FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PUBLIC.dwg | PLOTTED: 2/6/2024 4:47 PM

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FOR APPROVAL

OPW.

CALLI | SUBDIVISION: STAGE 01 - PUBLIC

79-99 COURTNEY DRIVE, UPPER COOMERA, QLD.

LOT 188-192 ON RP173728

PROJECT REFERENCE - L23108

SHEET SET

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SPECIFICATIONS

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MAINTENANCE MANAGEMENT COSTING

L23108 - 500	MAINTENANCE MANAGEMENT COSTING

REFERENCE DATA REGISTER | CURRENT REVISION

CONSULTANT	REVISION	DOCUMENT TITLE (INCL. FILE TYPE)	DATE RECEIVED	PROVIDED BY
ARCHITECTUAL	-	-	-	-
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	-	-	-	-

WARNING!!!

BEWARE OF UNDERGROUND SERVICES

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

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

GENERAL NOTES

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

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
TITLE PAGE & SHEET LIST

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	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 - 100

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01 OF 20

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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:** PARK/VERGE
TURF RECTIFICATION TO VERGE TO LOCAL COUNCIL SPECIFICATIONS.
INSTALLATION OF 75MM SOIL DEPTH.
REFER DETAILS DRAWINGS FOR FURTHER INFO.
TOTAL VERGE AREA: 3446.00M²
TOTAL PARK AREA: 1563.00M²

P1 — **PARK PLANTING**
300MM SOIL (MINIMUM) AND 100MM MULCH TO ALL PLANTING AREAS.
REFER PLANTING PLAN FOR DETAILS
TOTAL PARK AREA: 499.00M²

P4 — **LOW FUEL PLANTING**
GENERAL BATTER PLANTING AREAS.
REFER TO PLANTING PLAN FOR DETAILS.
TOTAL PLANTING AREA: 919.00M²

B1 — **BIO BASIN:** BASE PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 176.00M²
BIO BASIN 'D' PLANTING AREA: 140.00M²

B2 — **BIO BASIN:** BATTER PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 3110.00M²
BIO BASIN 'D' PLANTING AREA: 530.00M²

B3 — **BIO BASIN:** RIBBON PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 122.00M²
BIO BASIN 'D' PLANTING AREA: 77.00M²

LEGEND - FENCING PLAN

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

F3 — **FENCE TYPE 03:** BOLLARD LINE
TIMBER BOLLARDS @ 1500MM CENTERS.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL LENGTH: 330.00LM
TOTAL QTY: 217

F4 — **FENCE TYPE 04:** SCREENING FENCE
HARDWOOD TIMBER FRAMED FRAMING BLACK POWDER COATED ALUMINUM SAFETY FENCE @ 1200MM HIGH. REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL LENGTH: 35.00LM

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

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

AG — **ACCESS GATE**
MAINTENANCE ACCESS GATE TO COGC STANDARDS.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL QTY: 3

LEGEND - REHABILITATIONS ZONES

RA — **REHABILITATION PLANTING:** ZONE A
ASSISTED NATURAL REGENERATION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 2842.00M²

RB — **REHABILITATION PLANTING:** ZONE B
ECOSYSTEM RECONSTRUCTION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 1461.00M²

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

LEGEND - SOFTFALL TREATMENTS

MS — **MULCH SOFTFALL**
MIN. 350MM DEPTH TAKURA MULCH TO PLAYGROUND AREA
REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL AREA: 226.70M²

LEGEND - HARDSTAND TREATMENTS

H1 — **HARDSTAND 01:** FEATURE HARDSTAND
FINISH: EXPOSED AGGREGATE - 'ECLIPSE' (BORAL) OR APPROVED SIMILAR
REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL AREA: 175.00M²

H2 — **HARDSTAND 02:** FEATURE HARDSTAND 02
FINISH: EXPOSED AGGREGATE - 'ECLIPSE' (BORAL) OR APPROVED SIMILAR.
REFER TO MATERIALS AND FINISHES SCHEDULE. MIN SLAB THICKNESS 120MM. REINFORCEMENT TO ENGINEERS SPECIFICATION.
TOTAL AREA: 49.00M²

H3 — **HARDSTAND 03:** STANDARD CONCRETE
BRUSHED CONCRETE FOOTPATH
REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL AREA: 118.50M²

CE — **CONCRETE EDGE**
100MM WIDE CONCRETE LANDSCAPE EDGE
REFER DETAILED DRAWINGS FOR FURTHER INFO.
TOTAL AREA: 62.20LM

RW — **RETAINING WALL**
600MM X 600MM INSITU CONCRETE RETAINING WALL WITH TAPERED ENDS DOWN TO 300MM HIGH. TO STRUCTURAL ENGINEERS DETAILS
TOTAL LENGTH: 34.00LM

LEGEND - EMBELLISHMENTS

E1 — **1 X GOLIATH TOWER**
REFER TO SPECIFICATIONS & DETAILS

E2 — **1 X TWO BAY SWING**
REFER TO SPECIFICATIONS & DETAILS

E3 — **1 X SPINNING ORB**
REFER TO SPECIFICATIONS & DETAILS

E4 — **1 X WOMBAT ROCKER**
REFER TO SPECIFICATIONS & DETAILS

E5 — **1 X ECHIDNA ROCKER**
REFER TO SPECIFICATIONS & DETAILS

LEGEND - EMBELLISHMENTS

E6 — **1 X CHEST PRESS**
REFER TO SPECIFICATIONS & DETAILS

E7 — **1 X CROSS TRAINER**
REFER TO SPECIFICATIONS & DETAILS

E8 — **2 X SHADE SAIL**
REFER TO SPECIFICATIONS & DETAILS

E9 — **2 X 4x4m SHELTER**
REFER TO SPECIFICATIONS & DETAILS

E10 — **2 X PICNIC SETTING**
REFER TO SPECIFICATIONS & DETAILS

PLANTING SCHEDULE: STAGE 01 LOW FUEL PLANTING (P4)

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm	2/M²	1840
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		

TREE SCHEDULE: STAGE 01 PUBLIC TREES

STREET TREES

TREET TYPE	CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
TREE TYPE 01	MELlin	MELALEUCA linariifolia	Snow in Summer/Snowstorm	100LTR	AS SHOWN	50
TREE TYPE 02	TRIlau	TRISTANIOPSIS laurina	Water Gum	100LTR		28
TREE TYPE 03	CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100LTR		4

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

REHABILITATION: ASSISTED REHABILITATION (RA)

TOTAL AREA: 2842.00M² @ 20% Infill Allowance

TREES

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CORcit	CORYMBIA citriodora	Spotted Gum	75mm	1/4M²	142
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
ACAdis	ACACIA disparrima	Hickory Wattle	75mm	1/4M²	142
ALLlit	ALLOCASUARINA littoralis	Black She-Oak	75mm		
MELsal	MELALEUCA salignis	White Bottlebrush	75mm		

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CYMref	CYMBOPOGON refractus	Lemongrass	75mm	1/4M²	142
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.

REHABILITATION: BUSHFIRE SETBACK (RC) (PRIVATE WORKS)

TOTAL AREA: 560.00M²

GROUNDCOVERS

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

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

PLANTING SCHEDULE: PARK PLANTING (P1)

GROUNDCOVER TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
MYOell	MYOPORUM ellipticum	Coastal Boobialla	140mm	4P/M²	100

GROUNDCOVER TYPE 02

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
WESfru	WESTRINGIA fruticosa	Native Rosemary	140mm	4P/M²	192
ANIpul	ANIGOZANTHOS pulcherrimus	Golden Kangaroo Paw			
LEPpol	LEPTOSPERMUM polygalifolium	Wild May			
CALsie	CALLISTEMON sieberi	River Bottlebrush			
HARvio	HARDENBERGIA violacea	Purple Coral Pea			

GROUNDCOVER TYPE 03

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
WESfru	WESTRINGIA fruticosa	Native Rosemary	75mm	4P/10M²	107
ANIpul	ANIGOZANTHOS pulcherrimus	Golden Kangaroo Paw			
LEPpol	LEPTOSPERMUM polygalifolium	Wild May			
CALsie	CALLISTEMON sieberi	River Bottlebrush			
HARvio	HARDENBERGIA violacea	Purple Coral Pea			
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm	4P/M²	1069
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush			

REHABILITATION: ECOSYSTEM RECONSTRUCTION (RB)

TOTAL AREA: 1461.00M²

TREES

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CORcit	CORYMBIA citriodora	Spotted Gum	75mm	1/4M²	365
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
ACAdis	ACACIA disparrima	Hickory Wattle	75mm	1/2M²	365
ALLlit	ALLOCASUARINA littoralis	Black She-Oak	75mm		
MELsal	MELALEUCA salignis	White Bottlebrush	75mm		

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CYMref	CYMBOPOGON refractus	Lemongrass	75mm	1/2M²	365
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.

BIO BASIN 'C': BASE PLANTING (B1)

TOTAL AREA: 176.00M²

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CARapp	CAREX appressa	Tall Sedge	75mm	6PM²	1056
FINnod	FINICIA nodosa	Knobby Club Rush	75mm		
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
THEaus	THEMEDA australis	Kangaroo Grass	75mm		

BIO BASIN 'C': BATTER PLANTING (B2)

TOTAL AREA: 3110.00M²

TREES

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CALvim	CALLISTEMON viminalis	Weeping Bottlebrush	75mm	1/10M²	311
EUCobo	EUCALYPTUS obovatus	Hard Quandong	75mm		
LOPcon	LOPHOSTEMON confertus	Brush Box	75mm		
LOPsua	LOPHOSTEMON suavolens	Swamp Mahogany	75mm		
MELnod	MELALEUCA nodosa	Prickly-Leaf Paperbark	75mm		
MELqui	MELALEUCA quinquenerva	Cajuput Paperbark	75mm		
MELsie	MELALEUCA sieberi	Small-Leaved Paperbark	75mm		

SHRUBS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
BREobl	BREYNIA oblongifolia	Coffee Bush	75mm	4/10M²	1244
CALsie	CALLISTEMON sieberi	River Bottlebrush	75mm		
HARvio	HARDENBERGIA violacea	Purple Coral Pea	75mm		
LEPpol	LEPTOSPERMUM polygalifolium	Wild May	75mm		
LOMsil	LOMATIA silaifolia	Feather Leaved Crinklebush	75mm		

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CARapp	CAREX appressa	Tall Sedge	75mm	4PM²	12440
FINnod	FINICIA nodosa	Knobby Club Rush	75mm		
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
MYOpar	MYOPORUM parvifolium	Creeping Boobialla	75mm		
THEaus	THEMEDA australis	Kangaroo Grass	75mm		

BIO BASIN 'C': RIBBON PLANTING (B3)

TOTAL AREA: 122.00M²

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm	2PM²	244
LOMlon	FINICIA nodosa	Knobby Club Rush	75mm		

BIO BASIN 'D': BASE PLANTING (B1)

TOTAL AREA: 140.00M²

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CARapp	CAREX appressa	Tall Sedge	75mm	6PM²	840
FINnod	FINICIA nodosa	Knobby Club Rush	75mm		
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
THEaus	THEMEDA australis	Kangaroo Grass	75mm		

BIO BASIN 'D': BATTER PLANTING (B2)

TOTAL AREA: 530.00M²

TREES

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CALvim	CALLISTEMON viminalis	Weeping Bottlebrush	75mm	1/10M²	53
EUCobo	EUCALYPTUS obovatus	Hard Quandong	75mm		
LOPcon	LOPHOSTEMON confertus	Brush Box	75mm		
LOPsua	LOPHOSTEMON suavolens	Swamp Mahogany	75mm		
MELnod	MELALEUCA nodosa	Prickly-Leaf Paperbark	75mm		
MELqui	MELALEUCA quinquenerva	Cajuput Paperbark	75mm		
MELsie	MELALEUCA sieberi	Small-Leaved Paperbark	75mm		

SHRUBS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
BREobl	BREYNIA oblongifolia	Coffee Bush	75mm	4/10M²	212
CALsie	CALLISTEMON sieberi	River Bottlebrush	75mm		
HARvio	HARDENBERGIA violacea	Purple Coral Pea	75mm		
LEPpol	LEPTOSPERMUM polygalifolium	Wild May	75mm		
LOMsil	LOMATIA silaifolia	Feather Leaved Crinklebush	75mm		

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CARapp	CAREX appressa	Tall Sedge	75mm	4PM²	2120
FINnod	FINICIA nodosa	Knobby Club Rush	75mm		
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
MYOpar	MYOPORUM parvifolium	Creeping Boobialla	75mm		
THEaus	THEMEDA australis	Kangaroo Grass	75mm		

BIO BASIN 'D': RIBBON PLANTING (B3)

TOTAL AREA: 77.00M²

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm	2PM²	154
LOMlon	FINICIA nodosa	Knobby Club Rush	75mm		

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

DRAWING TITLE
LEGENDS & PLANT SCHEDULES

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

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

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L23108 - 101

SHEET NO.
02 OF 20

FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PUBLIC.dwg | PLOTTED: 2/6/2024 4:47 PM

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.

PROJECT TITLE

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

DRAWING TITLE
STAGING & EXTENT OF WORKS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

ISSUE: FOR APPROVAL

CLIENT: HB LAND PTY LTD

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JOB / DRAWING NO:
L23108 - 200

SHEET NO.
03 OF 20

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

NON STANDARD BOLLARD ALIGNMENT TO ELIMINATE NEED FOR BOLLARDS WITHIN HARDSTAND AREAS AND STILL RESTRICT UNAUTHORIZED VEHICLE ENTRY.

NON STANDARD BOLLARD ALIGNMENT TO RESTRICT UNAUTHORIZED VEHICLE ENTRY TO FIRE TRAIL.

LEGEND - FENCING PLAN

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

F3 — **FENCE TYPE 03:** BOLLARD LINE
TIMBER BOLLARDS @ 1500MM CENTERS.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL LENGTH: 330.00LM
TOTAL QTY: 217

F4 — **FENCE TYPE 04:** SCREENING FENCE
HARDWOOD TIMBER FRAMED FRAMING BLACK POWDER COATED ALUMINUM SAFETY FENCE @ 1200MM HIGH. REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL LENGTH: 35.00LM

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

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

AG — **ACCESS GATE**
MAINTENANCE ACCESS GATE TO COGC STANDARDS.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL QTY: 3

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

PROJECT TITLE

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

DRAWING TITLE
FENCING PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
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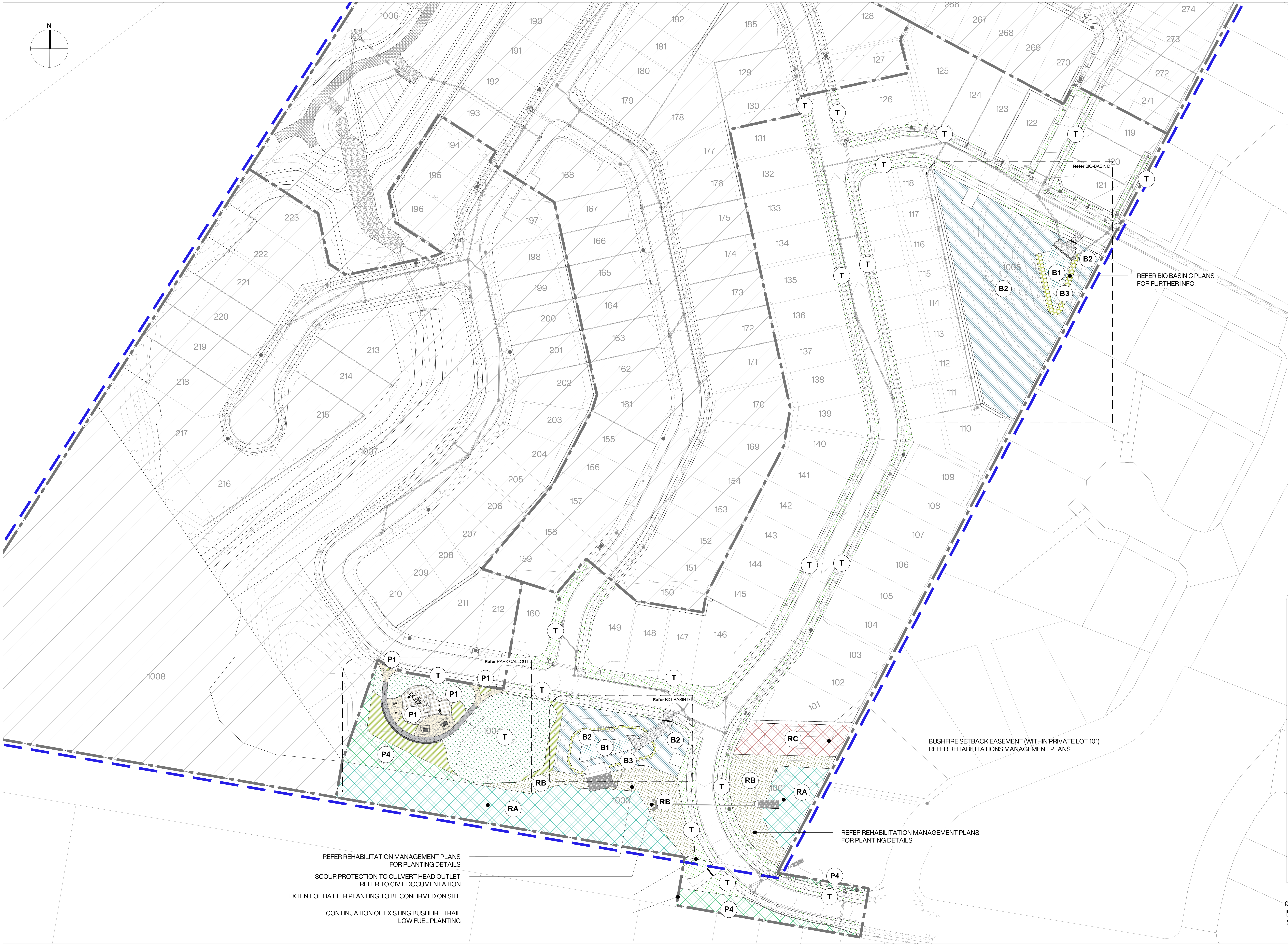
JOB / DRAWING NO:
L23108 - 201

SHEET NO.
04 OF 20


N
REFER BIO BASIN C PLANS FOR FURTHER INFO.
Refer BIO-BASIN D
Refer PARK CALLOUT
Refer BIO-BASIN D
BUSHFIRE SETBACK EASEMENT (WITHIN PRIVATE LOT 101) REFER REHABILITATIONS MANAGEMENT PLANS
REFER REHABILITATION MANAGEMENT PLANS FOR PLANTING DETAILS
REFER REHABILITATION MANAGEMENT PLANS FOR PLANTING DETAILS
SCOUR PROTECTION TO CULVERT HEAD OUTLET REFER TO CIVIL DOCUMENTATION
EXTENT OF BATTER PLANTING TO BE CONFIRMED ON SITE
CONTINUATION OF EXISTING BUSHFIRE TRAIL LOW FUEL PLANTING
T
P1
P4
B1
B2
B3
RA
RB
RC
1001
1002
1003
1004
1005
1006
1007
1008

LEGEND - LANDSCAPE TREATMENTS

T — **TURF:** PARK/VERGE
TURF RECTIFICATION TO VERGE TO LOCAL COUNCIL SPECIFICATIONS.
INSTALLATION OF 75MM SOIL DEPTH.
REFER DETAILS DRAWINGS FOR FURTHER INFO.
TOTAL VERGE AREA: 3446.00M²
TOTAL PARK AREA: 1563.00M²

P1 — **PARK PLANTING**
300MM SOIL (MINIMUM) AND 100MM MULCH TO ALL PLANTING AREAS.
REFER PLANTING PLAN FOR DETAILS
TOTAL PARK AREA: 499.00M²

