

BELLORANA

15-23 WATSON STREET, BELLINGEN NSW 2454

STAGE 2

LANDSCAPE DOCUMENTATION

Drawing Schedule		
Dwg No.	Title	Revision
4063 / LA01	Cover Sheet and Site Locality	-
4063 / LA02	Tree Removal	-
4063 / LA03	Planting Layout	A
4063 / LA04	Elevations	A
4063 / LA05	Indicative Species	-
4063 / LA06	Typical Details	-
4063 / LA07	Notes Sheet 1 of 2	-
4063 / LA08	Notes Sheet 2 of 2	-



Locality Plan
N.T.S.

DEVELOPMENT
APPLICATION

Rev.	Description	Date	Des.	App.

Amendments				

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Project Title
Bellorana - 15-23 Watson Street

Client
RFB

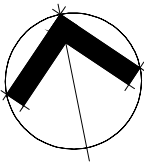
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Approved	RE	Date	13/09/2022	RE

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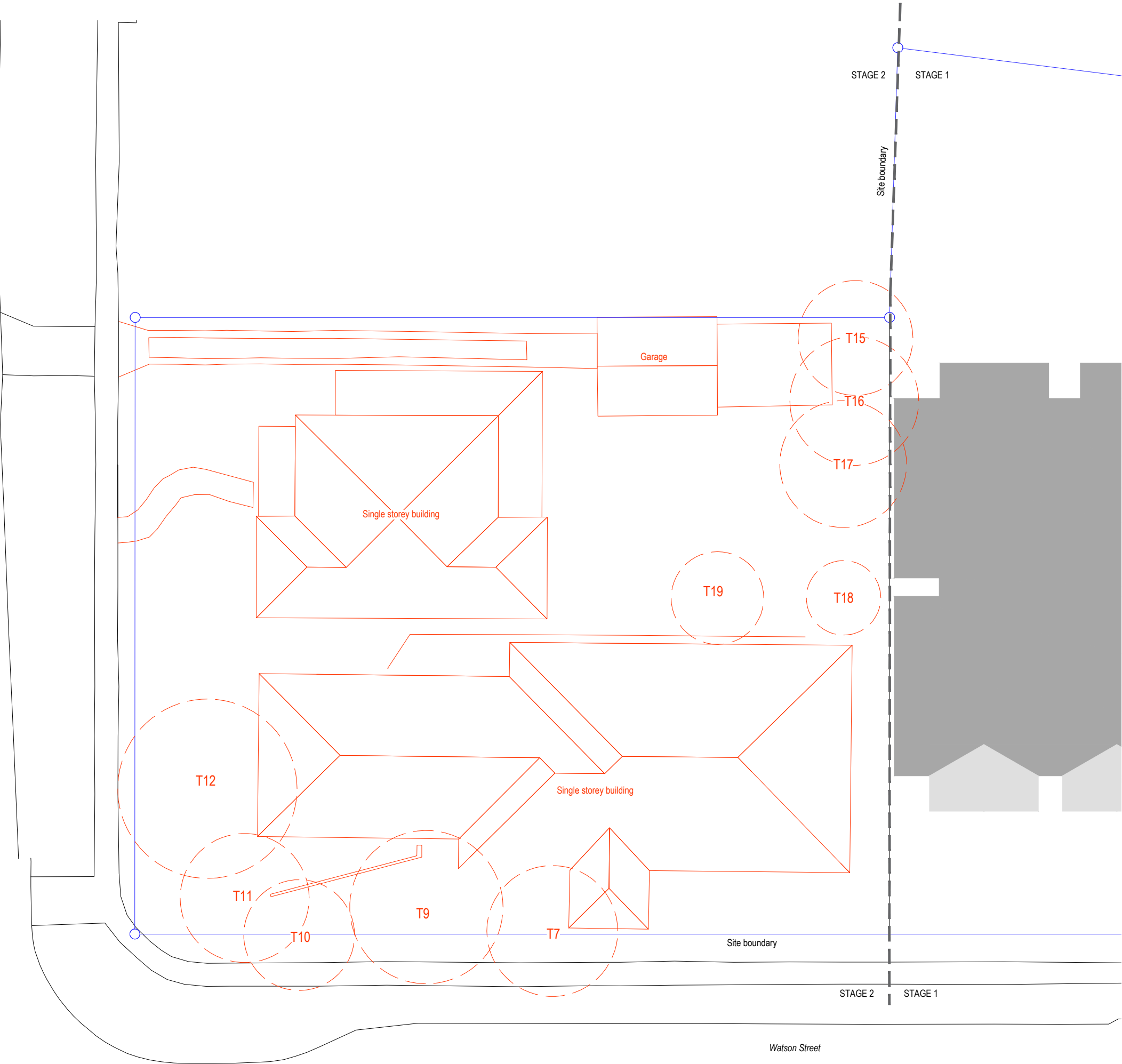
Scale
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Drawing Title
Stage 2 - Landscape
Cover Sheet and Site Locality

