

Level 4-5 plan 1:200 @ A1 6 RAI (PP)

Detail 2

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL garden 1. Site preparation areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab. (all lawn areas to be excluded) Water supply tap and Structural Engineer's details). Dripline supply system only to be possible. Any nearby site works should be carried carefully using hand tools.

rubber modified polypropeyline reticulation as required to provide water supply to permitted within three (4) metres of any tree. the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary 2. Soil preparation equipment. Backwash valve: An approved backwash prevention valve is to be All proposed planting areas to be ripped (by hand in tree protection zones) to 200mm and clay soils to be applicable).

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

owners corporation as part of the ongoing property maintenanace.

guarantee satisfactory operation of the irrigation system. The system is to be fit available planting width, intended access under branches and solar access. for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to
4. Planter boxes & waterproofing. thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or

• Water proofing as specified by Architects. To extend along base and up to top of soil level of containers nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that standards (AS)

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted 6. Irrigation horticultural practices as well as rectifying any defects that become apparent in damaged or stolen during work under the contract. Landscape maintenance shall to future Construction Certificate details include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect 7. Fertliser and disease control, cleaning of surrounding areas. Mow the turf when it is All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser. established at regular intervals to maintain an average height of 50mm.

viability of the gardens and ongoing maintenance shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers 8. Staking specifications including regular checks for function of system, to check for leaks

 To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into and to ensure general good working operation.
- coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform 9. Engineering growth of canopy and foliage of trees and shrubs.
- Regular assessment of plants for evidence of insect attack or disease Appropriate pest oil, white oil of Yates pest spray or equivalent is to be 10. Maintenance
- unable to be stored in Council waste containers is to be removed from the site

 Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

General construction notes

nosecocks as indicated on CC stage drawings.(To be coordinated with Hydraulic during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if

To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring Prior to approval by the project manager and prior to installation the Contractor—where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or responsible for the irrigation installation is to provide an irrigation design to meet is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within the dripline of any Generally: Supply an automatic drip line irrigation system. To include all piping existing trees to be retained on or adjacent to the site. Do not stockpile soil, rubble or other debris cleared to solenoids either PVC lines and/or class 12 pressure pipe or low density, from the site, or building materials, within the drip line of existing trees. Vehicular access shall not be

located at the primary water source for top up valves to rainwater tanks (where treated with clay breaker. Harvested existing top soil from site and store on site and mix with 25% A.N.L. Greenlife compost or approved equivalent. Apply at least 150mm soil depth to planting areas. All additional soil to be 100mm depth of good quality planting mix to be imported and combined with 50mm A.N.L. Ensure rain sesnsor is installed for common area garden zones connected to

Greenlife compost or approved equivalent. To be worked in with rotary hoe or by hand in tree protection zones. In general all care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by operation for each zone as noted on the irrigation areas plan on sheet wind. Planting holes for plant material should be large enough in size to take root ball with additional space Battery timers to isolated planter boxes is acceptable and to maintained by the to take back filling of good quality planting mix. Mature heights of planting as shown on planting schedule show the greatest height possible in ideal conditions. These heights are subject to particular site conditions, Performance: It shall be the Landscape Contractor's responsibility to ensure and possible container environments and intended hedging or pruning for functional requirements such as

All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for planter box drainage & construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure minimum 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers or over slab planting to have the following:

- 'Atlantis' drainage cell at base to be connected to drainage system of development (see typical detail sheet
- pressure be inadequate, or should defects develop in the filter unit or control

 A.N.L. planter box soil mix or equivalent to be installed in all containers and over slab planting situation Contractor to install all planter box finishes after other site works are completed to ensure no deterioration. of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter
- the irrigation system conforms with all Water Board, Council and Australian All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour. Irrigation supply lines to be installed by building contractor prior to waterproofing and internal planter box finishes

5. Mulching

All planting areas to be mulched with a minimum 100mm thick cover of woodchip mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of vegetative reproductive parts of all weed

the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include part of ongoing maintenance program). Include all over slab planting areas and all planter boxes where but not be limited to the replacement of plants which have failed or been applicable. Hose cosks supplied to all private garden as well as common garden areas. Full irrigation scope

allow one slow release Agriform pellet per 5-25 litre plant. All fertilisers to be applied in accordance with the manufacturers instructions. The owners of the residence are responsible for the ongoing maintenance and Turfed areas: Supply and install Agriform slow release fertiliser or approved equivalent lawn start fertiliser

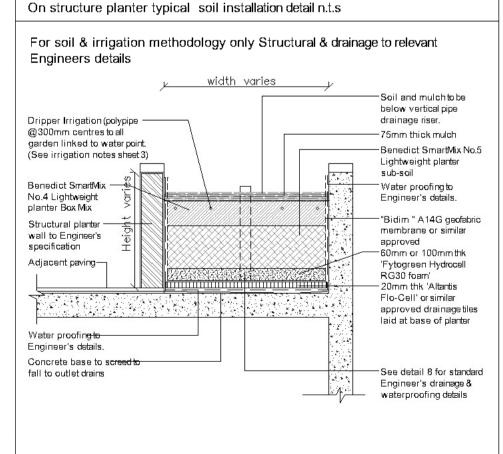
applied at the rate recommended by the manufacturer

