

# LOCATION PLAN

Scale: NTS



- OTHER LANDSCAPE ITEMS**
- Brick edging - refer detail 2
  - Turf area - refer detail 2
  - 1.8m Ht boundary fence timber paling or off-form concrete to be nom. by client-refer detail 9
  - 1.2m Pool Gate and fence - colour and style to be nom. by client
  - Grave path refer detail 6
  - Stepping stones on gravel refer detail 8
  - Proposed Retaining wall/Raised garden planters by architect refer detail 7 & 10
  - Trees proposed to be removed and replaced with new landscaping
  - Trees proposed to retained and protected

## DEEP SOIL CALCULATIONS

Calculations reflected from architectural calculations DA7001

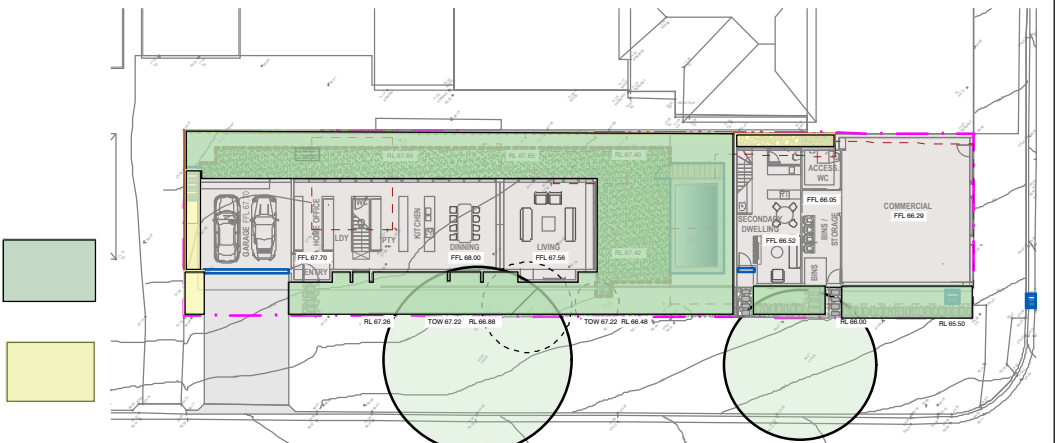
**SITE AREA:** 632.3m<sup>2</sup>

**REQUIRED LANDSCAPE AREA:** 252.9m<sup>2</sup> (40%)

**PROPOSED LANDSCAPE AREA:** 258m<sup>2</sup> (40.8%)

LANDSCAPE AREA INCLUDE IN CALCULATION:

LANDSCAPE AREA INCLUDE IN CALCULATION (AREA LESS THAN 2M DOMENSION):



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

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.

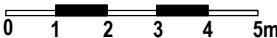
If the status of this drawing is not signed off for construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person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

These plans and associated IP remain the property of Sulphurcrest Enterprises (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.

AILA Associate



Bar Scale



1:150 @ A3

REV	DATE	NOTATION/AMENDMENT
A	04.08.22	Preliminary plan prepared for review
B	05.08.22	Coordinated with client's comments
C	22.08.22	Submission for DA

COUNCIL	NORTHERN BEACHES
CLIENT	John Cimino & Hayden Zuffo
ARCHITECT	Breakspear Architects
STATUS / ISSUE	DA - ISSUE C

**Conzept**  
Landscape Architects

www.conzept.net.au  
enquiries@conzept.net.au

Phone: 9922 5312  
Suite 101, 506 Miller St  
CAMMERAY NSW 2062

TITLE:	HARDSCAPE PLAN	DWG No:	LPDA 23 - 034 / 1
	PROPOSED MIXED USE DEVELOPMENT	SCALE:	1:150 @ A3
	28 BANGAROO STREET NORTH BALGOWLAH	DATE:	AUG 2022
		DRAWN:	L.Z
		CHECKED:	R.F



LEGEND & SCHEDULE

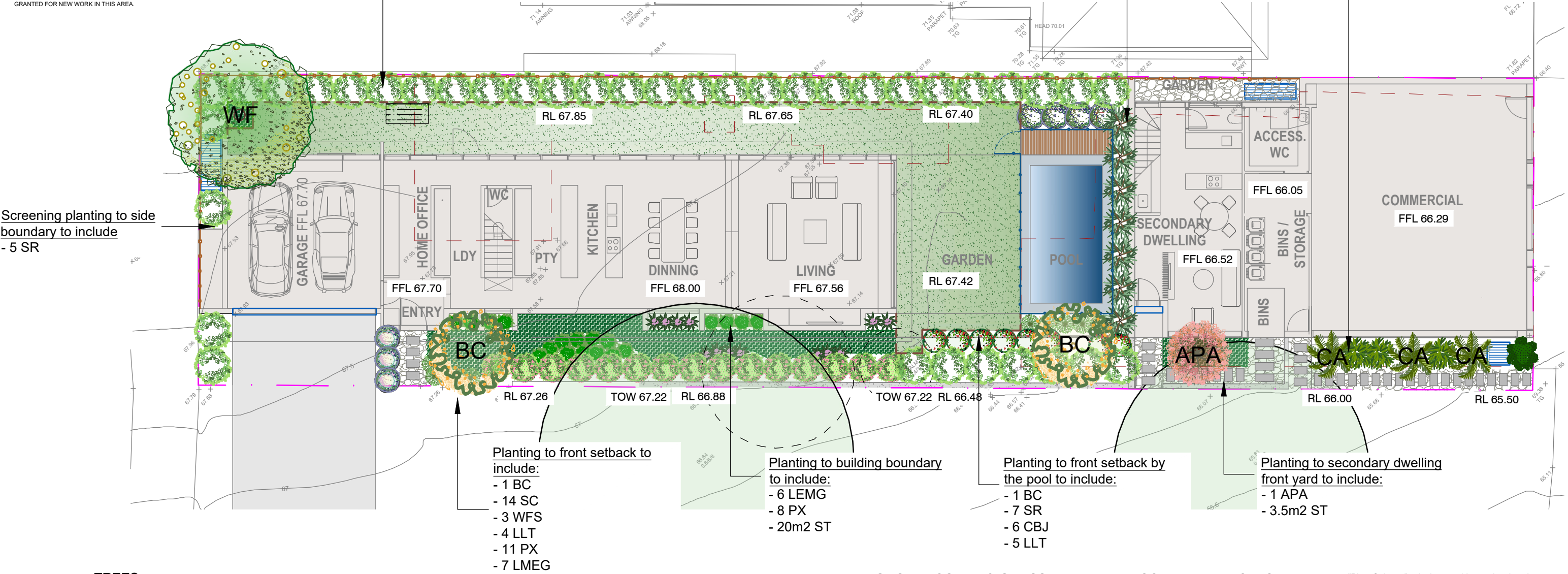
NOTES:  
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.  
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE 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.

