

163 MILTON STREET

ASHBURY, NSW

000

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
LA-000	COVER SHEET
LA-101	LANDSCAPE MASTERPLAN
LA-400	PLANT SCHEDULE
LA-401-410	SOFTWORKS PLANS
LA-501-503	LANDSCAPE DETAILS
LA-601	SPECIFICATION NOTES

LOCATION PLAN

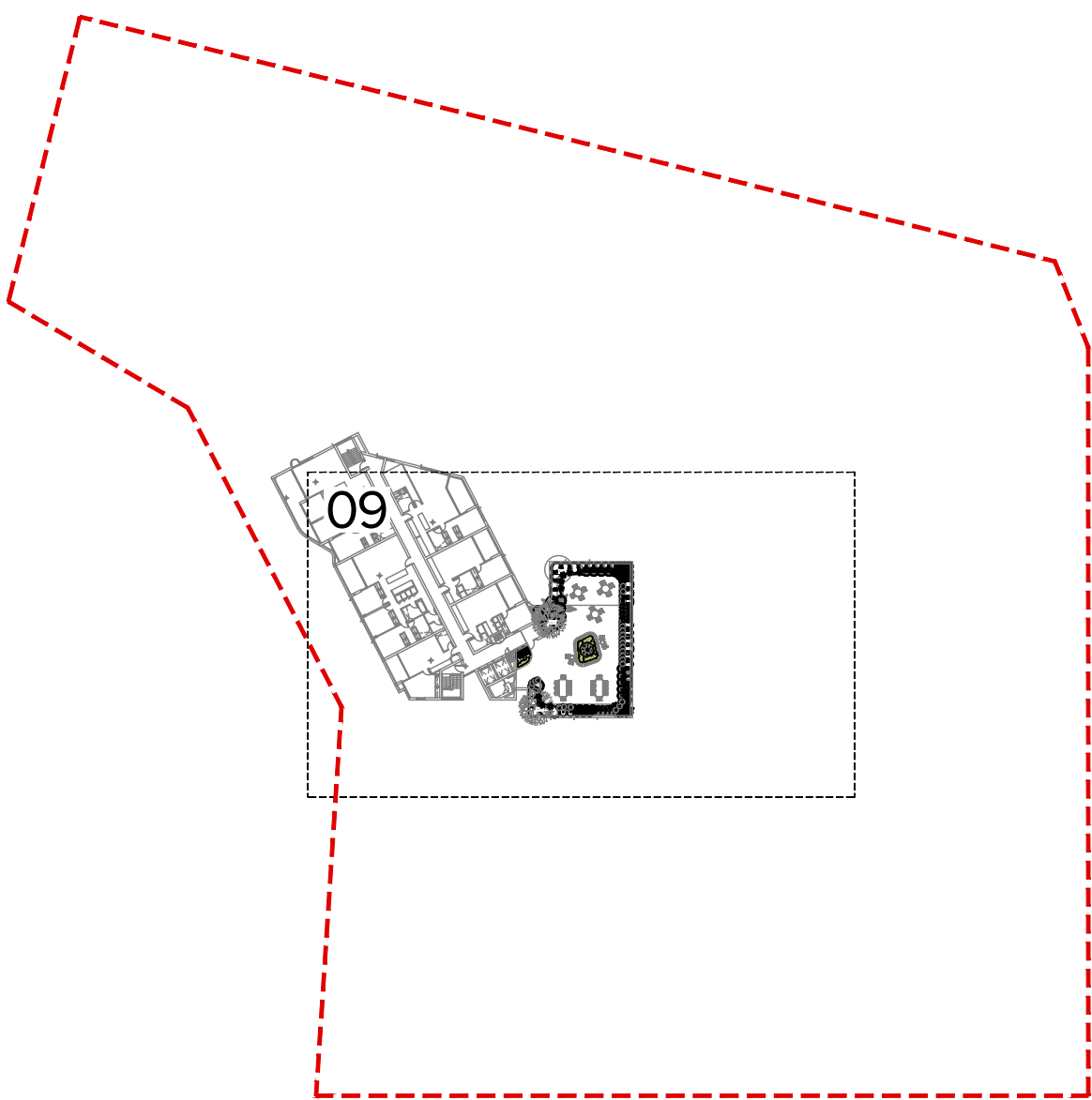
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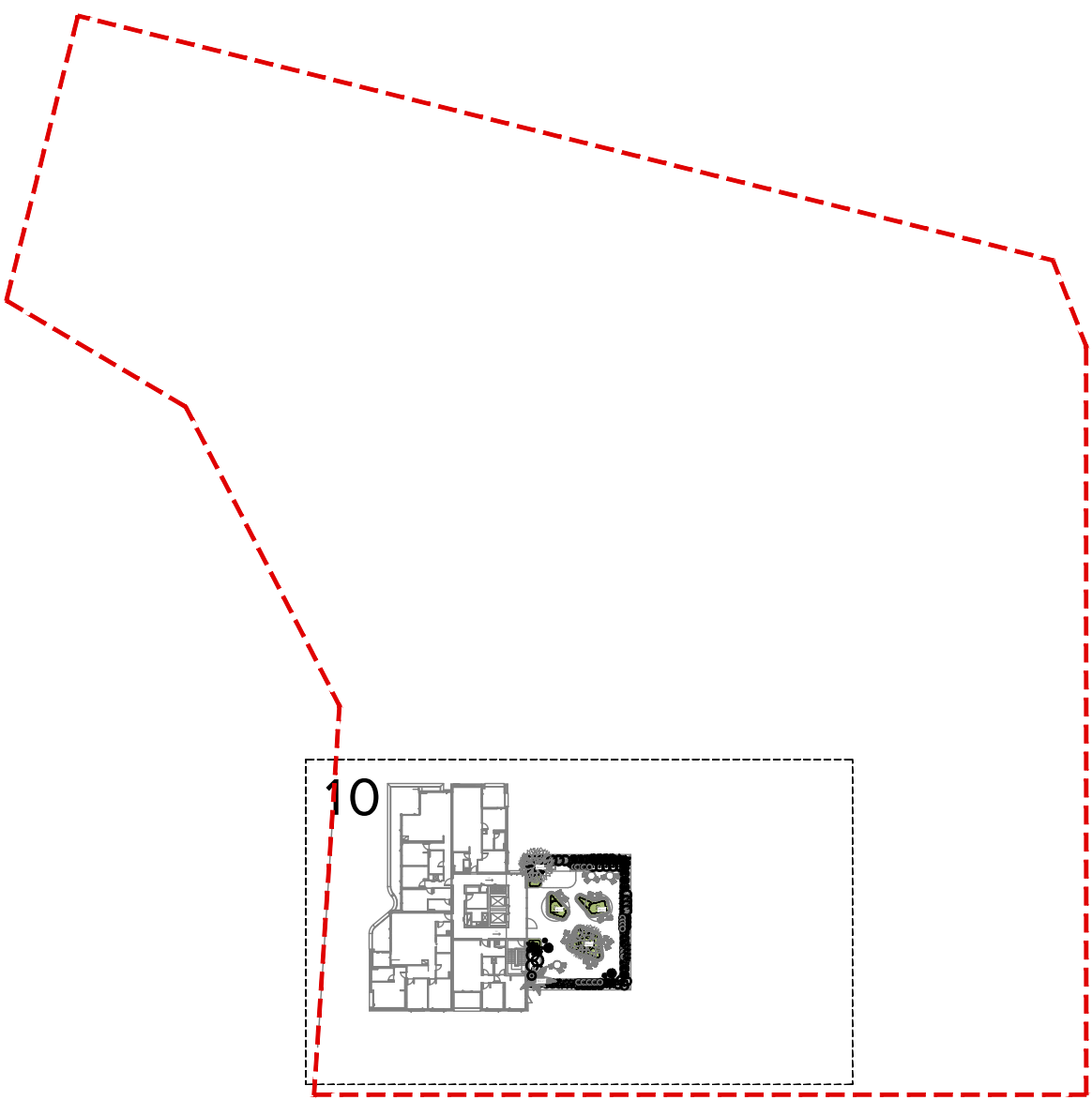
GROUND FLOOR



LEVEL 4



LEVEL 5



ARCADIA

163 Milton Street, Ashbury
MOD APPLICATION



PREPARED BY	Arcadia Landscape Architecture	DATE	June 2025
CLIENT	Coronation	SCALE	AS SHOWN @ A1
ARCHITECT	SJB Architects	ISSUE	G

