FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW2_OPW5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 03.dwg | PLOTTED: 12/18/2024 4:29 PM

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FOR APPROVAL

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/375

Dated: 6 February 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

OPW.

CALLI | SUBDIVISION: STAGE 03

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, DATA REGISTRY & 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	|	REHABILITATION MANAGEMENT PLAN
L23108 - 206	|	PLANTING MODULES
DETAILS & SECTIONS		
L23108 - 300	|	DETAIL DRAWINGS 01
L23108 - 301	|	DETAIL DRAWINGS 02
SPECIFICATIONS		
L23108 - 400	|	LANDSCAPE SPECIFICATIONS
MAINTENANCE MANAGEMENT COSTING		
L23108 - 500	|	MAINTENANCE MANAGEMENT COSTING

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 03
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
TITLE PAGE & SHEET LIST

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	18.12.24	MB	MB	MB	JB

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JOB / DRAWING NO:
L23108 - 100

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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

T	**TURF:** VERGE TURF RECTIFICATION TO VERGE TO LOCAL COUNCIL SPECIFICATIONS. INSTALLATION OF 75MM SOIL DEPTH. REFER DETAILS DRAWINGS FOR FURTHER INFO. **TOTAL PLANTER AREA:** 2,726M²
P1	**PLANTING AREA 01** 300MM SOIL (MINIMUM) AND 100MM MULCH TO ALL PLANTING AREAS 400GSM COIR NETTING PINNED AT 1M CENTERS TO BATTERS 1:2 OR STEEPER REFER PLANTING PLAN FOR DETAILS **TOTAL AREA:** 2184.75M²

LEGEND - FENCING PLAN

F2	**FENCE TYPE 02:** POS INTERFACE BLACK POWDER COATED ALUMINUM SAFETY FENCE @ 1200MM HIGH. REFER DETAIL DRAWINGS FOR FURTHER INFO. **TOTAL LENGTH:** 346.00LM
F3	**FENCE TYPE 03:** BOLLARD LINE TIMBER BOLLARDS @ 1500MM CENTERS. REFER DETAIL DRAWINGS FOR FURTHER INFO. **TOTAL LENGTH:** 224.00LM **TOTAL QTY:** 124
RET WALL W1	**WALL TYPE 01:** RETAINING WALLS CONCRETE SLEEPER RETAINING WALLS. DARK GREY COLOUR. SPLIT FACE, STONE OR WOOD PATTERN FINISH. REFER TO CIVIL PACKAGE FOR FURTHER DETAILS.
RET WALL W2	**WALL TYPE 02:** SANDSTONE WALLS SANDSTONE RETAINING WALLS. REFER TO CIVIL PACKAGE FOR FURTHER DETAILS.
AG	**ACCESS GATE** MAINTENANCE ACCESS GATE TO COGC STANDARDS. REFER DETAIL DRAWINGS FOR FURTHER INFO. **TOTAL QTY:** 1

LEGEND - REHABILITATIONS ZONES

RA	**REHABILITATION PLANTING:** ZONE A ASSISTED NATURAL REGENERATION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. 20% INFILL PLANTING ALLOWANCE. **TOTAL AREA:** 12,550.00M²
RB	**REHABILITATION PLANTING:** ZONE B ECOSYSTEM RECONSTRUCTION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. **TOTAL AREA:** 1455.00M²
RC1	**FABRICATED WATERWAY:** ZONE C1 FABRICATED WATERWAY. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. **TOTAL AREA:** 511.00M²
RC2	**FABRICATED WATERWAY:** ZONE C2 FABRICATED WATERWAY. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. **TOTAL AREA:** 470.00M²
RC3	**FABRICATED WATERWAY:** ZONE C3 FABRICATED WATERWAY. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. **TOTAL AREA:** 3275.00M²

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	-	-	-	-

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/375

Dated: 6 February 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 03

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

LEGENDS, DATA REGISTRY & PLANT SCHEDULE

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Application No: COM/2024/375

Dated: 6 February 2025

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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 03

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

STAGING & EXTENT OF WORKS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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Dated: 6 February 2025

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LEGEND - FENCING PLAN

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RET WALL W1 WALL RET	**WALL TYPE 01:** RETAINING WALLS CONCRETE SLEEPER RETAINING WALLS. DARK GREY COLOUR. SPLIT FACE, STONE OR WOOD PATTERN FINISH. REFER TO CIVIL PACKAGE FOR FURTHER DETAILS.
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AG	**ACCESS GATE** MAINTENANCE ACCESS GATE TO COGC STANDARDS. REFER DETAIL DRAWINGS FOR FURTHER INFO. TOTAL QTY: 1

0 10 20 30 40 50 60m

SCALE 1:500 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 03

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

FENCING PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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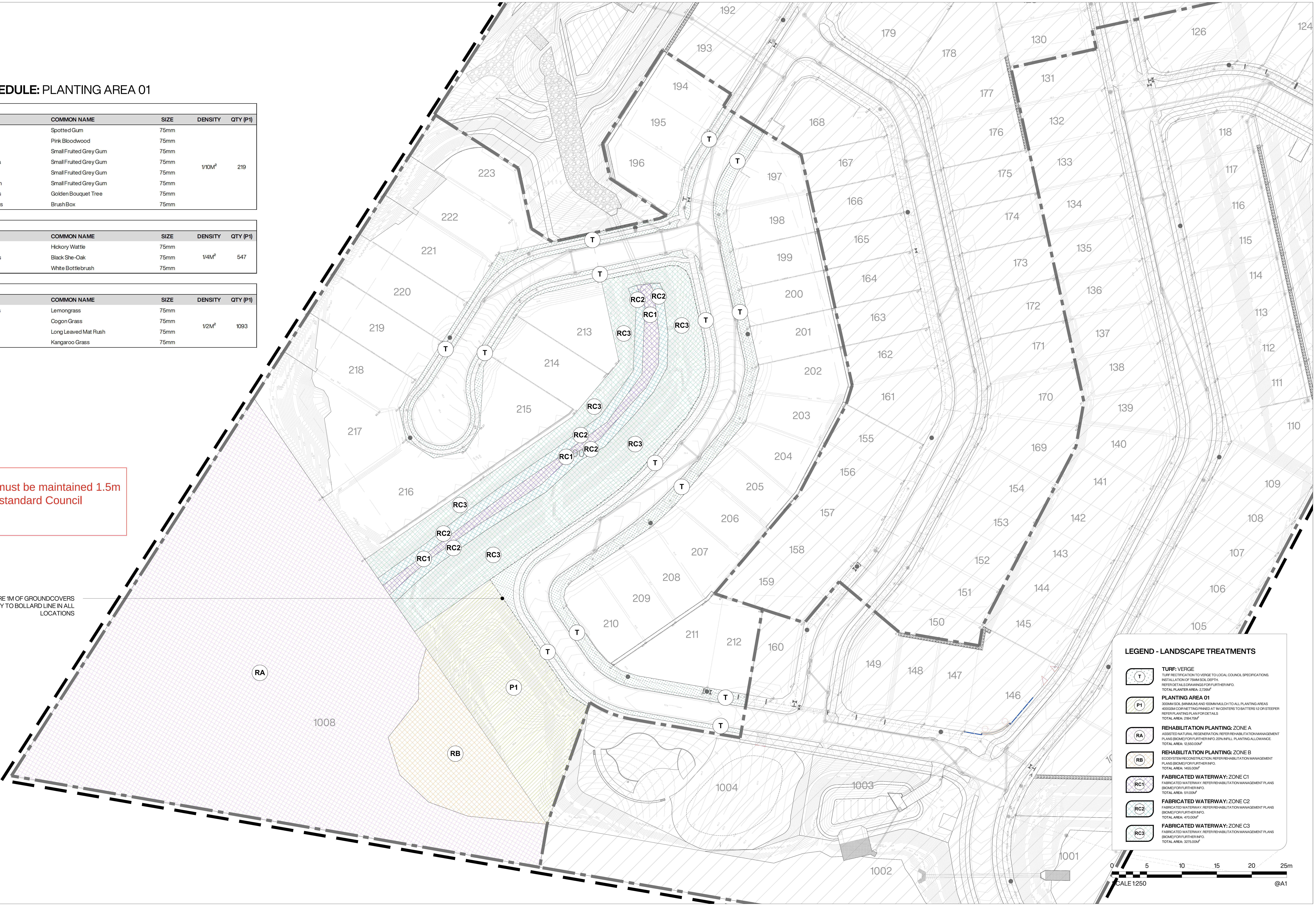
PLANTING SCHEDULE: PLANTING AREA 01

TREES					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY (P1)**
CORcit	CORYMBIA citriodora	Spotted Gum	75mm	1/10M²	219
CORint	CORYMBIA intermedia	Pink Bloodwood	75mm		
EUCcar	EUCALYPTUS carnea	Small Fruited Grey Gum	75mm		
EUCmic	EUCALYPTUS microtheca	Small Fruited Grey Gum	75mm		
EUCpro	EUCALYPTUS propinqua	Small Fruited Grey Gum	75mm		
EUCsid	EUCALYPTUS sideroxylon	Small Fruited Grey Gum	75mm		
EUCter	EUCALYPTUS tereticornis	Golden Bouquet Tree	75mm		
LOPcon	LOPHOSTEMON confertus	Brush Box	75mm		

SHRUBS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY (P1)**
ACAdis	ACACIA disparrima	Hickory Wattle	75mm	1/4M²	547
ALLlit	ALLOCASUARINA littoralis	Black She-Oak	75mm		
MELsal	MELALEUCA salignis	White Bottlebrush	75mm		

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY (P1)**
CYMref	CYMBOPOGON refractus	Lemongrass	75mm	1/2M²	1093
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
THEtri	THEMEDA triandra	Kangaroo Grass	75mm		



Note:
Bollards gap must be maintained 1.5m center as per standard Council requirement.

ENSURE 1M OF GROUNDCOVERS ONLY TO BOLLARD LINE IN ALL LOCATIONS

LEGEND - LANDSCAPE TREATMENTS

T	**TURF:** VERGE TURF RECTIFICATION TO VERGE TO LOCAL COUNCIL SPECIFICATIONS. INSTALLATION OF 75MM SOIL DEPTH. REFER DETAILS DRAWINGS FOR FURTHER INFO. **TOTAL PLANTER AREA:** 2,726M²
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RA	**REHABILITATION PLANTING:** ZONE A ASSISTED NATURAL REGENERATION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. 20% INFILL PLANTING ALLOWANCE. **TOTAL AREA:** 12,550.00M²
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RC3	**FABRICATED WATERWAY:** ZONE C3 FABRICATED WATERWAY. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. **TOTAL AREA:** 3275.00M²

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 03
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
TREATMENT AREAS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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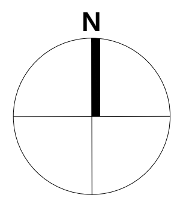

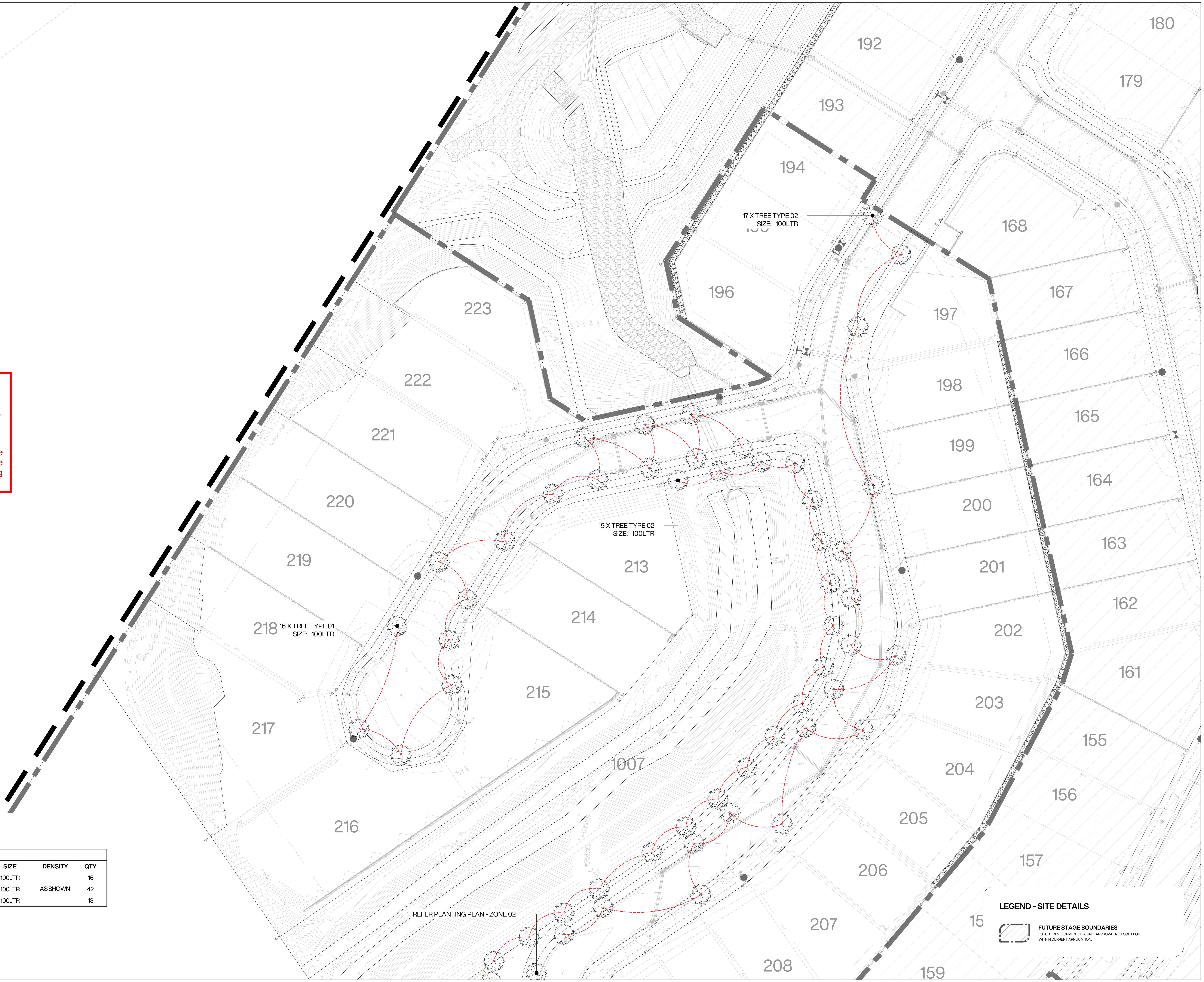

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Dated: 6 February 2025

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STREET TREE SCHEDULE: STAGE 03

TOTAL TREES: 71

STREET TREES

TREET TYPE	CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
TREE TYPE 01	MELlin	MELALEUCA linariifolia	Snow in Summer/Snowstorm	100LTR		16
TREE TYPE 02	TRIlau	TRISTANIOPSIS laurina	Water Gum	100LTR	AS SHOWN	42
TREE TYPE 03	CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100LTR		13

NOTE: TABLE REPRESENTS TOTAL STREET TREE QTY'S THIS STAGE.

