

SITE SPECIFICATION

Soil Preparation

Crushed rock, concrete spillage and any other matters deleterious 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. Imported topsoil is to be used throughout the site. All imported topsoil is to be free of weeds, rubble and other materials deleterious to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Imported top soil is to be laid over a prepared sub-base which has had any materials deleterious to plant growth (e.g. rubble and large rocks) removed. This soil is then to be spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm. Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas, 300mm on excavated planting beds and 450mm in tree planting areas.

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 manufacturers instructions and standard occupational health and safety procedures. If any existing planting is to be retained then care must be taken to ensure these are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

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. The rootball of semi-advanced trees is to be well irrigated rather than immersed. 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, hardened off - not soft or forced. Plants that do not meet these requirements will be rejected. 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. Planting holes are not to be excavated using an auger unless the edges of the hole are later broken up using a spade or similar. The use of augers can smooth the side of the hole and lead to root girdling. 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.

Mulching

Organic mulch is to be supplied to all garden beds and is to be of chipped or shredded vegetable material with 80% of particles in the size range 25 to 50mm in plan and 5 to 10mm in thickness. No particles are to exceed 75mm in plan. Mulch shall be free of deleterious and extraneous matter such as soil, weeds and sticks. Mulch is to be stockpiled and thoroughly weathered prior to delivery. This mulch shall be laid to a minimum depth of 50mm and is to be sloped towards plant stems and kept 100mm back from the stems of all plants to prevent collar rot.

Irrigation

An approved Netafim irrigation system is to be supplied to all garden beds. It is the responsibility of the contractor to ensure that all irrigation meets Netafim specifications. This system is to be comprised of drip irrigation to all garden beds including a rain-shut off device and timer.

