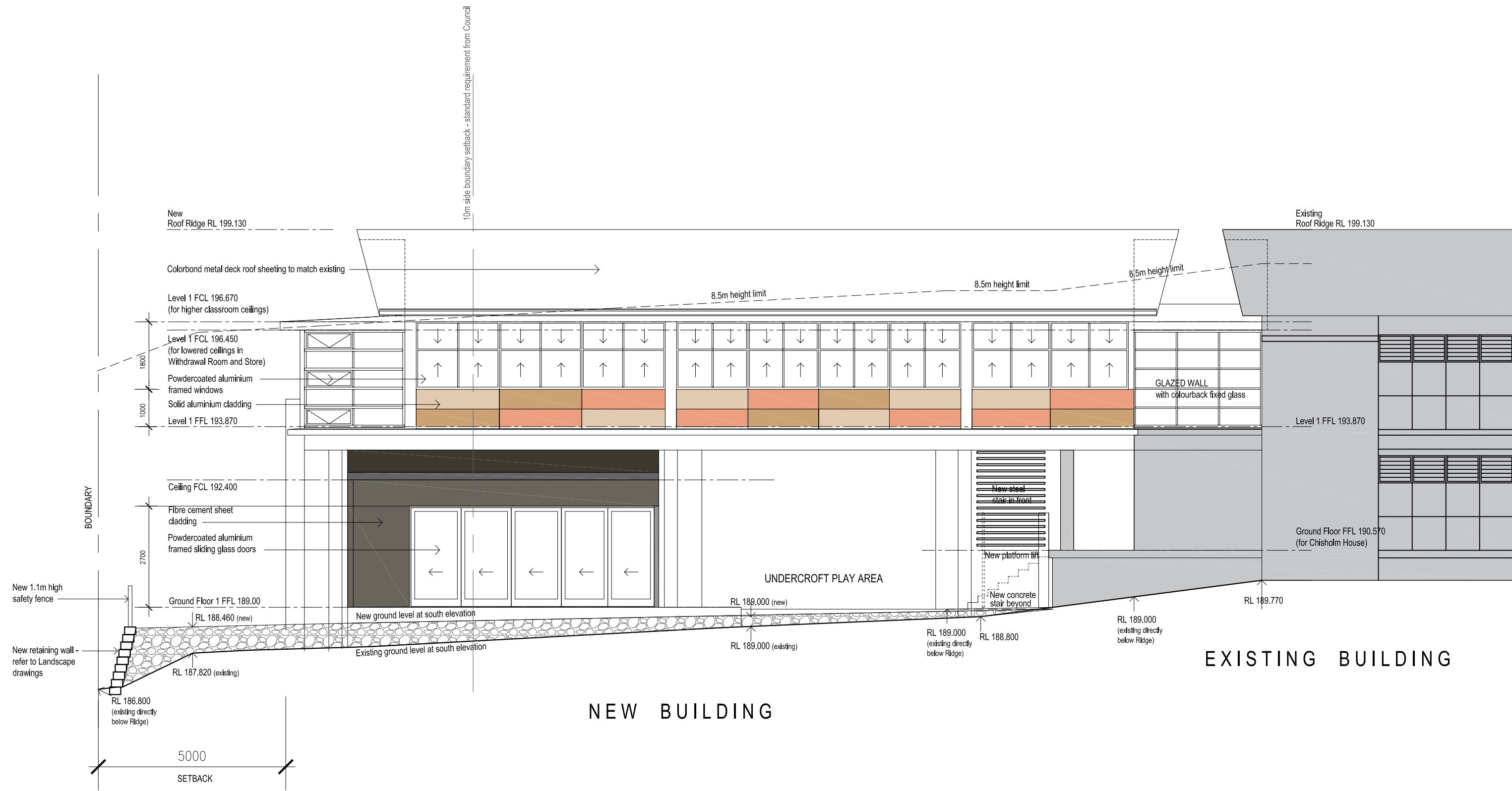
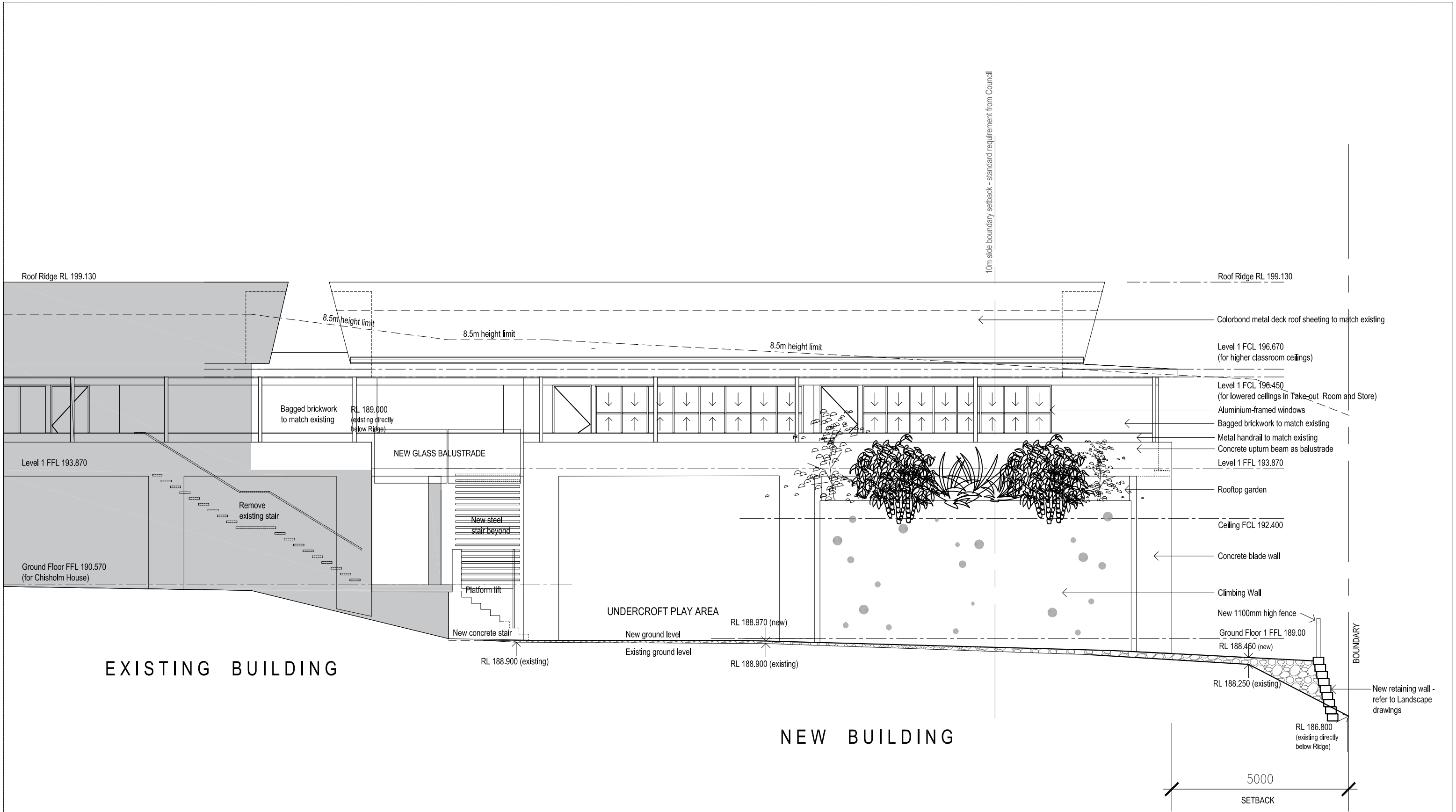
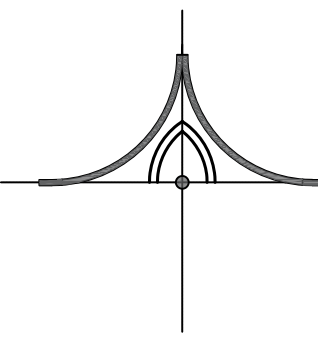