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

LEGEND - SITE DETAILS

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

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 03
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE
PLANTING PLAN - ZONE 01

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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JOB / DRAWING NO:
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STREET TREE SCHEDULE: STAGE 03

TOTAL TREES: 71

STREET TREES

TREET TYPE	CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
TREE TYPE 01	MELlin	MELALEUCA linariifolia	Snow in Summer/Snowstorm	100LTR		16
TREE TYPE 02	TRIlau	TRISTANIOPSIS laurina	Water Gum	100LTR	AS SHOWN	42
TREE TYPE 03	CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100LTR		13

NOTE: TABLE REPRESENTS TOTAL STREET TREE QTY'S THIS STAGE.

0 10 20 30 40m

SCALE 1:400 @A1

LEGEND - SITE DETAILS

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

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 03
OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

PLANTING PLAN - ZONE 02

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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REHABILITATION MODULE (RA, RB, RC3)

REHABILITATION PLANTING: ZONE A
TOTAL AREA: 12,550.00M² @ 20% AREA ALLOWANCE

REHABILITATION PLANTING: ZONE B
TOTAL AREA: 1455.00M²

FABRICATED WATERWAY: ZONE C3
TOTAL AREA: 3275.00M²

TREES

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY (RA)	QTY (RB)	QTY (C3)
CORcit	CORYMBIA citriodora	Spotted Gum	75mm	1/4M²	628	364	819
CORint	CORYMBIA intermedia	Pink Bloodwood	75mm				
EUCcar	EUCALYPTUS carnea	Small Fruited Grey Gum	75mm				
EUCmic	EUCALYPTUS microtheca	Small Fruited Grey Gum	75mm				
EUCpro	EUCALYPTUS propinqua	Small Fruited Grey Gum	75mm				
EUCsid	EUCALYPTUS sideroxylon	Small Fruited Grey Gum	75mm				
EUCter	EUCALYPTUS tereticornis	Golden Bouquet Tree	75mm				
LOPcon	LOPHOSTEMON confertus	Brush Box	75mm				

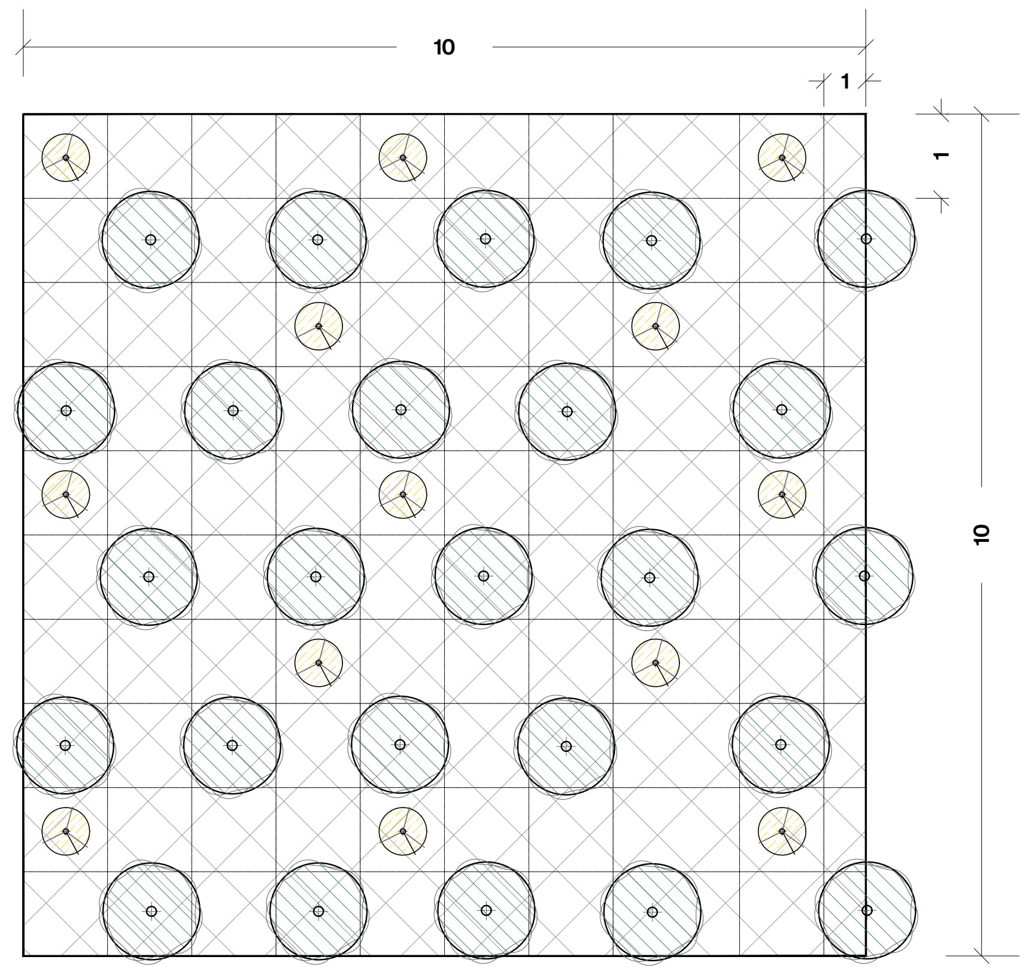
SHRUBS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY (RA)	QTY (RB)	QTY (C3)
ACAdis	ACACIA disparrima	Hickory Wattle	75mm	1/8M²	314	182	409
ALLlit	ALLOCASUARINA littoralis	Black She-Oak	75mm				
MELsal	MELALEUCA salignis	White Bottlebrush	75mm				

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY (RA)	QTY (RB)	QTY (C3)
CYMref	CYMBOPOGON refractus	Lemongrass	75mm	1/8M²	314	182	409
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm				
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm				
THEtri	THEMEDA triandra	Kangaroo Grass	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 REHABILITATION PLAN PROVIDED BY BIOME WATER & ENVIROMENTAL CONSULTANTS. FINAL QUANTITIES TO BE CONFIRMED ON SITE TO ACHIEVE TOTAL PLANT DENSITIES LISTED INCLUSIVE OF EXISTING VEGETATION.



LEGEND: REHAB MODULE 01
~~OVERALL DENSITY: 1 PLANT PER 2M²~~

Note: Plant density must be 1 plant per sq m

TREES
PLANTING DENSITY: 1 PL/4M²

SHRUBS
PLANTING DENSITY: 1 PL/8M²

GROUND COVERS
PLANTING DENSITY: 1 PL/8M²

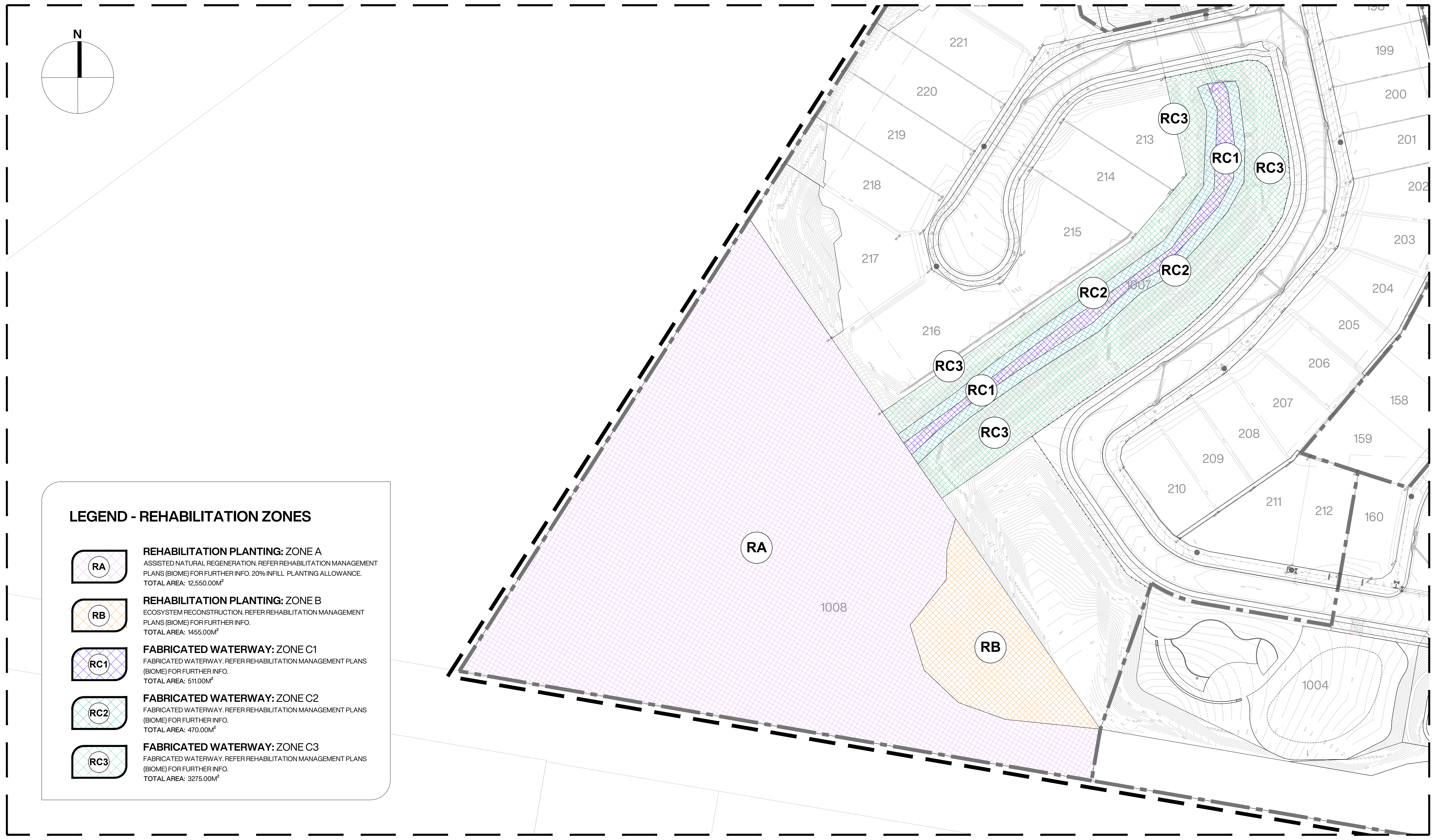
NOTES:
1. PLANTING LAYOUT HAS BEEN PREPARED FOR A TYPICAL 100M² (10M X 10M) OF RESTORATION INFILL PLANTING AREA.
2. REFER TO REHABILITATION MANAGEMENT PLAN PREPARED FOR THE PROJECT BY BIOME WATER AND ENVIRONMENTAL CONSULTING.
3. SPECIES SHALL BE MIXED THROUGHOUT THE PLANTING AREA

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/375

Dated: 6 February 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



LEGEND - REHABILITATION ZONES

RA — **REHABILITATION PLANTING:** ZONE A
ASSISTED NATURAL REGENERATION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. 20% INFILL PLANTING ALLOWANCE.
TOTAL AREA: 12,550.00M²

RB — **REHABILITATION PLANTING:** ZONE B
ECOSYSTEM RECONSTRUCTION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 1455.00M²

RC1 — **FABRICATED WATERWAY:** ZONE C1
FABRICATED WATERWAY. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 511.00M²

RC2 — **FABRICATED WATERWAY:** ZONE C2
FABRICATED WATERWAY. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 470.00M²

RC3 — **FABRICATED WATERWAY:** ZONE C3
FABRICATED WATERWAY. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 3275.00M²

REHABILITATION ZONES: STAGE 03
SCALE | 1:1000

REHABILITATION MODULE 02 (RC1)

