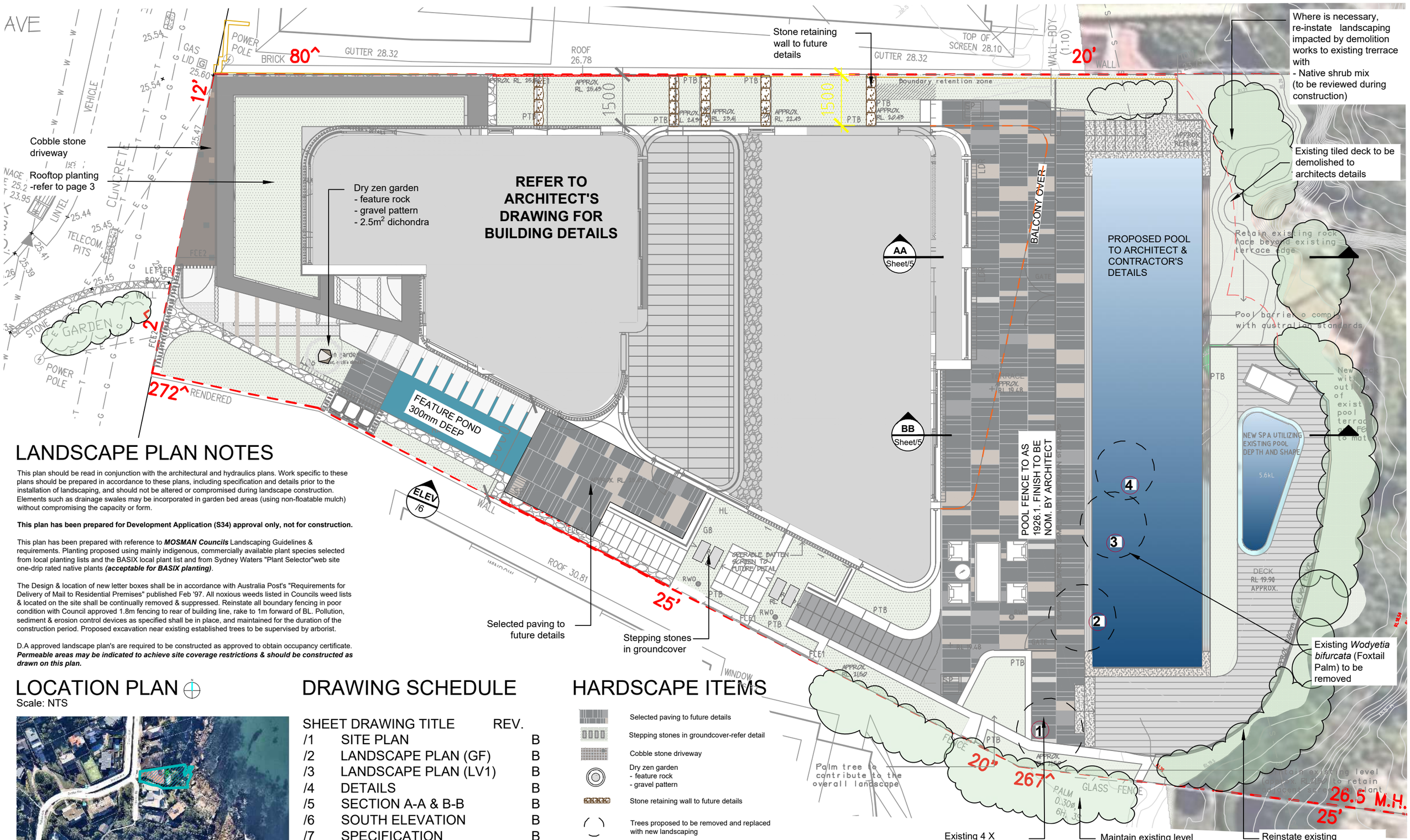

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application (S34) approval only, not for construction.

This plan has been prepared with reference to ***MOSMAN 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.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. ***Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.***

LOCATION PLAN

Scale: NTS

DRAWING SCHEDULE

SHEET	DRAWING TITLE	REV.
/1	SITE PLAN	B
/2	LANDSCAPE PLAN (GF)	B
/3	LANDSCAPE PLAN (LV1)	B
/4	DETAILS	B
/5	SECTION A-A & B-B	B
/6	SOUTH ELEVATION	B
/7	SPECIFICATION	B

HARDSCAPE ITEMS

- Selected paving to future details
- Stepping stones in groundcover-refer detail
- Cobble stone driveway
- Dry zen garden - feature rock - gravel pattern
- Stone retaining wall to future details
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

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.

