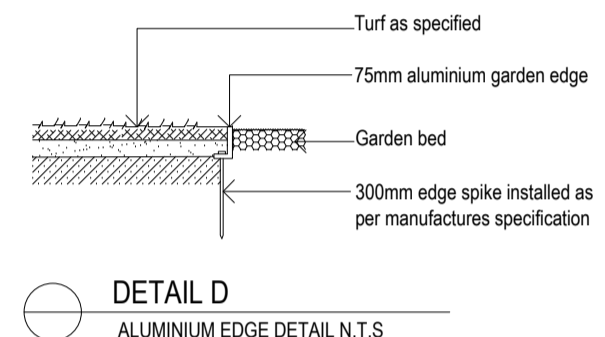
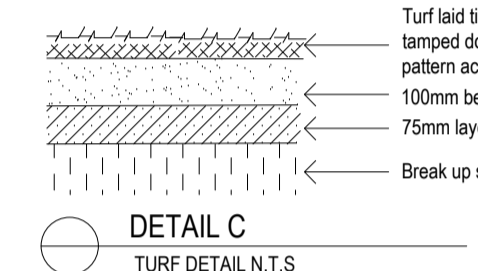
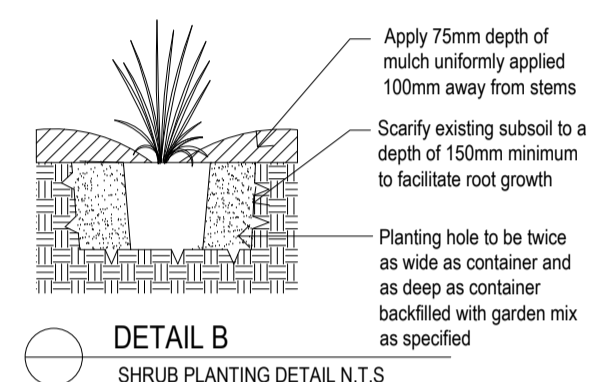
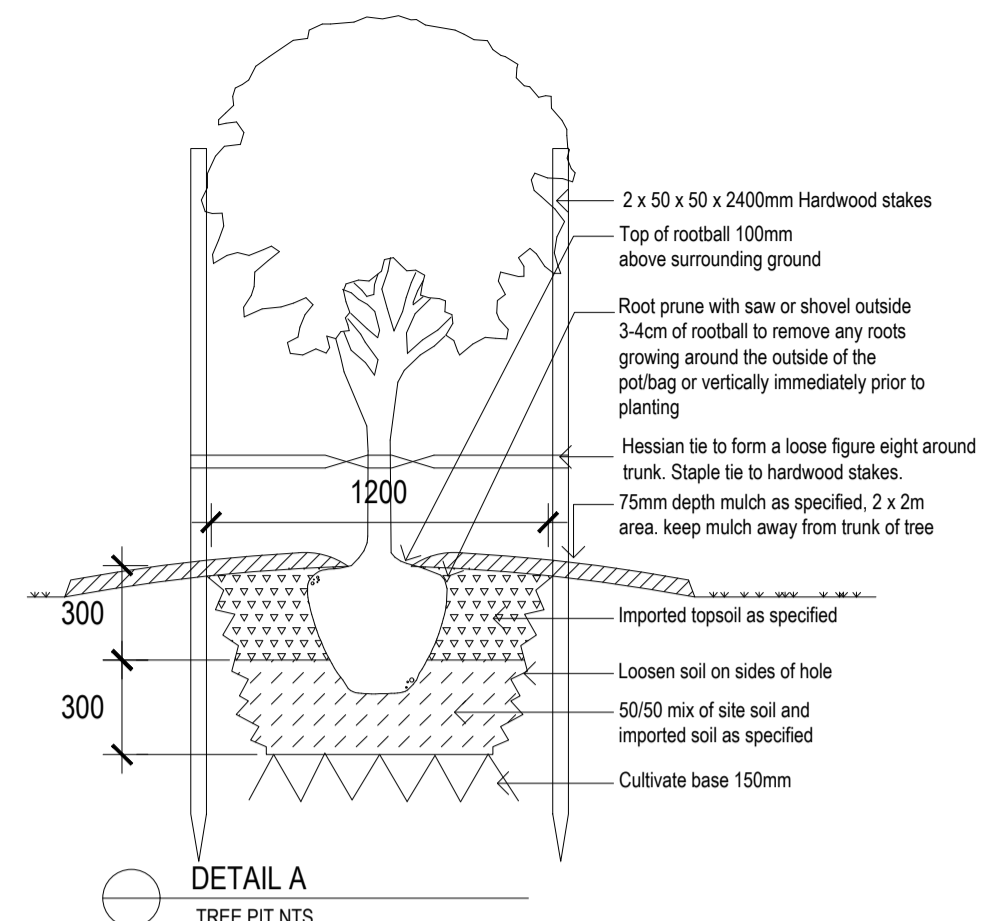


