

# LANDSCAPE MASTERPLAN

SAMPLE HILLSIDE SITE, GOLD COAST REGION

REAL PROJECT, IDENTIFYING DETAILS REMOVED

VERSION 1.0

Drafted by Kieran Morris · NZQA Level 3 Horticultural Science · 10+ years industry

## DRAWING REGISTER

|      |                                          |    |                                                             |
|------|------------------------------------------|----|-------------------------------------------------------------|
| 2    | DESIGN VISION                            | 25 | PLANT PALETTE                                               |
| 3-15 | 3D MASTERPLAN VIEWS                      | 26 | STAGING PLAN                                                |
| 16   | CONCEPT PLAN                             | 27 | MATERIALS SCHEDULE                                          |
| 17   | MP-01 MASTERPLAN: SURFACES AND MATERIALS | 28 | MATERIALS SCHEDULE                                          |
| 18   | MP-02 PLANTING PLAN                      | 29 | MATERIALS SCHEDULE                                          |
| 19   | MP-03 RETAINING WALLS AND LEVELS         | 30 | MATERIALS SCHEDULE: LAWN, BEDS, EDGING AND FEATURES         |
| 20   | MP-04 SETOUT AND DIMENSIONS              | 31 | LEVELS, DRAINAGE, IRRIGATION & LIGHTING INTENT              |
| 21   | MP-05 DRAINAGE INTENT                    | 32 | PLANTING SCHEDULE: TREES, SHRUBS, GROUNDCOVERS AND CLIMBERS |
| 22   | MP-06 EARTHWORKS: CUT AND FILL           | 33 | LANDSCAPE SPECIFICATIONS                                    |
| 23   | MP-07 EXISTING VS PROPOSED               |    |                                                             |
| 24   | MP-08 IRRIGATION AND LIGHTING INTENT     |    |                                                             |

# DESIGN VISION

---

## COURTYARD

---

The first priority. The fish pond comes out and the space becomes a private courtyard: Dichondra (or turf), a planted strip inside the batten fence, and natural stone steppers through pebble along the house. The feature olive (500 L) stands just outside the fence by the courtyard gate, on a raised, free-draining mound with planting under it.

## PERGOLA DECK

---

A new dining platform under a pergola, off the courtyard. The existing rock wall at the corner (W17) stays, levelled and battered back under the deck; glass on the deck face, garden infill beside it. A new bush rock wall (W8) along the drive ties into it. Walls and footings flagged for your engineer.

## FRONT ENTRY

---

A new crossing and batten gate on the street; a batten fence in place of the hedge, with a native climber and low shrubs and grasses. Cast concrete steppers and landing in river pebble lead to the front door. Along the house, sculptural agaves sit in the pebble over a subsurface drain and inspection pit. Optional pots by the landing. Crossing flagged for council.

## DRIVE

---

The brick drive is kept as the service route between the street and the rear lane, softened by planting strips and bottlebrushes; the bed below the courtyard wall is filled out. A gate and wall fence at the rear lane end are future options only. Most surface water collects at the rear lane end (MP-05).

## MAIN DECK

---

Kept and extended by about 10 m², with a stair and landing to the pool terrace, and steps from the landing down to the veg garden path, beside a black batten barrier on W11. Glass on the top level; black batten down the stair; barriers flagged for your certifier.

## POOL TERRACE

---

The pool shell stays. The terrace becomes one tiled level, coping replaced to match, concrete steps down to the lawn, and a small gate in the corner to the drive. Glass on its lawn-side face for the view, black batten on the side fences. Edge wall W16 and bench wall W6 are bush rock; corner wall W10 is block; all flagged for your engineer. A shade structure is a possible later project.

## MAIN LAWN (PAD + BANK)

---

A big, flat lawn for play and a robot mower, about 3.8 m below the house floor, with a gentle fall away from the house and pool terrace, then an even 1:5 bank to the east. A freestanding fire bowl sits on the lawn in front of a curved bench seat built into the wall, with planting behind it. The path down from the drive is about 2 m wide, for a ride-on.

## ORCHARD LAWN

---

The east finger of the lawn, with room for about four fruit trees round the retained mango. The mango keeps its ground in a 2.4 m wide ring; beyond it the lawn follows the natural fall, no dip and no step, with fill kept low near the trunk (arborist to check). Steel edging, not a wall, round the lawn. No wall on the neighbour's side. Waits on the sewer connection.

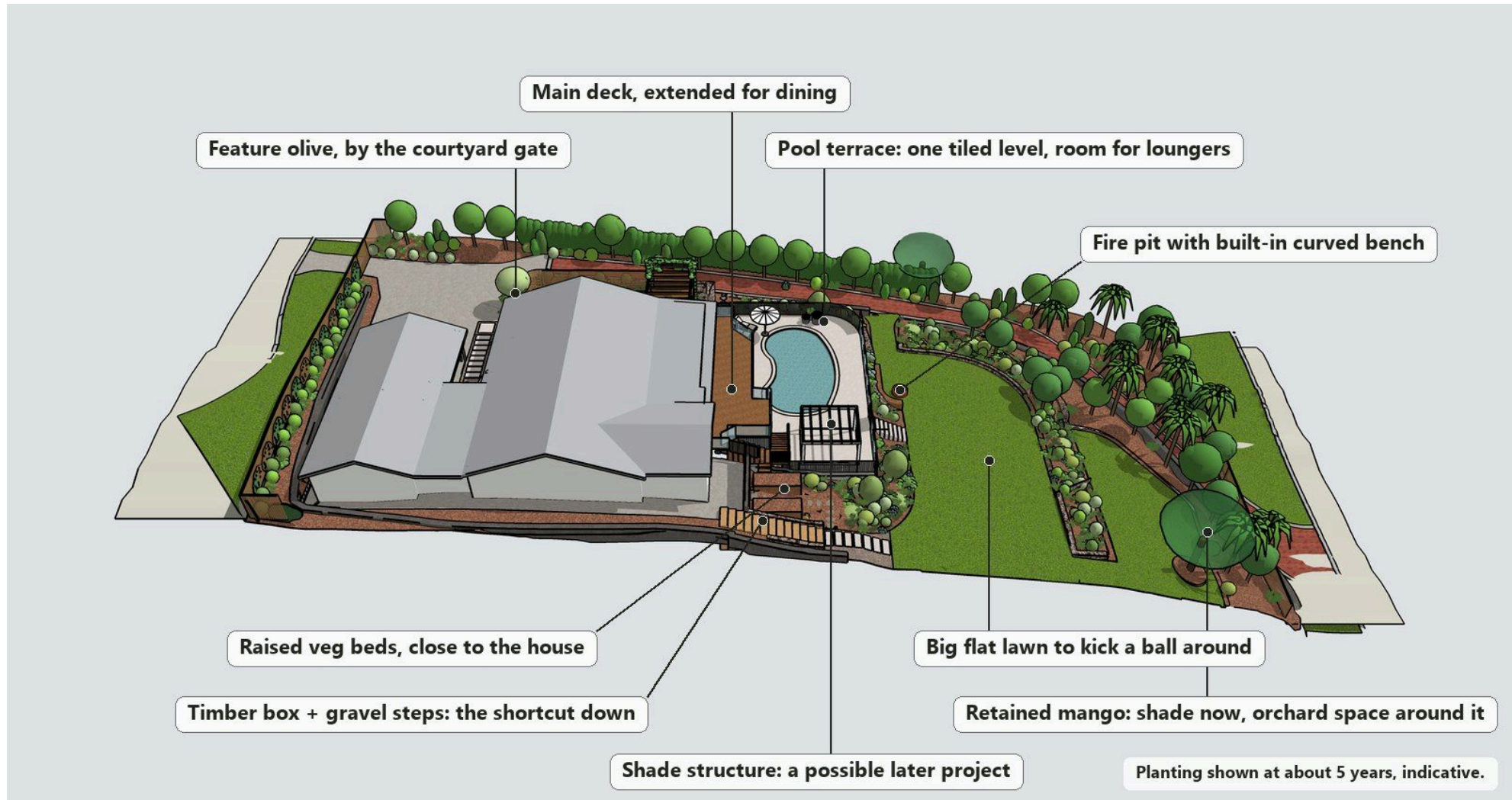
## LOWER TERRACES

---

Bush rock walls, matching the site's existing rock, step the slope down. Timber box and gravel steps run down the boundary side, and two raised vegetable beds sit beside them, reached by a less formal path of natural stone steppers, and native planting softens the wall toes. These wait until the septic is replaced by the town sewer.

NOTES: ZONE NARRATIVES DESCRIBE DESIGN INTENT. MATERIALS, QUANTITIES AND SETOUT ARE INDICATIVE AT THIS STAGE AND SUBJECT TO DETAIL DESIGN, SITE MEASURE, AND CONTRACTOR/SPECIALIST CONFIRMATION. ALL WORKS REMAIN SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.

## 3D VIEW: AERIAL OF THE WHOLE SITE

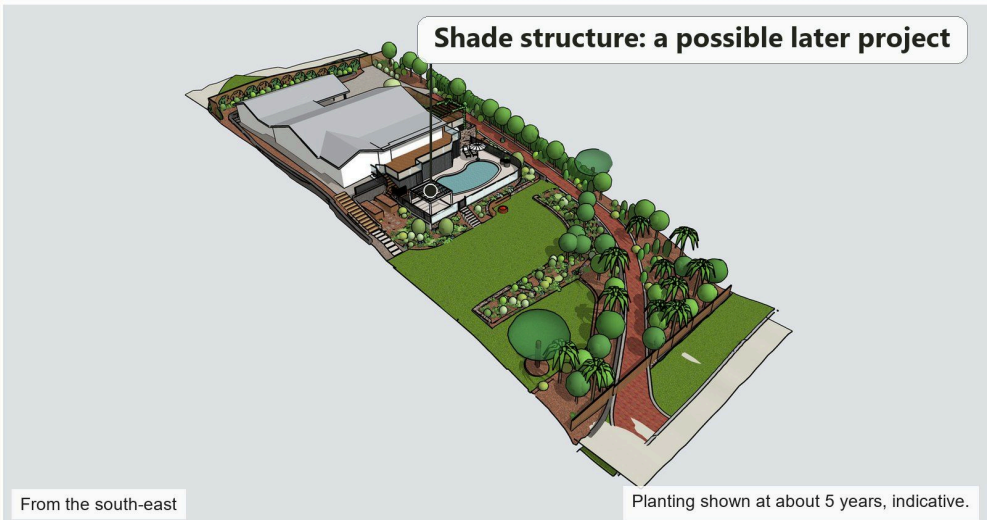
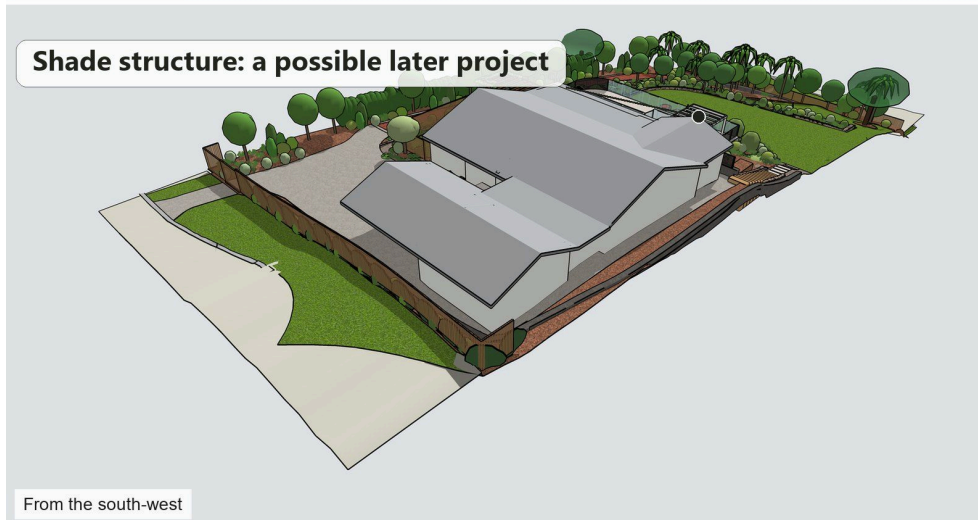
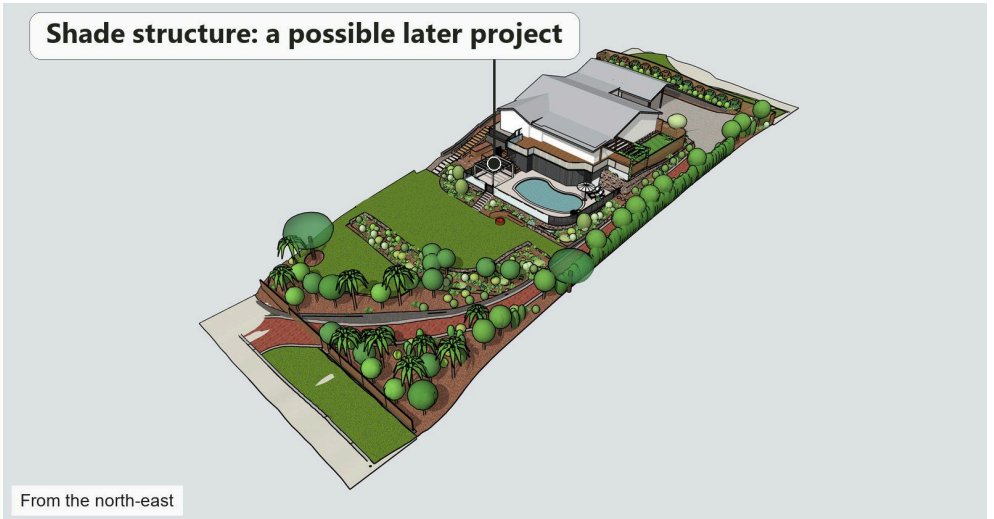
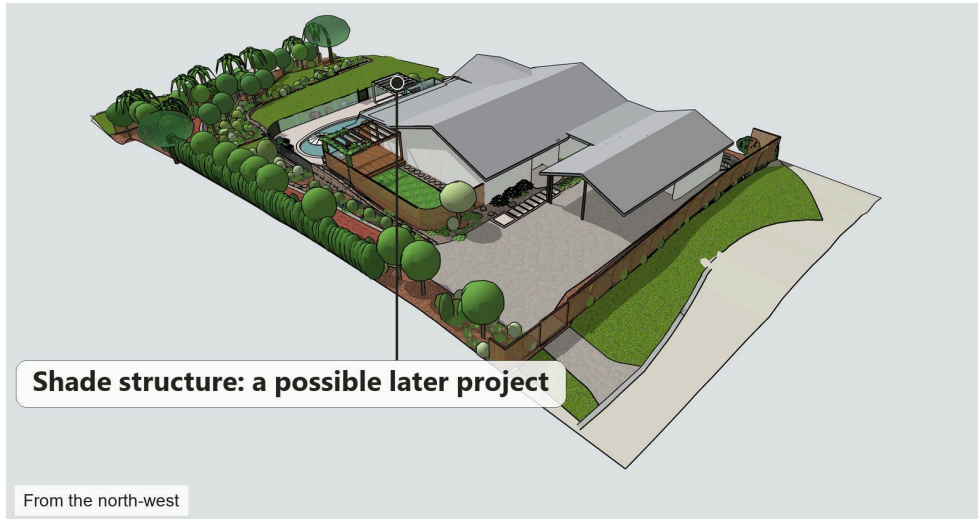


