

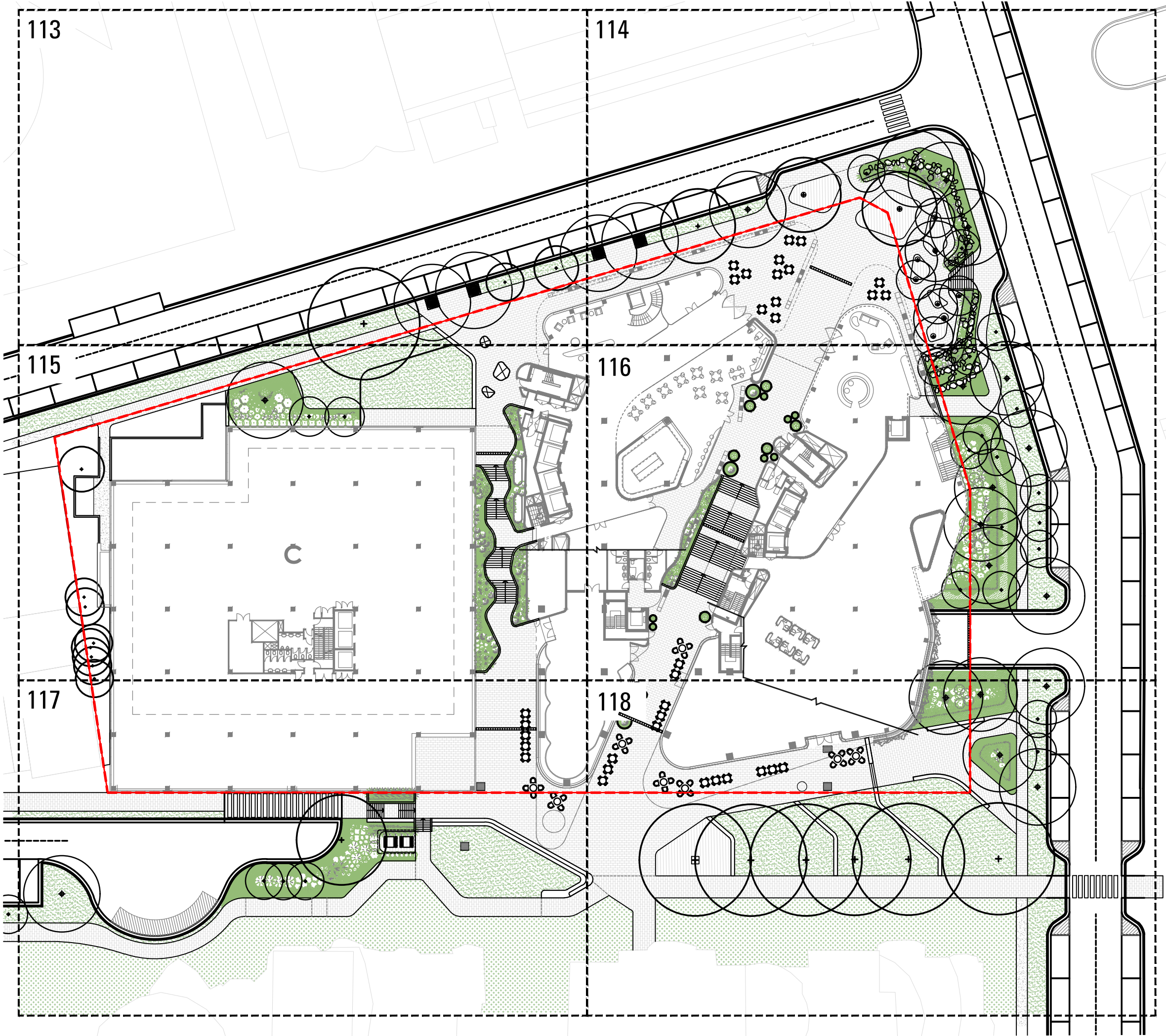
29 - 57 CHRISTIE STREET

ST LEONARDS, NEW SOUTH WALES

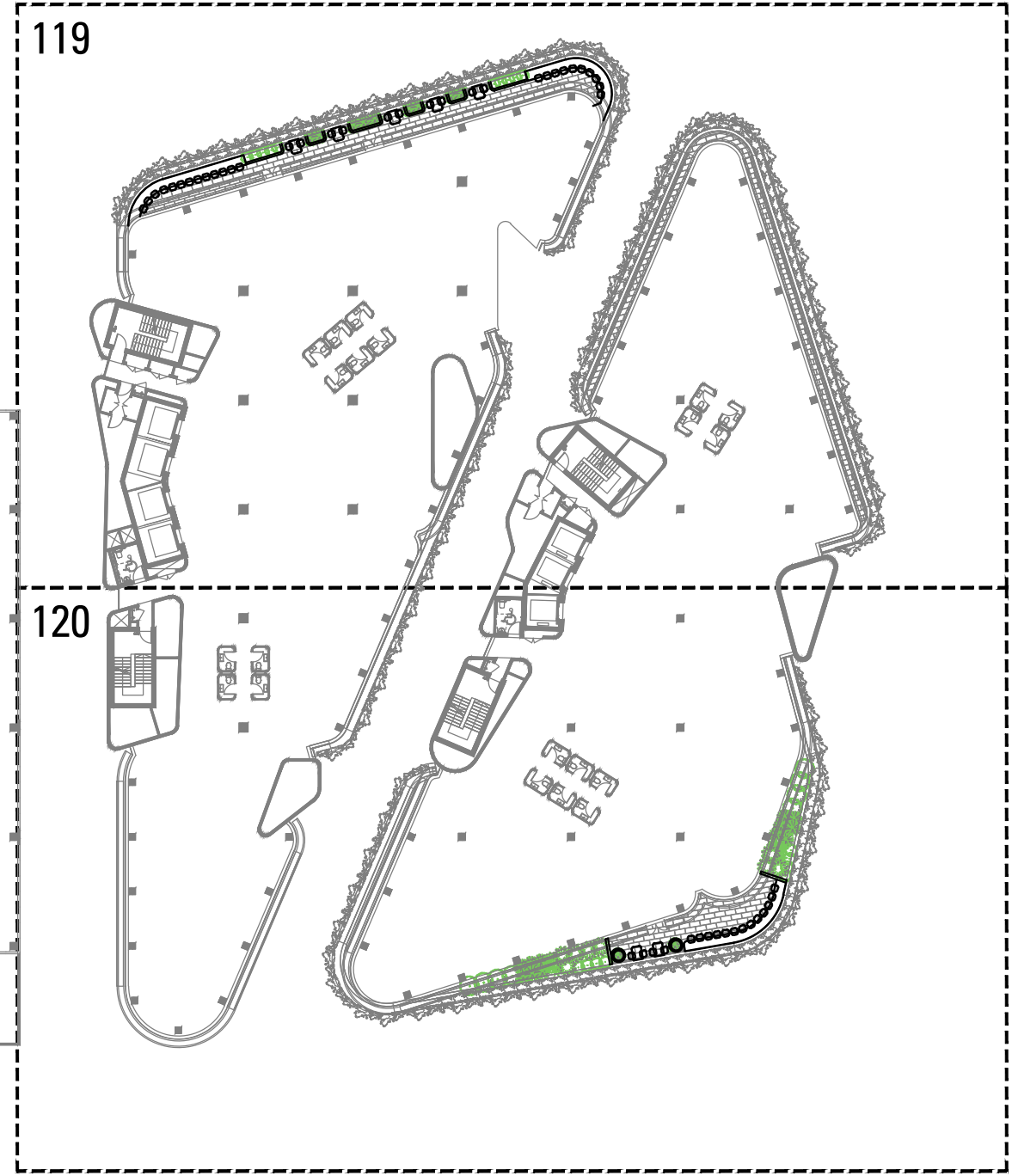
DRAWING SCHEDULE

GROUND LEVELS

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
100	EXISTING SITE FEATURES
101	EXISTING SITE FEATURES
102	EXISTING SITE FEATURES
103	EXISTING SITE FEATURES
104	EXISTING SITE FEATURES
105	EXISTING SITE FEATURES
106	EXISTING SITE FEATURES
107	TREE RETENTION AND REMOVAL
108	TREE RETENTION AND REMOVAL
109	TREE RETENTION AND REMOVAL
110	TREE RETENTION AND REMOVAL
111	TREE RETENTION AND REMOVAL
112	TREE RETENTION AND REMOVAL
113	TREE RETENTION AND REMOVAL
114	LANDSCAPED AREAS
115	LANDSCAPED AREAS
116	LANDSCAPED AREAS
117	LANDSCAPED AREAS
118	LANDSCAPED AREAS
119	LANDSCAPED AREAS
120	LANDSCAPED AREAS
121	LANDSCAPE PLAN
122	LANDSCAPE PLAN
123	LANDSCAPE PLAN
124	LANDSCAPE PLAN
125	LANDSCAPE PLAN
126	LANDSCAPE PLAN
127	LANDSCAPE PLAN - TERRACE L04-L06
128	LANDSCAPE PLAN - TERRACE L04-L06
129	LANDSCAPE PLAN - ROOFTOP L7
130	LANDSCAPE PLAN - ROOFTOP L7
131	LANDSCAPE PLAN - ROOFTOP L10
132	LANDSCAPE CROSS SECTION A
133	LANDSCAPE CROSS SECTION B
134	LANDSCAPE CROSS SECTION C
135	LANDSCAPE DETAILS - HARDWORKS
136	LANDSCAPE DETAILS - FURNITURE
137	LANDSCAPE DETAILS - SOFTWORKS
138	LANDSCAPE SPECIFICATION



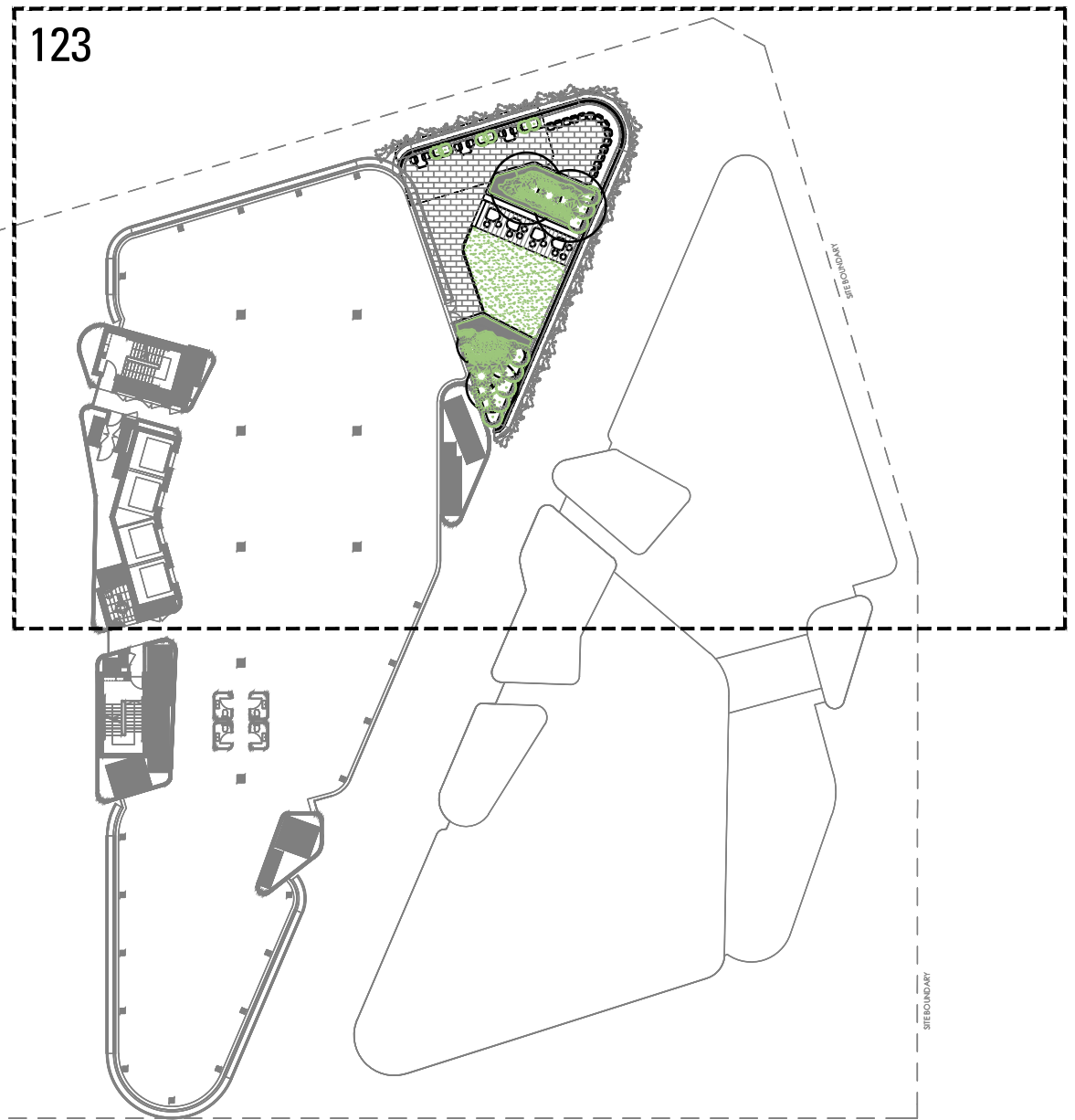
LEVEL 04-06 TYPICAL



LEVEL 07



LEVEL 10



EXISTING TREE SCHEDULE

REFER ARBORIST REPORT FOR ADDITIONAL INFORMATION

001

TREES WITHIN SITE BOUNDARY

Tree	Genus & Species	Height	DBH/ DAGL	Crown Spread
C1 Street Tree	<i>Eucalyptus sideropholia</i> (Grey Ironbark)	12m	450/520 mm	25m2
1	<i>Platanus acerifolius</i> (London Plane Tree)	20m	480/540 mm	30m2
2	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	22m	570/ 650mm	40m2
3	<i>Platanus acerifolius</i> (London Plane Tree)	12m	360/ 380mm	20m2
4	<i>Platanus acerifolius</i> (London Plane Tree)	12m	280/ 290mm	20m2
5	<i>Platanus acerifolius</i> (London Plane Tree)	12m	390/ 370mm	20m2
6	<i>Platanus acerifolius</i> (London Plane Tree)	12m	330/ 340mm	20m2
7	<i>Platanus acerifolius</i> (London Plane Tree)	12m	410/ 380mm	30m2
8	<i>Platanus acerifolius</i> (London Plane Tree)	13m	460/ 440mm	30m2
9	<i>Platanus acerifolius</i> (London Plane Tree)	14m	470/ 470mm	30m2
10	<i>Platanus acerifolius</i> (London Plane tree)	12m	230/ 270mm	15m2

Tree	Genus & Species	Height	DBH/ DAGL	Crown Spread
11	<i>Platanus acerifolius</i> (London Plane Tree)	15m	280/ 330mm	15m2
12	<i>Banksia serrata</i> (Old Man Banksia)	5m	240/ 290mm	15m2
13	<i>Casuarina cunninghamiana</i> (River She-Oak)	22m	640/ 700mm	25m2
14	<i>Casuarina cunninghamiana</i> (River She-Oak)	22m	440/ 550mm	25m2
15	<i>Casuarina cunninghamiana</i> (River She-Oak)	20m	440/ 550mm	25m2
16	<i>Casuarina cunninghamiana</i> (River She-Oak)	21m	330/ 450mm	25m2
17	<i>Casuarina cunninghamiana</i> (River She-Oak)	18m	260/ 320mm	20m2
18	<i>Casuarina cunninghamiana</i> (River She-Oak)	25m	310/ 430mm	20m2
19	<i>Casuarina cunninghamiana</i> (River She-Oak)	15m	220/ 290mm	15m2
20	<i>Casuarina cunninghamiana</i> (River She-Oak)	15m	350/ 430mm	15m2
21	Informal hedge <i>Syzygium australe</i> (Lilly Pilly)	9m	280/ 320mm	60m2
20A Street Tree	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	17m	420/ 520mm	20m2

Tree	Genus & Species	Height	DBH/ DAGL	Crown Spread
21B Street Tree	<i>Eucalyptus paniculata</i> (Grey Ironbark)	17m	450/ 590 mm	30m2
22	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	350/480 mm	20m2
23	<i>Casuarina cunninghamiana</i> (River She-Oak)	15m	510/ 540mm	30m2
24	<i>Casuarina cunninghamiana</i> (River She-Oak)	7m	140/ 180mm	15m2
25	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	380/ 500mm	15m2
26	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	360/ 440mm	20m2
27	<i>Casuarina cunninghamiana</i> (River She-Oak)	10m	300/ 350mm	20m2
28	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	350/ 470mm	20m2
29	<i>Castonospermum australe</i> (Bean Tree)	6m	200/ 240mm	15m2
30	<i>Casuarina cunninghamiana</i> (River She-Oak)	10m	280/ 380mm	15m2
31	<i>Casuarina cunninghamiana</i> (River She-Oak)	20m	400/ 490mm	20m2
32	<i>Casuarina cunninghamiana</i> (River She-Oak)	16m	350/ 480mm	20m2
33	<i>Casuarina cunninghamiana</i> (River She-Oak)	10m	260/ 330mm	15m2

Tree	Genus & Species	Height	DBH/ DAGL	Crown Spread
34	<i>Casuarina cunninghamiana</i> (River She-Oak)	7m	170/ 240mm	10m2
35	<i>Casuarina cunninghamiana</i> (River She-Oak)	8m	240/ 310mm	15m2
36	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	190x220/ 430mm	20m2
37	<i>Casuarina cunninghamiana</i> (River She-Oak)	11m	210/ 280mm	15m2
38	<i>Casuarina cunninghamiana</i> (River She-Oak)	16m	240/ 330mm	20m2
39	<i>Casuarina cunninghamiana</i> (River She-Oak)	18m	510/ 560mm	20m2
40	<i>Casuarina cunninghamiana</i> (River She-Oak)	15m	290/ 370mm	20m2
41	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	220/ 370mm	20m2
42	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	280/ 350mm	20m2
43	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	320/ 420mm	20m2
44	<i>Casuarina cunninghamiana</i> (River She-Oak)	10m	280/ 330mm	15m2
45	<i>Casuarina cunninghamiana</i> (River She-Oak)	9m	230/ 330mm	15m2
46	<i>Casuarina cunninghamiana</i> (River She-Oak)	9m	230/ 300mm	15m2

Tree	Genus & Species	Height	DBH/ DAGL	Crown Spread
47	<i>Casuarina cunninghamiana</i> (River She-Oak)	8m	260/ 330mm	15m2
48	<i>Casuarina cunninghamiana</i> (River She-Oak)	6m	200/ 250mm	15m2
49	<i>Casuarina cunninghamiana</i> (River She-Oak)	7m	150/ 210mm	10m2
50	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	280/ 350mm	20m2
51	<i>Casuarina cunninghamiana</i> (River She-Oak)	8m	210/ 280mm	15m2
52	<i>Casuarina cunninghamiana</i> (River She-Oak)	7m	170/ 240mm	15m2
53	<i>Casuarina cunninghamiana</i> (River She-Oak)	12m	350/ 410mm	20m2
54	<i>Casuarina cunninghamiana</i> (River She-Oak)	6m	120/ 180mm	10m2
55	<i>Casuarina cunninghamiana</i> (River She-Oak)	17m	370/ 580mm	20m2

OXLEY STREET TREES

Tree	Genus & Species	Height	DBH/ DAGL	Crown Spread
01	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	8m	270/ 320mm	20m2
02	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	8m	330/ 410mm	20m2
Group A	<i>Casuarina cunninghamiana</i> (River Oak)	15m	450/ 530mm	30m2
Group A	<i>Casuarina cunninghamiana</i> (River Oak)	10m	320/ 410mm	25m2
Group A	<i>Casuarina cunninghamiana</i> (River Oak)	12m	300/ 400mm	20m2
Group A	<i>Casuarina cunninghamiana</i> (River Oak)	16m	460/ 580mm	30m2
Group A	<i>Casuarina cunninghamiana</i> (River Oak)	14m	300/ 400mm	20m2
03	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	8m	300/ 350mm	20m2
04	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	9m	310/ 430mm	20m2

NICHOLSON STREET TREES

Tree	Genus & Species	Height	DBH/ DAGL	Crown Spread
20A	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	17m	420/ 520mm	20m2
N1	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	8m	310/ 370mm	20m2
N2	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	7m	310/ 380mm	20m2
21B	<i>Eucalyptus paniculata</i> (Grey Ironbark)	14m	370/ 410mm	30m2
N3	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	8m	310/ 380mm	20m2
N4	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	7m	310/ 380mm	15m2