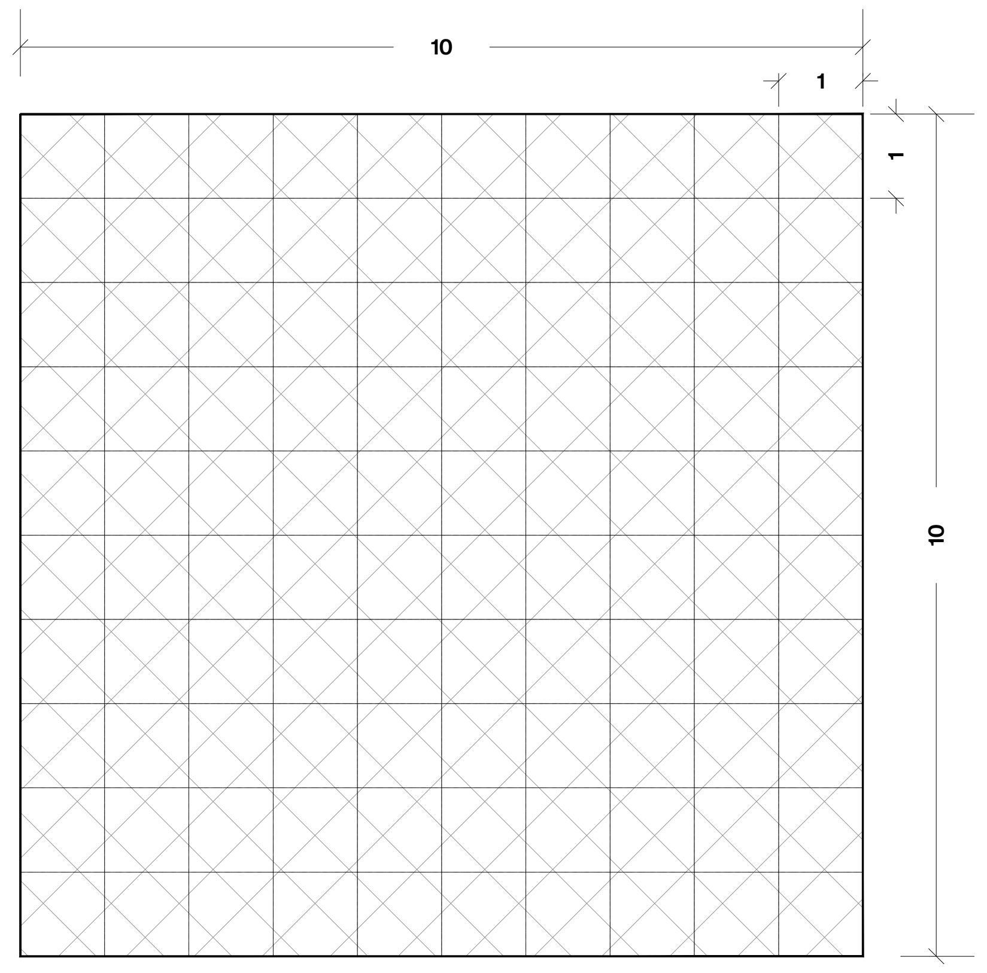
FABRICATED WATERWAY: ZONE C1
TOTAL AREA: 511.00M²

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
BAUart	BAUMEA articulata	Jointed Twigrush	75mm	4PM²	2044
BAUrub	BAUMEA rubiginosa	Soft Twigrush	75mm		
CARfas	CAREX fasciclaris	Tassel Sedge	75mm		
CYPexa	CYPERUS exaltatus	Giant Sedge	75mm		
ELEdul	ELEECHARIS dulcis	Water Chesnut	75mm		
JUNusi	JUNCUS usitatus	Common Rush	75mm		
LEPart	LEPIRONIA articulata	Grey Sedge	75mm		
PHRaus	PHRAGMITES australis	Common Reed	75mm		
SCHmuc	SCHOENOPLECTUS mucronatus	Clubrush	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 REHABILITATION PLAN PROVIDED BY BIOME WATER & ENVIROMENTAL CONSULTANTS. FINAL QUANTITIES TO BE CONFIRMED ON SITE TO ACHIEVE TOTAL PLANT DENSITIES LISTED INCLUSIVE OF EXISTING VEGETATION.

Note: 400 GSM-coir--netting pinned roll at 1cm centres to Batter 1:2 or steeper at RC3 must for stabilisation as per SC6.12 City Plan Policy-land development guidelines / 3 Change to ground level standards.



LEGEND: REHAB MODULE 02
OVERALL DENSITY: 4 PLANT PER 1M²

GROUND COVERS
PLANTING DENSITY: 4 PL/1M²

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

REHABILITATION MODULE 03 (RC2)

FABRICATED WATERWAY: ZONE C2
TOTAL AREA: 470.00M²

TREES

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY (RA)
CAScun	CASUARINA cunninghamiana	River She Oak	75mm	1/4M²	118
ELAgra	ELAEOCARPUS grandis	Silver Quandong	75mm		
EUCgra	EUCALYPTUS grandis	Rose Gum	75mm		
EUCter	EUCALYPTUS tereticornis	Forest Red Gum	75mm		
FICmac	FICUS macrophylla	Moreton Bay Fig	75mm		
GRErob	GREVILLEA robusta	Silky Oak	75mm		
TRIlau	TRISTANIOPSIS laurina	Water Gum	75mm		
LOPsua	LOPHOSTEMON suavolens	Swamp Mahogany	75mm		
MELbra	MELALEUCA bracteatum 'Golden Gem'	Golden Gem	75mm		

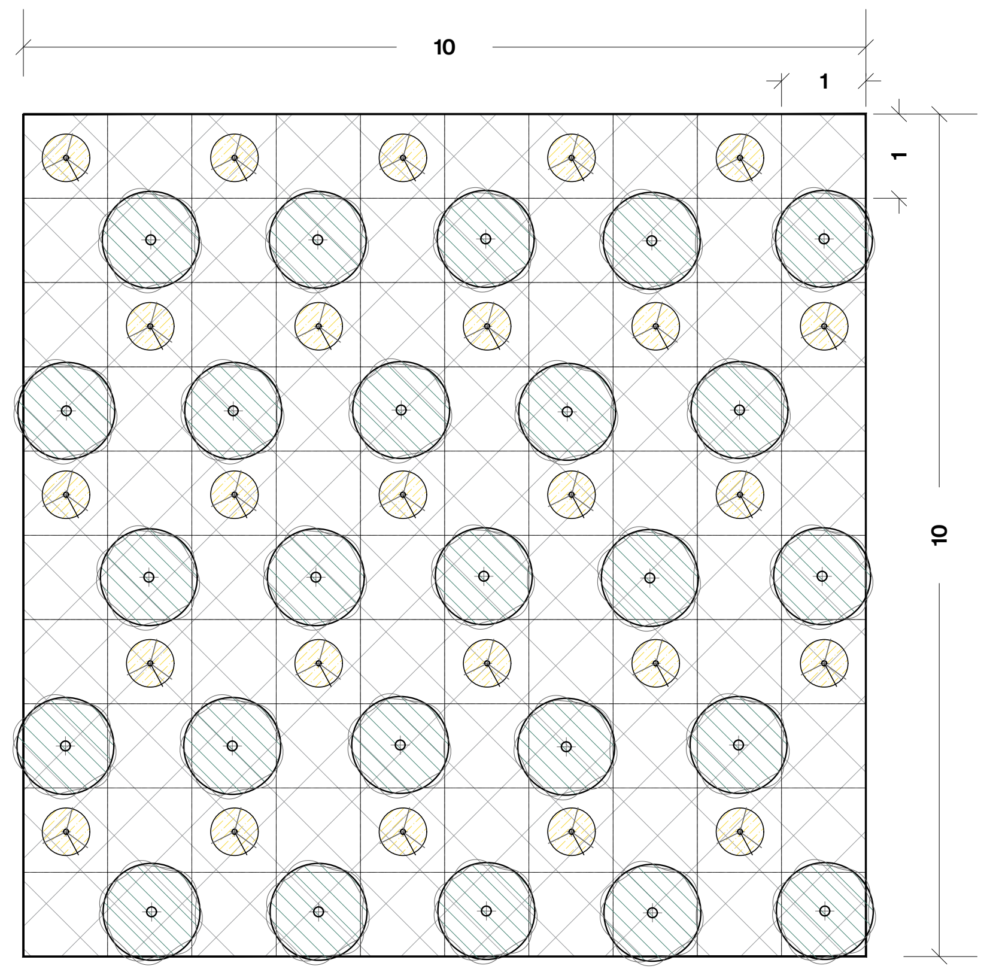
SHRUBS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY (RA)
FICcor	FICUS coronata	Creek Sand Paper Fig	75mm	1/4M²	118
MELvim	MELALEUCA viminalis	Weeping Bottlebrush	75mm		
SYZfra	SYZIGIUM francisii	Giant Water Hum	75mm		
GLOfer	GLOCHIDION ferdinandi	Cheese Tree/Buttonwood	75mm		
MELbra	MELALEUCA bracteatum 'Golden Gem'	Golden Gem	75mm		

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY (RA)
GAHcla	GAHNIA clarkei	Tall Saw Sedge	75mm	1/2M²	235
GAHsie	GAHNIA sieberana	Swordgrass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	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 REHABILITATION PLAN PROVIDED BY BIOME WATER & ENVIROMENTAL CONSULTANTS. FINAL QUANTITIES TO BE CONFIRMED ON SITE TO ACHIEVE TOTAL PLANT DENSITIES LISTED INCLUSIVE OF EXISTING VEGETATION.



LEGEND: REHAB MODULE 03
OVERALL DENSITY: 1 PLANT PER 1M²

TREES
PLANTING DENSITY: 1 PL/4M²

SHRUBS
PLANTING DENSITY: 1 PL/4M²

GROUND COVERS
PLANTING DENSITY: 1 PL/2M²

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

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 03
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
REHABILITATION MANAGEMENT PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	18.12.24	MB	MB	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 - 205

SHEET NO. 08 OF 12

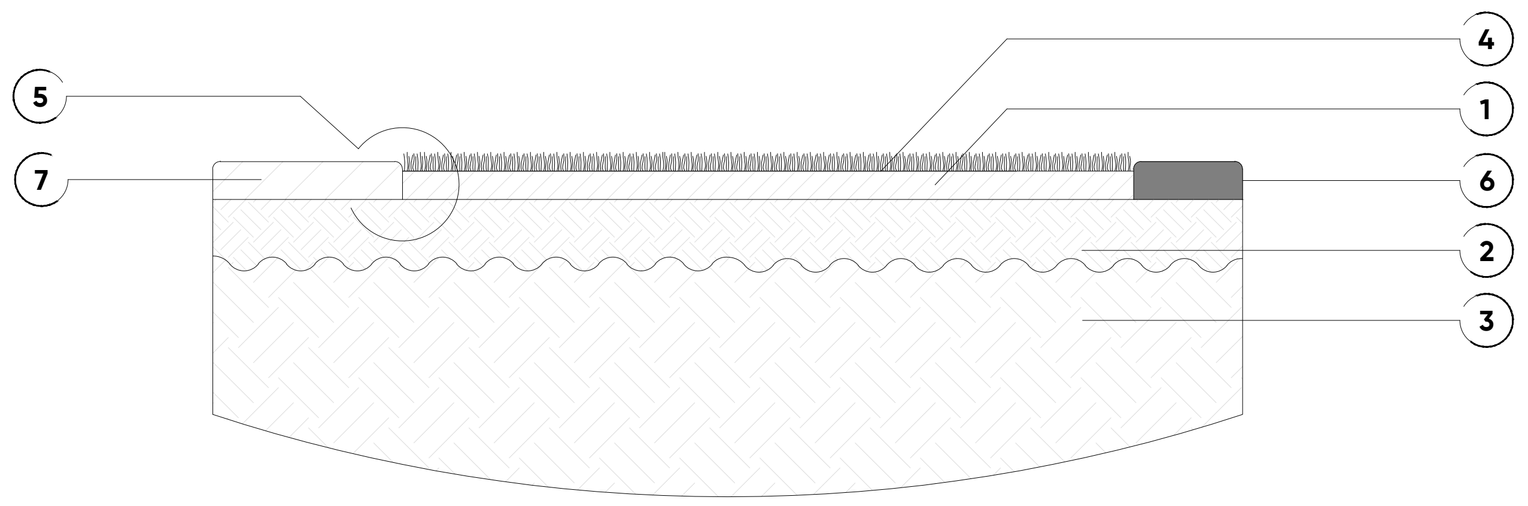
FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 03.dwg | PLOTTED: 12/18/2024 4:29 PM

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/375

Dated: 6 February 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



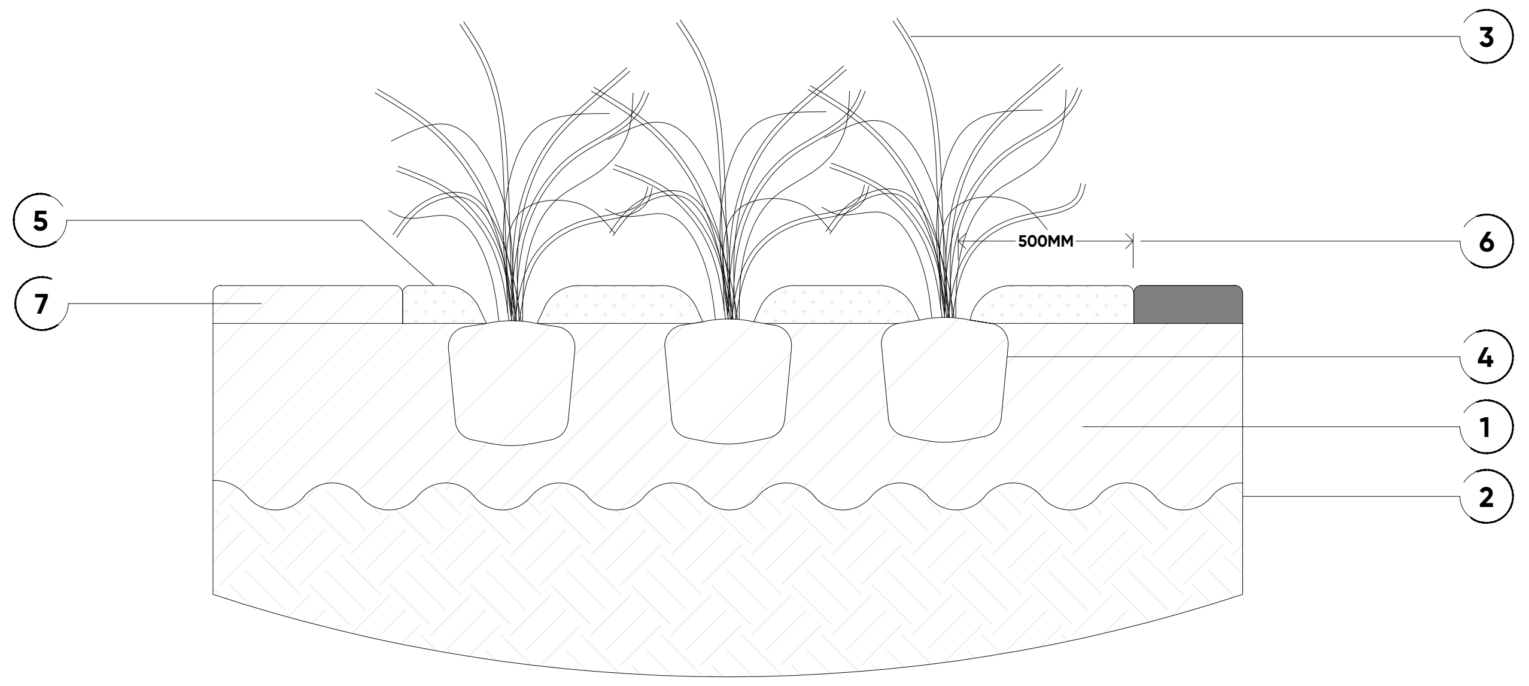
D01 TYPICAL DETAIL 01 - TURF

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 PREPARATION OF 100MM DEPTH TO ALLOW FOR TURF UNDERLAY AND ROLL TURF INSTALLATION WORKS).
2.0 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.
3.0 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.
4.0 INSTALL TURF UNDERLAY AT DEPTH OF 75MM. REFER TO SPECIFICATIONS FOR UNDERLAY TYPE AND INSTALL PARAMETERS.
5.0 REFER TO PLANS AND SPECIFICATIONS RE TURF TYPE AND ESTABLISHMENT REQUIREMENTS (ROLLING, WATERING, FERTAILISING AND GENERAL MAINTENANCE PARAMETERS). TURF PLACEMENT TO ACHIEVE LEVEL FINISH AT GRADES AND FINISHED LEVELS AS DICTATED THIS DOCUMENT.
6.0 REFER TO PLANS AND RELEVANT STANDARD DETAILS FOR TURF EDGE TREATMENTS WHERE NOT ABUTTING PATHWAY, PLANTER, KERB OR OTHER.
7.0 REFER TO PLANS AND RELEVANT STANDARD DETAIL FOR ADJACENT LANDSCAPE TREATMENTS.



