

Mascot Apartments

Landscape Development Application 23-25 Church Ave, Mascot

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
101	Ground floor	1:200
102	Level 2	1:100
103	Level 3-7 / Level 8 / Level 9	1:200
104	Level 10 / Level 11 / Level 12	1:200
105	Private Roof Terraces	1:100
106	Communal Roof Terrace	1:100
107	Communal Roof Terrace	1:100
501	Landscape Details	As Shown
502	Landscape Details	As Shown

PLANT SCHEDULE						
Symbol	Botanic Name	Common Name	Mature H x W (m)	Pot Size	Spacing	Native/ Exotic
GROUND FLOOR & LEVEL 2						
Trees						
Ac	<i>Angophora costata</i>	Smooth Barked Apple	20 x 10	100L	as shown	N
Af	<i>Angophora floribunda</i>	Rough Barked Apple	20 x 10	100L	as shown	N
Ap	<i>Acacia paramattensis</i>	Sydney Green Wattle	3 x 6	100L	as shown	N
Ee	<i>Elaeocarpus eumundi</i>	Smooth Quandong	8 x 8	100L	as shown	N
Ep	<i>Eucalyptus punctata</i>	Grey Gum	20 x 8	100L	as shown	N
Wfl	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	10 x 5	100L	as shown	N
Ferns						
Cc	<i>Cyathea cooperi</i>	Australian Tree Fern	3.5x1.5	45L	As Shown	5
Da	<i>Dicksonia antarctica</i>	Soft Tree Fern	3.5x1.5	45L	As Shown	5
Deciduous Feature Trees						
Lt	<i>Liriodendron tulipifera</i>	Tulip Tree	15 x 8	1000L	as shown	E
Shrubs & Accents						
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	2 x 1	300mm	as shown	N
AsM	<i>Acmena smithii 'Minor'</i>	Dwarf Lillypilly	3 x 2	300mm	as shown	N
Ai	<i>Alcantarea imperialis 'Rubra'</i>	Imperial Bromeliad	1 x 1	300mm	as shown	E
Bc	<i>Blechnum cartilagineum</i>	Gristle Fern	1.5 x 1.5	300mm	as shown	N
By	<i>Beschorneria yuccoides</i>	Mexican Lily	1.5 x 1.5	300mm	as shown	E
Cr	<i>Cycas revoluta</i>	Sago Palm	1 x 1	300mm	as shown	E
Da	<i>Doodia aspera</i>	Prickly Rasp Fern	0.4 x 0.6	300mm	as shown	N
De	<i>Doryanthes exselsa</i>	Gymea Lily	2 x 2	300mm	as shown	N
PT	<i>Phormium tenax 'Bronze Baby'</i>	Bronze Baby	0.75 x 0.75	300mm	as shown	N
PX	<i>Philodendron Xanadu</i>	Xanadu	1 x 1	300mm	as shown	E
Ri	<i>Raphiolepis indica 'Oriental Pearl'</i>	Indian Hawthorne	1 x 1	300mm	as shown	E
SC	<i>Syzygium Cascade</i>	Cascade Lillypilly	2 x 2	300mm	as shown	N
WF	<i>Westringia fruticosa 'Aussie Box'</i>	Aussie Box	0.9 x 0.9	300mm	as shown	N
Vo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 x 2	300mm	as shown	E
Groundcovers & Grasses						
BBC	<i>Banksia spinulosa 'Birthday Candles'</i>	Birthday Candles	0.4 x 1	150mm	5/m ²	N
Cg	<i>Carpobrotus glaucescens</i>	Pig Face	0.1 x 1	150mm	5/m ²	N
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	.5 x .5	150mm	5/m ²	N
Dre	<i>Dichondra repens</i>	Kidney Weed	.1 x .1	150mm	5/m ²	N
Hs	<i>Hibbertia scandens</i>	Snake vine	3 x .1	150mm	5/m ²	N
Hv	<i>Hardenbergia violacea</i>	False Sarsparilla	3 x 2	150mm	3/m ²	N
LEG	<i>Liriope muscari 'Evergreen Giant'</i>	Liriope	0.6 x 0.5	150mm	5/m ²	E
LI	<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1	150mm	5/m ²	N
LSL	<i>Liriope muscari 'silver lawn'</i>	Liriope	0.35 x 0.4	150mm	5/m ²	E
PE	<i>Poa 'Eskdale'</i>	Eskdale Poa	0.6 x 0.5	150mm	5/m ²	N
Ta	<i>Themeda australis</i>	Kangaroo Grass	0.5 x 0.5	150mm	5/m ²	N
Vh	<i>Viola hederacea</i>	Native Violet	1 x .1	150mm	5/m ²	N
LEVEL 3-13						
Shrubs & Accents						
Aa	<i>Agave Attenuata</i>	Agave	1 x 1	300mm	as shown	E
Ai	<i>Alcantarea imperialis 'Rubra'</i>	Imperial Bromeliad	1 x 1	300mm	as shown	E
PX	<i>Philodendron Xanadu</i>	Xanadu	1 x 1	300mm	as shown	E
Ri	<i>Raphiolepis indica 'Oriental Pearl'</i>	Indian Hawthorne	1 x 1	300mm	as shown	E
Groundcovers & Grasses						
Cg	<i>Carpobrotus glaucescens</i>	Pig Face	0.1 x 1	150mm	5/m ²	N
LEG	<i>Liriope muscari 'Evergreen Giant'</i>	Liriope	0.6 x 0.5	150mm	5/m ²	E
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.4 x 1.5	150mm	5/m ²	E
ROOF						
Trees						
Ci	<i>Citrus limon</i>	Lemon Meyer	3 x 2	75 L	as shown	E
Pr	<i>Plumeria rubra</i>	Frangipani	6 x 3	3m Tall	as shown	E
Shrubs & Accents						
Aa	<i>Agave Attenuata</i>	Agave	1 x 1	300mm	as shown	E
Ai	<i>Alcantarea imperialis 'Rubra'</i>	Imperial Bromeliad	1 x 1	300mm	as shown	E
PM	<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet	1 x 1.5	300mm	as shown	E
Ri	<i>Raphiolepis indica 'Oriental Pearl'</i>	Indian Hawthorne	1 x 1	300mm	as shown	E
SC	<i>Syzygium Cascade</i>	Cascade Lillypilly	2 x 2	300mm	as shown	N
ST	<i>Sanseveria trifasciata</i>	Mother-in-law's Tongue	0.6 x 0.2	150mm	as shown	E
WF	<i>Westringia fruticosa 'Aussie Box'</i>	Aussie Box	0.9 x 0.9	300mm	as shown	N
Groundcovers & Grasses						
Cg	<i>Carpobrotus glaucescens</i>	Pig Face	0.1 x 1	150mm	5/m ²	N
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LEG	<i>Liriope muscari 'Evergreen Giant'</i>	Liriope	0.6 x 0.5	150mm	5/m ²	E
LSL	<i>Liriope muscari 'silver lawn'</i>	Liriope	0.35 x 0.4	150mm	5/m ²	E
SCS	<i>Senecio serpens</i>	Blue Chalk Sticks	0.2 x 0.5	150mm	5/m ²	E
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.4 x 1.5	150mm	5/m ²	E

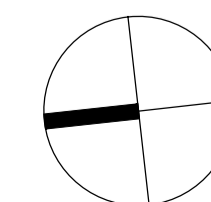
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Issue	Revision Description	Drawn	Check	Date
F	Architectural Coordination	SM	NM	23.03.2020
E	Architectural Coordination	JM	NM	26.09.2019
D	Minor Amendments	JM	NM	17.09.2019
C	Architectural Coordination	JM	NM	12.09.2019
B	For Coordination	SM	NM	09.09.2019
A	Preliminary	JD	NM	04.09.2019

LEGEND



SITE IMAGE



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Client:
Da Vito Ferro Apartments Pty Ltd

Project:
Mascot Apartments
23-25 Church Ave
Mascot

Drawing Name:
Coversheet

DEVELOPMENT APPLICATION

Scale:
Job Number:
SS19-4185

Drawing Number:
Issue:

000 F



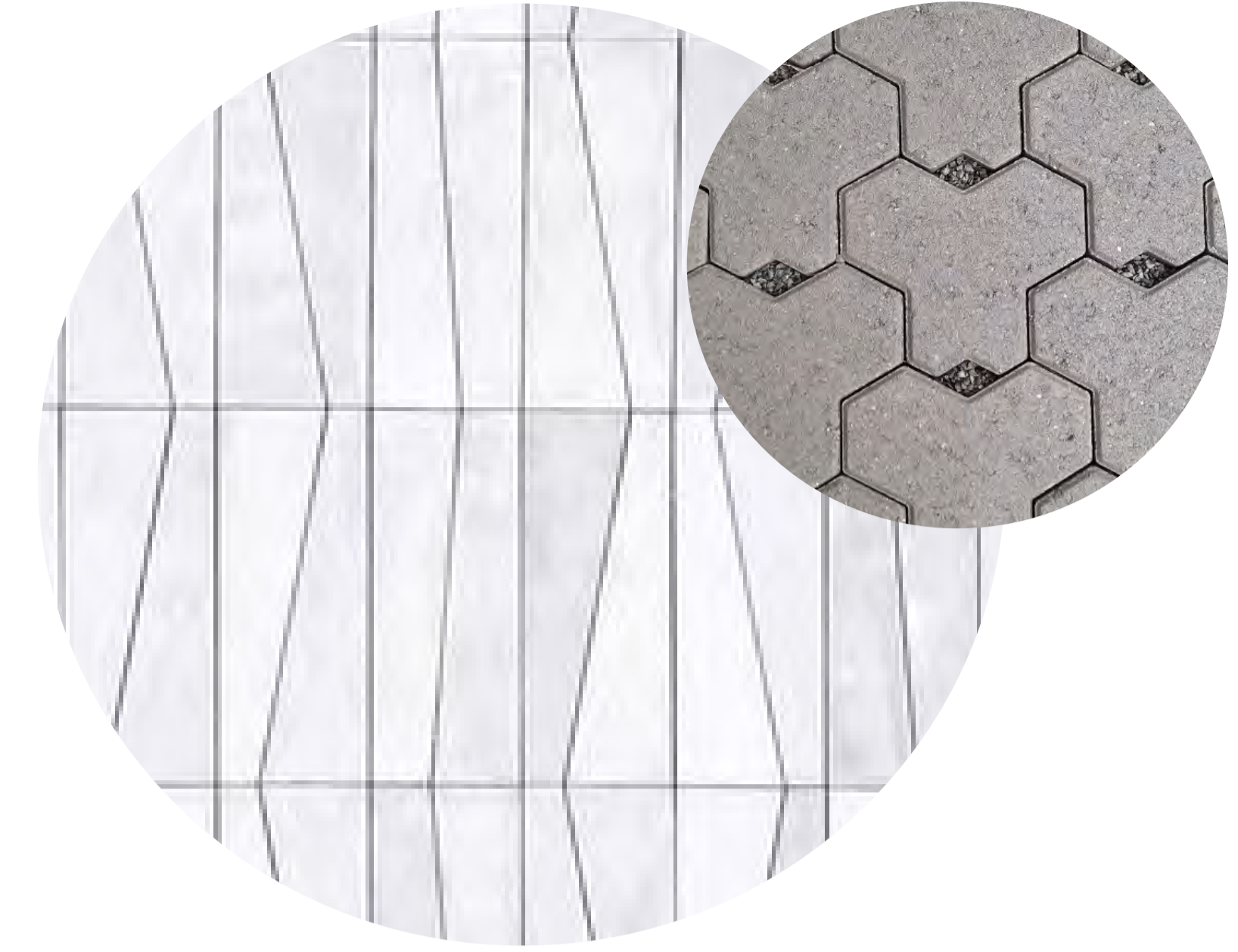
Pedestrian & car shared zone off Church Street



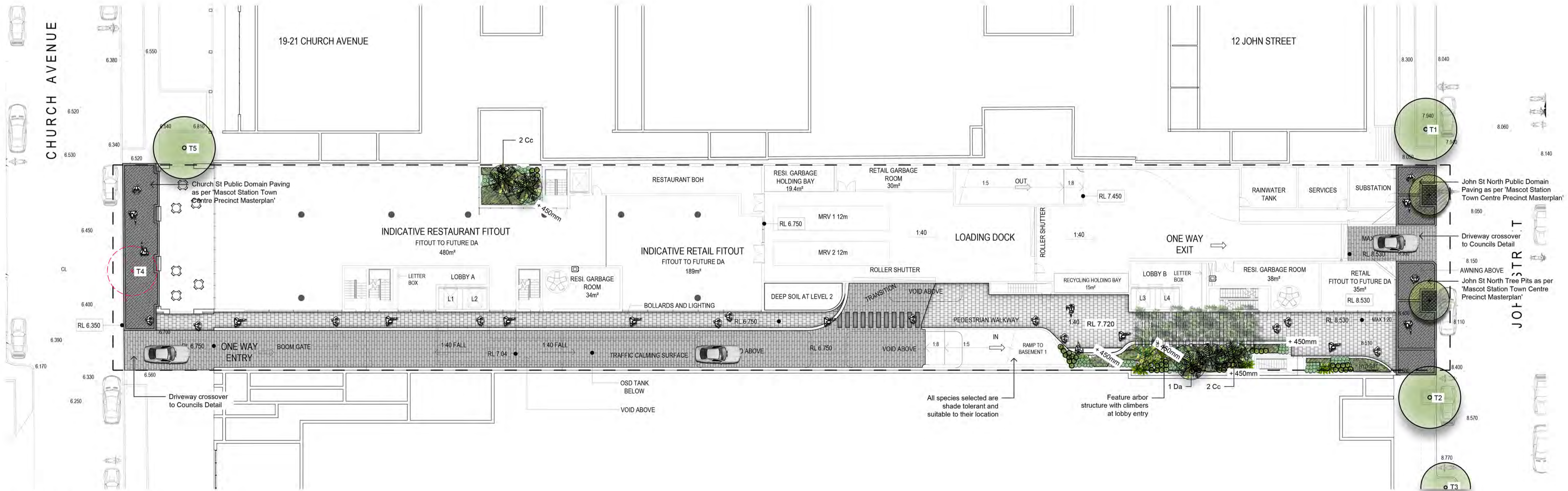
Meandering path with seating opportunities feature timber screens & shade tolerant plant species



