

GENERAL SPECIFICATION

NOTE

All work to comply with the NCC (BCA) 2016 with referenced documents.

NOTE: the BCA has been updated to the National Construction Codes (NCC) and reference should be made to the current issue at the date of the Construction Certificate, which will be the code in force for construction of the project.

DEMOLITION:

Demolition & asbestos (if found) - generally; to AS2601 Demolition of Structures. Asbestos (if found) to be removed by licensed asbestos removal contractor, to Workcover NSW guidelines, codes of practice (NOHSC 2002, NSW OH&S Act 2000). Refer also to DA condition no.32 regarding demolition and waste disposal. Waste Bins - obtain Council approval prior to placing on public property including rear laneway.

SETOUT (Surveyor to certify) - verify & report:

Verify boundaries and setout prior to construction. Report discrepancies immediately to Architect and await instructions prior to commencing work on site.

STORMWATER

Connect to street stormwater system.

TREES & LANDSCAPING:

Refer to Landscape architect plans

Damp Proof Courses & Flashings:

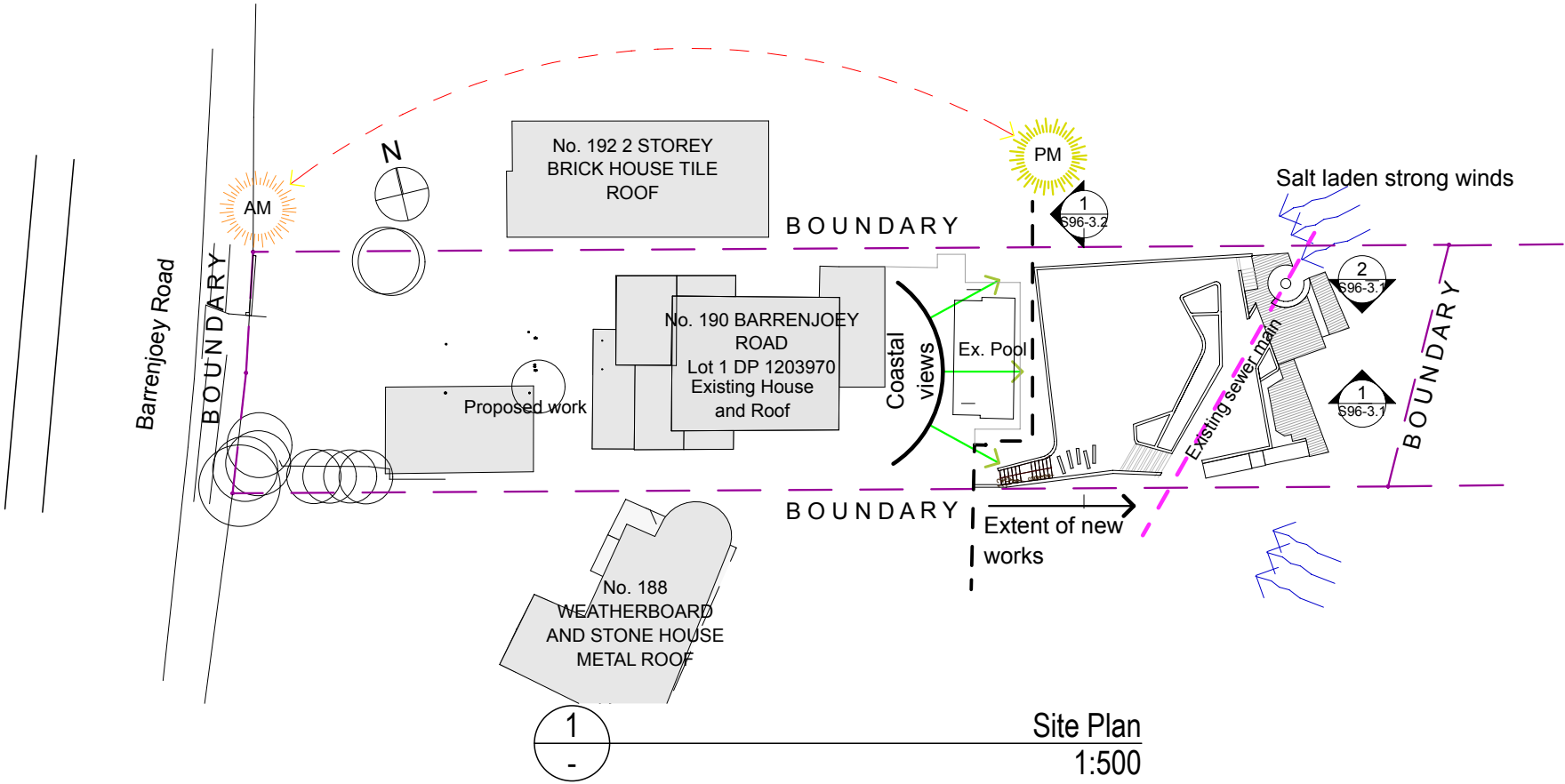
To AS/NZS2904 1995 - non standard junctions TFD.

