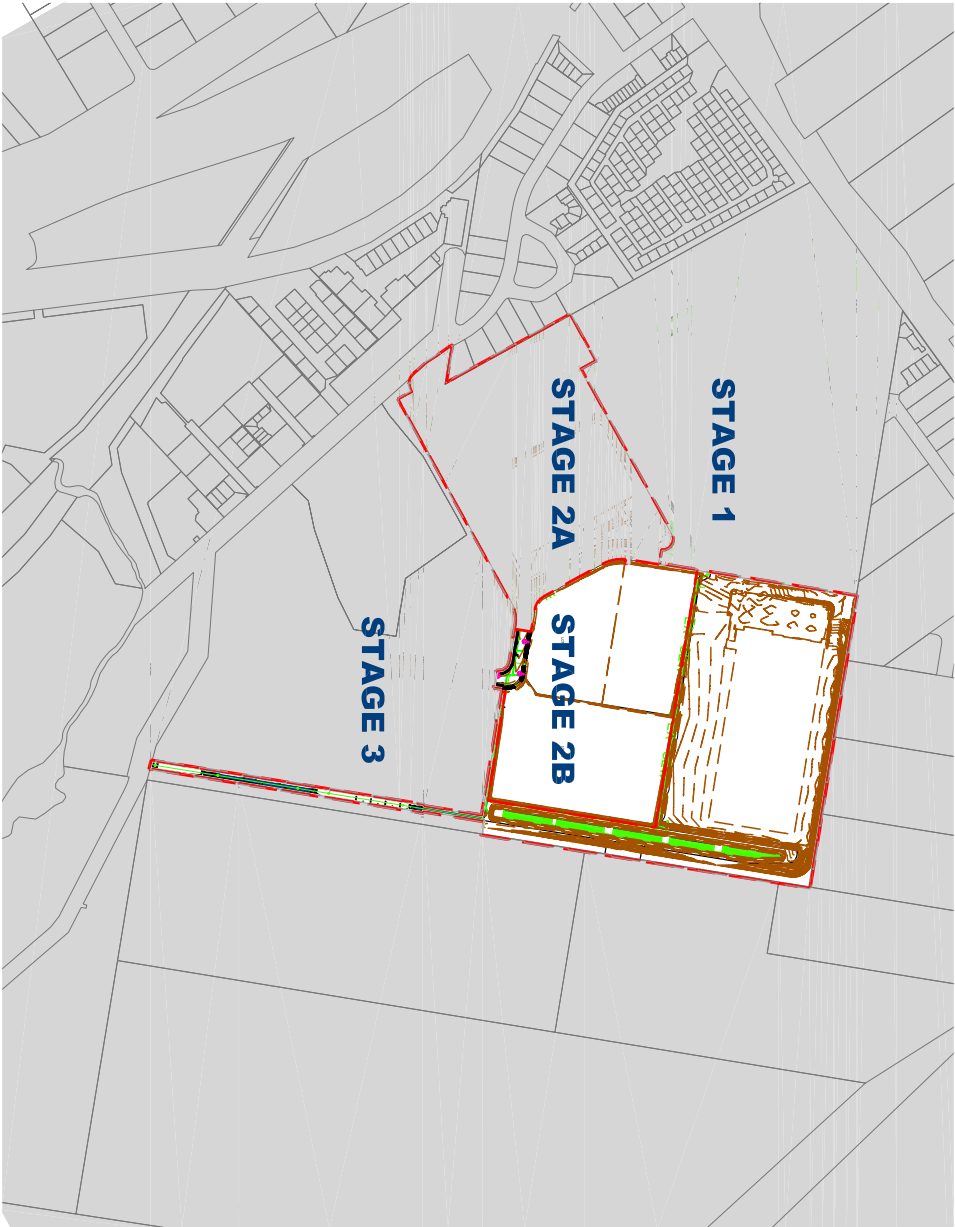


VANTAGE YATALA

STAGE 2B PUBLIC WORKS 60 STAPYLTON JACOBS WELL ROAD, 82 CHRISTENSEN ROAD AND 31 YELLOWWOOD ROAD, STAPYLTON



DRAWING INDEX

5941-2B-L-PUB-OPW-CP01	Locality Plan
5941-2B-L-PUB-OPW-S01	Specifications and Planting Schedule
5941-2B-L-PUB-OPW-S02	Detail Drawings
5941-2B-L-PUB-OPW-STP01	Surface Treatment Plan
5941-2B-L-PUB-OPW-PP01	Planting Plan



Client:

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:
VANTAGE YATALA
STAGE 2B

Site Address:
60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Description:
Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD

ISSUED FOR TENDER

THIS DRAWING IS INTENDED TO
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LANDSCAPE SPECIFICATIONS

GENERAL

The Operational Works Plans are to be read in conjunction with Survey, Civil Engineering and Architectural Plans. Hydraulic and Electrical Reticalation Drawings and specifications for this project.

