

6 STOREY DEVELOPMENT
5 Macrae Road Applecross.

PLANNING APPLICATION



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Rev 6	Dimensions added to PL-18	29-06-2026
Rev 5	Bin Collection note removed	23-06-2026
Rev 4	Planning Changes	15-06-2026
Rev 3	Client Changes	21-04-2026
Rev 2	Post DRP2	20-02-2026
Rev 1	Issued for Planning	01-02-2026

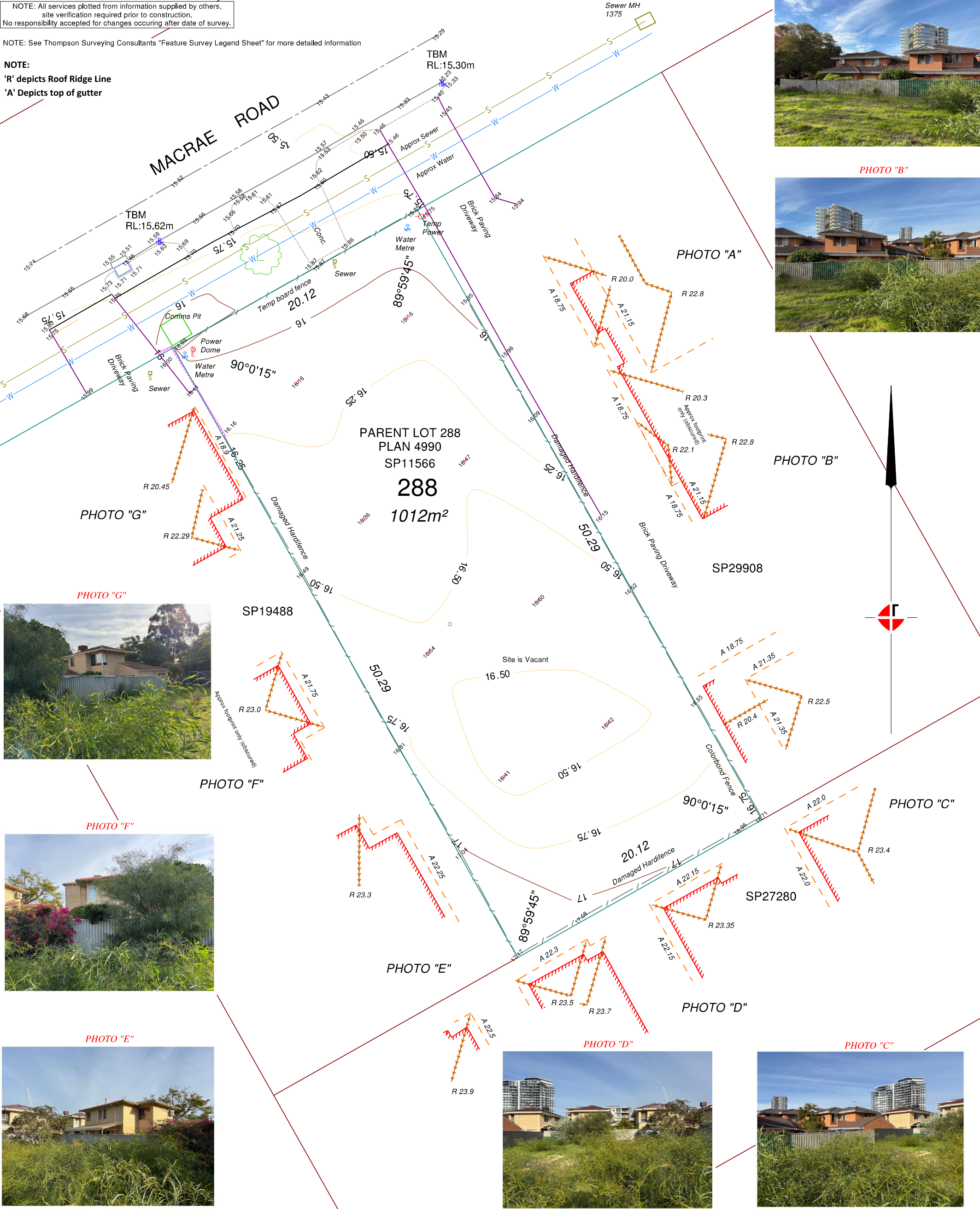
PL-00 COVER

NOTE: Cadastral boundary data depicted has been surveyed and based on Thompson Surveying Constants Plan #23459RP. Please see Thompson Surveying Constants Plan # 23459RP for more information.

NOTE: All services plotted from information supplied by others, site verification required prior to construction. No responsibility accepted for changes occurring after date of survey.

NOTE: See Thompson Surveying Consultants "Feature Survey Legend Sheet" for more detailed information

NOTE:
'R' depicts Roof Ridge Line
'A' Depicts top of gutter





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PO Box 1719 BUNBURY WA 6231
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CLIENT: GRIFFIN GROUP

PROJECT: LOT 288 ON PLAN 4990, (SP11566), 5 MACRAE ROAD, APPLECROSS

TITLE: FEATURE SURVEY

DATUM	HOR: PCG94	VERT: A.H.D.
A.H.D. HEIGHTS DERIVED FROM: SSM		
Date: 18/06/2025	Drawn: DD	Surveyor: MD
CHKd: MD		

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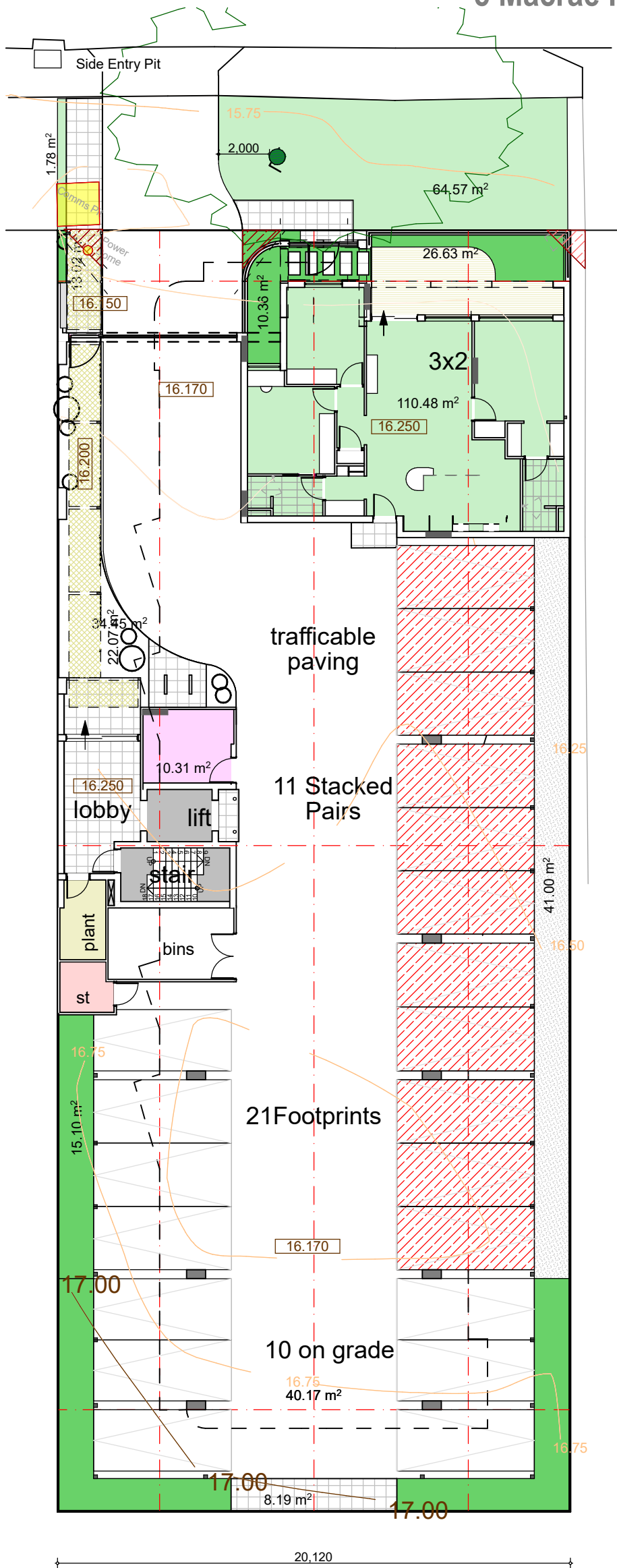
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REVISION SCHEDULE			Sheet 1 of 1
No.	Date	Description	
File: 23459FS - 23459FS-001			
Scale (@A3)	1:250		

6 STOREY DEVELOPMENT 5 Macrae Road Applecross.



Ground

1 x 3x2 Bed Apartments 114sqm + Store + Court,

Note: Room sizes show are minimum square'
Room areas clear floor space only.

22 Car bays in Dependant double stackers (2.3 - 2.4 wide trays)
10 Car bays on Grade



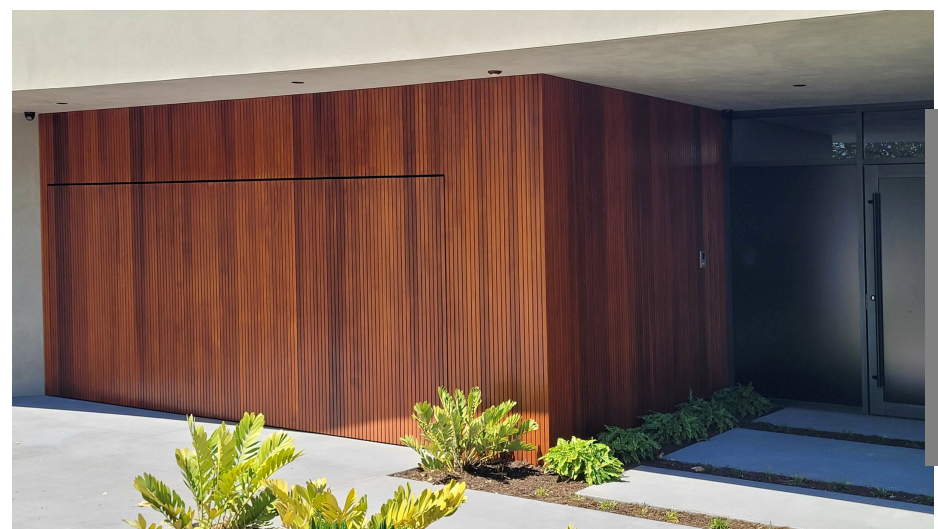
Artwork

Picture Perforated Metal Panels to Fencing and Balustrades.
Locally referenced? - Historical, Botanical, Traditional owners.



Arrival

Limestone and Paneling Entry Statements.
Protected Pedestrian door and Vehicle Gates.
Separate entrys to the ground floor and the remaining apartments.
Framed walkway to the Lobby, lift and stairs.

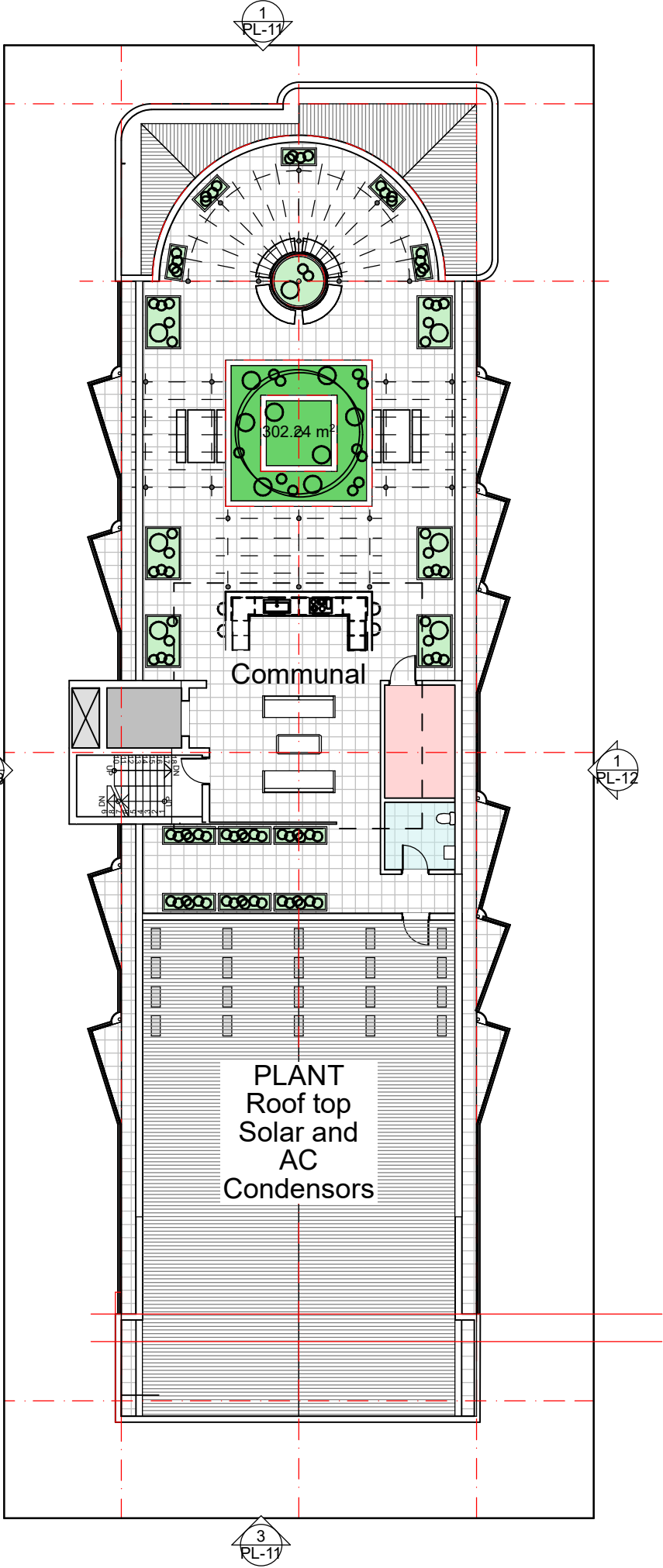
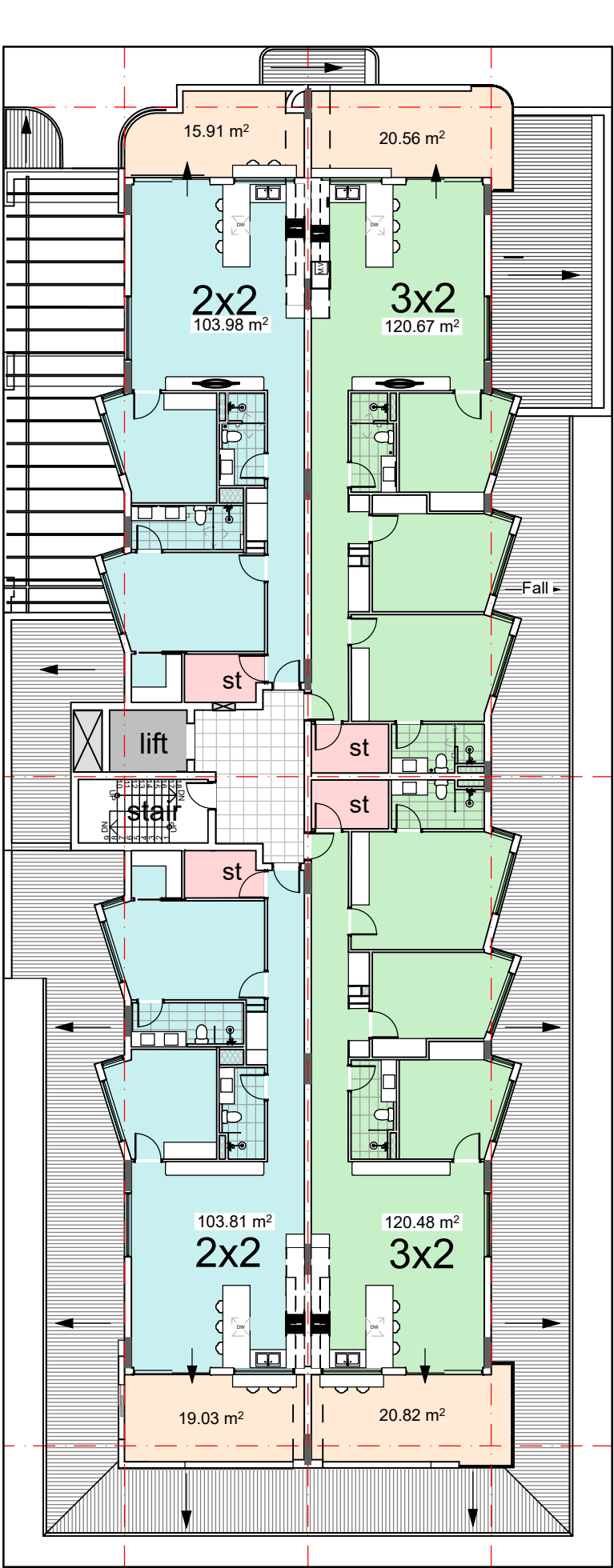


PL-01 Ground Floor / Proposed Site 1:200

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5 Macrae Road Applecross.



