

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT APPROVAL

Issued: 17/06/2022

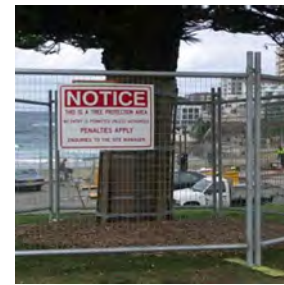
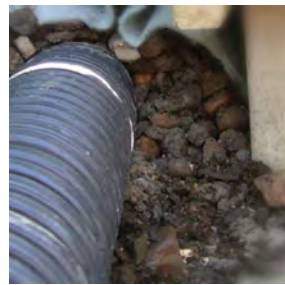
Minor change: 25/05/2026

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~~Issued: 17/06/2022~~

~~Minor change: 12/02/2025~~

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.



GENERAL

All works to be performed by a licensed Contractor familiar with landscape construction of this nature. The Contractor shall verify the location of utilities on site prior to the commencement of construction, and ensure that they will not have an effect on the works. The Landscape Contractor is advised to visit the site to satisfy themselves as to local conditions, accessibility, storage space, the full extent and character of the works and the site, the nature of the ground, the supply of materials and water and the execution of the contract generally. No claim will be allowed for any alleged inadequacy of the description herein. Should there be any conflict, the Contractor shall notify the Landscape Architect immediately.

Establish exact locations of services, drains, sewers and water supply lines and points prior to commencing works and ensure their protection during the works.

Figured dimensions shall take precedence over scale measurements and large scale drawings over small scale. Unless otherwise specified the Drawings and Specification shall include everything reasonable for the proper and entire completion of the work. Verify discrepancies between Specification and Drawings with the Landscape Architect before proceeding with the particular work. Failure to do so will not be taken as a reason to claim for extra work.

Convey soils, earth, sand, loose debris and the like to or from the site in a manner that will prevent dropping of materials on streets, public and private areas. Ensure that the wheels, tracks and body surfaces of all vehicles and plant leaving the site are free of mud and that mud is not carried onto adjacent paved streets or other areas. Restrict dust caused by the Works to a minimum. Take all practicable steps to minimise noise resulting from the Works.

Check all delivery tickets, labels, identification marks and, the goods themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location. In particular, check that:- All stock has been adequately protected for loading and in transit. The sources, types, qualities, finishes and colours are correct, and match any approved samples. The correct species, cultivars, pot sizes, plant height, girth or spread have been supplied for each consignment from the supplier. All materials should be clean, undamaged and otherwise in good condition.

Ensure adequate provision is made for the protection and storage of deliveries. In particular ensure that:- Materials which may deteriorate with storage must not be stockpiled on site. Adequate and appropriate provision is made for storage prior to deliveries arriving on site. ALL materials in storage are to be suitably protected from physical damage and extremes of weather. Keep storage areas neat and tidy.

Unless otherwise specified, reinstatement of all existing surfaces, items, structures and anything disturbed or damaged by the performance of the works, to its condition at the commencement of the Contract, other than that forming part of or directly modified by the new work. Remove and cart away debris, spoil and surplus building materials from the site and buildings, with the exception of those works associated with others prior to practical completion.

Fire Ant Control
The Landscape Subcontractor is to allow to carry out all necessary measures, inspections and safeguards to ensure Fire Ants do not enter the site via equipment, machinery, materials and plant stock.



EXCAVATION AND EARTHWORKS

Inspect the site and ascertain the nature of excavation required and the working conditions that will be encountered prior to the commencement of work. The location of topsoil stockpiles, roadway and cut embankment profiles and water connection points must be taken into account.

Surface drainage shall be diverted clear of excavations and covers shall be provided where necessary for safety. Ensure that run-off is not concentrated onto adjoining properties and does not cause a nuisance thereto. Finished surfaces shall be graded in accordance with Construction Plans.

Erect barriers as required to prevent excavated material and rocks from intruding onto adjoining properties.

CULTIVATION & SUBSURFACE DRAINAGE

The Landscape Subcontractor is to provide for sufficient surface and sub-surface drainage to garden and grass areas to ensure adequately drained soft landscaped areas free from surface ponding water and heavy/ waterlogged soils. Surface and sub-surface drainage is to aid in the healthy growth and continued thriving of all plant stock and grass areas.

Comply with the relevant Australian Standards to the extent that they are relevant and not over-riden by the specification.

Cultivate sub-grade to a minimum depth of 150mm prior to placing topsoil to all planting and turf areas on ground.

Minimum cross falls of 1:50 on planting and pathways to drainage collection points and overflow points. Planting areas should not exceed 1:3.

FILL & TOPSOIL

Fill and subsoil material used to make up levels shall be re-used from previous earthworks operations on site where possible which is composed of natural site subsoils but free from stones, sticks, roots, rubbish and material toxic to plant growth.

Supply and install imported topsoil where necessary that complies with Australian Standards to all turf (100mm) and garden (300mm) areas as shown on drawings unless otherwise specified. Ensure modified site soil is free from stones, sticks, roots, rubbish and material toxic to plant growth. Modified topsoil shall have a friable structure with good drainage and high organic content.

EROSION AND SEDIMENT CONTROL

The Landscape Contractor shall ensure measures to minimise erosion and siltation. Take all precautions necessary to prevent erosion, contamination and sedimentation of the site, surrounding areas, water and drainage systems, in accordance with the Environmental Protection (Water) Policy 1997.

