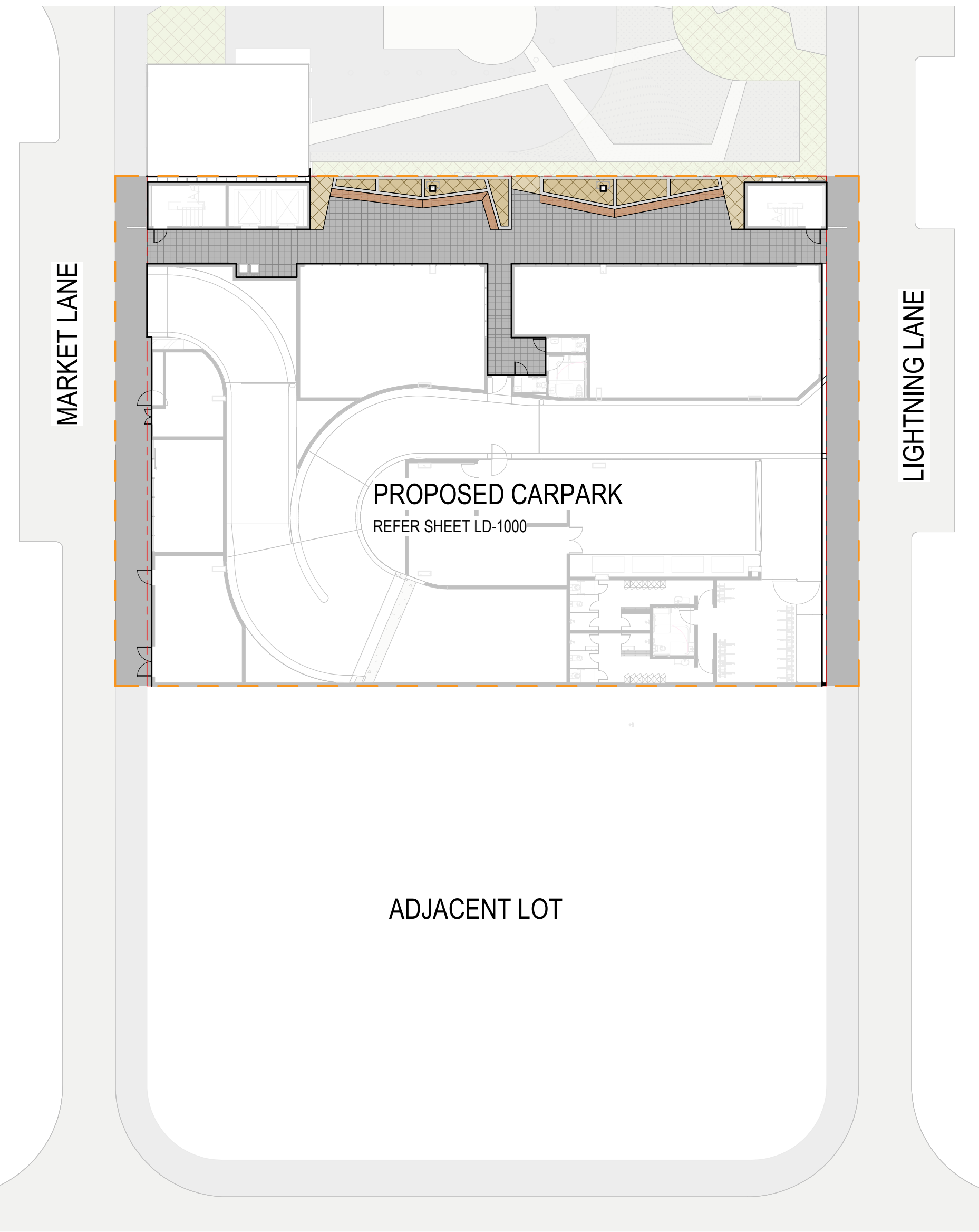


MAROOCHYDORE MULTI-STOREY CARPARK
LANDSCAPE DOCUMENTATION - [PRELIMINARY DA]

LOT 110, MARKET LANE, MAROOCHYDORE, QLD

KEY PLAN



EXTENT OF WORKS

SPECIFICATION NOTES

GENERAL
The scope of landscape works includes but is not limited to Excavation of planting areas, Cultivation, Garden edging, Subsurface drainage, Topsoiling, Fertilising, Planting, Mulching, Concrete pavements, Establishment and Maintenance.

