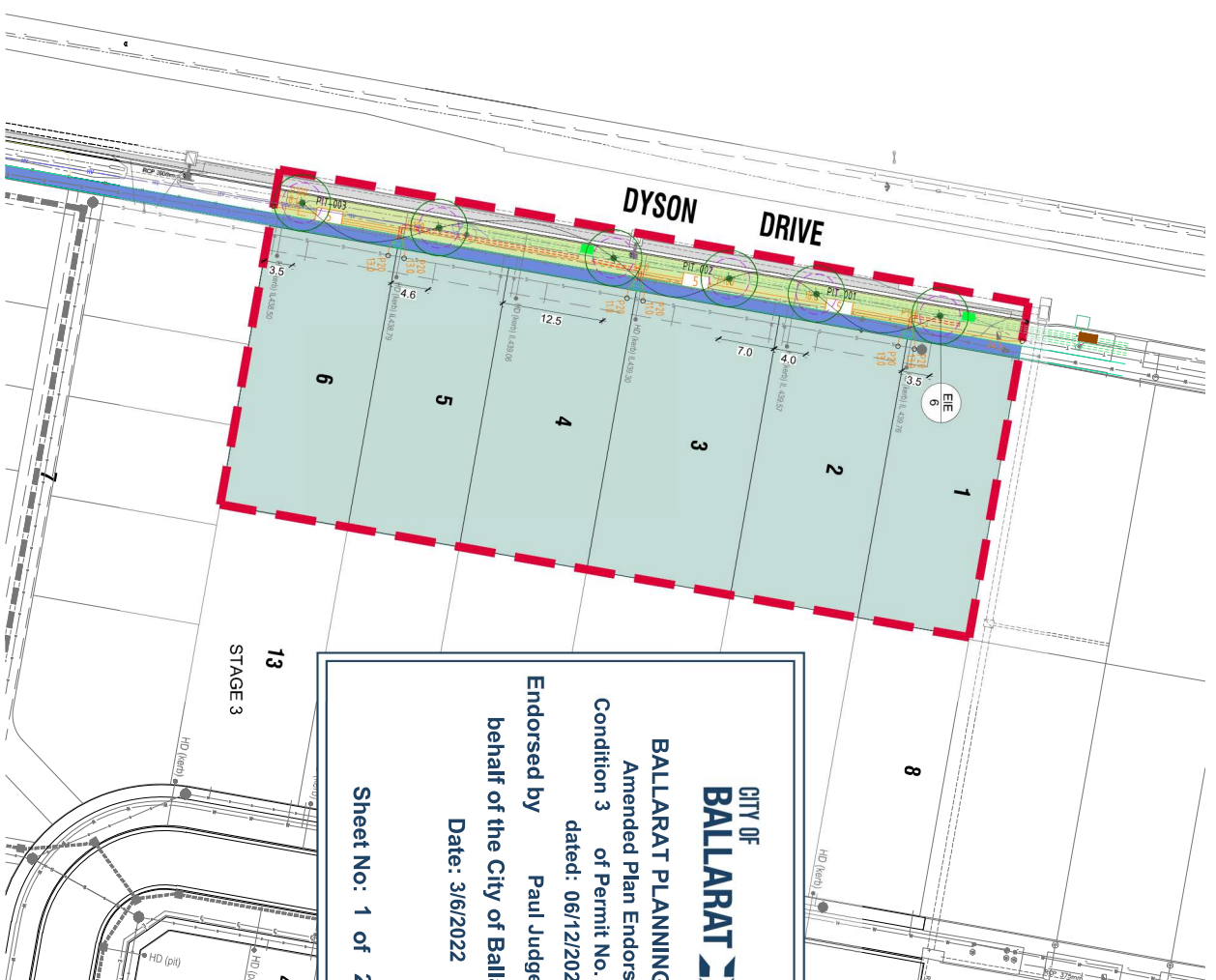
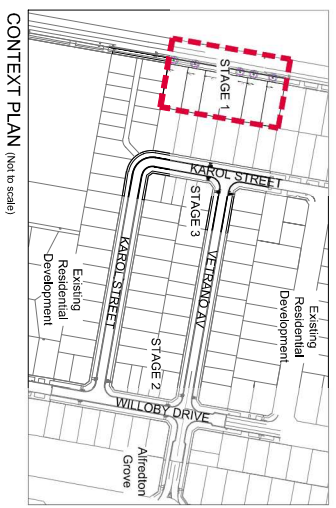


