

SCHEDULE OF LANDSCAPE DRAWINGS

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> I Hywel Jones of Place Design Group hereby certify that the works as shown on the "as constructed" drawings reflect any changes that Name: Hywel Jones AlLA No.: 843 (Registered Landscape Architect) Signed: Date: 14.12.2022

AS CONSTRUCTED



TOWNSVILLE 46 Ross River Road Mundingburra QLD 4812 PO Box 450 Aitkenvale QLD 4814 T +61 7 4725 7843

THE RESERVE - STAGE 13B & 13C

LANDSCAPE DEVELOPMENT WORKS

URBEX PTY LTD

PROJECT NUMBER: 3020083

DATE : 14-12-2022

DRAWING NUMBER: 3020083-L-2001

REVISION: D

LANDSCAPE DOCUMENTATION NOTES

The landscape plans shall be read in conjunction with the landscape specification. Landscape Documentation includes the following:

1. LANDSCAPE SURFACE FINISHES PLANS

These plans identify all surface treatment finishes required to be constructed as part of these works, including, but not limited to, paths, structures, walls, planting, garden edging, and areas to be grassed.

2. PLANTING PLANS

These plans also identify the required planting layout to be undertaken as part of the works. Planting design layout is identified by different groups of plant species. Each group of plants has a plant label identifying the number of plants required and the abbreviated plant name (for reference to the planting schedule). The plant spacing and required pot size is indicated in the plant schedule. The Landscape Contractor is required to setout the plants in accordance with the planting plans and in accordance with the typical plant spacing diagrams provided. Street tree locations are to be confirmed on site with the Superintendent prior to excavating planting holes.

Whilst all care has been taken to ensure accurate plant numbers in the plant schedule, the Contractor is required to check all plant numbers on the plans at the time of pricing. Plant numbers indicated on the individual plant labels take precedence over the plant numbers indicated in the plant schedule.

3. LANDSCAPE DETAILS

Landscape details are provided to assist the Landscape Contractor in constructing the various elements of works as required or as specified. Where details are provided, the Landscape Contractor shall construct the works in strict accordance with the details provided. Where details are not provided, the Landscape Contractor shall construct the works as specified, or in accordance with best practice industry standards to ensure that the works are constructed to the highest quality of finish at all times.

4. IRRIGATION PLANS

Irrigation plans have been prepared for this project by Aqua Tec Irrigation Services. Irrigation works are to be undertaken in accordance with the irrigation specification. The Landscape Contractor is required to liaise with the Irrigation Sub-contractor to ensure the irrigation works are installed in such a manner that there are no discrepancies or conflicts between the irrigation and landscape requirements (i.e. mainline locations & valve boxes, etc). Any discrepancies and/or conflicts are to be brought to the attention of the Superintendent for immediate resolution prior to the irrigation being installed in the ground. Failure to do this may result in the irrigation works being rectified as instructed at the landscape

GENERAL NOTES

These plans are to be read in conjunction with all other plans, details, specifications, and any other documents identified as being part of the contract documents for this project. Any discrepancies in the contract documents are to be brought to the attention of the Superintendent for clarification and/or direction.

These plans have been prepared using base data as provided to Place Design Group by the Client and/or Consultant Team. Whilst all care has been taken to ensure the accuracy of this base data as compared to the most recent issue of plans or works constructed on site, the Landscape Contractor shall immediately report any discrepancies between the plans and the site to the Superintendent for

The Landscape Contractor shall undertake the landscape works as documented within these plans and implement any further instruction as issued by the Superintendent on time, and in a first class manner The Landscape Contractor shall fully coordinate the landscape works with all other contractors undertaking concurrent works on site.

On completion, the Landscape Contractor shall ensure that all items of work have been completed in accordance with these plans and to best industry standard. Ensure all paths and surfaces are left clean. swept of any dirt and debris, and hosed down as directed. Completion of the works shall be as approved by the Superintendent.

MAINTENANCE NOTE

All soft landscaping, irrigation and street trees shall be maintained by the landscape contractor throughout the maintenance period until the stage development works are accepted off-maintenance by

LANDSCAPE SPECIFICATION

PROJECT SCOPE

GENERAL - The Landscape Contractor shall be responsible for delivering the highest level of landscape presentation at all times through the safe and efficient execution of the works in accordance with best industry standards, best practices, and current legislative requirements. The Landscape Contractor shall work alongside other trades as required throughout the duration of the works and maintain effective lines of communication with the Superintendent at all times regarding program progress, and any issues likely to affect the works

The tender amount and priced schedule of rates shall be deemed to include all necessary items and allowances to supply all labour and materials to construct and deliver the works in accordance with the approved drawings. No additional payment will be made to the Contractor for any such items that a competent Contractor should have anticipated or allowed for at the time of tendering

LICENCED CONTRACTOR - Landscape works are to be carried out by trade qualified, experienced landscape contractors with the appropriate QBCC licences to cover the scope of works required.

ENVIRONMENTAL MANAGEMENT NOTES

SITE ACCESS - Vehicular movement on site is to be restricted to within 3m of the area of site receiving an amended surface treatment or as agreed otherwise. Contractor is to minimise disturbance of existing established areas. Access and egress onto and within the site for construction activities as outlined within this document should be organised through the appointed Principal Contractors Project

SITE CONTROL -

- A. Be responsible for activities on the site including providing access for authorised persons and restricting access by unauthorised persons. Take necessary precautions to secure the assets of the Principal.
- B. Except as otherwise provided in the contract, delivery of materials for the works, space for storage of same will be allowed only as directed by the Superintendent.
- C. Do not store waste flammable liquids on site.
- D. Take proper precautions to keep poisons and other injurious substances in places secured against access by unauthorised persons.
- E. Provide and maintain required barricades, guards, fencing, footpaths, signs, watching and traffic flagging.
- F. Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on the site. Determine the location of such services.
- G. Any Contractor or sub-contractor working on the site shall not discharge poisonous, noxious or polluting material into any "Controlled Waters", either deliberately or accidentally. Polluting materials include silt, cement, concrete, oil, petroleum spirit, sewage or other debris and waste materials. "Controlled waters" include all watercourses and water contained in underground strata. In planning and carrying out any works, precautions must be taken to secure the complete protection of watercourses and water in underground strata against pollution. If pollution should occur, then the site operator should advise the Superintendent via the Contractor and the relevant Statutory Authority immediately and take prompt action to minimise the effect.
- H. Be responsible for the safety of the Landscape Works. Report to the Principal Contractor / Superintendent the occurrence of any of the following:
- Accidents involving death or personal injury.
- Accidents involving loss of time.
- Incidents with accident potential such as equipment failure, slides and cave-ins.

DISPOSAL OF REFUSE - Be responsible for keeping the landscape and associated works clean and tidy as it proceeds and regularly remove rubbish from the site. Provide covered receptacles for rubbish. garbage and food scraps and have them emptied at regular intervals as necessary. Do not leave rubbish, garbage and food scraps lying about the site and the Works.

WEED INFESTATION - The site area receiving an amended surface treatment is to be sprayed with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended rate. Do not spray within 200mm of tree roots. Weed around tree roots manually. Dispose of weeds off site at registered tip. The Contractor shall spot treat all perennial weeds with a suitable agreed herbicide at the manufacturers' recommended strength and rate. All nut grass to be sprayed with Sempra to manufacturer's recommended rates.

PRE-CONSTRUCTION

PRINCIPAL CONTRACTOR - The Civil Contractor shall be the Principal Contractor for the site for the majority of the Contract Period until notified otherwise by the Superintendent. As such, the Landscape Contractor shall abide by the Principal Contractors WH&S requirements. Following Practical Completion of the Civil Works contract, the Landscape Contractor shall be deemed as the Principal Contractor for the site unless advised otherwise. Once possession of the site has been taken, the Landscape Contractor shall be responsible for all legal obligations as Principal Contractor as required by Qld Workplace Health and Safety.

POSSESSION OF SITE - The Landscape Contractor is to note that the works to be undertaken are within a residential subdivision and that the manner in which the site is maintained and presented during and after work hours is highly important to the Principal. The Landscape Contractor is responsible for maintaining a clean, neat, and safe site at all times during and after work hours to the satisfaction of the Superintendent. At the end of each working day, the site shall be left in a clean and safe condition, and all rubbish is to be removed from site or stockpiled/stored in approved containers/compounds for regular removal from site. The costs of all rubbish removal resulting from the landscape works shall be undertaken as required by the Landscape Contractor and/or as directed at his own expense.

TRAFFIC MANAGEMENT - The Landscape Contractor shall provide for continuous operation of normal traffic along all existing roads and pedestrian and vehicular access to properties included in the Contract and/or intersected by roads or drains included in the contract. Where necessary and only if approved provide sidetracks which shall be constructed, sign-posted, lit and maintained to the satisfaction of the Superintendent and the Local Authority

Notwithstanding the preparation and implementation of a 'Traffic Management Plan' by the Civil Contractor as Principal Contractor for the site, the Landscape Contractor shall also be responsible for the safety of all pedestrian, vehicular traffic, and all contractors on site as required by WH&S at all times, and as such shall provide all items but not limited to any necessary flagmen, barriers, notices and signs as required to implement the works under the Contract, and shall provide and maintain the same to the satisfaction of the Superintendent and/or the Local Authority. Signs shall conform to the current DMR "Manual of Uniform Traffic Control Devices".

Where any work under the contract is to be executed on public roads or other public lands the Contractor shall notify all relevant Authorities and obtain necessary permits as required. Furthermore, the Landscape Contractor shall prepare and submit a "Traffic Management Plan" in accordance with Local Authority requirements after being nominated as the Principal Contractor for the works unless advised or approved otherwise.

WATER SUPPLY - The Landscape Contractor shall be responsible for facilitating the supply and installation of the water connection for this project on behalf of the client as required, unless advised

The Landscape Contractor shall pay all associated fees to Council for the water connection. The account for the water supply shall be made in the name of the client. The Contractor shall arrange to complete the necessary forms and arrange for the Client to sign as required.

The Landscape Contractor shall coordinate the installation of soft landscape works around the availability and provision of town water supply specifically for this stage of development. Alternatively, if the Landscape Contractor choses to do so, and to prevent any delays in the progress of construction of the works, facilitate the hire of an approved TCC upstand for temporary water supply via a fire hydrant. In this case, the landscape contractor shall be responsible for all associated hire costs including any ongoing water charges from Council.

The Landscape Contractor is responsible for the cost and provision of water supply for all activities during construction including but not limited to washing down roads, flushing irrigation lines, watering of plants and trees before, during, and after installation, and throughout plant establishment and maintenance as required.

POWER SUPPLY - The Landscape Contractor shall be responsible for the supply and installation of the power connection for these works as required. Further, the Landscape Contractor shall be responsible for setting up the Ergon Account for these works in the name of 'Townsville City Council'. To do this, the Contractor shall obtain written notice from Council authorising the Ergon account to be setup in Council's name specifically for this project. This written authorisation can be obtained from the Landscape Assessment Officer, TCC Infrastructure Services (Mr. Scott Hawkins). Ensure the Superintendent is copied in on all correspondence relating to the power connection In the event that power is unavailable for a period of time following installation of the Irrigation System, the Landscape Contractor shall allow sufficient cost to supply and install a generator or battery operated

valves or similar to allow the irrigation system to operate automatically and not rely on manual operation

of the system. Unless agreed otherwise, ownership of all battery-operated valves shall remain with the

Landscape Contractor for reuse on other projects. LANDSCAPE CONTRACTOR'S FACILITIES - The Landscape Contractor shall obtain the approval from the Superintendent for the location and extent of any facilities to be constructed on site for the execution of the works. The Landscape Contractor shall obtain all necessary approvals from all Public Utility Authorities for construction and to connect any necessary services if required. All Landscape Contractor facilities shall be erected, maintained, relocated, removed and the area

completely reinstated to the satisfaction of the Superintendent at the Landscape Contractors sole

CONCURRENT WORKS - The Landscape Contractor is advised that concurrent works are being executed by other Contractors during the Construction Period of this Contract, including civil works, and works to be undertaken by the relevant service providers. The Landscape Contractor is required to liaise with the relevant Contractors and service providers to ensure that all work is properly coordinated on site. Limited areas of work may not be available until others have completed their scope of works therein (i.e. electrical works, etc). The Landscape Contractor shall ensure these are properly secured and protected until works can recommence as required.