Drainage

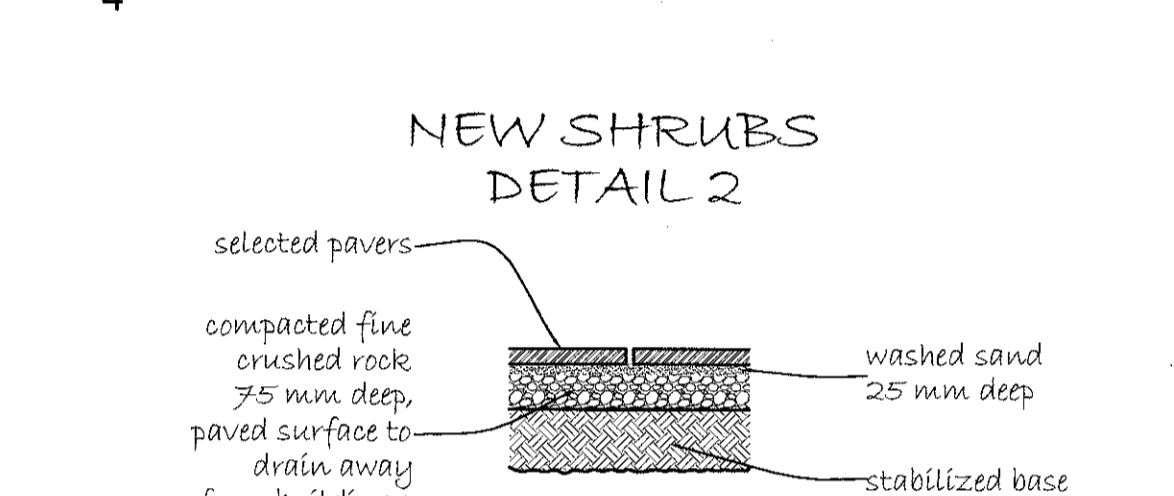
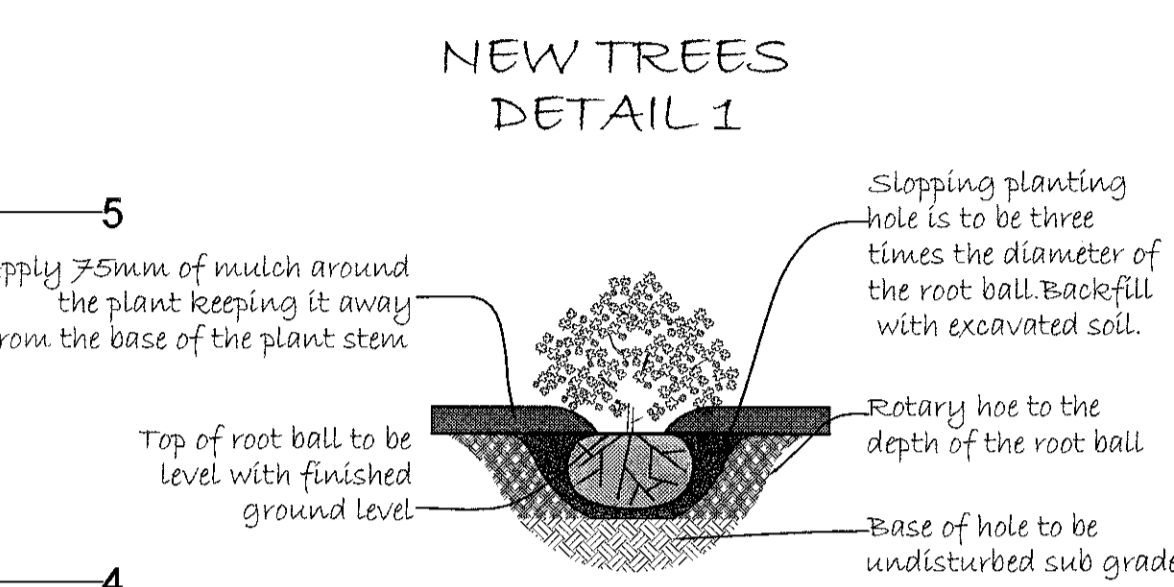
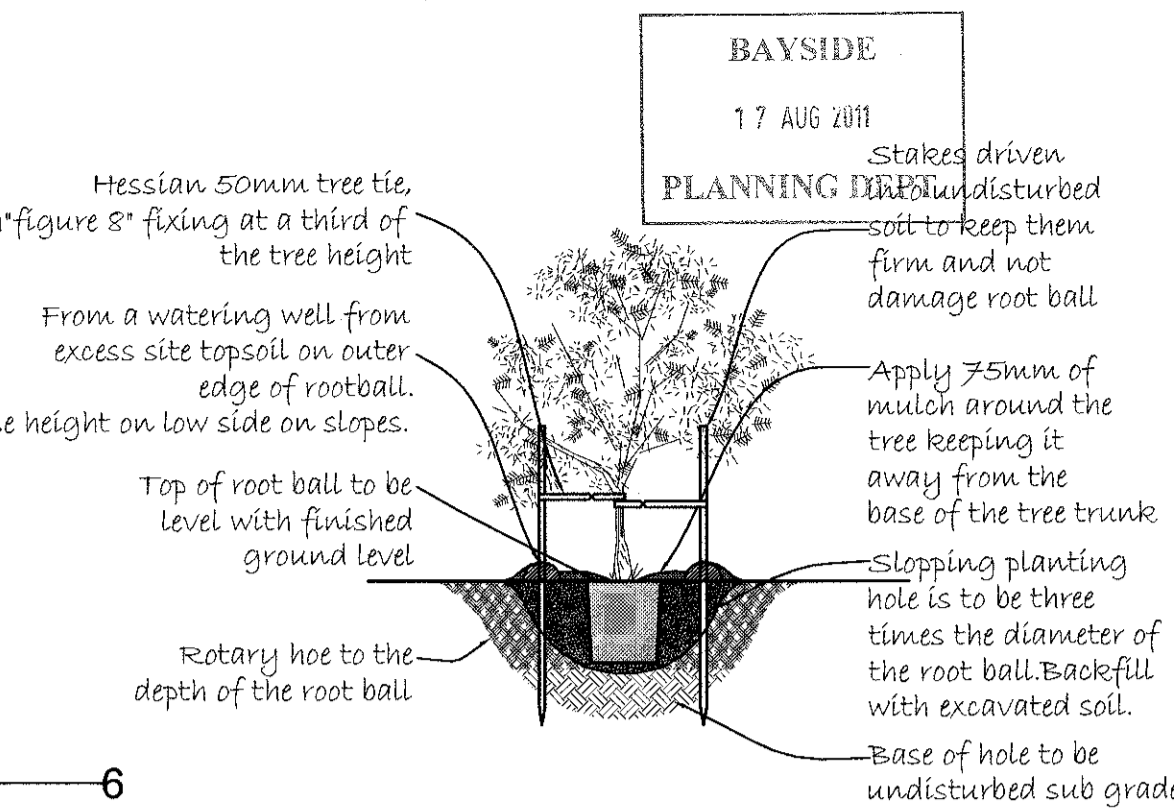
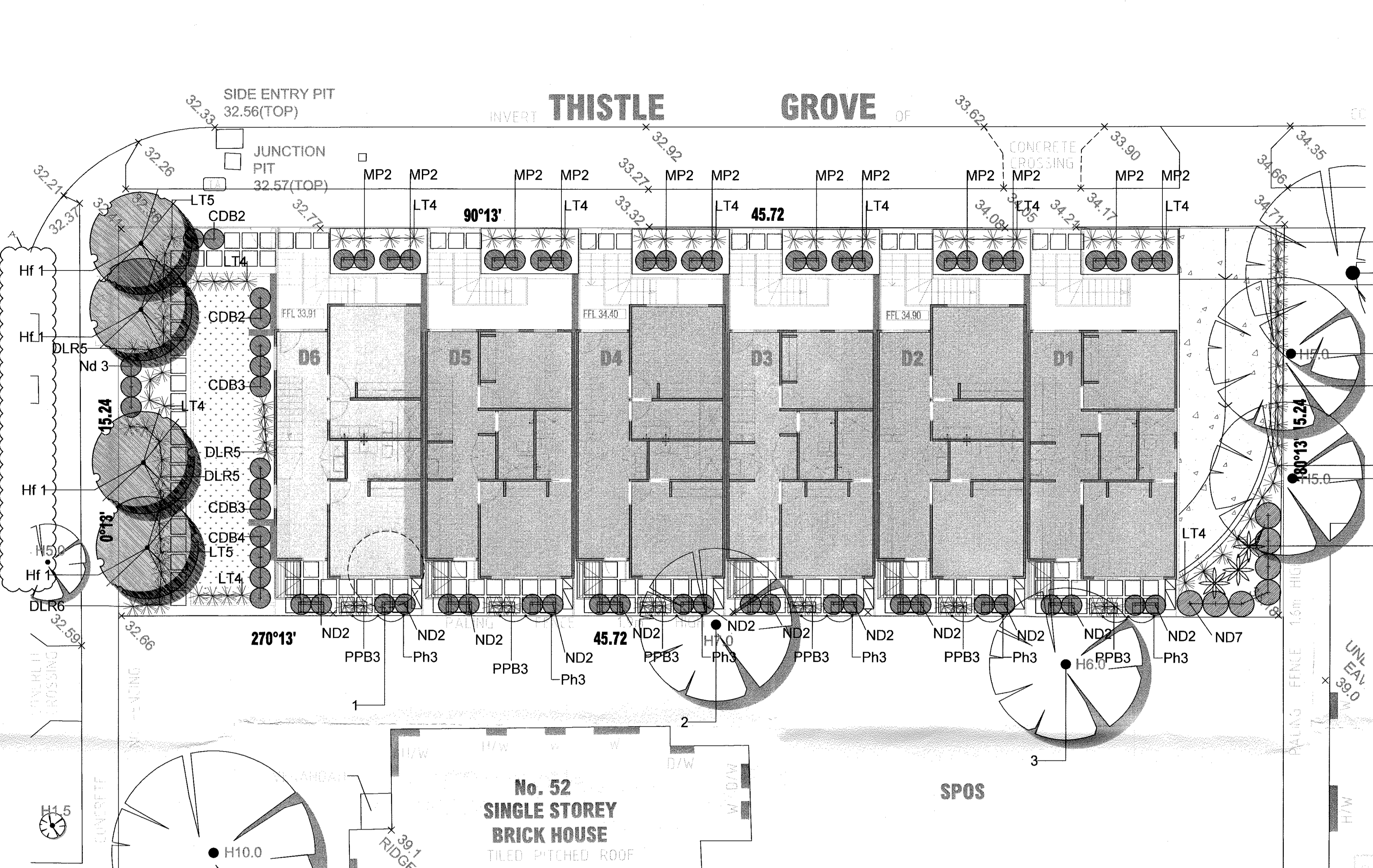
Agricultural drains are to be installed to garden beds. Pipes shall be 90mm diameter slotted P.V.C. flexible coil laid with one line of perforations at the bottom. Trench floor is to be uniformly graded, with falls directed towards pits and bed pipes on a continuous 75mm layer of screenings. Tees, couplings or adapters suitable for the works required are to be used at the junctions of pipes with pipes to be surrounded with open graded crushed rock to 100mm with opened graded crushed rock to 100mm above pipes. Connect Agricultural drains to storm water.

