

DRIVEWAY GRADIENT SCALE 1:100

LEGEND	
WATER MAIN	SEWER VENT
TELSTRA PILLAR	SEWER LAMP/POLE
TELSTRA MARKER POST	SEWER INSPECTION POINT
TELSTRA PIT	SUBSOIL DRAIN
TELEGRAPH POLE	STORMWATER PIT
POWER POLE	STORMWATER GRATE
ELECTRICAL PILLAR	SURFACE INLET PIT
POWER LIGHT POLE	LINTEL KERB INLET PIT
LIGHT POLE	LINTEL KERB INLET PIT WITH GRATE
HYDRANT	STORMWATER PIPE INCLUDING PIPE SIZE
RECYCLED WATER	HEADWALL
WATER METER	CLOTHES LINE
STOP VALVE	TREE: D DIAMETER, S SPREAD, H HEIGHT
WATER TAP	
GAS METER	
GAS DIRECTION MARKER	
GAS INSPECTION POINT	
SEWER MANHOLE	
STREET SIGN	
PRAM CROSSING	
VEHICLE CROSSING	
E	OVERHEAD ELECTRICITY LINE
T	OVERHEAD TELECOM LINE
S	SEWER LINE

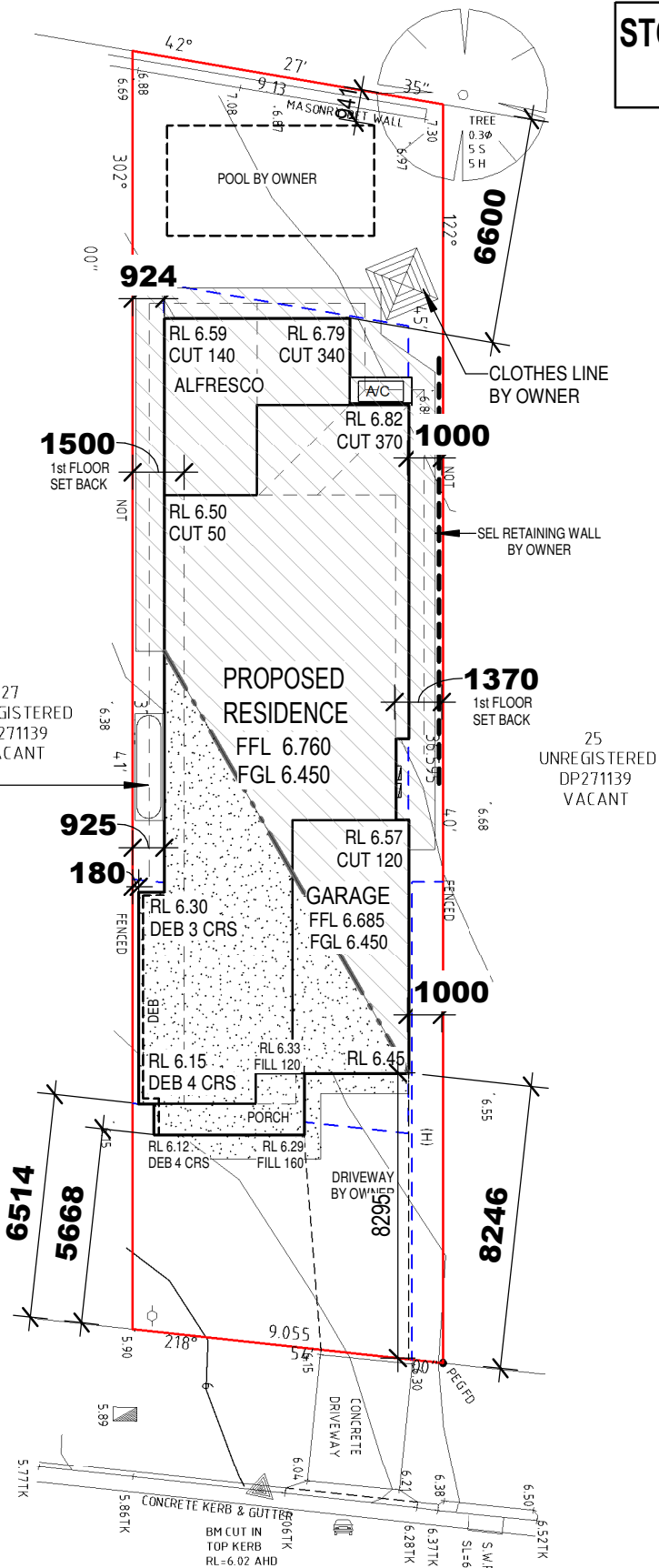
AREA LOT 26
VIDE UNREG DP 271139: 331.8 m²
BY CALC: 331.9 m²

L.G.A.: NORTHERN BEACHES
PARISH: NARRABEEN
COUNTY: CUMBERLAND



ORIGIN OF LEVELS:
SSM 24845 RL=12.835 (AHD) FOUND NEAR THE INTERSECTION OF WARRIEWOOD ROAD & ALMEDA WAY.
ACCURACY OF ORIGIN: ± 0.001m

POSITION OF 4030L "THE EVOLUTION SERIES MKII" ABOVE GROUND RAIN WATER TANK 1 TO BE INSTALLED IN ACCORDANCE WITH COUNCIL GUIDELINES & THE NATIONAL PLUMBING & DRAINAGE CODE AS/NZS 3500. THE RAINWATER SUPPLY PLUMBING IS TO BE CONNECTED TO THE COLD WATER SUPPLY TO TOILETS, WASHING MACHINE & EXTERNAL GARDEN TAPS.



PROPOSED ROAD

STORMWATER TO HYDRAULIC ENG'S DETAILS

SITE DETAILS	
LOT NUMBER:	26
DP NUMBER:	271139
AREAS	
SITE AREA:	313.99m ²
GROUND FLOOR	111.88 m ²
FIRST FLOOR	108.65 m ²
GARAGE	24.83 m ²
ALFRESCO	20.53 m ²
PORCH	5.16 m ²
Grand total	271.06 m ²
DRIVEWAY:	23.14m ²
PRIVATE OPEN SPACE:	95.13m ²
PROJECT DETAILS:	
GROUND & FIRST FLOOR LIVING TOTAL:	220.53m ²
ROOF AREA:	190.51m ²
NO. OF BEDROOMS:	4
LANDSCAPE:	
LANDSCAPE AREA:	140.00m ² - 44.58%
STORMWATER:	
RAINWATER TANK SIZE:	= 4030litre
-(ABOVE GROUND / UNDER GROUND)	
ROOF AREA CONNECTED TO RAINWATER TANK: (31) % MIN MIN: 60.00m ² (to eng's details)	
RAINWATER USES: GARDEN/TOILET/LAUNDRY	
SITE NOTES & CONDITIONS:	
-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.	
-EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER	
-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM.	
-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.	
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.	
-DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM WINCREST FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST	
-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND WILL VARY ON SITE	
-ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER	
- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS	

