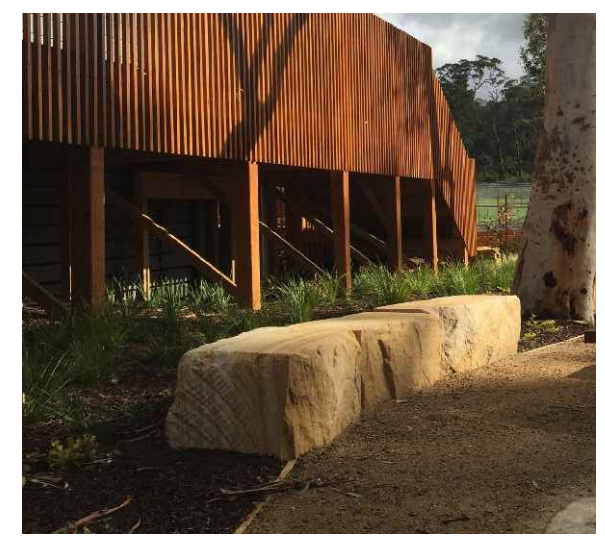


- EXISTING VEGETATION**
- Existing trees proposed to be retained and protected
- MATERIAL FINISHES**
- Brick garden edging - refer detail 6
 - SRZ - refer arborist's report
 - TPZ - refer arborist's report
 - Sandstone retaining wall-refer detail 12/13
 - Concrete retaining wall-refer detail 3
 - Customized timber tree guards -refer detail 7
 - Artificial Turf area - refer detail 8/10
 - Garden bed - refer landscape design plan
 - Rubber softfall - refer detail 8
 - Natural turf-refer detail 6
 - Paving - refer Architect's detail / specification
 - Terrace over slab - material & finish refer Architect's detail / specification
 - Organic mulch to garden bed
 - 1.8m Gate and fence - colour and style to be nom. by client
 - Stepping stumps/stepping heart-shaped concrete pad/Mushroom-shaped decorations -refer sample image
 - Cubby house-refer future specification
 - Selected rock boulders suitable for childcare outdoor play area without round and sharp edges
 - Sanpit with sandstone edging-refer detail 12/13
 - Vegetable garden-refer sample image
 - Mud kitchen-refer future specification



Sandstone Seating



Seating and climbing boulders



Cubby house & mounted area



Vegetable garden



Heart-shaped Stepping stones



Sandpit



Racing slides



Timber decking



Heart-shaped Stepping stones



Mushroom-shaped decorations across play area-to be nom. by client

LANDSCAPE CALCULATIONS REFER TO ARCHITECTURAL PLAN DRAWING NO. D-3014

TREE SURVEY					
Existing Trees based on Arborists Report by Tree Wise Men Australia Pty Ltd prepared on 04/09/2020					
No.#	Species	Size (Ht x Sp)	Condition	Action	
1	Ficus microcarpa var. Hillii	17x28	Good	Retain	
1A	Angophora floribunda	9x10	Fair	Retain	
2	Phoenix canariensis	13x8	Good	Retain	
3	Olea europaea	6x8	Good	Retain	
4	Callistemon viminalis	4x8	Fair	Retain	
5	Syzygium sp.	7x10	Fair	Retain	
6	Macadamia tetraphylla	6x6	Good	Remove	
7	Hibiscus rosa-sinensis	4x6	Good	Remove	
8	Cupressus sempervirens	14x2	Poor	Remove	
9	Cupressus x leylandii	13x4	Poor	Remove	
10	Cupressus x leylandii	6x6	Good	Remove	
11	Cupressus x leylandii	6x6	Good	Remove	
12	Plumeria acutifolia	5x8	Fair	Remove	
13	Ficus rubiginosa	6x12	Fair	Retain	
14	Ficus microcarpa var. Hillii	17x28	Good	Retain	
14A	Eucalyptus botryoides	11x10	Fair	Retain	
15	Eucalyptus botryoides	17x24	Good	Retain	
16	Ficus rubiginosa	8x12	Fair	Retain	
17	Magnolia grandiflora	7x10	Fair	Retain	
18	Murraya paniculata	5x8	Good	Remove	
18A	Murraya paniculata	4x6	Fair	Remove	
18B	Schefflera actinophylla	7x4	Fair	Remove	
18C	Schefflera actinophylla	7x4	Fair	Remove	
19	Livistona australis	5x6	Good	Remove	
19A	Strelitzia reginae	8x6	Good	Remove	
20	Syagrus romanzoffianum	14x6	Good	Remove	
21	Syagrus romanzoffianum	10x6	Good	Remove	
22	Ligustrum sinense	5x4	Fair	Remove	
23	Glochidion ferdinandi	8x8	Fair	Remove	
23A	Hibiscus rosa sinensis	6x8	Good	Remove	
24	Syagrus romanzoffiana	15x6	Fair	Remove	
25	Syagrus romanzoffiana	17x6	Good	Remove	
26	Syagrus romanzoffiana	17x6	Good	Remove	
26A	Cupressus x leylandii	5x4	Fair	Remove	
26B	Cupressus x leylandii	5x4	Fair	Remove	
26C	Persea americana	4x4	Good	Remove	

PROPOSED CHILDCARE CENTER DEVELOPMENT

65 VILLAGE HIGH ROAD, VAUCLUSE NSW

JOB NUMBER: LPS3421 - 01/01

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

Conzept
Landscape Architects

Suite 101, 506 Miller St
CAMMERAY NSW 2062

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

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.

TREES

- 

Botanical Name: *Magnolia x soulangiana*
Common Name: Saucer Magnolia (Exotic)
Pot size: 75Lt
Mature H x S: 4.5-6m x 4.5-6m
Qty Required: 1
- 

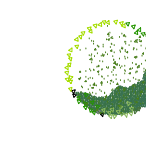
Botanical Name: *Robinia pseudoacacia* 'Inermis'
Common Name: Mop Top Robinia (Exotic)
Pot size: 45Lt
Mature H x S: 3-5m x 2-3m
Qty Required: 3
- 


Botanical Name: *Magnolia grandiflora* 'Teddy Bear'
Common Name: Teddy Bear (Exotic)
Pot size: 45Lt
Mature H x S: 4m x 3m
Qty Required: 2
- 


Botanical Name: *Citrus limon* 'Eureka'
Common Name: Eureka Lemon (Exotic)
Pot size: 45Lt
Mature H x S: 4-6m x 4-6m
Qty Required: 1
- 

Botanical Name: *Waterhouisia* 'Sweeper'
Common Name: Weeping Myrtle (Native)
Pot size: 100Lt
Mature H x S: 6-8m x 3-4m
Qty Required: 5

SHRUBS AND HEDGES


- 

Botanical Name: *Viburnum odoratissimum*
Common Name: Sweet Viburnum (Exotic)
Pot size: 300mm
Mature H x S: 3m x 2m
Qty Required: 18
- 

Botanical Name: *Livistona australis*
Common Name: Cabbage Tree Palm (Native)
Pot size: 1m trunk
Mature H x S: 25m x 2.8m
Qty Required: 4
- 

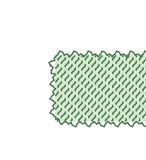
Botanical Name: *Bambusa textilis* Gracilis
Common Name: Slender weavers (Exotic)
Pot size: 300mm
Mature H x S: 5-6m x 1.8m
Qty Required: 10


ACCENT PLANTS


- 


Botanical Name: *Agave* 'Blue Glow'
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 6

GRASSES + GROUNDCOVERS

- 

Botanical Name: *Casuarina glauca* 'Cousin It'
Common Name: Cousin It Casuarina (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 (31.4m2 total)
- 

Botanical Name: *Acacia cognata* 'Limelight'
Common Name: Limelight Wattle (Native)
Pot size: 200mm
Mature H x S: 0.5-0.9m x 1m
Qty Required: 15
- 

Bio-retention groundcover Mix:
Carex appressa
Juncus amabilis
Dianella revoluta
Leucophyta brownii
Lomandra longifolia
Pot size: 140mm
Mature H x S: < 0.6m
Qty Required: 5/m2 (14.0m2 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 (7.1m2 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. Retaining wall details to engineers design. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

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

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

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '07. 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.



