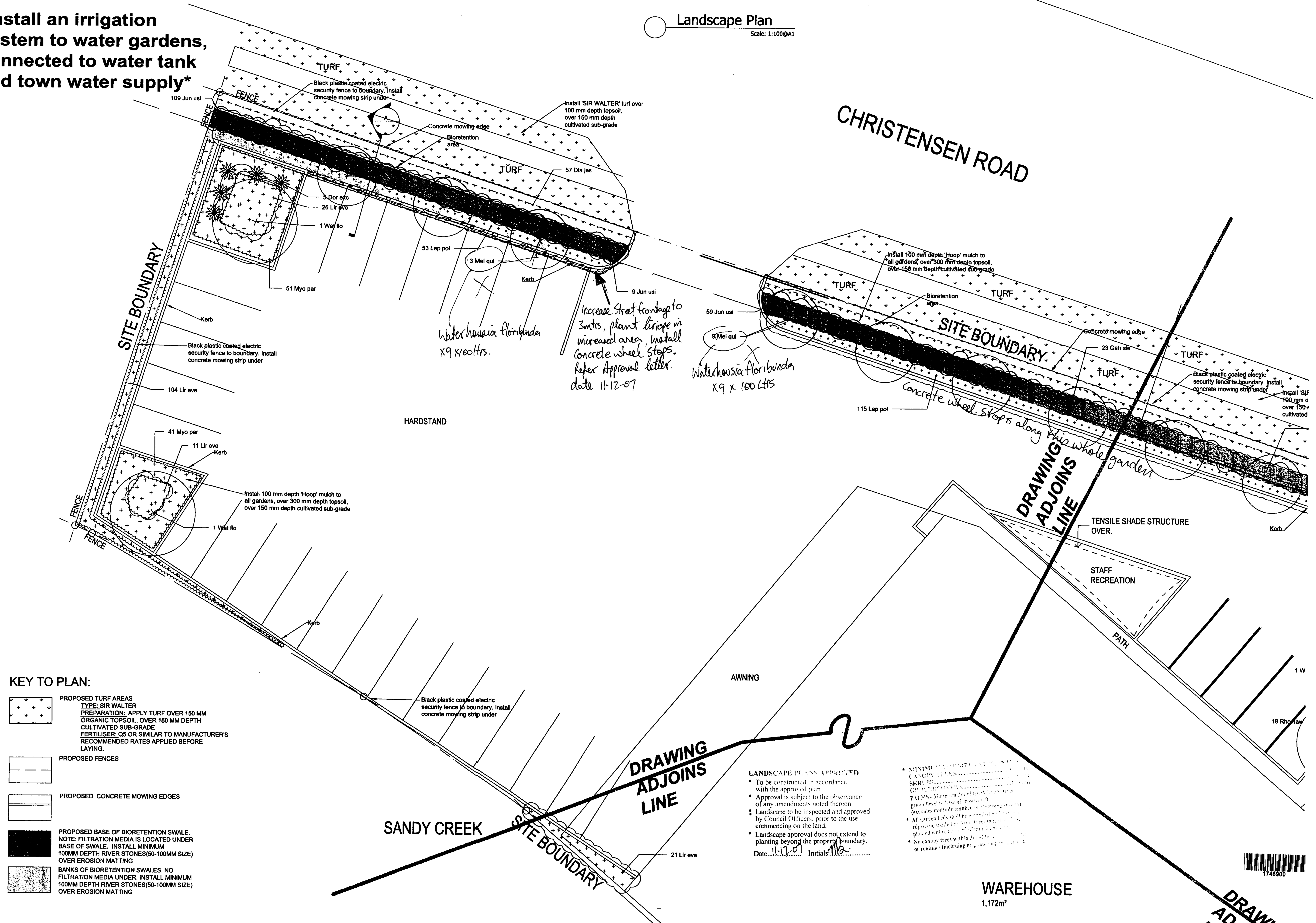
Install an irrigation system to water gardens, connected to water tank and town water supply


