

NOT FOR CONSTRUCTION

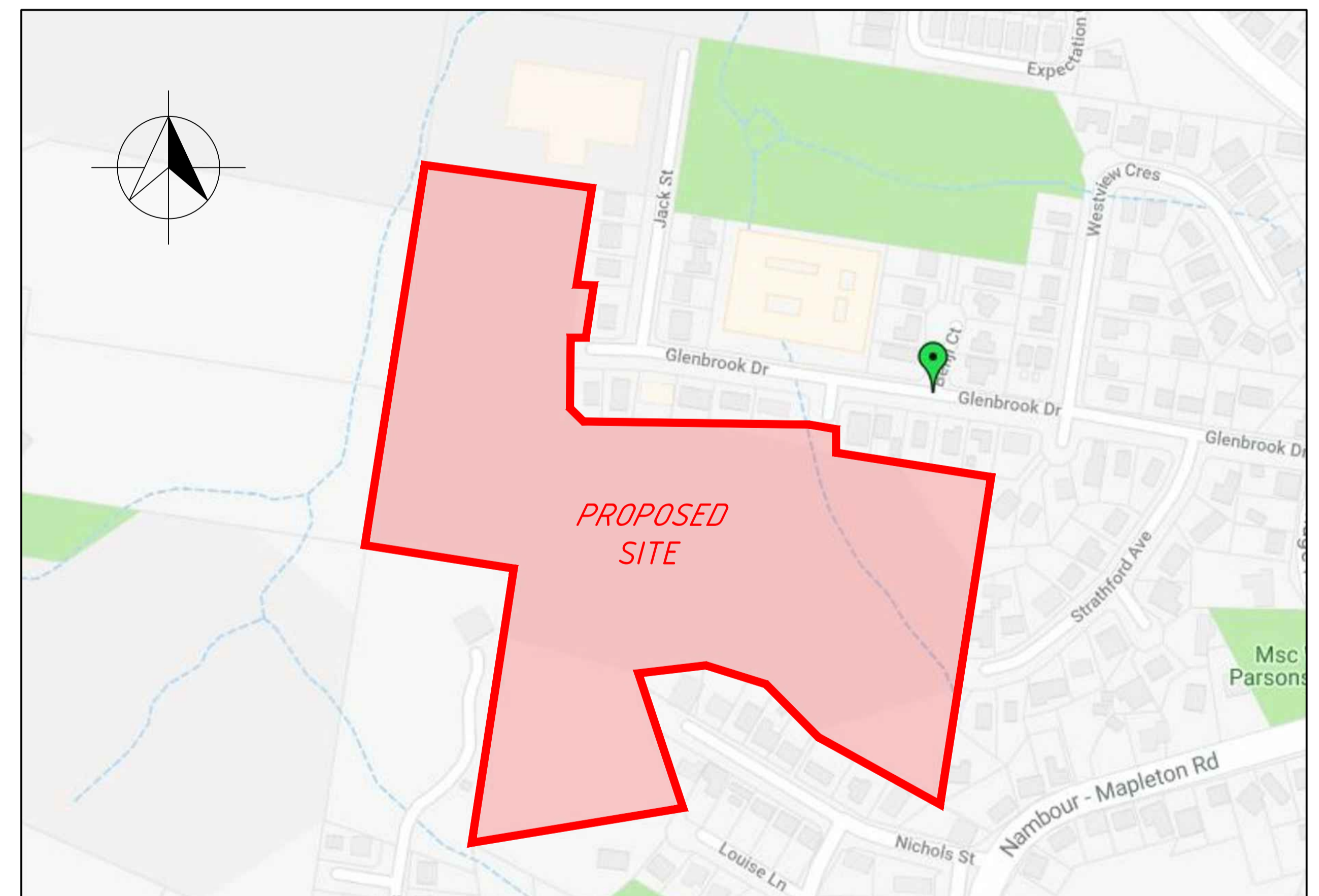
# 41 GLENBROOK DRIVE, NAMBOUR

SUNSHINE COAST REGIONAL COUNCIL  
**APPROVED**  
 OPW20/0535 12 APRIL 2021

## LOT 2 ON SP273404 CIVIL WORKS PACKAGE

LIST OF DRAWINGS		
JOB NUMBER	DRAWING NUMBER	SHEET TITLE
C3602	CA100	COVERSHEET
C3602	CA200	STAGING LAYOUT PLAN
C3602	CA300	PROJECT GENERAL NOTES SHEET 1 OF 2
C3602	CA301	PROJECT GENERAL NOTES SHEET 2 OF 2
C3602	CE001	EROSION AND SEDIMENT CONTROL STAGE 1
C3602	CE002	EROSION AND SEDIMENT CONTROL STAGE 2
C3602	CE003	EROSION AND SEDIMENT CONTROL DETAILS
C3602	CE100	BULK EARTHWORKS OVERALL LAYOUT
C3602	CE200	BULK EARTHWORKS DETAIL LAYOUT PLAN - SHEET 1 OF 4
C3602	CE201	BULK EARTHWORKS DETAIL LAYOUT PLAN - SHEET 2 OF 4
C3602	CE202	BULK EARTHWORKS DETAIL LAYOUT PLAN - SHEET 3 OF 4
C3602	CE203	BULK EARTHWORKS DETAIL LAYOUT PLAN - SHEET 4 OF 4
C3602	CE300	BULK EARTHWORKS SECTIONS - SHEET 1 OF 5
C3602	CE301	BULK EARTHWORKS SECTIONS - SHEET 2 OF 5
C3602	CE302	BULK EARTHWORKS SECTIONS - SHEET 3 OF 5
C3602	CE303	BULK EARTHWORKS SECTIONS - SHEET 4 OF 5
C3602	CE304	BULK EARTHWORKS SECTIONS - SHEET 5 OF 5
C3602	CE400	RETAINING WALL LAYOUT PLAN REAR OF LOTS 28-43 AND 50-53
C3602	CE401	RETAINING WALL LONGITUDINAL SECTION REAR OF LOTS 28-43 AND 50-53
C3602	CE402	RETAINING WALL CROSS SECTION SHEET 1 OF 11
C3602	CE403	RETAINING WALL CROSS SECTION SHEET 2 OF 11
C3602	CE404	RETAINING WALL CROSS SECTION SHEET 3 OF 11
C3602	CE405	RETAINING WALL CROSS SECTION SHEET 4 OF 11
C3602	CE406	RETAINING WALL CROSS SECTION SHEET 5 OF 11
C3602	CE407	RETAINING WALL CROSS SECTION SHEET 6 OF 11
C3602	CE408	RETAINING WALL CROSS SECTION SHEET 7 OF 11
C3602	CE409	RETAINING WALL CROSS SECTION SHEET 8 OF 11
C3602	CR01	ROADWORKS TEMPORARY TURNAROUND DETAIL
C3602	CR100	ROADWORKS CONTROL LINE SETOUT OVERALL LAYOUT PLAN
C3602	CR200	ROADWORKS LAYOUT PLAN SHEET 1 OF 4
C3602	CR201	ROADWORKS LAYOUT PLAN SHEET 2 OF 4
C3602	CR202	ROADWORKS LAYOUT PLAN SHEET 3 OF 4
C3602	CR203	ROADWORKS LAYOUT PLAN SHEET 4 OF 4
C3602	CR204	ROADWORKS DETAILS SHEET 1 OF 7
C3602	CR205	ROADWORKS DETAILS SHEET 2 OF 7
C3602	CR206	ROADWORKS DETAILS SHEET 3 OF 7
C3602	CR207	ROADWORKS DETAILS SHEET 4 OF 7
C3602	CR208	ROADWORKS DETAILS SHEET 5 OF 7
C3602	CR209	ROADWORKS DETAILS SHEET 6 OF 7
C3602	CR210	ROADWORKS DETAILS SHEET 7 OF 7
C3602	CR300	ROADWORKS LINEMARKING SHEET 1 OF 2
C3602	CR301	ROADWORKS LINEMARKING SHEET 2 OF 2
C3602	CR400	TYPICAL ROAD SECTIONS SHEET 1 OF 2
C3602	CR401	TYPICAL ROAD SECTIONS SHEET 2 OF 2
C3602	CR402	ROADWORKS PAVEMENT DETAILS
C3602	CR500	ROADWORKS LONGITUDINAL SECTION - NICHOLS STREET
C3602	CR501	ROADWORKS CROSS SECTIONS - NICHOLS STREET SHEET
C3602	CR502	ROADWORKS LONGITUDINAL SECTIONS - ROAD A
C3602	CR503	ROADWORKS CROSS SECTIONS - ROAD A SHEET 1 OF 3
C3602	CR504	ROADWORKS CROSS SECTIONS - ROAD A SHEET 2 OF 3
C3602	CR505	ROADWORKS CROSS SECTIONS - ROAD A SHEET 3 OF 3
C3602	CR506	ROADWORKS LONGITUDINAL AND CROSS SECTIONS - ROAD B
C3602	CR507	ROADWORKS LONGITUDINAL AND CROSS SECTIONS - ROAD C
C3602	CR508	ROADWORKS LONGITUDINAL SECTIONS - GLENBROOK DRIVE
C3602	CR509	ROADWORKS CROSS SECTIONS - GLENBROOK DRIVE

LIST OF DRAWINGS		
JOB NUMBER	DRAWING NUMBER	SHEET TITLE
C3602	CD100	STORMWATER DRAINAGE LAYOUT PLAN SHEET 1 OF 4
C3602	CD101	STORMWATER DRAINAGE LAYOUT PLAN SHEET 2 OF 4
C3602	CD102	STORMWATER DRAINAGE LAYOUT PLAN SHEET 3 OF 4
C3602	CD103	STORMWATER DRAINAGE LAYOUT PLAN SHEET 4 OF 4
C3602	CD200	STORMWATER LONGITUDINAL SECTION SHEET 1 OF 4 Q2 FLOWS
C3602	CD201	STORMWATER LONGITUDINAL SECTION SHEET 2 OF 4 Q2 FLOWS
C3602	CD202	STORMWATER LONGITUDINAL SECTION SHEET 3 OF 4 Q2 FLOWS
C3602	CD203	STORMWATER LONGITUDINAL SECTION SHEET 4 OF 4 Q2 FLOWS
C3602	CD204	STORMWATER LONGITUDINAL SECTION SHEET 1 OF 4 Q100 FLOWS
C3602	CD205	STORMWATER LONGITUDINAL SECTION SHEET 2 OF 4 Q100 FLOWS
C3602	CD206	STORMWATER LONGITUDINAL SECTION SHEET 3 OF 4 Q100 FLOWS
C3602	CD207	STORMWATER LONGITUDINAL SECTION SHEET 4 OF 4 Q100 FLOWS
C3602	CD300	STORMWATER DETAILS
C3602	CD400	STORMWATER CATCHMENT PLAN
C3602	CD500	STORMWATER DRAINAGE CALCULATIONS SHEET 1 OF 5 Q2 FLOWS
C3602	CD501	STORMWATER DRAINAGE CALCULATIONS SHEET 2 OF 5 Q2 FLOWS
C3602	CD502	STORMWATER DRAINAGE CALCULATIONS SHEET 3 OF 5 Q2 FLOWS
C3602	CD503	STORMWATER DRAINAGE CALCULATIONS SHEET 4 OF 5 Q2 FLOWS
C3602	CD504	STORMWATER DRAINAGE CALCULATIONS SHEET 5 OF 5 Q2 FLOWS
C3602	CD505	STORMWATER DRAINAGE CALCULATIONS SHEET 1 OF 5 Q100 FLOWS
C3602	CD506	STORMWATER DRAINAGE CALCULATIONS SHEET 2 OF 5 Q100 FLOWS
C3602	CD507	STORMWATER DRAINAGE CALCULATIONS SHEET 3 OF 5 Q100 FLOWS
C3602	CD508	STORMWATER DRAINAGE CALCULATIONS SHEET 4 OF 5 Q100 FLOWS
C3602	CD509	STORMWATER DRAINAGE CALCULATIONS SHEET 5 OF 5 Q100 FLOWS
C3602	CD600	STORMWATER SWALE SETOUT PLAN LAYOUT PLAN
C3602	CD601	STORMWATER SWALE SETOUT PLAN LAYOUT PLAN
C3602	CD602	SWALE CATCHMENT PLAN
C3602	CD700	SWALE 01 (EMERGENCY RELIEF) LONGITUDINAL AND CROSS SECTIONS
C3602	CD701	SWALE 02 & 03 (EMERGENCY RELIEF) LONGITUDINAL AND CROSS SECTIONS
C3602	CD702	SWALE 04 LONGITUDINAL AND CROSS SECTIONS
C3602	CD703	SWALE 05 LONGITUDINAL AND TYPICAL SECTIONS
C3602	CD704	SWALE 05 CROSS SECTIONS
C3602	CD705	SWALE 06, 08 & 09 LONGITUDINAL AND TYPICAL SECTIONS
C3602	CD706	SWALE 06, 08 & 09 CROSS SECTIONS
C3602	CD707	SWALE 07 LONGITUDINAL AND CROSS SECTIONS
C3602	CD708	SWALE 10 LONGITUDINAL AND CROSS SECTIONS
C3602	CD709	SWALE 11 LONGITUDINAL AND CROSS SECTIONS
C3602	CD710	SWALE 12 LONGITUDINAL AND CROSS SECTIONS
C3602	CD711	SWALE 13 LONGITUDINAL AND TYPICAL SECTION
C3602	CD712	SWALE 13 CROSS SECTION
C3602	CD713	SWALE 14 LONGITUDINAL AND TYPICAL SECTION
C3602	CD714	SWALE 14 CROSS SECTION
C3602	CD800	LOT 101 DETENTION AND BIORETENTION DETAILS SHEET 1 OF 3
C3602	CD801	LOT 101 DETENTION AND BIORETENTION DETAILS SHEET 2 OF 3
C3602	CD802	LOT 101 DETENTION AND BIORETENTION DETAILS SHEET 3 OF 3
C3602	CD803	LOT 101 BIORETENTION ACCESS LONG SECTION & CROSS SECTION
C3602	CD804	LOT 102 DETENTION AND BIORETENTION DETAILS SHEET 1 OF 3
C3602	CD805	LOT 102 DETENTION AND BIORETENTION DETAILS SHEET 2 OF 3
C3602	CD806	LOT 102 DETENTION AND BIORETENTION DETAILS SHEET 3 OF 3
C3602	CD807	LOT 102 BIORETENTION ACCESS LONG SECTION
C3602	CD808	LOT 102 BIORETENTION ACCESS CROSS SECTION
C3602	CD809	DETENTION & BIORETENTION TYPICAL DETAILS
C3602	ET100	ENERGEX ACCESS LAYOUT PLAN
C3602	ET101	ENERGEX ACCESS LONGITUDINAL SECTION
C3602	ET102	ENERGEX ACCESS CROSS SECTIONS