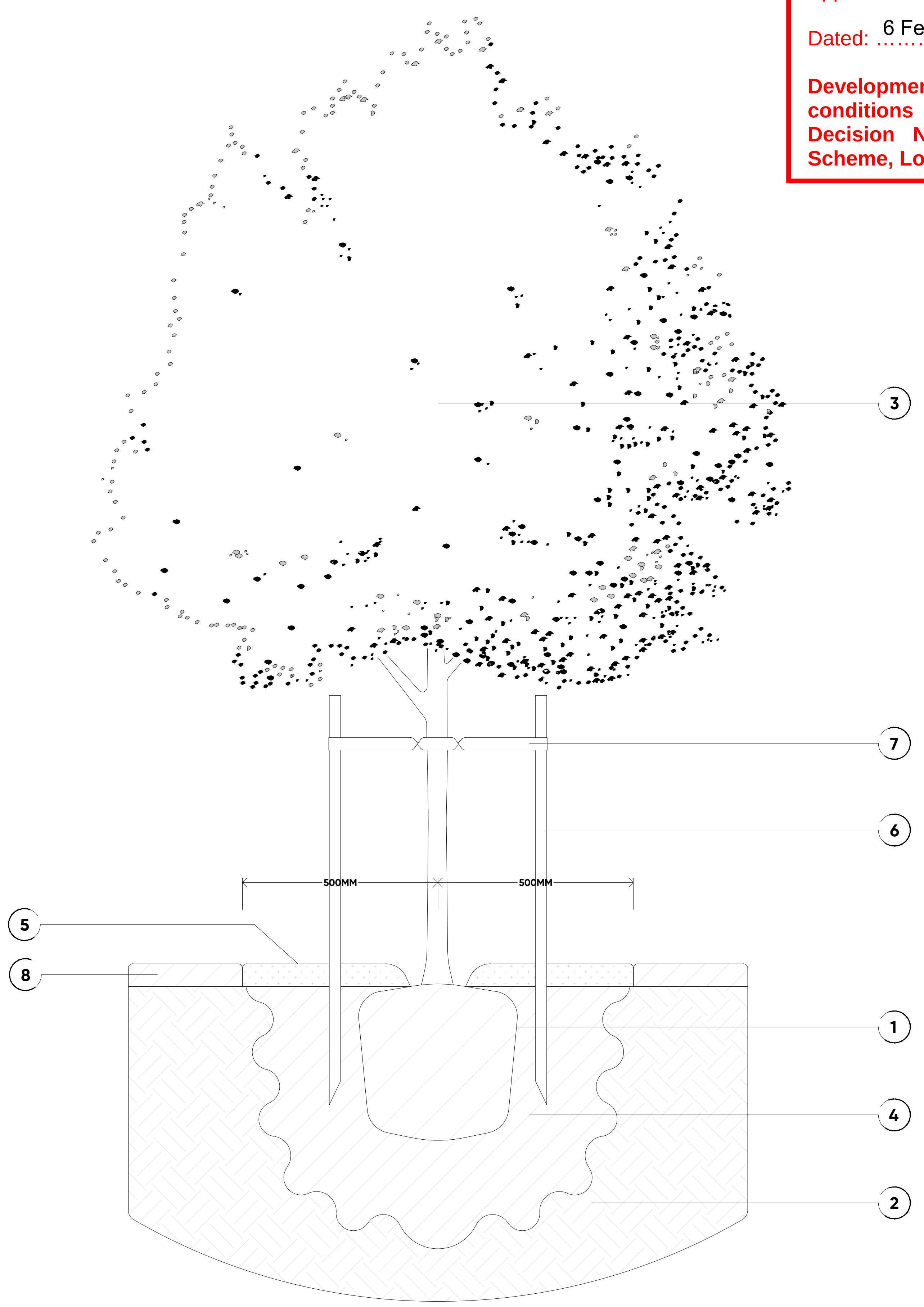
D02 TYPICAL DETAIL 02 - GENERAL PLANTING

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.



D03 TYPICAL DETAIL 03 - TREE 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

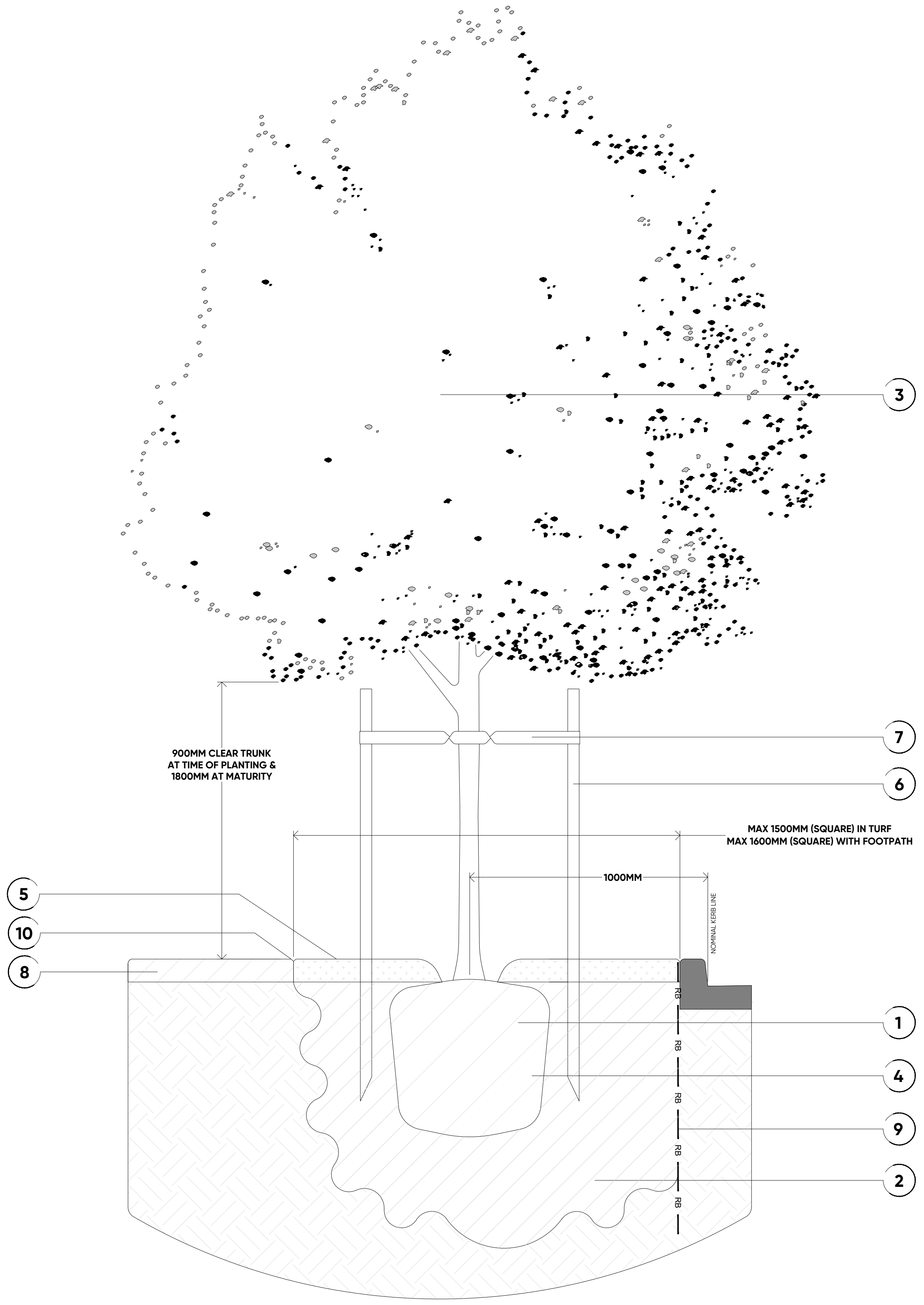
INSTALLATION

1.0 EXCAVATE HOLE TO MINIMUM 2X WIDTH AND 2X DEPTH OF ROOTBALL.
2.0 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. 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.
3.0 TREE TYPE, SIZE AND LOCATION AS SPECIFIED ON PLANS AND PLANTING SCHEDULES.
4.0 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.
5.0 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.
6.0 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.
7.0 TIE TREE TO STAKES WITH 50MM HESSIAN OR RUBBERISED BLACK PVC IN A FIGURE OF EIGHT. ENSURE NURSERY STAKES ARE REMOVED.
8.0 REFER TO PLANS AND RELEVANT STANDARD DETAIL FOR ADJACENT LANDSCAPE TREATMENTS.

GENERAL

IMPORTANT: TREES ARE TO ABIDE BY LOCAL 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 OFFSET.
- 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


3
7
6
900MM CLEAR TRUNK AT TIME OF PLANTING & 1800MM AT MATURITY
MAX 1500MM (SQUARE) IN TURF
MAX 1600MM (SQUARE) WITH FOOTPATH
1000MM
NOMINAL KERB LINE
5
10
8
1
4
9
2
RB
RB
RB
RB

NOTE: THIS TREE PLANTING DETAIL GENERALLY ABIDES BY CoGC STANDARDS. REFER TO STANDARD DRAWING 05-102 2015 EDITION FOR FURTHER INFORMATION.

D04 TYPICAL DETAIL 04 - STREET TREE PLANTING (CoGC)

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 EXCAVATE HOLE TO MINIMUM 2X WIDTH AND 2X DEPTH OF ROOTBALL.
2.0 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. 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.
3.0 TREE TYPE, SIZE AND LOCATION AS SPECIFIED ON PLANS AND PLANTING SCHEDULES (MIN 45LTR).
4.0 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.
5.0 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.
6.0 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.
7.0 TIE TREE TO STAKES WITH 50MM HESSIAN OR RUBBERISED BLACK PVC IN A FIGURE OF EIGHT. ENSURE NURSERY STAKES ARE REMOVED.
8.0 REFER TO PLANS AND RELEVANT STANDARD DETAIL FOR ADJACENT LANDSCAPE TREATMENTS.
9.0 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.
10.0 SPADE EDGE TO ALL VERGE TURF/MULCH RING INTERFACES.

GENERAL

IMPORTANT: TREES ARE TO ABIDE BY LOCAL 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 SPECIFIC

STREET TREE LOCATION SUBJECT TO CHANGE BASED ON DRIVEWAY AND SERVICES LOCATIONS.
GENERAL ALLOWANCE OF 1 TREE PER LOT.
LOCATIONS TO BE VERIFIED BY LOCAL COUNCIL AND LANDSCAPE ARCHITECT AT TREE HOLE INSPECTION
TREES ARE NOT TO BE PLANTED WITHIN:

- 3M OF RESIDENTIAL ACCESSES
- A MINIMUM OF 15 METERS OF THE APPROACH SIDE OF ANY STREET INTERSECTION TO MAINTAIN SIGHT LINES - 6 METERS OF DEPARTURE
- 6 METERS OF A DEPARTURE SIDE OF A PEDESTRIAN CROSSING, BUS STOP SIGN OR SHELTER TO MAINTAIN SIGHT LINES
- 3M TO EITHER SIDE OF A FOOTPATH CROSSOVER INCLUDING BIKEWAYS AND PATHS
- 2.5 METERS OF ELECTRICITY / TELEPHONE POLES
- MINIMUM 2 METERS FROM SERVICES
- MINIMUM 7 METERS FROM STREET LIGHTS
- MINIMUM 4 METERS FROM HIGH VOLTAGE TRANSMISSION LINES
- 4.5 METERS FROM A MAJOR VEHICULAR ACCESS CROSSING
- 3 METERS FROM A FIRE HYDRANT

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 03
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
DETAIL DRAWINGS 01

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	18.12.24	MB	MB	MB	JB

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

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Landscape Architecture

ZONE LANDSCAPE ARCHITECTURE

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JOB / DRAWING NO:
L23108 - 300

