

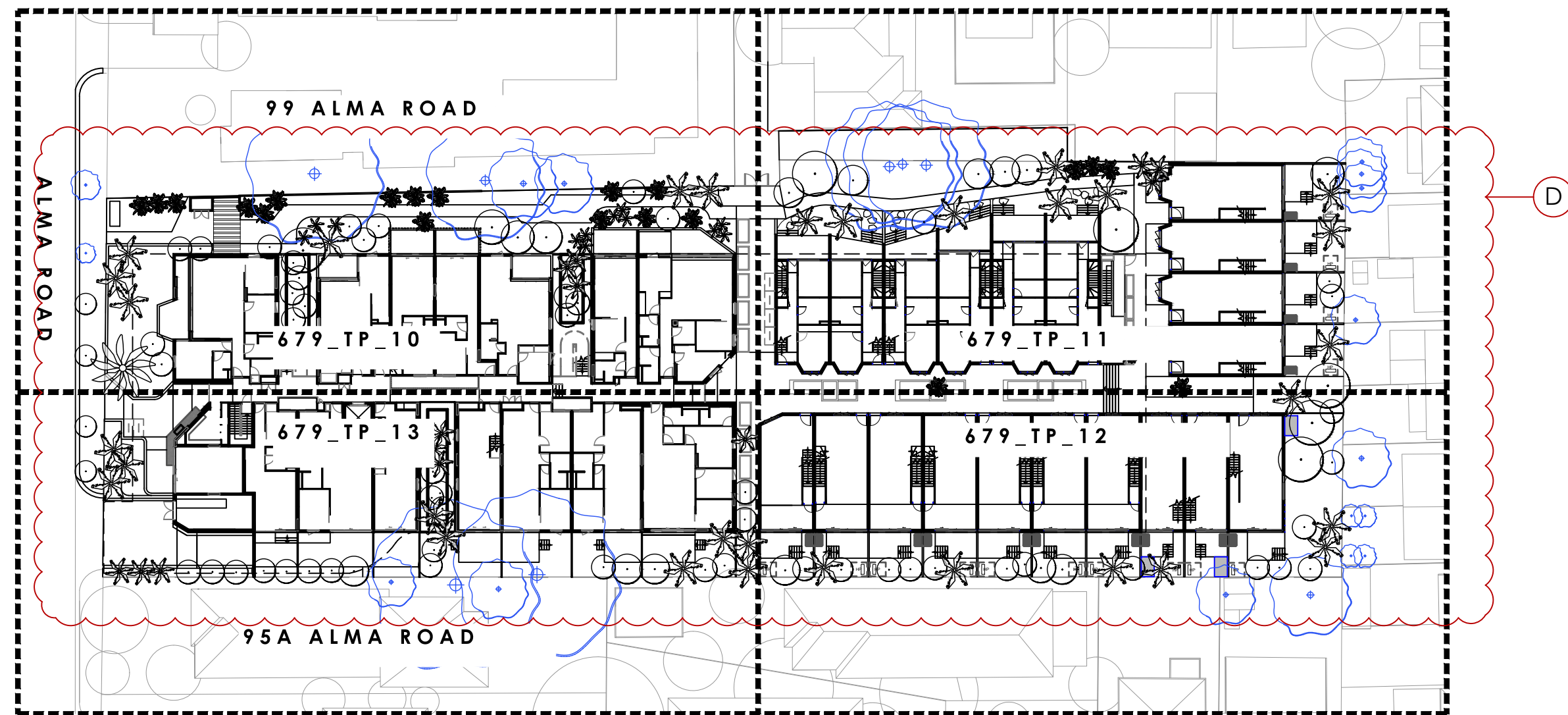
SITE LOCATION  
NTS | GOOGLE MAPS

DRAWING SCHEDULE

679_TP_01	COVER PAGE
679_TP_02	PLANT SCHEDULE
679_TP_03	EXISTING TREE PLAN
679_TP_05	SITE PLAN
679_TP_10	LANDSCAPE PLAN 01
679_TP_11	LANDSCAPE PLAN 02
679_TP_12	LANDSCAPE PLAN 03
679_TP_13	LANDSCAPE PLAN 04
679_TP_14	LANDSCAPE PLAN - ROOFTOP
679_TP_45	TYPICAL DETAILS
679_TP_50	GENERAL SPECIFICATION

GENERAL NOTES

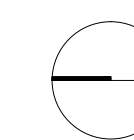
- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S AND ADDITIONAL CONSULTANT'S DRAWINGS, SPECIFICATIONS AND REPORTS
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN 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 SETOUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION. MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE