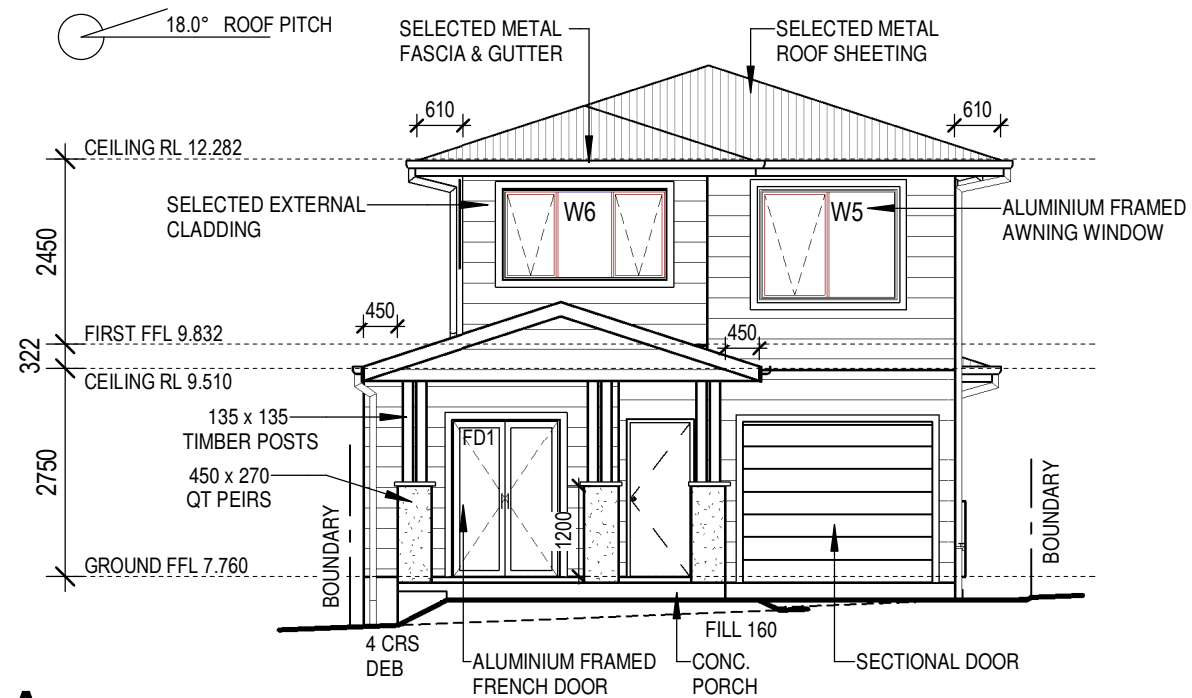
(BE) RESTRICTION ON LAND VIDE UNREGISTERED DP271139
(H) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE VIDE UNREGISTERED DP271139

SITE PLAN

ISSUE	AMENDMENT	DATE	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.	 BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806	PROPOSED RESIDENCE FOR:	AFFINITY INCLUSIONS	
A	PFD (EB)	07.08.18			CLIENT: MR MAHONEY & MRS CAREY	JOB NO: 17295	DATE: 04.09.19
B	VARY B, VARY C (EC)	23.10.18	ADDRESS: Lot 26 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL	DRAWN: EB	CHECKED:		
C	VARY D (EB)	16.11.18		SCALE: As indicated	SHEET NO: 01		
D	VARY F (EB)	05.02.19		PLEASE DISCARD ALL OTHER PLANS			
E	VARY E, VARY I, VARY J (EC)	21.08.19		DO NOT SCALE DRAWING			
F	VARY K (EC)	04.09.19					
G	VARY L (EB)	23.09.19					
H	FFD (EB)	26.09.19					

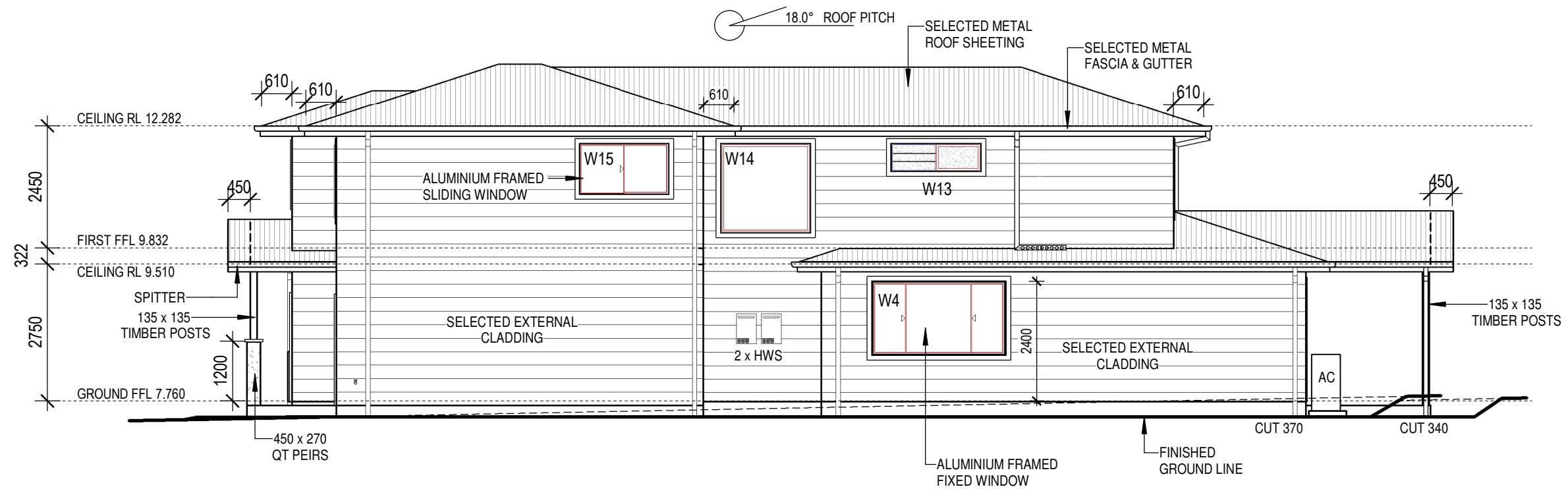
NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED @ 2100
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL EXCEPT W2 & W4 TO BE AT HEAD HEIGHT 2400
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.



ELEVATION A

1 : 100



ELEVATION B

1 : 100

ELEVATIONS

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A	PFD (EB)	07.08.18
B	VARY B, VARY C (EC)	23.10.18
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H	FFD (EB)	26.09.19

