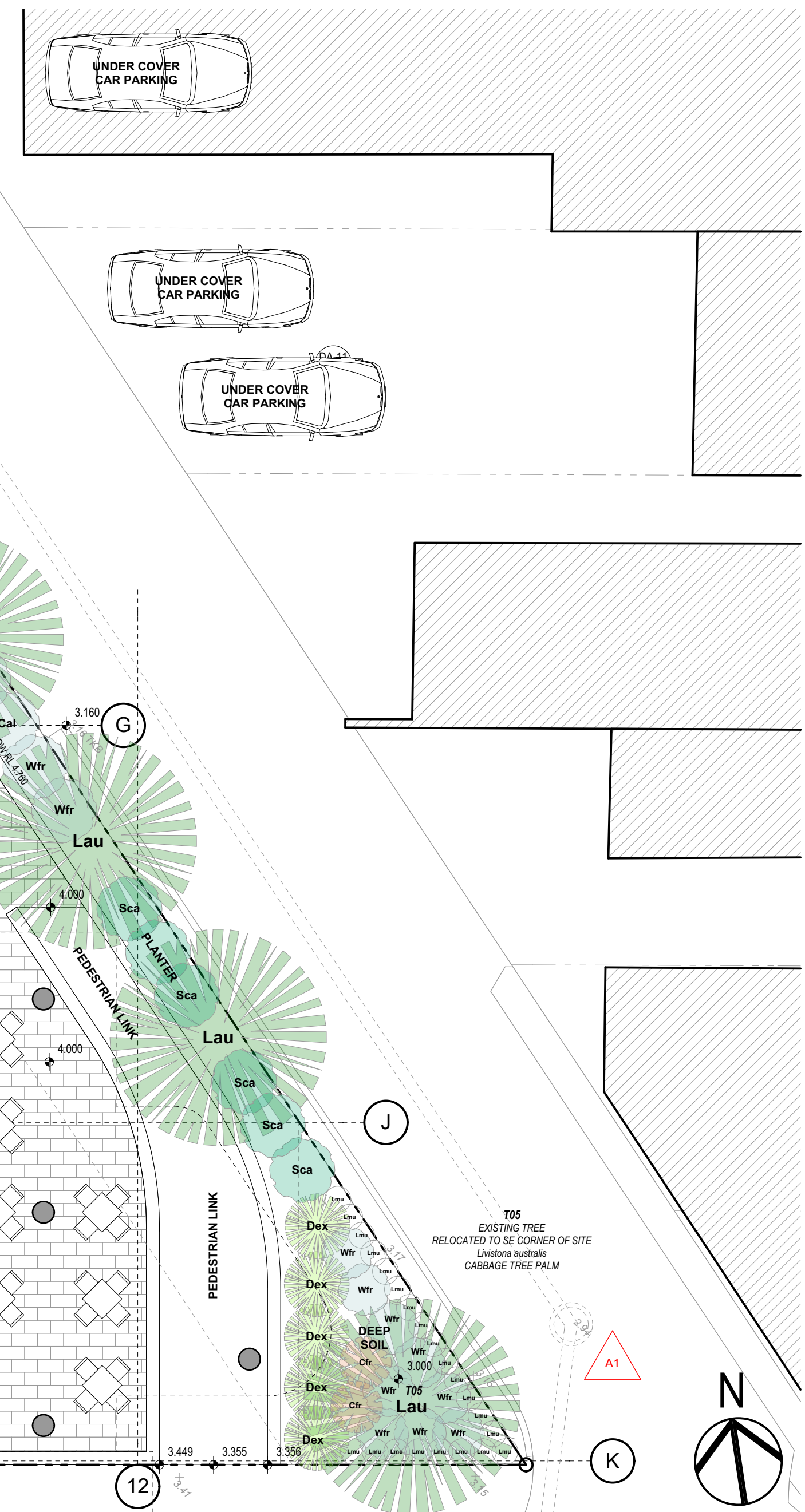
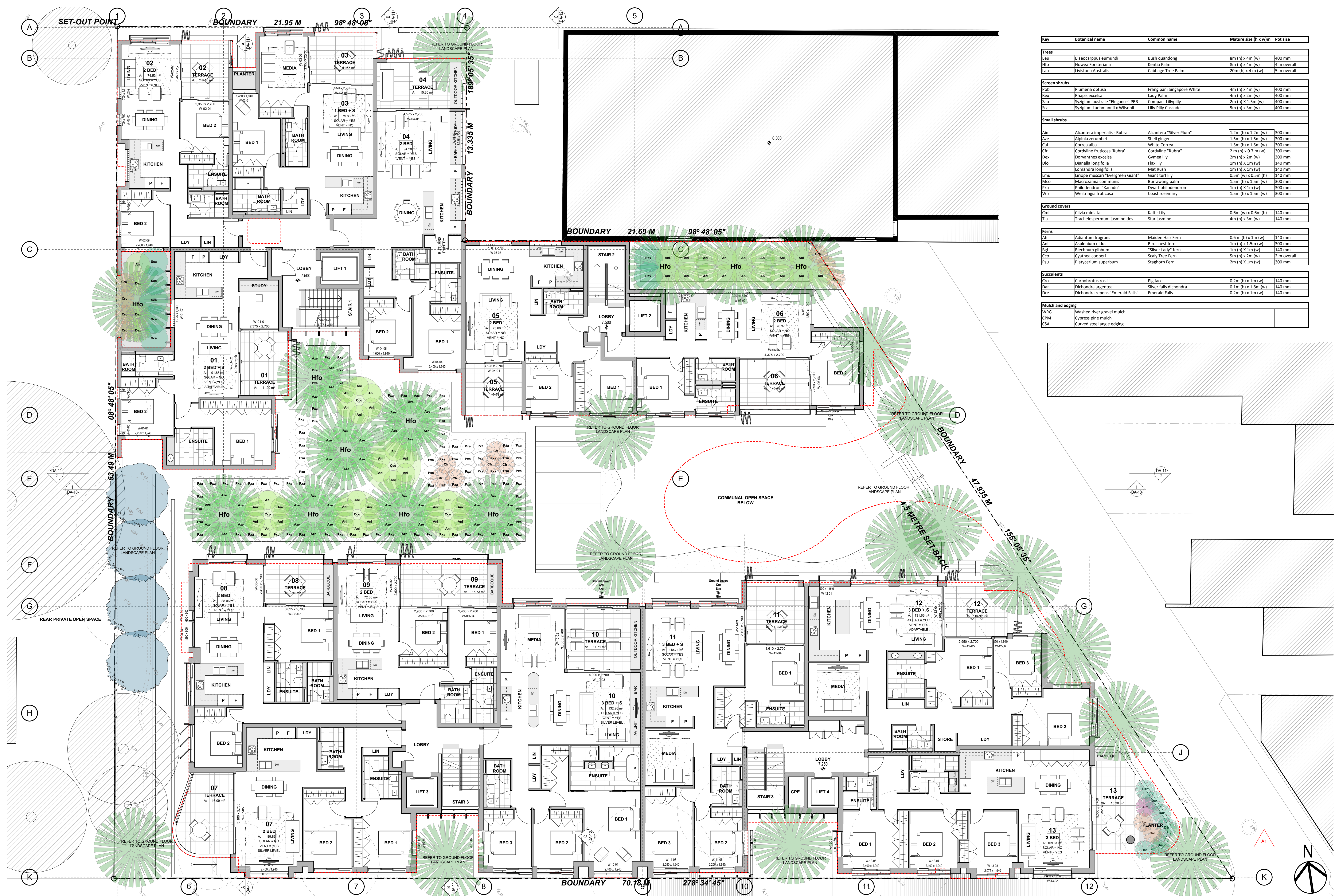