Rooftop
Scale 1:200

Levels 1 - 5
2 x 3x2 Bed Apartments 120sqm + Store + Balc, (10 in total)
2 x 2x2 Bed Apartments, 103sqm + Store + Balc,(10 in total)

PL-02 Upper Floors and Roof Top 1:200



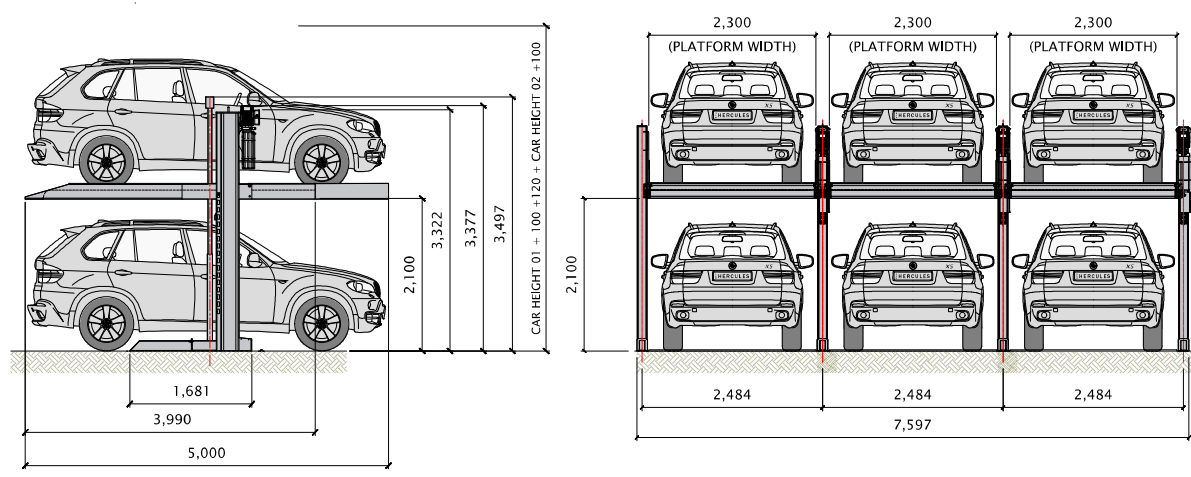
Internal Walkway
Clearly defined, differential materials and texture.
Possible framing / suspended soffit.

Ground Floor
Scale 1:100

Ground
1 x 3x2 Bed Apartments 114sqm + Store + Court,

Note: Room sizes shown are minimum square'
Room areas clear floor space only.

22 Car bays in Dependant double stackers (2.3 - 2.4 wide trays)
10 Car bays on Grade



PL-03 Ground Floor Plans

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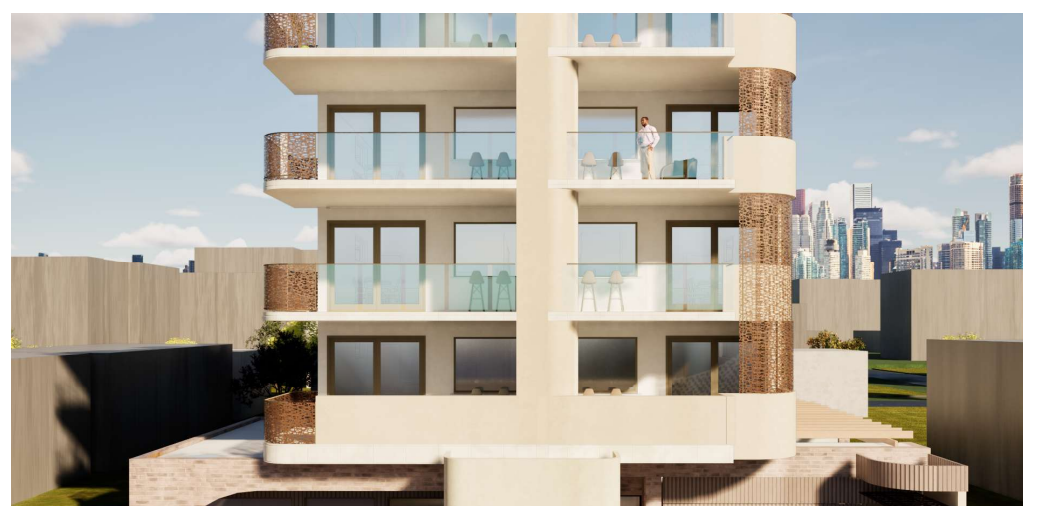
6 STOREY DEVELOPMENT 5 Macrae Road Applecross.



Level1 Scale 1:100

Level 1
2 x 3x2 Bed Apartments 120sqm + Store + Balc
2 x 2x2 Bed Apartments, 103sqm + Store + Balc

Note: Room sizes shown are minimum square.
Room areas clear floor space only.
Livable homes circulation spaces inc 870 doors.
Reinforce wet area walls for future handrails.
Min Laundry depth 700mm



PL-04 Level 1 Floor Plans - North

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Level 1
Scale 1:100

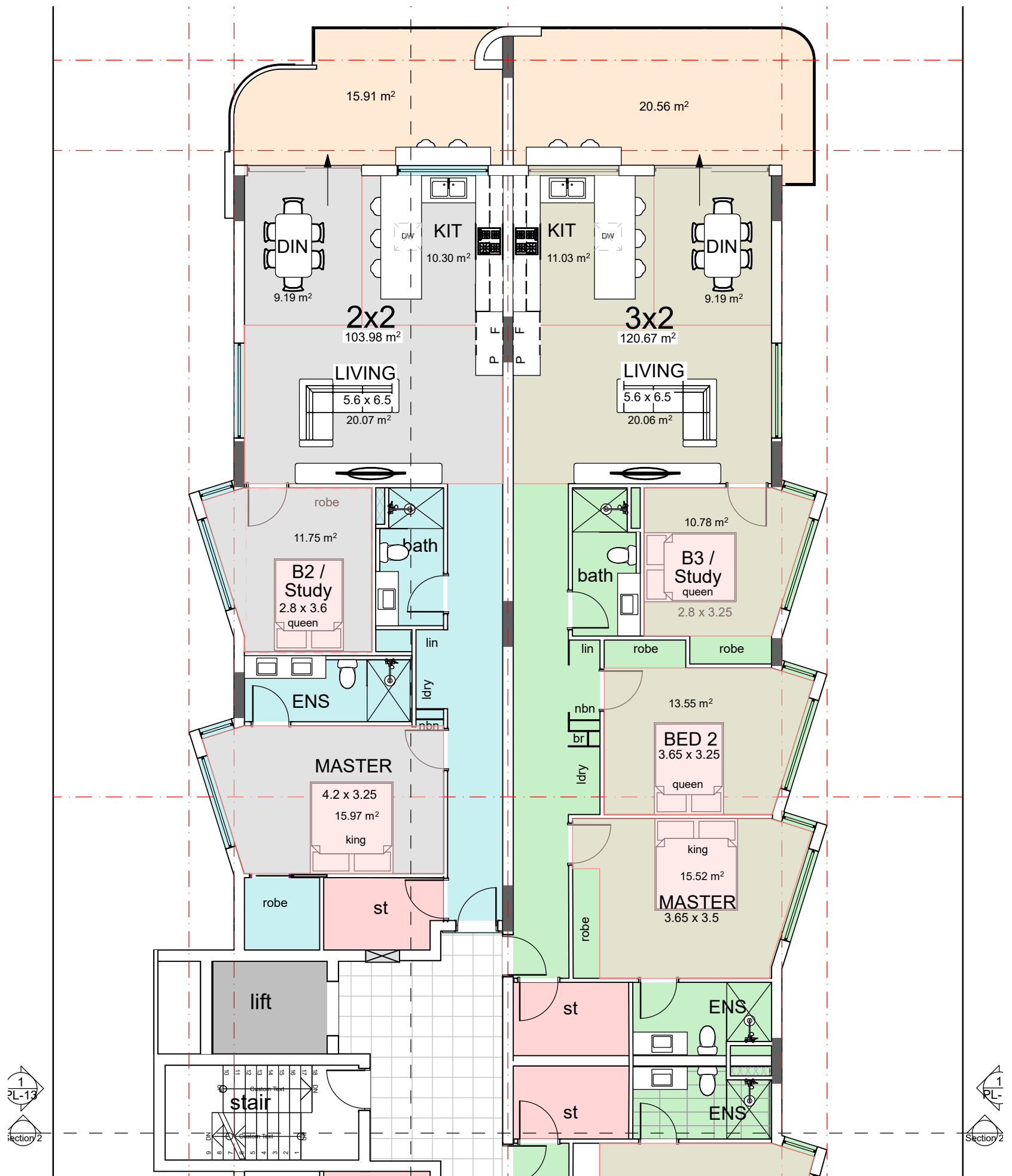
Level 1
2 x 3x2 Bed Apartments 120sqm + Store + Balc
2 x 2x2 Bed Apartments, 103sqm + Store + Balc

Note: Room sizes shown are minimum square.
Room areas clear floor space only.
Livable homes circulation spaces inc 870 doors.
Reinforce wet area walls for future handrails.
Min Laundry depth 700mm



PL-05 Level 1 Floor Plans - South

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Levels 2-5

Scale 1:100

Levels 2 - 5

2 x 3x2 Bed Apartments 120sqm + Store + Balc, (10 in total)
2 x 2x2 Bed Apartments, 103sqm + Store + Balc, (10 in total)

Note: Room sizes shown are minimum square.
Room areas clear floor space only.
Livable homes circulation spaces inc 870 doors.
Reinforce wet area walls for future handrails.
Min Laundry depth 700mm



PL-06 Level 2-5 Floor Plans - North

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Levels 2-5
Scale 1:100

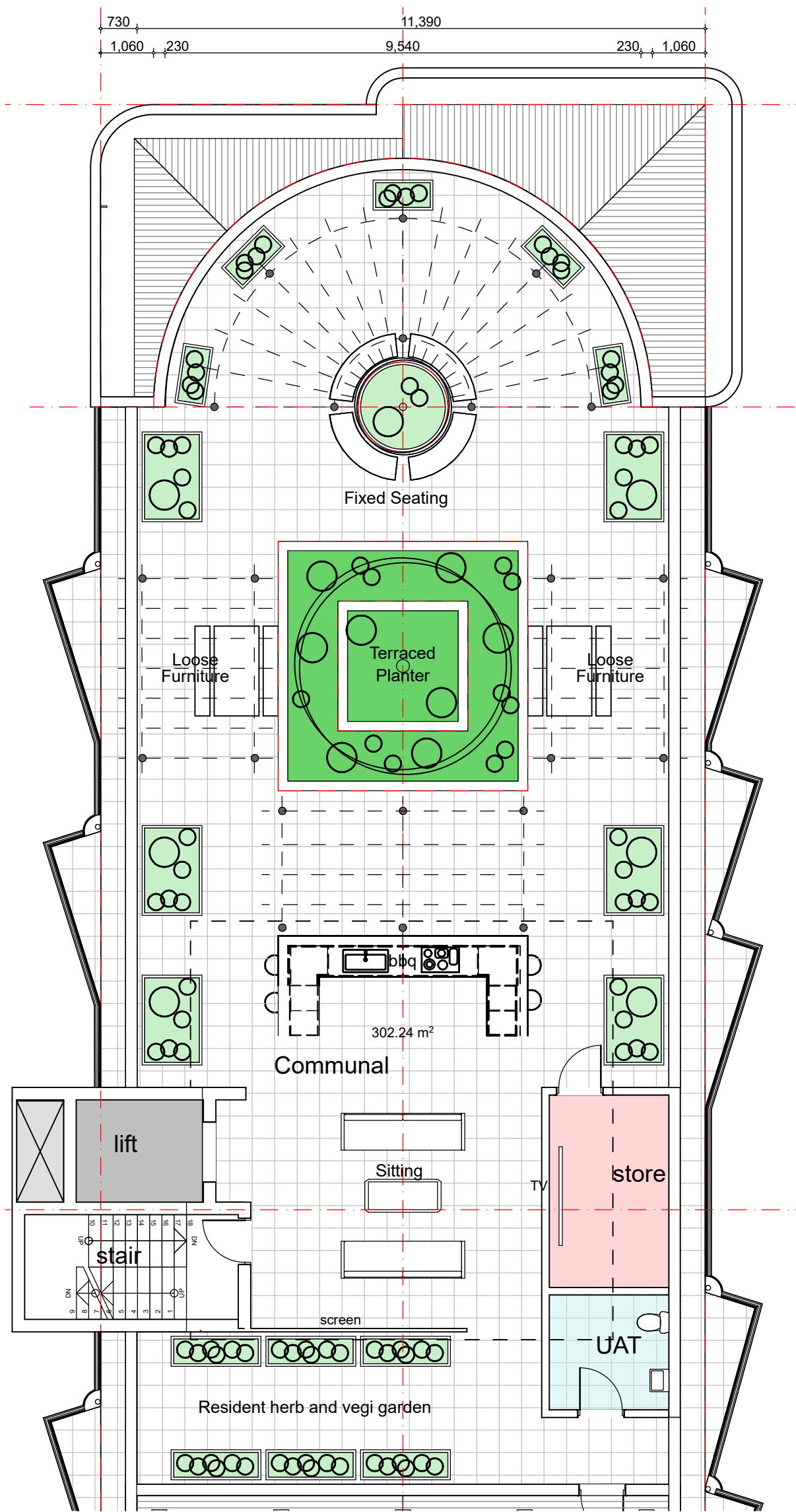
Levels 2 - 5
2 x 3x2 Bed Apartments 120sqm + Store + Balc, (10 in total)
2 x 2x2 Bed Apartments, 103sqm + Store + Balc, (10 in total)

Note: Room sizes shown are minimum square.
Room areas clear floor space only.
Livable homes circulation spaces inc 870 doors.
Reinforce wet area walls for future handrails.
Min Laundry depth 700mm



PL-07 Levels 2-5 Floor Plans - South

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Roof Top
Scale 1:100

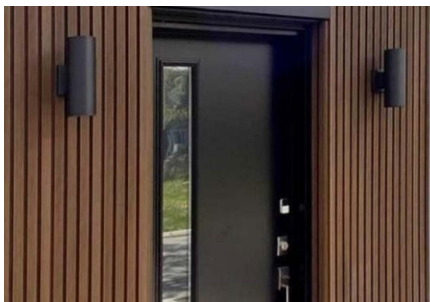
- Communal Roof Top
- Soft outdoor Furniture and IP rated TV under 'Vergola' operable roof.
- BBQ area with Sink, Underbench Fridge.
- Outdoor furniture, Tables and seating.
- Timber / Steel Pergolas
- 5.0 x 5.0m Central Planter - Terraced Heights 550-1100
- Large and medium free standing planters Minimum 1100 high.
- Herb and Vegi planters 600high



