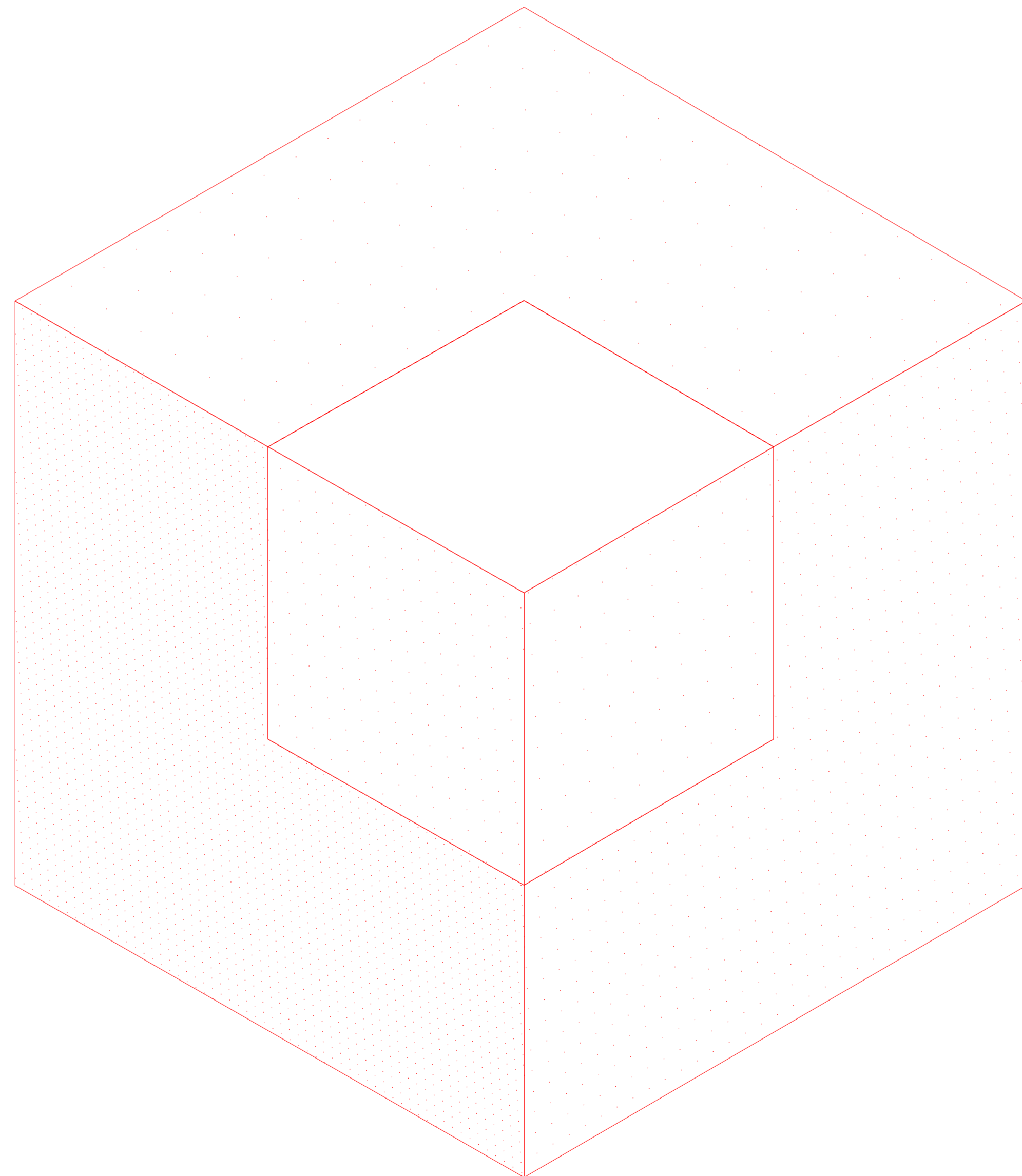


LANDSCAPE ARCHITECTURAL DRAWINGS

STAGE 8 STREETSCAPES

BANYAN PLACE

70-100 LECKY ROAD, OFFICER 3809

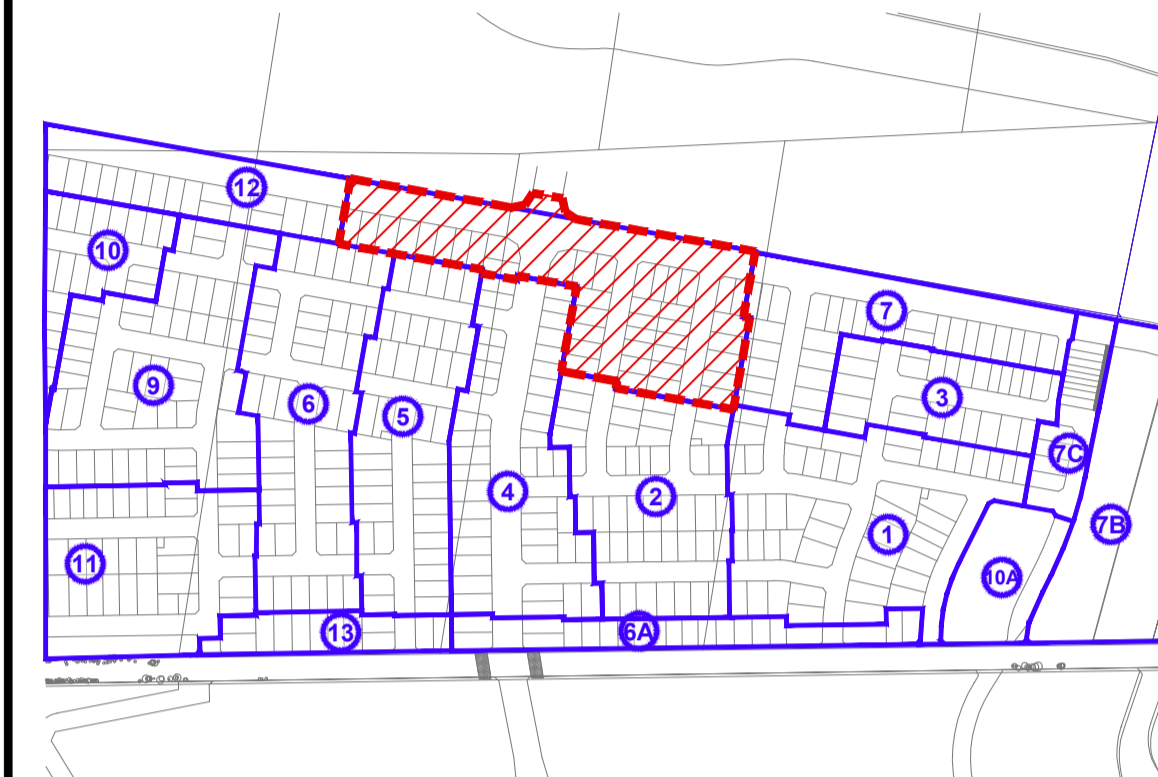


CONTEXT PLAN (NOT TO SCALE)



KEY PLAN (NOT TO SCALE)

STAGE EXTENT SHOWN DASHED RED



GENERAL NOTES

- UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS ALL MEASUREMENTS, LENGTHS, HEIGHTS AND DISTANCES TO BE DETERMINED FROM DIMENSIONS AND NOT SCALED OFF THE DRAWINGS.
- BEFORE COMMENCEMENT OF ANY WORKS IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONTACT DIAL BEFORE YOU DIG. (TEL: 1100) FOR INFORMATION ON SERVICES IN THE AREA SHOWN ON THE PLAN (WWW.DIALBEFOREYOULDIG.COM.AU).
- THE LOCATIONS OF UNDERGROUND AND BUILDING SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL SERVICES AND COORDINATE WITH THE BUILDER FOR CONNECTION POINTS PRIOR TO COMMENCING ON SITE.
- THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO SERVICES DURING LANDSCAPE WORKS.
- ANY CHANGE IN PLANT SPECIES MUST HAVE THE APPROVAL OF THE SUPERINTENDENT AND RESPONSIBLE AUTHORITY.
- ALL TREES AND PLANTS SHALL BE PLANTED IN LOCATIONS SHOWN ON THIS PLAN, UNLESS OTHERWISE APPROVED BY THE RESPONSIBLE AUTHORITY.
- THE SUPERINTENDENT AND RESPONSIBLE AUTHORITY ARE TO INSPECT TREES AND PLANT STOCK SUPPLIED BY THE CONTRACTOR PRIOR TO PLANTING.
- ALL PROPERTY BOUNDARIES TO BE PEGGED OUT OR FENCED BY THE PRINCIPAL'S SURVEYORS PRIOR TO SET OUT OF LANDSCAPE WORKS.
- ALL CONSTRUCTION WORKS AND RELATED ACTIVITIES ARE TO BE CONTAINED WITHIN THE SITE BOUNDARY AND ARE NOT TO EXTEND OR INFILTRATE INTO THE ADJACENT PROPERTIES. ALL WASTE AND EXCESS MATERIALS TO BE REMOVED FROM SITE AND DISPOSED OF TO LEGAL POINT OF DISCHARGE.

