

LEGEND

BOUNDARY

EASEMENT

SEWER

600mm SEWER SETBACK

TO BE REMOVED

EXISTING CONTOURS

ALUMINIUM EDGE

EXISTING CONCRETE

EXISTING FENCE

EXISTING TIMBER DECK

PROPOSED FENCE

PROPOSED SAFETY BALUSTRADE

PROPOSED POOL FENCE

PROPOSED PAVING

PROPOSED TIMBER DECK

PROPOSED WALL

PROPOSED TURF

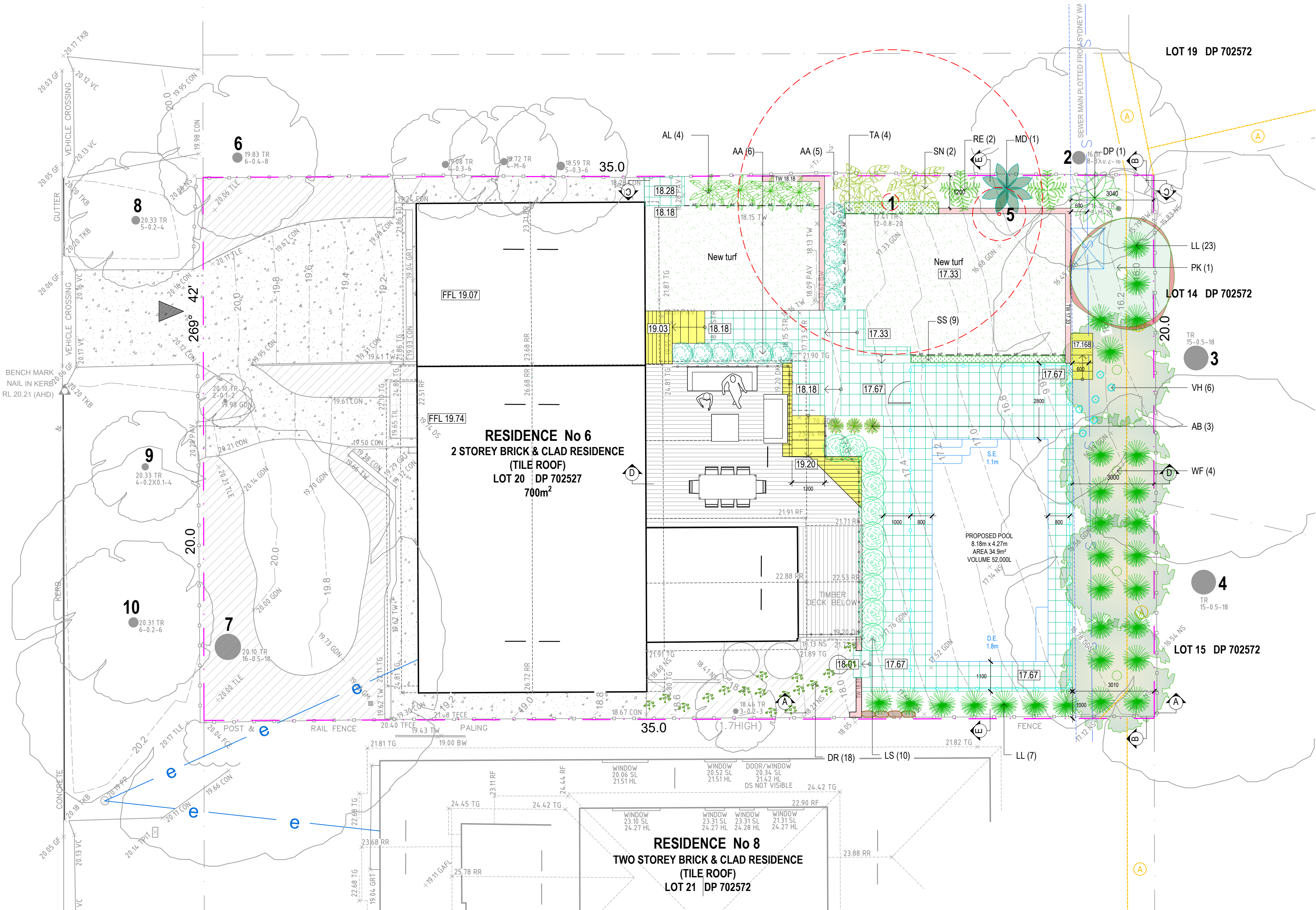
EXISTING PLANTING TO BE RETAINED

PROPOSED PLANTING

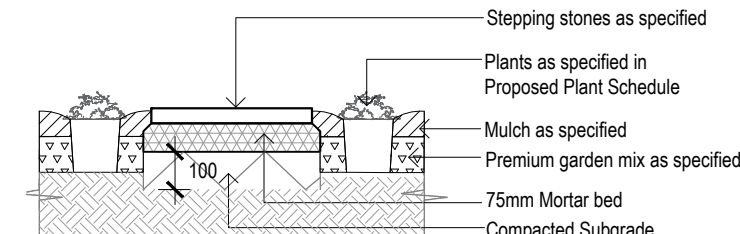
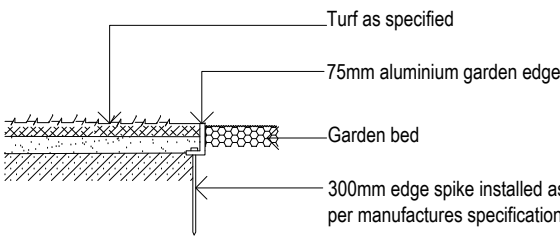
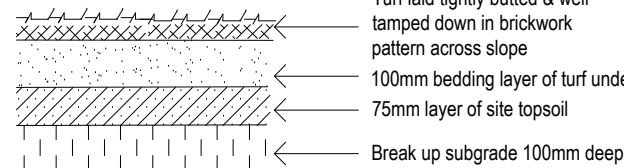
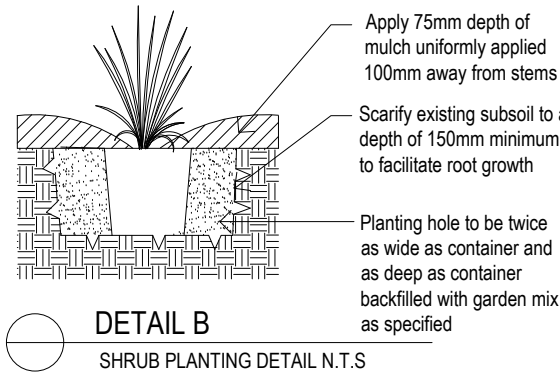
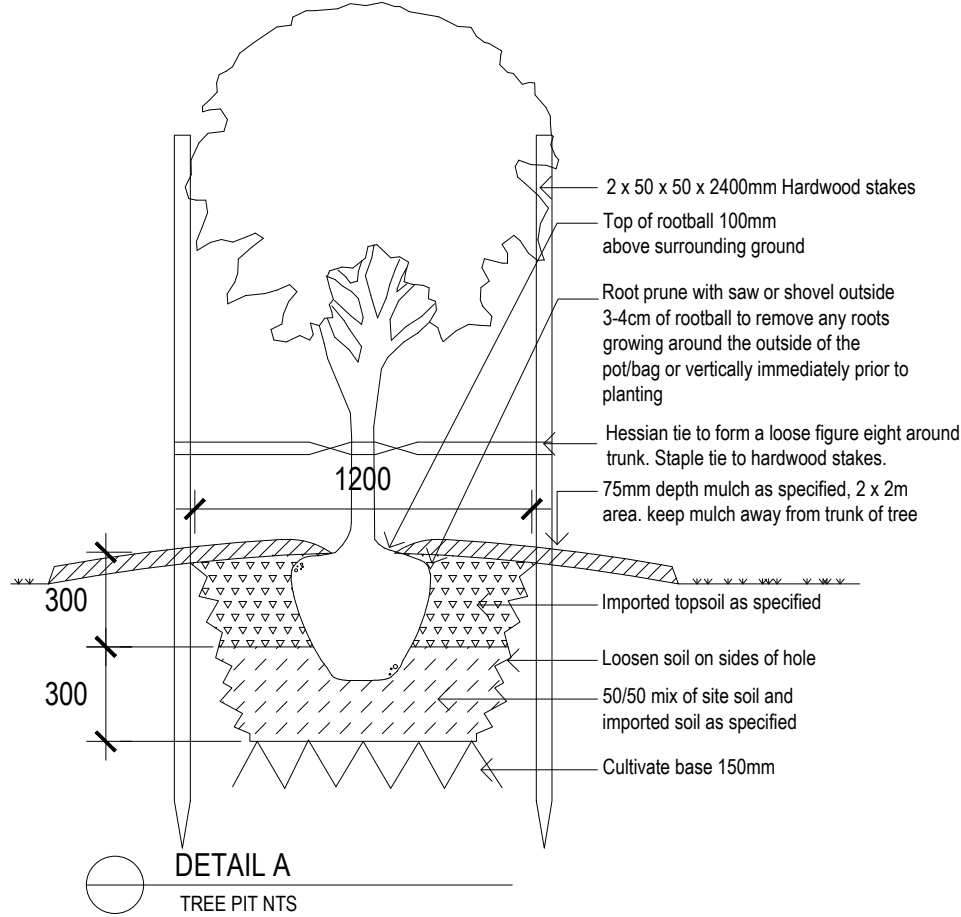
PROPOSED LEVELS

