






minor regrading and
returfing of lawn areas
following construction

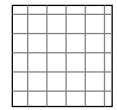
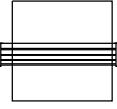
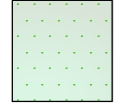
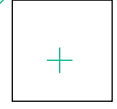
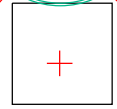
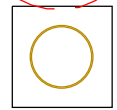
steel edge steps with
turf infill

selected decking to
Architects details

PLANT SCHEDULE						
SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
	Archontophoenix sp.	1	75ltr	7m+	yes	Bangalow Palm
	Pogonatherum paniceum	14	150mm	0.5m	no	Baby Panda Grass
	Sedum makinoi	12	150mm	g/vover	no	Green Stonecrop
	Zoysia tenuifolia	20	150mm	0.1m	no	Korean Velvet Grass
	Sapphire Buffalo Turf					



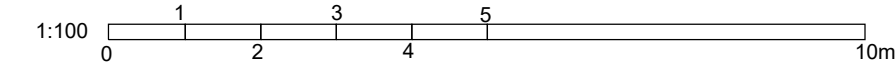
Legend

-  Selected Tiles
-  Drying area
-  Turf
-  Existing trees to be retained
-  Existing trees to be removed
-  Typical steel edge

NOTES

1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans.
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

NOT FOR CONSTRUCTION



MAINTENANCE

- These works shall be in addition to the construction contract.
- The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
- The Contractor shall carry out maintenance works for a minimum period of 26 weeks
- Maintenance works shall include the following works :
 - Mow lawns and trim edges each 10 days in summer and each 14 days in winter.
 - Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
 - Remove any weed growth from all planting areas.
 - Spray and control pests and diseases as required.
 - Replace plants which fail with plants of similar size and quality as originally planted.
 - Adjust ties to trees as necessary.
 - Make good any erosion or soil subsidence which may occur.
 - Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
 - Make good any defects or faults arising from defective workmanship.

Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period

5. Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.

6. When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.

TREE PROTECTION GUIDELINES

1. WORK NEAR TREES

GENERAL: All existing trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the contract as specified by the client. Any variation from this specification or enquires regarding the protection/health of the trees to be retained must be referred to Council's Landscape Officer or Tree Preservation Officer for approval and/or advice.

REQUIREMENTS: Trees shall not be removed or lopped unless specific instruction is given in writing by the Superintendent. All tree protection works shall be carried out before excavation, grading and site works commence. Pruning of existing trees to be supervised by a suitably qualified Arborist and in accordance with AS 4373 Pruning of Amenity Trees

2. PROTECTION

Protect trees specified or shown to be retained from damage by ground works. Take necessary precautions, including the following:

2.1.Method: Fence off the root zones of all existing trees to be retained in accordance with the Tree Protection Detail. Protective fencing is to remain in place until the completion of all building and hard landscape construction. Fencing is to be located as shown on the Existing Tree Plan. A layer of organic mulch 100mm thick shall be placed over the protected area where existing garden beds are not already present. Where building works are required within the root zone of existing trees these works must be supervised by a qualified Arborist.

2.2.Harmful materials: Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Prevent concrete wash or other substances from entering the protection zone.

2.3.Damage: Prevent damage to tree bark. Do not attach stays, guys and the like to trees

2.4.Work under trees: Do not add or remove topsoil within the drip line of the trees. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible.

2.5.Roots: Do not cut tree roots exceeding 50mm diameter unless undertaken by a qualified Arborist.

LANDSCAPE GUIDELINES

1. GENERAL

- The Contractor shall familiarise themselves with the site prior to tender
- The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
- The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
- No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
- No substitute of material shall be made unless approval is given by the Superintendent.
- The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.

2. SITE PREPARATION

- Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.

3. MASS PLANTED AREAS

- Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
- Weeds shall be controlled by a combination of chemical and hand removal techniques.

4. PLANTING

- All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - "Guide to Purchasing Landscape Trees" , AS 2303 - 2018, Tree Stock for Landscape use and NATSPEC Specifying Trees: a guide to assessment of tree quality (2003)
- All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
- Planting shall not be carried out in dry soil or extreme weather conditions.
- Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
- All plant material should be watered thoroughly immediately after planting.
- The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
- Labels shall be removed entirely from the plants.

