

LANDSCAPE DEVELOPMENT
APPROVAL DRAWINGS

Prepared For

Multi-Residential Apartment

28 - 34 Bell Street
Kangaroo Point
QLD 4169

LANDSCAPE OBJECTIVES

Provide an aesthetically pleasing landscape scheme, utilising deep planting and subtropical landscape areas.

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

GENERAL SPECIFICATION NOTES

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

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

Setting out:

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

Contractors facilities:

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

Access and safety:

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

Services:

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

Plant set-out and stock:

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

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

Planting standards:

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

Protection of works:

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

Erosion and sediment control:

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

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

TREE PROTECTION NOTES

Work near trees (neighbouring & to be protected)

Harmful materials:

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

General:

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

Excavation:

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

Hand methods:

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

Roots:

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

SOFTWORKS

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

Soil (under turf):

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

Soil (on ground):

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

Soil (on structure):

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

Root barrier

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

LANDSCAPING NOTES

General

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

Standards

Soils General: to AS4419

Fire Ants

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

Site & Soil

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

Source

General: Import topsoil that complies with AS4419
Topsoil Source Schedule:
Soil Type: premium organic topsoil mixture (AS4419)
Topsoil Depths:

Spread topsoil to the following depths:
- Excavated planting areas: If using organic mulch, 300mm.

Fertiliser

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

Existing Trees

Protect all existing vegetation unless otherwise specified.

Finished Levels & Grades

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

Cultivation

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

Topsoil

Supply and install imported topsoil that complies with Australian Standard 4419 to all turf (50mm) and garden areas (300mm) as shown on drawings unless otherwise specified.
Ensure modified site soil is free from stones, sticks, roots, rubbish & material toxic to plant growth.
Modified topsoil shall have a friable structure with good drainage and high organic content.

Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.
Standard: To AS4454
Mulch Material:
Raised planters: 75mm deep TEA TREE MULCH.
On natural ground: 100mm deep AGED FOREST MULCH.
Spread organic mulch evenly to above depth.

Plants

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

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

Stakes

Stake sizes

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

Ties

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

Tie Types

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

Planters

Planter depths as indicated on Landscape Plan:
450 - 1,100mm planter height (minimum soil media depth 300mm), refer to plans for each level and drawing **L008** for more detail. All raised planters to be waterproofed and connected to stormwater drainage.

Hydraulics & Irrigation Installation

The irrigation system, shall be fully automatic and provide even cover to all podium planting. All raised planters to be connected to the irrigation system.

The equipment and installation processes are intended to produce an irrigation system which complies with all applicable industry, local authority and Australian Standards. Refer to drawing **L009** for further information.

Hosecocks, irrigation and field gullies to future detail.

Lighting

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

Maintenance / Establishment Period

Maintenance of all landscape works is to be carried out by the contractor until completion of the landscape works plus **12 weeks** from Practical Completion. Maintenance includes replacement of dead and/or diseased plant stock, removal of weeds and rubbish, weed spraying and mowing.

Refer to drawing **L009** for further information on maintenance of podium planters.

LANDSCAPE

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10/08/26 B DA Lodgement Issue AL
01/06/26 A DA Lodgement Issue AL

Date Issue Details Checked



Project

Multi-Residential Apartment

28 - 34 Bell Street
Kangaroo Point
QLD 4169

Drawing Title

Landscape Concept -
Cover Sheet

Scale @ A3 Drawn: Checked:
NTS SC AL
Project Number Drawing Number Issue
H5043BEL L001 B

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andscape, this drawing has been ordance with the Brisbane City City Planning Scheme 2014, 9.4.5 Landscape Work Code & Design Planning Scheme Policy. nt species, refer to Plant Species 007, compiled with reference to cies Planning Scheme Policy. e Plans for podium planter depths. ape Details on drg L008 and aintenance Schedule & Irrigation CC Standard Drawings.			
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Date	Issue	Details	Checked
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Project			
Multi-Residential Apartment			
28 - 34 Bell Street Kangaroo Point QLD 4169			
Drawing Title			
Landscape Concept - Ground Level 1 Plan			
Scale @ A3	Drawn:	Checked:	
1:150	SC	AL	
Project Number	Drawing Number	Issue	
H5043BEL	L002	B	



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Artist’s impression of building façade and entry planters, refer architectural drgs. Plant species indicative only.

