

















































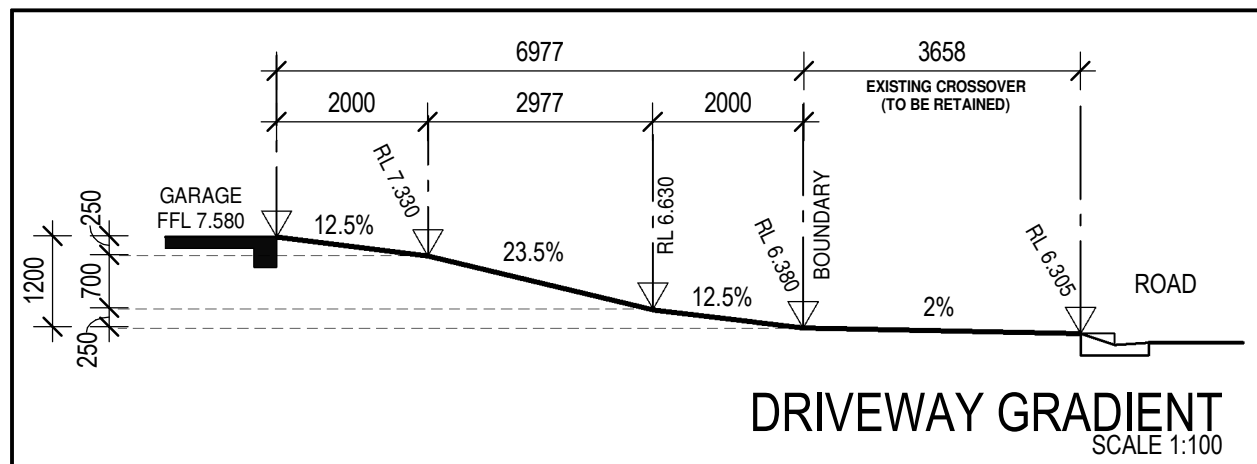
## LEGEND

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

SOLAR PANELS TO BE INSTALLED  
AS PER MANUFACTURES  
RECOMMENDATIONS AND GUIDELINES

**ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUST STANDARDS**

## SITE PLAN



## STORMWATER TO HYDRAULIC ENG'S DETAILS

SITE DETAILS	
LOT NUMBER:	13
DP NUMBER:	271139

SITE AREA: 270.00m2

GROUND FLOOR	91.23 m <sup>2</sup>
FIRST FLOOR	77.44 m <sup>2</sup>
GARAGE	21.20 m <sup>2</sup>
PORCH	1.03 m <sup>2</sup>
Grand total	190.89 m <sup>2</sup>

DRIVEWAY: 21.67m2

PRIVATE OPEN SPACE:	70.19m2
---------------------	---------

LANDSCAPE AREA:	129.07 - 47.80%
-----------------	-----------------

#### PROJECT DETAILS:

GROUND & FIRST FLOOR LIVING TOTAL: 217.08m<sup>2</sup>

ROOF AREA: 189.58m<sup>2</sup>

NO. OF BEDROOMS:	4
------------------	---

RAINWATER TANK SIZE: = 4030litre

-(ABOVE GROUND / UNDER GROUND)

ROOF AREA CONNECTED TO RAINWATER

TANK: (31) % MIN MIN- 60.00m2 (to eng's details)

RAINWATER USES: GARDEN/TOILET/LAUNDRY

**SITE NOTES & CONDITIONS:**

-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE

BY SUPERVISOR PRIOR TO CONSTRUCTION.

-EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE

REMOVED BY OWNER  
EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO

-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM

-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM

BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.

-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.  
DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF

-DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM WINGBEST FEEL (CONCRETE) TO UNDERSIDE

TRUSSES AND FROM WINCHREST PILE (CONCRETE) TO UNDERSIDE  
OF FLOOR JOIST

-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND

WILL VARY ON SITE  
ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED

-ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER

OTHERWISE IN THE TENDER

**- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA**

**AND ALL RELEVANT AUSTRALIAN STANDARDS**



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CONSENT**

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A		PFD (EC)	17.08.18			CLIENT: MR & MRS POWER		JOB NO: 17264	DATE: 24.09.19	
B		VARY B (EB)	27.09.18			ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL			DRAWN: EC	CHECKED:
C		VARY D (EB)	07.03.19						SCALE: As indicated	SHEET NO: 01
D		VARY CS (EB)	08.04.19						PLEASE DISCARD ALL OTHER PLANS	
E		VARY F (EC)	31.07.19						DO NOT SCALE DRAWING	
F		FFD (EB)	09.08.19							
G		ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC)	24.09.19							
LOCATION: C:\Users\emilvc\Desktop\Current Work\17264 POWER\17264_POWER.rvt										

LEGENDS

- (720) LIFT OFF DOOR HINGE  
CJ\* CONTROL BRICK JOINT  
MH CEILING MAN HOLE  
SA SMOKE ALARM  
DP DOWN PIPE  
AC DUCTS  
AC CEILING GRILL

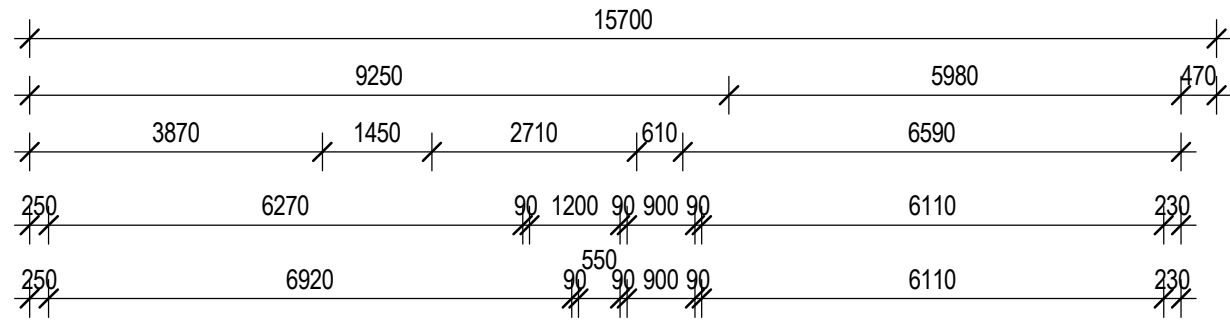
BASIX

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CONJUNCTION WITH THE BASIX  
CERTIFICATE AND ITS SCHEDULE OF  
COMMITMENTS, WHICH ARE TO BE  
COMPLIED WITH IN FULL