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

SLIDE 3

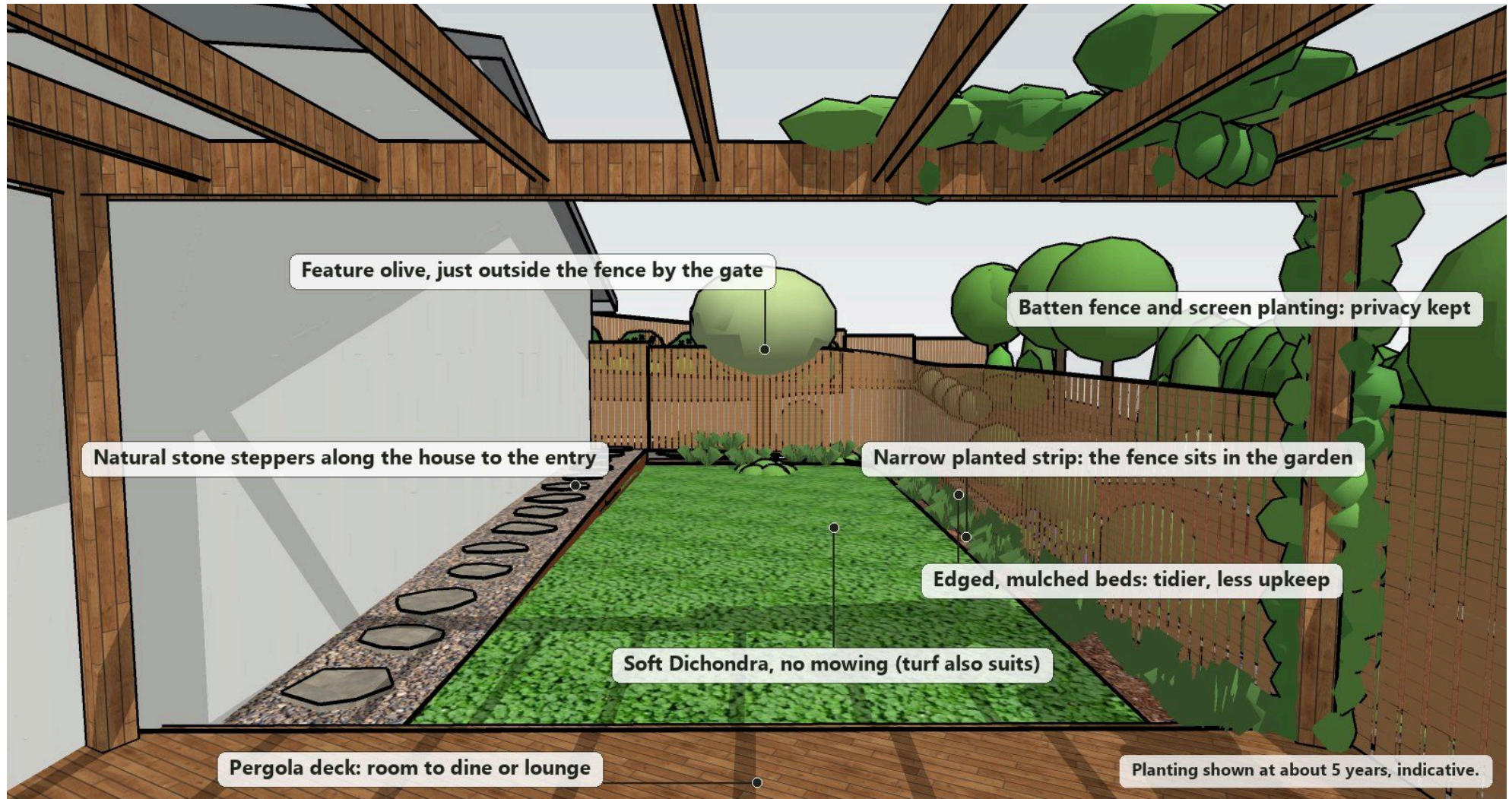
© Habitat retains copyright in all design documentation produced; no copy, use, sale, transfer or reproduction in whole or part without prior written agreement. **Do not scale from drawing.** Plans are design intent — not a construction set. All dimensions, levels and specifications are indicative and must be verified on site before quoting or construction. Locate underground services (Before You Dig Australia, [byda.com.au](http://byda.com.au) or 1100) before excavation. Site preparation, planting and mulch: see the standard notes. Plant establishment depends on site conditions and ongoing care; no survival guarantee provided. Species availability varies with season and supplier — substitutions of equivalent character are acceptable; check any change to a main species with the designer first. Sample document, for illustration only. Not for use on any site. Engagement governed by Habitat's standard Engagement Terms.

## 3D VIEWS: AERIALS FROM ALL FOUR CORNERS



NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

## 3D VIEW (FIRST): THE COURTYARD FROM THE PERGOLA DECK

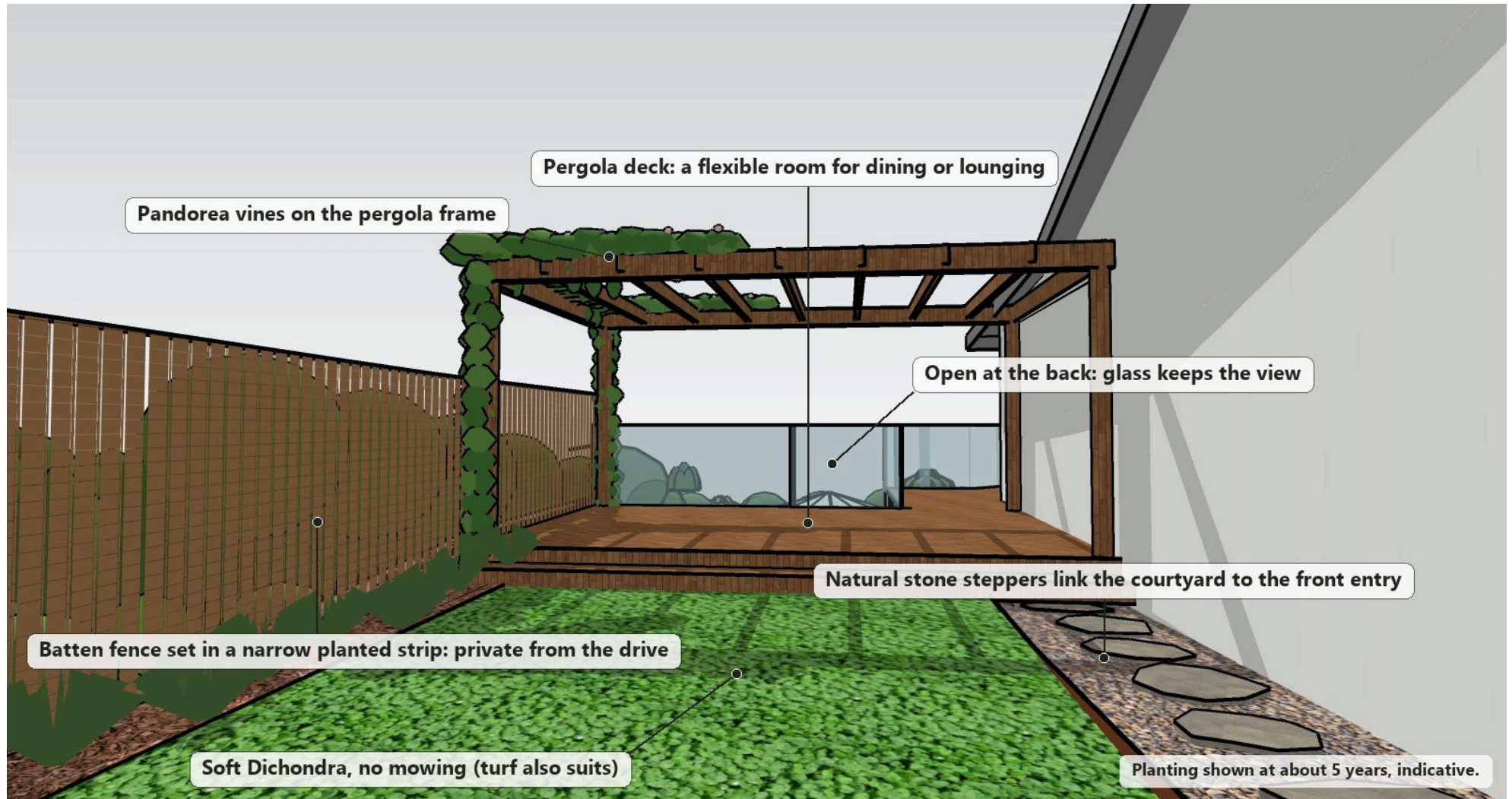


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

SLIDE 5

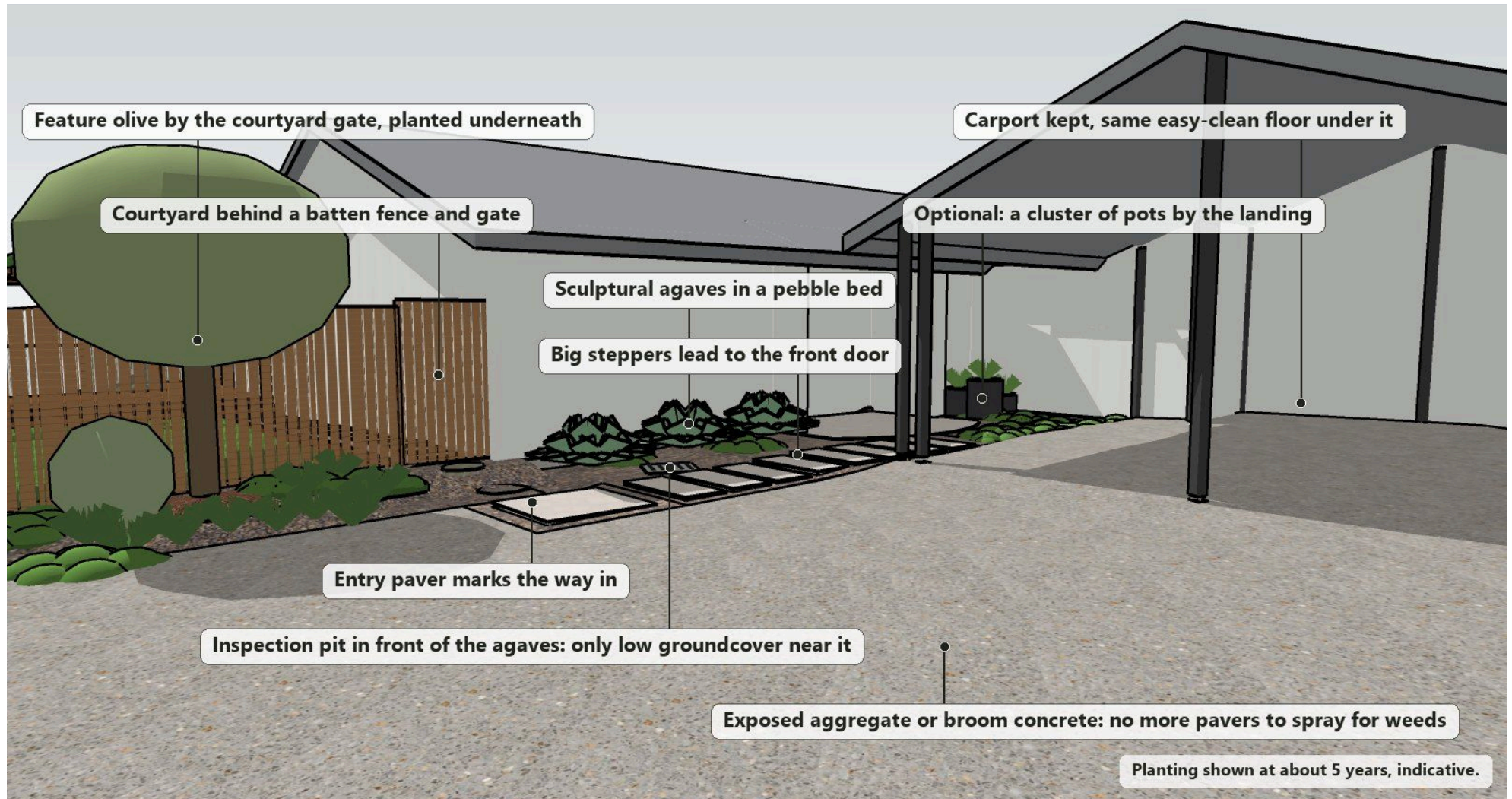
© Habitat retains copyright in all design documentation produced; no copy, use, sale, transfer or reproduction in whole or part without prior written agreement. **Do not scale from drawing.** Plans are design intent — not a construction set. All dimensions, levels and specifications are indicative and must be verified on site before quoting or construction. Locate underground services (Before You Dig Australia, byda.com.au or 1100) before excavation. Site preparation, planting and mulch: see the standard notes. Plant establishment depends on site conditions and ongoing care; no survival guarantee provided. Species availability varies with season and supplier — substitutions of equivalent character are acceptable; check any change to a main species with the designer first. Sample document, for illustration only. Not for use on any site. Engagement governed by Habitat's standard Engagement Terms.

## 3D VIEW (FIRST): THE PERGOLA DECK, A FLEXIBLE OUTDOOR ROOM



NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

## 3D VIEW: ARRIVING FROM THE NEW STREET GATE

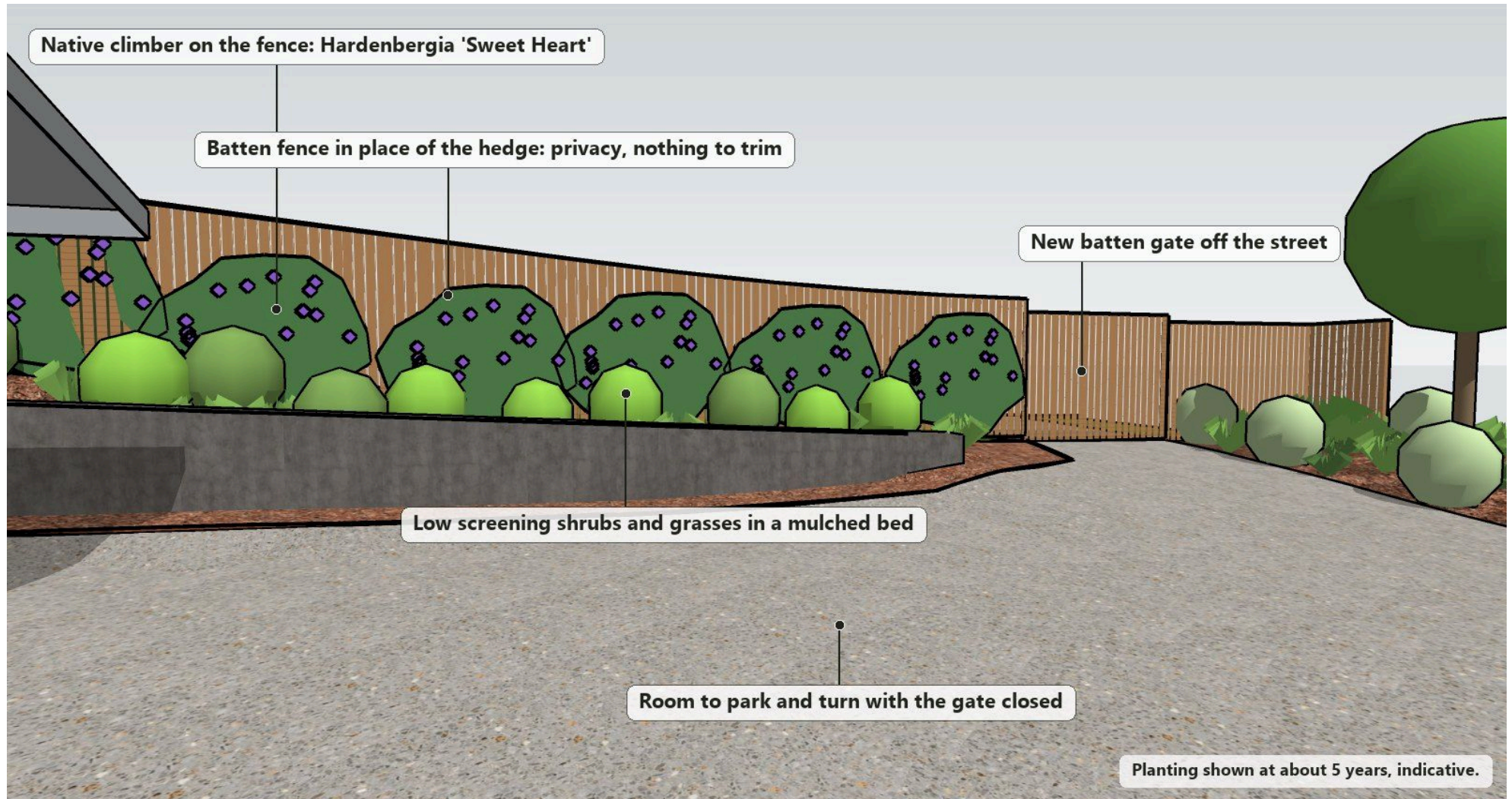


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

SLIDE 7

© Habitat retains copyright in all design documentation produced; no copy, use, sale, transfer or reproduction in whole or part without prior written agreement. **Do not scale from drawing.** Plans are design intent — not a construction set. All dimensions, levels and specifications are indicative and must be verified on site before quoting or construction. Locate underground services (Before You Dig Australia, [byda.com.au](http://byda.com.au) or 1100) before excavation. Site preparation, planting and mulch: see the standard notes. Plant establishment depends on site conditions and ongoing care; no survival guarantee provided. Species availability varies with season and supplier — substitutions of equivalent character are acceptable; check any change to a main species with the designer first. Sample document, for illustration only. Not for use on any site. Engagement governed by Habitat's standard Engagement Terms.

