

LANDSCAPE DEVELOPMENT APPROVAL  
DRAWINGS

Prepared For

BP + MM Developments Pty Ltd

**Multi-Unit Development**  
26 - 28 Curwen Terrace  
Chermside Q 4032

LANDSCAPING OBJECTIVES

Provide for an appropriate balance of built form and green space for this development.

Implement a selection of specific vegetation to compliment the building design and respond to the local climate.

Where possible retain existing mature trees and incorporate them into the building and landscape design.

GENERAL SPECIFICATION NOTES

These drawings to be read in conjunction with the drawing package from the following consultants:  
- HAL Architects: Architect

Refer to architectural drawings for details relating to:  
- buildings, hardworks, decks and pavements  
- enclosures & walls  
- new services

Setting out:  
Contractor is to verify all set out and dimensions prior to proceeding with the works - refer to superintendent for clarification.

Contractors facilities:  
Site storage / compound location(s) to be confirmed by superintendent.

Access and safety:  
Contractor to maintain safe access paths through site at all times. Ensure all excavations are fully protected at all times.

Services:  
It is the landscape contractor's responsibility to confirm with authorities and builder / civil contractor the location of all underground services prior to commencement. repair any damage to services without delay & cost.

Plant set-out and stock:  
All plant stock to be verified by a landscape architect / superintendent for stock quality, size, and set out prior to planting. Substitutions are not to be made without written approval.

Set out of mass planted areas: where not detailed  
- plants to be set out in swathes of single species of large numbers of plants.  
- swathes to be set out in naturalistic elongated random sized forms/ shapes  
- swathes of species to be arranged to provide contrast in size, form, texture and colour.  
- landscape architect to discuss and verify on site a sample section of planting swathes set out prior to contractor proceeding to set out and complete

Planting standards  
Works to be carried out in accordance with relevant Australian and industry standards unless directed otherwise.

Protection of works:  
Contractor to ensure full protection of the works during the construction and establishment periods.

Erosion and sediment control:  
Sediment runoff from earthwork sites is to be prevented from entering the underground drainage system. Typical sediment trap mechanism will include:  
- stacked hay bales  
- entrenched hay bales  
- earthen embankments  
- filter cloth fences  
- shallow temporary berms

The exposed areas are to be stabilised and landscape works carried out as soon as practicable. Diversion drains and sediment traps are to remain in place until stabilisation works have been completed. The maximum width of soil exposed at any time during embankment works should be limited to 10m.

TREE PROTECTION NOTES

Work near trees (neighbouring & to be protected)

Harmful materials:  
Keep the area within the dripline free of construction material and debris. do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants.

General:  
Do not remove topsoil from, or add topsoil to, the area within the dripline of the trees.

Excavation:  
If excavation is required near trees to be retained, give notice and obtain instructions. Open up excavations under tree canopies for as short a period as possible.

Hand methods:  
Use hand methods to locate, expose and cleanly remove the roots on the line of excavation. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged.

Roots:  
Do not cut tree roots exceeding 50 mm diameter. Where it is necessary to cut tree roots, use means such that the cutting does not unduly disturb the remaining root system.

SOFTWORKS

All mass planting and turf areas to be prepared prior to planting. Preparation to include cultivation of the subgrade to a depth of 150mm. if the subsoil is of a high clay content, apply gypsum at the manufacturers recommended rate. In sandy soils, incorporate organic materials to increase waterholding capacity and nutrients.

Soil (under turf):  
Install organic topsoil to all turfed areas. Soil to be free of debris and weed seeds and conform to the required Australian standards for under turf mix. Type: under turf blend  
Depth: 150mm

Soil (on ground):  
Install organic topsoil to all mass planting areas. soil to be free of debris and weed seeds and conform to the required Australian standards for premium planting blend. Type: premium planting blend  
Depth: 300mm

Soil (on structure):  
Install organic lightweight podium blend topsoil to all on structure planting areas. Soil to be free of debris and weed seeds and conform to the required Australian standards for premium lightweight podium planting blend. Type: premium lightweight podium planting blend  
Depth: varies

Root barrier  
Supply and install root barrier to all trees within isolated garden beds and near (within 1m) of services.