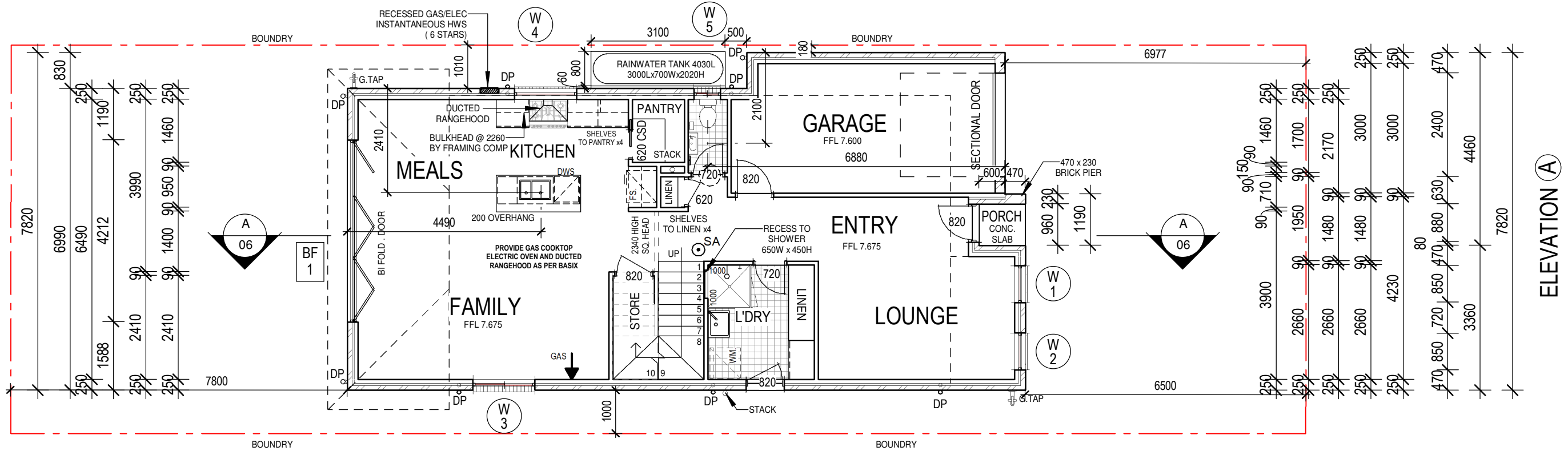
SEVERE MARINE  
CLASSIFICATION SL1

ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ELEVATION D

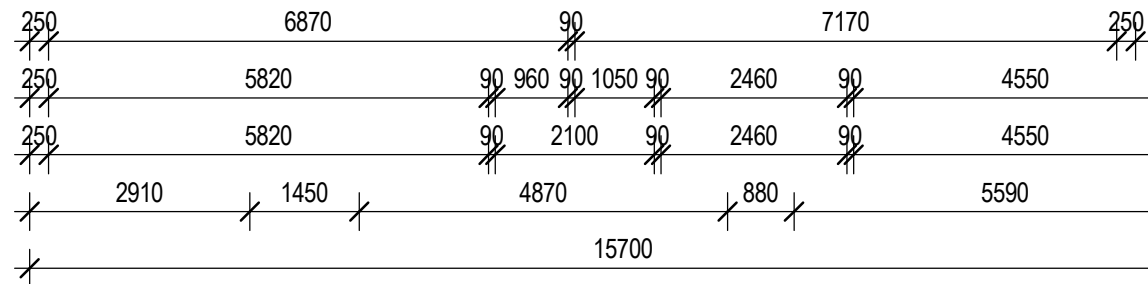


ELEVATION C



ELEVATION A

ELEVATION B



OWNER TO SUPPLY AND INSTALL 5mm VINYL  
FLOORING TO GROUND FLOOR DRY AREAS

OWNER TO SUPPLY AND INSTALL CARPET TO  
FIRST FLOOR DRY AREAS

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THE CONDITIONS OF DEVELOPMENT  
CONSENT**  
  
**DA2019/0953**

AREAS

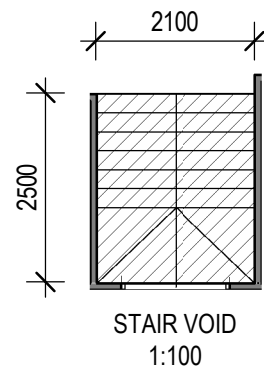
GROUND FLOOR	91.23 m <sup>2</sup>
FIRST FLOOR	77.44 m <sup>2</sup>
GARAGE	21.20 m <sup>2</sup>
PORCH	1.03 m <sup>2</sup>
Grand total	190.89 m <sup>2</sup>

GROUND FLOOR PLAN

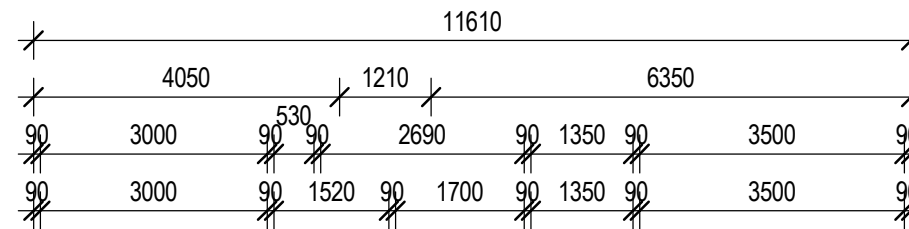
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A	PFD (EC)	17.08.18			CLIENT: MR & MRS POWER	JOB NO: 17264	DATE: 24.09.19
B	VARY B (EB)	27.09.18			ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL	DRAWN: EC	CHECKED:
C	VARY D (EB)	07.03.19				SCALE: 1 : 100	SHEET NO: 02
D	VARY CS (EB)	08.04.19				PLEASE DISCARD ALL OTHER PLANS	
E	VARY F (EC)	31.07.19				DO NOT SCALE DRAWING	
F	FFD (EB)	09.08.19					
G	ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC)	24.09.19					
LOCATION: C:\Users\emilyc\Desktop\Current Work\17264 POWER\17264_POWER.rvt							

## LEGENDS

(720)	LIFT OFF DOOR HINGE
CJ*	CONTROL BRICK JOINT
MH	CEILING MAN HOLE
SA	SMOKE ALARM
DP	DOWN PIPE
AC	DUCTS
AC	CEILING GRILL



## ELEVATION (D)

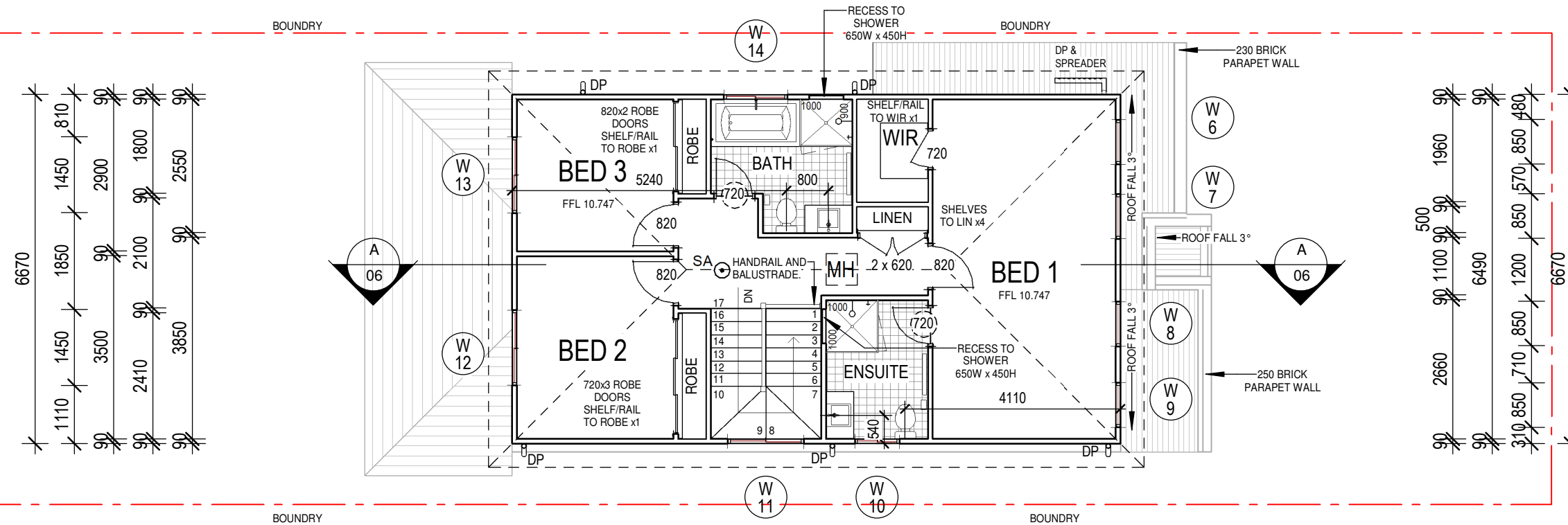


SOLAR PANELS TO BE INSTALLED  
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RECOMMENDATIONS AND GUIDELINES

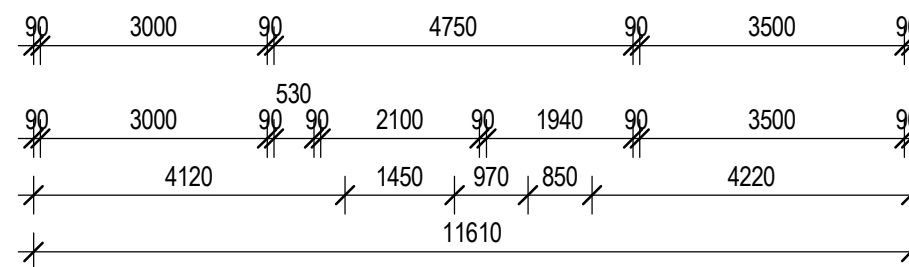
## BASIX

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CONJUNCTION WITH THE BASIX  
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## ELEVATION (C)