UTILITY & COUNCIL SERVICES:

- * Conduct a "Dial Before You Dig on 1100" to obtain relevant service diagrammes (maintain a copy on site).
- * Apply for all necessary permits.

LEGEND & NOTES

ATO	As Turns Out (dimension to suit site)
COS	COS - Check On Site - check figured dimensions against site and report discrepancies
EQ.	Equal Set Out (dimensions)
FW	Floor Waste - fall in floor finish to outlet connected to drainage stack
SA	Smoke Alarm to AS 3786 (1993, 2014) on ceiling to BCA requirements, mains powered.
TFD	To Future Detail (Manufacturer's &/or shop-drawings &/or installation details - obtain prior to ordering & fabrication).
TED	To Structural Engineers drawings and spec. (latest issue)
TBC	To Be Confirmed with owner prior to ordering or fabrication (e.g. colours and finishes)



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AMENDMENTS:
NOT FOR CONSTRUCTION

a	S96 Application Issue	01-03/17
REV	DESCRIPTION	DATE

SECTION 96
ONLY
NOT FOR CONSTRUCTION

Project Name
NEW LANDSCAPE
Site Address
**190 BARRENJOEY ROAD
NEWPORT
NSW 2106**

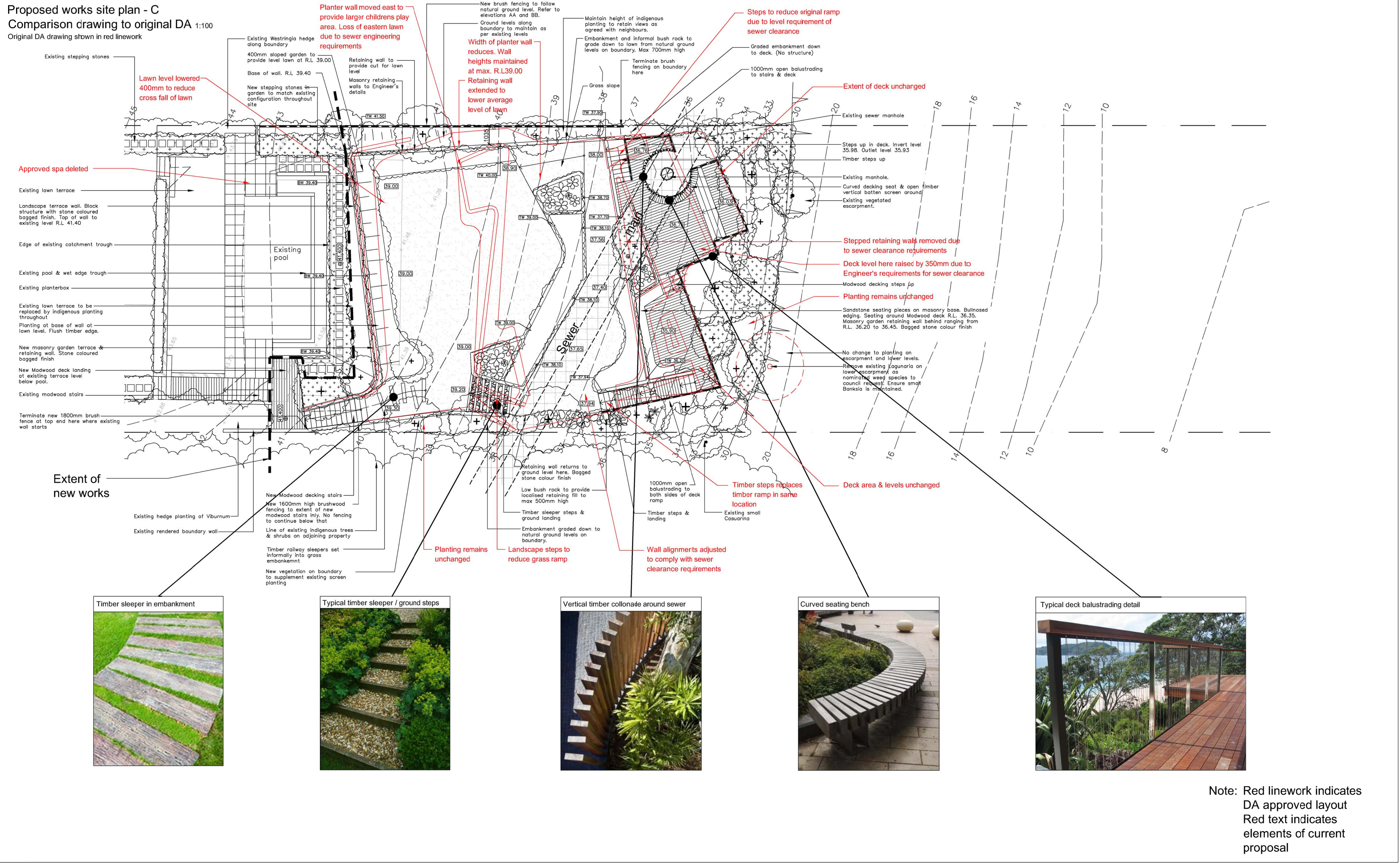
DRAWN BY:
AS
Date:
1/3/18
Scale:
as noted
Status:
Amended Design
APPROVED BY
Nominated Architect Furio Valich ARBN 3317
/Volumes/acadodd/1709_190Barrenjoey Road_Landscape /A_/S96/1709_190BarrenjoeyRd_S96.pln
PLOT: Thursday, 1 March 2018 5:42 pm
The builder will check and verify all dimensions and report all errors and omissions to the Architect. Drawings not to be used for construction purposes until issued marked "For Construction". Do not scale the drawings use figured dimensions.
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DRAWING TITLE:
BACKYARD LANDSCAPE - Site Analysis

