STATEMENT OF LANDSCAPE INTENT

VISTA ST APARTMENTS

BASTION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD
SURFERS PARADISE



LOCATION PLAN
SCALE : N.T.S

Drawing List				
Sheet No.	**Sheet Name**	**Sheet Size**	**Rev. No**	**Rev. Date**
L-00	TITLE PAGE	ISO A1	E	31/08/26
L-01	SITE ANALYSIS	ISO A1	E	31/08/26
L-02	LANDSCAPE DESIGN INTENT STATEMENT	ISO A1	E	31/08/26
L-03	LEVEL GF LANDSCAPE PLAN	ISO A1	E	31/08/26
L-04	LEVEL 1 LANDSCAPE PLAN	ISO A1	E	31/08/26
L-05	LEVEL 2 LANDSCAPE PLAN	ISO A1	E	31/08/26
L-06	LEVEL 3 LANDSCAPE PLAN	ISO A1	E	31/08/26
L-08	SOIL DEPTH CALCULATION PLAN	ISO A1	E	31/08/26
L-09	PLANTING DETAILS	ISO A1	E	31/08/26
L-10	SPECIFICATION	ISO A1	E	31/08/26

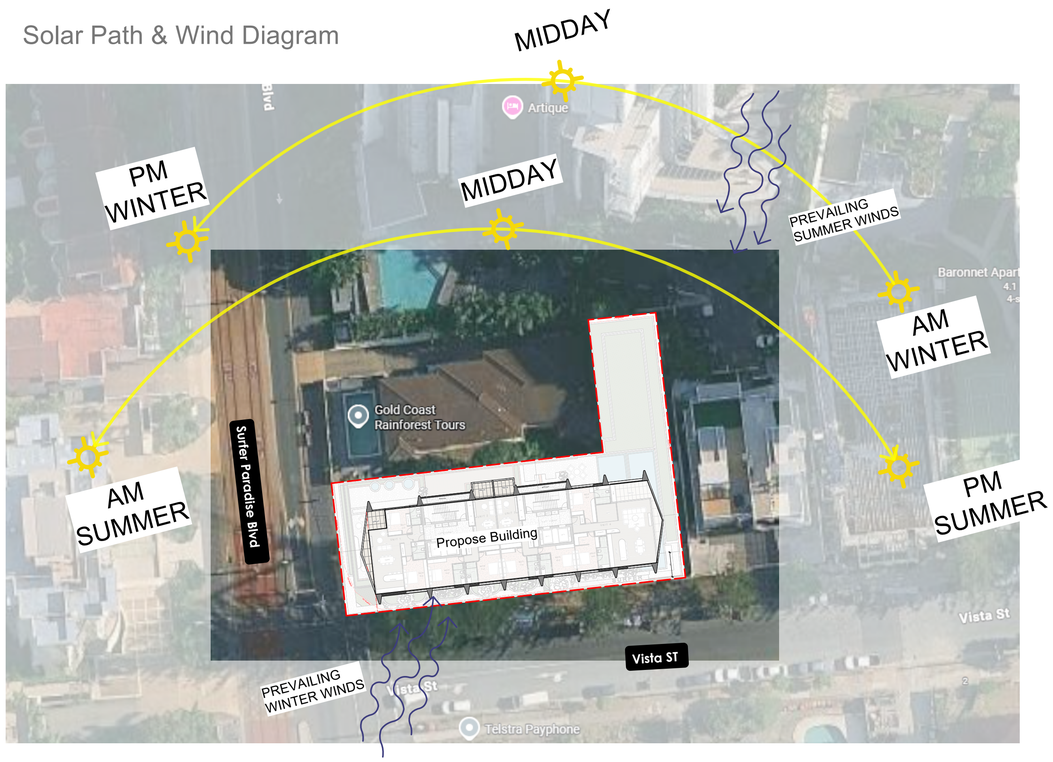
STATEMENT OF LANDSCAPE INTENT
August 2026

DURIEDESIGN

Site Aerial Plan



Solar Path & Wind Diagram



LEGEND

- Site Boundary
- Solar Path
- Prevailing Winds

Existing Site Photos

Surfers Paradise Blvd



Vista St



DURIEDESIGN

Vista St Apartments

1. Introduction

This Landscape Design Intent Statement outlines the overarching vision and landscape strategy for the proposed development at 25–27 Vista Street & 2959 Surfers Paradise. The site occupies a prominent position within a highly desirable coastal urban precinct, surrounded by established residential developments and within close proximity to Paradise Island, Northcliffe Beach, local retail amenities, Harris Farm Market, and key public transport links including the Gold Coast Light Rail.
The landscape design has been developed to complement the architectural intent and broader consultant documentation, ensuring a cohesive, integrated, and high-quality outcome that responds sensitively to the site's coastal context while enhancing resident amenity and public interface.

2. Design Intent

The landscape design seeks to create a sophisticated, contemporary outdoor environment that enhances everyday living and contributes positively to the urban streetscape. The design carefully balances refined architectural expression with soft, expressive planting to temper built form and establish a relaxed coastal character reflective of Surfers Paradise.
Outdoor spaces are thoughtfully curated to support a range of resident activities, from moments of quiet retreat to opportunities for social interaction. Each space, regardless of scale, is designed with intention—delivering comfortable, elegant, and functional environments that encourage year-round outdoor use. Clean, minimal hardscape forms are paired with lush planting and high-quality materials to achieve a timeless aesthetic that is visually engaging, durable, and low maintenance, reinforcing a sense of luxury and ease.

3. Sense of Place

The landscape approach reinforces the site's identity within the broader Surfers Paradise coastal and urban narrative. A carefully considered palette of materials, textures, and planting selections reflects the relaxed yet sophisticated character of modern coastal living.
Visual cohesion between architecture and landscape is achieved through strategic planting that softens building edges, enhances vertical articulation, and frames key views. Repetition of planting species and material finishes creates rhythm and continuity across the site, while reinforcing connections between ground-level interfaces, communal areas, and elevated outdoor spaces. The result is a landscape that feels inherently connected to its location while contributing to a strong and recognisable sense of place.

