

PLANTING SPECIFICATION

1.0 Existing Services

Before commencing ground works locate and mark existing underground services in the areas which will be affected by groundwork operations.

2.0 EROSION & SEDIMENT CONTROL

Provide measures that comply with local Councils established sediment and erosion controls and EPA regulations to ensure that minimum erosion and sedimentation occurs during the entire works period.

3.0 DRAINAGE TO GARDEN BEDS

Provide 100mm agline in sock surrounded by 100mm coverage of crushed aggregate. Install minimum of 350mm below finished level of garden bed. Fall aglines towards stormwater connection points.

4.0 PLANTING AREAS

Ensure that the planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm Depth of organic soil mix or if site topsoil is suitable, mix to comprise of one part approved compost to three parts topsoil.

5.0 TURF

Turf shall be soft Leafed Buffalo to all landscape areas as shown on the landscape drawing. Turf is to have an even thickness of not less than 25mm. Obtain turf from an approved grower. Deliver turf to site within 24hrs of being cut, and lay it within 24hrs of being delivered.

To prepare areas to receive turf, excavate area and cultivate so as to allow for importing of 100mm top soil. Remove all stones, weeds and foreign matter. Spread soil mix to a depth of 100mm and grade to appropriate levels and to achieve general grades to drainage outlets by others.

Lay the turf along the land contours with staggered, close butted joints, and so that the finished surfaces of the paving and the like. If required roll turf with roller as necessary.

Water as necessary to keep the soil moist to a depth of 100mm. Protect newly turfed areas against traffic until grass is established. Fertilise two weeks after laying Top- dress the turf when it is established to a depth of 10mm with coarse washed river sand. Correct any unevenness in the turf surfaces.

6.0 PLANT MATERIAL

All plants shall be well grown, disease free nursery stock, and true to species type. Species may be substituted with the approval of the Landscape Designer. No variegated strain shall be used unless nominated. All plants shall be the size and quality consistent with the normal industry expectation for the nominated container size.

Allow for slow release fertiliser at the manufacturers recommended rates.

7.0 MULCH

Mulch shall be Forest Blend type, 75mm depth. Do not place against trunks of any plants. Mulch to be free of deleterious matter including soil, weeds, rocks and the like.

8.0 EDGING

Lay a single course of paving bricks in a mortar haunch (200mm wide & 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish with the adjacent turf and mulch areas.

9.0 PAVING

Supply and install brick pavers, type to be selected. Colour to be nominated. Pavers to be laid in Herringbone pattern on a prepared surface of 100mm compacted road base and 50mm sand. Ensure max 1:50 falls towards garden beds and that finished surfaces are level with surrounding surfaces.

10. STAKES & TIES

Supply and install two hardwood stakes 38 x 38 x 2100mm free of knots or twists to each tree species where nominated. Position stakes to allow for predominant wind conditions. Staple hessian webbing in a figure eight around the trunk, allowing some movement for the plant.

11.0 MAINTENANCE


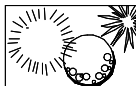
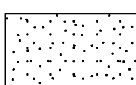
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying, rubbish removal, and pruning, adjust stakes / ties and re-mulching as necessary to achieve vigorous growth.