templum design architects

21 Rosebery Street, Mosman NSW
nominated architect: Demetrius Condos reg.no. 5355
abn: 65 101 221 658

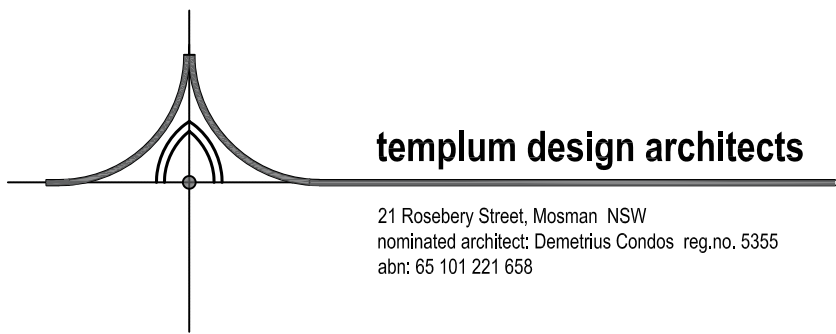
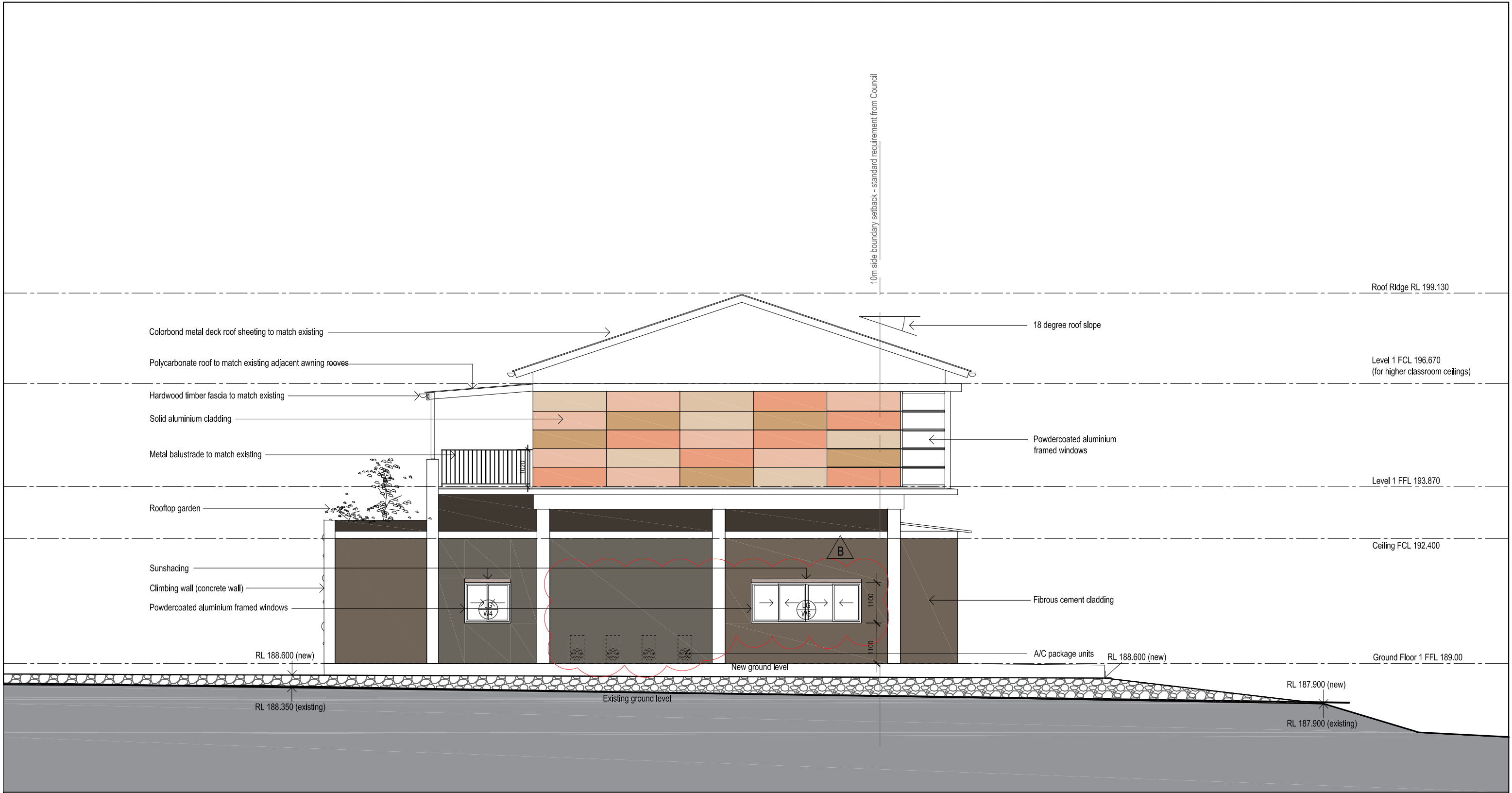
**John Colet School
Extensions to Chisholm House**

North Elevation (facing Garrigal Quadrangle)

scale: 1:100

date: 12/11/2019

drawing no: **DA-2001** rev: **A**



Issues:
'A' - 12/11/2019 - Original issue for Council DA
'B' - 02/04/2020 - Amended issue for Council DA
- Window LG/05 relocated to the south to the centre of the next bay
- A/C units relocated to the next bay north

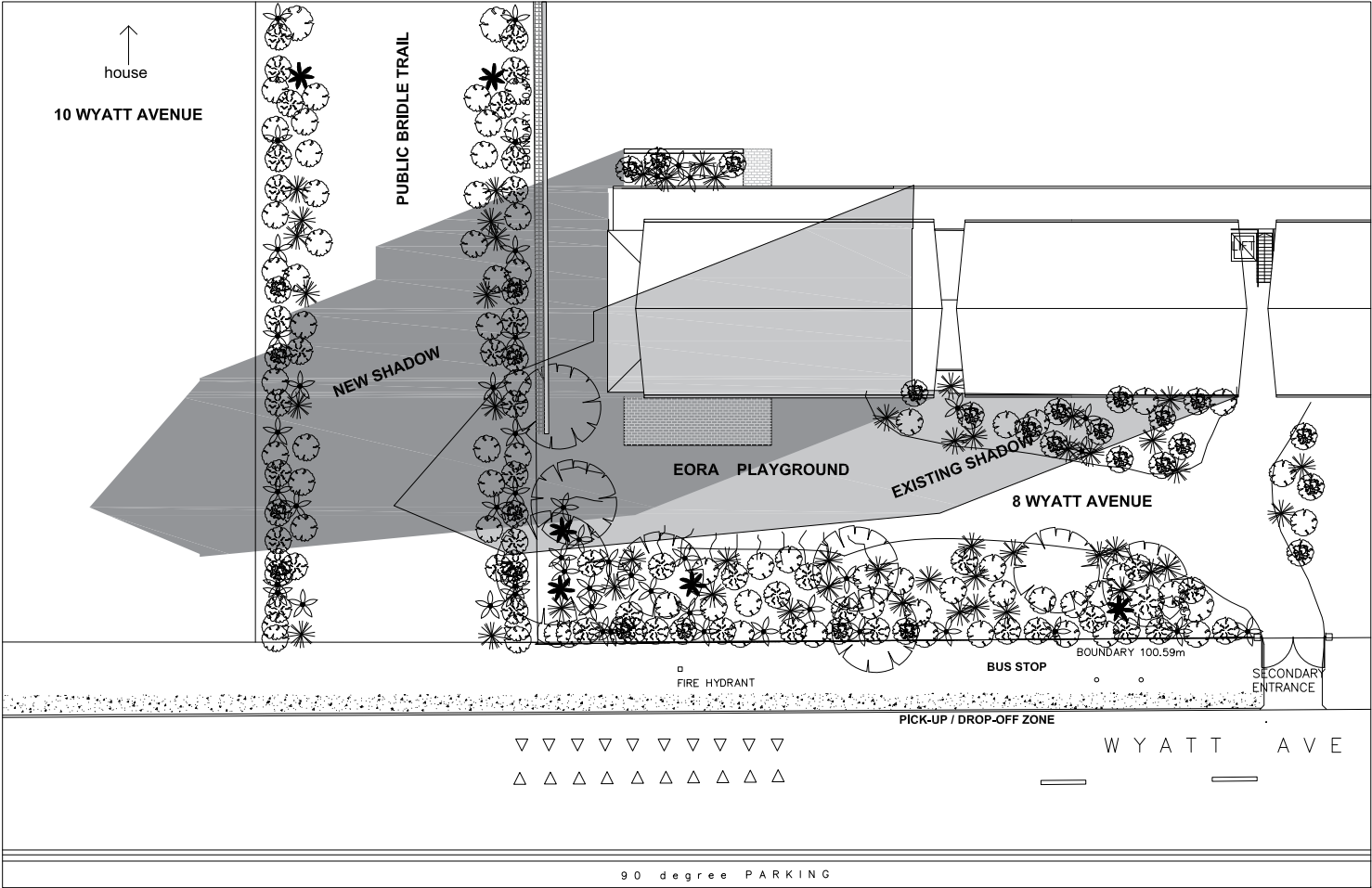
**John Colet School
Extensions to Chisholm House**

West Elevation (facing the Bridle Trail)