P4 — **LOW FUEL PLANTING**
GENERAL BATTER PLANTING AREAS.
REFER TO PLANTING PLAN FOR DETAILS.
TOTAL PLANTING AREA: 919.00M²

B1 — **BIO BASIN:** BASE PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 176.00M²
BIO BASIN 'D' PLANTING AREA: 140.00M²

B2 — **BIO BASIN:** BATTER PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 3110.00M²
BIO BASIN 'D' PLANTING AREA: 530.00M²

B3 — **BIO BASIN:** RIBBON PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 122.00M²
BIO BASIN 'D' PLANTING AREA: 77.00M²

RA — **REHABILITATION PLANTING:** ZONE A
ASSISTED NATURAL REGENERATION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 2842.00M²

RB — **REHABILITATION PLANTING:** ZONE B
ECOSYSTEM RECONSTRUCTION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 1461.00M²

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

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

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
TREATMENT AREAS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

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JOB / DRAWING NO:
L23108 - 202

SHEET NO.
05 OF 20

TREE SCHEDULE: STAGE 01 PUBLIC TREES

STREET TREES

TREET TYPE	CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
TREE TYPE 01	MELlin	MELALEUCA linariifolia	Snow in Summer/Snowstorm	100LTR		50
TREE TYPE 02	TRIlau	TRISTANIOPSIS laurina	Water Gum	100LTR	AS SHOWN	28
TREE TYPE 03	CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100LTR		4

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

PROJECT TITLE

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

DRAWING TITLE
PLANTING PLAN -ZONE 01

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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L23108 - 203

FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW2_OPW5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PUBLIC.dwg | PLOTTED: 2/6/2024 4:47 PM

PLANTING SCHEDULE: STAGE 01 LOW FUEL PLANTING (P4)

GROUNDCOVERS

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm	2/M²	1840
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		

TREE SCHEDULE: STAGE 01 PUBLIC TREES

STREET TREES

TREET TYPE	CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
TREE TYPE 01	MELlin	MELALEUCA linariifolia	Snow in Summer/Snowstorm	100LTR	AS SHOWN	50
TREE TYPE 02	TRIlau	TRISTANIOPSIS laurina	Water Gum	100LTR		28
TREE TYPE 03	CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100LTR		4

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

PROJECT TITLE

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

DRAWING TITLE
PLANTING PLAN - ZONE 02

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
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SHEET NO.
07 OF 20

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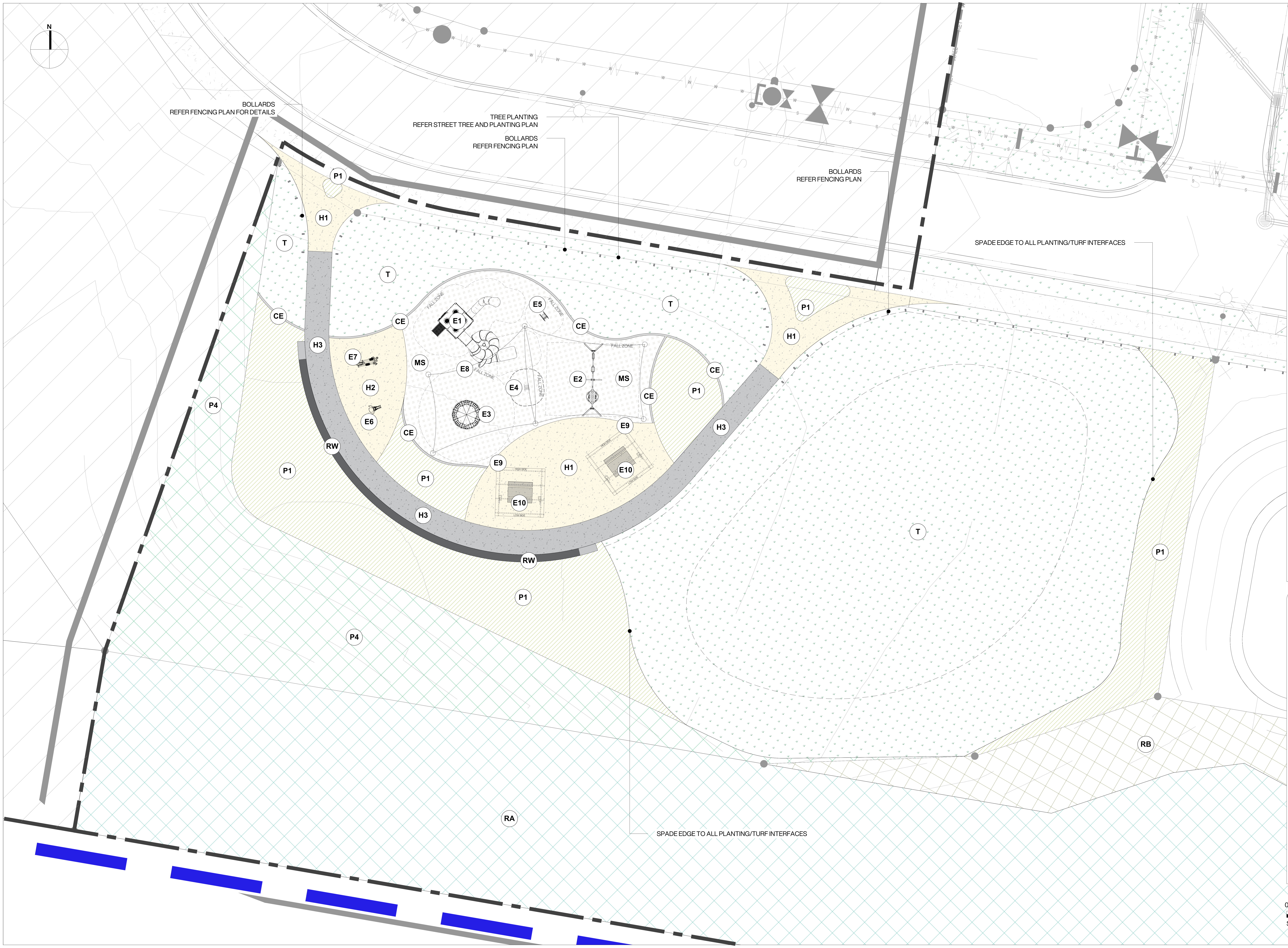

LEGEND - LANDSCAPE TREATMENTS

P1	**PARK PLANTING** 300MM SOIL (MINIMUM) AND 100MM MULCH TO ALL PLANTING AREAS. REFER PLANTING PLAN FOR DETAILS **TOTAL PARK AREA:** 499.00M²
P4	**LOW FUEL PLANTING** GENERAL BATTER PLANTING AREAS. REFER TO PLANTING PLAN FOR DETAILS. **TOTAL PLANTING AREA:** 919.00M²
RA	**REHABILITATION PLANTING:** ZONE A ASSISTED NATURAL REGENERATION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. **TOTAL AREA:** 2842.00M²
RB	**REHABILITATION PLANTING:** ZONE B ECOSYSTEM RECONSTRUCTION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO. **TOTAL AREA:** 1461.00M²
T	**TURF:** PARK/VERGE TURF RECTIFICATION TO VERGE TO LOCAL COUNCIL SPECIFICATIONS. INSTALLATION OF 75MM SOIL DEPTH. REFER DETAILS DRAWINGS FOR FURTHER INFO. **TOTAL VERGE AREA:** 3446.00M² **TOTAL PARK AREA:** 1563.00M²
MS	**MULCH SOFTFALL** MIN. 350MM DEPTH TAKURA MULCH TO PLAYGROUND AREA REFER LANDSCAPE SPECIFICATIONS FOR DETAILS. TOTAL AREA: 226.70M²
H1	**HARDSTAND 01:** FEATURE HARDSTAND FINISH: EXPOSED AGGREGATE - 'ECLIPSE' (BORAL) OR APPROVED SIMILAR REFER LANDSCAPE SPECIFICATIONS FOR DETAILS. **TOTAL AREA:** 175.00M²
H2	**HARDSTAND 02:** FEATURE HARDSTAND 02 FINISH: EXPOSED AGGREGATE - 'ECLIPSE' (BORAL) OR APPROVED SIMILAR. REFER TO MATERIALS AND FINISHES SCHEDULE. MIN SLAB THICKNESS 120MM. REINFORCEMENT TO ENGINEERS SPECIFICATION. **TOTAL AREA:** 49.00M²
H3	**HARDSTAND 03:** STANDARD CONCRETE BRUSHED CONCRETE FOOTPATH REFER LANDSCAPE SPECIFICATIONS FOR DETAILS. **TOTAL AREA:** 118.50M²
CE	**CONCRETE EDGE** 100MM WIDE CONCRETE LANDSCAPE EDGE REFER DETAILED DRAWINGS FOR FURTHER INFO. **TOTAL AREA:** 62.20LM
RW	**RETAINING WALL** 600MM X 600MM INSITU CONCRETE RETAINING WALL WITH TAPERED ENDS DOWN TO 300MM HIGH. TO STRUCTURAL ENGINEERS DETAILS **TOTAL LENGTH:** 34.00LM

LEGEND - EMBELLISHMENTS

E1	**1 X GOLIATH TOWER** REFER TO SPECIFICATIONS & DETAILS
E2	**1 X TWO BAY SWING** REFER TO SPECIFICATIONS & DETAILS
E3	**1 X SPINNING ORB** REFER TO SPECIFICATIONS & DETAILS
E4	**1 X WOMBAT ROCKER** REFER TO SPECIFICATIONS & DETAILS
E5	**1 X ECHIDNA ROCKER** REFER TO SPECIFICATIONS & DETAILS
E6	**1 X CHEST PRESS** REFER TO SPECIFICATIONS & DETAILS
E7	**1 X CROSS TRAINER** REFER TO SPECIFICATIONS & DETAILS
E8	**2 X SHADE SAIL** REFER TO SPECIFICATIONS & DETAILS
E9	**2 X 4x4m SHELTER** REFER TO SPECIFICATIONS & DETAILS
E10	**2 X PICNIC SETTING** REFER TO SPECIFICATIONS & DETAILS

0 5 10 15m
SCALE 1:150
@A1

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
PARK LAYOUT PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
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JOB / DRAWING NO:
L23108 - 205

SHEET NO.
08 OF 20

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REFER ZONE 02 PLANTING PLAN (SHEET 07) FOR PARK TREE AND LIVING BOLLARD LINE TREE DETAILS

112 X GROUNDCOVER TYPE 02
SIZE: 140MM

50 X GROUNDCOVER TYPE 01
SIZE: 140MM

456 X GROUNDCOVER TYPE 03
SIZE: 75MM

80 X GROUNDCOVER TYPE 02
SIZE: 140MM

50 X GROUNDCOVER TYPE 01
SIZE: 140MM

1024 X GROUNDCOVER TYPE 03
SIZE: 75MM
PLANTING SETBACK 300MM FROM RETAINING WALL
TO ALLOW FOR WATER DRAINAGE MEDIUM BEHIND WALL

PLANTING SCHEDULE: PARK PLANTING (P1)

GROUNDCOVER TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
MYOell	MYOPORUM ellipticum	Coastal Boobialla	140mm	$4P/M^2$	100

GROUNDCOVER TYPE 02

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
WESfru	WESTRINGIA fruticosa	Native Rosemary	140mm	$4P/M^2$	192
ANIpul	ANIGOZANTHOS pulcherrimus	Golden Kangaroo Paw			
LEPpol	LEPTOSPERMUM polygalifolium	Wild May			
CALsie	CALLISTEMON sieberi	River Bottlebrush			
HARvio	HARDENBERGIA violacea	Purple Coral Pea			

GROUNDCOVER TYPE 03

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
WESfru	WESTRINGIA fruticosa	Native Rosemary	75mm	$4P/10M^2$	107
ANIpul	ANIGOZANTHOS pulcherrimus	Golden Kangaroo Paw			
LEPpol	LEPTOSPERMUM polygalifolium	Wild May			
CALsie	CALLISTEMON sieberi	River Bottlebrush			
HARvio	HARDENBERGIA violacea	Purple Coral Pea			
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm	$4P/M^2$	1069
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush			

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
PARK PLANTING PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
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09 OF 20

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PROJECT TITLE

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

DRAWING TITLE
PARK LEVELS PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

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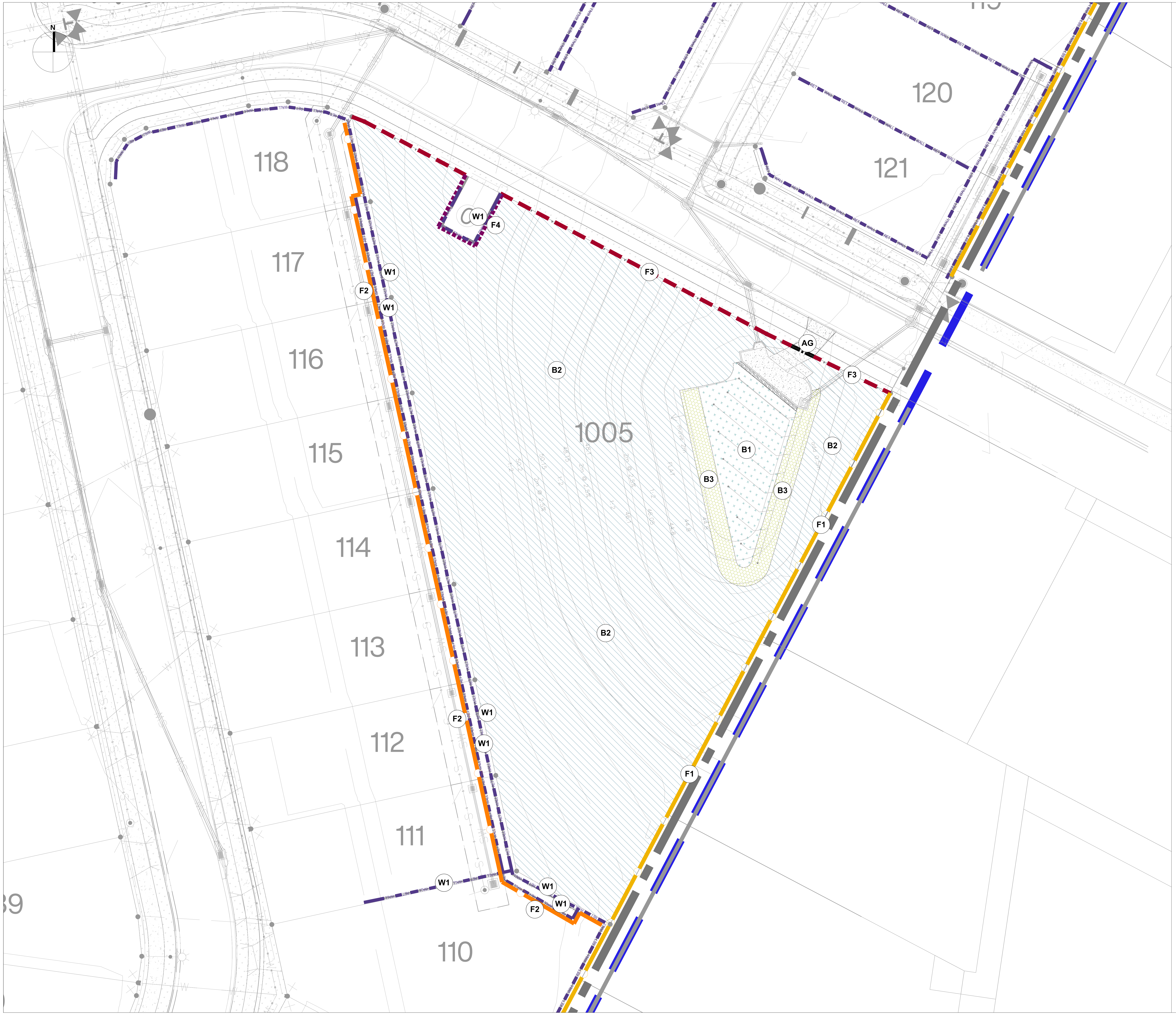

BIO BASIN 'C': BASE PLANTING (B1)

TOTAL AREA: 176.00M²

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CARapp	CAREX appressa	Tall Sedge	75mm	6PM²	1056
FINnod	FINICIA nodosa	Knobby Club Rush	75mm		
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
THEaus	THEMEDA australis	Kangaroo Grass	75mm		

BIO BASIN 'C': BATTER PLANTING (B2)

TOTAL AREA: 3110.00M²

TREES					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CALvim	CALLISTEMON viminalis	Weeping Bottlebrush	75mm	1/10M²	311
EUCobo	EUCALYPTUS obovatus	Hard Quandong	75mm		
LOPcon	LOPHOSTEMON confertus	Brush Box	75mm		
LOPsua	LOPHOSTEMON suavolens	Swamp Mahogany	75mm		
MELnod	MELALEUCA nodosa	Prickly-Leaf Paperbark	75mm		
MELqui	MELALEUCA quinquenerva	Cajuput Paperbark	75mm		
MELsie	MELALEUCA sieberi	Small-Leaved Paperbark	75mm		

SHRUBS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
BREobl	BREYNIA oblongifolia	Coffee Bush	75mm	4/10M²	1244
CALsie	CALLISTEMON sieberi	River Bottlebrush	75mm		
HARvio	HARDENBERGIA violacea	Purple Coral Pea	75mm		
LEPpol	LEPTOSPERMUM polygalifolium	Wild May	75mm		
LOMsil	LOMATIA silaifolia	Feather Leaved Crinklebush	75mm		

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CARapp	CAREX appressa	Tall Sedge	75mm	4PM²	12440
FINnod	FINICIA nodosa	Knobby Club Rush	75mm		
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
MYOpar	MYOPORUM parvifolium	Creeping Boobialla	75mm		
THEaus	THEMEDA australis	Kangaroo Grass	75mm		

BIO BASIN 'C': RIBBON PLANTING (B3)

TOTAL AREA: 122.00M²

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm	2PM²	244
LOMlon	FINICIA nodosa	Knobby Club Rush	75mm		

LEGEND - FENCING PLAN

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

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

F3 **FENCE TYPE 03:** BOLLARD LINE
TIMBER BOLLARDS @ 1500MM CENTERS.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL LENGTH: 330.00LM
TOTAL QTY: 217

F4 **FENCE TYPE 04:** SCREENING FENCE
HARDWOOD TIMBER FRAMED FRAMING BLACK POWDER COATED ALUMINUM SAFETY FENCE @ 1200MM HIGH. REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL LENGTH: 35.00LM

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

AG **ACCESS GATE**
MAINTENANCE ACCESS GATE TO COGC STANDARDS.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL QTY: 3

LEGEND - BIO BASIN C

B1 **BIO BASIN:** BASE PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 176.00M²
BIO BASIN 'D' PLANTING AREA: 140.00M²

B2 **BIO BASIN:** BATTER PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 3110.00M²
BIO BASIN 'D' PLANTING AREA: 530.00M²

B3 **BIO BASIN:** RIBBON PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 122.00M²
BIO BASIN 'D' PLANTING AREA: 77.00M²

0 5 10 15 20 25m
SCALE 1:250 @A1

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
BIO-RETENTION BASIN C

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

ISSUE: FOR APPROVAL
CLIENT: HB LAND PTY LTD
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MANAGER: JON BROOKSBY

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GLADSTONE
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PO Box 5332, Gladstone QLD 4680

