

SCOPE OF WORKS.....

THE SCOPE OF LANDSCAPE WORKS INCLUDES THE REMOVAL OF ANY EXISTING VEGETATION IF INDICATED AS WELL AS THE PREPARATION AND CULTIVATION OF SUBGRADES PRIOR TO TOPSOILING, FINE GRADING AFTER BULK OR MINOR EXCAVATION WORKS, THE SUPPLY AND INSTALLATION OF TOPSOILS, MULCH AND THE INSTALLATION AND MAINTENANCE (THROUGHOUT THE CONSOLIDATION AND MAINTENANCE PERIOD) OF ALL PLANT MATERIAL AND TURFED AREAS.

HARDSCAPE WORKS WILL INCLUDE BUT NOT BE LIMITED TO THE SUPPLY AND CONSTRUCTION OF RETAINING WALLS, PEDESTRIAN PATHWAYS, PAVING/TILING, PLANTER BOXES AND TIMBER DECKING IF AND WHERE INDICATED.

STRIPING & STOCKPILING OF TOPSOIL
PRIOR TO COMMENCEMENT OF EXCAVATION, STRIP TOPSOIL WITHIN THE LIMITS OF EARTHWORKS TO PROVIDE FOR LATER REUSE AS SPECIFIED. ENSURE ALL TOPSOIL IS REMOVED FROM AREAS TO BE COVERED BY PAVING AND STRUCTURES. ALSO STRIP TOPSOIL FROM THE LIMITS OF CLEARING FOR ANY UNDERGROUND SERVICES BEYOND THE LIMITS OF EXCAVATION. UNLESS OTHERWISE DIRECTED, THE DEPTH OF STRIPPING SHALL BE TO THE BOTTOM OF ANY EXISTING ROOTZONE. AVOID CONTAMINATION BY ANY OTHER MATERIAL.

SUBGRADE PREPARATION
ALL BULK EARTHWORKS AND ROUGH FORMING OF THE SUBGRADE TO THE UNDERSIDE OF THE TOPSOIL SHALL BE DONE BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL TRIMMING OF THE SUBGRADE TO ACHIEVE THE REQUIRED DEPTH FOR TURF AND SHRUB BEDS BELOW THE FINISHED SURFACE SURFACE LEVELS. PREPARE THE SUBGRADE PRIOR TO THE SPREADING OF TOPSOIL AS SPECIFIED BELOW AND ALLOW FOR CLEARING AND REMOVAL OF STONES AND BUILDING DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION. TRIM ALL SURFACES TO SPECIFIED SHAPE AFTER CULTIVATION.

1. TURF AREAS - CULTIVATE AREAS TO BE TURFED SO THAT THE SURFACE SOIL CAN BE WORKED FREELY TO A MINIMUM DEPTH OF 150MM AND TO CORRECT DRAINAGE POINTS (INSTALLED BY OTHERS). REMOVE ANY PERENNIAL WEEDS AND RUBBISH FROM THE SURFACE AFTER CULTIVATION.

2. PLANTING AREAS - EXCAVATE AND REMOVE CLAY SUBSOIL, BUILDER'S DEBRIS (PARTICULARLY CONCRETE/CEMENT) AND OTHER DELETERIOUS MATERIAL FROM THE PLANTING BED TO A MINIMUM DEPTH OF 300MM BELOW THE FINISHED SURFACE LEVEL OF TOPSOIL UNLESS OTHERWISE SPECIFIED. SHAPE THE SUBGRADE TO FALL TO ALL SUBSOIL DRAINS AS PREVIOUSLY MENTIONED. PRIOR TO BACKFILLING, ENSURE THE BASE OF PLANTING BEDS ARE 'BROKEN UP' TO A MINIMUM DEPTH OF 150MM AND SUPPLY AND SPREAD 'CLAY BREAKING' SOIL ADDITIVES IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

TOPSOIL
SOIL TEXTURES (ACCEPTABLE PH IN THE RANGE OF 6.0 - 7.0)

WHERE DETAILED, TREAT AREAS TO BE LANDSCAPED WITH A SUITABLE HERBICIDE PRIOR TO COMMENCING ANY OTHER TREATMENT. PRIOR TO SPREADING TOPSOIL, THE AREA IS TO BE INSPECTED AND APPROVED BY THE SUPERVISING LANDSCAPE CONTRACTOR.

THE TEXTURE OF ANY IMPORTED SANDY LOAM TOPSOIL SHALL BE LIGHT TO MEDIUM (CAPABLE OF BEING HANDLED WHEN MOIST) BUT LACKING COHESION SO THAT IT WILL FALL APART WHEN DRY.

ALL IMPORTED SOILS, BOTH TURF AND GARDEN, SHALL BE FREE OF WEEDS (PARTICULARLY NUTGRASS). ANY SOIL CONTAINING A HIGH LEVEL OF SALTS, HIGH LEVELS OF CLAY PARTICLES, LOW LEVELS OF CARBON OR ANY OTHER EXTREMES WHICH MAY BE CONSIDERED HAZARDOUS OR TOXIC WILL BE REJECTED PRIOR TO PLACEMENT. SOILS WITH NUTRITIONAL OR TRACE ELEMENT DEFICIENCIES MAY BE ACCEPTED BUT SHALL BE AMENDED WITH THE USE OF SUITABLE SOIL ADDITIVES SUCH AS COMPOST. SOILS NOT CONFORMING TO SUITABLE PARTICLE SIZE DISTRIBUTION OR CONTAINING ANY OF THE AFORE-MENTIONED PROBLEMS MUST BE REJECTED. ANY COSTS INCURRED BY THE REJECTION OF SOILS SHALL BE NEGOTIATED BETWEEN THE LANDSCAPE CONTRACTOR AND THE LANDSCAPE MATERIALS SUPPLIER.

THE USE OF WATER RETENTION PRODUCTS IS HIGHLY ADVISED AND SHOULD BE MIXED INTO ANY IMPORTED SOILS PRIOR TO PLACEMENT. SUCH PRODUCTS SHALL BE UTILISED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

ALL FINISHED SOIL SURFACING, INCLUDING MOUNDING WHERE INDICATED, SHALL BE SMOOTH AND FREE OF DEBRIS IN PREPARATION FOR TURFING OR PLANTING. ALL TURF AND PLANTING AREAS SHALL BE LIGHTLY COMPACTED TO 85% MMDD UNLESS OTHERWISE SPECIFIED.

THE FINISHED SURFACE LEVEL OF TOPSOIL IN TURF AREAS SHALL FINISH AT A SURFACE LEVEL THAT ACCOMMODATES TURF SOD THICKNESS ALLOWING A FLUSH FINISH WITH ADJACENT HARDSTAND SURFACES. THE FINISHED SURFACE LEVEL OF SOILS FOR SHRUB BEDS SHALL FINISH. WHEN THE SPECIFIED DEPTH OF MULCH IS PLACED AND SPREAD, 25MM BELOW ADJACENT HARDSTAND FINISHES AND TURF SODS.

DRAINAGE
ALL SUBSOIL DRAINAGE OR SURFACE DRAINAGE IS TO BE INSTALLED AS PER THE ENGINEER'S DETAIL AND SPECIFICATION. A LICENCED PLUMBER OR DRAINER SHOULD BE CONTRACTED UNLESS THE LANDSCAPE CONTRACTOR HOLDS RELEVANT AND CURRENT LICENCING TO INSTALL DRAINAGE.

MULCH
SUPPLY AND PLACE A HIGH QUALITY GARDEN MULCH TO ALL GARDEN BED AREAS AS INDICATED. ALL MULCHING SHALL BE TO A MINIMUM DEPTH OF 75MM AND BE FREE OF ANY FOREIGN MATTER. MULCH MUST BE REMOVED FROM AROUND THE STEMS OF PLANT SPECIES AND TREES IN SHRUB BEDS TO AVOID COLLAR ROT AND IS TO BE SPREAD TO AN EVEN FINISH OF 25MM BELOW ADJACENT HARDSTAND SURFACE OR TURF. SUITABLE MULCHES INCLUDE: GRADED HOOP PINE, BARK FINES OR CYPRESS PINE UNLESS OTHERWISE INDICATED. THE USE OF WEED MATTING IS FORBIDDEN AS IT STIFLES AIR CIRCULATION WITHIN THE SOIL STRUCTURE RESULTING IN POOR PLANT HEALTH AND COMPACTION.

