

1 Landscape Plan
1:100

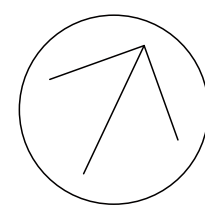
plant schedule

code	botanical name	common name	mature height	quantity	pot size	stake
Trees						
Ere	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	8.0m	2	75L	yes
Hfl	Hymenosporum flavum	Native Frangipani	7.0m	1	75L	yes
Lis	Lagerstroemia indica 'Sioux'	Crepe Myrtle	4.0m	2	75L	yes
Lit	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	6.0m	1	75L	yes
Mde	Melaleuca decora	White Feather Honey myrtle	6.0m	2	75L	yes
Til	Tristanopsis laurina 'Luscious'	Water Gum	9.0m	1	75L	yes
Shrubs						
Bbc	Banksia 'Birthday Candles'	Birthday Candles	0.4m	16	200mm	no
Cal	Correa alba	White Correa	1.5m	13	200mm	no
Cwa	Callistemon 'White Anzac'	Bottlebrush	1.5m	7	200mm	no
Cvs	Callistemon viminalis 'Slim'	Bottlebrush	3.0m	92	200mm	no
Odr	Ozothamnus diosmifolius 'Radiance'	Rice Flower	1.5m	14	200mm	no
Rop	Raphiolepis 'Oriental Pearl'	Indian Hawthorne	1.0m	6	200mm	no
Wab	Westringia 'Aussie Box'	Coastal Rosemary	0.6m	8	200mm	no
Wsm	Westringia 'Smokey'	Coastal Rosemary	1.0m	17	200mm	no
Groundcovers, Grasses and Feature Plants						
Aau	Asplenium australasicum	Birds Nest Fern	1.0m	2	140mm	no
Ac	Arthropodium cirratum	NZ Rock Lily	0.9m	12	200mm	no
Arv	Anigozanthus 'Ruby Velvet'	Kangaroo Paw	1.0m	34	140mm	no
Dex	Doryanthes excelsa	Gynea Lily	1.2m	11	200mm	no
Dlj	Dianella 'Little Jess'	Lily Turf	0.4m	66	140mm	no
Lit	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.5m	187	140mm	no
Mpa	Myoporum parvifolium	Creeping Boobiala	0.1m	31	200mm	no

Legend

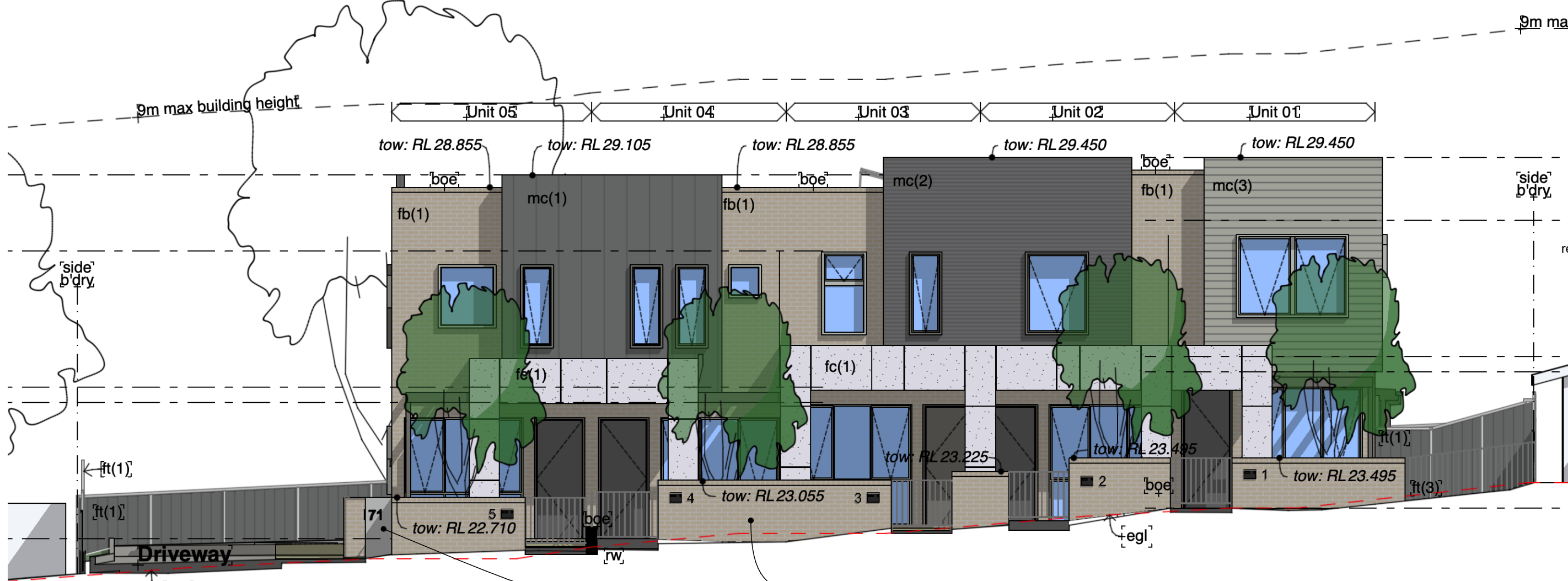
- (external work / site plan)
note: drawing may not contain all items listed below
- ex contours & banking line
 - existing trees to be retained
 - existing trees to be removed
 - proposed new trees
 - existing stormwater easement
 - proposed stormwater easement
 - proposed storm water pipe
 - water services
 - planting areas
 - brick garden edging

