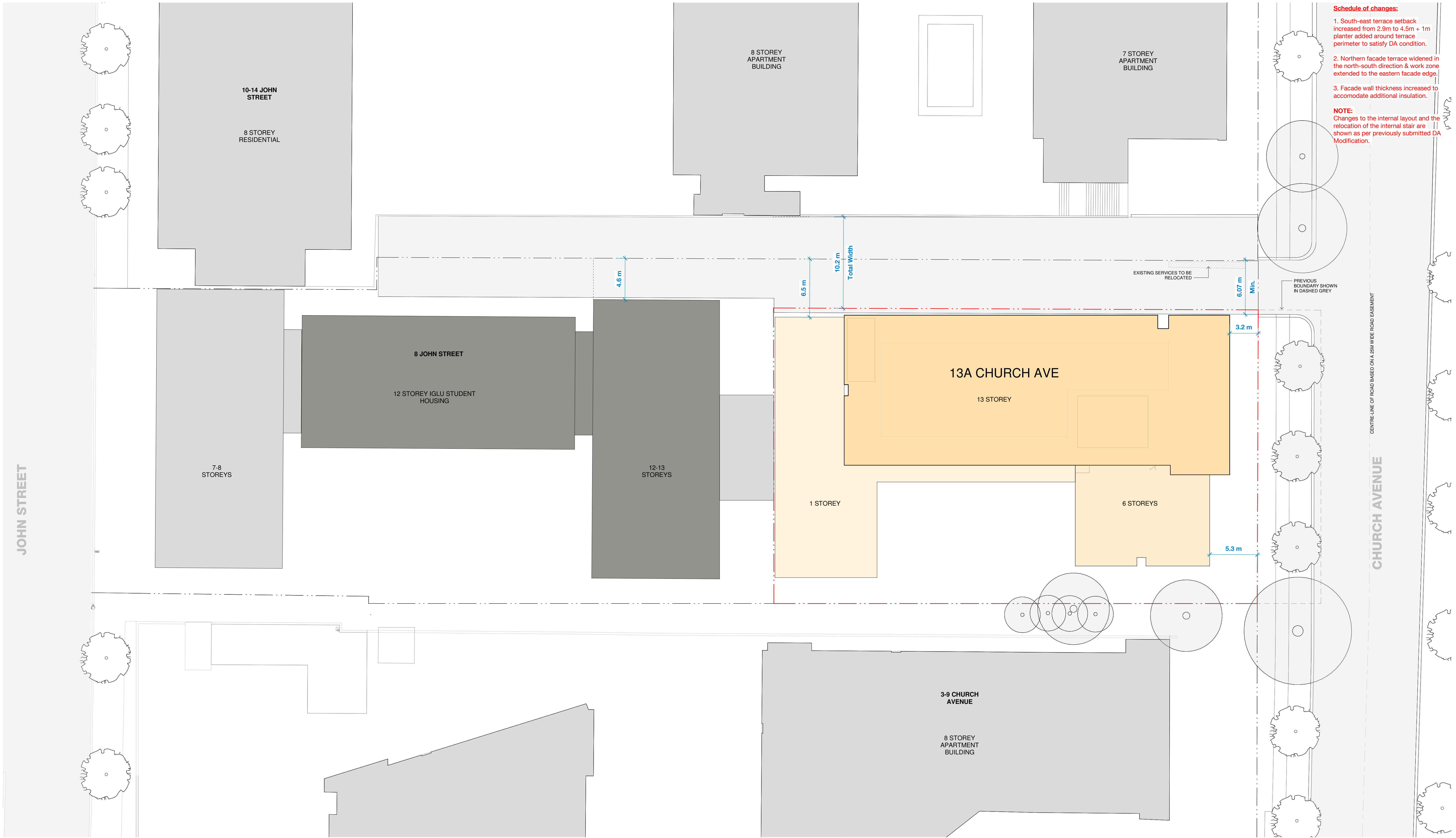




- Schedule of changes:**
1. South-east terrace setback increased from 2.9m to 4.5m + 1m planter added around terrace perimeter to satisfy DA condition.
 2. Northern facade terrace widened in the north-south direction & work zone extended to the eastern facade edge.
 3. Facade wall thickness increased to accommodate additional insulation.
- NOTE:**
Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

IGLU MASCOT II 13A CHURCH AVE



Site
Laneway Access to 8 John Street

G	19/05/25	FOR DA MODIFICATION	MS	CC
F	28/02/25	FOR DA MODIFICATION	MH	CC
E	07/02/25	FOR DA MODIFICATION	MH	CC
D	04/10/24	FOR REVISED DA	MH	CC
C	24/07/24	FOR DA RFI	CC	CC
B	31/05/24	FOR DA RFI	CC/EM	CC
A	13/05/24	FOR INFORMATION	CC	CC
Revision	Date	Description	Initial	Checked

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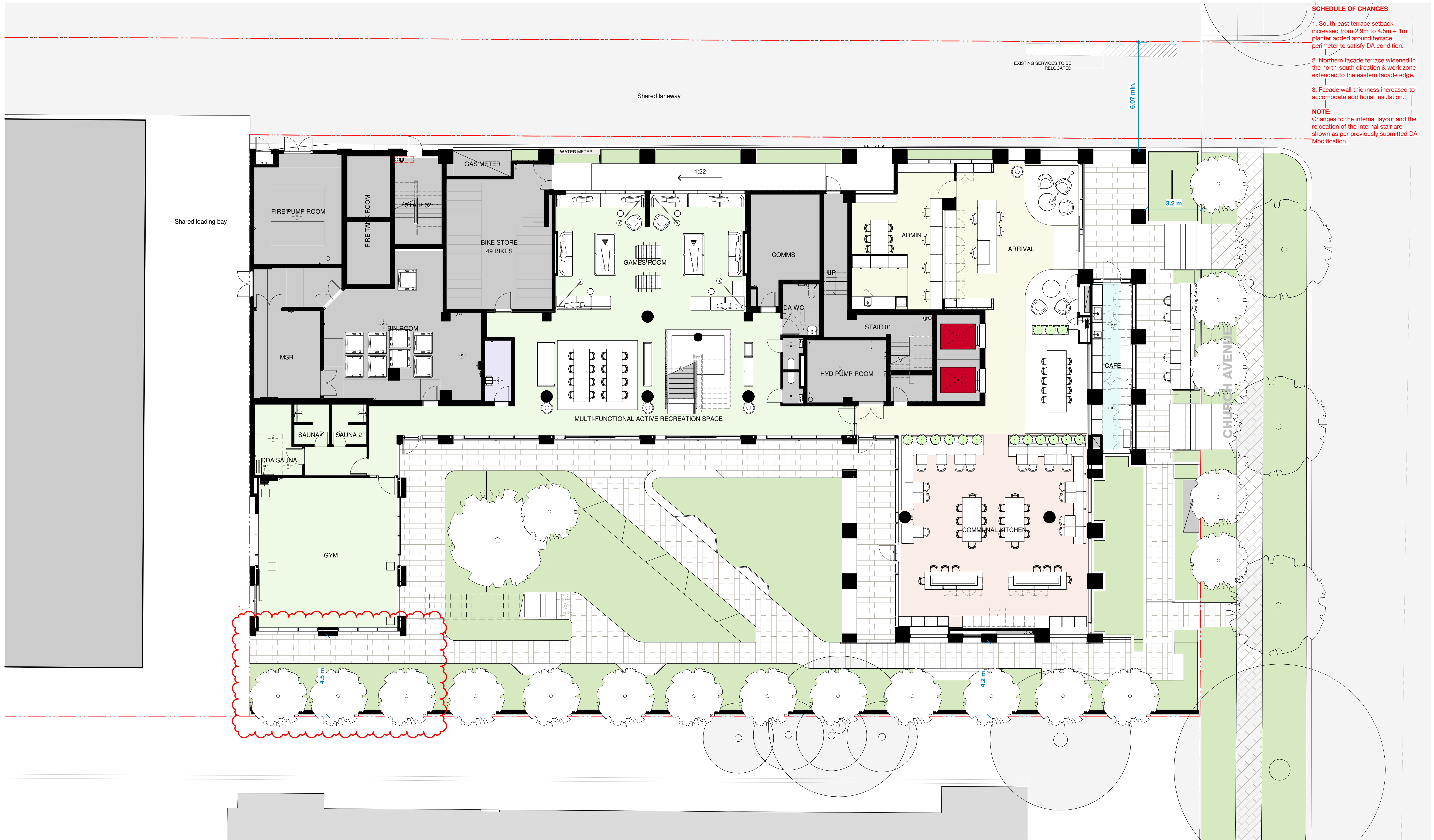
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Project no.	S12778	
Status	Development Application	
Plot Date	17/08/2025 6:47:13 PM	
BIM	@\Users\CAC\Documents\250617_13ACHURHAVE_BS_FOR DA AMENDMENTS-ARCH_R2023_ccayseux.rvt	Revision
Drawing no.	A01.004	G

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- Legend:**
- Retained trees
 - New trees (refer to landscape documentation for details)
 - Boundary
 - Adjacent Iglu Mascot I Boundary
 - Approved Envelope
 - Building line above
 - Landscape

J	19/06/25	FOR DA MODIFICATION	MG	CC
I	28/02/25	FOR DA MODIFICATION	MH	CC
H	07/02/25	FOR DA MODIFICATION	MH	CC
G	04/10/24	FOR REVISED DA	CC	CC/EM
F	31/05/24	FOR DA RFI	EM	CC
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D	22/05/24	FOR INFORMATION	EM	EM
C	10/05/24	FOR INFORMATION	EM	EM
B	26/02/24	FOR INFORMATION	CC	CC
A	18/12/23	DEVELOPMENT APPLICATION	DE/CC/DC	HC
Revision	Date	Description	Initial	Checked

IGLU MASCOT II
13A CHURCH AVE
General Arrangement Plan
Ground



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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Drawn	MG	Checked CC
Project no.	S12778	
Status	Development Application	
Plot Date	19/06/2025 2:36:38 PM	
BIM	Autodesk Docs://S12778 Iglu Mascot 2/13ACHURCHAVE_BS_ARCH_R0203.rvt	
Drawing no.	A03.000	Revision J

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SCHEDULE OF CHANGES

1. South-east terrace setback increased from 2.9m to 4.5m + 1m planter added around terrace perimeter to satisfy DA condition.
2. Northern facade terrace widened in the north-south direction & work zone extended to the eastern facade edge.
3. Facade wall thickness increased to accomodate additional insulation.

NOTE:

Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

Legend:

- Retained trees
- New trees (refer to landscape documentation for details)
- Boundary
- Adjacent Iglu Mascot I Boundary
- Approved Envelope
- Building line above
- Landscape

F	19/06/25	FOR DA MODIFICATION	MG	CC
E	28/02/25	FOR DA MODIFICATION	MH	CC
D	07/02/25	FOR DA MODIFICATION	MH	CC
C	04/10/24	FOR REVISED DA		
B	31/05/24	FOR DA RPI	CC	CC/EM
A	18/12/23	DEVELOPMENT APPLICATION	DE/CC/DC	HC
Revision	Date	Description	Initial	Checked

IGLU MASCOT II 13A CHURCH AVE

General Arrangement Plan Typical Lower Levels - L02- 05

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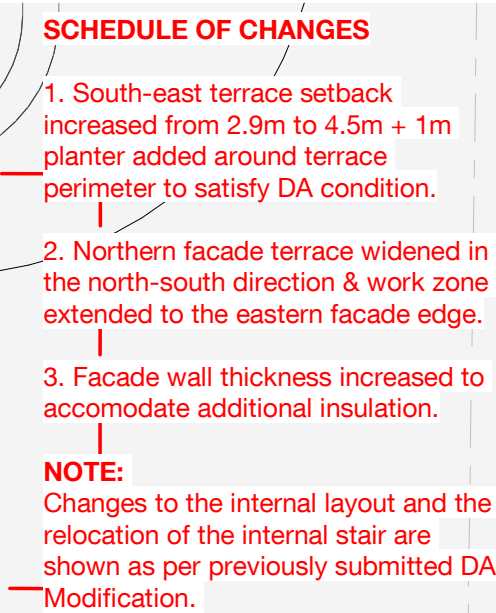
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Drawing no.	A03.002	Revision F