TURF
SUPPLY AND PLACE SELECTED A GRADE QUALITY TURF. WHWRE SYNTHETIC TURF HAS BEEN SPECIFIED, INSTALLATION WILL BE AS PER MANUFACTURER'S SPECIFICATION.

THE LAYING OF TURF SODS SHOULD BE COMPLETED WITHIN 24 HOURS OF TURF BEING 'CUT' FROM THE TURF SUPPLIER. LAYING PROCEDURES SHOULD BE AS FOLLOWS:
MOISTEN PREPARED SURFACE BEFORE PLACEMENT OF SODS. LAY A HEADER COURSE AROUND THE PERIMETER OF THE AREA BEING TURFED THEN LAY WITH STAGGERED JOINTS CLOSELY BUTTED TOGETHER. ONCE FULLY LAID, MOISTEN TURF SURFACE AND ROLL TO ASSIST IN BOTH SOD COHESION WITH UNDERTURF SOILS AND TO PROVIDE A LEVEL LAWN. NEATLY TRIM SODS TO ALL EDGE PROFILES AND TOPDRESS ANY AREAS WHERE GAPS MAY BE PRESENT. PROTECT NEW TURF FROM VEHICULAR OR PEDESTRIAN TRAFFIC UNTIL TURF HAS LAID ROOTS AND BECOME ESTABLISHED (APPROX. 2 WEEKS).

AFTER 2 WEEKS OF ESTABLISHMENT, REPLACE ANY SODS THAT HAVE NOT 'TAKEN'. THE FIRST CUT AND SUBSEQUENT MOWING DURING THE CONSOLIDATION AND MAINTENANCE PERIOD SHALL BE CARRIED OUT IN REGULAR INTERVALS AT A MOWING HEIGHT RANGE OF NO LESS THAN 25MM - 35MM.

PLANTING
1. SUPPLY OF PLANT MATERIAL - WHERE PLANTS ARE SPECIFIED TO BE SUPPLIED, PLACE ORDER WITHIN 30 DAYS OF NOTICE OF ACCEPTANCE OF TENDER FOR THE REQUIRED PLANT MATERIALS ACCORDING TO THE SPECIES, VARIETIES, SIZES AND QUANTITIES AS LISTED IN THE PROPOSED PLANT SCHEDULE. IN THE EVENT OF PROPOSED PLANT SPECIES NOT BEING AVAILABLE AT TIME OF ORDERING, PLEASE CONTACT STUDIO8 TO ADVISE OF EITHER A PROPOSED SPECIES SUBSTITUTION OR CONTAINER SIZE VARIATION. SUBSTITUTIONS OF SPECIES WILL NOT BE PERMITTED IN CASES WHERE THE LANDSCAPE CONTRACTOR HAS NOT COMPLIED WITH THE ABOVE REQUIREMENTS.

2. INSPECTION - ALL PLANT MATERIAL SHALL BE AVAILABLE FOR INSPECTION BY STUDIO8 AT ANY REASONABLE TIME. PLANTS SHALL BE WELL-GROWN, EITHER SUN OR SHADE TOLERANT AS PER THE PLANTING AREA REQUIRES. NOT ROOTBALLED AND BE FREE OF ALL PEST AND DISEASES.

3. PLANTING - FOR INDIVIDUAL OR MASS PLANTING, INDIVIDUAL HOLES SHALL BE EXCAVATED TO A SIZE THAT ALLOWS 100MM BACKFILLING OF ORGANIC BASED SOILS AROUND THE ROOT SYSTEM FOR SHRUBS, GRASSES AND GROUNDCOVERS AND 300MM FOR SEMI-MATURE AND MATURE TREES AND PALMS. PLANTS SHALL BE PLACED IN THE CENTRE OF THE HOLE AND SET PLUMB. AT SUCH A LEVEL THAT AFTER SETTLING AND FIRING, A NORMAL AND NATURAL RELATIONSHIP OF THE PLANT WITH THE GROUND SURFACE IS ACHIEVED. PLANT ROOT SYSTEMS MUST BE MOIST AT THE TIME OF REMOVAL FROM THE CONTAINERS. MOISTENING OF THE EXCAVATED HOLE PRIOR TO PLANT PLACEMENT WILL ALSO ASSIST IN AVOIDING MOISTURE WITHDRAWAL FROM THE PLANT SPECIMEN FROM SURROUNDING 'DRYER' SOILS.

4. FERTILISING - OVER-FERTILISATION OF NEW PLANT SPECIES IS DETRIMENTAL TO THE HEALTHY ESTABLISHMENT OF THE PLANT. PLANT SPECIES PURCHASED FROM CREDIBLE PLANT SUPPLIERS WILL CONTAIN ADEQUATE SLOW RELEASE FERTILISERS AND THEREFORE ADDITIONAL FERTILISING WILL NOT BE REQUIRED AT TIME OF PLANTING. HOWEVER, A SLOW RELEASE BALANCED FERTILISER WILL BE REQUIRED BEFORE THE EXPIRATION OF THE CONSOLIDATION AND MAINTENANCE PERIOD. SUCH FERTILISERS SHALL BE ADMINISTERED ACCORDING TO THE NUTRITIONAL NEEDS OF THE PLANT SPECIMEN EG. 60G FOR SHRUBS AND GROUNDCOVERS AND 300G FOR SEMI AND MATURE TREE SPECIES. FOR PLANT SPECIES REQUIRING A PARTICULAR TYPE OF FERTILISER EG. LOW PHOSPHORUS TYPES FOR NATIVE PLANT SPECIES, SUCH FERTILISER SUPPLY AND DISTRIBUTION OVER-RIDES THE USE OF 'GENERAL' BALANCED NPK TYPES.

IRRIGATION
ENSURE THAT ALL PLANT SPECIES AND TURFED AREAS RECEIVE AN ADEQUATE AMOUNT OF WATER IMMEDIATELY AFTER PLACEMENT AND AT SUCH TIMES DURING THE CONTRACT PERIOD TO ENSURE A HEALTHY ESTABLISHMENT FREE OF WATER STRESS.

A FULLY AUTOMATED IRRIGATION SYSTEM IS HIGHLY RECOMMENDED WITH WATER BEING DRAWN FROM ON-SITE WATER TANKS IF AVAILABLE IN PREFERENCE TO COUNCIL'S POTABLE WATER SUPPLY. A TESTABLE BACKFLOW DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND COUNCIL'S REQUIREMENTS.

WHERE FREESTANDING PLANTERS OR PLANTERBOXES HAVE BEEN SPECIFIED, INSTALLATION OF A DRIP IRRIGATION SYSTEM IS REQUIRED.

CONSOLIDATION AND MAINTENANCE PERIOD
THE LANDSCAPE CONTRACTOR SHALL CONSOLIDATE AND MAINTAIN THE LANDSCAPE FOR A PERIOD OF 12 WEEKS FROM THE DATE OF PRACTICAL COMPLETION. DURING THIS PERIOD THE CONTRACTOR SHALL MAKE GOOD ALL DEFECTS, BOTH HARDSCAPE AND SOFTSCAPE, WHICH MAY OCCUR. ESTABLISHMENT AND MAINTENANCE SHALL INCLUDE THE CARE AND MAINTENANCE OF THE LANDSCAPED AND TURFED AREAS BY ACCEPTED HORTICULTURAL BEST PRACTICES BY FORMALLY QUALIFIED AND COMPETENT STAFF.

THIS SHALL INCLUDE BUT NOT BE LIMITED TO:
REPLACEMENT OF FAILED PLANT/TURF SPECIES, GENERAL WATERING, TURF AND GARDEN FERTILISING, WEED AND DISEASE CONTROL, LITTER AND DEBRIS REMOVAL, TOPDRESSING OF TURFED AREAS, LAWN MAINTENANCE (MOWING/EDGING/WEED & PEST CONTROL), ADDITIONAL SOILS ADDED WHERE SUBSIDENCE HAS OCCURRED, PRUNING/HEDGE ESTABLISHMENT, STAKING/GUYING TREE SPECIES WHERE REQUIRED, SCHEDULED IRRIGATION SYSTEM TESTING AND REPAIRS AS/IF REQUIRED AND REPAIR OF HARDSCAPE ELEMENTS AS/IF REQUIRED.

LOSS OF PLANT/TURF SPECIES NOT DIRECTLY CAUSED BY THE LANDSCAPE CONTRACTOR (OR STAFF) OR VANDALISM OF ANY ASPECT OF THE LANDSCAPE INCLUDING HARDSCAPE ELEMENTS BY 'OTHER' ONSITE CONTRACTORS OR THE PUBLIC SHALL NOT BE COVERED UNDER THE CONSOLIDATION AND MAINTENANCE CONTRACT. SUCH ISSUES WILL NEED TO BE REPORTED TO THE CLIENT OR AGENT AND A SUITABLE COURSE OF ACTION TAKEN.