29 - 57 CHRISTIE STREET / ST LEONARDS
DEVELOPMENT APPLICATION



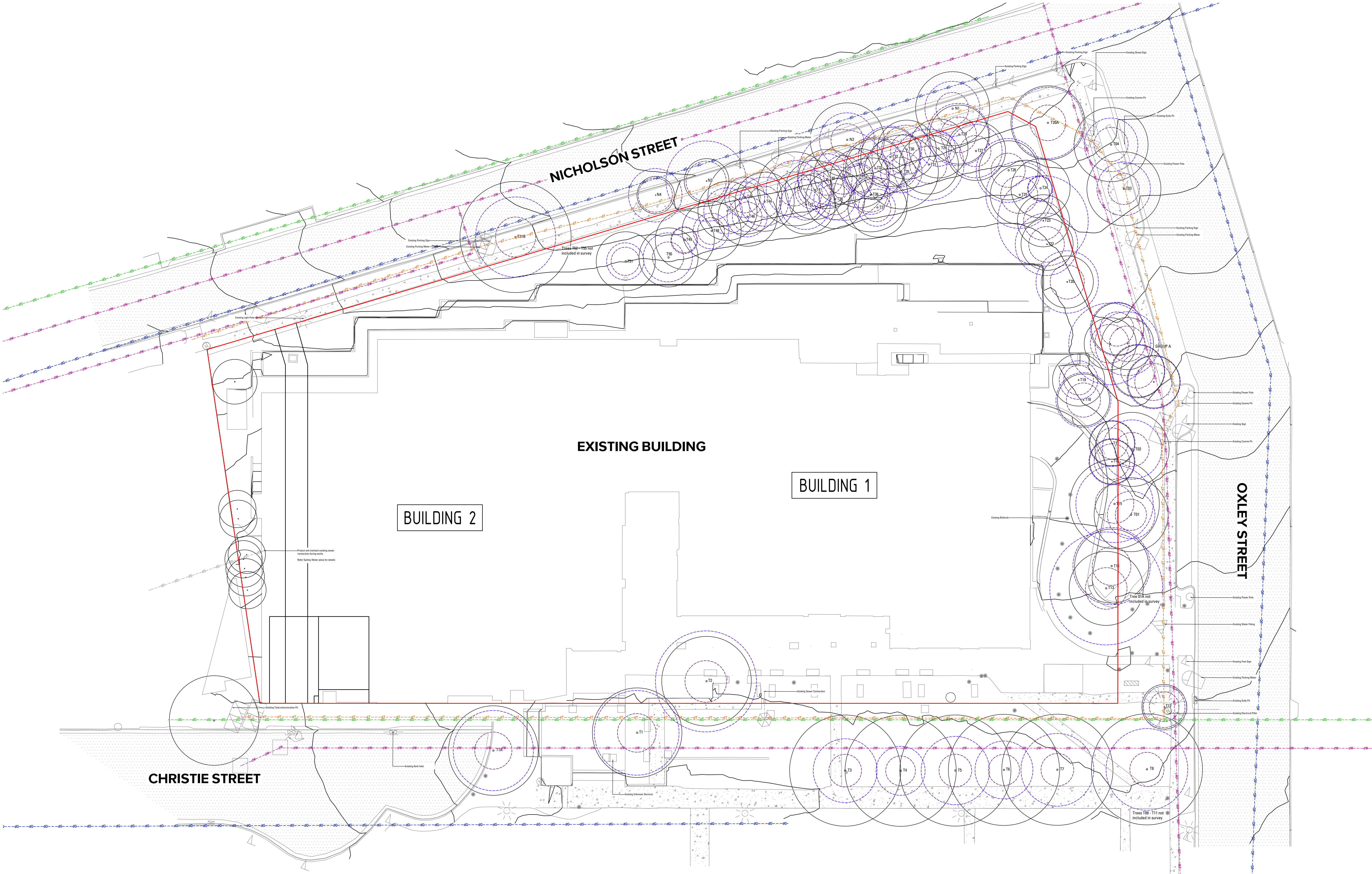
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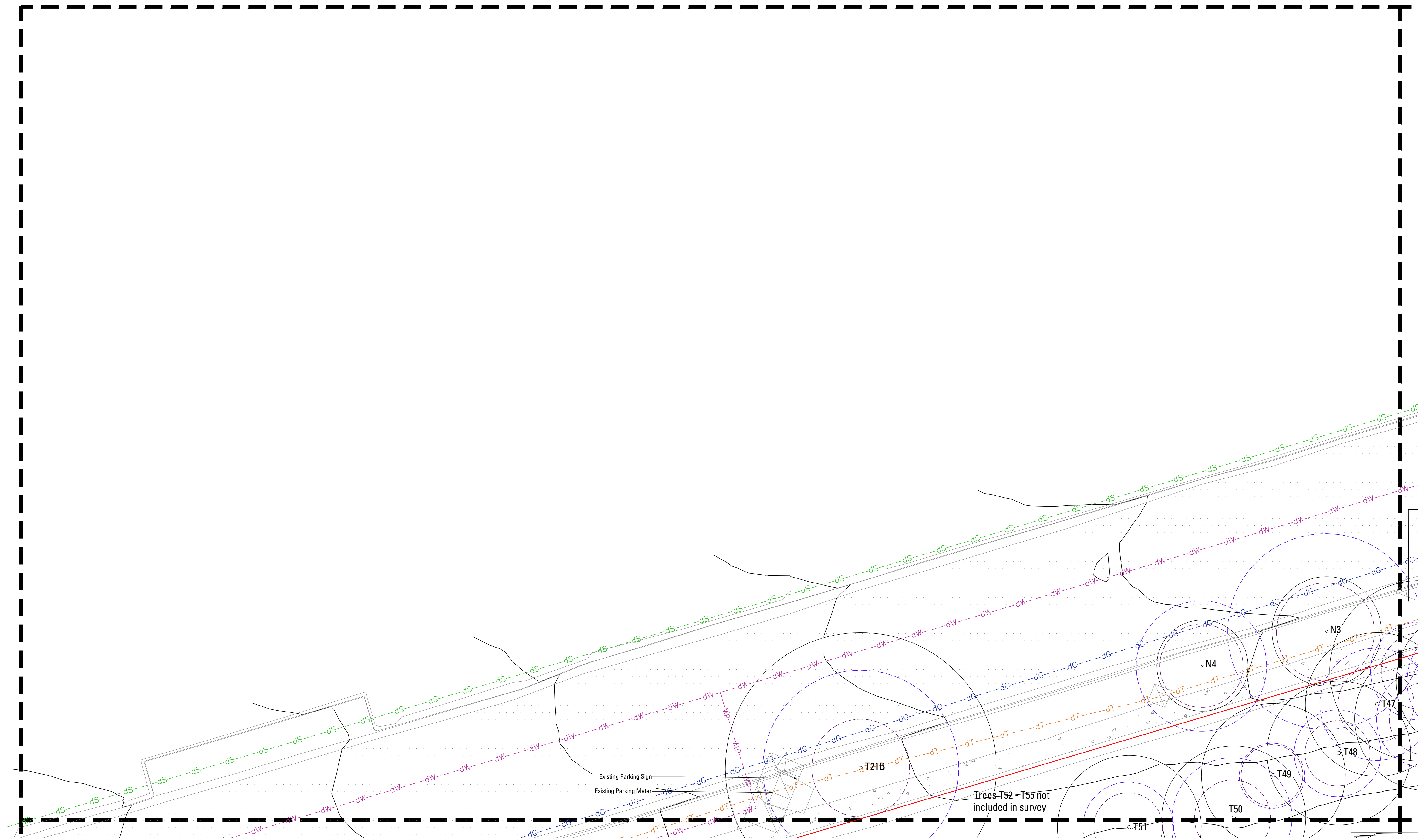
- SITE TREE
Refer Survey Drawing for more information
- TPZ (Tree Protection Zone)
Refer Arbourist Report
- SRZ (Structural Root Zone)
Refer Arbourist Report



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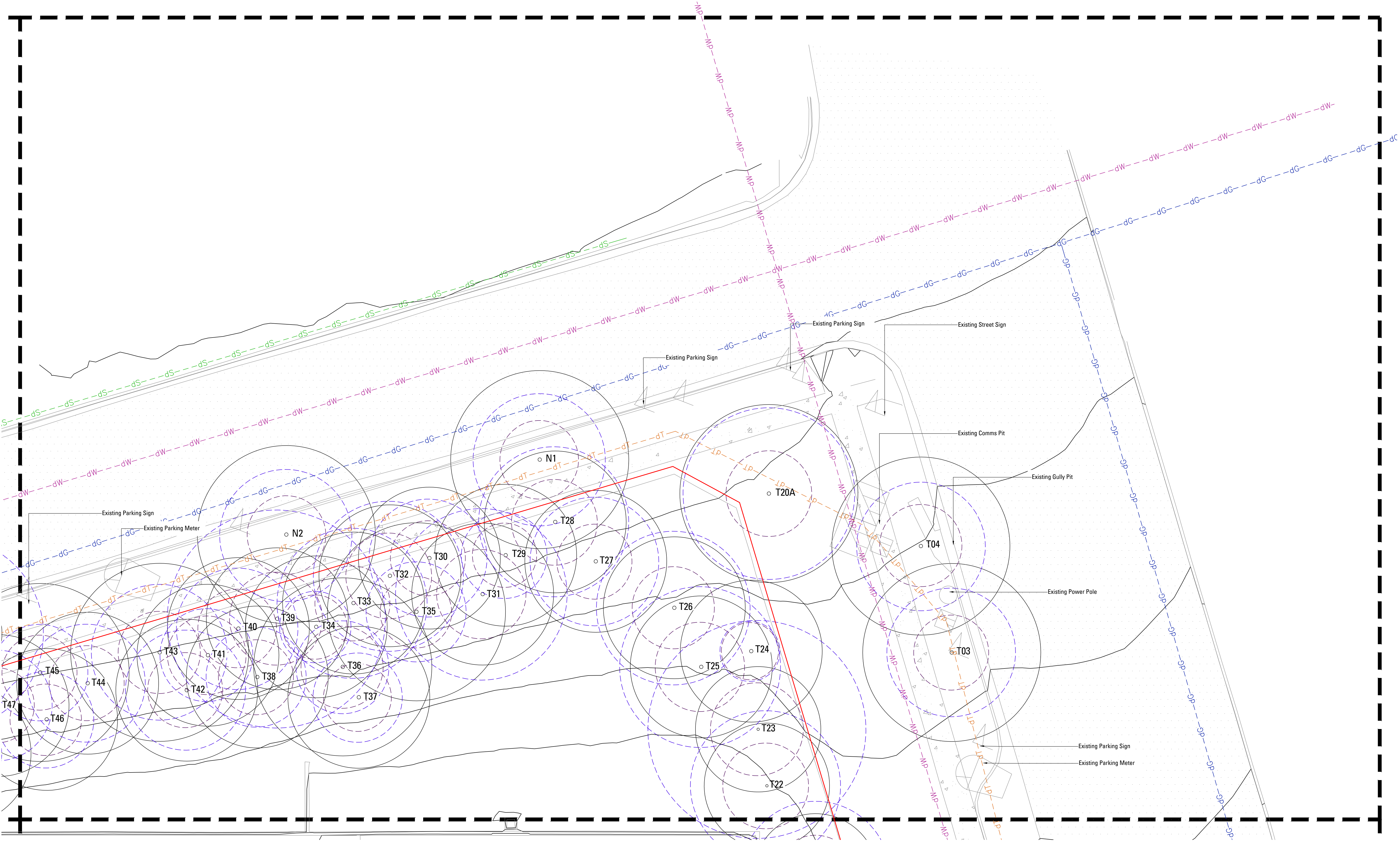
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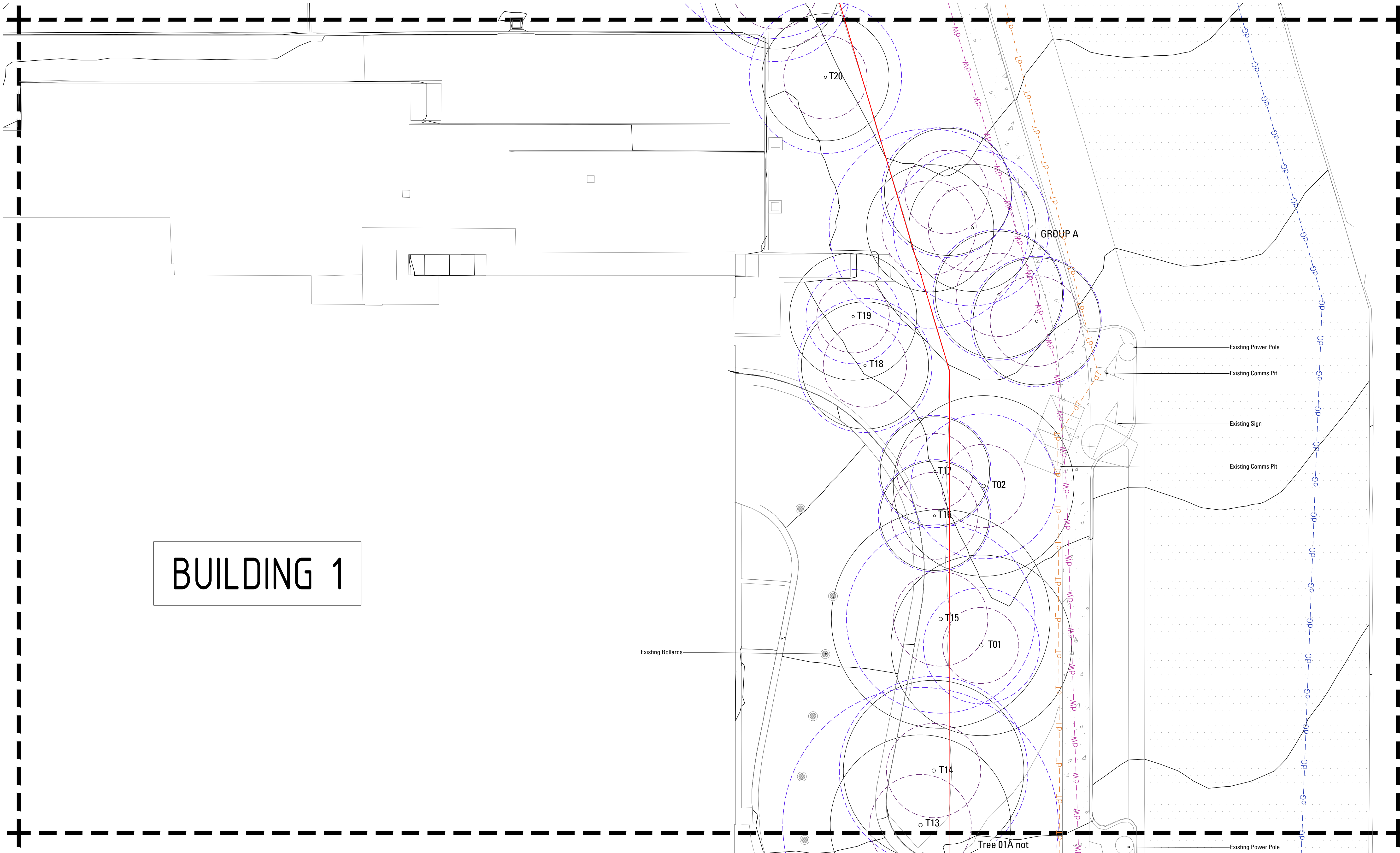


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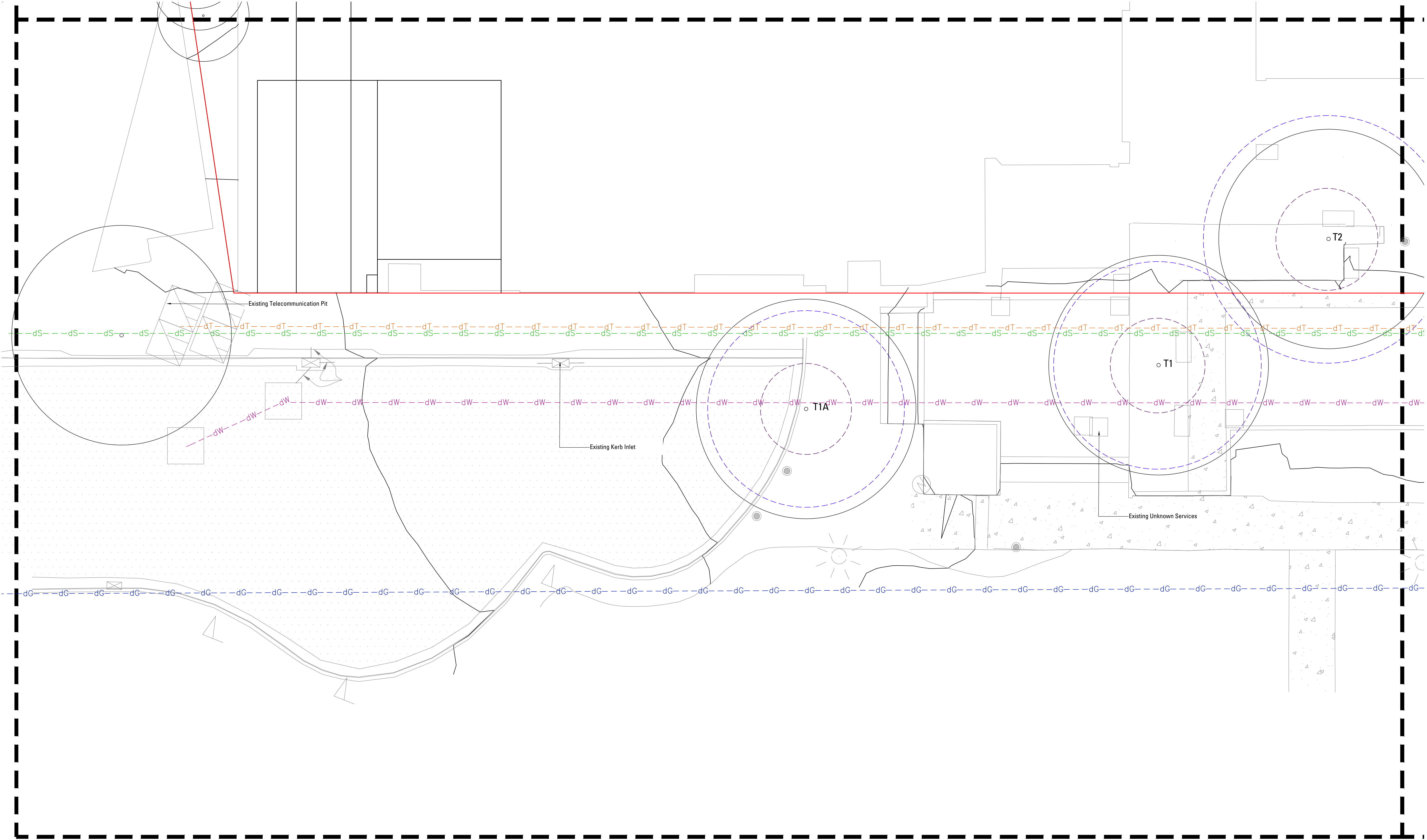
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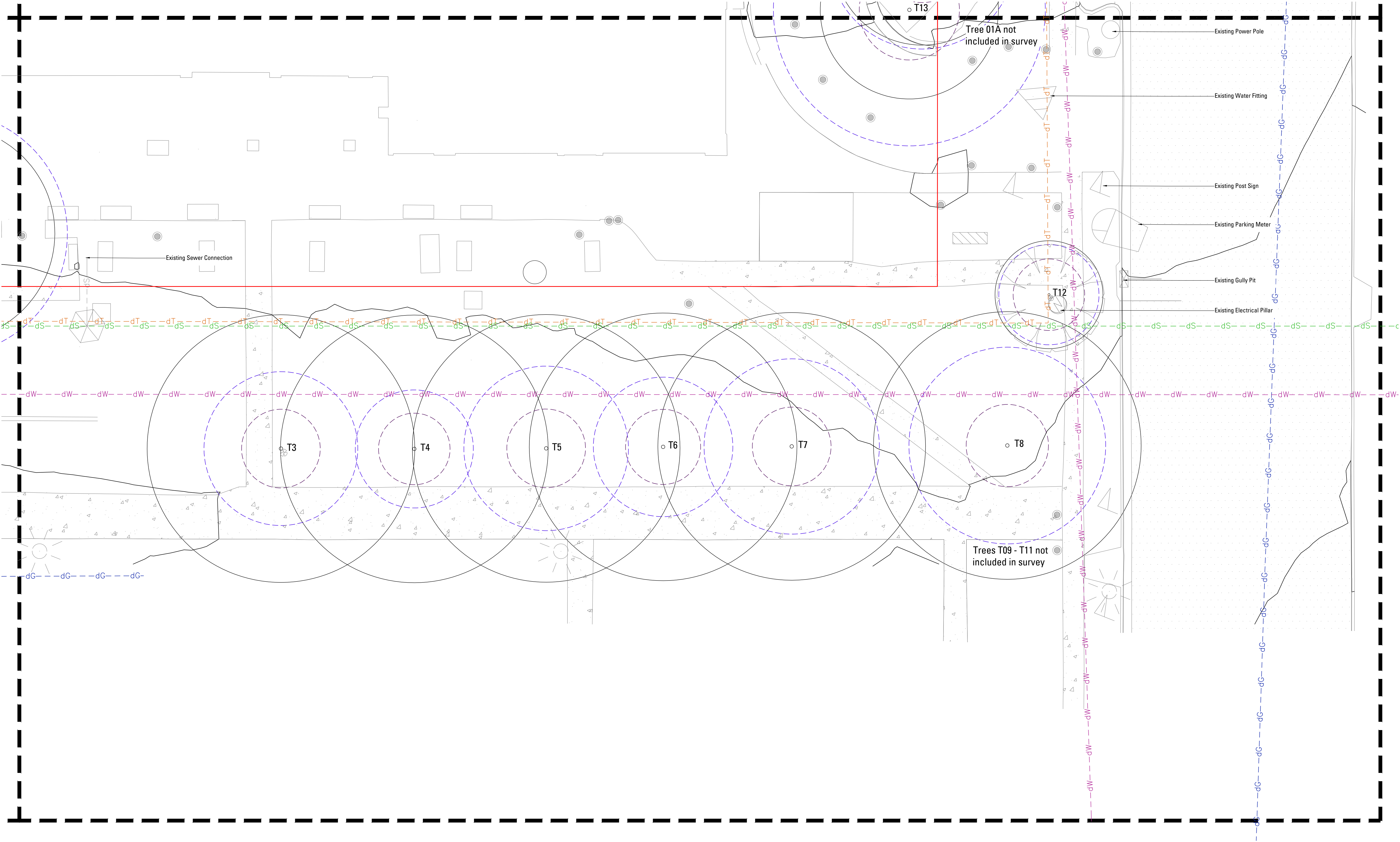
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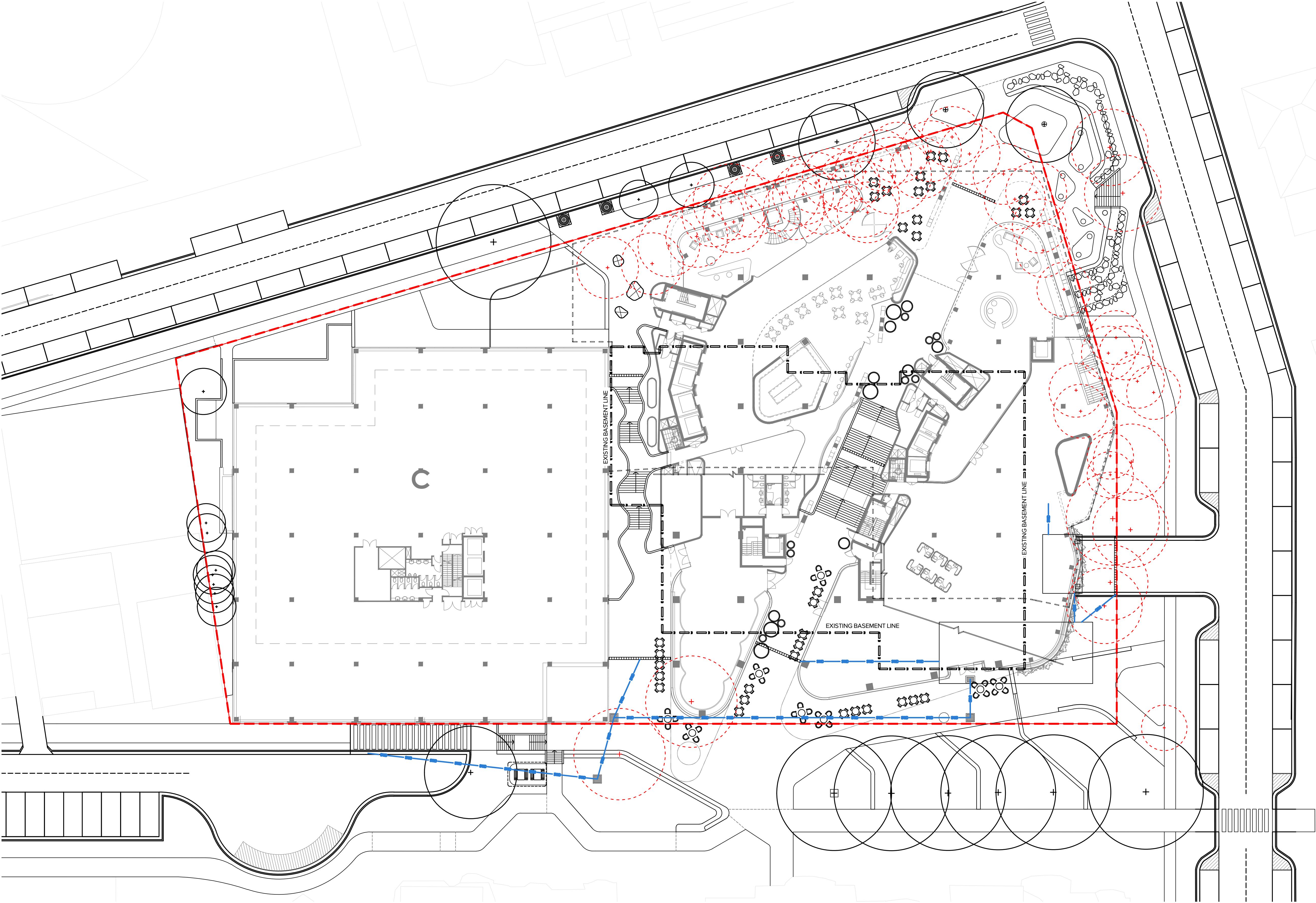
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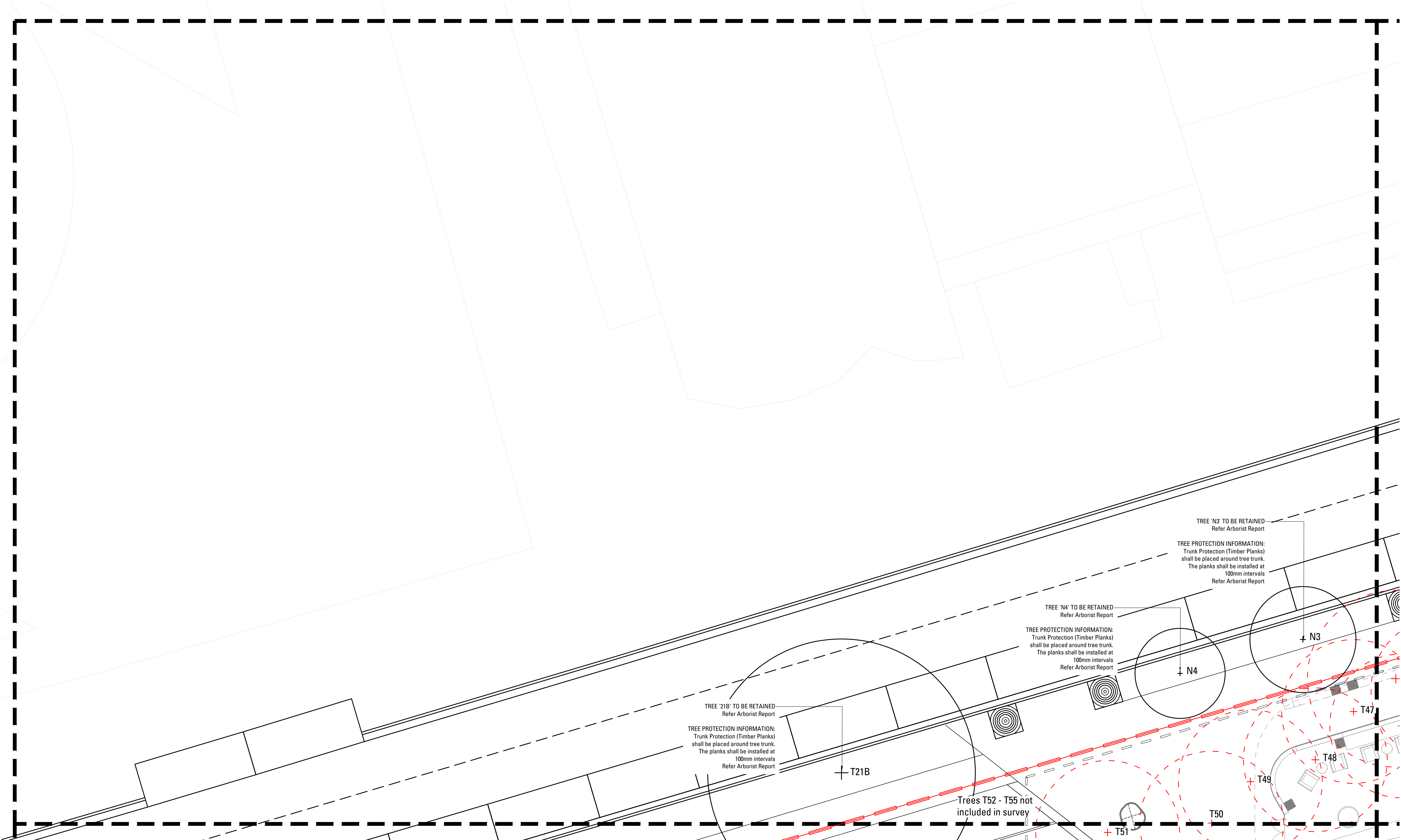
- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED



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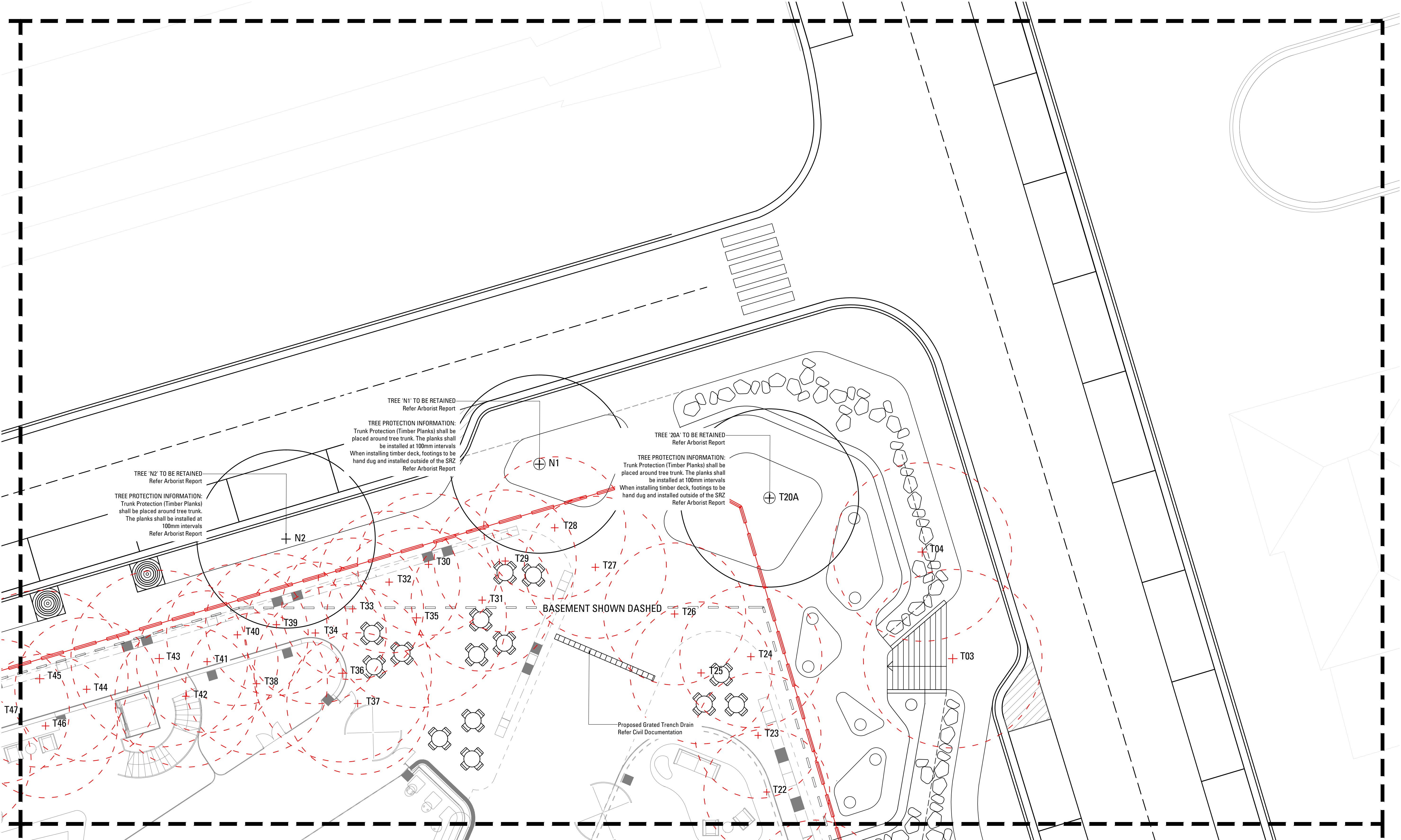
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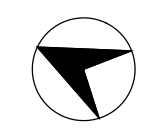
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LEGEND

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- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED



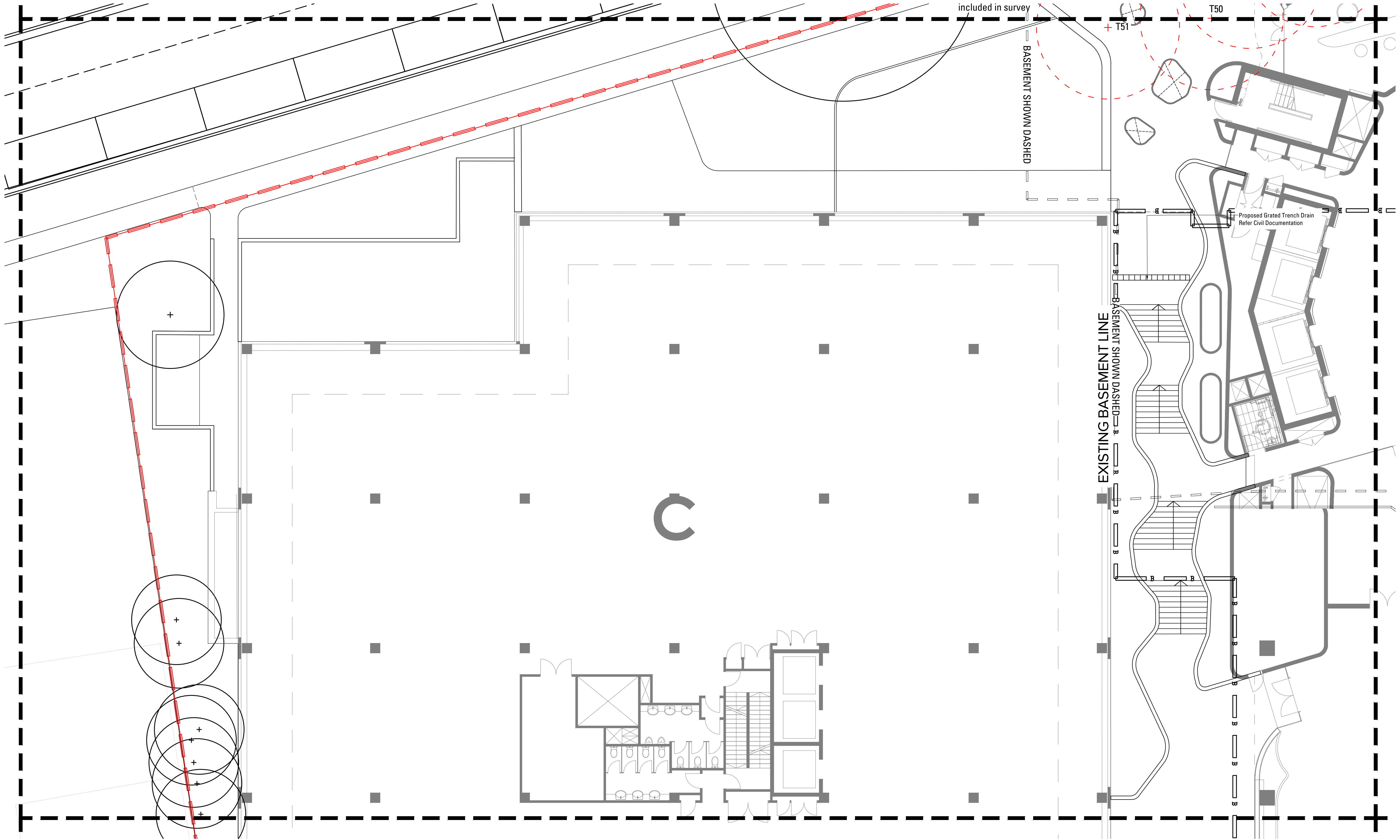
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TREE RETENTION AND REMOVAL

