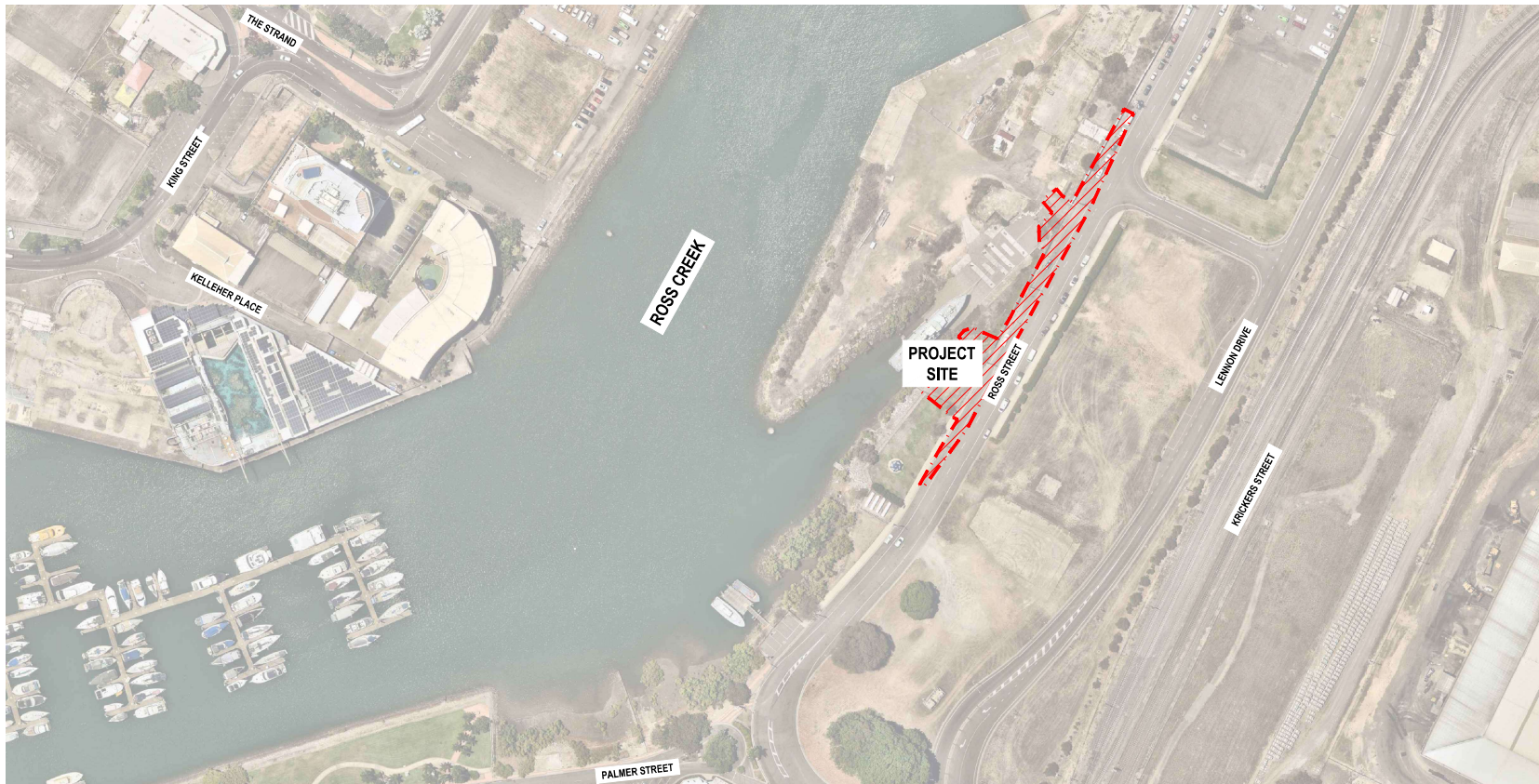


PORT OF TOWNSVILLE (TOWNSVILLE CITY COUNCIL) WATERFRONT CORRIDOR UPGRADE - SECTION 3 39 ROSS STREET SOUTH TOWNSVILLE QLD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-TRY-4669

Date: 29 May 2026



SITE LOCATION
NTS

DRAWING INDEX		
DRAWING No.	DRAWING TITLE	REVISION
L001	COVERSHEET & DRAWING INDEX	A
L002	SPECIFICATION NOTES	A
L003	LANDSCAPE SCHEDULES	A
L100	PLANTING PLAN - SHEET 1	A
L101	PLANTING PLAN - SHEET 2	A
L102	PLANTING PLAN - SHEET 3	A
L200	SECTIONS - SHEET 1	A
L300	DETAILS - SHEET 1	A

FOR TENDER

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PORT OF TOWNSVILLE LIMITED
WATERFRONT CORRIDOR UPGRADE - SECTION 3
DETAILED LANDSCAPE PLAN
COVERSHEET & DRAWING INDEX

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scale | NTS for A1 job no. | 2502-007
date | APR 2026 rev no. | A

approved, E. NICHOLAOU*
RLA 1725

L001

LANDSCAPE NOTES

GENERAL

- 1. LANDSCAPE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SITE SURVEY AND CIVIL ENGINEERING DESIGN DOCUMENTATION.
- 2. WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN AND INDUSTRY STANDARDS UNLESS DIRECTED OTHERWISE.
- 3. FOR ANY DISCREPANCIES CONSULT WITH THE SUPERINTENDENT BEFORE PROCEEDING WITH ANY WORKS.
- 4. FINISHED LEVELS OF LANDSCAPE WORKS MUST NOT EXCEED CIVIL DESIGN FINISHED LEVELS. REFER TO ARCHITECTURAL, CIVIL DESIGN DRAWINGS FOR FINISHED LEVELS.
- 5. CONTRACTOR IS TO VERIFY ALL SETOUT POINTS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORKS.
- 6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. DO NOT SCALE FROM DRAWINGS.
- 7. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

VERIFICATION OF SERVICES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF SERVICES WITHIN THE EXTENT OF WORKS. SERVICE LINES ARE TO BE MARKED AND BROUGHT TO THE ATTENTION OF ALL WORKERS. PERMISSION SHALL BE OBTAINED FOR ANY MODIFICATION OR TEMPORARY INTERRUPTION OF SERVICES FROM RESPECTIVE AUTHORITIES OR AS OTHERWISE ORGANISED BY CONSTRUCTION SERVICES.
- 2. WORK SHALL NOT BE CARRIED OUT WITHIN 3.0m OF ANY SERVICE WITHOUT NOTIFYING AND USING WITH THE RELEVANT AUTHORITY PRIOR.

PROTECTION OF EXISTING TREES

- 1. ALL VEGETATION WITHIN AND ADJOINING THE WORKS AREA, SHALL BE PROTECTED FROM DAMAGE INCURRED DURING THE WORKS PROGRAM.
- 2. ALL TREE PROTECTION WORKS TO BE IN ACCORDANCE WITH AS4970 - PROTECTION OF TREES ON DEVELOPMENT SITES.
- 3. ANY VARIATION FROM THE STANDARD IS TO BE APPROVED BY THE PROJECT ARCHITECT.
- 4. ANY DAMAGE TO THE EXISTING TREES AND VEGETATION MUST BE RECTIFIED AT CONTRACTORS COST.
- 5. PRUNING OF EXISTING RETAINED TREES TO IMPROVE FORM AND SHAPE SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF AS4373 - PRUNING OF JUVENILE TREES.