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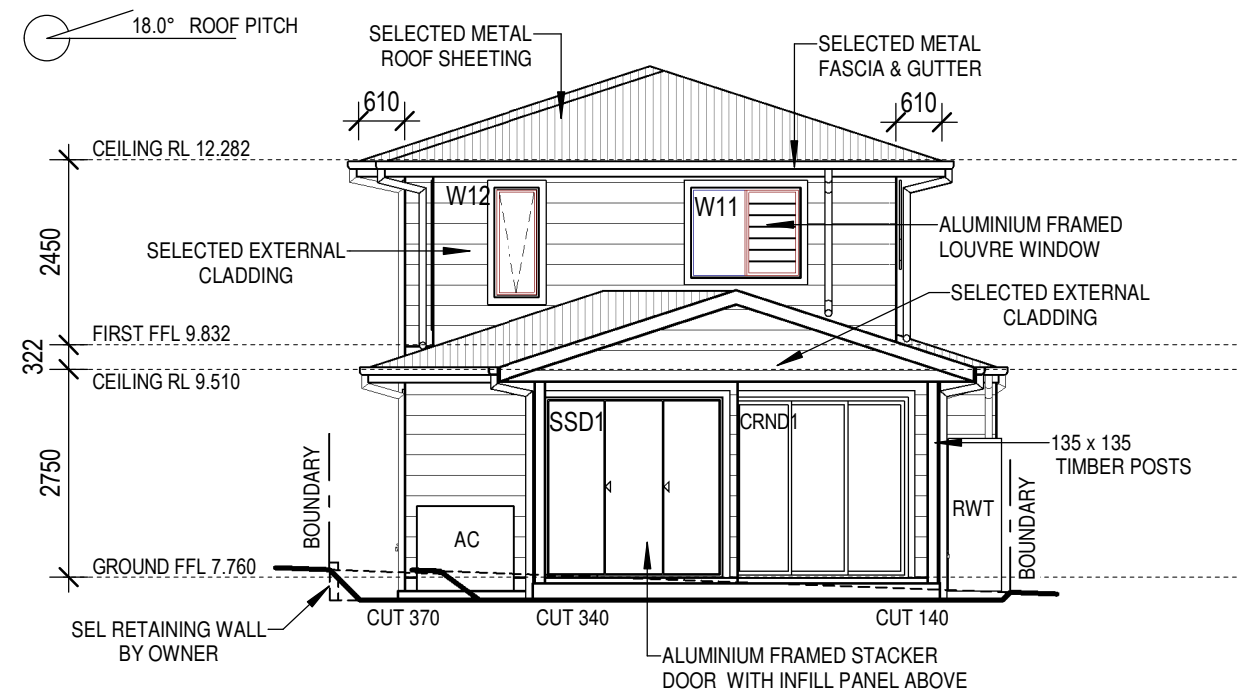


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ADDRESS:
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WARRIEWOOD
NORTHERN BEACHES COUNCIL**

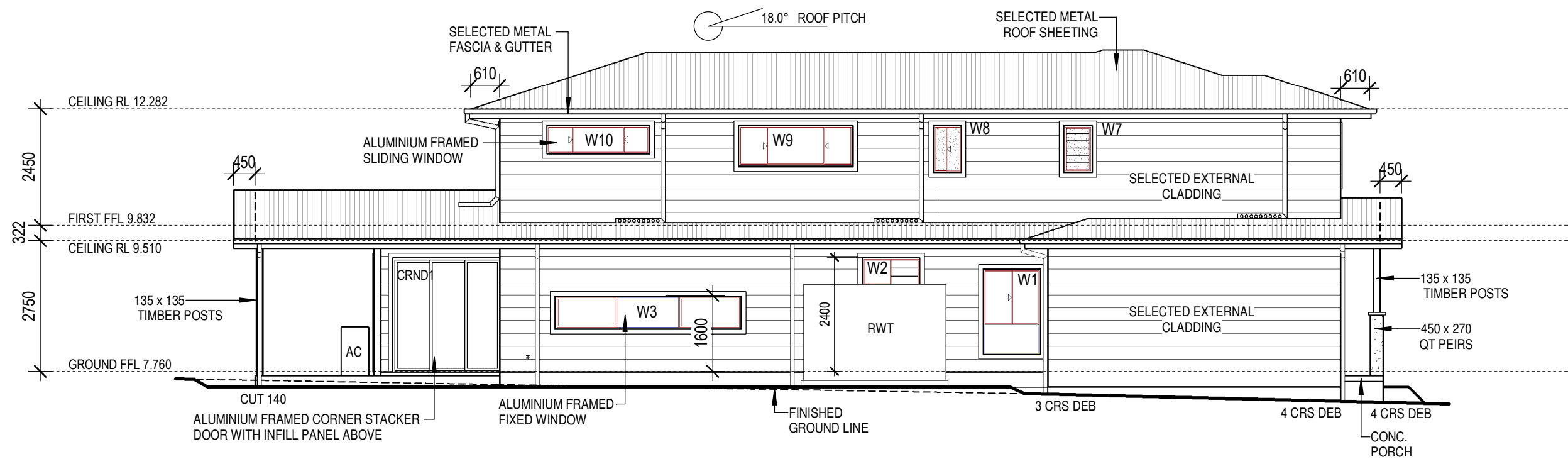
AFFINITY INCLUSIONS	
JOB NO: 17295	DATE: 04.09.19
DRAWN: EB	CHECKED:
SCALE: 1 : 100	SHEET NO: 04
PLEASE DISCARD ALL OTHER PLANS	
DO NOT SCALE DRAWING	



ELEVATION C
1 : 100

NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED @ 2100
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL EXCEPT W2 & W4 TO BE AT HEAD HEIGHT 2400
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.



ELEVATION D
1 : 100

ELEVATIONS

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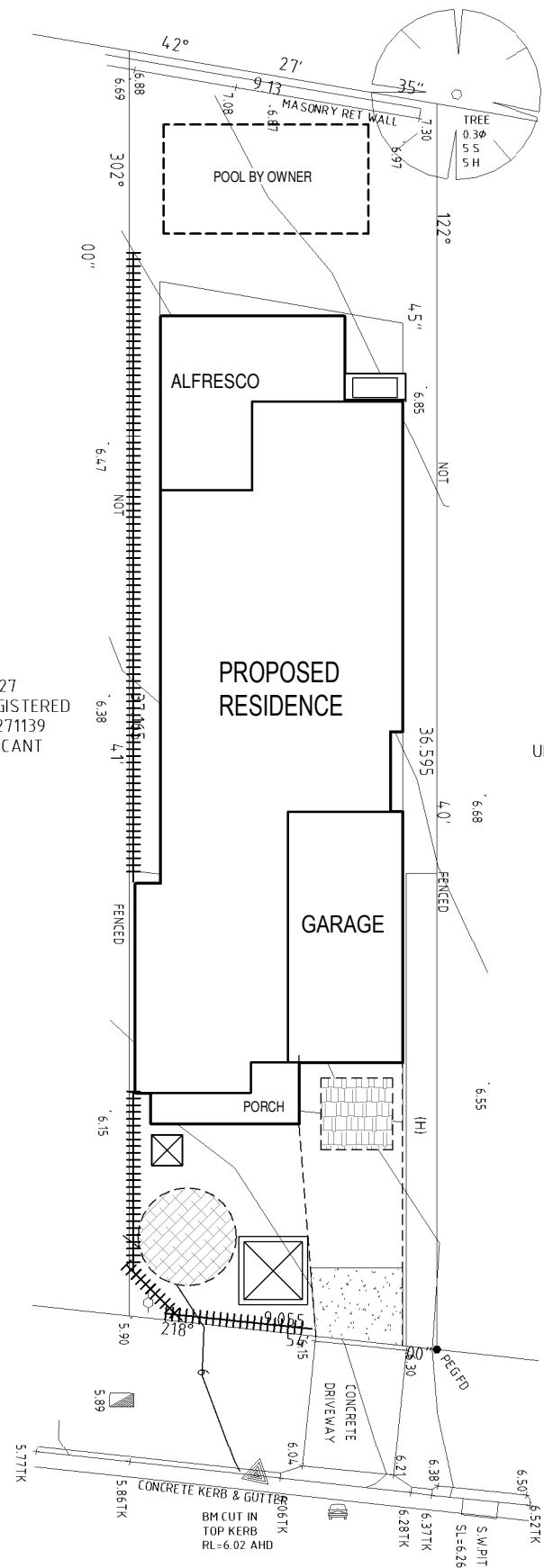
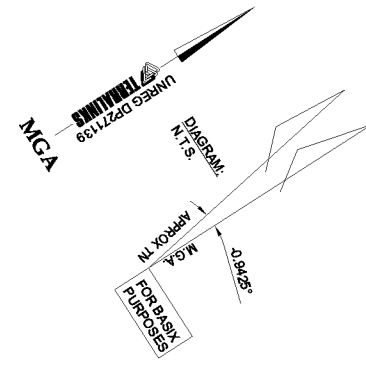


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AFFINITY INCLUSIONS	
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DRAWN: EB	CHECKED:
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LEGEND

- Material Stockpile area.
- Waste stockpile & material sorting area.
- Storage recycling bins for segregated waste.
- Chemical toilets.
- Temporary builders d/way to E.P.A. requirements.
- Fit standard 600 high green silt fence (refer to detail).
- Trees to be removed.