4. Hardscape

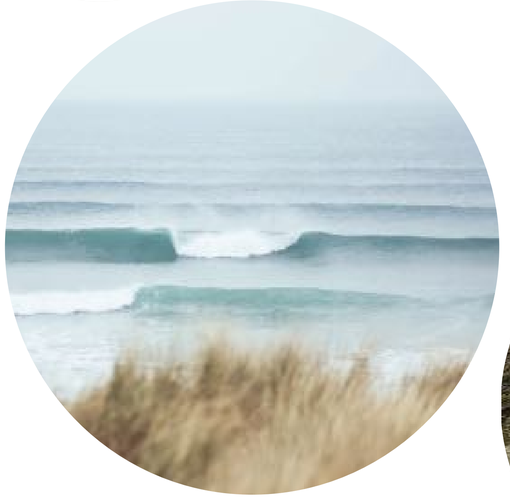
Hardscape elements are designed to complement the contemporary architectural language and natural coastal materials. Paving, boundary treatments, seating elements, pool surrounds, and circulation paths are integrated to support ease of movement, durability, and visual clarity.
Material selections prioritise longevity, slip resistance, and thermal comfort while maintaining a refined aesthetic. Screening, low walls, and defined outdoor zones are strategically positioned to enhance privacy, safety, and usability without compromising openness or visual flow. Together, the hardscape elements form a cohesive framework that supports daily use while elevating the overall character of the development.

5. Softscape

The softscape design responds to the site's subtropical coastal climate and urban conditions through the use of resilient, climate-appropriate planting. A diverse mix of native and locally adapted species is selected for durability, low maintenance requirements, and year-round visual appeal.
Layered planting is employed to define spaces, provide privacy, mitigate urban heat, and enhance microclimatic comfort through shade and evapotranspiration. The planting palette includes palms, feature shade trees, ornamental grasses, and flowering shrubs that contribute to a strong coastal identity while supporting biodiversity and pedestrian-scale amenity.
Feature trees and vertical planting elements strengthen the green canopy, soften built form, and enhance the visual quality of street frontages, communal areas, and rooftop spaces—ensuring the landscape contributes meaningfully to both resident experience and the wider streetscape.













DURIEDESIGN

03

GF LANDSCAPE PLAN


Ixora chinensis


Alpinia caerulea


Pennisetum alopecuroides


Clivia minata

CPBUP2446

2961 GOLD COAST HIGHWAY
NEIGHBOURING BUILT FORM
EXISTING 3 STOREY RESIDENTIAL

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- SRZ
- TPZ

LEGEND

- AS SELECTED CONCRETE
- AS SELECTED PAVING
- AS SELECTED PAVING
- AS SELECTED PAVING
- AS SELECTED WOODEN DECK
- PODIUM GARDENS
- DEEP SOIL GARDENS
- VERGE AREA
- PROPOSED BUILDING
- POOL
- PROPOSED LEVEL + RL 5.70

SURFERS PARADISE BLVD

VISTA STREET

TITLE BOUNDARY

approx sewer pipe 225 dia

10058

NO PARKING LINE MARKINGS AND SIGNAGE

SECURE BIKE STORAGE 10 EBIKES

22 CYCLE SPACES

13 CARPARKS

CARPARK 01 (STAFF SMALL CAR)
CARPARK 02 (STAFF)
CARPARK 03 (SHORT STAY)
CARPARK 04 (SHORT STAY) REVERSE ONLY
CARPARK 05 (SHORT STAY)
CARPARK 06 (SHORT STAY)
CARPARK 07 (VISITOR)
CARPARK 08 (VISITOR)
CARPARK 09 (VISITOR)
CARPARK 10 (CAR SHARE)
CARPARK 11 (CAR SHARE)

2600
3000

4258
5400

34919

electricity stay pole

RAMP UP TO LVL 1

1:8.2
1:4.4

RL +5.60

1420
40342
200
1004
2100

13 Heliconia pendula

PLANTER

OPEN AIR SERVICE LANE

GATE

proposed water meter

TAKE AWAY
11 m²

BENCH SEAT

4 Ixora chinensis
7 Westringia fruticosa
19-Pennisetum alopecuroides 'Nafray'

WATER METER
COMMERCIAL BINS
OFFICE
12 m²
FIRE ISOLATED SERVICES
19 m²
EBM
FIRE ISOLATED WASTE ROOM
19 m²
STAIR CORE
LIFT 1
LIFT 2
RETAIL STORE
20 m²
RL +5.70

15820

elec pillar box
elec pillar box
elec pit
elec pit
comms pit
traffic light
TERRACE
32 m²
CAFE
97 m²
6 Westringia fruticosa
6 Ixora chinensis
3 Banksia robur
25 Ligularia reniformis
14 Clivia miniata
Ligularia reniformis 12
Alpinia caerulea 5
Raphis excelsa 10

2218

42-Pennisetum alopecuroides 'Nafray'

comms pits x 2
light pole
elec pits x 2

Philodendron 'Xanadu' 7
17-Viola hederacea
17-Liriope muscari 'Isabella'
Araucaria columnaris
As Replacement Tree 1

13 Ligularia reniformis
5 Philodendron 'Xanadu'
5 Alpinia caerulea
8-Viola hederacea
8-Liriope muscari 'Isabella'
3 Alpinia caerulea
12 Raphis excelsa
10 Ligularia reniformis

comms pit
gully pit
QUEUING BAY
SRV 3.5M HEIGHT
1626

4800
PAD MOUNT
4999
5317
2500
2001
Raphis excelsa 6
7 Dypsis lutescens

PEDESTRIAN SIGHT TRIANGLE TRANSPARENT MASONRY SCREENING TO STREET.

VEHICLE CROSS OVER

NO PARKING LINE MARKINGS.

5200

7000

1500

R9400
R8800
R6600

T1 T2 T3 T4

EXISTING TREES REMOVED AND REPLACED WITH COOK PINES.

EXISTING TREE RETAINED.

EXISTING TREE RETAINED.