DRAWING TITLE	SHEET NO.
COVER PAGE	L01
SITE PLAN	L02
LANDSCAPE DETAILS	L03

TAYLORS

Urban Development | Built Environments | Infrastructure
T: +61 3 9501 2800 | E: info@taylors.com.au | W: www.taylors.com.au
Taylors Development Strategies - ABN 48 042 392 373

Job No. 21811/LA | BANYAN PLACE | STAGE 8 STREETSCAPES | DLP | REV B

Date 18/12/2023

By: NDO Ctd: KAS

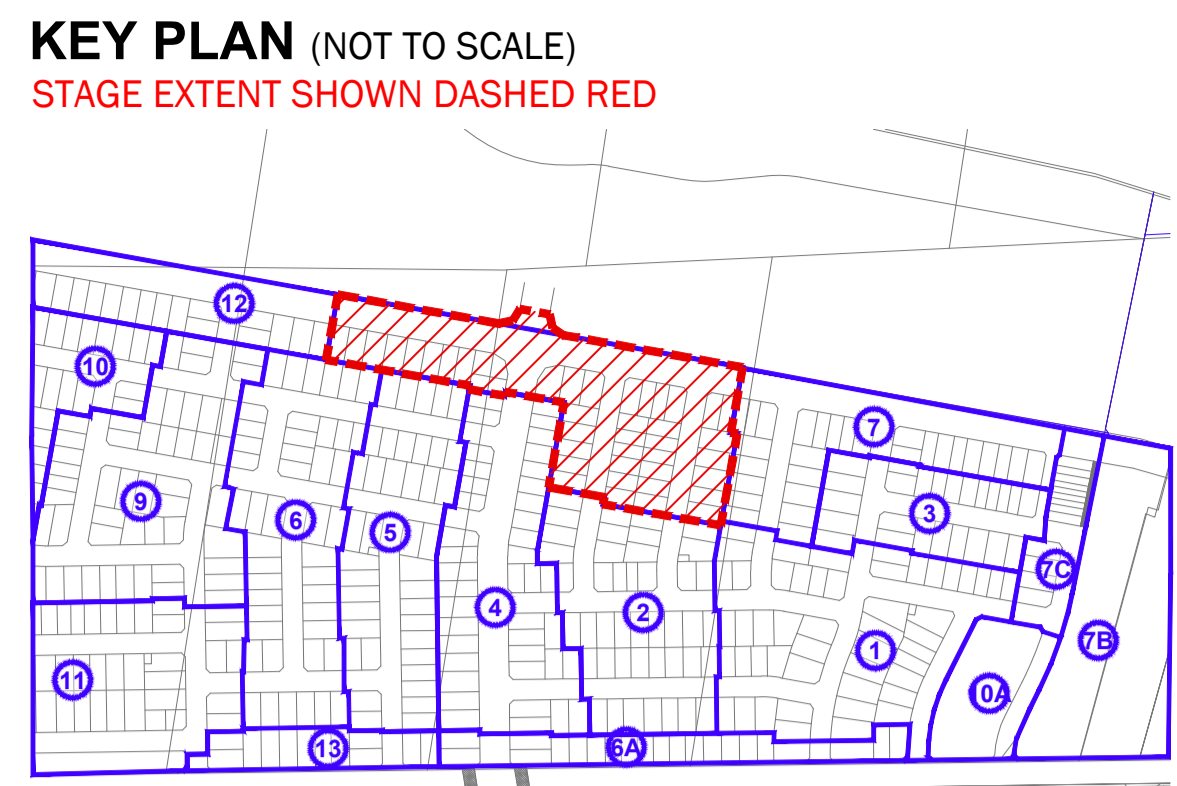
ENDORSEMENT ISSUE
NOT FOR CONSTRUCTION

70-100 LECKY ROAD
OFFICER VIC 3809
CARDINIA SHIRE COUNCIL

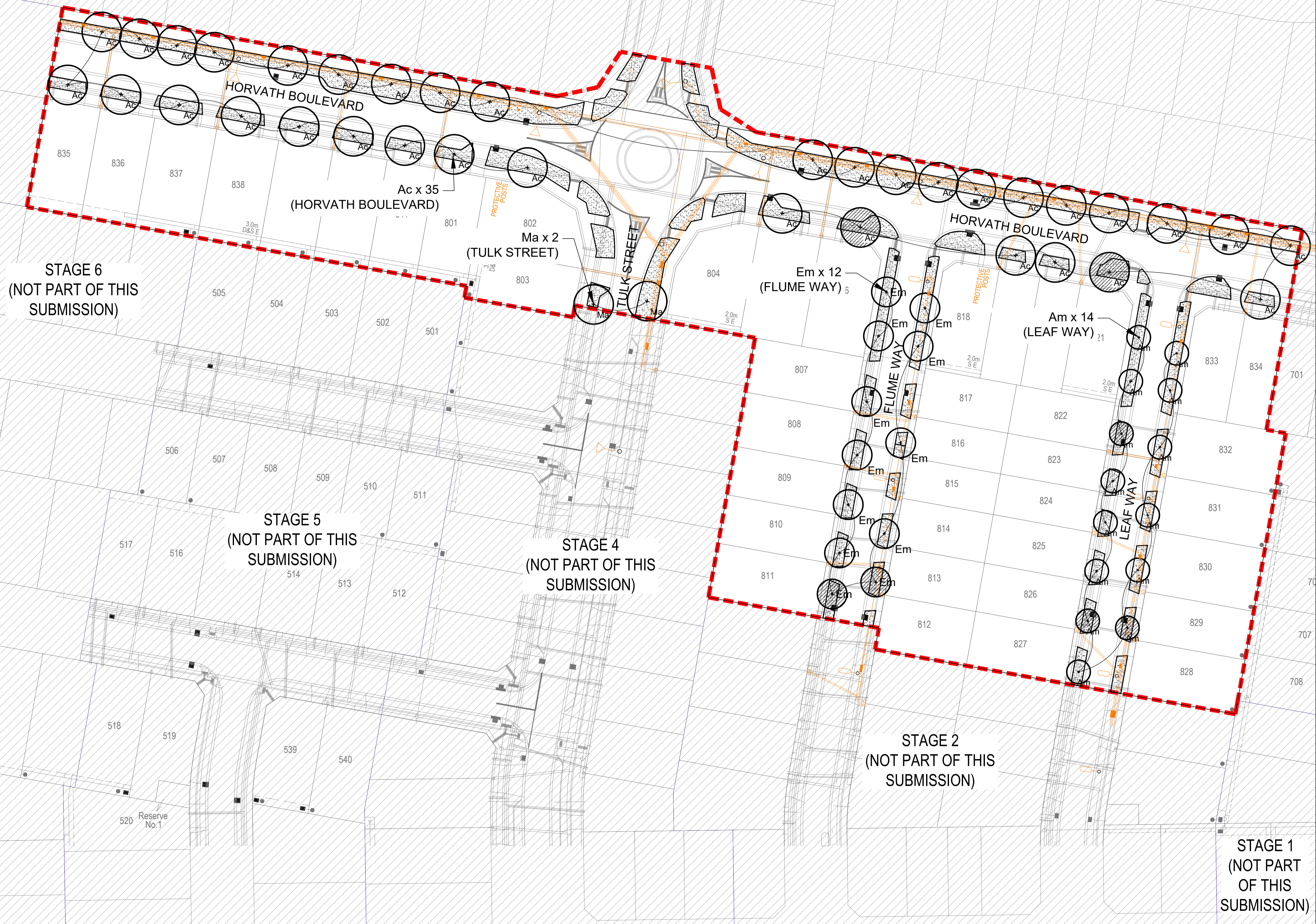
DETAILED LANDSCAPE PLAN
L01: COVER PAGE

CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H X W)	POT SIZE	CALLIPER / HEIGHT	QUANTITY
LEAF WAY						
Am	<i>Acacia melanoxylon</i>	Blackwood	12 x 8m	45Lt	30mm cal. / 2.2m high	14
FLUME WAY						
Em	<i>Eucalyptus meliadora</i>	Yellow Box	14 x 10m	45Lt	30mm cal. / 2.2m high	12
HORVATH BOULEVARD						
Ac	<i>Angophora costata</i>	Smooth-barked Apple	16 x 10m	45Lt	30mm cal. / 2.2m high	35
TULK STREET						
Ma	<i>Melia azedarach</i>	White Cedar	10 x 8m	45Lt	30mm cal. / 2.2m high	2
						TOTAL
						61

NOTE - All tree stock installation measurements are to conform to AS2303:2015; Appendix D



FUTURE PRECINCT 2
(SUBJECT TO SEPARATE APPLICATION)



LEGEND

- Proposed tree planting (refer to planting schedule)
- Proposed tree planting (tree location to be confirmed at site set out once exact service locations are known)
- Proposed Naturestrip (Hydromulch turf kikuyu)
- Underground Services
- Public Lighting Poles (to be confirmed onsite)

GENERAL SET OUT, LEVELS & SERVICES
SET OUT IS TO BE UNDERTAKEN BY A LICENSED SURVEYOR AND APPROVED BY THE SUPERINTENDENT AND RELEVANT COUNCIL OFFICER PRIOR TO CONSTRUCTION. LEVELS SHOWN ON SITE ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

LOCATION OF ALL SERVICES ARE TO BE CONFIRMED ON SITE. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR FURTHER DETAIL. THE CONTRACTOR IS TO CONTACT 'DIAL BEFORE YOU DIG' PRIOR TO ANY EXCAVATION OR TREE PLANTING WORKS.

