SPECIFICATION NOTES

SECTION 1 - GENERAL

1.1 Standards
AS 1289 - Methods of Testing Soils for Engineering Purposes
AS 4419 - Soils for Landscaping and Garden Use
AS 1428.1 – Design for Access and Mobility – General Requirements for Access – New building work
AS 1428.4 – Design for Access and Mobility – Tactile Ground Surface Indicators
AS 4586 – Slip Resistance Measurement of New Pedestrian Surface Materials.

1.2 Samples
REQUIREMENT: Submit representative samples of the plants, fabricated items, and other materials and products specified.

SAMPLES: Submit each sample in the condition in which it is proposed to supply it to the site.

REJECTION: Replace, at no additional cost, samples rejected as unsuitable for use, including samples rendered unsuitable by the process of examination (e.g. plants examined for root condition). Samples not rejected may be included in material for use in the works.

1.3 Approved Suppliers
Obtain material from approved suppliers. Furnish proof of ordering if requested. No extension of time will be granted if material is not available because of late ordering. Advise immediately if supply difficulties are encountered.

1.4 Inspections
NOTICE: Give not less than 48 hours notice so that the following may be inspected, as applicable:
- Plant materials available at source of supply
- Plant materials delivered to site
- Setting out completed
- Clearing completed
- Subsoil drainage installed
- Sub-grades cultivated and/or prior to placing topsoil, paving materials or footings
- Tree holes excavated and prepared for planting
- Plant materials set out before planting
- Planting, staking and tying completed
- Paving, trim, fixtures and furniture completed
- At the beginning of each month during the maintenance period and the defects liability period
- Upon completion of establishment period
- Upon completion of defects liability period

1.5 Guarantees/Warranties
Provide all guarantees and warranties as required by this specification.

1.6 Damages
Make good any damages as a result of construction works.

1.7 Existing Services
Existing services shown on plan are from the Survey Plan prepared by Norris Clarke & O'Brien Pty Ltd. The location of underground service lines are approximate only and have been ploted from field survey observations and/or service searches. Prior to any demolition, excavation or construction the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Survey symbols are indicative only - size & orientation does not necessarily represent real size or orientation of the feature.

In some cases existing services may no longer be needed and some new service pits may be required. Refer to Engineers drawings for this information.

1.8 Pre-Start Meeting & Permit
Prior to works commencing on site lodge and receive approval for an 'Application for Permits Relating to Roads and Footway'.

Prior to works commencing on site arrange a pre-start meeting with Brisbane City Council Development Assessment.

1.9 Tree Removal
Before any existing street trees are removed they must be assessed by the BCC and removed as per their instructions and conditions.

1.10 Engineering Certification & On-Maintenance
CONTACT BCC Development Services to arrange an On-maintenance inspection upon completion of works.

PROVIDE to BCC Development Services at time of On-maintenance inspection certification from a Registered Professional Engineer of Queensland that footway works have been carried out as documented, including:
- Construction of footway and assoicated works including all sub-surface works, kerb and channel, footings for pedestrian and road lights, installation of furniture and any other construction associated with the footway works.
- Shade structures associated with the footway works
- All electrical works located and constructed in accordance with an approved Pedestrian Lighting Design.
- Any removal (including temporary removal) of existing pedestrian lighting, requires approval from City Standards - City Lighting

SECTION 2 - EARTHWORKS

2.1 Site Clearing
LIMITS OF CLEARING: Clear only those site areas shown on the drawings.
BREAK UP and remove slabs, foundations, paving's and other debris found on the surface, or within 200 mm of the base or finished surface in areas to be landscaped.

IF APPLICABLE REMOVE & RETAIN existing street signage and artworks AND REPOSITION to Council's satisfaction. Any new signage required as per the engineers drawings will also need to be installed to councils satisfaction. Refer Engineers Drawings for signage locations and details.

2.2 Excavation and Filling
EXCAVATION: Excavate over the site as required to conform to the subgrade levels. Remove all rocks and boulders protruding above the finished subgrade surface.
MAKE GOOD excavations below finished subgrade levels as specified below.
COMPACT loose surface material in excavated areas.
FILLING MATERIAL: Fill shall be approved excavated material from site free from perishable materials or any material that will not form stable fill.
FILLING PLACEMENT: Place and compact filling as required in uniform layers, each 150 mm maximum thickness. Provide compaction equipment type for approval. Fill material shall be compacted uniformly to 95% of maximum dry density as determined by test AS 1289 E.2.1.

NOTE:Due to potential conflicts between services and new street trees contact the DA Landscape Architect for a site inspection for proposed street tree locations once the alignment of existing services are exposed.