Project No:
1511

Drawing No.:
S96-0.0
ISSUE:
AS NOTED

Proposed works site plan - C
Comparison drawing to original DA 1:100
Original DA drawing shown in red linework



Note: Red linework indicates
DA approved layout
Red text indicates
elements of current
proposal

[illegible]

Proposed works site plan 1:100
Proposed works coloured



Timber sleeper in embankment



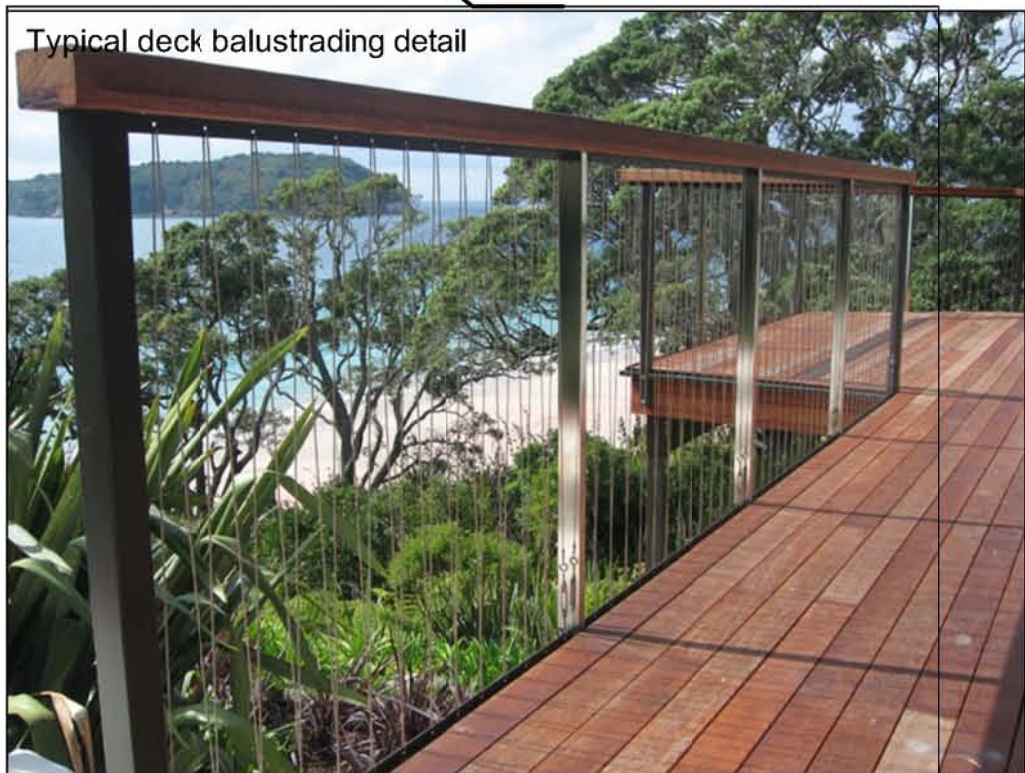
Typical timber sleeper / ground steps



Vertical timber colnade around sewer



Curved seating bench



Typical deck balustrading detail

Note: Area of proposed works coloured only

Legend

- Existing trees to be removed
- Existing trees
- Proposed trees

- Succulents
- Shrubs
- Lawn areas
- Groundcovers

- Stepping stones in garden bed
- Steps up
- Tiles/pavers on concrete slab
- Modwood decking