NUMERICAL KEY

- 1

Large subtropical trees and screening shrubs species to northern boundary, to form a large, organically mulched **deep planting** area, over 4m wide. A mixture of shade tolerant plant species create a tiered vegetative buffer to the rear of the site. Refer to Plant Species images on drawing **L006**. Middlestorey hedge screening plants, such as Cinnamon Myrtle and Tree Philodendron over groundcover plants, such as blue Flax Lily and Mat Rush.
- 2

Proposed subtropical palm and predominantly native columnar **screening and shade tree** species to southern boundary to provide privacy for residents and neighbouring properties. Colourful, lush, tiered mass planting areas to provide visual interest and vertical scale. **Feature shade tree**, such as Illawarra Flame Tree, *Brachychiton acerifolius* to bring seasonal interest and colour. Palm trees such as Foxtail Palms and middlestorey screening shrubs with non-invasive root systems, to be planted set back from the rear boundary. Planting to be installed as robust specimens to provide immediate impact, reinforcing privacy to residents and neighbouring properties whilst assisting with noise reduction and softening the built form.
- 3

Rainwater tanks for irrigation located above ramp.
- 4

Raised planter with cascading vegetation located above the Booster and Fire Pump **service cabinets**, refer to Level 2 Plan, drawing **L004**.
- 5

Feature and groundcover planting over cascading groundcover species to highlight the pedestrian entrance, such as Cordyline ‘John Klass Red’ and Lady Palm over False Cardamon and *Dichondra repens*. These shade loving species present a lush subtropical feel to add interest, soften and enhance the built form. Planter depths indicated on drawings. Refer to images above and planter details on drawing **L008**.
- 6

Tiered vegetation to site frontage, such as and Magnolia ‘Teddy Bear’ and Lady Palm, underplanted with cascading plants to soften the raised planters, such as Swedish Ivy and Native Viola. Deep raised planters allow for small canopy ornamental tree and mid-storey species to grow to a substantial future size, refer to planter depths indicated on plans.
- 7

Existing concrete footpath to be retained and natural turf strip added to provide a 3.75m wide verge. Black tactile pavers to be installed to driveway crossover.

PROPOSED SHADE TREES

PALM TREES (cycads to rooftop)

ORNAMENTAL TREES

MIDDLE STOREY SHRUBS
Screening plants

CLIMBING VINES

FEATURE PLANTS

UNDERSTOREY PLANTS

GROUND COVER PLANTS

NATURAL TURF verge
(synthetic turf to rooftop)

SERVICES approx. existing
telecom
gas
water
sewer

DEEP PLANTING
Approx. 116.3m²
12.1% of the total site area

LANDSCAPE

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Project

Multi-Residential Apartment

28 - 34 Bell Street
Kangaroo Point
QLD 4169

Drawing Title

Landscape Concept -
Legend

Scale @ A3

Drawn:

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Project Number

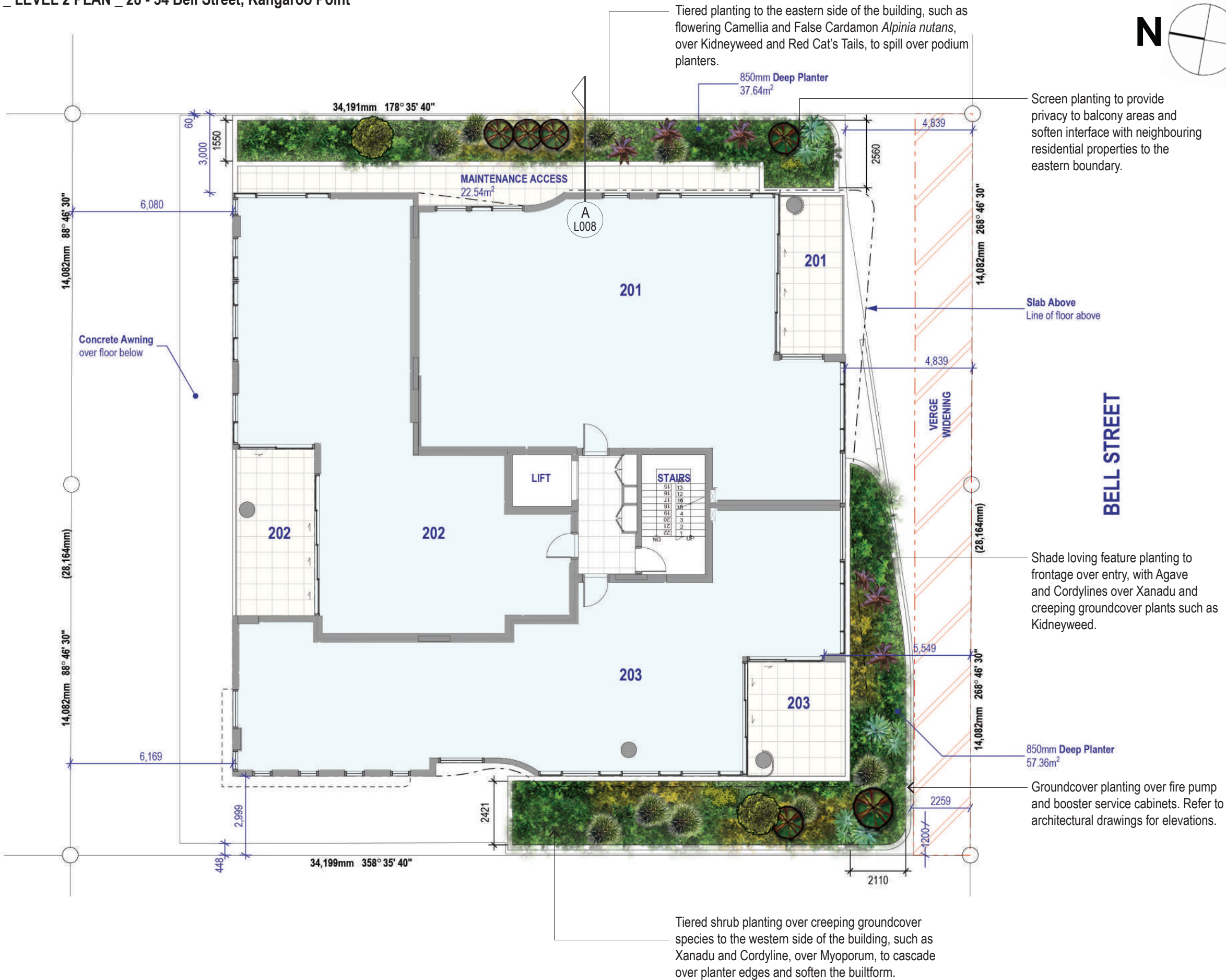
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H5043BEL