## 3D VIEW: STREET FENCE AND GATE, FROM INSIDE

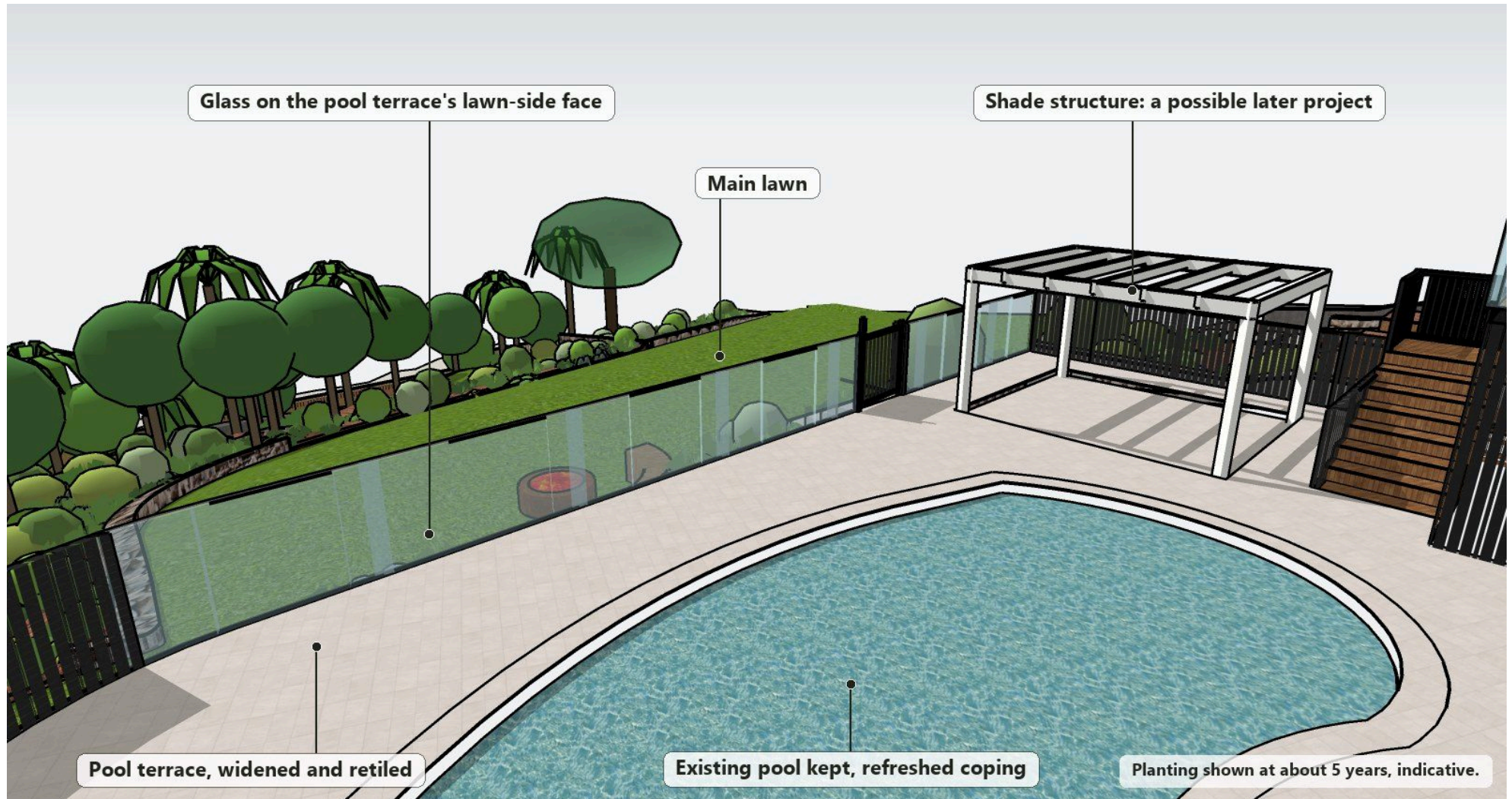


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

SLIDE 8

© Habitat retains copyright in all design documentation produced; no copy, use, sale, transfer or reproduction in whole or part without prior written agreement. **Do not scale from drawing.** Plans are design intent — not a construction set. All dimensions, levels and specifications are indicative and must be verified on site before quoting or construction. Locate underground services (Before You Dig Australia, [byda.com.au](http://byda.com.au) or 1100) before excavation. Site preparation, planting and mulch: see the standard notes. Plant establishment depends on site conditions and ongoing care; no survival guarantee provided. Species availability varies with season and supplier — substitutions of equivalent character are acceptable; check any change to a main species with the designer first. Sample document, for illustration only. Not for use on any site. Engagement governed by Habitat's standard Engagement Terms.

## 3D VIEW: FROM THE MAIN DECK OVER THE POOL

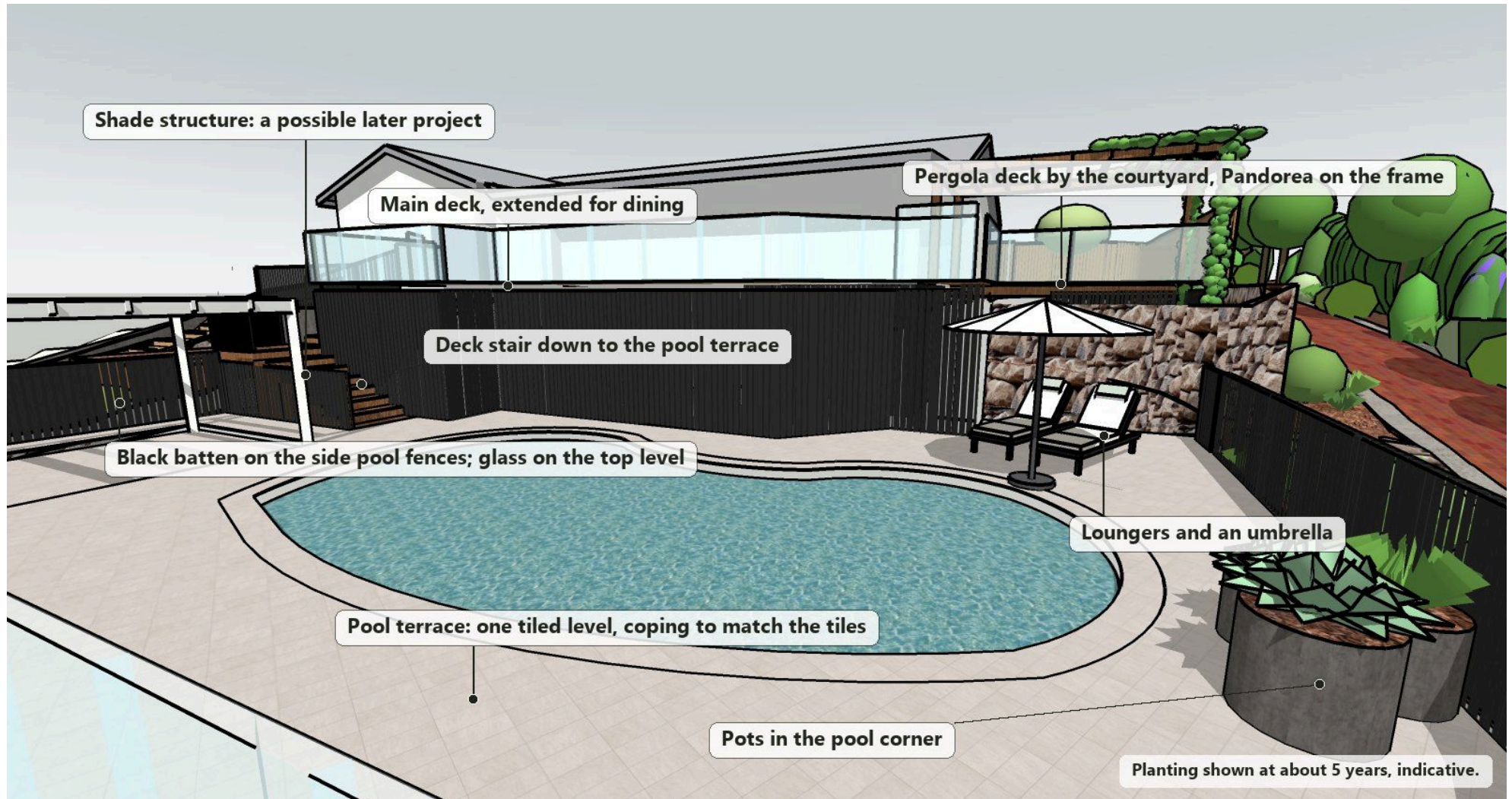


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

SLIDE 9

© Habitat retains copyright in all design documentation produced; no copy, use, sale, transfer or reproduction in whole or part without prior written agreement. **Do not scale from drawing.** Plans are design intent — not a construction set. All dimensions, levels and specifications are indicative and must be verified on site before quoting or construction. Locate underground services (Before You Dig Australia, [byda.com.au](http://byda.com.au) or 1100) before excavation. Site preparation, planting and mulch: see the standard notes. Plant establishment depends on site conditions and ongoing care; no survival guarantee provided. Species availability varies with season and supplier — substitutions of equivalent character are acceptable; check any change to a main species with the designer first. Sample document, for illustration only. Not for use on any site. Engagement governed by Habitat's standard Engagement Terms.

## 3D VIEW: FROM THE POOL CORNER BACK TO THE HOUSE AND DECKS

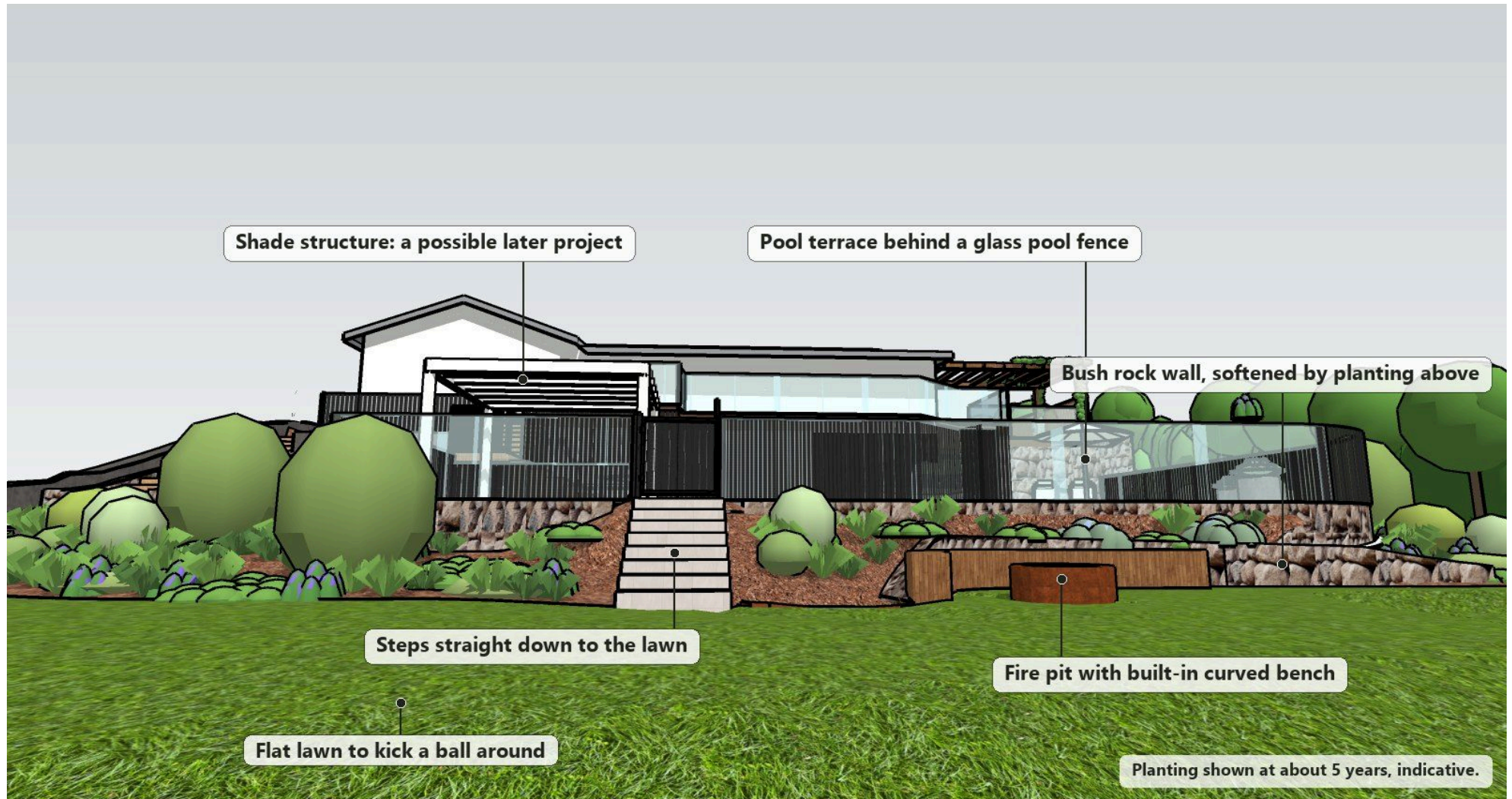


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

SLIDE 10

© Habitat retains copyright in all design documentation produced; no copy, use, sale, transfer or reproduction in whole or part without prior written agreement. **Do not scale from drawing.** Plans are design intent — not a construction set. All dimensions, levels and specifications are indicative and must be verified on site before quoting or construction. Locate underground services (Before You Dig Australia, [byda.com.au](http://byda.com.au) or 1100) before excavation. Site preparation, planting and mulch: see the standard notes. Plant establishment depends on site conditions and ongoing care; no survival guarantee provided. Species availability varies with season and supplier — substitutions of equivalent character are acceptable; check any change to a main species with the designer first. Sample document, for illustration only. Not for use on any site. Engagement governed by Habitat's standard Engagement Terms.

