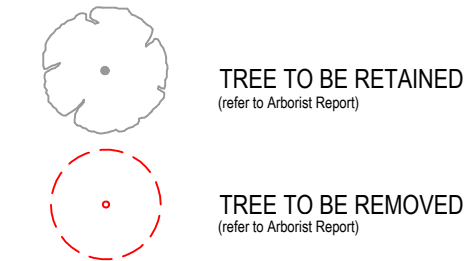
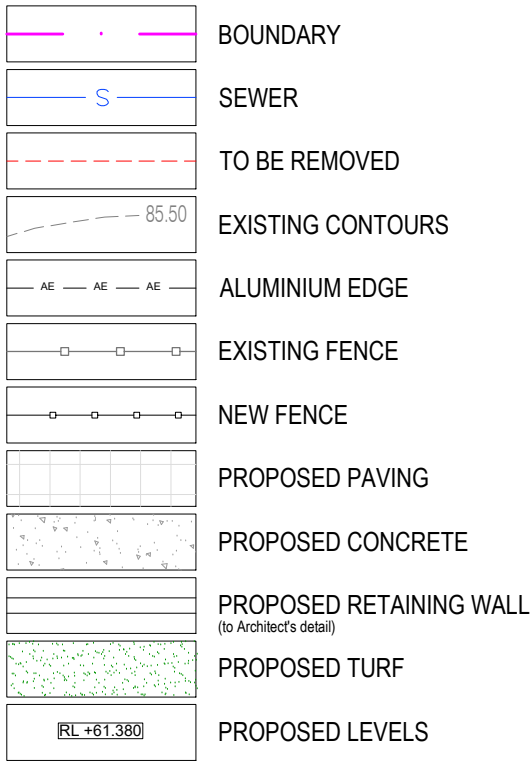