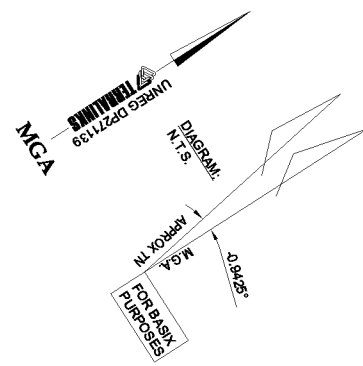
NOTE: All waste materials to be taken to an approved waste disposal site.

SOIL & SEDIMENT CONTROL PLAN

PROPOSED ROAD

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C	VARY D (EB)	16.11.18		SCALE: 1 : 200	SHEET NO: 12		
D	VARY F (EB)	05.02.19		PLEASE DISCARD ALL OTHER PLANS			
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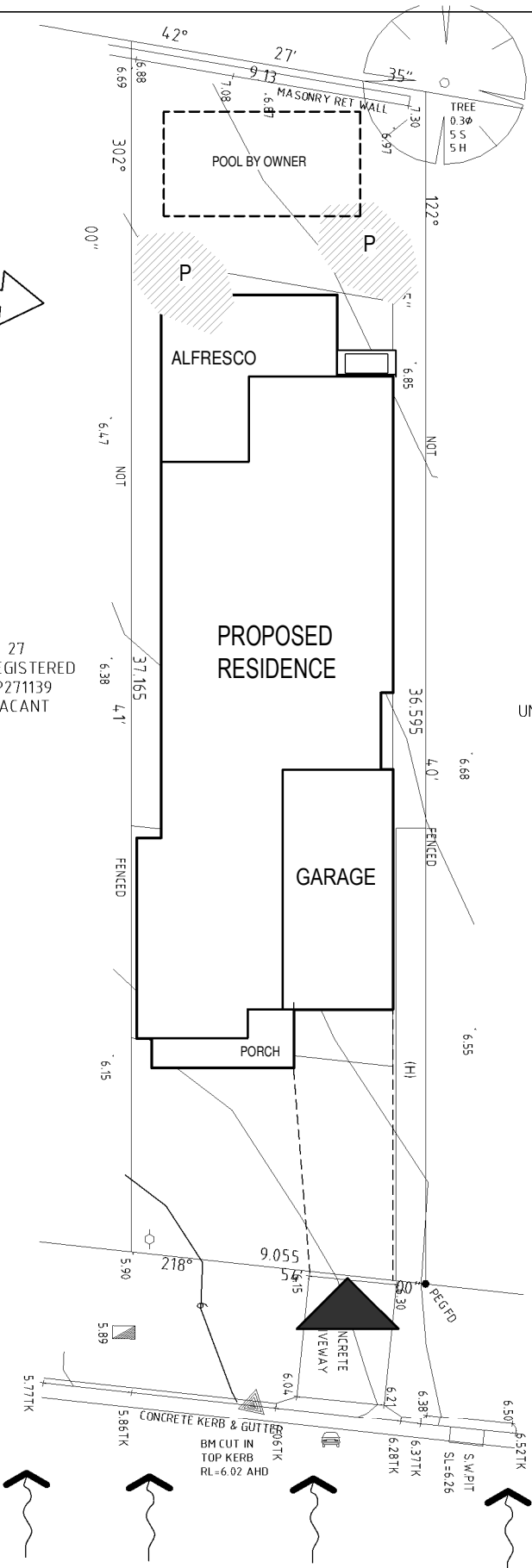
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27
UNREGISTERED
DP271139
VACANT

25
UNREGISTERED
DP271139
VACANT

PROPOSED ROAD



LEGEND	
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE RETAINED
	PROPOSED RESIDENCE.
	EXISTING ADJOINING RESIDENCE.
	EXISTING BUILDINGS TO BE DEMOLISHED.
	SITE BOUNDARY
	CONTOURS
	PRIVATE OPEN SPACE
	VIEWS
	VEHICULAR SITE ENTRY
	PREVAILING WINDS
	NOISE
	OVERLOOKING

SITE ANALYSIS

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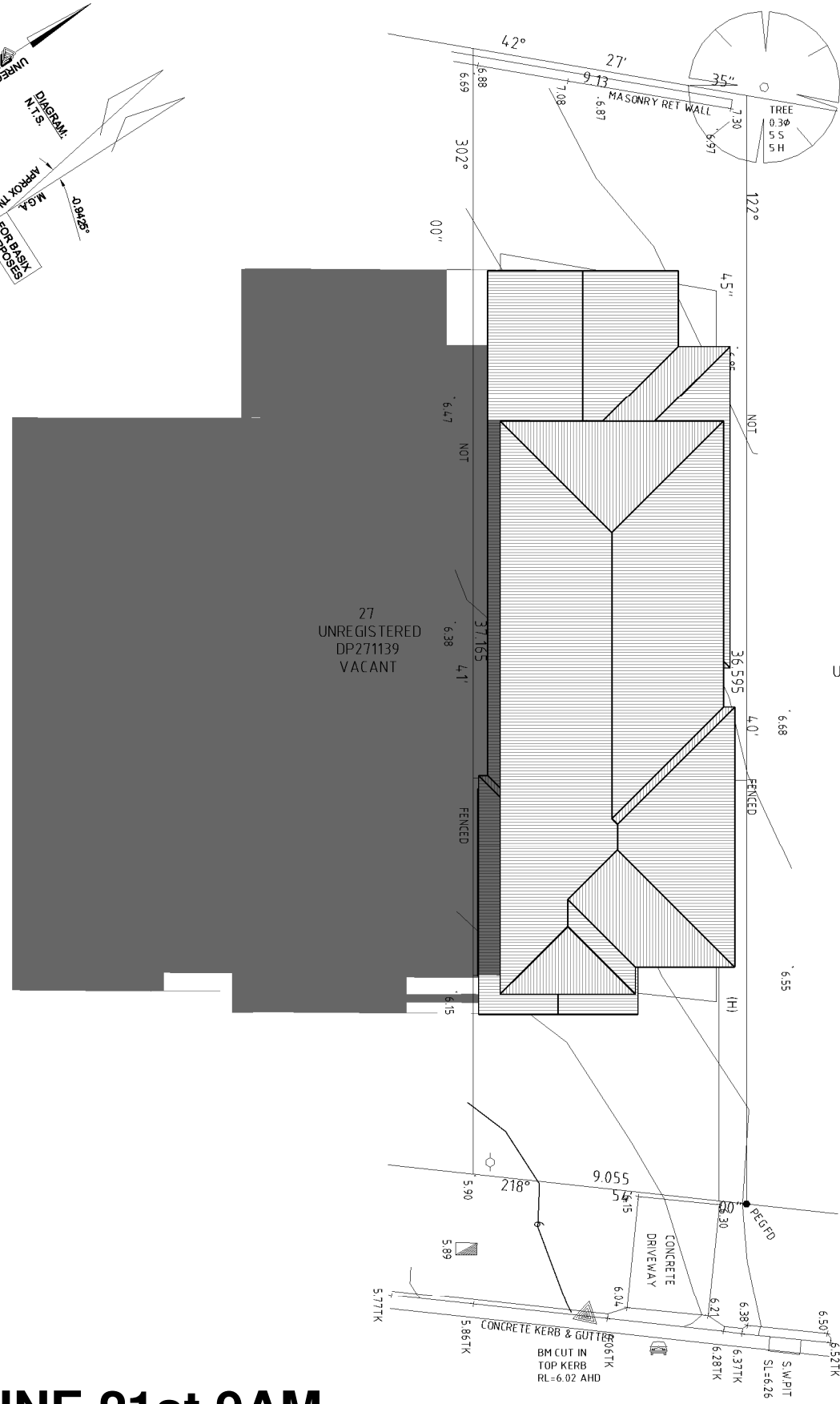
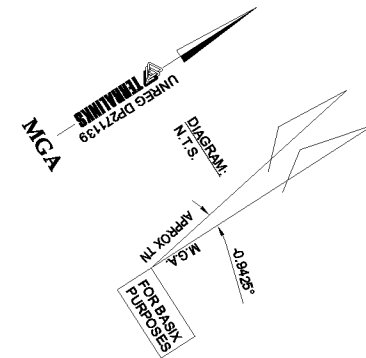
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SHADOW DIAGRAM JUNE 21st 9AM