LOCALITY PLAN  
 SCALE 1:2500

DO NOT SCALE FROM DRAWING  
 ALL SCALES ARE AS SHOWN (A1)

REV.	DESCRIPTION	DATE	INIT.
A	APPROVAL ISSUE	02.10.20	CA
B	RFI RESPONSE	23.12.20	SG

**MILANOVIC NEALE CONSULTING ENGINEERS**  
 BRISBANE PH No. (07) 3255 1877 IPSWICH PH No. (07) 3281 6603

**CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT**  
 SYDNEY PH No. 1300 827 901 GOLD COAST PH No. 1300 827 901

CONTACT DETAILS  
 E mail@mnce.com.au  
 W www.mnce.com.au

**JAS-ANZ**  
**SGS**

CLIENT  
**PARKER PROPERTY NINGI PTY LTD**

PROJECT  
**41 GLENBROOK DRIVE, NAMBOUR**

TITLE  
**COVERSHEET**

DRAWN	DESIGNED	DATE
CA	SM	AUG 2020
CHECKED	APPROVED	
JN		
DRAWING No.	REV.	
C3602 - CA100	B	

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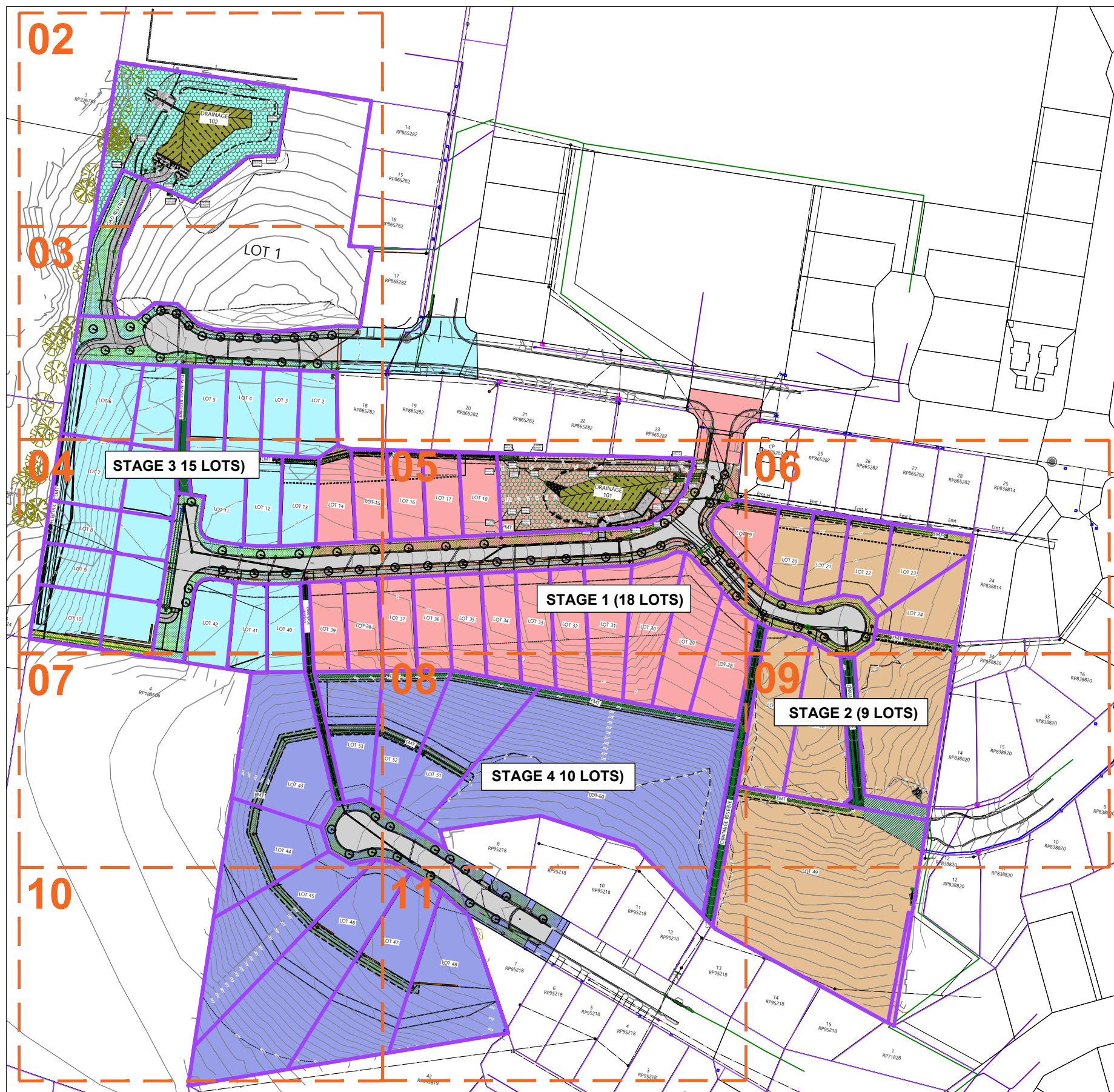


IMAGE OF EXISTING SITE - NTS

STAGES	
STAGE 1 (18 LOTS)	
STAGE 2 (9 LOTS)	
STAGE 3 (15 LOTS)	
STAGE 4 (10 LOTS)	

SHEET 01 - COVER SHEET
SHEET 02 - STREETSCAPE PLANTING
SHEET 03 - STREETSCAPE PLANTING
SHEET 04 - STREETSCAPE PLANTING
SHEET 05 - STREETSCAPE PLANTING
SHEET 06 - STREETSCAPE PLANTING
SHEET 07 - STREETSCAPE PLANTING
SHEET 08 - STREETSCAPE PLANTING
SHEET 09 - STREETSCAPE PLANTING
SHEET 10 - STREETSCAPE PLANTING
SHEET 11 - STREETSCAPE PLANTING
SHEET 12 - BIORETENTION BASIN DETAILS
SHEET 13 - LANDSCAPE DETAILS
SHEET 14 - PLANT SCHEDULES
SHEET 15 - LANDSCAPE SPECIFICATION

SUNSHINE COAST REGIONAL COUNCIL  
**APPROVED**  
 OPW20/0535      12 APRIL 2021

**PROPOSED RESIDENTIAL SUBDIVISION  
 41 GLENBROOK DRIVE, PERWILLOWEN**

**COUNCIL APPROVAL**

**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 01**

	<b>AMENDMENTS</b> issue date description A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	<b>LEGEND</b> TREE PLANTING TURF AREAS SHRUB PLANTING	TIMBER EDGE (See Detail) GROUNDCOVER PLANTING GRAVEL MULCH	BELOW GROUND SEWER SERVICE BELOW GROUND WATER SERVICE BELOW GROUND STORMWATER SERVICE	CONTOUR LINE BOUNDARY RETAINING WALL TO ENGINEERS DETAIL		<b>element design</b> landscape architecture MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNITS 151 Brisbane Rd, Mooloolaba Phone 07 5444 6155 Fax 07 5444 6055 PO Box 1546, Buderim QLD 4556 admin@elementdesign.net.au	<b>PROJECT</b> PROPOSED 63 LOT SUBDIVISION 41 GLENBROOK DRIVE NAMBOUR <b>CLIENT</b> PARKER PROPERTY NINGI PTY LTD <b>DWG TITLE</b> COVER SHEET <b>ED 18233      OPW - 01</b>	 Date 14 SEP 2020 Scale 1:2000 @ A3 Design JV Drawn JV Sheet 08 OF 15 issue <b>B</b>
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 OPW20/0535 12 APRIL 2021