## ELEVATION (A)



## ELEVATION (B)

OWNER TO SUPPLY AND INSTALL 5mm VINYL  
FLOORING TO GROUND FLOOR DRY AREAS

OWNER TO SUPPLY AND INSTALL CARPET TO  
FIRST FLOOR DRY AREAS

# FIRST FLOOR PLAN



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A	PFD (EC)	17.08.18		CLIENT: MR & MRS POWER	JOB NO: 17264	DATE: 24.09.19
B	VARY B (EB)	27.09.18		<p>ADDRESS: <b>LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL</b></p>	DRAWN: EC	CHECKED:
C	VARY D (EB)	07.03.19			SCALE: 1 : 100	SHEET NO: 03
D	VARY CS (EB)	08.04.19			PLEASE DISCARD ALL OTHER PLANS	
E	VARY F (EC)	31.07.19			<b>DO NOT SCALE DRAWING</b>	
F	FFD (EB)	09.08.19				
G	ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC)	24.09.19				

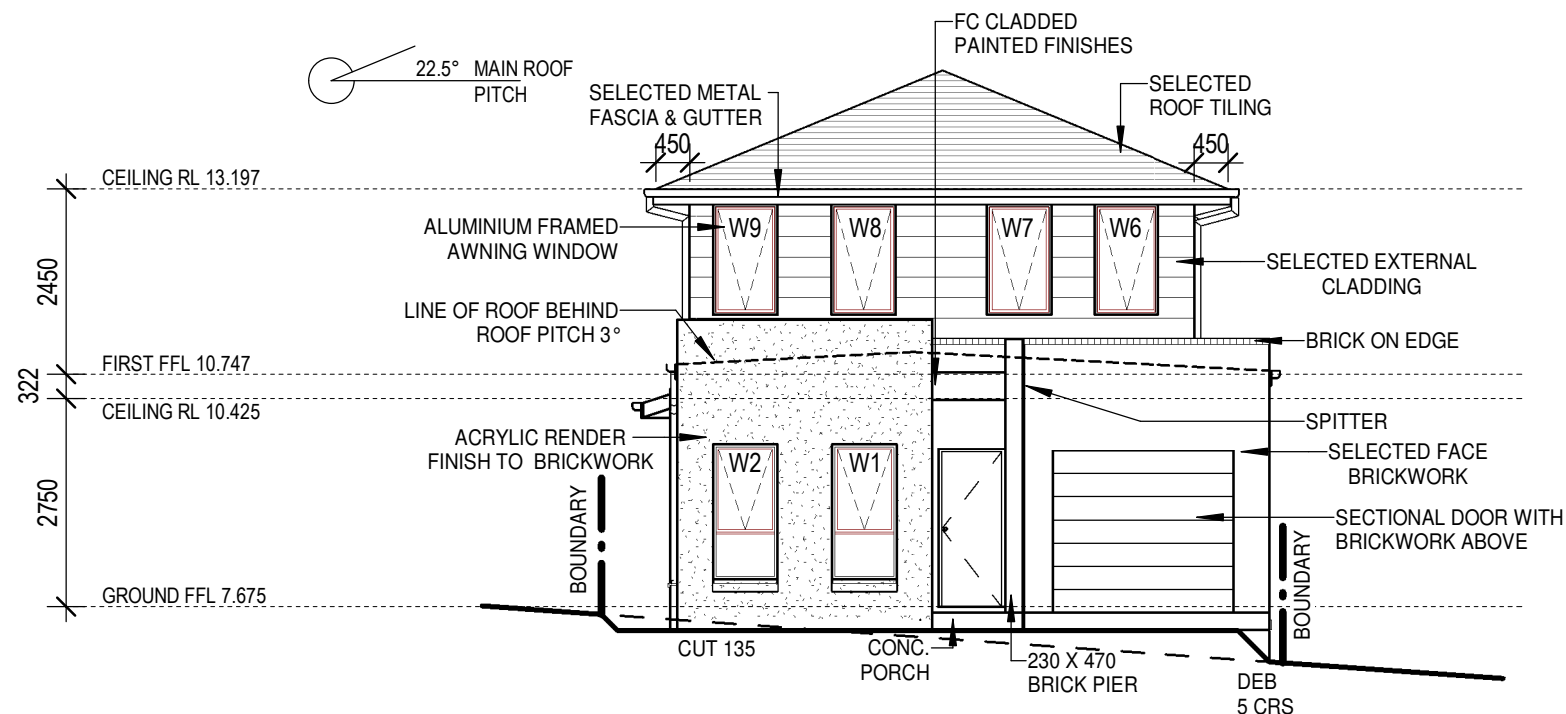
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northern  
beaches  
council

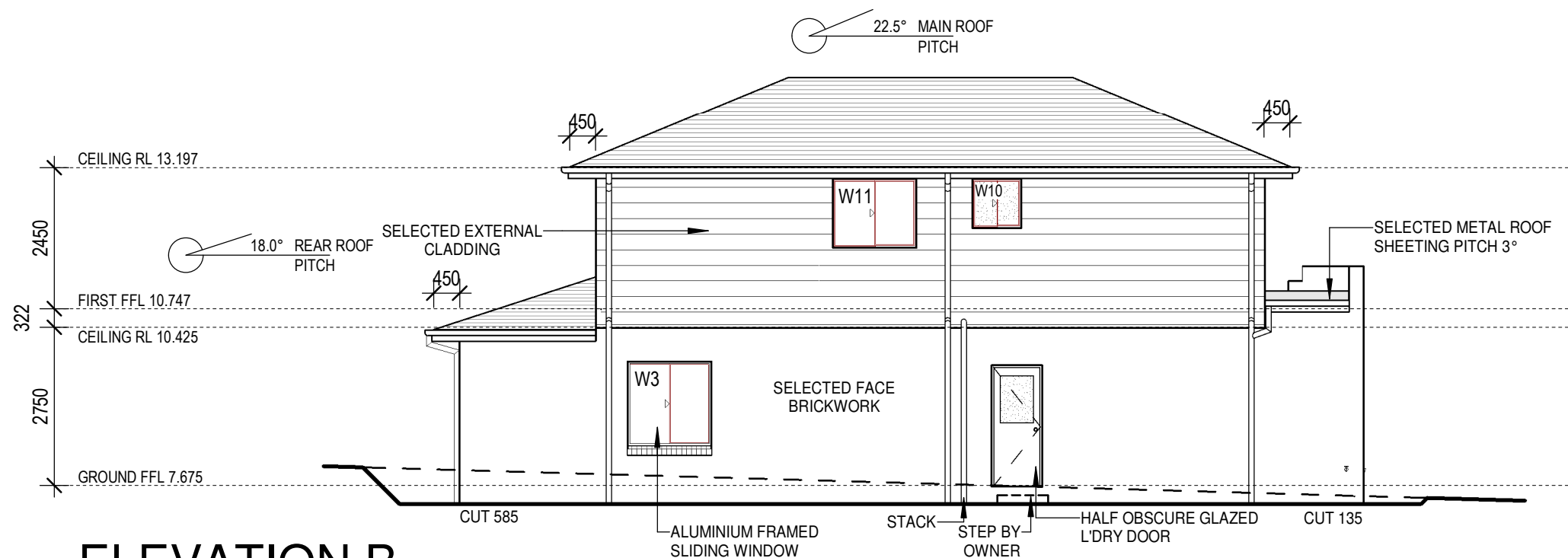
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## ELEVATION A