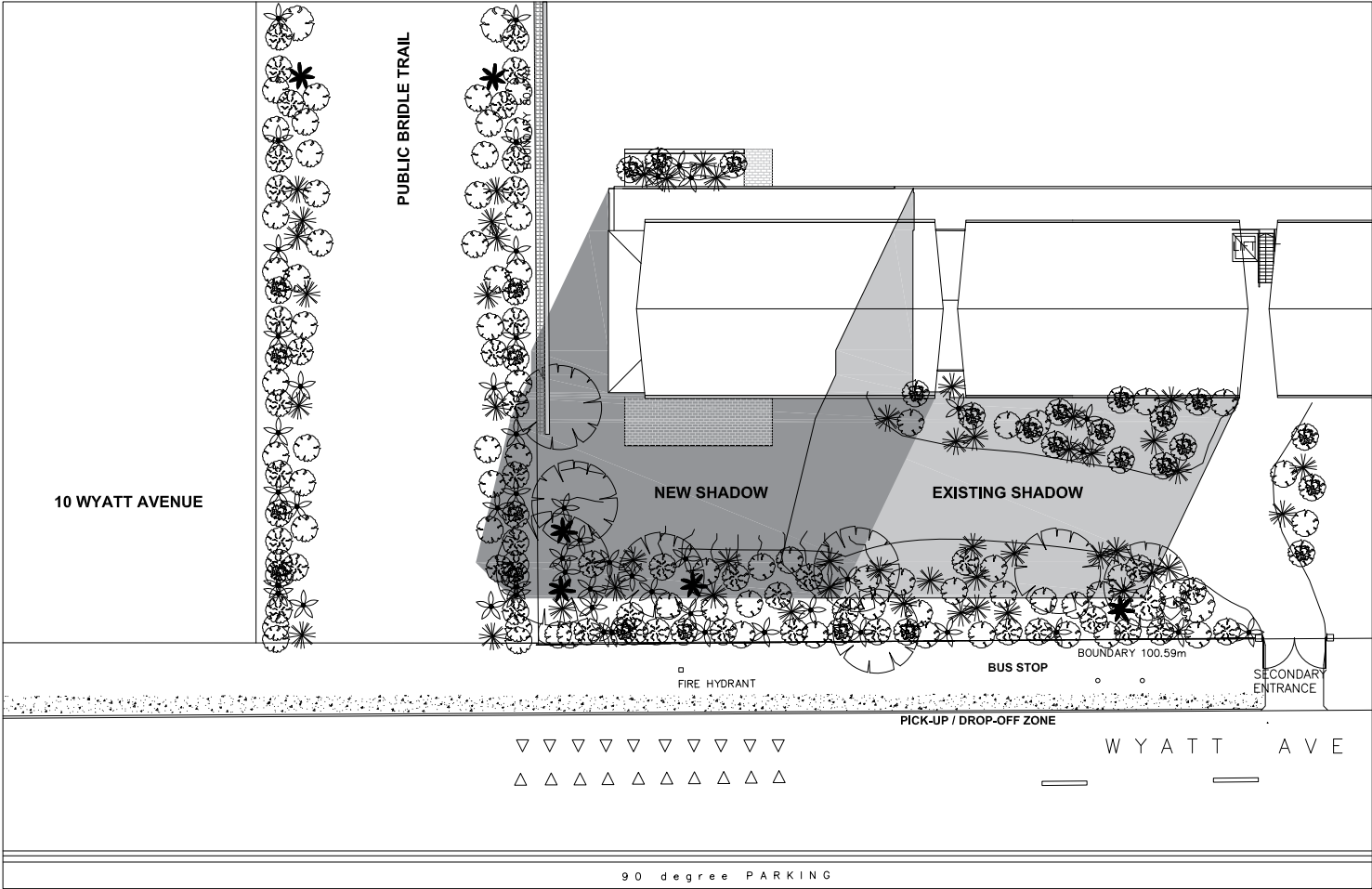
scale: 1:100

date: 12/11/2019

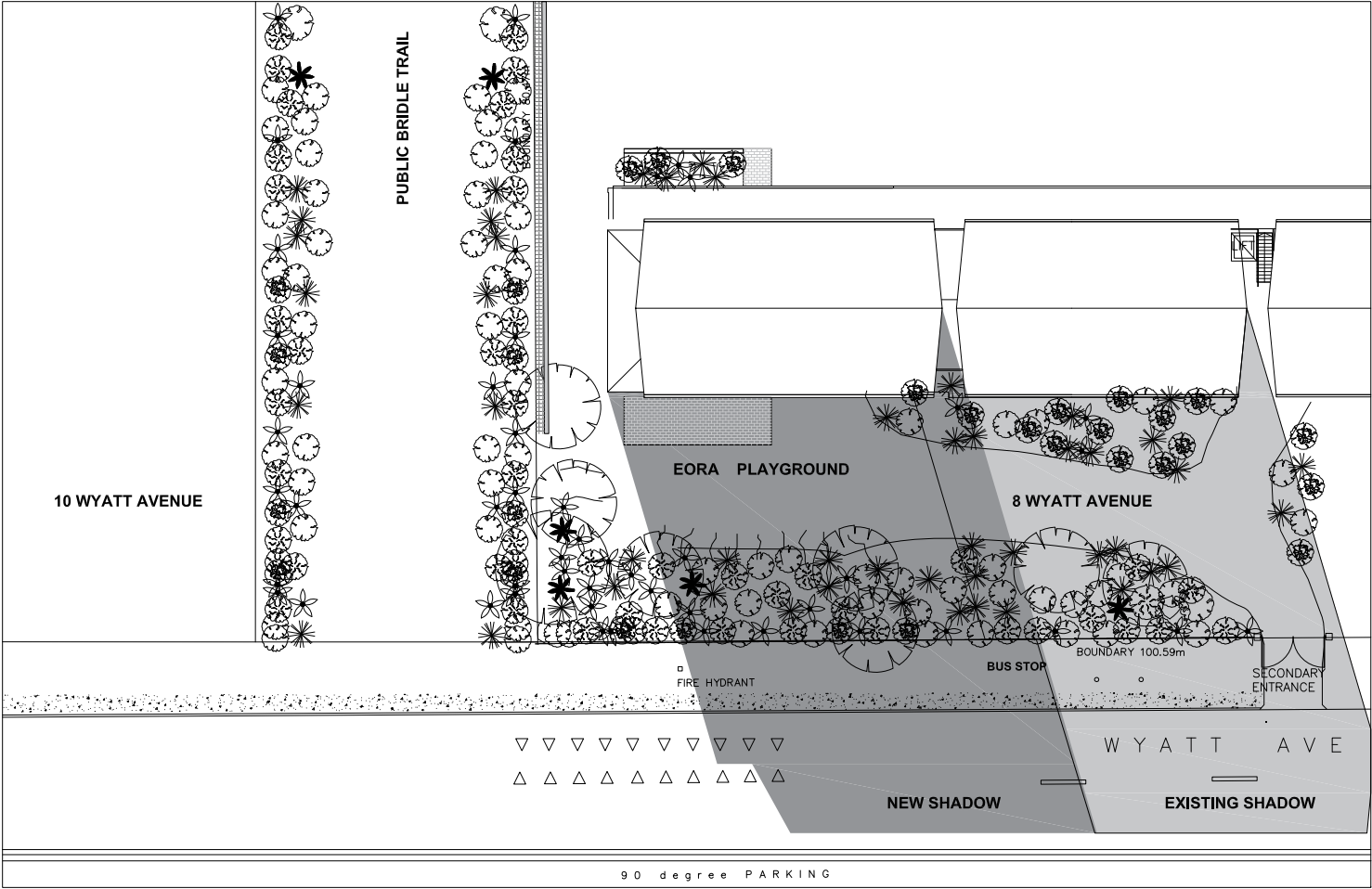
drawing no: **DA-2002** rev: B



Shadow Diagram 21 June - 9am



Shadow Diagram 21 June - 12 noon



Shadow Diagram 21 June - 3pm

I, Demetrius Condos, certify that the shadow diagrams submitted on this sheet:

- are in accordance with the Survey (prepared by a registered surveyor);
- indicate shadows cast by the proposal at 9am, 12 noon and 3pm on 21 June;
- indicate the shadows cast by existing adjacent building on the site and the surrounding area.

[Signature]

templum design architects

21 Rosebery Street, Mosman NSW
nominated architect: Demetrius Condos reg.no. 5355
abn: 65 101 221 658

John Colet School
Extensions to Chisholm House

Shadow Diagrams - 21 June - 9am, 12noon, 3pm
scale: 1:500

date: 12/11/2019

drawing no: DA-4001 rev: A



Western boundary Future Stage 'Q' – Upper level extensions to western end of Chisholm House Existing Chisholm House Lift and secondary driveway Existing Shakespeare House Pedestrian entry Admin. Building with 2 Classrooms over Main driveway entrance to Staff parking

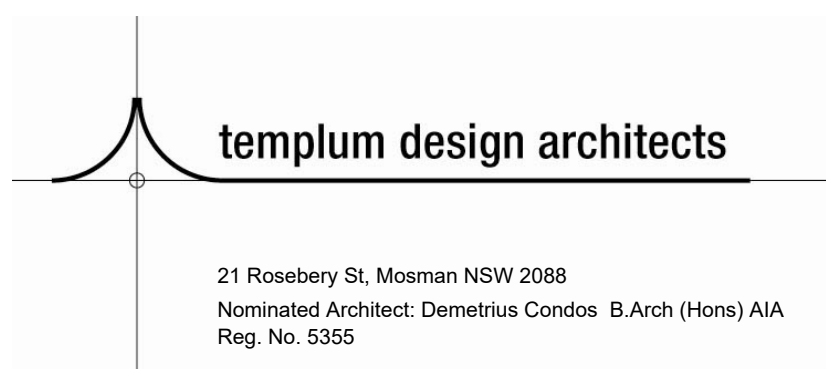
Full site elevation from Wyatt Avenue (South Elevation)



