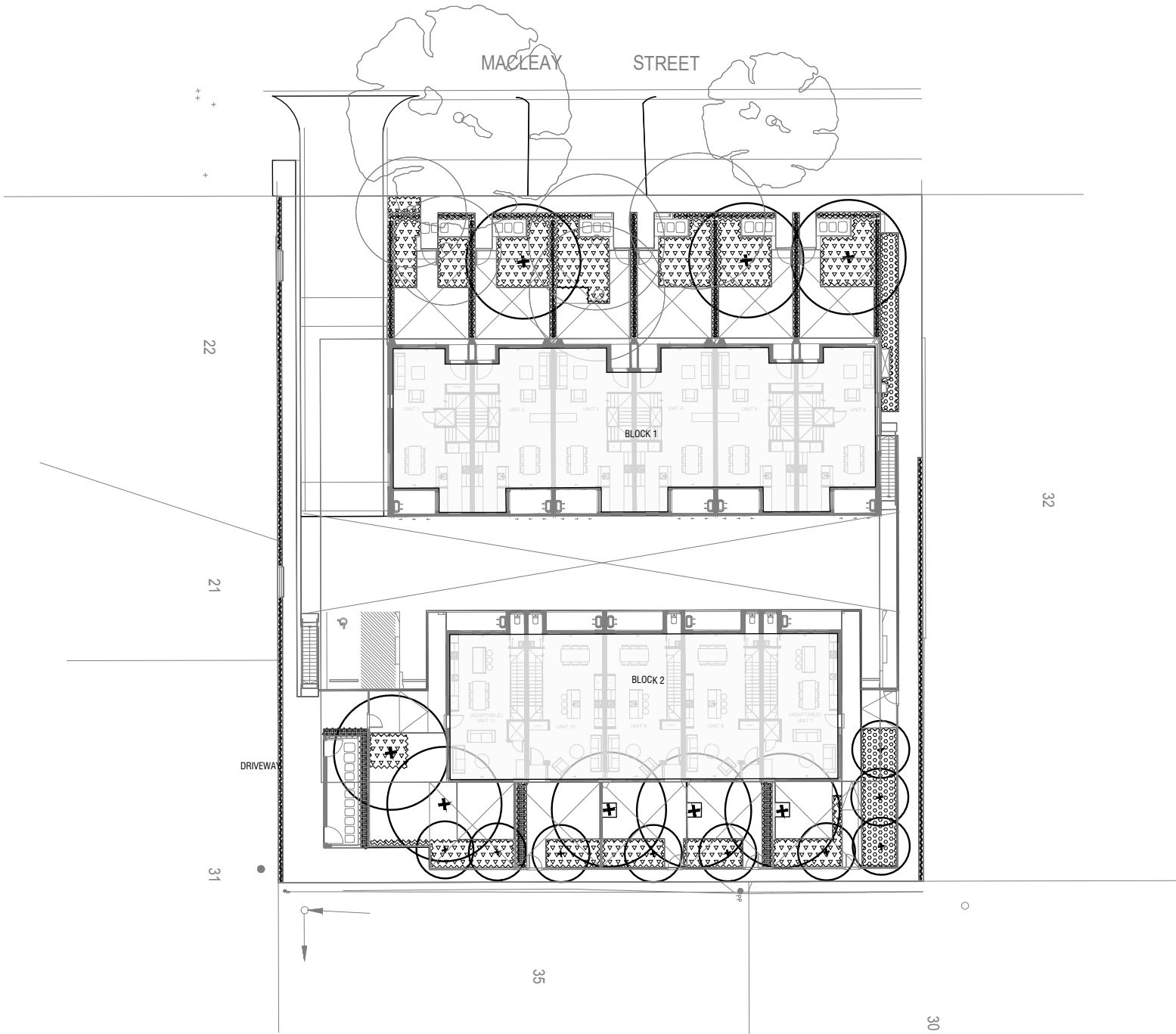


MULTI-RESIDENCES DEVELOPMENT

60 & 62 MACLEAY STREET
TURNER (ACT)

LANDSCAPE ARCHITECTURE DOCUMENTATION ISSUE FOR DEVELOPMENT APPLICATION



DRAWING LIST

4654-F101	COVER SHEET & KEY PLAN
4654-F201	LANDSCAPE PLAN

GENERAL NOTES

- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL UNDERTAKE DIAL BEFORE YOU DIG TO IDENTIFY ALL SERVICES ON SITE.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT.
- IF ANY DISCREPANCY OCCURS BETWEEN DRAWINGS AND SPECIFICATIONS IT SHOULD BE REFERRED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH WORK.
- UNLESS SPECIFIED OTHERWISE LEVELS ARE IN METRES AND DIMENSIONS ARE IN MILLIMETRES.
- VERIFY THE LOCATION OF ALL SERVICES AND ALL EXISTING STRUCTURES, PAVEMENTS, FENCES AND VEGETATION ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- REFER TO SURVEYOR AS NECESSARY. LAYOUT TO BE CONDUCTED BY REGISTERED SURVEYOR. CONTRACTOR WILL BE PROVIDED WITH DIGITAL COPY OF THE DRAWINGS.
- SET-OUT ALL WORKS FOR APPROVAL BY THE SUPERINTENDENT.
- PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (EG.BRICKS, PAVERS) FOR SUPERINTENDENTS APPROVAL PRIOR TO PLACING ORDERS.
- USE FIGURED DIMENSIONS - DO NOT SCALE FROM DRAWING.
- COORDINATE ALL WORKS WITH OTHER TRADES.

