

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

TREES

Botanical Name: *Angophora costata* (*)
Common Name: Sydney Red Gum (Native)
Pot size: 100L
Mature H x S: 15-20m x 7-13m
Qty Required: 1

Botanical Name: *Eucalyptus punctata* (*)
Common Name: Grey Gum (Endemic)
Pot size: 100L
Mature H x S: 15-25m x 8-15m
Qty Required: 2

Botanical Name: *Glochidion ferdinandi* (*)
Common Name: Cheese Tree (Native)
Pot size: 75L
Mature H x S: 8-10m x 5-9m
Qty Required: 7

SHRUBS AND HEDGES

Botanical Name: *Banksia spinulosa* (*)
Common Name: Hairpin Banksia (Native)
Pot size: 300mm
Mature H x S: 2m x 1.2m
Qty Required: 6

Botanical Name: *Leptospermum glaucescens*
Common Name: Glaucous Tea-tree (Native)
Pot size: 300mm
Mature H x S: 2-4m x 2-2.5m
Qty Required: 22

Botanical Name: *Podocarpus macrophyllus*
Common Name: Buddhist Pine (Exotic)
Pot size: 300mm
Mature H x S: 3m x 1.2m
Qty Required: 10

Botanical Name: *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 18

Botanical Name: *Correa reflexa* (*)
Common Name: Common Correa (Native)
Pot size: 200mm
Mature H x S: 1 - 1.5m x 0.8m
Qty Required: 20

ACCENT PLANTS

Botanical Name: *Xanthorrhoea arborea* (*)
Common Name: Broadleaf Grass Tree (Native)
Pot size: 300mm
Mature H x S: 2m x .7m
Qty Required: 2

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 11

Botanical Name: *Doodia aspera* (*)
Common Name: Prickly Rasp Fern (Native)
Pot size: 200mm
Mature H x S: 0.4m x 0.5m
Qty Required: 5

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 6

OTHER LANDSCAPE ITEMS

- Brick garden edging - refer detail 01
- Turf area - refer detail 01
- Stepping stones with pebbles in gaps - refer detail 06
- 1.8m Gate and fence - colour and style to be nom. by client
- 1.2m Pool Gate and fence - colour and style to be nom. by client
- Decking area - refer detail 07
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Trees Protection zone
- Structural root zone

GRASSES / GROUNDCOVERS

Botanical Name: *Dianella caerulea* (*)
Common Name: Blue Flax Lily (Native)
Pot size: 200mm
Mature H x S: 0.5m x 0.4m
Qty Required: 37

Botanical Name: *Anigozanthos 'Ruby Velvet'*
Common Name: Kangaroo Paw cvs (Native)
Pot size: 150mm
Mature H x S: 0.4m x 0.3m
Qty Required: 9

Botanical Name: *Kennedia rubicunda* (*)
Common Name: Dusky Coral Pea (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 (8m2 total)