Perspective view looking up at Extensions to Chisholm House (southwest corner) with Art Room and covered playground under



Perspective view through undercroft / covered play area between buildings

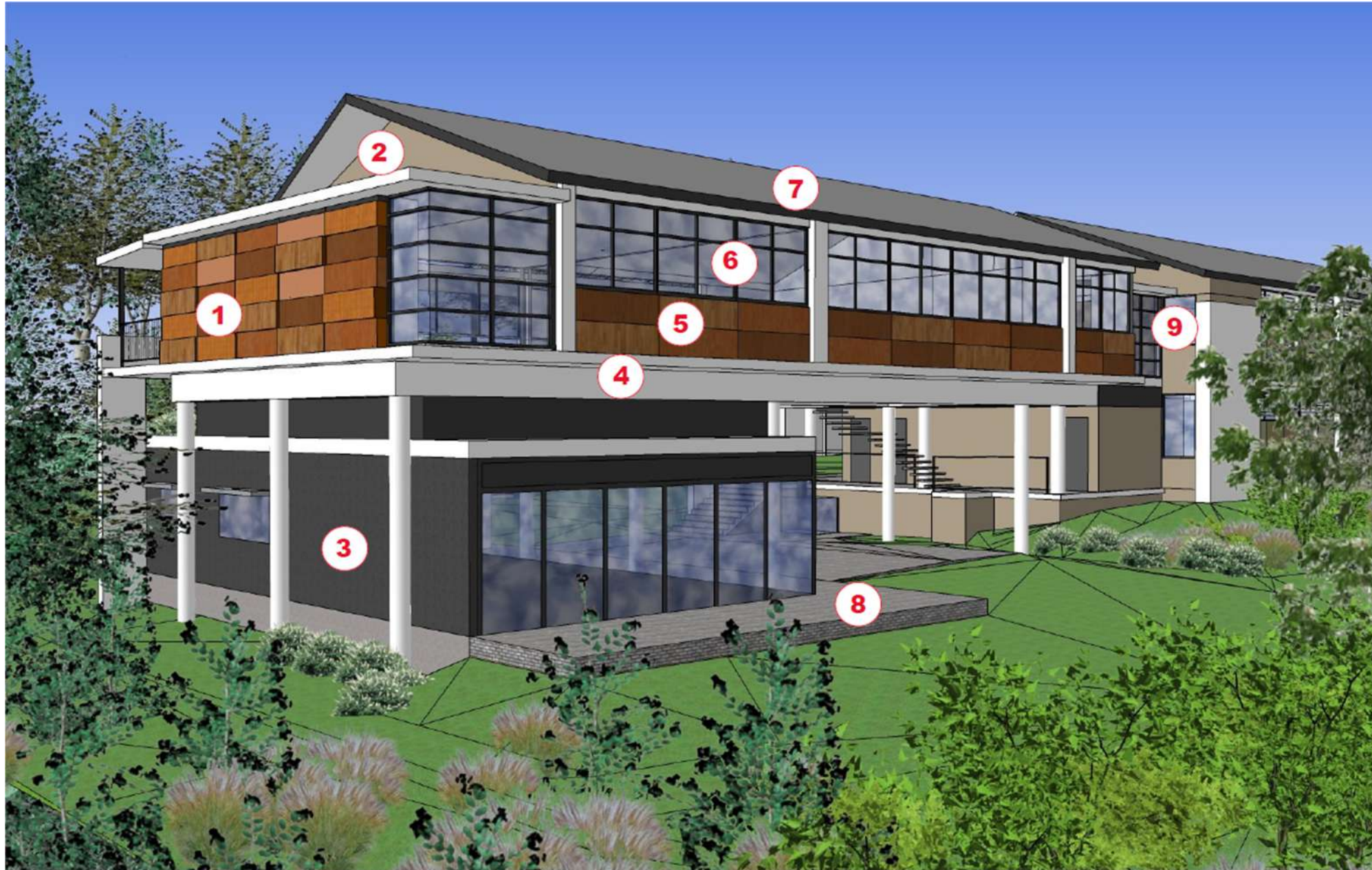


EXTENSIONS TO CHISHOLM HOUSE

for John Colet School, No.6 to 8 Wyatt Avenue, Belrose 2085
Lot 1, DP 601101 and Lot 101 DP 874509

PERSPECTIVES FROM WYATT AVENUE **DA - 6001 rev: A**

Scale: N.T.S. at A3
Date: 12/11/2019



Perspective view looking up at the southwest corner of Stage 1, with covered play area under

Colour and materials selections:

1. 'Mondoclad' solid aluminium panels, using a variety of different wood grain finishes and colours, protruding at varying distances from backing wall



2. Dulux paint over fibrous cement cladding to match existing buildings
3. Dulux paint over fibrous cement cladding to match existing buildings
4. Dulux paint 'Natural White' colour over concrete beams and slabs to match existing buildings
5. Similar to '1.' but set flush with adjacent panels
6. Charcoal Grey powdercoating to aluminium window frames, to match existing buildings
7. Colorbond 'Ironstone' colour dark grey metal deck roof sheeting, fascias and half-round gutters
8. Dark grey concrete paving, to match existing paving used around Colet House
9. Charcoal Grey powdercoating to aluminium window frames, with colourback glass

EXTENSIONS TO CHISHOLM HOUSE

for John Colet School, No.6 to 8 Wyatt Avenue, Belrose 2085
 Lot 1, DP 601101 and Lot 101 DP 874509

MATERIALS AND FINISHES

Scale: N.T.S. at A3
 Date: 12/11/2019

DA - 6002 rev: A

NOTES:

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.

	Botanical Name: <i>Fraxinus 'Raywoodii'</i> Common Name: Clare Ash (Exotic) Pot size: 100Lt Mature H x S: 10m x 5m Qty Required: 4
	Botanical Name: <i>Ceratopetalum gummiferum</i> Common Name: NSW Christmas Bush (Native) Pot size: 300mm Mature H x S: 5-8m x 3-4m Qty Required: 3
	Botanical Name: <i>Elaeocarpus reticulatus</i> Common Name: Blueberry Ash (Native) Pot size: 75L Mature H x S: 8-10m x 6-7m Qty Required: 3
	Botanical Name: <i>Syzygium luehmmanii</i> Common Name: Riberry Lilly Pilly (Native) Pot size: 300mm Mature H x S: 2-15m x 3-5m Qty Required: 3

 Botanical Name: *Correa alba*
Common Name: White Correa (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 22

 Botanical Name: *Callistemon citrinus 'Endeavour'*
Common Name: Endeavour Bottlebrush (Native)
Pot size: 300mm
Mature H x S: 3m x 2m
Qty Required: 8

 Botanical Name: *Grevillea 'Honey Gem'*
Common Name: Honey Gem Grevillea (Native)
Pot size: 300mm
Mature H x S: 3-5m x 2-3m
Qty Required: 6

 Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 9

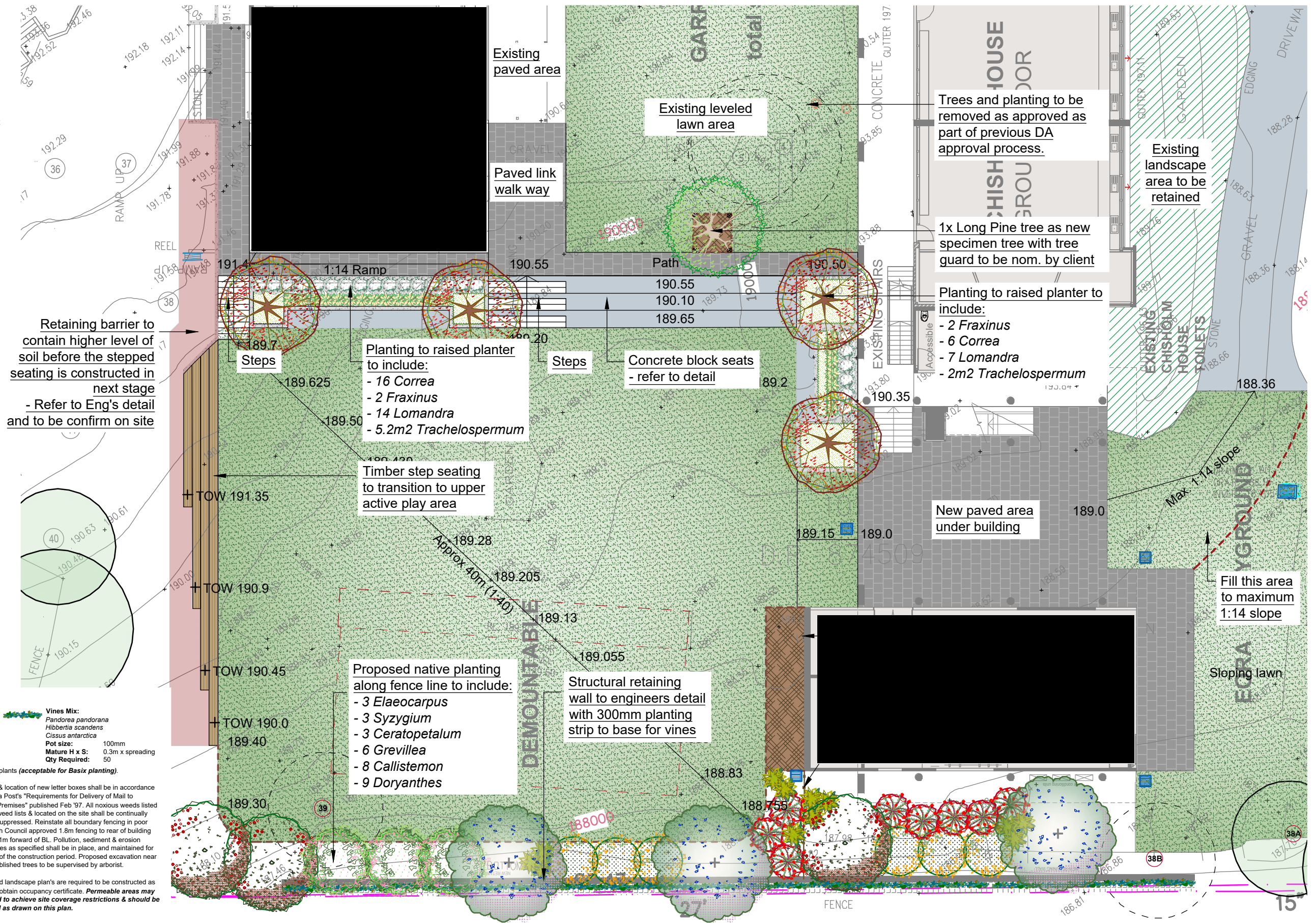
	Botanical Name:	<i>Lomandra hystrix</i> 'Katie Bells'		Vines Mix:
	Common Name:	Katie Bells Mat Rush (Native)		<i>Pandorea pandorana</i> <i>Hibbertia scandens</i> <i>Cissus antarctica</i>
	Pot size:	200mm		Pot size: 100mm
	Mature H x S:	1.2m x 1.2m		Mature H x S: 0.3m x spreading
	Qty Required:	21		Qty Required:
	Botanical Name:	<i>Trachelospermum Jasminoides</i>		<i>Pandorea pandorana</i> <i>Hibbertia scandens</i> <i>Cissus antarctica</i>
	Common Name:	Star Jasmine (Exotic)		Pot size: 100mm
	Pot size:	140mm		Mature H x S: 0.3m x spreading
	Mature H x S:	0.3m x 0.6m		Qty Required:
	Qty Required:	5/m2 (7.2m2 total)		<i>Pandorea pandorana</i> <i>Hibbertia scandens</i> <i>Cissus antarctica</i>
				Pot size: 100mm
				Mature H x S: 0.3m x spreading

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

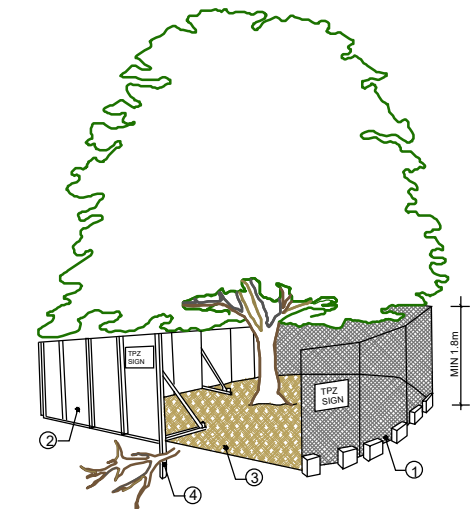
This plan has been prepared for Development Application approval only, not for construction.

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

	Palisade metal fence
	Brick Edging - refer detail
	Turf area - refer detail
	New paving area
	Retaining / raised planter wall - refer detail
	Trees proposed to be removed and replaced with new landscaping
	Existing trees proposed to be retained and protected



	Palisade metal fence
	Brick Edging - refer detail
	Turf area - refer detail
	Trees proposed to be removed and replaced with new landscaping
	Existing trees proposed to be retained and protected
	Cut area
	Fill area



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS
5. PRUNING & MAINTENANCE TO TREE REFER TO AS 4373-2007 PRUNING OF AMENITY TREES

N.T.S



SCALE: 1:100

© Copyright R. L. Frew Landscape Architectural Services T/A CONCEPT

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 written permission of the copyright owner.

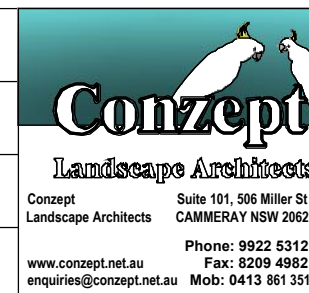
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct, indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.

These plans and associated IP remain the property of R. L. Frew Landscape Architectural Services Pty Ltd (T/A Concept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made in accordance with the notification period.

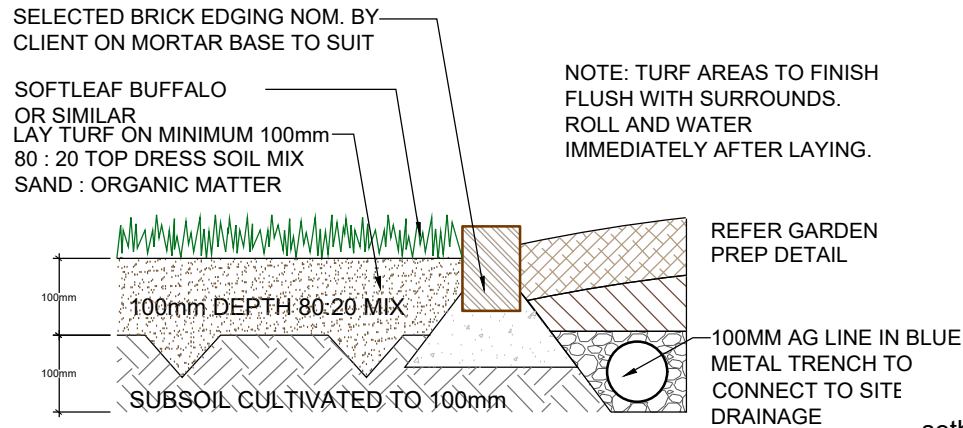


REV	DATE	NOTATION/AMENDMENT
A	24.09.19	Preliminary plan prepared for review
B	26.09.19	Co-ordinated with client's comments
C	09.10.19	Co-ordinated with client's comments
D	12.11.19	Co-ordinated with client's comments
E	21.11.19	Co-ordinated with client's comments
F	05.12.19	Co-ordinated with client's comments

