

23-974

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

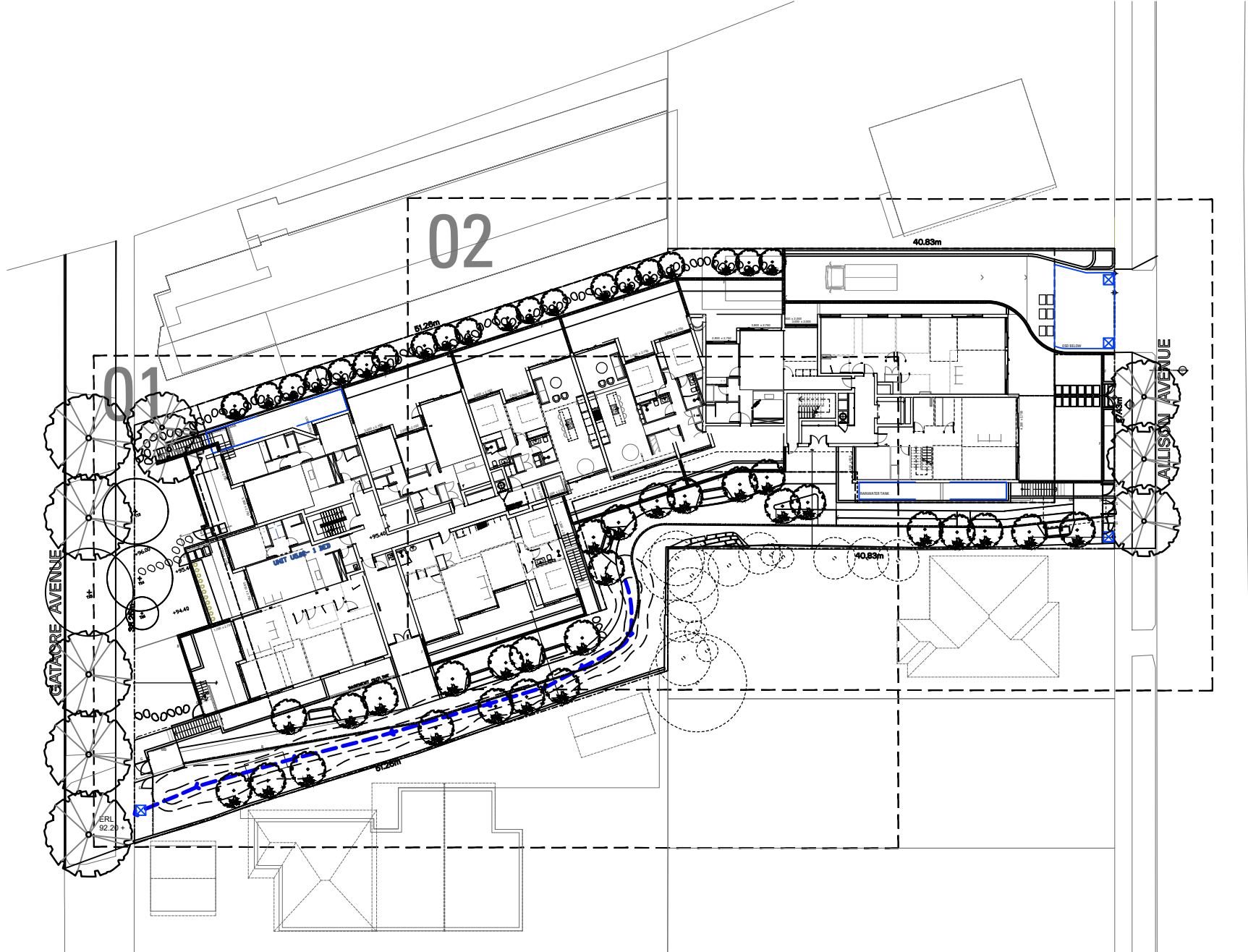
DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
001	LEGEND
100	EXISTING SITE PLAN
101	LANDSCAPE MASTERPLAN
400	PLANT SCHEDULE
401	PLANTING PLAN- GROUND FLOOR 1
402	PLANTING PLAN- GROUND FLOOR 2
403	PLANTING PLAN- LEVEL 03
404	PLANTING PLAN- LEVEL 04
600	LANDSCAPE DETAILS
700	LANDSCAPE SPECIFICATION







SITE MAP



































KEY PLAN














Hardworks Legend

-  MESH BOARD WALK
-  CONCRETE PAVEMENT
-  PROPOSED CONCRETE UNIT PAVING
-  PROPOSED WALL
-  PROPOSED STAIRS
-  STEPPING STONES





