FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PRIVATE.dwg | PLOTTED: 4/17/2024 8:56 AM

PLEASE PRINT IN COLOUR

C M Y K

FOR APPROVAL

LANDSCAPE PLANS APPROVED
- **To be constructed in accordance with the approved plan.**
- **Approval is subject to the observance of any amendments noted in red thereon.**
- **Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.**
- **No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)**
- **All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.**

Application No.: COM/2024/13

Dated: 14 May 2024

NOTE:
Plant quantities will need to be updated. Refer mark ups on landscape plans for revised plant quantities.

OPW.

CALLI | SUBDIVISION: STAGE 01 - PRIVATE

79-99 COURTNEY DRIVE, UPPER COOMERA, QLD.

LOT 188-192 ON RP173728

PROJECT REFERENCE - L23108

SHEET SET
L23108 - 100 | TITLE PAGE & SHEET SET
L23108 - 101 | LEGENDS & PLANT SCHEDULE

LANDSCAPE PLANS
L23108 - 200 | STAGING & EXTENT OF WORKS
L23108 - 201 | FENCING PLAN
L23108 - 202 | TREATMENT AREAS
L23108 - 203 | PLANTING PLAN - ZONE 01
L23108 - 204 | PLANTING PLAN - ZONE 02
L23108 - 205 | GENERAL BATTER PLANTING MODULE
L23108 - 206 | REHABILITATION MANAGEMENT PLAN (PRIVATE)
L23108 - 207 | ENTRY STATEMENT SETOUT

DETAILS & SECTIONS
L23108 - 300 | LANDSCAPE SECTIONS
L23108 - 302 | DETAIL DRAWINGS 01

SPECIFICATIONS
L23108 - 400 | LANDSCAPE SPECIFICATIONS

WARNING!!!
BEWARE OF UNDERGROUND SERVICES

NOTE THAT LOCATION SHOWN OF EXISTING UNDERGROUND SERVICES IS INDICATIVE ONLY AND MAY NOT BE ACCURATE AT THE TIME OF LANDSCAPE WORKS. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DETERMINATION OF THE EXACT POSITION AND EXTENT OF UNDERGROUND SERVICES IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.

GENERAL NOTES

1. BEFORE COMMENCEMENT OF WORKS IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONTACT DIAL BEFORE YOU DIG (PH. 1100 OR WEB 1100.COM.AU) FOR INFORMATION ON SERVICES IN THE AREA SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL SERVICES PRIOR TO COMMENCING ON SITE.
3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO SERVICES DURING LANDSCAPE WORKS.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY EXISTING TREES SHOWN TO BE RETAINED AND PROTECT THEM DURING WORKS.
5. ALL TREES SHALL BE PLANTED IN LOCATIONS SHOWN ON THE PLAN.
6. ANY CHANGE TO PLANT SPECIES MUST HAVE THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. TREES SHALL BE PLANTED NO LESS THAN THE FOLLOWING DISTANCES FROM LANDSCAPE ELEMENTS (TO BE CONFIRMED AT TREE HOLE INSPECTION)
   - 1M FROM STORMWATER OUTLET
   - 1M FROM EDGE OF GULLY PIT
   - 1M MINIMUM PLANTING WIDTH BETWEEN KERB AND PATHWAY
   - 1M FROM CENTRE OF TREE TO FRONT FACE OF KERB AND CHANNEL
   - 1M FROM OVERHEAD SERVICE WIRES
   - 2M FROM FRONT OR REAR OF STREETSIGNS
   - 3M FROM DRIVEWAYS
   - 3M FROM FIRE HYDRANTS
   - 3.5 M FROM GROUND MOUNTED TRANSFORMERS
   - 6M FROM EXISTING TREES
   - 6M FROM DEPARTURE SIDE OF BUS STOPS AND PED CROSSINGS
   - 7M FROM POWER POLES/ LIGHT POLES
   - 8M MINIMUM SPACING BETWEEN NEW TREES
   - 15M FROM APPROACH SIDE OF BUS STOPS AND PEDESTRIAN CROSSINGS
   - 15M FROM DEPARTURE SIDE OF A STREET INTERSECTION
   - 20M FROM APPROACH SIDE OF A STREET INTERSECTION
8. CONSTRUCTION CERTIFICATION FOR ALL STRUCTURAL ELEMENTS IS TO BE PROVIDED PRIOR TO PRACTICAL COMPLETION BEING GRANTED.

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
TITLE PAGE & SHEET LIST

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
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A	PRELIMINARY ISSUE	18.10.2023	SS	SS	MB	JB

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GLADSTONE
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JOB / DRAWING NO:
L23108 - 100

SHEET NO.
01 OF 13

LEGEND - SITE DETAILS

SITE BOUNDARY
DEVELOPMENT SITE LOCATED ON LOT 188-192 ON RP173728

FUTURE STAGE BOUNDARIES
FUTURE DEVELOPMENT STAGING. APPROVAL NOT SORT FOR WITHIN CURRENT APPLICATION.

EXTENT OF WORKS
DEVELOPMENT SITE LOCATED ON LOT 188-192 ON RP173728.

LEGEND - LANDSCAPE TREATMENTS

P2 **PRIVATE RETAINED PLANTING**
300MM SOIL (MINIMUM) AND 100MM MULCH TO ALL PLANTING AREAS.
REFER PLANTING PLAN FOR DETAILS.
TOTAL RETAINED PLANTING AREA: 268.50M²

P3 **GENERAL BATTER PLANTING**
GENERAL BATTER PLANTING AREAS.
REFER TO PLANTING PLAN FOR DETAILS.
TOTAL PLANTING AREA: 32.80M²

RC **BUSHFIRE SETBACK:** ZONE C
REFER BUSHFIRE MANAGEMENT PLAN FOR FURTHER INFO.
TOTAL AREA: 560.00M²

LEGEND - FENCING PLAN

F1 **FENCE TYPE 01:** EXISTING GOOD NEIGHBOUR
RETAIN EXISTING FENCE TO NEIGHBOURING PROPERTIES.
RECTIFY ANY DAMAGE INCURRED DURING CONSTRUCTION.

F2 **FENCE TYPE 02:** POS INTERFACE
SAFETY FENCE @ 1200MM HIGH
TYPE 01 - INSTALLED TO TOP OF RETAINING WALLS
TYPE 02 - INSTALLED IN GROUND ADJACENT ENTRY STATEMENT
(HARDWOOD TIMBER FRAMED, BLACK POWDER COATED ALUMINUM POOL STYLE FENCE)
REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TYPE 01 TOTAL LENGTH: 154.00LM
TYPE 02 TOTAL LENGTH: 20.00LM

F5 **FENCE TYPE 05:** BATTEN FENCING
50% TRANSPARENT HARDWOOD TIMBER BATTEN FENCE @1800MM HIGH
INSTALLED TO TOP OF RETAINING WALLS.
FINISH: TIMBER STAIN OR OIL FINISH.
REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL LENGTH: 119.00LM

W1 **WALL TYPE 01:** RETAINING WALLS
CONCRETE SLEEPER RETAINING WALLS. DARK GREY COLOUR.
SPLIT FACE, STONE OR WOOD PATTERN FINISH.
COMPLETED UNDER CIVIL SCOPE, INCLUDED FOR REFERENCE ONLY.

W2 **WALL TYPE 02:** SANDSTONE WALLS
SANDSTONE RETAINING WALLS. COMPLETED UNDER CIVIL SCOPE, INCLUDED FOR REFERENCE ONLY.

ES **ENTRY STATEMENT**
REFER ENTRY STATEMENT DETAILS FOR FURTHER INFORMATION
COMPLETED UNDER BUILDERS SCOPE

LANDSCAPE PLANS APPROVED

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- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
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- All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

Application No.: COM/2024/13

Dated: 14 May 2024

REFERENCE DATA REGISTER | CURRENT REVISION

CONSULTANT	REVISION	DOCUMENT TITLE (INCL. FILE TYPE)	DATE RECEIVED	PROVIDED BY
ARCHITECTURAL	-	-	-	-
CIVIL	C	OPERATIONAL WORKS: STAGE 01 - 41901-01	25.08.23	MORTONS URBAN SOLUTIONS
ELECTRICAL	B	STAGE 01 COURTNEY DRIVE - F019-01	08.11.23	ROBIN RUSSELL & ASSOC
SURVEY	-	-	-	-

PLANTING SCHEDULE: PRIVATE RETAINED PLANTING

RETAINED PLANTING

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M Spacing	246
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	140mm	0.25M Spacing	492

PLANTING SCHEDULE: BATTER MODULE

TREE TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100ltr	1/10LM	1
TRIlau	TRISTANIOPSIS laurina	Water Gum	100ltr		

SHRUB TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M SPACING	7

GROUNDCOVER TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
HARvio	HARDENBERGIA violacea	Purple Coral Pea	75mm	4PM²	65
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
THEtri	THEMEDA triandra	Kangaroo Grass	75mm		

GROUNDCOVER TYPE 02

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
MYOell	MYOPORUM ellipticum	Coastal Boobialla	75mm	4PM²	40

PLANTING SCHEDULE: ENTRY STATEMENT PLANTING

ENTRY STATEMENT PLANTING

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
LIReg	LIRIOPE Ever Green	Ever Green Giant	200mm	0.25M Spacing	20
ARAhet	ARAUCARIA heterophylla	Norfolk Island Pine	200ltr	As Shown	3

REHABILITATION: BUSHFIRE SETBACK (RC)

TOTAL AREA: 560.00M²

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
AJUaus	AJUGA australis	Austral Bugle	75mm	2/M²	1120
BRAmul	BRACHYSCOME multifidia	Cut-Leafed Daisy	75mm		
SCAaem	SCAEVOLA aemula	Fairy Fan Flower	75mm		
MYOpar	MYOPORUM parvifolium	Creeping Boobialla	75mm		
DAMdiv	DAMPIERA diversifolia	Kangaroo Lobelia	75mm		

NOTE: ALL QUANTITIES THIS SHEET ONLY. ALL SPECIES BASED ON THE STATE GOVERNMENT'S REGIONAL ECOSYSTEM PRE-CLEAR MAPPING OF RE 12.9-10.27. REFER TO APPROVED BUSHFIRE MANAGEMENT PLAN. FINAL QUANTITIES TO BE CONFIRMED ON SITE TO ACHIEVE TOTAL PLANT DENSITIES LISTED INCLUSIVE OF EXISTING VEGETATION.

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
LEGENDS, DATA REGISTRY & PLANT SCHEDULES

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
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L23108 - 101

SHEET NO.
02 OF 13

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LANDSCAPE PLANS APPROVED

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Application No.: COM/2024/13

Dated: 14 May 2024

LEGEND - SITE DETAILS

▭	**SITE BOUNDARY** DEVELOPMENT SITE LOCATED ON LOT 188-192 ON RP173728
▨	**FUTURE STAGE BOUNDARIES** FUTURE DEVELOPMENT STAGING. APPROVAL NOT SORT FOR WITHIN CURRENT APPLICATION.
▩	**EXTENT OF WORKS** DEVELOPMENT SITE LOCATED ON LOT 188-192 ON RP173728.

0 50 100 150m

SCALE 1:1500 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PRIVATE

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

STAGING & EXTENT OF WORKS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
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JOB / DRAWING NO:

L23108 - 200

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03 OF 13

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Application No.: COM/2024/13

Dated: 14 May 2024

FENCING ATOP LOT 121 SINGLE TIER RETAINING WALL TO BE MAXIMUM 1.8M IN HEIGHT, CONSTRUCTED OF HARDWOOD TIMBER POSTS AND RAILS, 50MM HARDWOOD BATTENS WITH 50MM SPACINGS. FENCING MUST BE COATING WITH TIMBER STAIN OR OIL

FENCE 02 - TYPE 02 ADJACENT TO ENTRY STATEMENT

BOLLARD ALIGNMENT TO BE CONFIRMED ON PUBLIC/PRIVATE AND BUSHFIRE EASEMENT INTERFACE

LEGEND - FENCING PLAN

F1 **FENCE TYPE 01:** EXISTING GOOD NEIGHBOUR
RETAIN EXISTING FENCE TO NEIGHBOURING PROPERTIES.
RECTIFY ANY DAMAGE INCURRED DURING CONSTRUCTION.

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SAFETY FENCE @ 1200MM HIGH
TYPE 01 - INSTALLED TO TOP OF RETAINING WALLS
TYPE 02 - INSTALLED IN GROUND ADJACENT ENTRY STATEMENT
(HARDWOOD TIMBER FRAMED, BLACK POWDER COATED ALUMINUM POOL STYLE FENCE)
REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TYPE 01 TOTAL LENGTH: 154.00LM
TYPE 02 TOTAL LENGTH: 20.00LM

F5 **FENCE TYPE 05:** BATTEN FENCING
50% TRANSPARENT HARDWOOD TIMBER BATTEN FENCE @1800MM HIGH
INSTALLED TO TOP OF RETAINING WALLS.
FINISH: TIMBER STAIN OR OIL FINISH.
REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL LENGTH: 119.00LM

RET WALL W1 **WALL TYPE 01:** RETAINING WALLS
CONCRETE SLEEPER RETAINING WALLS. DARK GREY COLOUR.
SPLIT FACE, STONE OR WOOD PATTERN FINISH.
COMPLETED UNDER CIVIL SCOPE, INCLUDED FOR REFERENCE ONLY.

RET WALL W2 **WALL TYPE 02:** SANDSTONE WALLS
SANDSTONE RETAINING WALLS. COMPLETED UNDER CIVIL SCOPE, INCLUDED FOR REFERENCE ONLY.

ES **ENTRY STATEMENT**
REFER ENTRY STATEMENT DETAILS FOR FURTHER INFORMATION
COMPLETED UNDER BUILDERS SCOPE

0 15 30 45 60 75m
SCALE 1:750 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PRIVATE

OPERATIONAL WORKS: LANDSCAPE

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FENCING PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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04 OF 13

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Application No.: COM/2024/13

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LEGEND - LANDSCAPE TREATMENTS

P2 **PRIVATE RETAINED PLANTING**
300MM SOIL (MINIMUM) AND 100MM MULCH TO ALL PLANTING AREAS.
REFER PLANTING PLAN FOR DETAILS.
TOTAL RETAINED PLANTING AREA: 268.50M²

P3 **GENERAL BATTER PLANTING**
GENERAL BATTER PLANTING AREAS.
REFER TO PLANTING PLAN FOR DETAILS.
TOTAL PLANTING AREA: 32.80M²

RC **BUSHFIRE SETBACK:** ZONE C
REFER BUSHFIRE MANAGEMENT PLAN FOR FURTHER INFO.
TOTAL AREA: 560.00M²

0 15 30 45 60 75m
SCALE 1:750 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
TREATMENT AREAS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
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JOB / DRAWING NO:
L23108 - 202

SHEET NO.
05 OF 13

LANDSCAPE PLANS APPROVED

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Application No.: COM/2024/13

Dated: 14 May 2024

REFER PUBLIC DRAWINGS. PROVIDE A ROW OF SHRUBS 1 METRE WIDTH INTO THE ROAD RESERVE FRONTING LOT 121 AT RETAINING WALL FRONTAGE AS PER CONDITION 23 OF COM/2019/82. THESE WORKS ARE PART OF PUBLIC OPW.

