



STREET TREES - MINIMUM OFFSET DISTANCES TO SERVICES
 The contractor shall ensure the following distances are complied with in relation to street trees and underground services / streetscape assets:

- Pedestrian Pathways: 1.2 metre minimum clearance
- Pedestrian Pathways in Reserves: 2.0 metre minimum clearance
- Driveways: 3.0 metre minimum clearance
- Street Light / Power Poles: 4.0 metre minimum clearance
- Service Assets (including junction boxes / pits etc.): 2 metre minimum clearance
- Electrical joint: 2.5 metre minimum clearance
- Service Conduit Crossing: 2 metre minimum clearance
- Fire Plug: 3 metre minimum clearance
- Domestic service tapping point: 2 metre minimum clearance
- Stormwater Outlet: 2 metre minimum clearance
- Paralleling Pillar: 2.5 metre minimum clearance
- NBN pit: 2 metre minimum clearance

Where these distances are not attainable, root barriers may be appropriate in some instances and on the advice of the City of Ballarat arborist.

NOTE: It is the contractors responsibility to locate and identify all services infrastructure on site and position the trees accordingly.

UNDERGROUND ELECTRICAL SERVICES
 The tree zone is a 5m Ø area of roadside with a depth of 600mm. All underground electrical cables should be placed outside the tree zone where practical. Underground cable installed at a burial depth of 600mm in close proximity to the tree zone (either beside or below), shall be within conduits or cover slabs to provide a higher level of infrastructure protection.

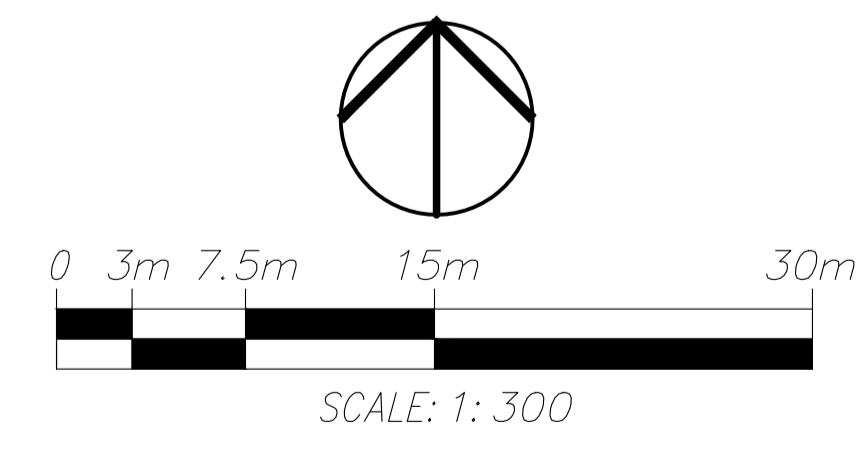
For underground cable installed at a burial depth of 750mm, consideration should be given to installation within conduits to provide a higher level of infrastructure protection. Refer to PowerCor standard GA211 for further detail.

Refer to WorkSafe Guide for undertaking work near underground assets.

Final street tree locations & numbers subject to driveway location.

GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OF THE SET.
- THIS DRAWING IS NOT TO BE SCALED.
- ALL MATERIALS CONSTRUCTIONS ETC. ARE TO COMPLY WITH ALL RELEVANT CODES, BY-LAWS, BUILDING CODE OF AUSTRALIA ETC.
- NO VARIATION IS TO BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE PROPRIETOR AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR TO NOTE THAT THE REQUIRED LOCATION AND DIMENSIONS OF WORKS MAY NOT CORRESPOND EXACTLY WITH EXISTING CONDITIONS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORKS.
- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
- STORMWATER/AGRICULTURAL DRAINAGE TO BE CONSTRUCTED IN AN APPROVED MANNER AND CONNECTED TO THE EXISTING SYSTEM IN A MANNER APPROVED BY THE RELEVANT AUTHORITY.
- ALL LANDSCAPE AREAS TO HAVE MINIMUM CROSSFALLS TO ALLOW DRAINAGE TOWARDS PITS, GUTTERS OR NOMINATED DRAINAGE POINTS IN ACCORDANCE WITH ARCHITECTS SPECIFICATION.
- NEW SURFACES ARE TO MATCH EXISTING WHERE APPLICABLE.
- FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT ETC. TO BE INSPECTED AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT.