Arbor/ trellis system with climbing plants to lobby entry



Contrasting pedestrian and vehicle paving materials



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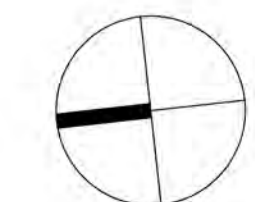
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LEGEND	
	Boundary
	Proposed Tree (Refer Plant Schedule)
	Shrubs & Accents (Refer Plant Schedule)
	Grasses & Groundcovers (Refer Plant Schedule)
	Paving Type 1
	Paving Type 2
	Paving Type 3
	Planter Wall
	Seating Wall

	Existing Tree to be Retained
	Existing Tree to be Removed
T1	Tree Number Refer Arboricultural Development Assessment Report



Client: Da Vito Ferro Apartments Pty Ltd

Project: Mascot Apartments
23-25 Church Ave
Mascot

Drawing Name: Landscape Plan
Ground Floor

DEVELOPMENT APPLICATION

Scale: 1:200 @ A1
Job Number: SS19-4185
Drawing Number: 101 H



Shade tolerant & lush planting aesthetic



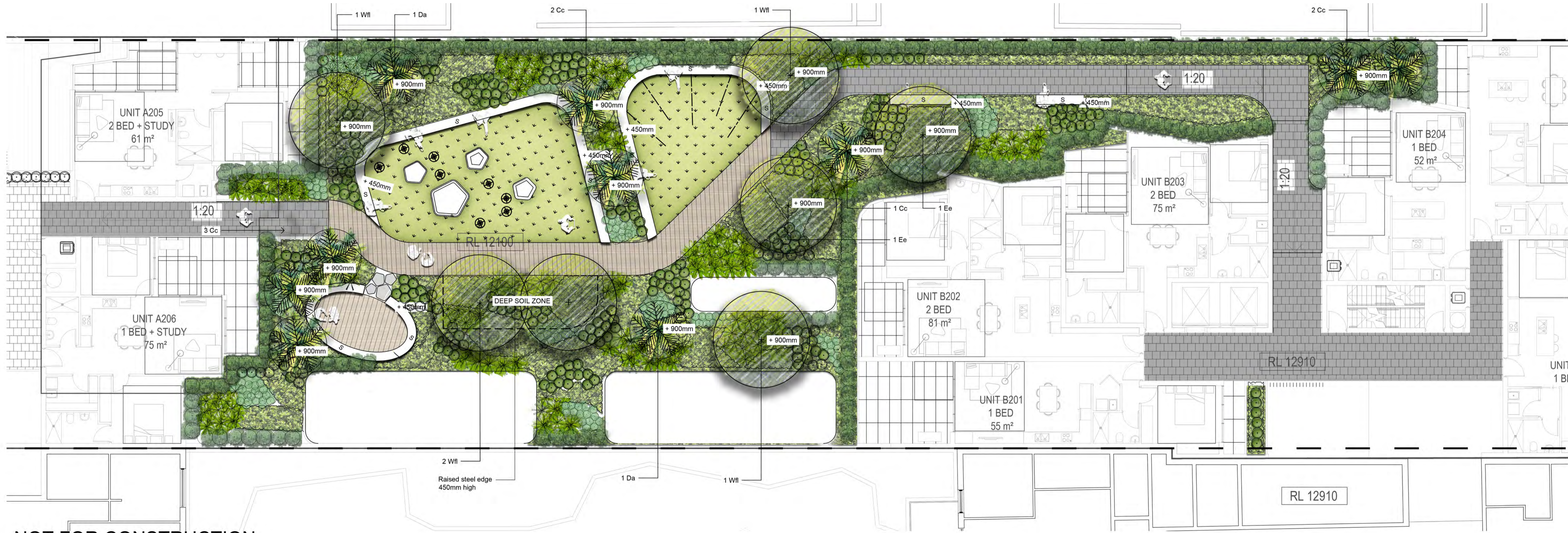
Sculptural play elements on synthetic lawn with feature mounding



Quiet seating nodes for small groups



Meandering footpath through lush landscaped areas. Providing a link between the two buildings



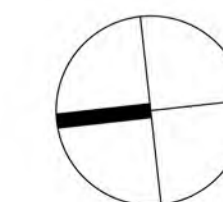
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LEGEND	
	Boundary
	Proposed Tree (Refer Plant Schedule)
	Shrubs & Accents (Refer Plant Schedule)
	Grasses & Groundcovers (Refer Plant Schedule)
	Paving Type 1
	Decking
	Synthetic Grass
	Seating Wall
	Stepping Stones



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Client: Da Vito Ferro Apartments Pty Ltd
Project: Mascot Apartments
23-25 Church Ave
Mascot

Drawing Name: Landscape Plan
Level 2

DEVELOPMENT APPLICATION

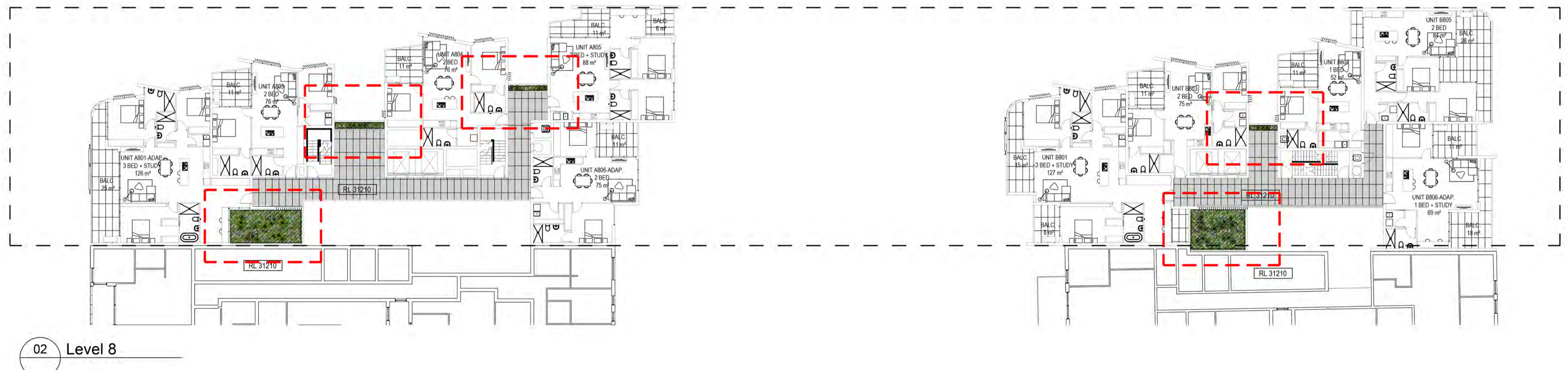
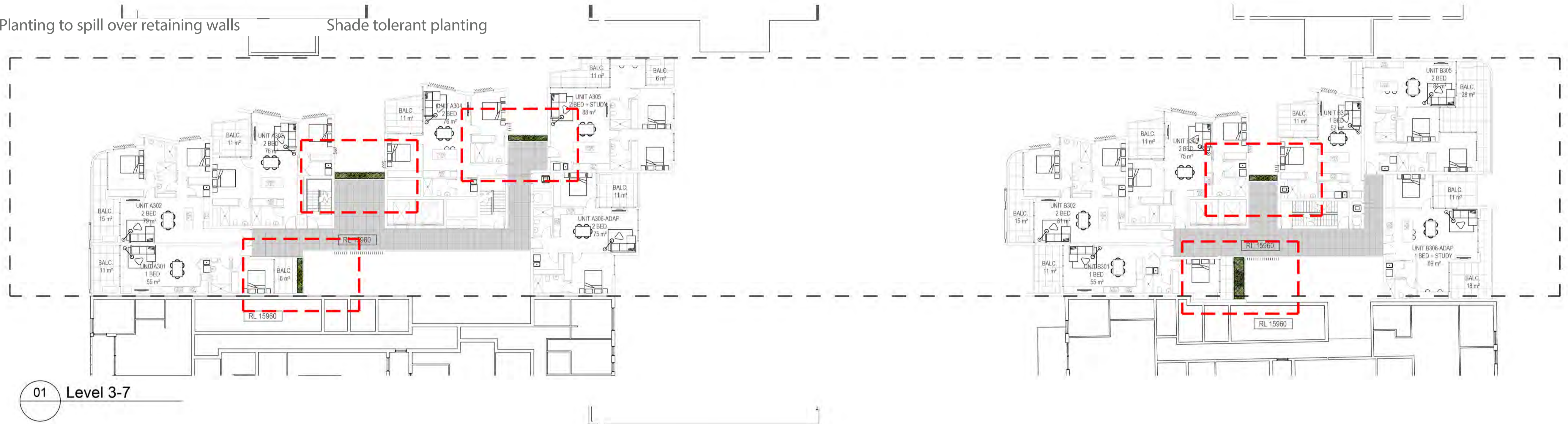
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Job Number: SS19-4185

Drawing Number: 102
Issue: F



Planting to spill over retaining walls

Shade tolerant planting



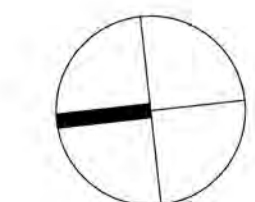
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LEGEND	
	Boundary
	Proposed Tree (Refer Plant Schedule)
	Shrubs & Accents (Refer Plant Schedule)
	Grasses & Groundcovers (Refer Plant Schedule)
	Paving Type 1
	Decking
	Synthetic Grass
	Planter Wall
	Extent of Pergola



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Project:
Mascot Apartments
23-25 Church Ave
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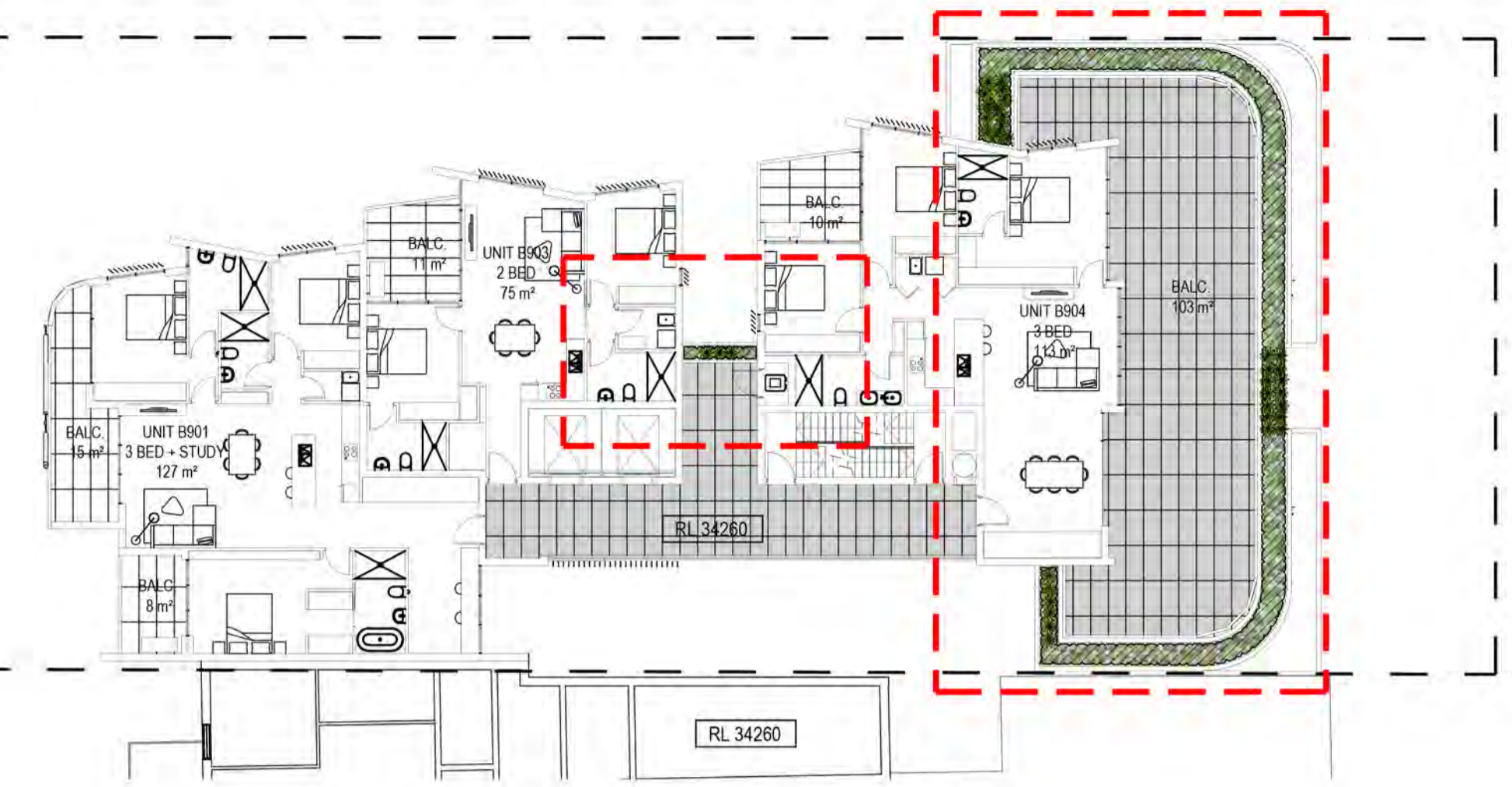
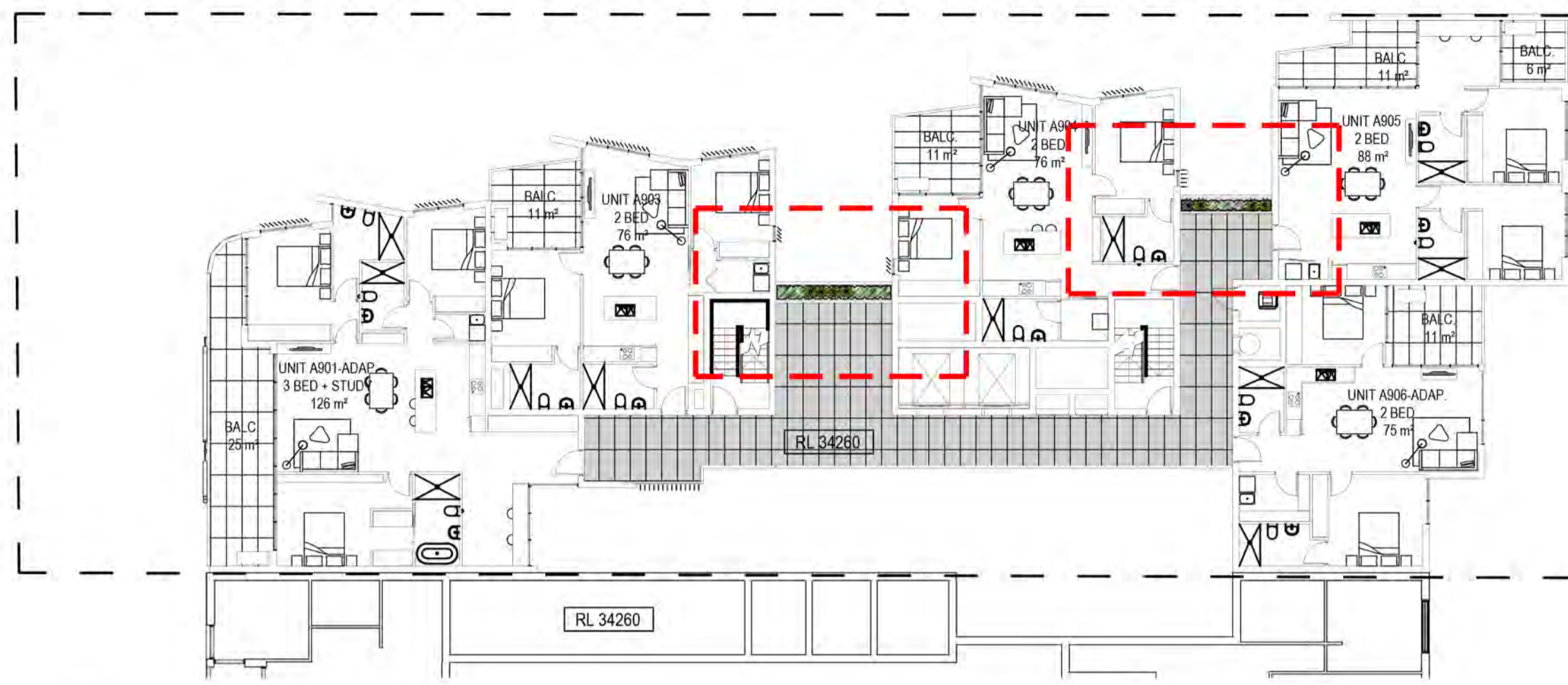
Drawing Name:
Landscape Plan
Level 3-7 / Level 8-10