- Balustrading/fence
- Strip drainage grate
- Drainage pit
- Informal boulders

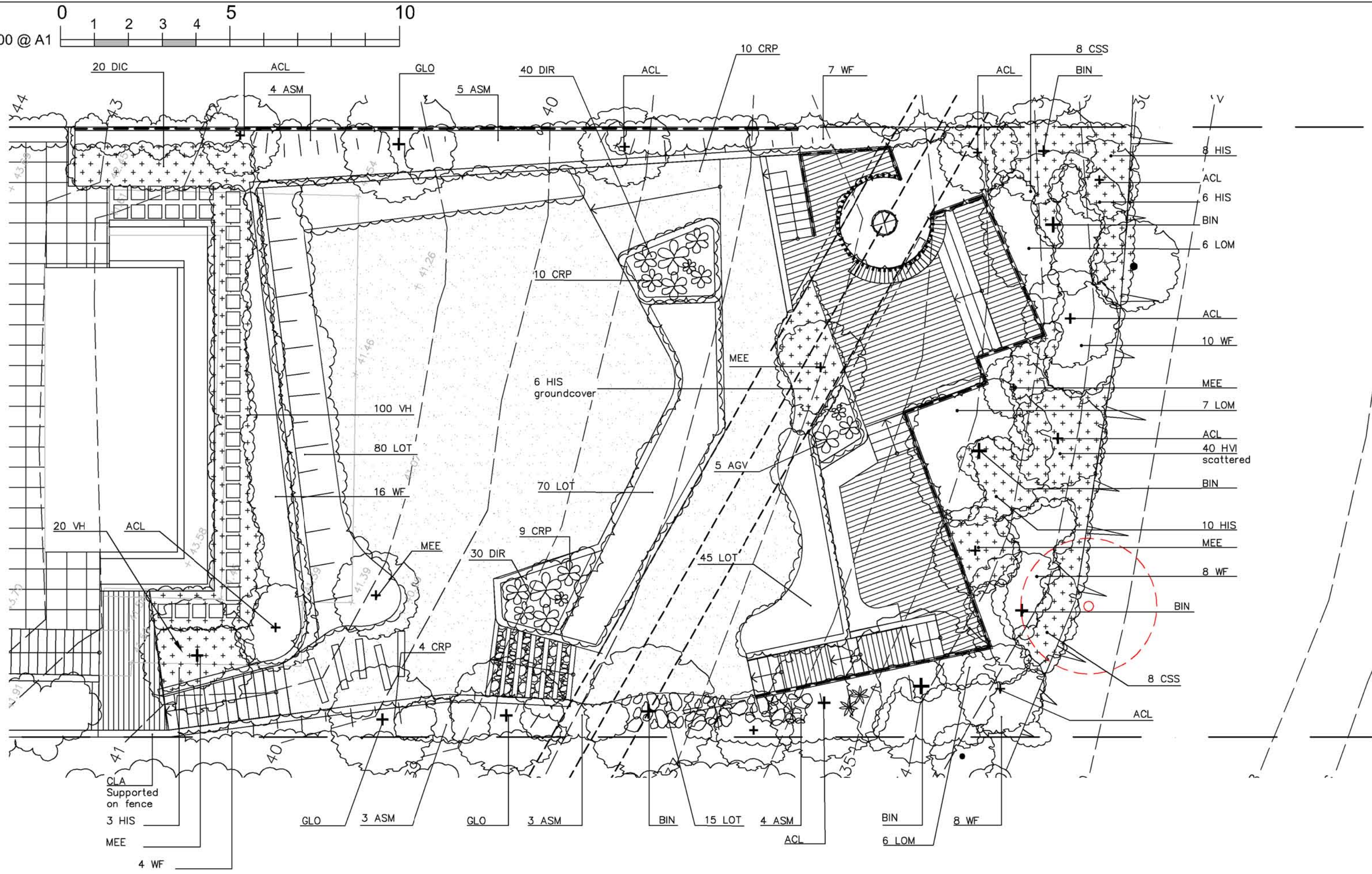
- Retaining walls
- Existing contours
- Proposed levels



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PROJECT: MILLER RESIDENCE
190 BARRKENOY ROAD
NEWPORT
DWG: SITE PLAN

DATE: 2.3.18
JOB REF: 17/1641/596
ISSUE: B
SCALE: AS SHOWN @ A1
SHEET NO: 2 OF 3
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North
AMENDMENTS