DRAINAGE DESIGN
DRAINAGE DESIGN IS INDICATIVE ONLY AND IS SUBJECT TO SET OUT ON SITE WITH THE CONTRACTOR, SUPERINTENDENT AND COUNCIL OFFICER. FINAL DETAILS OF DRAINAGE OUTLET AND TAPPING POINT ARE TO BE DISCUSSED ON SITE AND APPROVED IN WRITING BY THE RELEVANT COUNCIL OFFICER.

DRAWING ACCURACY
THIS DRAWING HAS BEEN PREPARED UPON ENGINEERING PLANS WHICH MAY HAVE BEEN SUPERSEDED. THE CONTRACTOR IS TO ADVISED TO CONSULT WITH OTHER TRADES, THE CONSTRUCTION MANAGER AND SUPERINTENDENT SHOULD ANY DISCREPANCIES BECOME APPARENT DURING CONSTRUCTION.

NOTE:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF ANY EXCAVATION OR STAKING WORKS.

All trees supplied must meet the criteria of **AS2303-2018: Tree Stock for Landscape Use** & be healthy specimens free of pests and diseases. trees to be well watered of a maximum of 24 hours prior to planting

Set 3 of 38x38x2400mm hardwood stakes vertically and clear of root ball and canopy at 900mm spacing, offset a min. 200mm from underground services to ensure no damage is caused to services. stakes **must** be positioned so as to prevent damage to structural branches and prevent rubbing on branches.

Position tree in hole with the top of the rootball at the same height as the surrounding ground and backfill with 50/50 blend of site soil and imported organic topsoil. imported organic topsoil must be as per **AS:4419 2003: Soils for Landscape & Gardens**. at the time of planting, if the roots are matted, slice the bottom 50mm off and apply the spade to the bottom in each quadrant.

50mm wide hessian ties of good quality wrapped around the trunk and nailed or stapled to the stake. tree tie is to be positioned as high as possible, looped around the trunk and not the branches, and be loose, however still be tight enough to prevent excessive movement.

Apply 500gms of gypsum to the planting site at a radius of a minimum 1200mm diameter from centre of hole

Apply and spread WCC approved raw coarse mulch (as per AS4454-2012) to a depth of 150mm and 1200mm diameter from tree

Position p.v.c. water well with the top of the water well no greater than 150mm above G.L. and in straight position parallel to the naturestrip. Apply 500gms of gypsum to inside of hole. lightly compact soil at the base to prevent settling.

Apply WCC approved raw coarse mulch (as per AS4454-2012) to 25mm depth inside the water well. no mulch is to be touching the tree.

Apply 500gms of gypsum to inside of hole. lightly compact soil at the base to prevent settling.

Excavate a planting hole with sloping sides 3 times the width of the rootball, break up sides and base. if digging in soil of low permeability, the hole should be wider and deeper. in this instance backfill will be required at base of hole.

Augers are not to be used for excavation of the planting hole.

