

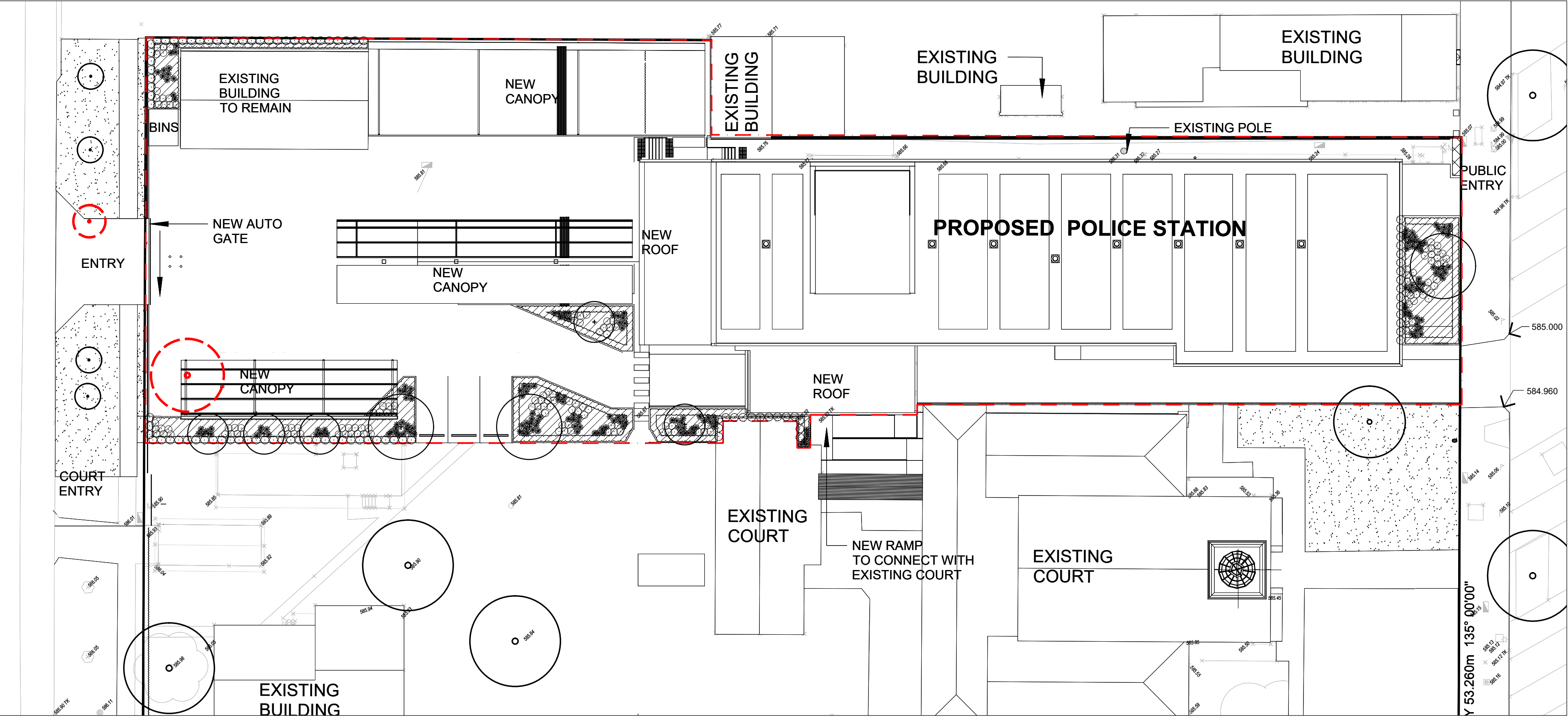
Inverell Police Station

Landscape Development Application

109 Otho Street, Inverell

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
101	Landscape Plan	1:100
102	Landscape Plan	1:100
501	Landscape Details	N/A