All works are to be in accordance with Gold Coast City Council - Planning Scheme - Landscape Work Code and approval conditons. Any discrepancy between these plans and other relevant drawings and specifications shall be brought to the notice of the Developments Managers Representative before commencement or continuation of works.

LEVELS

Existing and finished surface levels shown within this plan have been derived from survey and civil engineering plans authored by Gassman Development Perspectives. Refer to these plans for further information, where required. Any discrepancy found between these plans and the survey and civil drawing series shall be brought to the attention of the Development Managers Representative before the commencement or continuation of works.

EDGING

TYPE 1 Install spaded edge as detailed and to locations indicated within this set of plans and as per detail drawing reflected on SP02.

GROWING MEDIA (Deep Planting Beds)

The Landscape Contractor is to provide sufficient surface and subsurface drainage to street tree garden beds to ensure positively drain areas free from ponding and water logging of soils.

Cultivation of subgrade is to a minimum depth of 200mm prior to placing topsoil turf for at 150mm, and to a minimum depth of 300mm for planting areas, and 500mm depth to batters that have grade of 1:3 or less.

Cultivate manually within 300mm of paths or structures and within the drip line of trees to a minimum depth of 150mm.

Remove stones exceeding 25mm, clods of earth exceeding 50mm, and all weed material. Grid out stumps and roots over 50mm in diameter to a minimum depth of 300mm below sub-grade. Tree and shrub stumps less than 75mm in diameter must be cut off at ground level and treated to prevent re-growth. Trim the surface to design levels after cultivation.

Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subgrade gypsum. Incorporate at the rate in accordance with the manufactures guidelines.

Fill required for leveling must be from previous earthworks on site or imported from a certified supplier as required. all fill material to be used must be free from:

- Logs, stumps and other vegetative material;
- Materials susceptible to spontaneous combustion;
- Clay or liquid limit exceeding 90 and/or plasticity index exceeding 65;
- Refuse and rubbish;
- Concrete and masonry rubble, and
- Toxic materials and substances.

Supply and install imported topsoil complying with as 4419 - 1986. Spread topsoil on prepared sub-grade and grade evenly, making allowances for required finished levels and contours (allow for light compaction).

The reuse of modified topsoil must be free from stones, vegetative matter, stumps, clods greater than 75mm and toxic materials. Modified site soil must have good drainage and be high in organic matter. All modified soils to comply with AS4419. Refer to detail drawing no DD01 on 4D02 for further detail.

MULCH (Deep Planting Areas)

Supply and install organic mulch (hoop fines or similar approved) to a minimum depth 100mm on top of growing media. Place mulch to the required depth, clear of plant stems. Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.

All mulch to be free from stones and soils.

Mulch must comply with AS1289, AS2223, AS 4419 and AS4454.

FERTILIZER

Use Agriform (or similar approved) 10g fertilizer (N-P-K: 20-3-4: 1) tablet at a rate of 1 per 140mm pot or smaller pot, 2 per 200mm pot, 3 per 300mm pot or larger. Place fertilizer at plant rootball as indicated within detail drawings bound within this set of plans.

PLANT MATERIAL

All plant material is to be inspected onsite prior to planting and shall be rejected if it is not found to meet the following criteria:

- All plant material is to be visibly free of disease and damage, is to be of true genus, species and cultivars specified and is to be the specified container size and appropriate height or spread.
- All plant material is to have a well developed root system, without girdling and spiraling, nor shall the plant be 'root bound'.

TURF

Supply and install 'a' grade winter green couch, as indicated on landscape plans or equal approved. Roll on completion and top dress as necessary to provide an even free draining surface. Water immediately after instalation until the topsoil is moistened to its full depth.

General: Cultivation and topsoil by others (civil). Landscape to provide final trim to ensure no peaks or troughs, and fall directed towards stormwater / drainage.

TREE PLANTING

Supply and install street trees in accordance with Gold Coast City Council street tree placement guidelines. Trees are to be installed in locations as shown on this plan and as per the planting schedule located on this page.

All trees to be placed within 48hours of delivery.

Plant as per typical planting detail located on SP02.

