

- 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
 - Pedestrian Pathways in Reserves: 2.0 metre minimum clearance
 - Driveways: 3.0 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 service tapping point: 2 metre minimum clearance
 - Stormwater Outlet: 2 metre minimum clearance
 - Paralleling Pillar : 2.5 metre minimum clearance

Where these distances are not attainable, root barriers may be appropriate in some instances and on the advice of Council's arborist.

NOTE: It is the contractors responsibility to locate and identify all services infrastructure on site and position the trees accordingly.

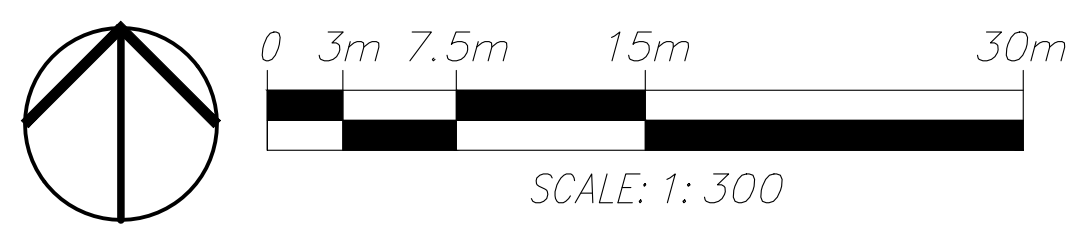
UNDERGROUND ELECTRICAL SERVICES

The tree zone is a 5m Ø area of roadside with a depth of 600mm. All underground electrical cables should be placed outside the tree zone where practical. Underground cable installed at a burial depth of 600mm in close proximity to the tree zone (either beside or below), 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 PowerCor standard GA211 for further detail.

Refer to WorkSafe Guide for undertaking work near underground assets.

For Construction



Minimise ground disturbance in reserve and protect and retain existing indigenous vegetation where ever possible. Leave site in as natural state as possible.

Reinstate any disturbed areas with an approved native grass seed mix and leaf litter salvaged from on site.



- PROTECTION OF NATIVE VEGETATION**
- Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
- A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
 - Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

Tree Protection Zone Delineation & Signage

The TPZ is a restricted area for all development activities. The TPZ is to be delineated by protective fencing that is required to be installed prior to site establishment and retained intact until completion of the works.

The TPZ fencing should be located by a qualified arborist & erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict all access to the tree.

TPZ fencing is to consist of chainwire mesh / galvanised steel post panels with shade cloth (if required), held in place with concrete feet as per the AS4970 Section 4.3 Protective Fencing. This fencing is to be maintained in good condition and as a physical barrier for the extent of the development period.

Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site and be maintained on the fencing for the extent of the development period.

A typical example of a TPZ sign is shown to the right

Structural Root Zone Notes

No Structural Root Zone calculations are required, as under AS 4970-2009 Protection of Trees on Development Sites, this is only required when a major encroachment into a TPZ is proposed.

Tree Protection Zone Site Development Restrictions

The following are restricted activities within the Tree Protection Zone:

- (a) machine excavation including trenching;
- (b) excavation for silt fencing;
- (c) cultivation;
- (d) storage;
- (e) preparation of chemicals, including preparation of cement products;
- (f) parking of vehicles and plant;
- (g) refueling;
- (h) dumping of waste;
- (i) wash down and cleaning of equipment;
- (j) placement of fill;
- (k) lighting of fires;
- (l) soil level changes;
- (m) temporary or permanent installation of utilities and signs, and
- (n) physical damage to the tree.

PLANT SCHEDULE STAGE 30

CODE	BOTANICAL NAME	COMMON NAME	SIZE	POT SIZE	DENSITY	QTY	CANOPY COVER
TREES							
FpC	Fraxinus pennsylvanica 'Cimmzam'	Green Ash ctv.	15 x 8m	45L,1.5m high,30mm Cal.	As shown	13	50.3m2 / tree
TIL	Tristaniopsis laurina 'Luscious'	Water Gum ctv.	10 x 5m	45L,1.5m high,30mm Cal.	As shown	5	19.6m2 / tree
UpT	Ulmus parvifolia 'Todd'	Chinese Elm ctv.	10 x 10m	45L,1.5m high,30mm Cal.	As shown	5	78.5m2 / tree

SERVICE LOCATIONS (For Information Only)										
STREET NAME	ELECTRICITY		TELSTRA/COMMS		GAS		WATER		SEWER	
	OFFSE T	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSE T	SIDE	OFFSE T	SIDE
TERRAPEE STREET - EAST/WEST	2.40m	NORTH	1.90m	NORTH			2.40m	SOUTH	1.00m	NORTH & SOUTH
TERRAPEE STREET - NORTH/SOUTH	2.40m	EAST	1.90m	EAST			2.40m	WEST	1.00m	EAST
TERRAPEE STREET - OS LOT 3016	2.40m	EAST	1.90m	EAST			1.60m	WEST	1.00m	EAST
MYRTLE LANE	2.40m	NORTH	1.90m	NORTH			3.70m	NORTH		
DUKES LANE	2.40m	EAST	1.90m	EAST	3.20m	EAST	3.70m	EAST	1.00m	EAST

Street Tree Coverage Note:

- Area of road reserve and public open space: approx. 2845m²
- Proposed tree canopy coverage area = approx. 1144m²
- City of Greater Bendigo required canopy coverage rate = 25%
- Proposed tree canopy coverage rate = approx. 40%

Note: tree canopy coverage rate calculated based on mature canopy size.

