

PARKLAKE ADARE

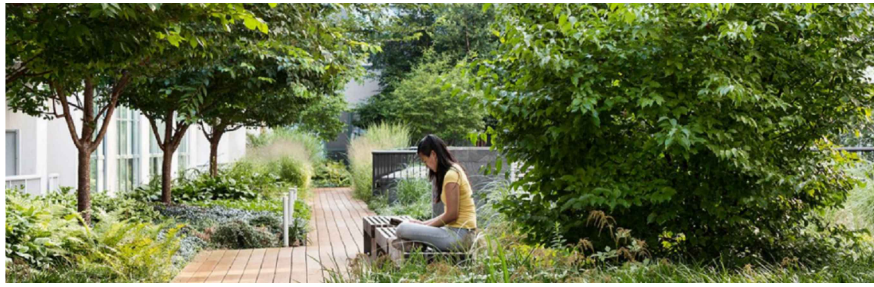
Stage 4&5 Park Facilities

63 Redbank Creek Road,
Adare QLD 4343

SUBDIVISION DEVELOPMENT - OP WORKS - LANDSCAPE

CONTENT

DESCRIPTION	DRAWING	ISSUE	DATE	STATUS
specifications	230802 20	a	11/11/24	preliminary issue
site plan	230802 21	d	17/02/25	preliminary issue
landscape plan	230802 22	f	17/02/25	preliminary issue
landscape plan	230802 23	f	17/02/25	preliminary issue
planting plan	230802 24	c	17/02/25	preliminary issue
planting plan	230802 25	d	17/02/25	preliminary issue
planting schedule	230802 26	b	22/11/24	preliminary issue
details	230802 27	b	22/11/24	preliminary issue
tree retention plan	230802 28	d	17/02/25	preliminary issue
levels plan	230802 29	b	17/02/25	preliminary issue
levels plan	230802 30	b	17/02/25	preliminary issue



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 on site prior to the commencement of construction, and ensure that they will not have an effect on the works. The Landscape Contractor is advised to visit the site to satisfy themselves as to local conditions, accessibility, storage space, the full extent and character of the works and the site, the nature of the ground, the supply of materials and water and the execution of the contract generally. No claim will be allowed for any alleged inadequacy of the description herein. Should there be any conflict, the Contractor shall notify the Landscape Architect immediately.

Establish exact locations of services, drains, sewers and water supply lines and points prior to commencing works and ensure their protection during the works.

Figured dimensions shall take precedence over scale measurements and large scale drawings over small scale. Unless otherwise specified the Drawings and Specification shall include everything reasonable for the proper and entire completion of the work.

Verify discrepancies between Specification and Drawings with the Landscape Architect before proceeding with the particular work. Failure to do so will not be taken as a reason to claim for extra work.

Convey soils, earth, sand, loose debris and the like to or from the site in a manner that will prevent dropping of materials on streets, public and private areas. Ensure that the wheels, tracks and body surfaces of all vehicles and plant leaving the site are free of mud and that mud is not carried onto adjacent paved streets or other areas. Restrict dust caused by the Works to a minimum. Take all practicable steps to minimise noise resulting from the Works.

Check all delivery tickets, labels, identification marks and, the goods themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that:-
All stock has been adequately protected for loading and in transit. The sources, types, qualities, finishes and colours are correct, and match any approved samples.

The correct species, cultivars, pot sizes, plant height, girth or spread have been supplied for each consignment from the supplier. All materials should be clean, undamaged and otherwise in good condition.

Ensure adequate provision is made for the protection and storage of deliveries. In particular ensure that:-
Materials which may deteriorate with storage must not be stockpiled on site. Adequate and appropriate provision is made for storage prior to deliveries arriving on site. ALL materials in storage are to be suitably protected from physical damage and extremes of weather. Keep storage areas neat and tidy.

Unless otherwise specified, reinstate all existing surfaces, items, structures and anything disturbed or damaged by the performance of the works, to its condition at the commencement of the Contract, other than that forming part of or directly modified by the new work. Remove and cart away debris, spoil and surplus building materials from the site and buildings, with the exception of those works associated with others prior to practical completion.

Fire Ant Control
The Landscape Subcontractor is to allow to carry out all necessary measures, inspections and safeguards to ensure Fire Ants do not enter the site via equipment, machinery, materials and plant stock.

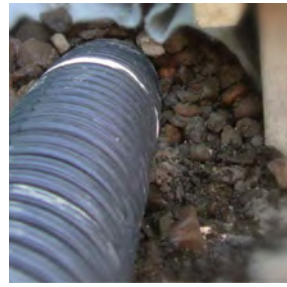


EXCAVATION AND EARTHWORKS

Inspect the site and ascertain the nature of excavation required and the working conditions that will be encountered prior to the commencement of work. The location of topsoil stockpiles, roadway and cut embankment profiles and water connection points must be taken into account.

Surface drainage shall be diverted clear of excavations and covers shall be provided where necessary for safety. Ensure that run-off is not concentrated onto adjoining properties and does not cause a nuisance thereto. Finished surfaces shall be graded in accordance with Construction Plans.

Erect barriers as required to prevent excavated material and rocks from intruding onto adjoining properties.



CULTIVATION & SUBSURFACE DRAINAGE

The Landscape Subcontractor is to provide for sufficient surface and sub-surface drainage to garden and grass areas to ensure adequately drained soft landscaped areas free from surface ponding water and heavy/ waterlogged soils. Surface and sub-surface drainage is to aid in the healthy growth and continued thriving of all plant stock and grass areas.

Comply with the relevant Australian Standards to the extent that they are relevant and not over-ridden by the specification.

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

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



FILL & TOPSOIL

Fill and subsoil material used to make up levels shall be re-used from previous earthworks operations on site where possible which is composed of natural site subsoils but free from stones, sticks, roots, rubbish and material toxic to plant growth.

Supply and install imported topsoil where necessary that complies with Australian Standards 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 and material toxic to plant growth. Modified topsoil shall have a friable structure with good drainage and high organic content.



EROSION AND SEDIMENT CONTROL

The Landscape Contractor shall ensure measures to minimise erosion and sedimentation of the site, surrounding areas, water and drainage systems, in accordance with the Environmental Protection (Water) Policy 1997.

Methods of protection shall include but not be limited to the following:

- Construction of temporary surface swales;
- Diversion and dispersal of concentrated flows to point where the water can pass through the site without damage;
- Construction and maintenance of silt traps (eg hay bales) to prevent the discharge of scoured materials to downstream areas;
- Progressive restoration of disturbed areas;
- Construction of temporary siltation fencing.

Any erosion damage reinstatement or cleanup as a result of the contractor not adequately protecting the site, materials or the works shall be the responsibility of the landscape contractor.

Remove temporary erosion control measures when they are no longer required.



PLANT SUPPLY

The Landscape Contractor shall supply plants as specified in the planting schedule. Plants shall be delivered on site true to pot size, species and type, and free of weeds, disease and fungal infection. Substitutes will not be made without prior consent of the Landscape Architect.

Ensure that trunks and branches are free of dieback, cavities, sunburn and secretions. Trunk and branches are to be evenly tapered and textured typical of the specie. Plant material is to be matured enough to support themselves without staking.



EXISTING TREES

Protect all existing vegetation unless otherwise specified. All vegetation and weed removal is to be carried out using industry standard accepted safety procedures and equipment to ensure personal and environmental protection. Avoid damage to nearby trees and surroundings.

Grub out stumps and roots over 75mm diameter to a minimum depth of 500mm below sub-grade. Stumps less than 75mm diameter shall be cut off at ground level and treated to prevent regrowth.

Completely remove woody weeds within the extent of works.



ENVIRONMENTAL PROTECTION

The Landscape Contractor should consider in every instance whether the use of chemicals is strictly necessary before application, and assess the product, site conditions and species to ensure minimum risk to his employees, other users of the site and the environment, and take appropriate safety precautions in accordance with all current statutory regulations.



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.

Turf to be free from nutgrass or other noxious weeds or any other material deleterious to plant growth.

Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.



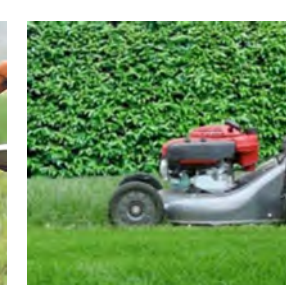
MULCH

Supply and install organic mulch to a minimum of 100mm and gravel mulch to a minimum of 50mm. Ensure mulch meets Australian Standards and is free from deleterious matter, fungi and disease. Mulch shall finish 25mm below adjacent surfaces.



FERTILISER

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates. Store in a dry secure environment. Apply according to manufacturer's recommendations (rate/reapplication/watering).



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.