AUSTRALIAN STANDARDS
- ALL EXISTING TREES SHOWN TO BE TO BE RETAINED SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4970:2009 PROTECTION OF TREES ON DEVELOPMENT SITES
- MULCH TO BE IN ACCORDANCE WITH AS4454:2012 COMPOSTS, SOIL CONDITIONERS & MULCHES
- TURF SPECIES (INCLUDING VERGE TURF REPLACEMENT IF DAMAGE OCCURS TO BE IN ACCORDANCE WITH AS 5181:2017 USE AND INSTALLATION OF TURF AS AN EROSION, NUTRIENT AND SEDIMENT CONTROL MEASURE

14 EASTRIDGE STREET STAPYLTON
OPERATIONAL WORKS - LANDSCAPE

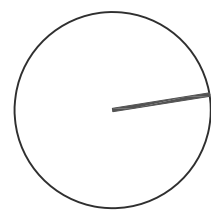
PROPOSED INDUSTRIAL DEVELOPMENT
14 EASTRIDGE STREET STAPYLTON Q - LOT 114 ON SP316137

DATE	DWG NO.	ISSUE	SHEET	DESIGNER
09.04.2024	S8-1508LD	C	1	JAMIE SPEEDING

DIP: HORTICULTURE - DIP: MANAGEMENT

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14 EASTRIDGE STREET STAPYLTON

OPERATIONAL WORKS - PLANTING PLAN

PROPOSED INDUSTRIAL DEVELOPMENT

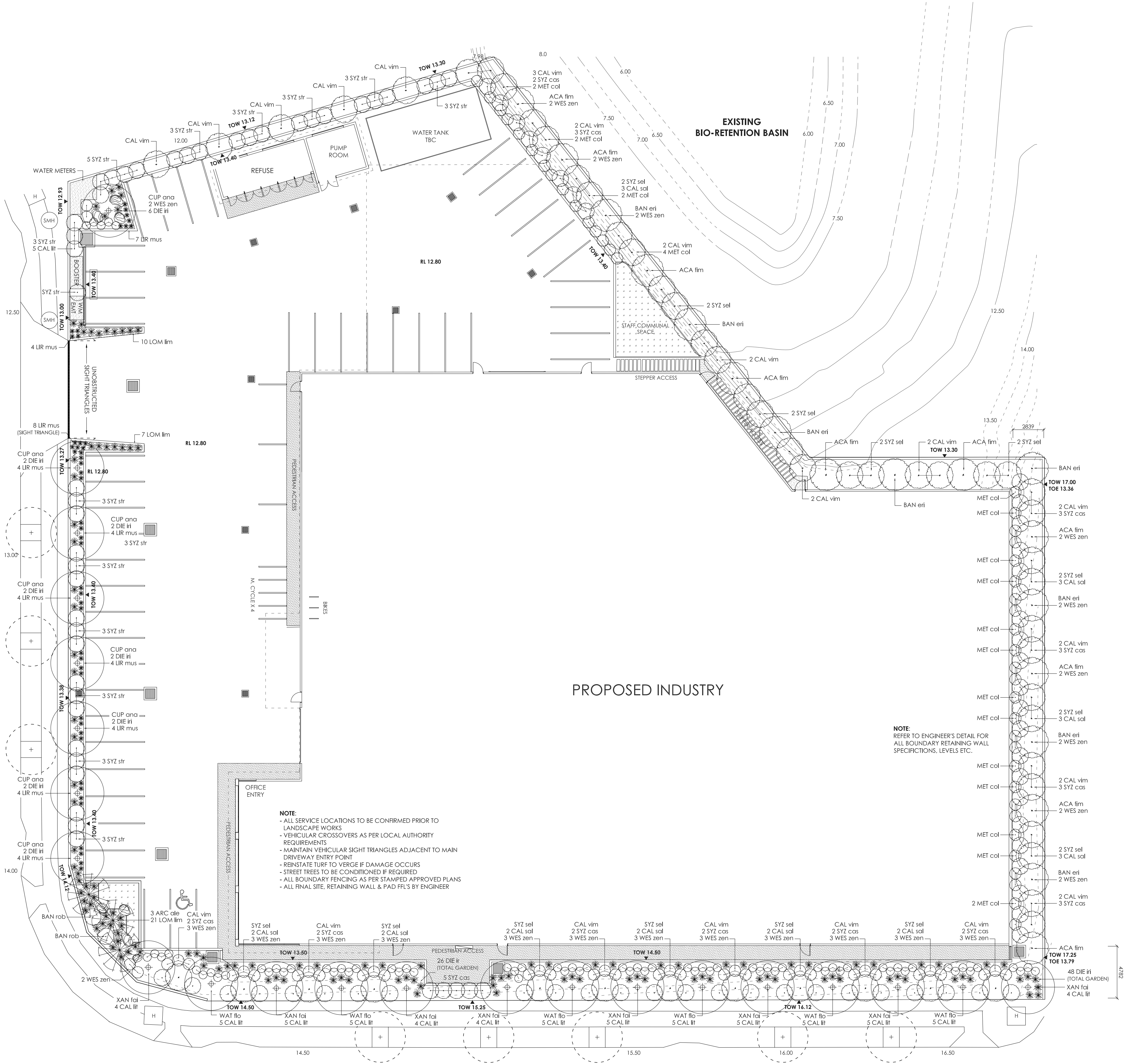
14 EASTRIDGE STREET STAPYLTON Q - LOT 114 ON SP316137

DATE 09.04.2024 DWG NO. S8-1508LD ISSUE C SHEET 2 SCALE 1:200 @ A1 DESIGNER JAMIE SPEEDING
DIP: HORTICULTURE - DIP: MANAGEMENT

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EASTRIDGE STREET

EMERI STREET



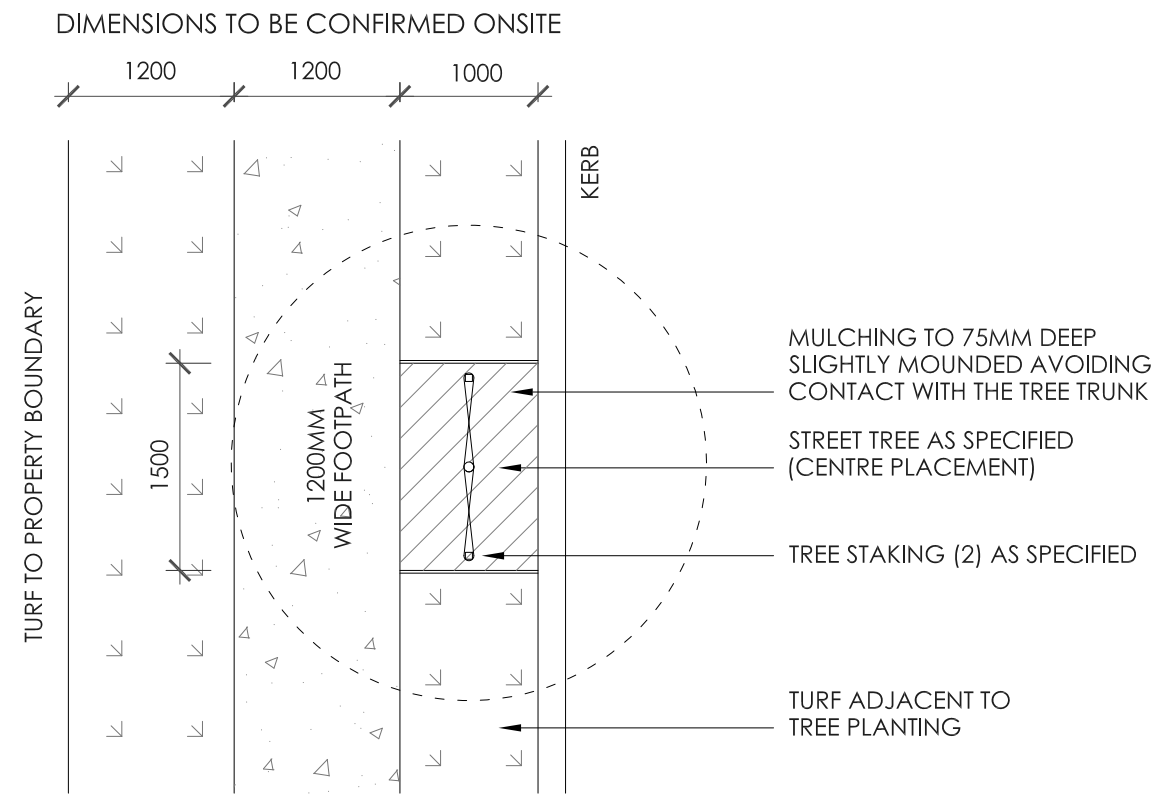
SYMBOL KEY

INDICATES TREE SPECIES	+	INDICATES SELECTED CONCRETE	[Pattern]
PROPOSED STREET TREE	+	INDICATES SELECTED TURF	[Pattern]
INDICATES PALM SPECIES	[Symbol]	INDICATES SELECTED EDGING	[Symbol]
INDICATES SHRUB SPECIES	[Symbol]	INDICATES FEATURE BOULDERS (OPTIONAL LANDSCAPE FEATURE)	[Symbol]
INDICATES GRASS SPECIES	[Symbol]		