## 3D VIEW: POOL TERRACE FROM THE MAIN LAWN (PAD + BANK)

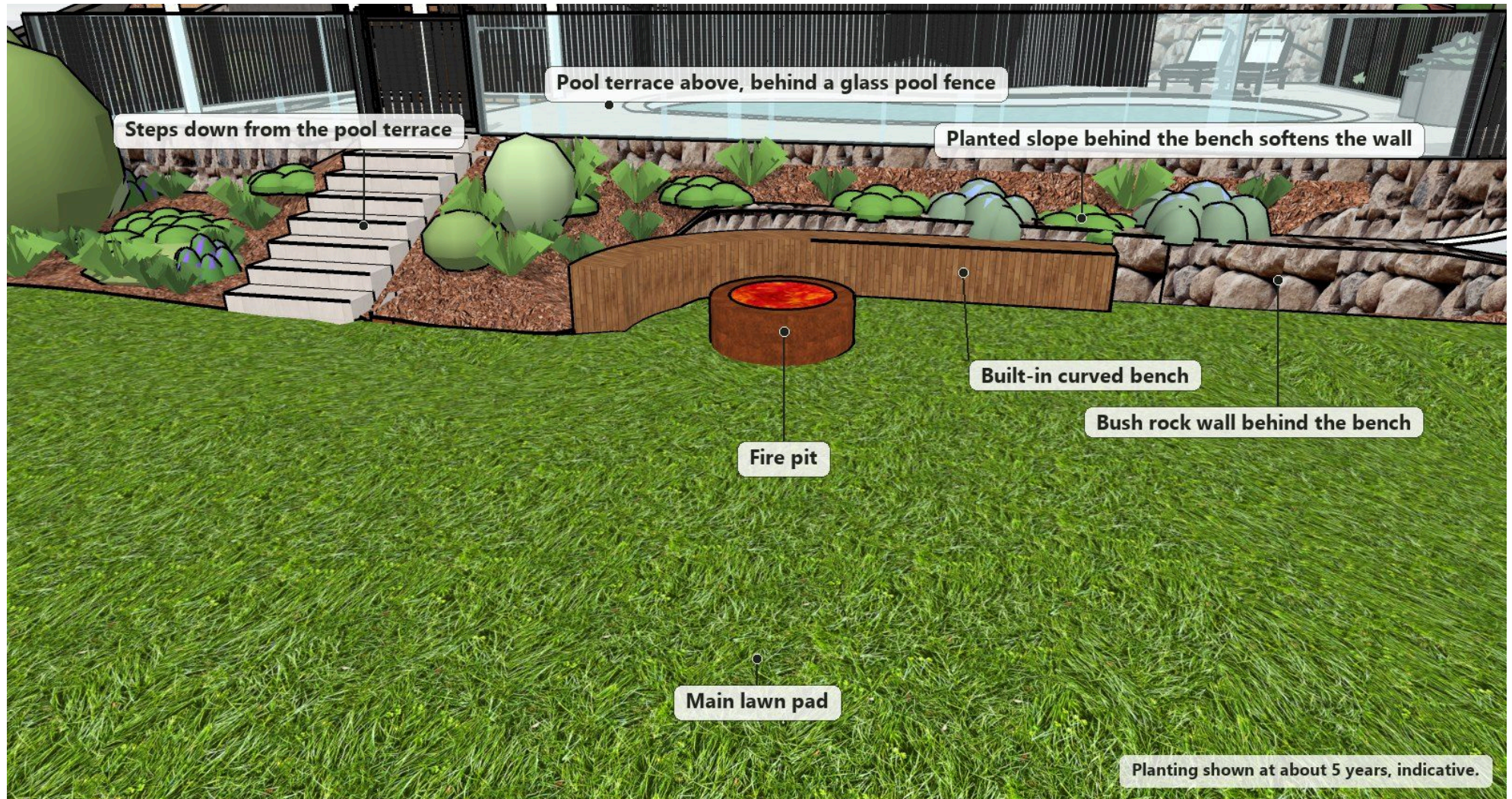


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

SLIDE 11

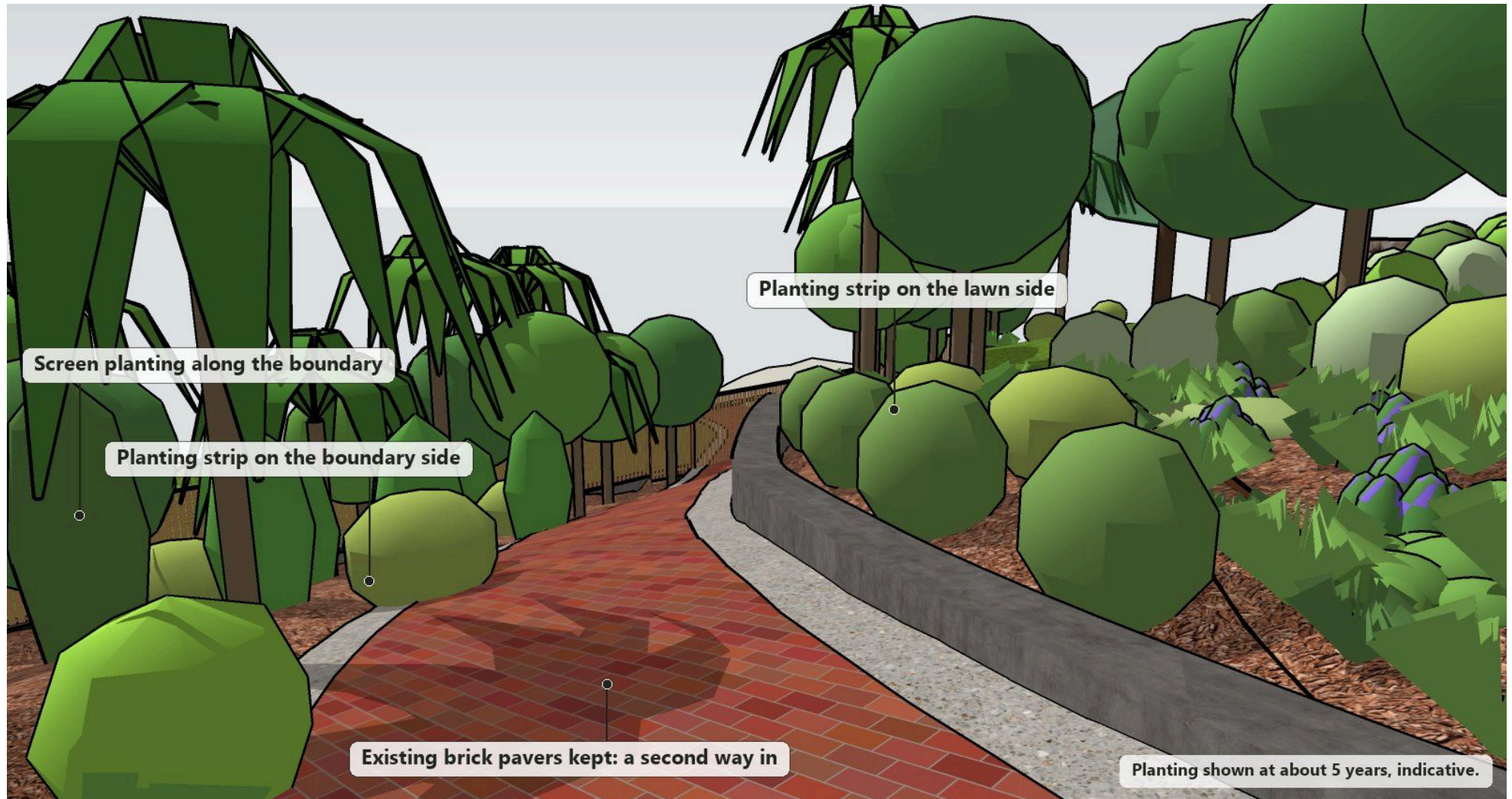
© Habitat retains copyright in all design documentation produced; no copy, use, sale, transfer or reproduction in whole or part without prior written agreement. **Do not scale from drawing.** Plans are design intent — not a construction set. All dimensions, levels and specifications are indicative and must be verified on site before quoting or construction. Locate underground services (Before You Dig Australia, [byda.com.au](http://byda.com.au) or 1100) before excavation. Site preparation, planting and mulch: see the standard notes. Plant establishment depends on site conditions and ongoing care; no survival guarantee provided. Species availability varies with season and supplier — substitutions of equivalent character are acceptable; check any change to a main species with the designer first. Sample document, for illustration only. Not for use on any site. Engagement governed by Habitat's standard Engagement Terms.

## 3D VIEW: FIRE PIT AND BENCH SEAT



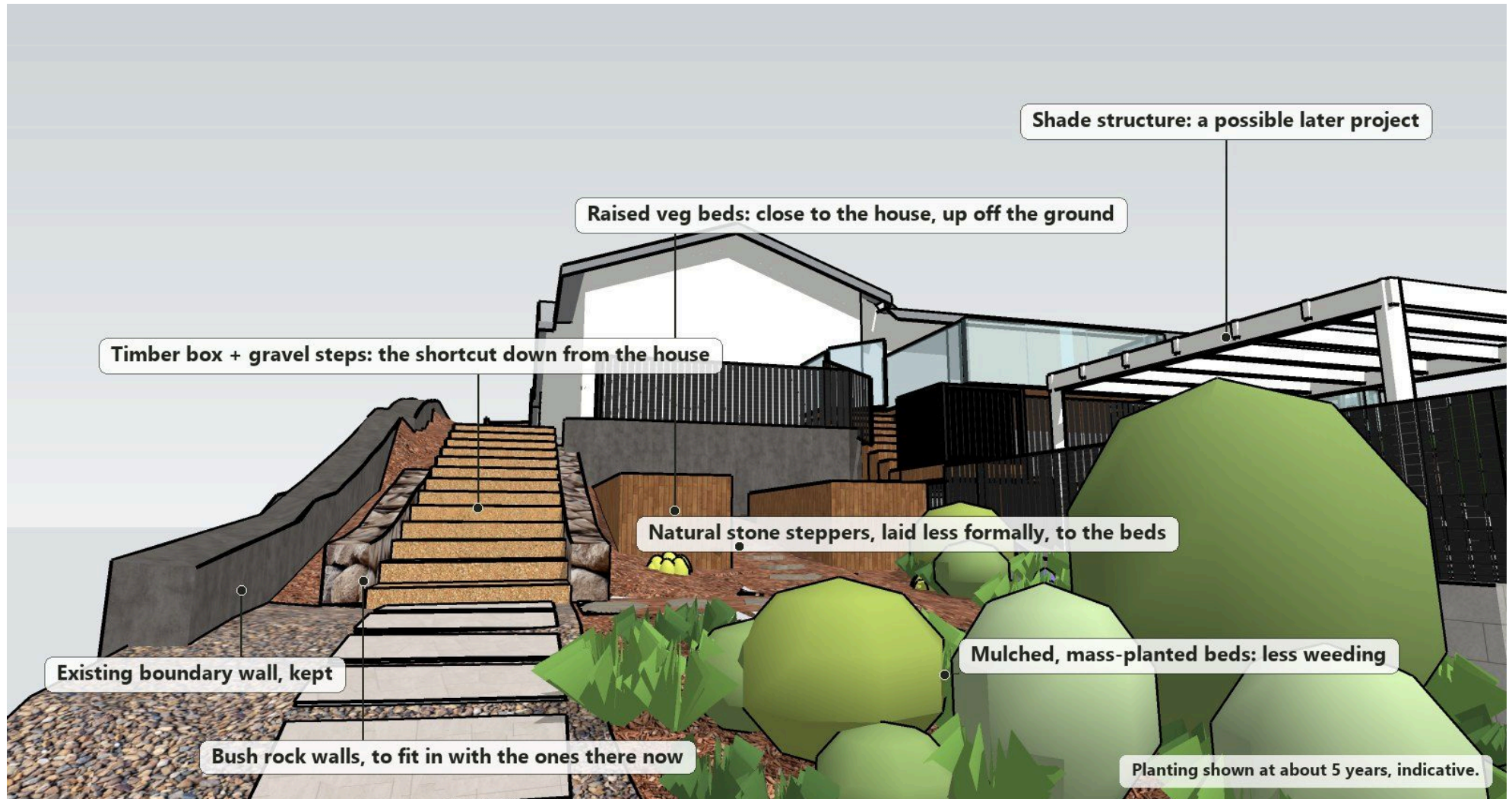
NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

## 3D VIEW: THE DRIVE AND ITS PLANTING STRIPS



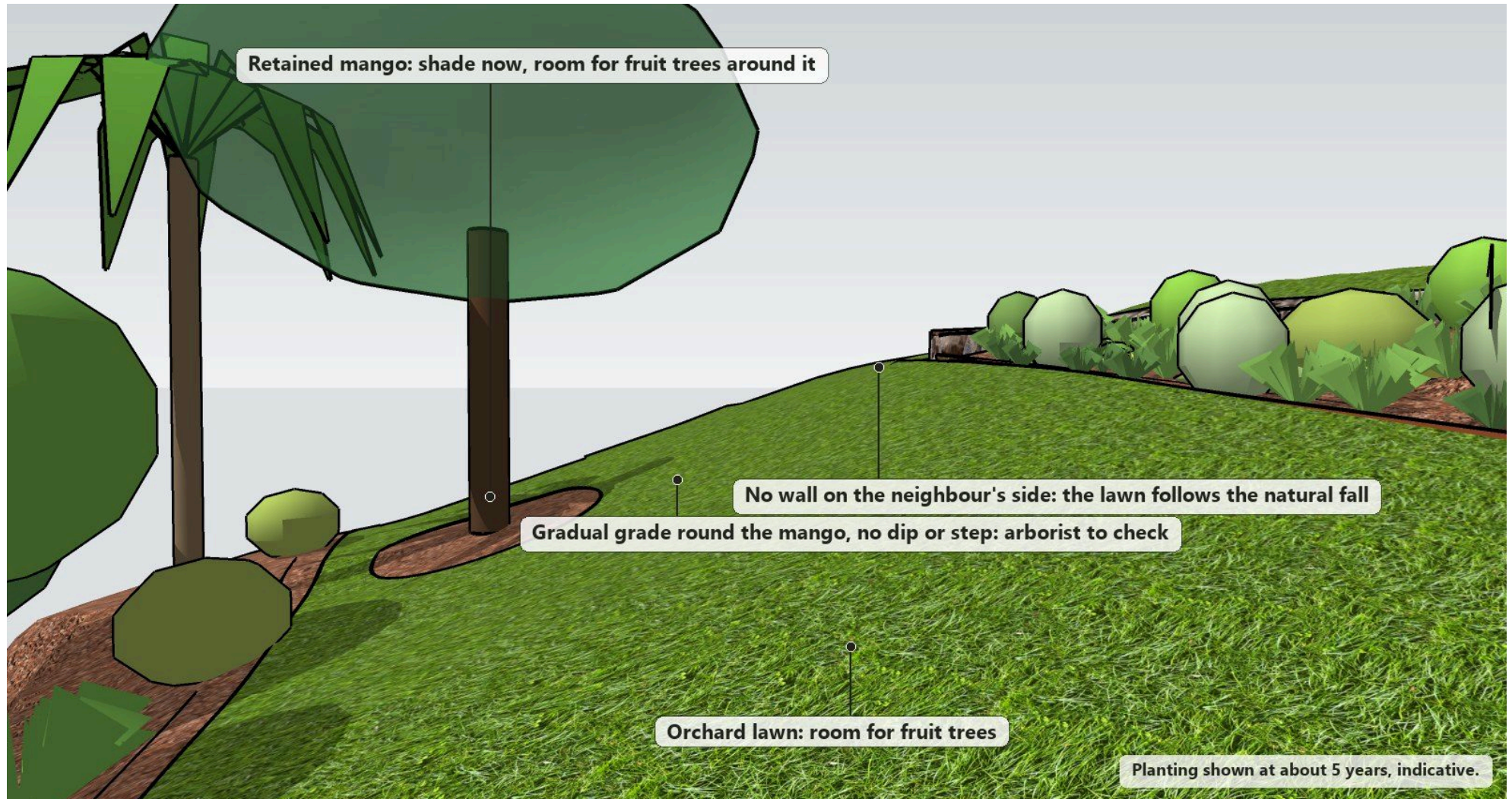
NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

## 3D VIEW (LATER): SIDE OF THE HOUSE, STEPS AND VEG BEDS

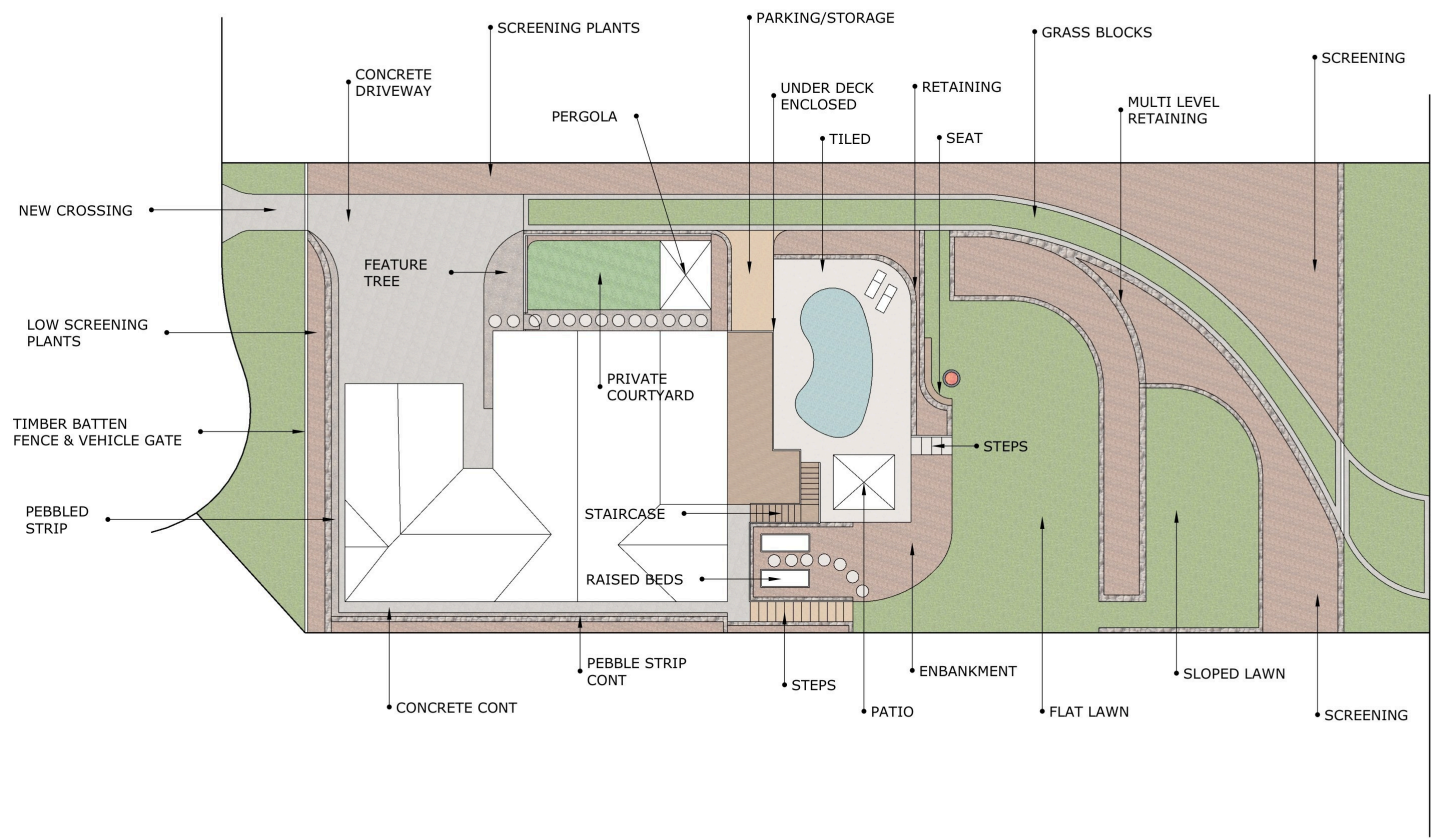


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.

