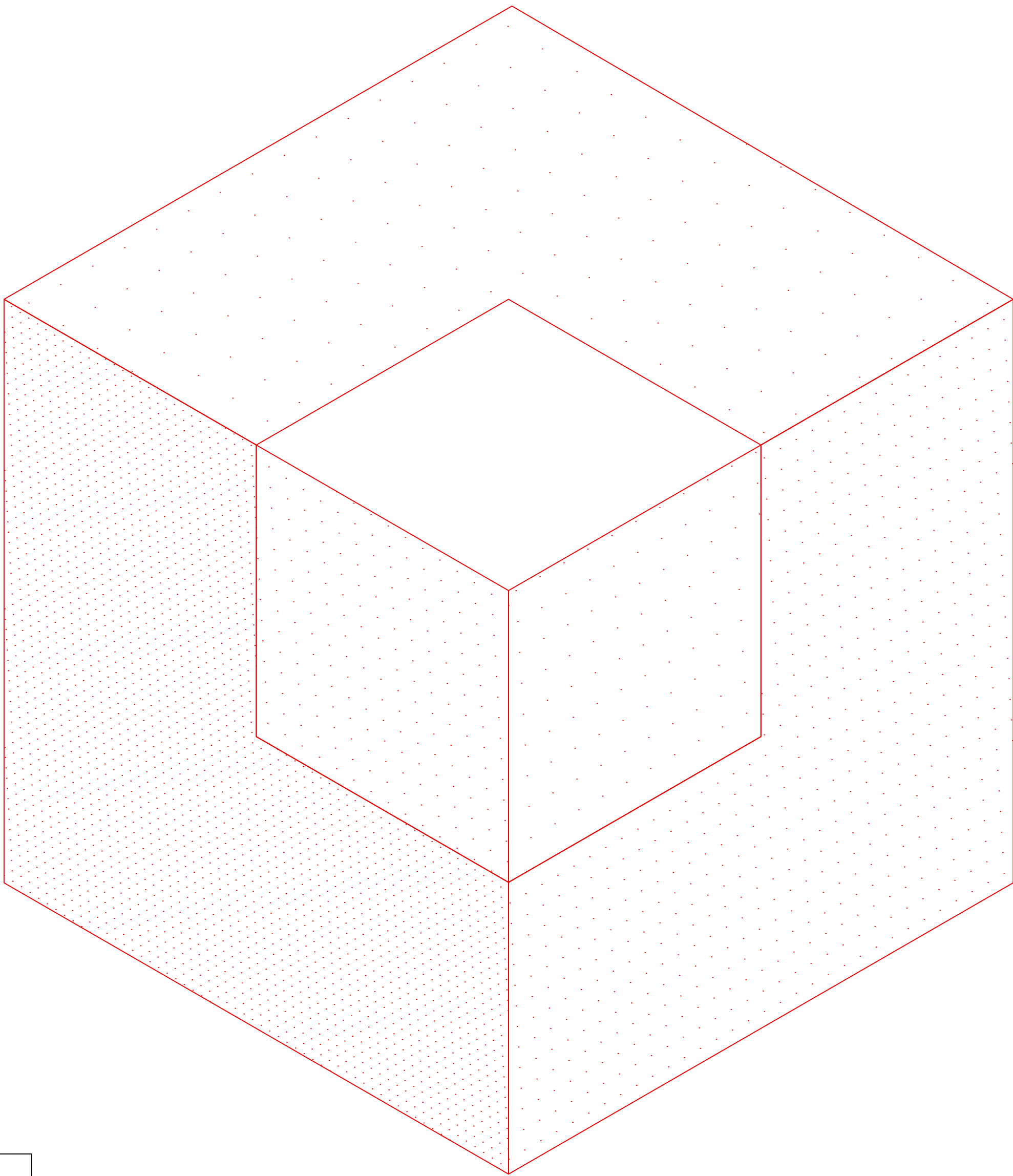


# LANDSCAPE ARCHITECTURAL DRAWINGS

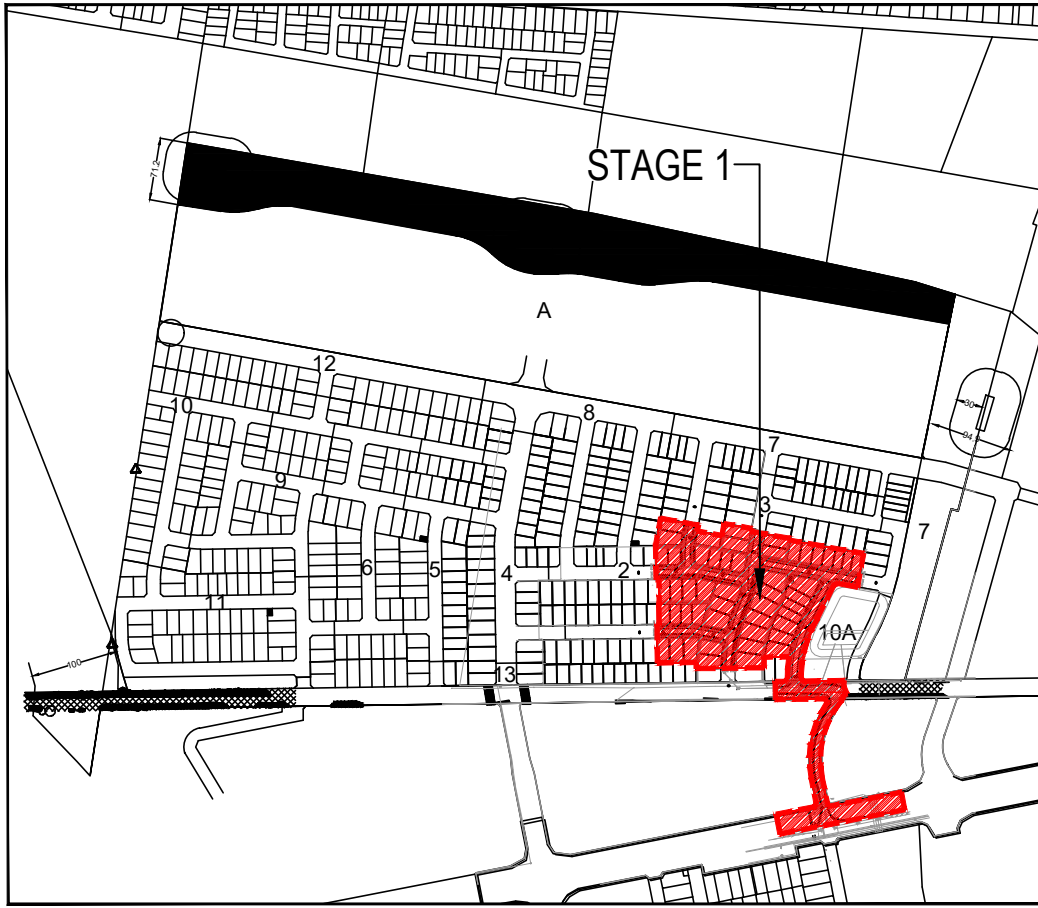
## 70-100 Lecky Road Officer 3809 *Stage 1 - Streetscape*



