

PROPOSED DEVELOPMENT

7 PRINCES HIGHWAY, DANDENONG SOUTH, VIC

LANDSCAPE CONCEPT PLAN
FOR: PLANNING SUBMISSION
07.05.2024
ISSUE G

ADVERTISED
PLAN



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DRAWING LIST:

L-01	Coversheet	L-15	Landscape Section A-A
L-02	Landscape Design Philosophy	L-16	Landscape Section B-B
L-03	Design Precedent Images	L-17	Landscape Section C-C
L-04	Landscape Concept Masterplan	L-18	Landscape Section D-D
L-05	Landscape Planting Strategy	L-19	Indicative Plant Schedule
L-06	Landscape Plan 01	L-20	Typical Specification + Maintenance Notes
L-07	Landscape Plan 02	L-21	Typical Landscape Details
L-08	Landscape Plan 03		
L-09	Landscape Plan 04		
L-10	Landscape Plan 05		
L-11	Landscape Street Tree Planting Plan 01		
L-12	Landscape Street Tree Planting Plan 02		
L-13	Landscape Street Tree Planting Plan 03		
L-14	Landscape Street Tree Planting Plan 04		

CLIENT:

Aliro 

LANDSCAPE ARCHITECT:



HABIT8

Landscape Architecture & Urbanism

SYDNEY (Gadigal country) BYRON BAY (Bundjalung country)
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LANDSCAPE DESIGN PHILOSOPHY

PROJECT THEMES:

1. Conservation of the natural environment.

This project will lead to the future enhancement of the increasing endemic canopy tree planting promotion of social, cultural, recreational, and educational opportunities within natural landscapes.

2. Increased access to open space

Improved connections to local destinations. The quantity, quality, distribution, and accessibility of Industrial office green spaces enables the delivery of multifunctional spaces that promote healthy work environments.

3. Improved connectivity to promote active living

Improvements to the office communal areas and frontages that promote exercise and alternative modes of transport such as walking and cycling.

4. Increase urban greening to ameliorate climate extremes

We incorporate the design of green cover strategies including street trees, front setback canopy trees, cooler pavement materials and WSUD.

Our landscape scheme provides benefits such as improved amenity, comfort, health, reduced stormwater run-off, improved air and water quality, energy and resource efficiency.

a) THE RE-VEGETATION STRATEGY

The strategy for re-vegetating the site focuses on canopy tree planting to reduce the “urban heat island effect”. We have proposed a mix of local endemic, native and exotic trees to strengthen the urban design principles and to comply with current sustainability guidelines. Street verges, buffer tree planting to boundaries are densely planted with canopy trees ranging from 6m to 15m+ in height and canopy spread. Bush regeneration shall be implemented along major road setbacks for existing vegetation buffers. Car parks hard surfaces are shaded by tree planting between car parking spaces. Cycleways and path systems are also shaded by canopy tree planting. WSUD principles including soft engineering through bio-swales, detention basins and grey water re-use (co-ordinated with the civil engineer) shall help in maintaining and managing the re-vegetation areas.

b) STREETSAPES + PUBLIC DOMAIN

All streetscapes and setbacks have been designed to be multifunctional and provide connectivity throughout the Estate for vehicles, pedestrians and cyclists. The streets and landscaped setbacks form the main “green spines” throughout development. The streetscape has been designed in accordance with Dandenong Council’s Public Domain policy. The main features of the public domain are:

1. Provide tree canopy cover and reduce the “urban heat island effect”;
2. Provide safe and comfortable transit for pedestrians and cyclists;
3. Strengthen canopy connectivity throughout the Estate;
4. Allow multi-functionality through the revisions of various transit lanes such as heavy vehicle, cars, pedestrian footpaths and cycleways;
5. Soften and screen the bulk of the warehouses;

6. Help create a cooler microclimate around buildings and along pedestrian routes;
7. Provide multiple opportunities to create an address for each warehouse project;
8. Integrate lighting for safety;
9. Allow safe passage for visitors and workers to experience the conservation area corridors interface;
10. Strengthen the connection to Princes Highway and surrounding areas
11. Incorporate WSUD principles into the including water quality bio-swales and vegetated detention basins

HERITAGE OVERLAY:

The subject site is included on the Heritage Overlay Schedule to the Greater Dandenong Planning Scheme and is therefore subject to the provisions of Clause 43.01, the Heritage Overlay. The purpose of this overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Consideration will also need to be given to the relevant heritage strategies at Clause 15.03-1S, as follows:

- Provide for the protection of natural heritage sites and man-made resources.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Support adaptive reuse of heritage buildings where their use has become redundant.

THE LANDSCAPE STRATEGY:

- Retain as much significant landscape and built form fabric as possible.
- Incorporate a creative interpretation of the history of the heritage place through the design and layout of proposed landscaping, people movement and public art on site.
- Incorporate a publicly visible historic marker (the that provides the history of the site. (the re-used heritage harvester machinery at the site’s entry)
- Retain existing river red gums on and around the property.
- Use the existing shade areas under existing trees as communal/staff recreation zones with seating for individuals, groups and for outdoor staff meetings.
- Embellish and enhance the vegetation setback buffer to the Princes Highway with endemic tree planting.

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PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	LANDSCAPE DESIGN PHILOSOPHY	H8-23050	FOR PLANNING SUBMISSION	NTS	G	07.05.2024	DG	DV	L02	Aliro

