

# DA LANDSCAPE PLAN

37-43 Hay Street Collaroy NSW 2097



## LOCATION PLAN

## LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASOL)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPRAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

PLANTING ESTABLISHMENT PERIOD - 12 MONTHS  
LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS  
KEY D-DAILY, W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY.

## DRAWING LIST

Sheet Number	Sheet Title	Date of Current
L-00	TITLE PAGE	12/07/2024
L-01	LEVEL 1 LANDSCAPE PLAN	12/07/2024
L-02	LEVEL 2 LANDSCAPE PLAN	12/07/2024
L-03	LANDSCAPE AREA CALCULATION PLAN - LEVEL 1	12/07/2024
L-04	LANDSCAPE AREA CALCULATION PLAN - LEVEL 2	12/07/2024
L-05	PLANTING SCHEDULE AND DETAILS	12/07/2024
L-06	SPECIFICATION	12/07/2024

**E** 12/07/24 **DA ISSUE**  
ISSUE DATE COMMENT  
AMENDMENTS



**GENERAL NOTES**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned.  
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Project **COLLARROY LIVING RESIDENCES DA LANDSCAPE**  
Address **37-43 Hay Street Collaroy NSW 2097**  
Drawing Title **TITLE PAGE**

Date **12/07/2024**

Scale **N.T.S@A1**

Drawing No. **1500**

Page  
**L-00**





**LEGEND**

- DRIVEWAY
- TURF
- GARDEN BEDS
- PODIUM GARDEN
- AS SELECTED PAVED/ TILE
- AS SELECTED PEBBLES
- PROPOSED RESIDENCE
- BOUNDARY
- BASEMENT LINE
- STORMWATER PIT

**EXISTING TREE LEGEND**

- EXISTING TREES TO BE RETAINED
- EXISTING TREES NUMBER
- EXISTING TREES TO BE REMOVED
- SRZ
- TPZ
- EXEMPT TREES



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Project **COLLAROY LIVING RESIDENCES DA LANDSCAPE**  
 Address **37-43 Hay Street Collaroy NSW 2097**  
 Drawing Title **LEVEL 1 LANDSCAPE PLAN**

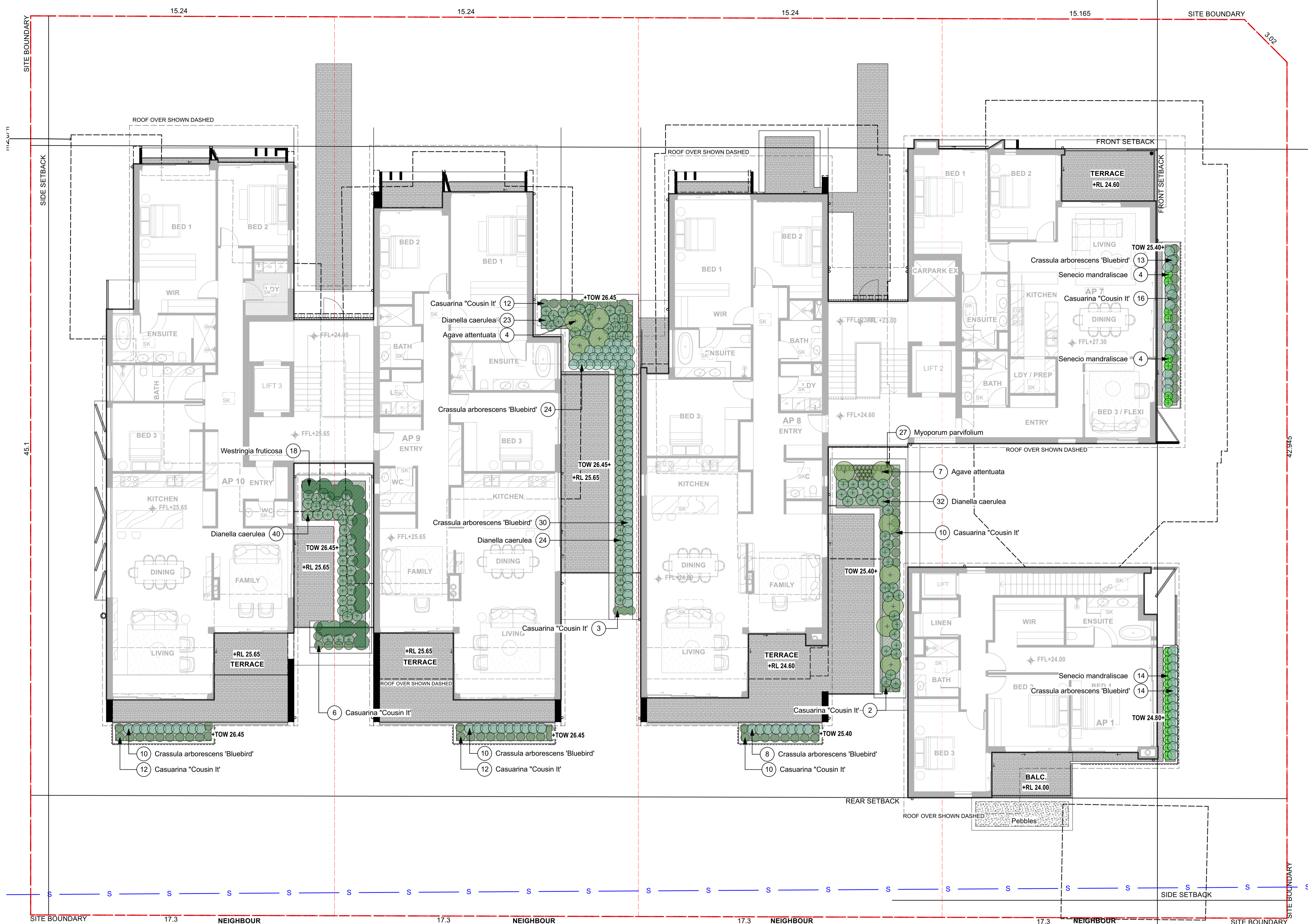
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Date **12/07/2024**  
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# HAY STREET