REVISIONS

07/12/21	Updated as per NBN data
07/12/21	Updated as per electrical plan
16/11/21	Updated as per client comment

LEGEND

- Extend of landscape works
- Residential lots
- Proposed evergreen tree (dashed line indicates 5m Ø tree zone and deciduous tree (dashed line indicates 5m Ø tree zone))
- Grassed naturestrip (by others)
- Proposed pedestrian path (by civil)
- Paralleling pillar refer Electrical Plans for detail
- Electrical joint refer Electrical Plans for detail
- Street Electrical Plans for detail refer Electrical Plans for detail
- Council refer Electrical Plans for detail
- NBN refer NBN Plans for detail



CITY OF BALLARAT

BALLARAT PLANNING SCHEME
Amended Plan Endorsed under
Condition 3 of Permit No. PL/P2021/1240
dated: 06/12/2021

Endorsed by **Paul Judge** for and on
behalf of the City of Ballarat Council.

Date: 3/6/2022

Sheet No. 1 of 2

STREET TREES - MINIMUM OFFSET DISTANCES TO SERVICES

The contractor shall ensure the following distances are complied with in relation to street trees and underground services / streetscape assets:

- Pedestrian Pathways: 1.2 metre minimum clearance
- Proposed evergreen trees: 2.0 metre minimum clearance
- Proposed deciduous trees: 2.5 metre minimum clearance
- Street Light / Power Poles: 4.0 metre minimum clearance
- Service Assets (including junction boxes / pits etc.): 2 metre minimum clearance
- Electrical joint: 2.5 metre minimum clearance
- Service Conduit Crossing: 2 metre minimum clearance
- Fire Plug: 3 metre minimum clearance
- Domestic services tapping point: 2 metre minimum clearance
- Stormwater Outlet: 2 metre minimum clearance
- Paralleling Pillar: 2.5 metre minimum clearance
- NBN pit: 2 metre minimum clearance

UNDERGROUND ELECTRICAL SERVICES

All underground electrical cables should be placed outside the tree zone where practical. Where cables are placed within the tree zone, they should be protected by a protective sleeve (either beside or below). Sleeves shall be within conduits or cover slabs to provide a higher level of infrastructure protection.

For underground cable installed at a burial depth of 750mm, consideration should be given to installation within conduits to provide a higher level of infrastructure protection. Refer to Council standard 54-211 for further details.

Refer to WorkSite Guide for underground work near underground assets.

SERVICE OFFSET TABLE (for Information Only)

STREET NAME	GAS		WATER		NBN		ELECTRICITY	
	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE
DYSON DRIVE	1E120m-VARIES	WEST	1E120m-VARIES	EAST	N1 250 (LOT 1)	EAST	E120m	EAST
	1E120m-VARIES	WEST	1E120m-VARIES	EAST	E120m-VARIES	EAST	E120m	EAST

NOTE: THIS TABLE IS FOR DESIGN PURPOSES ONLY AND CANNOT BE USED FOR ASSET LOCATIONS.

