## **LEGEND & SCHEDULE**

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.

2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT. 3. WORKS CERTIFIED FOR FINAL OCCUPANCY SERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

4.1 ANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE

AND CLASHING WITH SURFACE ROOTS.

0. THE NATURE STRIP (STREET FRONTACE) FOR THE SITE IS PUBLIC LAND, AND ON YAUTHORIZED WORKS MAY OCCUR HERE, EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNITESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

## **TREES**



Botanical Name: Tristaniopsis laurina 'Luscious' Common Name: Watergum (Native) Pot size: 75Lt Mature H x S: 5-8m x 3-5m Qty Required:



Mature H x S: 6-8m x 4-5m

Botanical Name: Banksia integrifolia Common Name: Coastal Banksia (Native) 75L

Qty Required:

## **SHRUBS AND HEDGES**

Botanical Name: Westringia 'Aussie Box' Common Name: Westringia Aussie Box (Native) Pot size: 300mm

Mature H x S: 0.9m x 0.9m Qty Required:

Botanicaj Name: Acmena smithii 'Minor' Common Name: Minor Lilly Pilly (Native)

Pot size: 300mm Mature H x S: 2-3m x 2m 44 Qty Required:

## **ACCENT PLANTS**



Botanical Name: Cordyline 'Red Fountain' Common Name: Red Fountain Cordyline (Exotic) Pot size: 200mm

Mature H x S: 800mm x 800mm

Qty Required:

## GRASSES / GROUNDCOVERS

Pot size:

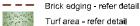
Botanical Name: Anigozanthos 'Ruby Velvet' Common Name: Kangaroo Paw cvs (Native)

150mm Mature H x S: 0.4m x 0.3m Qty Required: 23

## OTHER LANDSCAPE ITEMS



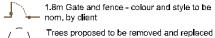
1.2m front fence - style to be nom, by client



Turf area - refer detail Stepping stones with pebbles in gaps - refer



Retaining / raised planter wall - refer detail

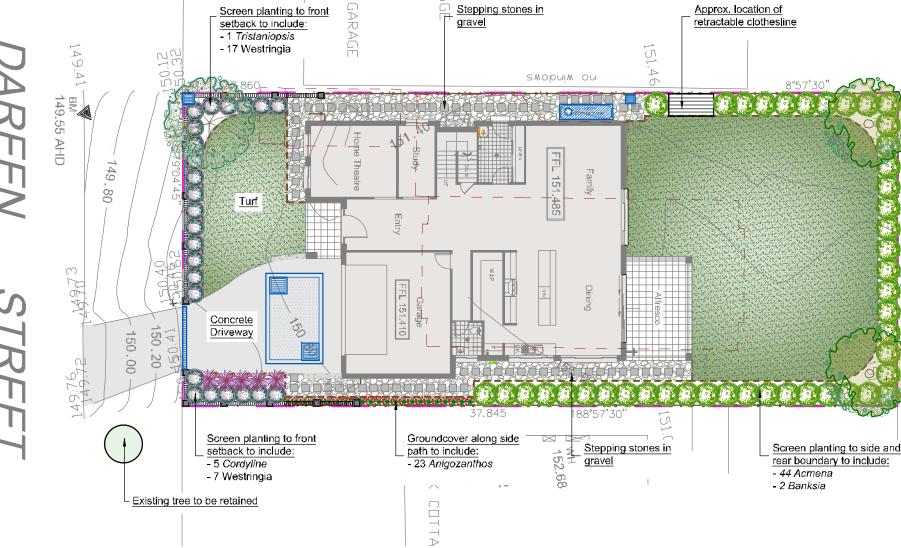


1.8m Gate and fence - colour and style to be



with new landscaping Existing trees proposed to be retained and protected





## SAMPLE IMAGES

Images are diagrammatic only, and final planting cies may vary, as determined by Council Approva

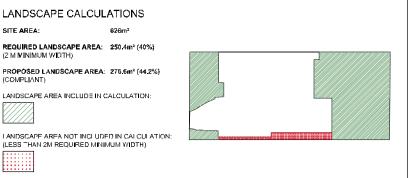












## LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to Northern Beaches Councils Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters

"Plant Selector"web site one-drip rated native plants cceptable for Basix planting).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.