**LEGEND**

- BOUNDARY
- SEWER
- EXISTING CONTOURS
- ALUMINIUM EDGE
- EXISTING FENCE
- SAFETY BALUSTRADE
- POOL FENCE
- EXISTING CONCRETE
- EXISTING PAVING
- PROPOSED PAVING
- PROPOSED RETAINING WALL
- EXISTING LAWN
- PROPOSED LAWN
- EXISTING PLANTING TO BE RETAINED
- PROPOSED LEVELS
- TREE TO BE RETAINED
- TREE TO BE REMOVED

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
<b>TREES</b>					
EE	ELAEOCARPUS EUMUNDII	QUONDONG	2	7m	45Lr
WF	WATERHOUSSIA FLORIBUNDA 'GREEN AVENUE'	GREEN AVENUE	4	9m	45Lr
<b>SHRUBS</b>					
AB	AGAVE BLUE GLOW	BLUE GLOW AGAVE	2	0.6m	200mm
HB	HELICONIA BIHAI X MARGINATA 'RAULINIANA'	RAULINIANA	2	3m	45Lr
PX	PHILODENDRON SELLOUM 'XANADU'	PHILODENDRON	2	1m	200mm
PT	PITTSPOREUM TENUFOLIUM 'GOLF BALL'	GOLF BALL PITTSPOREUM	2	0.7m	200mm
RE	RHAPIS EXCELSA	RHAPIS PALM	2	3m	250mm
VO	VIBURNUM ODORATISSIMUM 'QUICK FENCE'	QUICK FENCE	17	4m	250mm
WG	WESTRINGIA FRUTICOSA 'GREY BOX'	GREY BOX WESTRINGIA	4	0.4m	250mm
XA	XANTHORRHOEA AUSTRALIS	GRASS TREE	1	3m	45Lr
<b>GRASSES / GROUND COVERS</b>					
AC	ARTHROPODIUM CIRRHATUM	RENGA RENGALILY	6	0.9m	200mm
DA	DICHONDRA ARGENTEA 'SILVER FALLS'	SILVER FALLS	9	0.1m	140mm
FG	FESTUCA GLAUCA 'BEYOND BLUE'	BEYOND BLUE FESCUE	13	0.4m	200mm
LI	LIRIOPE MUSCARI 'ISABELLA'	ISABELLA	2	0.45m	140mm
SS	SENECIO SERPENS	BLUE CHALK STALKS	10	0.2m	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.

**ALUMINIUM GARDEN EDGING**  
Supply and install Link Edge 75mm as per Landscape Plan. Compact and level the base in the required area as indicated on Landscape Plan. Half hammer spikes into prepunched holes (approx 4 spikes every 3m length) starting from the first hole in the end of the Link Edge. Use spike washers supplied by manufacturer. Half hammer subsequent spikes in pivotal areas along the length. (Especially at points where a curve is required). Connect lengths together by using fish-plate connectors supplied by manufacturer. Check position of Link Edge is correct before hammering spikes firmly into ground.