PL-08 Roof Top Amenity

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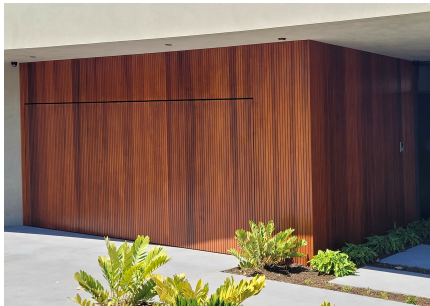
Timber look Composite



Face Brick



Venetian Plaster



Timber look Composite



Venetian Plaster



Texture Coat



Perforated Sheetting



Texture Coat

Tied Finish To Balconies



Colourbond Fencing

Powdercoated Arbour

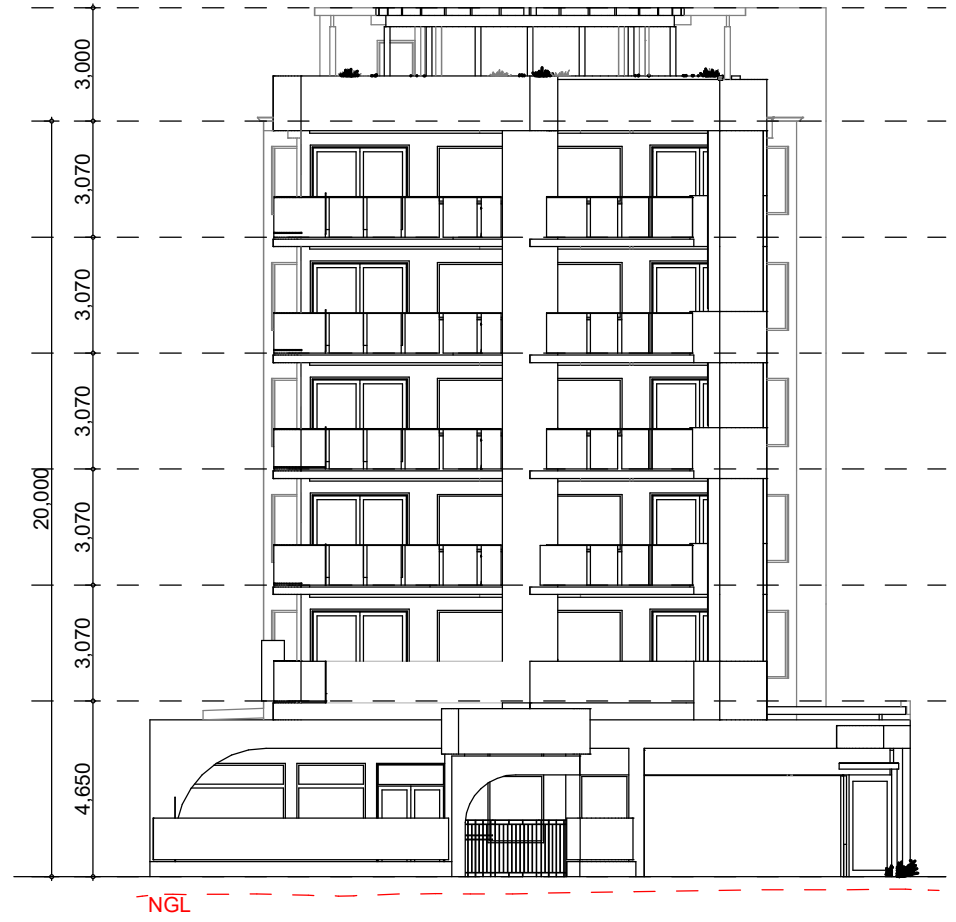
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- Masonary Plynth.
- Floating Extended Balconies.
- Asymetric Feature Panels.
- Vertical Shading Elements to curved Western Balconies.
- Splayed Viewing Niches.
- Alternate textures and colour.

PL-10 Additional Views

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Front Elevation
Scale 1:200



Rear Elevation
Scale 1:200



PL-11 Front and Rear Elevation



East Elevation
Scale 1:200

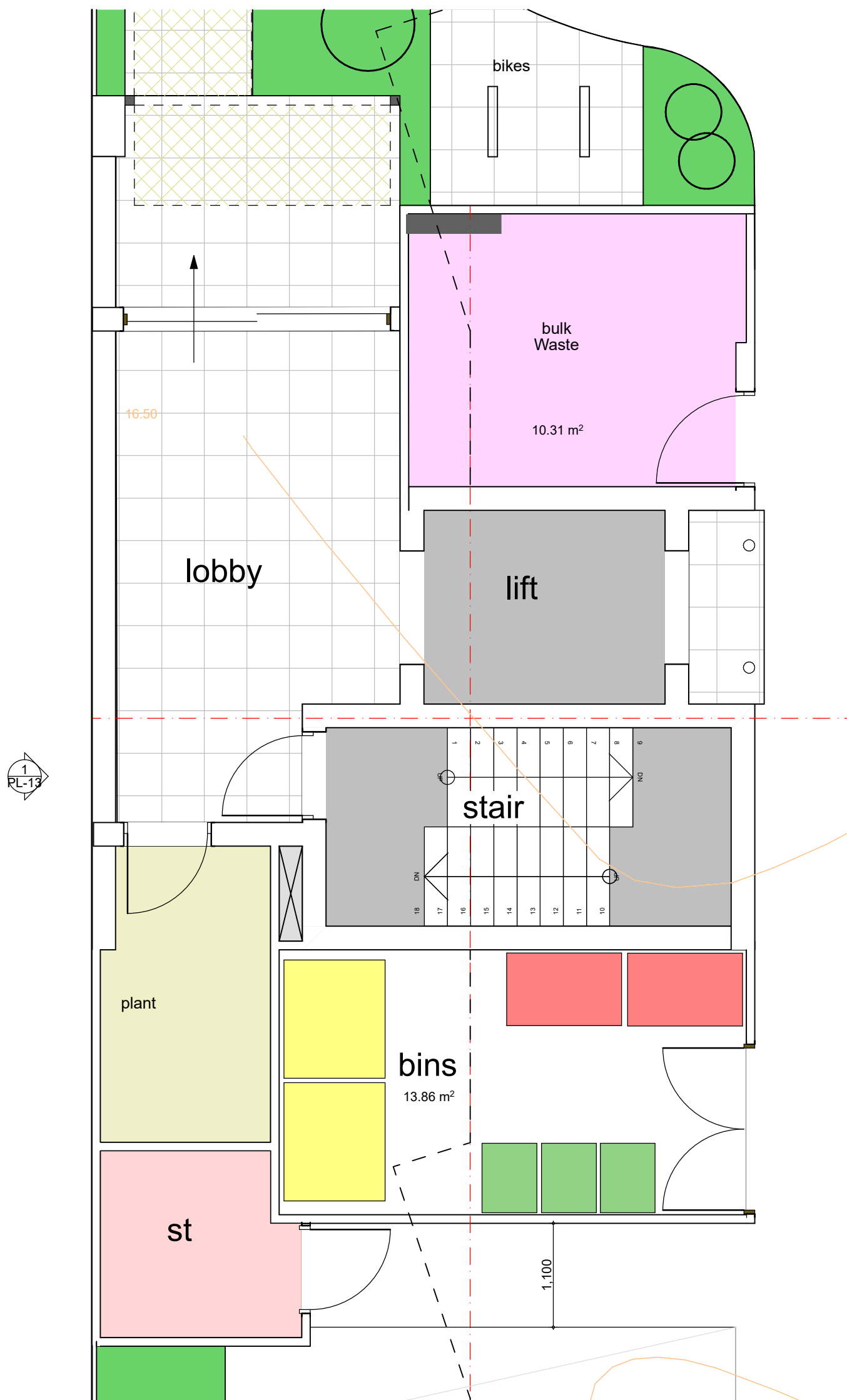
PL-12 East Elevation



West Elevation
Scale 1:200

PL-13 West Elevation

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Waste Management Plan
Scale 1:50

Calculations based on weekly collection of general waste, recycling and FOGO:

Dwelling size	No. of Units	Refuse (L/week)	Recycling (L/week)	FOGO (L/week)	Total Waste (L/week)	Total Recycling (L/week)	Total FOGO (L/week)
2 Bedroom Dwelling	11	60	80	20	660	880	220
3 Bedroom Dwelling	10	70	120	30	700	1200	300
Totals					1360	2080	520
Bin Size					660	1100	240
Bins required					2	2	3
Collection Frequency					Weekly	Weekly	Weekly

We will therefore need a total of 7 bins, comprising of 3 x 240L bins, 2 x 660L bins and 2 x 1100L bins.

PL-14 Waste management plan

Public Artwork Contribution

Integrating the Six Noongar Seasons into the Project Vision with a focus on the Flora, fauna and traditional seasonal practices particular to this location

This design seeks to honour the deep ecological knowledge and cultural heritage of the Whadjuk Noongar people by embedding the six-season calendar into the architectural language of a contemporary building façade. Through the medium of perforated sheet metal, the façade becomes a living canvas that reflects the rhythms of Country, fostering a dialogue between built form and Indigenous knowledge systems.

Conceptual Framework

Each Noongar season is associated with specific environmental cues, plant and animal behaviours, and cultural practices. These elements will be abstracted into unique perforation patterns.

- **Birak (Dec–Jan)** : Fire season – patterns of flame, grass tree flower spikes, and burning country.
- **Bunuru (Feb–Mar)** : Hottest season – motifs of freshwater sources, fish, and open skies.
- **Djeran (Apr–May)** : Cooling – falling leaves, banksia cones, and calm winds.
- **Makuru (Jun–Jul)** : Cold and wet – rain droplets, emu tracks, and dark clouds.
- **Djilba (Aug–Sep)** : Season of conception – budding wildflowers, nesting birds, and new life.
- **Kambarang (Oct–Nov)** : Wildflower season – vibrant floral bursts, insects, and warming breezes.

Material and Fabrication

The façade will be constructed from weather-resistant, picture perforated metal panels. Each panel will be laser-cut with season-specific motifs, varying in density and scale to create a dynamic interplay of light and shadow. The artwork will extend along the ground floor fencing and then continue up the western side of the building. Providing interaction opportunity for both pedestrian and passing vehicle traffic.

Environmental Integration

The perforations will not only serve an aesthetic and cultural function but also contribute to passive environmental control. Varying perforation densities will modulate solar gain, daylight penetration, and ventilation. Verge planting provides opportunity to reflect the relationship between the seasons and the interaction with the local flora.

Conclusion

This façade is more than an architectural feature—it is a cultural interface that acknowledges and celebrates the enduring knowledge of the Whadjuk Noongar people. By embedding the six seasons into the built environment, the design fosters a deeper connection to place, time, and Country, offering a model for culturally responsive and ecologically attuned architecture.

INDIGENOUS REFERENCE:

- WAHADJUK TERRITORY, WAS AN AREA OF ABUNDANCE.
- RIVERS SACRED TO RAINBOW SERPENT ‘WAUGAL’

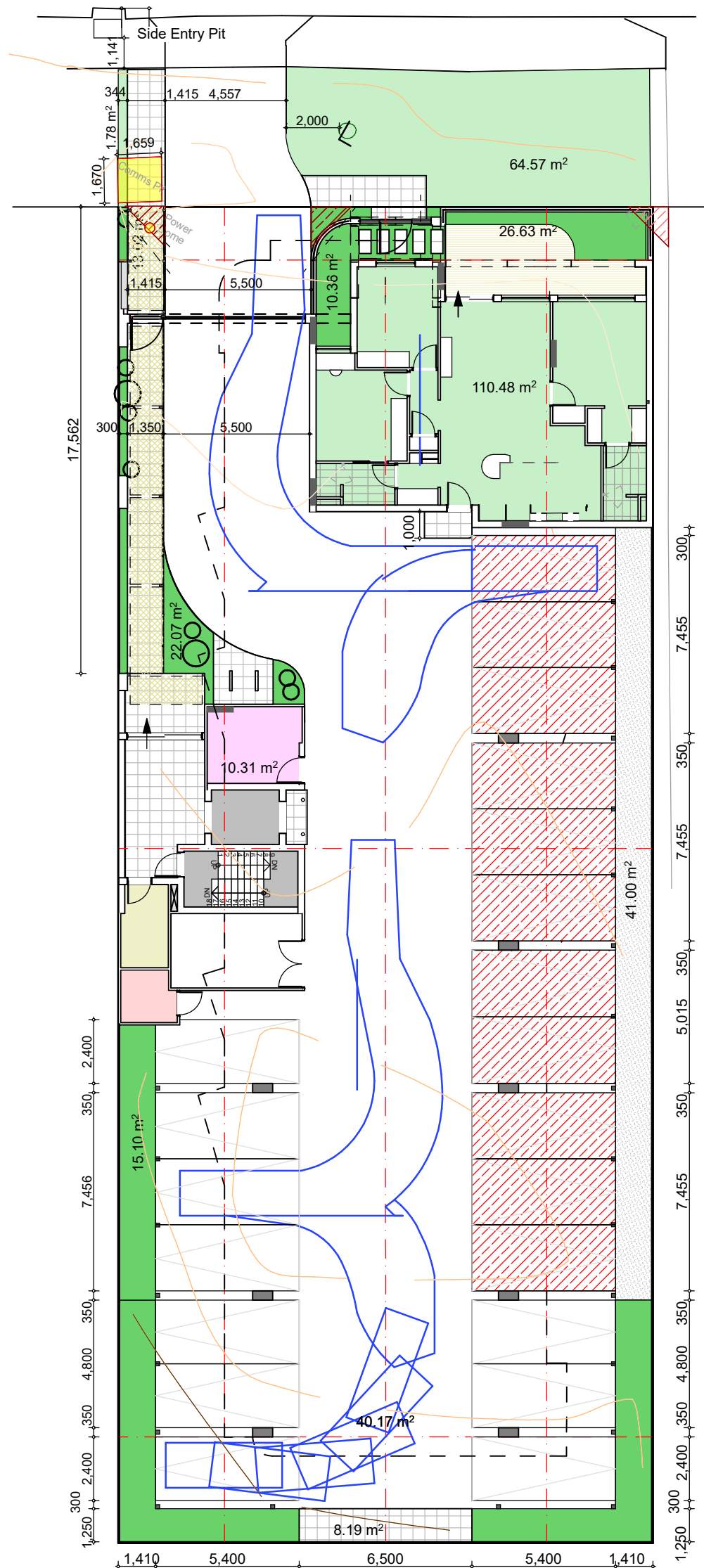


DIRECTION OF STORYLINE

Public Artwork

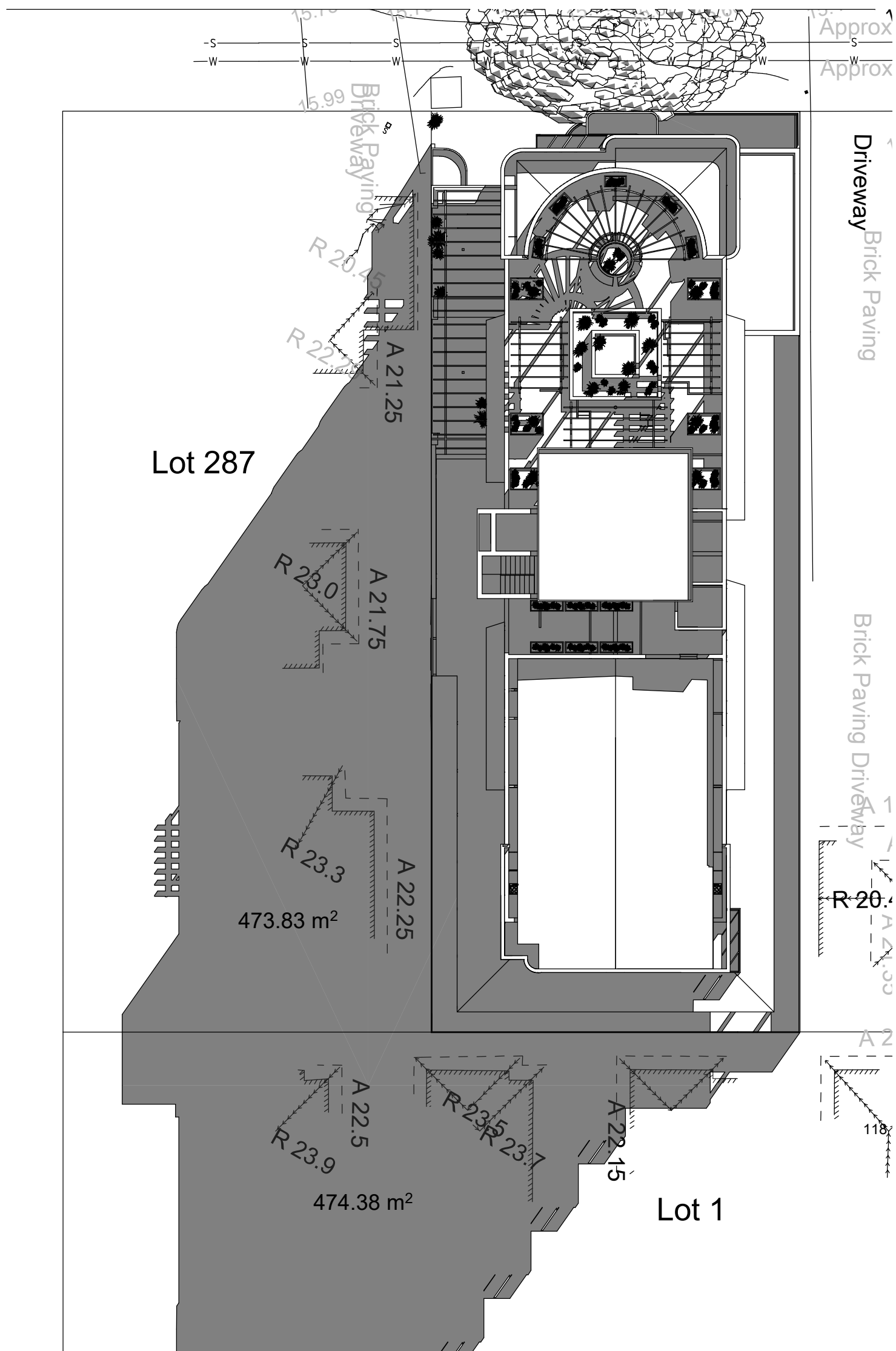
PL-15 Public Artwork

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Swept Path Diagram
Scale 1:200