110




ARCADIA

29 - 57 CHRISTIE STREET / ST LEONARDS

DEVELOPMENT APPLICATION

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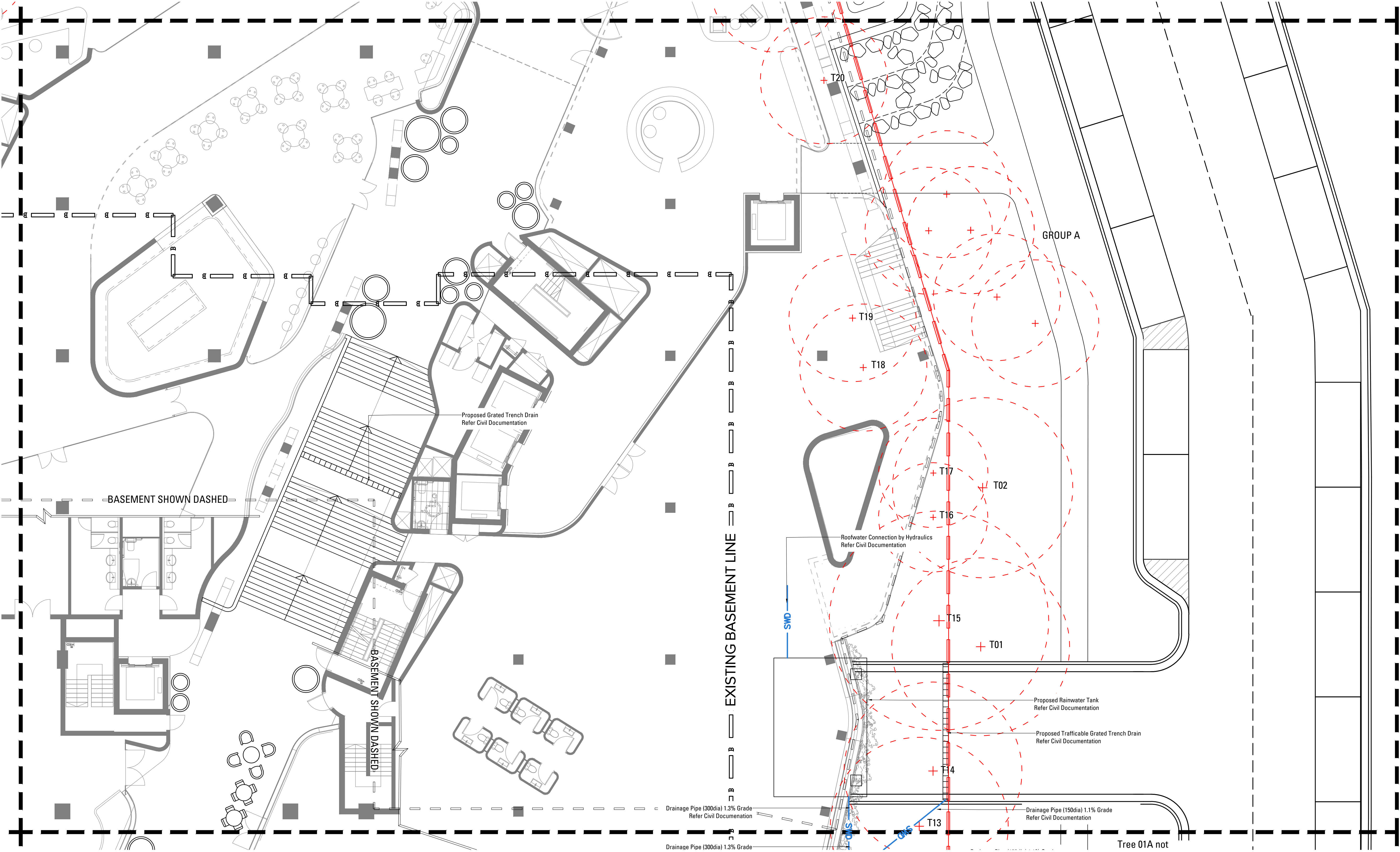
- 
- SITE BOUNDARY
 - EXISTING TREES TO BE RETAINED
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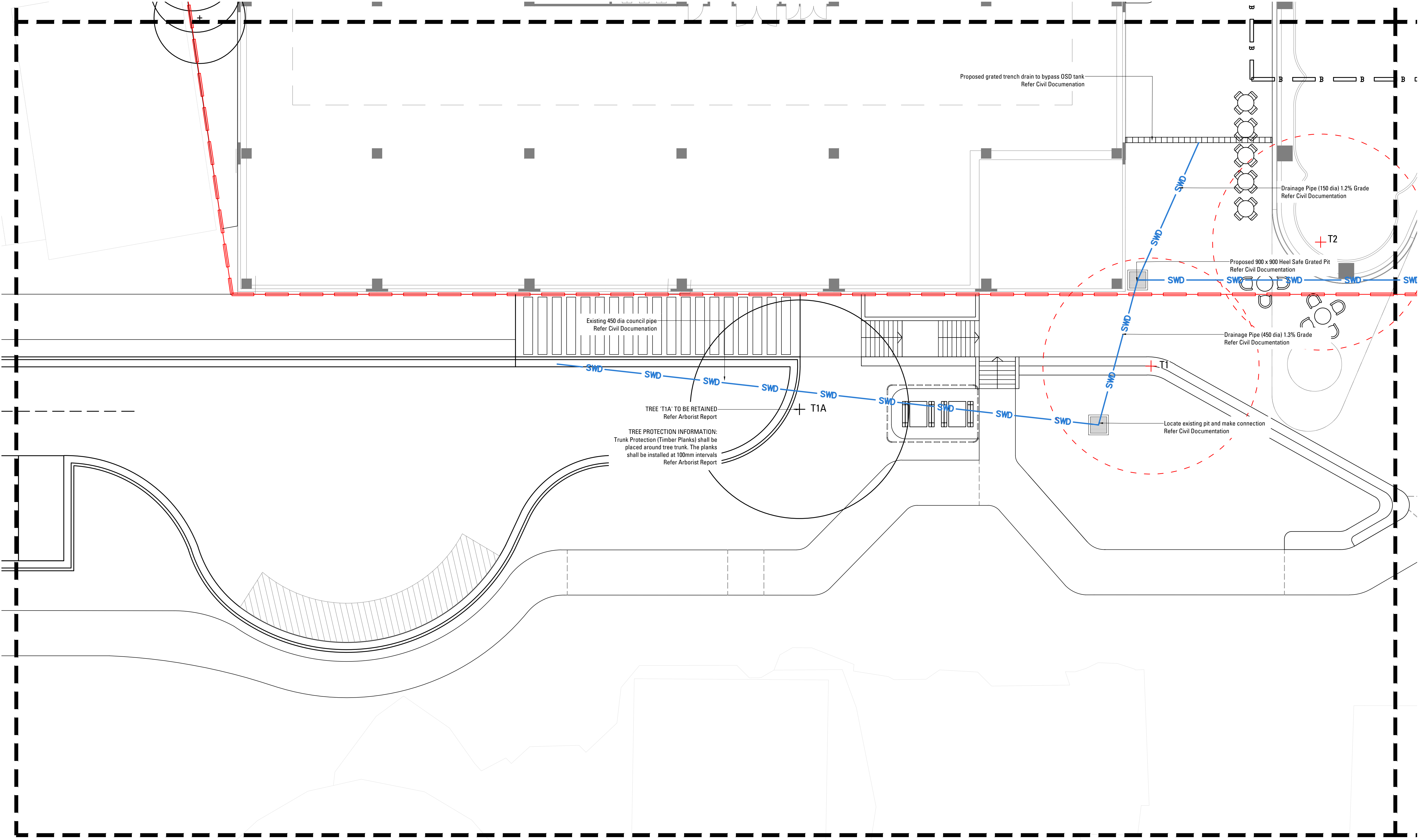
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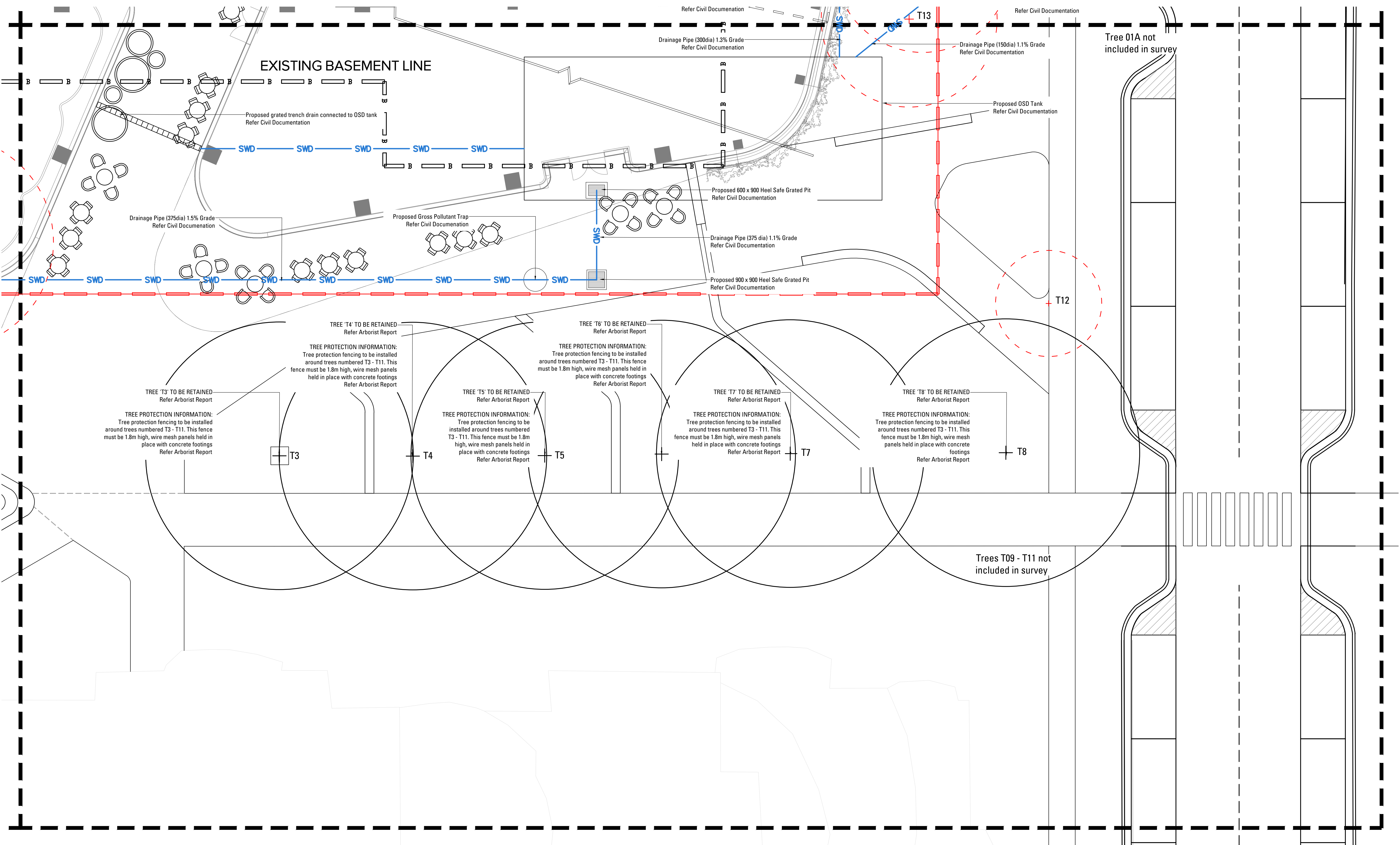
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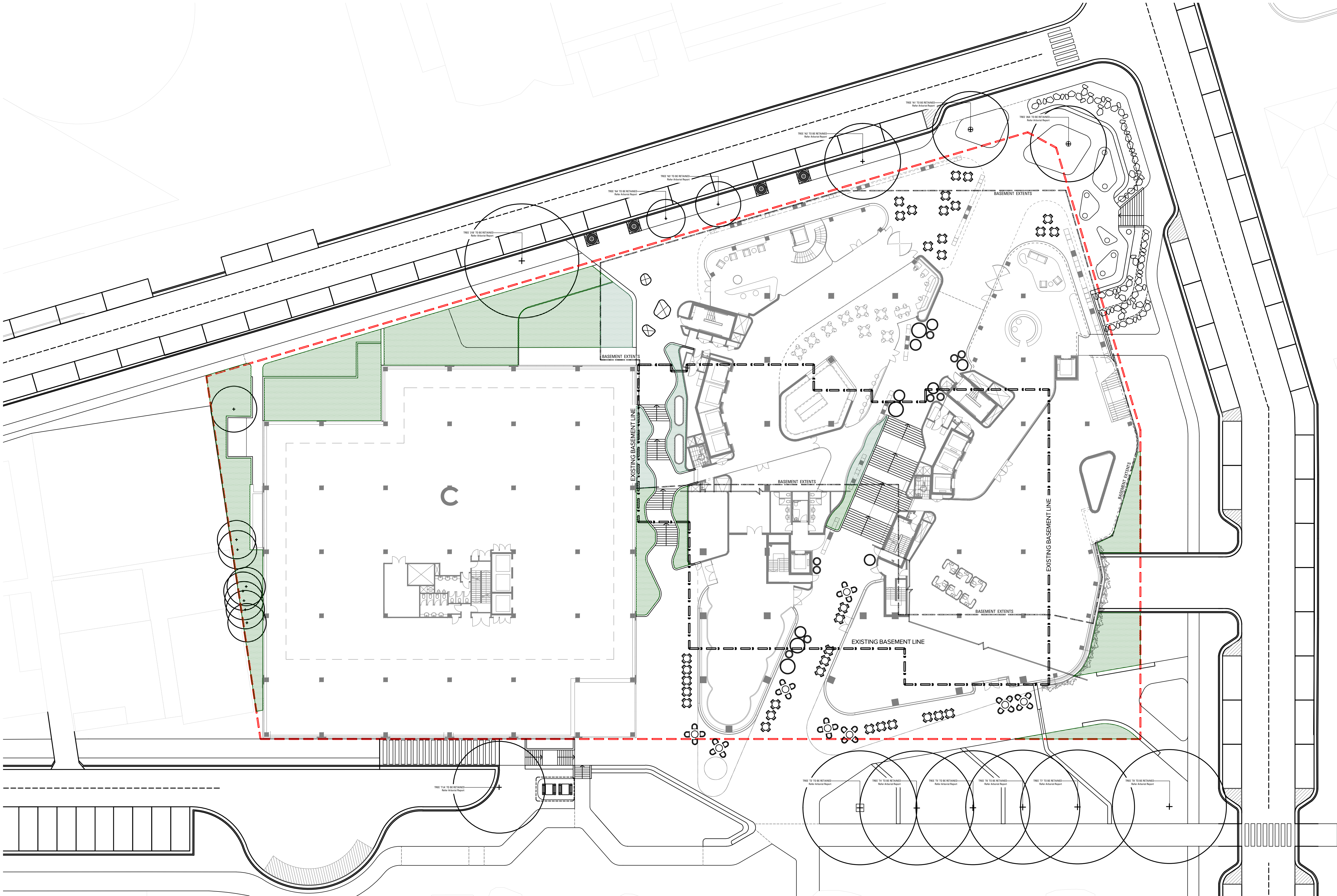
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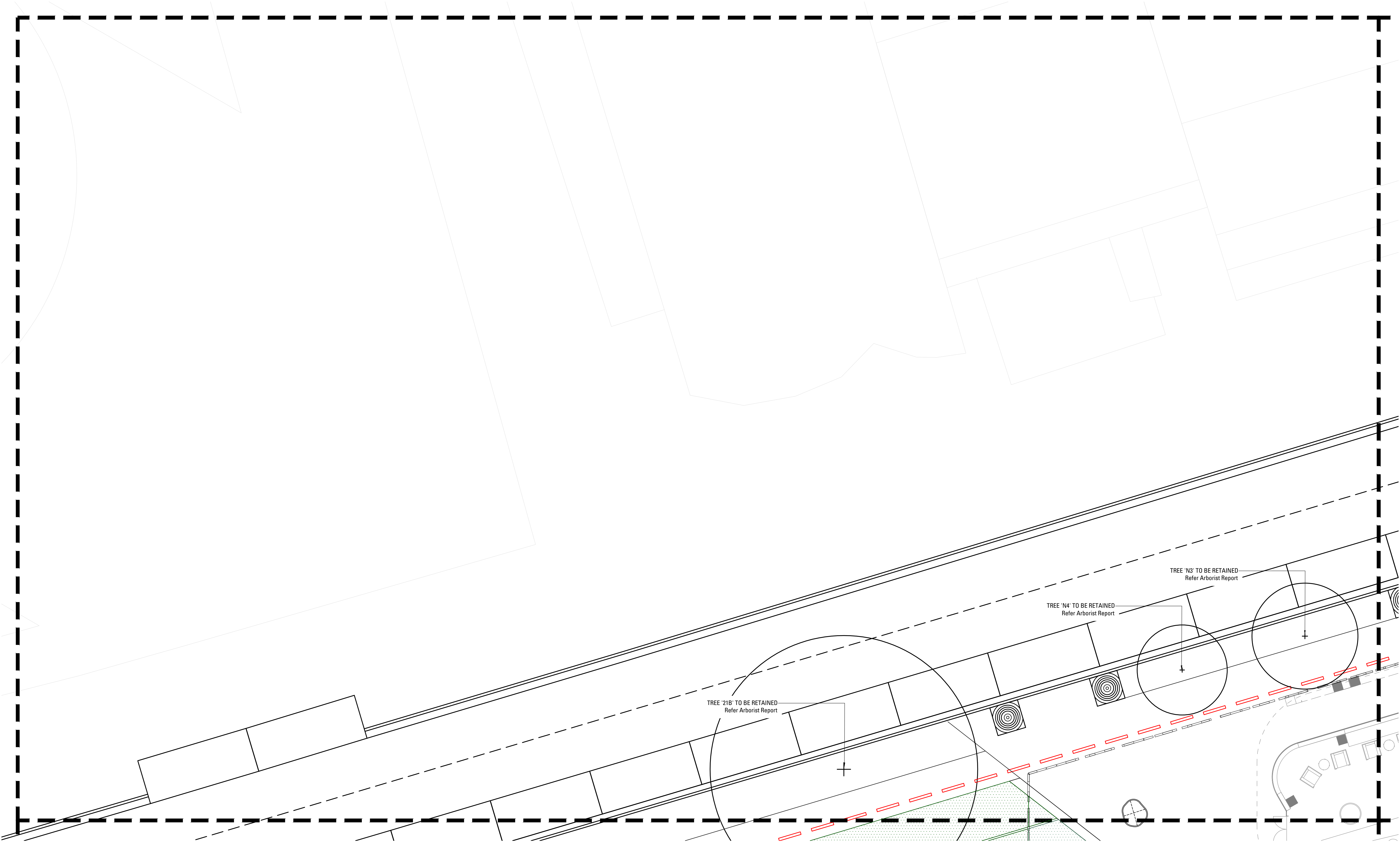
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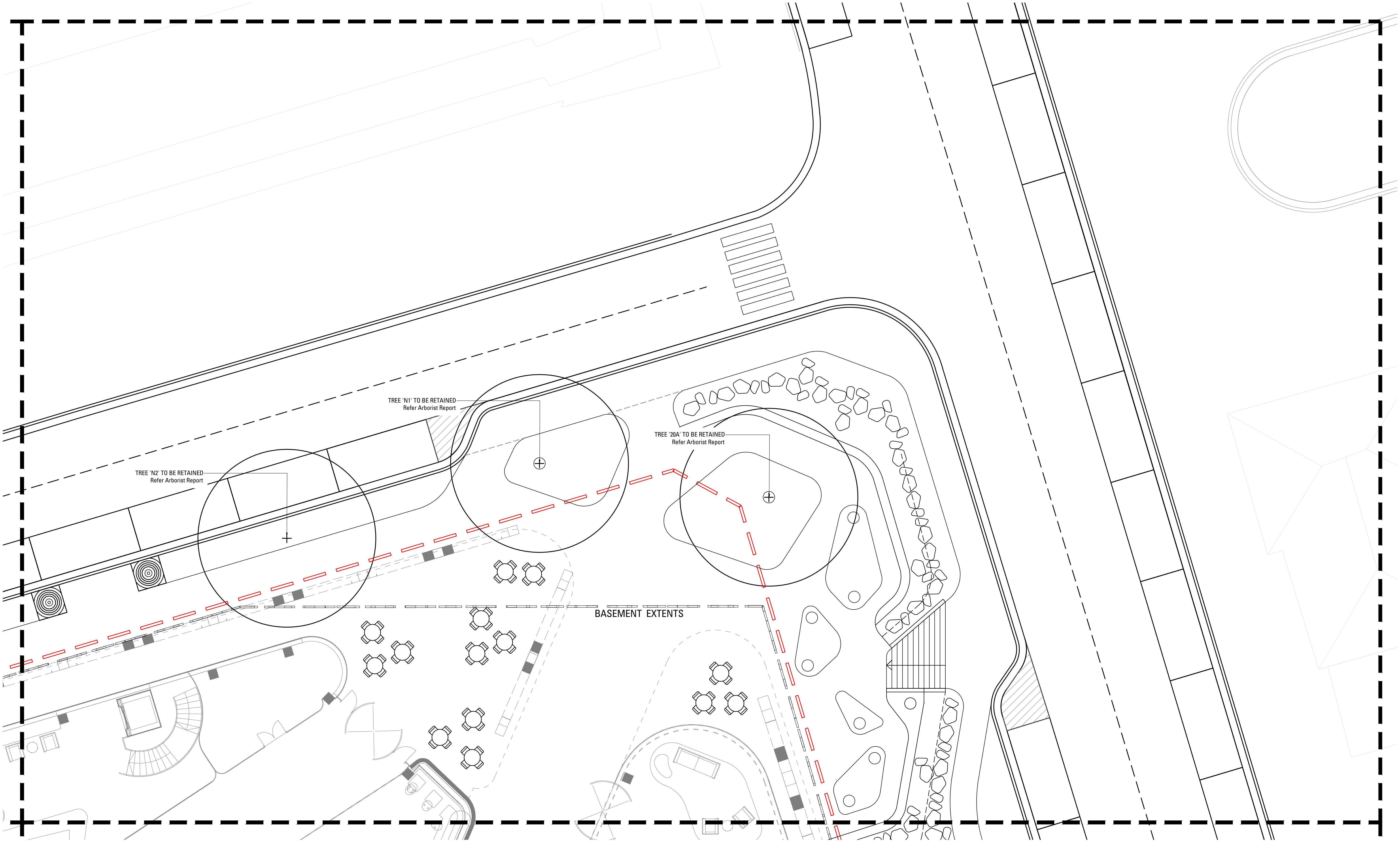
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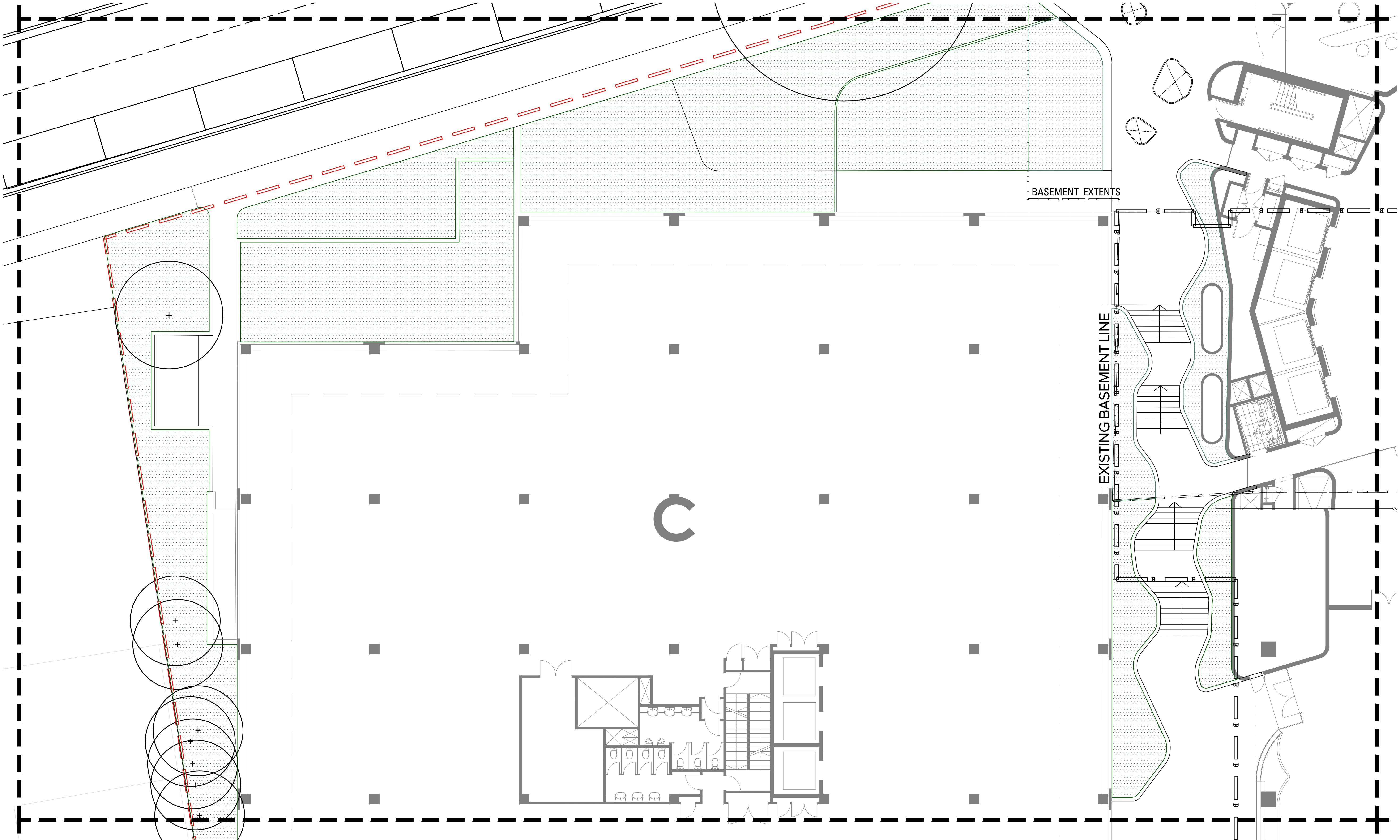
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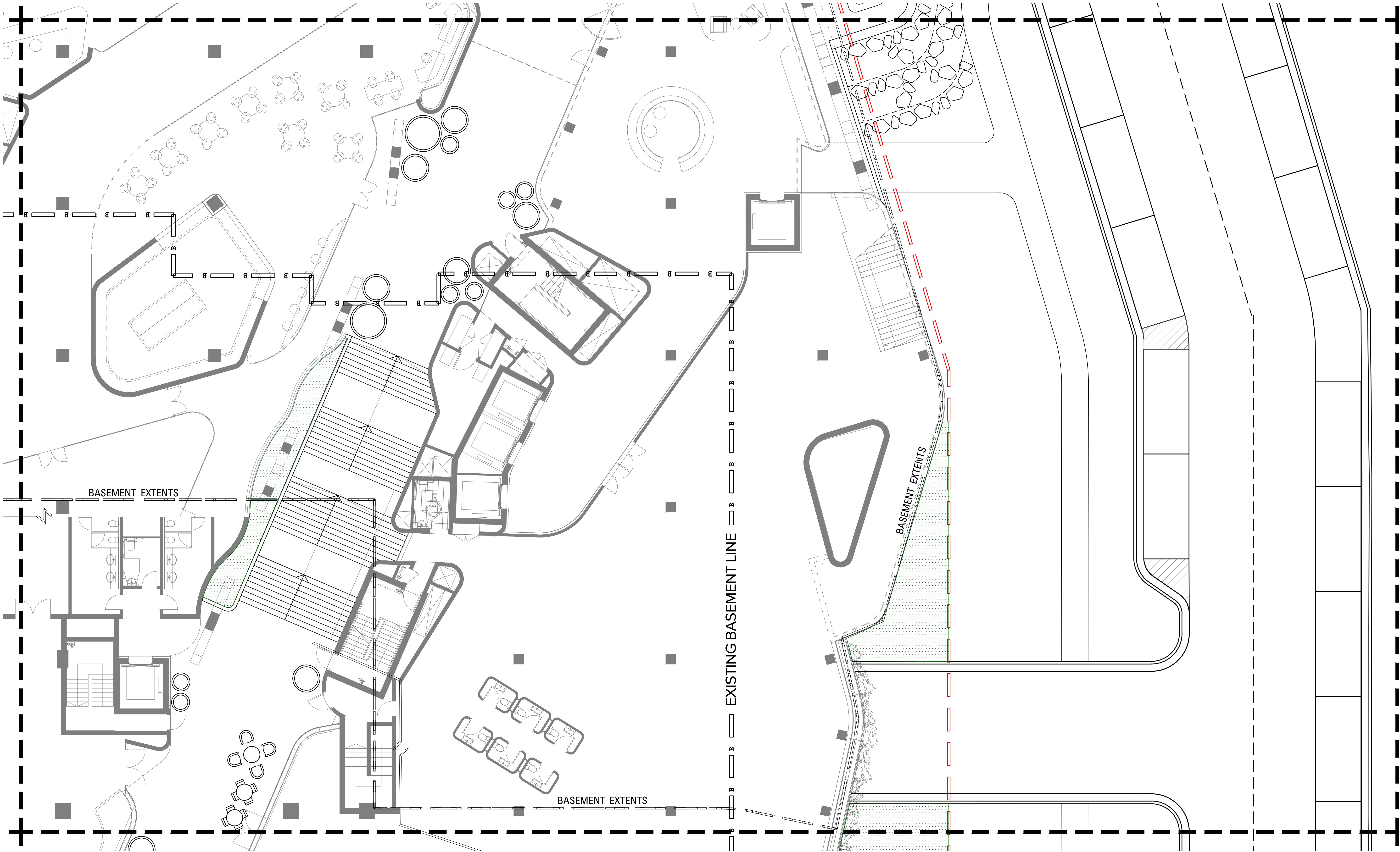
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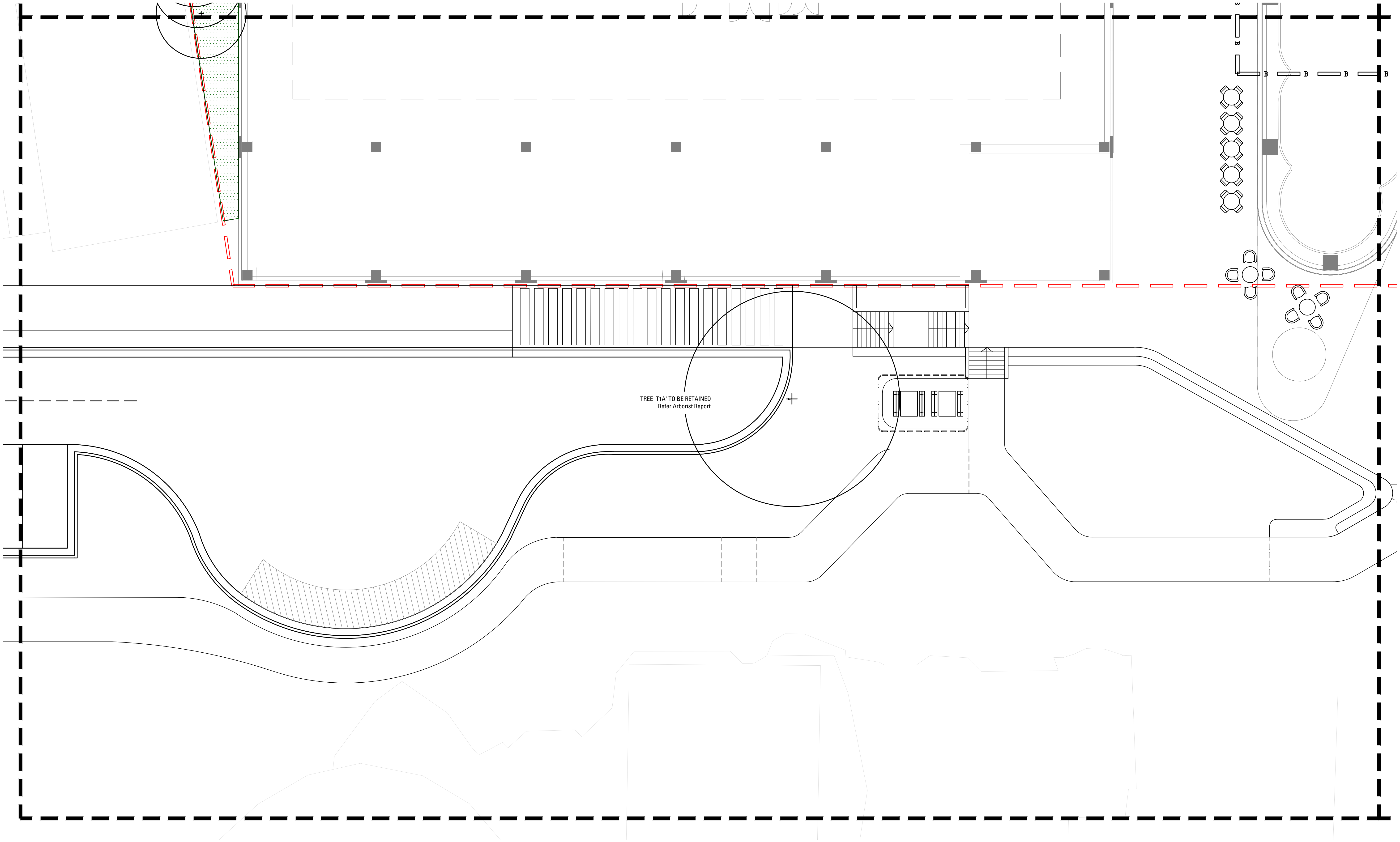