Screening planting to side boundary to include  
- 5 SR

Planting to side boundary at rear to include:  
- 1 WF  
- 26 SR  
- 1.5m2 ST

Planting to the pool area to include:  
- 7 BTG  
- 4 WFS

Planting to commercial building front setback to include:  
- 3 CA  
- 3 RE  
- 1 MD



Planting to front setback to include:  
- 1 BC  
- 14 SC  
- 3 WFS  
- 4 LLT  
- 11 PX  
- 7 LMEG

Planting to building boundary to include:  
- 6 LEMG  
- 8 PX  
- 20m2 ST

Planting to front setback by the pool to include:  
- 1 BC  
- 7 SR  
- 6 CBJ  
- 5 LLT

Planting to secondary dwelling front yard to include:  
- 1 APA  
- 3.5m2 ST

TREES

WF		<b>Botanical Name:</b> <i>Waterhousia floribunda</i> <b>Common Name:</b> Weeping Lilly Pilly (Native) <b>Pot size:</b> 75Lt <b>Mature H x S:</b> 10m x 6m <b>Qty Required:</b> 1
BC		<b>Botanical Name:</b> <i>Buckinghamia celsissima</i> <b>Common Name:</b> Ivory Curl Flower (Native) <b>Pot size:</b> 75Lt <b>Mature H x S:</b> 7m x 3m <b>Qty Required:</b> 2
APA		<b>Botanical Name:</b> <i>Acer palmatum 'Ariadne'</i> <b>Common Name:</b> Japanese maple (Exotic) <b>Pot size:</b> 45Lt <b>Mature H x S:</b> 3m x 4m <b>Qty Required:</b> 1
BTG		<b>Botanical Name:</b> <i>Bambusa textilis Gracilis</i> <b>Common Name:</b> Slender weavers (Exotic) <b>Pot size:</b> 300mm <b>Mature H x S:</b> 5-6m x 1.8m <b>Qty Required:</b> 7

CA		<b>Botanical Name:</b> <i>Cyathea australis</i> <b>Common Name:</b> Rough Tree Fern (Native) <b>Pot size:</b> 45L (Min 1m trunk) <b>Mature H x S:</b> 2.5-5m x 3m <b>Qty Required:</b> 3
----	--	--

SHRUBS AND HEDGES

SR		<b>Botanical Name:</b> <i>Syzygium 'Resilience'</i> <b>Common Name:</b> Resilience Lilly Pilly (Native) <b>Pot size:</b> 200mm <b>Mature H x S:</b> 3m x 2m <b>Qty Required:</b> 38
SC		<b>Botanical Name:</b> <i>Syzygium 'Cascade'</i> <b>Common Name:</b> Cascade Lilly Pilly (Native) <b>Pot size:</b> 200mm <b>Mature H x S:</b> 2.5m x 1.8m <b>Qty Required:</b> 14

WFS		<b>Botanical Name:</b> <i>Westringia fruticosa</i> <b>Common Name:</b> Native Rosemary (Native) <b>Pot size:</b> 300mm <b>Mature H x S:</b> 1.3m x 1.1m <b>Qty Required:</b> 7
CBJ		<b>Botanical Name:</b> <i>Callistemon 'Better John'</i> <b>Common Name:</b> Better John Bottlebrush (Native) <b>Pot size:</b> 200mm <b>Mature H x S:</b> 1m x 0.9m <b>Qty Required:</b> 6
MD		<b>Botanical Name:</b> <i>Monstera deliciosa</i> <b>Common Name:</b> Ceriman (Exotic) <b>Pot size:</b> 300mm <b>Mature H x S:</b> 1.5m x 2m <b>Qty Required:</b> 1
RE		<b>Botanical Name:</b> <i>Rhaphis excelsa</i> <b>Common Name:</b> Rhaphis Palm (Exotic) <b>Pot size:</b> 200mm <b>Mature H x S:</b> 3m x 1.5m <b>Qty Required:</b> 3

GROUNDCOVER & GRASS

LMEG		<b>Botanical Name:</b> <i>Liriope muscari 'Evergreen Giant'</i> <b>Common Name:</b> Giant Lily Turf (Exotic) <b>Pot size:</b> 150mm <b>Mature H x S:</b> 13
PX		<b>Botanical Name:</b> <i>Philodendron 'Xanadu'</i> <b>Common Name:</b> Xanadu Plant (Exotic) <b>Pot size:</b> 200mm <b>Mature H x S:</b> 0.7m x 0.7m <b>Qty Required:</b> 19
LLT		<b>Botanical Name:</b> <i>Lomandra longifolia 'Tanika'</i> <b>Common Name:</b> Dwarf Mat Rush (Native) <b>Pot size:</b> 150mm <b>Mature H x S:</b> 0.8m x 0.8m <b>Qty Required:</b> 4
ST		<b>Botanical Name:</b> <i>Sanseveria trifasciata</i> <b>Common Name:</b> Snake Plant (Exotic) <b>Pot size:</b> 140mm <b>Mature H x S:</b> 0.8m x 0.5m <b>Qty Required:</b> 5/m2 (25m2 total)

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. 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 DA approval only, not for construction.**

This plan has been prepared with reference to **Northern Beaches Council** 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 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.