Landscape Plan
Scale: 1:100@A1
CHRISTENSEN ROAD
TURF
FENCE
109 Jun usi
Black plastic coated electric security fence to boundary. Install concrete mowing strip under
Install 'SIR WALTER' turf over 100 mm depth topsoil, over 150 mm depth cultivated sub-grade
Concrete mowing edge
Bioretention area
57 Dia jes
5 Dor exc
26 Lir eve
1 Wat flo
53 Lep pol
3 Mel qui
Kerb
9 Jun usi
51 Myo par
Waterhousia floribunda x9 x 100 Ltrs.
Increase Street frontage to 3mtrs, plant liriope in increased area, install Concrete wheel stops. Refer Approval letter. date 11-12-07
Install 100 mm depth 'Hoop' mulch to all gardens, over 300 mm depth topsoil, over 150 mm depth cultivated sub-grade
59 Jun usi
9 Mel qui
Waterhousia floribunda x9 x 100 Ltrs
SITE BOUNDARY
23 Gah sie
115 Lep pol
Concrete wheel stops along this whole garden
SITE BOUNDARY
104 Lir eve
HARDSTAND
41 Myo par
11 Lir eve
1 Wat flo
DRAWING ADJOINS LINE
TENSILE SHADE STRUCTURE OVER.
STAFF RECREATION
PATH
AWNING
18 Rhoraw
SANDY CREEK
21 Lir eve
WAREHOUSE
1,172m²
KEY TO PLAN:
PROPOSED TURF AREAS
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
FERTILISER: Q5 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.
PROPOSED FENCES
PROPOSED CONCRETE MOWING EDGES
PROPOSED BASE OF BIORETENTION SWALE. NOTE: FILTRATION MEDIA IS LOCATED UNDER BASE OF SWALE. INSTALL MINIMUM 100MM DEPTH RIVER STONES(50-100MM SIZE) OVER EROSION MATTING
BANKS OF BIORETENTION SWALES. NO FILTRATION MEDIA UNDER. INSTALL MINIMUM 100MM DEPTH RIVER STONES(50-100MM SIZE) OVER EROSION MATTING
LANDSCAPE PLANS APPROVED
* To be constructed in accordance with the approved plan
* Approval is subject to the observance of any amendments noted thereon
* Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
* Landscape approval does not extend to planting beyond the property boundary.
Date 11-12-07 Initials
PALMS - Minimum 3m of trunk height from groundlevel to base of crownshaft
(excludes multiple trunked or clumping species)
No canopy trees within

SCALE 1:100 (METRES)

ISSUE:	DATE:	DETAILS:
D	20/11/07	DESIGN CHANGE
B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL

MARK BALDOCK
LANDSCAPE ARCHITECT
(B.App.Sc.Blt.Env, Grad Dip Lands Arch.)
ABN: 84184576431
PO Box 373, Annerley Qld 4103
Tel: (07) 38488436
Fax: (07) 38488436
Email: baldock@bigpond.net.au

CLIENT: MS PROJECTS PTY LTD

PROJECT DETAILS: BUILDING 6, CHRISTENSEN RD, YATALA QLD

DRAWING TITLE: LANDSCAPE PLAN

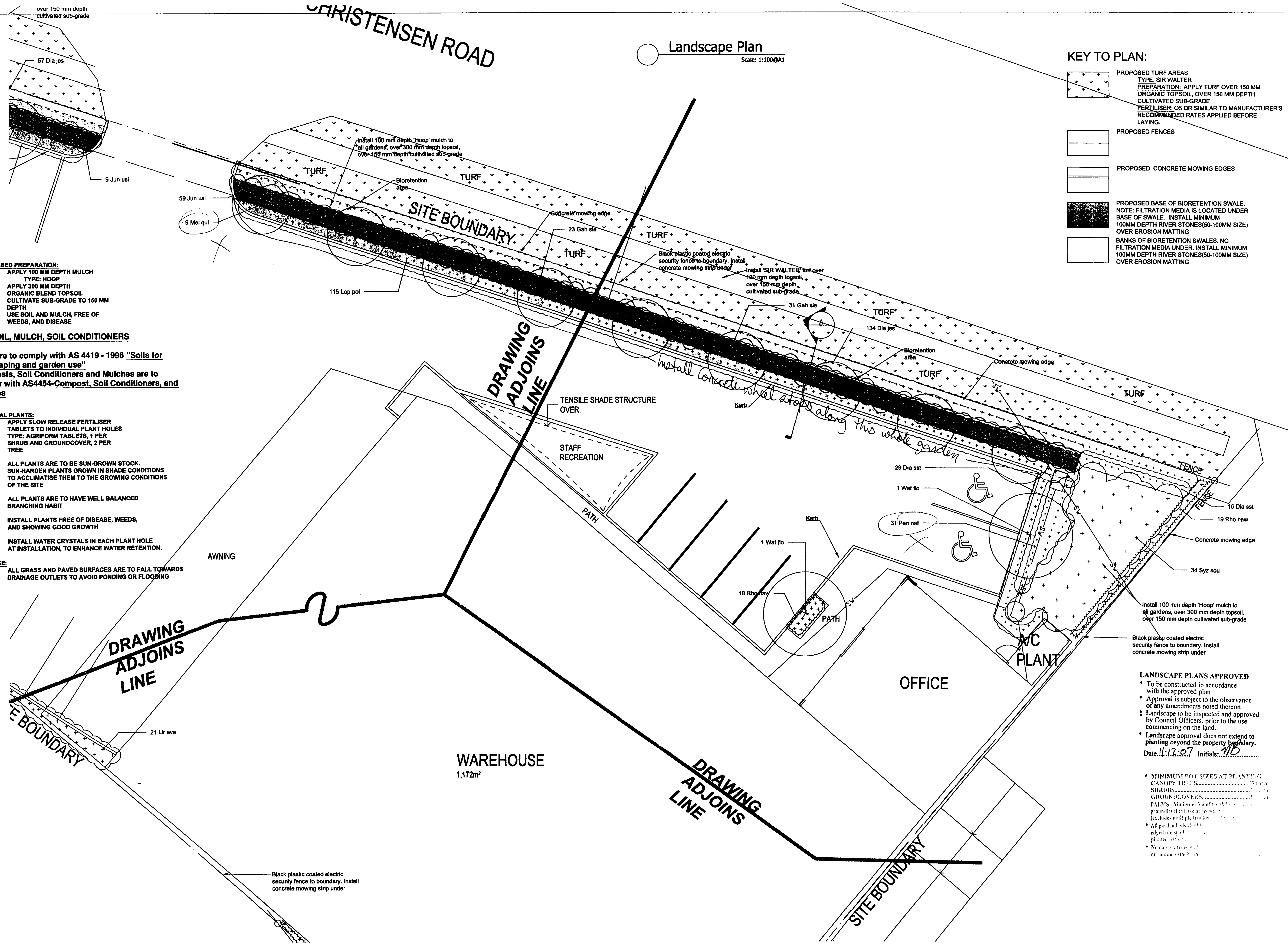
NORTH:

DATE: January 07

DRAWING NUMBER: 1

CURRENT ISSUE: D

Landscape Plan
Scale: 1:100@A1



GARDEN BED PREPARATION:
- APPLY 100 MM DEPTH MULCH
  TYPE: HOOP
- APPLY 300 MM DEPTH ORGANIC BLEND TOPSOIL
- CULTIVATE SUB-GRADE TO 150 MM DEPTH
- USE SOIL AND MULCH, FREE OF WEEDS, AND DISEASE

TOPSOIL, MULCH, SOIL CONDITIONERS

Soils are to comply with AS 4419 - 1996 "Soils for landscaping and garden use"
Composts, Soil Conditioners and Mulches are to comply with AS4454-Compost, Soil Conditioners, and Mulches

INDIVIDUAL PLANTS:
- APPLY SLOW RELEASE FERTILISER TABLETS TO INDIVIDUAL PLANT HOLES
  TYPE: AGRIFORM TABLETS, 1 PER SHRUB AND GROUNDCOVER, 2 PER TREE
- ALL PLANTS ARE TO BE SUN-GROWN STOCK. SUN-HARDEN PLANTS GROWN IN SHADE CONDITIONS TO ACCLIMATISE THEM TO THE GROWING CONDITIONS OF THE SITE
- ALL PLANTS ARE TO HAVE WELL BALANCED BRANCHING HABIT
- INSTALL PLANTS FREE OF DISEASE, WEEDS, AND SHOWING GOOD GROWTH
- INSTALL WATER CRYSTALS IN EACH PLANT HOLE AT INSTALLATION, TO ENHANCE WATER RETENTION.

DRAINAGE:
- ALL GRASS AND PAVED SURFACES ARE TO FALL TOWARDS DRAINAGE OUTLETS TO AVOID PONDING OR FLOODING

KEY TO PLAN:

- PROPOSED TURF AREAS
  TYPE: SIR WALTER
  PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
  FERTILISER: Q5 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.
- PROPOSED FENCES
- PROPOSED CONCRETE MOWING EDGES
- PROPOSED BASE OF BIORETENTION SWALE. NOTE: FILTRATION MEDIA IS LOCATED UNDER BASE OF SWALE. INSTALL MINIMUM 100MM DEPTH RIVER STONES(50-100MM SIZE) OVER EROSION MATTING
- BANKS OF BIORETENTION SWALES. NO FILTRATION MEDIA UNDER. INSTALL MINIMUM 100MM DEPTH RIVER STONES(50-100MM SIZE) OVER EROSION MATTING

LANDSCAPE PLANS APPROVED
- To be constructed in accordance with the approved plan
- Approval is subject to the observance of any amendments noted thereon
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- Landscape approval does not extend to planting beyond the property boundary.

Date: 11.12.07 Initials: [handwritten initials]

- MINIMUM POT SIZES AT PLANTING
  CANOPY TREES..........
  SHRUBS..........
  GROUNDCOVERS..........
  PALMS - Minimum 3m of trunk ... groundlevel to base of crown ... (excludes multiple trunked ...)
- All garden beds shall ... edged (no spade ...) planted within ...
- No canopy trees ... or roofline (including ...)

ISSUE:	DATE:	DETAILS:
D	20/11/07	DESIGN CHANGE
C		
B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL

SCALE 1:100 (METRES)

MARK BALDOCK
LANDSCAPE ARCHITECT
(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.)
ABN: 64164576431
PO Box 373, Annerley Qld 4103
Tel: (07) 38488436
Fax: (07) 38488436
Email: baldock@bigpond.net.au

