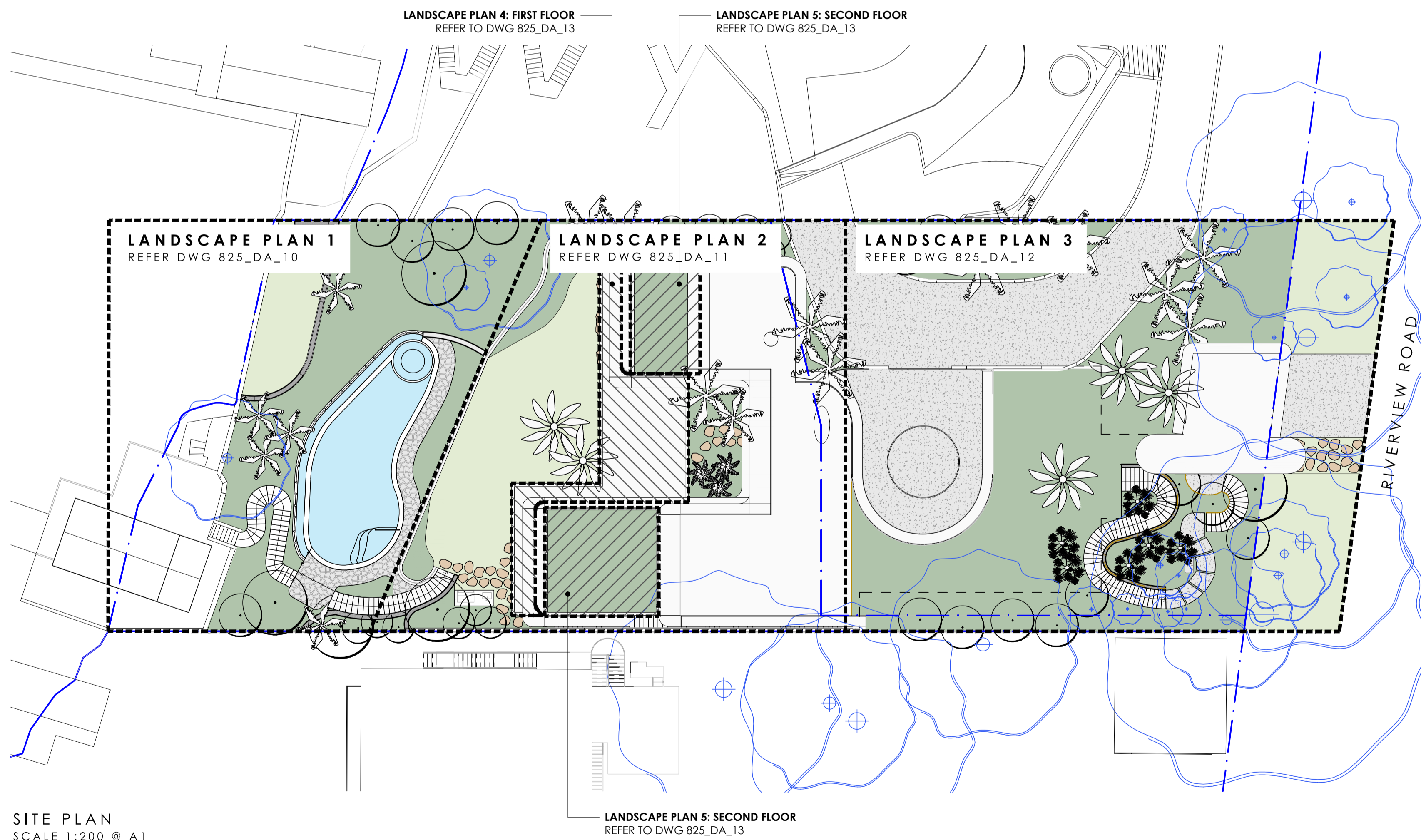


SITE LOCATION
NTS | GOOGLE MAPS



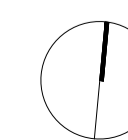
SITE PLAN
SCALE 1:200 @ A1

DRAWING SCHEDULE

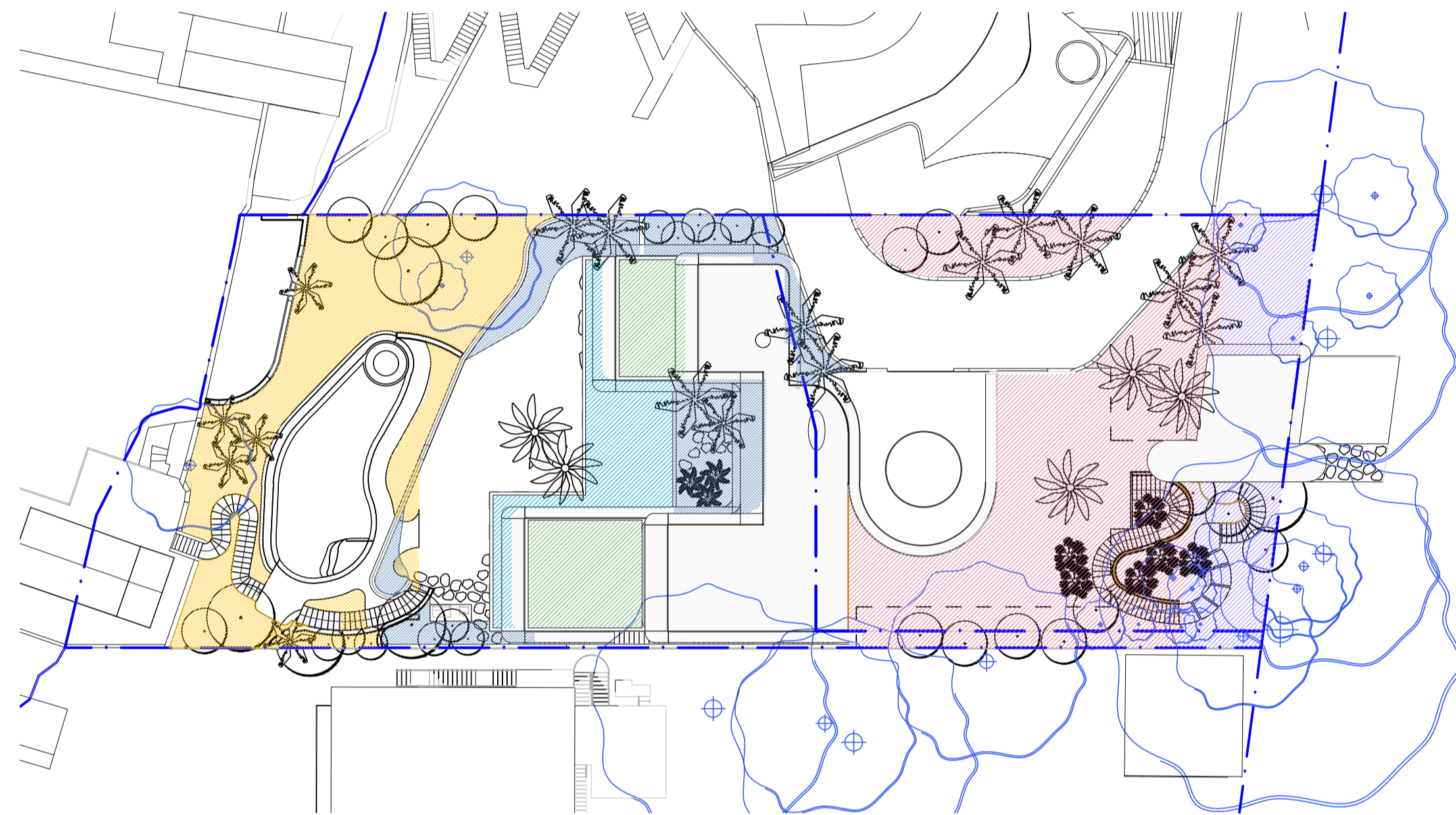
825_DA_01	COVER PAGE
825_DA_02	PLANT SCHEDULE
825_DA_03	EXISTING TREE PLAN
825_DA_10	LANDSCAPE PLAN 1 - REAR ENTRY
825_DA_11	LANDSCAPE PLAN 2 - HOUSE
825_DA_12	LANDSCAPE PLAN 3 - FRONT GARDEN
825_DA_13	LANDSCAPE PLAN 4 & 5 - ROOF
825_DA_45	TYPICAL DETAILS
806_DA_50	GENERAL SPECIFICATION

GENERAL NOTES

- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S AND ADDITIONAL CONSULTANT'S DRAWINGS, SPECIFICATIONS AND REPORTS
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL
- ALL PAVING IS INDICATIVE, TO BE TO FUTURE SPECIFICATION, AND SET OUT ON SITE
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S APPROVAL, STANDARDS AND CODES
- THE CONTRACTOR IS TO ENSURE THAT ALL THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT
- MBD TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO PURCHASE AND DELIVERY
- EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SET OUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION. MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE



PLANT SCHEDULE



PLANTING KEY PLAN
SCALE 1:300 @ A1

LEGEND

- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4
- ZONE 5
- ZONE 6

TREES												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
*BI	Banksia integrifolia	Coast Banksia				1			1	300L	6m	
*CA	Cyathea australis	Rough Tree Fern			6				6	Mature	6m	
CH	Chamerops humilis	European fan palm	3						3	200L	4m	
**DA	Dicksonia antarctica	Soft Tree Fern		4					4	200L	5m	
#ER	Elaeocarpus reticulatus	Blueberry Ash	3	10					13	100L	6m	
#GF	Glochidion ferdinandi	Cheese Tree	3	1					4	200L	8m	
*HF	Howea forsteriana	Kentia Palm	6	6	6				18	Mature	8-12m	
#LA	Livistona australis	Cabbage Tree palm		2	3				5	Mature	8-12m	
*SS	Syzygium smithii	Common Lilly Pilly	5		8	2			15	100L	8m	

SHRUBS & PERENNIALS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
Am	Alocasia macrorrhiza	Giant Taro	12	16	12	7			47	300mm	3.5m	
Az	Alpinia nutans	Dwarf cardamon ginger		35					35	300mm	3m	
*Bm	Backhousia myrtifolia	Grey Myrtle	10						10	300mm	2.5m	
Md	Monstera deliciosa	Swiss Cheese Plant	7		18	9			34	300mm	3m	
*La	Philodendron laevigatum	Coastal tea tree	18	21	15				54	400mm	2.5m	
Psh	Philodendron selloum x 'Hope'	Philodendron Hope		15	55	30			100	200mm	1.5m	
Pt	Pittosporum tobira 'Miss Muffet'	Pittosporum 'Miss Muffet'	9		20	15	20	20	84	300mm	0.6m	
Vs	Viburnum suspensum	Sandankwa viburnum	32	25	40	20			117	300mm	3m	
*Wf	Westringia fruticosa	Coast Rosemary	100		30	20			150	200mm	2m	
#Xm	Xanthorrhoea macronema	Bottlebrush Grass Tree					13		13	300mm	1.5m	

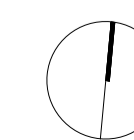
GRASSES												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
*Fn	Ficinia nodosa	Knobby Club Rush	100						100	140mm	1m	
#Li	Lomandra longifolia	Spiny-headed Mat Rush	100						100	200mm	0.8m	

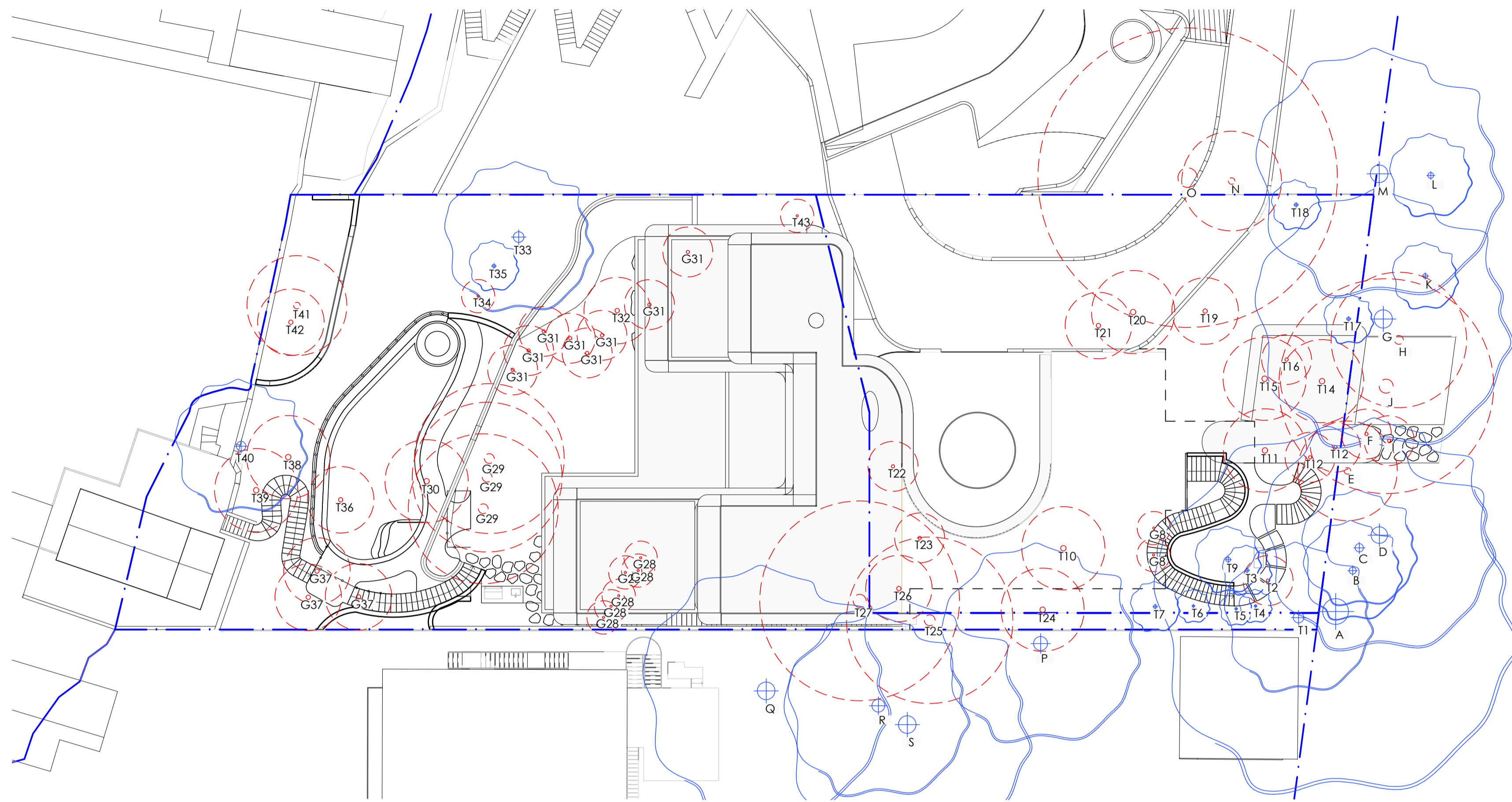
FERNS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
**Bn	Blechnum nudum	Fishbone Water Fern	100		150				250	200mm	1m	

SUCCULENTS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
By	Beschereria yuccoides	Mexican Lily		11	12			9	32	300mm	1m	
Nn	Nolina nelsonii	Blue nolina					11		11	100L	2.5m	

GROUNDCOVERS / CLIMBERS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT	NOTES
Bg	Bougainvillea glabra 'Tango'	Bougainvillea Tango		6			9		15	100mm	Climber	
**Cla	Cissus antarctica	Kangaroo vine	100	50					150	200mm	Climbers	
Dr	Dichondra repens	Kidney weed		300		300			600	100mm	Groundcover	
**Mp	Myoporum parvifolium	Creeping boobialla	150		40	40	80	50	360	140mm	Groundcover	
Ps	Parthenocissus sikkimensis	Sikkim Creeper	30		25	30			85	100mm	Groundcover	
Rp	Rosmarinus prostratus	Prostrate Rosemary		25			20		45	100mm	Groundcover	
Sc	Santolina chamaecyparissus	Lavender cotton	30				20		50	100mm	Groundcover	

- NOTES**
- # SPECIES SELECTED FROM NSW SCIENTIFIC COMMITTEE - FINAL DETERMINATION FOR PITWATER AND WAGSTAFFE SPOTTED GUM FOREST IN THE SYDNEY BASIN BIOREGION (2013) TOTAL NUMBER LOCALLY NATIVE SPECIES: 1251
 - * SPECIES SELECTED FROM PITWATER WARD NATIVE PLANTING GUIDE TOTAL NUMBER OF NEW PLANTING SPECIES: 2511
 - ** NATIVE SPECIES PERCENTAGE OF NEW PLANTING BEING LOCALLY NATIVE SPECIES: 50%
 - IF SPECIFIED POT SIZES ARE NOT READILY AVAILABLE, PLEASE CONTACT MBD TO CLARIFY SUBSTITUTE SIZES AND CHANGES TO QUANTITIES
 - ALL MATURE TREES TO BE SOURCED AND SUPPLIED BY MYLES BALDWIN DESIGN
 - THE PLANT SCHEDULE IS CALCULATED BASED OFF THE LANDSCAPE PLANS PROVIDED BY MBD. ADDITIONAL PLANTS OUTSIDE OF THIS SCHEDULE MAY BE REQUIRED TO REACH THE DESIRED PLANT DENSITIES ONSITE
 - ALL PLANT MATERIAL TO BE SETOUT ONSITE BY MYLES BALDWIN DESIGN PRIOR TO INSTALLATION