SETOUT
It is the contractor's responsibility to adequately setout the landscape works as documented. Use figured dimensions where documented. Do not scale off drawings.

SERVICES
Service locations shown on the drawings are indicative only. The contractor shall accurately determine the location and level of all services within the site. Dial before you Dig - Ph 1100. Any damage to services shall be reported to the Superintendent immediately. The contractor is responsible for time and costs associated with damage to services caused by the contractor.

STANDARDS
All work methods, site works, materials and workmanship shall be in accordance with the relevant government policies, guidelines and legislation and the standards of the Standards Association of Australia.

INSPECTIONS
Give sufficient notice so that inspection may be made at the following stages:
• Setting out completed
• Garden beds, tree pits and trenches excavated and cultivated prior to topsoiling
• Subsurface drains installed and connected to stormwater
• Topsoil spread prior to planting, ing, or grassing
• Plant material prior to delivery to site
• At Practical Completion
• At the end of the Establishment Period
• At the end of the Maintenance Period

CLEARING AND WEEDING
Clear existing vegetation from all areas to be planted with the exception of vegetation to be retained as shown on the drawings. The following weeds shall be removed from the site of the works unless otherwise directed:
• Weeds requiring control under State Government legislation.
• Weeds requiring control under Local Authority legislation.
Weed control shall be in accordance with methods recommended by the responsible State or Local Authority. Remove and eradicate weeds using methods appropriate to the weed variety and to best practice. Seek horticultural advice where necessary. Where herbicides are used comply with the manufacturer's recommendations. Comply with all environmental and personal safety requirements.

EXCAVATION
Excavate over the site to give accurate levels and profiles as the basis for construction and surface treatments. The contractor shall accurately determine the location and level of all services within the site prior to excavation. Dial before you Dig - Ph 1100.

CULTIVATION
Following excavation and prior to placing topsoil cultivate all areas to receive planting to the following depths:
Garden areas - 150mm
Do not disturb services. Cultivate by hand within the drip line of trees to be retained and within 300mm of paths or structures. Incorporate gypsum into cultivation at the rate of 0.25kg/m3 and other additives if required.

TOPSOIL
Topsoil means soil which contains organic matter, supports plant life, is free from unwanted matter such as stones over 25mm in diameter, clay lumps, weeds, weed propagules, tree roots, sticks, rubbish, material toxic to plant growth, pests, disease and the like.
Standards: All topsoil shall comply with the requirements of AS 4419 'Soils for landscaping and garden use'. Topsoil may be:
• Site topsoil that complies with AS 4419; or
• A blend of site topsoil and imported topsoil that complies with AS 4419; or
• Imported topsoil that complies with AS 4419.
The Contractor shall supply certification of compliance from a NATA accredited testing laboratory to the Superintendent prior to the delivery of topsoil to the site.
Prepare garden beds by removing all debris, stones and building materials arising from the works. Contaminated soils as a result of spillages of oil, fuel, cement or the like shall be excavated and removed from the site.
Required topsoil types:
'A' horizon topsoil - To top 300mm of all garden beds and tree pits. Landscape soil (on grade), Medium organic soil blend with 6.0-14.9% screened composted organic matter. Hydraulic conductivity 15-30cm/h, pH 5.5 - 6.5.
'B' horizon topsoil - Below 300mm depth. Landscape soil (on grade), Low organic soil blend with 3.0-5.9% composed organic matter. Hydraulic conductivity 30-80cm/h, pH 5.5 - 6.5. Friable sandy loam textured material. Min. 2% organic matter. pH 5.5-6.5. OR site topsoil, ameliorated, tested and certified as complying with the requirements of AS 4419.
Required topsoil depths:
• To planting areas - 300mm unless detailed otherwise
• To tree pits and trenches - 1000mm unless detailed otherwise.
• Do not place topsoil under trees to be retained unless directed otherwise.
Lightly consolidate topsoil in max. 150mm deep layers and grade evenly so that the finished surface is smooth, free from lumps of soil and roots at the required levels ready for planting. Provide minimum 1:50 falls for drainage to all ed areas. Gradients in garden beds shall not exceed 1:3 without erosion control measures. In garden beds set topsoil levels 100mm below adjacent edges and surfaces to allow for full mulch depth.
FERTILISER AND WATER CRYSTALS
Planting areas: Place slow release pill type fertilizer such as 'Agriform' planting tablets (20:4:3:4:1) or equal approved and water crystals such as 'Earthcare Water Crystals' or equal approved around the root ball of all plants at the time of planting to manufacturer's recommendations.
PLANT MATERIAL
All plants shall be vigorous, well established, hardened off, 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 been restricted or damaged. Accept no root bound stock from suppliers. Plants shall have been grown in the specified container size for a minimum of 72 days prior to delivery and comply with the minimum size shown in the plant schedule. No substitution of species shall be made without the prior approval of the Superintendent.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2021/1232
Date: 22 December 2021