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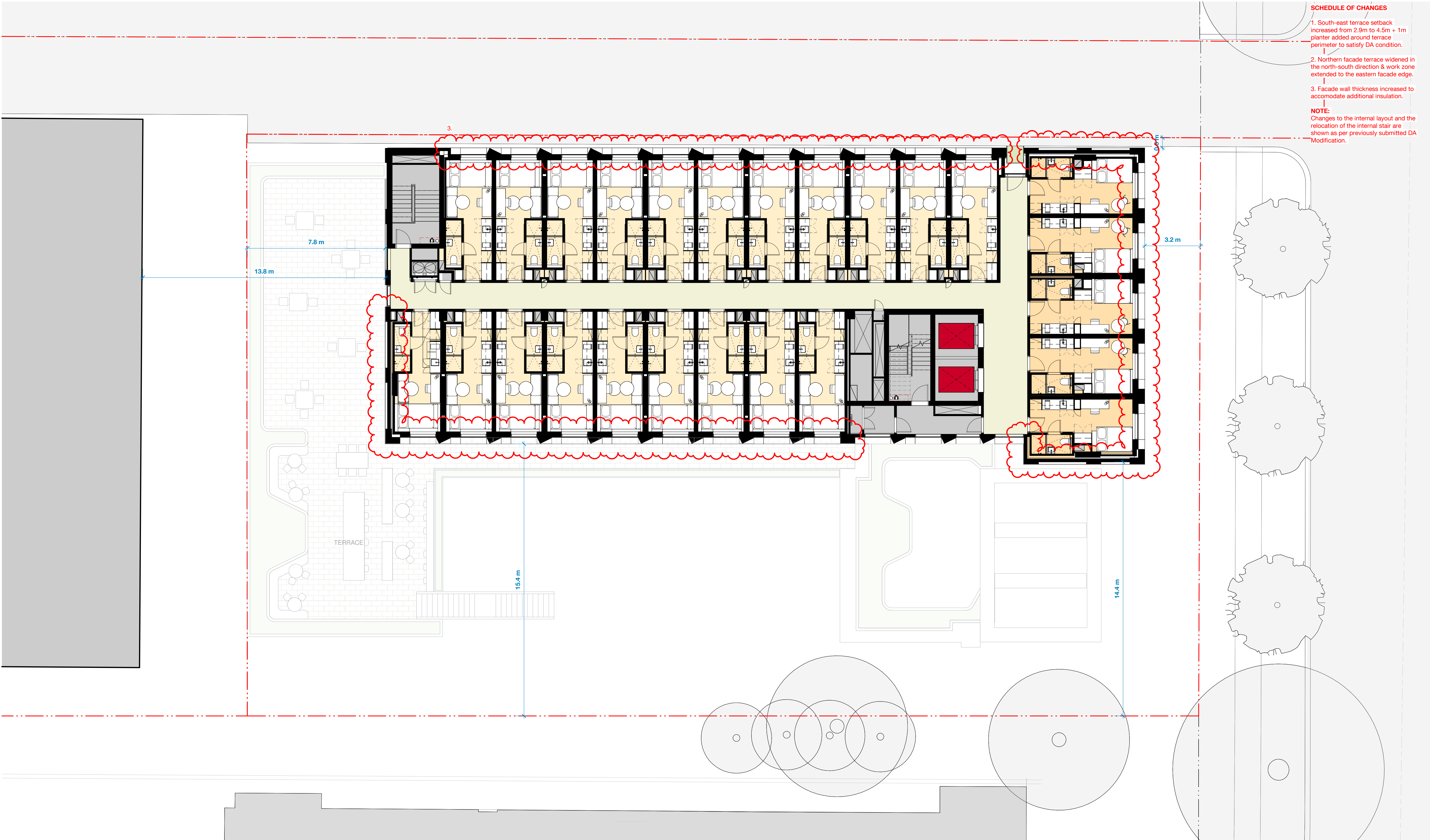
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SCHEDULE OF CHANGES

1. South-east terrace setback increased from 2.9m to 4.5m + 1m planter added around terrace perimeter to satisfy DA condition.
2. Northern facade terrace widened in the north-south direction & work zone extended to the eastern facade edge.
3. Facade wall thickness increased to accomodate additional insulation.

NOTE:

Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

- Legend:**
- Retained trees
 - New trees (refer to landscape documentation for details)
 - Boundary
 - Adjacent Iglu Mascot I Boundary
 - Approved Envelope
 - Building line above
 - Landscape

IGLU MASCOT II
13A CHURCH AVE
General Arrangement Plan
Level 12



F	19/06/25	FOR DA MODIFICATION	MG	CC
E	28/02/25	FOR DA MODIFICATION	MH	CC
D	07/02/25	FOR DA MODIFICATION	MH	CC
C	04/10/24	FOR REVISED DA		
B	31/05/24	FOR DA RFI	CC	CC/EM
A	18/12/23	DEVELOPMENT APPLICATION	DE/CC/DC	HC
Revision	Date	Description	Initial	Checked

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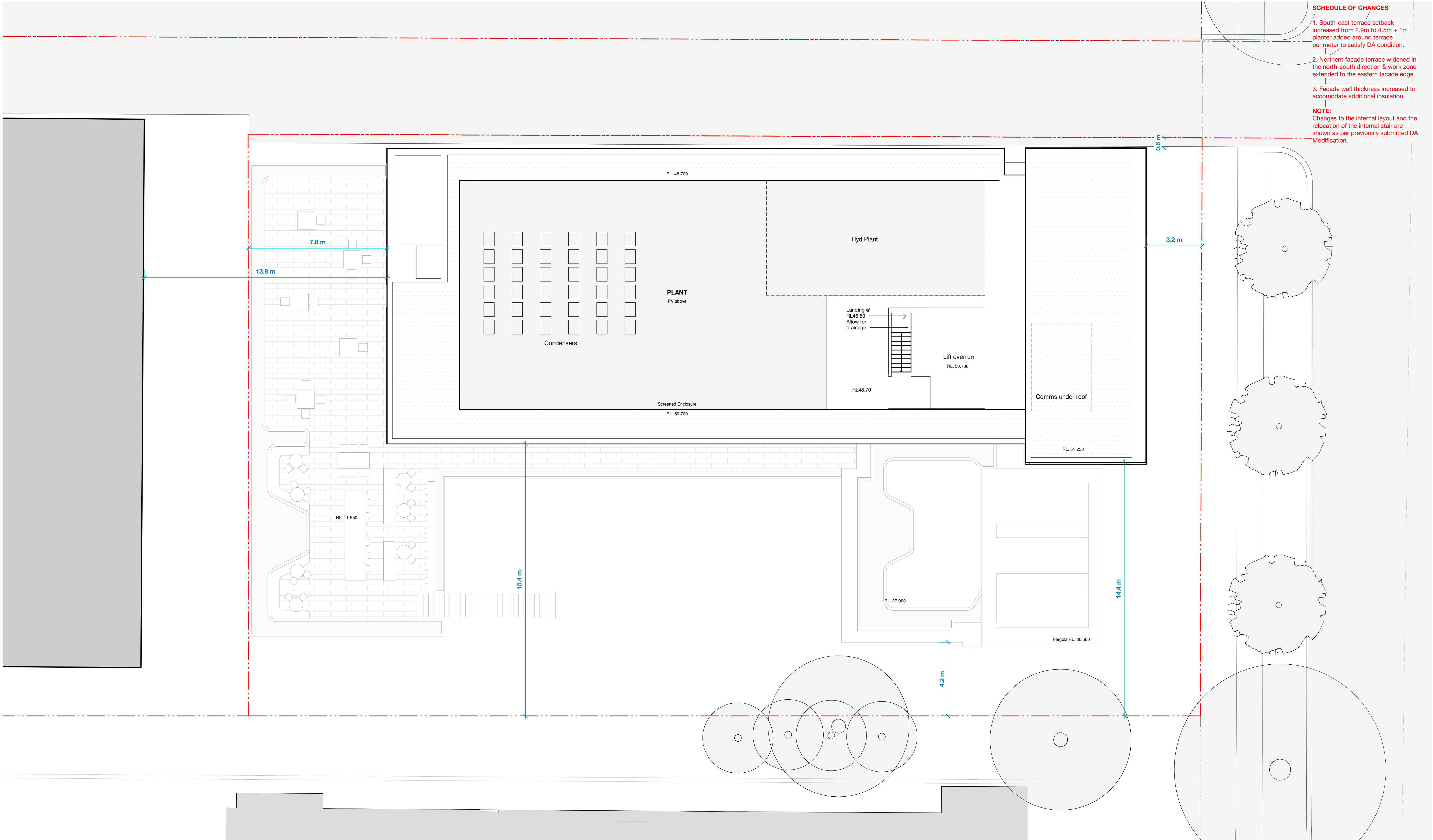
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Status	Development Application	
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BIM	Autodesk Docs://S12778 Iglu Mascot 2/13ACHURCHAVE_BS_ARCH_R62023.rvt	
Drawing no.	A03.012	Revision F

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SCHEDULE OF CHANGES

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3. Facade wall thickness increased to accomodate additional insulation.

NOTE:

Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

Legend:

- Retained trees
- New trees (refer to landscape documentation for details)
- Boundary
- Adjacent Iglu Mascot I Boundary
- Approved Envelope
- Building line above
- Landscape

**IGLU MASCOT II
13A CHURCH AVE**

**General Arrangement Plan
Roof Level**



F	19/06/25	FOR DA MODIFICATION	MG	CC
E	28/02/25	FOR DA MODIFICATION	MH	CC
D	07/02/25	FOR DA MODIFICATION	MH	CC
C	04/10/24	FOR REVISED DA		
B	31/05/24	FOR DA RPI	CC	CC/EM
A	18/12/23	DEVELOPMENT APPLICATION	DE/CC/DC	HC
Revision	Date	Description	Initial	Checked

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Drawn	MG	Checked CC
Project no.	S12778	
Status	Development Application	
Plot Date	19/06/2025 2:37:12 PM	
BIM	Autodesk Docs://S12778 Iglu Mascot 2/13ACHURCHAVE_BS_ARCH_R0203.rvt	
Drawing no.	A03.013	Revision F

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SCHEDULE OF CHANGES

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3. Facade wall thickness increased to accommodate additional insulation.

NOTE:

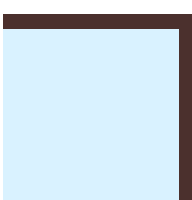
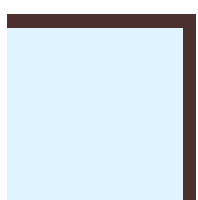
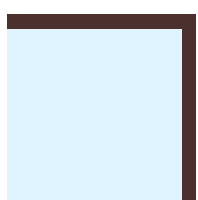
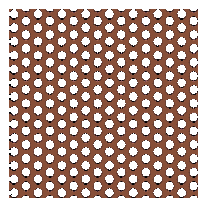
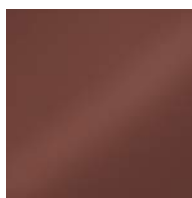
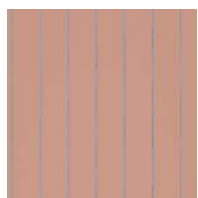
Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

Legend:

- Boundary
- Existing Boundary to be realigned

Materials:

1. Masonary
2. Class 02 Concrete
3. Planter boxes
4. Metal cladding Colour, light red
5. Metal cladding Colour, dark red
6. Perforated metal Colour, dark red
7. Window system - Performance Vision Glass
8. Window system -Shadow box glazing
9. Metal framed glass fall protection
10. Metal Pallisade Balustrades
11. Planting



F	19/06/25	FOR DA MODIFICATION	MG	CC
E	28/02/25	FOR DA MODIFICATION	MH	CC
D	07/02/25	FOR DA MODIFICATION	MH	CC
C	04/10/24	FOR REVISED DA		
B	31/05/24	FOR DA RPI	CC	CC/EM
A	18/12/23	DEVELOPMENT APPLICATION	DE/CC/DC	HC
Revision	Date	Description	Initial	Checked

IGLU MASCOT II
13A CHURCH AVE



North Elevation

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

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Scale	1 : 100	@ A1
Drawn	MG	Checked CC
Project no.	S12778	
Status	Development Application	
Plot Date	19/06/2025 2:37:16 PM	
BIM	Autodesk Docs://S12778 Iglu Mascot 2/13ACHURCHAVE_BS_ARCH_R0203.rvt	
Drawing no.	A09.001	Revision F

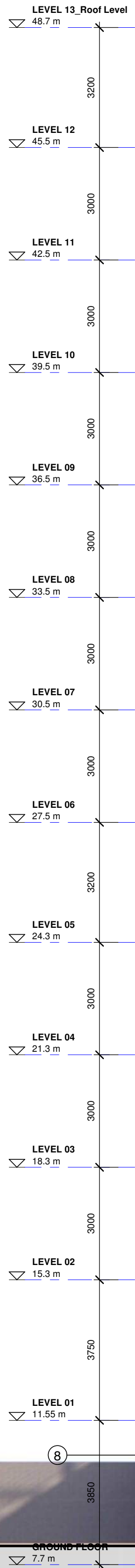
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IGLU MASCOT II
13A CHURCH AVENUE



- NOTE:**
Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

NOTE:
Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

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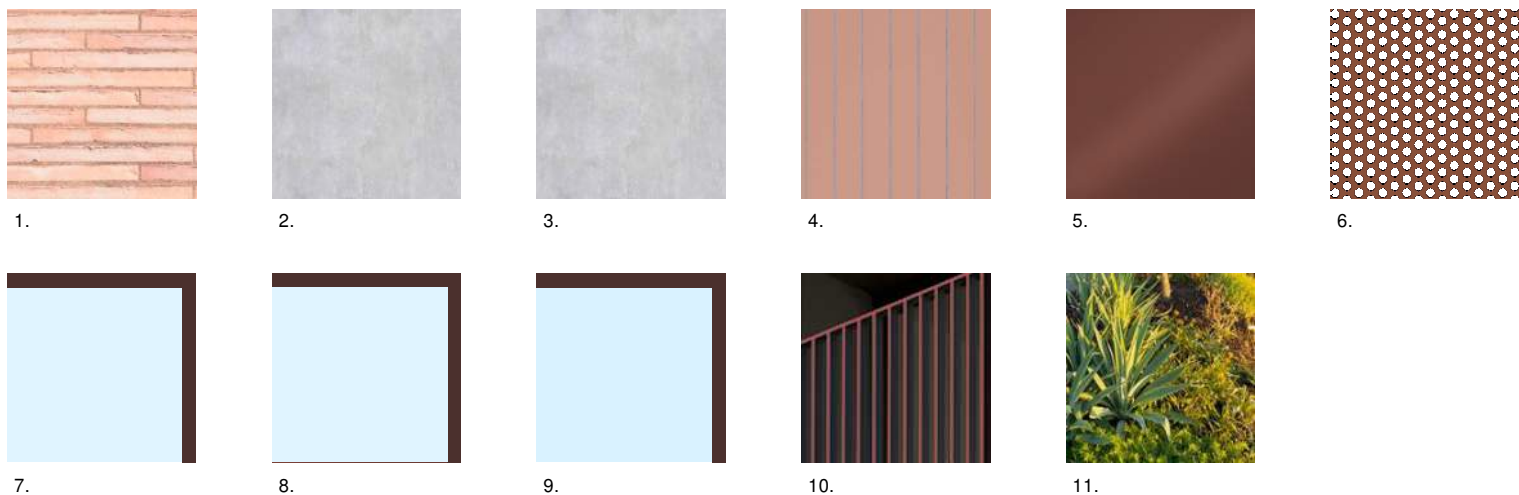
SCHEDULE OF CHANGES

1. South-east terrace setback increased from 2.9m to 4.5m + 1m planter added around terrace perimeter to satisfy DA condition.
2. Northern facade terrace widened in the north-south direction & work zone extended to the eastern facade edge.
3. Facade wall thickness increased to accommodate additional insulation.