**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 02**

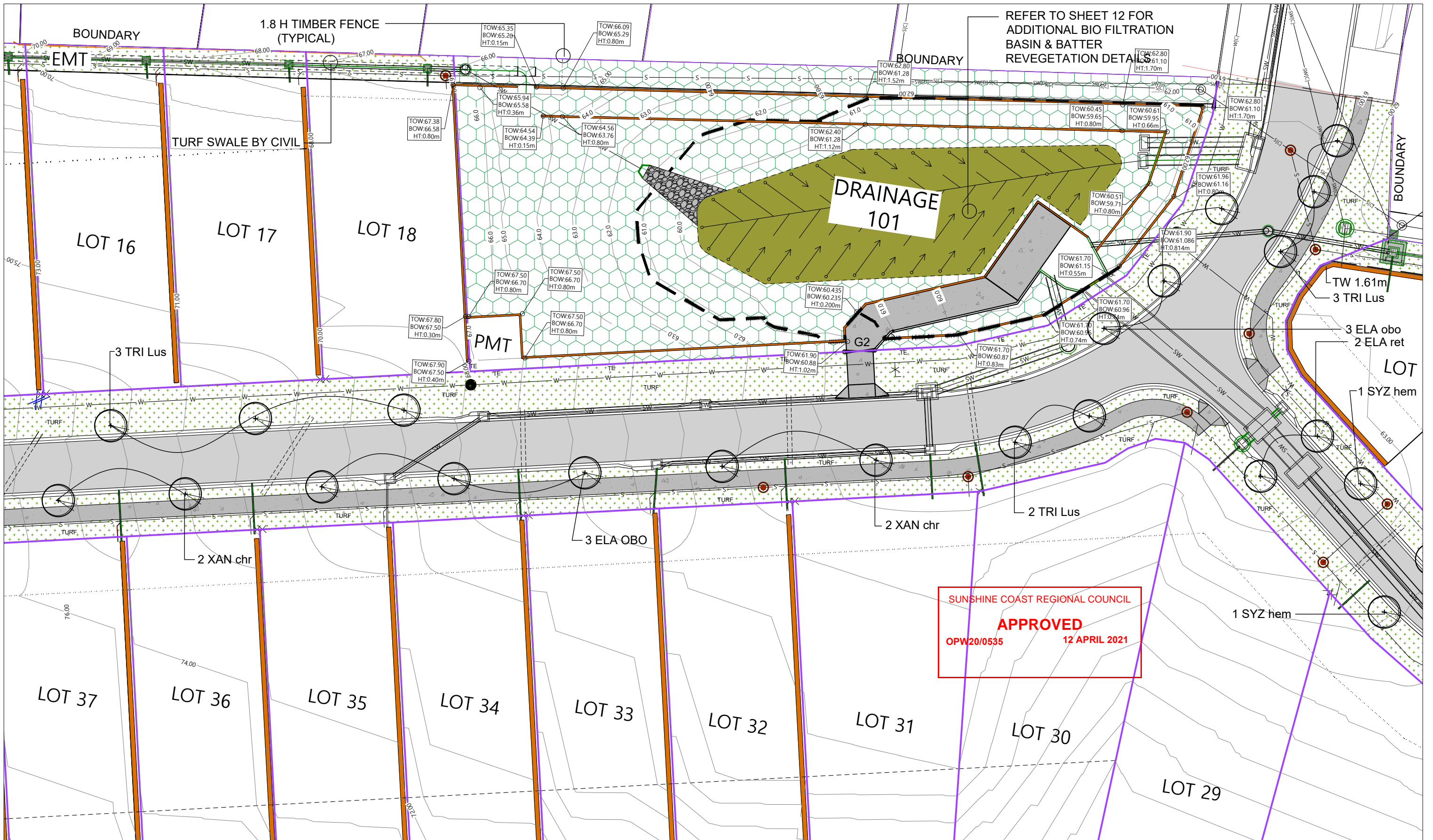


**COUNCIL APPROVAL**

	<b>AMENDMENTS</b> Issue date description A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	TREE PLANTING TURF AREAS SHRUB PLANTING	TIMBER EDGE (See Detail) GROUND COVER PLANTING GRAVEL MULCH	BELOW GROUND SEWER SERVICE BELOW GROUND WATER SERVICE BELOW GROUND STORMWATER SERVICE	CONTOUR LINE BOUNDARY RETAINING WALL TO ENGINEERS DETAIL	<p><b>element design</b>          landscape architecture          MASTER PLANNING • SUBDIVISIONS •          COMMERCIAL DEVELOPMENTS • RESORTS •          PARKLANDS • REVEGETATION • MULTI-UNITS          151 Brisbane Rd, Mooloolaba          Phone 07 5444 6155 Fax 07 5444 6055          PO Box 1546, Buderim QLD 4556          admin@elementdesign.net.au</p>	<b>PROPOSED 63 LOT SUBDIVISION</b> <b>41 GLENBROOK DRIVE</b> <b>NAMBOUR</b>	 Date 14 SEP 2020 Scale 1:400 @ A3 Design JV JV Sheet 02 OF 15
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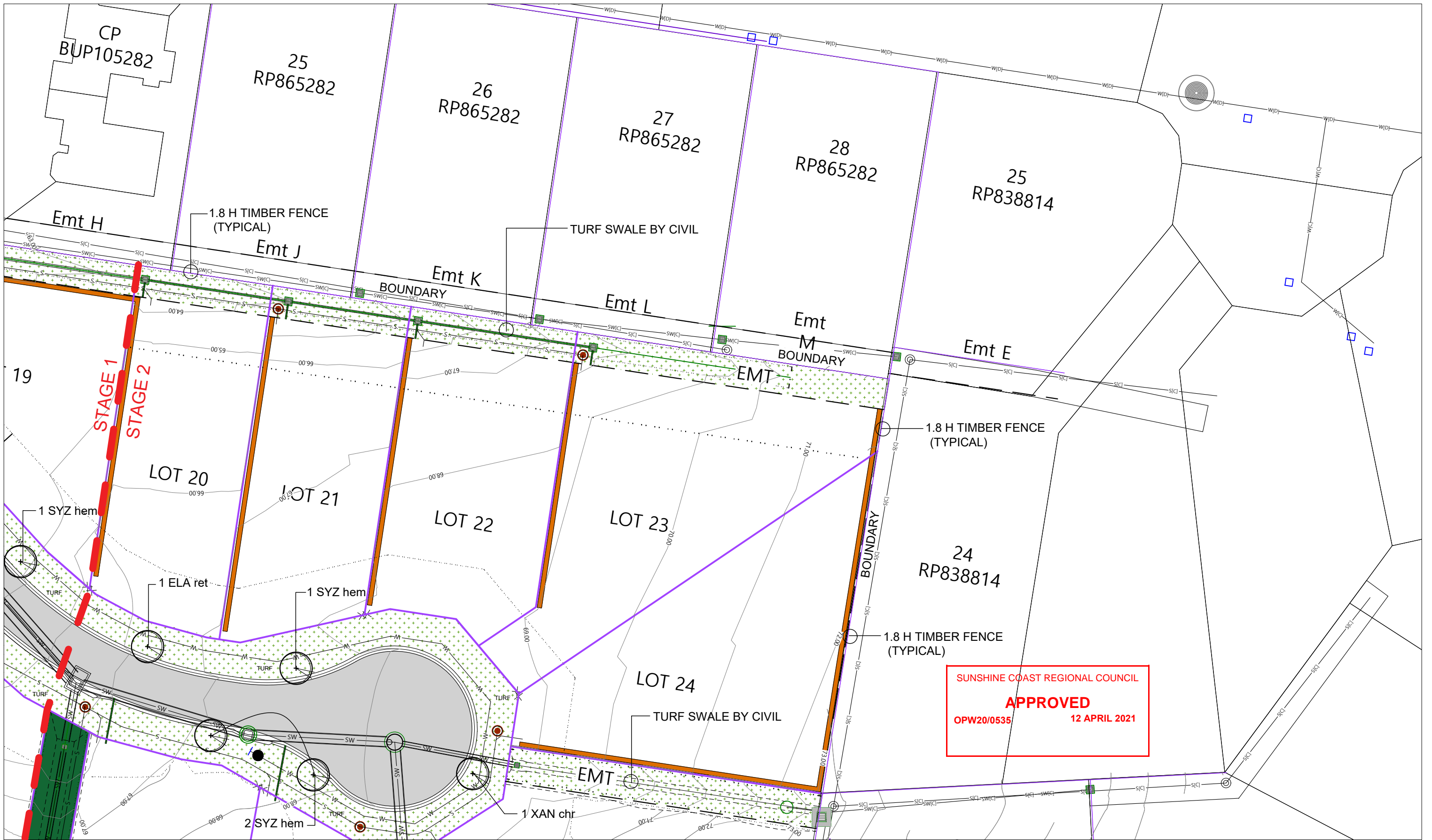


**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 05**



**COUNCIL APPROVAL**

	<b>AMENDMENTS</b> <small>Issue date description</small> A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	TREE PLANTING TURF AREAS SHRUB PLANTING	TIMBER EDGE (See Detail) GROUND COVER PLANTING GRAVEL MULCH	BELOW GROUND SEWER SERVICE BELOW GROUND WATER SERVICE BELOW GROUND STORMWATER SERVICE	CONTOUR LINE BOUNDARY RETAINING WALL TO ENGINEERS DETAIL	<p><b>element design</b>  <small>MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNITS</small>          151 Brisbane Rd, Mooloolaba          Phone 07 5444 6155 Fax 07 5444 6055          PO Box 1546, Bundferm QLD 4556          admin@elementdesign.net.au</p>	<b>PROPOSED 63 LOT SUBDIVISION</b> <b>41 GLENBROOK DRIVE</b> <b>NAMBOUR</b>	 Date 14 SEP 2020 Scale 1:400 @ A3 Design JV JV Sheet 05 OF 15
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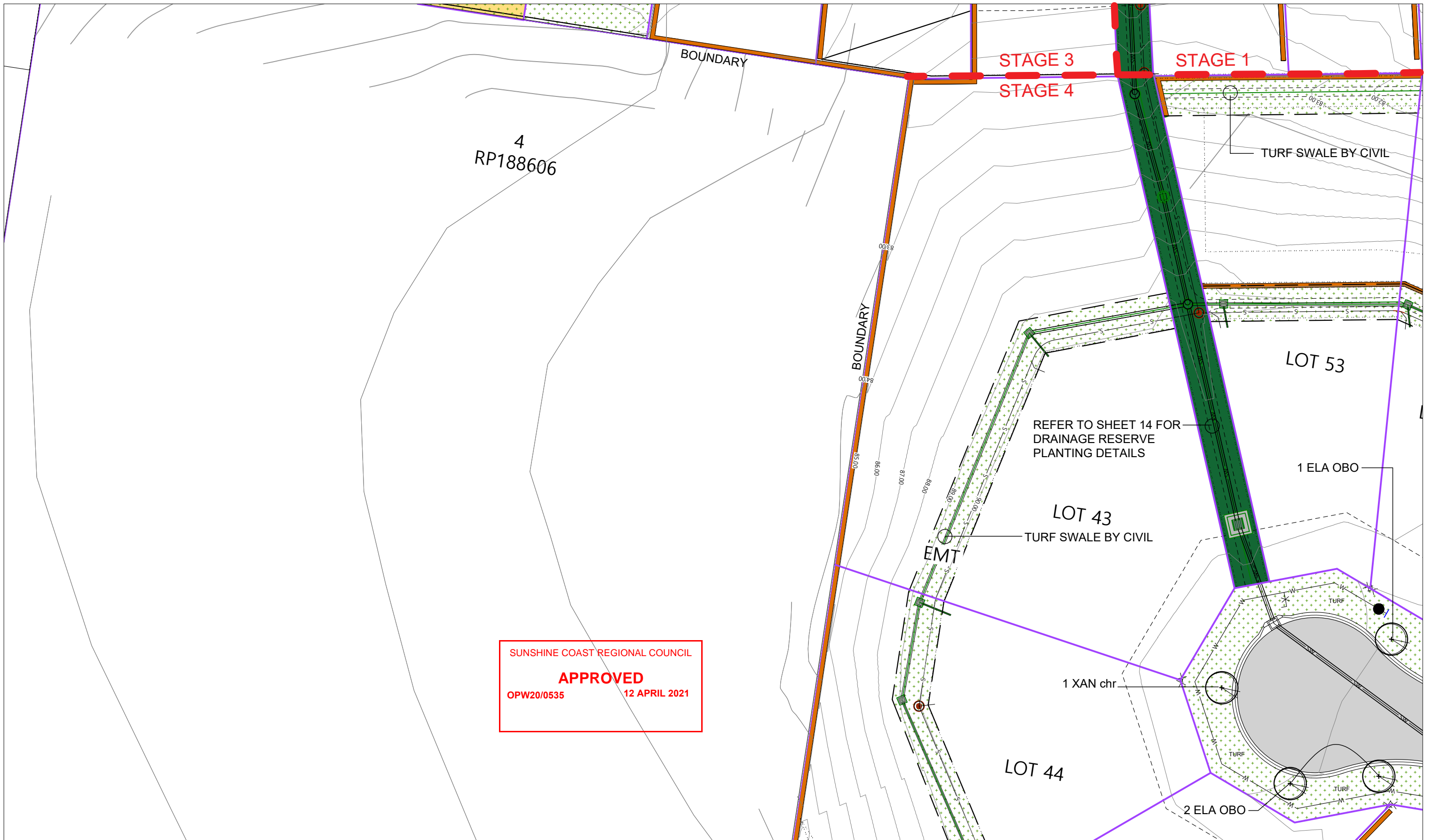
**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 06**



**COUNCIL APPROVAL**

SUNSHINE COAST REGIONAL COUNCIL  
**APPROVED**  
 OPW20/0535 12 APRIL 2021

	<b>AMENDMENTS</b> <small>Issue date description</small> A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	TREE PLANTING TURF AREAS SHRUB PLANTING	TIMBER EDGE (See Detail) GROUND COVER PLANTING GRAVEL MULCH	BELOW GROUND SEWER SERVICE BELOW GROUND WATER SERVICE BELOW GROUND STORMWATER SERVICE	CONTOUR LINE BOUNDARY RETAINING WALL TO ENGINEERS DETAIL	<p><b>element design</b>          landscape architecture</p> <p>MASTER PLANNING • SUBDIVISIONS •          COMMERCIAL DEVELOPMENTS • RESORTS •          PARKLANDS • REVEGETATION • MULTI-UNITS</p> <p>151 Brisbane Rd, Mooloolaba          Phone 07 5444 6155 Fax 07 5444 6055          PO Box 1546, Buderim QLD 4556          admin@elementdesign.net.au</p>	<b>PROPOSED 63 LOT SUBDIVISION</b> <b>41 GLENBROOK DRIVE</b> <b>NAMBOUR</b>	 Date 14 SEP 2020 Scale 1:400 @ A3
		<b>LEGEND</b>	CLIENT <b>PARKER PROPERTY NINGI PTY LTD</b> DWG TITLE <b>STREETSCAPE PLANTING</b> <b>ED 18233 OPW - 06</b>	Design JV JV Sheet 06 OF 15 Issue <b>B</b>				