PROJECT

230802

PARKLAKE ADARE Park
63 redbank creek road,
adare qld 4343

DRAWING

stage 4 park | specifications

drawing no 230802 20
drawn ps
scale 1:400@A3
date nov 2024
issue a



CLIENT

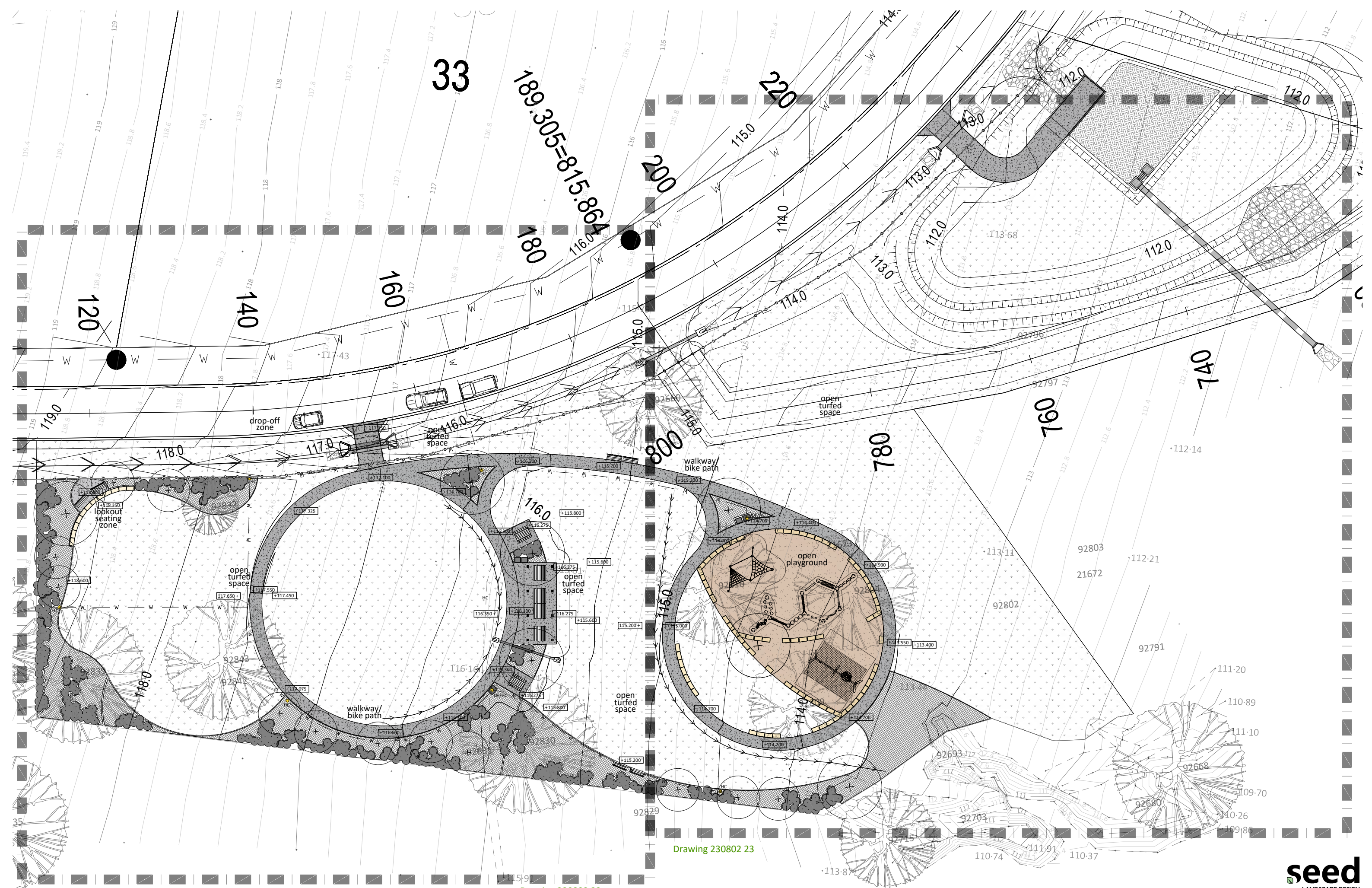
parklake adare

seed
LANDSCAPE DESIGN

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po box 527 paddington qld 4064
www.seedlandscapes.com.au

abn 85 468 007 510





PROJECT
230802
 PARKLAKE ADARE Park
 63 redbank creek road,
 adare qld 4343

DRAWING
stage 4 park | site plan
 drawing no 230802 21
 drawn st
 scale 1:400@A3
 date feb 2025
 issue d

CLIENT
 parklake adare

Drawing 230802 22

Drawing 230802 23

RETAINING:
 Refer to *engineer consultants* drawings for retaining wall details and proposed TOW levels to development. The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland (RPEQ). Retaining structures inclusive of its foundations must not encroach onto any adjoining property or road reserve.
NOTE: Retaining structures and toe/trench footing foundations must not encroach into any adjacent garden zones that results in inhibited plant growth

ORGANIC MULCH:
 75mm deep organic modified site mulch or Green Harvest Mulch to *all* garden beds unless otherwise stated

BOLLARD:
 Bollards at 1500mm spacing to park boundary to limit vehicular access; refer to bollard style as per previous stages; Removable lockable bollard at center of entry crossover, for council access; refer Civil drawing C4430 and C4431

HARDSTAND:
 100mm concrete slab to lookout point; refer to engineers details

SEATING:
 Gossi Park Parkway Seat Range 1800mm Refer to appendix

06 RETAINING/SEATING:
 27 500mmx500mmxrandom bushsawn sandstone to turf edge as casual seating

01 TREE PLANTING:
 27 Shade trees with non-invasive root systems to maintain privacy and aid in sustainable building practices

03 SHRUB PLANTING:
 27 Low shrub planting to garden bed to maintain CPTED principles

02 GARDEN PLANTING:
 27 Native groundcovers and grasses to garden zones

EXISTING TREES:
 Protect and retain existing trees as per local council guidelines and AS4970

GARDEN EDGING:
 Sprayed edge to maintain turf/garden division

SOIL PREPARATION:
 All Garden beds to natural ground to be cultivated/ scarified to 300mm depth minimum to rectify compaction caused by construction process. Contractor to increase aeration, water holding capacity and nutrients required for optimal plant growth

EARTHWORKS:
 Refer to *Civil drawing C4501 and C4551* for existing and proposed levels to development, including stormwater drainage

SEATING:
 Gossi Park Parkway Seat Range 1800mm; 6x throughout site; Refer to appendix

PEDESTRIAN PATH:
 1500mm wide concrete slab (100mm) to access park; refer to engineers details

TABLE SETTING:
 Gossi Park Parkway Seat Range 1800mm; 6x throughout site Refer to appendix

RUBISH BIN:
 Gossi Park Tamora Bin; 3x throughout site; Refer to appendix

SHELTER:
 Gossi Park Capricorn Shelter 8mx4m; Refer to appendix

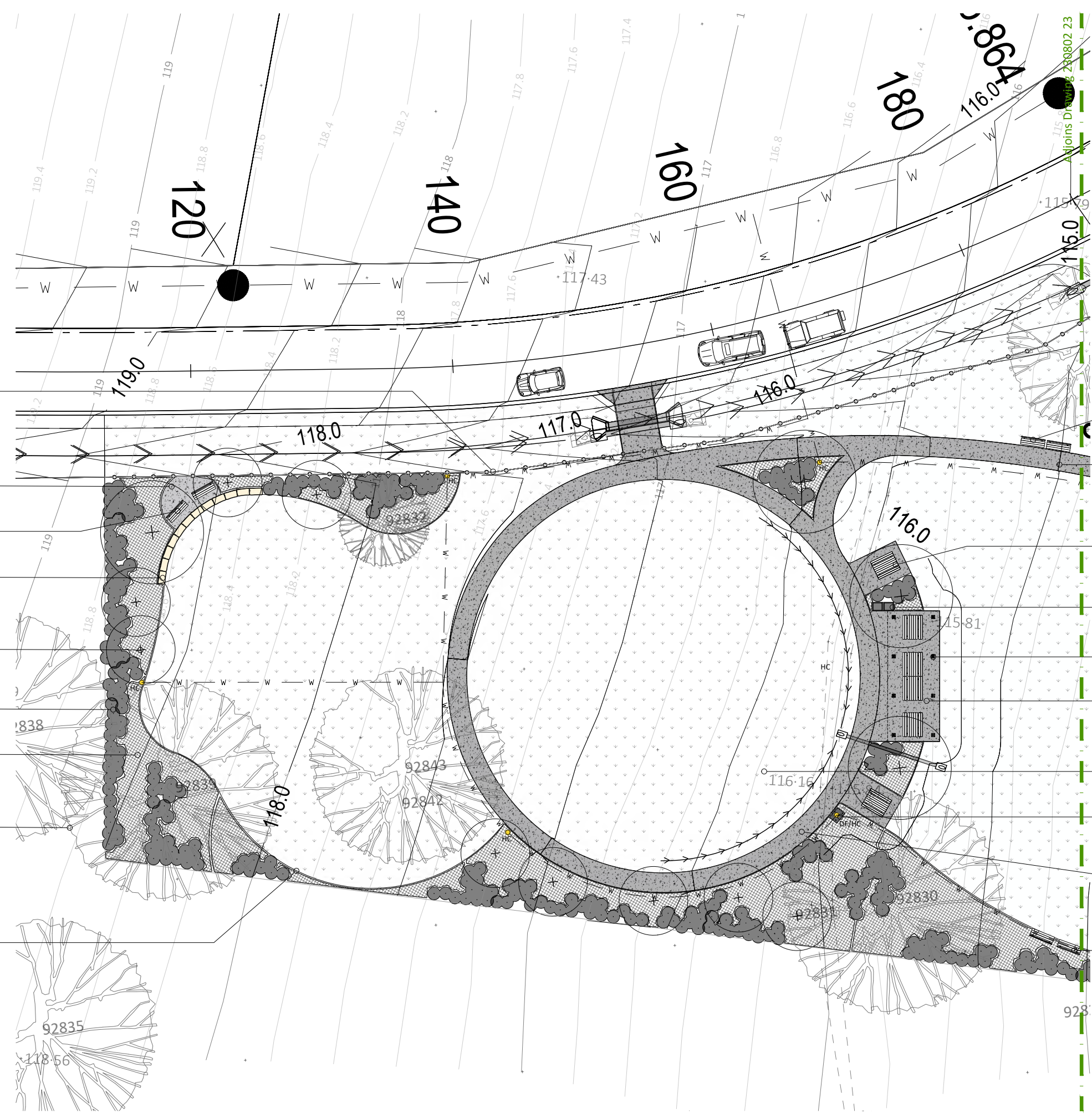
HARDSTAND:
 100mm concrete slab to picnic area; refer to Civil drawing C4300