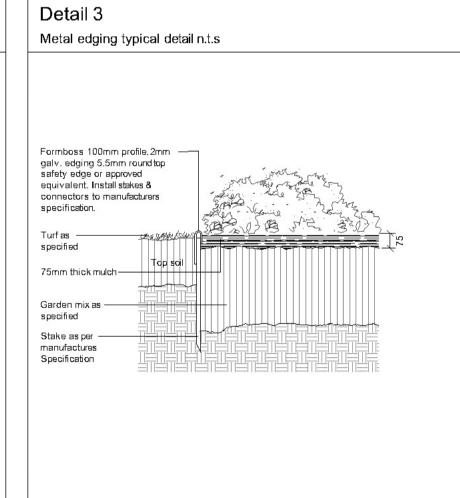
• Mulch is to be regularly topped up every 6 months to ensure an even 75mm ground to a depth able to achieve rigid support and to finish a minimum of 800-1000mm above finished levels

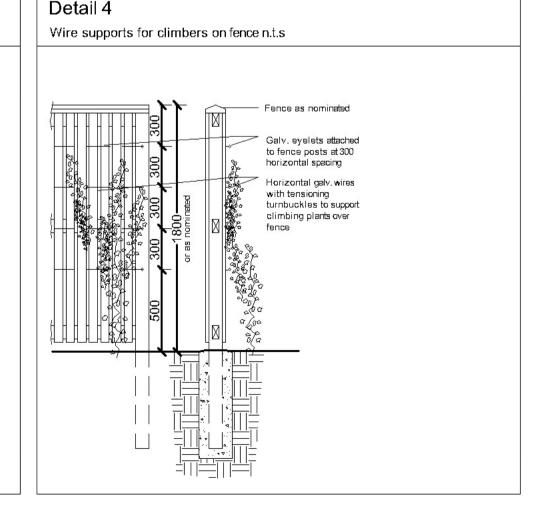
All structural and hydraulic details whatsoever to Engineer's details.

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as • Garden/lawn edging to be inspected regularly after practical completion to rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall ensure it is maintained in good order. Replace where required if defective maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of • All garden refuse, rubbish and associated items that arise from the regular plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance garden maintenance procedures are to be collected and stored in appropriate shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, general waste or green waste containers as is appropriate. Excess waste replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas.

Detail 1 Tree planting details Hardwood stakes as described above and 50mm hessian band stapled to stake 75mm depth of mulchkept at least 50mm clear as specified to base 4 of tree! just below footpath & kerblevel close to edge of potted rootball to facilitate Planting hole to be the establishment watering same depth as potted rootball and three (3) Existing site soil loosely times the diameter of consolidated within the container rootball diameter. Rootball to be Ensure potted soil level and placed on undisturbed site soil to prevent stem collar is set at kerb settlementlevel or just above existing ground level