DEVELOPMENT APPLICATION

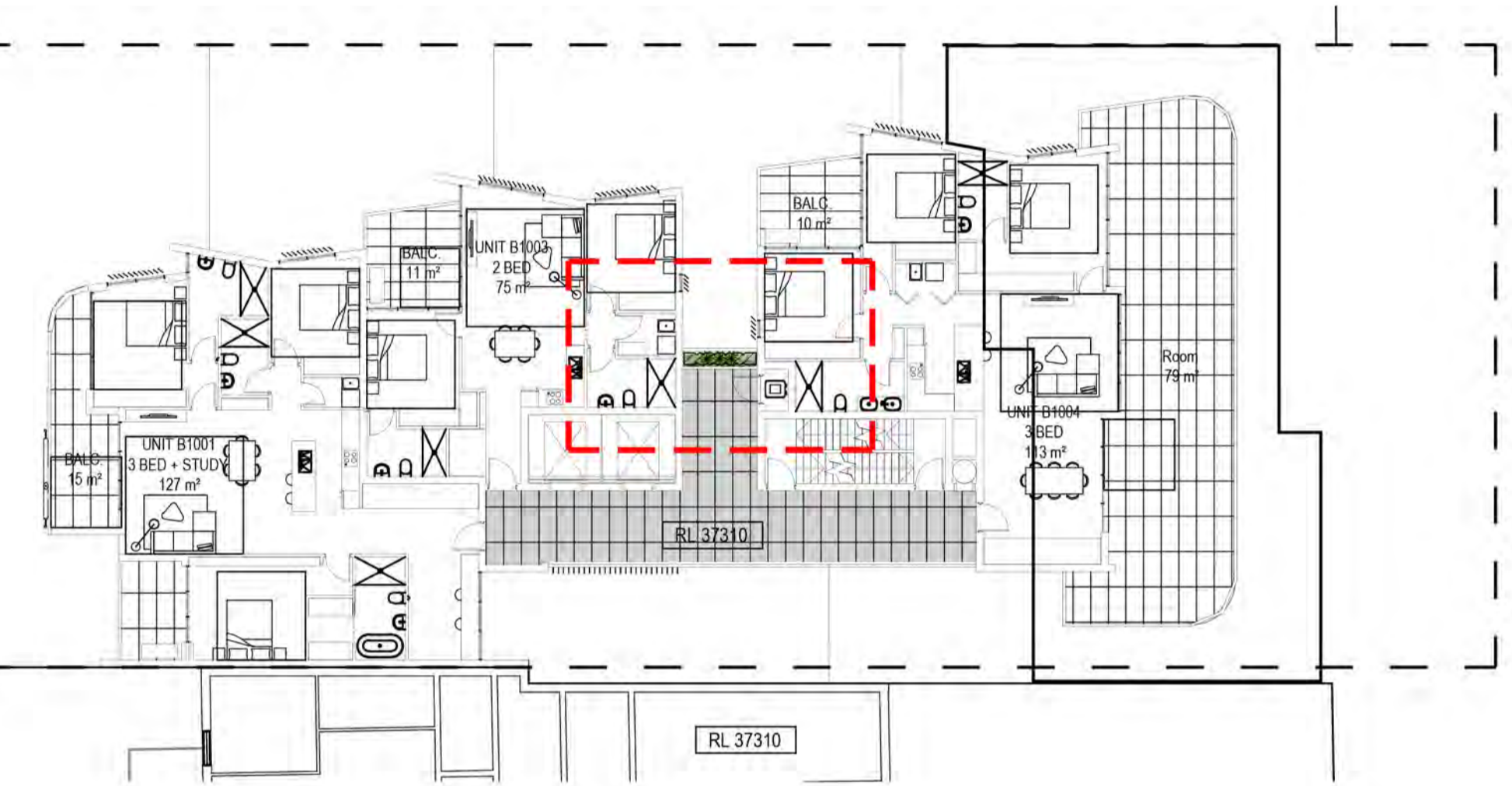
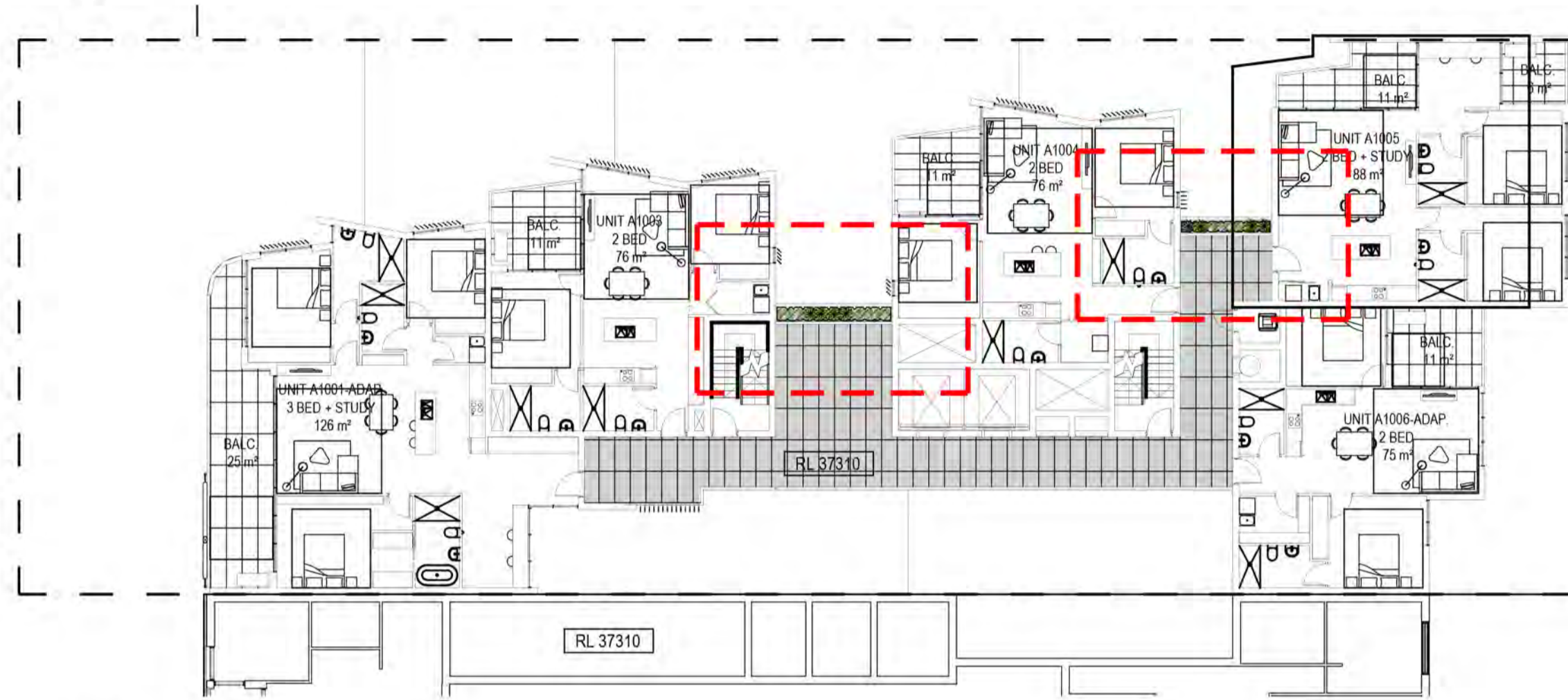
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Job Number:
SS19-4185

Drawing Number:
103

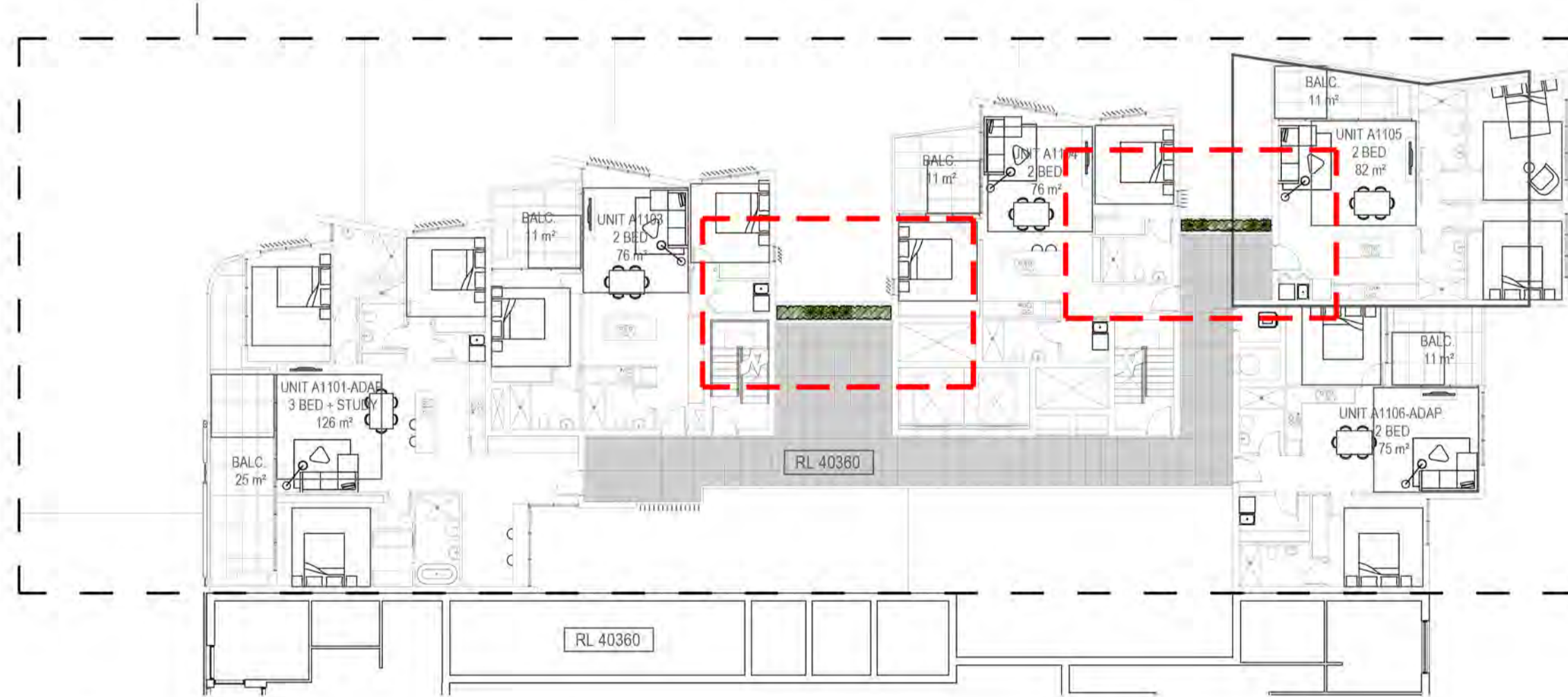
Issue:
E



01 Level 9



02 Level 10



03 Level 11

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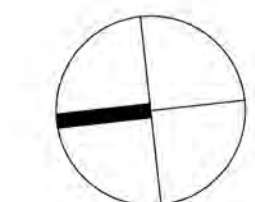
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B	For Coordination	SM	NM	09.09.2019
A	Preliminary	JD	NM	04.09.2019