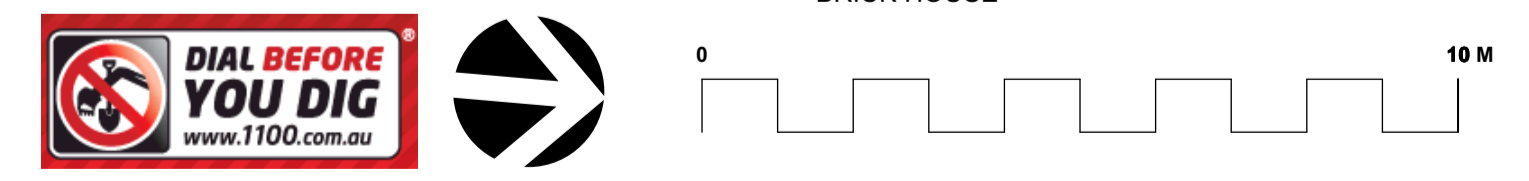


### LEGEND

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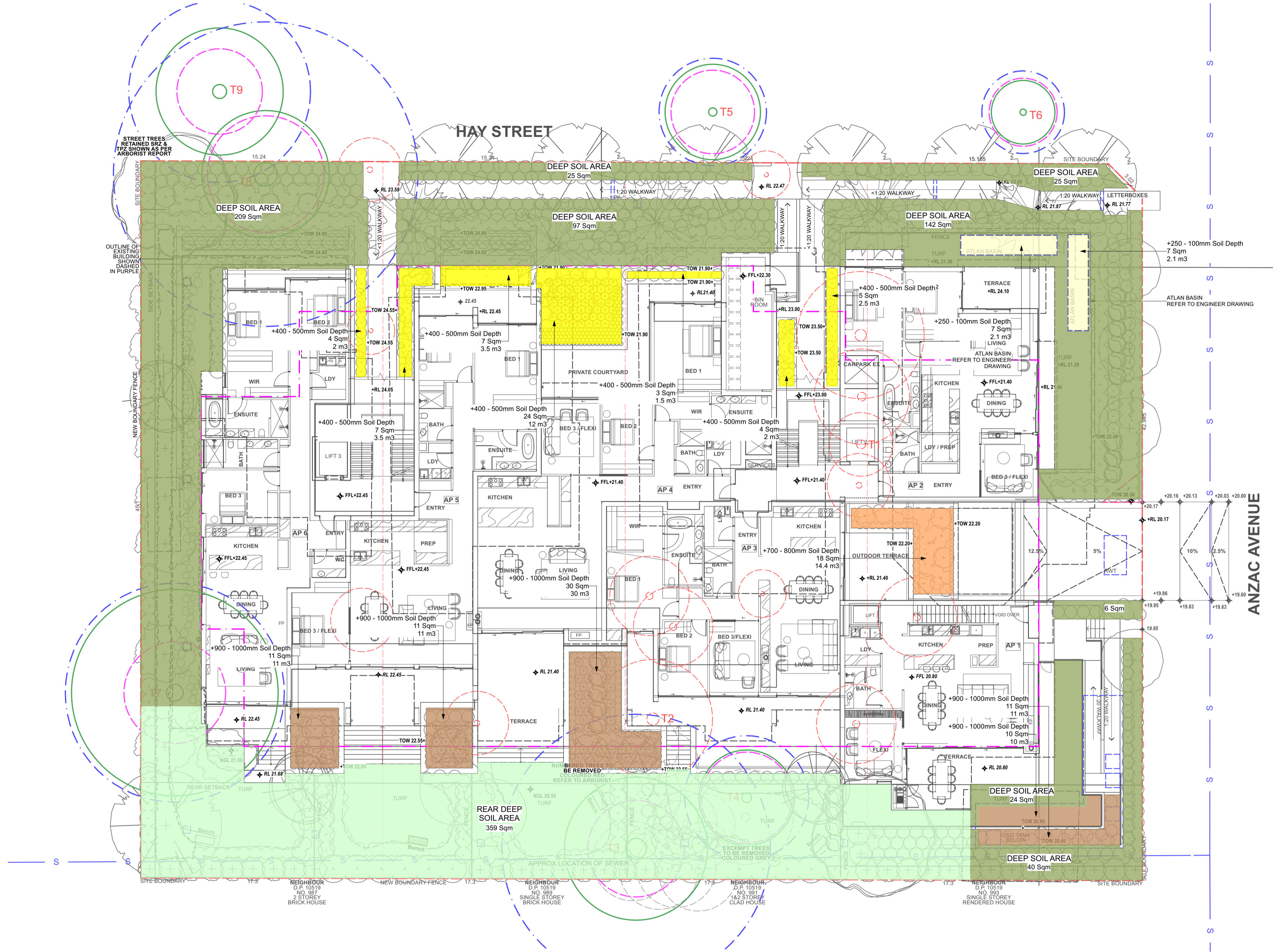
Project **COLLAROY LIVING RESIDENCES DA LANDSCAPE**  
 Address **37-43 Hay Street Collaroy NSW 2097**  
 Drawing Title **LEVEL 2 LANDSCAPE PLAN**

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Date **12/07/2024**  
 Scale **1:100@A1**  
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**L-02**





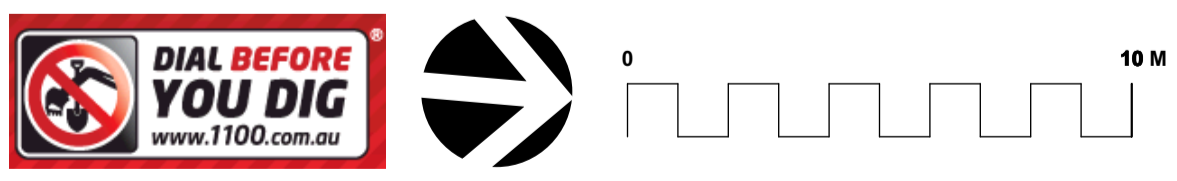
DEEP SOIL CALCULATION	
Control	: 15% sqm
Required sqm	: 425.87 Sqm
Achieved	: 568 Sqm
Complies	: yes

REAR DEEP SOIL CALCULATION	
Control	: 65% of 15% sqm
Minimum sqm	: 276.81 Sqm
Achieved sqm	: 359 Sqm
Complies	: yes