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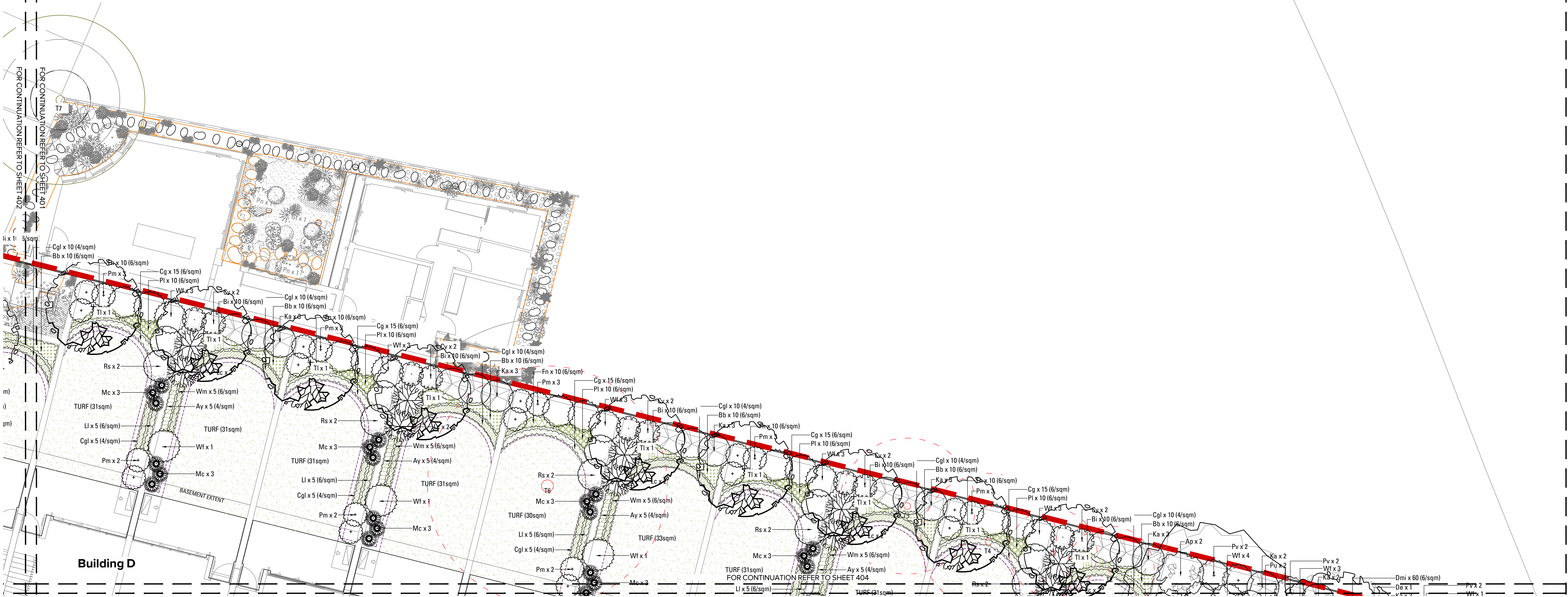
PLANT SCHEDULE