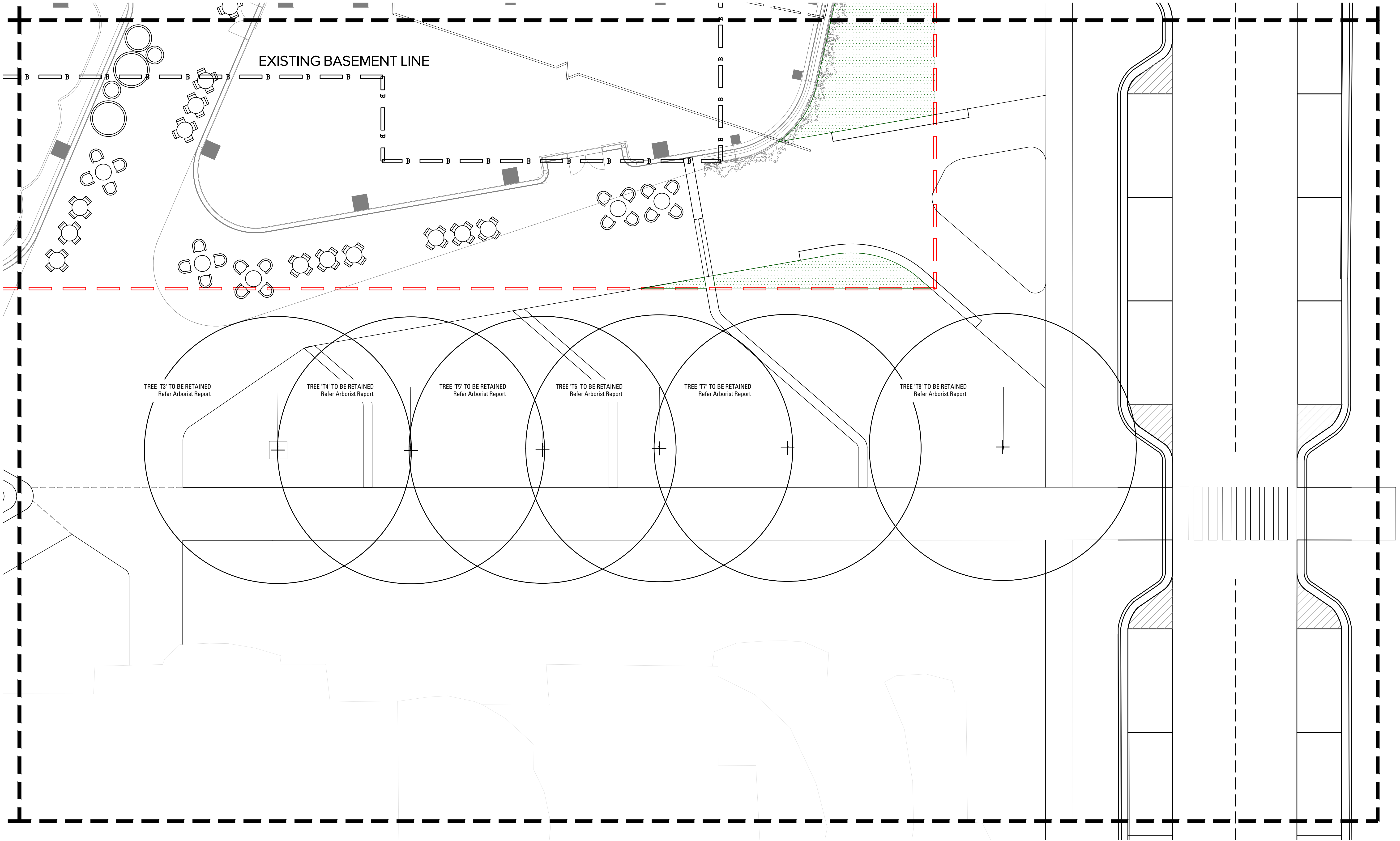


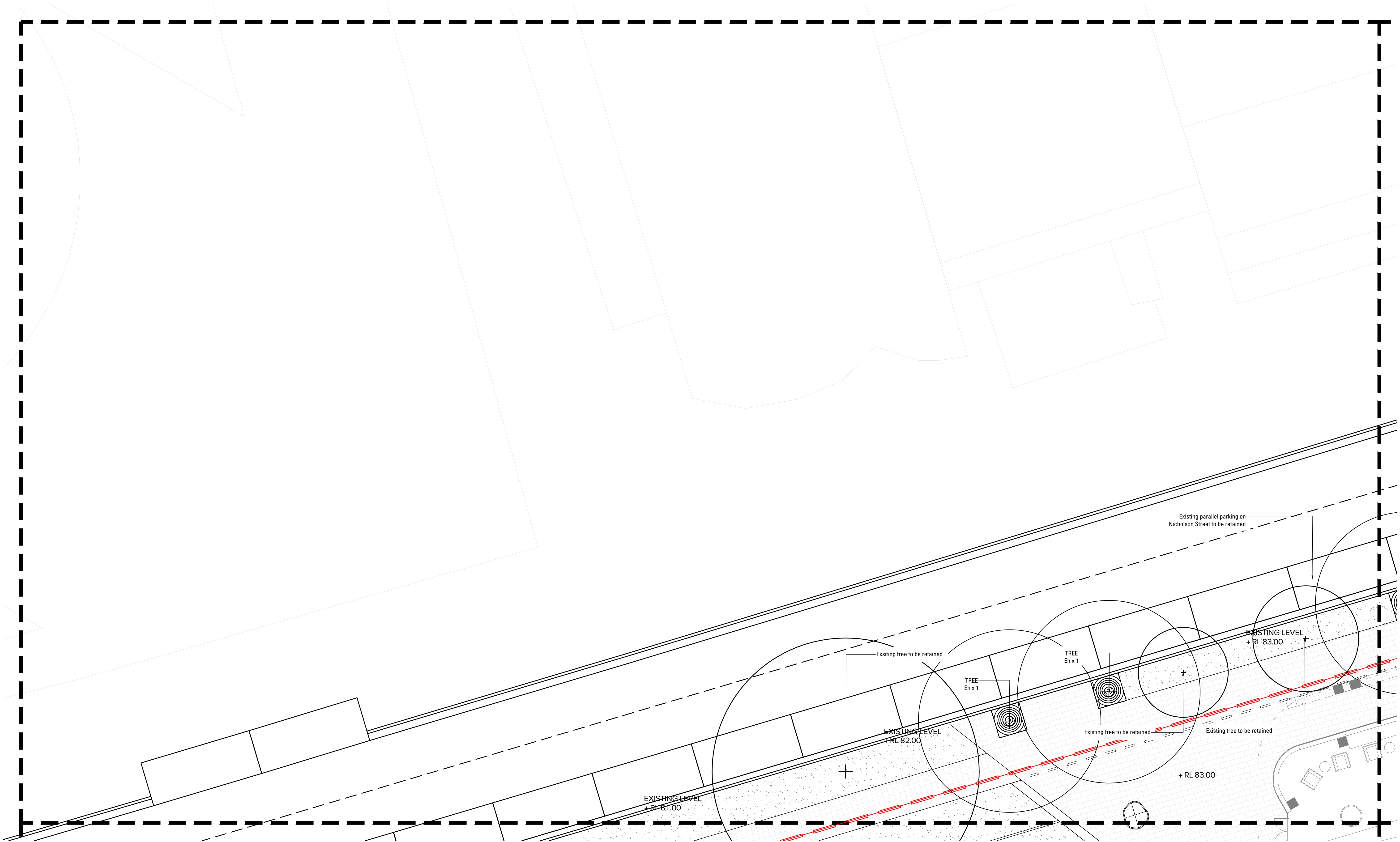












LEGEND

GENERAL

- SITE BOUNDARY
- RL RELATIVE LEVEL
- TS TOP OF SEAT

HARDSCAPE

- UNIT PAVING
Refer Landscape Details
- TIMBER DECKING
Refer Landscape Details
- CONCRETE PAVING
Refer Landscape Details

SOFTSCAPE

- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED SHRUB AND ACCENT PLANTING

- PROPOSED GROUNDCOVER PLANTING
- PROPOSED TURF AREAS

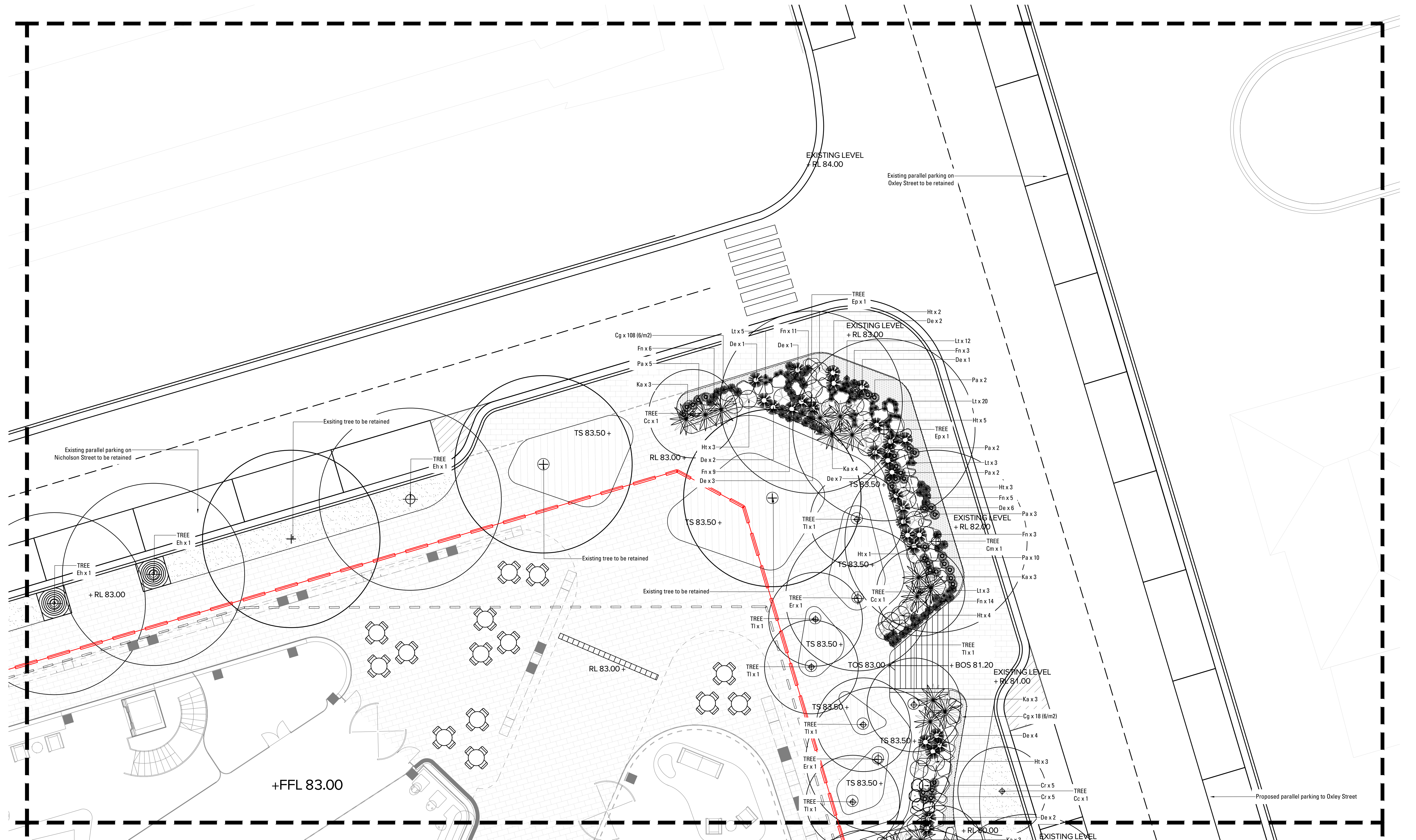


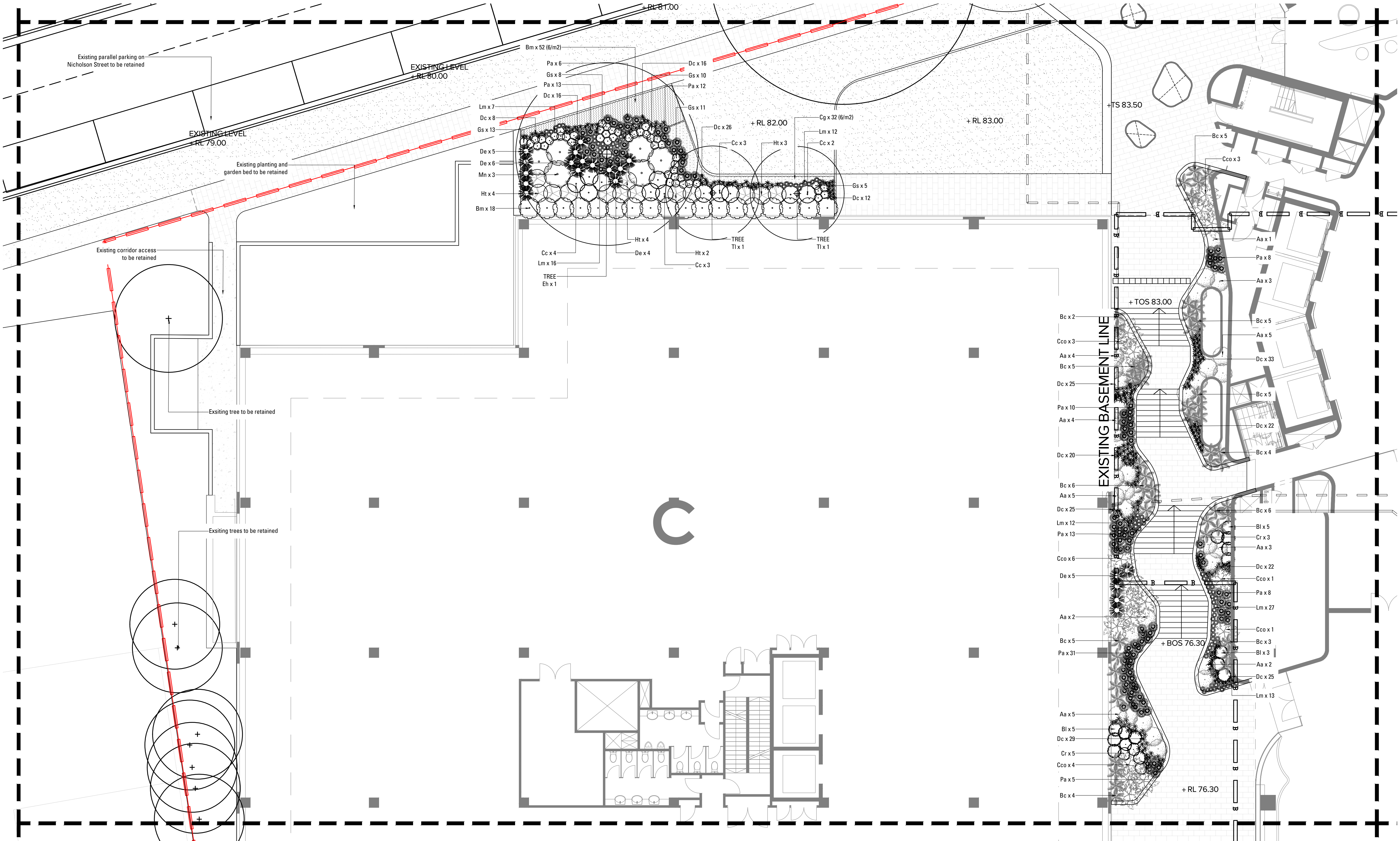
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LEGEND

GENERAL

- SITE BOUNDARY
- RELATIVE LEVEL
- TOP OF SEAT

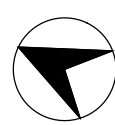
HARDSCAPE

- UNIT PAVING
Refer Landscape Details
- TIMBER DECKING
Refer Landscape Details
- CONCRETE PAVING
Refer Landscape Details