CLIENT: MS PROJECTS PTY LTD

PROJECT DETAILS: BUILDING 6 CHRISTENSEN RD, YATALA QLD

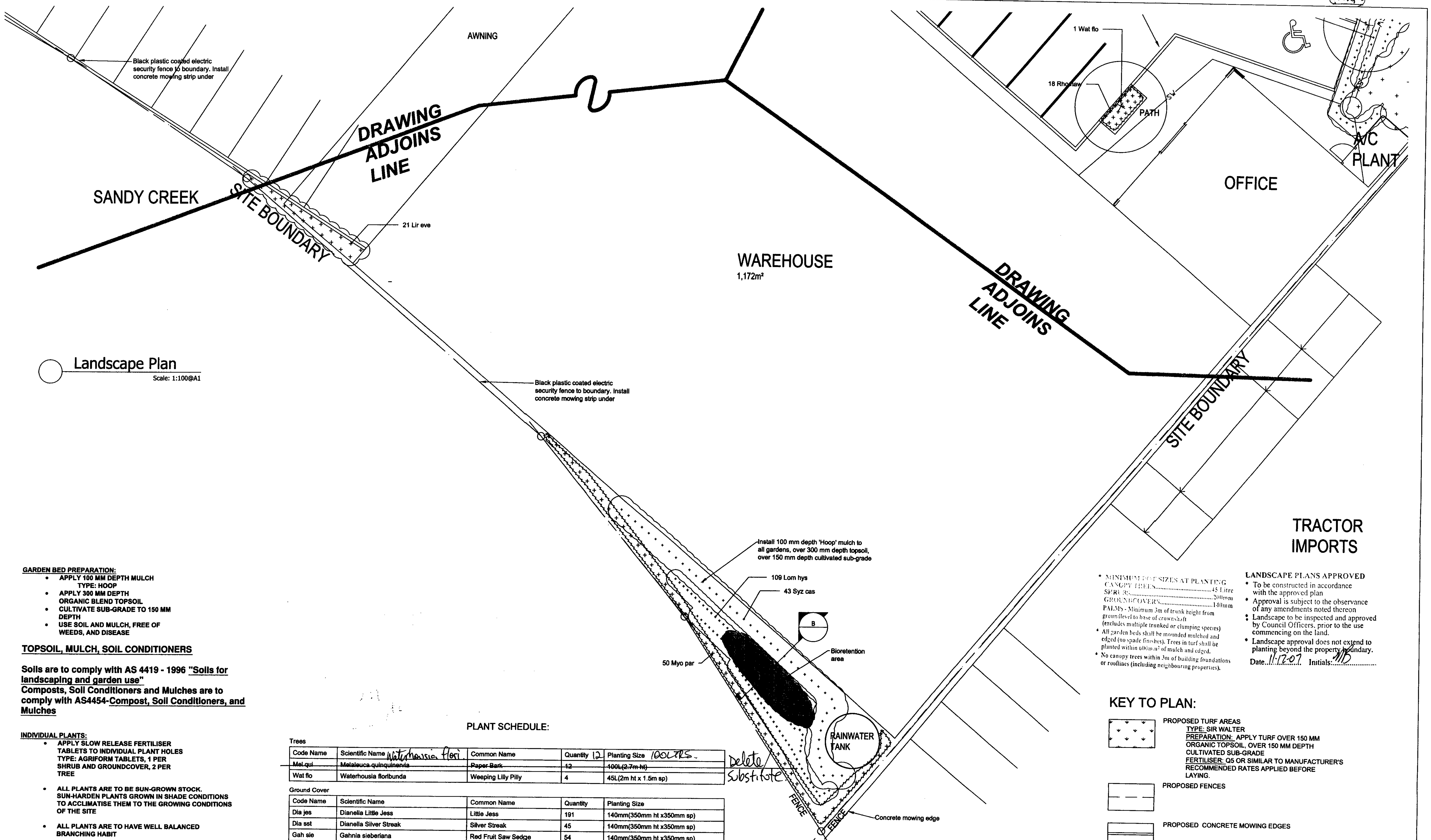
DRAWING TITLE: LANDSCAPE PLAN

NORTH:

DATE: January 07

DRAWING NUMBER: 2

CURRENT ISSUE: D



Landscape Plan

Scale: 1:100@A1

GARDEN BED PREPARATION:

- APPLY 100 MM DEPTH MULCH TYPE: HOOP
- APPLY 300 MM DEPTH ORGANIC BLEND TOPSOIL
- CULTIVATE SUB-GRADE TO 150 MM DEPTH
- USE SOIL AND MULCH, FREE OF WEEDS, AND DISEASE

TOPSOIL, MULCH, SOIL CONDITIONERS

Soils are to comply with AS 4419 - 1996 "Soils for landscaping and garden use"
Composts, Soil Conditioners and Mulches are to comply with AS4454-Compost, Soil Conditioners, and Mulches

INDIVIDUAL PLANTS:

- APPLY SLOW RELEASE FERTILISER TABLETS TO INDIVIDUAL PLANT HOLES TYPE: AGRIFORM TABLETS, 1 PER SHRUB AND GROUNDCOVER, 2 PER TREE
- ALL PLANTS ARE TO BE SUN-GROWN STOCK. SUN-HARDEN PLANTS GROWN IN SHADE CONDITIONS TO ACCLIMATISE THEM TO THE GROWING CONDITIONS OF THE SITE
- ALL PLANTS ARE TO HAVE WELL BALANCED BRANCHING HABIT
- INSTALL PLANTS FREE OF DISEASE, WEEDS, AND SHOWING GOOD GROWTH
- INSTALL WATER CRYSTALS IN EACH PLANT HOLE AT INSTALLATION, TO ENHANCE WATER RETENTION.

