



Level 1 2247 Gold Coast Hwy
Nobby Beach
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Project
BALLINA LANDSCAPE ENTRY TREATMENT
Property ID
Property in
RIVER STREET
Client —
BALLINA SHIRE COUNCIL
BALLINA OF IIAC GOOTAGIE
── Sub Consultant ───────────────────────────────────

Rev.	Date.	Description.	Dwn.	Chk.
Α	01.03.21	DRAFT	AB	RS
В	02.03.21	DRAFT	AB	RS
С	18.03.21	DRAFT	AB	RS
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Е	29.03.21	ISSUED FOR TENDER	AB	RS
F	06.04.21	ISSUED FOR TENDER AMEND.	RS	RS

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Approval Details

APPROVAL NO: 00000

Drawing — 001 | TITLE PAGE

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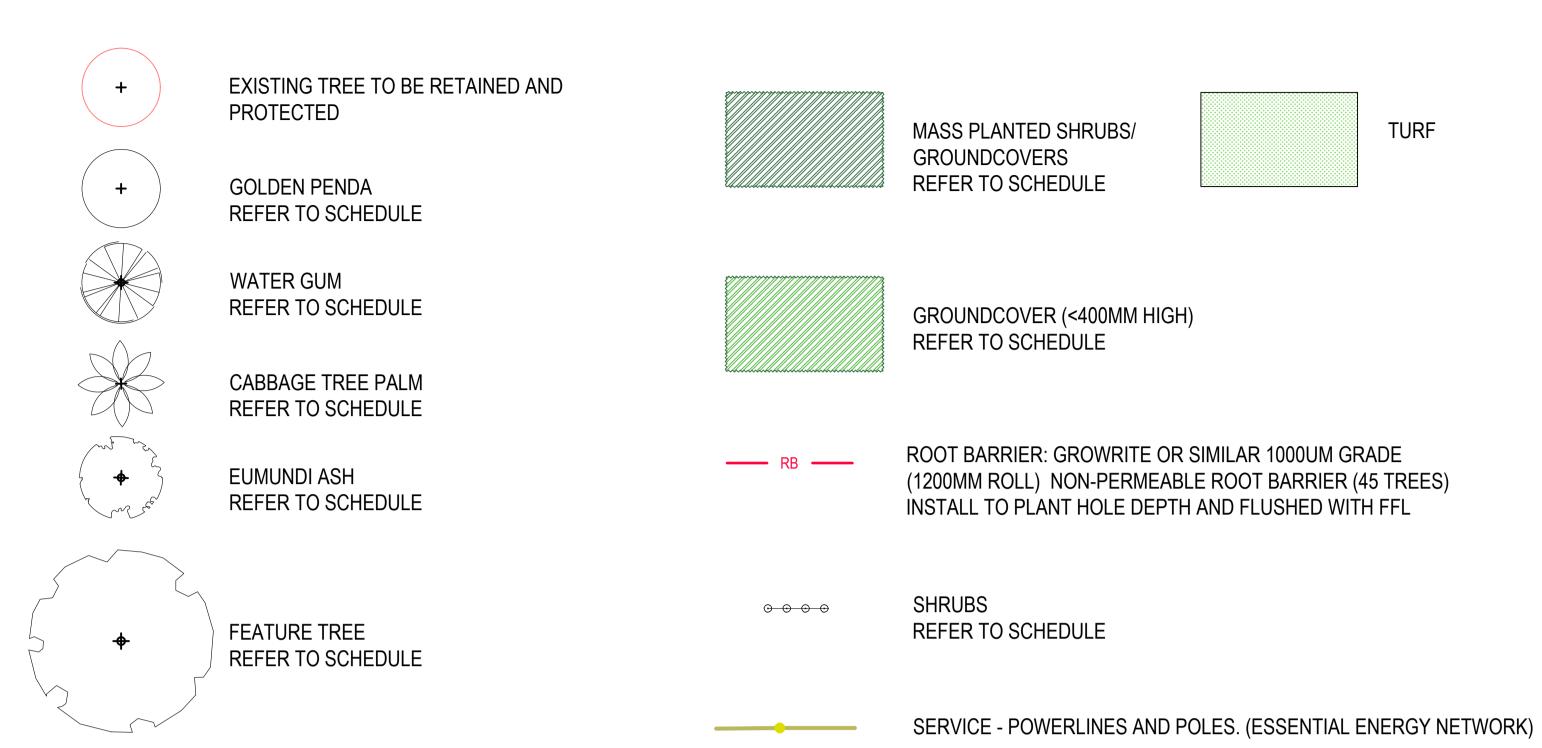
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LEGEND



PLANTING SCHEDULE

PLANT	ING PALETTE									
CODE	PLANT SPECIES	COMMON NAME	SPACING	SIZE (min)	NORTH SIDE	SOUTH SIDE	MEDIAN	ROUNDABOUT	RESERVES/POS	TOTALS
TREES										
LA	Livistona australis	Cabbage Tree Palm	Planting Plan	500 L	5		60	9		74
EE	Elaeocarpus eumundi	Eumundi Ash	Planting Plan	200 L			35			35
XC	Xanthostemon chrysanthus	Golden Penda	Planting Plan	200 L	44	20			8	72
TL	Tristaniopsis laurina	Water Gum	Planting Plan	200 L	12	7				19
BC	Backhousia citriodora	Lemon-scented Myrtle	Planting Plan	100 L					4	4
DR	Delomix regia	Poinciana	Planting Plan	100 L					3	3
				TOTALS	61	27	95	9	16	207
SHRUB	SS									
SA	Syzygium Australe 'Resilience'	Lilly Pilly	Planting Plan	140mm	45				26	71
ST	Syzygium Australe 'Tiny Trev'	Tiny Trev	Planting Plan	140mm	50				8	58
PT	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's dwarf	Planting Plan	140mm	61	113			119	293
BS	Banksia spinulosa	Hairpin Banksia	Planting Plan	140mm		357			17	374
MT	Melaleuca thymifolia	Thyme honey-Myrtle	Planting Plan	140mm						0
WF	Westringia fruticosa 'Naringa'	Native Rosemary	Planting Plan	140mm					148	148
				TOTALS	156	470	0	0	318	944
GROUN	IDCOVERS (<400mm)									
CG	Carpobrotus glaucescens	Pig Face	2 PL/m²	140mm	46		376	302		724
TJ	Trachelospermum jasminoides	Star Jasmine	2 PL/m²	140mm		30	2718			2748
ME	Myoporum ellipticum	Creeping Boobialla	4 PL/m²	140mm	636	925			378	1939
LG	Lomandra glauca 'Blue Ridge'	Lomandra Blue Ridge	6 PL/m²	140mm	1219	866				2085
	J			TOTALS		1821	3094	302	378	7496
GROUN	IDCOVERS (>400mm)									
AH	Acacia howittii dwarf	Sticky Wattle dwarf	2 PL/m²	140mm					502	502
LL	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	2 PL/m²	140mm	381	459			44	884
			*	TOTALS	381	459	0	0	546	1386