Planting schedule

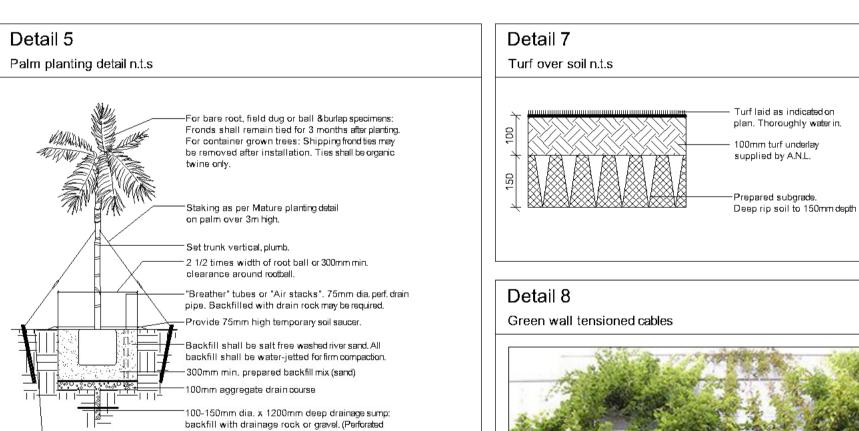
Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No red
Trees						
APA	Acer palmatum 'Red Emperor 1'	Red Emperor 1 Maple (small maple tree.Red foliage)	45 Lt	3x50x50x1800	34.0	4
BAK	Backhousia myrtifolia	Grey Myrtle (Native tree in deep soil)	75Lt	3x50x50x1800	7-9.0M	1
BIN	Bankisa integrifolia	Coast Banksia (medium indigenoustree)	75Lt	3x50x50x1800	12-15.0M	3
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	- 7
NYS	Nyssa sylvatica	Tupelo (Bright red autumn foliage)	100L t	3x50x50x1800	12-15.0M	
PYB	Pyrus Bradford	Bradford Pear deciduous narrow tree)	100Lt	2x50x50x1800	10-13.0M	17
PYR	Pyrus ussariensis	Manchurian Pear (medium deciduous tree)	75Lt	2x50x50x1800	9-12.0M	3
SYF(W)	Waterhousia floribunda 'Sweeper'	Sweeper Waterhousia (Ozbreed ® DOW20)	75Lt	3x38x38x1800	8-10.0M	15
SYG	Syncarpia glommulifera	Turpentine (indigenous canopy tree)	200Lt	3x50x50x1800	18-25.0M	4
	standards / small feature trees					
ALR	Alacantarea 'Rubra'	Giant Bromeliade (Large succulent leaved crnamental plant)	300mm	nil	1.0M	0
AMM	Acmena smithii minor	Dwarf Lully Pilly	300mm	nil	2.5-3.0m	
AZA	Azalea spp.	Selected Azalea species (Flowering low shrubs)	200mm	nil	1-1.5M	3
BMJ	Buxus microphylla 'Japonica'	Japanese Box Hedge (formal low/hedging plant)	200mm	nil	0.4-1.2M	
BRY	Bre ynia o blongifoli a	Coffee Bush (native shrub)	200mm	nil	2.5-3.0M	
EOM		Pink Wax Flower (flowering native shrub)	200mm	nil	1.50M	
IND	Indigofera australis	Australian Indigo (small flowering native shrub)	200mm	nil	1.5-2.0M	
KUA	Kunzea ambigua	Tick Bush (flowering native shrub)	250mm	nil	2-3.0M	
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	33
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	
	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	n il	1.0M	6
	Raphiolepis indica SM	Snow Maide'n (hedging dense flowering plant)	300mm	nil	1.0M	64
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	28
Ferns / P	alms / Succulents / shade tolera	ant understorev				
AN	Asplenium astralisicum	Birds Nest Fern (shade tolerant broad leaved low fem)	200mm	nil	0.7 M	
CAA	Cyathea australis	Tree Fern (Native tree terns)	300mm	nil	2-4.0M	3
HOF	Howea forsterana	Kentia Palm (tall palm)	semiadv	wire guys	7-10.0M	5
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semiadv	wire guys	8-12.0M	5 2
NAN	Nandina domestica	Heavenly Bamboo	200mm	nil	1.2-1.8M	8
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	13
YUR	Yucca rostrata	Blue Beaked Yucca (silver blue spky ball)	200mm	nil	1.8-2.5M	5
Groun dc	overs/Climbers					
DIC	Dianella caerulea	Blue Flax Lily (blue foliage native grass like plant)	140mm	nil	0.4M	16
DIR	Dichondra repens	Kidney weed (native carpet groundcover)	tubes	nil	0.1 M	
DSF	Dichondra 'Silver Falls	Silver Falls	200mm	nil	0.15M	26
GLY	Clematis glycinoides	Old Mans Beard (native flowering climber/groundcover)	200mm	wire supports on fence	0.3M	
HIS	Hibbertia scandens	Guine a Flower (flowering climber / groundcover)	200mm	nil	0.3M	6
HVI	Hardenbergia violacea	Native sarsaparilla (native groundcover)	200mm	nil	2.0M	_
KER	Kennedia rubicunda	Dusky Coral Pea (native groundcover)	150mm	nil	0.3M	
PP	Pandorea pandorana	Wonga Wonga Vine (native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	11
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hywid groundcover)	200mm	nil	0.2M	26
TJT	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	10
VH.	Viola hederacea	Native Violets (native lowgroundcover)	tubes	n il	0.1 M	
Ornamer ACI	rtal grassies/strappy leaved plan Arthropodium cirratum	i ts Renga Renga Lillγ	140mm	nil	0.8M	
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	38
CM	Clivia miniata	Red Clivia (shade tolerant groundcover)	200mm	nil	0.5M	24
CIVI LIM	Liriope Evergreen Giant	Turf Lilly (shade tolerant groundcover)	200mm 1 4 0mm	nii nii	0.5M 0.4M	∠4 48
LOT					0.4M 0.4M	40
PNA	Lomandra Tanika Pennisatum alangguraidas Nafras	Dwarf Lomandra (omamental grass)	140mm	nil nil		bL
	imennisetum alopeduroides Nafray	NAFRAY® 'PA300' PBR (flowering ornamental grass)	150mm	nil	0.8-1.0M	28
POA	Poa labillardieri	Tuissock Grass (Clumping native ornamental grass)	140mm	nil	0.5M	

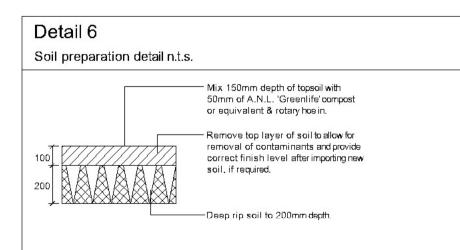
All trees to be provided with written confirmation from the supplier for compliance to Natspec guidelines in compliance with A.S. 2003:2018. Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible.

Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number

Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the approved development.

<u>Underlined</u> <u>bold</u> text tree symbols indicate species capable of attaining 13metres





drain pipe is optional.)

75mm hardwood chip mulch





	endments	
 D	23.4.25	Final Coordination
С	17.4.25	
В	7.3.25	
Α	20.1.25	Prelim review