Softworks Legend

- TREES
-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES TO BE RETAINED
-  PROPOSED TREE PLANTING
- SHRUBS AND ACCENTS
-  Sw - Spathiphyllum Wallisii
-  Prc - philodendron tatei ssp melanochlorum 'rojo congo'
-  Sn - Strelitzia Nicolai
-  Dc - Dianella caerulea
-  Fe - Ficus elastica 'burgundy'
-  De - Doryanthes excelsa
-  Dt - Dracaena trifasciata
-  Px - Philodendron 'Xanadu'
-  Am - Alpinia mutica
-  Hedge shrub 1.5m (Bm/Cci/Lp)
-  small shrub 1.0m (Gs/HI)
- Ferns & Cycads
-  Ali - Alcantarea imperialis
-  Cr - Cycas revoluta
-  Bsl - Blechnum 'Silver Lady'
-  Cc - Cyathea cooperi
-  Hf - Howea forsteriana (trimmed)
- GRASSES & GROUND COVERS
-  Matrix 01
-  Matrix 02
-  Matrix 03
-  Matrix 04
-  Dr - Dianella revoluta
-  En - Einadia nutans
-  Hv - Hardenbergia violacea 'Meema'
-  Ta - Themeda australis
-  Mp - Myoporum parvifolium 'Yareena'
-  Pp - Poa poiformis
-  Oj - Ophiopogon japonicas
-  Tj - Trachelospermum jasminoides
-  Vh - Viola hederacea




Furniture & Fixtures

-  MAIL BOX
Refer architects drawing
-  TACTILE
-  FENCE
-  BALUSTRADE
-  GATE
-  LOUNGE
-  SUN LOUNGE
-  POT
-  BBQ FACILITY
-  TABLE AND CHAIR SET
-  RAISED PLANTER WITH BENCH SEATING