- ex.39.000 existing ground levels
- RL00.00 proposed levels
- 39.000 proposed spot levels (fll)
- cc(1) coloured concrete type 1
- cc(2) coloured concrete type 2
- paving type 1
- ac air conditioner condenser
- acc accessible
- adhc ageing, disability & home care
- ap access panel
- bal(1) balustrade (type)
- bfc broom finished concrete
- boe brick on edge
- bol bollard
- cc(1) coloured concrete (type)
- ch(1) ceramic floor tile (type)
- cl clothes line
- col column
- dp downpipe
- drp doorpost
- ex existing
- fb(1) facebrick work (type)
- fll finished floor level
- ft(1) fence (type)
- gb garbage bin
- gt gate
- gtd grated drain
- hr(1) handrail (type)
- ht hose tap
- hwu hot water unit
- hyd hydrant
- kr kerb ramp
- lb letter box
- ofc off form concrete
- pav(1) pavers (type)
- pos private open space
- prmp permeable paving
- pp power pole
- rw(1) retaining wall (type)
- rwo rainwater outlet
- rwt rainwater tank
| sfc | steel float concrete |
| sfl | structural floor level |
| swp | storm water pit |
| tfc | trowel finished concrete |
| tsi | tactile ground surface indicator |
| tow | top of wall |
| w/c | wood float concrete |
| ws | wheel stop |

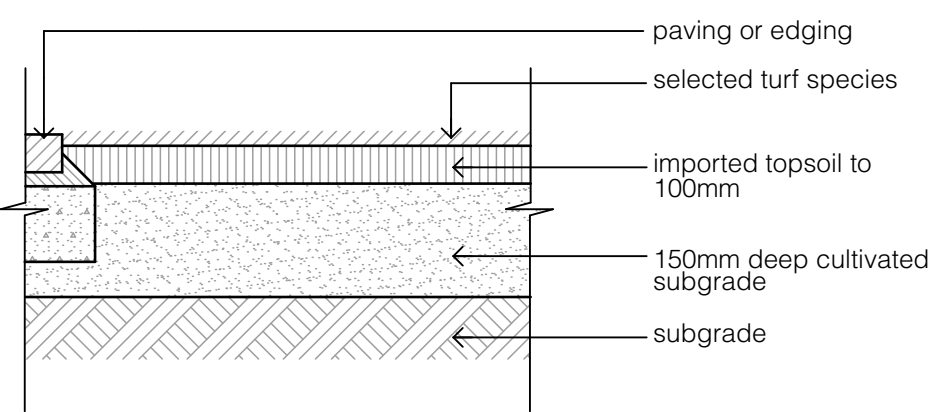


7	27.01.32	DA Issue
6	17.01.32	DA Issue
5	19.11.22	DA Issue
4	24.10.22	DA Issue
3	13.10.22	DA Issue
Rev	Date	Issue