PLANT SCHEDULE STAGE 1 STREETSCAPE

TREES	BOTANICAL NAME	COMMON NAME	SIZE (HxW)	POT SIZE	DENSITY	QTY
EIE	Eucalyptus leucocylon	Tawny Dwarf	6 x 5m	45L, 1.5m high, 30mm cal.	As shown	6



Project:
Stage 1
227 Dyson Drive
ALFREDDON

Drawing Title:
Streetscape Plan

Prepared for: **Illego Land Pty. Ltd.**
Site: **227 Dyson Drive**
Scale: **1:300 @ A1 sheet size**
Drawn by: **James Yi**
Checked: **DH**
Drawing No.: **2137-1-001**
Planning Permit No.: **NA**

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Kingsford Rd, Woodside, VIC 3207
T 03 5234 3221 W www.thomsonhay.com

LANDSCAPE SPECIFICATION

HERBICIDE APPLICATION (GRASS)
At least two weeks prior to the commencement of grass and undesirable plants within the proposed garden bed / planting areas with an approved systemic herbicide (e.g. active ingredient glyphosate). Herbicide shall be applied in accordance with the manufacturer's instructions.

PREPARATION
Remove all weed growth from proposed planting beds and grass areas. Ensure all foliage, mulch and root matter is removed from the prepared topsoil. Cultivate all proposed planting beds to 250mm depth, remove all building rubble and other debris. Incorporate gypsum (by cultivation) at the rate of 2000 grams per sq. metre to prepared sub-base.

GRASS MATURATION PREPARATION (BY NOMINATED CIVIL CONTRACTOR)
The maturation area is to be prepared / reseeded as required in accordance with events and specifications to the satisfaction of the Responsible Authority. All maturation grass areas are to be cultivated to 150 mm depth (including incorporation of gypsum) as above and top dressed with 75mm min. of topsoil. Evenly spread an approved Starter Fertiliser (recommended NPK:Ca as 10:8:6 + Trace Elements) at the recommended rate.

Areas which are identified on the plans as 'grass' shall be seeded with 'Aner' / Nurture Blend or similar approved commercially prepared blend) with a species composition as listed below with a minimum seed content of 95% and a minimum germination rate of 90%:

- Kentucky Bluegrass (15%)
- Cheatings Grass (25%)
- Fine Ryegrass (35%)

Watering
Water seeder area immediately after sowing until the topsoil is moistened to the full depth. Continue watering to maintain moisture to this depth. Maintain the germinating grass in a healthy condition with correct applications of water. Fertiliser e.g. to sustain a healthy, vigorous growing grass sward.

Mowing
During the maturation period, mow to maintain the grass height within the 50 - 100mm height range. Remove all grass clippings from the site after each mowing.

Maintenance
Maintain the mowed and seeded areas until the attainment of a dense continuous sward of healthy and evenly green grass over the entire area. Where required, lift /topdress failed turf / seed and re-ey / seed with fresh turf / seed of same blend. Cultivate and re-seed / re-ey areas of seeded lawn where germination / survival is poor.

Top Dressing
Top dressed seeded areas as required and re-sew or re-ey turf / soaks. Ensure the junction between footpaths and lawns is finished to form a firm, flat, even, uniform and safe path.

Protection
The Contractor shall protect the newly laid turf and grassed areas against trespass and traffic for minimum period of 4 weeks - calculate/during wet conditions, or as long as required to ensure the proper establishment of the turf which will not be damaged by normal / dry activities.

MULCH
Where specified spread native (Eucalypt / Acacia) chippings / mulch (maximum particle size 30mm) at a minimum depth of 75mm over all planting areas. Ensure top of mulch finishes 20mm below adjacent paved surfaces.

The contractor shall ensure the mulch is free of soil, weeds, worms, deleterious material and toxins. Mulch shall be placed to a minimum depth of 75mm and maximum depth of 100mm on sloping bed areas. Mulch shall extend at least 500mm beyond plant centre to the outer edges of planting beds. Mulch shall be kept clear of plant stems to avoid rot.

A representative sample of mulching not less than 100.02 in area, shall be made available for review by the landscape architect at not less than 24 hours notice prior to the commencement of the balance of the relevant work. The accepted mulching shall be used as a reference standard for the remaining work to be completed under the Contract.