## 3D VIEW (LATER): ORCHARD LAWN AND RETAINED MANGO

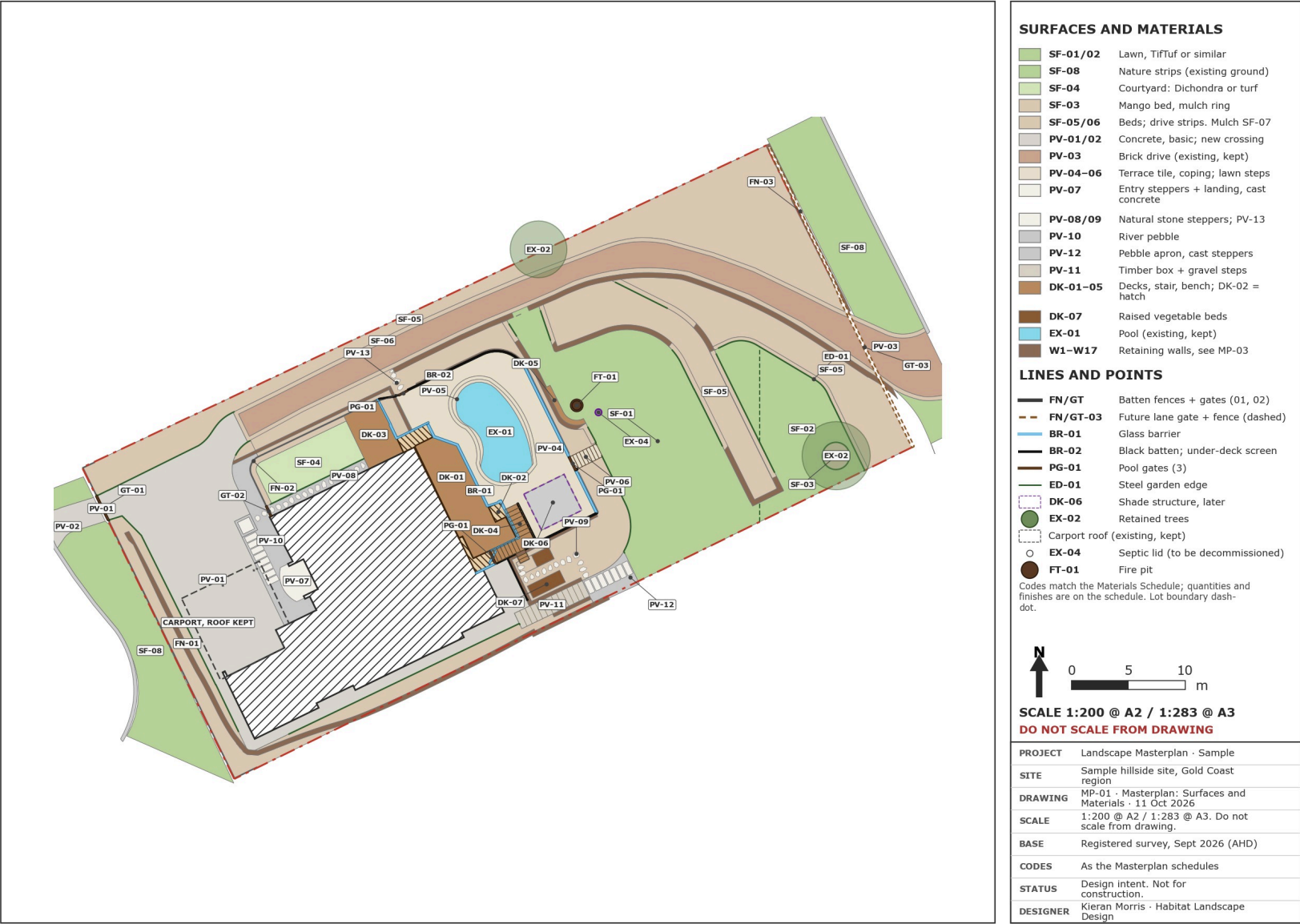


NOTES: 3D VIEW FOR DESIGN INTENT ONLY, A VISUALISATION AID. IT IS NOT A PICTURE OF THE FINISHED BUILD, AND LEVELS, TERRAIN AND BUILDINGS ARE INDICATIVE, NOT SURVEY. PLANTS ARE SHOWN AT AN INDICATIVE SIZE. THE HOUSE IS SIMPLIFIED MASSING.



THE APPROVED CONCEPT, FROM THE CONCEPT STAGE. THE MASTERPLAN SHEETS THAT FOLLOW RESOLVE IT INTO A DETAILED DESIGN PLAN FOR YOUR TRADES TO QUOTE FROM, SO SOME DETAILS CHANGE BETWEEN THE TWO. NOT TO SCALE.

NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.



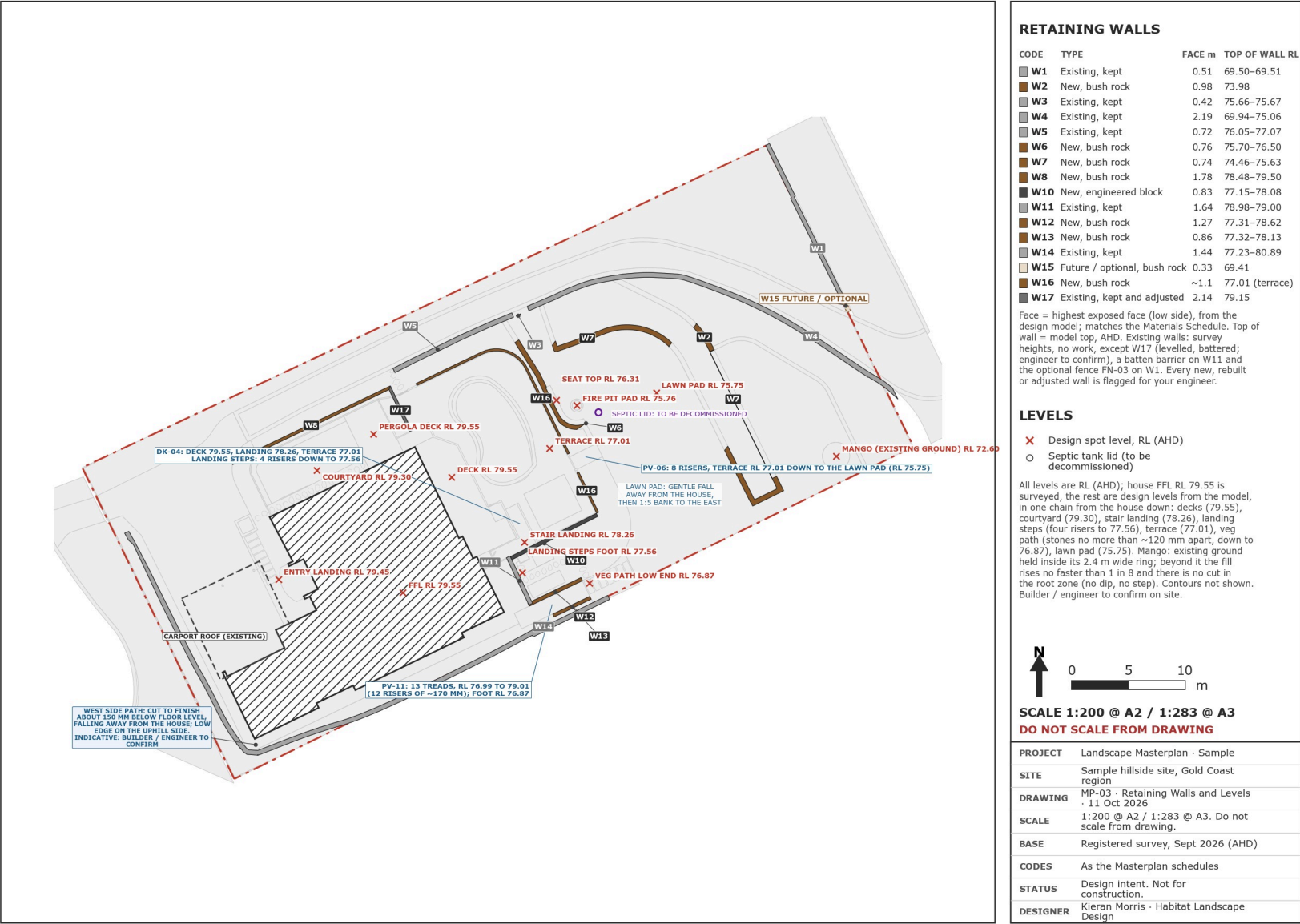
CODES MATCH THE MATERIALS SCHEDULE. SHEET SHOWN REDUCED. FULL-SIZE A2 SHEET IN THE MP SHEET SET PDF; DO NOT SCALE FROM THIS SLIDE.

NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.



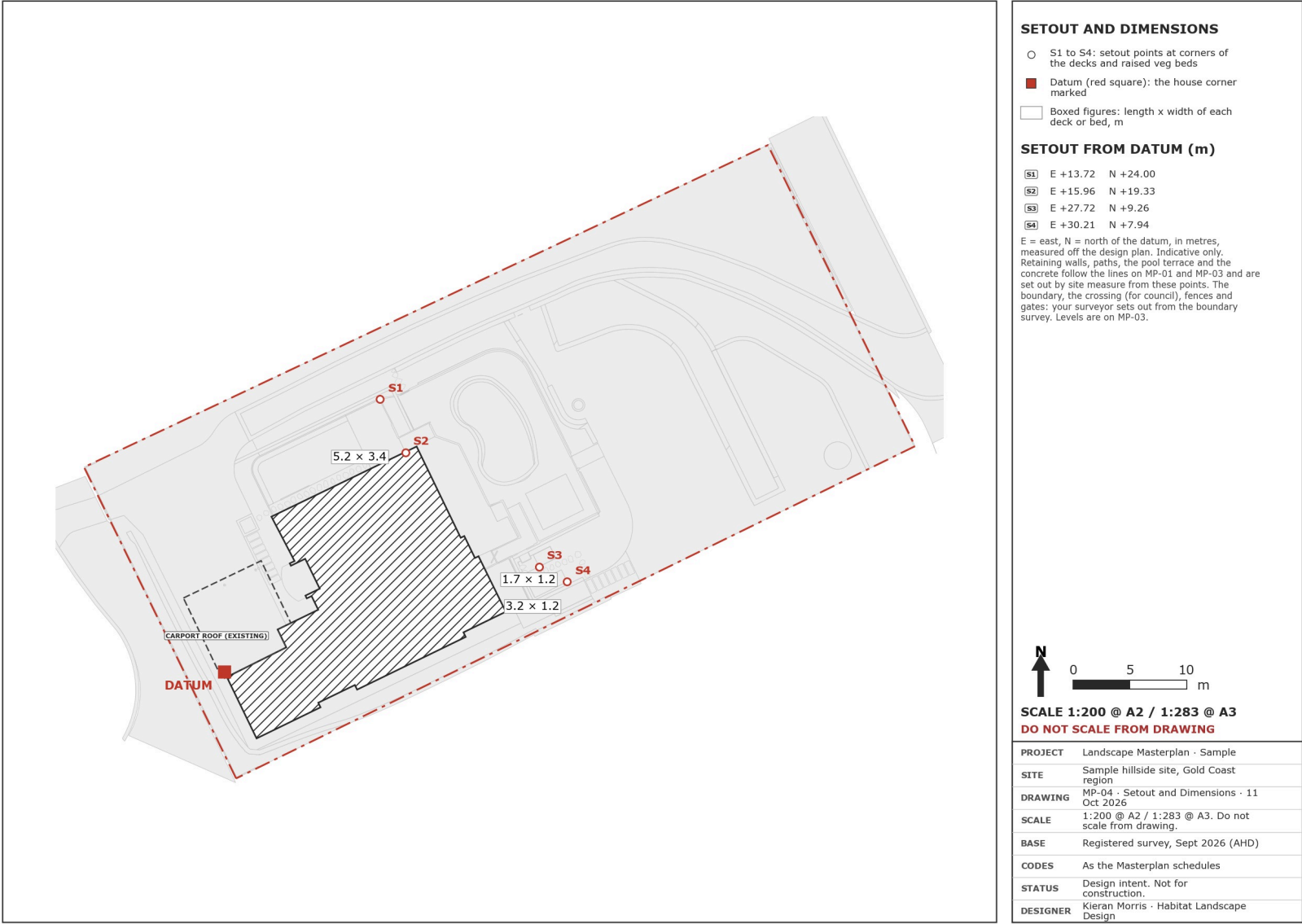
SF-05A: PLANTED TO THE PLANTING SCHEDULE. SF-03: MANGO MULCH RING (RETAINED MANGO). SF-05C: MASS PLANTING MIX RV-1 (BOUNDARY STRIPS), BY DENSITY. TREE NUMBERS ARE ROWS OF PLANTING SCHEDULE PS-01. AREAS ARE MEASURED OFF THE PLAN AND INDICATIVE. SHEET SHOWN REDUCED. FULL-SIZE A2 SHEET IN THE MP SHEET SET PDF; DO NOT SCALE FROM THIS SLIDE.

NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.



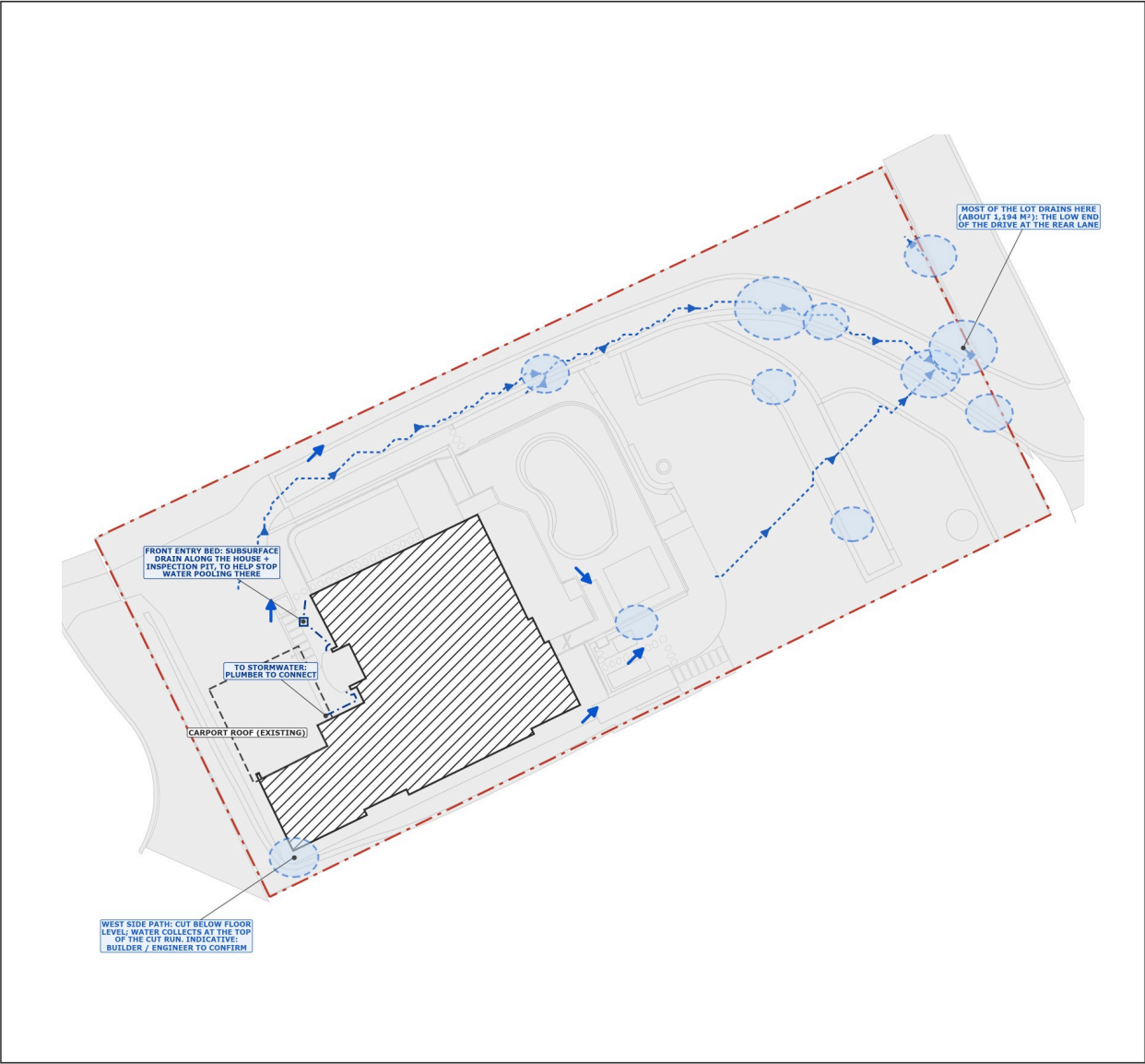
WALL CODES W1-W17 AS LISTED ON THE SHEET. SHEET SHOWN REDUCED. FULL-SIZE A2 SHEET IN THE MP SHEET SET PDF; DO NOT SCALE FROM THIS SLIDE.

NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.



SETOUT POINTS AT CORNERS OF THE DECKS AND RAISED BEDS, FROM A HOUSE-CORNER DATUM, IN THE TABLE. BOXED FIGURES: LENGTH x WIDTH, M. MEASURED OFF THE DESIGN PLAN, INDICATIVE. SHEET SHOWN REDUCED. FULL-SIZE A2 SHEET IN THE MP SHEET SET PDF; DO NOT SCALE FROM THIS SLIDE.

NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.



Flows and Collects

- Dotted line with arrowheads: a main flow path, arrows toward the low end. Indicative only.
- Short arrow: flow concentrates here (where it leaves paving or runs onto steps). Indicative only.
- Dashed: water collects here (low point, or flow held up against a wall or batter). Indicative only.

Drawn Drain (Front Entry)

- Subsurface drain in the pebble bed along the house
- Inspection pit, so you can see it is working

This sheet shows where surface water is likely to concentrate or be held up, from rain routed over the design ground (0.5 m grid), so your plumber or hydraulic engineer can place the drains. Design intent only, not a stormwater design: no pipe runs, sizes or falls. Falls, pipe sizes and drain locations are for a hydraulic engineer or licensed plumber, to AS/NZS 3500.3 and council requirements. Ground next to the house falls away from it (NCC 2022 Housing Provisions 3.3.3: at least 50 mm over the first 1 m; engineer to confirm). Roof water to the existing stormwater / tanks; your plumber locates the outlet.