TREE NO	BOTANIC NAME	COMMON NAME	PROPOSED ACTION
T1	Corymbia maculata	Spotted Gum	RETAIN
T2	Araucaria cunninghamii	Hoop Pine	REMOVE
T3	Araucaria cunninghamii	Hoop Pine	RETAIN
T4	Araucaria cunninghamii	Hoop Pine	RETAIN
T5	Araucaria cunninghamii	Hoop Pine	RETAIN
T6	Araucaria cunninghamii	Hoop Pine	RETAIN
T7	Araucaria cunninghamii	Hoop Pine	RETAIN
G8	Livistonia australis	Cabbage Tree Palm	REMOVE
T9	Corymbia maculata	Spotted Gum	RETAIN
T10	Corymbia maculata	Spotted Gum	REMOVE
T11	Allocasuarina torulosa	Forest Oak	REMOVE
T12	Pittosporum undulatum	Native Daphne	REMOVE
T13	Pittosporum undulatum	Native Daphne	REMOVE
T14	Allocasuarina torulosa	Hoop Pine	REMOVE
T15	Corymbia maculata	Spotted Gum	REMOVE
T16	Brachychiton acerifolius	Illawarra Flame Tree	RETAIN
T17	Allocasuarina torulosa	Forest Oak	RETAIN
T18	Allocasuarina torulosa	Forest Oak	RETAIN
T19	Allocasuarina torulosa	Forest Oak	REMOVE
T20	Corymbia maculata	Spotted Gum	REMOVE
T21	Eucalyptus crebra	Narrow Leaved Iron Bark	REMOVE
T22	Jacaranda mimosifolia	Jacaranda	REMOVE

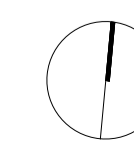
TREE NO	BOTANIC NAME	COMMON NAME	PROPOSED ACTION
T23	Sterlitzia nicolai	Giant Bird of Paradise	REMOVE
T24	Corymbia maculata	Spotted Gum	REMOVE
T25	Jacaranda mimosifolia	Jacaranda	REMOVE
T26	Corymbia maculata	Spotted Gum	REMOVE
T27	Corymbia maculata	Spotted Gum	REMOVE
G28	Archontophoenix cunninghamiana	Bangalow Palm	REMOVE
G29	Jacaranda mimosifolia	Jacaranda	REMOVE
T30	Eucalyptus botryoides	Bangalay	REMOVE
G31	Syzigium australe	Brush Cherry Lilly Pilly	REMOVE
T32	Jacaranda mimosifolia	Jacaranda	REMOVE
T33	Corymbia maculata	Spotted Gum	RETAIN
T34	Corymbia maculata	Spotted Gum	REMOVE
T35	Corymbia maculata	Spotted Gum	RETAIN
T36	Glochidion ferdinandi	Cheese Tree	REMOVE
G37	Olea europea subsp. Cuspidata	African Olive	REMOVE
T38	Pinus radiata	Monterey Pine	REMOVE
T39	Eucalyptus robusta	Swamp Mahogany	REMOVE
T40	Angopgora costata	Sydeny Red Gum	RETAIN
T41	Eucalyptus botryoides	Bangalay	REMOVE
T42	Schefflera actinophylla	Queensland Umbrella Tree	REMOVE
T43	Ficus benjamina	Weeping Fig	REMOVE

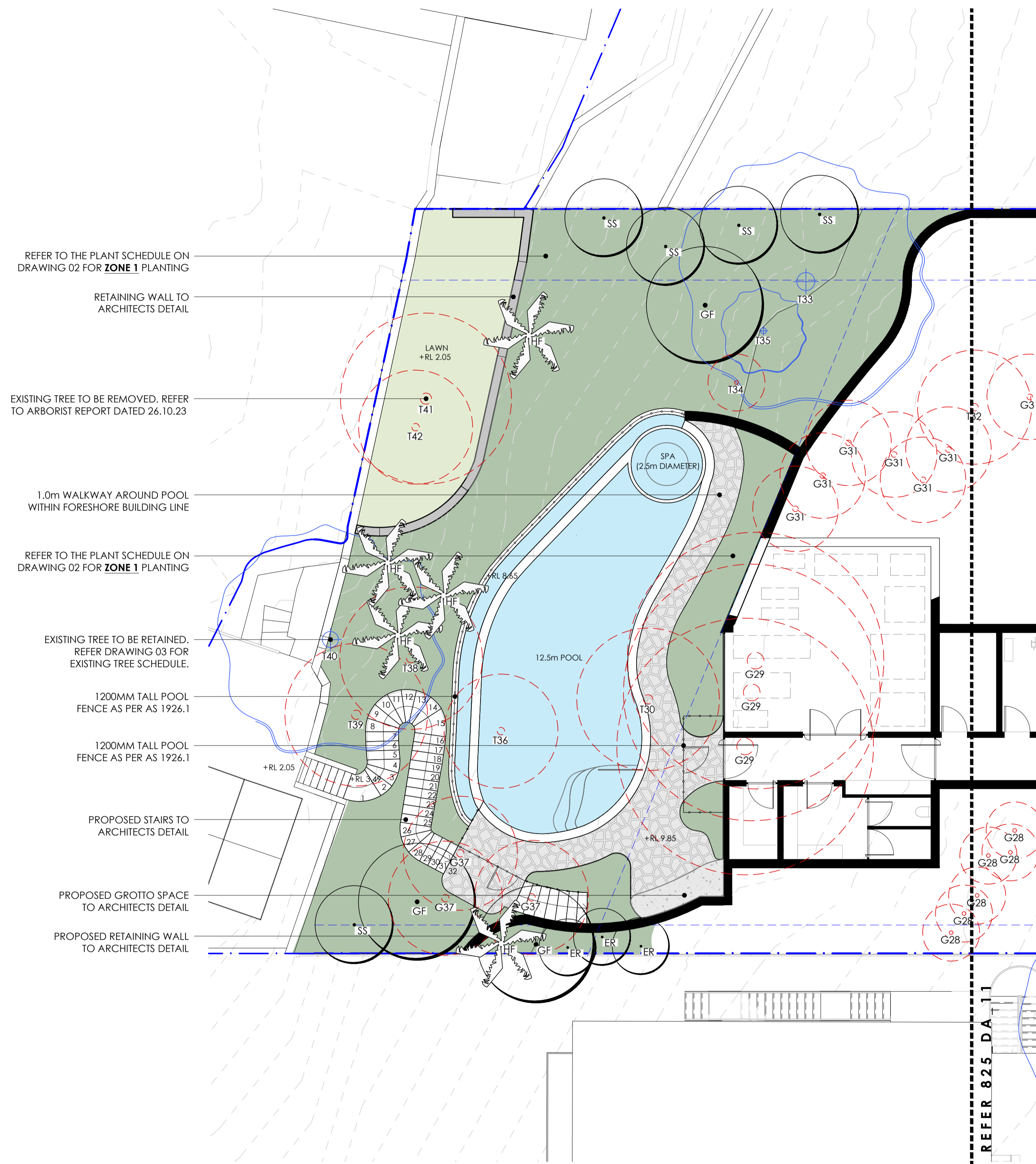
TREE NO	BOTANIC NAME	COMMON NAME	PROPOSED ACTION
A	Corymbia maculata	Spotted Gum	RETAIN
B	Brachychiton acerifolius	Illawarra Flame Tree	RETAIN
C	Brachychiton acerifolius	Illawarra Flame Tree	RETAIN
D	Allocasuarina torulosa	Forest Oak	RETAIN
E	Allocasuarina torulosa	Forest Oak	REMOVE
F	Brachychiton acerifolius	Illawarra Flame Tree	REMOVE
G	Allocasuarina torulosa	Forest Oak	RETAIN
H	Allocasuarina torulosa	Forest Oak	REMOVE
I	Allocasuarina torulosa	Forest Oak	REMOVE
J	Jacaranda mimosifolia	Jacaranda	REMOVE
K	Grevillea 'Moonlight'	Grevillea cultivar	RETAIN
L	Pittosporum undulatum	Native Daphne	RETAIN
M	Cotoneaster glaucophyllus	Cotoneaster	RETAIN
N	Ligustrum lucidum	Large Leaved Privet	REMOVE
O	Jacaranda mimosifolia	Jacaranda	REMOVE
P	Corymbia maculata	Spotted Gum	RETAIN
Q	Corymbia maculata	Spotted Gum	RETAIN
R	Corymbia maculata	Spotted Gum	RETAIN
S	Pinus elliotii	Slash Pine	RETAIN