Gravel

Gravel pavement is to be laid. Granitic Sand is to be used (fine grade Bromana Toppings or similar). Gravel paving is to be constructed of a 30mm compacted layer of toppings laid over a 75mm layer of FCR. Each layer, including the subgrade is to be appropriately compacted.

Plant Establishment Period

There shall be a 13 weeks 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 his/her 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 or are damaged with plants of the same species and size.



REV	DATE	DESCRIPTION	DRAWN
A	10.08.11	CONDITION 1	Y.Z
B			
C			
D			

GENERAL VEGETATION PROTECTION

Tree Protection Guidelines for Construction Sites

Tree Protection Zone (TPZ)
 In the case of an existing tree, the Tree Protection Zone is deemed as - A circular area with a radius equal to the furthest point of the tree canopy from the centre of the trunk plus 5 metres. This area shall be centred on the centre of the trunk. The centre of the trunk is deemed to be centre of the trunk at the point where it meets the natural soil level.
 No works that may affect an existing tree, including its roots, may be undertaken within the Tree Protection Zone, except where -
 1. an arborist with a recognised qualification in arboriculture has provided a documented assessment of the impact of the proposed works on the existing tree and a management plan that ensures the works will not adversely affect the existing tree at any stage in its life, and
 2. those works to be performed inside the Tree Protection Zone are supervised by an arborist with a recognised qualification in arboriculture.
 3. and Council's arborist approves the documented assessment and proposed management plan.
 Wherever possible, any buildings and works should be located outside the Tree Protection Zone of any tree that is to be retained.

Guidelines for Tree Protection Zones

Before the works take place near an existing tree, an exclusion zone must be created around the TPZ of the tree to prevent unnecessary intrusion into this zone. It is recommended that a two metre high, temporary chain metal mesh fence be used. Prior to the TPZ, fence being erected the area inside the Tree Protection Zone must be mulched with 75-100mm deep organic mulch. A sign at each of the four compass points must be attached to the fence displaying the following message:

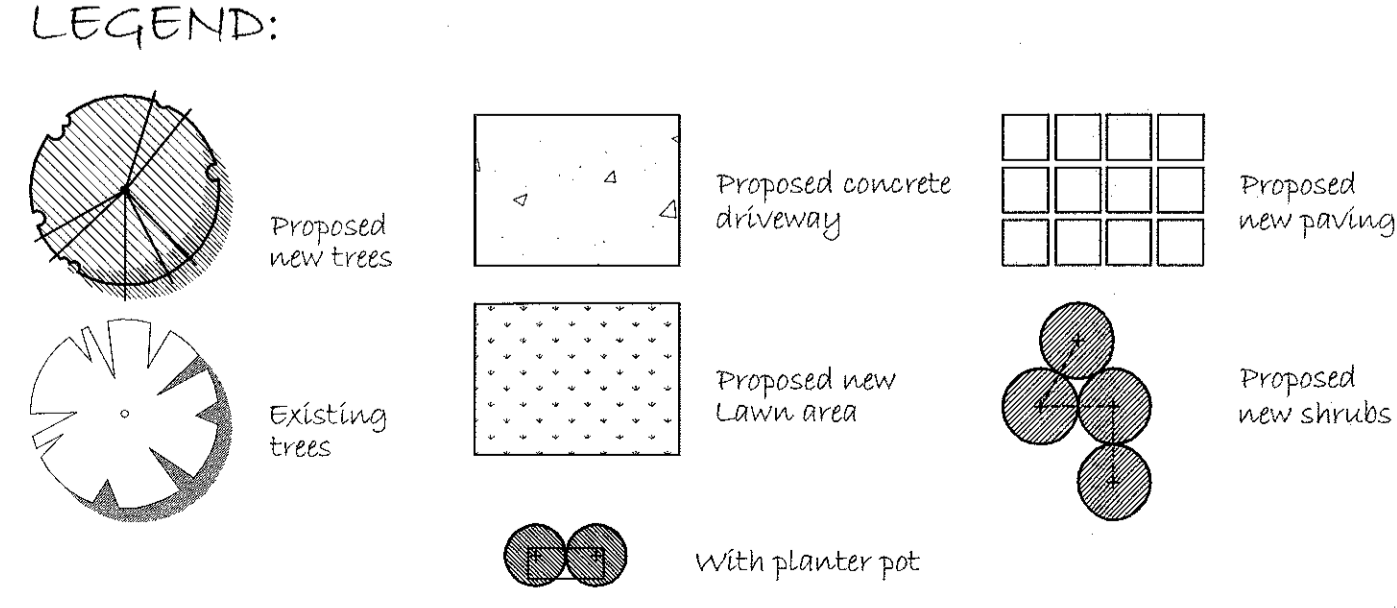
Tree Protection Zone - KEEP OUT.