SHEET NO.
09 OF 12

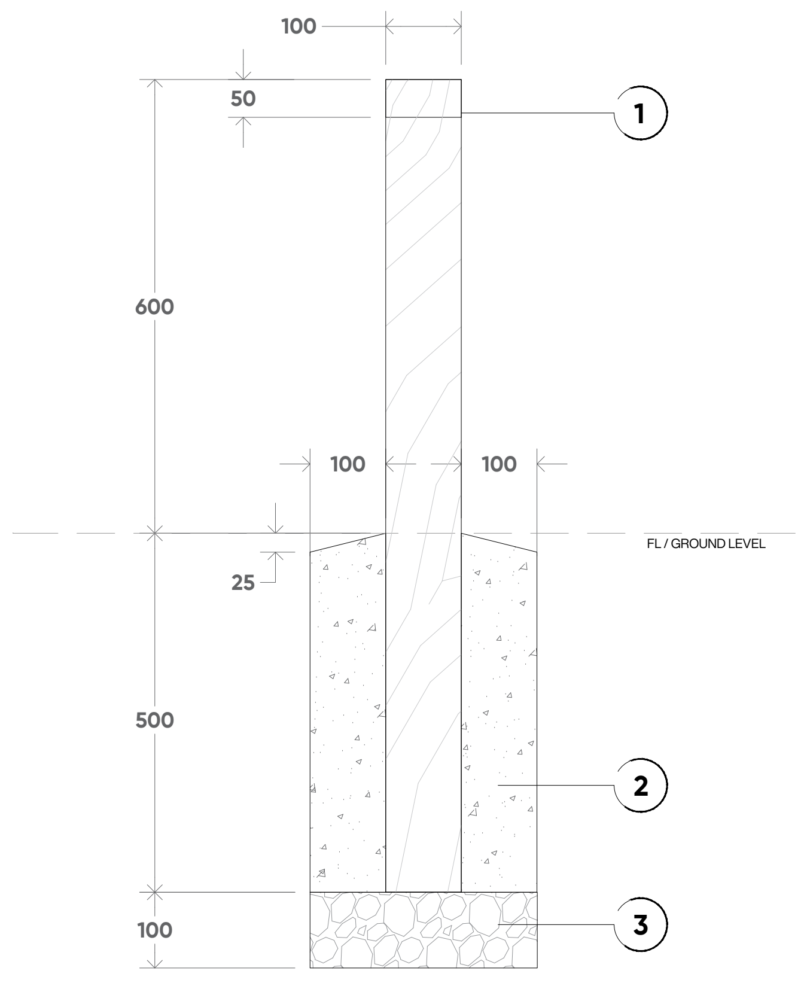
FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 03.dwg | PLOTTED: 12/18/2024 4:29 PM

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

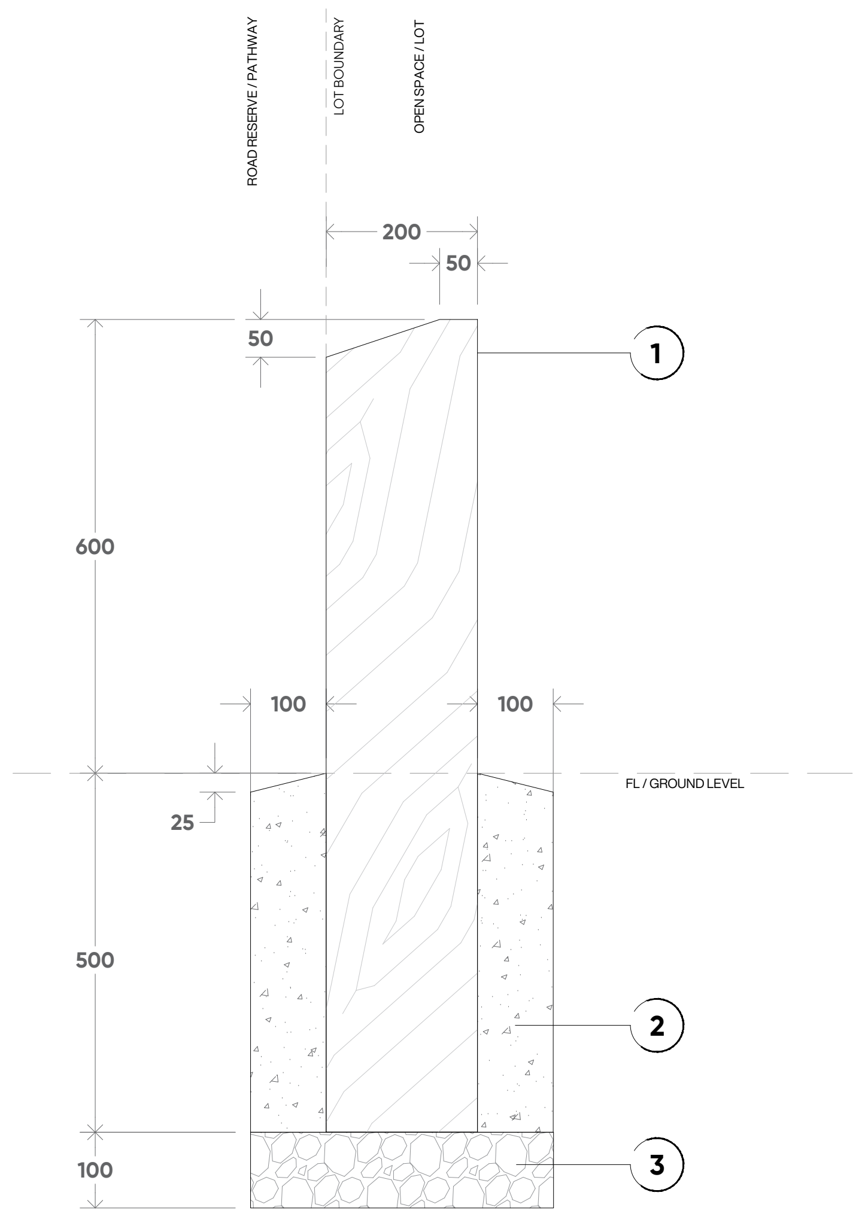
Application No: COM/2024/375

Dated: 6 February 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



Ⓐ **TYPICAL ELEVATION -** BOLLARD FRONT



Ⓑ **TYPICAL ELEVATION -** BOLLARD SIDE

D05 TYPICAL DETAIL 05 - TIMBER BOLLARD (CoGC STD DWG 05-716)

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE 1:10 - REFER NOTED DIMENSIONS

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

CONFIRM ALL MATERIAL SPECIFICATIONS IN THE MATERIALS AND FINISHES SCHEDULE FOR THIS PROJECT.

GENERAL SPECIFICATIONS

1.0 200 X 100MM F14 DURABILITY CLASS 1 HWD POST PRESERVATIVE TREATED TO H5 : DAR WITH 5MM CHAMFER TO ALL EXPOSED EDGES
2.0 25MPA NO FINES CONCRETE FOOTING 100MM COVER TO ALL SIDES. TAPER AWAY FROM BOLLARD AND ENSURE SURROUNDING FINISH (EG MULCH OR TURF) COVERS FOOTING.
3.0 COMPACTED ROAD BASE

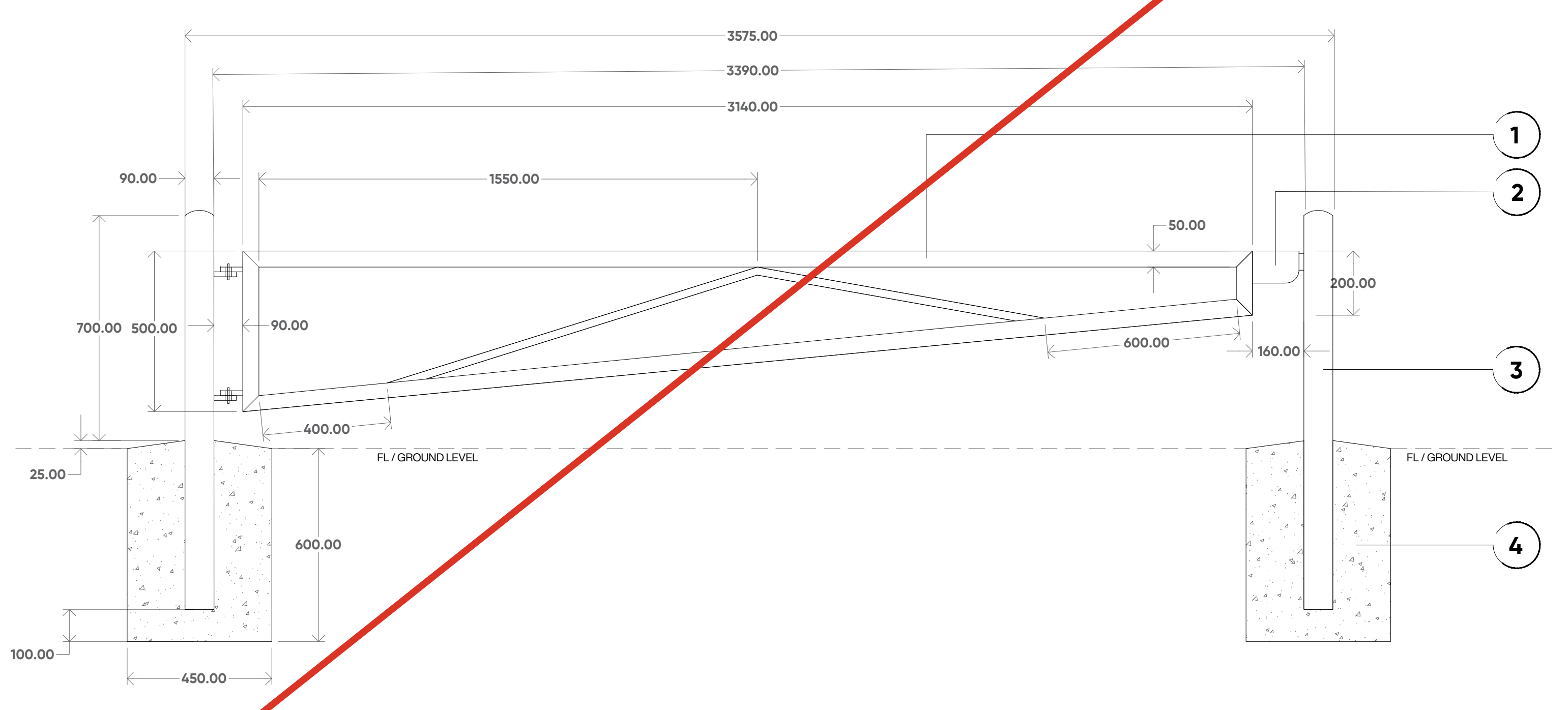
INSTALLATION

REFER TO PLANS AND SPECIFICATION RE LOCATION OF ALL SERVICES AND CONFIRM ONSITE WITH RELEVANT AUTHORITIES AND DBYD PRIOR TO ANY EXCAVATIONS WORKS
TIMBER FINISH : PAINT ALL SURFACES WITH INDUSTRIAL CLEAR WATER REPELLANT TO LOCK IN CHEMICALS USED IN CCA IN ACCORDANCE WITH AS1607
REFER TO MATERIAL & FINISHES SPECIFICATION FOR STAIN COLOUR

AUSTRALIAN STANDARDS (SUMMARY ONLY)

CONCRETE - N32 IN ACCORDANCE WITH AS 1379
REFLECTIVE TAPE - IN ACCORDANCE WITH AS 1906.1
SEALING TREATMENT - IN ACCORDANCE WITH AS 1607

Not applicable in this stage.



D06 TYPICAL DETAIL 06 - ACCESS GATE (CoGC STD DWG 13-05-16)

REFER ALSO TO SPECIFICATIONS FOR FURTHER DETAILS

SCALE - REFER NOTED DIMENSIONS

REFER TO LANDSCAPE PLANS RE LOCATION AND SETOUT. CONFIRM ALL MATERIAL SPECIFICATIONS IN THE MATERIALS AND FINISHES SCHEDULE FOR THIS PROJECT.

GENERAL SPECIFICATIONS

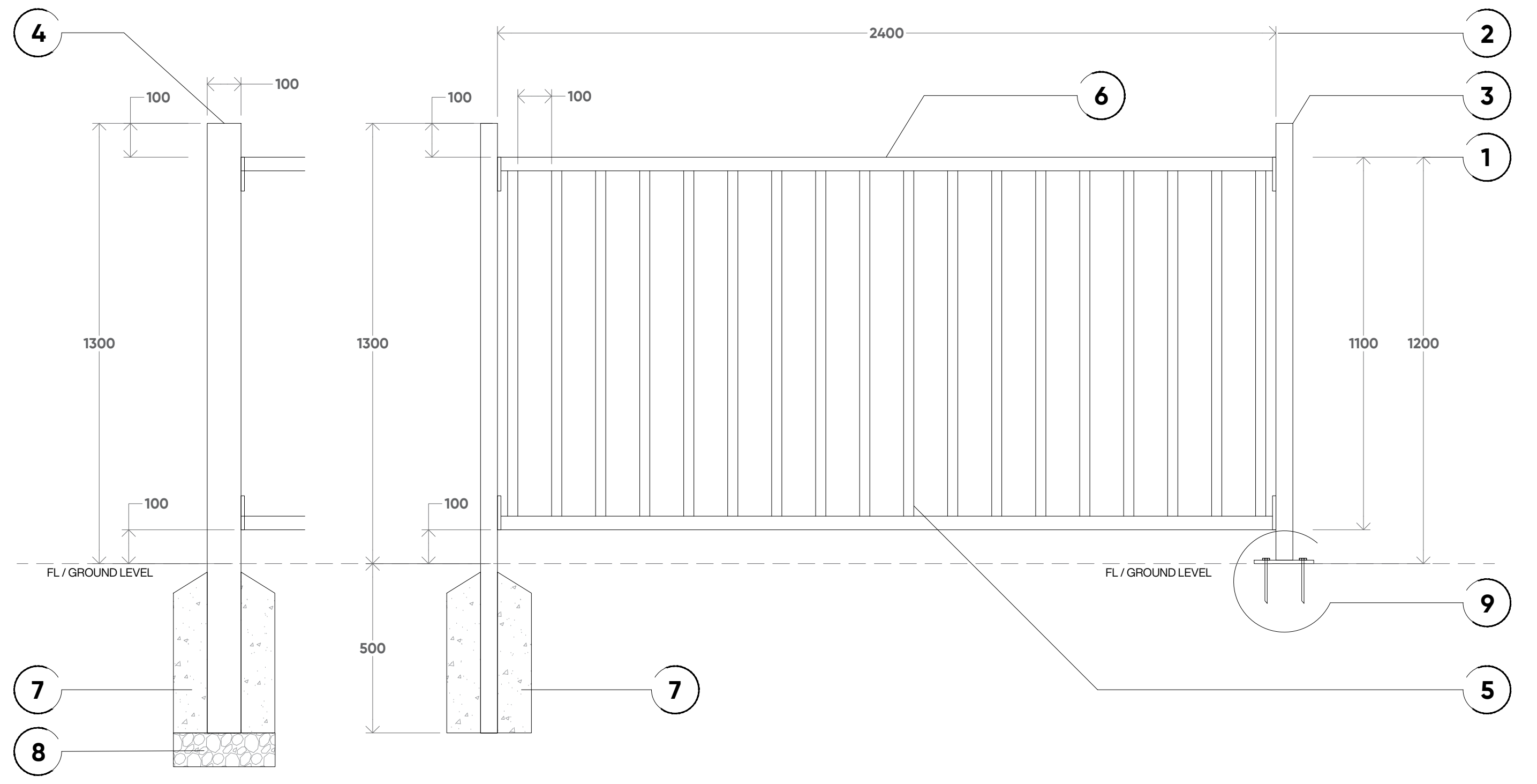
1.0 25 O.D GALVANISED PIPE
2.0 REFER TO STD. DWG. 05-017 FOR DETAILS OF LOCK
3.0 90 O.D GALVANISED PIPE TO BE CONCRETE FILLED
4.0 25MPA CONCRETE FOOTING.

