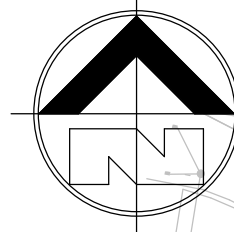


1

LANDSCAPE OVERALL SUBDIVISION PLAN

1 : 1000

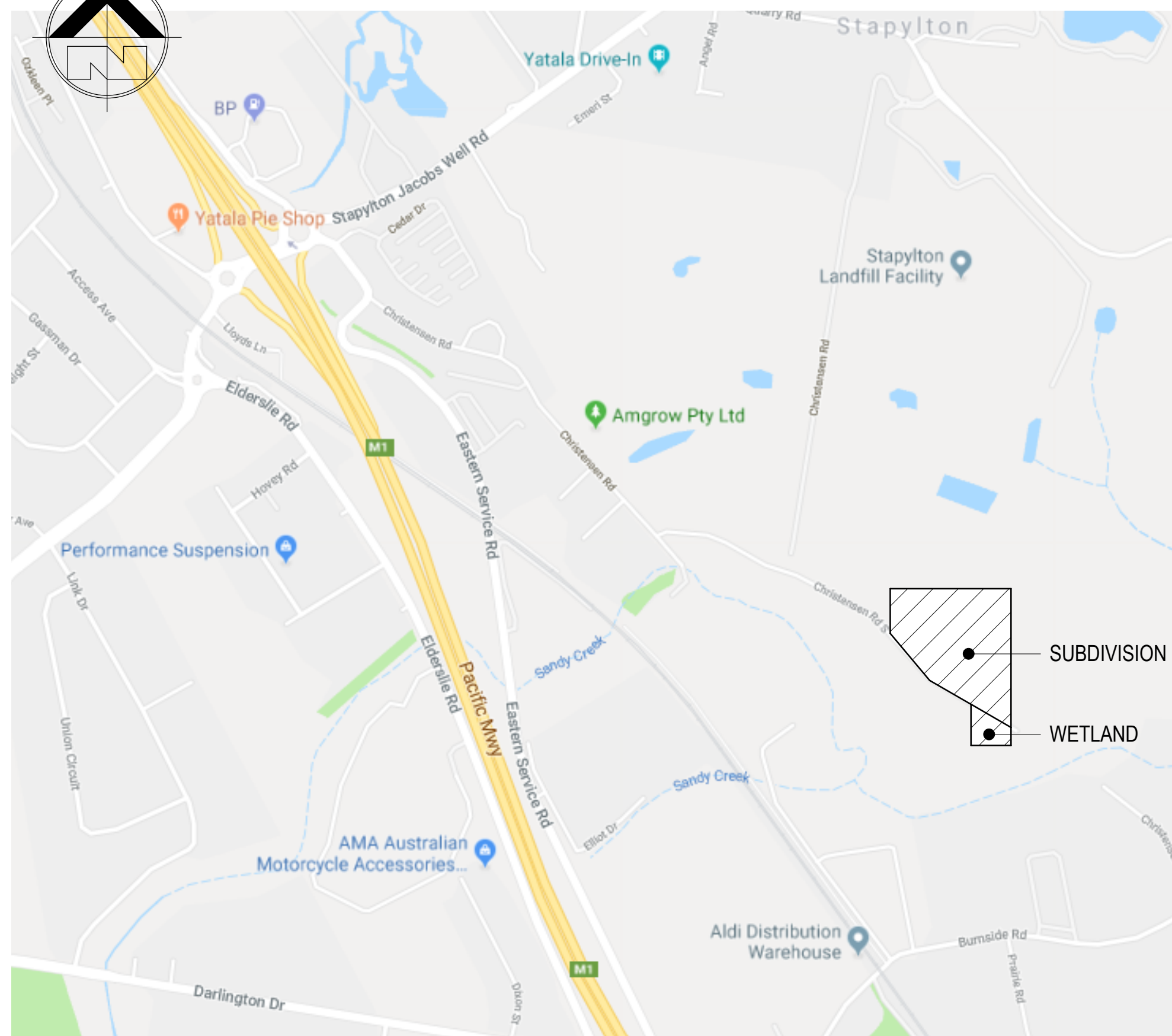


THE ENTIRE SITE SHOWN IN THE DETAIL IS CURRENTLY PRIVATE LAND. THE AREA DENOTED BY THE HATCH WILL BECOME PUBLIC LAND ONCE SUBDIVISION STAGES HAVE BEEN SEALED.