COUNCIL	
NORTH BEACHES	
CLIENT	
JOHN COLET SCHOOL	
ARCHITECT	
TEMPLUM DESIGN	
STATUS / ISSUE	
DA - ISSUE F	

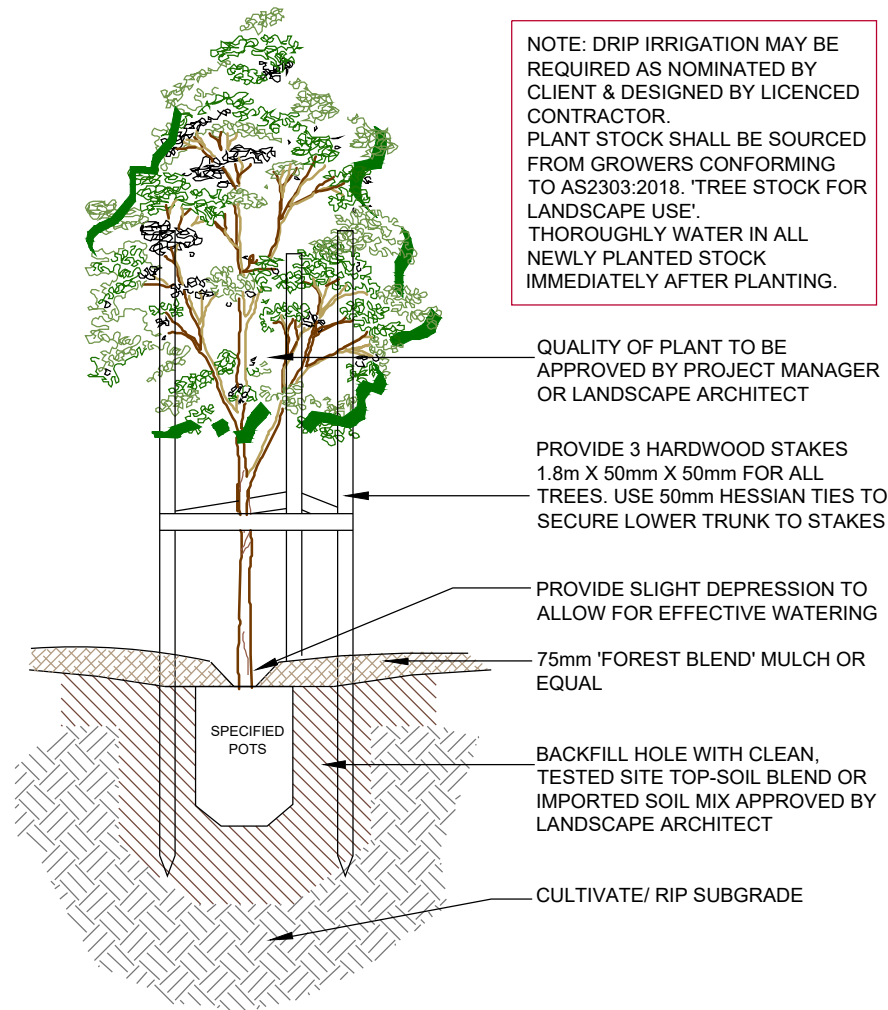


DWG.No:	
LPDA 20 - 38 / 2	
SCALE:	
1:200 @ A3	
DATE:	
NOV 2019	
DRAWN:	CHECKED:
C.D	R.F



TYPICAL TURF AND BRICK EDGE DETAIL

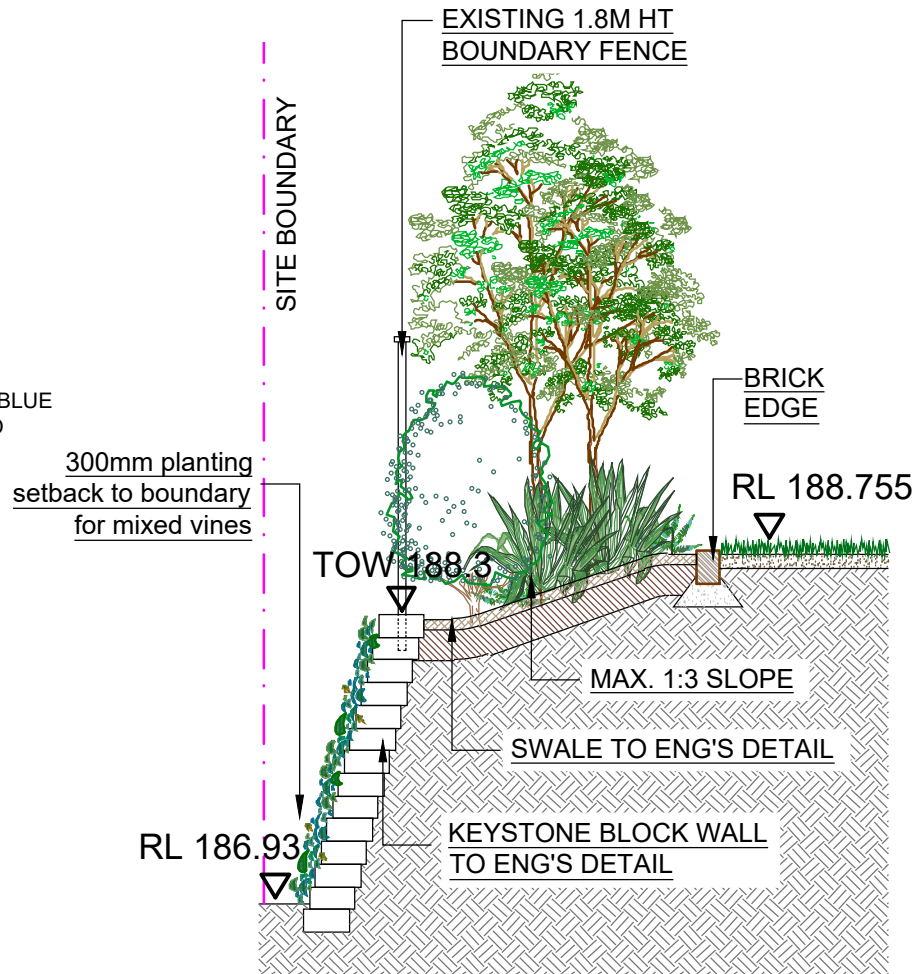
SCALE: 1:10



TREE PLANTING DETAIL

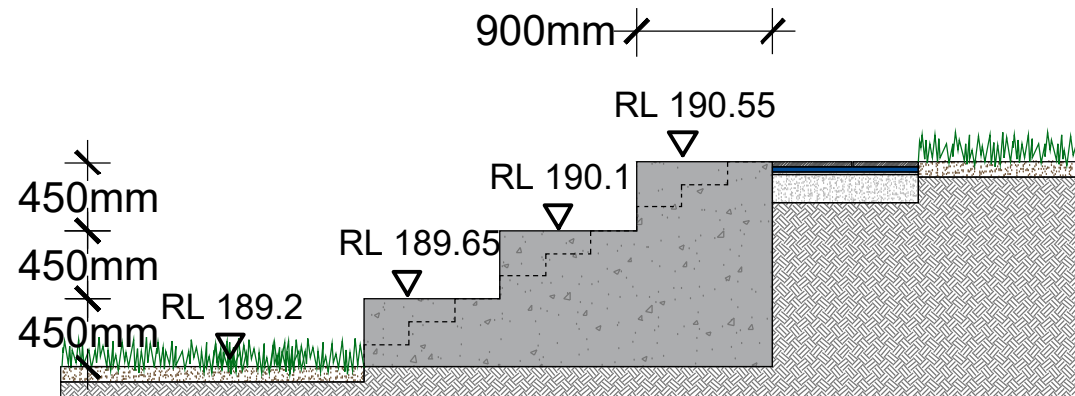
SCALE: NTS

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



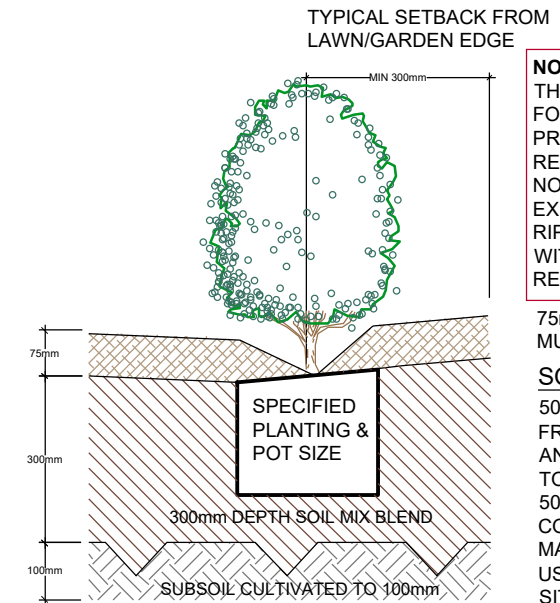
WESTERN BOUNDARY SECTION

SCALE: 1:50



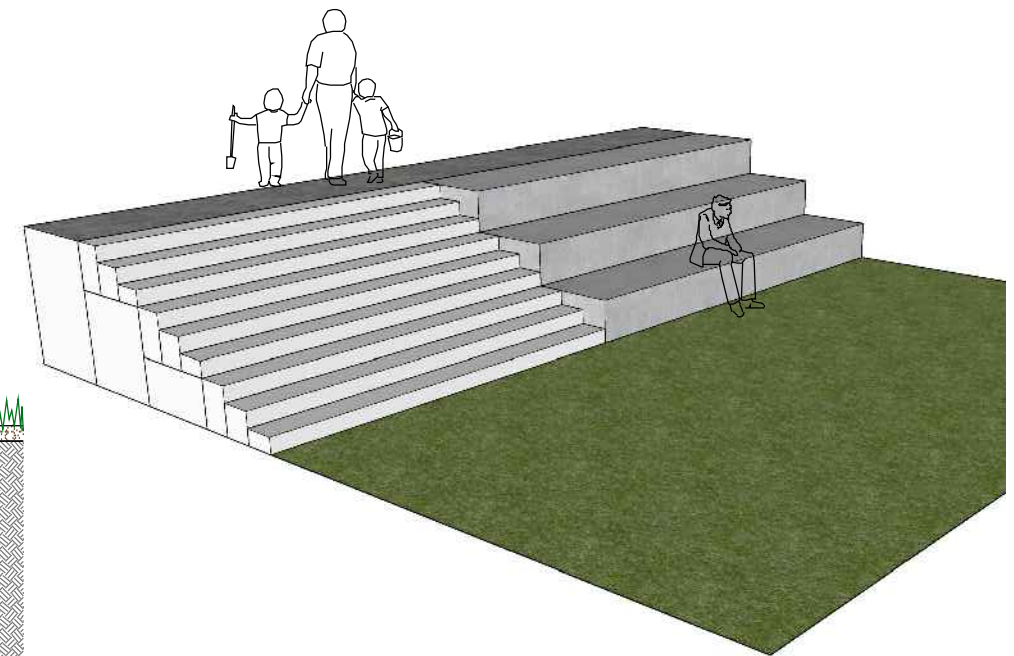
CONCRETE BLOCK SEATING DETAIL 1

SCALE: 1:50



TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10

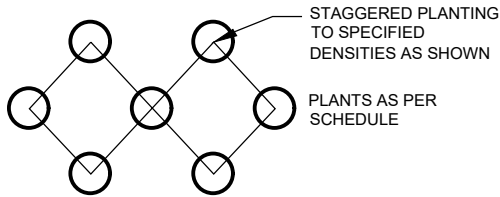


3D IMAGE FOR BLOCK SEATING DETAIL 1

General Notes: 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 R. L Frew Landscape Architectural Services T/A CONCEPT 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 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. If so, Conzept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes. These plans and associated IP remain the property of R. L. Frew Landscape Architectural Services Pty Ltd (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.	AILA Associate  Australian Institute of Landscape Architects  www.dialbeforeyoudig.com.au	<table><tr><th>REV</th><th>DATE</th><th>NOTATION/AMENDMENT</th></tr><tr><td>A</td><td>24.09.19</td><td>Preliminary plan prepared for review</td></tr><tr><td>B</td><td>09.10.19</td><td>Co-ordinated with client's comments</td></tr><tr><td>C</td><td>13.11.19</td><td>Co-ordinated with client's comments</td></tr><tr><td>D</td><td>21.11.19</td><td>Co-ordinated with client's comments</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV	DATE	NOTATION/AMENDMENT	A	24.09.19	