WORKS.

COMMISSIONING:

15. THE ENTIRE IRRIGATION SYSTEM SHALL BE FLUSHED ON COMPLETION OF INSTALLATION AND EACH WATER OUTLET DEVICE SHALL BE REMOVED FROM THE SUPPLY LINE.
16. ANY HIGH OR LOW PRESSURE SECTIONS OF THE IRRIGATION SYSTEM SHALL BE TESTED AT CURRENT LOCAL GOVERNMENT SUPPLY PRESSURE OR DESIGN OPERATING PRESSURE RESPECTIVELY FOR A MIN. PERIOD OF 30 MINUTES. ALL TESTING TO BE UNDERTAKEN PRIOR TO PLANTING AND MULCHING.
17. 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.
18. THE CONTRACTOR SHALL PROVIDE TRAINING TO THE SUPERINTENDENT IN THE SETTING UP AND OPERATION OF THE IRRIGATION SYSTEM.
19. PROVIDE 'AS CONSTRUCTED' DRAWINGS AS PART OF THE PRACTICAL COMPLETION REQUIREMENTS.

BRISBANE CITY COUNCIL STANDARD DRAWINGS FOR STREETSCAPE WORKS

1. 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

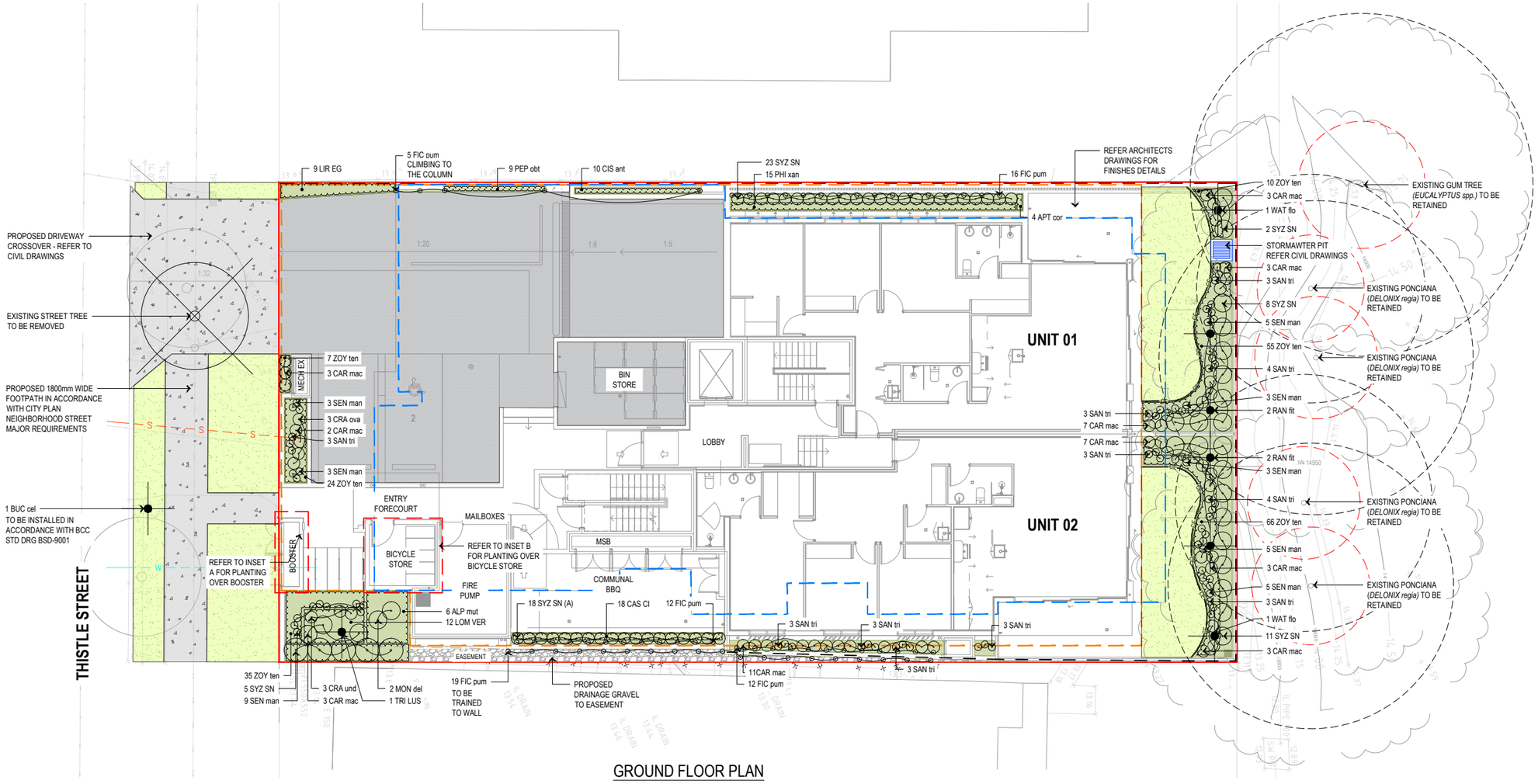
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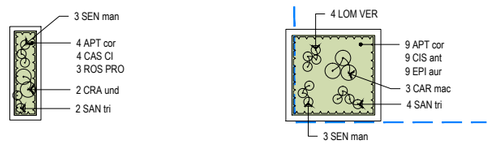
BELLEVUE
59 THISTLE STREET, LUTWYCHE
DETAILED LANDSCAPE PLAN
LANDSCAPE SPECIFICATION NOTES