4063-1019
Drawing Number
4063/LA01
Revision



Tree Removal Schedule				
Tree	Species	Diameter (m)	Height (m)	Spread (m)
T7	Syzgium Sp.	0.40	8.98	6.50
T9	Crepe Myrtle	0.43	8.69	10.80
T10	Crepe Myrtle	0.45	5.73	5.50
T11	Pine Sp.	0.45	8.07	6.40
T12	Liquid Amber	0.75	7.80	7.40
T15	Cocas Palm	0.25	15.91	5.70
T16	Bangalow Palm	0.29	13.34	6.40
T17	Callistemon Sp.	0.30	8.75	6.30
T18	Syzgium Sp.	0.40	5.48	3.70
T19	Koelreuteria Sp.	0.35	5.53	4.60



LEGEND

- Tree to be removed
- Demolition
- Site boundary

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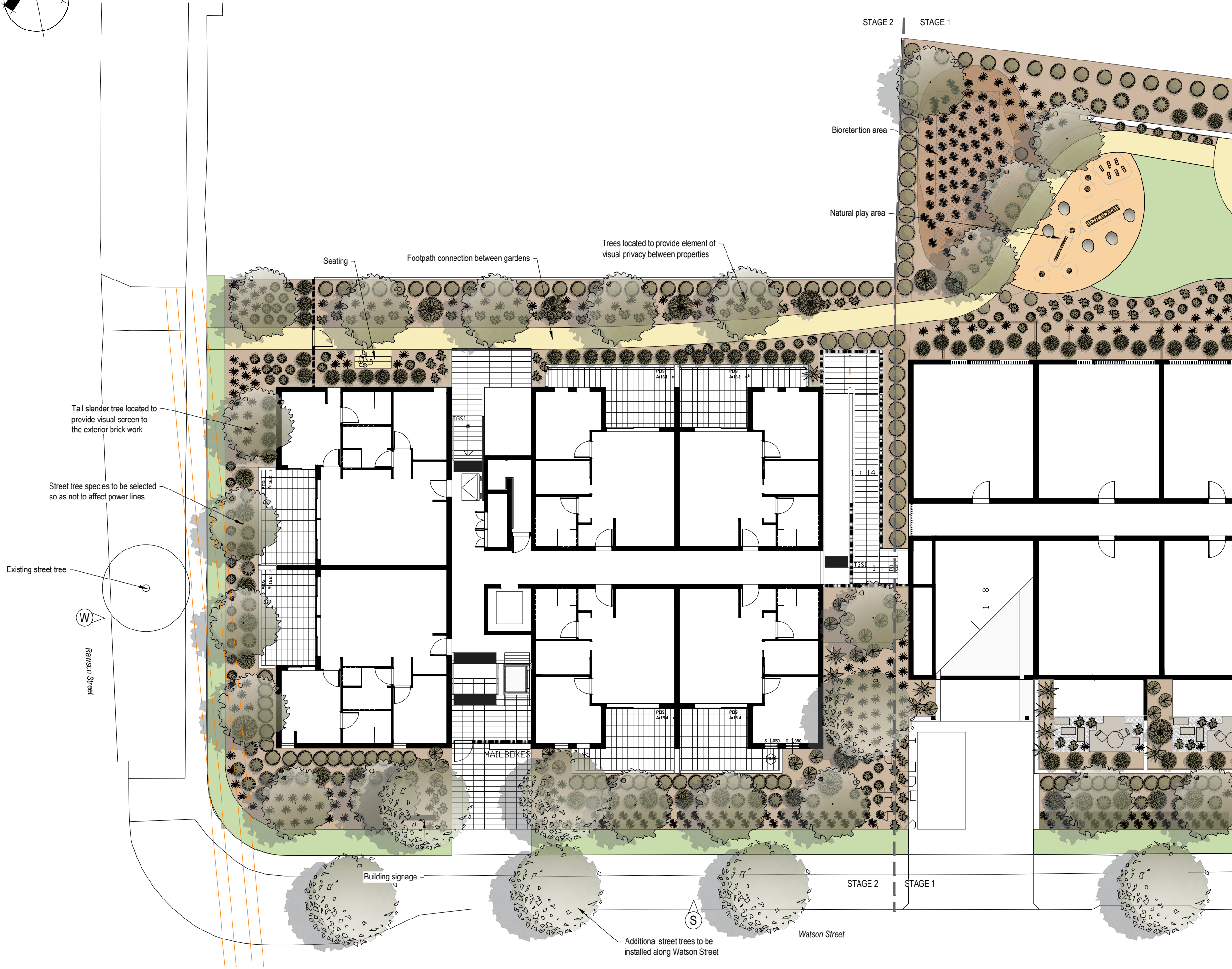
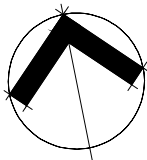
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RFBI

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XREFs				
Scale				
metres 0 1 2 3 4				

Drawing Title
Stage 2 - Landscape Tree Removal

4063-1020
Drawing Number
4063/LA02



LEGEND

- Garden
- Food garden
- Play area
- Bioretention
- Turf
- Hard surface
- Power line

NOTE
Species locations and quantities are indicative only and require resolution during the detailed design process.