PLANTS / FERTILISERS

All plants are to be true to species, healthy and free from pests, disease and stress. Fertilise advanced trees (250mm dia. + pots) with 100 grams of Osmocote slow release fertiliser. For plants in tubes >200mm dia. jobs fertilise with 20grams of Osmocote. Spiking as required for advanced trees only (refer planting detail).

PLANT STOCK

- Where possible indigenous plant species shown on the plant schedules shall be propagated from sources of local provenance from the closest possible natural plant source of similar genetic make-up.
- Where possible, use locally sourced material where available.
- Where specified plants are not available, substitute plants may only be used following approval from the landscape architect or the City of Ballarat representative.
- Plants to be purchased in the nominated pot size, unless approved by the Landscape Architect or the City of Ballarat to vary the pot size from that specified.
- Plants shall show healthy growth, be undamaged, free of disease, have a size in proportion to the pot size and species, not be pot bound and shall generally have roots penetrating to the edges of the pot.
- The contractor shall check the condition of plants before taking delivery. All plants accepted by the contractor shall be healthy, vigorous, well established and have normal habits and proportions of growth typical of their species. Plants shall be free from insects, eggs / larvae, disease, wounds and other defects. All plants shall be statily handled in the nursery prior to delivery to the site.
- All stocks shall be labelled with the correct botanical name and shall be checked by the contractor before acceptance or the site.

PLANTING SCHEME

Planting is to be undertaken to the various areas nominated in the Landscape Plans and in accordance with the specification. The scope of planting works is to include:

- Semi advanced specimen trees / 45L jobs
- Grasses
- Guarding of trees / shrubs (if applicable)
- 12 month maintenance period.

PLANTING PROGRAM

The contractor shall prepare a Planting Program to detail all planting zones as indicated on the Landscape Drawings - Drawing Numbers 2137-1:DO1 & DO2 and this Specification. The planting program should incorporate the pre-planting ground preparation program.

Where possible, all planting and tube stock supply is to be programmed to be undertaken during optimum planting seasons to maximise the optimum plant establishment period prior to the commencement of the summer season. The contractor shall submit a planting or 'top down' work schedule at the commencement of the Contract.

- a weed control program
- a watering program
- a planting program for each of the nominated plants
- a post-planting maintenance program

PLANTING SET-OUT
The Contractor shall set out the location and shape of planting beds and / or the location of individual plants in accordance with the Drawings by:

- referring to drawing dimensions
- use of a level to determine exact planting in relation to water depth as specified (where required)
- by reference to existing features as shown on the drawings
- by complying with plant number and shrub requirements as shown in the plant schedules / drawings

Ongoing on-site liaison with the consulting engineers and / or landscape architect will be required to ensure that the planting intent is achieved.

Allow for a flexible planting program to suit weeding control timing, site features and seasonal conditions.

The Contractor shall arrange for the consulting engineer / landscape architect, or a nominated representative, to be on site for plant set-out and sign-off on the set-out prior to landscaping commencing.

CONCRETE PATH SURFACE (BY NOMINATED CIVIL CONTRACTOR)
Install concrete path within reserve in accordance with Engineers details / specifications.

TRIMMING AND FINISHED LEVELS (TOPSOIL NO BY CIVIL CONTRACTOR)
The contractor shall ensure all finished levels are maintained to the nominated levels and gradients, as specified, prior to final alignment. The specified depth of topsoil and/or mulch shall then be added and tapered so that the finished mulch and/or topsoil levels merge flush with the adjacent finished surface levels.

A representative sample of topsoiling and any associated ground trimming, not less than 100sq.m in area shall be made available for review by the consulting engineer and / or landscape architect prior to the commencement of the balance of the relevant work. The accepted topsoiling and any associated ground trimming shall be used as a reference standard for the remaining work to be completed under the Contract.