L003

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Project

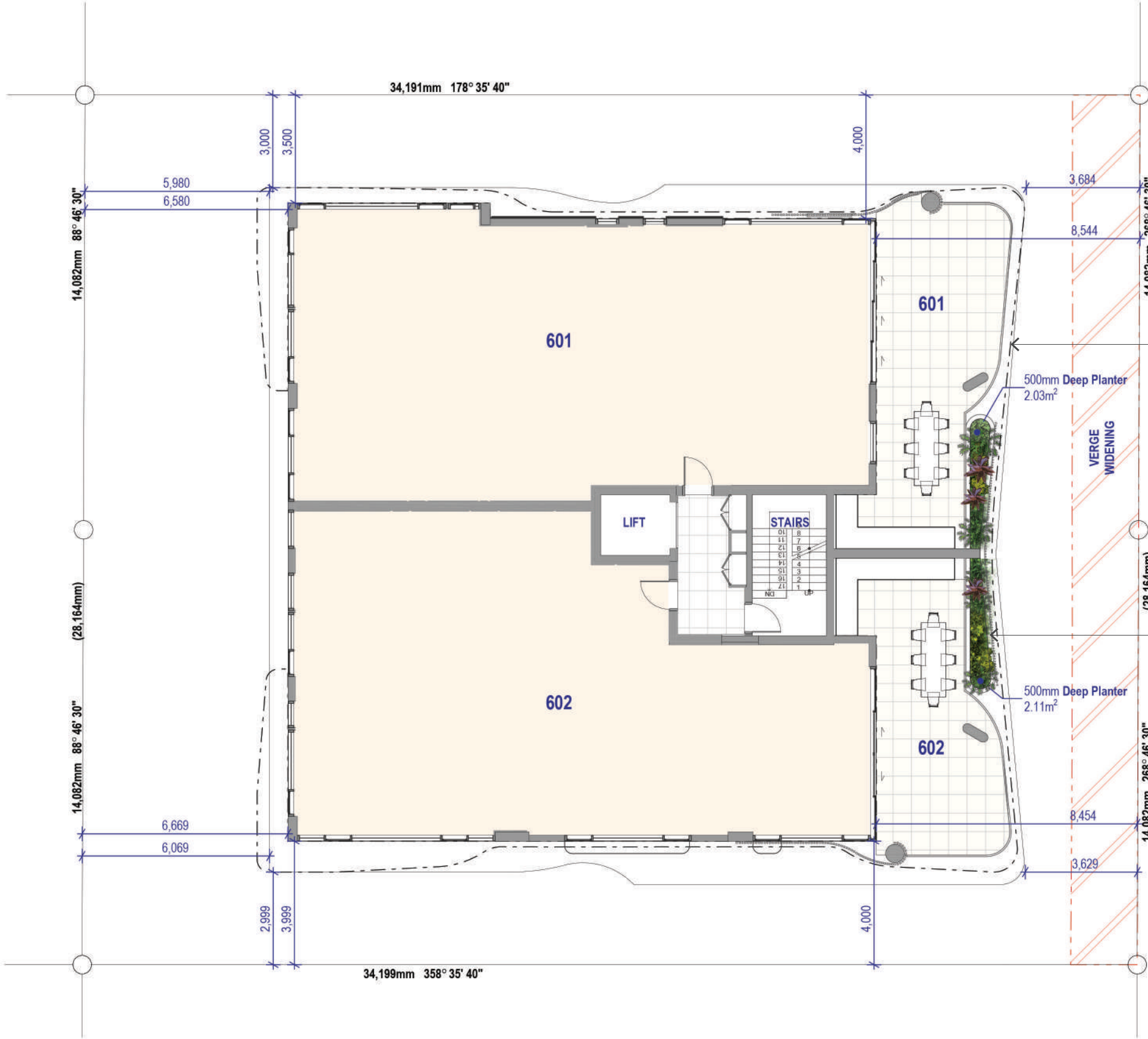
Multi-Residential Apartment

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QLD 4169

Drawing Title

**Landscape Concept -
Level 2 Plan**

Scale @ A3	Drawn:	Checked:
1:150	SC	AL
Project Number	Drawing Number	Issue
H5043BEL	L004	B



The front balcony and planter layout repeats to levels 7 & 8, refer architectural drawings.

Line of floor over.

BELL STREET

Shade loving plant species to linear podium planters, with cascading groundcover plant species, such as Lilyturf and *Philodendron Xanadu*, over Swedish Ivy and *Dichondra repens* with accent planting of Cordylines.

Refer to architectural drawings for artist's impressions of the proposed development, also on drg L003.

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Multi-Residential Apartment

28 - 34 Bell Street
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Drawing Title

Landscape Concept -
Level 6 Plan

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Large patio areas provide space for alfresco dining options beneath semi-open pergolas adorned with climbing vines. All raised planters are accessible from the roof terrace, using appropriate safety equipment. All raised planters to be connected to automatic irrigation system. Irrigation application rate of up to 35L/m²/week for podium roof terrace planters, as required, with consideration for seasonal weather conditions.

Feature Lady Palm to large under cover circular planter, underplanted with *Dichondra repens* and *Xanadu*.