DESIGN PRECEDENT IMAGES

FRONT SETBACK



PARKING AREA



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RECREATION AREA



GREEN WALL



GATHERING SPACES

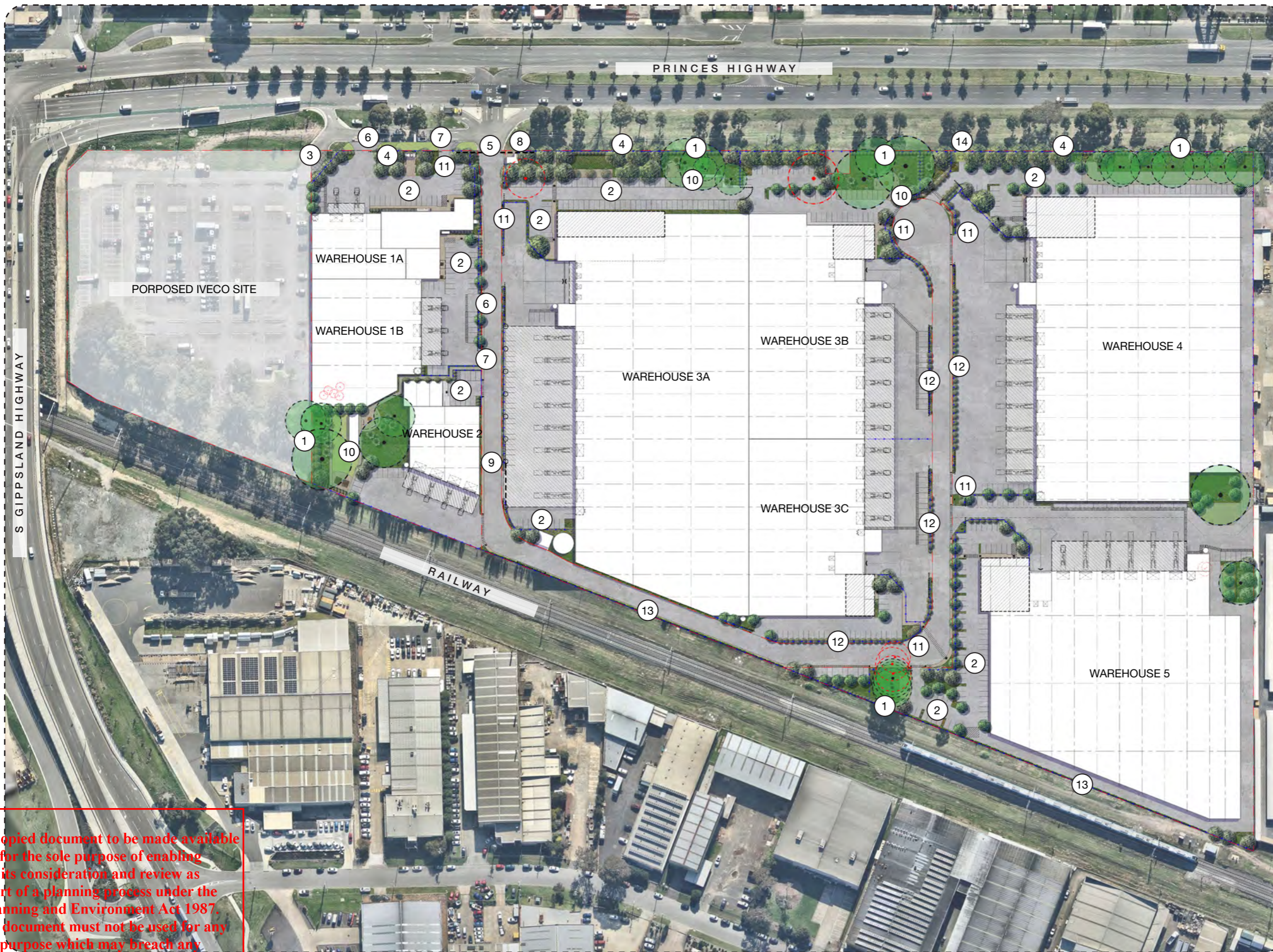


FEATURE



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PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	DESIGN PRECEDENT IMAGES	H8-23050	FOR PLANNING SUBMISSION	NTS	G	07.05.2024	DG	DV	L03	Aliro



KEY

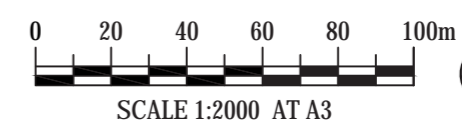
- SITE BOUNDARY
- FENCELINE TO ARCHITECT'S DETAILS
- STEEL EDGING REFER TO DETAIL
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF REFER TO DETAIL
- MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS
- PERMEABLE PAVING TO FUTURE DETAIL
- COMPACTED DECO-GRANITE (PERMEABLE SURFACE)
- FUTURE CARRIAGEWAY EASEMENT
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED

DESIGN NOTES

1. EXISTING TREES RETAINED
2. CARPARK
3. PROPOSED CARRIAGEWAY EASEMENT IN FAVOUR OF IVECO SITE
4. PRINCES HIGHWAY LANDSCAPE SETBACK
5. MAIN ENTRY / EXIT
6. ENTRY
7. EXIT
8. ORIGINAL GATE + GUARDHOUSE TO BE RETAINED
9. 10m SHARED PRIVATE ROAD
10. COMMUNAL AREA UNDER EXISTING TREES
 - a. COMPACTED DECO GRANITE PERMEABLE SURFACES
 - b. "YARNING CIRCLE" SANDSTONE BLOCKS OUTDOOR MEETING AND SEATING
 - b. POTENTIAL SCULPTURE / METAPHORICAL FIRE PIT
 - c. PICNIC SHELTER AND SEATING
11. PYLON SIGNAGE (BY OTHERS)
12. SCREENING TREES (6-8m HT)
13. POTENTIAL GREEN WALL
14. INDICATIVE LOCATION OF JOHN HEINE MECHANICAL FEATURE PRESS WITH INTERPRETATIVE SIGNAGE

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LANDSCAPE PLANTING STRATEGY



KEY

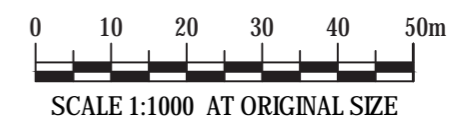
- FEATURE FRONT SETBACK PLANTING
- CARPARK AND OFFICE PLANTING
- BOUNDARY SETBACK PLANTING
- NATIVE ENDEMIC RECREATION AREA PLANTING
- FUTURE CARRIAGEWAY EASMENT

NOTE:
REFER TO PLANT SCHEDULE FOR PLANT SPECIES.

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KEYPLAN

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- FENCELINE TO ARCHITECT'S DETAILS
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5. MAIN ENTRY / EXIT
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 - b. TRUCK EXIT
7. CAR ENTRY / EXIT
8. TRUCK & CAR ENTRY / EXIT
9. 10m SHARED PRIVATE ROAD
10. COMMUNAL AREA UNDER EXISTING TREES
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 - b. "YARNING CIRCLE" SANDSTONE BLOCKS OUTDOOR MEETING AND SEATING
 - c. POTENTIAL SCULPTURE / METAPHORICAL FIRE PIT
 - d. PICNIC SHELTER AND SEATING
11. PYLON SIGNAGE (OTHERS)
12. SCREENING TREES (6-8m HT)
13. POTENTIAL GREEN WALL
14. INDICATIVE LOCATION OF JOHN HEINE MECHANICAL FEATURE PRESS WITH INTERPRETATIVE SIGNAGE
15. PEDESTRIAN GATE AND PATHWAY
16. ORIGINAL GATE AND GUARD HOUSE TO BE RETAINED
17. INDICATIVE LOCATION FOR VINTAGE INTERNATIONAL HARVESTER TRUCK DISPLAY WITH INTERPRETATIVE SIGNAGE
18. EXISTING STEEL GANTRY TRUSS STRUCTURE REPURPOSED AS FEATURE GATEWAY
19. REPURPOSE CAB SHOP CHIMNEYS AS PUBLIC ART DISPLAY
20. SANDSTONE SEATING
21. GRAVEL CELL CARPARK SURFACE

JOINS L07

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PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	LANDSCAPE PLAN 01	H8-23050	FOR PLANNING SUBMISSION	1:500@A3	G	07.05.2024	DG	DV	L06	Aliro



LANDSCAPE PLAN 02

JOINS L06



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 - d. PICNIC SHELTER AND SEATING
 - e. SANDSTONE SEATING
 - f. TIMBER SEATING
 - g. INDICATIVE LOCATION FOR RELOCATED BIKE SHED
11. PYLON SIGNAGE (8.5 METERS)
12. SCREENING TREES (6-8m HT)
13. POTENTIAL GREEN WALL
14. INDICATIVE LOCATION OF JOHN HEINE MECHANICAL FEATURE PRESS WITH INTERPRETATIVE SIGNAGE
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LANDSCAPE PLAN 03



KEYPLAN

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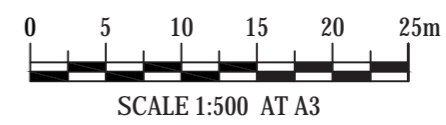
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 - b. TRUCK EXIT
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8. TRUCK & CAR ENTRY / EXIT
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 - e. SANDSTONE SEATING
 - f. TIMBER SEATING
 - g. INDICATIVE LOCATION FOR RELOCATED BIKE SHED
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LANDSCAPE PLAN 04

801 SNIOJ

JOINS L10



KEYPLAN

KEY

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LANDSCAPE PLAN 05

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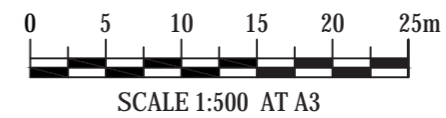
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LANDSCAPE STREET TREE PLANTING PLAN 01



