

DEVELOPMENT SUMMARY

LOT 16 PROXIMITY PLACE
on DP 320479

SITE AREA 12345 m2

PROPOSED DEVELOPMENT

CLASS 8 AND 5
TYPE B CONSTRUCTION

MEDIUM IMPACT INDUSTRY TOTAL 4636 m2 GFA 4595 m2

OFFICE - GROUND FLOOR 254 m2 GFA 233 m2

OFFICE - FIRST FLOOR 224 m2 GFA 191 m2

OFFICE TOTAL 478 m2 GFA 424 m2

TOTAL 5114 m2 GFA 5019 m2

AWNING 1291 m2

CARPARKING
REQUIRED 57
PROVIDED 57MOTORBIKE PARKING
PROVIDED 3

LANDSCAPING 510 m2 / 4.1%

LANDSCAPE NOTES

FALLS & DRAINAGE

- PROVIDE FALLS TO ALL LANDSCAPE AREAS. FALL TO DRAINS AS INDICATED AND AWAY FROM BUILDING AND NEIGHBOURING PROPERTIES. PONDING IS NOT ACCEPTABLE AND NOTIFY IF ADDITIONAL DRAINAGE MAY BE REQUIRED.
- LAY TURF IN AREAS INDICATED ON PLAN.
- MIN CROSSFALL TO PLANTING AREAS IS 1:40
- MIN CROSSFALL TO PAVED AREAS TO BE 1:100

GARDEN EDGING

- PROVIDE EDGING CONCRETE EDGING TO ALL LANDSCAPE AREAS AND ADJOINING CARPARK AND TURFED AREAS.

PLANTING BEDS

- REFER TO LANDSCAPE PLANS AND SCHEDULE FOR PLANTING AREAS AND SPECIES.
- CULTIVATE ALL PLANTING BEDS TO MIN 150mm DEEP.
- MULCH AND SOIL TO MEET AS4544 AND AS4419 AND ENSURE SOIL MEDIA IS AMELIORATED TO INCREASE WATER HOLDING CAPACITIES.
- APPLY GYPSUM TO THE SUB GRADE AT A RATE OF 100 GRAMS/m2.
- APPLY BLOOD AND BONE TO THE SUB GRADE AT A RATE OF 100 GRAMS/m2.
- SPREAD A MIN DEPTH OF 350mm OF IMPORTED ORGANIC WEED FREE SOIL MIX TO PLANTING BEDS DIRECTLY AFTER CULTIVATION WORKS.
- CROWN BEDS IN THE CENTRE.
- POSITION PLANTS GENERALLY IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- MULCH GARDEN BEDS TO 100mm USING QUALITY TEA TREE MULCH.
- WATER PLANTING BEDS.
- FERTILISE WITH A LONG TERM SLOW RELEASE FERTILISER.

LEVELS

- ALL SURFACES ABUTTING BUILDINGS TO BE A MIN 75mm BELOW WEEPHOLES.

TURF

- CULTIVATE ALL TURF AREAS TO MIN 150mm DEEP.
- SPREAD A MIN DEPTH OF 100mm OF IMPORTED ORGANIC WEED FREE SOIL MIX TO TURF AREAS DIRECTLY AFTER CULTIVATION WORKS.
- LAY TURF IN AREAS INDICATED ON PLAN.
- WATER TURF AREAS.

ROCKS/PEBBLES

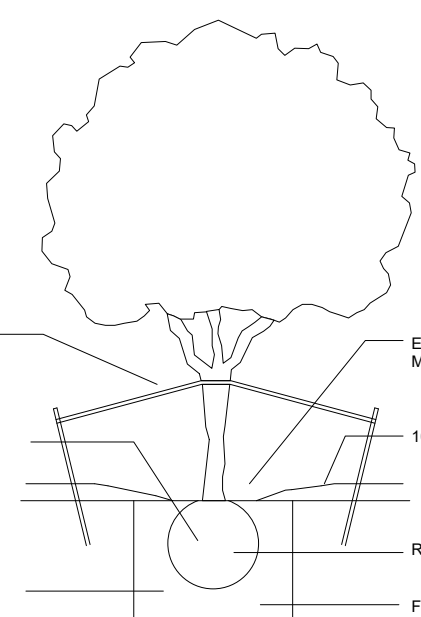
- ALL GARDEN BEDS AGAINST A BUILDING SHALL BE SEPARATED BY A MIN 150mm STRIP OF PEBBLES.
- ALL PEBBLES AREAS TO HAVE WEED MATTING INSTALLED UNDER.