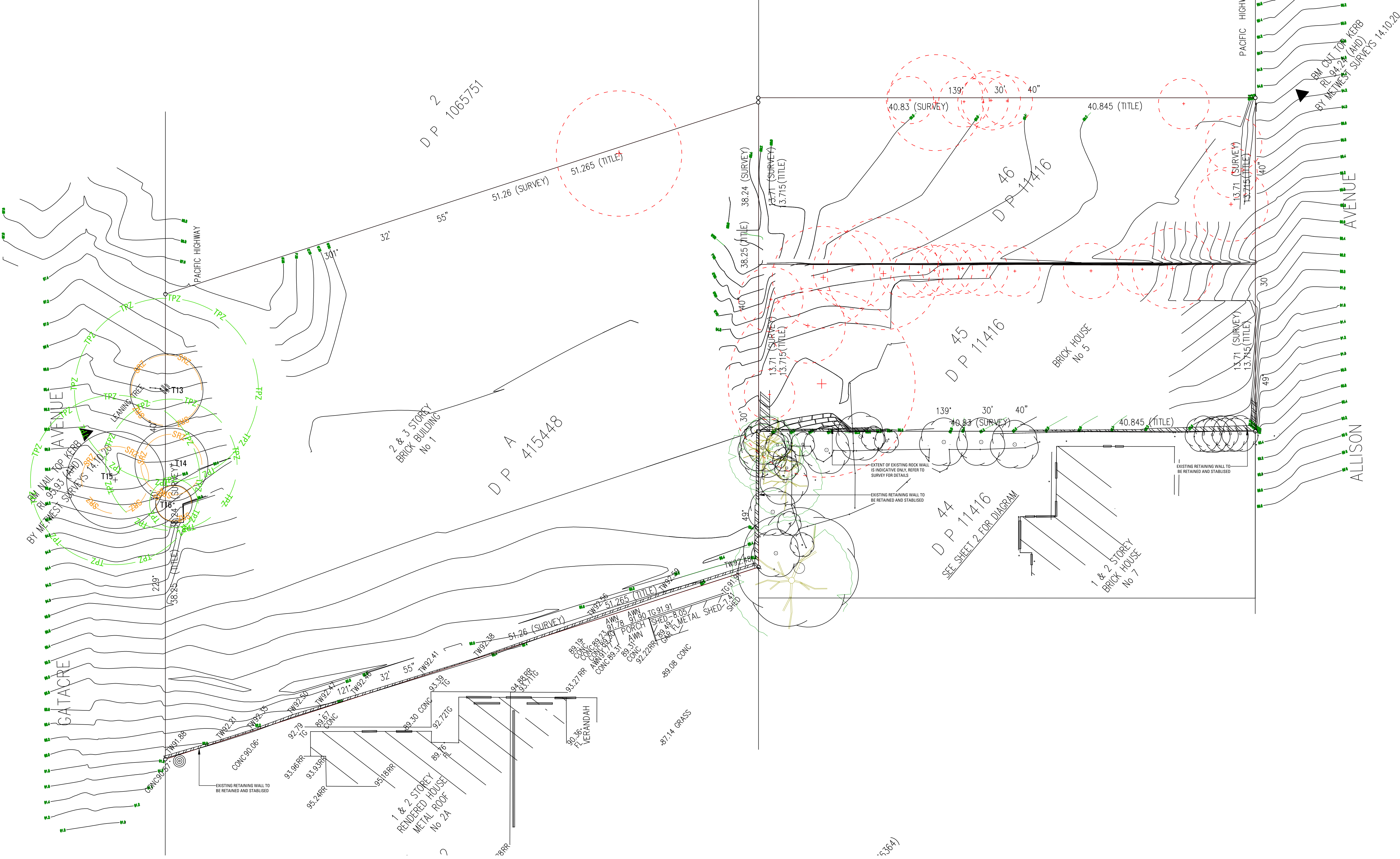
Grading & Setout

-  EXISTING LEVEL
-  PROPOSED LEVEL
-  TOP OF WALL LEVEL
-  FINISH FLOOR LEVEL

Streetscape

-  PROPOSED STREET TREE
-  PROPOSED STREET CONCRETE FOOTPATH
-  PROPOSED TURF







DATE 02.08.2024
SCALE 1:150 @ A1
ISSUE F

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23-974 1 Gata cre Ave PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	DENSITY	TOTAL QUANTITY
TREES						
AC	Angophora costata	Smooth-Barked Apple	20 x 10	200L	as shown	1
EG	Eucalyptus globoidea	White Stringybark	20 x 10	200L	as shown	2
EH	Eucalyptus haemastoma	Scribbly Gum	15 x 10	200L	as shown	1
ES	Eucalyptus saligna	Sydney blue gum	16 x 10	200L	as shown	6
AS	Acmena smithii	Lilly Pilly	10 x 5	200L	as shown	2
ML	Melaleuca linariifolia	Narrow Leaved Paperbark	10 x 5	200L	as shown	6
ER	Elaeocarpus reticulatus	Blueberry Ash	5 x 3	200L	as shown	21
BM	Backhousia myrtifolia	Carrol	7 x 4	200L	as shown	5
BS	Banksia serrata	Old Man Banksia	6 x 2	200L	as shown	2
TL	Tristaniopsis laurina 'Luscious'	Luscious Water Gum	10 x 5	200L	as shown	1
Pm	Polyscias murrayi	Pencil cedar	15 x 6m	200L	as shown	15
SHRUBS + ACCENTS						
Bm	Banksia marginata	The silver banksia	2 x1.5	400mm	as shown	5
Cci	Callistemon citrinus	Bottlebrush	3 x 1.5	400mm	as shown	25
Lp	Leptospermum polygalifolium	Lemon-scented Tea Tree	1.5 x 1.5	400mm	as shown	11
Gs	Grevillea sericea	Pink Spider Flower	1 x 1	400mm	as shown	95
HI	Hibbertia linearis	Showy Guinea Flower	0.5 x 1	300mm	as shown	41
Sw	Spathiphyllum Wallisii	Peace Lily	1 x 1.1	400mm	as shown	38
Prc	philodendron tatei ssp melanochlorum 'rojo congo'	Rojo congo	1.5 x 0.9	400mm	as shown	16
Sn	Strelitzia Nicolai	Bird of Paradise	3 x 1.5	300mm	as shown	48
Dc	Dianella caerulea	Blue Flax Lily	0.5 x 0.5	300mm	as shown	48
Fe	Ficus elastica 'burgundy'	Rubber Plant	2 x 1	400mm	as shown	27
Dt	Dracaena trifasciata	Mother in Laws Tounge	0.9 x 0.6	300mm	as shown	83
Am	Alpinia mutica	False Cardmom Ginger	1.5 x 1	400mm	as shown	115