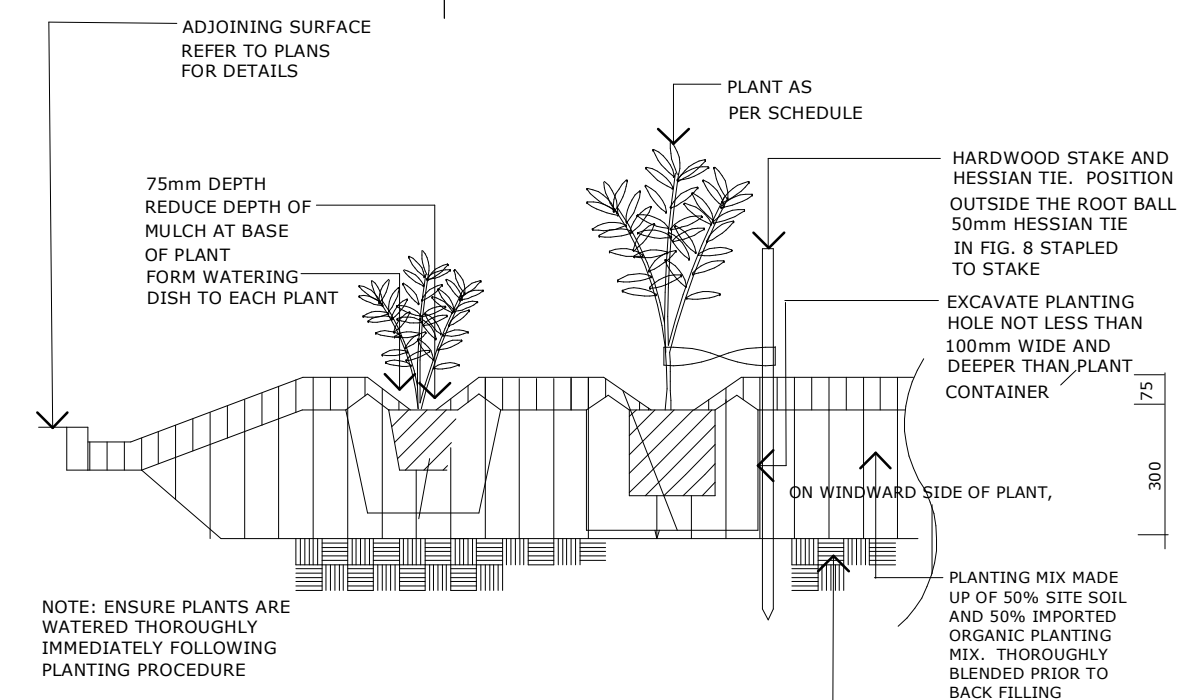
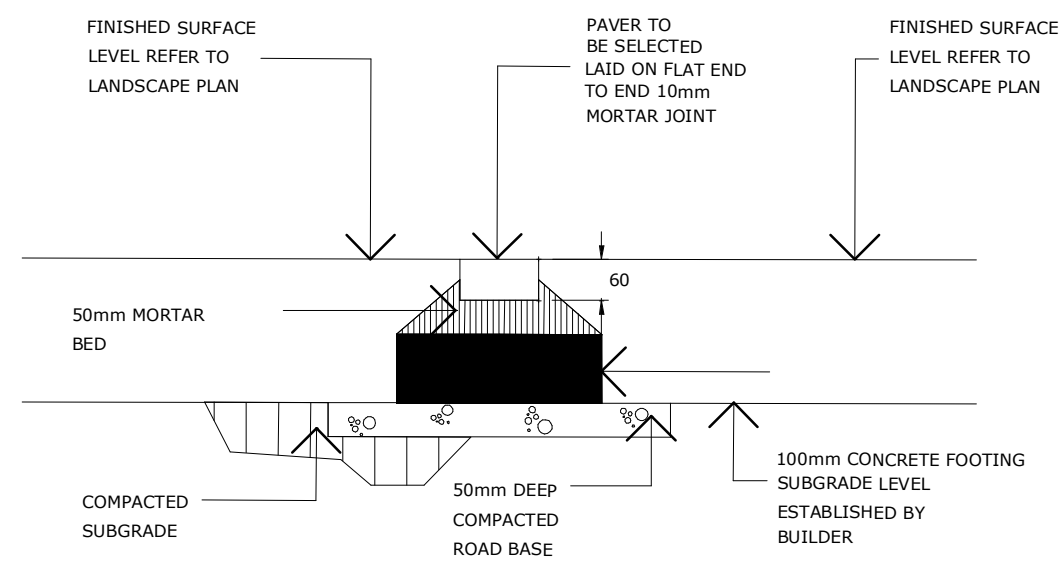
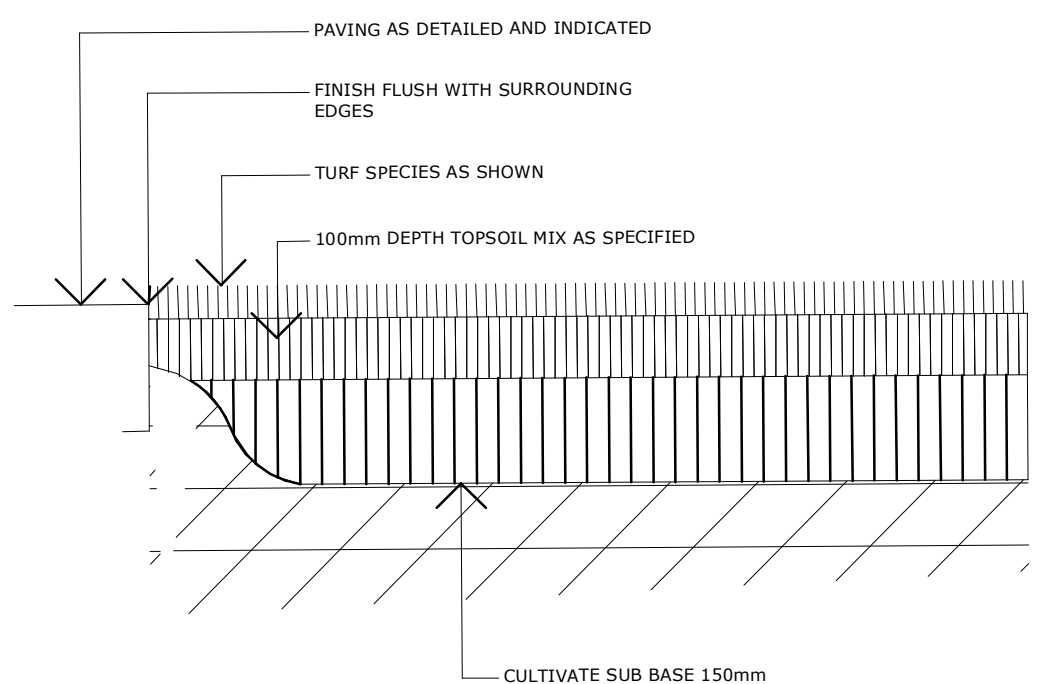