LEGEND

-  Boundary
-  Proposed Tree (Refer Plant Schedule)
-  Shrubs & Accents (Refer Plant Schedule)
-  Grasses & Groundcovers (Refer Plant Schedule)
-  Paving Type 1
-  Decking
-  Synthetic Grass
-  Planter Wall
-  Extent of Pergola



SITE IMAGE



Client:
Da Vito Ferro Apartments Pty Ltd

Project:
Mascot Apartments
23-25 Church Ave
Mascot

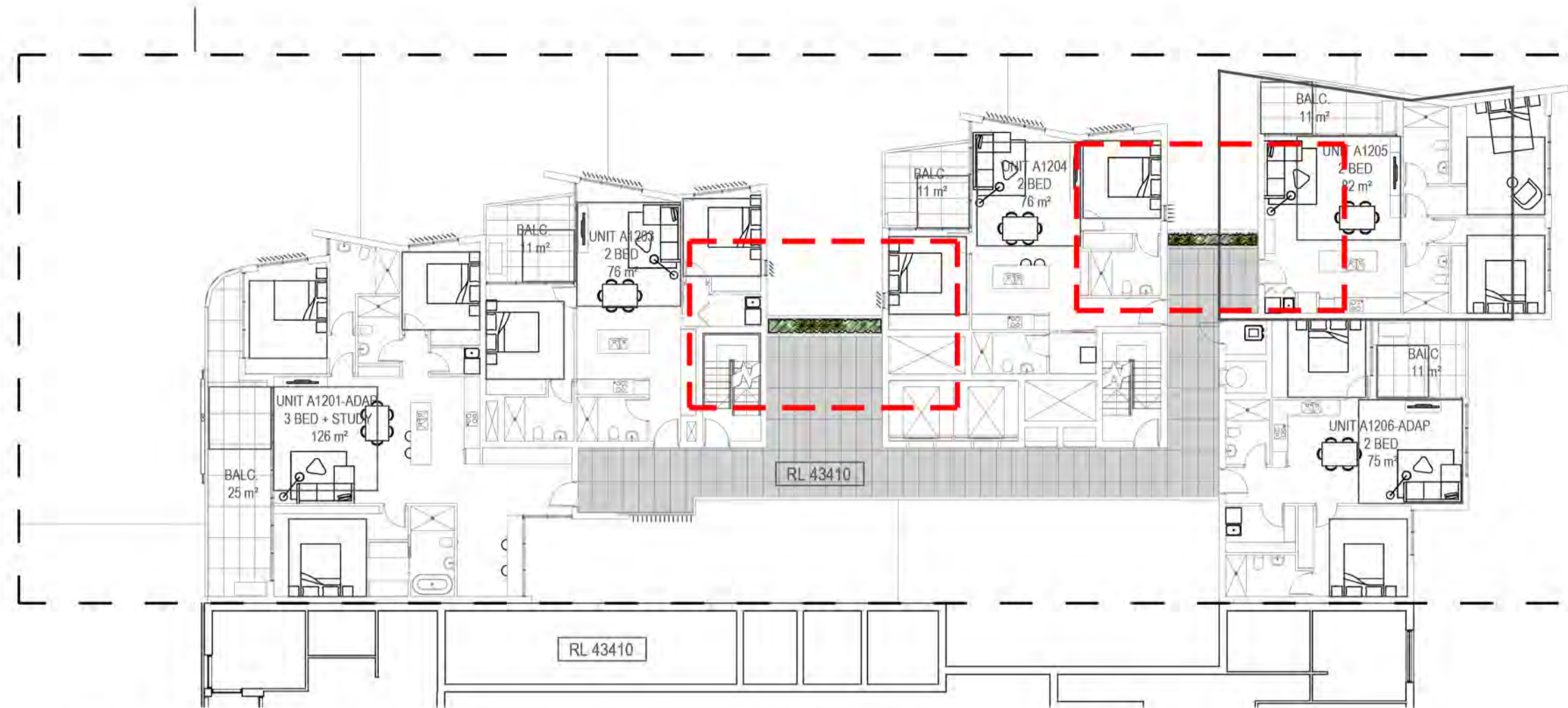
Drawing Name:
Landscape Plan
Level 9 - 11

DEVELOPMENT APPLICATION

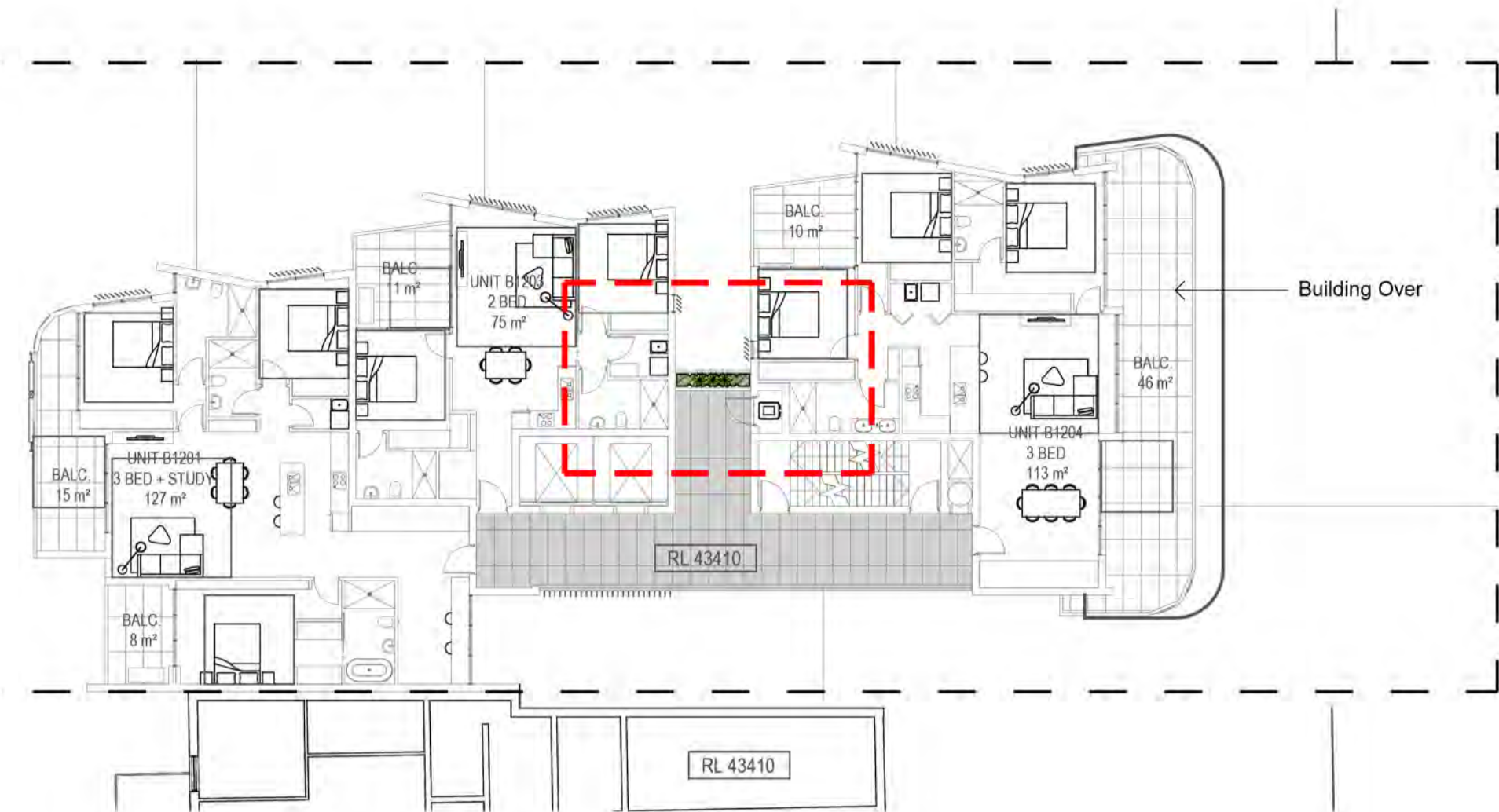
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Job Number:
SS19-4185

Drawing Number:
104

Issue:
E



01 Level 12



02 Level 13



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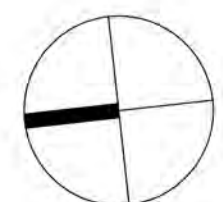
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LEGEND

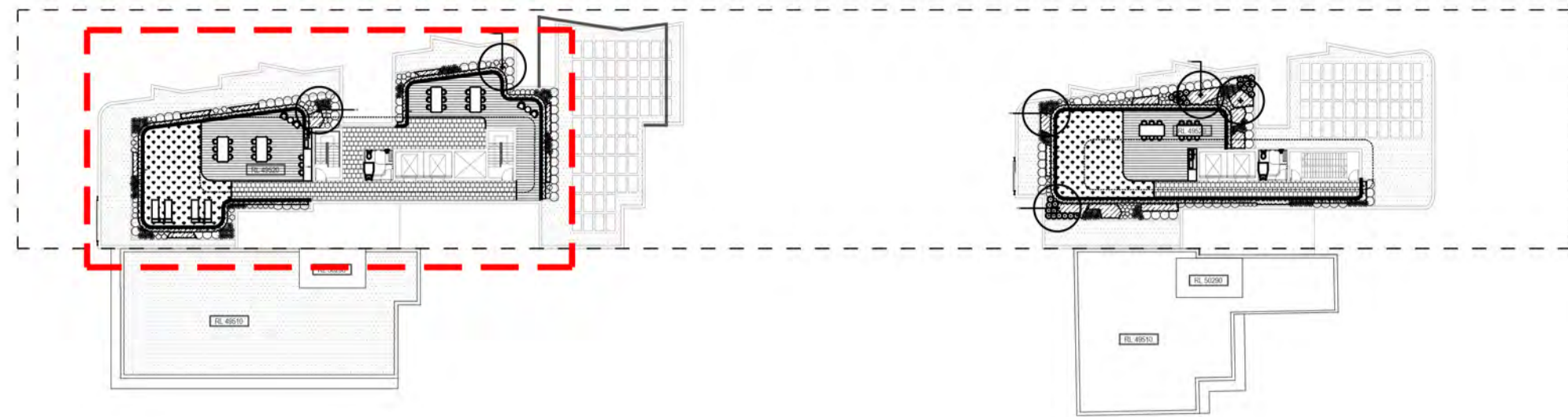
	Boundary		Grasses & Groundcovers (Refer Plant Schedule)		Synthetic Grass
	Proposed Tree (Refer Plant Schedule)		Paving Type 1		Planter Wall
	Shrubs & Accents (Refer Plant Schedule)		Decking		Extent of Pergola



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Client: **Da Vito Ferro Apartments Pty Ltd**
Project: **Mascot Apartments**
23-25 Church Ave
Mascot

Drawing Name: **Landscape Plan**
Level 12 - 13
DEVELOPMENT APPLICATION
Scale: 1:50 @ A1
Job Number: **SS19-4185**
Drawing Number: **105**
Issue: **F**



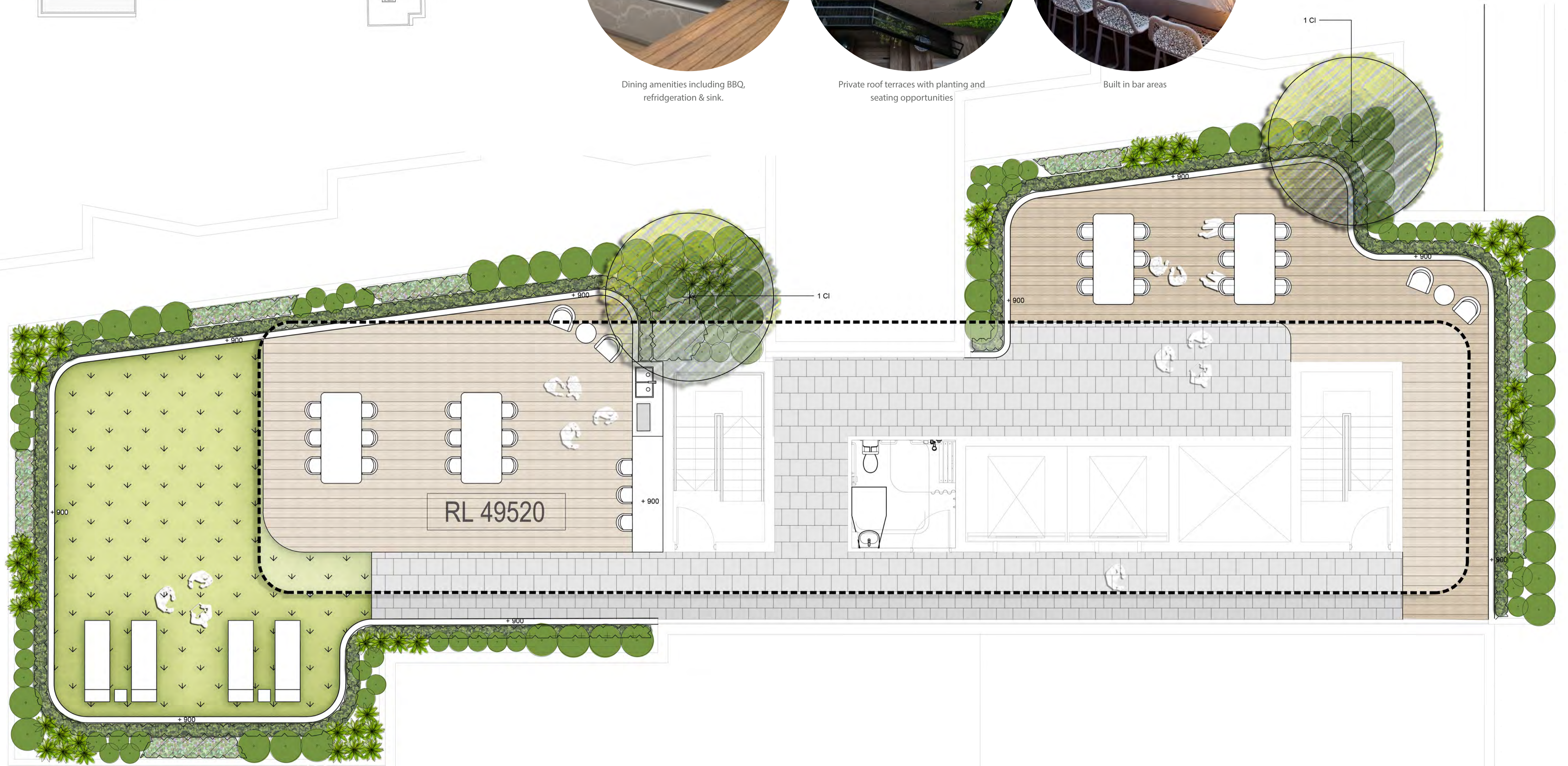
Dining amenities including BBQ, re Fridgeration & sink.



