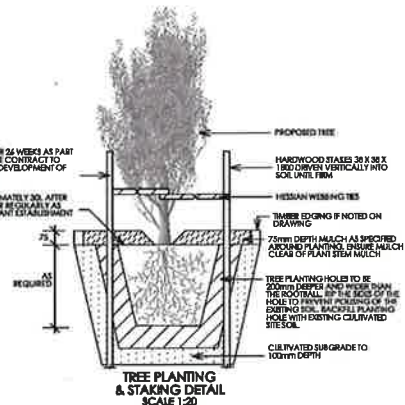
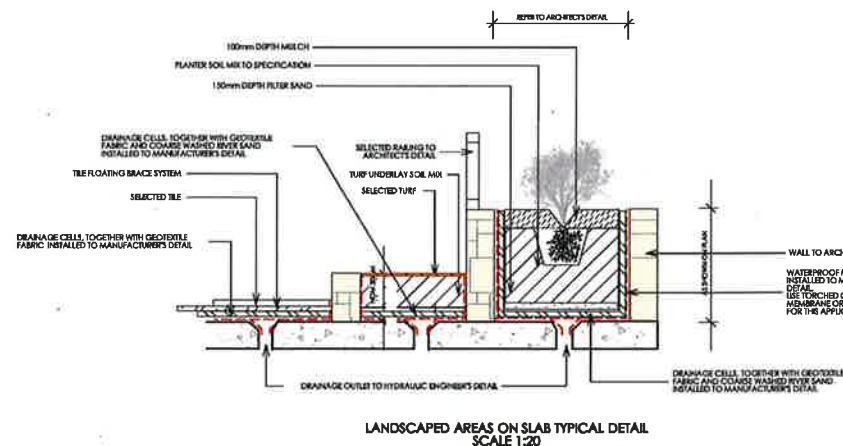
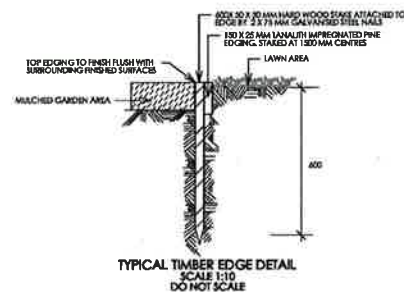
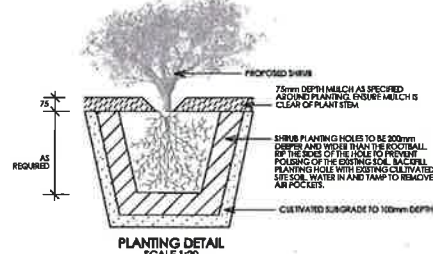
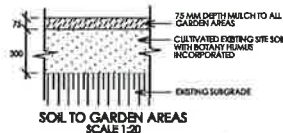


Diagram illustrating a typical turf detail cross-section. The layers shown are:

- SELECTED LAWN TURF
- TURF UNDERLAY
- CULTIVATED EXISTING SOIL (EXCEPT UNDERLAY FILLED WITH SOIL, COMPACTED AND INCORPORATED)
- EXISTING SUBGRADE

A vertical dimension line on the left indicates a height of 300. The diagram is labeled "TYPICAL TURF DETAIL" and "SCALE 1:20".



SHEET NO.	SHEET TITLE	REVISION	DATE
L/00	COVER SHEET	B	28/08/18
L/01	PROPOSED LOWER GROUND FLOOR PLAN	A	13/12/17
L/02	PROPOSED GROUND FLOOR LANDSCAPE PLAN	A	13/12/17
L/03	PROPOSED FOOTBRIDGE LANDSCAPE PLAN	A	13/12/17
L/04	PROPOSED LEVEL 2 LANDSCAPE PLAN	A	13/12/17
L/05	PROPOSED LEVEL 11 LANDSCAPE PLAN	B	28/08/18