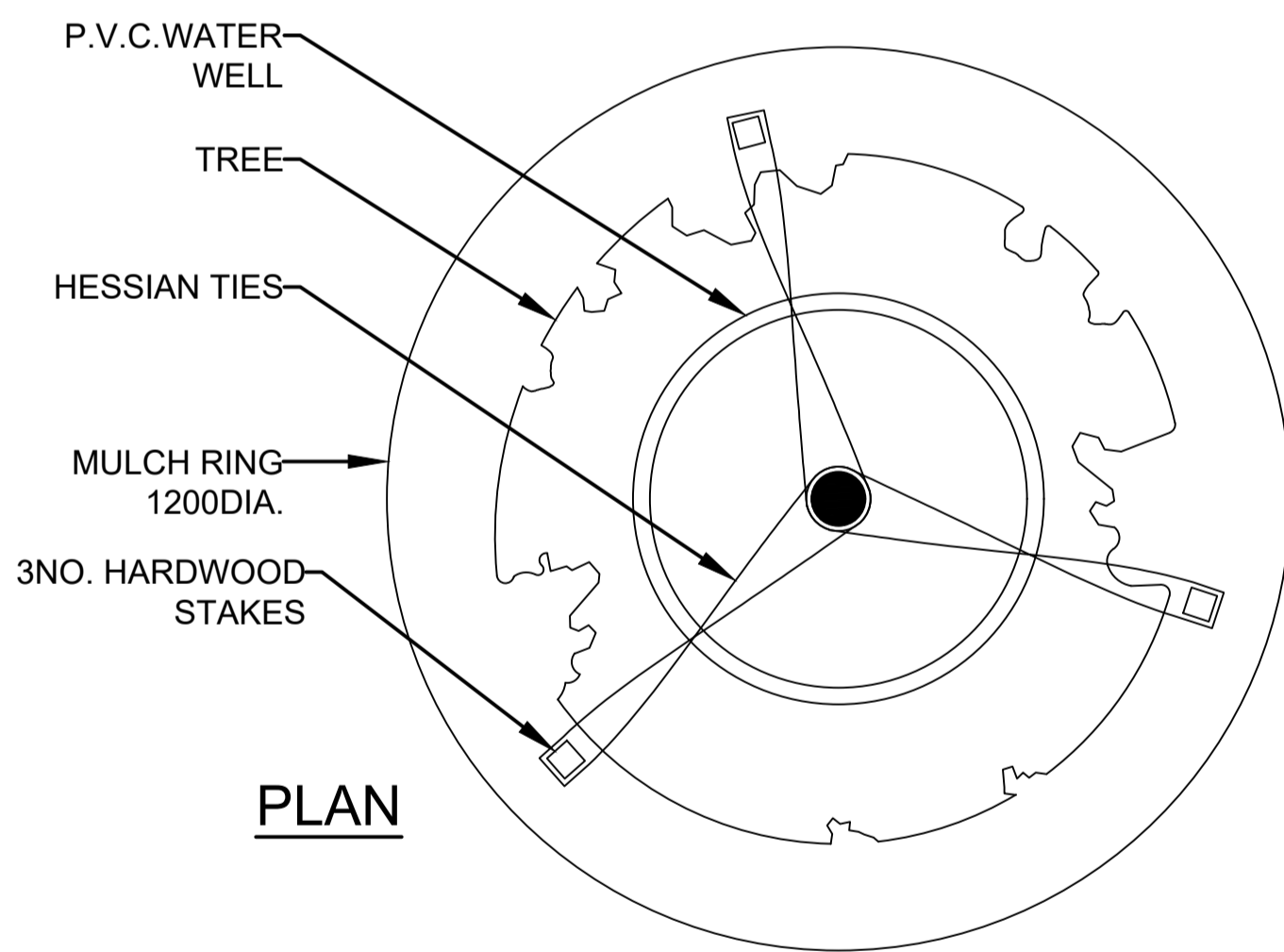
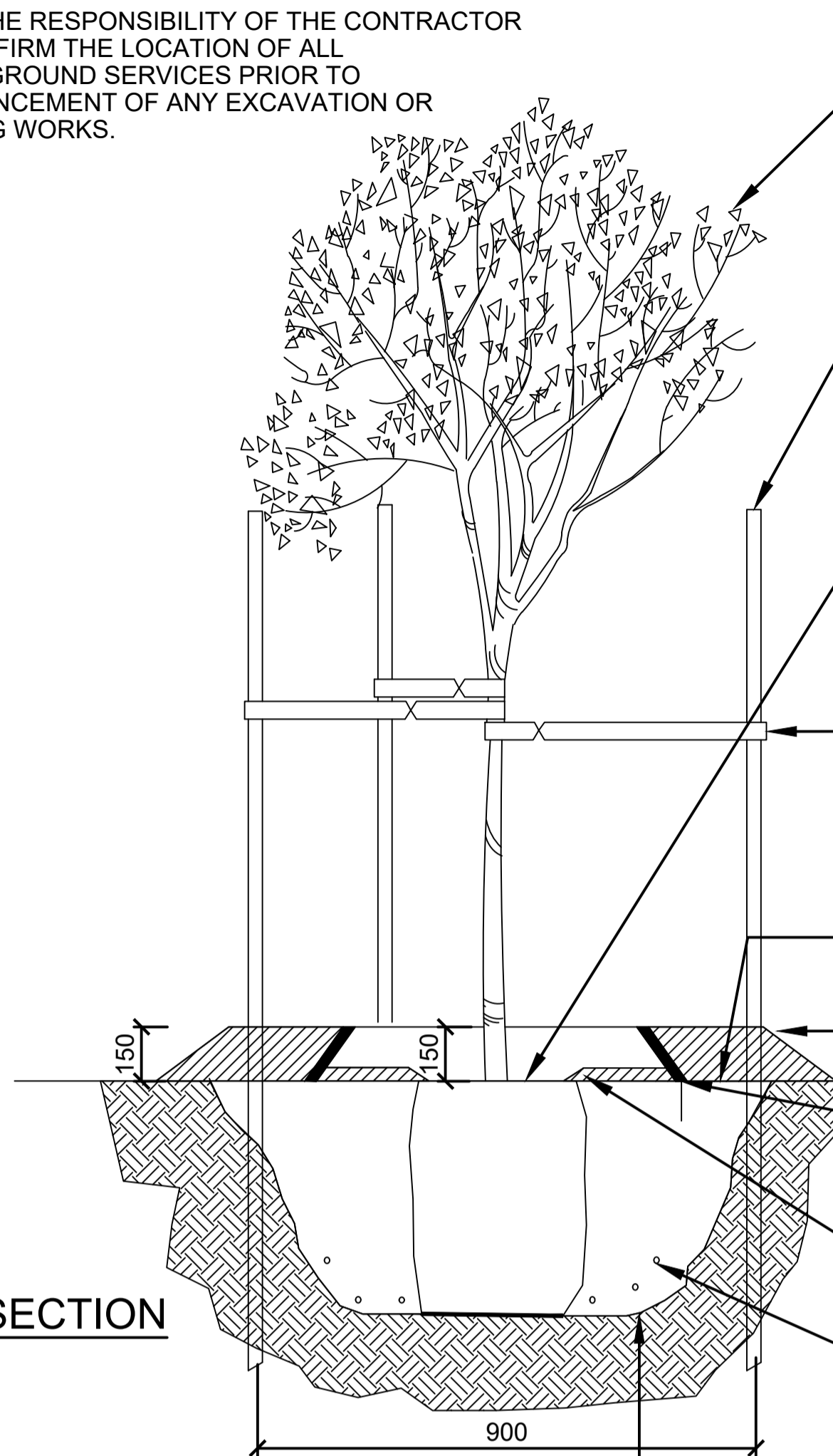
Planting hole is to be watered prior to planting.