MULCH



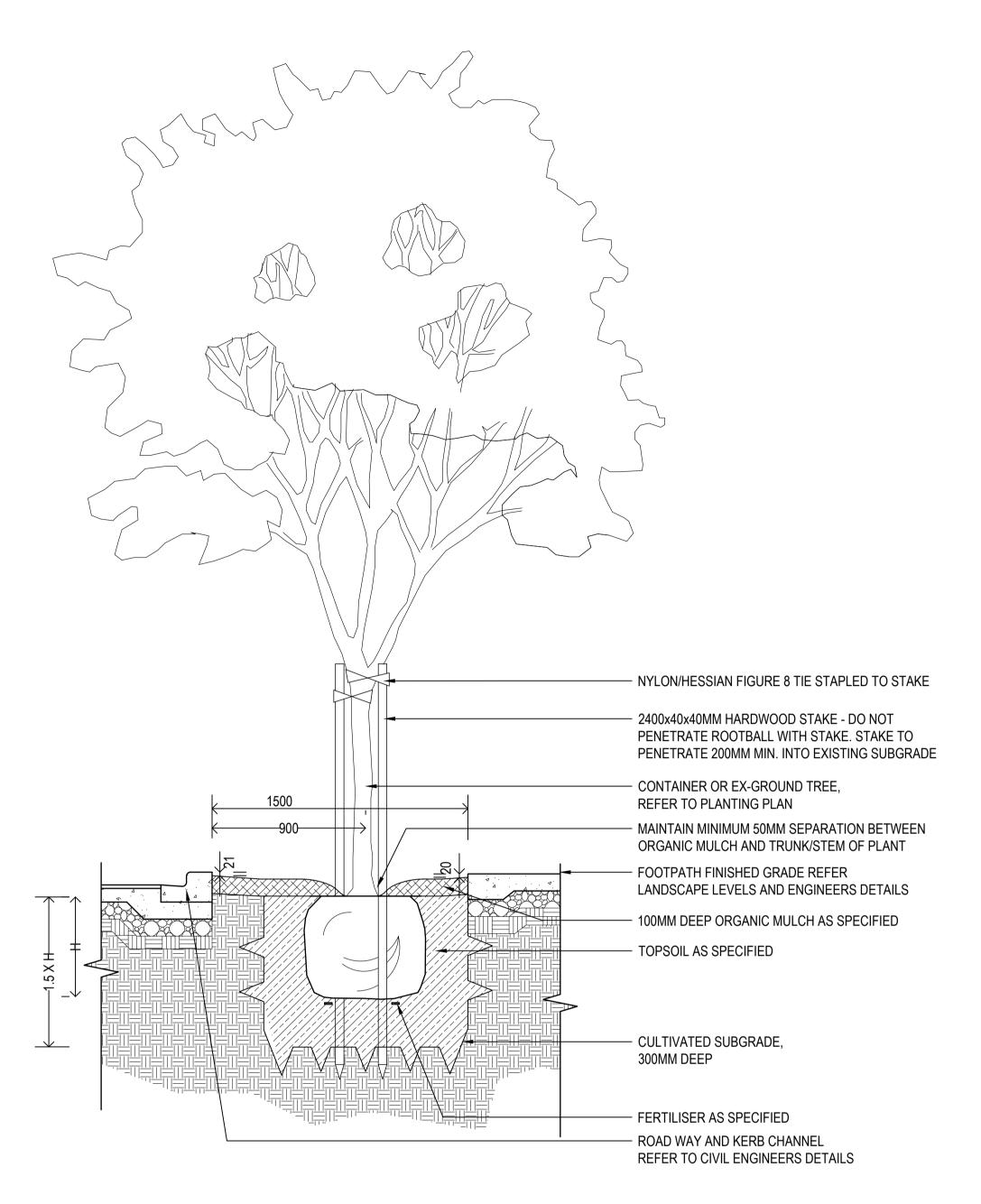
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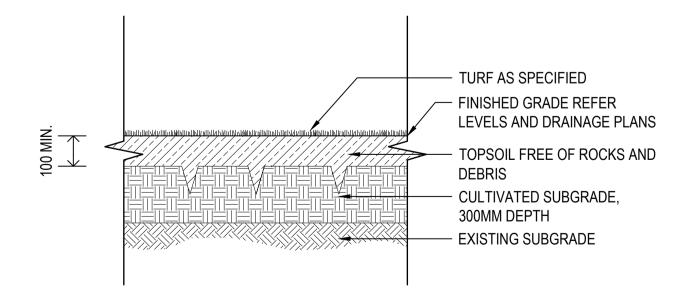
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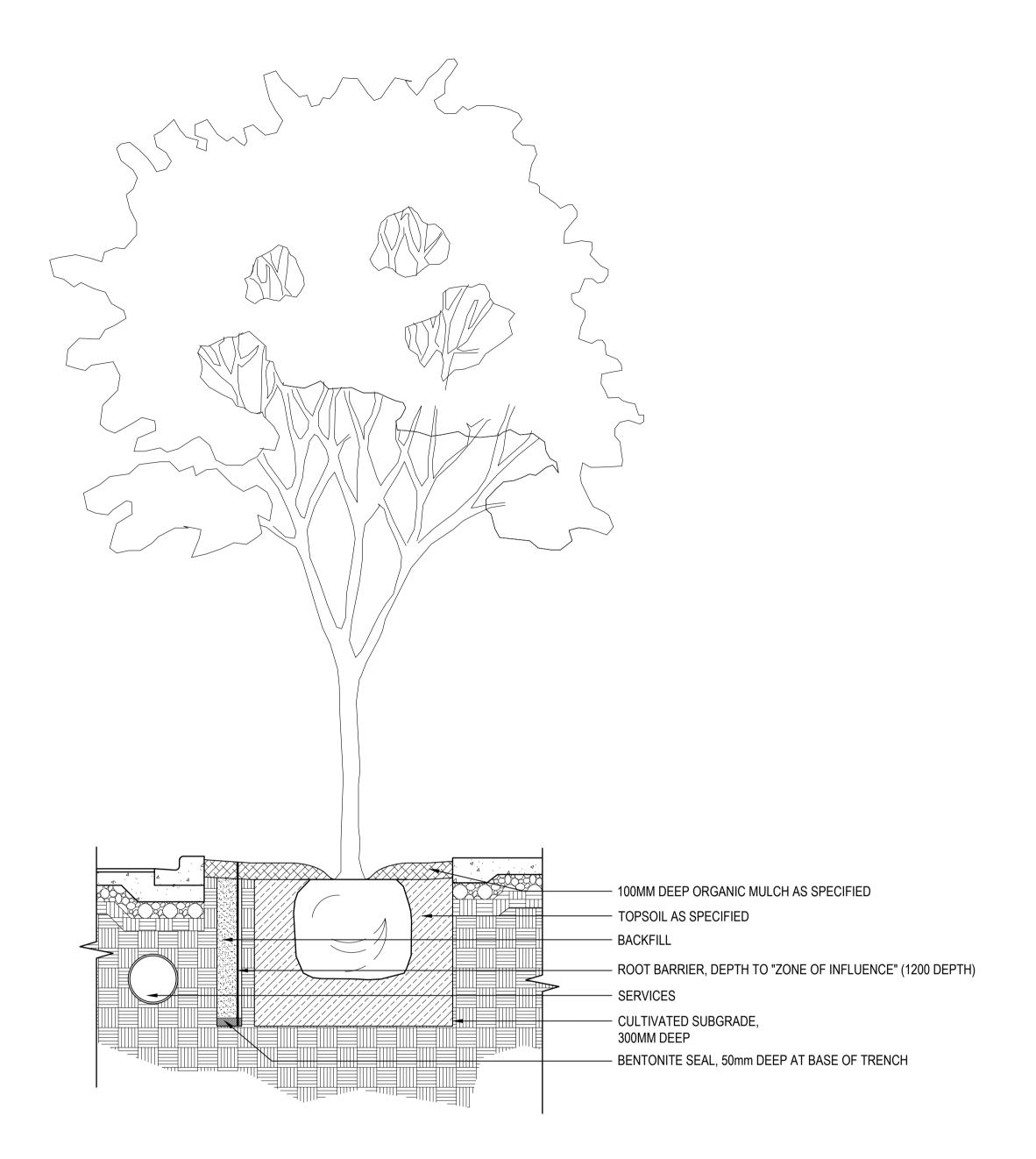
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1 DETAIL 01 ::: TYPICAL STREET TREE PLANTING DETAIL - SECTION
TREE PLANTING ZONES