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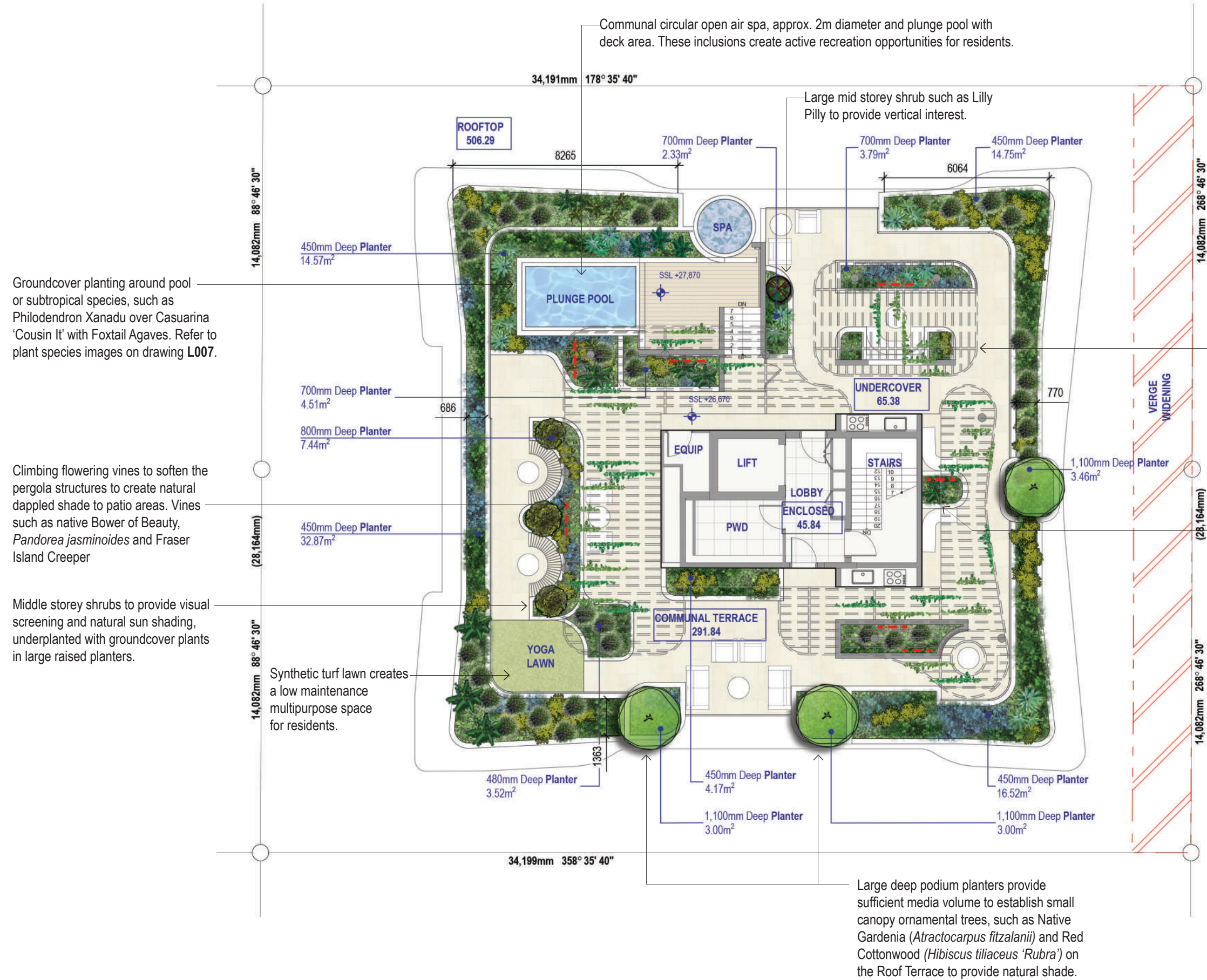
Multi-Residential Apartment

28 - 34 Bell Street
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QLD 4169

Drawing Title

Landscape Concept -
Roof Terrace Plan

Scale @ A3	Drawn:	Checked:
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Project Number	Drawing Number	Issue
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Communal circular open air spa, approx. 2m diameter and plunge pool with deck area. These inclusions create active recreation opportunities for residents.

Large mid storey shrub such as Lilly Pilly to provide vertical interest.

Groundcover planting around pool or subtropical species, such as *Philodendron Xanadu* over *Casuarina 'Cousin It'* with *Foxtail Agaves*. Refer to plant species images on drawing L007.

Climbing flowering vines to soften the pergola structures to create natural dappled shade to patio areas. Vines such as native *Bower of Beauty*, *Pandorea jasminoides* and *Fraser Island Creeper*

Middle storey shrubs to provide visual screening and natural sun shading, underplanted with groundcover plants in large raised planters.

Synthetic turf lawn creates a low maintenance multipurpose space for residents.

Large deep podium planters provide sufficient media volume to establish small canopy ornamental trees, such as Native *Gardenia (Atractocarpus fitzalanii)* and Red *Cottonwood (Hibiscus tiliaceus 'Rubra')* on the Roof Terrace to provide natural shade.

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Project

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Drawing Title

Landscape Concept - Plant Species Palette

Scale @ A3 Drawn: Checked:

Scale @ 15	Drawn:	Shaded:
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Project Number	Drawing Number	Issue

Project Number	Drawing Number	Issue
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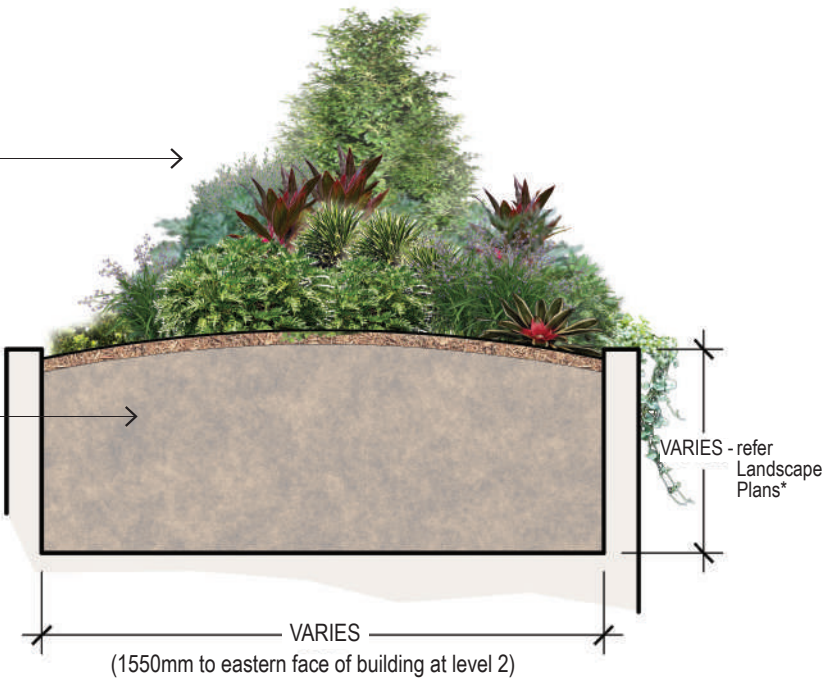
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TIERED PLANTING TO PODIUM PLANTERS