KEYPLAN

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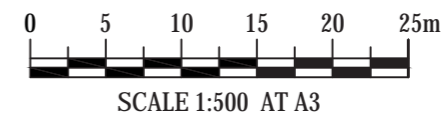
Plant Schedule (Streetscape)

Code	Species	Common Name	Height x Canopy	Proposed Pot size	No.
TREES					
AF	<i>Agonis flexuosa</i>	Willow Myrtle	6 x 4m	100L	2
CF	<i>Corymbia ficifolia</i>	Red Flowering Gum	15 x 10m	100L	20
CCI	<i>Corymbia citriodora</i>	Lemon-Scented Gum	20 x 15m	100L	4
BI	<i>Banksia integrifolia</i>	Coast Banksia	10 x 10m	100L	13
EO	<i>Eucalyptus ovata</i>	Swamp Gum	15 x 10m	100L	2
EC	<i>Eucalyptus camaldulensis</i>	River Red Gum	15 x 10m	100L	7
ER	<i>Elaeocarpus reticulatus</i>	Ash Quandong Ash Quandong	10m x 3m	100L	22
ME	<i>Melaleuca ericifolia</i>	Swamp Paperbark	6m x 4m	100L	3
MCWG	<i>Magnolia 'coolwyn gloss'</i>	Coolwyn Gloss Magnolia	6m x 4m	100L	5
TL	<i>Tristaniopsis 'luscious'</i>	Water Gum	6m x 5m	100L	65
SHRUB + CLIMBER					
ASM	<i>Acmena smithii 'Minor'</i>	Lilly Pilly		300mm	240
HV	<i>Hardenbergia violacea</i>	Happy Wanderer		150mm	450

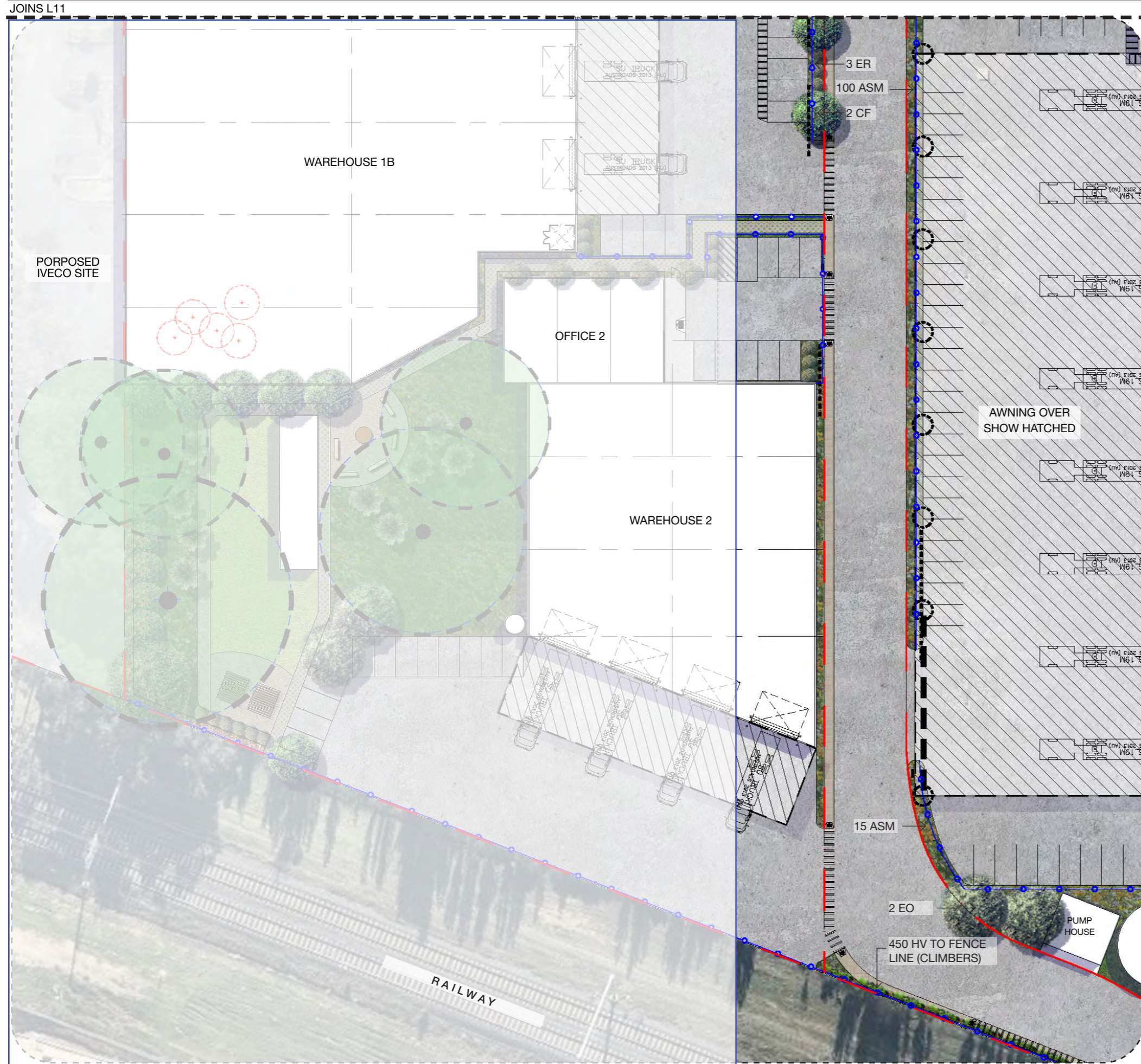
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JOINS L12

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	LANDSCAPE STREET TREE PLANTING PLAN 01	H8-23050	FOR PLANNING SUBMISSION	1:500@A3	G	07.05.2024	DG	DV	L11	Aliro



LANDSCAPE STREET TREE PLANTING PLAN 02

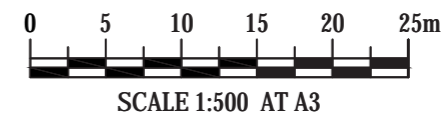


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PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	LANDSCAPE STREET TREE PLANTING PLAN 02	H8-23050	FOR PLANNING SUBMISSION	1:500@A3	G	07.05.2024	DG	DV	L12	Aliro