DRAINAGE:

- ALL GRASS AND PAVED SURFACES ARE TO FALL TOWARDS DRAINAGE OUTLETS TO AVOID PONDING OR FLOODING

PLANT SCHEDULE:

Trees

Code Name	Scientific Name Waterhousia flori.	Common Name	Quantity 12	Planting Size 100LTRS.
~~Mel qui~~	~~Melaleuca quinquinervia~~	~~Paper Bark~~	~~12~~	~~100L(2.7m ht)~~
Wat flo	Waterhousia floribunda	Weeping Lilly Pilly	4	45L(2m ht x 1.5m sp)

Delete Substitute

Ground Cover

Code Name	Scientific Name	Common Name	Quantity	Planting Size
Dia jes	Dianella Little Jess	Little Jess	191	140mm(350mm ht x350mm sp)
Dia sst	Dianella Silver Streak	Silver Streak	45	140mm(350mm ht x350mm sp)
Gah sie	Gahnia sieberiana	Red Fruit Saw Sedge	54	140mm(350mm ht x350mm sp)
Jun usi	Juncus usitatus	Usitatus	262	140mm(350mm ht x350mm sp)
Lir eve	Liriope Evergreen Giant	Evergreen Giant	122	140mm(350mm htx250mm sp)
Lom hys	Lomandra hystrix	Mat Rush	109	140mm(350mm ht x350mm sp)
Myo par	Myoporum parvifolium	Creeping Boobialla	142	140mm(250mm spr)
~~Pen naf~~	~~Pennisetum Nafray~~	~~Nafray~~	~~31~~	~~140mm(350mm ht x350mm sp)~~
Rho haw	Rhoeo Hawaiian Dwarf	Hawaiian Dwarf	37	140mm(350mm ht x350mm sp)

Delete/Substitute.

Shrub

Code Name	Scientific Name	Common Name	Quantity	Planting Size
Dor exc	Doryanthese excelsa	Palm Lilly	5	200mm(350mm htx250mm sp)
Lep pol	Leptospermum polygalifolium Cv Cardwell	~~Yellow tea tree~~	168	300mm(1.5m ht)
Syz cas	Syzygium cascade	Cascade	43	200mm(500mm htx300mm sp)
Syz sou	Syzygium aussie southern	Aussie Southern	34	300mm(1.5m ht)

- MINIMUM POT SIZES AT PLANTING
  CANOPY TREES....................45 Litre
  SHRUBS....................200mm
  GROUNDCOVERS....................140mm
  PALMS - Minimum 3m of trunk height from groundlevel to base of crownshaft (excludes multiple trunked or clumping species)
- All garden beds shall be mounded mulched and edged (no spade finishes). Trees in turf shall be planted within 600mm² of mulch and edged.
- No canopy trees within 3m of building foundations or rooflines (including neighbouring properties).

LANDSCAPE PLANS APPROVED

- To be constructed in accordance with the approved plan
- Approval is subject to the observance of any amendments noted thereon
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- Landscape approval does not extend to planting beyond the property boundary.

Date 11.12.07 Initials: MB

KEY TO PLAN:

PROPOSED TURF AREAS
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
FERTILISER: Q5 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.

PROPOSED FENCES

PROPOSED CONCRETE MOWING EDGES

PROPOSED BASE OF BIORETENTION SWALE. NOTE: FILTRATION MEDIA IS LOCATED UNDER BASE OF SWALE. INSTALL MINIMUM 100MM DEPTH RIVER STONES(50-100MM SIZE) OVER EROSION MATTING

BANKS OF BIORETENTION SWALES. NO FILTRATION MEDIA UNDER. INSTALL MINIMUM 100MM DEPTH RIVER STONES(50-100MM SIZE) OVER EROSION MATTING

0 0.5 1 2 5 10
SCALE 1:100 (METRES)

ISSUE:	DATE:	DETAILS:
D	20/11/07	DESIGN CHANGE
B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL

MARK BALDOCK LANDSCAPE ARCHITECT
(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.)
ABN: 64164576431
PO Box 373, Annerley Qld 4103
Tel: (07) 38488436
Fax: (07) 38488436
Email: baldock@bigpond.net.au

CLIENT: MS PROJECTS PTY LTD

PROJECT DETAILS: BUILDING 6 CHRISTENSEN RD, YATALA QLD

DRAWING TITLE: LANDSCAPE PLAN

NORTH:

DATE: January 07

DRAWING NUMBER: 3

CURRENT ISSUE: D

SITE PREPARATION

1 SITE CLEARING

1.1 Extent

General: Clear only the following site areas:
- Areas to be occupied by works such as landscaping.
- Other areas designated to be cleared.

Contractor's site areas: If not included within the areas specified above, clear generally only to the extent necessary for the performance of the works.

Clearing operations

Removal: Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble.

Grubbing: Grub out stumps and roots over 75 mm diameter to a minimum depth of 500 mm below subgrade under buildings, embankments or paving, or 300 mm below finished surface in unpaved areas.

Existing grass: Remove grass to a depth just sufficient to include the root zone.