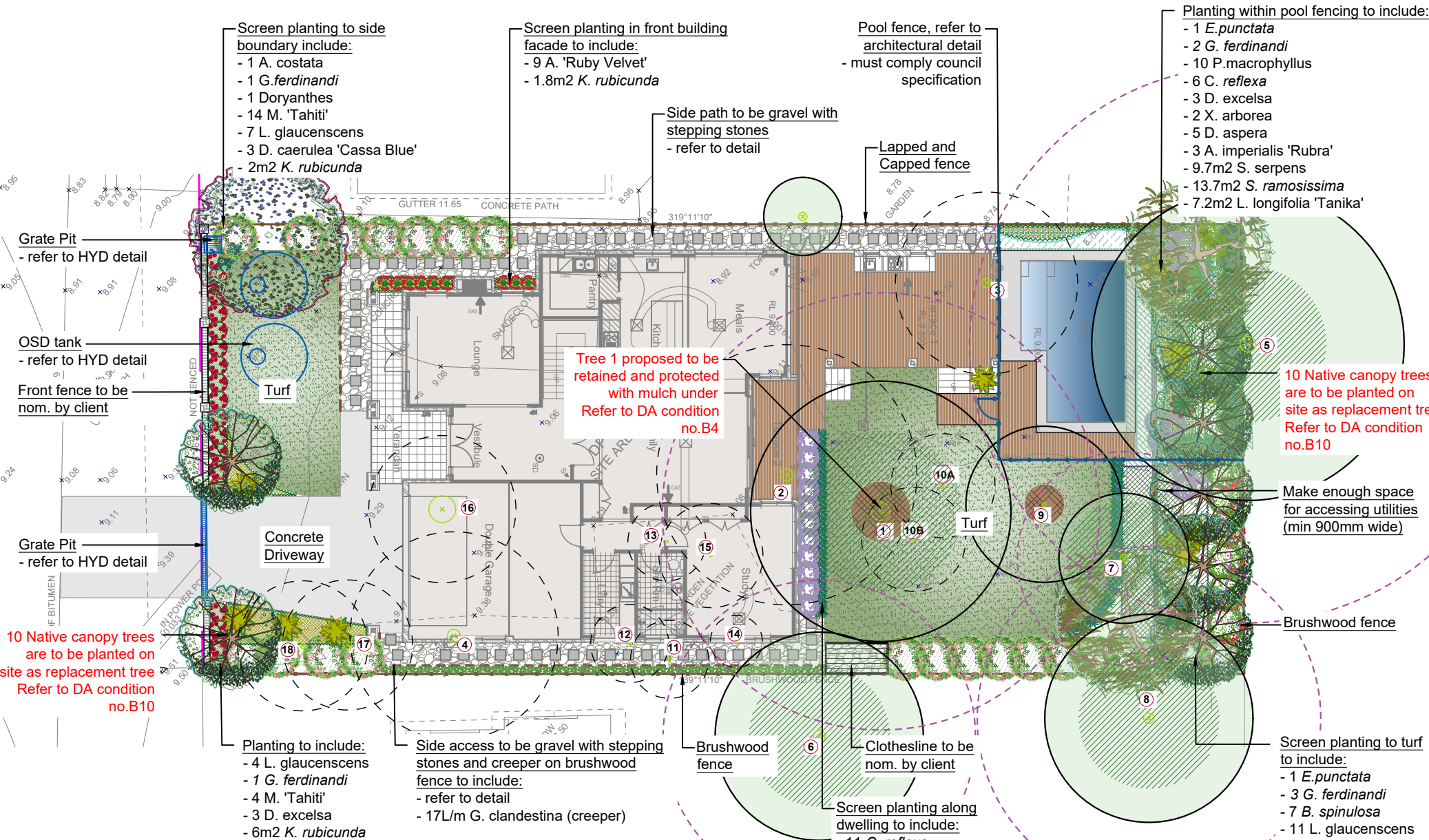
Botanical Name: *Lomandra longifolia 'Tanika'* (*)
Common Name: Lomandra Tanika (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 3/m2 (7.2m2 total)

Botanical Name: *Goodenia heterophylla* (*)
Common Name: Variable Leaved Goodenia (Native)
Pot size: 140mm
Mature H x S: 0.3m x 1.5m
Qty Required: 5/m2 (21m2 total)

Botanical Name: *Scaevola ramosissima* (*)
Common Name: Snake Flower (Native)
Pot size: 140mm
Mature H x S: 0.8m x 0.5m
Qty Required: 5/m2 (13.7m2 total)

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 (9.7m2 total)

Botanical Name: *Glycine clandestina* (*)
Common Name: Love Creeper (Native)
Pot size: 100mm
Mature H x S: 0.3m x climbing
Qty Required: 5 per L/m (17L/m total)



At least 60% of the proposed new plants are to be locally native species chosen from the list provided for the locality in the Native Gardening booklet Refer to DA condition no. C7

PLANTING SCHEME
Plants with (*) indicates species chosen from page 30 of NORTHERN BEACHES NATIVE GARDENING BOOKLET document

ARBORISTS REPORT
For all information regarding existing trees on the site, numbering, tree data and health assessment, please refer to the arborist report prepared by Glenyss Laws Consulting Arborist. Please note that, while this report makes recommendations regarding tree removal and retention, the information provided on the landscape plan reflects the proposed removal and retention of existing vegetation.

TREE SURVEY

Existing Trees based on Arborists Report by Glenyss Laws Consulting Arborist 29.11.16

No.#	Species	Size (Ht x Sp)	Action
1	Eucalyptus punctata	26x14	Retain & Protect
2	Eucalyptus punctata	26x12	Remove
3	Eucalyptus punctata	12x6	Remove
4	Cupressus sp.	15x8	Remove
5	Eucalyptus sp.	28x16	Retain & Protect
6	Casuarina sp.	17x10	Retain & Protect
7	Melaleuca quinquenervia	8x6	Retain & Protect
8	Grevillea robusta	28x15	Retain & Protect
9	Melaleuca amillararis	8x6	Retain & Protect
10A	Callistemon viminalis	8x4	Remove
10B	Callistemon viminalis	8x4	Remove
11	Glochidion ferdinandi	7x3	Remove
12	Leptospermum petersonii	5x3	Remove
13	Backhousia citradora	6x3	Remove
14	Glochidion ferdinandi	6x3	Remove
15	Melaleuca amillararis	5x4	Remove
16	Acmena sp.	8x6	Remove
17	Syzygium cultivar	4x4	Remove
18	Syzygium cultivar	8x5	Remove

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 appropriate mulch) without compromising the primary form.