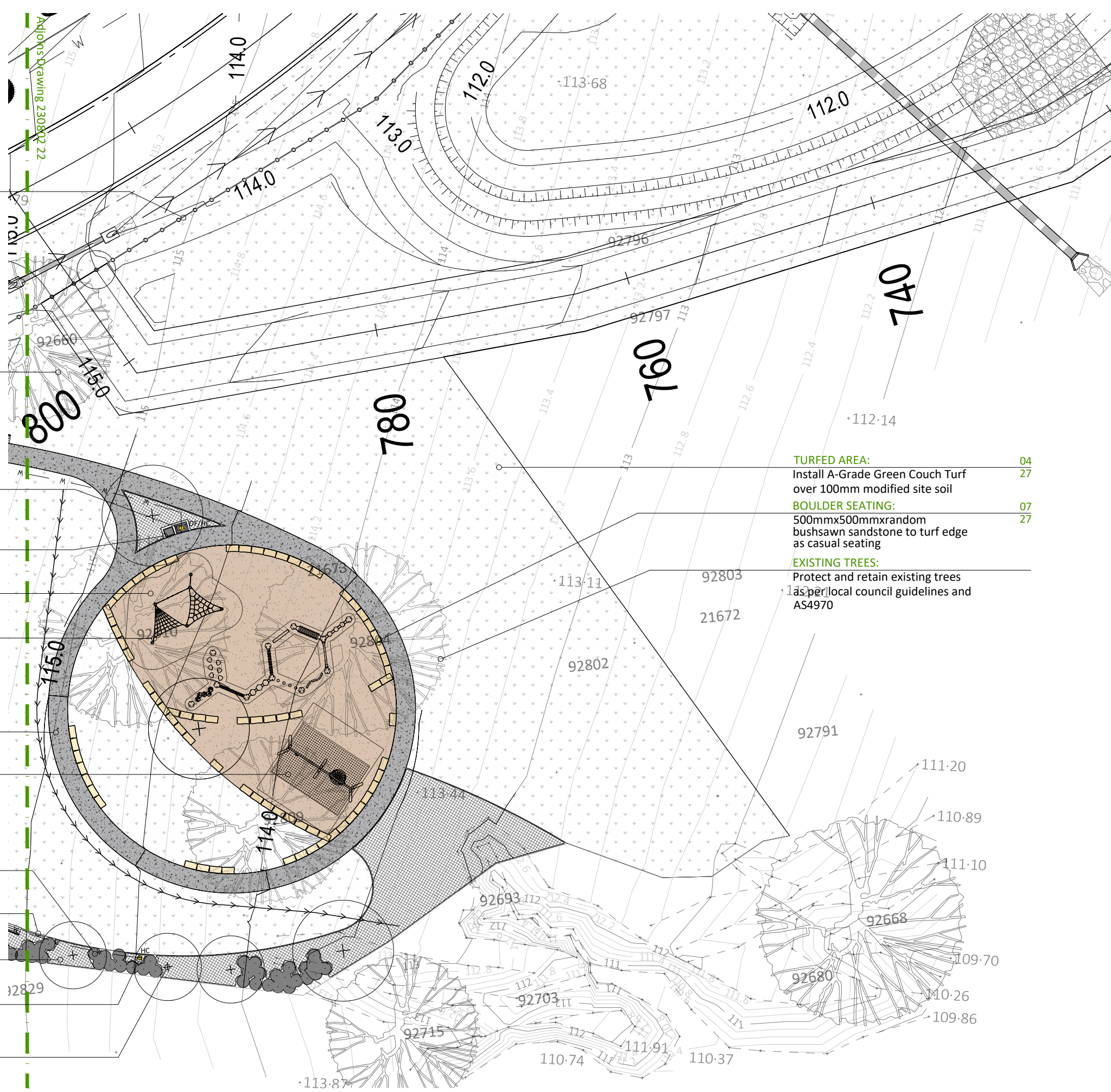
TURFED AREA: 04
 Install A-Grade Green Couch Turf over 100mm modified site soil 27

DRINKING FOUNTAIN:
 Gossi Park Cronulla Drinking Fountain with maintenance hosecock; 2x throughout site; Refer to appendix

PEDESTRIAN PATH:
 1500mm wide concrete slab (100mm) to access park; refer to Civil drawing C4300

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 Gossi Park Parkway Seat Range 1800mm Refer to appendix





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Bollards at 1500mm spacing to park boundary to limit vehicular access; refer to bollard style as per previous stages; Removable lockable bollard at center of entry crossover, for council access; refer Civil drawing C4430 and C4431

EXISTING TREES:
Protect and retain existing trees as per local council guidelines and AS4970

DRINKING FOUNTAIN:
Gossi Park Cronulla Drinking Fountain with maintenance hosecock; 2x throughout site; Refer to appendix

RUBISH BIN:
Gossi Park Tamora Bin; 3x throughout site; Refer to appendix

SOFTFALL:
300mm depth organic softfall to play area, as per AS guidelines

PLAY GROUND EQUIPMENT:
PlayWorks play equipment (refer to appendix)
- 1x Moduplay Forest Traverse (CL-1010)
- 1x Moduplay Nebula (NS-1055)
- 1x Moduplay Nest Swing (S-9902)

PEDESTRIAN PATH:
1500mm wide concrete slab (100mm) to access park; refer to Civil drawing C4300

RUBBER SOFTFALL:
Rubber softfall under swing zones to prevent wear pads, as per AS guidelines

03 SHRUB PLANTING:
27 Low shrub planting to garden bed to maintain CPTED principles

GARDEN EDGING:
Sprayed edge to maintain turf/garden division

02 GARDEN PLANTING:
27 Native groundcovers and grasses to garden zones

HOSECOCK:
Hosecock tap on aluminum post for use by maintenance staff; 5x throughout site

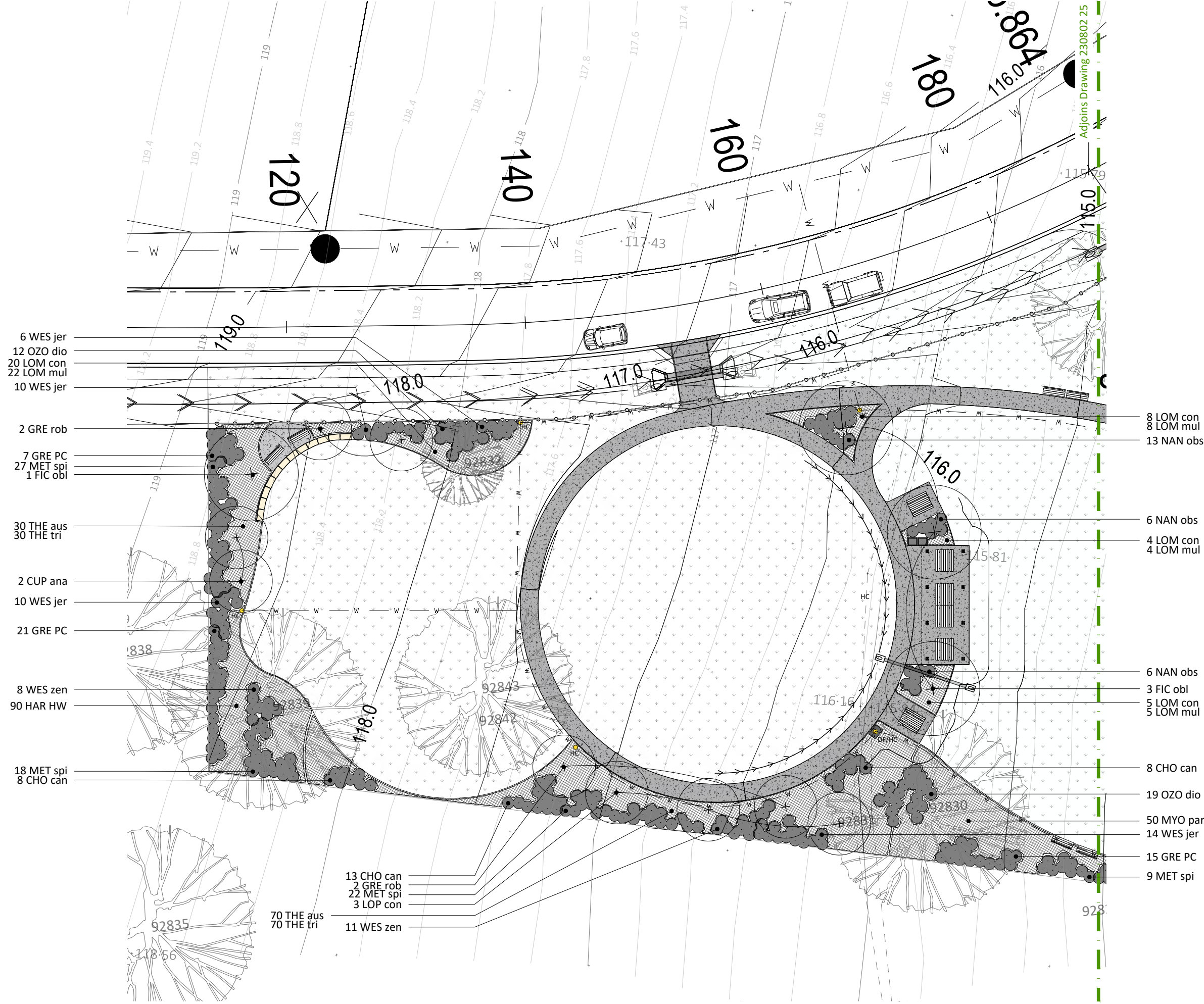
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Install A-Grade Green Couch Turf over 100mm modified site soil 27
- BOULDER SEATING:** 07
500mmx500mmxrandom bushsawn sandstone to turf edge as casual seating 27
- EXISTING TREES:**
Protect and retain existing trees as per local council guidelines and AS4970