LANDSCAPE CALCULATION	
Total Site Area	: 2839.1 Sqm
Total Landscaped on structure (Level 1 + Level 2)	: 159 + 74 Sqm = 233 Sqm
Deep Soil Area	: 568 Sqm
Rear Deep Soil Area	: 359 Sqm
Total Landscaped Area = 1160 Sqm or 40.86% of Total Site Area	
Council Deep Soil Requirement is 30 %	
Complies	: yes

- KEY**
- 250-300MM SOIL DEPTH
  - 400-500MM SOIL DEPTH
  - 600-800MM SOIL DEPTH
  - 900-1000MM SOIL DEPTH
  - DEEP SOIL ZONE
  - REAR DEEP SOIL ZONE

- EXISTING TREE LEGEND**
- EXISTING TREES TO BE RETAINED
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Address	37-43 Hay Street Collaroy NSW 2097	
Drawing Title	LANDSCAPE AREA CALCULATION PLAN	Date 12/07/2024
	- LEVEL 1	Scale 1:100@A1
		Drawing No. 1500

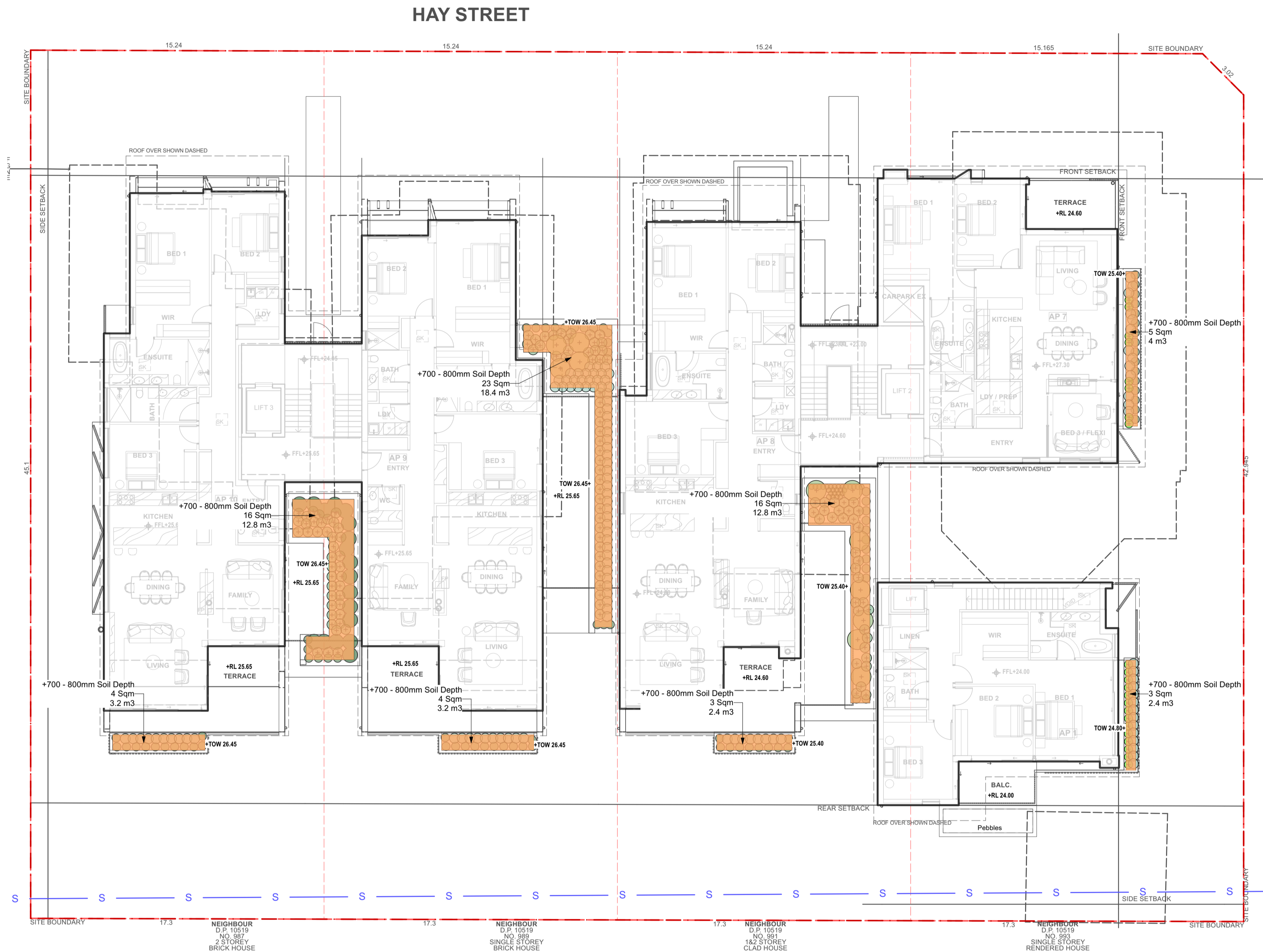
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**L-03**