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GROUND FLOOR PLAN
SCALE 1:100



INSET A - PLANTER OVER BOOSTER CABINET
SCALE 1:100

INSET B - PLANTER OVER BICYCLE STORE
SCALE 1:100

LEGEND

- EXISTING TREES TO BE PROTECTED AND RETAINED ACCORDANCE WITH AS 4970 DURING CONSTRUCTION STRUCTURAL ROOT ZONE (SRZ) DASHED IN RED, TREE PROTECTION ZONE (TPZ) DASHED IN BLACK
- TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED FEATURE SHRUB
- PROPOSED FEATURE CLIMBER
- PROPOSED SHRUB AND GROUNDCOVER PLANTING
- PROPOSED TURF AREAS
- PLAIN GREY CONCRETE - REFER TO CIVIL DRAWINGS FOR DETAILS
- REFER TO ARCHITECTS DRAWINGS FOR SURFACE FINISH DETAILS
- PROPOSED DECORATIVE GRAVEL - REFER FINISHES AND FIXTURES SCHEDULE FOR DETAILS
- CE — PROPOSED CONCRETE EDGING - REFER DETAIL
- PROPOSED FENCE - REFER ARCHITECTS DRAWINGS
- BUILDING ABOVE
- BASEMENT BELOW
- PROPERTY BOUNDARY
- S — INDICATIVE PROPOSED SEWER - REFER TO CIVIL DRAWINGS
- W — INDICATIVE PROPOSED WATER - REFER TO CIVIL DRAWINGS

NOTES

1. REFER TO DRAWING L002 FOR LANDSCAPE SPECIFICATION NOTES
2. REFER TO DRAWING L003 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 ARCHITECTS DRAWINGS FOR FENCING TYPES AND DETAILS
5. REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER, DRAINAGE AND WATER SERVICES DETAILS
6. REFER LANDSCAPE DETAIL DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS

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BELLEVUE
59 THISTLE STREET, LUTWYCHE