- 6 WES jer
- 12 OZO dio
- 20 LOM con
- 22 LOM mul
- 10 WES jer
- 2 GRE rob
- 7 GRE PC
- 27 MET spi
- 1 FIC obl
- 30 THE aus
- 30 THE tri
- 2 CUP ana
- 10 WES jer
- 21 GRE PC
- 8 WES zen
- 90 HAR HW
- 18 MET spi
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- 8 LOM con
- 8 LOM mul
- 13 NAN obs
- 6 NAN obs
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- 6 NAN obs
- 3 FIC obl
- 5 LOM con
- 5 LOM mul
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- 15 GRE PC
- 9 MET spi

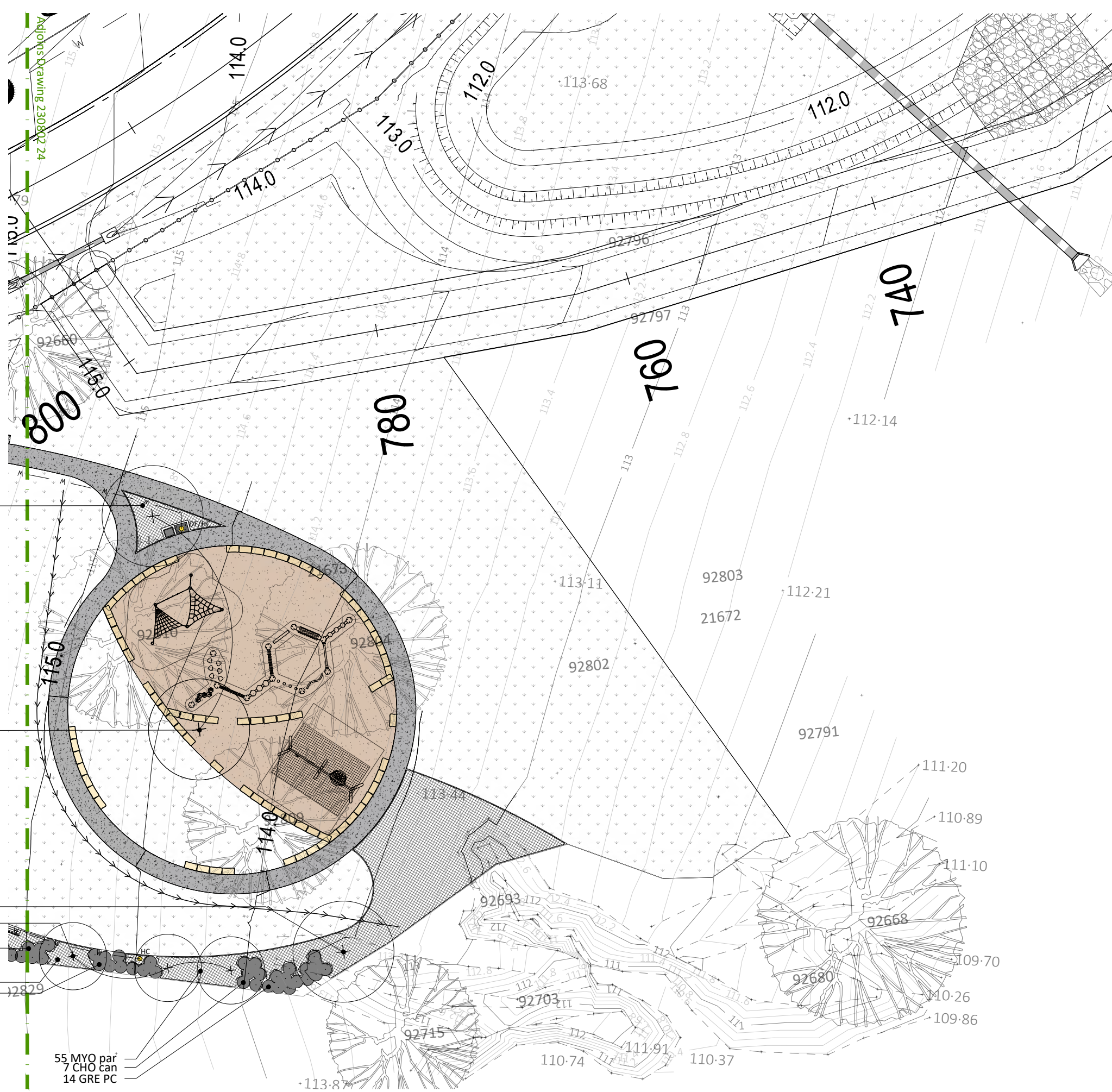
- 13 CHO can
- 2 GRE rob
- 22 MET spi
- 3 LOP con
- 11 WES zen
- 70 THE aus
- 70 THE tri

PROJECT
230802
 PARKLAKE ADARE Park
 63 redbank creek road,
 adare qld 4343

DRAWING
stage 4 park concept
 drawing no 230802 24
 drawn ps
 scale 1:200@A3
 date feb 2025
 issue c

CLIENT
parklake adare

- LEGEND**
- proposed tree
 - protected trees
 - groundcovers/grasses
 - proposed shrubs
 - pedestrian path
 - turfed areas
 - proposed waterline
 - proposed open drain



PROJECT

230802
 PARKLAKE ADARE Park
 63 redbank creek road,
 adare qld 4343

DRAWING

stage 4 park | planting plan

drawing no 230802 25 drawn ps scale 1:200@A3 date feb 2025 issue d



CLIENT

parklake adare

LEGEND

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PROPOSED INNER PLANT SPECIES					
Code	Botanical Name	Common Name	Qty	Pot Size	Hght/Sprd

TREES					
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	2	25Lt	1200mmx1000mm
FIC obl	FICUS obliqua	Small leaved fig	7	100Lt	1800mmx1500mm
GRE rob	GREVILLEA robusta	Silky Oak	4	25Lt	1200mmx1000mm
LOP con	LOPHOSTEMON confertus	Brush Box	6	25Lt	1200mmx1000mm

SHRUBS / SCREENS					
CHO can	CHORETRUM candollei	Sour Bush	37	140mm	300mmx150mm
GRE PC	GREVILLEA 'Peaches & Cream'	Grevillea Peaches & Cream	57	140mm	300mmx150mm
MET spi	METROSIDEROS 'Springfire'	NZ Christmas Bush	77	140mm	300mmx150mm
NAN obs	NANDINA 'Obsession'	Red Nandina	25	140mm	300mmx150mm
OZO dio	OZOTHAMNUS diosmifolius	Rice Flower	31	140mm	300mmx150mm
WES Jev	WESTRINGIA 'Jervis Gem'	Purple Coastal Rosemary	46	140mm	300mmx150mm
WES 'Zen'	WESTRINGIA fruticosa 'Zena'	Dwarf Coastal Rosemary	19	140mm	300mmx150mm

GRASSES & GROUNDCOVERS					
HAR HW	HARDENBERGIA 'Happy Wanderer'	Happy Wanderer	98	tube	200mmx50mm
LOM con	LOMANDRA confertifolia	Matrush	45	tube	200mmx50mm
LOM mul	LOMANDRA multiflora	Many Flowered Mat Rush	45	tube	200mmx50mm
MYO par	MYOPORUM parvifolium	Creeping Boobialla	105	140mm	150mmx300mm
THE aus	THEMEDA australis	Kangaroo Grass	100	tube	200mmx50mm
THE tri	THEMEDA triandra	Seeded Kangaroo Grass	100	tube	200mmx50mm