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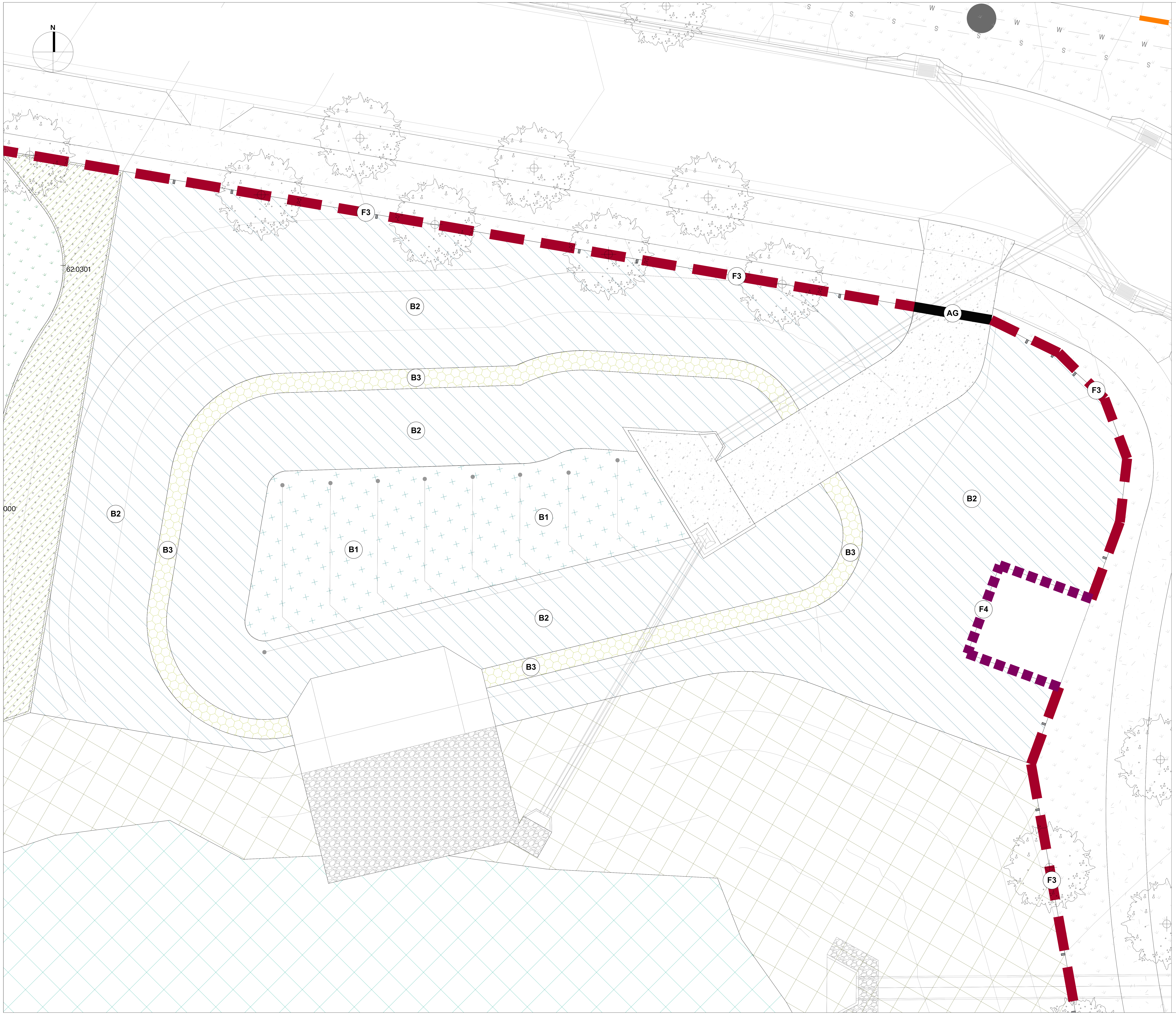
JOB / DRAWING NO:
L23108 - 208

SHEET NO.
11 OF 20



BIO BASIN 'D': BASE PLANTING (B1)

TOTAL AREA: 140.00M^2

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CARapp	CAREX appressa	Tall Sedge	75mm	6PM^2	840
FINnod	FINICIA nodosa	Knobby Club Rush	75mm		
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
THEaus	THEMEDA australis	Kangaroo Grass	75mm		

BIO BASIN 'D': BATTER PLANTING (B2)

TOTAL AREA: 530.00M^2

TREES					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CALvim	CALLISTEMON viminalis	Weeping Bottlebrush	75mm	1/10M^2	53
EUCobo	EUCALYPTUS obovatus	Hard Quandong	75mm		
LOPcon	LOPHOSTEMON confertus	Brush Box	75mm		
LOPsua	LOPHOSTEMON suavolens	Swamp Mahogany	75mm		
MELnod	MELALEUCA nodosa	Prickly-Leaf Paperbark	75mm		
MELqui	MELALEUCA quinquenerva	Cajuput Paperbark	75mm		
MELsie	MELALEUCA sieberi	Small-Leaved Paperbark	75mm		

SHRUBS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
BREobl	BREYNIA oblongifolia	Coffee Bush	75mm	4/10M^2	212
CALsie	CALLISTEMON sieberi	River Bottlebrush	75mm		
HARvio	HARDENBERGIA violacea	Purple Coral Pea	75mm		
LEPpol	LEPTOSPERMUM polygalifolium	Wild May	75mm		
LOMsil	LOMATIA silaifolia	Feather Leaved Crinklebush	75mm		

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CARapp	CAREX appressa	Tall Sedge	75mm	4PM^2	2120
FINnod	FINICIA nodosa	Knobby Club Rush	75mm		
IMPcyl	IMPERATA cylindrica	Cogon Grass	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
MYOpar	MYOPORUM parvifolium	Creeping Boobialla	75mm		
THEaus	THEMEDA australis	Kangaroo Grass	75mm		

BIO BASIN 'D': RIBBON PLANTING (B3)

TOTAL AREA: 77.00M^2

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm	2PM^2	154
LOMlon	FINICIA nodosa	Knobby Club Rush	75mm		

LEGEND - FENCING PLAN

F3
FENCE TYPE 03: BOLLARD LINE
TIMBER BOLLARDS @ 1500MM CENTERS.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL LENGTH: 330.00LM
TOTAL QTY: 217

F4
FENCE TYPE 04: SCREENING FENCE
HARDWOOD TIMBER FRAMED FRAMING BLACK POWDER COATED ALUMINUM SAFETY FENCE @ 1200MM HIGH. REFER LANDSCAPE SPECIFICATIONS FOR DETAILS.
TOTAL LENGTH: 35.00LM

AG
ACCESS GATE
MAINTENANCE ACCESS GATE TO COGC STANDARDS.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL QTY: 3

LEGEND - BIO BASIN D

B1
BIO BASIN: BASE PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 176.00M^2
BIO BASIN 'D' PLANTING AREA: 140.00M^2

B2
BIO BASIN: BATTER PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 3110.00M^2
BIO BASIN 'D' PLANTING AREA: 530.00M^2

B3
BIO BASIN: RIBBON PLANTING
REFER BIO BASIN PLANS.
REFER CIVIL/STORMWATER PLAN FOR FURTHER INFO.
BIO BASIN 'C' PLANTING AREA: 122.00M^2
BIO BASIN 'D' PLANTING AREA: 77.00M^2

0 1 2 4 6 8 10m
SCALE 1:100
@A1

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

DRAWING TITLE
BIO-RETENTION BASIN D

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

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JOB / DRAWING NO:
L23108 - 209

SHEET NO.
12 OF 20

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REHABILITATION: ASSISTED REHABILITATION (RA)

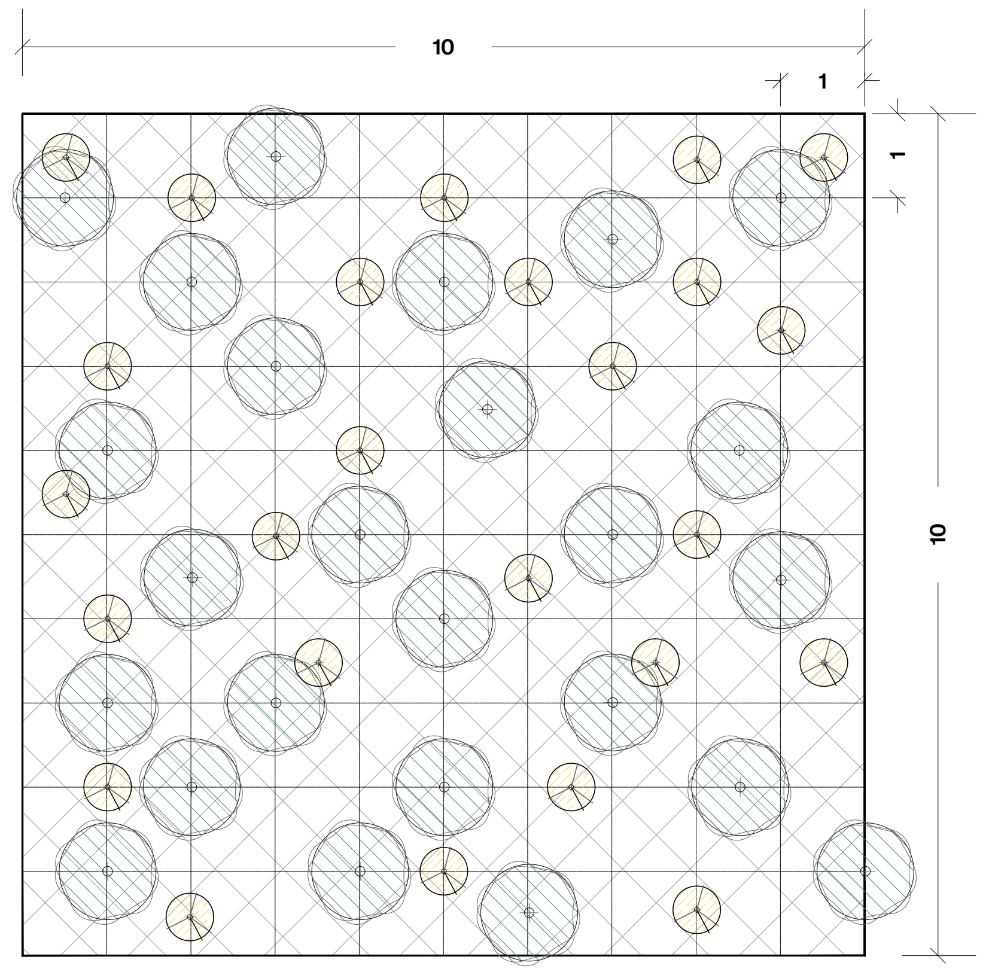
TOTAL AREA: 2842.00M² @ 20% Infill Allowance

TREES					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CORcit	CORYMBIA citriodora	Spotted Gum	75mm	1/4M²	142
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**
ACAdis	ACACIA disparrima	Hickory Wattle	75mm	1/4M²	142
ALLlit	ALLOCASUARINA littoralis	Black She-Oak	75mm		
MELsal	MELALEUCA salignis	White Bottlebrush	75mm		

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CYMref	CYMBOPOGON refractus	Lemongrass	75mm	1/4M²	142
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.



ASSISTED REHABILITATION AREA (RA)

TOTAL AREA: 2842.00M² @ 20% Infill Allowance

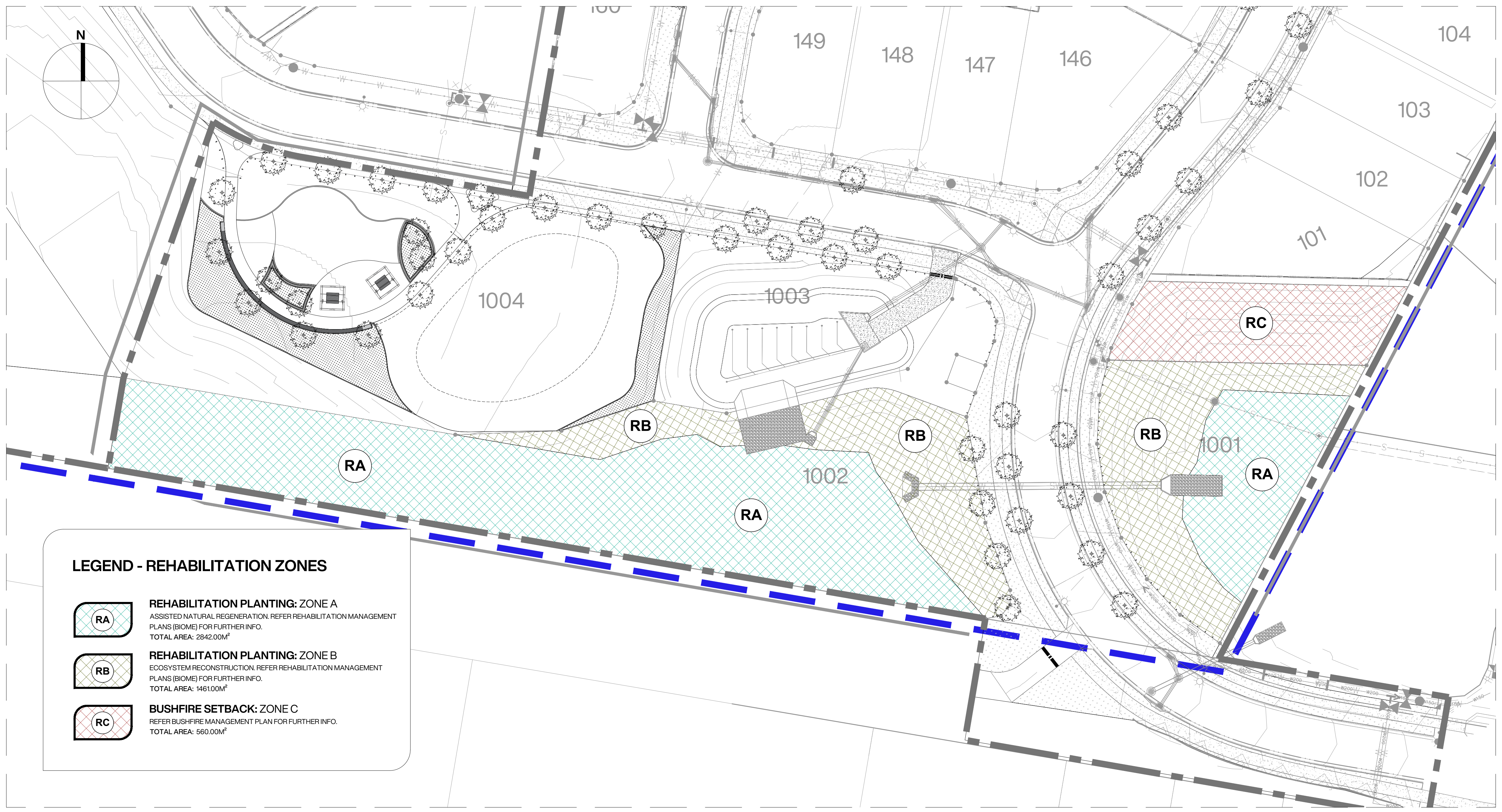
TREES
PLANTING DENSITY: 1 PL/4M²

SHRUBS
PLANTING DENSITY: 1 PL/4M²

GROUND COVERS
PLANTING DENSITY: 1 PL/4M²

NOTES:

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



LEGEND - REHABILITATION ZONES

RA **REHABILITATION PLANTING:** ZONE A
ASSISTED NATURAL REGENERATION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 2842.00M²

RB **REHABILITATION PLANTING:** ZONE B
ECOSYSTEM RECONSTRUCTION. REFER REHABILITATION MANAGEMENT PLANS (BIOME) FOR FURTHER INFO.
TOTAL AREA: 1461.00M²

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

REHABILITATION ZONES: STAGE 01
SCALE | 1:600

REHABILITATION: ECOSYSTEM RECONSTRUCTION (RB)

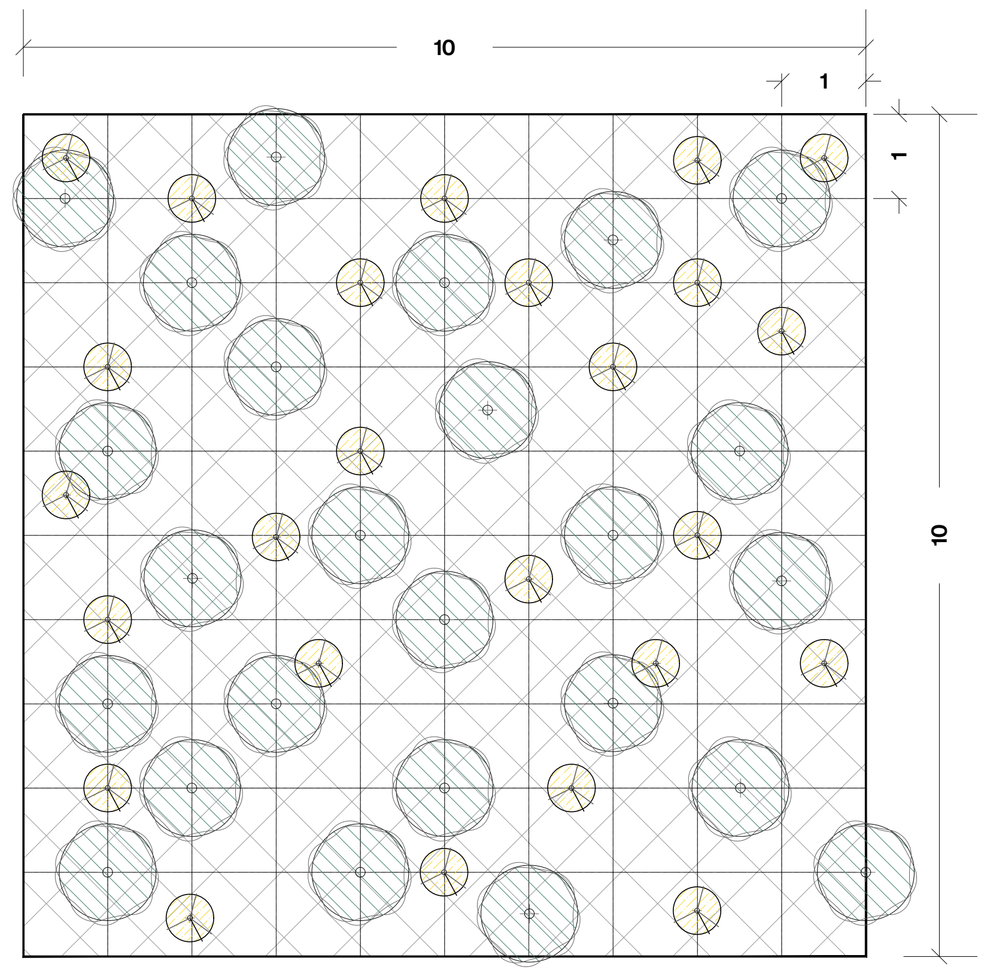
TOTAL AREA: 1461.00M²

TREES					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CORcit	CORYMBIA citriodora	Spotted Gum	75mm	1/4M²	365
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**
ACAdis	ACACIA disparrima	Hickory Wattle	75mm	1/2M²	365
ALLlit	ALLOCASUARINA littoralis	Black She-Oak	75mm		
MELsal	MELALEUCA salignis	White Bottlebrush	75mm		

GROUNDCOVERS					
CODE	**SPECIES**	**COMMON NAME**	**SIZE**	**DENSITY**	**QTY**
CYMref	CYMBOPOGON refractus	Lemongrass	75mm	1/2M²	365
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.