DEVELOPMENT APPLICATION

A	Tree locations updated	15/03/2023	RE	RE	RE
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XREFs					
Scale					
metres 0 1 2 3 4					

Drawing Title
Stage 2 - Landscape Planting Layout

Drawing Number
4063/LA03

Revision
A



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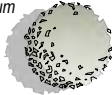
Drawing Title
Stage 2 - Landscape Elevations

4063-1049
Drawing Number
4063/LA04
Revision
A

TREES



Waterhousia floribundum
Weeping Lilly Pilly
Height: 10
Width: 5



Harpulia pendula
Tulip Wood
Height: 7.5
Width: 3.5



Backhousia citriodora
Lemon Scented Myrtle
Height: 5.0
Width: 3.5



Elaeocarpus eumindi
Smooth Leaved Quondong
Height: 6.0
Width: 2.5



SCREEN



Syzygium australe 'Pinnacle'
Lilly Pilly
Pruned Height: 3.0
Width: 0.8



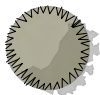
Callistemon viminalis 'CV01'
Bottle Brush
Pruned Height: 3.0
Width: 1.5



HEDGE



Metrosideros thomasi
NZ Christmas bush
Pruned Height: 2.0
Width: 1.5



Acmena smithii 'Allyn Magic'
Dwarf Lilly Pilly
Height: 1.2
Width: 1.0



SHRUB



Austromyrtus Dulcis
Midgen Berry
Height: 1 to 1.5
Width: 1



Prostanthera
Mint Bush
Height: 0.5
Width: 0.8



Correa alba
White Correa
Height: 1.0
Width: 1.0



Grevilea Peaches and Cream
Grevilea
Height: 1.2
Width: 1.5



Lavandula stoechas 'Avonview'
Lavender
Height: 1.0
Width: 1.0



Scaevola humilis 'PFS100'
Fan-flower
Height: 0.4
Width: 1.5



GROUND



Cuphea hyssopifolia
Mexican Heather
Height: 0.4
Width: 0.6



Hibbertia "Golden Sunshine"
Hibbertia
Height: 0.2
Width: 0.3



Alternanthera dentata 'Little Ruby'
Calico Plant
Height: 0.4
Width: 0.8



Melaleuca thymifolia
Honey-myrtle
Height: 0.4
Width: 0.6



Gardenia augusta 'Radicans'
Gardenia
Height: 0.4
Width: 0.8



STRAP LEAF



Trachelospermum jasminoides
Star Jasmine
Height: 0.3
Width: 1.5



Alpinia caerulea 'red back'
Native Ginger
Height: 1.5
Width: 2.0



Alpinia zerumbet
Variegated Shell Ginger
Height: 1.0
Width: 0.8



GRASS



Diets bicolor
Wild Iris
Height: 1.0
Width: 1.2



Juncus usitatus
Common Rush
Height: 0.8
Width: 0.8



Baumea rubiginosa
Soft Twig Rush
Height: 0.8
Width: 0.8



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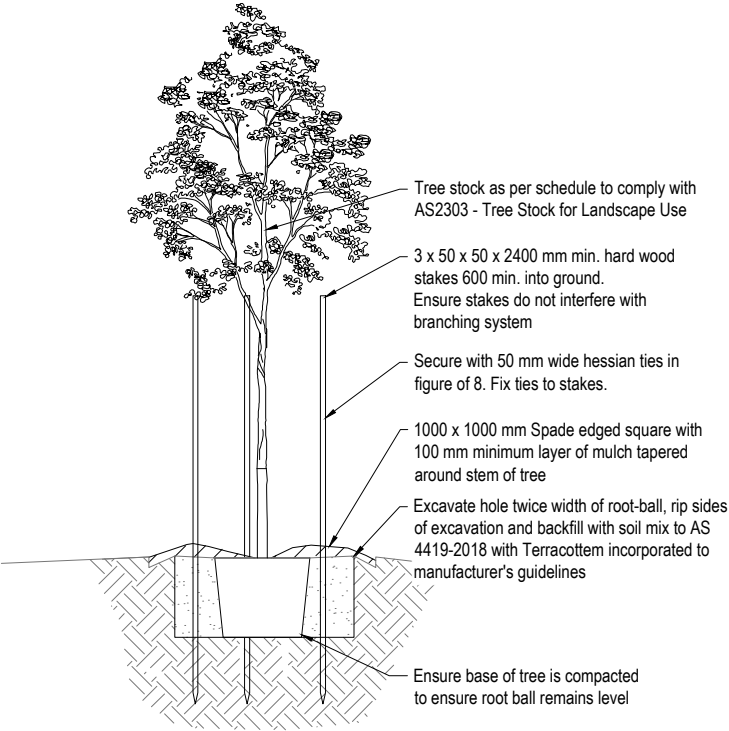
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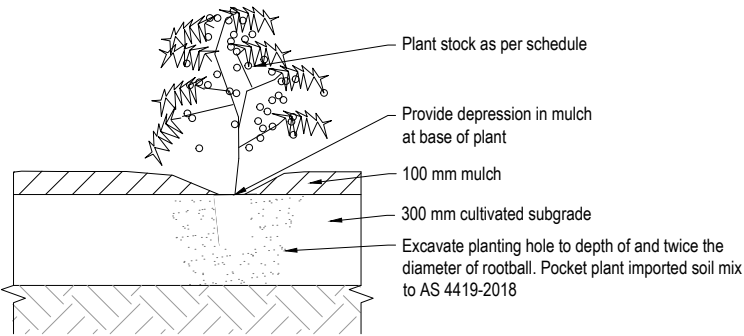
Drawing Title
Stage 2 - Landscape
Indicative Species