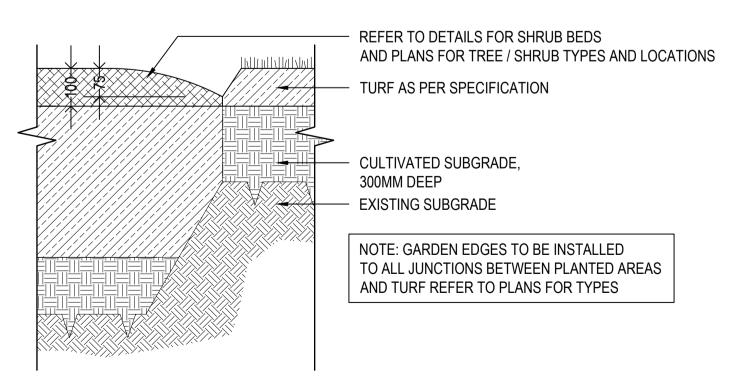


3 DETAIL 03 ::: TYPICAL TURF PLANTING DETAIL - SECTION
TURF PLANTING ZONES



DETAIL 02 ::: TYPICAL ROOT BARRIER FOR TREES DETAIL - SECTION

TREE PLANTING ZONES



DETAIL 04 ::: TYPICAL SPADED GARDEN EDGE DETAIL - SECTION

GARDEN EDGE ZONES



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Drawing 003 | DETAILS

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SPECIFICATION

IMPORTANT NOTES

CIVIL WORKS INFORMATION

Refer to Civil Engineer's drawings for all information contained within these documents related to and nominated as Civil Works. Civil Works information contained within these documents are indicative only and not for construction or certification purposes.

HYDRAULIC WORKS INFORMATION

Refer to Hydraulic Engineer's drawings for all information contained within these documents related to and nominated as Hydraulic Works. Hydraulic Works information contained within these documents are indicative only and not for construction or certification purposes.

LANDSCAPE SPECIFICATION NOTES

GENERALLY

The Landscape contractor is to have current Public Liability insurance to the value of \$5,000,000, current Workers Compensation and Workplace Health and Safety Certificates. Evidence of each must be provided prior to commencement of on-site works. The contractor is to make themselves aware of all current local council and government regulations as well as common law issues relating to water or any such thing that may have a bearing on the implementation and maintenance of works. When applying chemicals, the contractor is to take the appropriate precautions with regard to themselves and third parties.

SITE PREPARATION

All weeds and rubbish are to be removed from the site. Materials are not to be stockpiled on neighbouring sites without the express permission of the owner. Subgrade is to be ripped to a minimum of 300MM with mechanical tynes on bobcat or similar and subgrade shaped to allow for water fall to outlets once water has drained through topsoil.

EROSION CONTROL

Plan and carry out the work to avoid erosion, contamination and sedimentation of the site, surrounding areas and drainage systems. The Contractor shall make up any losses caused to the works through erosion within the Scope of Works of this contract.

PLANT MATERIAL SPECIFICATIONS

Plants shall be healthy, well grown, hardened off and established specimens of good shape and free from weeds, pests and diseases. Trees and shrubs shall have been grown in their final containers long enough for substantial new root growth to have been produced therein and that period shall be not less than 12 weeks. Keep plants in good condition during storage. prevent drying out or damage from any cause including frost, wind, sun, theft, vermin etc.

The root system shall be well balanced in relation to the size of the plant and shall be conducive to successful transplantation. Root conditions of plants may be determined by means of knocking plants out of their containers and inspecting them. No substitutions shall be made unless approved by the landscape architect.

Do not allow plants to be installed on a day they can't be watered. Ensure no Council water restrictions prohibit watering in.

Plants shall not exhibit signs of having been stressed at any stage during their development due to inadequate watering, excessive shade/sunlight, suffered physical damage or have been restricted habit due to growth in nursery rows. If plant stock is deemed to be defective, the entire line represented by the defective samples may be rejected. The size of the container shall be in reasonable proportion to the size of the plant:

MINIMUM SIZE SPECIFICATIONS

EX-GROUND STOCK

All Ex-Ground Trees shall be grown in full sun with a single-stemmed straight trunk and exhibit a full healthy proportional canopy. Trees to have an overall mature minimum height of 5.0m and minimum spread of 2.5m.

500 litre - shall be in a minimum 500 litre bag and shall have well a developed straight stem and a minimum calliper of 105MM. minimum height 5000MM.

200 litre - shall be in a minimum 200 litre bag and shall have well a developed straight stem and a minimum calliper of 85MM. Minimum height 3000MM.

100 litre - shall be in a minimum 100 litre bag and shall have well a developed straight stem and a minimum calliper of 65MM. Minimum height 2200MM.

45 litre - shall be in a minimum 45 litre (plastic bags 420 diam. x 450MM or equal) and shall have well a developed straight stem and a minimum calliper of 25MM. Minimum height 1800MM.

25Litre/300MM - Shall have a strong primary shoot with well developed secondary growth. Minimum height 500MM unless otherwise specified.

200 MM - Shall have a strong primary shoot with well developed secondary growth. Minimum height 400MM unless otherwise specified.

140MM - Shall have a strong primary shoot with developing secondary shoots. Shrubs shall be minimum 300MM high.

Tubestock - Shall have a strong primary shoot with developing secondary shoots. Shrubs shall be minimum 200MM high.

FINISHED LEVELS AND GRADES

Planting areas to fall from central crown at 1:8 min. unless shown otherwise. Maximum grades of 1:3 to all planting areas. Minimum cross-falls on all paved areas refer to architectural plans. Create a crown in the median islands, roundabouts and blisters for drainage purposes.

TOPSOIL

Standard: Top-soil shall comply with AS 2223, AS 1289 and AS 3743

Requirement: Soil shall be friable, fertile soil mix and shall not set hard or become difficult to work as a consequence of drying out and will be capable of handling when moist. Soil reaction shall be slightly acidic to neutral with a pH between 5.5 and 7.0. Salinity shall not exceed 600ppm. Lightly roll topsoil to minimise settlement.

The soil shall be free from materials toxic to human health or plants and be free of roots greater than 12MM diameter, clay lumps greater than 10MM measured in any one direction, stone greater than 20MM and other elements foreign to the normal composition of soil.

Imported soil Depths grade: Install minimum 300MM site soil equal to Centenary Landscaping Supplies 'Ultra Garden Blend' (CLS-UG9) to all natural ground planted areas.

Infill planting areas: locally ameliorate soil to 300MM deep and two times the width of the pot size with a minimum of 200MM topsoil equal to Centenary Landscaping Supplies 'Ultra Garden Blend' (CLS-UG9).

Turf areas: 150MM minimum equal to Centenary Landscaping Supplies under turf soil.

DRAINAGE

All planting areas at grade to drain through natural ground. If rock is found when excavating a system of subsoil drainage will be required to hydraulic eng.s detail. The system will be positioned at a suitable depth to adequately drain all mature stock.

FERTILISER

Apply 'Terracottem' soil conditioner, to all trees at planting. Apply the required amount evenly around the rootball prior to backfilling. Fertiliser rates shall be applied in accordance with the manufacturers' recommendation and to accepted horticultural standards for each particular plant / tree species.

Planting: Apply 'Nutricote' or similar slow release fertiliser, 8-9 month formulation 16,4,4-8.3 NPK to all plants at planting. Ensure fertiliser is appropriate for the species. Apply the required amount evenly around the rootball prior to backfilling. Fertiliser rates shall be applied in accordance with the manufacturers' recommendation and to accepted horticultural standards for each particular plant / tree species.

Apply wetting agent Plant of Health Soil Soaker or equivalent to manufacturers specification.

MULCH

SHRUB BED ORGANIC MULCH & MULCH FINISH:

To planting areas, place 100MM thick organic site mulch. Place mulch so that it is not in contact with stems/trunks of plants. Mulch shall finish 20MM below adjacent surfaces. Comply with AS 4454-2012. SAME APPLIES TO THE MEDIAN STRIP PALM CLUSTERS AND STREET TREES PLANTING HOLE (1.2M X 1.2M).