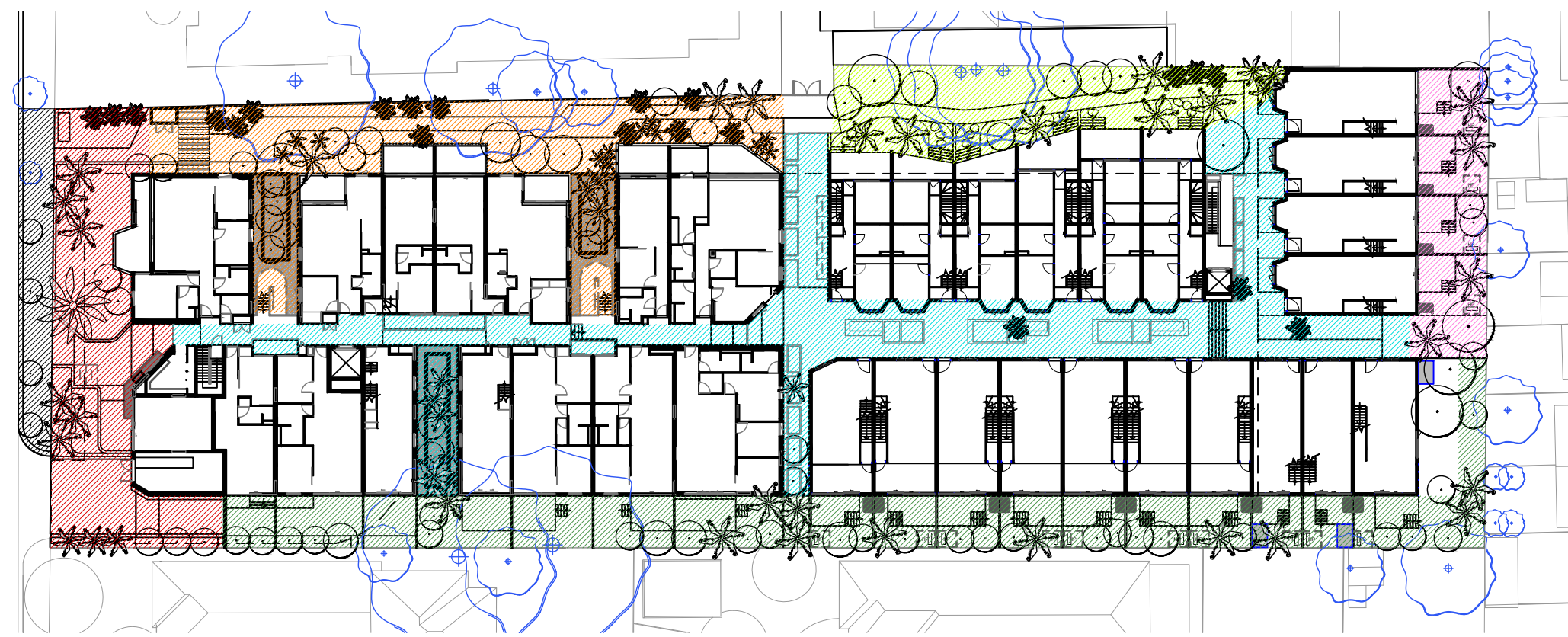
SITE PLAN  
SCALE 1:500 @ A1

DRAINAGE AND IRRIGATION NOTES

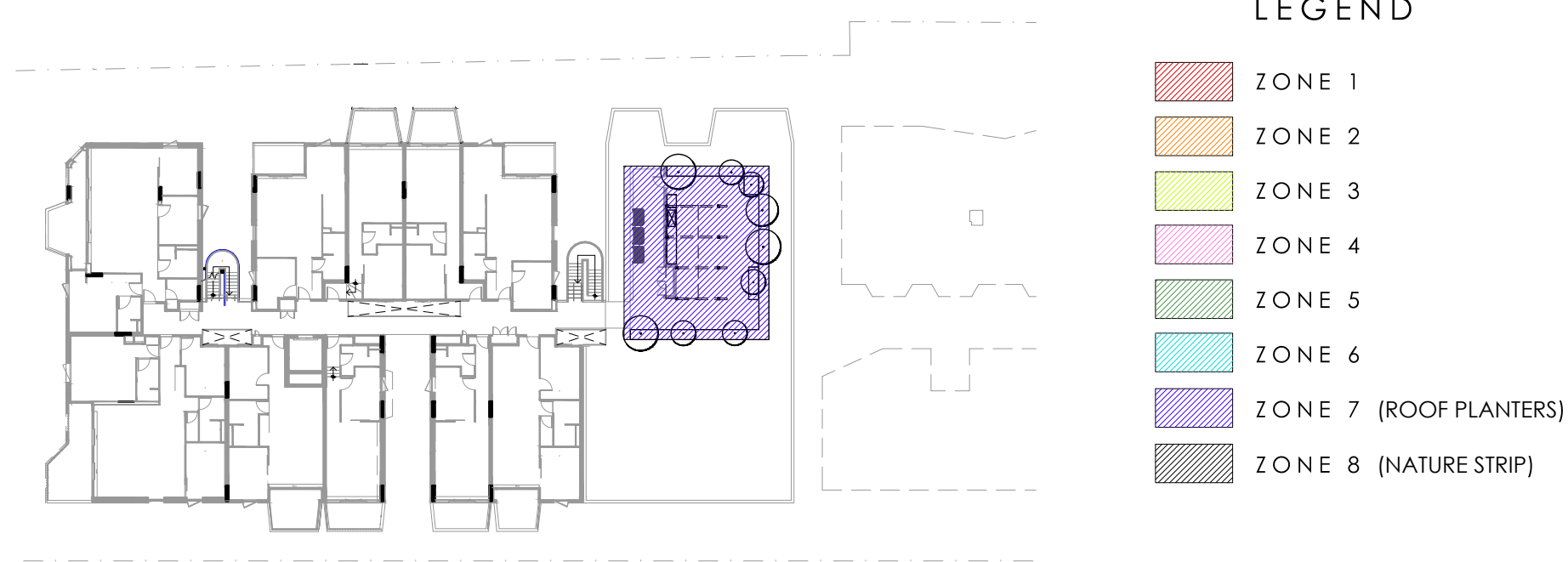
- REFER TO CIVIL ENGINEER'S UTILITY AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION.
- REQUIREMENTS FOR LANDSCAPE DRAINAGE TO BE CONFIRMED ONSITE UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS
- TREE PITS THAT HAVE BEEN EXCAVATED INTO HEAVY EARTH OR STONE TO CONTAIN A RING OF AG PIPE LAID AT THE INVERT OF THE PIT WITHIN A MINIMUM 200mm LAYER OF FREE DRAINING MATERIAL. AG PIPE TO BE CONNECTED TO A DRAINAGE OUTLET (REFER TO TYPICAL TREE PIT DRAINAGE SECTION)
- ALL POTS TO HAVE AN IRRIGATION ALLOWANCE (SHRUBBLERS OR DRIP)
- FOR POTS LOCATED ON PAVED SURFACES, TYPICAL PAVING IRRIGATION DETAIL TO BE USED AS SHOWN
- POTS ADJACENT TO GARDEN BEDS TO BE IRRIGATED VIA IN GARDEN IRRIGATION SYSTEM
- ALL LAWN AREAS TO HAVE POPUP ROTORS
- ALL GARDEN BEDS TO HAVE FIXED SOLID RISERS WITH SPRAYS







PLANTING KEY PLAN - GROUND FLOOR  
SCALE 1:500 @ A1



PLANTING KEY PLAN - ROOFTOP  
SCALE 1:500 @ A1

DEEP SOIL LANDSCAPED AREA CALCULATION

APARTMENT DESIGN GUIDELINES FOR VICTORIA - D2 AND B38 REQUIREMENT

DEEP SOIL REQUIRES 15% OF SITE AREA FOR SITE OVER 2500 SQUARE METERS.  
CANOPY COVER REQUIRES 350 SQUARE METERS PLUS 20% OF SITE AREA ABOVE ABOVE 2500 SQUARE METERS.

TOTAL SITE AREA: 4997 SQM

DEEP SOIL PLANTING AREA

DEEP SOIL PLANTING AREA REQUIRED: 750 SQM  
DEEP SOIL PLANTING AREA PROVIDED: 948 SQM

TREE CANOPY COVER AREA

TREE CANOPY COVER AREA REQUIRED: 850 SQM  
TREE CANOPY COVER AREA PROVIDED: 1008 SQM

PLANT SCHEDULE

TREES													
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	ZONE 8	TOTAL	POT SIZE	MATURE HEIGHT
AP	Acer palmatum	Japanese Maple				2	8	2			12	160L	5m
BN	Betula nigra	Tropical Birch	4	5			7	4			20	Mature	6m
BP	Betula pendula	Silver Birch		3							3	Mature	6m
CC	Cyathea cooperi	Australian Tree Fern				2	2	22			26	Mature	5m
CH	Chamaerops humilis	European Fan Palm		12							12	Mature	3m
Cla	Citrus latifolia	Persian Lime							3		3	100L	4m
Cli	Citrus x limon	Lemon							2		2	100L	4m
CS	Citrus x sinensis	Orange Tree							2		2	100L	4m
HF1	Howea forsteriana	Kentia Palm	6					3			9	300L	5m
HF2	Howea forsteriana	Kentia Palm		1	2	4	8	1			16	Mature	5m
MG	Magnolia grandiflora 'exmouth'	Exmouth Magnolia		1	1	2	8		1	4	17	Mature	8m
PG	Psidium guajava	Common Guava							2		2	Mature	4m
PS	Phoenix sylvestris	Silver Date Palm	1								1	Mature	8m
TL	Tristaniaopsis laurina 'luscious'	Luscious Water Gum		4	5						9	Mature	8m
WF	Waterhousia floribunda	Weeping Lilly Pilly	3	6	1	4	7				21	300L	4m
WR1	Washingtonia robusta	Mexican Fan Palm		3	3			1			7	300L	10m
WR2	Washingtonia robusta	Mexican Fan Palm	6	1	5						12	Mature	10m

SHRUBS													
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT	
As	Acmena smithii	Lilly Pilly	*	*	*			*		0	300mm	2m	
Cr	Cycas revoluta	King Sago Palm	*	*	*			*		0	200mm	3m	
Sn	Strelitzia nicolai	Giant Birds of Paradise	*	*	*			*		0	100L	3-5m	
Vs	Viburnum suspensum	Sandankwa viburnum	*	*	*	*	*			0	300mm	2m	
Zf	Zamia furfuracea	Cardboard Palm	*	*	*	*	*	*	*	0	200mm	1m	

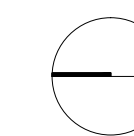
PERENNIALS													
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT	
Ae	Aspidistra elatior	Cast Iron Plant	*	*	*			*		0	200mm	1m	
An	Alpinia nutans	Dwarf Cardamom	*	*	*			*		0	200mm	600mm	
Ao	Alocasia odora	Elephant Ears	*	*	*			*	*	0	200mm	2m	
Bg	Blechnum gibbum 'Silver Lady'	Dwarf Tree Fern	*	*	*			*		0	200mm	1.2m	
Lr	Ligularia reniformis	Tractor Seat Plant	*	*	*	*	*	*	*	0	200mm	400mm	
Md	Monstera deliciosa	Swiss Cheese Plant			*			*		0	200mm	1m	
Nn	Nolina nelsonii	Blue Nolina	*	*	*			*	*	0	200mm	2m	
Tp	Tetrapanax papyrifer	Rice Paper Plant	*	*	*			*	*	0	200mm	1m	

GROUNDCOVERS & CLIMBERS													
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT	
Bg	Beaumontia grandiflora	Easter Lily	*	*	*					0	140mm	climber	
Fm	Ficus pumila	Creeping Fig	*	*	*					0	140mm	Climber	
Hh	Hedera helix	Common Ivy	*	*	*					0	140mm	Climber	
Ss	Senecio serpens	Blue Chalk	*	*	*			*	*	0	140mm	Groundcover	
Tj	Trachelospermum jasminoides	Star Jasmine	*	*	*	*	*	*	*	0	140mm	Groundcover	
Vh	Viola hederacea	Native Violet	*	*	*	*	*	*	*	0	140mm	Groundcover	

SUCCULENTS													
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT	
Ei	Euphorbia ingens	Cowboy Cactus		*	*				*	0	200mm	2m	
Co	Cotyledon orbicualta 'Silver waves'	Silver Waves		*	*			*	*	0	200mm	300mm	