D.A 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.**

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

www.dialbeforeyoudig.com.au

1:150 @ A3

**Bar Scale**

0 1 2 3 4 5m

REV	DATE	NOTATION/AMENDMENT
A	04.08.22	Preliminary plan prepared for review
B	05.08.22	Coordinated with client's comments
C	22.08.22	Submission for DA

COUNCIL  
**NORTHERN BEACHES**

CLIENT  
John Cimino & Hayden Zuffo

ARCHITECT  
Breakspear Architects

STATUS / ISSUE  
DA - ISSUE C

www.conzept.net.au  
enquiries@conzept.net.au

Phone: 9922 5312  
Suite 101, 506 Miller St  
CAMMERAY NSW 2062

TITLE:  
**LANDSCAPE PLAN-GROUND**

PROPOSED MIXED USE DEVELOPMENT  
**28 BANGAROO STREET  
NORTH BALGOWLAH**

DWG.No:  
LPDA 23 - 034 / 2

SCALE:  
1:150 @ A3

DATE:  
AUG 2022

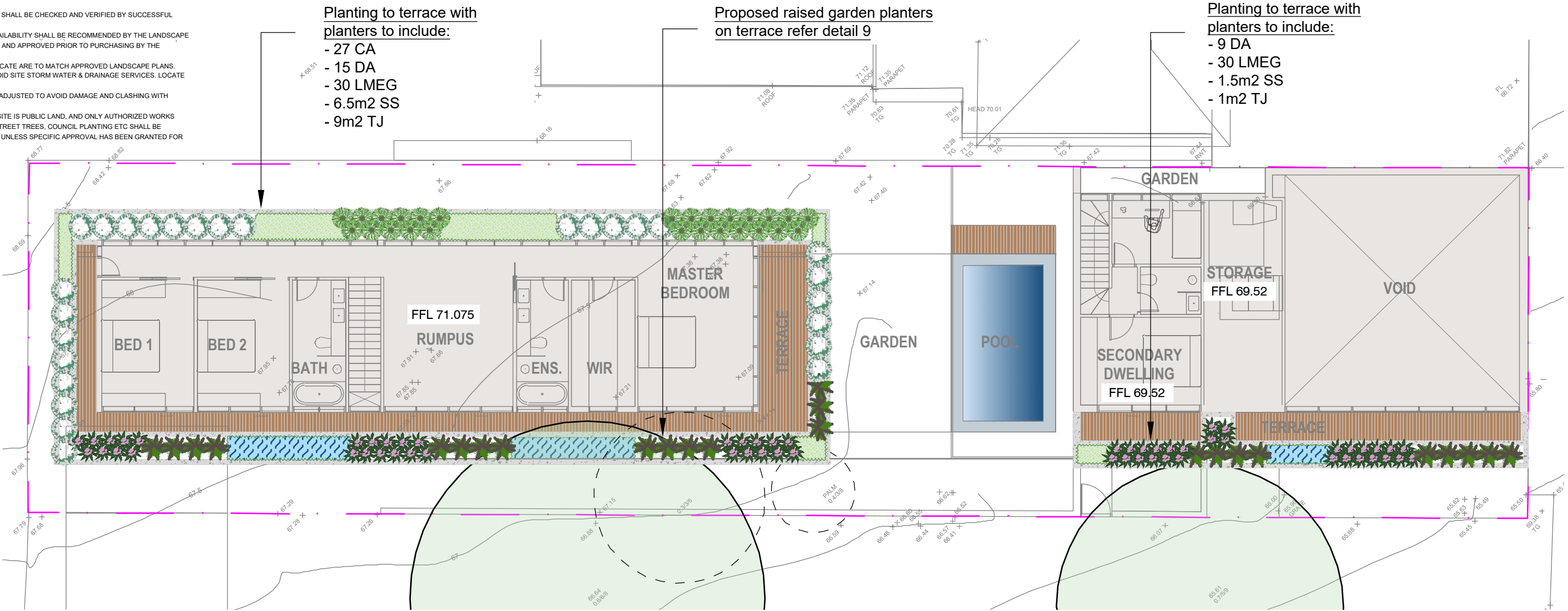
DRAWN:  
L.Z

CHECKED:  
R.F



LEGEND & SCHEDULE

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.



Correa alba



Doodia aspera




Senecio serpens




Liriope muscari 'Evergreen Giant'


IMAGES ARE FOR DESIGN INTENT ONLY, FINAL PLANTING SPECIES & PRODUCTS MAY VARY, AS DETERMINED BY COUNCIL APPROVAL. PROPRIETARY ITEMS REFER TO MANUFACTURER'S SPECIFICATION. IMAGES FROM VARIOUS SOURCES.


ACCENTS


CA  **Botanical Name:** *Correa alba*  
**Common Name:** White Correa (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1.5m x 1m  
**Qty Required:** 27

DA  **Botanical Name:** *Doodia aspera*  
**Common Name:** Prickly Rasp Fern (Native)  
**Pot size:** 150mm  
**Mature H x S:** 0.4m x 0.5m  
**Qty Required:** 24

GRASS & GROUND COVER

SS  **Botanical Name:** *Senecio serpens*  
**Common Name:** Blue Chalk sticks (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.2m x 0.4m  
**Qty Required:** 5/m2 (8m2 total)

TJ  **Botanical Name:** *Trachelospermum Jasminoides*  
**Common Name:** Star Jasmine (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.3m x 0.6m  
**Qty Required:** 5/m2 (10m2 total)

LMEG  **Botanical Name:** *Liriope muscari 'Evergreen Giant'*  
**Common Name:** Giant Lily Turf (Exotic)  
**Pot size:** 150mm  
**Mature H x S:** 0.7m x 0.65m  
**Qty Required:** 60

Communal Open Space Rooftop Terraces  
GENERAL NOTE

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is

applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

Ultimately, the compliance and safety of the COS areas shall be the

responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

- All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential

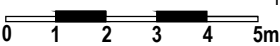
**General Notes:**  
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.  
© Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONCEPT  
(ABN: 75 623 405 630)  
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 Sulphurcrest Enterprises (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.

AILA Associate



www.dialbeforeyoudig.com.au  
**DIAL 1100 BEFORE YOU DIG**

Bar Scale



1:150 @ A3

REV	DATE	NOTATION/AMENDMENT
A	04.08.22	Preliminary plan prepared for review
B	05.08.22	Coordinated with client's comments
C	22.08.22	Submission for DA

COUNCIL	NORTHERN BEACHES
CLIENT	John Cimino & Hayden Zuffo
ARCHITECT	Breakspear Architects
STATUS / ISSUE	DA - ISSUE C

**Conzept**  
Landscape Architects  
www.conzept.net.au  
enquiries@conzept.net.au  
Phone: 9922 5312  
Suite 101, 506 Miller St  
CAMMERAY NSW 2062

TITLE:	LANDSCAPE PLAN- L1	DWG.No:	LPDA 23 - 034 / 3
SCALE:	1:150 @ A3	CHECKED:	R.F
DATE:	AUG 2022	DRAWN:	L.Z
PROPOSED MIXED USE DEVELOPMENT 28 BANGAROO STREET NORTH BALGOWLAH			



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 with reference to **Northern Beaches Council** 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 rated native plants (*acceptable for BASIX planting*).