GROUND PREPARATION AND TOPSOIL REQUIREMENTS

- 1. THE AREAS TO BE TREATED WITH LANDSCAPE WORKS SHALL BE SPRAYED WITH HERBICIDE PRIOR TO GROUND PREPARATION. HERBICIDE TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
- 2. ASSESSMENT AND INTERPRETATION OF SOIL TESTS SHALL ONLY BE CARRIED OUT BY A SOIL SCIENTIST WITH ACCREDITATION UNDER THE CERTIFIED PROFESSIONAL SOIL SCIENTIST (CPSS) SCHEME AND / OR A SOIL SCIENTIST ELIGIBLE FOR ACCREDITATION AND MEMBERSHIP OF THE AUSTRALIAN SOCIETY OF SOIL SCIENCE INCORPORATED (ASSS).
- 3. IMPORTED TOPSOIL IS TO BE NON-DISPERSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CERTIFY THAT THE TOPSOIL IS NON-DISPERSIVE BY OBTAINING A TEST FROM AN APPROVED SITE SOIL ANALYST AND PROVIDING IT TO THE SUPERINTENDENT PRIOR TO INSTALLATION.
- 4. IMPORTED TOPSOIL SHALL COMPLY WITH AS4419 'GARDEN SOILS FOR LANDSCAPING AND GARDEN USE' AND SHALL BE DELIVERED TO SITE WITH CERTIFICATION TO VERIFY SOIL QUALITY AS PER REQUIREMENTS OF THE STANDARD.
- 5. WHERE IMPORTED TOPSOIL IS REQUIRED IT SHALL BE IN ACCORDANCE WITH TABLE 4.
- 6. WATER CRYSTALS SHALL BE INCORPORATED INTO THE TOPSOIL PRIOR TO PLANTING OPERATIONS. WATER CRYSTALS SHALL BE AS SPECIFIED IN TABLE 4.
- 7. CULTIVATION AND TOPSOIL DEPTHS SHOULD BE APPLIED TO PLANTING AREAS IN ACCORDANCE WITH TABLES 1 AND 2.
- 8. ANY HYDRAULIC FLOWS DIRECTED ONTO LANDSCAPE'S BATTERS SHOULD BE MANAGED BY CONTRACTOR TO PREVENT ANY POSSIBLE RILLING OR GULLYING FROM OCCURRING.
- 9. CONTRACTOR TO ENSURE ALL PLANTING AREAS ARE WEED FREE IMMEDIATELY PRIOR TO PLANTING USING AN APPROVED HERBICIDE OR MANUAL WEED REMOVAL METHOD.

SOURCING PLANTS

- 1. THE QUALITY OF CONTAINER STOCK, 25L AND GREATER, SHALL CONFORM TO THE REQUIREMENTS OF AS 2303 TREE STOCK FOR LANDSCAPE USE.
- 2. LOCAL PROVENANCE STOCK SHOULD BE USED WHERE POSSIBLE.
- 3. SUPPLY OF PLANTS THAT ARE PROPAGATED IN A NURSERY FACILITY THAT HAS BEEN ACCREDITED BY THE QUEENSLAND NURSERY INDUSTRY ASSOCIATION.
- 4. WHERE PARTICULAR PLANT SPECIES CANNOT BE SOURCED, PLANT SPECIES SUBSTITUTIONS MUST NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT.
- 5. EACH SPECIES TO ARRIVE ON SITE MUST HAVE IDENTIFICATION TAGS. TAGS ARE TO BE REMOVED AT END OF ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT OF ANY ISSUES SOURCING PLANTS.
- 6. REFER TO THE MASTER PLANT SPECIES SCHEDULES FOR SPECIES USE FOR PARTICULAR AREAS, SPACINGS AND CONTAINER VOLUMES.
- 7. TUBESTOCK SHALL BE SUPPLIED IN CONTAINERS 500x50x125mm.
- 8. SOURCING, PURCHASING, COLLECTION AND DELIVERY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT PLANT STOCK IS SUITABLE TO MEET SPECIFICATIONS.
- 9. AT THE TIME OF INSPECTION THE SUPERINTENDENT SHALL ACCEPT OR REJECT THE PLANT MATERIAL. ANY DAMAGED OR POOR QUALITY PLANT SPECIMENS ARE TO BE REJECTED AND REPLACEMENTS ORGANISED. ALL PLANTS SHALL BE FREE FROM LIVING INSECT PESTS. ANY PLANT MATERIAL NOT MEETING THE MINIMUM SIZE REQUIREMENTS AS SHOWN ON THE PLANT SCHEDULE SHALL BE REJECTED BY THE SUPERINTENDENT, AND THE CONTRACTOR SHALL REPLACE ANY REJECTED PLANT MATERIAL.
- 10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PLANT MATERIAL IS TO BE TRANSPORTED CORRECTLY. PLANTS IN TRANSIT SHALL ALL BE KEPT MOIST, PROTECTED FROM THE SUN AND ANY DAMAGING WINDS AND SHALL BE SECURELY HELD IN POSITION SUCH THAT MOVEMENT IS MINIMISED.

PLANT SETOUT

- 1. SETOUT OF PLANTING WORKS TO BE IN ACCORDANCE WITH THE DRAWINGS.
- 2. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT IMMEDIATELY FOR RESOLUTION.
- 3. THE SETOUT OF THE PLANTING PLAN IS TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO PLANTING.
- 4. CONTRACTOR IS TO MAINTAIN RELEVANT CLEARANCES FROM VEGETATION TO ALL SERVICES UNDERGROUND SERVICES (SW, SEWER, WATER & ELECTRICAL).
- 5. CONTRACTOR IS TO VERIFY ALL SETOUT POINTS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORKS.
- 6. WHERE UNFORSEEN SITE CONDITIONS, SERVICES, ROAD FURNITURE, LIGHTING OR SIGNS MAY NOT ACCOMMODATE PLANTING BATTERS OR SPACINGS - AND AS A RESULT ALTERATIONS TO PLANTING DESIGN AND SETOUT ARE REQUIRED, DESIGN ALTERATIONS MUST BE APPROVED IN WRITING BY THE SUPERINTENDENT.
- 7. FOR PLANTING AREAS WHERE A MODULE HAS BEEN REFERENCED REFER TO LANDSCAPE DETAILS FOR SPECIES ARRANGEMENT.