INSTALLATION

REFER TO PLANS AND SPECIFICATION RE LOCATION OF ALL SERVICES AND CONFIRM ONSITE WITH RELEVANT AUTHORITIES AND DBYD PRIOR TO ANY EXCAVATIONS WORKS.
PIPES : TO BE MEDIUM GAUGE HEAVY GALVANISED FINISHED WITH TWO COATS OF TWO PACK 125 MICRON MINIMUM TOTAL THICKNESS. COLOUR TO MATCH COLORBOND 'CAULFIELD GREEN'
WELDS : ALL WELDS AND BARE METAL TO BE THOROUGHLY CLEANED AND PAINTED WITH COLD GALVANISING PRIMER PRIOR TO FINISH COAT
REFER TO MATERIAL & FINISHES SPECIFICATION FOR STAIN COLOUR

AUSTRALIAN STANDARDS (SUMMARY ONLY)

CONCRETE - 25MPA
SEALING TREATMENT - IN ACCORDANCE WITH AS 1607
WELDS TO AS1554



D07 TYPICAL DETAIL 07 - POOL FENCE (VARIOUS)

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.
TIMBER FINISH : TWO COATS EXTERIOR WEATHER SHIELD OR APPROVED EQUIVALENT. COLOUR: WAYWARD GREY
- OR -
TIMBER FINISH : TWO COATS CLEAR UV RATED OIL (NIL VARNISH TO BE USED)
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.

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.
7.0 IN GROUND INSTALLATION, 500MM DEPTH POST WITHIN CONCRETE FOOTING 20MPA 100MM MINIMUM COVER TO ALL FACES
8.0 COARSE GRAVEL / BLUESTONE TO 100MM DEPTH, ASSIST IS DRAINAGE AND SETTING OF FENCE POSTS (TIMBER POST ONLY)
9.0 FLANGE GROUND MOUNTING, REFER TO MANUFACTURERS SPECIFICATIONS, GENERALLY GALVANIZED CHEMSET CS10130 M10 X 130MM

AUSTRALIAN STANDARDS (SUMMARY ONLY)

AUSTRALIAN STANDARD AS1926.1
POOL FENCE - HEIGHT: POOL FENCE SHALL BE NOT LESS THAN 1.2M HIGH.
POOL FENCE - NON CLIMABLE 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 CLIMABLE MEMBERS: HORIZONTAL MEMBERS SHALL NOT BE WITHIN THE 900MM NON CLIMBABLE ZONE (NCZ) (ON THE OUTSIDE OF THE POOL FENCE).

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 03
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
DETAIL DRAWINGS 02

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	18.12.24	MB	MB	MB	JB

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

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Landscape Architecture

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JOB / DRAWING NO:
L23108 - 301

SHEET NO.
10 OF 12

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.

DECORATIVE MULCH : ECO OUTDOOR PEBBLE 'ANVIL' 50-70MM @ 50MM DEPTH

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.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2024/375

Dated: 6 February 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Scheme, Local Laws and Planning Policies

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 03
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
LANDSCAPE SPECIFICATIONS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	18.12.24	MB	MB	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 - 400

MMC.

Streetscape

Broad maintenance management zone: BS5 STREETSCAPE AREAS

The estate road reserves contain the necessary civil design of the estate including roads, services and streetlighting. The streetscape component consists of the grassed verges, batter plantings, and street-trees.

Maintenance Zones	Activity Descriptions	Activity Codes
STREETSCAPE	**Clearing Operations**	
	Graffiti Removal	CDR
	Litter Collection	CLC
	Horticultural Environment	
	Planting of Shrubs and Trees	HAT
	Care of Trees and Shrubs	HCT
	Care of Grass and Turf	HGT
	Grass Mowing	HMO
	Garden Maintenance	HGM
	Weed Treatment	HWS
	Building Environment	
	Fence and Bollard Maintenance	BFH

Environmental Park

Broad maintenance management zone: E1 WILDLIFE CORRIDOR, E2 ECOLOGICALLY SIGNIFICANT AREA, E5 RETAINED VEGETATION COMMUNITY AREA

The environmental park contains a degraded gully line with sporadic residual native vegetation and portions of an ex-hoop pine plantation and is within an area to be set aside for environmental purposes in accordance with the approved development application and previous ecological assessment. Rehabilitation and restoration works are proposed to restore native flora dominance to the approved parkland area in a similar manner to the previously established adjacent parks and in accordance with the approved OSMP. No structural embellishments are proposed with the exception of vehicle exclusion bollards.

Maintenance Zones	Activity Descriptions	Activity Codes
ENVIRONMENTAL	**Clearing Operations**	
	Litter Collection	CLC
	Horticultural Environment	
	Planting of Shrubs and Trees	HAT
	Care of Trees and Shrubs	HCT
	Native Bushland Maintenance	HNB
	Weed Treatment	HWS
	Building Environment	
	Fence and Bollard Maintenance	BFH

Streetscape Maintenance Costs

STREETSCAPE & PARK APPROXIMATE MAINTENANCE/MONITORING COSTING AREAS & ROTATIONS PER GCCC, 2007										
Activity Descriptions	Activity Codes	Qty	Unit	Area Description	Hours	No of Staff	PHr*	Rotations	Rate	$ per 52 Weeks
Cleaning Operations										
Graffiti Removal	CDR	0	m2	Wall Face	8	1	$34.88	12	$279.04	$3,348.48
Litter Collection	CLC	2726	m2	Turf	4	1	$34.88	26	$139.52	$3,627.52
Horticultural Environment										
Planting of Shrubs/Trees	HAT	71	Ea	Street Trees & Feature Trees	2	2	$34.88	12	$139.52	$1,674.24
Care of Trees/Shrubs	HCT	71	Ea	Street Trees & Feature Trees	8	2	$34.88	12	$558.08	$6,696.96
Care of Verge Grass/Turf	HGT	2726	m2	Turf Areas	8	1	$34.88	18	$272.60	$4,906.80
Mowing of Verge Grass/Turf	HMO	2726	m2	Turf Areas						
Building Environment										
Fence and Bollard Maintenance	BFH	121	Ea	Bollards	5	2	$34.88	2	$348.80	$697.60
Totals										$20,951.60

*Landscape Gardner $34.88/hr per QALI

Prices are estimated figures which allows for inspection of the relevant activity area, review of the associated activity specification sheets, undertaking routine maintenance (as specified) and advising project manager of any reactive maintenance required. Figures sourced from QALI Costing Guide 7th Edition and/or market rate. If replacement or reactive maintenance is required, it shall occur at the below rates or by tendered price:

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/375

Dated: 6 February 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 03
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
MMC

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	18.12.24	MB	MB	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

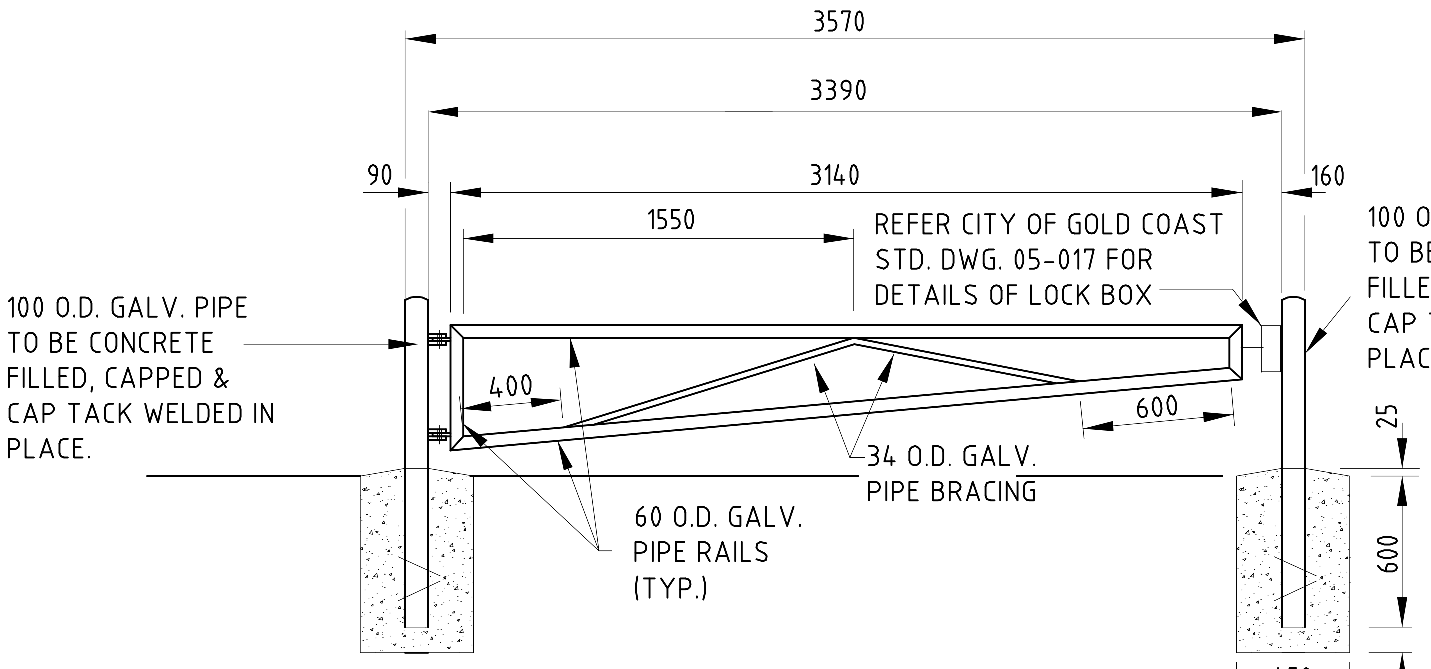
GOLD COAST
1638 Tweed Street, Burleigh Heads QLD 4220
PO Box 3805, Burleigh Town QLD 4220

GLADSTONE
2/172 Goondoon St, Gladstone, QLD 4680
PO Box 5332, Gladstone QLD 4680

zonelandscape.com.au | 07 55622303

JOB / DRAWING NO:
L23108 - 500

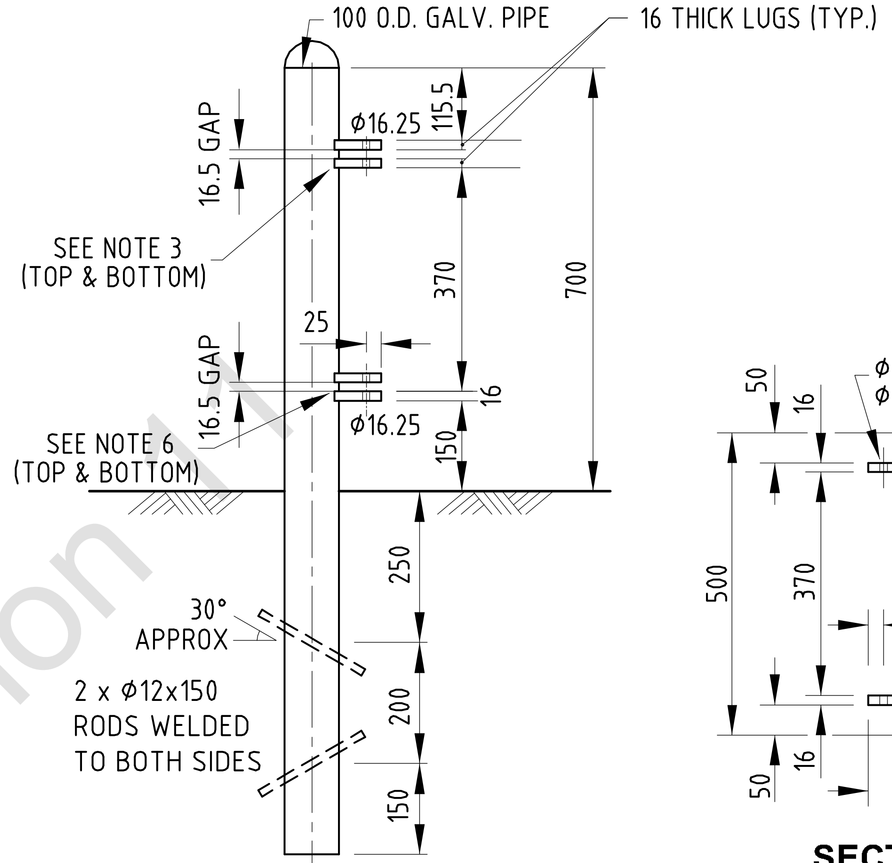
SHEET NO.
12 OF 12


3570
3390
90
3140
160
1550
REFER CITY OF GOLD COAST STD. DWG. 05-017 FOR DETAILS OF LOCK BOX
100 O.D. GALV. PIPE TO BE CONCRETE FILLED, CAPPED & CAP TACK WELDED IN PLACE.
100 O.D. GALV. PIPE TO BE CONCRETE FILLED, CAPPED & CAP TACK WELDED IN PLACE.
400
600
34 O.D. GALV. PIPE BRACING
60 O.D. GALV. PIPE RAILS (TYP.)
25
600
450
100