Preliminary plan prepared for review	B	09.10.19	Co-ordinated with client's comments	C	13.11.19	Co-ordinated with client's comments	D	21.11.19	Co-ordinated with client's comments																<table><tr><td>COUNCIL</td><td>NORTH BEACHES</td></tr><tr><td>CLIENT</td><td>JOHN COLET SCHOOL</td></tr><tr><td>ARCHITECT</td><td>TEMPLUM DESIGN</td></tr><tr><td>STATUS / ISSUE</td><td>DA - ISSUE D</td></tr></table>	COUNCIL	NORTH BEACHES	CLIENT	JOHN COLET SCHOOL	ARCHITECT	TEMPLUM DESIGN	STATUS / ISSUE	DA - ISSUE D	 Conzept Landscape Architects Suite 101, 506 Miller St CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 www.conzept.net.au enquiries@conzept.net.au Mob: 0413 861 351	TITLE: DETAILS PROPOSED SCHOOL DEVELOPMENT JOHN COLET SCHOOL 6 WYATT AVE, BELROSE	DWG.No: LPDA 20 - 38 / 3 SCALE: AS SHOWN @ A3 DATE: NOV 2019 DRAWN: C.D CHECKED: R.F
	REV	DATE	NOTATION/AMENDMENT																																									
	A	24.09.19	Preliminary plan prepared for review																																									
	B	09.10.19	Co-ordinated with client's comments																																									
	C	13.11.19	Co-ordinated with client's comments																																									
	D	21.11.19	Co-ordinated with client's comments																																									
COUNCIL	NORTH BEACHES																																											
CLIENT	JOHN COLET SCHOOL																																											
ARCHITECT	TEMPLUM DESIGN																																											
STATUS / ISSUE	DA - ISSUE D																																											

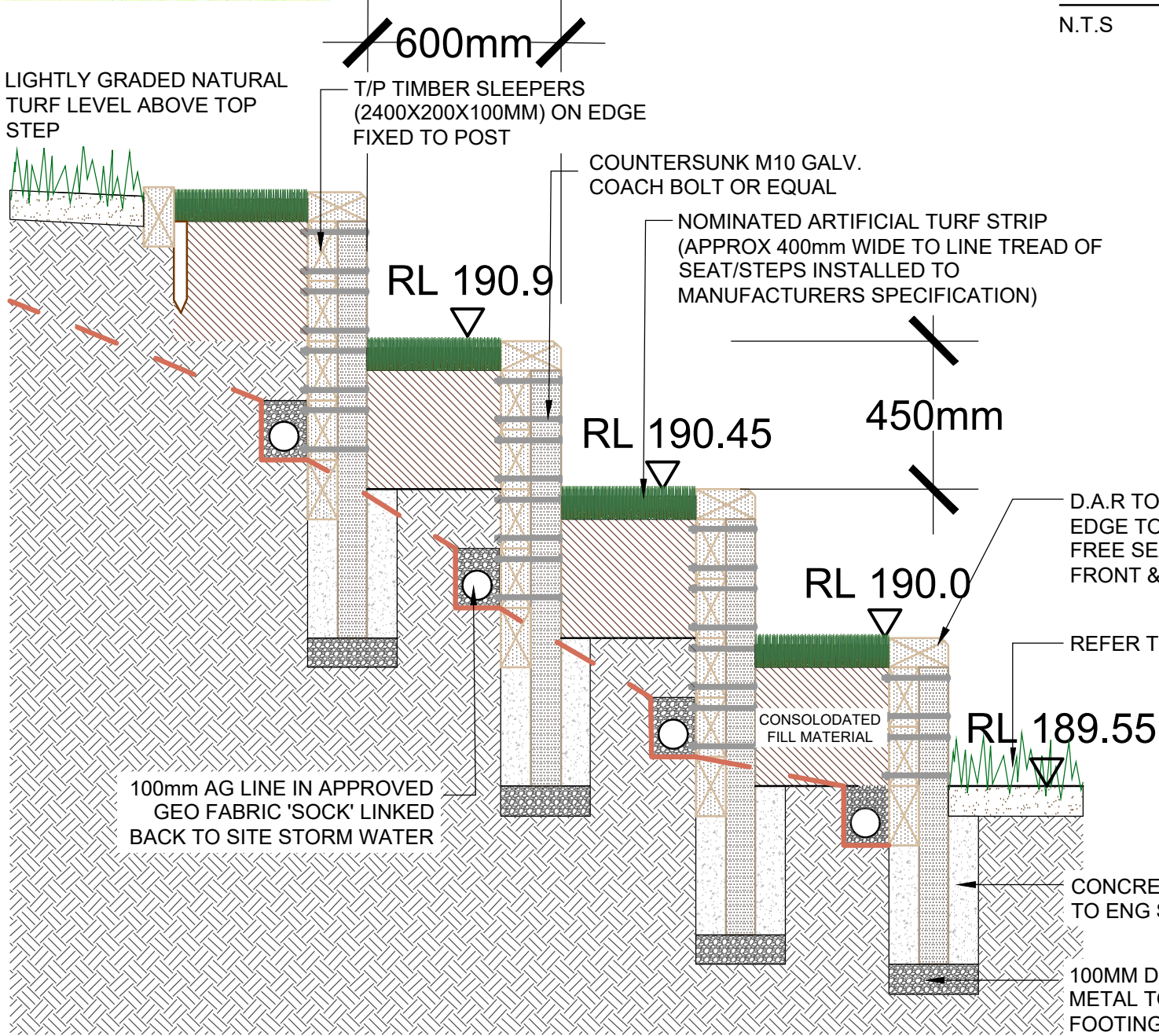


NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 800mm SHALL BE OF **NO** TIMBER CONSTRUCTION MATERIALS, CONSTRUCTION DETAILS TO BE PROVIDED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



