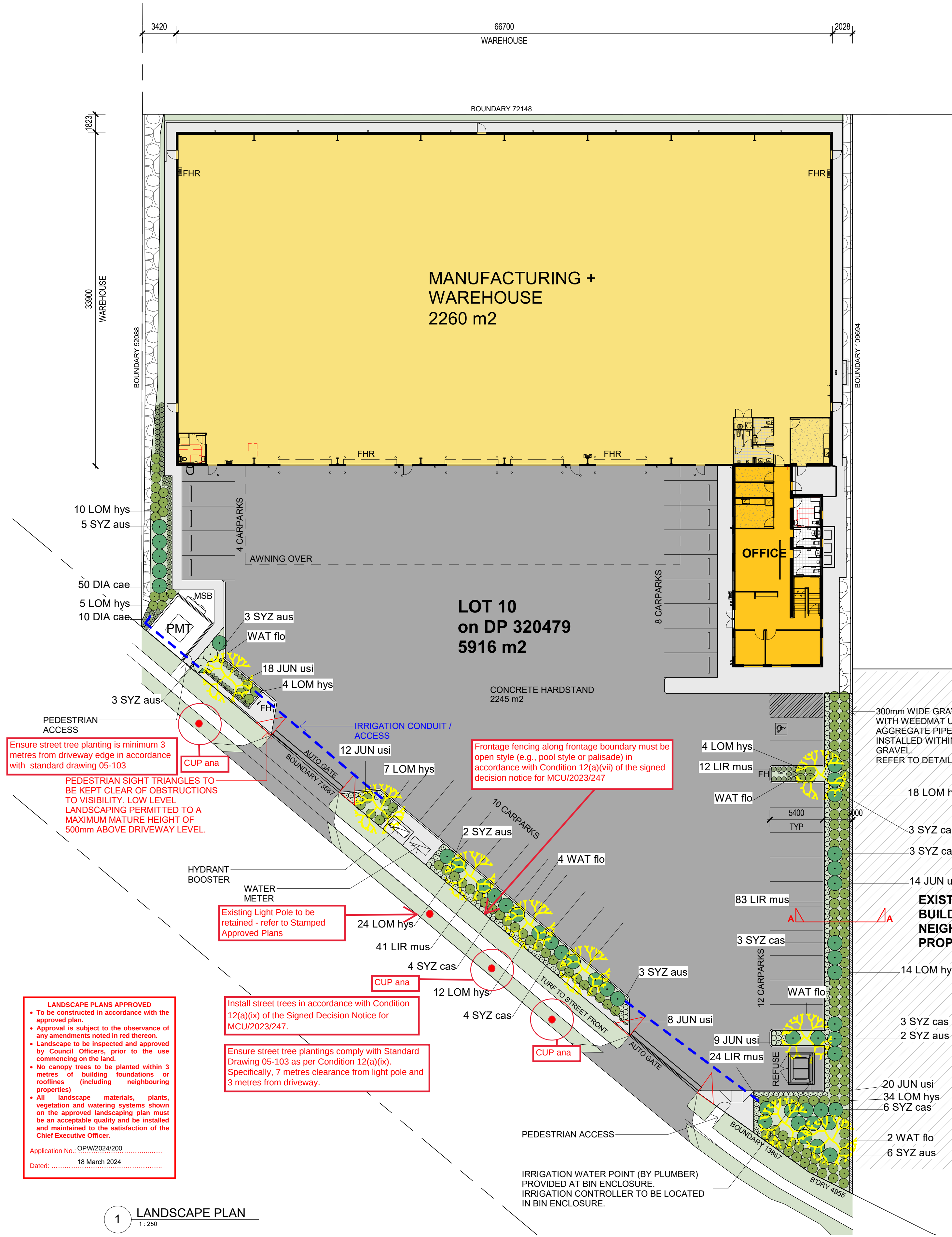




DEVELOPMENT SUMMARY

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.