ECOSYSTEM RECONSTRUCTION (RB)

TOTAL AREA: 1461.00M²

TREES
PLANTING DENSITY: 1 PL/4M²

SHRUBS
PLANTING DENSITY: 1 PL/4M²

GROUND COVERS
PLANTING DENSITY: 1 PL/4M²

NOTES:

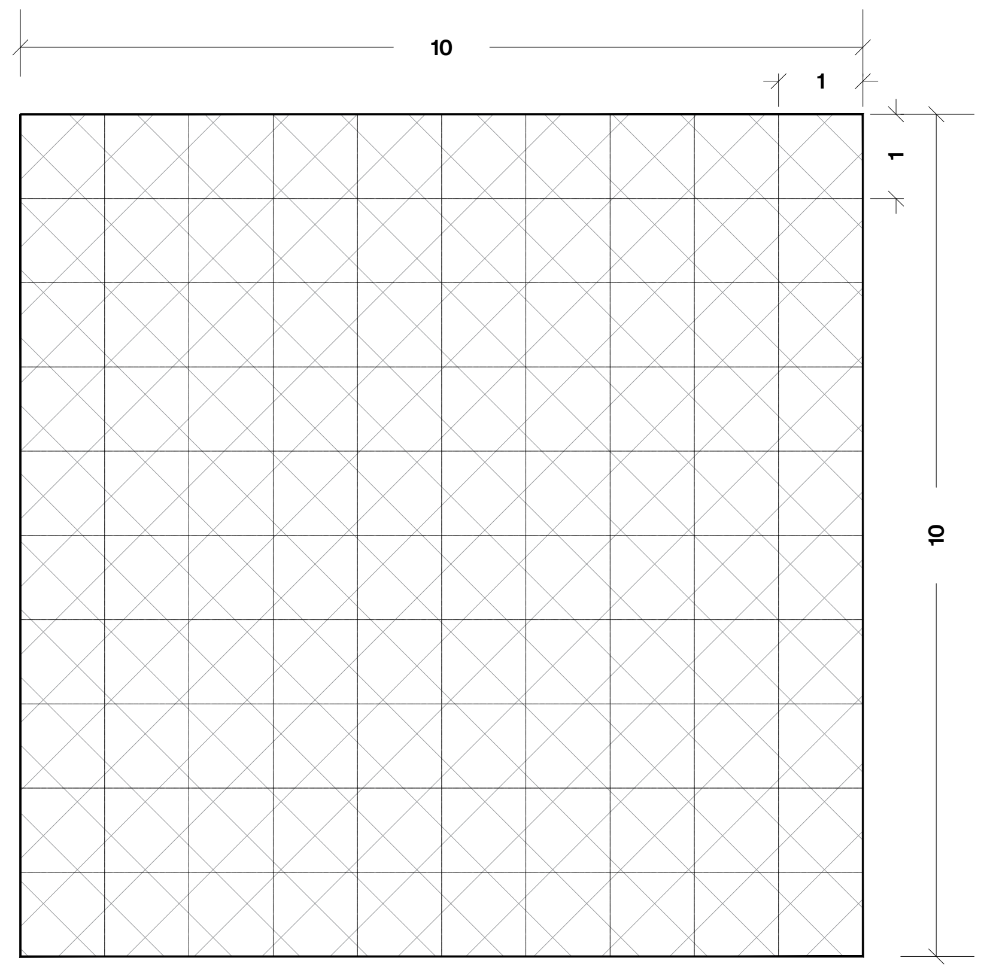
1. PLANTING LAYOUT HAS BEEN PREPARED FOR A TYPICAL 100M² (10M X 10M) OF RESTORATION INFILL PLANTING AREA.
2. REFER TO REHABILITATION MANAGEMENT PLAN PREPARED FOR THE PROJECT BY BIOME WATER AND ENVIRONMENTAL CONSULTING.
3. SPECIES SHALL BE MIXED THROUGHOUT THE PLANTING AREA

REHABILITATION: BUSHFIRE SETBACK (RC) (PRIVATE WORKS)

TOTAL AREA: 560.00M²

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

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



BUSHFIRE SETBACK (RC)

TOTAL AREA: 560.00M²

GROUND COVERS
PLANTING DENSITY: 2 PL/M²

NOTES:

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

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
REHABILITATION MANAGEMENT PLAN

REV	**DESCRIPTION**	**DATE**	**DRAWN**	**DESIGN**	**CHECK**	**APP**
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

ISSUE: FOR APPROVAL	**CLIENT:** HB LAND PTY LTD
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L23108 - 210

FILENAME: L:\Jobs\2023\L23108 99 Courtney Drive, Upper Coomera_OPW\2_OPW\5_WORKING DRAWINGS\1_CAD\L23108_OPW STG 01_PUBLIC.dwg | PLOTTED:
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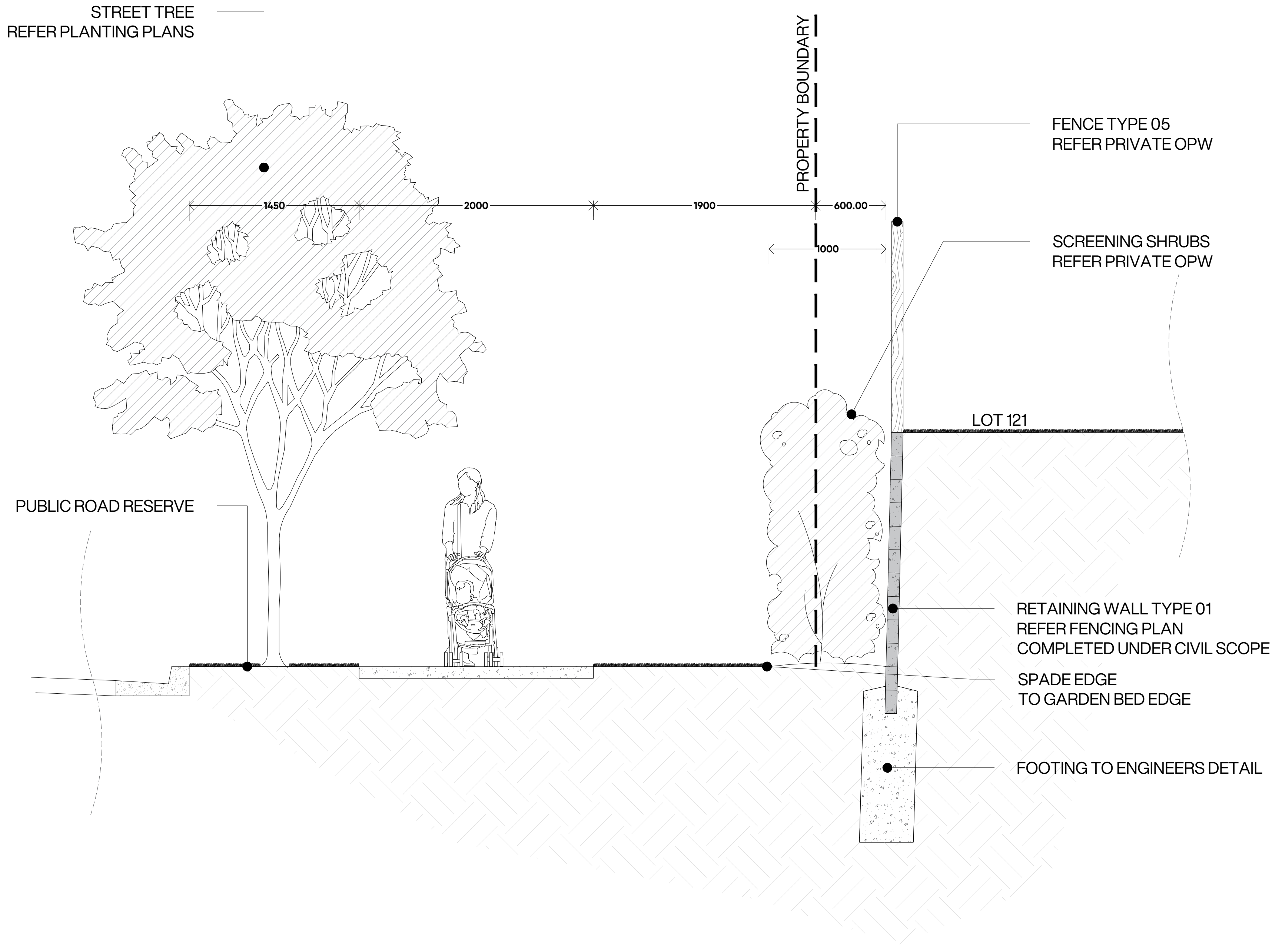
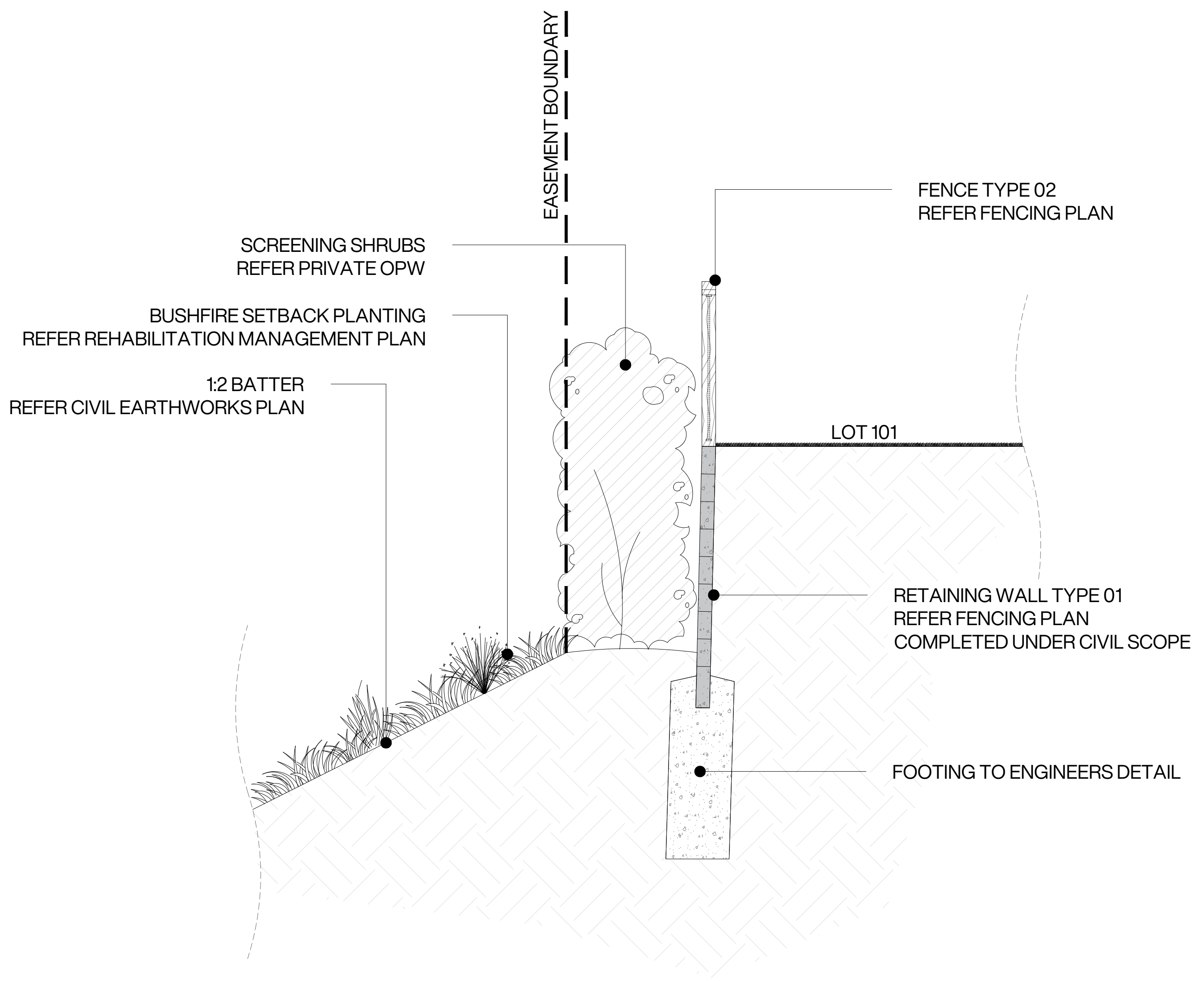


S01 **LANDSCAPE SECTION 01** - PUBLIC/PRIVATE INTERFACE

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

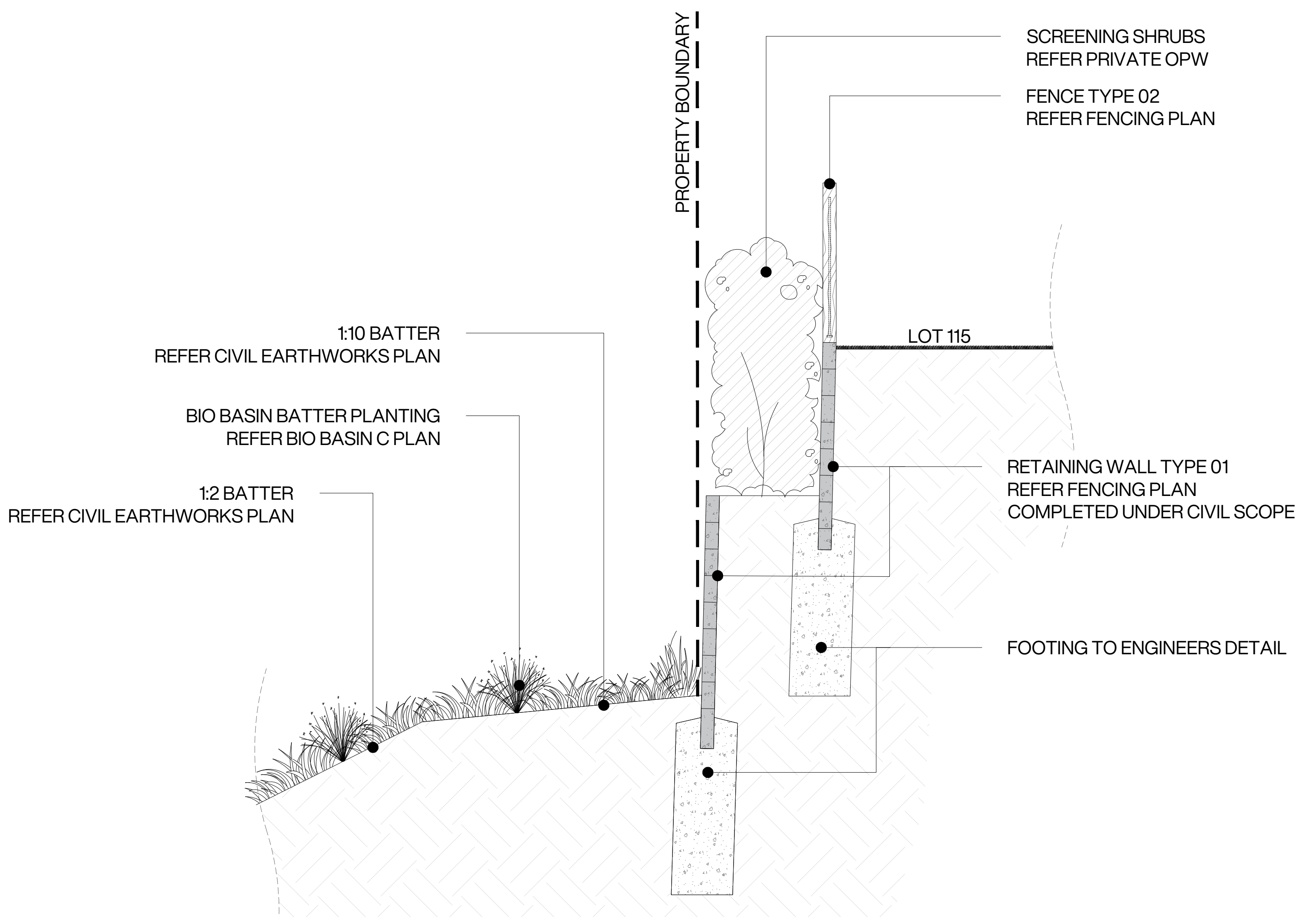
SCALE 1:25 - REFER NOTED DIMENSIONS


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

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

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE 1:25 - REFER NOTED DIMENSIONS



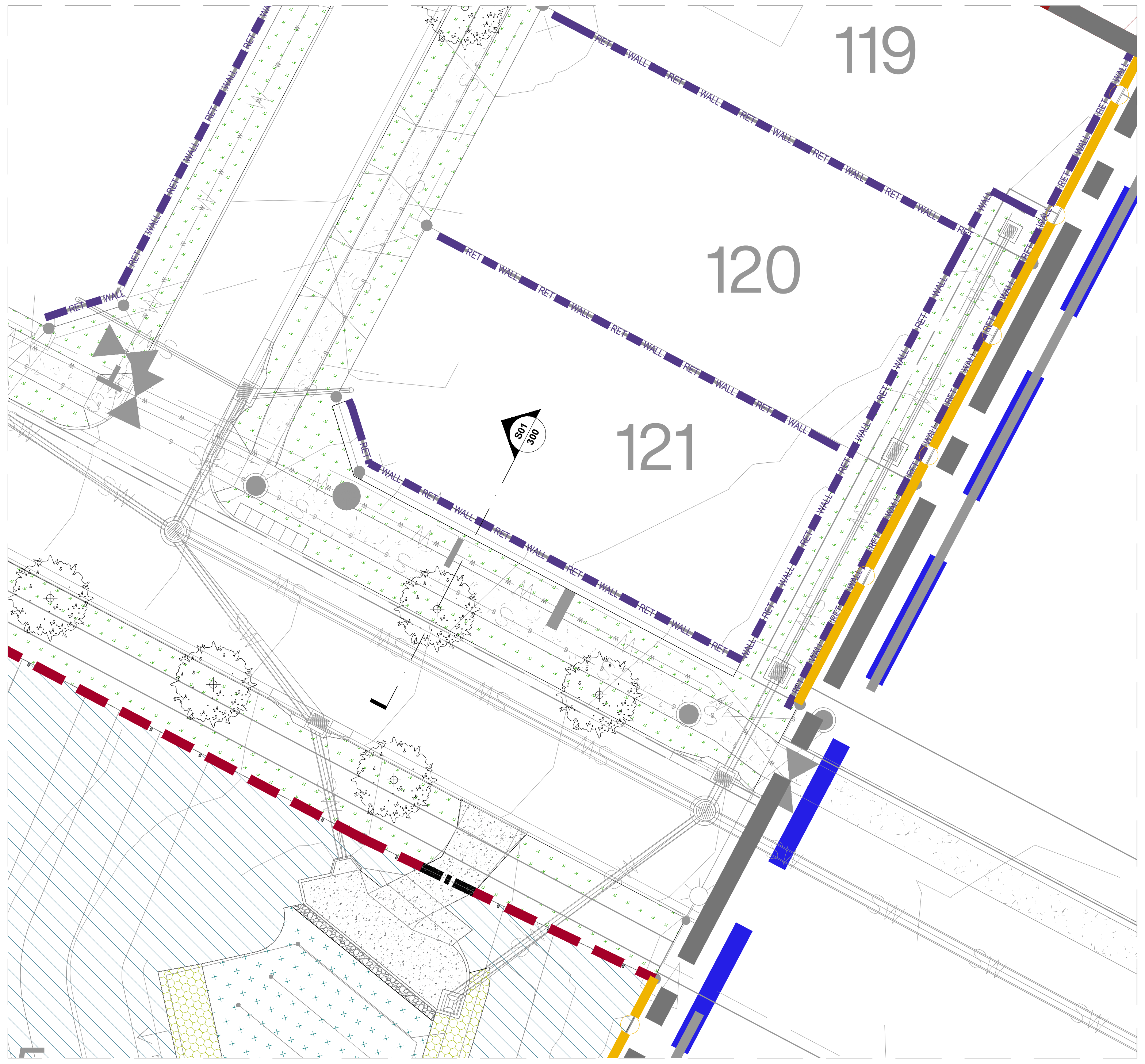
S03 **LANDSCAPE SECTION 03** - PUBLIC/PRIVATE INTERFACE

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE 1:25 - REFER NOTED DIMENSIONS