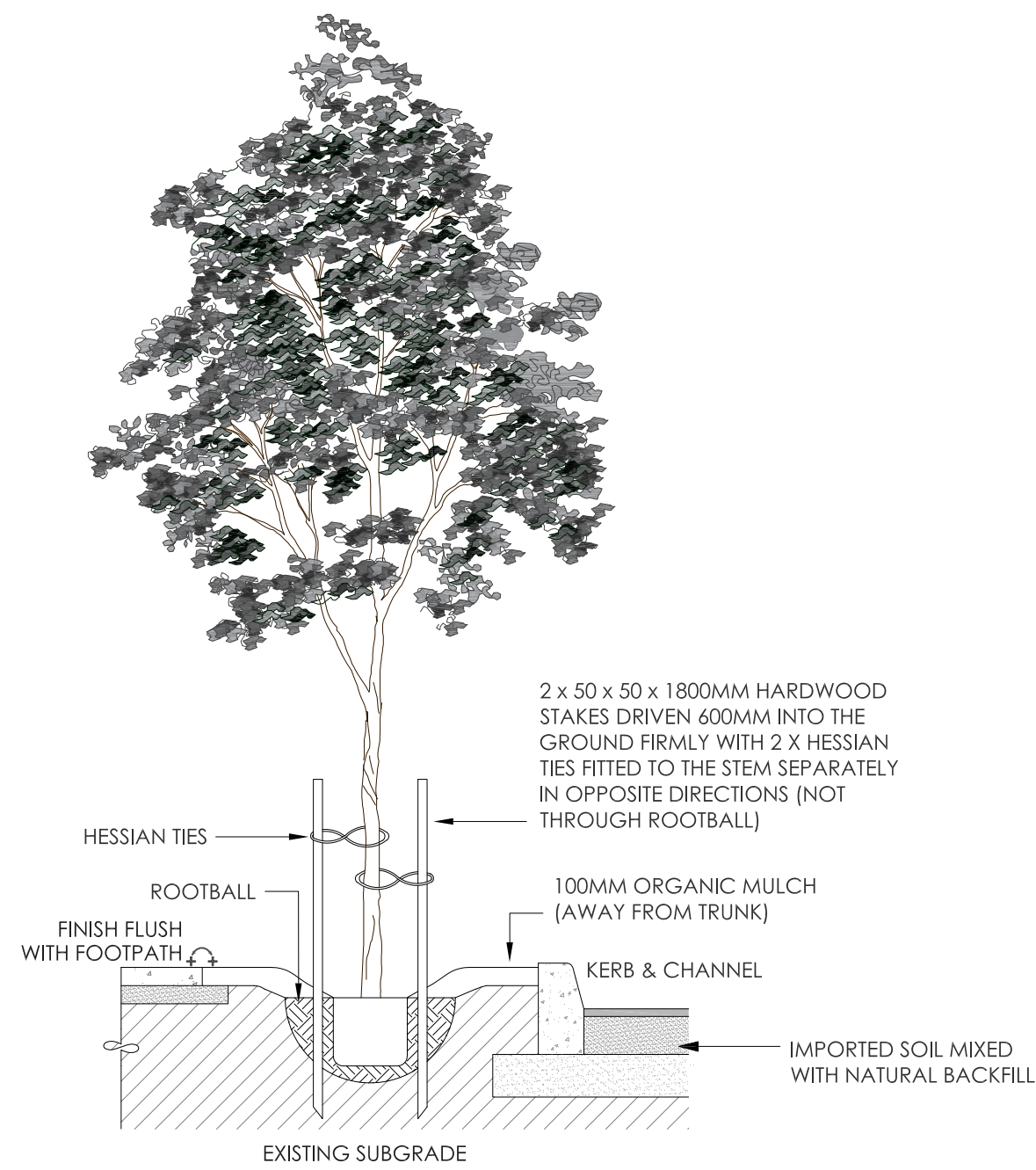
PROPOSED PLANT SCHEDULE

	CODE	SPECIES	COMMON NAME	HEIGHT & SPREAD	POT SIZE	NO.
TREES + PALMS	ARC ale	Archontophoenix alexandreae	Alex Palm	varied	200 ltr	3
	CUP ana	Cuapaniopsis anacardiodes	Tuckeroo	8 x 5	100 ltr	8
	WAT flo	Waterhousia floribunda	Weeping Lily Pily	8 x 5	100 ltr	6
	XAN fai	Xanthostemon cv	Fairhill Gold	8 x 5	100 ltr	8
SHRUBS	ACA fim	Acacia fimbriata	Fringed Wattle	3 x 3	200mm	10
	BAN eri	Banksia ericifolia	Heath Banksia	3 x 2	200mm	8
	BAN rob	Banksia robur	Swamp Banksia	2 x 2	200mm	2
	CAL lit	Callistemon cv	Little John	.5 x .5	200mm	71
	CAL sal	Callistemon salignus	Willow Bottlebrush	3 x 2	200mm	24
	CAL vim	Callistemon viminalis	Weeping Bottlebrush	4 x 2	200mm	32
	MET col	Metrosideros cv	Little Dugald	1 x 1	200mm	23
	SYZ cas	Syzygium cv	Cascade	4 x 2	200mm	29
	SYZ sel	Syzygium cv	Select	4 x 2	200mm	22
	SYZ str	Syzygium cv	Straight & Narrow	3 x 1.5	200mm	42
	WES zen	Westringia fruticosa zena	Wynabbie Gem	1 x 1	200mm	58
OTHER	DIE iri	Dietses iridoides	Butterfly Iris	.75 x .5	140mm	68
	LIR mus	Liriope muscari	Giant Evergreen	.4 x .4	140mm	47
	LOM lim	Lomandra cv	Lime Tuff	.75 x .75	140mm	38

* GCCC REQUIRES ALL PALMS TO BE A MINIMUM OF 5.0M IN HEIGHT AT TIME OF PLANTING



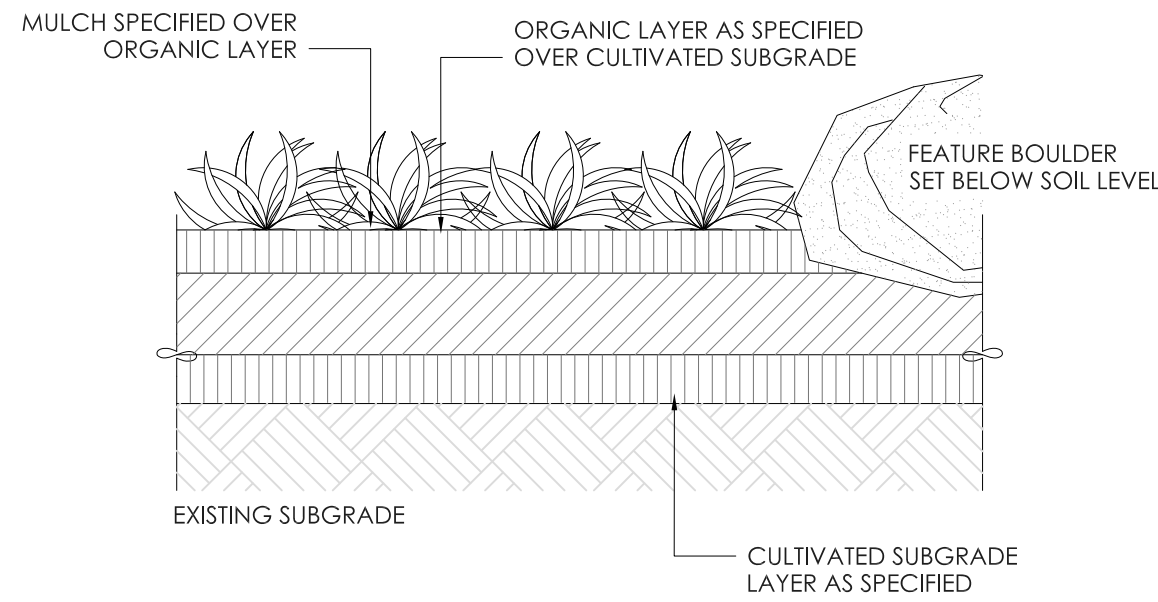
LD01 STREET TREE PLANTING DETAIL
SCALE NTS (INDICATIVE)