LANDSCAPE STREET TREE PLANTING PLAN 03



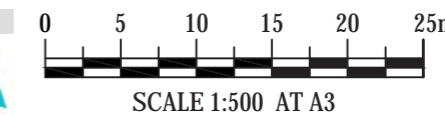
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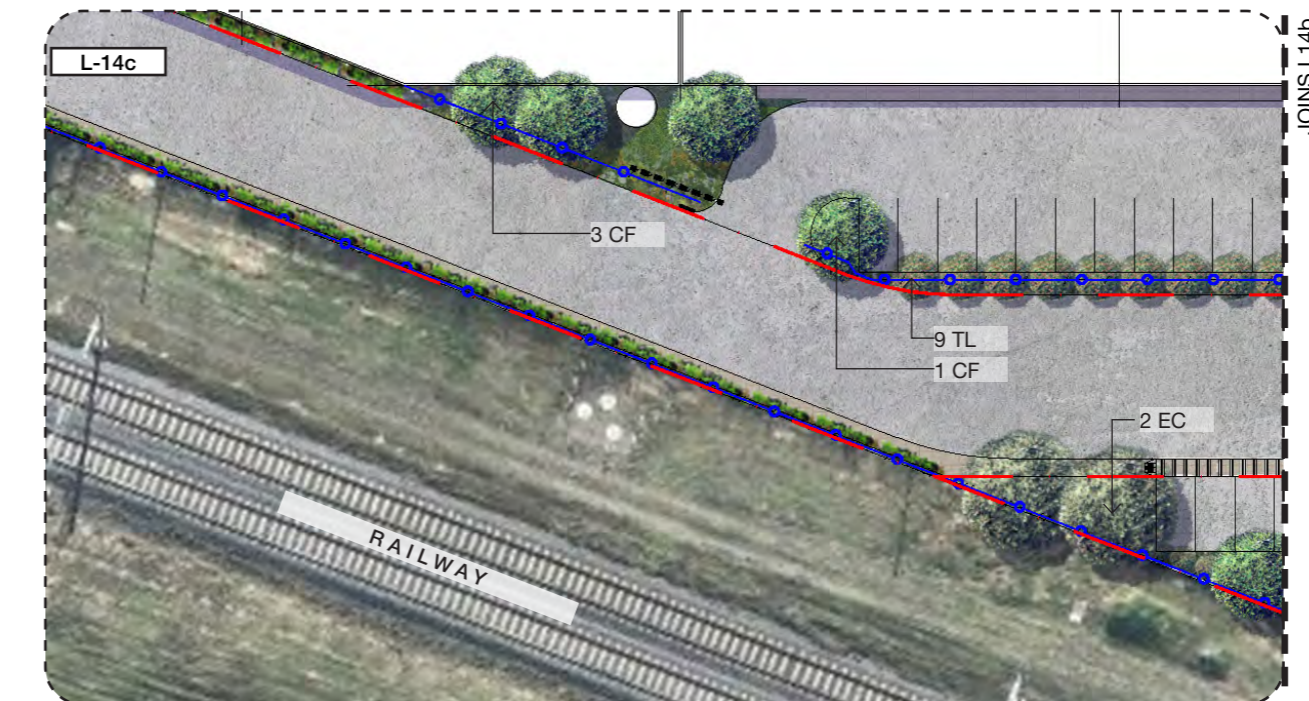
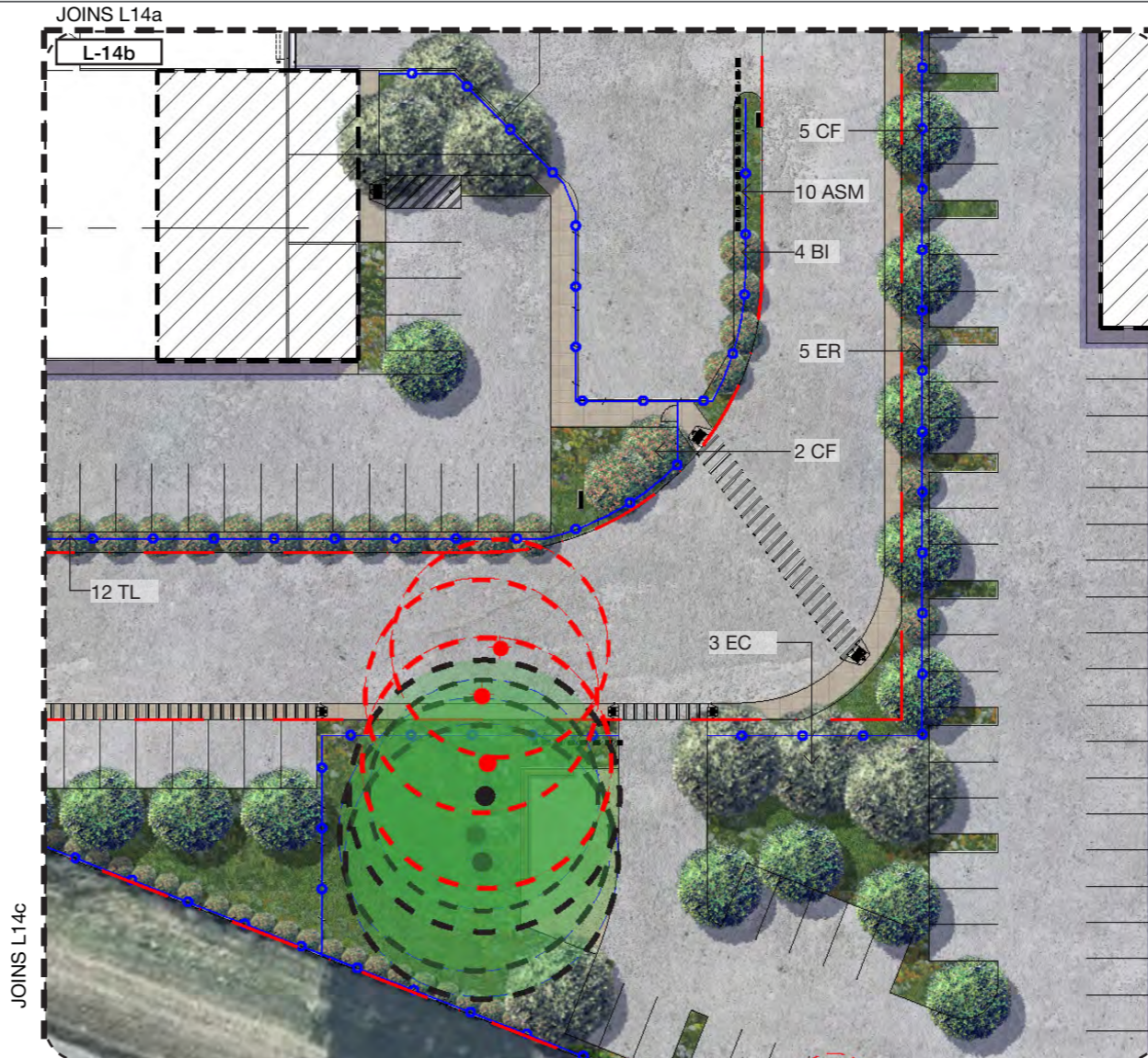
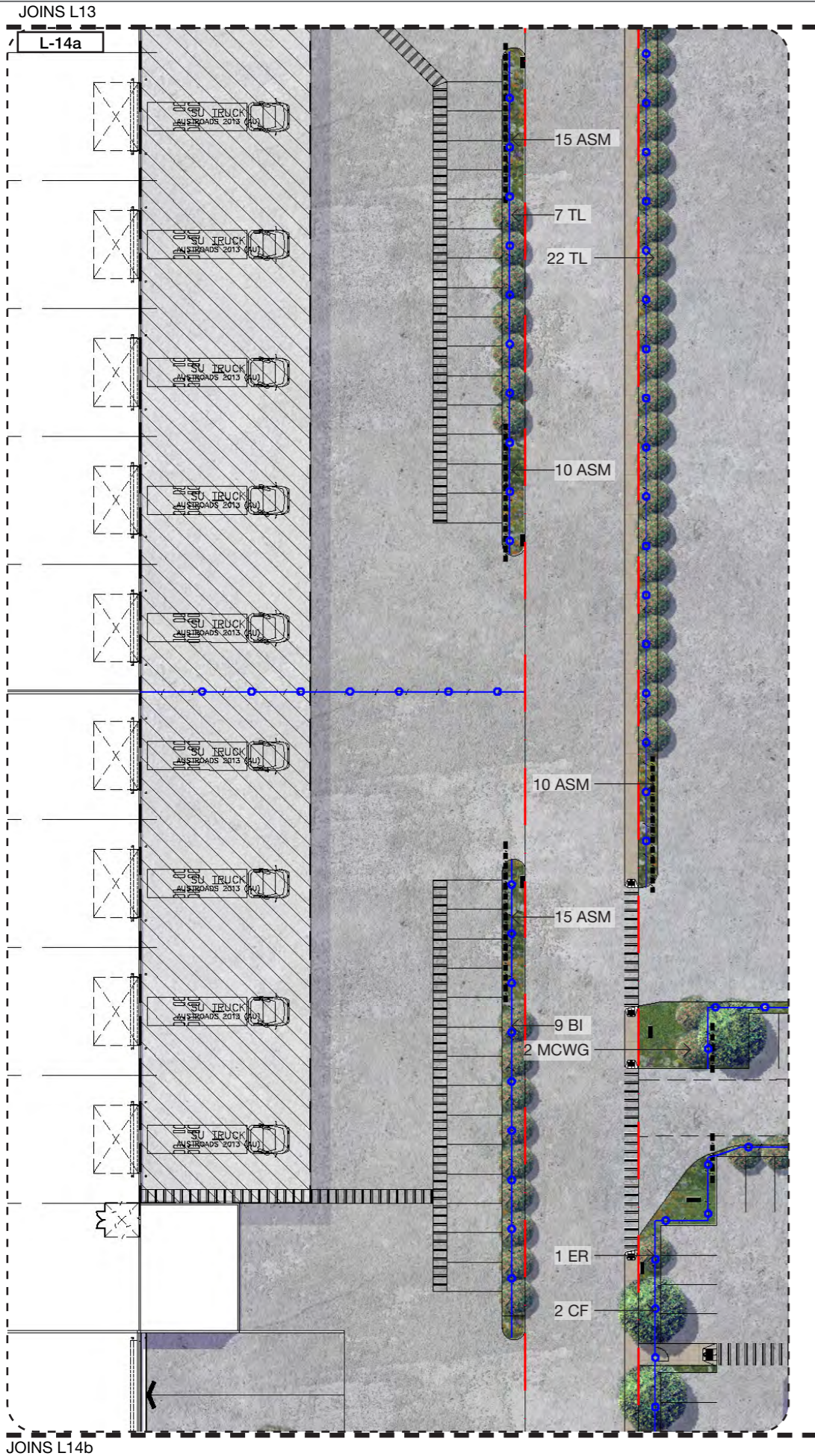
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JOINS L14a