5. STAKING

- Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.

6. TURF AREAS

- All imported soil to meet AS4419 Soils for Landscaping and Garden Use
- Topsoil shall be 'SmartMix 2 premium Organic Turf Rootzone' as supplied by Benedict or equivalent
- Turf areas should be cultivated before turfing by ripping or harrowing.
- At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.

7. MULCH

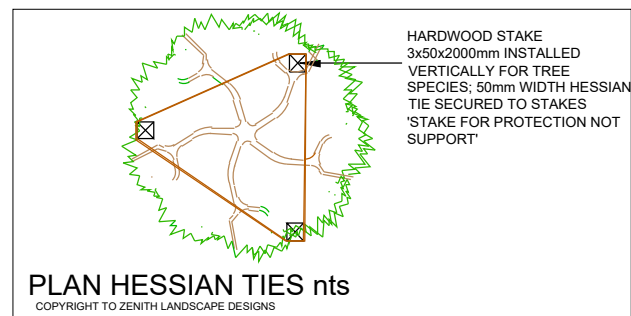
- All imported Composts, Soil conditioners and Mulches to meet AS 4454.
- Mulch for all general mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
- Lightweight mulch for planter boxes subject to wind loads shall be 10/20mm scoria or lava pebbles laid to a minimum 50mm depth

8. SOIL MIXES FOR PLANTING IN NATURAL SOIL ZONES

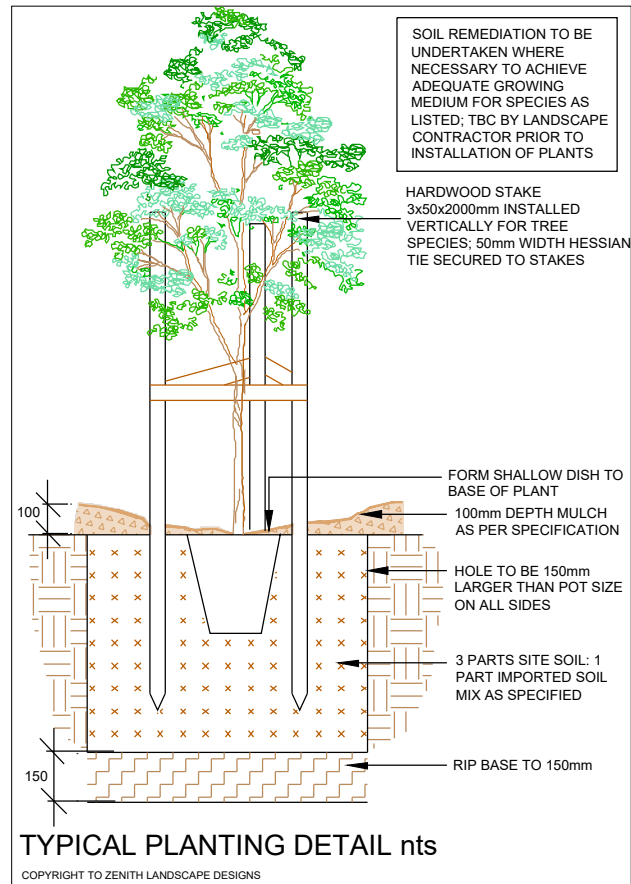
- All imported soil to meet AS4419 Soils for Landscaping and Garden Use
- Soil mix for general mass planting shall be 3 parts site soil to 1 part 'Commercial Garden Mix' as supplied by Benedict or equivalent.

