

WORKS SPECIFICATIONS

1 VEGETATION PROTECTION, RETENTION & TRANSPLANTING

Existing trees and shrubs to be retained are to be protected through the period of the landscape works.

- Tree trunks, exposed roots, & shrub branch spread to be protected by temporary barriers and / or wrapping.
 - No storage of materials or vehicular movement in the inner root zone of trees - 1 to 2 metres from trunk, and shrubs.
 - Plants to be retained: - those indicated on the Works Plan & as directed by the Body Corporate Cttee representative.
- Temporary transplanting may be necessary to enable soil improvement, levels adjustment and for the final plant layout. If any plants /shrubs are in the way of works construction refer to the nominated Body Corporate representative and /or landscape architect for approval to transplant, and when approved, pot these plants into containers - to be supplied by Contractor. Washed plastic nursery containers are acceptable.

2 SITE PROTECTION

Driveway and Entry Garden: The driveway and entry garden area is required for access.

Protection measures are to be installed, including track mats over the turf and pathway to ensure their protection. Access provisions are to be fully removed at completion and all affected areas fully restored. Remove all debris, excess soil and mulch that may build up on the driveway, walls and lawn and garden areas. All grass areas to be fully restored with cultivation and new turf as necessary and as instructed by the Body Corporate rep.

Building, Walls, Fences, Other Structures & Elements: The Contractor is to protect all built items of the property. Any damage is to be fully rectified at the Contractor's expense.

3 REMOVALS & SITE PREPARATIONS

- Remove all weeds and grass in areas of new planting works. Removal of grass is to only remove top grass layer and to retain maximum topsoil for re-use on site.
- Trees & Shrubs to be removed: Melaleuca bracteata; 1 x Murraya at northeast corner; 1 x golden cane palm at base of poinciana in north garden; palm in south area, & other shrubs as directed by the Body Corporate rep.
- Remove all unwanted materials from the site, including: - weed mat from the garden area; - concrete edges.
- Cultivate or scarify new planting areas to a minimum depth of 100mm, while following tree and shrub protection measures and not digging in inner tree root zones.

4 GRADING, & DRAINAGE

Grass Area Raised in Future Works The easternmost grassed area is to be raised above the existing grade by nominally 100 - 150 mm in Stage 2 / future works.

Grading: A survey and surface RLs are not available. The grading and finished levels are to be discussed with the Superintendent prior to edge levels set-out and topsoil areas set-out and levels, and then approved by the Superintendent prior to completion of these works.

5 EDGES

Metal edges supplier: Formboss, or similar to be approved. formboss.com.au ph 13 11 37

Type A Galv. 75mm, 1.6 mm gauge – top of edge finish flush with ground.

Type B Redcor 290 mm, 2 mm gauge - Raised 150 above ground and retaining nom. 100mm soil. Staking and installation as per manufacturer's recommendations. **NOTE:** Edges in east section to be installed at future stage.

6 PLANTING AREA PREPARATION & TOPSOIL MOUNDS

Establish levels for the topsoil in all planting areas. Remove all debris, and rocks. Cultivate / loosen base of planting areas.

Garden Bed Topsoil Mix: Supply and install imported topsoil mix over garden areas.

Soil Mounds Establish topsoil mix mounds in planting areas, install in 100 - 150 mm layers and lightly compact the soil mix every layer and ensure minimal sinking /lowering later of the soil. Top of mounds to finish nom. 400mm above finished level of surrounding garden bed area topsoil. Soil mounds toe /extent are not to extend closer than 100mm from the inner base of the perimeter fences.

7 TOPSOIL MIX

Topsoil Mix - Planting Areas: Premium grade garden topsoil mix. Imported Topsoil Mix to comply with AS4419 Soils for Landscaping and Garden Use. Add to planting areas 100mm depth over area and incorporate into the top of the existing topsoil. Lightly compact Topsoil Mix on installation to ensure minimal settling after completion. Topsoil Mix to generally finish level with planting area edges with a feathering down 25 - 50mm at edges & paving for the mulch.

8 PLANTS & PLANTING

Plants Order & Holding The plants shall be ordered and purchased within 1 week of Contract commencement. The landscape contractor must allow time to obtain all the plants required prior to commencement on site.