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REV	DATE	NOTATION/AMENDMENT
A	16.09.2020	Superseded
B	07.10.2021	For LEC (S34)

COUNCIL: MOSMAN

CLIENT: Sit Family Trust & O'Connell Street Caddens Unit Trust

ARCHITECT: PBD ARCHITECTS

STATUS / ISSUE: S34 - ISSUE B

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

TITLE:

SITE PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

22C BURRAN AVENUE

MOSMAN

DWG.No: LPS34 20 - 02 / 1

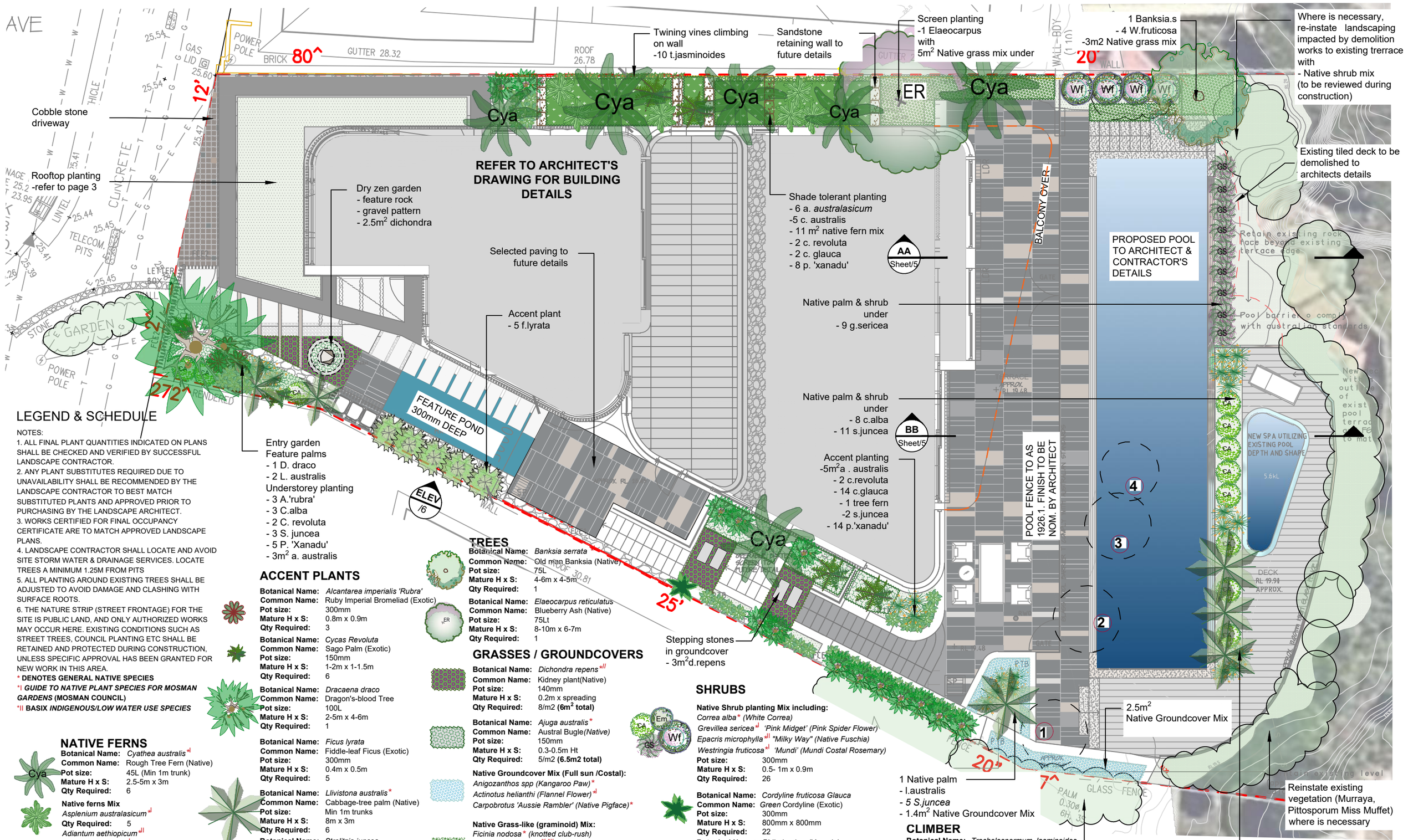
SHEET:

SCALE: 1:100 @ A3

DATE: OCTOBER 2021

DRAWN: E.W/K.Z

CHECKED: R.F



LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

*** DENOTES GENERAL NATIVE SPECIES**
****I GUIDE TO NATIVE PLANT SPECIES FOR MOSMAN GARDENS* (MOSMAN COUNCIL)**
II BASIX *INDIGENOUS/LOW WATER USE SPECIES

NATIVE FERNS

Botanical Name: *Cyathea australis* *I
Common Name: Rough Tree Fern (Native)
Pot size: 45L (Min 1m trunk)
Mature H x S: 2.5-5m x 3m
Qty Required: 6

Native ferns Mix
Asplenium australasicum *I
Qty Required: 5
Adiantum aethiopicum *II
Calochlaena dubia *I
Doodia aspera *I
Pot size: 140mm
Mature H x S: 0.4m -1m x 0.5m
Qty Required: 55 (5per sqm @ 11m2)

