LANDSCAPE SPECIFICATION

1. SITE PREPARATION
Any minor levelling, either cutting or filling, shall be undertaken by the Landscape Contractor so that areas are left ready for final finishes. Adequate watering points shall be provided to enable the Landscape Contractor to maintain planted area throughout construction and the maintenance period. Weeds are to be sprayed with 'Roundup' or equal, to manufacturer's directions and must be dead before being disturbed.

2. WORKS BY OTHERS
The following works shall be undertaken by others prior to the commencement of the landscape works:
- All trees to be removed
- Tree protection fencing
- Stripping & stockpiling site topsoil
- Erosion control measures and siltation fences / devices

3. DRAINAGE WORKS
In general the mass planted areas are to be built atop existing levels to improve drainage and to deflect water runoff around the site.
If the contractor considers that certain other areas require drainage then the superintendent should be immediately notified for an inspection. Set out below are the requirements for any drainage works.

3.1 Materials:
Agricultural drains to be 100mm flexible coil & filter sock.
Aggregate to be 10-20mm blue metal.
Connections to be 100mm black polyethylene stormwater pipe.
3.2 Installation:
Install agricultural drains with a maximum 1:60 gradient and backfill trenches with a minimum 200mm layer of aggregate. Connect into the stormwater system for the buildings.

4. TIMBER EDGING

4.1 Materials
Edging to be 100 x 38mm F7 rougher header H4 treated pine.
Tanalith® E treatment - chromium and arsenic free timber treatment that uses copper and an organic azole co-biocide as active ingredients.
Pegs to be 25 x 25 x 450mm long hardwood.
nails to be galvanised timberlock twist nails - 50mm x 3.75mm
4.2 Installation
Install edging to finish flush with adjoining grass levels and secure with pegs spaced at maximum 1.2 metre intervals placed on the garden side of the edging. Pegs to be fixed to edging with 2 off nails. Top of pegs to be 25mm below top of edging. All exposed edges of timber to be bevelled to prevent future splinters.

5. PEBBLE MULCH

5.1 Materials:
Pebbles for the access paths to be 10-20mm Nepean river pebbles.
5.2 Installation:
Following earthworks rake all path areas and tamp lightly to give an even graded surface. Care shall be taken not to mix soil and pebble together. Pebbles to be laid to a depth of 100mm. Refer elsewhere for brick and timber garden edging.

6. MASS PLANTING

6.1 Materials:
Soil mix to be suitable for improving depleted soils such as Botany Humus Mix from Australian Native Landscapes or equal. Samples to be shown to Principals and Representative for approval before installation. Also provide written breakdown of contents, pH and trace elements and suitability for improving existing soil. Soil mix to comply with AS 3743-2003: Potting mixes, AS 4419-2003: Soils for landscaping and garden use & AS 4454-2003: Composts, soil conditioners and mulches.
Water crystals to be Garden King Wettasoil Granular deep watering agent form Amgrow or equal product.
Trees and plants shall be true to name and variety. Substitutes in size or variety shall not be made without the approval of the Principals Representative. Also refer to Plant Schedule.
All plants shall be true to size in well developed healthy condition, free from insects and diseases, with well established root systems. Sample of each species to be shown to Principals Representative for approval before installation.
6.2 Installation:
- Preparation of base levels by builder
- After construction of the buildings apply additional gypsum at 200g/m² to the lower section of the site (if clay encountered)
- Deep rip area below mass planted areas to a depth of 300mm
- Place 300mm layer of imported soil mix to all garden areas
- Apply 100g/m² of a complete native plant food to all gardens areas
- Work fertiliser in wiht a rake and leave for one week prior to planting

Planting shall not be carried out in dry soil or in extreme weather conditions. The root systems must be moist before planting to ensure turgidity. The plants shall be removed from their containers with as little disturbance as possible to the root system. Plants should be planted as the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid penetration of water.

Avoid hilling up of top soil around young plant stems. Firm soil around the root ball and thoroughly soak the areas after planting. On completion, cultivate, rake and leave all garden areas in a neat and tidy condition, Remove old containers and plant labels from the site.

Fertilise with an approved nine months formulation general purpose slow release fertiliser such as 'Nutricote' or 'Osmocote' that is mixed into the prepared planting space just prior to planting. Fertiliser is to be applied at the rate as specified by the manufacturer for the plant size and type. Maintain all plants and ties and provide adequate watering for the duration of the contract.