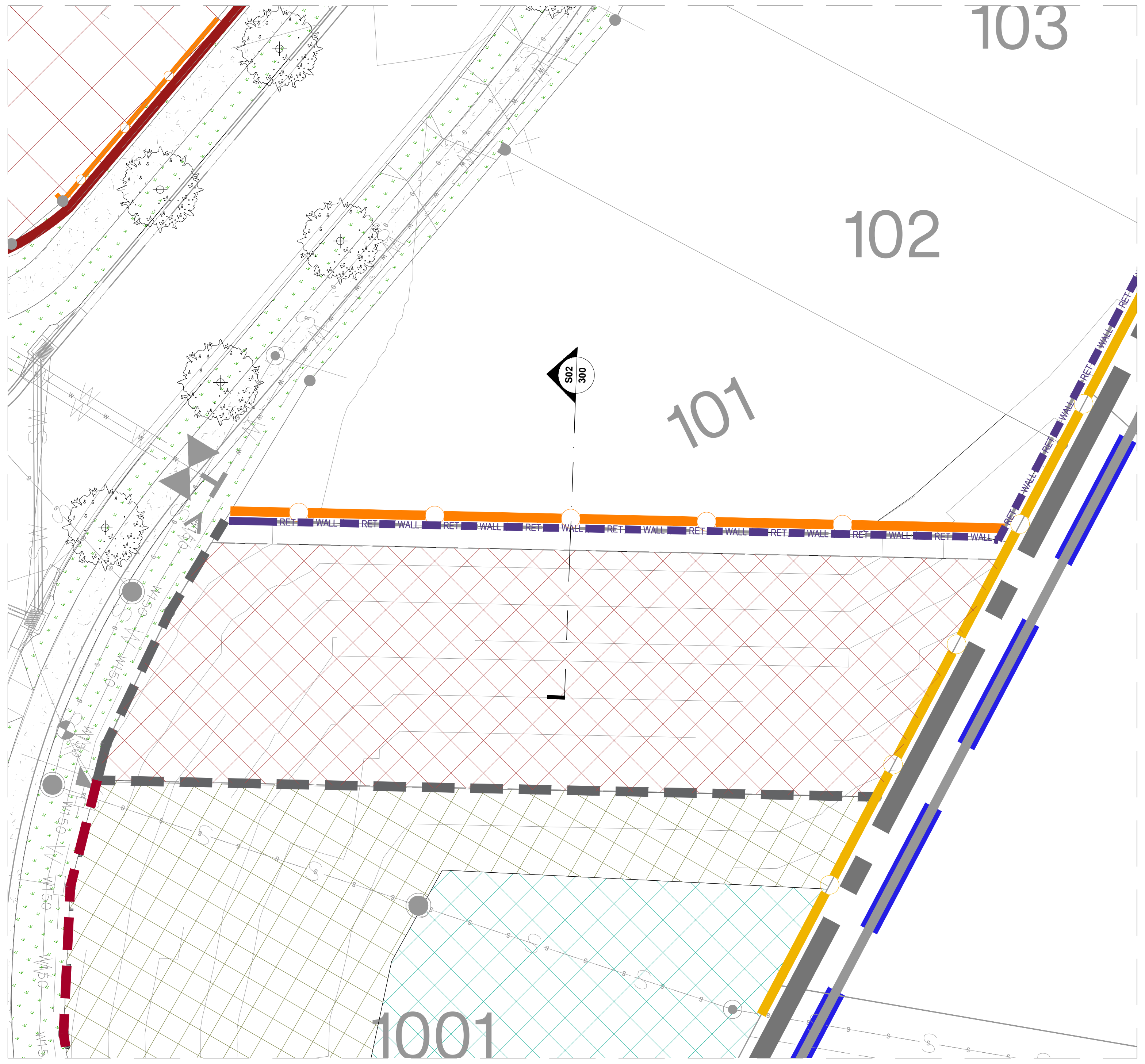
LOT 121 & STREETSCAPE INTERFACE: STAGE 01

SCALE | 1:250



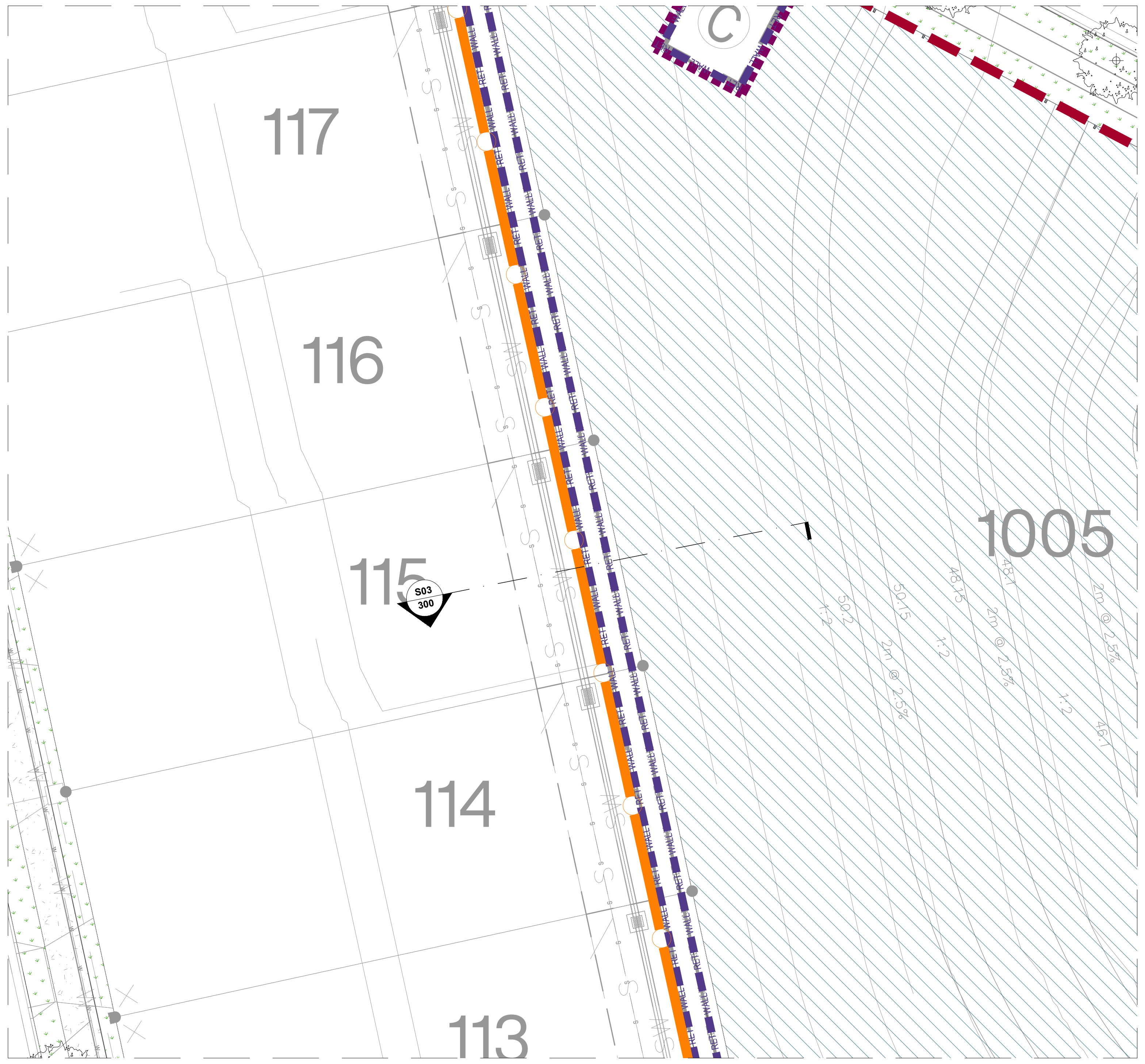
LOT 101 & BUSHFIRE REHAB ZONE INTERFACE: STAGE 01

SCALE | 1:250



LOT 115 & BIOBASIN C INTERFACE: STAGE 01

SCALE | 1:250



PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PUBLIC

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

LANDSCAPE SECTIONS 01

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	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 - 300

SHEET NO.

14 OF 20

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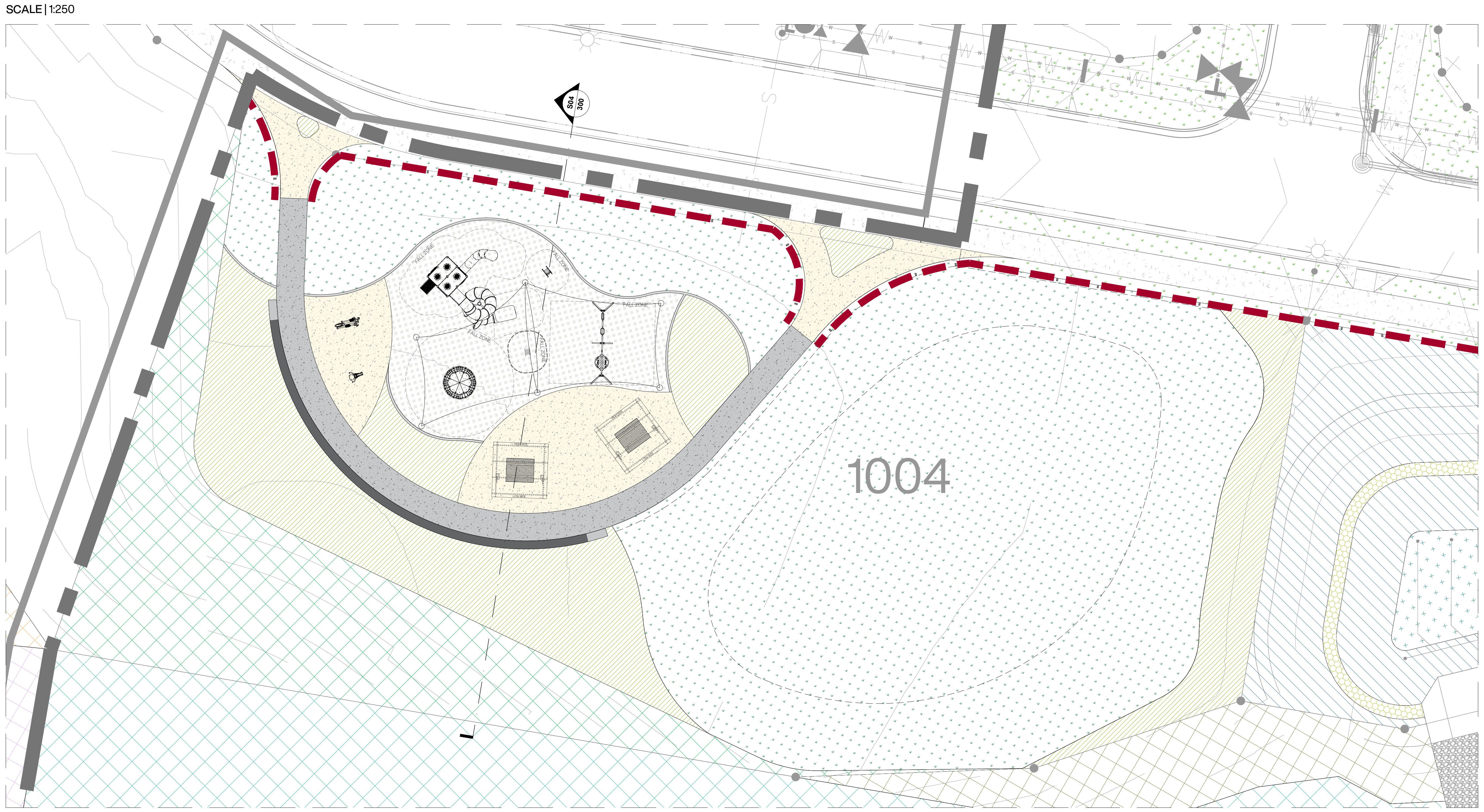
S04 **LANDSCAPE SECTION 04** - PUBLIC PARK

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

PUBLIC PARK: STAGE 01

SCALE | 1:250



PROJECT TITLE

CALLI | SUBDIVISION: STAGE 01 - PUBLIC

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

LANDSCAPE SECTIONS 02

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

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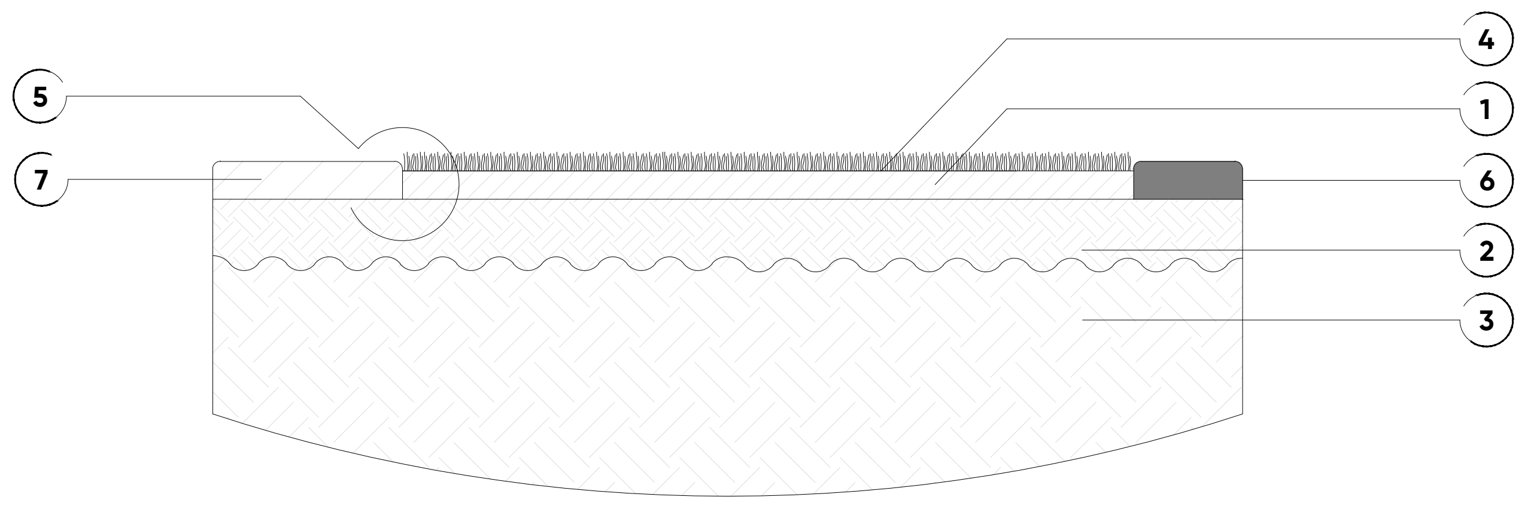


D01 TYPICAL DETAIL 01 - TURF

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.

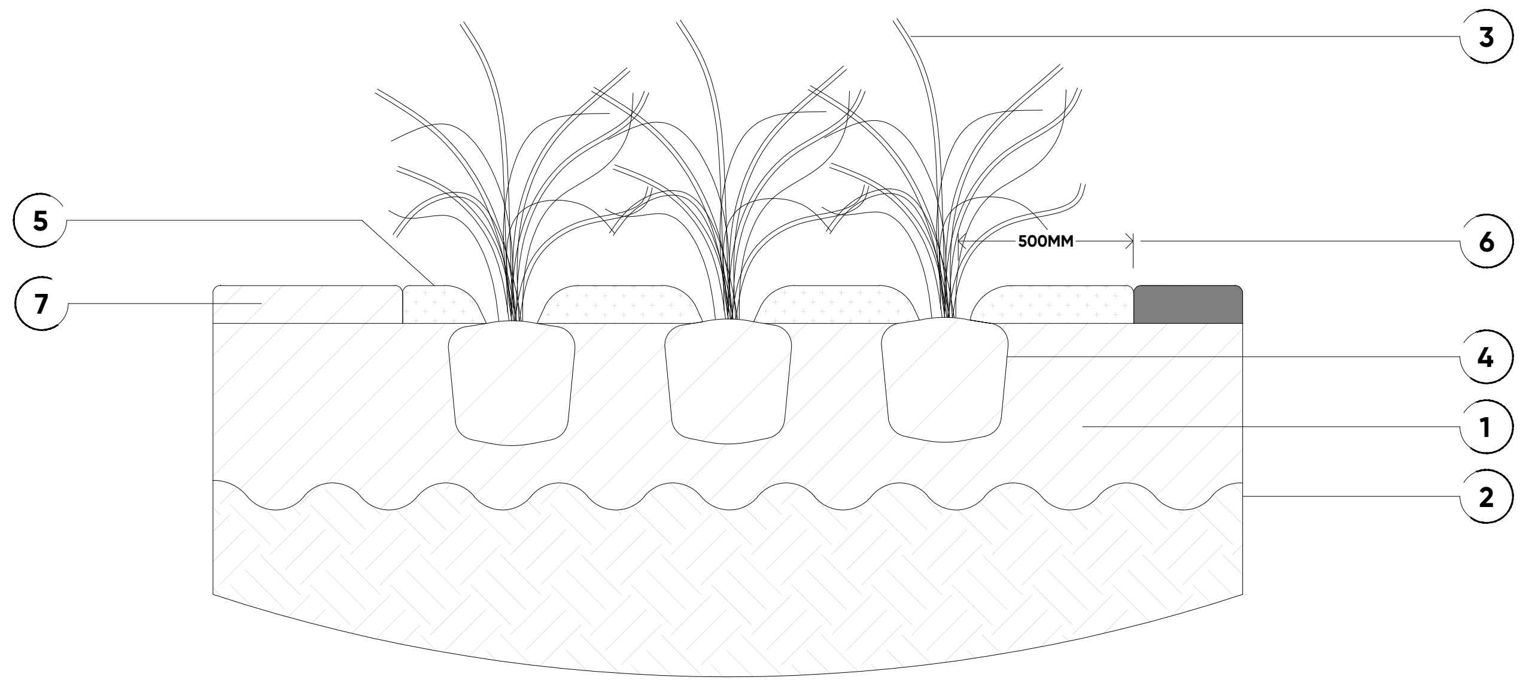
3.0 SUBGRADE TO BE EVALUATED ON SITE TO ASSESS PERMEABILITY AND GENERAL TYPE TO EVALUATE REQUIREMENT FOR ADDITIONAL DRAINAGE WORKS AND OR CULTIVATION WORKS TO ENSURE NIL ADVERSE IMPACTS ON TURF HEALTH.

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.