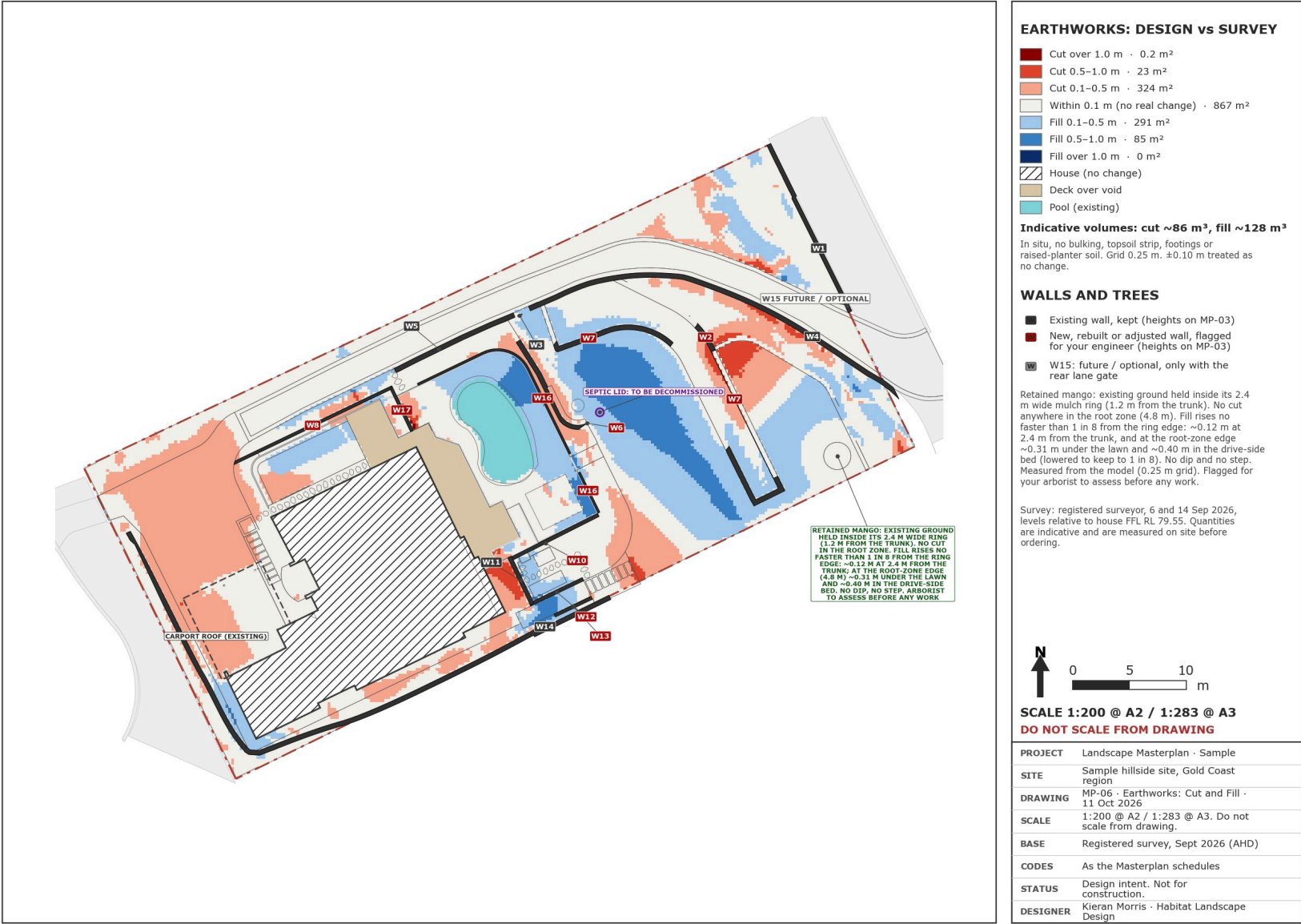


SCALE 1:200 @ A2 / 1:283 @ A3  
DO NOT SCALE FROM DRAWING

|          |                                                     |
|----------|-----------------------------------------------------|
| PROJECT  | Landscape Masterplan - Sample                       |
| SITE     | Sample hillside site, Gold Coast region             |
| DRAWING  | MP-05 - Drainage Intent - 11 Oct 2026               |
| SCALE    | 1:200 @ A2 / 1:283 @ A3. Do not scale from drawing. |
| BASE     | Registered survey, Sept 2026 (AHD)                  |
| CODES    | As the Masterplan schedules                         |
| STATUS   | Design intent. Not for construction.                |
| DESIGNER | Kieran Morris · Habitat Landscape Design            |

SHEET SHOWN REDUCED. FULL-SIZE A2 SHEET IN THE MP SHEET SET PDF; DO NOT SCALE FROM THIS SLIDE.

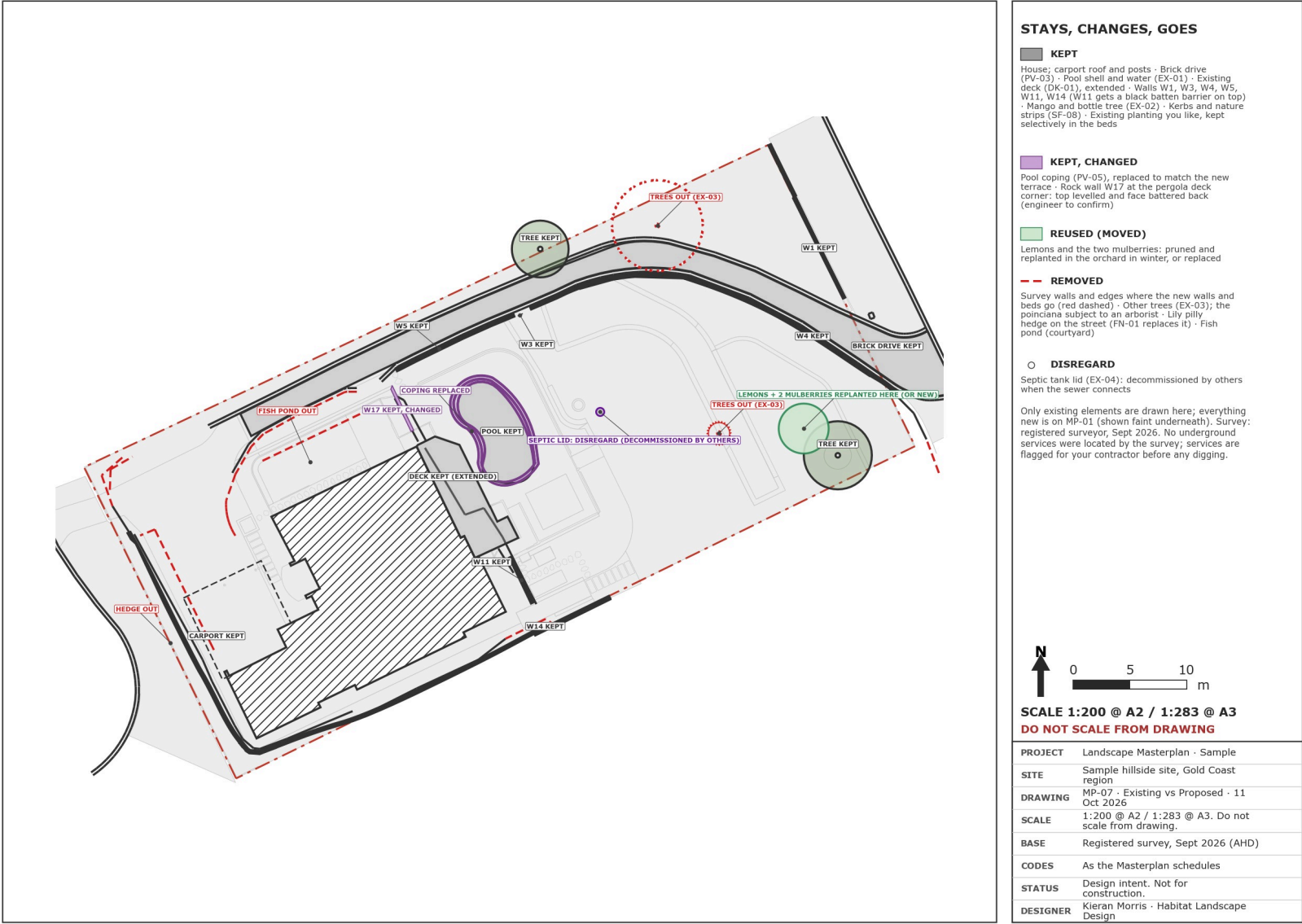
NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.



SHEET SHOWN REDUCED. FULL-SIZE A2 SHEET IN THE MP SHEET SET PDF; DO NOT SCALE FROM THIS SLIDE.

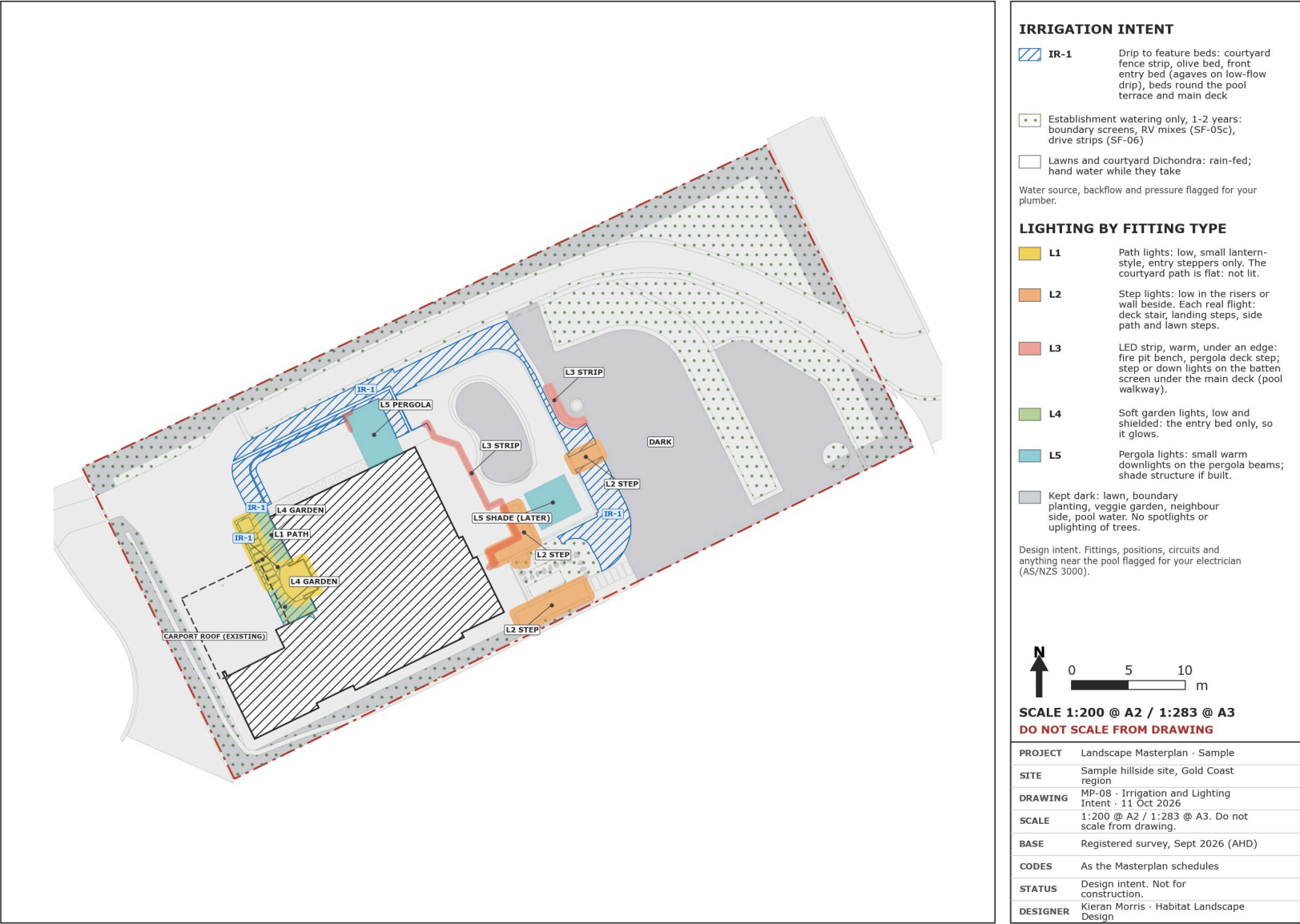
NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.

MP-07 EXISTING VS PROPOSED



ONLY EXISTING ELEMENTS ARE DRAWN: KEPT, KEPT BUT CHANGED, REUSED (MOVED), REMOVED (RED DASHED) OR DISREGARD (SEPTIC LID). NEW WORKS ARE ON MP-01. SHEET SHOWN REDUCED. FULL-SIZE A2 SHEET IN THE MP SHEET SET PDF; DO NOT SCALE FROM THIS SLIDE.

NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.



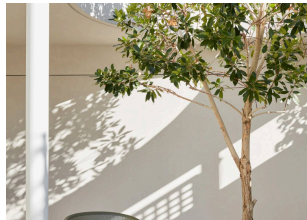
INDICATIVE ZONES ONLY, NOT FITTING OR HEAD POSITIONS. SHEET SHOWN REDUCED. FULL-SIZE A2 SHEET IN THE MP SHEET SET PDF; DO NOT SCALE FROM THIS SLIDE.

NOTES: THIS PLAN IS FOR DESIGN INTENT ONLY AND IS NOT CONSTRUCTION DOCUMENTATION. ALL FEATURES, SPECIFICATIONS AND MEASUREMENTS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL WORKS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.

# PLANT PALETTE



***Cupaniopsis anacardioides***  
TUCKEROO  
Boundary screen tree



***Tristaniopsis laurina***  
**'Luscious'**  
LUSCIOUS WATER GUM  
Screen and canopy



***Buckinghamia celsissima***  
IVORY CURL TREE  
Flowering canopy



***Olea europaea 'Manzanillo'***  
OLIVE  
Feature tree by the courtyard gate



***Backhousia citriodora***  
LEMON MYRTLE  
Fragrant screen



***Alpinia nutans***  
DWARF FALSE CARDAMOM  
Lush mid layer, sheltered spots



***Callistemon 'Little John'***  
DWARF BOTTLEBRUSH  
Low flowering shrub; drive banks



***Callistemon 'Eureka'***  
BOTTLEBRUSH 'EUREKA'  
Flowering trees by the drive corner



***Agave attenuata***  
FOXTAIL AGAVE  
Sculptural, entry bed



***Hardenbergia violacea***  
**'Sweet Heart'**  
SWEET HEART HARDENBERGIA  
Native climber, street fence



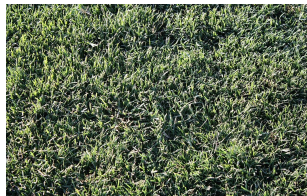
***Lomandra 'Tanika'***  
MAT RUSH  
Site-wide grass



***Dianella revoluta 'Little Rev'***  
DWARF FLAX LILY  
Path edges; courtyard fence strip



***Dichondra repens***  
KIDNEY WEED  
Courtyard lawn



***Cynodon hybrid, e.g. 'TifTuf'***  
HYBRID BERMUDA (TIFTUF OR SIMILAR)  
Main lawn (photo: a similar Cynodon lawn)

A SELECTION FROM THE FULL PLANTING SCHEDULE.

# STAGING PLAN

Built in stages: the fish pond area first, the lower works once the septic is replaced by the town sewer. The order of everything in between is yours to set with your budget.

## FIRST THE COURTYARD (FISH POND AREA)

- courtyard wall W8 (bush rock, tying into the kept wall W17, levelled and battered)
- pergola deck DK-03 with the glass on its face (BR-01)
- courtyard: natural stone steppers, pebble, Dichondra or turf, the strip bed; the feature olive by the courtyard gate
- courtyard fence FN-02 and gate GT-02

**Why:** First priority: the old fish pond area, as soon as possible.

**Provisions for later stages:** Sleeves or conduits go under each new hard surface as it is laid, so irrigation and lighting can run on to later stages without breaking it up.

## NEXT THE REST OF THE HOUSE LEVEL, IN THE ORDER THAT SUITS YOU

- front entry: crossing, fence FN-01 and gate GT-01, steppers, entry bed and drain
- concrete PV-01 round the house and the parking pad
- pool terrace, coping and lawn steps (PV-04 to PV-06); walls W10, W16, W6
- main deck extension, stair, landing steps (DK-02, DK-04) with their barriers; pool terrace glass and batten pool fence, pool gates
- main lawn, fire pit, bench seat; drive strips and planting

**Why:** No fixed order: set it with your budget. One dependency: the pool-area walls go in with or before the terrace, lawn and drainage, because they set those levels.

## LATER LOWER WORKS, AFTER THE SEWER

- lower terraces: walls, timber box + gravel steps, raised veg beds, natural stone path
- orchard lawn, wall W2 and the steel edging round the lawn, fruit trees round the mango
- shade structure DK-06, if wanted

**Why:** The bottom works wait until the septic is replaced by the town sewer, so they are done at once with the connection up to the house.

## OPTIONAL FUTURE OPTIONS ONLY

- Rear lane double gate GT-03 with its wall return W15
- fence on the rear lane wall FN-03

**Why:** Shown so the drive could be closed off later; these are future options only.

NOTES: STAGING SHOWS DESIGN PRIORITIES AND WHAT DEPENDS ON WHAT. IT IS NOT A CONSTRUCTION PROGRAM, METHOD, COST ESTIMATE OR PER-STAGE BUDGET.