REVISIONS

07.09.22	- Updated as per electrical drawing
16.09.22	- Updated as per NBN drawing
07.09.23	- Updated as per Power, NBN & Civil 'As Built' drawings

LEGEND

- Tree to be removed
- Item to be demolished
- Residential lots
- Extent of landscape works
- Proposed tree (dashed line indicates 5m Ø tree zone) Banksia integrifolia
- Proposed tree (dashed line indicates 5m Ø tree zone) Eucalyptus leucocylon 'Euky Dwarf'
- Proposed tree (dashed line indicates 5m Ø tree zone) Eucalyptus mannifera 'Little Spotty'
- Proposed tree (dashed line indicates 5m Ø tree zone) Quercus palustris 'Pringreen'
- Grassed naturestrip (by civil)
- Pedestrian path (by civil)
- Proposed crossover - refer to civil plans
- Light pole locations refer Electrical Plans for detail
- Electrical joint refer Electrical Plans for detail
- Paralleling pillar refer Electrical Plans for detail
- Service pit refer Electrical Plans for detail
- Conduit refer Electrical Plans for detail
- NBN pit refer NBN Plans for detail

Notes:

- Refer Engineering Drawings prepared by Axiom Consulting Engineers for further detail.



Project Name & Address:
64 WEBB ROAD, BONSHAW

Drawing Title:
STREETSCAPE PLANTING PLAN

Client: WEBB ROAD PTY LTD

Date: September 11, 2023
 Scale: 1:300 @ A1 SHEET SIZE
 Drawn: HM / OJ
 Checked: DH / HM / YL
 Planning Ref: PLP/2021/491
 Drawing No: 2230-D01 Rev:

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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HXW)	POT SIZE	DENSITY	QTY
	Bi	Banksia integrifolia	Coast Banksia	12 x 6m	45L, 1.5m high, 30mm cal.	As Shown	6
	EIED	Eucalyptus leucocylon 'Euky Dwarf'	Yellow Gum ctv.	6 x 5m	45L, 1.5m high, 30mm cal.	As Shown	11
	EmLS	Eucalyptus mannifera 'Little Spotty'	Red Spotted Gum ctv.	7 x 7m	45L, 1.5m high, 30mm cal.	As Shown	5
	QpP	Quercus palustris 'Pringreen'	Pin Oak ctv.	14 x 3m	45L, 1.5m high, 30mm cal.	As Shown	18

SERVICE LOCATIONS (for information only)

STREET NAME	GAS		WATER		TELSTRA/COMMS		ELECTRICITY	
	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE
WITHERS RD (LOT 5 - LOT 19)	2.10m	NORTH	2.50m	NORTH	1.85m	SOUTH	2.60m	SOUTH
WITHERS RD (LOT 27 - LOT 32)	2.10m	WEST	2.50m	WEST	1.85m	EAST	2.60m	EAST

LANDSCAPE SPECIFICATION

HERBICIDE APPLICATION (GRASS)

At least two weeks prior to the commencement of landscape works spray all grass and undesirable plants within the proposed garden bed / planting areas with an approved systemic herbicide (e.g active ingredient glyphosate). Herbicide shall be applied in accordance with the manufacturers instructions.

PREPARATION

Remove all weed growth from proposed planting beds and grass areas. Ensure all foliage, fruit and root matter is removed from the prepared topsoil. Cultivate all proposed planting beds to 250mm depth, remove all building rubble and other debris. Incorporate gypsum (by cultivation) at the rate of 2,000 grams per sq. metre to prepared sub base.

GRASS & NATURESTRIP PREPARATION

(BY NOMINATED CIVIL CONTRACTOR)

The naturestrips are to be repaired / reshaped as required in accordance with levels and specifications to the satisfaction of the Responsible Authority. All naturestrips / grass areas are to be cultivated to 150 mm depth (including incorporation of gypsum) as above and top dressed with 75mm min. of topsoil. Evenly spread an approved Starter Fertiliser (recommended N.P.K. ratio 10:4:6 + Trace Elements) at the recommended rate.

