



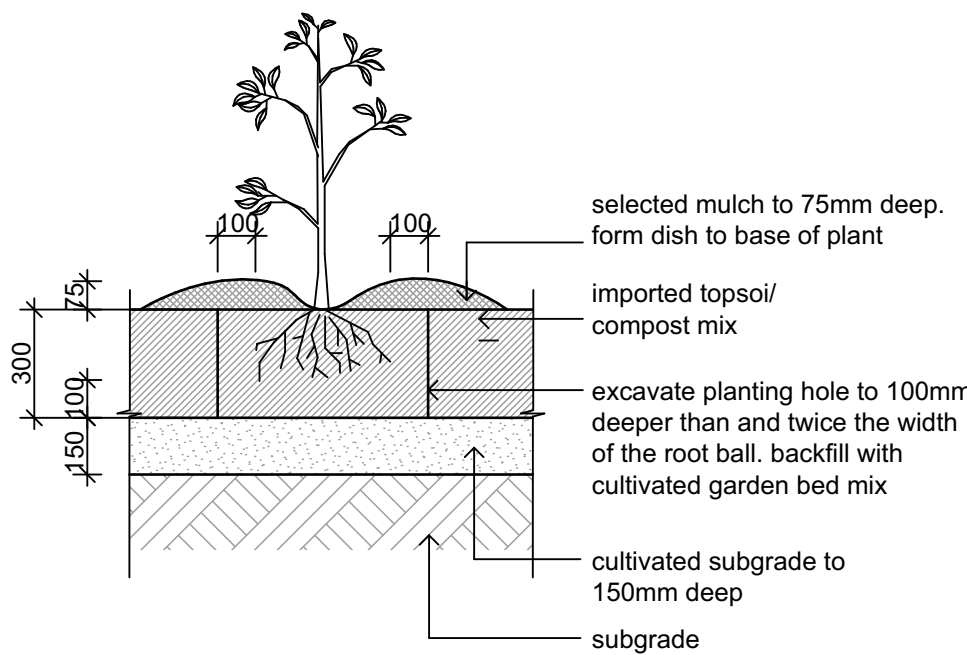
- legend**
- ex trees
 - ex trees to be removed
 - new tree (evergreen) colour indicative of leaf colour
 - new tree (deciduous) colour indicative of leaf or flower colour
 - turf
 - planting
 - timber edging
 - Fence type:
 - F1 1.8m high colourbond boundary fence
 - F2 1.2m high horizontal aluminium slat fence - closely spaced for privacy
 - F3 1.8m high horizontal aluminium slat fence - closely spaced for privacy

note
1. maintenance: all landscape works are to be maintained for a period of six months from the date of practical completion. this includes all watering, weeding, spraying and mulching necessary to achieve vigorous growth. any defects which arise during this period are to be rectified immediately. any plants or areas of turf which fail during this period are to be replaced at no additional cost.