Drawing Number
4063/LA05

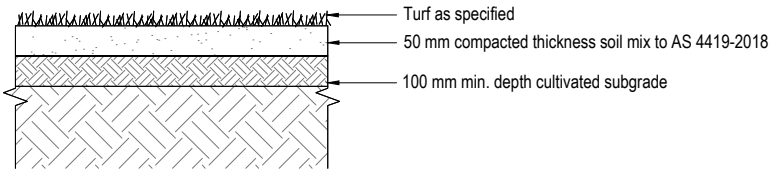
Revision



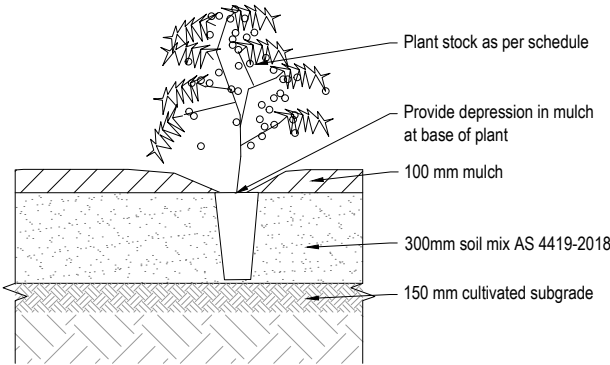
TREE PLANTING



POCKET PLANTING



TURF



IMPORTED SOIL PLANTING

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Scale
metres Not To Scale

Drawing Title

Stage 2 - Landscape
Typical Details

4063-1022

Drawing Number
4063/LA06

Revision

SCOPE OF WORKS

Scope

The work of this contract is to be carried out in accordance with this Specification, accompanying Drawings and under the supervision of the Superintendent.

The scope of works is the supply and installation of all landscaping contained within this documentation and accompanying drawings.

Drawings

At all times refer to current issue status landscape drawings.

GENERAL ITEMS

Services

Mark the location of all site services and verify with the superintendent on site prior to commencing major excavations.

Do not excavate by machine within 1 metre of existing underground services. Services in close proximity to proposed works shall be exposed by hand before work is to commence. The Contractor is responsible to cap and seal any abandoned services which he/she may find on site to the satisfaction of the Superintendent.

Take care to prevent damage to services during the works. Rectification of any services that is required as a result of damage caused by the contractor or their sub-contractors is the responsibility of the contractor.

SPECIFICATION COMPLIANCE

Hold Point

The contractor shall submit proof of purchase at least five days prior to proposed installation for specified products, species and materials.

Release

The Superintendent shall sight the original copy the Statement of Project Purchase and authorise release of the hold point.

PLAN COMPLIANCE

The Contractor shall allow for in their tender and be responsible for accurately setting out the works and for checking the works in progress.

Should the Contractor discover any error or discrepancy in the lines, levels, plans or the site, they shall immediately notify the Superintendent before proceeding with the work.

Work not constructed in accordance with the plans or by an approved variation may be rejected. If works are rejected the contractor will be required to rectify the defective of non-complying work.

PROTECTION OF TREES

General:

The Contractor shall protect trees specified or shown to be retained from damage by construction and landscaping works and take necessary precautions. Trees shall be protected in accordance with AS 4970 - Protection of Trees on Development Sites.

Harmful material:

Do not store, stockpile, dump, or otherwise place under or near trees, bulk materials and harmful materials including oil, paint, waste concrete, clearings, boulders and the like. Do not place spoil from excavations against tree trunks, even for short periods. Prevent wind-blown materials such as cement from harming trees and plants.