2.3 Finishing
Trim profiles to achieve smooth flowing even grades.

2.4 Erosion Control
Take all proper precautions to prevent erosion, including, but not limited to, the following:
- construction of temporary drains.
- diversion of concentrated flows to points where they can pass through the site without damage.
- construction of spreader banks or other structures to spread concentrated run-off.
- provision of "temporary grassing" or other treatments (e.g. contour ploughing) to disturbed areas
- construction of temporary fencing.
- progressive restoration of disturbed areas during the Contract Period.

MINIMISE WATER velocities by following contours and by the use of trapezoidal cross-sections. Where instructed, construct sandbag weirs or other structures in temporary drains to retard flows. Clear silt traps before they reach 50% of storage capacity.

2.5 Disposal of Spoil
All debris resulting from site clearance, and excavated material, surplus to fill and topsoil requirements is to be disposed off site.

2.6 Cultivation
PREPARE subgrade by cultivation to receive topsoil.
TURFED AREAS: Cultivate to a minimum depth of 100 mm

CONTAMINATED MATERIAL: If harmful materials, including diesel or engine oil, cement, or the like, has been spilt on the subgrade or topsoil, excavate and remove the contaminated material from the site and replace with topsoil at no extra cost.

CULTIVATE by ripping to the depths specified below, to loosen the compacted ground. Do not disturb services, tree roots.

REMOVE stones exceeding 50 mm diameter and any unwanted matter including roots, sticks and weeds brought to the surface during cultivation.

MIX in any materials, specified to be incorporated into the subgrade.

TRIM SURFACES to specified shape and levels after cultivation so that the minimum specified depth of topsoil remains on completion of preparation.

SECTION 3 - DRAINAGE

3.1 General
Refer to Civil drawings for all drainage details including
grading, surface falls, subsurface drainage, drainage pits, etc.

SECTION 4 - PAVING

4.1 Plain Grey Concrete
Where shown on the plan make good plain grey concrete footpath.
Refer to BCC standard drawing BSD-5212 Path -Concrete and Exposed Aggregate, BSD-5201 Concrete footpath and BCC Reference Specifications for Civil Engineering Work S200 Concrete Work available off the BCC Website.

Material: Broom Finished: Standard Portland Grey concrete to match existing.

4.2 Jointing
All jointing shall be constructed as per BCC Standard Drawings BSD-5202 Concrete Footpath Full width, BSD-5206 Concrete Pavement Joint Details and Service Pit Lids, and BCC Reference Specifications for Civil Engineering Work S150 & S205 available off the BCC website.

4.3 Service Pits
All existing service lids shall be upgraded to comply with BCC's requirements. Pits located on the public footpath are to be black cast iron manufactured to AS 3996:2006 specifications with slip resistance qualities as per AS/NZS 4586:2004 and AS/NZS 4663:2004. Load rating for lids is to conform to AS3996:2066 Class C. Where service providers (eg. Energex, Telstra, etc..) have a preferred pit covering this is to be used, provided it conforms to the above mentioned standards. Contact the relevant service providers for this information.

All lids are to finish flush with the surrounding surfaces.

Contact BCC Development Assessment for list of suppliers.

NOTE - In some cases existing services may no longer be needed and some new service pits may be required. Refer to Engineers drawings for details. Any new service pit lids required are to comply with the specifications above.

SECTION 5 - KERBING
5.1 Kerb
Refer to Civil Drawings for all kerb and roadway details

Note - Any damage to existing kerb and channeling as a result of construction works is to be made good.

SECTION 6 - TOPSOILING & MULCHING

6.1 General
Composition: All topsoil and mulch to be imported blend free from noxious weeds, rocks, roots, rubbish or any other deleterious material.
Compliance: Topsoil to comply AS4419 Soils for Landscaping and Garden Use.

6.2 Topsoiling
To Street Trees shown on the drawing provide topsoil as specified below and in accordance with BCC's reference specifications for civil engineering works S190 Landscaping and BCC standard drawing BSD-9001 Tree planting within turf areas to footpath.

Type: Imported Organic soil conforming to AS4419 with no more than 30% screened composted organic matter, hydraulic conductivity 15-30cm/h, PH 5-6.5.

6.3 Mulching
In the garden beds shown on the drawings provide and install mulch as per BCC's reference specifications for civil engineering works S190 Landscaping and BCC standard drawing BSD-9001 Tree planting within turf areas to footpath.

Type: Aged Forest Mulch
Depth: 75mm
Mulch is to finish 25mm below adjacent kerbs, edges and pathways.

SECTION 7 - PLANTING

7.1 General
Planting is to be provided in accordance with BCC's reference specifications for civil engineering works S190 Landscaping and BCC standard drawing BSD-9001 Tree planting within turf areas to footpath.Ensure staking is provide to all tree planting as per standard drawing BSD-9001.