SUPPLY AND APPLICATION OF HERBICIDES AND INSECTICIDES
Only herbicides and insecticides registered for use in Victoria for the specific purpose specified by the manufacturer / insecticides shall be applied in accordance with manufacturers recommendations and at the rates recommended by the manufacturer for the use of that specific brand / insecticide.

MAINTENANCE AFTER PRACTICAL COMPLETION

Scope of Maintenance
The Contractor shall maintain the whole of the landscape work, performed under this Contract until the completion of the 12 month Maintenance Period. The Maintenance Period shall commence from the Date of Practical Completion for 12 months as specified in the planting program conditions. Maintenance of the landscape work shall include:

- i replanting / replacement of dead trees
- ii maintenance of rubber tree stakes and ties for advanced trees
- iii weed control
- iv watering
- v mowing / slashing (by civil contractor)
- vi re-seeding of seeded exotic and native grass areas (by civil contractor)
- vii pest and disease control
- viii pruning of minimum specified mulch depths
- ix maintaining the site in a neat and tidy condition
- x removal of tree guards and stakes

Joint Inspections

Joint inspections shall be undertaken by the Contractor and consulting engineer and / or landscape architect at three monthly intervals after commencement of the maintenance period. Any remedial work shall be performed within two weeks of the date of inspection or during the following planting season (following written documentation of the defect).

Replacement Materials

All replacement materials used shall be in accordance with the requirements of this specification, the drawings and plant schedules.

Replanting / Resowing

All plants (including any replacement plants) are required to clearly indicate healthy growth at the completion of the maintenance period by demonstrating growth through consecutive growing seasons.

Plants which die or do not show satisfactory growth within the maintenance period shall be replaced and resown / replanted by the Contractor at the Contractor's expense. The Contractor shall program and allow for the supply and propagation of plants whether by seed or cutting as required for any replanting during the current or next available planting season.

Weed Control

All planting and grassed areas shall be maintained in a 100% noxious weed free state and in a minimum 95% weed free state.

Watering
All plants shall be watered as necessary to ensure continued healthy and vigorous growth throughout the maintenance period.

Mowing (Slashing by civil contractor)

Grassed areas shall be mown when the height of the grass exceeds 100mm. Areas which have been cut shall have a minimum grass height of 50mm.

Reseeding of Exotic Seeded Grass Areas (by civil contractor)

Areas with less than 95% grass cover after three months growth shall be resown by the Contractor at the Contractor's expense. The Contractor shall ensure that a minimum of 95% cover is maintained throughout the duration of the maintenance period.

Pest and Disease Control

All plants are to be maintained free of insect infestation and plant diseases.

Re-mulching

Areas mulched with mulched wood mulch shall be maintained at a minimum consolidated depth of 75mm and maximum depth of 100mm to the relevant maintenance period.

Planting
The Contractor shall prune trees and shrubs to remove damaged limbs / branches etc. Tree branches likely to form a dominant "U" or "V" shaped crotch leading to codble leaders shall be removed.

Maintaining the Site in a Neat and Tidy Condition
The Contractor shall keep the landscape component of the site in a neat, tidy and safe condition.

Removal of Tree Guards and Stakes
Tree guards and timber stakes shall be removed where the plant reaches 1000mm in height (tubes only).

Repairs to Erosion Treated and Affected Areas (by civil contractor)
The contractor shall be responsible for any erosion protection treatments and shall report all damage or erosion which arises during the maintenance period. Such works shall be reported and remediated as required. Additional works required by the Contractor to maintain, repair or complete the erosion control work shall be supplied by the Contractor at the Contractor's expense.

LEVELS / DRAINAGE / SET-OUT
No detailed level information has been shown on this plan. Ground levels within all landscape / road areas should drain towards drains, pits, kerbs, the wallhead / detention basin etc. In accordance with all regulations. All dimensions and set-out details are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Landscape Architect for further instruction.