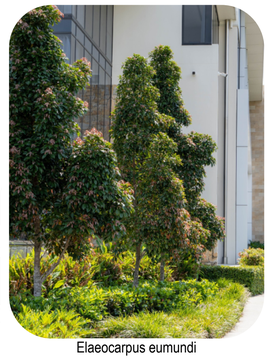
46620

1 GROUND FLOOR PLAN
Scale: 1:100

CPSP170410

21 VISTA STREET
NEIGHBOURING BUILT FORM
EXISTING 3-4 STOREY RESIDENTIAL


Araucaria columnaris


Elaeocarpus eumundi

DURIEDESIGN

DIAL BEFORE YOU DIG www.1100.com.au

0 10 m







04

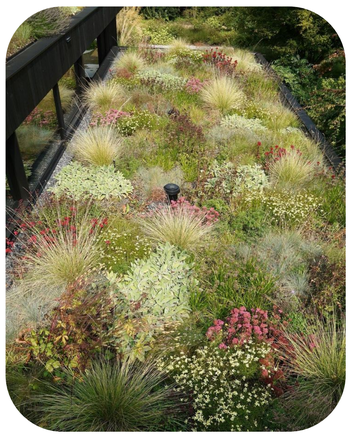
LEVEL 1 LANDSCAPE PLAN

LEGEND

- AS SELECTED CONCRETE
- AS SELECTED PAVING
- AS SELECTED PAVING
- AS SELECTED PAVING
- AS SELECTED WOODEN DECK
- PODIUM GARDENS
- DEEP SOIL GARDENS
- VERGE AREA
- PROPOSED BUILDING
- POOL
- PROPOSED LEVEL + RL 5.70

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- SRZ
- TPZ



Carpobrotus glaucescens 30
2000
31 Crassula arborescens 'Bluebird'
9 Casuarina "Cousin It'
2000
Rosmarinus officinalis 'Prostratus' 6
14-Viola hederacea
Casuarina "Cousin It' 13
Myoporum parvifolium 66
Crassula arborescens 'Bluebird' 23
Rosmarinus officinalis 'Prostratus' 6
Myoporum parvifolium 67
18-Viola hederacea
Casuarina "Cousin It' 11
Carpobrotus glaucescens 11
Crassula arborescens 'Bluebird' 23
1999
46 Myoporum parvifolium
49 Senecio mandraliscae
10 Rosmarinus officinalis 'Prostratus'
19 Crassula arborescens 'Bluebird'
16 Carpobrotus glaucescens
16-Viola hederacea
14 Casuarina "Cousin It'
68 Myoporum parvifolium
24 Crassula arborescens 'Bluebird'
9 Rosmarinus officinalis 'Prostratus'
20 Crassula arborescens 'Bluebird'
70 Senecio mandraliscae
38 Crassula arborescens 'Bluebird'
14 Casuarina "Cousin It'
16-Viola hederacea
6 Rosmarinus officinalis 'Prostratus'
34 Carpobrotus glaucescens
83 Myoporum parvifolium
14 Casuarina "Cousin It'
BREEZEBLOCK FACADE SCREENING WITH BACKING WALL TO PROVIDE ACOUSTIC AND VISUAL PROTECTION TO NEIGHBOURS
4 Trachelospermum jasminoides As Climber Plant
4 Rosmarinus officinalis 'Prostratus'
5 Casuarina "Cousin It'
3 Rosmarinus officinalis 'Prostratus'
5 Casuarina "Cousin It'
3 Rosmarinus officinalis 'Prostratus'
29 Crassula arborescens 'Bluebird'
17 Dichondra 'Silver Falls'
9 Casuarina "Cousin It'
Carpobrotus glaucescens 45
Casuarina "Cousin It' 11
12 Dichondra 'Silver Falls'
9-Viola hederacea
39 Ophiopogon jaburan
43 Ophiopogon jaburan
Ophiopogon jaburan 55
Carpobrotus glaucescens 29
Ophiopogon jaburan 30
53 Carpobrotus glaucescens
43 Ophiopogon jaburan
7-Viola hederacea
33 Ophiopogon jaburan
21 Carpobrotus glaucescens
48 Ophiopogon jaburan
8-Viola hederacea
16 CARPARKS
60 000L FIRE TANK
60 000L FIRE TANK
IRRIGATION TANK
SERVICES 99 m²
TITLE BOUNDARY
RAMP UP TO LVL 1
RAMP UP TO LVL 2
RL +10.60
STAIR CORE
LIFT + LOBBY (E)
INGRESS HOLD BAY
EGRESS HOLD BAY
MOTOR CYCLE 01
MOTOR CYCLE 02
ENTRY
SURFER
BIKE
PEDESTRIAN AWNING
GLASS BAL.
5400
2400
2894
2223
3758
2000
737
837
361
1000
2974
R6800
T1
T2
T3
T4

2 LEVEL 1 PLAN
Scale: 1:100

DURIEDESIGN

DIAL BEFORE YOU DIG www.1100.com.au

0 10 m

LEVEL 2 LANDSCAPE PLAN







LEGEND

- AS SELECTED CONCRETE
- AS SELECTED PAVING
- AS SELECTED PAVING
- AS SELECTED PAVING
- AS SELECTED WOODEN DECK
- PODIUM GARDENS
- DEEP SOIL GARDENS
- VERGE AREA
- PROPOSED BUILDING
- POOL
- PROPOSED LEVEL + RL 5.70

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- SRZ
- TPZ

4-Rosmarinus officinalis 'Prostratus'
8-Myoporum parvifolium
8-Casuarina "Cousin It'

123-Dianella revoluta 'LITTLE JESS'
123-Iris pseudacorus
123-Agave stricta 'Nana'

4-Rosmarinus officinalis 'Prostratus'
9-Myoporum parvifolium
9-Casuarina "Cousin It'

2-Rosmarinus officinalis 'Prostratus'
5-Myoporum parvifolium
5-Casuarina "Cousin It'