Site Plan | 1:250

PLANT SCHEDULE

Symbol	Botanic Name	Common Name	Size (m)	Pot size	Spacing
TREES					
AB	<i>Acer rubrum</i> 'Bowhall'	Red Maple	10 x 5	200L	As Shown
Li	<i>Lagerstroemia indica</i> x <i>L.fauriei</i> 'Natchez'	Crape Myrtle (White)	8 x 6	200L	As Shown
Pc	<i>Pistacia chinensis</i>	Chinese Pistacio	8 x 6	200L	As Shown
SHRUBS AND ACCENTS					
CAB	<i>Correa</i> 'Autumn Blaze'	Autumn Blaze	0.3 x 1	300mm	As Shown
CBJ	<i>Callistemon</i> 'Better John'	Callistemon	0.7 x 0.7	300mm	As Shown
CLW	<i>Crowea exalta</i> 'Low Dome'	Waxflower	0.4 x 0.5	300mm	As Shown
CM	<i>Callistemon</i> 'McArthur'	Callistemon	1.8 x 1.5	300mm	As Shown
EPP	<i>Escallonia</i> 'Pink Pixie'	Pink Pixie	0.8 x 0.8	300mm	As Shown
GCG	<i>Grevillea</i> 'Canterbury Gold'	Canterbury Gold	1 x 2	300mm	As Shown
PRF	<i>Photinia</i> 'Red Fence'	Red Fence	1.5 x 1	300mm	As Shown
RSM	<i>Rhaphiolepis indica</i> 'Snow Maiden'	Snow Maiden Indian Hawthorn	1 x 0.5	300mm	As Shown
GRASSES AND GROUNDCOVERS					
Aa	<i>Ajuga australis</i>	Australian Bugle	0.5 x 1	150mm	5/m2
GDG	<i>Gazania</i> 'Double Gold'	Double Gold	0.2 x 0.6	150mm	5/m2
GSJ	<i>Gazania</i> 'Sunset Jane'	Sunset Jane	0.4 x 0.3	150mm	5/m2
Hh	<i>Heuchera</i> Hybrid	Coral Bells	0.6 x 0.3	150mm	5/m2
LJR	<i>Liriope muscari</i> 'Just Right'	Liriope 'Just Right'	0.5 x 0.5	150mm	5/m2
LS	<i>Lomandra</i> 'Sungold'	Sungold Lomandra	0.6 x 0.6	150mm	5/m2
PSB	<i>Pandorea</i> 'Slender Bells'	Slender Bells	2 x 0.4	150mm	5/m2
SPF	<i>Scaevola</i> 'Purple Fusion'	Purple Fusion	0.2 x 1.5	150mm	5/m2
Vh	<i>Viola hederacea</i>	Native Violet	0.1 x 0.5	150mm	5/m2

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B	For Submission	JM	NM	29.04.2020
A	Draft For Review	JM	NM	24.04.2020
Issue	Revision Description	Drawn	Check	Date

LEGEND

SITE IMAGE



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Client:
NSW Police Force

Project:
Inverell Police Station
109 Otho Street, Inverell

Drawing Name:
Landscape Coversheet

DEVELOPMENT APPLICATION

Scale:
Job Number:
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Issue:
SS20-4391
000 B

CAMPBELL STREET

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Scope of Works

Existing Tree Retained

Existing Tree Removed

Proposed Trees
(refer to Planting Schedule)

Proposed Planting
(refer to Planting Schedule)