3

LAND USAGE DETAIL

1 : 2500



2

LANDSCAPE LOCALITY PLAN

NTS

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B	COUNCIL RFI RESPONSE	10.12.2019	K.J.L.
A	COUNCIL APPROVAL	13.08.2019	N.G.
REV	DESCRIPTION	DATE	BY

Status

FOR TENDER

Project
**PROPOSED SUBDIVISION AT
86-160 CHRISTENSEN ROAD
SOUTH, STAPYLTON**
for
BURNSIDE DEVELOPMENT P/L &
YELLOWSTONE INVESTMENTS P/L

Title

LANDSCAPE SITE & LOCALITY
PLAN

Drawn	Date	Chkd	Date
N.G.	13.08.2019	R.J.	
Design	Date	Apprd	Date
C.J.C.			
Scale	A1	Certif	Date
As indicated			
Project No.	17-209	Dwg. No.	L00
		Rev	B

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LANDSCAPE SPECIFICATION

SCOPE

THE SCOPE OF THE LANDSCAPE WORKS TO BE COMPLETED BY THE APPOINTED CONTRACTOR IN ORDER TO SATISFY THE REQUIREMENTS OF THIS CONSTRUCTION SPECIFICATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING TASKS:

- SITE PREPARATION (INC. MINOR GRADING, SUB-GRADE CULTIVATION AND MECHANICAL RIPPING)
- PLANT SET OUT AS SHOWN ON PLANS IS INDICATIVE ONLY. ALL PLANTS ARE TO BE DISTRIBUTED IN EVEN GROUPING TO PROVIDE A VARIETY IN GROUP ARRANGEMENT WHILST KEEPING TO THE REQUIRED SET OUT OF PLANT SPACINGS.
- SUPPLY AND INSTALLATION OF ADVANCED TREES
- SUPPLY AND INSTALLATION OF TOPSOIL, ORGANIC MULCH AND ROCK MULCH (AS SPECIFIED)
- SUPPLY AND INSTALLATION OF BASALT BOULDERS
- LANDSCAPE ESTABLISHMENT AND MAINTENANCE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURACY OF ALL WORKS DURING THEIR PROGRESS AND MAKE GOOD ANY ERRORS CAUSED BY A FAILURE TO COMPLY WITH THE APPROVED DOCUMENTATION, OR OTHERWISE NEGLIGENCE AND POOR WORKMANSHIP ON THEIR PART

1.0 INDUSTRY STANDARDS

ALL WORKS ADDRESSED WITHIN THIS SPECIFICATION MUST BE IMPLEMENTED IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN LANDSCAPE STANDARDS

- AS 1289 METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES
- AS 4419:1998 SOILS FOR LANDSCAPING AND GARDEN USE
- AS 4454:1999 COMPOSTS, SOIL CONDITIONERS AND MULCHES

2.0 SITE LEVELS

- CONFIRM SITE LEVELS BEFORE COMMENCING LANDSCAPING WORK
- UNLESS OTHERWISE SHOWN ON DRAWINGS ALL FINISHED SURFACE LANDSCAPE LEVELS ARE TO FINISH FLUSH WITH SURROUNDING CONCRETE PATHS, KERBS, FIELD INLETS, INSPECTION CHAMBERS ETC.
- TURF AND PLANTING AREAS ARE TO FALL AT A MINIMUM GRADIENT OF 1:50 AWAY FROM THE BASE OF EXISTING AND PROPOSED BUILDINGS.
- ENSURE POSITIVE DRAINAGE OFF LANDSCAPE AREAS AND GARDEN BEDS

3.0 DRAINAGE AND SERVICES

REFER TO ENGINEER'S DRAWINGS FOR GRADING, DRAINAGE AND SERVICES INFORMATION

4.0 FIRE ANTS

- ALL IMPORTED MATERIALS TO BE CERTIFIED AND RECORDED AS FREE OF FIRE ANTS.

5.0 EROSION

- ALL NECESSARY PRECAUTIONS ARE TO BE IMPLEMENTED TO PREVENT EROSION AND SEDIMENT DISPERSAL FROM SITE.
- ENSURE COMPLIANCE WITH ALL RELEVANT LOCAL COUNCIL ENVIRONMENTAL CONDITIONS AND STANDARDS .