**DA.** 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.***

## PLANT PALETTE






A large, mature tree with dense, light-colored foliage, possibly a flowering tree like a Magnolia, standing in a grassy area. The tree has a thick trunk and a wide, spreading canopy. The leaves are dark green, and the tree is surrounded by a green lawn.

A photograph of a Japanese maple tree with vibrant red foliage, growing in a black plastic pot. The tree is surrounded by other potted plants in a nursery setting.

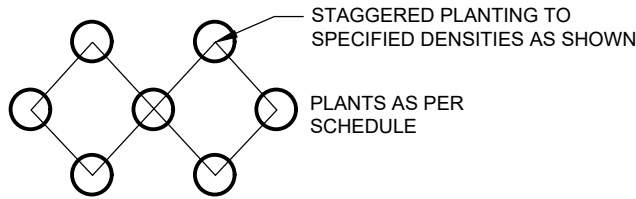
A large, dense bamboo plant with green leaves and thin stalks, growing in front of a teal-colored building with a window.

A photograph of a mature purple loosestrife plant. The plant is very dense, with many long, narrow, green leaves that have prominent veins. Numerous tall, upright spikes of small, purple flowers are visible, rising above the foliage. The plant is growing in a garden bed with dark mulch visible at the base.

A close-up photograph of a Philodendron plant. The leaves are large, heart-shaped with deeply lobed or deeply incised margins, and a vibrant light green color. The plant is growing densely, with many leaves visible, some showing signs of aging or damage. The background is dark and out of focus.

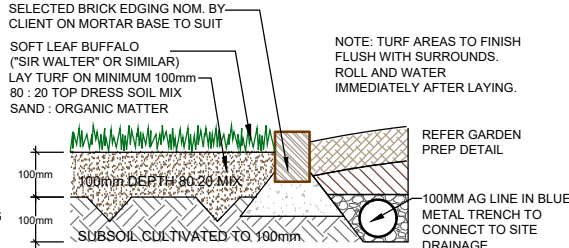
<b>General Notes:</b> Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale from that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.  <b>Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT</b> (ABN: 75 623 405 630)  <small>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.</small> <small>If the Status of this drawing is 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.</small> <small>These plans and associated IP remain the property of Sulphurcrest Enterprises (T/A Conzept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the accountancy process if such payments are not made following the notification period.</small>	<b>AILA Associate</b>   <b>DIAL 1100 BEFORE YOU DIG</b>	<a href="http://www.dialbeforeyoudig.com.au">www.dialbeforeyoudig.com.au</a>  	<table border="1"> <thead> <tr> <th>REV</th><th>DATE</th><th>NOTATION/AMENDMENT</th></tr> </thead> <tbody> <tr> <td>A</td><td>04.08.22</td><td>Preliminary plan prepared for review</td></tr> <tr> <td>B</td><td>05.08.22</td><td>Coordinated with client's comments</td></tr> <tr> <td>C</td><td>22.08.22</td><td>Submission for DA</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> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DATE	NOTATION/AMENDMENT	A	04.08.22	Preliminary plan prepared for review	B	05.08.22	Coordinated with client's comments	C	22.08.22	Submission for DA																						<table border="1"> <tbody> <tr><td>COUNCIL</td><td>NORTHERN BEACHES</td></tr> <tr><td>CLIENT</td><td>John Cimino &amp; Hayden Zuffo</td></tr> <tr><td>ARCHITECT</td><td>Breetspear Architects</td></tr> <tr><td>STATUS / ISSUE</td><td>DA - ISSUE C</td></tr> </tbody> </table>	COUNCIL	NORTHERN BEACHES	CLIENT	John Cimino & Hayden Zuffo	ARCHITECT	Breetspear Architects	STATUS / ISSUE	DA - ISSUE C	 <b>CONZEPT</b> Landscape Architects  <a href="http://www.conzept.net.au">www.conzept.net.au</a> <a href="mailto:enquiries@conzept.net.au">enquiries@conzept.net.au</a> Phone: 9922 5312 Suite 101, 506 Miller St CAMMERAY NSW 2062	TITLE: <h1>PLANTING PALETTE</h1>  PROPOSED MIXED USE DEVELOPMENT  <b>28 BANGAROO STREET</b> <b>NORTH BALGOWLAH</b>	DWG No.: LPDA 23 - 034 / 4  SCALE:  DATE: AUG 2022  DRAWN: L.Z CHECKED: R.F
REV	DATE	NOTATION/AMENDMENT																																														
A	04.08.22	Preliminary plan prepared for review																																														
B	05.08.22	Coordinated with client's comments																																														
C	22.08.22	Submission for DA																																														
COUNCIL	NORTHERN BEACHES																																															
CLIENT	John Cimino & Hayden Zuffo																																															
ARCHITECT	Breetspear Architects																																															
STATUS / ISSUE	DA - ISSUE C																																															





