

preparation and landscape plan

Mass stone retaining wall - to engineer's detail

Trees proposed to be removed and replaced with new landscaping

Existing trees proposed to be retained and protected





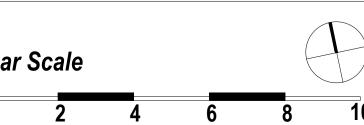


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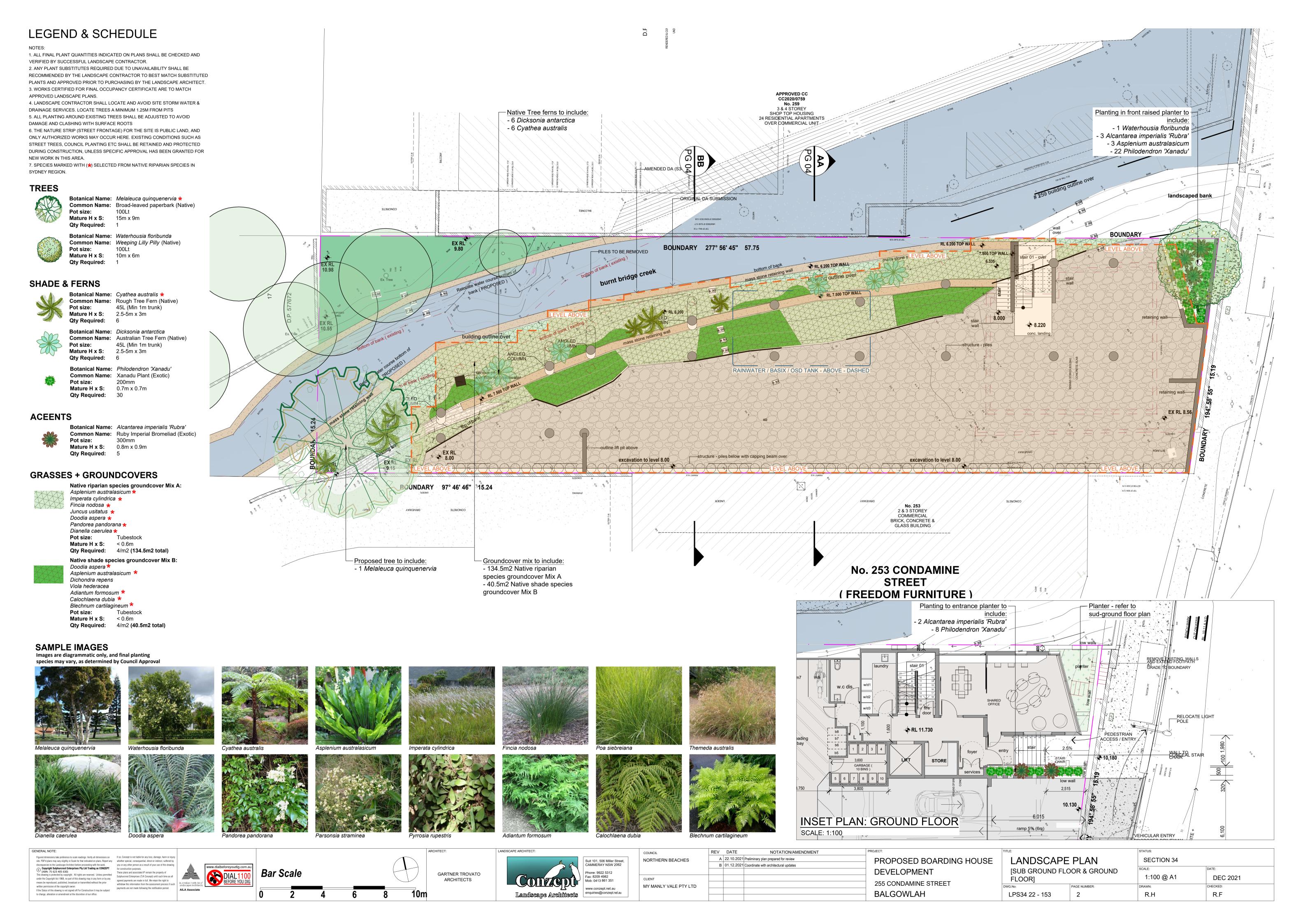