EROSION & SEDIMENT CONTROL - The Landscape Contractor shall be responsible for controlling erosion and loss of sediment and/or mulch from within the Extent of Work area of the project site throughout the Contract Period at his cost up to the Date of Practical Completion in accordance with the provisions of the General Conditions of Contract.

The Landscape Contractor shall implement and maintain suitable and appropriate measures to protect the works under the Contract (at his or her discretion) particularly during periods where heavy rains are expected at their sole expense

The Landscape Contractor shall be responsible for the clean up and removal of silt, topsoil, mulch, and any other materials and/or supplies from the landscape works from all areas (including but not limited to roads, paths, parks, reserves, and drainage systems) resulting from adverse weather including heavy winds and rain throughout the construction period to the satisfaction of the Superintendent. Failure to satisfactory clean up or remove silt from areas as directed by the Superintendent may result in the work being undertaken by others at the sole cost of the Landscape Contractor and at the discretion of the Superintendent

PRE-START MEETING - The Landscape Contractor is required to attend a pre-start meeting on site before commencing any works as required under the conditions of approval for the works with the Council. The pre-start meeting shall be arranged by the Superintendent, and will generally review and confirm the following items:

- a) Representatives, roles and contact details of the Principal, Consultant, Landscape Contractor, and relevant Council Officers;
- b) Conditions of the Development Approval: c) Construction methodology and program;
- d) Erosion and sediment control measures;
- e) Site access:
- f) Site safety inductions and plans;
- g) Requirements of other authorities and legislation;
- h) Insurances and Indemnities.

Works must not commence until the requirements of the pre-start meeting have been satisfied unless directed otherwise.

Continued next page

expense.

place design group.

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CLIENT

URBEX PTY LTD

NOTES

Hywel Jones of Place Design Group constructed" drawings reflect any changes that vere made during the course of construction





ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	CA	COUNCIL APPROVAL	HJ	HJ	28-04-2021
Α	CON	CONSTRUCTION	HJ	HJ	23-07-2021
В	CON	AS CONSTRUCTED	СВ	NI	10-08-2022
С	CON	STAGE 13B & 13C FOR CONS	CB	HJ	30-11-2022
D	AC	STAGE 13B & 13C AS CONS.	СВ	HJ	14-12-2022
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PRE - P	'relimina	ıry CA - Council Approval T - T	ender	CO1	N - Constructio
DRA	WIN	G TITI F			

LANDSCAPE SPECIFICATION NOTES - SHEET 1

DESIGN : HJ DOCUMENT : HJ/CB PROJECT : 3020083

DRAWING NUMBER REVISION

LANDSCAPE SPECIFICATION Continued from previous page.

COUNCIL INSPECTIONS - Notwithstanding the inspections required in the specification, the following is a specific list of inspections required to be attended by the Landscape Contractor, Superintendent and designated Council Officers:

- a) Erosion and sediment control prior to works commencing (if required);
- b) Traffic Management Plan to be implemented prior to works commencing (if required);
- c) Formwork for cast in-situ concrete footpaths and structures;
- d) All irrigation mainlines before they are covered;
- e) All irrigation drip lines before they are covered;

Both the Superintendent and Council's Planning Assessment Unit (PAU) must be given at least two (2) business day's notice to arrange attendance by their representative for the purposes of attending these inspections. The Landscape Contractor shall be responsible for liaising directly with the designated Council Officer for these inspections to be coordinated.

SETOUT OF LANDSCAPE WORKS - The Landscape Contractor is responsible for the setting out of the works in accordance with the General Conditions of Contract. Critical setout points have been identified on the Setout Plans. The Superintendent will assess any incorrect setting out of the works against the design intent, functionality, and overall visual appearance of the works before any decision is made as to the type of remedial action required. The Landscape Contractor shall make good, at his own expense, any errors made in the setting out of the works unless directed otherwise.

CONFIRMATION OF FINISHED DESIGN LEVELS - The Landscape Contractor shall be responsible for ensuring the finished levels of all Landscape Works comply with the finish design levels for the project on completion of the landscape works. The Landscape Contractor shall be responsible for obtaining the current earthworks plans from the nominated project engineers. Furthermore, the Landscape Contractor shall be responsible for all costs associated with obtaining as-constructed levels from the project surveyors if required and as directed. The Landscape Contractor will be responsible for any rectification works due to his failure as required to ensure compliance with the finish design levels to all open space areas within the extent of works for this contract.

HARD LANDSCAPE WORKS

GENERAL - Refer Legend on the drawings for all features, elements, structures, furniture, and all surface finishes generally.

Construct all hard landscape elements in accordance with the details provided, manufacturer's recommendations, or as specified.

Confirm setout of all elements on site by clearly marking on the ground the locations of all footings and extent of elements with marking spray, seeking the approval of the Superintendent prior to excavation. The Landscape Contractor shall bring to the attention of the Superintendent any discrepancies or the like arising from the documentation and await an instruction before commencing with any work which is unclear or undefined

CONCRETE WORKS - All concrete workmanship and materials shall be in accordance with AS3600, AS2870 and the specification. Concrete quality and required properties of concrete shall be in accordance to AS1379. Cure concrete as required by section 17 of AS3600:2009. Concrete paths shall be constructed in accordance with TCC Std Detail SD-070 current edition.

CONCRETE PAVEMENTS - Excavate and compact subgrade and form base course to in accordance with Engineers requirements. Test compaction capacity of subgrade. Fill soft spots with suitable subbase material to required compaction. Allow for installation by other trades of drainage, irrigation, electrical and other items.

Install formwork and smooth levels flush with adjoining hard surfaces. Construct joints in accordance with TCC Standard Detail SD-070 current edition. Prior to constructing formwork discuss and obtain approval for joint layout on site. Ensure all pavement setout is approved prior to concrete pour. Immediately prior to concrete pour wet the subbase to reduce the amount of moisture that leaches out of the newly poured concrete. Place concrete with approved equipment in suitable climatic conditions. Steel Reinforced Concrete to be in accordance with TCC Standard Drawing SD-070 current edition. Thoroughly compact areas around kerbs, channels, pits to same density as other surfaces.

Replace low or defective areas immediately by cutting out and replacing with fresh concrete suitably keyed and compacted to conform to surrounding areas and colour patterns. Maintain joint pattern. Screed vibrate accompanied by hand methods as appropriate to remove air bubbles and compact the

Concrete surfaces shall be free draining, without ponding, on completion.

Screed vibrate accompanied by hand methods as appropriate to remove air bubbles and compact the mix. Avoid over vibration that may cause segregation. Grade to even fall as shown on the Drawings. Protect fresh concrete from premature drying and excessively hot or windy conditions.

Form straight and even saw cut joints in accordance with TCC Standard Detail SD-070 current edition. Joints form an integral part of the concrete pattern and are to be accurately set out and evenly spaced. Ensure joints continue through to adjoining walls and where they meet at right angles ensure joints do not overlap.

CONCRETE FINISHES - Refer landscape drawings for concrete colours and finishes generally. Plain finish concrete and coloured concrete paths shall have a uniform broom finish to Council's requirements.

SOFT LANDSCAPE WORKS

EXCAVATION - The Landscape Contractor shall liaise as required with the Civil Contractor for any areas to be left below finished design level to accommodate the landscape works. Undertake any further excavation works as required to accommodate the required depths of imported topsoil as required and remove spoil to an approved location. Excavate all planting beds as required, to a maximum offset distance of 200mm from concrete kerbs. Ensure no damage is caused to existing concrete kerbs and existing sub-soil drainage (install by the civil contractor).

CULTIVATION - Deep rip all soft landscape areas to a min. depth of 300mm by approved method, ensuring suitable ripping is achieved. After ripping, the top 150mm in all grassed areas and 200mm in all planting areas is to be further 'cultivated' by approved method to break up the surface to achieve a fine subsoil material.

After cultivation, remove stones exceeding 25mm, clods of earth and clay exceeding 50mm and any other deleterious material brought to the surface during cultivation, including roots, sticks, weeds and the like. Any depressions caused by the removal of these materials shall be filled as required with suitable soil.

After cultivation, the surface should be graded smoothly and trimmed to the required levels and/or falls with sufficient allowance for the placement of the specified minimum depth of topsoil to achieve the finish design levels.

SOIL ADDITIVES - The Landscape Contractor shall allow to supply and install granular / powdered agricultural grade Gypsum at a minimum rate of 2Kg/sq.m.; to be spread evenly across the surface of the ground prior to cultivating. The Contractor shall supply copies of the product delivery dockets for the volumes supplied and dates of delivery to site.

TOPSOIL - Imported topsoil blends shall be spread on site to the following typical depths:

- Planting Beds & Tree Pits: 300mm Medium Organic Landscape Soil to AS4418:2018.
- Turfed Areas: 100mm Turf Underlay to AS4419:2018.

Topsoil shall contain organic matter, be free draining, support plant life, be free from unwanted matter such as stones over 25mm, clay lumps, weeds, tree roots, sticks, rubbish, material toxic to plant growth, and the like. Topsoil to meet the requirements as defined by AS 4419 - Soils for Landscaping and Garden Use - 2018 edition.

ORGANIC MULCH - Shall be 'Fine Mulch' as supplied by Bedrock or approved equal. Mulch shall be free of deleterious and extraneous matter including soil, rocks, weeds, twigs and the like. Provide sample of mulch for approval by the Superintendent prior to delivery to site.

PLANTING SETOUT - If it appears necessary to vary plant setout to avoid service lines, or to cover the area uniformly, or for other reasons, give notice and obtain advice from the Superintendent.

PLANTS - shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having root curl or roots having been restricted or damaged. Plant material shall be fully acclimatised, hardened off for Townsville's climate, and shall have been grown in containers of the size specified for a time period to achieve sufficient roots to hold container soil together after removal from containers, without being root bound.

The Superintendent has the right to reject those plants not meeting with the requirements of the plant schedule in terms of the size of the plant in reference to the pot size nominated. All rejected plants shall be replaced with new plants at the landscape contractor's expense.

In the event where specified plants are not available, the landscape contractor shall seek approval for plant substitutions. No substitutions of species or pot sizes shall be made without the approval of the Superintendent.

All plants shall be set-out in the positions and numbers as documented on the planting plan. Where rows of plants are required, space plants evenly in accordance with the typical planting set-out detail or as directed.

PLANTING IN MASS PLANTING AREAS - Prior to planting, spread 150g/sq.m of Yates Dynamic Lifter over the spread and levelled imported topsoil. Excavate a hole for each plant large enough to provide not less than 100mm topsoil backfill all-round the root system of the plant. Incorporate evenly around the base of each plant, Nutricote 8-9 month formulation fertiliser suitable for ornamental shrubs at the manufacturer's recommended rates.

For groundcover planting spread Nutricote around the plants at the above rates and rake in lightly.

TURF - Shall be 'A' Grade quality ZT11 Zoysia as indicated on the Surface Treatment Plans, free from other grass species or weeds. Turf shall be supplied with an even thickness (minimum 15mm root zone) laid in a joints staggered pattern, free of undulations and finished level with adjacent surfaces. Prior to laying turf spread 120g/sq.m of Yates Dynamic Lifter over the spread and levelled imported topsoil. Turf shall have all joints filled with a light top dressing, be lightly tamped to provide an even and consistent surface grade and finish to the satisfaction of the Superintendent.

WATERING - Thoroughly water the plants and turf before planting begins, immediately after planting and thereafter to maintain growth rates free of stress until the plants become established.

TREES - All trees shall have min. 2 stakes installed per tree (50x50x1800mm HW), painted 'Black'. Each tree shall be tied with an approved tie to Council requirements, such as 50mm wide heavy-duty hessian type strapping arranged in a figure "8" about the stake and the plant stem. Wire ties will not be allowed. During maintenance period or inspections remove ties if so directed.

Place 100mm THK mulch around all trees planted in grassed areas as detailed. Ensure the mulch at the centre is slightly dished and not in direct contact with the base of the trunk of the tree. For street trees along Emperor Boulevard, ensure the mulch extends to the kerb, path and garden edging on both sides neatly.

Undertake any formative pruning of all trees as required or as directed to provide a clean trunk (equivalent to maximum 1/3 of the height of the tree). Remove any suckering from the base or lower part of the trees throughout the establishment / maintenance period.

POST CONSTRUCTION WORKS

FINAL CLEANING - Provide final cleaning of the work prior to Practical Completion inspection, consisting of cleaning each surface of unit of work to normal 'clean' condition expected for a first-class cleaning and maintenance programme.

- Examples of required cleaning are:
- Clean project site, of litter and foreign substances associated with the landscape works;
- Clean paving/roadways/carpark of staining and dirt marks, etc. as a result of the landscape works.

