



DAREBIN SAMPLE LANDSCAPE PLAN





- LEGEND**
- Existing tree to be retained & protected
 - Proposed tree
 - Existing tree to be removed
 - TREE PROTECTION ZONE (TPZ)
 - STRUCTURAL ROOT (SRZ) Refer Tree Protection Notes & Arborist's report
 - Concrete paving
 - Permeable concrete paving
 - Proposed stepper pavers: 1200 x 400 x 30mm bluestone pavers
 - Proposed stepper pavers: 600 x 600 x 30mm concrete pavers
 - Proposed gravel paving: 50mm depth Tuscan toppings (no fines) 50mm depth crushed rock base course
 - Proposed garden bed planting
 - Timber edge: 75 x 25mm hardwood timber edge installed between garden beds, lawn & gravel areas
 - Proposed climbers: on free standing climber support. Refer to plant schedule
 - Proposed lawn
 - Proposed deck
 - Proposed clothesline
 - Proposed bin storage

PLANTSCHEDULE

ID	Botanical Name	Common Name	Hx W	Qty	Supply size
TREE SPECIES					
T1	<i>Jacaranda mimosifolia</i>	Jacaranda	10 x 8	1	EXISTING TREE
T2	<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred'	Pacific Sunset Maple	10 x 6	1	50 litre, 2m min. height
T3	<i>Acacia pendula</i>	Weeping Myall	6 x 4	1	50 litre, 2m min. height
T4, T5	<i>Acer platanoides</i> 'Orimson Sentry'	Upright Orimson Sentry Maple	7 x 4	2	50 litre, 2m min. height
T6	<i>Eucalyptus caesia</i> 'Silver Princess'	Silver Princess Gum	6 x 3	1	50 litre, 2m min. height
T7, T8	<i>Corymbia citriodora</i> 'Scentuous'	Dwarf Lemon-scented Gum	7 x 4	2	50 litre, 2m min. height
T9	<i>Eucalyptus wimmerensis</i> 'Tucker Time Honey Pots'	Tucker Time Honey Pots Gum	4.5 x 2-4	1	50 litre, 2m min. height
LARGE SHRUBS					
As	<i>Adenanthos sericeus</i>	Woolly Bush	2.5 x 1-3m	8	200mm pot size
BS	<i>Banksia integrifolia</i> 'Sentinel'	Upright Coastal Banksia	3 x 1.3	5	200mm pot size
Os	<i>Callistemon viminalis</i> 'Slim'	Slim Bottlebrush	3-4 x 1	15	200mm pot size
SN	<i>Syzigium australe</i> 'Straight and Narrow'	Straight and Narrow Lilly Pilly	5-8 x 1-1.5	8	200mm pot size
MEDIUM SHRUBS					
Aa	<i>Acacia acinacea</i>	Gold Dust Wattle	1.5 x 1.5	7	140mm pot size
LOW SHRUBS					
AL	<i>Acacia cognata</i> 'Limelight'	Limelight Dwarf Bower Wattle	0.6 x 1	17	140mm pot size
WAB	<i>Westringia fruticosa</i> 'Aussie Box'	Aussie Box Westringia	0.7-0.9 x 0.7-0.9	39	140mm pot size
GRASSES & STRAPPY-LEAVED PLANTS					
DLJ	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax-lily	0.4 x 0.4	65	140mm pot size
LLT	<i>Lomandra longifolia</i> 'Lime Tuff'	Lime Tuff Lomandra	0.5 x 0.5	114	140mm pot size
GROUND COVERS					
Cs	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	0.4-0.6 x 0.6	28	140mm pot size
Dr	<i>Dichondra repens</i>	Kidney Weed	0.1 x 0.8	15	140mm pot size

SPECIFICATION NOTES

Soil Preparation

Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing topsoil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported topsoil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Topsoil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported topsoil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds. Where site topsoil (topsoil only. No subgrade, etc to be included) is being re-used, it is to be mixed well with imported topsoil with a minimum ratio of 50% imported topsoil.

Weed Removal

All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off-site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Root control barriers

Install root control barriers to manufacturer's specifications for all new trees adjacent to built structures. For existing trees to be retained and protected, if feasible (without being detrimental to the tree), install root control barriers to new adjacent built structures. No root barriers to be installed in areas between trunks of retained trees and permeable surfaces.

Irrigation

Clause 55.01-2 requirement: *Irrigation system to support existing and planted vegetation including details of any alternative water supply sources.*

An approved drip irrigation system is to be supplied to all landscape areas, including trees. It is the responsibility of the contractor to ensure that all irrigation meets manufacturer's specifications.

Trees and plants are to be watered by an approved irrigation system at a rate to maintain healthy growth of plants. System must be water efficient and typically includes multizone controller, drippers or dripline to garden beds, pop-up sprinklers to lawn areas and (if applicable) micro-spray emitters for planter boxes. The system is to be connected to rainwater tanks (or alternative water supply) with mains water supply back up and include a rain sensor and timers. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged. Use multiple spike drippers to root ball of trees to discourage shallow root system. Ensure every plant receives adequate water.

The Contractor will need to coordinate with the Builder to make provision for pipes and conduits from points of water supply to facilitate the construction of the irrigation system.

Provide separate irrigation source for each dwelling, to be located at tap in POS utility area of garage.

Planting

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage; vigorous; well established; free from disease and pests and of good form; consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow-release fertiliser added at the quantities specified by the manufacturer.

Mulch

Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine, dark-coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Granitic Gravel Surface

Granitic gravel is to be installed where shown comprising of a 50mm layer of gravel (Tuscan Toppings or similar approved) over a base course of 75mm deep gently compacted Fine Crushed Rock. Each layer, including the subgrade is to be appropriately compacted.

Timber Edges

Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 75 x 25 x 300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Repair/reinstatement of Damaged Nature Strips

Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow-release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period

There shall be a 13-week Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in their scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

MAINTENANCE

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority. All landscaping is to be maintained on an ongoing basis as per best horticultural practices and techniques to ensure plants are maintained in a health condition. Maintenance includes, but is not limited to, weeding, watering/irrigation, fertilising, lawn care, pest/disease control, re-staking of trees, formative pruning, replacing dead/dying/diseased or stolen/vandalised plants with the same species as identified in the plant schedule, mulch top-up, check/service of irrigation system.

Watering/irrigation system

Watering is to avoid the heat of the day in warmer months, and be undertaken in the morning or late afternoon. Defective or damaged irrigation systems are to be repaired or replaced as necessary.

Tree/plant maintenance

Trees and plants must be healthy, and free of disease, pests and damage. Pruning must be undertaken to maintain good form and structure for trees and plants. Any dead, damaged or diseased trees and plants are to be replaced.

Weeding

Garden beds, paths, driveways and mulched areas are to be weeded on a monthly basis to keep them free of weeds. Perennial weeds can be treated with appropriate herbicides.

Mulching

Mulch on garden beds is to be maintained at a depth of 75-100mm. Mulch is to be topped up a once a year to maintain this depth. Mulch is to be free of weeds, chemicals and any plant matter that could regenerate, and must comply with horticultural industry standards.

Lawn Maintenance

Lawns are to be maintained to be healthy and vigorously growing. Lawns must be mowed regularly and must not be cut shorter than 30mm in height to avoid dead areas. Lawn edges along paths must be trimmed at the time the lawn is cut.

Lawns must be maintained to control weed species with herbicides only where necessary. Herbicide use cannot be used as edge treatments, or near canopy trees or plants.

