


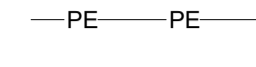
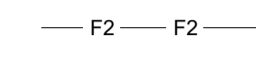
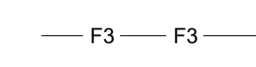
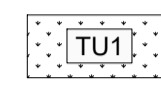
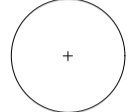


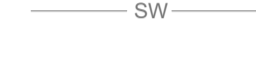





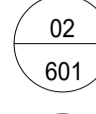
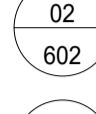

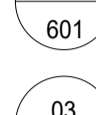



LEGEND

-  EXTENT OF WORKS
-  STAGE BOUNDARY
-  LOT BOUNDARY
-  PLASTIC EDGE
-  FENCE TYPE 2 - 1.8m HIGH PALING FENCE
-  FENCE TYPE 3 - 1.2m HIGH BUSHFIRE RESISTANT FENCE
-  TURF TYPE 1 REFER TO TYPICAL DETAIL
-  PROPOSED TREE
-  COMMUNICATIONS
-  WATER
-  STORMWATER
-  SEWER
-  UNDERGROUND ELECTRICAL
-  GAS
-  RETAINING WALL BY CIVIL
-  BOLLARDS BY CIVIL

-  02/601
-  02/602
-  03/04/602
-  01/601
-  03/601

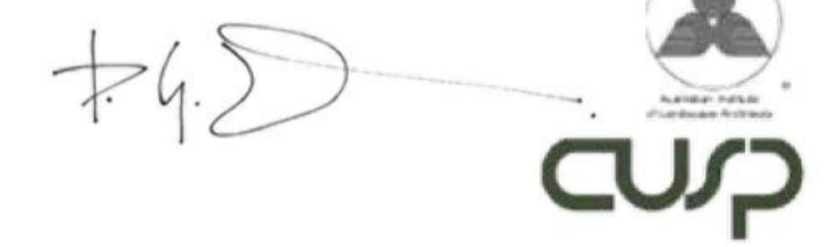
KEY PLAN: NTS

DRAWING REGISTER

18011-1D-100	COVER SHEET	E
18011-1D-101	LANDSCAPE NOTES & SCHEDULES	E
18011-1D-301	LANDSCAPE PLAN	F
18011-1D-302	LANDSCAPE PLAN	F
18011-1D-303	LANDSCAPE PLAN	F
18011-1D-601	LANDSCAPE DETAILS	E
18011-1D-602	LANDSCAPE DETAILS	E

18011 DUNES STAGE 1D FOR CONSTRUCTION

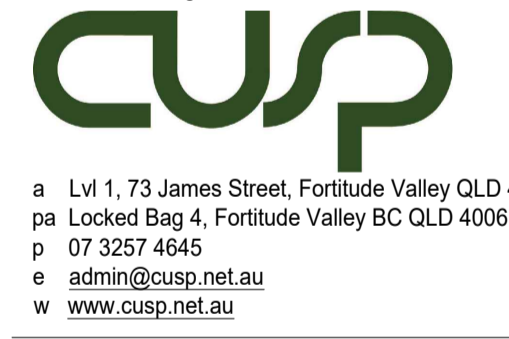
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D	18.12.24	FOR CONSTRUCTION	KT
E	29.01.25	FOR CONSTRUCTION	KT
F	27.01.26	AS CONSTRUCTED	KT

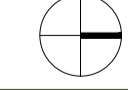
Consultants:
Civil Engineering - Empower
Planning/Survey - Veris
SPA Consulting



Client:
URBEX

Contact Name: David Argent
Client Address: 15 Mitchell Street
Townsville QLD 4810

Project:
**DUNES MACKAY
STAGE 1D**

	Designed by: KT	Drawn by: KT	Checked by: DW
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Drawing Title:
COVERSHEET

Issue Detail:
AS CONSTRUCTED

Sheet No.: 18011-1D-100	Issue: F
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LANDSCAPE NOTES

Refer any discrepancy, ambiguity, omission or inconsistency to the Superintendent before proceeding with the work.
Do not obtain dimensions by scaling the structural elements. Digital CAD drawings for setout purposes can be provided, please contact the Landscape Architect. All works described in these specification notes and on the drawings shall be carried out by the Landscape Contractor. Any works required by regulation or law to be carried out by other authorities shall be engaged directly by the Contractor. The Contractor shall pay for all fees and charges for such works. Refer to Civil Engineer's drawings for service alignments. Confirm service locations on site. Refer to Electrical Engineer's drawings for street light locations.

1. SETOUT

All setouts are indicative only, to be confirmed on site and in accordance with the drawings. The Landscape Contractor shall be responsible for the accuracy of the whole of the works during their progress and make good any errors caused by negligence or bad workmanship.

2. SAFETY

The Landscape Contractor shall develop safe work method statements and safety plans for all works and submit these to the Principal for approval. This package has been reviewed by the Landscape Architect in compliance with section 22 of the Work Health and Safety Act 2011 (WHS Act). No unusual or atypical features were found that would require a written report under section 295 of the WHS regulation. Under the act, all parties are responsible for their own safety as far as is reasonably practicable, and any PCBU who alters the design will assume the responsibilities of the Designer.

3. PROTECTION OF SERVICES

The Landscape Contractor shall verify the position of all existing services before work commences on site. The Landscape Contractor should carry out a 'dial before you dig' and request the latest services plans from the Superintendent. All services and works new and existing shall be protected from damage. The Landscape Contractor will make good the damaged work at their own expense. Should services be live during construction, the Contractor should allow for vacuum excavation surrounding services.

4. INSPECTIONS

Give no less than 10 business days notice so that inspections may be made of setting out or any other hold points as noted. Where structural inspections are required for certification, the inspections are to be performed by the Engineer, the Landscape Contractor is required to allow time for the Engineer to inspect the following points as a minimum: completed excavation, formwork, reinforcement, membranes and embedment prior to placing concrete

5. FINISHED LEVELS

Unless otherwise shown on the drawings the finished surface levels of grassed and mulched areas are to finish flush with surrounding concrete pathways, kerbs, field inlets, inspection chambers, manholes etc. Falls are to be consistent to avoid ponding unless otherwise noted, surfaces are to fall a minimum of 1:50 away from buildings.

6. CULTIVATION

Landscape Contractor to assess subgrade and ameliorate if required.

7. TOPSOIL

Imported topsoil to meet AS4419 (Weed Free). Ensure soil is free from stones over 25mm diameter, weeds, sticks, roots, rubbish and any material toxic to plant growth. Apply topsoil to depths specified on the landscape drawings and to achieve designed finished surface levels. Slightly compact topsoil, but do not over compact, to finished levels and contours. Feather edges to adjacent undisturbed ground.

8. MULCH

Mulch to be free from soil, weed growth and other green material or deleterious matter to AS4454 standard. Apply mulch evenly to depths shown on landscape drawings and to finish flush with adjacent surfaces. Keep mulch clear of plant trunks to prevent collar rot and keep clear from crowns of grasses. In mass planted area place mulch after the preparation of the planting bed but before planting and other works begin.

9. TURF

Prior to laying turf apply dynamic lifter (or equal) slow release fertiliser evenly over the entire surface to be turfed. Finish flush with adjoining surfaces after laying, turf is to be rolled, watered and top dressed as required. Turf is to be laid in a checker bond pattern, and if on slopes parallel to the contours.

10. FERTILIZER

Apply Agriform slow release 10-gram planting tablets NPK 20:4.3:4.1 analysis to each plant in planting beds at the rate set out below:

- plants over 500mm height: 3 tablets
- plants over 300mm height: 2 tablets
- groundcover plants: 1 tablet

The tablets shall be placed equidistant around the plant and level with the centre of the root ball of the plants.

11. ESTABLISHMENT AND MAINTENANCE PERIOD

The duration of the establishment and maintenance periods is a minimum of 12 months. The period commences and ends following satisfactory establishment and maintenance inspections and approval by Mackay Regional Council.