LEGEND

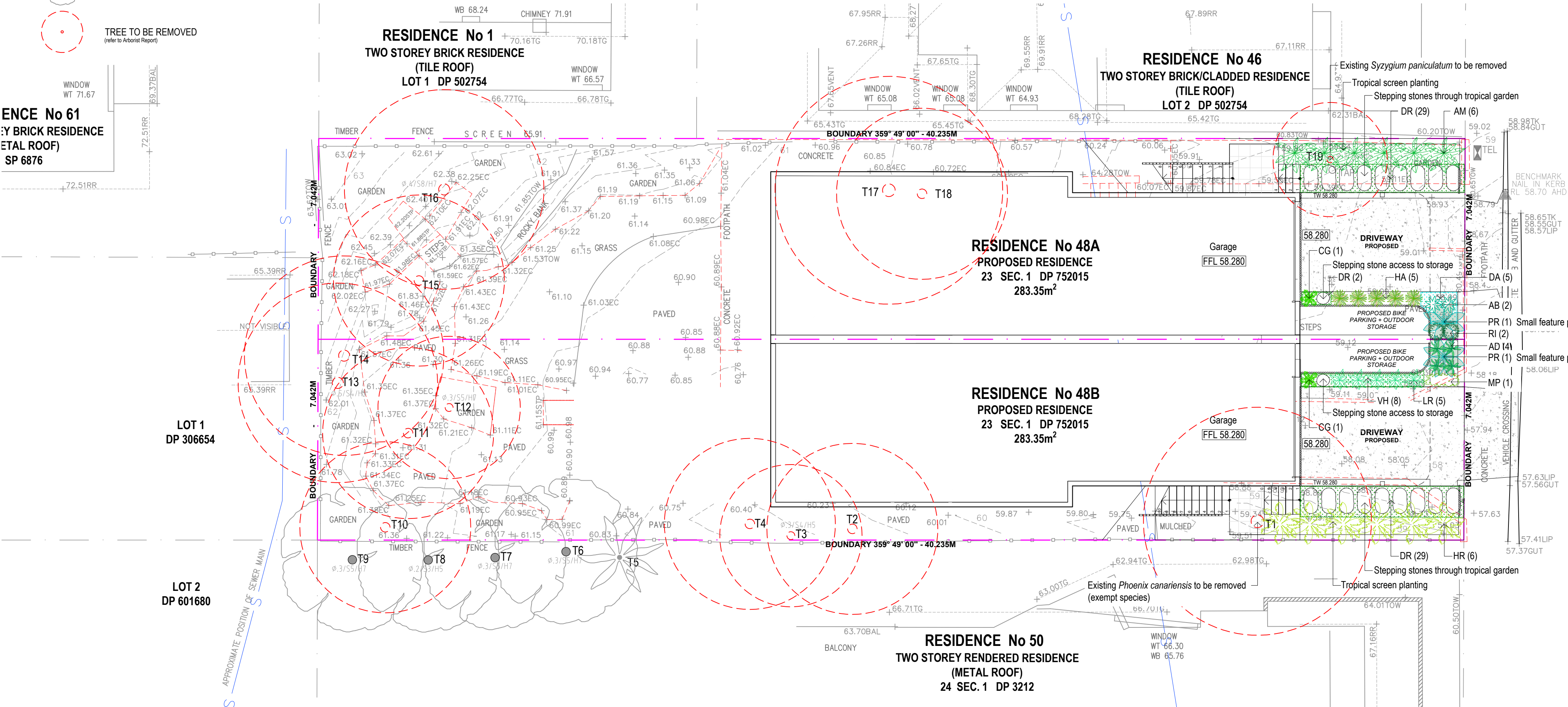


ENCE No 61
Y BRICK RESIDENCE
ETAL ROOF)
SP 6876

EXISTING TREE SCHEDULE - Refer to Arborist Report						
KEY	BOTANICAL NAME	DBH (cm)	Height (m)	Canopy Spread (m)	Status	Comments
T1	PHOENIX CANARIENSIS	55	10	8	REMOVE	Exempt species
T2	ARCHONTOPHOENIX CUNNINGHAMII	23	15	6	REMOVE	Exempt species
T3	NERIUM OLEANDER	32	8	9	REMOVE	
T4	ARCHONTOPHOENIX CUNNINGHAMII	23	15	6	REMOVE	Exempt species
T5	HOWEA FORSTERIANA	20	13	6	REMOVE	Exempt species
T6	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T7	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T8	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T9	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T10	ARCHONTOPHOENIX CUNNINGHAMII	23	16	6	REMOVE	Exempt species
T11	ARCHONTOPHOENIX CUNNINGHAMII	23	16	6	REMOVE	Exempt species
T12	MELALEUCA QUINQUENERVIA	35	16	6	REMOVE	
T13	FICUS BENJAMINA	40	7	8	REMOVE	
T14	FICUS BENJAMINA	48	7	7	REMOVE	
T15	ARCHONTOPHOENIX CUNNINGHAMII	23	17	6	REMOVE	Exempt species
T16	CERATOPETALUM GUMMIFERUM	22	11	7	REMOVE	
T17	SYZYGium PANICULATUM	15	15	8	REMOVE	
T18	ARCHONTOPHOENIX CUNNINGHAMII	23	21	6	REMOVE	Exempt species
T19	SYZYGium PANICULATUM	27	7	4	REMOVE	

PROPOSED PLANT SCHEDULE - 48A GARAGE FLOOR					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
PR	TREES/PALMS PHOENIX ROEBELII	PYGM DATE PALM	1	3m	75Ltr
AB	SHRUBS AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	2	0.6m	200mm
AM	ALPINIA MALACCENSIS	MALACCA GINGER	6	2.5m	300mm
CF	CORDYLINE FRUTICOSA 'GLAUCA'	GREEN TI PLANT	1	3m	200mm
HA	HELICONIA ANGUSTA 'RED CHRISTMAS'	RED CHRISTMAS HELICONIA	5	1m	300mm
RI	RHAPHIOLEPIS INDICA 'SNOW MAIDEN'	SNOW MAIDEN	2	0.7m	300mm
DA	GRASSES / GROUND COVERS DICHONDRA ARGENTEA 'SILVER FALLS'	SILVER FALLS	5	0.1m	140mm
DR	DICHONDRA REPENS	KIDNEY WEED	31	0.1m	140mm

PROPOSED PLANT SCHEDULE - 48B GARAGE FLOOR					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
PR	TREES/PALMS PHOENIX ROEBELII	PYGM DATE PALM	1	3m	75Ltr
AD	SHRUBS ASPARAGUS DENSIFLORUS 'MYERSII'	FOXTAIL FERN	4	0.6m	300mm
CF	CORDYLINE FRUTICOSA 'GLAUCA'	GREEN TI PLANT	1	3m	200mm
HR	HELICONIA BIHAI X MARGINATA 'RAULINIANA'	RAULINIANA HELICONIA	6	3.5m	300mm
LR	LIGULARIA RENIFORMIS	TRACTOR SEAT PLANT	5	0.8m	200mm
DR	GRASSES / GROUND COVERS DICHONDRA REPENS	KIDNEY WEED	29	0.1m	140mm
MP	MYOPORUM PARVIFOLIUM 'YAREENA'	YAREENA	1	0.1m	200mm
VH	VIOLA HEDERACEA	NATIVE VIOLET	8	0.1m	140mm



UPPER CLIFFORD AVENUE

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 recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	25/06/25	Preliminary Issue
B	26/06/25	Design amendments
C	26/06/25	DA Issue

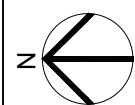
Checked
CW
CW
AE

SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 318 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT:
New dwellings
SITE ADDRESS:
48 Upper Clifford Avenue,
FAIRLIGHT NSW 2094

CLIENT: Allen
DRN: C.Wallace (BLArch)
SCALE: 1:100@A2
PROJECT NO: 252281



DRAWING TITLE:
**LANDSCAPE PLAN
GARAGE FLOOR**
DRAWING No:
L-01

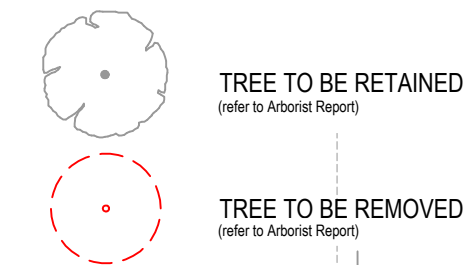
Rev: C

	BOUNDARY
	SEWER
	TO BE REMOVED
	EXISTING CONTOURS
	ALUMINIUM EDGE
	EXISTING FENCE
	NEW FENCE
	PROPOSED PAVING
	PROPOSED CONCRETE
	PROPOSED RETAINING WALL (to Architect's detail)
	PROPOSED TURF
	PROPOSED LEVELS

EXISTING TREE SCHEDULE - Refer to Arborist Report						
KEY	BOTANICAL NAME	DBH (cm)	Height (m)	Canopy Spread (m)	Status	Comments
T1	PHOENIX CANARIENSIS	55	10	8	REMOVE	Exempt species
T2	ARCHONTOPHOENIX CUNNINGHAMII	23	15	6	REMOVE	Exempt species
T3	NERIUM OLEANDER	32	8	9	REMOVE	
T4	ARCHONTOPHOENIX CUNNINGHAMII	23	15	6	REMOVE	Exempt species
T5	HOWEA FORSTERIANA	20	13	6	REMOVE	Exempt species
T6	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	Exempt species
T7	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T8	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T9	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T10	ARCHONTOPHOENIX CUNNINGHAMII	23	16	6	REMOVE	Exempt species
T11	ARCHONTOPHOENIX CUNNINGHAMII	23	16	6	REMOVE	Exempt species
T12	MELALEUCA QUINQUENERVIA	35	16	6	REMOVE	
T13	FICUS BENJAMINA	40	7	8	REMOVE	
T14	FICUS BENJAMINA	48	7	7	REMOVE	
T15	ARCHONTOPHOENIX CUNNINGHAMII	23	17	6	REMOVE	Exempt species
T16	CERATOPETALUM GUMMIFERUM	22	11	7	REMOVE	
T17	SYZYGIUM PANICULATUM	15	15	8	REMOVE	
T18	ARCHONTOPHOENIX CUNNINGHAMII	23	21	6	REMOVE	Exempt species
T19	SYZYGIUM PANICULATUM	27	7	4	REMOVE	