PROJECT

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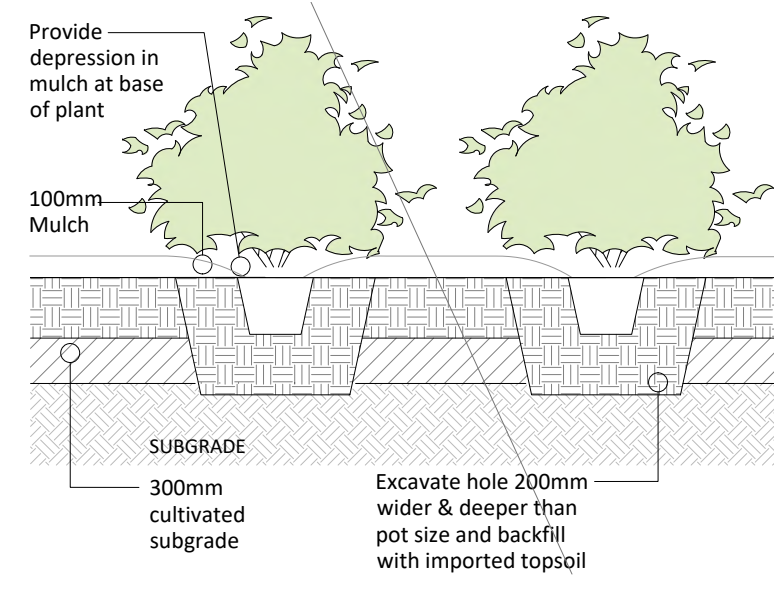
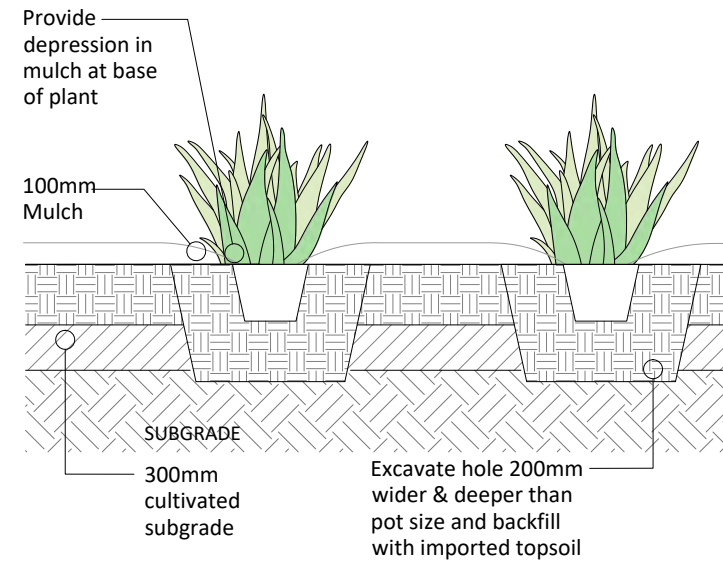
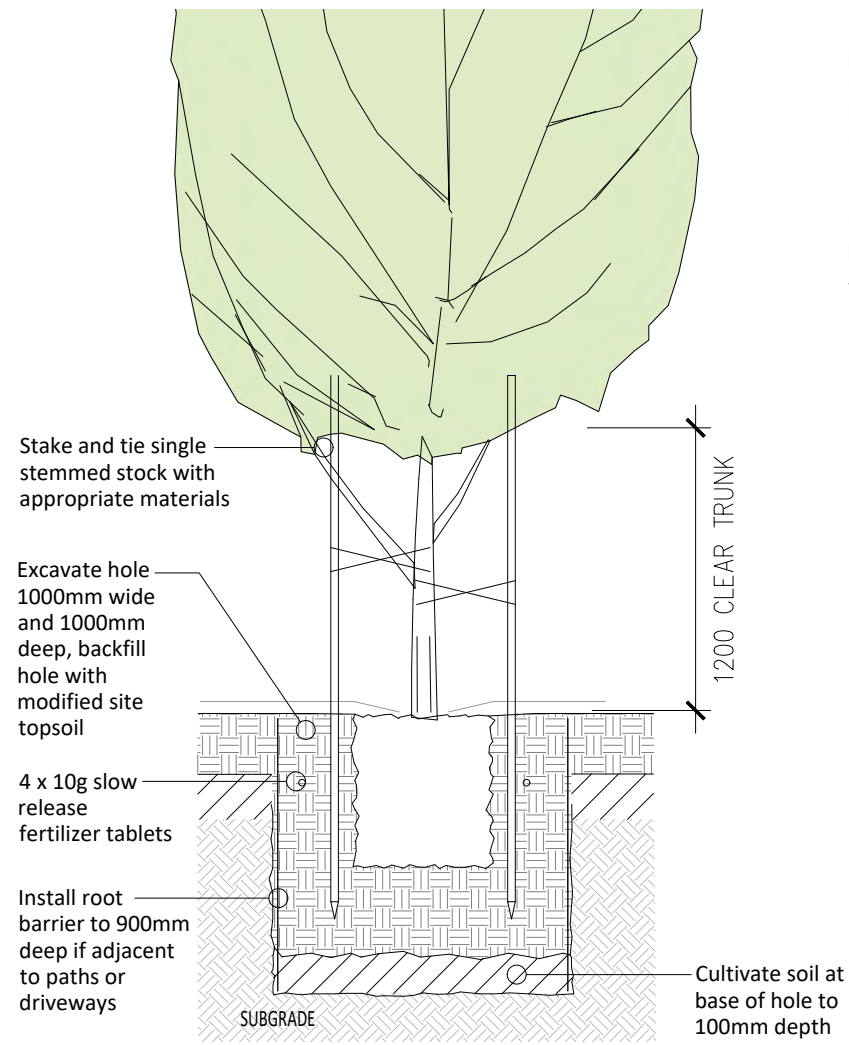
DRAWING

stage 4 park | planting schedule 

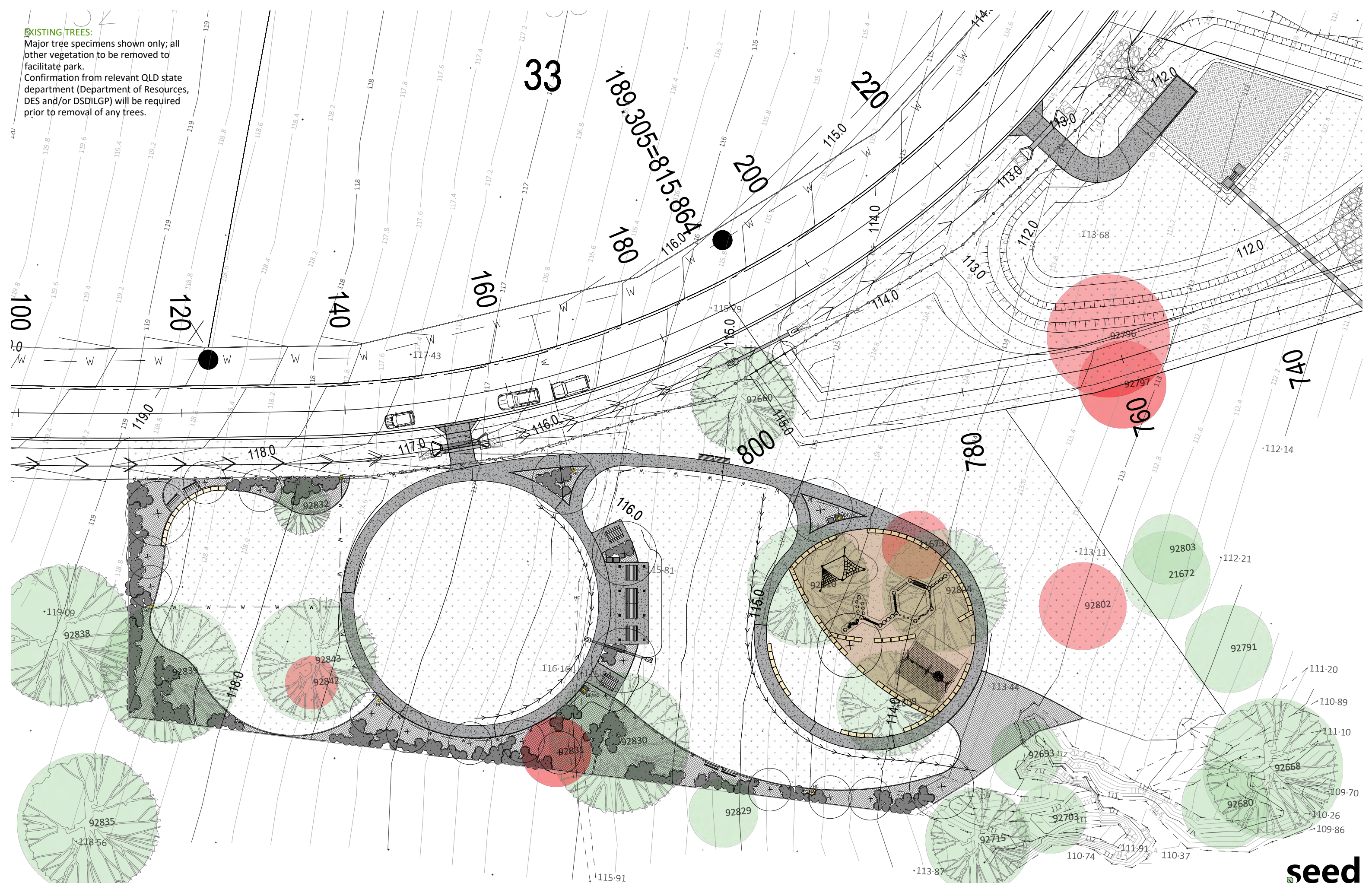
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230802 26	ps	1:400@A3	dec 2024	b

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parklake adare



EXISTING TREES:
 Major tree specimens shown only; all other vegetation to be removed to facilitate park.
 Confirmation from relevant QLD state department (Department of Resources, DES and/or DSDILGP) will be required prior to removal of any trees.