9. LIGHTWEIGHT SOIL MIXES FOR PLANTING OVER SLAB (NON PHOSPHORUS SENSITIVE PLANTS)

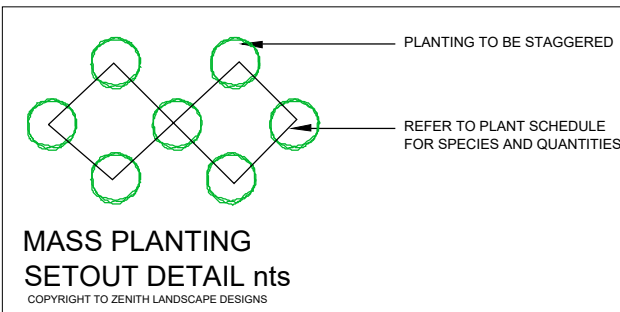
- All imported soil to meet AS4419 Soils for Landscaping and Garden Use
- Horizon A Soil mix for planter boxes / planting over slab shall be 'SmartMix 4 'Lightweight Planter Mix' as supplied by Benedict or equivalent
- Horizon B Soil mix for planter boxes / planting over slab shall be 'SmartMix 5 'Lightweight Planter Subsoil' as supplied by Benedict or equivalent



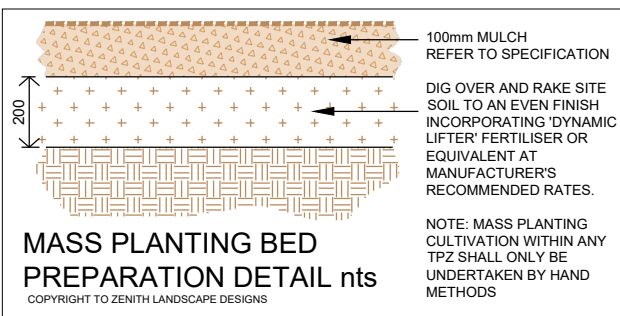
PLAN HESSIAN TIES nts



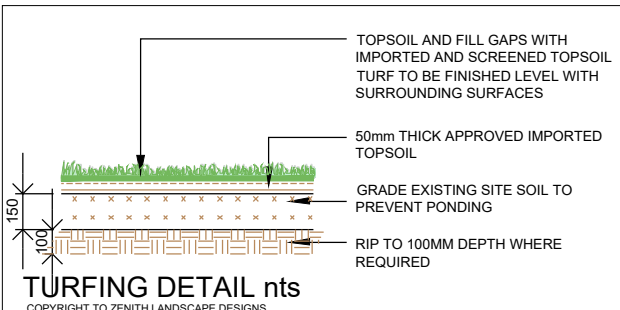
TYPICAL PLANTING DETAIL nts



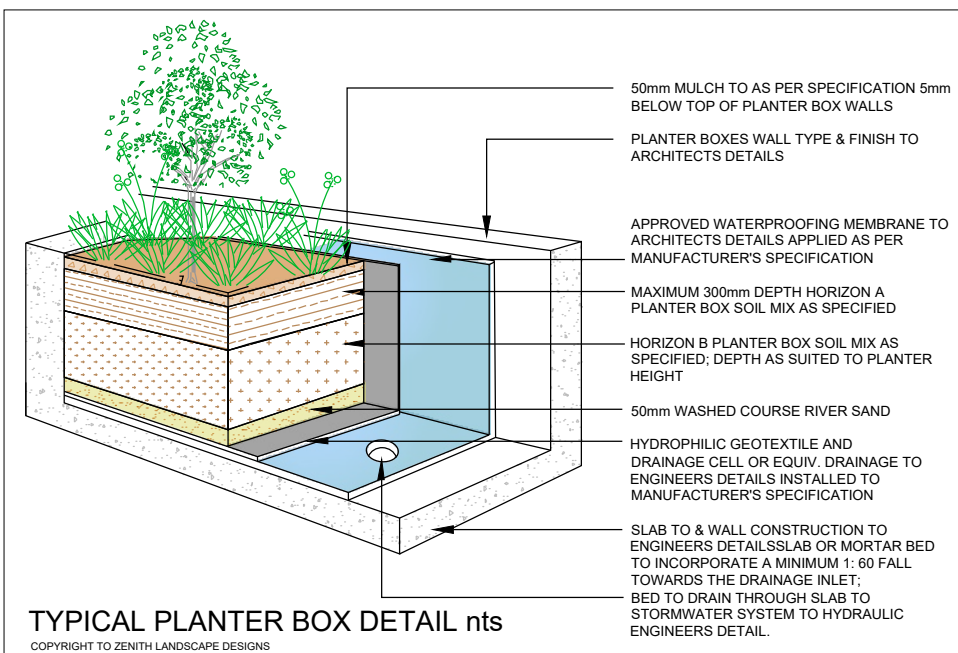
MASS PLANTING SETOUT DETAIL nts



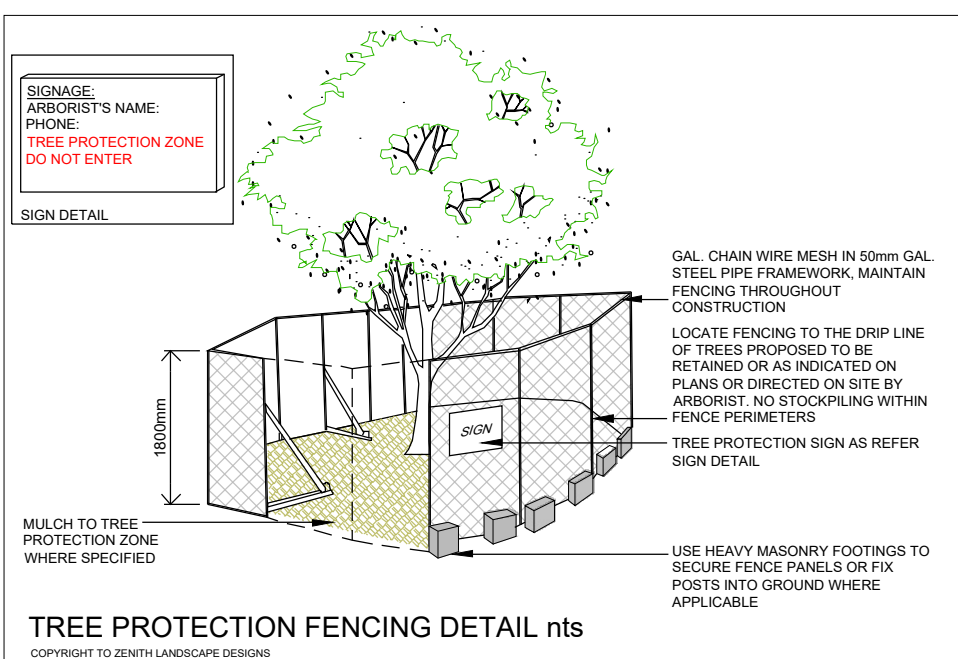
MASS PLANTING BED PREPARATION DETAIL nts



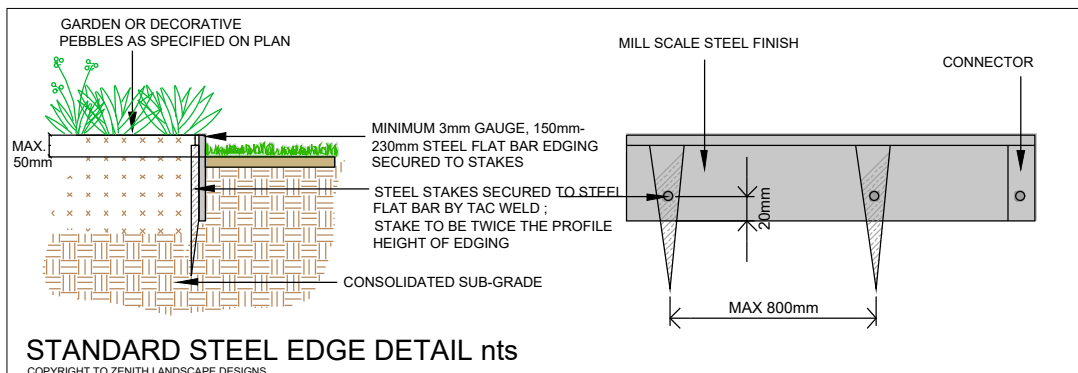
TURFING DETAIL nts



TYPICAL PLANTER BOX DETAIL nts



TREE PROTECTION FENCING DETAIL nts



STANDARD STEEL EDGE DETAIL nts

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