

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.

The following works shall be undertaken by others prior to the commencement of the landscape works:

3. 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.

4.1 Materials

Bricks -	110 x 230 x 50mm precise form clay paver or equivalent. Bricks to be approved by clients' representative.
Mortar -	Clean fine sand & Portland cement Type A in a 4:1 ratio.
Reinforcing -	Galvanised brick tor
Expansion Joint -	PE Polyethylene 30kg density 10mm x 100mm

4.2 Installation

Excavate a trench of minimum width 200mm and 100mm below finished landscape levels.

Install a rough mortar footing of minimum thickness 50mm (including reinforcing) and bed bricks into the mortar before it hardens. Install mortar into a uniform 10mm joint between each brick to create flush struck joints. Saw cut pavers to accommodate tight curves. Install edging to finish flush with adjoining turf levels. Install expansion joints at maximum 3 metre intervals to accommodate movement.

Install edging to finish flush with adjoining grass levels.

5.1 Materials:
Pebbles for the access paths to be 10-20mm Nepean river pebbles

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.

6.1 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 with 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.

Fertiliser 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 1000mm square.

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 100mm 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.

8.1 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.

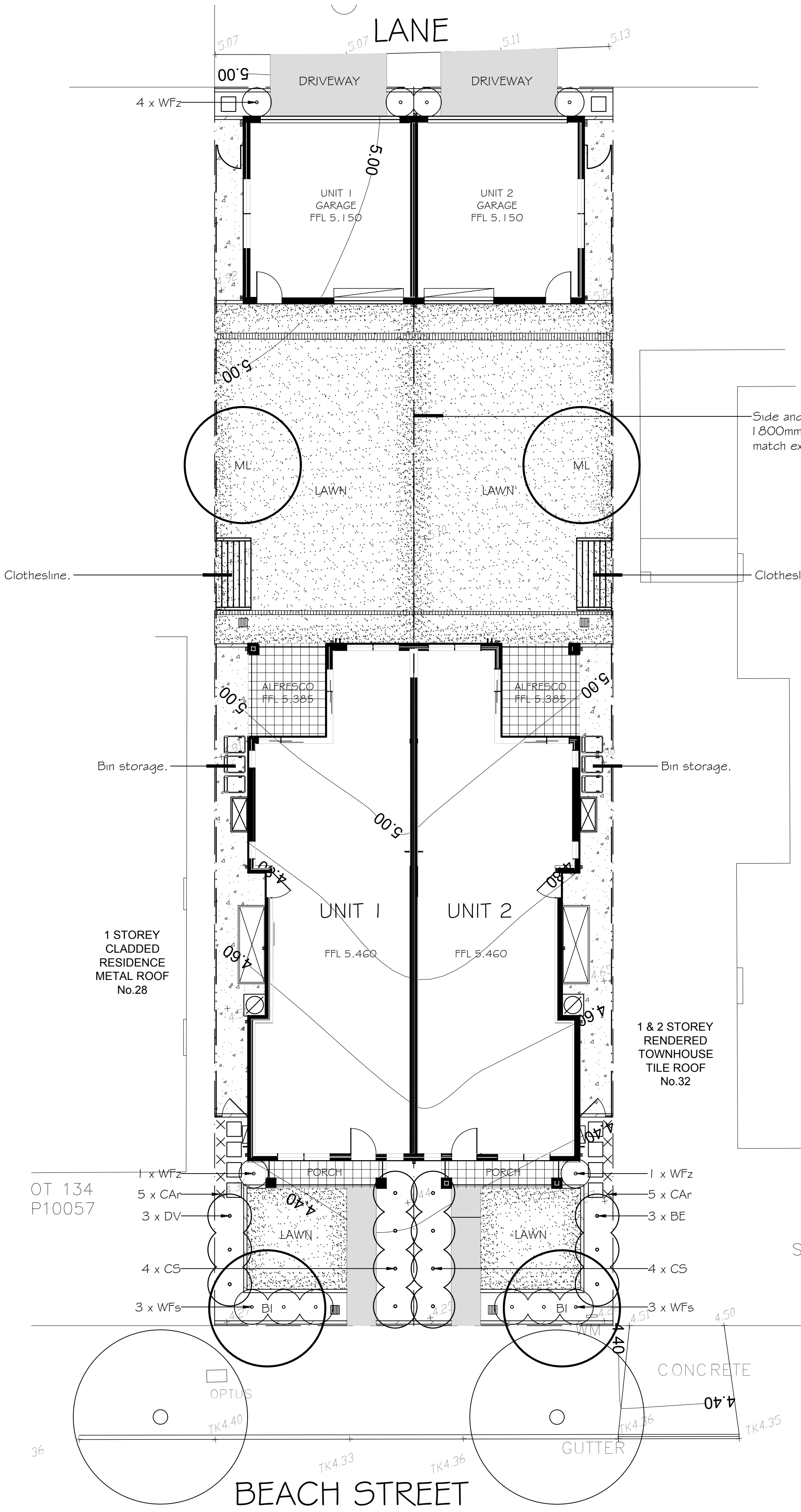
Topsoil to comply with AS 4419-2003: Soils for landscaping and garden use.