6.0 CULTIVATION

- CULTIVATE EXISTING SUBGRADE TO ALL GARDEN AND TURF AREAS TO A MINIMUM 300mm DEPTH BY MECHANICAL RIPPING AND DIGGING
- REMOVE ANY ROCK, STONES, EXTRANEIOUS VEGETATION OR BUILDING REFUSE GREATER THAN 100mm BROUGHT TO THE SURFACE
- DO NOT DISTURB SERVICES OR EXISTING TREE ROOTS
- GRADE CULTIVATED SURFACE IN PREPARATION FOR TOPSOIL SPREADING

7.0 TOPSOIL

- IMPORTED TOPSOIL TO BE A HIGH GRADE FERTILE MIX OF 'SOIL BLEND', AS PER AUSTRALIAN STANDARDS AS4419 - 1998' (SOILS FOR LANDSCAPE AND GARDEN USE). SIMILAR TO ULTRAGROW PREMIUM ORGANIC GARDEN BLEND (CLS-UG1) INCORPORATING 'HYDROCELL' AS PER MANUFACTURER'S INSTRUCTIONS TO REQUIRED DEPTHS.
- SOIL TO BE GENERALLY DESCRIBED AS MEDIUM SANDY LOAM AND SHALL NOT SET AND BECOME DIFFICULT TO WORK AS A CONSEQUENCE OF SATURATION OR DESICCATION.
- IMPORTED TOPSOIL IS CLEAN AND FREE OF EXTRANEIOUS MATTER INCLUDING STONES (>25mm DIA.) WEEDS, ROOTS, RUBBISH AND ANY OTHER MATERIAL POTENTIALLY TOXIC TO PLANT GROWTH
- IMPORTED SOIL TO BE MIN. 2% ORGANIC, PH 5.5 -7, SALT < 0.06%
- APPLY GYPSUM OVER CULTIVATED SITE SURFACE AT 0.25KG/M² PRIOR TO SPREADING TOPSOIL.
- SPREAD TOPSOIL TO AN EVEN 100mm DEPTH TO ALL PLANTING AREAS AND 50mm TO TURF AREAS.

8.0 ORGANIC MULCH AND ROCK BEDS

- ALL MULCH TO BE AN ORGANIC MEDIUM GRADE 'ULTRAGROW' 'EARTHGROW MULCH' OR OTHER SIMILAR TO COMPLY WITH AS 4454, APPLIED EVENLY TO A MIN. 100mm DEPTH AND RAKED SMOOTH TO FEATHER AWAY FROM SURROUNDING FINISHED LANDSCAPE LEVELS.
- ALL MULCH TO BE SET BACK AWAY MIN. 50mm FROM PLANT STEMS/FLARES
- CREEK STONES TO BE WASHED 'RIVER ROCK' OR EQUAL APPROVED (100-300mm MAX. DIA.)

9.0 FERTILISER

- AN APPROVED 10GM SLOW RELEASE FERTILISER TABLET SUCH AS SIERRA CHEMICAL COMPANY 'AGRIFORM' PLANTING TABLETS, USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
- A SURFACE DRESSING OF 'BLOOD AND BONE' FERTILISER SHALL BE PLACED ON THE SOIL WITHIN 300mm DIA. OF EACH PLANT AT MANUFACTURER'S RECOMMENDED RATE

10.0 PLANTS

- ALL SOURCED PLANTS AS SPECIFIED BY THE PLANT SCHEDULE SHALL BE HEALTHY AND VIGOROUS AND TRUE TO THEIR SPECIES, TYPE AND FORM
- ALL PLANTS ARE TO BE VIGOROUS AND WELL ESTABLISHED, SUN HARDENED AND HAVE NO EVIDENCE OF ROOT CURL, RESTRICTION OR DAMAGE
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE DESIGNER
- PLANTS TO BE COMPLETELY FREE OF PESTS, DISEASES AND FUNGAL CONTAMINATION (INC. ROOTS)
- DO NOT VARY LOCATION OF PLANTS, UNLESS NECESSARY TO AVOID SERVICE LINES, PIPES ETC
- DO NOT SET ROOT BALL BELOW SOIL SURFACE THAT IT REMAINS FLUSH WITH SURROUNDING LEVELS
- BACKFILL PITS WITH IMPORTED TOPSOIL AND SITE SOIL MIX, INCLUDING 3x SLOW RELEASE FERTILISER TABLETS FOR NATIVE PLANTS (I.E. AGRIFORM OR EQUIVALENT) TO MANUFACTURER'S SPECIFICATION
- APPLY 5 LITRES OF WATER TO EACH PLANT IMMEDIATELY AFTER PLANTING