CALCULATION

Total Site Area : 2839.1 sqm  
 Total Landscaped on structure : 74 Sqm

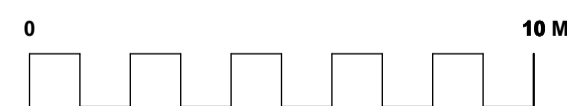


KEY

- 250-300MM SOIL DEPTH
- 400-500MM SOIL DEPTH
- 600-800MM SOIL DEPTH
- 900-1000MM SOIL DEPTH
- DEEP SOIL ZONE
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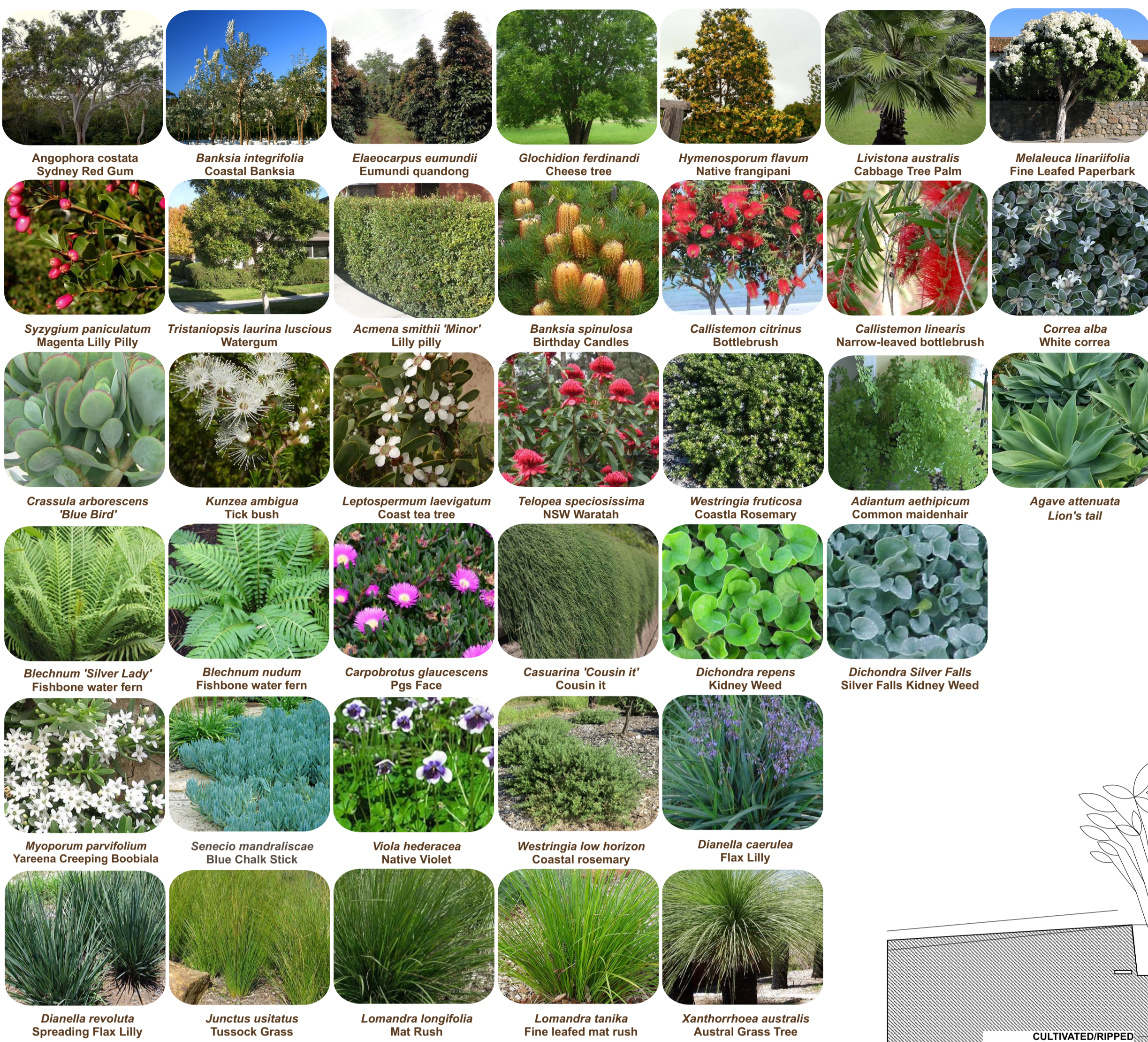
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Address	37-43 Hay Street Collaroy NSW 2097	
Drawing Title	LANDSCAPE AREA CALCULATION PLAN	Date 12/07/2024
	- LEVEL 2	Scale 1:100@A1
		Drawing No. 1500

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**L-04**



ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
<b>Trees</b>						
ACost	2	Sydney Red Gum, Smooth-barked Apple 'N'	Angophora costata	45L	15 - 20m	6 - 10m
Ban-int	5	Coastal Banksia 'N'	Banksia integrifolia	45L	8m	3m
EE	9	Smoothed leaved Quandong 'N'	Elaeocarpus eumundii	45L	6 - 10m	2.0 - 3.5m
Glo-fer	1	Cheese Tree 'N'	Glochidion ferdinandi	45L	5 - 10m	6 - 10m
Hym-fl	4	Native frangipani 'N'	Hymenosporum flavum	45L	6m	2.5m
LAust	5	Cabbage-tree Palm 'N'	Livistona australis	45L	10m	3m
ML	6	Flax-leaved Paperbark 'N'	Melaleuca linariifolia	45L	5 - 10m	6 - 10m
SP	34	Magenta Lillypilly 'N'	Syzygium paniculatum	200mm	5 - 10m	6 - 10m
TLaur-lus	4	Kanooka, Water Gum 'N'	Tristaniopsis laurina 'luscious'	45L	6 - 10m	3.5 - 6m
<b>Shrubs</b>						
acm-smi	66	Lillypilly 'N'	Acmena smithii 'Minor'	200mm	2-3m	2m
Ban-spi	23	Hairpin Banksia 'N'	Banksia spinulosa	200mm	0.9 - 1.5m	0.9 - 1.2m
Cal-cit	7	Scarlet Bottlebrush 'N'	Callistemon citrinus	45L	3 - 5m	2.0 - 3.5m
cal-lin	28	Narrow-leaved Bottlebrush 'N'	Callistemon linearis	200mm	1.5 - 3m	0.6 - 0.9m
Cor-alb	19	White Correa 'N'	Correa alba	200mm	0.9 - 1.5m	0.9 - 1.2m
Cra-arb	109	'Blue Bird'	Crassula arborescens 'Bluebird'	150mm	0.0 - 0.3m	0.3 - 0.6m
Kun-amb	52	Tick Bush 'N'	Kunzea ambigua	200mm	1.5 - 3m	1.2 - 2.0m
LL	14	Coast Tea-Tree 'N'	Leptospermum laevigatum	300mm	1.5 - 4m	1.2 - 2.0m
TeSp	19	Waratah 'N'	Telopea speciosissima	200mm	1.5 - 3m	0.9 - 1.2m
Wes-fru	117	Coastal Rosemary 'N'	Westringia fruticosa	200mm	0.6m	0.9m
<b>Ground Covers</b>						
adi-aet	96	Common Maidenhair 'N'	Adiantum aethiopicum	200mm	0.3 - 0.45m	0.0 - 0.3m
Aga-att	11	lion's tail	Agave attenuata	150mm	0.75 - 0.9m	0.5 - 1.2m
Ble-sl	35	Fishbone Water Fern 'N'	Blechnum 'Silver Lady'	150mm	0.75 - 0.9m	0.3 - 0.6m
ble-nud	67	Fishbone Water Fern 'N'	Blechnum nudum	150mm	0.75 - 0.9m	0.3 - 0.6m
Car-gla	152	Coastal Moonflower, Pigface, Iceplant 'N'	Carpobrotus glaucescens	150mm	0.0 - 0.3m	1.2 - 2.0m
cas-cl'	83	Casuarina 'Cousin It'	Casuarina 'Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m
dic-sf	193	Silver falls kidney weed	Dichondra 'Silver Falls'	150mm	1.2m	0.5m
Dic-rep	92	Kidney Weed 'N'	Dichondra repens	150mm	0.0 - 0.3m	0.9 - 1.2m
Myo-par	119	Carpet Spreading Myoporium 'N'	Myoporium parvifolium	150mm	0.45 - 0.6m	0.3m
sen-ma	22	Blue Chalk Sticks	Senecio mandraliscae	150mm	0.15m	0.5m
vio-he	92	Native Violet 'N'	Viola hederacea	150mm	0.2m	0.8m
wes-lh'	155	coastal rosmary 'N'	Westringia 'low horizon'	150mm	0.4m	0.8m
<b>Grasses</b>						
Dia-cae	177	Blue Flax-lily 'N'	Dianella caerulea	150mm	0.4m	0.6m
Dia-rev-lr	289	Spreading Flax Lily 'N'	Dianella revoluta	150mm	0.3 - 0.45m	0.3 - 0.6m
jun-us	54	tussock grass 'N'	Juncus usitatus	150mm	1m	0.8m
lom-ta	78	Fine-leaved mat rush 'N'	Lomandra 'Tanika'	150mm	0.5m	0.6m
Lom-lon	201	Spiny-headed Mat-Rush 'N'	Lomandra longifolia	150mm	0.6m	0.8m
Xan-arb	18	Grass Tree 'N'	Xanthorrhoea australis	300mm	1m	1m
<b>Total</b>	<b>2458</b>					