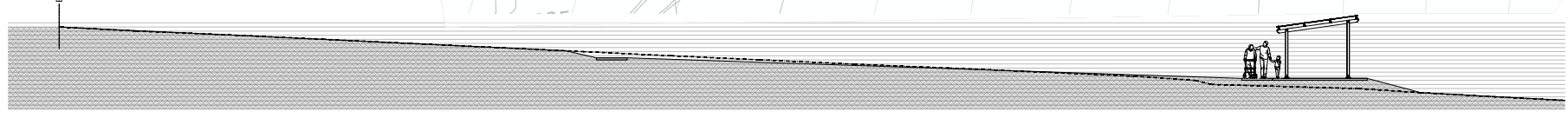
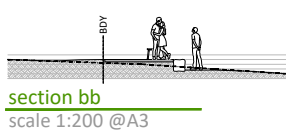
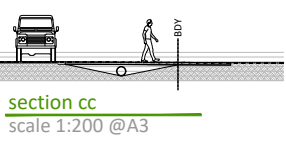
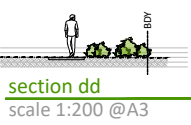
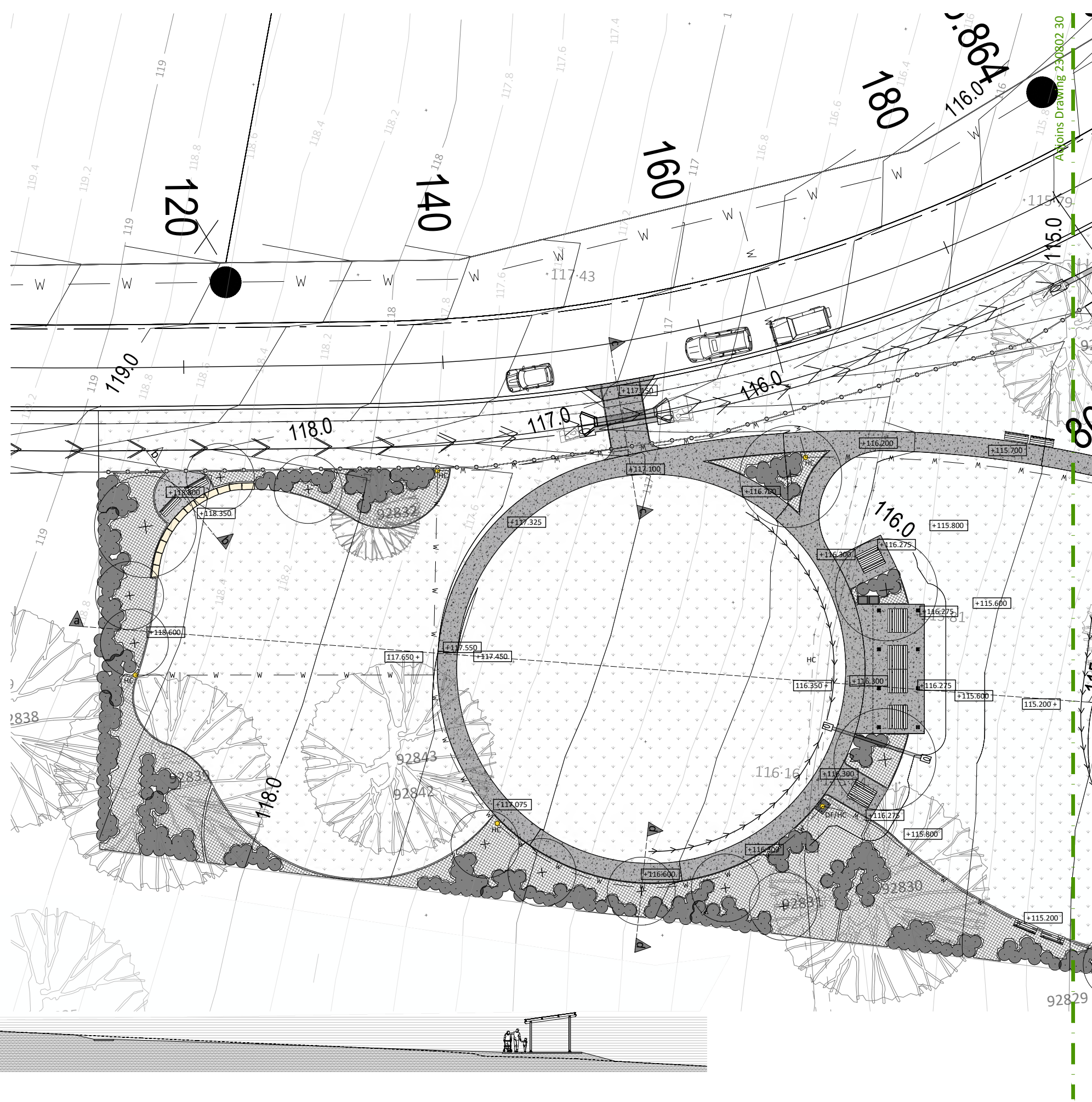
PROJECT
 230802
 PARKLAKE ADARE Park
 63 redbank creek road,
 adare qld 4343

DRAWING
 stage 4 park | tree retention plan
 drawing no 230802 28
 drawn ps
 scale 1:400@A3
 date feb 2025
 issue d

CLIENT
 parklake adare

STORMWATER DRAINAGE PLAN:
Refer to *Van Der Meer* drawings for layout and specifications for stormwater drainage.

PROPOSED CONTOUR PLAN:
Refer to *Van Der Meer* drawings for layout and specifications for contour/civil plans.



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PARKLAKE ADARE Park
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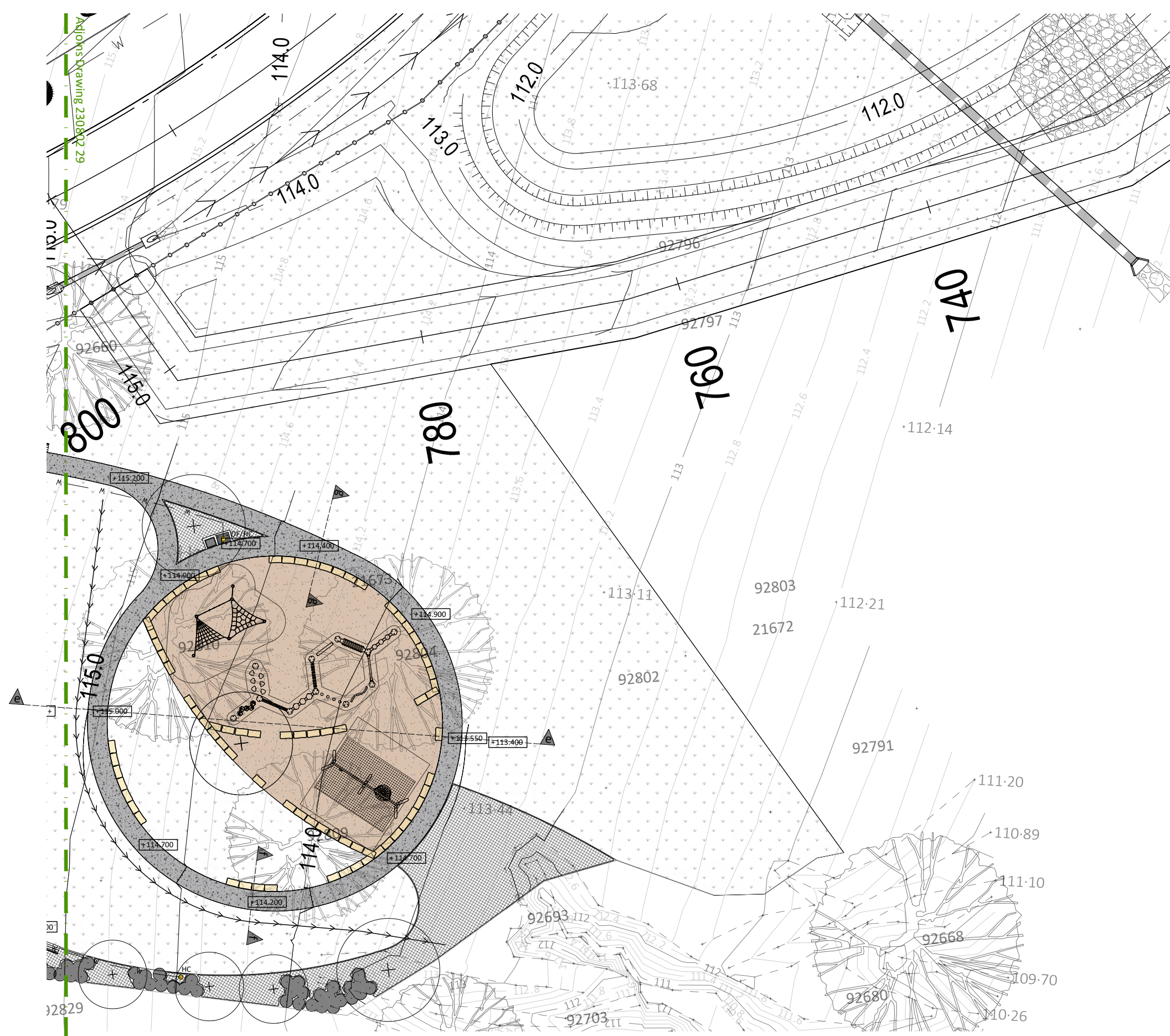
DRAWING
stage 4 park | levels plan
drawing no 230802 29
drawn ps
scale 1:200@A3
date feb 2025
issue b

CLIENT
parklake adare

- LEGEND**
- [Symbol] proposed tree
 - [Symbol] protected trees
 - [Symbol] groundcovers/grasses
 - [Symbol] proposed shrubs
 - [Symbol] pedestrian path
 - [Symbol] turfing areas
 - [Symbol] proposed waterline
 - [Symbol] proposed open drain
 - [Symbol] hosecock

STORMWATER DRAINAGE PLAN:
Refer to *Van Der Meer* drawings for layout and specifications for stormwater drainage.