NOTES

- 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



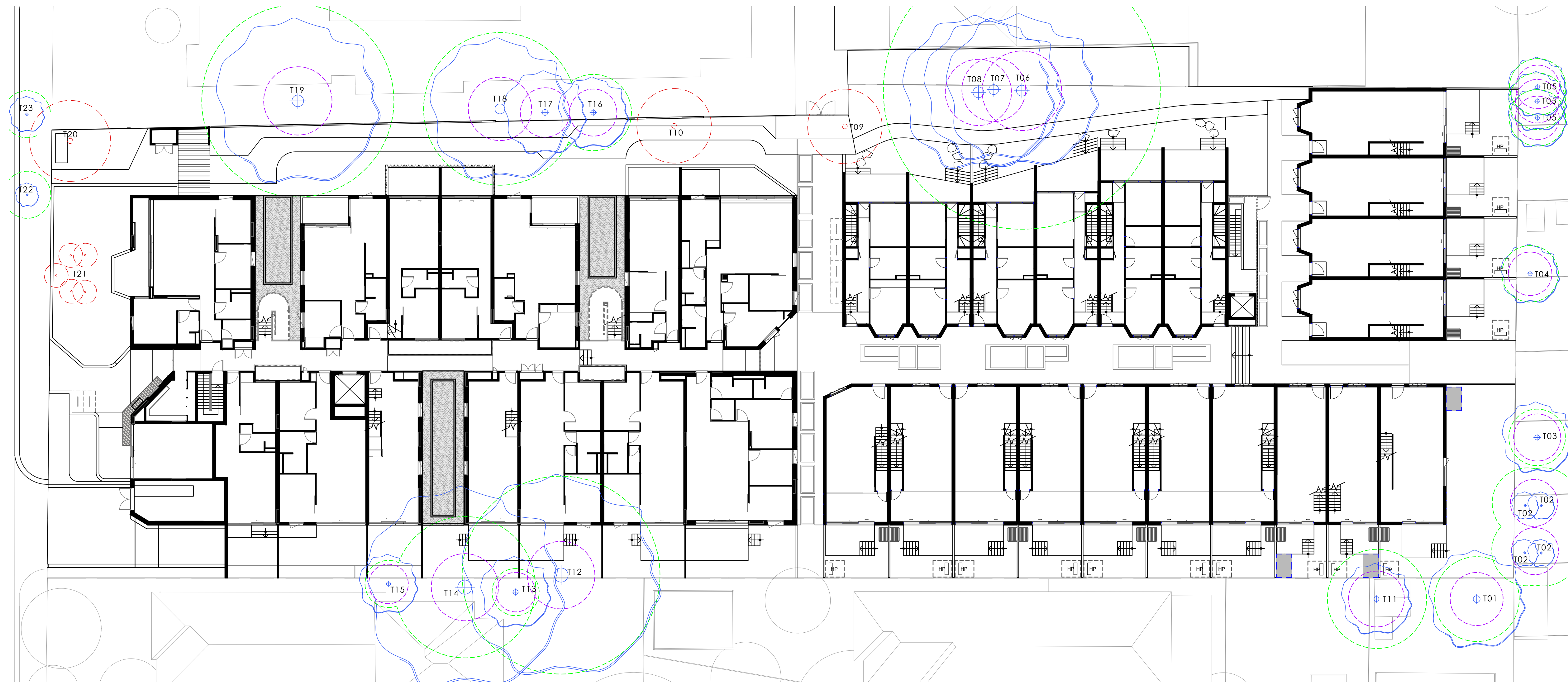


EXISTING TREE SCHEDULE

TREE NO	BOTANIC NAME	COMMON NAME	PROPOSED ACTION	HEIGHT	SPREAD
T01	Ficus carica	Edible Fig	RETAIN - OUTSIDE OF SITE	5	8
T02	Cupressus sempervirens	Italian Cypress	RETAIN - OUTSIDE OF SITE	8	2
T03	Syagrus romanzoffiana	Cocos Palm	RETAIN - OUTSIDE OF SITE	6	6
T04	Pyrus calleryana	Callery Pear	RETAIN	7	5
T05	Pyrus calleryana	Callery Pear	RETAIN - OUTSIDE OF SITE	7	5
T06	Ulmus procera	English Elm	RETAIN	18	13
T07	Ulmus procera	English Elm	RETAIN	18	10
T08	Ulmus procera	English Elm	RETAIN	18	13
T09	Syagrus romanzoffiana	Cocos Palm	REMOVE	7	7
T10	Syagrus romanzoffiana	Cocos Palm	REMOVE	10	7
T11	Cupressus sempervirens	Italian Cypress	RETAIN - OUTSIDE OF SITE	11	6
T12	Ulmus procera	English Elm	RETAIN	17	11
T13	Coprosma repens	Mirror Bush	RETAIN - OUTSIDE OF SITE	6	6
T14	Acer negundo	Box Elder	RETAIN - OUTSIDE OF SITE	14	17
T15	Coprosma repens	Mirror Bush	RETAIN - OUTSIDE OF SITE	5	5
T16	Photinia x fraseri 'Robusta'	Photinia	RETAIN - OUTSIDE OF SITE	7	6
T17	Ulmus procera	English Elm	RETAIN - OUTSIDE OF SITE	11	7
T18	Syzygium paniculatum	Bush Cherry	RETAIN - OUTSIDE OF SITE	16	12
T19	Cinnamomum camphora	Camphor Laurel	RETAIN - OUTSIDE OF SITE	16	14
T20	Ailanthus altissima	Tree of Heaven	REMOVE	7	7
T21	Cordyline australis	New Zealand Cabbage Tree	REMOVE	5	2
T22	Magnolia grandiflora	Bull Bay Magnolia	RETAIN - OUTSIDE OF SITE	3	2
T23	Magnolia grandiflora	Bull Bay Magnolia	RETAIN - OUTSIDE OF SITE	4	3

NOTES

REFER TO ARBORIST REPORT, PREPARED BY Tree Response, DATE 25.07.2023



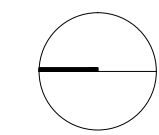
**LEGEND**

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- TPZ
- SRZ

EXISTING TREE PLAN  
SCALE 1:200 @ A1

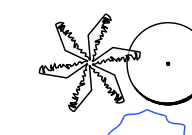
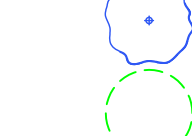




ISSUE	DATE	DETAILS
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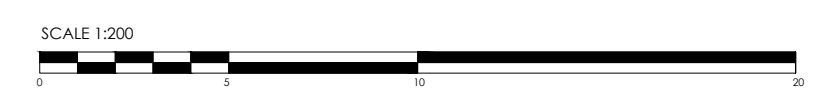
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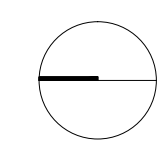




