

FIXED OUTDOOR FURNITURE FOR ROOFTOP COMMUNAL OPEN SPACE SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, WHEREVER EXTERNAL HANDRAIL IS OMITTED. WHERE BENCHES OR FURNITURE IS FIXED OR LOCATED ADJACENT THE ROOFTOP PLANTER WALL, AN EXTERNAL BALUSTRADE MUST BE INSTALLED TO COMPLY WITH BCA AND AUSTRALIAN STANDARDS.

NON-FIXED FURNITURE ADDED BY STRATA SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, AND SHALL BE THE RESPONSIBILITY OF THE BODY CORPORATE.

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME.

WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

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. Retaining wall details to engineers design.

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 Section 34 approval only, not for construction.

This plan has been prepared with reference to *Northern Beaches Councils* Landscaping Guidelines & requirements. Planting proposed using 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 (acceptable 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.

LOCATION PLAN





Pot sample image

OTHER LANDSCAPE ITEMS

Retaining / raised planter wall - refer detail

Outdoor pavers- refer architect's detail

Retractable clothesline- Style & color to be nom.

Proprietary item to be nom. by client- refer sample image

Applied balustrades to planters where is needed to comply with BCA and AS safety requirements

DRAWING SCHEDULE

SHEET # DRAWING TITLE REV. HARDSCAPE PLAN

LANDSCAPE PLAN DETAIL + SPECIFICATION

GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on site. PDP'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by discrepancies to the Landscape Architect before proceeding with the work.

© Copyright Sulphurcrest Enterprises Ply Ltd Trading as CONZEPT

(ABN: 75 623 405 630)

This drawing is protected by copyright. All rights are reserved. Unless permitted with the Construction of the Construction

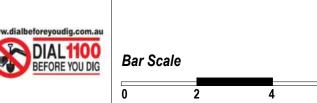
written permission of the copyright owner.

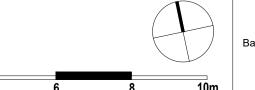
If the Status of this drawing is not signed off For Construction it may be subject

to change, alteration or amendment at the discretion of our office.

This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior withdraw this information from the assessment process if such audicape Architects.

AILA Associate









	COUNCIL	REV	DATE	NOTATION/AMENDMENT
	NORTHERN BEACHES	Α	10.02.20	Preliminary DA prepared for review
		В	20.02.20	Finalized landscape plan
		С	23.03.20	Co-ordinated with amended architectural plan
	CLIENT LOTUS PROJECTS	D	22.10.21	Drafted S34 plan prepared for review
		Е	26.10.21	Issued for S34

PROJECT:
PROPOSED MIX-USE BUILDING
DEVELOPMENT
1129-1131 PITTWATER ROAD
 COLLAROY

TITLE:		STATUS:			
LANDSCAPE PLAN		SECTION 34			
		SCALE:	DATE:		
		1:100 @ A1	OCT 2021		
DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:		
LPS34 20 - 155	1	K.Z	R.F		

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 CERTIFICATE ARE TO MATCH

APPROVED LANDSCAPE PLANS. 4. LANDSCAPE 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 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES



Botanical Name: Elaeocarpus reticulatus Common Name: Blueberry Ash (Native) Pot size: **Mature H x S:** 8-10m x 6-7m Qty Required:



Botanical Name: Ficus lyrata Pot size: Qty Required: 2

Common Name: Fiddle Leaf Fig tree (Native) 45Lt **Mature H x S:** 1-3m x 0.4-0.5m

SHRUBS AND HEDGES

Qty Required: 9

Common Name: Better John Bottlebrush (Native) 200mm Pot size: Mature H x S: $1m \times 0.9m$

Botanical Name: Callistemon 'Better John'

Botanical Name: Metrosideros 'Tahiti' Pot size:

Common Name: NZ Christmas Bush (Exotic) 150mm Mature H x S: 1m x 1m Qty Required:

ACCENT PLANTS



Botanical Name: Russelia equisetiformis Common Name: Firecracker (Exotic) 200mm Pot size: **Mature H x S:** 1m x 1.2m Qty Required: 16