NOTE:

- All tree stock to be used within this development is to meet the Australian Standard, AS2303 2018 Tree stock for landscape use.
- Proposed street tree locations subject to driveway locations. Set out to be confirmed on site by Landscape Superintendent.



CONTEXT PLAN (Not to scale)

REVISIONS
09.05.25 - For Construction

- LEGEND**
- Residential lots
 - Stage boundary
 - Tree to be protected & retained, dashed line indicates TPZ
 - Proposed tree (dashed line indicates 5m Ø tree zone)
 - Grassed naturestrip (by others)
 - Proposed pedestrian path (by civil)
 - Proposed timber paling fence
 - Light pole locations refer Electrical Plans for detail
 - Electrical joint refer Electrical Plans for detail
 - Paralleling pillar refer Electrical Plans for detail
 - Service pit refer Electrical Plans for detail
 - Conduit refer Electrical Plans for detail
 - PIT-ID NBN refer NBN Plans for detail

Notes:

- Refer Engineering Drawings prepared by Tomkinson for further detail.

- GENERAL NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OF THE SET.
 - THIS DRAWING IS NOT TO BE SCALED
 - ALL MATERIALS CONSTRUCTIONS ETC. ARE TO COMPLY WITH ALL RELEVANT CODES, BY-LAWS, BUILDING CODE OF AUSTRALIA ETC.
 - NO VARIATION IS TO BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE PROPRIETOR AND/OR LANDSCAPE ARCHITECT.
 - CONTRACTOR TO NOTE THAT THE REQUIRED LOCATION AND DIMENSIONS OF WORKS MAY NOT CORRESPOND EXACTLY WITH EXISTING CONDITIONS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORKS.
 - CONTRACTOR TO VERIFY THE LOCATIONS OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
 - STORMWATER/AGRICULTURAL DRAINAGE TO BE CONSTRUCTED IN AN APPROVED MANNER AND CONNECTED TO THE EXISTING SYSTEM IN A MANNER APPROVED BY THE RELEVANT AUTHORITY.
 - ALL LANDSCAPE AREAS TO HAVE MINIMUM CROSSFALLS TO ALLOW DRAINAGE TOWARDS PITS, GUTTERS OR NOMINATED DRAINAGE POINTS IN ACCORDANCE WITH ARCHITECTS SPECIFICATION.
 - NEW SURFACES ARE TO MATCH EXISTING WHERE APPLICABLE.
 - FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT ETC. TO BE INSPECTED AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT.



Project Name & Address:

Stage 30
Imagine Estate

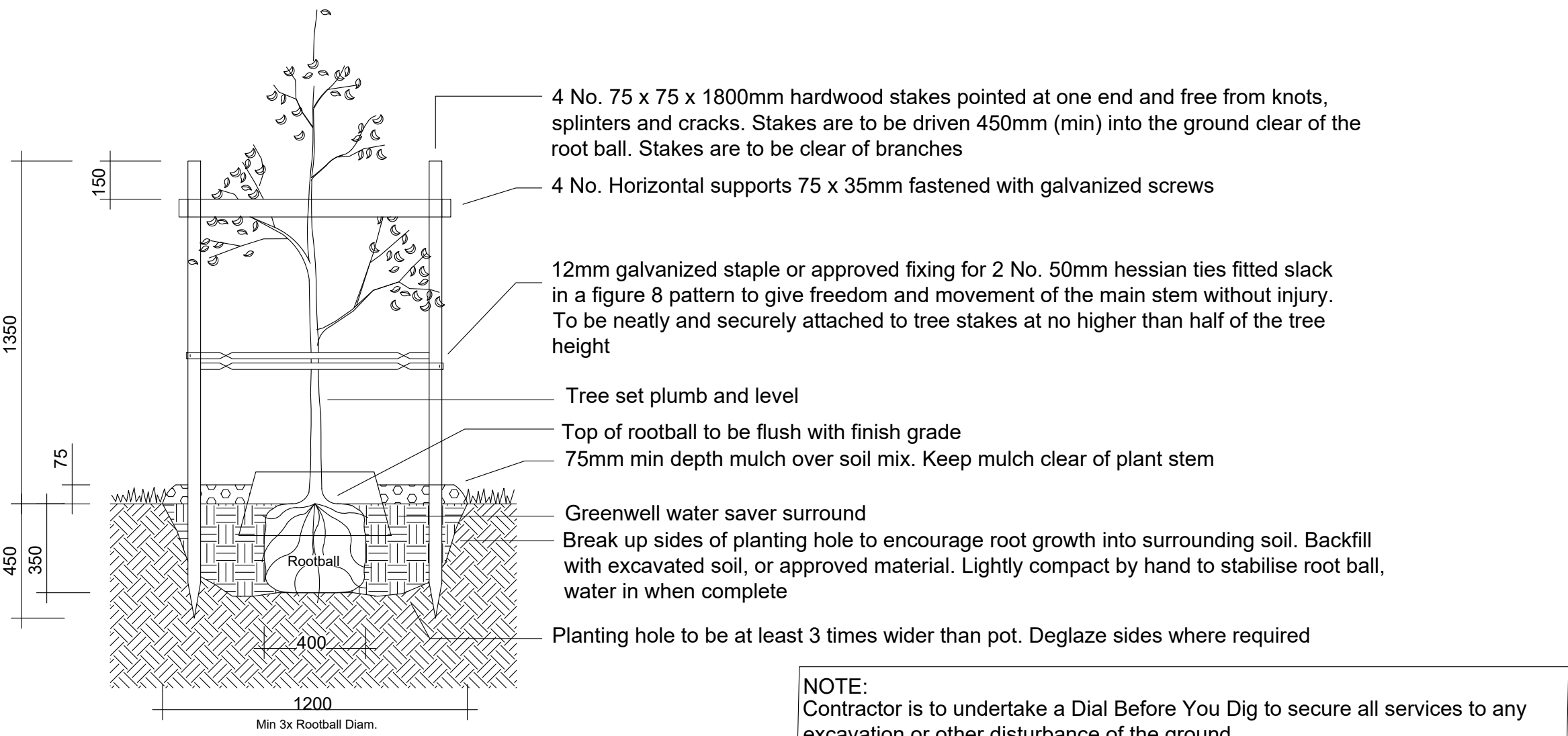
Drawing Title:

Landscape Plan Stage 30

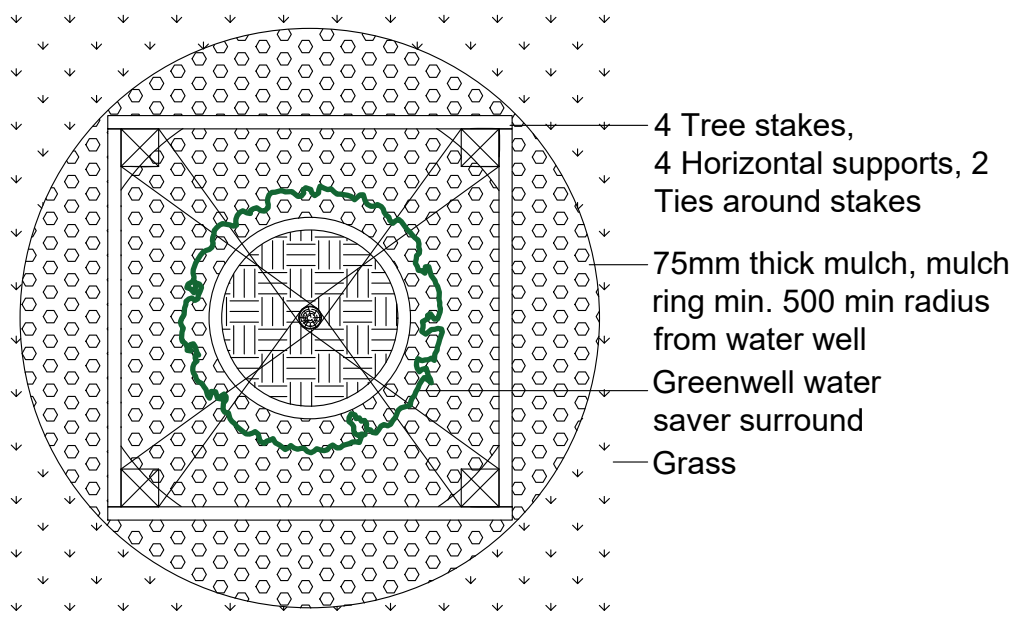
Client:

Villawood Properties

Date: May 09, 2025
Scale: 1:300 @ A1 Sheet Size
Drawn: YL / LG / OJ
Checked: DH / HM
Planning Ref: AM/377/2022
Drawing No: I261-30-D01 **Rev:**



TREE PLANTING DETAIL IN NEW
SUBDIVISION NATURE STRIP
Scale 1:20 at A1



TOP VIEW

NOTE:
Contractor is to undertake a Dial Before You Dig to secure all services to any excavation or other disturbance of the ground.

NOTES FOR APPLICATION

PURPOSE

Tree planting in low complexity streetscapes & public open spaces:

- Nature Strips
- Parks and Reserves
- Greenways
- Playspaces

SUPPLY

Tree stock to conform to AS 2303: 2018 Tree stock for landscape use. Container size and species to be in accordance with the City of Greater Bendigo approved plan.

