BYRON BAY FLOW PATH

STAGE | WHERE

PREPARED BY PLANIT CONSULTING PTY LTD FEBRUARY 2019

WARNING

BEWARE OF UNDERGROUND SERVICES

Note that the location shown of existing underground services is indicative only and may not be accurate at the time of landscape works. No guarantee is given that all existing services are shown.
Determination of the exact position and extent of underground services is the responsibility of the Contractor and is to be confirmed on site prior to commencement of work.

GENERAL NOTES:

1. Before commencement of works it is the responsibility of the Landscape Contractor to contact dial before you dig (ph. 1100 or web 1100.com.au) for information on services in the area shown on the plan.
2. The Contractor shall verify the location and depth of all services prior to commencing on site.
3. The Contractor shall be liable for any damage to services during landscape works.
4. The Contractor shall verify the location of any existing trees shown to be retained and protect them during works.
5. All trees shall be planted in locations shown on the plan.
6. Any change to plant species must have the approval of the Landscape Architect.
7. Trees shall be planted no less than the following distances from landscape elements:
-1m from Stormwater outlet
- 1m from edge of Gully pit
-1m minimum planting width between kerb and pathway
-1m from centre of tree to front face of kerb and channel
-1m from overhead service wires
-2m from front or rear of streetsigns
-3m from driveways
-3m from fire hydrants
-3.5 m from ground mounted transformers
-6m from existing trees
-6m from departure side of bus stops and ped crossings
-7m from Power poles/ Light poles
-8m Minimum spacing between new trees
-15m from approach side of bus stops and pedestrian crossings
-15m from departure side of a street intersection
-20m from approach side of a street intersection
8. Construction certification for all structural elements is to be provided prior to practical completion being granted.

DRAWING SCHEDULE

100	TITLE PAGE AND DRAWING SCHEDULE
101	OVERALL PLAN
102	PATH 01 PLANTING PLAN
103	PATH 02 PLANTING PLAN
104	PLATH 03 PLANTING PLAN
105	PLANTING CALLOUTS
106	LANDSCAPE DETAILS
107	LANDSCAPE SPECIFICATIONS

DRAFT

NOT FOR CONSTRUCTION

PROJECT: BYRON BAY FLOW PATH

DRAWING TITLE: TITLE PAGE AND DRAWING SCHEDULE

BASE BY: LANDSUTV PTY LTD [X_39344_DET]

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
01	FOR REVISIONS	29/11/2018	ZH	JA	JA	BS

JOB NO: J5908 | DRAW NO: N100 | REVISION: 01

SCALE: NTS

CLIENT: BYRON BAY COUNCIL

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OVERALL SITE PLAN

LEGEND

- SCOPE OF WORKS
- LANDSCAPE CALLOUTS REFER SHEET NOTED

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NOT FOR CONSTRUCTION

PROJECT: BYRON BAY FLOW PATH

DRAWING TITLE: OVERALL SITE PLAN

BASE BY: LANDSUTV PTY LTD [X_39344_DET]

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
01	FOR REVISIONS	29/11/2018	ZH	JA	JA	BS

JOB NO: J5908 | **DRAW NO:** 101 | **REVISION:** 01

SCALE: 1:1000 @ A1 | 1:2000 @ A3

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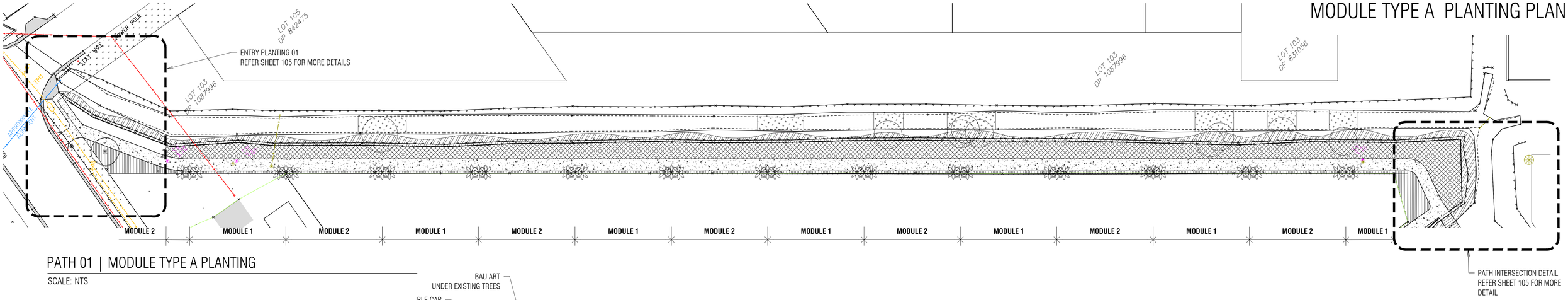
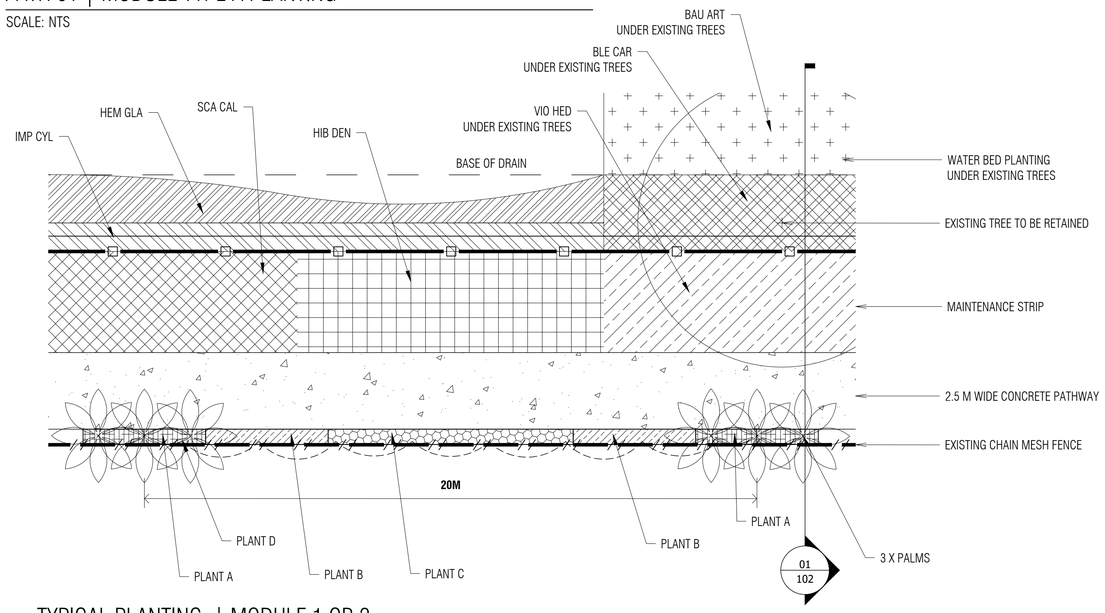
MODULE TYPE A PLANTING PLAN