- Clean fencing of staining and dirt marks associated with the landscape works.
- Remove all waste and surplus materials including site soils.

AS-BUILT DRAWINGS - During construction and prior to Practical Completion prepare as-built drawings which record accurately and to scale the locations of any adjustments to the documented landscape works in accordance with Council requirements.

Provide as-built drawings that record accurately the installed irrigation works.

CONTRACTOR'S OWN DEFECTS INSPECTION - The Contractor must undertake his own "defects" inspection, and complete making good of such defects prior to offering the Works for a joint inspection with the Client/Principal Contractor/Superintendent.

The Contractor must submit evidence that he has inspected the Works, prepared a defects list, undertaken and remedied defects, re-inspected and approved same prior to this meeting taking place.

COMPLETION DOCUMENTS AND PROCEDURES - Before application is made for a Certificate of Practical Completion thoroughly check out all installations, equipment, and services to ensure that performance is correct and in order.

Obtain from all Authorities written and signed approval for all installations under their control stating their testing and approval of same.

Submit to the Superintendent prior to Practical Completion, as required by the contract, the following documents and certificates: -

- o All design and installation certification as required.
- o Certificates of approval for all irrigation water supply.
- o "As Built" Drawings.
- o Maintenance Manuals.
- o Instruction Manuals.
- o Warranties.
- o Guarantees.

MAINTENANCE OF THE WORKS DURING CONSTRUCTION - The Landscape Contractor is responsible for the maintenance and presentation of the landscape works within the project area at all times throughout the Contract Period until Practical Completion has been certified, including any associated costs of water supply from any source as required. General maintenance works shall be undertaken in accordance with maintenance requirements of this specification.

PRACTICAL COMPLETION - Notwithstanding the provisions of the General Conditions of Contract, the Date for Practical Completion shall be as determined by the Superintendent.

On application from the Contractor, the Superintendent will undertake a detailed site inspection of the works. If however, it is evident that the works are not practically complete, the Practical Completion inspection will cease, and the Landscape Contractor will be requested to attend to the works prior to another inspection being undertaken.

ON-MAINTENANCE - Separate to the Practical Completion inspections, the Landscape Contractor shall attend all On-Maintenance Inspection with the Superintendent and Designated Council Officers as required, and address any issues arising from the inspection as soon as practically possible.

AS-CONSTRUCTED LANDSCAPE & IRRIGATION PLANS - The Landscape Contractor is responsible for 'facilitating' the As-Constructed 'Landscape' and 'Irrigation' plans in accordance with Council's Development Permit for these works. In the event of any design changes on site, the landscape contractor shall provide all required setout dimensions to the landscape architect for changes to be reflected in the as-constructed landscape plans.

As-Constructed landscape and irrigation plans (signed by the Landscape Architect) are to be submitted to Council prior to the On-Maintenance inspection.

The As-Constructed Landscape Plans shall be prepared in AutoCAD and set out using the same sheet format as the contract landscape plans. Plans are to be submitted electronically in PDF and DWG format.

PLANT ESTABLISHMENT / MAINTENANCE PERIOD - The Landscape Contractor shall allow for a minimum of 12 weeks Plant Establishment / Maintenance Period commencing on Certification of Practical Completion. During this period, the Landscape Contractor shall be responsible for maintaining the landscape and irrigation works for the duration of the Plant Establishment / Maintenance Period, and in accordance with this specification.

At the completion of the Plant Establishment / Maintenance Period, the Landscape Contractor shall arrange for an inspection of the works. If the Superintendent approves that the level of presentation of the works is acceptable and that all defects identified at the time of Practical Completion have been addressed, and that all documents to be returned by the Landscape Contractor has been received as required, then a Notification of Completion of the Plant Establishment / Maintenance Period will be issued relieving the Contractor of all maintenance responsibilities. If however, that the level of presentation of the works is not acceptable due to any action or non-action which can be attributed to the Landscape Contractor, then the Landscape Contractor will be responsible for remedying the works including undertaking any ongoing maintenance until the Superintendent has certified otherwise.

DEFECTS LIABILITY PERIOD - Defects Liability Period shall be a minimum of 52 calendar weeks from the date of practical completion, and shall cease at 4:00pm on the day of off-maintenance as confirmed by Townsville City Council.

The Landscape Contractor shall be responsible for and shall uphold the works against defects due to inferior materials and workmanship from the Date of Practical Completion for the duration of the specified Defects Liability Period in accordance with the General Conditions of Contract.

At the expiration of the Defects Liability Period and any extension of time as determined by the Superintendent, the contractor shall attend an Off-Maintenance and Final Inspection with the Principal, Superintendent and representative from Townsville City Council. The Landscape Contractor shall immediately address any defects identified under the contract to ensure a prompt handover of works to Council.

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NOTES

/ Hywel Jones of Place Design Group hereby certify that the works as shown on the "a constructed" drawings reflect any changes that were made during the course of construction.

Name: Hywel Jones AlLA No.: 843





ISSUE CODE ISSUE DESCRIPTION BY CHK DATE

01 CA COUNCIL APPROVAL HJ HJ 28-04	0004					
	F-2U2 I					
A CON CONSTRUCTION PM HJ 23-07	-2021					
B CON AS CONSTRUCTED CB NI 10-08	3-2022					
C CON STAGE 13B & 13C FOR CONS.CB HJ 30-11	-2022					
D AC STAGE 13B & 13C AS CONS. CB HJ 14-12	2-2022					
PRE - Preliminary CA - Council Approval T - Tender CON - Construction						
DRAWING TITLE						

LANDSCAPE SPECIFICATION NOTES - SHEET 2

DESIGN : HJ DOCUMENT : HJ/CB PROJECT : 3020083

DRAWING NUMBER REVISION 3020083-L-2012 D

MAINTENANCE SPECIFICATION

GENERAL - This Specification requires the Contractor to maintain the landscape works throughout the Maintenance Period to a high standard at all times.

Generally, maintenance works are to include (but not be limited to):

- Maintenance of all turfed and planted/mulched areas;
- Horticultural works associated with maintenance of plantings, including street trees;
- Maintenance of the permanent and temporary irrigation systems;
- All other works required to maintain the "landscape" to a very high standard (refer Schedule attached)

The purpose of this contract is to maintain the site in a presentable condition to aid in marketing the estate and to facilitate a timely and cost-effective hand over of the landscape and irrigation works to TCC at the end of the maintenance period.

The maintenance period covered by this Specification will be a minimum of 9 months from the end of the plant establishment period and shall continue through until Council certifies that the works are accepted Off Maintenance. If off-maintenance is delayed thru non-performance of the contractor, then the contractor will be required to continue to maintain the areas at their cost until the works are certified as off-maintenance.

HANDOVER PROCEDURE - Twelve (12) weeks prior to off-maintenance, the landscape contractor shall attend a pre-handover inspection with the landscape architect and undertake rectification of defects or address maintenance issues as directed. Four weeks prior to the off-maintenance date the contractor is to undertake all final works in preparation for handover to Council as specified herein. Once completed, the contractor is to advise the landscape architect that the works are ready for inspection no later than 2 weeks prior to the off-maintenance date. The landscape architect will then arrange inspection times with TCC to ensure any defects noted by Council can be rectified and re-inspected prior to the off-maintenance date.

CONTRACTORS' EXPERTISE - It is expected that, notwithstanding the requirements of this Specification, that the Contractor will possess the necessary horticultural and technical expertise to oversee the on-going development/maintenance of the landscape works and irrigation systems. As such this Specification describes the works required but does not specifically detail the horticultural or technical practices required to undertake the work.

SCHEDULE OF WORKS - MANDATORY

"Mandatory" works are on-going and definable such as mowing, weeding etc.

The following works are a mandatory requirement of the Contract.

Mowing - Fortnightly (minimum) - November to March inclusive, Monthly (minimum) - April to October inclusive

Fertiliser - Turf Areas - Minimum twice as required and/or as directed.

Weeding - Turf Areas - Weedicide minimum once as required and/or as directed, Planting Beds-Fortnightly and/or as directed. Trees in turf - Monthly. Street Trees - Monthly

Pruning - Trees - Twice during the contract period, Understorey - Minimum twice as required and/or as directed.

Pesticide - All plants - As required and/or as directed

Site Clean/Rubbish Removal - Weekly

Watering - Turf/Planted Areas - Minimum 40mm water per week, subject to rainfall and Council water restrictions and requirements

Permanent Irrigation System Weekly checks, ongoing repairs and adjustments as required, to ensure fully functional operation to the satisfaction of the client and Superintendent.

Temporary Irrigation System Fortnightly check, ongoing repairs and adjustments as required to ensure fully functional operation

Re-mulching - One complete re-mulch of all planting beds to a depth of 75mm, and mulch surrounds to trees at end of contract period prior to the off-maintenance inspection.

Plant Replacement - Replace dead / dying plants as required and/or as directed.

SCHEDULE OF WORKS - DISCRETIONARY

"Discretionary" works are more occasional and undefinable such as repairs to works that have been vandalised and/or damaged by others.

The following works are considered discretionary and should only be undertaken on approval of the Landscape Architect / Client or as directed. Discretionary works are required in the event of damage / vandalism by others. The Contractor is to submit in writing a description of the works required, reasons for action and cost to undertake any works.

Plant Replacement - Replace stolen / damaged / vandalised plants

Turf Repair - Repair / topdress / replace vandalised turf

Irrigation System - Repair / replace vandalised materials or elements (excludes "warranty" items)

Note that the cost of undertaking discretionary works will be borne by the Contractor where it is deemed that the Contractor's performance has resulted in the particular "defect" or where the works are covered under warranty or the defects liability period.

MINIMUM REQUIREMENTS

The following outlines the minimum requirements associated with the scheduled tasks.

Mowing - Maintain turf at 25 - 50 mm height. Trim grass against paths, kerbs and the like. Remove all grass clippings from the site.

Fertiliser - Turf Areas - type of fertiliser and application method to be approved by the Landscape Architect.

Weeding - Turf Areas Hand remove/weedicide individual weeds on a regular basis.

Apply broadscale weedicide to all turfed areas as required. Apply 'Sempra' as required to target Nut-grass as required.

Weeding - Planting Beds - Hand remove/weedicide individual weeds on an on-going basis as they appear - includes weed removal to street trees.

Pruning - Trees - Trim low growing branches to promote spreading high canopy growth. Trim canopy to promote appropriate shape for species.

Pruning - Shrubs/Groundcovers - Lightly trim plants to promote bushy growth and to maintain clearance from paths, kerbs, edges and the like;

Pesticide

Pruning - All Plants - Monitor plants for insect infestation - apply appropriate pesticide depending on plant species and insect type. Allow for follow-up pesticide application if required - maintain all plants free of infestation.

Site Clean/Rubbish Removal Allow to remove any rubbish, litter, waste etc from areas of the Contract on a weekly basis while undertaking other tasks of this Contract where possible.

Permanent Watering System Undertake weekly checks / tests of irrigation system to ensure adequate watering of turfed and planted areas.

Adjust sprinkler heads on a regular basis. Check functioning of Controller, drip irrigation, solenoid valves and the like.

Adjust watering times in conjunction with TCC to suit season and rainfall events. Respond to Council "alarms". Advise of faulty or vandalized equipment - make repairs where instructed.

Before the Off Maintenance Inspection, the Contractor shall make a thorough inspection of the irrigation system and address all defects as required at no cost to the client, to ensure it complies with Council's requirements and to prevent any delays in certifying the overall works Off-Maintenance.

Irrigation System Repairs - All repairs to be undertaken by an experienced and licensed irrigation Contractor. All replacement materials to be of same brand/make/quality as original materials.

Note - new parts are to be covered by warranty for 12 months from date of installation and all new works undertaken are to be in accordance with TCC Irrigation Specification.

Temporary Watering System Undertake fortnightly checks/tests of irrigation system to ensure adequate watering of plants.

Adjust sprinkler heads on a regular basis. Check functioning of all equipment including temporary/battery operated controllers. Advise of any faulty or vandalized equipment - make repairs

Adjust controller times to suit season and rainfall events.

Plant Replacement - The Contractor shall replace all failed plants as required throughout the maintenance period at his/her cost. Before the Off Maintenance inspection, the Contractor shall ensure all planting densities are achieved throughout all planting beds, replacing plants as required.

Mulch Replacement - The Contractor shall make sufficient allowances to re-mulch all planting beds, revegetation areas and the base of all trees in turf/streets one month prior to off maintenance date, to ensure a minimum depth of 75mm.