PLACEMENT & INSTALL

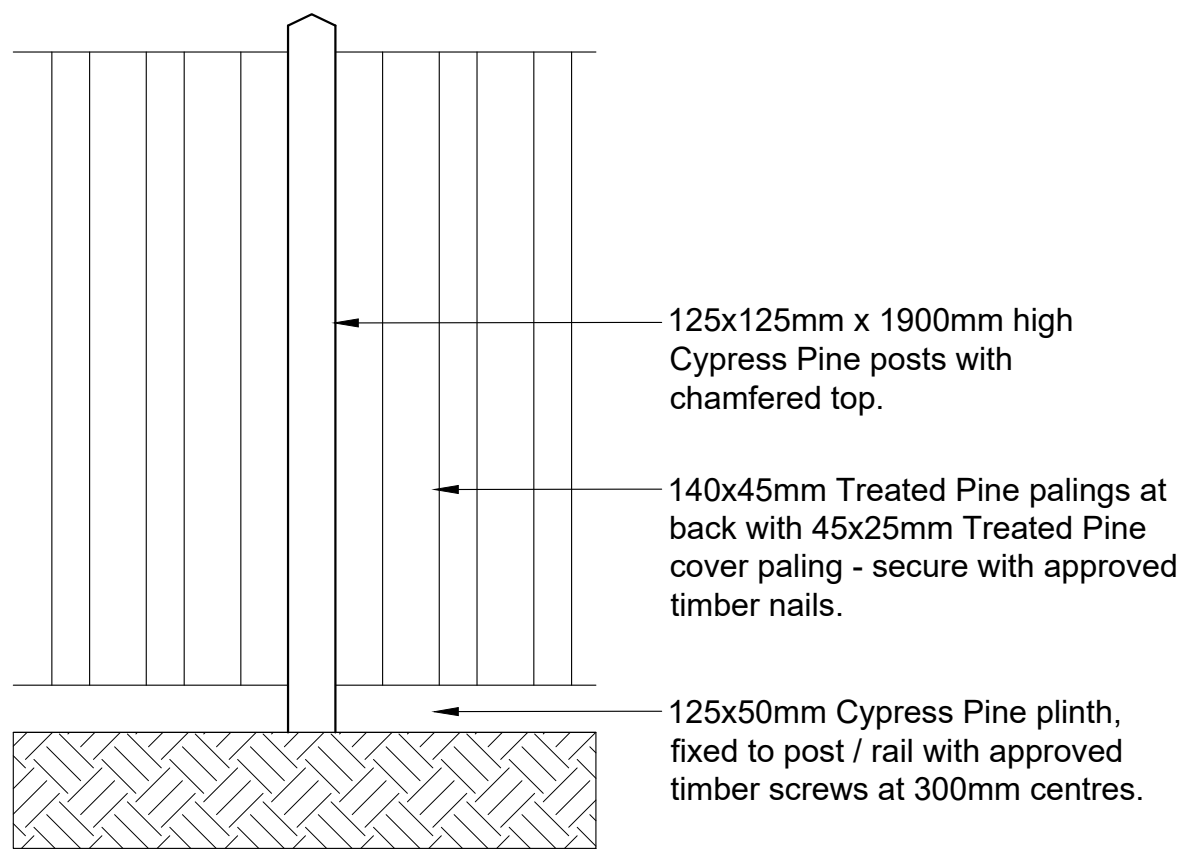
Trees are to be located as per the City of Greater Bendigo approved plan. Trees are to be root pruned and planted at a depth plumb and level with existing site.

MATERIALS

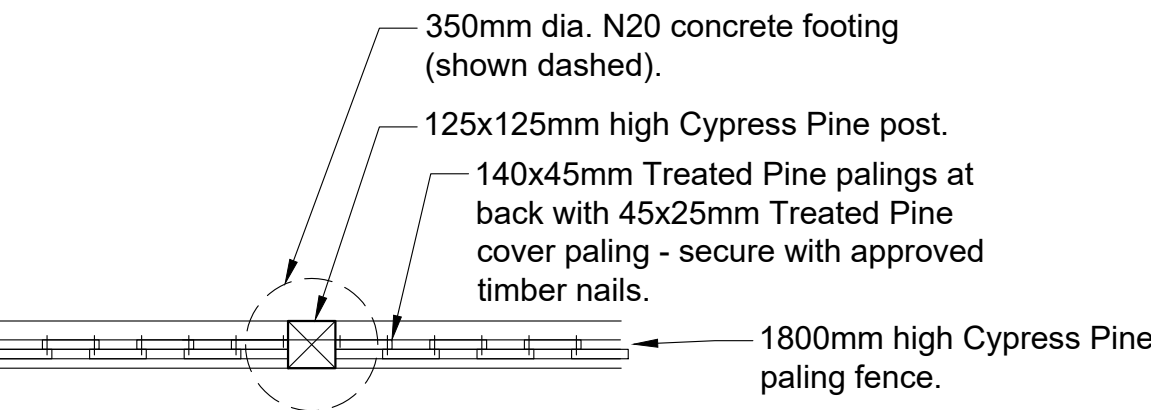
- 45L/40cm Tree
- Hardwood stakes (38 x 38mm x 1800mm)
- Hessian tree tie; Jute webbing (50mm wide)
- Galvanised staples (12mm) Greenwell Water Saving Surround (black)
- Mulch (suitable mixed particle)