Key	Botanical name	Common name	Mature size (h x wjm)	Pot size
Trees				
Eeu	Elaeocarpus eumundi	Bush quandong	8m (h) x 4m (w)	400 mm
Hfo	Hovea forsteriana	Kentia Palm	8m (h) x 4m (w)	4m overall
Lau	Livistona australis	Cabbage Tree Palm	20m (h) x 4 m (w)	5 m overall
Screen shrubs				
Pob	Plumeria obtusa	Frangipani Singapore White	4m (h) x 4m (w)	400 mm
Rex	Rhapis excelsa	Lady Palm	4m (h) x 2m (w)	400 mm
Sau	Syzygium australe "Elegance" PBR	Compact Lillypilly	2m (h) x 1.5m (w)	400 mm
Sca	Syzygium Luehmianii x Wilsonii	Lilly Pilly Cascade	5m (h) x 3m (w)	400 mm
Small shrubs				
Aim	Alcantera imperialis - Rubra	Alcantera "Silver Plum"	1.2m (h) x 1.2m (w)	300 mm
Aze	Alpinia zerumbet	Shell ginger	1.5m (h) x 1.5m (w)	300 mm
Cal	Correa alba	White Correa	1.5m (h) x 1.5m (w)	300 mm
Car	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2m (h) x 0.7 m (w)	300 mm
Dex	Dorothy's excelsa	Gymea lily	2m (h) x 2m (w)	300 mm
Dlo	Dianella longifolia	Flax lily	1m (h) x 1m (w)	140 mm
Lom	Lomandra longifolia	Mat Rush	1m (h) x 1m (w)	140 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Pxa	Philodendron "kanadu"	Dwarf philodendron	1m (h) x 1m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Cmi	Clivia miniata	Kaffir Lily	0.6m (w) x 0.6m (h)	140 mm
Tja	Trachelospermum jasminoides	Star jasmine	4m (h) x 3m (w)	140 mm
Ferns				
Afr	Adiantum fragrans	Maiden Hair Fern	0.6 m (h) x 1m (w)	140 mm
Ani	Asplenium nidus	Bird's nest fern	1m (h) x 1.5m (w)	300 mm
Bgi	Blechnum gibbum	"Silver Lady" fern	1m (h) x 1m (w)	140 mm
Cco	Cyathea cooperi	Scaly Tree fern	5m (h) x 2m (w)	2 m overall
Psu	Platynerium superbum	Staghorn Fern	2m (h) x 1m (w)	300 mm
Succulents				
Cro	Carpobrotus rossii	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald Falls	0.2m (h) x 1m (w)	140 mm
Mulch and edging				
WRG	Washed river gravel mulch			
CPM	Cypress pine mulch			
CSA	Curved steel angle edging			