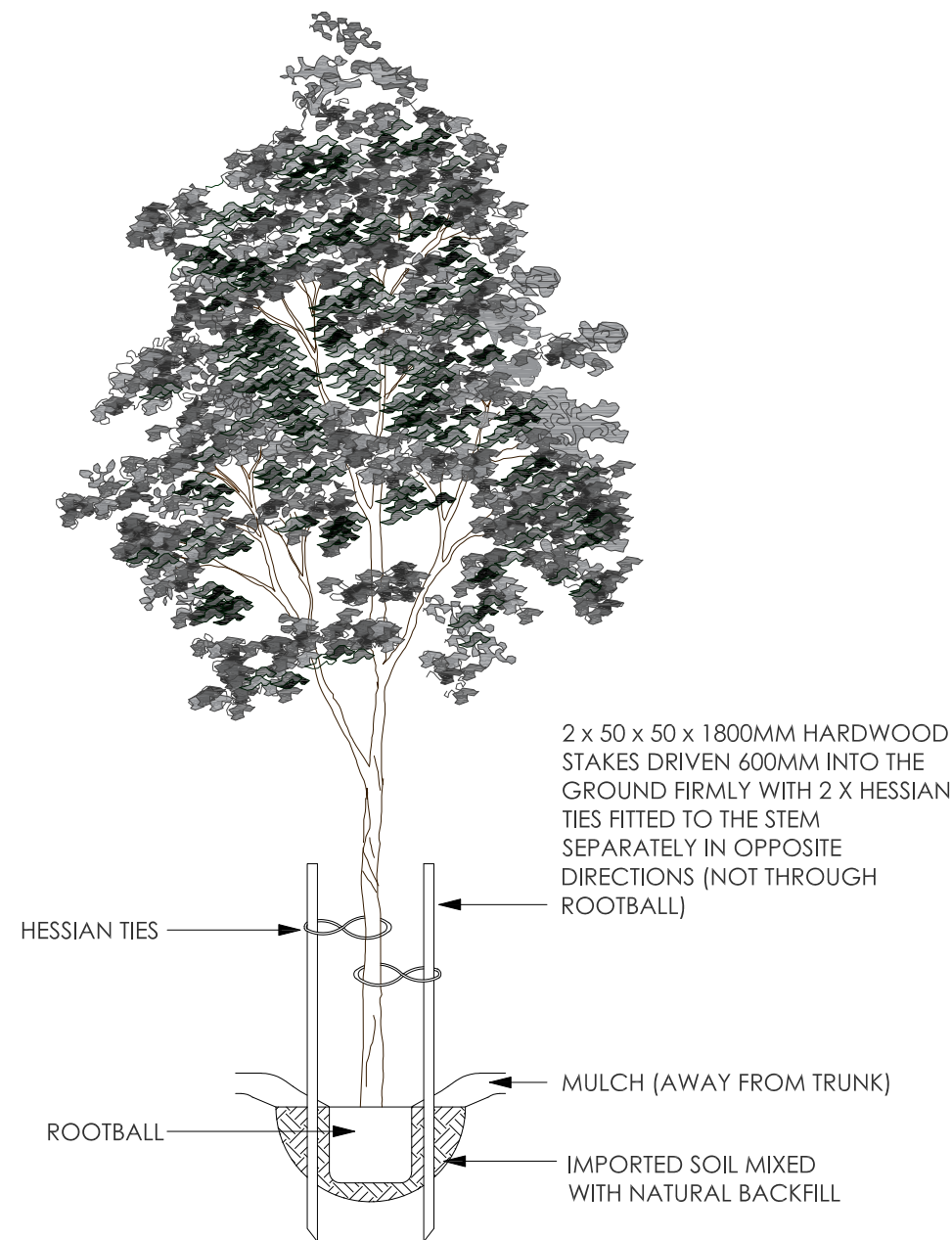
DISH SHAPED HOLE MUST BE AT LEAST TWICE (2) THE WIDTH OF & AT LEAST 1.5 TIMES THE DEPTH OF THE CONTAINER

THE INSTALLATION OF ROOT BARRIER IS REQUIRED FOR TREE SPECIES SITUATED WITHIN THREE (3) METRES OF ANY STRUCTURE EG. BUILDING EXTERNAL WALL. IT MUST BE PLACED AT LEAST ONE (1) METRE FROM STRUCTURE & INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS.

LD04 TREE PLANTING/FOOTPATH DETAIL
SCALE NTS (INDICATIVE)



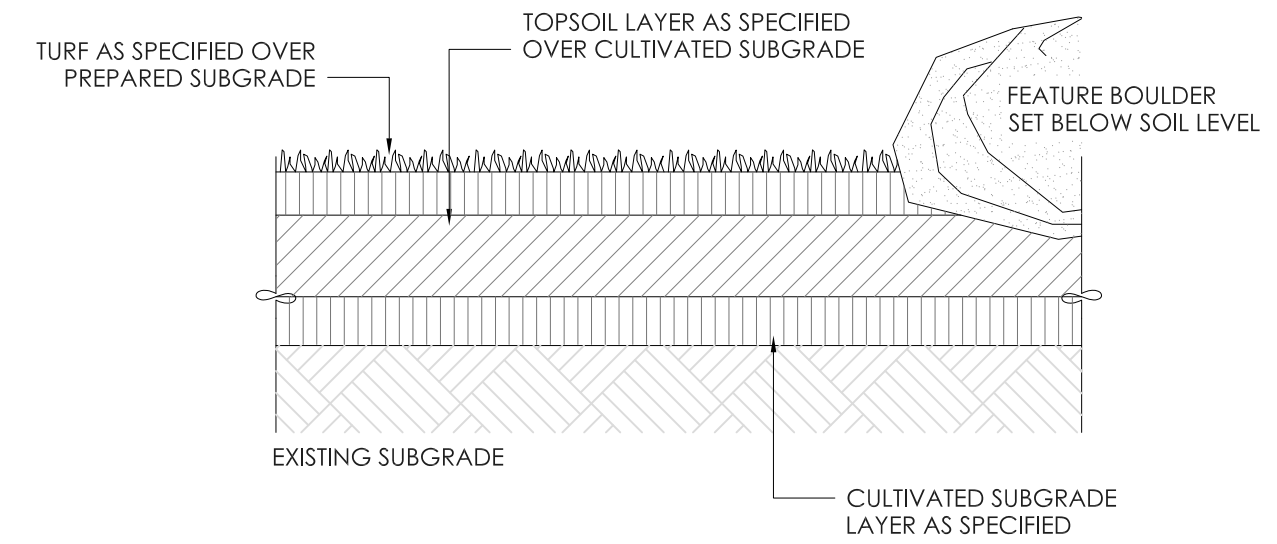
LD02 GARDEN + BOULDER DETAIL
SCALE NTS (INDICATIVE)