Areas which are identified on the plans as 'grass' shall be seeded with 'Anco' Allrounder Blend (or similar approved commercially prepared blend) with a species composition as listed below with a minimum seed content of 98% and a minimum germination rate of 80%:

- Kentucky Bluegrass (15%)
- Chewings Fescue (25%)
- Chewings Red Fescue (25%)
- Fine Rye Grass (35%)

Watering

Water seeded area immediately after sowing until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Maintain the germinating grass in a healthy condition with correct applications of water, fertiliser etc. to sustain a healthy, vigorous growing grass sward.

Mowing

During the maintenance period mow to maintain the grass height within the 50 - 100mm height range. Remove all grass clippings from the site after each mowing.

Maintenance

Maintain the turfed and seeded areas until the attainment of a dense continuous sward of healthy and evenly green grass over the entire area. Where required, lift / topdress failed turf / seed and re-lay / seed with fresh turf / seed of same blend. Cultivate and re-seed / re-lay areas of seeded lawn where germination / survival is poor.

Top Dressing

Top dress subsided areas as required and re-sow or re-lay turf sods. Ensure the junction between footpaths and lawns is finished to form a firm, flush, even, uniform and safe joint.

Protection

The Contractor shall protect the newly laid turfed and grassed areas against trespass and traffic for minimum period of 4 weeks - particularly during wet conditions, or as long as required to ensure the proper establishment of the turf which will not be damaged by normal / day to day activities.

MULCH

Where specified spread native (Eucalypt / Acacia) chippings / mulch (maximum particle size 30mm) at a minimum depth of 75mm over all planting areas. Ensure top of mulch finishes 20mm below adjacent paved surfaces.

The contractor shall ensure the mulch is free of soil, weeds, vermin, deleterious material and toxins. Mulch shall be placed to a minimum depth of 75mm and maximum depth of 100mm on planting bed areas. Mulch shall extend at least 500mm beyond plant centres at the outer edges of planting beds. Mulch shall be kept clear of plant stems to avoid collar rot.

A representative sample of mulching, not less than 100 m2 in area, shall be made available for review by the Landscape Architect at not less than 24 hours notice prior to the commencement of the balance of the relevant work. The accepted mulching shall be used as a reference standard for the remaining work to be completed under the Contract.

PLANTS / FERTILISING

All plants are to be true to species, healthy and free from pests, disease and stress. Fertilise advanced trees (250mm dia. + pots) with 100 grams of 'Osmocote' slow release fertiliser. For plants in tubes-200mm dia. pots fertilise with 20gms of 'Osmocote'. Staking as required for advanced trees only (refer planting detail).

PLANT STOCK

- Where possible indigenous plant species shown on the plant schedules shall be propagated from sources of local provenance from the closest possible natural plant source of similar genetic make-up.
- Where possible the plant nursery shall provide documentation of seed and cutting collection locations of all species.
- When specified plants are not available, substitute plants may only be used following approval from the Landscape Architect or the City of Ballarat representative.
- Plants are to be purchased in the nominated pot size, unless approved by the Landscape Architect or the City of Ballarat to vary the pot size from that specified.
- Plants shall show healthy growth, be undamaged, free of disease, have a size in proportion to their pot size and species, not be root bound and shall generally have roots penetrating to the edge of the pot.
- The contractor shall check the condition of plants before taking delivery. All plants accepted by the contractor shall be healthy, vigorous, well established and have normal habits and proportions of growth typical of their species. Plants shall be free from insects, eggs, larvae, disease, weeds and other defects. All plants shall be suitably hardened off in the nursery prior to delivery to the site.
- All stock shall be labelled with the correct botanical name and shall be checked by the contractor before acceptance on the site.

PLANTING SCOPE

Planting is to be undertaken to the various areas nominated in the Landscape Plans and in accordance with this specification. The scope of planting works is to include:

- Semi advanced specimen trees / 45L pots
- Tree surrounds
- 18 month maintenance period.