Planting plan 1:100 @ A1



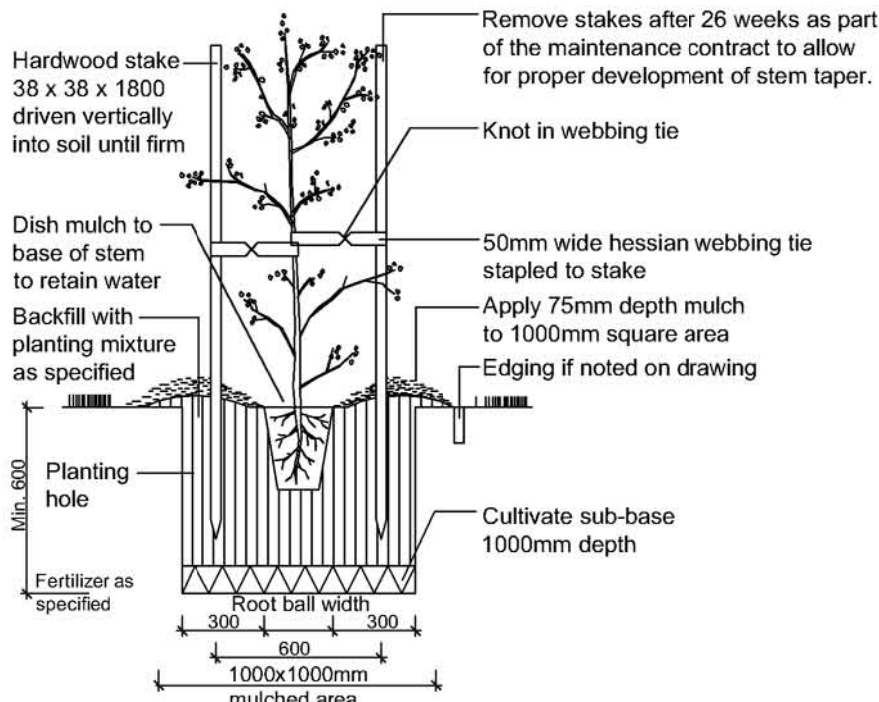
Planting schedule

Symbol	Botanical Name	Common Name	No.	Cont. Size	Staking	Mature Height
Trees						
ACL	Acacia longifolia	Sydney Golden Wattle	9	300mm	2x38x38x1800	3-4.0M
BIN	Banksia integrifolia	Coast Banksia	5	45Lt	2x38x38x1800	5-7.0M
GLO	Glochidion ferdinandii	Cheese Tree	3	45Lt	2x38x38x1800	4-5.0M
MEE	Metrosideros excelsa 'Thompsonii'	N.Z. Christmas Bush	5	300mm	2x38x38x1800	3-4.0M
Shrubs						
ASM	Acmena smithii	Lilly Pilly	19	300mm	nil	3-4.0M
WF	Westringia fruticosa	Coastal Rosemary	48	250mm	nil	1.5M
Ferns/Palms/Succulents						
AGV	Agave attenuata	Century Plant	5	250mm	nil	0.5M
CRP	Crinum pedunculatum	Swamp Lily	33	200mm	nil	0.8M
Groundcovers/Climbers						
CLA	Clematis aristata	Old Man's Beard	1	200mm	nil	0.4M
CSS	Cissus antarctica	Water vine	16	150mm	nil	0.3M
DIR	Dichondra repens	Kidney Weed	70	tubes	nil	0.1M
HIS	Hibbertia scandens	Guinea flower	42	200mm	nil	4.0M
VH	Viola hederacea	Native Violets	140	tubes	nil	0.05M
Grasses						
DIC	Dianella caerulea	Blue Flax Lilly	20	150mm	nil	0.5M
LOM	Lomandra longifolia	Spiny Mat Rush	21	200mm	nil	1.0M
LOT	Lomandra longifolia cv 'Tanika'	Fine Leaf Dwarf Lomandra	200	150mm	nil	0.5M

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to cross check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number or plant symbol discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project. Unconfirmed species substitutions may result in withholding of the compliance certificate.

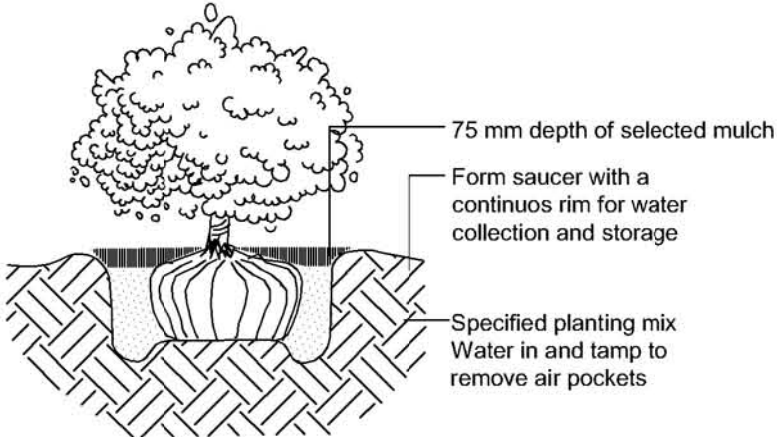
Detail 1.

Tree planting detail n.t.s



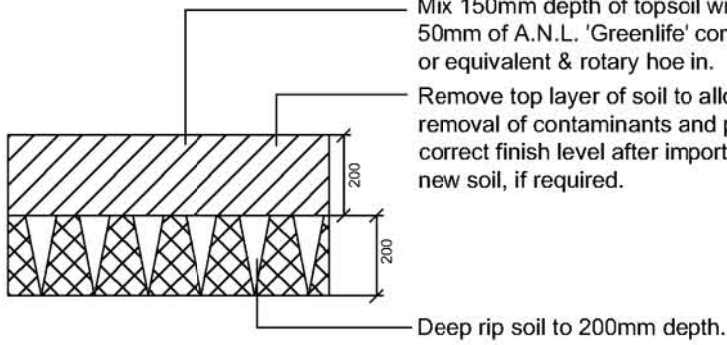
Detail 2.