ARCHITECT:



LANDSCAPE ARCHITECT:



Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9622 5312
Fax: 9209 4962
Mob: 0413 861 351
www.concept.net.au
enquiries@concept.net.au

COUNCIL:

WOOLLAHRA

REV

DATE

NOTATION/AMENDMENT

A	25.06.20	Preliminary DA prepared for review
B	01.07.20	40% draft for review
C	02.07.20	Co-ordinated with client's comments
D	06.07.20	Co-ordinated with client's comments
E	15.09.20	Co-ordinated with client's comments & revised arborist's report
F	26.11.20	Drafted plan prepared for s34 review

PROJECT:

PROPOSED CHILDCARE CENTER
65 VILLAGE HIGH ROAD
VAUCLUSE

TITLE:

LANDSCAPE PLAN

DWG No: LPS3421 - 01

PAGE NUMBER: 2

STATUS:

SECTION 34

SCALE:

1:100 @ A1

DATE:

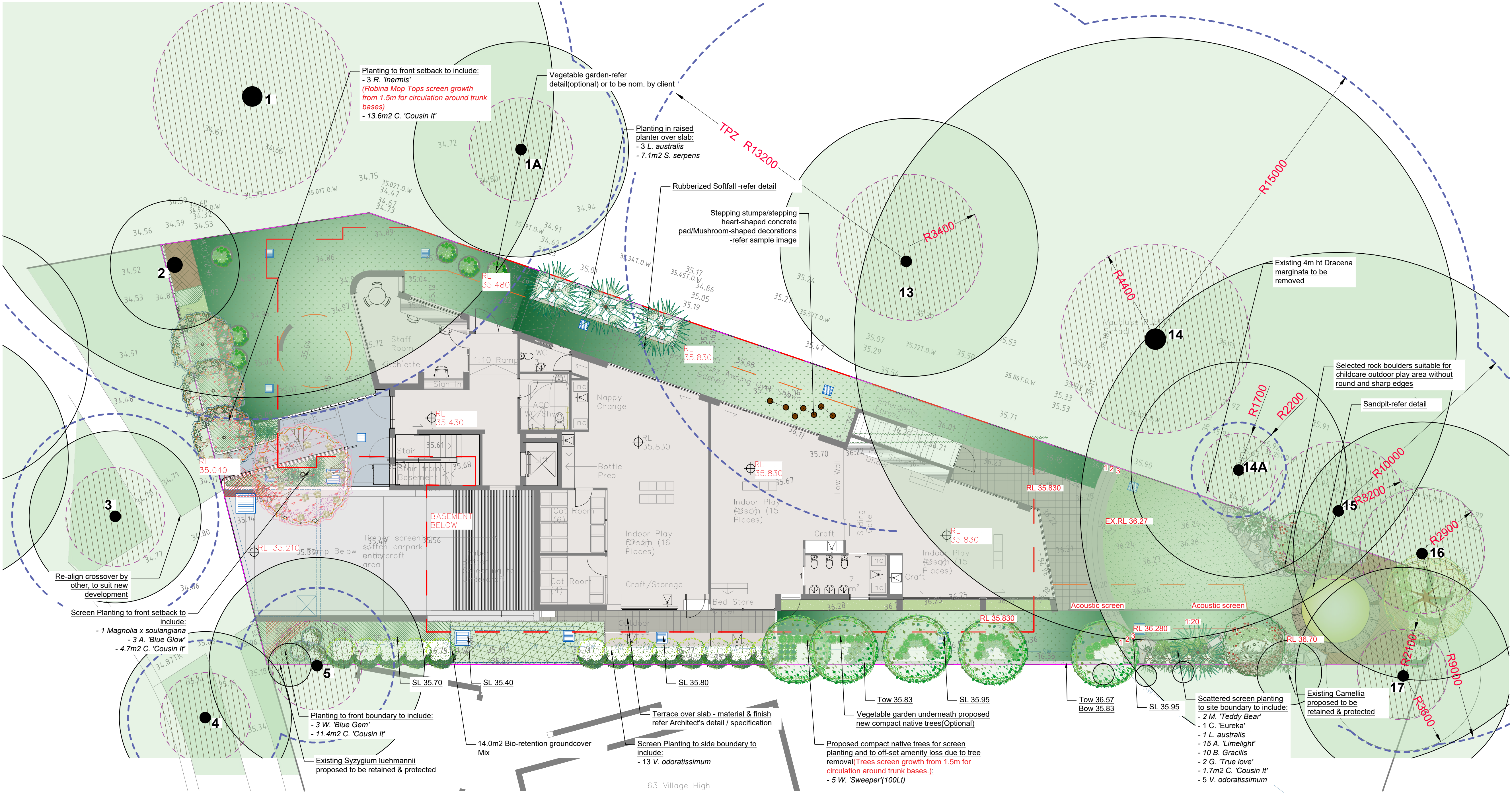
JUNE 2020

DRAWN:

R.H/K.Z

CHECKED:

R.F



Existing tree 2 to be retained & protected



Robinia pseudoacacia 'Inermis'



Magnolia x soulangiana



Waterhouisia 'Sweeper'



Bambusa textilis Gracilis



Acacia cognata 'Limelight'



Viburnum odoratissimum



Senecio serpens



Livistona australis



Casuarina 'Cousin It'

LEGEND & SCHEDULE

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TREES

Botanical Name: *Magnolia grandiflora* 'Teddy Bear'
Common Name: Teddy Bear (Exotic)
Pot size: 45Lt
Mature H x S: 4m x 3m
Qty Required: 1

Botanical Name: *Olea europaea*
Common Name: Olive Tree (Exotic)
Pot size: 75Lt
Mature H x S: 5-10m x 2-3m
Qty Required: 1

SHRUBS AND HEDGES

Botanical Name: *Westringia* 'Blue Gem'
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 300mm
Mature H x S: 1.5m x 1.3m
Qty Required: 6

Botanical Name: *Gardenia augusta* 'True love'
Common Name: Gardenia (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 7

ACCENT PLANTS

Botanical Name: *Agave* 'Blue Glow'
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 16

GRASSES + GROUNDCOVERS

Botanical Name: *Casuarina glauca* 'Cousin It'
Common Name: Cousin It Casuarina (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 (24.0m2 total)

Botanical Name: *Acacia cognata* 'Limelight'
Common Name: Limelight Wattle (Native)
Pot size: 200mm
Mature H x S: 0.5-0.9m x 1m
Qty Required: 3

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:

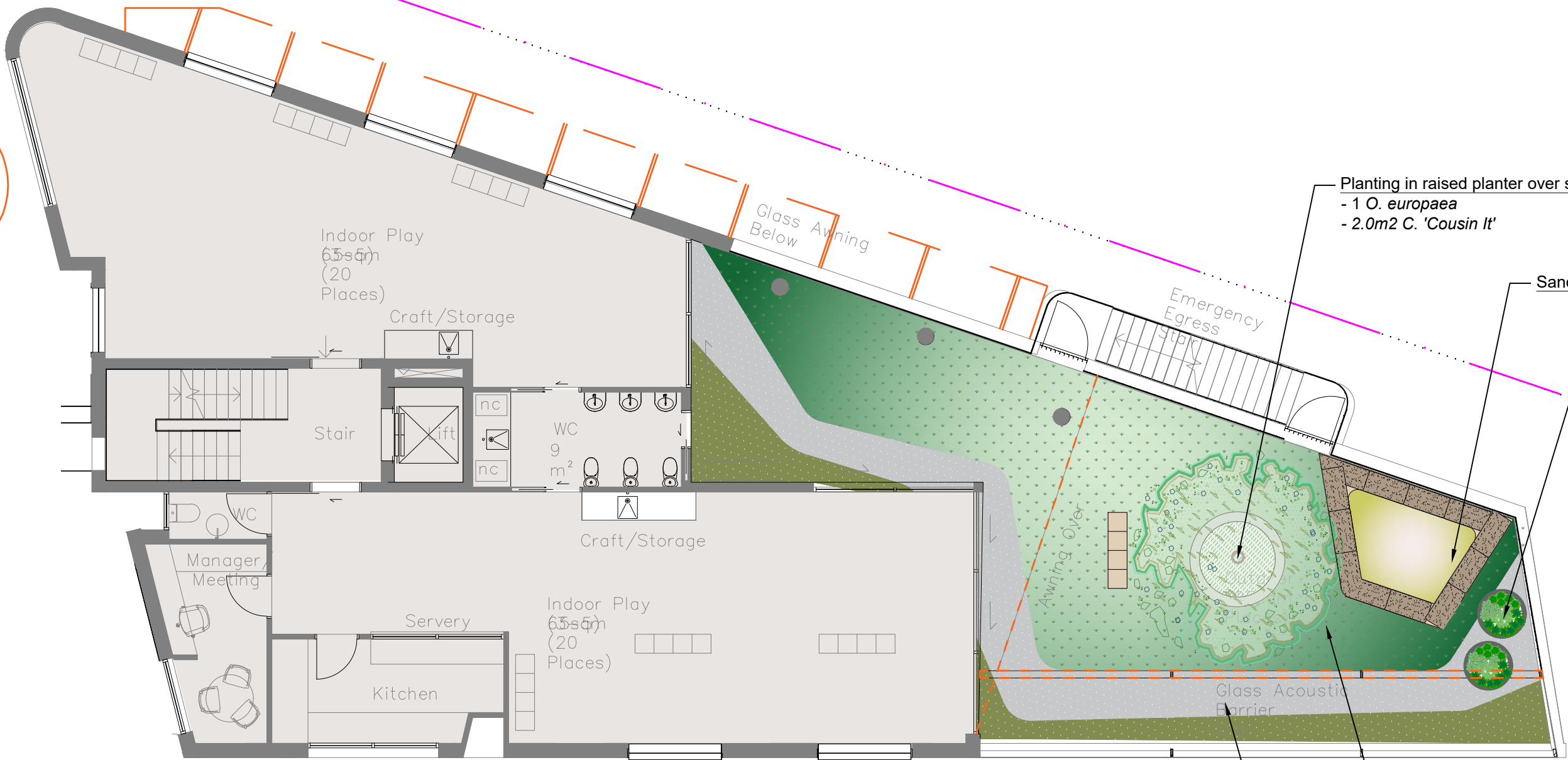
- All planters shall be structurally water-proofed, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- All planters shall be irrigated with an automated system set on an approved watering pattern. Moisture 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