ROLLED TURF

To be DND certified Sir Walter Buffalo or approved equal. Turf shall be obtained from an approved grower of cultivated turf. Turf to be delivered on site within 24 hours of being cut and laid within 2 hours of being delivered. Prevent turf from drying out and pallet burn between cutting and laying.

Mix lawn launcher fertiliser with water saving beads thoroughly into the topsoil before placing the turf. Apply fertiliser as specified by manufacturer and last mowing, to maintain healthy grass cover. Lightly role to an even surface immediately after laying. Top-dress 4 to 6 weeks as necessary to remove undulations and the like. Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth until the turf has established root growth (will not lift off the top soil). Keep the grass in a healthy condition.

Ensure turf root base finishes flush with surrounding surface and turf leaves are above the surrounding finished level (40MM-50MM).

STAKING

Use new unpainted 2400MM 35MM x 35MM straight Hardwood embedded 600MM into the soil. Stake all trees supplied in 25L containers and above (refer plant schedule). Position two stakes equidistant from the plant centre and in line with the prevailing wind directions. Secure the tree with suitable lengths of non-abrasive, UV resistant Hessian webbing looped in figure-8 pattern around the trunk.

GARDEN BED EDGE

SPADE EDGE

Install spade garden bed edge in locations as per the Surface Finishes Plans.

SERVICES

Verify location of services on site prior to commencement of Landscape Works. Co-ordinate tree locations with services.

ESTABLISHMENT PERIOD AND DEFECTS LIABILITY

The Contractor shall maintain the softscape areas within the Contract for a period of 12 months Establishment period after the date of Practical Completion. This shall include, but not be limited to, watering, weeding, tree and shrub replacement as required, checking stakes and guys, pruning, tree surgery, topping up mulched areas, pest and disease control, fertilising, irrigation maintenance, and lawn establishment and cutting. 100MM mulch depth required on all planted areas to be maintained the entire length of the Establishment period.

The Establishment period will not be deemed to be complete, or outstanding moneys paid, until such time as all plant material is seen to be growing healthily, all defects rectified and the lawn areas have reached the condition of a dense, continuous sward. Defects liability includes all repair, amendment, rectification, reconstruction and making good all defects, imperfections, shrinkages or other fault, as may be required by the Superintendent during the Defects Liability Period (12 months). Contractor to supply maintenance program for approval of landscape architect, prior to commencing works.

MAINTENANCE PERIOD

The Contractor shall maintain the softscape areas within the Contract for a period of 12 months Maintenance period following Ballina Shire Council signoff of Establishment. This shall include, but not be limited to, watering, weeding, tree and shrub replacement as required, checking stakes and guys, pruning, tree surgery, topping up mulched areas, pest and disease control, fertilising, irrigation maintenance, and lawn establishment and cutting. 100MM mulch depth required on all planted areas to be maintained the entire length of the Maintenance period.

TREE PROTECTION (EXISTING TREES)

STANDARD: Existing mature trees maintenance and protection on site shall comply with as.4970-2009 and an arborist shall give additional advice on site if works are to be undertaken in the tree protection zone (TPZ).



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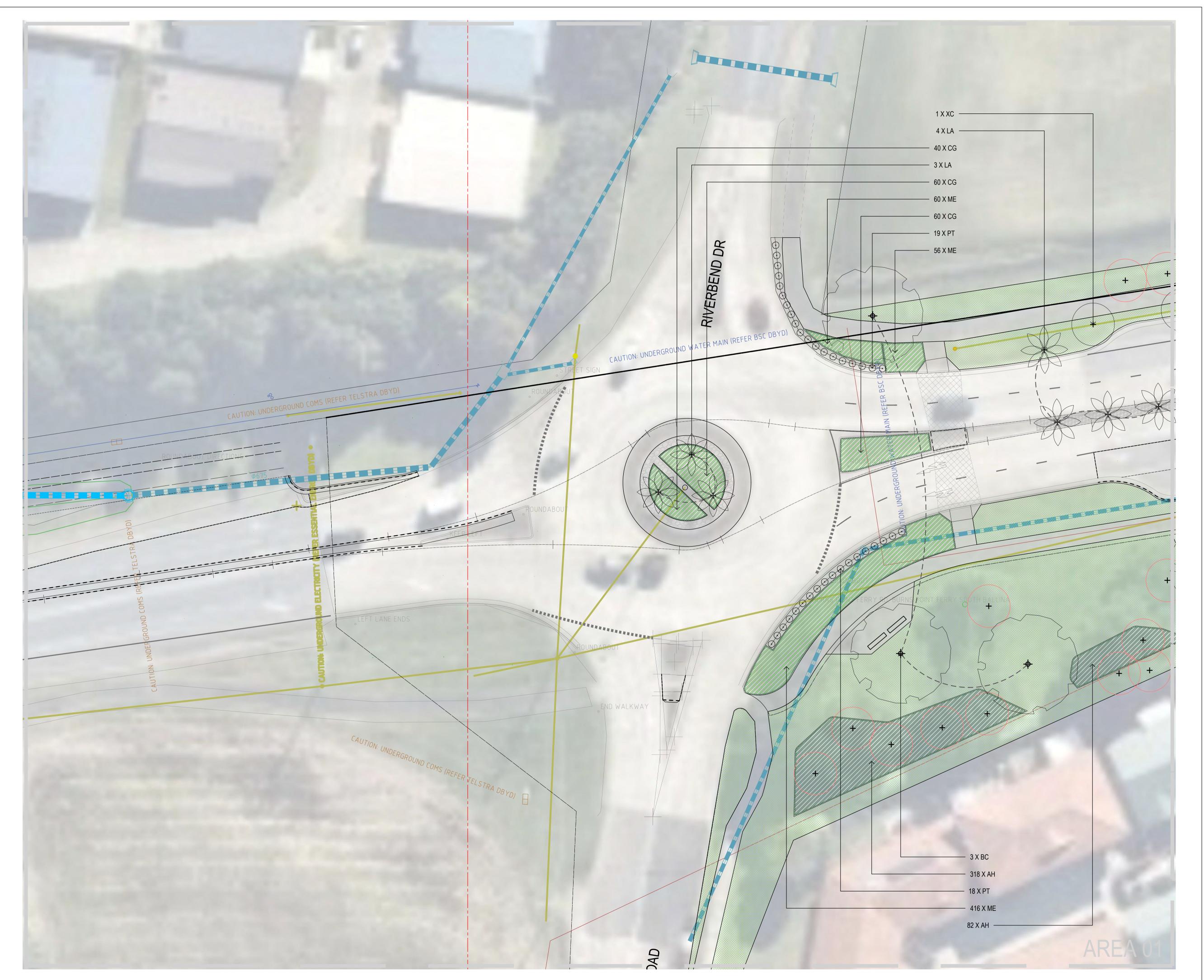
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BALLINA LANDSCAPE ENTRY TREATMENT