PLANTING PROCEDURE

- 1. WATER PLANTS IN CONTAINERS IMMEDIATELY PRIOR TO PLANTING.
- 2. PLANTS SPECIES, SIZES AND DENSITIES SHALL BE AS SPECIFIED IN THE MASTER PLANT SCHEDULE.
- 3. SQUARE HOLES SHOULD BE DUG AND THE BOTTOM AND SIDES LIGHTLY DISTURBED SO THAT ROOTS CAN PENETRATE MORE EASILY. PLANTING HOLES SHALL BE 1.5 X THE DEPTH OF THE ROOT BALL AND 2 X THE WIDTH OF THE ROOTBALL AT THE TIME OF PLANTING.
- 4. THE TIELE SHOULD BE LIGHTLY WATERED AND ALLOWED TO SOAK AWAY BEFORE PLANTING THE FRESHLY WATERED PLANT.
- 5. PLANTING HOLES SHALL BE PREPARED NO MORE THAN 24 HOURS PRIOR TO PLANTING.
- 6. SLOW RELEASE FERTILISER SHALL BE AS SPECIFIED IN TABLE 4 AND AS SHOWN IN THE DETAILS. APPLY TABLETS AT A RATE AND DEPTH AS PER THE MANUFACTURERS SPECIFICATIONS. TYPICALLY 150mm BELOW SOIL SURFACE AND 100mm AWAY FROM THE ROOT BALL.
- 7. SOIL CONDITIONER SHALL BE INSTALLED AS SPECIFIED IN TABLE 4 AND AS SHOWN IN THE DETAILS.
- 8. COMPLAINT TOPSOIL SHALL BE PLACED AROUND THE PLANT AS SPECIFIED IN SPECIFICATION NOTES.
- 9. AVOID LEAVING AIR POCKETS IN BACKFILL BY CAREFULLY FIRING SOIL PROGRESSIVELY.
- 10. AN INDENTATION AROUND THE NEW PLANT SHOULD BE FORMED TO AID WATER RETENTION.
- 11. INSTALL PLANT GUARDS AS PER DETAILS TO ALL TREE AND SHRUB SPECIES IN THE REHABILITATION PLANTING AREA AROUND THE BASIN.
- 12. WATER ALL PLANTS THOROUGHLY AFTER PLANTING AND FOR THE DURATION OF THE ESTABLISHMENT/MAINTENANCE PERIOD.
- 13. ALL PLANT MATERIAL IS TO BE HARDENED OFF, NOT FORCED OR SOFT, AND SUITABLE FOR PLANTING IN THE NATURAL CLIMATIC CONDITIONS PREVAILING AT THE SITE.

STAKES AND TIES

- 1. ALL TREES 25L AND LARGER ARE TO BE STAKED WITH HARDWOOD STAKES. REFER TO TREE STAKE SCHEDULE ON DETAILS FOR NUMBER AND SIZE OF STAKES. THE PLANTS SHALL BE SECURED TO THE STAKES WITH TIES MADE FROM 50mm WIDE HESSIAN WEAVING.
- 2. STAKES TO BE TIED WITH 50mm WIDTH HESSIAN SECURED LOOSELY TO TREE AND FIXED WITH GALV. NAILS OR STAPLES TO THE STAKES. HEIGHT OF HESSIAN TO BE 1/3 TO 1/2 OVERALL HEIGHT OF TREE.
- 3. STAKES TO BE INSTALLED TO ENSURE STAKE DOES NOT DAMAGE LOWER LATERAL LIMBS. STAKE TO BE CENTRALLY POINTED AND DRIVEN 500mm INTO GROUND 150-200mm OUTSIDE OF ROOTBALL EDGES.

TURFING

- 1. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO BE TOPSOILED AND TURFED OR SEEDED AS DIRECTED BY THE SUPERINTENDENT UNLESS SPECIFIED OTHERWISE.
- 2. TURF TYPE SHALL BE AS SPECIFIED IN MASTER PLANT SCHEDULE.
- 3. INSTALL TURF FERTILISER AS SPECIFIED IN TABLE 4.
- 4. TURF SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DETAILS.
- 5. TURF SHALL BE FREE OF WEEDS, SOIL PESTS AND DISEASES.
- 6. TURF SHALL BE PLACED TO BUTT HARD AGAINST EACH OTHER AND PERPENDICULAR TO THE DIRECTION OF WATER FLOW.
- 7. MAINTAIN TURFED AREAS UNTIL THE ATTAINMENT OF A DENSE CONTINUOUS SWARD OF HEALTHY GRASS OVER THE WHOLE TURFED AREA, EVENLY GREEN AND OF A CONSISTENT HEIGHT.
- 8. WHERE TURF FAILS LIFT FAILED TURF AND RELAY WITH NEW TURF.
- 9. LEVELS, WHERE LEVELS HAVE DEVIATED FROM THE DESIGN LEVELS AFTER PLACING AND WATERING, LIFT TURF AND REGRADE TOPSOIL TO ACHIEVE DESIGN LEVELS.
- 10. TOP DRESSING - WHEN THE TURF IS ESTABLISHED MOW, REMOVE CUTTINGS AND LIGHTLY TOP DRESS WITH 5mm LAYER OF COARSE PIT SAND, RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACE.

ORGANIC MULCH

- 1. PLANTING MULCH SHALL BE AS SPECIFIED IN TABLE 4.
- 2. ALL MULCH PLANTING AREAS AND INDIVIDUAL TREE PLANTINGS ARE TO BE MULCHED WITH MATERIAL COMPLIANT WITH AS 4454 COMPOSTS, SOIL CONDITIONERS AND MULCHES.
- 3. ALL INDIVIDUAL TREE PLANTINGS IN TURF OR SEEDED AREAS ARE TO HAVE A 1m DIA 100mm DEPTH MULCH RING.
- 4. ALL SURFACE TREATMENTS ARE TO SMOOTHLY TRANSITION INTO EXISTING SURFACES.
- 5. THE MATERIAL MUST BE FREE OF SOIL, WEEDS, STONES, VERMIN, INSECTS OR OTHER FOREIGN MATTER.
- 6. PLANTING IS TO BE MULCHED AT APPROXIMATELY 100mm THICK AND REPLISHED IF MULCH LAYER DEGRADES BELOW 75mm DEPTH DURING MAINTENANCE PERIOD.
- 7. MULCH TO BE KEPT CLEAR OF TREE STEMS BY 50mm.
- 8. MULCH SHALL NOT CONTAIN ANY MATERIALS THAT ARE DELETERIOUS TO PLANT GROWTH OR HUMAN HEALTH. CERTIFICATION TO BE PROVIDED CONFIRMING THAT ALL MULCH IS FREE FROM CONTAMINANTS.

TIMBER EDGING

- 1. TIMBER EDGING TO BE INSTALLED AS PER DETAIL, BETWEEN ALL PLANTING - TURF AND TURF - GRASS INTERFACES. REFER LOCATIONS IDENTIFIED ON DRAWINGS.
- 2. ALL TIMBER TO BE ACQ TREATED ROUGH SAWN APPEARANCE GRADE HARDWOOD OF A SINGLE SPECIES.
- 3. TIMBER TO BE PREVENTIVE TO AS 10M4, TREATED TO HAZARD CLASS H5, AND HAVE A DURABILITY CLASS 1 OR 2 TO AS 5604.
- 4. ALL TIMBER TO BE FREE OF KNOTS, SPLINTERS, CRACKS OR MAJOR DEFECTS.

DRAINAGE

- 1. CONTRACTOR TO ENSURE ALL PLANTING AREAS ARE FREE DRAINING TO AVOID WATERLOGGINGS.
- 2. GROUND PREPARATION WORKS AND DEPTHS TO BE CARRIED OUT IN ACCORDANCE TO THE SPECIFICATION NOTES AND TABLE 1.
- 3. SUBSURFACE DRAINAGE TO BE CARRIED OUT AS PER DETAILS PROVIDED AND SHALL TIE INTO PROPOSED HYDRAULIC AND CIVIL STORMWATER NETWORK.