PLANTING SCHEDULE: PRIVATE RETAINED PLANTING

RETAINED PLANTING

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M Spacing	246
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	140mm	0.25M Spacing	492

0 10 20 30 40m
SCALE 1:400 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
PLANTING PLAN - ZONE 01

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
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JOB / DRAWING NO:
L23108 - 203

SHEET NO.
06 OF 13

FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PRIVATE.dwg | PLOTTED: 4/17/2024 8:57 AM

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- **All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.**

Application No.: COM/2024/13

Dated: 14 May 2024

PLANTING SCHEDULE: PRIVATE RETAINED PLANTING

RETAINED PLANTING

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M Spacing	246
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	140mm	0.25M Spacing	492

0 10 20 30 40m
SCALE 1:400
@A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
PLANTING PLAN - ZONE 02

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
C	STAGE 01: FOR APPROVAL	02.02.2024	SS	SS	MB	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	MB	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	MB	JB

ISSUE: FOR APPROVAL
CLIENT: HB LAND PTY LTD
BASE PROVIDED BY: MORTONS URBAN SOLUTIONS
MANAGER: JON BROOKSBY

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JOB / DRAWING NO:
L23108 - 204

SHEET NO.
07 OF 13

FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PRIVATE.dwg | PLOTTED: 4/17/2024 8:57 AM

LANDSCAPE PLANS APPROVED

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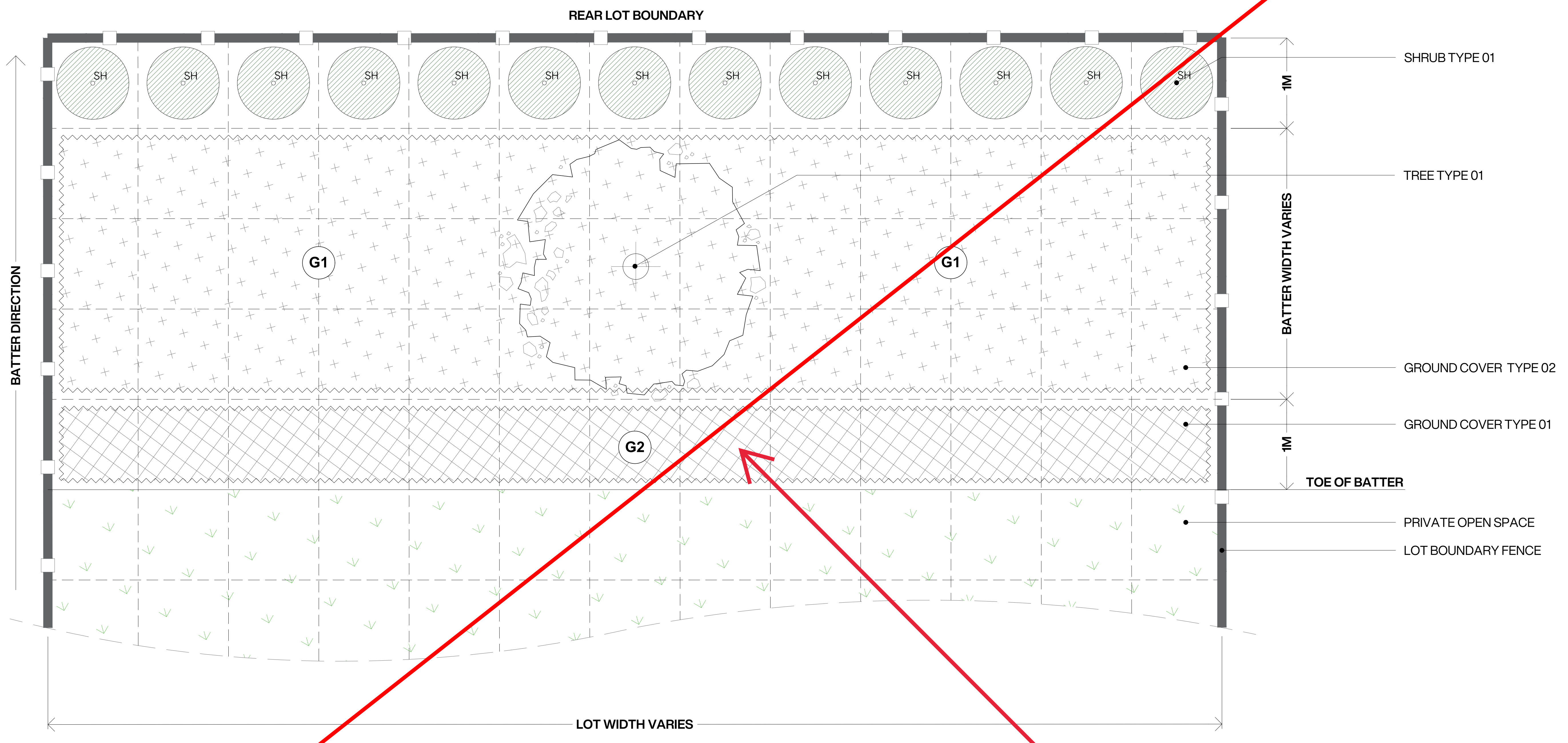
Application No.: COM/2024/13

Dated: 14 May 2024



M01

PLANTING MODULE 01 - GENERAL BATTER PLANTING

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE: 1:40 - REFER NOTED DIMENSIONS

P3

GENERAL BATTER PLANTING

GENERAL BATTER PLANTING AREAS.
REFER TO PLANTING PLAN FOR DETAILS.
TOTAL PLANTING AREA: 32.80M^{2}

TREE TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100ltr	1/10LM	1
TRIlau	TRISTANIOPSIS laurina	Water Gum	100ltr		

SHRUB TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M SPACING	7

G1

GROUNDCOVER TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
HARvio	HARDENBERGIA violacea	Purple Coral Pea	75mm	4PM^{2}	65
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
THEtri	THEMEDA triandra	Kangaroo Grass	75mm		

G2

GROUNDCOVER TYPE 02

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
MYOell	MYOPORUM ellipticum	Coastal Boobialla	75mm	4PM^{2}	40

T01

PLANTING PALETTE 01 - GENERAL BATTER PLANTING

REFER DETAILS AND SPECIFICATIONS FOR FURTHER INFORMATION

ALL QUANTITIES ARE TOTAL FOR THIS STAGE ONLY.

NOT PART OF THIS
STAGE OF WORKS

0 1 2 3 4m
SCALE 1:40 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
GENERAL BATTER PLANTING MODULE

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
C	STAGE 01: FOR APPROVAL	02.02.2024	SS	SS	MB	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	MB	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	MB	JB

ISSUE: FOR APPROVAL	**CLIENT:** HB LAND PTY LTD
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JOB / DRAWING NO:
L23108 - 205

SHEET NO.
08 OF 13

FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PRIVATE.dwg | PLOTTED: 4/17/2024 8:58 AM

LANDSCAPE PLANS APPROVED

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Application No.: COM/2024/13

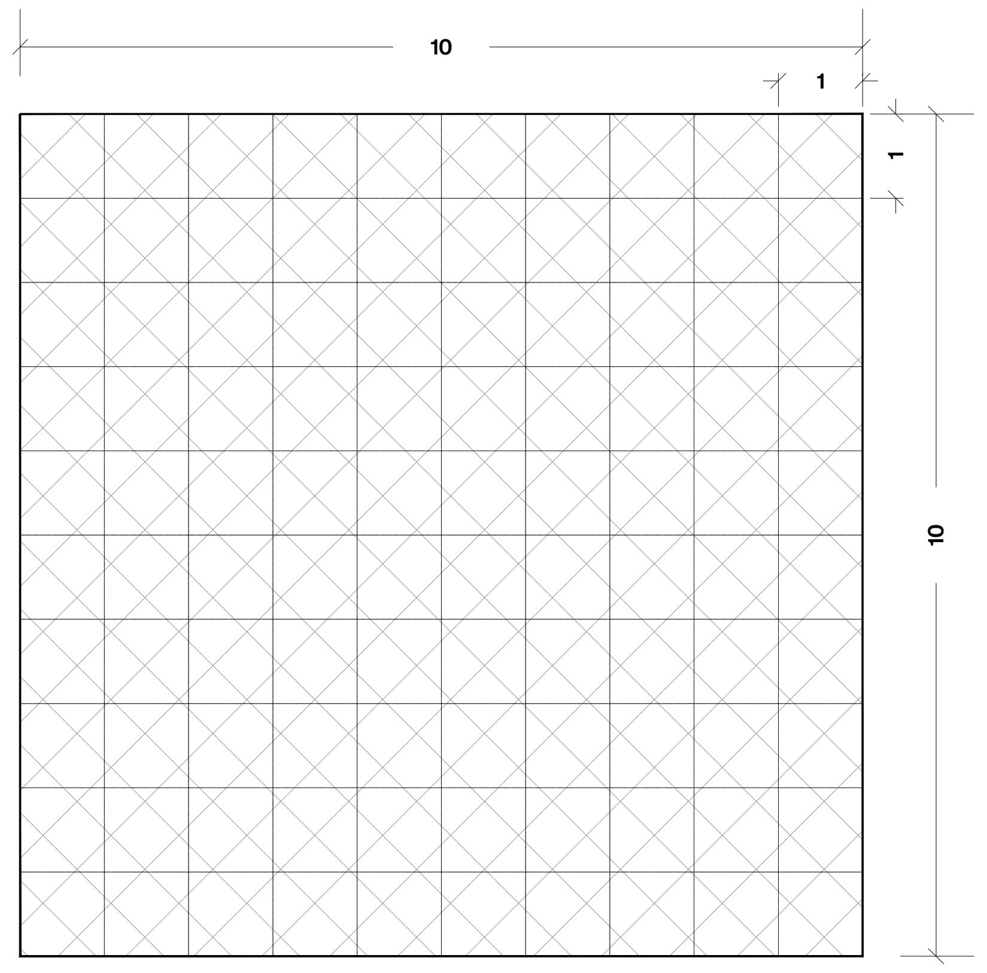
Dated: 14 May 2024

REHABILITATION: BUSHFIRE SETBACK (RC)

TOTAL AREA: 560.00M²

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
AJUaus	AJUGA australis	Austral Bugle	75mm	2/M²	1120
BRAmul	BRACHYSCOME multifidia	Cut-Leafed Daisy	75mm		
SCAaem	SCAEVOLA aemula	Fairy Fan Flower	75mm		
MYOpar	MYOPORUM parvifolium	Creeping Boobialla	75mm		
DAMdiv	DAMPIERA diversifolia	Kangaroo Lobelia	75mm		

NOTE: ALL QUANTITIES THIS SHEET ONLY. ALL SPECIES BASED ON THE STATE GOVERNMENT'S REGIONAL ECOSYSTEM PRE-CLEAR MAPPING OF RE 12.9-10.27. REFER TO APPROVED BUSHFIRE MANAGEMENT PLAN. FINAL QUANTITIES TO BE CONFIRMED ON SITE TO ACHIEVE TOTAL PLANT DENSITIES LISTED INCLUSIVE OF EXISTING VEGETATION.



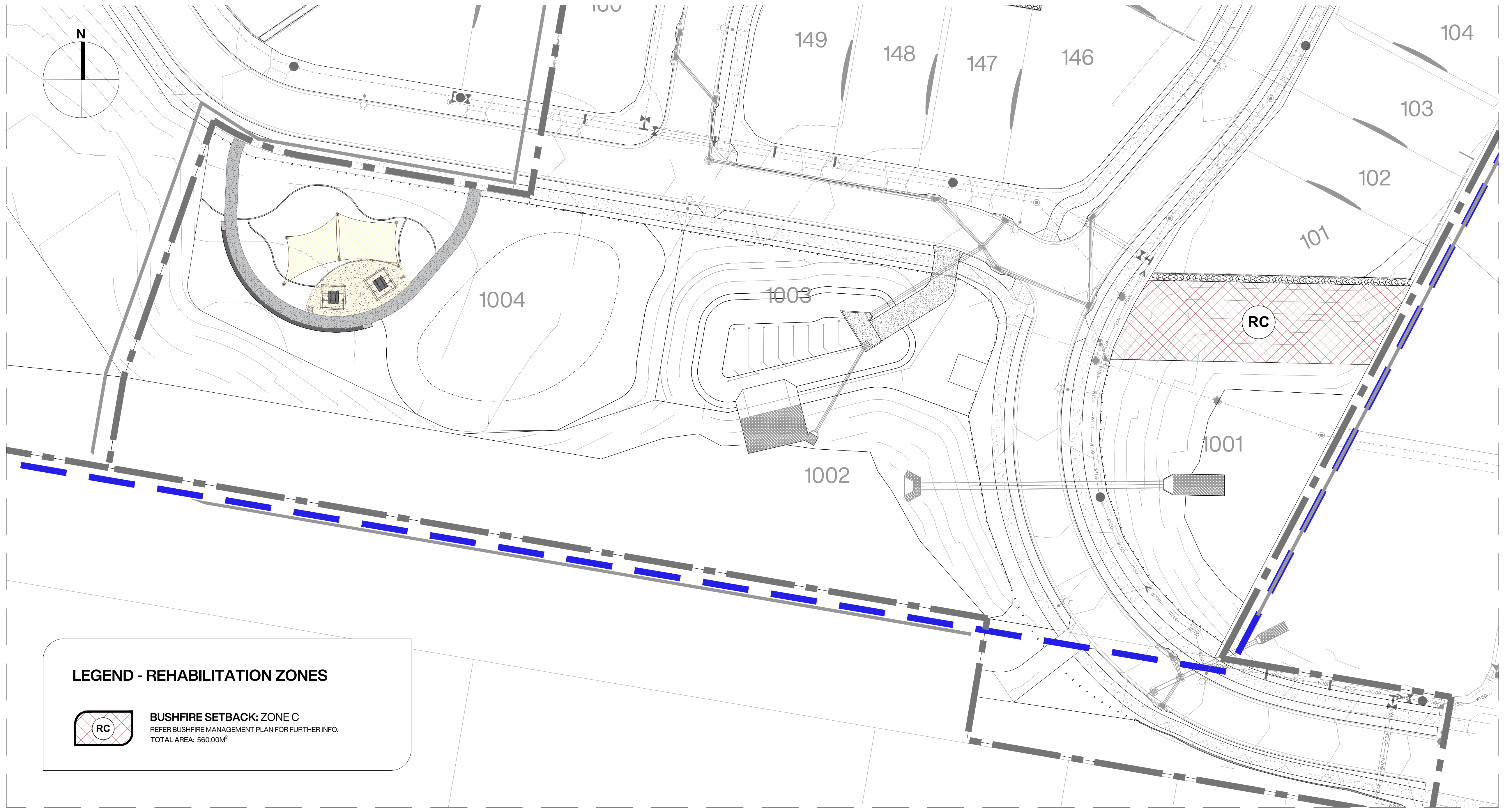
BUSHFIRE SETBACK (RC)

TOTAL AREA: 560.00M²

▨ **GROUND COVERS**
PLANTING DENSITY: PL/M²

NOTES:

1. PLANTING LAYOUT HAS BEEN PREPARED FOR A TYPICAL 100M² (10M X 10M) OF RESTORATION INFILL PLANTING AREA.
2. REFER TO REHABILITATION MANAGEMENT PLAN PREPARED FOR THE PROJECT BY BIOME WATER AND ENVIRONMENTAL CONSULTING.
3. SPECIES SHALL BE MIXED THROUGHOUT THE PLANTING AREA



LEGEND - REHABILITATION ZONES

RC **BUSHFIRE SETBACK:** ZONE C
REFER BUSHFIRE MANAGEMENT PLAN FOR FURTHER INFO.
TOTAL AREA: 560.00M²

REHABILITATION ZONES: STAGE 01
SCALE | 1:600

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
REHABILITATION MANAGEMENT PLAN (PRIVATE)

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
C	STAGE 01: FOR APPROVAL	02.02.2024	SS	SS	MB	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	MB	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	MB	JB