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	COUNCIL	REV	DATE	NOTATION/AMENDMENT
t 101, 506 Miller Street,	NORTHERN BEACHES	Α	22.10.2021	Preliminary plan prepared for review
MMERAY NSW 2062		В	01.12.2021	Coordinate with architectural updates
one: 9922 5312				
:: 8209 4982 o: 0413 861 351	CLIENT			
	MY MANLY VALE PTY LTD			
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PI	ROJECT:
	PROPOSED BOARDING HOUSE
	DEVELOPMENT
	255 CONDAMINE STREET
	BALGOWLAH

HARDSCAPE/ SITE PLAN		SECTION 34	
		scale: 1:100 @ A1	DEC 2021
DWG.No: LPS34 22 - 153	PAGE NUMBER:	DRAWN: R.H	CHECKED: R.F



## **LEGEND & SCHEDULE**

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR. 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE

RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT. 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH

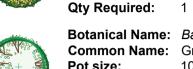
APPROVED LANDSCAPE PLANS 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID

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

#### **TREES**



**Botanical Name:** Waterhousia floribunda Common Name: Weeping Lilly Pilly (Native) Pot size: Mature H x S: 10m x 6m



Botanical Name: Backhousia myrtifolia Common Name: Grey Myrtle (Native) Pot size: **Mature H x S:** 4-6m x 2-4m **Qty Required:** 

## SHRUBS AND HEDGES



Botanical Name: Callistemon 'Better John' Common Name: Better John Bottlebrush (Native) 200mm

Pot size: Mature H x S:  $1m \times 0.9m$ Qty Required:

Botanical Name: Banksia 'Birthday Candles'

**Mature H x S:** 0.6m x 0.9m Qty Required:

### **ACCENT PLANTS**



**Botanical Name:** Cycas revoluta Common Name: Sago Palm (Native) Mature H x S: 3m x 3m

Qty Required: Common Name: New Zealand Flax (Exotic) 300mm Pot size:

Botanical Name: Russelia equisetiformis Common Name: Firecracker (Exotic) **Mature H x S:** 1m x 1.2m Qty Required: 12

Pot size: 200mm

Mature H x S: **Qty Required:** 

Botanical Name: Carpobrotus 'Aussie Rambler' Common Name: Aussie Rambler Pigface (Native) Pot size: 140mm **Mature H x S:** 0.25m x spreading

Pot size:

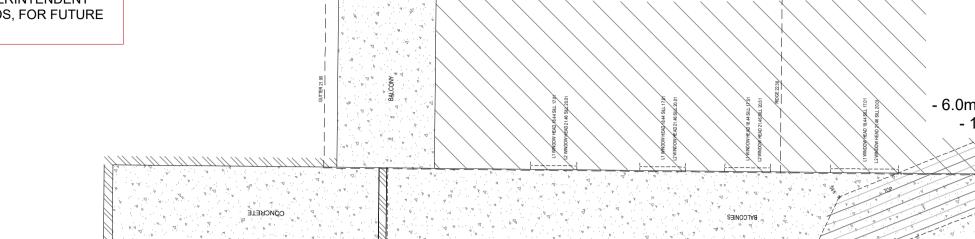
Mature H x S: 0.15m x spreading Qty Required: 9/m2 (2.7m2 total) **Botanical Name:** Trachelospermum Jasminoides **Common Name:** Star Jasmine (Exotic)

Botanical Name: Sanseveria trifasciata **Common Name:** Snake Plant (Exotic) Pot size: **Mature H x S:** 0.8m x 0.5m Qty Required: 5/m2 (7.6m2 total)

**Common Name:** Peace Lily (Native) Pot size: **Mature H x S:** 0.4m x 0.5m Qty Required: 7/m2 (8.2m2 total) Botanical Name: Loropetalum chinense 'Purple Pixie'

Pot size: **Mature H x S:** 0.5m x 0.8m Qty Required: 5/m2 (12.4m2 total) AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED LICENCED CONTRACTOR SHALL

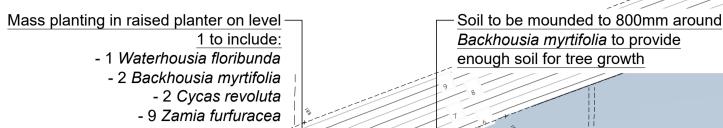
# PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. CONTRACTOR OR LANDSCAPER. THE PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.



