

#### 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.

##### PROTECTION OF EXISTING TREES:

Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained. The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm. Protect all trees affected by demolition & construction. Take necessary precautions to protect the Structural Root Zone (SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites. Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:

- entry of machinery or storage of building materials, parking of any kind of vehicle
- erection or placement of site facilities, removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections).
- attaching any signs or any other objects to the tree, placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist

Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

##### EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

##### SUB SOIL DRAINAGE

Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding.

Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to SW system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

##### REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

##### IMPORTED TOPSOIL

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Turf Areas: 'Turf Underlay', Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative. 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 tightly 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.

##### TREE STOCK

Tree 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.

##### 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 4454-2003 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.

##### 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.

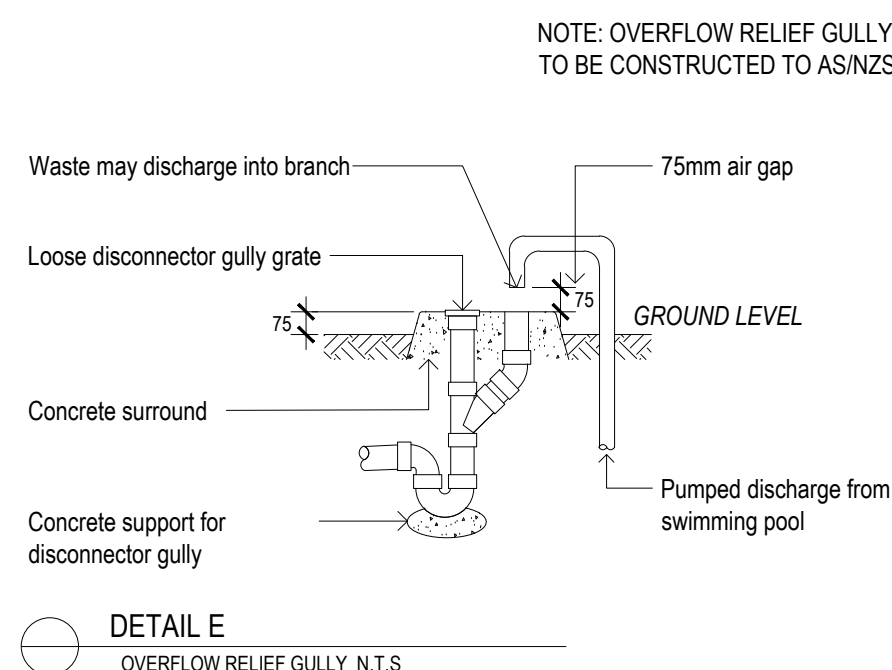
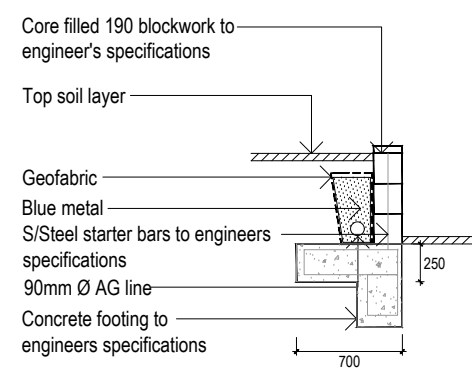
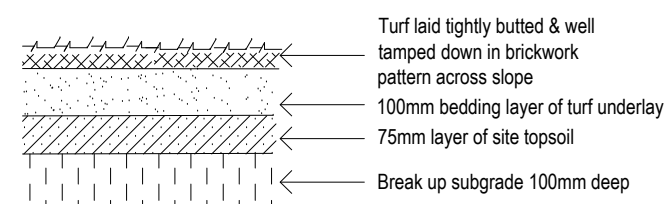
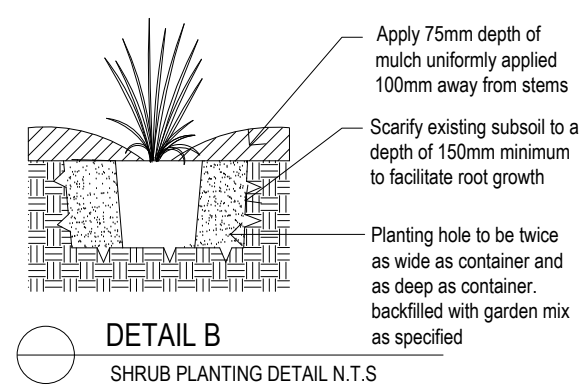
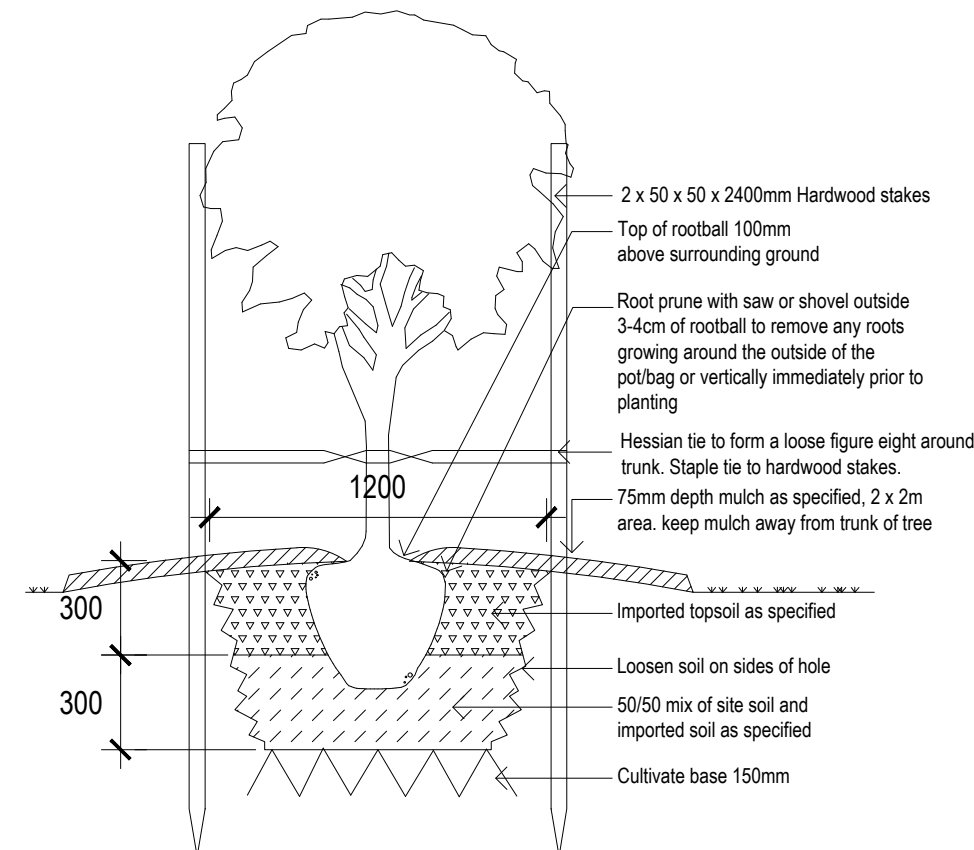
##### TIMBER BATTEN SCREEN