DESESTABLISHMENT AND MAKE GOOD ANY AREAS DAMAGED BY CONSTRUCTION

- 1. THE CONTRACTOR IS TO MAKE GOOD ANY DAMAGE TO EXISTING WORKS INCURRED AS A RESULT OF HIGHER ACTIONS OR SUBCONTRACTORS. RESTORATION REQUIRES REPAIR OF THE DAMAGED AREA AND / OR REPLACEMENT OF DAMAGED ITEMS TO RETURN THE DAMAGED AREA TO ITS PREEXISTING CONDITION. ALL RESTORATION WORK IS TO BE IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATION NOTES AND DETAILS AND TO THE SATISFACTION OF THE SUPERINTENDENT.
- 2. DAMAGE TO EXISTING PLANTING AREAS:
 - 2.1. REPLACE PLANTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES WITH THE SAME NUMBER, SPECIES AND SIZE OF PLANT AT TIME OF DAMAGE AND CONFORMING TO THE PLANT QUALITY NOTES. REPLACE SOIL AND MULCH AS REQUIRED TO RETURN DISTURBED AREA TO THE ORIGINAL, PREEXISTING CONDITION.
 - 3. DAMAGE TO EXISTING PATHS/CONCRETE, PAVERS, BRICKWORK:
 - 3.1. REPLACE ANY CONCRETE PATHS, PAVERS OR BRICKWORK DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES WITH NEW MATERIALS TO MATCH EXISTING.
 - 4. REMOVE ALL UNWANTED MATERIALS FROM SITE INCLUDING EXCESS CONSTRUCTION MATERIAL.

ESTABLISHMENT & MAINTENANCE PERIODS

- 1. THE CONTRACTOR SHALL CARE FOR AND MAINTAIN WHOLE OF LANDSCAPE WORKS FOR AN ESTABLISHMENT AND MAINTENANCE PERIOD OF 52 WEEKS FROM PRACTICAL COMPLETION OF LANDSCAPE WORKS. THIS PERIOD INCLUDES:
 - 1.1. 90 DAY (12 WEEK) ESTABLISHMENT PERIOD.
 - 1.2. 270 DAY (40 WEEK) MAINTENANCE PERIOD.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING WITH REGARD TO PLANT MATERIAL:
 - 2.1. THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL AS A RESULT OF INCORRECT INSTALLATION.
 - 2.2. THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL DUE TO POOR MAINTENANCE PRACTICES.
 - 2.3. THE REPLACEMENT OF POOR PLANT STOCK AS SUPPLIED BY THE NURSERY (INCLUDING DISEASED PLANT MATERIAL).
 - 2.4. PLANTS STOLEN DURING THE ESTABLISHMENT PERIOD ARE TO BE REPLACED AT THE PRINCIPAL'S EXPENSE PRIOR TO OFF MAINTENANCE.
- 3. GENERAL:
 - 3.1. PEST OR DISEASE OUTBREAKS TO BE CONTROLLED AS REQUIRED FOR SPECIFIC OUTBREAK, ACCORDING TO BEST ENVIRONMENTAL PRACTICES. UPON DETECTION.
 - 3.2. KEEP SITE CLEAN, TIDY AND SAFE FOR USE CONTINUOUSLY THROUGHOUT ESTABLISHMENT PERIOD.
 - 3.3. ANY ABNORMAL PLANT GROWTH AND MISSING PLANTS ARE TO BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT.
- 4. WATERING:
 - 7.1. ALL LANDSCAPE WORKS AREAS ARE TO BE WATERED DURING THE ESTABLISHMENT PERIOD.
 - 7.2. WATER QUALITY - PH BETWEEN 5.5 - 7.5, TOTAL SOLUBLE SALTS LESS THAN 1000µg/L. NO SUBSTANCES THAT WOULD BE TOXIC TO PLANT GROWTH.
 - 7.3. WATERING PROGRAM - SUBJECT TO TIME OF YEAR AND CLIMATE, EACH PLANT TO RECEIVE 4 LITRES OF WATER PER WEEK DURING THE FIRST 6 WEEKS, SLOWING TO A DEPTH OF 150mm DURING THE ESTABLISHMENT PERIOD) - SUBJECT TO SITE CONDITIONS WATERING FREQUENCY TO BE AS FOLLOWS:
 - 7.3.1. WEEK 1 - 6 = 5 WATERINGS PER WEEK.
 - 7.3.2. WEEK 7 - 10 = 3 WATERINGS PER WEEK.
 - 7.3.3. WEEK 11 - 12 = 2 WATERINGS PER WEEK.
 - 7.4. CO-ORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST COMMONWEALTH, STATE AND LOCAL GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME.
- 5. PLANTING AREAS:
 - 8.1. PLANT TAGS - PLANT TAGS ARE TO BE REMOVED AT END OF ESTABLISHMENT PERIOD.
 - 8.2. WEEDING - REMOVE WEEDS AS REQUIRED TO MAINTAIN PLANTING AREAS WEED FREE WHEN OBSERVED AT BI-WEEKLY INTERVALS.
 - 8.3. REMULCHING - INSPECT BI-WEEKLY TO DETERMINE MULCH REQUIREMENTS. MAINTAIN AT SPECIFIED DEPTH AND LEVELS AROUND THE BASE OF PLANTS.
 - 8.3. TRAINING OF CLIMBING PLANTS - TRAIN PLANTS TO PROMOTE CIRCULAR TWINNING GROWTH AROUND TRELLIS OR SCREEN IN EACH LOCATION. SECURE THE VINES WITH ADJUSTABLE PLASTIC TIES. ADJUST THE LOCATIONS AS REQUIRED DURING ESTABLISHMENT AND MAINTENANCE PERIOD TO PROMOTE VERTICAL GROWTH.
- 6. TURFED AREAS:
 - 8.1. MAINTAIN TO ATTAIN A UNIFORMLY DISTRIBUTED DENSE GRASS COVER OF THE SPECIFIED VARIETIES OF GRASS, OVER THE WHOLE AREA SPECIFIED TO BE GRASSED SO AS TO ELIMINATE WIND AND WATER EROSION OF THE SURFACE.
 - 8.2. THE CONTRACTOR SHALL MAINTAIN GRASS COVER AND IF NECESSARY, TAKE ALL ACTION TO RE-ESTABLISH AREAS OF GRASS DAMAGED OR DESTROYED BY ADVERSE WEATHER CONDITIONS, FIRE, FLOODWATER, VANDALISM, PLANT MACHINERY OR ANY OTHER CAUSE.
 - 8.3. WHERE TURF FAILS - LIFT FAILED TURF AND RELAY WITH NEW TURF.
 - 8.4. LEVELS - WHERE LEVELS HAVE DEVIATED FROM THE DESIGN

- LEVELS AFTER PLACING AND WATERING, LIFT TURF AND REGRADE TOPSOIL TO ACHIEVE DESIGN LEVELS.
- 10. TOP DRESSING - WHEN TURF IS ESTABLISHED MOW, REMOVE CUTTINGS AND LIGHTLY TOP DRESS WITH 5mm LAYER OF MEDIUM WASHED SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACE.