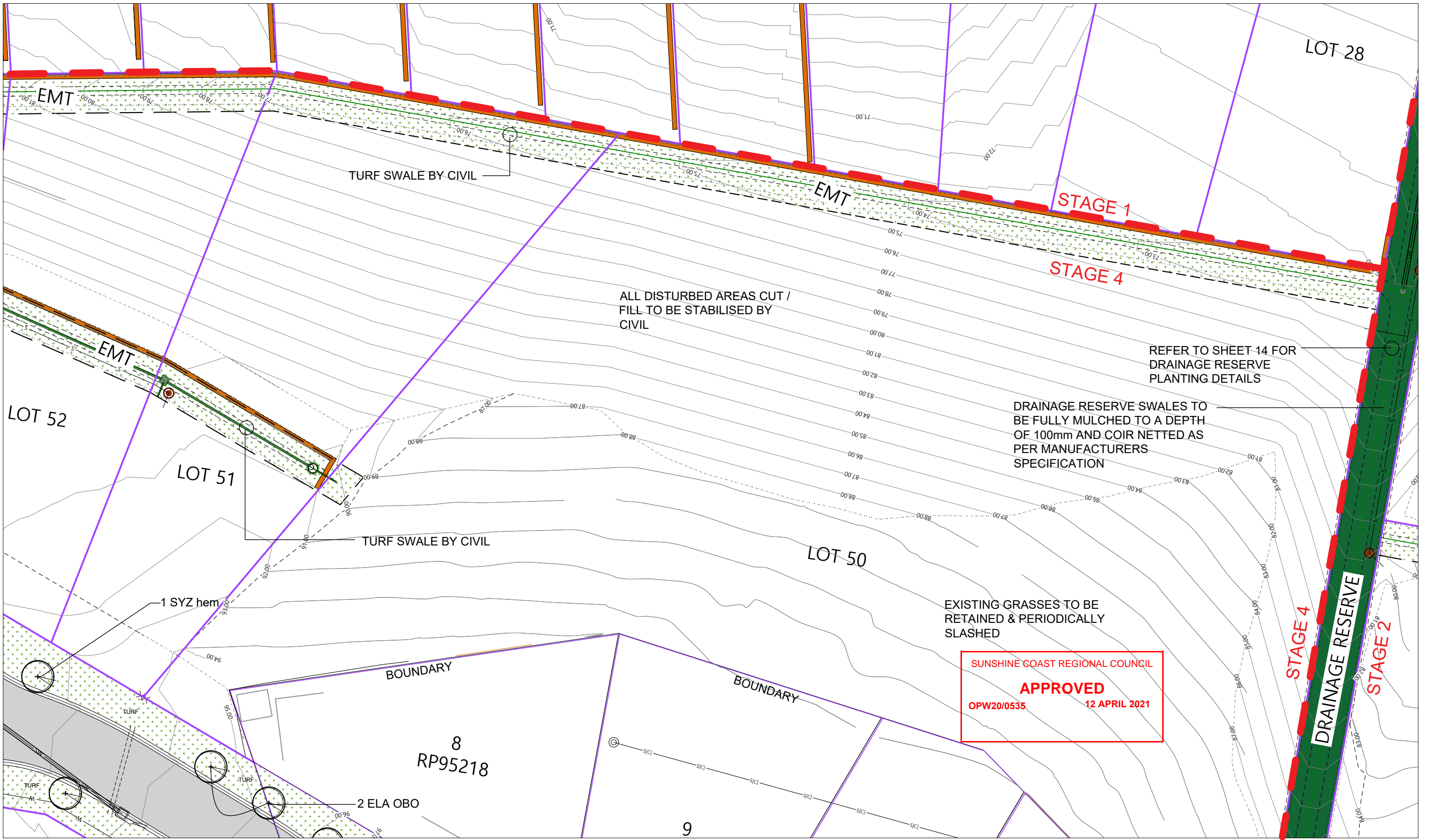
**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 07**



**COUNCIL APPROVAL**

	<b>AMENDMENTS</b> <small>Issue date description</small> A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	TREE PLANTING TURF AREAS SHRUB PLANTING	TIMBER EDGE (See Detail) GROUNDCOVER PLANTING GRAVEL MULCH	BELOW GROUND SEWER SERVICE BELOW GROUND WATER SERVICE BELOW GROUND STORMWATER SERVICE	CONTOUR LINE BOUNDARY RETAINING WALL TO ENGINEERS DETAIL	<p><b>element design</b>          landscape architecture</p> <p>MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNITS</p> <p>151 Brisbane Rd, Mooloolaba          Phone 07 5444 6155 Fax 07 5444 6055          PO Box 1546, Buderim QLD 4556          admin@elementdesign.net.au</p>	<p><b>PROPOSED 63 LOT SUBDIVISION</b>  <b>41 GLENBROOK DRIVE</b>  <b>NAMBOUR</b></p> <p>CLIENT <b>PARKER PROPERTY NINGI PTY LTD</b></p> <p>DWG TITLE <b>STREETSCAPE PLANTING</b></p> <p><b>ED 18233 OPW - 07</b></p>	<p>Scale 1:400 @ A3</p> <p>Date 14 SEP 2020</p> <p>Design JV JV</p> <p>Sheet 08 OF 15</p> <p>Issue <b>B</b></p>
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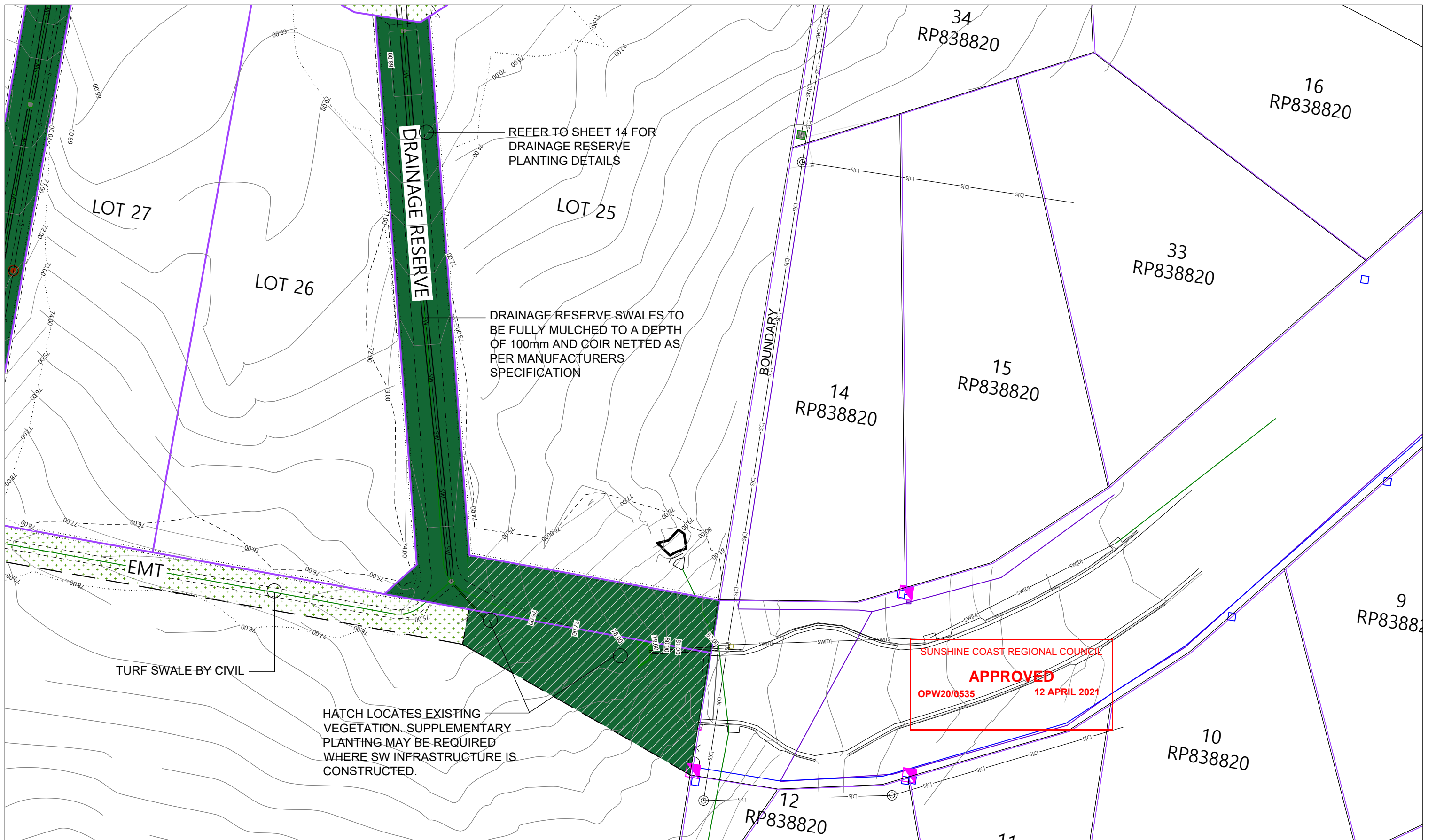




**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 08**

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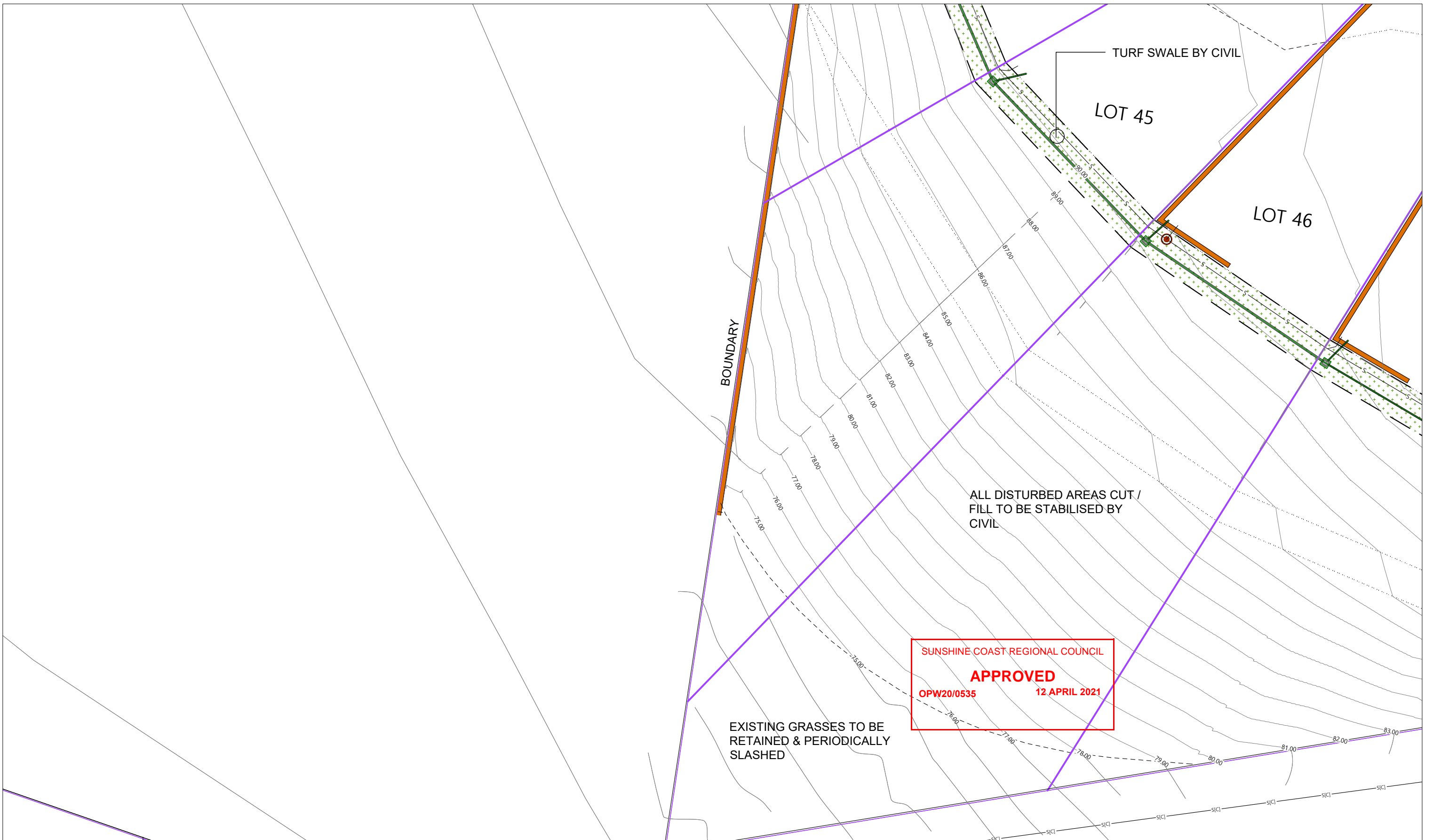
	<b>AMENDMENTS</b> Issue date description A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	TREE PLANTING TURF AREAS SHRUB PLANTING	TIMBER EDGE (See Detail) GROUND COVER PLANTING GRAVEL MULCH	BELOW GROUND SEWER SERVICE BELOW GROUND WATER SERVICE BELOW GROUND STORMWATER SERVICE	CONTOUR LINE BOUNDARY RETAINING WALL TO ENGINEERS DETAIL	<p><b>element design</b>          landscape architecture</p> <p>MASTER PLANNING • SUBDIVISIONS •          COMMERCIAL DEVELOPMENTS • RESORTS •          PARKLANDS • REVEGETATION • MULTI-UNITS</p> <p>151 Brisbane Rd, Mooloolaba          Phone 07 5444 6155 Fax 07 5444 6055          PO Box 1546, Buderim QLD 4556          admin@elementdesign.net.au</p>	<b>PROPOSED 63 LOT SUBDIVISION</b> <b>41 GLENBROOK DRIVE</b> <b>NAMBOUR</b>	 Date 14 SEP 2020 Scale 1:400 @ A3 Design JV JV Sheet 08 OF 15
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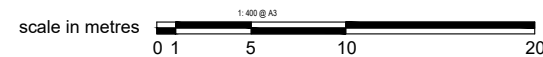
**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 09**