SERVICES

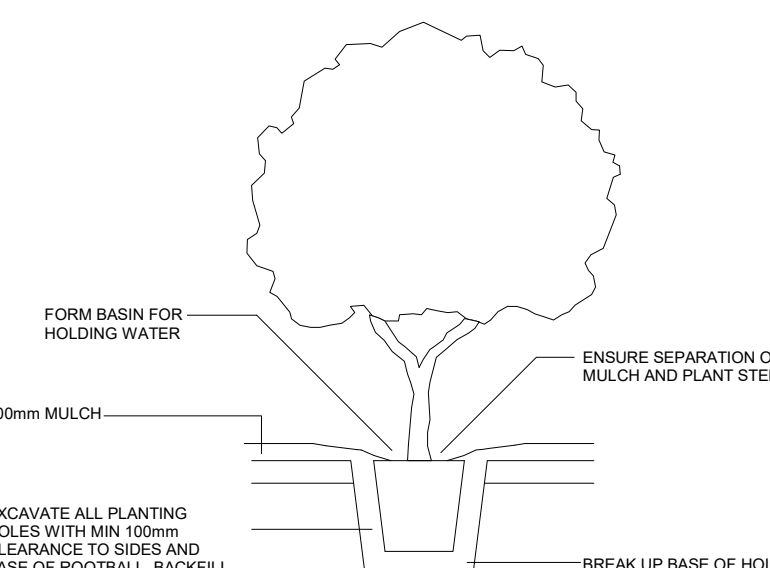
- LANDSCAPE CONTRACTOR TO LIAISE WITH SITE PROJECT MANAGER/SUPERVISOR TO DETERMINE LOCATION OF ALL AS CONSTRUCTED SERVICES PRIOR TO COMMENCING WORKS.

ESTABLISHMENT & MAINTENANCE

- 12 WEEK ESTABLISHMENT PERIOD TO ALL TURF AND PLANTING AREAS COMMENCING FROM BUILDERS PRACTICAL COMPLETION DATE.
- REFER TO LOCAL AUTHORITY REQUIREMENTS IN RELATION TO WATER USAGE RESTRICTIONS TO ENSURE WATER REGIME IS NOT IN BREACH.
- WATER TWICE WEEKLY FOR FIRST 3 WEEKS AND ONCE WEEKLY THEREAFTER.