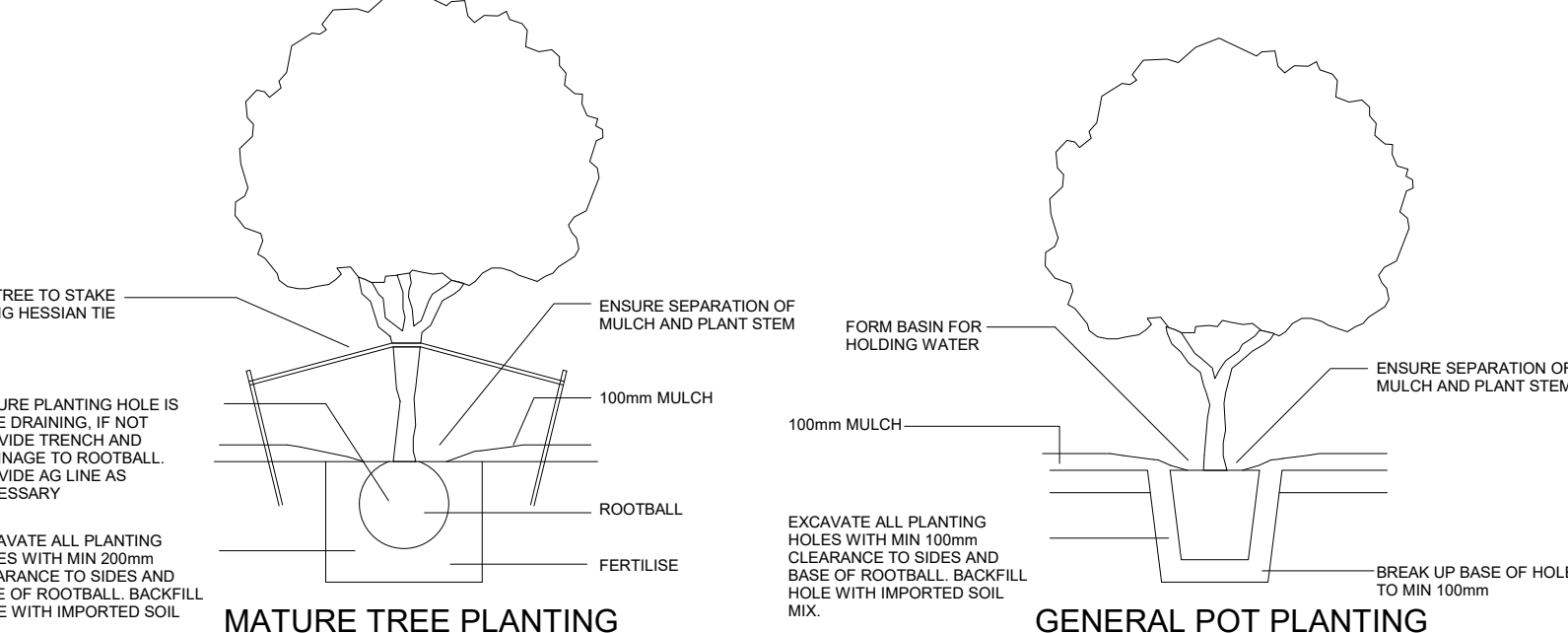
LEVELS
- ALL SURFACES ABUTTING BUILDINGS TO BE A MIN 75mm BELOW WEEPHOLES.

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.