PLANTING PROGRAM

The contractor shall prepare a planting program to plant all planting zones as indicated on the Landscape Drawings - Drawing Numbers 2330-D01 & D02 and this Specification. The planting program should incorporate the pre- planting ground preparation program.

Where possible, all planting and tube stock supply is to be programmed to be undertaken during optimum planting seasons to maximise the optimum plant establishment period prior to the commencement of the summer season.

The contractor shall submit programs for the following tasks at the commencement of the contract:

- a pre-planting ground preparation program
- a weed control program
- a planting program for each of the nominated zones
- a post planting maintenance program.

PLANTING SET-OUT

The Contractor shall set out the location and shape of planting beds and / or the location of individual plants in accordance with the Drawings by:

- referring to drawing dimensions
- use of a level to determine extent of planting in relation to water depth as specified (where required)
- by reference to existing features as shown on the drawings
- by complying with plant number and density requirements as shown in the plant schedules / drawings.

Ongoing on-site liaison with the consulting engineers and / or landscape architect will be required to ensure that the planting intent is achieved.

Allow for a flexible planting program to suit weed control timing, site features and seasonal conditions.

The Contractor shall arrange for the consulting engineer / landscape architect, or a nominated representative, to be on site for plant set-out and sign-off on the set-out prior to planting commencing.

CONCRETE PATH SURFACE (BY NOMINATED CIVIL CONTRACTOR)

Install concrete path within reserve in accordance with Engineers details / specifications.

TRIMMING AND FINISHED LEVELS (TOPSOILING BY CIVIL CONTRACTOR)

The Contractor shall adjust and trim sub soil levels so that sub soil is placed / graded to the nominated levels and gradients, as specified, prior to topsoil placement. The specified depth of topsoil and/or mulch shall then be added and tapered so that the finished mulch and/or topsoil levels meets flush with the adjacent finished surface levels.

A representative sample of topsoiling and any associated ground trimming, not less than 100m2 in area shall be made available for review by the consulting engineer and / or landscape architect prior to the commencement of the balance of the relevant work. The accepted topsoiling and any associated ground trimming shall be used as a reference standard for the remaining work to be completed under the Contract.

SUPPLY AND APPLICATION OF HERBICIDES AND INSECTICIDES

Only herbicides and insecticides registered for use in Victoria for the specific purpose may be used. All herbicides / insecticides shall be applied in accordance with manufacturers recommendations and at the rates recommended by the manufacturer for the control of the specific plant / insect.

MAINTENANCE AFTER PRACTICAL COMPLETION

Scope of Maintenance

The Contractor shall maintain the whole of the landscape work performed under this Contract until the completion of the 18 month Maintenance Period. The Maintenance Period shall commence from the Date of Practical Completion for 18 months as specified in the planning permit conditions. Maintenance of the landscape work shall include:

- replanting / replacement of dead trees
- maintenance of timber tree stakes and ties for advanced trees
- weed control
- watering
- mowing / slashing (by civil contractor)
- re-seeding of seeded exotic and native grass areas (by civil contractor)
- pest and disease control
- re-mulching to maintain specified mulch depths
- pruning
- maintaining the site in a neat and tidy condition
- removal of tree guards and stakes

Joint Inspections

Joint inspections shall be undertaken by the Contractor and consulting engineer and / or landscape architect at three monthly intervals after commencement of the maintenance period. Any remedial work shall be performed within two weeks of the date of inspection or during the following planting season following written documentation of the defect.

Replacement Materials

All replacement materials used shall be in accordance with the requirements of this specification, the drawings and plant schedules.

Replanting / Resowing

All plants (including any replacement plants) are required to clearly indicate healthy growth at the completion of the maintenance period by demonstrating growth through consecutive growing seasons.

Plants which die or do not show satisfactory growth within the maintenance period

shall be replaced and resown / replanted by the Contractor at the Contractor's expense. The Contractor shall program and allow for the supply and propagation of plants whether by seed or cutting as required for any replanting during the current or next available planting season.