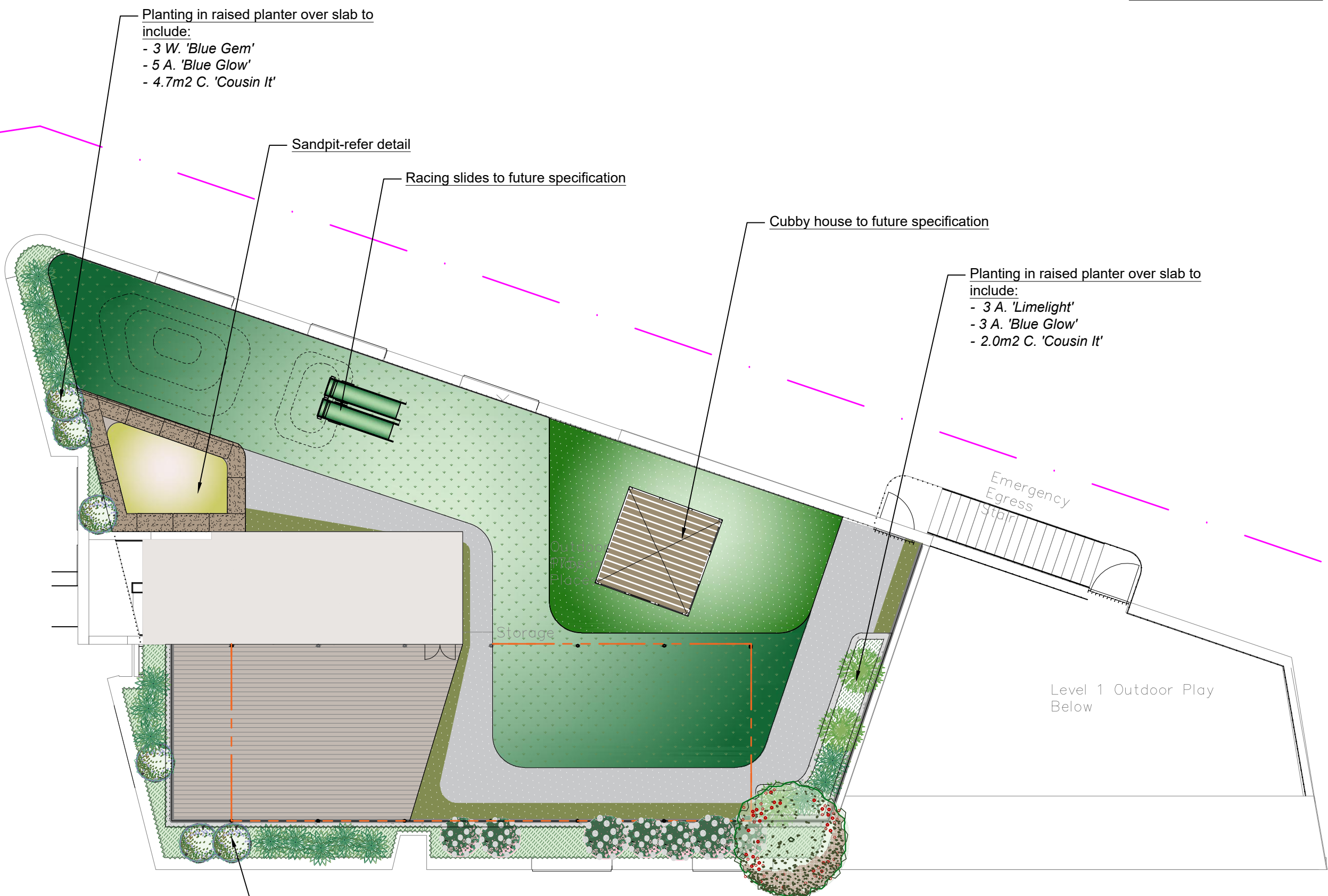
Tree Anchoring

NOTE:
For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Platipus Anchors' shall be used. Install as per the manufacturers specification'

Shade Structure Below



LANDSCAPE PLAN-LEVEL 1



LANDSCAPE PLAN-LEVEL 2

MATERIAL FINISHES

- Raised planter over slab-refer detail 11
- Timber decking - refer Architect's detail / specification
- Artificial Turf area - refer detail 8/11
- Rubber softfall - refer detail 8
- Cubby house to be nom. by client
- Vegetable garden-refer sample image
- Moveable storage/lockers-refer architect's detail
- Racing slide-refer future specification
- Cubby house to future specification-to be nom. by client

Vaulcluse Public School

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

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 (AS14970-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 "Stewies 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 soil topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BE 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 prepared 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 lith. 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 lith 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 must 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 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. 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 for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) Turf

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

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

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 sodalots 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) Steel garden edging

Where is required, the Contractor shall install Steel 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

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of rag timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacturer's specification.

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 set out 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 brought 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 owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8536 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, XXXXXX 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 1.5m above the test 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

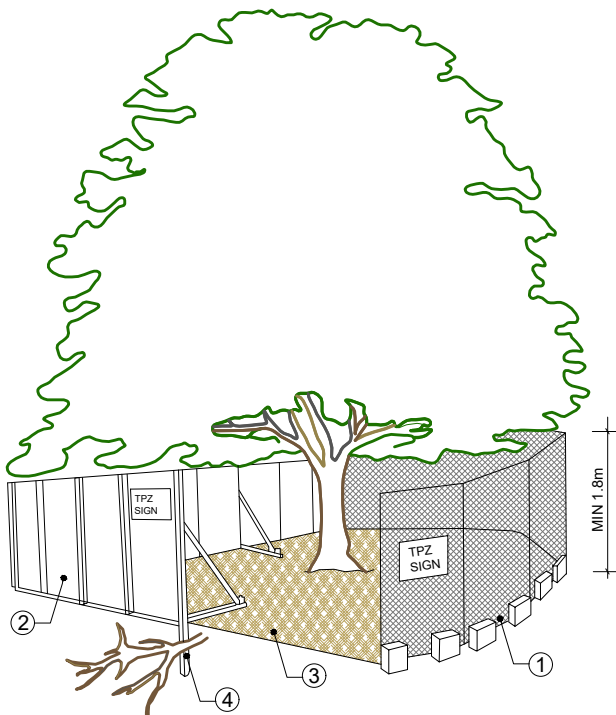
6.01 GENERAL

The consolidation and maintenance period shall be 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 terms 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.

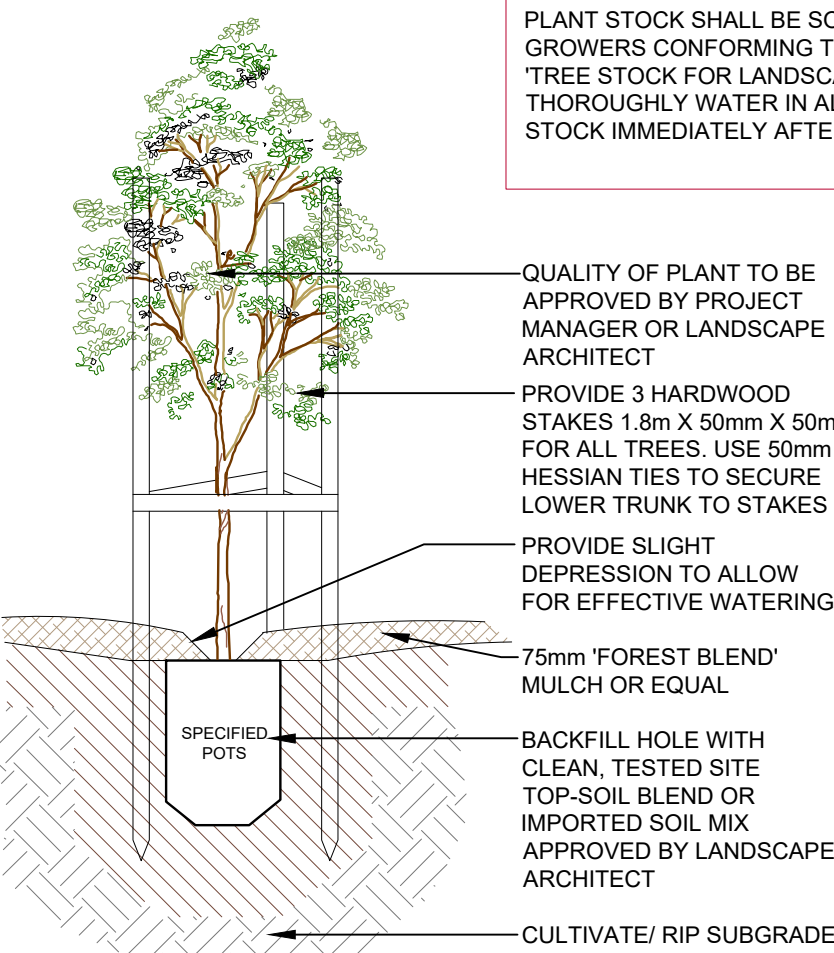
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