PROPOSED PLANT SCHEDULE - 48A GROUND FLOOR					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
MG	TREES/PALMS MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	5	3.5m	300mm
AL AM BY CF HR SZ	SHRUBS ALOCASIA MACRORRHIZOS ALPINIA MALACCENSIS BESCHORNERIA YUCCOIDES CORDYLINE FRUTICOSA 'GLAUCA' HELICONIA BIHAI X MARGINATA 'RAULINIANA' SANSEVIERIA ZEYLANICA	GIANT TARO MALACCA GINGER MEXICAN LILY GREEN TI PLANT RAULINIANA HELICONIA BOW STRING HEMP	4 3 5 5 10 2	2.5m 2.5m 1.5m 3m 3m 1m	300mm 200mm 200mm 200mm 300mm 200mm
DR DE LI NG TJ	GRASSES / GROUND COVERS DICHONDRA REPENS DICHONDRA REPENS 'EMERALD FALLS' LIRIOPE MUSCARI 'ISABELLA' NEOMARICA GRACILIS TRACHELOSPERMUM JASMINOIDES	KIDNEY WEED EMERALD FALLS ISABELLA LILLY TURF WALKING IRIS STAR JASMINE	28 12 24 8 3	0.1m 0.1m 0.45m 0.5m 0.3m	140mm 140mm 140mm 200mm 140mm

PROPOSED PLANT SCHEDULE - 48B GROUND FLOOR					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
	SHRUBS				
AL	ALOCASIA MACRORRHIZOS	GIANT TARO	5	2.5m	300mm
CF	CORDYLINE FRUTICOSA 'GLAUCOA'	GREEN TI PLANT	2	3m	200mm
HR	HELICONIA BIHAI X MARGINATA 'RAULINIANA'	RAULINIANA HELICONIA	18	3m	300mm
RI	RHAPHIOLEPIS INDICA 'SNOW MAIDEN'	SNOW MAIDEN	10	0.7m	200mm
SZ	SANSEVIERIA ZEYLANICA	BOW STRING HEMP	2	1m	200mm
	GRASSES / GROUND COVERS				
DA	DICHONDRA ARGENTEA 'SILVER FALLS'	SILVER FALLS	8	0.1m	140mm
DR	DICHONDRA REPENS	KIDNEY WEED	25	0.1m	140mm
LI	LIRIOPE MUSCARI 'ISABELLA'	ISABELLA LILLY TURF	24	0.45m	140mm
NG	NEOMARICA GRACILIS	WALKING IRIS	7	0.5m	140mm



The site plan illustrates the proposed development on Lot 1 DP 502754 and Lot 2 DP 502754. The plan includes the following details:

- Proposed Residences:**
 - RESIDENCE No 48A:** PROPOSED RESIDENCE 23 SEC. 1 DP 752015, 283.35m². A two-storey brick/cladded residence with a tile roof.
 - RESIDENCE No 48B:** PROPOSED RESIDENCE 23 SEC. 1 DP 752015, 283.35m². A two-storey rendered residence with a metal roof.
 - RESIDENCE No 50:** TWO STOREY RENDERED RESIDENCE (METAL ROOF), 24 SEC. 1 DP 3212.
- Existing Structures and Landscaping:**
 - RESIDENCE No 1:** TWO STOREY BRICK RESIDENCE (TILE ROOF), LOT 1 DP 502754. Includes a lawn, pool, and deck.
 - RESIDENCE No 46:** TOREY BRICK/CLADED RESIDENCE (TILE ROOF), LOT 2 DP 502754. Includes a balcony and pool.
 - RESIDENCE No 61:** (RESIDENCE NO 61) - A two-storey brick residence with a tile roof, located to the west of the site.
- Landscaping and Site Features:**
 - Planting:** Various trees and shrubs are indicated, including *Archontophoenix cunninghamii*, *Ficus benjamina*, *Melaleuca quinquevrvia*, *Phoenix canariensis*, *Nerium oleander*, and *Syzygium paniculatum*.
 - Boundary:** The boundary between Lot 1 and Lot 2 is shown as a dashed line.
 - Access:** A new entry is proposed for Residence No 48A, and an existing entry is shown for Residence No 48B.
 - Other Features:** A new retaining wall to retain boundary levels to Architect's detail is shown. A new stairs (3 risers @ 180mm) is also indicated.

UPPER CLIFFORD AVENUE

v: C

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 recognised over scaling. All measurements are in millimetres.

Rev.	Date
A	25/06/25
B	26/06/25
C	26/06/25

Check
CW
CW
AE

S P A C E
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
 ABN 60 799 663 674 ACN 139 316 251
 info@spacedesigns.com.au
spacedesigns.com.au

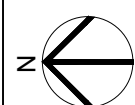
P 02 9905 7870 F 02 9905 7657

Suite 138, 117 Old Pittwater Rd,
 Brookvale NSW 2100

PROJECT:
New dwellings

SITE ADDRESS:
48 Upper Clifford Avenue,
FAIRLIGHT NSW 2094

CLIENT:	Allen
DRN:	C.Wallace (BLArch)
SCALE:	1:100@A2
PROJECT NO:	252281



DRAWING TITLE:
**LANDSCAPE PLAN
GROUND FLOOR**

DRAWING No:
L-02

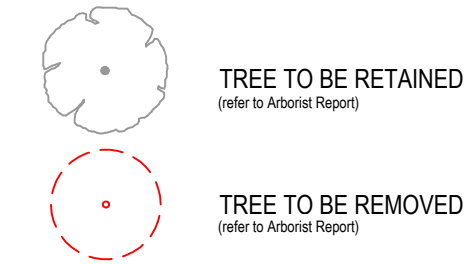
v: C

	BOUNDARY
	SEWER
	TO BE REMOVED
	EXISTING CONTOURS
	ALUMINIUM EDGE
	EXISTING FENCE
	NEW FENCE
	PROPOSED PAVING
	PROPOSED CONCRETE
	PROPOSED RETAINING WALL (to Architect's detail)
	PROPOSED TURF
	PROPOSED LEVELS