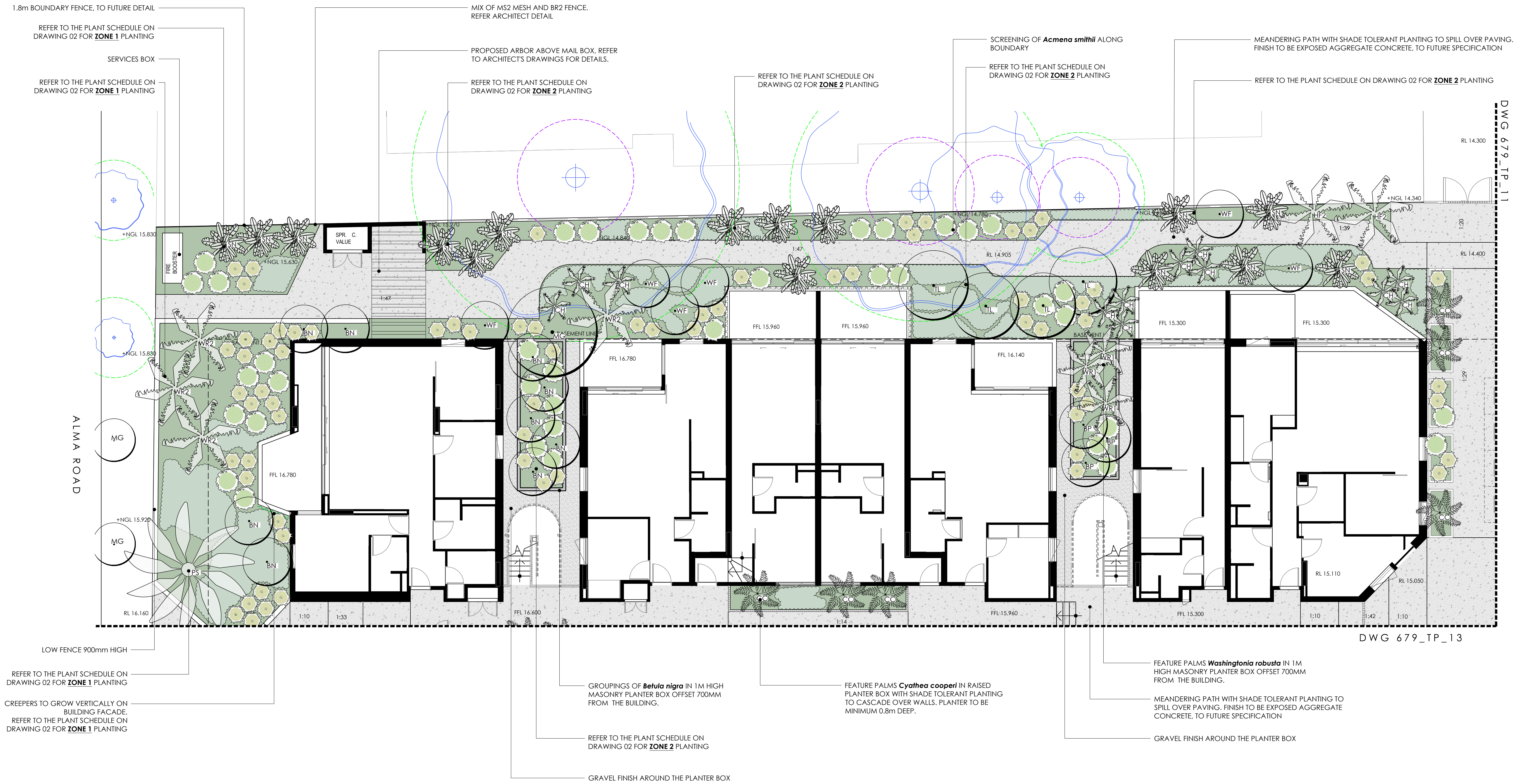
- LEGEND**
-  PROPOSED TREE/ PALM
  -  EXISTING TREE
  -  TPZ
  -  SRZ
  -  LAWN
  -  GARDEN BED



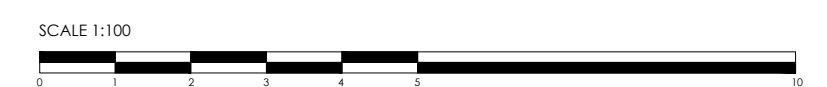
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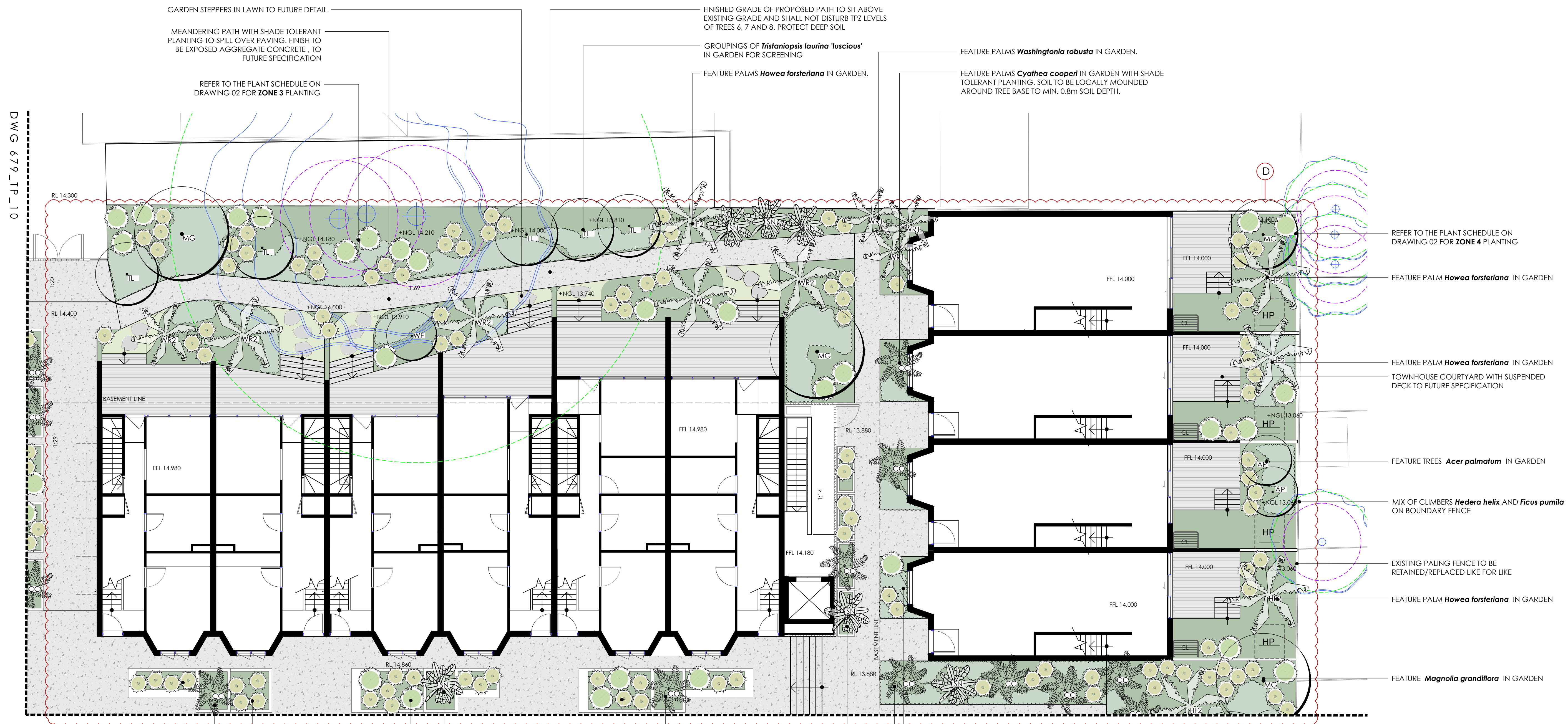


- LEGEND
- PROPOSED TREE/ PALM
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DWG 679\_TP\_10

DWG 679\_TP\_12

PROPOSED PLANTER. REFER TO THE PLANT SCHEDULE ON DRAWING 02 FOR ZONE 6 PLANTING. PLANTER TO HAVE MINIMUM 0.45m SOIL DEPTH

FEATURE PALM *Cyathea cooperi* IN PLANTER. PLANTER TO HAVE 1.05m SOIL DEPTH

PLANTER TO HAVE 0.45m SOIL DEPTH

PLANTER TO HAVE 0.45m SOIL DEPTH

GROUPINGS OF *Strelitzia nicolai* IN PLANTER TO HAVE 1.05m SOIL DEPTH

FEATURE PALM *Cyathea cooperi* IN PLANTER. PLANTING IS CLIMATE RESPONSIVE, SUPPORTS BIODIVERSITY, AND REDUCES URBAN HEAT. PLANTER TO HAVE 1.05m SOIL DEPTH

PLANTER TO HAVE 0.45m SOIL DEPTH

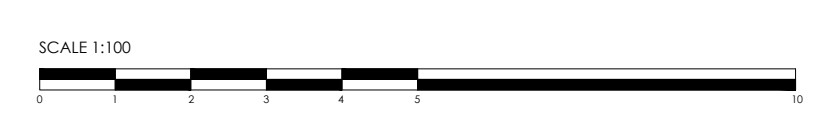
REFER TO THE PLANT SCHEDULE ON DRAWING 02 FOR ZONE 6 PLANTING.