NOTE:
Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

Legend:
--- Boundary
--- Existing Boundary to be realigned

- Materials:**
- | | |
|--------------------------------------|---|
| 1. Masonary | 7. Window system - Performance Vision Glass |
| 2. Class 02 Concrete | 8. Window system - Shadow box glazing |
| 3. Planter boxes | 9. Metal framed glass fall protection |
| 4. Metal cladding Colour, light red | 10. Metal Palliade Balustrades |
| 5. Metal cladding Colour, dark red | 11. Planting |
| 6. Perforated metal Colour, dark red | Plant Selection by Landscape Architects |



F	19/06/25	FOR DA MODIFICATION	MG	CC
E	28/02/25	FOR DA MODIFICATION	MH	CC
D	07/02/25	FOR DA MODIFICATION	MH	CC
C	04/10/24	FOR REVISED DA		
B	31/05/24	FOR DA RPI	CC	CC/EM
A	18/12/23	DEVELOPMENT APPLICATION	DE/CC/DC	HC
Revision	Date	Description	Initial	Checked

IGLU MASCOT II
13A CHURCH AVE



South Elevation

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Drawn	MG	Checked CC
Project no.	S12778	
Status	Development Application	
Plot Date	19/06/2025 2:37:24 PM	
BIM	Autodesk Docs://S12778 Iglu Mascot 2/13ACHURCHAVE_BS_ARCH_R0203.rvt	
Drawing no.	A09.003	Revision F

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Legend:

- Boundary
- Existing Boundary to be realigned

Materials:

1. Masonry	7. Window system - Performance Vision Glass
2. Class 02 Concrete	8. Window system - Shadow box glazing
3. Planter boxes	9. Metal framed glass fall protection
4. Metal cladding Colour, light red	10. Metal Palisade Balustrades
5. Metal cladding Colour, dark red	11. Planting
6. Perforated metal Colour, dark red	Plant Selection by Landscape Architects

IGLU MASCOT II
13A CHURCH AVE

West Elevation

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28/02/25	FOR DA MODIFICATION	MH	CC
07/02/25	FOR DA MODIFICATION	MH	CC
04/10/24	FOR REVISED DA		
31/05/24	FOR DA RPI	CC	CC/EM
18/12/23	DEVELOPMENT APPLICATION	DE/CC/DC	HC

Revision Date Description Initial Checked

Scale 1 : 100 @ A1

Drawn MG Checked CC

Project no. S12778

Status Development Application

Plot Date 19/06/2025 2:37:27 PM

BIM Autodesk Docs://S12778 Iglu Mascot 2/13ACHURCHAVE_BS_ARCH_R62023.rvt

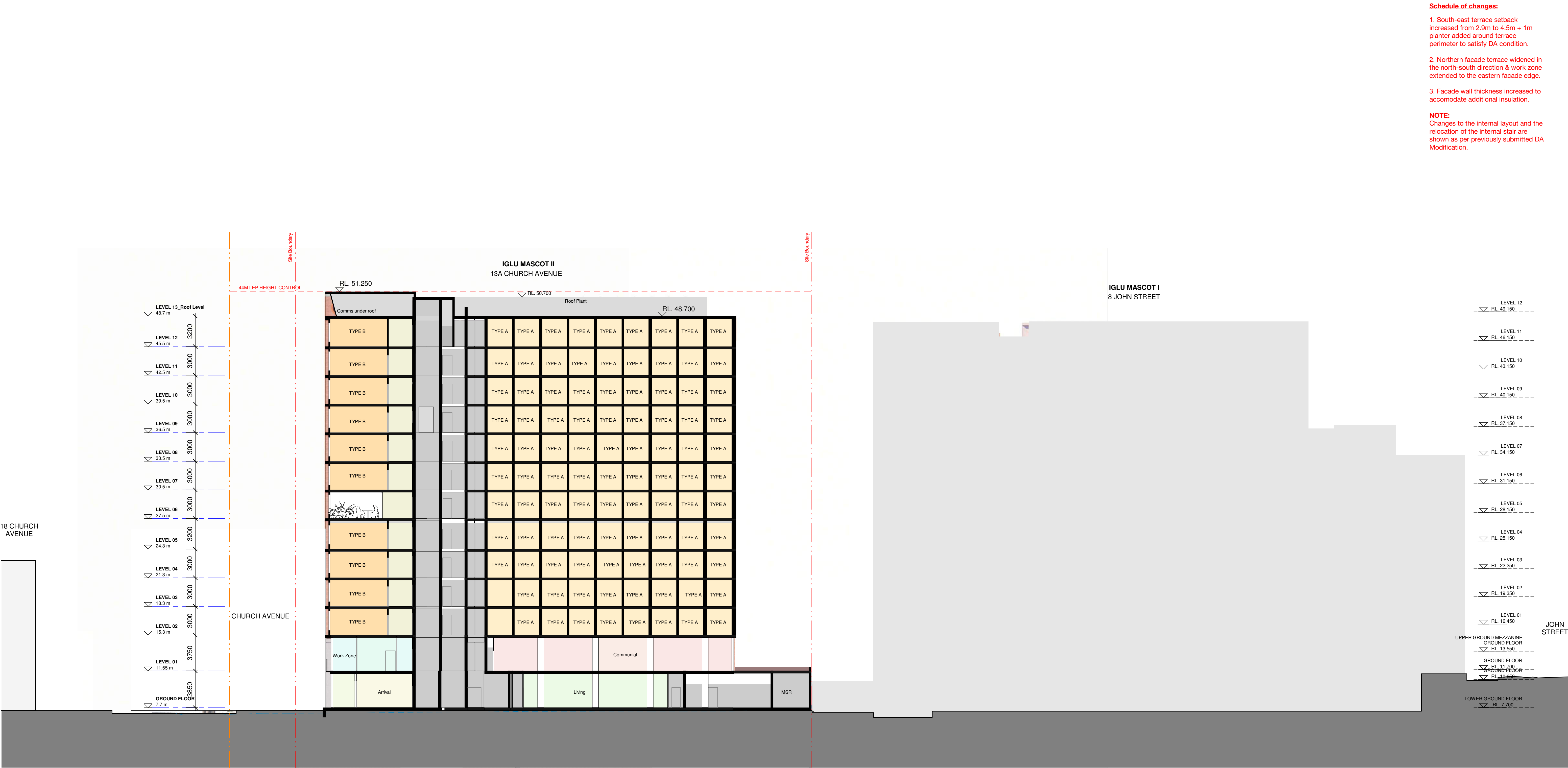
Drawing no. A09.004 Revision F

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Schedule of changes:

1. South-east terrace setback increased from 2.9m to 4.5m + 1m planter added around terrace perimeter to satisfy DA condition.
2. Northern facade terrace widened in the north-south direction & work zone extended to the eastern facade edge.
3. Facade wall thickness increased to accomodate additional insulation.

NOTE:
Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.

Legend:

- Boundary
- Existing Boundary to be realigned

IGLU MASCOT II
13A CHURCH AVE



Section AA

F	19/06/25	FOR DA MODIFICATION	MG	CC
E	28/02/25	FOR DA MODIFICATION	MH	CC
D	07/02/25	FOR DA MODIFICATION	MH	CC
C	04/10/24	FOR REVISED DA	MH	CC
B	31/05/24	FOR DA RPI	CC/EM	CC
A	18/12/23	DEVELOPMENT APPLICATION	DH/CC/DC	HC
Revision	Date	Description	Initial	Checked

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Scale	As indicated	@ A1
Drawn	MH	Checked CC
Project no.	S12778	
Status	Development Application	
Plot Date	17/08/2025 6:47:18 PM	
BIM	@:\Users\CAC\Documents\250617_13ACHURCHAVE_BS_FOR DA AMENDMENTS-ARCH_R2023_ccayseux.rvt	Revision
Drawing no.	A10.001	F

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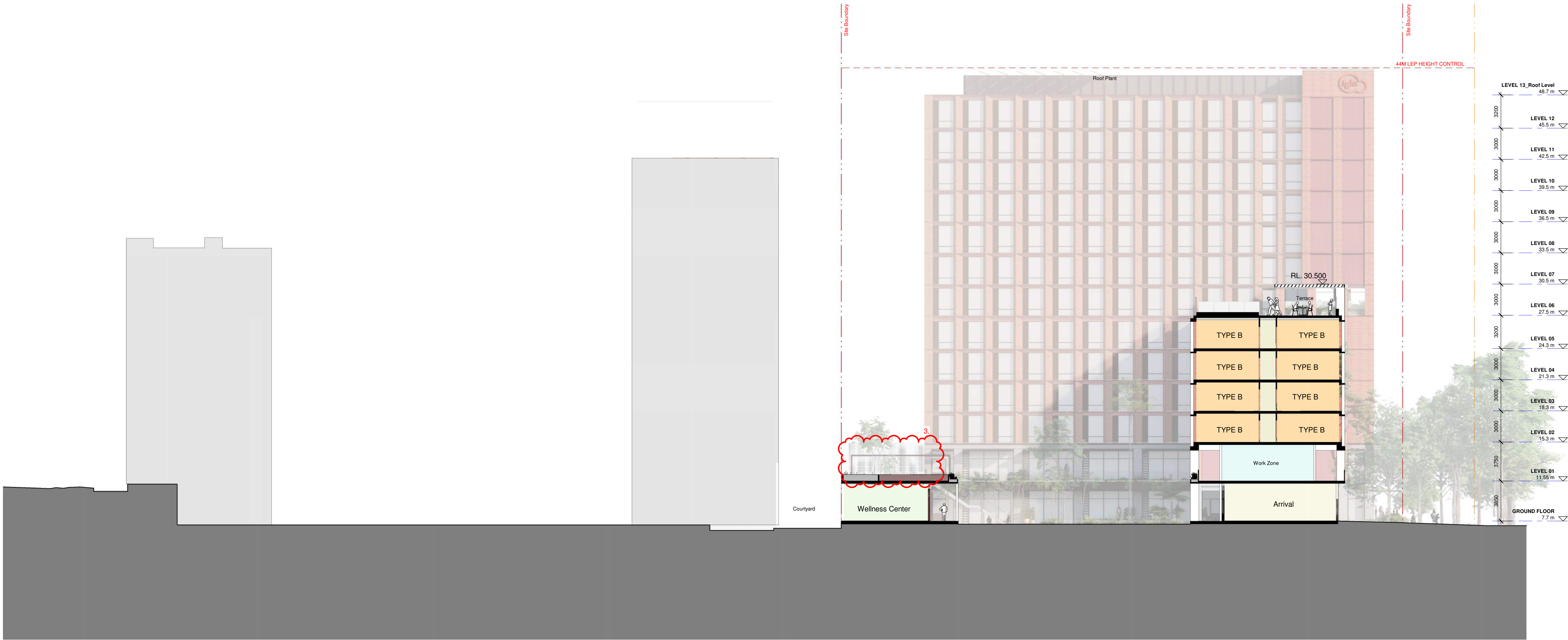
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Schedule of changes:

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NOTE:
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Legend:
--- Boundary
--- Existing Boundary to be realigned

IGLU MASCOT II
13A CHURCH AVE



Section BB

F	19/06/25	FOR DA MODIFICATION	MG	CC
E	28/02/25	FOR DA MODIFICATION	MH	CC
D	07/02/25	FOR DA MODIFICATION	MH	CC
C	04/10/24	FOR REVISED DA	MH	CC
B	31/05/24	FOR DA RFI	CC/EM	CC
A	18/12/23	DEVELOPMENT APPLICATION	DH/CC/DC	HC
Revision	Date	Description	Initial	Checked

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Scale	As indicated	@ A1
Drawn	MH	Checked CC
Project no.	S12778	
Status	Development Application	
Plot Date	17/06/2025 6:47:24 PM	
BIM	@:\Users\CAC\Documents\250617_13ACHURCHAVE_BS_FOR DA AMENDMENTS-ARCH_R2023_ccayseux.rvt	Revision
Drawing no.	A10.002	F

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Schedule of changes:

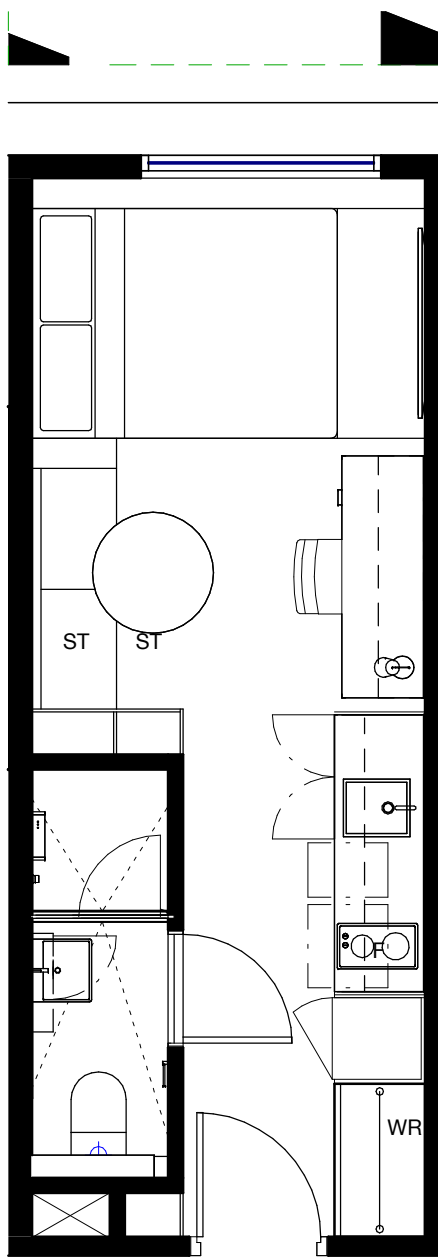
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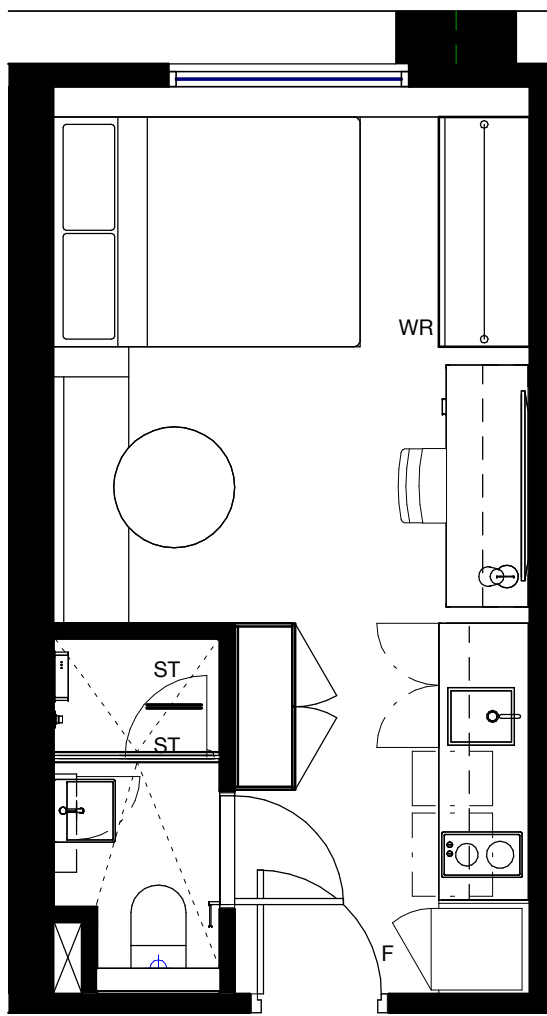
3. Facade wall thickness increased to accomodate additional insulation.

NOTE:

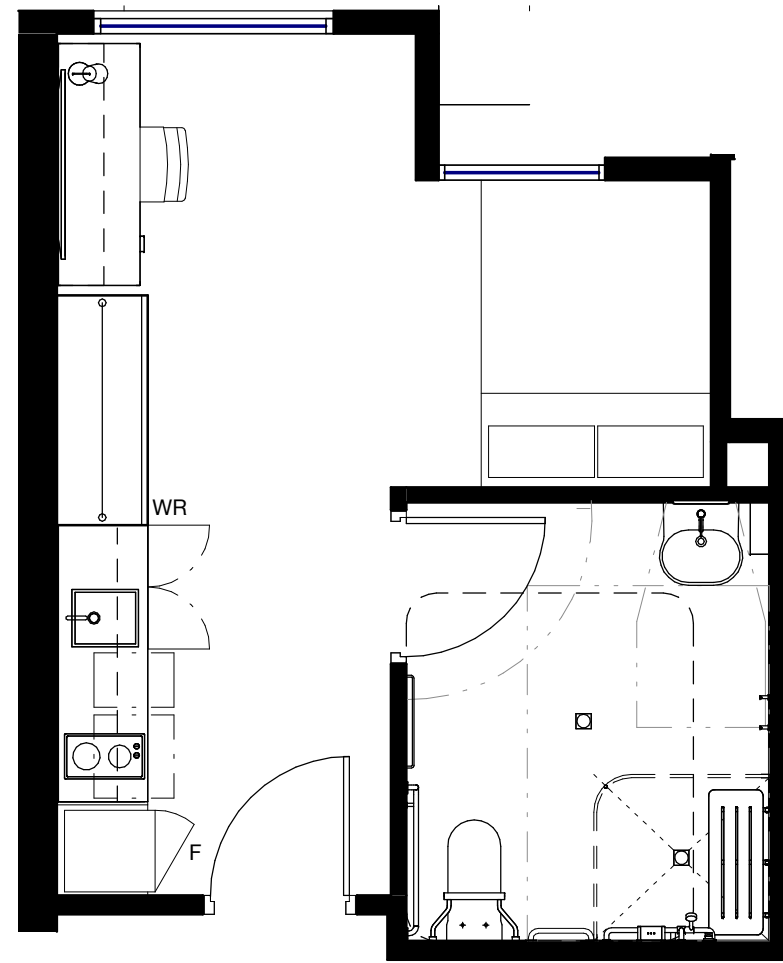
Changes to the internal layout and the relocation of the internal stair are shown as per previously submitted DA Modification.



Typical East-West
Studio - Type A
- 18.2 m²
- 2.6 w x 7 d



Typical North-South
Studio - Type B
- 18.9 m²
- 3.15 w x 6 d



Typical Accessible
Studio - Type C
- 24.6 m²
- 3.15 w x 6 d

Legend

F Fridge
ST Storage
WR Wardrobe

IGLU MASCOT II
13A CHURCH AVE



Typical Room Modules

E	19/06/25	FOR DA MODIFICATION	MG	CC
D	28/02/25	FOR DA MODIFICATION	MH	CC
C	07/02/25	FOR DA MODIFICATION	MH	CC
B	04/10/24	FOR REVISED DA	MH	CC
A	18/12/23	DEVELOPMENT APPLICATION	DE/CC/DC	HC
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	@ A1
Drawn	Author	Checked Checker
Project no.	S12778	
Status	Development Application	
Plot Date	17/08/2025 6:47:33 PM	
BIM	@:\Users\CAC\Documents\250617_13ACHURCHAVE_BS_FOR DA AMENDMENTS-ARCH_R2023_ccayseux.rvt	Revision
Drawing no.	A13.101	E

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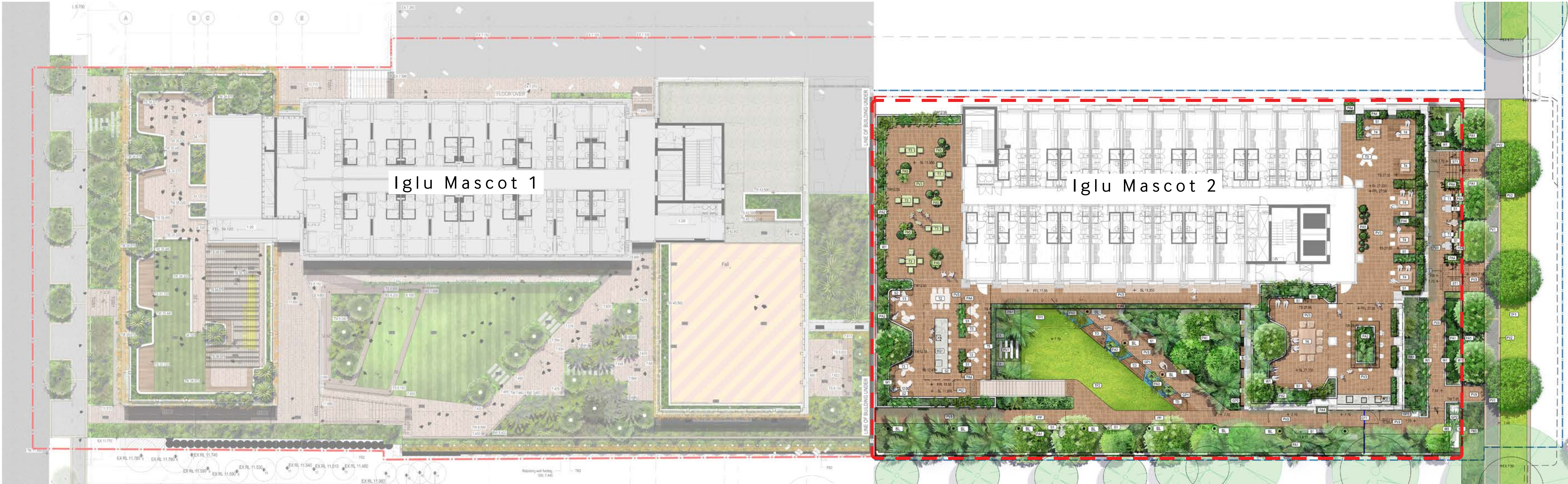
Bates Smart Pty Ltd ABN 70 004 999 400

BATESSMART™

3.1 SITE PLAN

SCALE 1:200 @A1 / 1:400 @A3

John Street



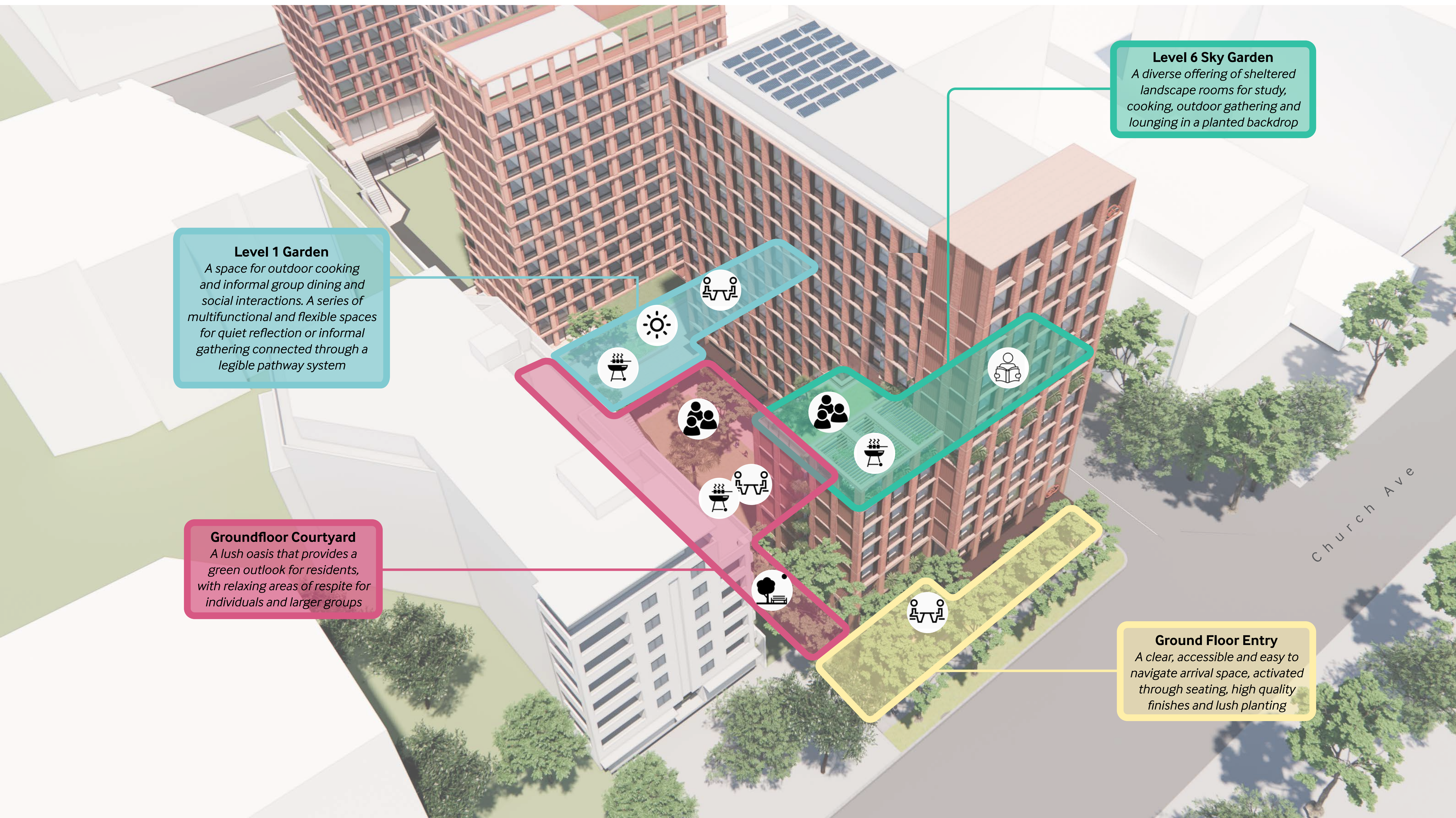
Church Ave



SCALE 1:100 @A1 / 1:200 @A3



3.3 SITE PROGRAMME



Level 1 Garden
A space for outdoor cooking and informal group dining and social interactions. A series of multifunctional and flexible spaces for quiet reflection or informal gathering connected through a legible pathway system