- 10. DOCUMENTATION:
 - 10.1. A MAINTENANCE LOG SHOULD BE KEPT FOR THE DURATION OF THE ESTABLISHMENT PERIOD OUTLINING A MONTHLY PROGRAM AND INSPECTION REPORTING.
 - 11. COMPLIANCE CRITERIA - THE PLANT ESTABLISHMENT PERIOD SHALL BE DEEMED COMPLETE AT THE END OF 12 WEEKS, SUBJECT TO THE FOLLOWING CRITERIA:
 - 11.1. SURFACES ARE COVERED WITH THE SPECIFIED TREATMENT TO THE SPECIFIED DEPTHS.
 - 11.2. PESTS, DISEASE, NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT.
 - 11.3. ORGANIC MULCH SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY CONDITION AND TO THE SPECIFIED DEPTH.
 - 11.4. VEGETATION IS ESTABLISHED AND WELL FORMED, AND SHOWS EVIDENCE OF GROWTH TYPICAL OF THE SPECIES AND SEASONAL CONDITIONS.
 - 11.5. PLANTS HAVE HEALTHY ROOT SYSTEMS THAT HAVE PENETRATED INTO THE SURROUNDING GROUND AND NOT ABLE TO BE LIFTED OUT OF ITS PLANTING HOLE.
 - 11.6. ALL FIXTURES AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED AND ARE OPERATING AS SPECIFIED.
 - 11.7. COLLECTION AND REMOVAL OF LITTER FROM WITHIN THE PLANTERS.
 - 11.8. REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS.
 - 11.9. ALL NON-COMFORMANCE REPORTS AND DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-TRY-4669

Date: 29 May 2026



FOR TENDER

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POROT OF TOWNSVILLE LIMITED WATERFRONT CORRIDOR UPGRADE - SECTION 3 DETAILED LANDSCAPE PLAN SPECIFICATION NOTES



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scale | NTS for A1 job no. | 2502-007
date | APR 2026 rev no. | A

approved, E. NICHOLAOU, RLA 1725 L002

TABLE 1 - GROUND PREPARATIONS AND DEPTHS			
OPERATION	FUNCTION	PLANTING ACTIVITY	DEPTH
RIPPING	BREAK UP GROUND ALONG THE CONTOUR PRIOR TO CULTIVATION	TREE PLANTING, CONTAINER STOCK PLANTING, SEEDING AND TURFING	200mm OR 300mm FOR HEAVILY COMPACTED SOILS
CULTIVATION	PREPARE FINELY TILLED PLANTING BED AND/OR INCORPORATE SOIL AMELIORATION AGENTS	TREE PLANTING, CONTAINER STOCK PLANTING AND TURFING	150mm

TABLE 2 - PLACEMENT OF TOPSOIL	
PLANTING ACTIVITY	DEPTH
LAYING TURF (GENERAL)	100mm MIN
CONTAINER STOCK PLANTING IN CONTAINED AREAS	300mm MIN + BACK FILL OF PLANTING HOLES

TABLE 3 - MASTER PLANT SCHEDULE						
QTY	CODE	PLANT SPECIES	COMMON NAME	MATURE SIZE H x W (m)	CENTRES (mm)	POT SIZE
TREES						
4	PON pin	PONGAMMA pinnata	Indian Beech	15.0 x 8.0	AS SHOWN	200L
SHRUBS						
16	COD var	CODIAEUM variegatum	Croton	1.5 x 1.0	AS SHOWN	300mm
33	COR pet	CORDYLINE petolaris	Broad Leaved Palm Lily	3.0 x 1.0	AS SHOWN	300mm
120	HEL RC	HELCONIA angusta 'Red Christmas'	Red Christmas	1.0 x 1.0	500mm	300mm
434	PHI XAN	PHILODENDRON 'Xanadu'	Xanadu	1.0 x 1.0	500mm	300mm
101	RHA exc	RHAPIS excelsa	Broad Leaf Palm Lily	2.0 x 2.0	700mm	300mm
89	STR reg	STRELITZIA reginae	Bird of Paradise	1.5 x 1.5	700mm	300mm
GROUNDCOVERS / GRASSES						
228	GAR GR	GARDENIA pidioides 'Glenzie River'	Glenzie River	0.5 x 1.0	500mm	200mm
434	LOM hys	LOMANDORA hybrid	Mat Rush	1.0 x 1.0	500mm	200mm
TURF						
212m²	CYN dac	CYNODON dactylon	GREEN COUCH			PROPOSED TURF

- SCHEDULE NOTES
- WHERE DISCREPANCIES OCCUR BETWEEN PLANTING QUANTITIES SHOWN ON THE PLANTING PLANS AND THE QUANTITY DERIVED FROM THE PLANT CENTRES SPECIFIED IN THE PLANT SCHEDULE THE GREATER PLANT QUANTITY SHALL BE USED
 - WHERE SITE CONDITIONS DIFFER FROM AREAS SHOWN ON THE DRAWINGS AND PLANT QUANTITIES REQUIRE MODIFICATION, A QUANTITY SHALL BE DERIVED BY USING PLANT CENTRES AS SPECIFIED IN THE PLANT SCHEDULE
 - REFER TO SOFT LANDSCAPE NOTES FOR FURTHER PLANT SETOUT DETAILS AND TECHNICAL SPECIFICATION
 - MATURE H x W DIMENSIONS TO BE USED AS A GUIDE ONLY. PLANT SPECIES HEIGHT AND WIDTH WILL VARY DEPENDING ON SOIL AND WATER CONDITIONS PRESENTED ON SITE.