FEATURE PALM *Cyathea cooperi* IN GARDEN

FEATURE *Strelitzia nicolai* IN PLANTER WITH SHADE TOLERANT PLANTING

**LEGEND**

- PROPOSED TREE/ PALM
- EXISTING TREE
- TPZ
- SRZ
- LAWN
- GARDEN BED



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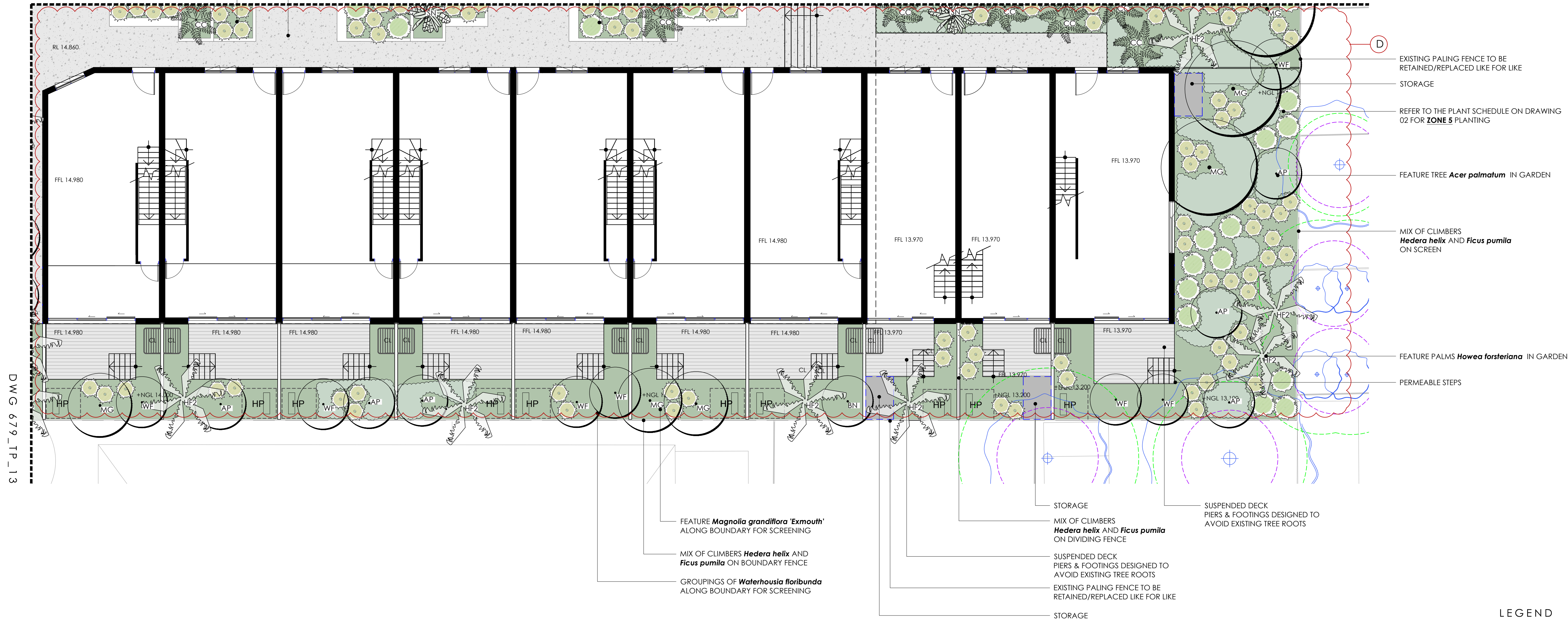


MEANDERING PATH WITH SHADE TOLERANT PLANTING TO SPILL OVER PAVING. FINISH TO BE EXPOSED AGGREGATE CONCRETE. TO FUTURE SPECIFICATION

FEATURE PALM *Cyathea cooperi* IN RAISED PLANTER BOX WITH SHADE TOLERANT PLANTING TO CASCADE OVER WALLS. PLANTER TO BE MINIMUM 0.8m DEPTH.

FEATURE PALMS *Cyathea cooperi* IN RAISED PLANTER BOX WITH SHADE TOLERANT PLANTING TO CASCADE OVER WALLS. PLANTER TO BE MINIMUM 0.8m DEPTH.

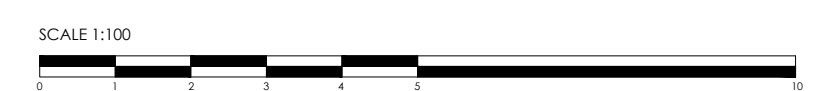
DWG 679\_TP\_11



- EXISTING PALING FENCE TO BE RETAINED/REPLACED LIKE FOR LIKE
- STORAGE
- REFER TO THE PLANT SCHEDULE ON DRAWING 02 FOR ZONE 5 PLANTING
- FEATURE TREE *Acer palmatum* IN GARDEN
- MIX OF CLIMBERS *Hedera helix* AND *Ficus pumila* ON SCREEN
- FEATURE PALMS *Howea forsteriana* IN GARDEN
- PERMEABLE STEPS

**LEGEND**

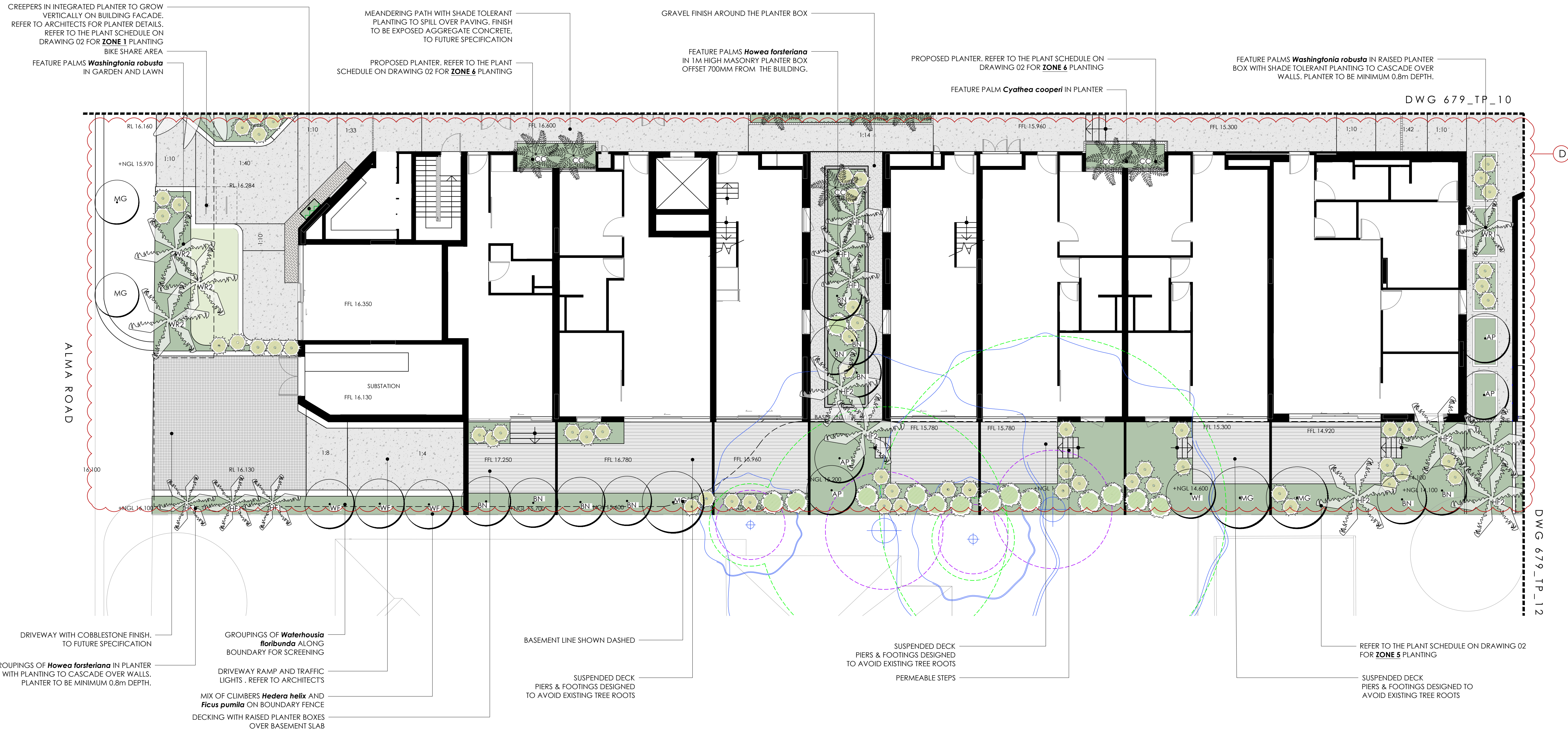
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- EXISTING TREE
- TPZ
- SRZ
- LAWN
- GARDEN BED



DWG 679\_TP\_13

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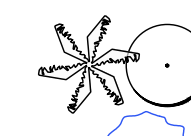
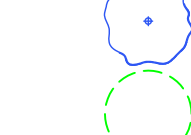
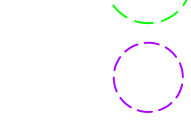