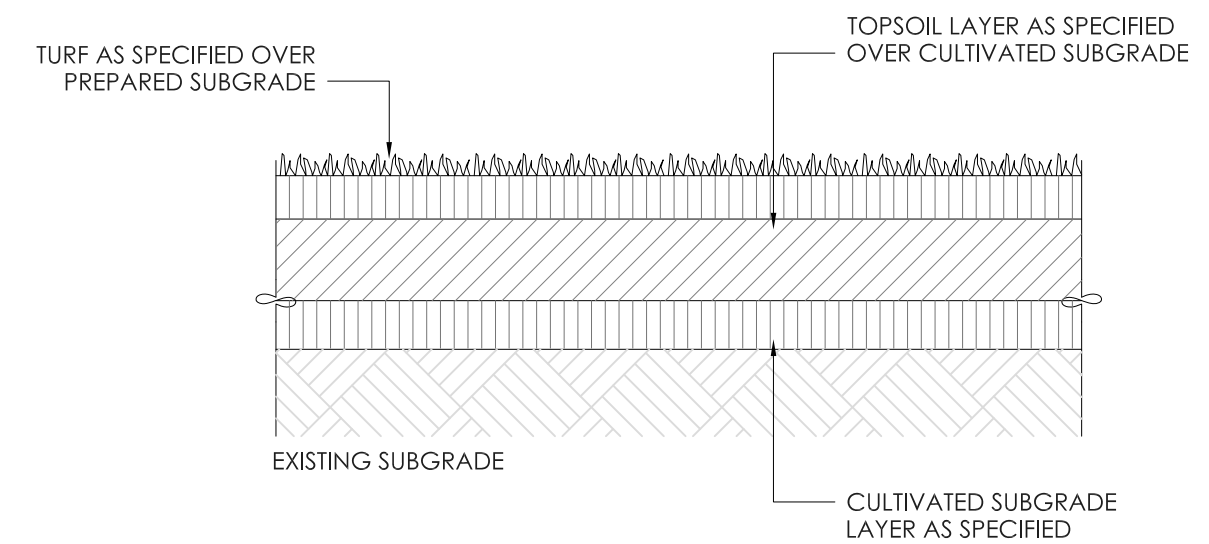
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LD05 TREE PLANTING/STAKING DETAIL
SCALE NTS (INDICATIVE)



LD03 TURF + BOULDER DETAIL
SCALE NTS



LD06 TURF DETAIL
SCALE NTS

14 EASTRIDGE STREET STAPYLTON

OPERATIONAL WORKS - PLANTING PLAN

PROPOSED INDUSTRIAL DEVELOPMENT

14 EASTRIDGE STREET STAPYLTON Q - LOT 114 ON SP316137

DATE	DWG NO.	ISSUE	SHEET	SCALE	DESIGNER
09.04.2024	S8-1508LD	C	3	NTS @ A1	JAMIE SPEEDING

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LANDSCAPE MANAGEMENT PLAN.....

MINIMUM STANDARDS FOR LANDSCAPE MAINTENANCE

MAINTENANCE REFERS TO THE ACTIVITIES REQUIRED TO ENSURE ALL ASSETS AS IDENTIFIED IN THE ENDORSED LANDSCAPE PLAN ARE RETAINED IN A SAFE AND FUNCTIONAL STATE FOR THE PURPOSE FOR WHICH THEY WERE DESIGNED AND TO PROLONG THEIR AMENITY AND FUNCTIONAL LIFE.

IT IS IMPORTANT TO RECOGNISE THAT VARIOUS OPEN SPACE AREAS WILL REQUIRE DIFFERENT MANAGEMENT AND MAINTENANCE REGIMES AND AS SUCH WILL BE SUBJECT TO SITE SPECIFIC MAINTENANCE SCHEDULES IN ORDER TO ACHIEVE A HIGH LEVEL OF UPKEEP DURING THE LANDSCAPE MAINTENANCE PERIOD AND BEYOND. AS SUCH, THE LANDSCAPE SPECIFICATIONS IDENTIFIED IN THIS DOCUMENT REPRESENT THE MINIMUM STANDARD FOR MAINTENANCE WITHIN NEW GROWTH AREAS.

LANDSCAPE MAINTENANCE GOAL

- TO ESTABLISH AND MAINTAIN OPEN SPACE AREAS AND STREETSCAPES IN ACCORDANCE WITH THE ENDORSED LANDSCAPE PLANS

LANDSCAPE MAINTENANCE OBJECTIVES

- TO ESTABLISH AND MAINTAIN OPEN SPACE AREAS TO A HIGH STANDARD
- TO ESTABLISH AND MAINTAIN STREET TREE PLANTING TO A HIGH STANDARD

LANDSCAPE MAINTENANCE OUTCOMES

- HIGH QUALITY, WELL MANAGED AND MAINTAINED OPEN SPACE AREAS
- WELL MAINTAINED, FUNCTIONAL AND AESTHETICALLY PLEASING STREETSCAPES
- SAFE, FUNCTIONAL, WELL UTILISED COMMUNLA OPEN SPACE PLAYGROUND FACILITIES

QUALIFICATIONS AND EXPERIENCE

THE DEVELOPER SHALL ENSURE THAT ALL STAFF AND/OR SUB-CONTRACTORS ARE SUITABLY SKILLED, EXPERIENCED AND LICENSED FOR THE VARIOUS ACTIVITIES THEY MAY UNDERTAKE EG. CHEMICAL APPLICATION

OCCUPATIONAL HEALTH AND SAFETY (OHS)

SERVICES ARE TO BE PROVIDED SAFELY AND IN ACCORDANCE WITH RELEVANT OHS REGULATIONS AND WITH CONTINUAL REGARD FOR THE SAFETY OF THE PUBLIC AND DEVELOPER EMPLOYEES.

TURF MANAGEMENT.....

MOWING

- ALL GRASSSED AREAS SHALL BE MAINTAINED IN A WEED FREE STATE. WEED GROWTH WITH GRASS AREAS MUST NOT EXCEED 10% OF THE TOTAL GRASS AREA
- GRASS CLIPPINGS SHALL BE REMOVED FROM THE SURFACE AND DISPOSED OF IN THE CORRECT MANNER
- DO NOT NOT MOW OVER ANY LITTER OR DEBRIS. PRIOR TO MOWING, ALL AREAS SHALL BE INSPECTED AND ARE TO BE CLEARED OF LITTER AND DEBRIS, INCLUDING BUT NOT LIMITED TO PAPER, PLASTIC, GLASS, ROCKS, BRANCHES, GARDEN REFUSE, TIMBER, SPOIL, ETC. SUCH MATERIAL SHALL BE DISPOSED OF OFF-SITE AT THE DEVELOPER'S EXPENSE
- GRASS HEIGHT SHALL BE KEPT BETWEEN 40 MM – 70MM IN HEIGHT
- WHEREVER POSSIBLE GRASS SHALL BE CUT IN PARALLEL LINES SO THAT ALL GRASSSED AREAS ARE LEFT WITH A NEAT AND TIDY APPEARANCE. ON SUCCESSIVE CUTS THE GRASS MUST BE MOWED IN THE OPPOSITE DIRECTION OR AT VARIABLE DIRECTIONS
- AFTER MOWING, ALL HARD SURFACES SUCH AS FOOTPATHS AND ROADS SHALL BE CLEARED OF CUT MATERIAL
- ALL NATURE STRIPS ABUTTING RESERVES OR COUNCIL-MANAGED FACILITIES SHALL BE MOWN AND MAINTAINED TO THE SAME STANDARD AS THE RESERVES OR FACILITIES

TRIMMING

- GRASSSED SURROUNDS OF TREES WITH A TRUNK DIAMETER GREATER THAN 150MM MEASURED AT A POINT 300MM ABOVE THE GROUND LEVEL, POLES, POSTS, SEATS, FENCES BUILDINGS, ETC., SHALL BE MAINTAINED BY MECHANICAL MEANS ONLY (HERBICIDE IS NOT TO BE USED IN THESE SITUATIONS)
- CORD LINE TRIMMERS SHALL ONLY BE USED AROUND TREES WITH TRUNK DIAMETER GREATER THAN 150MM, MEASURED AT A POINT 300MM ABOVE GROUND LEVEL. BARK MUST NOT BE DAMAGED BY TRIMMER CORD. CONTROL OF GRASS GROWTH AROUND THE BASE OF TREES LESS THAN 150MM TRUNK DIAMETER SHALL BE WITH AN APPROPRIATE NON-RESIDUAL HERBICIDE
- CORD TRIMMING MUST NOT CAUSE SCALPING AROUND FIXED OBJECTS AND EDGES SUCH AS PATHS, KERBS, TIMBER EDGE STRIPS, ETC.

EDGING

- EDGES OF CONCRETE PATHS, GUTTERS, HARD SURFACES, SHRUB BEDS OR OTHER TURF EDGES SHALL BE MAINTAINED BY MECHANICAL MEANS ONLY. HERBICIDES MUST NOT BE USED AS AN EDGING TECHNIQUE EXCEPT ALONG SAND AND ASPHALT PATHS AND ALONG OPEN FENCE LINES, SUCH AS CHAIN MESH FENCES
- CORD TRIMMERS OR BRUSH CUTTERS MAY BE USED FOR EDGING BUT TURF SURFACE MUST NOT BE SCALPED
- GRASS OVERHANG TO HARD SURFACES MUST BE EDGED AT EACH ATTENDANCE TO THE SITE FOR GENERAL MAINTENANCE (ONCE A MONTH MINIMUM)

GARDEN BED MANAGEMENT.....