Hosecocks, irrigation and field gullies to future detai

LANDSCAPING NOTES

General

All works to be performed by a licensed Contractor familiar with landscape construction of this nature. The Contractor shall verify the location of utilities/services on site prior to the commencement of constrction, and ensure that they will not have an effect on the works. Should there be any conflict, the contractor shall notify the landscape designer immediately

Standards

Soils General: to AS4419

Site & Soil

Planting beds cultivation minimum depth: 100mm  
Cultivation Depths  
- Grasses area (turf) - 150mm  
- Planting areas - 150mm

Source

General: Import topsoil that complies with AS4419  
Topsoil Source Schedule  
Soil Type - premium organic topsoil mixture (AS4419)  
Topsoil Depths  
Spread topsoil to the following depths:  
- Excavated planting areas: If using mulch, 300mm  
- Non-irrigated areas: 100mm

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio recomended uses and application rates.

Existing Trees

Protect all existing vegetation unless otherwise specified

Finished Levels & Grades

Minimum cross falls of 1:50 on planting and pathways to drainage collection points and overflow points. Planting areas should not exceed 1:3.

Cultivation

Cultivate sub-grade to a minimum depth of 150mm prior to placing topsoil to all planting and turf areas on ground.

Topsoil

Supply and install imported topsoil that complies with Australian Standard 4419 to all turf (100mm) and garden (300mm) areas as shown on drawings unless otherwise specified. Ensure modified site soil is free from stones, sticks, roots, rubbish & material toxic to plant growth. Modified topsoil shall have a friable structure with good drainage and high organic content.

Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks. Standard: To AS4454  
Mulch Material: TEA TREE MULCH  
Depths: Spread organic mulch to a depth of 100mm, and gravel mulch to a depth of 100mm

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.  
- Hardended off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.  
Supply plants in weed-free containers of the required size.  
Open rooted stock: if trees are to be supplied as open roofed stock, ensure this is appropriate to the species, variety, size and time of year for planting.

Stakes

Stake sizes:  
- for plants 1-2.5m high: two 50x50x1800mm stakes per plant  
Ties  
Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilize plant.  
Tie Types  
For plants < 2.5m high: 50mm hessian webbing stapled to the stake

Turfing

Supply and install A-grade turf (variety specified on drawings) to areas shown on drawings. Finishing levels should be flush with adjacent surfaces unless otherwise detailed. Spread topsoil and grade surface to ensure a level finished surface, which drains to nominated field gullies.

Tank/Irrigation Installation

Supply and install tank to size and location specified as per drawings.  
The irrigation system shall be fully automatic and provide even cover to all grass and planting areas. The equipment and installation processes are intended to produce an irrigation system which complies with all applicable industry, local authority and Australian standards.

Lighting

All lighting is to be carried out by a qualified electrician.  
All recomended lighting is merely a suggestion, with the ultimate style of lighting used at the description of the client.

Maintenance/Establishment Period

Maintenance of all landscape works is to be carried out by the contractor until completion of the landscape works. Maintenance includes replacement of dead and/or diseased plant stock, removal of weeds and rubbish, weed spraying and mowing.

Edging

Supply and install all edging as per drawings. Paved edging shall sit on 100mm of concrete. Timber edging must be constructed from hardwood and joined using galvanized fittings.

TOWN PLANNING

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**23/06/2015**  
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22/06/15 B Town Planning AL  
18/03/15 A Town Planning AL

Date Issue Details Checked

**HAL**  
**HAYES**  
**ANDERSON**  
**LYNCH**  
ARCHITECTS PTY LTD

**LANDSCAPE**  
**DESIGN**

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Client

**BP + MM Developments**  
**Pty Ltd**

Project

**Multi-Unit Development**  
26-28 Curwen Terrace, Chermside,  
4032

Drawing Title  
**Cover Sheet**

Scale @ A3 Drawn: Checked:

PN AL

Project Number Drawing Number Issue

**H3001CUR L01 B**



Select trees from the list of revegetation plants listed on this drawing.

Existing trees to be retained

Select trees from the list of revegetation plants listed on this drawing.

Proposed boundary fence

5000 Litre Rainwater Tank

Existing tree to be removed due to conflicts with the construction and development footprint

Large tree species to provide shade, soften

Select trees from the list of revegetation plants listed on this drawing.