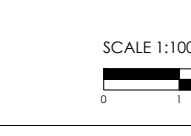


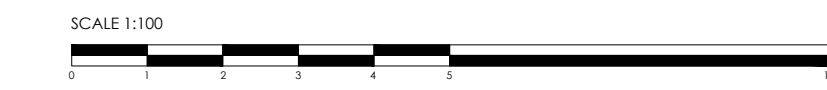


DWG 679\_TP\_10

DWG 679\_TP\_12

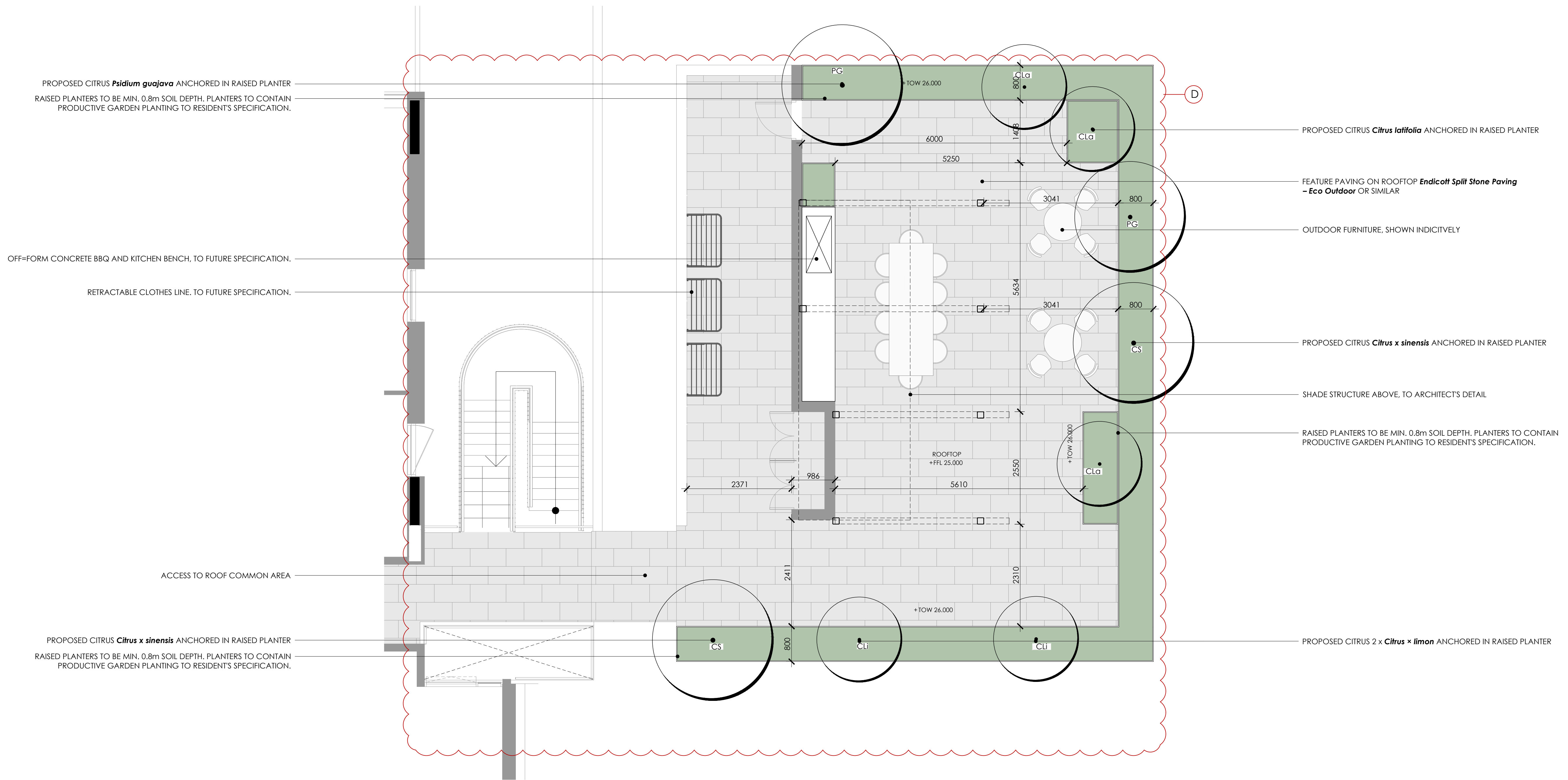
LEGEND

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-  SRZ
-  LAWN
-  GARDEN BED



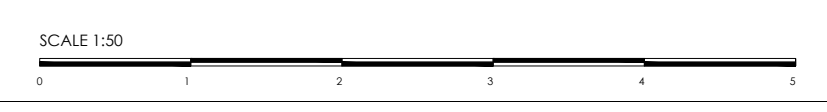
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**LEGEND**

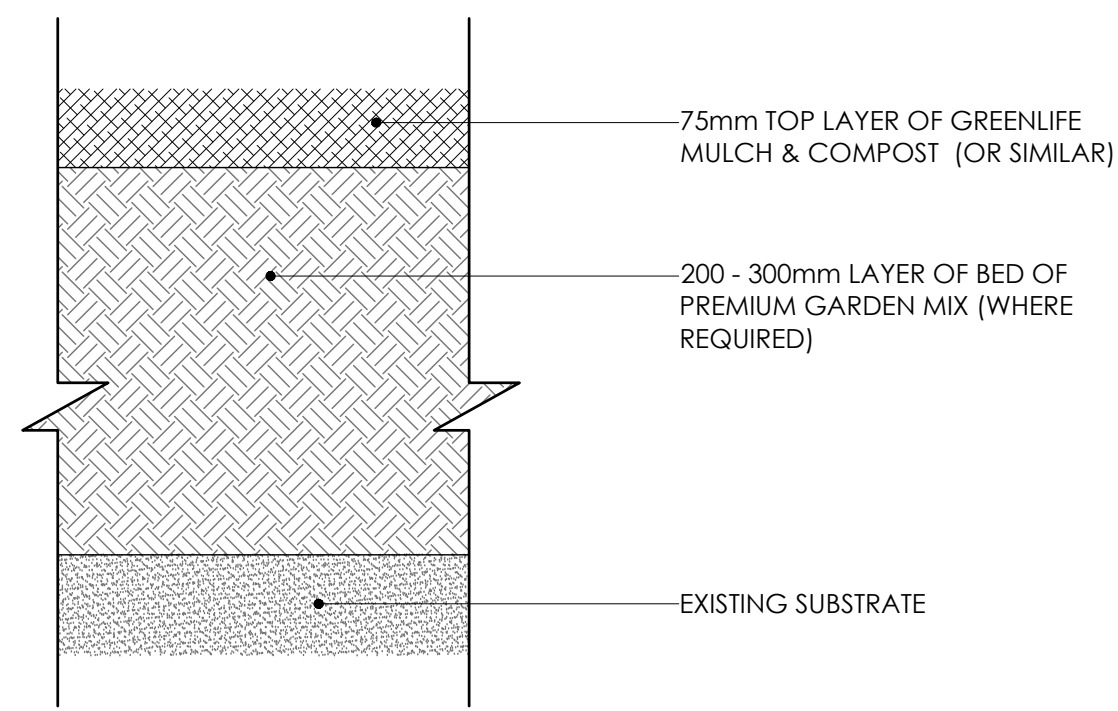
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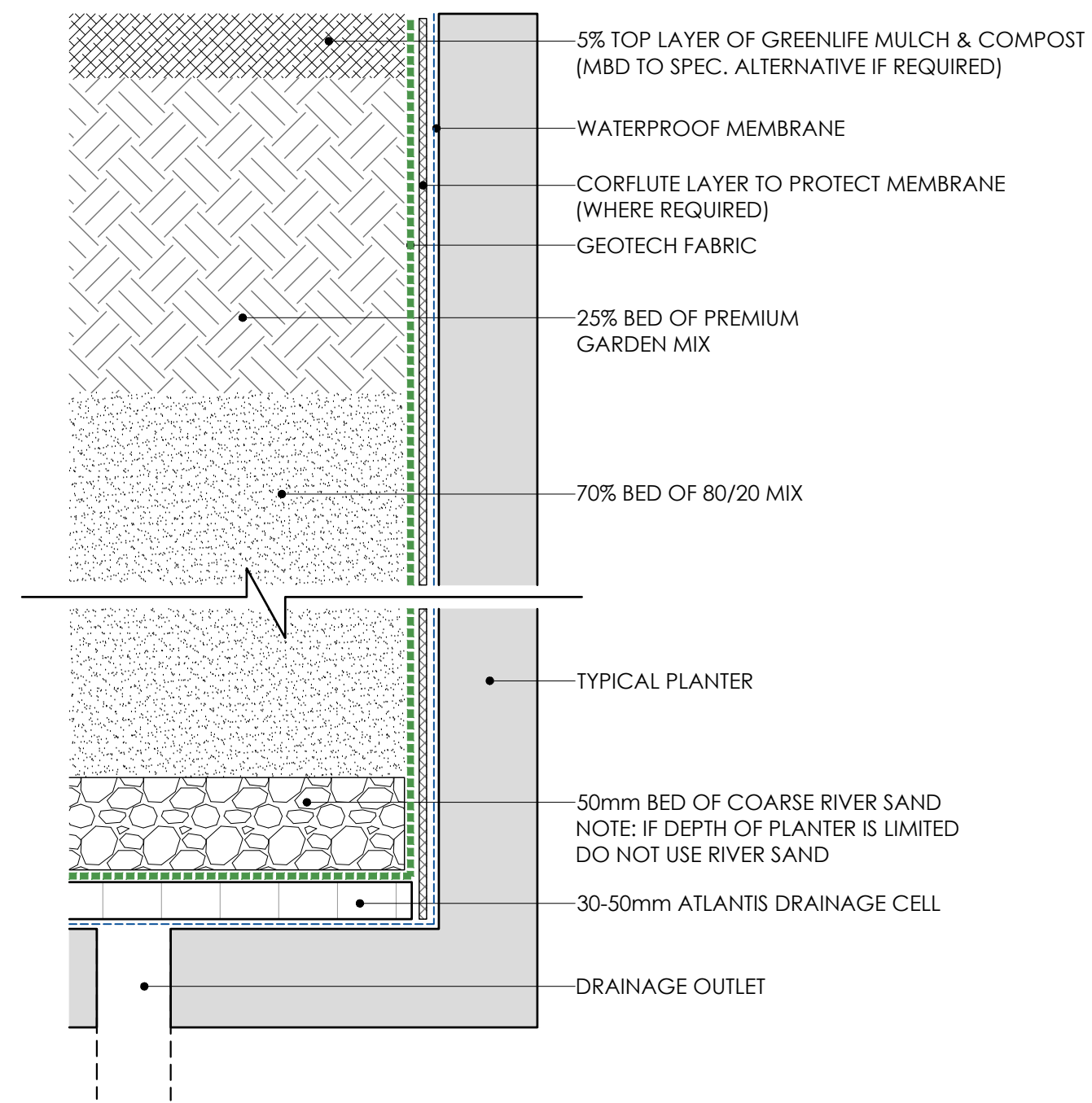
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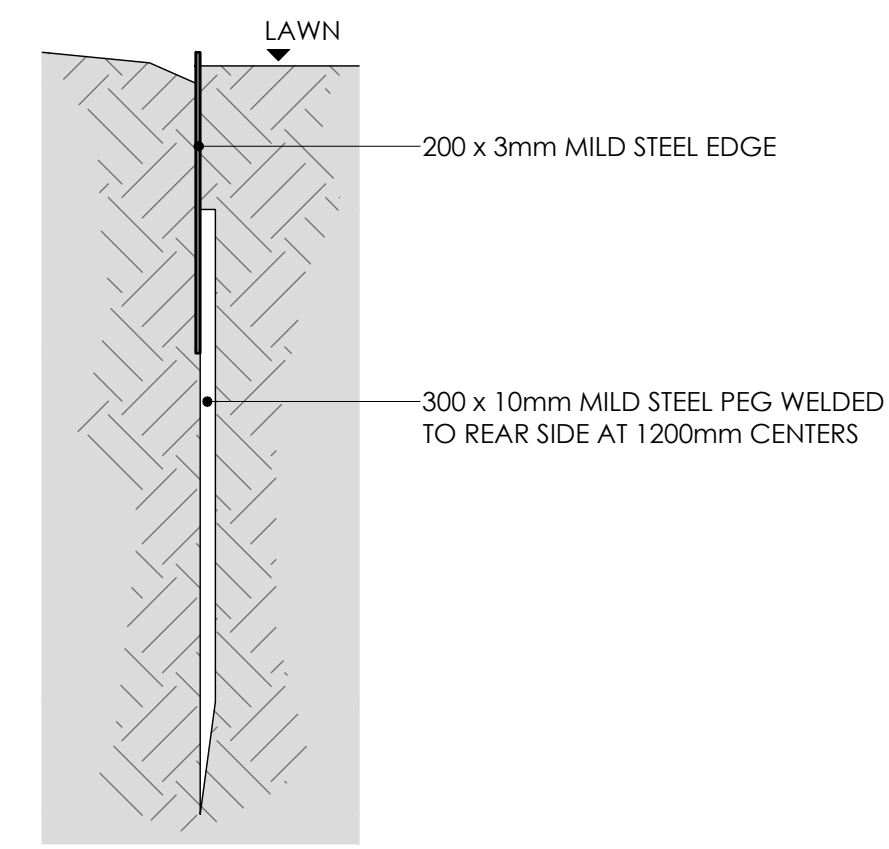