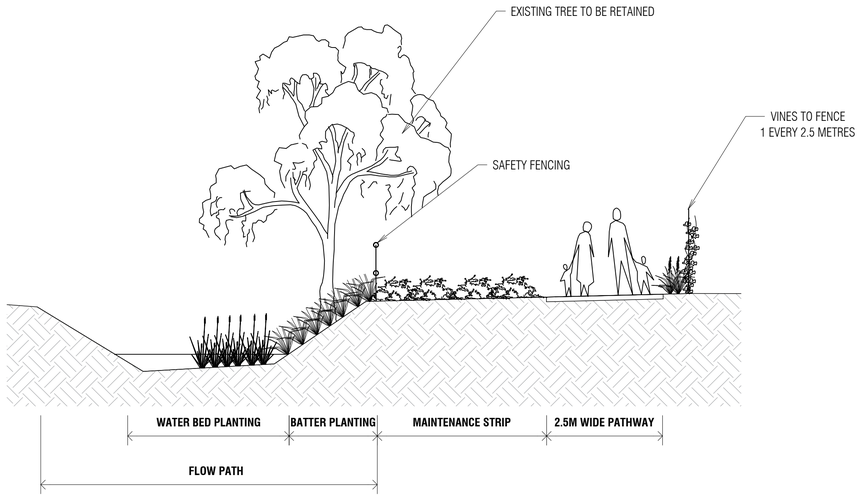
PATH 01 | MODULE TYPE A PLANTING

SCALE: NTS



TYPICAL PLANTING | MODULE 1 OR 2

SCALE 1:100 @ A1 | 1:200 @A3



01 | TYPICAL SECTION

SCALE: NTS

LEGEND

- STAGE BOUNDARY/SCOPE OF WORKS
- LANDSCAPE CALLOUTS
  REFER SHEET NOTED
- CONCRETE PATHWAY
  2.5M WIDE CONCRETE PATHWAY
  REFER TO SPECIFICATIONS
- PLANTING MODULES 1-4
  0.5M WIDE PLANTING STRIP
  BETWEEN PATHWAY AND PROPERTY BOUNDARY
  REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- MAINTENANCE STRIP
  GARDEN BED BETWEEN PATHWAY AND SAFETY FENCING
  REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- BATTER PLANTING
  WAVING PLANTING STRIP ALONG CHANNEL BATTER
  REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- WETLAND PLANTING
  PLANTING AREAS UNDER EXISTING TREES REFER
  THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- SAFETY FENCING
  1.5M HIGH SAFETY FENCING, 0.5M OFFSET FROM
  TOP OF BATTER
- EXISTING TREES
  TO BE RETIANED
- PROPOSED TREES
  REFER THIS SHEET FOR PLANT SPECIES AND
  SPECIFICATION FOR MORE DETAILS
- PROPOSED PALM TREES
  REFER THIS SHEET FOR PLANT SPECIES AND
  SPECIFICATION FOR MORE DETAILS

PLANTING SCHEDULE

PALMS

CODE	PLANT SPECIES	COMMON NAME	SIZE	QTY
ARC CUN	ARCHONTOPHOENIX CUNNINGHAMIANA	BANGALOW PALM	45 LIT	39

MODULE 1 PLANTING SCHEDULE

TOTAL AREA : 65M^2, NUMBER OF MODULES 6.5

	CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
PLANT A	DIA CAE	DIANELLA CAERULEA	FLAX LILY	140mm	4	52
PLANT B	AUS DUL	AUSTROMYRTHUS DULCIS	MIDGEN BERRY	140mm	4	104
PLANT C	ALP CAE	ALPINEA CAERULEA	NATIVE GINGER	140mm	3	78
PLANT D	KEN RUB	KENNEDIA RUBRUBICUNDA	MIDDUSKY CORAL PEA	140mm	2.5M SPACINGS	52

MODULE 2 PLANTING SCHEDULE

TOTAL AREA : 62.5M^2, NUMBER OF MODULES 6.25

	CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
PLANT A	DIA CAE	DIANELLA CAERULEA	FLAX LILY	140mm	4	62
PLANT B	COR ELA	CORONIDIUM ELATUM	WHITE PAPER DASY	140mm	4	156
PLANT C	LOM HYS	LOMANDRA HYSTRIX	MAT RUSH	140mm	2	50
PLANT D	HIB DEN	HIBBERTIA DENATA	SNAKE VINE	140mm	AS SHOWN	50

MAINTENANCE STRIP

TOTAL AREA THIS SHEET : 840M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
HIB DEN	HIBBERTIA DENATA	TRAILING GUINEA FLOWER	140mm	4	1120
SCA CAL	SCAEVOLA CALENDULACEA	DUNE FAN FLOWER	140mm	4	1600
VIO HED	VIOLA HEDERACEA	NATIVE VIOLET	140mm	4	800

BATTER PLANTING

TOTAL AREA THIS SHEET : 400M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
BLE CAR	BLECHNUM CARTILAGINEUM	SOFT WATER FERN	140mm	4	520
HEL GLA	HELMHOLTZIA GLABERRIMA	STREAM LILY	140mm	4	540
IMP CYL	IMPERATA CYLINDRICA	COGON GRASS	140mm	2	270

NOTE: ENSURE SPECIES DISTRIBUTION TO ALLOW NATURAL CLUMPING AND GROWTH

WATER BED PLANTING

TOTAL AREA THIS SHEET : 220M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
BAU ART	BAUMEA ARTICULATA	JOINTED TWIG-RUSH	140mm	4	880

DRAFT

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PROJECT:
BYRON BAY FLOW PATH

DRAWING TITLE:
PATH 01 | MODULE TYPE A PLANTING PLAN

BASE BY: LANDSUTV PTY LTD [X_39344_DET]

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
01	FOR REVISIONS	29/11/2018	ZH	JA	JA	BS

JOB NO: J5908
DRAW NO: 102
REVISION: 01

SCALE: AS SHOWN

CLIENT: BYRON BAY COUNCIL

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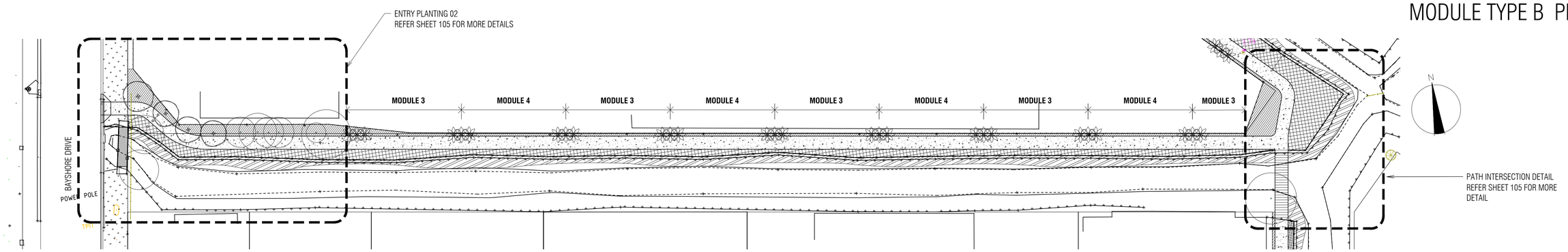
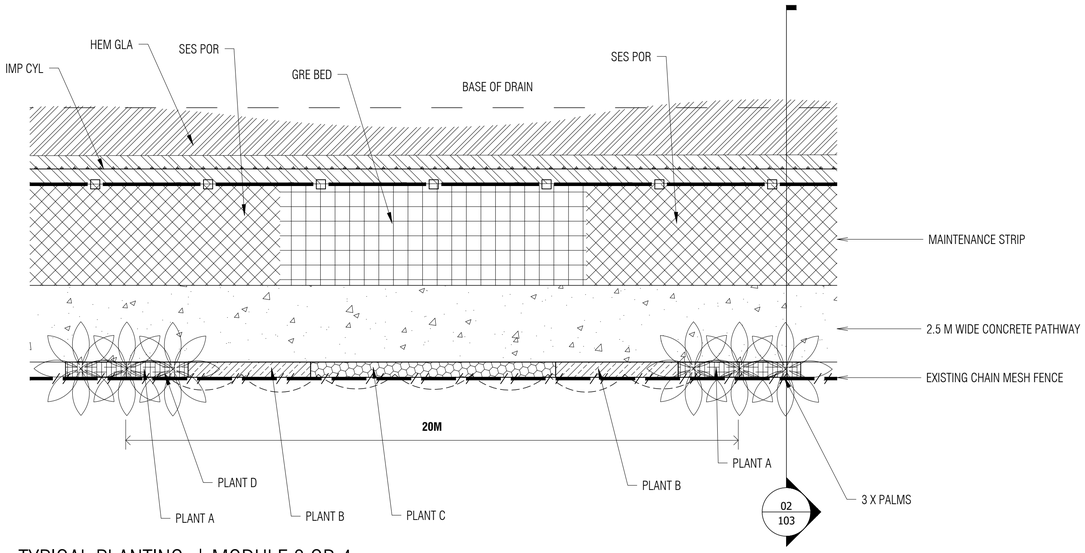
MODULE TYPE B PLANTING PLAN