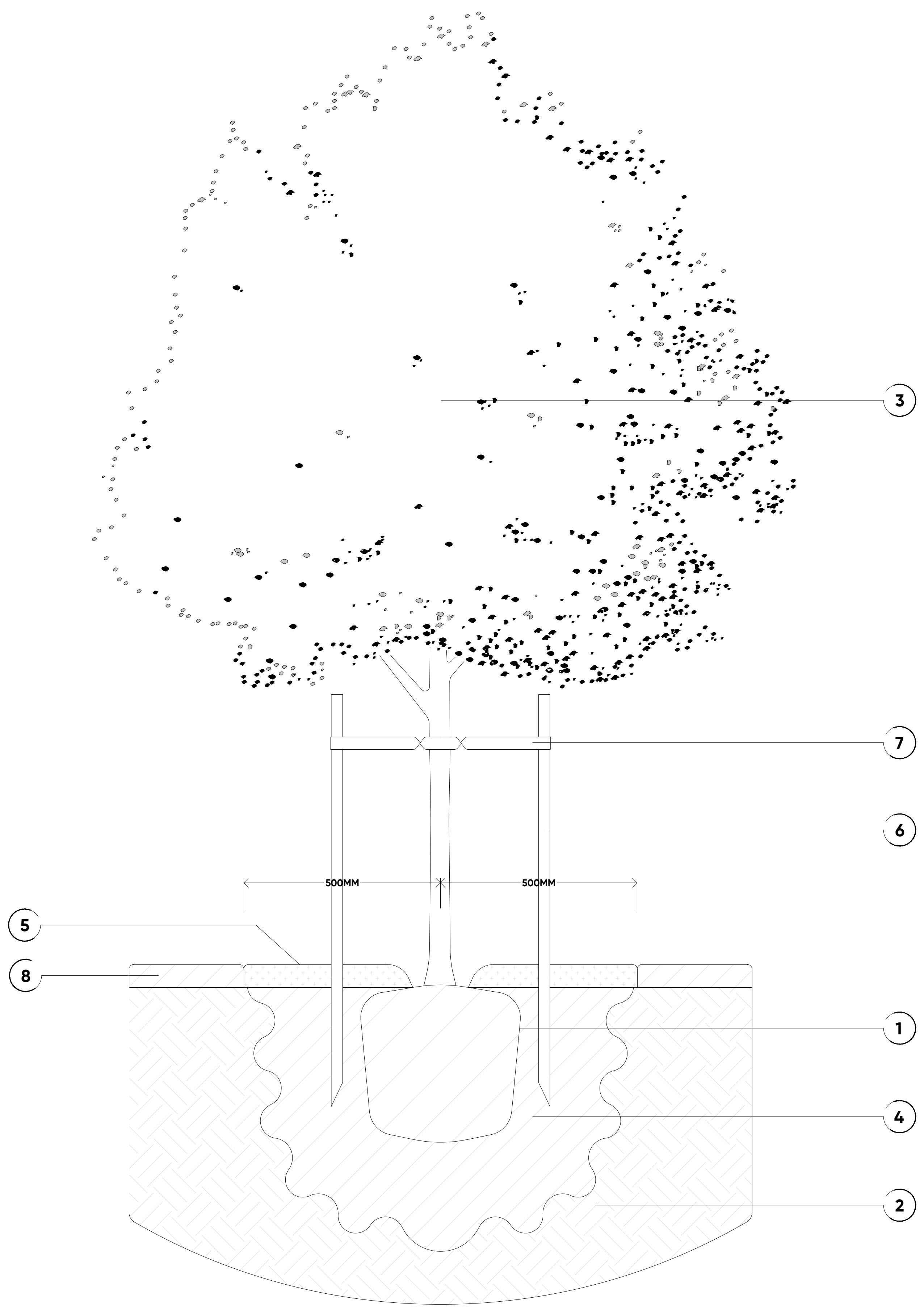
3.0 PLANT TYPE, SIZE, DENSITIES AND LOCATION AS SPECIFIED ON PLANS AND PLANTING SCHEDULES.

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.

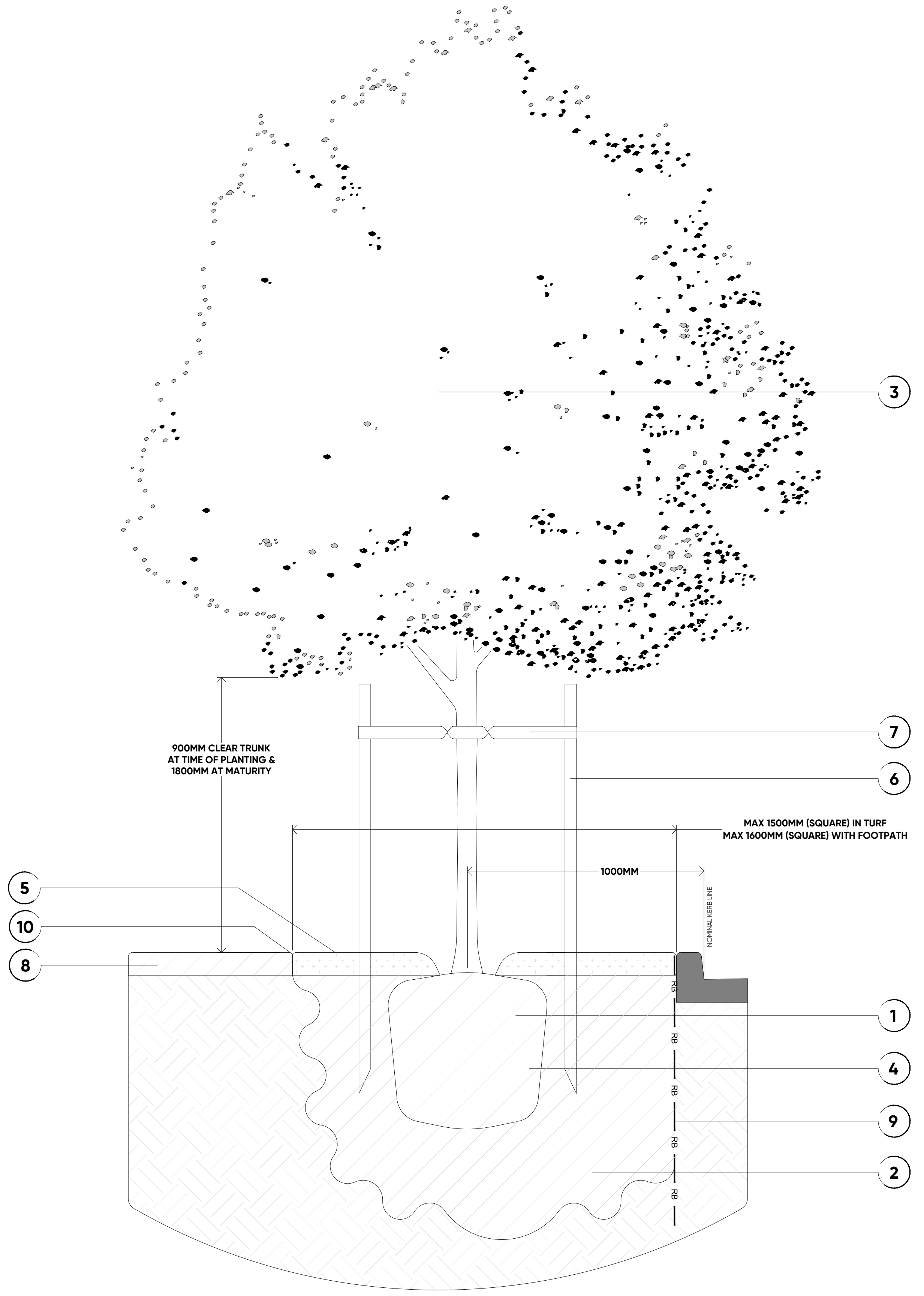
7.0 TIE TREE TO STAKES WITH 50MM HESSIAN OR RUBBERISED BLACK PVC IN A FIGURE OF EIGHT. ENSURE NURSERY STAKES ARE REMOVED.

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

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 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
DETAIL DRAWINGS 01

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

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16 OF 20

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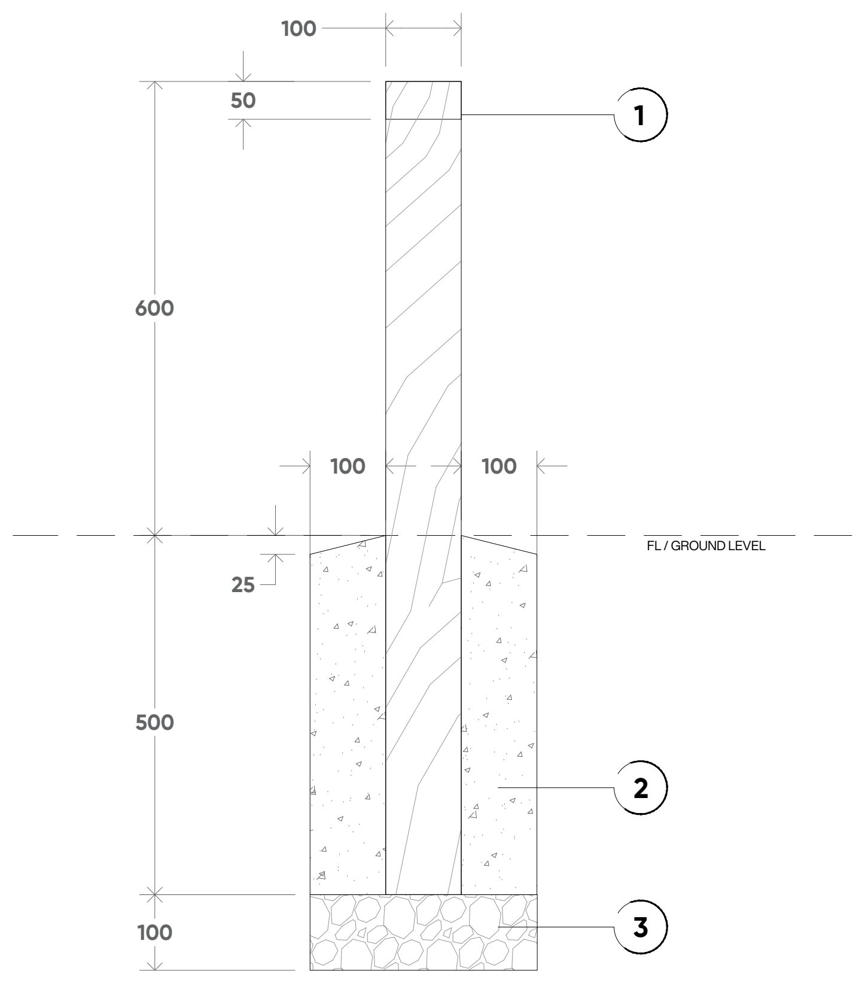
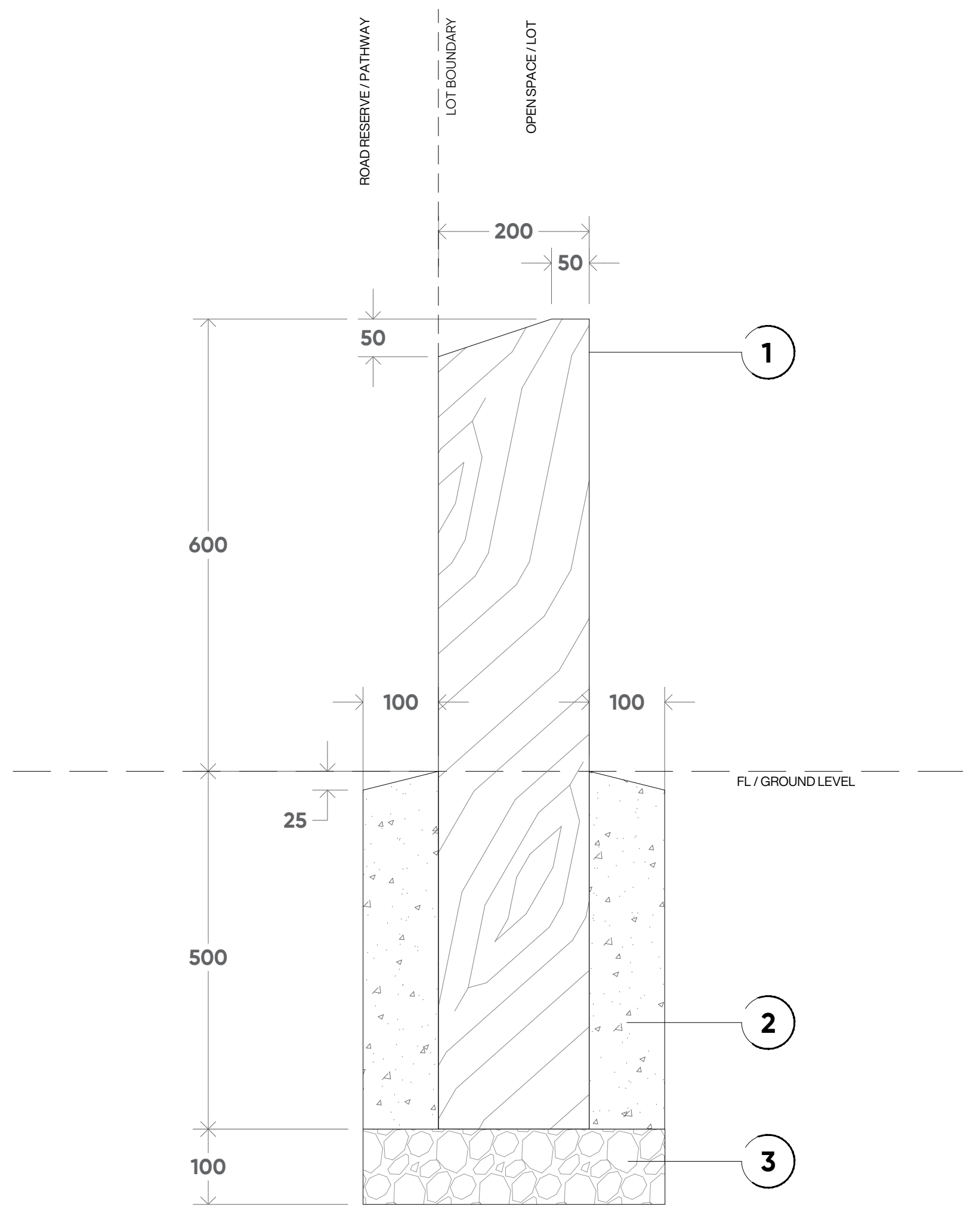


Ⓐ **TYPICAL ELEVATION -** BOLLARD FRONT



Ⓑ **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

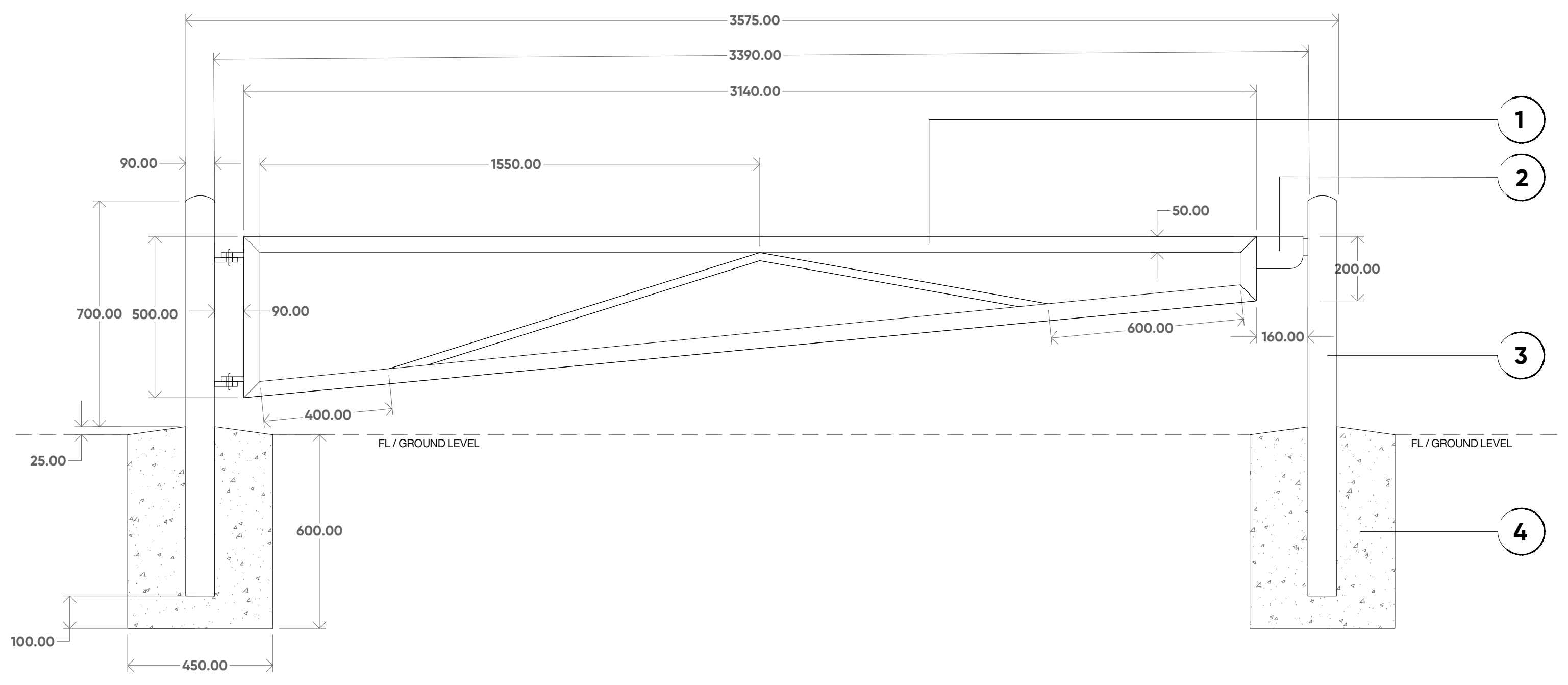
1.0 200 X 100MM F14 DURABILITY CLASS 1 HWD POST PRESERVATIVE TREATED TO H5 : DAR WITH 5MM CHAMFER TO ALL EXPOSED EDGES
2.0 25MPA NO FINES CONCRETE FOOTING 100MM COVER TO ALL SIDES. TAPER AWAY FROM BOLLARD AND ENSURE SURROUNDING FINISH (EG MULCH OR TURF) COVERS FOOTING.
3.0 COMPACTED ROAD BASE

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



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

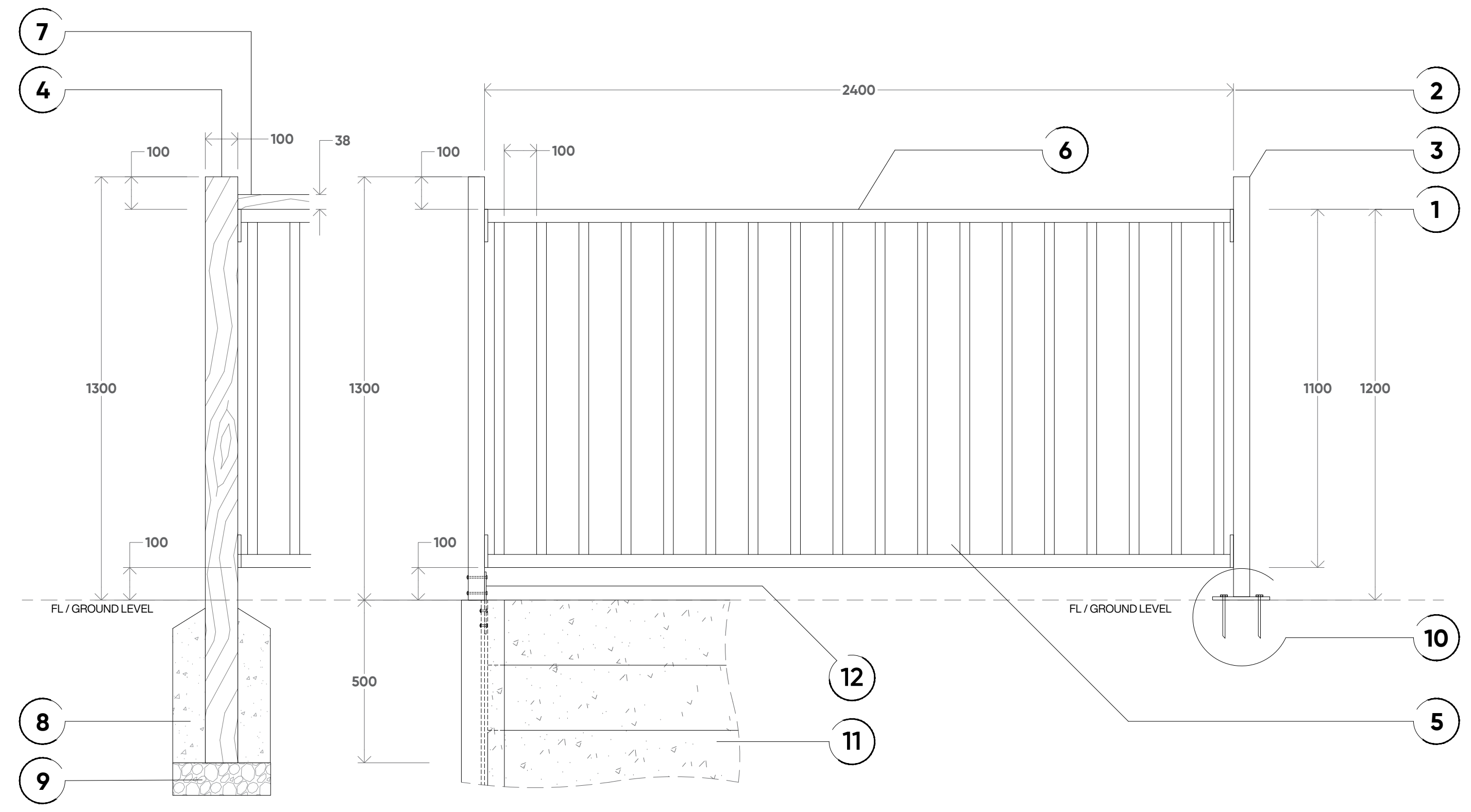
1.0 25 O.D GALVANISED PIPE
2.0 REFER TO STD. DWG. 05-017 FOR DETAILS OF LOCK
3.0 90 O.D GALVANISED PIPE TO BE CONCRETE FILLED
4.0 25MPA CONCRETE FOOTING.

