

- LEGEND**
- EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT.
 - NEW TREE PLANTING
300mm *Banksia integrifolia* (Coast Banksia)
10m x 5m - Qty x 1
 - FEATURE SHRUB PLANTING
200mm *Agave attenuata* (Century Plant)
1m x 1m - Qty x 6
 - STRAF LEAF GRASS PLANTING
140mm *Lomandra hystrix* (Creek Mat Rush)
1m x 0.5m - Qty x 13
 - GROUND COVER PLANTING
140mm *Viola hederacea* (Native Violet)
0.3m x 1m - Qty x 6

01
LP01 LANDSCAPE CONCEPT PLAN
Scale: 1:100 @ A3

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, WEEDING, PRUNING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYPING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:

GENERAL
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL ATTEND TO THE SITE ON A FORTNIGHTLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF FIFTY TWO (52) 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 MAINTENANCE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT FORTNIGHTLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE MAINTENANCE 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, UNTIL THE END OF THE MAINTENANCE PERIOD.

STAKES AND TYPING
THE LANDSCAPE MAINTENANCE 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 AND PROJECT ARBORIST. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND REFERRED 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 DISEASE CONTROL
THE LANDSCAPE MAINTENANCE 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 AS THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, 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 LEAVED 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 LITTER (OR SLAG) FOR LAWNS AT A RATE OF 200G PER 100M². FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. REGULARITY 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 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 GRASSES, 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 SENSITIVITY
ANY SOIL SENSITIVITY 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.

PRELIMINARY SPECIFICATION

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 A SUFFICIENT DISTANCE AWAY FROM THESE SERVICES TO AVOID CONFLICT. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT UNCOVERED BY ANY LANDSCAPE FINISHES (CURBING, PAVING, GARDEN BEDS ETC.) PRIOR TO ADJOINING SURFACES FINISH WITH PFT LIDS.

RETAINING WALLS
RETAINING WALLS AND ASSOCIATED DRAINAGE MATERIAL IS TO BE CONSTRUCTED TO THE STRUCTURAL ENGINEER'S DETAIL.

EXISTING SUB-GRADE IN PLANTING AREAS
TEST SUB-GRADE DEPTH TO ALL TREE PLANTING POSITIONS AND PLANTING AREAS. IF NECESSARY EXCAVATE UNDER TREE PLANTING POSITION DOWN THROUGH IMPERMEABLE MATERIAL TO A PERMEABLE SUB-GRADE DEPTH. REMOVE EXCAVATED MATERIAL FROM SITE AND REPLACE WITH A POROUS MATERIAL AND SUITABLE GROWING MEDIUM FOR NUTRIENT SETTLE BACKFILL TO PREVENT SUBSIDENCE.

FINISHED LEVELS AND GRADES
CONSTRUCT FINISHED GRADES TO THE FINISHED LEVELS SHOWN ON THE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS, PLANTED AREAS AND PATHWAYS ARE TO DRAIN TO SPECIFIED DRAINAGE COLLECTION POINTS AS INDICATED ON THE HYDRAULIC ENGINEER'S DRAWINGS. ENSURE A MAXIMUM GRADE OF 1:4 TO ALL PLANTED AND TURRED AREAS.

DRAINAGE PITS
INSTALL METAL GRATE, PVC BODY DRAINAGE PITS AS INDICATED ON THE HYDRAULIC ENGINEER'S DRAWINGS. CONNECT PITS TO SUBIRIGATION SYSTEM - BY PLUMBER.

PAVING
PAVEMENT SETOUT AS PER SETOUT PLAN. FINISHED LEVELS, MATERIALS AND PAVING INSTALLATION TO ARCHITECT'S SPECIFICATION.

SOIL
CULTIVATE ALL PLANTING AREAS AND SET DOWN SUB-GRADE TO ACCOMMODATE IMPORTED TOPSOIL TO BE INSTALLED TO A MINIMUM 300MM DEPTH. IF DEEMED SUITABLE BY THE LANDSCAPE ARCHITECT, IMPROVED SITE SOIL MAY BE USED IN PLACE OF IMPORTED TOPSOIL ENSURING COMPLIANCE WITH THE PROVISIONS COVERED BY AS4474.

MULCH
APPLY APPROVED ORGANIC MULCH (JUNK, FOREST FRIES OR SLAG) TO A DEPTH OF 75MM TO ALL PLANTED AREAS. ENSURE CLEARANCE TO PLANT STEMS AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN DURING INSTALLATION.