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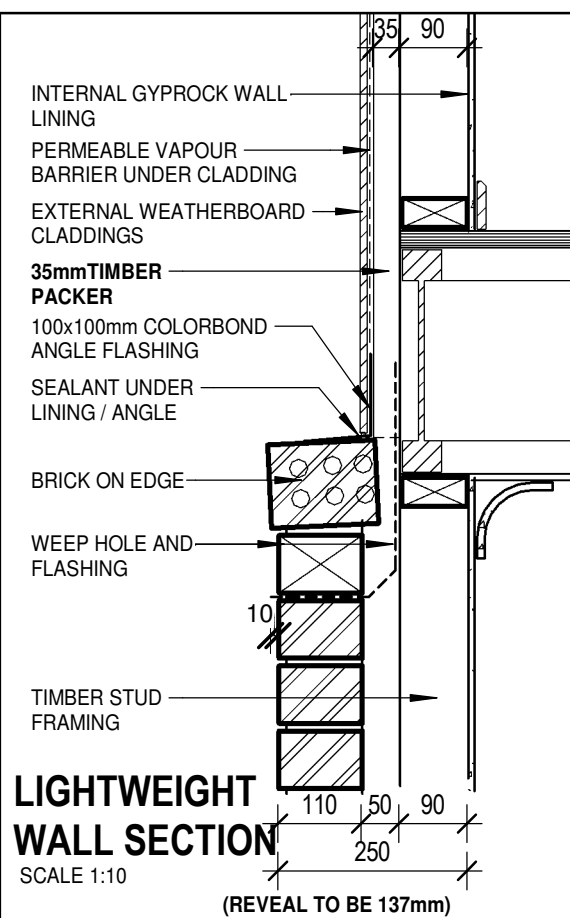


## ELEVATION B

1 : 100

### NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED DIRECTLY UNDER EAVES OR AT EQUAL HEIGHT
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL TO U/S STEEL ARCH BAR EXCEPT W5 TO BE PLACED AT HEAD HEIGHT 2400
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

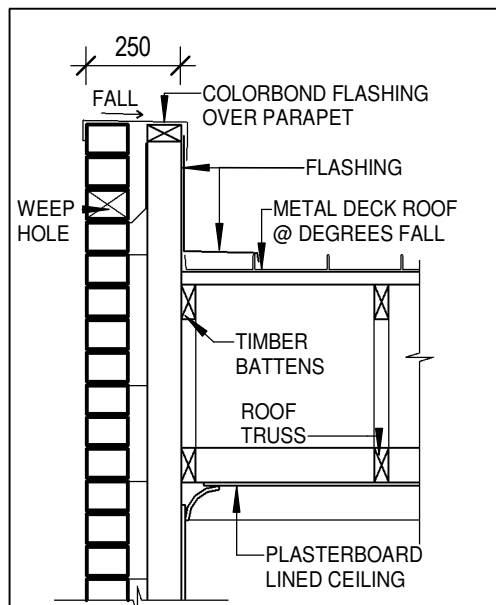


## ELEVATIONS

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A	PFD (EC)	17.08.18			CLIENT: MR & MRS POWER	JOB NO: 17264	DATE: 24.09.19
B	VARY B (EB)	27.09.18			ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL	DRAWN: EC	CHECKED:
C	VARY D (EB)	07.03.19				SCALE: As indicated	SHEET NO: 04
D	VARY CS (EB)	08.04.19				PLEASE DISCARD ALL OTHER PLANS	
E	VARY F (EC)	31.07.19				DO NOT SCALE DRAWING	
F	FFD (EB)	09.08.19					
G	ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC)	24.09.19					
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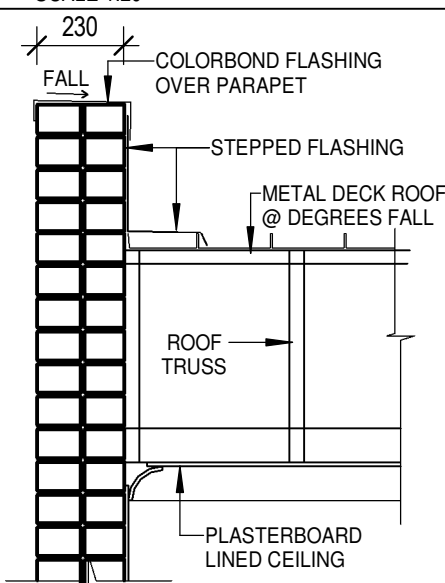
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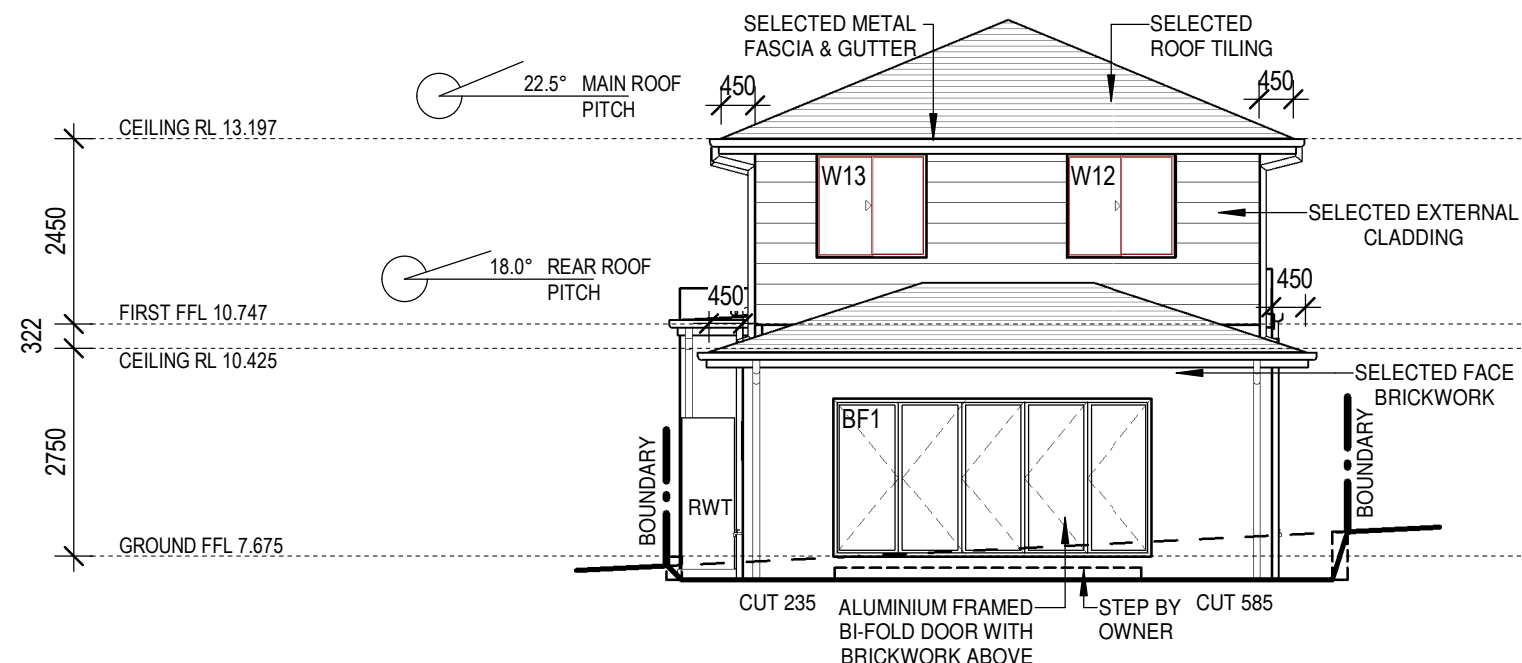
## BRICK VENEER PARAPET DETAIL