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 1: TREE PROTECTION ZONE

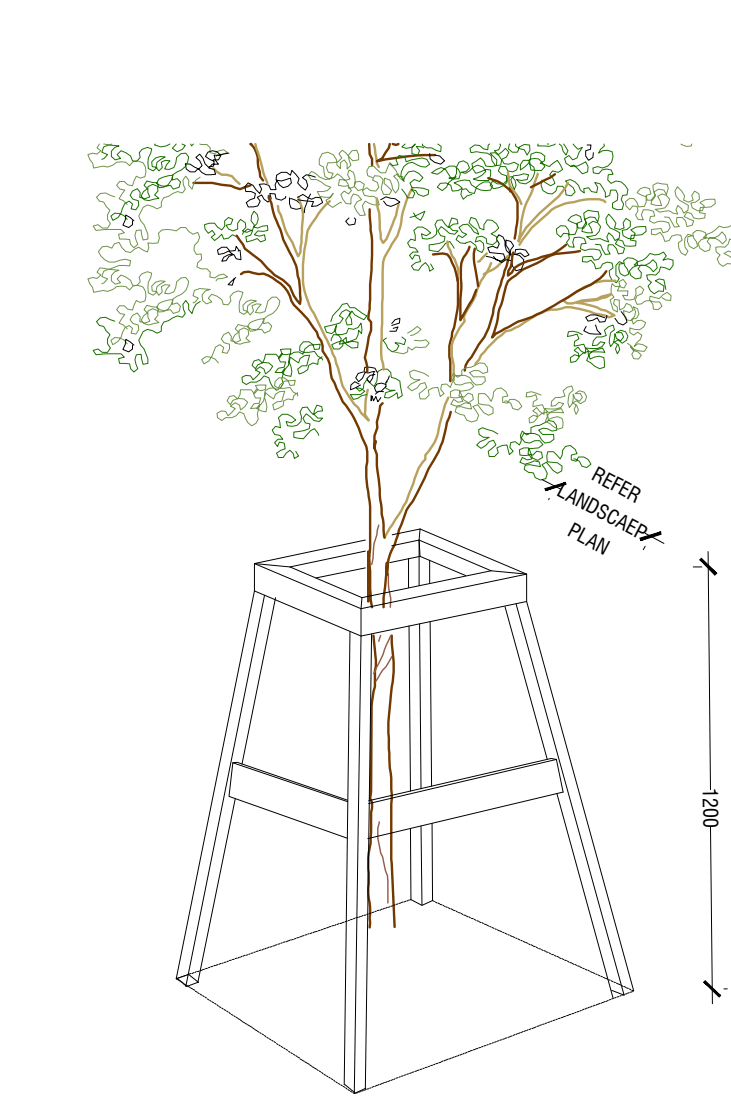
N.T.S



DETAIL 4: TREE PLANTING

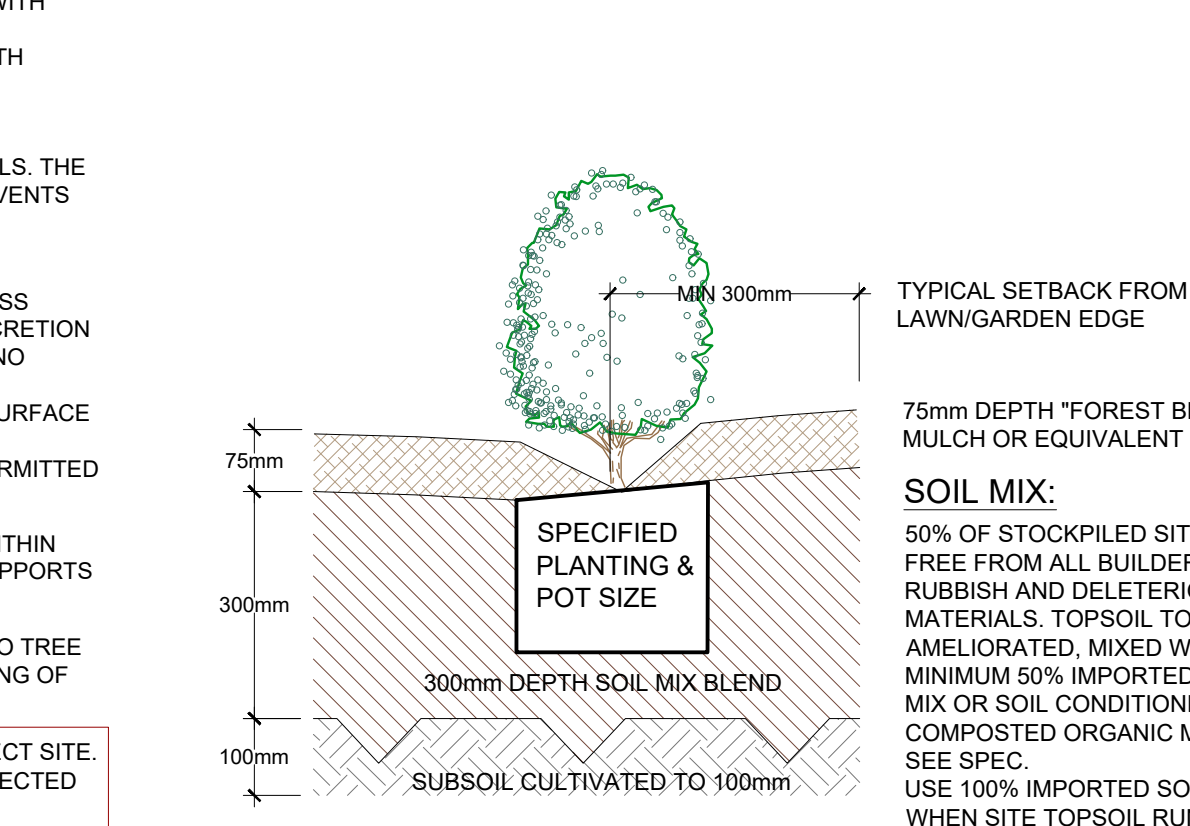
SCALE: 1:10

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



TYPICAL TREE GUARD PERSPECTIVE DRAWING

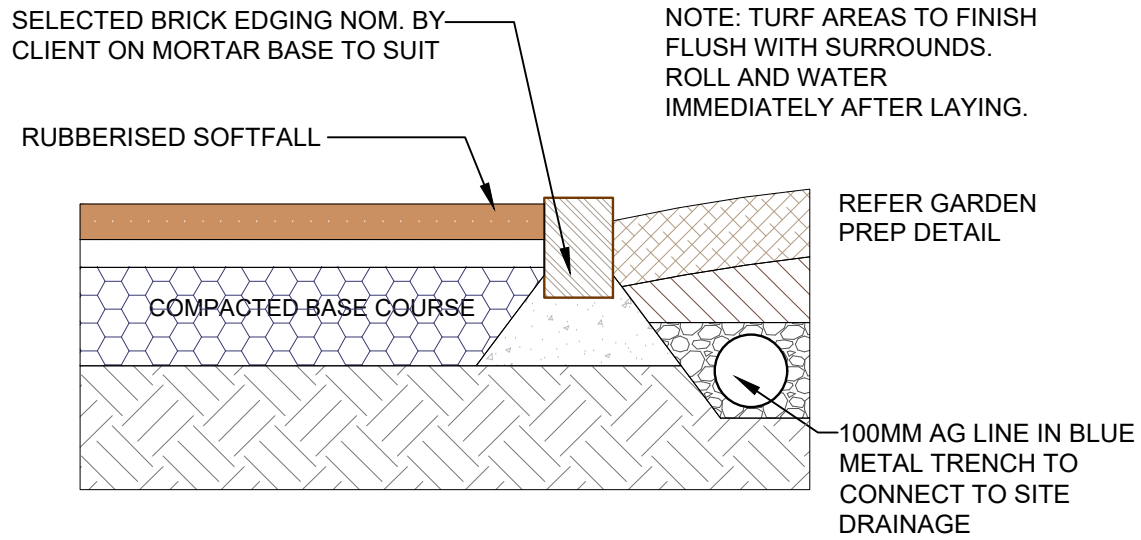
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DETAIL 2: TYPICAL GARDEN PREPARATION

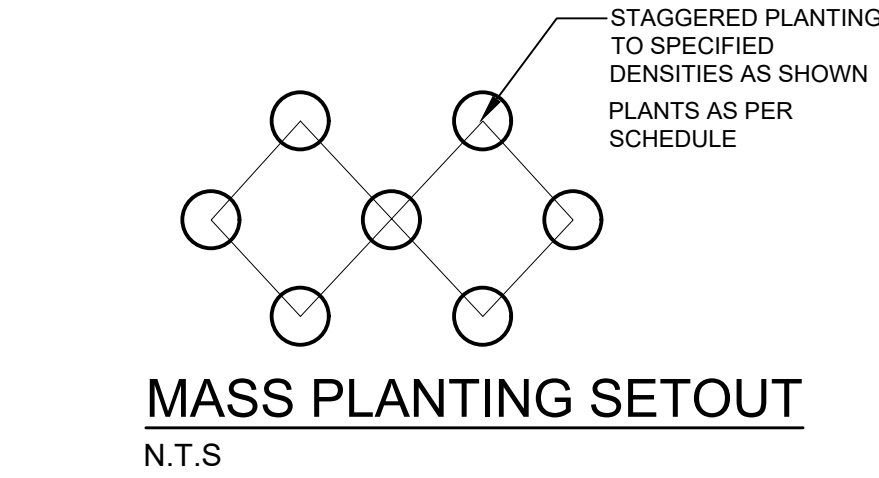
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(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