Existing Turf

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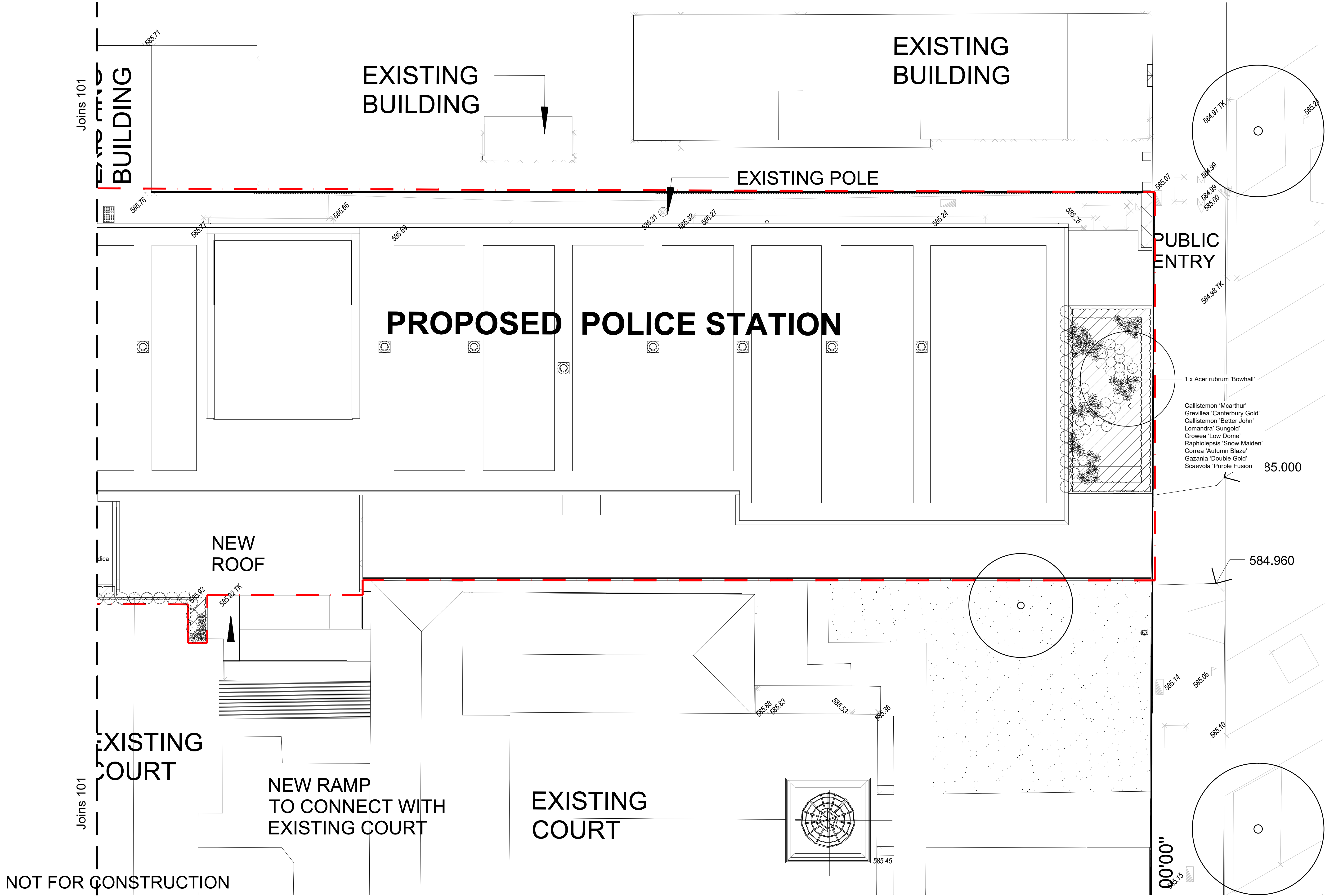
DEVELOPMENT APPLICATION

Scale: 1:100 @ A1
Job Number:
SS20-4391

0 1 2 3 4 5m
Drawing Number:
101 Issue:
B

Joins 102

Joins 102



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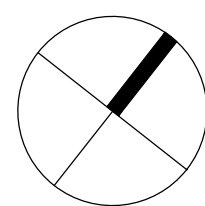
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	Existing Tree Retained		Proposed Planting (refer to Planting Schedule)
	Existing Tree Removed		Existing Turf



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0 1 2 3 4 5m
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SPECIFICATION

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EARTHWORKS

Excavation, Trimming and Filling

Except as otherwise note in the contract, bulk excavation is excluded from the landscape works. Trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks.