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.

##### STONE WALL CLADDING

Ensure blockwork/brickwork walls has an even and true surface, with a variance of no more than 2mm every 4m. If the wall is not true a render should be applied as per manufacturers recommendations. The addition of a shelf, pin or tie back system may be necessary if unsure, contact engineer. The surface must be free from oil, grease, waxes, paints or any other loose materials. The application of a waterproof membrane is recommended for areas prone to efflorescence. The top course is to be sealed or capped to prevent moisture entering between the stone and the substrate.

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
<b>TREES</b>					
DL	DIPSIS LUTESCENS	GOLDEN CANE PALM	2	6m	250mm
EV	ENSETTE VENTRICOSUM	RED ABBYSSINIAN BANANA	3	4m	200mm
PA	PLUMERIA ACUTIFOLIA 'TRI-COLOUR'	TRI-COLOUR FRANGIPANI	1	5m	45Ltr
SA	SYZYGIUM AUSTRALE 'RESILIENCE'	RESILIENCE	5	5m	45Ltr
<b>SHRUBS</b>					
AM	ALPINIA MUTICA 'FALSE CARDAMOM'	FALSE CARDAMOM GINGER	4	1.5m	200mm
CL	CALATHEA LUTEA	CUBAN CIGAR	3	3m	300mm
CV	CODIAEUM VARIEGATUM	GARDEN CROTON	6	1m	200mm
CR	CORDYLINE FRUTICOSA 'RUBRA'	RED TI PLANT	9	2m	200mm
HH	HELICONIA 'HOT RIO NIGHTS'	HOT RIO NIGHTS	6	3m	200mm
RH	RHAPIS HUMILIS	SLENDER LADY PALM	3	2.5m	200mm
SN	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	3	6m	250mm
<b>GRASSES / GROUND COVERS</b>					
AD	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	5	0.6m	140mm
DS	DICHONDRA ARGENTEA	SILVER FALLS	33	0.1m	140mm



NOTES:  
- Contractors to check and verify all dimensions and all levels on site prior to any works.  
- Any discrepancies should be immediately referred to Space Landscape Designs.  
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.  
- Dimensions designed over parties. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	11/03/2025	S4.55 Issue	AE
B	21/03/2025	S4.55 Issue	AE

**SPACE**  
LANDSCAPE DESIGNS

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CLIENT: Dylan King  
DRN: T.Browne (B.LArch)  
SCALE: 1:100@A1  
PROJECT NO: 221984



DRAWING TITLE:  
**LANDSCAPE PLAN**  
DRAWING NO:  
S4.55-05

Rev: B