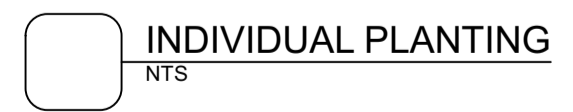
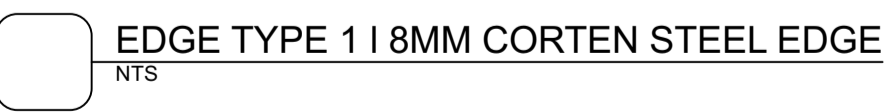
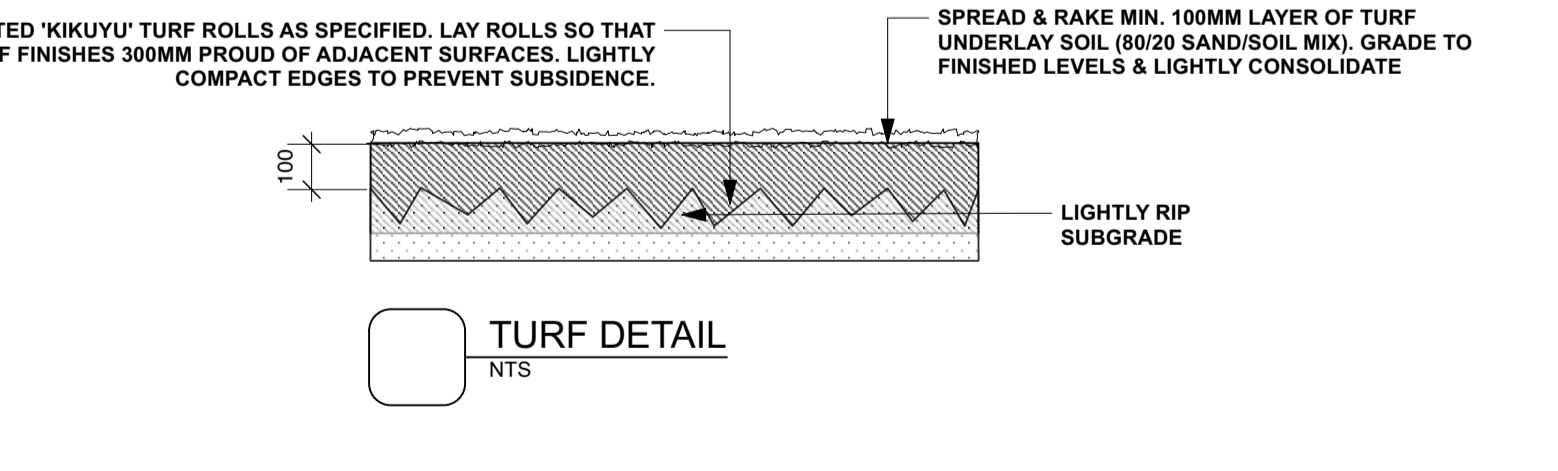
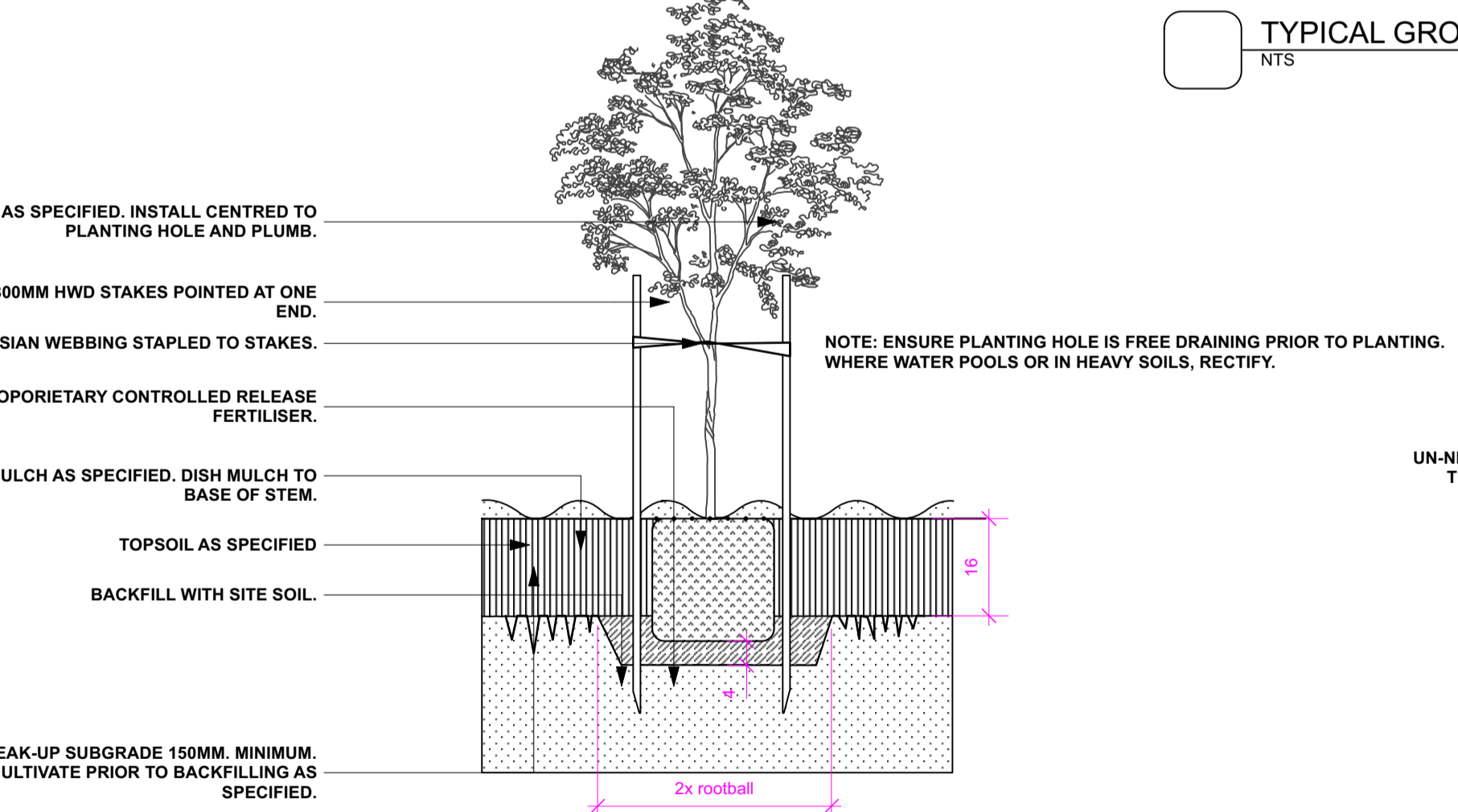