The following tasks shall be carried out during the establishment period (6 months) and maintenance period (6 months):

- watering, fertilising, weeding and treatment of plants and turf for pests and diseases to maintain health and growth (water can be used from the local dam)
- maintain minimum soil and mulch depths
- top dressing turf to maintain an even surface free from depressions
- adjustments and progressive removal of stakes and ties. Any tree that is not stabilised in the ground without the need for staking within 6 months is to be replaced. Any tree that is to be replaced will undergo an additional 6 months of establishment until it is stabilised in the ground.
- 100% eradication of nut grass
- pruning to promote the desired form
- rubbish removal and maintain the site clean and tidy
- mowing of all lawn areas to maintain a uniform grass cover with a maximum height of 50mm
- rectification of defects in all constructed works
- management and removal of all sediment and erosion control measures when no longer required
- removal and replacement of defective, damaged, dead or dying plant stock.

15. COMPLETION

Undertake the following before the completion of landscape works:

- top-up mulch to depth specified.
- remove and treat any weeds present on-site

Once the following has been met satisfactorily, a Certificate of Final Completion shall be issued to the Landscape Contractor.

16. STREET TREES

Street tree layout to comply with the Mackay City Council Planning Scheme Policy - Landscape. Should the setout of street trees in plans conflict with the requirements below, notify the Landscape Architect before planting. The Landscape Contractor is to ensure all street trees comply with the following conditions:

The alignment and placement of street trees shall be in general accordance with the following:

- Ultimate canopy no closer than 4.0 metres from electricity or telecommunication poles or pillars.
- Trunk no closer than 7.5 metres from streetlights to ensure effective street lighting.
- Ultimate canopy no than 4.0 metre radius from high voltage transmission lines.
- Trunk no closer than 2.0 metres from stormwater drainage pits.
- Trees are to be placed a minimum of 750mm and a maximum of 1000mm from the back of kerb.
- Trunk no closer than 3.0 metres from driveway.
- At intersections, trees are to be placed a minimum of 10.0 metres back from the face of the kerb of the adjoining street.
- Trees are to be located so as not to obstruct access to any services or signage.
- Trees are to be located so as not to obstruct pedestrian or vehicular traffic, nor create traffic hazard or cause damage to existing trees.
- Trees placed a minimum of 1 metre from services.

Street trees shall be planted in accordance with Standard Drawing A4-00049H and installed in accordance with Council Specifications. Street trees are not be a plant listed in:

- Land Protection (Pest and Stock Route Management) Regulation 2003.
- Mackay City Council Pest Management Plan; or the
- Publication "Agricultural and Environmental Weeds - Far North Queensland" (Wet Tropics Management, Department of Natural Resources and Mines).

20. IRRIGATION

Irrigation to be in accordance with Mackay City Council's Engineering Design Guidelines SC6.7.4. - Irrigation. Irrigation design by others.

SAFETY IN DESIGN (SID)

No.	Item or Activity	Risk	Level of Risk	Risk Mitigation/Design Resolution	Risk Manager
1	Excavation of works with existing and proposed services	Risk of electrocution due to severing of electricity/gas lines.	Medium. Possible occurrence of event with High injury to persons	All service locations to be confirmed on site prior to any works.	Construction to handover: Contractor Post Handover: Mackay City Council
2	Import of invasive weeds of class 1,2 & 3 and fire ants.	Risk of introduction of invasive weeds and fire ants on site.	Low. Possible occurrence of event with moderate injury to persons.	Ensure all material brought in is certified to be free of invasive species and fire ants	Construction to handover: Contractor Post Handover: Mackay City Council
3	Bushfire starting or travelling through landscape works.	Risk of fire causing direct injury to persons or damage to park elements causing damage to persons	Medium. Possible occurrence of event with High injury to persons	Regular inspecton and clearing out of fuel loads. Multiple access and egress routes.	Construction to handover: Contractor Post Handover: Mackay City Council
4	Work practices undertaken in manner that could promote the spread of infectious disease	Risk of injury to site visitors due to infection from Covid-19.	Medium. Possible occurrence event with high injury to persons	Contractors to ensure that work practises comply with all Government Health Authorities latest advice. Contractor to provide Covid Plan. Contractors to ensure works are undertaken in a manner complying with Covid Plan.	Construction to handover: Contractor
5	Fence installation above civil retaining wall	Risk of injury and/or damage to property	Medium. Possible occurrence of event with moderate damages to infrastructure	Fence posts to be installed in formatube installed by retaining wall contractor. Contractor to provide SWMS. Contractors to ensure works are undertaken in a manner complying with SWMS and Work Safe Australia Legislation (working from heights).	Construction to handover: Contractor

PLANT SCHEDULE

Code	Botanical Name	Common Name	Container Size	Height (m) (Installation)	Spread	Clear Trunk	Density/m2	Quantity
BAN-int	<i>Banksia integrifolia subsp. compar</i>	Coastal-Banksia	45L	2	3	0.5	As Shown	
HIB rub	<i>Hibiscus tiliaceus 'Rubra'</i>	Red Cottonwood	45L	2	1	0.5	As Shown	14
MEL qui	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	45L	2	1	0.5	As Shown	10

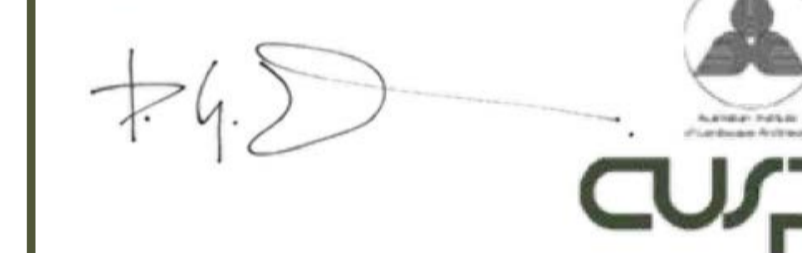
MATERIAL SCHEDULE

Key	Descriptions / Material	Type/Product	Finish / Texture/Colour	Remarks / Comments
PE	Recycled Plastic Edging	Recycled plastic profile 40 x 90, black. Replas or approved equal.		
TU1	Turf Type 1	Ameliorate subgrade if required based on soil test results. Install minimum 100mm depth imported topsoil AS4419 compliant and weed free. Install 'A' grade Zoysia macranthe 'Primetime'	Finish turf flush with adjacent surfaces	All soils to meet AS 4419 and as specified in General Notes.
	Tree Pits	Ameliorate subgrade if required based on soil test results. 300mm topsoil AS4419 compliant and weed free, and 100mm depth woodchip mulch	Finish gardens flush with adjacent surfaces	All soils to meet AS 4419 and as specified in General Notes.
F2	Fence Type 2 - 1.8m high Paling Fence	Posts: Durability Class 1 treated hardwood. H5 treatment Rails: Durability Class 2 treated hardwood Palings: Durability Class 2 treated hardwood All timber except posts to be treated to H4. Clear to manufacturer's specification Coating Supplier: Lonza	All hardwood timber shall be stress grade F14. All fixings to be Grade 316 stainless steel.	Apply timber finish and paint in accordance with manufacturer's specification.
F3	Fence Type 3 - 1.8m high Bushfire Resistant Fence	Posts: Durability Class 1 treated hardwood. H5 treatment Rails: Durability Class 2 treated hardwood Panels: 1800 powdercoated black tubular fence panel. Durability Class 2 treated hardwood All timber except posts to be treated to H4. All timber to be finished with two coats of Tanacare Clear to manufacturer's specification Coating Supplier: Lonza	All hardwood timber shall be stress grade F14. All fixings to be Grade 316 stainless steel. Fence Panel: Powdercoated black.	Apply timber finish in accordance with manufacturer's specification.