TREES

Botanical Name: *Banksia serrata* *
Common Name: Old man Banksia (Native)
Pot size: 75L
Mature H x S: 4-6m x 4-5m
Qty Required: 1

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 1

ACCENT PLANTS

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: 3

Botanical Name: *Cycas Revoluta*
Common Name: Sago Palm (Exotic)
Pot size: 150mm
Mature H x S: 1-2m x 1-1.5m
Qty Required: 6

Botanical Name: *Dracaena draco*
Common Name: Dragon's-blood Tree
Pot size: 100L
Mature H x S: 2-5m x 4-6m
Qty Required: 1

Botanical Name: *Ficus lyrata*
Common Name: Fiddle-leaf Ficus (Exotic)
Pot size: 300mm
Mature H x S: 0.4m x 0.5m
Qty Required: 5

Botanical Name: *Livistona australis* *
Common Name: Cabbage-tree palm (Native)
Pot size: Min 1m trunks
Mature H x S: 8m x 3m
Qty Required: 6

Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 22

GRASSES / GROUNDCOVERS

Botanical Name: *Dichondra repens* *II
Common Name: Kidney plant(Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 8/m2 (**6m² total**)

Botanical Name: *Ajuga australis* *
Common Name: Austral Bugle*(Native)*
Pot size: 150mm
Mature H x S: 0.3-0.5m Ht
Qty Required: 5/m2 (**6.5m2 total**)

Native Groundcover Mix (Full sun /Costal):
Anigozanthos spp (Kangaroo Paw) *
Actinotus helianthi (Flannel Flower) *I
Carpobrotus 'Aussie Rambler' (Native Pigface) *

Native Grass-like (graminoid) Mix:
Ficinia nodosa * *(knotted club-rush)*
Lomandra longifolia *I *II *'Tanika' (Mat Rush)*
Imperata cylindrica *I *(Blady Grass)*
Pot size: 140mm
Mature H x S: < .5m
Qty Required: 5/m2 (**8m2 total**)

SHRUBS

Native Shrub planting Mix including:
Correa alba * *(White Correa)*
Grevillea sericea *I *'Pink Midget' (Pink Spider Flower)*
Epacris microphylla *II *"Milky Way" (Native Fuschia)*
Westringia fruticosa *I *'Mundi' (Mundi Costal Rosemary)*
Pot size: 300mm
Mature H x S: 0.5- 1m x 0.9m
Qty Required: 26

Botanical Name: *Cordyline fruticosa Glauca*
Common Name: *Green* Cordyline (Exotic)
Pot size: 300mm
Mature H x S: 800mm x 800mm
Qty Required: 22

Botanical Name: *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 26

CLIMBER

Botanical Name: *Trachelospermum Jasminoides*
Common Name: Star Jasmine (Exotic)
Pot size: 100mm
Mature H x S: 0.3m x climbing
Qty Required: 10 @ 1m spacing on wires

General Notes:
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REV	DATE	NOTATION/AMENDMENT
A	16.09.2020	Superseded
B	07.10.2021	For LEC (S34)

COUNCIL: MOSMAN
CLIENT: Sit Family Trust & O'Connell Street Caddens Unit Trust
ARCHITECT: PBD ARCHITECTS
STATUS / ISSUE: S34 - ISSUE B

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

TITLE:
LANDSCAPE PLAN - GF
PROPOSED RESIDENTIAL DEVELOPMENT
22C BURRAN AVENUE
MOSMAN

DWG.No: LPS34 20 - 02 / 2
SHEET:
SCALE: 1:100@A3
DATE: OCTOBER 2021
DRAWN: E.W/K.Z
CHECKED: R.F

LEGEND & SCHEDULE

NATIVE SHRUB MIX

Native Shrub planting Mix including:
Pot size: 300mm
Mature H x S: 0.5- 1m x 0.7m

BSB
Botanical Name: *Banksia spinulosa 'Birthday Candles'*
Common Name: Banksia Birthday Candles (Native)
Qty Required: 5

GS
Botanical Name: *Grevillea lanigera-MtTamboritha*
Common Name: MtTamboritha Grevillea
Qty Required: 3

Em
Botanical Name: *Eremophila nivea*
Common Name: Emu Bush
Qty Required: 1

Wf
Botanical Name: *Westringia fruticosa 'Low horizon'*
Common Name: Westringia Low horizon (Native)
Qty Required: 3

Groundcover Mix (Native Full sun /Costal):

Pot size: 140mm
Mature H x S: < .5m

Af
Botanical Name: *Anigozanthos cvs*
Common Name: Kangaroo Paw cvs
Qty Required: 12 (6/m2 @2m^2 total)