Groundfloor Courtyard
A lush oasis that provides a green outlook for residents, with relaxing areas of respite for individuals and larger groups

Level 6 Sky Garden
A diverse offering of sheltered landscape rooms for study, cooking, outdoor gathering and lounging in a planted backdrop

Ground Floor Entry
A clear, accessible and easy to navigate arrival space, activated through seating, high quality finishes and lush planting

SCALE 1:100 @A1 / 1:200 @A3

-

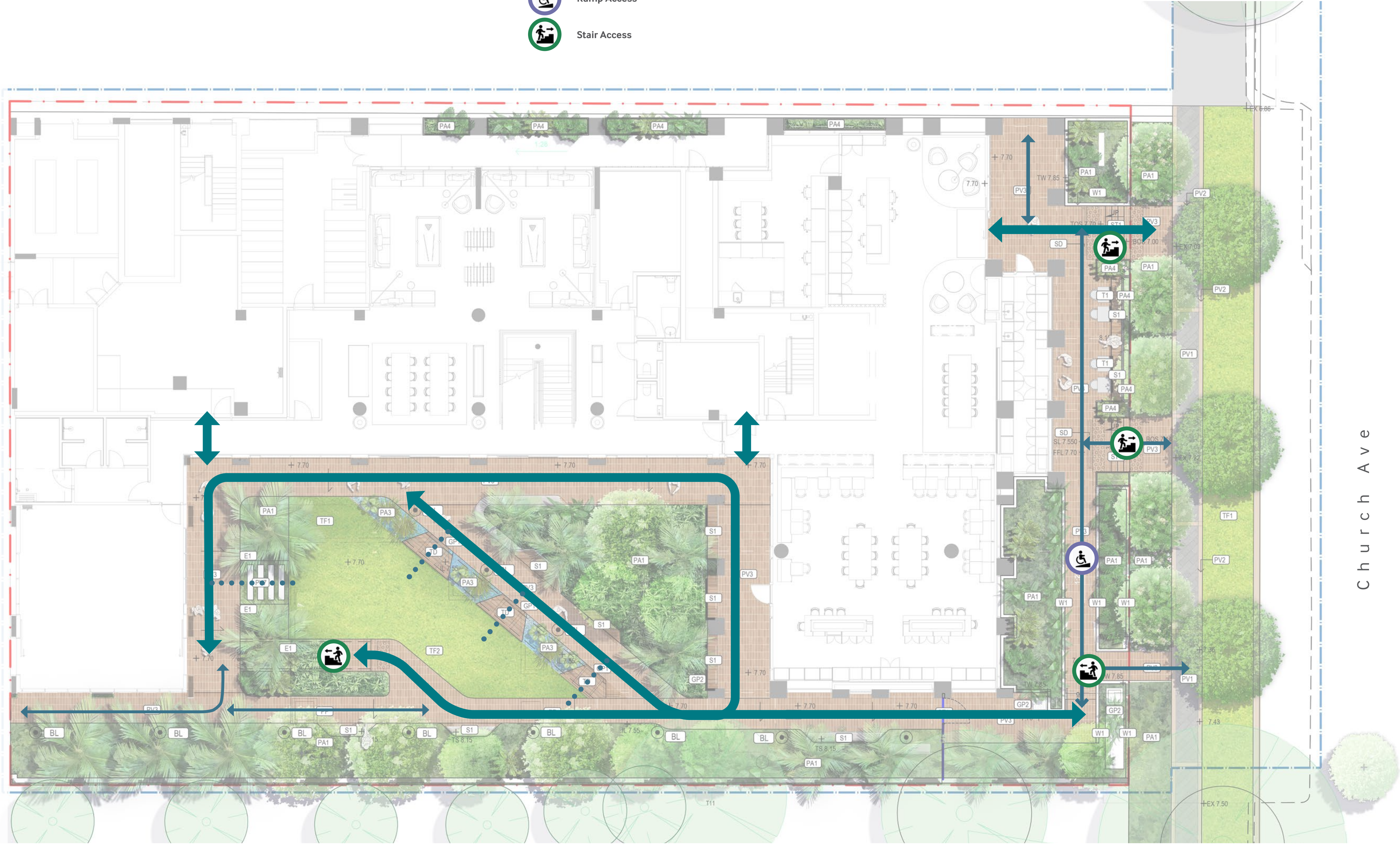


T1 - Table setting
BL - Bollard
GP1 - Grated pit type 1
GP2 - Grated pit type 2
SD - Strip drain

3.5 GROUND LEVEL MOVEMENT

SCALE 1:100 @A1 / 1:200 @A3

- Primary walkway
- Secondary movement
- Minor walkway
- Ramp Access
- Stair Access

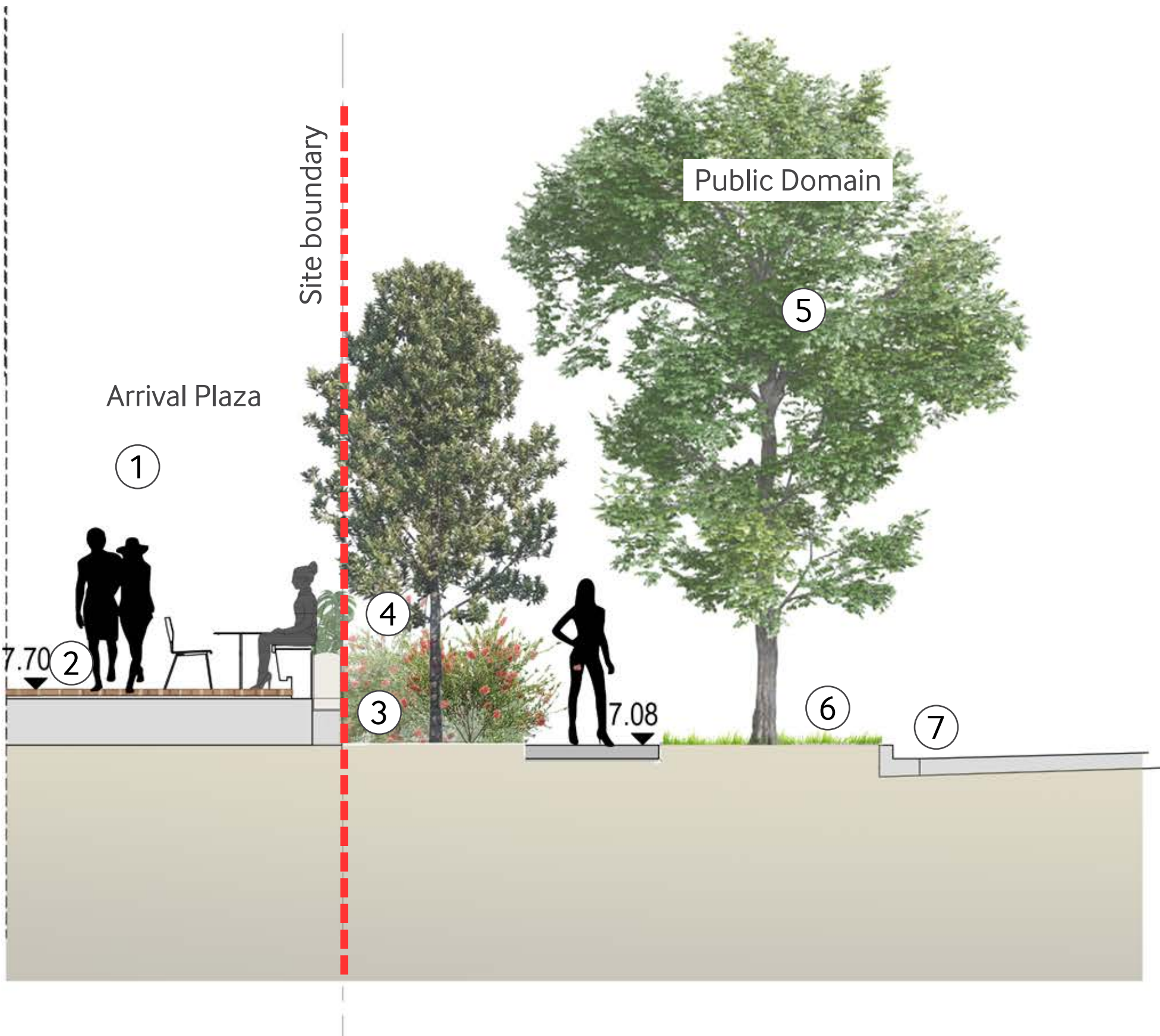


3.6 GROUND LEVEL SECTIONS

SCALE 1:50 @A1 / 1:100 @A3



1. 3m side setback for deep soil and lush planting
2. Modwood timber topped concrete seating
3. Lawn
4. WSUD/ rain garden planting
5. Brick walkway
6. Deep soil area and lush courtyard planting
7. Absorption tank below - refer engineer's plans



1. Entry terrace/arrival space
2. Brick paving
3. Retaining wall to terrace
4. Planting to building edge
5. Street tree planting
6. Turf verge
7. Kerb and road realignment

3.7 LEVEL 1

SCALE 1:100 @A1 / 1:200 @A3

- 01 Multi functional and flexible space for loose tables and chairs and moveable pot plant clusters
- 02 High table and stools overlooking courtyard below
- 03 Seating booths with planted backdrop and small tree in raised planter
- 04 Planted green edge with trailing plants consistent with previous phase development
- 05 Kitchen area underneath pergola complete with BBQ sink, storage cupboards, seating and planter boxes.
- 06 Flexible space for loose tables and chairs and moveable pot plant clusters

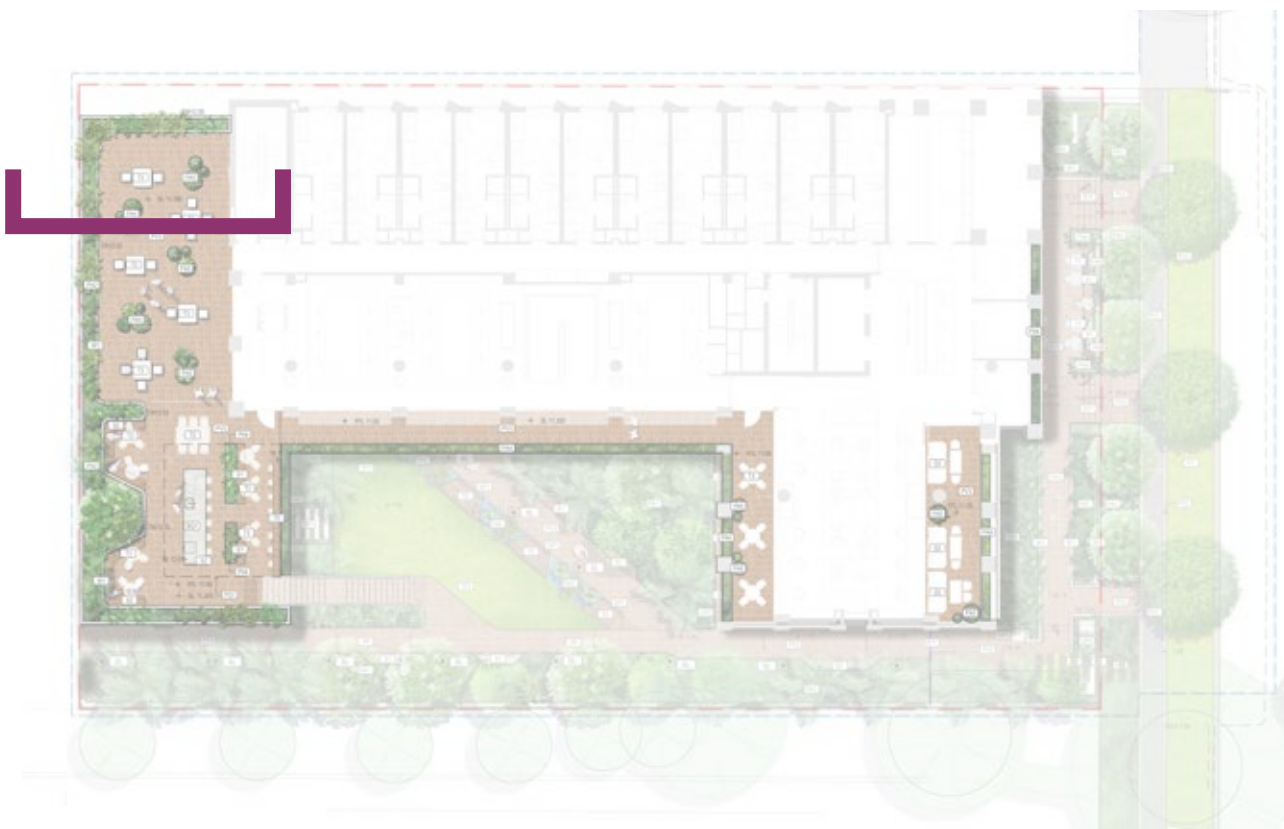
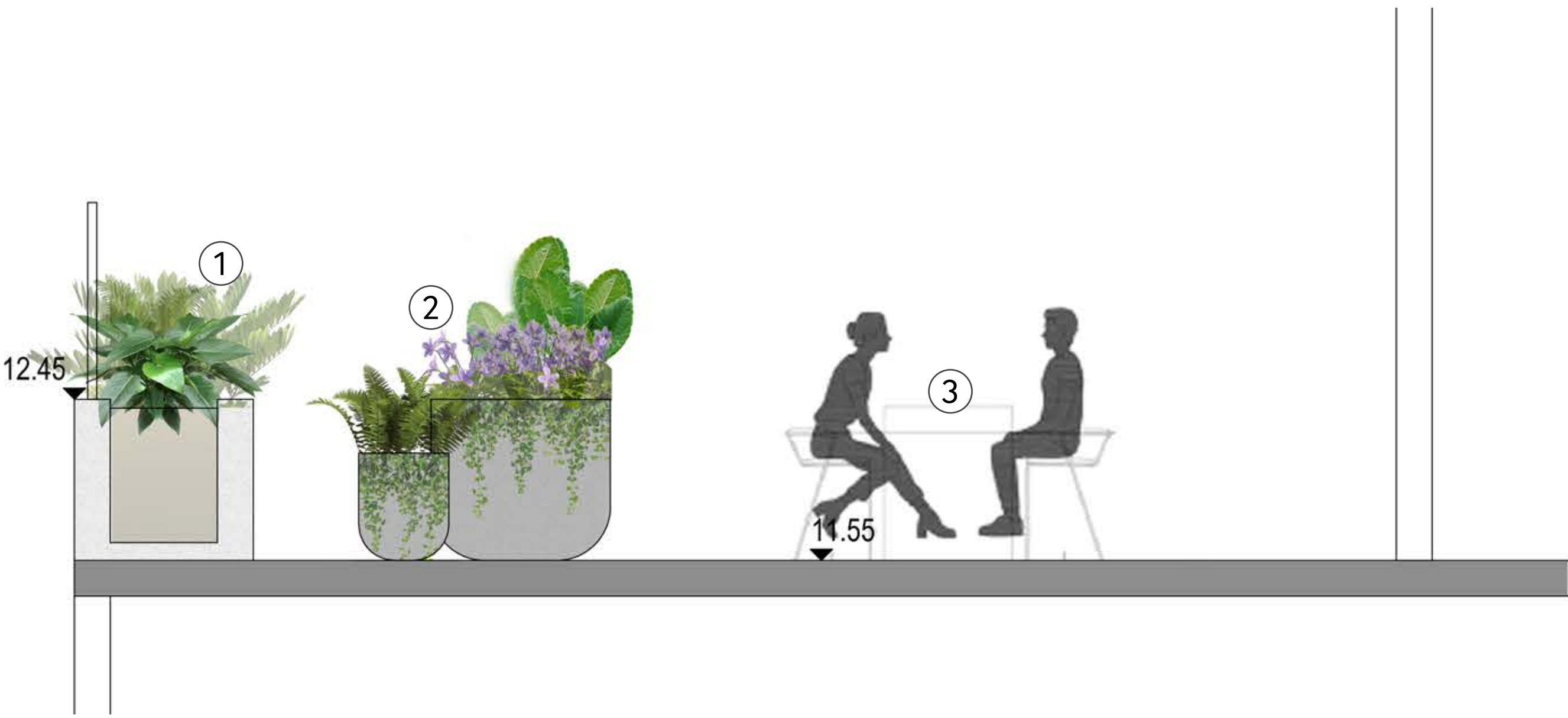