Plants from BCC Contractor to arrange for collection of these plants.

Pre-purchase Inspection The Contractor should allow for an inspection of the plants at the production or holding Nursery prior to delivery. The Contractor is to ensure the plants meet the following minimum specification.

Plants All plants shall be well formed, sun hardened nursery stock, well branched and foliated, true to type and of sizes specified. All plants shall be container grown with the root system sturdily established in the container, and in no part root bound. Leaves shall be of normal size, shape, colour and texture with a minimum of physical damage. All plants shall be free from living insect pests and free from any disease.

The plants shall be in the container size as set out in the schedule and shall be the minimum standard height required for that species and that size at the time of planting. Plants shall meet the minimum size for the species for the specified container size according to Australian standards and the best nursery practice.

Before taking delivery to site, all plants shall be checked by the Landscape Contractor for quality. No plant is to be accepted which is unhealthy or has not been adequately hardened off. The Landscape Contractor shall be responsible for their appropriate storage on site.

Plants not meeting the requirements of this specification may be rejected and shall be replaced at no extra cost with plants complying.

NOTE: No substitutions of plant species shall be made without the prior approval of the Superintendent in writing.

Labelling Label at least one plant of each species with a durable, readable tag.

Soil Conditioner - for all planting areas Soil Conditioner to be added to each planting space around the plant root ball and blended into the topsoil for all planting areas to supplier's or manufacturer's recommendations. Product: Sure Start, or similar.

Moisture Retention Product - for all planting Moisture retention crystals or gel to be added to each planting space around the plant root ball and blended into the topsoil for all planting areas to supplier's or manufacturer's recommendations.

Product: Austrablend Supersorb 10 kg / M3 ph 0400 228 169

Fertilizer: Fertilise each tree and shrub and areas of ground cover with Osmocote -for natives, or similar, to manufacturer's recommendations.

Generally Set out the plants in the positions and numbers shown for approval by the Superintendent before planting. Give three work days' notice to the Superintendent of plant set out time and requirement for approvals. Water plants thoroughly following planting and keep moist at all times during the Contract period.

Large shrub & tree planting Ground to be excavated min 100mm larger, all around, than container & root ball size. Scarify and break up base and sides of hole. Install Topsoil Mix with Soil Moisture Additive* in quantities to manufacturers recommendations.

Watering Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

Placing Remove the plant from the container with minimum disturbance to the root ball, ensuring that the root ball is moist and place it in its final position, in the centre of the hole and plumb, and with the topsoil level of the plant root ball level with the finished surface of the surrounding soil.

Timber Staking Stake each plant indicated to be staked so that the stem is not twisted out of its natural alignment. Nail ties to stake approximately 600mm from the top end. Drive in stakes as specified. Position the tree so that the branches do not rub against stakes.

During the establishment period or inspections, remove ties if so directed.

Tree Stakes Tree stakes to be sound, straight hardwood stakes pointed at one end 50 x 50 x 1500 long driven 400mm into the ground. 2 No. stakes per tree.

Ties to be hessian 25mm wide or other approved soft flexible tie, looped in figure 8 around stake and tree trunk. Wire ties will not be permitted.

Backfilling Backfill with imported topsoil mixture. Lightly tamp and water to eliminate air pockets.

Re-Planting existing Plants Plant existing plants in locations directed.

9 MULCH

New Planting Areas: 75mm depth Tea tree mulch.

Alternative if unavailable 25mm hoop pine bark flake. Mulch to comply with AS4454 Compost, Soil Conditioners and Mulches Mulch depth can reduce at garden edges to 25mm.

Tree Root Areas: Add 50mm mulch over these areas.

10 IRRIGATION

At completion of all stages of garden works, all new planting and lawn areas are to be watered with an in-ground, automatic irrigation system. System types:

- Lawn areas - East & Front garden areas - NIC. auto pop-ups. Allow for future connection /installation
- Gardens: Sprays, micro sprays, and drippers at edges.
- Future trellis panels - NIC: System to allow for future addition in these 3 beds of 2 misters /panel (over epiphytes.)
- Front garden at building frontage - NIC: System to allow for future addition for full coverage of the lawns and garden of the remainder of the front garden.