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Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	4 m overall
Lau	Livistona Australis	Cabbage Tree Palm	20m (h) x 4 m (w)	5 m overall
Screen shrubs				
Pob	Plumeria obtusa	Frangipani Singapore White	4m (h) x 4m (w)	400 mm
Rex	Rhapis excelsa	Lady Palm	4m (h) x 2m (w)	400 mm
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CSA	Curved steel angle edging			

GENERAL SPECIFICATIONS

TREE PROTECTION
TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS AROUND EXISTING TREES TO BE RETAINED IN ACCORDANCE WITH ARBORICULTURAL IMPACT ASSESSMENT REPORT BY URBAN FORESTRY AUSTRALIA, CONSENT CONDITIONS AND STANDARD INDUSTRY PRACTICES. IN GENERAL, TREE PROTECTION SHALL CONSIST OF 1800mm HIGH CHAIN WIRE FENCING SUPPORTED BY STEEL POSTS. TRUNK PROTECTION SHALL BE APPLIED TO STREET TREES WHERE APPLICABLE. CARE SHALL BE TAKEN WHEN REMOVING COUNCIL APPROVED TREES AND PLANTING WITHIN TPZ's SO AS NOT TO DAMAGE ROOTS OR CANOPIES OF TREES TO BE RETAINED.
CARE SHALL BE TAKEN DURING ENTIRE PERIOD OF WORKS TO ENSURE NO DAMAGE TO ROOTS OR CANOPIES OF TREES TO BE RETAINED. NO STORING OF BUILDING MATERIALS OR VEHICLES, WASHING OF EQUIPMENT, DISPOSAL OF CHEMICALS, ETC. SHALL BE PERMITTED WITHIN TPZ's.
NO EXCAVATION OR TRENCHING SHOULD OCCUR BENEATH CANOPIES EXCEPT FOR COUNCIL APPROVED WORKS. ALL EXCAVATION BENEATH TREE CANOPIES SHALL BE UNDERTAKEN BY HAND OR TO COUNCIL / PROJECT ARBORIST INSTRUCTIONS. SHOULD HEAVY MACHINERY BE REQUIRED TO PASS WITHIN TREE PROTECTION ZONES APPROPRIATE TREE PROTECTION MEASURES SHALL BE APPLIED TO ROOT AND CANOPY AREA.