Turf Repair - Where required, undertake one of the following:

Complete replacement of turf including any/all subgrade trimming, minor topsoil etc

Topdressing to maximum 10 mm depth.

PLANT SCHEDULE - THE RESERVE STAGE 13A, B, C & FUTURE WORKS

TREES								
CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING Indicative c/c	STAGE 13A TOTAL #	STAGE 13B & 13C TOTAL #	FUTURE PLANTING TOTAL #	REVISION DATE
BUC cel	BUCKINGHAMA celsissima	Ivory Curl Tree	100L	as shown	18	8	0	30/11/2022
CAR bra	CARALLIA brachiata	Bush Currant	45L	as shown	4	0	6	30/11/2022
COR tes	CORYMBIA tesselaris	Moreton Bay Ash	45L	as shown	6	0	0	
CUP ana	CUPANIOPSIS anacardiodes	Tuckeroo	100L	as shown	6	7	0	14/12/2022
FRA gri	FRAXINUS griffithii	Mountain Ash	100L	as shown	21	0	0	
GRE bai	GREVILLEA baileyana	White Oak	100L	as shown	3	0	14	30/11/2022
MIM ele	MIMUSOPS elengii	Coondoo	100L	as shown	46	9	0	14/12/2022
POL lon	POLYALTHEA longofolia	Indian Mast Tree	100L	as shown	11	0	0	
SCO bra	SCOLOPIA braunii	Brown Birch	100L	as shown	21	0	0	
SYZ for	SYZIGIUM forte sub podophyllum	Lilly pilly	100L	as shown	21	7	0	14/12/2022
TRI lau	TRISTANIOPSIS laurina ' Luscious'	Water Gum	100L	as shown	21	11	0	30/11/2022

UNDERSTOREY PLANTS

CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING Indicative c/c	TOTAL #	TOTAL #	TOTAL #	REVISION DATE
CAL mau	CALLISTEMON 'Mauve Mist'	Mauve Mist	140mm	1m	0	0	27	30/11/2022
CAL wil	CALLISTEMON 'Wildfire'	Wildfire	140mm	1m	26	0	0	
CAL wan	CALLISTEMON 'White Anzac'	White Anzac	140mm	800mm	41	0	44	30/11/2022
CAR des	CARISSA grandiflora 'Desert Star'	Desert Star	140mm	800mm	50	0	33	30/11/2022
DIA cae	DIANELLA caerulea	Flax Lily	140mm	750mm	104	0	0	
FIC gri	FICUS microcarpa 'Green island'	Green island	140mm	750mm	80	0	0	
GAR gri	GARDENIA psidiodes 'Glennie River'	Glennie River	140mm	750mm	233	0	0	
JUN kra	JUNCUS krausii	Salr Marsh Rush	125mm	500mm	122	0	0	
JUN usi	JUNCUS usistatus	Common Rush	125mm	500mm	86	0	0	
LOM hys	LOMANDRA hystrix	Matt Rush	140mm	1m	52	0	0	
MYO par	MYOPORUM parvifolium 'Fine Leaf'	Creeping Boobialla	140mm	750mm	26	0	0	
PHY mul	PHYLLANTHUS multifolius	Waterfall Plant	140mm	750mm	174	0	195	30/11/2022
RAD sum	RADERMACHERA 'Summerscent'	Summerscent	140mm	800mm	6	0	141	30/11/2022
SYZ res	SYZYGIUM australe 'Resilience'	Lilypily	140mm	800mm	0	0	44	30/11/2022

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NOTES

/ Hywel Jones of Place Design Group hereby certify that the works as shown on the "a constructed" drawings reflect any changes that were made during the course of construction. Name: Hywel Jones AILA No.: 843 (Reaistered Landscape Architect)



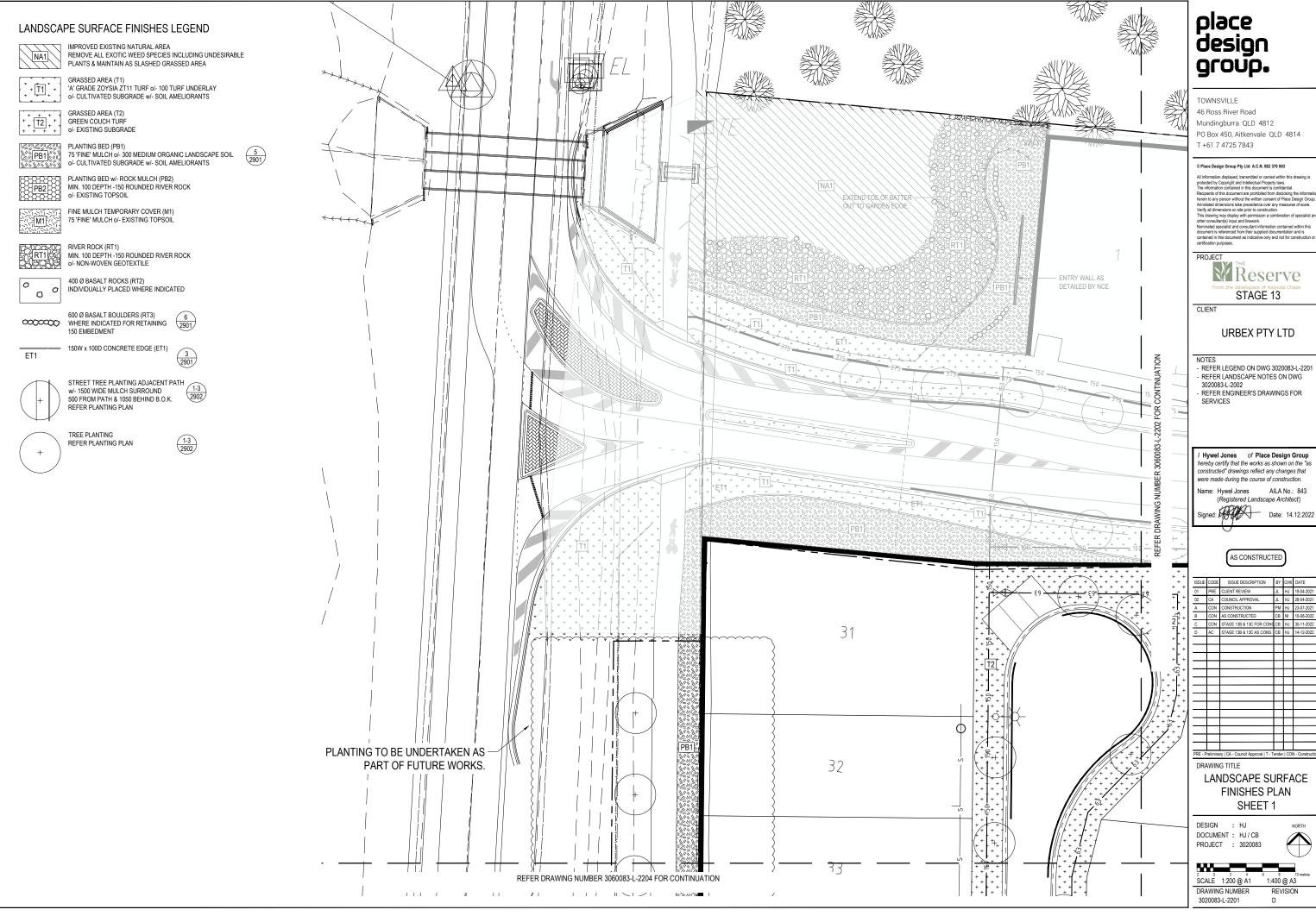
Signed: Date: 14.12.2022

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE	
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Α	CON	CONSTRUCTION	PM	HJ	23-07-2021	
В	CON	AS CONSTRUCTED	СВ	NI	10-08-2022	
С	CON	STAGE 13B & 13C FOR CONS	.CB	H	30-11-2022	
D	AC	STAGE 13B & 13C AS CONS.	СВ	H	14-12-2022	
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PRE - Preliminary CA - Council Approval T - Tender CON - Construction						
DRAWING TITLE						

LANDSCAPE MAINTENANCE SPECIFICATION

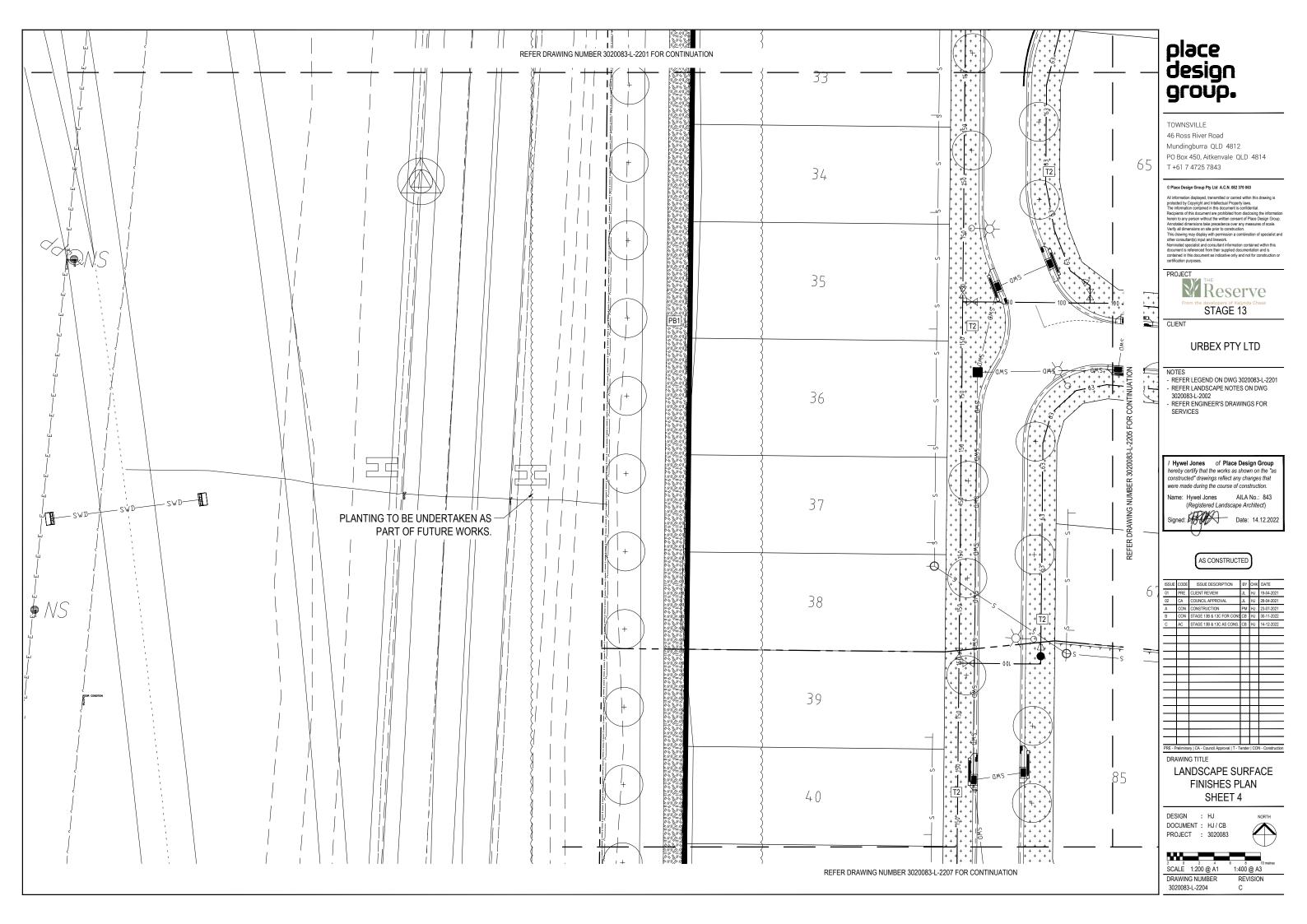
DESIGN : HJ DOCUMENT : HJ/CB PROJECT : 3020083