MAINTENANCE

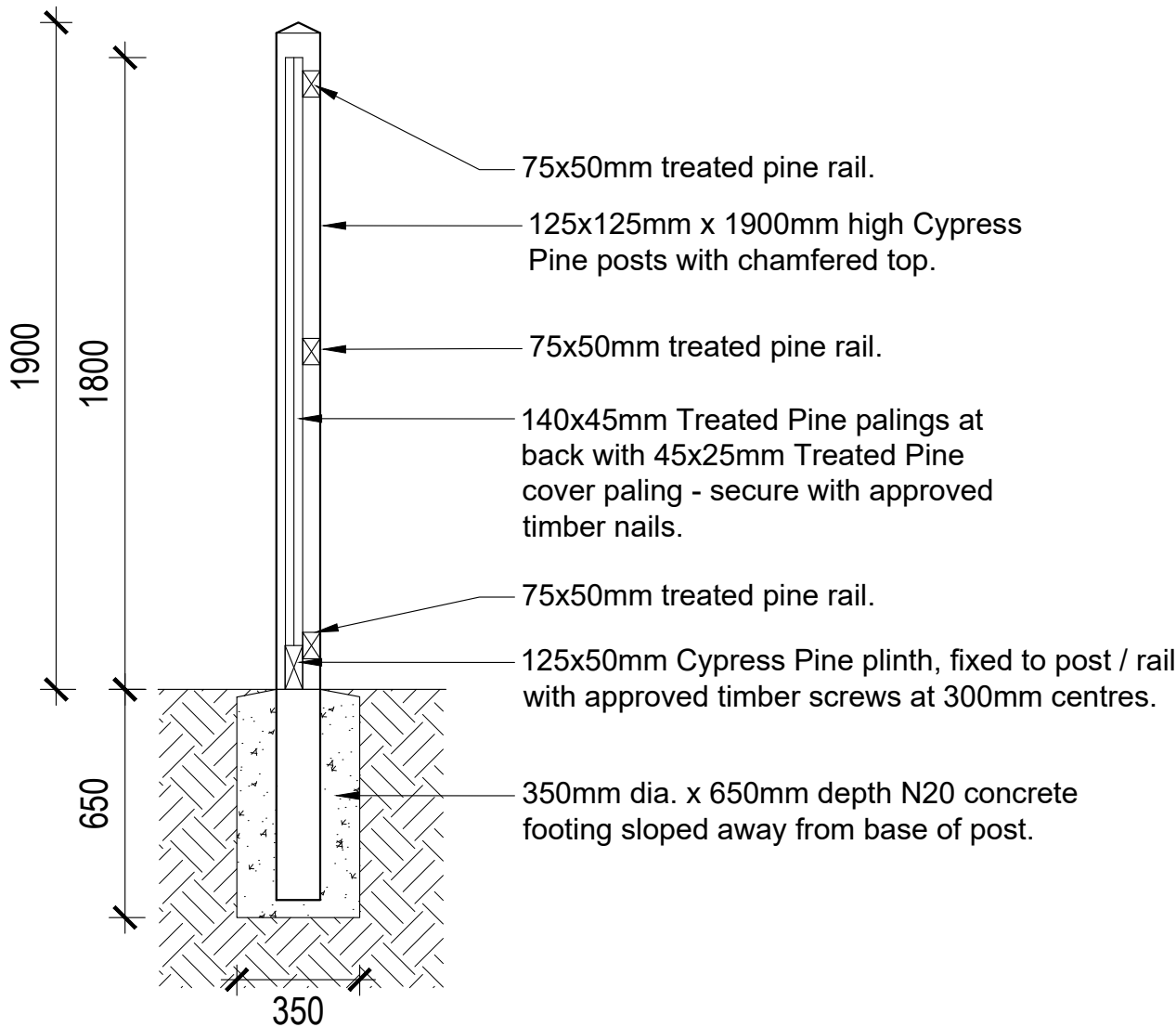
- Maintenance period to be a minimum 24 months (beginning from planting date) and must include 2 full summers.
- Must include regular irrigation, formative pruning, and weeding.
- Tree to be pruned in accordance with AS 4373-2007 Pruning of Amenity Trees



TIMBER PALING FENCE
Elevation - Scale 1:20



TIMBER PALING FENCE
Plan - Scale 1:20



TIMBER PALING FENCE
Typical Section - Scale 1:20

REVISIONS

09.05.25 - For Construction

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OF THE SET.
2. THIS DRAWING IS NOT TO BE SCALED
3. ALL MATERIALS CONSTRUCTIONS ETC. ARE TO COMPLY WITH ALL RELEVANT CODES, BY-LAWS, BUILDING CODE OF AUSTRALIA ETC.
4. NO VARIATION IS TO BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE PROPRIETOR AND/OR LANDSCAPE ARCHITECT.
5. CONTRACTOR TO NOTE THAT THE REQUIRED LOCATION AND DIMENSIONS OF WORKS MAY NOT CORRESPOND EXACTLY WITH EXISTING CONDITIONS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORKS.
7. CONTRACTOR TO VERIFY THE LOCATIONS OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
8. STORMWATER/AGRICULTURAL DRAINAGE TO BE CONSTRUCTED IN AN APPROVED MANNER AND CONNECTED TO THE EXISTING SYSTEM IN A MANNER APPROVED BY THE RELEVANT AUTHORITY.
9. ALL LANDSCAPE AREAS TO HAVE MINIMUM CROSSFALLS TO ALLOW DRAINAGE TOWARDS PITS, GUTTERS OR NOMINATED DRAINAGE POINTS IN ACCORDANCE WITH ARCHITECTS SPECIFICATION.
10. NEW SURFACES ARE TO MATCH EXISTING WHERE APPLICABLE.
11. FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT ETC. TO BE INSPECTED AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT.