Proposed entry ramps and stairs to provide equitable access and the design to emphasise the point of entry to the building

Feature species in random clumps of 3 - 5 plants to provide visual interest and vertical scale

Proposed shade tree species to the front boundary to be installed as mature specimens to provide immediate impact and reinforce the private / public landscape boundary

Feature lighting throughout the public garden areas

Columnaris, feature tree species to side areas to soften the neighbouring boundaries, whilst maintaining privacy

Rock lined pebble swale treatment to meander throughout garden areas. Mix to incorporate a variety of rock sizes ranging from 50mm - 150mm and with randomly arranged 300mm - 400mm diameter boulders

Climbing vines to back edge of rock lined swale to cover blockwork wall to car parking

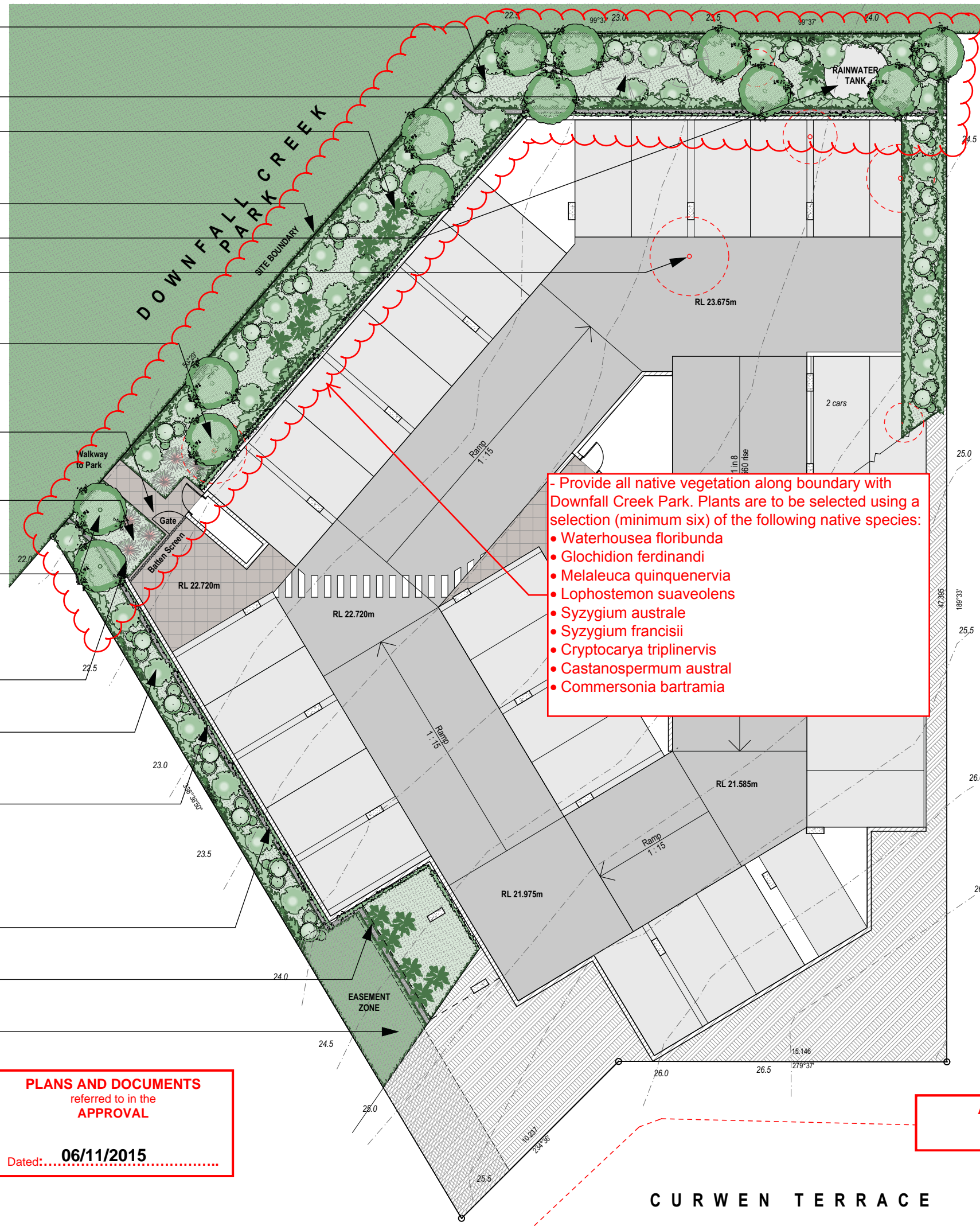
Concrete garden edging to all gardens interfacing lawn areas