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
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LANDSCAPE STREET TREE PLANTING PLAN 04



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LANDSCAPE SECTION A-A

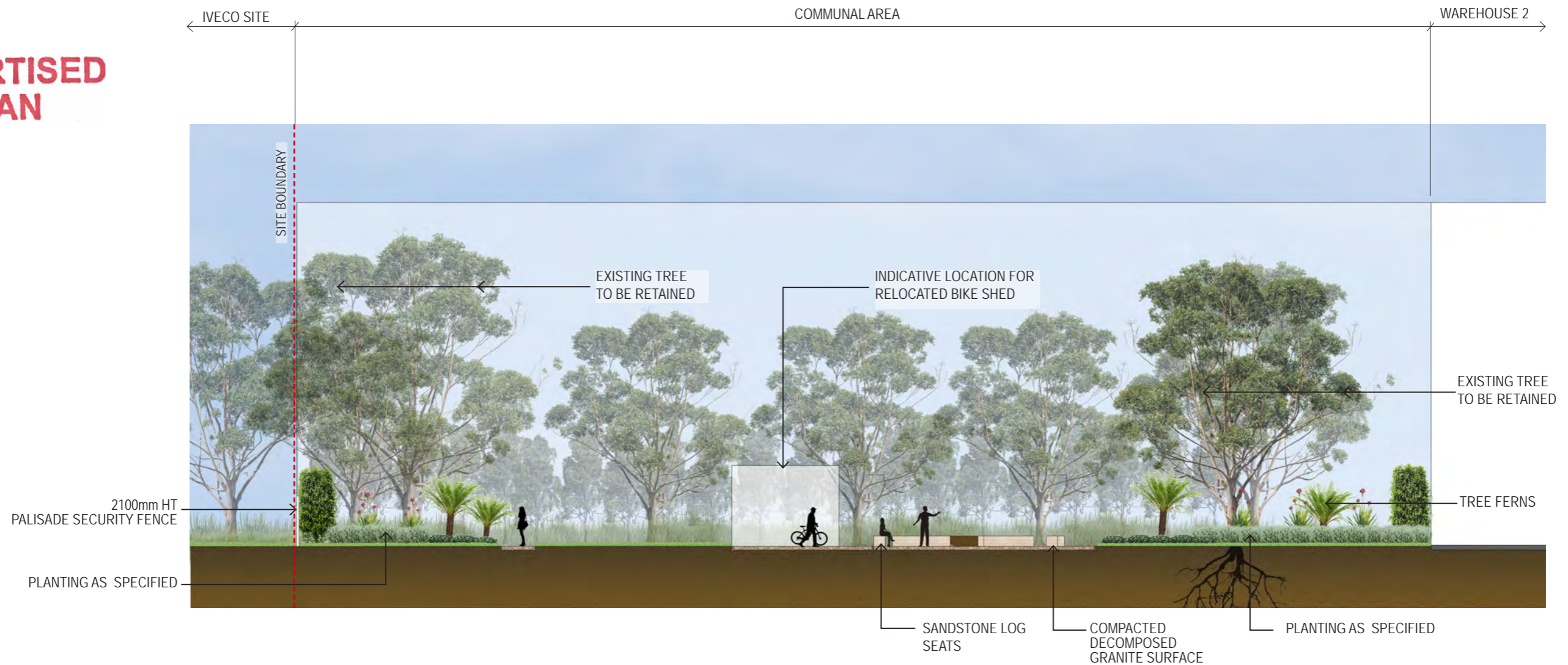
Note: landscape sections are indicative only

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01 LANDSCAPE SECTION A-A
Scale 1: 200@A3

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	LANDSCAPE SECTION A-A	H8-23050	FOR PLANNING SUBMISSION	1:200@A3	G	07.05.2024	DG	DV	L15	Aliro