DETAILED LANDSCAPE PLAN
PLANTING PLAN - GROUND FLOOR

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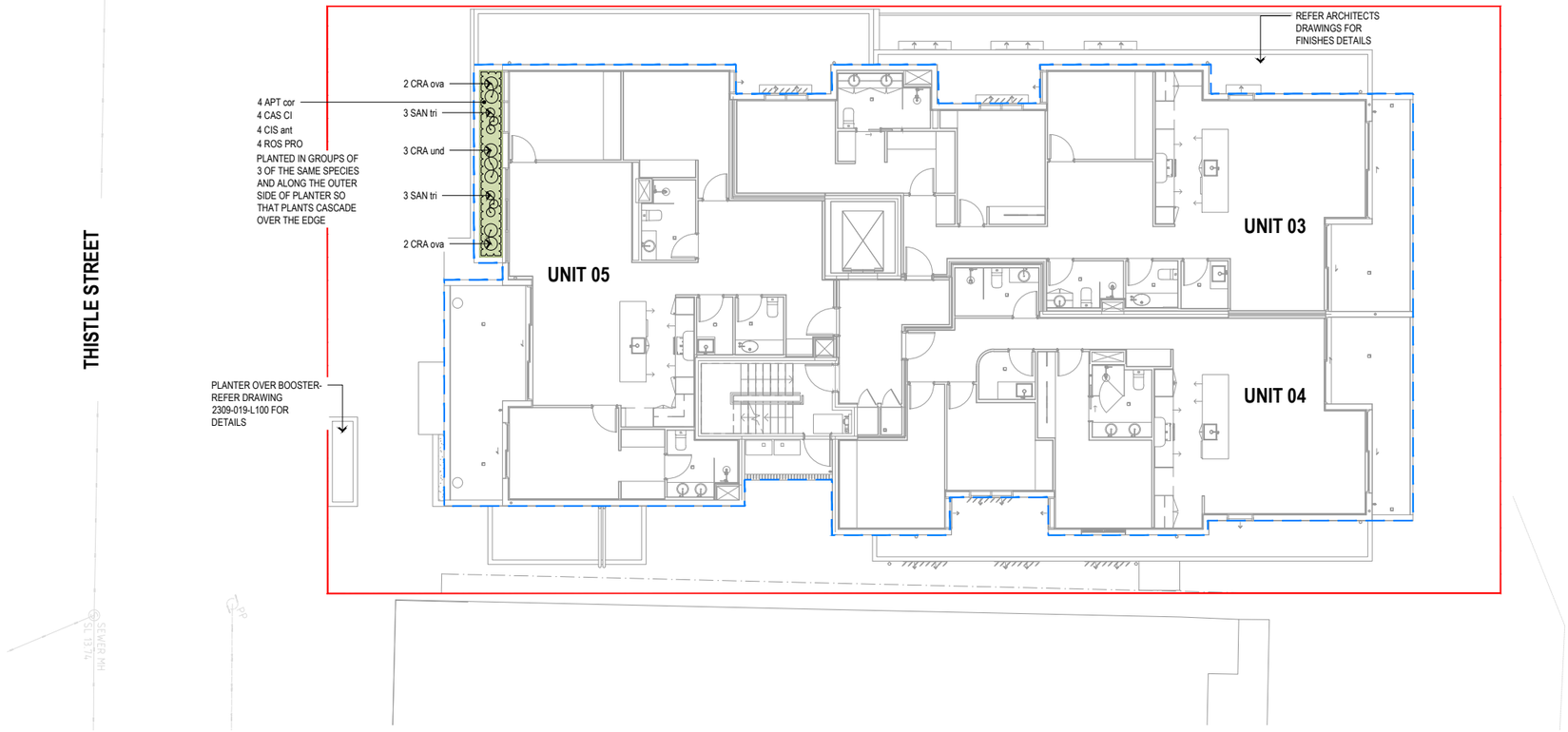
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L100