Shrub planting detail n.t.s



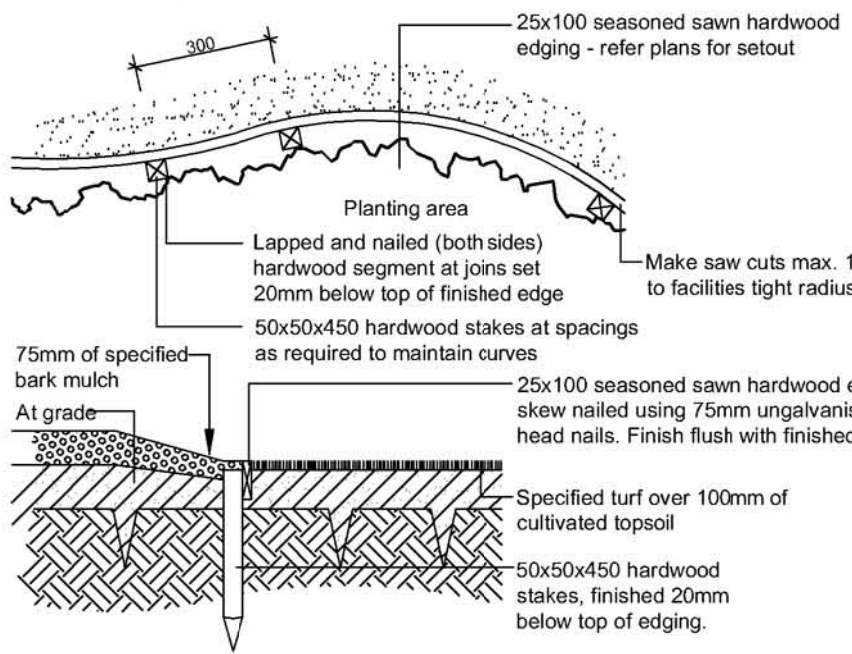
Detail 3.

Soil preparation detail n.t.s.



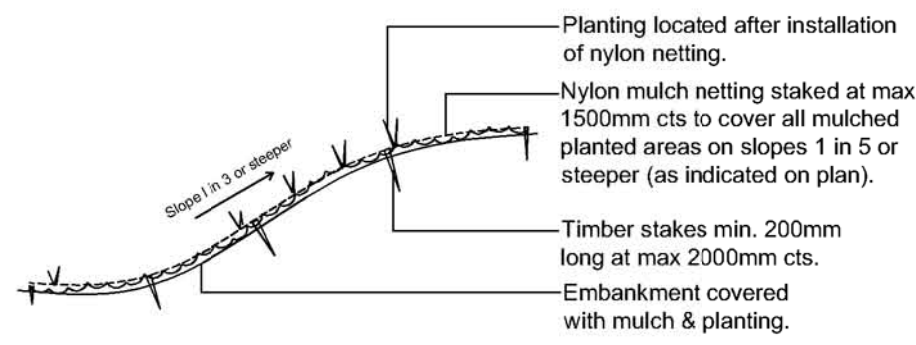
Detail 4.

Timber edge detail n.t.s.



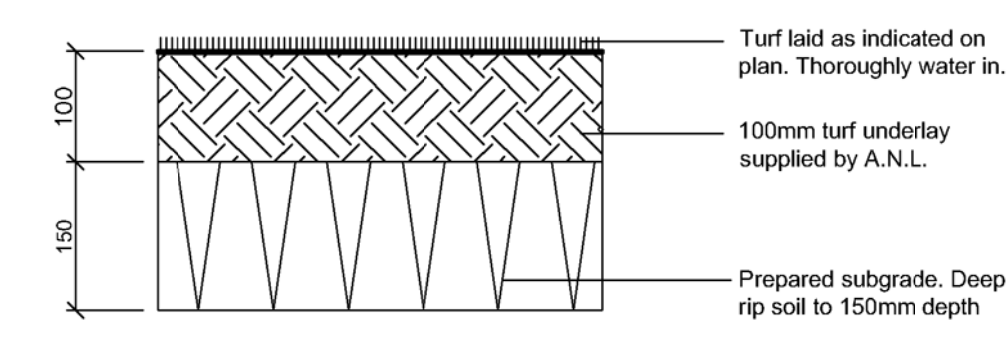
Detail 5.

Bank stabilisation detail n.t.s.



Detail 6.

Turf over soil n.t.s



Landscape Management Notes

Coordinated with data in Pittwater Council's [Bungan Beach & Headland Reserve Plan of Management](#).

-
- Management zone plan methodology**
 - Prior to construction**
 - Landscape Contractor to have qualified and accredited bushland regeneration technician on staff or as sub-contractor.
 - the removal of identified trees should be undertaken ensuring no damage occurs to branches and foliage of trees being retained;
 - all exotic plants, noxious and environmental weeds shall be eradicated (primary weeding) using standard bush regeneration weed control methods;
 - protective fencing to be erected as shown on the site management plan (sheet 5);
 - soil & erosion control measures are to be installed as shown on the sedimentation control plan (sheet 5);
 - a nursery that specialises in the growing of local native species should be contracted to ensure plant stock will be ready at the completion of construction works.
 - During construction**
 - the allotment is to be maintained free from noxious & environmental weeds at all times during the construction process;
 - excavation works within the vicinity of Primary Root Zone of trees to be retained is to be supervised by the appointed site consulting Arborist;
 - Ongoing weeding is to be undertaken at a minimum of 2 monthly intervals with additional weed control as deemed necessary to control the establishment of noxious and environmental weeds;
 - soil & erosion controls shall be maintained at all times to ensure that they are capable of performing to their design intent, particularly after rain events.
 - At completion of construction**
 - All noxious & environmental weed species and exotic species are to be eradicated from the entire site;
 - Final soil levels are to be graded or backfilled adjacent the construction works to meet natural site contours;
 - removal of the temporary protective fencing is to occur;
- On-going Maintenance & Further Considerations**
 - On-going weed maintenance will be necessary as part of routine property maintenance routines
 - Responsible pet ownership is also required primarily at night to allow small mammals to forage on the site