PX	Philodendron 'Xanadu'	Xanadu	1 x 0.8	400mm	as shown	81
De	Doryanthes excelsa	Gymea Lily	2 x 3	300mm	as shown	12
FERN + PALM						
Ali	Alcantarea imperialis	Imperial Brombeliad	1.5 x 1.5	400mm	as shown	20
Bsl	Blechnum 'Silver Lady'		1.2 x 1	300mm	as shown	143
Cr	Cycas revoluta	Sago Cycad	3 x 2	500mm	as shown	23
Cc	Cyathea cooperi	Australian Tree Fern	5 x 3	45lt (2m clear trunk)	as shown	13
Hf	Howea forsteriana (trimmed)	Kentia Palm	4-15 x 3	300mm	as shown	10
GROUNCOVERS + GRASSES						
En	Einadia nutans	Climbing Saltbush	1 x 1	150mm	4/m2	9
Hv	Hardenbergia violacea 'Meema'	Purple Coral	0.2 x spreading	150mm	4/m2	55
Ta	Themeda australis	Kangaroo Grass	1 x 1	150mm	4/m2	25
Mp	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.2 x spreading	150mm	4/m2	78
Pp	Poa poliformis	Coast Tussock-grass	0.5 x 0.5	150mm	4/m2	61
Oj	Ophiopogan japonicas	Giant Mondo Grass	0.3 x 0.6	150mm	4/m2	42
Tj	Trachelospermum jasminoides	Star Jasmine	0.5 x 2	150mm	4/m2	21
Vhe	Viola hederacea	Native Violet	0.2 x 0.8	200mm	4/m2	354
MATRIX 01						
Ln	Lomandra 'Nyalla'	Matt Rush	0.5 x 1	150mm	4/m2	253
LI	Lomandra longifolia 'Tanika'	Tanika Mat Rush	1 x 1	150mm	4/m2	61
Wf	Westringia fruticosa	Coastal Rosemary	1 x 1	150mm	4/m2	62
MATRIX 02						
Ln	Lomandra 'Nyalla'	Mat Rush	0.2 x spreading	150mm	4/m2	253
Fn	Ficinia nodosa	Club-rush	0.3 x 0.3	150mm	4/m2	6
Bj	Baumea juncea	Bare Twigrush	1 x 1	150mm	4/m2	89
MATRIX 03						
Cg	Carpobrotus glaucescens	Pigface	0.2 x spreading	150mm	4/m2	91
Dcr	Disphyma crassifolium	Round-leaved Pigface	0.2 x spreading	150mm	4/m2	107
Ca	Correa alba	White Correa	0.2 x spreading	150mm	4/m2	103
Ln	Lomandra 'Nyalla'	Mat Rush	0.5 x 1	150mm	4/m2	253
MATRIX 04						
Mpa	Myoporum parvifolium	Creeping Boobialla	0.3 x 2	150mm	4/m2	223
LLV	Lomandra longifolia "Verday"	Lomandra	0.6 x 0.6	150mm	4/m3	223
Sal	Scaevola albida	Fan Flower	0.2 x 2	150mm	4/m4	223
CUM	Crassula undulatifolia Max Cook	Silver Dollar Plant	0.6 x 0.6	150mm	4/m5	223