STAGE 1 STREETSCAPE	
L01: COVER PAGE	L01
L02: STREETSCAPE 1	L02
L03: STREETSCAPE 2	L03
L04: DETAILS	L04



CONTEXT PLAN  
Not to scale

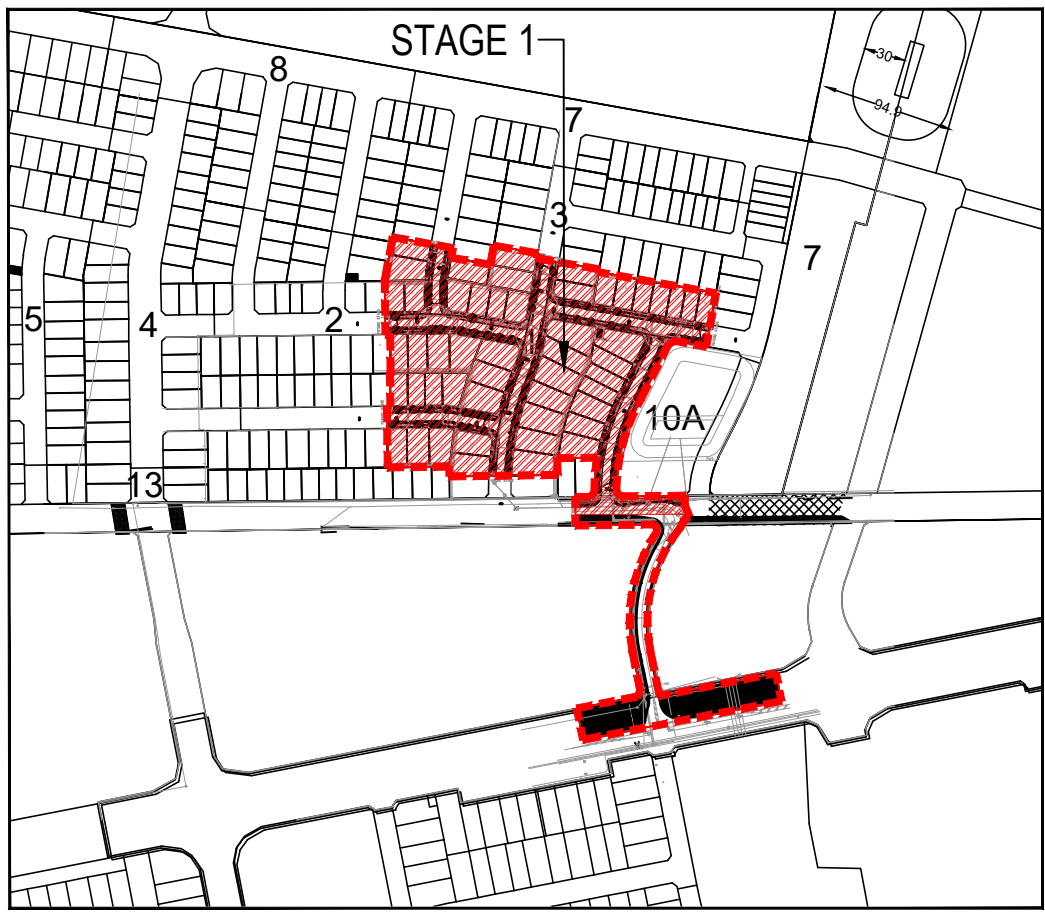


LOCATOR PLAN  
Not to scale

### GENERAL NOTES:

- Unless otherwise specified on the drawings all measurements, lengths, heights and distances to be determined from dimensions and NOT scaled off the drawings.
- Before commencement of any works it is the responsibility of the Landscape Contractor to contact Dial Before You Dig. (Tel: 1100) for information on services in the area shown on the plan ([www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)).
- The locations of underground and building services are approximate only and their exact location should be proven on site. No guarantee is given that all existing services are shown. The contractor shall verify the location and depth of all services and coordinate with the builder for connection points prior to commencing on site.
- The Contractor shall be liable for any damage to services during landscape works.
- Any change in plant species must have the approval of the Superintendent and Responsible Authority.
- All trees and plants shall be planted in locations shown on this plan, unless otherwise approved by the Responsible Authority.
- The Superintendent and Responsible Authority are to inspect trees and plant stock supplied by the Contractor prior to planting.
- All property boundaries to be pegged out or fenced by the Principal's surveyors prior to set out of landscape works.
- All construction works and related activities are to be contained within the site boundary and are not to extend or infiltrate into the adjacent properties. All waste and excess materials to be removed from site and disposed of to legal point of discharge.





LOCATOR PLAN  
Not to scale

LEGEND

- Proposed tree planting  
(refer to planting schedule)
- Proposed Grass Area
- Indicative Services Locations  
(To Be Confirmed Onsite)

Trees shall not be planted less than the following distances from existing elements, unless otherwise stated:

- ~ Foopaths - 1.5m
- ~ Driveways and Crossovers - 3.0m
- ~ Stormwater and sewerage pits - 2.0m
- ~ Intersections - 10.0m
- ~ Service Crossings - 2.0m
- ~ Kerb and Channel - 1.5m
- ~ Street lights - 4.0m

Do not scale from plan. Construction drawings will be issued upon approval of Town Planning drawing.

Contractor is to verify all dimensions on site prior to commencing construction.

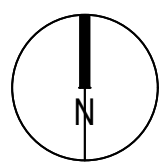
This plan is to be read in conjunction with provided details and engineering drawings.