LANDSCAPE HARDWORKS
DEMOLITION, BULK EARTHWORKS, MASONRY RETAINING WALLS, SANDSTONE WALLS, STONE EDGING, PLANTER BOXES, TILED TERRACES, STEPS, IN SITU CONCRETE, DRAINAGE, WATERPROOFING, FENCING, EXTERNAL LIGHTING, TREE REMOVAL AND ALL SITE CONSTRUCTION INDICATED SHALL BE EXECUTED IN ACCORDANCE WITH ARCHITECTURAL + ENGINEERING SPECIFICATIONS BY BUILDER.
LANDSCAPE WORKS SHALL GENERALLY BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL APPROVED PLANS AND SHALL BE COMPLIANT WITH:
AS4970-2009 Protection of trees on development sites
AS 4970-2009/Amdt 1-2010 Protection of trees on development sites
AS4373-2007 Planting of amenity trees
AS4419-2003 Soils for landscaping and garden use
AS4454-2012 Composts, soil conditioners and mulches
AS3743-2003 Potting mixes
AS2303-2018 Tree stock for landscape use
ALL LANDSCAPE WORKS SHALL BE EXECUTED BY A COMPETENT LANDSCAPE CONTRACTOR EXPERIENCED IN HORTICULTURAL PRACTICE AND LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL HOLD A CURRENT NSW STRUCTURAL LANDSCAPE LICENSE.
IRRIGATION WORKS SHALL BE EXECUTED BY A CONTRACTOR SUITABLY QUALIFIED AND LICENSED BY NSW DEPARTMENT OF FAIR TRADING FOR URBAN IRRIGATION.

SOIL PREPARATION + PLANTING SOILS
PLANTING BEDS SHALL BE PREPARED GENERALLY IN ACCORDANCE WITH DETAILS
THE FOLLOWING SPECIFICATIONS APPLY GENERALLY TO DISTURBED AREAS OF THE SITE WHERE EXCAVATION FOR CONSTRUCTION REQUIRES REINSTATEMENT OF LEVELS USING IMPORTED SOILS:
SOILS
STANDARD TOPSOIL:
SANDY LOAM TO CLAY LOAM MIX DESIGNED FOR GENERAL PURPOSE ON-GRADE GARDEN BED PLANTING WITH A HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH.
USE LOW P OPTIONS FOR NATIVE PLANTS.
EXAMPLE COMPONENTS:
SANDY LOAM SOIL 70-90% BY VOLUME
COMPOSTED SOIL CONDITIONER 10-30% FOR NATIVES
COMPOSTED SOIL CONDITIONER 30-60% FOR EXOTIC SPECIES