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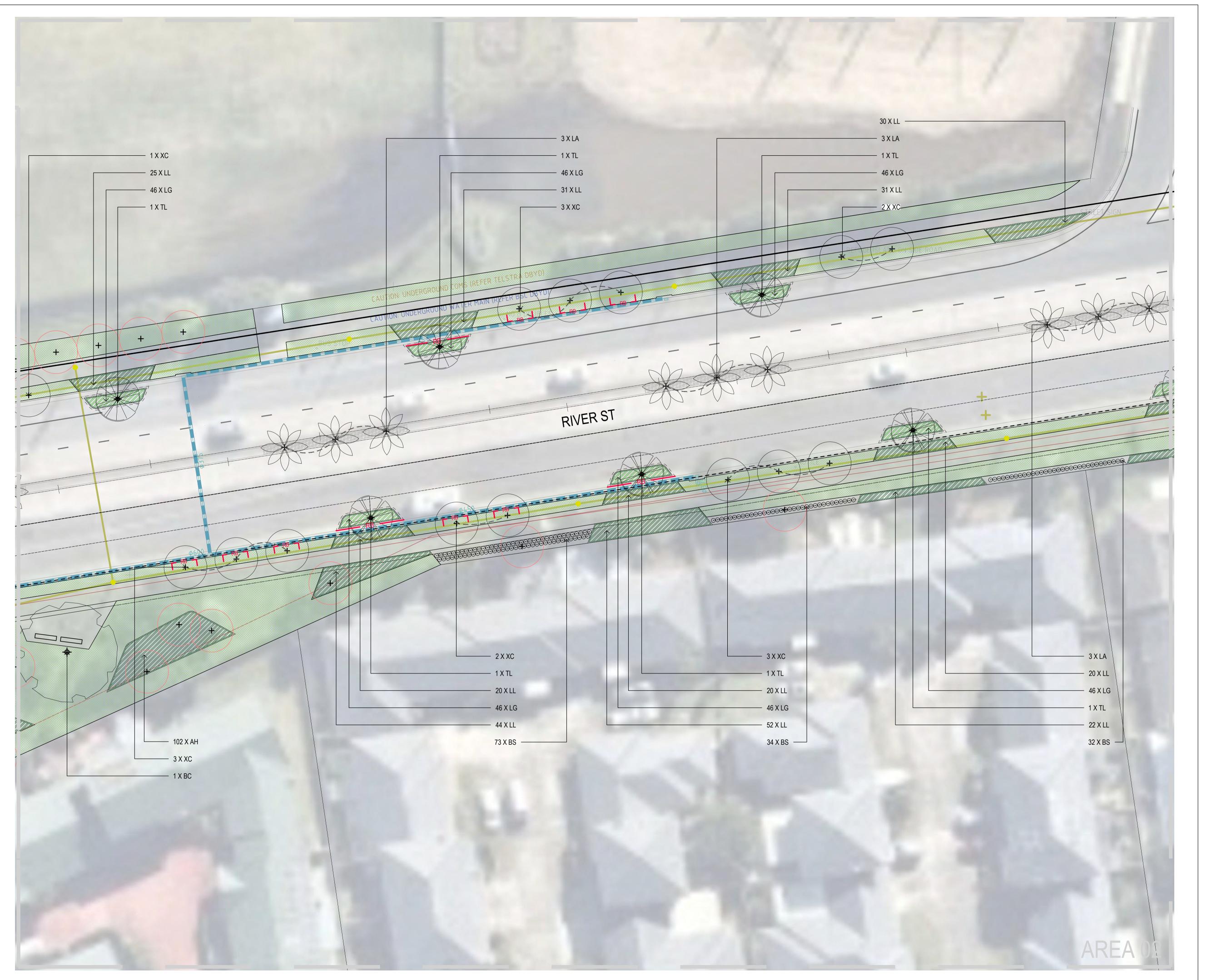
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Drawing

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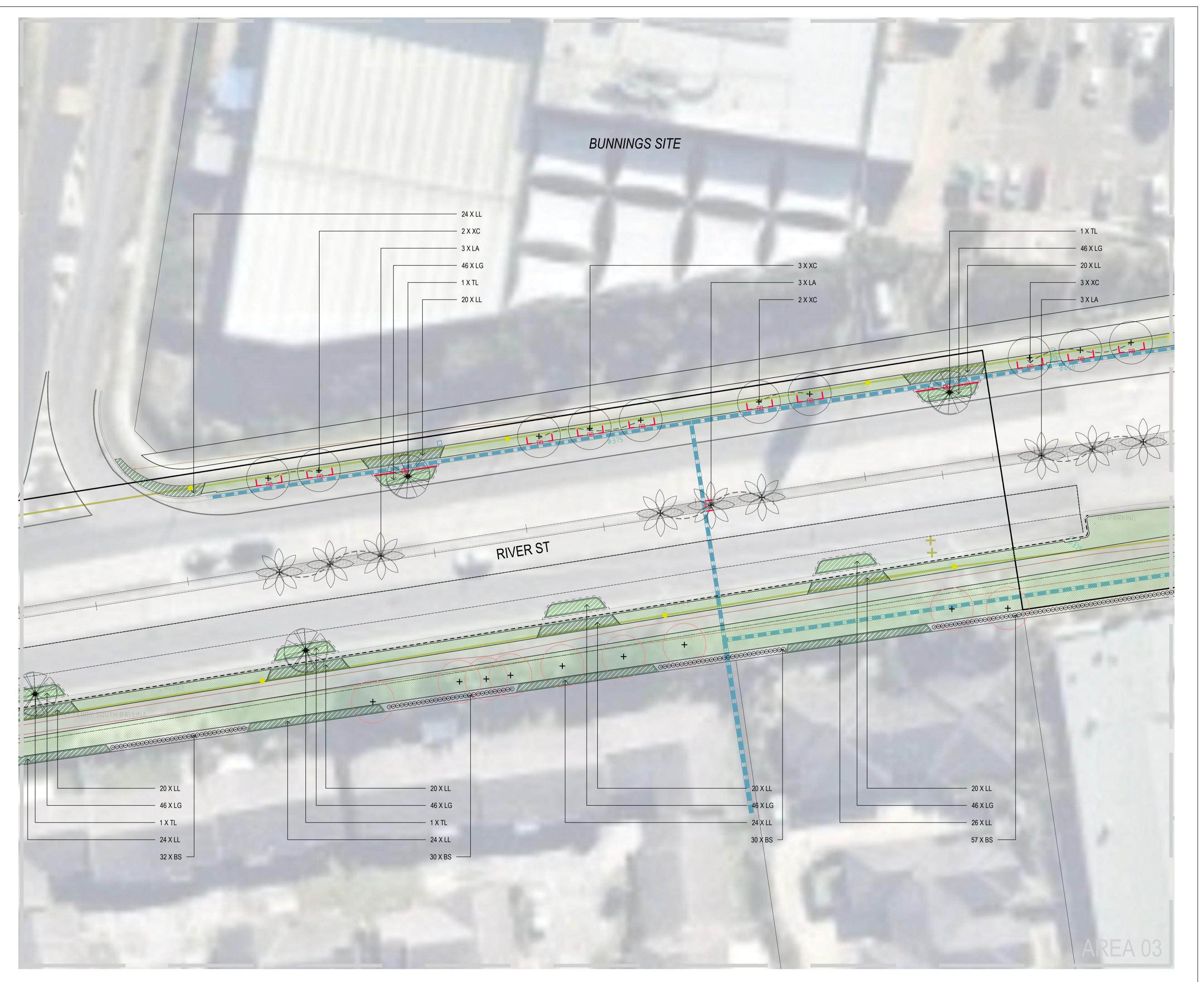
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 □ Drawing - □ 102 | AREA 02