Botanical Name: Alcantarea imperialis 'Rubra' Common Name: Ruby Imperial Bromeliad (Exotic)

Mature H x S: 0.8m x 0.9m Qty Required: 1

GRASSES + GROUNDCOVERS



Botanical Name: Myoporum parvifolium 'Yareena' Common Name: Creeping Boobialla (Native) Pot size: 140mm Mature H x S: 0.15m x spreading Qty Required: 7/m2 (2.3m2 total)

ACCENT PLANTS



Botanical Name: Johannesteijsmannia altifrons Common Name: Diamond Joey Palm (Exotic) Pot size: 300mm Mature H x S: 2m x 2.5m Qty Required: 1

Botanical Name: Doodia aspera

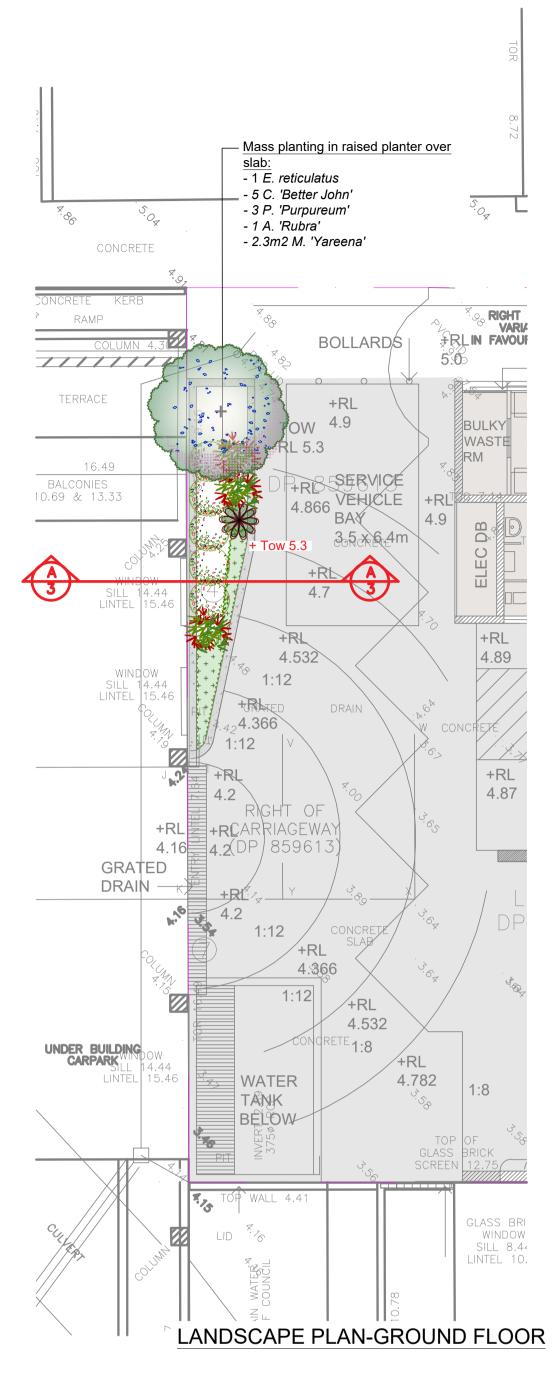
Common Name: Prickly Rasp Fern (Native) 150mm **Mature H x S:** 0.4m x 0.5m Qty Required: 14

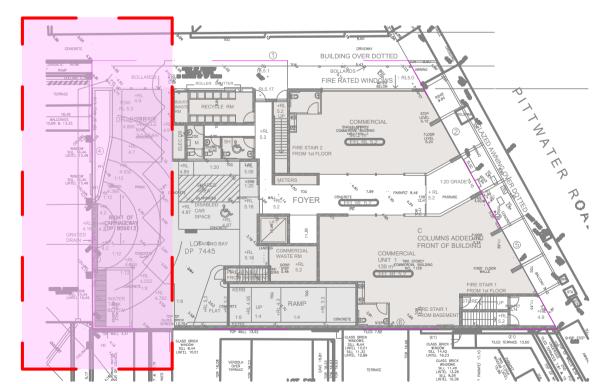
Botanical Name: Philodendron 'Little Phil' Pot size:

Common Name: Little Phil (Exotic) 140mm **Mature H x S:** 0.4m x 0.5m Qty Required: 30

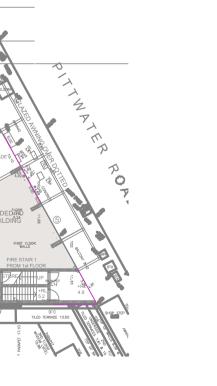
Pot size: Qty Required: 5/m2 (3.1m2 total)

Botanical Name: Trachelospermum Jasminoides Common Name: Star Jasmine (Exotic) 140mm **Mature H x S:** 0.3m x 0.6m



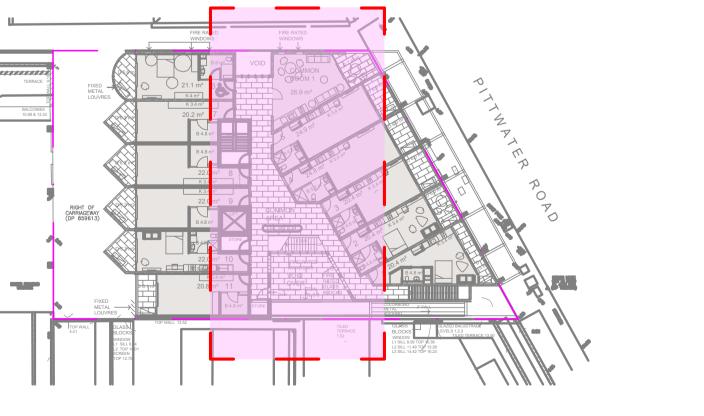


LOCATION MAP -GROUND FLOOR



LOCATION MAP - 1F





LOCATION MAP -2F

GENERAL NOTE:

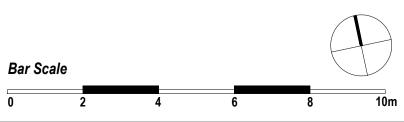
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

© Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted

Sulphurcrest Enterprises (T/A Conzept) until such time as all This drawing is protected by cupyright. An inguis are reserved. Suphurcrest Enterprises (I/A Conzept) until south unite as an agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office.

payments are not made following the notification period.









Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351
www.conzept.net.au enquiries@conzept.net.au

COUNCIL	REV	DATE	NOTATION/AMENDMENT	PRO
NORTHERN BEACHES	Α	10.02.20	Preliminary DA prepared for review	
	В	20.02.20	Finalized landscape plan	
	С	23.03.20	Co-ordinated with amended architectural plan	1
CLIENT	D	22.10.21	Drafted S34 plan prepared for review	1
LOTUS PROJECTS	Е	26.10.21	Issued for S34	1
				1
				1

PROJECT:	TITLE:		STATUS:
PROPOSED MIX-USE BUILDING	LANDSCAPE PLAN		SECTION 34
DEVELOPMENT			scale: 1:100 @ A1
1129-1131 PITTWATER ROAD	DWG.No:	PAGE NUMBER:	DRAWN:
COLLAROY	LPS34 20 - 155	2	K.Z

OCT 2021

CHECKED

R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works.

The landscape plans should be read in conjunction with the architectural plans, project arborist's assessmen 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 outdoor 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.

1.02 PROTECTION OF ADJACENT FINISHES

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

sites as well as in accordance with the tree protection measures prepared by project arborist.

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS)4970-Protection of trees on development

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 be retained.

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 shal 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:

- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect - Earth banks to prevent scour of stockpiles

- Construction of a sediment trap at the vehicle access point to the subject site.

Sandbag kerb sediment traps

- Straw bale & geotextile sediment filter

- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. 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 gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 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

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

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY

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 AS 1289 Methods for testing soils for engineering purposes. Site soil

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

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

b) Set Out of Individual Trees & Mass Planting Areas All 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. c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained

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 Beds - 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 soil mix.

e) Drainage Works Install 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. f) 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 depth 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 for planting.

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 a) 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 AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment: The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & 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: Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation

and description of these assessment criteria, refer to Ross Clark's book. 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. b) Stakes and Ties

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.