STANDARD SUBSOIL:
LOAM TO SANDY LOAM, WELL DRAINED MEDIUM WITH LOW ORGANIC MATTER FOR BACKFILLING AT DEPTH, WELL BALANCED CHEMICALLY, NOT SALINE OR SODIC OR EXCESSIVELY ACIDIC OR CALCIUM DEFICIENT AND NOT DISPERSIVE. USE LOW 'P' OPTION
THE MIX MAY USE A SMALL PROPORTION OF SITE TOPSOIL OR SUBSOIL, PROVIDED THE ORGANIC MATTER UPPER LIMIT IS NOT EXCEEDED.
EXAMPLE COMPONENTS:
SANDY LOAM SOIL 60-80% BY VOLUME
CLAY LOAM 20-30% BY VOLUME
COMPOSTED SOIL CONDITIONER <10% BY VOLUME
ON-SLAB TOPSOIL INCLUDING PLANTER BOXES
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH SATURATED DENSITY OF LESS THAN 2400 KG/M3 FOR USE IN THE TOP 300mm OF ALL ON-SLAB INSTALLATIONS. GENERALLY, SOIL SHALL BE FREE OF 'UNWANTED MATERIAL' WITH PHYSICAL PROPERTIES OF POTTING MIX ASSESSED BY AS 3743.
EXAMPLE COMPONENTS:
SANDY LOAM SOIL OR SITE TOPSOIL 20-40% BY VOLUME
HORTICULTURAL ASH, PERLITE, OR 30-60% BY VOLUME
SIMILAR LOW-DENSITY MINERAL MATTER 20-30% BY VOLUME
COMPOSTED SOIL CONDITIONER 20-30% BY VOLUME
ON-SLAB SUBSOIL INCLUDING PLANTER BOXES
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH ALL-UP SATURATED DENSITY OF LESS THAN 2400K GM/3 FOR USE AT DEPTH IN ALL ON-SLAB INSTALLATIONS
GENERALLY THE SOIL MUST BE FREE OF 'UNWANTED MATERIAL' AND MUST COMPLY WITH AS 3743.
EXAMPLE COMPONENTS:
SANDY LOAM SOIL OR SITE TOPSOIL 10-30% BY VOLUME
HORTICULTURAL ASH, PERLITE, OR 30-50% BY VOLUME
SIMILAR LOW-DENSITY MINERAL MATTER 20-40% BY VOLUME
COMPOSTED 10mm PINE BARK <20% BY VOLUME
COMPOSTED SOIL CONDITIONER

IMPROVED SITE SOILS
FOR PLANTING BEDS WHERE EXISTING SITE SOIL HAS BEEN RETAINED AT OR NEAR FINISHED LEVELS IMPROVED SITE SOIL SHALL BE USED FOR PLANTING. SITE SOIL TO A DEPTH OF 300mm SHALL BE AMENDED USING 10% 'GREENLIFE MULCH' CULTIVATED INTO SITE SOIL.

GENERAL NOTES:
DO NOT INTRODUCE ORGANIC MATTER LOWER THAN 400mm. BACKFILL AT DEPTH WITH SUBSOIL ONLY.
CONTRACTOR SHALL UNDERTAKE pH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A pH WITHIN THE 5.5 - 7.5 RANGE. MIX IN GYPSUM AT MANUFACTURER'S RECOMMENDED RATES IF CLAY SOIL ENCOUNTERED.

MASONRY PLANTER BOXES
WHERE INDICATED, ON-SLAB MASONRY PLANTERS SHALL BE CONSTRUCTED AND SHALL PROVIDE FOR ADEQUATE SOIL DEPTH FOR PLANTING. IN GENERAL, PROVIDE MINIMUM OF 800mm DEPTH FOR SHRUBS AND 800mm DEPTH FOR GROUNDCOVERS. PLANTERS SHALL BE CONSTRUCTED, DRAINED, WATERPROOFED AND CERTIFIED IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS TO FUTURE DETAILED DESIGN.

GARDEN EDGING
EDGE JUNCTION OF ALL LAWN AND GARDEN AREAS ON SITE WITH LOW SANDSTONE EDGE LAID ON MORTAR BED. EDGE SHALL FINISH APPROXIMATELY 100mm ABOVE ADJOINING LAWN UNLESS OTHERWISE INDICATED.