TIERED PLANTING TO PODIUM PLANTERS OF VARYING PLANT SIZE, FORM, COLOUR & TEXTURE. PLANT SPECIES SHOWN ARE INDICATIVE ONLY, REFER TO PLANT SPECIES ON DRAWING L007.

REFER TO PODIUM PLANTER DETAIL BELOW FOR SOIL / MULCH / DRAINAGE AND WATERPROOFING.

A
L004
TYPICAL PODIUM PLANTER SECTION
NTS



* = Minimum 450 - 1,100mm raised planter height.
Refer to drawings L002 - L006 for planter depths on plans.

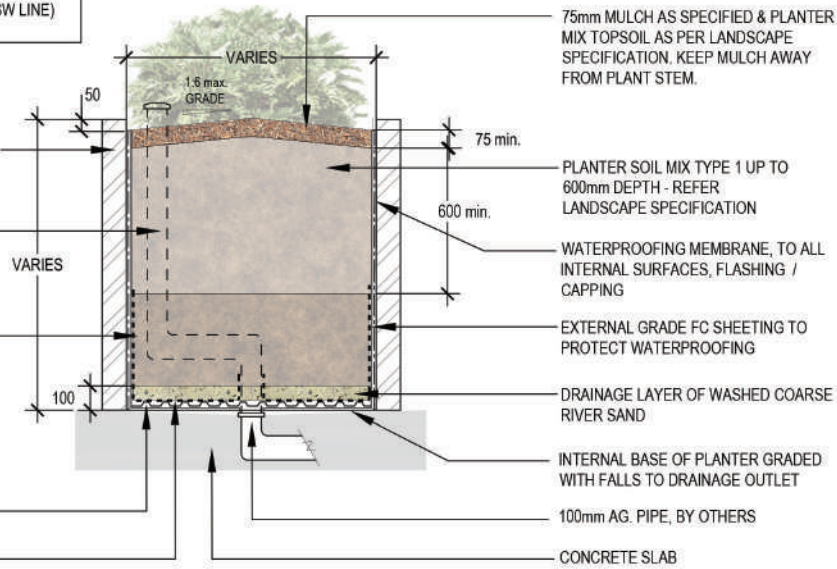
NOTE: WATERPROOFING / IRRIGATION & DRAINAGE CONNECTIONS (CONNECTED TO NEAREST SW LINE) ARE INSTALLED TO ALL RAISED PLANTERS.

RAISED PLANTER - REFER ARCHITECT'S DRAWINGS AND SPECIFICATION
SAFETY OVERFLOW DEVICE, DESIGNED ACCORDING TO LOCAL RAINFALL LEVELS