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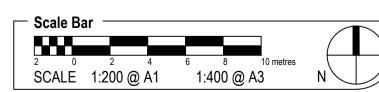
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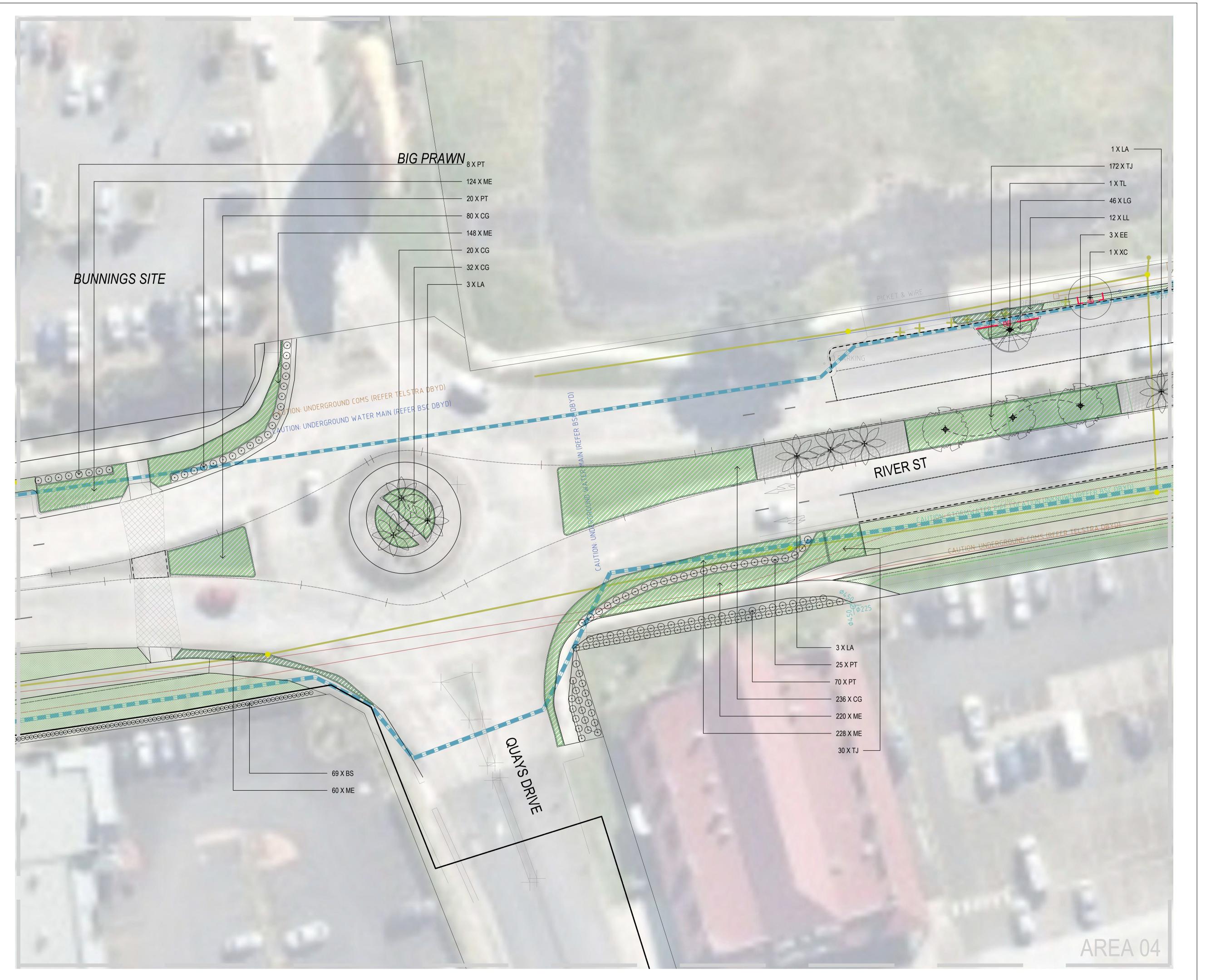
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Drawing 103 | AREA 03



Project No.
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☐ **Drawing No.** ☐ Rev No. ☐ J6941_103 ☐ F





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Drawing104 | AREA 04

Scale Bar

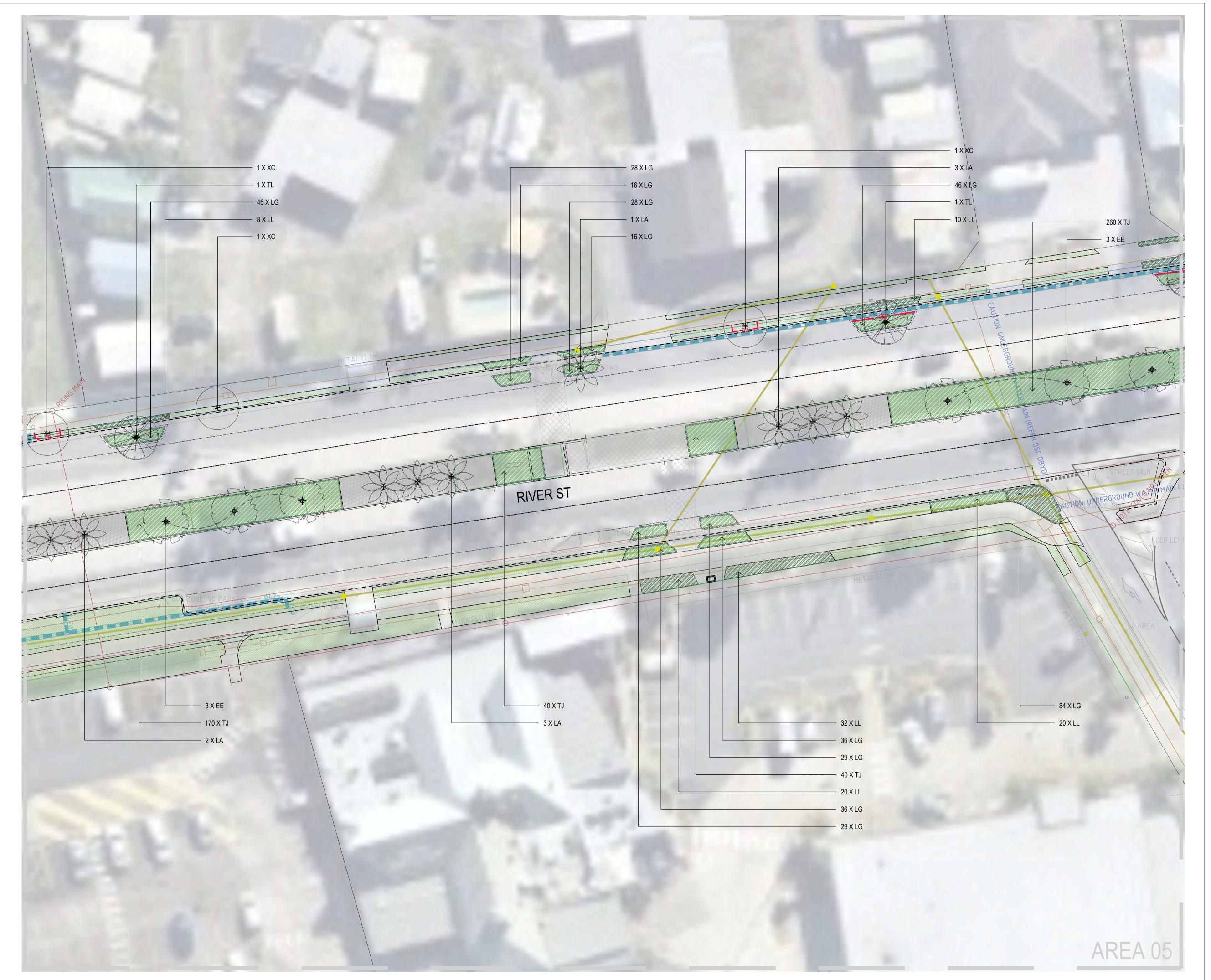
2 0 2 4 6 8 10 metres

SCALE 1:200 @ A1 1:400 @ A3 N

Project No.

J6941

Drawing No. Rev No. J6941_104





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Email: admin@planitconsulting.com.au

Project —
BALLINA LANDSCAPE ENTRY TREATMENT

BALLINA SHIRE COUNCIL

Client -

Rev.	Date.	Description.	Dwn.	Chk.
Α	01.03.21	DRAFT	AB	RS
В	02.03.21	DRAFT	AB	RS
С	18.03.21	DRAFT	AB	RS
D	26.03.21	DRAFT (AREA 1 TO 4)	AB	RS
Е	29.03.21	ISSUED FOR TENDER	AB	RS
F	06.04.21	ISSUED FOR TENDER AMEND.	RS	RS

_─ Stamլ

FOR TENDER

Approval Details

APPROVAL NO: 00000

Drawing ______ 105 | AREA 05

Scale Bar

2 0 2 4 6 8 10 metres

SCALE 1:200 @ A1 1:400 @ A3 N

Project No.