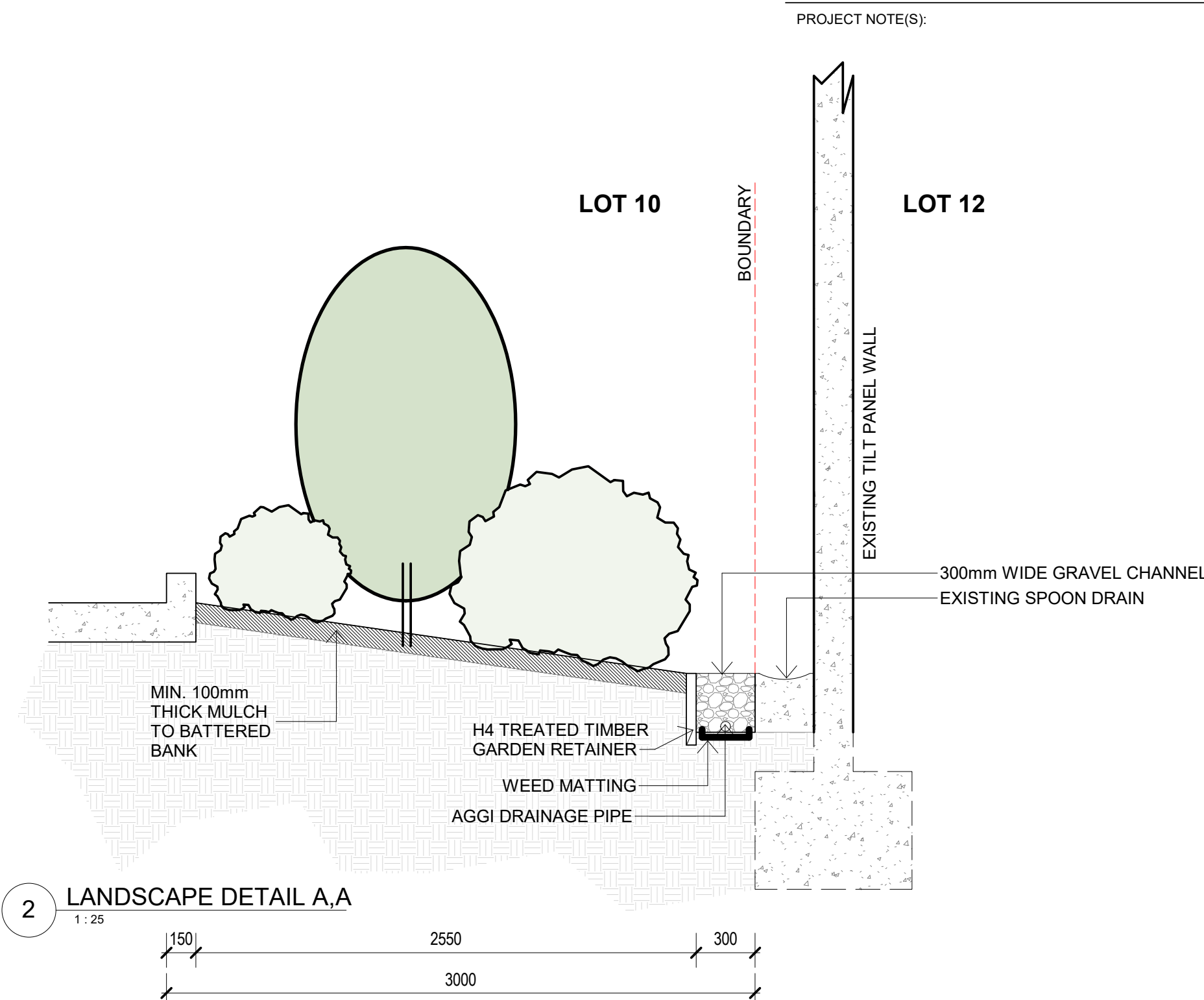
ROCKS/PEBBLES
- ALL GARDEN BEDS AGAINST A BUILDING SHALL BE SEPARATED BY A MIN 150mm STRIP OF PEBBLES.
- ALL PEBBLES AREAS TO HAVE WEED MATTING INSTALLED UNDER.

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.



LANDSCAPE ASSESSMENT NOTES:
- All under sized or poor quality stock will be required to be replaced prior to inspection approval.
- 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.



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
CUP ana	CUPANOPSIS anacardioides	Tuckeroo	8000	5000	100L	3

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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