NOTE: ALL TREES ON THE PLAN ARE SHOWN AS EXPECTED TO REACH 70% OF THEIR MATURE SIZE.





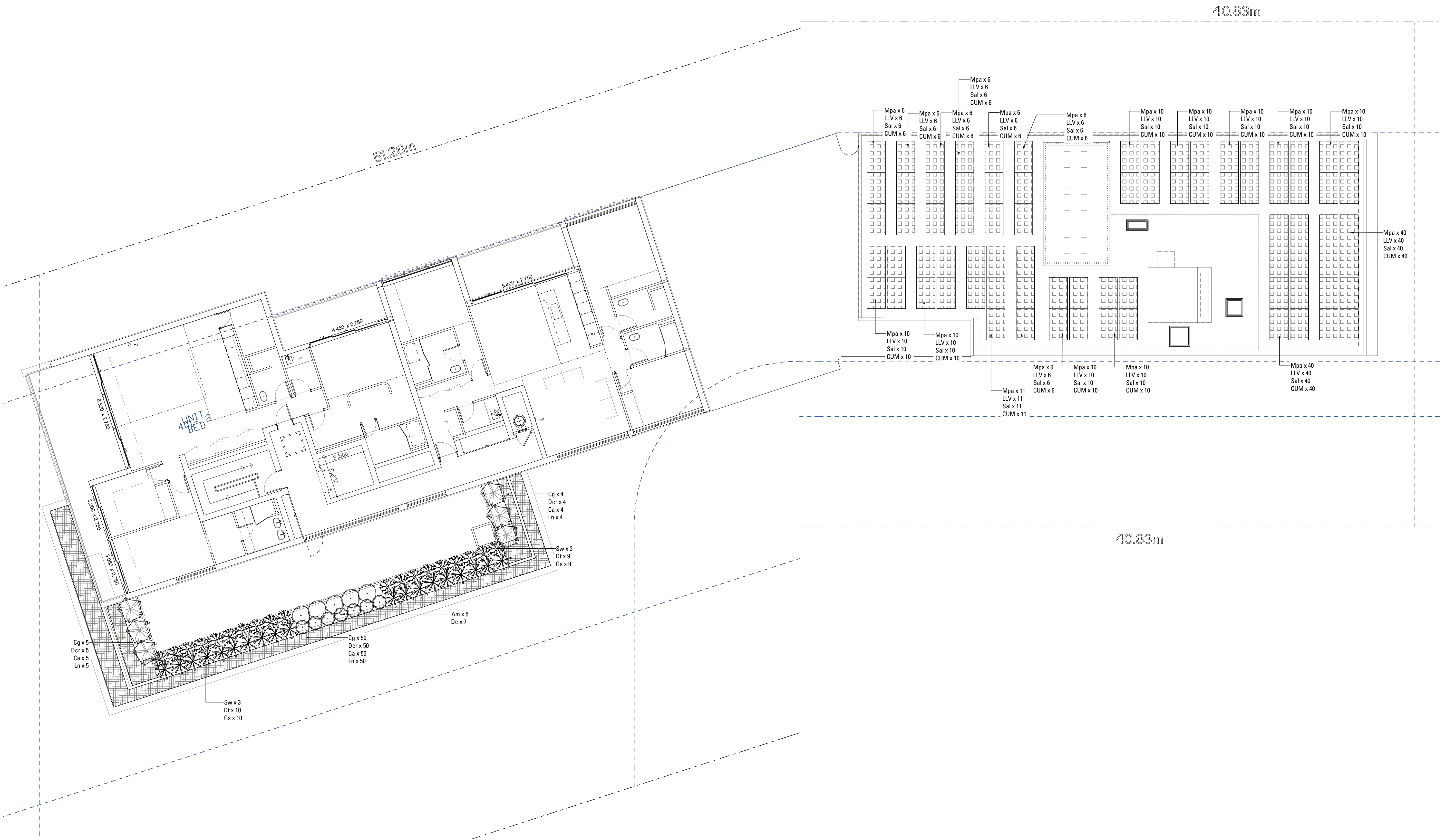
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