LANDSCAPING

1 GENERAL

1.1 STANDARDS

Soils

General: To AS 4419.

1.2 Definitions

Bad ground: Ground unsuitable for the purposes of the works, including fill liable to subsidence, ground containing cavities, faults or fissures, ground contaminated by harmful substances and ground which is or becomes soft, wet or unstable.

Site topsoil: Soil excavated from the site which has the following characteristics:
- Contains organic matter.
- Supports plant life.
- Free from unwanted matter.

Unwanted matter (in topsoil):
- Stones over 25 mm diameter.
- Clay lumps.
- Weeds and tree roots.
- Sticks and rubbish.
- Material toxic to plants.

Imported topsoil:
- Fine: Clay loam, fine sandy loam, sandy clay loam, silty loam, loam.
- Medium: Sandy loam, fine sandy loam.
- Coarse: Sand, loamy sand.

Topsoil mixture: Topsoil and compost or other additives, thoroughly mixed before placing.

2 SITE AND SOIL

2.1 Weed eradication

Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Manual: Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period.

Vegetative spoil

Remove vegetative spoil from site. Do not burn.

2.2 Planting beds

Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.

Unexcavated: Remove weeds, roots, builder's rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.

Cultivation

Minimum depth: 100 mm.

Cultivation depths (mm):
- Grassed areas (seeded, turf, strip turf, stolonized): 150
- Planting areas: 150

Services and roots: Do not disturb services or tree roots; if necessary cultivate these areas by hand.

Cultivation: Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

Additives

General: Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil.

Gypsum: Incorporate at the rate of 0.25 kg/m2.

Subsoil additives schedule

Location	Additive type	Additive rate
Test soil to determine additives required		

2.3 Source

General: Import topsoil unless the topsoil type can be provided from material recovered from the site.

Topsoil source schedule

Soil type	Mixture
Premium Organic Topsoil Mixture	

Additives

If using additives to raise topsoil to the required standard, ensure compliance with the relevant test criteria.

Topsoil particle size table (% passing by mass)

AS sieve aperture	Soil textures		
	Fine	Medium	Coarse
2.36	100	100	100
1.18	90 - 100	95 - 100	95 - 100
0.60	75 - 100	75 - 100	70 - 90
0.30	57 - 90	55 - 85	30 - 46
0.15	45 - 70	38 - 55	10 - 22
0.075	35 - 55	25 - 35	5 - 10
0.002		2 - 15	2 - 8

Topsoil properties schedule

Property	Type	Amount
Nutrient levels	Phosphorus (P) (mg/L)	0.7 - 4
	Potassium (K) (mg/L)	35 - 250
	Sulfur (S) (mg/L)	> 40
	Calcium (Ca) (mg/L)	50 - 350
	Nitrogen (N) (mg/L)	100
	Manganese (Mn) (mg/L)	1 - 15
	Nitrogen drawdown	
Additives	Gypsum (% by volume)	
	Compost	
Other properties	Organic matter (% by mass)	20 maximum
	Wettability	
	Soil reaction (pH)	6 - 7
	Electrical conductivity (dS/m)	
	Dispersibility	
	Soluble salts (% by mass)	0.1
	Moisture content (% by mass)	
	Toxicity index to AS 3743	
	Permeability	

Placing topsoil

General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.

Contamination: Where diesel oil, cement or other phytotoxic material has been spilt on the subsoil or topsoil, excavate the contaminated soil, dispose of it off the site, and replace it with site soil or imported topsoil to restore design levels.

Finishing: Feather edges into adjoining undisturbed ground.

Consolidation

Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels.
- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without ponding, to catchment points.
- Graded evenly into adjoining ground surfaces.
- Ready for planting.

Topsoil depths

Spread topsoil to the following typical depths:
- Excavated planting areas: If using organic mulch, 225 mm. If using gravel mulch, 300 mm.
- Irrigated grassed areas generally: 150 mm.
- Non-irrigated grass areas: 150 mm.

Surplus topsoil

General: Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site.

2.4 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.

Fertiliser schedule

Location	N:P:K ratio	Application rate
Turf	10:4:6	Follow manufacturers' recommendations
Individual plantings	Prolonged release type	Follow manufacturers' recommendations

3 GRASS

3.1 Turf

Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Supply

Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

Fertilising

Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.

Laying

General: Lay the turf in the following manner:
- In stretcher pattern with the joints staggered and close butted.
- Parallel with the long sides of level areas, and with contours on slopes.
- To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.

Tamping

Lightly tamp to an even surface immediately after laying. Do not use a roller.

Watering

Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Keep the grass in a healthy condition.

Mowing

Mow to maintain the grass height within the required range. Do not remove more than one third of the grass height at any one time. Carry out the last mowing within 7 days before the end of the planting establishment period. Remove grass clippings from the site after each mowing.

Turfing schedule

Species or variety	Minimum thickness (mm)	Turf roll size (mm)	Location	Mowing height (mm)
SIR WALTER	20	1000x300	Turf areas	30

Maintenance

General: 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.

Failed turf: Lift failed turf and relay with new turf.

Levels: Where levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.

