

The client may choose to have an approved automated drip-irrigation system installed to garden bed areas prior to planting. This system shall be designed and installed by a qualified, licensed irrigation specialist to suit the garden layouts and planting species nominated in the design. Note that endemic and native planting will not require significant watering once established, and that a longer maintenance period should be considered in lieu of irrigation.

Irrigation systems shall be installed in accordance to the latest Sydney Water Irrigation regulations and times, and shall consist of the necessary components to ensure safe, efficient operation. Such components shall include a back-flow prevention valve and moisture sensor to prevent watering during wet periods. The irrigation shall be tested and approved upon completion, and monitored / maintained at 6 monthly periods.

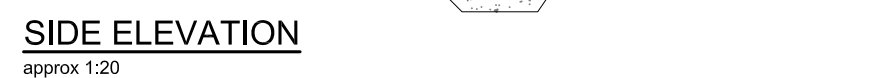
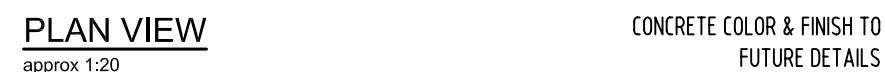
After a landscape compliance certificate has been issued to the Principal Certifying Authority approving the correct installation of landscape construction works and Practical Completion, the maintenance period shall begin.

Consolidation & landscape maintenance shall mean the care and maintenance of the contracted landscape works using acceptable horticultural practices, ensuring that all plants and planting areas experience the optimum growing conditions and are in excellent appearance at all times, as well as the rectification of defects which have resulted from regular use.

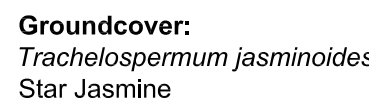
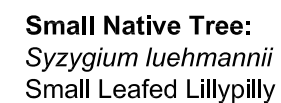
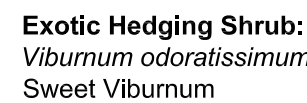
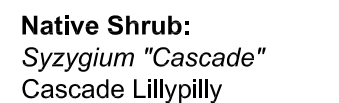
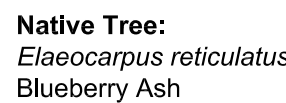
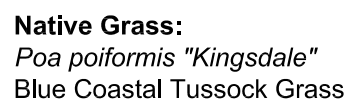
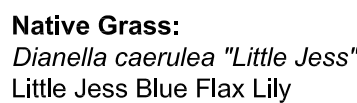
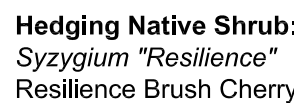
The landscape maintenance period shall be a minimum of **3 months (12 weeks) or as required by Council**, or requested by client, from the certificate date, and shall include, but not be limited to the following maintenance works;

- Replacement of dead, damaged, stolen, unhealthy or diseased plants (at the reasonable discretion of client / landscape architect)
- Watering all garden areas as required by hand to ensure plant establishment without loss / irrigation maintenance (monitor soil moisture)
- Clearing litter and other debris from landscaped & lawn areas
- Monitoring for pests and disease & treat as required
- Fertilizing with approved fertilizer at rates applicable to plant species
- Adjusting stakes and ties / removing as tree mature
- Mowing lawn areas, watering, edging and weeding as required (Mowing at period of 18 days during summer & 21 during winter)
- Topping up mulch areas and keeping beds free or weeds
- Making good areas of soil subsistence or erosion & repair problem
- Maintaining all hard and semi permeable areas including toping / raking gravel and decomposed granite areas, cleaning / weeding paving etc)

1. ALL TIMBER TO BE DAR SEASONED HARDWOOD, U.N.O
2. ALL FIXINGS TO BE 316 GRADE STAINLESS STEEL.



K050 San Marco Seat
 Dimensions: 2100mm x 650mm
 Frame: Black Powder Coated finish
 Boards: Dressed All Round Seasoned Iornbark Hardwood
 Timber Finish: Factory applied Oil Based Preservative stain
 Fixings: Stainless Steel 316 grade
 Footings: Bolt to Ground, vandal resistant fixings



B	20/07/11	1.2m Lightweight metal front boundary fence detail added
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT: RESIDENTIAL APARTMENTS

AT

2 BOBBIN HD RD & 1147-1149 PACIFIC HWY,
PYMBLE

TITLE:		
LANDSCAPE DETAILS		
ISSUE:	DWG. No:	PLOTTED:
B	LPDA 11 - 275 / 5	

STATUS:		
DEVELOPMENT APPROVAL		
SCALE:	DATE:	JOB NO:
1:100 @ A1	FEB 2011	
DRAWN:	CHECKED:	APPROVED:



AILA Associate

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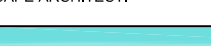
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