# MATERIALS SCHEDULE

MS-01

| CODE                       | MATERIAL / PRODUCT                                  | APPLICATION                                                                                                                                                                                                                                              | QTY                                                                      | STATUS                | LOCATION                                                                                               |
|----------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------|
| SURFACES, PAVING AND STEPS |                                                     |                                                                                                                                                                                                                                                          |                                                                          |                       |                                                                                                        |
|                            | Status key                                          | <i>New · 1 = the courtyard, first; New · 2 = the rest of the house level, in your order; New · 3 = after the sewer; Optional = a future option only. Quantities approximate</i>                                                                          |                                                                          |                       |                                                                                                        |
| PV-01                      | Concrete, kept basic                                | Exposed aggregate or broom finish: cost effective and practical. Optional later: a stone or cobble border at the drive entry and parking area. Runs under the carport roof.                                                                              | ~225 m <sup>2</sup>                                                      | New · 2               | courtyard parking pad, 1.0 m band round the house, paths                                               |
| PV-02                      | New crossing                                        | Concrete finish to match PV-01. Crossing detail flagged for council.                                                                                                                                                                                     | ~12 m <sup>2</sup>                                                       | New · 2               | front entry, street side                                                                               |
| PV-03                      | Brick drive                                         | Existing brick pavers kept.                                                                                                                                                                                                                              | ~154 m <sup>2</sup>                                                      | Existing, kept        | drive, street to rear lane                                                                             |
| PV-04                      | Pool terrace tile                                   | Tile, not pavers: natural stone or porcelain, chosen with the tile. One tile across the whole terrace; tile, size and slip rating to be selected.                                                                                                        | ~79 m <sup>2</sup>                                                       | New · 2               | pool terrace                                                                                           |
| PV-05                      | Pool coping                                         | Replaced to match PV-04. Pool shell and waterline unchanged.                                                                                                                                                                                             | ~8 m <sup>2</sup>                                                        | New · 2               | pool terrace, pool edge                                                                                |
| PV-06                      | Steps to the main lawn (pad + bank)                 | Concrete steps cast in place while the concreting is done, 8 risers. Treads left as concrete, or tiled to match the terrace (PV-04) as an option.                                                                                                        | ~3.4 m <sup>2</sup>                                                      | New · 2               | pool terrace down to main lawn (pad + bank)                                                            |
| PV-11                      | Timber box + gravel steps                           | Timber box steps with gravel treads: 13 treads from RL 79.01 down to RL 76.99, with 12 risers of about 170 mm between them. A drain or channel across the top catches the water before it runs down the steps.                                           | ~10 m <sup>2</sup> , 13 treads                                           | New · 3               | boundary side, house level down to lower terraces                                                      |
| STEPPERS AND PEBBLE        |                                                     |                                                                                                                                                                                                                                                          |                                                                          |                       |                                                                                                        |
| PV-07                      | Entry steppers and landing (cast concrete)          | Cast in place concrete steppers and landing, set level in river pebble; the first is one large paver (~1.1 x 1.15 m). Option: tile the landing and steppers to match the pool terrace.                                                                   | 10 pads: the entry paver, 8 steppers and the landing, ~14 m <sup>2</sup> | New · 2               | front entry, carport post to front door                                                                |
| PV-12                      | Pebble apron and steppers, foot of the gravel steps | River pebble apron with seven cast concrete steppers (1.2 x 0.5 m) centred on the stairs, from the bottom tread to the lawn.                                                                                                                             | ~7 m <sup>2</sup> pebble, 7 steppers (~4 m <sup>2</sup> )                | New · 3               | lower terraces, foot of the gravel steps                                                               |
| PV-08                      | Courtyard steppers (natural stone)                  | Irregular natural stone steppers (sliced natural rock, set on concrete) in river pebble (PV-10), at about 600 mm centres, from the entry paver to the pergola deck. The pebble strip meets the Dichondra on one straight line with a steel edge (ED-01). | 17 stones                                                                | New · 1               | courtyard, along the house                                                                             |
| PV-09                      | Veg-garden steppers (natural stone)                 | Irregular natural stone in mulch, laid less formally, from the gravel steps to the raised beds and the landing steps. No stone more than ~120 mm above the last.                                                                                         | 14 stones                                                                | New · 3               | lower terraces                                                                                         |
| PV-13                      | Pool-corner steppers (natural stone)                | Four irregular natural stone steppers in the bed mulch, from the concrete edge strip beside the brick drive to the small pool gate, which sits in the corner.                                                                                            | 4 stones                                                                 | New · 2               | pool terrace corner, drive side                                                                        |
| PV-10                      | River pebble                                        | Natural river pebble in mixed greys and browns (never one colour). Size to be selected. At the front entry it sits over a subsurface drain with an inspection pit.                                                                                       | ~38 m <sup>2</sup>                                                       | New · with each stage | entry feature bed ~21 m <sup>2</sup> ; olive bed ~7 m <sup>2</sup> ; courtyard path ~10 m <sup>2</sup> |

# MATERIALS SCHEDULE (CONTINUED)

MS-02

| CODE                              | MATERIAL / PRODUCT                                     | APPLICATION                                                                                                                                                                                                                                                                                                      | QTY                         | STATUS         | LOCATION                                                                           |
|-----------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------|------------------------------------------------------------------------------------|
| <b>DECKS AND STRUCTURES</b>       |                                                        |                                                                                                                                                                                                                                                                                                                  |                             |                |                                                                                    |
|                                   | <b>Status key</b>                                      | <i>New · 1 = the courtyard, first; New · 2 = the rest of the house level, in your order; New · 3 = after the sewer; Optional = a future option only. Quantities approximate</i>                                                                                                                                  |                             |                |                                                                                    |
| <b>DK-01</b>                      | <b>main deck, existing part</b>                        | Existing deck kept.                                                                                                                                                                                                                                                                                              | 39.1 m <sup>2</sup>         | Existing, kept | main deck                                                                          |
| <b>DK-02</b>                      | <b>main deck, extension</b>                            | Decking to match DK-01, round the edges of the existing deck and out beside the new stair (hatched on MP-01).                                                                                                                                                                                                    | 10.0 m <sup>2</sup>         | New · 2        | main deck                                                                          |
| <b>DK-03</b>                      | <b>pergola deck</b>                                    | Decking to match DK-01, under a pergola frame. Frame material to be selected.                                                                                                                                                                                                                                    | ~17 m <sup>2</sup>          | New · 1        | pergola deck                                                                       |
| <b>DK-04</b>                      | <b>Deck stair, landing and landing steps</b>           | Decking treads from the main deck to the pool terrace, via the landing (RL 78.26). Four timber steps (~175 mm risers) go down from the landing to the veg garden path (RL 77.56), with a batten balustrade beside the stair and round the landing, and no gate at their head.                                    | ~9 m <sup>2</sup>           | New · 2        | main deck, side of the house                                                       |
| <b>DK-05</b>                      | <b>Curved bench seat</b>                               | Seat built into the back of the wall by the fire pit. Timber is the simplest finish.                                                                                                                                                                                                                             | ~2 m <sup>2</sup>           | New · 2        | main lawn (pad + bank)                                                             |
| <b>DK-06</b>                      | <b>Shade structure (possible later project)</b>        | A possible later project, if at all. An umbrella and a table would do in the meantime.                                                                                                                                                                                                                           | ~14 m <sup>2</sup>          | New · 3        | pool terrace side of the main deck                                                 |
| <b>DK-07</b>                      | <b>Raised vegetable beds</b>                           | Two raised beds. Keep the boxes cost effective: offcuts from other work, or ready-made corrugated iron beds.                                                                                                                                                                                                     | 2 beds, ~5.6 m <sup>2</sup> | New · 3        | lower terraces                                                                     |
| <b>FENCES, BARRIERS AND GATES</b> |                                                        |                                                                                                                                                                                                                                                                                                                  |                             |                |                                                                                    |
| <b>FN-01</b>                      | <b>Batten fence, street frontage</b>                   | Vertical hardwood batten in place of the lily pilli hedge, just behind the wall, with a native climber (Hardenbergia 'Sweet Heart') and low shrubs and grasses in front. Height to be set.                                                                                                                       | ~31 lin m                   | New · 2        | front entry, street boundary                                                       |
| <b>FN-02</b>                      | <b>Batten fence, courtyard</b>                         | Vertical hardwood batten to match FN-01, round the courtyard, clear of the bathroom windows, set in a narrow planted strip. On the pergola deck it runs on level (~1.4 m above the deck), no step.                                                                                                               | ~17 lin m                   | New · 1        | courtyard, parking pad and drive side                                              |
| <b>GT-01</b>                      | <b>Entry gate</b>                                      | Hardwood batten to match the fences.                                                                                                                                                                                                                                                                             | 1, ~2.4 m                   | New · 2        | front entry, street side                                                           |
| <b>GT-02</b>                      | <b>Courtyard gate</b>                                  | Hardwood batten to match the fences.                                                                                                                                                                                                                                                                             | 1, ~1.0 m                   | New · 1        | courtyard                                                                          |
| <b>GT-03</b>                      | <b>Rear lane double gate (future / optional)</b>       | A future option only. Hardwood batten double gate across the drive with short wings to the walls; tops follow the slope.                                                                                                                                                                                         | 1, ~6.65 m                  | Optional       | drive, rear lane end                                                               |
| <b>FN-03</b>                      | <b>Fence on the rear lane wall (future / optional)</b> | A future option only. Hardwood batten on top of the kept wall W1, from the gate to the boundary corner. Height and fixing set if you go ahead.                                                                                                                                                                   | ~15 lin m                   | Optional       | Rear lane end, top of W1                                                           |
| <b>BR-01</b>                      | <b>Glass barrier</b>                                   | Frameless glass on the top level (house and deck level: the main deck edge, the main deck corner and the top of the deck stair), on the face of the pergola deck, and on the pool terrace's lawn-side face, the view. Height and extent flagged for your certifier.                                              | ~46 lin m                   | New · 1 and 2  | top level; pergola deck face (built with the pergola deck); pool terrace lawn face |
| <b>BR-02</b>                      | <b>Black batten barrier and under-deck screen</b>      | Black powder-coated aluminium, vertical, everywhere glass is not: the side runs of the pool fence, the deck stair and landing, W11 by the side path, and the screen under the main deck (pool side). Glass on the top level, the pergola deck face and the pool terrace's lawn face. Flagged for your certifier. | ~36 lin m                   | New · 2        | pool fence side runs; deck stair and landing; W11; screen under the main deck      |
| <b>PG-01</b>                      | <b>Pool gates</b>                                      | Self-closing: pool terrace steps (black batten in a powder-coated frame, to match the side pool fences), deck stair top, and a small gate tucked into the pool corner, reached by stone steppers (PV-13). No gate at the landing steps (certifier to confirm). Barrier layout flagged for your certifier.        | 3                           | New · 2        | pool terrace steps; deck stair top; pool-area corner                               |

# MATERIALS SCHEDULE (CONTINUED)

MS-03

| CODE                     | MATERIAL / PRODUCT                            | APPLICATION                                                                                                                                                                                                                                                             | QTY                                 | STATUS                          | LOCATION                                        |
|--------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------|-------------------------------------------------|
| <b>RETAINING WALLS</b>   |                                               |                                                                                                                                                                                                                                                                         |                                     |                                 |                                                 |
|                          | Status key                                    | <i>New · 1 = the courtyard, first; New · 2 = the rest of the house level, in your order; New · 3 = after the sewer; Optional = a future option only. Quantities approximate, measured off the plan and checked on site. Every new wall is flagged for your engineer</i> |                                     |                                 |                                                 |
| W8                       | Courtyard wall, drive side                    | New bush rock wall holding the courtyard, tying into the kept rock wall W17.                                                                                                                                                                                            | ~15 m, face to 1.78 m               | New · 1                         | courtyard, drive side                           |
| W17                      | Existing rock wall at the pergola deck corner | Existing rock wall, kept and made good: top brought level just under the pergola deck and the face battered back to help hold the house footing; the deck is built out over it, garden infill where it does not cover. Engineer to confirm.                             | ~4 m, face about 2.1 m              | Existing, kept and adjusted · 1 | pergola deck corner                             |
| W6                       | Wall behind the curved bench (fire pit)       | New bush rock wall behind the curved bench, a planted slope behind it. Both ends finish as steel edging (ED-01).                                                                                                                                                        | ~10 m, face to 0.76 m               | New · 2                         | main lawn (pad + bank) side of the pool terrace |
| W10                      | Pool terrace corner wall                      | New engineered block.                                                                                                                                                                                                                                                   | ~8 m, face to 0.83 m                | New · 2                         | pool terrace corner                             |
| W16                      | Pool terrace edge wall                        | Bush rock face along the north and east edges of the pool terrace, to match the other rock walls. Height follows the terrace; planting covers most of it behind the bench.                                                                                              | ~22 m, face to ~1.1 m               | New · 2                         | pool terrace edge                               |
| W7                       | Terrace wall                                  | Bush rock, one wall: the long arm and inner arm are steel edging (ED-01). Top of the curved arm ~100 mm above the lawn behind; the last metres finish as edging.                                                                                                        | ~20 m, face to 0.74 m               | New · 3                         | lower terraces                                  |
| W2                       | Orchard lawn wall                             | Bush rock, only at the drive end where it holds over about 300 mm. The rest holds under 300 mm and is steel edging (ED-01).                                                                                                                                             | ~3 m, face to 0.98 m                | New · 3                         | orchard lawn                                    |
| W12, W13                 | Stair-foot walls                              | Bush rock.                                                                                                                                                                                                                                                              | ~5 m + ~4 m, faces to 1.27 / 0.86 m | New · 3                         | lower terraces, foot of the gravel steps        |
| W15                      | Gate-side wall return                         | Short bush rock return beside the rear lane gate (GT-03): future / optional with the gate.                                                                                                                                                                              | ~1.3 m, face to 0.33 m              | Optional                        | Rear lane gate                                  |
| W1, W3, W4, W5, W11, W14 | Existing walls kept                           | Existing walls as surveyed, no work, except a black batten barrier (BR-02) on top of W11 by the side path and the optional future fence FN-03 on top of W1.                                                                                                             | ~133 m                              | Existing, kept                  | drive, street side, pool corner                 |
| <b>EXISTING FEATURES</b> |                                               |                                                                                                                                                                                                                                                                         |                                     |                                 |                                                 |
| EX-01                    | Pool                                          | Pool shell and water kept.                                                                                                                                                                                                                                              | ~40 m <sup>2</sup> water            | Existing, kept                  | pool terrace                                    |
| EX-02                    | Retained trees                                | Mango and bottle tree kept. Survey records tree positions only, not canopy size.                                                                                                                                                                                        | 2                                   | Existing, kept                  | orchard lawn; drive                             |
| EX-03                    | Trees removed                                 | Removal rings shown, including the papaya; the poinciana subject to an arborist's advice. Lemons and the two mulberries: transplant to the orchard in winter, or replace.                                                                                               | as shown                            | Existing, removed               | site wide                                       |
| EX-04                    | Septic tank lid                               | Disregard: the septic system is to be decommissioned when the sewer connects.                                                                                                                                                                                           | 1                                   | Existing, to be decommissioned  | main lawn (pad + bank)                          |
| SF-08                    | Nature strips                                 | Existing ground, not new work.                                                                                                                                                                                                                                          | ~226 m <sup>2</sup>                 | Existing                        | nature strips, rear lane and street             |

# MATERIALS SCHEDULE: LAWN, BEDS, EDGING AND FEATURES

MS-04

| CODE                                   | MATERIAL / PRODUCT             | APPLICATION                                                                                                                                                                                                                                                                                           | QTY                                        | STATUS                | LOCATION                                                                                                    |
|----------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------|
| <b>LAWN, BEDS, EDGING AND FEATURES</b> |                                |                                                                                                                                                                                                                                                                                                       |                                            |                       |                                                                                                             |
|                                        | Status key                     | <i>New · 1 = the courtyard, first; New · 2 = the rest of the house level, in your order; New · 3 = after the sewer; Optional = a future option only. Quantities approximate</i>                                                                                                                       |                                            |                       |                                                                                                             |
| SF-01                                  | main lawn (pad + bank)         | TifTuf hybrid Bermuda or similar: drought hardy, takes wear, no spongy build-up for a robot mower. Flat pad falling gently away from the house and terrace, then an even 1:5 bank.                                                                                                                    | ~249 m <sup>2</sup>                        | New · 2               | main lawn (pad + bank)                                                                                      |
| SF-02                                  | orchard lawn                   | Lawn as SF-01, with room for about four fruit trees including the mango. Laid with the lower works.                                                                                                                                                                                                   | ~76 m <sup>2</sup>                         | New · 3               | orchard lawn                                                                                                |
| SF-03                                  | Mango ring                     | The retained mango in a 2.4 m wide mulch ring at existing ground. No cut in the root zone; fill rises no faster than 1 in 8 from the ring: ~0.12 m at 2.4 m from the trunk; at the root-zone edge (4.8 m) ~0.31 m under the lawn, ~0.40 m in the drive-side bed. No dip, no step. Arborist to assess. | ~4.5 m <sup>2</sup>                        | New · 3               | orchard lawn                                                                                                |
| SF-04                                  | Courtyard ground               | Dichondra repens (no mowing, light foot traffic), or turf if you prefer. The aircon, power box and water inlet on that wall would need moving. A narrow planted strip runs inside the fence.                                                                                                          | ~33 m <sup>2</sup>                         | New · 1               | courtyard                                                                                                   |
| SF-05a                                 | Garden beds, new planting      | Mulched beds planted to the Planting Schedule (plants placed on the plan). See MP-02 Planting Plan.                                                                                                                                                                                                   | ~528 m <sup>2</sup>                        | New · with each stage | site wide, see MP-02 Planting Plan                                                                          |
| SF-05c                                 | Mass planting mix (by density) | Mulched boundary strips planted at set densities to mix RV-1: quantity = area x density.                                                                                                                                                                                                              | ~46 m <sup>2</sup> (RV-1, boundary strips) | New · with each stage | boundary strips (RV-1)                                                                                      |
| SF-06                                  | Drive edge strips              | Mulched planting strips, 0.35 m wide, both edges.                                                                                                                                                                                                                                                     | ~49 m <sup>2</sup>                         | New · 2               | drive                                                                                                       |
| SF-07                                  | Mulch                          | Mulch suitable for slopes in every bed and strip: a mix of big and small pieces that knits together, not bark or wood chip. Flatter feature beds with subsurface drains can use river pebble (PV-10).                                                                                                 | ~628 m <sup>2</sup>                        | New · with each stage | site wide                                                                                                   |
| ED-01                                  | Steel garden edge              | Corten steel edge where lawn meets bed, bed meets concrete, and the courtyard Dichondra meets the pebble strip, and where a wall would hold under ~300 mm (as round the orchard lawn). Mild steel is an equal option.                                                                                 | ~143 lin m                                 | New · with each stage | lawn and bed edges site wide; courtyard pebble strip; round the orchard lawn; the low ends of W2, W6 and W7 |
| FT-01                                  | Fire pit                       | Freestanding Corten-style steel fire bowl. Product to be selected.                                                                                                                                                                                                                                    | 1                                          | New · 2               | main lawn (pad + bank), by the bench seat                                                                   |

# LEVELS, DRAINAGE, IRRIGATION & LIGHTING INTENT

---

## LEVELS AND EARTHWORKS

---

House floor RL 79.55 (survey, AHD). The pool terrace sits about 2.5 m below it and the flat pad of the main lawn (pad + bank) about 3.8 m below. MP-03 gives the levels in one chain from the house down: courtyard, decks, stair landing, landing steps, veg path, terrace, lawn pad. Indicative earthworks: about 86 m<sup>3</sup> of cut and 128 m<sup>3</sup> of fill, measured in place, with no bulking, topsoil or footings counted. The intent is to reuse site soil; the balance is confirmed on site. Apart from 0.2 m<sup>2</sup> at an existing wall face, no cut or fill is deeper than 1.0 m. See MP-06 Earthworks: Cut and Fill.