Work under trees:

If it is considered necessary to perform any work on trees or rectify contractor damage, including trimming, lopping, root cutting, repair and removal, the Contractor is to notify the Site Superintendent immediately for approval and instructions prior to commencing any works. All tree surgery works are to be undertaken in accordance with AS 4373 - Pruning of Amenity Trees.

Work on trees:

If it is considered necessary to perform any work on trees, including trimming, lopping, root cutting, repair and removal, the Contractor is to notify the Site Superintendent immediately for approval and instructions prior to commencing any works.

Any work permitted to be done on trees to be retained shall be performed by an approved, qualified Arboriculturist. Written advice shall be submitted from the Arborist of any work proposed that may affect the health of existing trees to be retained.

Roots:

Do not cut tree roots exceeding 50 mm diameter unless instructed by the Superintendent. Where it is necessary to cut tree roots, use a chain saw or similar means such that the cutting does not unduly disturb or rock the remaining root system. Immediately after cutting, apply an approved bituminous fungicidal sealant to the cut surface to prevent the incursion of rot or disease.

Repair:

If repair work is to be attempted on a tree damaged during the work under the Contract, perform the repair work at no extra cost.

Backfilling:

Backfill to excavations around tree roots with topsoil mixture as specified. Add fertiliser as required to ensure tree health based on site assessment and best practice. Place the backfill in layers, each of 150 mm maximum depth, compacted to a dry density similar to that of the original or surrounding soil. Do not backfill around tree trunks to a height greater than the original ground surface. Immediately after backfilling, thoroughly water the root zone surrounding the tree.

Environmental Protection:

Carry out erosion control, de-watering, and site stabilisation in accordance with the engineer's documentation.

MATERIAL, LABOUR AND PLANT

Unless otherwise specified, use manufactured items in the work under the contract in accordance with current published recommendations of the manufacturer relevant to such use.

Standards

Unless otherwise specified in the Contract, and where applicable, materials and workmanship shall be in accordance with the relevant standard of the Standards Association of Australia.

A standard applicable to the works shall be the edition last published prior to the closing date for tenders unless otherwise specified.

Sealed Containers

Materials and products supplied by the manufacturer in closed or sealed containers or packages shall be brought to the point of use in the works in the original unbroken container or package; otherwise they shall be liable to rejection.

Joining up

Carry out the joining of new work to existing work, and any consequent cutting away, in a manner approved by the Superintendent, and make good to match existing adjacent work in all respects.

Restoration of Damaged Surfaces

All areas which may have been damaged by construction traffic or otherwise are to be restored to the satisfaction of the Site Superintendent by the Contractor at no extra cost.

Weed Eradication

Remove weeds from surface areas through to subgrade levels to all new planting areas using, where necessary, a non-residual glyphosate herbicide to be applied in accordance with the manufacturers recommended rate and method.

Herbicide use must comply with the Pesticides Act 1999.

A biodegradable red dye is to be included with the herbicide spray. The dye content used must be sufficient to ensure that the treated areas can be identified.

Do not spray herbicides in windy weather (wind speeds of 10 km/hr or greater).

Removal of Rubbish and Final Cleaning Up

The Contractor shall remove from the site all rubbish, debris, surplus materials, containers, and the like.

On completion, the Contractor shall ensure that the site is cleaned, and that all areas of work are left fit for immediate occupation or use.

Site Clearing

Clear only the areas to be occupied by the works such as structures, paths, excavations, and areas of new planting. Remove everything on or above the site surface including rubbish, foundations, paving, vegetation and stumps.

For trees to be removed, grub out stump and roots over 75 mm diameter to a minimum depth of 500 mm below subgrade under buildings paving and new unpaved landscape work. Holes remaining after grubbing within new landscaped areas shall be backfilled with approved topsoil/compost mixture.

Remove cleared and grubbed material from the site and dispose of legally.

SOIL

Set Out

The alignment and position of all planting beds are to be set out and marked on site for approval by superintendent prior to construction work.

Samples

Soil mixes 5kg each type

Subsurface Preparation Witness Point

Give not less than 3 days notice so that inspection may be made of the following:

- Base levels cultivated
- Soil mixes installed

Excavation

Following completion of civil works, landscape contractor will excavate/fill to achieve final subgrade levels (top of mulch or base of turf) as indicated on the drawings for landscaped areas.

Final trim levels to allow for:

- 300 mm depth of imported topsoil
- 50 mm depth of imported topsoil for turf
- As backfill for street trees
- Pocket planting

Cultivation

The subgrade is to be cultivated to a depth of;

- 100 mm in turf
- 300 mm gardens

Cultivation is to include the removal of undesirable material such as stones exceeding 20 mm and any weeds, rubbish or other deleterious material brought to the surface during cultivation.

Cultivate manually within 300 mm of paths or structures and do not disturb services or tree roots. If necessary, cultivate these areas by hand. In areas of rock, break up subgrade to a depth of 150 mm, remove rock and replace with free draining backfill.