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BASE PROVIDED BY: MORTONS URBAN SOLUTIONS
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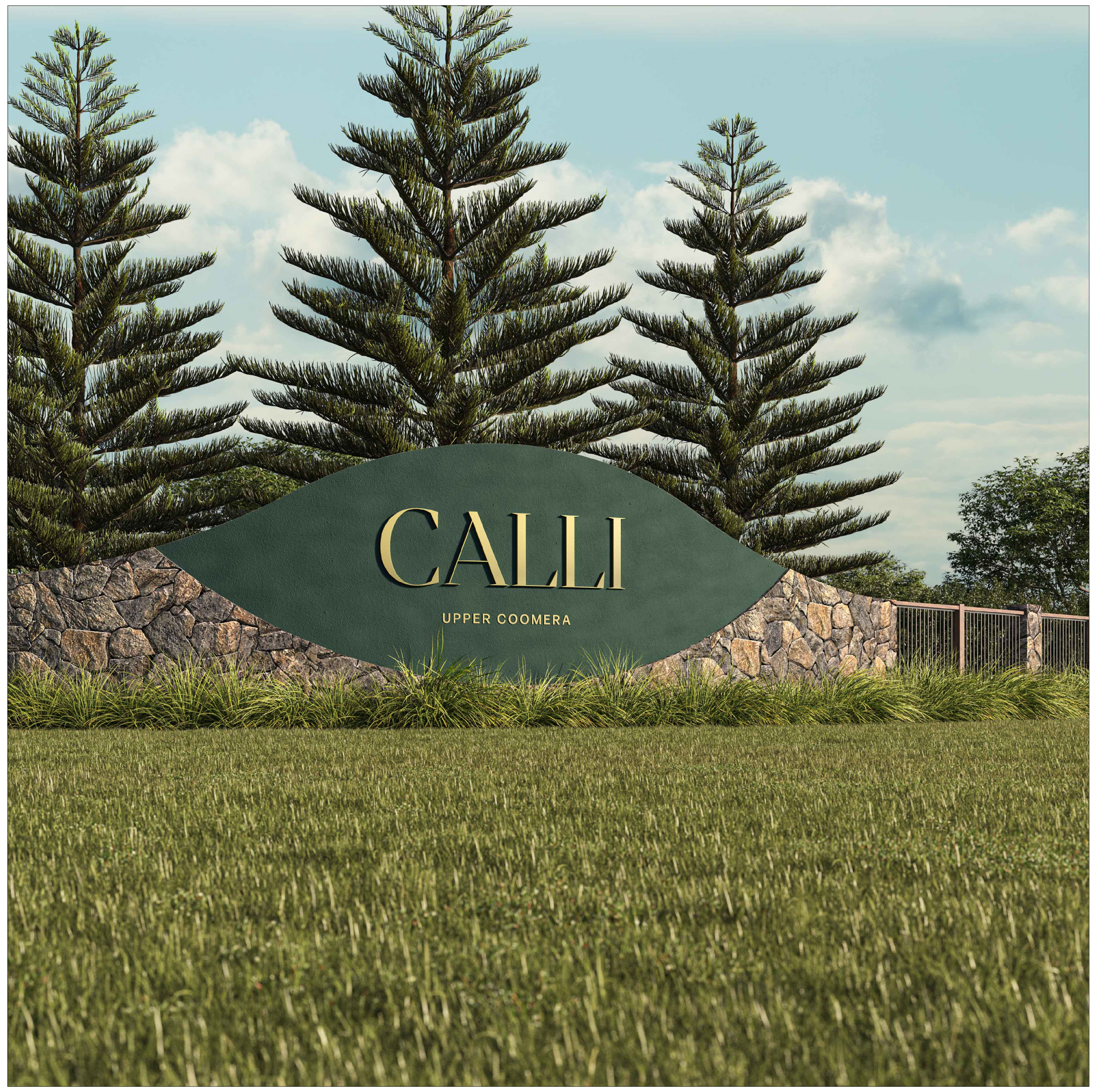
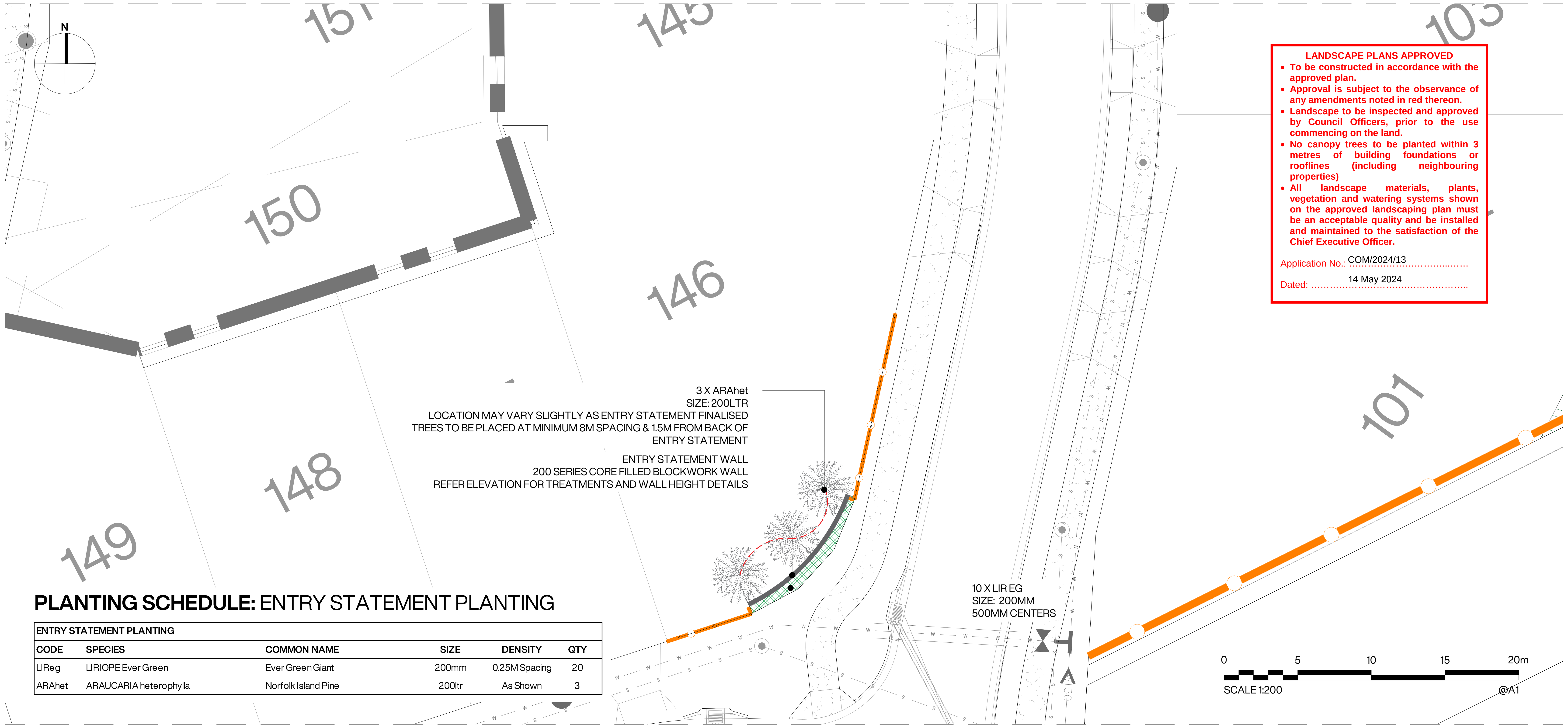
JOB / DRAWING NO:
L23108 - 206

SHEET NO.
09 OF 13

FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PRIVATE.dwg | PLOTTED: 4/17/2024 8:56 AM



ENTRY STATEMENT: REFERENCE IMAGE
NOT FOR CONSTRUCTION



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Application No.: COM/2024/13
Dated: 14 May 2024

3 X ARAhet
SIZE: 200LTR
LOCATION MAY VARY SLIGHTLY AS ENTRY STATEMENT FINALISED
TREES TO BE PLACED AT MINIMUM 8M SPACING & 1.5M FROM BACK OF ENTRY STATEMENT

ENTRY STATEMENT WALL
200 SERIES CORE FILLED BLOCKWORK WALL
REFER ELEVATION FOR TREATMENTS AND WALL HEIGHT DETAILS

10 X LIR EG
SIZE: 200MM
500MM CENTERS

PLANTING SCHEDULE: ENTRY STATEMENT PLANTING

ENTRY STATEMENT PLANTING					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
LIReg	LIRIOPE Ever Green	Ever Green Giant	200mm	0.25M Spacing	20
ARAhet	ARAUCARIA heterophylla	Norfolk Island Pine	200ltr	As Shown	3

ENTRY STATEMENT: STAGE 01
SCALE | 1:200

NORFOLK ISLAND PINE

FENCE 02 - TYPE 02
REFER FENCE PLAN FOR FURTHER DETAILS

FENCE 02 - TYPE 02
REFER FENCE PLAN FOR FURTHER DETAILS

'WAMBERAL' FREEFORM STONE CLADDING
SUPPLIER: ECO OUTDOOR
OR APPROVED SIMILAR

ENTRY STATEMENT SIGNAGE
5MM THICK ALUMINIUM SHEET - LASER CUT FOR CLEAN FINISH
INSTALLED VIA DOWEL JOINTS
POWDER COATED - COLOUR: PANTONE 873
OR APPROVED SIMILAR

FINISH: SAND FACED RENDER
COLOUR: PINE GREEN
OR APPROVED SIMILAR

PLANTING TO FRONT
500MM WIDE PLANTING ZONE

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
ENTRY STATEMENT SETOUT

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
C	STAGE 01: FOR APPROVAL	02.02.2024	SS	SS	MB	JB
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ISSUE: FOR APPROVAL
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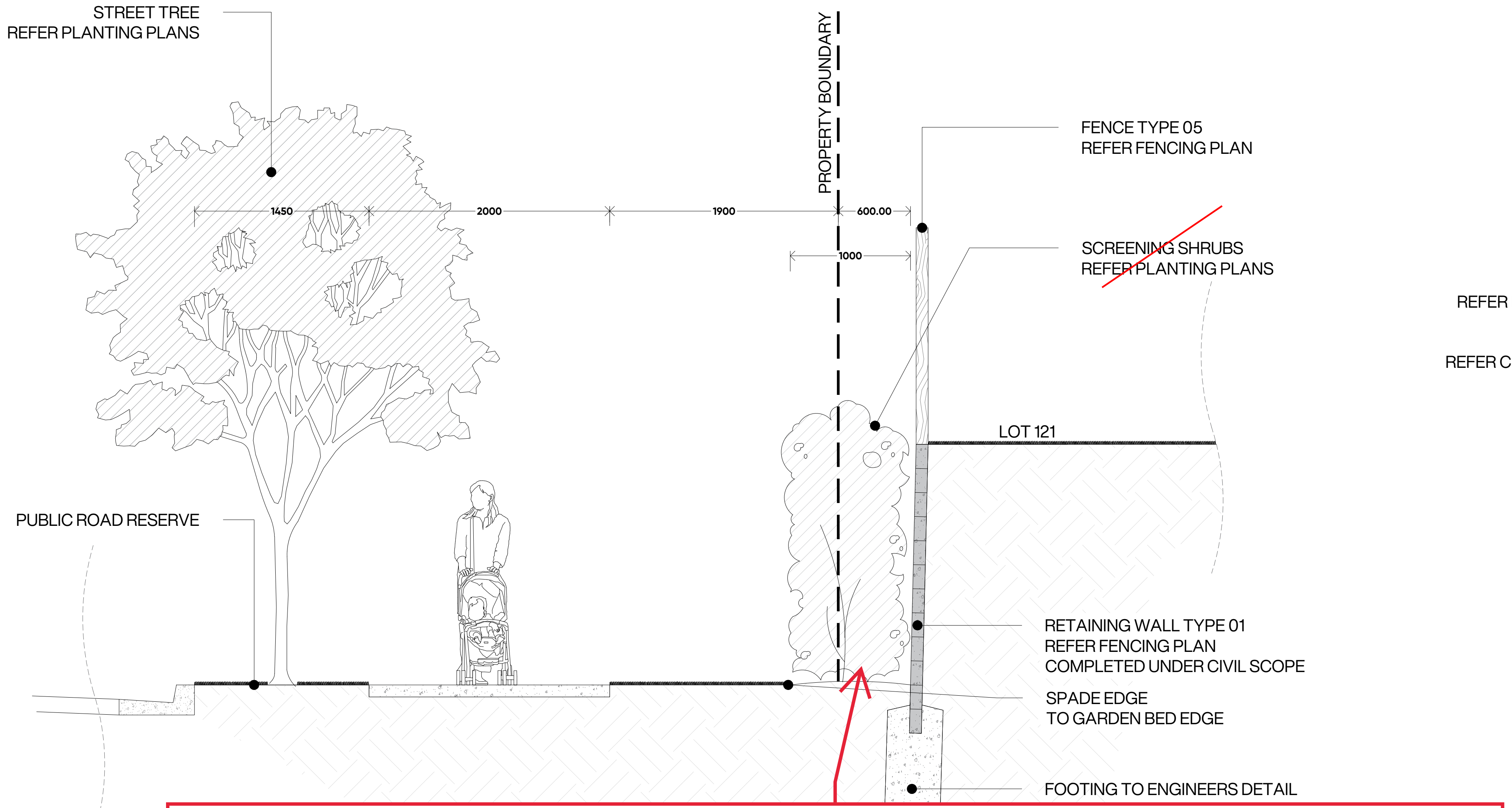
JOB / DRAWING NO:
L23108 - 207

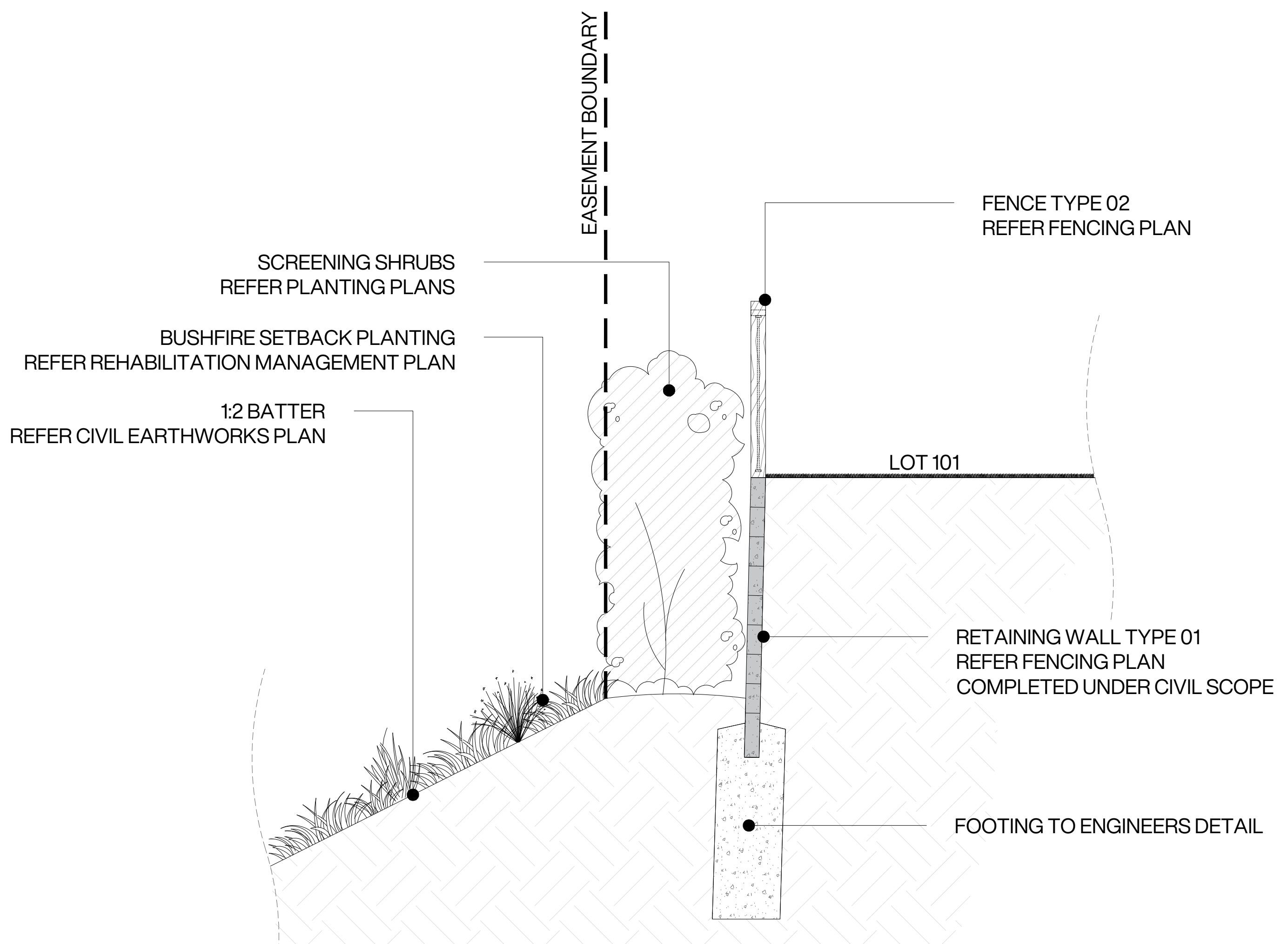
SHEET NO.
10 OF 13



REFER PUBLIC DRAWINGS. PROVIDE A ROW OF SHRUBS 1 METRE WIDTH INTO THE ROAD RESERVE FRONTING LOT 121 AT RETAINING WALL FRONTAGE AS PER CONDITION 23 OF COM/2019/82. THESE WORKS ARE PART OF PUBLIC OPW.

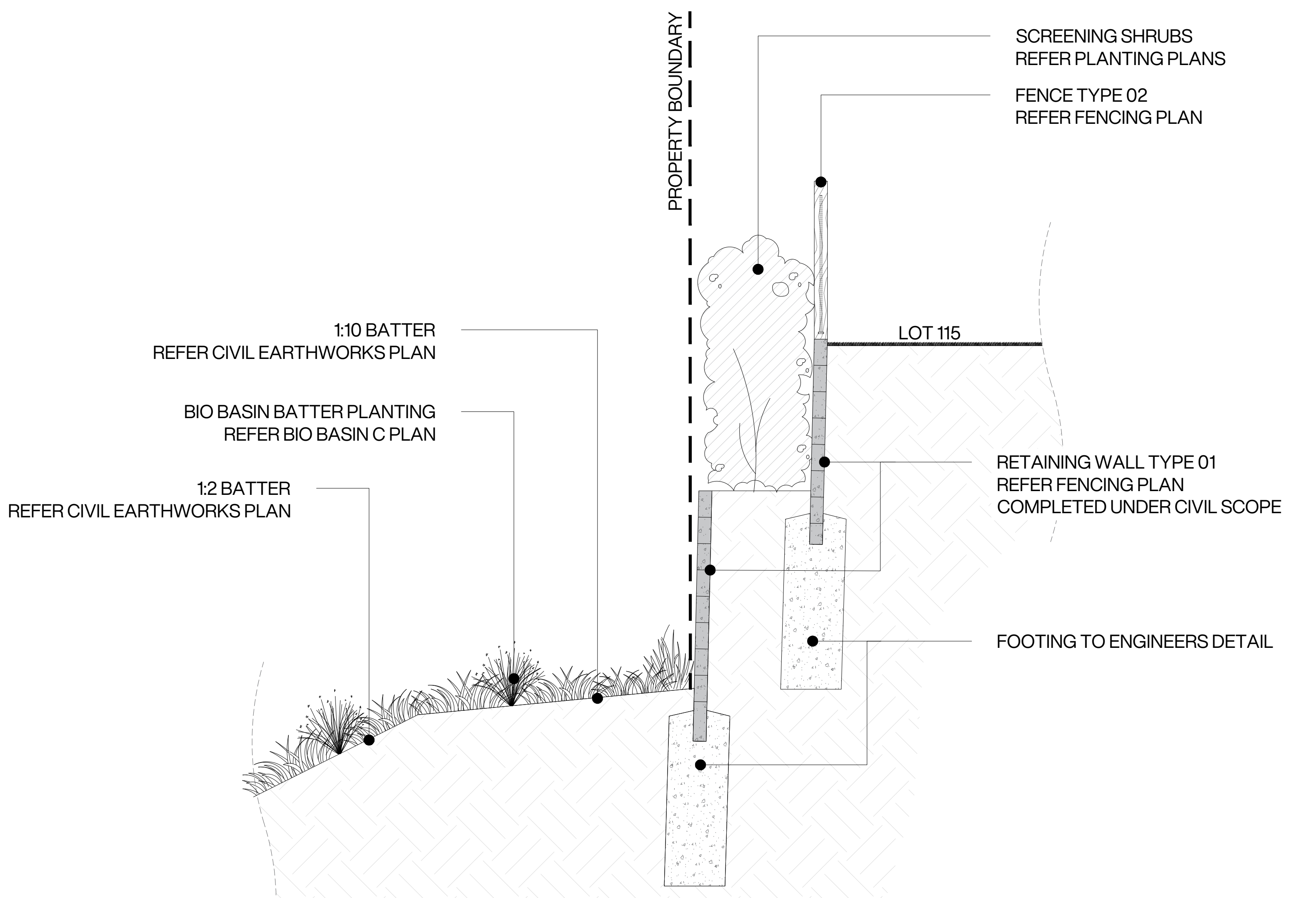
S01 **LANDSCAPE SECTION 01** - PUBLIC/PRIVATE INTERFACE