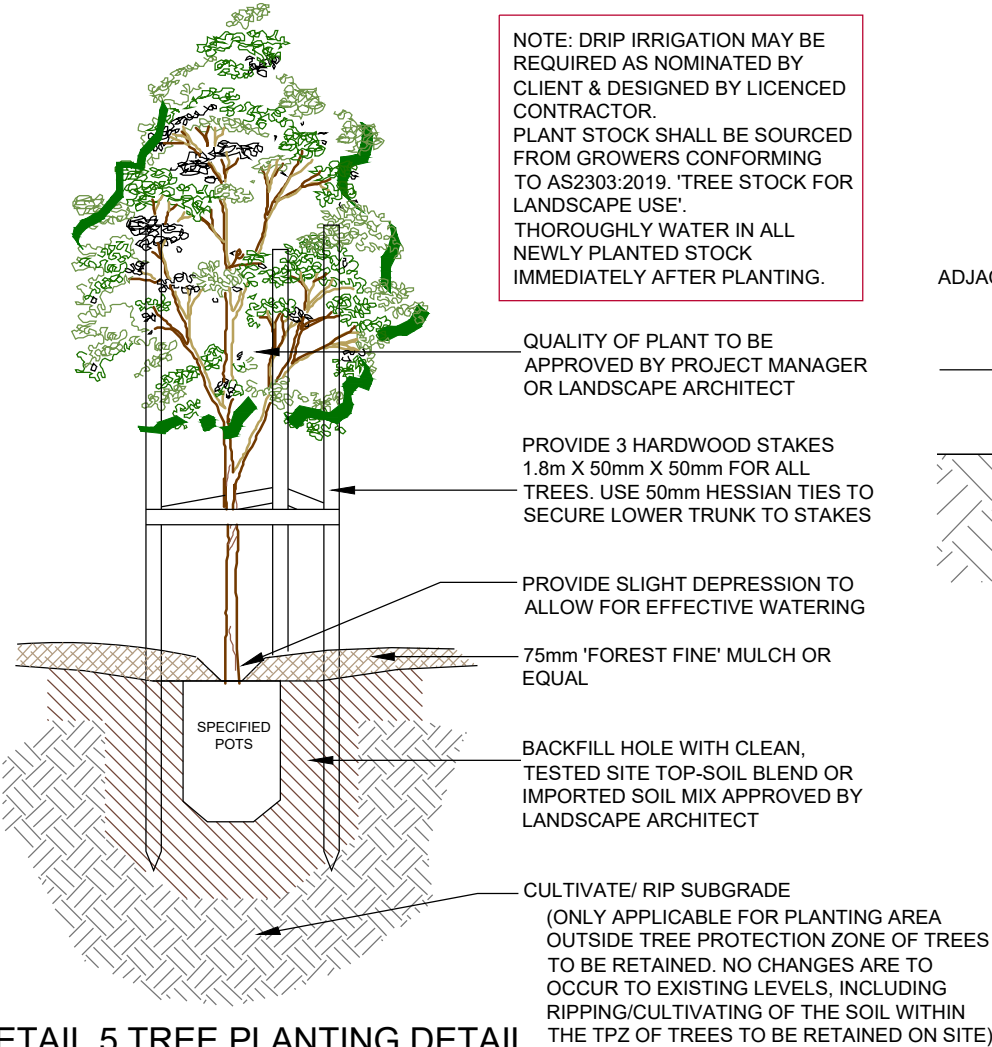
## DETAIL 1 MASS PLANTING SETOUT

N.T.S



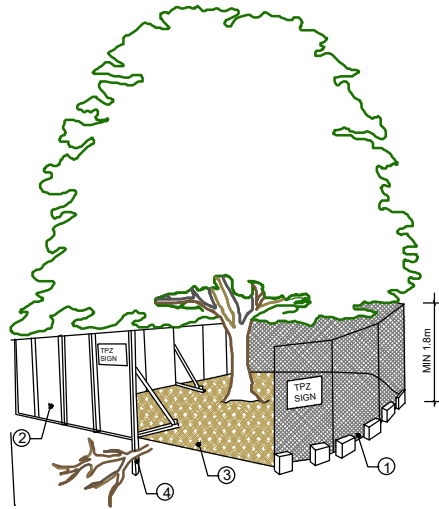
## DETAIL 2 TYPICAL TURF AND BRICK EDGE

DETAIL SCALE: 1:10



## DETAIL 5 TREE PLANTING DETAIL

SCALE: NTS



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.

## DETAIL 3 TREE PROTECTION ZONE

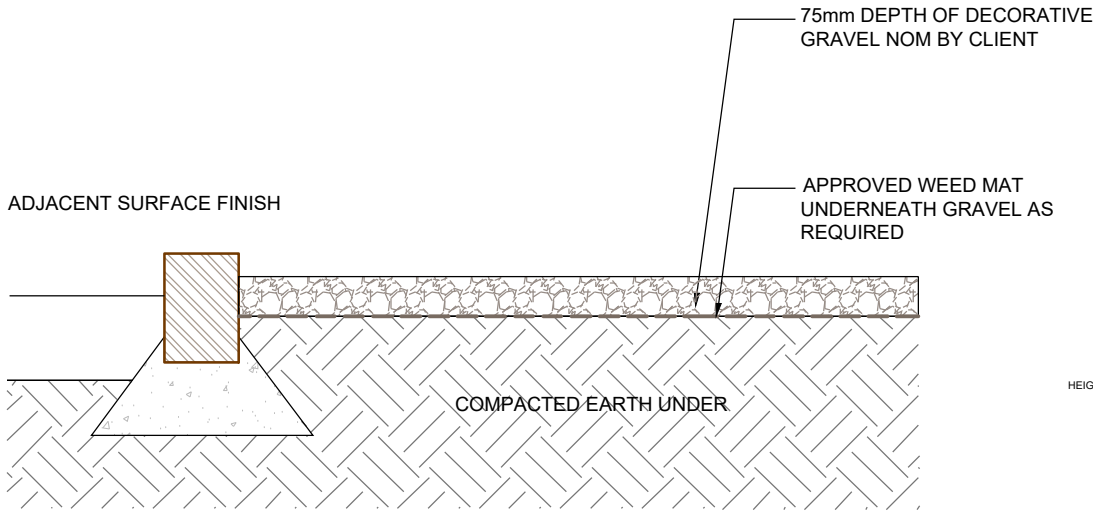
N.T.S

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

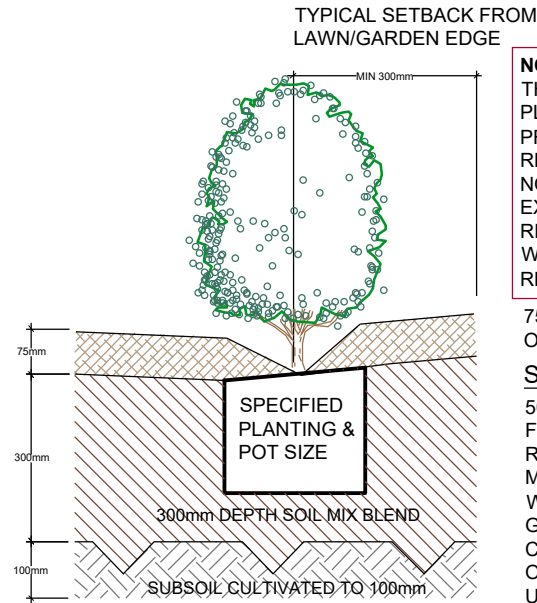
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS



## DETAIL 6 TYPICAL GRAVEL PATH DETAIL

SCALE 1:10



**NOTE**  
THIS DETAIL IS 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

75mm DEPTH "FOREST FINE" MULCH OR EQUIVALENT

**SOIL MIX:**

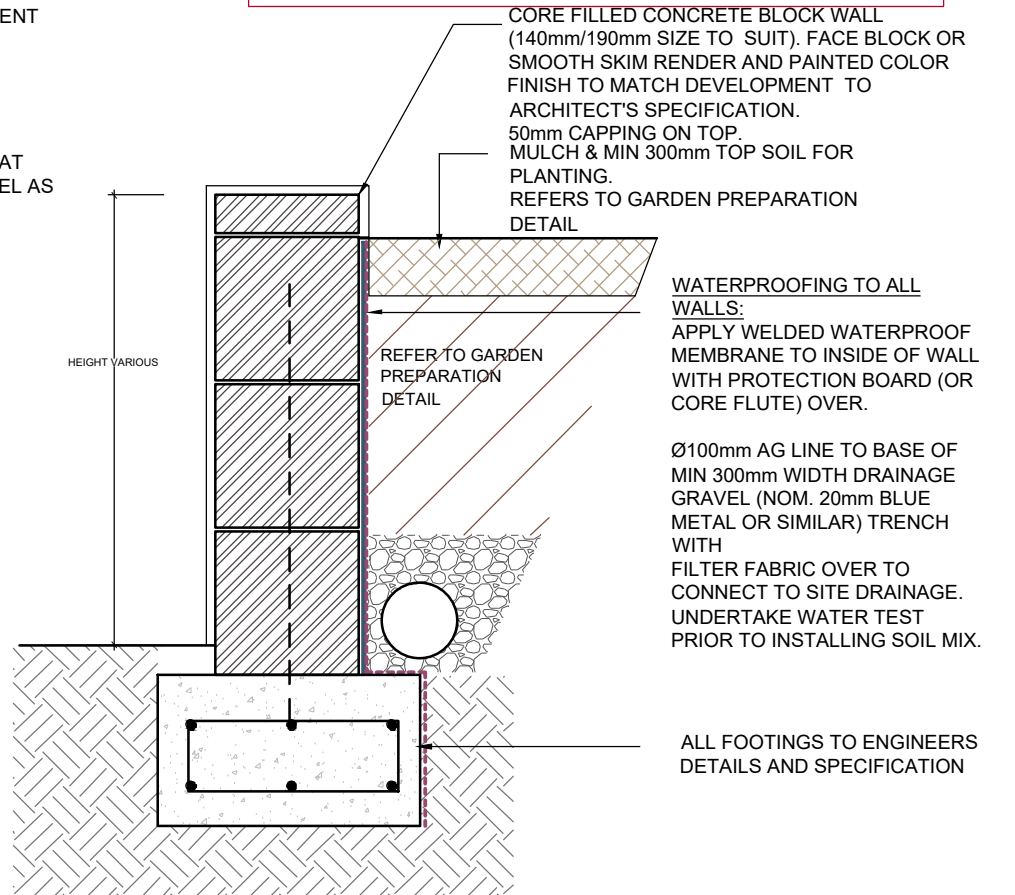
50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

## DETAIL 4 TYPICAL GARDEN PREPARATION

DETAIL

SCALE 1:10

**NOTE:** TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.



## DETAIL 7 TYPICAL MASONRY BLOCK RETAINING WALL

SCALE NTS

**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 Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630)  
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 Sulphurcrest Enterprises (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.

AILA Associate

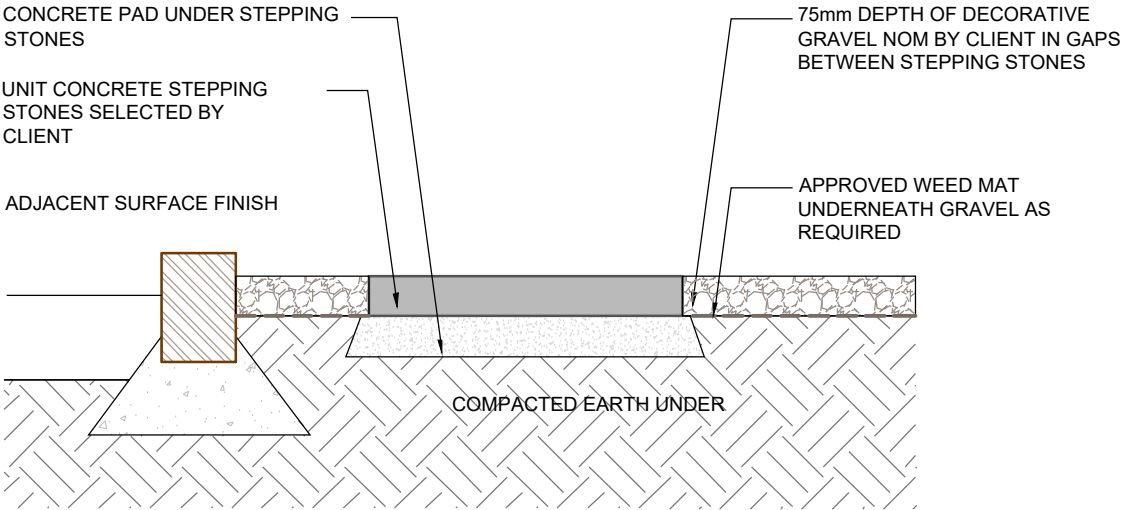


REV	DATE	NOTATION/AMENDMENT
A	04.08.22	Preliminary plan prepared for review
B	05.08.22	Coordinated with client's comments
C	22.08.22	Submission for DA