Project Name & Address:

Stage 30
Imagine Estate

Drawing Title:

Landscape Details

Client:

Villawood Properties

Date: May 09, 2025

Scale: As shown @ A1 Sheet Size

Drawn: YL / LG / OJ

Checked: DH / HM

Planning Ref: AM/377/2022

Drawing No:

I26I-30-D02 Rev:

THOMSON HAY
LANDSCAPE ARCHITECTS



130 Howards Rd, Wattle Flat VIC 3352
T 03 5334 5321 W www.thomsonhay.com

For Construction

LANDSCAPE SPECIFICATION

NOTE: refer to the City of Greater Bendigo Landscape Design Guidelines 2022 for further information.

HERBICIDE APPLICATION (GRASS)

At least two weeks prior to the commencement of landscape works spray all grass and undesirable plants within the proposed garden bed / planting / grass areas with an approved systemic herbicide (e.g active ingredient glyphosate). Herbicide shall be applied in accordance with the manufacturers instructions.

PREPARATION

Remove all weed growth from proposed planting beds and grass areas. Ensure all foliage, fruit 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 2,000 grams per sq. metre to prepared soil.

GRASS & NATURESTRIP PREPARATION

The naturestrip is to be prepared in accordance with levels and specifications to the satisfaction of the Responsible Authority. All lawn areas are to be cultivated to 150mm depth (including incorporation of gypsum) as above and top dressed with 75mm min. of topsoil. Evenly spread an approved Starter Fertiliser (recommended N.P.K. ratio 10:4:6 + Trace Elements) at 300kg/ha.

Reserve grass areas are to be cultivated to 150mm depth and prepared to a suitable tilth for sowing with the specified seed mix. Apply lawn starter fertiliser to the reserves at the rate of 300kg/ha.

All grass areas including naturestrips / the reserve shall be hydroseeded with 70% Kikuyu & 30% Perennial Rye Grass.

The minimum grass coverage in the reserve at the time of handover to Council is to be a minimum of 95% coverage.

Watering

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

Mowing

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 seeded areas until the attainment of a dense continuous sward of healthy and evenly green grass over the entire area. Where required, cultivate and re-seed areas of seeded lawn where germination / survival is poor.

Top Dressing

Top dress subsided areas as required and re-sow. Ensure the junction between footpaths and lawns is finished to form a flush, even, uniform and safe joint.

Protection

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

NATIVE GRASS SEEDING

Herbicide Application - as above.

Preparation & Sowing

Prior to sowing, prepare topsoil by scarifying to prepare a seed bed suitable for the germination and establishment of indigenous grass seed equal quantities of:

- Austrodanthonia setacea
- Bothriochloa macra
- Bristly Wallaby Grass
- Chloris truncata
- Microleana stipoides
- Red Grass
- Weeping Grass
- Windmill Grass

Native grass seed to be sown by hand at the rate of 2-3 Kg per Hectare or as recommended by the supplier. It is recommended native grass seed are sown in Autumn. Recommended seed supplier:

- Goldfields Revegetation
- 230 Tannery Ln, Mandurang VIC 3551
- Phone: (03) 5439 5384

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, vermin, deleterious material and toxins. Mulch shall be placed to a minimum depth of 75mm and maximum depth of 100mm on planting bed areas. Mulch shall extend at least 500mm beyond plant centres at the outer edges of planting beds. Mulch shall be kept clear of plant stems to avoid collar rot.

A representative sample of mulching, not less than 100 m2 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 / FERTILISING

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. pots fertilise with 20gms of ‘Osmocote’. Staking 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 the plant nursery shall provide documentation of seed and cutting collection locations of all species.
- When specified plants are not available, substitute plants may only be used following approval from the Landscape Architect and City of Greater Bendigo.

- Plants are to be purchased in the nominated pot size, unless approved by the Landscape Architect or the City of Greater Bendigo to vary the pot size from that specified.
- Plants shall show healthy growth, be undamaged, free of disease, have a size in proportion to their pot size and species, not be pot bound and shall generally have roots penetrating to the edge 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, weeds and other defects. All plants shall be suitably hardened off in the nursery prior to delivery to the site.
- All stock shall be labelled with the correct botanical name and shall be checked by the contractor before acceptance on the site.

PLANTING SCOPE

Planting is to be undertaken to the various areas nominated in the Landscape Plans and in accordance with this specification.

The scope of planting works is to include:

- Trees (semi-advanced stock)
- Timber tree surround
- Native grass seeding
- Organic mulching / mulch mat installation
- Guarding of trees (if applicable)
- Vermin control (if applicable)

24 month maintenance period as nominated in the planning permit conditions.

PLANTING PROGRAM / TIMING

The contractor shall prepare a planting program to plant all planting zones as indicated on the Landscape Drawings - 1261-S30&31-D01-D03 and this Specification. The planting program should incorporate the pre-planting ground preparation program.

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 programs for the following tasks at the commencement of the contract:

- a pre-planting ground preparation program
- a weed control program
- a planting program for each of the nominated zones
- a post planting maintenance program including plant replacement program.

Where the construction / development program permits, planting should ideally be undertaken during early May to late August. This timing should maximise plant establishment before summer and minimise watering requirements. Where the construction / development schedule does not allow for planting within the optimum months the contractor should allow within the quote for additional watering to ensure good growth and survival for the at least two (2) summers after planting in accordance with City of Greater Bendigo policy.

PLANTING SET-OUT

All planting to be undertaken by experienced contractors with a detailed knowledge of the species, preferred ground / soil conditions, growth habits etc. for the indigenous flora of the local district.