PA2 - On slab planting
 PA4 - Planting in planter box
 PA5 - Planting in pots
 PV3 - Brick paving
 S1 - Modwood bench seat on concrete plinth
 S2 - Modwood seat with backrest on concrete plinth

S3 - Lounge seating set
 SN - Sports net
 ST - Synthetic turf
 T2 - Rectangular table
 T3 - Round table
 W1 - Insitu coloured concrete wall

3.8 LEVEL 1 SECTION

SCALE 1:25 @A1 / 1:50 @A3



- 1. Raised planter to building edge
- 2. Moveable pot plant cluster
- 3. Moveable tables and chairs

3.9 LEVEL 6
SCALE 1:100 @A1 / 1:200 @A3

- 01

Large outdoor dining/working table
- 02

Perimeter planters providing a green edge with modwood timber topped seating walls
- 03

BBQ and kitchen space with central raised planter and high stools, BBQ and shared high table
- 04

Study nooks with timber booth seats and tables, WIFI and powerpoints
- 05

Undercover lush and shade tolerant planting providing winter garden feel
- 06

Scattered arrays of plants in pots to create a parlour style space
- BQ2

Outdoor bench with barbeque
- PA2

On slab planting
- PV3

Brick paving
- PG2

Pergola above to architect's detail
- S1

Timber bench on concrete plinth
- T4

Fixed table for dining
- T6

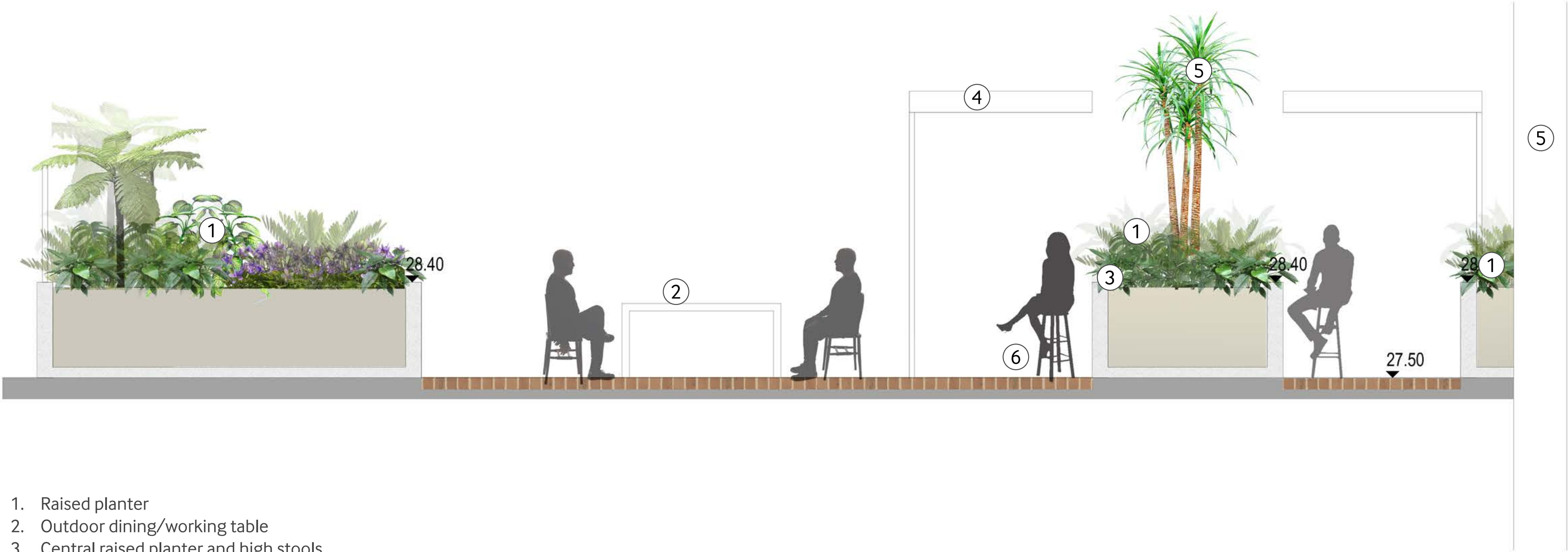
Large fixed dining/working table
- W1

Insitu concrete wall



3.10 LEVEL 6 SECTION

SCALE 1:25 (QA1 / 1:50 (QA3



- 1. Raised planter
- 2. Outdoor dining/working table
- 3. Central raised planter and high stools
- 4. Pergola structure with central cut out for planting to architect's detail
- 5. Building column



4.0 PLANTING & MATERIAL STRATEGY

SCALE 1:100 @A1 / 1:200 @A3

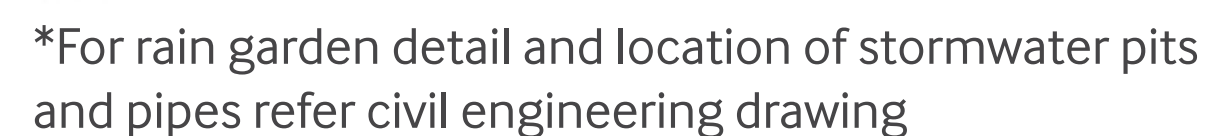
	Ground Level	Level 1	Level 6	Total	Site Area	Percentage
Deep Soil Planting	272m²	n/a	n/a	272 m²	2007m²	13.5%
On Slab Planting Min. soil depth 800mm	25m²	68 m²	60 m²	153 m²		7%



SCALE 1:100 @A1 / 1:200 @A3



SCALE 1:100 @A1 / 1:200 @A3



SCALE 1:100 @A1 / 1:200 @A3

SCALE 1:100 @A1 / 1:200 @A3



Lighting to reflect IGLU 1 development



1. Wall/column downlight



2. Bollard light



3. Tree/planting uplift



4. LED strip light to seat and pergola



4.5 PLANTING PALETTE

Courtyard + Cascading Plants

The planting palette for the courtyard will reflect the historical vegetation communities of the Mascot area, while also incorporating select exotic species to provide a diverse and robust palette. A canopy of mature native trees, palms and ferns will provide a cool and shaded environment for the understory plants. The courtyard understory supports a mix of native and exotic plants providing a textured and coloured landscape.

Trees



ADIANTUM aethiopicum

ALCANTAREA 'Silver Plum'

ALOCASIA brisbanensis

ASPLENIUM australasicum

BLECHNUM 'Silver lady'

ALPINIA caerulea

MOLINERIA capitulata

BANKSIA spinulosa

CALLISTEMON 'candy burst'

PHILODENDRON xanadu

WESTRINGIA fruticosa

DICHONDRA repens

LIRIOPE amethyst

PANDOREA 'Snow bells'

LOMANDRA 'Lime Jet'

GREVILLEA 'Gaudi Chaudii'

SENESIO serpens

VIOLA hederacea

DIANELLA 'little jess'

LOMANDRA hystrix

FICINIA nodosa

PENNISETUM nafray

Raingarden

Roof + Vertical Greening

The planting palette for the roof spaces and the associated trellis system will provide a hardy and colourful landscape. Low maintenance plants have been selected to provide robust and functional spaces that support the communal uses of the roof top areas.