This plan has been prepared with reference to Northern beaches Councils Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the

BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (acceptable for Basix planting).

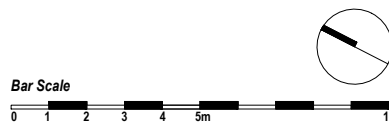
The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary 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.

General Notes:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

© Copyright R. L. Frew Landscape Architectural Services T/A CONCEPT
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. R. L. Frew is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of R. L. Frew Landscape Architectural Services Pty Ltd (T/A Concept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.

AILA Associate

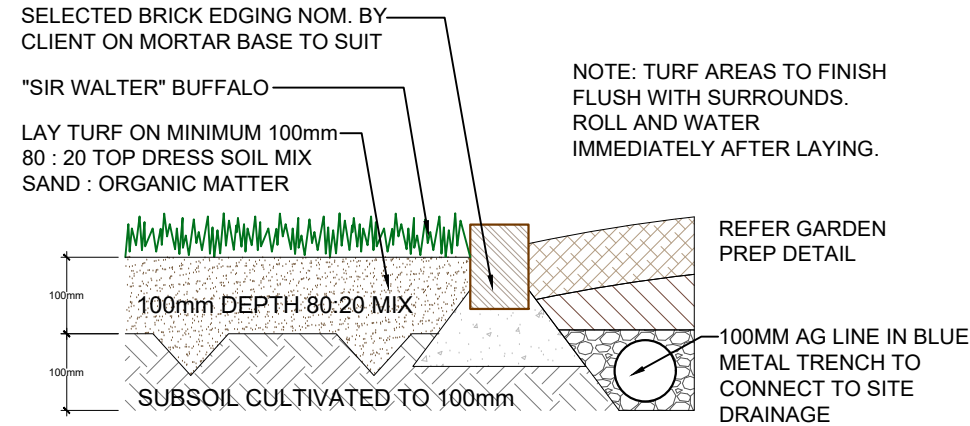


REV	DATE	NOTATION/AMENDMENT
A	01.08.16	Preliminary plan prepared for review
B	03.08.16	Revised landscape plan
C	24.11.16	Co-ordinated with revised architect's plan
D	29.11.16	Revised landscape plan
E	19.01.17	Co-ordinated with council's DA consent
F	22.06.18	Co-ordinated with arborist's report & S96 issued for review

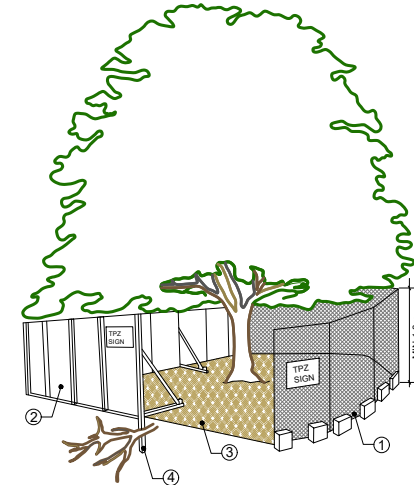
COUNCIL	NORTHERN BEACHES
CLIENT	GARY GILL
ARCHITECT	BINET HOMES
STATUS / ISSUE	S96 - ISSUE F

Conzept
Landscape Architects
Suite 101, 506 Miller St
CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
www.conzept.net.au
enquiries@conzept.net.au Mob: 0413 861 351