Staking - Trees as indicated in the Schedule are to be staked with four 50 x 50mm x 1800mm long hardwood stakes secured in each corner of a 1000 x 1000mmm square.

7. GARDEN MULCH

7.1 Materials
Mulch to be comprised of maximum 25mm fresh hardwood chips such as Eucalyptus Mulch from Australian Native Landscapes or equal. Samples to be shown to Superintendent for approval before installation. Mulch to comply with AS 4454-2003: Composts, soil conditioners and mulches.
7.2 Installation
Following planting, rake all garden areas and tamp lightly to give an even graded surface. Spread 75mm layer of mulch over the surface of all garden beds and cove down to finish flush with tops of pavements and garden edging. Care shall be taken not to mix soil and mulch together.

8. NEW LAWN AREAS

8.1 Materials
Turf shall be cultivated 'Greenlees Park' Couch obtained from an approved commercial grower. It shall be weed and disease free.
Topsoil to be a turf topdressing with a high performance turf top-dressing such as Nitro-Top from Australian Native Landscapes or equal. Samples to be shown to Superintendent for approval before installation. Also provide written breakdown of contents, pH and trace elements and suitability for improving existing soil.
Topsoil to comply with AS 4419-2003: Soils for landscaping and garden use.
8.2 Installation:
- Preparation of base levels by builder
- After construction of the buildings apply additional gypsum at 200g/m² to the lower section of the site
- Deep rip area below lawn areas to a depth of 300mm
- Place 100mm layer of imported topsoil mix to all garden areas

Level and lightly compact topsoil to ensure a smooth surface. Prior to final raking add fertiliser such as Dynamic Lifter to manufacturer's directions. Turf to finish flush with adjoining pavements and edgings. Topdress edges or low areas to ensure even surface.

BASIX CALCULATIONS

RESIDENCE 1 GARDEN AREAS	AREA
Lawn	143.80m²
Low Water Use Planting	85.37m²
Lawn/LWUP Total	**229.17m²**
Permeable pebble mulch	26.89m²
Total	**256.06m² (=51.21%)**

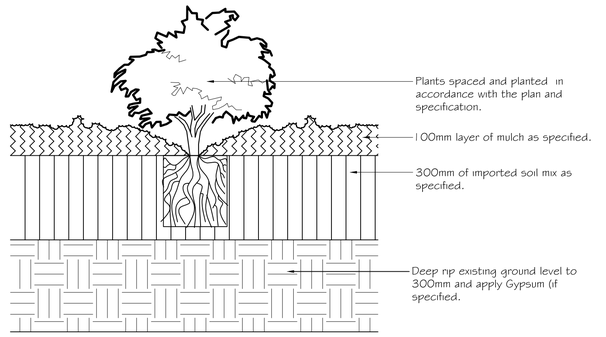
RESIDENCE 2 GARDEN AREAS	AREA
Lawn	132.52m²
Low Water Use Planting	81.00m²
Lawn/LWUP Total	**213.52m²**
Permeable pebble mulch	33.16m²
Total	**246.68m² (=50.31%)**

SCHEDULE OF PLANT MATERIAL

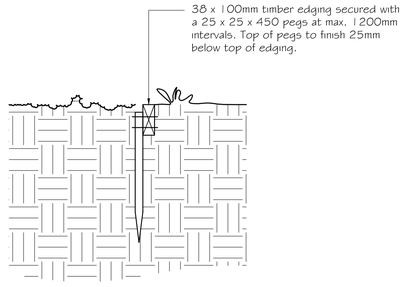
CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
BSp	*Banksia spinulosa*	Hairpin Banksia	8	1.5m	200mm	-
CCi	*Callistemon citrinus*	Bottlebrush	17	2.5m	200mm	-
DC	*Dianella caerulea*	Paroo Lily	63	0.4m	140mm	-
DT	*Dodonaea triquetra*	Hop Bush	7	2m	200mm	-
ER	*Elaeocarpus reticulatus*	Blueberry Ash	2	5m	25 litre	2
LL	*Lomandra longifolia*	Mat Rush	7	1m	140mm	-
LLt	*Lomandra* 'Tanika'	Tanika Lomandra	25	0.4m	140mm	-
PTf	*Phormium tenax* 'Flamin'	Red NZ Flax	19	1m	200mm	-
SAp	*Syzygium australe* 'Pinnacle'	Narrow Lilli Pilli	3	3m	200mm	-
SAe	*Syzygium australe* 'Elegance'	Dwarf Lilli Pilli	4	3m	200mm	-
TL	*Tristaniopsis laurina*	Water Gum	2	18m	25 litre	-