Trees



Shrubs



Groundcovers





Vertical



Streetscape + Ground Planting

Trees



Shrubs



Groundcovers





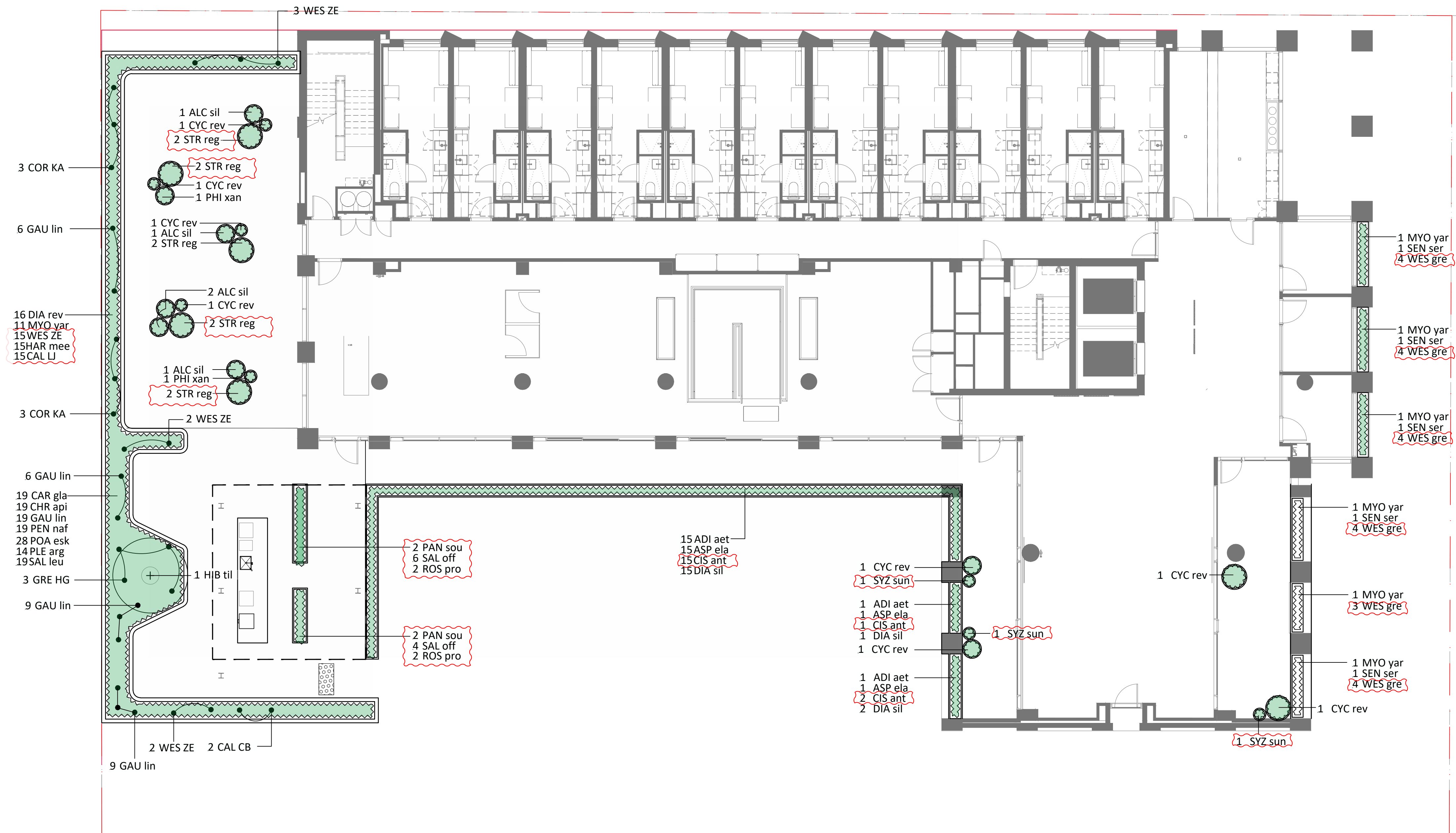
NEOMARICA gracilis

SCALE 1:100 @A1 / 1:200 @A3



4.7 LEVEL 1 PLANTING PLAN

SCALE 1:100 @A1 / 1:200 @A3



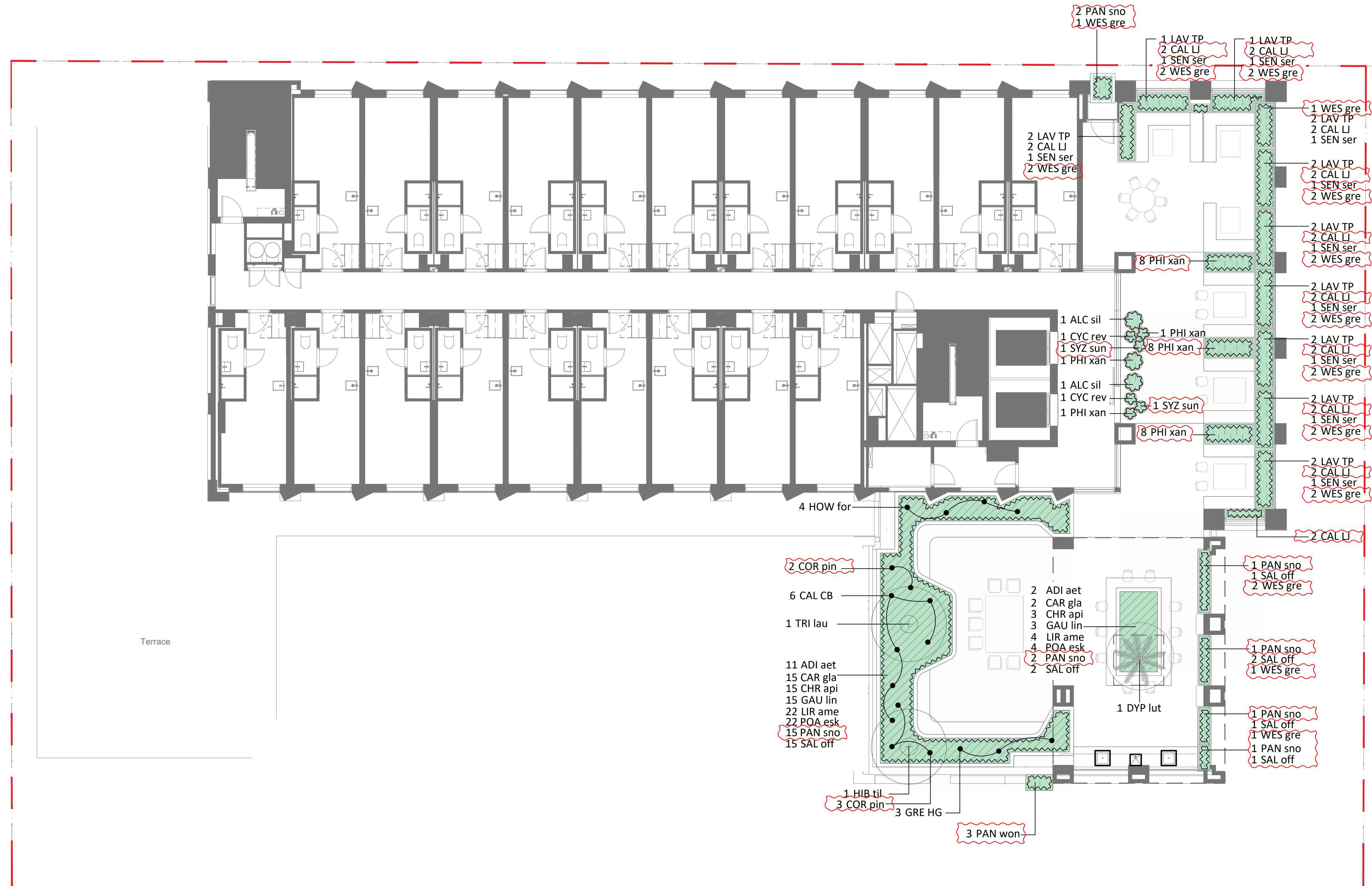
4.8 TYPICAL LEVELS 2-5 PLANTING PLANS

SCALE 1:100 @A1 / 1:200 @A3



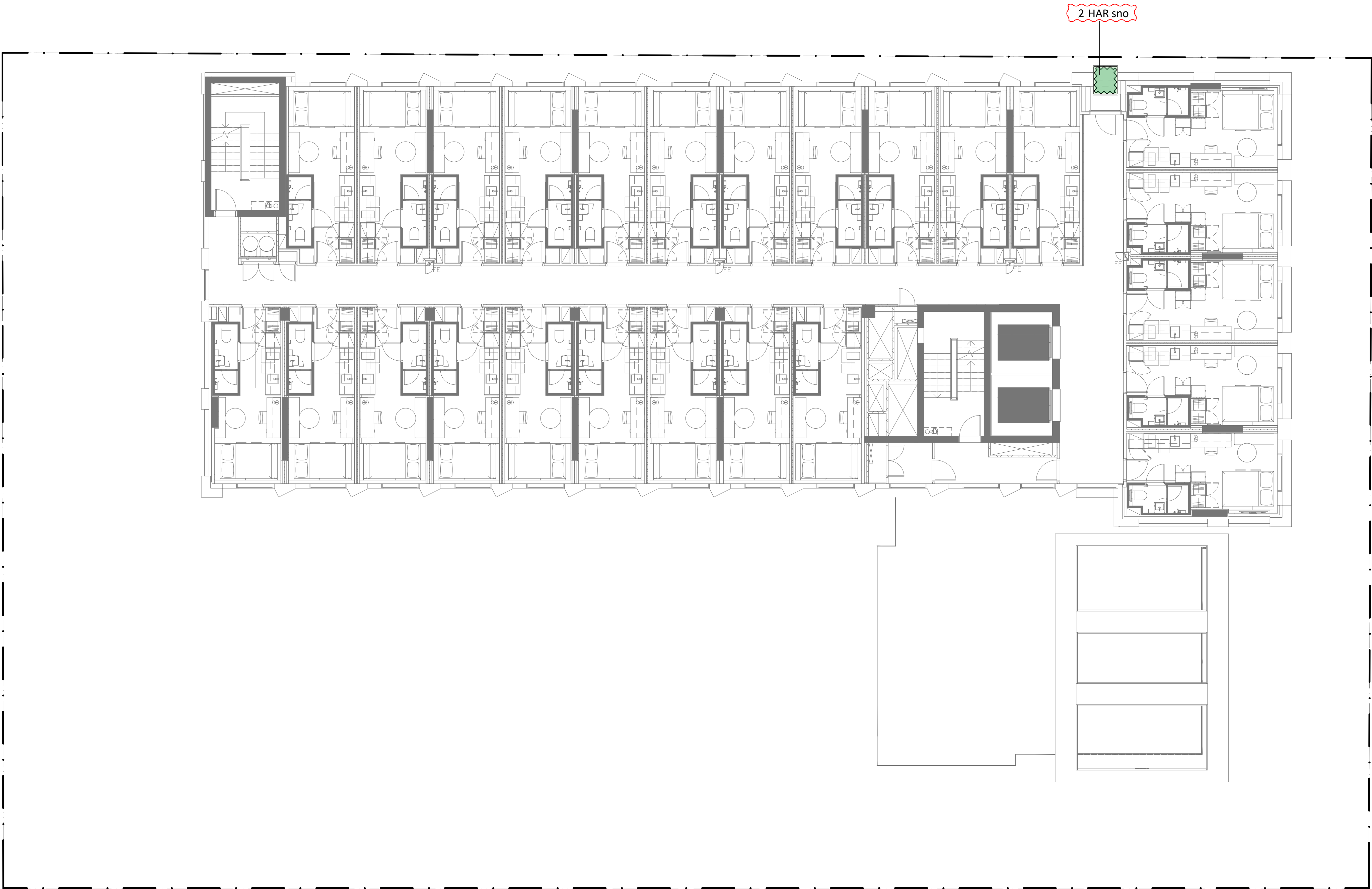
4.9 LEVEL 6 PLANTING PLAN

SCALE 1:100 @A1 / 1:200 @A3



4.10 TYPICAL LEVELS 7-12 PLANTING PLANS

SCALE 1:100 @A1 / 1:200 @A3



4.9 PLANTING SCHEDULE

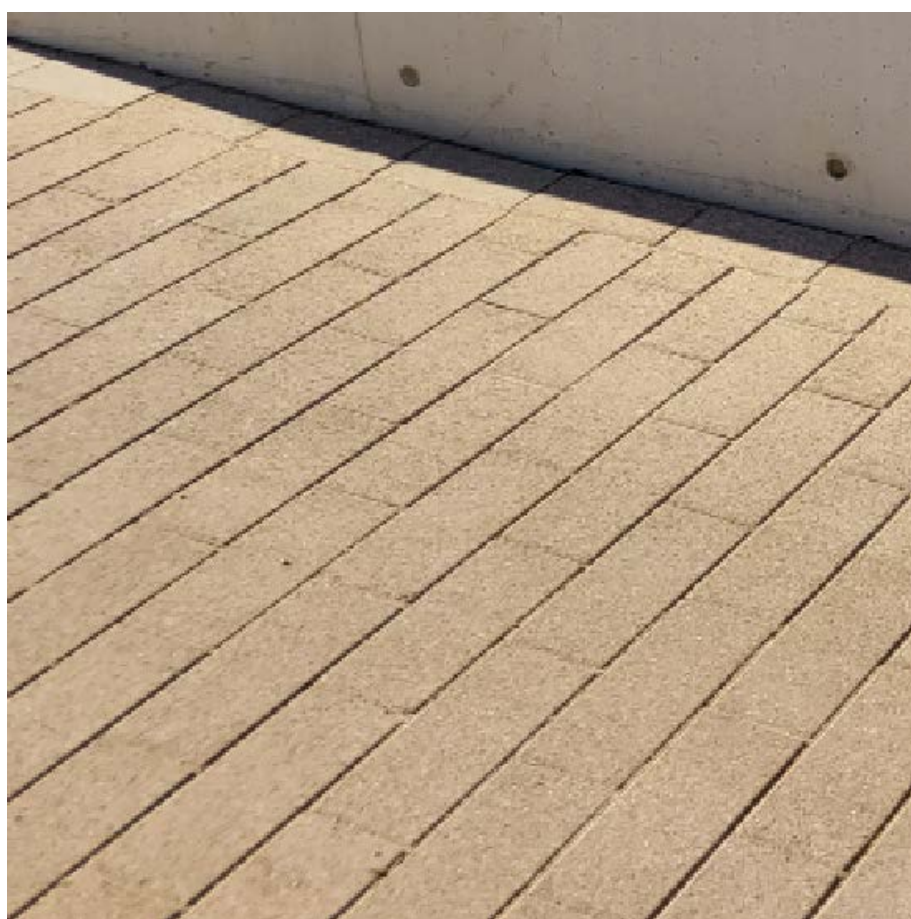
Code	Botanical Name	Common Name	Native	Minimum Potsize	Minimum Install HeightxSpread	Estimated Mature HeightxSpread
TREES						
CYA coo	Cyathea cooperi	Australian Tree Fern	Sydney Area Native	100L	2.5m clear trunk	10m x 8m
ELA eum	Elaeocarpus eumundi	Smooth Leafed Quandong	Australian Native	200L	1.5m high x 0.75m	7m x 2m
DYP lut	Dyopsis lutescens	Golden Cane Palm	Exotic	45L	1.5m high x 0.75m	4-6m x 3m
HIB til	Hibiscus tiliaceus	Cottonwood	Australian Native	200L	3.5m x 1.5m	8m x 4m
HOW for	Howea forsteriana	Kentia Palm	NSW Native	200L	3.5m x 1.5m	15m x 5m
LIV aus	Livistonia australis	Cabbage Tree Palm	Sydney Area Native	N/A	3.5m clear trunk	20mx6m
TRI lau	Tristaniaopsis laurina	Kanooka Gum	NSW Native	200L	3.5m x 1.5m	12m x 4m
ULM par	Ulmus parvifolia	Chinese Elm	Exotic	200L	3.5m x 1.5m	6m x 11m
WAT flo	Waterhousea floribunda	Weeping Lilly Pilly	Australian Native	200L	3.5m x 1m	15m x 9m
SHRUBS						
ALC sil	Alcantarea imperialis 'Silver Plum'	Silver Plum Bromeliad	Exotic	45L	0.5m high	1m x 1m
ALO bri	Alocasia brisbanensis	Cunjevoi	Sydney Area Native	45L	0.6m high	2m x 1m
ALP cae	Alpinia caerulea	Native Ginger	Sydney Area Native	200mm	0.5m high	2.5m x 2m
ASP aus	Asplenium australasicum	Bird's Nest Fern	Sydney Area Native	45L	0.6m high	1.5m x 1.5m
Asp ela	Aspidistra elatior	Cast iron plant	Exotic	200mm	0.2m high	0.5m x 0.75m
BAN spi	Banksia spinulosa	Hairpin Banksia	Australian Native	200mm	0.5m high	3m x 2m
BLE SL	Blechnum gibbum 'Silver Lady'	Silver Lady Fern	Exotic	45L	0.6m high	1m x 1m
CAL CB	Callistemon spp 'Candy Burst'	Weeping Bottlebrush	Australian Native	200mm	0.5m high	3m x 1.2m
CAL LJ	Callistemon 'Little John'	Dward Bottlebrush	Australian Native	200mm	0.5m high	1m x 1m
COR pin	Cordyline fruticosa 'Pink diamond'	Pink diamond	Australian Native	200mm	0.3m high	1 x 0.3m
COR KA	Cordyline australis 'Kasper'	Kaspar Palm Grass	Australian Native	45L	0.5m high	2m x 1m
CYC rev	Cycas revoluta	Cycad	Exotic	300mm	0.4m	0.5m x 0.5m
GAU lin	Gaura lindheimeri 'Pink'	Butterfly Bush	Exotic	300mm	0.5m high	1.2m x 1m
GRE HG	Grevillea 'Honey Gem'	Grevillea	Australian Native	45L	0.5m high	6m x 5m
LAV TP	Lavandula 'The Princess'	Princess Lavender	Exotic	140mm	0.2m high	0.75m x0.75m
MOL cap	Molineria capitulata	Palm Grass	Australian Native	300mm	0.4m high	1m x 1m
PHI xan	Philodendron xanadu	Xanadu	Exotic	200	0.3m high	0.9x 1m
STR reg	Strelitzia reginae	Bird of Paradise	Exotic	200mm	0.5m high	2m x 2m
SYZ sun	Syzygium australe 'Sunset Delight'	Lilly Pilly	Australian Native	200mm	0.5m high	2m x 1m
WES gre	Westringia fruticosa 'Grey Box'	Grey box	Australian Native	200mm	0.3m high	0.5 x 0.5m
WES ZE	Westringia fruticosa 'Zena'	Coastal Rosemary	Australian Native	45L	0.5m high	1.5m x 1.5m
GROUNDCOVERS						
ADI aet	Adiantum aethiopicum	Common Maidenhair Fern	Sydney Area Native	140mm	0.2m high	0.5m x 0.75m