Private roof terraces with planting and seating opportunities



Built in bar areas



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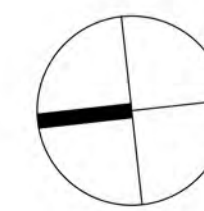
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23-25 Church Ave
Mascot

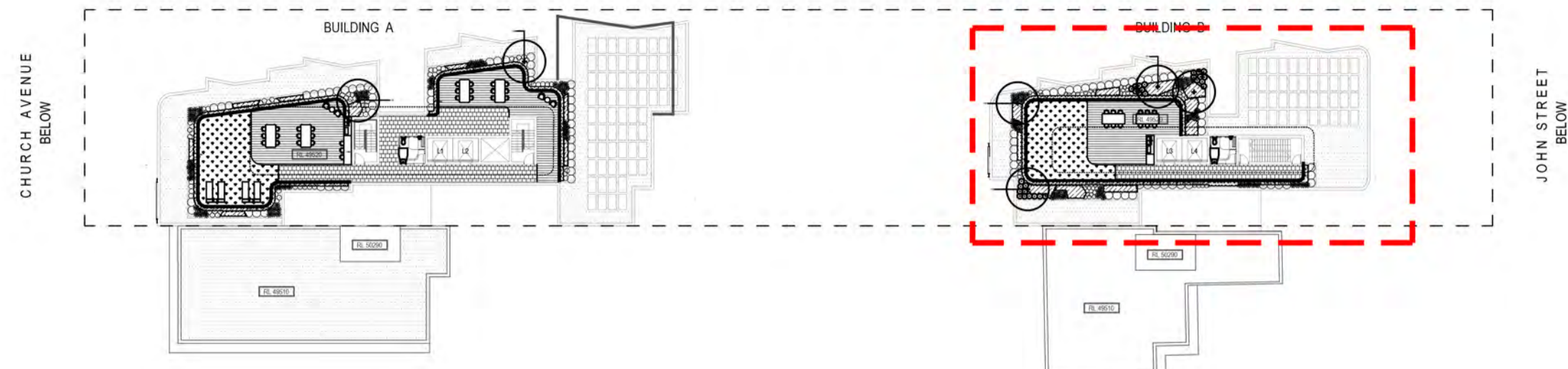
Drawing Name:
Landscape Plan
Communal Roof Terrace
Building A

DEVELOPMENT APPLICATION

Scale: 1:50 @ A1
Job Number:
SS19-4185

Drawing Number:
106

Issue:
F



Perimeter planting to communal space with shrubs for wind mitigation



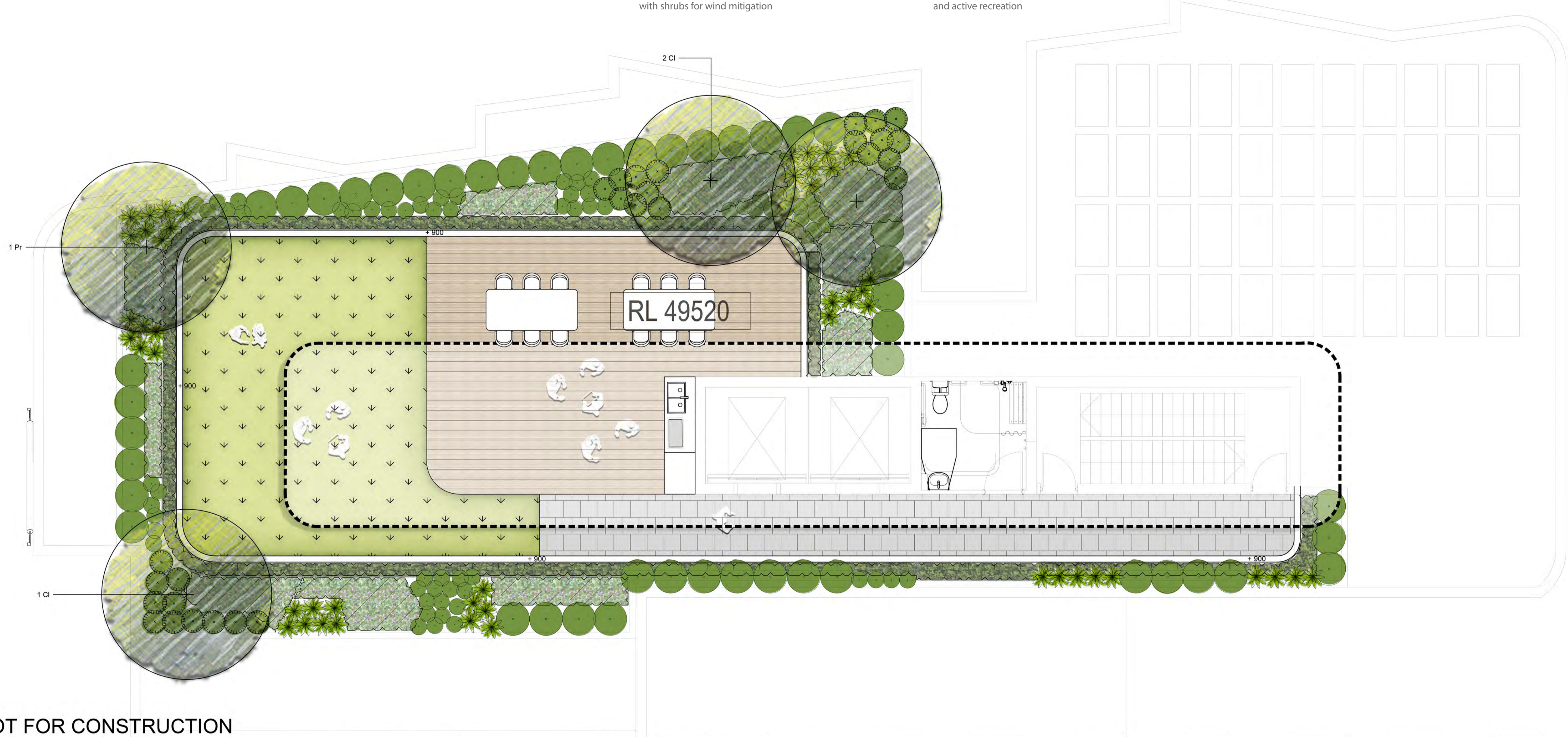
Large synthetic lawn area for passive and active recreation



Quiet seating nodes for small groups



Dining amenities with pergola above



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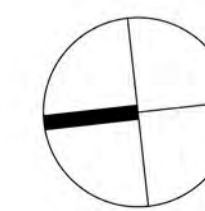
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F	Architectural Coordination	SM	NM	23.03.2020
E	Architectural Coordination	JM	NM	25.09.2019
D	Minor Amendments	JM	NM	17.09.2019
C	Architectural Coordination	JM	NM	12.09.2019
B	For Coordination	SM	NM	09.09.2019
A	Preliminary	JD	NM	04.09.2019

LEGEND

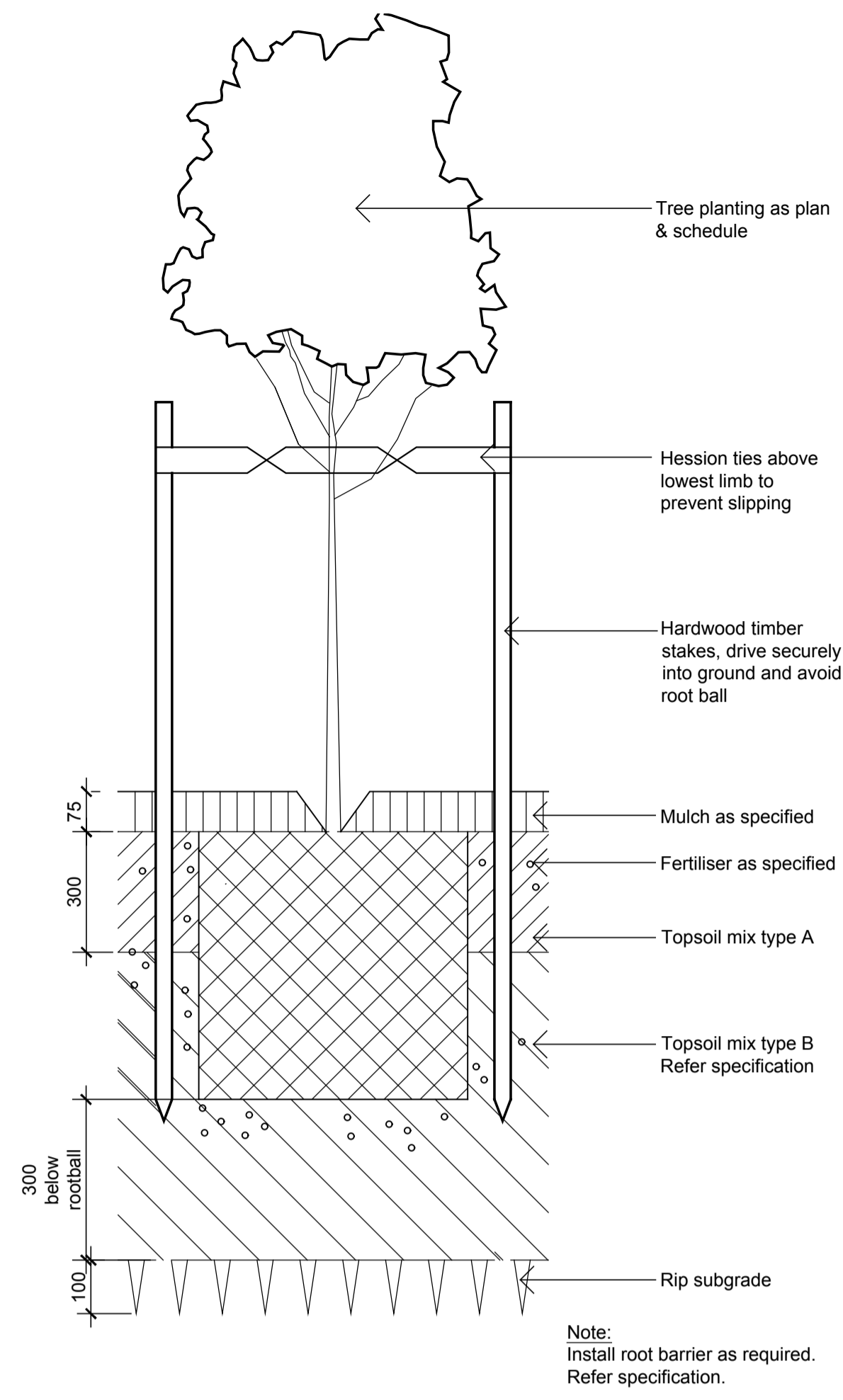
- Boundary
- Proposed Tree (Refer Plant Schedule)
- Shrubs & Accents (Refer Plant Schedule)
- Grasses & Groundcovers (Refer Plant Schedule)
- Paving Type 1
- Decking
- Synthetic Grass
- Planter Wall
- Extent of Pergola