PREVIOUS PLANS

37

A: 18.2 m<sup>2</sup>



- 17 Philodendron 'Xanadu - 7.6m2 Sanseveria trifasciata - 8.2m2 Spathiphyllum Peace Lily - 6.0m2 Trachelospermum Jasminoides - 12.4m2 Loropetalum 'Purple Pixie'

RAINWATER / BASIX / OSD TANK - UNDERSLAE

APPROVED CC 3 & 4 STOREY SHOP TOP HOUSING RESIDENTIAL APARTMENTS **OVER COMMERCIAL UNIT** 

-ORIGINAL DA SUBMISSION

Shade tolerant planting in raised planter on level 3 to include: - 5 Philodendron 'Xanadu'

kitchen

28

A: 22.7 m<sup>2</sup>

22.5m<sup>2</sup>

1800h privacy

BOUNDARY 277° 56' 45" 57.75 SITE AREA = 863m<sup>2</sup>

Common Name: Banksia Birthday Candles (Native) Pot size: 200mm



Qty Required:

Botanical Name: Zamia furfuracea

Common Name: Cardboard Palm (Exotic) 200mm Pot size: **Mature H x S:** 1m x 1.25m

Botanical Name: Phormium tenax 'Purpureum' **Mature H x S:** 0.9m x 0.9m Qty Required:

Botanical Name: Philodendron 'Xanadu' Common Name: Xanadu Plant (Exotic) 0.7m x 0.7m

29

### **GRASSES + GROUNDCOVERS**

Qty Required: 7/m2 (1.8m2 total) **Botanical Name:** Dichondra argentea 'Silver Falls' Common Name: Silver Falls Dichondra (Exotic) 140mm

Pot size: **Mature H x S:** 0.3m x 0.6m Qty Required: 5/m2 (6.0m2 total)

Botanical Name: Spathiphyllum Peace Lily

Common Name: Purple Pixie (Exotic)

BOUNDARY 97° 46' 46" \$15.24

LINE OF SIGHT TO 12A PITT

ROAD PRIVATE OPEN SPACE.

Mass planting in raised planter on level 3 to include - 3 Banksia 'Birthday Candles' - 3 Russelia equisetiformis - 1 Phormium tenax 'Purpureum' - 1.3m2 Dichondra argentea 'Silver Falls'

Mass planting in raised planter on level 3 -- 3 Callistemon 'Better John'

- 3 Banksia 'Birthday Candles' - 3 Russelia equisetiformis - 2 Phormium tenax 'Purpureum' - 1.2m2 Carpobrotus 'Aussie Rambler' - 0.8m2 Dichondra argentea 'Silver Falls'

33

A: 18.5

35

2 & 3 STOREY BRICK, CONCRETE & GLASS BUILDING

**32** 

A: 16.8 m<sup>2</sup>

**29** 

A: 21 m<sup>2</sup>

31

A: 14.2 m<sup>2</sup>

above

Waterhousia floribunda to provide enough soil for tree growth No. 253 CONDAMINE STREET (FREEDOM FURNITURE

Soil to be mounded to 1000mm around

Shade tolerant planting in raised planter on level 3 to include: - 7 Philodendron 'Xanadu'

Mass planting in raised planter on level 3 to include: - 6 Russelia equisetiformis - 2 Phormium tenax 'Purpureum' - 0.6m2 Carpobrotus 'Aussie Rambler'

- 0.6m2 Dichondra argentea 'Silver Falls'

## SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



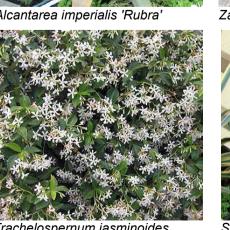






















### LÁNDSCÁPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

## This plan has been prepared for Section 34 approval only, not for construction.

This plan has been prepared with reference to NORTHERN BEACHES Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (acceptable for BASIX planting).