Proposed turf to easement zone

PLANS AND DOCUMENTS  
referred to in the  
APPROVAL

Dated: 06/11/2015

Basement 01 Level Plan  
1:200



## LEGEND

- EXISTING TREE
- EXISTING TREE (to be removed)
- SHADE TREES
- FEATURE TREES
- PALMS + CYCADS
- FEATURE PLANTS
- SHRUBS / HEDGE
- GROUND COVER
- CLIMBING VINE
- TURF
- GARDEN BED
- TILED PAVING
- PEBBLE SWALE

## TOWN PLANNING

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22/06/15 B Town Planning AL  
18/03/15 A Town Planning AL

Hayes  
Anderson  
Lynch  
ARCHITECTS PTY LTD

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Project  
Multi-Unit Development  
26-28 Curwen Terrace, Chermside,  
4032

Drawing Title  
Landscape Plan 01

Scale @ A3 Drawn: Checked:  
1:255.99, PN AL  
Drawing Number Issue  
H3001CUR L02 B

Printed:- 23/06/2015

CURWEN TERRACE

AMENDED IN RED  
24/07/2015



TOWN PLANNING

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- EXISTING TREE (to be removed)
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- FEATURE TREES
- PALMS + CYCADS
- FEATURE PLANTS
- SHRUBS / HEDGE
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Date	Issue	Details	Checked



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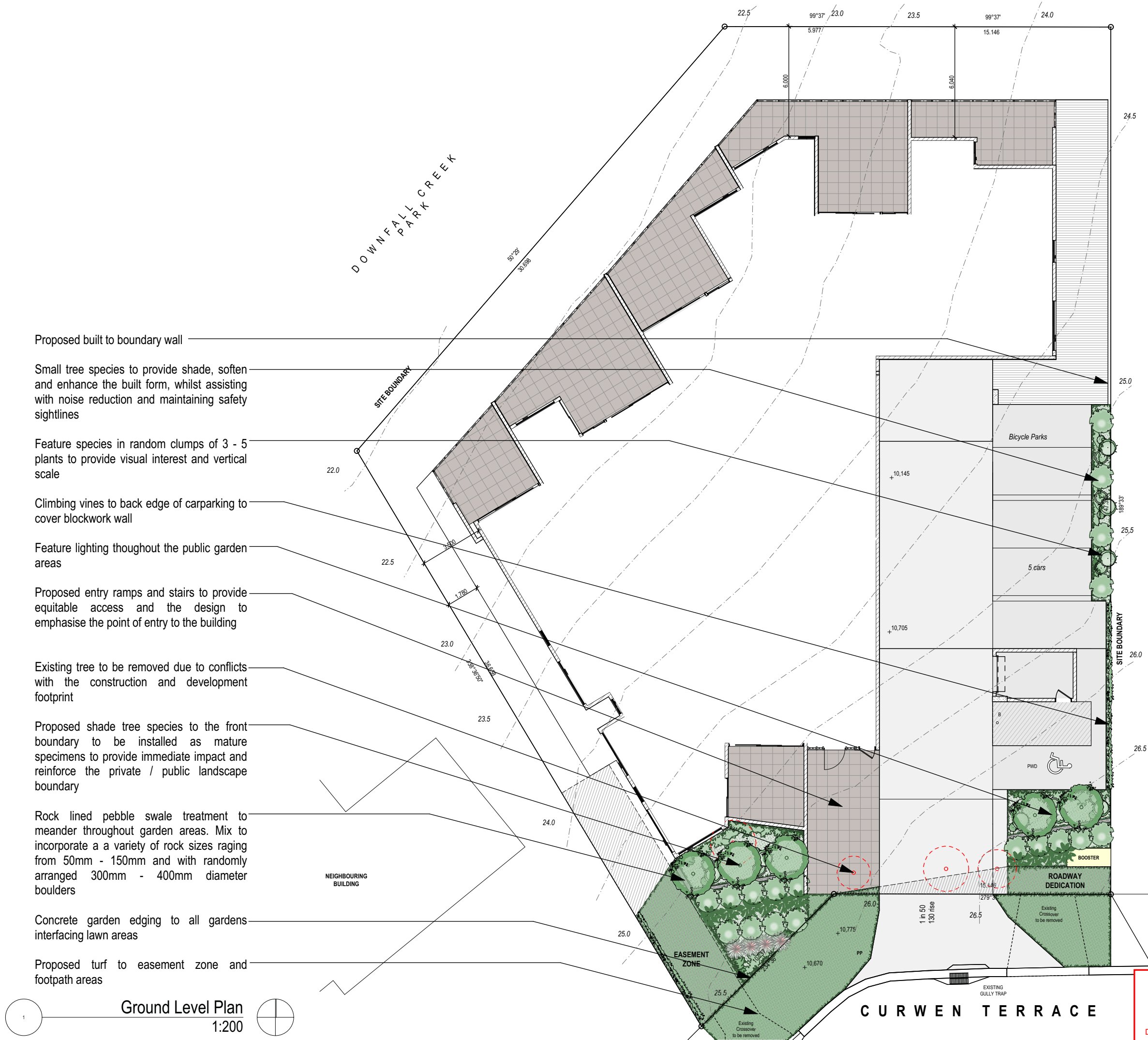
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Drawing Title  
Landscape Plan 02