CLOUDED CHANGES:

1. UPDATED STREET TREE NUMBERS AND SPECIES.

Approved by Daniel Wright
RLA # 1542



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F	27.01.26	AS CONSTRUCTED	KT

Consultants:
Civil Engineering - Empower
Planning/Survey - Veris
SPA Consulting



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Client:
URBEX

Contact Name: David Argent
Client Address: 15 Mitchell Street
Townsville QLD 4810

Project:
**DUNES MACKAY
STAGE 1D**

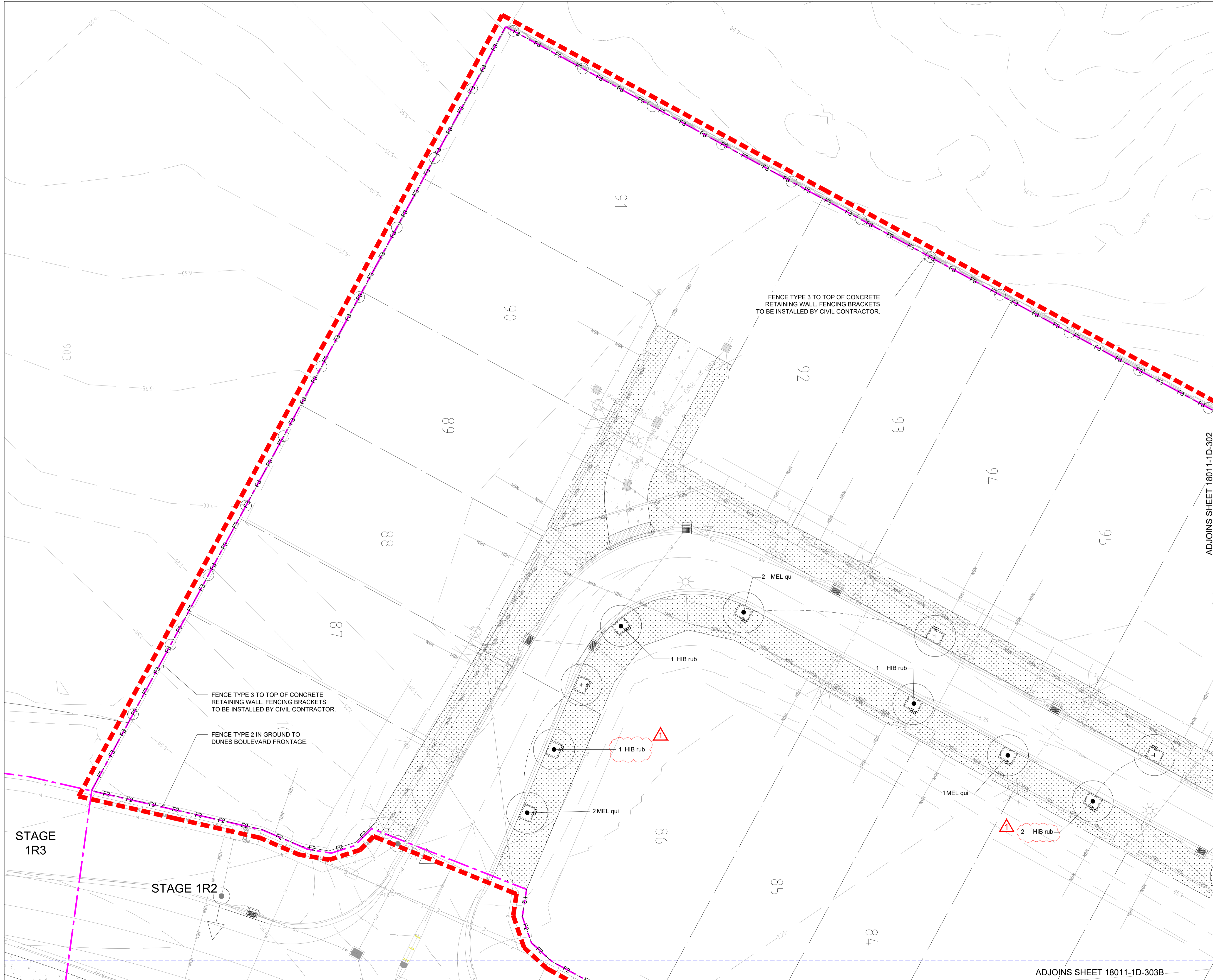
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KT	KT	DW

Drawing Title:
**LANDSCAPE NOTES
& SCHEDULES**

Issue Detail:
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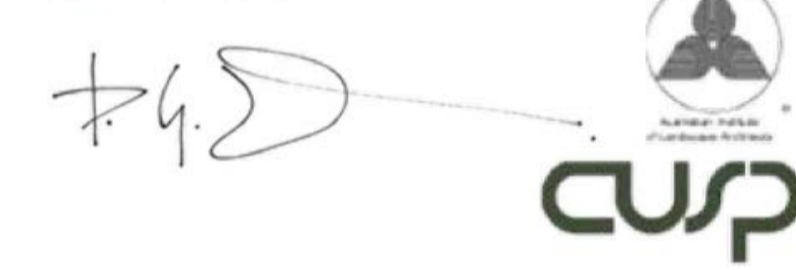
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Issue:
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CLOUDED CHANGES:
 1. STREET TREE SPECIES UPDATED.

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 RLA # 1542



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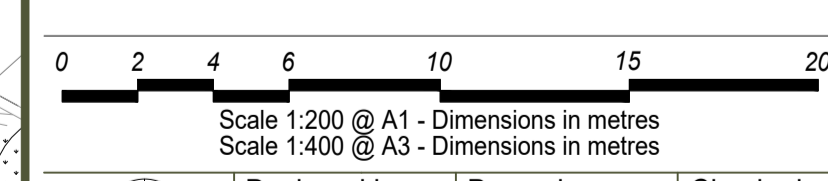
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Consultants:
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 Planning/Survey - Veris
 SPA Consulting



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Project:
**DUNES MACKAY
 STAGE 1D**



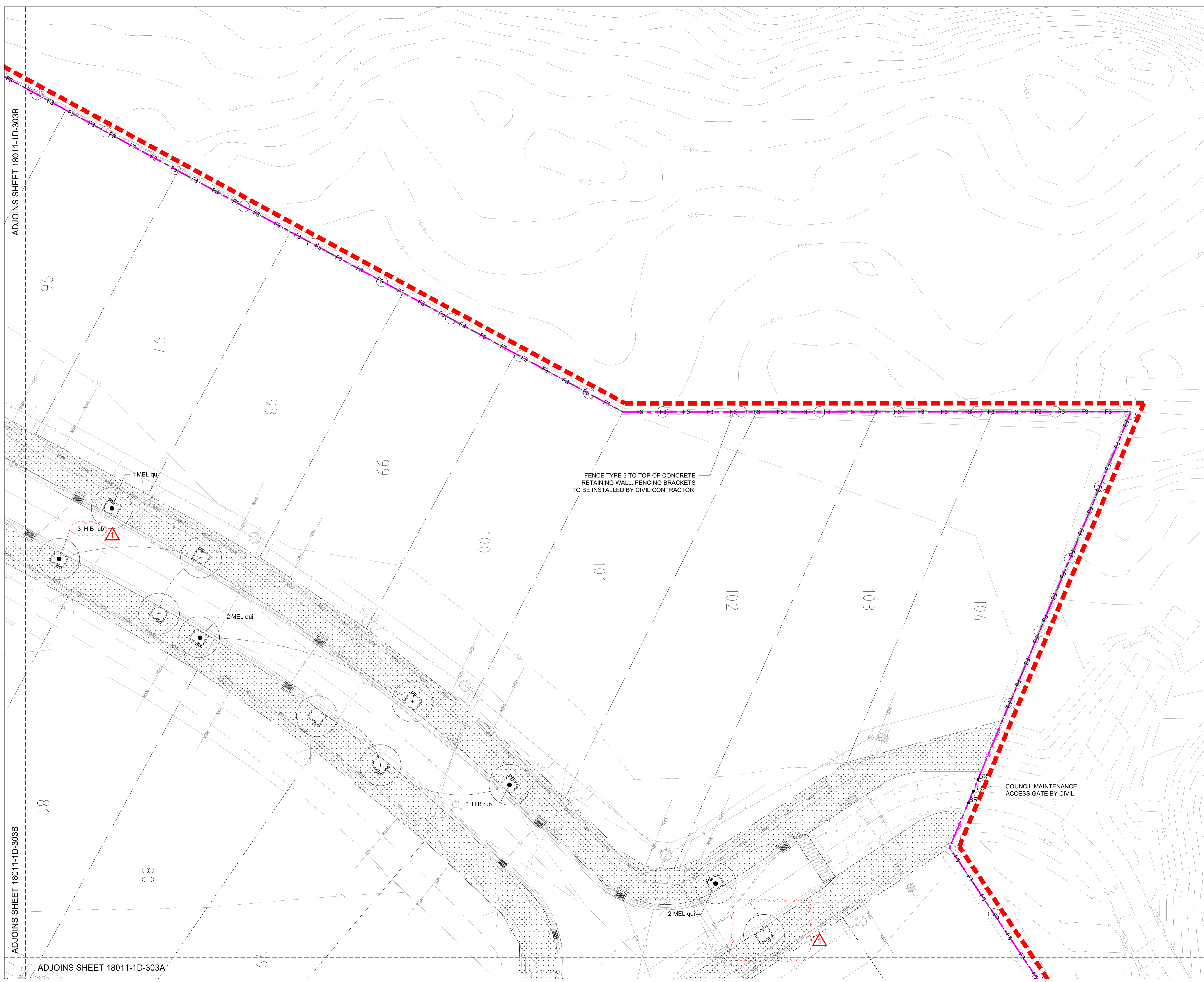
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Issue Detail:
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 Issue: F