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 INSTALLATION SYSTEMS)

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE - REFER NOTED DIMENSIONS

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

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

GENERAL SPECIFICATIONS

1.0 STANDARD PANEL HEIGHT: 1200MM
2.0 STANDARD PANEL LENGTH: 2400MM (NOMINAL)
3.0 FENCE POSTS (TYPE 01) : 50X50X1.6MM X 1800MM LONG STEEL RHS (AVG 500MM IN-GROUND AND 100MM ABOVE TOP RAIL WHEN GROUND MOUNTED - 1300MM POSTS WHEN FLANGE MOUNTED).
MATERIAL: PRE-GALVANISED STEEL HOLLOW RHS TO AS1450:1983 AND AS1397:2001. WELD TYPE: SILICON BRONZE

4.0 FENCE POSTS (TYPE 02) : 100X100X1800MM HWD DAR.
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.
7.0 100X38MM HARDWOOD CAPPING ACROSS TOP OF POOL FENCE PANEL TO FRAME . SPANS LENGTHS BETWEEN TYPE TYPE 02 POSTS.

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

INSTALLATION

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

AUSTRALIAN STANDARDS (SUMMARY ONLY)

AUSTRALIAN STANDARD AS1926.1
POOL FENCE - HEIGHT: POOL FENCE SHALL BE NOT LESS THAN 1.2M HIGH.
POOL FENCE - NON CLIMBABLE ZONE (NCZ)NON CLIMBABLE ZONE (NCZ) OF 900MM ON THE OUTSIDE OF THE POOL FENCE ALL THE WAY AROUND
POOL FENCE - VERTICAL GAPS: GAPS BETWEEN VERTICAL MEMBERS OF THE FENCE SHALL NOT BE GREATER THAN 100MM, VERTICAL GAPS IN THE FENCE MUST NOT BE MORE THAN 100MM.
POOL FENCE - GAP AT BOTTOM: GAP AT THE BOTTOM OF THE FENCE MUST BE A MAXIMUM OF 100MM.
POOL FENCE - HORIZONTAL CLIMBABLE MEMBERS: HORIZONTAL MEMBERS SHALL NOT BE WITHIN THE 900MM NON CLIMBABLE ZONE (NCZ) (ON THE OUTSIDE OF THE POOL FENCE).

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
DETAIL DRAWINGS 02

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

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

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L23108 - 303

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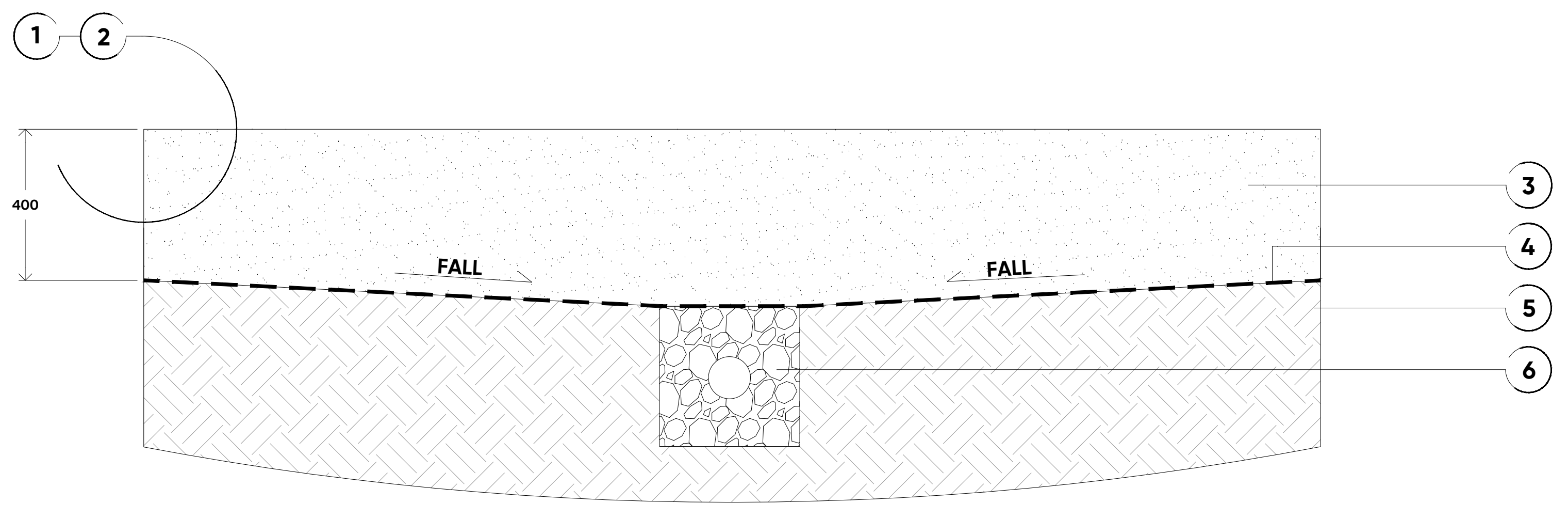
17 OF 20



D08

TYPICAL DETAIL 08 - LOOSE SOFTFALL DRAINAGE

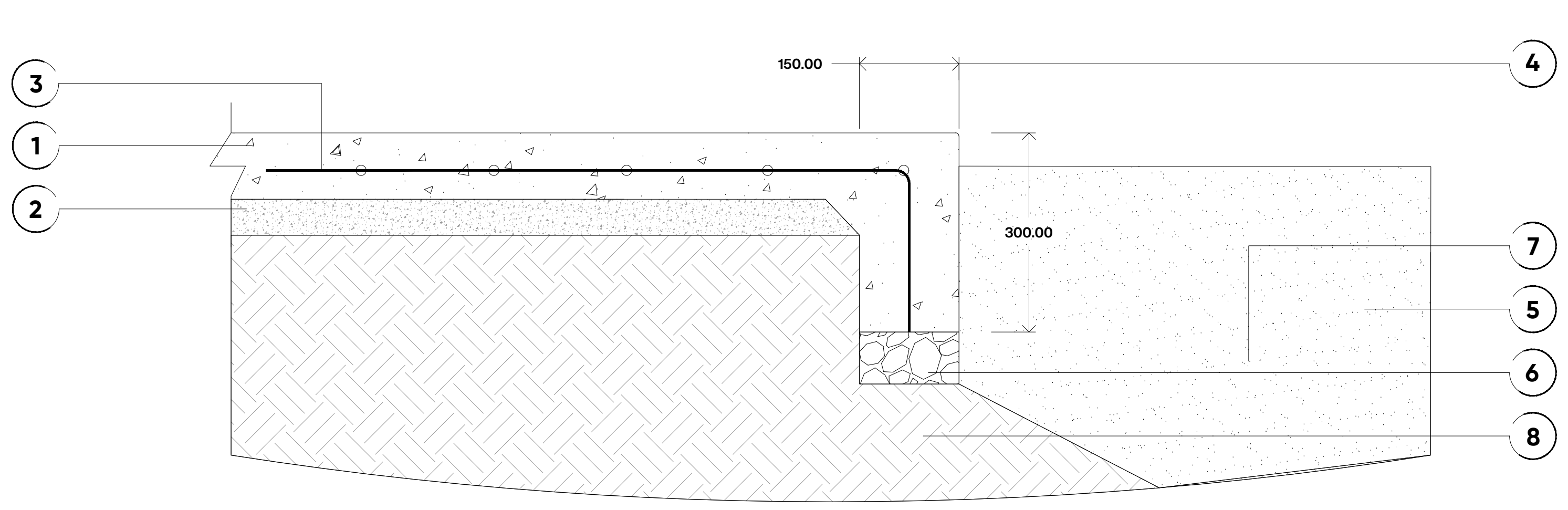
REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE REFER NOTED DIMENSIONS

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

1.0 EDGE TYPE - REFER TO STANDARD DRAWINGS
2.0 ALL EDGES MUST BE LOCATED OUTSIDE OF PLAY EQUIPMENT FALL ZONE.
3.0 LOOSE SOFT FALL SURFACES DEPTH IN ACCORDANCE WITH AS/NZS 4422 : 2016.
4.0 GEOFABRIC FILTER CLOTH BETWEEN GROUND AND LOOSE SOFT FALL.
5.0 COMPACTED SUBGRADE
6.0 25-40MM SIZE GRAVEL DRAINAGE TRENCH 300 X 300MM DEEP WITH 100MM DIA SLOTTED. AGGREGATE PIPE WRAPPED IN FILTER SOCK. WRAP GRAVEL IN APPROVED FILTER FABRIC. STORMWATER CONNECTION FOR DRAINAGE TO ENGINEERS DETAIL

FINISH FLUSH WITH BASE. CONNECT TO STORM WATER SYSTEM OR TO SOAKAGE TRENCH WHERE CONNECTION INTO STOR, WATER SYSTEM IS NOT POSSIBLE. MINIMUM 1:70 FALL REQUIRED ON DRAINAGE TRENCH.



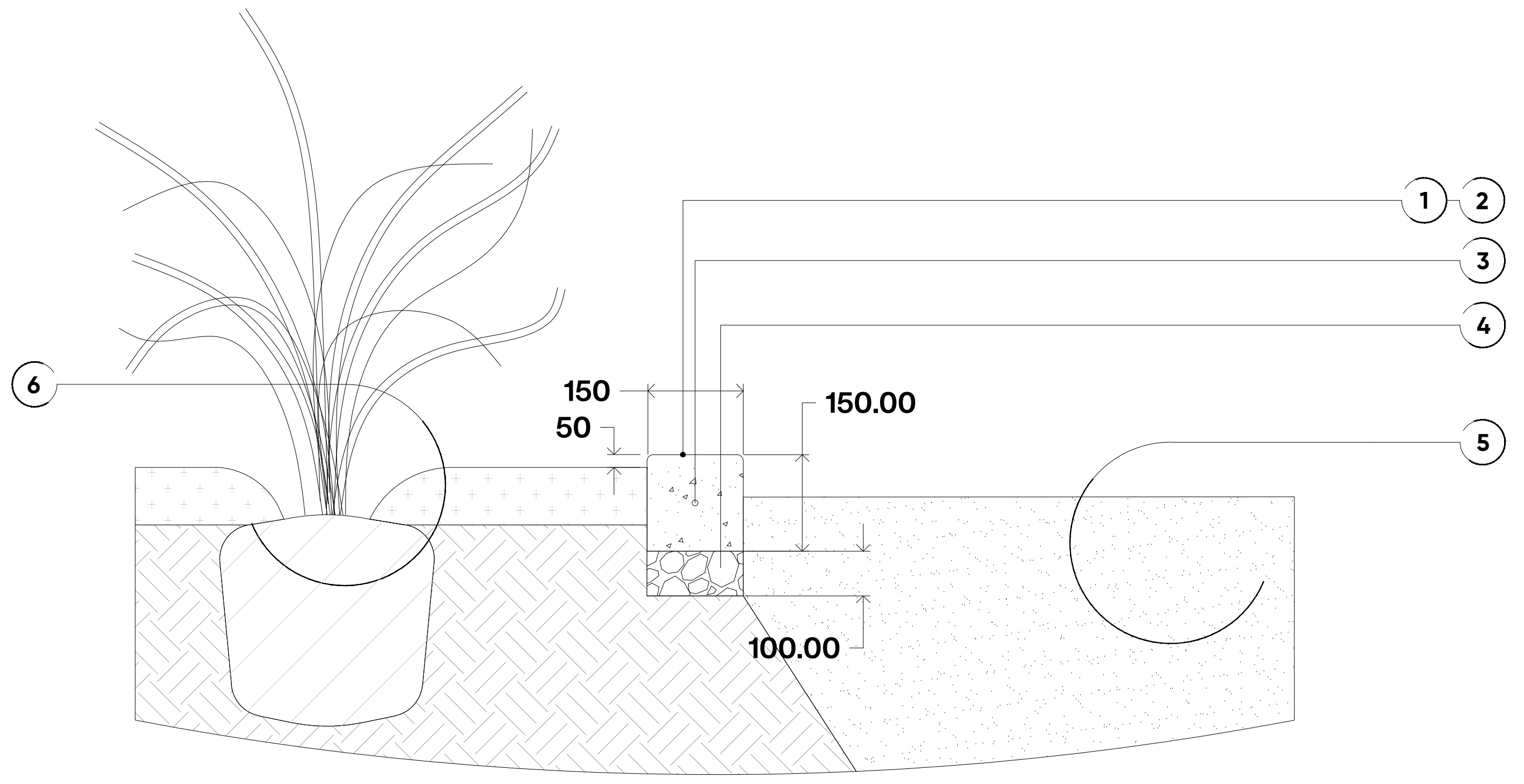
D09

TYPICAL DETAIL 09 - CONCRETE PATHWAY OVER POUR

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE REFER NOTED DIMENSIONS

1.0 100MM THICK 25 MPA REINFORCED CONCRETE FINISH. REFER TO IPWEA STANDARD DETAIL RS - 065 FOR CONCRETE STRENGTH AND JOINTING INTERVALS. SETOUT TO BE PROVIDED PRIOR TO CONSTRUCTION.
2.0 50MM MAIN CLASS 2 COMPACTED CRUSHED ROCK
3.0 F72 MESH CENTRALLY PLACED
4.0 150 X 350MM EDGE BEAM TO PROVIDE EDGE TO LOOSE ZONES.
5.0 LOOSE SOFT FALL SURFACES DEPTH OF LOOSE SOFT FALL IN ACCORDANCE WITH ASNZS 4422 : 2016. FINISH LEVEL 50MM BELOW PATHWAY FL..
6.0 100MM DEEP 20MM SIZE GRAVEL ROADBASE (CBR45).
7.0 EXISTING BEACH SAND LEVEL
8.0 COMPACTED SUBGRADE



D10

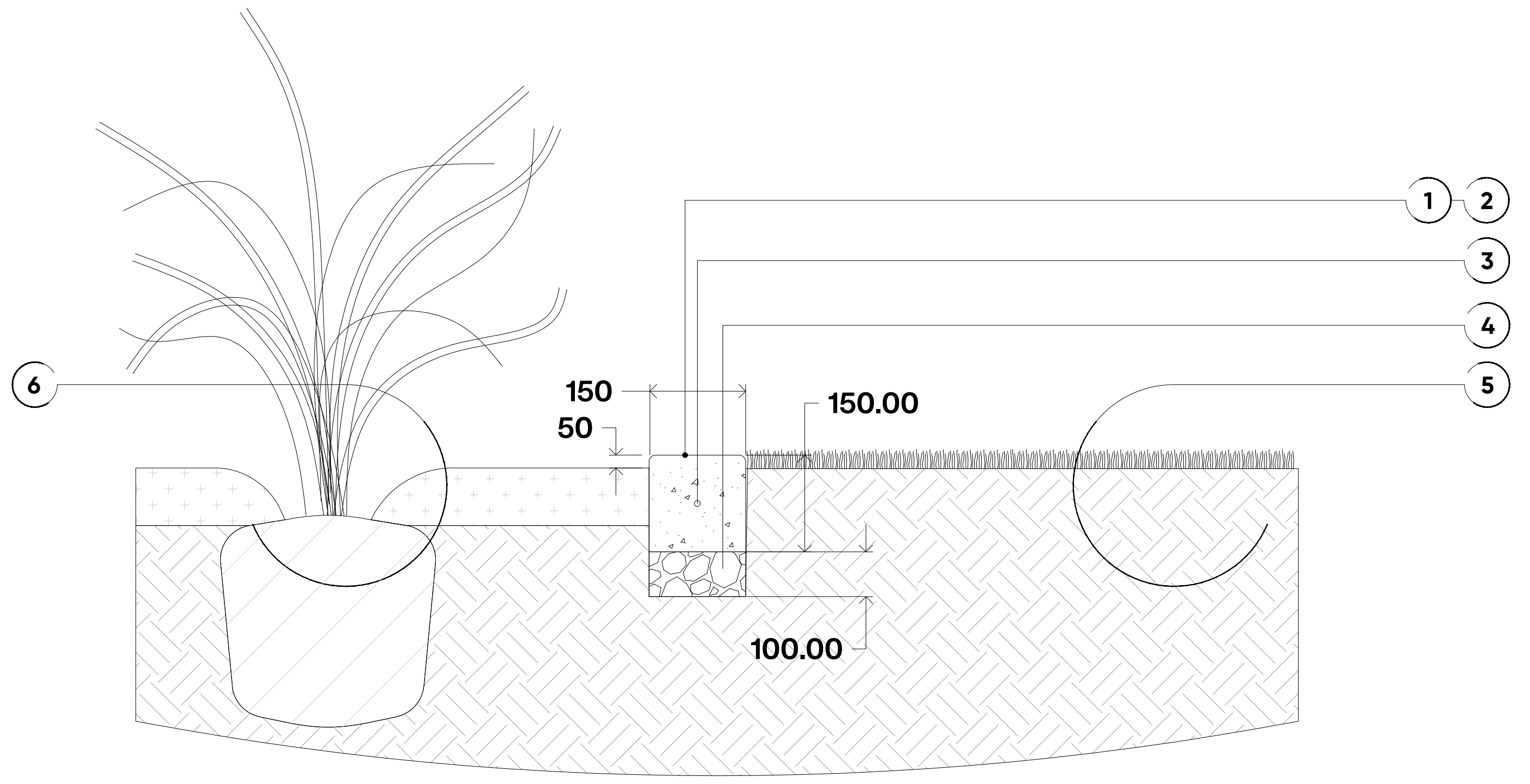
TYPICAL DETAIL 10 - CONCRETE EDGE: PLANTING/LOOSE SOFTFALL

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE REFER NOTED DIMENSIONS

INSTALLATION

1.0 150 X 150MM EXTRUDED CONCRETE EDGE. CONCRETE EDGE MUST BE OUTSIDE OF PLAY EQUIPMENT FALL ZONE.
2.0 10MM RADIUS TO TOP EDGES OF CONCRETE.
3.0 1.N12 BAR CENTRAL.
4.0 100MM DEEP 20MM SIZE GRAVEL ROADBASE (CBR45)
5.0 LOOSE SOFTFALL (MULCH/SAND).
6.0 PLANTING. REFER APPLICABLE DETAIL.