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
AI-1	Acacia coarctata 'limellahi'	River Wattle	35	200mm	1000	500
AA1	Aqave attenuatum	Agave	21	---	1000	1000
AB	Aniqaeanthos 'Bush Gem' - Bush Ruby	Kangaroo Paw	68	200mm	400	800
AF - 1	Aspidistra elatior	Cast Iron Plant	13	200mm	900	900
AN	Asplenium nidus	Birds Nest Fern	9	200mm	1500	1500
BSP-1	Banksia spinulosa	Banksia 'Birthday Candles'	56	200mm	600	500
BY	Beschorneria yuccoides	Mexican Lily	71	15t	1200	1200
BB-1	Blechnum nudum	Blechnum	35	200mm	750	1000
BM - 1	Brachyscome multifida	Cut - Leaf Daisy	56	200mm	400	600
CLJ	Callistemon 'Little John'	Bottlebrush	6	200mm	1000	1000
CGJ	Caropbratus glaucescens	Pialace	117	140mm	600	600
CTR	Cordyline terminalis 'Rubra'	Red Ti	11	200mm	800	2000
CAL	Correa alba	Correa alba	15	200mm	1500	1500
CF - 1	Conymbia ficifolia 'Baby Orange'	Red Flowering Gum	5	75t	3000	3000
CR	Cycas revoluta	Sago Palm	3	140mm	2500	2000
DC	Dianella caerulea	Blue Flax Lily	53	140mm	700	700
DR	Dianella revoluta	Mauve Flax Lily	21	140mm	500	500
TS-1	Dichondra 'Silver Falls'	Kidney Weed	28	140mm	1000	200
DE	Dorvantes excelsa	Gymea Lily	21	---	1800	1500
JU-1	Festuca glauca	Blue Fescue	93	200mm	500	500
HV	Hardenbergia violacea	Passe Sarsparilla	10	200mm	1000	400
LE	Liriope 'Evergreen Giant'	Giant Lilyturf	52	200mm	300	300
LT	Lomandra 'Tanika'	Dwarf Lomandra	157	200mm	500	500
MLG	Maganolia 'Little Gem'	Maganolia	3	75t	2500	3000
MP	Murraya paniculata	Orange Jessamine	19	200mm	1200	2500
PP	Pandorea pandarora	Wonga Wonga Vine	24	200mm	1000	300
PX	Philodendron 'Xanadu'	Dwarf Philodendron	25	200mm	750	1000
PB	Phormium 'Bronze Baby'	Miniature Bronze Flax	18	200mm	750	750
RSM	Rhaphiolepis 'Snow Maiden'	Indian Hawthorn	78	---	1000	500
SAJ	Sedum 'Autumn Joy'	Sedum	54	200mm	500	400
SSP	Senecio serpens	Chalk Sticks	41	140mm	750	300
SJU	Streptolirua luncea	Bird of Paradise	30	200mm	1000	2000
SRS	Stryzsalum australe 'Resilience'	Lillypilly	41	200mm	1500	2500
TAA-1	Themeda australis 'rimingo'	Kangaroo Grass	20	140mm	600	200
TL	Tristanopsis luirina	Water Gum	2	75t	4000	7000
VH	Viola hederacaea	Native Violets	34	140mm	400	300
BMO-1	Wahlenbergia gracilis	Australian Bluebell	22	200mm	750	200
WF	Westringia 'Jervis Gem'	Coastal Rosemary	29	200mm	1000	1000
WF	Westringia fruticosa	Coastal Rosemary	13	140mm	1500	1500
XS	Xanthorrhoea Species	Grass Tree	4	15t	1200	2500

OUTLINE LANDSCAPE SPECIFICATION

Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not related to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depth not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional Imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in tender.

Final Preparation: Verify all dimensions & levels prior to construction. Do not excavate under ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not related to be retained & fencers from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Rnc structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects on site instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are of required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of tender and request instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, covering much down around all plant stems & to finish flush with surrounding finished surfaces.

Edging: Edging shall be installed to the following specifications: Edging shall be made of concrete or stone. Edging shall be noted to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (If Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing for brick set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered.

Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with tension webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, covering much down around all plant stems & to finish flush with surrounding finished surfaces.

Turfing: Prepare fair, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Fertiliser, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to return and return councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards graded drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Like system to be installed for garden area for driveway. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldalene'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent work: Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering: Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements: Immediately replace plants which die or fail to thrive [at discretion of Landscape Architect] with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Council at an agreed predetermined rate.

(d) Mulched surfaces: Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & Ties: Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas: Lawn areas shall be mown at regular intervals to ensure no heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure no clippings are left on surrounding roads or parking areas after mowing. Replenish lawn areas that fail to thrive at discretion of Landscape Architect. At new grass made good lawn areas shall be protected off lawn from pedestrian traffic by the installation of brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) Weeding: Remove weeds by hand, or by carefully supervised use of weedicide, any weed growth which may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning: Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) Spraying: Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care: Should any existing trees be damaged during construction works immediately inform the architect and then undertake any rectification work recommended by arboriculturist.

1