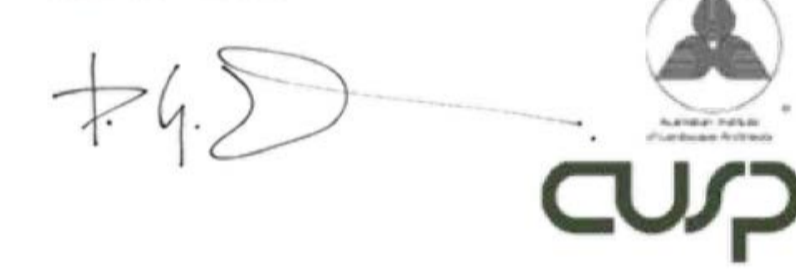
ADJOINS SHEET 18011-1D-302

ADJOINS SHEET 18011-1D-303B



CLOUDED CHANGES:
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 UPDATED.

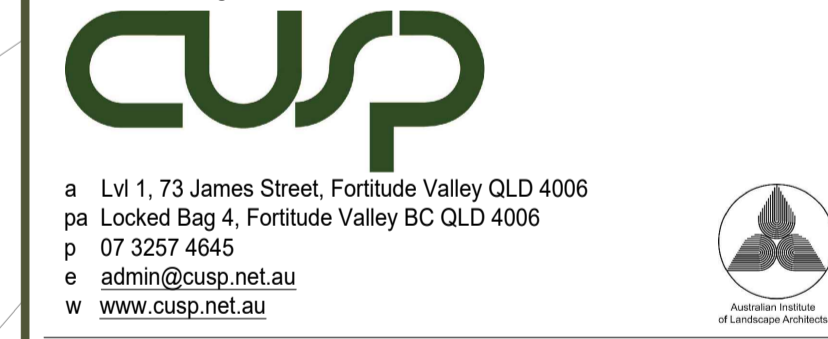
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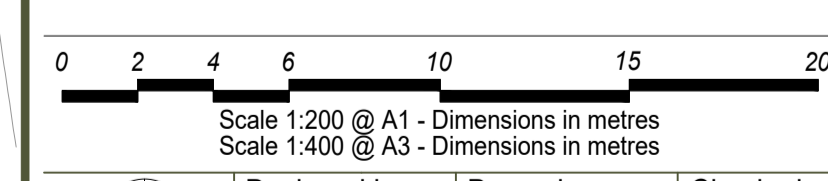
Consultants:
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 Townsville QLD 4810

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Designed by:	Drawn by:	Checked:
KT	KT	DW

Drawing Title:
LANDSCAPE PLAN

Issue Detail:
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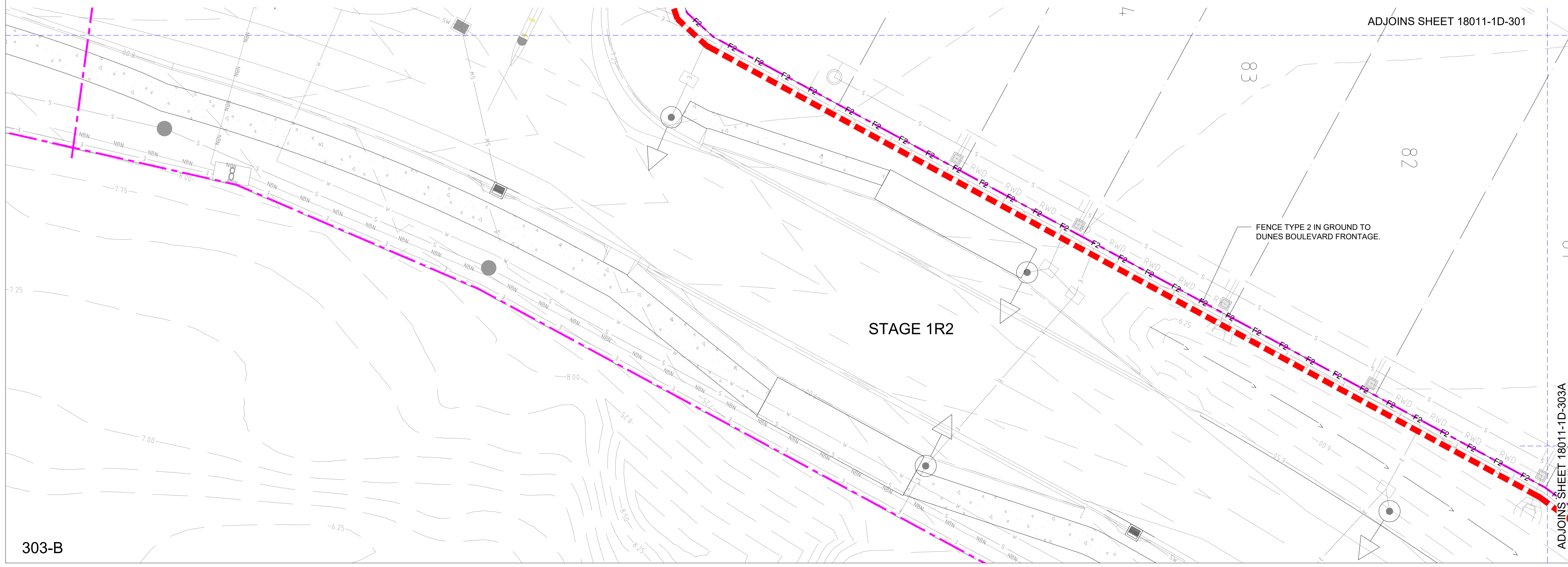
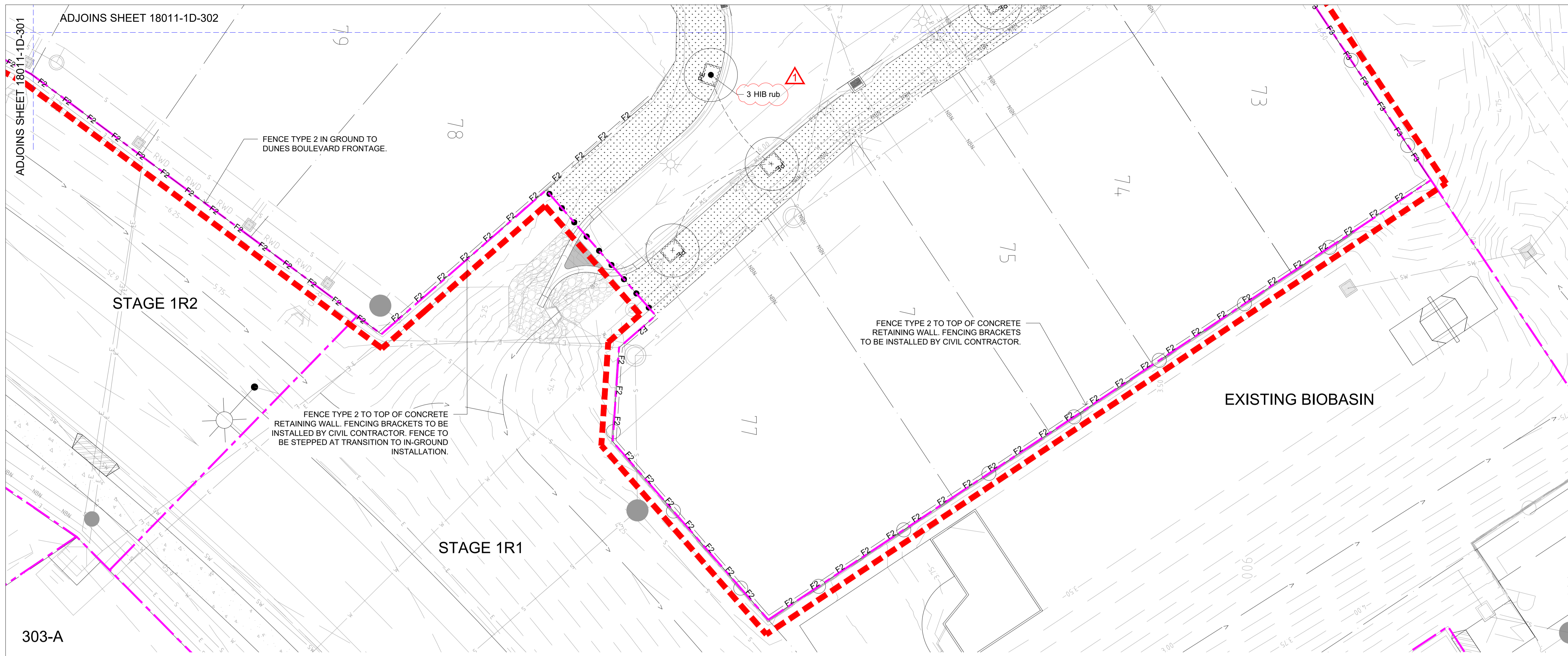
ADJOINS SHEET 18011-1D-303B