400

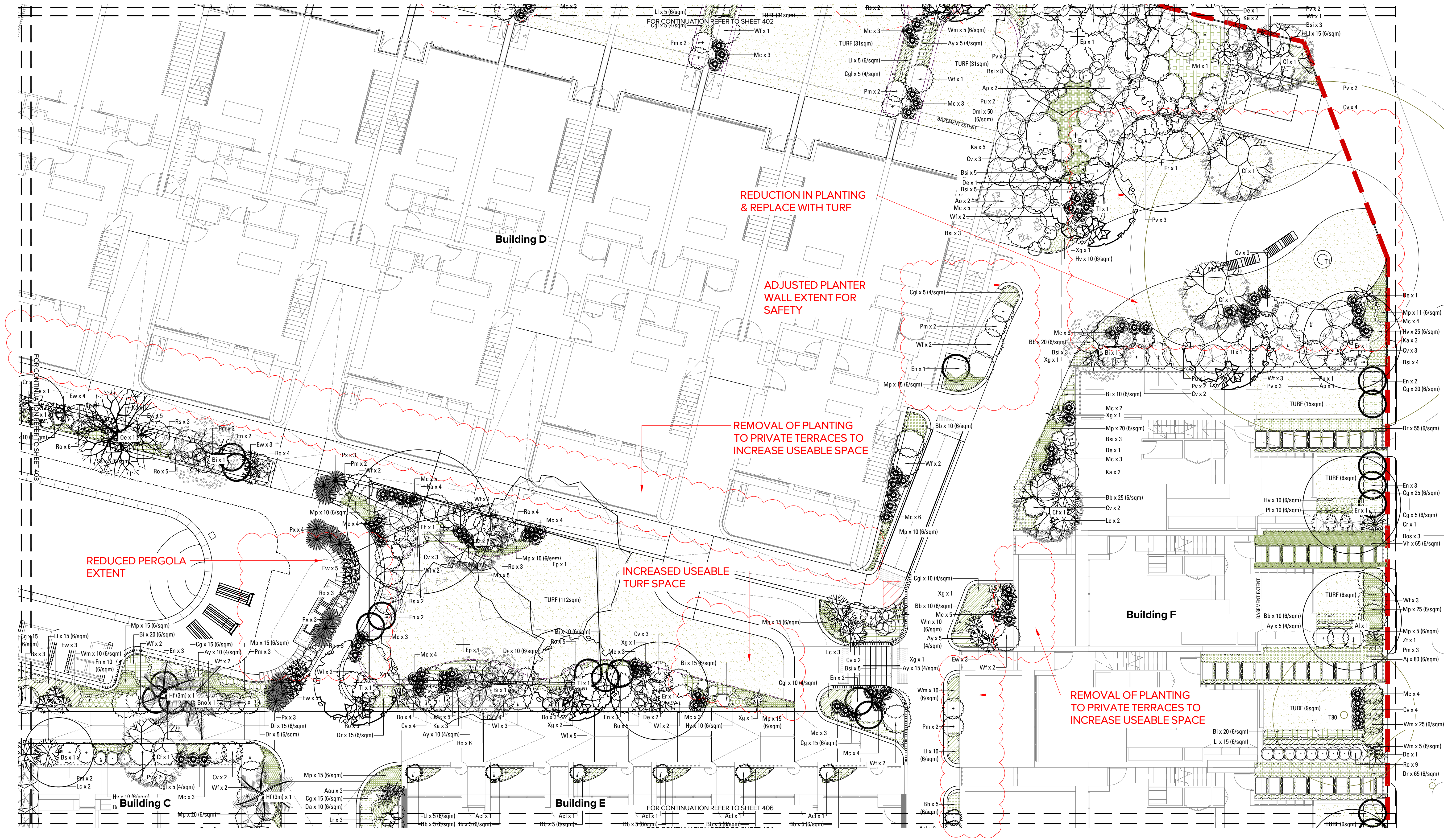
163 MILTON STREET ASHBURY PLANT SCHEDULE - DA MOD 3						
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	DENSITY	QUANTITY
GROUND FLOOR						
TREES & PALMS						
Al	<i>Acacia longifolia</i>	Sydney Golden Wattle	10 x 10	200L	AS SHOWN	3
Bi	<i>Banksia integrifolia</i>	Coastal Banksia	15 x 6	200L	AS SHOWN	4
Bs	<i>Banksia serrata</i>	Old Man Banksia	6 x 2	200L	AS SHOWN	5
Bno	<i>Bismarckia nobilis</i>	Bismarck Palm	8 x 5	200L	AS SHOWN	1
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8 x 6	400L	AS SHOWN	4
Cf	<i>Corymbia ficifolia</i>	Red Flowering Gum	10 x 12	200L	AS SHOWN	6
Eh	<i>Eucalyptus heamastoma</i>	Scribbly Gum	12 x 12	200L	AS SHOWN	6
Ep	<i>Eucalyptus punctata</i>	Grey Gum	20 x 10	200L	AS SHOWN	7
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	15 x 10	200L	AS SHOWN	20
Hf (3m)	<i>Howea fosteriana</i>	Kentia Palm	9 x 4	EX.GROUND (3M TRUNK)	AS SHOWN	16
La(4m)	<i>Livistona australis</i>	Cabbage Tree Palm	15 x 5	EX.GROUND (4M TRUNK)	AS SHOWN	2
La(5m)	<i>Livistona australis</i>	Cabbage Tree Palm	15 x 5	EX.GROUND (5M TRUNK)	AS SHOWN	5
Md	<i>Melaleuca decora</i>	White Feather Honeymyrtle	10 x 8	200L	AS SHOWN	5
Oe	<i>Olea europaea</i>	Olive	8 x 6	200L	AS SHOWN	2
Tl	<i>Tristaniopsis laurina</i>	Water Gum	12 x 6	400L	AS SHOWN	37
SHADE TOLERANT SHRUBS						
Alc	<i>Alpinia caerulea</i>	Native Ginger	2 x 2	300mm	AS SHOWN	121
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	1.2 x 1.5	300mm	AS SHOWN	88
Av	<i>Aspidistra elatior 'Variegata'</i>	Cast Iron Plant	1.2 x 1.6	300mm	AS SHOWN	27
Cb	<i>Ctenanthe burle marxii</i>	Fishbone Prayer Plant	0.3 x 0.5	300mm	6/ sqm	110
Lr	<i>Ligularia dentata reniformis</i>	Tractor Seat	1 x 1	300mm	AS SHOWN	126
Px	<i>Philodendron 'Xanadu'</i>	Xanadu	1.5 x 1.5	300mm	AS SHOWN	142
St	<i>Sansevieria trifasciata 'Laurentii'</i>	Mother in Laws Tongue	1.2 x 0.4	300mm	AS SHOWN	10
Sc	<i>Syzygium 'Cascade'</i>	Lilly Pilly	3 x 2	300mm	AS SHOWN	60
Zf	<i>Zamia furfuracea</i>	Cardboard Palm	1 x 1.5	300mm	AS SHOWN	13
SHADE TOLERANT FERNS						
Aa	<i>Adiantum aethiopicum</i>	Common Maidenhair Fern	0.5 x 0.5	200mm	6/ sqm	245
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	AS SHOWN	155
Bn	<i>Blechnum 'Silver Lady'</i>	Fishbone Water Fern	1 x 1	200mm	AS SHOWN	293
Cc	<i>Cyathea cooperi</i>	Australian Tree Fern	5 x 2	200L	AS SHOWN	16
Dia	<i>Dicksonia antarctica</i>	Soft Tree Fern	9 x 3	1.5m length	AS SHOWN	10
Da	<i>Doodia aspera</i>	Prickly Rasp Fern	0.5 x 0.5	200mm	6/ sqm	290
SHADE TOLERANT GROUNDCOVERS						
Aj	<i>Ajuga reptans purpurea</i>	Purple Leaf Bugle	0.2 x 0.3	200mm	6/ sqm	405
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	200mm	6/ sqm	640
Vh	<i>Viola hederacea</i>	Native Violet	0.15 x spreading	200mm	6/ sqm	725
SHADE TOLERANT GRASSES						
Cm	<i>Clivia miniata</i>	Kaffir Lily	0.5 x 0.5	200mm	4/ sqm	50
Di	<i>Dianella revoluta</i>	Spreading Flax Lily	1 x 1.5	200mm	6/ sqm	375
Le	<i>Liriope 'Evergreen Giant'</i>	Evergreen Giant	0.6 x 0.6	200mm	4/ sqm	200
SUN SHRUBS						
Acl	<i>Acacia cognata 'Limelight'</i>	River Wattle	1 x 1.2	300mm	AS SHOWN	16
Cv	<i>Callistemon viminalis 'Macarthur'</i>	Bottle Brush	2 x 1.5	300mm	AS SHOWN	122
Cr	<i>Cycas revoluta</i>	Sago Palm	3 x 2	45L	AS SHOWN	5
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 2	45L	AS SHOWN	26
En	<i>Eremophila nivea</i>	Emu Bush	2 x 2	300mm	AS SHOWN	36
Ew	<i>Euphorbia wulfenii</i>	Euphorbia	1 x 1	300mm	AS SHOWN	40
Ka	<i>Kunzea ambigua</i>	Tick Bush	3 x 2	300mm	AS SHOWN	76
Ln	<i>Laurus nobilis 'Baby Bay'</i>	Dwarf Bay Tree	2 x 2	300mm	AS SHOWN	10
Lc	<i>Leptospermum 'Cardwell'</i>	Tea Tree	1.2 x 2	300mm	AS SHOWN	41
Mc	<i>Melaleuca 'Claret Tops'</i>	Honey Myrtle	1.2 x 1	200mm	AS SHOWN	278
Pm	<i>Pittosporum 'Miss Muffet'</i>	Dwarf Pittosporum	1 x 1.5	300mm	AS SHOWN	125
Rs	<i>Rhagodia spinescens</i>	Spiny Saltbush	1.5 x 2	200mm	AS SHOWN	42
Ro	<i>Rhaphiolepis 'Oriental Pearl'</i>	Indian Hawthorn	1 x 1	200mm	AS SHOWN	109
Ros	<i>Rosmarinus officianalis</i>	Rosemary	1.5 x 1.5	200mm	AS SHOWN	32
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 3	200mm	AS SHOWN	143
Xg	<i>Xanthorrhoea glauca</i>	Grass Tree	2 x 1.5	300mm	AS SHOWN	26
SUN GROUNDCOVERS						
Bb	<i>Banksia spinulosa 'Birthday Candles'</i>	Hairpin Banksia	0.5 x 1	200mm	6/ sqm	420
Bi	<i>Brachyscome ibendifolia</i>	Swan River Daisy	0.5 x 0.5	200mm	6/ sqm	455
Cgl	<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 2	200mm	4/ sqm	245
Cg	<i>Casuarina glauca 'Cousin It'</i>	She Oak	0.2 x 2	200mm	6/ sqm	300
Hv	<i>Hardenbergia violacea</i>	False Sasparilla	0.2 x 2	200mm	6/ sqm	275
Mp	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.3 x 2	200mm	6/ sqm	535
Ss	<i>Senecio serpens</i>	Blue Chalksticks	0.3 x 0.9	200mm	6/ sqm	135
Wm	<i>Westringia 'Mundi'</i>	Mundi Westringia	0.4 x 1.5	200mm	6/ sqm	270
SUN GRASSES						
Ay	<i>Anigozanthos 'Yellow Gem'</i>	Kangaroo Paw	1 x 1	200mm	4/ sqm	220
Fn	<i>Ficinia nodosa</i>	Knotted Club Rush	1 x 1	200mm	6/ sqm	205
Li	<i>Lomandra longifolia 'Tanika'</i>	Spiny Headed Mat Rush	1 x 1	200mm	6/ sqm	575
Pl	<i>Poa labillardieri</i>	Tussock Grass	1.2 x 0.5	200mm	6/ sqm	240
PARK INTERFACE PLANTING						
Ap	<i>Acacia parramattensis</i>	Parramatta Green Wattle	6 x 3	45L	AS SHOWN	28
Bsi	<i>Banksia spinulosa</i>	Hairpin Banksia	1.5 x 1	300mm	AS SHOWN	179
Dmi	<i>Dichelachne micrantha</i>	Shorthair Plume-grass	1.2 x 0.2	200mm	6/ sqm	550
Ms	<i>Microlaena stipoides</i>	Weeping Grass	0.2 x 0.2	200mm	6/ sqm	245
Pu	<i>Pittosporum undulatum</i>	Sweet Pittosporum	6 x 3	45L	AS SHOWN	26
Pv	<i>Pultenaea villosa</i>	Hairy Bush-pea	2.5 x 2	300mm	AS SHOWN	89
Tt	<i>Themeda triandra</i>	Kangaroo Grass	1 x 0.5	200mm	6/ sqm	385