TO PLANTERS > 600mm SOIL MEDIA DEPTH, USE PLANTER SOIL MIX TYPE 2 TO BASE OF PLANTER - REFER LANDSCAPE SPECIFICATION

DRAINAGE CELLS BY ATLANTIS / ELMICH, OR SIMILAR, BY OTHERS

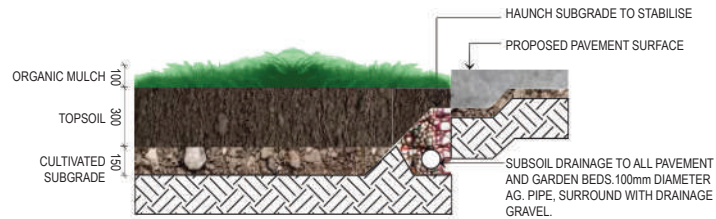
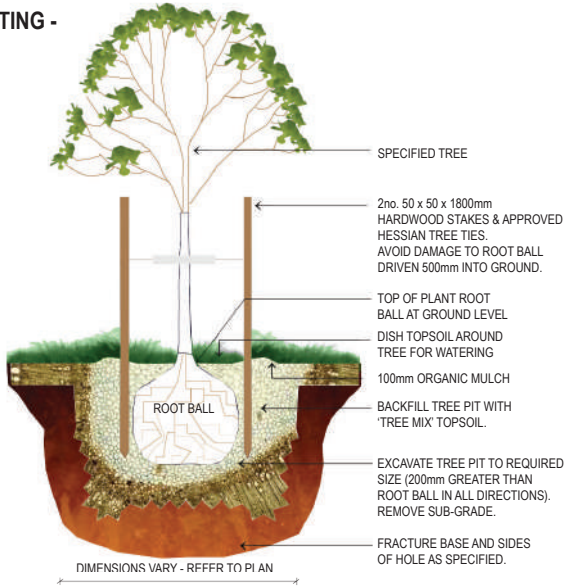
GEOFABRIC UPTURNED AT EDGE



B
TYPICAL PODIUM PLANTER DETAIL
NTS

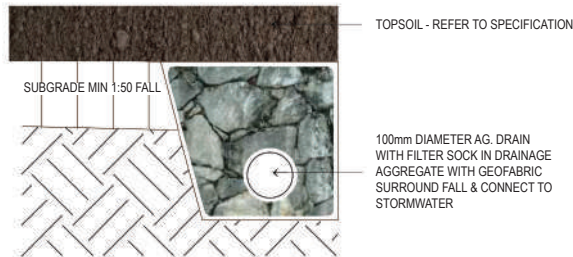
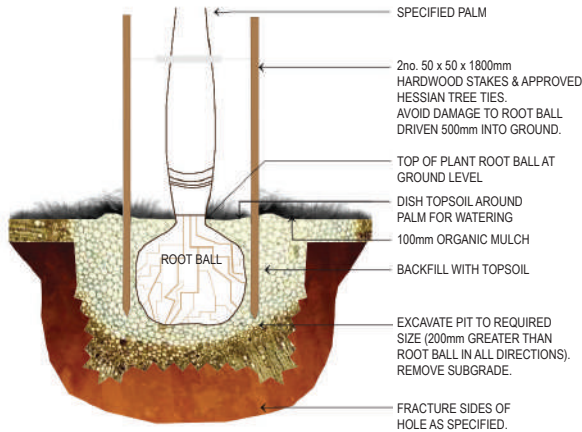
SOFTSCAPE + GROUND DETAILS

TREE PLANTING - TYPICAL



PLANTING TO PAVEMENTS - TYPICAL

PALM PLANTING - TYPICAL



100mm SUBSURFACE DRAINAGE

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Project

Multi-Residential Apartment

28 - 34 Bell Street
Kangaroo Point
QLD 4169

Drawing Title
Landscape Concept - Details

Scale @ A3	Drawn:	Checked:
NTS	SC	AL
Project Number	Drawing Number	Issue
H5043BEL	L008	B

IRRIGATION & MAINTENANCE ACCESS

The plant species have been selected based on low water requirements and drought tolerance. These are robust plants, including native species suited to the subtropical Brisbane climate. This will provide year round interest and colour to the proposed raised podium planters.

A fully automated subsurface irrigation system is to be installed to all raised planters on podium, via driplines fed from on-site rainwater tanks. Drip irrigation is water efficient, allowing deep soil penetration to ensure that water is reaching the root zone. The drip irrigation system is low maintenance and adaptable as it can be adjusted to changing and seasonal water requirements. Raised planters are to include integrated irrigation and drainage. A 75mm organic or pebble mulch layer is to be applied to all raised planters affording optimum moisture retention for plants and ensuring moisture and structural load does not impact on the integrity of the building.

Considering the rear deep planting area plus proposed podium planters, some semi-covered, to the front façade of the building and most open to the sky, to be distributed through subsurface dripline irrigation installed at approx. 0.3m in-line dripper spacings. An estimated usage of 20 minutes per day (3 days per week) the water use for irrigation of podium planters will change seasonally throughout the year based on rainfall, weather conditions and the specific microclimate. The plants specified are low water consumption, drought tolerant species, suited to the sub-tropical Brisbane climate, with a mix of native and exotic species.

A large, approx. 25,000L rainwater tank is to be located above the car park ramp to the front of the site, for irrigation purposes, refer to architectural drawings. This is derived from calculations from the Landscape Design Planning Scheme Policy regarding irrigation requirements and tank size, where tanks are to provide 75% of water requirements to podium planters, based on provision of up to four weeks supply.