Weed Control

All planting and grassed areas shall be maintained in a 100% noxious weed free state and in a minimum 95% weed free state.

Watering

All plants shall be watered as necessary to ensure continued healthy and vigorous growth throughout the maintenance period.

Mowing / Slashing

Grassed areas shall be mown when the height of the grass exceeds 100mm. Areas which have been cut shall have a minimum grass height of 50mm.

Re-seeding of Exotic Seeded Grass Areas

Areas with less than 95% grass cover after three months growth shall be resown by the Contractor at the Contractor's expense. The Contractor shall ensure that a minimum of 95% cover is maintained throughout the duration of the maintenance period.

Pest and Disease Control

All plants are to be maintained free of insect infestation and plant disease.

Re-mulching

Areas mulched with chipped wood mulch shall be maintained at a minimum consolidated depth of 75mm and maximum depth of 100mm for the entire maintenance period.

Pruning

The Contractor shall prune trees and shrubs to remove damaged limbs / branches etc. Tree branches likely to form a dominant "U" or "V" shaped crotch leading to double leaders shall be removed.

Maintaining the Site in a Neat and Tidy Condition

The Contractor shall keep the landscape component of the site in a neat, tidy and safe condition.

Removal of Tree Guards and Stakes

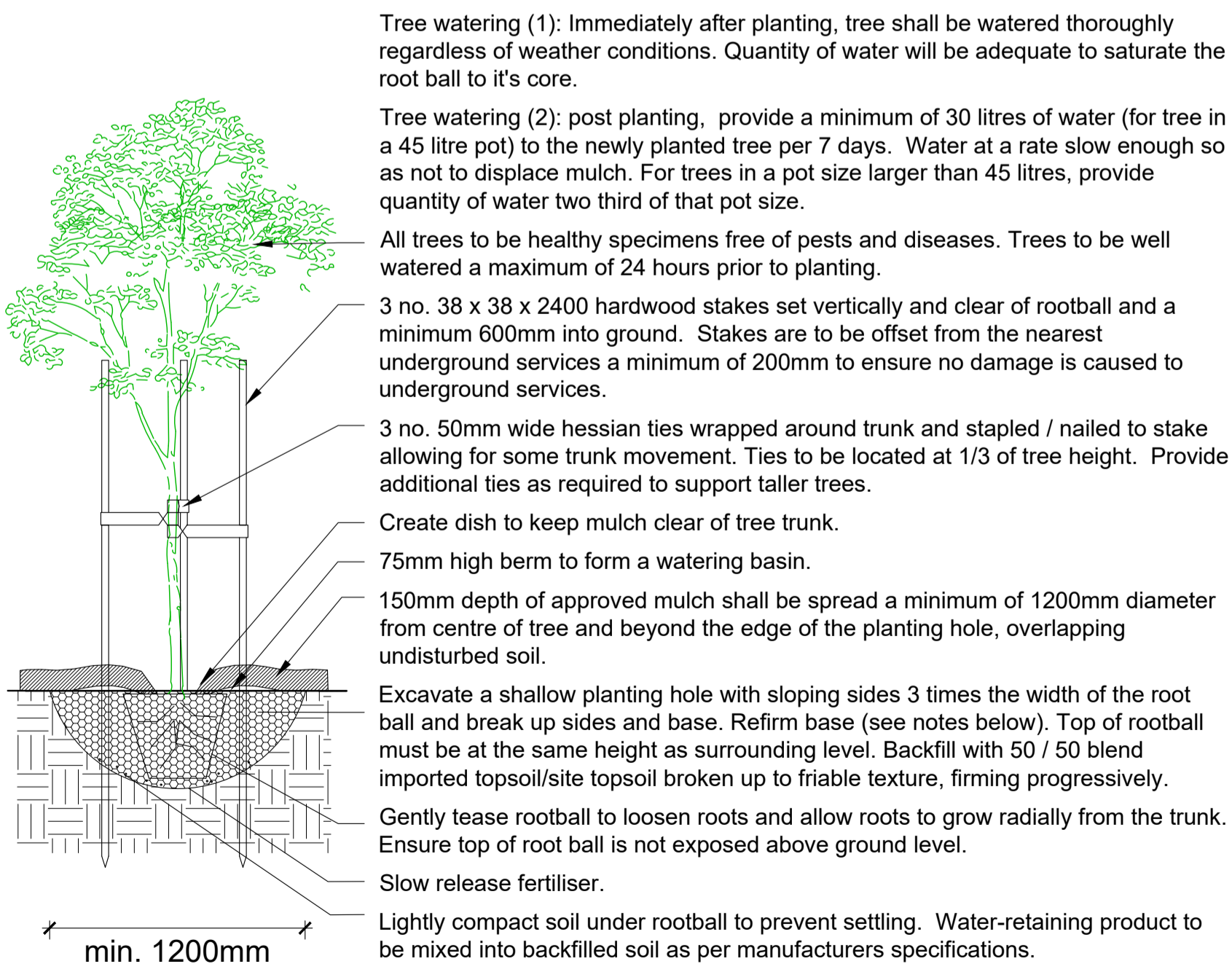
Tree guards and timber stakes shall be removed when the plant reaches 1000mm in height (tubes only).