**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.

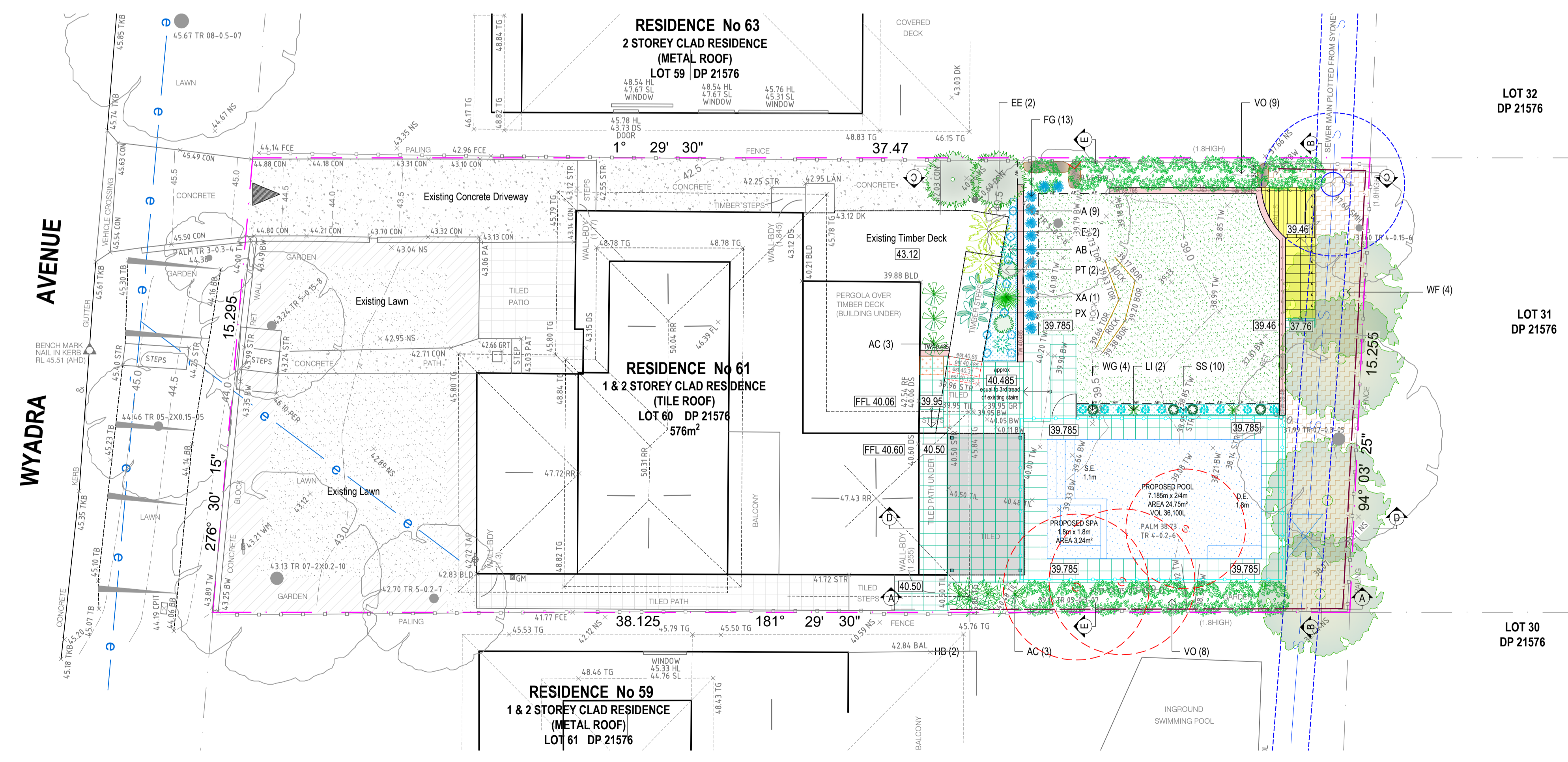
**PAVERS ON SLAB**  
Pavers to be laid over a suitably constructed reinforced concrete base to engineer specifications. Provide movement joints over any expansion joints in the substrate, changes in background substrate or at a maximum of 5m intervals when in large areas. Joints shall go through the 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 accurate 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 Elastix Grip, mix according to the instructions, notch the adhesive out with a 12mm x 12mm notch trowel (do not spread more adhesive than is covered before it commences to skin over) approximately 1m<sup>2</sup> 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 filling 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 4586:2013.

**STAIRS, HANDRAILS AND BALUSTRADES**  
Stairs constructed to ensure adequate cross-fall to prevent ponding and provide adequate runoff. The stairs, balustrades and handrail are to comply with Part 3.9.1 and Part 3.9.2 of the BCA and AS 1428.1

**RETAINING WALLS & PLANTER BOXES**  
All retaining walls & planter boxes more than 600mm high to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped aggregate 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 Allentis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.

**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.

**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, failed plant replacements, 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, kerms 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.



- NOTES:**
- 1/ Refer to Pool Fencing Code per AS 1926.1-2012 for compliance of the safety barriers for swimming pools.
  - 2/ Overflow of pool is to be connected to sewer according to Sydney Water specifications.
  - 3/ Pool pavement pattern and setout shown is indicative only. No allowance has been made for coping overhang, mortar gaps and joints.
  - 4/ Pool fence shown is the approximate position of proposed 1200mm(h) minimum childproof safety barrier with SG/SL gate in accordance with AS1926.1:2012. The proposed pool enclosure has been designed to comply with the Australian Standard, the Swimming Pools Act and Swimming Pool Regulations.
  - 5/ The boundary fence inside the pool zone must be a minimum height of 1800mm with a non climbable zone of 900mm on the inside of the fencing. Any shrubs or plants located adjacent to the inside of the boundary fence must be maintained for the lifetime of the development at a height that does not interfere with the 900mm non climbable zone.