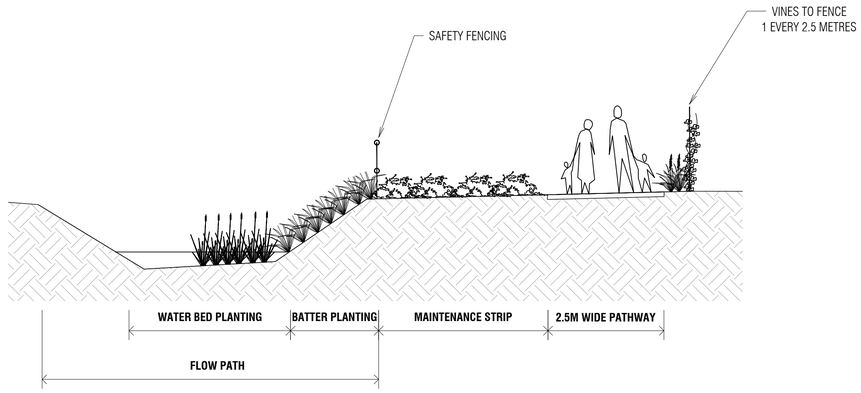
PATH 02 | MODULE TYPE B PLANTING

SCALE: NTS



TYPICAL PLANTING | MODULE 3 OR 4

SCALE 1:100 @ A1 | 1:200 @A3



02 | TYPICAL SECTION

SCALE: NTS

LEGEND

- LANDSCAPE CALLOUTS REFER SHEET NOTED
- STAGE BOUNDARY/SCOPE OF WORKS
- CONCRETE PATHWAY 2.5M WIDE CONCRETE PATHWAY REFER TO SPECIFICATIONS
- PLANTING MODULES 1-4 0.5M WIDE PLANTING STRIP BETWEEN PATHWAY AND PROPERTY BOUNDARY REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- MAINTENANCE STRIP GARDEN BED BETWEEN PATHWAY AND SAFETY FENCING REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- BATTER PLANTING WAVING PLANTING STRIP ALONG CHANNEL BATTER REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- WETLAND PLANTING PLANTING AREAS UNDER EXISTING TREES REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- SAFETY FENCING 1.5M HIGH SAFETY FENCING, 0.5M OFFSET FROM TOP OF BATTER
- EXISTING TREES TO BE RETIANED
- PROPOSED TREES REFER THIS SHEET FOR PLANT SPECIES AND SPECIFICATION FOR MORE DETAILS
- PROPOSED PALM TREES REFER THIS SHEET FOR PLANT SPECIES AND SPECIFICATION FOR MORE DETAILS

PLANTING SCHEDULE

PALMS

CODE	PLANT SPECIES	COMMON NAME	SIZE	QTY
ARC CUN	ARCHONTOPHOENIX CUNNINGHAMIANA	BANGALOW PALM	45 LIT	29

MODULE 3 PLANTING SCHEDULE

TOTAL AREA : 90M^2, NUMBER OF MODULES 4.5

	CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
PLANT A	DIA CAE	DIANELLA CAERULEA	FLAX LILY	140mm	4	360
PLANT B	AUS DUL	AUSTROMYRTHUS DULCIS	MIDGEN BERRY	140mm	4	360
PLANT C	ALP CAE	ALPINEA CAERULEA	NATIVE GINGER	140mm	3	270
PLANT D	PYR VEN	PYROSTEGIA VENUSTA	ORANGE TRUMPETVINE	140mm	2.5M SPACINGS	36

MODULE 4 PLANTING SCHEDULE

TOTAL AREA : 81M^2, NUMBER OF MODULES 4

	CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
PLANT A	DIA CAE	DIANELLA CAERULEA	FLAX LILY	140mm	4	324
PLANT B	COR ELA	CORONIDIUM ELATUM	WHITE PAPER DASY	140mm	4	324
PLANT C	LOM HYS	LOMANDRA HYSTRIX	MAT RUSH	140mm	2	162
PLANT D	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	140mm	AS SHOWN	32

MAINTENANCE STRIP

TOTAL AREA THIS SHEET : 230M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
GRE BED	GREVILLEA ' BEDSPREAD'	GREVILLEA	140mm	2	230
SES POR	SESUVIUM PORTULACASTRUM	SEA PURSLANE	140mm	4	460

BATTER PLANTING

TOTAL AREA THIS SHEET : 300M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
HEL GLA	HELMHOLTZIA GLABERRIMA	STREAM LILY	140mm	4	600
IMP CYL	IMPERATA CYLINDRICA	COGON GRASS	140mm	2	300

NOTE: ENSURE SPECIES DISTRIBUTION TO ALLOW NATURAL CLUMPING AND GROWTH

DRAFT

NOT FOR CONSTRUCTION

PROJECT: BYRON BAY FLOW PATH

DRAWING TITLE: PATH 02 | MODULE TYPE B PLANTING PLAN

BASE BY: LANDSUTV PTY LTD [X_39344_DET]

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
01	FOR REVISIONS	29/11/2018	ZH	JA	JA	BS

JOB NO: J5908 | DRAW NO: 103 | REVISION: 01

SCALE: AS SHOWN

CLIENT: BYRON BAY COUNCIL

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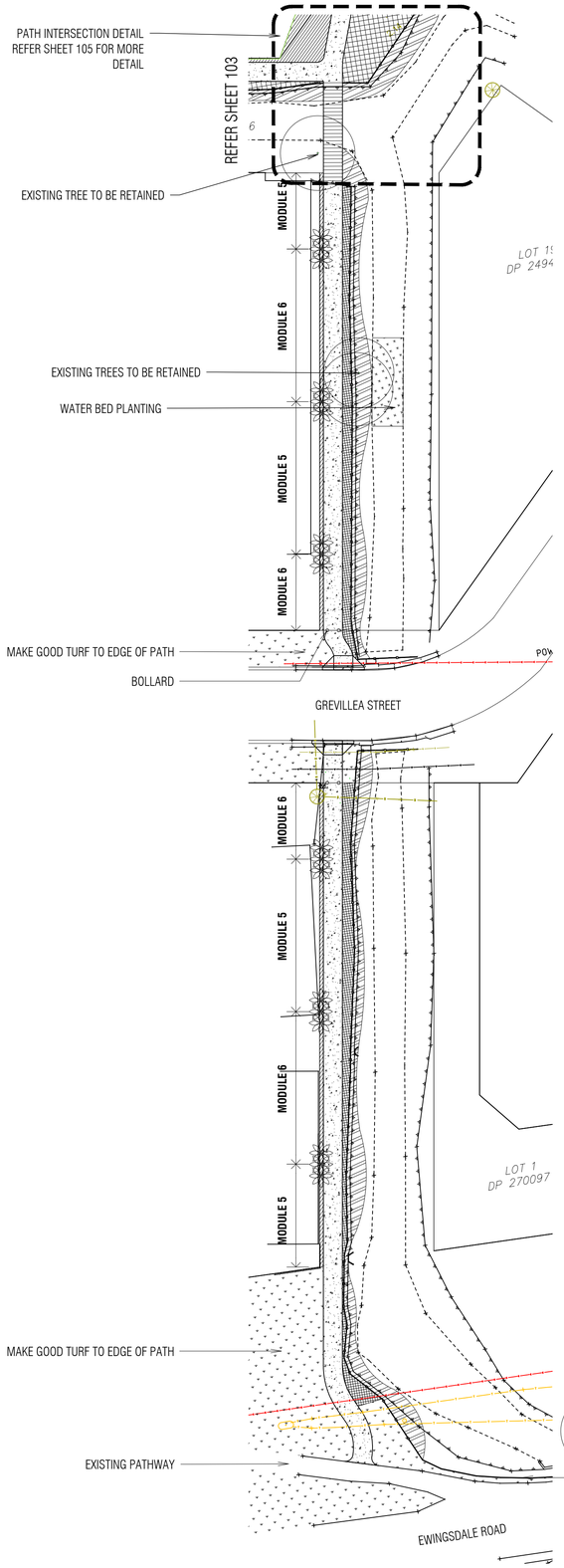
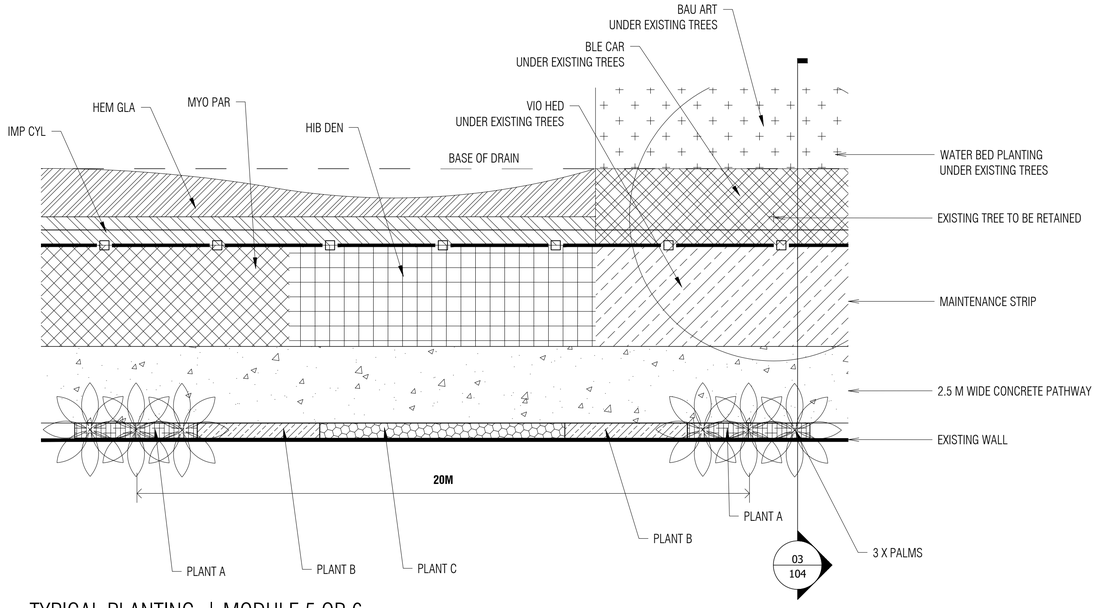
MODULE TYPE C PLANTING PLAN