■ TREES TO BE RETAINED
■ TREES TO BE REMOVED

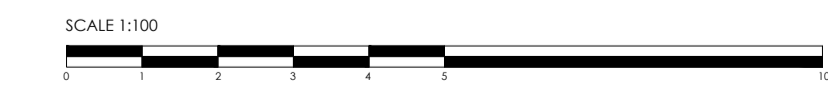
NOTES

REFER TO ARBORIST REPORT, PREPARED BY MARTIN PEACOCK TREE CARE, DATE 11.10.24



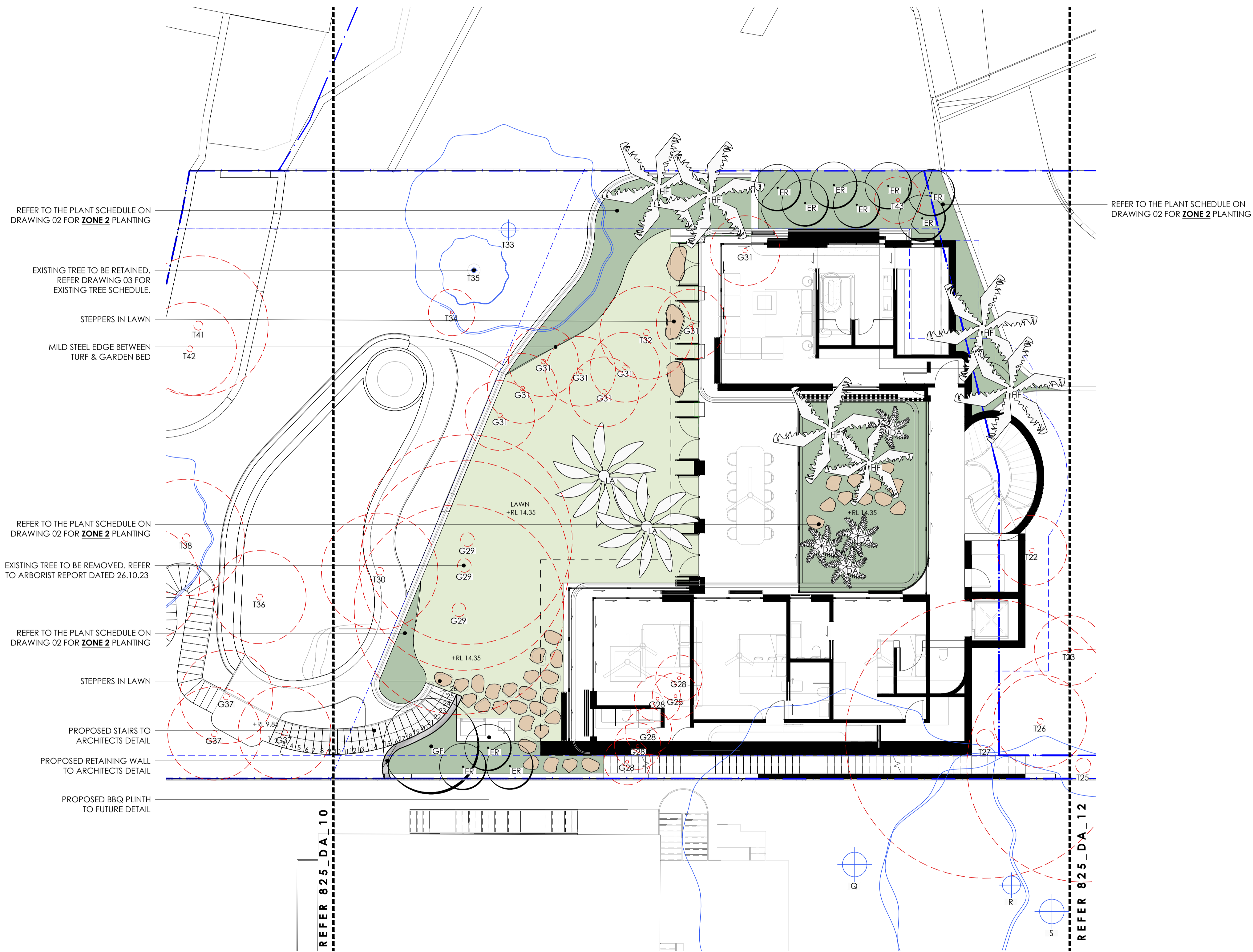


- LEGEND**
- PROPOSED TREE
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED
 - LAWN
 - GARDEN BED
 - PROPOSED HEDGE

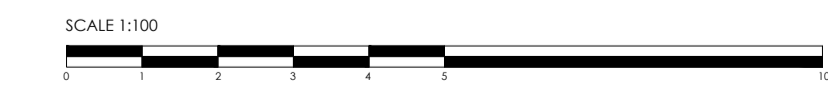


AMENDMENT		
NO.	DATE	DETAILS
A	16.12.24	ISSUE FOR DA

M&B MUST BE PRESENT ON-SITE FOR THE POSITIONING OF ALL PLANTS.
 CONTACT M&B IF DISCREPANCIES OCCUR BETWEEN LANDSCAPE AND CONSULTANTS DOCUMENTS.
 BUILDER TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