BREEZEBLOCK FACADE SCREENING WITH BACKING WALL TO PROVIDE ACOUSTIC AND VISUAL PROTECTION TO NEIGHBOURS

TITLE BOUNDARY

ROOF OVER SERVICES

GREENWALL

RL +13.50

RAMP DWN TO LVL 2

POOL SERVICES 9 m²

CARPARK 40 | CARPARK 41 | CARPARK 42 | CARPARK 43

CARPARK 30 | CARPARK 31 | CARPARK 32 | CARPARK 33 | CARPARK 34

CARPARK 35 | CARPARK 36 | CARPARK 37

STAIR CORE | LIFT LOBBY | SERVICE

CARPARK 38 | CARPARK 39

INGRESS HOLD BAY

BIKE | BIKE

SHORT STAY 44 | SHORT STAY 45

POOL ABOVE

16 CARPARKS

ENTRY

SURFER

11007 | 7428 | 13004 | 6480 | 2974 | 1800 | 1500 | 5400 | 2400 | 6090 | 3328 | 3113 | 2231 | 837

T1 | T2 | T3 | T4



3 LEVEL 2 PLAN
Scale: 1:100

DURIEDESIGN

DIAL BEFORE YOU DIG www.1100.com.au

0 10 m

LEVEL 3 LANDSCAPE PLAN



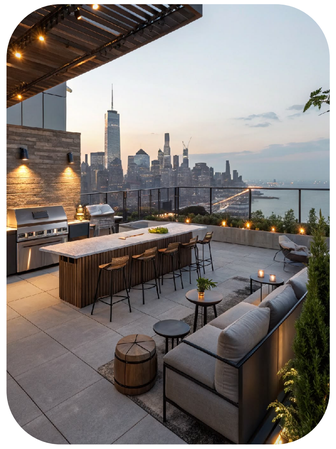
Aloe barberae

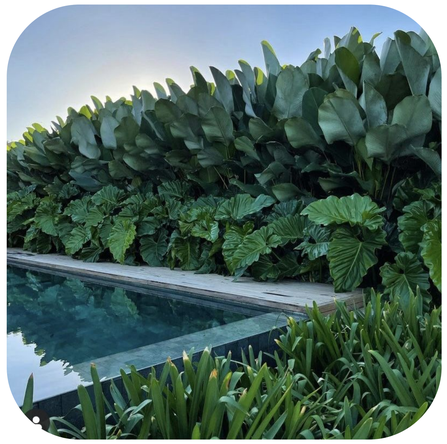


Chamaedorea seifrizii



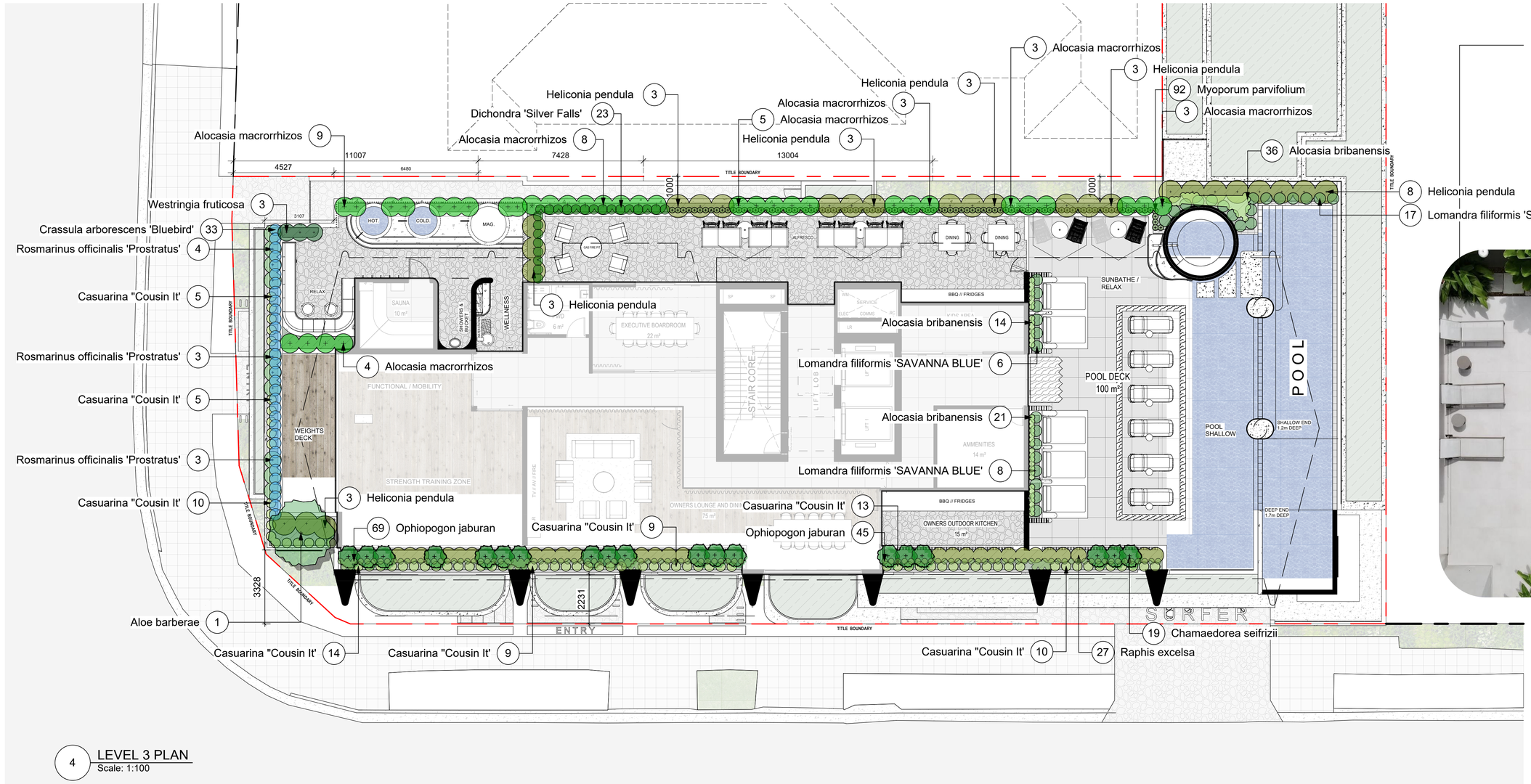
Casuarina "Cousin it"