2. Performance criteria

- Protective Fencing is to be erected prior to construction (see sheet 5)
- The natural regeneration of endemic plants are to be encouraged using standard bush regeneration techniques
- All exotic species shall be removed; (Expect Lagunaria spp.)
- Supplement planting may be necessary on the bushland edge where there are no signs of natural regeneration or adjacent works have occurred;
- All endemic trees, as nominated, are to be retained. If in doubt ask I
- The area is to be revegetated using endemic species list this sheet;
- Understorey planting is to occur to achieve reasonable density as per section 4;
- Ground Cover planting is to occur to achieve reasonable density as per section 4;
- The area is to be covered with a layer of organic mulch.
- Location & density of plants to be approved by Landscape Architect prior to installation by Landscape Contractor as per section 4;
- Final installation inspection to ensure compliance with specified installation procedures to be carried out by Landscape Architect in liaison with Landscape Contractor prior to final installation certification;

3. General specifications

Weed Control

- Weed control is to be undertaken using standard bush regeneration techniques with the use of glyphosate based herbicides when necessary.
- Weed material containing seed or weed material capable of spreading vegetatively shall be removed from site and disposed of at an appropriate location where it will not cause further environmental damage.

Herbicide usage

- Glyphosate based herbicides, used in accordance with the product label and registration, can be used provided that application methods do not cause harm to endemic species or new plantings and there is no contamination of surface waters.

Protective Fencing

- Protective Fencing is to be chain wire mesh 1.8m high fixed with steel supporting posts protecting natural features or endemic vegetation.

Sourcing Endemic Plants - Bushland

- All plants used as part of the rehabilitation / revegetation works are to be sourced from suppliers who specialise in propagating material acquired from local plant stock.

4. Planting specifications

Planting densities

- At least one (1) tree and one (1) shrub (in approximately equal numbers) are to be alternately planted at one plant per square metre. Species selection to be determined on site in liaison between landscape contractor/sbush regeneration technician and the Landscape Architect. Species to be installed so as to emulate the original plant community structure where possible
- Groundcovers to be planted at a density of no less than four (4) per square metre.
- Indigenous grasses to be planted in tubestock size at a density of no less than forty (20) per square metre. All areas of exposed soil to be covered by either tree, shrub, groundcover or native grasses to produce a fully structured indigenous plant community.


Species variety

- Species variety to be a minimum of 50% trees, 50% of the shrubs and 50% of the groundcovers of the foreshore vegetation community to be emulated as noted in Pittwater Council's Bungan Beach & Headland Reserve Plan of Management. Selections and installation to be confirmed by the Landscape Architect prior to installation

Planting locations

- Planting locations shall emulate the ecotone of the existing foreshore bushland zone