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS — SCALE 1:25 - REFER NOTED DIMENSIONS


EASEMENT BOUNDARY
SCREENING SHRUBS
REFER PLANTING PLANS
BUSHFIRE SETBACK PLANTING
REFER REHABILITATION MANAGEMENT PLAN
1:2 BATTER
REFER CIVIL EARTHWORKS PLAN
FENCE TYPE 02
REFER FENCING PLAN
LOT 101
RETAINING WALL TYPE 01
REFER FENCING PLAN
COMPLETED UNDER CIVIL SCOPE
FOOTING TO ENGINEERS DETAIL

S02 **LANDSCAPE SECTION 02** - PRIVATE/EASEMENT INTERFACE

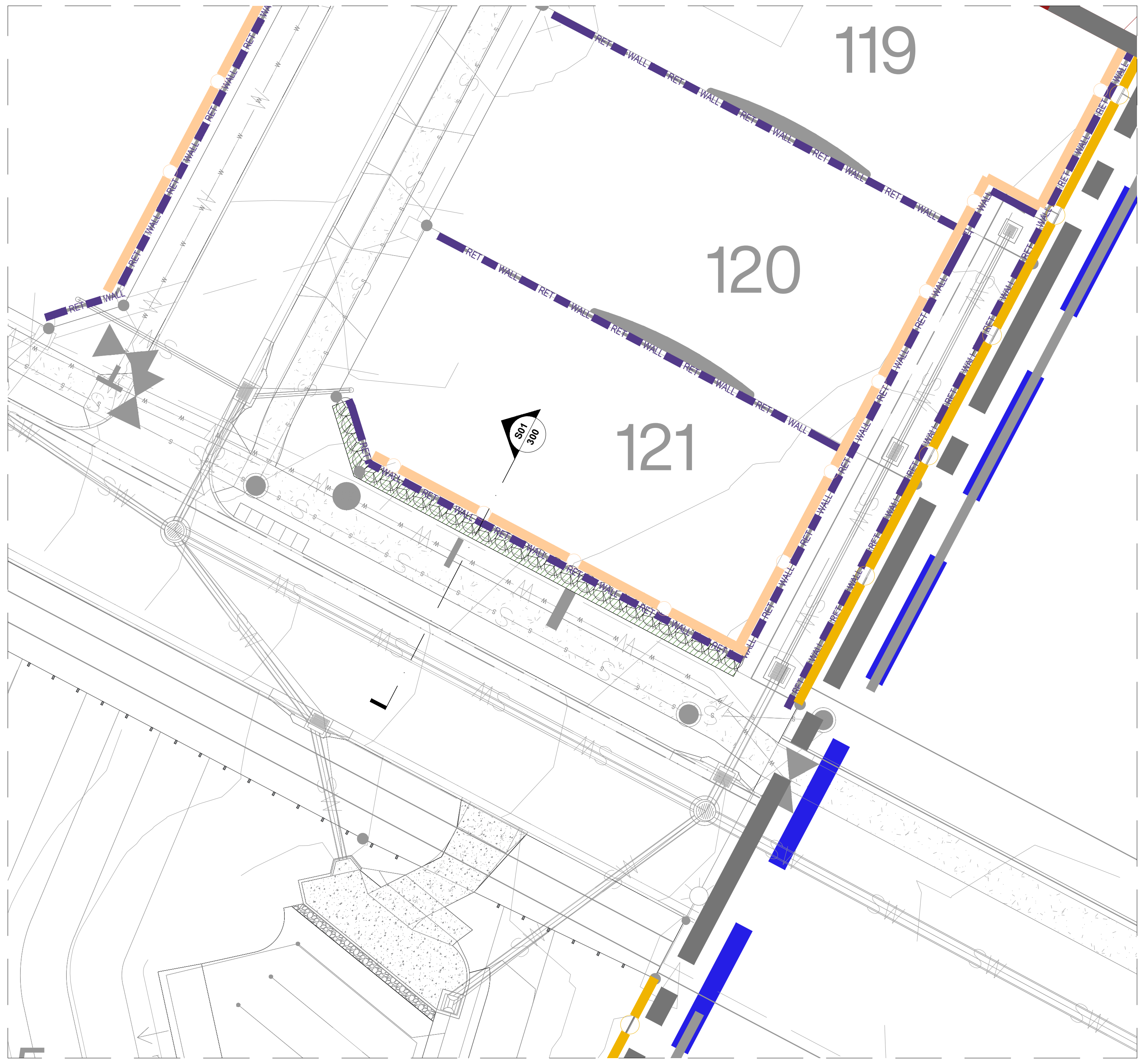
REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS — SCALE 1:25 - REFER NOTED DIMENSIONS



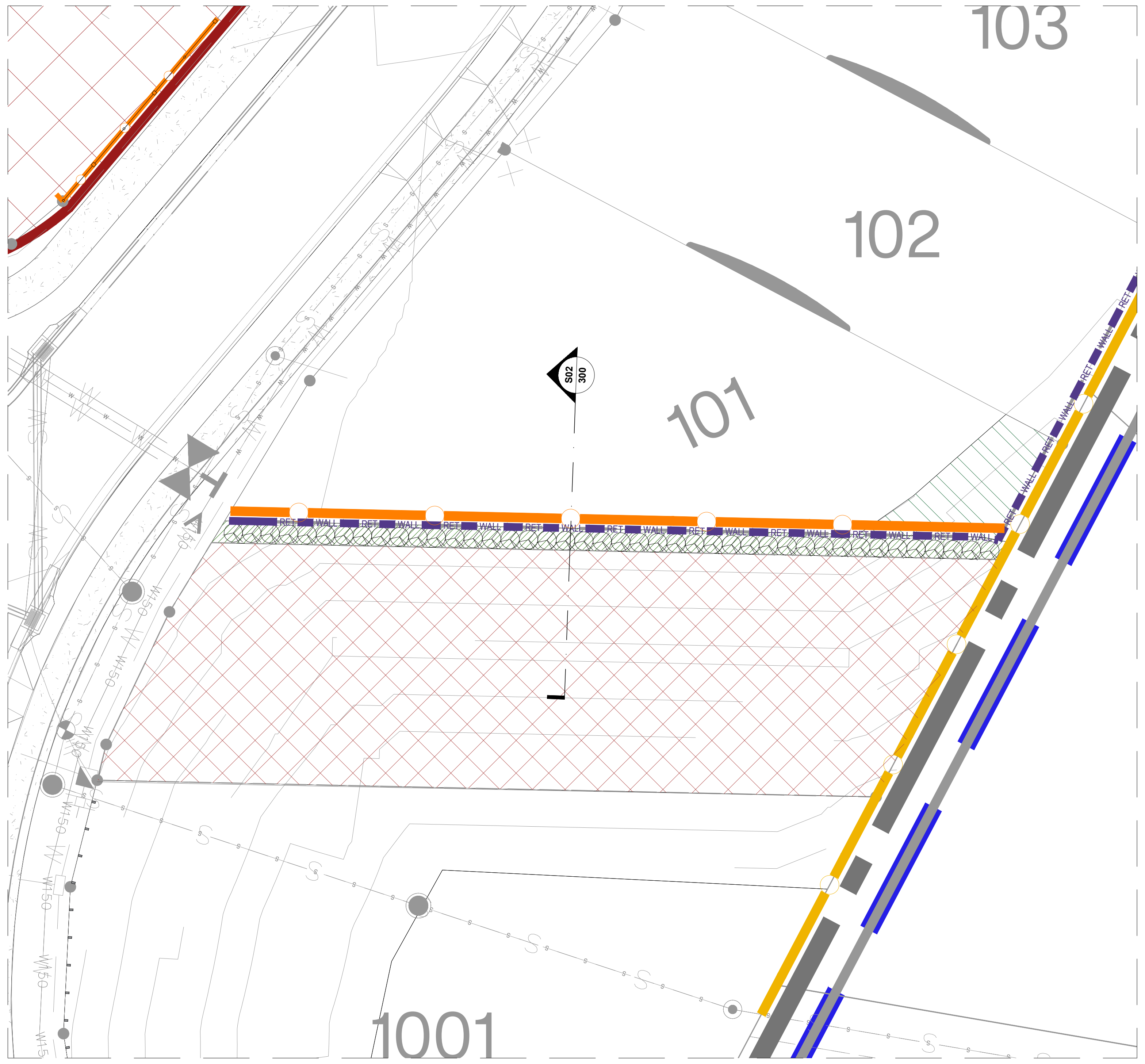
S03 **LANDSCAPE SECTION 03** - PUBLIC/PRIVATE INTERFACE

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS — SCALE 1:25 - REFER NOTED DIMENSIONS

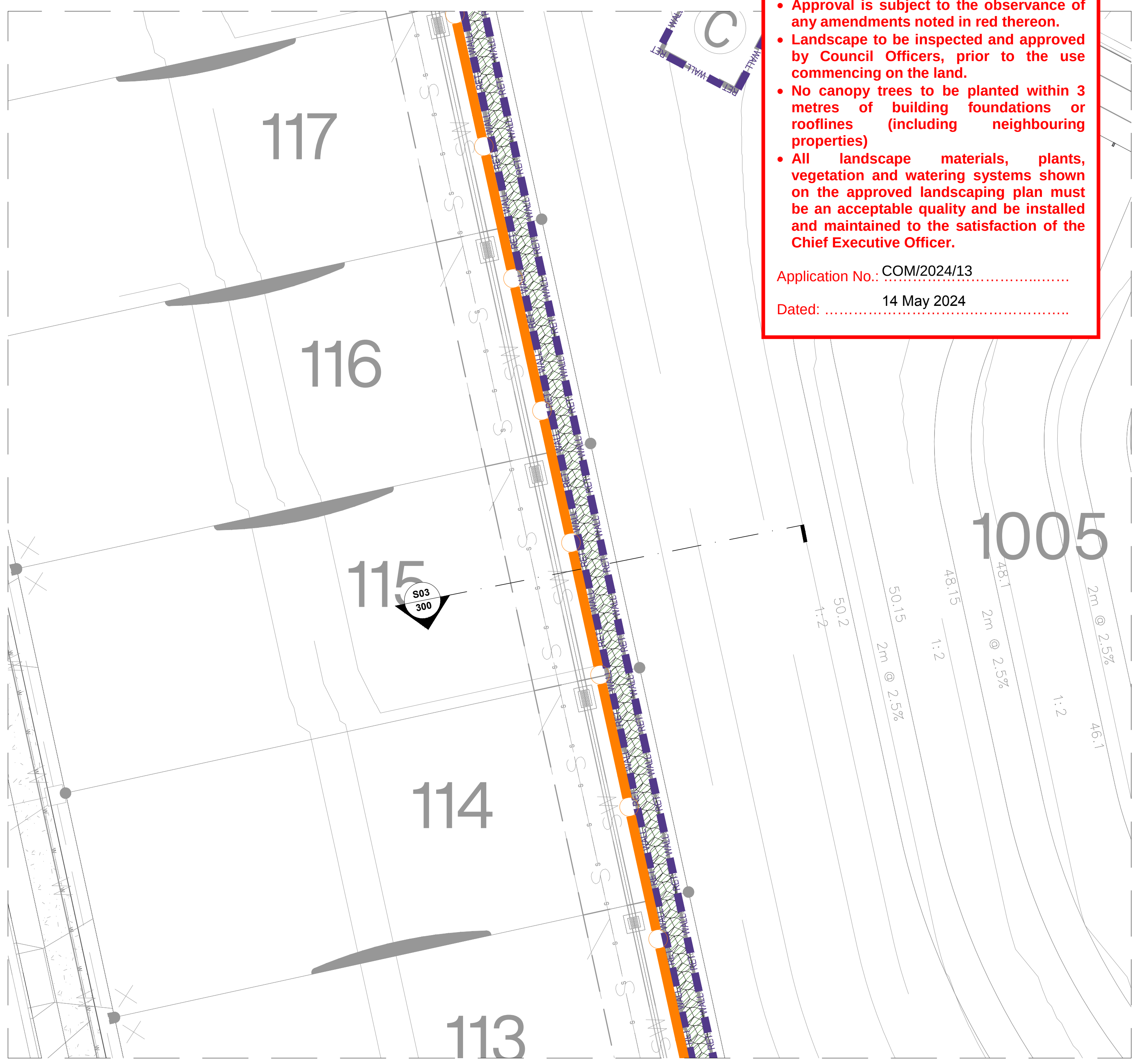
LOT 121 & STREETSCAPE INTERFACE: STAGE 01
SCALE | 1:250



LOT 101 & BUSHFIRE REHAB ZONE INTERFACE: STAGE 01
SCALE | 1:250



LOT 115 & BIOBASIN C INTERFACE: STAGE 01
SCALE | 1:250



LANDSCAPE PLANS APPROVED

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Application No.: COM/2024/13
Dated: 14 May 2024

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
LANDSCAPE SECTIONS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
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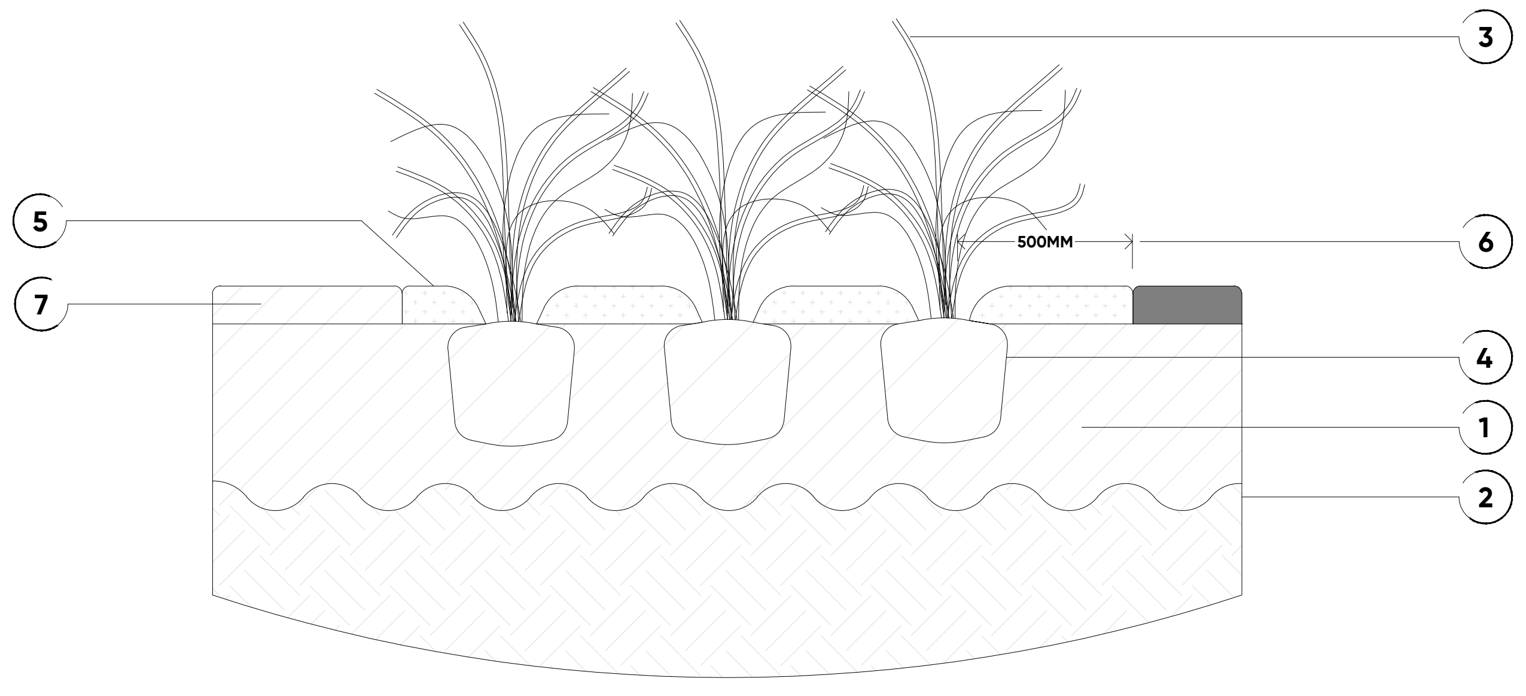
JOB / DRAWING NO: L23108 - 300

SHEET NO. 11 OF 13

FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PRIVATE.dwg | PLOTTED: 4/17/2024 8:58 AM