LEGEND

- AS SELECTED CONCRETE
- AS SELECTED PAVING
- AS SELECTED PAVING
- AS SELECTED PAVING
- AS SELECTED WOODEN DECK
- PODIUM GARDENS
- DEEP SOIL GARDENS
- VERGE AREA
- PROPOSED BUILDING
- POOL
- PROPOSED LEVEL + RL 5.70



4 LEVEL 3 PLAN
Scale: 1:100



DURIEDESIGN

DIAL BEFORE YOU DIG www.1100.com.au

0 10 m

08

SOIL DEPTH PLAN

KEY

- 200 - 300mm SOIL DEPTH
- 400 - 500mm SOIL DEPTH
- 900 - 1000mm SOIL DEPTH
- DEEP SOIL SOFT LANDSCAPE

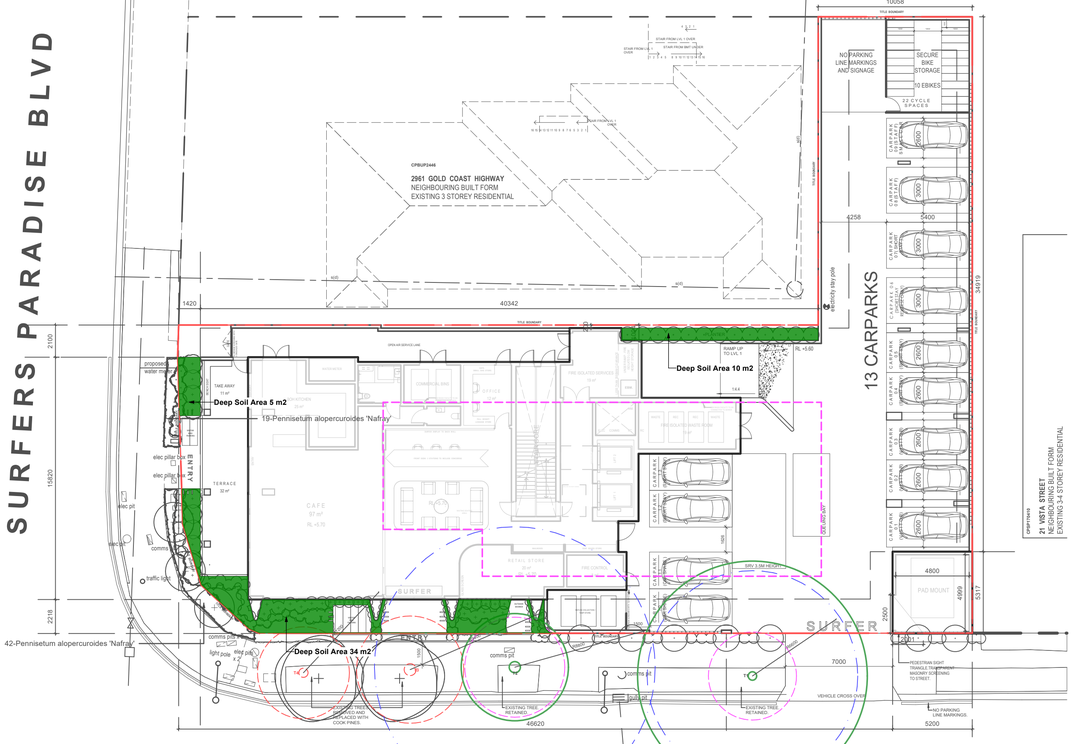
LANDSCAPE AREA CALCULATION

Total Site Area	: 1230 sqm
Total Landscaped on structure	: 312 Sqm
Total Deep Soil Soft Landscape Area	: 49 Sqm

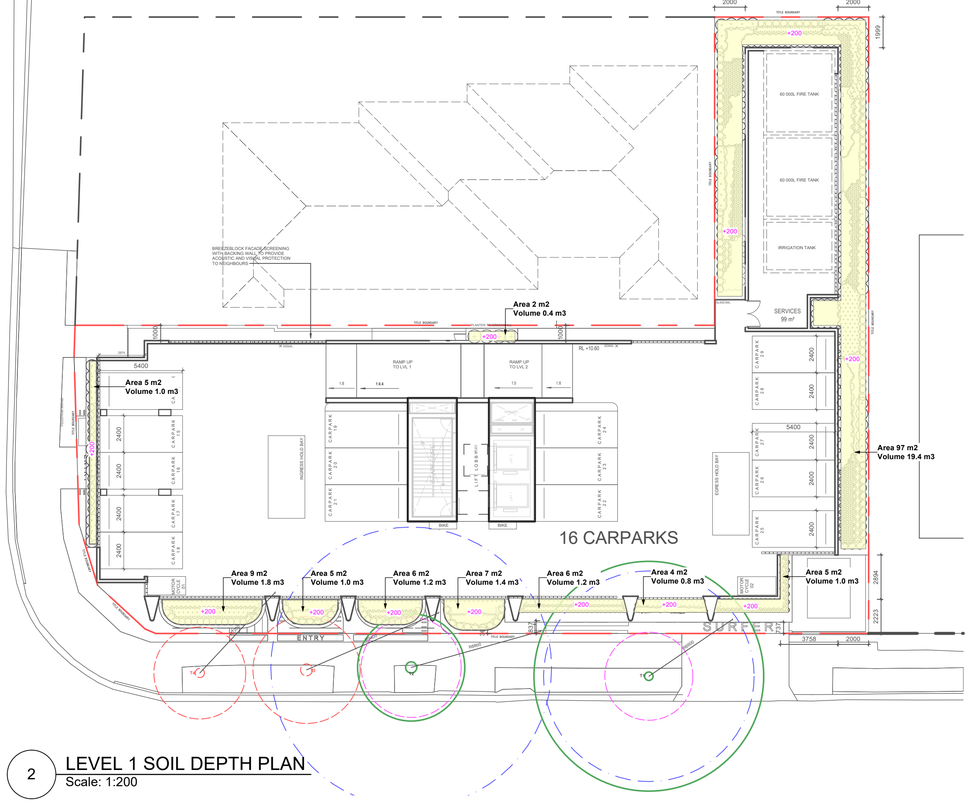
Total Landscape Area = 361 Sqm or 29.35% of Total Site Area