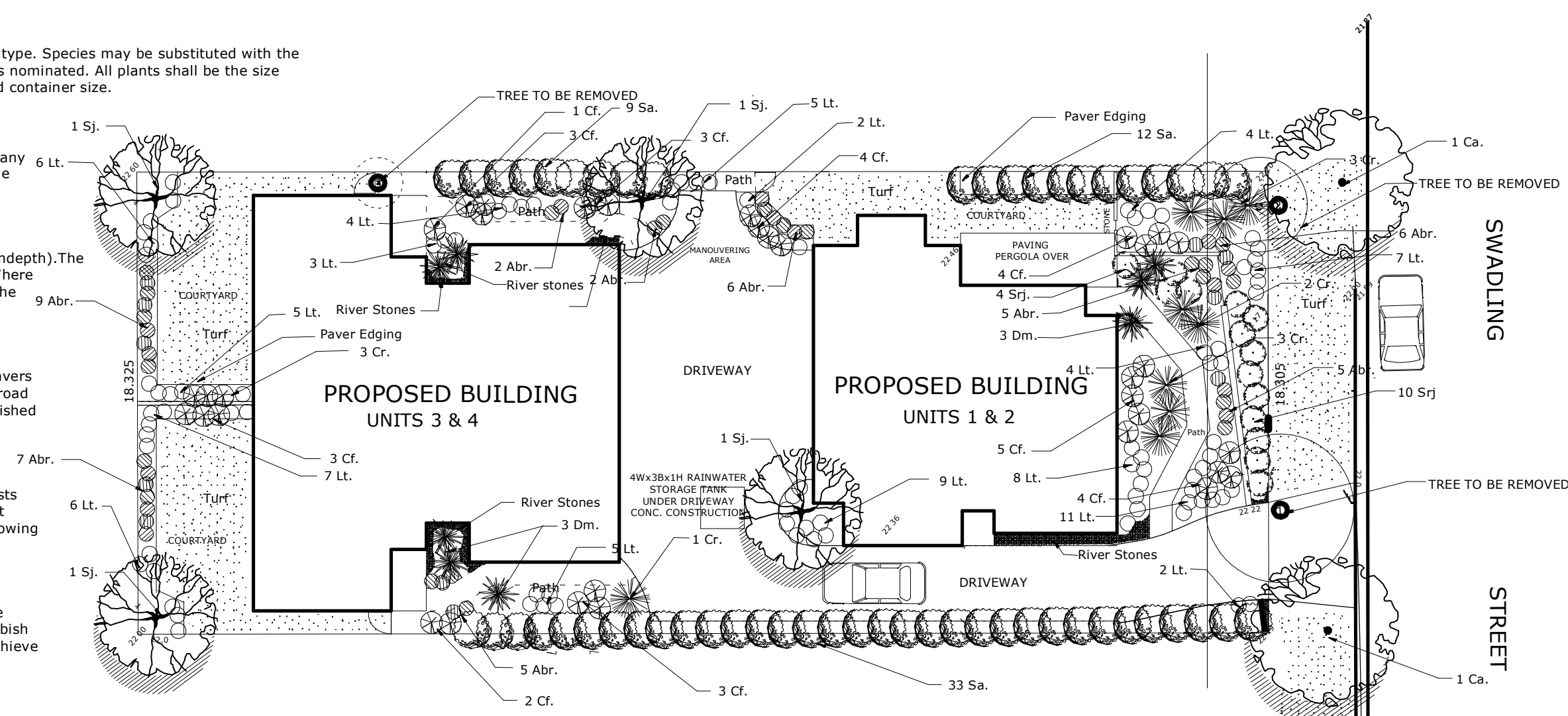
Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