PL-16 Swept path diagram



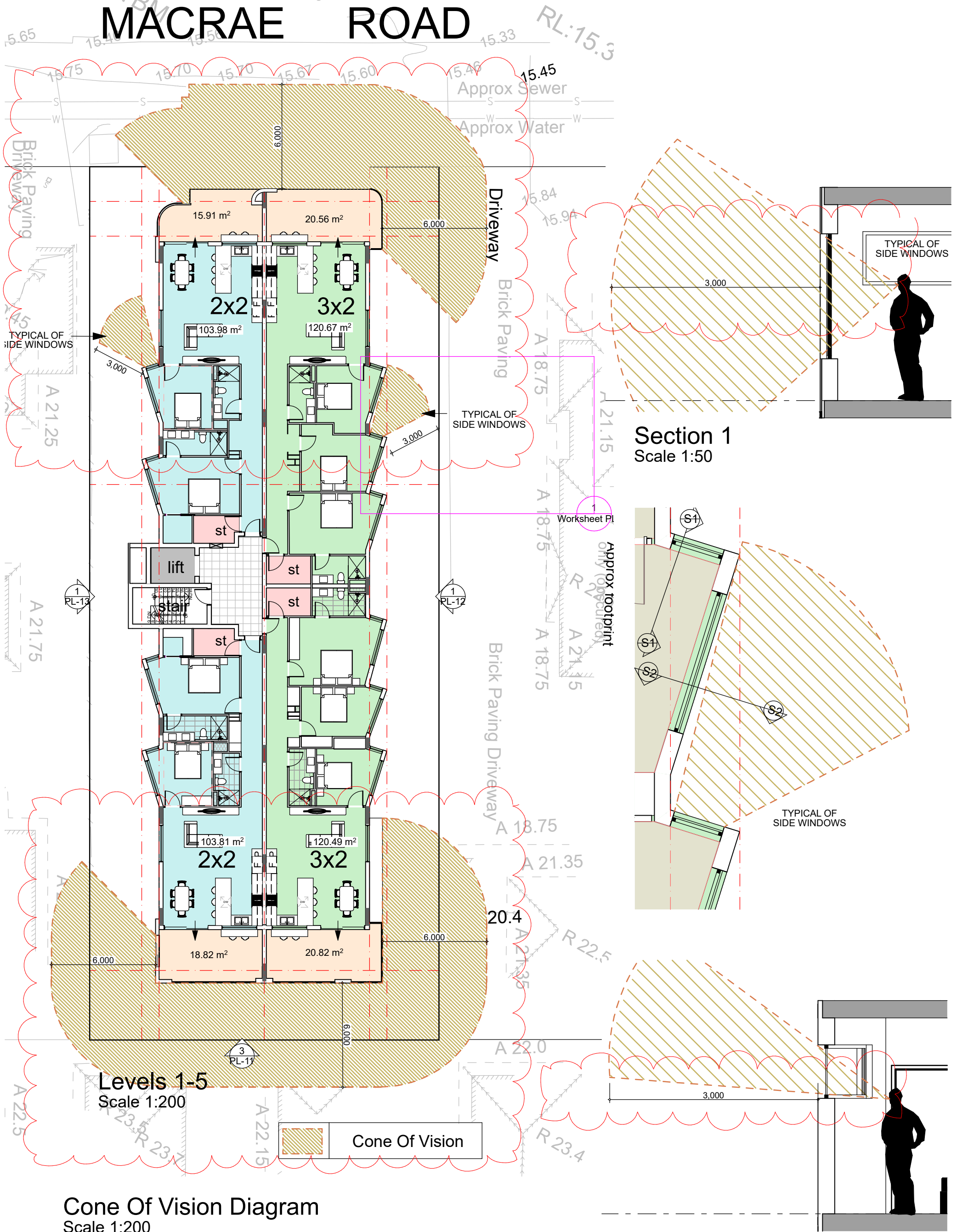
Overshadowing Diagram
Scale 1:250

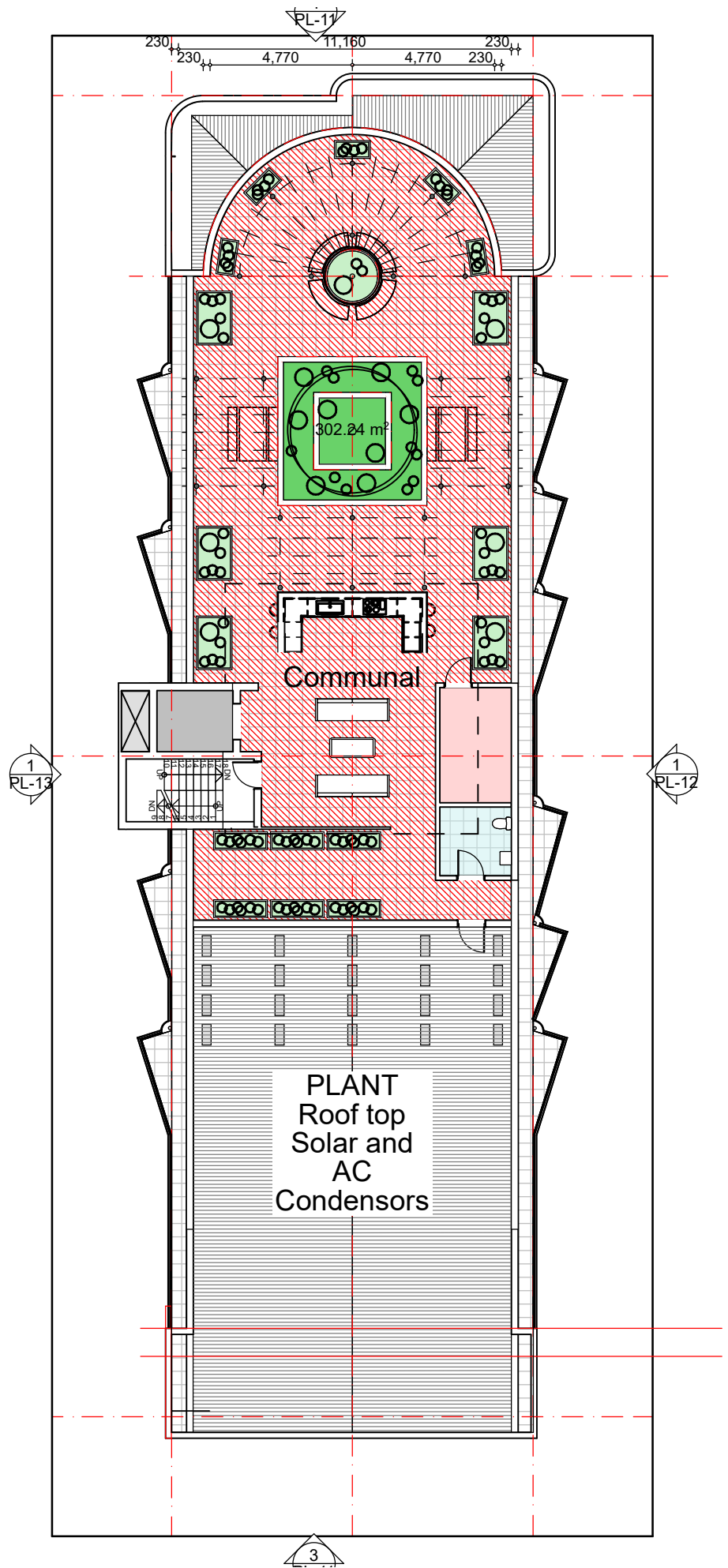
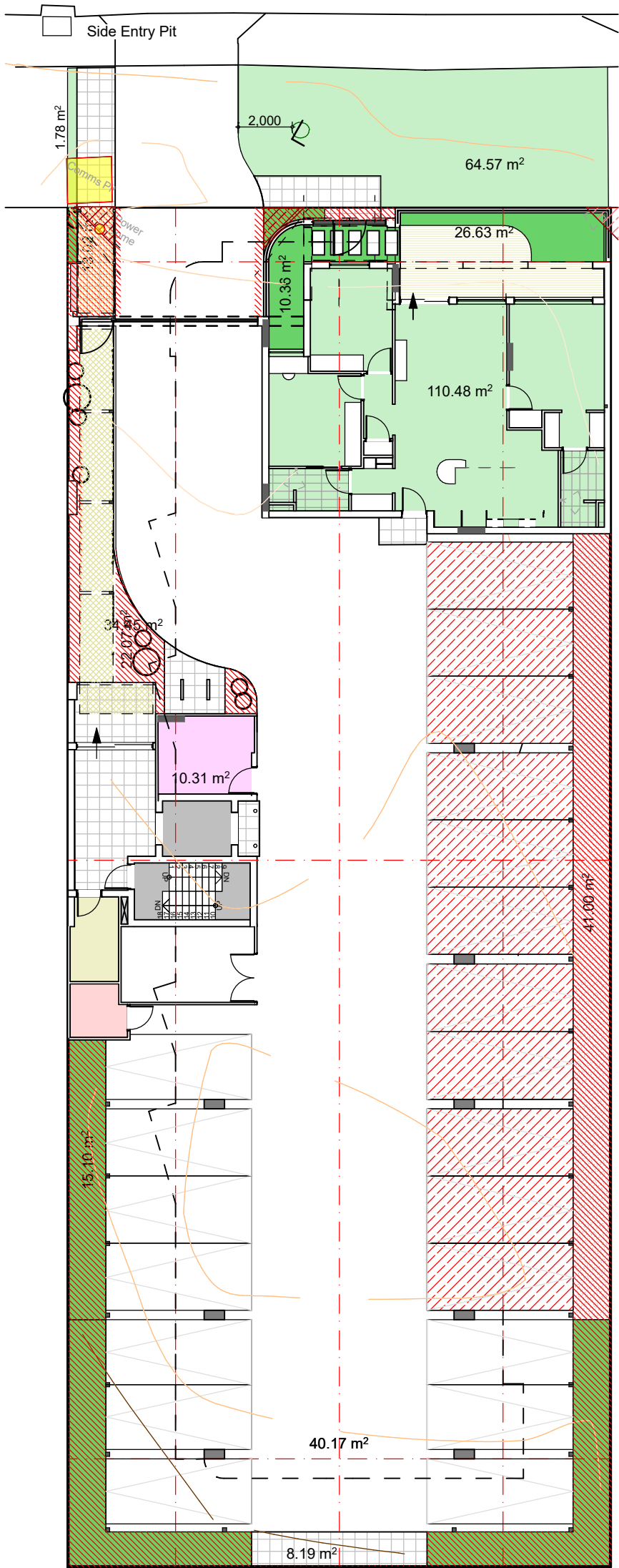
The Canning Bridge Activity Centre Plan (CBACP) Clause 5.8
Provisions of privacy and solar access and overshadowing do not apply within Q1 and Q2.