STAGGERED PLANTING TO SPECIFIED DENSITIES AS SHOWN
PLANTS AS PER SCHEDULE

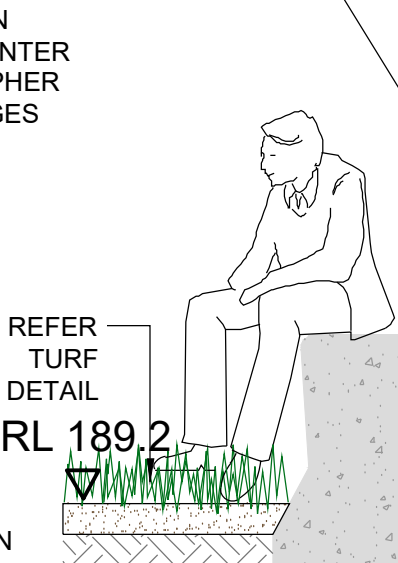
MASS PLANTING SETOUT
N.T.S



STEPPED SLEEPER SEATING WALLS DETAIL
SCALE 1:20

APPROVED GEO-FABRIC LAYER OVER DRAINAGE CELL PREVENTING SOIL ENTER IN DRAINAGE CELL

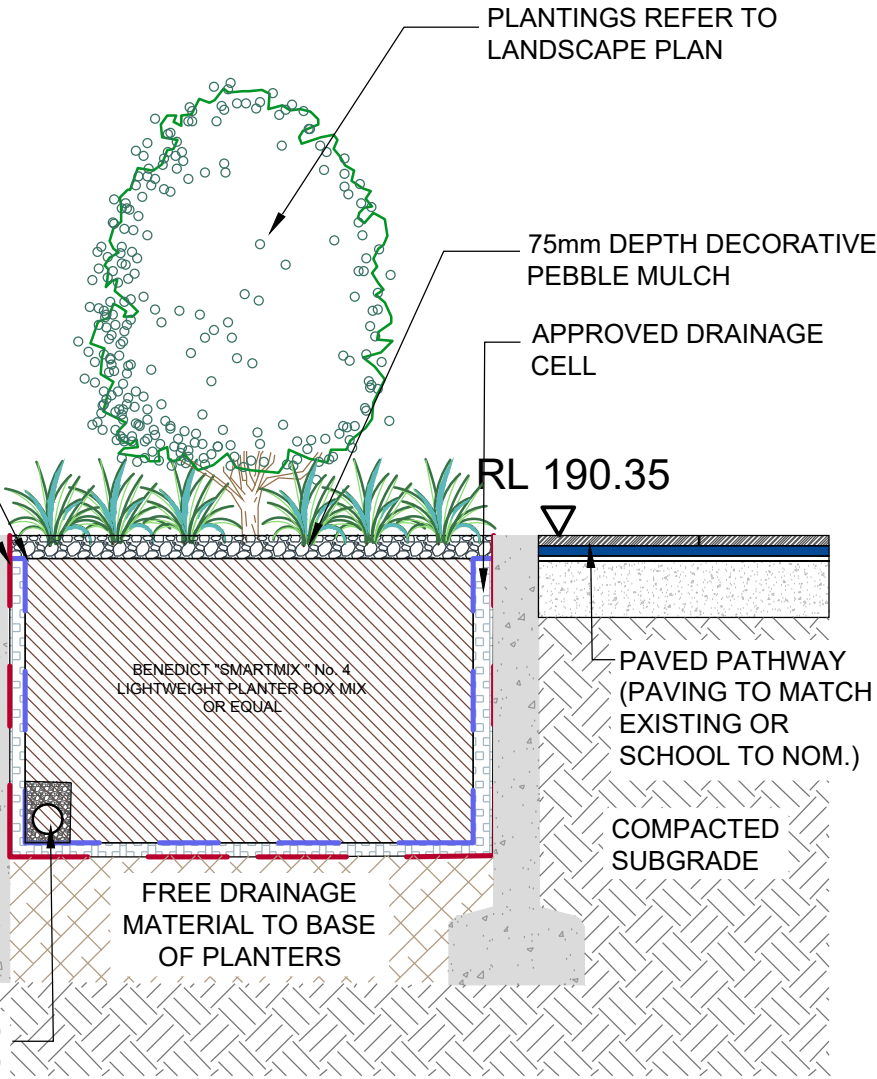
CORFLUTE TO PROTECT THE WATERPROOFING
APPROVED CLASS 1 OR 2 CAST CONCRETE RETAINING WALL AND SEATING WALL



REFER TURF DETAIL
RL 189.2

100mm AG LINE IN APPROVED GEO FABRIC 'SOCK' LINKED BACK TO SITE STORM WATER

CONCRETE BLOCK SEATING DETAIL 2
SCALE 1:25



General Notes:

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 R. L. Frew Landscape Architectural Services T/A CONZEPT

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 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. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.

These plans and associated IP remain the property of R. L. Frew Landscape Architectural Services Pty Ltd (T/A Concept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.



REV	DATE	NOTATION/AMENDMENT
A	24.09.19	Preliminary plan prepared for review
B	26.09.19	Co-ordinated with client's comments
C	09.10.19	Co-ordinated with client's comments
D	13.11.19	Co-ordinated with client's comments
E	21.11.19	Co-ordinated with client's comments

COUNCIL	NORTH BEACHES
CLIENT	JOHN COLET SCHOOL
ARCHITECT	TEMPLUM DESIGN
STATUS / ISSUE	DA - ISSUE E

Conzept
Landscape Architects

Conzept Landscape Architects Suite 101, 506 Miller St CAMMERAY NSW 2062

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

TITLE: DETAILS
PROPOSED SCHOOL DEVELOPMENT
JOHN COLET SCHOOL
6 WYATT AVE,
BELROSE

DWG.No:	LPDA 20 - 38 / 4
SCALE:	AS SHOWN @ A3
DATE:	NOV 2019
DRAWN:	C.D
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 assessment, 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 in accordance with (AS)4970-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to 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, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

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

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

a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney 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 this test.

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

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 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.No combustible mulch should be used onsite and non combustible mulch such as scoria, pebbles, crushed rock or recycled crushed brick tiles or other non combustible material should be used instead.

e) Turf

Turf for project site shall be soft leaf Buffalo ("Sir Walter" 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 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) Brick Edging

Where is required, the Contractor shall install brick edge 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.

g) Earth retaining structure

Construction materials to retaining wall for BAL rated area shall be of masonry construction or similar which has a life span of 60+ years. 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 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)

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, XXXXXX 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.

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.
- 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.

General Notes:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON AHD IS TAKEN FROM S.S.M. 26802 RL 183.491 A.H.D.
- 4) CONTOUR INTERVAL 0.5 METRE
- 5) CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- 6) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 7) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 8) SPOT LEVELS ARE ACCURATE.
- 9) BEARINGS SHOWN ARE ON M.G.A.- (MAP GRID OF AUSTRALIA.)

INVESTIGATION OF DIAL BEFORE YOU DIG UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXTENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.

TEL 1100



TREE SCHEDULE					
POINT NO.	TREE TYPE	DIAMETER	HEIGHT	SPREAD	
1	EUCALYPT	0.40	14	8	
2	EUCALYPT	0.40	18	12	
3	EUCALYPT	0.30	16	6	
4	EUCALYPT	0.30	6	8	
5	EUCALYPT	0.50	8	16	
7	EUCALYPT	1.20	20	15	
8	LIQUID AMBER	0.60	14	10	
9	EUCALYPT	0.60	10	10	
10	EUCALYPT	0.30	2	6	
11	EUCALYPT	0.60	10	10	
12	EUCALYPT	0.40	20	10	
13	TREE	0.40	10	8	
14	EUCALYPT	0.40	14	12	
16	EUCALYPT	0.20	10	8	
35	NORTHFOLK PINE	0.40	18	10	
39	EUCALYPT	0.30	12	8	
40	EUCALYPT	0.40	14	8	
42	EUCALYPT	2x0.60	16	8	
43	EUCALYPT	2x0.50	15	8	
44	EUCALYPT	0.40	9	8	
45	EUCALYPT	0.40	16	8	
46	BANKSIA	0.30	6	4	
47	EUCALYPT	0.70	14	10	
48	EUCALYPT	0.30	16	8	
49	EUCALYPT	0.50	18	12	
50	EUCALYPT	0.30	10	8	
51	EUCALYPT	0.30	12	4	
52	EUCALYPT	0.40	15	8	
53	EUCALYPT	0.30	12	6	
54	TREE	0.30	12	6	
55	EUCALYPT	0.30	12	8	
56	EUCALYPT	0.30	14	4	
57	EUCALYPT	0.30	13	11	
58	EUCALYPT	0.30	16	11	
59	EUCALYPT	0.30	10	6	
60	EUCALYPT	0.40	18	10	
61	EUCALYPT	0.70	20	12	
62	PINE	0.40	16	12	
67	EUCALYPT	0.40	14	8	
68	EUCALYPT	0.30	10	8	
69	BANKSIA	0.30	8	4	
70	EUCALYPT	2x0.40	12	6	
71	EUCALYPT	0.30	12	8	
72	BANKSIA				



R O A D

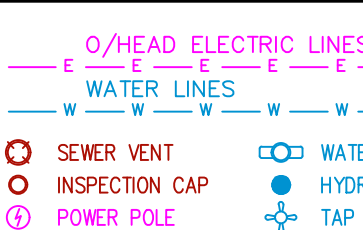
(N O T F O R M E D)



Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beeeth.com.au
ABN: 13 003 194 447
www.beeeth.com.au

 DENOTES TREE AND TREE NUMBER
 SEE TREE SCHEDULE
 DENOTES CENTRE LINE OF ROAD
 GUTTER DENOTES TOP OF GUTTER




 COPLAND C. LETHBRIDGE
 REGISTERED SURVEYOR N.S.W.
 IDENTIFICATION No. 1470

03	27/11/2019	C.L.	S.C.	DETAIL ADDED & UPDATED
02	10/04/2018	C.L./G.C.	S.C.	DETAIL ADDED & UPDATED
01	26/06/2017	C.L./G.C.	S.C.	DETAIL ADDED & UPDATED
No.	DATE	SURVEYED	DRAWN	DESCRIPTION

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL
FEATURES OVER LOT 1 IN D.P. 601101 & LOT 101 IN D.P. 874509
KNOWN AS No. 6 WYATT AVENUE "JOHN COLET SCHOOL", BELROSE.
L.G.A.: NORTHERN BEACHES

CLIENT JOHN COLET SCHOOL				REF No.
PROPERTY No. 6 WYATT AVENUE "JOHN COLET SCHOOL", BELROSE				17751
DATUM	A.H.D.	SCALE 1:200 @ B1	DATE 10/07/2012	
SURVEYED	C.L./M.R.	DRAWN R.M.	DWG No. 17751-03	REV No. 03

REF No.
17751