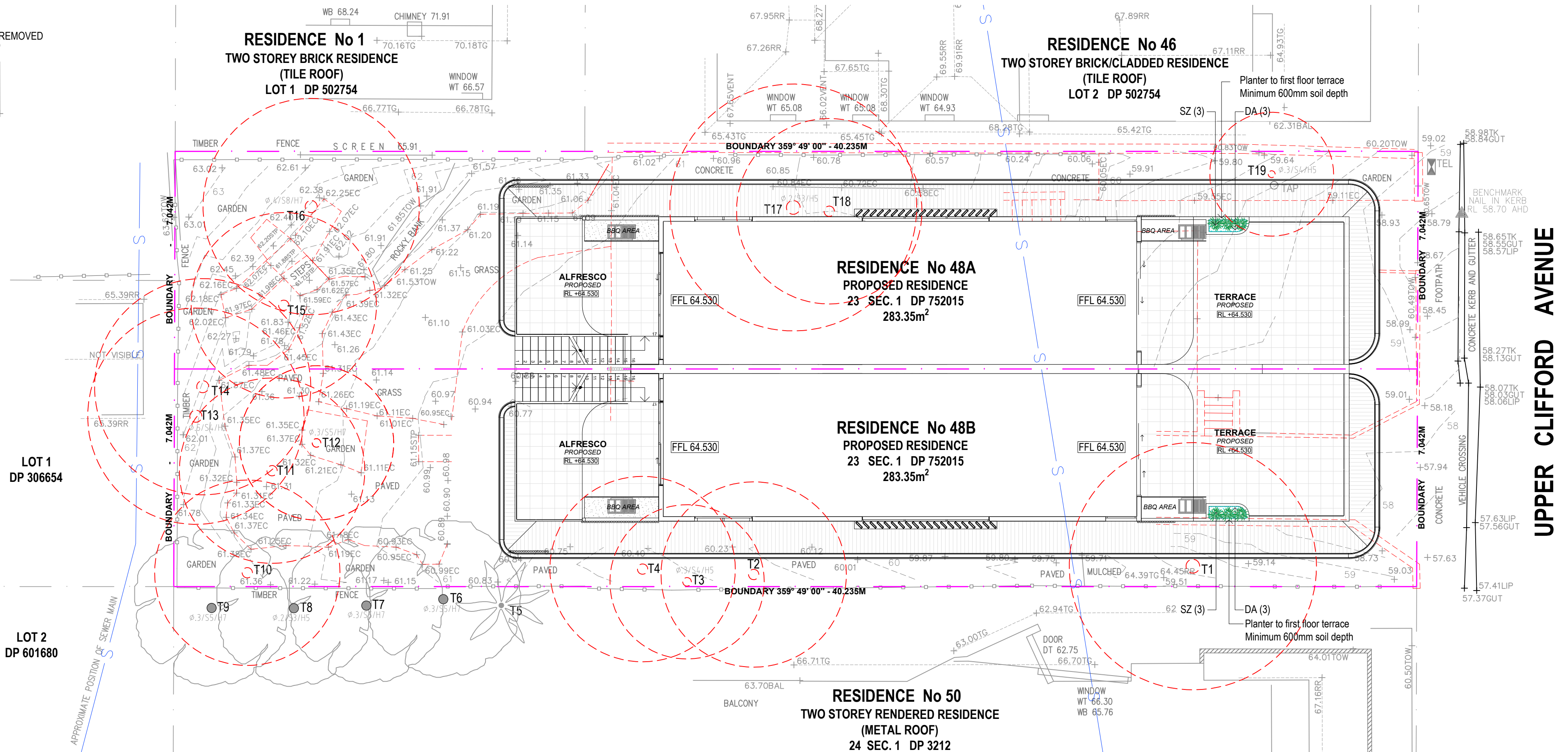
EXISTING TREE SCHEDULE - Refer to Arborist Report						
KEY	BOTANICAL NAME	DBH (cm)	Height (m)	Canopy Spread (m)	Status	Comments
T1	PHOENIX CANARIENSIS	55	10	8	REMOVE	Exempt species
T2	ARCHONTOPHOENIX CUNNINGHAMII	23	15	6	REMOVE	Exempt species
T3	NERIUM OLEANDER	32	8	9	REMOVE	
T4	ARCHONTOPHOENIX CUNNINGHAMII	23	15	6	REMOVE	Exempt species
T5	HOWEA FORSTERIANA	20	13	6	REMOVE	Exempt species
T6	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T7	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T8	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T9	WATERHOUSEA FLORIBUNDA	18	8	6	RETAIN	
T10	ARCHONTOPHOENIX CUNNINGHAMII	23	16	6	REMOVE	Exempt species
T11	ARCHONTOPHOENIX CUNNINGHAMII	23	16	6	REMOVE	Exempt species
T12	MELALEUCA QUINQUENERVIA	35	16	6	REMOVE	
T13	FICUS BENJAMINA	40	7	8	REMOVE	
T14	FICUS BENJAMINA	48	7	7	REMOVE	
T15	ARCHONTOPHOENIX CUNNINGHAMII	23	17	6	REMOVE	Exempt species
T16	CERATOPETALUM GUMMIFERUM	22	11	7	REMOVE	
T17	SYZYGIIUM PANICULATUM	15	15	8	REMOVE	
T18	ARCHONTOPHOENIX CUNNINGHAMII	23	21	6	REMOVE	Exempt species
T19	SYZYGIIUM PANICULATUM	27	7	4	REMOVE	