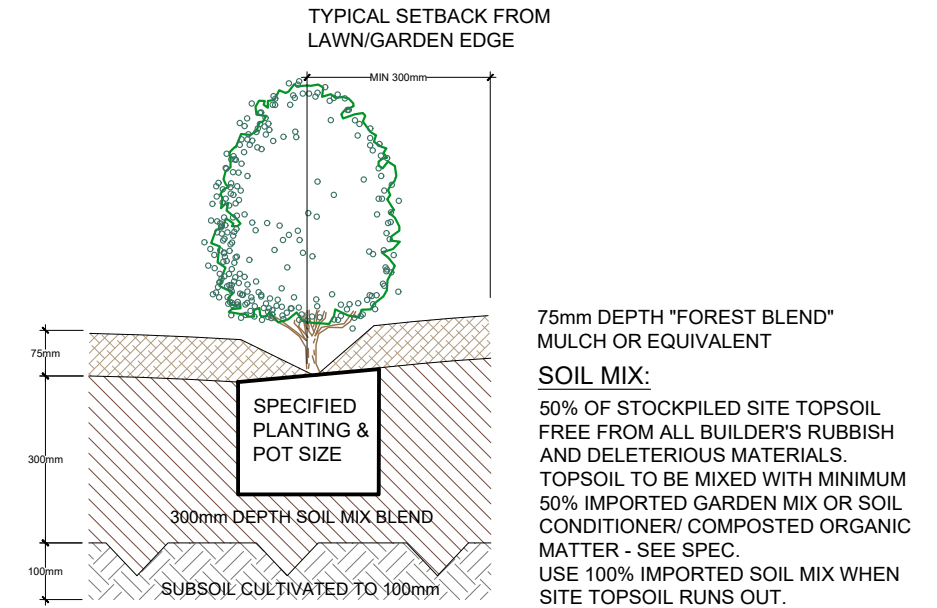
TITLE:	LANDSCAPE PLAN	DWG.No:	LPS96 17 - 033 / 1
		SCALE:	1:200 @ A3
		DATE:	AUGUST 2016
		DRAWN:	D.K
		CHECKED:	R.F



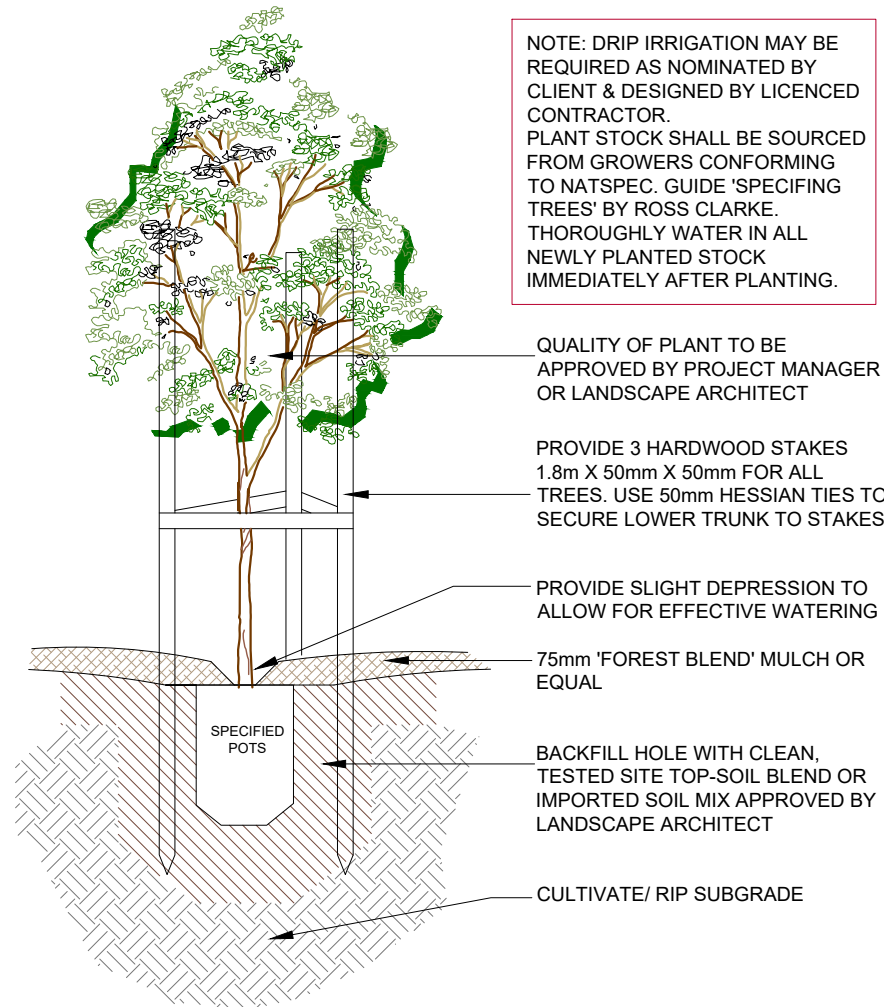
**DETAIL 01: TYPICAL TURF AND BRICK
EDGE DETAIL** SCALE: 1:10