PROPOSED CONTOUR PLAN:
Refer to *Van Der Meer* drawings for layout and specifications for contour/civil plans.



section gg
scale 1:200 @A3

section ff
scale 1:200 @A3

section ee
scale 1:200 @A3

PROJECT
230802
PARKLAKE ADARE Park
63 redbank creek road,
adare qld 4343

DRAWING
stage 4 park | levels plan
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[Capricorn Shelter](#)

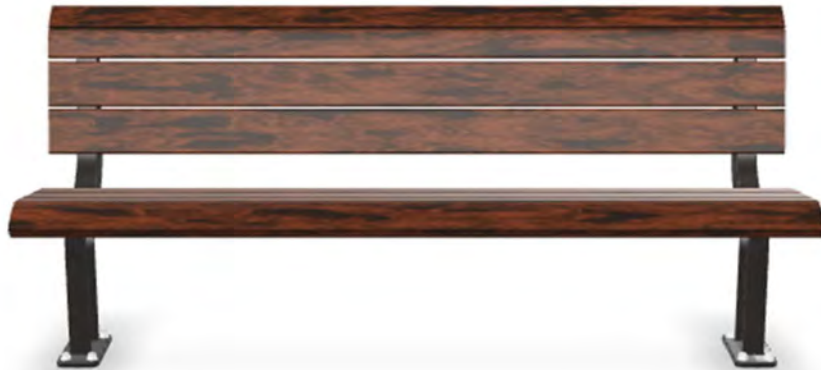
Sizes (m) Length x Width: 8x4

Mounting Type: Flange

Post: Anodised - Black

Frame: Anodised - Black

Roof: Paint – Pale Eucalypt



[Parkway Seat Range](#)

Length (mm): 1800mm

DDA Compliant Design: Yes

Slat Type: eco-slats

Eco Slats: Anodised – Wood-like Spotted Gum

Arms: no-arms

Leg Type: flange-leg

Flange Leg: Anodised - Black



[Access Table Setting](#)

Length (mm): 1800

DDA Compliant : Yes

Leg Type: flange

Flange: Anodised - Black

Slat Type: standard-slats

Standard Slats: Anodised – Wood-like Spotted Gum



[Tamora Bin](#)

Capacity (L): 120L

Frame: Anodised - Black

Slats: Anodised – Wood-like Spotted Gum

Aperture: Anodised - Black



[Cronulla Drinking Fountain](#)

Drinking Fountain: with-drinking-fountain

Service Tap: Yes

Dog Bowl: with-dog-bowl

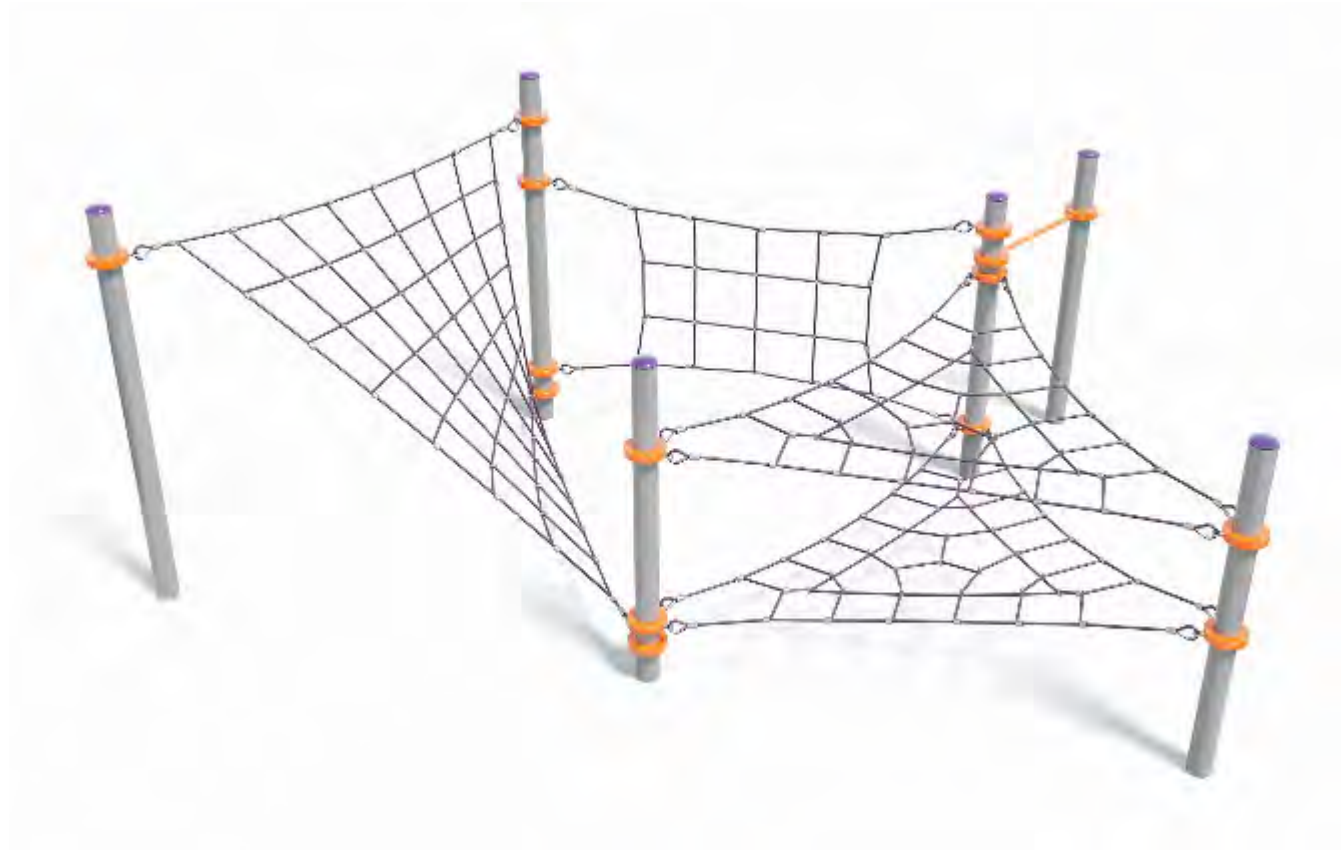
Post: Anodised – Wood-like Spotted Gum

Cap and Spigot: Anodised - Black

Cellula

Forest Traverse

CL-1010



↓ DOWNLOADS

Login or Register to access to DWG files and large product images.

*Estimate based on normal lead times and delivery for manufactured products within Australia.

To view our range of spare parts, please visit playgroundparts.com.au

SPECIFICATIONS

Activities	5
Concrete	3.1m ³
Fall Height	2500mm
Number Of Users	22
Soft Fall Area	54.2m ²
Space Req. Incl Soft-fall	9.1m x 9m

PLAY VALUE



TECHNICAL INFORMATION

AUS Standards Compliance	AS4685
Assembly Time	2 Days
Concrete	3.1m ³
Fall Height	2500mm
Foundations	Info on application
Largest Part	Info on application
Spare Parts Availability	4-6 weeks*