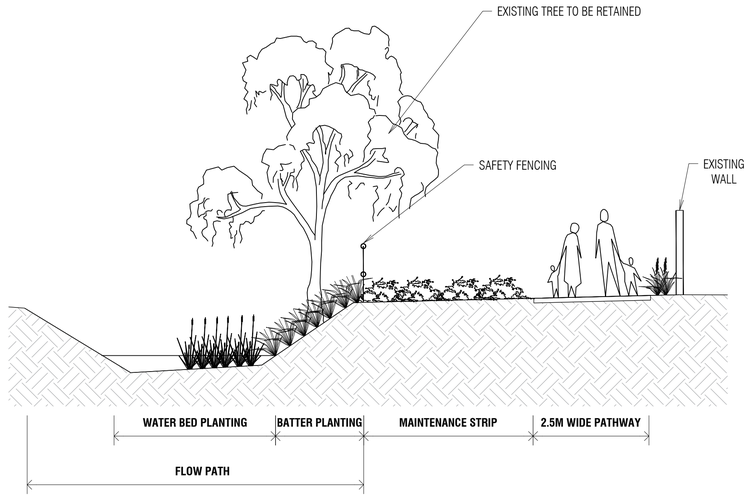
PATH 03 | MODULE TYPE C PLANTING

SCALE: NTS



TYPICAL PLANTING | MODULE 5 OR 6

SCALE 1:100 @ A1 | 1:200 @A3



03 | TYPICAL SECTION

SCALE: NTS

PLANTING SCHEDULE

PALMS

CODE	PLANT SPECIES	COMMON NAME	SIZE	QTY
ARC CUN	ARCHONTOPHOENIX CUNNINGHAMIANA	BANGALOW PALM	45 LIT	18

MODULE 5 PLANTING SCHEDULE

TOTAL AREA : 32.5M^2, NUMBER OF MODULES 3.25

	CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
PLANT A	DIA CAE	DIANELLA CAERULEA	FLAX LILY	140mm	4	26
PLANT B	AUS DUL	AUSTROMYRTHUS DULCIS	MIDGEN BERRY	140mm	4	52
PLANT C	ALP CAE	ALPINEA CAERULEA	NATIVE GINGER	140mm	3	39

MODULE 6 PLANTING SCHEDULE

TOTAL AREA : 30M^2, NUMBER OF MODULES 3

	CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
PLANT A	DIA CAE	DIANELLA CAERULEA	FLAX LILY	140mm	4	24
PLANT B	COR ELA	CORONIDIUM ELATUM	WHITE PAPER DASY	140mm	4	48
PLANT C	LOM HYS	LOMANDRA HYSTRIX	MAT RUSH	140mm	2	24

MAINTENANCE STRIP

TOTAL AREA THIS SHEET : 155M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
HIB DEN	HIBBERTIA DENATA	TRAILING GUINEA FLOWER	140mm	4	240
MYO PAR	MYOPORIUM PAEVIFLORUM	WHITE CREEPING BOOBIALA	140mm	4	328
VIO HED	VIOLA HEDERACEA	NATIVE VIOLET	140mm	4	52

BATTER PLANTING

TOTAL AREA THIS SHEET : 260M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
BLE CAR	BLECHNUM CARTILAGINEUM	SOFT WATER FERN	140mm	4	120
HEL GLA	HELMHOLTZIA GLABERRIMA	STREAM LILY	140mm	4	460
IMP CYL	IMPERATA CYLINDRICA	COGON GRASS	140mm	2	230

NOTE: ENSURE SPECIES DISTRIBUTION TO ALLOW NATURAL CLUMPING AND GROWTH

WATER BED PLANTING

TOTAL AREA THIS SHEET : 40M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
BAU ART	BAUMEA ARTICULATA	JOINTED TWIG-RUSH	140mm	4	160

LEGEND

- STAGE BOUNDARY/SCOPE OF WORKS
- LANDSCAPE CALLOUTS REFER SHEET NOTED
- CONCRETE PATHWAY 2.5M WIDE CONCRETE PATHWAY REFER TO SPECIFICATIONS
- PLANTING MODULES 1-4 0.5M WIDE PLANTING STRIP BETWEEN PATHWAY AND PROPERTY BOUNDARY REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- MAINTENANCE STRIP GARDEN BED BETWEEN PATHWAY AND SAFETY FENCING REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- BATTER PLANTING WAVING PLANTING STRIP ALONG CHANNEL BATTER REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- WETLAND PLANTING PLANTING AREAS UNDER EXISTING TREES REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- SAFETY FENCING 1.5M HIGH SAFETY FENCING, 0.5M OFFSET FROM TOP OF BATTER
- EXISTING TREES TO BE RETIANED
- PROPOSED TREES REFER THIS SHEET FOR PLANT SPECIES AND SPECIFICATION FOR MORE DETAILS
- PROPOSED PALM TREES REFER THIS SHEET FOR PLANT SPECIES AND SPECIFICATION FOR MORE DETAILS

DRAFT

NOT FOR CONSTRUCTION

PROJECT: BYRON BAY FLOW PATH

DRAWING TITLE: PATH 03 | MODULE TYPE C PLANTING PLAN

BASE BY: LANDSUTV PTY LTD [X_39344_DET]

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
01	FOR REVISIONS	29/11/2018	ZH	JA	JA	BS