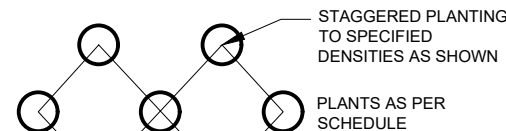
DETAIL 02: TREE PROTECTION ZONE
N.T.S



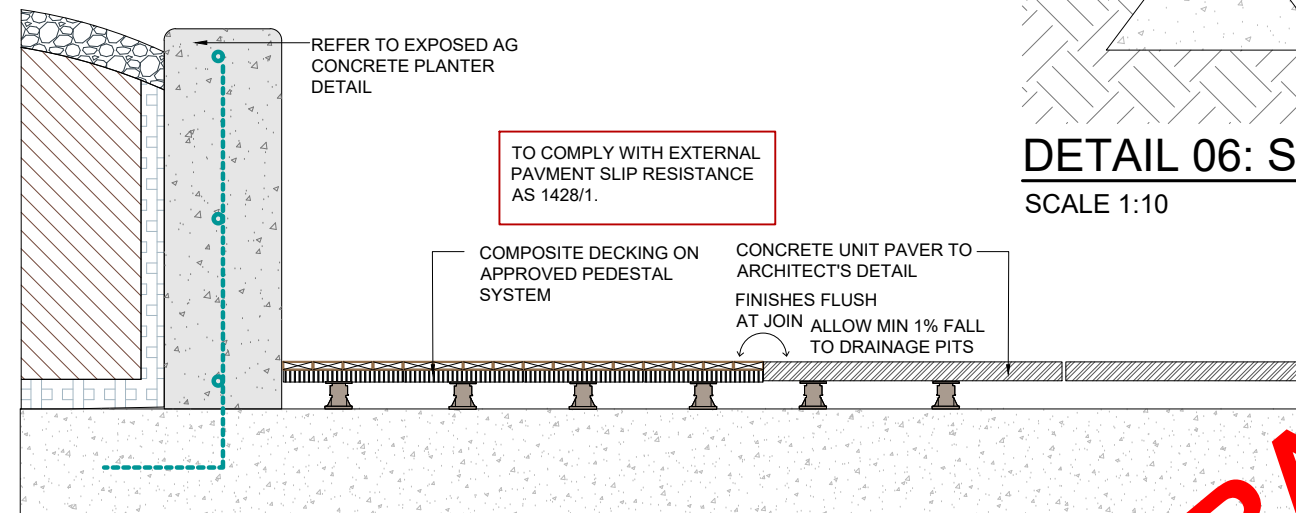
**DETAIL 03: GARDEN AREA
PREPARATION DETAIL** SCALE 1:15



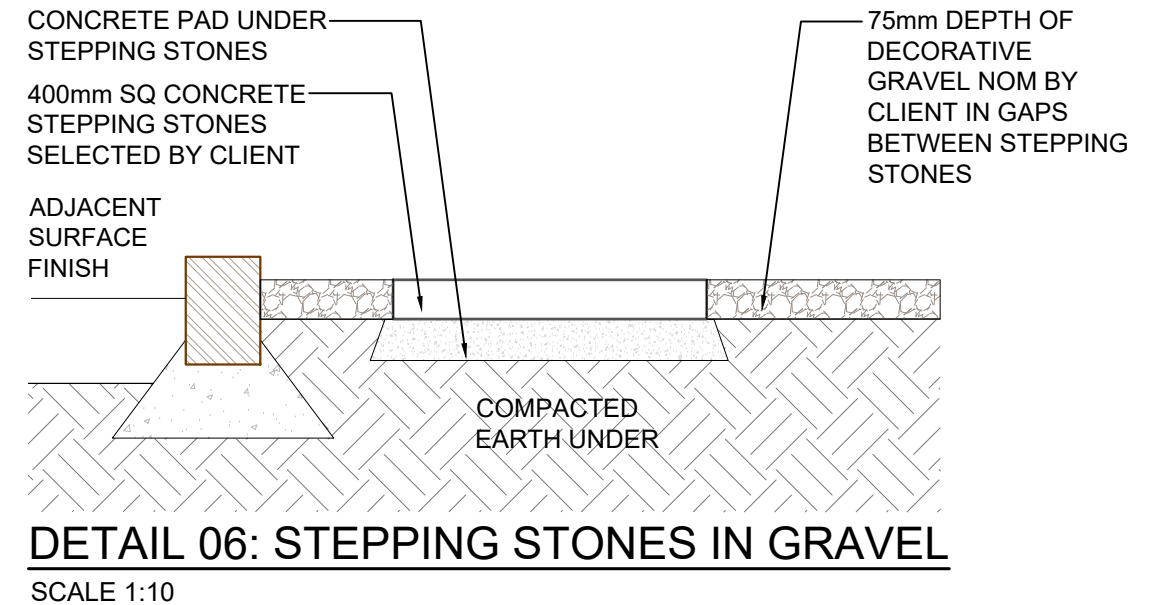
**DETAIL 04: INDIVIDUAL TREE
PLANTING DETAIL** SCALE 1:20