Replace with endemic species where adjoining the waterway

AMENDED IN RED

By: Jocelyn Bowyer
Date: 28/05/2026



TABLE 4 - FINISHES & FIXTURES SCHEDULE				
ITEM	COLOUR, SIZE AND FINISH	INSTALLATION	SUPPLIER	IMAGE
TACTILE GROUND SURFACE INDICATOR CONCRETE UNIT PAVERS HAZARD INDICATORS	SUPPLIER: CHELMSTONE COLOUR: VOODOO - LUMINANCE CONTRAST IN ACCORDANCE WITH AS1428.4.1 SIZE: 300x300x40mm SLIP RESISTANCE: 1/1R11 AS DEFINED IN AS/NZ 4580:2004	FOR LOCATIONS REFER TO PLAN DRGS REFER TO BCC STANDARD DRAWING BSD-5218	CHELMSTONE T 07 3279 3177 www.chelmstone.com.au OR APPROVED EQUIVALENT	
ORGANIC MULCH	TYPE: HOOP PINE BARK MULCH FINES SIZE: AVERAGE PARTICLE SIZE APPROX. 30mm x 20mm, NOT EXCEEDING 100mm LENGTH DEPTH: 100mm	INSTALL TO GENERAL PLANTING AREAS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION	
IMPORTED TOPSOIL	TYPE: ORGANIC GARDEN SOIL IMPORTED TOPSOIL SHALL COMPLY WITH AS4419 SOILS FOR LANDSCAPING AND GARDEN USE DEPTH: AS SPECIFIED TABLE 2, SPECIFICATION NOTES AND DETAILS	INSTALL AS PER SPECIFICATION NOTES AND DETAILS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION	
SLOW RELEASE FERTILISER - PLANTING	PRODUCT: OSMOCOTE 'ALL PURPOSE' CONTROLLED RELEASE FERTILISER OR SIMILAR APPROVED N:P:K RATIO: 19:4:11.6:5 APPLICATION RATE: AS PER MANUFACTURERS RECOMMENDATIONS	INSTALL AS PER SPECIFICATION NOTES, TYPICAL TREE AND POT PLANTING DETAIL AND PRODUCTS SPECIFICATIONS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION	
SLOW RELEASE FERTILISER - TURF	PRODUCT: SCOTT'S LAWN BUILDER SEED & TURF STARTER & REPAIRS OR SIMILAR APPROVED N:P:K RATIO: 21:0.5:10 APPLICATION RATE: AS PER MANUFACTURERS RECOMMENDATIONS	INSTALL AS PER SPECIFICATION NOTES AND PRODUCTS SPECIFICATIONS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION	
WATER CRYSTALS	PRODUCT: SCOTT'S 'EVERYDROP' PREMIUM WATER STORING CRYSTALS OR SIMILAR APPROVED	INSTALL IN TOPSOIL TO ALL PLANTING AREAS. INSTALL AS PER PRODUCTS SPECIFICATIONS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION	
TIMBER EDGING	SIZE: 100x25mm TIMBER EDGE 3500x505mm TIMBER STAKES FIXED SECURELY TO STAKES WITH 2 (MIN) GALVANISED NAILS. STAKES SHALL BE PLACED AT 2400mm CENTRES MAX. GRADE: ALL TIMBER TO BE HARDWOOD OF SINGLE SPECIES, ACO TREATED AND PF ROUGH SAWN APPEARANCE	TIMBER EDGE TO BE INSTALLED TO ALL INTERFACES BETWEEN PLANTING & GRAVEL AND PLANTING & TURFING. INSTALL AS PER DETAILS	SUPPLIER TO BE NOMINATED BY CONTRACTOR FOR APPROVAL BY SUPERINTENDENT PRIOR TO CONSTRUCTION	
DRINKING FOUNTAIN	TYPE: FLINDERS RANGE DRINKING FOUNTAIN (OR APPROVED EQUIVALENT BY PORT OF TOWNSVILLE) SIZE: 800mm HIGH BODY FINISH: 304 STAINLESS STEEL	INSTALL TO MANUFACTURER'S DETAILS AND SPECIFICATIONS FOR LOCATION. REFER TO PLANTING PLANS. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR WATER SUPPLY CONNECTION.	STREET AND GARDEN T: (07) 3844 1951 https://streetandgarden.com/	
SINGLE BIN ENCLOSURE (GENERAL RUBBISH BIN)	TYPE: FLINDERS RANGE BIN ENCLOSURE (OR APPROVED EQUIVALENT BY PORT OF TOWNSVILLE) SIZE: APPROX. 1450mm HIGH X 760mm WIDE x 840mm DEEP BODY FINISH: 316 STAINLESS STEEL	INSTALL TO MANUFACTURER'S DETAILS AND SPECIFICATIONS. FOR LOCATIONS REFER TO PLANTING PLANS. FINISH: SURFACE FIXED TO CONCRETE SLAB UNDER. REFER CIVIL ENGINEER'S DOCUMENTATION FOR SLAB DETAILS	STREET AND GARDEN T: (07) 3844 1951 https://streetandgarden.com/	

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PORT OF TOWNSVILLE LIMITED
WATERFRONT CORRIDOR UPGRADE - SECTION 3
DETAILED LANDSCAPE PLAN
LANDSCAPE SCHEDULES

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approved, E. NICHOLAOU* L003
RLA 1725

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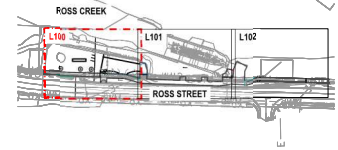
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ROSS CREEK



KEY PLAN
N.T.S.

LEGEND

- EXISTING TREES TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH AS 4870 DURING CONSTRUCTION
- TREE TO BE REMOVED
- PROPOSED TREE
- PROPOSED FEATURE SHRUB
- PROPOSED SHRUB AND GROUND COVER PLANTING
- PROPOSED TURF AREAS
- PLAIN GREY CONCRETE - REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DETAILS
- EXISTING CONCRETE TO BE RETAINED
- DECK - REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR DETAILS
- TGSI - REFER FINISHES AND FIXTURES SCHEDULE FOR DETAILS
- TE - PROPOSED TIMBER EDGING - REFER DETAIL
- BUILDING ABOVE
- SS - SUBSURFACE DRAINAGE IN PLANTING, REFER DETAIL
- SS - SUBSURFACE DRAINAGE IN TURF, REFER DETAIL
- PROPERTY BOUNDARY

NOTES

- REFER TO DRAWING L006 FOR LANDSCAPE SPECIFICATION NOTES
- REFER TO DRAWING L006 FOR MASTER PLANT SCHEDULE AND FINISHES AND FIXTURES SCHEDULE
- REFER TO ARCHITECT AND CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVEL DETAILS
- REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR STORMWATER, DRAINAGE AND WATER SERVICES DETAILS
- REFER LANDSCAPE DETAIL DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

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PORT OF TOWNSVILLE LIMITED
WATERFRONT CORRIDOR UPGRADE - SECTION 3
DETAILED LANDSCAPE PLAN
PLANTING PLAN - SHEET 1

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SECTION 2 LANDSCAPE WORKS
PENDING FUTURE DESIGN

Remove middle
PONGAMIA pinnata

Include additional trees of
species Cupaniopsis
anacardioides

AMENDED IN RED

By: Jocelyn Bowyer

Date: 28/05/2026

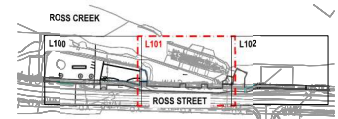


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LOT 3 SP126611

ROSS CREEK

CURTAIN BROTHERS
HMAS TOWNSVILLE



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- BUILDING ABOVE
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- SUBSURFACE DRAINAGE IN TURF. REFER DETAIL
- PROPERTY BOUNDARY

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- REFER LANDSCAPE DETAIL DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

FOR TENDER

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PORT OF TOWNSVILLE LIMITED
WATERFRONT CORRIDOR UPGRADE - SECTION 3
DETAILED LANDSCAPE PLAN
PLANTING PLAN - SHEET 2

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L101

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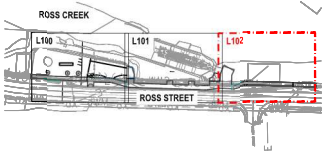


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N.T.S.