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.

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MARKET HEIGHT	CONTAINER SIZE	STAKES
BE	<i>Banksia ericifolia</i>	Heath Banksia	3	3m	200mm	-
BI	<i>Banksia integrifolia</i>	Coastal Banksia	2	7m	45 litre	2
CS	<i>Callistemon 'Slim'</i>	Slim Bottlebrush	8	3m	200mm	-
CAR	<i>Caropobrotus 'Aussie Rambler'</i>	Pigface	10	prostrate	140mm	-
DV	<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hop Bush	3	3m	200mm	-
ML	<i>Melaleuca linariifolia</i>	Snow in Summer	2	7m	45 litre	2
WFS	<i>Westringia fruticosa 'Smokey'</i>	Coastal Rosemary	6	1.5m	200mm	-
WFZ	<i>Westringia fruticosa 'Zena'</i>	Dwarf Coastal Rosemary	6	1m	200mm	-



Lawn
Low Water Use Planting
Lawn/LWUP Total
Permeable pebble mulch
Total

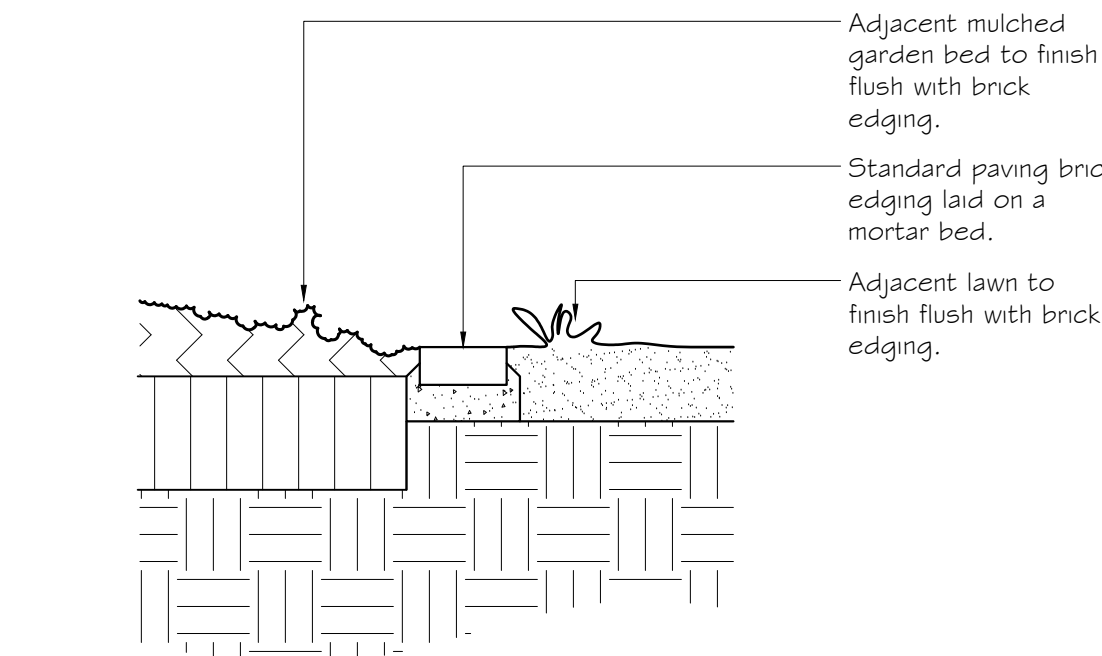
Plants spaced and planted in accordance with the plan and specification.

