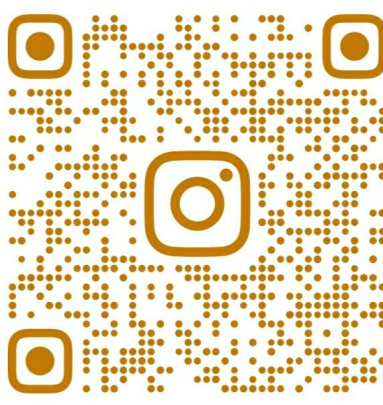


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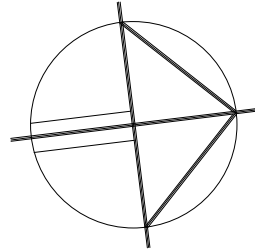
TOWNSEND ALTERATIONS AND ADDITIONS

91 TOWNSEND STREET, CONDELL PARK, NSW, 2200

ALEX SAAD

27.03.2025

NORTH POINT



SCALEAS INDICATED @ A1

NOTES

. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS

. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER

. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATEDESCRIPTION

A10.04.2025ISSUED FOR FLOOR PLANS

B15.04.2025ISSUED FOR DESIGN PLANS

C23.04.2025ISSUED FOR CONSULTANTS

D06.05.2025ISSUED FOR DA SUBMISSION

E

F

LEGEND

TITLELANDSCAPE PLAN/MAINTENANCE PLAN

CHECKED BYJE

DWG #INHAUS-21

PROJECT #2525

REVISIOND

LANDSCAPE PLAN

1 : 100

MidCoast Council AUS-SPEC  
02 SITE, URBAN AND OPEN SPACES

0259 Landscape – maintenance

Item	Action
	Fertilising for specific nutrient deficiencies
	Thin out planting
	Pruning/trimming
	Reurfurfing
	Seeding
	Treat for disease
	Topdressing
	Weeding
	Mowing/trimming
	Erosion/bank stabilisation
	Additional soil
	Soil conditioner
	Weeding
	Top up mulch
	Generally remove bottles, paper, cigarette butts etc.
	Remove leaf, litter from path and paved areas
	Replace parts
	Repair
	Clean out
	Adjust
	Clean out subsurface drains
	Repair dips, hollows, irregularities
	Remove stains and graffiti
	Replace sections of upfit
	Clear main pathway drains of debris
	Weeding
	Make sure that all play structures are secure and in working order
	Repair fencing
	Repair loose or damaged parts
	Reinstall in original position
	Replace blown lamps and damaged diffusers
	Replace broken or dislocated palings or rails

4.3 MAINTENANCE PROCEDURE				
Maintenance schedule				
WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
1	Mow and trim lawns	Mow lawns; weed	Mow lawns	Weed
2	Weed, trim and	Weed; mow lawns.	Weed; mow lawns.	Mow and trim lawns

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December 2020

MidCoast Council AUS-SPEC  
02 SITE, URBAN AND OPEN SPACES

0259 Landscape – maintenance

WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Mar, Apr, May)	AUTUMN (Jun, Jul, Aug)	WINTER (Jan, Jul, Aug)
	adjust trees and shrubs	trim and adjust trees and shrubs	trim and adjust trees and shrubs	Trim and adjust trees and shrubs
3	Mow and fertilise lawns; treat plant material for insects and disease	Mow lawns; weed; treat plant material for insects and disease	Mow and trim lawn	Weed
4	Weed; topdress, condition lawns and overlow bare patches; issue maintenance report	Weed; mow and trim lawns; issue maintenance report	Weed; mow lawns; issue maintenance report	Mow lawns; issue maintenance report
5	Fertilise all trees and shrubs in garden beds; mow and trim lawns	Mow lawns; weed	Mow lawns	Mow lawns
6	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow lawns; check and adjust irrigation	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow and trim lawns; treat for insects and disease; check and adjust irrigation
7	Reinstate mulch as required; treat plant material for insects and disease; mow lawns	Mow lawns; weed	Reinstate mulch as required; mow, trim and fertilise lawns	Weed
8	Weed; inspect condition of paving and furniture; issue maintenance report	Mow and trim lawns; inspect condition of paving & furniture; issue maintenance report	Weed; inspect condition of paving and furniture; issue maintenance report	Mow lawns; inspect condition of paving and furniture; issue maintenance report
9	Mow and trim lawns	Mow lawns; treat plant material for insects and disease	Mow lawns	Weed
10	Weed; mow lawns	Mow and topdress lawns	Weed; treat plant material for insects and disease	Mow and trim lawns
11	Mow and fertilise lawns; trim and adjust trees and shrubs	Mow lawns; trim and adjust lawns; weed	Mow and trim lawns; trim and adjust trees and shrubs	Prune back trees and shrubs after flowering
12	Weed; mow lawns; treat plant material for insects and disease	Mow, trim & fertilise lawns	Weed	Mow lawns; treat plant material for insects and disease
13	Check and adjust irrigation; mow lawns; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; weed; issue maintenance report

4.4 IRRIGATION	
Irrigation system maintenance schedule	
Item	Frequency

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MidCoast Council AUS-SPEC  
02 SITE, URBAN AND OPEN SPACES