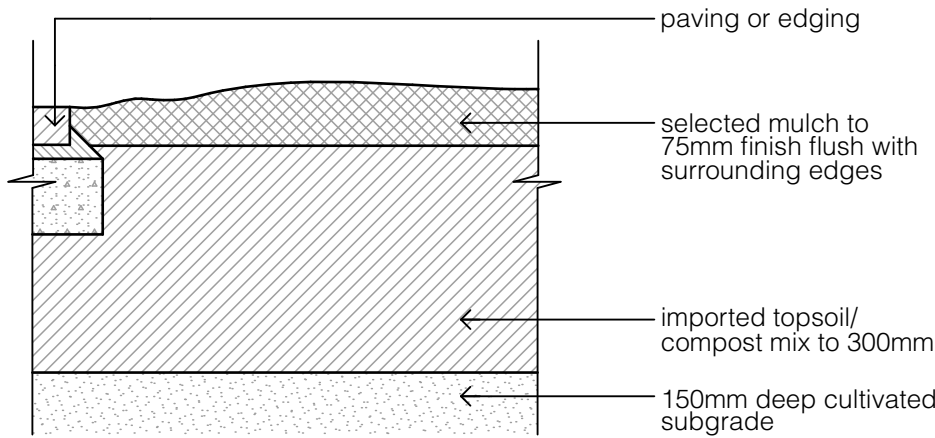
do not scale drawings. check all dimensions on site.
figured dimensions take precedence.