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

DEC 2021

R.F

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

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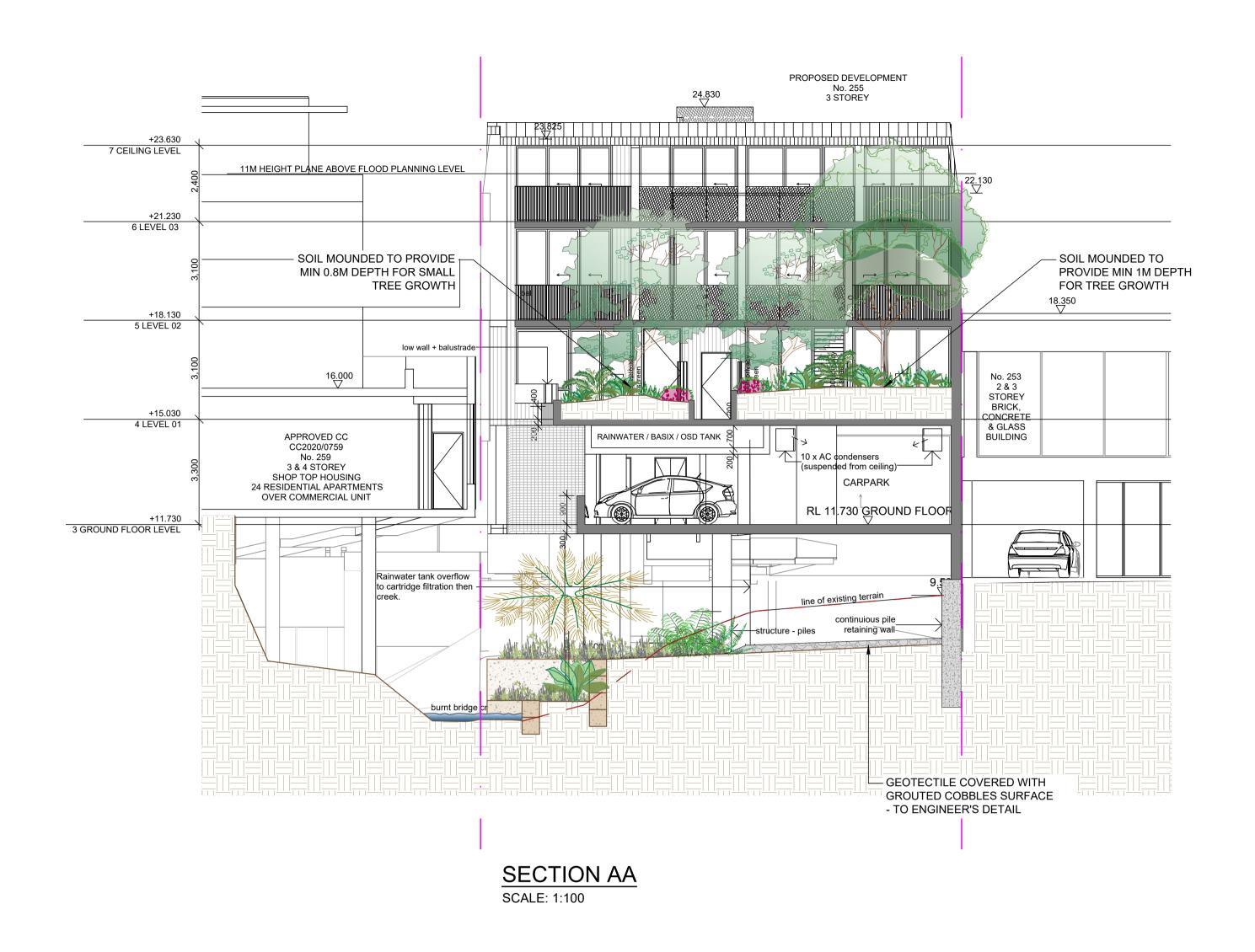