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- REFER LANDSCAPE DETAIL DRAWINGS FOR LANDSCAPE CONSTRUCTION DETAILS

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

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PORT OF TOWNSVILLE LIMITED
WATERFRONT CORRIDOR UPGRADE - SECTION 3
DETAILED LANDSCAPE PLAN
PLANTING PLAN - SHEET 3

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RLA 1725

LOT 3 SP126611

JOINS DRAWING L101

PROPOSED SECURITY GATE AND
CHAINWIRE FENCE. REFER CIVIL
ENGINEER'S DOCUMENTATION FOR DETAILS

3 COR pet
PLANT MIX OF:
7 HEL RC
3 RHA exc
3 STR reg

PLANT MIX OF:
18 LOM hys
18 PHI XAN

TGSI: REFER FINISHES
AND FIXTURES SCHEDULE
FOR DETAILS

22 GAR GR
3 COR pet
4 COR pet

PLANT MIX OF:
80 LOM hys
80 PHI XAN

ROSS STREET

PLAN
SCALE 1:100

Include additional trees of
species *Cupaniopsis*
anacardioides

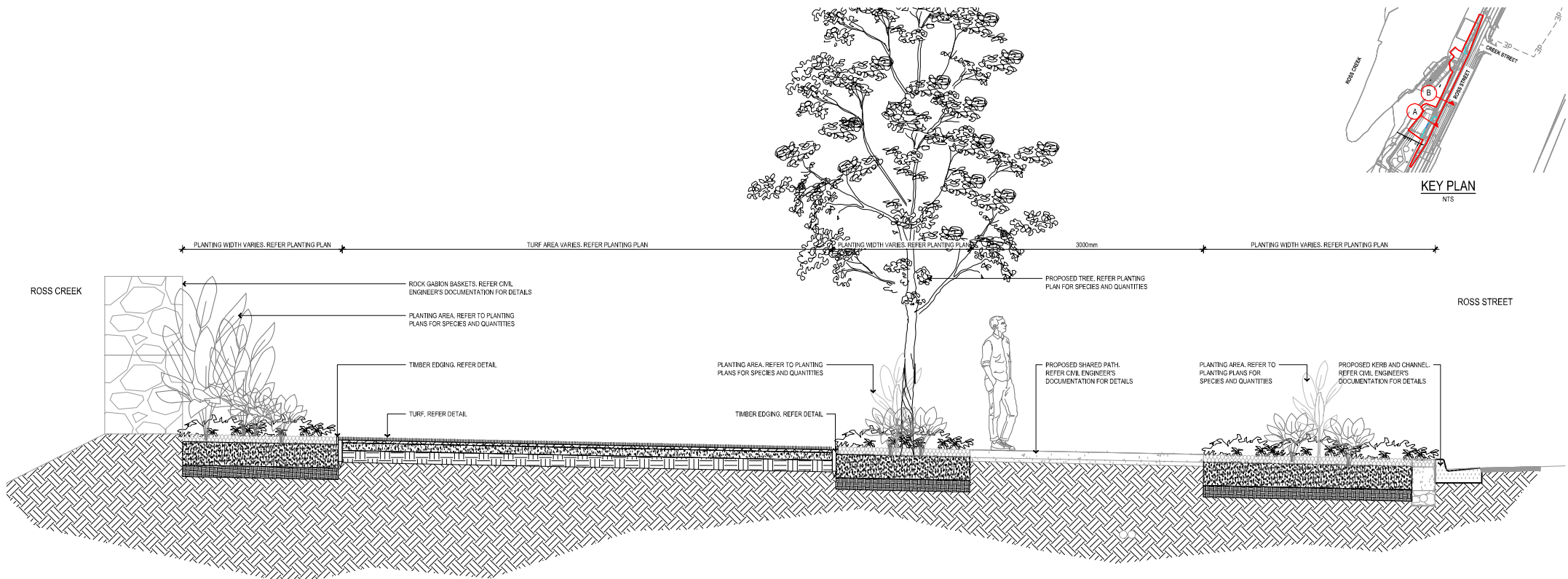
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By: Jocelyn Bowyer

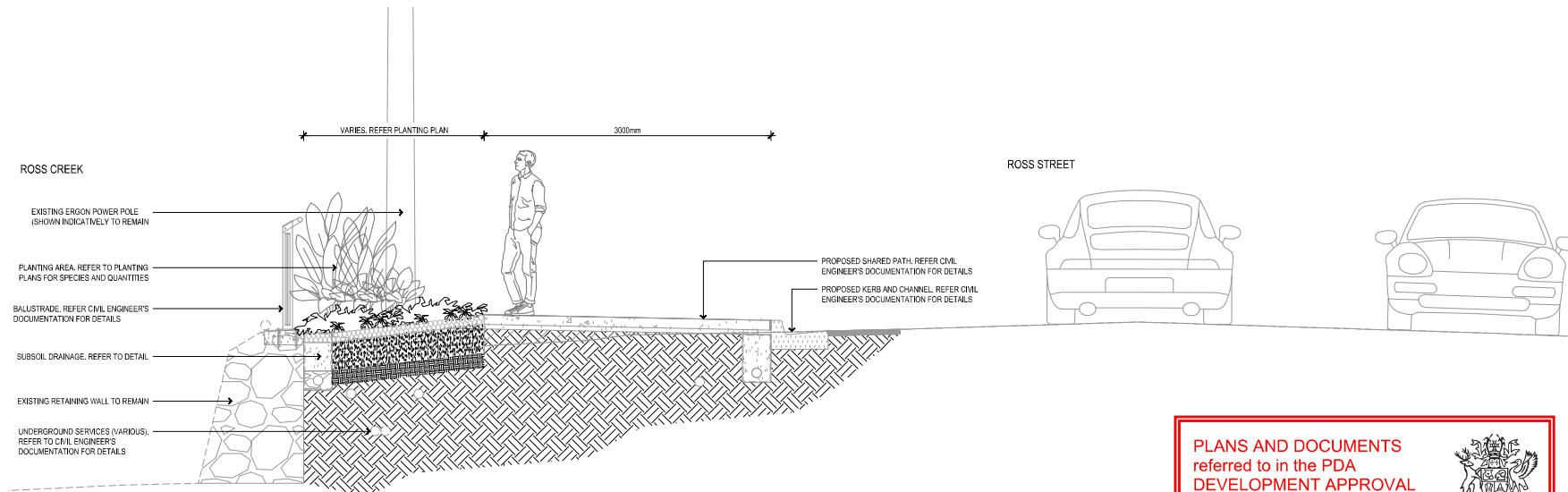
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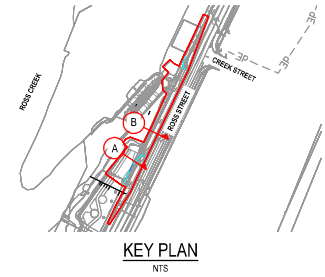
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SECTION A
SCALE 1:25



SECTION B
SCALE 1:25



KEY PLAN
NTS

ROSS STREET

0 250 500 750 1000 1250mm
SCALE 1:25 AT ORIGINAL SIZE

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PORT OF TOWNSVILLE LIMITED
WATERFRONT CORRIDOR UPGRADE - SECTION 3
DETAILED LANDSCAPE PLAN
SECTIONS - SHEET 1

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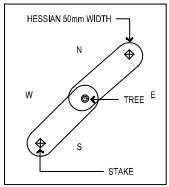
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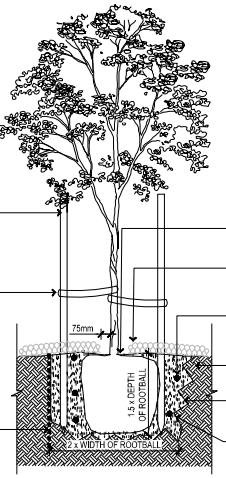


PLAN VIEW - STAKE POSITIONING AND HESSIAN LOOP (EXAMPLE WHEN PREVAILING WIND IS SOUTH EAST)

F14 NY NON-TREATED STAKES SIZE AND NUMBER OF STAKES AS PER TREE STAKE SCHEDULE. STAKES TO BE FREE FROM KNOTS AND WARPS ETC. INSTALLED TO ENSURE STAKE DOES NOT DAMAGE LOWER LATERAL LIMBS. STAKES TO BE CENTRALLY POINTED & DRIVEN 600mm INTO GROUND 150-200mm OUTSIDE OF ROOTBALL EDGES.