PL-17 Overshadowing diagram

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MACRAE ROAD



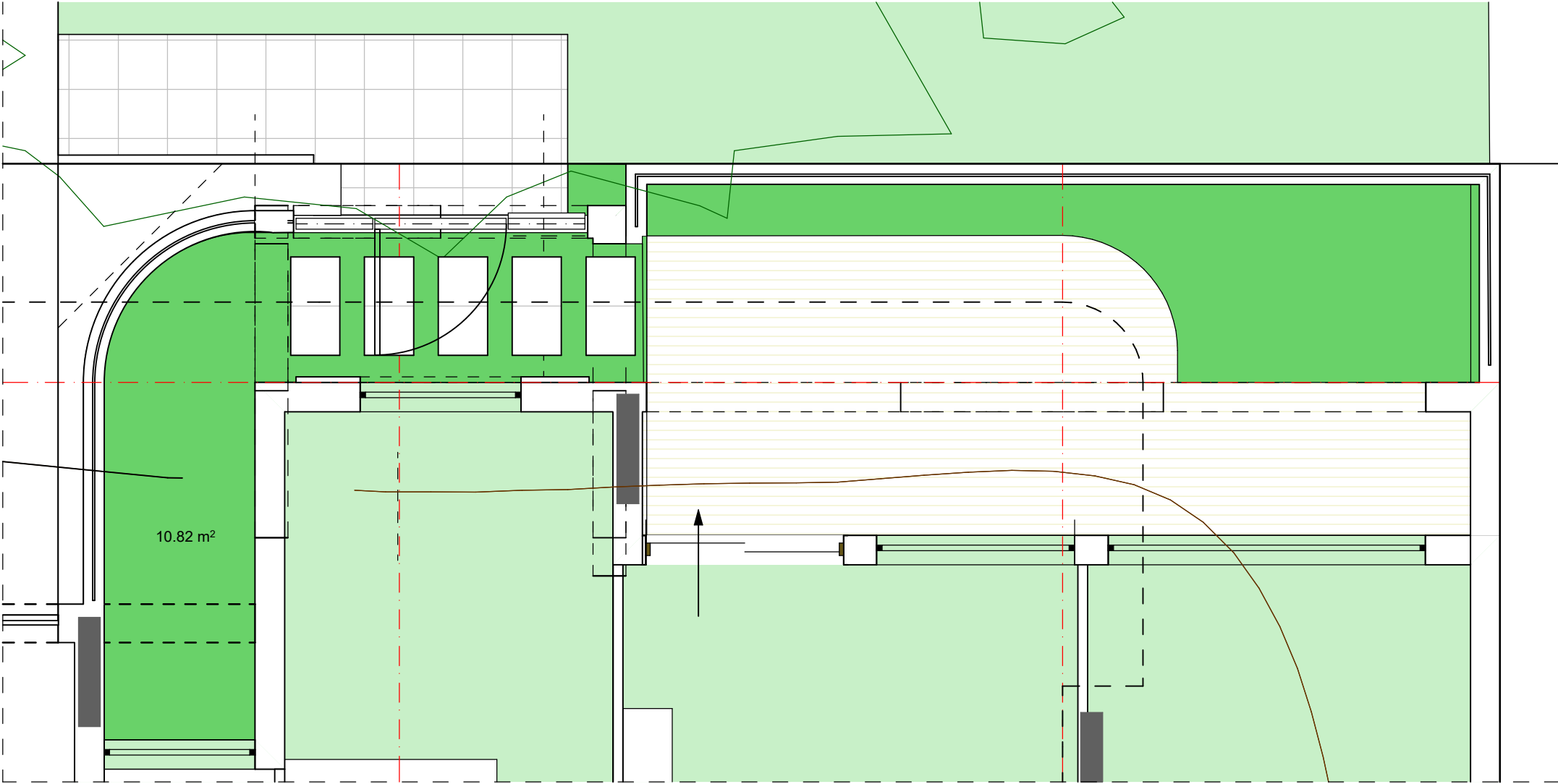


OPEN SPACE

COMMUAL OPEN SPACE	
REQUIRED OPEN SPACE	304m ²
PROPOSED OPEN SPACE	373m ²
SITE COVERAGE IS 62%	

NOTE: REFER TO L01 FOR LANDSCAPING AREA

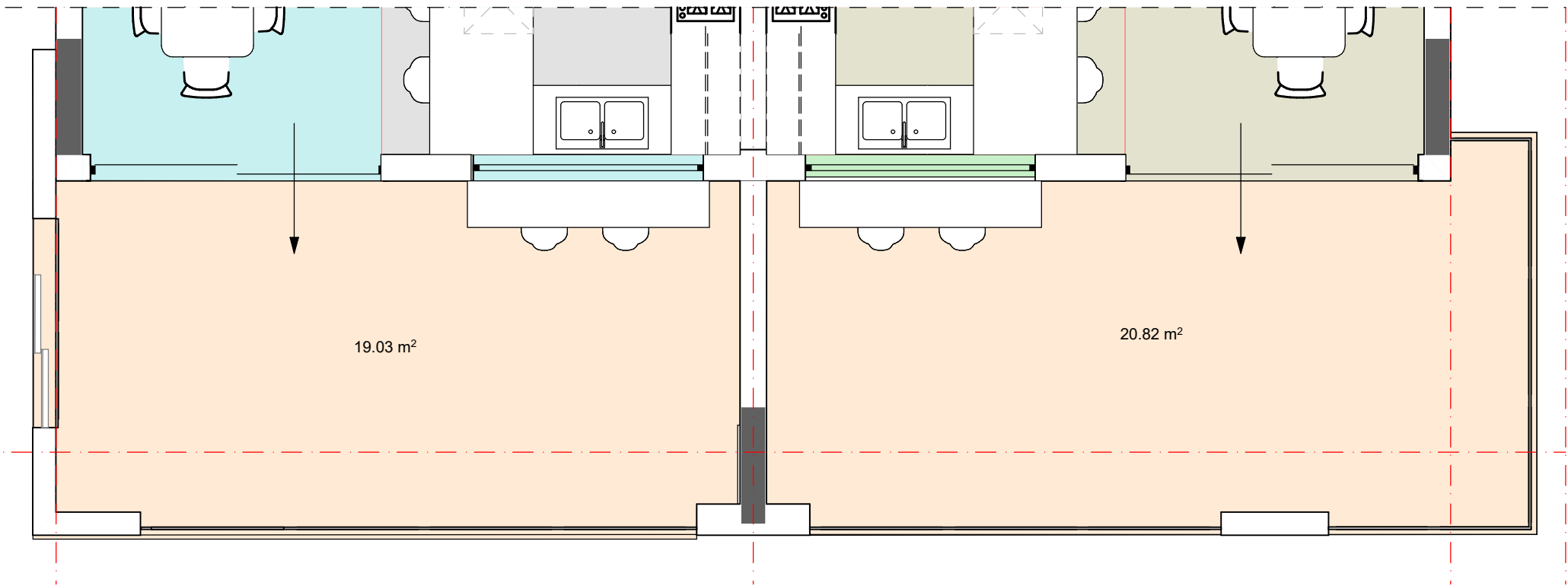
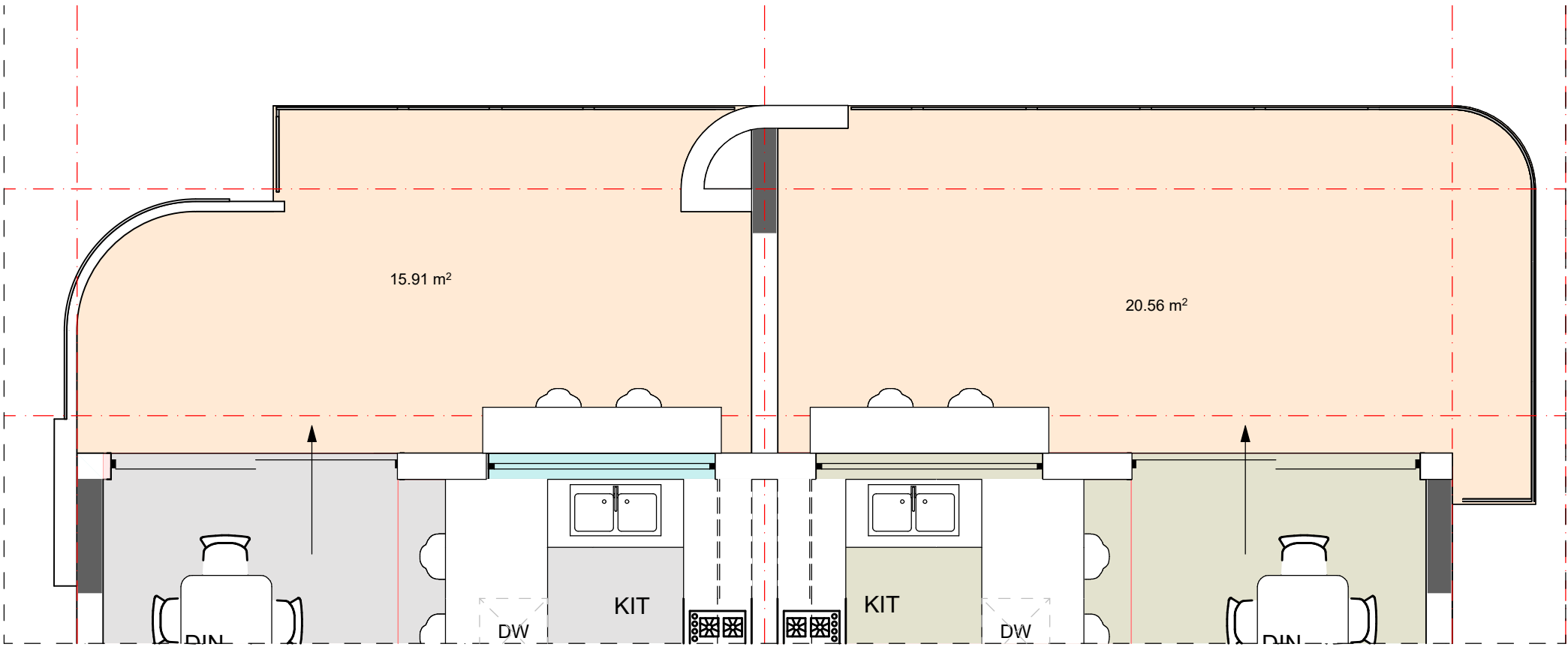
PL-19 Open Space



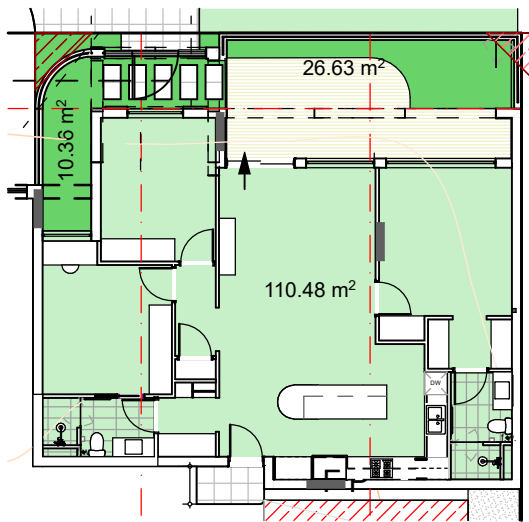
PRIVATE OPEN SPACE	
MINIMUM REQUIRED SPACE	10m ² 2.4m long
PROPOSED SPACE GROUND	37.5m ² 3.2m long
PROPOSED SPACE LEVELS 1-5 2 BED	min 15.9m ² 3.05m long
PROPOSED SPACE LEVELS 1-5 3 BED	min 20m ² 3.05m long

NOTE: REFER TO L01 FOR LANDSCAPING AREA

PL-20 Private Open Space ground floor

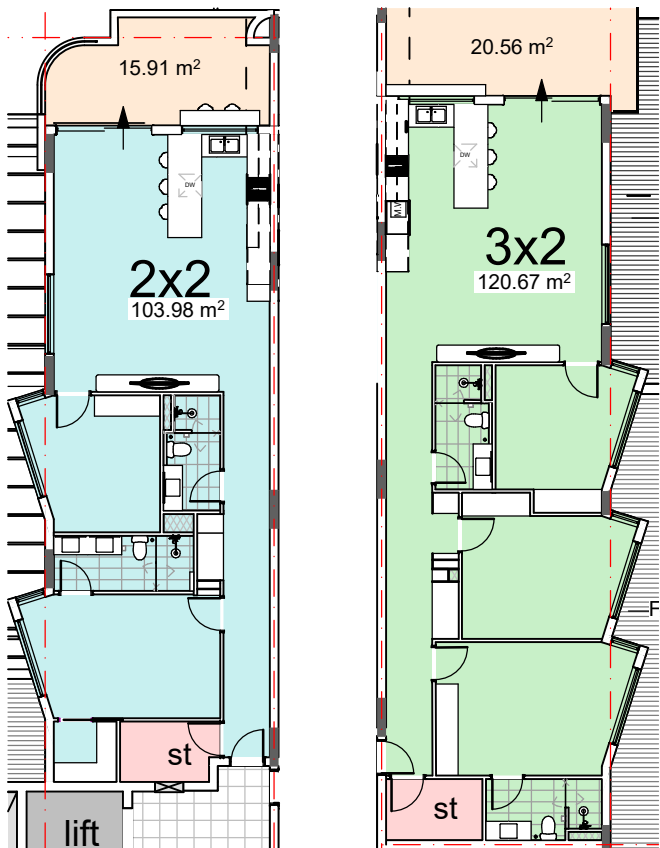


PRIVATE OPEN SPACE	
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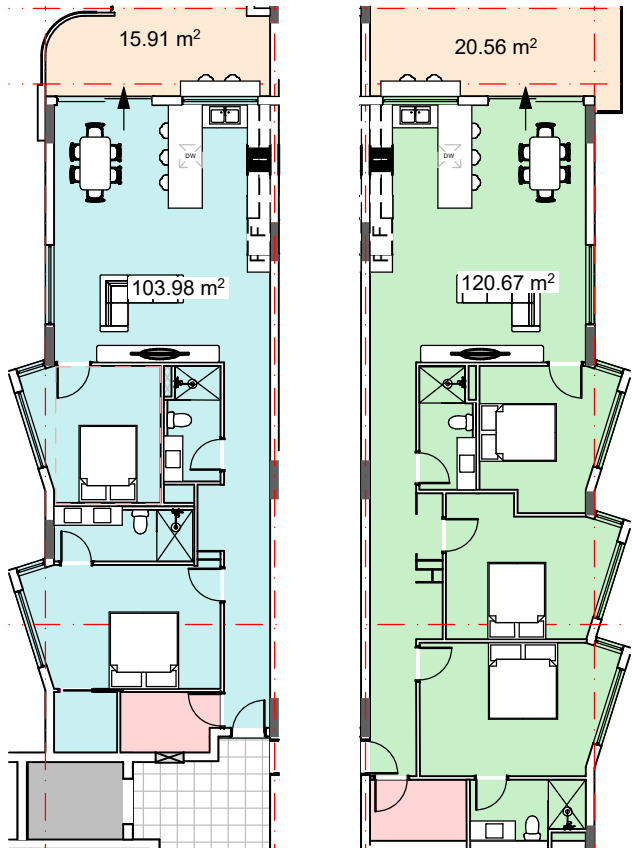


Ground floor

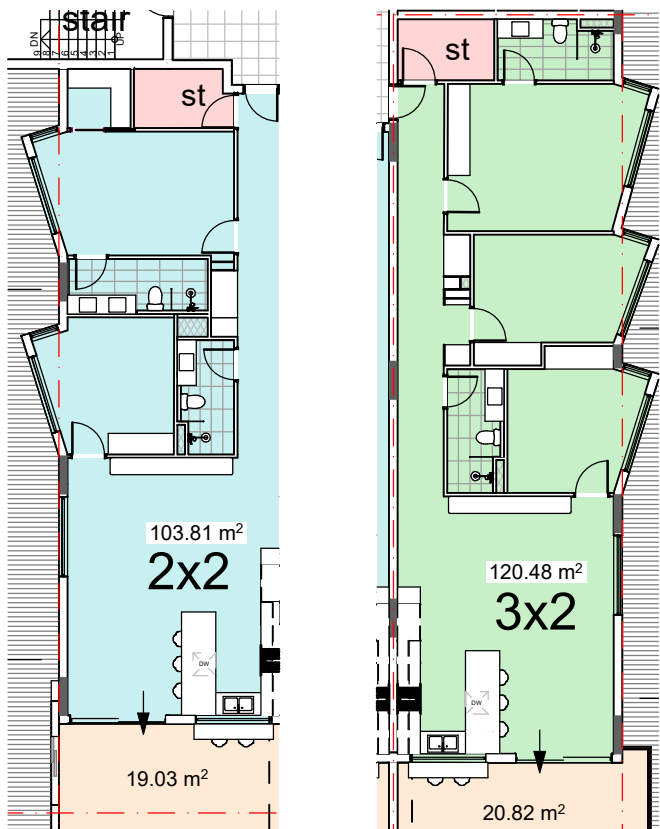
Plot Ratio					
Floor	2-Bed	m²	3-Bed	m²	Total Apartments
Ground	0	N/A	1	110.48	1
First Floor	2		2		4
	North	103.98	North	120.67	
	South	103.82	South	120.49	
Sub Total m²		207.8		241.16	
Total m²				448.96	
Floors 2-5	2		2		4
	North	103.98	North	120.67	
	South	103.82	South	120.49	
Sub Total m²		207.8		241.16	
Total m²				448.96	
TOTAL	10		11	2355.28	21