PROPOSED PLANT SCHEDULE - 48A FIRST FLOOR					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
SZ	SHRUBS SANSEVIERIA ZEYLANICA	BOW STRING HEMP	3	1m	200mm
DA	GRASSES / GROUND COVERS DICHONDRA ARGENTEA 'SILVER FALLS'	SILVER FALLS	3	0.1m	140mm

PROPOSED PLANT SCHEDULE - 48B FIRST FLOOR					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
SZ	SHRUBS SANSEVIERIA ZEYLANICA	BOW STRING HEMP	3	1m	200mm
DA	GRASSES / GROUND COVERS DICHONDRA ARGENTEA 'SILVER FALLS'	SILVER FALLS	3	0.1m	140mm



ENCE No 61
Y BRICK RESIDENCE
ETAL ROOF)
SP 6876



UPPER CLIFFORD AVENUE

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 recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	25/06/25	Preliminary Issue
B	26/06/25	Design amendments
C	26/06/25	DA Issue

Checked
CW
CW
AE

S P A C E
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
 ABN 60 799 663 674 ACN 139 316 251
 info@spacedesigns.com.au
spacedesigns.com.au

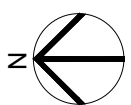
P 02 9905 7870 F 02 9905 7657

Suite 138, 117 Old Pittwater Rd,
 Brookvale, NSW 2100

PROJECT:
New dwellings

SITE ADDRESS:
48 Upper Clifford Avenue,
FAIRLIGHT NSW 2094

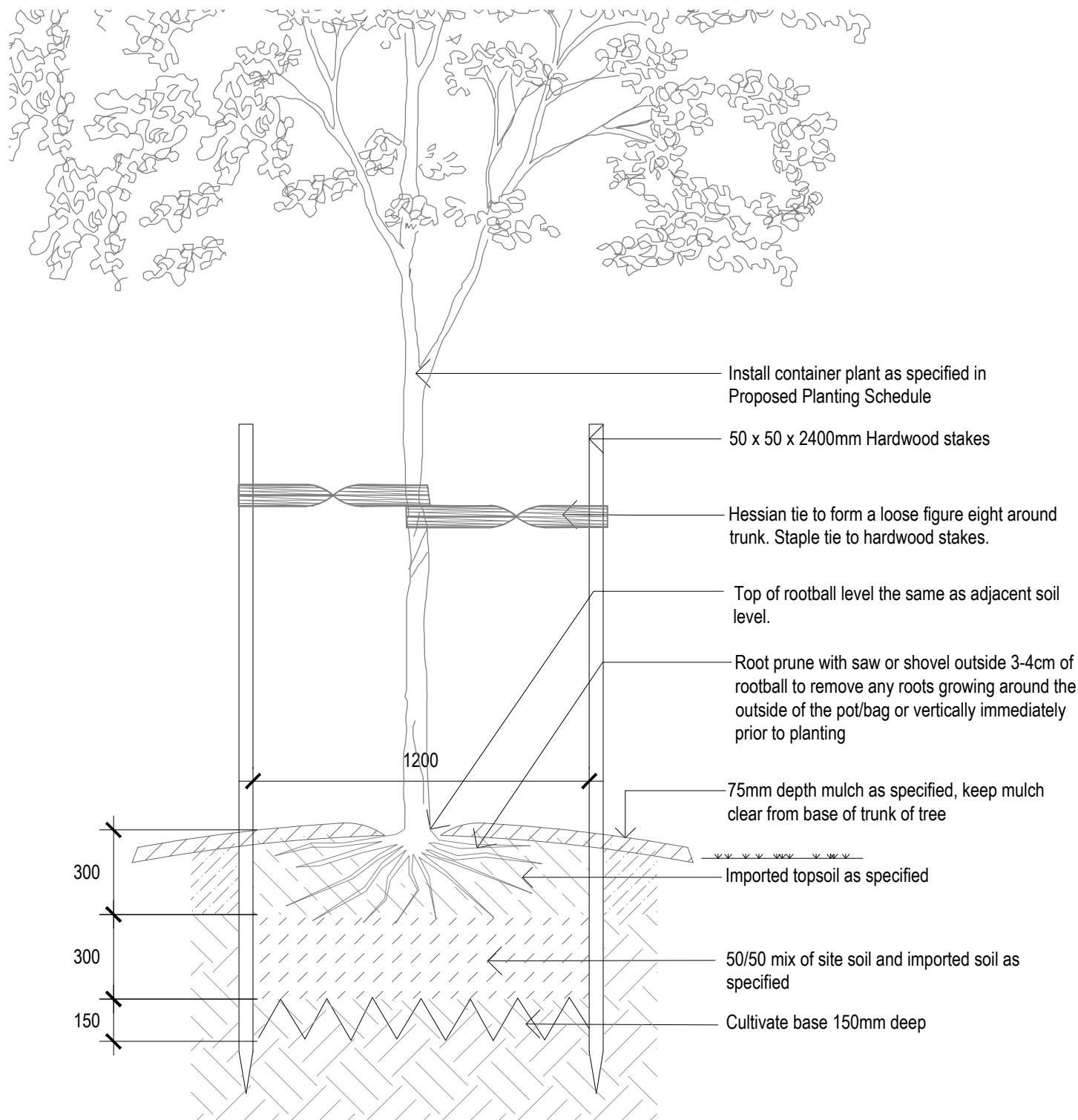
CLIENT:	Allen
DRN:	C.Wallace (BLArch)
SCALE:	1:100@A2
PROJECT NO:	252281