## General Notes:

Westringia 'Aussie Box

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© Copyright R. L Frew Landscape Architectural Services T A CONZEPT

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-	Red Fountain'	Anigozanthos 'Ruby Velvet'				
_	AILA Associate		REV	DATE	NOTATION/AMENDMENT	DOUNCIL
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		V DIAL 4400	В	15.03.19	Co-ordinated with hydraulics plan	
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# LANDSCAPE PLAN Lamdscape Architects ICS Conzept Suite 101, 506 Miller S

enquiries@conzept.net.au Mob: 0413 861 35

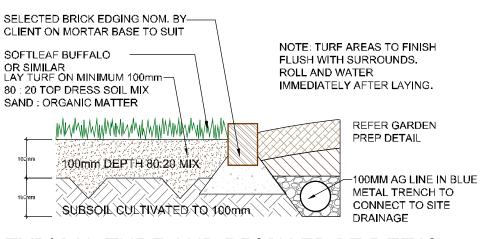
www.conzept.net.au

Phone: 9922 5312

PROPOSED RESIDENTIAL

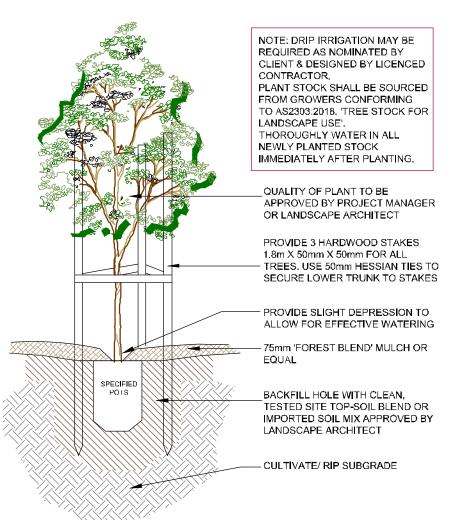
**DEVELOPMENT** 

**85 DAREEN STREET** FRENCHS FOREST LPDA 19-2014447/1 1:200 @ A3 March 2019 R.F C.D



# TYPICAL TURF AND BRICK EDGE DETAIL

SCALE: 1:10



# TREE PLANTING DETAIL

SCALE: NTS

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS,

INCLUDING RIPPING/CULTIVATING OF THE GOIL WITHINGTHE TPZ OF TREES TO BE ALLA Associato RETAINED ON SITE)

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CO COUNTRIA R. L. Frew Landscape Architectural Services T. A. CONZEPT

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REV DATE

STEPPING STONES IN GRAVEL

STAGGERED PLANTING TO SPECIFIED DENSITIES AS SHOWN

PLANTS AS PER

MASS PLANTING SETOUT

A 13.03.19 Preliminary plan prepared for review NORTHERN BEACHES MR&MRS DEMASI RESIDENTIAL LOGISTICS STATUS/ISSUE DA - ISSUE A

1. CHAIN WIRE MESH PANELS WITH

ATTACHED, HEÌD IN PLACE WITH

WOODEN PALING FENCE PANELS. THE

FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL

3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION

EXCAVATION CONSTRUCTION

TREATMENT OR STORAGE OF

TO AVOID DAMAGING ROOTS

AMENITY TREES

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE.

COMPACTED

EARTH UNDER

FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST, NO STOCKPILING WITHIN FENCE PERIMETERS,

TREE PROTECTION ZONE

CONCRETE PAD UNDER-

400mm SQ CONCRETE-

STEPPING STONES

STEPPING STONES

**ADJACENT** 

**SCALE 1:10** 

SURFACE

FINISH

SELECTED BY CLIENT

ACTIVITY, GRADE CHANGES, SURFACE

MATERIALS OF ANY KIND IS PERMITTED

THE TPZ. INSTALLATION OF SUPPORTS

5, PRUNING & MAINTENANCE TO TREE REFER TO AS 4373-2007 PRUNING OF

75mm DEPTH OF

**GAPS BETWEEN** 

A\$ REQUIRED

DECORATIVE GRAVEL

4. BRACING IS PERMISSIBLE WITHIN

SHADE CLOTH (IF REQUIRED)

2. ALTERNATIVE PLYWOOD OR

TYPICAL SETBACK FROM

# LAWN/GARDEN EDGE **SPECIFIED** PLANTING & POT SIZE 300mm DERTH SQIL MIX BLEND SUBSOIL CULTIVATED TO 100mm

THIS DETAIL IS ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED.

NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE

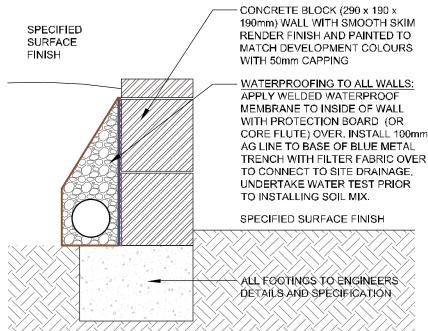
75mm DEPTH "FOREST BLEND" MULCH OR EQUIVALENT

#### SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

## TYPICAL GARDEN PREPARATION DETAIL

NOTE: TYPICAL DETAIL ONLY, ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



# TYPICAL RETAINING WALL DETAIL

# NOM BY CLIENT IN STEPPING STONES APPROVED WEED MAT **UNDERNEATH GRAVEL**



Conzept

PROPOSED RESIDENTIAL DEVELOPMENT

**DETAILS** 

**85 DAREEN STREET** FRENCHS FOREST AS SHOWN March 2019

C.D

LPDA 19-2014447/2

R.F

NOTATION/AMENDMENT

Phone: 9922 5312 www.conzept.net.au Fax: 8209 4982 enquiries@conzept.net.au Mob: 0413 861 351

Suite 101, 506 Miller S

#### LANDSCAPE WORK SPECIFICATION

#### **PRELIMINARIES**

The following general conditions should be considered prior to the commencement of landso

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All ouldoor lighting specified by architect or client to be installed by qualified electrician Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas. surfaces prior to the commencement of the Works

#### 1.03 PROTECTION OF EXISTING TREES

1.02 PROTECTION OF ADJACENT FINISHES

Existing trees identified to be retained shall be done so in accordance with AS 4970-2009 Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

#### 1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

- Erosion & pollution control measures shall incorporate the following:

  Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jule matting in preparation for mass planting

Refer to 'Guidelines for Erosion and Sediment Control on Building Sites' by DLWC (2000) for construction techniques

## SOIL WORKS

## Specified Soil Conditioner (Generally to Improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix complies with AS 4454-2012 Composts, soil conditioners and mulches. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported soil. All mixes are to comply with AS4419-2003 Solls for Landscaping and garden use. & AS 1151 Composts, Soil conditioners & mulches.

## Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

# Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

### 2.02 INSTALLATION

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

All testing is to be conducted in accordance with AS4419-2003 Soils for Landscaping and garden use Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted, accordingly with sulphur or lime to suit.

Note that a soil test conducted by the Sydney Environmental & Soil Laboratory or approved equal shall be prepared for all commercial industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

## Set Out of Individual Trees & Mass Planting Areas

Al individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

## Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Bods 300mm below existing levels with specified imported soil mix.

 Turf areas - 100mm below finished surface level.
 Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable

#### d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified sail mix

## e) Drainage Works

nstall surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

#### Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds Holes shall be twice as wide as root ball and minimum 100mm deeper backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal
- Mass Planting Beds Install specified soil conditioner to a compacted death of 100mm.

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation

stanting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

#### **PLANTING**

#### 3.01 MATERIALS

#### Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018

Tree stock for landscape use. Certification that trees have been grown to AS2303:2018 guidelines is to be provided upon request of Council's Tree Management

<u>Above - Ground Assessment:</u> The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from post & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

## Below - Ground Assessment:

Stakes and Ties

Cood root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to AS2303:2018.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for Inative plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

- Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf
Turf shall be soft leaf Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing

### 3.02 INSTALLATION

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

 b) Planting
 All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots cently teased from the soil mass. Immediately set plant in hole and packfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

## c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All furf shall be rolled immediately following installation.

### Brick edaina

Where is required, the Contractor shall install brick edge as detailed on the drawings, to all mass planting beds adjoining turt or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

NOTATION/AMENDMENT

### Nature Strip and public domain works

The nature strip (street frontage) for the site is public land, and only authorized works may occur here.

REV DATE

Existing Conditions such as street trees, council planting etc shall be retained and protected during construction, unless specific approval has

A 13.03.19 Preliminary plan prepared for review

been granted for new work in this area. Where council policy specifies a particular unit paver, material finish, pattern or treatment, it shall be the ctors responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction works HARDSCAPE WORKS

#### 4 01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers

 Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands on 1300 886 235.

#### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements

An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces.

The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Gas and Electricity (Consumer Safety) Act 2017, Workplace Health & Safety Act 2011, & the latest Sydney Water

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia. Laws of the

<u>Drawings:</u>
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.

 It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting. The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available

All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm

#### Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

#### Services Co-ordination:

Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred

service and conduit locations. Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision

## Testing & Defects:

Upon completion of installation, the system shall be tested, including:

Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined

Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer

nmendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.

All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty:
- A full 12 month warranty shall be included to cover labour and all parts.

## **Further Documentation**

On request, a detailed irrigation performance specification report can be issued.

### CONSOLIDATION AND MAINTENANCE

## 6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices. suring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become appa

This shall include, but not be limited to, the following items where and as required

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance. Replacement of damaged, stolen or unhealthy plants
- Make good areas of soil subsidence or erosion Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

**SPECIFICATION** NORTHERN BEACHES PROPOSED RESIDENTIAL DEVELOPMENT Landscape Architects ICS Conzept Suite 101, 506 Miller St 85 DAREEN STREET

LPDA 19-2014447/3 N/A March 2019 CDR.F

## General Notes

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