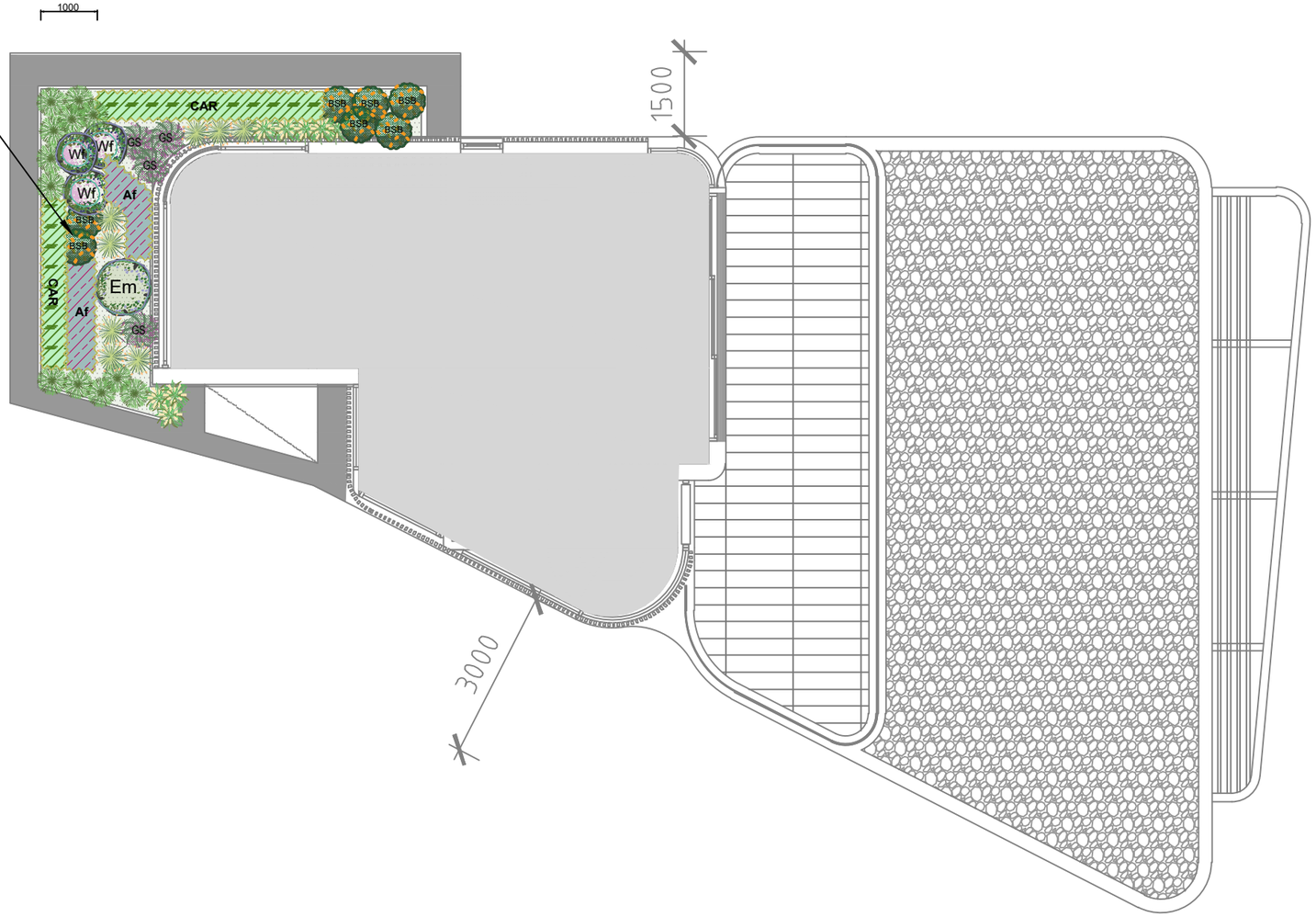
Botanical Name: *Actinotus helianthi*
Common Name: Flannel Flower
Qty Required: 8

CAR
Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Qty Required: 30 (6/m2 @5m2 total)

Botanical Name: *Lomandra confertifolia 'Little Con'*
Common Name: Dwarf Mat Rush (Native)
Qty Required: 8

Botanical Name: *Acacia cognata 'Lime light'*
Common Name: Bower wattle (Native)
Qty Required: 8

Roof planting to include:
1.5m^2 C. 'Aussie Rambler' (Total)
3 W.'Aussie Box' (Total)
7 B.'Birthday Candles' (Total)
8 A.helianthi (Total)
2m^2 Anigozanthos (Total)
1 E. nivea
12 A. cognata 'Limelight'(Total)
8 L.confertifolia 'Little Con' (Total)
4 G lanigera 'Mt Tamboritha'



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Actinotus helianthi

Acacia cognata 'Limelight'

Anigozanthos cvs 'Golden Velvet',

'Red Velvet'

Grevillea lanigera-MtTamboritha

Banksia spinulosa 'Birthday Candles'

Carpobrotus 'Aussie Rambler'

Eremophila nivea

Lomandra longifollia 'Tanika'

Westringia 'Low Horizon'

