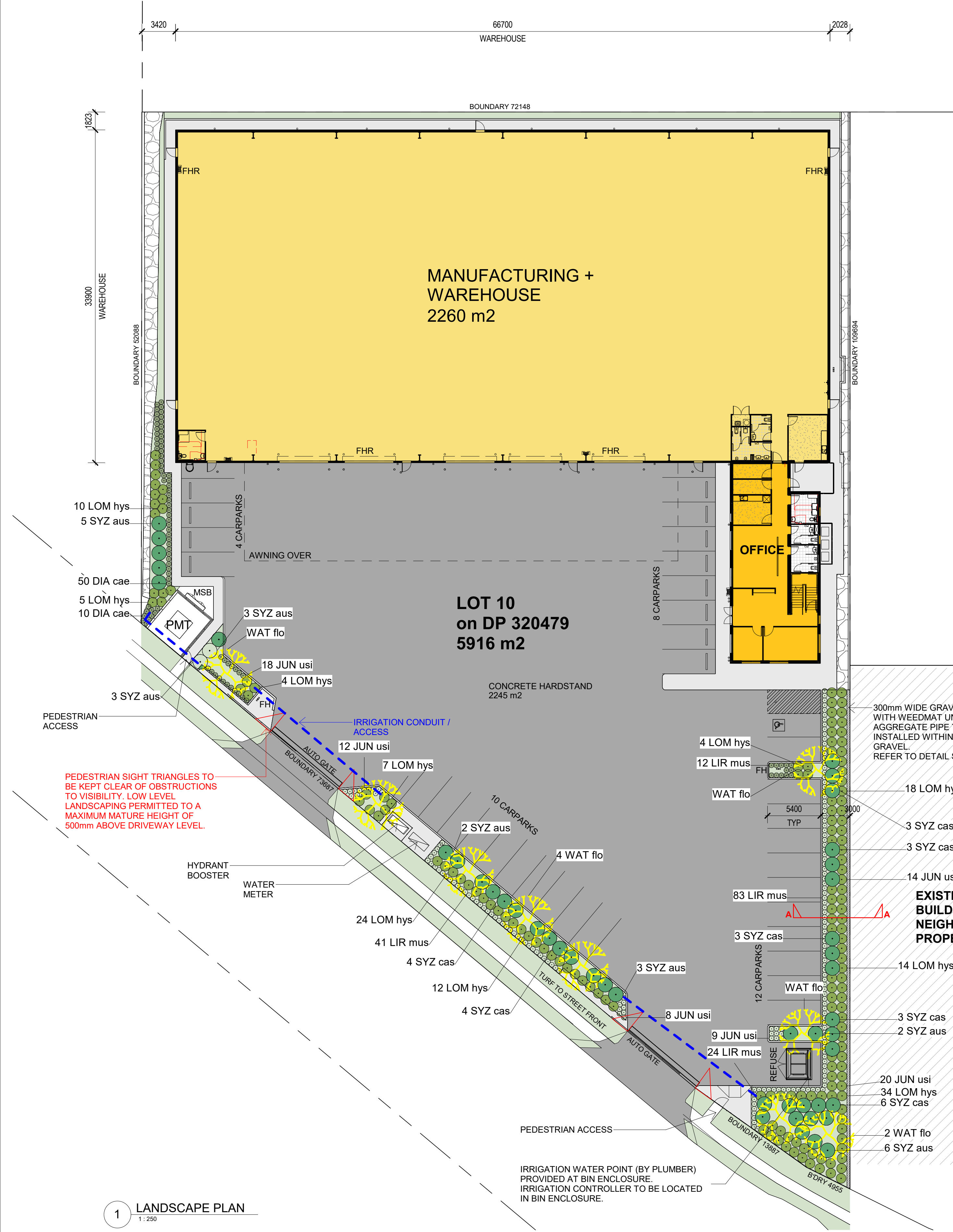




DEVELOPMENT SUMMARY

LOT 10 CHRISTENSEN ROAD
on DP 320479
SITE AREA 5916 m2

PROPOSED DEVELOPMENT
CLASS 8 AND 5
TYPE B CONSTRUCTION

MEDIUM IMPACT INDUSTRY TOTAL	2260 m2	GFA 2230 m2
OFFICE - GROUND FLOOR	173 m2	GFA 150 m2
OFFICE - FIRST FLOOR	182 m2	GFA 157 m2
OFFICE TOTAL	355 m2	GFA 307 m2
AWNING	442 m2	442 m2
TOTAL	3057 m2	GFA 2979 m2

CARPARKING REQUIRED	34
PROVIDED	34

LANDSCAPING 353 m2 / 6%

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
- MIN CROSSFALL TO PLANTING AREAS IS 1:40
- MIN CROSSFALL TO PAVED AREAS TO BE 1:100

GARDEN EDGING
- PROVIDE 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 AS4454 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 GARDEN 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.