General

Imported topsoil is to be supplied as a premium grade soil mix in compliance with AS 4419 (2018).

All new soil must:

- Be a friable and porous nature
- Contain no refuse or material toxic to plant growth
- Be free of weeds and weed seeds, bulbs, corms and vegetable propagules
- Be free of extraneous matter (stones, lumps, root matter or sticks) larger than 50 mm in size
- Have an organic matter content of at least 3% by mass
- Have a pH neither less than 5.5 nor more than 7.5
- Have a salt content not exceeding 0.06% by mass
- Be suitable for phosphorus sensitive plants

A certificate from the supplier certifying the soil's properties may be requested.

Provide delivery dockets for all topsoil. Show volumes, soil types, purchaser, and all relevant signatures to confirm the above.

Soil

Garden Bed Mix - Australian Native Landscapes - A Horizon - "Premium Garden Mix" or similar product with equivalent properties.

Infiltration Filter Media Supportive Vegetation Requirements

To ensure filter media can support a range of vegetation types testing is to be undertaken as per FAWB soil guidelines Appendix C item 2.3 Soil-Based Filter Media: Properties

Should filter media not meet requirements a soil conditioner is to be added (Terracottem or similar) at a rate of 100gm TCU /m2 and cultivate to 200mm (500gm TCU/M3) .

Installation

Topsoil is to be applied as follows:

- Minimum compacted thickness of 300 mm depth for gardens
- Minimum compacted thickness of 50 mm depth to all turfed areas
- As backfill/pocket planting

Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:

- Required finished levels and contours may be achieved after light compaction
- Required finished levels and mounding may be achieved after light compaction

Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface that has the following characteristics:

- Smooth and free from stones or lumps of soil
- Graded to drain freely, without ponding, to catchment points
- Graded evenly into adjoining ground surfaces
- Ready for planting

If it is necessary to stockpile topsoil on site do so in locations as directed by the Superintendent, to heights not exceeding 900 mm. Protect from wind and provide sediment erosion controls.

Contamination

Where diesel oil, cement or other phytotoxic material has been spilt on the subsoil or topsoil, excavate the contaminated soil, dispose of it off the site, and replace it with site soil or imported topsoil to restore design levels.

Finishing

Feather edges into adjoining undisturbed ground.

MULCH / GEOFABRIC

General

Tea Tree or Pine Bark Mulch to be installed to a depth of 100 mm using horticultural grade mulch.

Sugar Cane Mulch to be installed to a depth of 150 mm.

All mulches used for landscape planting shall consist of organic material complying with the requirements of AS4454.

Ensure that mulch is free of seed and deleterious or extraneous material particularly leaf and plant matter of weed species.

Samples

Mulches 5kg each type

Finishing

Finish flush with adjoining edges and kerbs

Grade away from stems of new plants to avoid collar rot

Rake to an even grade and depth generally throughout planting bed

15 to 25 mm Pine Bark or Tea Tree Mulch

Mulch Locations:

- All Gardens

Geofabric

Matting to be 100% organic and biodegradable within a 6 month period.

Ensure maintenance is undertaken to expand matting around establishing plants to prevent strangulation.

Matting to have pre-cut holes for proposed planting densities.

Matting Locations:

- All bioretention areas and adjoining embankments to have erosion control matting laid prior to installation of plants.

Product: Jutemaster Fine

Supplier: Treemax

Installation: As per manufactures guidelines

PLANTING

General

All plant materials are to be true to species as identified on landscape drawings.

Order all plants in advance and confirm availability of scheduled species and quantities.

Witness Points

Give not less than 3 days' notice so that inspection may be made of the following:

- Set-out of plant material
- Installation of plant material

Samples

Provide 2 samples of each species in the specified pot size for approval by the superintendent prior to delivery of the total quantity.

All plant material should be installed immediately if this is not possible, all material shall be adequately protected from sun, rain and winds and be properly cared for to the satisfaction of the Superintendent.

Plan Compliance

All plant stock shall be of the size and species specified on the plans. If the specified species are not available, contact the superintendent's representative prior to ordering or purchasing substitutes.

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Drawing Title

Stage 2 - Landscape
Notes Sheet 1 of 2

4063-1022

Drawing Number

4063/LA07

Revision

SPECIES QUALITY

Tree stock to comply with AS 2303-2015 Tree Stock for Landscape Use.

All new plants are to be supplied as Grade 'A' commercially grown nursery stock suitable for external conditions of the intended region.

All plants are to be well formed, hardened off, and disease free.

They will be container grown in potting soil with root systems firmly established but not pot bound and with no large roots growing out of the container.

Form and habit will be consistent with normal growth habit of the particular species.

Plants must not be cut back so severely that growth and development of natural form has been severely retarded. Pruning scars should be clean cut to leave little or no protrusion from the trunk or branch.