JOB NO: J5908 | DRAW NO: 104 | REVISION: 01

SCALE: AS SHOWN

CLIENT: BYRON BAY COUNCIL

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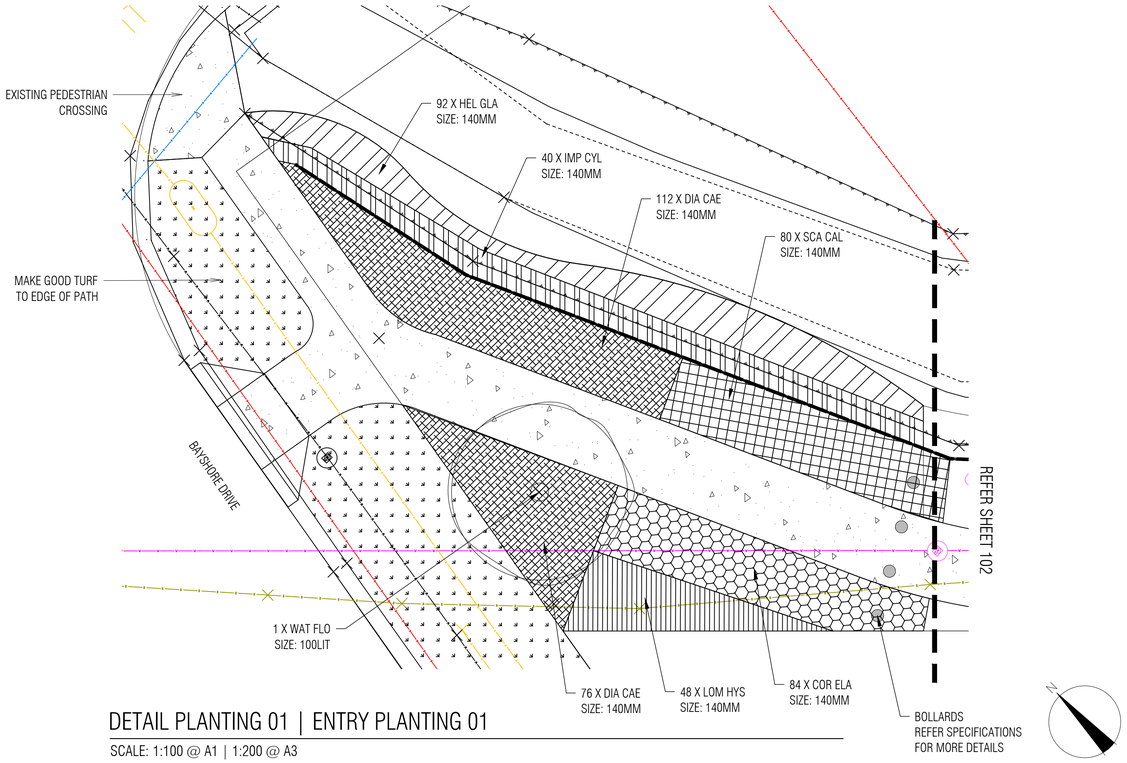
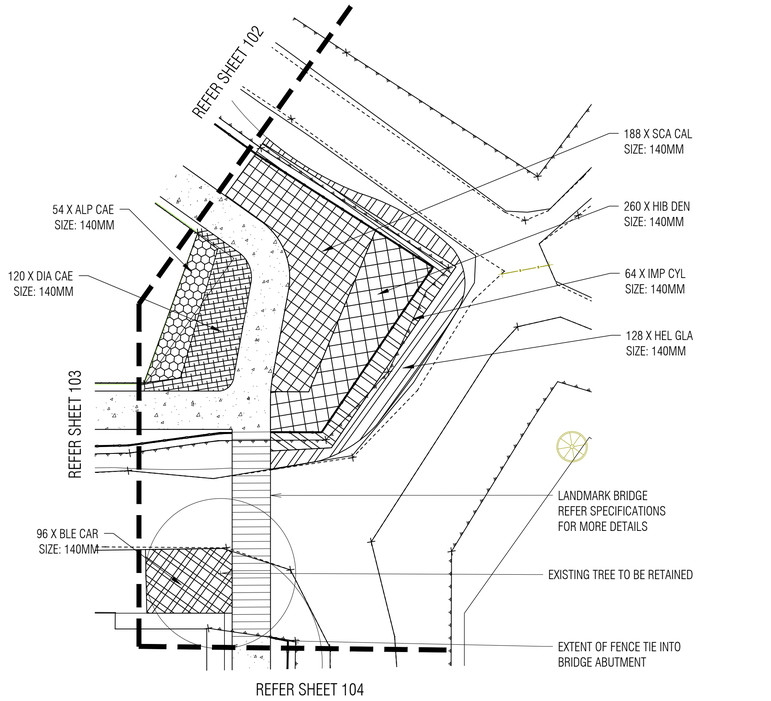