SOFTWORKS

Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge;
- Smooth and free from stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment points;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags

marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants

- Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:
- Large healthy root systems, with no evidence of root curl, restriction or damage;
 - Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
 - Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
 - Grown in final containers for not less than twelve weeks;
 - Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
 - Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation

Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths and all trunk service trenches, where their proximity poses a threat to the stability of the infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm, after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

- Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
- Plants (>25 lt): 1 off 38 x 38 x 1200mm;
 - Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
 - Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants;

- Pruning;
- Insect and pest control;
- Fertilising;
- Stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best.

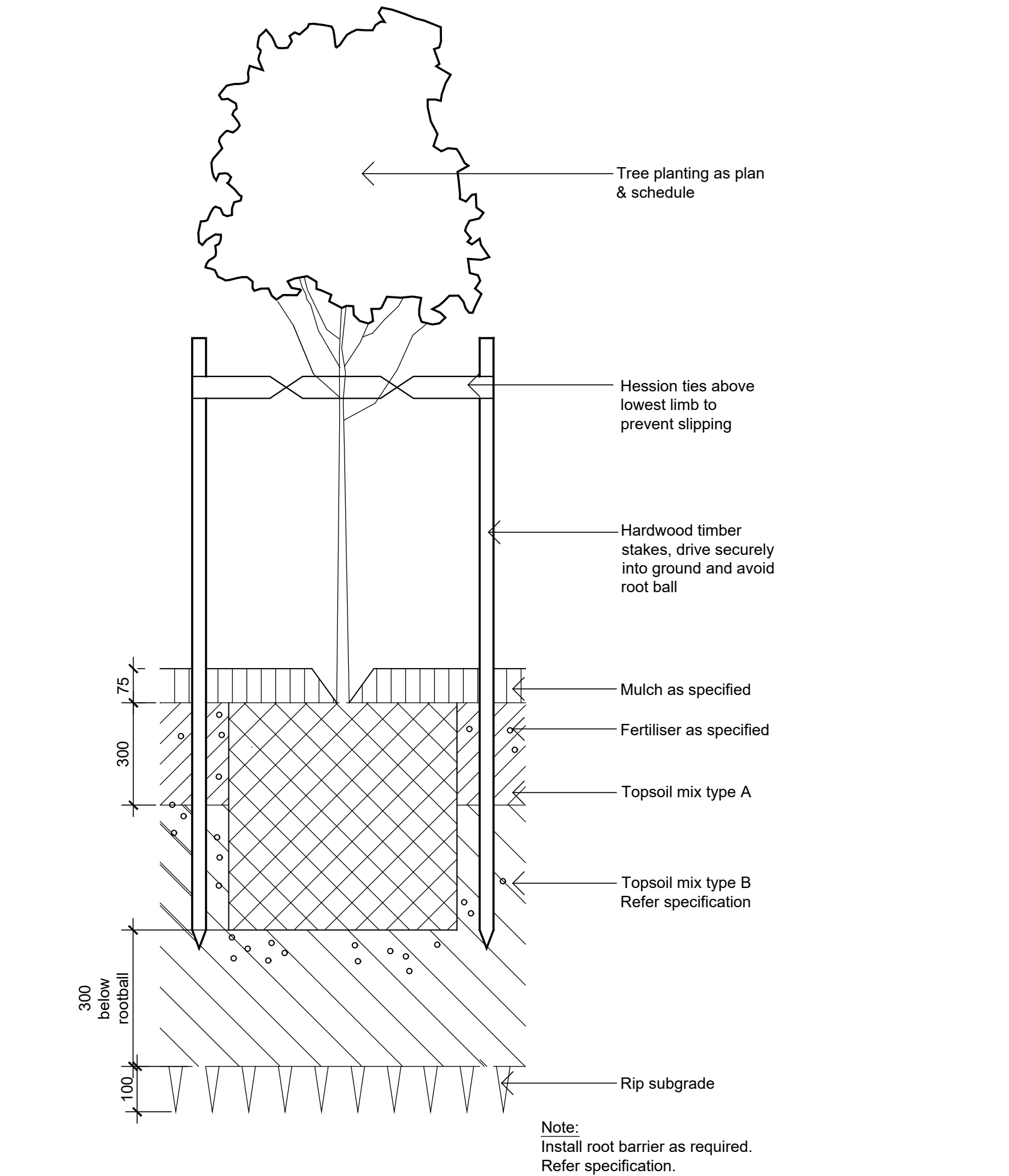
Maintenance Activities

Schedule the following activities to occur on a timely basis.

- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.
- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type.
- **Insect and pest control** - Avoid spraying:
 - if ever possible;
 - in wet weather or if wet weather is imminent;
 - if target plants are still wet after rain;
 - in windy weather; and
 - if non-target species are too close.Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in the logbook all relevant details of spraying activities including:
 - Product brand / manufacturer's name,
 - Chemical / product name,
 - Chemical contents,
 - Application quantity and rate,
 - Date of application and location,
 - Results of application, and
 - Use approval authority.
- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:
 - Product brand / manufacturer's name,
 - Fertiliser / product name,
 - Application quantity and rate, and
 - Date of application and location.
- **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).
- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified.
- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required. Provide additional watering, if necessary.
- **Erosion control** - Where necessary, maintain the erosion control devices in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary.
- **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set.