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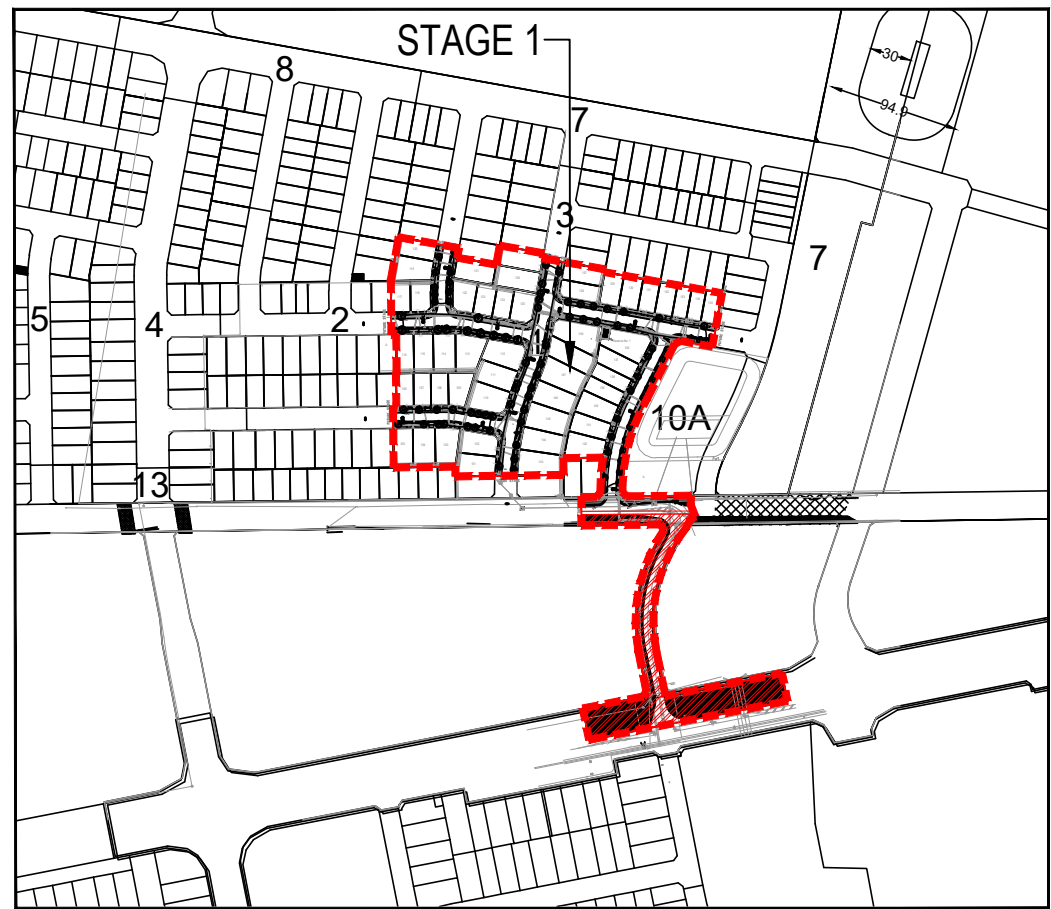
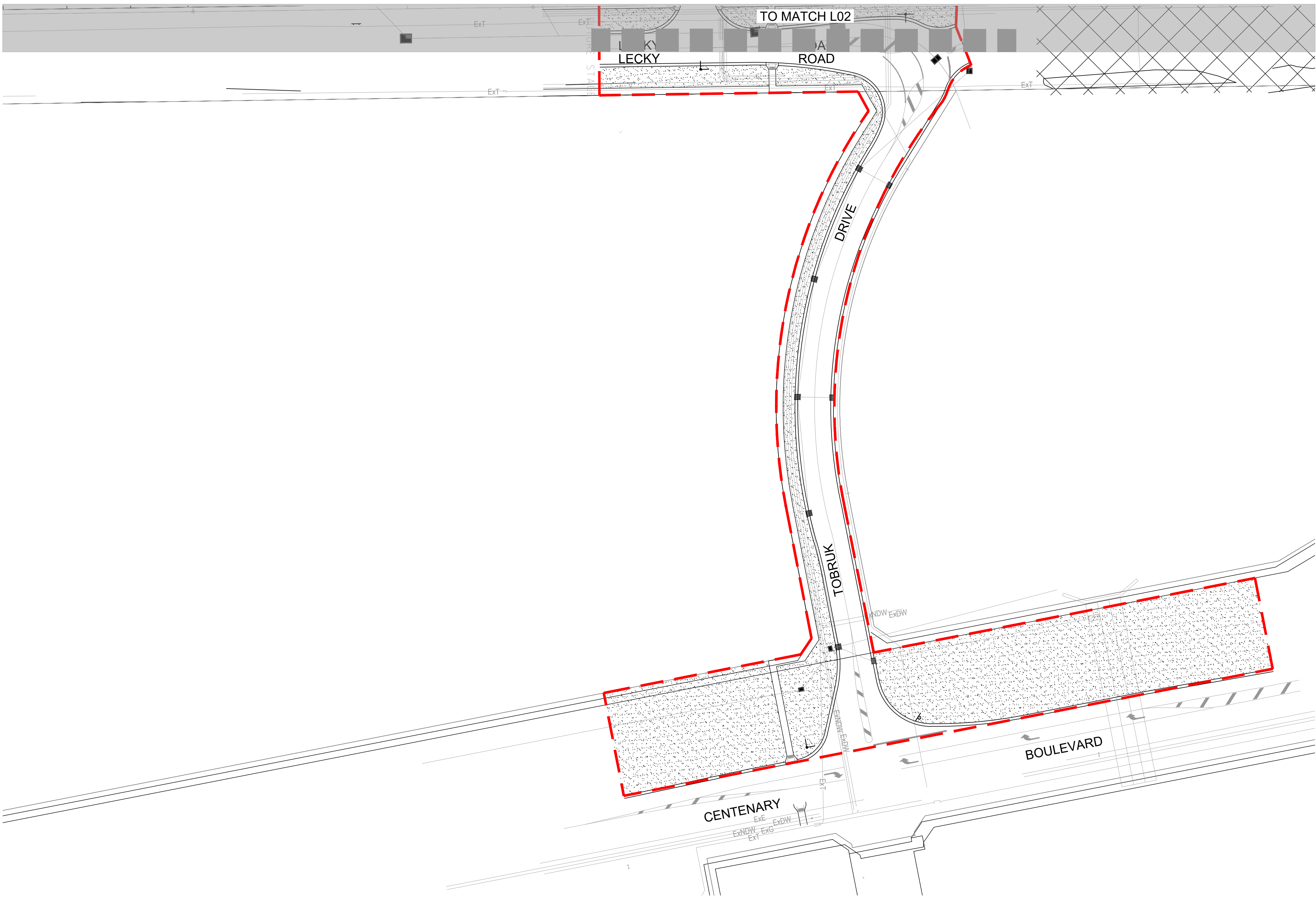
Grassed areas in parks, reserves and nature strips are to be sown to a mix of Rye, Fescue and Kikuyu seed or laid with Kikuyu sod over top-soil with a minimum depth of 150mm unless located next to an environmentally sensitive area. In this instance a clumping grass species is required. At hand over to Council, turf must cover 90% of the area, be in a green and vigorous condition and contain less than 10% broadleaf weeds. In addition the turfed area is to be free of ruts, depressions and undulations.