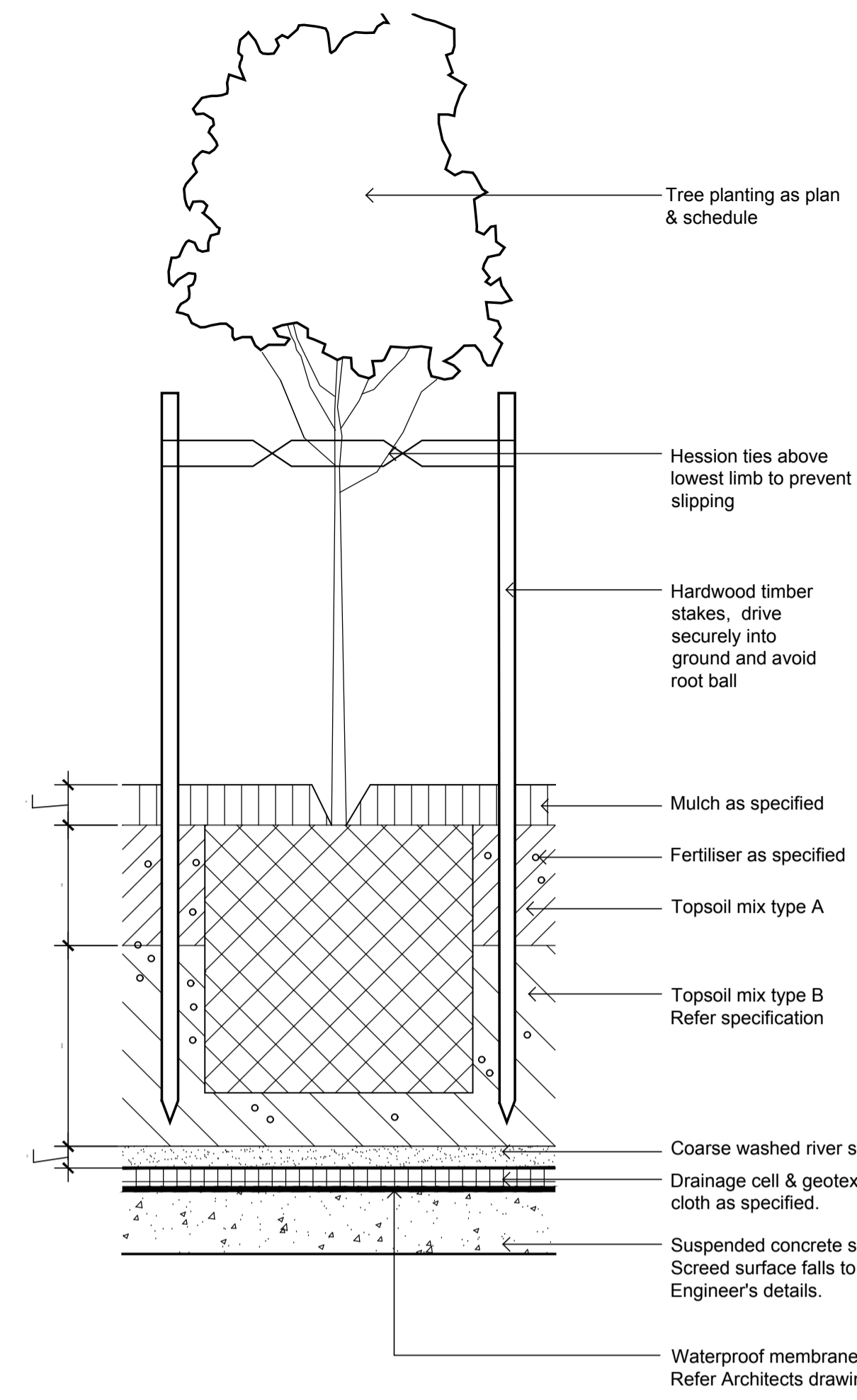
SITE IMAGE
Landscape Architects
Level 1, 3-5 Baptist Street
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Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
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Client: Da Vito Ferro Apartments Pty Ltd
Project: Mascot Apartments
23-25 Church Ave
Mascot

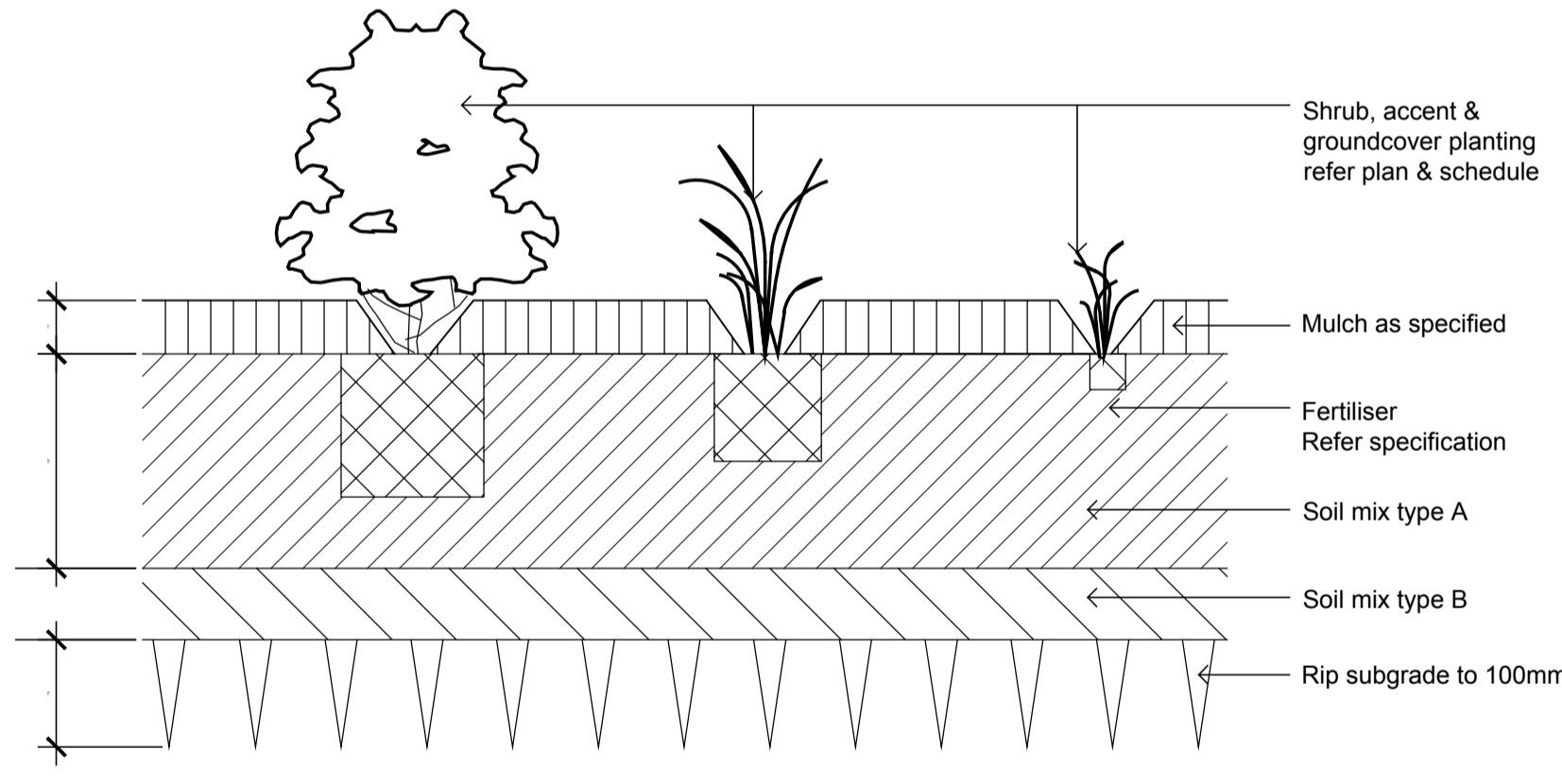
Drawing Name: Landscape Plan
Communal Roof Terrace
Building B
DEVELOPMENT APPLICATION
Scale: 1:50 @ A1
Job Number: SS19-4185
Drawing Number: 107
Issue: F



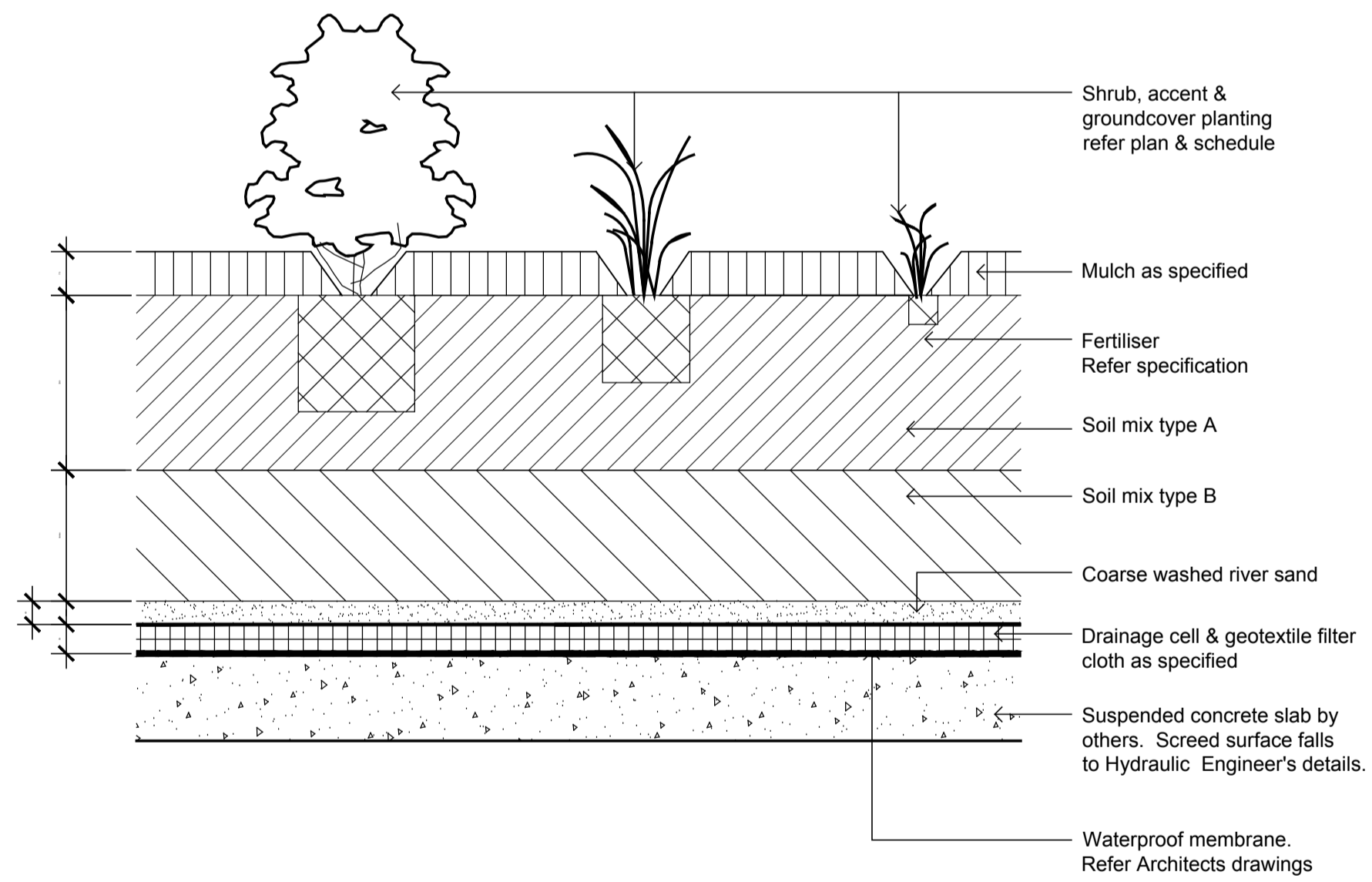
75-200L Tree Planting on Grade
1:10



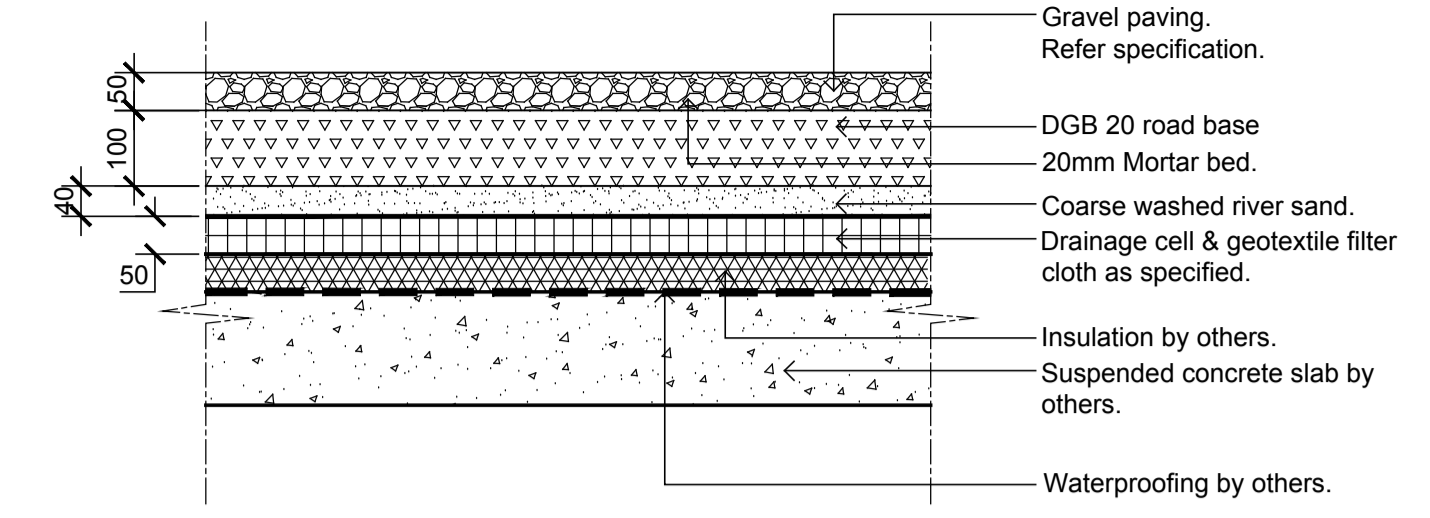
75-200L Tree Planting on Slab
1:10



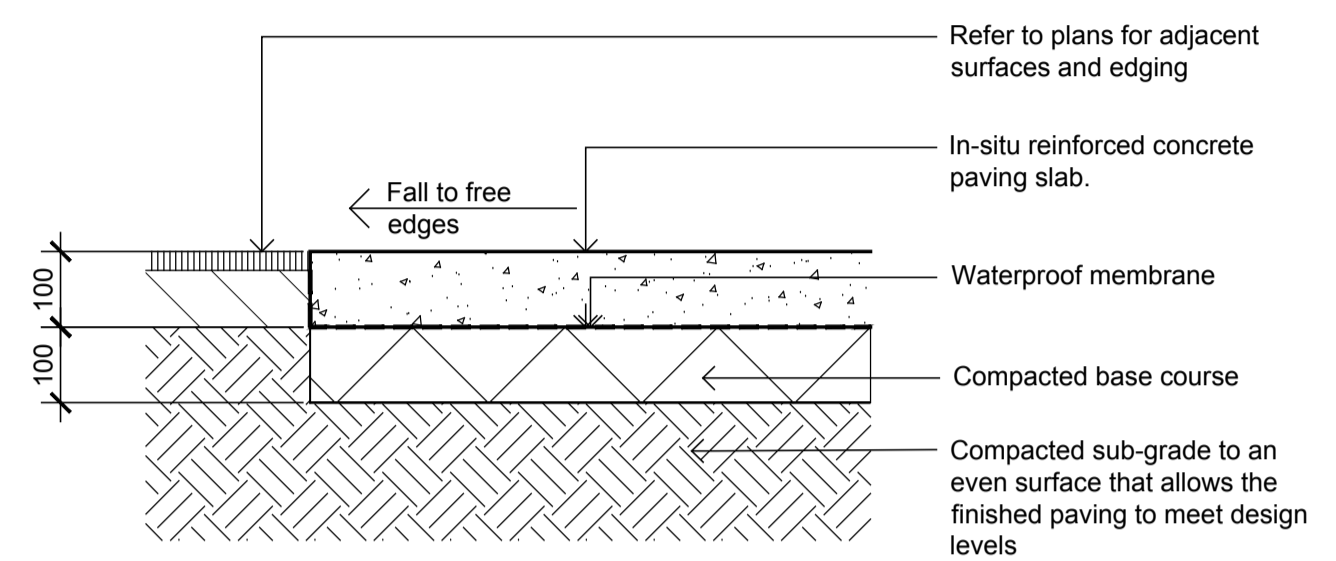
Shrub, Accent & Groundcover Planting on Grade
1:10