**COUNCIL APPROVAL**

	<b>AMENDMENTS</b> Issue date description A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH		<b>LEGEND</b>	TREE PLANTING	TIMBER EDGE (See Detail)	BELOW GROUND SEWER SERVICE	CONTOUR LINE		<b>element design</b> landscape architecture MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNITS 151 Brisbane Rd., Mooloolaba Phone 07 5444 6155 Fax 07 5444 6055 PO Box 1546, Buderim QLD 4556 admin@elementdesign.net.au	<b>PROPOSED 63 LOT SUBDIVISION</b> <b>41 GLENBROOK DRIVE</b> <b>NAMBOUR</b>	north Date 14 SEP 2020 Scale 1:400 @ A3 Design JV JV Sheet 09 OF 15 issue <b>B</b>
	TURF AREAS	GROUND COVER PLANTING		BELOW GROUND WATER SERVICE	BOUNDARY	SHRUB PLANTING	GRAVEL MULCH				

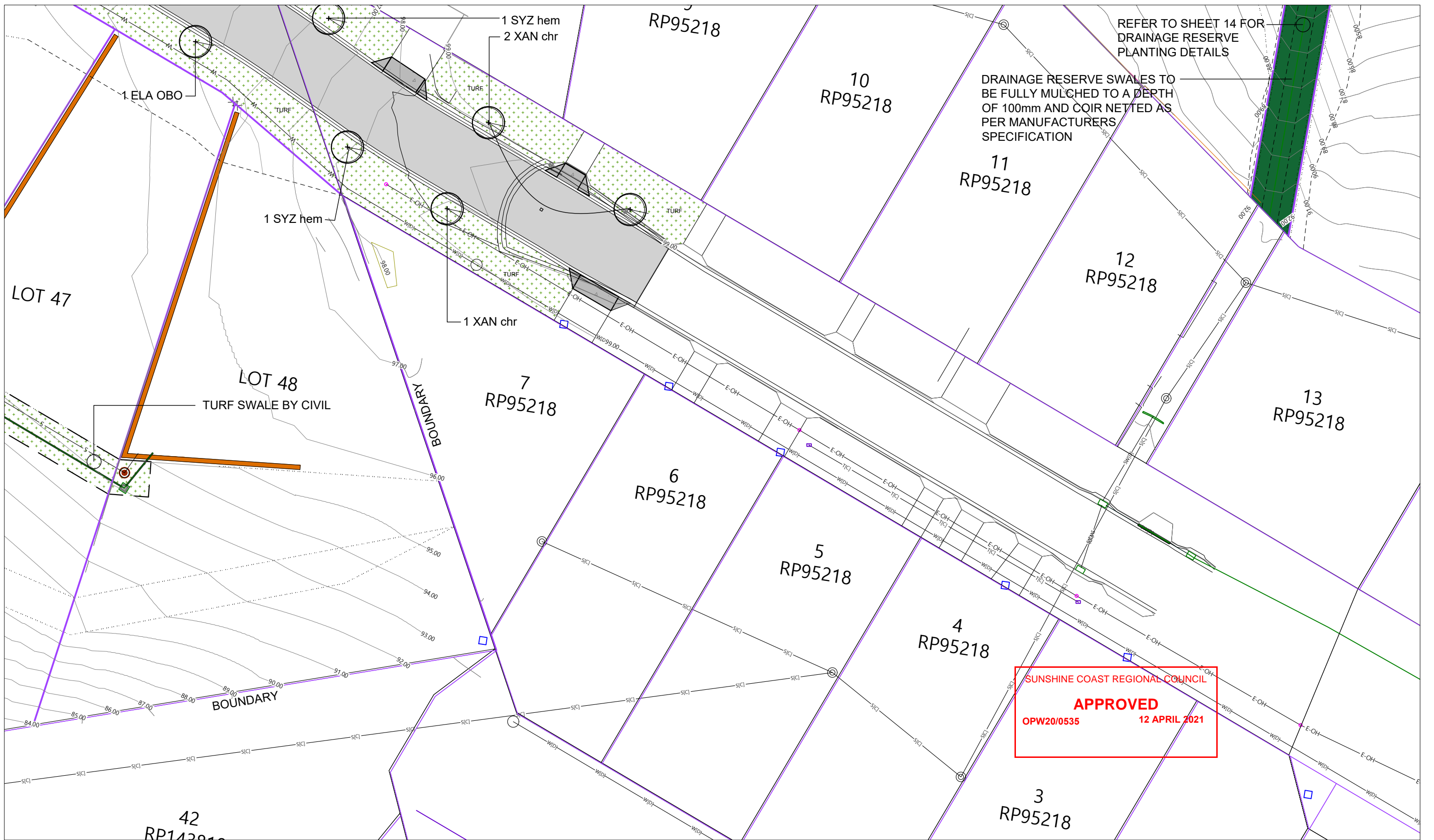


**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 10**



**COUNCIL APPROVAL**

	<b>AMENDMENTS</b> <small>Issue date description</small> A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	<b>LEGEND</b>	TREE PLANTING	TIMBER EDGE (See Detail)	BELOW GROUND SEWER SERVICE	CONTOUR LINE		<b>element design</b> landscape architecture <small>MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNITS</small> 151 Brisbane Rd, Mooloolaba Phone 07 5444 6155 Fax 07 5444 6055 PO Box 1546, Buderim QLD 4556 admin@elementdesign.net.au	<b>PROPOSED 63 LOT SUBDIVISION</b> <b>41 GLENBROOK DRIVE</b> <b>NAMBOUR</b>	
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			SHRUB PLANTING	GRAVEL MULCH	BELOW GROUND STORMWATER SERVICE			<b>STREETSCAPE PLANTING</b> <b>ED 18233 OPW - 10</b>	Issue <b>B</b>	



# LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 11

# COUNCIL APPROVAL

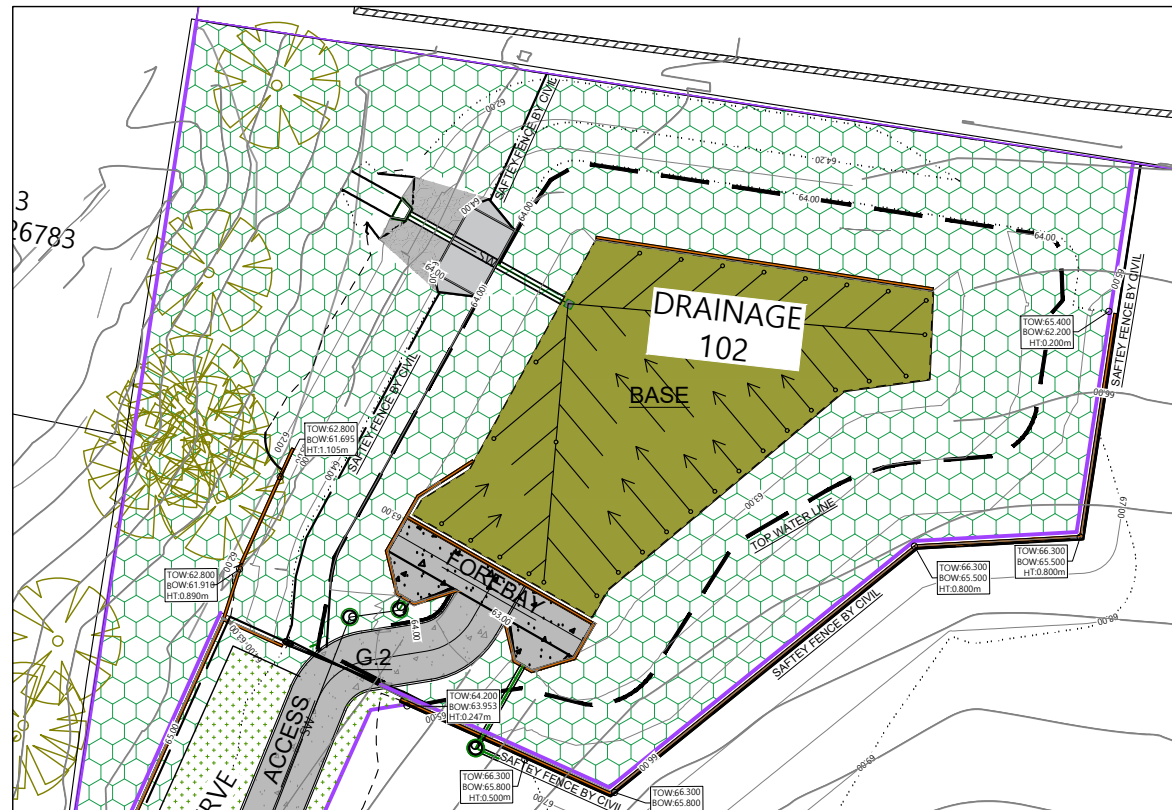
	<b>AMENDMENTS</b> <small>Issue date description</small> A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	TREE PLANTING TURF AREAS SHRUB PLANTING	TIMBER EDGE (See Detail) GROUND COVER PLANTING GRAVEL MULCH	BELOW GROUND SEWER SERVICE BELOW GROUND WATER SERVICE BELOW GROUND STORMWATER SERVICE	CONTOUR LINE BOUNDARY RETAINING WALL TO ENGINEERS DETAIL	<p><b>element design</b>          landscape architecture  <small>MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNITS</small>          151 Brisbane Rd, Mooloolaba          Phone 07 5444 6155 Fax 07 5444 6055          PO Box 1546, Bundferm QLD 4556          admin@elementdesign.net.au</p>	<b>PROPOSED 63 LOT SUBDIVISION</b> <b>41 GLENBROOK DRIVE</b> <b>NAMBOUR</b>	 Date 14 SEP 2020 Scale 1:400 @ A3 Design JV JV Sheet 11 OF 15
	<b>LEGEND</b>	<b>CLIENT</b> PARKER PROPERTY NINGI PTY LTD <b>DWG TITLE</b> STREETScape PLANTING <b>ED 18233 OPW - 11</b>	Issue <b>B</b>					

BIO-RETENTION PLANTING DETAILS				
BASIN No.	LOCATION	AREA (sqm)	PLANT DENSITY (qty / sqm)	QUANTITY
B-RB 1 <b>STAGE 1</b>	BASE	527 m2	6	3162
	PERIMETER	97 lin.m	1.0m CRS	Lomandra hystrix 97
B-RB 2 <b>STAGE 3</b>	BASE	622 m2	6	3732
	PERIMETER	62 lin.m	1.0m CRS	Lomandra hystrix 62

DETAILS FOR PLANTING DENSITIES AND SPECIES REFERENCED FROM WSUD TECHNICAL DESIGN GUIDELINES SOUTH EAST QUEENSLAND - VERSION 2 OCTOBER 2012