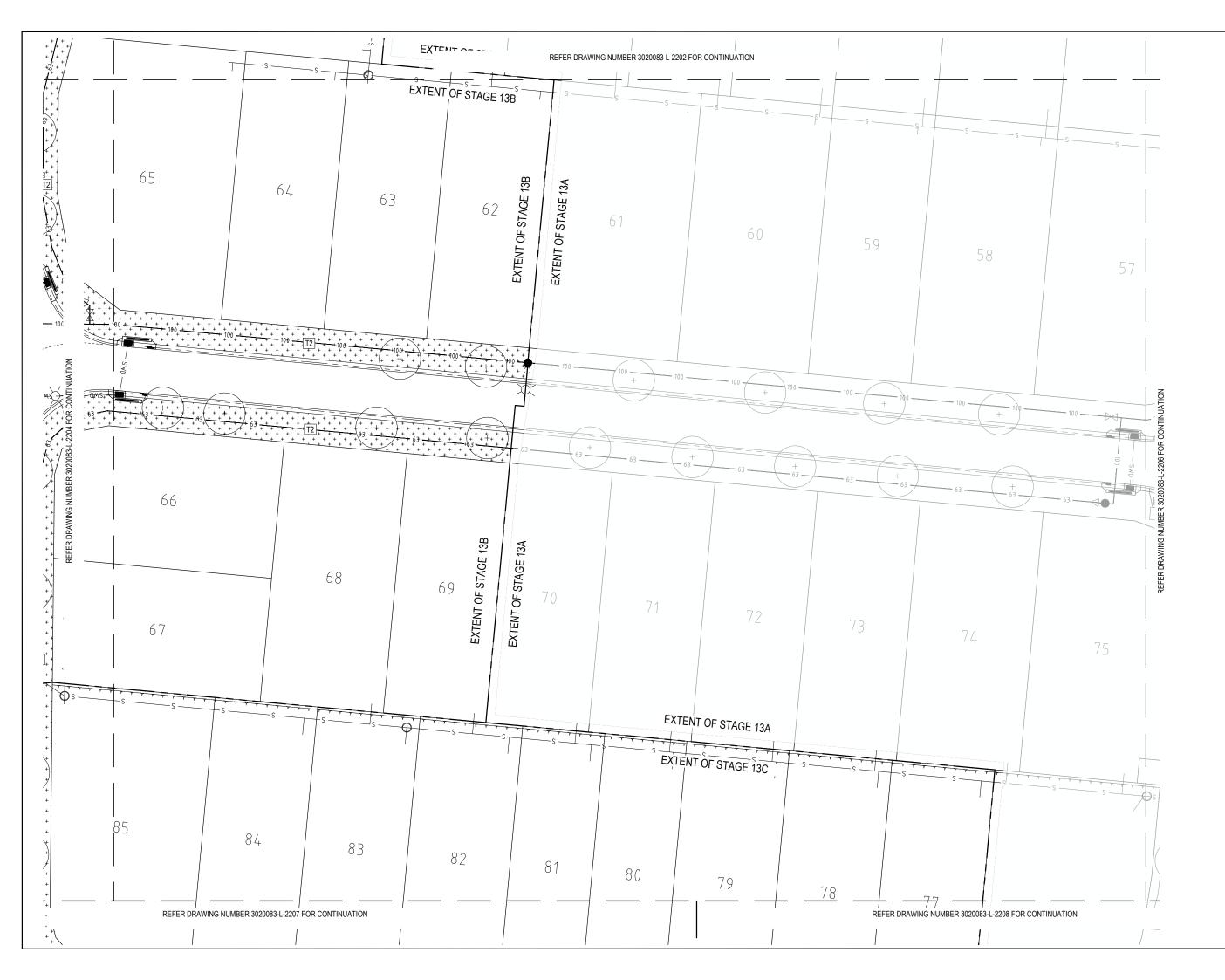
DRAWING NUMBER REVISION 3020083-L-2013 D



SUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE		
1	PRE	CLIENT REVIEW	JL	HJ	19-04-2021		
2	CA	COUNCIL APPROVAL	JL	HJ	28-04-2021		
	CON	CONSTRUCTION	PM	HJ	23-07-2021		
	CON	AS CONSTRUCTED	СВ	NI	10-08-2022		
	CON	STAGE 13B & 13C FOR CONS	.CB	HJ	30-11-2022		
	AC	STAGE 13B & 13C AS CONS.	СВ	HJ	14-12-2022		
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- NOTES REFER LEGEND ON DWG 3020083-L-2201 REFER LANDSCAPE NOTES ON DWG 3020083-1 -2002
- REFER ENGINEER'S DRAWINGS FOR SERVICES

I Hywel Jones of Place Design Group hereby certify that the works as shown on the "as constructed" drawings reflect any changes that vere made during the course of construction.

Name: Hywel Jones AILA No.: 843

Signed: Date: 14.12.2022

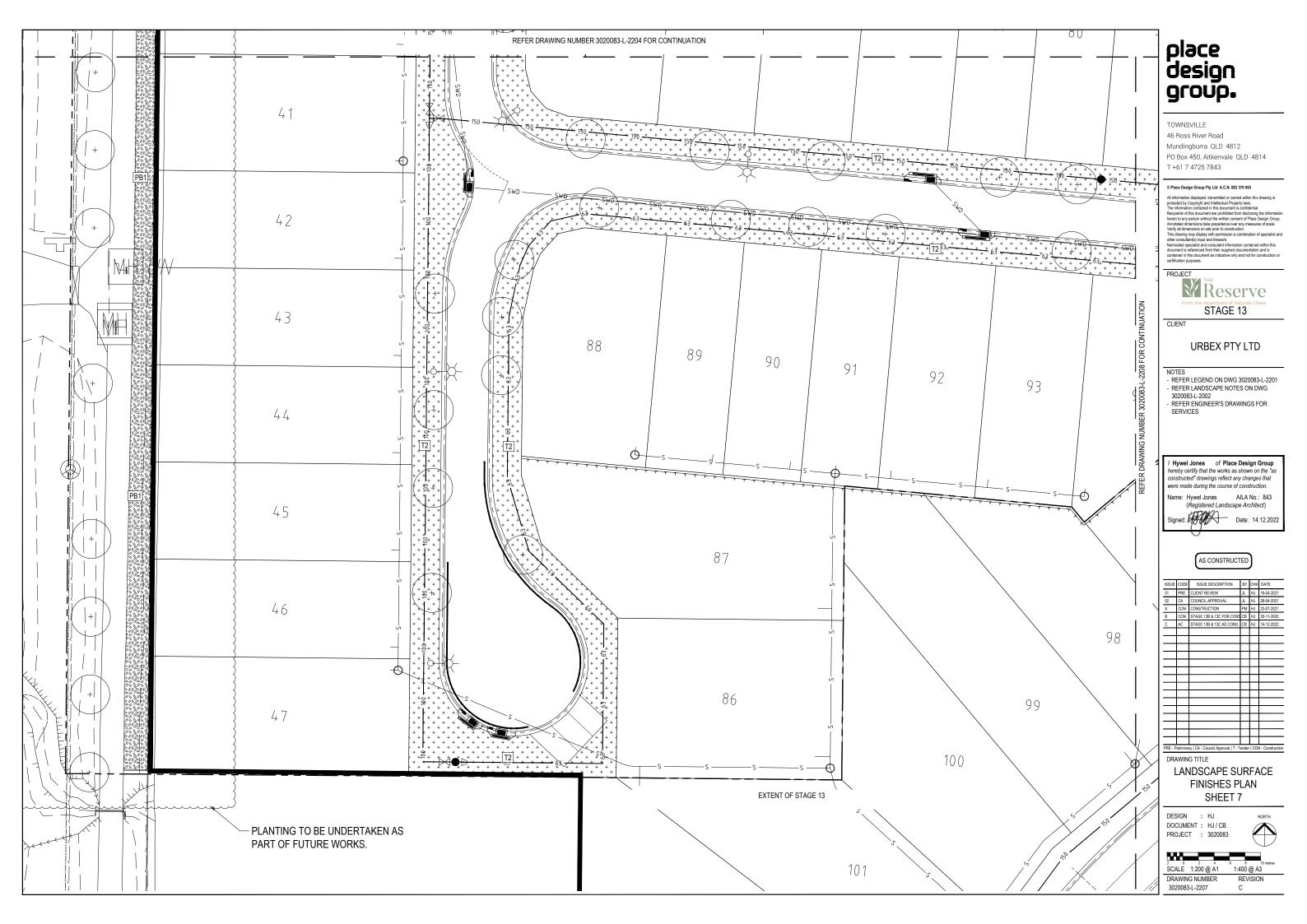
AS CONSTRUCTED

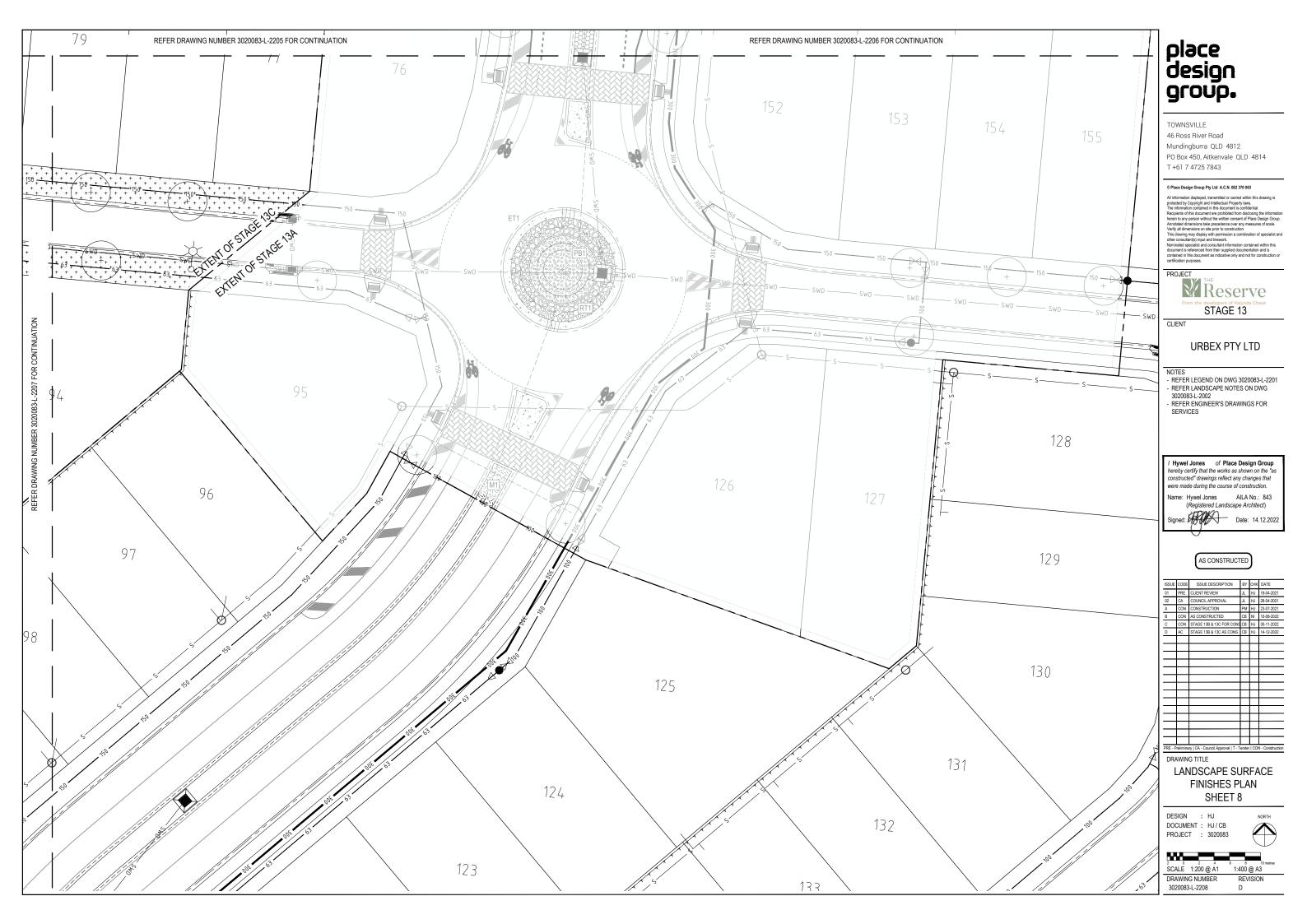
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- 1	LANDSCAPE SURFACE							