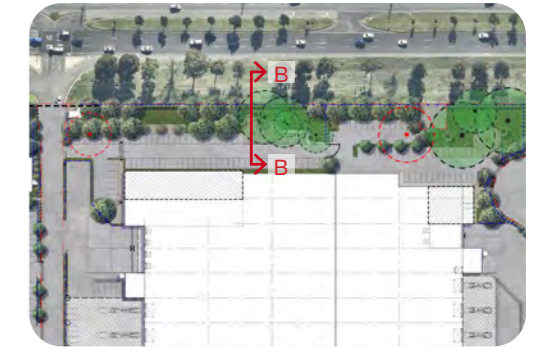


LANDSCAPE SECTION B-B

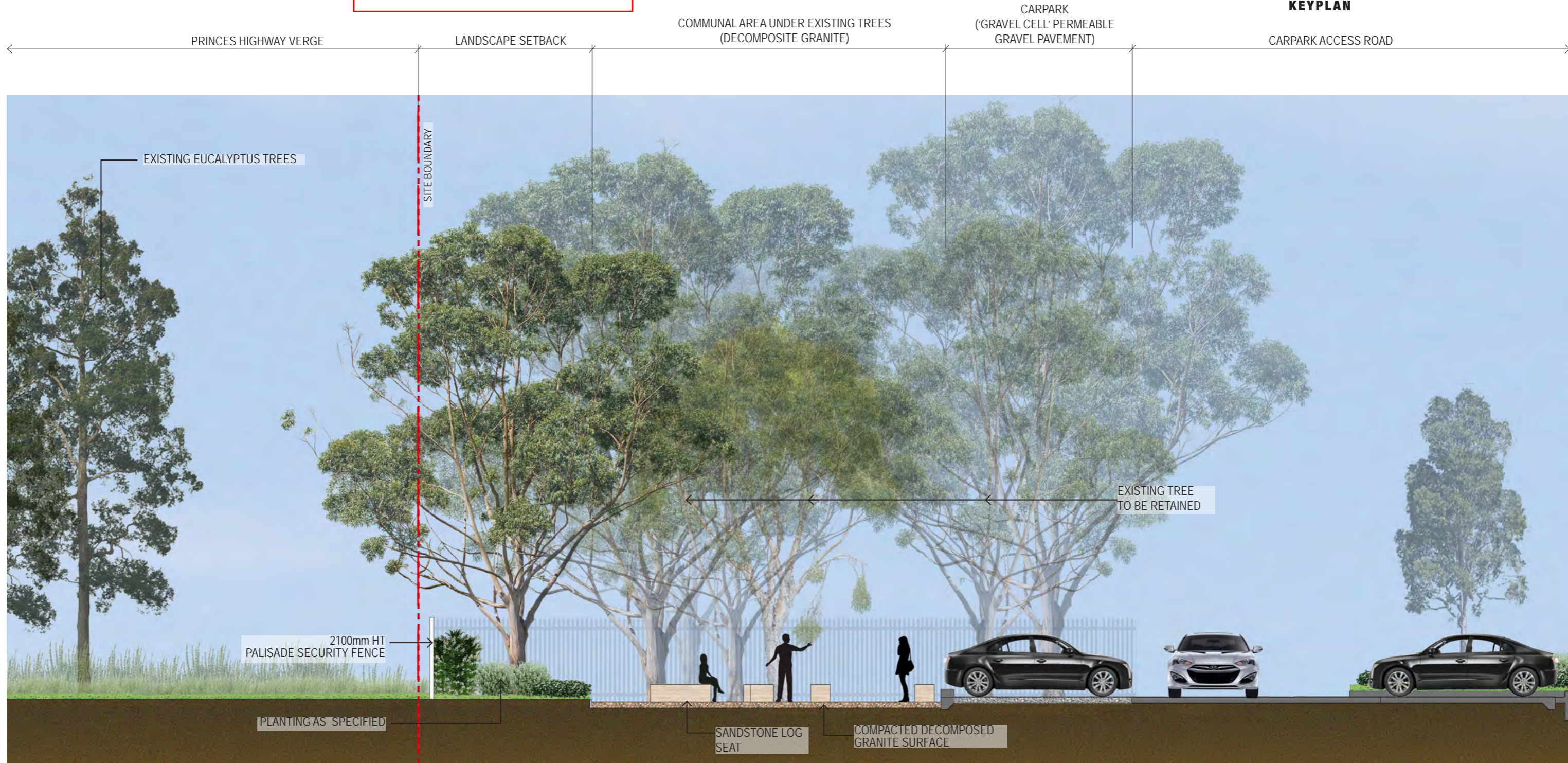
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01 LANDSCAPE SECTION B-B
Scale 1: 100@A3

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	LANDSCAPE SECTION B-B	H8-23050	FOR PLANNING SUBMISSION	1:100@A3	G	07.05.2024	DG	DV	L16	Aliro

SCALE 1:100 AT A3

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LANDSCAPE SECTION C-C

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PRINCES HIGHWAY VERGE

LANDSCAPE SETBACK

COMMUNAL AREA (DECOMPOSITE GRANITE)

CARPARK ACCESS ROAD



01 LANDSCAPE SECTION C-C
Scale 1: 100@A3

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	LANDSCAPE SECTION C-C	H8-23050	FOR PLANNING SUBMISSION	1:1 00@A3	G	07.05.2024	DG	DV	L17	Aliro



LANDSCAPE SECTION D-D

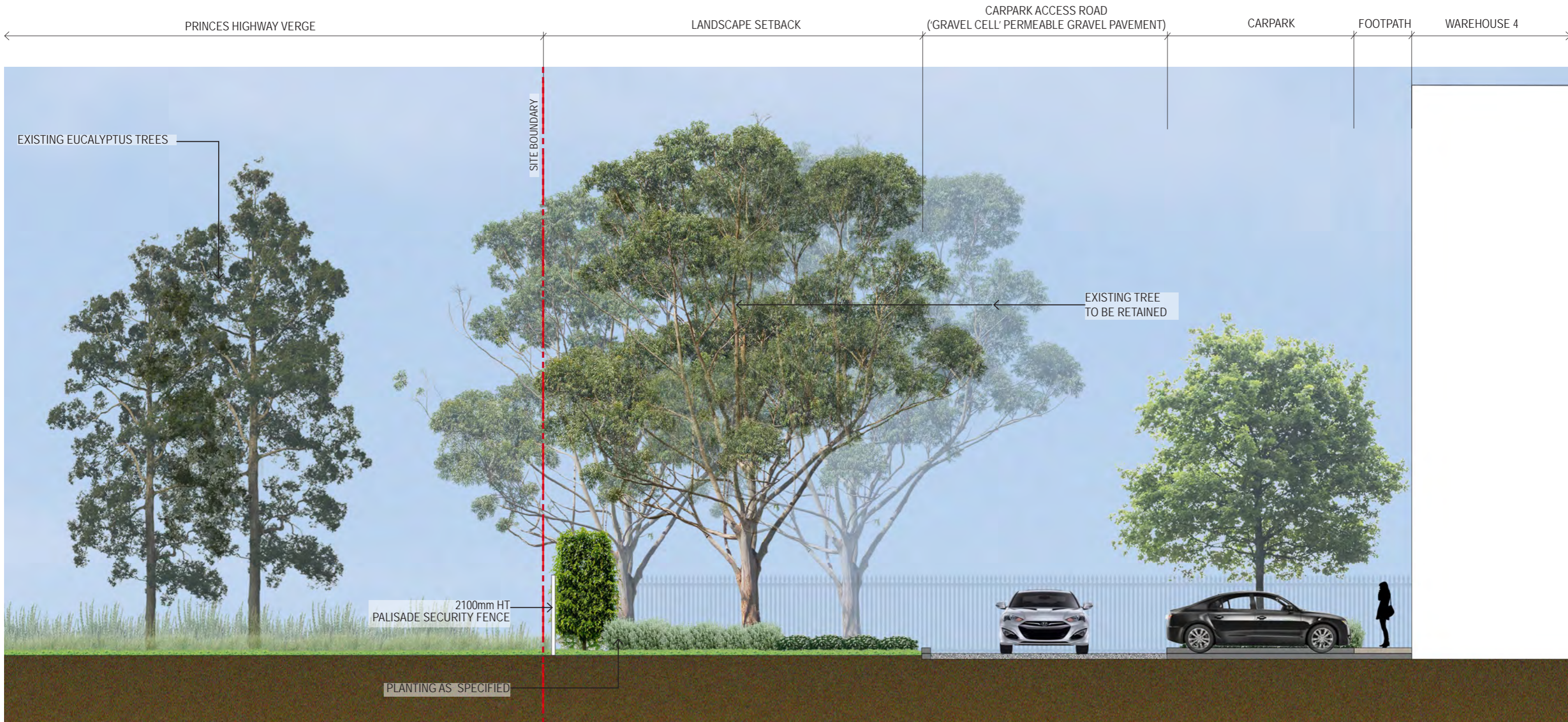
Note: landscape sections are indicative only