100mm layer of mulch as specified.

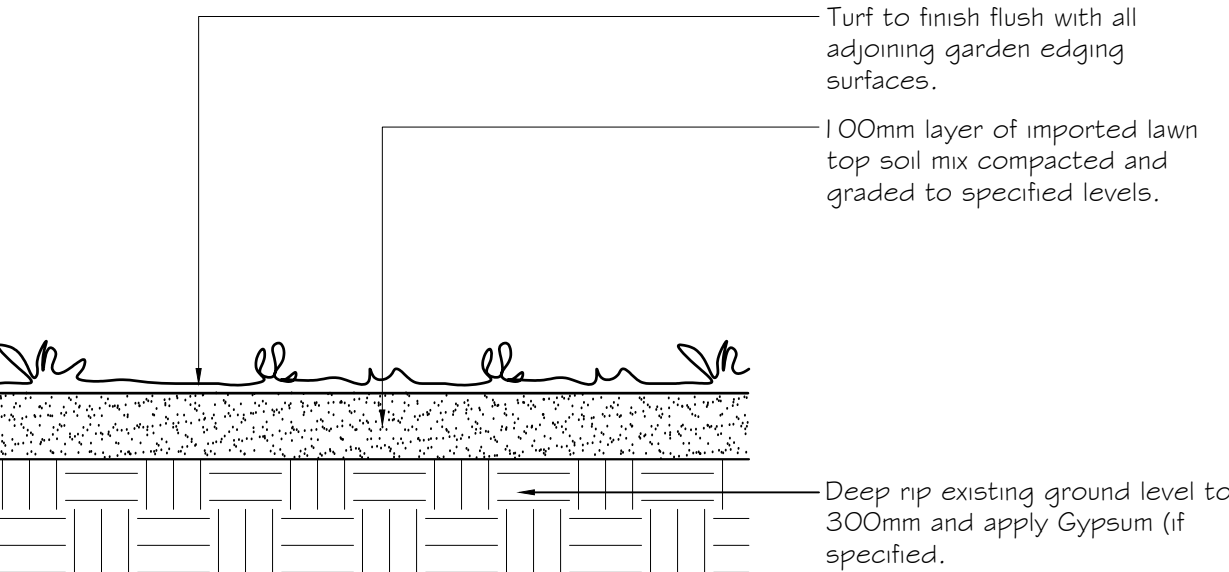
300mm of imported soil mix as specified.

Deep rip existing ground level to 300mm and apply Gypsum (if specified).