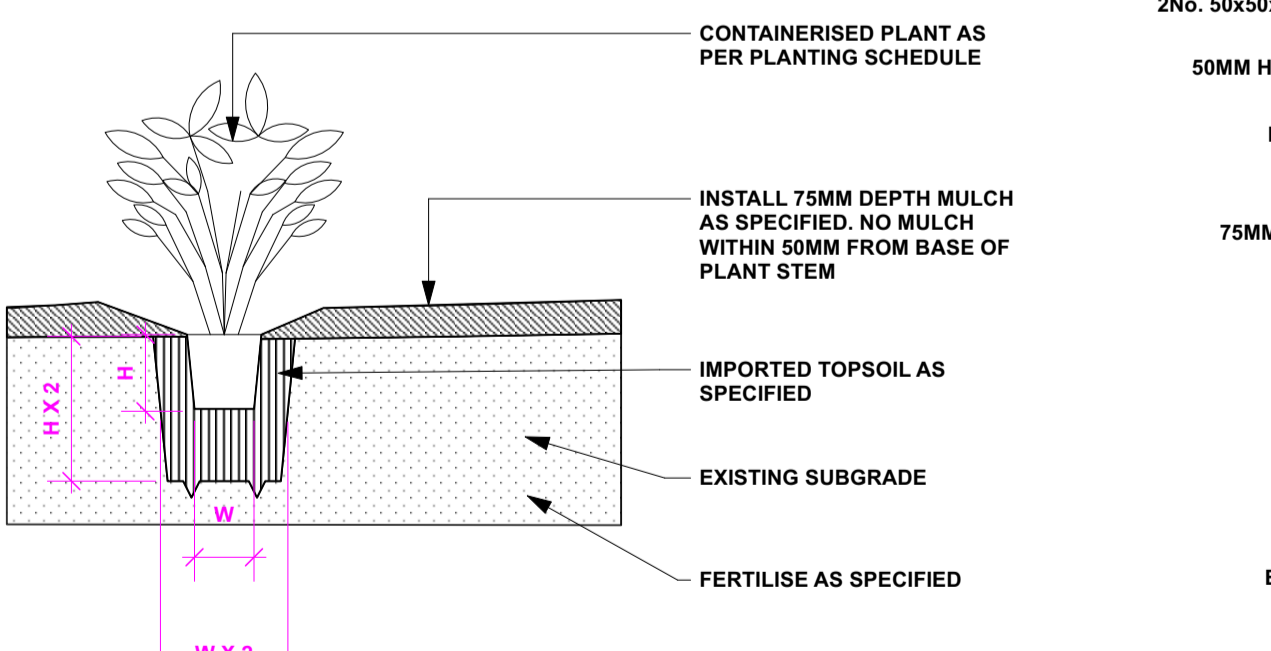
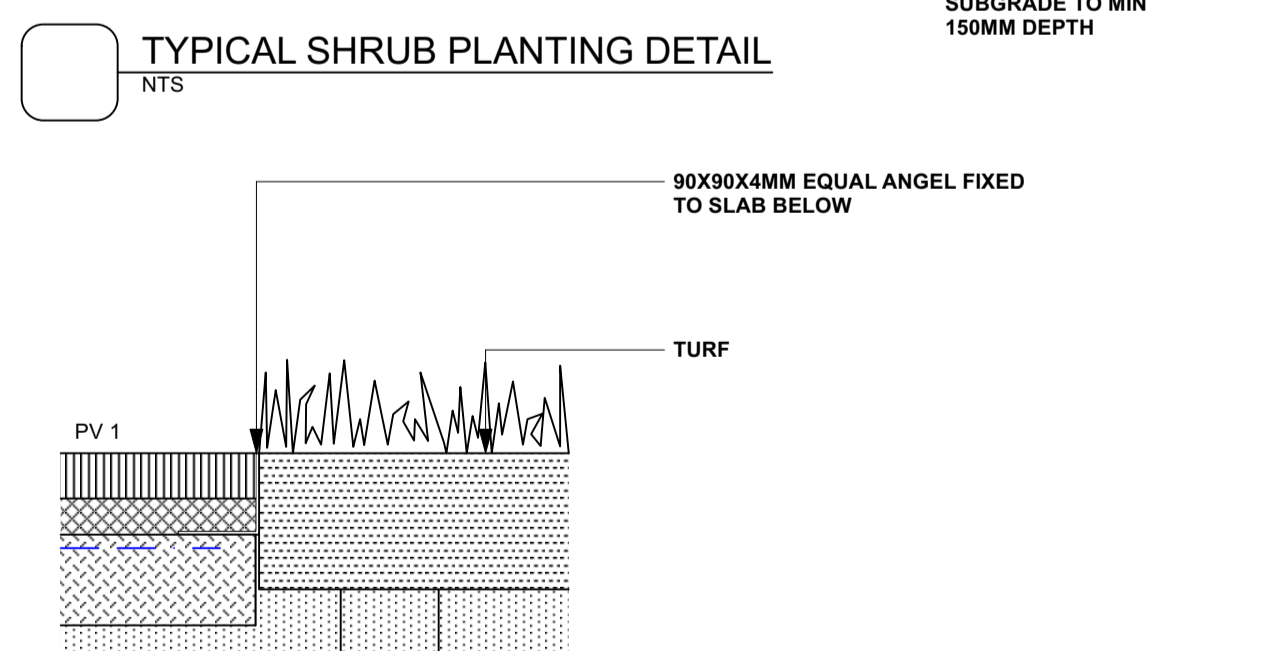
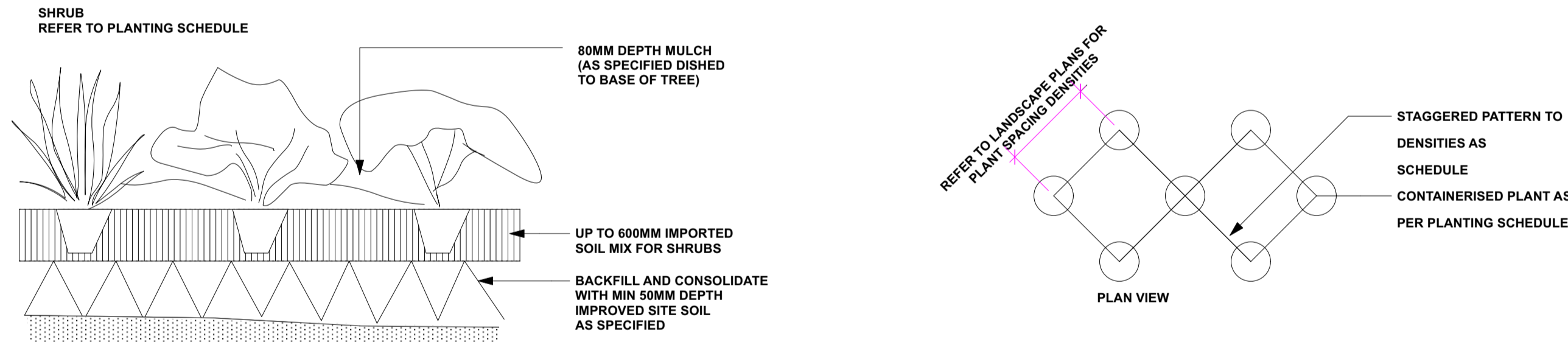
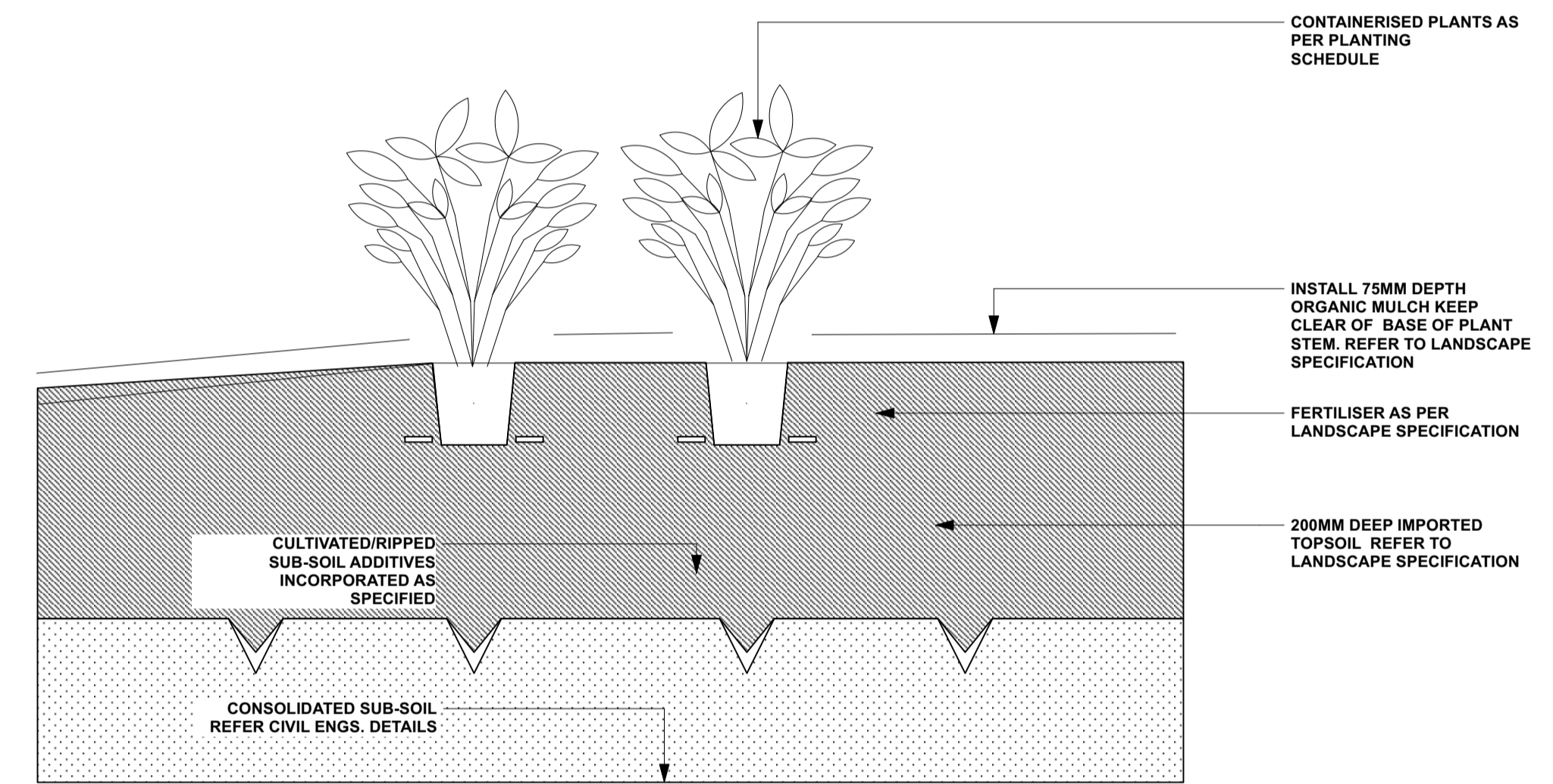
**LANDSCAPE MAINTENANCE NOTES**

THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS OF THE CONTRACT DURING THE PROGRESS OF THE WORKS. THE CONTRACTOR SHALL COMMENCE AND FULLY IMPLEMENT THE SHORT-TERM MAINTENANCE AND ESTABLISHMENT AFTER PRACTICAL COMPLETION HAS BEEN CONFIRMED. SITE CONTROL: REPORT TO THE PRINCIPAL'S DESIGNATED REPRESENTATIVE ON ARRIVING AT AND BEFORE LEAVING THE SITE. PLANT ESTABLISHMENT PERIOD: THE PERIOD BETWEEN THE DATE OF PRACTICAL COMPLETION AND THE DATE OF FINAL COMPLETION. MAINTENANCE/ ESTABLISHMENT PERIOD: 12 MONTHS.

PLANT ESTABLISHMENT: MAINTAIN THE CONTRACT AREA DURING THE PLANT ESTABLISHMENT PERIOD. ENSURE THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT DATE OF PRACTICAL COMPLETION IS MAINTAINED FOR THE FULL PLANTING ESTABLISHMENT PERIOD. EXISTING PLANT MATERIAL: MAINTAIN EXISTING PLANTING WITHIN THE LANDSCAPE CONTRACT AREA AS SPECIFIED FOR NEW PLANTING. REPLACEMENTS: REPLACE FAILED, DEAD AND/OR DAMAGED PLANTS AT MINIMUM 3 WEEK INTERVALS AS NECESSARY THROUGHOUT THE FULL PLANT ESTABLISHMENT PERIOD. REPORTING: SUBMIT REGULAR REPORTS BY THE LAST FRIDAY OF EACH MONTH SUMMARISING THE GENERAL STATUS OF WORKS. INCLUDE A MAINTENANCE SCHEDULE, A LOG BOOK OF MAINTENANCE ACTIVITY, SOIL TEST RESULTS AS REQUIRED FOR ANY FERTILISING PROGRAMS, AND PLANT REPLACEMENT REQUIREMENTS. WATER RESTRICTIONS: COORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST RELEVANT GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME. STAKES AND TIES: REMOVE AT THE END OF THE PLANTING ESTABLISHMENT PERIOD. TEMPORARY FENCES: REMOVE TEMPORARY PROTECTIVE FENCES AT THE END OF THE PLANTING ESTABLISHMENT PERIOD. COMPLIANCE: PLANT ESTABLISHMENT SHALL BE DEEMED COMPLETE, SUBJECT TO THE FOLLOWING:  
 \* REPAIRS TO PLANTING MEDIA COMPLETED.  
 \* PESTS, DISEASE, OR NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT.  
 \* MULCHED SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY CONDITION AND TO THE SPECIFIED DEPTH.  
 \* VEGETATION IS ESTABLISHED AND WELL FORMED.  
 \* PLANTS HAVE HEALTHY ROOT SYSTEMS.  
 \* VEGETATION IS NOT RESTRICTING ESSENTIAL SIGHT LINES AND SIGNAGE.  
 \* COLLECTION AND REMOVAL OF LITTER COMPLETED.  
 \* REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS COMPLETED.  
 \* ALL DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT.