PLANTING
ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE. TREES SHALL BE GROWN TO AS2303:2018 OR NATSPEC.
GENERAL PLANT MATERIAL (EXOTICS AND ENDEMIC)
SUPPLY PLANTS IN ACCORDANCE WITH PLANTING SCHEDULE. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE CONSENT OF THE SUPERVISING LANDSCAPE ARCHITECT. TREES SHALL BE GROWN TO NATSPEC AND SHALL BE VIGOROUS, WELL ESTABLISHED, FREE OF DISEASE AND PESTS, HARDENED OFF, TRUE TO FORM, AND GROWN IN THEIR FINAL CONTAINERS FOR NOT LESS THAN 12 WEEKS. TREES SHALL HAVE A SINGLE LEADING SHOOT AND POTS FREE FROM WEEDS. ENSURE ANY STAKING OR GUYING REQUIRED IS REMOVED WITHIN 12 MONTHS.
FERTILIZER
AT PLANTING SPREAD SLOW RELEASE FERTILIZER AROUND DRIP LINE OF ALL PLANTS AT MANUFACTURER'S RECOMMENDED RATES.
GENERAL APPLICATION:
EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - ALL PURPOSE NPK 19.4 : 1.6 : 6
NATIVE PLANTS:
EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - NATIVE GARDENS NPK 17.9 : 0.8 : 7.3

WEED ERADICATION
ALL WEED SPECIES SHALL BE REMOVED FROM SITE IN ACCORDANCE WITH BIOSECURITY ACT 2015 USING NON - CHEMICAL PRACTICES WHEREVER POSSIBLE. ALL VEGETATIVE WEED MATERIAL SHALL BE SUITABLY DISPOSED OFF SITE AND FOLLOW UP REMOVAL OR RE-EMERGING WEED MATERIAL SHALL BE UNDERTAKEN ON AN 'AS NEEDED' BASIS.

MULCH
EXCEPT WHERE INDICATED TO USE GRAVEL MULCH, COVER PLANTING AREAS OF SITE WITH 75mm 'FOREST FINES' MULCH. ENSURE ALL MULCH IS FREE OF WEED SEED AND VEGETATIVE MATERIAL. KEEP CLEAR FROM PLANT STEM COLLARS.

TILING PAVING
TO ARCHITECT'S SPECIFICATIONS

GRAVEL MULCH
MATERIAL: 70mm DEEP WESTERN PEACH GRAVEL 10mm
SUPPLIER: LOWER MOUNTAINS LANDSCAPE SUPPLIES
GRAVEL MULCH SHALL BE INSTALLED WITH MIN. 1% FALL IN SUB-GRADE TO STORMWATER. INSTALL LAYER OF GEO-FABRIC BETWEEN PREPARED BASE AND GRAVEL MULCH LAYER.

LAWN
TURF SHALL BE 'SIR WALTER' BUFFALO. TURF ROLLS SHALL BE A MINIMUM OF 25mm THICK SUPPLIED FROM A SPECIALIST GROWER OF CULTIVATED TURF. IT SHALL BE OF EVEN THICKNESS, FREE FROM WEEDS. TURF SHALL BE DELIVERED WITHIN 24HRS OF CUTTING AND LAID WITHIN 24 HRS OF DELIVERY.
CONTRACTOR SHALL LAY CLOSE BUTTED IN STRETCHER PATTERN WITH STAGGERED JOINTS TO FINISH FLUSH WITH ADJOINING SURFACES AFTER TAMPING.
LAY ON MINIMUM 150mm COMMERCIAL QUALITY SANDY LOAM TURF UNDERLAY.
EXAMPLE COMPONENTS:
MEDIUM COARSE GRAIN WASHED SAND 30-50% BY VOLUME
SANDY LOAM SOIL OR SITE SOIL 40-60% BY VOLUME
COMPOSTED SOIL CONDITIONER 10% BY VOLUME

LIGHTLY TAMP TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING. DO NOT USE ROLLER. ENSURE ROLLS ARE NOT ALLOWED TO DRY OUT AND WATER IMMEDIATELY AFTER LAYING AS NECESSARY TO ENSURE TOPSOIL IS KEPT MOIST TO 100mm DEPTH.
PROTECT NEWLY LAID TURF FROM PEDESTRIAN AND VEHICULAR TRAFFIC UNTIL ESTABLISHED.
FERTILISE WITHIN 2 WEEKS OF LAYING WITH AN APPROVED LAWN FERTILISER APPLIED TO MANUFACTURER'S RECOMMENDATIONS. APPLY ADDITIONAL FERTILISER AS REQUIRED TO MAINTAIN HEALTHY GROWTH. ONCE ESTABLISHED, MOW TO MAINTAIN GRASS HEIGHT BETWEEN 30-50mm.
CARE SHALL BE TAKEN WHEN WORKING WITH ROAD RESERVE AREAS TO REDUCE PUBLIC DISTURBANCE AND TO MAINTAIN SAFE PEDESTRIAN PASSAGE.