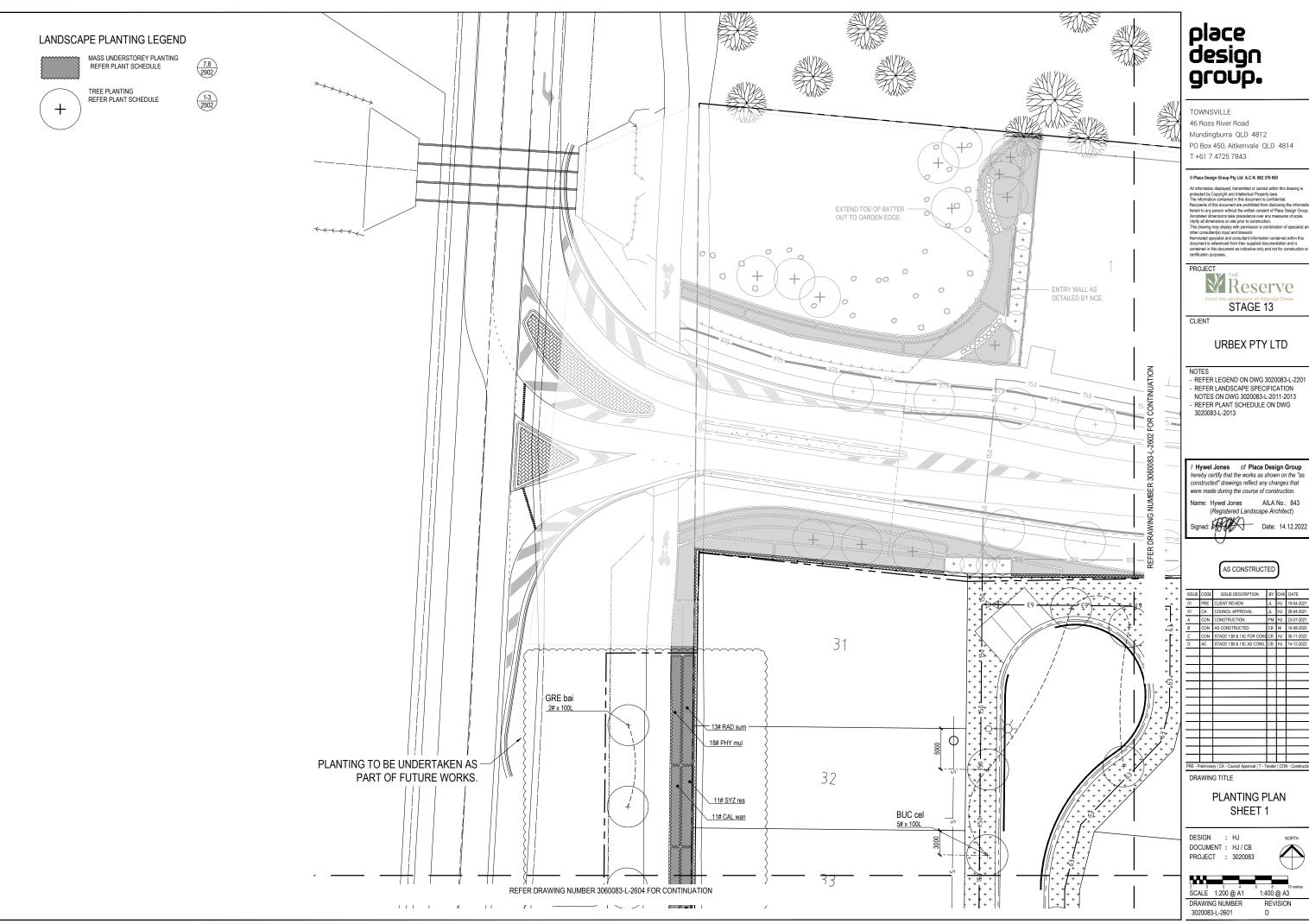
LANDSCAPE SURFACE FINISHES PLAN SHEET 5

DESIGN : HJ DOCUMENT : HJ/CB PROJECT : 3020083

SCALE 1:200 @ A1 1:400 @ A3 DRAWING NUMBER REVISION 3020083-L-2205









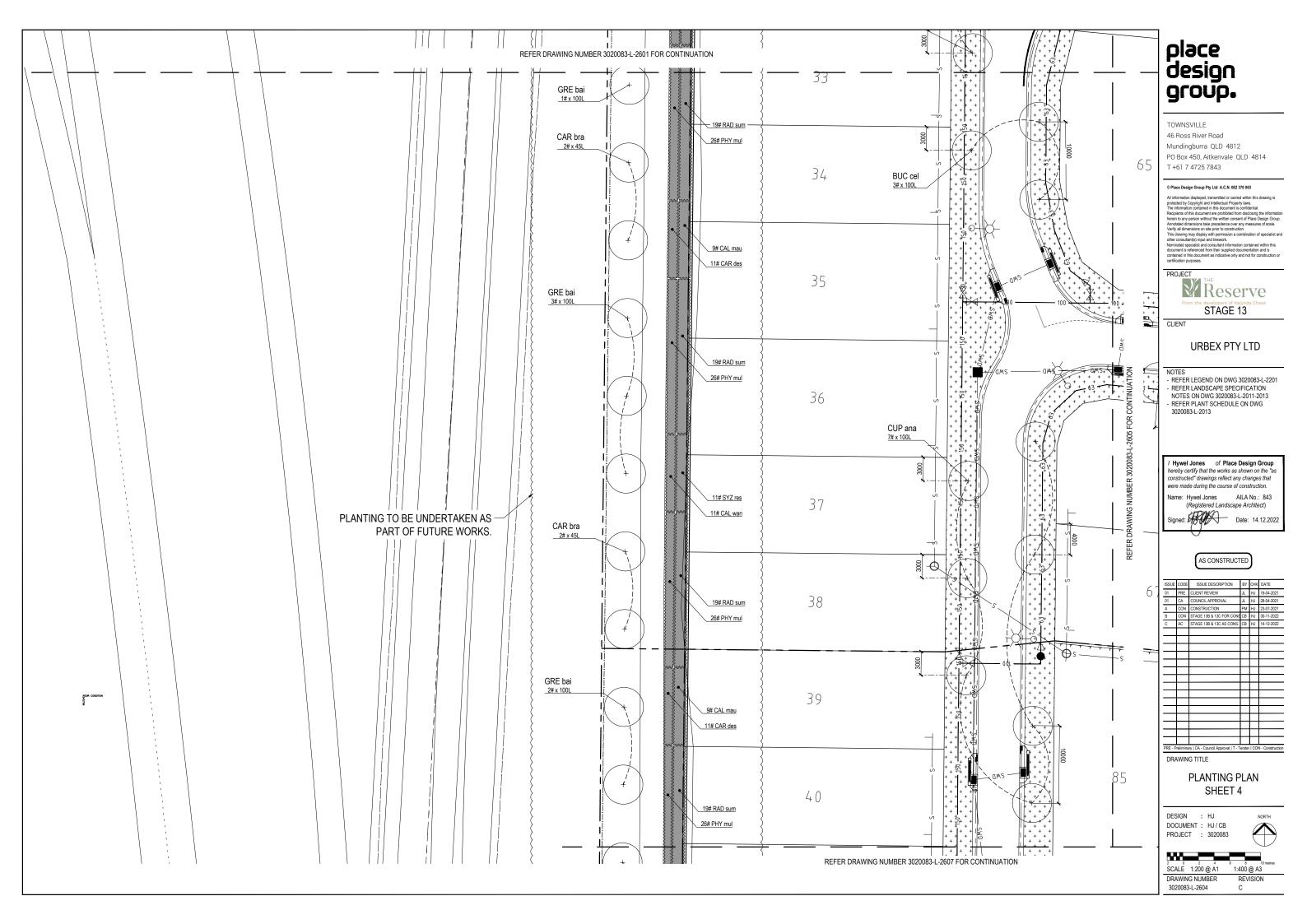
- REFER PLANT SCHEDULE ON DWG

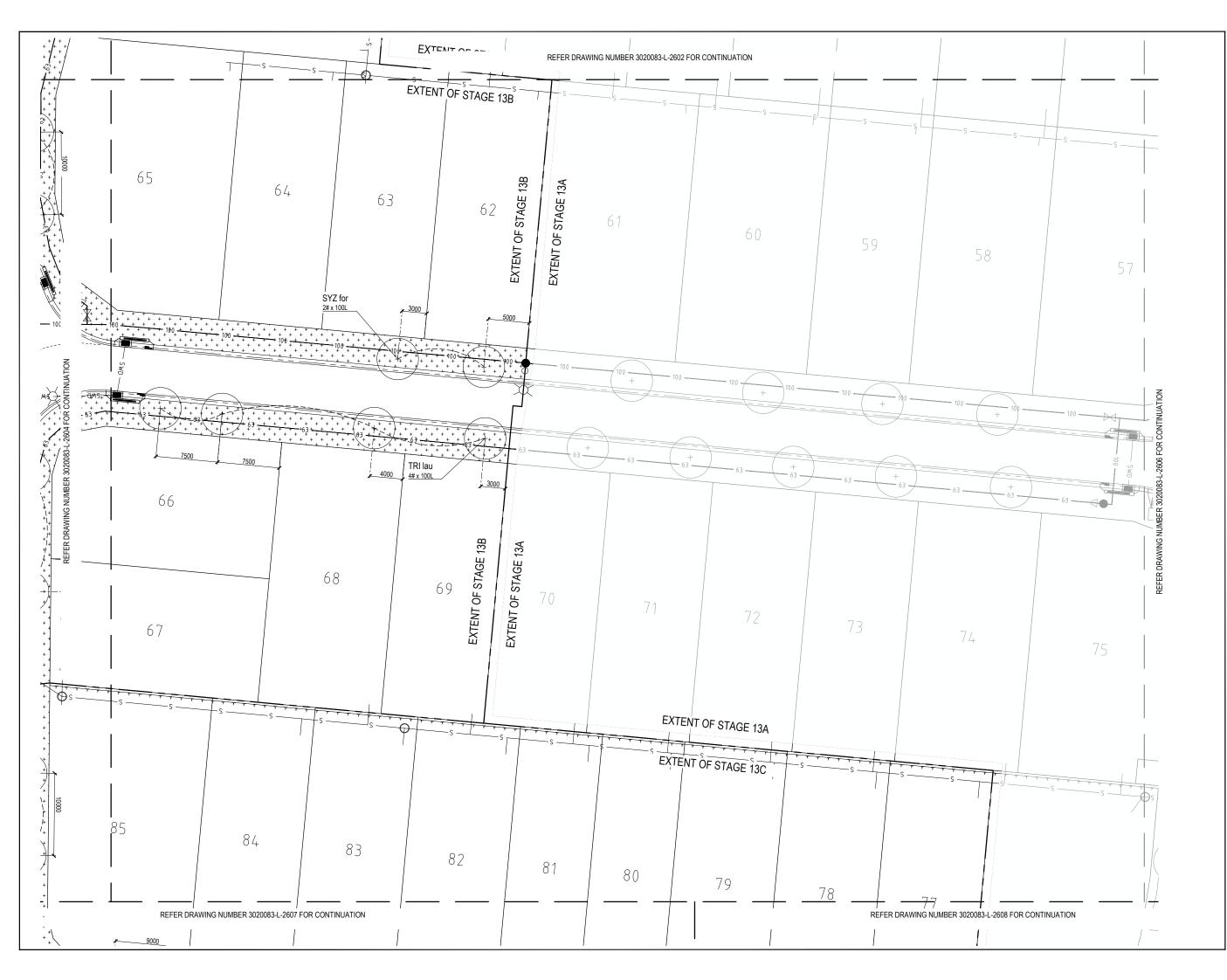
Name: Hywel Jones AILA No.: 843

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3	CON	AS CONSTRUCTED	СВ	NI	10-08-2022	
)	CON	STAGE 13B & 13C FOR CONS	.CB	HJ	30-11-2022	
)	AC	STAGE 13B & 13C AS CONS.	СВ	HJ	14-12-2022	
RE - Preliminary CA - Council Approval T - Tender CON - Construction						
DRAWING TITLE						



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- NOTES REFER LEGEND ON DWG 3020083-L-2201
- REFER LANDSCAPE SPECIFICATION NOTES ON DWG 3020083-I -2011-2013
- REFER PLANT SCHEDULE ON DWG 3020083-L-2013

I Hywel Jones of Place Design Group hereby certify that the works as shown on the "as constructed" drawings reflect any changes that vere made during the course of construction. Name: Hywel Jones AILA No.: 843