50mm WIDTH HESSIAN SECURED LOOSELY TO TREE AND FIXED WITH GALV. NAILS OR STAPLES. HEIGHT OF HESSIAN TIE TO BE 0.3 TO 0.5 OVERALL HEIGHT OF TREE - REFER TO ABOVE PLAN FOR LOOPING

INSTALL CITYGREEN REROOT TREE ROOT BARRIER (OR APPROVED EQUIVALENT) WHERE TREES ARE LOCATED WITHIN 2m OF ROAD PAVEMENT, BUILDING STRUCTURES AND/OR UNDERGROUND SERVICES



TREE IN GARDEN BED PLANTING TYPICAL DETAIL
SCALE 1:20

ENSURE TOP OF ROOT BALL SITS AT NATURAL GRADE AFTER SETTLING. LIGHTLY UNSETTLE ROOTBALL/TEASE OUT ROOTS WHEN PLANTING
MULCH AS SPECIFIED. MOUND MULCH ON INSIDE EDGE TO AID WATER RETENTION/FLOW INTO ROOTBALL

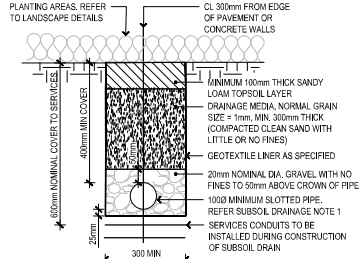
SLOW RELEASE FERTILISER AS SPECIFIED APPLIED EVENLY AS PER MANUFACTURERS SPECIFICATION (AVOID PLACING UNDER ROOTBALL)

SUB-GRADE TO BE CULTIVATED/RIPPED TO 150mm DEPTH

FLARE AND RIP EDGES OF TREE PIT TO ALLOW ROOT PENETRATION AND PREVENT CIRCULAR GROWTH OF ROOTS

TREE PIT TO BE EXCAVATED TO (2x WIDTH) AND (1.5x DEPTH) OF ROOTBALL. TREE PIT TO BE BACKFILLED WITH IMPORTED TOPSOIL 50% MIXED WITH SITE SOIL 50% FIRM TREE PIT PROGRESSIVELY WHEN FILLING

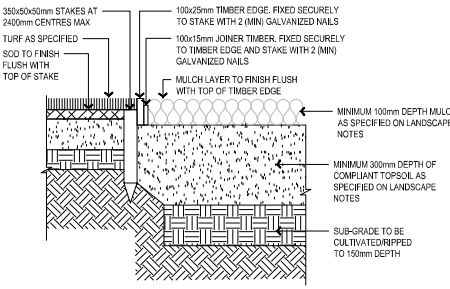
TREE STAKE SCHEDULE		
CONTAINER SIZE	No OF STAKES	STAKE SIZE
25L	2	38 x 38 x 1500mm
45L	2	38 x 38 x 1800mm
75L	2	50 x 50 x 2400mm
100L	3	50 x 50 x 2400mm
200L	3	50 x 50 x 2400mm



SUBSOIL DRAINAGE TYPICAL DETAIL
SCALE 1:10

SUBSOIL DRAINAGE NOTES

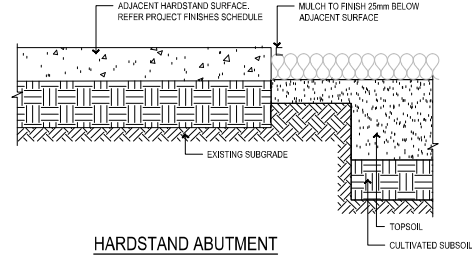
- SUBSOIL DRAIN PERFORATED FLEXIBLE 100mm PVC PIPE SURROUNDED BY GEOTEXTILE FABRIC
- VERIFY LOCATION OF SERVICES PRIOR TO EXCAVATION
- SUBSOIL MAINLINES TO GRADE AT 0.5% TO HYDRAULIC DRAINAGE OR SITE STORMWATER NETWORK
- CLEANOUT ACCESS TO HAVE BOLTED TRAP SCREW CAP WITH 350x350x150 CONCRETE SURROUND FINISHED FLUSH WITH GROUND FINISHED SURFACE
- GEOTEXTILE / FILTER CLOTH NON-WOVEN GEOTEXTILE NOT TO BE PLACED BETWEEN ANY FILTER LAYERS. IMPERVIOUS LINER MAY BE REQUIRED ADJACENT TO ROADS AND MAY ALSO BE REQUIRED SUBJECT TO SOIL TESTING REQUIREMENTS IN ACCORDANCE WITH THE WATER SENSITIVE URBAN DESIGN TECHNICAL GUIDELINES (WATER BY DESIGN) DETAIL TO BE READ IN CONJUNCTION WITH SUBSOIL DRAINAGE SECTION OF THE SPECIFICATION NOTES
-



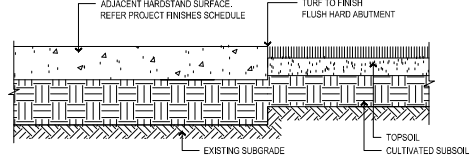
TYPICAL TIMBER EDGE DETAIL
SCALE 1:10

TIMBER NOTES

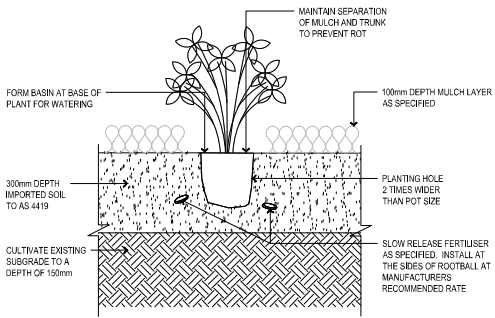
- ALL TIMBER TO BE ACQ TREATED ROUGH SAWN APPEARANCE GRADE HARDWOOD OF A SINGLE SPECIES
- ALL TIMBER IN CONTACT WITH GROUND TO BE PREVENTIVE TO AS 1684 AND HAVE A TREATED TO HAZARD CLASS H5 AND HAVE A DURABILITY CLASS 1 OR 2 TO AS 8604
- ALL TIMBER TO BE FREE OF KNOTS, SPLINTERS, CRACKS OR MAJOR DEFECTS



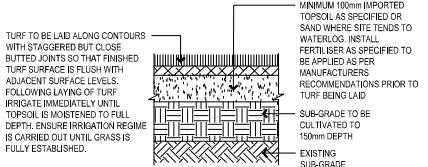
HARDSTAND ABUTMENT TO MULCHED AREAS
SCALE 1:10



TYPICAL HARDSTAND ABUTMENT TO TURF
SCALE 1:10



TYPICAL POT PLANTING DETAIL
SCALE 1:10



TURF TYPICAL DETAIL
SCALE 1:10



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PORT OF TOWNSVILLE LIMITED
WATERFRONT CORRIDOR UPGRADE - SECTION 3
DETAILED LANDSCAPE PLAN
DETAILS - SHEET 1



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