No tree is to be planted into naturally waterlogged soil. if soil is waterlogged, planting must be rescheduled to allow sufficient time for the soil to dry out.

TREE WATERING

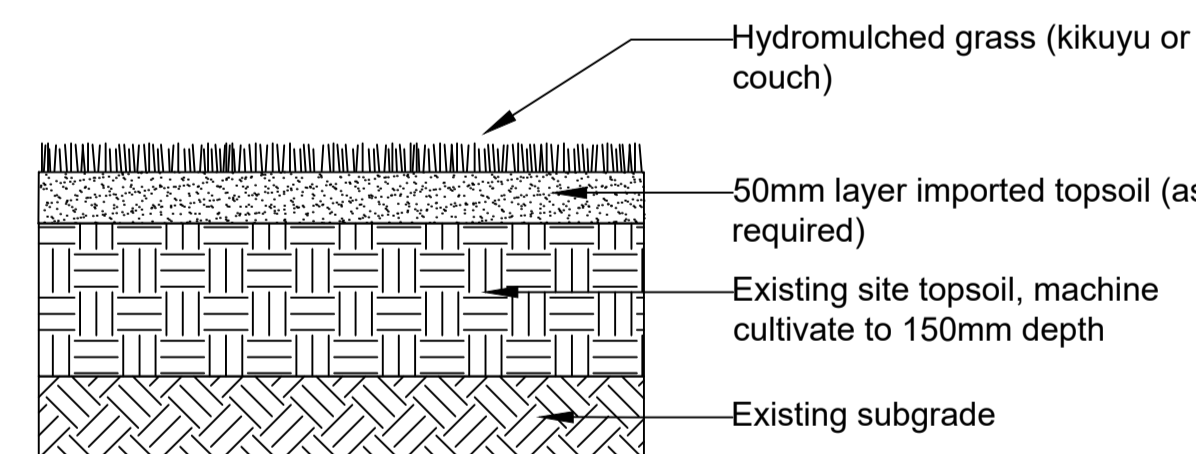
- 1st initial watering at the time of planting, potable water is to be mixed with "garrett" juice or another WCC approved root promoter product at appropriate rates;

- All subsequent watering of trees post planting - provide a min. 15lts of water of approved quality mixed with "seasol" or another WCC approved liquid sea weed product at appropriate rates. water is to be delivered inside the waterwell at a rate applicable so as not to disturb mulch.