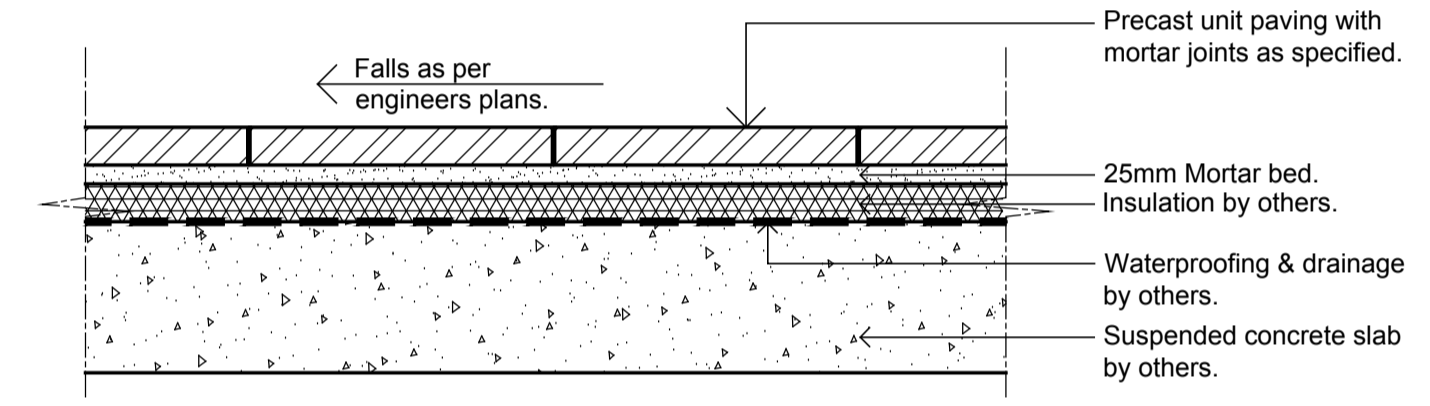
Shrub, Accent & Groundcover Planting on Slab
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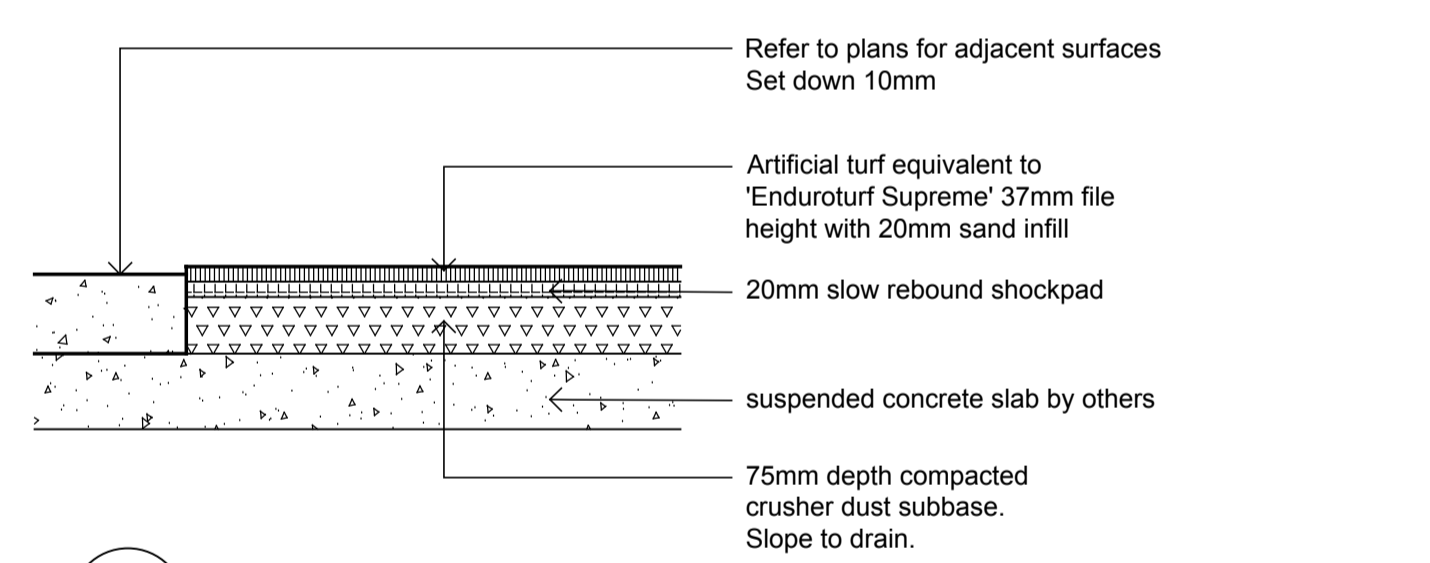
TYPICAL GRAVEL PAVING ON SUSPENDED SLAB
SCALE 1:10



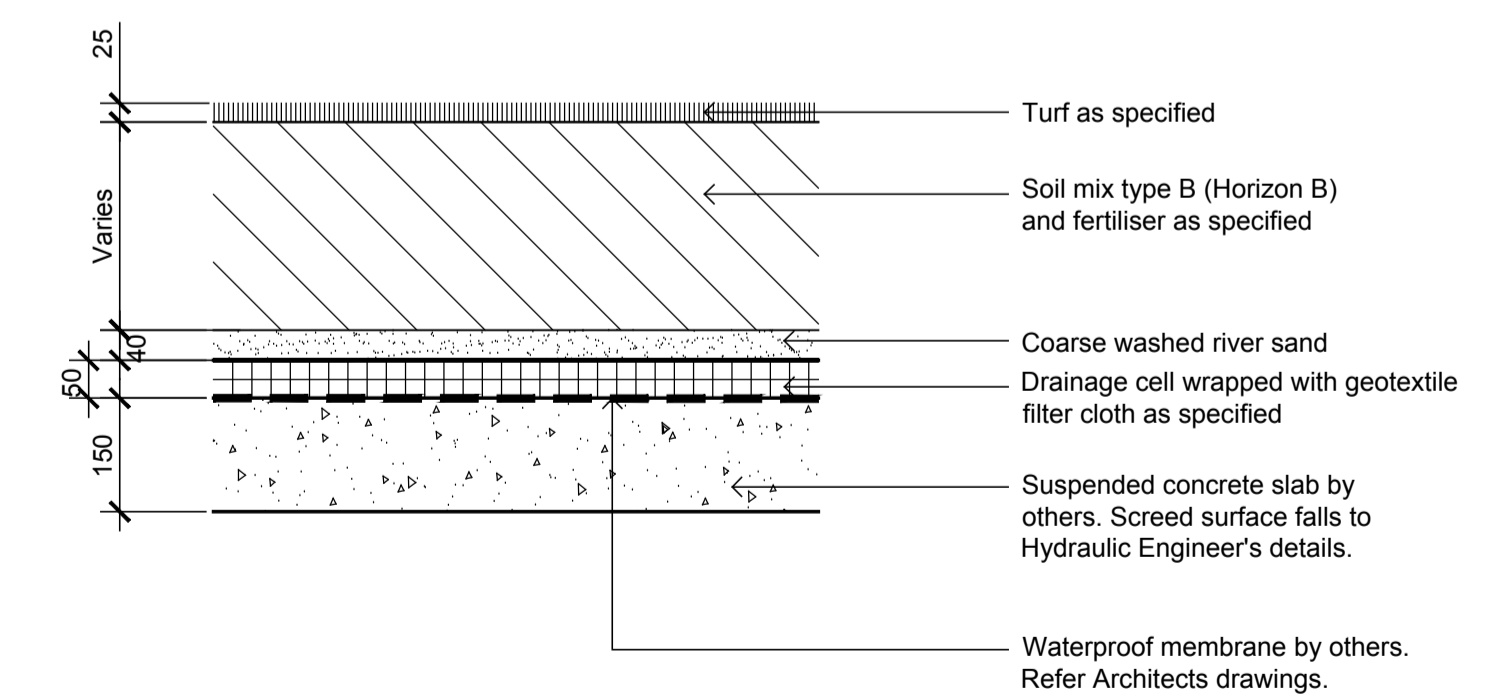
In-situ Concrete Paving - On grade
1:10



TYPICAL PRECAST UNIT PAVERS ON SUSPENDED SLAB
SCALE 1:10



SYNTHETIC TURF
SCALE 1:10



Detail Turf on Suspended Structure
1:10

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LEGEND

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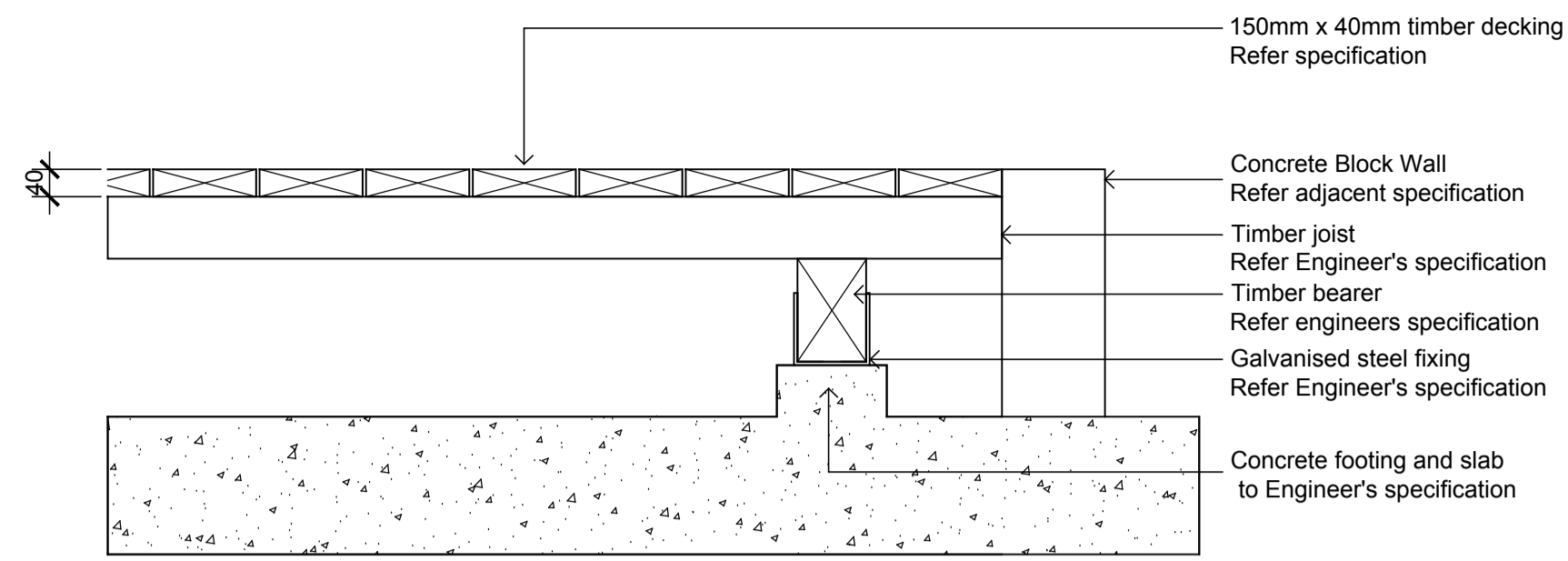
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Da Vito Ferro Apartments Pty Ltd