Scale @ A3	Drawn:	Checked:
1:255.99,	PN	AL
Project Number	Drawing Number	Issue
H3001CUR	L03	B



Ground Level Plan  
1:200

PLANS AND DOCUMENTS  
referred to in the  
APPROVAL

Dated: 06/11/2015

Proposed shade tree species to the largest planter beds to be installed as mature specimens to provide immediate impact to the communal recreation area

Feature species in random clumps of 3 - 5 plants to provide visual interest and vertical scale

Small tree species to provide shade, soften and enhance the built form, whilst assisting with privacy and maintaining view corridors

Feature species in random clumps of 3 - 5 plants to provide visual interest and vertical scale

Columnaris, feature plant species to side boundary planter beds to soften to maintain privacy to the neighbouring properties

Feature lighting throughout the public garden areas

DOWNFALL CREEK

SITE BOUNDARY

Line of Wall Below

Fall 3°

Lobby

Metal Roof Sheetting

Fall 3°

BBQ Area

Line of Roof Above

COMMUNAL REC  
RL 48.215m

Fall 3°

Fall 3°

Line of Wall Below

Fall 3°

CURWEN TERRACE



LEGEND

EXISTING TREE



EXISTING TREE  
(to be removed)



SHADE TREES



FEATURE TREES



PALMS + CYCADS



FEATURE PLANTS



SHRUBS / HEDGE



GROUND COVER



CLIMBING VINE



TURF



GARDEN BED



TILED PAVING



PEBBLE SWALE

TOWN PLANNING

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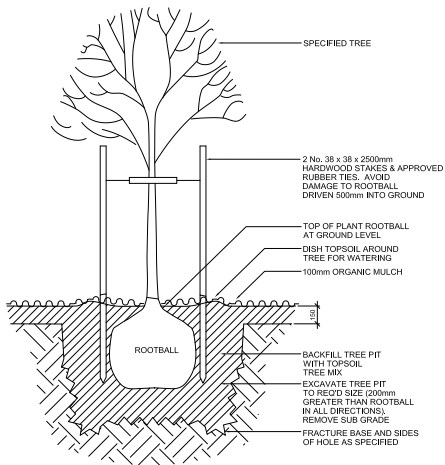
Drawing Title

Landscape Plan 03

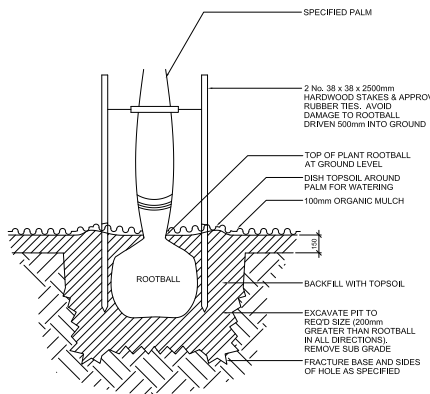
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Project Number H3001CUR	Drawing Number L04	Issue B



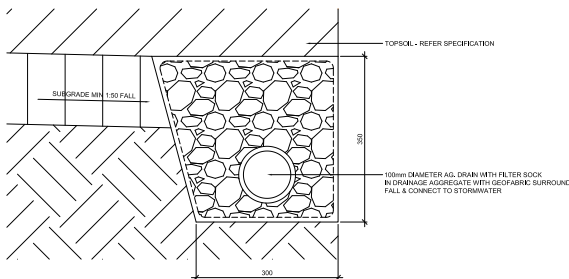
## 2. SOFTSCAPE + PLANTER DETAILS - 26 - 28 CURWEN TERRACE, CHERMSIDE



