

Existing Vegetation Summary

Extracted from vegetation audit and report prepared by Future Tree Health (10/01/2019)

TREE NO.	BOTANICAL NAME	H X W (m)
1.	<i>Metelucra styphaloides</i>	15 x 8
2.	<i>Lagerstroemia indica</i>	3 x 3
3.	<i>Prunus domestica</i>	3 x 2
4.	<i>Eucalyptus melliodora</i>	22 x 18
5.	<i>Brachycthon acorifolius</i>	17 x 6
6.	<i>Ligustrum japonica</i>	11 x 9

Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties.

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth

Mulch
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

Planting Procedure
If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

Plant Establishment Period
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

Irrigation
An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations

Timber Edging
Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 100mm min. 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas

Drainage
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

General
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top

Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction

Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk caliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth

Protection of Existing Trees
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) is to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4970-2009 (Tree protection in development sites).

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority

Landscape Plan

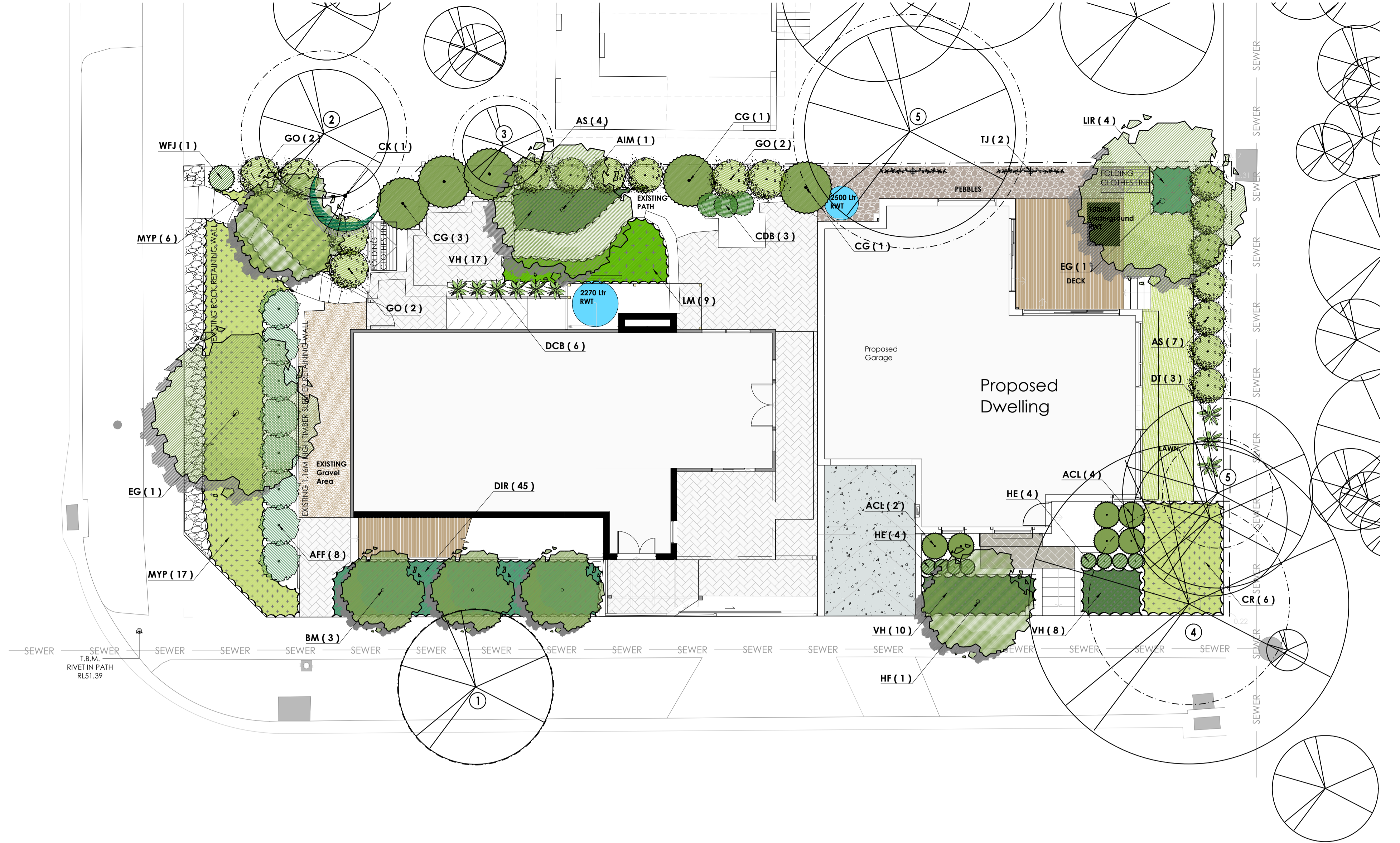
GARDEN AREA SCHEDULE:

Existing Dwelling Site Area:	384.62m ²
Exst' Dwelling, Covered Areas	164.10m ²
POS (Fr)	123.08m ²
SPOS (Re)	97.02m ²
Remaining Uncovered Driveway	12.75m ²
Proposed Dwelling Site Area:	248.97m ²
Gr'd Fr, Covered Areas	117.26m ²
POS (Fr)	39.28m ²
SPOS (Re)	61.82m ²
Proposed Driveway/Retaining	20.15m ²
SITE	633.59m ²
Bldg Site Coverage	41.21%
Req'd 30% Garden Area	190.08m ²
Total Covered Areas/Driveways	314.26m ²
Garden Area Provided	319.33m ²

NB: AREAS ARE TAKEN TO INCLUDE EXTERNAL WALL THICKNESSES.

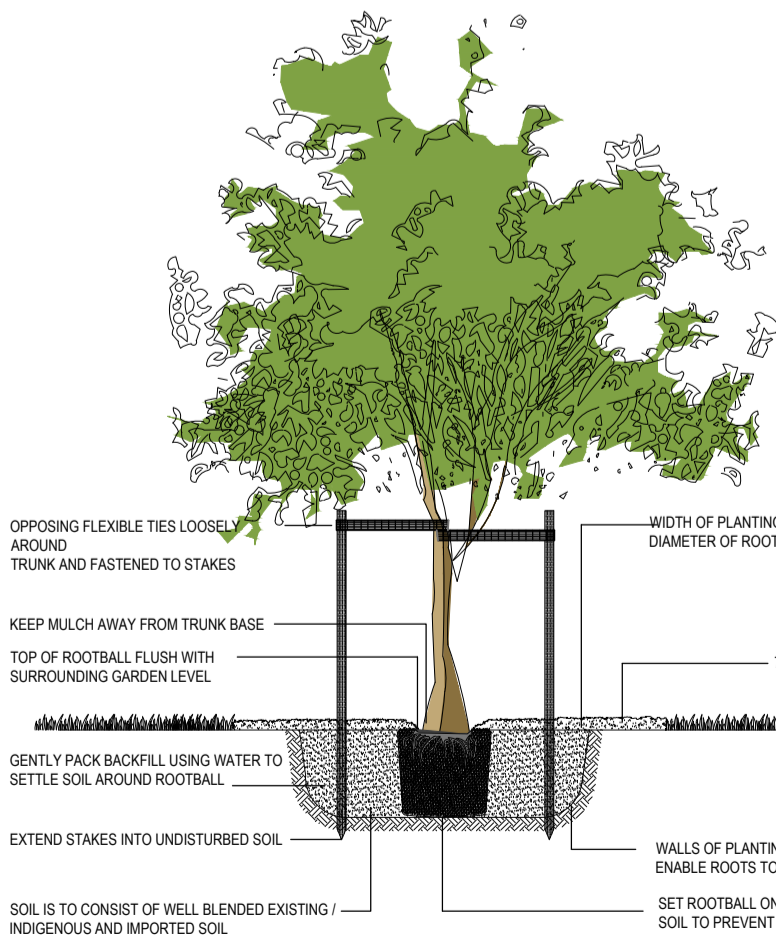
Legend

- Proposed evergreen trees
- Proposed evergreen shrubs
- Proposed ground cover / low planting
- Proposed evergreen climbers
- Existing trees to be retained and protected with Tree Protection Fencing (see arborist report)
- Existing trees to be retained (see arborist report)
- Proposed lawn areas
- Proposed driveway
- Proposed pebble areas
- Proposed timber decking
- Existing gravel area
- Proposed paved areas
- Existing brick paved areas
- Existing retaining wall
- Fences with heights and material as nominated
- Proposed washing line