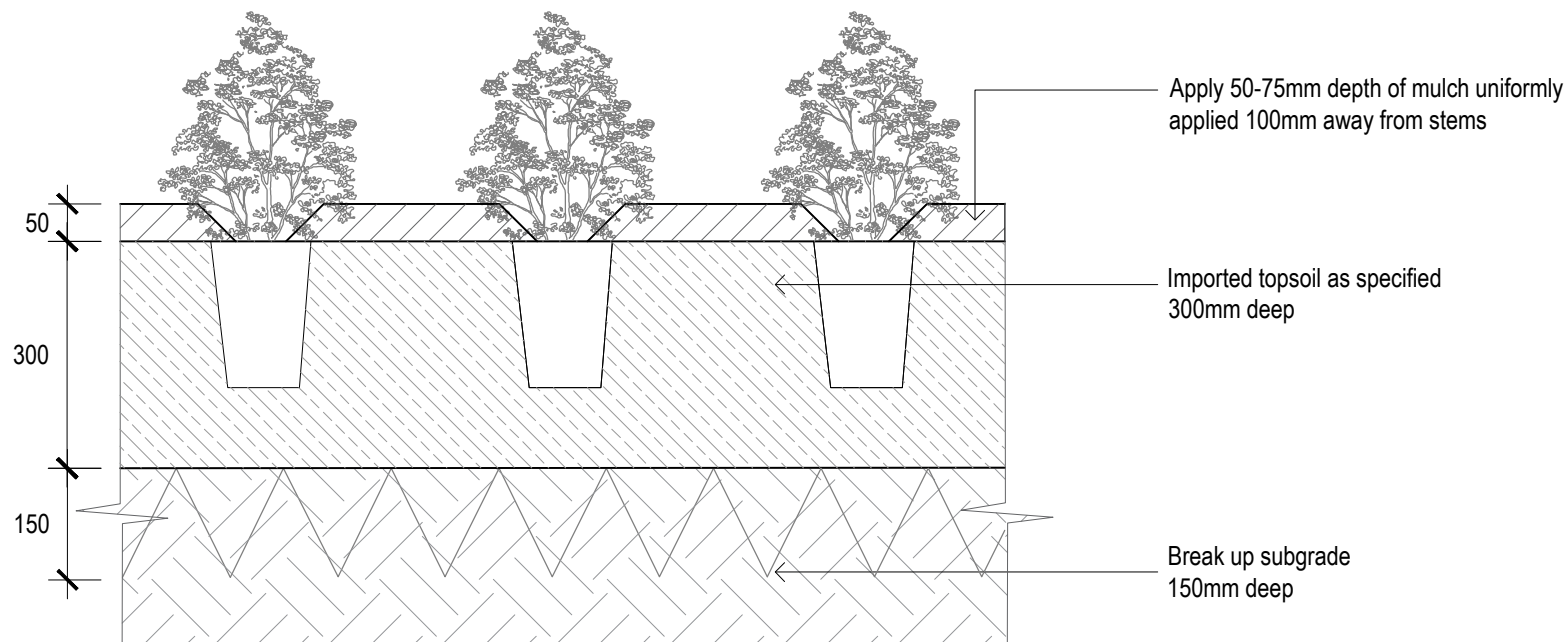
DRAWING TITLE:
**LANDSCAPE PLAN
FIRST FLOOR**