Plant Schedule

Abb	Botanical Name	Common Name	Height (m)	Width (m)	Container Size	Qty
Trees						
Dm.	Dracaena marginata	Dracaena	3	1.5	25L	8
Sj.	Syzygium 'Jambos'	Rose Apple	6	4.5	100L	4
Ca.	Cupaniopsis anarcardioides	Tuckeroo	7	6	45L	2
Sa.	Syzygium australe 'Aussi Compact'	Lilly Pilly	3	1.5	25L	54
Shrubs & Accents						
Cr.	Cycad revoluta	Sago Palm	1.5	1.5	45L	9
Srj.	Strelitzia reginae 'Juncea'	Leafless Bird of Paradise	1.5	1	25L	14
Cf.	Cordyline fruticosa	Palm Lilly	1.8	.8	200mm	35
Groundcovers & Other						
Abr.	Anigozanthus 'Big Red'	Kangaroo Paw	1	.7	150mm	47
Lt.	Lomandra tanika	Fine Mat Rush	.6	.6	150mm	88

LEGEND

-  PROPOSED TREES REFER TO PLANT SCHEDULE
-  PROPOSED SHRUB PLANTING
-  PROPOSED TURF



**TURF GRASS DETAIL
TYPICAL SECTION (NTS)**

**BRICK EDGE
TYPICAL SECTION (NTS)**

**MASS PLANTING INTO NATURAL GROUND
TYPICAL SECTION (NTS)**



COMMERCIAL & RESIDENTIAL LANDSCAPE DESIGNERS & CONSULTANTS

project: **PROPOSED UNIT DEVELOPMENT
LOT 4 Sec DP 238774
122 SWADLING STREET
TOOWOON BAY 2261**

drawing title: **LANDSCAPE DESIGN**

client: **T. MARCHANT**

scale: 1:200
dwg no: 1036 - CONCEPT
date: 18th DEC. 2010
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