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LEVEL 1 PLAN

SCALE 1:100

LEGEND

- PROPOSED FEATURE SHRUB
- PROPOSED SHRUB AND GROUNDCOVER PLANTING
- BUILDING ABOVE
- PROPERTY BOUNDARY

NOTES

1. REFER TO DRAWING L002 FOR LANDSCAPE SPECIFICATION NOTES
2. REFER TO DRAWING L003 FOR MASTER PLANT SCHEDULE AND FINISHES AND FIXTURES SCHEDULE
3. REFER TO ARCHITECT AND CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVEL DETAILS
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5. REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER, DRAINAGE AND WATER SERVICES DETAILS
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BELLEVUE
59 THISTLE STREET, LUTWYCHE

DETAILED LANDSCAPE PLAN
PLANTING PLAN - LEVEL 1

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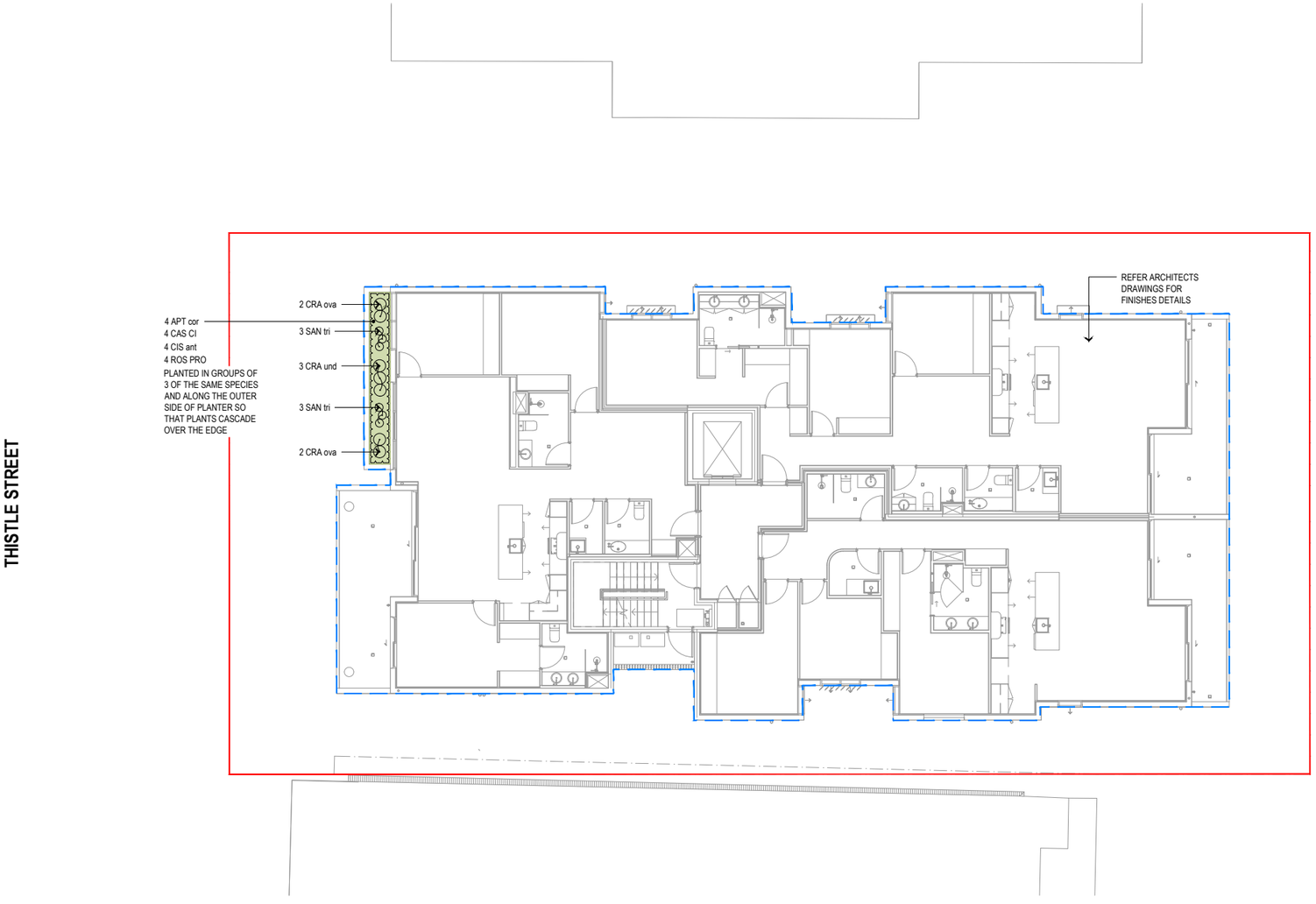
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LEVELS 2 TO 5
SCALE 1:100