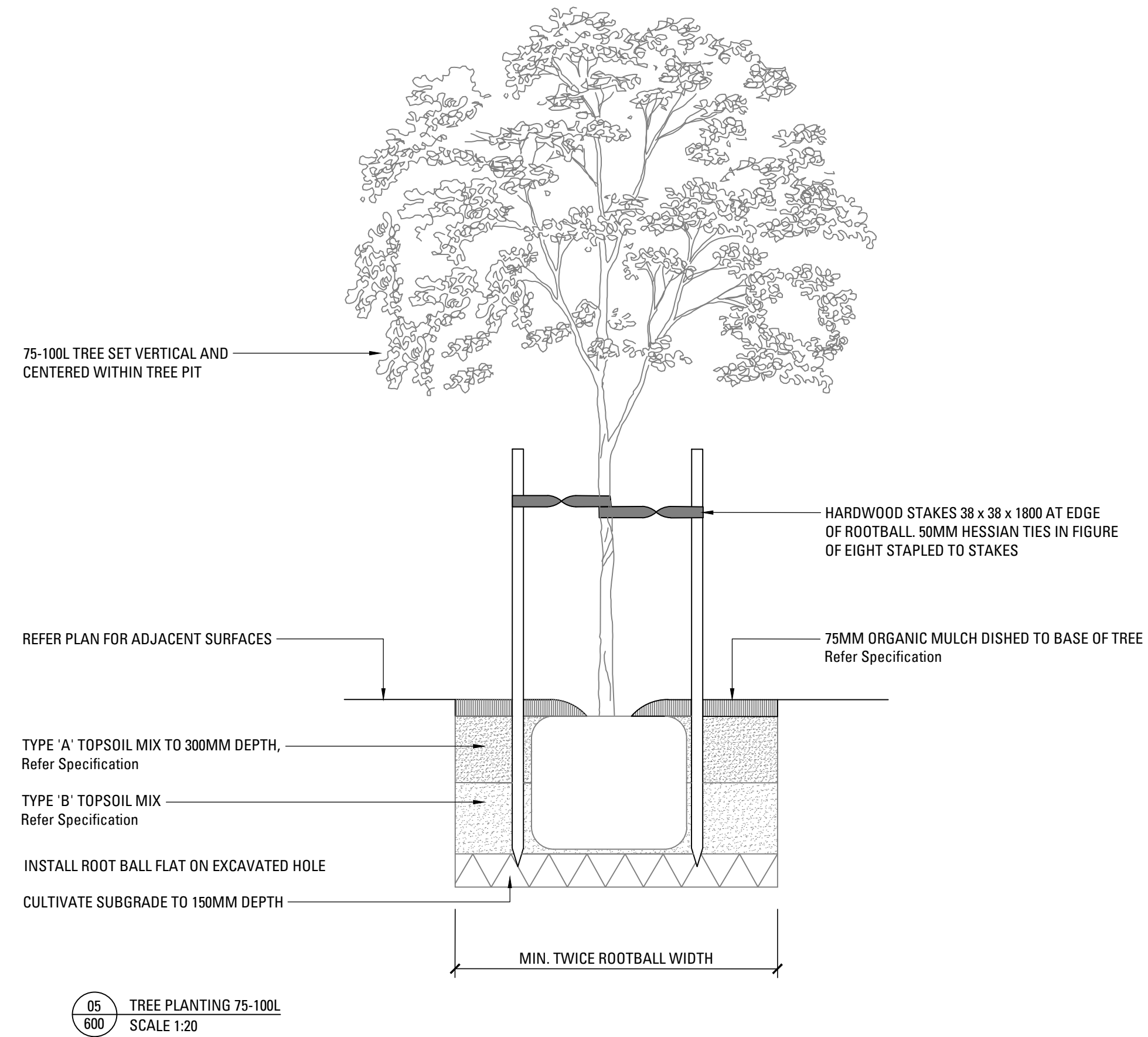
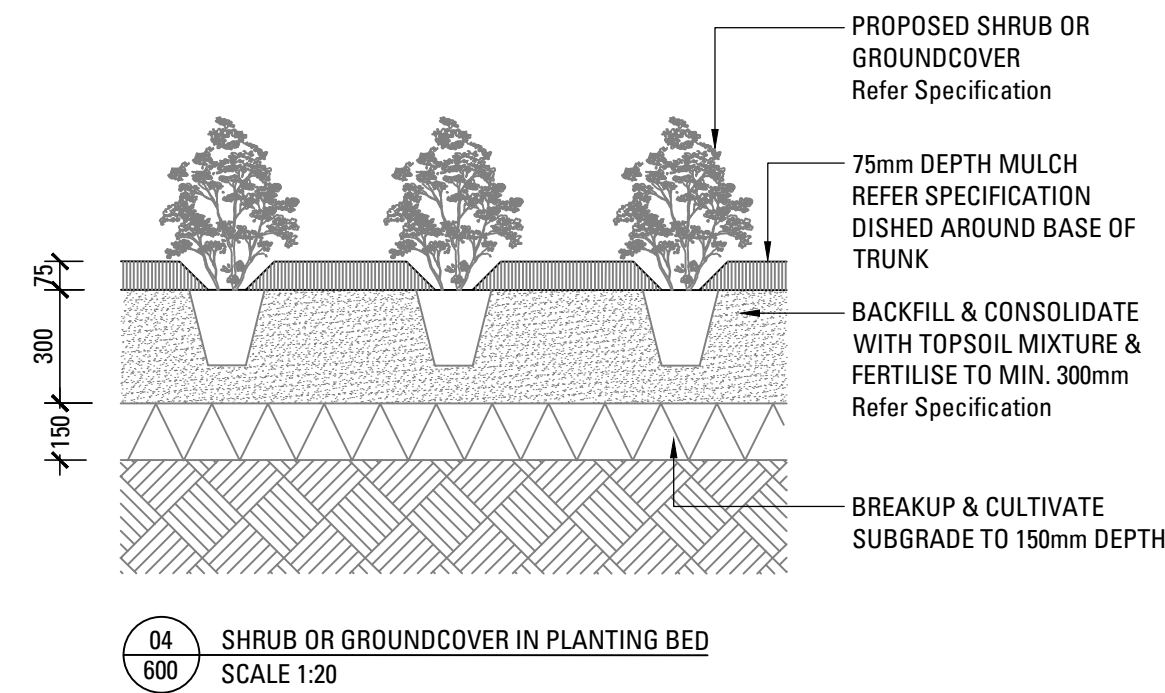
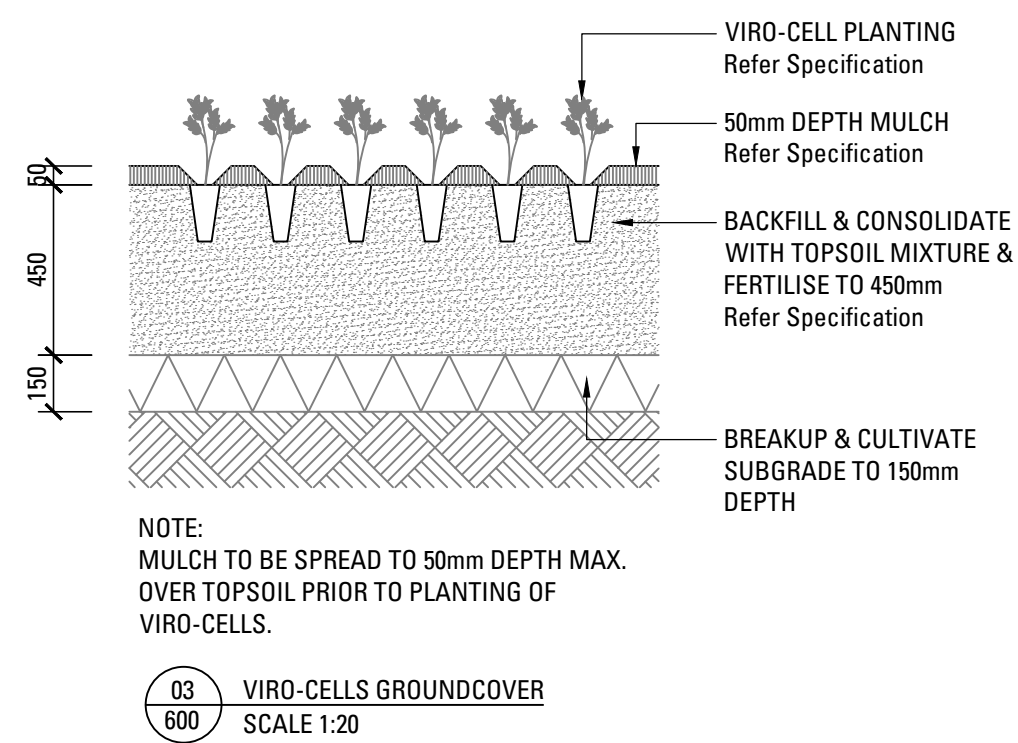
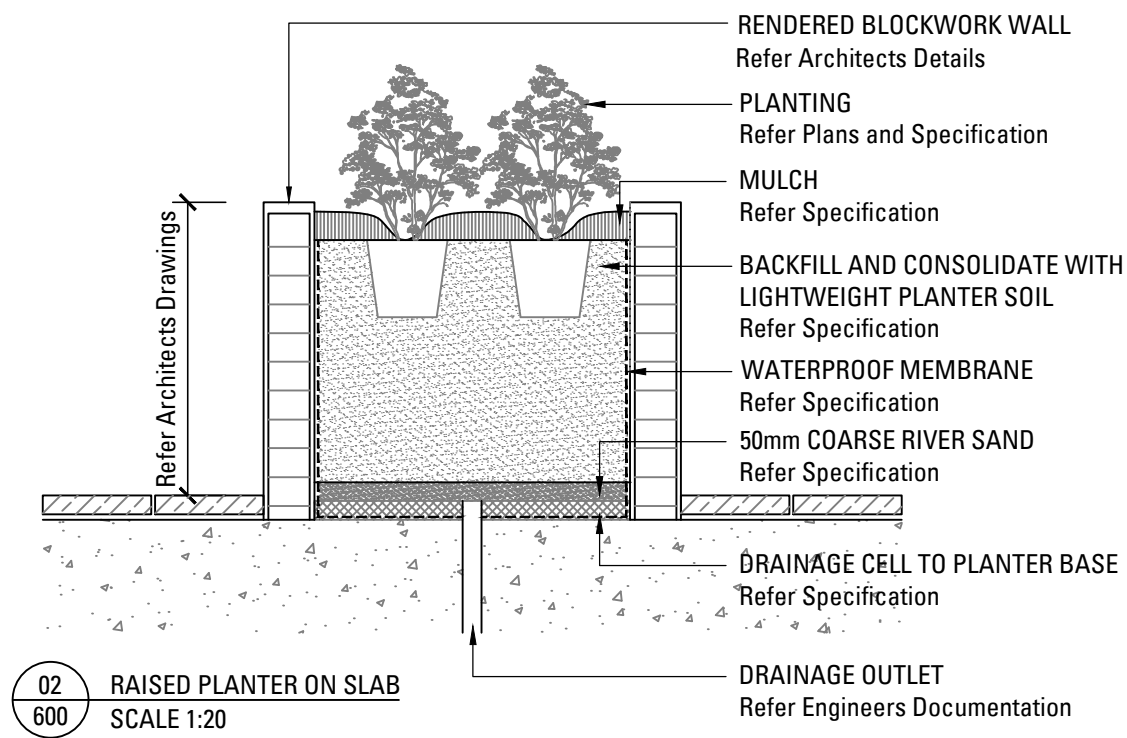