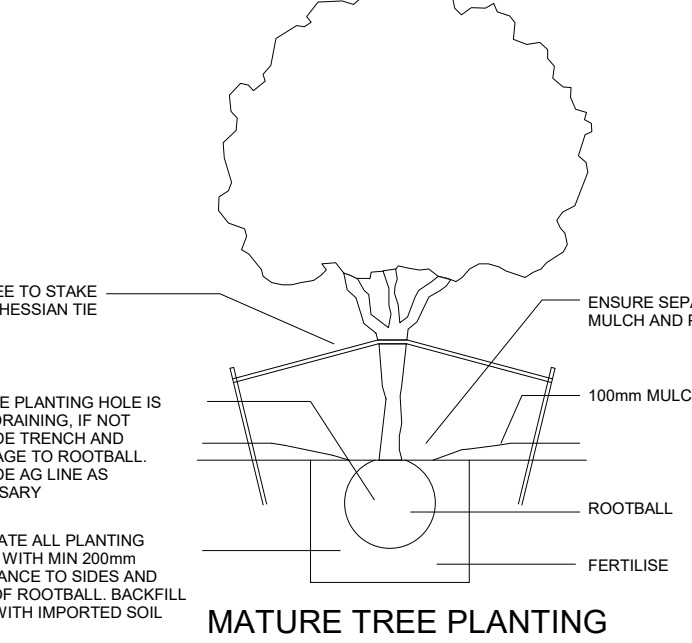
LEVELS
- ALL SUFACES ABUTTING BUILDINGS TO BE A MIN 75mm BELOW WEEPHOLES.

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.

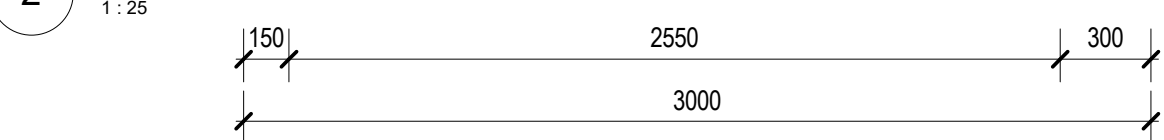
ROCKS/PEBBLES
- ALL GARDEN BEDS AGAINST A BUILDING SHALL BE SEPARATED BY A MIN 150mm STRIP OF PEBBLES.
- ALL PEBBLES AREAS TO HAVE WEED MATTING INSTALLED UNDER.

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.



2 LANDSCAPE DETAIL A,A



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURE HEIGHT	SPREAD	NOMINAL POT SIZE	QTY
TREES						
WAT flo	WATERHOUSIA floribunda	WEEPING LILLY PILLY	8000	5000	100L	9
SHRUBS						
SYZ aus	SYZYGIUM australe	BABY BOOMER	1500	1500	200mm	23
SYZ cas	SYZYGIUM cascade	CASCADE LILLY PILLY	3000	2000	200mm	24
GROUND COVERS						
DIA cae	DIANELLA caerulea	BLUE FLAX LILY	700	600	140mm	60
JUN usi	JUNCUS usitatus	USITATUS	500	400	140mm	81
LIR mus	LIRIOPE MUSCARI	JUST RIGHT	500	500	140mm	160
LOM hys	LOMANDRA hystrix	MAT RUSH	1000	1000	140mm	120

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

COPYRIGHT - THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF MULTI SPAN AUSTRALIA GROUP PTY. LTD. THE DOCUMENTS MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED. ©



MULTI SPAN
AUSTRALIA
DESIGN CONSTRUCT

Architectural & Engineering Design Consultants
Construction Management
Structural Steel Fabrication & Erection
Commercial / Industrial / Residential Developments
A.B.N. 31 147 474 628
T 07 3274 4209
F 07 3875 1012
info@multispan.com.au
www.multispan.com.au

32 Precision Street,
Salisbury, Queensland
4107, Australia

CLIENT: MS PROJECTS

PROJECT DESCRIPTION: MEDIUM IMPACT INDUSTRY & OFFICE

SITE ADDRESS: LOT 10 CHRISTENSEN ROAD

DRAWING TITLE(S): LANDSCAPE PLAN

F	20.02.24	ARCH CO-ORDINATION	GR
E	24.01.24	REVISED LANDSCAPE LAYOUT	GR
D	13.10.23	LANDSCAPE PLAN UPDATED - ARCH CO-ORDINATION	GR
C	12.07.23	AMENDED LANDSCAPE PLANTING	GR
B	12.07.23	AMENDED LANDSCAPE PLANTING	GR
A	06.07.23	FIRST LANDSCAPE ISSUE	GR
REV	DATE	DESCRIPTION	BY

SCALE: As indicated	@ A1	DRAWN: GR	CHECKED: AR
PROJECT NUMBER: 5180	PROJECT START DATE: 28.04.23	PROJECT STAGE: SK	DRAWING NUMBER: -LS-1501
REVISION: F			