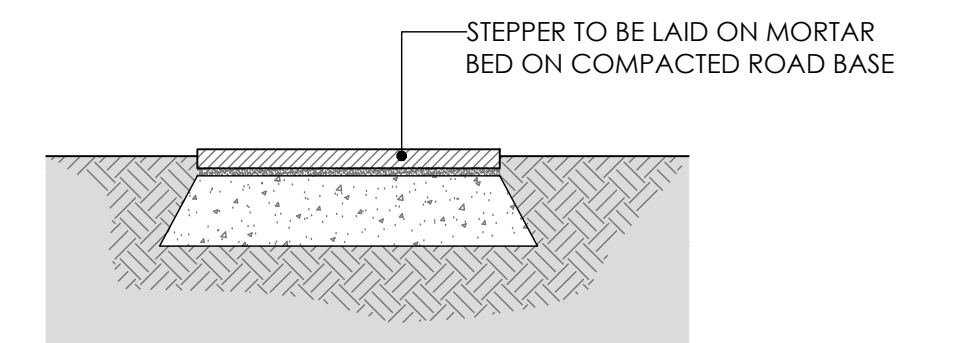
TYPICAL GARDEN SOIL PROFILE  
SCALE: 1:5 @ A1



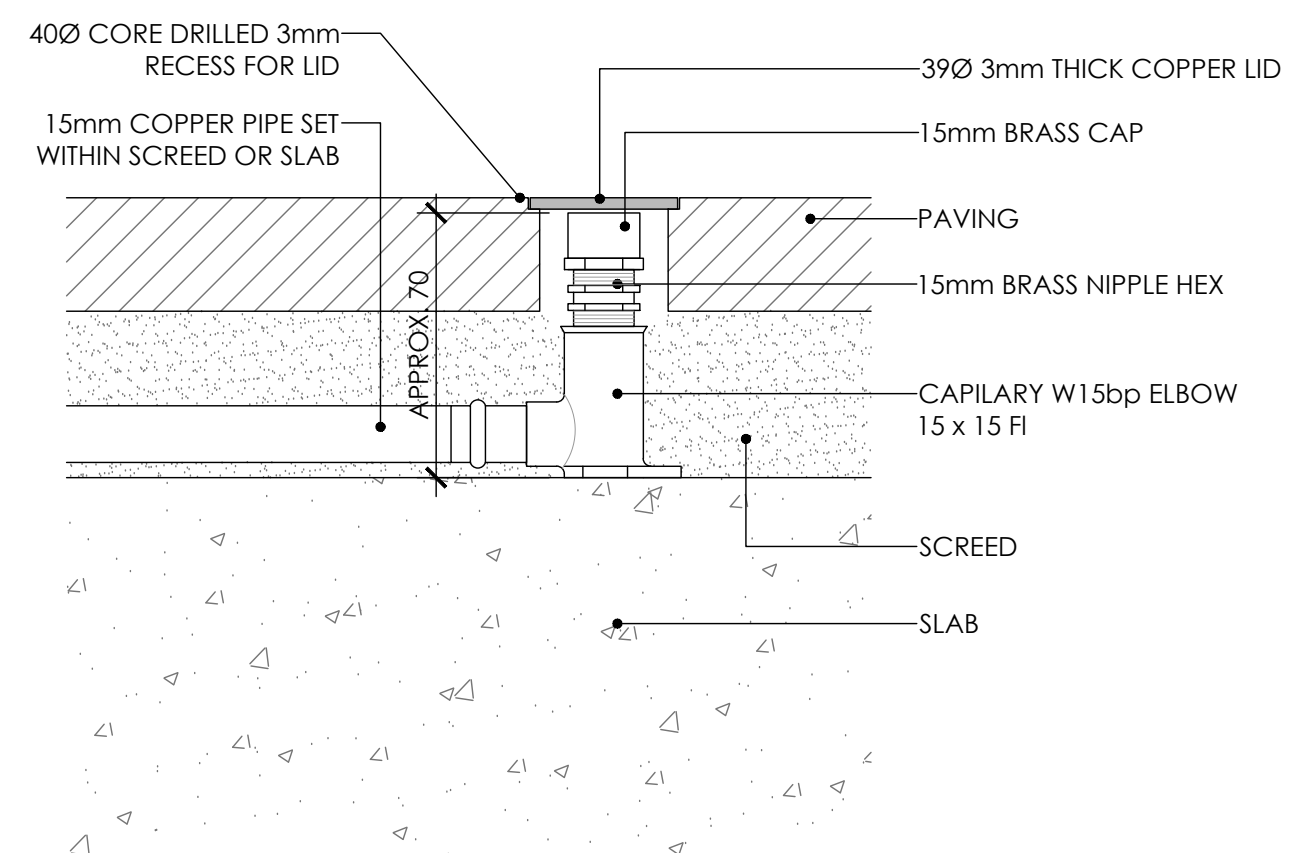
TYPICAL PLANTER SOIL PROFILE  
SCALE: 1:5 @ A1