DETAIL PLANTING 01 | ENTRY PLANTING 01

SCALE: 1:100 @ A1 | 1:200 @ A3



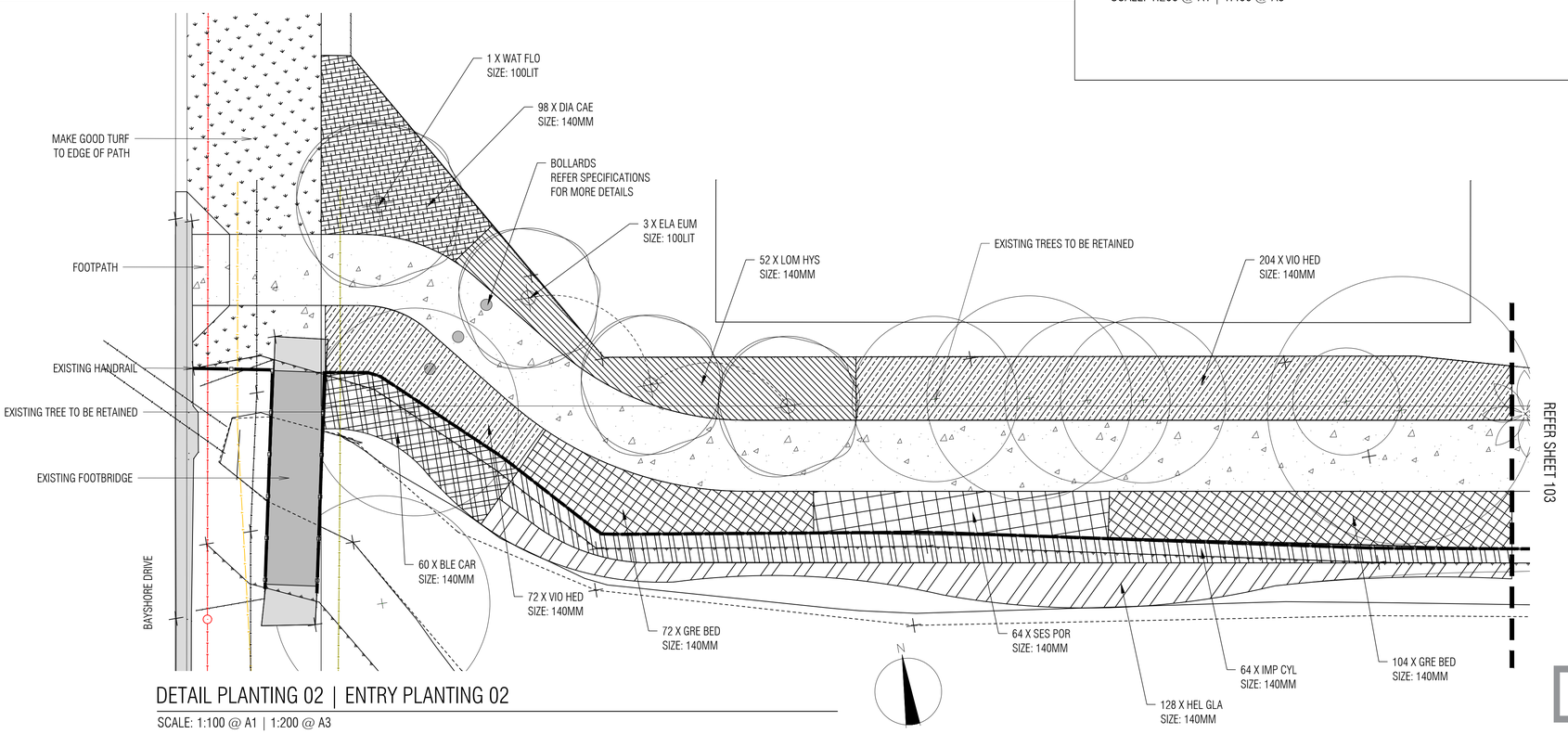
DETAIL PLANTING 03 | PATHS INTERSECTION

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

PLANTING CALLOUTS

LEGEND

- STAGE BOUNDARY/SCOPE OF WORKS
- LANDSCAPE CALLOUTS
  REFER SHEET NOTED
- CONCRETE PATHWAY
  2.5M WIDE CONCRETE PATHWAY
  REFER TO SPECIFICATIONS
- PLANTING MODULES 1-4
  0.5M WIDE PLANTING STRIP
  BETWEEN PATHWAY AND PROPERTY BOUNDARY
  REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- MAINTENANCE STRIP
  GARDEN BED BETWEEN PATHWAY AND SAFETY FENCING
  REFER THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- BATTER PLANTING
  WAVING PLANTING STRIP ALONG CHANNEL BATTER
  REFER THIS SHEET FOR MODULES AND TO
  SPECIFICATIONS
- WETLAND PLANTING
  PLANTING AREAS UNDER EXISTING TREES REFER
  THIS SHEET FOR MODULES AND TO SPECIFICATIONS
- SAFETY FENCING
  1.5M HIGH SAFETY FENCING, 0.5M OFFSET FROM
  TOP OF BATTER
- EXISTING TREES
  TO BE RETIANED
- PROPOSED TREES
  REFER THIS SHEET FOR PLANT SPECIES AND
  SPECIFICATION FOR MORE DETAILS
- PROPOSED PALM TREES
  REFER THIS SHEET FOR PLANT SPECIES AND
  SPECIFICATION FOR MORE DETAILS



DETAIL PLANTING 02 | ENTRY PLANTING 02

SCALE: 1:100 @ A1 | 1:200 @ A3

PLANTING SCHEDULE

TREES

CODE	PLANT SPECIES	COMMON NAME	SIZE	QTY
ELA EUM	ELAEOCARPUS EUMUNDII	QUANDONG	100 LIT	3
WAT FLO	WATERHOUSIA FLORIBUNDA	WEEPING LILLY PILLY	100 LIT	2

ENTRY PLANTING

TOTAL AREA : 170M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
DIA CAE	DIANELLA CAERULEA	FLAX LILY	140mm	4	406
COR ELA	CORONIDIUM ELATUM	WHITE PAPER DASY	140mm	4	84
LOM HYS	LOMANDRA HYSTRIX	MAT RUSH	140mm	2	100
ALP CAE	ALPINEA CAERULEA	NATIVE GINGER	140mm	3	54

MAINTENANCE STRIP

TOTAL AREA THIS SHEET : 260M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
HIB DEN	HIBBERTIA DENATA	TRAILING GUINEA FLOWER	140mm	4	260
GRE BED	GREVILLEA 'BEDSPREAD'	GREVILLEA	140mm	4	176
VIO HED	VIOLA HEDERACEA	NATIVE VIOLET	140mm	4	276
SCA CAL	SCAEVOLA CALENDULACEA	DUNE FAN FLOWER	140mm	4	268
SES POR	SESUVIUM PORTULACASTRUM	SEA PURSLANE	140mm	4	64

BATTER PLANTING

TOTAL AREA THIS SHEET : 145M^2

CODE	PLANT SPECIES	COMMON NAME	SIZE	PER M2	QTY
BLE CAR	BLECHNUM CARTILAGINEUM	SOFT WATER FERN	140mm	4	156
HEL GLA	HELMHOLTZIA GLABERRIMA	STREAM LILY	140mm	4	348
IMP CYL	IMPERATA CYLINDRICA	COGON GRASS	140mm	2	168

NOTE: ENSURE SPECIES DISTRIBUTION TO ALLOW NATURAL CLUMPING AND GROWTH

DRAFT

NOT FOR CONSTRUCTION

PROJECT: BYRON BAY FLOW PATH

DRAWING TITLE: PLANTING CALLOUTS

BASE BY: LANDSUTV PTY LTD [X_39344_DET]

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
01	FOR REVISIONS	29/11/2018	ZH	JA	JA	BS

JOB NO: J5908 | DRAW NO: 105 | REVISION: 01

SCALE: AS SHOWN

CLIENT: BYRON BAY COUNCIL

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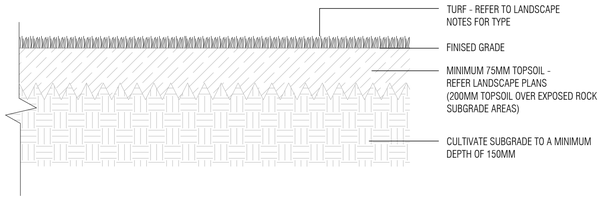
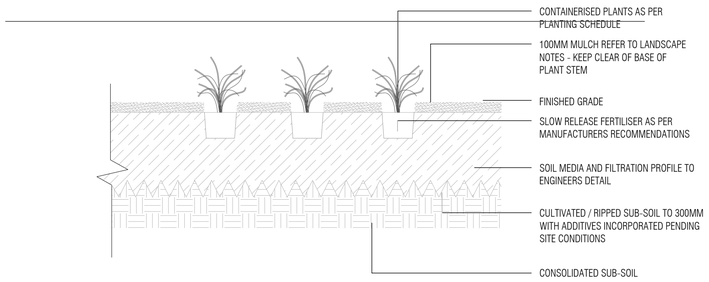
LANDSCAPE DETAILS



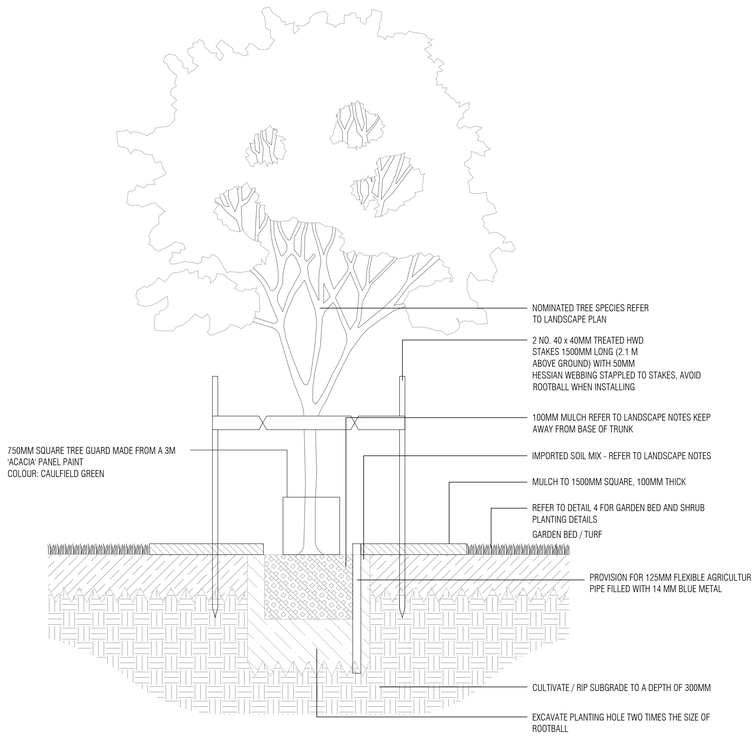
TYPICAL DETAIL | TURF PLANTING DETAIL

SCALE: NTS



TYPICAL DETAIL | PLANTING DETAIL

SCALE: NTS



TYPICAL DETAIL | TREE PLANTING DETAIL

SCALE: NTS

DRAFT

NOT FOR CONSTRUCTION

PROJECT: BYRON BAY FLOW PATH

DRAWING TITLE: LANDSCAPE DETAILS

BASE BY: LANDSUTV PTY LTD [X_39344_DET]

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
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LANDSCAPE SPECIFICATIONS

SPECIFICATIONS

GENERAL NOTES:

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL STANDARDS AND RELEVANT AUSTRALIAN STANDARDS.