SCALE 1:20



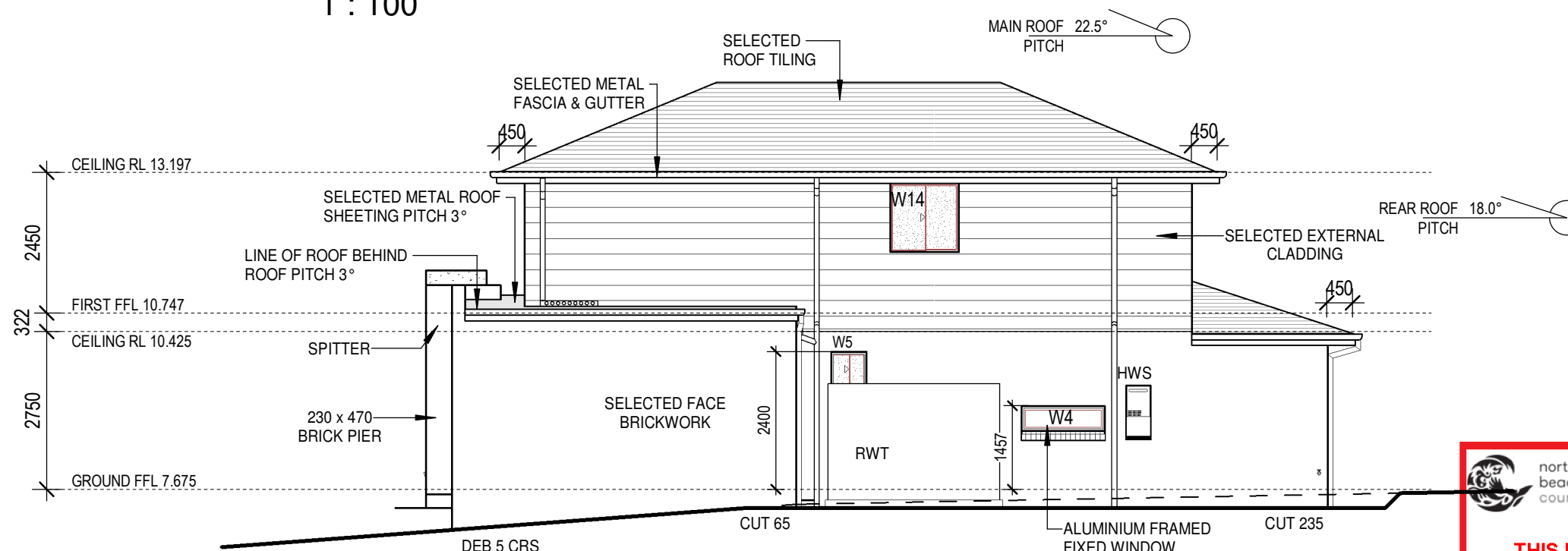
## 230mm BRICK PARAPET DETAIL

SCALE 1:20



## ELEVATION C

1 : 100



## ELEVATION D

1 : 100

### NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED DIRECTLY UNDER EAVES OR AT EQUAL HEIGHT
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL TO U/S STEEL ARCH BAR EXCEPT W5 TO BE PLACED AT HEAD HEIGHT 2400
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.



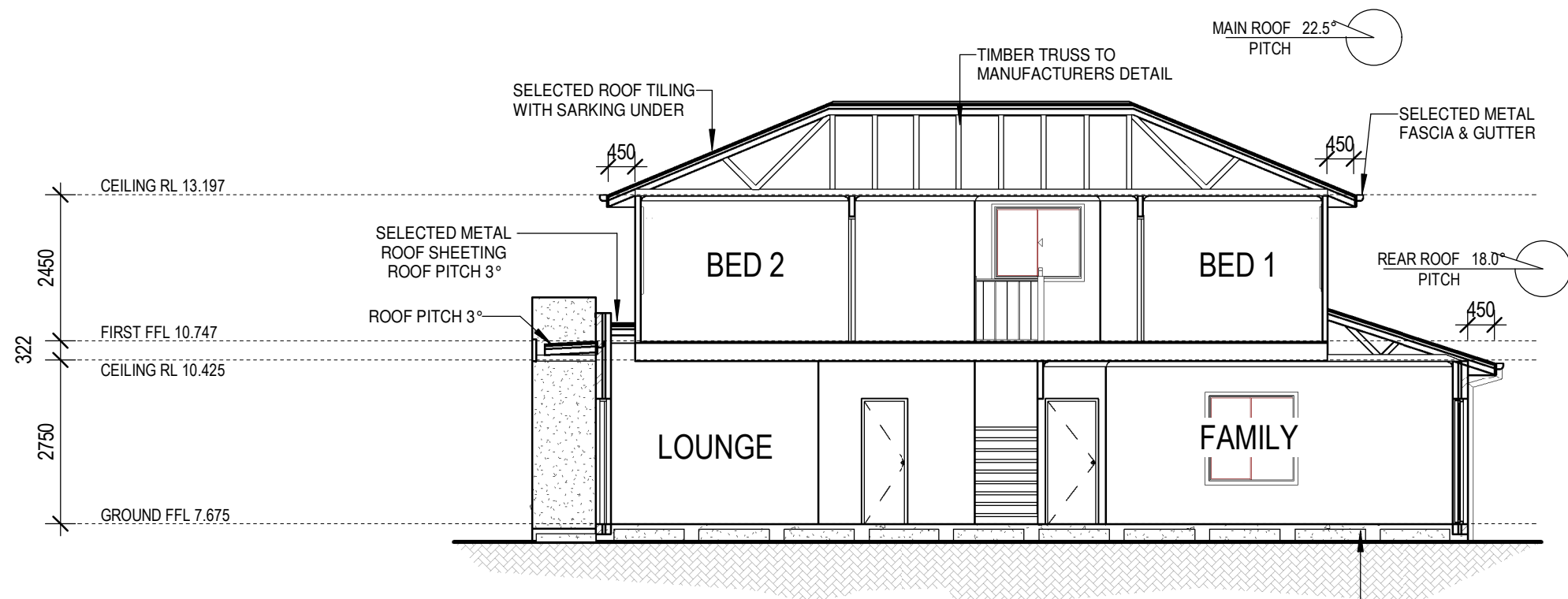
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B	VARY B (EB)	27.09.18			ADDRESS: <b>LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL</b>	DRAWN: EC	CHECKED:
C	VARY D (EB)	07.03.19				SCALE: As indicated	SHEET NO: 05
D	VARY CS (EB)	08.04.19				PLEASE DISCARD ALL OTHER PLANS	
E	VARY F (EC)	31.07.19				<b>DO NOT SCALE DRAWING</b>	
F	FFD (EB)	09.08.19					
G	ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC)	24.09.19					