1st floor



2nd to 5th floor

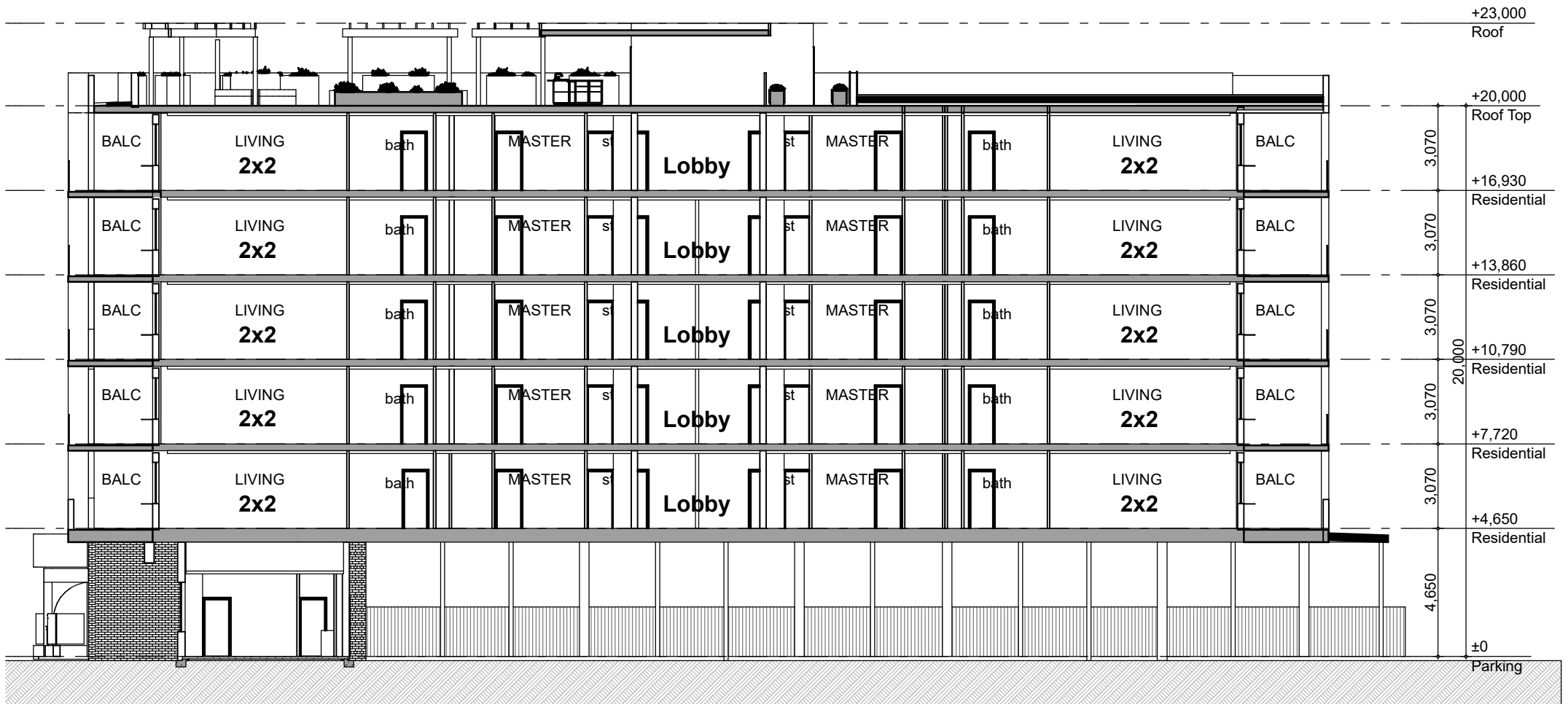


Plot Ratio
Scale 1:200

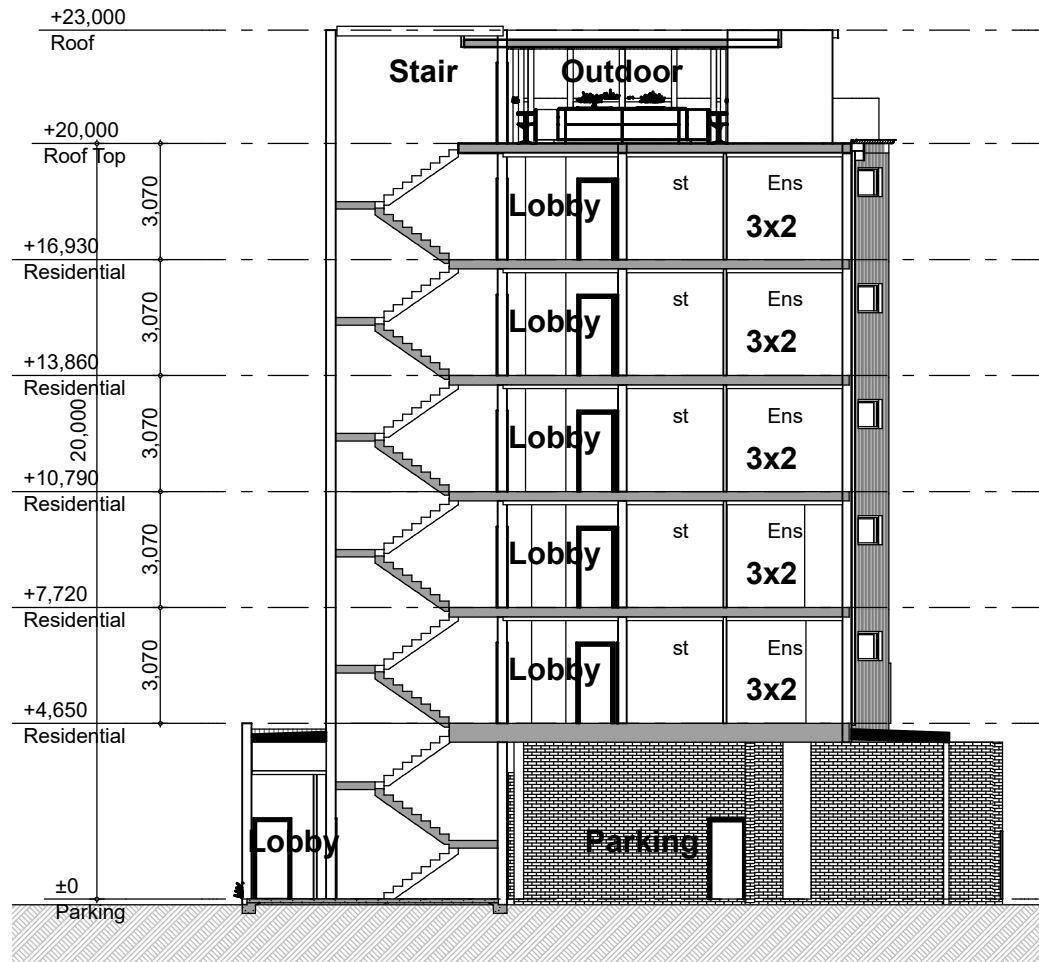
PL-22 Plot ratio

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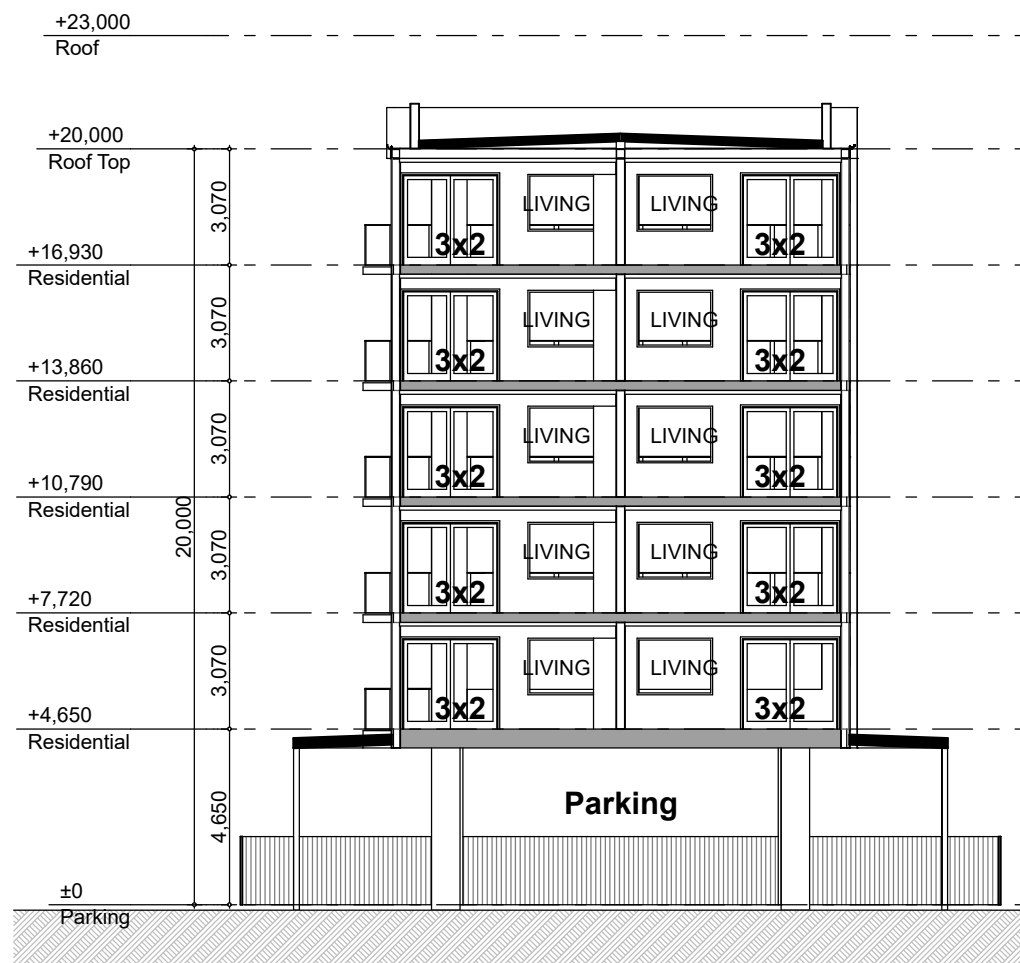
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Section 1
Scale 1:200



Section 2
Scale 1:200



Section 3
Scale 1:200

PL-24 Sections

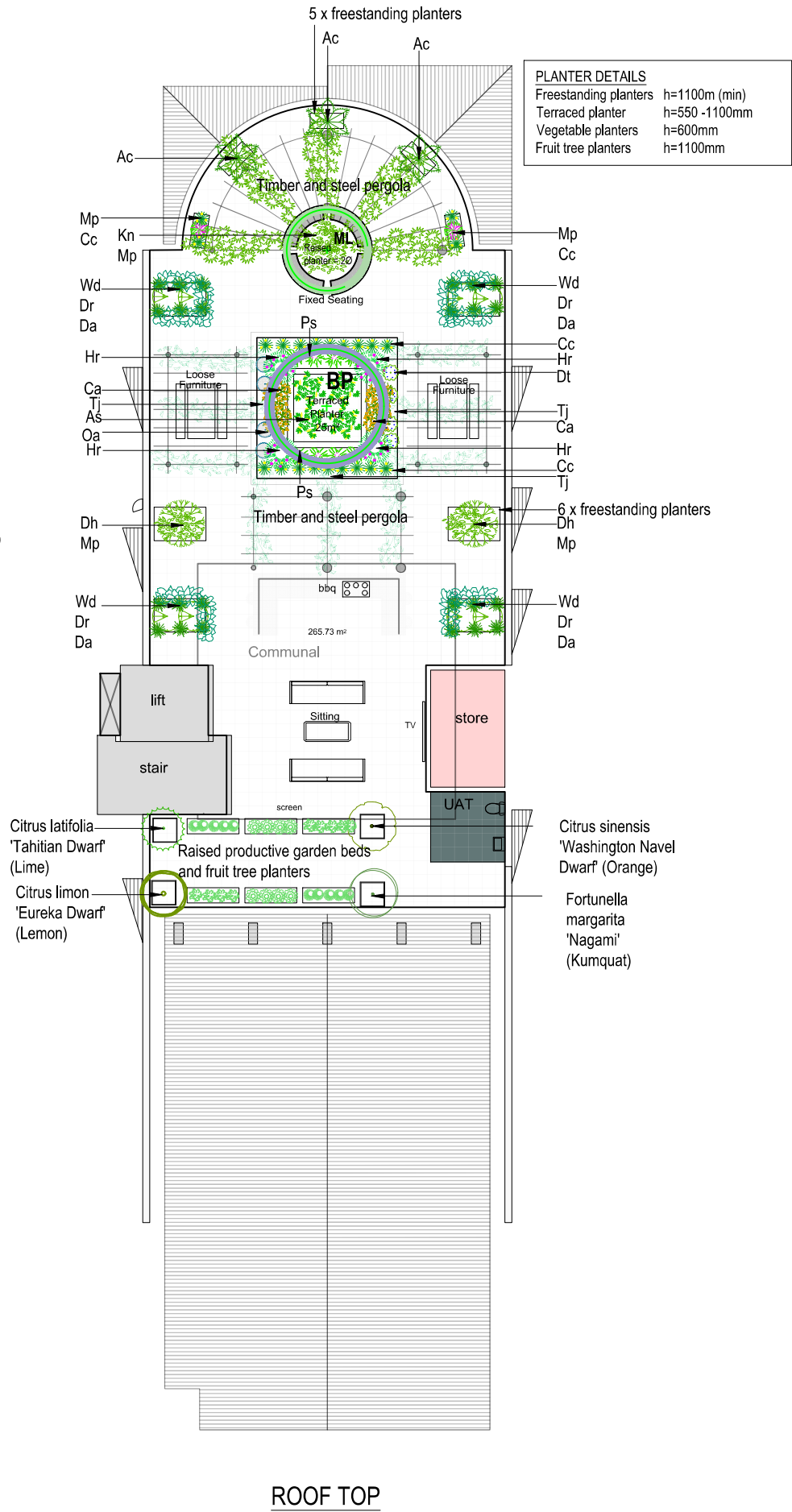
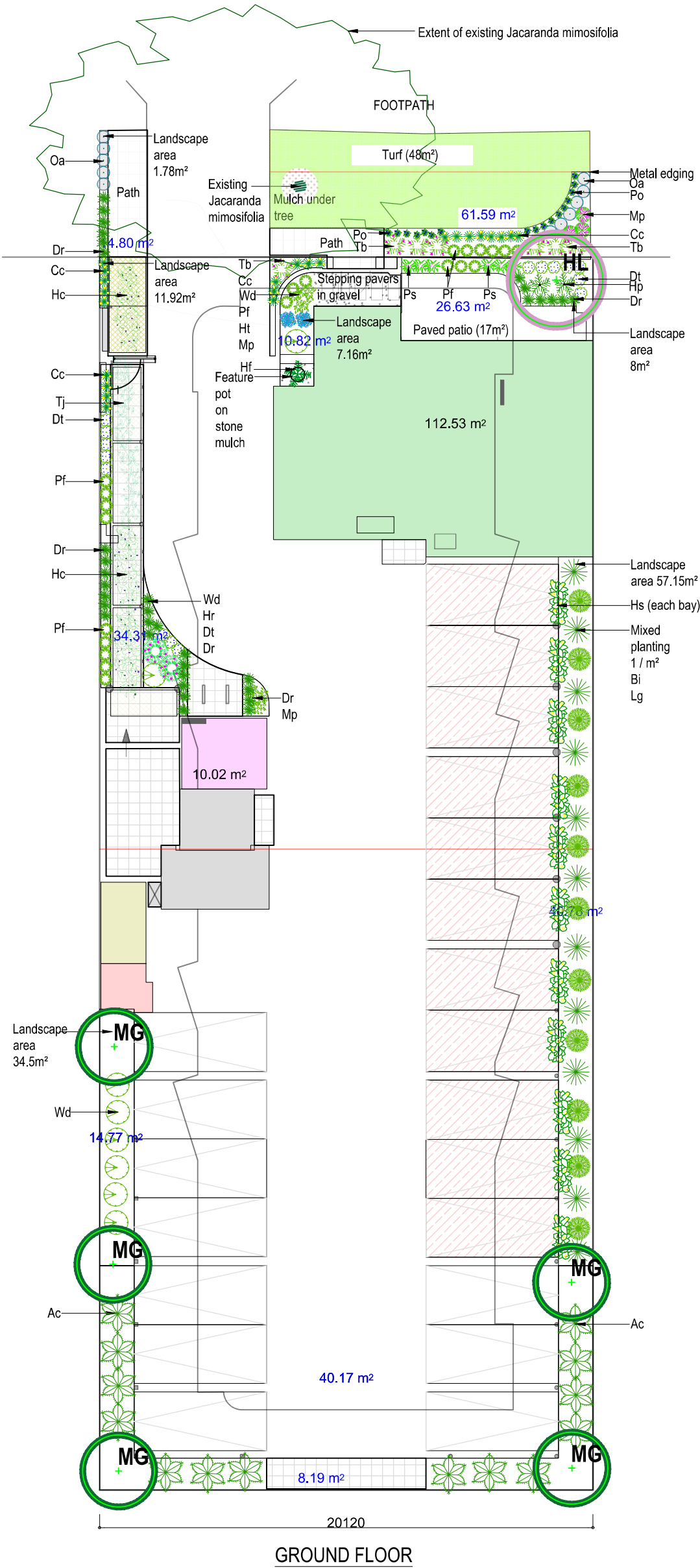
LANDSCAPE PLAN DRAWING INDEX