A COPY OF THE COUNCIL DECISION NOTICE FOR THE APPROVED PLANS IS TO BE KEPT AT ALL TIMES WITH THE APPROVED LANDSCAPE PLANS.

VERIFY LOCATION OF ALL SERVICES PRIOR TO COMMENCEMENT OF WORKS.

ALL STREET TREES TO ATTAIN A CLEAR TRUNK OF 1.8M ON MATURITY AND HAVE A 900MM CLEAR TRUNK ON INSTALLATION.

ALL STREET TREES SHALL BE PLANTED 1.0M FROM THE NOMINAL KERB LINE.

ALL PLANTING IS TO COMPLY WITH MINIMUM TRAFFIC ENGINEERING DESIGN PROVISION FOR 'LINE OF SITE' RESTRICTIONS AND SAFETY REQUIREMENTS.

TREES PLANTED ADJACENT TO SERVICES SHALL REQUIRE ROOT BARRIER CONTROL MEMBRANE AS SUPPLIED BY LANDPLAN ENGINEERING SUPPLIES OR APPROVED EQUIVALENT TO MANUFACTURERS DIRECTION.

TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION TO THE SATISFACTION OF THE SUPERINTENDENT.

CIVIL WORKS INFORMATION: REFER TO CIVIL ENGINEERS 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.

STRUCTURAL WORKS INFORMATION: REFER TO STRUCTURAL ENGINEERS DRAWINGS WHERE DIRECTED FOR ALL INFORMATION CONTAINED WITH
IN THESE DOCUMENTS RELATED TO AND NOMINATED AS STRUCTURAL WORKS. STRUCTURAL WORKS INFORMATION CONTAINED WITHIN THESE DOCUMENTS ARE INDICATIVE ONLY AND NOT FOR CONSTRUCTION OR CERTIFICATION PURPOSES.

ELECTRICAL WORKS INFORMATION: REFER TO ELECTRICAL ENGINEERS DRAWINGS WHERE DIRECTED FOR ALL INFORMATION CONTAINED WITHIN THESE DOCUMENTS RELATED TO AND NOMINATED AS ELECTRICAL WORKS. ELECTRICAL WORKS INFORMATION CONTAINED WITHIN THESE DOCUMENTS ARE INDICATIVE ONLY AND NOT FOR CONSTRUCTION OR CERTIFICATION PURPOSES.

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1.0 SITE PREPARATION

1.1 EARTHWORKS

EARTHWORKS SHALL COMPRISE

- TOPSOIL CULTIVATION
- TOPSOIL MIXING AND INSTALLATION

1.2 SOIL CULTIVATION
CULTIVATE BY RIPPING TO THE DEPTHS SPECIFIED THIS SHEET TO LOOSEN AND AERATE GROUND. DO NOT DISTURB EXISTING SERVICES. REMOVE UNWANTED MATTER INCLUDING STONES, RUBBISH AND RUBBLE EXCEEDING 20MM IN DIAMETER AND STICKS AND WEEDS BROUGHT TO THE SURFACE DURING CULTIVATION. FINELY CULTIVATE THE SURFACE AND RAKE FREE OF CLODS.

TREE PLANTING AREAS: CULTIVATE TO THE DEPTH OF ROOT BALL PLUS A FURTHER DEPTH OF 300MM.

1.3 TOPSOIL - TREE PLANTING AREAS
IMPORTED TOPSOIL/SUPPLIMENTED SITE SOIL SHALL BE TO THE AUSTRALIAN STANDARD 4419 AND CERTIFIED FIRE ANT FREE IF REQUIRED.

1.4 COMPOST
PRIOR TO THE APPLICATION OF MULCH A 50MM LAYER OF ORGANICALLY CERTIFIED COMPOST MUST BE SPREAD THROUGHOUT THE ENTIRE PLANTING AREA FOR THE STREET TREES.

COMPOST SHALL BE SPENT MUSHROOM COMPOST OR MILLED COW MANURE. IT SHALL HAVE A NEUTRAL PH VALUE AND BE FREE OF WEEDS, SEEDS AND DISEASE.

1.5 TOPSOIL MIXTURE
TOPSOIL MIXTURE SHALL BE A 3:1 MIX OF TOPSOIL/COMPOST.

1.6 TOPSOIL MIXTURE INSTALLATION
AS PER PLANTING DETAIL, INSTALL TOPSOIL BACKFILL TO TREE PLANTING AREAS BOTH BENEATH TO 300MM AND AROUND ROOT BALL.

2.00 PLANTING

2. 1 THE WORKS

PLANTING WORK COMPRISES:

- SUPPLY AND INSTALLATION OF ALL PLANTS AND TREES
- MULCHING OF ALL TREE PLANTING AREAS
- STAKING OF ALL TREES
-

2. 2 PLANTS

PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, OF GOOD FORM, NOT SOFT OR FORCED, HARDENED OFF, FREE FROM DISEASE AND PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NOT POT BOUND. THE ROOT SYSTEM SHALL BE WELL BALANCED IN RELATION TO THE SIZE OF THE PLANT.

TREES SHALL HAVE A SINGLE LEADING SHOOT.

PLANT CONTAINERS SHALL BE OF AN APPROPRIATE SIZE AND FREE FROM WEEDS. PLANTS SHALL NOT EXHIBIT SIGNS OF BEING STRESSED AT ANY STAGE DURING THEIR DEVELOPMENT DUE TO INADEQUATE WATERING, EXCESSIVE SUNLIGHT, PHYSICAL DAMAGE OR HAVE RESTRICTED GROWTH DUE TO NURSERY ROWS. NO SUBSTITUTIONS SHALL BE MADE UNLESS APPROVED BY THE LANDSCAPE DESIGNER.

KEEP PLANTS IN GOOD CONDITION DURING STORAGE. PREVENT DRYING OUT OR DAMAGE FROM ANY CAUSE INCLUDING FROST, WIND, SUN, THEFT, VERMIN ETC.

2. 3 PLANTING

IF PLANTING IS TO BE EXECUTED DURING ***COUNCIL WATER RESTRICTION PERIODS*** ENSURE PLANTS CAN BE WATERED IN AT TIME OF PLANTING. DO NOT ALLOW PLANTS TO BE INSTALLED ON A DAY THEY CAN'T BE WATERED.

PLANTING TO BE EXECUTED IN ACCORDANCE WITH THE PLANTING DETAIL. DO NOT PLANT INTO DRY OR MUDDY SOIL OR IN EXTREME WEATHER CONDITIONS. ENSURE PLANT ROOT SYSTEMS ARE MOIST WHEN REMOVED FROM CONTAINER AND NOT ALLOWED TO DRY OUT AND PLANTING AREA HAS BEEN THOROUGHLY WATERED. PLANT OUT WITH MINIMUM DISTURBANCE TO ROOT BALL ENSURING FINISHED COMPACTED SOIL LEVELS COINCIDE WITH THE NATURAL SOIL LEVEL OF THE PLANT. PLANT, STAKE, TIE AND MULCH ACCORDING TO DETAIL DRAWINGS AND THEN DEEP SOAK THE WHOLE OF THE PLANTING AREA.

2. 4 DEPTH OF PLANTING

2.41 CULTIVATION

CULTIVATE SUBGRADE TO MIN 200MM DEPTH SUPPLY AND PLACE MIN 150MM DEPTH IMPORTED SOIL MIX TO BEDS IN GENERAL.