Inspection: Seven (7) days prior to the arranged delivery date of plant material (including trees) to site the Contractor and Superintendent shall carry out a joint inspection of the plant material at the supplying tree farm or nursery. At the time of inspection, the Superintendent and Contractor shall accept or reject the plant material. Any plants deemed by either party to be defective, not meeting the requirements set out in the schedules, of poor quality or unlikely to survive transplantation shall be rejected and replacements of the same species and size organised by the Contractor.

PLANTING
Do not vary plant locations from those shown on the drawings unless otherwise directed by the Superintendent. If it appears necessary to vary the locations or spacing's of plants to avoid service lines, apply for directions from the Superintendent on completion of set out and prior to planting. Do not plant in extreme weather conditions of extreme heat, wind, cold or rain.

Water plants and planting holes thoroughly before planting begins. Remove plants from containers carefully to ensure minimum soil loss and root disturbance. Top prune trees only as directed. Position plants in the centre of holes and set at such a level that after trimming and settlement, a normal and natural relationship of the plant with the ground surface will be established. Incorporate fertilizer and water crystals as specified.

Backfill with topsoil as specified and firm to avoid air pockets. Water plants immediately after planting and thereafter as required to maintain growth rates free of stress.

MULCH
Standards: To AS4454 'Composts, soil conditioners and mulches'.
Mulch Type: Cypress Blend - 100mm deep unless detailed otherwise.

Mulch shall be well composted, free of deleterious matter, including weeds, soil, rocks and the like. Obtain mulch from approved suppliers. Do not place mulch in contact with plant stems, spread evenly to the depth specified.

CONCRETE
The whole of the materials, methods and techniques used in the construction shall be carried out in accordance with the relevant current Australian codes (including all amendments) as follows and as well as the recommendations or appropriate bulletins issued by the Cement and Concrete Association of Australia and the relevant building regulations.

AS 1012 'Methods of testing concrete'
AS 1379 'Specification and supply of concrete'
AS 3972 'General purpose and blended cements'
AS 2758 'Aggregates and rocks for engineering purposes Part 1 Concrete aggregates'
AS 1141 'Methods for sampling and testing aggregates'
AS 1478 'Chemical admixtures for concrete mortar and grout'
AS 3600 'Concrete structures'
AS 3610 'Formwork for concrete'
AS/NZS 4671 'Steel reinforcing materials'

All concrete up to 1:14 grade shall have a slip-resistance rating of P4 and P5 for steeper grades in accordance with AS 4586 'Slip resistance classification of new pedestrian surface materials'.
All pedestrian pavements shall have a maximum crossfall of 1:40 and a minimum crossfall of 1:75.

Refer to Engineer's drawings for structural requirements.

PRACTICAL COMPLETION
Carry out any other work as specified or necessary for the satisfactory completion of the work and leave the job in a clean and tidy condition.