Plants should show no visible evidence of weeds or pests at the time of purchase and planting.

Planting

Plants are to be removed from containers with minimum disturbance to the root ball. Ensure that the root ball is moist and placed plumb in its final position in the centre of the hole with the surface flush with surrounding finished ground levels.

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain.

Thoroughly water plants prior to and immediately after planting, and as required to maintain growth rates free of stress throughout the establishment period.

One label indicating species name to be left on each species in planted area.

Do not vary the plant locations or quantities from those indicated on the landscape drawings. If variations are necessary, seek direction form the Site Superintendent.

Notify in writing of all soil or other drainage conditions which are considered detrimental to the growth of plant materials. State condition and submit proposal for correcting condition if feasible including change in cost, if any.

Excavate hole in topsoil and place fertiliser granules (quantity as recommended by the manufacturer) in the base of the hole prior to planting.

Where natives are used use a native plant low phosphorus slow release fertiliser.

Remove plant from pot. Place the plant into the hole so that the top of the soil level in the container matches the surrounding level. Backfill around the plant with well broken-up topsoil,

Backfill with the appropriate soil mixture and remove any debris detrimental to normal plant growth. Lightly tamp and water in to eliminate air pockets. Ensure that backfill is not placed over the top of the root ball and that the plant stem is vertical.

Warranty: True to Species

At the time of delivery all plants supplied under these works are to be true-to-species and type, and free of disease, fungal infection and/or any other impediment to their future growth and that they have been fully acclimatised for the conditions of the site. All plant stock shall be of the size and species specified on the plans. If the specified species are not available, contact the superintendent's representative prior to ordering or purchasing substitutes.

Fertiliser

Apply fertiliser at the rates and methods recommended by the manufacturers as follows:

- Native Species: N:P:K: ratio of 17.9: 0.8 :7.3 (equal to 'Osmocote native Gardens')
- Exotic Species: N:P:K: ratio of 19.4 : 1.6 : 5 (equal to 'Osmocote Total All Purpose')
- Turf: N:P:K ratio of 13.2:14 (equal to 'Growforce 301')

Stakes and Ties

Forest Tube staked with 3 x 600 mm bamboo stakes with biodegradable tree sleeve

45 litre tree stock is to be staked with 1 x 50 x 50 x 1800 mm hardwood timber stakes

100 litre tree stock is to be staked with 3 x 50 x 50 x 2400 mm hardwood timber stakes

Stakes are to be straight, free from knots and pointed at one end.

Drive stakes into the ground to at least one third of their length avoiding contact and damage to the root ball and existing services.

Ties to be 50 mm wide hessian webbing installed in figure of eight around stem. Ties to be securely fixed to stakes, one at half the height of the main stem of the tree, the other where necessary to stabilise the plant.

Root Barrier

Install root barrier where new tree is planted within 2 metres of infrastructure (including pavements, kerbs, footpaths & sewer mains) to a minimum depth of 0.45 metres for a length of 3 metres either side of tree trunk, i.e. 6 metres total length per tree.

Install barriers and joining tape in accordance with the manufacturers installation instructions and details.

Where infrastructure is installed adjacent to existing trees the root barrier dimensions will be determined on a site specific basis in consultation with council's arborist.

Manufacturer: Arbor Green

Product: 'Rootstop Linear Barrier' (450)

Insect Attack / Disease

Immediately report any evidence of insect attack or disease amongst plant material.

Where required, spray with insecticide, fungicide or both in accordance with the manufacturers' recommendations. Use products which have been approved for use near waterways and are environmentally sustainable. Submit proposal and obtain approval before starting this work.

Provide Material Safety Data Sheet for any proposed pesticides for approval by Superintendent and in accordance with statutory requirements.

Turf

Turf species: Wintergreen Couch

Turf is to be supplied from a registered grower of cultivated turf and delivered to site for installation within 24 hours of cutting.

A sample roll of turf is to be provided for approval by the Superintendent prior to delivery of the total quantity.

Turf must be laid within 36 hours of cutting. Turf is to be of even thickness and free from weeds and other foreign matter. Keep turf moist at all times during transport and site storage. Fertiliser is to be applied and mixed into topsoil as specified before turf is placed. Fertiliser is also to be applied following the first mowing and continuously as necessary in accordance with the manufacturer's recommendations.

Prior to placement of turf, ensure that surface levels adjacent to kerbs and footpaths are to finish approximately 20 mm below the top of kerb to allow for turf thickness.

Lay turf in a stretcher pattern parallel to slope contours with joints staggered and closely butted. Spread additional topsoil to fill in all joints and hollows and where necessary. Finish turf flush with adjacent surfaces. Lightly tamp to an even surface and water in to a deep soak immediately after laying.

Irrigate thoroughly to a depth specified by the specialist grower. Continue irrigation as necessary to maintain moisture to this depth and to maintain the turf in a healthy condition.