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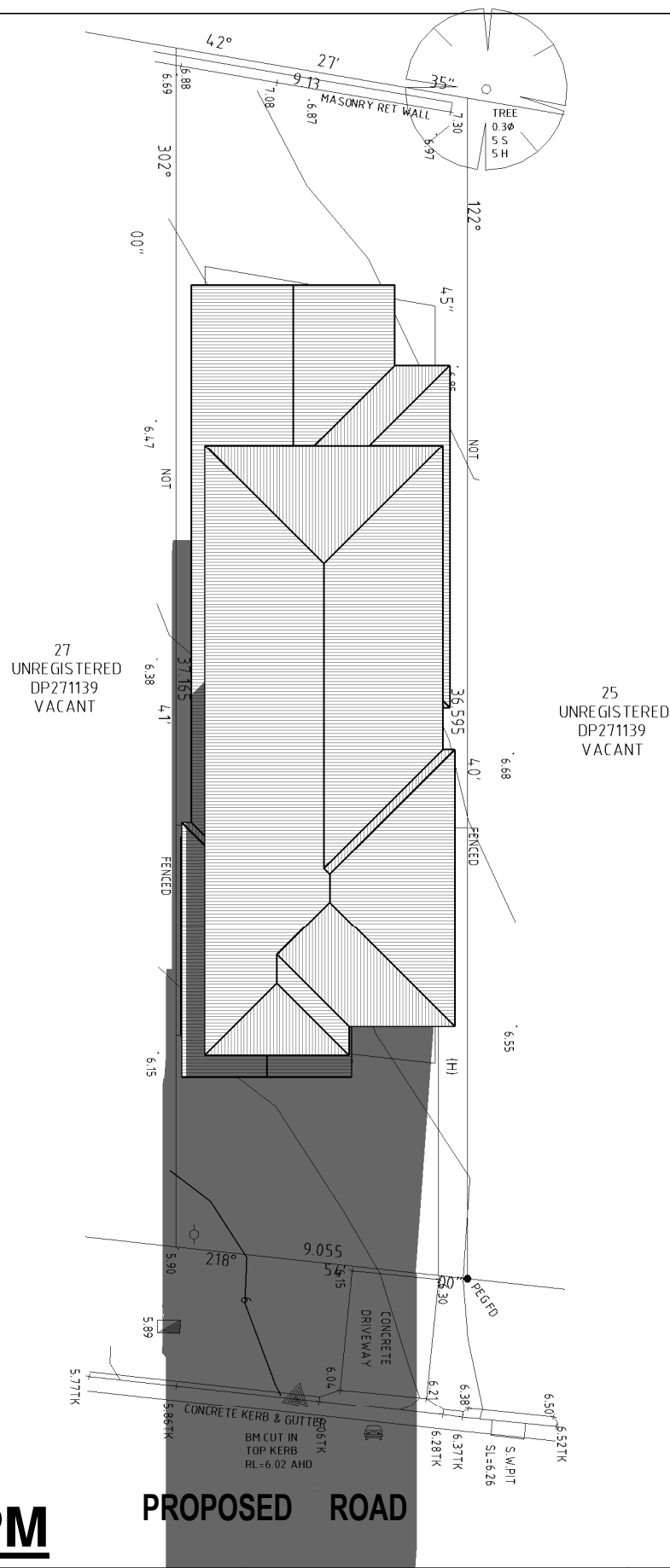
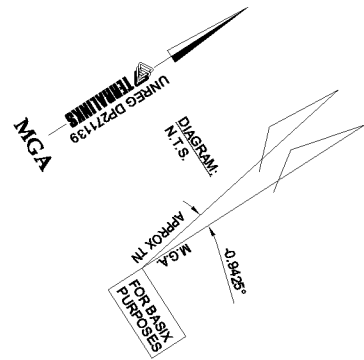


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AFFINITY INCLUSIONS	
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SHADOW DIAGRAM JUNE 21st 3PM

PROPOSED ROAD

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AFFINITY INCLUSIONS	
JOB NO: 17295	DATE: 04.09.19
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External Colour Selection Schedule

for: Lot 26 Proposed Road, Warriewood



BESPOKE

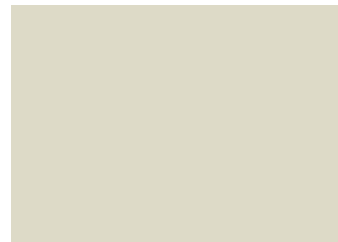
Monument



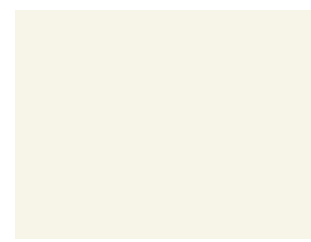
Mountain top



EXTERNAL COLOR SELECTIONS Ref 17295	
Details	Selections
Colourbond Roof	Monument
Fascia	Surfmist
Gutters/dowpipes	Mountain top
Rainwater tank	Shale Grey
Trim & Post	Cottonball
Garage door	Surfmist
Cladding	Mountain Top
Render	Mountain Top
Windows	Pearl white