LEGEND

- PROPOSED FEATURE SHRUB
- PROPOSED SHRUB AND GROUNDCOVER PLANTING
- BUILDING ABOVE
- PROPERTY BOUNDARY

NOTES

1. REFER TO DRAWING L002 FOR LANDSCAPE SPECIFICATION NOTES
2. REFER TO DRAWING L003 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 ARCHITECTS DRAWINGS FOR FENCING TYPES AND DETAILS
5. REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER, DRAINAGE AND WATER SERVICES DETAILS
6. REFER LANDSCAPE DETAIL DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS

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BELLEVUE
59 THISTLE STREET, LUTWYCHE
DETAILED LANDSCAPE PLAN
PLANTING PLAN - LEVEL 2 TO 5

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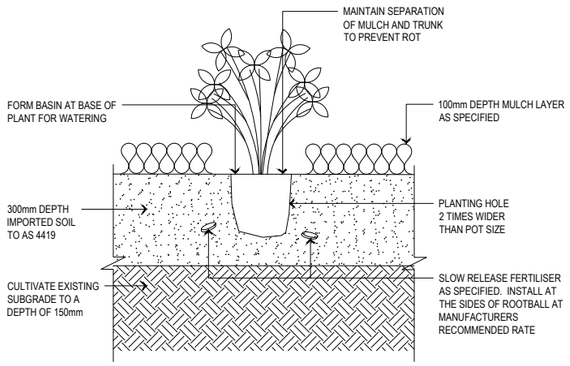
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scale 1:100 for A1 job no. 2309-013
date NOV 2026 rev no. G

approved E. NICHOLAOU*

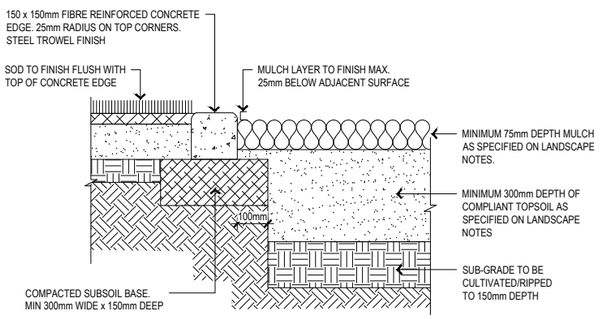
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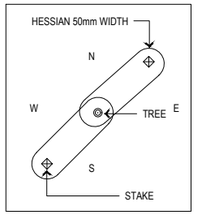
TYPICAL POT PLANTING DETAIL

SCALE 1:10



CONCRETE EDGE DETAIL

SCALE 1:10

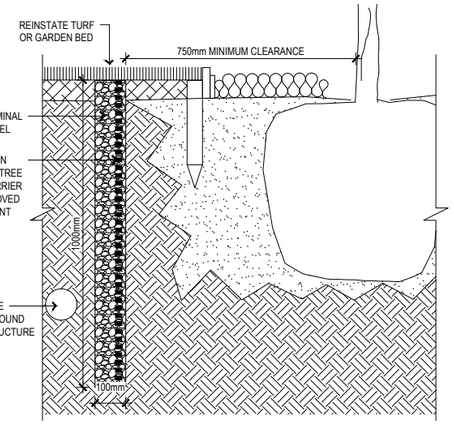


PLAN VIEW - STAKE POSITIONING AND HESSIAN LOOP (EXAMPLE WHEN PREVAILING WIND IS SOUTH EAST)

