



LANDSCAPE PLAN

LOT 14 DP 792128

LOT 1 DP 525896

LOT 11 DP 593328

BANGALOW ROAD, BYRON BAY



PREPARED FOR PROPEL INVESTMENT MANAGEMENT

OCTOBER 2023

PAGE 1 NOTES

PAGE 2 LANDSCAPE PLANTING PLAN

Special notes

- Plantings are to be of local provenance.

GENERAL NOTES

Plant selection is based on site characteristics and soil type, locally occurring vegetation communities and the Brunswick Valley Landcare publication My Local Native Garden (2011).

This plan does not show all existing and/or proposed underground and overhead services. The location of services should be determined and marked on site prior to any excavation.

PROTECTION OF NATIVE VEGETATION

All care should be taken to minimise damage to any trees or native groundcover plants to be retained.

CONDITION OF PLANTING STOCK

Plant stock shall be of the sizes specified in the Plant Schedule. All plant stock is to:

- Be well established and have a healthy well established root system
- have a balanced crown consistent with the species and variety
- be sun hardened and suitable for planting in the specific microclimate of the site
- show no evidence of myrtle rust or pest, insect or disease damage

All trees shall comply with AS 2303 and be true to the type of species specified (including variety or cultivar name). The foliage size, texture and colour at the time of delivery must be consistent with the size texture and colour exhibited by healthy specimens of the same species.

SOIL

Existing soils are mapped by Morand (1994) as 'Tyagarah Soil Landscape' which consists primarily of deep moderately well drained minimal prairie soils.

For garden areas and backfilling tree holes use imported garden soil. Imported garden soil must be a 'premium quality' landscape garden mix and:

- be of a friable and porous nature with no refuse or material toxic to plant growth,
- be free of extraneous matter (stones, lumps, root matter or sticks) larger than 20mm in size,
- have an organic matter content of at least 25 by mass,
- have a pH between 5-7 and an electrical conductivity of 0.4-1.0.

MAINTENANCE

All planting works shall be maintained for a period of 12 months from the date of completion. Maintenance is to consist of:

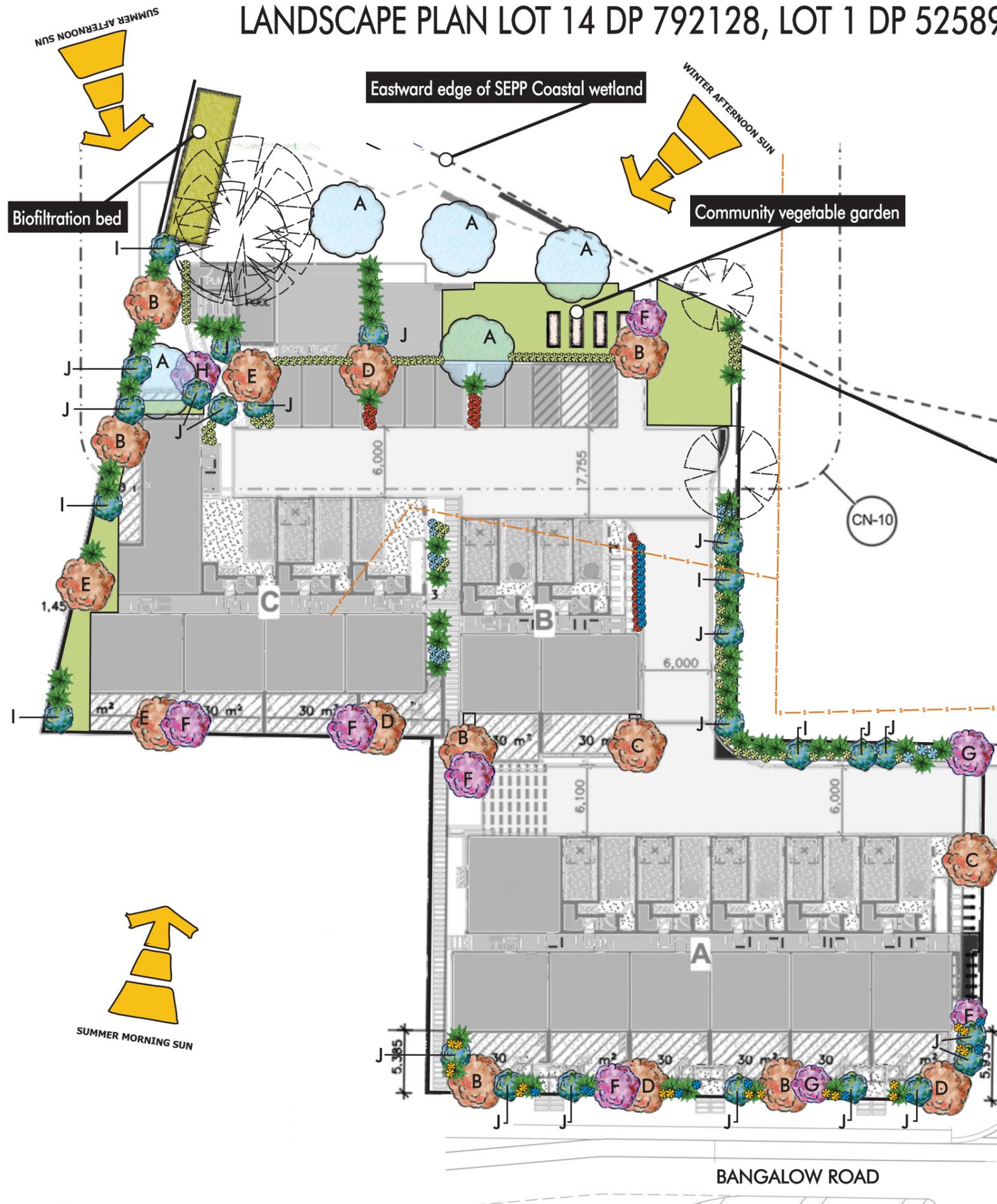
- watering as required to maintain plants in a healthy and vigorously growing condition
- replenishment of soil and mulch to the design depths
- removal of any rubbish and litter
- control of weed species and pest and disease control
- pulling mulch away from the base of plants
- fertilising if required to achieve satisfactory growth.
- replacement of any failed, damaged or missing plants