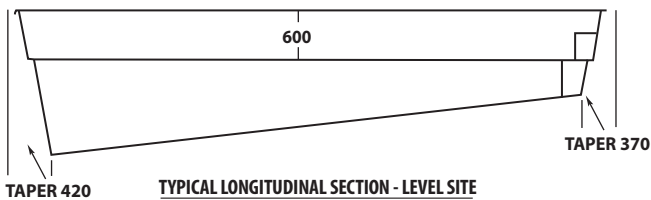
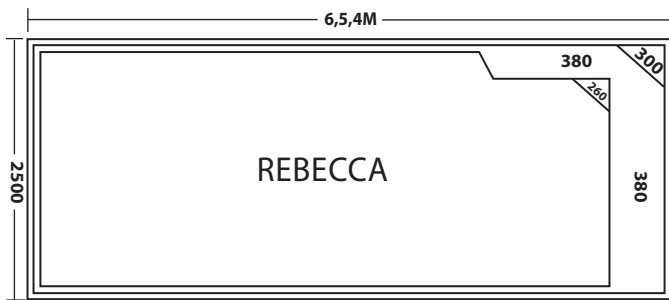
Surfmist



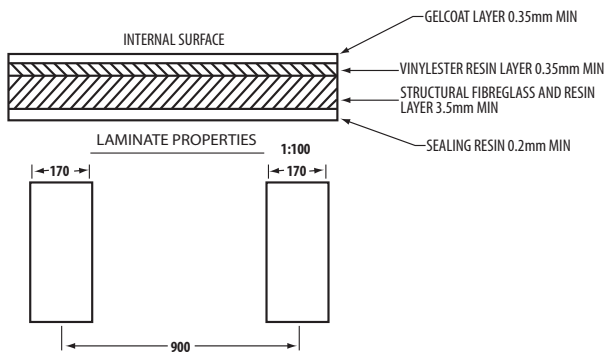
Cottonball



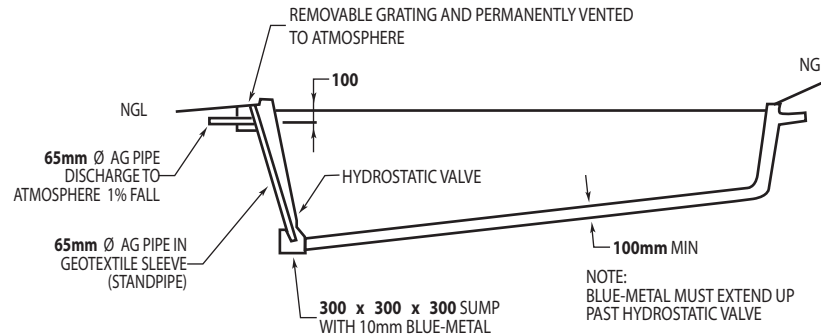
Shale Grey



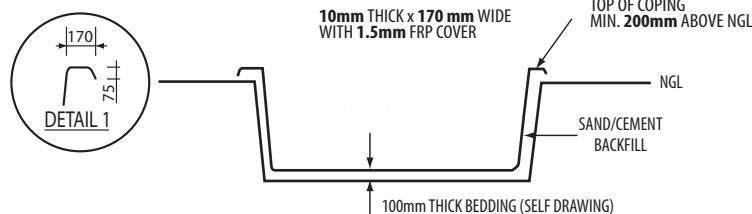
LENGTH	WIDTH	DEPTH	DEPTH	MAX BASE LENGTH	BASE WIDTH DEEP END	BASE WIDTH SHALLOW END
6 METRE	3200	1300	1895	4700	2150	2200
6 METRE	2000	1300	1895	4700	950	1000
6 METRE	2500	1300	1895	4700	1450	1500
5 METRE	2500	1300	1780	3700	1500	1550
4 METRE	2500	1300	1640	2700	1500	1550



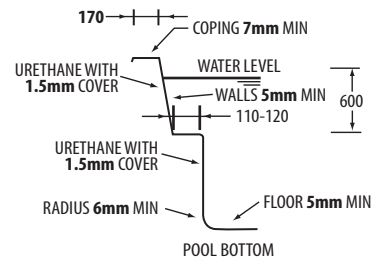
URETHANE (10mm THICK) DETAILS NTS
10mm THICK x 170mm WIDE WITH 1.5mm FRP COVER



TYPICAL LONGITUDINAL SECTION - LEVEL SITE 1:100



TYPICAL CROSS SECTION



EDGE DETAIL AND STRUCTURAL

NOTES

1. GENERAL

DESIGN AND INSTALLATION TO BE IN STRICT ACCORDANCE WITH CURRENT AS 1838 AND AS 1839 REQUIREMENTS AND ALL RELEVANT STATUTORY BY LAWS AND REGULATIONS

2. INSTALLATION

FOUNDATION - ALL FOUNDATION MATERIAL SHALL BE NATURAL UNDISTURBED SOIL OR ROCK OF THE SAME TYPE THROUGHOUT. NO FILL IS PERMITTED UNLESS ITS COMPACTION HAS BEEN TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER. THE REQUIRED MINIMUM SAFE BEARING CAPACITY OF THE FOUNDATION MATERIAL SHALL BE 100 KPA. THIS POOL IS SUITABLE FOR INSTALLATION IN HIGHLY REACTIVE SOILS PROVIDED THAT.

- (i) THE SAND/CEMENT BACKFILL MUST BE ATLEAST 150MM THICK AND SHALL CONSIST OF 1 CEMENT TO 8 SAND BY VOLUME.
- (ii) IF USED, THE CONCRETE CONCOURSE SHALL CONTAIN SL72 MESH PLUS 4-L12TM BARS CONTINUOUS AROUND THE WHOLE POOL.
- (iii) THE SURROUNDING AREA SHALL BE WELL DRAINED TO PREVENT STORM WATER RUNOFF FLOWING NEAR THE POOL. WHEREVER POSSIBLE THE AREA AROUND THE POOL SHALL BE PAVED UP TO ATLEAST 2 M FROM THE EDGES OF THE POOL. UNSTABLE SITES REQUIRE CERTIFICATION BY A STRUCTURAL ENGINEER.

BEDDING MATERIAL - SHALL BE NON-COHESIVE, POROUS MATERIAL READILY SCREEDABLE WITH 12MM MAXIMUM AGGREGATE SIZE. COARSE RIVER SAND IS SUITABLE.

BACKFILL MATERIAL - SHALL BE SAND/CEMENT MIXTURE OF MINIMUM RATIO 1:16 BY VOLUME FOR PREMIXED AND 1:10 BY VOLUME BY DRY MIXED MACHINE ON SITE. THE BACKFILL AFTER INSTALLATION SHALL BE STABLE TO PREVENT ANY WASH AWAY OF THE BACKFILL OCCURRING. POOL WALLS MAY NEED TO BE CROSS BRACED DURING INSTALLATION AND INITIAL SETTLING OF THE BACKFILL AND CONCRETE CONCOURSE.