DRAWING No:
L-03

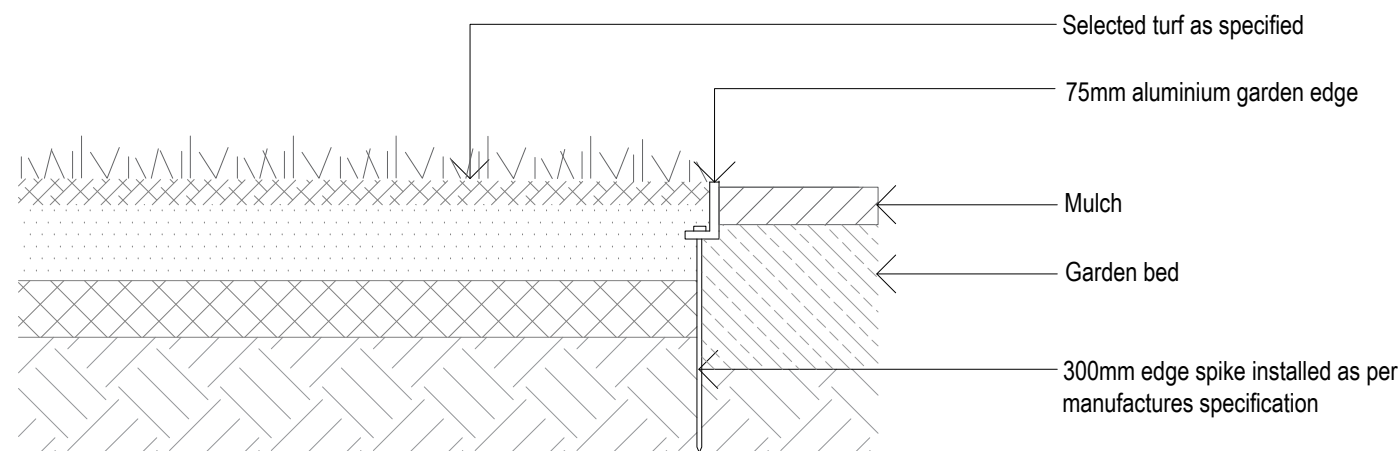
v: C



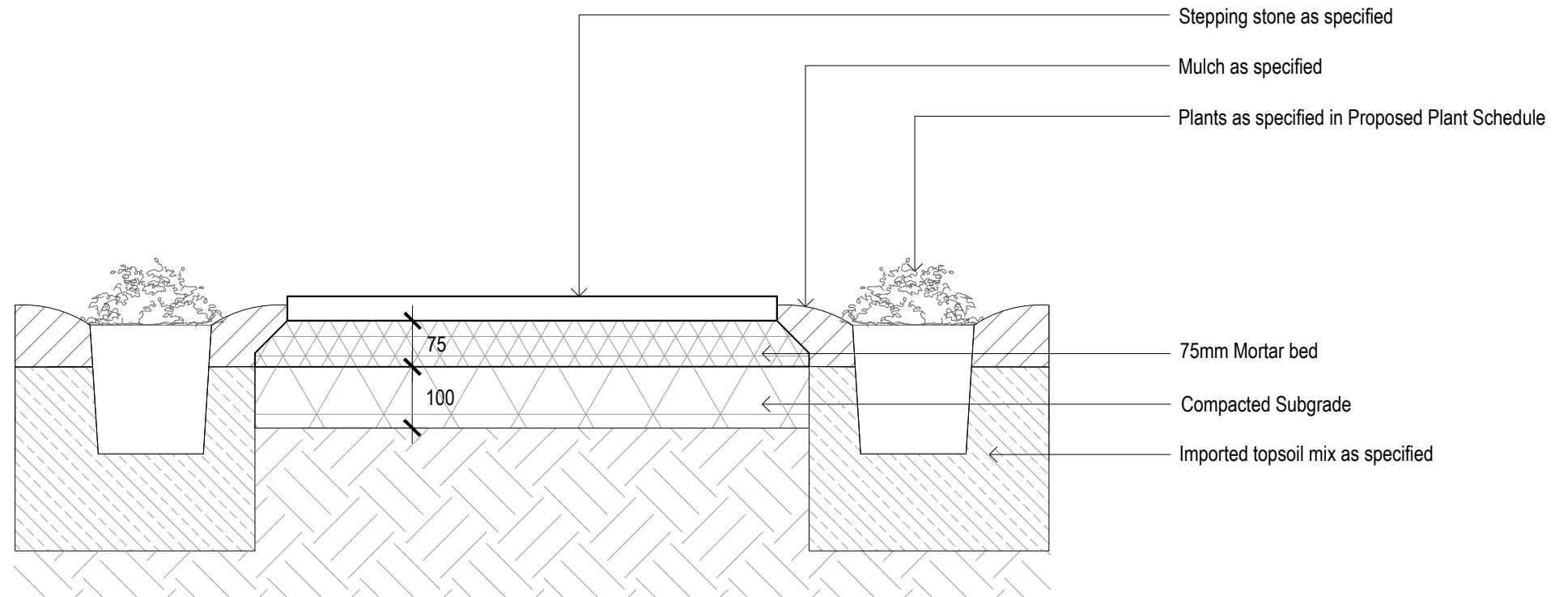
01 TYPICAL TREE PLANTING
SCALE 1:20



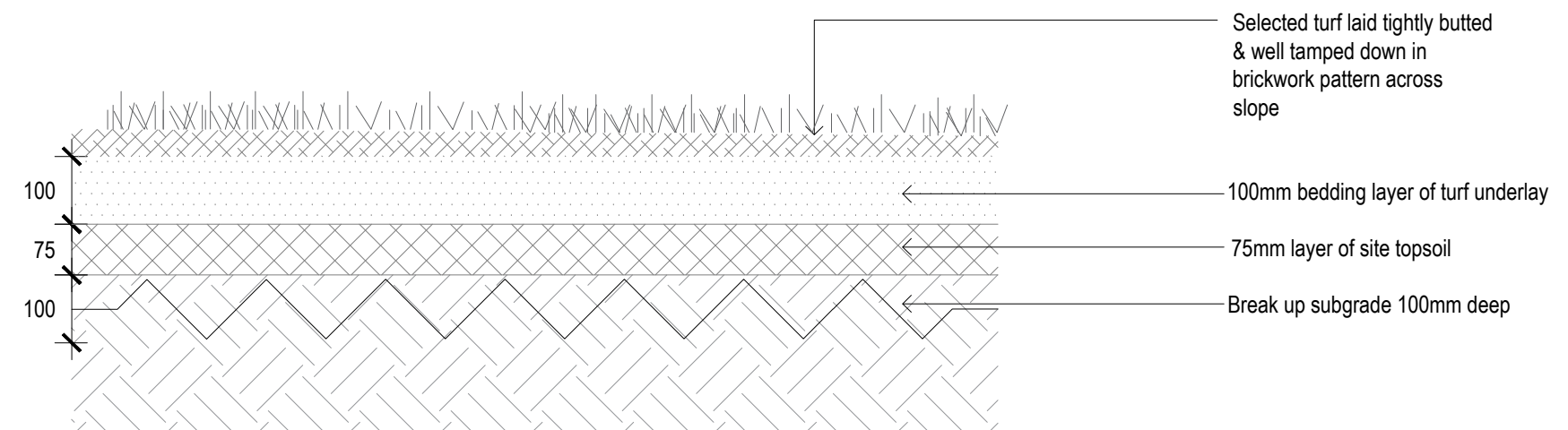
02 TYPICAL GARDEN BED DETAIL
SCALE 1:10



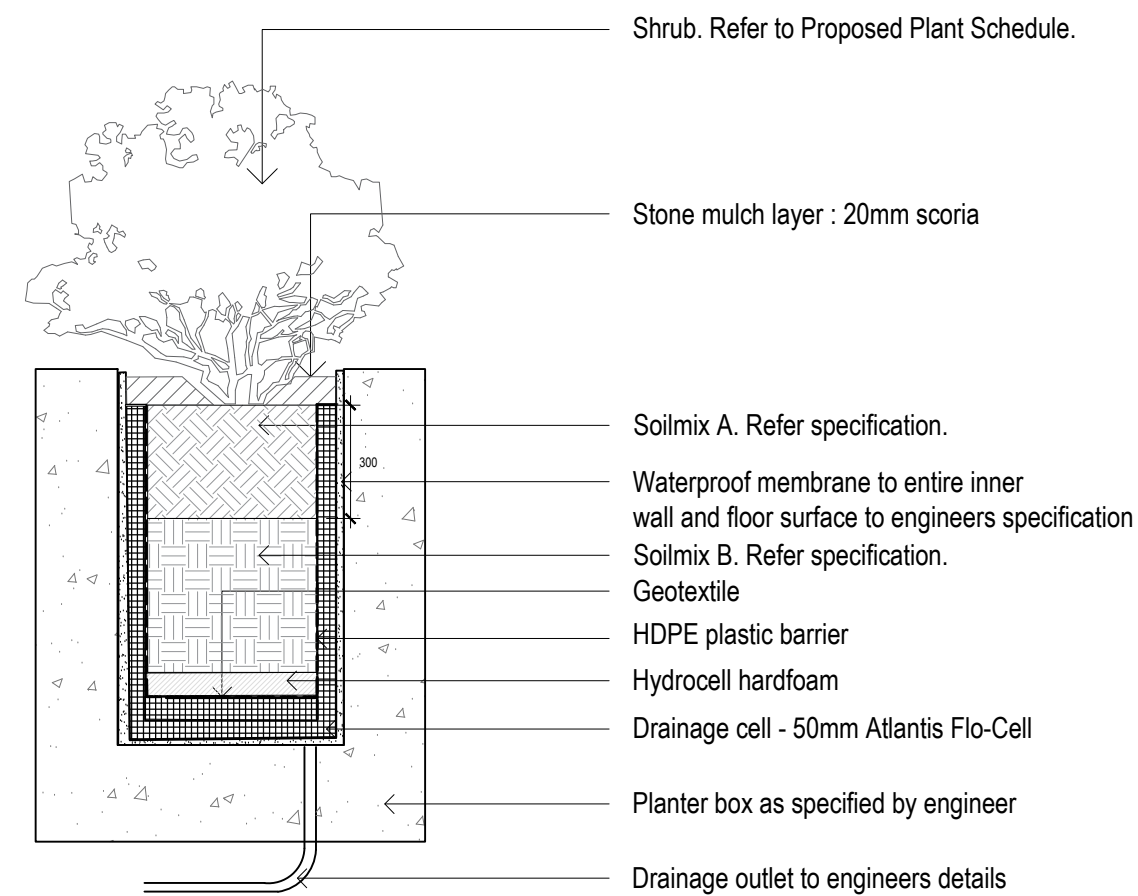
03 TYPICAL ALUMINIUM EDGE DETAIL
SCALE 1:10



04 TYPICAL STEPPING STONE DETAIL
SCALE 1:10



05 TYPICAL TURF DETAIL
SCALE 1:10



Note:
- sub surface drip irrigation buried 30-40mm deep at 400mm row spacing to ensure a uniform moisture application

06 TYPICAL RAISED PLANTER DETAIL
SCALE 1:20

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 recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	25/06/25	Preliminary Issue
B	26/06/25	DA Issue

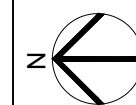
Checked
CW
AE

SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 318 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT:
New dwellings
SITE ADDRESS:
48 Upper Clifford Avenue,
FAIRLIGHT NSW 2094

CLIENT: Allen
DRN: C.Wallace (BLArch)
SCALE: 1:100@A2
PROJECT NO: 252281



DRAWING TITLE:
LANDSCAPE DETAILS PLAN
DRAWING No:
L-04
Rev: B

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.

REMOVAL OF EXISTING TREES

All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of AmenityTrees.

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.

IRRIGATION SYSTEM

New inground dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.

The entire irrigation system shall be fully automated and provide drip irrigation to all tree, shrub and ground cover zones. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and sizing of irrigation components. Irrigation system to be connected to water tank to supplement water from mains.

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. Always apply mulch to damp soil. Never place mulch over dry soil as once applied it will be difficult for soil rehydration to occur. If mulching on top of a pre-existing grass area, the grass or weeds must first be hand weeded or sprayed with a non-selective herbicide and allowed to wilt and die before the mulch is placed over the area. This practice will negate grass growing up through the mulch over time.