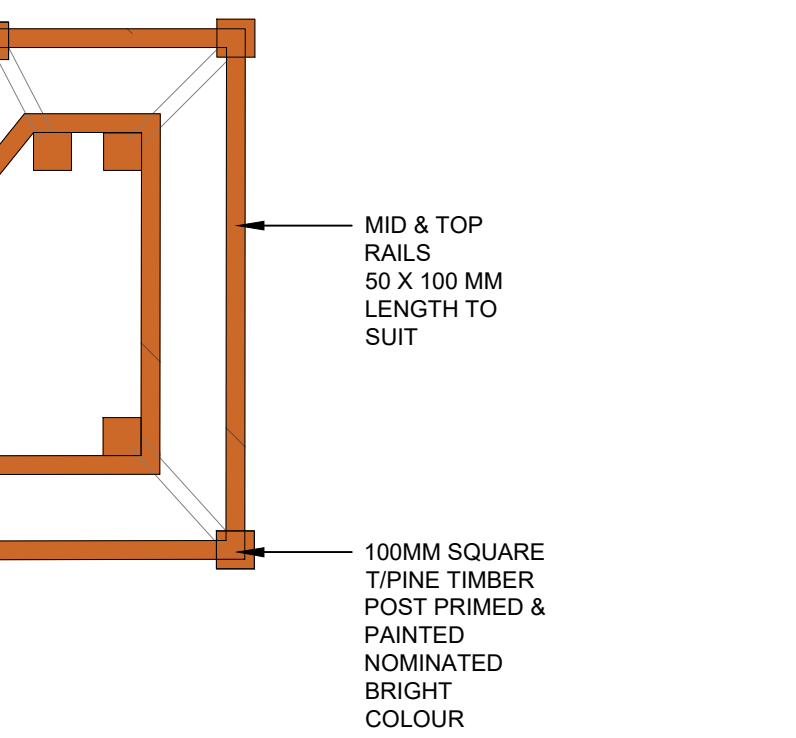
DETAIL 5: RUBBERISED SOFTFALL AND BRICK EDGE