A GARDEN BED IS DEFINED AS A MULCHED AREA WHICH MAY OR MAY NOT HAVE PLANTING. SIMPLY, IT IS ANY AREA OTHER THAN A GRASSSED OR PAVED AREA. IT MAY ALSO INCLUDE DENSE PLANTINGS IN A GARDEN BED WHICH MAY NOT BE MULCHED I.E. RIPARIAN ZONES OR WATER SENSITIVE URBAN DESIGN SYSTEMS (WSUD). MULCH MAY CONSIST OF GRANITIC SAND, BARK MULCH, JUTE OR ANY OTHER TYPE OF MOISTURE/WEED RETARDANT.

WEED CONTROL

- ALL PLANTED AREAS SHALL BE MAINTAINED IN A WEED FREE STATE. WEEDING SHALL TAKE PLACE ONCE A MONTH OR WHEN THE WEED CONTENT EXCEEDS 5% OF THE TOTAL GARDEN AREA
- EMERGENT WEEDS SHALL BE SPOT TREATED WITH HERBICIDE OR REMOVED MANUALLY
- AT EACH ATTENDANCE TO THE SITE, ALL GARDEN BEDS ARE TO BE TREATED FOR WEEDS
- WEEDS MUST NOT DETRACT FROM THE APPEARANCE OF THE GARDEN AREA. GARDEN BEDS ARE TO BE FREE OF WEEDS AT THE COMPLETION OF EACH ATTENDANCE
- CARE SHOULD BE TAKEN IN AREAS OF HIGH DENSITY PLANTING - SPRAY HOODS MUST BE USED TO PREVENT DAMAGE TO NON-TARGET SPECIES. LARGE WEEDS SHOULD BE REMOVED BY HAND OR WITH HAND TOOLS TAKING CARE NOT TO DAMAGE NON-TARGET SPECIES
- NOXIOUS AND DECLARED WEEDS PROCLAIMED UNDER THE CATCHMENT AND LAND PROTECTION ACT (1994) AND THE RELEVANT PEST PLANT LOCAL LAW ARE TO BE CONTROLLED IN ACCORDANCE WITH STATUTORY AND/OR LEGISLATIVE REQUIREMENTS
- WATER SENSITIVE URBAN DESIGN (WSUD) SYSTEMS ARE GENERALLY DESIGNED TO REGULATE WATER FLOW AND PERFORM PARTICULATE FILTRATION WITH A VIEW TO EFFECTIVELY MANAGE SEDIMENT AND TREAT STORMWATER. THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF WEEDS, PLANT HEALTH, PLANT REPLACEMENT AND TO ENSURE THAT THE 'THROAT' OF THE FLOW PATH IS CLEAR OF SEDIMENT, LITTER, WEEDS, ETC.

TREE, SHRUB AND PLANT PRUNING.....

- PRUNING TECHNIQUES SHALL BE TO APPROVED HORTICULTURAL PRACTICES, HAVE REGARD TO AS4373-2007 AND ENCOMPASS PRUNING FOR SAFETY, CORRECT PLANT STRUCTURE, MAINTAINING VEHICLE AND PEDESTRIAN ACCESS, REMOVAL OF BROKEN OR DAMAGED PLANT MATERIAL, HEDGING, IMPROVED FLORAL DISPLAY, PLANT VIGOUR, ETC.
- ALL FINAL CUTS ARE TO BE APPROVED ARBORICULTURAL TECHNIQUES IN ACCORDANCE AS4373-2007. AVOID BARK TEARING BY USING UNDER CUT, TOP CUT AND FINAL CUT
- ALL PRUNING'S ARE TO BE REMOVED FROM SITE AND DISPOSED OF BY THE DEVELOPER FOR REUSE AS MULCH OR SOIL AMELIORANT. RECYCLING OF PRUNINGS IS ENCOURAGED
- ONLY SHARP, CLEAN PRUNING EQUIPMENT SHALL BE USED
- REMOVAL OF LOWER BRANCHES OF SHRUBS IS NOT A PERMITTED METHOD OF IMPROVING THE EASE OF MAINTENANCE OF THE UNDER LYING AREA UNLESS THE DEVELOPMENT OF A CLEAN LOWER TRUNK IS PART OF THE NATURAL DEVELOPMENT OF THE RELEVANT PLANT SPECIES
- REMOVAL OF LOWER BRANCHES (CROWN LIFTING) IS ACCEPTABLE TO ALLEVIATE IDENTIFIED TRAFFIC OR SAFETY HAZARDS
- ALL TREE, SHRUB AND PLANT MAINTENANCE AND DEVELOPMENT WORKS SHALL HAVE REGARD TO THE AGE, SIZE, SHAPE, CHARACTER, CONDITION AND SITUATION OF THE RELEVANT PLANTS. ALL TREES AND SHRUBS SHALL BE MAINTAINED WITH A GOOD BALANCE AND GROWTH, AND BE OF AESTHETIC APPEARANCE.

GENERAL PRUNING ACTIVITIES SHOULD AIM TO SATISFACTORILY ATTEND TO THE FOLLOWING:

- DEADWOOD AND DYING BRANCHES
- ALL BROKEN AND SPLIT BRANCHES
- WEAK LIMB STRUCTURES
- ALL EPICORMIC GROWTH, WATERSHOOTS AND STUMP SPROUTS THE MAIN TRUNK
- REMOVAL OF SPENT FLOWER HEADS
- REGULAR TRIMMING OF HEDGES
- REGULAR TRIMMING OF STANDARD SPECIMENS FOR DESIRED SHAPE
- SEASONAL PRUNING OF HERBACEOUS SPECIES AND WOODY PERENNIALS
- MAINTAINING SIGHT LINES IN TRAFFIC TREATMENTS
- REMOVAL OF DEAD PLANTS

STREET TREE MAINTENANCE.....

- THE DEVELOPER IS RESPONSIBLE FOR WATERING STREET TREES
- THE DEVELOPER IS RESPONSIBLE FOR THE CONTROL OF IDENTIFIED INSECT PEST INFESTATIONS IN STREET TREES IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL AND ARBORICULTURAL PROCEDURES
- THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF GRASS CLIPPINGS OR OTHER BUILD-UP OF MATERIAL AROUND THE BASE OF STREET TREES ON A REACTIVE BASIS
- FAILED STREET TREES SHALL BE REPLACED AS NEEDED

STREET TREE PRUNING

- PRUNING TECHNIQUES WILL BE IN ACCORDANCE WITH AS4373-2007 "PRUNING OF AMENITY TREES". APPROVED HORTICULTURAL PRACTICES AND SHALL ENCOMPASS PRUNING FOR SAFETY, CORRECT TREE STRUCTURE, MAINTAINING VEHICLE AND PEDESTRIAN ACCESS, REMOVAL OF BROKEN OR DAMAGED PLANT MATERIAL, PLANT VIGOUR, STREET AND TRAFFIC SIGN CLEARANCE, STREET LIGHTING, CLEARANCE OF ELECTRICAL AND COMMUNICATION CABLES, ETC.
- THE DEVELOPER IS RESPONSIBLE FOR FORMATIVE PRUNING DURING THE LANDSCAPE MAINTENANCE PERIOD (SEE SCOPE OF WORKS)
- REMOVE NO MORE THAN 40% OF LIVE FOLIAGE FROM THE TREE WITHOUT FIRST SEEKING APPROVAL FROM A CONSULTING ARBORIST. ALL PRUNING'S TO BE REMOVED FROM SITE
- ONLY SHARP, CLEAN PRUNING EQUIPMENT SHALL BE USED
- ALL TREE MAINTENANCE AND DEVELOPMENT WORKS SHALL HAVE REGARD TO THE TREE'S AGE, SIZE, SHAPE, CHARACTER, CONDITION AND SITUATION. ALL TREES SHALL BE MAINTAINED WITH A GOOD BALANCE AND GROWTH, AND BE OF AESTHETIC APPEARANCE

PLANTING – PARKLAND AND OPEN SPACE..... (WHERE APPLICABLE)