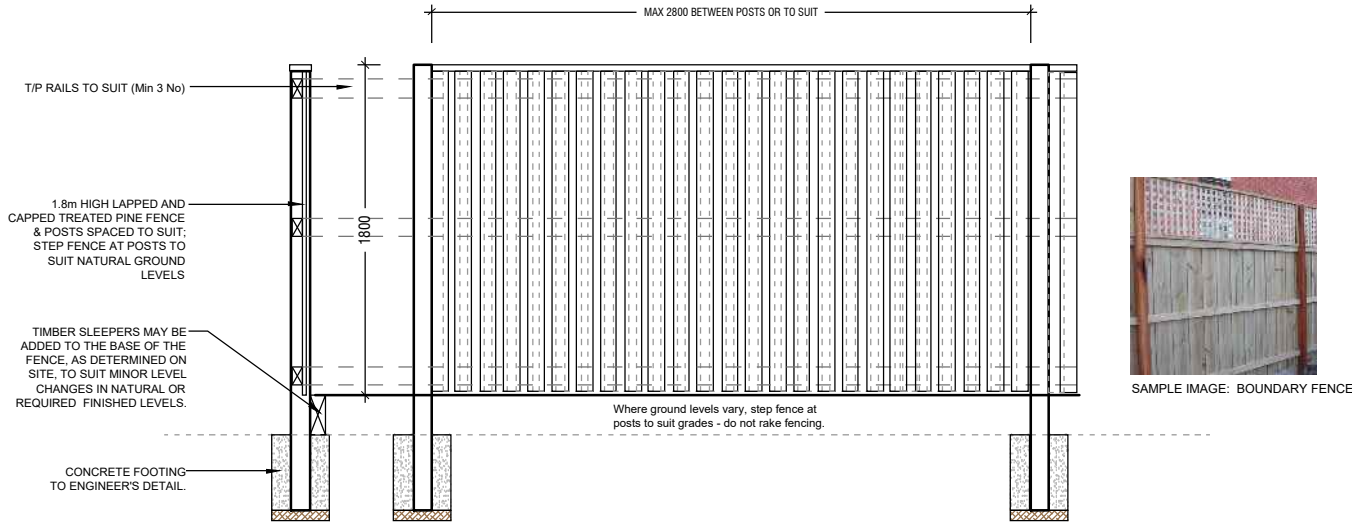
COUNCIL	NORTHERN BEACHES
CLIENT	John Cimino & Hayden Zuffo
ARCHITECT	Breakspear Architects
STATUS / ISSUE	DA - ISSUE C



TITLE:	DETAILS 1	DWG.No:	LPDA 23 - 034 / 5
	PROPOSED MIXED USE DEVELOPMENT	SCALE:	
	28 BANGAROO STREET	DATE:	AUG 2022
	NORTH BALGOWLAH	DRAWN:	L.Z
		CHECKED:	R.F



**DETAIL 8 STEPPING STONES IN GRAVEL**  
SCALE 1:10



**Detail 9 1.8m BOUNDARY LAPPED AND CAPPED T/P TIMBER FENCING**  
SCALE: 1:20

OVERFLOW  
(TO SUPPLIER'S  
SPECIFICATION)

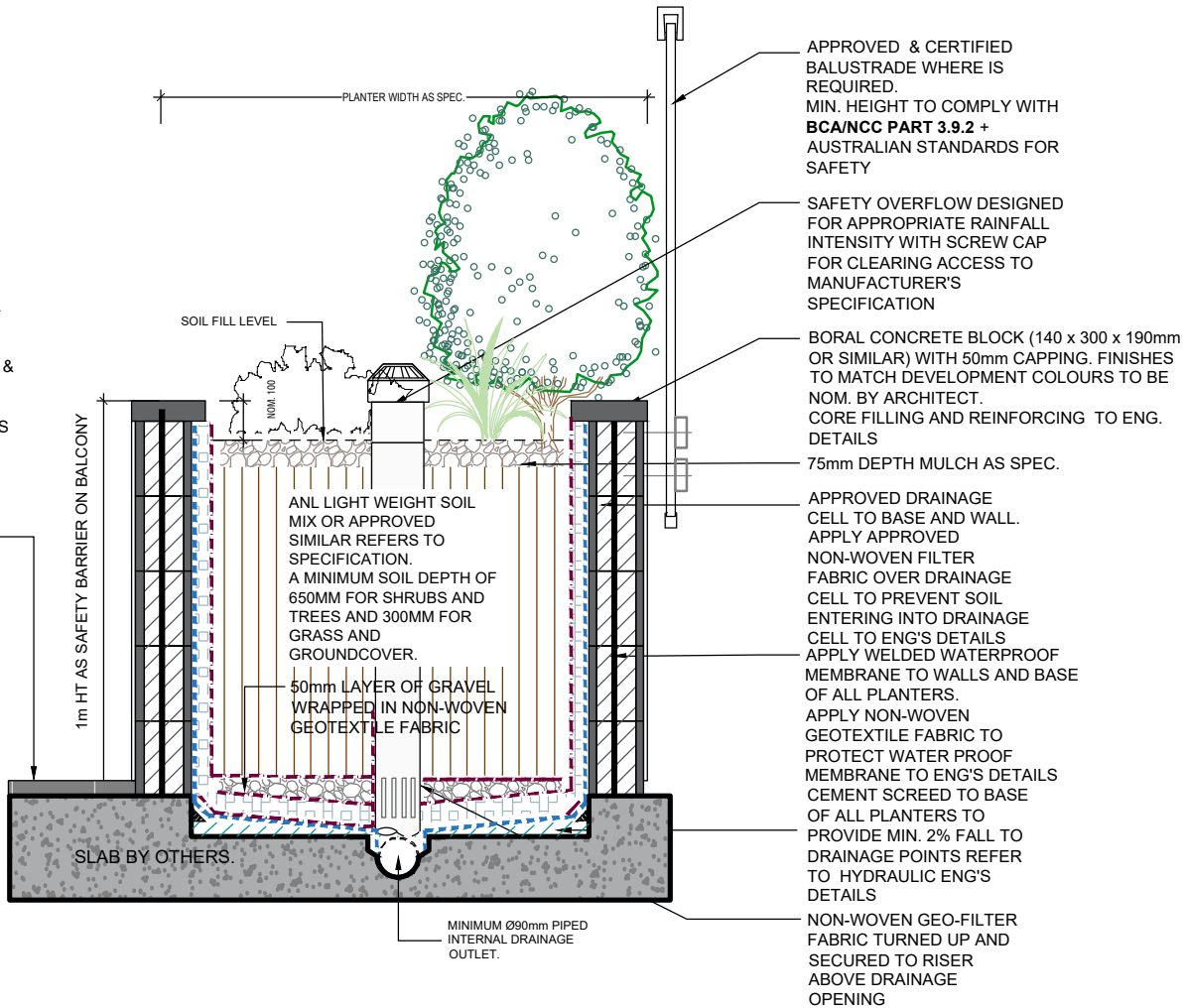
**NOTE (BCA COMPLIANCE).**  
WHERE NO EXTERNAL  
BALUSTRADE IS PROPOSED,  
THE INTERNAL PLANTER WALL  
FACE MUST BE NON-CLIMBABLE  
TO A HEIGHT TO MEET AS & BCA  
COMPLIANCE.