SCALE: 1:10



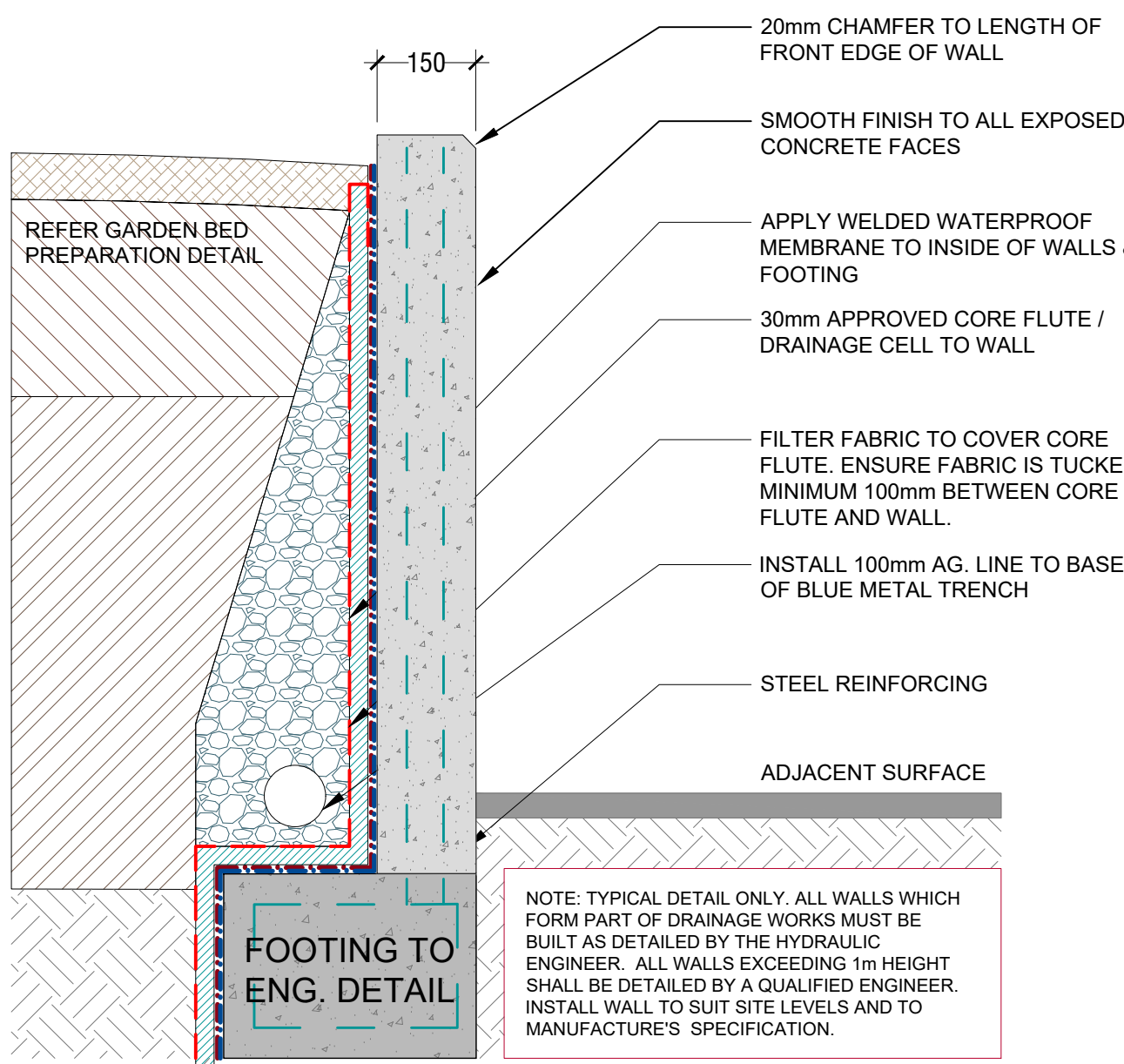
MASS PLANTING SETOUT

N.T.S



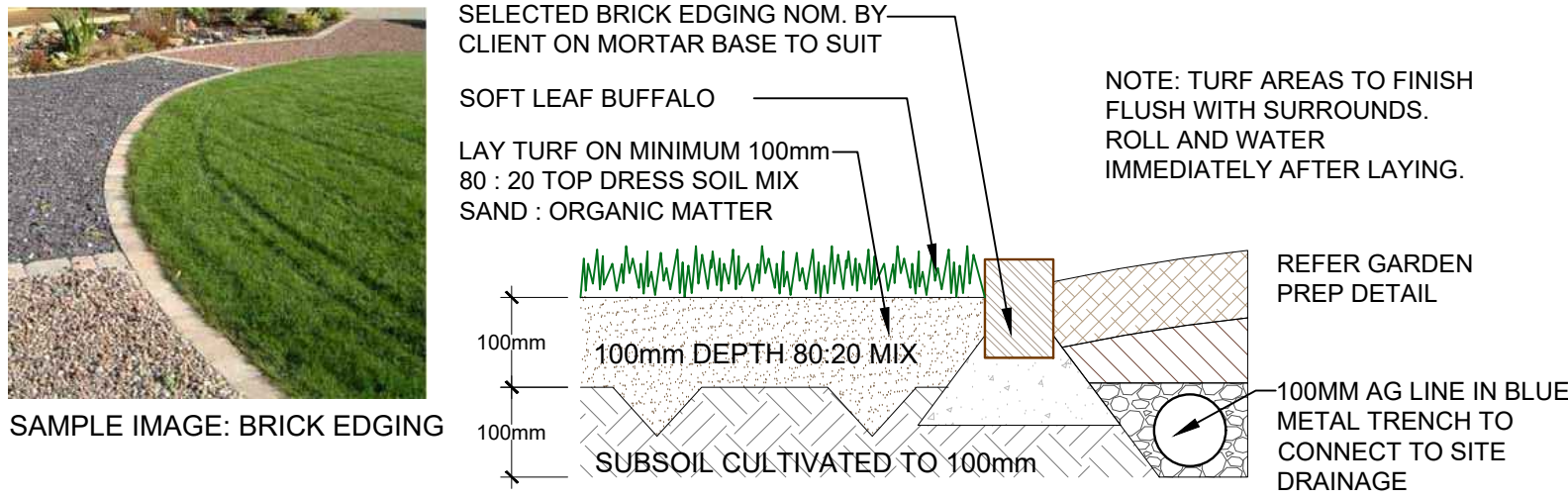
PLAN

SCALE 1:20



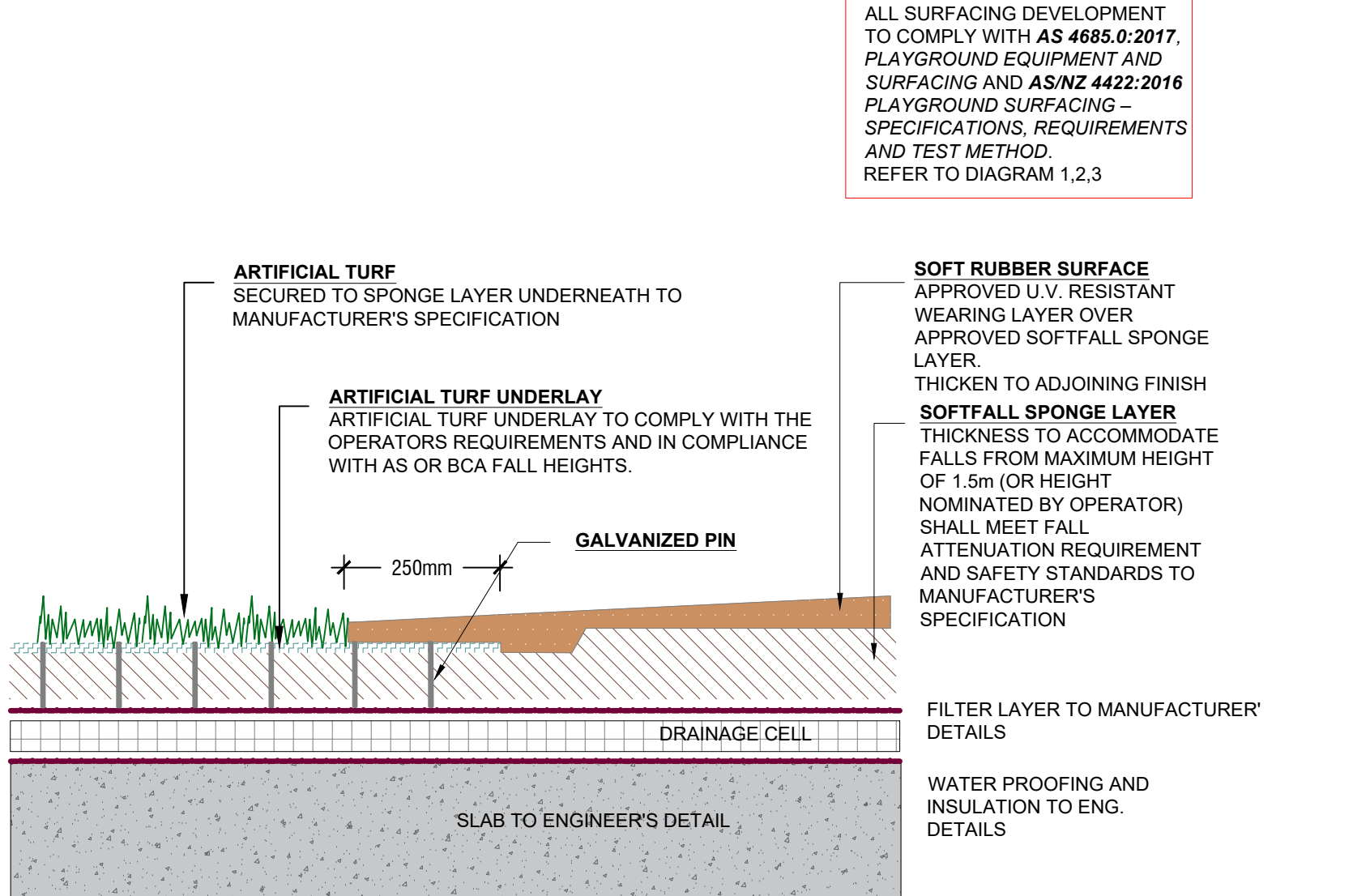
DETAIL 3: TYPICAL IN SITU RETAINING WALL

SCALE 1:10



DETAIL 6: TYPICAL TURF AND BRICK EDGE

SCALE: 1:10



*ALL ARTIFICIAL GRASS INSTALLED BY MANUFACTURE'S SPEC & DETAIL

DETAIL 8: TYPICAL RUBBERISED SOFTFALL AND SYNTHETIC TURF ON SLAB

SCALE: 1:15

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

GENERAL NOTE:

Figured dimensions take precedence to scale readings. Verify all dimensions on site. PDF plans may vary slightly to Suite for that indicated on plans. Report any discrepancies to the Architect/Architectural Consultant with the work. Copyright Supabase Engineering Pty Ltd Trading as CONCEPT LANDSCAPE ARCHITECTS. This drawing is protected by copyright. All rights are reserved. Where permitted under the Copyright Act 1968, no part of this drawing may be reproduced in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from the copyright owner. The status of this drawing is not subject of the Constitution it may be subject to change, alteration or amendment at the discretion of our office.



www.dialhoubeforeyoudig.com.au

ARCHITECT:



LANDSCAPE ARCHITECT:



Suit 101 - 506 Miller Street, CAMMERAY NSW 2062
Phone: 9622 5312
Fax: 8209 4082
Mob: 0413 861 351
www.concept.net.au
enquiries@concept.net.au

COUNCIL:

WOOLLAHRA

CLIENT:

VAUCLUSE CHILDCARE PTY LTD

REV DATE

REV	DATE	NOTATION/AMENDMENT
A	25.06.20	Preliminary DA prepared for review
B	01.07.20	40% draft for review
C	02.07.20	Co-ordinated with client's comments
D	06.07.20	Co-ordinated with client's comments
E	15.09.20	Co-ordinated with client's comments & revised arborist's report
F	26.11.20	Drafted plan prepared for s34 review

PROJECT:

PROPOSED CHILDCARE CENTER
65 VILLAGE HIGH ROAD
VAUCLUSE

TITLE:

SPECIFICATION & DETAIL

DWG NO:

LPS3421 - 01

PAGE NUMBER:

4

STATUS:

SECTION 34

SCALE:

AS SHOWN @ A1

DATE:

JUNE 2020

DRAWN:

R.H/K.Z

CHECKED:

R.F

CHILDCARE / PLAYGROUND SAFETYFALL ZONES
(As Published by KIDSAFE NSW)

1. Playground equipment that measures 600mm or more above ground level requires a falling space and impact area.
2. Surfaces must have proof of testing in accordance with AS/NZS 4422
3. The maximum height of platforms in Education and Care Services is 1800mm
4. For static equipment items with platforms 600-1500mm above the ground, the falling space and impact area is 1500mm
5. A falling space/impact area of 1.7m is required for the maximum 1.8m platform height in SECS
6. Slides - Falling space and impact areas are required to be provided surrounding slides elevated more than 600mm above the playing surface
7. Equipment less than 600mm above ground level must be provided with an impact area of less than 1500mm. Kidsafe NSW recommends a circulation zone of 1000mm is provided surrounding low equipment items that are designed for climbing rocking or jumping.
8. The maximum fall height for moveable equipment is 1.5m (at the highest foot support and/or platform)
9. A minimum falling space and impact area of 1.5m is required for equipment items that measure 600mm or more above the ground.

NOTE

NON-PROPRIETARY PLAY EQUIPMENT IS DETAILED TO INDICATE DESIGN INTENT ONLY.
IT SHALL BE THE RESPONSIBILITY OF THE SUCCESSFUL CONTRACTOR OR BUILDER TO COMPLY WITH ALL BCA & AS SAFETY REQUIREMENTS AND CONTROLS FOR SOFT-FALL MATERIALS, DEPTH AND FALL ZONES.

PROPRIETARY CUSTOMISED ITEM TO BE SOURCED BY CONTRACTOR AND INSTALLED TO MANUFACTURER'S DETAIL & SPEC.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

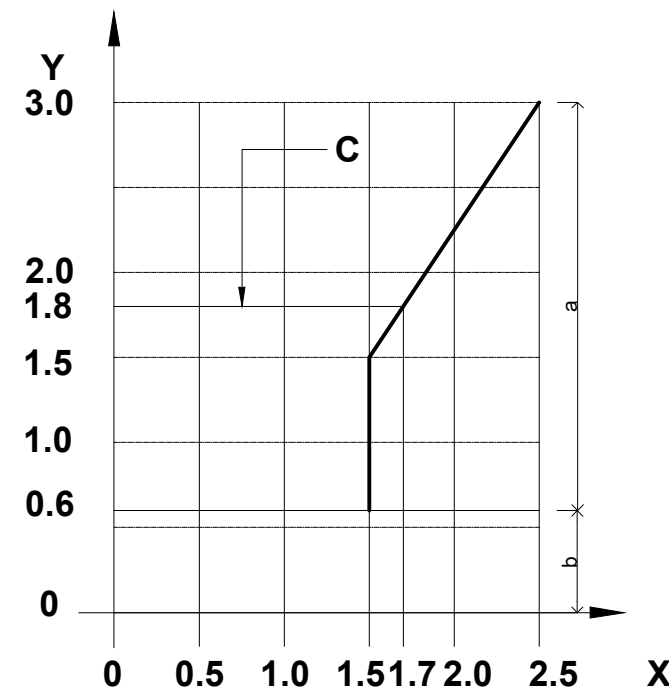
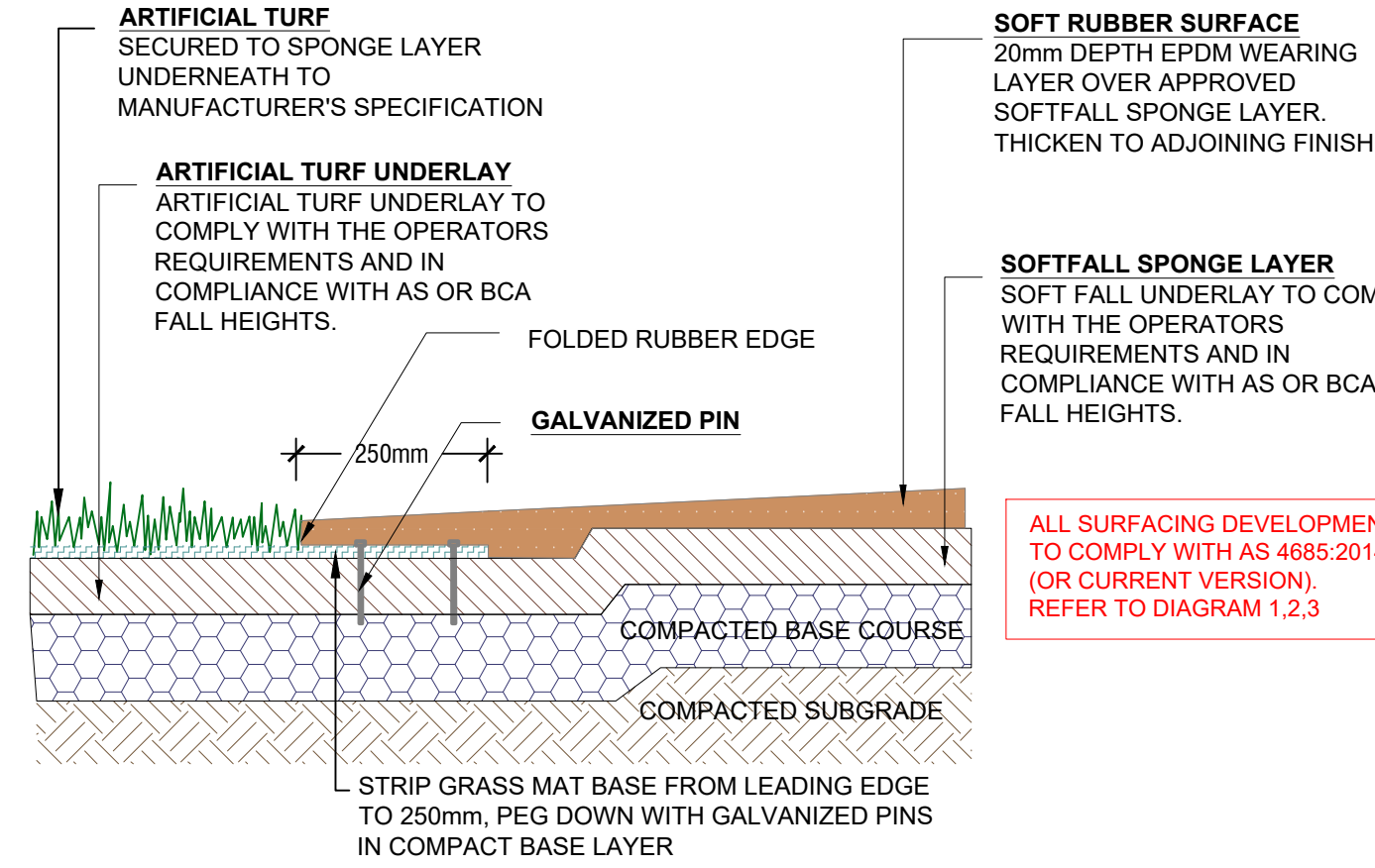