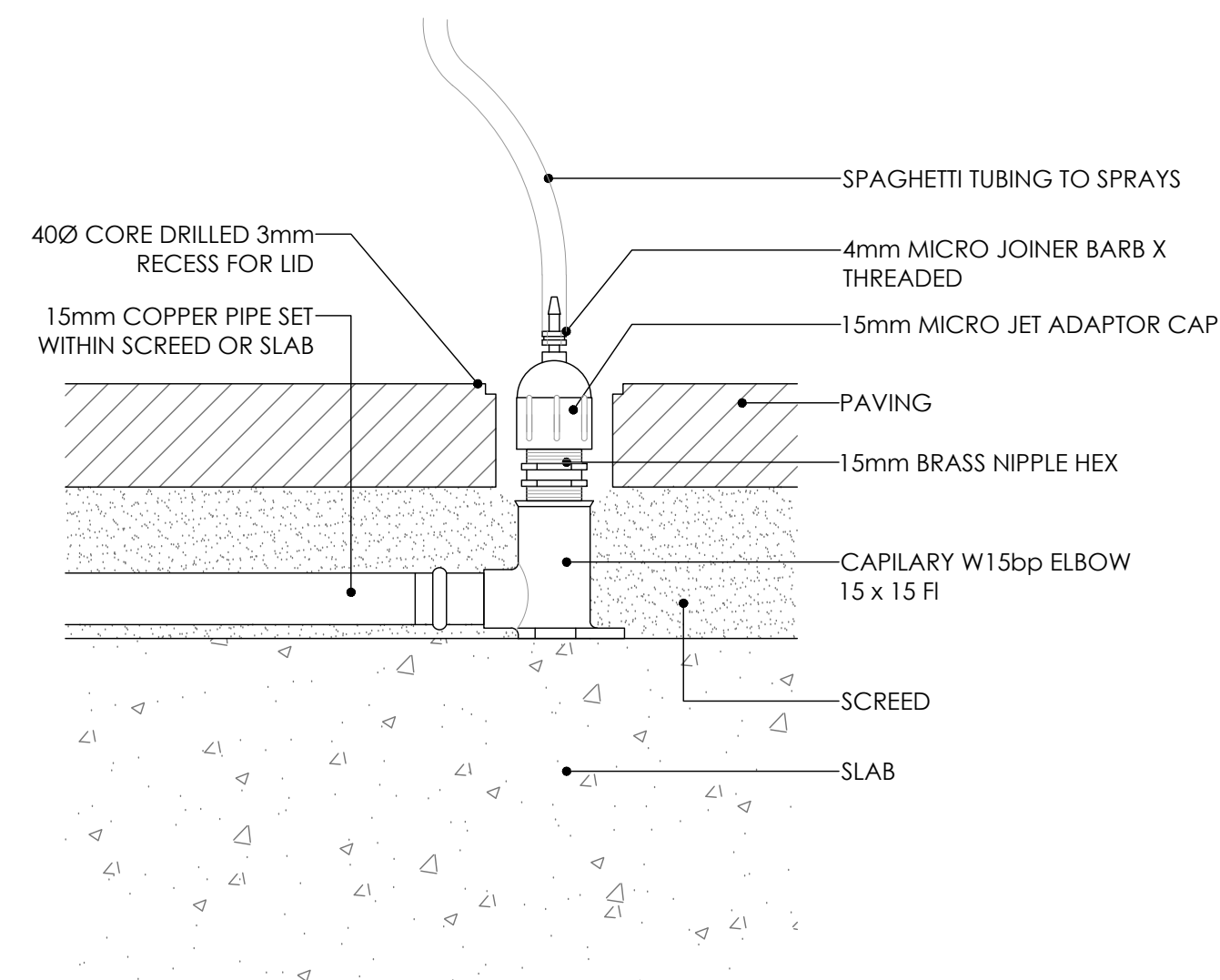
TYPICAL STEEL EDGE  
SCALE: 1:5 @ A1



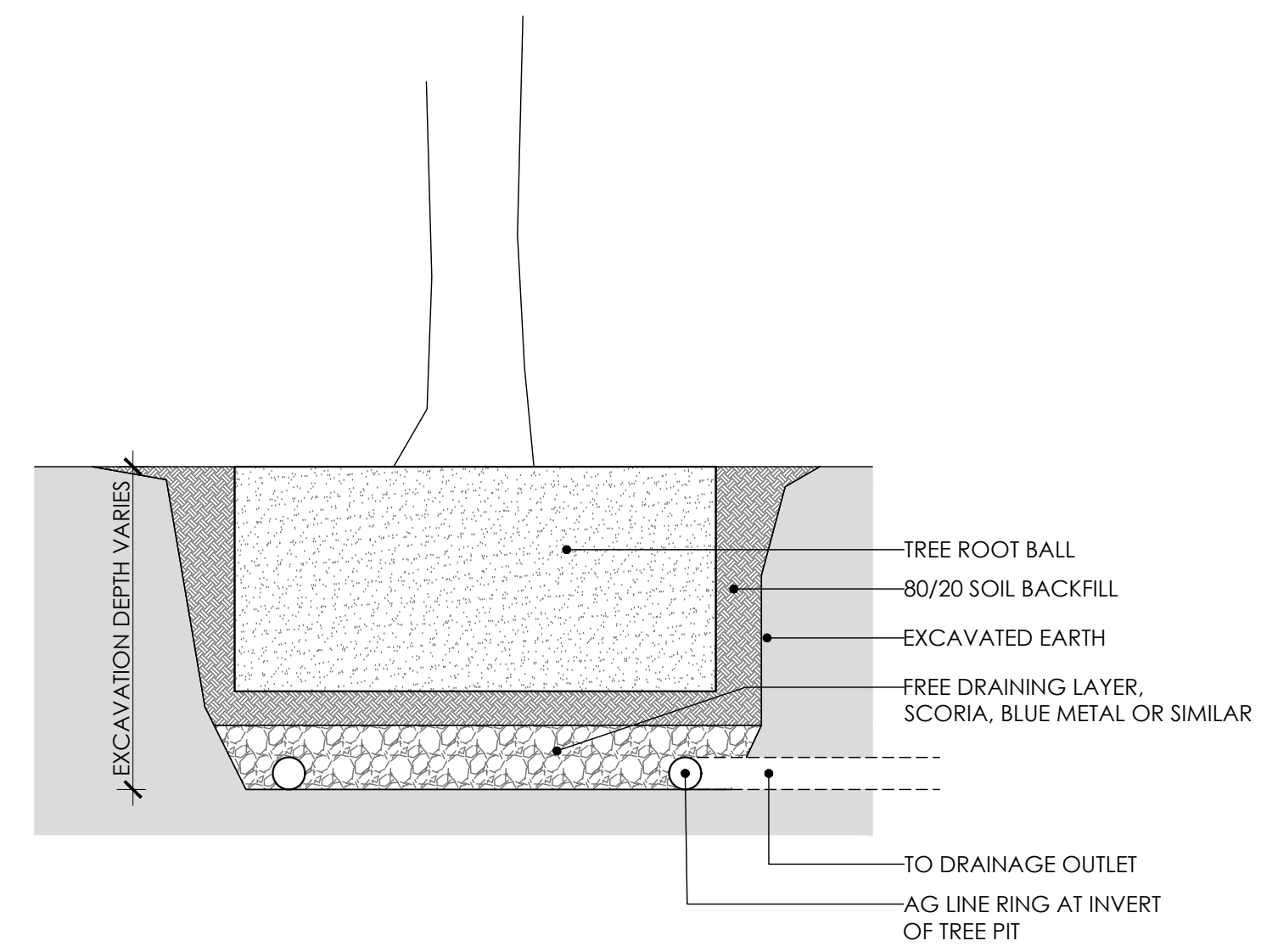
TYPICAL GARDEN STEPPER  
SCALE: 1:10 @ A1



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 uPVC 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