11.0 ADVANCED TREES AND STAKES

- INSTALL ADVANCED TREES AS PER LANDSCAPE PLANS IN PITS TWICE THE WIDTH OF THE ROOT-BALL, WITH SCARIFIED SIDES TO PREVENT ROOT CONSTRICTION
- FILL HOLE WITH WATER AND LET DRAIN THOROUGHLY PRIOR TO PLANTING. NOTIFY LANDSCAPE DESIGNER IF DRAINAGE PROBLEMS FROM THE HOLES EXIST
- DUE TO EXISTING ROCK CONDITIONS DRAINAGE MAY BE REQUIRED FROM TREE PITS
- CULTIVATE BASE OF HOLE TO A FURTHER DEPTH OF 100mm
- APPLY 0.5KG OF GYPSUM AND PIKE THE HOLE BASE BEFORE PLANT INSTALLATION TO PREVENT WATER WELLING
- WHERE POSSIBLE POSITION THE TREE SO THAT THE BRANCHES DO NOT RUB AGAINST STAKES OR WILL IN FUTURE, CONFLICT WITH BUILDINGS OR OVERHEAD WIRES
- POSITION THE TREE SO THAT THE TOPSOIL LEVEL OF THE ROOT-BALL IS LEVEL WITH THE SURROUNDING FINISHED SURFACE
- ALL TREES TO BE SUPPORTED WITH UNTREATED HARDWOOD TIMBER STAKES, DRIVEN 600mm INTO GROUND OUTSIDE THE PERIMETER OF THE TREE ROOT-BALL TO PREVENT DAMAGE TO ROOTS (SEE DETAIL)
- TREES TO BE SUPPORTED BY A LOOSE HESSIAN TIE SET IN FIGURE-EIGHT PATTERN AT A THIRD OF THE STEM HEIGHT WHICH IS NAILED (FLATHEAD) OR STAPLED TO THE STAKES
- TREES SHOULD STAND PLUMB AND IN THE CENTRE OF THE HOLE AFTER STAKING
- STAKES SHOULD BE REMOVED 6 MONTHS AFTER INSTALLATION
- BACKFILL BY HAND WITH AN EVEN MIXTURE OF SITE SOIL AND IMPORTED TOPSOIL
- PLACE 3x SLOW RELEASE FERTILISER TABLETS AT QUARTER THE DEPTH OF THE ROOT BALL
- DO NOT ALLOW TABLETS TO COME INTO CONTACT WITH ROOTS
- DO NOT STAMP SOIL ABOUT TREE BASE
- TAMP BACKFILL LIGHTLY AND FORM A TEMPORARY WATERING RING
- WATER TREE THOROUGHLY TO ELIMINATE AIR POCKETS
- TREATMENT WITH 100mm DEPTH OF 25-50mm FOREST BARK MULCH

12.0 WATERING

- WATER IMMEDIATELY AFTER LAYING UNTIL THE TOPSOIL IS MOISTENED TO ITS FULL DEPTH
- CONTINUE WATERING TO MAINTAIN MOISTURE TO THIS DEPTH
- BATTER PLANTS MUST BE REGULARLY IRRIGATED DURING THE ESTABLISHMENT PHASE. REFER IRRIGATION NOTES FOR FURTHER DETAILED REQUIREMENTS

13.0 IRRIGATION

THE FOLLOWING PERFORMANCE SPECIFICATION OUTLINES THE RESPONSIBILITIES AND COMMITMENTS WHICH NEED TO BE ADDRESSED BY THE APPOINTED IRRIGATION CONTRACTOR IN ORDER TO COMPLETE THE TERMS OF THEIR ENGAGEMENT.

- ALL UNESTABLISHED AND UNSUCCESSFUL PLANTS ARE TO BE REPLACED ACCORDINGLY AND BE SUBJECT TO MAINTENANCE PERIOD REQUIREMENTS, IN ACCORDANCE WITH THE ASSOCIATED COUNCIL APPROVAL FOR A RECONFIGURING A LOT.

- THE WETLAND VEGETATION IS CONSIDERED 'ESTABLISHED' WHEN THE PLANTS HAVE REACHED REPRODUCTIVE MATURITY AND SUFFICIENT VEGETATION COVER HAS BEEN ESTABLISHED ACROSS THE WETLAND.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE WATERING FOR ESTABLISHMENT TO ENSURE THE SUSTAINABILITY OF ALL PLANTS.

- TERRESTRIAL AND EPHERMAL BATTER PLANTS MUST BE REGULARLY IRRIGATED DURING THE ESTABLISHMENT PERIOD. THE FOLLOWING PROGRAM OUTLINED BELOW MUST BE FOLLOWED UNLESS A VARIATION IS AGREED BY THE SUPERINTENDENT.
 - WEEK 1-6 FIVE IRRIGATION DAYS PER WEEK
 - WEEK 6-10 THREE IRRIGATION DAYS PER WEEK
 - WEEK 11-15 TWO IRRIGATION DAYS PER WEEK

- IN THE ABSENCE OF RAIN IT IS RECOMMENDED THAT EACH PLANT RECEIVES 2.5-SL OF WATER PER WEEK DURING THE FIRST SIX WEEKS (APPROXIMATELY 40mm OF WATERING PER WEEK DURING ESTABLISHMENT).