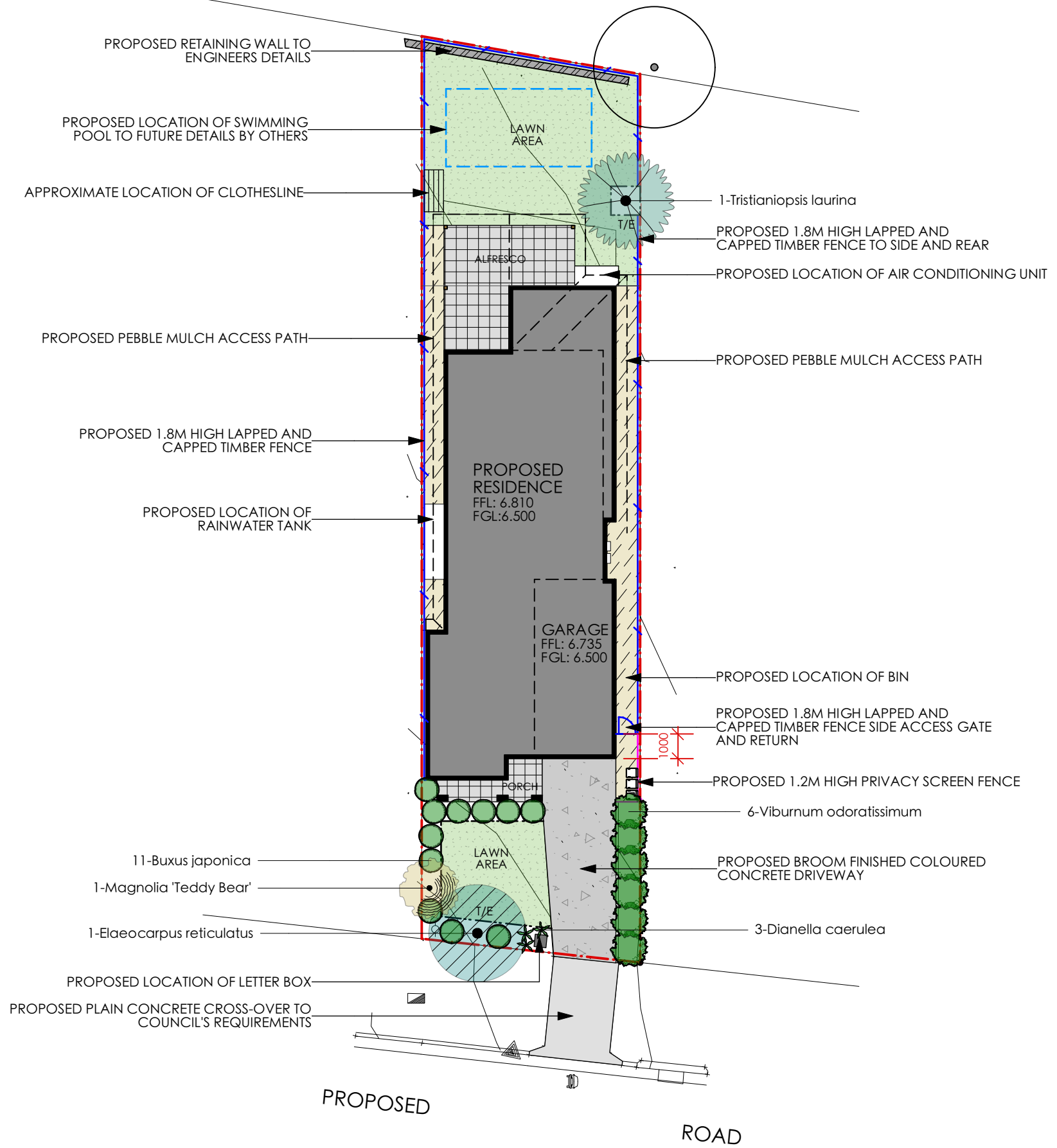
3. EMPTYING

THIS POOL MUST NOT BE EMPTIED WITHOUT THE EXPRESS APPROVAL OF MIAMI POOLS OR AGENT. ON SOME SAND SITES, SUBJECT TO SPECIFIC ENGINEERS APPROVAL, HYDROSTATIC RELIEF VALVES MAY BE OMITTED IF DESIRED.

RANGE: MIAMI POOLS	MODEL: REBECCA	SCALE	As Shown	MIAMI POOLS MANUFACTURING PTY LTD CORNER ANNE AND POWER STREETS ST MARYS NSW 2760 TELEPHONE: (02) 9623 0922 FACSIMILE: (02) 9833 3422 www.miamipools.com.au		SGP CONSULTING ENGINEERS PTY. LTD. ABN 73 013 147 278 Registered Building Practitioners EC - 39557 436 Hargreaves Street, Bendigo, Victoria 3550 Phone: 03 5444 1633 Fax: 03 5444 1866 Email: admin@sgpce.com.au
		DATE	APRIL 2006			
CLIENT NAME:	DESIGNED	TRS				
ADDRESS:	DRAWN	TML				
	DWG No.	06-2774-5029				
					SIGNATURE:	

Notes

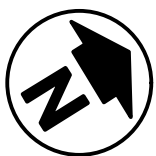
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. All detailing of drainage to paved areas shall be by others.
3. All levels shall be determined by others and approved on site by client.
4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
5. Do not scale from drawings.
6. If in doubt contact the Landscape Architect.
7. All boundaries shall be surveyed prior to commencement of construction works.
8. This plan is for DA purposes only. It has not been detailed for construction.
9. All dimensions, levels and boundaries are nominal only.
10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.



PLANTING SCHEDULE

INDICATES PROPOSED AUSTRALIAN NATIVE PLANTS

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Buxus japonica	Japanese Box	11	200mm	1000	1200
Dianella caerulea	Blue Flax Lily	3	140mm	700	700
Elaeocarpus reticulatus	Blueberry Ash	1	45lt	4000	9000
Magnolia 'Teddy Bear'	Magnolia	1	25lt	2500	4000
Tristaniopsis laurina	Water Gum	1	45lt	4000	10000
Viburnum odoratissimum	Sweet Viburnum	6	200mm	1500	2000

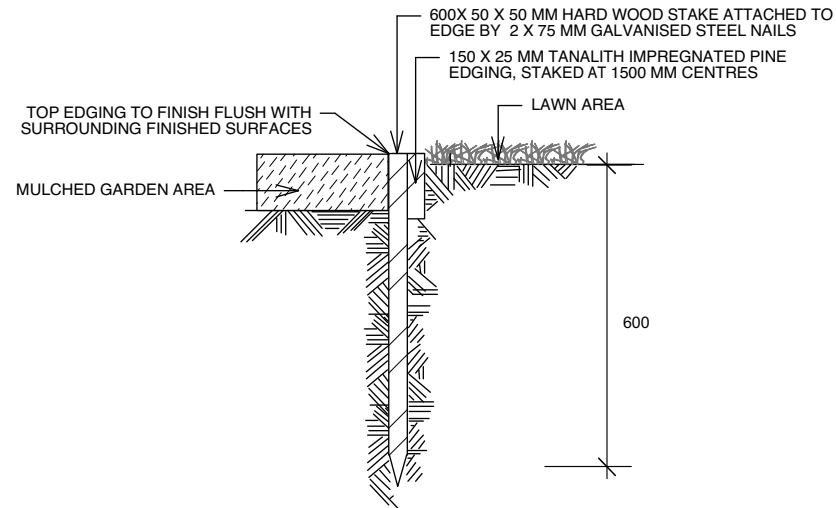


Legend

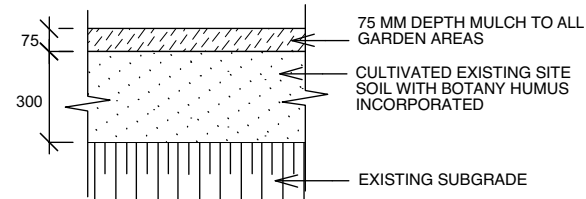
- PROPOSED PAVED AREA
- PROPOSED LAWN AREA
- PROPOSED PEBBLED MULCH ACCESS PATH
- PROPOSED CONCRETE CROSSOVER
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED 1.8M HIGH CAPPED AND LAPPED TIMBER FENCE
- PROPOSED 1.2M HIGH PRIVACY SCREEN FENCE
- TIMBER LAWN EDGE
- SITE BOUNDARY
- EXISTING TREE TO BE RETAINED