(Registered Landscape Architect) Signed: Date: 14.12.2022

AS CONSTRUCTED

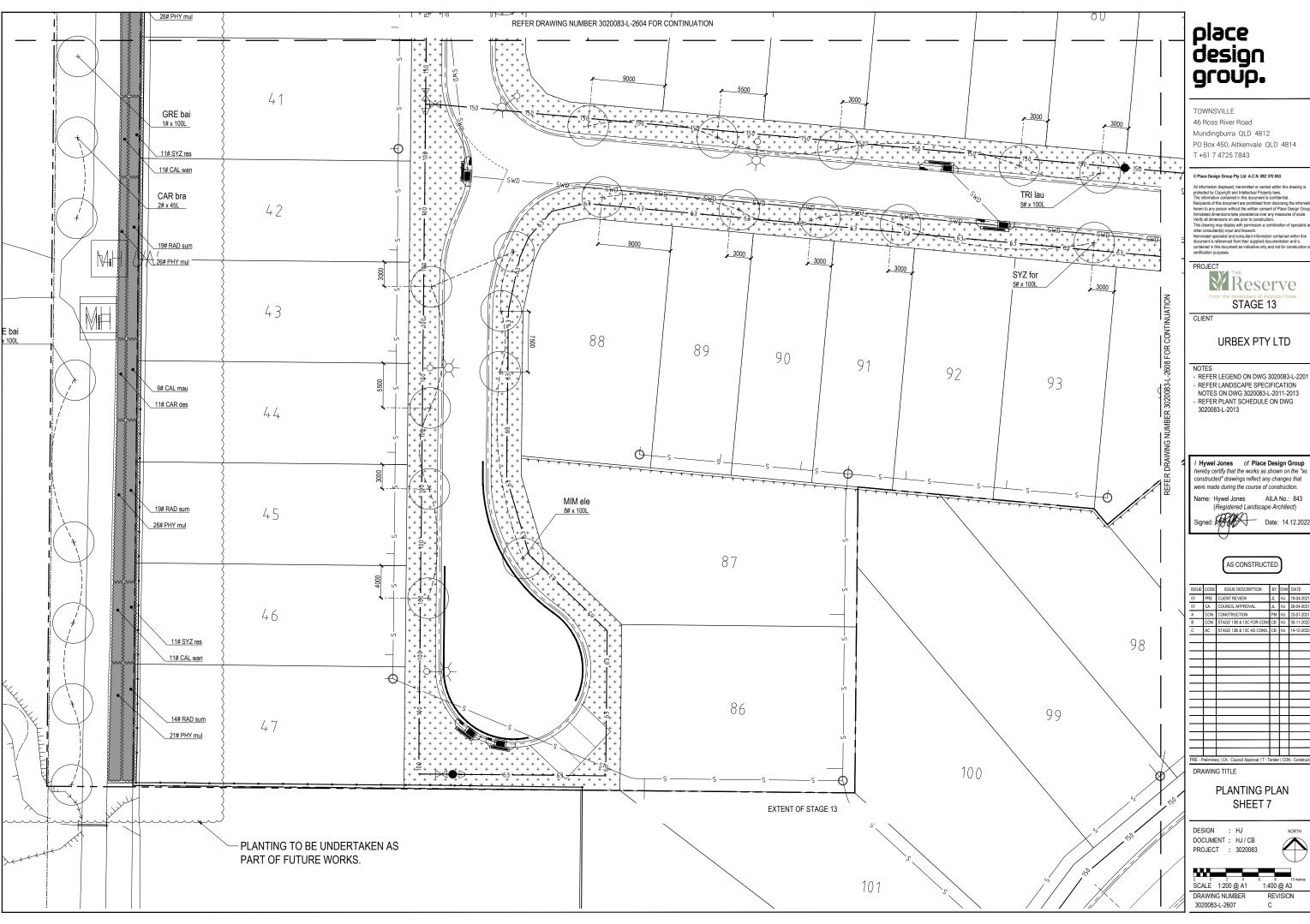
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Α	CON	CONSTRUCTION	PM	HJ	23-07-2021
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D	AC	STAGE 13B & 13C AS CONS.	CB	HJ	14-12-2022
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PLANTING PLAN SHEET 5

DESIGN : HJ DOCUMENT : HJ/CB PROJECT : 3020083

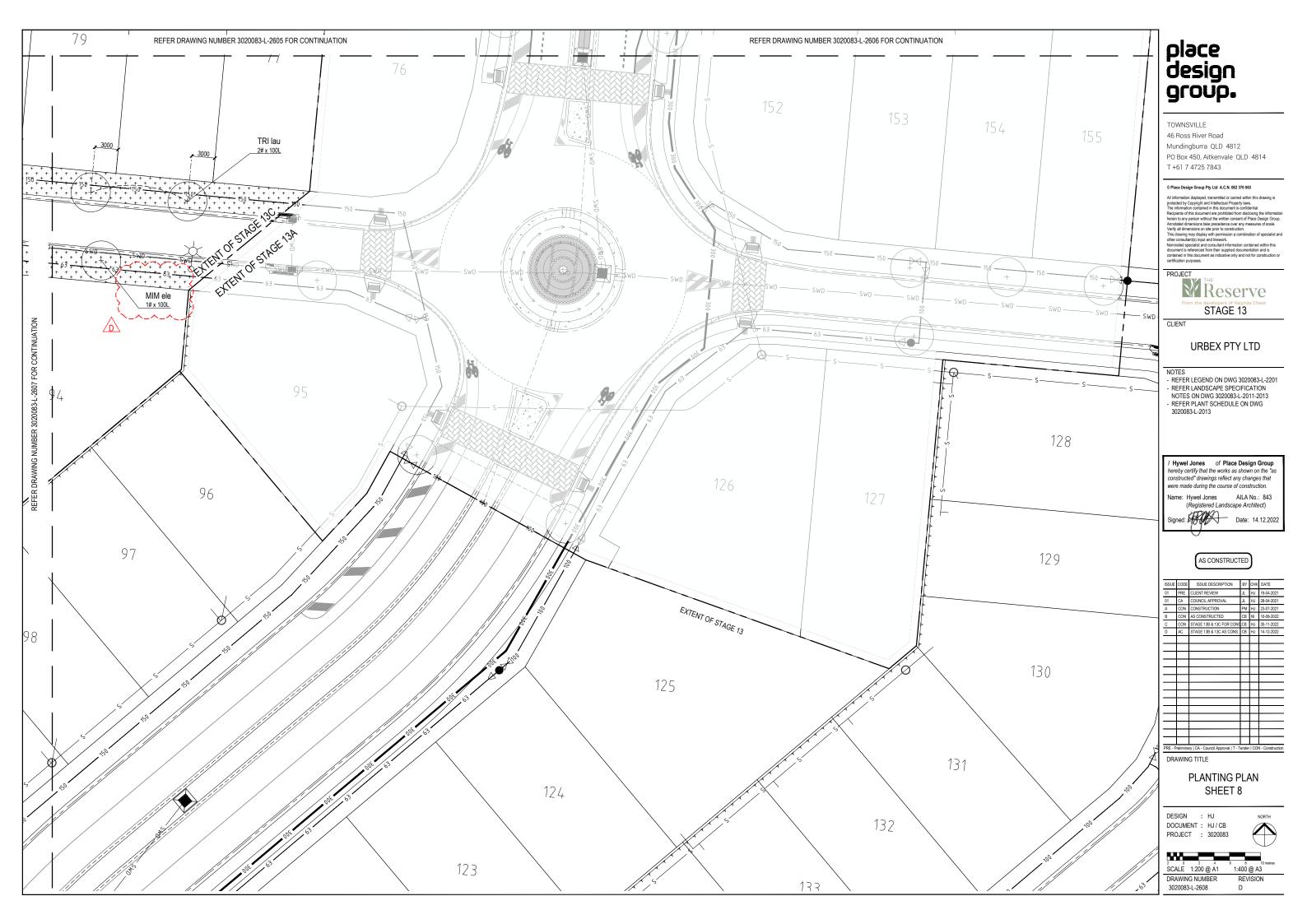


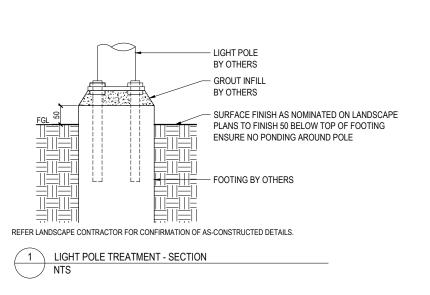
SCALE 1:200 @ A1 1:400 @ A3 DRAWING NUMBER REVISION 3020083-L-2605

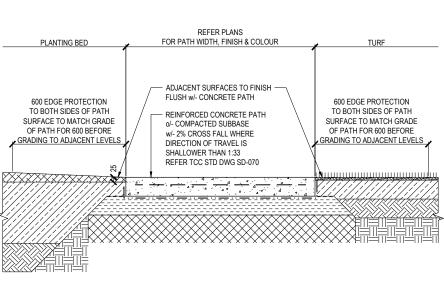




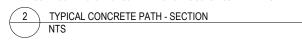
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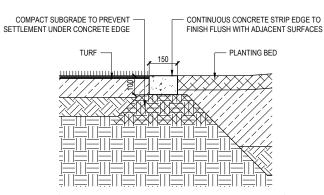






REFER LANDSCAPE CONTRACTOR FOR CONFIRMATION OF AS-CONSTRUCTED DETAILS.





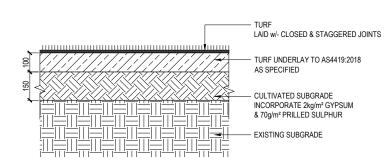
NOTES:

- CONTINUOUS CONCRETE STRIP EDGE SHALL HAVE SMOOTH TROWEL FINISH. - ENSURE SMOOTH TRANSITION AT ALL TIMES IN HORIZONTAL

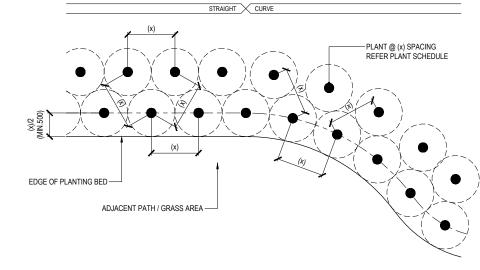
AND VERTICAL ALIGNMENT OF EDGING.
POSITION CONTROL JOINTS AT 3m CENTRES & EXPANSION
JOINTS AT 10m CENTRES.

- ENSURE SUBGRADE IS FULLY COMPACTED TO PREVENT SUBSIDENCE UNDER CONCRETE EDGING.

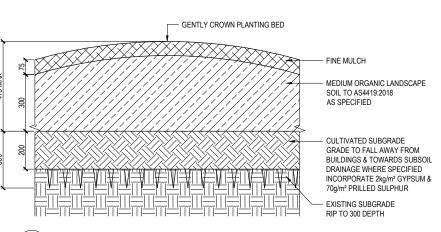
3 CONCRETE EDGE (ET1) - SECTION SCALE 1:10@A1, 1:20@A3



4 TURF - SECTION SCALE 1:10@A1, 1:20@A3

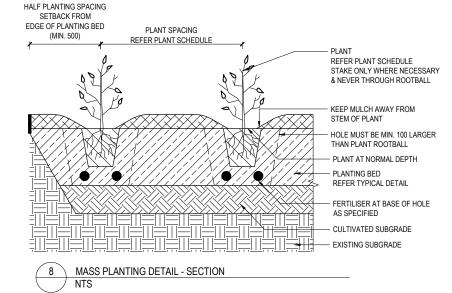


7 MASS PLANTING SET OUT - PLAN NTS



5 PLANTING BED (PB1) - SECTION
SCALE 1:10@A1, 1:20@A3

SCALE 1:10@A1, 1:20@A3



MULCH BACK FILLED AREA WITH 40-50mm OF SITE MULCH.

AREAS OF EXISTING NATIVE GRASSES ARE NOT TO BE DISTURBED. ANY DISTURBANCES WILL BE RECTIFIED TO THE SATISFACTION OF THE SUPERINTENDENT.

BACKFILL SLOPE WITH SITE TOP SOIL. PLANT LOMANDRA AND THEMEDA IN POCKETS ALONG LENGTH OF ROCK PLACEMENT.

1.1 BATTER CONSTRUCTED DURING BULK EARTHWORKS.

BACKFILL PLACED ROCKS WITH NOMINAL 13mm AGGREGATE.

MIN 600mm x 600mm BOULDERS, (UNLESS NOMINATED OTHERWISE ON THE LANDSCAPE PLANS.) PLACED AT BOTTOM OF BATTER.

BOULDERS ARE TO BE SET ON MINIMUM 300mm COMPACTED, CEMENT STABILISED ROAD BASE FOOTING.

-150mm ROUNDED RIVER ROCK, DUMPED INTO DISTURBED AREA OF CREEK INVERT FOR UP TO 800mm WIDTH.