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## SECTION A - A

1 : 100

NOTE: PLASTERBOARD LINING  
TO ALL STUD WALLS & CEILINGS

NOTE: SKIRTING &  
CORNICE THROUGHOUT

R.C. WAFFLE SLAB  
TO ENG. DETAIL

### GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS.
- PROVIDE R2.0 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS.
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- PROVIDE SHOWERHEADS '3 STAR' RATED (>7.5 BUT <=9 L/min) IN ALL SHOWERS.
- WELS RATED TOILET CISTERNS REQUIRED.
- PROVIDE 4030 LITRE COLORBOND STEEL AQUAPLATE TANK.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE RAVEN RP3 WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE ( 6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- PROVIDE NATURAL GAS PLUMBING FOR COOKTOP & 1 INTERNAL HEATING POINT.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS
- SUPPLY AND INSTALL PRIMARY TYPE OF ARTIFICIAL LIGHTING -FLUORESCENT OR LIGHT EMITTING DIODE (LED) AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MAY ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS TO THE FOLLOWING ROOMS: AT LEAST 3 OF THE BEDROOMS / STUDY, ATLEAST 2 OF THE LIVING/DINING ROOMS & THE KITCHEN

### SEVERE MARINE CLASSIFICATION SL1

ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

### BASIX

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### Window and Sl . door Schedule

wt	Window No.	Height	Width	Window Style	Glazing
W	1	1800	850	AWNING	CLEAR
W	2	1800	850	AWNING	CLEAR
W	3	1460	1450	SLIDING	CLEAR
W	4	429	1450	FIXED	CLEAR
W	5	600	610	SLIDING	OBS. / TG.
W	6	1460	850	AWNING	CLEAR
W	7	1460	850	AWNING	CLEAR
W	8	1460	850	AWNING	CLEAR
W	9	1460	850	AWNING	CLEAR
W	10	860	850	SLIDING	OBS. / TG.
W	11	1200	1450	SLIDING	CLEAR
W	12	1372	1450	SLIDING	CLEAR
W	13	1372	1450	SLIDING	CLEAR
W	14	1200	1210	SLIDING	OBS. / TG.
BF	1	2100	4212	BI-FOLD DOOR	CLEAR

#### NOTE:

Windows typically with standard glass - Awning Uw 6.35 & SHGC 0.64, Sliding Uw 6.42 & SHGC 0.76, Bifold door Uw 6.12 & SHGC 0.76, Double hung Uw 6.24 & SHGC 0.74, Sliding doors and stacking doors Uw 6.25 & SHGC 0.72

#### NOTE:

ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m FROM FINISHED GROUND LEVEL TO BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.9.2.5 VOLUME 2 OF THE BUILDING CODE OF AUSTRALIA

### WINDOWS

ALL WINDOWS ON 250mm BRICK VENEER WALLS	137mm REVEALS
ALL WINDOWS ON 90mm LIGHTWEIGHT WALLS	137mm REVEALS



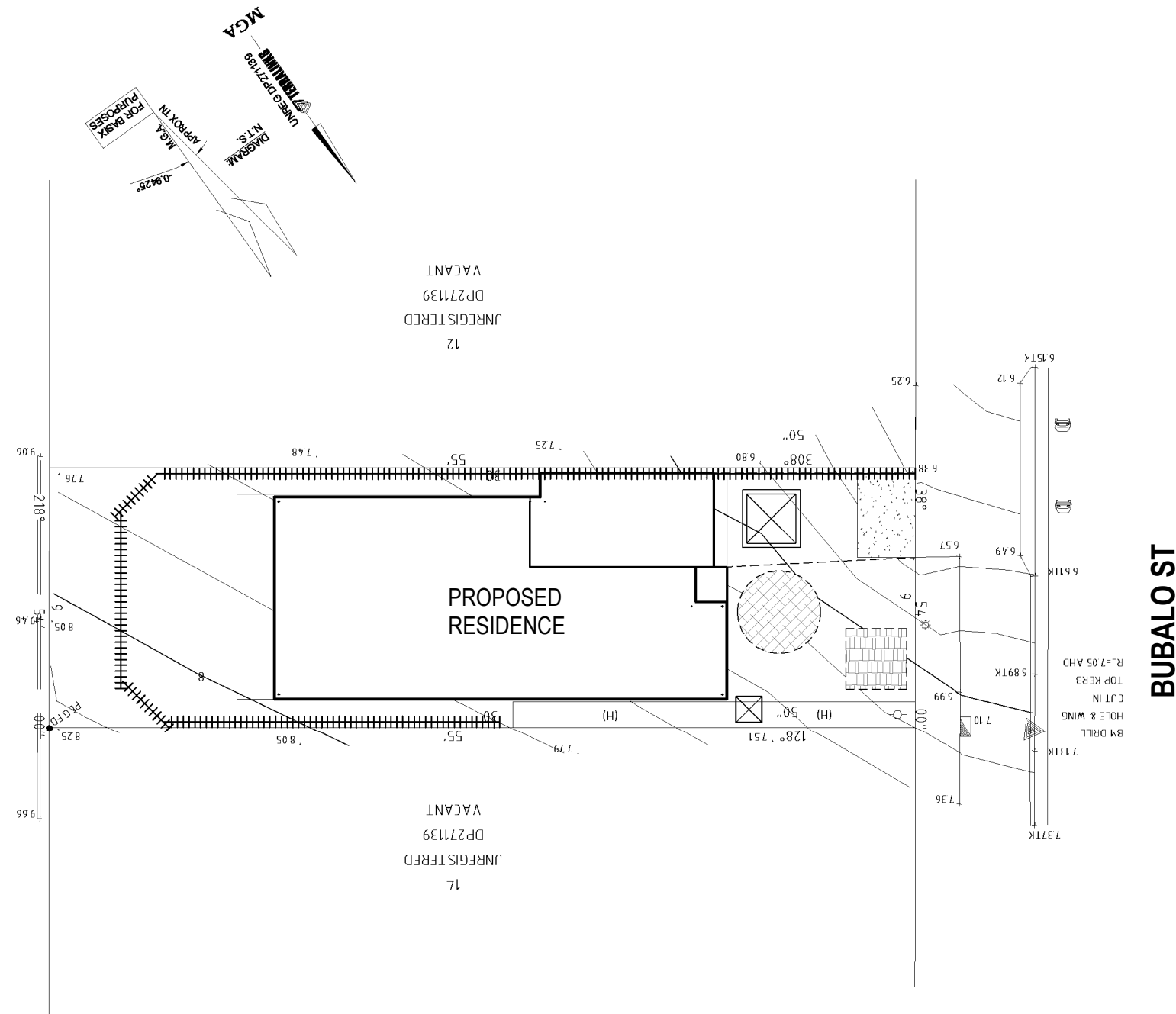
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**DA2019/0953**

## SECTION/SCHEDULES

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C	VARY D (EB)	07.03.19				SCALE: 1 : 100	SHEET NO: 06
D	VARY CS (EB)	08.04.19				PLEASE DISCARD ALL OTHER PLANS	
E	VARY F (EC)	31.07.19				<b>DO NOT SCALE DRAWING</b>	
F	FFD (EB)	09.08.19					
G	ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC)	24.09.19					

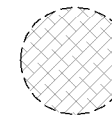
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## LEGEND



Material Stockpile area.



Waste stockpile & material sorting area.



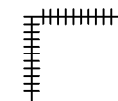
Storage recycling bins for segregated waste.



Chemical toilets.



Temporary builders d/way to E.P.A. requirements.



Fit standard 600 high green silt fence (refer to detail).



Trees to be removed.