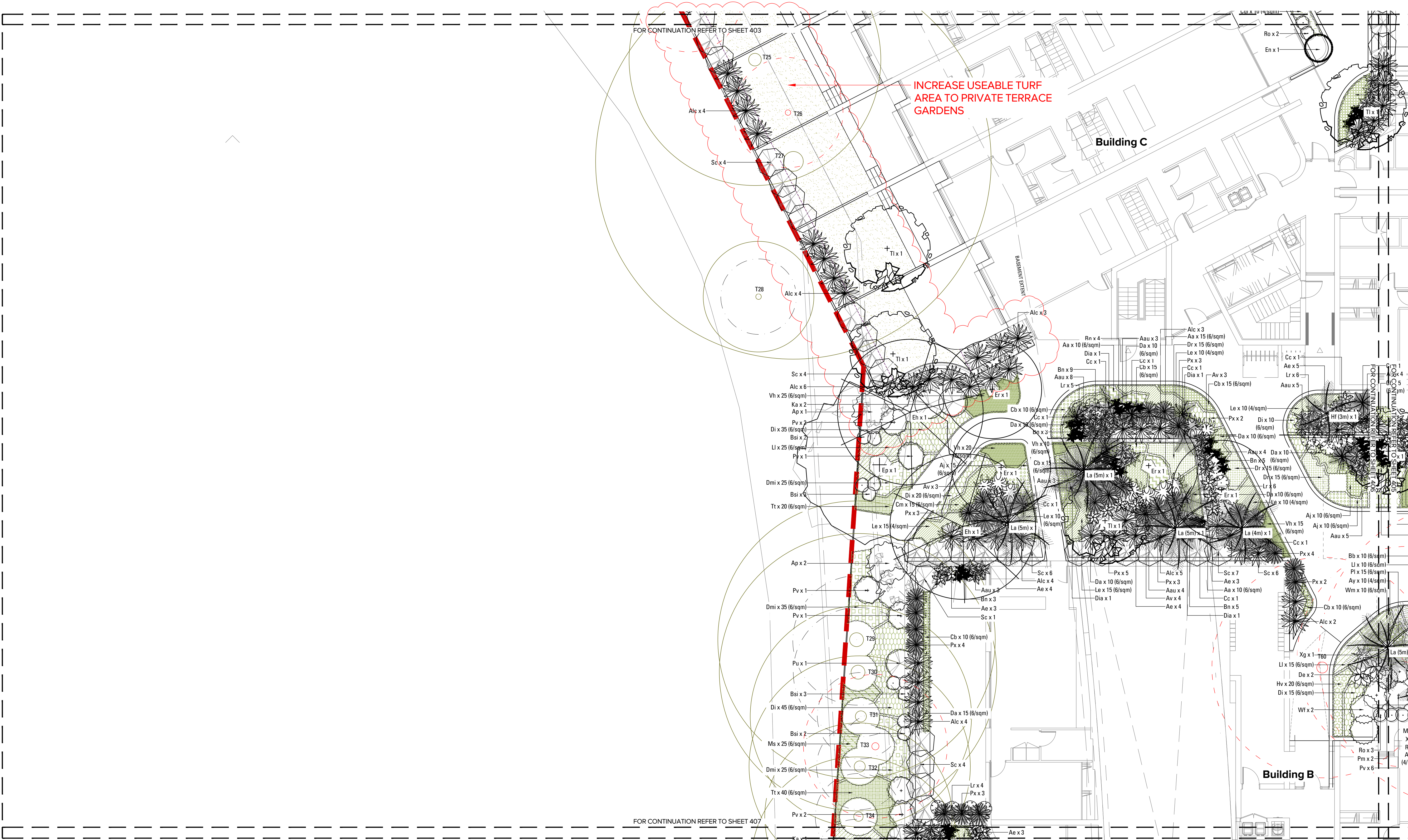
BUILDING C LEVEL 4 - ROOFTOP						
TREES & PALMS						
Bs	<i>Banksia serrata</i>	Old Man Banksia	6 x 2	200L	AS SHOWN	1
Bno	<i>Bismarckia nobilis</i>	Bismarck Palm	8 x 5	200L	AS SHOWN	1
Oe	<i>Olea europaea</i>	Olive	8 x 6	200L	AS SHOWN	2
SHRUBS & ACCENTS						
Cmc	<i>Crassula 'Max Cook'</i>	Max Cook	1 x 1	200mm	AS SHOWN	6
Cr	<i>Cycas revoluta</i>	Sago Palm	3 x 2	45L	AS SHOWN	1
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 2	45L	AS SHOWN	3
En	<i>Eremophila nivea</i>	Emu Bush	2 x 2	300mm	AS SHOWN	15
Ew	<i>Euphorbia wulfenii</i>	Euphorbia	1 x 1	300mm	AS SHOWN	20
Pm	<i>Pittosporum 'Miss Muffet'</i>	Dwarf Pittosporum	1 x 1.5	300mm	AS SHOWN	17
Px	<i>Philodendron 'Xanadu'</i>	Xanadu	1.5 x 1.5	300mm	AS SHOWN	17
Rs	<i>Rhagodia spinescens</i>	Spiny Saltbush	1.5 x 2	200mm	AS SHOWN	13
Ro	<i>Rhaphiolepis 'Oriental Pearl'</i>	Indian Hawthorn	1 x 1	200mm	AS SHOWN	71
Ros	<i>Rosmarinus officianalis</i>	Rosemary	1.5 x 1.5	200mm	AS SHOWN	21
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 3	200mm	AS SHOWN	14
Xg	<i>Xanthorrhoea glauca</i>	Grass Tree	2 x 1.5	300mm	AS SHOWN	2
GRASSES						
Ay	<i>Anigozanthos 'Yellow Gem'</i>	Kangaroo Paw	1 x 1	200mm	4/ sqm	10
GROUNDCOVERS						
Bb	<i>Banksia spinulosa 'Birthday Candles'</i>	Hairpin Banksia	0.5 x 1	200mm	6/ sqm	10
Mp	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.3 x 2	200mm	6/ sqm	20
Ss	<i>Senecio serpens</i>	Blue Chalksticks	0.3 x 0.9	200mm	6/ sqm	5
Wm	<i>Westringia 'Mundi'</i>	Mundi Westringia	0.4 x 1.5	200mm	6/ sqm	5
BUILDING B LEVEL 5 - ROOFTOP						
TREES & PALMS						
Bs	<i>Banksia serrata</i>	Old Man Banksia	6 x 2	200L	AS SHOWN	2
Bno	<i>Bismarckia nobilis</i>	Bismarck Palm	8 x 5	200L	AS SHOWN	1
Oe	<i>Olea europaea</i>	Olive	8 x 6	200L	AS SHOWN	2
SHRUBS & ACCENTS						
Cmc	<i>Crassula 'Max Cook'</i>	Max Cook	1 x 1	200mm	AS SHOWN	17
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 2	45L	AS SHOWN	7
Ew	<i>Euphorbia wulfenii</i>	Euphorbia	1 x 1	300mm	AS SHOWN	17
Pm	<i>Pittosporum 'Miss Muffet'</i>	Dwarf Pittosporum	1 x 1.5	300mm	AS SHOWN	12
Px	<i>Philodendron 'Xanadu'</i>	Xanadu	1.5 x 1.5	300mm	AS SHOWN	21
Ro	<i>Rhaphiolepis 'Oriental Pearl'</i>	Indian Hawthorn	1 x 1	300mm	AS SHOWN	22
Ros	<i>Rosmarinus officianalis</i>	Rosemary	1.5 x 1.5	200mm	AS SHOWN	4
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 3	200mm	AS SHOWN	4
GRASSES						
Ay	<i>Anigozanthos 'Yellow Gem'</i>	Kangaroo Paw	1 x 1	200mm	4/ sqm	40
Li	<i>Lomandra longifolia 'Tanika'</i>	Spiny Headed Mat Rush	1 x 1	200mm	6/ sqm	5
GROUNDCOVERS						
Bb	<i>Banksia spinulosa 'Birthday Candles'</i>	Hairpin Banksia	0.5 x 1	200mm	6/ sqm	20
Bi	<i>Brachyscome ibendifolia</i>	Swan River Daisy	0.5 x 0.5	200mm	6/ sqm	20
Cg	<i>Casuarina glauca 'Cousin It'</i>	She Oak	0.2 x 2	200mm	6/ sqm	10
Mp	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.3 x 2	200mm	6/ sqm	5
Ss	<i>Senecio serpens</i>	Blue Chalksticks	0.3 x 0.9	200mm	6/ sqm	20
Wm	<i>Westringia 'Mundi'</i>	Mundi Westringia	0.4 x 1.5	200mm	6/ sqm	20