2.5 WATER SAVING GRANULES
SUPPLY AND IMPLEMENT FYTOGREEN HYDROCELL OR APPROVED EQUIVALENT.

BACKFILLING SOIL MIX TO TREE PLANTING AND BED PLANTING WILL BE AS FOLLOWS:

30% IMPORTED TOPSOIL
60% COARSE SAND
10% ORGANIC MATTER

PLUS AMENDMENTS AS DETERMINED BY SOIL CHEMICAL ANALYSIS TO ACHIEVE PH AND FERTILITY SUITABLE TO PROMOTE VIGOROUS GROWTH AND ESTABLISHMENT

ONCE THE BACK FILLING SOIL MIX HAD BEEN CREATED, MIX IN HYDROCELL OR APPROVED EQUIVALENT AT THE RATE OF HALF THE VOLUME OF THE ROOT BALL (IE 22.5L FOR A 45L ROOT BALL) AND PROCEED TO BACKFILL AROUND THE ROOT BALL.

WHEN THE PLANT IS IN ITS FINAL POSITION IN ITS HOLE THE TOP SOIL LEVEL OF THE PLANT ROOT BALL SHALL BE LEVEL WITH THE FINISHED SURFACE OF THE SOIL SURROUNDING THE HOLE. TEST THE DEPTH BY MEASURING THE SIDES OF CONTAINERS. IF BACKFILLING IS REQUIRED TO CORRECT THE DEPTH USE TOPSOIL MIX.

2. 6 PLANTING FERTILIZER

'OSMOCOTE' SUSTAINED RELEASE FERTILISER IN GRANULE FORM OR APPROVED EQUIVALENT SHALL BE ADDED TO THE TOPSOIL AS PER MANUFACTURERS DIRECTION.

'BIOPTRIVE GRANULE' SOIL ADDITIVE TO ALL HOLES SHALL BE ADDED AT THE RATE OF:
1 TEASPOON PER TUBESTOCK
10 TABLESPOONS PER 100L TREES
5 TABLESPOONS PER 45L TREES.
CONTACT BIOACTIVE SOIL SOLUTIONS ON 0468332121.

2. 7 MULCHING
MULCH TO BE 'FOREST MULCH' AS DETAILED, FREE OF WEEDS, TERMITES AND OTHER FOREIGN MATTER. SPREAD MULCHES EVENLY TO A DEPTH OF 100MM 'NATIVE TREE MULCH' TO ALL PLANTING AREAS REDUCING AROUND PLANT BASE. TAPER MULCH AT EDGES TO MAINTAIN FINISHED LEVEL WITH ADJACENT SURFACES.

3.00 TURFING

3.1 THE WORKS
TURFING WORK COMPRISES
- SUPPLY OF TURF AND FERTILIZER
- INSTALLATION OF PROPOSED TURF AREAS

3.2 TURF SPECIES
TURF SHALL BE A GRADE GREEN COUCH WITH AN EVEN THICKNESS TO NOT LESS THAN 30MM.

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 36 HOURS OF BEING CUT. PREVENT TURF FROM DRYING OUT BETWEEN CUTTING AND LAYING.

3.3 TURF UNDERLAY
UNDERLAY SHALL BE CLEAN WASHED COURSE RIVER SAND AND LOAM MIX FREE OF CLAY LUMPS, CLODS, WEEDS, TREE ROOTS, STICKS, ORGANIC MATTER, RUBBISH AND MATERIAL TOXIC TO PLAN GROWTH.

3.4 LAYING
PREPARE THE AREA TO BE TURFED AS SPECIFIED. INSTALL 50MM DEPTH SANDY LOAM AND CULTIVATE INTO THE PREPARED SUB-GRADE. FERTILIZE USING 'TURF STARTER' OR APPROVED EQUIVALENT PER MANUFACTURERS DIRECTIONS.

LAY TURF IN STRETCHED BOND PATTERN WITH THE JOINTS STAGGERED AND CLOSE BUTTED. TURF TO BE PARALLEL WITH THE LONG SIDE OF LEVEL AREAS AND WITH THE CONTOURS OF SLOPES. TURF TO FINISH FLUSH AND LEVEL WITH ADJACENT FINISHED SURFACES WHEN ROLLED.

ELIMINATE AIR POCKETS AND WATER IMMEDIATELY TO MOISTEN THE SOIL TO IT'S FULL DEPTH. CONTINUE WATERING TO MAINTAIN MOISTURE TO THIS DEPTH.

4.0 DRAINAGE
ALL PLANTING AREAS AT GRADE TO DRAIN THROUGH NATURAL GROUND. PERFORATED AGRICULTURAL DRAIN TO BE INSTALLED WHERE ROCK IS AFFECTING DRAINAGE OF BED AREAS / SPECIMEN PLANTING AND GRADED TO PROVIDE ADEQUATE (MIN 1 IN 100 FALLS) DRAINAGE IN NATURAL GROUND.

5.0 MAINTENANCE: 12 MONTHS ESTABLISHMENT / 12 MONTHS MAINTENANCE

5. 1 GENERAL

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT MAINTENANCE AND DEFECTS LIABILITY CLAUSES FOR 1.5 YEARS FOLLOWING COMPLETION OF THE LANDSCAPE CONSTRUCTION.

5. 2 MINIMUM MAINTENANCE REQUIREMENTS:

WATER: REGULARLY WATER THE PLANTS TO ENSURE CONTINUOUS HEALTHY GROWTH. WATER WITHIN COUNCIL WATER RESTRICTION PERIODS OR AS ADVISED WITHIN GUIDELINES FOR THE AREAS LOCAL RESTRICTIONS. CONTRACTOR IS TO ALLOW FOR WATER TRUCKING TO SITE DURING MIN ONE MONTH OF ESTABLISHMENT AND TO THE APPROVAL OF GCCC INSPECTORS.

WEEDING: WEED MANAGEMENT STRATEGIES TO BE IN ACCORDANCE WITH APPROVED OSMP.

REPLACEMENTS: REPLACE ALL PLANTS THAT ARE UNHEALTHY OR DEAD. REPLACEMENTS SHALL BE IDENTICAL IN SIZE AND SPECIES.

SOIL SUBSIDENCE: MAKE GOOD IF DUE TO WORKMANSHIP OF LANDSCAPE CONTRACTOR.

STAKES AND TIES: ADJUST AS REQUIRED, REMOVE FROM SITE AT COMPLETION OF MAINTENANCE PERIOD.

PROTECTION: PROTECT PLANTED AREAS FROM DAMAGE, EITHER MALICIOUS, IRRESPONSIBLE OR ACCIDENTAL.

MULCHED SURFACE: MAINTAIN IN A TIDY CONDITION, REINSTATE IF NECESSARY.

SPRAYING AND PEST ERADICATION: CHECK FOR INFESTATION REGULARLY AND IN PARTICULAR KNOWN PERIODS OF ACTIVITY. SPRAY AND REMOVE BY HAND.

ENVIRONMENTAL CORRIDOR MODULE PLANTING: PLANTING IN ACCORDANCE WITH APPROVED OSMP CONDITIONS.

6.0 MEDIAN STRIPS
PLANTING IN MEDIAN STRIPS IS TO BE SETBACK FROM THE FACE OF THE MEDIAN STRIP KERB EDGE AND CONSIST OF AS FOLLOWS:
- 0M - 1M SETBACK - APPROPRIATE TURF OR PAVEMENT TREATMENT.
- 1M - 2.5M SETBACK - SHRUBS/GROUND COVERS ONLY. SHRUBS AND GROUND COVERS TO HAVE A MAXIMUM MAINTAINED MATURE HEIGHT OF 900MM ABOVE THE ROAD PAVEMENT (NOT TOP OF KERB).
- 2.5M - >2.5M SETBACK - TREES AND SHRUBS/GROUND COVERS. TREES ARE TO BE PRIMARILY SINGLE TRUNKED SPECIES. TREE SPACING WILL BE DETERMINED DEPENDING ON THE SPECIES SPATIAL REQUIREMENTS AND CLEARANCE FROM SERVICE ELEMENTS AND LIGHT POLES.

DRAFT

NOT FOR CONSTRUCTION

PROJECT: BYRON BAY FLOW PATH

DRAWING TITLE: LANDSCAPE SPECIFICATIONS

BASE BY: LANDSUTV PTY LTD [X_39344_DET]

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
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