FENCES
NEW FRONT FENCE / COURTYARD FENCES WHERE INDICATED SHALL BE METAL PALLISADE CONSTRUCTED TO ARCHITECT'S SPECIFICATIONS.
SIDE BOUNDARY FENCES SHALL BE RETAINED AS EXISTING.

STONE / FEATURE WALLS and RETAINING WALLS
GENERALLY, STONE / FEATURE WALLS AND MASONRY GARDEN RETAINING WALLS SHALL BE CONSTRUCTED TO ARCHITECT'S PLANS AND STRUCTURAL ENGINEER'S SPECIFICATIONS.

IRRIGATION
A WATER BOARD APPROVED, FULLY AUTOMATIC SYSTEM SHALL BE INSTALLED AS FOLLOWS:
- DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS + PLANTER BOXES.
WATER SOURCE SHALL BE SUPPLIED BY BUILDER. IN GENERAL, SYSTEM SHALL CONSIST OF TORO 'DRIP-EZE' PIPES AND EMITTERS (OR EQUIVALENT) - REFER TO FUTURE ARCHITECTURAL SERVICES PLANS FOR LOCATIONS OF WATER SOURCE, VALVES, HOSE COCKS, PLANT ROOM ETC.
SYSTEM SHALL INCLUDE ALL FILTERS, BENDS, JUNCTION, ENDS AND OTHER ANCILLARY EQUIPMENT.

A WIRELESS RAIN SENSOR, AUTOMATIC SHUT DOWN DEVICE, BACK FLOW PREVENTION AND A MANUAL OVERRIDE PROGRAMME SHALL BE PROVIDED. WATERING STATIONS SHALL BE INSTALLED TO ALLOW FOR HIGH AND LOW WATER REQUIREMENT AREAS TO BE ISOLATED.
SYSTEM SHALL BE AUTOMATICALLY CONTROLLED BY RAINBIRD COMPUTER (OR EQUIVALENT) LOCATED IN PLANT ROOM IN BASEMENT CARPARK.
GENERAL POWER OUTLETS, WALL PENETRATIONS AND ACCESS CONDUITS SHALL BE SUPPLIED BY BUILDER.
CONTRACTOR SHALL LIAISE WITH BUILDER, HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY. ALL WORKS SHALL BE CARRIED OUT UNDER THE SUPERVISION OF PERSONS SUITABLY QUALIFIED AND LICENSED FOR URBAN IRRIGATION.
CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS TO SYDNEY WATER REQUIREMENTS AND PROVIDE A 12 MONTH WARRANTY.
AFTER INSTALLATION, SYSTEM SHALL BE TESTED AND ADJUSTED AND ACCEPTANCE SHALL BE SUBJECT TO SATISFACTORY TESTING. CONTRACTOR SHALL HANDOVER THE SYSTEM WITH CLEAR INSTRUCTIONS AS TO ITS OPERATION.

MAINTENANCE
THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS, INCLUDING REPLACEMENT OF DEAD OR DAMAGED PLANT MATERIAL, WEED AND PEST CONTROL, PEST CONTROL, FERTILIZING, AND WATERING UNTIL HANDOVER OF THE WORKS.
LAWNS SHALL BE MOWN AT 14 DAY INTERVALS, TRIMMING EDGE, REPAIRING AND REPLACING FAILED TURF OR BARE PATCHES UNTIL HANDOVER OF THE WORKS.
IRRIGATION SYSTEM SHALL BE TESTED, ADJUSTED AND REPAIRED.
STAKES (IF REQUIRED) SHALL BE MAINTAINED / MADE GOOD.