## DRAINAGE INTENT

---

MP-05 shows where surface water is likely to concentrate (arrows: the main flow paths, where water leaves paving, where it runs onto steps) and where it collects (dashed areas: low points and flow held up against a wall or batter, including the low end of the drive at the rear lane, where about 1,194 m<sup>2</sup> of the lot drains), so your plumber or engineer can plan the drains. Design intent, not a stormwater design: no pipes or falls. Ground next to the house falls away from it (NCC: at least 50 mm over the first 1 m; engineer to confirm). At the front entry, the inspection pit sits in the pebble feature bed in front of the agaves, over a subsurface drain along the house, with only low groundcovers nearby. The west side path is cut below floor level to fall away from the house. Pipes, falls and the discharge point: your hydraulic engineer or plumber (AS/NZS 3500.3).

## IRRIGATION INTENT

---

Irrigation where it makes sense, the lawn on rain. Feature gardens only. Drip irrigation (zone IR-1) to the house-zone beds: the strip bed inside the courtyard fence, the olive bed by the courtyard gate, the front entry bed by the front door (the agaves on low-flow drip), and the beds round the pool terrace and main deck. Boundary screens, RV mass planting, the veg garden surrounds and drive strips: establishment watering only, one to two years. Lawns and the courtyard Dichondra are rain-fed. One controller with a rain shut-off. Water source (mains, the existing tanks or both), backflow and pressure are flagged for your plumber. See MP-08.

## LIGHTING INTENT

---

Soft and low, for safe access and the spaces you use at night; no spotlights or uplighting of trees. MP-08 marks the main access and the fitting type by place. Path lights (low, small lantern-style): the entry steppers only; the courtyard path is flat and low traffic, so it is not lit. Step lights: each real flight, the deck stair and landing steps, the side path steps and the steps to the lawn. Pergola lights (small warm downlights on the beams): the pergola deck, and the shade structure if built. LED strip (warm, under an edge): under the fire pit bench seat, along the pergola deck step, and as step or down lights on the black batten screen under the main deck to light the walkway round the pool. Soft garden lights (low, shielded): the entry bed only. Kept dark: the lawn, the boundary planting, the veggie garden, the neighbour side and the pool water. One supply point, zoned by stage, on a photocell or timer. Fittings, circuits and anything near the pool: your electrician, to AS/NZS 3000.

## SERVICES AND SURVEY NOTES

---

No underground services were located by the survey; services are flagged for your contractor before any digging. The survey also notes that further survey and marking is required before any construction near boundaries. Work near the power pole is flagged for the electricity network operator. Sleeves or conduits go under new hard surfaces so irrigation and lighting can reach later stages (see Staging Plan).

NOTES: SPECIFICATIONS DESCRIBE DESIGN INTENT AND PRODUCT/MATERIAL DIRECTION. QUANTITIES AND SETOUT REQUIRE SITE MEASURE AND CONTRACTOR CONFIRMATION PRIOR TO ORDERING. STRUCTURAL, ENGINEERING, DRAINAGE AND ELECTRICAL ITEMS REQUIRE DESIGN AND CERTIFICATION BY RELEVANT LICENSED PROFESSIONALS. ALL WORKS REMAIN SUBJECT TO LOCAL AUTHORITY APPROVAL WHERE REQUIRED.

# PLANTING SCHEDULE: TREES, SHRUBS, GROUNDCOVERS AND CLIMBERS

PS-01

| SPECIES                                                                                                                                                                                                 | COMMON NAME                | H X W        | SPACING | QTY | NOTES                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------|---------|-----|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PS-01 TREES AND PALMS</b>                                                                                                                                                                            |                            |              |         |     |                                                                                                                                             |
| <i>Cupaniopsis anacardioides</i>                                                                                                                                                                        | Tuckeroo                   | 7 x 4.0 m    | 4000 mm | 2   | 100L                                                                                                                                        |
| <i>Tristaniopsis laurina</i> 'Luscious'                                                                                                                                                                 | Luscious Water Gum         | 6 x 3.0 m    | 4000 mm | 12  | 100L                                                                                                                                        |
| <i>Buckinghamia celsissima</i>                                                                                                                                                                          | Ivory Curl Tree            | 6 x 3.0 m    | 4000 mm | 6   | 100L                                                                                                                                        |
| <i>Archontophoenix cunninghamiana</i>                                                                                                                                                                   | Bangalow Palm              | 8 x 3.0 m    | 3000 mm | 8   | 200L                                                                                                                                        |
| <i>Olea europaea</i> 'Manzanillo' <b>FEATURE</b>                                                                                                                                                        | Olive                      | 4 x 3.0 m    | 4000 mm | 1   | 500L minimum, for impact. Feature tree by the courtyard gate, just outside the fence, on a raised, free-draining mound, planted underneath  |
| <i>Backhousia citriodora</i>                                                                                                                                                                            | Lemon Myrtle               | 5 x 2.5 m    | 3000 mm | 8   | 100L                                                                                                                                        |
| <i>Howea forsteriana</i>                                                                                                                                                                                | Kentia Palm                | 5 x 2.5 m    | 2500 mm | 3   | 200L                                                                                                                                        |
| <i>Callistemon</i> 'Eureka'                                                                                                                                                                             | Bottlebrush 'Eureka'       | 4 x 2.0 m    | 2500 mm | 5   | 45L. Three at the drive corner, singles toward the drive; lower-lawn view kept open                                                         |
| <b>PS-02 SHRUBS</b>                                                                                                                                                                                     |                            |              |         |     |                                                                                                                                             |
| <i>Casuarina glauca</i> 'Green Wave'                                                                                                                                                                    | Green Wave She-oak         | 2 x 2.0 m    | 2000 mm | 3   | 140mm                                                                                                                                       |
| <i>Westringia</i> 'Zena'                                                                                                                                                                                | Coastal Rosemary 'Zena'    | 1 x 1.0 m    | 800 mm  | 29  | 200mm                                                                                                                                       |
| <i>Cordyline stricta</i>                                                                                                                                                                                | Narrow-leaf Palm Lily      | 2.5 x 1.0 m  | 800 mm  | 10  | 200mm                                                                                                                                       |
| <i>Callistemon</i> 'Little John'                                                                                                                                                                        | Dwarf Bottlebrush          | 0.9 x 0.9 m  | 1000 mm | 28  | 200mm. Six on the drive banks; seven in the bed below the courtyard wall                                                                    |
| <i>Alpinia nutans</i>                                                                                                                                                                                   | Dwarf False Cardamom       | 1.5 x 0.8 m  | 700 mm  | 13  | 200mm. Sheltered spots in the screen beds                                                                                                   |
| <i>Acmena</i> 'Allyn Magic'                                                                                                                                                                             | Dwarf Lily Pilly           | 0.8 x 0.8 m  | 700 mm  | 19  | 200mm                                                                                                                                       |
| <i>Banksia</i> 'Birthday Candles'                                                                                                                                                                       | Dwarf Hairpin Banksia      | 0.5 x 0.7 m  | 600 mm  | 18  | 200mm                                                                                                                                       |
| <i>Austromyrtus</i> 'Copper Tops'                                                                                                                                                                       | Midyim Berry 'Copper Tops' | 0.8 x 1.2 m  | 1000 mm | 22  | 140mm                                                                                                                                       |
| <i>Syzygium australe</i> 'Resilience'                                                                                                                                                                   | Lily Pilly                 | 3 x 1.0 m    | 1000 mm | 66  | 300mm                                                                                                                                       |
| <b>PS-03 GRASSES, GROUNDCOVERS, CLIMBERS</b>                                                                                                                                                            |                            |              |         |     |                                                                                                                                             |
| <i>Agave attenuata</i>                                                                                                                                                                                  | Foxtail Agave              | 1.2 x 1.5 m  | 1500 mm | 3   | 300mm. Sculptural; entry bed along the house                                                                                                |
| <i>Casuarina glauca</i> 'Cousin It'                                                                                                                                                                     | Cousin It                  | 0.15 x 2.0 m | 1500 mm | 10  | 200mm                                                                                                                                       |
| <i>Lomandra</i> 'Tanika'                                                                                                                                                                                | Mat Rush                   | 0.5 x 0.5 m  | 800 mm  | 180 | 140mm. Five below the courtyard wall                                                                                                        |
| <i>Scaevola aemula</i>                                                                                                                                                                                  | Fan Flower                 | 0.4 x 0.6 m  | 500 mm  | 61  | 140mm. Low flowering groundcover in the mulched beds on drip, and in part shade                                                             |
| <i>Sedum</i> 'Gold Mound'                                                                                                                                                                               | Gold Mound Stonecrop       | 0.15 x 0.4 m | 300 mm  | 23  | 100mm. Low succulent groundcover for the sunny, free-draining spots off the drip line                                                       |
| <i>Rosmarinus officinalis</i> 'Prostrata'                                                                                                                                                               | Prostrate Rosemary         | 0.3 x 1.2 m  | 600 mm  | 2   | 140mm. Spills over the edge of the bank behind the fire-pit bench                                                                           |
| <i>Dianella revoluta</i> 'Little Rev'                                                                                                                                                                   | Dwarf Flax Lily            | 0.4 x 0.3 m  | 400 mm  | 201 | 140mm. 26 in the courtyard fence strip                                                                                                      |
| <i>Lomandra hystrix</i> 'Tropic Belle'                                                                                                                                                                  | Large Mat Rush             | 0.8 x 1.0 m  | 1000 mm | 16  | 200mm                                                                                                                                       |
| <i>Myoporum parvifolium</i>                                                                                                                                                                             | Creeping Boobialla         | 0.1 x 1.0 m  | 500 mm  | 79  | 100mm. Low groundcover in the entry pebble bed; three trail over the bench-back wall                                                        |
| <i>Asplenium australasicum</i>                                                                                                                                                                          | Bird's Nest Fern           | 1 x 1.0 m    | 800 mm  | 8   | 200mm                                                                                                                                       |
| <i>Pandorea jasminoides</i>                                                                                                                                                                             | Bower of Beauty            | vine x 0.6 m | 1000 mm | 7   | 200mm. Pergola vine: up the posts and along the beams                                                                                       |
| <i>Hardenbergia violacea</i> 'Sweet Heart'                                                                                                                                                              | Sweet Heart Hardenbergia   | vine x 0.6 m | 2000 mm | 14  | 200mm. On the street fence (FN-01), on wires                                                                                                |
| <b>MIX RV-1: BOUNDARY STRIPS</b>                                                                                                                                                                        |                            |              |         |     |                                                                                                                                             |
| <i>Lomandra</i> 'Tanika'                                                                                                                                                                                | Mat Rush                   | 0.5 x 0.5 m  | 700 mm  | 38  | 140mm. 40% of the mix, 2.04 per m <sup>2</sup>                                                                                              |
| <i>Dianella caerulea</i>                                                                                                                                                                                | Blue Flax Lily             | 0.5 x 0.5 m  | 500 mm  | 46  | 140mm. 25% of the mix, 4 per m <sup>2</sup>                                                                                                 |
| <i>Alpinia nutans</i>                                                                                                                                                                                   | Dwarf False Cardamom       | 1.5 x 0.8 m  | 700 mm  | 19  | 200mm. 20% of the mix, 2.04 per m <sup>2</sup>                                                                                              |
| <i>Myoporum parvifolium</i>                                                                                                                                                                             | Creeping Boobialla         | 0.1 x 1.0 m  | 500 mm  | 28  | 100mm. 15% of the mix, 4 per m <sup>2</sup> . Prostrate, spreads to about 1 m. Alternative: Scaevola aemula (Fan Flower), 140mm, same share |
| 45 trees and palms, 208 shrubs, 604 grasses, groundcovers and climbers, placed one by one. Mix (SF-05c, by density): RV-1 ~46 m <sup>2</sup> , 131 plants. Planting notes: see Landscape Specifications |                            |              |         |     |                                                                                                                                             |

# LANDSCAPE SPECIFICATIONS

---

## PLANTING

---

Species, sizes, spacings and pot sizes are as listed on the Planting Schedule (PS-01). The schedule lists the plants placed one by one on MP-02; the SF-05c mix RV-1 (boundary strips) is set by density. Feature beds are planted at about 3 plants per m<sup>2</sup> (grasses and groundcovers 2 to 3, shrubs about 0.5); screen and tree beds are lighter. Quantities are indicative and are measured on site before ordering. Plant locations may be adjusted on site to suit services and site conditions, within the design intent. Planting is indicative: keep existing plants you like and replace selectively. Substitutes are fine where they do the same job; flag any major swap with the designer. Go easy on heliconias, giant bird of paradise and grass trees. SF-05c beds are planted by density, not placed plant by plant. Quantity = zone area x share of the mix x plants per m<sup>2</sup>. Mix the species evenly through the zone, in loose drifts of 3 to 7, not rows. Lawn: TifTuf hybrid Bermuda or similar (SF-01); courtyard: *Dichondra repens* or turf (SF-04).

## LAWN

---

Both lawns: TifTuf hybrid Bermuda or similar. Courtyard: *Dichondra repens*, or turf.

## FILL AND WALLS

---

Site soil reused as fill against the new walls. The decks at the fish pond corner sit on footings over the existing ground, with no fill under them. Fill placement, compaction and wall drainage are flagged for your engineer to detail with the walls.

## SOIL PREPARATION

---

No imported soil: reuse the site soil (what comes out of one area goes into another) and plant tough species that suit it. Loosen all planting beds to 300 mm, removing rocks, roots and debris. The one exception is the raised vegetable beds: free-draining mix of 50% loam, 30% compost, 20% coarse sand. Clear weeds and runners before planting.

## EDGING

---

Corten steel garden edge where lawn meets bed and where bed meets concrete. Mild steel is an equal alternative. Where a wall would hold less than about 300 mm, a steel edge is used instead of a wall. No edge where a wall forms the edge.

## MANGO PROTECTION

---

Retained mango: existing ground held inside the 2.4 m wide mulch ring (1.2 m from the trunk). No cut in the root zone (~4.8 m); fill rises no faster than 1 in 8 from the ring: ~0.12 m at 2.4 m from the trunk; at the root-zone edge ~0.31 m under the lawn, ~0.40 m in the drive-side bed. Flagged for your arborist to assess before any work, and to set the protection zone and any limits on depth or timing.

## MULCH

---

Mulch suitable for slopes in every bed and edge strip: a mix of big and small pieces that knits together, not bark or wood chip. 75-100 mm deep after planting, kept clear of stems. Compost-based mulch in the raised vegetable beds.

## BATTERS AND STEEP GROUND

---

Dense planting and coarse mulch on the steepest batters until plants close over. Soil-cover matting on the steepest batters.

## SEPTIC ZONE

---

The septic system is to be decommissioned when the sewer connects; until then, no new surface flow or ag pipe outlets into its area.