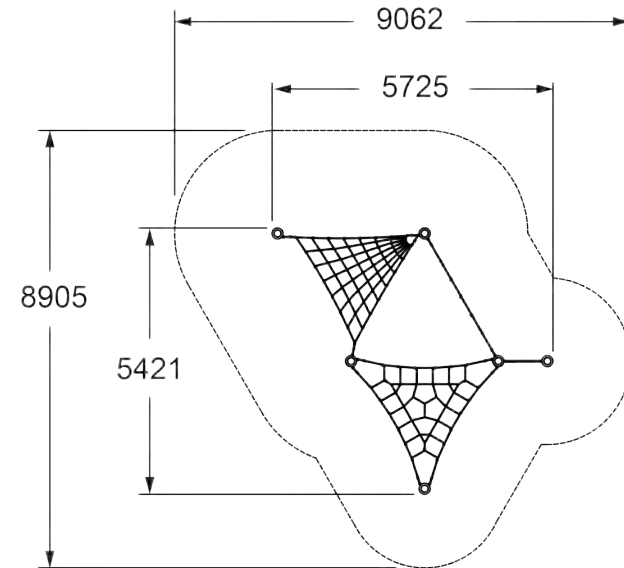
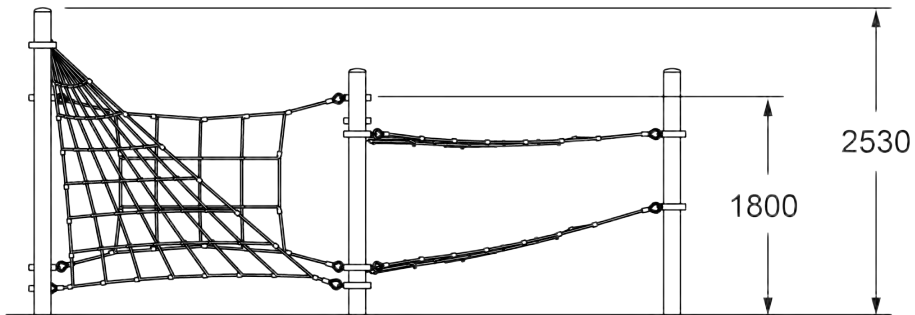
Cellula

Forest Traverse

CL-1010



SIDE AND TOP ELEVATION



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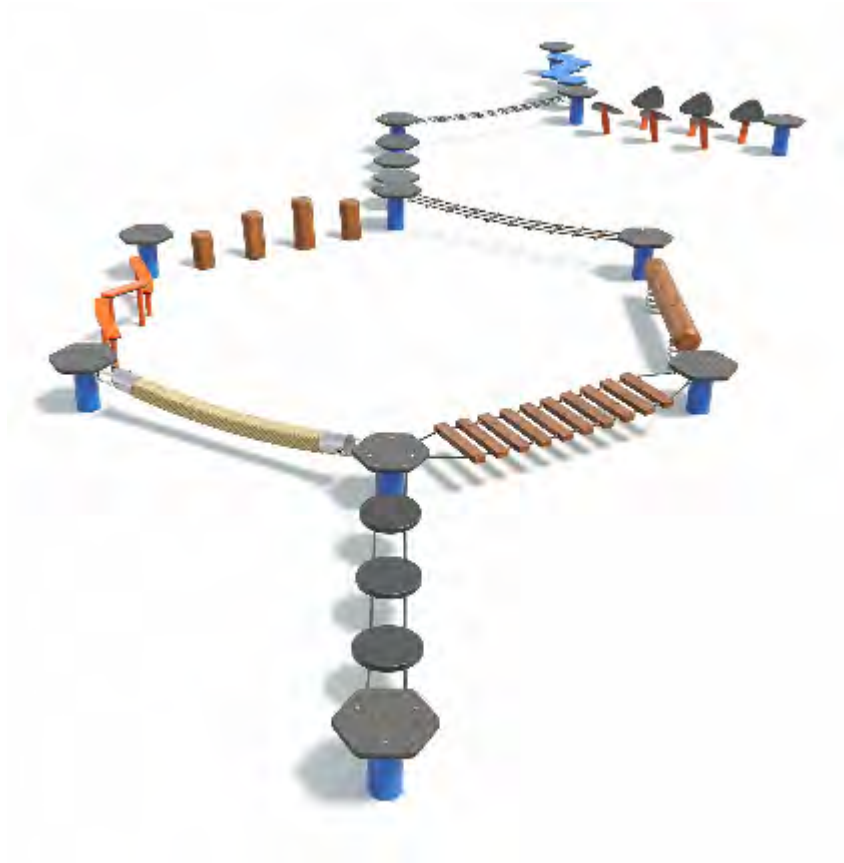
P. 1800 806 145 P. +612 4272 1644 E. email@moduplay.com.au A. 12-14 Doyle Avenue Unanderra NSW 2526 Australia



Kaebel Leisure

Nebula

NS-1055



↓ DOWNLOADS

[Login or Register](#) to access to DWG files and large product images.

*Estimate based on normal lead times and delivery for manufactured products within Australia.

To view our range of spare parts, please visit playgroundparts.com.au

SPECIFICATIONS

Age Range	3+
Activities	11
Concrete	11m ³
Circulation Space	38.5m ²
Fall Height	500mm
Number Of Users	15
Space Req. Incl Soft-fall	14m x 6m

PLAY VALUE



TECHNICAL INFORMATION

AUS Standards Compliance	AS4685
Assembly Time	2 Days
Concrete	11m ³
Circulation Space	38.5m ²
Fall Height	500mm
Total Weight	714kg
Number of Footings	15
Foundations	Info on application
Largest Part	Info on application
Spare Parts Availability	4-6 weeks*

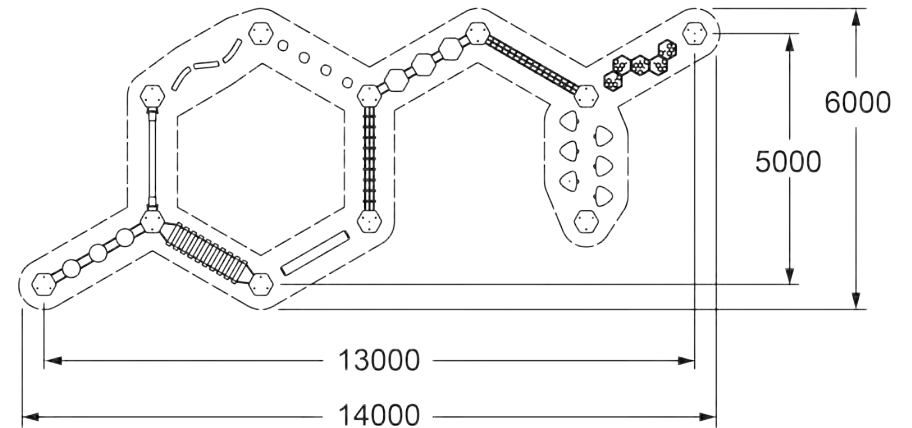
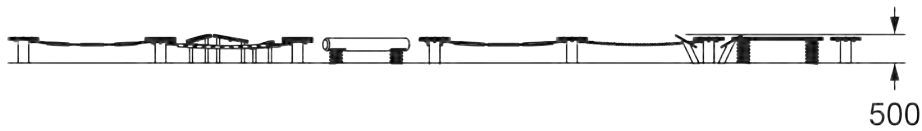
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SIDE AND TOP ELEVATION



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Swings

Capital Double Bay Swing, Nest Seat

S-9902



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To view our range of spare parts, please visit playgroundparts.com.au

SPECIFICATIONS

Activities	7
Fall Height	1500mm
Number Of Users	7
Soft Fall Area	53m ²
Space Req. Incl Soft-fall	8m x 7.6m

PLAY VALUE

 Social Play  Swing

INCLUSIVENESS

 Special Needs

TECHNICAL INFORMATION

AUS Standards Compliance	AS4685
Assembly Time	6 Hours
Fall Height	1500mm
Total Weight	134kg
Heaviest Component	29kg
Number of Footings	6
Foundations	Info on application
Largest Part	Info on application
Spare Parts Availability	4-6 weeks*

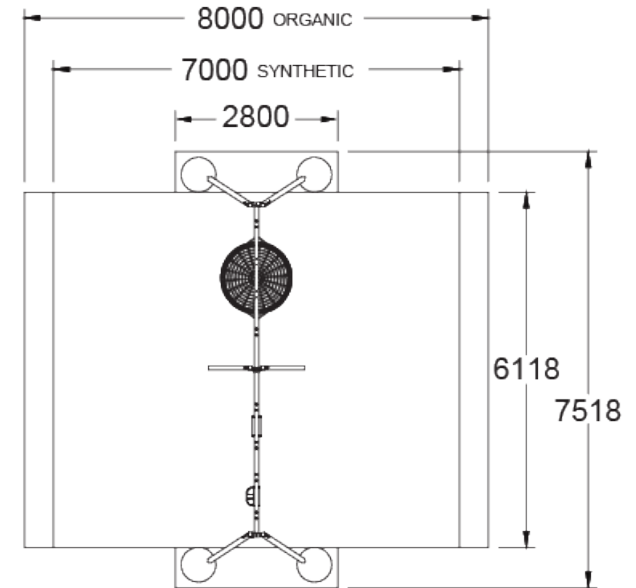
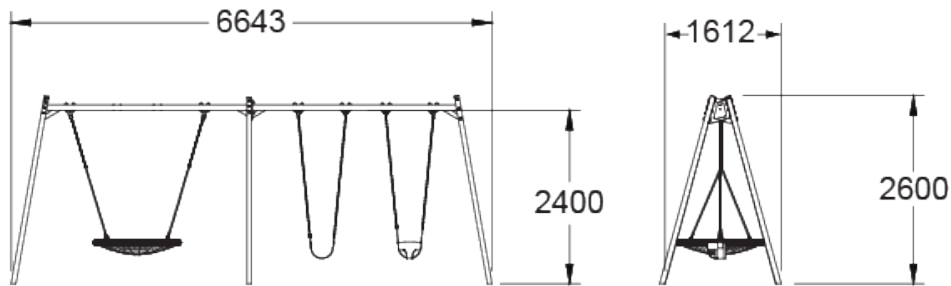
Swings

Capital Double Bay Swing, Nest Seat

S-9902



SIDE AND TOP ELEVATION



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