Weather conditions will dictate the watering schedule for new turf, however new turf must be kept moist for three weeks to encourage robust roots and knitting together of laid rolls.

The Contractor shall use a sharp mower to 'first-cut' new turf 10 to 14 days following installation, however mowing of new turf must not be attempted until turf is firmly rooted and secure in place. No more than 1/3 of the grass height shall be removed during the 'first cut'.

MAINTENANCE

General

The Contractor shall have the care and maintenance of all soil and planting works during the construction period for the Plant Establishment Period.

The planting establishment period commences at the date of practical completion.

Maintenance and establishment shall mean the care and maintenance of all landscape works to promote healthy and vigorous growth by implementing acceptable horticultural practices, as well as rectifying any defects that become apparent in the work under normal conditions and according to the season. This shall include, but not limited to the following items where required:

Plants

Settlement of planting which inhibits the natural growth and form shall be lifted and made good with additional topsoil as required and replacement mulch to achieve finished grades.

Replacement of defective / damaged / dead plant material is to be undertaken by the contractor at their own expense. All trees and shrubs that are unhealthy, damaged or dead are to be replaced with a similar size, quantity and identical species to the tree or shrub which has failed, unless directed otherwise. All replacement trees shall be approved by the superintendent.

Plants are to be pruned and maintained to prevent foliage and branches overhanging or impinging on areas of public access and movement.

Where existing planting is within the landscape contract area, maintain it as for the corresponding classifications of new planting.

Soil

The Contractor shall make good any erosion or subsidence of soil which may occur. Pavements, paths and roadways shall be kept clear of soil, mulch and any other debris or litter and staining.

Watering

Ensure that all plants maintain growth free of water stress at all times. All plants are to be watered on a regular weekly basis through periods of dry weather. A minimum of 15 litres is to be applied to each tree and 5 litres for smaller plants for each watering session. Ensure that the watering dish effectively retains water prior to soaking.

Weed Control

Mulched basins around each tree are to be kept free of weeds at all times during the maintenance period. Weeds are to be sprayed with non-residual glyphosate herbicide in accordance with the manufacturers recommended rate and method. Weed spray unit to have protective collar to prevent inadvertent poisoning of planted species. If necessary weeds within garden bed areas are to be manually removed.

Mulch

Maintain the surface in a clean and tidy condition and reinstate as necessary. Top up mulch to base of all trees and planting beds to ensure that the required depth is maintained. Supplementary mulch shall match the specified type.

Erosion Control Matting

All areas of erosion control matting are to be monitored for consistent decomposition to enable species establishment. Where plant growth is trapped or being hindered by slow decomposition the geofabric is to be cut with a sharp knife or scissors to enlarge to whole to prevent plant strangulation.

Turfed Areas

Commence grass maintenance at the completion of installation. Maintain healthy, weed free growth throughout the maintenance period by undertaking maintenance work including, but not limited to;

Mowing - Mow when grass height exceeds 80 mm. Maintain the grass height within the required range of 50 +/-15 mm.

Watering - Grass must not be allowed to dry out during the establishment period. Damaged areas are to be re-established immediately in accordance with the specified method and species.

Top Dressing - When the turf is established, mow, remove cuttings and lightly top dress with top dressing soil mix to a depth of 10 mm. Rub the dressing well into the joints and correct any unevenness in the turf surface.

Log Book

Keep a log book recording when and what maintenance work has been done and what materials, have been used. Make the log book available for inspection on request and issue upon completion of establishment period. A Hazardous Substance Register is to be provided as part of the Log book submission.

Defect Liability

Defects liability for all construction works is as set out in the Head Contract and unless noted otherwise is to be twenty six (26) weeks.

Warranty: Maintenance

Parties: Supplier(s) to the principal.

Form: Maintain all plant materials sourced and secured by the supplier throughout the procurement and pre-transplanting maintenance period. Cover the cost of purchase, labour, equipment, transport and materials to replace any losses, with plant materials of equivalent sizes and quality during the warranty period. Ensure that it is physically possible for any or all of the on-site plant material to be successfully prepared and transplanted.

Warranty period:

Commencement: The date of contract.

Completion: To cease in respect of any particular plant material upon issue of a delivery notice issued by the contractor upon delivery to site.

Earliest delivery date: One week after the date of contract.

DEVELOPMENT APPLICATION

Rev.	Description	Date	Des.	App. Chk.
Amendments				

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This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the referred client.

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quality solutions sustainable future

Project Title

Bellorana - 15-23 Watson Street

Client

RFB1

Designed	RE	Drawn	KWG	Checked
Approved	RE	Date	13/09/2022	RE
XREFs				
Scale				
metres		Not To Scale		

Drawing Title

Stage 2 - Landscape Notes Sheet 2 of 2

4063-1022

Drawing Number

Revision

4063/LA08