The irrigation system design with details of controller, pop-ups and sprays etc, valves and layout of main lines, valves and stations to be submitted for approval in writing from the Body Corporate rep. prior to any purchase and installation. System to comply with BCC & state authorities' requirements. Controller location: TBC / refer nominated Body Corporate representative. Contractor to arrange electrician to install power point as required / or refer to Superintendent for location of available power point.

11 LANDSCAPE WORKS ESTABLISHMENT - MAINTENANCE PERIOD

Establishment / Maintenance Period: 1 month from date of Practical Completion (PC)

INSPECTIONS Inspections of the site and the works of the Establishment Period may be carried out at any time by the Superintendent / Body Corporate rep.

REPLACEMENTS Replacement of diseased or damaged plants, dead or dying plants or dead, dying or infected lawn areas shall be undertaken within one week of these items occurring, or within one week of instruction by the Superintendent / Body Corporate rep.

GENERAL

- Undertake adequate watering of all the planting areas to sustain continuous healthy plant growth.
- Pest removal or eradication and treatment of infected plants to restore healthy plants.
- Remove all debris from the site, and maintain the site in a clean and tidy condition.
- Uphold the work against any defects or damage during the Establishment Period and undertake the items specified below:

PLANTING AREAS

- Make good any variations to depths and surface levels of topsoil mix and mulch.

SITE & MOWING EDGES MAINTENANCE

Uphold the work against any defects or damage during the Establishment Period and undertake the items specified below:

- Repair and replacement of any failing sections, or damaged mowing edges.

12 LANDSCAPE WORKS DEFECTS LIABILITY PERIOD

Defects Liability Period: 12 months from PC.

During the Defects Liability Period attend upon any structural and /or operational failure or like inadequacy, as directed by the Superintendent, and make good to their satisfaction.

LEGEND

existing



Existing Trees

proposed



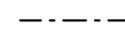
New Trees



Planting Area
- Topsoil Mix 100
(excl. Mounds)
- Mulch 75



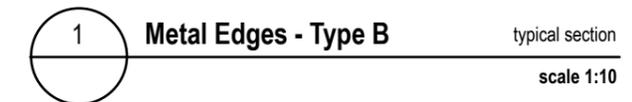
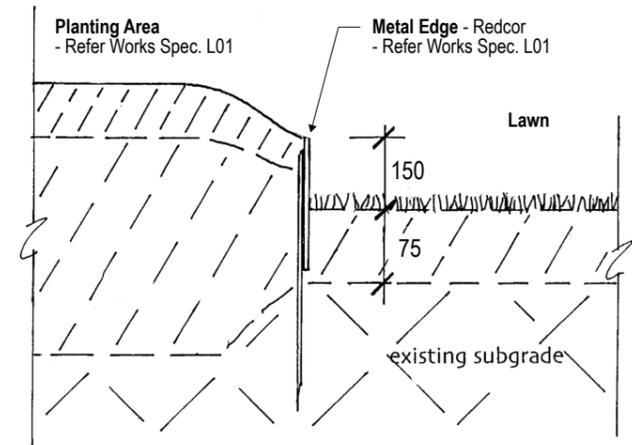
Tree Root Protection
- inner zone
- Topsoil Mix 100



Metal Edges
- Type A



Metal Edges
- Type B



note / disclaimer

This drawing is based on measurements and site notes taken by Catherine Brouwer Landscape Architects. Location and size of boundaries, buildings, fences, edges, trees & existing features are based on these measurements and observations and are approximate only. Do not scale from drawing.

amendments

| issue | amendment | date |
|-------|------------------|----------|
| A | Issue for Tender | 10.06.20 |
| B | Changes: mulch | 17.06.20 |

associated sheets

- L 02 East Garden Layout Plan
- L 03 East Garden Planting Plan



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| client | | project | | drawing title | | |
|-------------------------------|----------|------------------------------|----------------|--|----------|--|
| Bowen Place Body Corporate | | Front Garden Rejuvenation | | East Garden - Preliminary Works Specifications | | |
| job number | date | scale | drawing number | sheet | issue | |
| 19 10 15 | Nov 2019 | n / a | L 01 | 1 of 3 | B | |