The Contractor shall set out the location & 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 extent of planting in relation to water depth (if specified)
- by reference to existing features as shown on the drawings
- by complying with plant number and density 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. Where relevant, the planting set-out should generally be in a random nature to achieve a 'natural' planting effect. Plant a random mix of species as specified for each planting zone to ensure species diversity. Where relevant, locate plant material sensitively and selectively on site to take accord of the existing site features such as drainage lines, embankments etc. Ensure appropriate gradation between each planting zone. Allow for a flexible planting program to suit weed control timing, site features and seasonal conditions.

Ensure a minimum mower clearance of 1.2m around all trees, garden beds, structures etc. in all grassed area.

WATERING & AFTERCARE

Watering and aftercare following planting and for the contract maintenance period shall generally be as specified below:

- Providing planting is undertaken within the times specified and providing ground preparation has been undertaken according to the prescriptions contained within this specification (including weed control & ripping) minimal watering will be required except in times of unseasonally low rainfall, where the planting is sited on steep embankments or where planting has occurred late in the season.
- The site should be regularly monitored for moisture stress and all plants watered as required to ensure strong, healthy seedling growth is maintained throughout the Contract period.
- Plants should be regularly checked for signs of insect attack and disease and appropriate actions taken to control the disease or infestation.
- Replace dead plants at the earliest opportunity (depending upon seasonal conditions), with the same species / provenance.
- Ensure the site is regularly monitored and managed to control and eradicate any weeds that germinate after planting for the entire period of the contract.
- All planting and grassed areas shall be maintained in a 100% noxious weed free state and in a minimum 95% weed free state.

PLANTING PROCEDURE FOR SEMI ADVANCED TREES

Refer to planting details.

Trees up to 1.80 metres high at planting to be staked with 2no. 38x38x2100mm long black painted hardwood stakes.

Trees over 1.80 metres high at planting to be staked with 3no. 50x50x2100mm long black painted hardwood stakes.

Provide 90mm dia. flexible agricultural drain at base of all semi advanced trees for tree watering in accordance with detail.

Install tree surround in accordance with the landscape detail including 4no. 2,100mm x 75 x 75mm treated pine or hardwood stakes with 75mm x 38mm OB hardwood horizontal rails. All timber to be coated with 2no. coats of Watyl Opal Black Weathergard stain or approved equivalent.

CONCRETE PATH SURFACE

Concrete path surface by civil contractor.

TIMBER PALING FENCE

Contractor to supply and install the timber paling fence in accordance with the details shown on Dwg. 1261-30-D02.

TRIMMING AND FINISHED LEVELS

The Contractor shall adjust and trim sub soil levels so that sub soil is placed / graded to the nominated levels and gradients as specified by Tomkinson Group Engineers prior to topsoil placement. The specified depth of topsoil and/or mulch shall then be added and tapered so that the finished mulch and/or topsoil levels meets flush with the adjacent finished surface levels.

Ensure that the finished levels of the naturestrips / reserves grade towards the nominated drainage points without ponding.

A representative sample of topsoiling and any associated ground trimming, not less than 100m2 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 may be used. All herbicides / insecticides shall be applied in accordance with manufacturers recommendations / rates for the control of the specific plant / insect.

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 Maintenance Period. The Maintenance Period shall commence from the Date of Practical Completion for 24 months for all street trees, streetscape, water sensitive urban design and reserve landscape works, as specified in the planning permit conditions.

Maintenance of the landscape work shall include:

- i replanting / replacement of dead trees / seedlings / cells
- ii woody weed control / broad-leaved weed control
- iii watering of all trees and landscape areas as required for plant establishment
- iv mowing / slashing
- v re-seeding of seeded exotic and native grass areas (if / as required)
- vi pest and disease control
- vii re-mulching to maintain specified mulch depths
- viii pruning
- ix maintaining the site in a neat and tidy condition
- x maintenance / removal of tree guards and stakes
- xi repairs to erosion affected areas (as required)
- xii maintenance and rehabilitation of stockpile areas.

NOTE - PLANT REPLACEMENT

It is the landscape contractors responsibility to supply and replace plant material that has died during the maintenance period.

It is the principal / developers responsibility to cover the costs of paying for plant material that has either been stolen or that has been damaged by builders / tradesman etc. during the maintenance period.

Plants will need to be replaced and show signs of strong growth / development before handover and acceptance by Council.

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 to 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 to a 95% noxious weed free state. Prior to final acceptance of the landscape works by the City of Greater Bendigo, all broad-leaved and other weeds should be eradicated. Utilise the most appropriate method of weed control for each weed type including direct spraying of herbicide, cut - stump treatment, stem injection and physical weed removal. Do not undertake weed control / eradication works when the plant is seeding to avoid the potential of further spreading the weed seeds.

Watering

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

Mowing / Slashing

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. All grass clippings to be removed from the site.

Reseeding of Exotic Seeded Grass Areas

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 disease.

Re-mulching

Areas mulched with chipped wood mulch to be maintained at 75mm min. consolidated depth and 100mm maximum depth.

Pruning

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 shall be removed.

Maintaining the Site in a Neat and Tidy Condition

The Contractor shall keep the site in a neat and tidy condition.