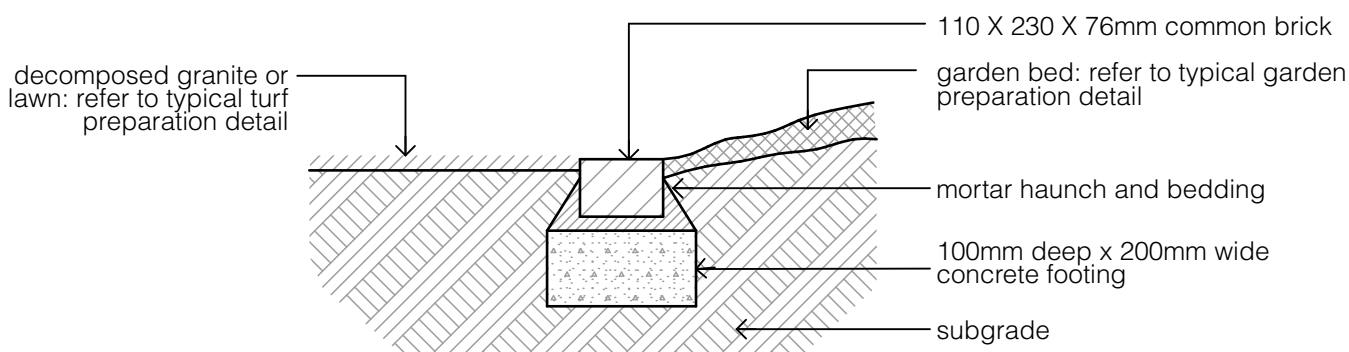
Viccliffe Street Elevation



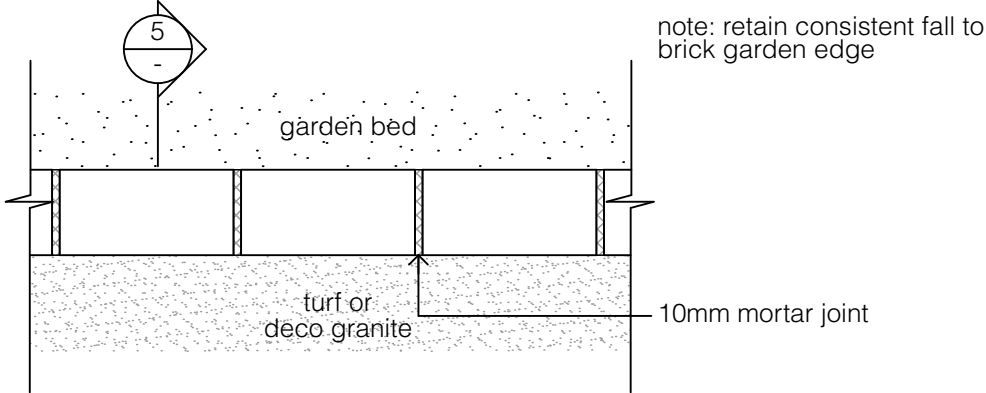
5 Turf Preparation Detail
1:10



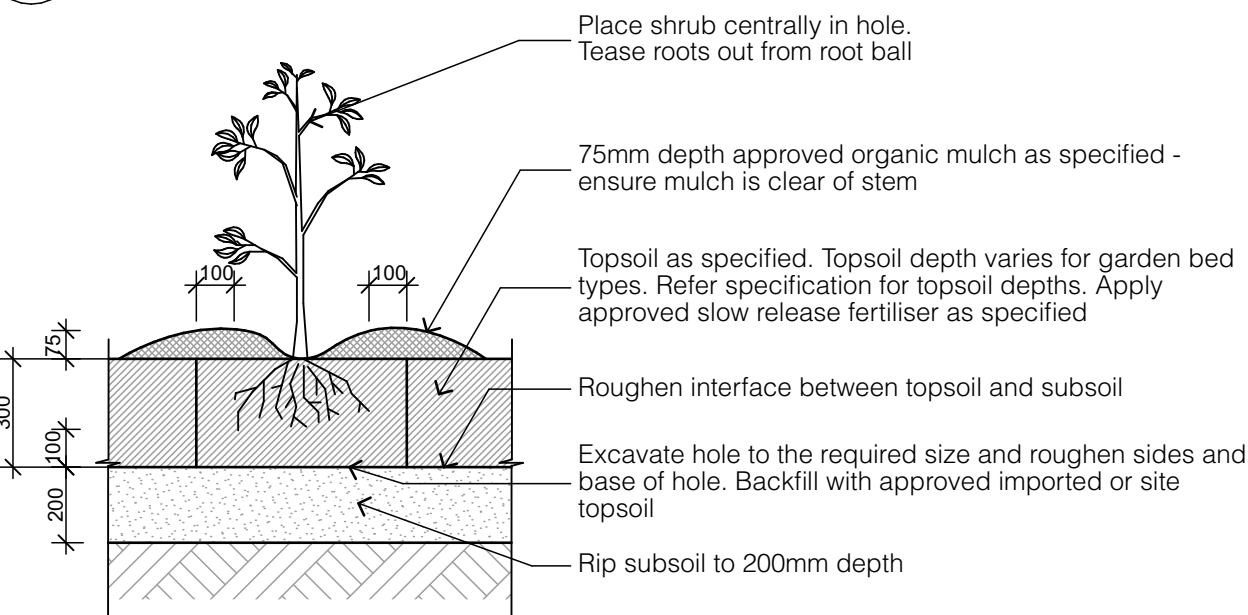
6 Garden Bed Preparation Detail
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4 Brick Garden Edge Detail
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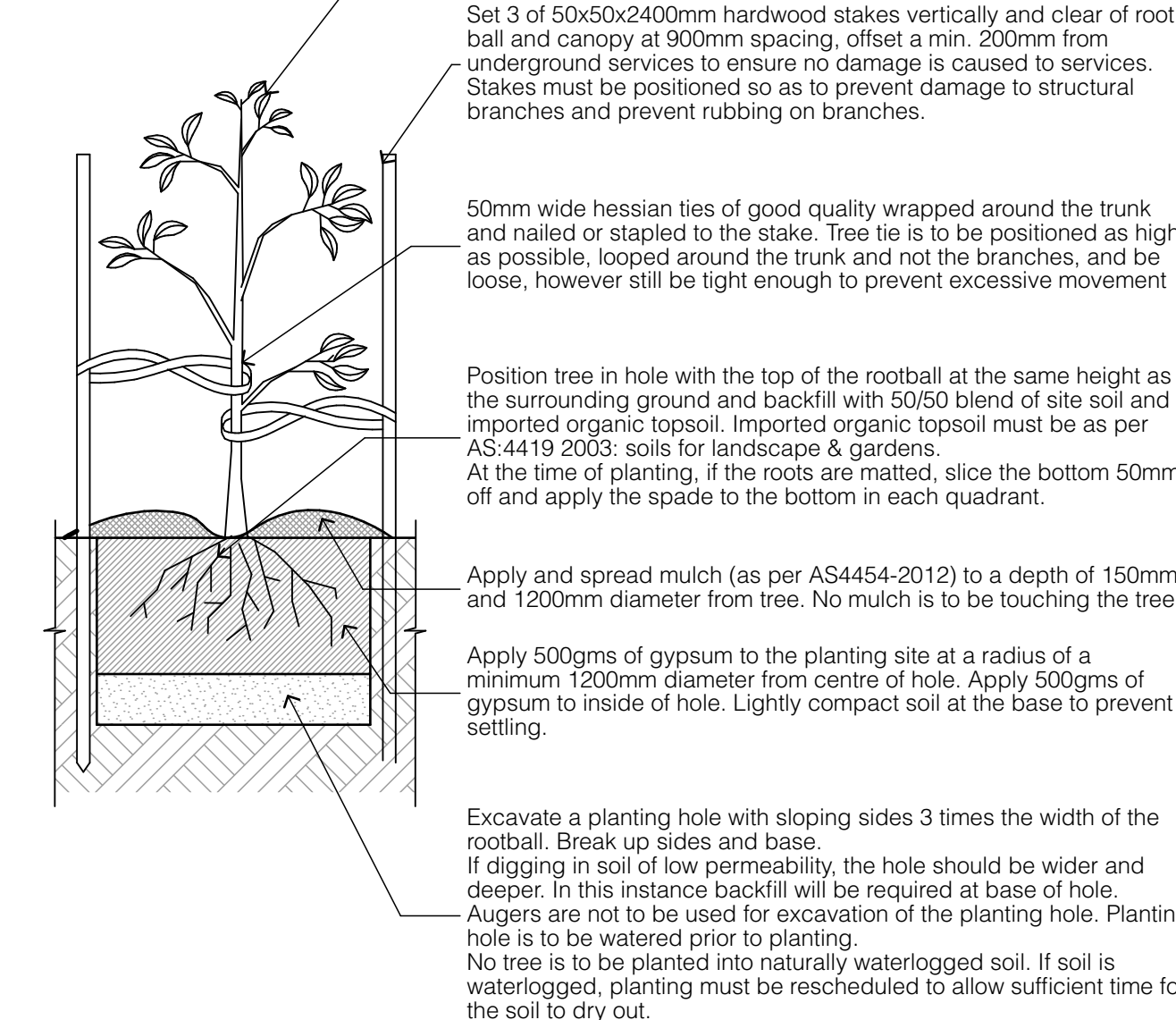
3 Brick Garden Edge Plan
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1 Garden Bed Planting
1:20

Note: it is the responsibility of the contractor to confirm the location of all underground services prior to commencement of any excavation or staking works.
Strong central leading trunk to be evident at time of planting

All trees supplied must meet the criteria of AS2303:2018: tree stock for landscape use & be healthy specimens free of pests and diseases. Trees to be well watered of a maximum of 24 hours prior to planting



2 15-45L Tree Planting Detail
1:20



LANDSCAPE NOTES:

GENERAL

- The Landscape drawings have been based on site survey and building layout information. Check boundaries, levels, dimensions and locate services on site prior to starting work.
- Landscape plans are to be read in conjunction with all architectural and other project consultant's drawings and specifications and with such other written instructions as may be issued during the course of the contract.
- Any discrepancies between landscape/architectural or other project consultant's drawings shall be reported to the landscape designer prior to any works being carried out.
- All works are to be carried out in accordance with drawing notation and/or written specifications where applicable.
- Works and supply of materials not covered by drawing notation or written specification are to be carried out in accordance with AS Codes, LCA guidelines and the By-Laws and Ordinances of the relevant Building Authority and/or manufacturer's recommendations as applicable.
- All dimensions and locations of works are to be checked on site and confirmed by the landscape/building site supervisor prior to the commencement of any works.
- Dimensions shall not be obtained by scaling from structural drawings. Dimensions are indicated in millimeters unless otherwise specified.
- The contractor shall at all times implement adequate erosion and sediment control measures where applicable, (details noted on the construction management plan)
- The position of services indicated on drawings (when applicable), are approximate and must be confirmed on site prior to the commencement of any site works.
- Refer to Architectural drawings for fence types, retaining walls, paving and decking details.

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.

SITE PREPARATION

Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements. All existing trees and/or vegetation to be retained, is to be preserved and protected from any damage occurring during the execution of landscape works. The root systems of existing retained plants are not to be disturbed. Landscape operations carried out within the root zone is to be carefully carried out using hand tools. Storage of materials, Mixing of materials, vehicular parking, disposal of building materials and stockpiling shall not be carried out within 3m of the drip line of these trees/vegetation. Grade site to achieve proposed final grades. Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.

SOIL PREPARATION

All proposed planting areas are to be deep ripped to a depth of 300mm and clay soils are to be treated with a clay breaker. 75mm depth of ANL Organic Garden Mix to be imported and combined with 25mm depth Greenlife compost or approved equivalent. Additive to be to a depth of 100mm, cultivated with existing garden bed soil to 250mm depth. Install 75mm of selected mulch.

NEW PLANTING

All plants shall be true to type and size, conform with those species listed in the Plant Schedule on the drawings, be vigorous, well established, 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. 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. Plants shall have been hardened off and suitable for planting in the climatic conditions prevailing at the site. Trees shall be of uniform appearance and have a single leading trunk and proportionate and balanced crown. The Contractor shall be responsible for the health of plants from time of delivery, and no consideration will be given to any claim arising from the Contractors neglect or failure to observe any defects in the plants at time of delivery. Remove plant from container without disturbing the root ball and place centrally and plumb in the hole with the top of the root-ball level with the surrounding surface level. Backfill root-ball with an Organic garden soil-mix, lightly tamp and water thoroughly to eliminate air pockets. Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Refer to Tree Planting Detail when applicable. Ensure soil-mix is not placed over the top of the root-ball and that the plant stem remains the same height above the ground as it was in the container. Soil-mix for backfilling of plants shall conform to AS4419-1998. Install root barrier to site services as required. Weed matting (non-plastic type) to be provided under all private courtyard garden beds

PROTECTION OF EXISTING TREES

Protection of existing trees to be retained on site (as per the construction management plan), shall be adequately protected for the duration of the building contract. Storage of materials, mixing of material, vehicular parking, disposal of building materials and stockpiling shall not be carried out within the drip line of these trees. Erect a star picket fence with four strand galv. Wire, tensioned at changes in direction, around the extremities of the tree or adjacent to the building works. Any roots damaged during the building operations shall be cleanly cut off inside the damaged or exposed area. Trees are to be monitored for health during the building contract ensuring the root zone has not been damaged or has dried out. Tree root pruning shall be undertaken by an experienced Arborist with a qualification in tree surgery.