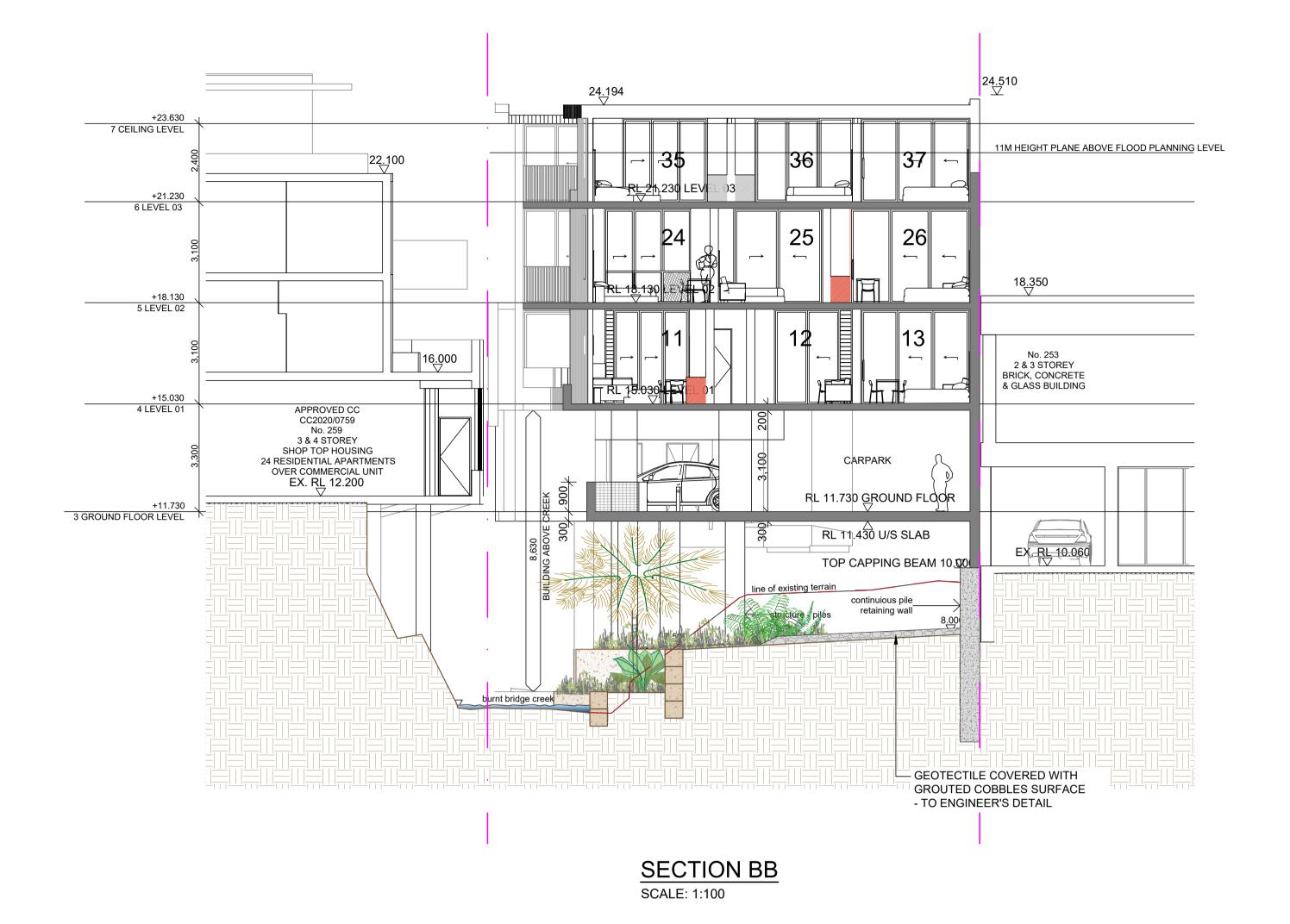
Suit 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 enquiries@conzept.net.au

NOTATION/AMENDMENT A 22.10.2021 Preliminary plan prepared for review NORTHERN BEACHES B 01.12.2021 Coordinate with architectural updates MY MANLY VALE PTY LTD

PROPOSED BOARDING HOUSE DEVELOPMENT 255 CONDAMINE STREET **BALGOWLAH** 

LANDSCAPE PLAN **SECTION 34** [LEVE 1 & 3] 1:100 @ A1 PAGE NUMBER LPS34 22 - 153 R.H 3

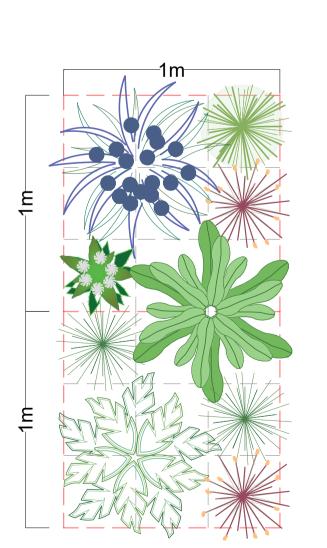




## NATIVE RIPARIAN SPECIES GROUNDCOVER MIX A

KEY	<b>Botanical Name</b>	<b>Common Name</b>		
	Asplenium australasicum	Birds Nest Fern		
**	Imperata cylindrica	Cogon Grass		
	Fincia nodosa	Knobby Club Rush		
	Juncus usitatus	Common Rush		
	Doodia aspera	Prickly Rasp Fern		
TO'S	Pandorea pandorana	Wonga Wonga Vine		
	Dianella caerulea	Blue Flax Lilv		