- Prohibited Practices include:
- Entry of machinery or people.
 - Storage of building materials.
 - Parking of vehicles or machinery.
 - Erecting or placing site facilities.
 - Removing or stockpiling soil or site debris.
 - Disposing or liquid waste, including paint and concrete wash.
 - Excavation or trenching of any kind.
 - Attaching signs or any other objects to the tree.
 - Placement of waste disposal skips or bins.

Responsibilities of the contractor

- 1) Before commencement of works it is the responsibility of the Contractor to contact DIAL BEFORE YOU DIG (Ph: 1100) for information on services in the area shown on the plan.
- 2) The Contractor shall verify the location and depth of all services prior to commencing on site.
- 3) The Contractor shall be liable for any damage to services during construction works.

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	RETAIN/REMOVED
TREE				
1	Eriobotrya japonica	Loquat	7 M	REMOVED
2	Ligustrum lucidum	Privet	7 M	RETAIN
3	Cotoneaster glaucophyllus	Cotoneaster	6 M	RETAIN
4	Cupressus torulosa	Torulosa Cypress	5 M	RETAIN
5	Robinia pseudoacacia	Black Locust	5 M	RETAIN
6	Acer negundo	Box Elder	16 M	RETAIN



LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	Hx W AT MATURITY	POT SIZE
PROPOSED PLANT LIST					
TREE					
Hf	Hymenospermum flavum	Native Frangipani	4	7m X4m	300 mm
SHRUBS					
CDB	Cotoneaster 'Dusky Bells'	Cotoneaster 'Dusky Bells'	14	750mm X500m	200 mm
Mp	Murraya paniculata	Orange Jessamine	24	2m X1.5m	200 mm
Nd	Nandina domestica	Sacred Bamboo	34	1.5m X1m	200 mm
GROUNDCOVERS & STRAPLEAVED					
DLR	Dianella 'Little Rev'	Dianella 'Little Rev'	25	400mm X300mm	Tubes
LT	Lomandra 'Tanika'	Lomandra 'Tanika'	57	300mm X300mm	Tubes
PPB	Phormium 'Platt's Black'	Platt's Black' Flax	36	1.5m X1m	200 mm
Sn	Strelitzia nicolai	Giant Bird of Paradise	3	4m X3m	200 mm
CLIMBERS					
Ph	Parthenocissus henryana	Chinese Virginia Creeper	18	Climbing	140 mm

THE LONELY TREE

P.O.Box 2259 Moorabbin VIC 3189 Tel: (03) 95322930 Fax: (03) 95554576 ABN:55 149 229 185

Proposed Residential Development
 54 Graham Road, Highett
 3 8 11 57
 31 8 4

Job No:	Scale:
TLT14-104	1:100
Date:	Drawer:
09-06-11	YMEN

Contractors please note:
 All construction indicated in these drawings is to comply with relevant council and building codes. Engineer's specifications, where required are to be supplied by contractor.
 All measurements and plant quantities to be checked on the site by contractor.
 This drawing must not be copied in whole or in part without the written consent of THE LONELY TREE PTY LTD.