4 PLANTS

4.1 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.

Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot.

Replacement: Replace damaged or failed plants with plants of the same type and size.

Plant containers

General: 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.

Potting-on: Do not carry out potting-on.

Labelling

Label at least one plant of each species or variety in a batch with a durable, readable tag.

Storage

Deliver plant material to the site on a day to day basis, and plant immediately after delivery.

Locations

If it appears necessary to vary plant locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, give notice.

Planting conditions

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

Watering

Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

Placing

Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.

Fertilising

Pellets: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.

Backfilling

Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the root ball, so that the plant stem remains the same height above ground as it was in the container.

Watering basins for plants in grass

Except in irrigated grassed areas and normally moist areas, construct a watering basin around the base of each individual plant, consisting of a raised ring of soil capable of holding at least 10 L.

4.2 Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.

Standard: To AS 4454.

Organic mulches: Free of stones.

Mulch material: Hoop mulch.

Organic mulch types

Hoop bark: From mature trees, graded in size from 50 x 50 x 25 mm to 25 x 15 x 15 mm, free from wood slivers.

Inorganic mulch types

Washed river pebble: Uniform size or graded material in the size range 6 - 20 mm.

Placing mulch

General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.

In mass planted areas: Place after the preparation of the planting bed but before planting and other work.

In smaller areas (e.g. planter boxes): Place after the preparation of the planting bed, planting and other work.

Application: Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Depths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

4.3 Stakes

Material: Hardwood, straight, free from knots or twists, pointed at one end.

Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Stake sizes:
- For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.

Ties

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

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

5 COMPLETION

5.1 Period

Commencement: The planting establishment period commences at the date of practical completion.

Required period: 12 weeks

Existing planting and grass

Where existing grass or planting is within the landscape contract area, maintain it as for the corresponding classifications of new grass or planting.

Recurrent works

Throughout the planting establishment period, carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control,, returfing, staking and tying, replanting, cultivating, pruning, aerating, reinstatement of mulch, and keeping the site neat and tidy.

Replacements

Continue to replace failed, damaged or stolen plants.

Grassed areas

Commence grass maintenance works at the completion of turfing. Maintain healthy weed-free growth.

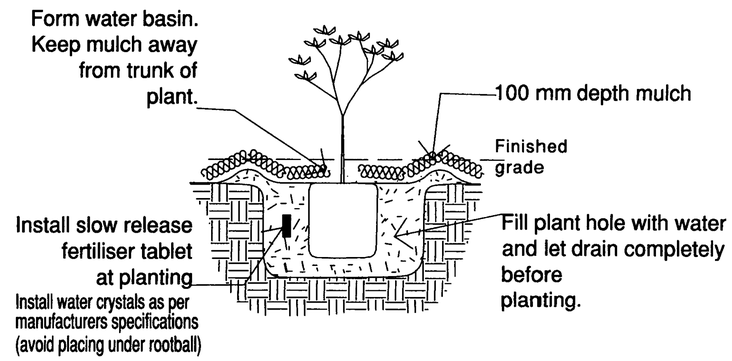
6 CONCRETE MOWING EDGE

Concrete is to be equivalent to 20 MPa readymix. Compact subgrade to a minimum depth of 150 mm. Finished grades to be flush with all abutting hard finished surfaces. Alignment of edge is to be a continuous curve or straight line as shown on the drawings; curves to be laid out so that radii are smoothly connected. Provide control joints on 5 metre centres and at the apex of curves. Trowel finish edges to a flat profile.

LANDSCAPE PLANS APPROVED
- To be constructed in accordance with the approved plan
- Approval is subject to the observance of any amendments noted thereon
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- Landscape approval does not extend to planting beyond the property boundary.

Date 11-12-07 Initials: MB

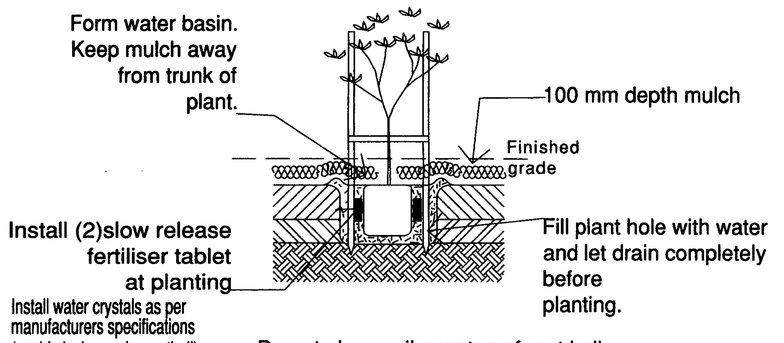
- MINIMUM POT SIZES AT PLANTING
  - CANOPY TREES.....45 Litre
  - SHRUBS.....200mm
  - GROUNDCOVERS.....140mm
  - PALMS - Minimum 3m of trunk height from ground level to base of crownshaft (excludes multiple trunked or clumping species)
- All garden beds shall be mounded mulched and edged (no spade finishes). Trees in turf shall be planted within 600mm² of mulch and edged.
- No canopy trees within 3m of building foundations or roofines (including neighbouring properties).



- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thorougly after installation

1 SHRUB PLANTING DETAIL

Scale: 1:20



- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thorougly after installation

2 TREE PLANTING DETAIL

Scale: 1:40

ISSUE:	DATE:	DETAILS:
B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL

MARK BALDOCK LANDSCAPE ARCHITECT
(B.App.Sc.Bit.Env, Grad Dip.Lands.Arch.)
ABN: 64164578431
PO Box 373, Annerley Qld 4103
Tel: (07) 38488436
Fax: (07) 38488436
Email: baldock@bigpond.net.au

CLIENT: MS PROJECTS PTY LTD

PROJECT DETAILS: BUILDING 6, CHRISTENSEN RD, YATALA QLD

DRAWING TITLE: NOTES

NORTH:

DATE: January 07

DRAWING NUMBER: 4

CURRENT ISSUE: d

11 December 2007
Martin Bergin
Implementation & Assessment Branch, Nerang
(07) 5582 8866

PN289803/03/DA3
Application No: OPW2702335

ENTERED IN
12 DEC 2007
COMPUTER

Matrix Group Project Services
PO Box 3220
LOGANHOLME QLD 4129

Dear Sir/Madam

DECISION NOTICE TO APPLICANT
APPLICATION TYPE: OPERATIONAL WORKS - LANDSCAPING
PROPERTY DESCRIPTION: LOT 334 ON SP169272
PROPERTY SITUATED AT: CHRISTENSEN ROAD SOUTH, STAPYLTON

I wish to advise that on 11 December 2007 the issue of a Development Permit for Operational Works for Landscaping at the site described above, was approved subject to the conditions outlined in the attached document.

An extract from the Integrated Planning Act 1997, which details your appeal rights, is attached for your information.

If you do not appeal the decision, this Decision Notice is taken to be the Development Approval and has effect immediately.

As identified with the attached conditions of approval this development approval will lapse if the approved aspect of development is not completed before 16 July 2013.

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact the Planning Assessment area on telephone (07) 5582 8866.

Yours faithfully

Khairul Alam
ACTING COORDINATOR ENGINEERING & ENVIRONMENTAL ASSESSMENT
For the Chief Executive Officer

MB

attach

CONDITIONS OF APPROVAL AND ADVISORY NOTES OPERATIONAL WORKS LANDSCAPING

1. The landscape works shall be constructed in accordance with the approved plan/s and details listed below, as amended in red, stamped and returned to the Applicant with this Decision Notice.

Dwg No	Issue	Title	Date	Drawn by
1	D	Landscape Plan	20/11/07	Mark Baldock Landscape Architect
2	D	Landscape Plan	20/11/07	Mark Baldock Landscape Architect
3	D	Landscape Plan	20/11/07	Mark Baldock Landscape Architect
4	D	Notes	07/2/07	Mark Baldock Landscape Architect

2. Substitute the 12 *Melaleuca quinquenervia* proposed for the street frontage bio-retention area with *Waterhousia floribunda* in 100 litre bag size at the time of planting;

3. The garden located on the north-western street frontage must be increased to three (3) metres in width and plant densities shall be increased. Concrete wheel stops must be installed to this car park area thus allowing surface water runoff to enter the bio-retention area;

4. The garden located on the north-eastern street frontage must have concrete wheel stops installed to the car park area thus allowing surface water runoff to enter the bio-retention area;

ADVISORY NOTES

All persons and/or companies engaging in landscaping works shall adhere to current water restrictions. These restrictions detail specific times and methods for the watering of newly established gardens and turf for both residential and non-residential developments. Any person or company found contravening current water restrictions may incur fines of up to 200 penalty units. [Water Act 2000 Section 388 (2)] (1 Penalty Unit = $75.00).

If the Applicant notifies Council in writing that the decision is accepted without dispute and the Applicant will not exercise any right of appeal to the Court in respect of this decision, this Decision Notice may be taken to be the Development Permit.

Development (as defined) may commence only where an approval is given by Council by way of a Development Permit issued to allow specific development nominated in the permit to be carried out.

Where an appeal (within the prescribed 20 business days) has been or is being lodged, development (as defined), shall not commence until such appeal has either been withdrawn or has been determined by the Court. The Applicant must then comply with the conditions on the Development Permit whether or not such conditions have resulted from a Court Order.

The Applicant is advised that nothing in this Decision Notice alleviates the need to observe all relevant legislation including standard requirements of the Building Code of Australia, Council's Planning Scheme and Local Laws.

APPEAL RIGHTS FOR APPROVAL OR REFUSAL OF DEVELOPMENT APPLICATIONS FOR MATERIAL CHANGE OF USE, RECONFIGURATION OF A LOT OR OPERATIONAL WORKS APPLICATIONS.

Appeals by applicants

4.1.27 (1) An applicant for a development application may appeal to the court against any of the following -

(a) the refusal, or the refusal in part, of a development application;

(b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6; **

(c) the decision to give a preliminary approval when a development permit was applied for;

(d) the length of a currency period;

(e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the **"applicant's appeal period"**) after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.