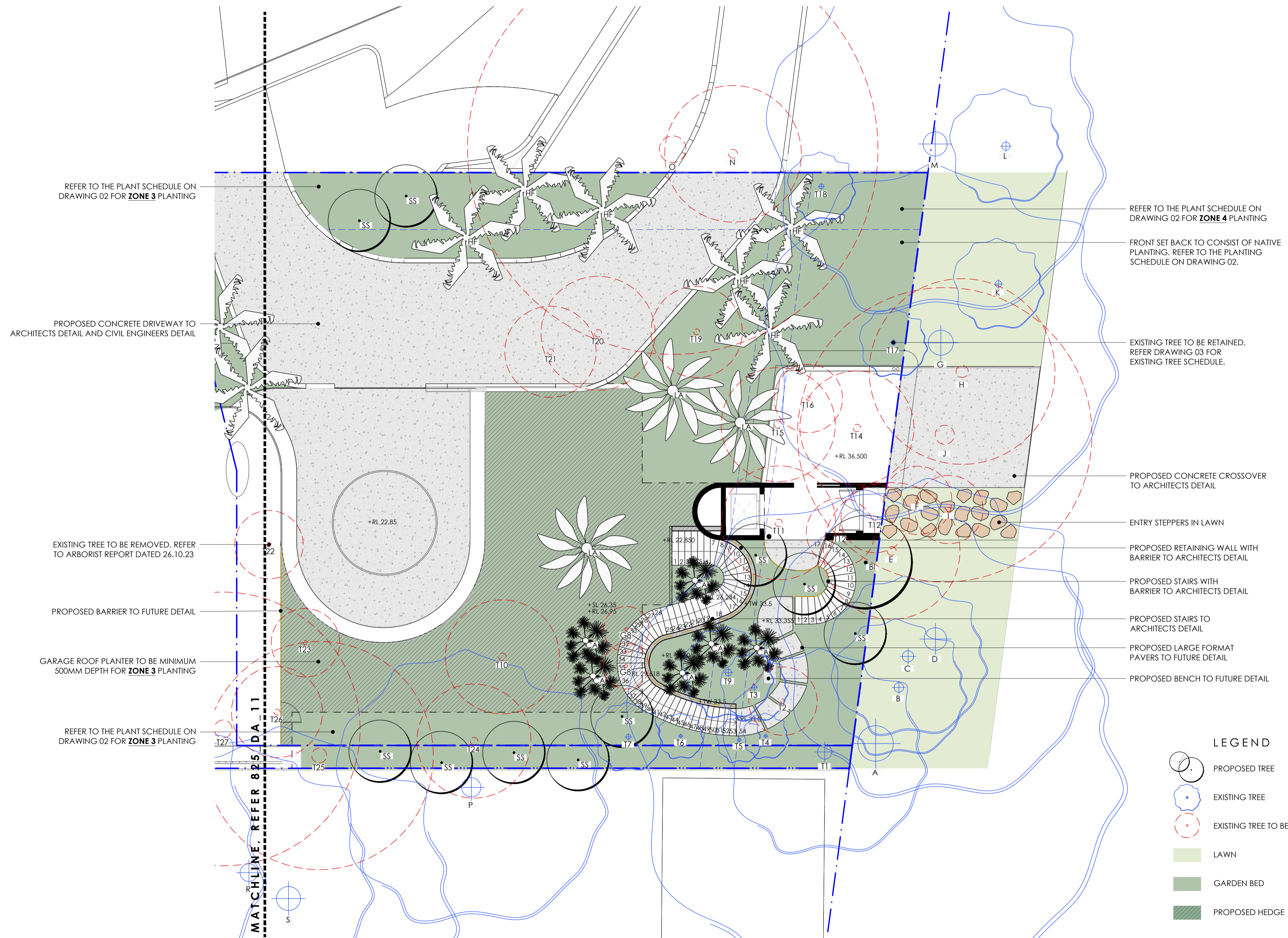


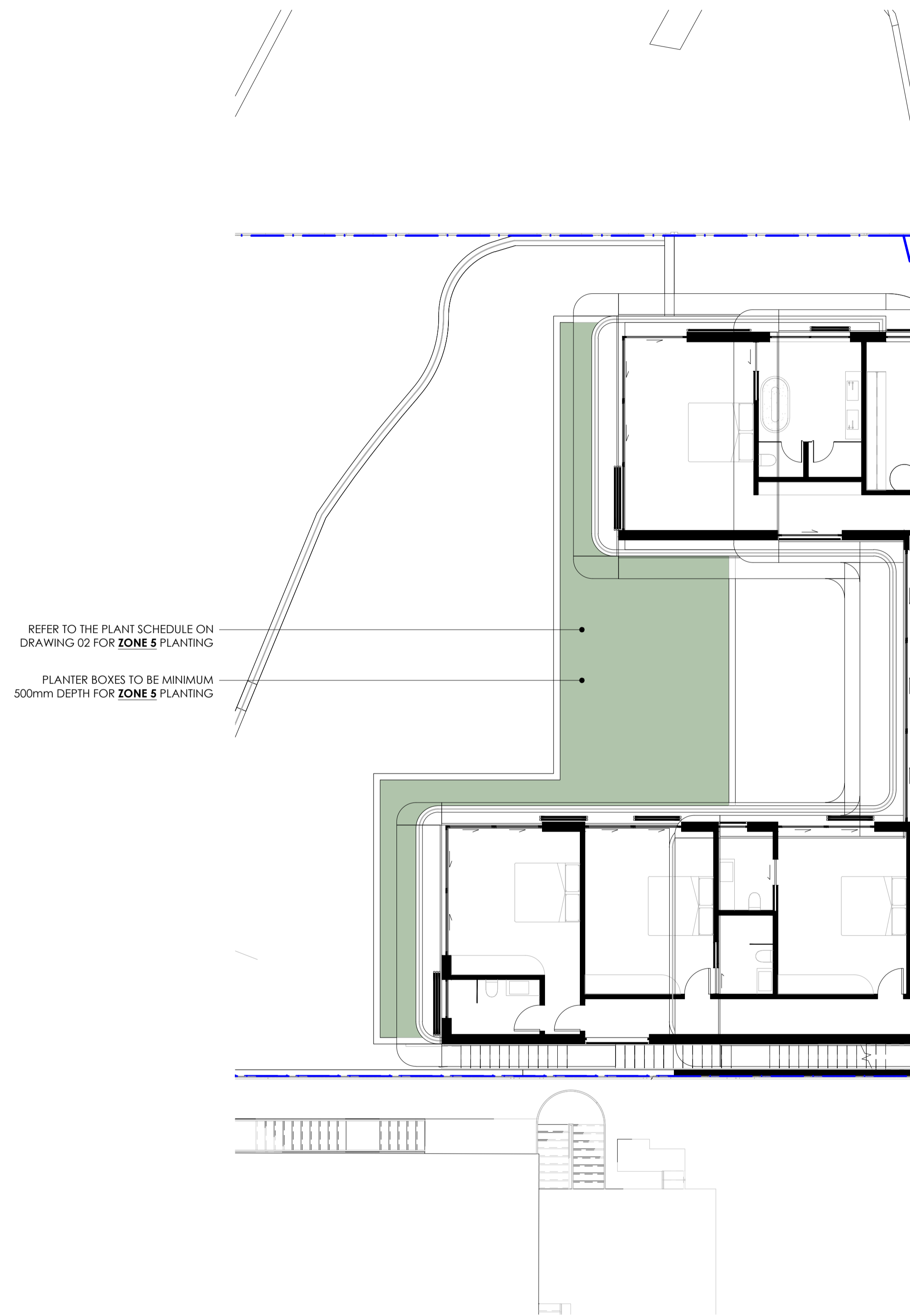
- LEGEND**
- PROPOSED TREE
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED
 - LAWN
 - GARDEN BED
 - PROPOSED HEDGE



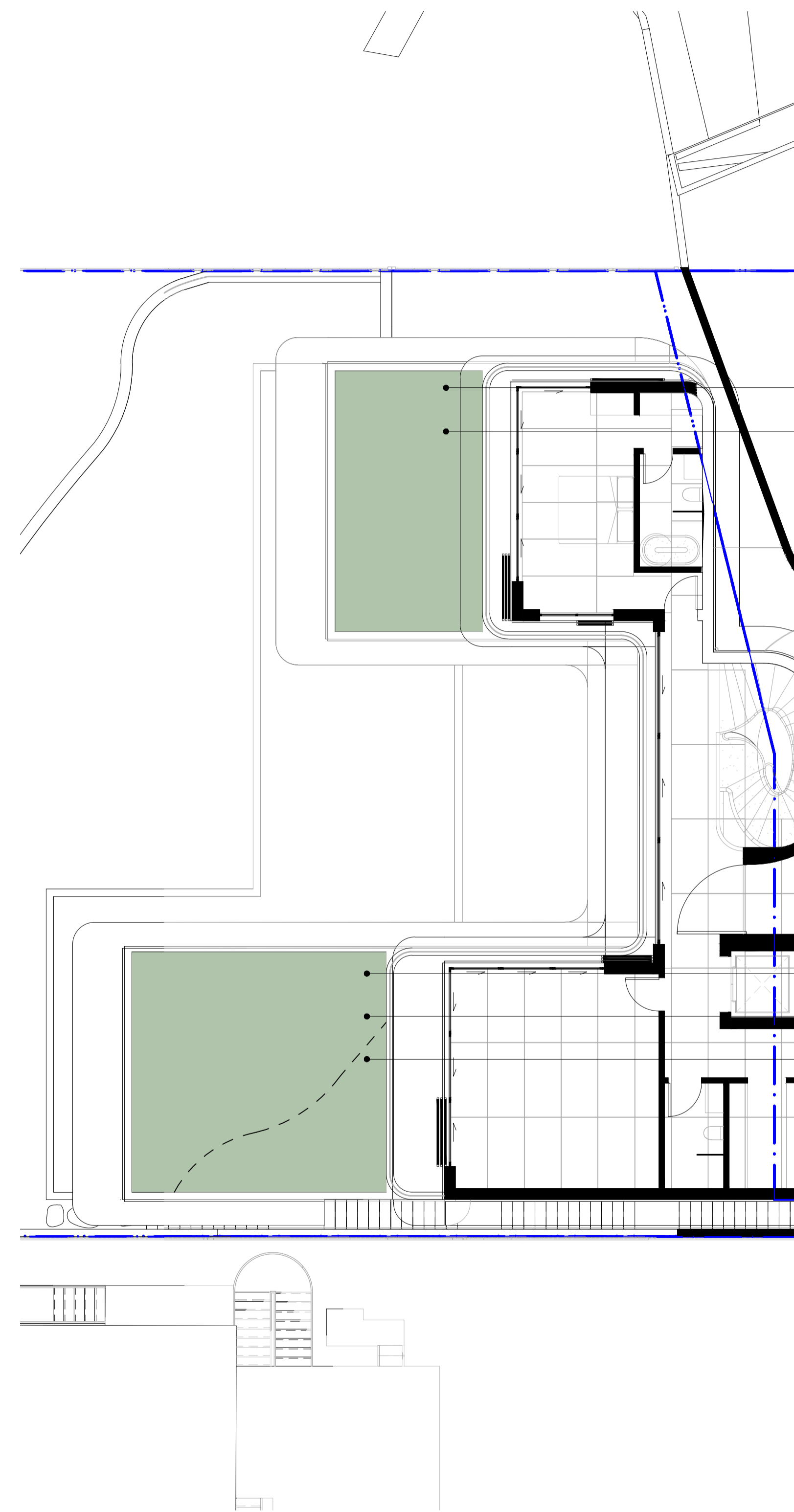
AMENDMENT		
ISSUE	DATE	DETAILS
A	16.12.24	ISSUE FOR DA

MBD MUST BE PRESENT ON-SITE FOR THE POSITIONING OF ALL PLANTS.
 CONTACT MBD IF DISCREPANCIES OCCUR BETWEEN LANDSCAPE AND CONSULTANTS DOCUMENTS.
 BUILDER TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.





LANDSCAPE PLAN 4 - FIRST FLOOR
SCALE 1:100 @ A1

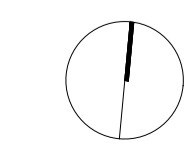
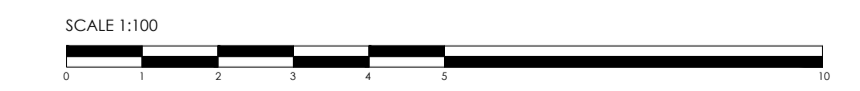


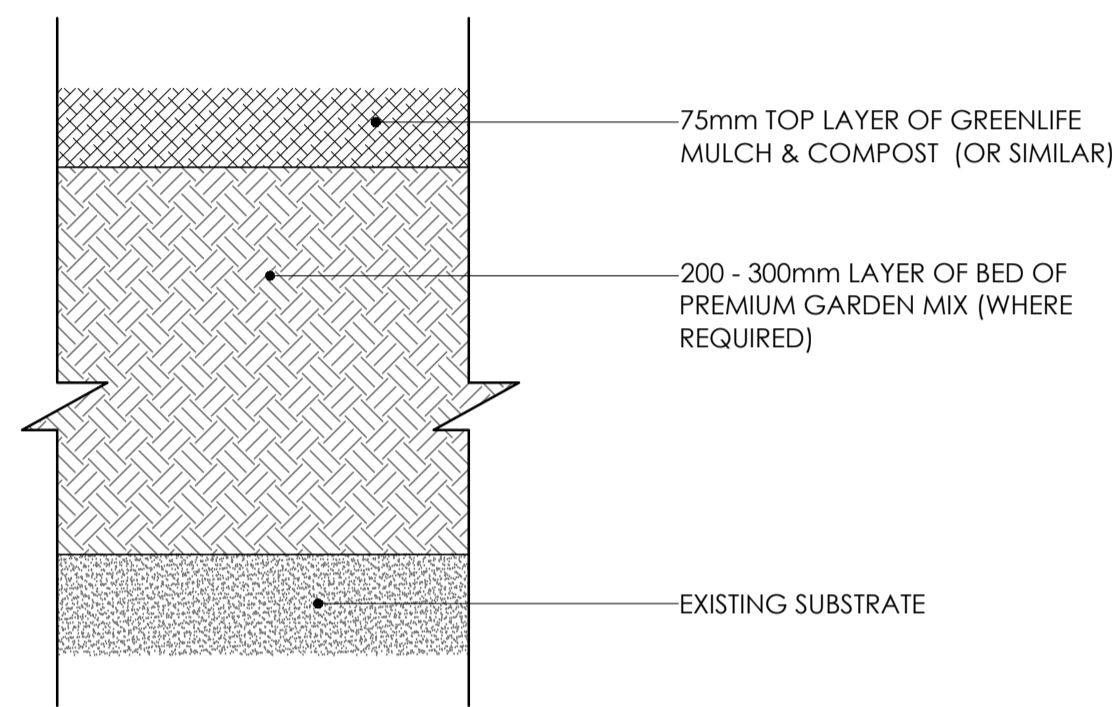
LANDSCAPE PLAN 5 - SECOND FLOOR
SCALE 1:100 @ A1