SOFTSCAPE

- EXISTING TREES
TO BE RETAINED
- PROPOSED TREE
PLANTING
- PROPOSED SHRUB AND
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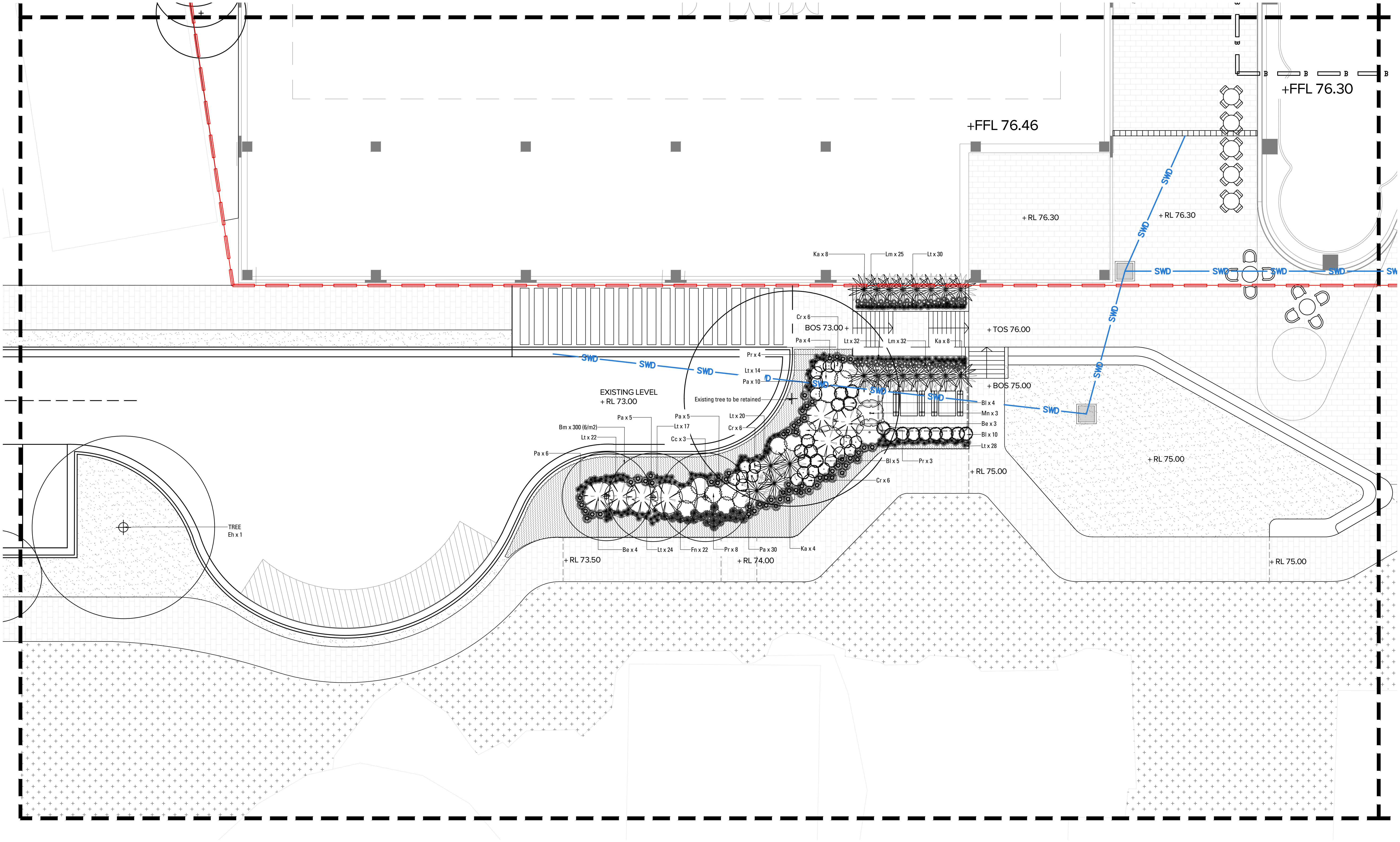
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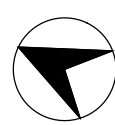
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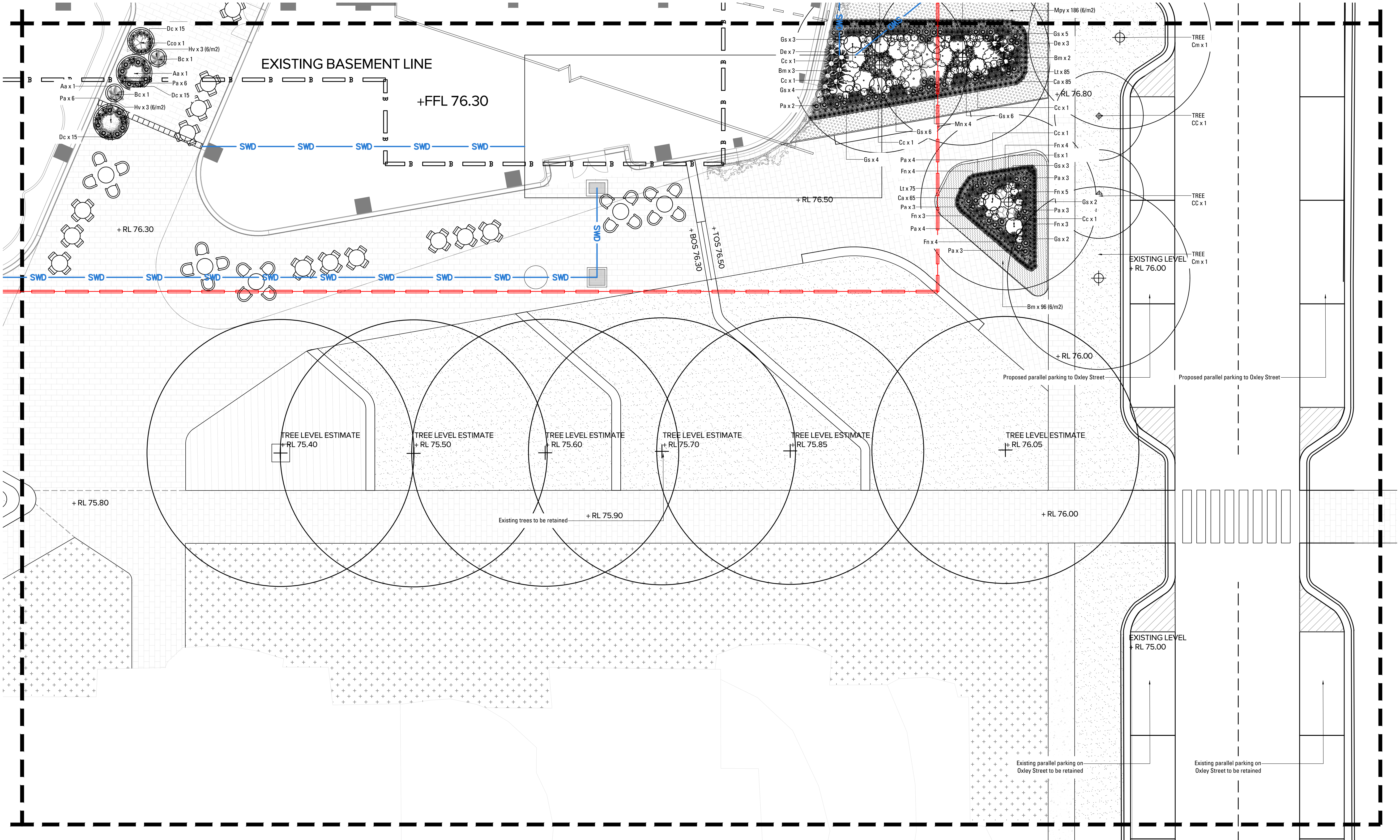
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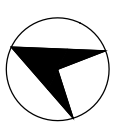
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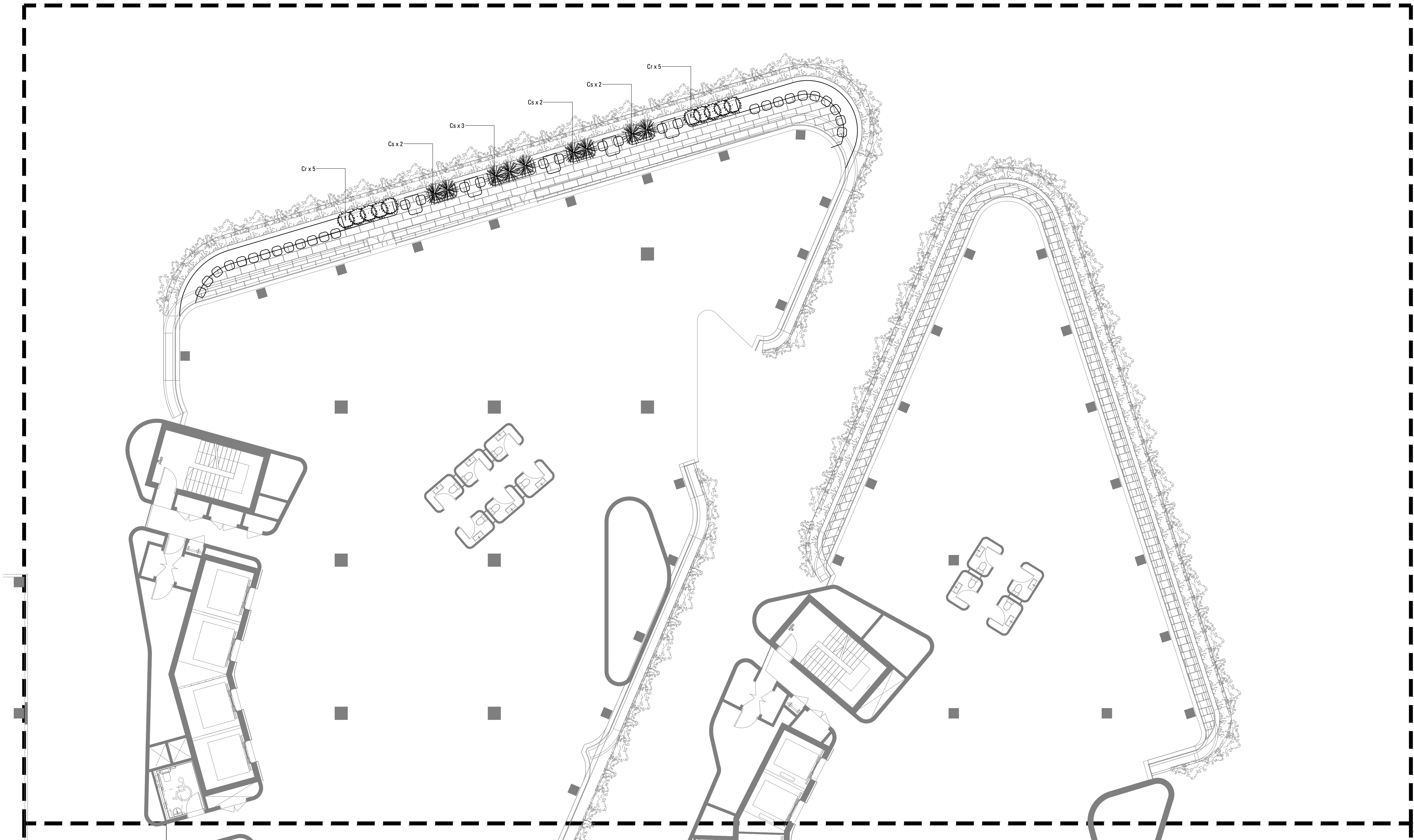
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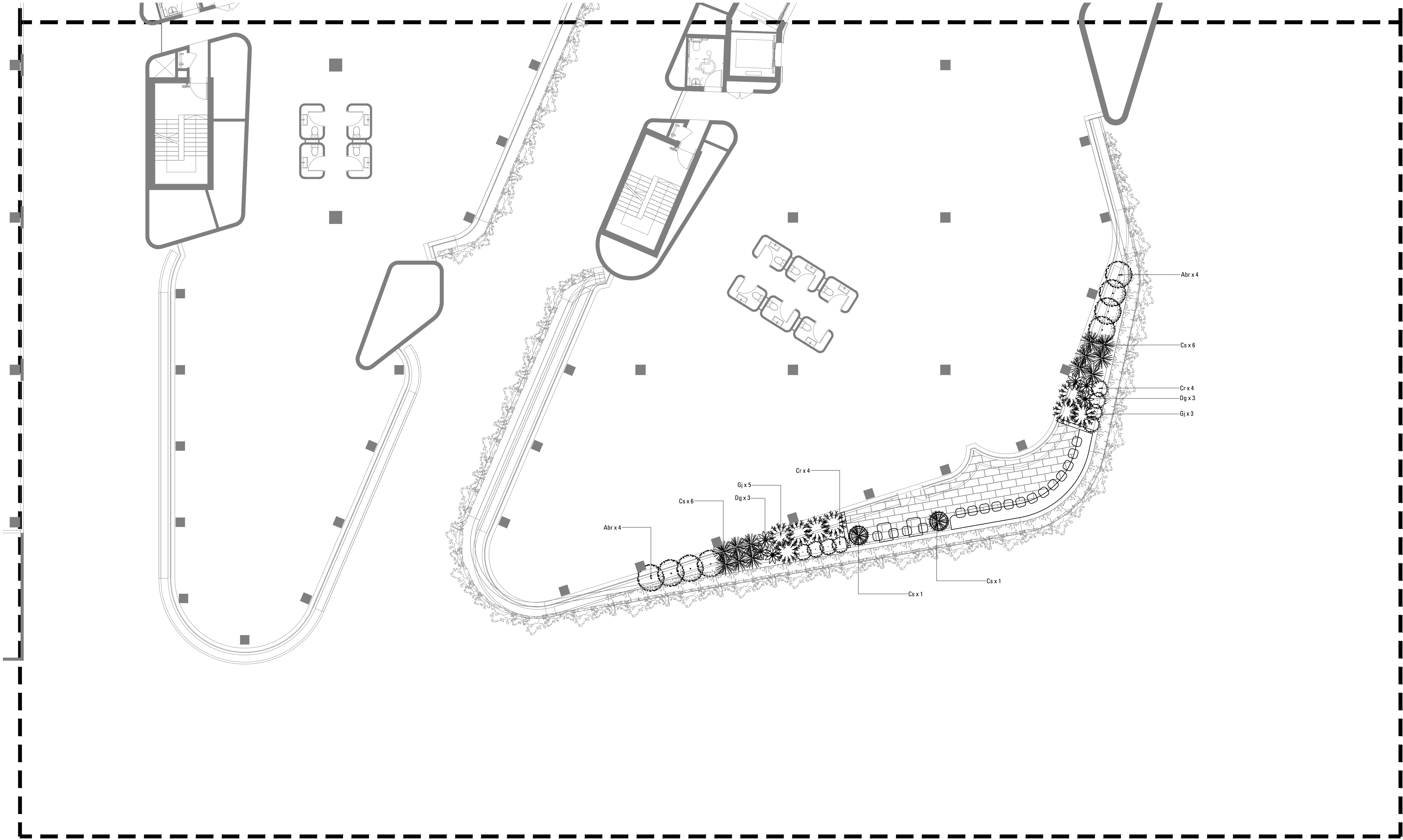
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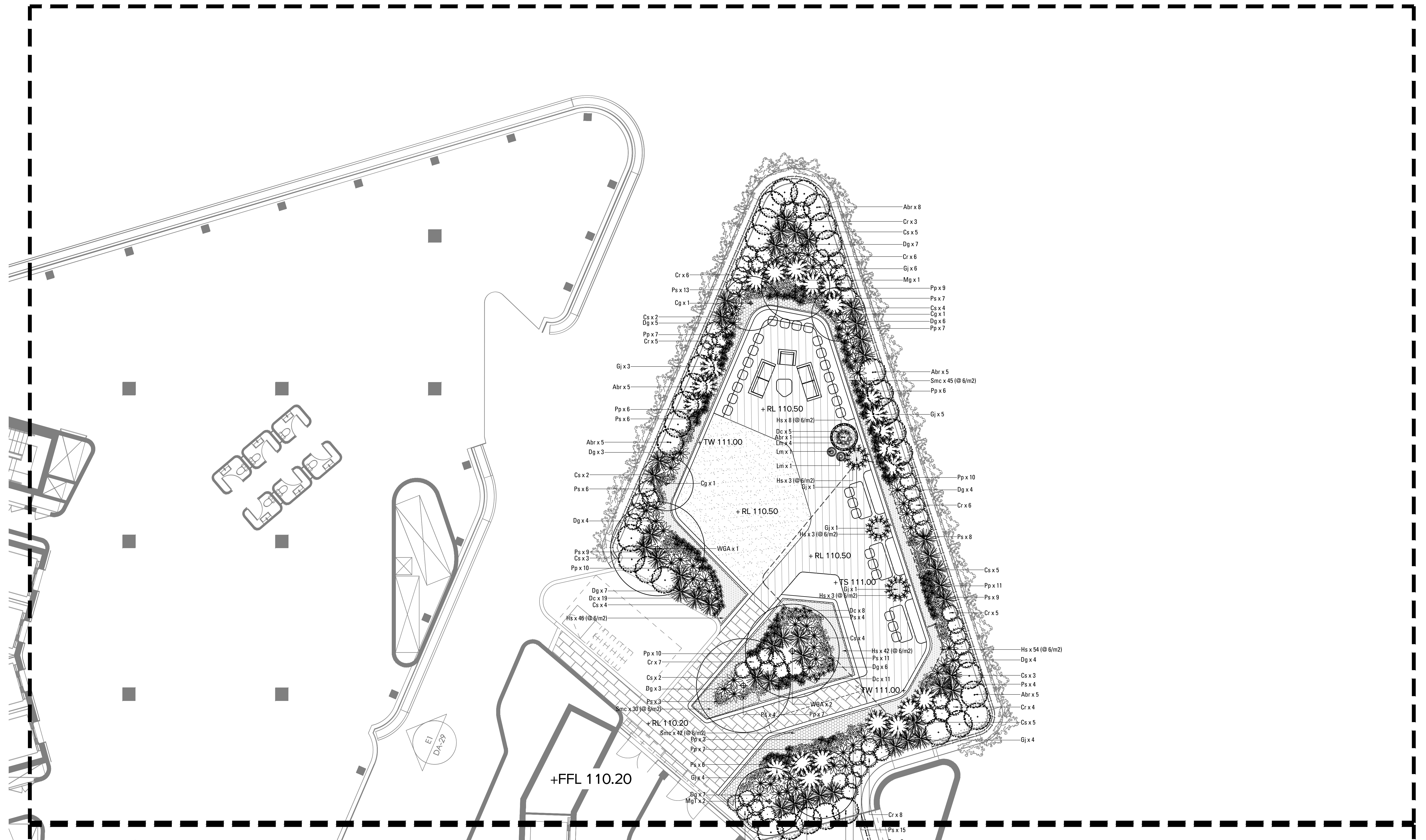
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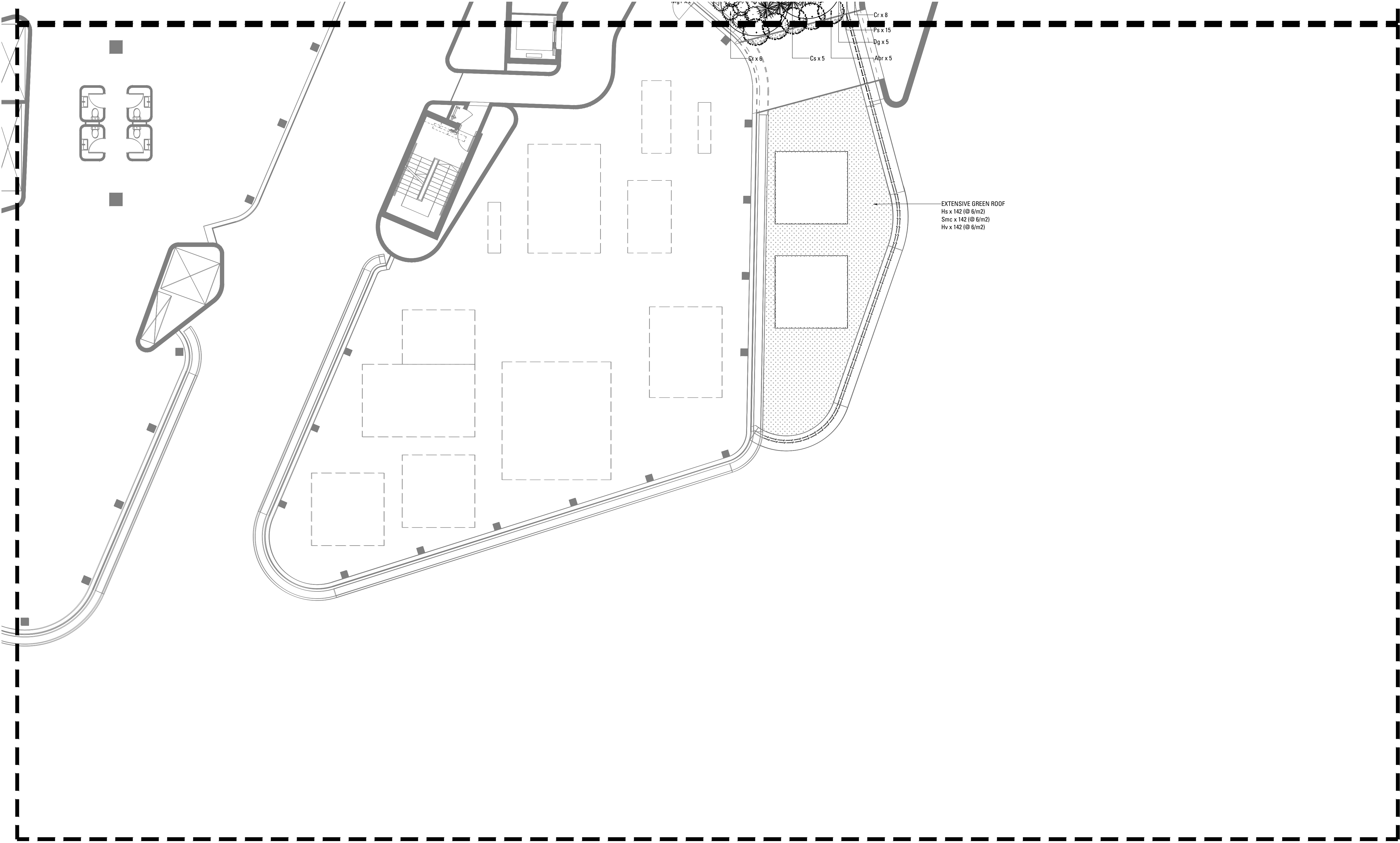
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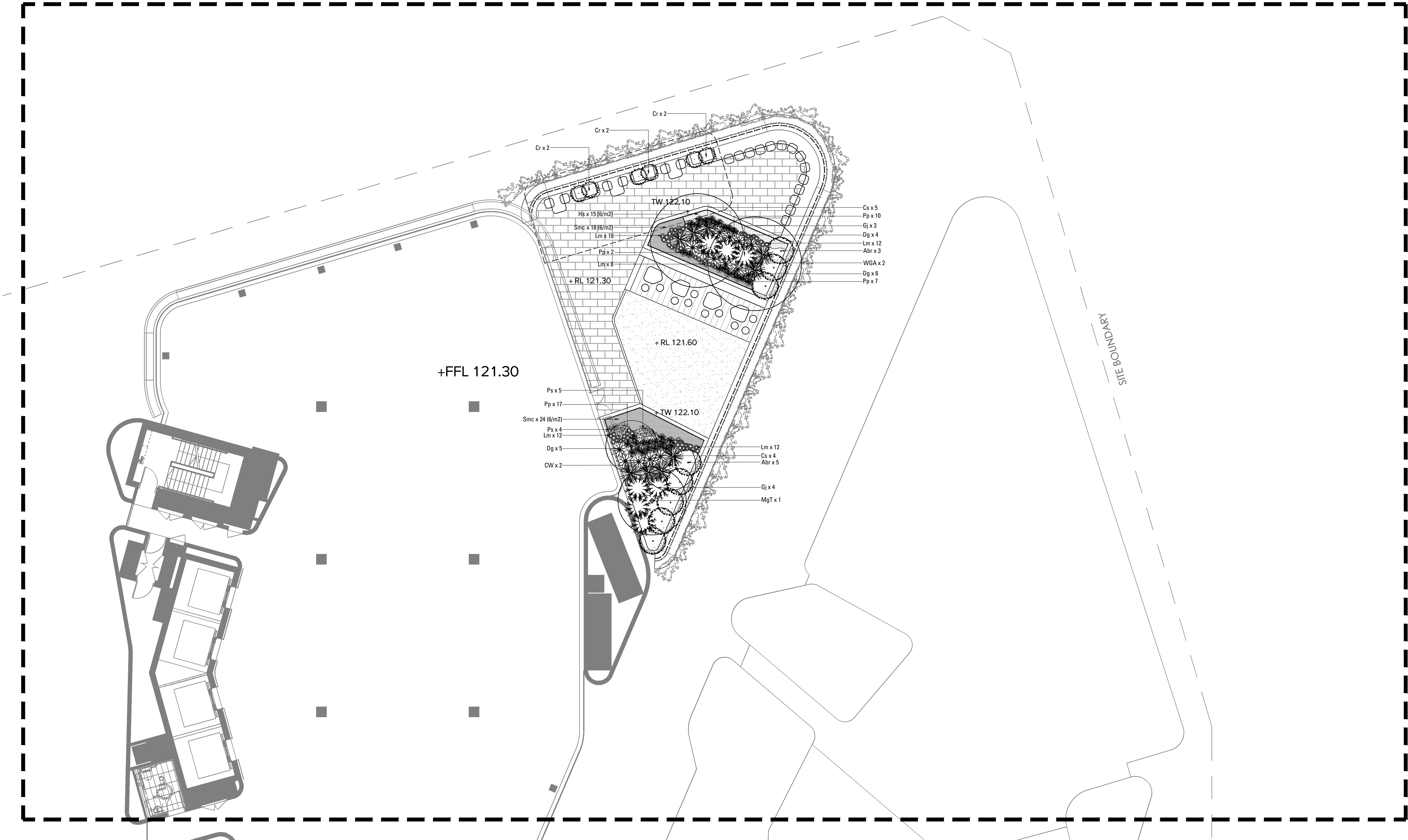
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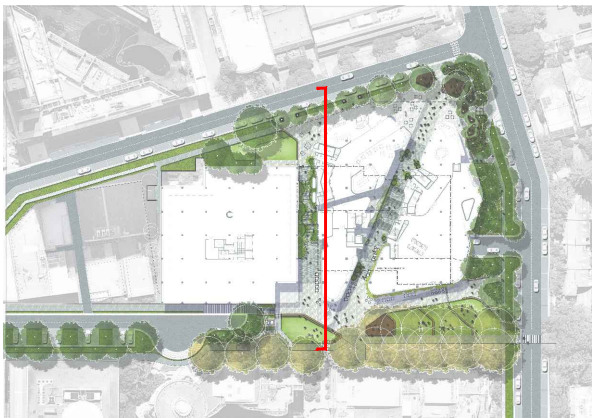
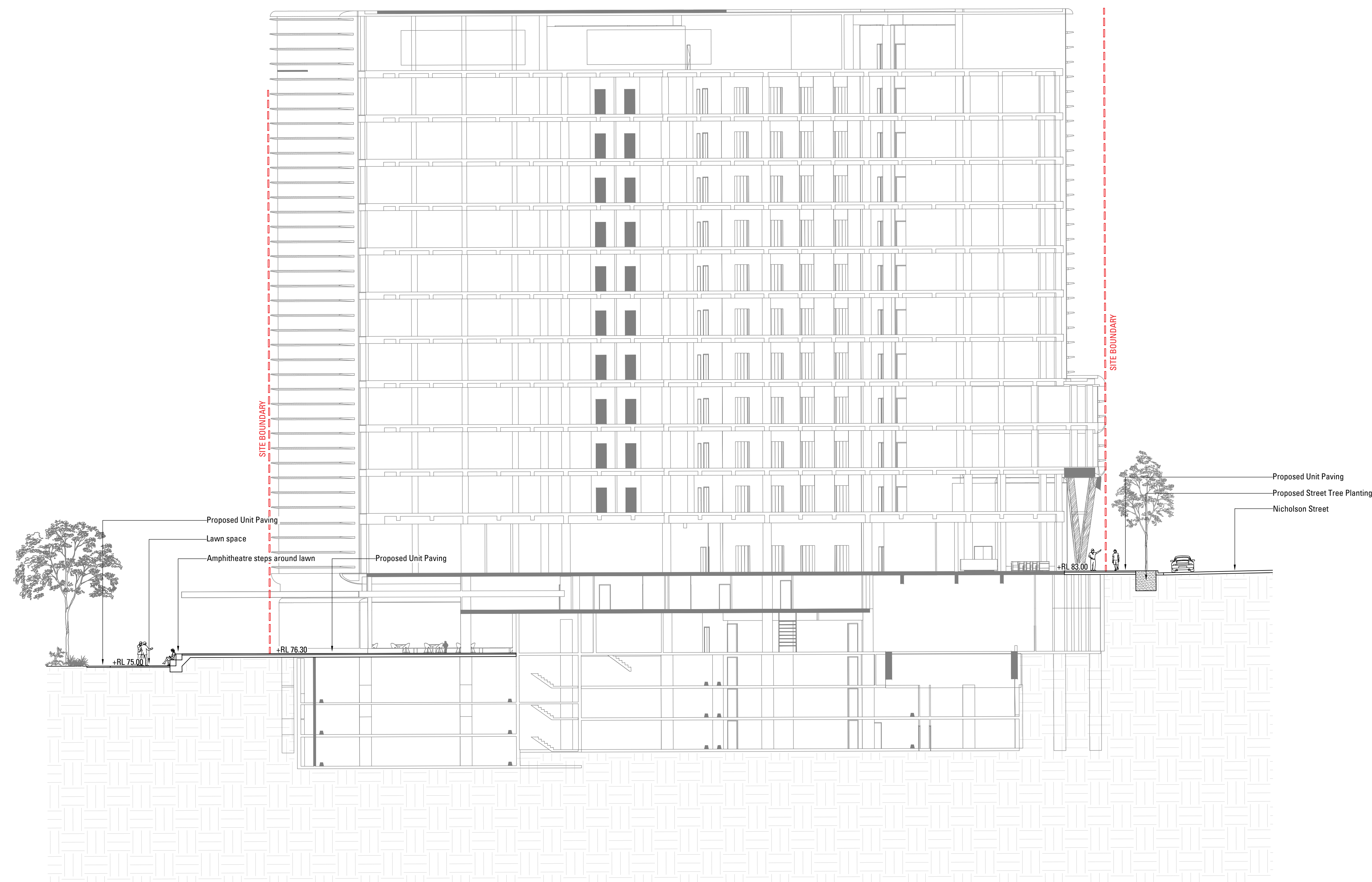