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Fax: 07 5526 1502
Email: admin@planitconsulting.com.au

Project	
BALLINA LANDSCAPE ENTRY TREATME	NT

Property ID RIVER STREET

BALLINA SHIRE COUNCIL

Sub Consultant

┌ Client ─

Rev.	Date.	Description.	Dwn.	Chk
Α	01.03.21	DRAFT	AB	RS
В	02.03.21	DRAFT	AB	RS
С	18.03.21	DRAFT	AB	RS
D	26.03.21	DRAFT (AREA 1 TO 4)	AB	RS
Е	29.03.21	ISSUED FOR TENDER	AB	RS
F	06.04.21	ISSUED FOR TENDER AMEND.	RS	RS
			l	I

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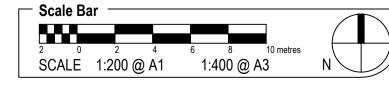
FOR TENDER

Approval Details

APPROVAL NO: 00000

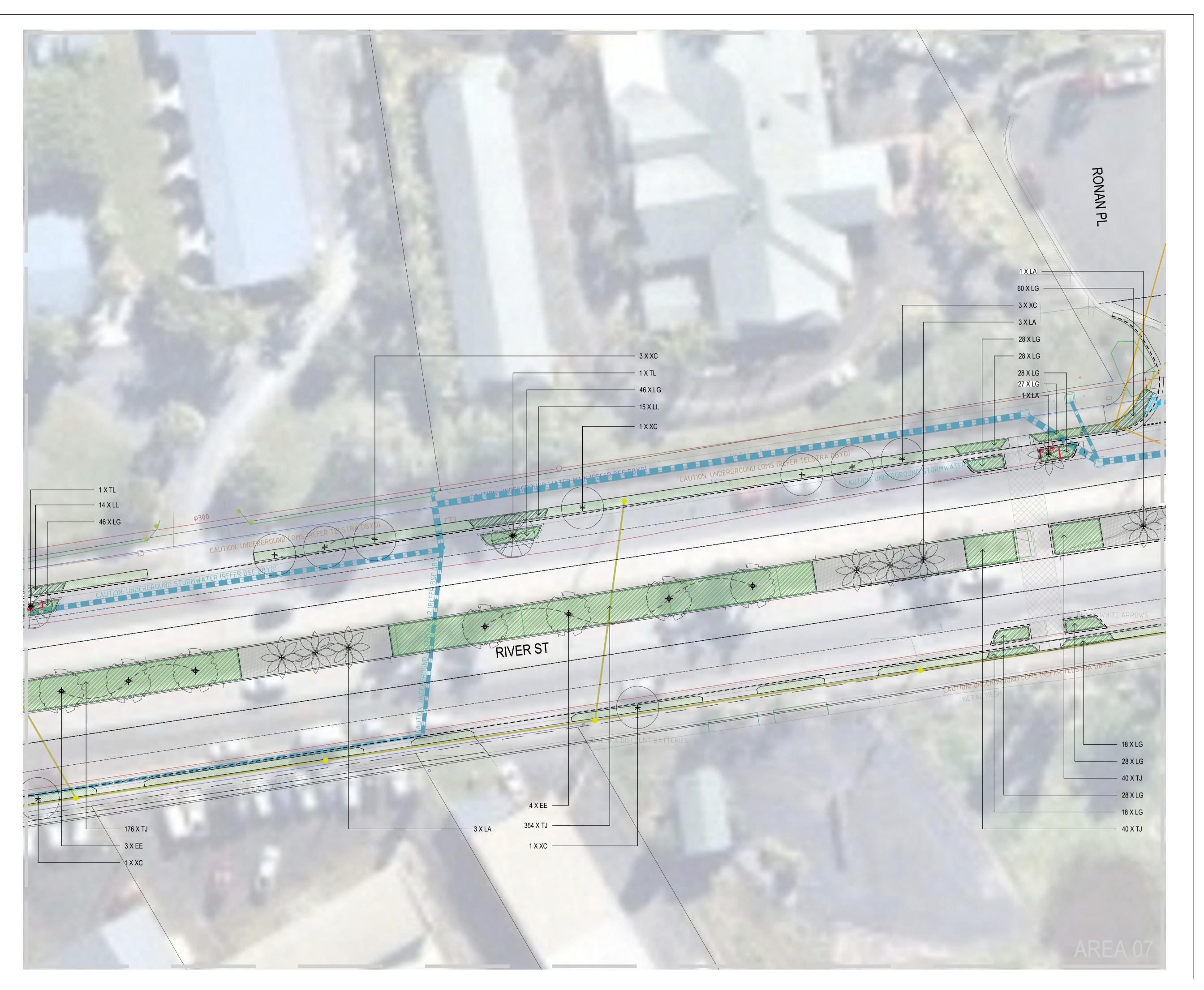
─ Drawing ──

106 | AREA 06



Project No.
J6941

Drawing No. — Rev No. – J6941_106





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Project	
RALLINA I	ANDSCAPE ENTRY TREATMENT

BALLINA LANDSCAPE ENTRY TREATMENT

Property ID —

RIVER STREET

BALLINA SHIRE COUNCIL

A B C D F	01.03.21 02.03.21 18.03.21 26.03.21	DRAFT	AB AB	RS RS
C D E	18.03.21 26.03.21	DRAFT		RS
D E	26.03.21		4 D	
Е			AB	RS
		DRAFT (AREA 1 TO 4)	AB	RS
F	29.03.21	ISSUED FOR TENDER	AB	RS
	06.04.21	ISSUED FOR TENDER AMEND.	RS	RS