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COUNCIL: MOSMAN
CLIENT: Sit Family Trust & O'Connell Street Caddens Unit Trust
ARCHITECT: PBD ARCHITECTS
STATUS / ISSUE: S34 - ISSUE B

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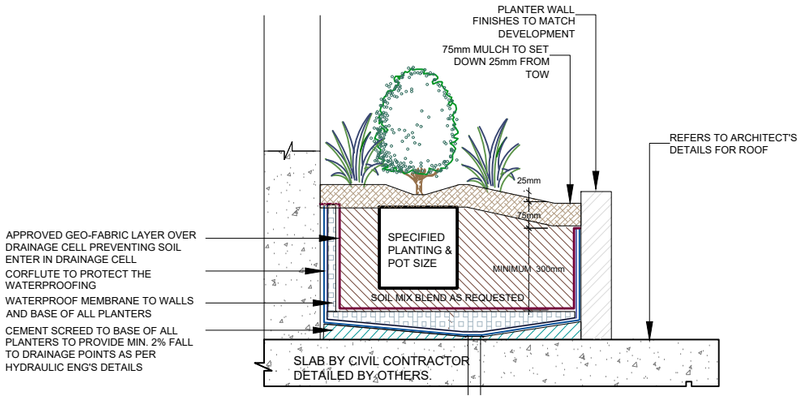
enquiries@conzept.net.au
Phone: 9922 5312
Suite 101, 506 Miller St
CAMMERAY NSW 2062

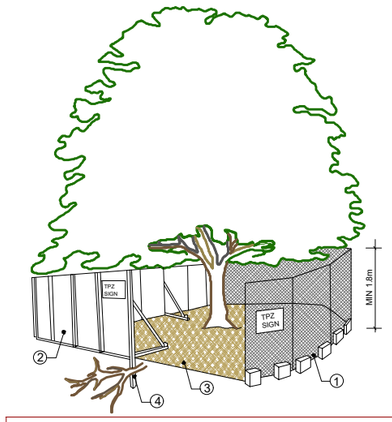
TITLE:
LANDSCAPE PLAN - LV 2
PROPOSED RESIDENTIAL DEVELOPMENT
22C BURRAN AVENUE
MOSMAN

DWG.No: LPS34 20 - 02 / 3
SHEET:
SCALE: 1:100@A3
DATE: OCTOBER 2021
DRAWN: E.W/K.Z
CHECKED: R.F



PLANTER ON SLAB

SCALE: 1:10



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ

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

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

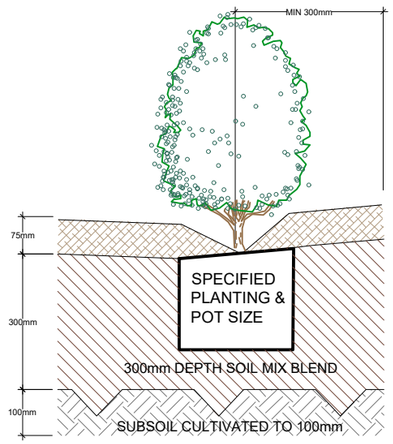
5. PRUNING & MAINTENANCE TO TREE REFER TO AS 4373-2007 PRUNING OF AMENITY TREES

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.

TREE PROTECTION ZONE

N.T.S

TYPICAL SETBACK FROM LAWN/GARDEN EDGE



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

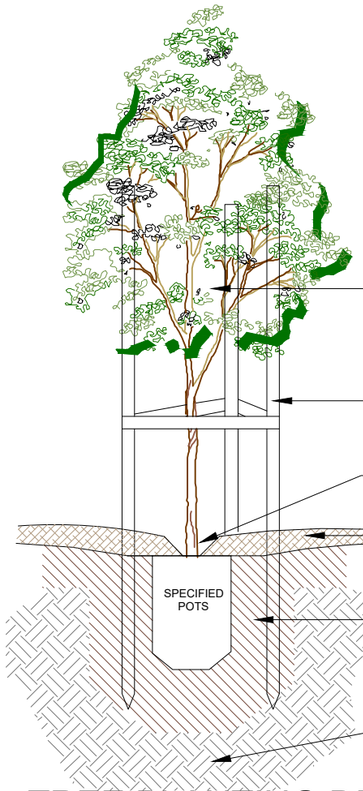
75mm DEPTH "FOREST BLEND" MULCH OR EQUIVALENT

SOIL MIX:

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

TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



NOTE: DRIP IRRIGATION MAY BE REQUIRED AS NOMINATED BY CLIENT & DESIGNED BY LICENCED CONTRACTOR.
PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS2303:2018. 'TREE STOCK FOR LANDSCAPE USE'.
THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