REFER LANDSCAPE CONTRACTOR FOR CONFIRMATION OF AS-CONSTRUCTED DETAILS.

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other consultant(s) input and linework.

Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.



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NOTES

I Hywel Jones of Place Design Group hereby certify that the works as shown on the "as constructed" drawings reflect any changes that were made during the course of construction. Name: Hywel Jones AlLA No.: 843 (Registered Landscape Architect)

Date: 14.12.2022



ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE				
01	CA	COUNCIL APPROVAL	PM	HJ	28-04-202				
Α	CON	CONSTRUCTION	PM	HJ	23-07-202				
В	CON	AS CONSTRUCTED	СВ	NI	10-08-202				
С	CON	STAGE 13B & 13C FOR CONS	CB	HJ	30-11-202				
D	AC	STAGE 13B & 13C AS CONS.	СВ	HJ	14-12-202				
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PRE - F	relimina	ıry CA - Council Approval T - T	ender	r CO1	N - Construc				
DR	AWING TITLE								

LANDSCAPE DETAILS SHEET 1

DESIGN : HJ
DOCUMENT : HJ/CB
PROJECT : 3020083

SCALE 1:10 @ A1 1:20 @ A3

DRAWING NUMBER REVISION 3020083-L-2901 D

STREET TREE SET OUT NOTES:

- STREET TREE SET OUT SHALL BE IN ACCORDANCE WITH THE FOLLOWING LLN O. ON PLANS:
- A. GREATER THAN 5.0m FROM ELECTRICITY OR TELECOMMUNICATION POLES OR PILLARS.
- B. GREATER THAN 7.0m FROM STREETLIGHTS TO ENSURE EFFECTIVE STREET LIGHTING. C. GREATER THAN 2.0m FROM SIDE ENTRY STORMWATER DRAINAGE PITS.
- TREES ARE TO BE PLACED ON THE 1050mm ALIGNMENT FROM THE BACK OF KERB U.N.O
- TREES ARE TO BE PLACED A MINIMUM OF 500mm FROM A FOOTPATH.
- TREES ARE TO BE PLACED A MINIMUM OF 2.5m FROM A DRIVEWAY TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT ACCESS TO ANY SERVICES OR SIGNAGE
- TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT PEDESTRIAN OR VEHICULAR TRAFFIC, NOR CREATE TRAFFIC HAZARD OR CAUSE DAMAGE TO EXISTING TREES.

PLANTING HOLE REFER LANDSCAPE PLANS 300 100Ø PVC ROOF WATER CONDUIT EXTENT OF MULCH SUBSOIL DRAIN BY CIVIL DO NOT DISTURB 100 DEEP MULCH KEEP CLEAR OF TRUNK TREE HOLE EXCAVATION SHOWN DASHED PLAN1 ≤45L l ≥100L SET TREE PLUMB & IN CENTRE OF PLANTING HOLE 1050 REHIND B O K ROOTBALL SHOWN DASHED 2# 1800x50x50 HW STAKES PAINTED BLACK & PLACED PARALLEL w/- KERB

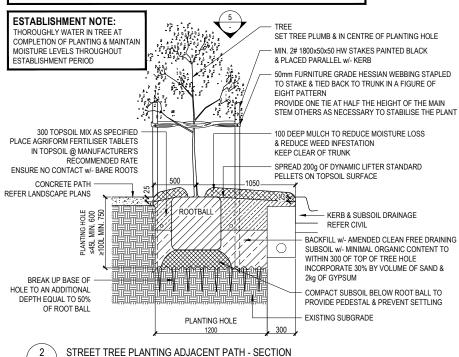
STREET TREE PLANTING ADJACENT PATH - PLAN

STREET TREE PLANTING NOTES:

NTS

- ≤45L TREE HOLE TO BE MIN. 1250 x 1200 x 600 DEEP
- ≥100L TREE HOLE TO BE MIN. 1500 x 1200 x 750 DEEP BREAK UP BASE OF HOLE TO AN ADDITIONAL DEPTH EQUAL TO 50% OF ROOT BALL INCORPORATE 2kg GYPSUM INTO SUBSOIL BACKFILL
- EACH TREE TO RECEIVE APPLICATION OF DYNAMIC LIFTER AT MANUFACTURER'S RECOMMENDED RATE STAKES TO CLEAR ROOTBALL & BE PARALLEL TO KERB

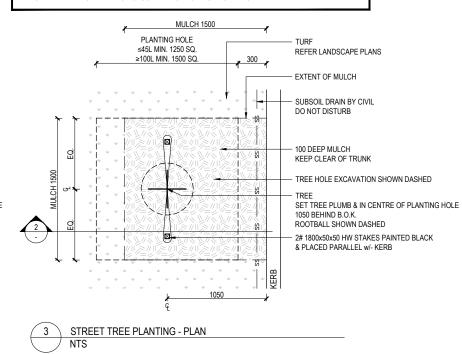
- REMOVE STAKING AT END OF ESTABLISHMENT PERIOD OR AS REQUESTED BY SUPERINTENDENT



STREET TREE SET OUT NOTES:

TREET TREE SET OUT SHALL BE IN ACCORDANCE WITH THE FOLLOWING U.N.O. ON PLANS

- A. GREATER THAN 5.0m FROM ELECTRICITY OR TELECOMMUNICATION POLES OR PILLARS.
- B. GREATER THAN 7.0m FROM STREETLIGHTS TO ENSURE EFFECTIVE STREET LIGHTING. C. GREATER THAN 2.0m FROM SIDE ENTRY STORMWATER DRAINAGE PITS.
- D. TREES ARE TO BE PLACED ON THE 1050mm ALIGNMENT FROM THE BACK OF KERB U.N.O.
- E. TREES ARE TO BE PLACED A MINIMUM OF 500mm FROM A FOOTPATH.
- TREES ARE TO BE PLACED A MINIMUM OF 2.5m FROM A DRIVEWAY. G. TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT ACCESS TO ANY SERVICES OR SIGNAGE
- TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT PEDESTRIAN OR VEHICULAR TRAFFIC, NOR CREATE TRAFFIC HAZARD OR CAUSE DAMAGE TO EXISTING TREES.



STREET TREE PLANTING NOTES:

NTS

- ≤45L TREE HOLE TO BE MIN. 1250 x 1250 x 600 DEEP
- ≥100L TREE HOLE TO BE MIN. 1500 x 1500 x 750 DEEP
- BREAK UP BASE OF HOLE TO AN ADDITIONAL DEPTH EQUAL TO 50% OF ROOT BALL
- INCORPORATE 2kg GYPSUM INTO SUBSOIL BACKFILL
- EACH TREE TO RECEIVE APPLICATION OF DYNAMIC LIFTER AT MANUFACTURER'S RECOMMENDED RATE
- STAKES TO CLEAR ROOTBALL & BE PARALLEL TO KERB
- PROVIDE EXTRA STAKING IF NECESSARY TO STABILISE TREE
- REMOVE STAKING AT END OF ESTABLISHMENT PERIOD OR AS REQUESTED BY SUPERINTENDENT

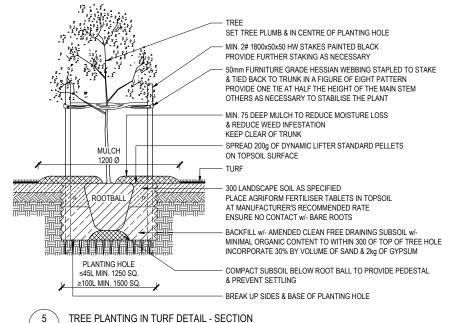
ESTABLISHMENT NOTE: THOROUGHLY WATER IN TREE AT SET TREE PLUMB & IN CENTRE OF PLANTING HOLE COMPLETION OF PLANTING & MAINTAIN MOISTURE LEVELS THROUGHOUT MIN. 2# 1800x50x50 HW STAKES PAINTED BLACK STABLISHMENT PERIOD & PLACED PARALLEL w/- KERB - 50mm FURNITURE GRADE HESSIAN WEBBING STAPLED TO STAKE & TIED BACK TO TRUNK IN A FIGURE OF EIGHT PATTERN PROVIDE ONE TIE AT HAI E THE HEIGHT OF THE MAIN STEM OTHERS AS NECESSARY TO STABILISE THE PLANT 300 TOPSOIL MIX AS SPECIFIED - 100 DEEP MULCH TO REDUCE MOISTURE LOSS & REDUCE WEED INFESTATION PLACE AGRIFORM FERTILISER TABLETS IN TOPSOIL @ MANUFACTURER'S KEEP CLEAR OF TRUNK RECOMMENDED RATE - SPREAD 200g OF DYNAMIC LIFTER STANDARD PELLETS ON TOPSOIL SURFACE ENSURE NO CONTACT w/- BARE ROOTS FORM 25 DEEP DEPRESSION KERB & SUBSOIL DRAINAGE M M M REFER CIVIL BACKFILL w/- AMENDED CLEAN FREE DRAINING SUBSOIL w/- MINIMAL ORGANIC CONTENT TO WITHIN 300 OF TOP OF TREE HOLE BREAK LIP SIDES OF -PLANTING HOLE INCORPORATE 30% BY VOLUME OF SAND & 2kg OF GYPSUM BREAK UP BASE OF HOLE TO AN ADDITIONAL COMPACT SUBSOIL BELOW ROOT BALL TO PROVIDE PEDESTAL & PREVENT SETTLING OF ROOT BALL EXISTING SUBGRADE ≤45L MIN. 1250 SQ. ≥100L MIN. 1500 SC STREET TREE PLANTING - SECTION

TREE PLANTING IN TURF NOTES:

- ≤45L TREE HOLE TO BE MIN. 1250 x 1250 x 600 DEEP
- ≥100L TREE HOLE TO BE MIN. 1500 x 1500 x 750 DEEP
- BREAK UP BASE OF HOLE TO AN ADDITIONAL DEPTH EQUAL TO 50% OF ROOT BALL INCORPORATE 2kg GYPSUM INTO SUBSOIL BACKFILL
- EACH TREE TO RECEIVE APPLICATION OF DYNAMIC LIFTER AT MANUFACTURER'S RECOMMENDED RATE
- STAKES TO CLEAR ROOTBALL BY MIN. 75mm
- STAKING TO REMAIN IN PLACE UNLESS REQUESTED BY SUPERINTENDENT

ESTABLISHMENT NOTE:

THOROUGHLY WATER IN TREE AT COMPLETION OF PLANTING & MAINTAIN MOISTURE LEVELS THROUGHOUT ESTABLISHMENT PERIOD

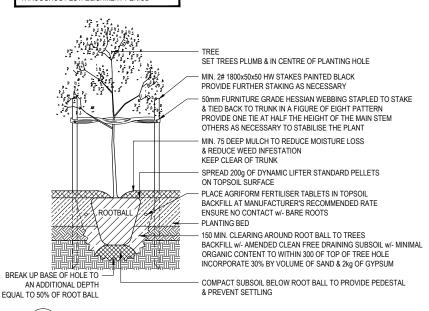


TREE PLANTING IN PLANTING BED NOTES:

- TREE HOLE TO BE MIN. 150 LARGER THAN ROOTBALL
- TREE HOLE IS NOT TO BE DUG w/- AN AUGER BREAK UP BASE OF HOLE TO AN ADDITIONAL DEPTH EQUAL TO 50% OF ROOT BALL
- INCORPORATE 2kg GYPSUM INTO SUBSOIL BACKFILL EACH TREE TO RECEIVE APPLICATION OF DYNAMIC LIFTER AT MANUFACTURER'S
- RECOMMENDED RATE
- STAKES TO CLEAR ROOTBALL BY MIN. 75mm
- STAKING TO REMAIN IN PLACE UNLESS REQUESTED BY SUPERINTENDENT

ESTABLISHMENT NOTE:

THOROLIGHLY WATER IN TREE AT COMPLETION OF PLANTING & MAINTAIN MOISTURE LEVELS HROUGHOUT ESTABLISHMENT PERIOD



TREE PLANTING IN PLANTING BED DETAIL - SECTION

place design group.

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TOWNSVILLE

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AS CONSTRUCTED

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				L					
				Щ					
PRE - Preliminary CA - Council Approval T - Tender CON - Construction									
DRAWING TITLE									

LANDSCAPE DETAILS SHEET 2

DOCUMENT : HJ/CB PROJECT : 3020083

SCALE 1:10 @ A1 1:20 @ A3 DRAWING NUMBER REVISION 3020083-L-2902