ADJOINS SHEET 18011-1D-303B

ADJOINS SHEET 18011-1D-303A



FENCE TYPE 3 TO TOP OF CONCRETE
 RETAINING WALL. FENCING BRACKETS
 TO BE INSTALLED BY CIVIL CONTRACTOR.

COUNCIL MAINTENANCE
 ACCESS GATE BY CIVIL



CLOUNDED CHANGES:
 1. STREET TREE SPECIES UPDATED.


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 RLA # 1542


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Consultants:
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Client:
URBEX

Contact Name: David Argent
 Client Address: 15 Mitchell Street
 Townsville QLD 4810

Project:
**DUNES MACKAY
 STAGE 1D**

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 Scale 1:400 @ A3 - Dimensions in metres

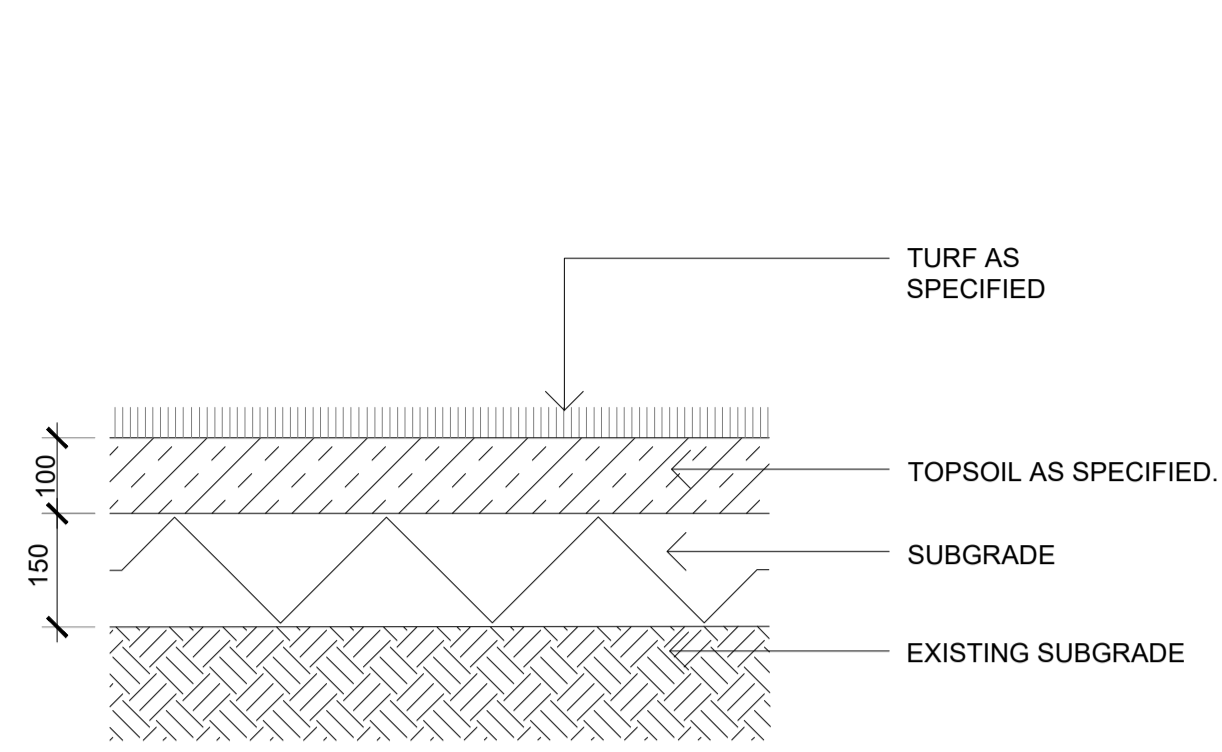
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Drawing Title:
LANDSCAPE PLAN