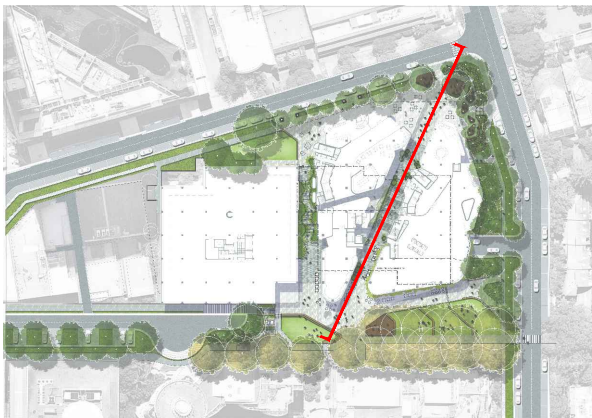
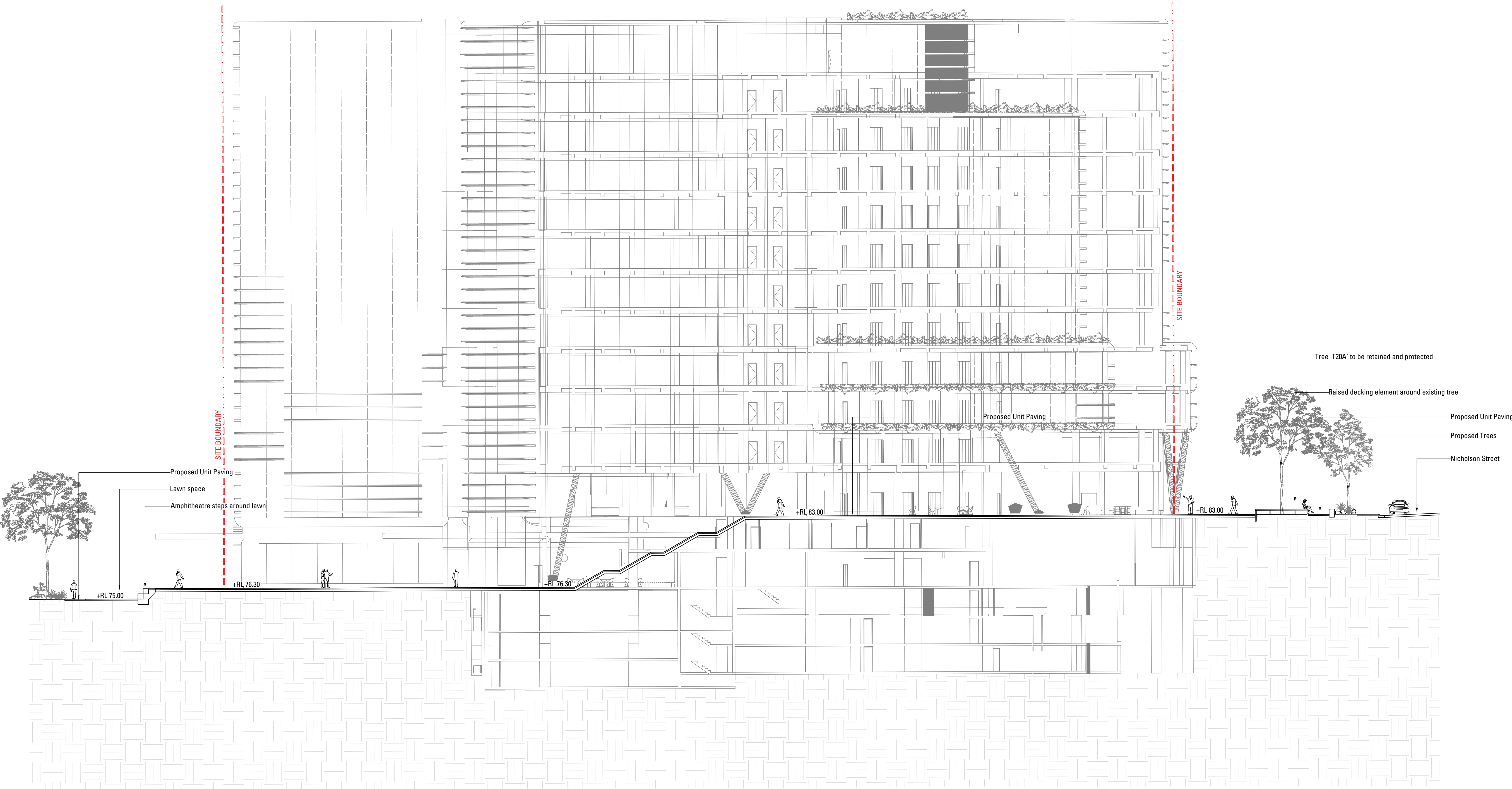
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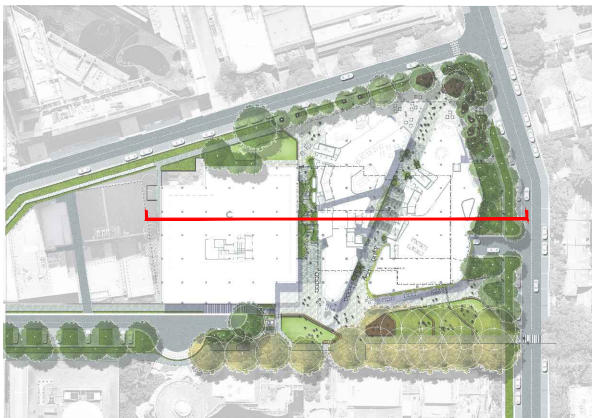
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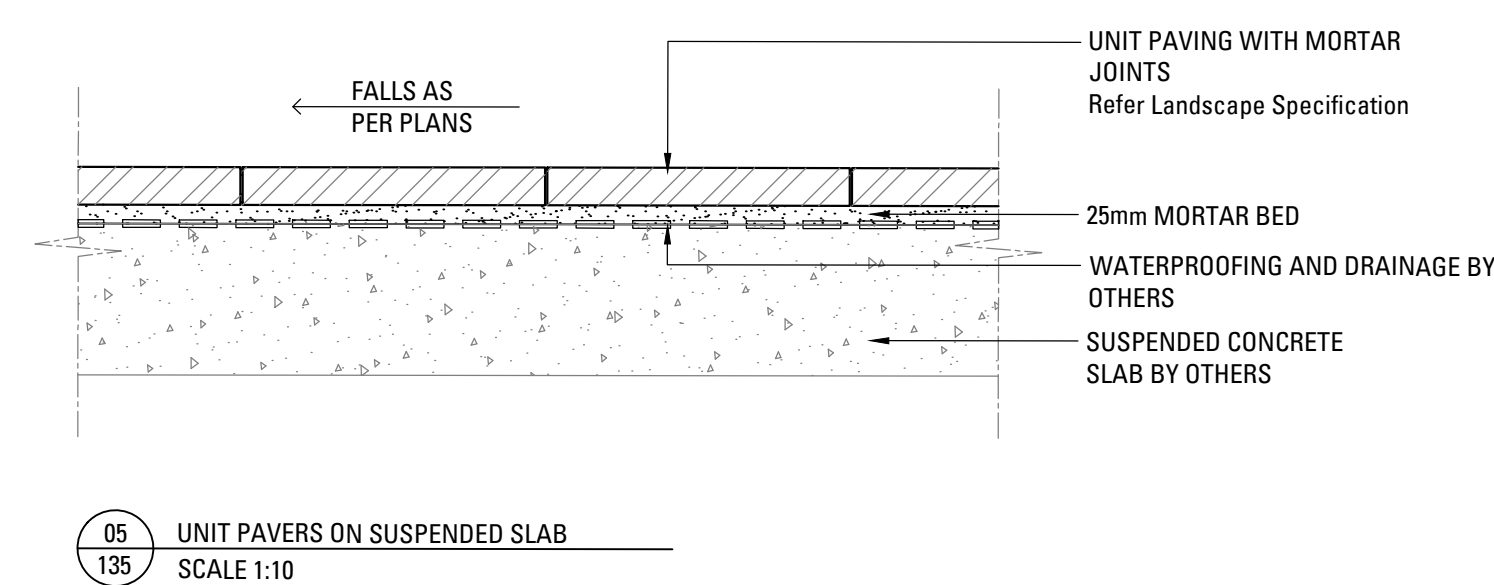
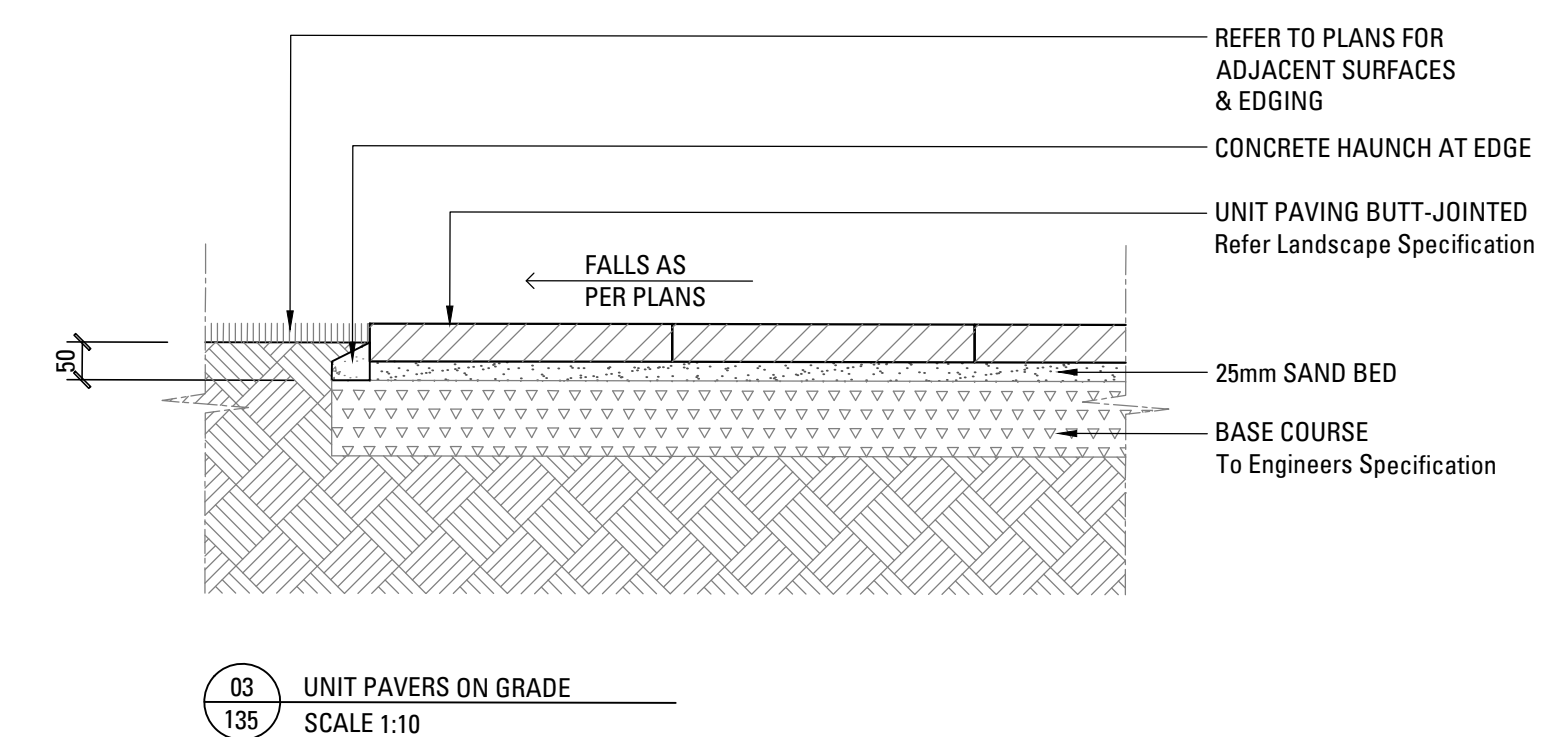
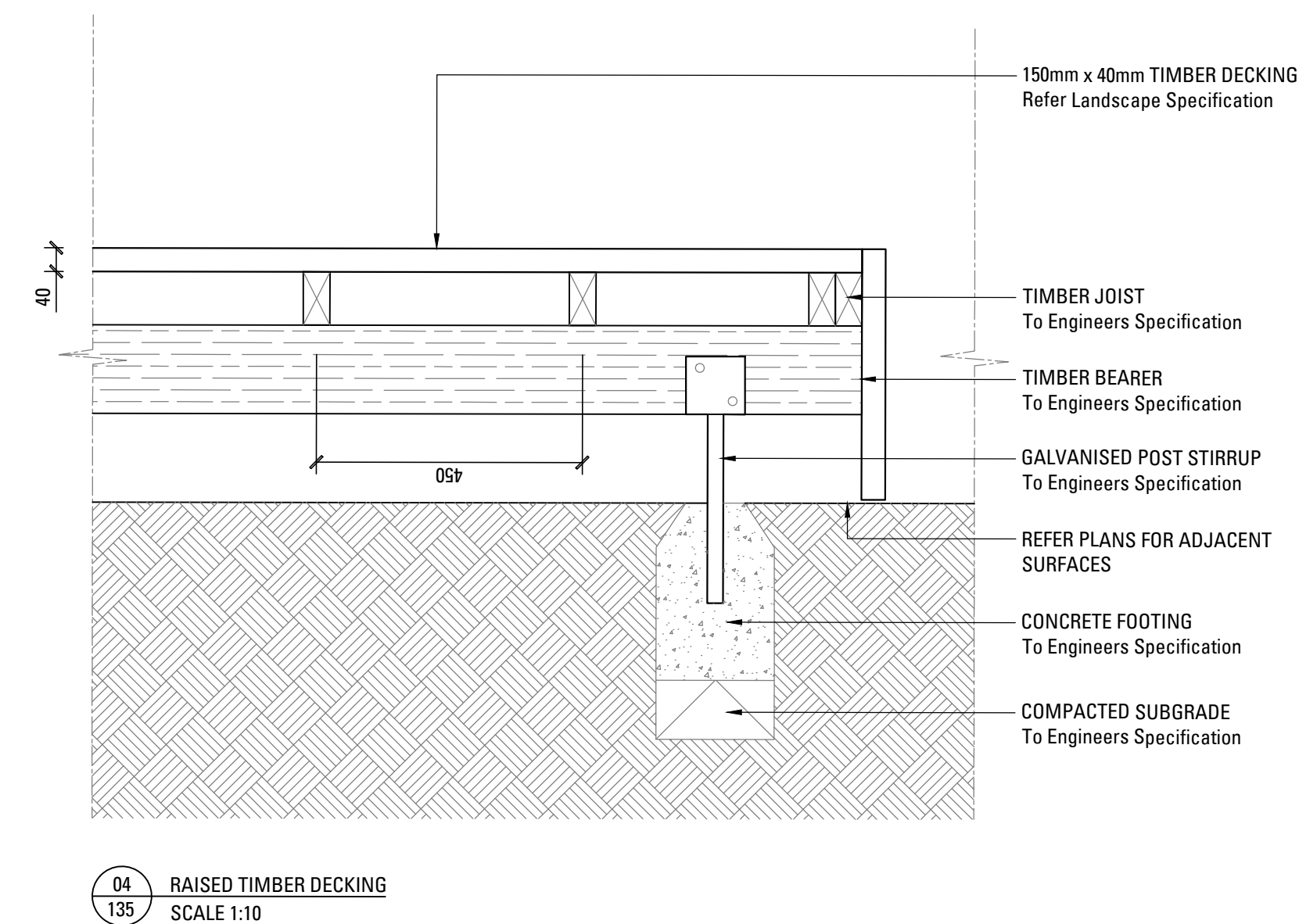
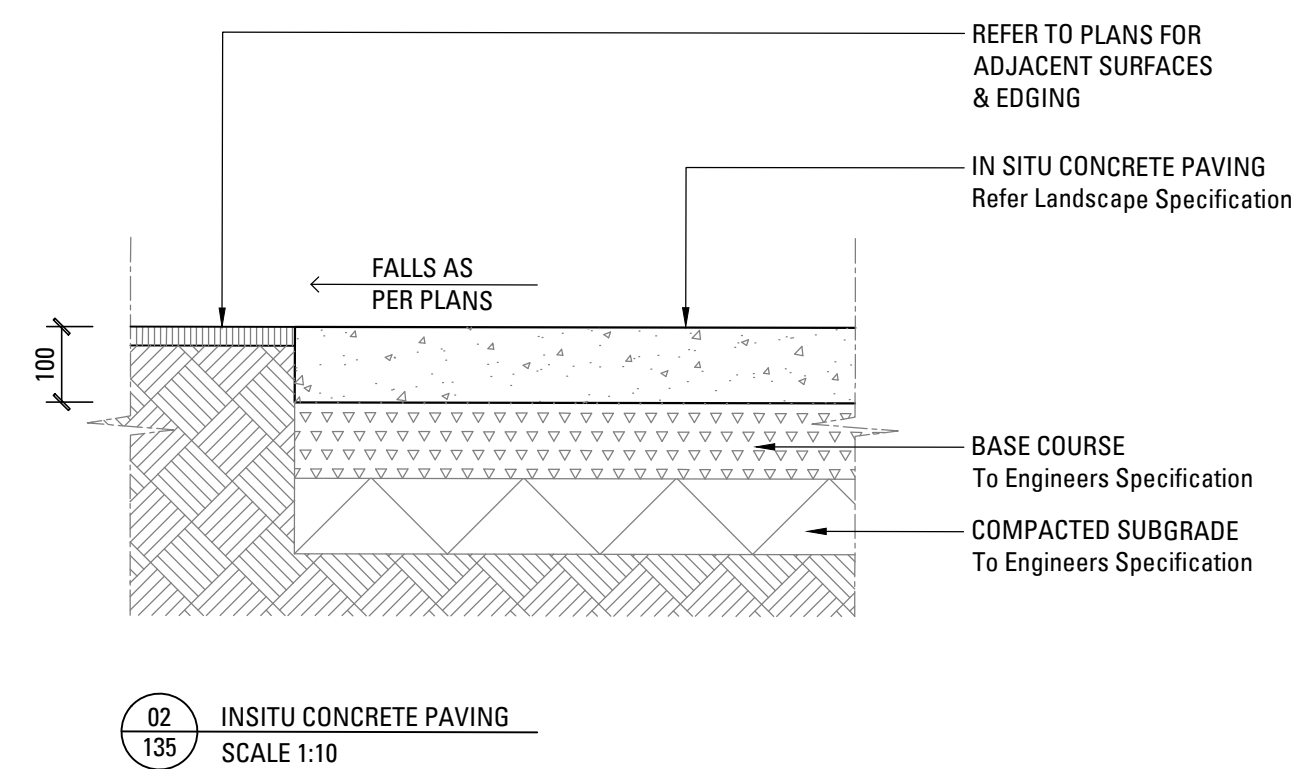
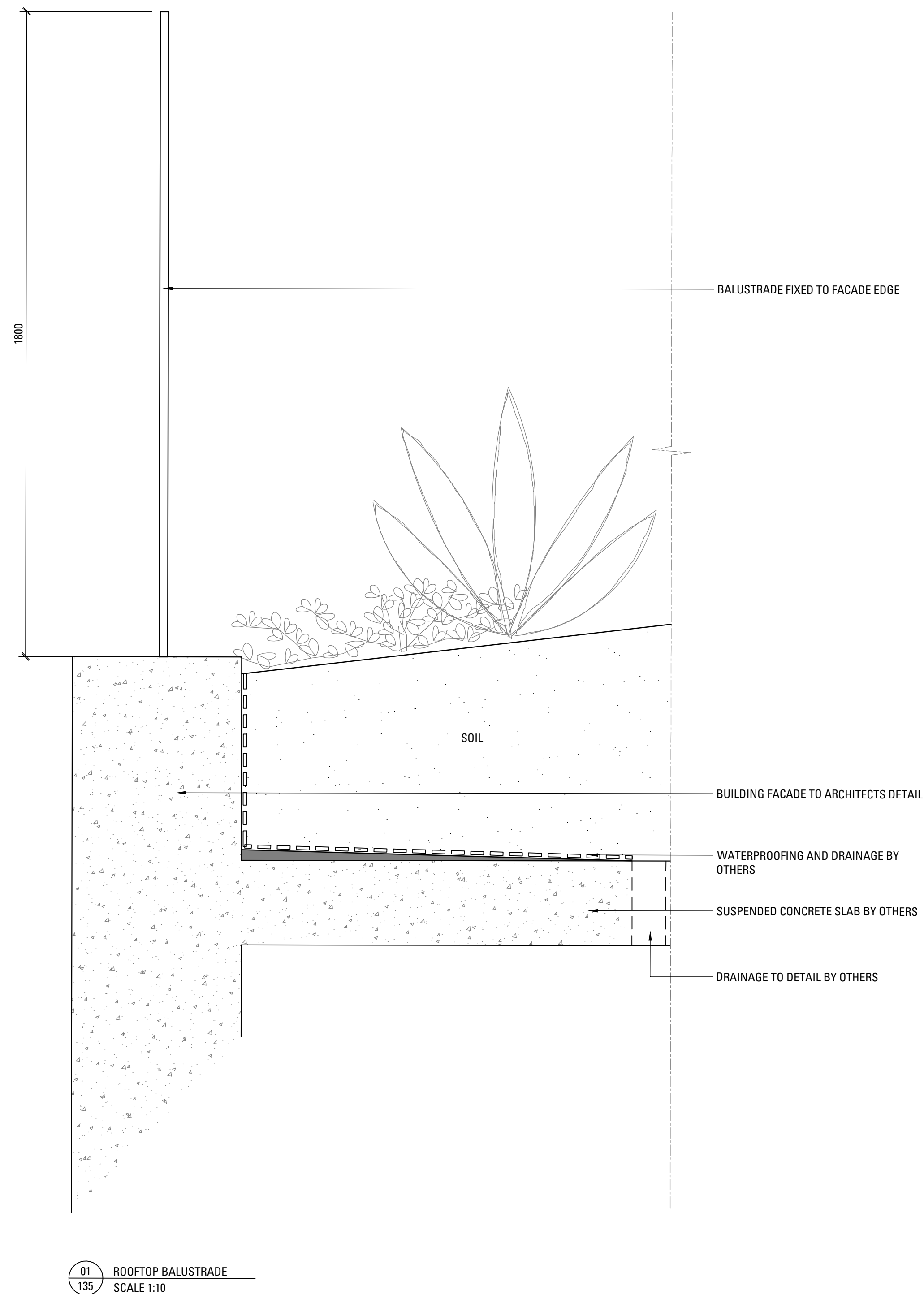
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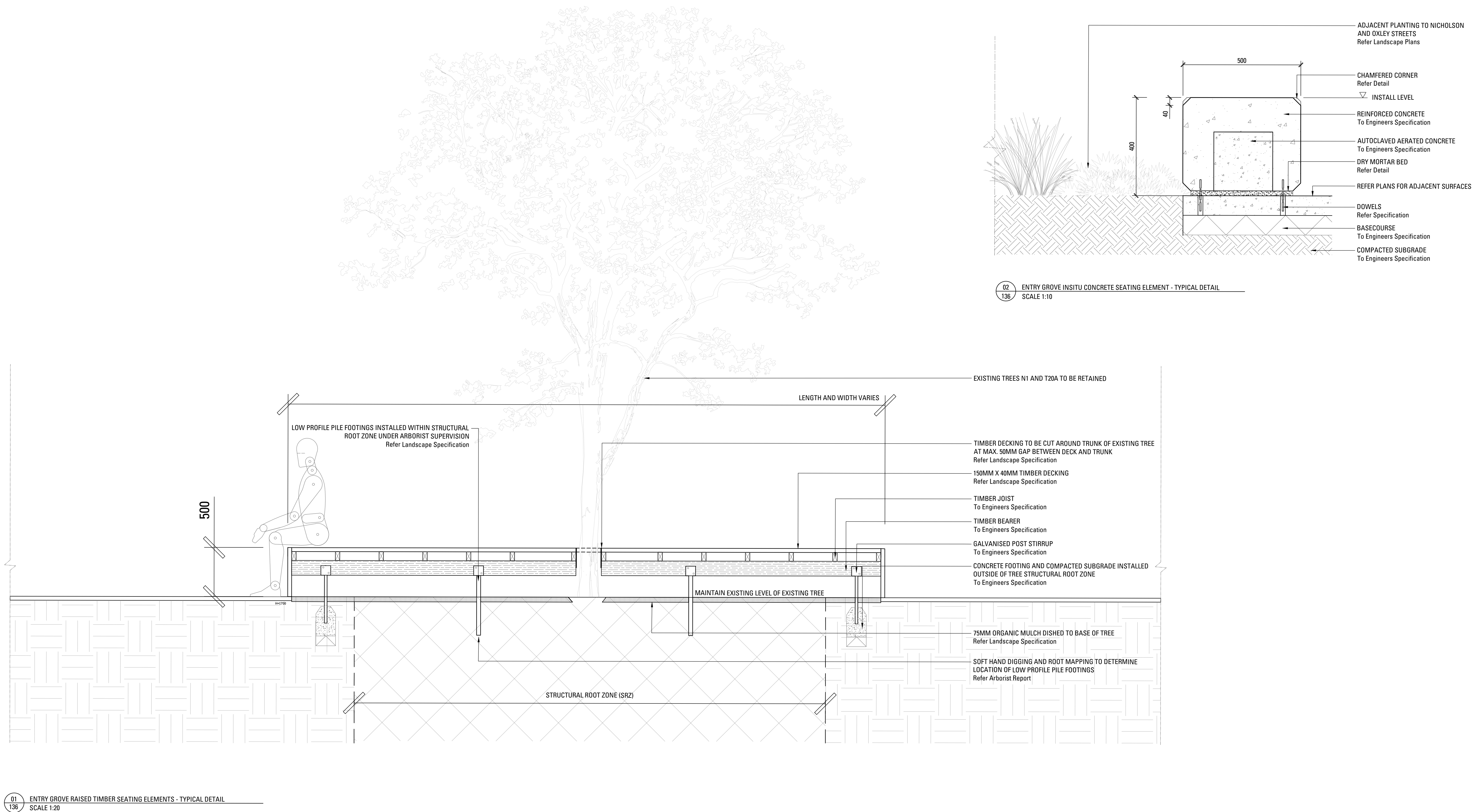