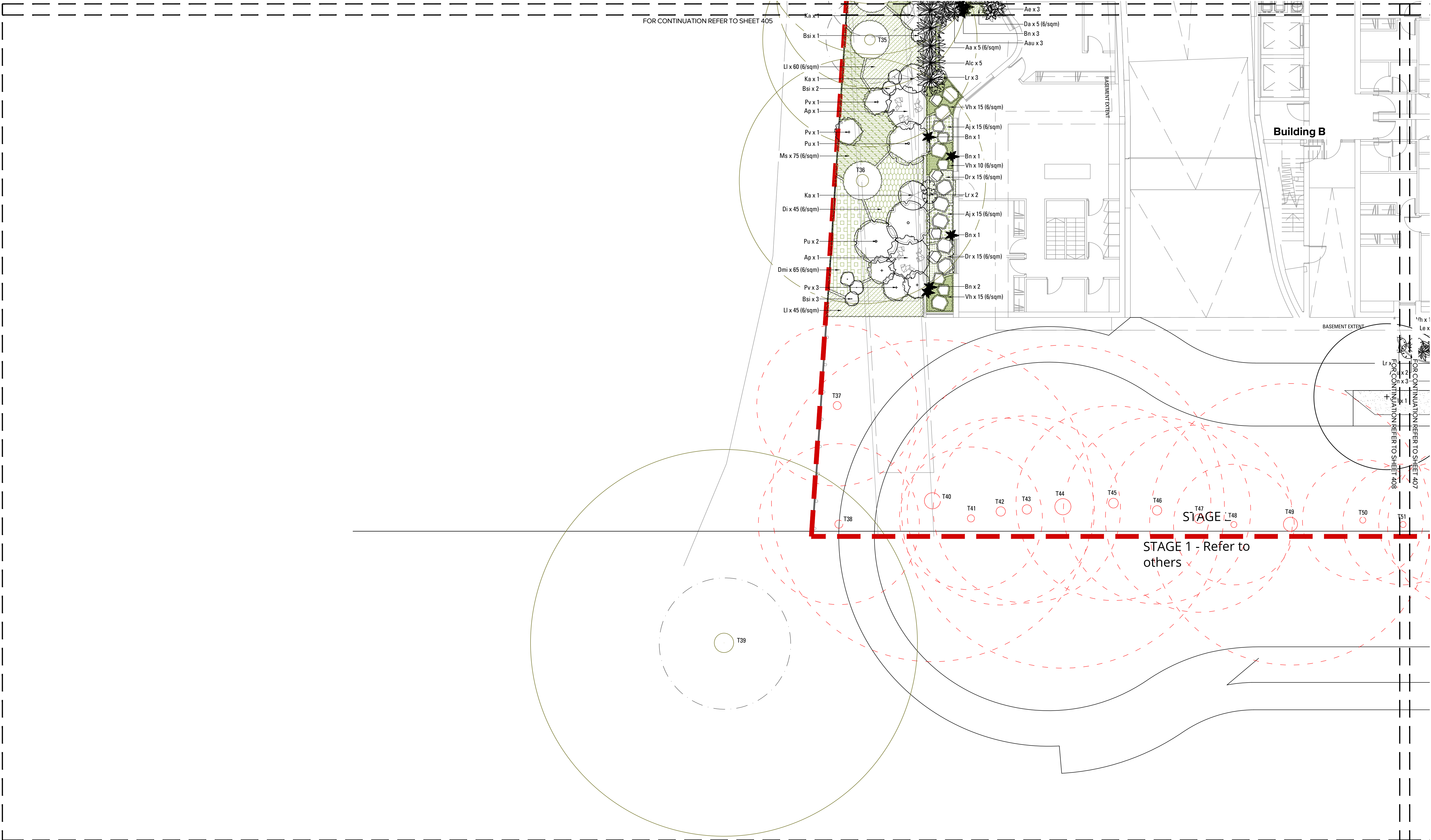


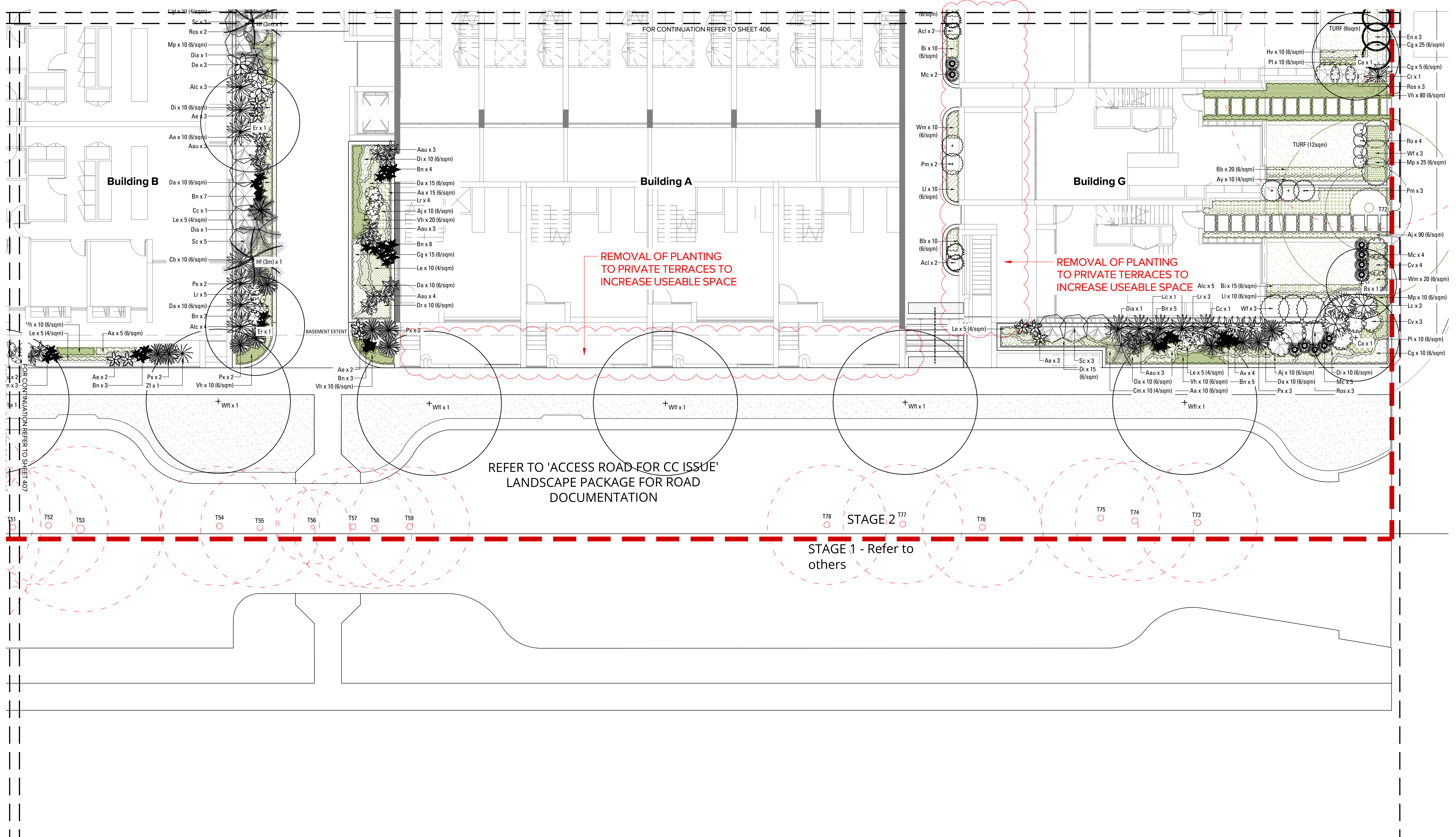


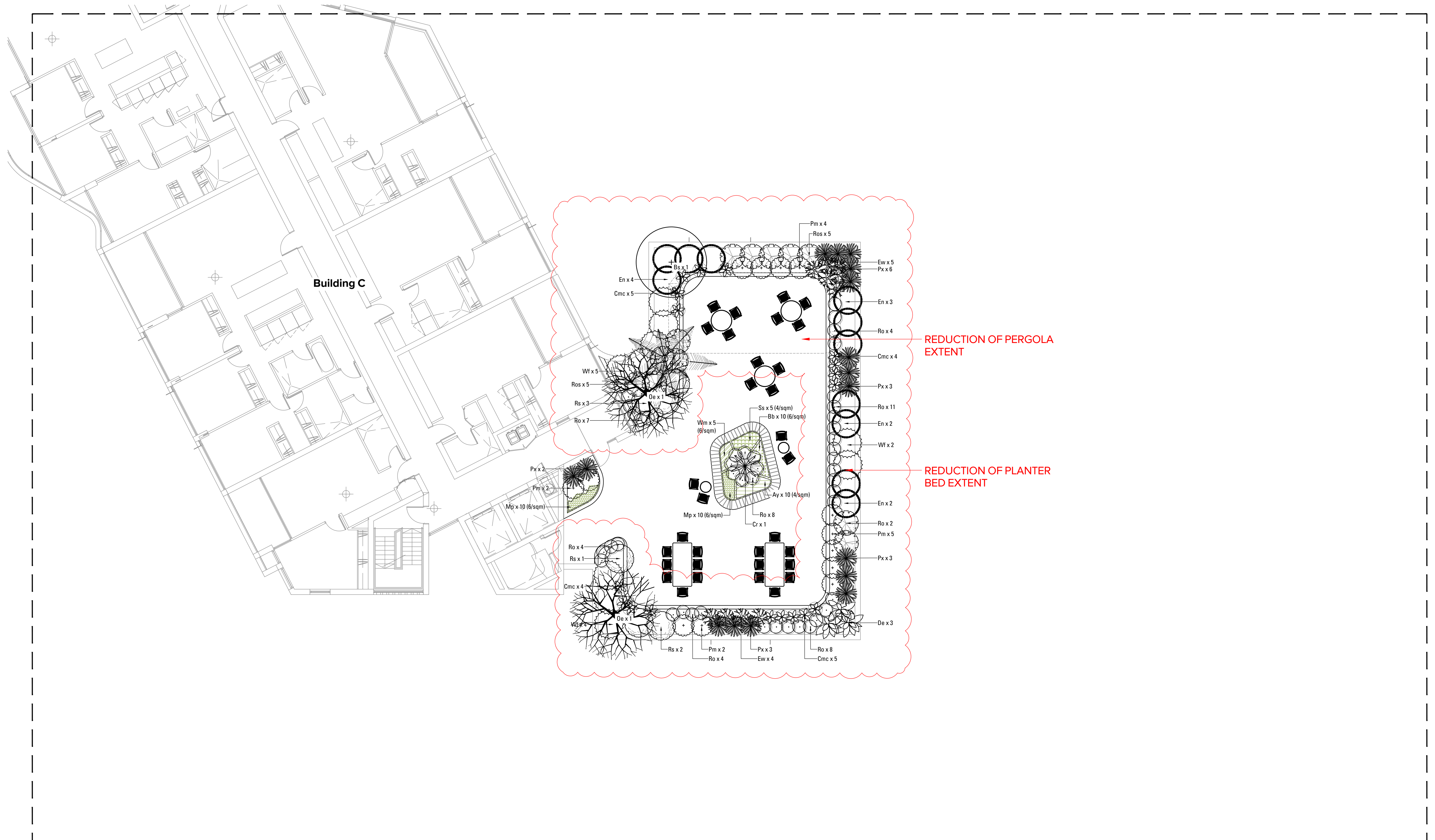