- AFTER AN INITIAL FOUR MONTH PERIOD, IRRIGATION MAY STILL BE REQUIRED, PARTICULARLY DURING THE FIRST WINTER OR DRY PERIOD. WATERING REQUIREMENTS FOR HEALTHY VEGETATION CAN BE DETERMINED BY ONGOING INSPECTIONS.

- POOLS ARE REQUIRED TO BE FILLED BY CIVIL CONTRACTOR WITH WATER PRIOR TO COMMENCEMENT OF PLANTING DEEP MARSH AND POOL PLANTS.

14.0 MAINTENANCE/ WEED CONTROL

- REGULAR WEED CONTROL IS REQUIRED TO ENSURE THAT WEEDS DO NOT OUT COMPETE THE BENEFICIAL WETLAND PLANTS.
- WEEDS ARE TO BE MANAGED THROUGH THE LANDSCAPE ESTABLISHMENT PERIOD THROUGH REGULAR INSPECTION AND REMOVAL OF WEEDS.
- REGULAR WEEDING MUST BE UNDERTAKEN TO MINIMISE THE ESTABLISHMENT OF WEED COVER IN THE WETLAND. REGULAR WEED REMOVAL ENSURES THE WEEDS ARE UNABLE TO ESTABLISH LARGE POPULATIONS AND PROPOGATE.

15.0 ESTABLISHMENT AND COMPLETION

- THROUGHOUT THE PLANTING ESTABLISHMENT PERIOD, THE CONTRACTOR IS TO CONTINUE TO CARRY OUT ALL RECURRENT WORKS OF A MAINTENANCE NATURE, INCLUDING BUT NOT LIMITED TO, THE WATERING IN OF INSTALLED PLANTS IN ACCORDANCE WITH COUNCIL REGULATION, WEEDING, RUBBISH REMOVAL, FERTILISING, PEST AND DISEASE CONTROL, RETURNING, STAKING AND TYING, PLANT REPLACEMENT, MULCH TOPPING UP, SOIL CULTIVATION PRUNING, AERATING, RENOVATING, TOP DRESSING, ADJUSTMENT OF JUTE MAT AND KEEPING THE SITE NEAT AND TIDY - ALL TO THE EXTENT REQUIRED TO ENSURE THAT THE PLANTS AND GRASSED AREAS ARE IN THE BEST POSSIBLE CONDITION AT THE END OF THE PLANTING ESTABLISHMENT PERIOD
- REGULARLY REMOVE, BY HAND, RUBBISH AND WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT TURFED, PLANTED AND MULCHED AREAS.

16.0 BATTER TREATMENT

- BATTERS AND EMBANKMENTS ARE TO BE DENSELY VEGETATED AND MULCHED TO MANAGE WEED INGRESS.
- MULCH IS TO BE APPLIED TO BATTER PLANTING DOWN TO TED UNTIL PLANTS ESTABLISH TO HELP INSULATE AND RETAIN MOISTURE WITHIN THE TOPSOIL AND TO SUPPRESS WEEDS.
- MULCH LAYERS TO BE 50-75mm DEEP TO ENSURE THAT PLANTS ARE NOT HINDERED.
- MULCH TO BE KEPT CLEAR OF PLANT STEMS BY AT LEAST 50mm.
- MULCH PLACED FROM THE NORMAL WATER LEVEL TO TOP OF EXTENDED DETENTION BASIN SHOULD BE PINNED DOWN WITH JUTEMAT.

PROJECT TEAM

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D	COUNCIL RFI RESPONSE	10.12.2019	N.G.
C	COUNCIL APPROVAL	13.08.2019	N.G.
B	FOR TENDER	03.06.2019	N.G.
A	FOR APPROVAL	08.05.2019	N.G.
REV	DESCRIPTION	DATE	BY

Status

FOR TENDER

Project

**PROPOSED SUBDIVISION AT
86-160 CHRISTENSEN ROAD
SOUTH, STAPYLTON**
for
BURNSIDE DEVELOPMENT P/L &
YELLOWSTONE INVESTMENTS P/L

Title

LANDSCAPING DETAILS

Drawn	Date	Chkd	Date
N.G.	13.08.2019	C.J.C.	
Design	Date	Apprd	Date
C.J.C			
Scale	A1	Certif	Date
1 : 1			
Project No.	Dwg. No.	Rev	
17-209	L06	D	

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