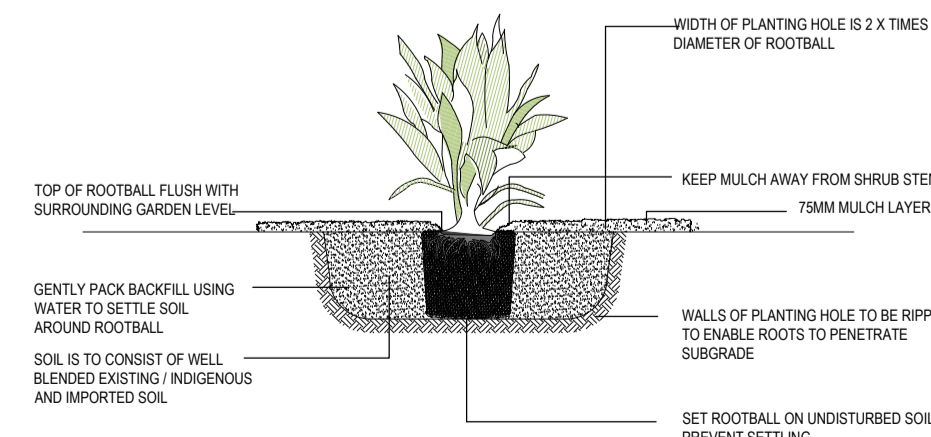
Advanced Tree Planting

detail not drawn to scale



Shrub Planting

detail not drawn to scale



Surface Finishes Detail

Garden Beds

- 75mm ORGANIC PINE BARK MULCH
- 400mm APPROVED MEDIUM LOAM SOIL
- MIN 150mm DEEP ROTARY HOED SUBGRADE

Topping / Pebble areas

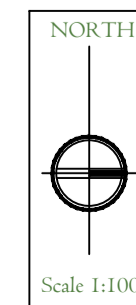
- 40MM COMPACTED DROMANNA TOPPINGS / 35 TO 40MM PINE POBBLE
- 75MM COMPACTED FOR BASE (NO COMPACTED FOR BASE AROUND BASE OF EXISTING TREES)
- SUBGRADE

Lawn areas

- STRATHAVR 'SR WALTER SOFT LEAF BUFFALO' OR SIMILAR RESTWAT LAWN
- 100MM APPROVED SANDY LOAM SOIL
- MIN 150mm DEEP ROTARY HOED SUBGRADE

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
AIM	<i>Acacia implexa</i>	Lightwood	1	40tr / min 1.8m high	10m x 5m
BM	<i>Banksia marginata</i>	Silver Banksia	3	40tr / min 1.8m high	4m x 3m
EG	<i>Eucalyptus gonicalyx</i>	Long Leaved Box	2	40tr / min 2m high	12m x 6m
HF	<i>Hymenosporum flavum</i>	Native Frangipani	1	40tr / min 1.8m high	10m x 4m
SHRUBS					
ACL	<i>Acacia cognata</i> 'Limelight'	Narrow leaf tower wattle	6	20cm pot	1.2m x 1m
AF	<i>Acmena smithii</i> 'Forest Flame'	Lilly Pilly	8	20cm pot	1.7m x 1.5m
AS	<i>Acmena smithii</i> var. 'Minor'	Compact Lilly Pilly	11	20cm pot	3m x 1.5m
CDB	<i>Correa reflexa</i> x c. 'pulchella'	Correa Dusky Bells	12	15cm Pot	1m x 1m
CG	<i>Correa glabra</i>	Rock Correa	6	20cm pot	2m x 2m
CK	<i>Callistemon</i> 'Kings Park Special'	Bottlebrush	1	20cm pot	4m x 3m
GO	<i>Goodenia ovata</i>	Hop Goodenia	6	20cm pot	1.5m x 1.5m
HE	<i>Helleborus x hybridus</i>	Hellebores	8	20cm pot	.6m x .45m
WFJ	<i>Westringia fruticosa</i> 'Jervis Gem'	Compact Coastal Rosemary	1	20cm pot	1m x 1m
GROUND COVERS & LOW SHRUBS					
CR	<i>Correa reflexa</i>	Common Correa	6	14cm pot	2m x 1.2m
DIR	<i>Dichondra repens</i>	Kidney Weed	45	14cm pot	.1m x 1.5m
LIR	<i>Liriope 'Isabella'</i>	Liriope	4	14cm pot	4m x 5m
MYP	<i>Mycoporum paniculatum</i>	Creeping Boobialla	23	14cm pot	2m x 1m
VH	<i>Viola hederacea</i>	Native Violet	35	14cm pot	.075m x 1.5m
CLIMBERS					
TJ	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	2	14cm pot	NA
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
DCB	<i>Dianella caerulea</i> 'Breeze'	Breeze Flax Lily	6	14cm pot	.7m x .65m
DT	<i>Dianella tasmanica</i>	Tasman Flax Lily	3	14cm pot	.9m x 1m
LM	<i>Liriope muscari</i>	Liriope	9	14cm pot	.75m x .75m



PROJECT: PROPOSED DWELLING
ADDRESS: 81 ORCHARD CRESCENT MONT ALBERT
DATE: 06/06/19 PROJECT NO.: L# 5743
SHEET SIZE: A1 REV # C
DESIGNED BY: NH/MA landscape Arch. UEL/UK DRAWN BY: AS

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