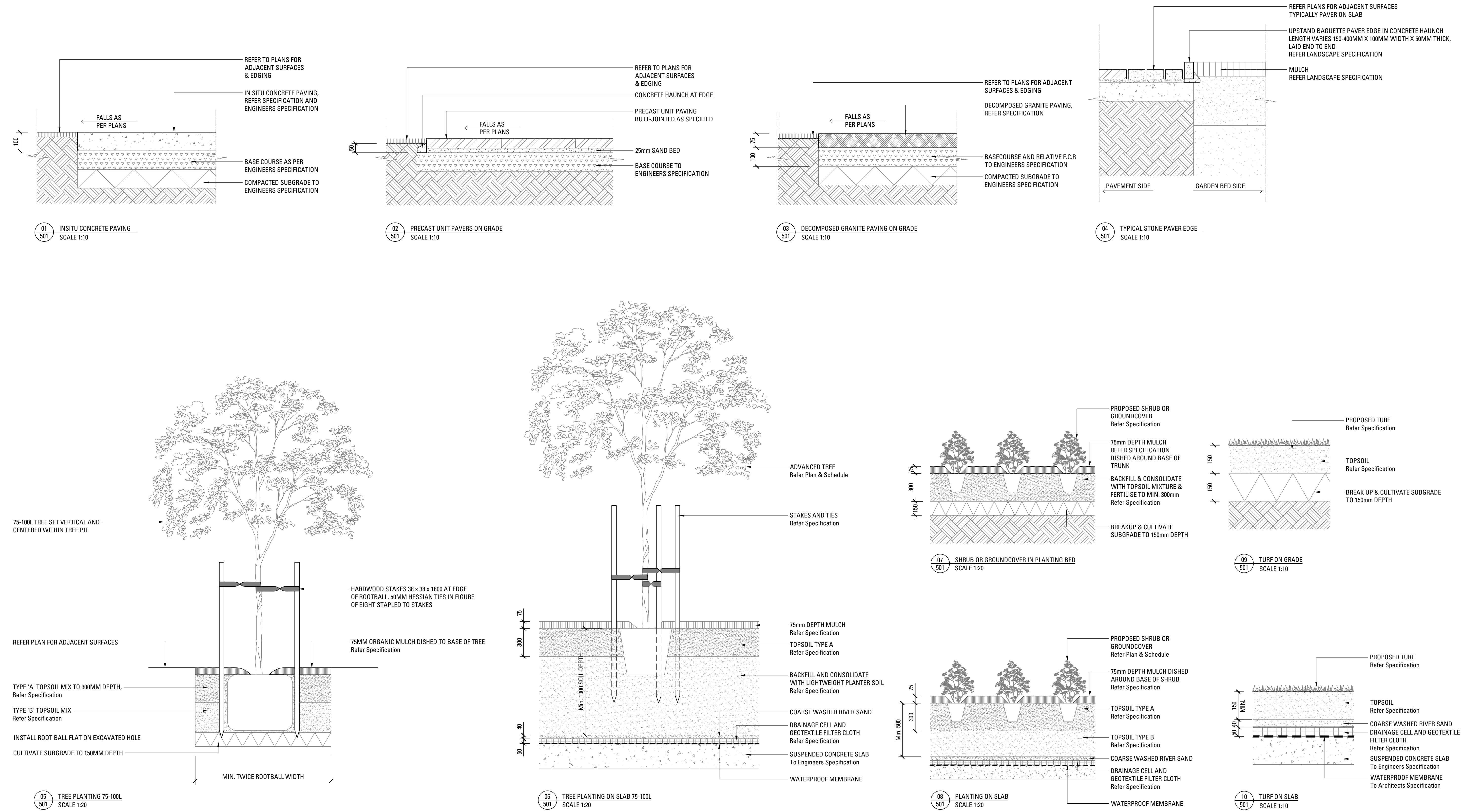


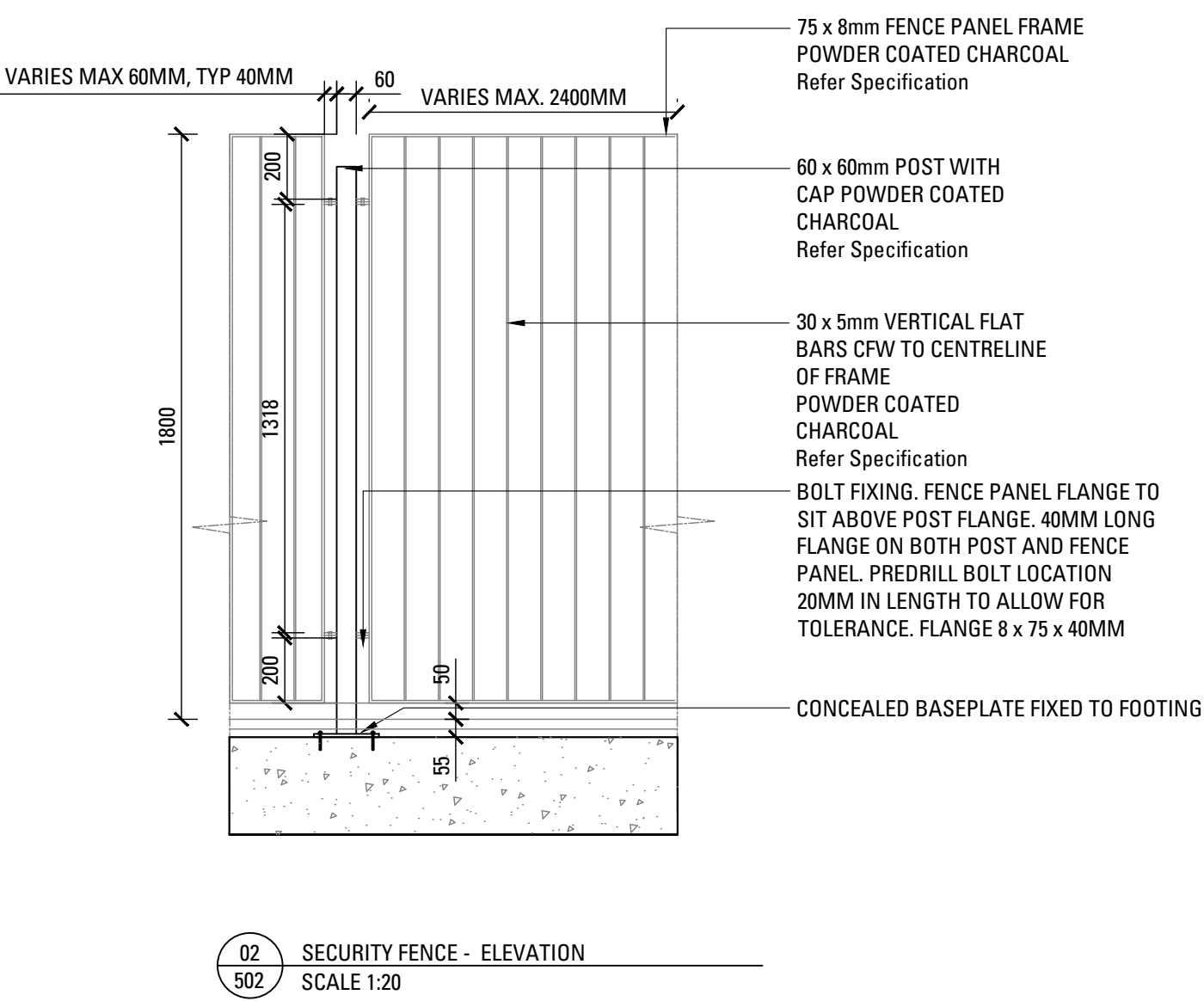
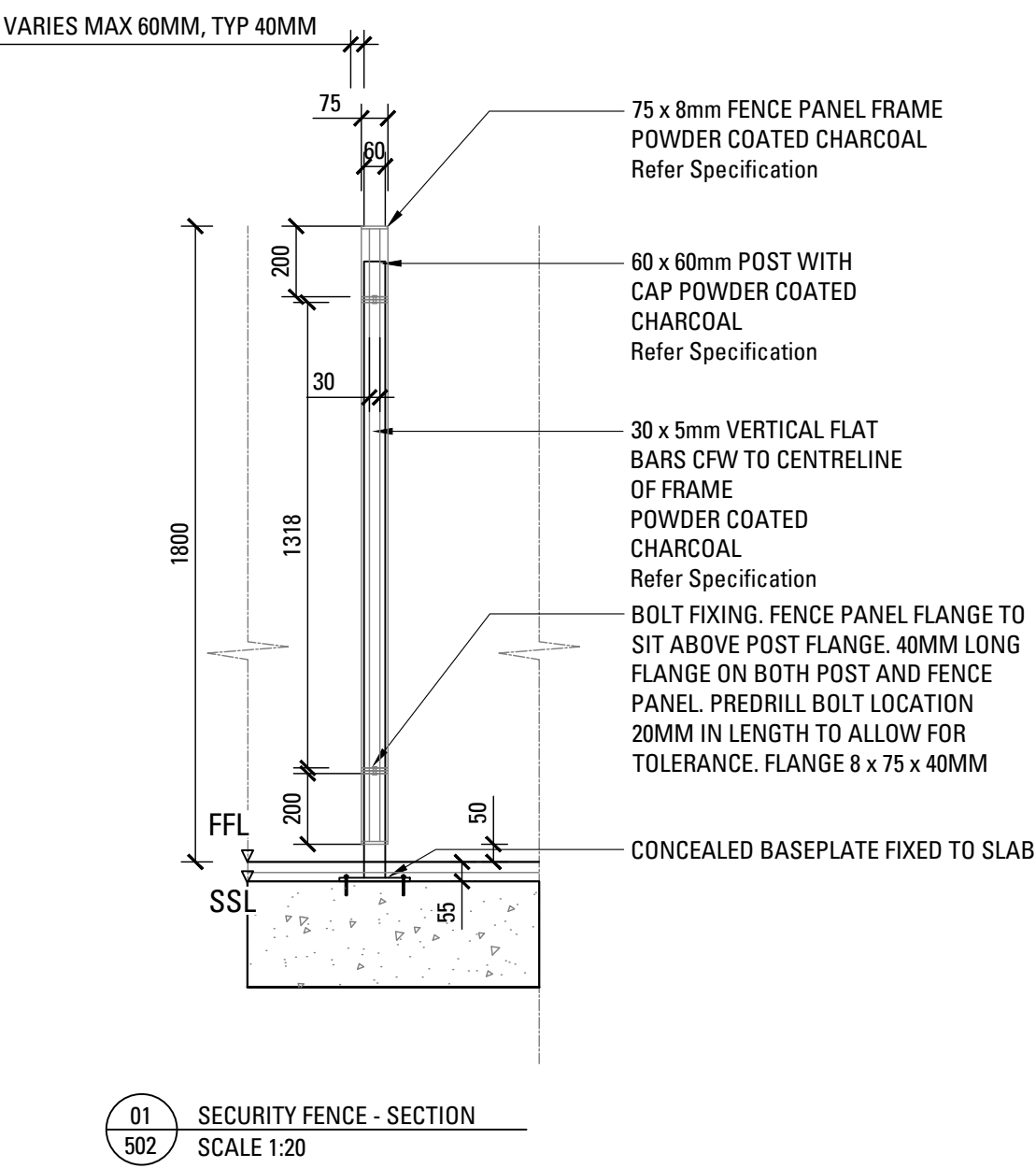