Project:
Mascot Apartments
23-25 Church Ave
Mascot

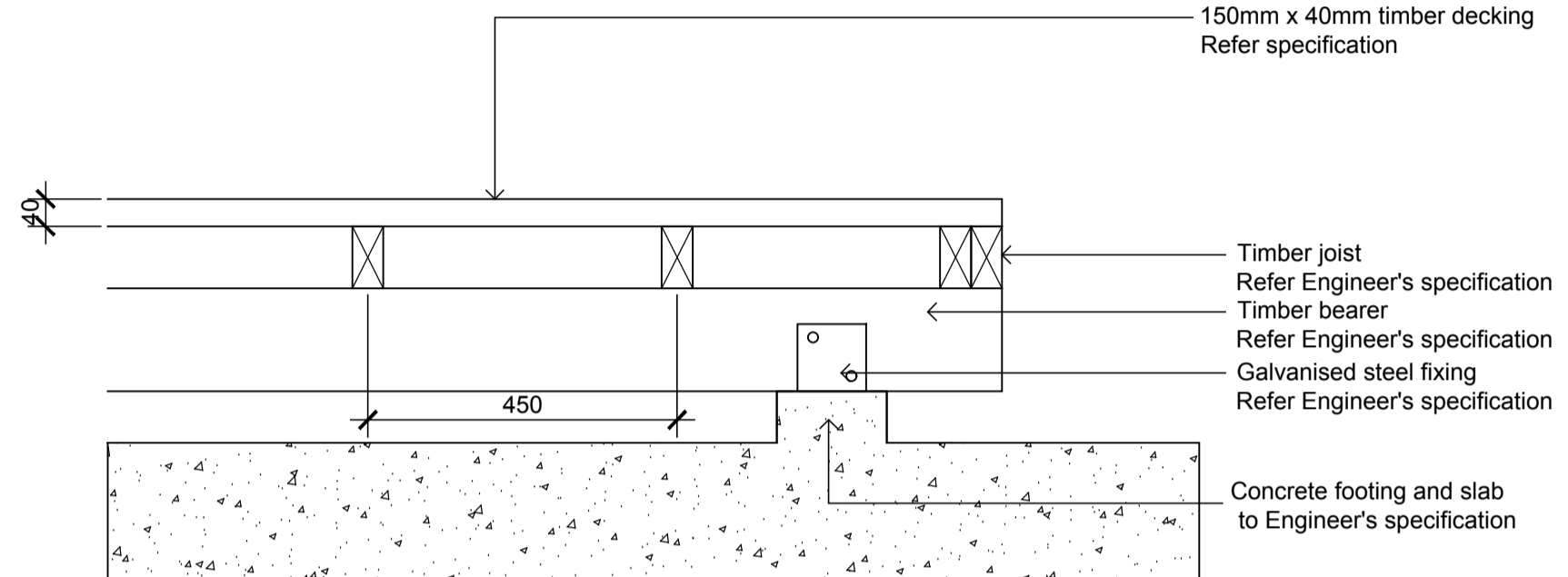
Drawing Name:
Landscape Details

DEVELOPMENT APPLICATION

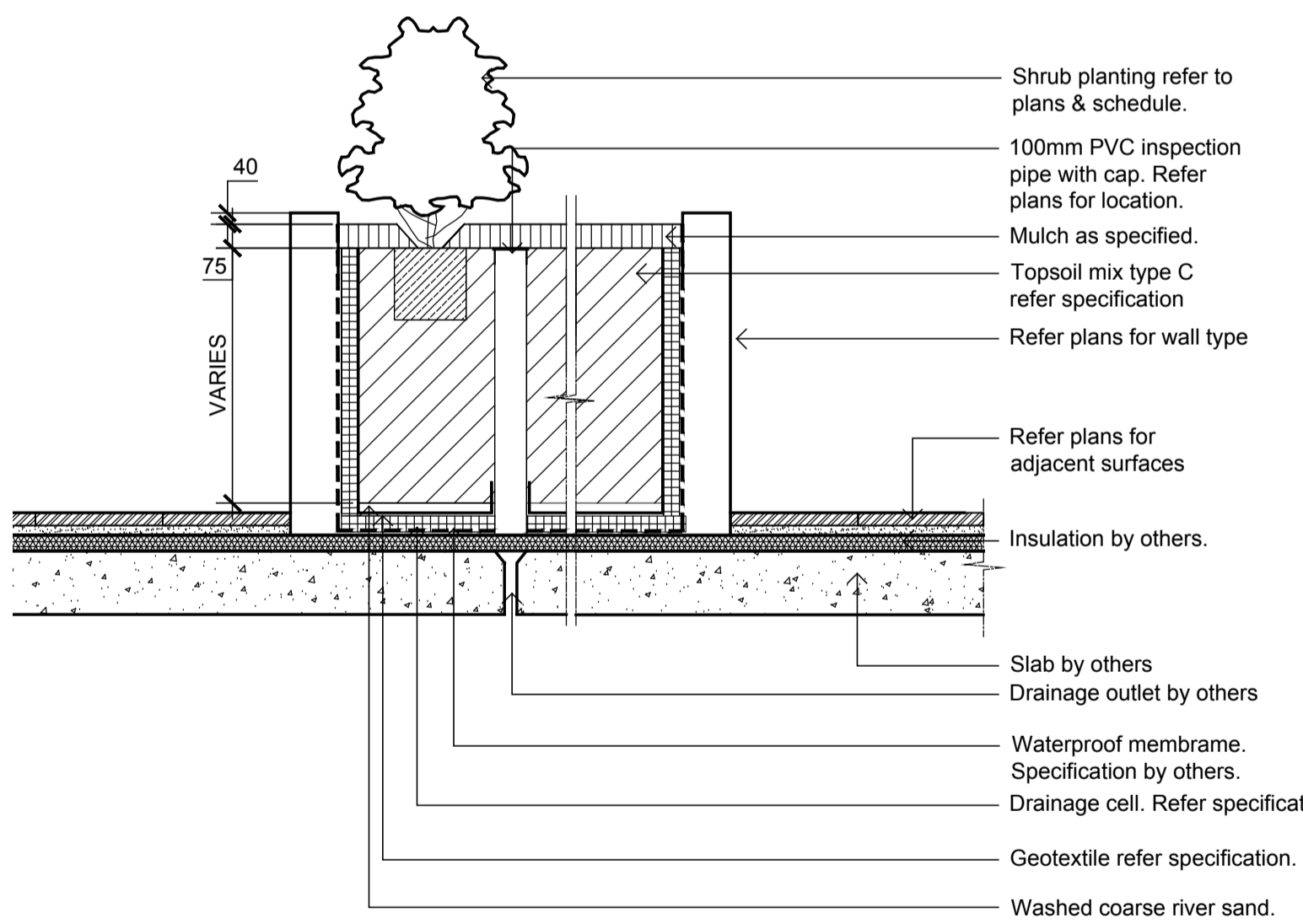
Scale:
Job Number: **SS19-4185**
Drawing Number:
Issue:



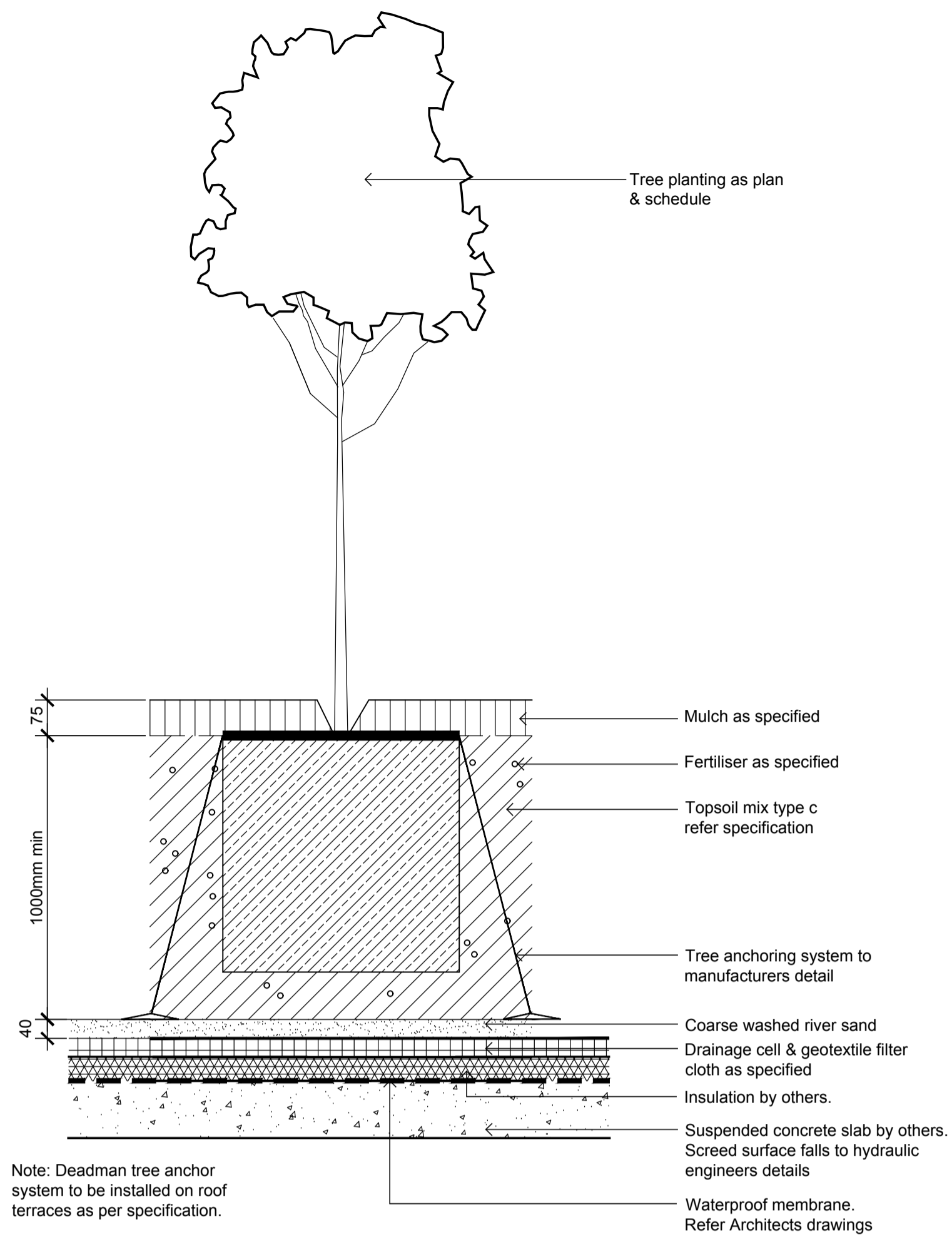
RAISED TIMBER DECK - SECTION AA
SCALE 1:10



RAISED TIMBER DECK - SECTION BB
SCALE 1:10



Typical Raised Planter Bed on Suspended Slab/ Roof
SCALE 1:20



Note: Deadman tree anchor system to be installed on roof terraces as per specification.

75-200L TREE PLANTING ON SLAB/ ROOF
SCALE 1:10

Maintenance Program

Activity	Frequency						Action
	D	W	2W	3W	M	3M	
1 Logbook	+	+	+				Complete a logbook entry every day at site and at least every two weeks. All actions listed below require a logbook entry. Upon request, make the logbook available for inspection. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis. Please note that more frequent, short, occasional inspection should result in less maintenance work when problems are observed earlier than they might otherwise have been seen.
2 Plant Replacement			+	+			Inspect and replace failed plants within 2 weeks of observation of failure. Match species, size (original) and location of new with old.
3 Mulch			+	+			Inspect and replace mulch deficiencies within 2 weeks of observation. Prior to placing new mulch aerate the soil by fork turning to a depth of at least 100mm, roughly level the soil and then place mulch. Do not disturb major plant roots while aerating soil.
4 Erosion Control			+				Inspect every two weeks and repair ground, soil and mulch immediately. Maintain erosion control device as necessary.
5 Stakes and ties			+				Inspect every two weeks, adjust and/or replace as necessary but remove as plants mature and are able to support themselves.
6 Weed and Rubbish removal			+				Inspect and remove immediately upon observation. Leave no waste on site. Dispose of waste material at a designated waste disposal site.
7 Pruning			+				Inspect every 2 weeks and prune as necessary to remove dead wood, improve plant shape and promote healthy vigorous new growth.
8 Spraying			+				Inspect every 2 weeks and action as necessary. Do not spray if other non-chemical methods will satisfy the need to remove insects. Spray for disease control only when absolutely necessary.
9 Urgent Works			+				Complete within 1 week (7 days) of notification. Inspect and clear drains.
10 Planting and fertilising			+		+		Inspect every 2 weeks and remove spent flowers and dead stalks as they become apparent. Fertilise gardens every 3 months or other frequency in accordance with fertiliser manufacturer's directions.
11 Watering			+	+			Water when and where necessary every day at site and at least every 2 weeks generally. Do not allow soil and plants to dehydrate. Allow for prolonged rain, windy and dry periods. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day.
12 Mowing, top dressing and edging			+	+		+	Summer fortnightly, Winter monthly. Top-dress 6 monthly.

SPECIFICATION

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES

Trees to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees

Keep the area of the drip-line free from construction material and debris. Do not 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. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling

Except as otherwise note in the contract, bulk excavation is excluded from the landscape works. Trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks.

HARDWORKS

Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGS1 and Edging

Construct garden walls as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation.

Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the installation.

SOFTWORKS

Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge;
- Smooth and free from stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment points;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation

Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths and all trunk service trenches, where their proximity poses a threat to the stability of the infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm, after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between the design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, 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 delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; &
- To finish flush, after tamping, with adjacent finished surfaces of ground.

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft,

vandalism, over spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replanting failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best.

Maintenance Activities

Schedule the following activities to occur on a timely basis.

- Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.
- Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type.
- Insect and pest control** - Avoid spraying:
 - if ever possible;
 - in wet weather or if wet weather is imminent;
 - if target plants are still wet after rain;
 - in windy weather; and
 - if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

Fertilising - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:

- Product brand / manufacturer's name,
- Fertiliser / product name,
- Application quantity and rate, and
- Date of application and location.

Stakes and ties - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).

Maintaining mulch - Maintain the surface in a clean, tidy and weed free condition and reinstatement the mulch as necessary to ensure correct depth as specified.

Mowing and top dressing - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface.

Irrigation and watering - Maintain the irrigation system to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required. Provide additional watering, if necessary.

Erosion control - Where necessary, maintain the erosion control devices in a tidy and weed free condition and reinstatement as necessary to ensure control measures are effective where deemed necessary.

Weeding and rubbish removal - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set.

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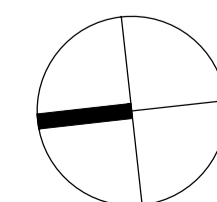
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