Before commencement of any works it is the responsibility of the Landscape Contractor to contact Dial Before You Dig. (Tel: 1100) for information on services in the area shown on the plan ([www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au))

PLANT SCHEDULE					
All tree stock installation measurements are to conform to AS2303:2015; Appendix D					
STREET TREES - installed at min. 2m+ height, 30mm caliper					
CODE	BOTANICAL NAME	COMMON NAME	SIZE (MATURITY)	POT SIZE	QTY
Ba	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	12 x 6	45lt	21
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8 x 6	45lt	30
Ei	<i>Eucalyptus leucoxylon subsp. Connata</i>	Yellow Gum	10 x 7	45lt	10
Eo	<i>Eucalyptus ovata</i>	Swamp Gum	10 x 5	45lt	46

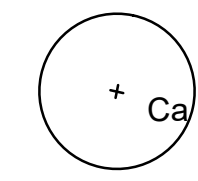
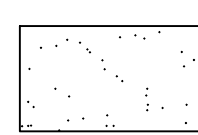







**LOCATOR PLAN**  
Not to scale

**LEGEND**

-  **Proposed tree planting**  
(refer to planting schedule)
-  **Proposed Grass Area**
-  **Indicative Services Locations**  
(To Be Confirmed Onsite)

Trees shall not be planted less than the following distances from existing elements, unless otherwise stated:

- ~ Footpaths - 1.5m
- ~ Driveways and Crossovers - 3.0m
- ~ Stormwater and sewerage pits - 2.0m
- ~ Intersections - 10.0m
- ~ Service Crossings - 2.0m
- ~ Kerb and Channel - 1.5m
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Do not scale from plan. Construction drawings will be issued upon approval of Town Planning drawing.