D01

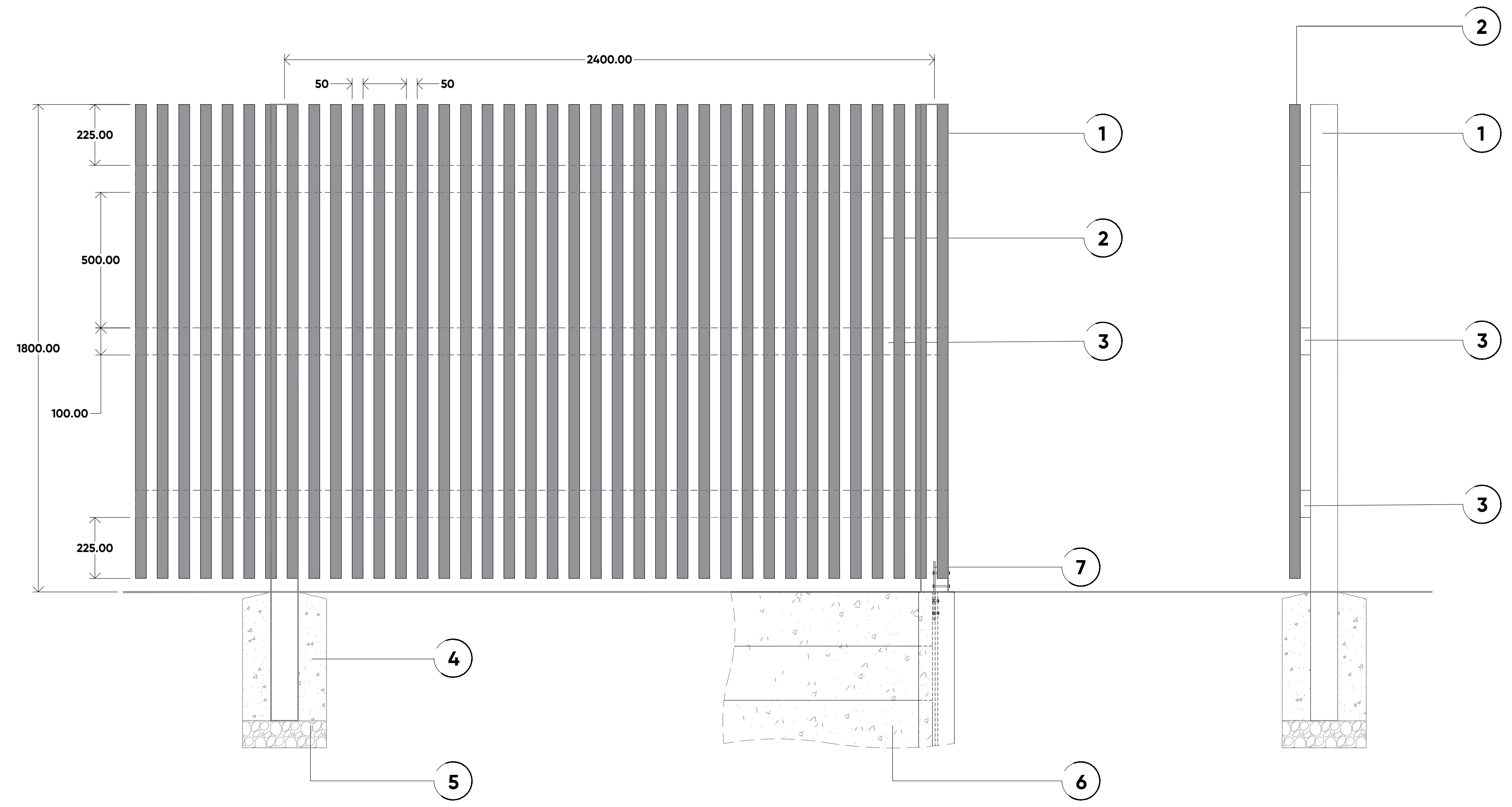
TYPICAL DETAIL 01 - GENERAL PLANTING

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

REFER TO DETAILED SPECIFICATION REGARDING SOIL AND MULCH TYPES, ALL ASSOCIATED MATERIAL QUALITY REQUIREMENTS AND STANDARDS INCLUDING REQUIRED HOLD POINTS AND GENERAL MAINTENANCE REQUIREMENTS

INSTALLATION

1.0 PREPARE PLANTING AREA TO ENSURE SOIL PROFILE AS SPECIFIED (TYPICAL MINIMUM 300MM SOIL IMPORT OR IMPROVED SITE SOIL TO AS4419-2003, REFER TO SPECIFICATIONS).
2.0 CULTIVATE THE SURROUNDING SUBGRADE TO 100MM IN DEPTH AND REMOVE ANY STONE OR ROCK EXCEEDING 50MM IN DIAMETER AS WELL AS ANY ORGANIC MATERIAL SUCH AS ROOTS STICK CLODS OR WEEDS (BROUGHT IN THROUGH EXCAVATION PROCESS). IN GENERAL, REMOVE ANY ALL MATERIAL OR DEBRIS THAT WOULD BE DETRIMENTAL TO PLANT HEALTH.
3.0 PLANT TYPE, SIZE, DENSITIES AND LOCATION AS SPECIFIED ON PLANS AND PLANTING SCHEDULES.
4.0 INSTALL SLOW RELEASE FERTALISER IN LINE WITH BEST PRACTICE OR AS SPECIFIED IN THIS DOCUMENT.
5.0 INSTALL MULCH AS SPECIFIED TO A DEPTH OF 100MM. ENSURE MULCH IS PLACED MINIMUM 500MM FROM PLANT STEMS. MULCH SHOULD BE PROFILED GENERALLY AS ILLUSTRATED TO CREATE A 'WELL' AROUND THE PLANT STOCK TO PROMOTE WATER RETENTION.
6.0 ENSURE MINIMUM OFFSET OF 500MM FROM ANY PATHWAYS, FENCE LINES, FOOTINGS ETC OR AS SPECIFIED IN THIS DOCUMENT
7.0 REFER TO PLANS AND RELEVANT STANDARD DETAIL FOR ADJACENT LANDSCAPE TREATMENTS.



D02

TYPICAL DETAIL 02 - FENCE TYPE 05

SCALE 1:20 - REFER NOTED DIMENSIONS

REFER TO LANDSCAPE PLANS RE LOCATION AND SETOUT. TYPICALLY ALL FENCES ARE TO BE INSTALLED WITH PUBLIC LOT / LOT REFERENCED AS SUBJECT SITE IN ALL / ANY ASSOCIATED APPROVALS. FACE OF FENCE TO BE ALIGNED WITH LOT BOUNDARY UNLESS OFFSET IS PROPOSED - REFER PLANS FOR ALIGNMENT AND SETOUT.

FOR THE PURPOSES OF THIS PROJECT THE APPROVED PRODUCT AND ASSOCIATED SPECIFICATIONS ARE NOTED BELOW. AN APPROVED EQUIVALENT CAN BE USED HOWEVER MUST BE IN GENERAL ACCORDANCE WITH THE SPECIFICATIONS AS DETAILED BELOW AND IN STRICT ADHERENCE TO RELEVANT AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT BUILDING REGULATIONS AND MUST BE APPROVED BY PROJECT MANAGER AND LANDSCAPE ARCHITECT.

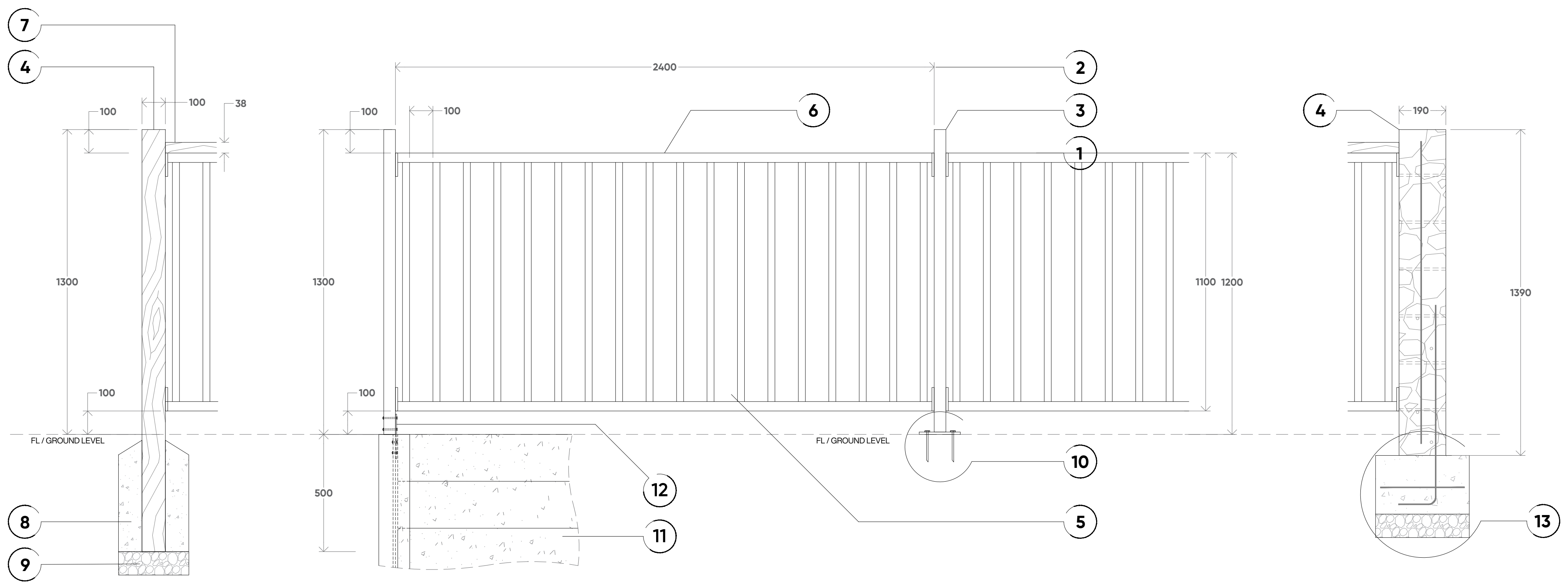
GENERAL SPECIFICATIONS

1.0 100 X 100 TIMBER HARDWOOD POSTS SPACED AT 2440MM CENTERS. REFER TO FINISHES SCHEDULE FOR COLOUR/TREATMENT
2.0 50 X 50MM TIMBER HARDWOOD BATTENS FIXED TO RAILS. 50MM CLEAR BETWEEN BATTENS. REFER TO FINISHES SCHEDULE FOR COLOUR /TREATMENT
3.0 100 X 38MM TIMBER HARDWOOD RAILING FIXED WITH GALVANISED BATTEN SCREWS. ARRIS ALL EDGES 10MM

TIMBER FINISH : TWO COATS OF CN OIL OR APPROVED EQUIVALENT

INSTALLATION

4.0 INGROUND INSTALLATION, 600MM DEPTH POST WITHIN CONCRETE FOOTING 20MPA 100MM MINIMUM COVER TO ALL FACES
5.0 COARSE GRAVEL / BLUESTONE TO 100MM DEPTH, ASSIST IS DRAINAGE AND SETTING OF FENCE POSTS (TIMBER POST ONLY)
OR -
6.0 CONCRETE SLEEPER RETAINING WALL AND I-BEAM BRACES
7.0 FENCE POST MOUNT BRACKET TO INSIDE FACE OF I-BEAM.



D03

TYPICAL DETAIL 03 - FENCE TYPE 02 (VARIOUS INSTALLATION SYSTEMS)

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE - REFER NOTED DIMENSIONS

REFER TO LANDSCAPE PLANS RE LOCATION AND SETOUT. TYPICALLY ALL FENCES ARE TO BE INSTALLED WITH PUBLIC LOT / LOT REFERENCED AS SUBJECT SITE IN ALL / ANY ASSOCIATED APPROVALS. FACE OF FENCE TO BE ALIGNED WITH LOT BOUNDARY UNLESS OFFSET IS PROPOSED - REFER PLANS FOR ALIGNMENT AND SETOUT.

FOR THE PURPOSES OF THIS PROJECT <INSERT PROJECT NAME> THE APPROVED PRODUCT AND ASSOCIATED SPECIFICATIONS ARE NOTED BELOW. AN APPROVED EQUIVALENT CAN BE USED HOWEVER MUST BE IN GENERAL ACCORDANCE WITH THE SPECIFICATIONS AS DETAILED BELOW AND IN STRICT ADHERENCE TO RELEVANT AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT BUILDING REGULATIONS AND MUST BE APPROVED BY PROJECT MANAGER AND LANDSCAPE ARCHITECT.

GENERAL SPECIFICATIONS

1.0 STANDARD PANEL HEIGHT: 1200MM
2.0 STANDARD PANEL LENGTH: 2400MM (NOMINAL)
3.0 FENCE POSTS (TYPE 01) : 50X50X1.6MM X 1800MM LONG STEEL RHS (AVG 500MM IN-GROUND AND 100MM ABOVE TOP RAIL WHEN GROUND MOUNTED - 1300MM POSTS WHEN FLANGE MOUNTED).
MATERIAL: PRE-GALVANISED STEEL HOLLOW RHS TO AS1450:1983 AND AS1397:2001. WELD TYPE: SILICON BRONZE
4.0 FENCE POSTS (TYPE 02) : 100X100X1800MM HWD DAR WITH EVERY 2ND POST TO BE A 190 SERIES STONE CLAD BLOCKWORK POST.
TIMBER FINISH : TWO COATS CLEAR UV RATED OIL (NIL VARNISH TO BE USED)
BLOCKWORK FINISH : 'WAMBERAL' FREEFORM STONE CLADDING. SUPPLIER: ECO OUTDOOR OR APPROVED SIMILAR. GROUT TO MATCH.
5.0 VERTICAL PICKETS Ø19X1.2MM ROUND PICKET PASSING INTO 40X40X1.6MM HORIZONTAL RAILS AT 106 CENTERS.
6.0 FLAT (RHS) TOP & BOTTOM RAIL WITH THE PICKET INSERTED INTO THE TOP RAIL AND FINISHING FLUSH WITH THE UNDERSIDE OF THE BOTTOM RAIL.
7.0 FENCE TYPE 02 ONLY: 100X38MM HARDWOOD CAPPING ACROSS TOP OF POOL FENCE PANEL TO FRAME . SPANS LENGTHS BETWEEN TYPE 02 POSTS.

PRODUCT FINISH: POLYESTER POWDER COAT TO AS 4506:2005 METAL FINISHING - THERMOSET POWDER COATINGS. COLOUR: SATIN BLACK
APPROVED PRODUCT: BLUEDOG POOL N PLAY

INSTALLATION

REFER TO PLANS AND SPECIFICATION RE LOCATION OF IN GROUND INSTALLATION VERSES FLANGE-MOUNTED ON GRADE INSTALLATION.
8.0 IN GROUND INSTALLATION, 500MM DEPTH POST WITHIN CONCRETE FOOTING 20MPA 100MM MINIMUM COVER TO ALL FACES
9.0 COARSE GRAVEL / BLUESTONE TO 100MM DEPTH, ASSIST IS DRAINAGE AND SETTING OF FENCE POSTS (TIMBER POST ONLY)
- OR -
10.0 FLANGE GROUND MOUNTING, REFER TO MANUFACTURERS SPECIFICATIONS, GENERALLY GALVANIZED CHEMSET CS10130 M10 X 130MM
- OR -
11.0 CONCRETE SLEEPER RETAINING WALL AND I-BEAM BRACES
12.0 FENCE POST MOUNT BRACKET TO INSIDE FACE OF I-BEAM.
- OR -
13.0 BLOCKWORK PILLAR ON GROUND INSTALLATION - CONCRETE FOOTING AS REQUIRED

AUSTRALIAN STANDARDS (SUMMARY ONLY)

AUSTRALIAN STANDARD AS1926.1

POOL FENCE - HEIGHT: POOL FENCE SHALL BE NOT LESS THAN 1.2M HIGH.

POOL FENCE - NON CLIMBABLE ZONE (NCZ)NON CLIMBABLE ZONE (NCZ) OF 900MM ON THE OUTSIDE OF THE POOL FENCE ALL THE WAY AROUND

POOL FENCE - VERTICAL GAPS: GAPS BETWEEN VERTICAL MEMBERS OF THE FENCE SHALL NOT BE GREATER THAN 100MM, VERTICAL GAPS IN THE FENCE MUST NOT BE MORE THAN 100MM.

POOL FENCE - GAP AT BOTTOM: GAP AT THE BOTTOM OF THE FENCE MUST BE A MAXIMUM OF 100MM.

POOL FENCE - HORIZONTAL CLIMBABLE MEMBERS: HORIZONTAL MEMBERS SHALL NOT BE WITHIN THE 900MM NON CLIMBABLE ZONE (NCZ) (ON THE OUTSIDE OF THE POOL FENCE).