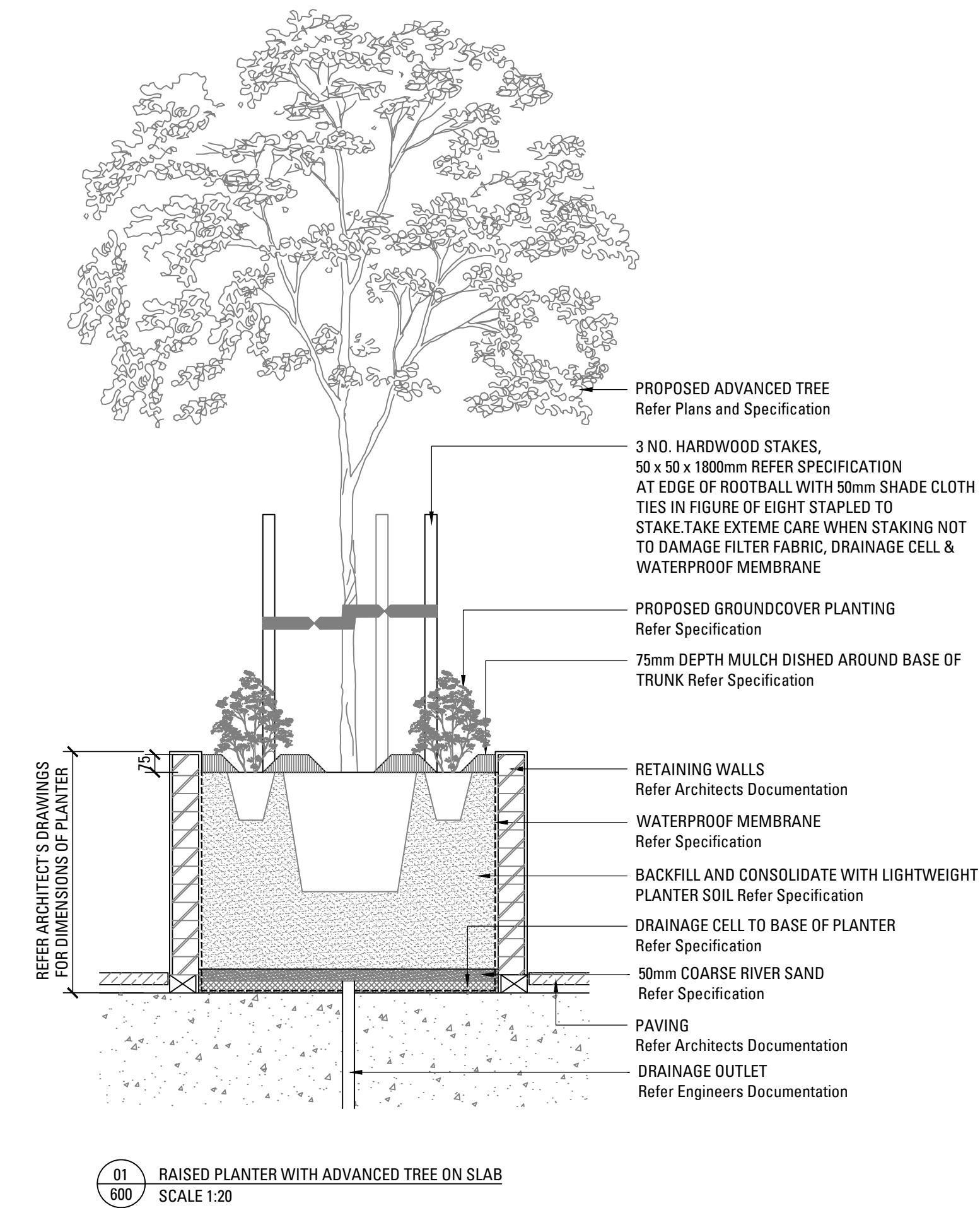
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LANDSCAPE SPECIFICATION NOTES	
SERVICES BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, 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, RETURNING, 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.