TREE TO BE RETAINED

TREE TO BE REMOVED
REFER TO ARBORIST REPORT



PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
TREES					
PK	PRUNUS SERRULATA 'KANZAN'	JAPANESE FLOWERING CHERRY	1	5m	45Lr
WF	WATERHUSIA FLORIBUNDA	WEEPING LILLY PILLY	4	10m	45Lr
SHRUBS					
AA	ACMENA SMITHII 'ALLYN MAGIC'	COMPACT LILLY PILLY	11	1m	200mm
AL	ALPINA MALACCENSIS	MALACCA GINGER	4	2.5m	300mm
DP	DOXYANTHES PALMERI	SPEAR LILY	1	2m	250mm
LS	LEUCHODENDRON SALICINUM 'DISCOLOR' 'SIXTEEN CANDLES'	SIXTEEN CANDLES LEUCADENDRON	10	1.5m	200mm
MD	MONSTERA DELICIOSA	FRUIT SALAD PLANT	1	2m	250mm
RE	RHAPIS EXCELSA	RHAPIS PALM	2	3m	250mm
SN	STREUTZIA NICOLAI	GIANT BIRD OF PARADISE	2	10m	250mm
GRASSES / GROUND COVERS					
AB	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	3	0.6m	200mm
DR	DICHONDRA REPENS	KIDNEY WEED	18	0.1m	140mm
LL	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	30	1m	200mm
SS	SENECIO SERPENS	BLUE CHALK STALKS	9	0.3m	140mm
TA	TRACHELOSPERMUM ASIATICUM 'FLAT MAT'	FLAT MAT JASMINE	4	0.2m	140mm
VH	VIOLA HEDERACEA	NATIVE VIOLET	6	0.1m	140mm



LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION
Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

WORKMANSHIP AND MATERIAL QUALITY
Materials and workmanship are to conform to the current applicable Australian Standard Specifications and Codes. Any work or materials, which, in the opinion of the Site Manager do not meet appropriate industry standards should be rejected. Where works are adjacent to existing works, make proper junctions between new and existing works and make good any damage caused to adjoining existing and retained works.

ELIMINATE WEEDS
Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

IMPORTED TOPSOIL
All construction must comply with AS 4419-2018 Soils for Landscaping and Garden Use. Spread the topsoil on the prepared subsoil and grade evenly, making allowances, if appropriate, for the following:
- Required finished levels and contours after light compaction.
- Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels, smooth and free from stones or lumps of soil. Graded to drain freely, without ponding, to catchment points. Grade evenly into adjoining ground surfaces ready for planting.