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted,

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

Mulch for general planter bed 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, Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

Turf for project site shall be soft leaf Buffalo (Sir Walter) or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street

3.02 INSTALLATION

a) Setting Out

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

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 gently teased from the soil mass. Immediately set plant in hole and backfill 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 for general planter bed 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. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or

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 turf shall be rolled immediately following installation

g) Earth retaining structure

Where is required, the Contractor shall install Steel garden edging as detailed on the drawings, to all mass planting beds adjoining turf 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.

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of not timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

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 specification.

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 paying material to be used.

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

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and

Division on (02) 8836 5332. IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

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 State of NSW, Northern Beaches Council By-Laws and Ordinances.

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 centres with galv wire pins. - Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than

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 and water supply. 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 length of time. - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. 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.

- 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, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

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.

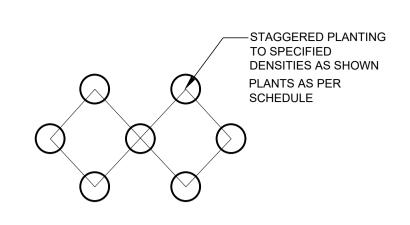
Make good areas of soil subsidence or erosion Γopping up of mulched areas.

Adjusting ties to Stakes

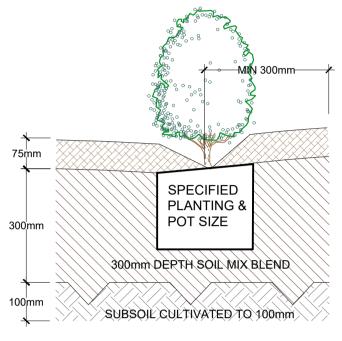
Spray / treatment for Insect and disease control Fertilizing with approved fertilizers at correct rates. Mowing lawns & trimming edges each 14 days in summer or 18 days in winter

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.



MASS PLANTING SETOUT



TYPICAL SETBACK FROM LAWN/GARDEN EDGE

75mm DEPTH "FOREST BLEND"

MULCH OR EQUIVALENT

OVERFLOW

NOTE (BCA

COMPLIANCE).

BALUSTRADE IS

PROPOSED.

PROOFING).

WHERE NO EXTERNAL

WALL FACE MUST BE

NON-CLIMBABLE TO A

HEIGHT TO MEET AS &

TO BE NOMINATED BY

THE WATERPROOFING,

INDICATIVE ONLY AND

'FOR CONSTRUCTION'.

PRACTITIONER BILL,

DOCUMENTED BY A

HYDRAULIC ENGINEER

STRUCTURAL

THE RELEVANT

BCA COMPLIANCE.

(TO SUPPLIER'S

SPECIFICATION)

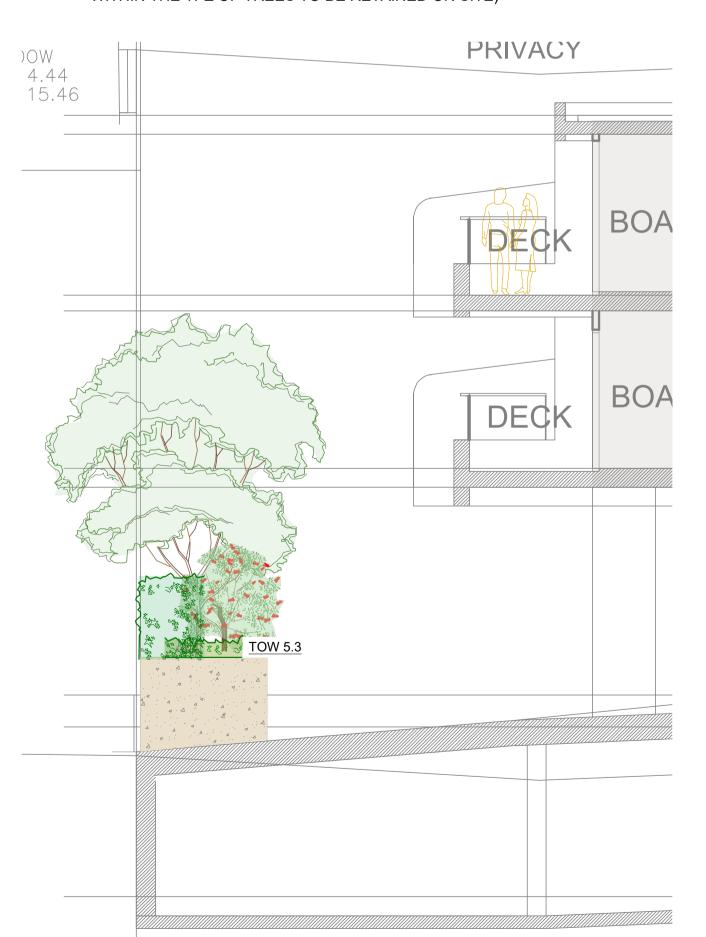
SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE AMELIORATED, 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