LANDSCAPE PLANS APPROVED

- To be constructed in accordance with the approved plan.
- Approval is subject to the observance of any amendments noted in red thereon.
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)
- All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

Application No.: COM/2024/13
Dated: 14 May 2024

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
DETAIL DRAWINGS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
C	STAGE 01: FOR APPROVAL	02.02.2024	SS	SS	MB	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	MB	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	MB	JB

ISSUE: FOR APPROVAL
CLIENT: HB LAND PTY LTD
BASE PROVIDED BY: MORTONS URBAN SOLUTIONS
MANAGER: JON BROOKSBY

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zone Landscape Architecture

ZONE LANDSCAPE ARCHITECTURE

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JOB / DRAWING NO:
L23108 - 301

SHEET NO.
12 OF 13

1.0 BEFORE WE GET GOING

1.1 FAMILIARAISE YOURSELF WITH PLANS, SITE AND SCOPE

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FAMILIARISE THEMSELVES WITH THE SUBJECT SITE TO SATISFY THEMSELVES AS TO LOCAL CONDITIONS, ACCESSIBILITY, STORAGE SPACE, THE FULL EXTENT AND SCOPE OF THE WORKS, THE NATURE OF THE GROUND AND THE FULL GAMUT OF THE SCOPE OF WORKS GENERALLY. NO CLAIM WILL BE ALLOWED FOR ANY ALLEGED INADEQUACY OF THE DESCRIPTION WITHIN THIS CONSTRUCTION DOCUMENTATION. SITE VISITS MAY BE MADE BY ARRANGEMENT WITH THE SUPERVISING OFFICER.

IF, IN THE UNFORTUNATE EVENT THERE ARE CONFLICTS BETWEEN TYPICAL DETAILS, SPECIFICATIONS, PLAN NOTES AND OR ASSOCIATED PROJECT BOQ, PLEASE CONTACT THE LANDSCAPE ARCHITECT TO SEEK CLARIFICATION, PLEASE DO NOTE MAKE ANY ASSUMPTIONS IN THIS REGARD ... IF IN DOUBT, PLEASE ASK.

THE LANDSCAPE SUBCONTRACTOR WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL OF THE HARD AND SOFTSCAPE WORKS AS DETAILED WITHIN THIS PLAN SET UNLESS NOTED OTHERWISE.

A COPY OF THE DECISION NOTICE AND A SET OF STAMPED APPROVED PLANS ARE KEPT ON SITE AT ALL TIMES. VERIFY LOCATION OF ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS.

1.2 FAMILIARAISE YOURSELF EXISTING & PROPOSED SERVICES

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS.

CIVIL, STRUCTURAL, ELECTRICAL AND HYDRAULIC WORKS INFORMATION AND LOCATIONS OF EXISTING INFRASTRUCTURE CONTAINED WITHIN THIS DOCUMENT ARE TO BE CONSIDERED INDICATIVE ONLY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO LIAISE WITH THESE DISCIPLINES AS REQUIRED AND TO REVIEW EACH DISCIPLINE'S 'FOR CONSTRUCTION' PLANS TO CROSS REFERENCE EACH LOCATION WHERE THEY INTEND TO COMPLETE WORKS (THESE WILL BE KEPT WITHIN THE PROJECT OFFICE OR SITE SHED AT ALL TIMES).

A NUMBER OF EXISTING UNDERGROUND SERVICES MAY ALSO BE PRESENT ON THE SITE. THE POSITION OF SUCH SERVICES WILL BE INDICATED ON DRAWINGS PROVIDED BY THE SUPERINTENDENT. THE LANDSCAPE SUBCONTRACTOR MUST ALLOW FOR ALL NECESSARY PRECAUTIONS DURING EXCAVATIONS OR OTHER OPERATIONS TO AVOID DAMAGE TO SERVICES.

THE LANDSCAPE SUBCONTRACTOR SHALL PROTECT EXISTING SERVICES AND SHALL BE HELD RESPONSIBLE FOR ENSURING THAT NO DAMAGE IS CAUSED TO ANY EXISTING PIPES, DUCTS, SEWERS, GAS, WATER AND ELECTRICITY SERVICES MAINS OR INSTALLATIONS, TELEPHONE CABLES AND OVERHEAD CABLES. ANY SUCH DAMAGE SHALL BE REPORTED IMMEDIATELY AND THE NECESSARY REPAIRS CARRIED OUT AT THE LANDSCAPE SUBCONTRACTOR'S EXPENSE.

1.3 FIRE ANTS & MYRTLE RUST

THESE ARE TWO COMMON ISSUES THAT THE LANDSCAPE CONTRACTOR MUST REMAIN AWARE OF. THE LANDSCAPE SUBCONTRACTOR IS TO CARRY OUT ALL NECESSARY MEASURES, INSPECTIONS AND SAFEGUARDS TO ENSURE FIRE ANTS AND MYRTLE RUST DO NOT ENTER THE SITE VIA EQUIPMENT, MACHINERY, MATERIALS AND PLANT STOCK. CONTACT THE SITE SUPERVISOR OR LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT THAT FIRE ANT, MYRTLE RUST IS IDENTIFIED TO ENSURE BEST PRACTICE SOLUTIONS ARE IMPLEMENTED AND THE RELEVANT AUTHORITIES ARE NOTIFIED.

1.4 BEST PRACTICE AT ALL TIMES

UNLESS OTHERWISE SPECIFIED OR INDICATED IN THE TENDER DRAWINGS, THE GENERAL LANDSCAPING OPERATIONS SHALL BE EXECUTED IN ACCORDANCE WITH ALL CURRENT RELEVANT AUSTRALIAN STANDARDS.

THE LANDSCAPE SUBCONTRACTOR SHALL FAMILIARISE HIMSELF AND HIS OPERATIVES WITH THE RELEVANT AUSTRALIAN STANDARDS REFERRED TO IN THIS SPECIFICATION AND ANY SUBSEQUENT REVISIONS THEREOF.

WHERE AND TO THE EXTENT THAT MATERIALS, PRODUCTS AND WORKMANSHIP ARE NOT FULLY DETAILED OR SPECIFIED THEY ARE TO BE OF A STANDARD APPROPRIATE TO THE WORKS AND SUITABLE FOR THE PURPOSES STATED IN OR REASONABLY TO BE INFERRED FROM THE PROJECT DOCUMENTS. IN ACCORDANCE WITH BEST PRACTICE LANDSCAPE/HORTICULTURAL PRACTICE.

AGAIN... IF THERE IS ANY DOUBT PLEASE ASK

1.5 KEEP THINGS TIDY

LANDSCAPE CONTRACT TO ENSURE THAT DELIVERY OF AND CONVEYANCE OF MATERIALS (SOILS, EARTH, SAND, GRAVELS, CONCRETE AND LOOSE DEBRIS) THROUGH THE SITE IS DONE SO IN A MANNER THAT WILL PREVENT DROPPING OF MATERIALS ON STREETS, PUBLIC AND PRIVATE AREAS. COVER ALL LOADS TO ENSURE NO LOSS OF LOAD OR DUST. 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. A TIDY SITE IS A HAPPY SITE.

1.6 DON'T INHERIT POOR SITE WORKS

BEFORE STARTING EACH NEW TYPE OF SECTION OF WORK, ENSURE THAT PREVIOUS, RELATED WORK IS APPROPRIATELY COMPLETE, IN ACCORDANCE WITH THE PROJECT DOCUMENTS, TO A SUITABLE STANDARD AND IN A SUITABLE CONDITION TO RECEIVE THE NEW LANDSCAPE WORK. NIL VARIATIONS ETC WILL BE CONSIDERED IF ISSUES ARISE FROM ADDITIONAL WORKS BEING REQUIRED TO RECTIFY FAULTS OF OTHER DISCIPLINE'S WORKS.

IF REQUIRED, REMOVE ANY SURPLUS MATERIALS, SPOIL, RUBBISH AND LITTER FROM LANDSCAPE AREAS AS WORK PROGRESSES.

LEAVE SITE IN A CLEAN AND TIDY CONDITION, WITH SOIL/MULCH SWEPT OFF HARD SURFACES AT THE END OF EACH AND EVERY WORKING DAY.

1.7 DELIVERY QUALITY WORKS

OPERATIVES MUST BE APPROPRIATELY SKILLED AND EXPERIENCED AND BE FAMILIAR WITH THE TERMS OF THE SPECIFICATION.

INSPECT PRODUCTS/MATERIALS/STOCK CAREFULLY BEFORE USE AND REJECT ANY WHICH ARE DEFECTIVE.

USE PRODUCTS/MATERIALS ONLY IN THE METHOD AND FOR THE PURPOSE RECOMMENDED BY THE MANUFACTURER.

ENSURE APPROPRIATE QUANTITIES ARE UTILIZED; PROVIDE ADEQUATE MEASURES FOR MIXING AND SPREADING OF ALL PRODUCTS OR MATERIALS.

SET OUT COMPONENTS OR STOCK TO ENSURE CORRECT POSITIONING AND SPACING'S ARE ACHIEVED.

PROTECT FINISHED WORK FROM SUBSEQUENT OPERATIONS AND INTERFERENCE BY OTHERS AS PROJECT PROGRESSES.

LANDSCAPE FOREMAN TO SUPERVISE THE WHOLE OF THE LANDSCAPE WORKS AND BE FAMILIAR WITH ALL LANDSCAPE WORKS AND SCHEDULING OF SCOPE.

1.8 TESTING

THE SUPERINTENDENT MAY REQUIRE MATERIALS, GOODS, WORK OR SAMPLES THEREOF TO BE TESTED TO ENSURE THAT THEY COMPLY WITH THE STANDARDS SPECIFIED. IF THESE TESTS INDICATE THAT THE REQUIRED STANDARDS HAVE NOT BEEN ACHIEVED, THE COSTS OF TESTING AND ANY SUBSEQUENT RE-TESTING ARE TO BE BORNE BY THE LANDSCAPE SUBCONTRACTOR.

2.0 THE WORKS

THE LANDSCAPE SUBCONTRACTOR WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL OF THE HARD AND SOFTSCAPE WORKS AS DETAILED WITHIN THIS PLAN SET UNLESS NOTED OTHERWISE.

2.1 SETOUT

LANDSCAPE CONTRACTOR TO FAMILIARISE THEMSELVES WITH ALL PLANS AND SETOUT WORKS FOR EACH PORTION OF WORKS WITH REFERENCE TO ALL RELEVANT DICIPLINE'S PLANS AND SPECIFICATIONS, NOTING ANY PROPOSED AND OR EXISTING SERVOICES. CHECK THE LEVELS AND DIMENSIONS OF THE SITE AGAINST THOSE SHOWN ON THE DRAWINGS AND RECORD THE RESULTS (AND ANY DISCREPANCIES) ON A COPY OF THE DRAWINGS.

NOTIFY THE SUPERINTENDENT IN WRITING OF ANY DISCREPANCIES AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING.

INFORM SUPERINTENDENT WHEN OVERALL SETTING OUT IS COMPLETE AND BEFORE COMMENCING OPERATIONS.

2.2 SOFTWORKS

SOFTSCAPE WORKS CAN GENERALLY BE SUMMARISED AS COMPRISING THE FOLLOWING:

A. SUB-GRADES CULTIVATED OR PREPARED FOR PLACING TOPSOIL.
B. SUBSOIL DRAINAGE BEFORE TOPSOIL PLACEMENT.
C. TOPSOIL SPREAD BEFORE PLANTING.
D. GRASSING BED PREPARED BEFORE TURFING, SEEDING, OR TEMPORARY GRASSING.
E. PLANT HOLES EXCAVATED AND PREPARED FOR PLANTING PALMS AND LARGE TREES.
F. PLANT SUPPLY SITE DELIVERY AND AGREEMENT OF THEIR PROJECT ACCEPTABILITY (NAMELY PALMS AND LARGE TREES).
G. PLANT MATERIAL SET OUT BEFORE PLANTING.
H. PLANTING, STAKING AND GUYING COMPLETED.
I. GRASSING AREAS COMPLETED.
J. COMPLETION OF PLANTING WORKS AND PLANTING ESTABLISHMENT & MAINTENANCE WORK.

2.3 PLANTING AREAS: INSTALLATION

THERE ARE TWO PRIMARY AREAS THAT WILL RECEIVE SOFTSCAPE PLANTING, THESE ARE 1) AREAS ON NATURAL GROUND (DEEP PLANTING) AND 2) PLANTING WITHIN RAISED PLANTING BEDS OR PODIUMS. THE FOLLOWING PREPARATION NOTES ARE APPLICABLE TO BOTH HOWEVER REFERENCE TO CONSOLIDATION OF SUBGRADE ETC ARE RELEVANT ONLY TO DEEP PLANTING / GENERAL GARDEN BED AREAS ONLY. PODIUM PLANTING BEDS WILL BE SUBJECT TO DRAINAGE WORKS, AND WILL RECEIVE 100% IMPORTED OR IMPROVED SITE SOIL.

2.3.1 GENERAL PLANTING BED AREAS

A. PREPARE PLANTING AREA TO ENSURE APPROPRIATE DEPTH IS ACHIEVED TO RECEIVE SOIL PROFILE AS SPECIFIED: 300MM SOIL IMPORT TO AS4419, AND 100MM MULCH (IE 400MM DEPTH AVG TO PLANTING BEDS TO BE PREPPED PRIOR TO GROWING MEDIUM PROFILE INSTALLATION).

B. CULTIVATE THE SUBGRADE TO 100MM IN DEPTH FOR GENERAL SUBSOIL AND 150MM FOR HEAVY CLAY SOILS AND REMOVE ANY STONE OR ROCK EXCEEDING 50MM IN DIAMETER AS WELL AS ANY ORGANIC MATERIAL SUCH AS ROOTS STICK CLODS OR WEEDS (BROUGHT IN THROUGH EXCAVATION PROCESS). IN GENERAL, REMOVE ANY ALL MATERIAL OR DEBRIS THAT WOULD BE DETRIMENTAL TO PLANT HEALTH.

C. INSTALL SOIL IMPORTED GROWING MEDIUM: SOIL MIXTURE THAT IS BROUGHT ONTO SITE FROM AN APPROVED AND ACCREDITED GROWING MEDIA SUPPLIER AND ADHERE TO ALL RELEVANT AUSTRALIAN STANDARDS AS4419. INSTALL SOIL TO A DEPTH OF 300MM AS PER TYPICAL DETAIL THIS DOCUMENT.

C. INSTALL MULCH AS SPECIFIED TO A DEPTH OF 100MM. ENSURE MULCH IS PLACED MINIMUM 500MM FROM PLANT STEMS. MULCH SHOULD BE PROFILED GENERALLY AS ILLUSTRATED TO CREATE A 'WELL' AROUND THE PLANT STOCK TO PROMOTE WATER RETENTION. ENSURE PLANTS ARE PLACED AS PER SPECIFIED DENSITIES AT EVEN SPACINGS TO ACHIEVE DENSITIES AS STATED. REFER TO MULCH SPECIFICATION THIS DOCUMENT.

D. INSTALL PLANTING WORKS: PLANT TYPE, SIZE, DENSITIES AND LOCATION AS SPECIFIED ON PLANS AND PLANTING SCHEDULES. REFER TO PLANTING QUALITY STANDARDS AS SPECIFIED.

E. ENSURE MINIMUM OFFSET OF 500MM FROM ANY PATHWAYS, FENCE LINES, FOOTINGS ETC OR AS SPECIFIED IN THIS DOCUMENT

F. INSTALL SLOW RELEASE FERTALISER IN LINE WITH BEST PRACTICE OR AS SPECIFIED IN THIS DOCUMENT.

2.3.2 STREET TREE PLANTING WORKS

A. EXCAVATE HOLE TO MINIMUM 2X WIDTH AND 2X DEPTH OF ROOTBALL.

B. CULTIVATE THE SURROUNDING SUBGRADE TO 200MM IN DEPTH AND REMOVE ANY STONE OR ROCK EXCEEDING 50MM IN DIAMETER AS WELL AS ANY ORGANIC MATERIAL SUCH AS ROOTS STICK CLODS OR WEEDS (BROUGHT IN THROUGH EXCAVATION PROCESS). IN GENERAL, REMOVE ANY ALL MATERIAL OR DEBRIS THAT WOULD BE DETRIMENTAL TO PLANT HEALTH.

HOLD POINT: A TREE HOLE INSPECTION WILL BE REQUIRED PRIOR TO INSTALL OF TREES UNLESS STATED OTHERWISE. ENSURE LIAISON WITH PROJECT MANAGER OR LANDSCAPE SUPERINTENDENT / ARCHITECT PRIOR TO PROCEEDING WITH PLANTING WORKS.

C. INSTALL PLANTING WORKS: TREE TYPE, SIZE AND LOCATION AS SPECIFIED ON PLANS AND PLANTING SCHEDULES.

D. BACKFILL TREE HOLE WITH SOIL AS SPECIFIED. SOIL SHALL COMPLY WITH AS4419-2003 - INSTALL SLOW RELEASE FERTALISER IN LINE WITH BEST PRACTICE OR AS SPECIFIED IN THIS DOCUMENT.

E. INSTALL MULCH COLLAR, THIS IS TYPICALLY TO BE MINIMUM 500MM RADIUS UNLESS OTHERWISE STATED ON PLANS AND IS TO BE AT A DEPTH OF 100MM. ENSURE MULCH IS PLACED MINIMUM 100MM FROM TREE STEM TO PREVENT COLLAR ROT. MULCH SHOULD BE PROFILED GENERALLY AS ILLUSTRATED TO CREATE A 'WELL' AROUND THE TREE TO PROMOTE WATER RETENTION. REFER TO MULCH SPECIFICATION THIS DOCUMENT.