- L - 01 LANDSCAPE PLAN OVERALL
- L - 02 PART SITE PLAN - GROUND FLOOR FRONT
- L - 03 PART SITE PLAN - GROUND FLOOR REAR
- L - 04 PART SITE PLAN - ROOF TOP
- L - 05 PLANT SCHEDULE
- L - 06 INSTALLATION SPECIFICATIONS

LANDSCAPE AREA CALCULATIONS

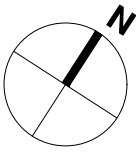
SITE AREA	
Total Site Area = 1012m²	
LANDSCAPE AREA	
Total landscape area ground floor	171.60m²
Soft landscape area ground floor	118.71m²
Total open space rooftop	392m²
Landscape area rooftop planters	45.45m²
Soft landscape area as percentage of site area	16.22%
Verge total landscape area	63.37m²

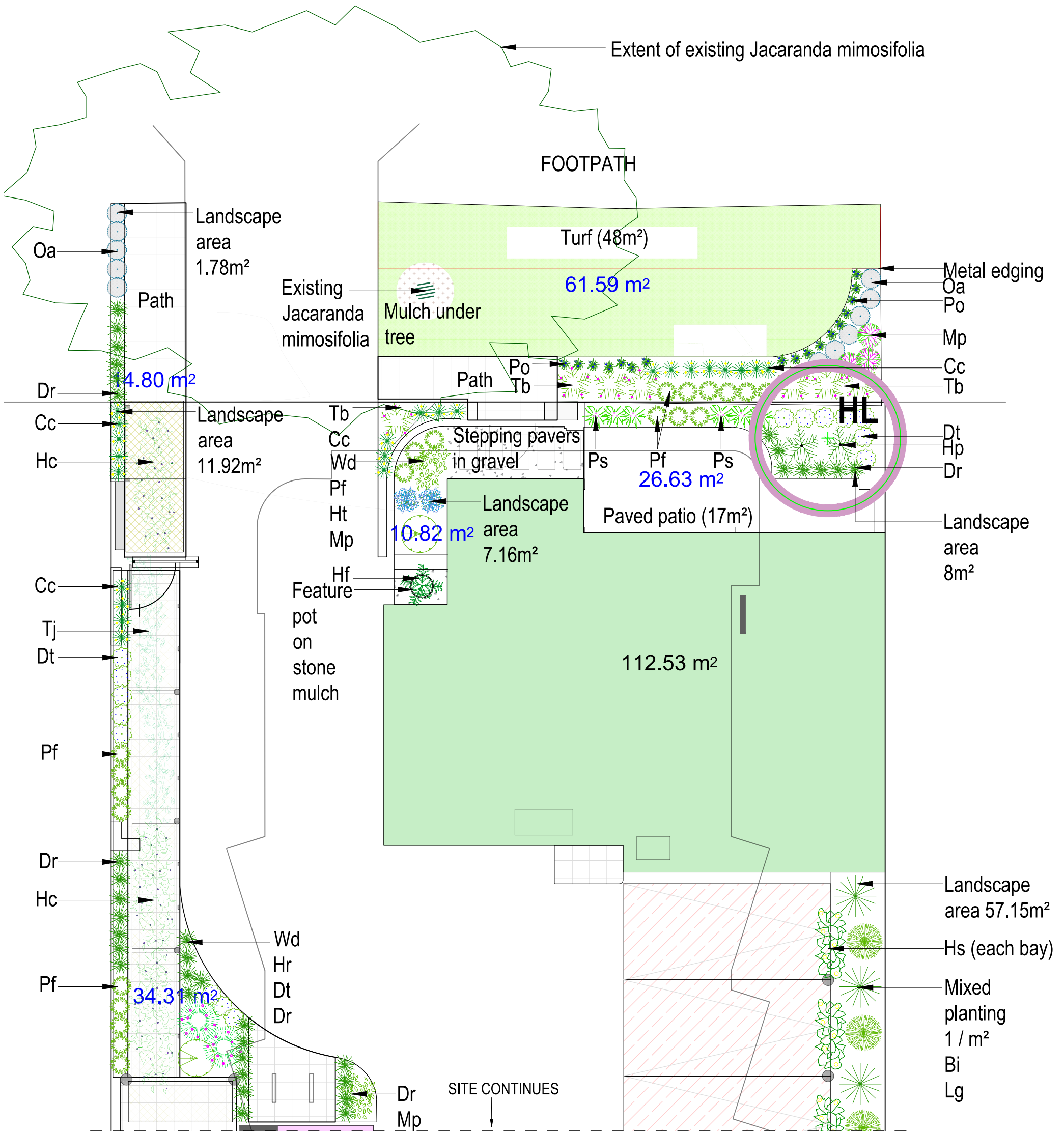
NEW CANOPY COVER	
Small trees (2m canopy) x 5 =	15.71m²
Small tree (3m canopy) x 1 =	7.07m²
Small trees (4m canopy) x 1 =	12.57m²
Small trees (5m canopy) x 1 =	19.63m²
Canopy cover as percentage of site area	5.43%



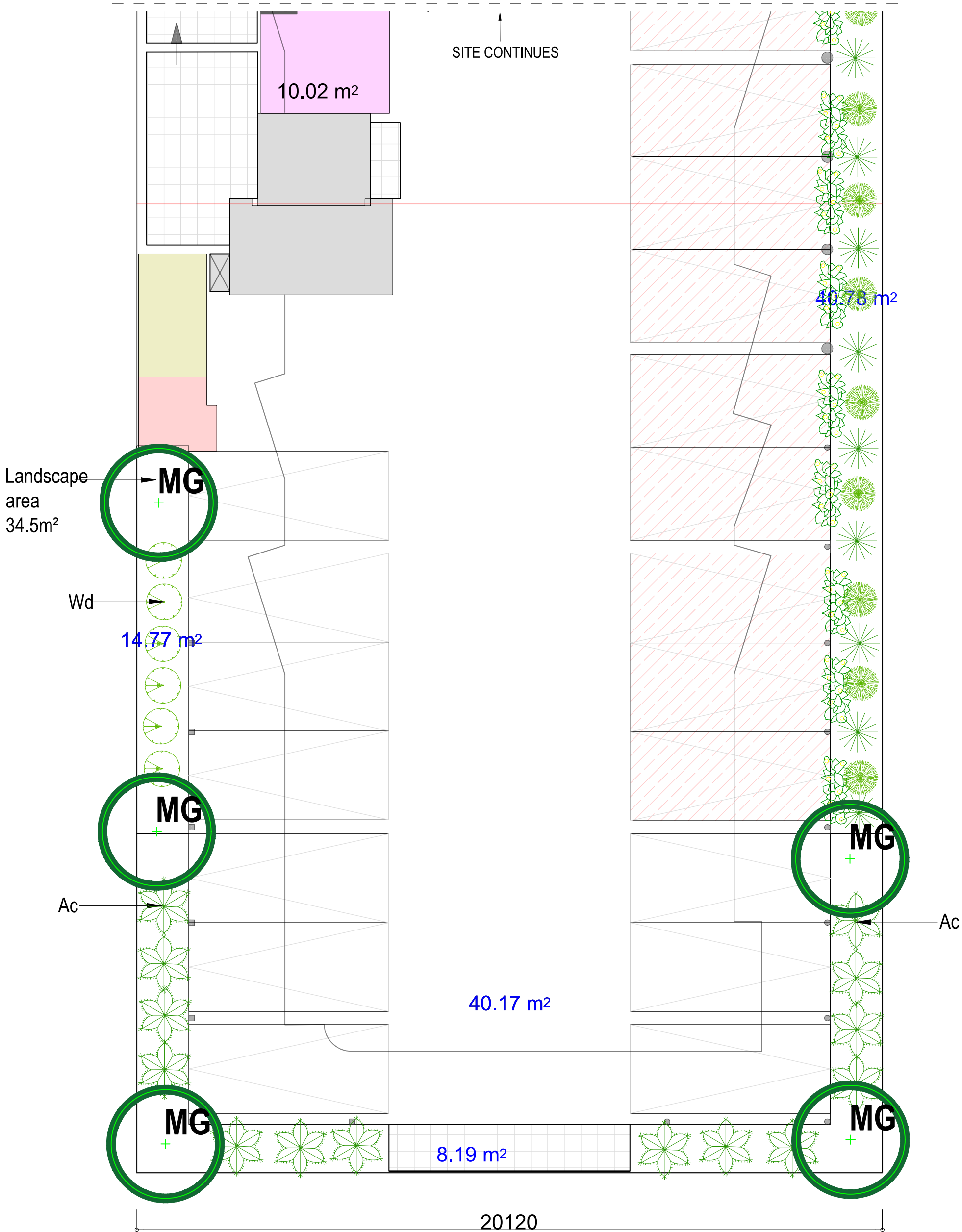
URBAN Retreat
GARDEN DESIGN

B	DEVELOPMENT APPROVAL	AC	26.02.2026
A	DEVELOPMENT APPROVAL	AC	21.01.2026
issue	description	drawn	date
project	6 STOREY DEVELOPMENT		
location	5 MACRAE ROAD APPLECROSS		
URBAN RETREAT GARDEN DESIGN		scale	project no
COMMERCIAL AND RESIDENTIAL		1:200	25354
LANDSCAPE DESIGN SERVICES		draw no	L-01
		@ A3	rev 1





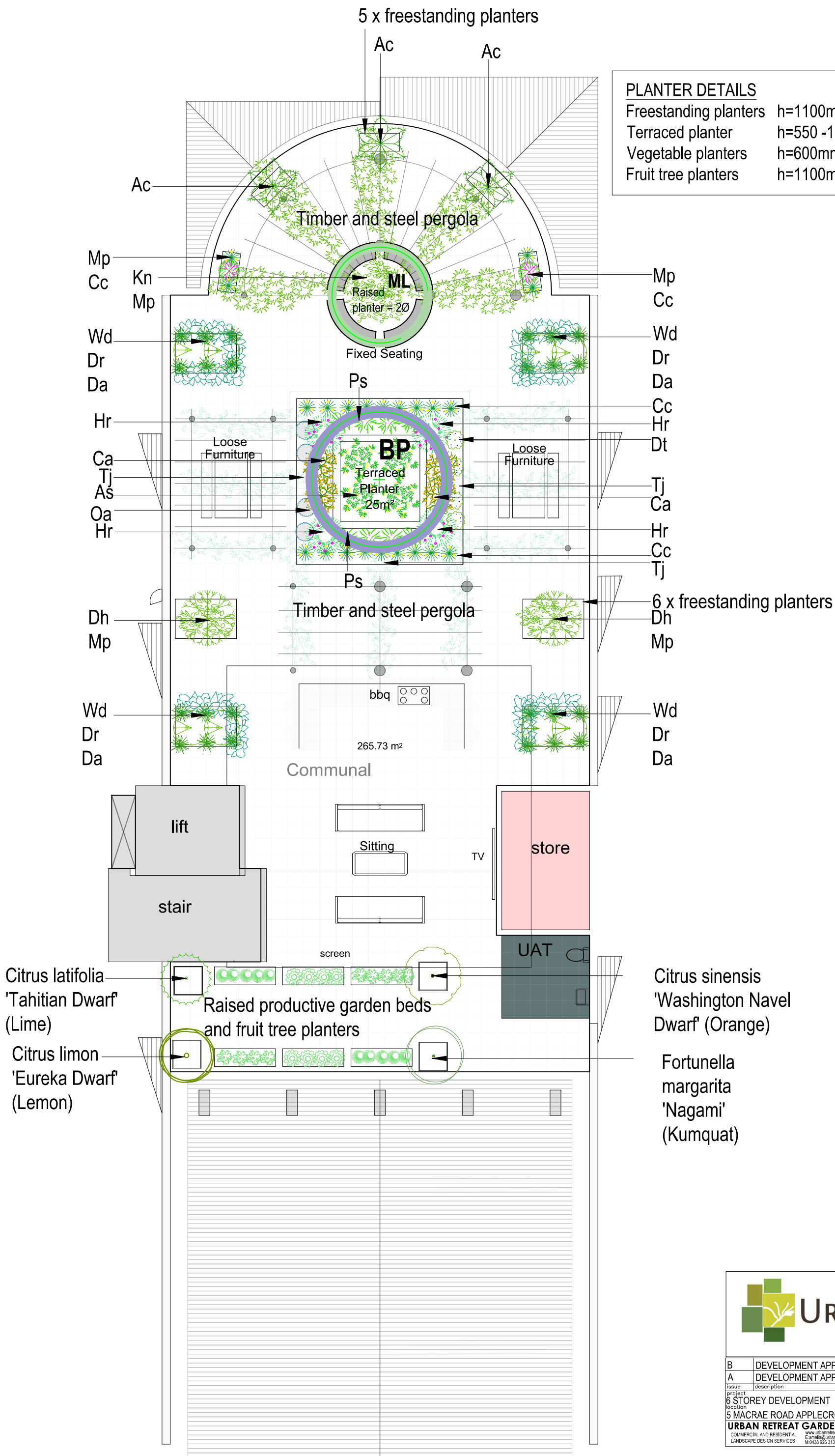
			
B	DEVELOPMENT APPROVAL	AC	26.02.2026
A	DEVELOPMENT APPROVAL	AC	21.01.2026
issue	description	drawn	date
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location	5 MACRAE ROAD APPLECROSS		
URBAN RETREAT GARDEN DESIGN COMMERCIAL AND RESIDENTIAL LANDSCAPE DESIGN SERVICES		scale	description
		1:100	PART SITE
		25354	GROUND
		@ A3	LEVEL FRONT
rev	1		





URBAN
Retreat
GARDEN DESIGN

B	DEVELOPMENT APPROVAL	AC	26.02.2026
A	DEVELOPMENT APPROVAL	AC	21.01.2026
issue	description	drawn	date
project	6 STOREY DEVELOPMENT		
location	5 MACRAE ROAD APPLECROSS		
URBAN RETREAT GARDEN DESIGN		scale	project no
COMMERCIAL AND RESIDENTIAL		1:100	25354
LANDSCAPE DESIGN SERVICES		www.urbanretreatgardens.com.au	eng no L-03
		@ A3	rev 1



PLANTER DETAILS

Freestanding planters	h=1100m (min)
Terraced planter	h=550 -1100mm
Vegetable planters	h=600mm
Fruit tree planters	h=1100mm



B	DEVELOPMENT APPROVAL	AC	26.02.2026
A	DEVELOPMENT APPROVAL	AC	21.01.2026
Issue	description	drawn	date
project	6 STOREY DEVELOPMENT		
location	5 MACRAE ROAD APPLECROSS		
URBAN RETREAT GARDEN DESIGN	scale	project no	
COMMERCIAL AND RESIDENTIAL	1:100	25.354	
LANDSCAPE DESIGN SERVICES	www.urbanretreatgardens.com.au	444 rev	04
	E: info@urbanretreatgardens.com.au	@ A3	rev
	M: 08 926 2113	1	