**DETAIL 05: MASS PLANTING
SETOUT** N.T.S



DETAIL 07: HARDWOOD DECK + PAVING ON SLAB DETAIL
SCALE: NTS



DETAIL 06: STEPPING STONES IN GRAVEL
SCALE 1:10



Screwjack pedestal

General Notes: Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work. © Copyright R. L. Frew Landscape Architectural Services T/A CONZEPT This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner. If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes. These plans and associated IP remain the property of R. L. Frew Landscape Architectural Services Pty Ltd (T/A Concept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.	AILA Associate  Australian Institute of Landscape Architects	www.dialbeforeyoudig.com.au 	REV DATE	NOTATION/AMENDMENT	COUNCIL	Conzept Landscape Architects Conzept Landscape Architects Suite 101, 506 Miller St CAMMERAY NSW 2062 www.conzept.net.au Phone: 9922 5312 enquiries@conzept.net.au Fax: 8209 4982 Mob: 0413 861 351	TITLE: DETAILS PROPOSED RESIDENTIAL DWELLING 13 TERRY STREET, AVALON BEACH	DWG.No: LPS96 17 - 033 / 2 SCALE: AS SHOWN @ A3 DATE: AUGUST 2016 DRAWN: D.K CHECKED: R.F
			A 01.08.16	Preliminary plan prepared for review	NORTHERN BEACHES			
			B 22.06.18	Co-ordinated with arborist's report & S96 issued for review	CLIENT GARY GILL			
					ARCHITECT BINET HOMES			
					STATUS / ISSUE S96 - ISSUE B			

LANDSCAPE WORK SPECIFICATION

Project:

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, 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 so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". 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

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

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 *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2*. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch 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.

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

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

c) Staking and Tying

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

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Brick Edging

The Contractor shall install brick 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.

g) Stepping Stones

400mm SQ stepping stones (or similar approved dimensions) shall be placed as indicated on plan at 300mm intervals. Finish and colour of stepping stones shall be nominated by the client. Install stepping stones as detail, flush with adjoining elements.

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 AS 3500 & the latest Sydney Water Code

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with dripper lines for all trees, and suitable jet sprinkler heads for the shrub species specified. It shall also 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 are to be buried 50mm below the finished soil levels in garden bed areas, and secured in position at 5m centre with galv wire pins. Sizing of pipes shall be done so as to ensure that the working pressure at the end of the line does not decrease by more than 5%.

Upon completion of installation, the system shall be tested and 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.

Detailed drawings of the entire proposed irrigation system shall be made available to the client for records and future maintenance of the system.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or overgrown 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 on Stakes
- Maintenance of paving retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

General Notes:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

© Copyright R. L Few Landscape Architectural Services T/A CONZEPT

This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.

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

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

AILA Associate

Australian Institute of Landscape Architects

www.dialbeforeyoudig.com.au

DIAL 1100

BEFORE YOU DIG

REV

DATE

NOTATION/AMENDMENT

A

01.08.16

Preliminary plan prepared for review

B

22.06.18

Co-ordinated with arborist's report & S96 issued for review

COUNCIL

NORTHERN BEACHES

CLIENT

GARY GILL

ARCHITECT

BINET HOMES

STATUS / ISSUE

S96 - ISSUE B

Conzept

Landscape Architects

www.conzept.net.au

enquiries@conzept.net.au

Suite 101, 506 Miller St

CAMMERAY NSW 2062

Phone: 9922 5312

Fax: 8209 4982

Mob: 0413 861 351

TITLE:

SPECIFICATION

PROPOSED RESIDENTIAL DWELLING

13 TERRY STREET,

AVALON BEACH

DWG.No:

LPS96 17 - 033 / 3

SCALE:

N/A

DATE:

AUGUST 2016

DRAWN:

D.K

CHECKED:

R.F