### BASIN SPECIES

Botanical Name	Common Name	Density
<i>ISOLEPSIS nodosa</i>	Knobby Club Rush	6 / 1m <sup>2</sup>
<i>LOMANDRA hystrix</i>	Mat Rush	
<i>BANKSIA robur</i>	Swamp Banksia	1 / 25m <sup>2</sup>
<i>MELALEUCA nodosa</i>	Prickly - leafed Paperbark	1 / 25m <sup>2</sup>
<i>Melaleuca quinquenervia</i>	Paper Bark Tea Tree	1 / 40m <sup>2</sup>



**B-RB.2 BIORETENTION BASIN nts  
STAGE 3**

### CONSTRUCTED BATTER ZONE

LOCATION	AREA (sqm)	PLANT DENSITY (qty / sqm)	QUANTITY
BASE 2	2847 m2	1	2847
BASE 1	2333 m2	1	2333

### REHABILITATION SPECIES LIST

PLANT SPECIES	FAMILY	FORM	COMMON NAME
<i>Banksia robur</i>	PROTEACEAE	SH	Swamp Banksia
<i>Callistemon pachyphyllus</i>	MYRTACEAE	SH	Wallum Bottlebrush
<i>Cryptocaria laevigata</i>	LAURACEAE	ST	Glossy Laurel
<i>Homalanthus nutans</i>	EUPHORBIACEAE	ST	Native Bleeding Heart
<i>Hovea acutifolia</i>	FABACEAE	SH	Pointed Leaf Hovea
<i>Leptospermum polygalifolium</i>	MYRTACEAE	ST	Wild May
<i>Lomandra hystrix</i>	ASPARAGACEAE	H	Green Mat-rush
<i>Lomandra longifolia</i>	ASPARAGACEAE	H	Spiny-Head Mat-rush
<i>Melastoma affine</i>	MELASTOMATACEAE	SH	Blue Tongue
<i>Polyscias elegans</i>	ARALIACEAE	ST	Celerywood
<i>Pipturus argenteus</i>	URTICACEAE	SH	Native Mulberry

ADDITIONAL SUITABLE SPECIES WILL BE SELECTED AT TIME OF CONSTRUCTION DEPENDENT ON AVAILABILITY

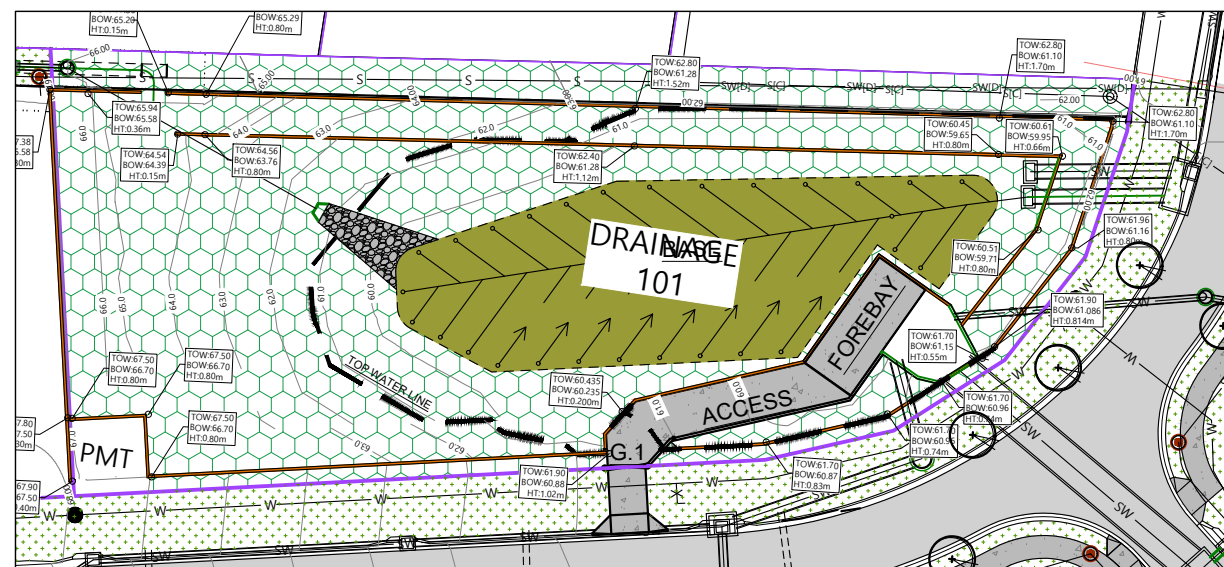
UPPER STRATUM = >10m HEIGHT (TREES)  
MID STRATUM = >2m < 10m HEIGHT (SMALL TREES & SELECT SHRUBS)  
GROUND STRATUM = <2m HEIGHT (SELECT SHRUBS, HERBS & FERNS)  
FINAL PLANT SELECTION TO BE SITE SPECIFIC

DOUBLE STAGGERED ROW OF LOM hys TO PATH EDGE FOR ENTIRE LENGTH.  
MAINTAIN STANDARD PATH / PLANT OFFSET  
PLANTING STRATEGY - LOWEST TO HIGHEST (PLANT HEIGHT) AWAY FROM PATH EDGE

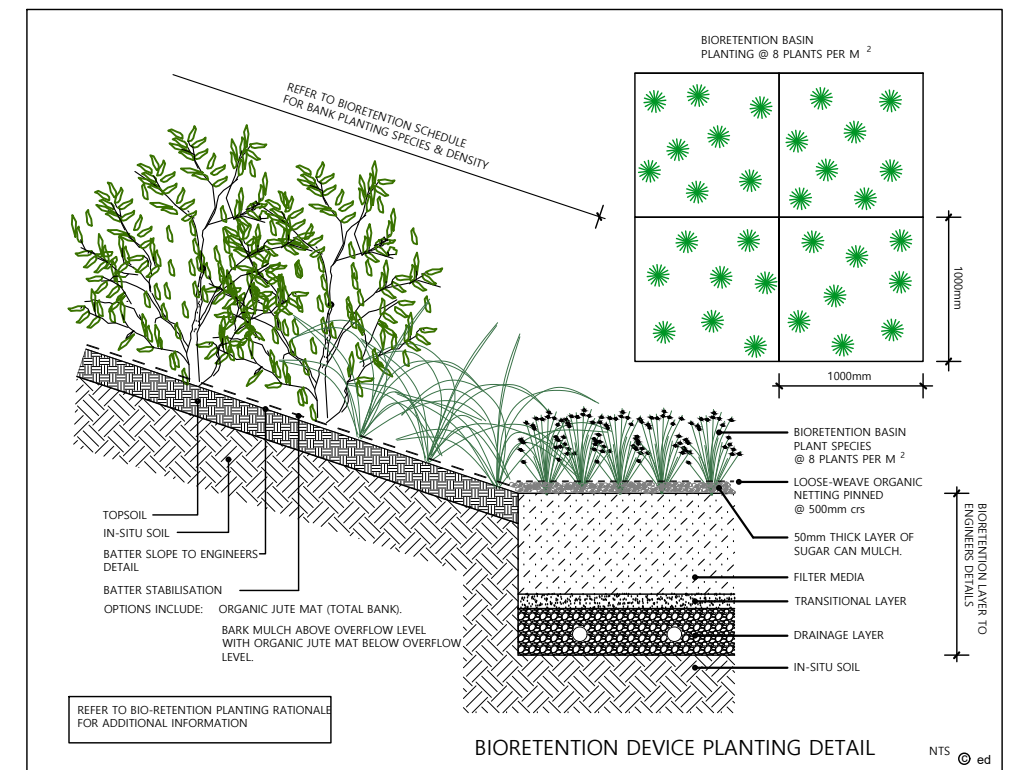
### BIO-RETENTION PLANTING RATIONALE

BIO-RETENTION FILTER'S PRIMARY FUNCTION IS FOR WATER QUALITY TREATMENT. IT IS AN AREA WHICH WILL BE PERIODICALLY INUNDATED WITH WATER AND PERMANENTLY OR PERIODICALLY SUPPORT THE GROWTH OF MACROPHYTE SPECIES. IT SHOULD BE DESIGNED, OPERATED AND MAINTAINED AS A SUSTAINABLE FACILITY TO PROVIDE THE DESIRED LEVEL OF STORMWATER TREATMENT. CORRECT DESIGN, CONSTRUCTION AND MAINTENANCE OF THE FACILITY WILL ENSURE THAT DISCHARGES ARE OF SUCH QUALITY THAT ENVIRONMENTAL VALUES OF DOWNSTREAM RECEIVING WATERS ARE PROTECTED OR ENHANCED.

BASE PREPARATION  
PHASE 1 - LAY TURF TO BASE AS A SACRIFICIAL LAYER DURING HOUSING CONSTRUCTION (BY CIVIL)  
PHASE 2 - PLANT OUT AND LAY 50mm OF CANE MULCH HELD WITH LOOSE WEAVE ORGANIC NETTING



**B-RB.1 BIORETENTION BASIN nts  
STAGE 1**

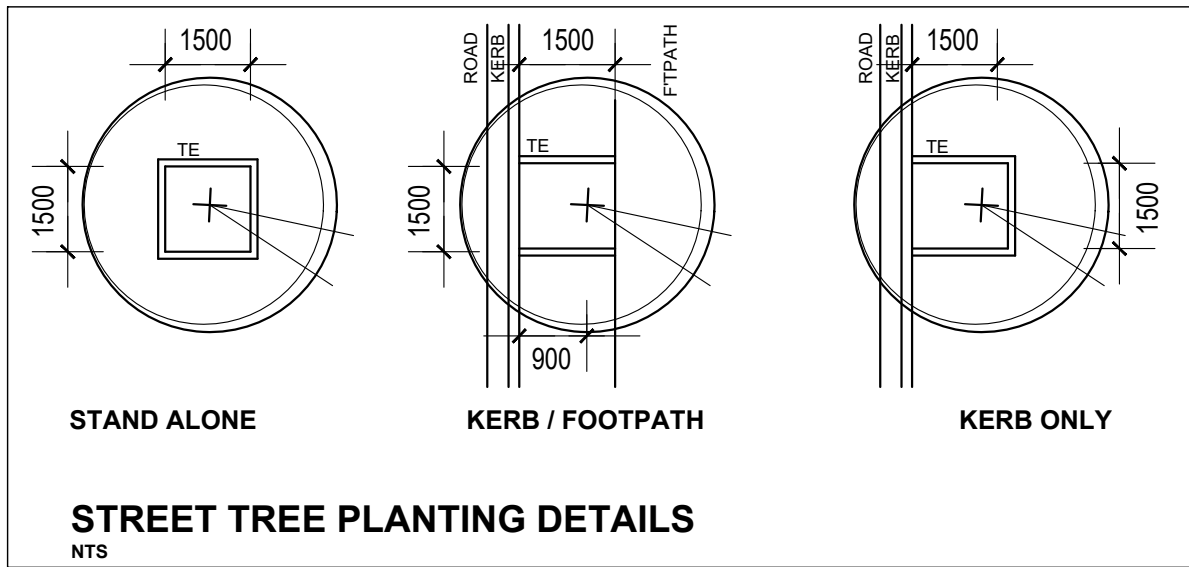


NOTE  
TOP AND EXTERNAL BATTERS TO BE MULCHED AS PER SPECIFICATION.