Refer Plant Schedule for species and quantities. Any substitutions to be approved by Landscape Architect.
Plants to have healthy root system with no evidence of root curl, restriction or damage. Plants to be vigorous, well established, free from disease and pests and of good form consistent with the species.
Storage - Deliver plant material to site as required to facilitate planting immediately after delivery. Should storage be required prevent theft, drying out or damage from any cause.
Watering - Water plants and planting areas thoroughly prior to planting and immediately after.
Backfilling: Backfill with topsoil and lightly tamp and place mulch as specified.

7.2 Fertilizer
Install agriform 10gm Slow Release tablets to base of plants at time of planting as per Manufacturers recommendations.

SECTION 8 - GRASSING

8.1 Turf
In the positions shown on the drawings supply and install turf as per BCC's reference specifications for civil engineering works S190 Landscaping and BCC Standard drawings BSD-9051 Planting General Notes Sheet 2 of 2 & BSD-9052 Planting Media Profiles - Turf and garden. After laying infill any gaps with topsoil, roll, fertilise then water.
Type: A Grade Green Couch (Cynodon dactylon)
Turf is to finish flush with adjacent hard surfaces.

SECTION 9 - MAINTENANCE

9.1 On-Maintenance Inspection
Arrange an On-Maintenance Inspection with BCC Development Assessment to inspect the works and commence the Maintenance period.

9.2 General
Maintain streetscape works including street trees from the time of installation until a period of fifty two (52 weeks after the date of the On Maintenance inspection). Maintenance to include watering, fertilizing, weeding, pruning, pest and disease management, site drainage and general tidying of the streetscape works.

9.3 Plant Establishment
WEEDS: Weeds shall be removed from all planting beds on a regular basis during the Maintenance Period. Weeds shall not be allowed to grow for longer than 1 week.

REPLACEMENT: Replace at no extra cost, any plant which dies from the cause whatsoever during the Establishment period. Plant replacements shall be of the same size and species and equal in size at the time of death.

WATERING:
Watering shall be carried out at sufficient frequency to ensure healthy plant growth.
Minimum watering is as follows -
Weeks 1-2: 3 times per week
Weeks 3 - 6: 2 times per week
Weeks 7 - 52: 1 time per week or as required to maintain healthy plant growth
One watering shall be defined as the application of -
Planting - 25mm of water per m2 of planting
Watering of plants shall be directed at the base of the plant to thoroughly water the root ball. Watering shall not cause erosion or displacement of treated areas. Runoff is not permitted. No water shall be allowed to spray onto, flow across or pond on paved areas including roadways, bikeways and footpaths.

TIDYING:
All landscaped areas shall be kept in a neat and tidy condition during the Landscape Establishment Period. Tidying shall include but not be limited to -

- The collection and removal of litter, plant prunings and dead plants
- Removal of mulch from roads and pathways
- Checking and adjusting plant support stakes and tie, and
- Making good any disturbance to the surface of mulches.

9.4 Turf Establishment
Water and weed as required to maintain healthy and weed free growth. Mow as required to maintain grass to a maximum height of 30 mm. Apply lawn fertilizer as specified at the completion of the first and last mowings, and at other times as necessary to maintain healthy grass cover. Carry out the last mowing and fertilization not less than 7 days before the end of the Planting Establishment Period. Remove grass clippings from the site. Replace any dead or dying areas of grass.

9.5 Off-maintenance Inspection
At the completion of the maintenance period contact Development Assessment to arrange an Off-Maintenance inspection and release of maintenance period bond to client. Ensure all defects are rectified prior to making an appointment for Off-Maintenance inspection.

Maximum height and span of proposed tree (Harpullia Pendula) to not hinder/restrict the sight distance for vehicles trying to exit the property

Drawing is to be endorsed/signed by a registered Landscape Architect (AILA member)

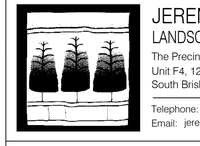
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WGB-5259
Date: 23 October 2026
Queensland Government

AMENDED IN RED
By: Naga Rayavarapu
Date: 19 October 2026
Queensland Government

LEGEND

ISSUE:	DATE:	AMENDMENT:
A	13.08.2026	APPROVAL

FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE.
VERIFY AND CHECK ALL DIMENSIONS ON SITE.
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JEREMY FERRIER
LANDSCAPE ARCHITECT
The Precinct - Unit F4,
Unit F4, 12-14 Browning Street
South Brisbane. QLD. 4101
Telephone: (07) 3844 0700
Email: jeremy@jeremyferrier.com.au

CLIENT:
ATSICHS

PROJECT:
ATSICHS CROWN ST SOCIAL HOUSING

DRAWING:
LANDSCAPE WORKS - STREETSCAPE SPECIFICATION

SITE:
2 & 6 CROWN STREET, SOUTH BRISBANE, 4101

DATE: AUGUST 2026

SCALE: NTS

DRAWN:	APPROVED:
CC	JM

PROJECT NO:	DWG NO:	ISSUE:
ACSSH	LA-0502	A