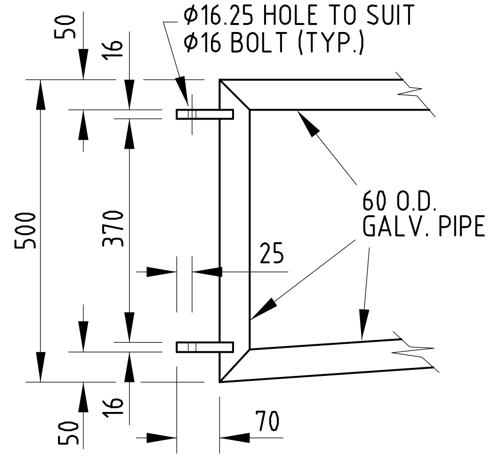
SECTIONAL ELEVATION

NOTES:

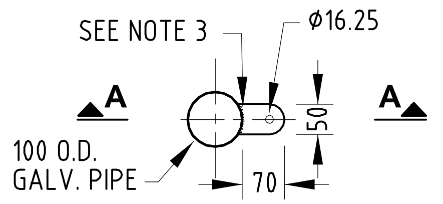
1. ALL CONCRETE TO BE GRADE N25.
2. GATE TO BE MOUNTED TO POST WITH TWO M16 GALVANISED STEEL BOLTS 75 LONG WITH THREAD DEFORMED BY TACK WELD TO SECURE NUT AFTER ERECTION.
3. HINGE LUGS TO BE 6 FILLET WELDED TO POST AND GATE PRIOR TO ERECTION.
4. ALL END AND MITRE JOINTS TO BE BUTT WELDED ALL AROUND.
5. ALL PIPES TO BE MEDIUM GAUGE HEAVY GALVANISED FINISHED WITH TWO COATS OF TWO PACK 125 MICRON MINIMUM TOTAL THICKNESS (eg WATTYL PARACRYL OR EQUIVALENT PROCESS). COLOUR TO MATCH COLORBOND "CAULFIELD GREEN".
6. ALL WELDS AND BARE METAL TO BE THOROUGHLY CLEANED AND PAINTED WITH COLD GALVANISING PRIMER PRIOR TO FINISH COAT.
7. ENSURE LOCK BOXES ARE LOCATED ON THE RIGHT HAND SIDE OF GATES WHEN HEADING DOWNHILL. THIS IS REQUIRED TO ALLOW THE DRIVER TO OPEN THE GATE WITHOUT BEING REQUIRED TO CROSS IN FRONT OF THE VEHICLE PARKED UPHILL.
8. DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.



SECTION A-A

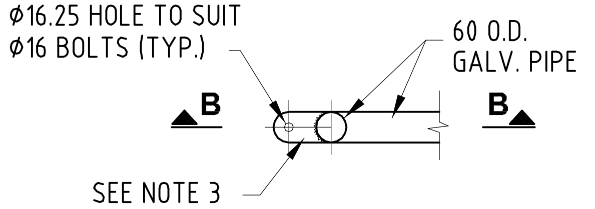


SECTION B-B



PLAN

POST HINGE DETAILS



PLAN

GATE HINGE DETAILS

City Plan Version 11

CITY OF GOLDCOAST.

City of Gold Coast
PO Box 5042
Gold Coast MC 9729
P: 1300 GOLDCOAST

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CONTROLLED DOCUMENT

No.	AMENDMENT	APPROVED	DATE	ISSUED

DO NOT SCALE
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DRAWN BY: CITY OF GOLD COAST

PASSED - COORDINATOR OPEN SPACE ASSETS
NAME: CAMERON TAYLOR 17/10/13

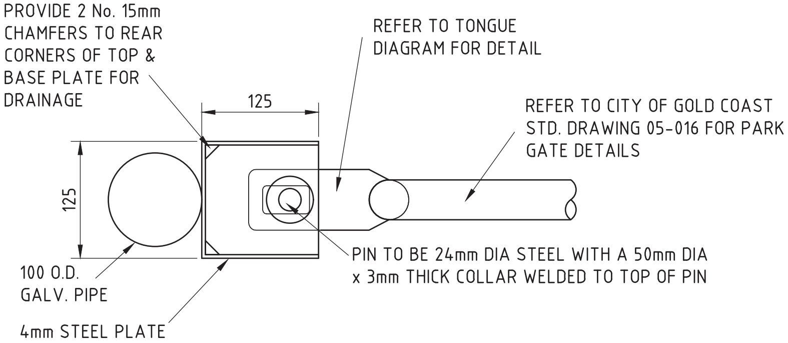
APPROVED - MANAGER PARKS & RECREATIONAL SERVICES
NAME: RON JACOBS 17/10/13

STANDARD DRAWING

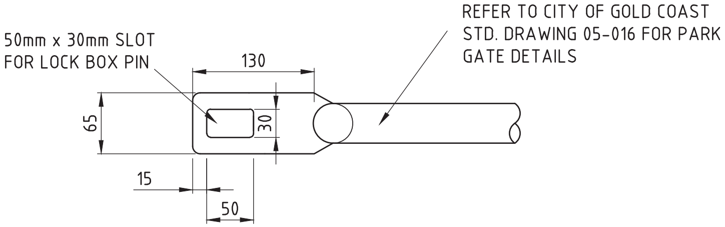
PARK GATE

STANDARD DRAWING No.
05-016

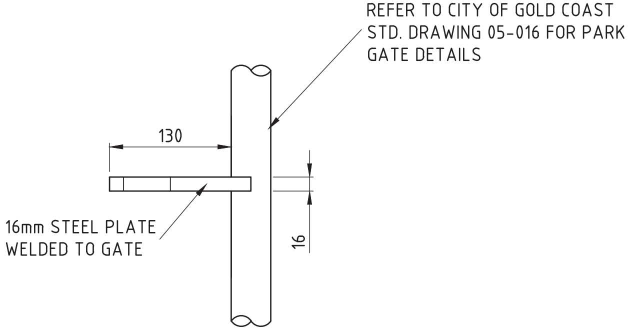
ISSUE
2015 EDITION


PROVIDE 2 No. 15mm CHAMFERS TO REAR CORNERS OF TOP & BASE PLATE FOR DRAINAGE
REFER TO TONGUE DIAGRAM FOR DETAIL
REFER TO CITY OF GOLD COAST STD. DRAWING 05-016 FOR PARK GATE DETAILS
125
125
100 O.D. GALV. PIPE
PIN TO BE 24mm DIA STEEL WITH A 50mm DIA x 3mm THICK COLLAR WELDED TO TOP OF PIN
4mm STEEL PLATE HOUSING WELDED TO POST

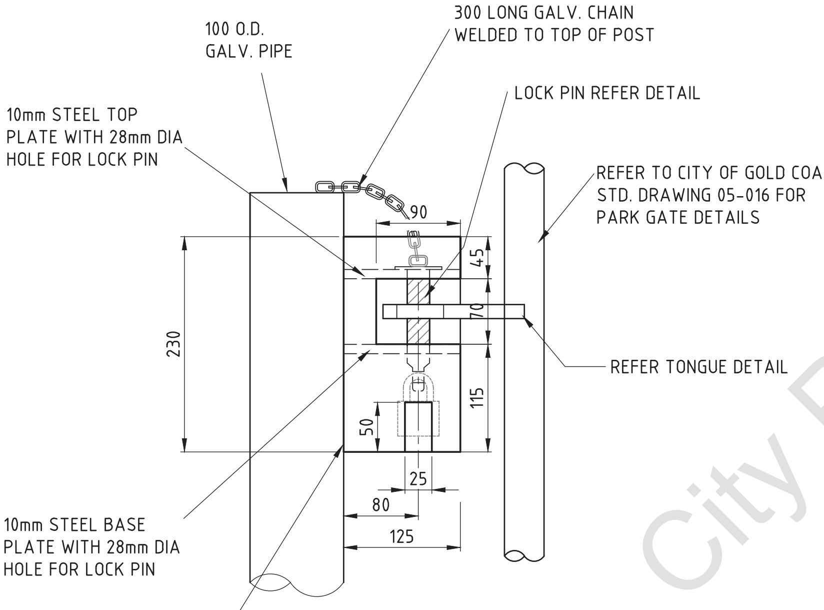
LOCK BOX TOP VIEW


50mm x 30mm SLOT FOR LOCK BOX PIN
REFER TO CITY OF GOLD COAST STD. DRAWING 05-016 FOR PARK GATE DETAILS
130
65
30
15
50

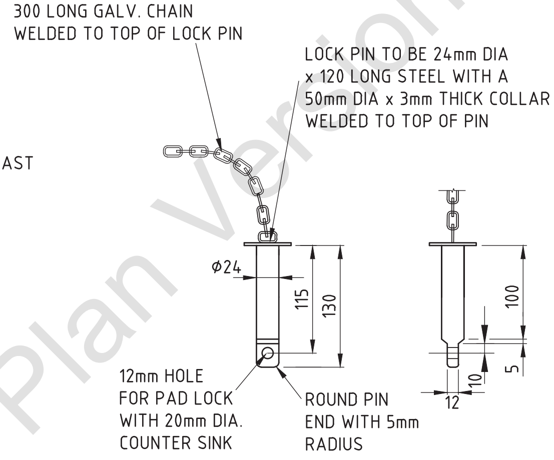
TONGUE TOP VIEW


REFER TO CITY OF GOLD COAST STD. DRAWING 05-016 FOR PARK GATE DETAILS
130
16mm STEEL PLATE WELDED TO GATE
16

TONGUE SIDE ELEVATION


100 O.D. GALV. PIPE
300 LONG GALV. CHAIN WELDED TO TOP OF POST
LOCK PIN REFER DETAIL
10mm STEEL TOP PLATE WITH 28mm DIA HOLE FOR LOCK PIN
REFER TO CITY OF GOLD COAST STD. DRAWING 05-016 FOR PARK GATE DETAILS
90
45
70
230
115
50
REFER TONGUE DETAIL
25
80
125
10mm STEEL BASE PLATE WITH 28mm DIA HOLE FOR LOCK PIN
4mm STEEL PLATE HOUSING WELDED TO POST

LOCK BOX
SIDE ELEVATION


300 LONG GALV. CHAIN WELDED TO TOP OF LOCK PIN
LOCK PIN TO BE 24mm DIA x 120 LONG STEEL WITH A 50mm DIA x 3mm THICK COLLAR WELDED TO TOP OF PIN
Φ24
115
130
100
12mm HOLE FOR PAD LOCK WITH 20mm DIA. COUNTER SINK
ROUND PIN END WITH 5mm RADIUS
12
10
5

LOCK PIN DETAIL

NOTES:

- WORKMANSHIP & MATERIALS TO BE IN ACCORDANCE WITH AS4100 & OTHER RELEVANT AUSTRALIAN STANDARDS.
- THE PIPE STEEL TO BE GRADE 350, ALL OTHER STEEL INCLUDING FLATS & PLATE TO BE AT LEAST GRADE 250.
- WELDING & PREPARATION TO BE IN ACCORDANCE WITH AS1554.1 CATEGORY SP GRADE E48XX & AS4100.
- ALL WELDING TO BE 6mm CONTINUOUS FILLET WELD.
- ALL WELDS TO BE WELL CLEANED & PAINTED IN ACCORDANCE WITH AS2312 CLAUSE 10.5.
- ALL POSTS TO BE SET VERTICALLY & ACCURATELY ALIGNED IN CONCRETE GRADE N25.
- ALL GALVANISING TO BE IN ACCORDANCE WITH AS/NZS 4680.
- DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

City Plan Version 11

CITY OF GOLDCOAST.