A
L03 TYPICAL TREE PLANTING DETAIL (ADVANCED STOCK)

not to scale



B
L03 TYPICAL GRASSING DETAIL

not to scale

LANDSCAPE SPECIFICATIONS

1.SITE PREPARATION

GENERAL

SITE PREPARATION TO BE CARRIED OUT IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER SUITABLE CONDITIONS. DISTURBANCE TO INDIGENOUS SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE.

WEED CONTROL

REMOVE AND DISPOSE OF ENVIRONMENTAL WEEDS OFF SITE PRIOR TO SUBGRADE PREPARATION, TOPSOILING AND PLANTING WORKS.

SUBGRADE PREPARATION

SUBGRADE TO ALL TURF AND PLANTED AREAS IS TO BE CULTIVATED TO MINIMUM DEPTH OF 150MM AND SHAPED TO ACHIEVE DRAINAGE FALLS PRIOR TO TOPSOILING. SUBGRADE TO BE TESTED PRIOR TO PREPARATION AND CONDITIONING TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED AT THE MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUBGRADE AT A MINIMUM DEPTH OF 150MM.

SPREADING OF TOPSOIL

NATURE STRIPS TO BE TOPSOILED AS PART OF CIVIL WORKS. IF ADDITIONAL IMPORTED TOPSOIL IS REQUIRED IT IS TO BE SPREAD IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150-200KG ROLLER, OR BY THOROUGHLY WALKING IN. CONTINUE PLACING TOPSOIL UNTIL IT ACCORDS WITH FINISHED KERB LEVELS OR WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH.

IMPORTED TOPSOIL

CULTIVATE AND IMPLEMENT TOPSOIL TO A DEPTH OF 200MM FOR GARDEN BEDS AND 75MM FOR TURF AREAS. IMPORTED TOPSOIL FOR GARDEN BEDS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL, TO COMPLY WITH A. S. 2223-1978, AND AS FOLLOWS:

- FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES,
- FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH,
- PH TO BE 6.0-7.0,
- TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM,
- FREE FROM SILT MATERIAL

SOIL IS TO BE LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. IMPORTED TOPSOIL FOR TURF REJUVENATION/ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM LIGHTLY COMPACTED TO MINIMUM 100MM DEPTH.

SOIL CONDITIONING

APPLICATION OF 3-6 MONTH SLOW RELEASE FERTILISER SUCH AS "OSMOCOTE" TO ROOTBALL SURROUNDS AT MANUFACTURERS RECOMMENDED RATES.

MULCH

MULCH SHOULD BE APPROVED NON-LEAFY MULCH CONFORMING TO AS 4454-2012, AND HAVE 80% PARTICLES IN THE SIZE RANGE 6-10MM IN PLAN, AND 5-10MM IN THICKNESS. NO PARTICLE IS TO EXCEED 25MM IN PLAN. AVOID THE USE OF RARE TIMBERS AS MULCH. EVENLY SPREAD 75MM (MIN.) DEPTH OF APPROVED MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS AND PLANT STEMS TO PREVENT COLLAR-ROT.

GRASSING

AREAS SHOWN AS LAWN ON THE DRAWINGS ARE TO BE RE-GRADED TO PROVIDE SMOOTH CONTOURS AND RAKED TO REMOVE SOIL CLOUDS AND RUBBLE. SPRAY NATURE STRIPS AND AREAS TO BE GRASSED WITH A BROAD-LEAFED PLANT GLYPHOSATE-BASED HERBICIDE IF WEEDS ARE PRESENT. WAIT TWO WEEKS AND REMOVE ALL SPENT WEED GROWTH OFF SITE. LOOSEN SOIL TO MINIMUM 150MM DEPTH. NATURE STRIPS ARE TO BE LEVELLED, FREE OF ROCK, RUBBISH AND WEEDS. ALL NATURE STRIPS ARE TO BE FINE GRADED. USE ENVIRONMENTALLY FRIENDLY AND SUSTAINABLE PRODUCTS.

2. PLANTS - QUALITY OF TREES AND SHRUBS

TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM INSECTS, DISEASES AND WEEDS. TREES AND SHRUBS SHALL BE THE SPECIFIED PLANT HEIGHTS, AND POT SIZES INDICATED ARE MINIMUMS. IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES, LARGER STOCK MUST BE USED. PLANT SUBSTITUTION IS NOT ACCEPTABLE.

3. GENERAL NOTES

THIS PLAN IS FOR TOWN PLANNING APPROVAL ONLY. DO NOT SCALE FROM PLAN. CONSTRUCTION DRAWINGS WILL BE ISSUED UPON APPROVAL OF TOWN PLANNING DRAWING. CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.