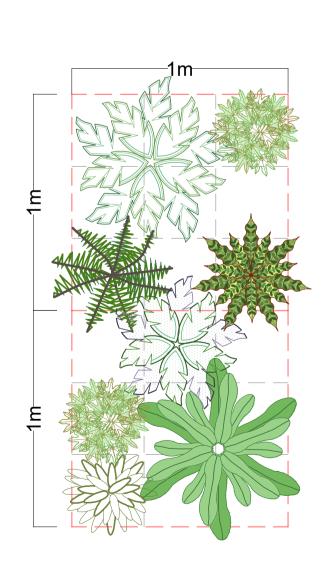
Note: ALL SPECIES IN TUBE STOCK SIZE



## NATIVE SHADE GROUNDCOVER MIX B

KEY	Botanical Name	Common Name
	Doodia aspera	Prickly Rasp Fern
	Asplenium australasicum	Birds Nest Fern
	Dichondra repens	Kidney Weed
	Viola hederacea	Sweet Violet
*	Adiantum formosum	Black Stem
*	Calochlaena dubia	Soft Bracken
	Blechnum cartilagineum	Gristle Fern

Note: ALL SPECIES IN TUBE STOCK SIZE



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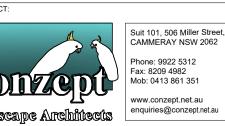
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COUNCIL	REV	DATE	NOTATION/AMENDMENT
NORTHERN BEACHES	Α	22.10.2021	Preliminary plan prepared for review
	В	01.12.2021	Coordinate with architectural updates
CLIENT			
MY MANLY VALE PTY LTD			

FROJECT.
PROPOSED BOARDING HOUSE
DEVELOPMENT
255 CONDAMINE STREET
BALGOWLAH

TITLE:		STATUS:	
SECTIONS		SECTION 34	
		SCALE:	DATE:
		AS SHOWN @ A1	DEC 2021
DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
LPS34 22 - 153	4	R.H	R.F

#### LANDSCAPE WORK SPECIFICATION

#### 1.01 GENERAL

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

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

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

- 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

#### 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

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

50mm diameter shall be cut cleanly with a saw.

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

#### 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 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

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

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall

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.

be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be

### 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

3.01 MATERIALS

## 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

### 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 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material.

## Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants,

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specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles, 4-7mm

# screenings or similar.

Turf for project site shall be soft leaf Buffalo or Zovsia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use

species that match existing on street.

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.

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

#### c) Staking and Tying

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

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar.

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) XXXXXXX Where is required, the Contractor shall install xxxxxxx as detailed on the drawings, to all mass planting beds adjoining turf

#### However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of not timber construction materials, construction details to be provided by a qualified engineer. Install

or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

#### wall to suit site levels and to manufacture's specification. HARDSCAPE WORKS

4.01 GENERAI 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 2011, & the latest Sydney Water Code

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

standards and to maximise the efficient usage of water. The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, NORTHERN BEACHES Council By-Laws and Ordinances.

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon

### 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 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.

- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

- 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

- 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

- 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 either 6 months beginning from the approved completion of the specified construction work (Practical Completion) as agreed to in the landscape contractors contractual obligations.

or as specified by Council in the Determination. 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.

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

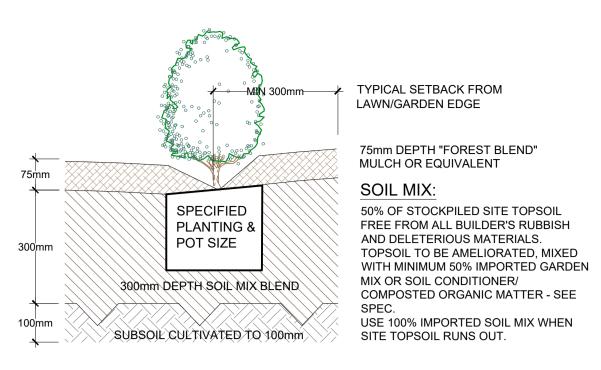
REFER TO AS 4373-2007 PRUNING OF

AMENITY TREES

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST, NO STOCKPILING WITHIN FENCE PERIMETERS.