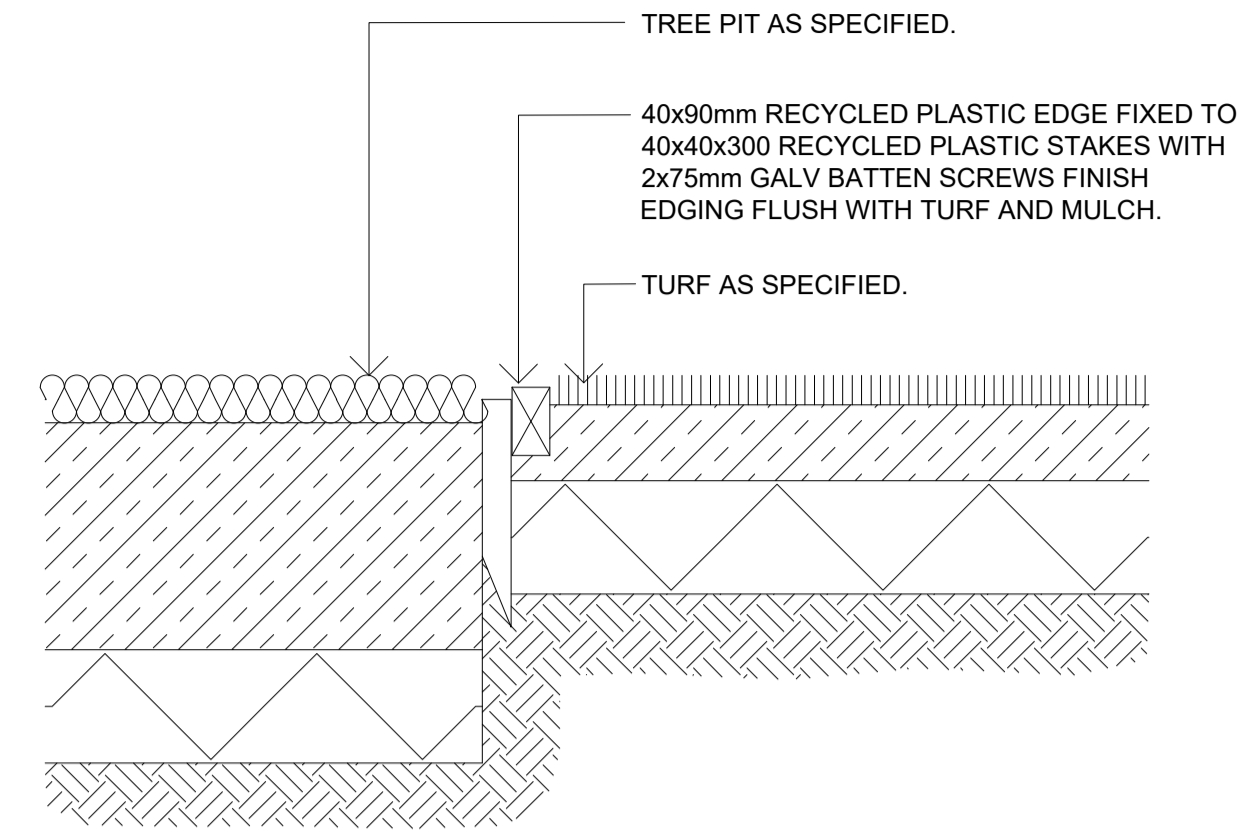
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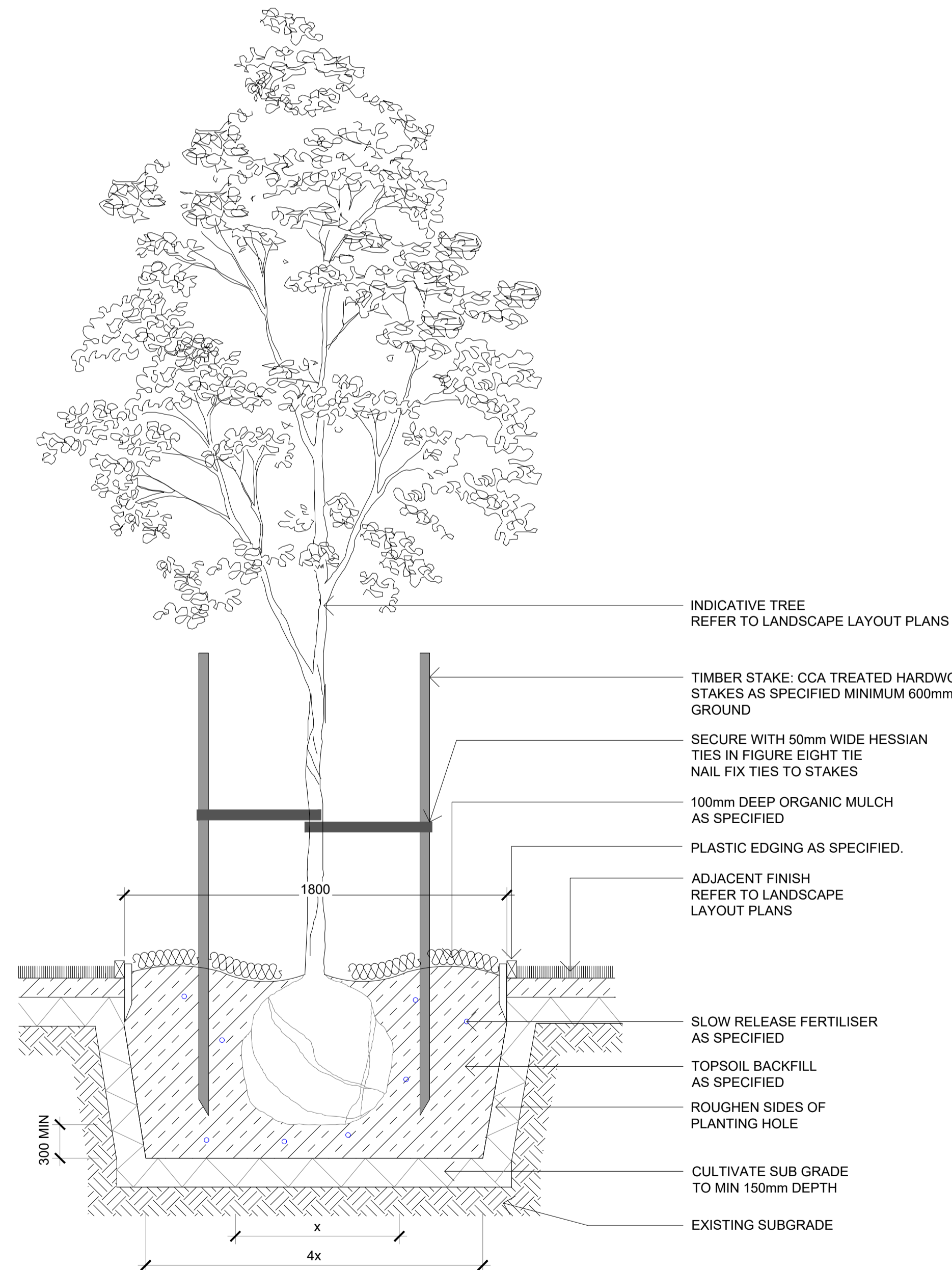
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01 TURF - TYPICAL DETAIL
601 1:10 @ A1

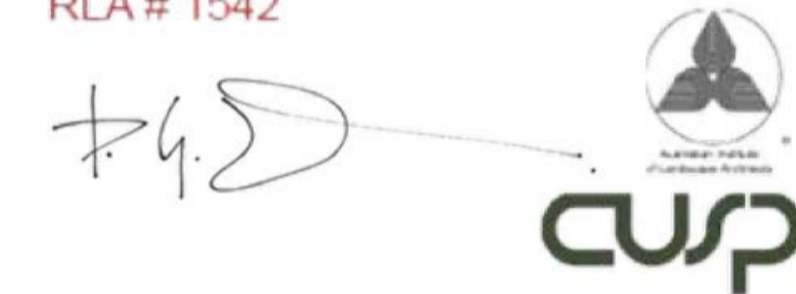


02 RECYCLED PLASTIC EDGING - TYPICAL DETAIL
601 1:10 @ A1



03 STREET TREE IN TURF - TYPICAL DETAIL
601 1:20 @ A1

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Issue	Date	Details	Approved
A	12.08.21	FOR CLIENT REVIEW	KT
B	27.09.21	FOR CLIENT REVIEW	KT
C	15.10.21	FOR OPERATIONAL WORKS	KT
D	18.12.24	FOR CONSTRUCTION	KT
E	29.01.25	FOR CONSTRUCTION	KT
F	27.01.26	AS CONSTRUCTED	KN

Consultants:
Civil Engineering - Empower
Planning/Survey - Veris
SPA Consulting



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w www.cusp.net.au



Client:
URBEX

Contact Name: David Argent
Client Address: 15 Mitchell Street
Townsville QLD 4810