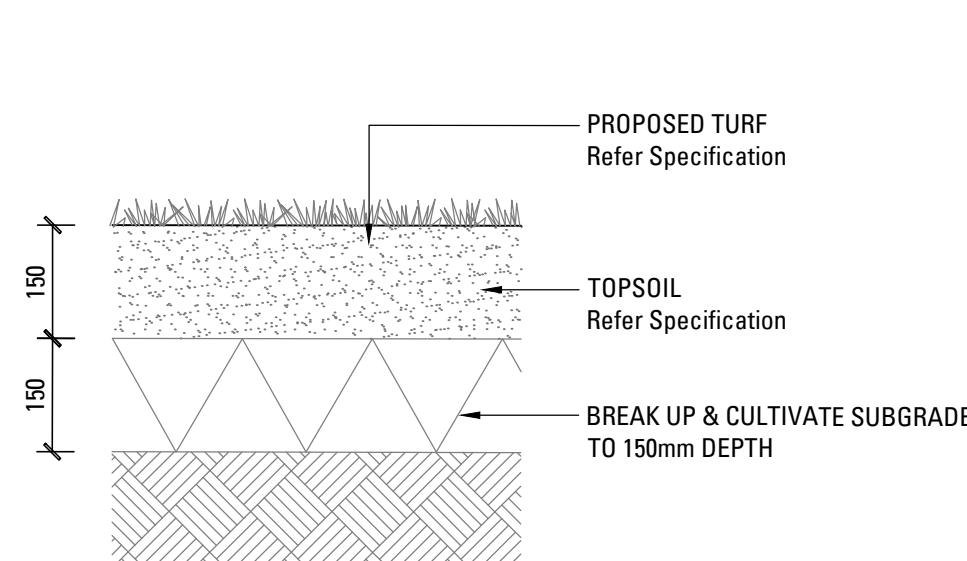




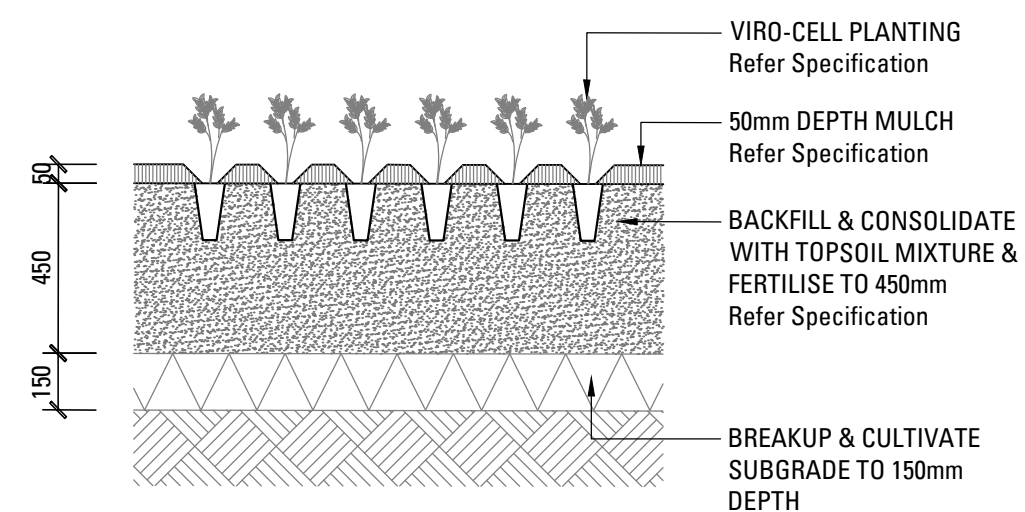






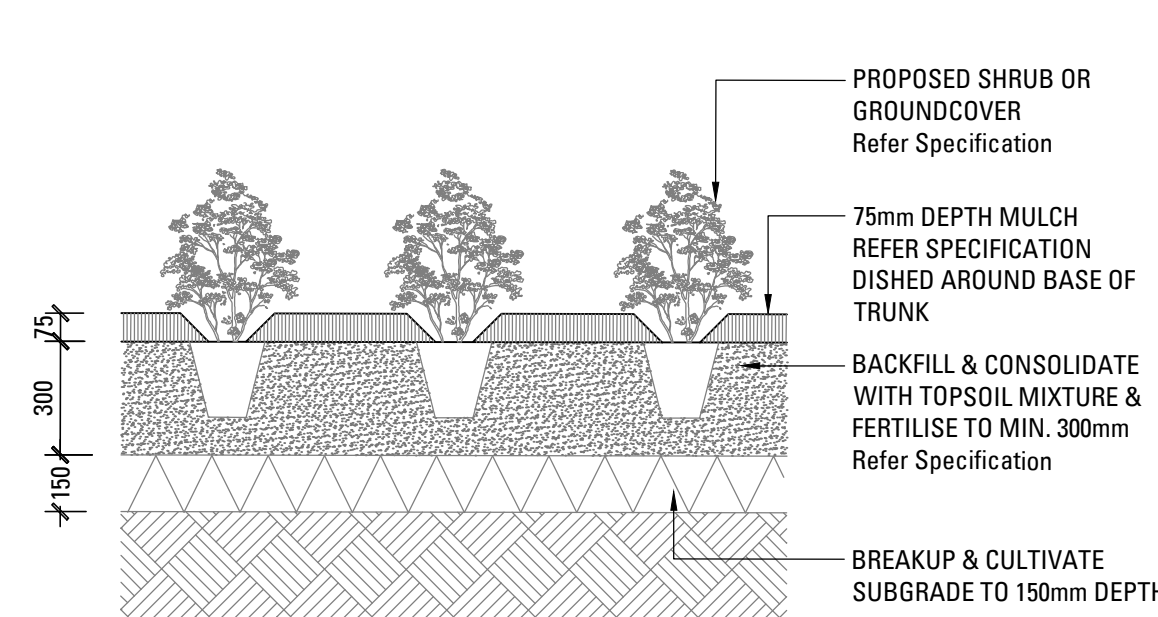


01 TURF ON GRADE
SCALE 1:10

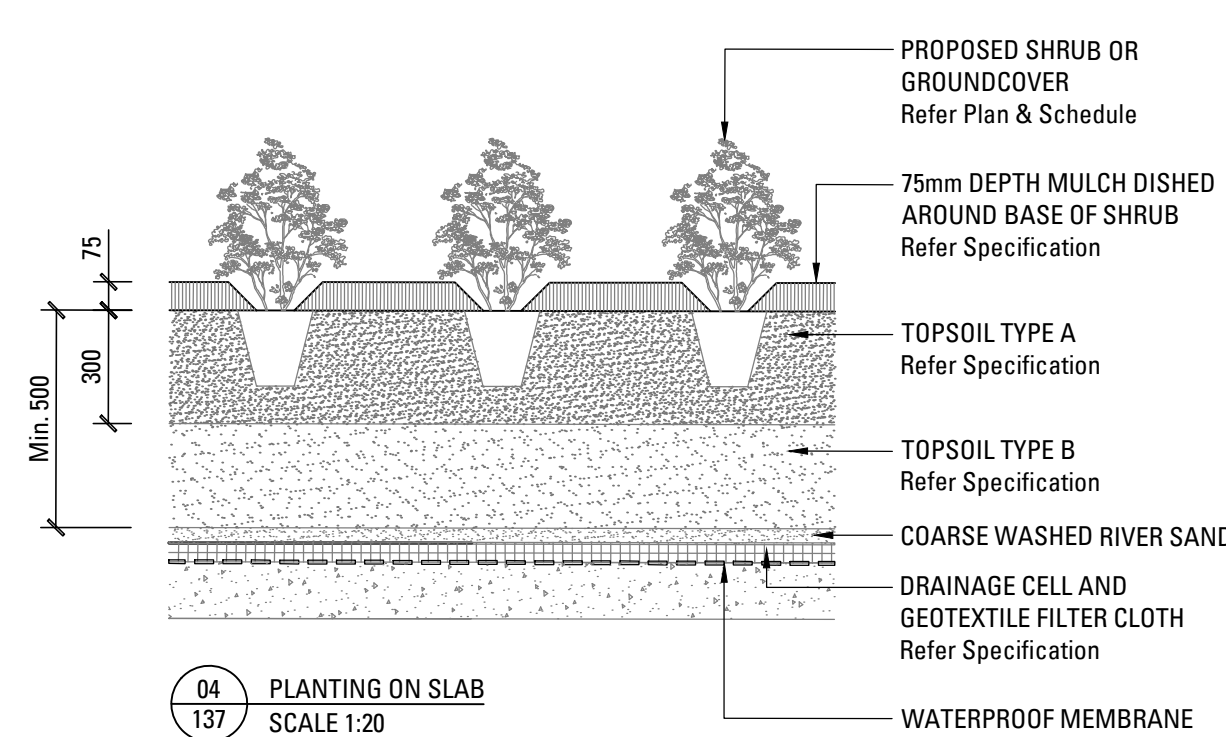


NOTE:
MULCH TO BE SPREAD TO 50mm DEPTH MAX.
OVER TOPSOIL PRIOR TO PLANTING OF
VIRO-CELLS.

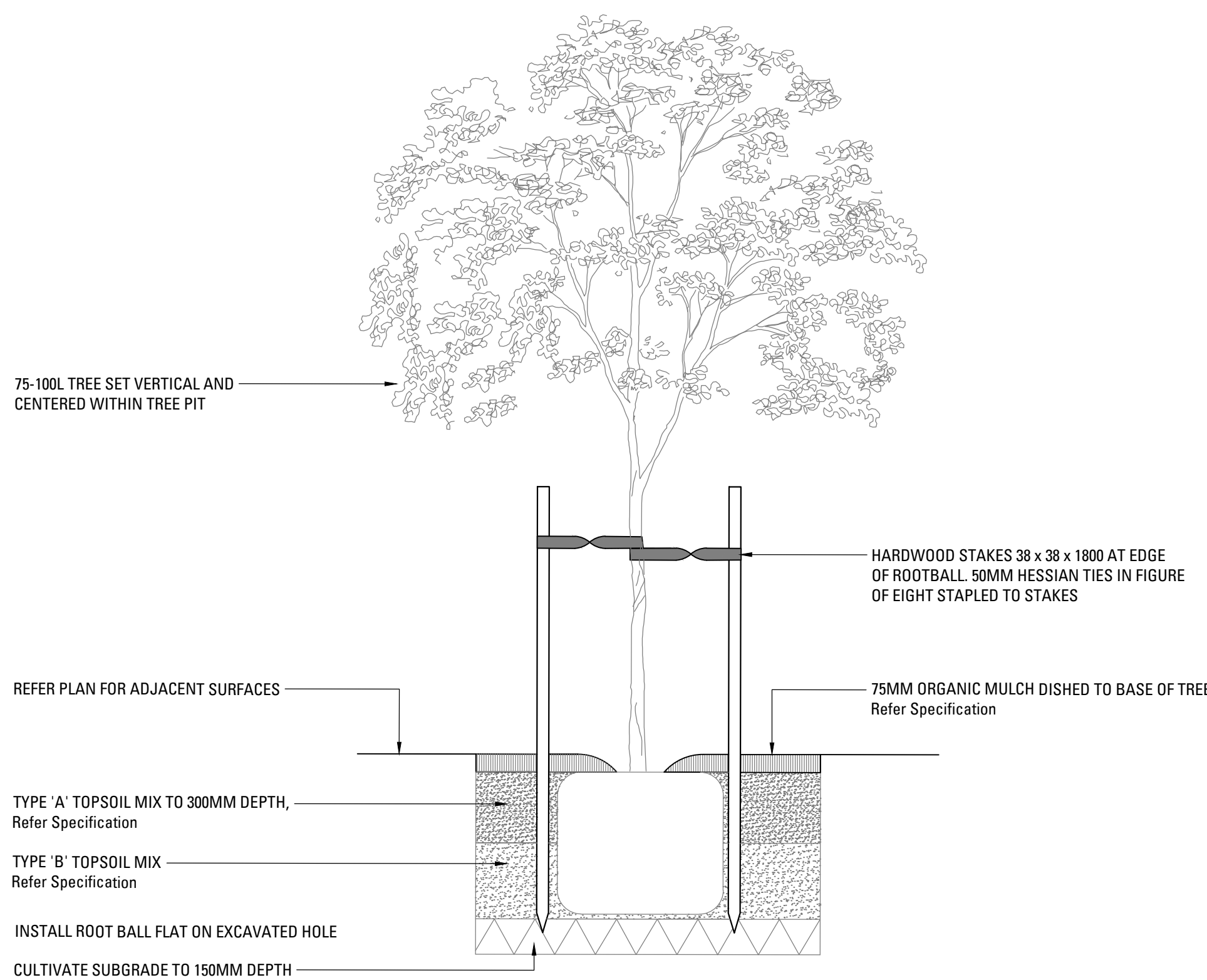
02 VIRO-CELLS GROUNDCOVER
SCALE 1:20



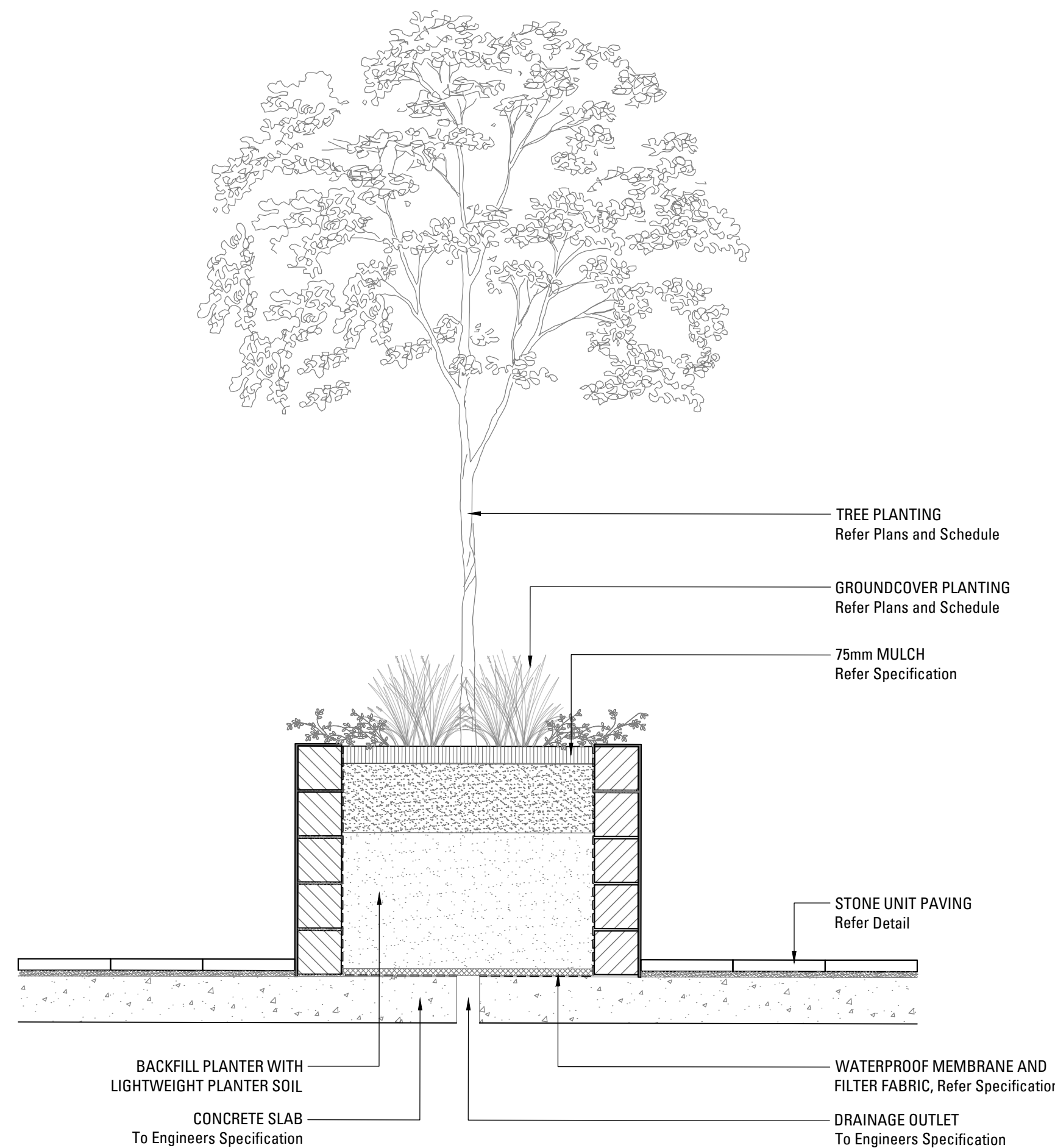
03 SHRUB OR GROUNDCOVER IN PLANTING BED
SCALE 1:20



04 PLANTING ON SLAB
SCALE 1:20



05 TREE PLANTING 75-100L
SCALE 1:20



06 RAISED PLANTER ON SUSPENDED SLAB
SCALE 1:20

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.

ARBORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ARBORIST 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.