F. STAKE TREES AS SPECIFIED: STAKES TO BE 1800 X 50 X 50MM WITH 600MM INTO GROUND ENSURING 1200MM REMAINS ABOVE GROUND. ENSURE STAKES ARE CLEAR OF ROOT BALL.

G. TIE TREE TO STAKES WITH 50MM HESSIAN OR RUBBERISED BLACK PVC IN A FIGURE OF EIGHT. ENSURE NURSERY STAKES ARE REMOVED.

H. INSTALL ROOT GUARD TO DEPTH 1200MM. REFER TO SPECIFICATION FOR TYPE. AS PER DETAIL, ROOT GUARDS ARE TYPICALLY PLACED TO REAR OF KERB HOWEVER MAY BE SPECIFIED TO ADDITIONAL AREAS AS DETERMINED BY PROXIMITY TO SERVICES ETC. REFER TO TO SETOUT PLAN FOR CONFIRMATION OF LOCATION.

2.4 STREET TREE ADDITIONAL REQUIREMENTS

IMPORTANT: TREES ARE TO ABIDE BY RELEVANT COUNCIL TREE STOCK REQUIREMENT STANDARDS. THESE STANDARDS WILL BE REVIEWED AT FORMAL TREE HOLE INSPECTION WITH COUNCIL ASSESSING OFFICER. THESE ARE DETAILED WITHIN THE ASSOCIATED SPECIFICATIONS AND CAN GENERALLY BE SUMMARISED AS:

ALL TREES HOLES MARKED OUT IN ACCORDANCE WITH APPROVAL AND COMPLY WITH ALL COUNCIL STANDARD OFFSETS

TREE HOLE DIMENSIONS AND PREPARATION PARAMETERS ARE AS PER THOSE STATED ABOVE

TREE HOLES DO NOT IMPACT ON SERVICES OR OTHER INFRASTRUCTURE

ALL TREES ARE AS PER NATSPEC SPECIFICATIONS INCLUDING CORRECT FORM AND STRUCTURE,

STREET TREES AND FEATURE TREES TO HAVE A MINIMUM 900MM TREE TRUNK AND BE 2000MM IN HEIGHT AT TIME OF PLANTING

STREET TREE LOCATION SUBJECT TO CHANGE BASED ON DRIVEWAY AND SERVICES LOCATIONS.

GENERAL ALLOWANCE OF 1 TREE PER LOT.

LOCATIONS TO BE VERIFIED BY COUNCIL AND LANDSCAPE ARCHITECT AT TREE HOLE INSPECTION

A. TREES TO BE PLANTED MINIMUM 1 METER TO REAR OF NKL
B. TREES ARE NOT TO BE PLANTED WITHIN:
C. 3M OF RESIDENTIAL ACCESSES
D. A MINIMUM OF 15 METERS OF THE APPROACH SIDE OF ANY STREET INTERSECTION TO MAINTAIN SIGHT LINES - 6 METERS OF DEPARTURE
E. 6 METERS OF A DEPARTURE SIDE OF A PEDESTRIAN CROSSING, BUS STOP SIGN OR SHELTER TO MAINTAIN SIGHT LINES
F. 3M TO EITHER SIDE OF A FOOTPATH CROSSOVER INCLUDING BIKEWAYS AND PATHS
G. 2.5 METERS OF ELECTRICITY / TELEPHONE POLES
H. MINIMUM 2 METERS FROM SERVICES
I. MINIMUM 7 METERS FROM STREET LIGHTS
J. MINIMUM 4 METERS FROM HIGH VOLTAGE TRANSMISSION LINES
K. 4.5 METERS FROM A MAJOR VEHICULAR ACCESS CROSSING
L. 3 METERS FROM A FIRE HYDRANT

2.5 TURF AREAS: INSTALLATION

OBTAIN TURF FROM A SPECIALIST GROWER OF CULTIVATED TURF. AREAS DESIGNATED AS “TURF” ON DRAWINGS SHALL BE FRESHLY CUT AND OF THE FOLLOWING SPECIFICATION: GRADE A COUCH.

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.

PREPARE TURF AREAS 100MM BELOW DESIGNED FINISH LEVEL TO ALLOW 75MM SOIL UNDERLAY AND 25MM ROLL TURF.

CULTIVATE THE SURROUNDING SUBGRADE TO A FURTHER 100MM IN DEPTH AND REMOVE ANY STONE OR ROCK EXCEEDING 50MM IN DIAMETER AS WELL AS ANY ORGANIC MATERIAL SUCH AS ROOTS STICK CLODS OR WEEDS (BROUGHT IN THROUGH EXCAVATION PROCESS). IN GENERAL, REMOVE ANY ALL MATERIAL OR DEBRIS THAT WOULD BE DETRIMENTAL TO TURF HEALTH.

SUBGRADE TO BE EVALUATED ON SITE TO ASSESS PERMEABILITY AND GENERAL TYPE TO EVALUATE REQUIREMENT FOR ADDITIONAL DRAINAGE WORKS AND OR CULTIVATION WORKS TO ENSURE NIL ADVERSE IMPACTS ON TURF HEALTH.

INSTALL TURF UNDERLAY AT DEPTH OF 75MM. TURF UNDERLAY TO BE AS BE SOIL IMPORT SPECIFICATION UNLESS STATED OTHERWISE.

BEFORE LAYING TURF, APPLY FERTILISER OF 14:15:10 N.P.K. OR APPROVED SIMILAR COMPOSITION AT THE RATE OF 100G PER M2 AND RAKE INTO THE PREPARED SOIL.

LAY THE TURF IN STRETCHER PATTERN WITH THE JOINTS STAGGERED AND CLOSE BUTTED. LAY PARALLEL WITH THE LONG SIDES OF LEVEL AREAS, AND WITH CONTOURS ON SLOPES. CLOSE BUTT THE END JOINTS AND SPACE THE STRIPS 300 MM APART. APPLY A LAYER OF TOP DRESSING BETWEEN THE STRIPS OF TURF. FINISH WITH AN EVEN SURFACE. LIGHTLY TAMP TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING.

WATER IMMEDIATELY AFTER LAYING UNTIL THE TOPSOIL IS MOISTENED TO ITS FULL DEPTH. CONTINUE WATERING TO MAINTAIN MOISTURE TO THIS DEPTH. KEEP THE GRASS IN A HEALTHY WEED FREE CONDITION. REFER SECTION 12.10.3 FOR WATERING REGIME.

MOW TO MAINTAIN THE GRASS HEIGHT WITHIN THE REQUIRED RANGE. DO NOT REMOVE MORE THAN ONE THIRD OF THE GRASS HEIGHT AT ANY ONE TIME. CARRY OUT THE LAST MOWING WITHIN 7 DAYS BEFORE THE END OF THE PLANTING ESTABLISHMENT PERIOD. REMOVE GRASS CLIPPINGS FROM THE SITE AFTER EACH MOWING.

WHEN THE TURF IS ESTABLISHED, MOW CLOSELY, REMOVE CUTTINGS AND LIGHTLY TOP DRESS TO A DEPTH OF 10MM WITH AN APPROVED TOP DRESS SOIL. WORK THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACE.

2.6 TURF AREAS: INSTALLATION (ARTIFICIAL)

ARTIFICIAL TURF TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DIRECT STICK DOWN PERMITTED IN INSTANCES WHERE CONCRETE PAD HEIGHT IS AT APPROVED FFL, IDENTIFY ANY CONFLICTS WITH MANUFACTURERS RECOMMENDATIONS AND ASSOCIATED WARRANTIES IF DIRECT STICK IS PROPOSED. IN INSTANCES WHERE SUBGRADE IS TO BE INSTALLED, THIS IS TO BE AS PER MANUFACTURERS RECOMMENDATIONS, GENERALLY DESCRIBED AS COMPACTED CRUSHER DUST (FINELY GRADED CRUSHED BLUE STONE) OR ROAD BASE.

2.7 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.

SURFACE DRAINAGE

WHEN SETTING OUT LINES AND LEVELS OF GARDENS AND TURFED AREAS, ENSURE THE ACCURATE FORMATION OF GRADES AND CROSS FALLS LEADING TO SURFACE CATCH DRAINS AND FIELD INLETS; SO ENABLING THE AREAS TO DRY QUICKLY AND SURPLUS WATER TO REACH THE DRAINAGE SYSTEM IN SUCH A WAY THAT POTENTIAL EROSION CHANNELS AND/OR WET SPOTS ARE AVOIDED.

MINIMUM SURFACE CROSS FALLS TOWARDS DRAINS AND OUTFALLS UNLESS OTHERWISE STATED SHALL BE AS FOLLOWS:

MULCHED GARDEN AREAS	1:40
TURFED AREAS	1:80

3.0 MATERIAL SPECIFICATIONS

3.1 IMPORTED SOILS

UNLESS SPECIFIED OTHERWISE OR AGREED TO BY THE LANDSCAPE ARCHITECT AND PROJECT SUPERVISOR, ALL SOIL IN GENERAL PLANTING WORKS IS TO BE IMPORTED PREMIUM GRADE TOPSOIL FOR ALL NEW PLANTING AREAS TO COMPLY WITH AS 4419 (1998).

3.2 IMPROVED SITE SOIL

IN THE EVENT THAT IMPROVED SITE SOIL HAS BEEN SPECIFIED OR DETERMINED FOR USE WITHIN ALL OR ANY LANDSCAPE WORKS THIS MUST BE TESTED, IMPROVED IN LINE WITH RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY BEST PRACTICE METHODOLOGY.

3.3 MULCH

PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEOUS MATTER SUCH AS SOIL, WEEDS AND STICKS TO AS 4454.

ORGANIC MULCH: MULCH TO BE FOREST FINES ORGANIC MULCH 15MM CHIP.

MATERIAL NOT PERMITTED: LEAF AND PLANT MATTER FROM ANY OTHER SPECIES (ESPECIALLY WEED SPECIES SUCH AS PRIVET, CAMPHOR LAUREL, CORAL TREE, POPLAR, WILLOW, PINE AND OTHER NOXIOUS WEEDS). NIL TIP MULCH AT ANY TIME TO BE USED.

3.4 TURF

OBTAIN TURF FROM A SPECIALIST GROWER OF CULTIVATED TURF.

AREAS DESIGNATED AS “TURF” ON DRAWINGS SHALL BE FRESHLY CUT AND OF THE FOLLOWING SPECIFICATION: GRADE A COUCH

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.

3.4.1 ARTIFICIAL TURF

URBAN TURF SOLUTIONS OR SIMILAR APPROVED TO MANUFACTURERS RECOMMENDATION

3.5 PLANTS

PLANT MATERIAL QUALITY SPECIFICATION - NURSERY STOCK

ALL PLANTS SHALL BE TRUE TO SCHEDULED NOMENCLATURE, WELL FORMED, HARDENED OFF AND DISEASE-FREE NURSERY STOCK. THEY SHALL BE CONTAINER GROWN IN POTTING SOIL WITH ROOT SYSTEM FIRMLY ESTABLISHED BUT WITH NO LARGE ROOTS GROWING OUT OF THE CONTAINER. NO PLANT SHALL BE POT BOUND.

ALL TREES SUPPLIED SHALL COMPLY WITH NATSPEC'S “SPECIFYING TREES: A GUIDE TO ASSESSMENT OF TREE QUALITY”

THE CONDITION OF PLANT STOCK SHALL BE SUCH THAT FUTURE GROWTH SHALL BE STRONG AND TYPICAL OF THE SPECIES. STOCK THAT SHOWS SIGNS OF LATENT CONDITIONS EVIDENT OF DEFECTIVE NURSERY PRACTICES (SUCH AS 'SPIRALING') SHALL BE DEEMED UNACCEPTABLE.

ALL PLANTS SHALL BE GROWN IN ACCORDANCE WITH NURSERY ASSOCIATION STANDARDS. CORRECT NURSERY/ GROWING PRACTICES SHALL HELP TO ENSURE THE LONG-TERM HEALTH AND VIABILITY OF THE PLANT STOCK ON SITE AFTER PLANTING.

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. BRANCHES SHOULD BE EVENLY DISTRIBUTED, EXHIBIT A FULL WELL-FORMED CANOPY THAT OCCUPIES A MINIMUM 1/3 OF THE OVERALL CURRENT HEIGHT. SPECIMENS ARE TO BE PREPARED FOR THEIR INTENDED PURPOSE.

FOLIAGE SHALL BE EVENLY DISTRIBUTED ACROSS THE CROWN IN PROPORTION TO THE BRANCHING STRUCTURE AS WELL AS BE OF A TRUE COLOUR TYPICAL OF THE SPECIE, DENSE AND OF GOOD SIZE. ENSURE FOLIAGE IS FREE OF DEFICIENCIES AND BURN.

AT THE TIME OF THE LAST PLANT STOCK REVIEW PRIOR TO SITE DELIVERY, PLANT MATERIAL IS TO CONFORM WITH THE SPECIFIED MINIMUM PLANT SIZES IN THE PLANT SCHEDULE. PLANTS SHALL NOT EXHIBIT SIGNS OF HAVING BEEN STRESSED AT ANY STAGE DURING THEIR DEVELOPMENT DUE TO INADEQUATE WATERING, EXCESSIVE SHADE/SUNLIGHT, SUFFERED PHYSICAL DAMAGE OR HAVE RESTRICTED HABIT DUE TO GROWTH IN NURSERY ROWS.

ALL TREES ARE AS PER NATSPEC SPECIFICATIONS INCLUDING CORRECT FORM AND STRUCTURE,

STREET TREES AND FEATURE TREES TO HAVE A MINIMUM 900MM TREE TRUNK AND BE 2000MM IN HEIGHT AT TIME OF PLANTING

THE SUPERINTENDENT HAS THE RIGHT TO REJECT ANY PLANTS NOT MEETING THE REQUIREMENTS OF THE SPECIFICATION AND SCHEDULE.

STORE PLANTS SO THEY OF THEIR CONTAINERS WILL NOT BE DAMAGED. WATER AND MAINTAIN ALL PLANTS AS NECESSARY. PROVIDE ALL LIFTING EQUIPMENT FOR STOCK DELIVERED TO SITE. INSPECT STOCK WITH THE SUPERINTENDENT AND THE CONTRACT SUPPLIER ONCE THE STOCK HAS ARRIVED ON SITE PRIOR TO UNLOADING.

PROTECTION: PREVENT PLANT STOCK FROM DAMAGE. INSPECT ALL STOCK FOR DISEASE AND PESTS. REPORT ON RECOVERY SUCCESS AND GIVE NOTICE OF SITE PLANT STOCK, WHICH WILL NOT RECOVER FROM RELOCATION.

REPLACEMENT: REPLACE DAMAGED OR FAILED PLANTS WITH PLANTS OF THE SAME TYPE AND SIZE.

3.6 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).

A. GARDEN BEDS SLOW RELEASE

OSMOCOTE OR SIMILAR APPROVED TO MANUFACTURERS RECOMMENDATION

B. TREE PLANTINGS

OSMOCOTE OR SIMILAR APPROVED TO MANUFACTURERS RECOMMENDATION

C. GRASSING

GROWFORCE 301 OR SIMILAR APPROVED 100KG/HA

3.7 STAKES & TIES

A. STAKES

MATERIAL: HARDWOOD, STRAIGHT, FREE FROM KNOTS OR TWISTS, POINTED AT ONE END.

INSTALLATION: DRIVE STAKES INTO THE GROUND AT LEAST ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM.

STAKE SIZES:

FOR PLANTS > 2.5 M HIGH: THREE 50 X 50 X 2400 MM STAKES PER PLANT.

FOR PLANTS 1 - 2.5 M HIGH: TWO 50 X 50 X 1800 MM STAKES PER PLANT.

FOR PLANTS < 1 M HIGH: ONE 38 X 38 X 1200 MM STAKE PER PLANT.

B. TIES

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR 25MM WIDE HEAVY-DUTY POLYTHENE STRIPS. (PLASTIC COATED TIES ARE NOT ACCEPTABLE). FIX TIES IN A FIGURE OF EIGHT PATTERN AND STAPLE TO STAKE WITH GALVANISED WIRE STAPLES. IN CASES WHERE STRONG TIES ARE REQUIRED PAST THE MAINTENANCE PERIOD, 50MM UV STABILISED WOVEN POLYPROPYLENE TIES SHOULD BE USED.

4.0 MAINTENANCE

4.1 CERTIFICATION AND WARRANTIES

LANDSCAPE CONTRACTOR TO PROVIDE ALL RELEVANT MAINTENANCE LOGS, CERTIFICATION DOCUMENTS (PLAYGROUND WARRANTIES, CERTIFICATIONS, SPARE PARTS MANUALS, FORM 16 ETC) MANUFACTURERS WARRANTIES, SOIL CERTIFICATIONS, FIRE ANT CERTIFICATION TO THE LANDSCAPE ARCHITECT FOR INCLUSION IN AS CONSTRUCTED DOCUMENTATION. THIS IS REQUIRED AT MINIMUM 2 MONTHS PRIOR TO ON MAINTENANCE INSPECTION. KEEP A LOGBOOK RECORDING ACCORDING TO WEEKLY CYCLES WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. MAKE THE LOGBOOK AVAILABLE FOR INSPECTION ON REQUEST.