REFER TO THE PLANT SCHEDULE ON DRAWING 02 FOR **ZONE 6** PLANTING
PLANTER BOXES TO BE MINIMUM 500MM DEPTH FOR **ZONE 6** PLANTING

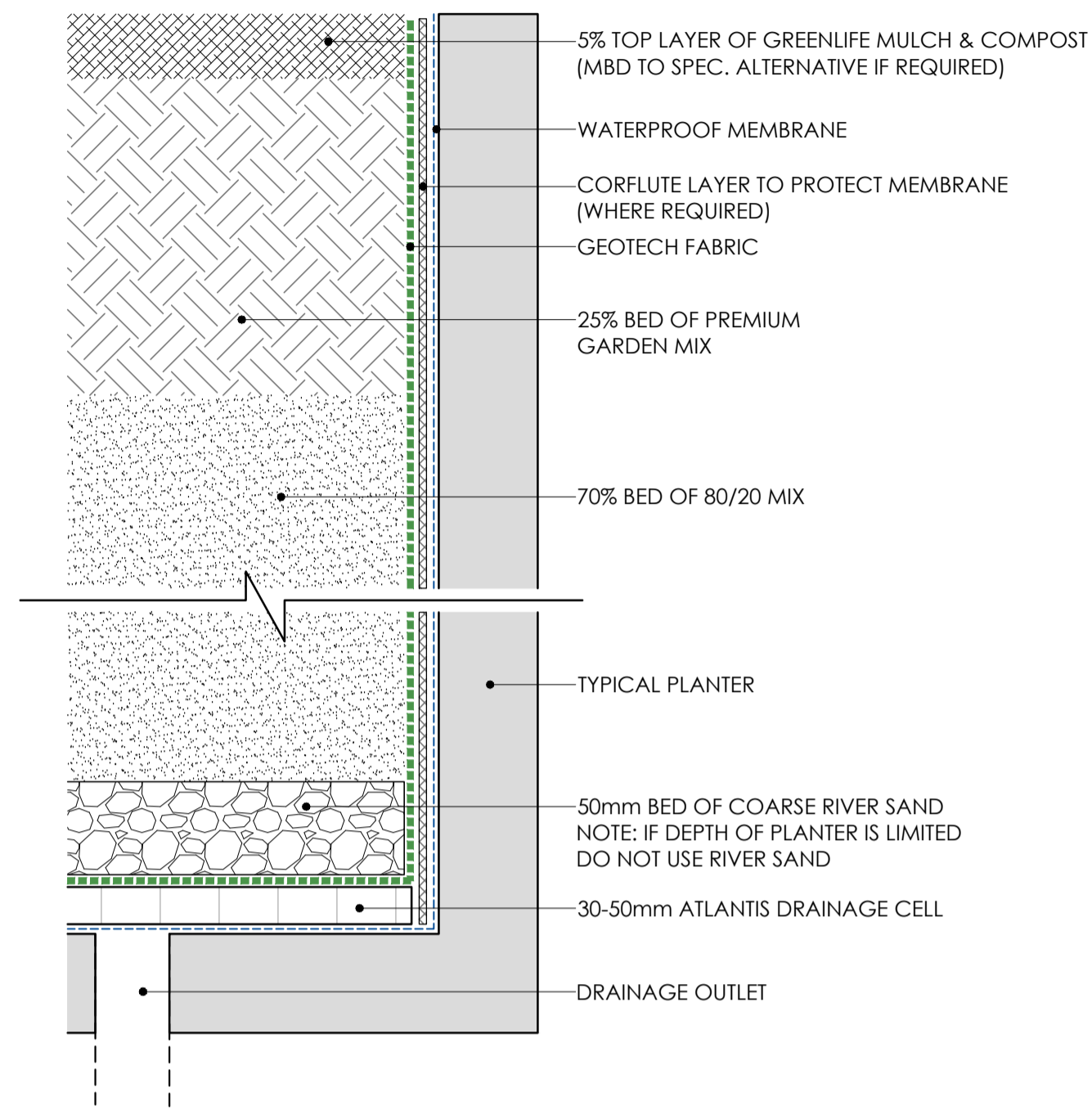
REFER TO THE PLANT SCHEDULE ON DRAWING 02 FOR **ZONE 6** PLANTING
PLANTER BOXES TO BE MINIMUM 500MM DEPTH FOR **ZONE 6** PLANTING
SPECIFIED PLANTING TO AREA OF ROOF GARDEN FOR NEIGHBOURING PRIVACY

- LEGEND**
- PROPOSED TREE
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED
 - LAWN
 - GARDEN BED
 - PROPOSED HEDGE

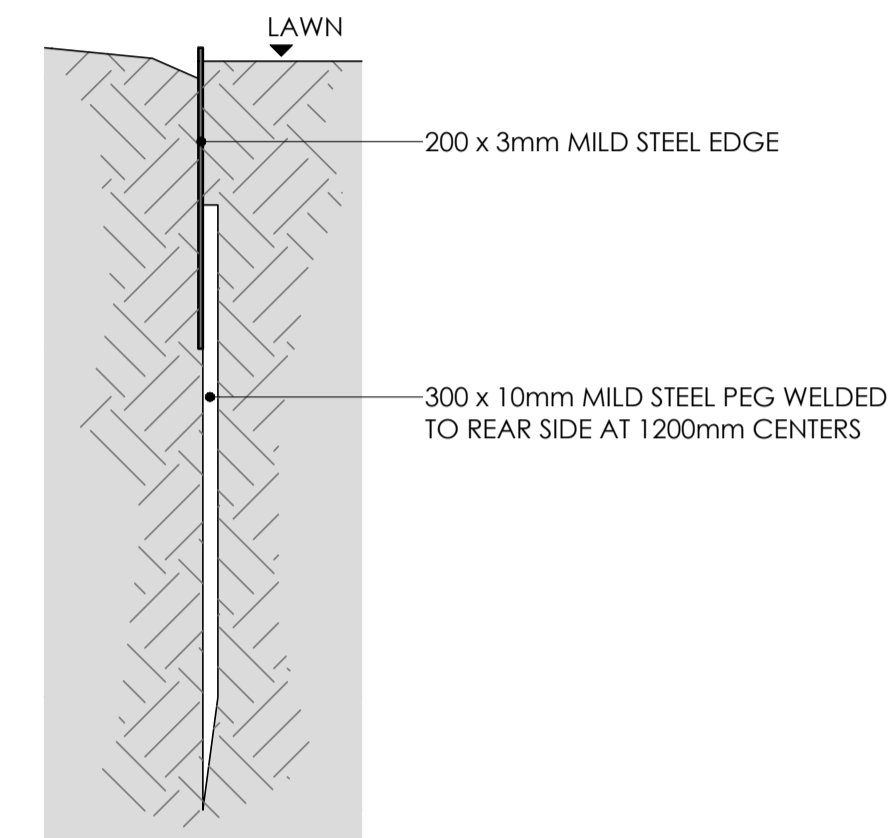




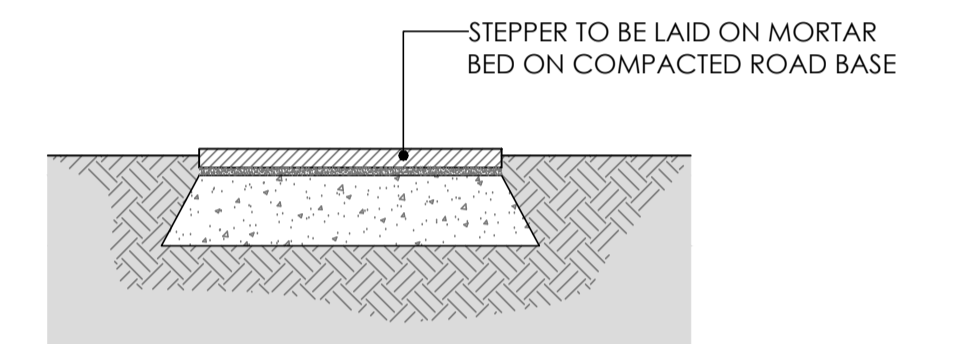
TYPICAL GARDEN SOIL PROFILE
SCALE: 1:5 @ A1