MULCHING AROUND EXISTING TREES

Mulch should be applied at a uniform thickness of 75-100mm and re-applied when necessary. Mulch should also not be placed against the trunk of a tree.

Mulch should cover an area at least as large as a tree's crown canopy area to be effective. Mulching within the canopy areas of larger trees will not only improve long term tree health but can also act to reduce tree risk by reducing targets that pass and/or congregate under their canopies, which in turn will minimize the likelihood of injury in the event of a branch failure. Never apply fresh, 'green' mulch around trees.

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 Elasta Grip, mix according to the instructions, notch the adhesive out with a 12mm x 12mm notch trowel (do not spread more adhesive than be covered before it commences to skin over) approximately 1m2 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 fitting 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.

STEPPING STONES

Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish 10mm above adjacent surface. Fill gaps as specified.

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 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.

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, kerns 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: - 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 recognised over scaling. All measurements are in millimetres.				Rev. A B	Date 25/06/25 26/06/25	Issue Preliminary Issue DA Issue	Checked CW AE	SPACE LANDSCAPE DESIGNS		Space Landscape Designs Pty Ltd ABN 60 799 663 674 ACN 139 318 251 info@spacedesigns.com.au spacedesigns.com.au P 02 9905 7870 F 02 9905 7657 Suite 138, 117 Old Pittwater Rd, Brookvale NSW 2100	PROJECT: New dwellings SITE ADDRESS: 48 Upper Clifford Avenue, FAIRLIGHT NSW 2094	CLIENT: Allen DRN: C.Wallace (BLArch) SCALE: 1:100@A2 PROJECT NO: 252281	z	DRAWING TITLE: LANDSCAPE SPECIFICATION DRAWING No: L-05 Rev: B
--	--	--	--	----------------	------------------------------	--	---------------------	--	--	---	---	---	--------------------------	--