FERTILISER
FOR GENERAL PLANTED AREAS: APPLY APPROVED FERTILISER INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE (9) MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MEDIUM AT THE RECOMMENDED RATE AND IN ACCORDANCE WITH RECOMMENDED HORTICULTURAL PRACTICE PRIOR TO INSTALLING PLANTS. FOR LAWN AREAS OR APPROVED SHARD/POOD OR EQUIVALENT SHALL BE THOROUGHLY MIXED THROUGH TOPSOIL PRIOR TO PLACING TURF. FOR ESTABLISHED TREE PLANTING: AGROFIBRE PLANTING TABLETS OR EQUIVALENT ARE TO BE APPLIED AT THE RECOMMENDED RATE WITHIN THE PLANTING MEDIUM ADJACENT TO THE BASE OF THE ROOTBALL AT THE TIME OF PLANTING.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE LANDSCAPE 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 PESTS, HAVE LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT, IMMEDIATELY RECT DIED 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.

STAKING AND TYPING
STAKES SHALL BE STRAIGHT, UNPAINTED HARDWOOD FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.

A. 15-18 LITRE SIZE PLANT 1 x (1500x800x800)
B. 35-75 LITRE SIZE PLANT 2 x (1500x800x800)
C. 100-1000 LITRE 3 x (1500x800x800)

TIES SHALL BE 50MM WIDE WEISSAN 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.

PLANTING PALETTE



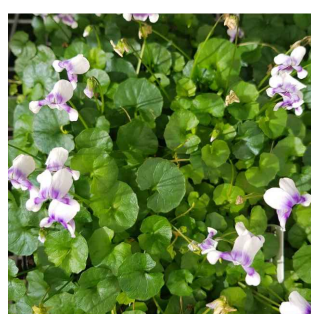
Banksia integrifolia (Coast Banksia)



Agave attenuata (Century Plant)

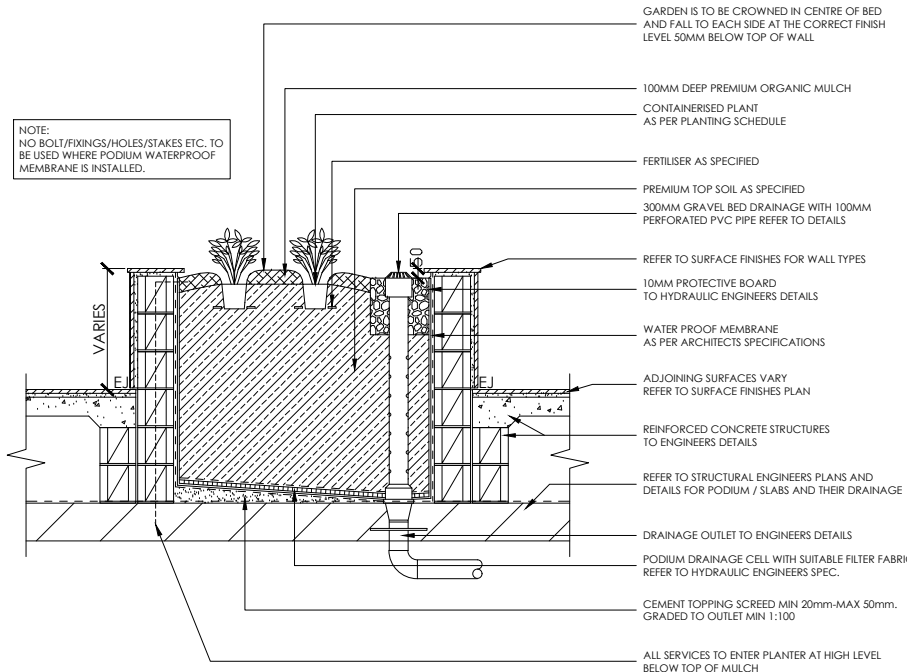


Lomandra hystrix (Creek Mat Rush)



Viola hederacea (Native Violet)

NOTE:
NO BOLT/FIXINGS/HOLES/STAKES ETC. TO BE USED WHERE PODIUM WATERPROOF MEMBRANE IS INSTALLED.



02
LP01 RAISED PLANTER ON PODIUM DETAIL
Scale: 1:20 @ A3

Issue	Code	Issue Description	By	Chk	Date
A	CA	FOR DA SUBMISSION	GT	GT	19.08.22

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