4.2 GENERAL MAINTENANCE REQUIREMENTS

PLEASE NOTE THE TERM 'MAINTENANCE' THROUGHOUT THE BELOW PERTAINS TO WORKS UNDERTAKEN WITHIN THE ENTIRE ESTABLISHMENT AND MAINTENANCE PHASES.

THE LANDSCAPE SUBCONTRACTOR SHALL MAINTAIN THE WHOLE OF THE GRASSED AND PLANTED AREAS IN A MANNER WHICH ENSURES THE ESTABLISHMENT OF HEALTHY AND VIGOROUS PLANTS AND A CLOSE TEXTURED, WEED FREE AND WHICH CREATES A TIDY WEED FREE APPEARANCE. ALLOWANCE SHALL BE MADE IN PRICING FOR WATERING TO MAINTAIN ALL SUBJECTS IN A HEALTHY MOIST CONDITION TO FACILITATE OPTIMUM CONDITIONS FOR EARLY ESTABLISHMENT.

THROUGHOUT THE PLANTING ESTABLISHMENT PERIOD, CARRY OUT MAINTENANCE WORK INCLUDING, WATERING, MOWING, EDGING, WEEDING, RUBBISH REMOVAL, FERTILISING, PEST AND DISEASE CONTROL, RESEEDING, RETURFING, STAKING AND TYING, REPLANTING, CULTIVATING, PRUNING, HEDGE CLIPPING, AERATING, REINSTATEMENT OF MULCH, RENOVATING, LAWN TOP DRESSING, AND KEEPING THE SITE NEAT AND TIDY.

DURING THE MAINTENANCE PERIOD THE LANDSCAPE SUBCONTRACTOR WILL BE EXPECTED TO:

C. ESTABLISH A REGULAR PATTERN OF SITE VISITS THROUGHOUT THE MAINTENANCE PERIOD.

D. CARRY OUT ROUTINE MAINTENANCE OPERATIONS.

E. CORRECT ANY DEFECTS, WHICH BECOME APPARENT DURING THE EARLIEST SUITABLE WEATHER CONDITIONS.

F. ATTEND HAND-OVER MEETINGS, AND ANY REGULAR MEETINGS WITH THE SUPERINTENDENT TO MONITOR DEFECTS AND MAINTENANCE.

G. THE LANDSCAPE SUBCONTRACTOR WILL BE DEEMED TO HAVE ALLOWED FOR ONE MONTHLY VISIT AT A MINIMUM WITHIN THIS PERIOD BUT SHOULD NOT ASSUME THAT THIS WILL BE SUFFICIENT TO DISCHARGE THE REQUIREMENTS OF THE SPECIFICATION AND SHOULD FURNISH THE SUPERINTENDENT A PROGRAM OF VISITS FOR ESTABLISHMENT AND MAINTENANCE PERIODS.

H. ALL DEBRIS, INCLUDING GRASS CLIPPINGS, UNLESS OTHERWISE STATED AND ARISING FROM THE PERFORMANCE OF THE WORKS SHALL PROMPTLY BE REMOVED FROM THE SITE AND THE LANDSCAPE SUBCONTRACTOR WILL BE REQUIRED TO MAKE GOOD ANY DAMAGE AT HIS OWN EXPENSE, OR BEAR ANY COST INCURRED THROUGH HIS FAILURE TO COMPLY WITH THIS REQUIREMENT.

I. THE LANDSCAPE SUBCONTRACTOR MUST ONLY USE CHEMICALS SPECIFICALLY APPROVED FOR THE PURPOSE FOR WHICH IT IS INTENDED AND THE CONDITIONS OF APPROVAL FOR THE CHEMICALS AND ANY RELEVANT CODE OF PRACTICE.

J. THE LANDSCAPE SUBCONTRACTOR WILL CONSIDER IN EVERY INSTANCE WHETHER THE USE OF CHEMICALS IS STRICTLY NECESSARY BEFORE APPLICATION.

K. HERBICIDES USED TO KILL PERENNIAL WEED GROWTH SHALL BE APPROPRIATE FOLIAR APPLIED, NON-RESIDUAL, TRANSLOCATED HERBICIDES.

L. THE LANDSCAPE SUBCONTRACTOR WILL BE ENTIRELY RESPONSIBLE FOR THE COMPLETE REPLACEMENT ANY WORKS, DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP.

M. THE LANDSCAPE SUBCONTRACTOR WILL ALLOW FOR CARRYING OUT ALL MAINTENANCE WORKS IN SUCH A MANNER TO AVOID UNREASONABLE DISTURBANCE OF ANY BUILDINGS AND ADJOINING WORKS NOT PART OF THE CONTRACT.

N. REMOVE ALL LITTER AND DELETERIOUS MATERIAL FROM PLANTING, GRASS/TURF AND FOOTPATH AREAS AT THE TIME OF EACH MAIN VISIT (NO LESS THAN MONTHLY).

O. ENSURE THAT ALL PLANT AND GRASS AREAS RECEIVE ADEQUATE WATER DURING THE ESTABLISHMENT AND MAINTENANCE PERIODS TO ENABLE THEM TO ESTABLISH AND THRIVE. THE LANDSCAPE SUBCONTRACTOR IS TO SET UP A WATERING PROGRAM FOR THESE PERIODS FOR WHICH HE SHALL OBTAIN APPROVAL FROM THE SUPERINTENDENT.

P. MINIMISE THE OCCURRENCE OF WATER SPILLAGE AND DISTRIBUTION ONTO HARD PAVED AREAS.

4.3 MAINTENANCE OF TREE AND PALM STOCK

MAINTAIN TREE STOCK TO ENSURE THE ESTABLISHMENT AND CONTINUED GROWTH OF ALL THE PLANTED TREES TO PROVIDE WELL-STRUCTURED CANOPIES AND SELF-SUPPORTING ROOT GROWTH. ALL TREES, ESPECIALLY EX-GROUND STOCK ARE TO BE MONITORED ON A REGULAR BASIS FOR SIGNS OF ILL HEALTH AND OR DISEASE. INDEPENDENT ADVICE SHALL BE SOUGHT FROM AN ARBORIST AS TO THE CONDITION OF ANY FAILING STOCK AND SUGGESTED REMEDIAL WORKS SHALL BE MADE BY THE ARBORIST.

MAINTAIN TREE PITS/ROOTING AREA WEED FREE THROUGHOUT THE ESTABLISHMENT PERIOD. TREES IN GRASS ARE TO BE MAINTAINED WITH MULCH RING IN A 1.0 M DIAMETER CIRCLE AROUND THE TRUNK FOR THE ESTABLISHMENT PERIOD OF THIS CONTRACT, AND THEREAFTER UNLESS THE SUPERINTENDENT OTHERWISE DIRECTS. EX-GROUND PLANTING MAY VARY FROM THIS.

ENSURE THE CONTINUED AND ADEQUATE WATERING OF ALL AREAS DURING THE MAINTENANCE PERIOD ACCORDING TO THE RELEVANT CLAUSES ON WATERING IN THE SPECIFICATION.

INSPECT ALL TREE STAKES AND TIES AND GUYING SYSTEMS REGULARLY. ADJUST TIES AS NECESSARY AND REPLACE DAMAGED OR BROKEN ACCESSORIES AS AND WHEN NECESSARY.

ALLOW FOR REMOVING ANY REDUNDANT ACCESSORIES FROM TREES, WHICH ARE WELL ESTABLISHED. ON EX-GROUND TREE STOCK ADJUST ANY GUYS AND TURNBUCKLES AS NECESSARY TO CONSTANTLY MAINTAIN STABILITY.

INSPECT TREE CANOPIES REGULARLY FOR SHAPE, DEAD AND DISEASED WOOD. ALLOW FOR FORMATIVE PRUNING UNDER THE DIRECTION OF THE SUPERINTENDENT TO ENSURE THE DEVELOPMENT OF AN EVEN CROWN OF GOOD SHAPE.

ALLOW FOR PRUNING OUT OF DEAD/DISEASED WOOD AS NECESSARY. ANY OF THESE WORKS ARE TO BE CARRIED OUT BY A QUALIFIED ARBORIST.

ADVISE SUPERINTENDENT OF ANY FAILURES AND ALLOW FOR THE REMOVAL FROM SITE OF ANY TREES, WHICH FAIL TO ESTABLISH. REPLACE AS SOON AS POSSIBLE. MONITOR AND REPORT ANY INCIDENTS OF MALICIOUS DAMAGE.

THE LANDSCAPE SUBCONTRACTOR IS TO INCLUDE IN HIS PRICES FOR THE SPRAYING AND DUSTING REQUIRED AGAINST PESTS OR DISEASES.

4.4 MAINTENANCE OF PLANTING AREAS GENERAL

MAINTAIN ALL PLANTED AREAS TO ENSURE THE ESTABLISHMENT AND CONTINUED GROWTH OF ALL SHRUB/GROUND COVER MATERIAL. AREAS SHALL BE MAINTAINED IN SUCH A WAY AS TO ENSURE SHRUB AND GROUND COVER MATERIAL IS ENCOURAGED TO FORM A MASS PLANTING EFFECT.

ALL SHRUB AND GROUND COVER PLANTING AREAS ARE TO BE KEPT WEED FREE THROUGH THE USE OF CHEMICAL, MECHANICAL AND HAND WEEDING AS APPROPRIATE TO THE TYPE OF PLANTING, ITS PROMINENCE AND SPECIES INVOLVED.

TRANSLOCATED HERBICIDES SHOULD BE USED IN PREFERENCE TO CONTACT PRODUCTS, AND WHERE APPLIED IN ORNAMENTAL AREAS RE-VISITS TO REMOVE DEAD GROWTH WILL BE REQUIRED.

INSPECT PLANTING AREAS REGULARLY AND PRUNE OUT DEAD OR DISEASED GROWTH AS AND WHEN DISCOVERED.

INSPECT AREAS OF GROUND COVER PLANTING REGULARLY. IN AREAS OF COMPACTED SOIL SURFACE LIGHTLY FORK SOIL TO IMPROVE ESTABLISHMENT. CUT BACK PLANTS SIGNIFICANTLY OVERHANGING KERBS OR PATHS IN A MANNER APPROPRIATE FOR THE SPECIES AND TO THE APPROVAL OF THE SUPERINTENDENT.

DUSTING AND SPRAYING

ALLOW FOR REGULAR INSPECTIONS AND SPRAYING AND DUSTING AS MAY BE NECESSARY TO CONTROL PESTS AND DISEASES ON PLANT STOCK. REPORT ANY OCCURRENCES TO THE SUPERINTENDENT.

MONITOR PLANT GROWTH AND ALLOW FOR THE REMOVAL FROM SITE OF ANY PLANTS, WHICH FAIL TO THRIVE, AND THE LEVELING UP OF THE PLANTING AREA. ADVISE THE SUPERINTENDENT OF NUMBER OF PLANT FAILURES AFTER EACH MAINTENANCE VISIT.

MONITOR PLANTING AREAS AND REPORT ANY INCIDENTS OF MALICIOUS DAMAGE OR THEFT.

INSPECT MULCH DEPTHS TO ALL PLANTING AREAS REGULARLY AND ALLOW FOR TIDYING AND TOPPING UP LEVELS TO SPECIFIED DEPTHS AS REQUIRED.

FERTILISING TO BE UNDERTAKEN AS PER FERTALISER SPECIFICATIONS NOTED WITHIN THIS DOCUMENT, INTERVAL TO REFLECT BEST PRACTICE TO ENSURE HEALTHY PERFORMANCE OF ALL SOFTSCAPE PLANTING WORKS.

4.5 GRASS MAINTENANCE

MOWING (GENERAL AREAS)

GRASS SHALL BE CUT AS NECESSARY TO MAINTAIN A HEIGHT OF BETWEEN 10-15MM.

ALL GRASS CUTTINGS SHALL BE BOXED AND REMOVED FROM SITE. THE LANDSCAPE SUBCONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID GRASS CUTTINGS FROM LITTERING ADJACENT SURFACING.

THE LANDSCAPE SUBCONTRACTOR SHALL AFTER EACH CUT ENSURE THAT EDGES ABUTTING PATHS, BOULDERS, ROAD KERBS AND TREES ARE KEPT NEAT USING A SUITABLE EDGING TOOL TO CLEAN STRAIGHT LINES OR SMOOTH CURVES.

THE LANDSCAPE SUBCONTRACTOR SHALL REPLACE ANY AREAS OF GRASS SEED OR TURF WHICH ARE FAILING TO THRIVE FOR REASONS OF WORKMANSHIP INADEQUATE MAINTENANCE AND MATERIALS NOT IN ACCORDANCE WITH THIS SPECIFICATION ENTIRELY AT HIS OWN EXPENSE, DURING THE EARLIEST SUITABLE WEATHER CONDITIONS AND WITH TURF WHICH MEETS THE ORIGINAL SPECIFICATION.

ANY SHRINKAGE BELOW FINISHED LEVELS SHALL BE MADE GOOD WITH FINE TOPSOIL AND TURF TO MATCH EXISTING GRASS. DAMAGE OCCURRING THROUGH THE SPILLAGE OF OIL, PETROL, DIESEL OR CHEMICALS SHALL BE MADE GOOD BY REPLACING WITH NEW GRASS TURF TO MATCH EXISTING. SUCH MAKING GOOD SHALL BE ENTIRELY AT THE EXPENSE OF THE LANDSCAPE SUBCONTRACTOR AND TO BE CARRIED OUT AT THE FIRST PRACTICAL OPPORTUNITY.

IF IT BECOMES NECESSARY TO AERATE THE SOIL THIS OPERATION SHALL BE UNDERTAKEN WITH APPROVED MACHINERY WHEN SOIL CONDITIONS ARE SUCH AS TO ENSURE THE PROPER PENETRATION OF THE TINES WITHOUT CAUSING DAMAGE TO THE GRASS.

THE LANDSCAPE SUBCONTRACTOR SHALL SPRAY ACTIVELY GROWING GRASS AREAS WITH A SUITABLE AGREED SELECTED HERBICIDE TO ELIMINATE BROAD LEAFED WEEDS. SPRAY ONLY IN CALM CONDITIONS AND PREVENT SPRAY DRIFT ONTO ADJACENT PLANTING. THE LANDSCAPE SUBCONTRACTOR WILL NOT SPRAY WITHIN 3 DAYS AFTER OR BEFORE A CUT, WHEN RAIN IS IMMINENT OR IN DROUGHT CONDITIONS. ALL CHEMICALS TO BE APPLIED AS PER MANUFACTURER'S INSTRUCTIONS.

CHECK HARD AREAS FOR WINDBLOWN BARK MULCH - SWEEP UP AND RETURN TO PLANTING BEDS - UNLESS CONTAMINATED WITH EXCESSIVE LITTER ETC. IF WINDBLOWN BARK MULCH IS CONTAMINATED, REMOVE TO AN APPROVED OFF SITE TIP.

4.6 LITTER

REMOVE ALL LITTER AND DELETERIOUS MATERIAL ASSOCIATED WITH THE SOFT WORKS FROM FOOTPATHS AND EDGINGS REGULARLY AND AT TIMES OF MAINTENANCE VISITS.

EXISTING PLANTING AND GRASS

WHERE EXISTING GRASS OR PLANTING IS WITHIN THE LANDSCAPE CONTRACT AREA, MAINTAIN IT AS FOR THE CORRESPONDING CLASSIFICATIONS OF NEW GRASS OR PLANTING.

4.7 TIMBER WORK

RE-TIGHTEN OR REPLACE ANY SCREWS, BOLTS AND OTHER FIXINGS THAT HAVE BECOME LOOSE OR INSECURE SINCE CONSTRUCTION SO AS TO GUARANTEE THE STABILITY, INTEGRITY AND OR THE ORIGINAL PURPOSE OF THE STRUCTURE/ ITEM.

APPLY SUBSEQUENT FOLLOW-UP COATS OF STAIN, PAINT OR OIL FINISH AS PER THE MANUFACTURER'S INSTRUCTIONS. IF THE MANUFACTURER'S RECOMMENDATIONS CALL FOR YEARLY REAPPLICATION, APPLY AS REQUIRED.

WHERE THE TIMBER SURFACE DETERIORATES OR DEVELOPS SPLINTERS, THE CONTRACTOR IS TO SAND DOWN, AND MAKE SUITABLE THE SURFACE FOR CONTACT AS INTENDED FOR THE ITEM. ANY SURFACE FAULT OR UNSAFE ELEMENT IS TO BE RECTIFIED AS PART OF THE MAINTENANCE WORKS.

LANDSCAPE PLANS APPROVED

- **To be constructed in accordance with the approved plan.**
- **Approval is subject to the observance of any amendments noted in red thereon.**
- **Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.**
- **No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)**
- **All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.**

Application No.: COM/2024/13

Dated: 14 May 2024

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PRIVATE
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
LANDSCAPE SPECIFICATIONS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
E	RFI	16.04.2024	MB	MB	MB	JB
D	STAGE 01: FOR APPROVAL	06.02.2024	SS	SS	MB	JB
C	STAGE 01: FOR APPROVAL	02.02.2024	SS	SS	MB	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	MB	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	MB	JB

ISSUE: FOR APPROVAL

CLIENT: HB LAND PTY LTD

BASE PROVIDED BY: MORTONS URBAN SOLUTIONS

MANAGER: JON BROOKSBY

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