Removal of Tree Guards and Stakes (Tubestock)

Tree guards and timber stakes surrounding tubestock planting shall be removed when the plant reaches 1000mm in height - subject to vermin numbers.

Repairs to Erosion Treated and Affected Areas

The Contractor shall maintain all areas subjected to erosion protection treatments and shall repair all damage or erosion which arise during the maintenance period. Such areas shall be re-prepared and re-protected as specified. Additional materials required by the Contractor to maintain, repair or complete the erosion control work shall be supplied by the Contractor at the Contractor's expense.

GENERAL NOTES

- The following notes relate to the landscape development works within the stage 30 works of the subdivision at Imagine Estate, Strathfieldsaye Road, Strathfieldsaye and all associated plans construction details (Dwg. No's 1261 - 30 - D01 - D03) and site plans / notes and specifications prepared by the Landscape Architects and Engineers.
- The Contractor shall ensure that the extent of physical disturbance within the reserves is contained to the works area as defined on site by Tomkinson Group - Bendigo. Modifications to vegetation, slopes, hydrology etc. should only be made where directed by the drawings, specifications or site communications.
- The Contractor shall be responsible for the repair of damage to roads, tracks or other structures and vegetation, caused by their own works, and shall carry out remedial works as required at the conclusion of the building works or as directed.
- Where separate works contracts meet, the Contractor should allow for an interface with the adjoining works to enable efficient carrying out of these works.
- Should dangerous foundation conditions or unstable soil / rock conditions become apparent during the carrying out of works, or alternatively the presence of ground conditions not predicted by soil investigations, then the Contractor shall notify Tomkinson Group - Bendigo and await further instruction prior to proceeding with works.
- All works shall be carried out by suitably experienced tradespersons using approved materials and methods. The site shall be maintained in a clean and tidy condition during the entire works contract and at the completion of works.
- All waste generated from the site during the course of the contract (including general rubbish, excess soil, rock etc.) is the responsibility of the contractor and is to be removed from the site and deposited in approved location(s).
- Works shall not be carried out during periods of dangerous climatic conditions, including periods of total fire ban, intense heat, flooding, or during other periods as directed by Tomkinson Group - Bendigo or the City of Greater Bendigo.
- Public access is to be restricted to the reserves (where applicable) during the construction works. Public access shall only be allowed to the reserves following written certification and approval of the works by the City of Greater Bendigo. The Contractor shall allow to maintain the site in a safe condition throughout the period of the contract. Suitable safety barriers and signs should be erected where required during the course of the contract to ensure visitors to the estate are protected from works / machinery with public access prohibited from all works areas. Adequate public safety signage / standards are to be maintained throughout the site at all times.

CITY OF GREATER BENDIGO INSPECTIONS AND FINAL ACCEPTANCE

Pre-tree Planting Inspection

All tree stock shall be inspected and approved prior to planting. Please contact City of Greater Bendigo.

Preliminary Acceptance before Commencement of Maintenance Period

Landscape Works shall be inspected and approved and defects rectified before commencement of the Maintenance Period. Upon preliminary acceptance of works 50% of bond will be released. Please contact Jane Marriott on ph. 5434 6257 to arrange an inspection.

Final Acceptance

The landscape works shall be maintained for a minimum duration of 24 months from the date of preliminary acceptance. Please note that no final acceptance inspections will be conducted between 30 November and 1 March. Remaining bond shall be released upon final acceptance of the works. Please contact the nominated City of Greater Bendigo officer delegated with this project to arrange an inspection.

REVISIONS
09.05.25 - For Construction

GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OF THE SET.
- THIS DRAWING IS NOT TO BE SCALED
- ALL MATERIALS, CONSTRUCTIONS ETC. ARE TO COMPLY WITH ALL RELEVANT CODES, BY-LAWS, BUILDING CODE OF AUSTRALIA ETC.
- NO VARIATION IS TO BE MADE TO THIS DRAWING WITHOUT THE PRIOR APPROVAL OF THE PROPRIETOR AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR TO NOTE THAT THE REQUIRED LOCATION AND DIMENSIONS OF WORKS MAY NOT CORRESPOND EXACTLY WITH EXISTING CONDITIONS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF WORKS.
- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
- STORMWATER/AGRICULTURAL DRAINAGE TO BE CONSTRUCTED IN AN APPROVED MANNER AND CONNECTED TO THE EXISTING SYSTEM IN A MANNER APPROVED BY THE RELEVANT AUTHORITY.
- ALL LANDSCAPE AREAS TO HAVE MINIMUM CROSSFALLS TO ALLOW DRAINAGE TOWARDS PITS, GUTTERS OR NOMINATED DRAINAGE POINTS IN ACCORDANCE WITH ARCHITECTS SPECIFICATION.
- NEW SURFACES ARE TO MATCH EXISTING WHERE APPLICABLE.
- FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT ETC. TO BE INSPECTED AND APPROVED BY THE BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT.



Project Name & Address:
Stage 30
Imagine Estate

Drawing Title:
Landscape Specification

Client:
Villawood Properties

Date: May 09, 2025
Scale: N / A
Drawn: YL / LG / OJ
Checked: DH / HM
Planning Ref: AM/377/2022
Drawing No:

I261- 30-D03 Rev:

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, Wattle Flat VIC 3352
T 03 5334 5321 W www.thomsonhay.com

For Construction