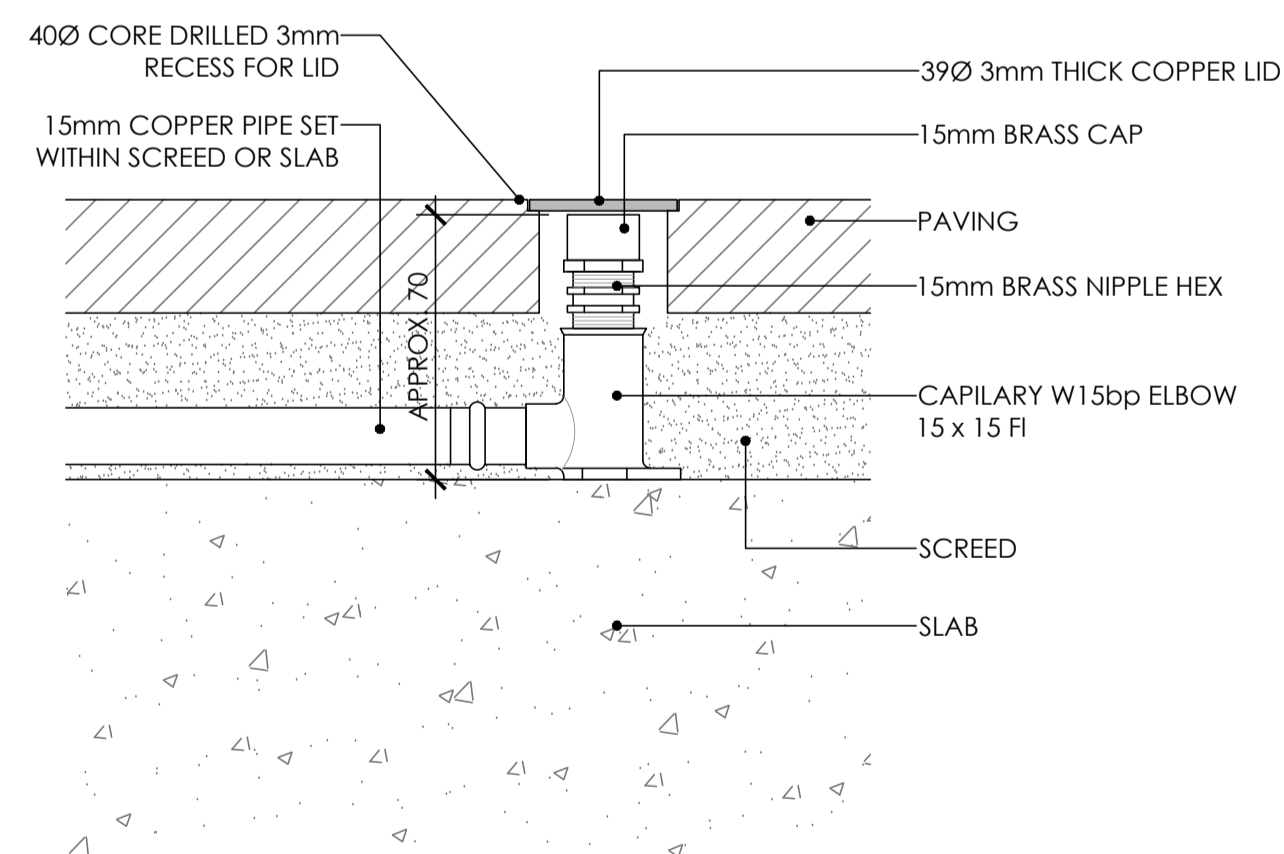
TYPICAL PLANTER SOIL PROFILE
SCALE: 1:5 @ A1