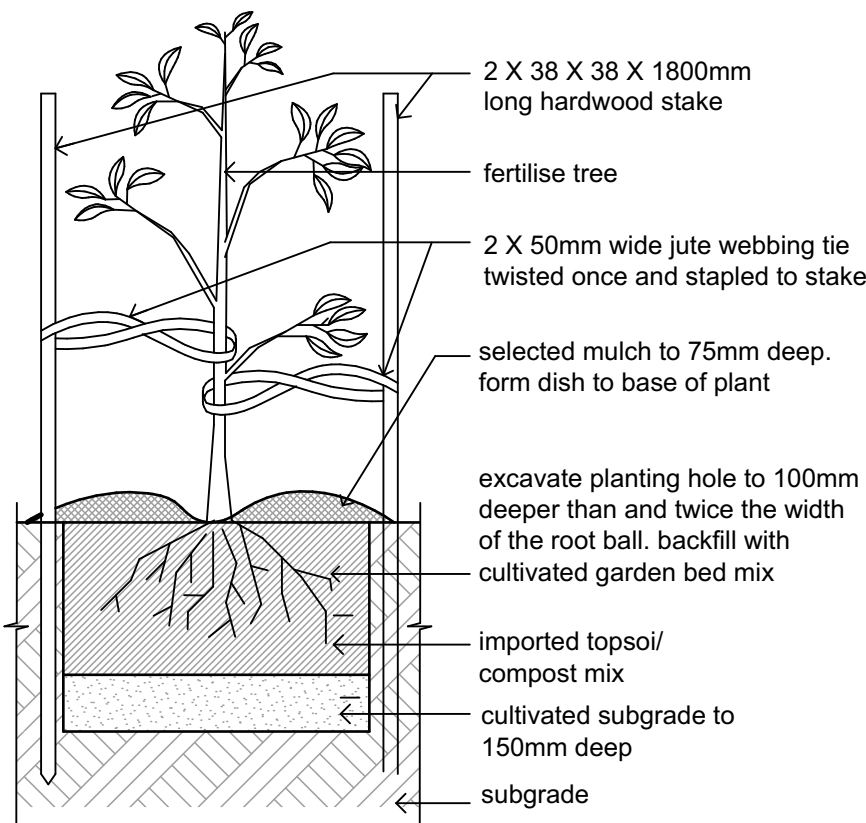
1 Landscape Plan
1:100

plant schedule

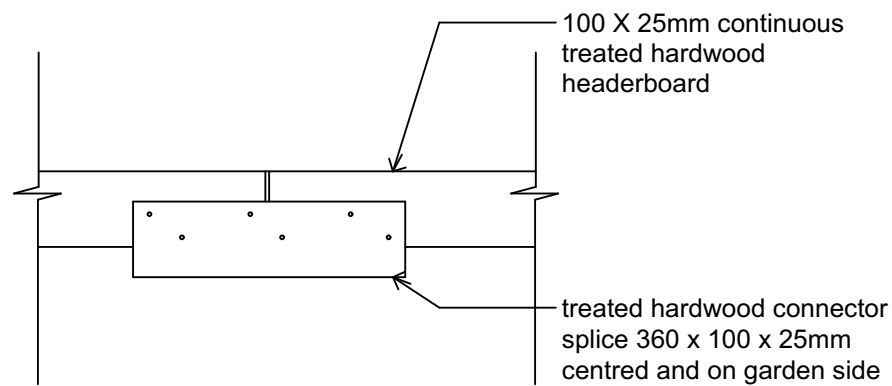
code	botanical name	common name	mature height	quantity	pot size	stake
Trees						
Lia	Lagerstroemia indica 'Acoma'	Crepe Myrtle	3.0m	2	25L	yes
Lis	Lagerstroemia indica 'Sioux'	Crepe Myrtle	4.0m	2	25L	yes
Shrubs						
Bbc	Banksia 'Birthday Candles'	Birthday Candles	0.4m	16	200mm	no
Cal	Correa alba	White Correa	1.5m	15	200mm	no
Cvs	Callistemon viminalis 'Slim'	Bottlebrush	3.0m	15	200mm	no
Wsm	Westringia 'Smokey'	Coastal Rosemary	1.0m	12	200mm	no
Groundcovers, Grasses and Feature Plants						
Aau	Asplenium australasicum	Birds Nest Fern	1.0m	2	200mm	no
Ael	Aspidistra elatior	Cast Iron Plant	0.8m	2	200mm	no
Arv	Anigozanthus 'Ruby Velvet'	Kangaroo Paw	1.0m	11	200mm	no
Lit	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.5m	52	140mm	no
Mpa	Myoporum parvifolium	Creeping Boobiala	0.1m	68	140mm	no