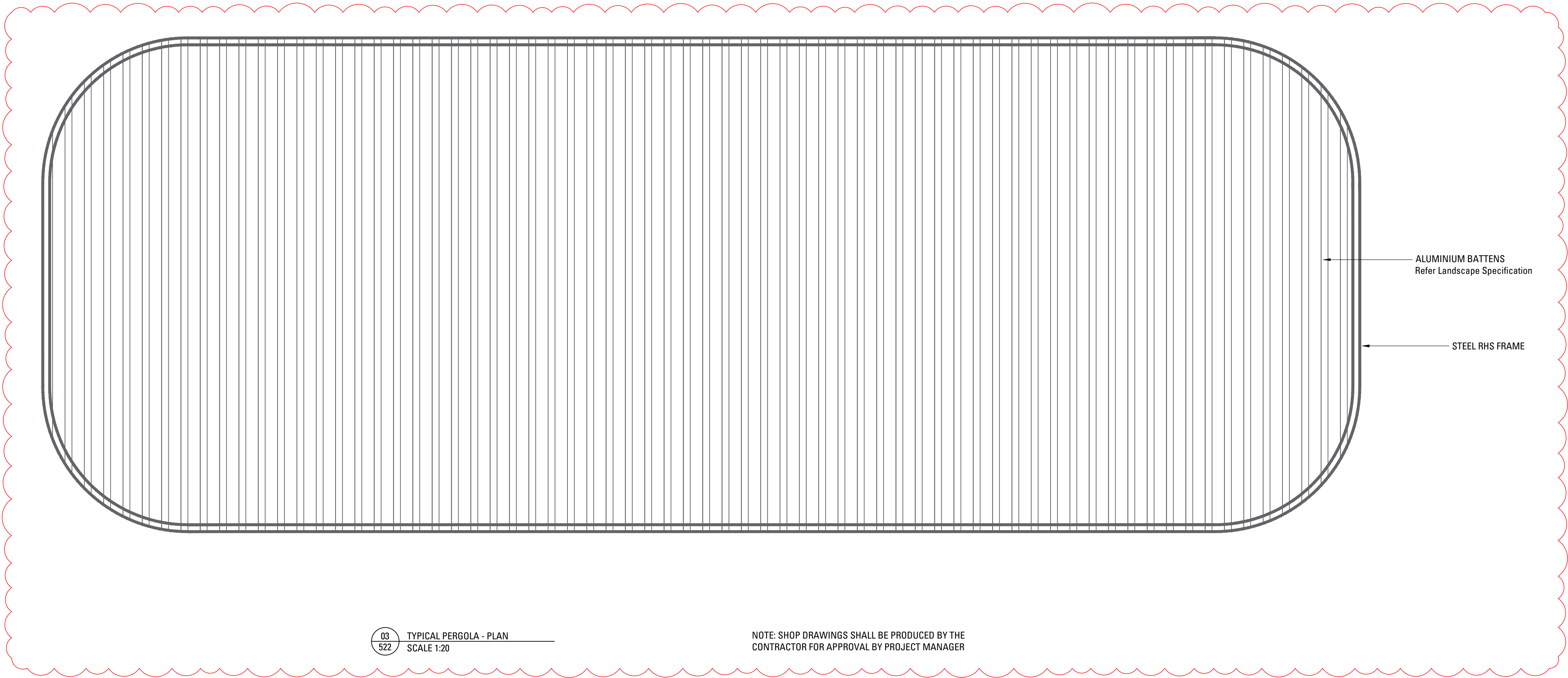
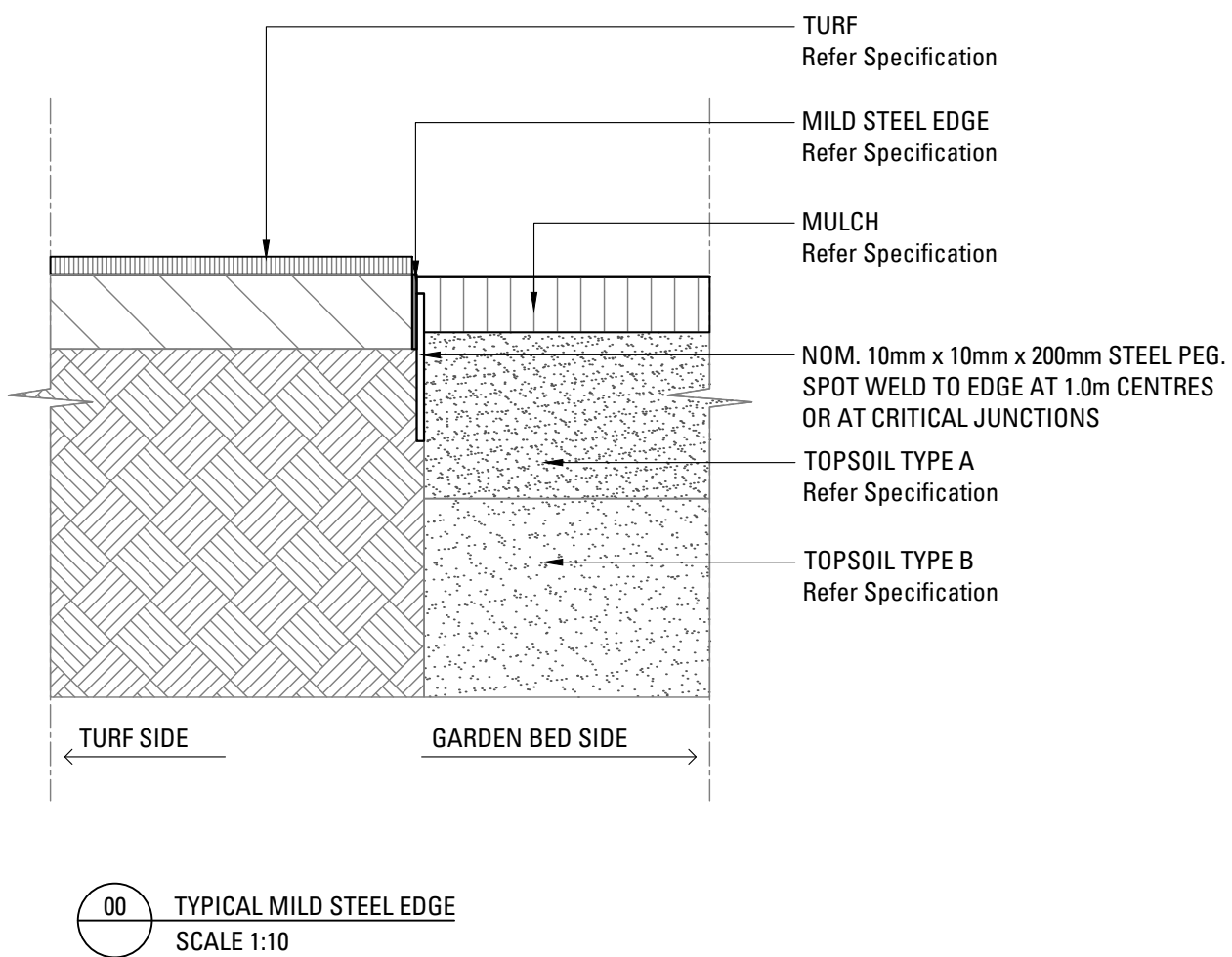
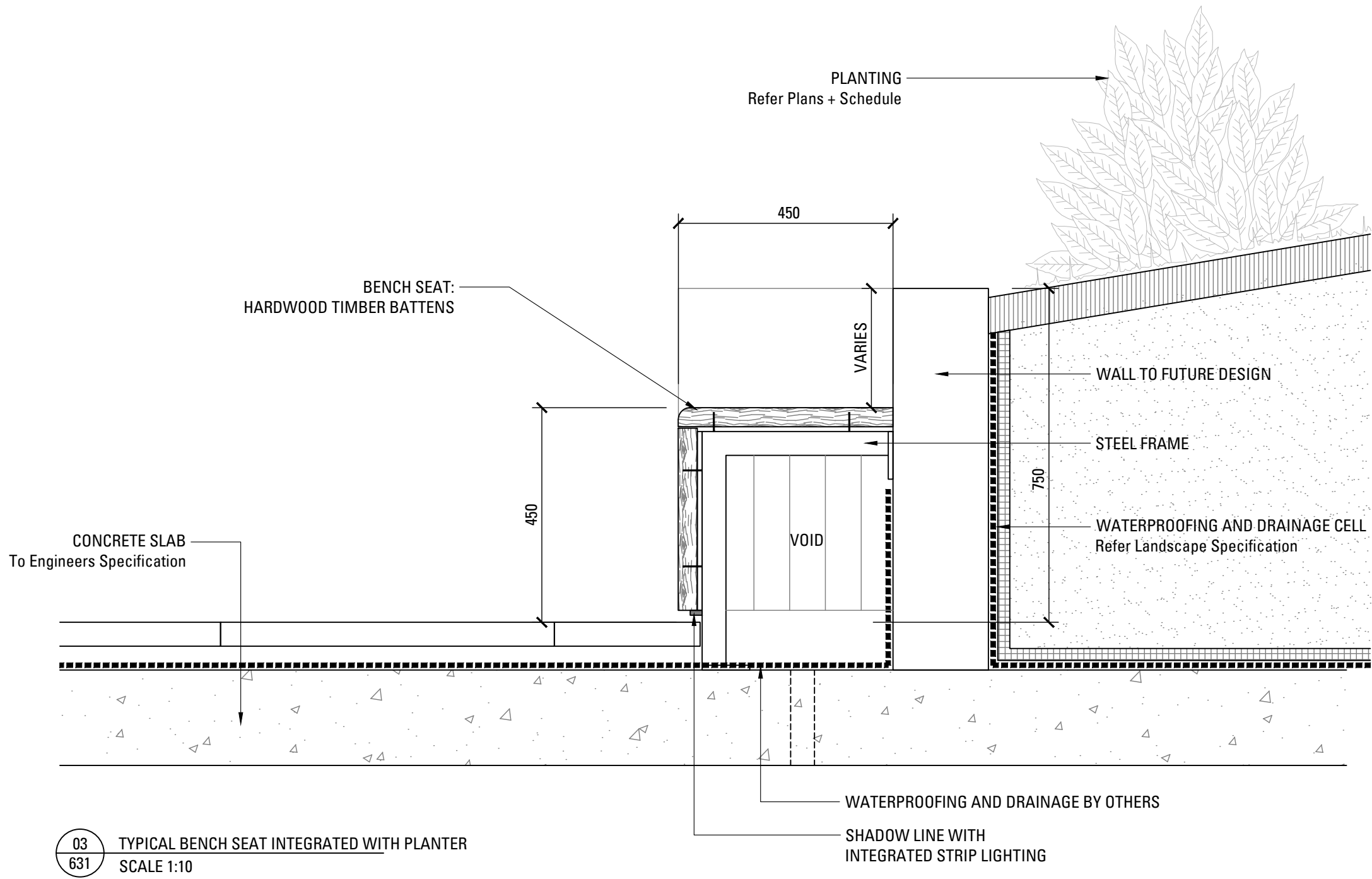
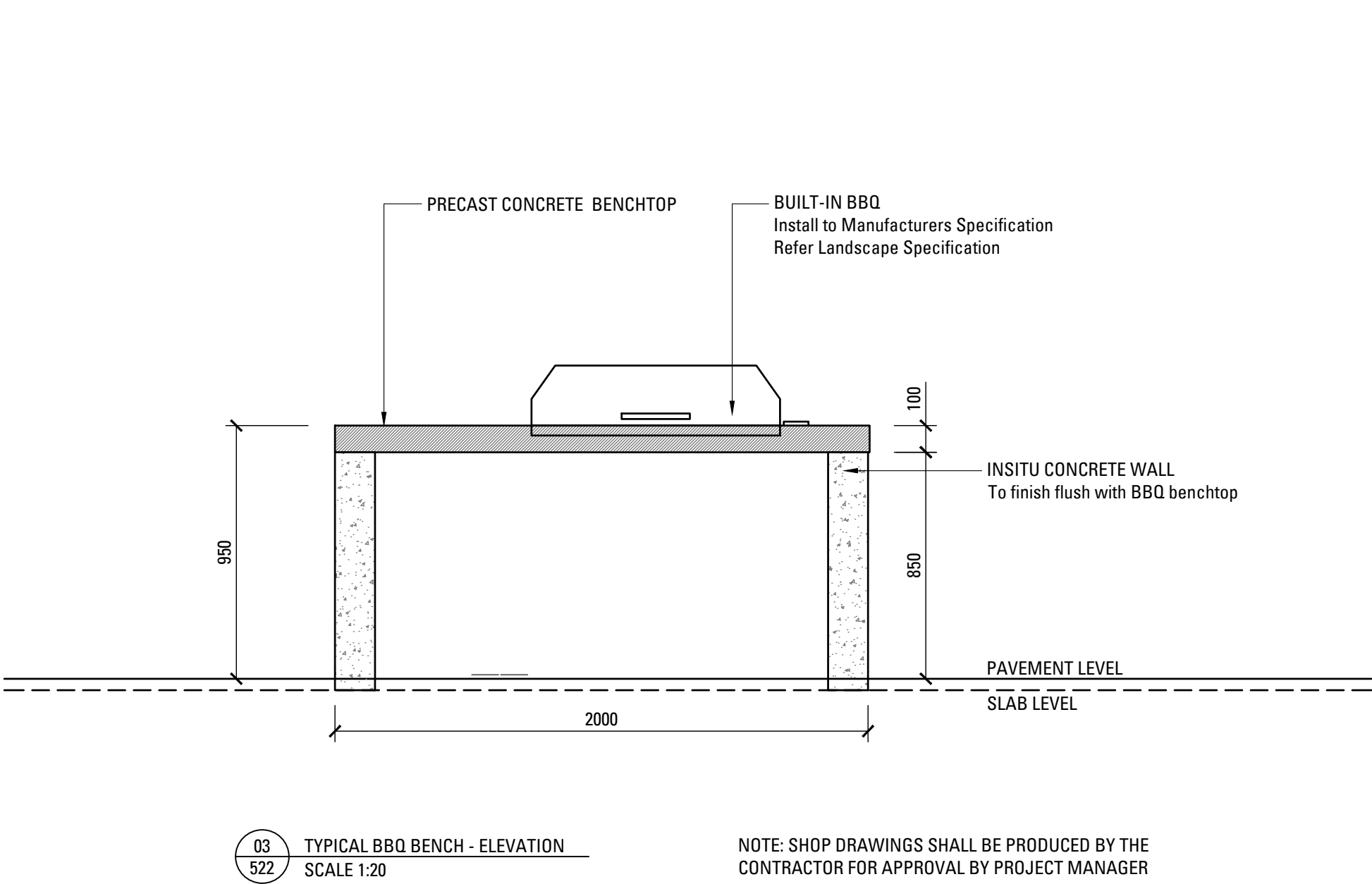












LANDSCAPE SPECIFICATION NOTES

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.

ABORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

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
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 WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

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 SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE 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. 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.

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

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, RESEEDING, 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. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

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 NOT EXCEEDING TWO (2) WEEKS 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
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. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

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.

PEST AND DISEASED 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, DRESSING, 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.