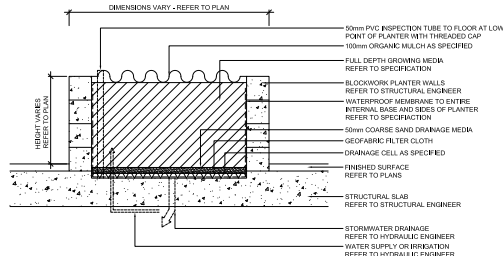
01  
???  
TREE IN PLANTING - TYPICAL  
SCALE 1:20 @ A1



02  
???  
PALM IN PLANTING - TYPICAL  
SCALE 1:20 @ A1



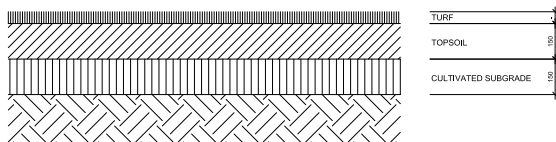
03  
???  
100mm SUBSURFACE DRAINAGE  
SECTION 1:5 @ A1



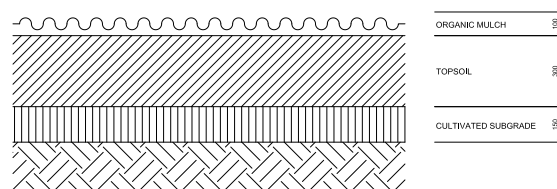
04  
???  
PODIUM PLANTER - TYPICAL  
SCALE 1:20 @ A1

NOTES: REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL SLABS, STEEL, SETDOWNS AND BLOCKWORK

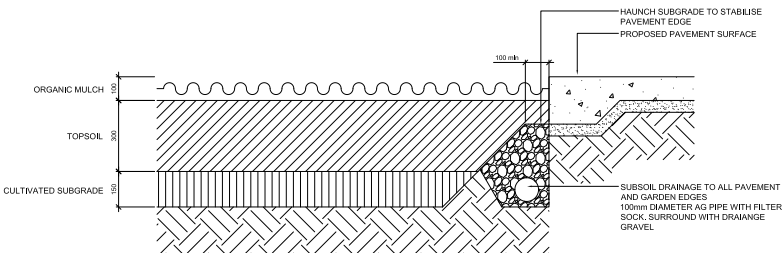
## 3. SOFTSCAPE + GROUND DETAILS - 26 - 28 CURWEN TERRACE, CHERMSIDE



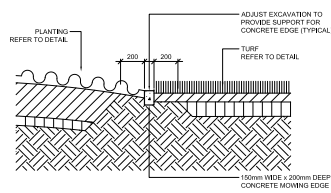
01  
???  
TURF - TYPICAL  
SECTION 1:10 @ A1



02  
???  
PLANTING - TYPICAL  
SECTION 1:10 @ A1



03  
???  
PLANTING TO PAVEMENTS - TYPICAL  
SECTION 1:10 @ A1



04  
???  
CONCRETE MOWING EDGE - TYPICAL  
SCALE 1:20 @ A1

## 4. PLANT IMAGES - 26 - 28 CURWEN TERRACE, CHERMSIDE

### SHADE TREES



*Brachychiton discolor*



*Cupaniopsis anacardioides*



*Waterhousea floribunda*

### FEATURE TREES



*Buckinghamia celsissima*



*Elaeocarpus eumundi*



*Syzygium wilsonii*

### PALMS + CYCADS



*Chamaedorea cataractarum*



*Lepidozamia peroffskyana*



*Rhapsodia excelsa*

### FEATURE PLANTS



*Alcantara imbricaria 'Duhra'*



*Cordyline australis*



*Dianella caerulea*

### CLIMBING VINES



*Ipomea horshorsfalliae*



*Pandorea jasminoides*



*Pandorea pandorana*

### GROUNDCOVERS



*Clematis 'Southern Stars'*



*Grevillea juniperina*



*Kunzea pomifera*



*Hibbertia scandens*



*Lampranthus roseus*



*Westringia fruticosa*

### SHRUBS / HEDGES



*Photinia x fraseri*



*Syzygium australe 'Big Red'*



*Syzygium 'cascade'*

## TOWN PLANNING

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LYNCH**  
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Drawing Title  
**Plant Appendix**

Scale @ A3 Drawn: PN Checked: AL  
Project Number Drawing Number Issue  
**H3001CUR L05 B**