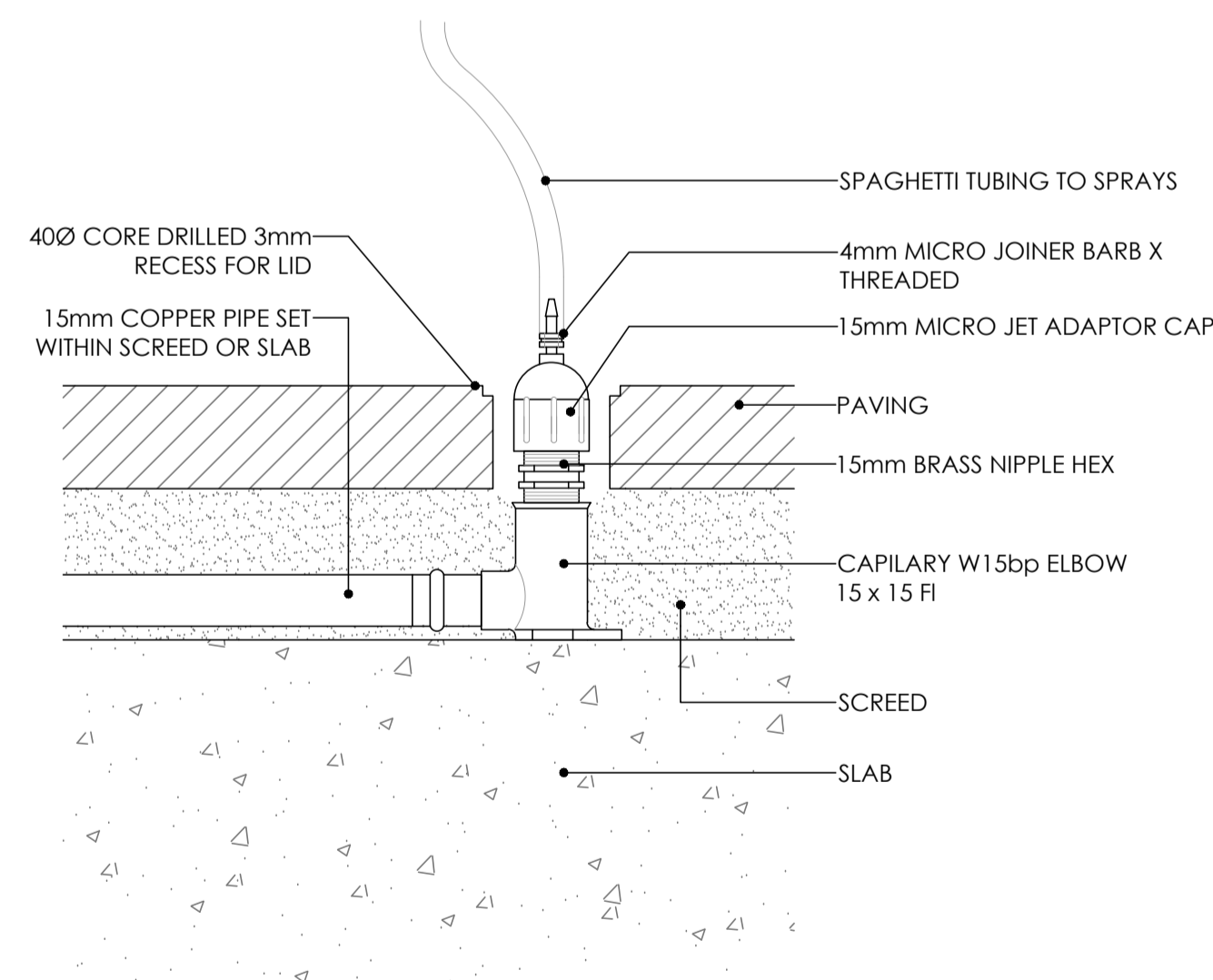
TYPICAL STEEL EDGE
SCALE: 1:5 @ A1



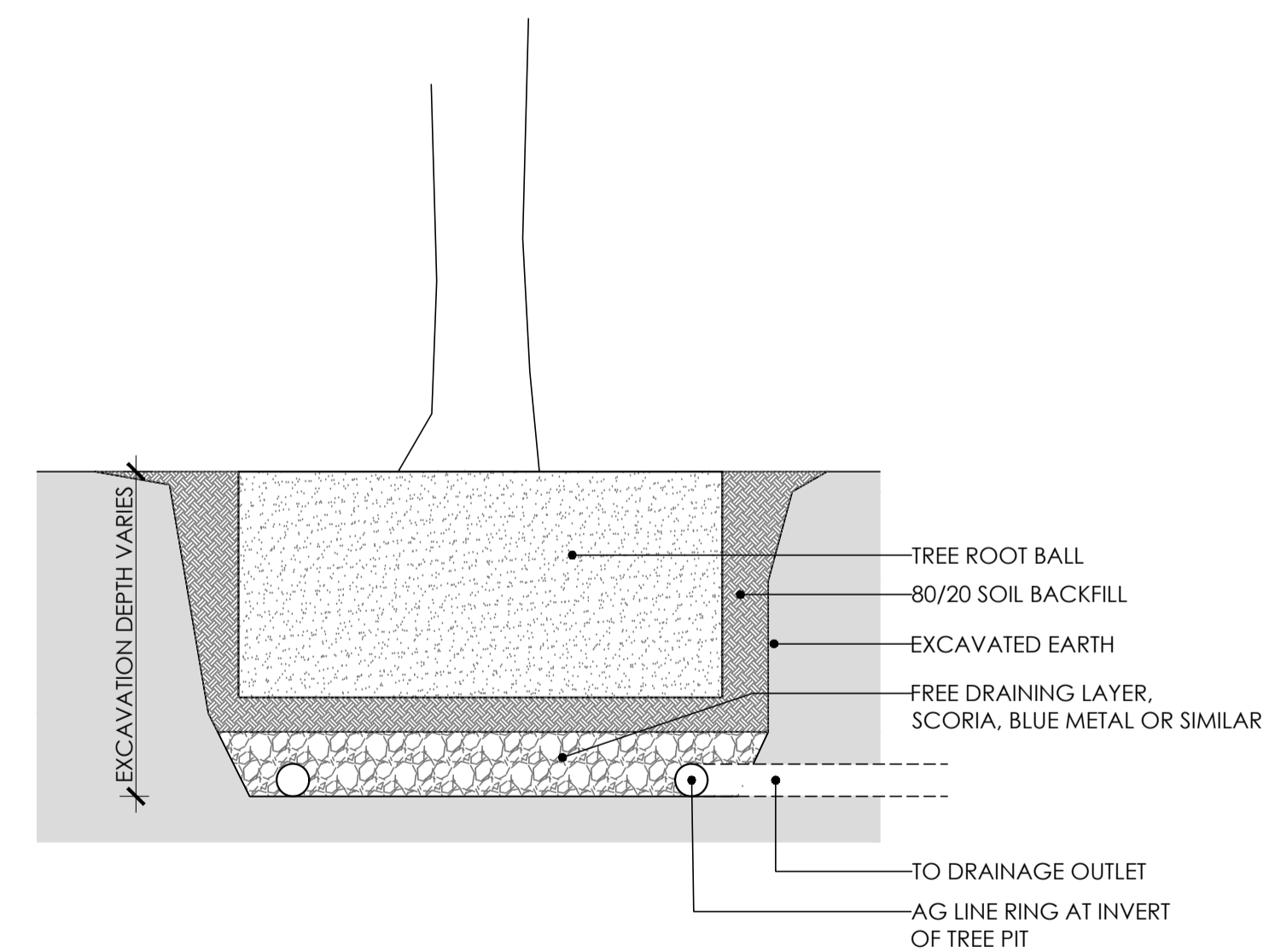
TYPICAL GARDEN STEPPER
SCALE: 1:10 @ A1



TYPICAL PAVING IRRIGATION CLOSED
SCALE: 1:2 @ A1



TYPICAL PAVING IRRIGATION OPEN
SCALE: 1:2 @ A1



TYPICAL TREE PIT DRAINAGE
SCALE: 1:20 @ A1

GENERAL SPECIFICATION NOTES

1.0 STANDARDS

1.1 SOILS

- AS 4419: Soils for Landscaping and Garden Use
- AS 3743: Potting Mixes
- AS 4454: Composts, Soil Conditioners and Mulches

1.2 Plants

- AS 2303: Tree Stock for Landscape Use
- AS 4970: Protection of Trees on Development Sites

2.0 PRODUCTS

2.1 MATERIAL

Topsoil

- Source: Provide topsoil, which contains organic matter, is free from stones, contaminants and weeds
- Site: If available, provide material recovered from the site

Turf

- Supplier: Obtain turf from a specialist grower of cultivated turf
- Quality: Provide turf of even thickness, free from weeds and other foreign matter

Fertiliser

- General: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates

Plants

- Health: Supply plants with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species
- Vigour: Supply plants with extension growth consistent with that exhibited in vigorous specimens of the species nominated
- Damage: Supply plants free from damage and from restricted habit due to growth in nursery rows
- Pests and disease: Supply plants with foliage free from pest attack or disease
- Substitutes: Plant substitution (species or quantities) is not acceptable unless approved by Myles Baldwin Design.

3.0 EXECUTION

3.1 SITE PREPARATION

Weed eradication

- Herbicide: Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate
- Earth mounds
- Placing: Place clean filling in layers approximately 150 mm thick compacted to 85% of the dry density ratio of the surrounding soil as determined by AS 1289.5.4.1. Minimise slumping and further internal packing down

Edges

- Construct changes in grade over a minimum width of 500 mm to smooth, gradual and rounded profiles with no distinct joint

Existing trees

- Tree protection zones (TPZ) shall be established around all trees to be retained and in accordance of AS 4970. The area within the fence shall be mulched and maintained at 75mm depth
- No excavation, construction activity, grade changes, storage of materials, stock piling, siting of sheds, preparation of mixes or cleaning of tools is permitted within the TPZ

Planting beds

- Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subs to a further depth of 100 mm
- Unexcavated: Remove weeds, roots, building rubble and other debris. Bring the planting bed to 75 mm below finished design levels
- Services and roots: Do not disturb services or tree roots; if necessary, cultivate these areas by hand

Placing topsoil

- General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
- Required finished levels and contours may be achieved after light compaction
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips

Topsoil depths

- General: Spread topsoil to the following typical depths:
- Excavated planting areas: If using organic soil, 300 mm. Refer to typical soil profile detail
- Irrigated grassed areas generally: 150 mm
- Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm

Sediment and Erosion Control

- Sediment and erosion control measures are required during the construction of all developments and building works. It shall be the contractor's responsibility that works are carried out in accordance with a sediment and erosion control plan and council/approving authority's requirements.

3.2 TURFING

General

- Supply: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent the turf from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition
- Laying: Lay the turf in the following manner:
 - In stretcher pattern with the joints staggered and close butted
 - Parallel with the long sides of level areas, and with contours on slopes
 - To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas
- Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller
- Fertilising: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover
- Watering: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth
- Levels: Where levels have deviated from the design levels after placing and watering, lift turf and re-grade topsoil to achieve design levels

3.3 PLANTING

General

- Individual plantings in grassed areas: Excavate a hole twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth
- Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress
- Placing: Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the center of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil
- Fertilising plants: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting
- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets

3.4 TREES

General

- All trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturalist

Clay Soils

- The base of each tree pit within clay soils shall be laid with 100mm deep scoria. A 90mm ag line ring shall sit within the scoria and drain directly to a suitable location. Lay geo-textile fabric evenly above the scoria, prior to tree placement and backfilling with 80/20 mineral soil

3.5 MULCHING

Placing mulch

- General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.
- Garden beds: Greenlife Mulch and Compost
- Tree mulch ring: Mushroom compost
- Depths: Spread organic mulch to a depth of 75 mm, and gravel mulch to a depth of 50 mm

3.6 STAKES AND TIES

Stakes

- Material: Hardwood, straight, free from knots or twists, pointed at one end
- Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system

Ties

- General: Provide 50 mm hessian webbing ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant

3.7 WATERING

Establishment

- Extent: Available soil moisture content of grass areas and garden beds to be monitored on a weekly basis using an approved moisture probe and water applied on a demand basis. Readings should be taken at a depth of 250mm
- All grass areas and garden beds should be maintained within a range of 50-80% available soil moisture. Under no circumstance should areas under irrigation fall below a level of 30% available soil moisture
- No visible signs of wilting of leaves or stems, with all plants fully turgid at all times.
- No sign of over-watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage

3.8 LANDSCAPE SUBSOIL DRAINAGE

General

- Include subsoil drainage behind retaining walls, along path edges and in mass planting beds, including lawn areas. Maintenance access points shall be every 15m

Materials

- Geotextile fabric: shall consist of a woven or a non-woven type to be manufactured from synthetic materials other than polyamide
- Aggregate: shall be a single size with a nominal dimension of 10-40mm
- Subsoil pipe: shall be 90 mm diameter corrugated flexible slotted PVC pipe in a geofabric sock, or 100mm µPVC if under pavement. All pipes to requirements of AS 1254. Where vehicle loads are encountered, reinforced concrete pipe shall be used only

Construction

- Trenches to be minimum 300mm wide and extend 500mm below the subgrade level or 150mm if into bed rock
- Trenches to be lined with geotextile fabric and backfilled with aggregate. Pipe to be laid 50mm above trench floor
- Prior to backfilling the trench, drainage and connection to stormwater is to be approved by the site manager

3.9 COMPLETION

Cleaning

- Stakes and ties: Remove those no longer required at the end of the planting establishment period
- Temporary fences: Remove temporary protective fences at the end of the planting establishment period

4.0 ESTABLISHMENT & DEFECTS LIABILITY

4.1 ESTABLISHMENT

General

- All landscaping works will have an establishment period of 26 weeks in which the subcontractor will be responsible for the maintenance and upkeep of the contracted scope, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation

4.2 DEFECTS LIABILITY PERIOD

General

- All landscaping works will be subject to a defects liability period of 52 weeks, commencing from the date of Practical Completion, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation

4.3 FAILED PLANTINGS

General

- Photographic images of plants shall be approved by Myles Baldwin Design prior to procurement of replacement plant and tree stock