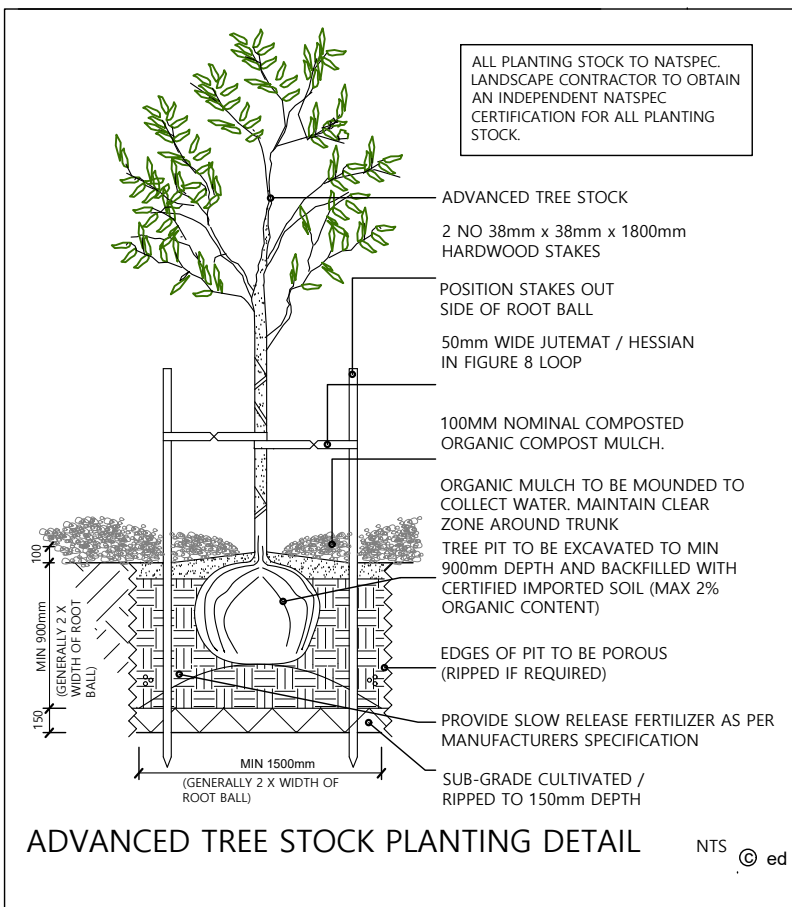
**COUNCIL APPROVAL**

## LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 12

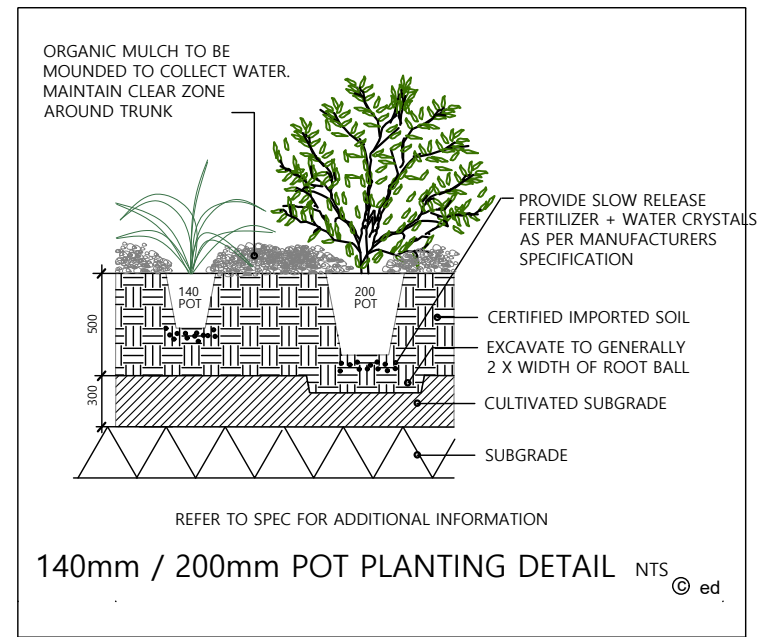
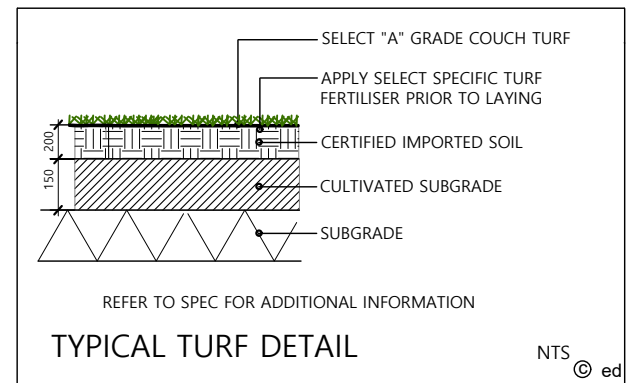
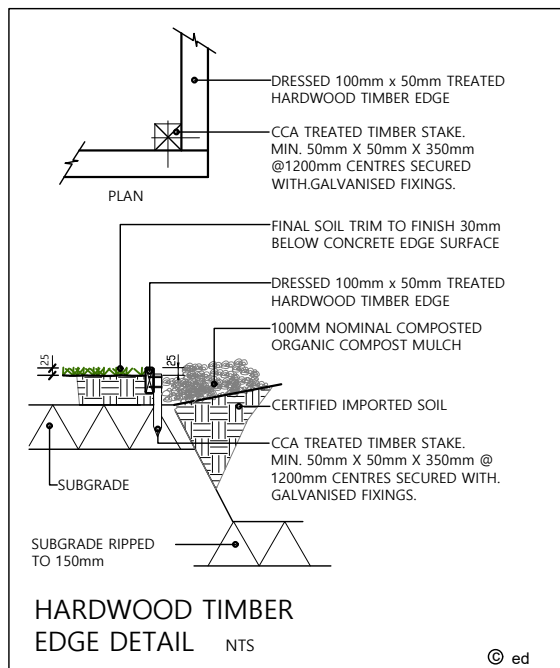
	<b>AMENDMENTS</b> issue date description A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	<b>SUNSHINE COAST REGIONAL COUNCIL</b>  <b>APPROVED</b> OPW20/0535 12 APRIL 2021	CONTRACTOR TO CONFIRM LOCATION OF BOUNDARIES & SERVICES PRIOR TO COMMENCING LANDSCAPE WORKS.		<b>element design</b> landscape architecture MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNITS 151 Brisbane Rd, Mooloolaba Phone 07 5444 6155 Fax 07 5444 6055 PO Box 1546, Buderim QLD 4556 admin@elementdesign.net.au	<b>PROPOSED 63 LOT SUBDIVISION</b> <b>41 GLENBROOK DRIVE</b> <b>NAMBOUR</b>	 Date 14 SEP 2020 Scale NTS
	<b>LEGEND</b>						
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SOIL DEPTHS		
LOCATION	SUBGRADE CULTIVATION DEPTH	AMELIORATED SOITE TOPSOIL OR IMPORTED TOPSOIL COMBINED WITH AMELIORATED SITE TOPSOIL DEPTH
STREET TREES	150mm	700mm
GARDEN BEDS	300mm	500mm
TURF AREAS	150mm	200mm



**G.1 & G.2 VEHICLE GATES (FG-10 STANDARD CHS) GALVANISED POST AND PIPE PROVIDE PADLOCK**



**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 13**

**COUNCIL APPROVAL**

**AMENDMENTS**

Issue	Date	Description
A	18.09.20	ISSUE FOR APPROVAL
B	18.01.21	RELOCATED MAINTENANCE ACCESS PATH

**LEGEND**

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**SUNSHINE COAST REGIONAL COUNCIL**

**APPROVED**

**OPW20/0535**      **12 APRIL 2021**

CONTRACTOR TO CONFIRM LOCATION OF BOUNDARIES & SERVICES PRIOR TO COMMENCING LANDSCAPE WORKS.



**element design**  
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**PROPOSED 63 LOT SUBDIVISION 41 GLENBROOK DRIVE NAMBOUR**

**PARKER PROPERTY NINGI PTY LTD**

**DETAILED PLAN**

**ED 18233 OPW - 13**

Date: 14 SEP 2020  
Scale: 1:400 @ A3  
Design: JV JV  
Sheet: 13 OF 15

Issue: **B**

# STREET TREES PLANT SCHEDULE

Code	TREE SPECIES		Size	Quantity			
	Botanical Name	Common Name		Stage 1	Stage 2	Stage 3	Stage 4
ELA obo	<i>Elaeocarpus obovatus</i>	Hard Quandong	25 ltr	8		9	6
ELA ret	<i>Elaeocarpus reticulatis "Prima Donna"</i>	Hard Quandong	25 ltr	2	1	2	
TRI Lus	<i>Tristaniaopsis laurina (Luscious)</i>	Luscious	25 ltr	9		6	
SYZ hem	<i>Syzygium hemilampra</i>	Broad-leaved Lilly Pilly	25 ltr	3	3		4
WAT Swe	<i>Waterhousea floribunda (Sweeper)</i>	Sweeper	25 ltr	5		2	
XAN chr	<i>Xanthostemon chrysanthus</i>	Golden Penda	25 ltr		1	11	4
Total				27	5	30	14

\* NATSPEC CERTIFICATION FOR STREET TREES

\* PROVIDE HARDWOOD TIMBER EDGE TO ALL STREET TREES

## REVEGETATION TO DRAINAGE RESERVES



### DRAINAGE RESERVE SPECIES LIST

PLANT SPECIES	FAMILY	FORM	COMMON NAME
<i>Banksia robur</i>	PROTEACEAE	SH	Swamp Banksia
<i>Callistemon pachyphyllus</i>	MYRTACEAE	SH	Wallum Bottlebrush
<i>Hovea acutifolia</i>	FABACEAE	SH	Pointed Leaf Hovea
<i>Leptospermum polygalifolium</i>	MYRTACEAE	ST	Wild May
# <i>Lomandra hystrix</i>	ASPARAGACEAE	H	Green Mat-rush
<i>Melastoma affine</i>	MELASTOMACEAE	SH	Blue Tongue

ALL DRAINAGE RESERVE SWALES TO BE FULLY MULCHED TO A DEPTH OF 100mm AND COIR NETTED AS PER MANUFACTURERS SPECIFICATION

STAGE	AREA	SPACINGS	PLANT QUANTITY
Stage 1	142m2	0.7m centres	202
Stage 2	1478m2	0.7m centres	2111
Stage 3	290m2	0.7m centres	414
Stage 4	217m2	0.7m centres	310

NOTE: #  
75% LOMANDRA GROUND COVER TO PREVENT FUTURE MAINTENANCE ISSUES & TO LIMIT RESTRICTION OF OVERLAND FLOW

FINAL QUANTITY TO BE CONFIRMED ON SITE PRIOR TO ORDERING

## LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 14

## COUNCIL APPROVAL

	<b>AMENDMENTS</b> <small>Issue Date Description</small> A 18.09.20 ISSUE FOR APPROVAL B 18.01.21 RELOCATED MAINTENANCE ACCESS PATH	<b>SUNSHINE COAST REGIONAL COUNCIL</b>  <b>APPROVED</b> OPW20/0535 12 APRIL 2021	CONTRACTOR TO CONFIRM LOCATION OF BOUNDARIES & SERVICES PRIOR TO COMMENCING LANDSCAPE WORKS.		<b>element design</b> landscape architecture <small>MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNITS</small> 151 Brisbane Rd, Mooloolaba Phone 07 5444 6155 Fax 07 5444 6055 PO Box 1546, Buderim QLD 4556 admin@elementdesign.net.au	PROJECT <b>PROPOSED 63 LOT SUBDIVISION 41 GLENBROOK DRIVE NAMBOUR</b>	Date 14 SEP 2020
	CLIENT <b>PARKER PROPERTY NINGI PTY LTD</b>					Scale 1:400 @ A3	
DWG TITLE <b>PLANT SCHEDULE PLAN</b>	Design JV JV Sheet 14 OF 15	ED 18233 OPW - 14	Issue <b>B</b>				