MULCHING

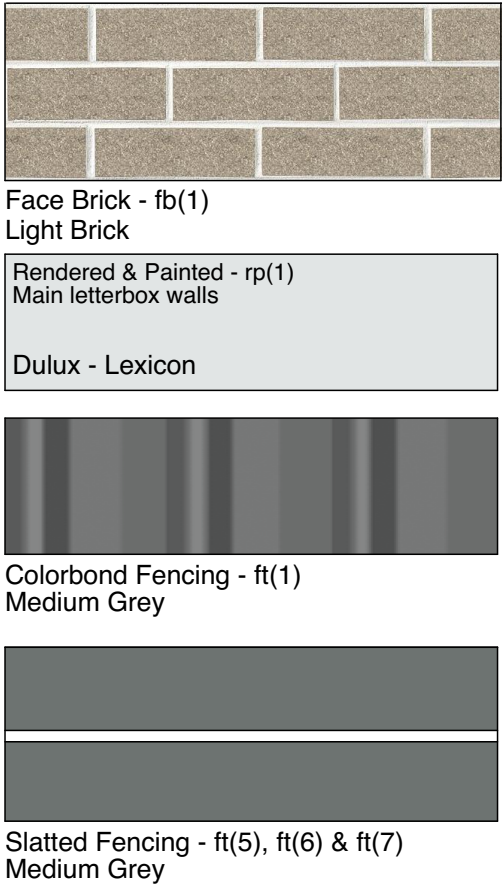
On completion of planting, all areas are to be mulched using Cypress Mulch or similar to a depth of 75mm. A water catchment dish is to be provided around the base of each plant. Keep mulch clear of all plant stems and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

FERTILISER

MASS PLANTING AREAS: All newly planted areas are to be fertilised with an organic life, slow release fertiliser (Osmocote 8-9 month / Agriform (R) 21g) which is to be adequately watered in. Native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions. 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.

BRICK EDGING

Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep) of 3 (sand) :1 (cement) and plasticiser to manufacturer's instructions. The edges are to be laid in even curves and straight lines as indicated on the plan. Where tight curves are shown use half bricks to achieve more even curves. The top of the edge is to finish flush with the adjacent turf and mulch levels. Finish joints flush struck on exposed surfaces. Bricks are to be approved standard clay face bricks, hard and well burnt, and free from through holes, chips and callows. Clean brick faces on completion.



LANDSCAPE MAINTENANCE PROGRAMME

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, reseedling, re-turfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, topdressing, maintaining the site in a neat and tidy condition as follows:-

1.0 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. The maintenance period shall commence at handover and continue for a period of 52 weeks maintenance for the Post- Completion Period which also includes a 3 Month Maintenance period for minor building matters.

2.0 WATERING

Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth. The minimum acceptable watering required is equal to 25mm of natural rainfall or its applied equivalent during each period of one (1) week, around individual plants, maintain a completely weed and grass free watering saucer of a minimum diameter of one (1) metre.

3.0 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.

4.0 REPLACEMENTS

The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost during the maintenance period. 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 not exceeding two (2) weeks after the plant has died or is seen to be missing.

5.0 STAKES AND TIES

The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Adjust ties to give adequate support to the plants, replace broken or damaged ties as necessary and straighten stakes. Remove stakes and ties at the end of the maintenance period if so directed.

6.0 PRUNING

Trees and shrubs shall be pruned as directed by the Landscape Architect. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning and beneficial to the condition of the plants to improve plant shape and form or to clear footpaths and driveways. Any damaged growth shall be pruned. All pruned material shall be removed from the site.

7.0 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.

8.0 PEST AND DISEASE CONTROL

Control pathological diseases or insect pests by physical removal. Where physical removal is not possible use registered non-toxic sprays, applied in accordance with manufacturer's instructions.

9.0 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.

10.0 FERTILISING

Apply follow up concentrated organic fertiliser to all turfed areas once during the maintenance period 10 weeks after completion.

11.0 LAWNS

Mow at max 10-day intervals, trimming all edges, remove all weed growth or grass around base of all plants in turf or by hand in grass areas within the isolated planting area edging and within one (1) metre diameter area in grass, do not use nylon line type edge trimmers around base of trees - replace or repair failed turf and bare patches.

12.0 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.