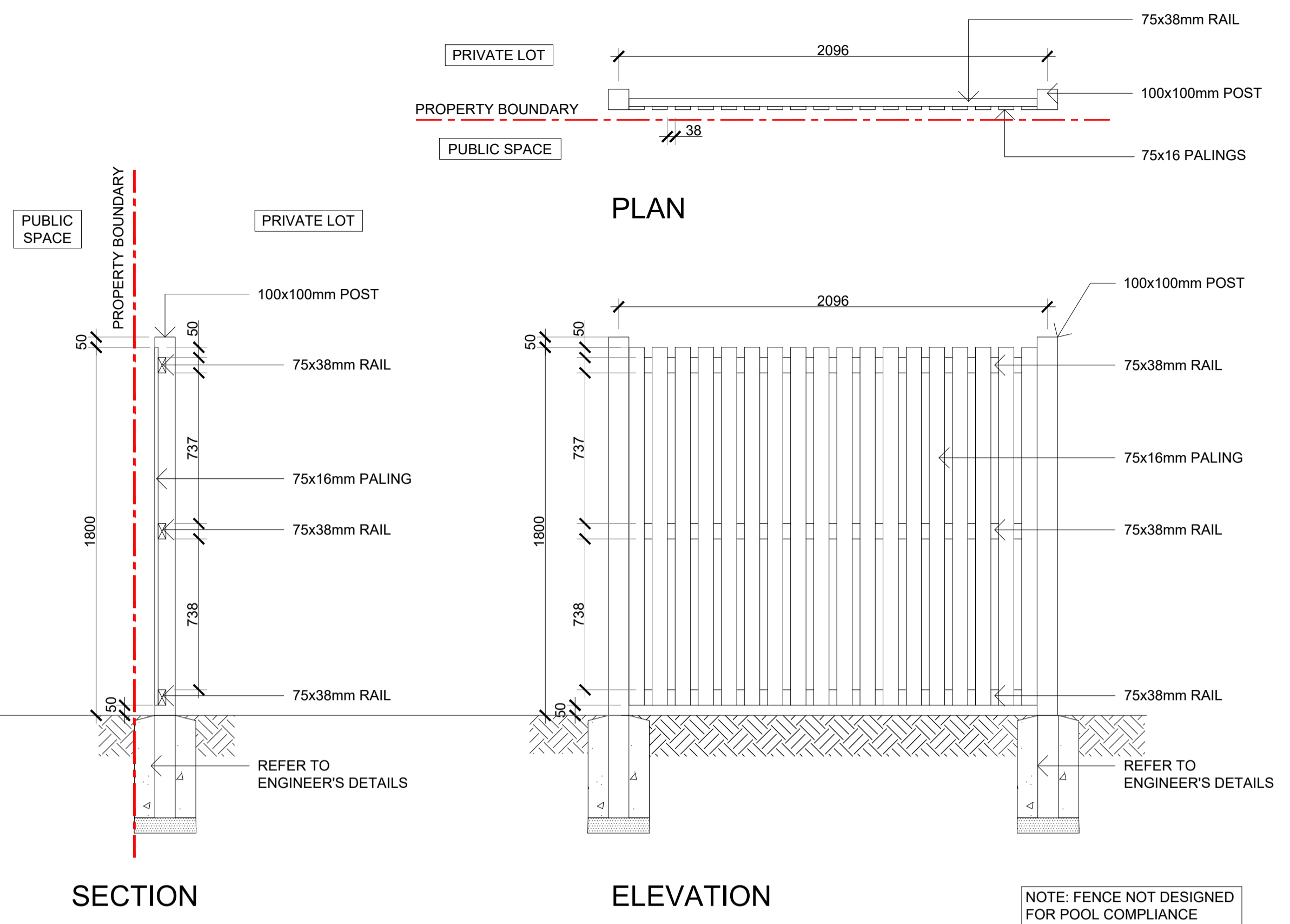
Project:
**DUNES MACKAY
STAGE 1D**

Designed by: KT
Drawn by: KT
Checked: DW

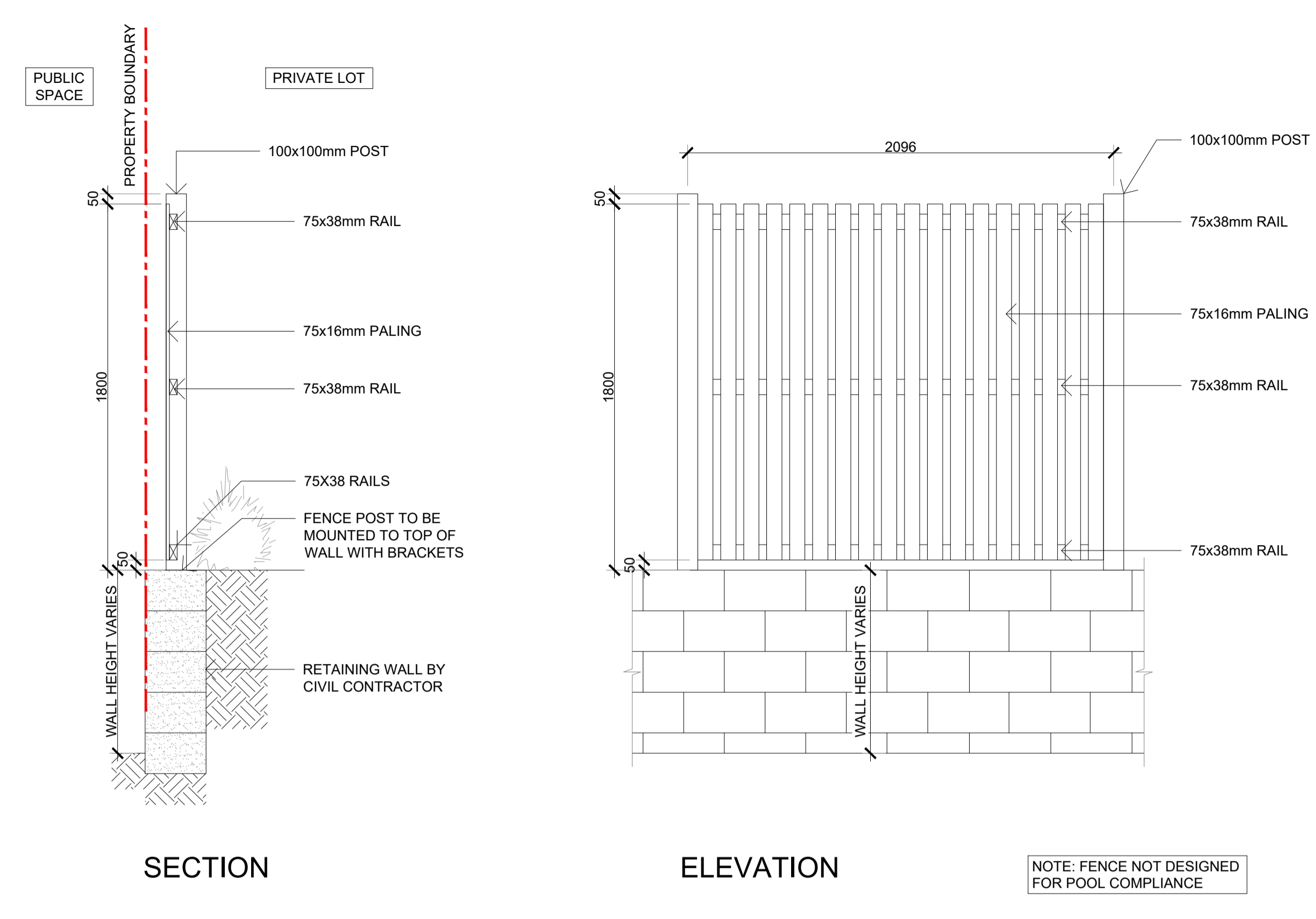
Drawing Title:
LANDSCAPE DETAILS

Issue Detail:
AS CONSTRUCTED

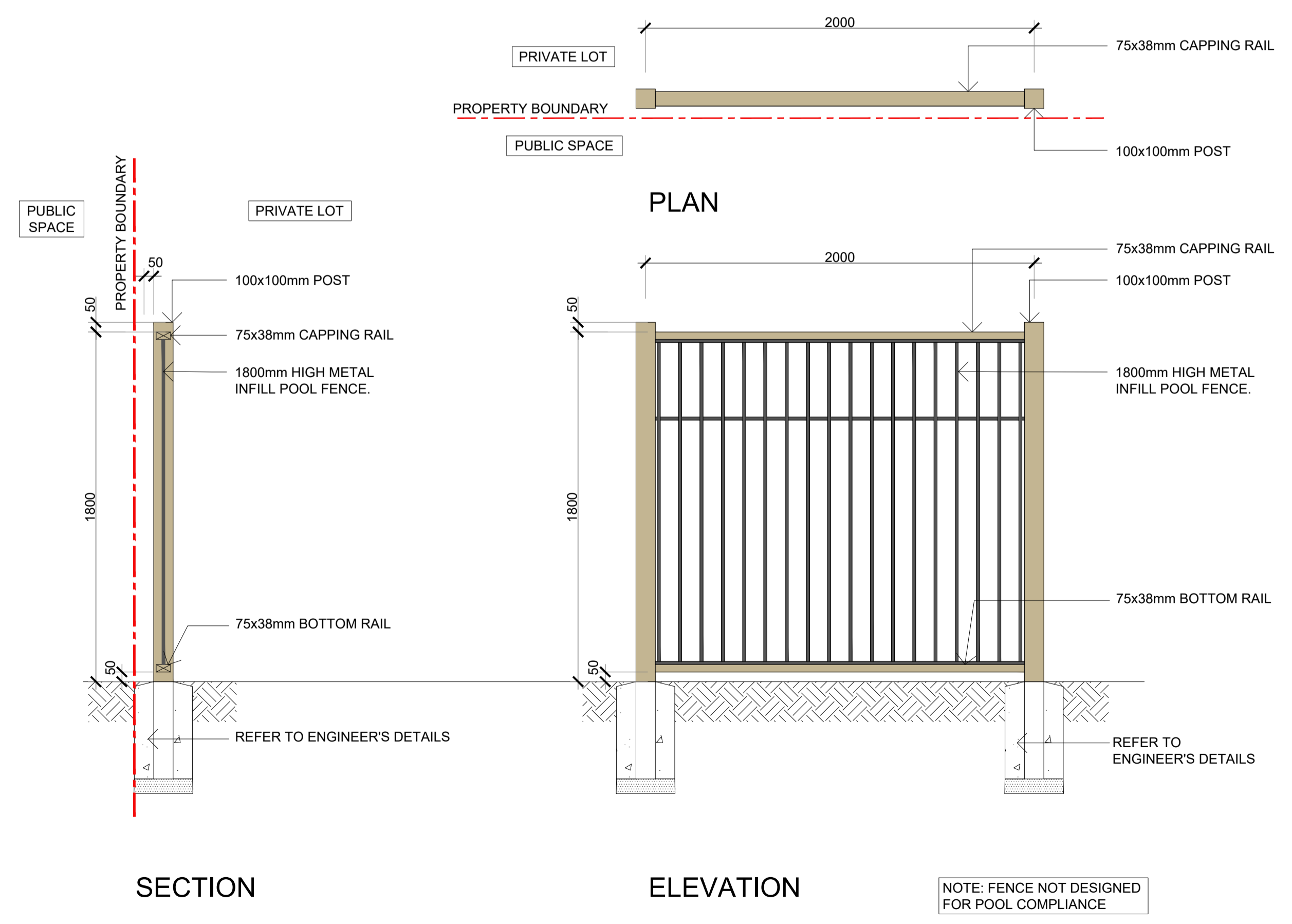
Sheet No.: 18011-1D-601
Issue: E



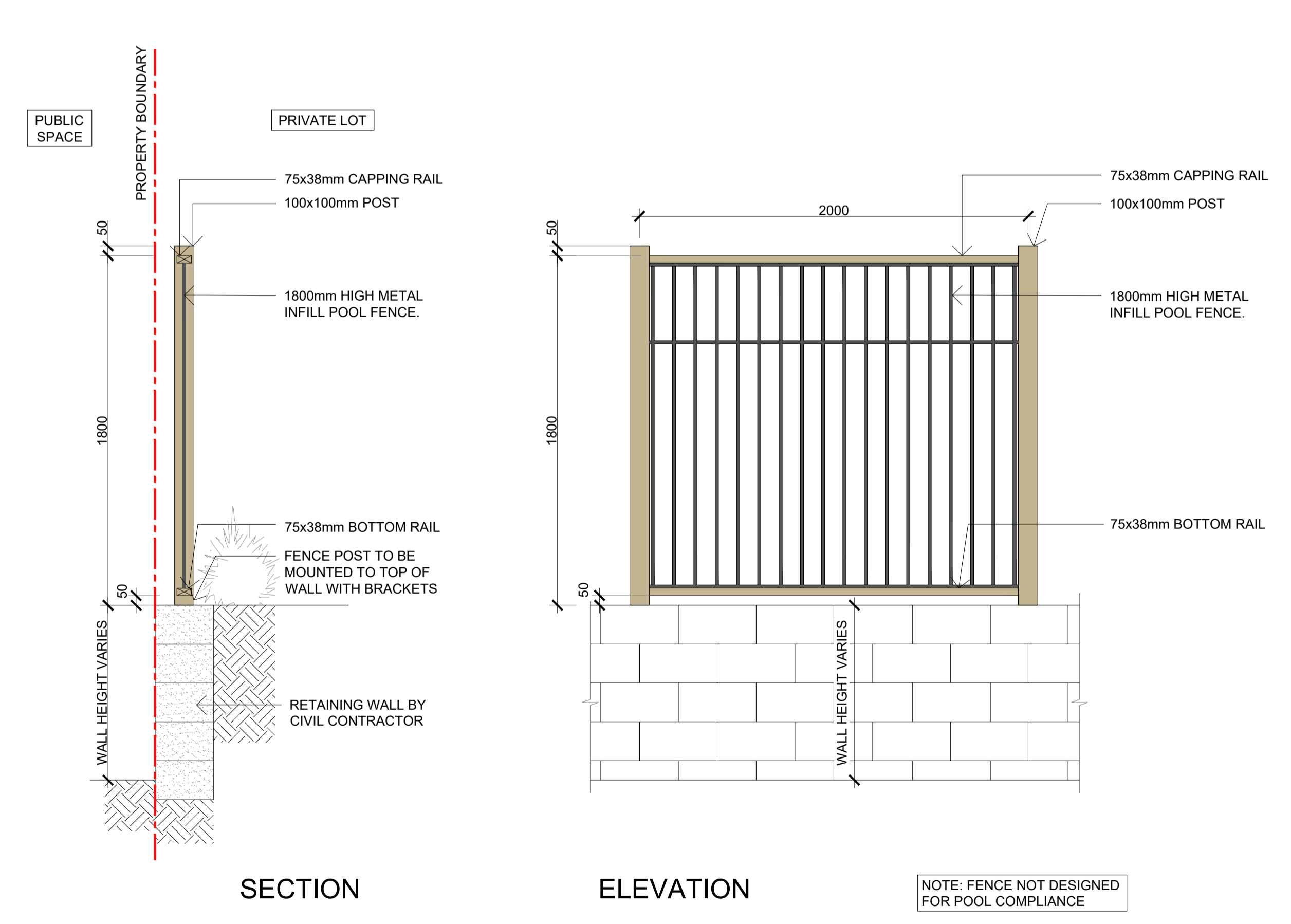
01 FENCE TYPE 2 - IN GROUND
602 1:20 @ A1



02 FENCE TYPE 2 - WALL MOUNTED
602 1:20 @ A1

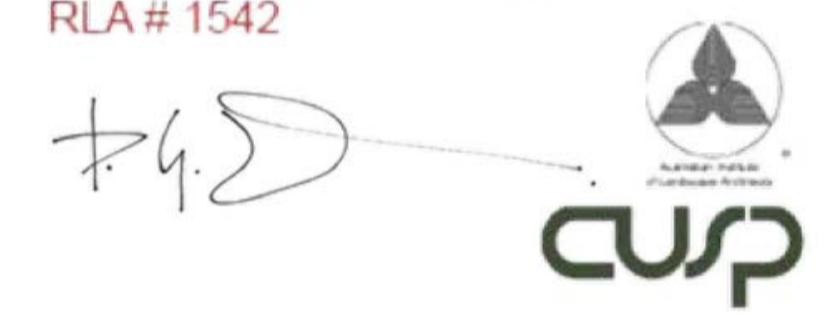


03 FENCE TYPE 3 - IN GROUND
602 1:20 @ A1



04 FENCE TYPE 3 - WALL MOUNTED
602 1:20 @ A1

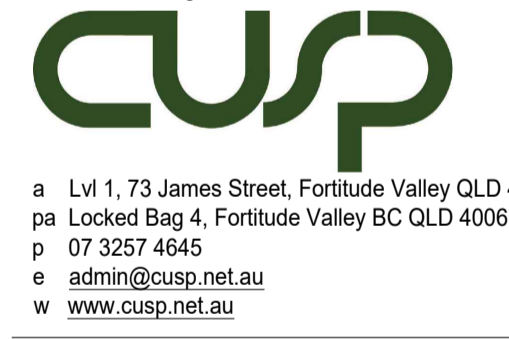
Approved by Daniel Wright
RLA # 1542



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Consultants:
Civil Engineering - Empower
Planning/Survey - Veris
SPA Consulting



Client:
URBEX

Contact Name: David Argent
Client Address: 15 Mitchell Street
Townsville QLD 4810

Project:
**DUNES MACKAY
STAGE 1D**

Designed by:	Drawn by:	Checked:
KT	KT	DW

Drawing Title:
LANDSCAPE DETAILS

Issue Detail:
AS CONSTRUCTED
Sheet No.:
18011-1D-602

Issue:
F