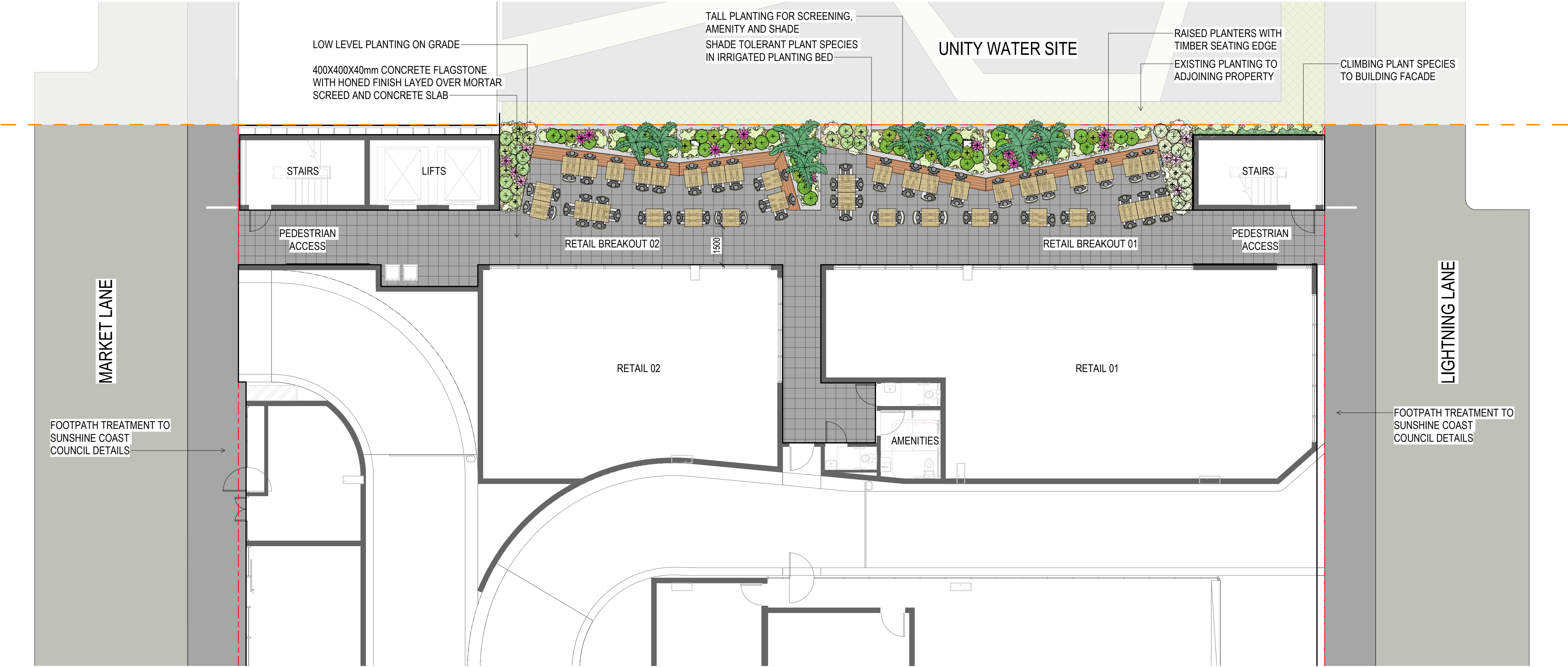
DEFECTS LIABILITY
A defects liability period of 12 months shall apply to all landscape hardworks including irrigation, garden edges, pavements, timber structures and the like.

ESTABLISHMENT PERIOD
An Establishment Period of 12 weeks from the date of Practical Completion shall apply to all landscape areas including , trees and planting areas. Make sure the general appearance and presentation of the landscape and the quality of plant material at date of practical completion is maintained for the planting establishment period.
The Contractor will visit the site at least once a week and shall undertake the following:
• Carry out recurrent works of a maintenance nature including but not limited to, the protection of the works from damage, adjustment and maintenance of irrigation, watering, weeding, fertilizing, aerating, pruning, rubbish removal, removal of vegetative matter such as leaves, flowers, fruits and seeds from pavements, staking and tying and all other works necessary to ensure satisfactory upkeep and the healthy establishment of the landscape works.
• Examine plant material for pests and/or diseases and eradicate any problems using methods approved by the Superintendent.
• Make good any variation from specified levels or depths of topsoil and mulches.
• Maximum 3 weekly replacement of stolen, damaged, dead or dying plant material including trees. 'Damage' in this context shall mean that which, in the opinion of the Superintendent, will lead to unhealthy or misshapen growth, or eventual death, of the plant. Note: It is not acceptable for damaged, dead or dying plants to be replaced only at the end of the Establishment period.
• Report damage, vandalism or theft to the Superintendent immediately.