LEGEND

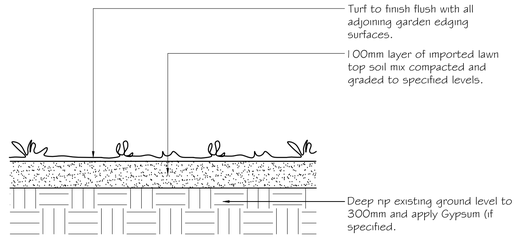
- CONTOURS (13.4)
- EXISTING & ARCHITECTS LEVELS (+ 55.28)
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TURF AREAS
- GRAVEL PATHS
- TIMBER GARDEN EDGING
- STEPPING STONES
- 1800mm HIGH TIMBER PALING FENCE



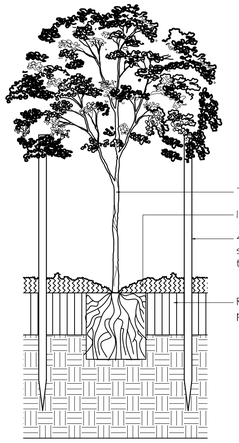
1 **MASS PLANTING**
SCALE 1:10
TYPICAL SECTION.



2 **TIMBER EDGING**
SCALE 1:10
TYPICAL SECTION.



3 **LAWN AREAS**
SCALE 1:10
TYPICAL SECTION.



4 **HARDWOOD STAKING FOR TREES**
SCALE 1:20
TYPICAL SECTION.

PROPOSED LOT 1

HORNSBY REQUIREMENTS:

PROPOSED SITE AREAS:
REQUIRED: 500m²
ACHIEVED: 500m²

SITE COVERAGE:
ALLOWED: 50% (250m²)
ACHIEVED: 33% (164.03m²)

MAX FLOOR AREA:
ALLOWED: 330m²
ACHIEVED: 223.64m²

PRIVATE OPEN SPACE:(MIN 3m WIDE)
REQUIRED: 24m²
ACHIEVED: 68.69m²

LANDSCAPED AREA::(MIN 1.5m WIDE)
REQUIRED: 20% (100m²)
ACHIEVED: 48% (240.54m²)

CAR PARKING:
REQUIRED: 2 Space per Dwelling
ACHIEVED: 2 Space per Dwelling

PROPOSED LOT 2

HORNSBY REQUIREMENTS:

PROPOSED SITE AREAS:
REQUIRED: 500m²
ACHIEVED: 490.3m²
(NON-COMPLIANCE)

SITE COVERAGE:
ALLOWED: 50% (245.15m²)
ACHIEVED: 33% (161.70m²)

MAX FLOOR AREA:
ALLOWED: 330m²
ACHIEVED: 222.76m²

PRIVATE OPEN SPACE:(MIN 3m WIDE)
REQUIRED: 24m²
ACHIEVED: 136.71m²

LANDSCAPED AREA:(MIN 1.5m WIDE)
REQUIRED: 20% (98.06m²)
ACHIEVED: 42% (204.78m²)

CAR PARKING:
REQUIRED: 2 Space per Dwelling
ACHIEVED: 2 Space per Dwelling

0 1 2 3 4 5 10

NOTES

This plan is to be read in conjunction with all documentation prepared by **Champion Homes**.

Job no. 4326N

iScape LANDSCAPE ARCHITECTURE
office. 16/303 pacific highway
lindfield nsw 2070
postal. 25 bent street
lindfield nsw 2070
ph 9416 4290 fax 9416 4735
A.C.N 097 328 580
email ijla@netspace.net.au

project
Proposed Residence
Lot 1, No. 1 Taylor Place,
Pennant Hills

drawing
Landscape Plan

client
Andrew Lewis

date	**scale**
December 2020	1:100 @ A1 1:200 @ A3
job.dwg no.	**no. in set**
239.20/468	ONE/ONE
designed by	**drawn by**
IJ	AM