DIAGRAM 1: IMPACT AREA
AS 4685:2014 (OR CURRENT VERSION)

If $0 \leq y < 0.6$ then $x \leq 1.5$ (in meters)
If $0.6 \leq y \leq 1.5$ then $x = 1.5$ (in meters)
If $y > 1.5$, then $x = 1.7$
LEGEND
 y = free height of fall
 x = minimum dimension of impact area
 a = impact attenuating surface with requirements (4.2.8.5.2)
 b = surface provided in accordance with 4.2.8.5.3
 c = maximum free height of fall and impact area for Supervised Early Childhood Services (SECS)

- KEY**
- 1 Surfacing in accordance with 4.2.8.5
 - 2 Barriers required
 - 3 Guardrail required



*ALL ARTIFICIAL GRASS INSTALLED BY MANUFACTURE'S SPEC & DETAIL

DETAIL 10: TYPICAL RUBBERISED SOFTFALL AND SYNTHETIC TURF IN NATURAL SOIL

SCALE: NTS

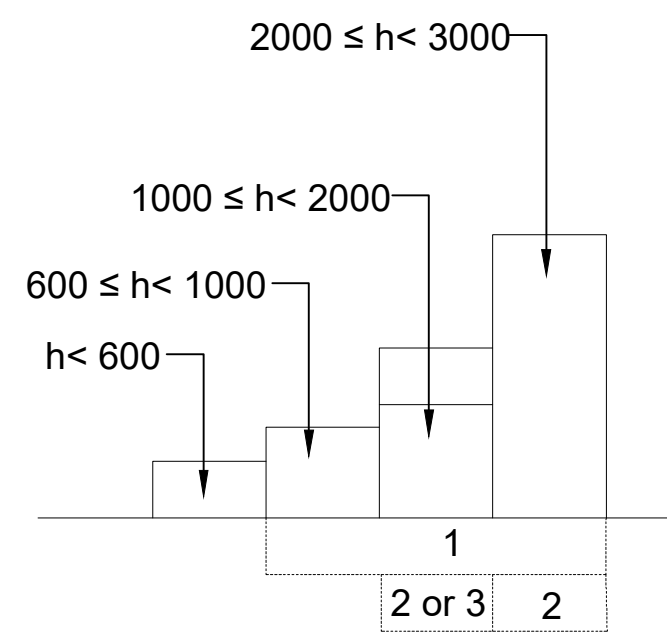


DIAGRAM 2: NOT EASILY ACCESSIBLE EQUIPMENT
AS 4685:2014 (OR CURRENT VERSION)

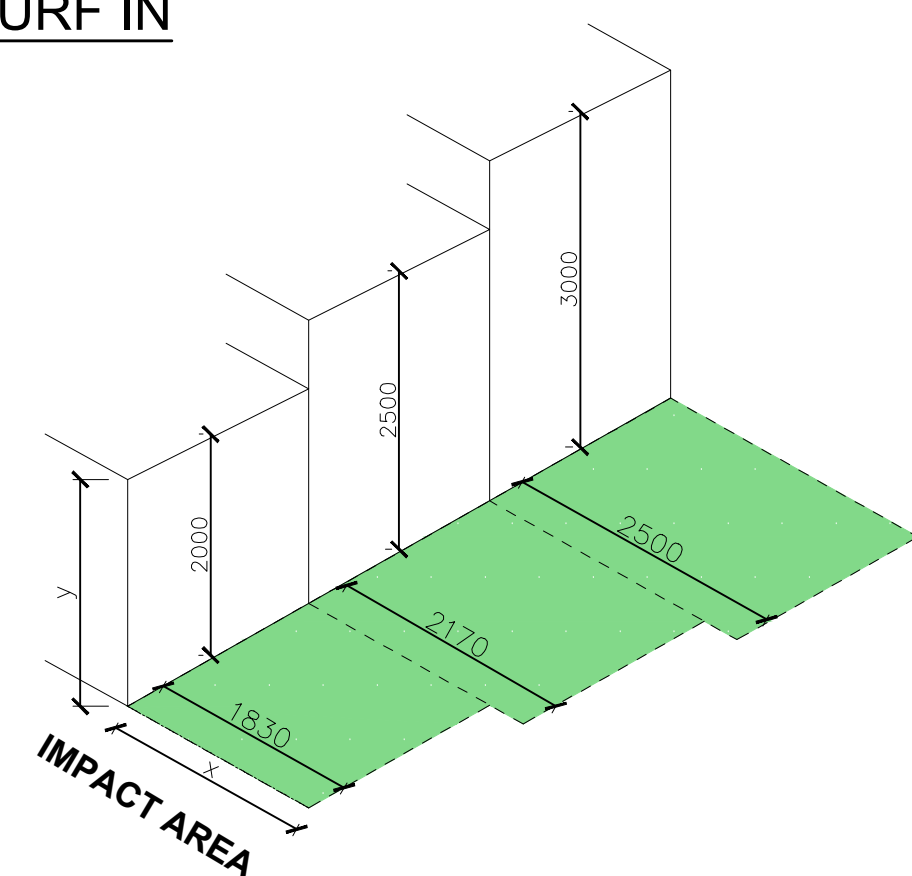
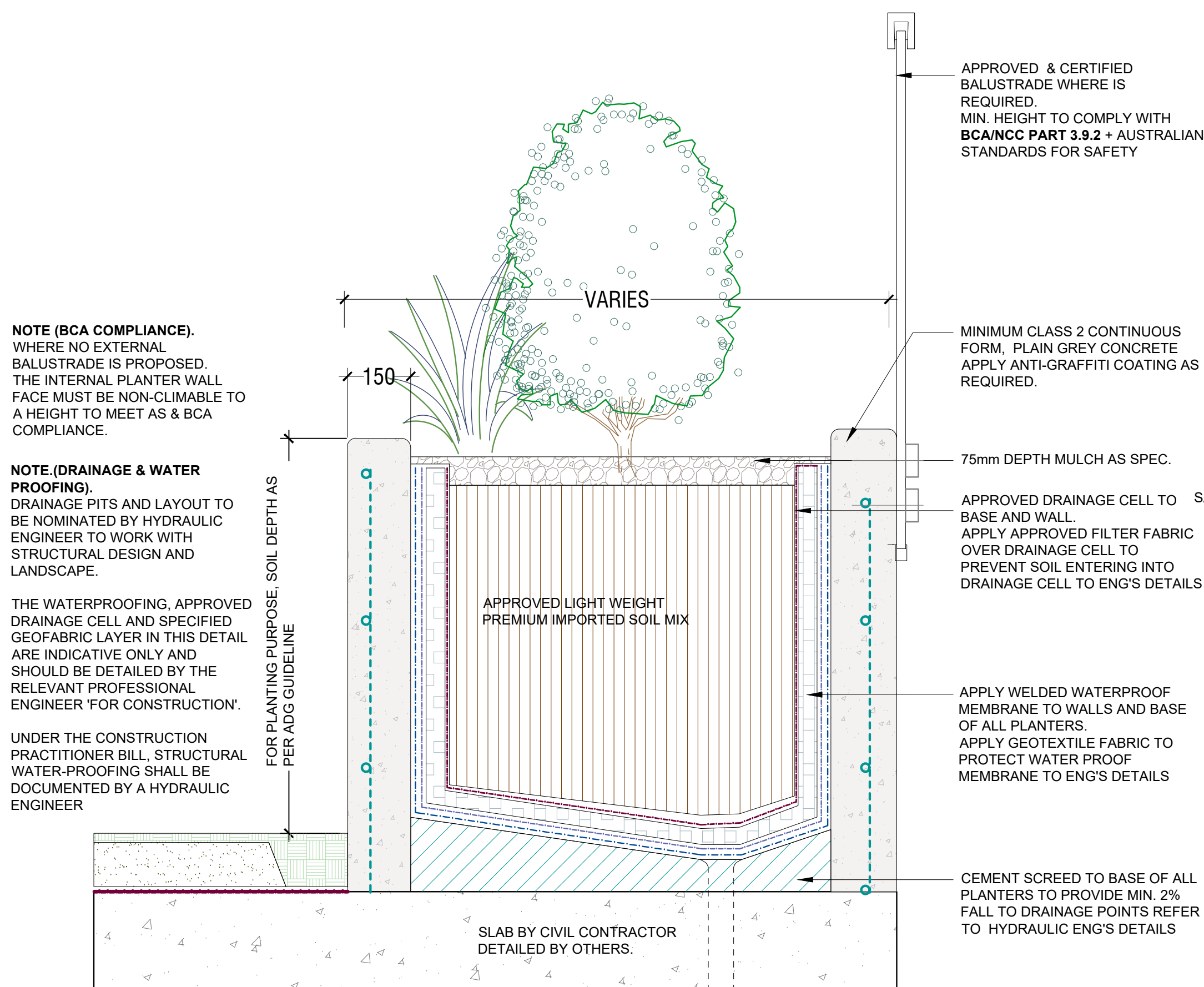