EXISTING TREE LEGEND

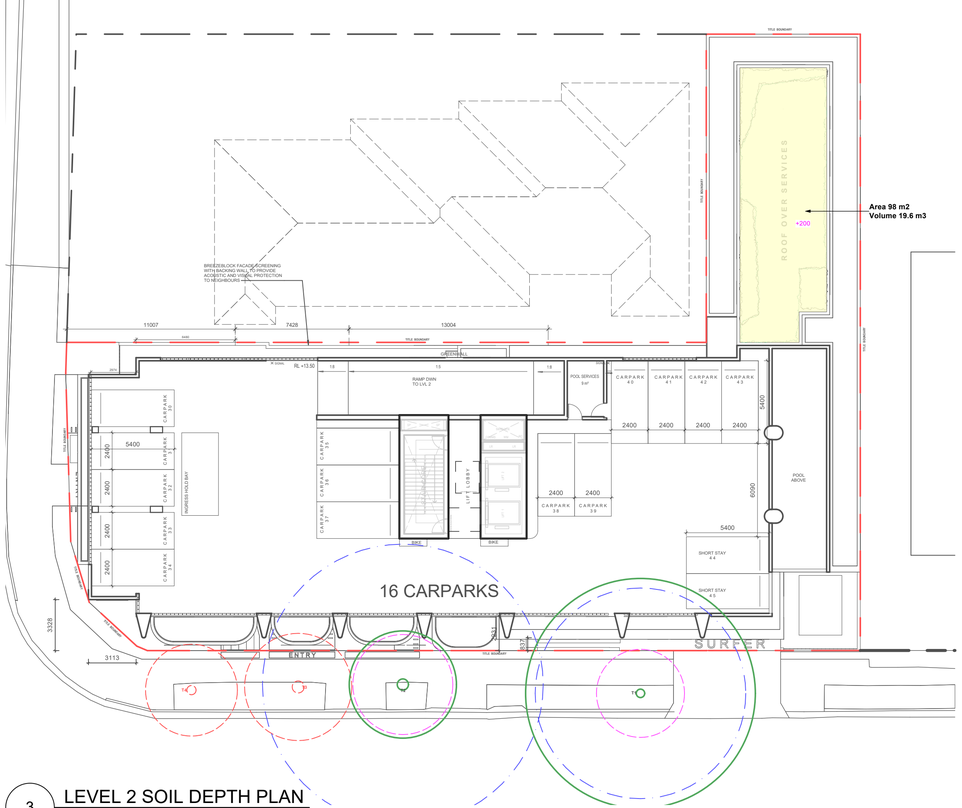
- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- SRZ
- TPZ



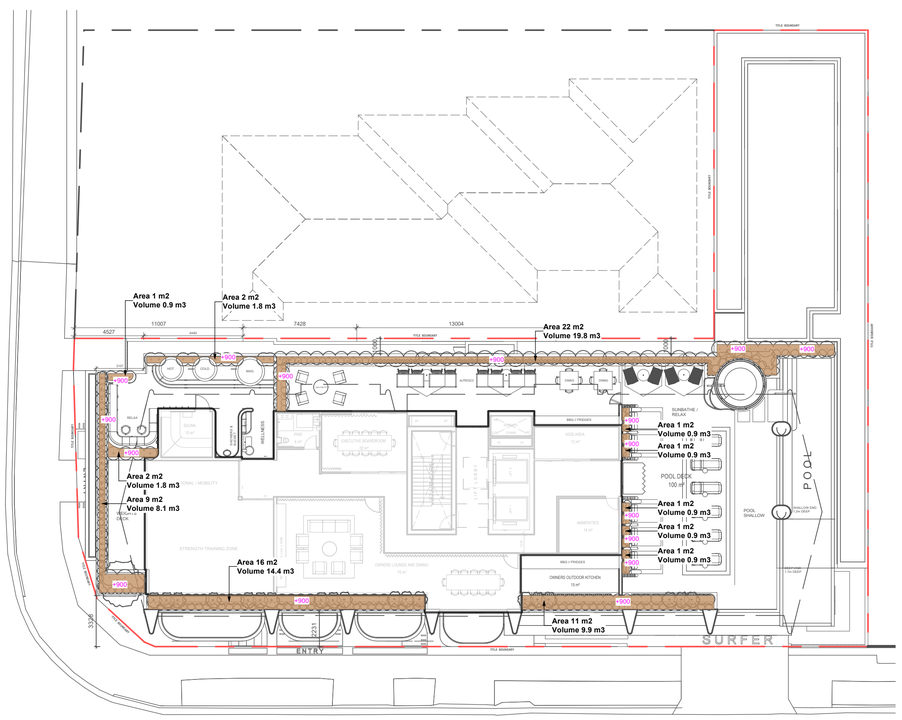
1 GROUND FLOOR SOIL DEPTH PLAN
Scale: 1:200