75mm 'FOREST BLEND' MULCH OR EQUAL

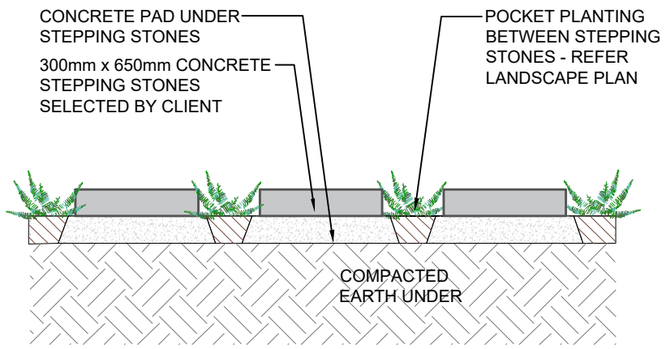
BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT

CULTIVATE/ RIP SUBGRADE

TREE PLANTING DETAIL

SCALE: NTS

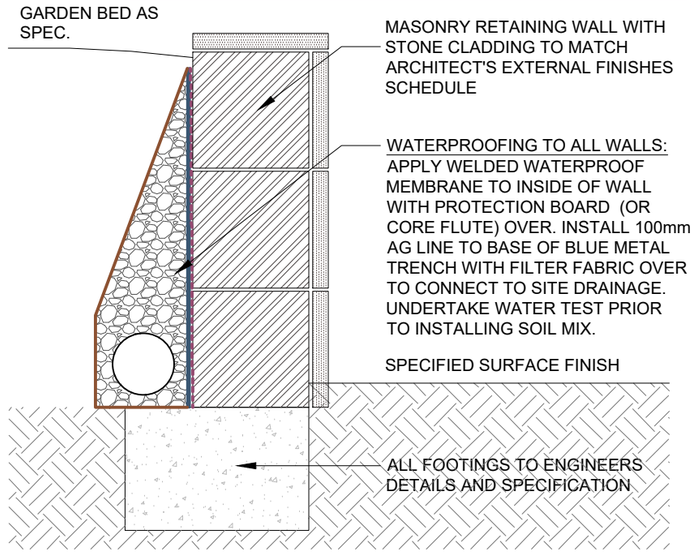
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



STEPPING STONES IN GROUNDCOVER PLANTING

SCALE 1:10

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



TYPICAL RETAINING WALL DETAIL

SCALE 1:10

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TITLE: DETAILS
PROPOSED RESIDENTIAL DEVELOPMENT
22C BURRAN AVENUE
MOSMAN