NOMINATED SURFACE FINISHES &  
WATER PROOFING  
(REFER TO SEPARATE DETAILS).  
FINISHED LEVEL TO ARCHITECT'S  
DETAILS

**NOTE.(DRAINAGE & WATER  
PROOFING).**  
DRAINAGE PITS AND LAYOUT  
TO BE NOMINATED BY  
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 THE RELEVANT  
PROFESSIONAL ENGINEER FOR  
CONSTRUCTION.

UNDER THE CONSTRUCTION  
PRACTITIONER BILL,  
STRUCTURAL  
WATER-PROOFING SHALL BE  
DOCUMENTED BY A HYDRAULIC  
ENGINEER



**DETAIL 10 CONCRETE BLOCK PLANTER WALL ON SLAB DETAIL**  
SCALE: nts

**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 Sulphurcrest Enterprises Pty Ltd Trading as CONCEPT  
(ABN: 75 623 405 630)  
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 Sulphurcrest Enterprises (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	04.08.22	Preliminary plan prepared for review
B	05.08.22	Coordinated with client's comments
C	22.08.22	Submission for DA

COUNCIL	NORTHERN BEACHES
CLIENT	John Cimino & Hayden Zuffo
ARCHITECT	Breakspear Architects
STATUS / ISSUE	DA - ISSUE C



TITLE:	DETAILS 2
	PROPOSED MIXED USE DEVELOPMENT
	28 BANGAROO STREET
	NORTH BALGOWLAH
DWG.No:	LPDA 23 - 034 / 6
SCALE:	
DATE:	AUG 2022
DRAWN:	L.Z
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

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. 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) 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 garden edging

Where is required, the Contractor shall install Brick garden edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

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.

h) Drainage pit

Drainage pits and drainage lines should be located within garden areas to allow for site drainage while minimising impact on the proposed planting scheme. Where possible, pits and linework should be located at the edge of landscape strips to avoid precluding planting centrally in garden areas. Where pits and linework occur within

garden beds, the landscape contractor shall take all precautions to avoid damaging storm water when planting shrubs and trees. Landscape contractors shall not alter the form of swales designed to direct overland flow.

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, Northern Beaches 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 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.

<p><b>General Notes:</b></p> <p>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.</p> <p>© <b>Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT</b> (ABN: 75 623 405 630)</p> <p>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.</p> <p>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.</p> <p>These plans and associated IP remain the property of Sulphurcrest Enterprises (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.</p>		<p><b>AILA Associate</b></p> <div><p><a href="http://www.dialbeforeyoudig.com.au">www.dialbeforeyoudig.com.au</a></p><div></div></div> <p>Australian Institute of Landscape Architects</p>	<table><tr><th>REV</th><th>DATE</th><th>NOTATION/AMENDMENT</th></tr><tr><td>A</td><td>04.08.22</td><td>Preliminary plan prepared for review</td></tr><tr><td>B</td><td>05.08.22</td><td>Coordinated with client's comments</td></tr><tr><td>C</td><td>22.08.22</td><td>Submission for DA</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	04.08.22	Preliminary plan prepared for review	B	05.08.22	Coordinated with client's comments	C	22.08.22	Submission for DA																<table><tr><td>COUNCIL</td><td>NORTHERN BEACHES</td></tr><tr><td>CLIENT</td><td>John Cimino &amp; Hayden Zuffo</td></tr><tr><td>ARCHITECT</td><td>Breakspear Architects</td></tr><tr><td>STATUS / ISSUE</td><td>DA - ISSUE C</td></tr></table>	COUNCIL	NORTHERN BEACHES	CLIENT	John Cimino & Hayden Zuffo	ARCHITECT	Breakspear Architects	STATUS / ISSUE	DA - ISSUE C	<div><p><a href="http://www.conzept.net.au">www.conzept.net.au</a> <a href="mailto:enquiries@conzept.net.au">enquiries@conzept.net.au</a></p><p>Phone: 9922 5312 Suite 101, 506 Miller St CAMMERAY NSW 2062</p></div>	<p>TITLE:</p> <p><b>SPECIFICATIONS</b></p> <p>PROPOSED MIXED USE DEVELOPMENT</p> <p><b>28 BANGAROO STREET</b></p> <p><b>NORTH BALGOWLAH</b></p>	<table><tr><td>DWG.No:</td><td>LPDA 23 - 034 / 7</td></tr><tr><td>SCALE:</td><td> </td></tr><tr><td>DATE:</td><td>AUG 2022</td></tr><tr><td>DRAWN:</td><td>L.Z</td></tr><tr><td>CHECKED:</td><td>R.F</td></tr></table>	DWG.No:	LPDA 23 - 034 / 7	SCALE:		DATE:	AUG 2022	DRAWN:	L.Z	CHECKED:	R.F
REV	DATE	NOTATION/AMENDMENT																																																		
A	04.08.22	Preliminary plan prepared for review																																																		
B	05.08.22	Coordinated with client's comments																																																		
C	22.08.22	Submission for DA																																																		
COUNCIL	NORTHERN BEACHES																																																			
CLIENT	John Cimino & Hayden Zuffo																																																			
ARCHITECT	Breakspear Architects																																																			
STATUS / ISSUE	DA - ISSUE C																																																			
DWG.No:	LPDA 23 - 034 / 7																																																			
SCALE:																																																				
DATE:	AUG 2022																																																			
DRAWN:	L.Z																																																			
CHECKED:	R.F																																																			