**NOTE:**

In Accordance with Warringah / Northern Beaches Councils Native Plant list. 83 % of Total Plants is Native Species 'N'



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Project **COLLARROY LIVING RESIDENCES DA LANDSCAPE**  
 Address **37-43 Hay Street Collaroy NSW 2097**  
 Drawing Title **PLANTING SCHEDULE AND DETAILS**

**E 12/07/24 DA ISSUE**  
**ISSUE DATE COMMENT**  
**AMENDMENTS**

Date **12/07/2024**

Scale **N.T.S@A1**

Drawing No. **1500**

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# 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, 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

### 1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". 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 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 landscape architect.

- Earth banks to prevent scour of stockpiles

- 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)

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 other approved lawn top dress.

#### Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, cXXlay 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

#### a) 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 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.

#### b) 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.

#### c) 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.

#### d) 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 *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2*. Certification that trees have been grown to Natspec guidelines 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

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.

#### c) Fertilisers

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.

#### d) Mulch

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 "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

### 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 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 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.

#### d) Mulching

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.

#### e) Turfing

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.

#### f) Steel Garden Edging

The Contractor shall install stone edging as shown 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.

## 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 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 Division on (02) 8836 5332

## IRRIGATION WORKS

### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

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, Council By-Laws and Ordinances.

#### Drawings:

- 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 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 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 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.

#### 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.

## 12 MONTH 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.

Topping up of mulched areas.

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 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.xx

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ISSUE	DATE	COMMENT

## AMENDMENTS

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Address	37-43 Hay Street Collaroy NSW 2097	
Drawing Title	SPECIFICATION	Date 12/07/2024
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Drawing No. **1500**

#### GENERAL NOTES

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned.

All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.

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