Methods of protection shall include but not be limited to the following:

- Construction of temporary surface swales;
- Diversion and dispersal of concentrated flows to point where the water can pass through the site without damage;
- Construction and maintenance of silt traps (eg hay bales) to prevent the discharge of scoured materials to downstream areas;
- Progressive restoration of disturbed areas;
- Construction of temporary siltation fencing.

Any erosion damage reinstatement or cleanup as a result of the contractor not adequately protecting the site, materials or the works shall be the responsibility of the landscape contractor.

Remove temporary erosion control measures when they are no longer required.



ENVIRONMENTAL PROTECTION

The Landscape Contractor should consider in every instance whether the use of chemicals is strictly necessary before application, and assess the product, site conditions and species to ensure minimum risk to his employees, other users of the site and the environment, and take appropriate safety precautions in accordance with all current statutory regulations.

TURFING

Supply and install A-grade turf (variety specified on drawings) to areas shown on drawings. Finishing levels should be flush with adjacent surfaces unless otherwise detailed. Spread topsoil and grade surface to ensure a level finished surface, which drains to nominated field gullies.

Turf to be free from nutgrass or other noxious weeds or any other material deleterious to plant growth.

Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

MULCH

Supply and install organic mulch to a minimum of 100mm and gravel mulch to a minimum of 50mm. Ensure mulch meets Australian Standards and is free from deleterious matter, fungi and disease. Mulch shall finish 25mm below adjacent surfaces.

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. Store in a dry secure environment. Apply according to manufacturer's recommendations (rate/reapplication/watering).

MAINTENANCE/ESTABLISHMENT PERIOD

Maintenance of all landscape works is to be carried out by the Contractor until completion of the landscape works.

Maintenance includes replacement of dead and/or diseased plant stock, removal of weeds and rubbish, weed spraying and mowing.

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~~Minor change: 17/10/2024~~

BCC DS RECEIVED
10/05/2022
APPLICATION REF
A005834624

~~**PLANS AND DOCUMENTS**
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Issued: 17/06/2022

Minor change: 20/10/2023

~~**PLANS AND DOCUMENTS**
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Issued: 17/6/2022

Minor change: 1/5/2024

~~**PLANS AND DOCUMENTS**
referred to in the
NEGOTIATED DECISION~~

~~Dated: 17/06/2022~~



TS 01
OLEA europaea
Olive Tree
Size: 100Lt (H1800mm W1200mm)



TS 02
LIVISTONA australis
Cabbage Tree Palm
Size: 100Lt (H1800mm W1200mm)



TS 03
Pandanus tectorius
Pandanas
Size: 45Lt (H1500mm W1000mm)



TS 04
STRELITZIA nicolii
Giant Bird of Paradise
Size: 45Lt (H1500mm W1000mm)



TS 05
GREVILLEA bailiana
White Oak
Size: 100Lt (H1800mm W1200mm)



TS 06
HIBISCUS 'Rubra'
Bronze Cottonwood
Size: 100Lt (H1800mm W1200mm)

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SS 01
CALATHEA lutes 'Havana Cigar'
Calathea
Size: 300mm (H1000mm W500mm)



SS 02
RHAPHIOLEPIS Oriental Pearl
Dwarf India Hawthorne
Size: 200mm (H700mm W400mm)



SS 03
WESTRINGIA 'Jervis Gem'
Purple Coastal Rosemary
Size: 200mm (H700mm W400mm)



SS 04
SYZYGIUM cascade
Weeping Lily Pilly
Size: 140mm (H300mm W150mm)



TS 05
BANKSIA integrifolia
Coast banksia
Size: 100Lt (H1800mm W1200mm)

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GS 01
LOMANDRA confertifolia
Dwarf Matrush
Size: 140mm (H300mm W100mm)



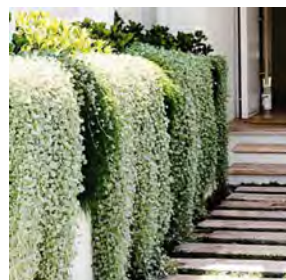
GS 02
LOMANDRA 'Crackerjack'
Blue Tussock Grass
Size: 140mm (H300mm W100mm)



GS 03
POA labillardieri
Blue Tussock Grass
Size: 140mm (H300mm W100mm)



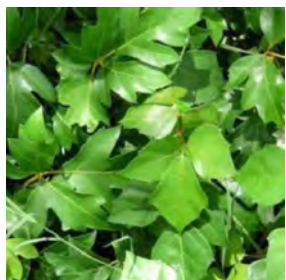
GS 04
ZOYSIA tenuifolia
Velvet Grass
Size: 140mm (H50mm W100mm)



GC 01
DICHONDRA 'Silver Falls'
Silver Falls
Size: 140mm (H300mm W150mm)



GC 02
CARPOBROTUS glaucescens
Pigface
Size: 140mm (H300mm W150mm)



GC 03
CISSUS antarctica
Kangaroo Vine
Size: 140mm (H100mm W250mm)



GC 04
MYOPORUM parvifolium
Creeping Boobialla
Size: 140mm (H100mm W250mm)



FS 01
ZAMIA furfuracea
Cardboard Palm
Size: 300mm (H500mm W400mm)



FS 02
FICUS pumila
Climbing Fig
Size: 300mm (H500mm W400mm)



FS 03
CRASSULA ovata 'Blue Bird'
Blue Jade
Size: 300mm (H500mm W400mm)

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