2 LEVEL 1 SOIL DEPTH PLAN
Scale: 1:200



3 LEVEL 2 SOIL DEPTH PLAN
Scale: 1:200



4 LEVEL 3 SOIL DEPTH PLAN
Scale: 1:200

DURIEDESIGN

DIAL BEFORE YOU DIG www.1100.com.au

0 10 m

Plant List

ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees						
Alo-ba	1	Soft Tip Aloe	Aloe barberae	45L	4m	3m
Ara-col	2	Cook Pine	Araucaria columnaris	45L	10m	4-6m
bank-ro	3	Swamp banksia	Banksia robur	45L	2-3m	2-3m
cha-sei	19	bamboo palm	Chamaedorea seifrizii	45L	1-2m	1m
Shrubs						
Alo-bri	71	Spoon Lily	Alocasia bribanensis	150mm	0.75 - 0.9m	0.0 - 0.3m
alo-ma	35	Elephant Ears	Alocasia macrorrhizos	300mm	1-1.8mm	1.2m
alp-ca	13	Native Ginger	Alpinia caerulea	150mm	1-1.8mm	0.8m
Cra-arb	240	'Blue Bird'	Crassula arborescens 'Bluebird'	150mm	0.0 - 0.3m	0.3 - 0.6m
dyp-lut	7	Golden Cane Palm	Dypsis lutescens	300mm	2-4m	2-3m
Hel-pen	39	Bird Of Paradise	Heliconia pendula	200mm	0.9 - 1.5m	0.9 - 1.2m
Ixo-Chi	10	Yellow Ixora	Ixora chinensis	200mm	1.3 - 1.5m	0.9 - 1.3m
Lig-ren-1	60	Tractor Seat Plant	Ligularia reniformis	200mm	500mm	600mm
Phi-xan	12	Winterborn Philodendron	Philodendron 'Xanadu'	200mm	0.9 - 1.5m	0.9 - 1.2m
rap-exc	55	Lady Palm	Raphis excelsa	200mm	3 - 5m	2.0 - 3.5m
Wes-fru	16	Coastal Rosemary	Westringia fruticosa	200mm	0.6m	0.9m
Ground Covers						
Aga str 'Na'	123	Agave stricta 'Nana'	Agave stricta 'Nana'	140 mm	0.105 - 0.155 m	0.2 m
Car-gla	239	Coastal Moonflower, Pigface, Iceplant	Carpobrotus glaucescens	150mm	0.0 - 0.3m	1.2 - 2.0m
cas'ci'	202	Casuarina "Cousin It'	Casuarina "Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m
dic-sf	52	Silver falls kidney weed	Dichondra 'Silver Falls'	150mm	1.2m	0.5m
IrPs	123	Yellow Flag	Iris pseudacorus	200mm	0.9 - 1.5m	0.6 - 0.9m
Myo-par	444	Yareena Creeping Boobiala	Myoporum parvifolium	150mm	0.45 - 0.6m	0.3m
Ro-offPro	67	Trailing rosemary;Creeping Rosemary	Rosmarinus officinalis 'Prostratus'	200mm	0.5 m	1.2 - 2.0m
sen-ma	119	Blue Chalk Sticks	Senecio mandraliscae	150mm	0.15m	0.5m
vio-he	113	Native Violet	Viola hederacea	150mm	0.2m	0.8m
Grasses						
Cli-min	14	Bush Lily	Clivia miniata	150mm	0.45 - 0.6m	0.3 - 0.6m
DIA 'Lj'	123	Dianella	Dianella revoluta 'LITTLE JESS'	150mm	0.5m	0.5m
lir 'isa'	25	Liriope	Liriope muscari 'Isabella'	150mm	0.5m	0.5m
lom 'SB'	31	Dwarf matt Rush	Lomandra filiformis 'SAVANNA BLUE'	150mm	0.5m	0.5m
Oph-jab	405	Giant Mondo Grass	Ophiopogon jaburan	200mm	0.0 - 0.3m	0.0 - 0.3m
Pen-alo-naf	61	Purple Fountain Grass	Pennisetum alopercuroides 'Nafray'	150mm	0.6 - 0.75m	0.3 - 0.6m
Climbers						
Tra-jas	4	Star Jasmine	Trachelospermum jasminoides	150mm	3 - 5m	3.5 - 6m
Total	**2728**					



Aloe barbarae
Tree aloe



Araucaria columnaris
Cook Pine



Banksia robur
Swamp Banksia



Chamaedorea seifrizii
Bamboo palm



Alocasia bribanensis
Spoon Lilly



Alocasia macrorrhiza
Elephant ears



Alpinia caerulea
Native ginger



Crassula arborescens 'Blue Bird'



Dypsis lutescens
Golden cane palm



Heliconia pendula
Bird of paradise



Ixora chinensis
Yellow Ixora



Ligularia reniformis
Tractor Seat Plant



Philodendron xanadu
Xanadu



Raphis excelsa
Lady Palm



Westringia fruticosa
Coastla Rosemary



Agave stricta 'Nana'



Carpobrotus glaucescens
Pgs Face



Casuarina 'Cousin it'
Cousin it



Dichondra Silver Falls
Silver Falls Kidney Weed



Iris pseudacorus
Yellow Flag



Myoporum parvifolium
Yareena Creeping Boobiala



Rosmarinus officinalis 'Prostratus'
Rosmarinus 'Prostratus'



Senecio mandraliscae
Blue Chalk Stick



Viola hederacea
Native Violet



Clivia minata
Clivia



Dianella caerulea
'Little Jess'



Liriope muscari
'ISABELLA'



Lomandra filiformis
Savana-Blue



Ophiopogon jaburan
Giant Mondo Grass



Pennisetum alopecuroides
Dwarf Fountain Grass

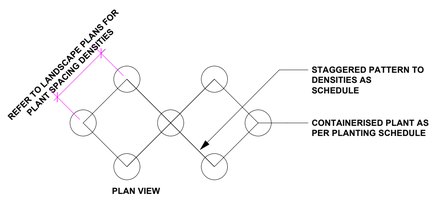


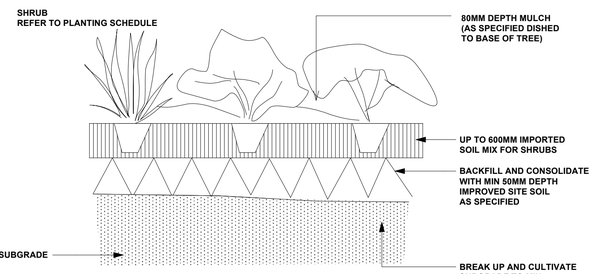
Trachelospermum jasminoides
Star jasmine