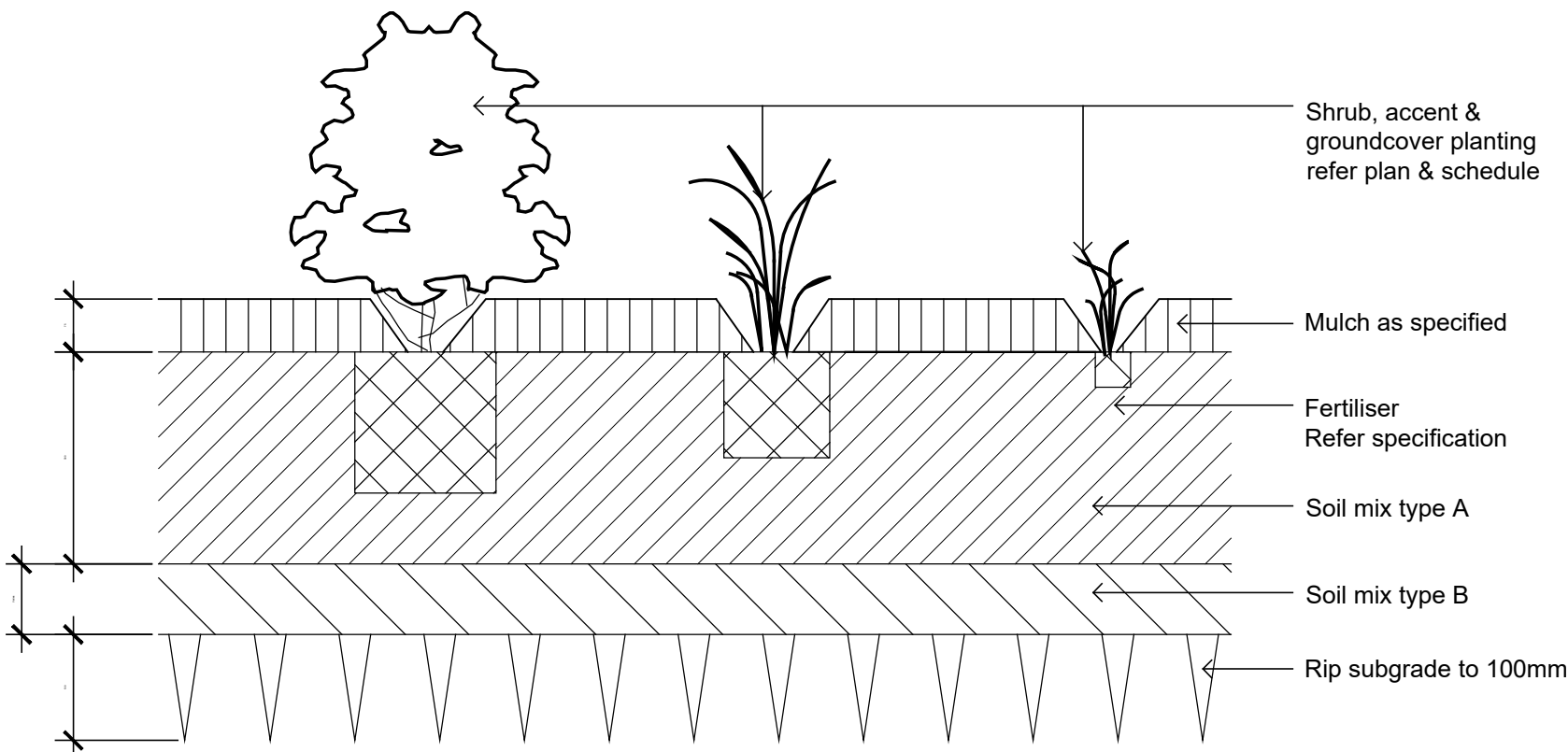
Maintenance Program

	Activity	Frequency						Action
		D	W	2W	3W	M	3M	6M
1	Logbook	+	+		+			
Complete a logbook entry every day at site and at least every two weeks. All actions listed below require a logbook entry. Upon request, make the logbook available for inspection. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis. Please note that more frequent, short, occasional inspection should result in less maintenance work when problems are observed earlier than they might otherwise have been seen.								
2	Plant Replacement		+		+			
Inspect and replace failed plants within 2 weeks of observation of failure. Match species, size (original) and location of new with old.								
3	Mulch		+		+			
Inspect and replace mulch deficiencies within 2 weeks of observation. Prior to placing new mulch aerate the soil by fork turning to a depth of at least 100mm, roughly level the soil and then place mulch. Do not disturb major plant roots while aerating soil.								
4	Erosion Control		+					
Inspect every two weeks and repair ground, soil and mulch immediately. Maintain erosion control device as necessary.								
5	Stakes and ties		+					
Inspect every two weeks, adjust and/or replace as necessary but remove as plants mature and are able to support themselves.								
6	Weed and Rubbish removal		+					