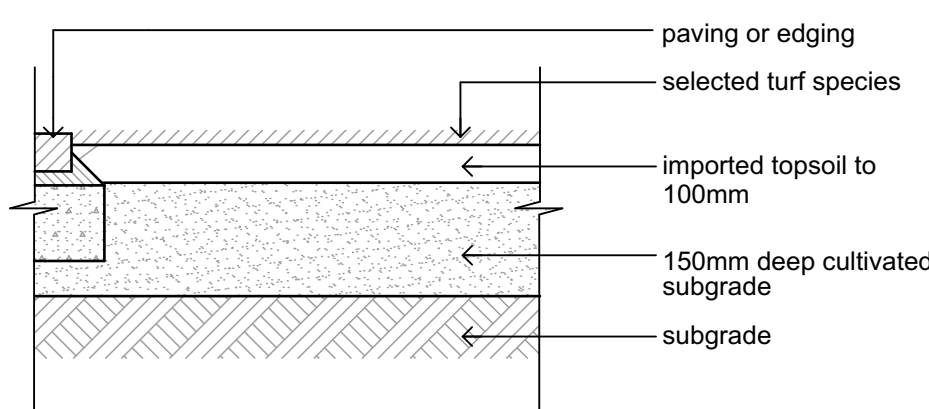
5 Garden bed planting
1:20



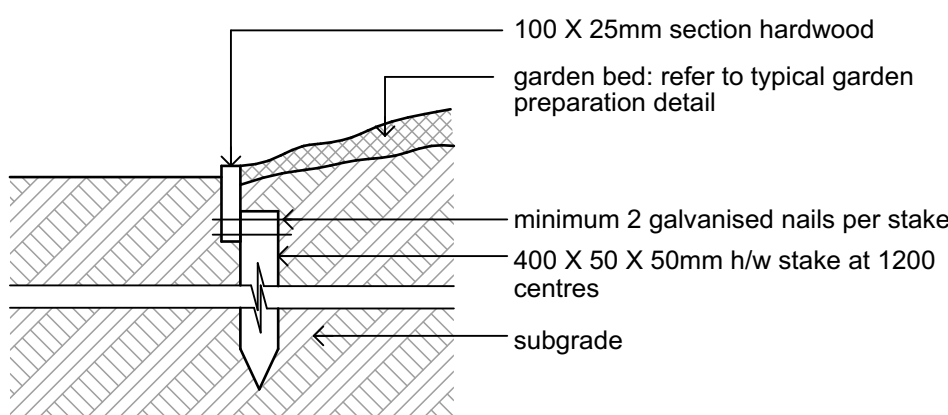
6 15 - 45l tree planting detail
1:20



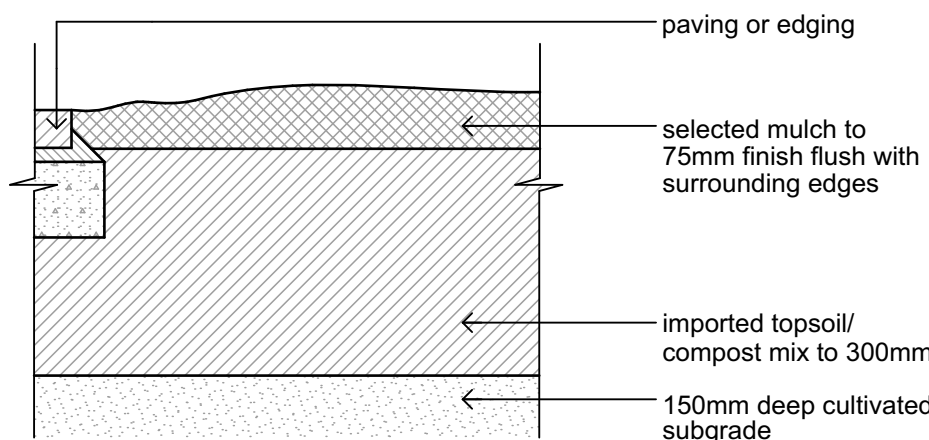
3 Timber garden edge elevation
1:10



4 Turf preparation detail
1:10



1 Timber garden edge section
1:10



2 Garden bed preparation detail
1:10

LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work.
Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
Protect any trees to be retained to council requirements. Grade site to achieve proposed final grades.
Cultivate sub grade to a depth of 300mm.
Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.
Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'.
Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
Gardens are to be mulched to a 75mm depth using mulch that meets Australian Standards.
Keep mulch clear of all plant stems.
Refer to Architectural drawings for fence types, retaining walls, paving and decking details.

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

Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay) and mix shall be a homogenous blend of existing garden bed soil and additive of ANL 'greenlife cow and compost'. Additive to be to a depth of 100mm, cultivated with existing garden bed soil to 250mm depth. Install 75mm of selected mulch.

RAISED PLANTER BEDS MIXTURE

Shall be a homogenous blend of soil and additives in the following proportions:

Imported Black Soil	30%
D/W Sand	30%
Composted Hardwood Sawdust	20%
Graded Ash	10%
Composted Pine Bark	10%

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:

General - shredded non toxic pine flake (25 x 4 x 2mm)
Non Floating - ANL Hawkesbury Sandstone Pebbles 20-40mm

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.

PLANTING AREAS

Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Install root guard to trees near services. Weed matting (non-plastic type) to be provided under all private courtyard garden beds.

TURF

Excavate/ grade areas to be turfed to 120mm below the required finished levels. Do not excavate with 1500mm of any existing tree to be retained. Ensure that all of the surface water runoff is to be directed towards the inlet pits, kerbs etc. ad away from buildings. Ensure that no pooling or ponding will occur. Rip subgrade to 150mm deep. Install 100mm depth of 5 parts imported topsoil mixed with 1 part compost. Just prior to spreading turf, spread 'shirleys no. 17 lawn fertiliser' over the topsoil at the recommended rate. Lay Sir Walter Buffalo turf rolls closely butted. Fill any small gaps with topsoil. water thoroughly.

FERTILISER

MASS PLANTING AREAS: Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants. 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.

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. | 5-15 litre size plant | 1x(1200x25x25mm) |
| b. | 35-75 litre size plant | 2x(1500x38x38mm) |
| c. | 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.

TIMBER EDGING

Use 25 x 150mm deep timber edge boards neatly butted against adjoining edges. Timber edge boards and pegs to be select grade swain hardwood. Treat all surfaces with preservative prior to installation. Treatment is not to be carried out where spills can affect soils or other finishes. Secure edge boards by nailing with 13-gauge, flat head nails to 75 x 50 x 350mm minimum long tapered surveyors pegs at 1500mm maximum centres. Finish top of boards flush with adjoining surfaces. Finish pegs 25mm below top of edge boards.

CONCRETE STRIP

300mm wide concrete strip to all garden areas adjacent to building to allow for termite inspection

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, reseeding, 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 completion and continue for a period of six months (26) weeks. The Contractor shall submit a program and log for the required maintenance in the handover manuals for the Principal's Approval. The contractor shall maintain the Log and submit at end of Maintenance Period.

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.