DWG.No: LPS34 20 - 02 / 4
SHEET:
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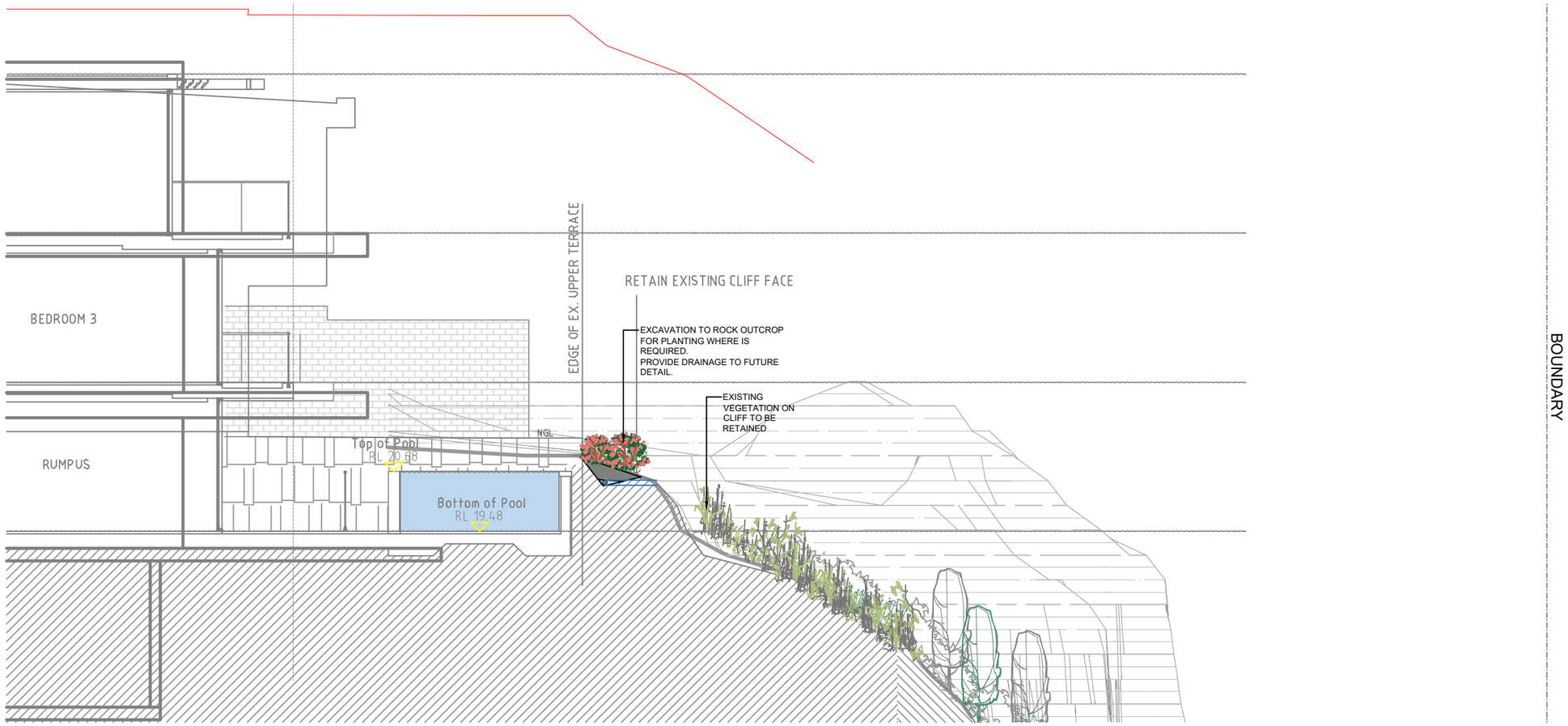
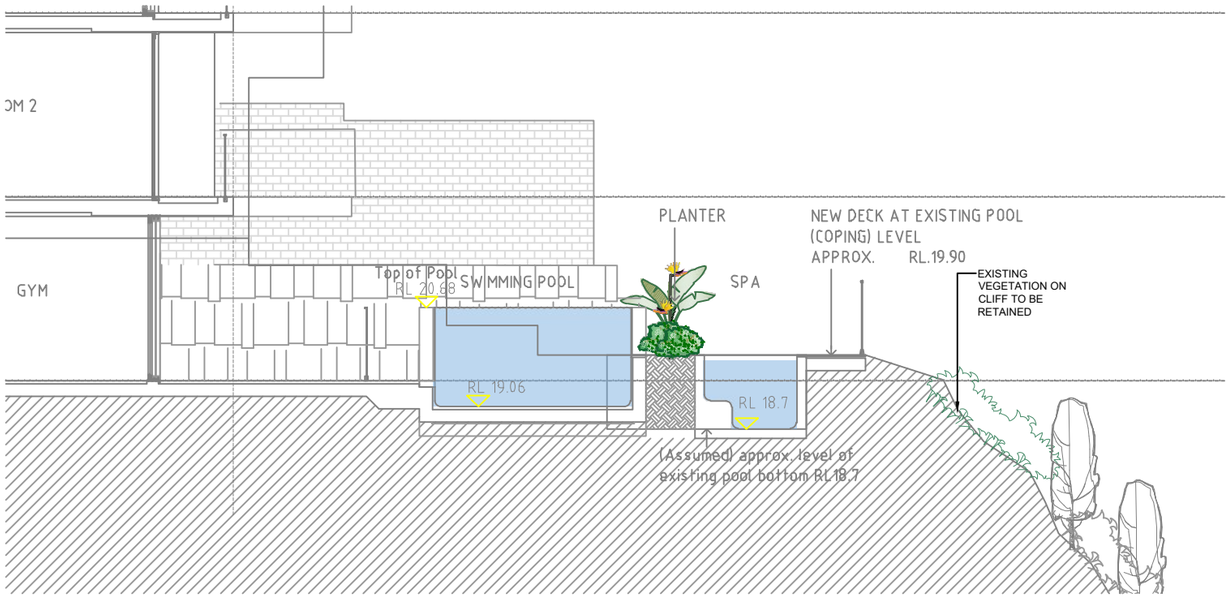


SECTIONS A-A



SECTIONS B-B

EXISTING CLIFF SITE CONDITIONS

General Notes:

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AILA Associate

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DIAL 1100 BEFORE YOU DIG

REV	DATE	NOTATION/AMENDMENT
A	16.09.2020	Superseded
B	07.10.2021	For LEC (S34)

COUNCIL: MOSMAN

CLIENT: Sit Family Trust & O'Connell Street Caddens Unit Trust

ARCHITECT: PBD ARCHITECTS

STATUS / ISSUE: S34 - ISSUE B

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

TITLE:

SECTIONS A-A & B-B

PROPOSED RESIDENTIAL DEVELOPMENT

22C BURRAN AVENUE

MOSMAN

DWG.No: LPS34 20 - 02 / 5

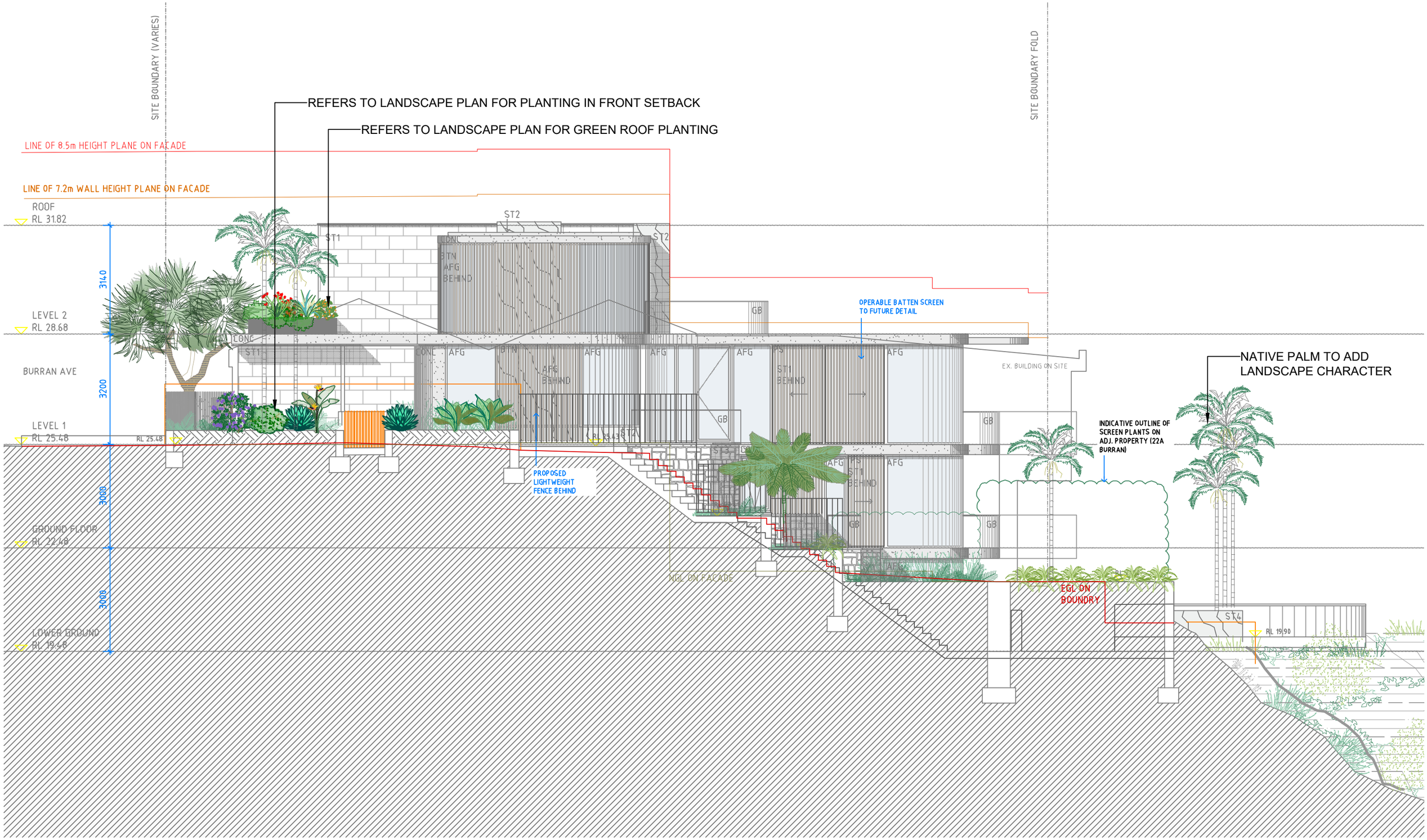
SHEET:

SCALE: 1:100 @ A3

DATE: OCTOBER 2021

DRAWN: E.W/K.Z

CHECKED: R.F



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TITLE:

SOUTH ELEVATION

PROPOSED RESIDENTIAL DEVELOPMENT

22C BURRAN AVENUE

MOSMAN

DWG.No: LPS34 20 - 02 / 6

SHEET:

SCALE: 1:100 @ A3

DATE: OCTOBER 2021

DRAWN: E.W/K.Z

CHECKED: R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, 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 AS 4970-2009 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 'Guidelines for Erosion and Sediment Control on Building Sites' by DLWC (2000) 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 complies with **AS 4454-2012 Composts, soil conditioners and mulches.** 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 soil. All mixes are to comply with **AS4419-2003 Soils for Landscaping and 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

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 AS4419-2003 Soils for Landscaping and garden use 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 Environmental & Soil Laboratory 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 *AS 2303:2018 Tree stock for landscape use*. Certification that trees have been grown to AS2303:2018 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 AS2303:2018.
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 soft leaf Buffalo or equivalent (unless stated otherwise or as approved by council), 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) Nature Strip and public domain works
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. Where council policy specifies a particular unit paver, material finish, pattern or treatment, it shall be the contractors responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction works'

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 on 1300 886 235.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.
An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas.
The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Gas and Electricity (Consumer Safety) Act 2017, Workplace Health & Safety Act 2011, & 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, MOSMAN Council By-Laws and Ordinances.

Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :
- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either

- 6 months beginning from the approved completion of the specified construction work (Practical Completion)
- as agreed to in the landscape contractors contractual obligations.
- or as specified by Council in the Determination.

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

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

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

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

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