(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)

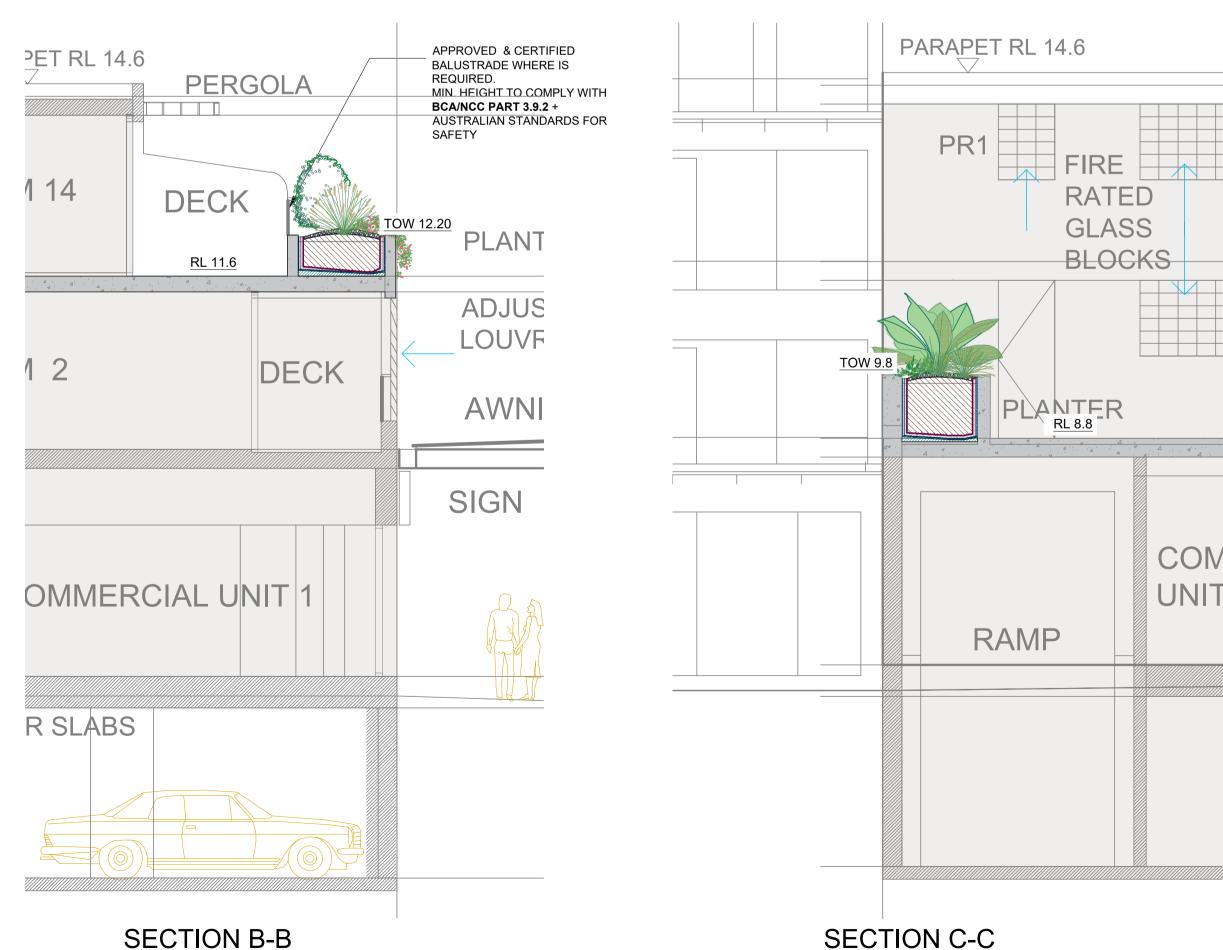


APPROVED & CERTIFIED **BALUSTRADE WHERE** IS REQUIRED. MIN. HEIGHT TO COMPLY WITH BCA/NCC PART 3.9.2 SAFETY OVERFLOW + AUSTRALIAN STANDARDS FOR (WHERE IS REQURIED)DESIGNED FOR SAFETY APPROPRIATE RAINFALL SOIL FILL LEVEL INTENSITY WITH SCREW CAP FOR CLEARING ACCESS TO WALL THICKNESS MANUFACTURER'S TO ENG. SPEC. SPECIFICATION MINIMUM CLASS 2 CONTINUOUS FORM, PLAIN GREY CONCRETE APPLY ANTI-GRAFFITI COATING AS REQUIRED. 75mm DEPTH MULCH AS APPROVED DRAINAGE **CELL TO BASE AND WALL** APPLY APPROVED FILTER FABRIC OVER DRAINAGE THE INTERNAL PLANTER CELL TO PREVENT SOIL **ENTERING INTO DRAINAGE** CELL TO ENG'S DETAILS NOMINATED APPROVED LIGHT WEIGHT SURFACE PREMIUM IMPORTED SOIL NOTE.(DRAINAGE & WATER FINISHES & WATER DRAINAGE PITS AND LAYOUT PROOFING APPLY WELDED (REFER TO WATERPROOF MEMBRANE HYDRAULIC ENGINEER TO SEPARATE TO WALLS AND BASE OF WORK WITH STRUCTURAL DETAILS). DESIGN AND LANDSCAPE. ALL PLANTERS. FINISHED APPLY GEOTEXTILE FABRIC LEVEL TO FILLE: TO PROTECT WATER ARCHITECT'S PROOF MEMBRANE TO APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC **ENG'S DETAILS** LAYER IN THIS DETAIL ARE SHOULD BE DETAILED BY PROFESSIONAL ENGINEER CEMENT SCREED TO BASE OF ALL PLANTERS TO SEAB BY CIVIL PROVIDE MIN. 2% FALL TO **CONTRACTOR DETAILED** UNDER THE CONSTRUCTION DRAINAGE POINTS REFER BY OTHERS TO HYDRAULIC ENG'S **DETAILS** WATER-PROOFING SHALL BE GEO-FILTER FABRIC TURNED UP AND SECURED TO RISER ABOVE DRAINAGE OPENING