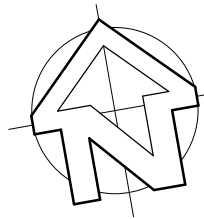
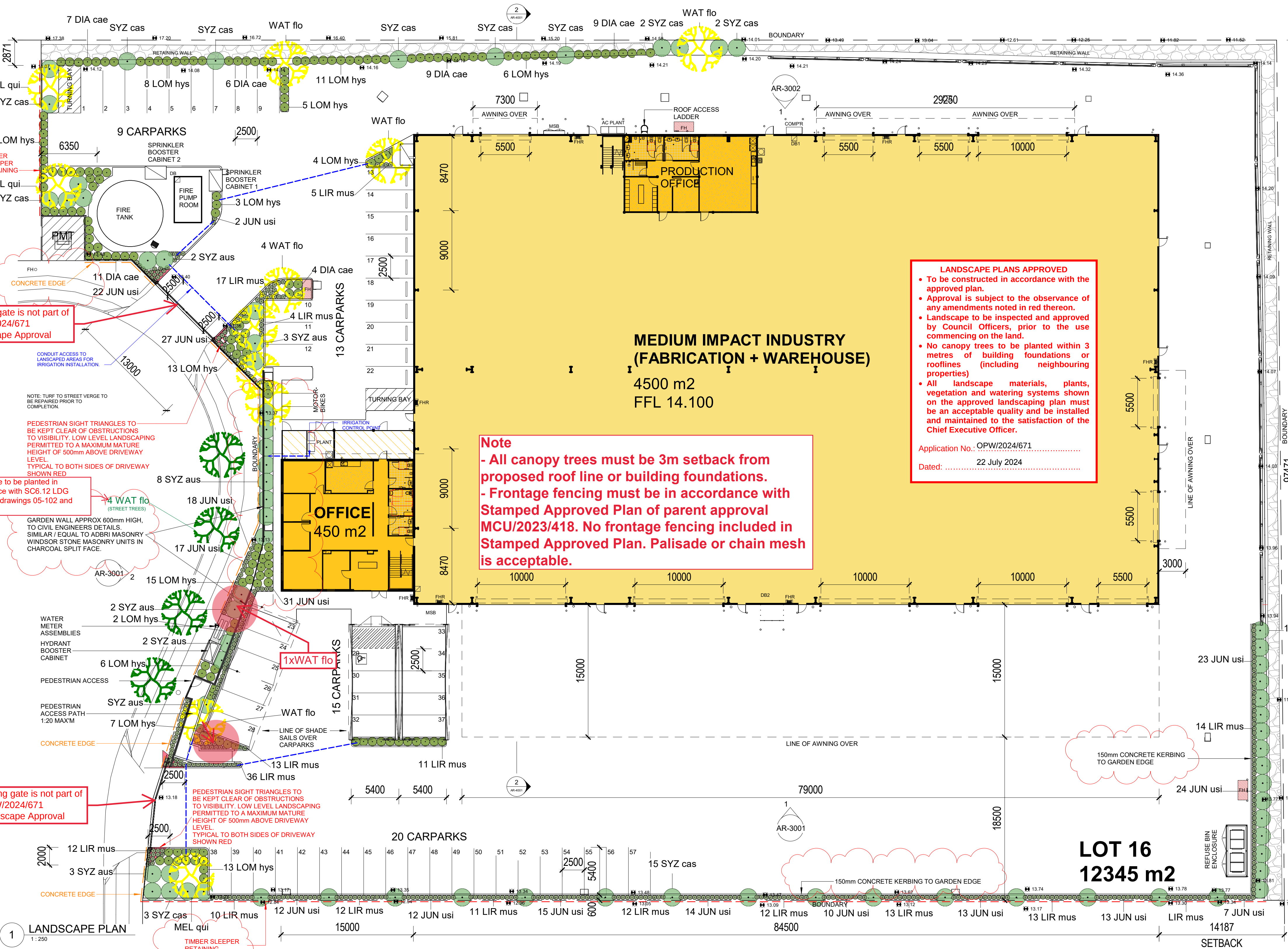
MATURE TREE PLANTING



GENERAL POT PLANTING



20 25m 1:250 @ A1

ISSUED FOR
CONSTRUCTION

1 LANDSCAPE PLAN

1:250

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURE HEIGHT	SPREAD	NOMINAL POT SIZE	QTY
TREES						
MEL qui	MELALEUCA quinquenervia	BROAD LEAFED PAPER BARK	10000	6000	100L	03
WAT flo	WATERHOUSSIA floribunda	WEeping LILLY PILLy	8000	5000	100L	13
SHRUBS						
SYZ aus	SYZYGIUM australe	BABY BOOMER	1500	1500	200mm	21
SYZ cas	SYZYGIUM cascade	CASCADE LILLY PILLy	3000	2000	200mm	49
GROUND COVERS						
DIA cae	DIANELLA caerulea	BLUE FLAX LILY	700	600	140mm	46
JUN usi	JUNCUS ustulatus	USITATUS	500	400	140mm	240
LIR mus	LIRIOPE MUSCARI	JUST RIGHT	500	500	140mm	210
LOM hys	LOMANDRA hystrix	MAT RUSH	1000	1000	140mm	117