**SPECIFICATION FOR LANDSCAPE WORKS**

SCOPE	PERFORMANCE	LANDSCAPE ESTABLISHMENT PERIOD
<b>GENERAL CONDITIONS</b>	<ul style="list-style-type: none"> <li>ALL LANDSCAPE CONSTRUCTION WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH RELEVANT COUNCIL APPROVALS AND TO INDUSTRY BEST PRACTICE. ANY CHANGES FROM DESIGN DOCUMENTATION MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION ON SITE.</li> <li>EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE UNDERTAKEN WHERE NECESSARY TO ENSURE NO DETRIMENTAL EFFECT TO DOWNSTREAM WATERWAYS OR NEIGHBOURING SITES.(REFER ALL APPROVALS)</li> </ul>	<p><b>LANDSCAPE ESTABLISHMENT PERIOD</b></p> <ul style="list-style-type: none"> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF ALL LANDSCAPE WORKS FOR A PERIOD OF 13 WEEKS AFTER COMPLETION.</li> <li>MAINTENANCE IS TO INCLUDE MOWING OF TURF, REMOVAL AND SPRAYING OF WEEDS, PRUNING AND TRIMMING OF SHRUBS WHERE REQUIRED, REPLACEMENT OF DEAD OR DISEASED PLANT STOCK AND CORRECT WORKING OF IRRIGATION SYSTEM.</li> <li>WATER IS TO BE PROVIDED TO ALL SOFT LANDSCAPING AT A REQUIRED RATE DURING THE ESTABLISHMENT PERIOD TO ENSURE HEALTHY AND VIGOROUS GROWTH.</li> </ul>
<b>SITE PREPARATION / EARTHWORKS</b>	<ul style="list-style-type: none"> <li>PRIOR TO COMMENCEMENT OF WORKS, EXISTING SITE CONDITION IS TO BE DOCUMENTED BY CONTRACTOR. ALL EXISTING AND PROPOSED SERVICES ON SITE ARE TO BE LOCATED AND CLEARLY IDENTIFIED. ALL BUILDING RUBBISH AND DELETERIOUS MATERIALS ARE TO BE REMOVED FROM SITE TO APPROVED WASTE LOCATION.</li> <li>LANDSCAPE AREAS SHALL BE SCARIFIED TO A DEPTH OF 150mm TO PROMOTE GOOD GROWTH FOR TURF AND PLANTING.</li> </ul>	
<b>MATERIALS / SERVICES</b>	<ul style="list-style-type: none"> <li>ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE DESIGNED LANDSCAPE ARE TO BE OF AN INDUSTRY STANDARD QUALITY AND FROM A SUSTAINABLE SOURCE WHERE POSSIBLE. NO MATERIALS USED ON SITE SHALL BE TOXIC TO HUMANS, ANIMALS OR PLANTS.</li> <li>ALL SELECT ITEM MATERIALS ARE TO BE APPROVED BY CLIENT PRIOR TO CONSTRUCTION ON SITE.</li> <li>PROVIDE SERVICE CONDUITS TO ALL GARDEN BEDS FOR IRRIGATION AND DRAINAGE PURPOSE.</li> <li>PROVIDE CONDUITS FOR LIGHTING WHERE REQUIRED.</li> <li>ENSURE ADEQUATE DRAINAGE TO PLANTING AREAS FOR SPECIFIC SITE SOIL CONDITIONS VIA THE USE OF SLOTTED AGRICULTURAL DRAIN (SELECT TYPE FOR APPLICATION), OVERLAND FLOW PATHS WITHIN GARDENS (SELECT RIVER GRAVEL ON GEOFABRIC MATERIAL) AND SURFACE STORMWATER PITS (LOCATED IN GENERALLY CONCEALED POSITIONS).</li> </ul>	
<b>HARDSCAPE</b>	<ul style="list-style-type: none"> <li>PROPOSED HARDSCAPE ITEMS ARE TO BE CONSTRUCTED TO AUSTRALIAN STANDARDS AND RELEVANT COUNCIL CODES BY A SUITABLY LICENCED CONTRACTOR. WORKPLACE HEALTH AND SAFETY REGULATIONS MUST BE IMPLEMENTED DURING CONSTRUCTION PHASE.</li> </ul>	
<b>PLANT MANAGEMENT</b>	<ul style="list-style-type: none"> <li>ALL PLANT SPECIES ARE DETAILED WITHIN THE PLANT SCHEDULE . NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR ACCEPTANCE BY COUNCIL AND PROJECT LANDSCAPE ARCHITECT.</li> <li>THE CONTRACTOR SHALL OBTAIN ALL PLANTS AS SPECIFIED FROM AN ACCREDITED NURSERY OR OTHER APPROVED SOURCE. PLANTS SHALL BE PRE-WATERED PRIOR TO ARRIVING ON SITE. PLANTS SHALL BE HEALTHY, HARDY AND OF GOOD FORM. THE ROOT SYSTEM OF EACH PLANT SHOULD NOT BE ROOTBOUND AND BE CONDUCIVE TO SUCCESSFUL TRANSPLANTATION. ALL PLANTS TO BE PEST AND DISEASE FREE WITH CONTAINERS FREE FROM WEEDS.</li> <li>STREET TREE SPECIES ARE TO COMPLY WITH <b>NATSPEC</b> AND RELEVANT COUNCIL CONDITIONS.</li> <li>STAKE TREES WITH A MIN. OF TWO 38x38 HWD STAKES AND HESSION STRAP OR SIMILAR AS NOT TO DAMAGE TREE. FIGURE '8' DETAIL RECOMMENDED.</li> <li>NO TYPE OF STAKE TO BE PLACED THROUGH ROOTBALL OF PLANT AT ANY TIME. EACH PLANT TO HAVE ADDED WATER CRYSTALS TO PLANTING HOLE AND WATERED IN AFTER PLANTING AS REQUIRED.</li> <li>PLANT STOCK MAY BE REJECTED IF NOT CONFORMING WITH ABOVE SPECIFICATIONS.</li> </ul>	
<b>SOFTSCAPE</b>	<ul style="list-style-type: none"> <li>SETOUT OF ALL SOFTSCAPE AREAS TO BE IN ACCORDANCE WITH APPROVED PLANS. PLANTING AREAS TO BE MOUNDED TO ACHIEVE ADEQUATE DRAINAGE AND AESTHETIC PRESENTATION.</li> <li><b>SOIL:</b> A GOOD QUALITY FRIABLE, MODERATELY DRAINING, ORGANIC ENRICHED LANDSCAPING SOIL MIX SHALL BE IMPORTED FROM AN APPROVED SOURCE. THE SOIL SHOULD NOT CONTAIN ANY CLAY AND BE FREE FROM CONTAMINENTS SUCH AS WEEDS, STICKS AND ROCKS. IMPLEMENTATION WITHIN GARDEN AREAS TO A MIN. OF 300mm DEPTH.</li> <li><b>ORGANIC MULCH:</b> HOOP PINE MULCH IN ITS VARIETY OF FORMS IS TO BE SUPPLIED AND INSTALLED TO A MIN. DEPTH OF 100mm. MULCH IS TO BE FREE OF FOREIGN MATTER INCLUDING WEEDS, SOIL, STICKS AND ROCKS. AVOID PLACEMENT OF MULCH AGAINST STEM OR TRUNK OF PLANTS. GRADE MULCH TO BE SELF RETAINED WITHIN GARDEN EDGING.</li> <li><b>GRAVEL MULCH:</b> SELECTED WASHED RIVER MULCH GRADED IN SIZE AND COLOUR. USE IN AREAS AS SPECIFIED ON PLANS. TO BE USED TO SEPERATE ORGANIC MULCH FROM THE WALLS OF BUILDINGS, ADJACENT PATHS AND TOO FACILITATE DRAINAGE WITHIN GARDEN BEDS. MIN. DEPTH TO BE TWICE THE DIAMETER OF THE LARGEST PEBBLE.</li> </ul>	
<b>TURF</b> A GRADE COUCH	<ul style="list-style-type: none"> <li>TURF SHALL CONSIST OF A DENSE, WELL ROOTED, VIGOROUS GRASS GROWTH WITH MIN. 25mm OF TOPSOIL.</li> <li>TURF IS TO BE DELIVERED TO SITE WITHIN 24 HOURS OF BEING CUT. TURF SHOULD BE FREE FROM DELETERIOUS MATERIAL INCLUDING WEEDS, SEEDS OR ROOTS INCLUDING NUT GRASS AND OXALIS. TURF SHALL BE SUPPLIED IN UNIFORM SIZE IN UNBROKEN CONDITION. MOISTURE LEVEL OF TURF TO REMAIN CONSISTANT DURING LAYING.</li> <li>TURF TO BE LAID ALONG CONTOUR AND PINNED IF GREATER THAN 1:4 SLOPE.</li> <li>PREPARE SUBGRADE TO A LEVEL BASE WITH AN APPROVED TOPSOIL AND SPREAD UNDER TURF FERTILIZER AT RECOMMENDED RATE. TURF TO FINISH LEVEL WITH PATHS, EDGES AND KERBS AFTER ROLLING AND SETTLEMENT.</li> </ul>	
<b>IRRIGATION</b>	<ul style="list-style-type: none"> <li>IRRIGATION TO BE INSTALLED BY A SUITABLY QUALIFIED CONTRACTOR AND BE INSTALLED IN ACCORDANCE WITH ALL COUNCIL WATER REGULATIONS.</li> <li>THE MOST WATER EFFICIENT METHOD OF IRRIGATION IS TO BE USED, CONNECTED TO TANK SUPPLY WHERE POSSIBLE.</li> <li>CONDUITS TO BE LAID TO ALL GARDEN AREAS TO PROVIDE A REGULATED COVERAGE. FLUSH AND PRESSURE TEST PRIOR TO COMMISSIONING.</li> <li>PROVIDE AS CONSTRUCTED DRAWINGS CLEARLY SHOWING LOCATION OF ALL IRRIGATION COMPONENTRY.</li> </ul>	

**Appendix SC6.14D Landscape Maintenance Checklist**

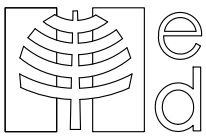


OPW \_\_\_/\_\_\_/\_\_\_

Assessment undertaken by: (Name & Company)	Assessor Signature:	On date:	
On behalf of developer: (Name & Company)	YES	NO	COMMENTS (or N/A)
<b>APPROVALS:</b>			
Works comply with all approval conditions			
<b>AMENITY TREES:</b>			
Are of good health & form (NATSPEC)			
Have been pruned in accordance with AS 4373			
That have not performed have been replaced with suitable species at 300mm pot size			
Have had all nursery stakes and ties removed			
<b>GARDENS:</b>			
Are weed free			
Plants that have not performed have been replaced			
Plants have been pruned to shape and do not overhang private property, or impede road or footpath access			
<b>TREE AND GARDEN EDGING:</b>			
Is in good order or has been replaced			
<b>MULCH:</b>			
To trees and gardens has been reinstated to the minimum depth after settlement. Quality "Forest Blend" mulch or similar has been used			
To playground areas meets all Aust. Standards for safety			
<b>TURF:</b>			
Is 90% weed free (broad scale spray if necessary)			
Has achieved 100% cover			
Has been top dressed with washed river sand, so no trip hazard greater than 5mm			
<b>STRUCTURES, FURNITURE &amp; FIXTURES:</b>			
Structures are sound and free of damage			
Street furniture, fixtures and play / exercise equipment are in good order and complete. Any vandalised or missing components have been replaced			
Switchboards, lighting and barbecues are in accordance with Councils requirements and in working order			
Water fountains and taps are in accordance with Councils requirements and in working order			
Play / exercise equipment comply with all relevant Australian Standards for safety			
	YES	NO	COMMENTS (or N/A)
Structures, shelters, furniture, barbecues, bins, play / exercise equipment, fences, pathways etc must be free of debris, mould, cooking residue, insect and bird nests etc			
<b>SERVICES:</b>			
Must not be obstructed by landscape works			
With any broken pit lids must be repaired by the relevant authority			
<b>WATER SENSITIVE URBAN DESIGN:</b>			
Landscape works meet the requirements of approval and SEQ Technical Design Guidelines for Water Sensitive Urban Design			
Landscape works co-ordinate with Engineering and Hydraulic requirements			

Schedule 6

**LANDSCAPE PLAN - OPERATIONAL WORKS - SHEET 15**

**COUNCIL APPROVAL**

	<p>AMENDMENTS</p> <table border="1"> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>A</td> <td>18.09.20</td> <td>ISSUE FOR APPROVAL</td> </tr> <tr> <td>B</td> <td>18.01.21</td> <td>RELOCATED MAINTENANCE ACCESS PATH</td> </tr> </table>	Issue	Date	Description	A	18.09.20	ISSUE FOR APPROVAL	B	18.01.21	RELOCATED MAINTENANCE ACCESS PATH	<p><b>SUNSHINE COAST REGIONAL COUNCIL</b></p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">APPROVED</p> <p>OPW20/0535                      12 APRIL 2021</p>	<p>CONTRACTOR TO CONFIRM LOCATION OF BOUNDARIES &amp; SERVICES PRIOR TO COMMENCING LANDSCAPE WORKS.</p>		<p><b>element design</b> landscape architecture</p> <p>MASTER PLANNING • SUBDIVISIONS • COMMERCIAL DEVELOPMENTS • RESORTS • PARKLANDS • REVEGETATION • MULTI-UNIT</p> <p>151 Brisbane Rd, Mooloolaba Phone 07 5444 6155 Fax 07 5444 6055 PO Box 1546, Buderim QLD 4556 admin@elementdesign.net.au</p>	<p>PROJECT <b>PROPOSED 63 LOT SUBDIVISION 41 GLENBROOK DRIVE NAMBOUR</b></p>	
	Issue	Date	Description													
A	18.09.20	ISSUE FOR APPROVAL														
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<p>LEGEND</p>	<p>DATE 14 SEP 2020</p> <p>SCALE 1:400 @ A3</p> <p>DESIGN JV                      JV</p> <p>SHEET 15 OF 15</p>	<p>CLIENT <b>PARKER PROPERTY NINGI PTY LTD</b></p> <p>DWG TITLE <b>LANDSCAPE SPECIFICATION</b></p> <p><b>ED 18233      OPW - 15</b></p> <p style="text-align: right;">ISSUE <b>B</b></p>														

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