─ Stamp ─

FOR TENDER

Approval Details

APPROVAL NO: 00000

Drawing107 | AREA 07

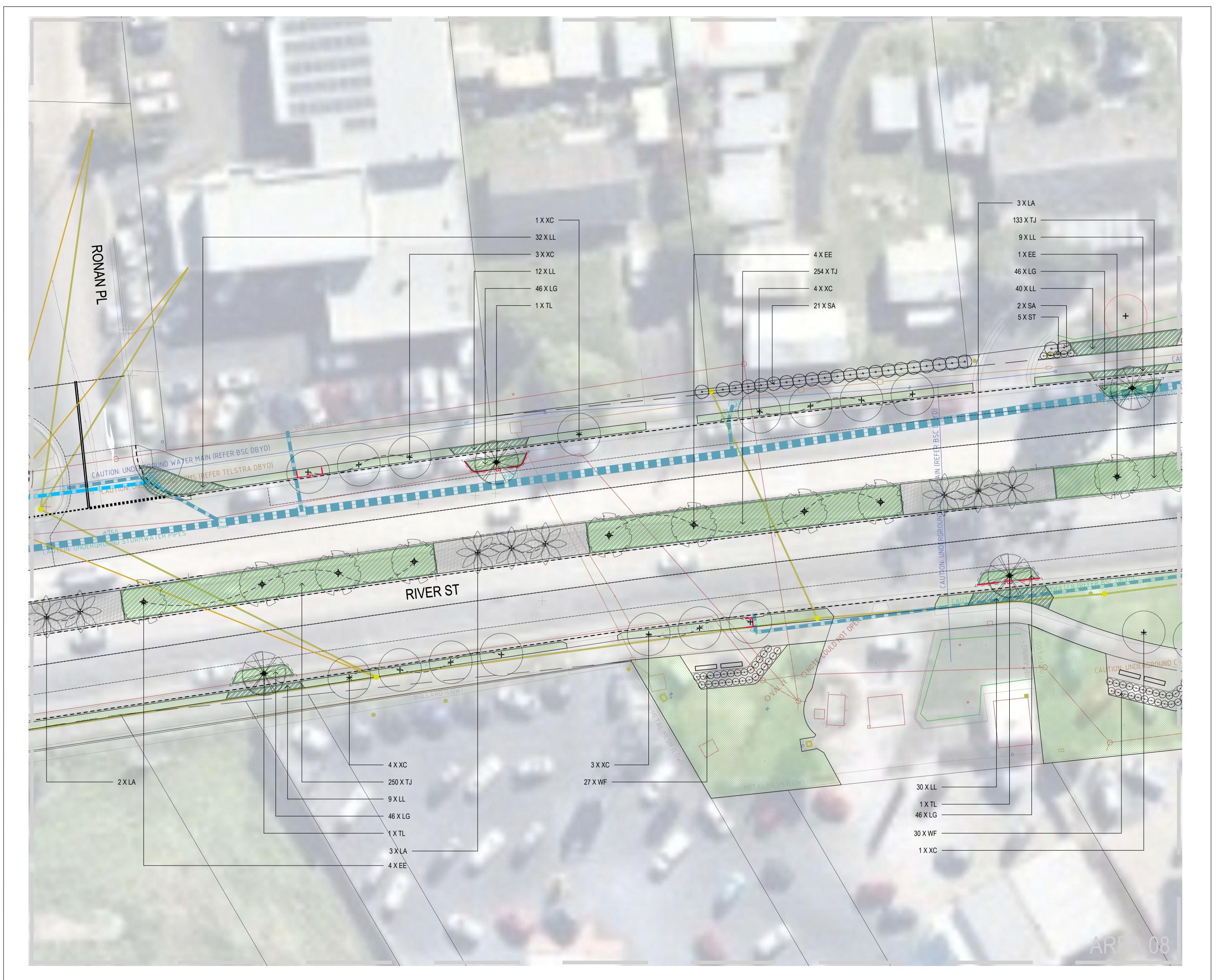
Scale Bar

2 0 2 4 6 8 10 metres

SCALE 1:200 @ A1 1:400 @ A3 N

Project No.

Drawing No. Rev No. J6941_107





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Rev.	Date.	Description.	Dv	n.	Chk
– Sı	ıb Consult	ant —			
BAL	LINA SHIF	RE COUNCIL			
— CI	ient —				
RIV	ER STREE	Т			_/
	operty ID				
					_/
BAL	LINA LANI	DSCAPE ENTRY TR	EATMENT		

Rev.	Date.	Description.	Dwn.	Chk
Α	01.03.21	DRAFT	AB	RS
В	02.03.21	DRAFT	AB	RS
С	18.03.21	DRAFT	AB	RS
D	26.03.21	DRAFT (AREA 1 TO 4)	AB	RS
Е	29.03.21	ISSUED FOR TENDER	AB	RS
F	06.04.21	ISSUED FOR TENDER AMEND.	RS	RS

_ Stamp

FOR TENDER

Approval Details

APPROVAL NO: 00000

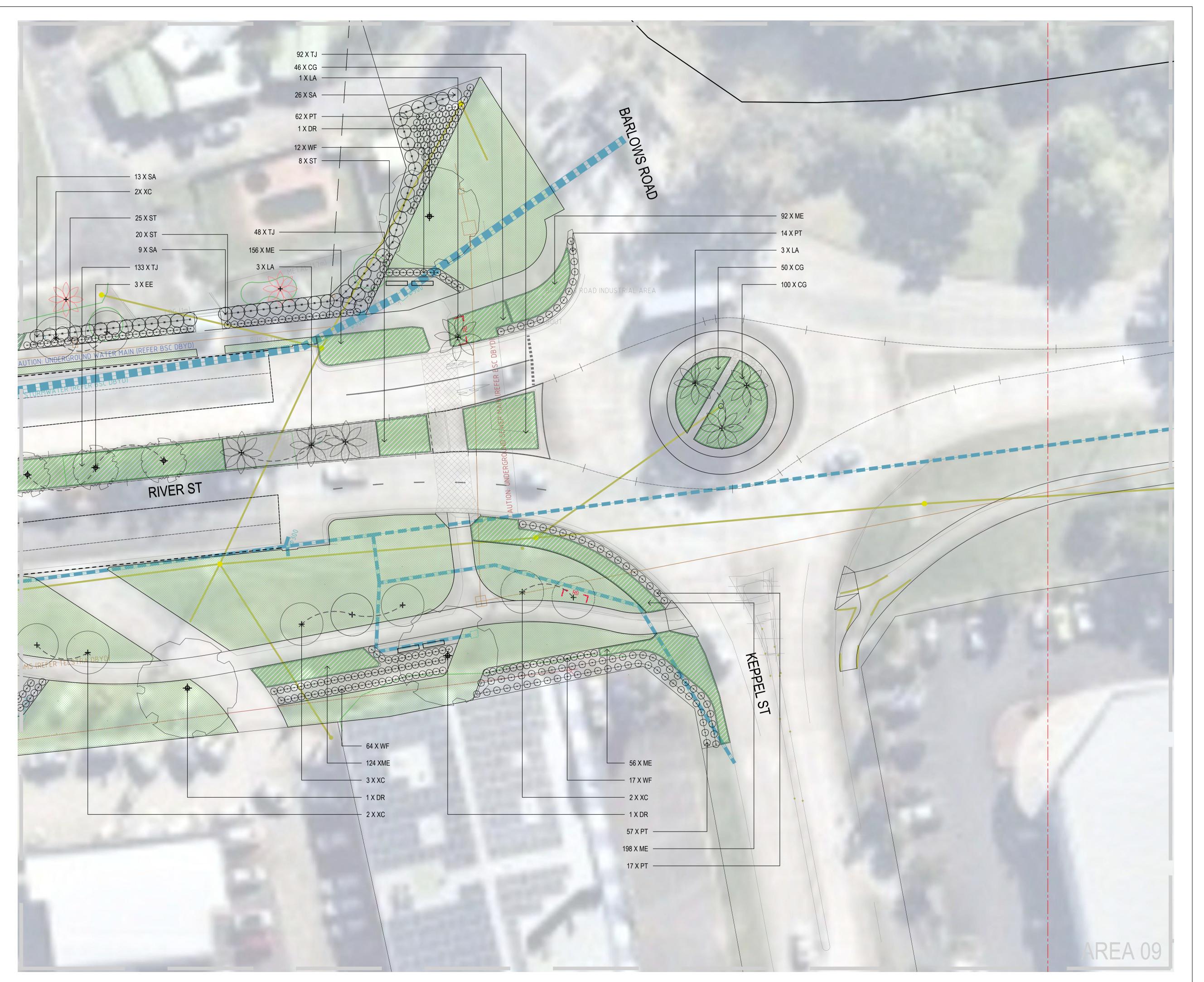
─ Drawing ──

108 | AREA 08



Project No.
J6941

Drawing No. — Rev No. — J6941_108





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Project			
	CNITOV	TDEA	TMEN

BALLINA LANDSCAPE ENTRY TREATMENT

Property ID RIVER STREET

BALLINA SHIRE COUNCIL

Sub Consultant

Client —

Rev.	Date.	Description.	Dwn.	Chk.
Α	01.03.21	DRAFT	AB	RS
В	02.03.21	DRAFT	AB	RS
С	18.03.21	DRAFT	AB	RS
D	26.03.21	DRAFT (AREA 1 TO 4)	AB	RS
Е	29.03.21	ISSUED FOR TENDER	AB	RS
F	06.04.21	ISSUED FOR TENDER AMEND.	RS	RS

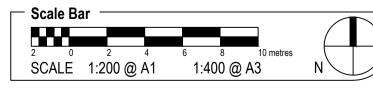
- Stam

FOR TENDER

Approval Details

APPROVAL NO: 00000

Drawing109 | AREA 09



Project No.

Drawing No. — Rev No. - J6941_109