LANDSCAPE ASSESSMENT NOTES:

- All under sized or poor quality stock will be required to be replaced prior to inspection approval.
- Existing Street trees to be retained and protected. Damaged street trees are to be replaced with the same species at the same size. Replacement street trees must be staked, mulched and edged as per City of Gold Coast Street Tree Planting - Setout Guidelines.
- Street trees to be, staked, mulched and edged as per City of Gold Coast Street Tree Planting - Setout Guidelines. Must be setback a minimum 3m from the proposed driveway and 1m setback from the nominal kerb line.
- All road reserve turf must be repaired or replaced if damaged.
- All trees must be staked, edged and mulched.
- Ensure all nominated existing planting to be retained and protected are not damaged. Plants damaged in construction must be replaced with the same species at the same size.
- Ensure all proposed trees within the private lot are setback 3m minimum from the proposed roof line or building foundations. Only small trees are permitted within the 2-3 metre setback from proposed roof line or building foundations, but a root barrier must be used.
- All planting to be within an edged and mulched garden bed complying with the City Plan Policy - Landscape Work.
- All nursery bamboo stakes and plastic/rubber ties must be removed from planted tree specimens before final inspection.

NOTE:

Plant quantities will need to be updated. Refer mark ups on landscape plans for revised plant quantities.

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CLIENT:

MS PROJECTS

PROJECT DESCRIPTION:

PRODUCTION FACILITY + OFFICE

SITE ADDRESS:

LOT 16 PROXIMITY PLACE

DRAWING TITLE(S):

LANDSCAPE PLAN

SCALE:

As indicated @ A1

PROJECT NUMBER:

5135

PROJECT STAGE:

DD

DRAWN:

GR

CHECKED:

AR

PROJECT START DATE:

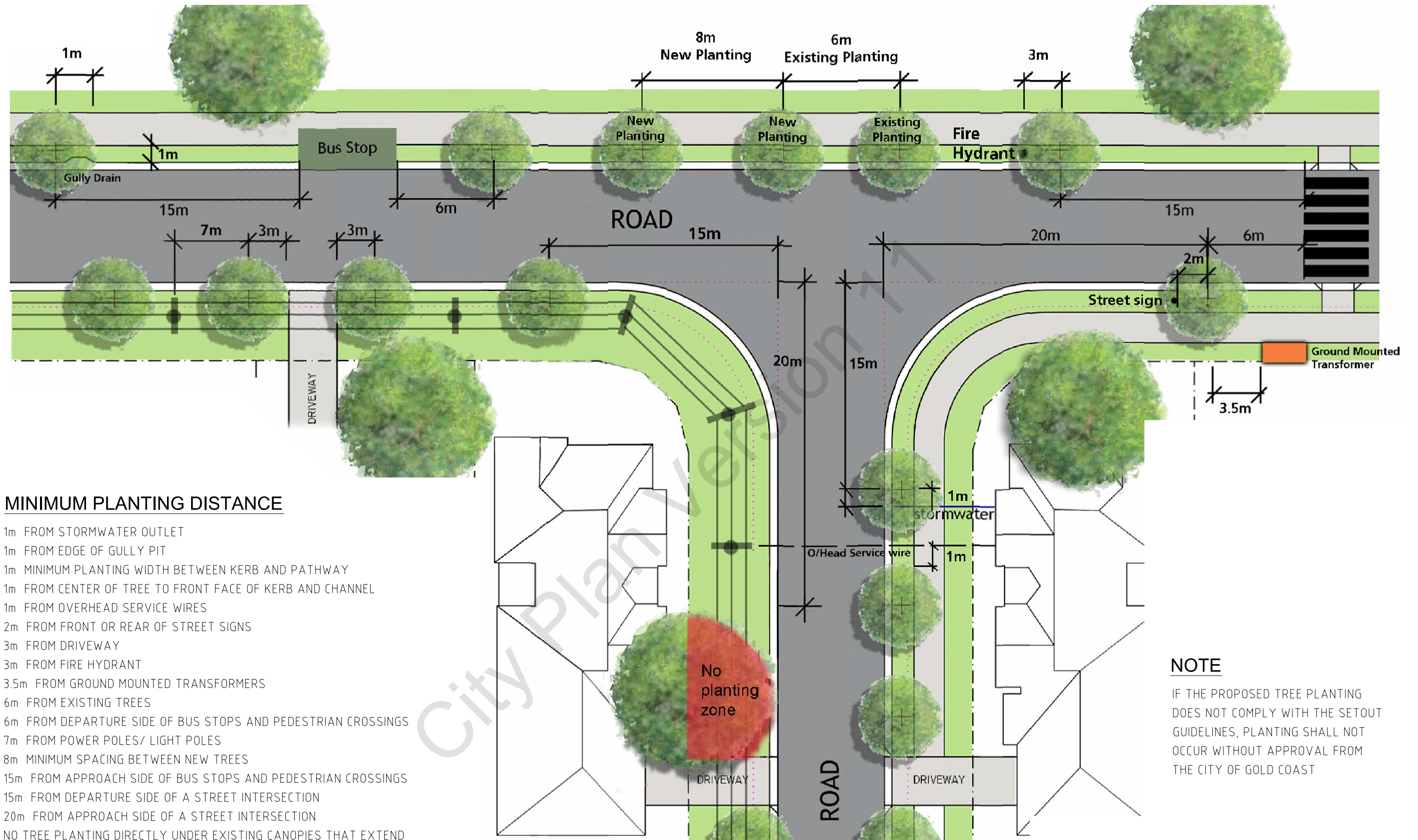
26.07.22

DRAWING NUMBER:

-LS-1501

REVISION:

D



MINIMUM PLANTING DISTANCE

- 1m FROM STORMWATER OUTLET
- 1m FROM EDGE OF GULLY PIT
- 1m MINIMUM PLANTING WIDTH BETWEEN KERB AND PATHWAY
- 1m FROM CENTER OF TREE TO FRONT FACE OF KERB AND CHANNEL
- 1m FROM OVERHEAD SERVICE WIRES
- 2m FROM FRONT OR REAR OF STREET SIGNS
- 3m FROM DRIVEWAY
- 3m FROM FIRE HYDRANT
- 3.5m FROM GROUND MOUNTED TRANSFORMERS
- 6m FROM EXISTING TREES
- 6m FROM DEPARTURE SIDE OF BUS STOPS AND PEDESTRIAN CROSSINGS
- 7m FROM POWER POLES/ LIGHT POLES
- 8m MINIMUM SPACING BETWEEN NEW TREES
- 15m FROM APPROACH SIDE OF BUS STOPS AND PEDESTRIAN CROSSINGS
- 15m FROM DEPARTURE SIDE OF A STREET INTERSECTION
- 20m FROM APPROACH SIDE OF A STREET INTERSECTION
- NO TREE PLANTING DIRECTLY UNDER EXISTING CANOPIES THAT EXTEND TO AND BEYOND THE KERB AND CHANNEL

NOTE

IF THE PROPOSED TREE PLANTING DOES NOT COMPLY WITH THE SETOUT GUIDELINES, PLANTING SHALL NOT OCCUR WITHOUT APPROVAL FROM THE CITY OF GOLD COAST

CITY OF GOLD COAST	THIS DRAWING IS NOT TO BE AMENDED WITHOUT REFERENCE TO STANDARDS COMMITTEE				CONTROLLED DOCUMENT	DO NOT SCALE TAKE FIGURED DIMENSIONS ONLY		STANDARD DRAWING	
						DRAWN BY	CITY OF GOLD COAST	STREET TREE PLANTING SETOUT GUIDELINES FOR ROADWORKS	
						PASSED - COORDINATOR OPEN SPACE ASSETS			
						NAME: CAMERON TAYLOR	17/10/13		
						APPROVED - MANAGER PARKS & RECREATIONAL SERVICES			
	No.	AMENDMENT	APPROVED	DATE	ISSUED	NAME: RON JACOBS	17/10/13	STANDARD DRAWING No. 05-103 ISSUE 2015 EDITION	