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



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0953

## SOIL & SEDIMENT CONTROL PLAN

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						JOB NO: 17264	DATE: 24.09.19
A	PFD (EC)	17.08.18			ADDRESS: LOT 13 PROPOSED ROAD WARRIEWOOD NORTHERN BEACHES COUNCIL	DRAWN: EB	CHECKED: Checker
B	VARY B (EB)	27.09.18				SCALE: 1 : 200	SHEET NO: 13
C	VARY D (EB)	07.03.19				PLEASE DISCARD ALL OTHER PLANS	
D	VARY CS (EB)	08.04.19				DO NOT SCALE DRAWING	
E	VARY F (EC)	31.07.19					
F	FFD (EB)	09.08.19					
G	ADDRESS AMENDED AS PER COUNCIL REQUIREMENTS (EC)	24.09.19					

LOCATION: C:\Users\emily\Desktop\Current Work\17264 POWER\17264\_POWER.rvt





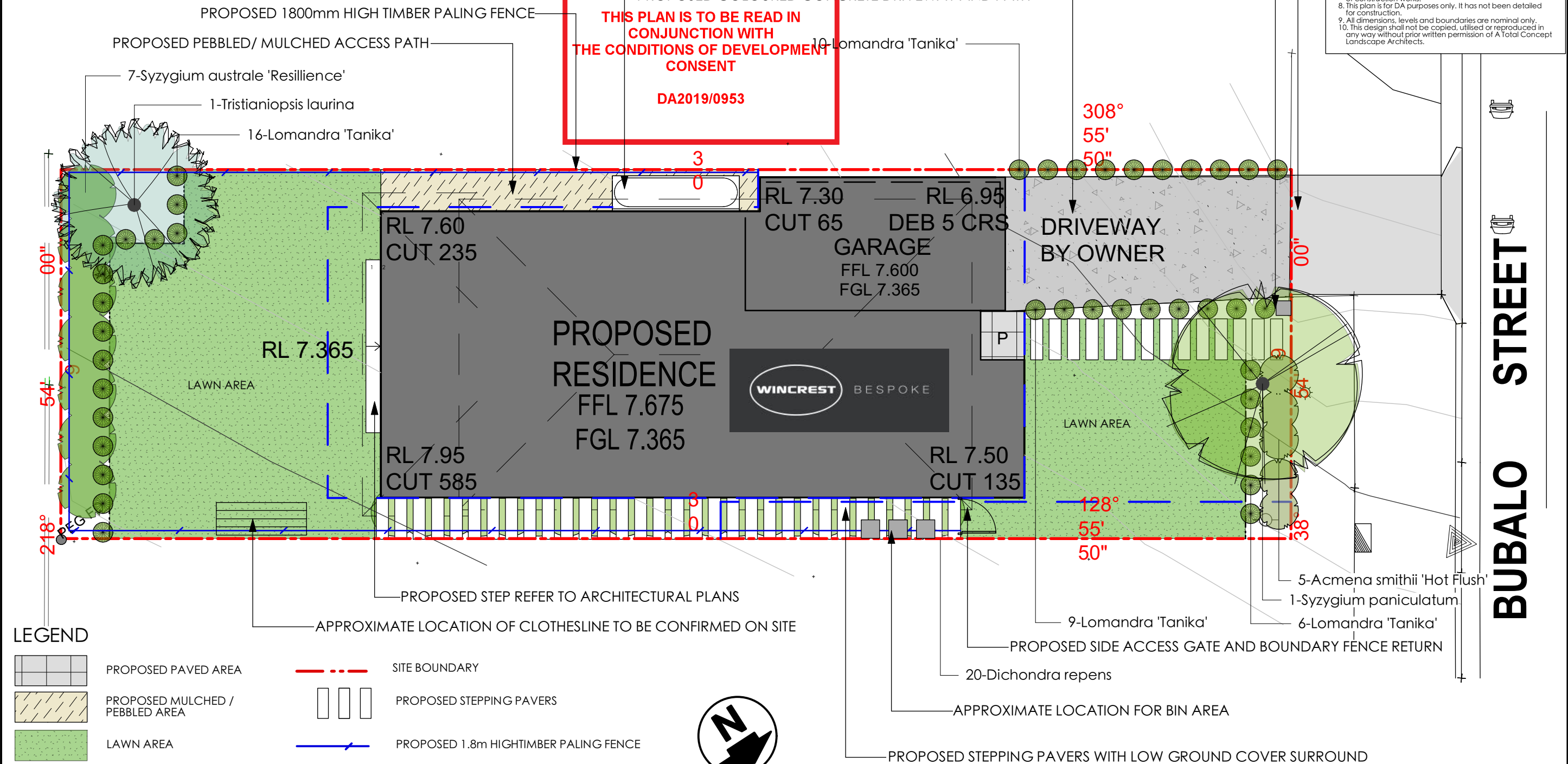
northern  
beaches  
council

PLAIN CONCRETE CROSSOVER TO COUNCIL SPECIFICATIONS  
PROPOSED LOCATION FOR BRICK PIER WITH INSERT LETTERBOX-









- Notes:
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. All detailing of drainage to paved areas shall be by others.
3. All levels shall be determined by others and approved on site by client.
4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
5. Do not scale from drawings.
6. If in doubt contact the Landscape Architect.
7. All boundaries shall be surveyed prior to commencement of construction works.
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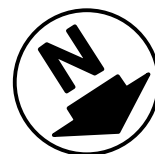
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2019/0953**



## LEGEND

- |   |                                    |   |  |
|---|------------------------------------|---|--|
|  | PROPOSED PAVED AREA                |  | SITE BOUNDARY                          |
|  | PROPOSED MULCHED /<br>PEBBLED AREA |  | PROPOSED STEPPING PAVERS               |
|  | LAWN AREA                          |  | PROPOSED 1.8m HIGH TIMBER PALING FENCE |
|  | PROPOSED CONCRETE DRIVEWAY         |  | TIMBER LAWN EDGE                       |

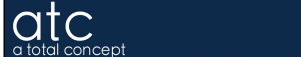


## PLANTING SCHEDULE

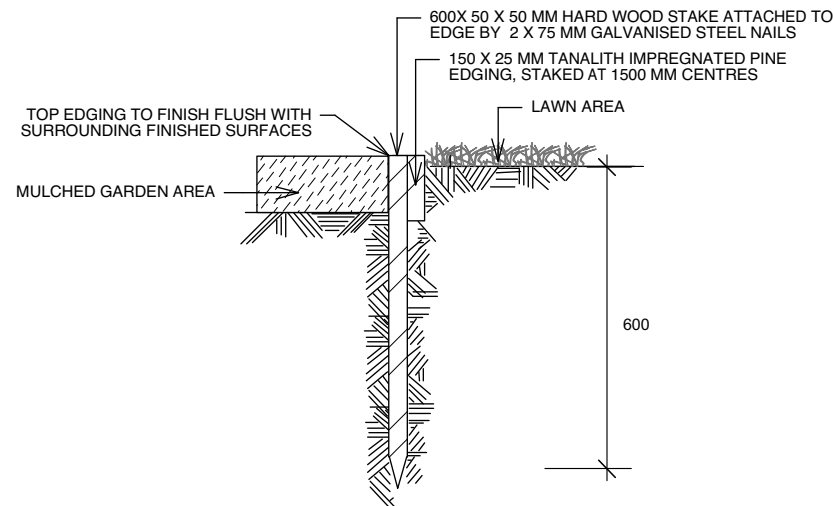
NOTE: ALL PROPOSED PLANT SPECIES ARE AUSTRALIAN NATIVE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acmena smithii 'Hot Flush'	Lillypilly	5	200mm	1000	1000
Dichondra repens	Kidney Weed	20	Tube	1200	100
Lomandra 'Tanika'	Dwarf Lomandra	41	Tube	500	500
Syzygium australe 'Resilience'	Lillypilly	7	250mm	1500	2500
Syzygium paniculatum	Brush Cherry	1	45lt	5000	10000
Tristaniaopsis laurina	Water Gum	1	45lt	4000	8000

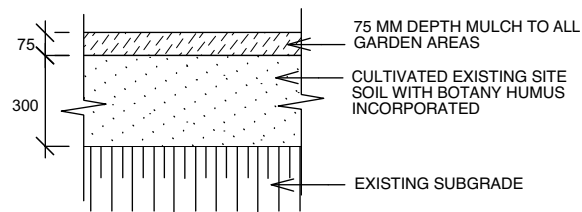
**Note:**  
Landscape Contractor shall undertake minor earthworks after handover by builder as required to achieve maximum gradient to all lawn and mulched areas of 1:50. and 1:4 to all garden areas. Should retaining walls be required to achieve these falls they shall be designed by an engineer and be a maximum height compliant with council and/or developer policies.