TREE STAKE SCHEDULE		
CONTAINER SIZE	No OF STAKES	STAKE SIZE
25L	2	25 x 25 x 1500mm
45L	2	38 x 38 x 1800mm
75L	2	50 x 50 x 2400mm
100L	3	50 x 50 x 2400mm
200L	3	50 x 50 x 2400mm

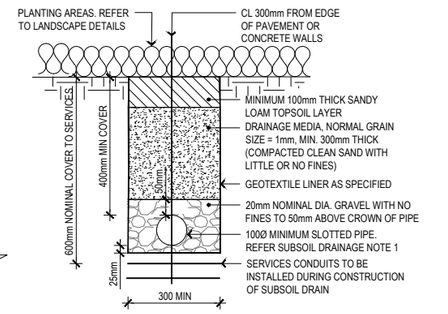
TREE IN GARDEN BED PLANTING TYPICAL DETAIL

SCALE 1:20



ROOT BARRIER TYPICAL DETAIL

SCALE 1:10

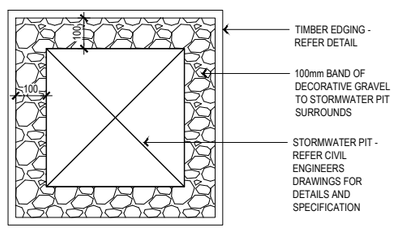


SUBSOIL DRAINAGE TYPICAL DETAIL

SCALE 1:10

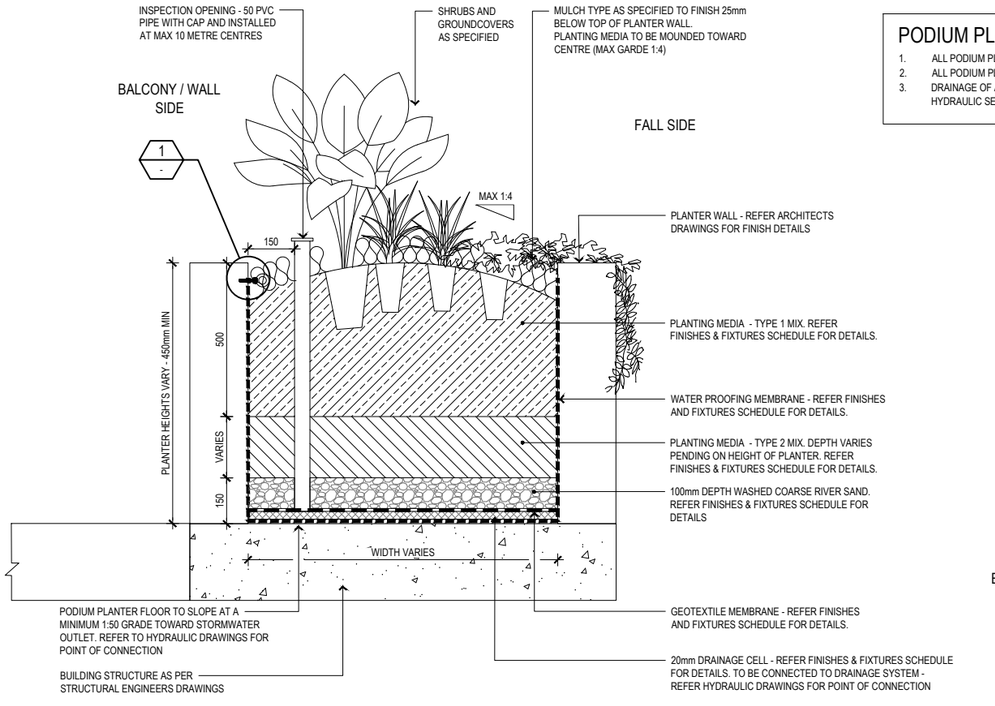
SUBSOIL DRAINAGE NOTES

1. SUBSOIL DRAIN: PERFORATED FLEXIBLE 100mm PVC PIPE SURROUNDED BY GEOTEXTILE FABRIC
2. VERIFY LOCATION OF SERVICES PRIOR TO EXCAVATION
3. SUBSOIL MAINLINES TO GRADE AT 0.5% TO HYDRAULIC DRAINAGE OR SITE STORMWATER NETWORK
4. CLEANOUT ACCESS TO HAVE BOLTED TRAP SCREW CAP WITH 350x350x150 CONCRETE SURROUND FINISHED FLUSH WITH GROUND FINISHED SURFACE
5. 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)
6. DETAIL TO BE READ IN CONJUNCTION WITH SUBSOIL DRAINAGE SECTION OF THE SPECIFICATION NOTES