City of Gold Coast
PO Box 5042
Gold Coast MC 9729
P: 1300 GOLDCOAST

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A	DRAWING REVISED			

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PASSED - COORDINATOR OPEN SPACE ASSETS
NAME: CAMERON TAYLOR 17/10/13

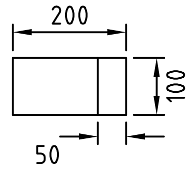
APPROVED - MANAGER PARKS & RECREATIONAL SERVICES
NAME: RON JACOBS 17/10/13

STANDARD DRAWING

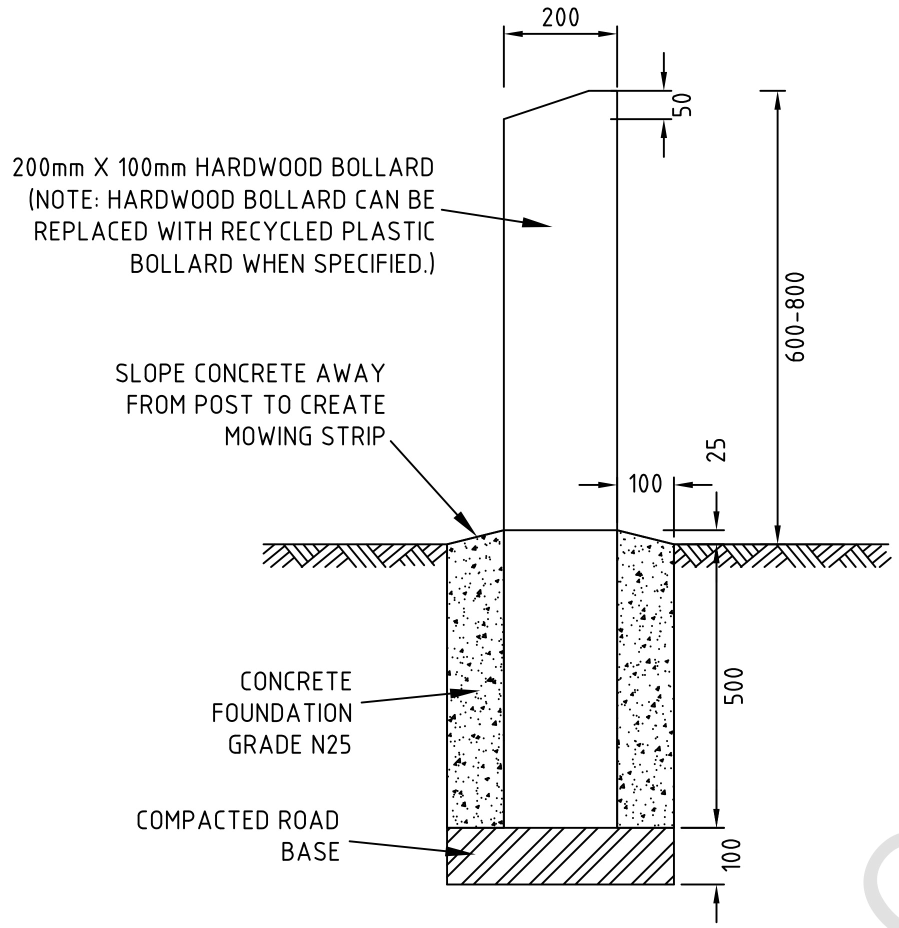
PARK GATE LOCK BOX

STANDARD DRAWING No.
05-017 A

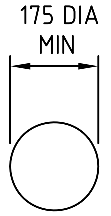
ISSUE
2015 EDITION



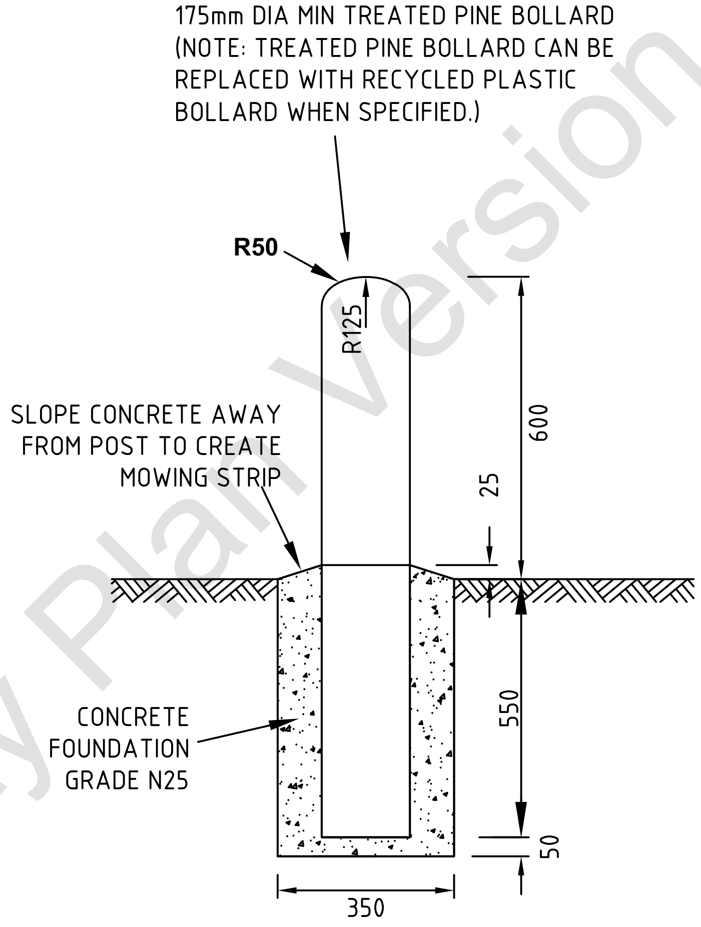
TOP VIEW


200
50
600-800
200mm X 100mm HARDWOOD BOLLARD (NOTE: HARDWOOD BOLLARD CAN BE REPLACED WITH RECYCLED PLASTIC BOLLARD WHEN SPECIFIED.)
SLOPE CONCRETE AWAY FROM POST TO CREATE MOWING STRIP
100
25
CONCRETE FOUNDATION GRADE N25
500
COMPACTED ROAD BASE
100

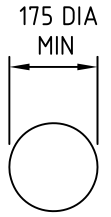
BUSHLAND BOLLARD
TYPE 1



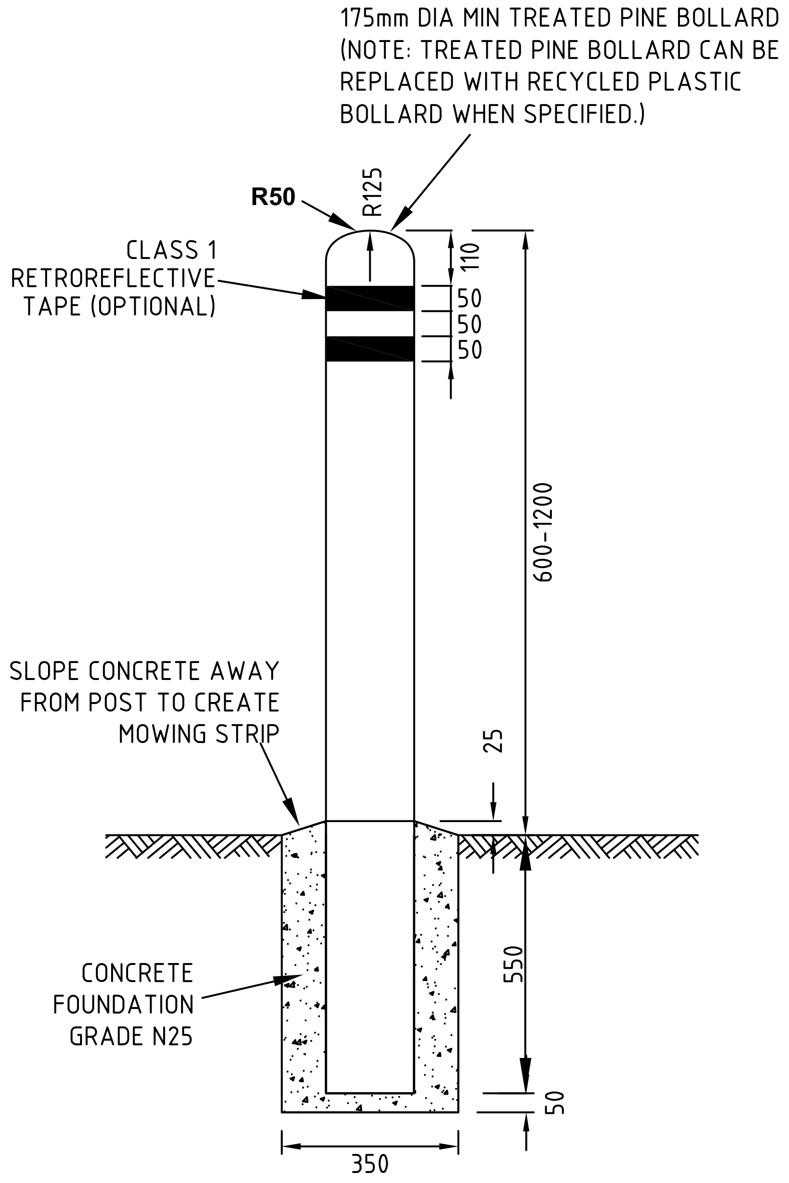
TOP VIEW


175mm DIA MIN TREATED PINE BOLLARD (NOTE: TREATED PINE BOLLARD CAN BE REPLACED WITH RECYCLED PLASTIC BOLLARD WHEN SPECIFIED.)
R50
R125
600
SLOPE CONCRETE AWAY FROM POST TO CREATE MOWING STRIP
25
CONCRETE FOUNDATION GRADE N25
550
50
350

PEDESTRIAN BOLLARD
TYPE 1



TOP VIEW


175mm DIA MIN TREATED PINE BOLLARD (NOTE: TREATED PINE BOLLARD CAN BE REPLACED WITH RECYCLED PLASTIC BOLLARD WHEN SPECIFIED.)
R50
R125
CLASS 1 RETROREFLECTIVE TAPE (OPTIONAL)
110
50
50
50
600-1200
SLOPE CONCRETE AWAY FROM POST TO CREATE MOWING STRIP
25
CONCRETE FOUNDATION GRADE N25
550
50
350

PEDESTRIAN BOLLARD
TYPE 2

City Plan Version 11

CITY OF
GOLDCOAST.

City of Gold Coast
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Gold Coast MC 9729
P: 1300 GOLDCOAST

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NAME: CAMERON TAYLOR 17/10/13

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NAME: RON JACOBS 17/10/13

STANDARD DRAWING

BOLLARDS - TIMBER

STANDARD DRAWING No.
05-716

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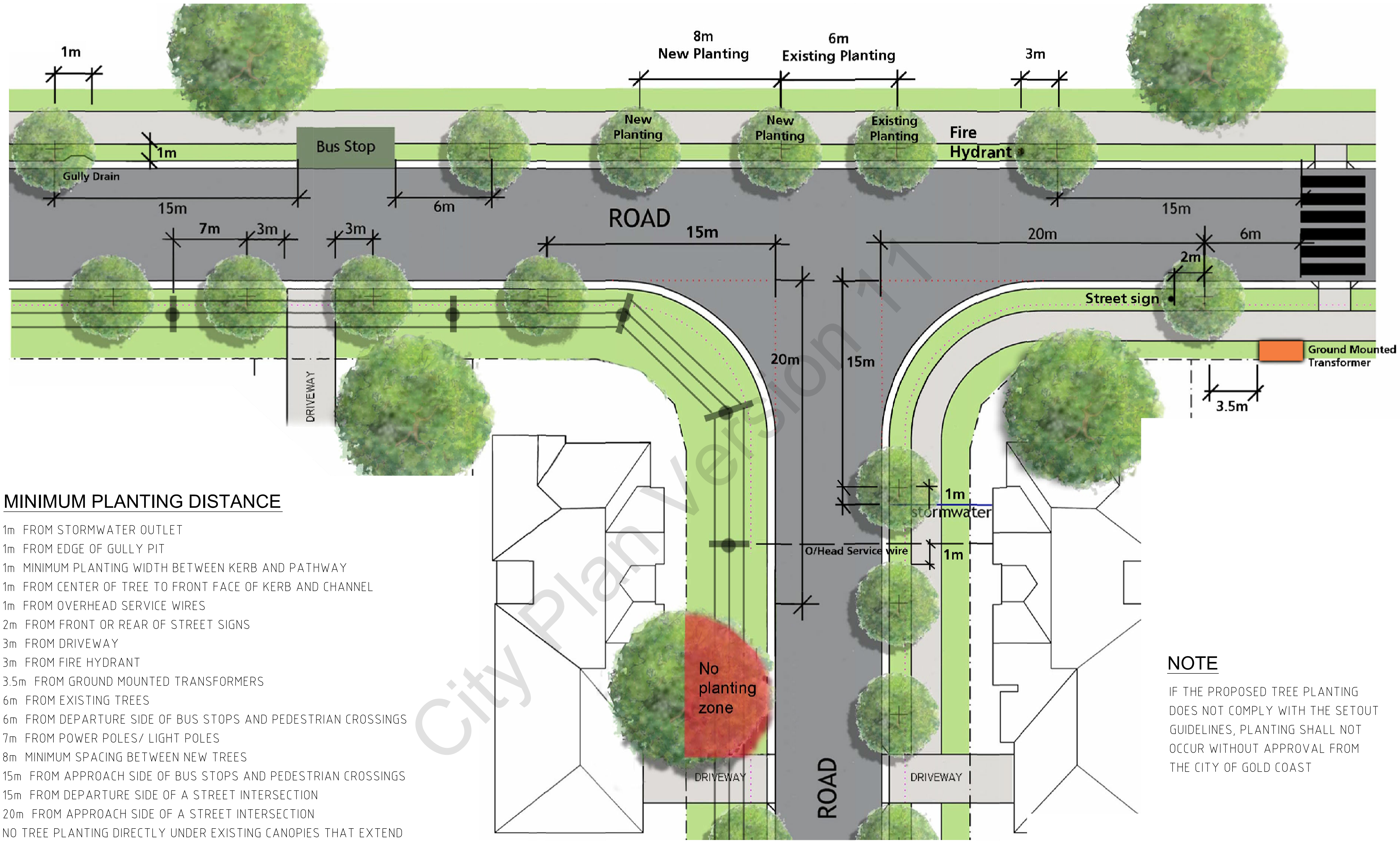

City Plan Version 11

MINIMUM PLANTING DISTANCE

1m FROM STORMWATER OUTLET
1m FROM EDGE OF GULLY PIT
1m MINIMUM PLANTING WIDTH BETWEEN KERB AND PATHWAY
1m FROM CENTER OF TREE TO FRONT FACE OF KERB AND CHANNEL
1m FROM OVERHEAD SERVICE WIRES
2m FROM FRONT OR REAR OF STREET SIGNS
3m FROM DRIVEWAY
3m FROM FIRE HYDRANT
3.5m FROM GROUND MOUNTED TRANSFORMERS
6m FROM EXISTING TREES
6m FROM DEPARTURE SIDE OF BUS STOPS AND PEDESTRIAN 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
NO TREE PLANTING DIRECTLY UNDER EXISTING CANOPIES THAT EXTEND TO AND BEYOND THE KERB AND CHANNEL

NOTE

IF THE PROPOSED TREE PLANTING DOES NOT COMPLY WITH THE SETOUT GUIDELINES, PLANTING SHALL NOT OCCUR WITHOUT APPROVAL FROM THE CITY OF GOLD COAST

CITY OF
GOLDCOAST.

City of Gold Coast
PO Box 5042
Gold Coast MC 9729
P: 1300 GOLDCOAST

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CITY OF GOLD COAST

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NAME: CAMERON TAYLOR 17/10/13

APPROVED - MANAGER PARKS & RECREATIONAL SERVICES
NAME: RON JACOBS 17/10/13

STANDARD DRAWING

STREET TREE PLANTING SETOUT GUIDELINES FOR ROADWORKS

STANDARD DRAWING No.
05-103

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