PLANTING AREA
Remove weeds, rubbish, mulch and other debris. Do not disturb tree roots or services and if necessary cultivate these areas by hand. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowance to permit the required finished levels and contours after a light compaction. Spread topsoil to the typical depth of 300mm. Feather edges into adjoining undisturbed ground.

PLANT STOCK
Plant stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use.
Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

TREE DELIVERY
Carefully load, transport and unload, at the nominated site, the specified trees. All trees are to be delivered in such a way to prevent in transit wind damage. All trees shall be watered prior to loading for delivery. Plants shall not be contained within delivery vehicles for a period longer than 24hrs. Trees shall be carefully unloaded using methods appropriate to the size and weight of the trees. Damage to trees sustained during transport or unloading will result in those plants being rejected. Plants shall conform to the requirements at the time of delivery to the planting site. Transpiration shall be minimised during transport to prevent subsequent wilting or unseasonal defoliation. Plants that have been allowed to wilt or dry out during transport shall be rejected, irrespective of any previous acceptance. The soil mass of the root ball shall be securely contained and supported during transport. Root balls that have been unreasonably fractured, deformed or slumped during transit or unloading should not be accepted.

TREE PLACEMENT AND ALIGNMENT
When the tree pit is excavated and the hole is the correct size, place the rootball in its final position. Ensure the trees are centred and plumb and the top of the rootball level with the finished surface of the surrounding soil mix. Do not use the trunk of the tree as a lever in positioning or moving the tree in the planting hole. Position the tree at the set out distances as indicated in the details. Ensure trunks are set vertically and aligned with other new or existing trees. Orientate the trees trunk north where indicated by supplied markings where applicable.

ROOT TRIMMING
All trees shall have the outer 10-25mm of the external root ball faces pruned or sliced away using secateurs or a sharp and clean spade. Avoid excessive disturbance to the remaining root ball during this trimming and discontinue if excessive root ball soil begins to fall away. Do not leave the root balls exposed for extended periods. Cover the root ball with moist hessian if backfilling cannot occur immediately.

STAKING
Install 3 x 2100mm (H) x 50mm x 50mm hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

BACKFILLING
Backfill with soil mix as specified in soil mixes and in accordance with the details and specification. Lightly compact the soil to ensure all voids around root balls are filled and that no air pockets are retained. Ensure that the backfill soil is not paced over the top of the potted root ball. The top of the root ball and plant stem must be kept level with the top of the backfill.

FERTILISING
Fertiliser to be applied at time of planting. Slow release landscape fertiliser suitable for trees and shrubs, 9 to 12 months release time. Osmocote or approved equivalent applied according to manufacturers directions.

TIMBER DECK, STAIRS & BENCH SEATS
Supply and install timber deck, stairs and bench seats to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joints in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions.
Supply and install 2 coats of oil. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

MULCHING
All landscaping must comply with AS 4454-2012 Compost, soil conditioners and mulches. All planting areas to receive 50-75mm of garden Mulch, Droughtmaster, ANL p. 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING
New turf- Sir Walter Softed Leafed Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING
Water in immediately after plant installation & allow for soil settlement. Watering program: Minimum 3 complete waterings, soaking to a depth of 150 mm at fortnightly intervals for the first 6 weeks of plant establishment irrespective of natural rainfall. Manually water all lawn and planting areas in absence of an irrigation system or until the proposed irrigation system is fully operational. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.

PAVING OVER SAND BASE
Excavated sub-base to be compacted. Provide and install 75mm depth of Fine Crushed Rock (FCR) to be compacted after installation. Provide and install 25mm depth of Sydney Sand to be compacted after installation. Pavers to be installed in pattern as indicated on plan. Ensure 2mm gap between pavers and sweep Sydney Sand between gaps upon completion and then compact with protection under compacting plate to ensure no damage to the pavers. Repeat sweeping sand and compaction. Provide concrete strip edge restraint between pavement and soft areas. Ensure top of restraint is lower than top of paver.