DATE	REVISION
DRAWING	
PROPOSED LANDSCAPE PLAN	
ADDRESS	LOT 13 PROPOSED RD (UNREG), WARRIEWOOD.
CLIENT	MR. & MRS. POWER
DATE #	14/08/19
SCALE @ A3	1:200
DRAWN	JC
CHKD	SW
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922	
	
PROJECT #	WINCREST HOMES
DWG #	L/01
REVISION	

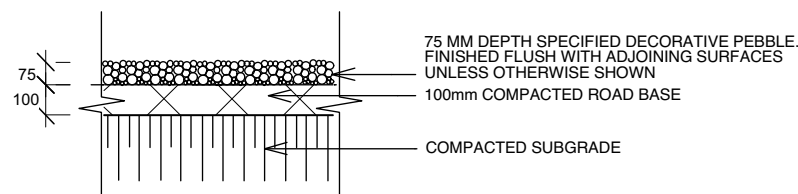




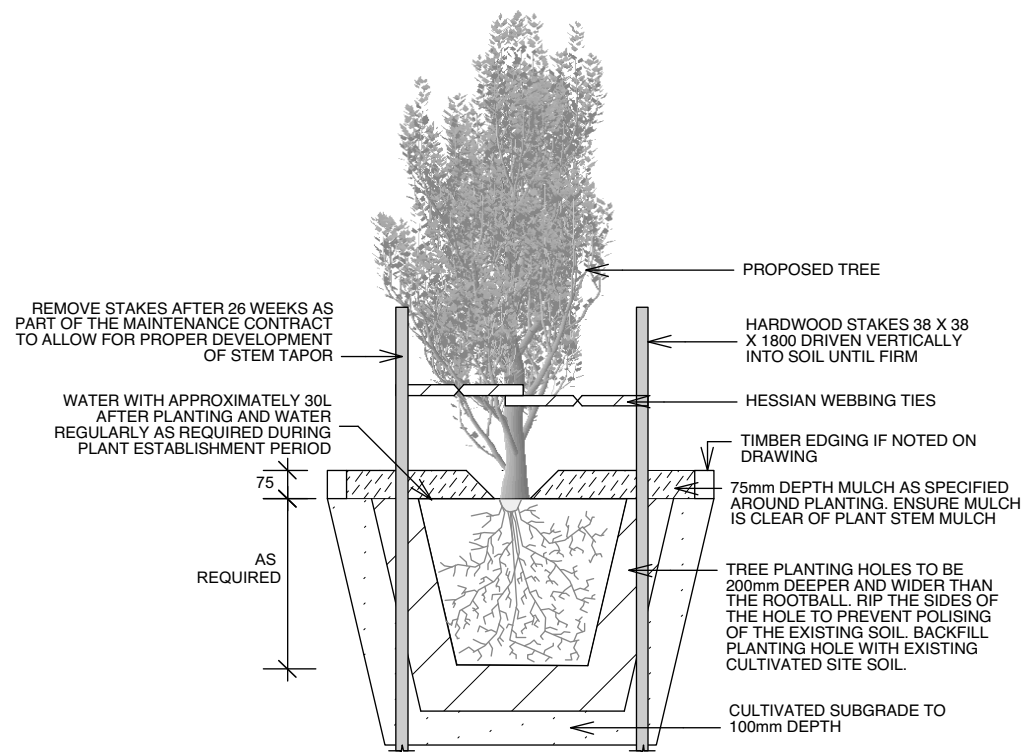
**TYPICAL TIMBER EDGE DETAIL**  
SCALE 1:10  
DO NOT SCALE



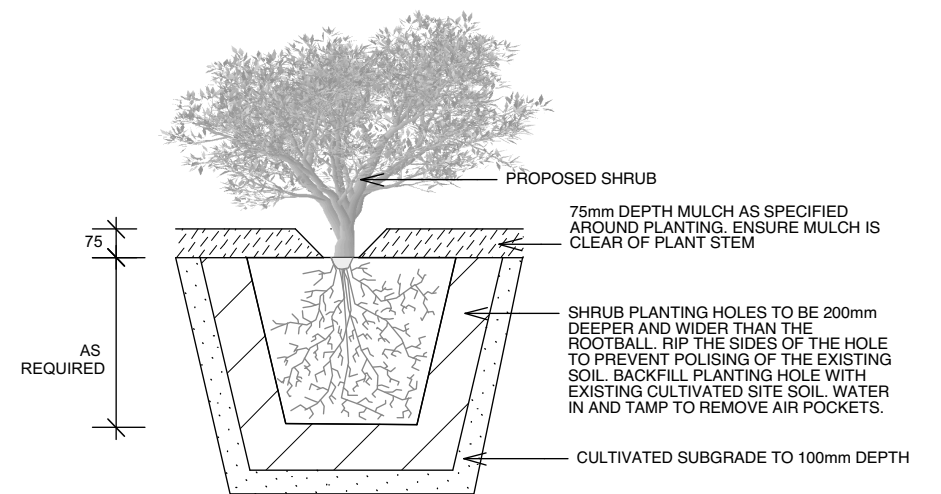
**SOIL TO GARDEN AREAS**  
SCALE 1:20



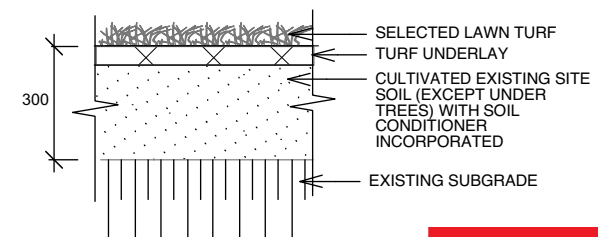
**PEBBLE PATHWAY**  
SCALE 1:10



**TREE PLANTING & STAKING DETAIL**  
SCALE 1:20



**PLANTING DETAIL**  
SCALE 1:20



**TYPICAL TURF DETAIL**  
SCALE 1:20



**THIS PLAN IS TO BE READ IN  
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CONSENT**

**DA2019/0953**

- Notes:**
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DATE	REVISION	PROJECT #
DRAWING	<b>LANDSCAPE DETAILS</b>	WINCREST HOMES
ADDRESS	LOT 13 PROPOSED RD (UNREG), WARRIEWOOD.	DWG #
CLIENT	MR. & MRS. POWER	L/02
DATE #	14/08/19	REVISION
SCALE @ A3	1:200	
DRAWN	JC	
CHKD	SW	
<b>a total concept</b> a total concept landscape architects & swimming pool designers		

OUTLINE LANDSCAPE SPECIFICATION

**Preparation by Builder:** Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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council

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DA2019/0953

DATE		REVISION	
DRAWING		LANDSCAPE SPECIFICATION	
ADDRESS		LOT 13 PROPOSED RD (UNREG), WARRIEWOOD.	
CLIENT		PROJECT # WINCREST HOMES	
MR. & MRS. POWER		DATE #	14/08/19
		SCALE @ A3	1:200
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		DRAWN	JC
		CHKD	SW
		REVISION	
		<div>atc</div> <div>a total concept</div> <div>landscape architects &amp; swimming pool designers</div>	