THE DEVELOPER MUST REPLANT FAILED, DAMAGED OR STOLEN PLANTS AS SOON AS PRACTICABLE AFTER IDENTIFICATION OF LOSS. PLANTING CAN BE CARRIED OUT AT ANY TIME OF THE YEAR, SUBJECT TO AMBIENT WEATHER AND IRRIGATION CONDITIONS AND AVAILABILITY OF SUITABLE SPECIES. THE BULK OF THE PLANTING PROGRAM IS TO BE EXPECTED TO BE COMPLETED DURING THE PERIOD LATE AUTUMN TO EARLY SPRING. PREPARATIONS FOR PLANTING SHOULD BE COMPLETED WELL IN ADVANCE OF THIS PERIOD. ALL PLANTING IS TO BE COMPLETED BY THE END OF THE FIRST WEEK IN SEPTEMBER FOR NON-IRRIGATED SITES

PLANTING SHOULD INCORPORATE ANY NECESSARY PREPARATION AND PROTECTION OF THE PLANTS TO MAXIMISE THEIR ESTABLISHMENT CAPACITY, INCLUDING ADEQUATE HERBICIDE TREATMENT, GROUP PLANTINGS IN PREPARED AND MULCHED BEDS, TREE GUARDS, MULCHING, WEED COMPETITION CONTROL, ETC.
- A PLANTING SUCCESS RATE OF 100% IS EXPECTED TO BE ACHIEVED
- PLANTING OF INDIVIDUAL TREES IN OPEN GRASSSED AREAS, GENERALLY REQUIRED FOR SHADE PROVISION, WITHOUT SUITABLE PROTECTION IN THE FORM OF MULCHING AND TREE GUARDS, IS NOT ENCOURAGED UNLESS SUITABLE PROTECTION IS PROVIDED

MULCHING GARDEN BEDS.....

MULCH PROVIDES NUTRIENTS TO THE GARDEN, RESTRICTS WEED GERMINATION AND PROVIDES AN AESTHETIC COVERING TO GARDEN AREAS. FOR MULCH TO BE EFFECTIVE, IT MUST BE MAINTAINED TO AN EVEN DEPTH NOT GREATER THAN 100MM AND NOT LESS THAN 75MM (DEPENDING ON MATERIAL USED) TO COVER EXPOSED SOIL ON ALL SHRUB AND PERENNIAL BEDS AND MASS PLANTED TREE AREAS. IN THESE MASS PLANTING AREAS AND SHRUB BEDS, MULCH COVER SHALL BE MAINTAINED SUCH AS TO ENSURE SATISFACTORY ESTABLISHMENT OF THE PLANTS AND MINIMAL WEED GROWTH. ALL MULCHED BEDS TO BE RE-MULCHED ANNUALLY TO MAINTAIN A MINIMUM DEPTH OF 75MM AND TO KEEP THE BEDS LOOKING FRESH.
- LAWNS AND HARD SURFACE AREAS ARE TO BE KEPT FREE FROM MULCH
- MULCH SHALL NOT BE CULTIVATED OR INCORPORATED INTO THE SOIL
- MULCHES THAT COMPACT EXCESSIVELY RESTRICTING MOISTURE PENETRATION AND AERATION OF THE SOIL OR SYNTHETIC MULCHES SUCH AS WEED MAT OR PLASTIC SHEETING THAT HAVE THE SAME NET EFFECT AND CAN BE VISUALLY OBTRUSIVE, ARE NOT TO BE USED
- MULCH IS NOT TO BE STOCKPILED ON SITE FOR EXTENDED PERIODS AND IS TO BE SPREAD WITHIN ONE WEEK OF BEING DEPOSITED AT THE SITE.

LITTER COLLECTION.....

- THE DEVELOPER IS RESPONSIBLE FOR COLLECTION AND DISPOSAL OFF SITE OF LITTER PRIOR TO MOWING OR AT OTHER TIMES AS REQUIRED, TO MAINTAIN THE AREA UNDER MAINTENANCE TO A STANDARD COMMENSURATE WITH COMMUNITY EXPECTATIONS
- LITTER IS DEEMED TO BE ANY MATERIAL THAT HAS BEEN DEPOSITED UNLAWFULLY OR UNINTENTIONALLY ON THE GRASS SURFACE THAT WOULD INTERFERE WITH THE MOWING ACTIVITY OR WOULD REMAIN VISUALLY UNACCEPTABLE AFTER THE COMPLETION OF THE ACTIVITY. MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAPER, CARDBOARD, PLASTIC, GLASS, ROCKS, BRANCHES, GARDEN REFUSE, TIMBER, CONSTRUCTION RELATED PRODUCTS, SPOIL, ETC.
- SHARPS ARE TO BE COLLECTED BY THE DEVELOPER AND DISPOSED OF APPROPRIATELY. THE DEVELOPER SHOULD BE FULLY AWARE OF THE ASSOCIATED PROBLEMS OF NEEDLE STICK INJURY AND THEREFORE HANDLE SHARPS ACCORDINGLY

HORTICULTURAL CHEMICAL APPLICATION.....

- APPLICATION OF HORTICULTURAL CHEMICALS SHALL ONLY BE CARRIED OUT BY OPERATORS HOLDING AN APPROVED CERTIFICATE FROM THE RELEVANT AUTHORITY OR AN OPERATOR SUPERVISED BY A CERTIFICATE HOLDER IN ADDITION, MUST BE EXPERIENCED AND RESPONSIBLE IN THE APPLICATION OF HORTICULTURAL CHEMICALS IN PUBLIC PLACES
- ALL HORTICULTURAL CHEMICALS AND FERTILISERS SHALL ONLY BE STORED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND RELEVANT AUSTRALIAN STANDARDS
- SIGNAGE NOMINATING THE CHEMICAL BEING USED SHOULD BE CLEARLY DISPLAYED ON THE APPLICATOR'S VEHICLE. FOR EXTENDED PERIODS OF CHEMICAL APPLICATION AT A GIVEN SITE, ADVISORY SIGNAGE MUST BE DISPLAYED
- VEGETABLE DYES MUST BE INCORPORATED INTO THE MIX AT THE MANUFACTURER'S RECOMMENDED RATES FOR ALL HERBICIDE APPLICATION
- AT ALL TIMES, HERBICIDES SHOULD ONLY BE USED AS A TOOL WHERE OTHER FORMS OF MAINTENANCE ARE POTENTIALLY DESTRUCTIVE OR IMPRACTICAL. THEIR USE SHOULD BE MINIMAL
- GLYPHOSATE BASED HERBICIDE, MIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND USED IN ACCORDANCE WITH THOSE RECOMMENDATIONS, IS THE ONLY KNOCKDOWN HERBICIDE APPROVED FOR THE CONTROL OF WEEDS ALONG FENCE LINES, IN GARDEN AND SHRUB BEDS, AROUND TREES IN GRASSSED AREAS, ALONG SAND OR SIMILAR PATHWAYS AND AROUND EQUIPMENT AND STRUCTURES OR IN THE PREPARATION OF NEW LANDSCAPE AREAS, WHERE NECESSARY GLYPHOSATE BIO ACTIVE OR A SIMILAR PRODUCT TYPE SHOULD BE USED IN AND AROUND WATER BODIES

KNOCKDOWN HERBICIDES ARE NOT TO BE USED ALONG CONTINUOUS SOLID PERIMETER FENCES OR OPEN FENCE LINES SUCH AS BOLLARDS AND POST AND RAIL FENCES, AROUND SIGNPOSTS, ALONG THE EDGES OF HARD SURFACES (EXCEPT SAND AND ASPHALT) AND AROUND FURNITURE AND OTHER FIXTURES.
- BROAD LEAF WEED CONTROL IN GENERAL GRASSSED AREAS MUST ONLY BE IMPLEMENTED UTILISING SUITABLE NON-RESIDUAL SELECTIVE HERBICIDES
- CARE MUST BE TAKEN TO AVOID DRIFT OR OVER SPRAY ONTO NON-TARGET SPECIES INCLUDING DRIPPING FROM SPRAY LINES AND TRANSFERAL OF HERBICIDE VIA APPLICATORS, FOOTWEAR OR VEHICLE TYRES. SPRAY HOODS SHOULD BE USED WHERE DRIFT MAY BE A PROBLEM

14 EASTRIDGE STREET STAPYLTON

LANDSCAPE MANAGEMENT PLAN

PROPOSED INDUSTRIAL DEVELOPMENT

14 EASTRIDGE STREET STAPYLTON Q - LOT 114 ON SP316137

DATE	DWG NO.	ISSUE	SHEET	SCALE	DESIGNER
09.04.2024	S8-1508LD	C	4	NTS @ A1	JAMIE SPEEDING

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