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PROJECT: MILLER RESIDENCE
190 BARRENJOE ROAD
NEWPORT

DWG: PLANTING PLAN 8 DETAILS

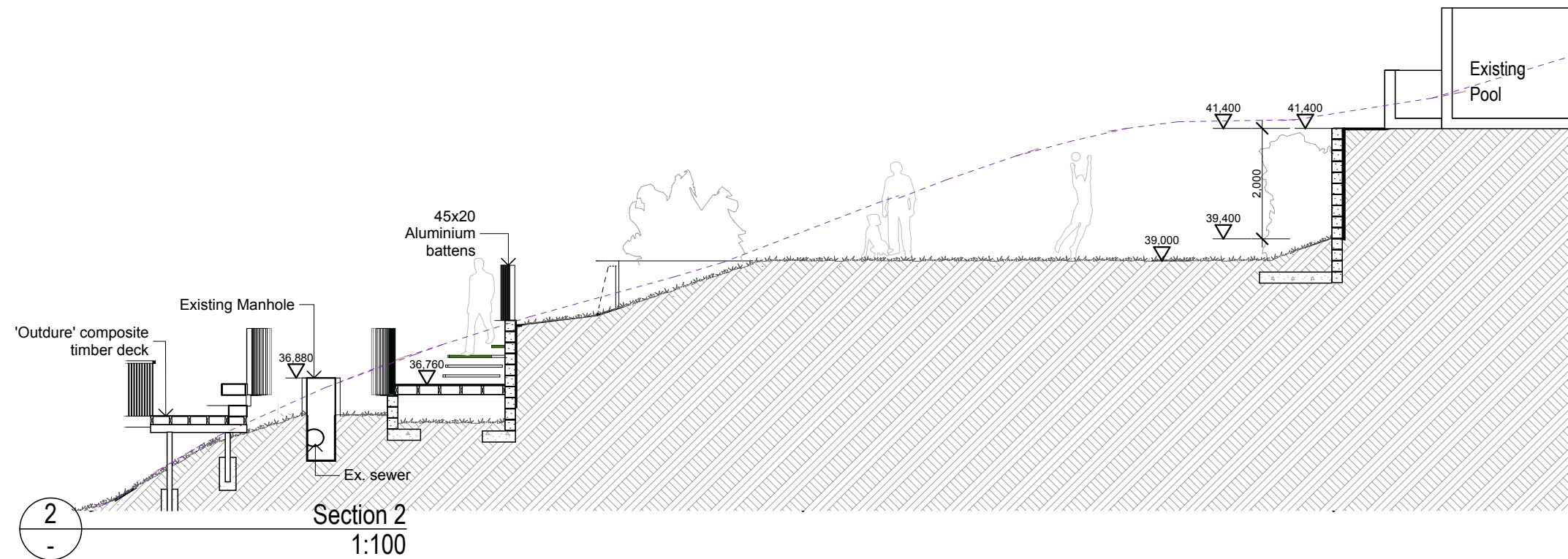
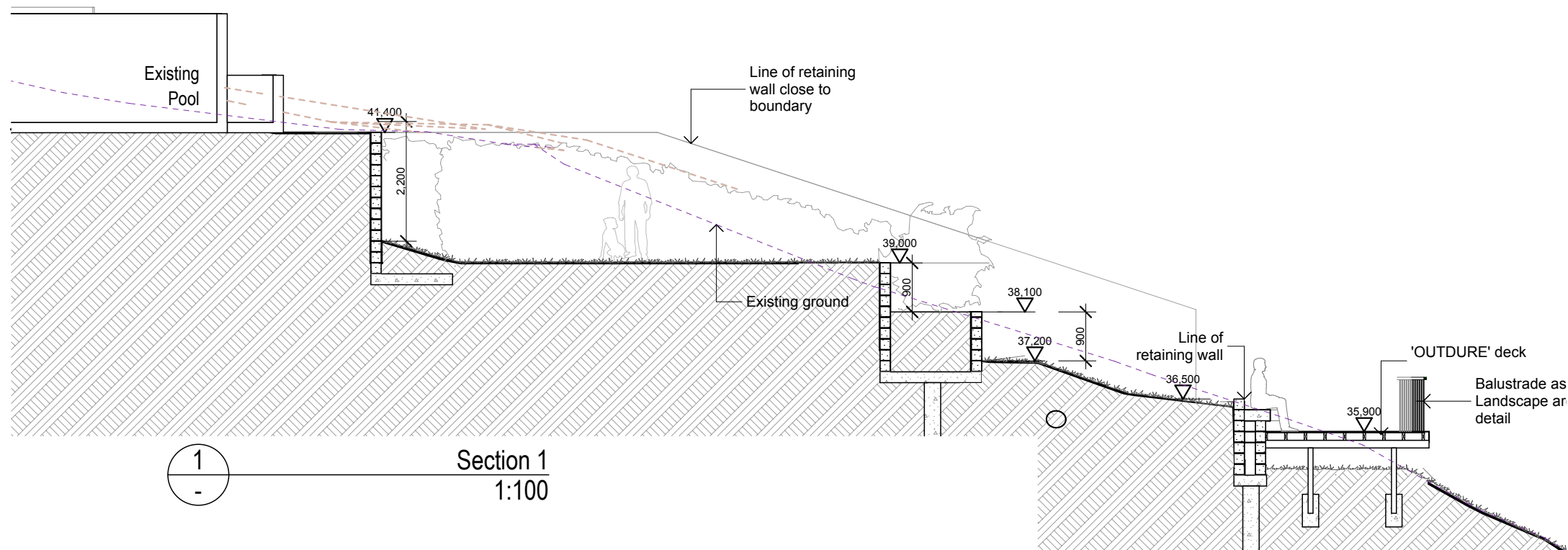
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SHEET NO: 3 OF 3

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REV	DESCRIPTION	DATE
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**SECTION 96
ONLY**
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Project Name

NEW LANDSCAPE

Site Address

**190 BARRENJOEY ROAD
NEWPORT
NSW 2106**

DRAWN BY:
AS

Date:
1/3/18

Scale:
as noted

Status:
Amended Design

DRAWING TITLE:
BACKYARD LANDSCAPE - Sections

APPROVED BY
Nominated Architect Furio Valich ARBN 3317

/Volumes/acadodd/1709_190Barrenjoey Road_Landscape IA/S96/1709_190BarrenjoeyRd_S96.pln
PLOT: Thursday, 1 March 2018 5:42 pm

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1511

Drawing No.:

S96-3.1

ISSUE:
AS NOTED