DATE	REVISION
DRAWING PROPOSED LANDSCAPE PLAN	
ADDRESS LOT 26, PROPOSED ROAD, WARRIEWOOD	PROJECT # WINCREST HOMES
CLIENT MR MAHONEY & MRS CAREY	DWG # L/01
DATE # 27/09/19	SCALE @ A3 1:200
DRAWN SX	CHKD JC
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922	

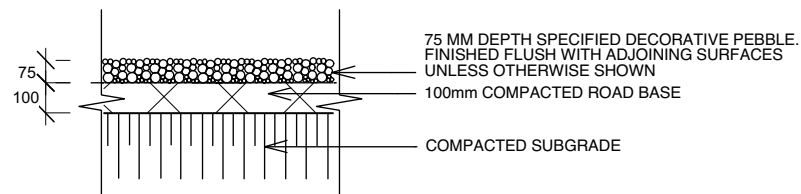




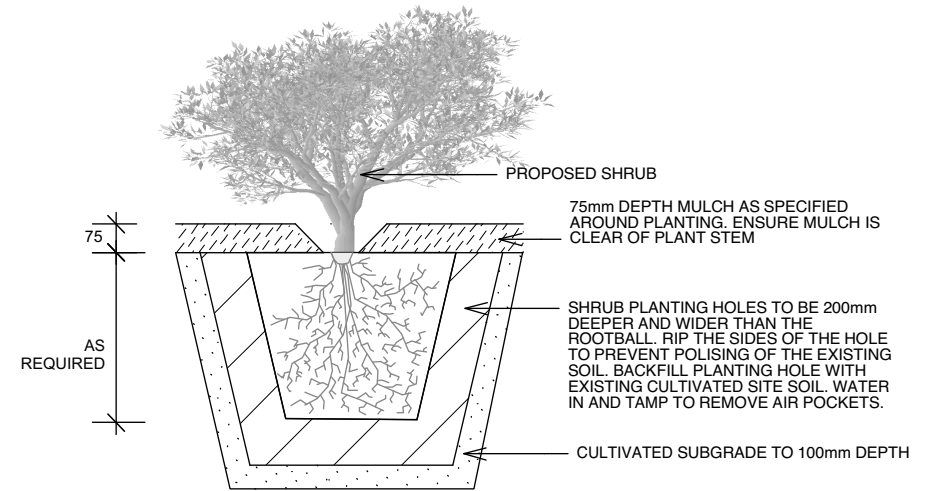
TYPICAL TIMBER EDGE DETAIL
SCALE 1:10
DO NOT SCALE



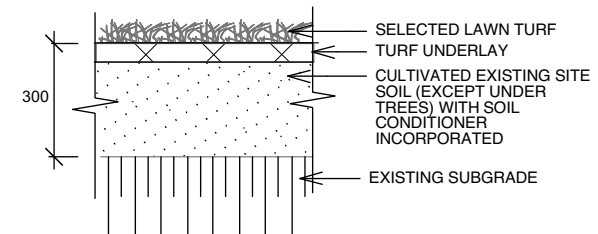
SOIL TO GARDEN AREAS
SCALE 1:20



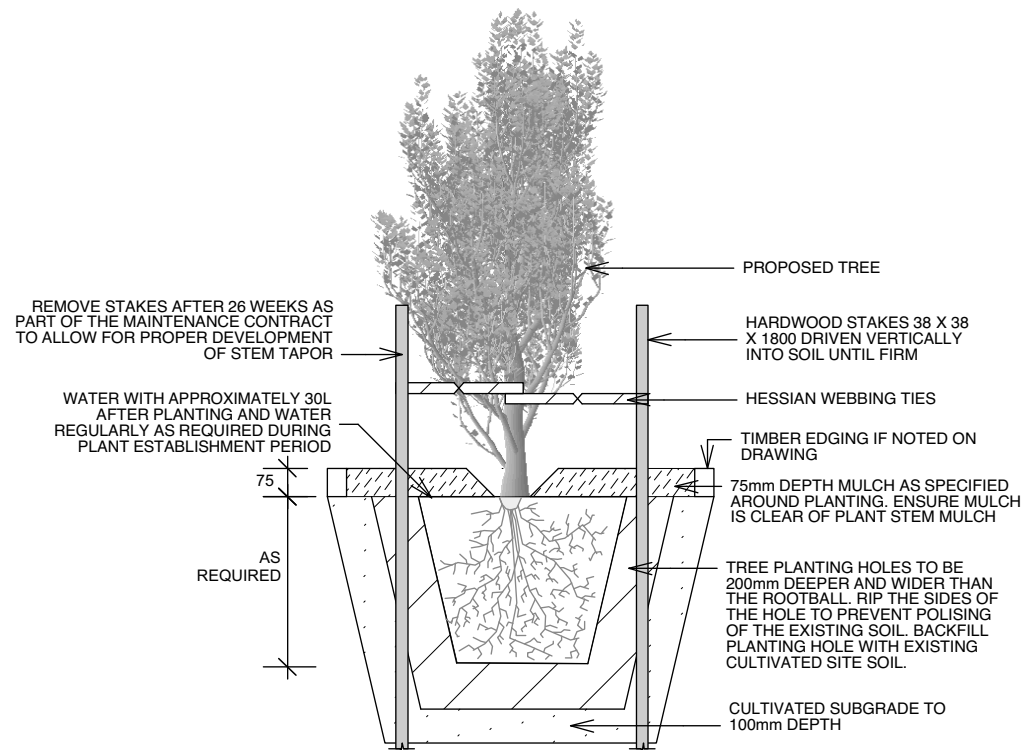
PEBBLE PATHWAY
SCALE 1:10



PLANTING DETAIL
SCALE 1:20



TYPICAL TURF DETAIL
SCALE 1:20



TREE PLANTING & STAKING DETAIL
SCALE 1:20

- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
 2. All detailing of drainage to paved areas shall be by others.
 3. All levels shall be determined by others and approved on site by client.
 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
 5. Do not scale from drawings.
 6. If in doubt contact the Landscape Architect.
 7. All boundaries shall be surveyed prior to commencement of construction works.
 8. This plan is for DA purposes only. It has not been detailed for construction.
 9. All dimensions, levels and boundaries are nominal only.
 10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

DATE	REVISION		
DRAWING		LANDSCAPE DETAILS	
ADDRESS	LOT 26, PROPOSED ROAD, WARRIEWOOD	PROJECT #	WINCREST HOMES
CLIENT	MR MAHONEY & MRS CAREY	DATE #	27/09/19
		SCALE @ A3 AS SHOWN	DWG #
		DRAWN	SX
		CHKD	JC
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		REVISION	L/02

OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones:(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

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DRAWING		LANDSCAPE SPECIFICATION		PROJECT # WINCREST HOMES	
ADDRESS		LOT 26, PROPOSED ROAD, WARRIEWOOD		DWG # L/03	
CLIENT		MR MAHONEY & MRS CAREY		DATE # 27/09/19	
				SCALE @ A3 N/A	
				DRAWN SX	
				CHKD JC	
				REVISION	
		A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		