Should the Contractor fail to carry out the Establishment Work as specified, the Superintendent may arrange for others to carry out the work and deduct the cost for such work from monies due to the Contractor under the Contract.

Inspection: Seven (7) days prior to the end of the Establishment period the Contractor and Superintendent shall carry out a joint inspection of the plant material to determine what work needs to be undertaken before the end of the period.

FINAL COMPLETION
Following the satisfactory rectification of all defects and completion of all works associated with Establishment and Maintenance a Certificate of Final Completion shall be issued to the Contractor.



PLANT PALETTE



ADIANTUM hispidulum
Rough Maidenhair



ALOCASIA brisbanensis
Spoon Lily



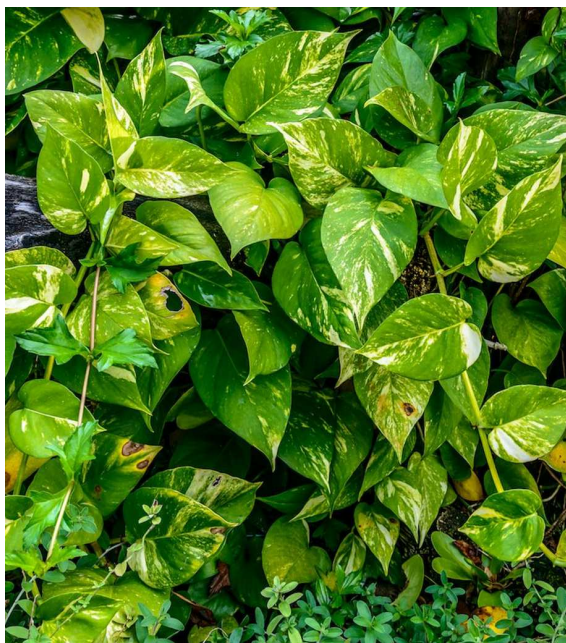
ASPIDISTRA elatior
Cast Iron Plant



CLIVIA gardenii
Greentip Kaffir Lily



CYATHEA cooperi
Tree Fern



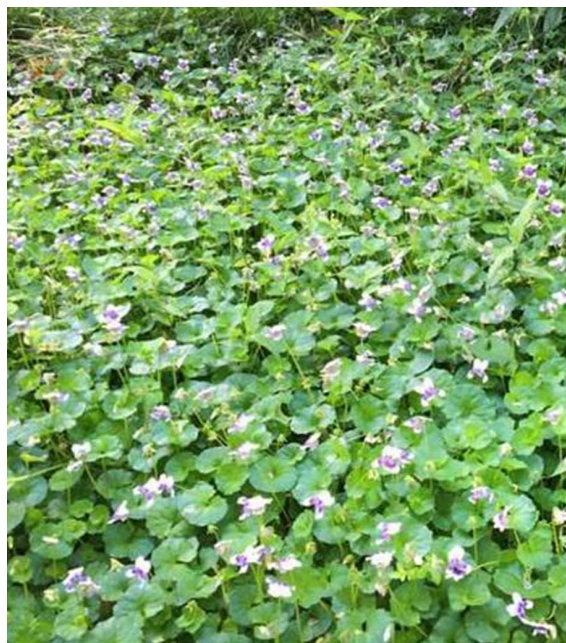
EPIPREMNUM aureum
Golden Pothos



SPATHIPHYLLUM
Sensation



RHAPHIS excelsa
Lady Palm



VIOLA hederacea
Native Violet



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CLIENT NAME
SUNSHINE COAST COUNCIL

PROJECT
MAROOCHYDORE CARPARK
LOT 110,
MARKET LANE,
MAROOCHYDORE, QLD
Do not scale off this drawing.

DRAWING TITLE
GROUND LEVEL LANDSCAPE CONCEPT AND
PLANTING PALETTE

PRELIMINARY DA



Project No: 21179
Date: 20.09.2021
Scale: 1 : 100@ A1
Drawn / Check: CS / SL
SD - 1000 A

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0m 1 2 3 4 5 @A3
@A1