TREE STAKING

Supply and install unpainted 180mm, 38mm x 38mm straight hardwood embedded 600mm into the soil. Stake all trees supplied in 25L or greater. Position stakes equidistant from the plant center and in line with the prevailing wind directions. Secure the tree with suitable lengths of non abrasive UV resistant webbing looped in a figure 8 patten around the trunk. Secure the webbing to the stake to prevent slipping. Refer to typical planting detail located on SP02.

SHRUBS AND GROUND COVERS

Supply and place shrub and ground cover species according to the plant schedule and location on this set of drawings. Plant as per typical planting as per detail drawing on SP02.

PARK GATE LOCK WITH BOX TYPE 1 :

Supply and install HDG steel park gate powdercoated in callflower green (or equivalent), and lock box in locations marked within this plan series. park gate and lock box to be as per gcco standard drawing 05-016, and 05-017 a

ESTABLISHMENT / MAINTENANCE PERIOD

The planting establishment period commences at the date of practical completion as set out by the Gold Coast City Council in a written certification to the Superintendent and Landscape Subcontractor. Planting Establishment on all landscape works is for a 12 month period at date of practical completion and shall incorporate as listed below.

Once accepted as on maintenance by City Council, a further 12 months of landscape maintenance will take place.

Maintenance shall incorporate the items outlined below, and continue until council acceptance as 'off maintenance'.

General

Maintain all planted areas to ensure the establishment and continued growth of all shrub/ground cover material and palms. Areas shall be maintained in such a way as to ensure groundcover's and shrubs is encouraged to form a mass planting effect.

Weed Control

All 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.

Pruning

Insped planting areas regularly and prune out dead or diseased growth as and when discovered.

Groundcovers

Inspect areas of ground cover planting regularly. In areas of compacted soil surface lightly fork soil to improve establishment. Cut back plants significantly overhanging podium 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.

Replacements

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.

Mulch

Inspect mulch depths to all planting areas regularly and allow for tidying and topping up levels to specified depths as required.

Log Book

Keep record of dates of visits, maintenance performed and photo evidence of results achieved for the area. Log book to be issued to the Development Managers Representative, at their request.

PLANTING SCHEDULE						
CODE	BOTANICAL NAME	COMMON NAME	MIN HEIGHT AND SPREAD (AT TIME OF PLANTING)	STAKE	POT SIZE	QTY
ROAD RESERVE						
TREES						
EL04um	Elaeocarpus reticulatus	quandong	2000mm x 800mm	Y	200L	4



planning | environment | landscape | engineering | survey
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Gold Coast & Logan | 170 Bulwerie Street, Yatala QLD 4207 PO Box 392, Beenleigh 4207

Client:



Project: VANTAGE YATALA STAGE 2B

Site Address: 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

Real Property Description:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD

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FPQC: 16939

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Date: 18.12.23

Drawing No: 5941-2B-L-PUB-OPW-SP01 Rev. No: B



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PROPERTY

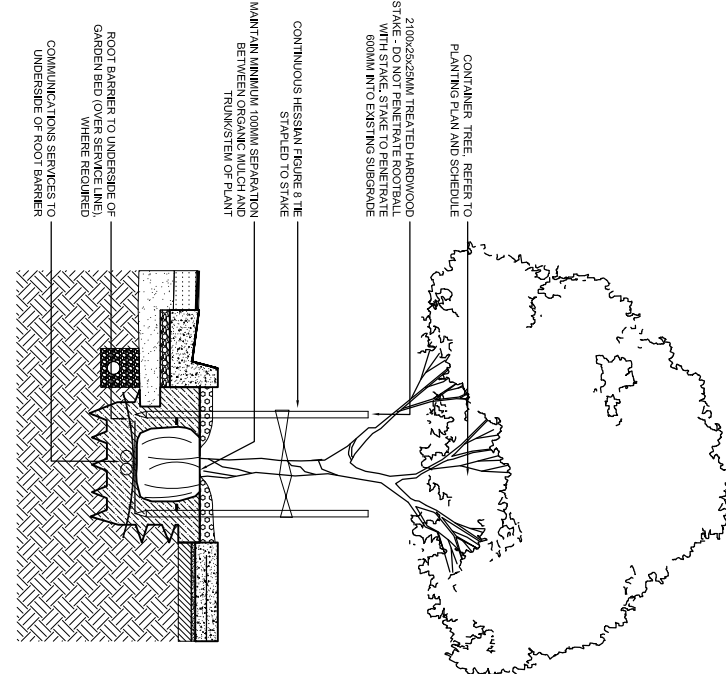
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STAGE 2B

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0191160

Drawing No: Rev. N

Client:



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(AUSTRALIA) PTY. LTD.

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LEGEND

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Surface Treatment

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