-PLANTER WIDTH AS SPEC.-

INSITU CONCRETE PLANTER ON SLAB DETAIL

SCALE: 1:10



SECTION A-A

Barry Rush & Associates Pty Ltd



NOTATION/AMENDMENT A 10.02.20 Preliminary DA prepared for review NORTHERN BEACHES B 20.02.20 Finalized landscape plan 22.10.21 Drafted S34 plan prepared for review D 26.10.21 Issued for S34 LOTUS PROJECTS

SCALE 1:50

PROPOSED MIX-USE BUILDING **DEVELOPMENT** 1129-1131 PITTWATER ROAD COLLAROY

SPECIFICATION & DETAIL SECTION 34 AS SHOWN @ A1 OCT 2021 R.F LPS34 20 - 155 K.Z

SCALE 1:50

GENERAL NOTE:

site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by discrepancies to the Landscape Architect before proceeding with the work.

© Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT
(ABN: 75 623 405 630)

This drawing is protected by copyright. All rights are reserved. Unless permitted
Sulphurcrest Enterprises (T/A Conzept) until such time as all you or any other person as a result of your use of this drawi agreed payments are made in full. We retain the right to payments are not made following the notification period. to change, alteration or amendment at the discretion of our office.

withdraw this information from the assessment process if such

Australian Institute of andscape Architecture.