D11

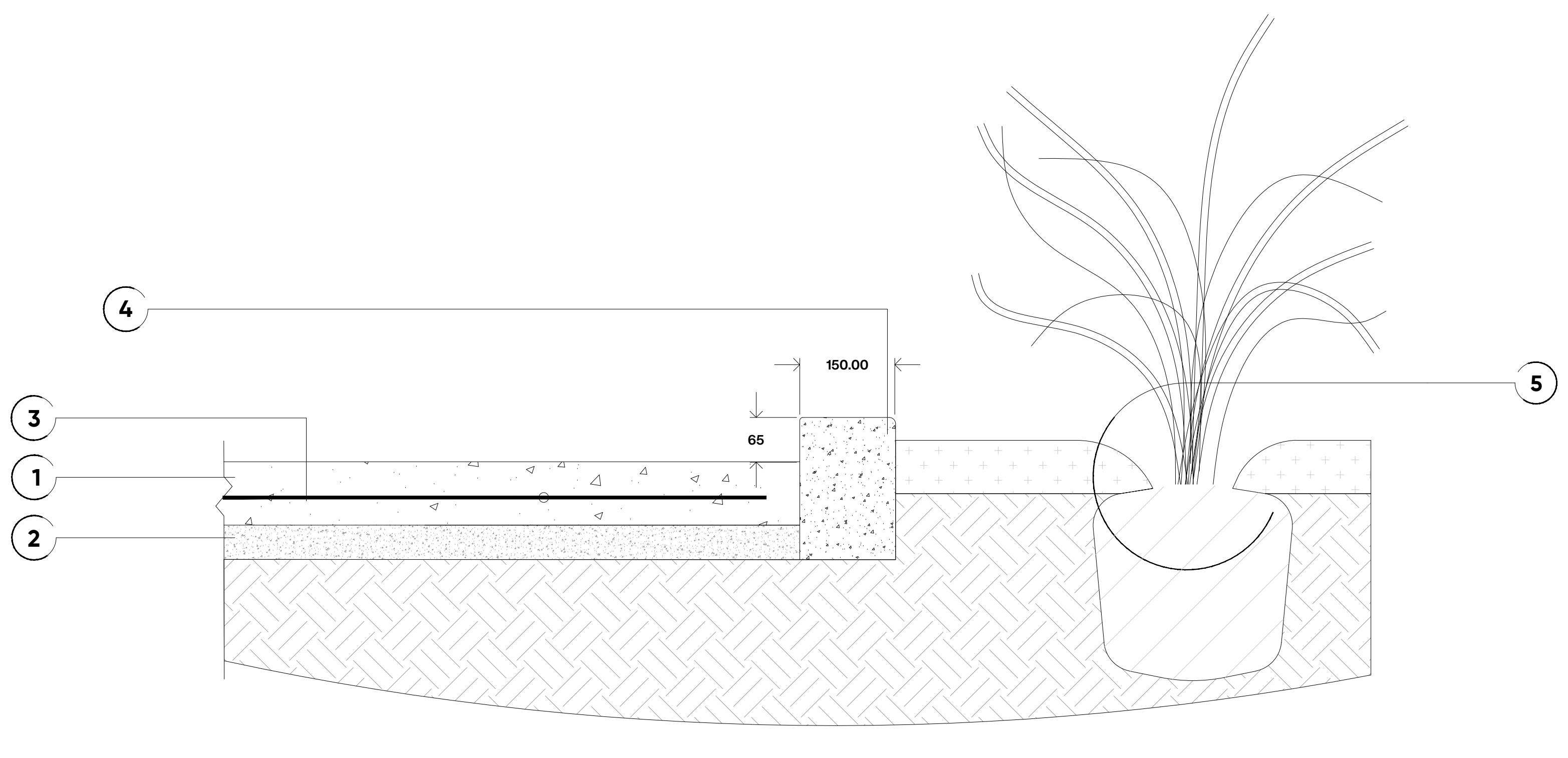
TYPICAL DETAIL 11 - CONCRETE EDGE: PLANTING/TURF INTERFACE

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE REFER NOTED DIMENSIONS

INSTALLATION

1.0 150 X 150MM EXTRUDED CONCRETE EDGE. CONCRETE EDGE MUST BE OUTSIDE OF PLAY EQUIPMENT FALL ZONE.
2.0 10MM RADIUS TO TOP EDGES OF CONCRETE.
3.0 1.N12 BAR CENTRAL.
4.0 100MM DEEP 20MM SIZE GRAVEL ROADBASE (CBR45)
5.0 A-GRADE TURF. REFER APPLICABLE DETAIL.
6.0 PLANTING. REFER APPLICABLE DETAIL.



D12

TYPICAL DETAIL 12 - PATHWAY TO CONCRETE EDGE

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE REFER NOTED DIMENSIONS

1.0 REINFORCED CONCRETE FINISH TO ENGINEERS DETAIL. JOINTING SETOUT TO BE PROVIDED BY ENGINEER PRIOR TO CONSTRUCTION.
2.0 50MM MAIN CLASS 2 COMPACTED CRUSHED ROCK
3.0 F72 MESH CENTRALLY PLACED
4.0 200 X 150MM EXTRUDED CONCRETE EDGE. 10MM RADIUS TO TOP EDGES OF CONCRETE REFER TYPICAL DETAIL EDGE TYPE A CONCRETE EDGE (CoGC 05-904)
5.0 REFER TO TYPICAL PLANTING DETAIL / RELEVANT ADJACENT SURFACE DETAIL.

STRUCTURAL GEOTEXTIKE TO BE INSTALLED BETWEEN SUBGRADE AND LOOSE GRAVELS FOR SEPARATION AND FILTRATION IF TREATMENT FALLS WITHIN THE ROOT ZONES OF EXISTING OR PROPOSED TREES.

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

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L23108 - 304

SHEET NO.
18 OF 20

1.0 BEFORE WE GET GOING

1.1 FAMILIARAISE YOURSELF WITH PLANS, SITE AND SCOPE

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

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

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

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

1.2 FAMILIARAISE YOURSELF EXISTING & PROPOSED SERVICES

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

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

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

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

1.3 FIRE ANTS & MYRTLE RUST

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

1.4 BEST PRACTICE AT ALL TIMES

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

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

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

AGAIN... IF THERE IS ANY DOUBT PLEASE ASK

1.5 KEEP THINGS TIDY

LANDSCAPE CONTRACT TO ENSURE THAT DELIVERY OF AND CONVEYANCE OF MATERIALS (SOILS, EARTH, SAND, GRAVELS, CONCRETE AND LOOSE DEBRIS) THROUGH THE SITE IS DONE SO IN A MANNER THAT WILL PREVENT DROPPING OF MATERIALS ON STREETS, PUBLIC AND PRIVATE AREAS. COVER ALL LOADS TO ENSURE NO LOSS OF LOAD OR DUST. ENSURE THAT THE WHEELS, TRACKS AND BODY SURFACES OF ALL VEHICLES AND PLANT LEAVING THE SITE ARE FREE OF MUD AND THAT MUD IS NOT CARRIED ONTO ADJACENT PAVED STREETS OR OTHER AREAS. A TIDY SITE IS A HAPPY SITE.

1.6 DON'T INHERIT POOR SITE WORKS

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

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

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

1.7 DELIVERY QUALITY WORKS

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

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

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

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

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

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

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

1.8 TESTING

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

2.0 THE WORKS

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

2.1 SETOUT

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

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

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

2.2 SOFTWORKS

SOFTSCAPE WORKS CAN GENERALLY BE SUMMARISED AS COMPRISING THE FOLLOWING:

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

2.3 PLANTING AREAS: INSTALLATION

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

2.3.1 GENERAL PLANTING BED AREAS

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

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

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

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

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

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

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

2.3.2 STREET TREE PLANTING WORKS

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

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

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

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

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

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

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

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

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

2.4 STREET TREE ADDITIONAL REQUIREMENTS

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

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

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

TREE HOLES DO NOT IMPACT ON SERVICES OR OTHER INFRASTRUCTURE

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

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

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

GENERAL ALLOWANCE OF 1 TREE PER LOT.

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

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

2.5 TURF AREAS: INSTALLATION

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

TURF TO BE FREE FROM NUTGRASS OR OTHER NOXIOUS WEEDS OR ANY OTHER MATERIAL DELETERIOUS TO PLANT GROWTH.

DELIVER THE TURF WITHIN 24 HOURS OF CUTTING, AND LAY IT WITHIN 36 HOURS OF CUTTING. PREVENT IT FROM DRYING OUT BETWEEN CUTTING AND LAYING.

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

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

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

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

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

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

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

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

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

2.6 TURF AREAS: INSTALLATION (ARTIFICIAL)

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

2.7 DRAINAGE

THE LANDSCAPE SUBCONTRACTOR IS TO PROVIDE FOR SUFFICIENT SURFACE AND SUB-SURFACE DRAINAGE TO GARDEN AND GRASS AREAS TO ENSURE ADEQUATELY DRAINED SOFT LANDSCAPED AREAS FREE FROM SURFACE PONDING WATER AND HEAVY/ WATERLOGGED SOILS. SURFACE AND SUB-SURFACE DRAINAGE IS TO AID IN THE HEALTHY GROWTH AND CONTINUED THRIVING OF ALL PLANT STOCK AND GRASS AREAS.

COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS TO THE EXTENT THAT THEY ARE RELEVANT AND NOT OVER-RIDDEN BY THE SPECIFICATION.

SURFACE DRAINAGE

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

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

MULCHED GARDEN AREAS	1:40
TURFED AREAS	1:80

3.0 MATERIAL SPECIFICATIONS

3.1 IMPORTED SOILS

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

3.2 IMPROVED SITE SOIL

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

3.3 MULCH

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

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

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

3.4 TURF

OBTAIN TURF FROM A SPECIALIST GROWER OF CULTIVATED TURF.

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

TURF TO BE FREE FROM NUTGRASS OR OTHER NOXIOUS WEEDS OR ANY OTHER MATERIAL DELETERIOUS TO PLANT GROWTH.

DELIVER THE TURF WITHIN 24 HOURS OF CUTTING, AND LAY IT WITHIN 36 HOURS OF CUTTING. PREVENT IT FROM DRYING OUT BETWEEN CUTTING AND LAYING.

3.4.1 ARTIFICIAL TURF

URBAN TURF SOLUTIONS OR SIMILAR APPROVED TO MANUFACTURERS RECOMMENDATION

3.5 PLANTS

PLANT MATERIAL QUALITY SPECIFICATION - NURSERY STOCK

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

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

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

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

ENSURE THAT TRUNKS AND BRANCHES ARE FREE OF DIEBACK, CAVITIES, SUNBURN AND SECRETIONS. TRUNK AND BRANCHES ARE TO BE EVENLY TAPERED AND TEXTURED TYPICAL OF THE SPECIE. PLANT MATERIAL IS TO BE MATURED ENOUGH TO SUPPORT THEMSELVES WITHOUT STAKING. BRANCHES SHOULD BE EVENLY DISTRIBUTED, EXHIBIT A FULL WELL-FORMED CANOPY THAT OCCUPIES A MINIMUM 1/3 OF THE OVERALL CURRENT HEIGHT. SPECIMENS ARE TO BE PREPARED FOR THEIR INTENDED PURPOSE.

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

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

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

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

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

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

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

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

3.6 FERTILISER

PROVIDE PROPRIETARY FERTILISERS, DELIVERED TO THE SITE IN SEALED BAGS MARKED TO SHOW MANUFACTURER OR VENDOR, WEIGHT, FERTILISER TYPE, N:P:K RATIO, RECOMMENDED USES AND APPLICATION RATES. STORE IN A DRY SECURE ENVIRONMENT. APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS (RATE/REAPPLICATION/WATERING).

A. GARDEN BEDS SLOW RELEASE

OSMOCOTE OR SIMILAR APPROVED TO MANUFACTURERS RECOMMENDATION

B. TREE PLANTINGS

OSMOCOTE OR SIMILAR APPROVED TO MANUFACTURERS RECOMMENDATION

C. GRASSING

GROWFORCE 301 OR SIMILAR APPROVED 100KG/HA

3.7 STAKES & TIES

A. STAKES

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

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

STAKE SIZES:

FOR PLANTS > 2.5 M HIGH: THREE 50 X 50 X 2400 MM STAKES PER PLANT.
FOR PLANTS 1 - 2.5 M HIGH: TWO 50 X 50 X 1800 MM STAKES PER PLANT.
FOR PLANTS < 1 M HIGH: ONE 38 X 38 X 1200 MM STAKE PER PLANT.

B. TIES

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

4.0 MAINTENANCE

4.1 CERTIFICATION AND WARRANTIES

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

4.2 GENERAL MAINTENANCE REQUIREMENTS

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

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

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

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

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

D. CARRY OUT ROUTINE MAINTENANCE OPERATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

4.3 MAINTENANCE OF TREE AND PALM STOCK

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

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

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

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

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

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

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

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

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

4.4 MAINTENANCE OF PLANTING AREAS GENERAL

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

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

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

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

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

DUSTING AND SPRAYING

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

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

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

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

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

4.5 GRASS MAINTENANCE

MOWING (GENERAL AREAS)

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

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

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

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

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

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

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

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

4.6 LITTER

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

EXISTING PLANTING AND GRASS

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

4.7 TIMBER WORK

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

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

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

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 01 - PUBLIC
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
LANDSCAPE SPECIFICATIONS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

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

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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

Park/Playground

Broad maintenance management zone: P1 PARK, P2 PLAYGROUND

The park and playground contains hardscape, furniture and play equipment along with portions of feature planting areas. Edge treatments are proposed to delineate property boundaries in accordance with Council standards. All equipment to be installed and maintained in accordance in manufacturers specification and Australian Standard playground safety compliance.

Maintenance Zones	Activity Descriptions	Activity Codes
PARK	**Cleaning 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
	Monitoring & Cleaning of Park Furniture	MCF
	Monitoring of Park Equipment	MPE
	Monitoring of Shade Sails	MSS
	Monitoring of Softfall Surfaces	MSO

Stormwater/WSUD

Broad maintenance management zone: E7 STORMWATER BIO-RETENTION BASIN

These parts of the open space system are occupied by the bioretention basins & detention basins designed by the civil engineers and approved by Logan City Council. Restoration plantings to stormwater treatment basins in accordance with WSUD guidelines. Other embellishments will be limited to edge treatment such as bollards/guardrails and maintenance access gates. All engineering devices/assets (headwalls, pipe work etc) excluded from landscape management zone.

Maintenance Zones	Activity Descriptions	Activity Codes
BIOBASIN & DETENTION AREAS	**Clearing Operations**	
	Clear Drainage Culvert	CDC
	Litter Collection	CLC
	Horticultural Environment	
	Planting of Shrubs and Trees	HAT
	Care of Trees and Shrubs	HCT
	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

Public 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										
Clear Drainage Culvert	CDC	4	Ea	Drainage Culvert	1	1	$34.88	12	$34.88	$418.56
Litter Collection	CLC	4155	m2	Planting	1	2	$34.88	26	$69.76	$1,813.76
Horticultural Environment										
Planting of Shrubs/Trees	HAT	17530	Ea	Tube Stock	1	1	$34.88	12	$34.88	$418.56
Care of Trees/Shrubs	HCT	17530	Ea	Shrubs & Trees	8	2	$34.88	12	$558.08	$6,696.96
Weed Treatment	HWS	4155	m2	Turf & Planting	4	1	$34.88	18	$139.52	$2,511.36
Totals										$11,859.20

*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:

Enviromental Park Maintenance Costs

STREETSCAPE 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										
Litter Collection	CLC	4863	m2	Planting	4	1	$34.88	26	$139.52	$3,627.52
Horticultural Environment										
Planting of Shrubs/Trees	HAT	2803	Ea	Rehabilitation Zone Tube Stock	8	1	$34.88	12	$279.04	$3,348.48
Care of Trees/Shrubs	HCT	2803	Ea	Rehabilitation Zone Tube Stock	8	1	$34.88	12	$279.04	$3,348.48
Native Bushland Maintenance	HNB	4863	m2	Rehabilitation Zone Tube Stock	1	1	$34.88	12	$34.88	$418.56
Weed Treatment	HWS	4863	m2	Planting	2	1	$34.88	18	$69.76	$837.12
Totals										$11,580.16

*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:

Streetscape and Park 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	400	m2	Wall Face	8	1	$34.88	12	$279.04	$3,348.48
Litter Collection	CLC	5009	m2	Turf	4	1	$34.88	26	$139.52	$3,627.52
Litter Collection	CLC	921	m2	Planting	4	2	$34.88	26	$279.04	$7,255.04
Horticultural Environment										
Planting of Shrubs/Trees	HAT	998	Ea	Tube Stock/Ground Covers	2	2	$34.88	12	$139.52	$1,674.24
Planting of Shrubs/Trees	HAT	84	Ea	Street Trees & Feature Trees	2	2	$34.88	12	$139.52	$1,674.24
Care of Trees/Shrubs	HCT	932	Ea	Street Trees & Feature Trees	8	2	$34.88	12	$558.08	$6,696.96
Care of Verge Grass/Turf	HGT	5009	m2	Turf Areas	8	1	$34.88	18	$500.90	$9,016.20
Mowing of Verge Grass/Turf	HMO	5009	m2	Turf Areas						
Garden Maintenance	HGM	921	m2	Planting	4	1	$34.88	12	$139.52	$1,674.24
Weed Treatment	HWS	5930	m2	Turf & Planting	4	1	$34.88	18	$139.52	$2,511.36
Building Environment										
Fence and Bollard Maintenance	BFH	228	Ea	Bollards	5	2	$34.88	2	$348.80	$697.60
Park										
Monitoring & cleaning of park furniture/BBQs (as per manufactuer's guidelines)	MCF	4	Ea	Park	1	1	$34.88	12	$34.88	$418.56
Monitoring of park equipment (as per manufactuer's guidelines & Australian Standards)	MPE	7	Ea	Park	2	2	$34.88	4	$139.52	$558.08
Monitoring of shade sails (as per manufactuer's guidelines & Australian Standards)	MSS	2	Ea	Park	1	2	$34.88	4	$69.76	$279.04
Monitoring of softfall surfaces	MSO	224	m2	Park	2	1	$34.88	4	$69.76	$279.04
Totals										$38,175.88

*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:

Annual Streetscape Maintenance Monitoring Timeline

ROUTINE MAINTENANCE	√	ANNUAL TIMELINE																																															
ROUTINE INSPECTION & REACTIVE MAINTENANCE	X	JAN				FEB				MAR				APR				MAY				JUN				JUL				AUG				SEP				OCT				NOV				DEC			
Activity Descriptions	Activity Codes	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Cleaning Operations																																																	
Clear Drainage Culvert	CGR	X				X				X				X				X				X				X				X				X				X				X				X			
Graffiti Removal	CGR	X				X				X				X				X				X				X				X				X				X				X				X			
Litter Collection	CLC	√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√		√	
Horticultural Environment																																																	
Planting of Shrubs and Trees	HAT	X				X				X				X				X				X				X				X				X				X				X				X			
Care of Trees and Shrubs	HCT	√				√				√				√				√				√				√				√				√				√				√				√			
Care of Verge Grass/Turf	HGT	√				√				√				√				√				√				√				√				√				√				√				√			
Mowing of Verge Grass/Turf	HMO	√		√		√		√		√		√		√				√				√				√				√				√				√		√		√		√		√		√	
Care of Detention Grass/Turf	HGT	√				√				√				√				√				√				√				√				√				√				√				√			
Mowing of Detention Grass/Turf	HMO	√				√				√				√				√				√				√				√				√				√				√				√			
Garden Mainenance & Weed Treatment	HWS	√		√		√		√		√		√		√				√				√				√				√				√				√		√		√		√		√		√	
Building Environment																																																	
Fence and Bollard Maintenance	BFH	X				X				X				X				X				X				X				X				X				X				X				X			

PROJECT TITLE

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

DRAWING TITLE
MAINTENANCE MANAGEMENT COSTING

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
C	STAGE 01: FOR APPROVAL	01.02.2024	SS	SS	EP	JB
B	STAGE 01: DRAFT	09.11.2023	SS	SS	EP	JB
A	PRELIMINARY ISSUE	18.10.2023	SS	SS	EP	JB

ISSUE: FOR APPROVAL
CLIENT: HB LAND PTY LTD
BASE PROVIDED BY: MORTONS URBAN SOLUTIONS
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Landscape Architecture

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