Repairs to Erosion Treated and Affected Areas

The Contractor shall maintain all areas subjected to erosion protection treatments and shall repair all damage or erosion which arise during the maintenance period. Such areas shall be re-prepared and re-protected as specified. Additional materials required by the Contractor to maintain, repair or complete the erosion control work shall be supplied by the Contractor at the Contractor's expense.

LEVELS / DRAINAGE / SET-OUT

No detailed levels information has been shown on this plan. Ground levels within all landscape / road areas should drain towards drains, pits, kerbs, the wetland / detention basin etc. in accordance with all regulations. All dimensions and set-out details are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Landscape Architect for further instruction.



ADVANCED TREE PLANTING DETAIL (Not to scale)

Note: It is the responsibility of the contractor to confirm the location of all underground services prior to commencement of any excavation or staking works.

GENERAL NOTES

- The following notes relate to the landscape development works within 64 Webb Road, Bonshaw and all associated plans and construction details (Dwg. No's. 2230-D01 to D02) prepared by the Landscape Architects and Engineers.
- The Contractor shall ensure that the extent of physical disturbance is contained to the defined works area only. Modifications to vegetation, slopes, hydrology etc. should only be made where directed by the drawings, specifications or site communications.
- The Contractor shall be responsible for the repair of damage to existing signs, roads, tracks or other structures and vegetation, caused by their own works, and shall carry out remedial works as required at the conclusion of the landscape works or as directed.
- Where separate works contracts meet, the Contractor should allow for an interface with the adjoining works to create a seamless transition between works / stages.
- All works shall be carried out by suitably experienced tradespersons using approved materials and methods. The landscape areas of the site shall be maintained in a clean, tidy and safe condition during the entire works contract and at the completion of works.
- All waste generated from the site during the course of the contract (including general rubbish, excess soil, rock etc.) is the responsibility of the contractor and is to be removed from the site and deposited in approved location(s).
- Works shall not be carried out during periods of dangerous climatic conditions, including periods of total fire ban, intense heat, flooding, or during other periods as directed by the Superintendent the City of Ballarat.
- The Contractor shall allow to maintain the site in a safe condition throughout the period of the contract. Suitable safety barriers and / or signs should be erected where required during the course of the contract to ensure visitors to the estate are protected from works / machinery with public access prohibited from all works areas. Adequate public safety signage / standards are to be maintained throughout the site at all times.

REVISIONS

07.09.22 - Updated as per electrical drawing

16.09.22 - Updated as per NBN drawing

07.09.23 - Updated as per Power, NBN & Civil 'As Built' drawings

Project Name & Address:

**64 WEBB ROAD,
BONSHAW**

Drawing Title:

**LANDSCAPE
SPECIFICATION & DETAIL**

Client: WEBB ROAD PTY LTD

Date: September 11, 2023

Scale: N/A

Drawn: HM / OJ

Checked: DH / HM

Planning Ref: P/LP/2021/491

Drawing No: 2230-D02 Rev:

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