PLANT SCHEDULE					
Code on plan	Symbol	Botanic Name	Mature height x width	Minimum installation size	Number
TREES (8)					
BP		Brachychiton populneus x discolour 'Griffith Pink'	5m x 4m	100 Litre	1
HL		Hakea launina	6m x 5m	100 Litre	1
MG		Magnolia grandiflora 'Sweet n Neat'	3m x 2m	100 Litre	5
ML		Melaleuca lanceolata	7m x 3m	100 Litre	1
SHRUBS					Planting density / m²
Ac		Adenanthos cygnorum	1.5m x 1.5m	5 Litre	1
Bi		Banksia integrifolia 'Sentinel'	2m x 1m	5 Litre	1
Ca		Chrysocephalum apiculatum	60cm x 1m	14cm	3
Dt		Dampiera teres	50cm x 50cm	14cm	3
Dh		Dodonaea hackettiana	2m x 1.5m	5 Litre	1
Hf		Howea forsteriana	1.5m x 1m	12 Litre	1
Hr		Hypocalymma robustum	1.2m x 1m	14cm	2
Mp		Melaleuca parviceps	60cm x 60cm	14cm	2
Oa		Olearia axillaris 'Little Smokie'	50cm x 50cm	14cm	2
Ps		Philotheca spicata	60cm x 60cm	14cm	2
Pf		Pimelea ferruginea 'Bonnie Petite'	70cm x 50xm	14cm	2
Ts		Thryptomene saxicola 'Pink Lace'	50cm x 1m	14cm	2
Wd		Westringia dampieri	1.5m x 1m	5 Litre	2
GRASSES					
Cc		Conostylis candicans	50cm x 50cm	13cm	3
Dr		Dianella revoluta 'Revelation'	50cm x 50cm	14cm	3
Lg		Lepidosperma gladiatum	1m x 1m	14cm	3
Po		Patersonia occidentalis	50cm x 30cm	14cm	3
GROUND COVER AND CLIMBING PLANTS					
As		Acacia saligna prostrate	30cm x 3m	14cm	1
Da		Dichondra argentea 'Silver Falls'	5cm x 1m	14cm	3
Hc		Hardenberia comptoniana	Climbing to 3m	14cm	2
Hp		Hemiandra pungens	30cm x 1m	14cm	2
Hs		Hibbertia scandens	Climbing to 2m	14cm	2
Kn		Kennedia nigricans	Climbing to 4-6m	14cm	2
Mp		Myoporum parvifolium	10cm x 1m	14cm	2
Tj		Trachelospermum jasminoides	Climbing to 3m	14cm	2
TURF					
Where indicated		Cenchrus clandestinus (Kikuyu)		Roll on	Site measure

EXISTING TREE LEGEND	
SYMBOL	DETAILS
	EXISTING TREE JACARANDA MIMOSIFOLIA TO BE RETAINED AND PROTECTED DURING BUILDING WORKS

TREE VARIETIES

Brachychiton p. 'Griffith Pink'

Hakea laurina

Magnolia grandiflora 'Sweet n Neat'

Melaleuca lanceolata

SHRUB VARIETIES

Adenanthos cygnorum

Banksia integrifolia 'Sentinel'

Chrysocephalum apiculatum

Dampiera teres

Dodonaea hackettiana

Howea forsteriana

Hypocalymma robustum

Melaleuca parviceps

Olearia axillaris 'Little Smokie'

Philotheca spicata

Pimelea ferruginea 'Bonnie Petite'

Thryptomene saxicola 'Pink Lace'

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GRASS VARIETIES

Conostylis candicans

Dianella revoluta 'Revelation'

Lepidosperma gladiatum

Patersonia occidentalis

GROUND COVER AND CLIMBING PLANT VARIETIES

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Dichondra argentea 'Silver Falls'

Hardenberia comptoniana

Hemiandra pungens

Hibbertia scandens

Kennedia nigricans

Myoporum parvifolium

Trachelospermum jasminoides

B	DEVELOPMENT APPROVAL	AC	26.02.2026
A	DEVELOPMENT APPROVAL	AC	21.01.2026
issue	description	drawn	date
project location	6 STOREY DEVELOPMENT 5 MACRAE ROAD APPLECROSS		description
URBAN RETREAT GARDEN DESIGN COMMERCIAL AND RESIDENTIAL LANDSCAPE DESIGN SERVICES		scale A3	project no 25354 dwg no L-05 rev 1

PLANT SCHEDULE

INSTALLATION SPECIFICATIONS

1. TREE AND PLANT MATERIAL SUPPLY AND PLANTING

1.1 PLANT MATERIAL

- ALL PLANT STOCK SUPPLIED BY CONTRACTOR SHALL BE OF THE SPECIES AND SIZES AS THOSE ON THE PLANT SCHEDULE. SHOULD THERE BE ANY DIFFICULTIES IN SOURCING PLANTS, THE CONTRACTOR SHALL RECOMMEND SIMILAR SUITABLE SUBSTITUTE SPECIES AND/OR SIZES TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL BY THE SUPERINTENDENT.
- GREENLIFE MUST BE WELL KEPT: DELIVERED TO SITE ON DAY OF INSTALLATION, OUT OF FULL SUN, AWAY FROM ANIMALS AND PESTS AND ROOTS NOT ALLOWED TO DRY OUT AND SHALL:
 - BE TRUE TO SPECIES, SUBSPECIES AND VARIETY
 - BE IN FIRST CLASS CONDITION AND HEALTHY
 - BE OF GOOD FORM CONSISTENT WITH SPECIES AND VARIETY
 - AND BE PLANTED AS PER THE INSTRUCTIONS BELOW.

1.2. GENERAL PLANTING INSTRUCTIONS

- SETTING OUT OF WORKS - WHERE UNDERGROUND SERVICES, MANHOLES, CABLE PITS, KERBING, PAVING AND OTHER OBSTRUCTIONS OCCUR, PLANT CLEAR OF SUCH SERVICES AND OBSTRUCTIONS AND PROTECT THEM FROM DAMAGE BY MACHINES AND EQUIPMENT.
- REMOVE ALL PLANTS FROM THEIR CONTAINERS IN SUCH A MANNER AS TO DO AS LITTLE DISTURBANCE AS POSSIBLE TO THE ROOTS. WHERE NECESSARY, GENTLY TEASE OUT ROOTBALLS BEFORE PLANTING AND TRIM IF NECESSARY. PLACE PLANTS IN HOLES IN AN UPRIGHT POSITION AND BACKFILL LEVEL WITH TOP OF ROOTBALL. COMPACT SOIL BY HAND.
- FOR TREE AND SHRUB PLANTING, REFER TO AND FOLLOW PLANTING DETAILS ON THIS PAGE.

1.3 SOIL CONDITIONER

- AFTER SITE WORKS AND BEFORE PLANTING SUPPLY AND INSTALL SOIL CONDITIONER TO ALL PLANTING AREAS.
- PRIOR TO PLACEMENT ENSURE ALL BASE MATERIAL IS CLEAN, FREE DRAINING AND FREE OF ALL BUILDER'S RUBBLE, RUBBISH, DELETERIOUS MATERIAL AND CONTAMINATION. ALL AREAS CONTAMINATED BY THE BUILDER OR OTHERS SHALL BE REMOVED AND REPLACE WITH CLEAN FILL SAND TO THE APPROVAL OF THE SUPERINTENDENT.
- PLACE SOIL CONDITIONER TO A DEPTH OF 15MM OVER THE FULL EXTENT OF AREAS TO BE CONDITIONED. ROTARY-HOE OR SPADE DIG WHERE NECESSARY SOIL CONDITIONER INTO EXISTING SITE SOIL TO A DEPTH OF 80MM TO PRODUCE A FULLY HOMOGENEOUS MIX. REMOVE ALL RUBBLE OR OTHER EXTRANEIOUS AND DELETERIOUS MATTER EXPOSED AS A RESULT OF CULTIVATION, INCLUDING ANY BASE COURSE MATERIAL.
- SOIL CONDITIONER SHALL COMPLY WITH AS4454 COMPOSTS, SOIL CONDITIONERS AND MULCHES.

1.4 FERTILISING

- AFTER PLANTING AND AT TIME OF BACK FILLING ALL PLANTS ARE TO RECEIVE APPROVED PROPRIETARY ITEM OF EIGHT TO NINE MONTH SLOW-RELEASE FERTILISER SUITABLE FOR AUSTRALIAN NATIVE PLANTS.
- FERTILISER TO BE APPLIED IN BACKFILL (BELOW GROUND) DURING PLANTING AT THE MANUFACTURERS' RECOMMENDED RATE FOR THE RELATIVE PLANT SIZE.

2. ROLL ON TURF

2.1 KIKUYU TURF

- TURF SHALL BE CERTIFIED STING NEMATODE FREE.

2.2 MINOR PREPARATION

- REMOVE ALL RUBBISH, ROOTS AND STONES GREATER THAN 10MM IN DIAMETER TO A DEPTH OF 100MM AND GRADE TO EVEN GRADES. GRADE OUT ALL DEPRESSIONS AND HUMPS LESS THAN 150MM FROM THE GENERAL GRADE.
- ALL SURFACES PREPARED FOR GRASSING TO FINISH FLUSH WITH ADJOINING PAVED AREAS.
- ALL GRADING WORKS SHALL BE UNDERTAKEN BY HAND WORK OR BY MACHINE AS IS APPROPRIATE TO THE WORK HOWEVER ALL GRADING AND EARTHWORKS WITHIN A DISTANCE OF 600MM RADIUS OF SPRINKLERS OR OTHER FIXED RETICULATION APPARATUS SHALL BE HAND WORKED TO PREVENT DAMAGE TO EQUIPMENT. NO IRREGULARITIES, DEPRESSIONS, HOLLOWES OR ABRUPT CHANGES IN GRADES OR FALLS WILL BE ACCEPTED.

2.3 FERTILISING

- PRIOR TO TURF LAYING SUPPLY AND SPREAD TO THE FULL EXTENT OF AREA TO BE TURFED PELLETISED ORGANIC FERTILIZER EQUAL OR EQUIVALENT TO "DYNAMIC LIFTER" AT THE RATE OF 100 GRAMS PER SQUARE METRE TO THE APPROVAL OF THE SUPERINTENDENT.

2.4 WATERING

- BEFORE COMMENCING PLANTING, ENSURE ADEQUATE WATERING SERVICES AND EQUIPMENT ARE AVAILABLE AND PROPERLY FUNCTIONING.
- AREAS TO BE TURFED SHALL FIRST BE WATERED TO A DEPTH OF 100MM AND LAYING SHALL BE CARRIED OUT IMMEDIATELY AFTER WATERING.

2.5 TURF LAYING

- LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, AND SO THAT THE FINISHED TURF SURFACE FINISHES 20MM BELOW ADJACENT FINISHED SURFACES OF EDGING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHTING NOT MORE THAN 90 KG/M OR A PLATE COMPACTOR.

2.6 TOP DRESSING

- UNDERTAKE TOP DRESSING AS REQUIRED TO PRODUCE A TRUE AND EVEN SURFACE TO THE FULL EXTENT OF TURF AREAS FREE OF HUMPS, HOLLOWES AND DEPRESSIONS. SHOULD TOP DRESSING BE REQUIRED, UNDERTAKE WHEN THE TURF IS ESTABLISHED. MOW CLOSELY, REMOVE CUTTINGS AND LIGHTLY TOP DRESS TO A DEPTH OF 10MM WITH APPROVED QUALITY TOP DRESSING SAND. RUB THE DRESSING WELL INTO THE JOINS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACE.

2.7 FERTILISING

- ONE WEEK AFTER LAYING TURF APPLY A QUALITY PROPRIETARY BRAND FERTILISER TO THE WHOLE AREA .
- EVENLY SPREAD FERTILISER AT THE RATE INDICATED ON PACKET AND IMMEDIATELY THOROUGHLY WATER IN.

3. EXISTING TREE

- EXISTING TREE TO BE RETAINED SHALL BE PROTECTED DURING WORKS TO AS 4970:2025 PROTECTION OF TREES IN DEVELOPMENT SITES.

4. MULCH

- ALL MULCH SHALL MEET AUSTRALIAN STANDARD 4454-2012.
- SITE MULCH SHALL BE BLOWABLE AQUAMOR MULCH.
- VERGE MULCH SHALL BE CHUNKY PINE BARK WOOD CHIPS
- MULCH IS TO BE COMPLETELY FREE OF ALL NOXIOUS WEEDS, SEEDS AND FUNGUS, INSECT PESTS AND OTHER DELETERIOUS MATERIAL.
- ALL GARDEN BEDS TO BE MULCHED TO A MINIMUM DEPTH OF 75MM, KEEPING MULCH CLEAR OF PLANT STEMS.
- TIDY AND GRADE MULCH AFTER APPLICATION, FINISHING 20MM BELOW SURROUNDING HARD SURFACES.

4.2 STONE MULCH

- STONE MULCH IS 20MM RAINBOW STONE STABILISED WITH PERMEABLE RESIN BINDER.

5. STEPPING PAVING

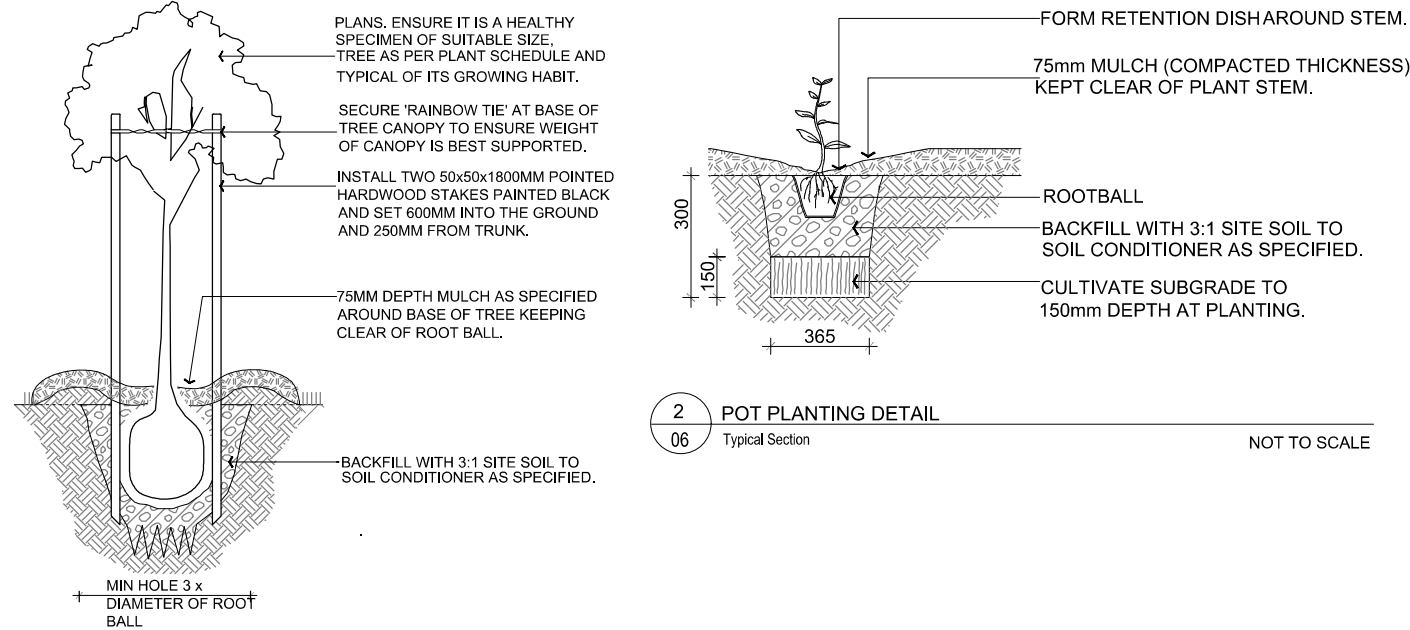
5.1 PAVING UNITS

- PAVING UNITS SHALL BE SUPPLIED TO THE DIMENSIONS AND COLOURS AS SHOWN ON THE DRAWINGS.
- PAVERS SHALL BE FIRMLY HAUNCHED WITH CONCRETE.
- ALL PAVERS TO BE SEALED WITH A PENETRATING MATT FILM SEALER TO MANUFACTURER'S INSTRUCTIONS.

6. IRRIGATION

- ALL GARDEN BEDS, TREES AND TURF AND PLANTED VERGE AREAS SHALL BE IRRIGATED.
- THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT AND INSTALLATION OF IRRIGATION SYSTEM.
- CONTROLLER LOCATION TO BE CONFIRMED ON SITE.
- WATER IS SCHEME WATER.
- AT TIME OF COMPLETION THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED, WORKING EFFICIENTLY AND EFFECTIVELY AND WATERING TIMES PROGRAMMED.

TYPICAL DRAWINGS





URBAN*Retreat*
GARDEN DESIGN

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		rev	1