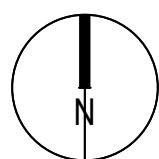
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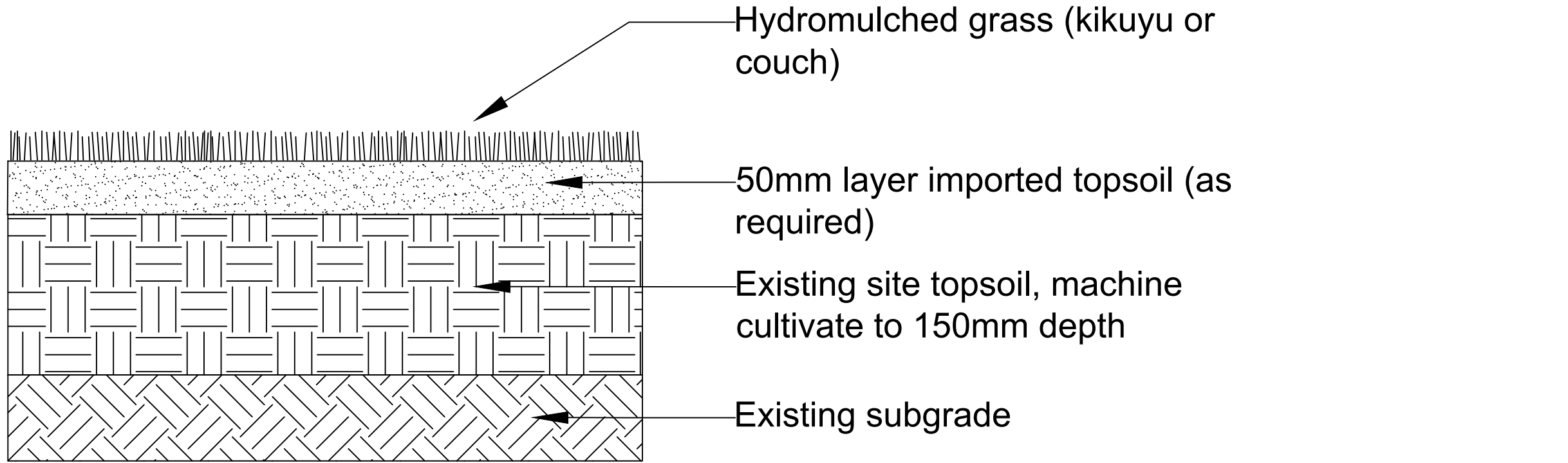




A  
-

TYPICAL TREE PLANTING DETAIL

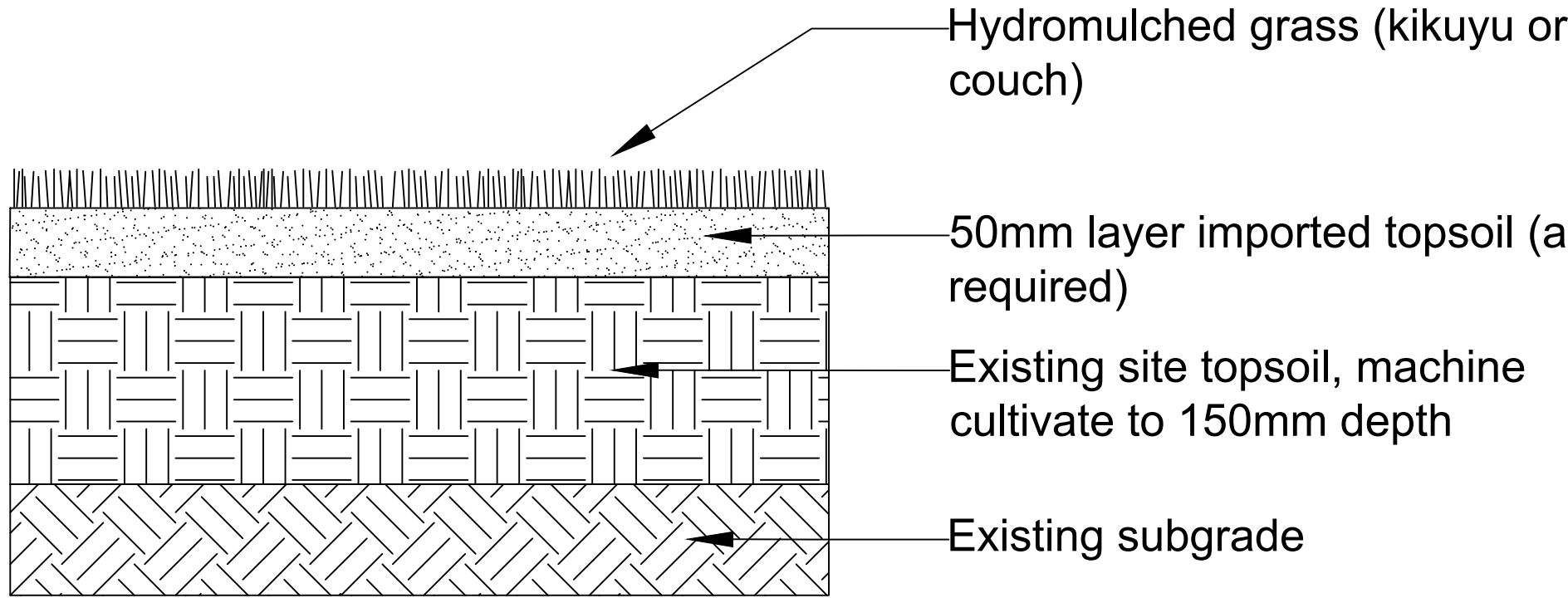
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B  
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TYPICAL GRASSING DETAIL