CONCRETE PEDESTRIAN FOOTPATH
All workmanship and materials shall be in accordance with AS3600 and other relevant Australian standards and engineers specifications. Footpath to be 100mm thick concrete (c-25/MPa). Surface of concrete path to be a broom finish to provide a non-slip surface, coloured grey. Concrete path to be reinforced to structural engineers details. Expansion joints located where possible at tangent points of curves and elsewhere at a typical spacing not exceeding 6 metre centres. Footpath constructed to ensure adequate cross-fall to prevent ponding and provide adequate runoff.
Do not pour concrete when weather is predicted to be temperatures above 32 degrees or extremely windy. Provide protection as required to poured concrete to prevent cracking of the concrete due to temperature changes or excessive water loss during the curing period.

PAVERS ON SLAB
Pavers to be laid over a suitably constructed reinforced concrete base to engineer specifications. Provide movement joints over any expansion joints in the substrate, changes in background substrate or at a maximum of 5m intervals when in large areas. Joints shall go through the paver and mortar bed to the substrate. Seal all movement joints with a high quality flexible sealant.
Mortar bedding: use clean washed sand and cement at a ratio of 3 parts sand to 1 part cement thoroughly mixed screeded accurately to falls to a depth of approximately 25mm, dust the surface of the mortar liberally with dry neat cement allowing the moisture from the mortar to wet the neat cement. Do not spread more mortar than can be covered by the paving before it commences to set.
Adhesive Bedding: use a good quality flexible adhesive such as Readyfix Elasta Grip, mix according to the instructions, notch the adhesive out with a 12mm x 12mm notch trowel (do not spread more adhesive than be covered before it commences to skin over) approximately 1m2 at a time.
Place the pavers in the required pattern, taking care to keep the lines straight by checking each row with a string line and fitting the cut pieces as you go, until the area is paved. Ensure any excess cement, mortar or dust from cutting is removed from the surface of the paver before it commences to set. Grouting can commence after 24 hours. Pavers to comply with slip resistance AS 4588:2013.

STAIRS AND HANDRAILS
Stairs constructed to ensure adequate cross-fall to prevent ponding and provide adequate runoff. Concrete stairs to match footpath. Stainless steel handrails, fittings, landings and stairs to comply with AS 1428.1

STAIR NOSING
Each stair tread shall have a strip 50-75mm deep and across the full width of the path of travel. The strip maybe setback a maximum of 15mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Stainless steel stair nosing to be installed to comply with AS 1428.1 and 4586.

STEPPING STONES
Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish 10mm above adjacent surface. Fill gaps as specified.

TIMBER RETAINING WALL
Timber retaining wall constructed in H4 Treated Pine Sleepers. Timber post to be set in concrete. Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill behind wall. Connect to existing SW system.

RETAINING WALLS & PLANTER BOXES
All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.

STAIRS AND BALUSTRADES
The stairs, balustrades and handrail are to comply with Part 3.9.1 and Part 3.9.2 of the BCA.

TIMBER BATTEN SCREEN
Horizontal timber batten screen 30mm thick x 40mm high hardwood battens with 8mm spacings. Battens to be fixed to galvanised steel universal columns or treated pine. Timber posts in rapid set concrete pad to solid ground.

ESTABLISHMENT MAINTENANCE
The Contractor shall monitor and maintain all planting and associated landscaping works for the duration of the maintenance period. This shall generally include lawn mowing, watering, filled cracks, resoddening, pest and disease control, weed control and monitoring. Maintenance to be carried out to all areas where new planting is installed. Weeding shall extend around and in between individual plants and up to paths, kerbs or other defining edges. Carry out all maintenance activities for all new garden and lawn areas as required to ensure the plants and turf become established within the maintenance period and are kept in a healthy and tidy state in accordance with best horticultural practices.