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01 LANDSCAPE SECTION D-D
Scale 1: 100@A3

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	LANDSCAPE SECTION D-D	H8-23050	FOR PLANNING SUBMISSION	1:1 00@A3	G	07.05.2024	DG	DV	L18	Aliro



INDICATIVE PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	CODE	BOTANICAL NAME	COMMON NAME	POT SIZE
LARGE TREES				CA	Cassinia aculeata	Common Cassinia	200mm
EC	Eucalyptus camaldulensis	River Red Gum	100L	CAR	Cassinia arcuata	Drooping Cassinia	200mm
EM	Eucalyptus melliodora	Yellow Box	100L	HN	Hakea nodosa	Yellow Hakea	200mm
EO	Eucalyptus ovata	Swamp Gum	100L	LC	Leptospermum continentale	Prickly Tea-tree	200mm
ERA	Eucalyptus radiata	Narrow-leaf Peppermint	100L	CR	Correa reflexa	Common Correa	200mm
EV	Eucalyptus viminalis ssp pryoriana	Coastal Manna Gum	100L	IA	Indigofera australis	Australian Indigo	200mm
ER	Elaeocarpus reticulatus	Ash Quandong	100L	GROUNDCOVERS / GRASSES			
QR	Quercus Robur	English Oak	100L	LT	Lomandra longifolia 'Tanika'	Mat Rush	140mm
QP	Quercus Palustris	Pin Oak	100L	CGL	Carpobrotus rossii	Karkalla / Pigface	140mm
CCI	Corymbia Citriodora	Lemon-Scented Gum	100L	VH	Viola hederaceae	Native Violet	140mm
BI	Banksia integrifolia	Coast Banksia	100L	BM	Brachyscome multifida	Rock Daisy	140mm
CF	Corymbia ficifolia	Red Flowering Gum	100L	LK	Lomandra 'Katrinus'	Dwarf Mat Rush	140mm
SMALL & MEDIUM TREES				MP	Myoporum parvifolium	Creeping Boobialla	150mm
AF	Agonis flexuosa	Willow Myrtle	100L	FN	Ficinia nodosa	Knobby Clubrush	100mm
MCWG	Magnolia 'Coolwyn Gloss'	Coolwyn Gloss Magnolia	100L	FNO	Festuca nodosa	Blue Fescue	100mm
TL	Tristaniopsis 'Luscious'	Water Gum	100L	BS	Banksia spinulosa 'Birthday Candles'	Banksia 'Birthday Candles'	150mm
AI	Acacia implexa	Lightwood	100L	CAP	Carex appressa	Tall Sedge	150mm
AL	Allocasuarina littoralis	Black She-oak	100L	DB	Dianella brevicaulis	Small-flower Flax-lily	150mm
AV	Allocasuarina verticillata	Drooping Sheoke	100L	PS	Poa sieberiana	Grey Tussock Grass	150mm
BM	Banksia marginata	Silver Banksia	100L	TT	Themeda triandra	Kangaroo Grass	150mm
BS	Bursaria spinosa	Sweet Bursaria	100L	DR	Dichondra repens	Kidney Weed	150mm
LL	Leptospermum laevigatum	Coastal Tea-tree	100L	HV	Hardenbergia violacea	Purple Coral-pea	150mm
ME	Melaleuca ericifolia	Swamp Paperbark	100L				
SHRUBS							
LLV	Leptospermum laevigatum	Coastal Teatree	200mm				
CC	Callistemon citrinus	Crimson Bottlebrush	200mm				
PT	Phormium tenax	New Zealand Flax	200mm				
WF	Westringia 'Dwarf'	Native Rosemary	200mm				
DEX	Doryanthes palmeri	Spear Lily	200mm				
MEX	Metrosideros excelsa 'Thomasii'	NZ Christmas Tree	200mm				
ASM	Acmena smithii minor	Dwarf Lilly Pilly	200mm				
CA	Correa alba	White Correa	200mm				
HL	Hakea laurina	Pin Cushion Hakea	200mm				
EM	Eremophila maculata	Spotted Emu Bush	200mm				
AS	Acacia stricta	Hop Wattle	200mm				
ASU	Acacia suaveolens	Sweet Wattle	200mm				



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ADVERTISED PLAN

TYPICAL SPECIFICATION + MAINTENANCE NOTES

SPECIFICATION NOTES

SERVICES

Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

PLANTING MIXTURE - (300mm DEPTH)

Imported Garden Mix.
Type: Premium
Available: Australian Native Landscapes (ANL)

TURF SOIL MIX (150mm DEPTH)

Type: Turf underlay
Available: Australian Native Landscapes (ANL)

MULCH

APPLICATION: Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

MULCH TYPE: (75mm DEPTH)

Type 1:
Pine bark: From mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

COMPOST

Shall be "GO Compost" as available from Soilco or approved equal.

PLANT MATERIAL

All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

FERTILISER

MASS PLANTING AREAS: Fertiliser shall be 'Nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.

TURF: Shall be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.

TREES IN GRASS AND SUPER ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING

Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

a. 100-greater than 200litre 3x(1800x50x50mm)

Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

TURF

Obtain turf from a specialist grower of cultivated turf. turf shall be of even thickness, free from weeds and other foreign matter; lay in stretcher pattern with joints staggered and close butted, perpendicular to gradient of FSL. Water immediately after laying.

TURF TYPE: Couch (Confirm with council prior to construction)

LANDSCAPE MAINTENANCE PROGRAM

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, re-seeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing, maintaining the site in a neat and tidy condition as follows:-

GENERAL

The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. Landlord to maintain all landscape areas in perpetuity (life of the development).

WATERING

Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth.

RUBBISH REMOVAL

During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

REPLACEMENTS

The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis after the plant has died or is seen to be missing.

STAKES AND TIES

The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Remove stakes and ties at the end of the maintenance period if so directed.

PRUNING

General: Prune to reflect the natural growth flowering and regrowth habit of the individual species. Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.

Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges.

Allow up to three times per season.

Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.

Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.

Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified 'arborist'.

MULCHED SURFACES

All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

PEST AND DISEASE CONTROL

The landscape contractor shall spray against insect and fungus infestation with all spraying to be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately that they are detected) to the Landscape Architect.

GRASS AND TURF AREAS

The landscape contractor shall maintain all grass and turf areas by watering, weeding, re-seeding, rolling, mowing, trimming or other operations as necessary. Seed and turf species shall be the same as the original specified mixture. Grass and turf areas shall be sprayed with approved selective herbicide against broad leafed weeds as required by the Landscape Architect and in accordance with the manufacturer's directions. Grass and turf areas shall be fertilised once a year in autumn with "Dynamic Lifter" for lawns at a rate of 20kg per 100m². Fertiliser shall be watered in immediately after application. Irregularities in the grass and turf shall be watered in immediately after application.

Grass and turf areas shall be kept mown to maintain a healthy and vigorous sward. Mowing height: 30-50mm.

WEED ERADICATION

Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. 'Roundup') in any of its registered formulae, at the recommended maximum rate. Regularly remove by

hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

SOIL SUBSIDENCE

Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

MAINTENANCE PERIOD: (26 Weeks) - Confirm with Project Manager

IRRIGATION PERFORMANCE SPECIFICATION NOTES

IRRIGATION OVERVIEW - Confirm with Project Manager at tender stage

EXTENT (Setback, Carpark, Garden and Turf Areas)

All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump

DRIPLINE

Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers.

Install line at 500mm spacings with the first line to be 150mm in from edge. Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

CONTROL VALVES

24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side. Controller to be Toro greenkeeper or approved equal with a rain switch.

Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.

CONTROL WIRES

Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

Provide a backflow prevention device to Sydney water standards AS 3500.

RELEVANT AUSTRALIAN STANDARDS

Soil: AS4419, AS3743, AS4454.

Mulch: AS4454.

Tree Stock: AS2303.

Pruning: AS4373.

Tree Protection: AS4970.

Contractors to comply with the above Australian Standards.

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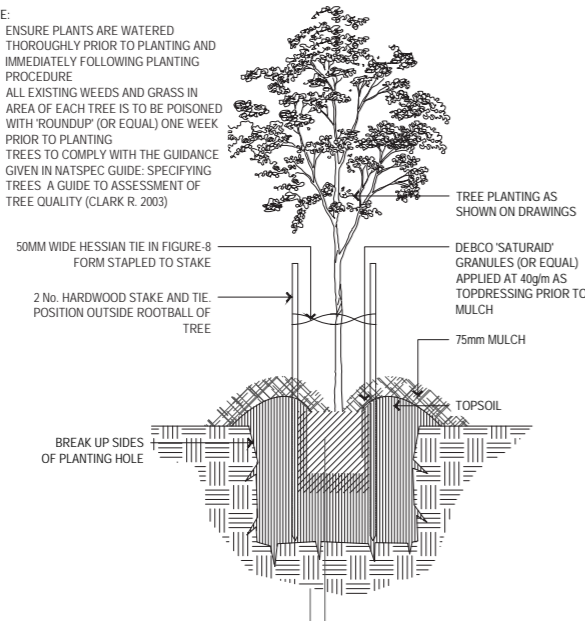
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PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	TYPICAL SPECIFICATION + MAINTENANCE NOTES	H8-23050	FOR PLANNING SUBMISSION	NTS	G	07.05.2024	DG	DV	L20	Aliro

TYPICAL LANDSCAPE DETAILS

NOTE:

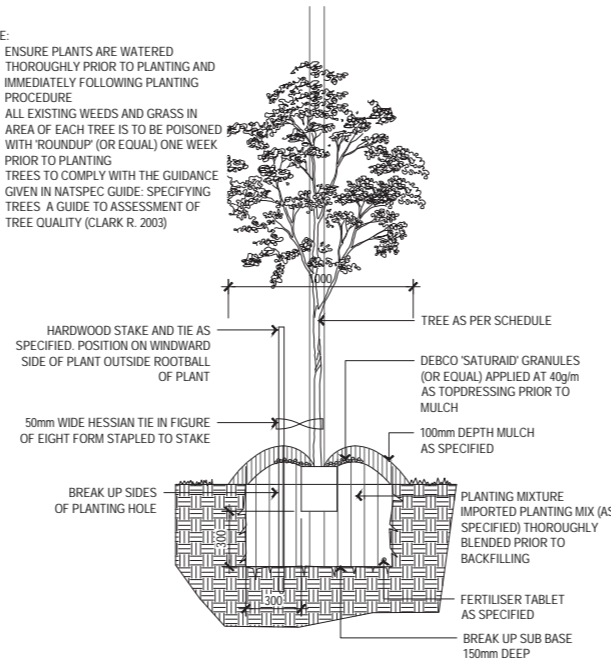
1. ENSURE PLANTS ARE WATERED THOROUGHLY PRIOR TO PLANTING AND IMMEDIATELY FOLLOWING PLANTING PROCEDURE
2. ALL EXISTING WEEDS AND GRASS IN AREA OF EACH TREE IS TO BE POISONED WITH 'ROUNDUP' (OR EQUAL) ONE WEEK PRIOR TO PLANTING
3. TREES TO COMPLY WITH THE GUIDANCE GIVEN IN NATSPEC GUIDE: SPECIFYING TREES: A GUIDE TO ASSESSMENT OF TREE QUALITY (CLARK R. 2003)



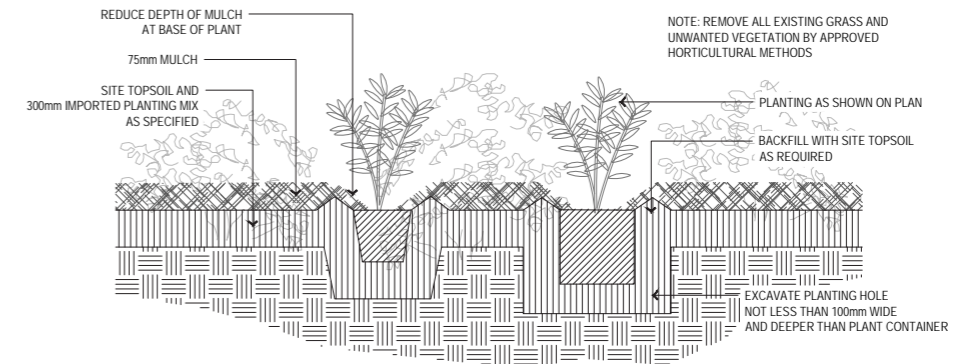
01 TYPICAL TREE PLANTING DETAIL UNDER 100
1:20 @ A1 / 1:40 @ A3
(IN GARDEN BED)

NOTE:

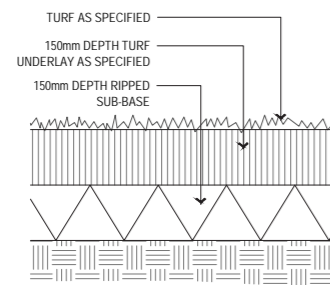
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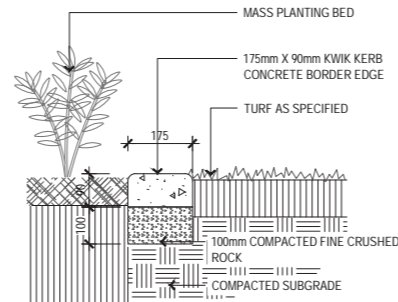
02 TYPICAL TREE PLANTING DETAIL OVER 100L
1:20 @ A1 / 1:40 @ A3



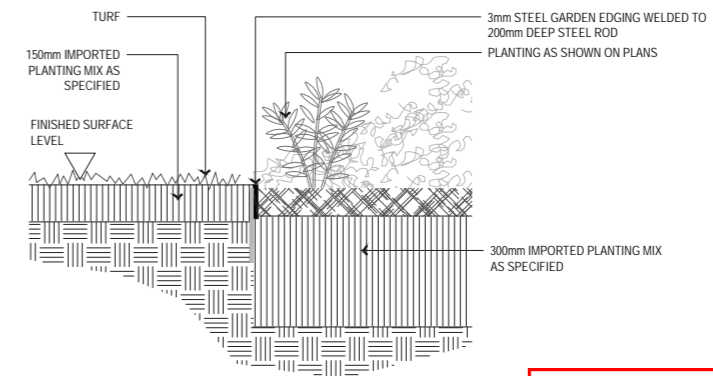
03 MASS PLANTING DETAIL
1:10 @ A1 / 1:20 @ A3



04 TURF DETAIL
1:10 @ A1 / 1:20 @ A3



05 CONCRETE EDGE DETAIL
1:10 @ A1 / 1:20 @ A3



06 STEEL EDGE DETAIL
1:10 @ A1 / 1:20 @ A3

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PROPOSED DEVELOPMENT 7 PRINCES HIGHWAY, DANDENONG SOUTH VIC	TYPICAL LANDSCAPE DETAILS	H8-23050	FOR PLANNING SUBMISSION	NTS	G	07.05.2024	DG	DV	L21	Aliro