0259 Landscape – maintenance

Filters – mainline	Monthly
Electrical source output (auto system)	Monthly
Controller (automatic systems)	Monthly
Operation – progression - Station to Station.	Weekly
Proper activation of valves	Monthly
Proper timing of stations	8 monthly
Proper time and day readings	Weekly
Exterior appearance	6 monthly
Valve operation	6 monthly
Open, close completely (weeping)	Weekly
Sprinkler operation	Weekly
Rotaries – clogged nozzles	2 monthly
Plant obstructed pattern	2 monthly
Arc coverage	2 monthly
Radius adjustment	2 monthly
Pop-up action	2 monthly
Riser seal leaks	2 monthly
Set to grade	2 monthly
Coverage pressure	2 monthly
Rotational speed	2 monthly
Clogged screens	2 monthly
Head damage	2 monthly
Piping	2 monthly
Leaks – broken or cracked pipe	As Needed
Bad solvent welds, bad threaded	As Needed
Connection	As Needed
Clogged pipe	As Needed

4.5 ANNEXURE - REFERENCED DOCUMENTS

The following documents are incorporated into this worksection by reference:

AS 4373	2007	Pruning of amenity trees
AS 4419	2018	Soils for landscaping and garden use
MidCoast Council	2019	Development Engineering Handbook

5 ANNEXURE M – MIDCOAST COUNCIL SPECIFIC CLAUSES

M1.	Variations to or non-conformances with Council's AUS-SPEC are to be evaluated with reference to the procedure in Council's Development Engineering Handbook. Acceptance is to be obtained in writing from: a) an authorised representative of Council's Director of Infrastructure and Engineering Services, or b) an accredited certifier where they are the Principal Certifier and hold the relevant accreditation category for the type of work.	Variation procedure
M2.	This specification applies in addition to any development consent (DA) conditions. If there is any inconsistency, the conditions of consent shall	DA conditions

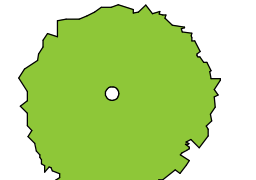
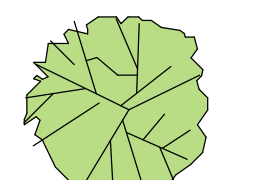
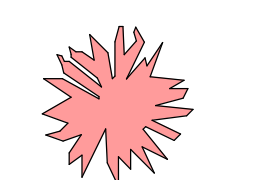
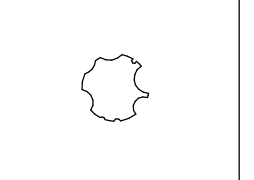

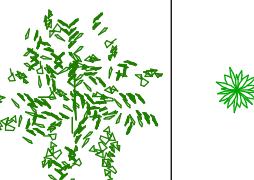
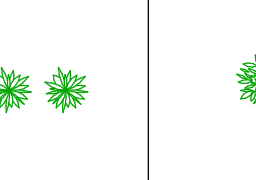
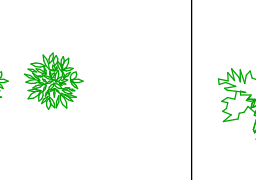
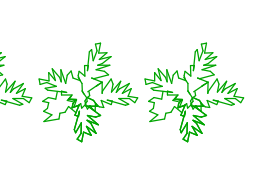
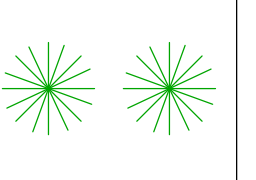


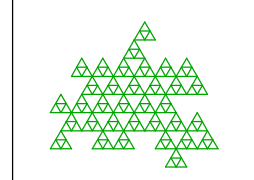
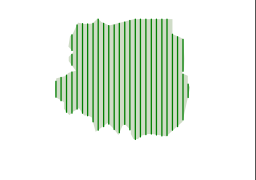
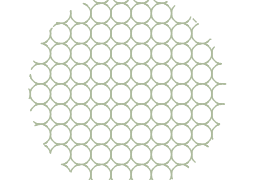















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MAINTENANCE PLAN

LANDSCAPE TEMPLATE

SYMBOL															
SPECIES	HYMENOSPORUM FLAVUM	DODONEA 'MR GREEN SHEEN'	PHORMIUM TENAX 'BRONZE BABY'	DIANELLA CAERULEA	MELALEUCA LINARIIFOLIA	MAGNOLIA 'LITTLE GEM' (PLEACHED)	LIRIOPE MUSCARI	LEUCORHYTA BROWNII	PHILODENDRON XANADU	LOMANDRA TANIKA	HELICHRYSUM PETIOLARE 'LIMELIGHT'	SAPPHIRE BUFFALO TURF	DICHONDRA 'SILVER FALLS'	CASUARINA GLAUCA PROSTRATE 'SHAGPILE' – SHE-OAK	ELAEOCARPUS RETICULATUS BLUEBERRY ASH
MAXIMUM HEIGHT	15M	2.5M	0.75M	1M	8M	5M	0.3M	1M	1.2M	0.6M	0.6M	-	0.1M	0.2M	8-15M
IMAGE															

NOT FOR CONSTRUCTION

LANDSCAPING DETAILS

TYPICAL PLANTING DETAIL

PLANT DETAIL AT BUILDING LINE

TYPICAL GRASS DETAIL