STORMWATER PIT TYPICAL TREATMENT PLAN

SCALE 1:10

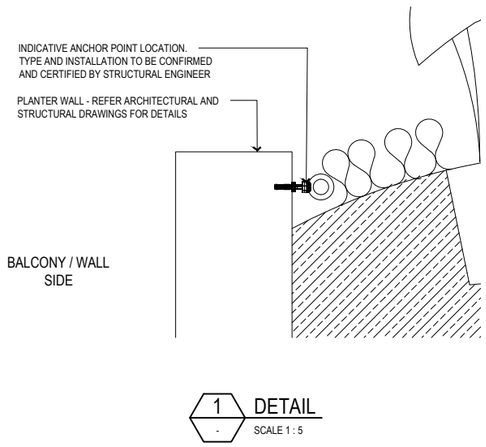


TYPICAL PODIUM PLANTER DETAIL

SCALE 1:10

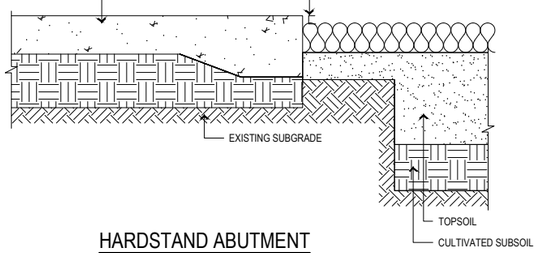
PODIUM PLANTER NOTES

1. ALL PODIUM PLANTERS SHALL BE IRRIGATED
2. ALL PODIUM PLANTER FLOORS TO BE SLOPED TO STORMWATER OUTLET
3. DRAINAGE OF ALL PODIUM PLANTERS TO BE COORDINATED WITH HYDRAULIC SERVICES



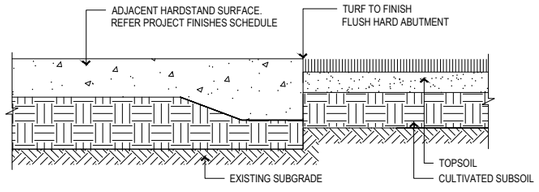
1 - DETAIL

SCALE 1 : 5



HARDSTAND ABUTMENT TO MULCHED AREAS

SCALE 1:10



TYPICAL HARDSTAND ABUTMENT TO TURF

SCALE 1:10

0 50 100 150 200 250mm

SCALE 1:5 AT ORIGINAL SIZE

0 100 200 300 400 500mm

SCALE 1:10 AT ORIGINAL SIZE

0 200 400 600 800 1000mm

SCALE 1:20 AT ORIGINAL SIZE

PRELIMINARY

rev	description	drawn	date
G	REVISED ISSUE	JC	16.11.26
F	REVISED ISSUE	JC	11.11.26

BELLEVUE
59 THISTLE STREET, LUTWYCHE

DETAILED LANDSCAPE PLAN DETAILS

LAUD ink
landscape architecture and urban design

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