STANDARDS

- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH EPA GUIDELINES.
- ALL WORKS IN ACCORDANCE WITH COUNCIL AND AUSTRALIAN STANDARDS

ON-GOING MAINTENANCE

MAINTAIN AND ESTABLISH THE WORKS FOR A **52 WEEK** PERIOD. MAKE GOOD ALL DEFECTS FOR A 52 WEEK PERIOD. AFTER THE ISSUE OF THE CERTIFICATE OF PRACTICAL COMPLETION BY THE SUPERINTENDENT, THE CONTRACTOR WILL MAKE GOOD ALL DEFECTS ETC., TO THE SATISFACTION OF THE SUPERINTENDENT.

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 WORKS UNDER NORMAL USE. THIS INCLUDES, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING ITEMS WHERE AS REQUIRED:

- WATERING, MOWING, FERTILIZING, WEEDING, RESEEDING, PEST AND DISEASE CONTROL, STAKING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP-DRESSING, MAINTAINING A NEAT AND TIDY SITE**

COMMENCEMENT OF MAINTENANCE & ESTABLISHMENT
GIVE THE SUPERINTENDENT 7 DAYS' NOTICE THAT THE WORKS ARE PRACTICALLY COMPLETE FOR COMMENCEMENT OF THE MAINTENANCE/ESTABLISHMENT PERIOD. THE SUPERINTENDENT WILL INSPECT THE WORKS AND ADVISE THE CONTRACTOR OF ANY DEFECTS OR DEFICIENCIES FOUND, WHICH WILL BE RECTIFIED WITHIN 14 DAYS. BEFORE REQUESTING THE WORKS PRACTICALLY COMPLETE, ENSURE THAT ALL WORKS OF THE CONTRACT ARE COMPLETE.

PROTECTION
PROTECT ALL GRASSED AND PLANTED AREAS FROM DAMAGE, EITHER MALICIOUS, IRRESPONSIBLE OR ACCIDENTAL.

MULCHED SURFACES
MAINTAIN ALL MULCHED SURFACES IN A CLEAN AND TIDY CONDITION AND REINSTATE IF NECESSARY, AS SPECIFIED.

PLANTED AREAS
THROUGHOUT THE DURATION OF THE CONTRACT MAINTAIN THE PLANTED AREAS IN ONE OF THE FOLLOWING MANNERS:
(a) INDIVIDUAL TREES OR SHRUBS - A WEED FREE WATERING SAUCER OF MINIMUM DIAMETER OF 1M,
(b) PLANTING BEDS - COMPLETELY WEED FREE SURFACE WITHIN THE SURROUNDS OF THE BED.
NOTE: THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND ESTABLISHMENT OF ALL PLANTING WORKS.

GRASS AREAS
MAINTAIN ALL GRASS AREAS BY WATERING, WEEDING, RE-SEEDING, ROLLING, MOWING, TOP DRESSING, TRIMMING, FERTILIZING OR OTHER OPERATIONS AS NECESSARY. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD WITHIN THE 30-75MM RANGE, AVERAGE 50MM.

WATERING
GRASS, TREES AND GARDEN BED AREAS ARE TO BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH. THE MINIMUM ACCEPTABLE REQUIREMENT FOR GRASS AREAS IS 25MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT OR A COMBINATION OF BOTH DURING EACH PERIOD OF ONE WEEK FROM 1ST APRIL TO 31ST SEPTEMBER AND 35MM OF NATURAL RAINFALL OR ITS EQUIVALENT OR A COMBINATION OF BOTH DURING EACH PERIOD OF ONE WEEK FROM 1ST OCTOBER TO 31ST MARCH. ACCEPTABLE REQUIREMENT FOR TREES AND SHRUBS IS 25MM OF WATER DURING EACH PERIOD OF ONE WEEK.

WEEDING AND RUBBISH REMOVAL

FOR THE DURATION THE MAINTENANCE & ESTABLISHMENT PERIOD, REMOVE RUBBISH BY HAND AND SPRAY WEED GROWTH WITH HERBICIDE EG: ROUNDUP THAT MAY RE-OCCUR THROUGHOUT THE CONTRACT AREA. CARRY OUT ALL SPRAYING IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. THIS WORK IS TO BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

TREE TIES & TREE GUARDS
ENSURE HESSIAN TIES MADE TO STAKES ARE SECURE 'FIGURE 8' PATTERN AND STAKES ARE SECURE.

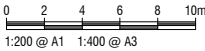
PRUNING
PRUNE TREES AND SHRUBS AS DIRECTED BY THE SUPERINTENDENT. PRUNING WILL BE DIRECTED FOR THE MAINTENANCE OF DENSE FOLIAGE, OR MISCELLANEOUS PRUNING AS BENEFICIAL TO THE CONDITION OF THE PLANTS. PRUNE ANY DAMAGED GROWTH.

DEFECTS PERIOD
ALL WORKS WILL HAVE A DEFECTS PERIOD OF 12 MONTHS FROM THE DATE OF PRACTICAL COMPLETION.

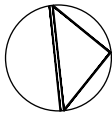
MAINTENANCE PERIOD
ALL WORKS UNDER THIS CONTRACT WILL HAVE A CONTRACTOR MAINTENANCE / ESTABLISHMENT PERIOD OF 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION, INCLUSIVE OF WATERING, MOWING, PLANT CARE, LITTER COLLECTION AND GENERAL MAINTENANCE WORKS.

A	Mr	IL	Mr		15/05/2023	ISSUE FOR APPROVAL
NO.	DESIGN	DRAWN	CHECKED	VER'D	DATE	AMENDMENT / ISSUE

NOTES
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Project

MULTI-RESIDENTIAL DEVELOPMENT
60 & 62 MACLEAY STREET
TURNER (ACT)

Client

LIEBKE&CO JOSH PALFI

Drawing Title

LANDSCAPE PLAN

Scale	Plot Date:	Sheet No.
Dr. No.	4654-F101 A	1.1