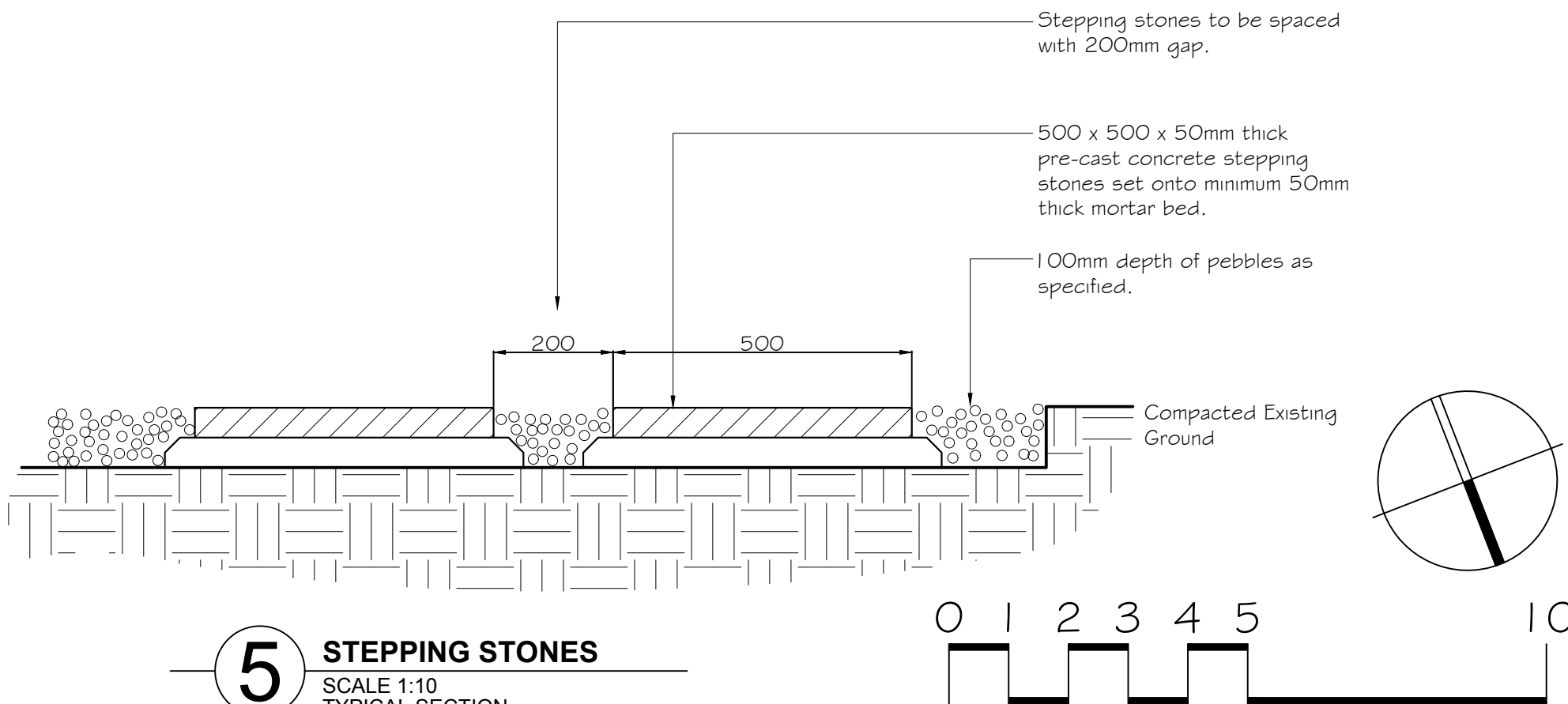
2 SCALE 1:10
TYPICAL SECTION.



3 SCALE 1:10
TYPICAL SECTION



4 SCALE 1:10
TYPICAL SECTION



5 SCALE 1:10
TYPICAL SECTION

Lawn
Low Water Use Planting
Lawn/LWUP Total
Permeable pebble mulch
Total

92.23m²
20.54m²
112.77m²
23.83m²
136.60m² (=46.72%)

13.4

CONTOURS

+ 55.28

EXISTING & ARCHITECTS LEVELS

+ 65.20

PROPOSED LANDSCAPE LEVELS

EXISTING TREES TO BE
RETAINED

NEW TURF AREAS

GRAVEL PATHS

BRICK GARDEN EDGING

STEPPING STONES

1800mm HIGH COLORBOND
FENCING

A

1. Minor revisions to suit revised architectural plans.

08 04 26

This plan is to be read in conjunction with all documentation prepared by **A&N Design Group**.



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project

Proposed Dual Occupancy

30 Beach Street, Ettalong Beach

drawing

Landscape Plan

client

Jakam Gil Pty Ltd

date

April 2026

job_dwg no

07 26/009'A'

designed by

scale
1:100 @ A1
1:200 @ A3

no. in set
ONE/ONE

drawn by

drawn by
HI