not to scale



1.SITE PREPARATION

General

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable.

Weed Control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Subgrade Preparation

Subgrade to all turf and planted areas is to be cultivated to minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the subgrade at a minimum depth of 150mm.

Spreading of Topsoil

Nature strips to be topsoiled as part of Civil works. If additional imported topsoil is required it is to be spread in maximum 150mm layers, lightly compacted by use of a 150-200kg roller, or by thoroughly walking in. Continue placing topsoil until it accords with finished kerb levels or within 75mm below edging levels to accommodate mulch.

Imported Topsoil

Cultivate and implement topsoil to a depth of 200mm for garden beds and 75mm for turf areas. Imported topsoil for garden beds to be medium texture general purpose garden soil, to comply with A. S. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes,
- free from building rubble and any other matter deleterious to plant growth,
- ph to be 6.0-7.0,
- texture to be light to medium friable loam,
- free from silt material.

Soil is to be lightly compacted to minimum 300mm depth to garden beds. Imported topsoil for turf rejuvenation/establishment shall have the above characteristics, but shall be a free draining sandy loam lightly compacted to minimum 100mm depth.

Soil Conditioning

Application of 3-6 month slow release fertiliser such as "Osmocote" to rootball surrounds at manufacturers recommended rates.

Mulch

Mulch should be approved non-leafy mulch conforming to AS 4454-2012, and have 80% particles in the size range 6-10mm in plan, and 5-10mm in thickness. No particle is to exceed 25mm in plan. Avoid the use of rare timbers as mulch. Evenly spread 85mm (min.) depth of approved mulch. Mulch is to be kept away from tree trunks and plant stems to prevent collar-rot.

Grassing

Areas shown as lawn on the drawings are to be re-graded to provide smooth contours and raked to remove soil clods and rubble. Spray nature strips and areas to be grassed with a broad-leafed plant glyphosate-based herbicide if weeds are present. wait two weeks and remove all spent weed growth off site. Loosen soil to minimum 150mm depth. Nature strips are to be levelled, free of rock, rubbish and weeds. All nature strips are to be fine graded. Hydroseed using the approved seed mixes. Seeding should not be undertaken throughout summer months. Use environmentally friendly and sustainable products. Grass seed to be Kikuyu or couch as per Council's specification.

2. PLANTS - QUALITY OF TREES AND SHRUBS

Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. Trees and shrubs shall be the specified plant heights, and pot sizes indicated are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable.

3. GENERAL NOTES

This plan is for town planning approval only. Do not scale from plan. Construction drawings will be issued upon approval of town planning drawing. Contractor is to verify all dimensions on site prior to commencing construction. The location of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown.

LANDSCAPE MAINTENANCE

The Landscape maintenance period is to be a minimum **24 months** duration from Practical Completion and continue until Hand Over to Council.

Maintenance shall be comprised of the following works to ensure continuous healthy growth of all vegetation and ensure the site is maintained in a tidy fashion for the duration of the Maintenance Period:

Initial establishment (first 3 months);  
- **minimum weekly site visits**

Consolidation period (3-6 months);  
- **minimum weekly site visits during warmer months**  
- **minimum fortnightly site visits during cooler months**

Ongoing period (6-24 months);  
- **minimum fortnightly site visits**

Maintenance Works

**Commencement:** Immediately following Practical Completion  
**Maintenance Period Duration:** 24 months (104 weeks)

**Actions to be undertaken:** All vegetation planted as part of the program of works will be regularly maintained to ensure ongoing health and establishment of the works, including:

- watering,
- weeding,
- rubbish removal,
- fertilising,
- pest and disease control,
- re-staking and tying,
- replanting,
- mulching, and
- pruning.