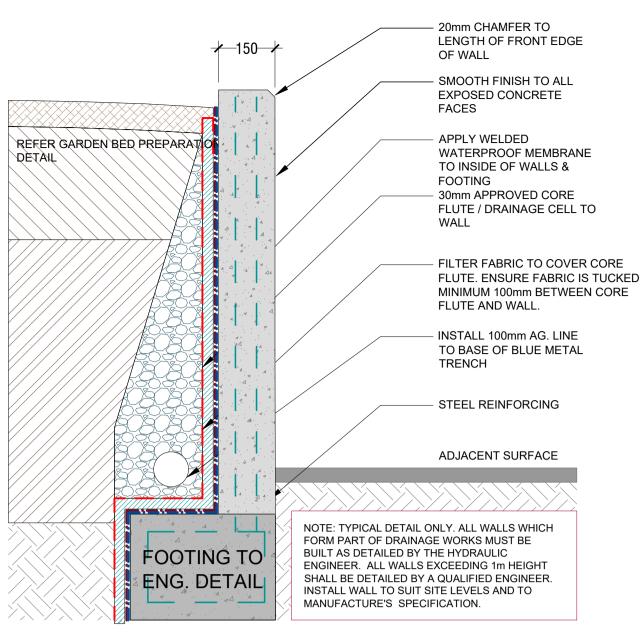
## TREE PROTECTION ZONE

N.T.S

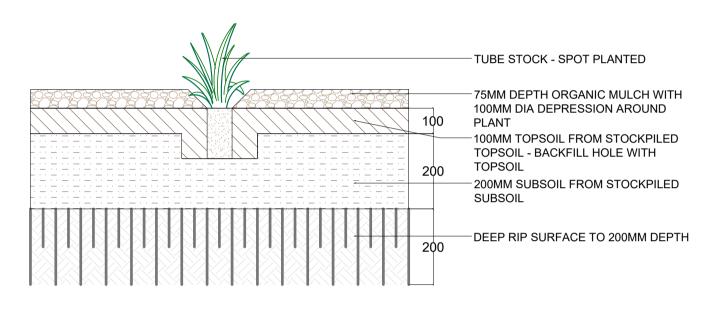


### TYPICAL GARDEN PREPARATION DETAIL

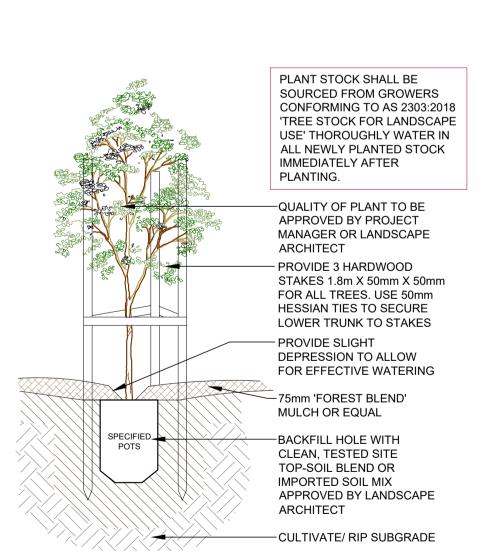
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



## TYPICAL IN SITU RETAINING WALL DETAIL **SCALE 1:10**

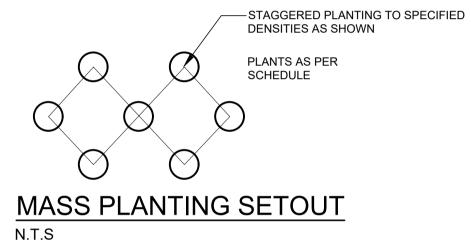


## TUBE STOCK PLANTING DETAIL



SCALE: 1:10

(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)



# **SCALE 1:10**



**OVERFLOW** (TO SUPPLIER'S SPECIFICATION)

NOTE (BCA COMPLIANCE). WHERE NO EXTERNAL BALUSTRADE IS PROPOSED. THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

**NOTE.(DRAINAGE & WATER** 

PROOFING).

HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE. THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND

SHOULD BE DETAILED BY

PROFESSIONAL ENGINEER

THE RELEVANT

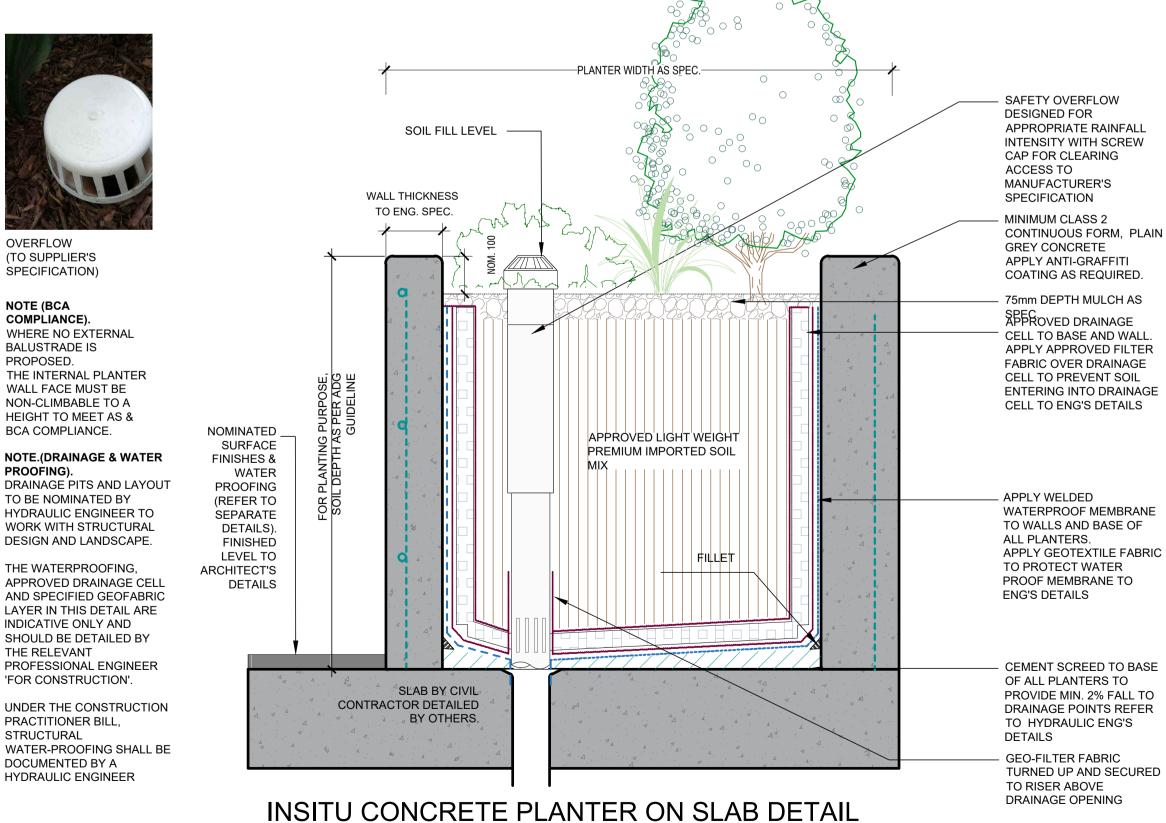
TO BE NOMINATED BY

UNDER THE CONSTRUCTION PRACTITIONER BILL. STRUCTURAL WATER-PROOFING SHALL BE DOCUMENTED BY A

HYDRAULIC ENGINEER

NOTATION/AMENDMENT

'FOR CONSTRUCTION'.



# SCALE: 1:10

PROPOSED BOARDING HOUSE DEVELOPMENT 255 CONDAMINE STREET

BALGOWLAH

SPECIFICATIONS & **SECTION 34 DETAILS** AS SHOWN @ A1 DEC 2021 R.F R.H LPS34 22 - 153

# TREE PLANTING DETAIL

**GARTNER TROVATO** ARCHITECTS

AMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 enquiries@conzept.net.au

Suit 101, 506 Miller Street

MY MANLY VALE PTY LTD

NORTHERN BEACHES

REV DATE

A 22.10.2021 Preliminary plan prepared for review

B 01.12.2021 Coordinate with architectural updates