GENERAL NOTES
1. The following notes relate to the landscape development works within Site 2.1. All works shall be in accordance with the plans and specifications contained in Drawings 2137-1:DO1 to 2137-2:DO2 and as amended by the Engineering and Environment Division of the Council of the City of Ballarat. Any works shown on these drawings shall be verified by the Contractor to maintain, repair or complete the erosion control work shall be supplied by the Contractor at the Contractor's expense.

2. The Contractor shall ensure that the extent of physical disturbance is confined to the vegetation, slope, hydrology etc. should only be made via site communications.
3. The Contractor shall be responsible for the repair of damage to existing vegetation, caused by their own works, and shall carry out remedial works or as directed.
4. Where separate work contracts meet, the Contractor should allow for an seamless transition between works / stages.
5. All work shall be carried out by suitably experienced tradespersons using landscape grade of the site shall be maintained in a clean, tidy and safe condition.
6. All plants shall be installed in accordance with the specified details of the contract and 5 to be removed from the site and stored.
7. Workers shall not be carrying out during periods of dangerous climatic conditions, heat, flooding, or during other periods as directed by the superintendent.
8. The Contractor shall allow to maintain the site in a safe condition through barriers and / or signs should be erected where required during the course of construction. Machinery will public access prohibited from all work areas and signs should be maintained throughout the site at all times.

Tree watering (1). Immediately after planting, trees shall be watered thoroughly regardless of weather conditions. Quantity of water will be adequate to saturate the root ball to its core.

Tree watering (2). Post-planting, provide a minimum of 15 litres of water (for trees in 45 litre pots) to the newly planted tree per 7 days. Water at a rate slow enough so as not to displace mulch. For trees in a pot size larger than 45 litres, provide quantity of water one third of the pot size.

All trees to be healthy specimens free of pests and diseases. Trees to be well established and free of any damage to trunk and branches.

75mm high stem to form a watering basin.

Cracks dish to keep mulch clear of tree trunk.

150mm depth of approved mulch shall be spread a minimum of 1200mm diameter from centre of tree and beyond the edge of the planting hole.

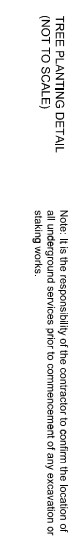
3. no. 60 x 50 x 2400 hardwood or recycled plastic stakes set vertically and clear of rootball and a minimum 800mm min ground. Stakes are to be offset from the nearest underground services a minimum of 200mm to ensure no damage is caused to underground services.

3. no. 50mm white hessian has wrapped around trunk and stapled / nailed to stake allowing for some trunk movement. Ties to be located at 1/3 of root height. Provide additional ties as required to support taller trees.

Lightly compact soil under rootball to prevent settling. Water-retaining product to be used in conjunction with soil as per manufacturers specifications.

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.

TREE PLANTING DETAIL (NOT TO SCALE)



REVISIONS

07/21	Completed as per amended plan
06/21	Approved as per client comment
05/21	Issued as per client comment

NOTES

PROPOSED LANDSCAPE WORKS
CONSULTING ENGINEER: [Signature]

CITY OF BALLARAT

BALLARAT PLANNING SCHEME
Amended Plan Endorsed under
Condition 3 of Permit No. P1/P2021/240
dated: 06/12/2021

Endorsed by **Paul Judge** for and on behalf of the City of Ballarat Council.

Date: 3/6/2022

Sheet No. 2 of 2

Project:
Site 1
277 Duxton Drive
ALFRETON

Drawing Title:
Landscape Details and Specification

Prepared for: Illego Land Pty. Ltd.
Date: November 16, 2021
Scale: 1:100
Drawn: Y. Striven @ AI (Sheet Size)
Checked: DH
Drawing No.: 2137-1:DO2
Planning Permit No.: NA

THOMSON HAY
LANDSCAPE ARCHITECTS

110/Highway 84, Woodside, Vic 3207
T +61 3 5218 3231 W www.thomsonhay.com