This work will be undertaken by the landscape contractor appointed by the developer. The work is to be undertaken on a minimum basis outlined above and as required to ensure successful establishment as per the contract specifications. The developer will be responsible for the costs associated with the Maintenance Period until handed over to Council.

Maintenance Specification

Maintain the landscape works intensely for a period of 13 weeks to ensure healthy establishment (weekly visits) followed by regular ongoing maintenance for a minimum duration of 24 months following the date of the issue of the Certificate of Practical Completion by the Superintendent. Any defects shall be rectified immediately. Maintenance shall include the care of the works by accepted horticultural practices, as well as rectifying any defects that become apparent in the works under normal use. This shall include, but shall not be limited to, the following items where and as required:

WATERING, FERTILIZING, CULTIVATION, TOP DRESSING, RENOVATING, WEEDING, PESTS AND DISEASE CONTROL, STAKING MAINTENANCE, REPLACEMENT OF PLANT MATERIALS, REPLANTING, PRUNING, RE-MULCHING, MOWING OF GRASS, KEEPING THE SITE NEAT AND TIDY.

Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good.

All newly planted areas shall be protected from casual pedestrian traffic as specified herein. Protective fences, where required, shall be removed following successful establishment of the works.

All mulched surfaces shall be kept in a clean and tidy condition and be reinstated or topped up where necessary.

**Defects liability:** The whole of the works shall be upheld against any defects due to faulty and / or inferior quality materials and / or workmanship as per the requirements of the Head Contract.

**Practical completion of planting:** Practical completion of the planting works includes, but is not limited to the replacement of plants which have failed, been damaged or been stolen during the works.

**Program:** Furnish a proposed planting maintenance program, and amend it as required. Comply with the amended program.

**Log book:** Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection on request.

**Existing planting and grass:** Where existing planting or grass is within the landscape contract area, maintain it as for the corresponding classifications of new grassland or planting.

**Recurrent works:** Throughout the maintenance period, continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseedling, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, renovating, top dressing, weekly mowing of grass and keeping the site neat and tidy.

**Replacements:** Continue to replace failed, damaged or stolen plants. If failed due to incorrect/insufficient establishment or maintenance or technique, or neglect, no additional cost for replacement may be claimed. It is the Contractor's responsibility to demonstrate plants have been stolen/vandalised.

**Mulched surfaces:** Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.

**Grassed areas:** Carry out grass mowing throughout the contract period only as required to maintain the site in a neat, healthy condition

**Insecticide Spraying:** Spray against insect and fungus infestation as required, and if considered necessary by the Superintendent. All spraying shall be carried out in accordance with the manufacturer's directions. Report any occurrence of insect attack or evidence of disease amongst the plant material. The Superintendent shall be notified prior to spraying work being carried out.

**Watering:** All planting and garden beds are to be watered regularly to ensure continuous healthy growth. The minimum requirement shall be consistent with the natural rainfall of the site location. New planting shall receive regular and frequent deep soakings to ensure establishment and healthy growth. Watering method and technique shall accord with current water restrictions. Monitor water requirements and water adequately to ensure active growth, especially during warmer months.

**Garden Areas:** Garden beds shall be maintained in a weed free state. Any use of spot spraying or other form of weeding shall be undertaken so as not to damage plants planted as art of the contract. Any planting planted as part of the contract which is damaged by the contractor shall be replaced at the contractor's expense. The Contractor shall mow the grass areas at a suitable height as instructed so as to maintain healthy growth and a neat appearance. The mowing frequency may be subject to change as approved by the Superintendent due to weather and other circumstances. Other maintenance activities for grassing such as weeding, reseedling, and rolling etc. shall be priced separately and approved by the Superintendent. If approved, grass areas to be weeded shall be sprayed with approved selective herbicide against broadleaf weeds in accordance with the manufacturer's directions.

**Expiry:** On expiry of the **104 week** Maintenance Period, a site inspection shall be arranged between the Superintendent or Landscape Architect and the Landscape Contractor and Council. On approval of the works, and rectification of any defects, the Maintenance Period shall be deemed completed. A final Completion Certificate will then be issued and the site handed over to Council