LANDSCAPE MAINTENANCE NOTES

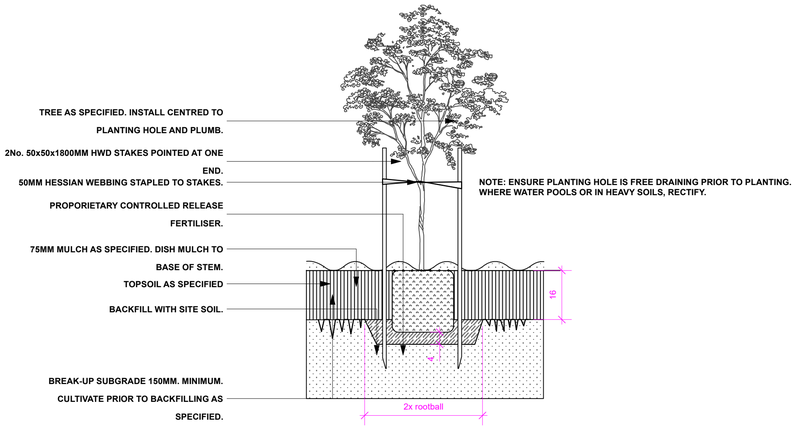
THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS OF THE CONTRACT DURING THE PROGRESS OF THE WORKS. THE CONTRACTOR SHALL COMMENCE AND FULLY IMPLEMENT THE SHORT-TERM MAINTENANCE AND ESTABLISHMENT AFTER PRACTICAL COMPLETION HAS BEEN CONFIRMED.
SITE CONTROL: REPORT TO THE PRINCIPAL'S DESIGNATED REPRESENTATIVE ON ARRIVING AT AND BEFORE LEAVING THE SITE. PLANT ESTABLISHMENT PERIOD: THE PERIOD BETWEEN THE DATE OF PRACTICAL COMPLETION AND THE DATE OF FINAL COMPLETION.
MAINTENANCE/ ESTABLISHMENT PERIOD: 12 MONTHS.

PLANT ESTABLISHMENT: MAINTAIN THE CONTRACT AREA DURING THE PLANT ESTABLISHMENT PERIOD. ENSURE THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT DATE OF PRACTICAL COMPLETION IS MAINTAINED FOR THE FULL PLANTING ESTABLISHMENT PERIOD.
EXISTING PLANT MATERIAL: MAINTAIN EXISTING PLANTING WITHIN THE LANDSCAPE CONTRACT AREA AS SPECIFIED FOR NEW PLANTING.
REPLACEMENTS: REPLACE FAILED, DEAD AND/OR DAMAGED PLANTS AT MINIMUM 3 WEEK INTERVALS AS NECESSARY THROUGHOUT THE FULL PLANT ESTABLISHMENT PERIOD. REPORTING: SUBMIT REGULAR REPORTS BY THE LAST FRIDAY OF EACH MONTH SUMMARISING THE GENERAL STATUS OF WORKS. INCLUDE A MAINTENANCE SCHEDULE, A LOG BOOK OF MAINTENANCE ACTIVITY, SOIL TEST RESULTS AS REQUIRED FOR ANY FERTILISING PROGRAMS, AND PLANT REPLACEMENT REQUIREMENTS.
WATER RESTRICTIONS: COORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST RELEVANT GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME. STAKES AND TIES: REMOVE AT THE END OF THE PLANTING ESTABLISHMENT PERIOD. TEMPORARY FENCES: REMOVE TEMPORARY PROTECTIVE FENCES AT THE END OF THE PLANTING ESTABLISHMENT PERIOD.
COMPLIANCE: PLANT ESTABLISHMENT SHALL BE DEEMED COMPLETE, SUBJECT TO THE FOLLOWING:
* REPAIRS TO PLANTING MEDIA COMPLETED.
* PESTS, DISEASE, OR NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT.
* MULCHED SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY CONDITION AND TO THE SPECIFIED DEPTH.
* VEGETATION IS ESTABLISHED AND WELL FORMED.
* PLANTS HAVE HEALTHY ROOT SYSTEMS.
* VEGETATION IS NOT RESTRICTING ESSENTIAL SIGHT LINES AND SIGNAGE.
* COLLECTION AND REMOVAL OF LITTER COMPLETED.
* REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS COMPLETED.
* ALL DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT.

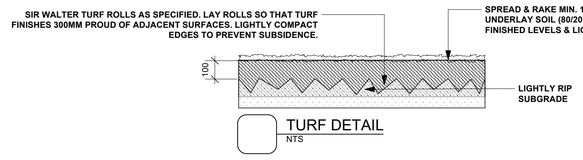




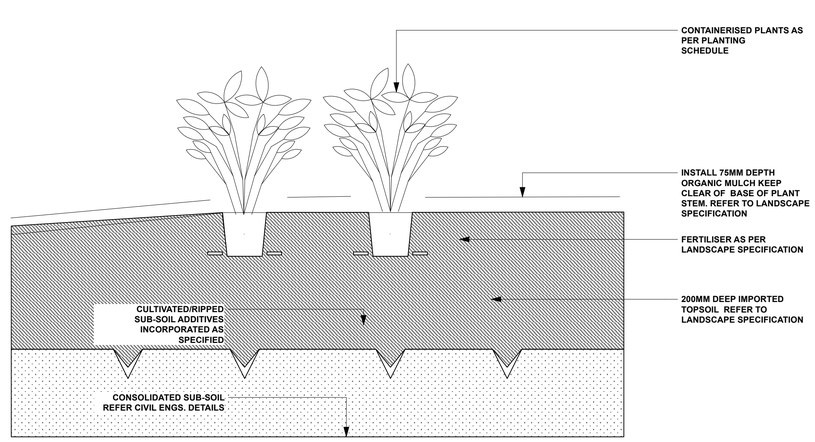
TYPICAL SHRUB PLANTING DETAIL
NTS



45-100L TREE PLANTING DETAIL
NTS



TURF DETAIL
NTS



TYPICAL GROUNDCOVER PLANTING DETAIL
NTS

DURIEDESIGN

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.

All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.

Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.

All outdoor lighting specified by architect or client to be installed by qualified electrician

Anomalies that occur in these plans should be brought to our immediate attention.

Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to “Sitewise Reference Kit” as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to “Botany Humus”, as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported “Organic Garden Mix” as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, cXXlay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

a) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

b) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

c) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

d) Placement and Preparation of Specified Soil Conditioner & Mixes.

Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported “Organic Garden Mix” as supplied by ANL or approved equal.

Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2.* Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to “Forest Blend” as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be “Sir Walter” Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as “Trees” on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel Garden Edging

The Contractor shall install stone edging as shown on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

12 MONTH MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required: Watering all planting and lawn areas / irrigation maintenance.

Clearing litter and other debris from landscaped areas.

Removing weeds, pruning and general plant maintenance.

Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion.

Topping up of mulched areas.

Spray / treatment for Insect and disease control.

Fertilizing with approved fertilizers at correct rates.

Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes

Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.**xx**