A Parchem Drainage System, or similar approved, is to be installed, consisting of an integrated geotextile and drainage layer, with waterproofing layer being a multi-layer index torch-on system, including anti-root barrier and waterproof base layer.

Ease of access for maintenance purposes is a priority. All podium planters are easily accessible from adjacent patio / balcony areas. Landscape maintenance is to be the responsibility of the body corporate, as well as to the ground level planters and planting in natural ground. Landscape maintenance is to be addressed as part of the community management statement. Ongoing maintenance and effective irrigation are vital for the longevity of the podium planters. Refer to maintenance schedule for podium planting below.

Anchor points are to be installed, if required, to allow access to upper levels, in order to accommodate regular maintenance via a harness / abseiling system to the frontage vegetation. Safety procedures throughout construction and ongoing maintenance are imperative. Plants are not to be maintained by leaning over building edge or climbing into planters, without appropriate safety equipment.

LANDSCAPE MAINTENANCE SCHEDULE FOR PODIUM PLANTING		
	Measure	Frequency
Fertilise	Apply organic fertiliser, at manufacturers' rates to ensure healthy plants.	Annually in September and as required.
Plant Health	Inspect plants for signs of decay, fungal or insect attack. Use organic pesticides / fungicides, at minimum rates, as per manufacturer's specification, as necessary. Continue application for 2 weeks once resolved, to avoid relapse.	Monthly inspection - apply as required.
Mulching	Reapplication of even layer of organic mulch, to maintain depth as specified on Landscape Plan. Remove mulch from adjacent areas, or to gully pits if dispersal occurs.	Biennially (once every two years) in Sept and as required.
Weed Removal	Weeding by hand or with approved organic herbicide. Responsible disposal of waste.	Monthly inspection - apply as required.
Litter Removal	Remove litter manually. Responsible disposal of waste.	Monthly, or as required.
Pruning	Inspect all plants. Trim back plants and encourage dense growth and allow air flow. Generally prune plants after flowering. Prune back over long leaders from groundcover plants.	End of Spring, monthly in Summer and as required due to seasonal conditions.
Climbing Vines	Inspect and trim back vines and over long leaders to encourage dense growth and allow air flow. Generally prune plants after flowering, and above a leaf node. Guide the vine by loosely tying to the support structure using soft materials like garden twine or stretchable bands. This trains the plant to grow vertically and spread evenly. Check and tie in new vine growth fortnightly during peak growing season.	End of Spring, monthly in Summer and as required due to seasonal conditions.
Plant Replacement	Replace plants as required, as per Landscape Plan, due to failure / plant deterioration. Record location and reason for replacement within a log book and monitor to evaluate whether plant species specification requires adjustment.	Monthly inspection - replace as required.
Irrigation	Maintain and regularly check the installed drip irrigation system, associated automatic controller, pump, backflow, pressure reducers and filters. All plumbing and electrical works are to be maintained in accordance with relevant standards & BCC requirements. Monitor soil saturation to preclude overwatering. Automated programming to be adjusted seasonally. All servicing is to be recorded in a log book. Automated irrigation to be ceased during times of prolonged wet weather.	Fortnightly inspections September to March and monthly inspections April to August. Annual maintenance, or more as required.
Drainage	Soil saturation is to be monitored to ensure that the planter is draining effectively. Drains to be checked for obstructions.	Monthly inspection & as required due to seasonal conditions.
Structure	Inspection and maintenance of all built structures, planters and climbing vine supports to ensure structural integrity.	Monthly inspection and as required.
Safety	Fall arrest equipment to be provided for landscape maintenance to upper levels (Level 2, 6 - 8), and designed by accredited safety consultant in accordance with Worksafe requirements and Australian Standards. Garden maintenance is NOT to be performed by leaning over planter wall / climbing into planter, at height, without adequate safety equipment.	Regular inspections of safety equipment, as specified by certified safety advisor. Use of safety equipment by all operators, at all times.

LANDSCAPE

General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site. Do not scale off drawings. All levels are approximate only and are subject to confirmation by licensed surveyor. All workmanship, materials and construction to comply with the Queensland Building Act 1975-2011 and The Building Code of Australia 2015, Premises Standard and AS1428.1. Work to be carried out in a neat and appropriate manner. Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification. These drawings have been prepared by a registered landscape architect. This is a concept plan for Development Approvals only. Landscape Compliance Certification necessary for Building Approval stage of development.

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Maintenance & Irrigation

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