DIAGRAM 3: FALLING SPACE
AS 4685:2014 (OR CURRENT VERSION)

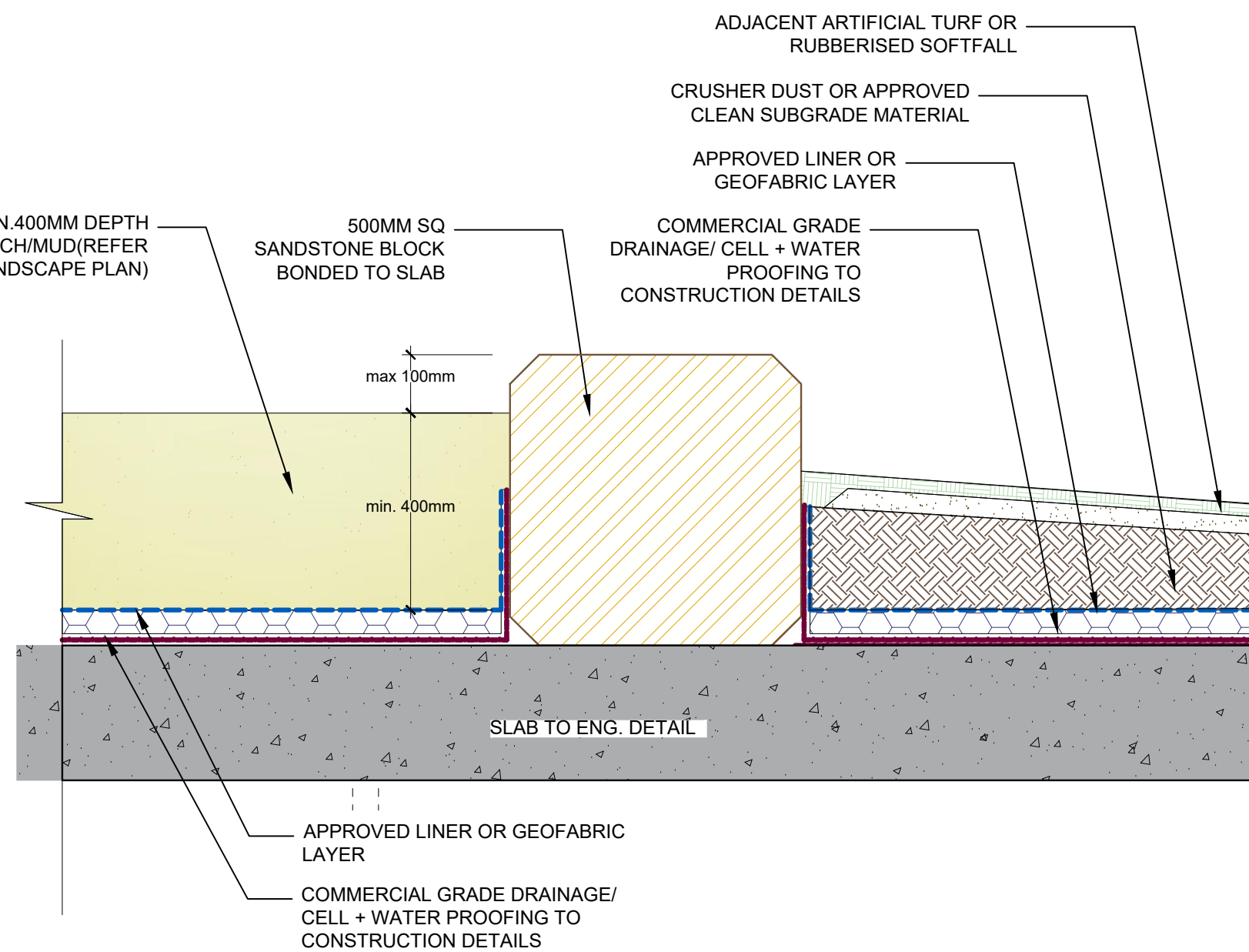
DETAIL 9: (OPTIONAL)RAISED COMMUNITY GARDEN BED

SCALE: 1:20



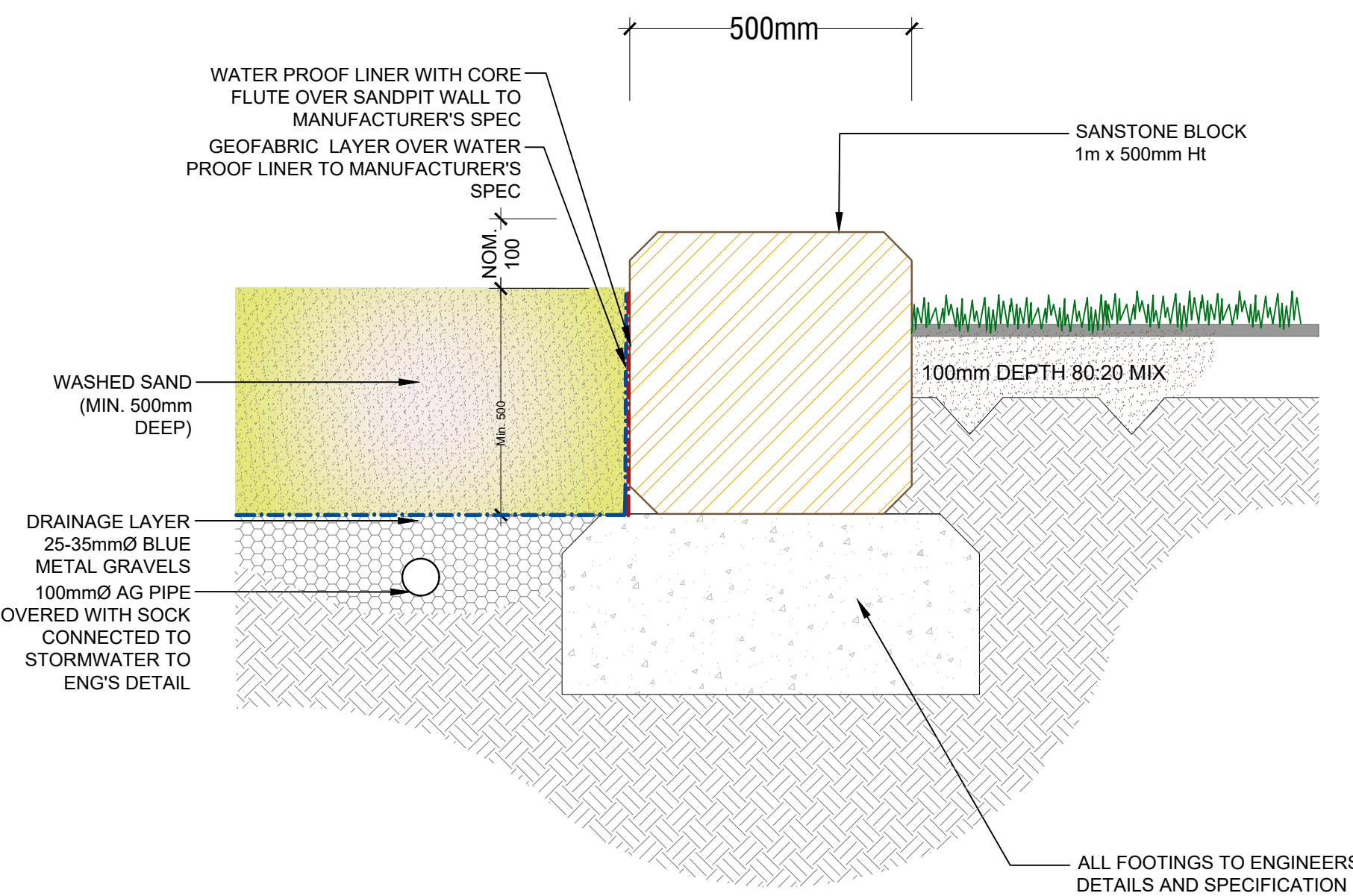
DETAIL 11: CONCRETE PLANTER ON SLAB DETAIL

SCALE: 1:15



DETAIL 12: SANDSTONE BLOCK RETAINING WALL OVER SLAB

SCALE: 1:10



DETAIL 13: SANDPIT WITH SANDSTONE BLOCK RETAINING WALL

SCALE 1:10

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