Inspect and remove immediately upon observation. Leave no waste on site. Dispose of waste material at a designated waste disposal site								
7	Pruning		+					
Inspect every 2 weeks and prune as necessary to remove dead wood, improve plant shape and promote healthy vigorous new growth.								
8	Spraying		+					
Inspect every 2 weeks and action as necessary. Do not spray if other non-chemical methods will satisfy the need to remove insects. Spray for disease control only when absolutely necessary.								
9	Urgent Works		+					
Complete within 1 week (7 days) of notification. Inspect and clear drains.								
10	Planting and fertilising		+			+		
Inspect every 2 weeks and remove spent flowers and dead stalks as they become apparent. Fertilise gardens every 3 months or other frequency in accordance with fertiliser manufacturer's directions.								
11	Watering		+	+				
Water when and where necessary every day at site and at least every 2 weeks generally. Do not allow soil and plants to dehydrate. Allow for prolonged rain, windy and dry periods. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day.								
12	Mowing, top dressing and edging		+		+		+	
Summer fortnightly. Winter monthly. Top-dress 6 monthly.								



75-200L Tree Planting on Grade

1:10



Shrub, Accent & Groundcover Planting on Grade

1:10

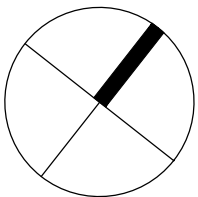
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