PLANTING NOTES

Following the installation of soils to the required depths, planting holes are to be excavated at approximately twice the width of the plant rootball. The plant is to be planted level into the site soil. Holes are to be backfilled with imported garden soil lightly compacting the backfilled soil. Plants are to be deeply watered immediately after planting. Mulch is to be spread in garden beds and pulled away from trunk or stem of plant.

Landscape beds and individual trees are to be mulched with 'Course tea tree mulch' to a depth of 100mm.

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KEY TO PLANTINGS

KEY	COMMON NAME	BOTANICAL NAME	APPROX. MATURE HEIGHT (M)	APPROX. MATURE SPREAD (M)	NUMBER	CONTAINER SIZE
A	Swamp mahogany	<i>Eucalyptus robusta</i>	18	8	5	400mm
B	Tuckeroo	<i>Cupaniopsis anacardioides</i>	12	6	5	400mm
C	Broad-leaved paperbark	<i>Melaleuca quinquenervia</i>	15	10	2	400mm
D	Bennett's ash	<i>Flindersia bennettiana</i>	15	8	4	400mm
E	Pink euodia	<i>Melicope elleryana</i>	12	6	3	400mm
F	Blueberry ash	<i>Elaeocarpus "Prima donna"</i>	7	3	6	400mm
G	Green bolly gum	<i>Neolitsea dealbata</i>	9	4	2	400mm
H	Water gum	<i>Tristaniopsis "Luscious"</i>	7	4	1	400mm
I	Glossy laurel	<i>Cryptocarya laevigata</i>	4	3	5	200mm
J	Dwarf riberry	<i>Syzygium "Cascade"</i>	3	1.5	20	200mm
K	Broad-leaf palm-lily	<i>Cordyline rubra</i>	3	1.5	20	200mm
L	Slender palm-lily	<i>Cordyline stricta</i>	2	1	25	200mm
M	Coastal cordyline	<i>Cordyline congesta</i>	2	1	25	200mm
N	Cunjevoi	<i>Alocasia brisbaniensis</i>	1.5	1	20	140mm
O	Blue flax lily	<i>Dianella caerulea</i>	0.7	0.7	25	140mm
P	Tall sedge	<i>Carex appressa</i>	1	1	30	140mm
Q	Dwarf matrush	<i>Lomandra longifolia 'Verday'</i>	0.6	0.6	95	140mm
R	Midjinberry	<i>Austromyrtus dulcis</i>	1	1	20	140mm

KEY

- Native tree to be retained
- Sewer line