ANI BR	Anigozanthos 'Big Red'	Kangaroo Paw	Australian Native	140mm	0.2m x 0.3m	0.2m x 2m
CAR gla	Carpobrotus glaucescens	Pig Face	Sydney Area Native	140mm	0.2m x 0.3m	0.2m x 2m
CHR api	Chrysocephalum apiculatum	Yellow buttons	Australian Native	140mm	0.1m	0.2 x 0.2m
DIA bla	Dianella 'Blaze'	Blaze	Native	150mm	0.2 high	0.4 x 0.5
DIA LJ	Dianella caerulea 'Little jess'	Blueberry lily	Australian Native	140mm	0.25m high	0.75m x1m
DIA rev	Dianella revoluta	Revoluta	Australian Native	140mm	0.2m high	0.4 x 0.4m
DIA sil	Dianella 'Silver streak'	Silver streak	Australian Native	200mm	0.2m high	0.5 x 0.5m
DIC rep	Dichondra repens	Kidney weed	Sydney Area Native	140mm	0.1m high	0.1 x 1m
FIC nod	Ficinia nodosa	Club rush	Sydney Area Native	140mm	0.25m high	1.3m x 0.7m
GRE GC	Grevillea 'Gaudi Chaudii'	Prostrate Grevillea	Australian Native	140mm	0.2m high	0.2m x 6m
HIB sca	Hibbertia scandens	Guinea flower	Australian Native	140mm	0.2m high	0.3 x 3m
LIR ame	Liriope muscari 'Amethyst'	Liriope	Exotic	150mm	0.2 high	0.4m x 0.5m
LIR isa	Liriope muscari 'Isabella'	Isabella	Exotic	140mm	0.2m high	0.4m x 0.5m
LOM hys	Lomandra hystrix	Mat Rush	Sydney Area Native	140mm	0.25m high	0.75m x0.75m
LOM LJ	Lomandra 'Lime Jet'	Mat Rush	Sydney Area Native	140mm	0.25m high	0.75m x0.75m
LOM tan	Lomandra longifolia 'Tanika'	Tanika	Australian Native	140mm	0.3m high	0.5m x 0.6
NEO gra	Neomarica gracilis	Walking Iris	Exotic	300mm	0.4m high	0.5m x 0.4m
PEN naf	Pennisetum alopecuroides 'Nafray'	Fountain Grass	Australian Native	140mm	0.25m high	0.60m x 0.65m
POA esk	Poa labillardieri 'Eskdale'	Eskdale	Sydney Area Native	140mm	0.2m high	0.3 x 0.6m
RHO dis	Rhoeo discolor 'Compacta'	Boat Lily	Exotic	140mm	0.2m high	0.3 x 03m
SAL off	Salvia officinalis	Common sage	Exotic	200mm	0.1m high	0.3 x 0.3
SEN ser	Senecio serpens	Blue Chalksticks	Exotic	200mm	0.1m high	0.3 x 1m
VIO hed	Viola hederacea	Native Violet	Sydney Area Native	140mm	0.1m high	0.2m x 1m
CASCADING						
CIS ant	Cissus antarctica	Kangaroo Vine	Australian Native	200mm	0.1m high	3 x 2m
HAR sno	Hardenbergia violaceae 'Snow White'	Snow White	Australian Native	200mm	0.2m high	0.5 x 2m
HAR mee	Hardenbergia violacea 'Meema'	Meema	Australian Native	200mm	0.2m high	0.5 x 2m
MYO yar	Myoporum parvifolium 'Yareena'	Yareena	Australian Native	140mm	0.1m high	0.1m x 1m
PAN sou	Pandorea jasminoides 'Southern Belle'	Bower vine	Australian Native	140mm	0.1m high	0.6m x 2m
PAN won	Pandorea pandorana 'Wonga gold'	Wonga Wonga vine	Australian Native	140mm	0.1m high	0.1 x 2m
PAN sno	Pandorea pandorana 'Snow Bells'	Wonga Wonga vine	Australian Native	140mm	0.1m high	0.1 x 2m
ROS pro	Rosemarinus officinalis 'Prostrate'	Creeping rosemary	Exotic	200mm	0.1m high	0.3 x 1 m

NOTE:
The contractor shall review the plant schedule to ensure that drawings and schedules concur. Where insufficient detail or discrepancies may exist on either the plans or the schedule, it is the contractors responsibility to resolve immediately with the Landscape Architect and prior to providing tender pricing, signing work contracts or commencement of works.

4.10 MATERIAL PALETTE



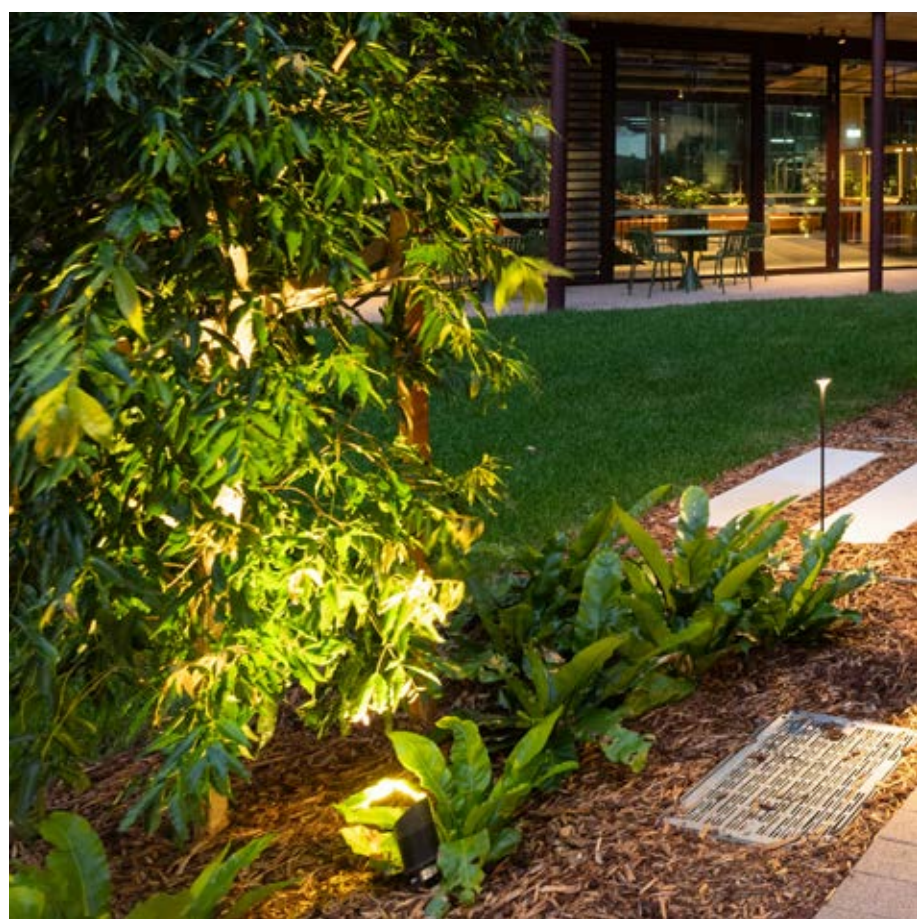
PV1 & PV2 Public domain paving



PV3 Concrete paving



BBQ Concrete bench with inset sink



PAI Deep soil planting



PG2 Pergola with BBQ and outdoor kitchen



S1 Modwood Timber bench on concrete plinth

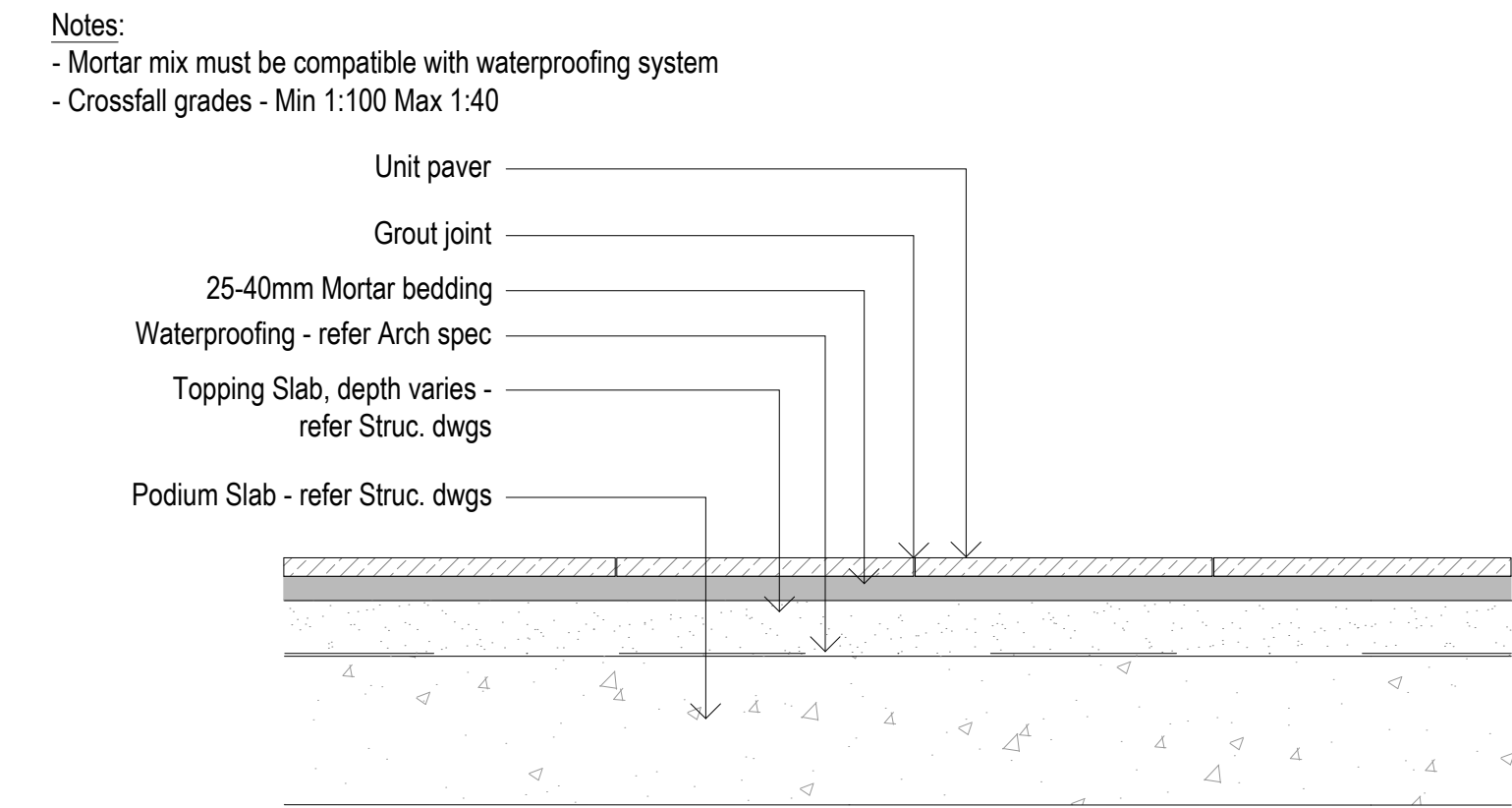
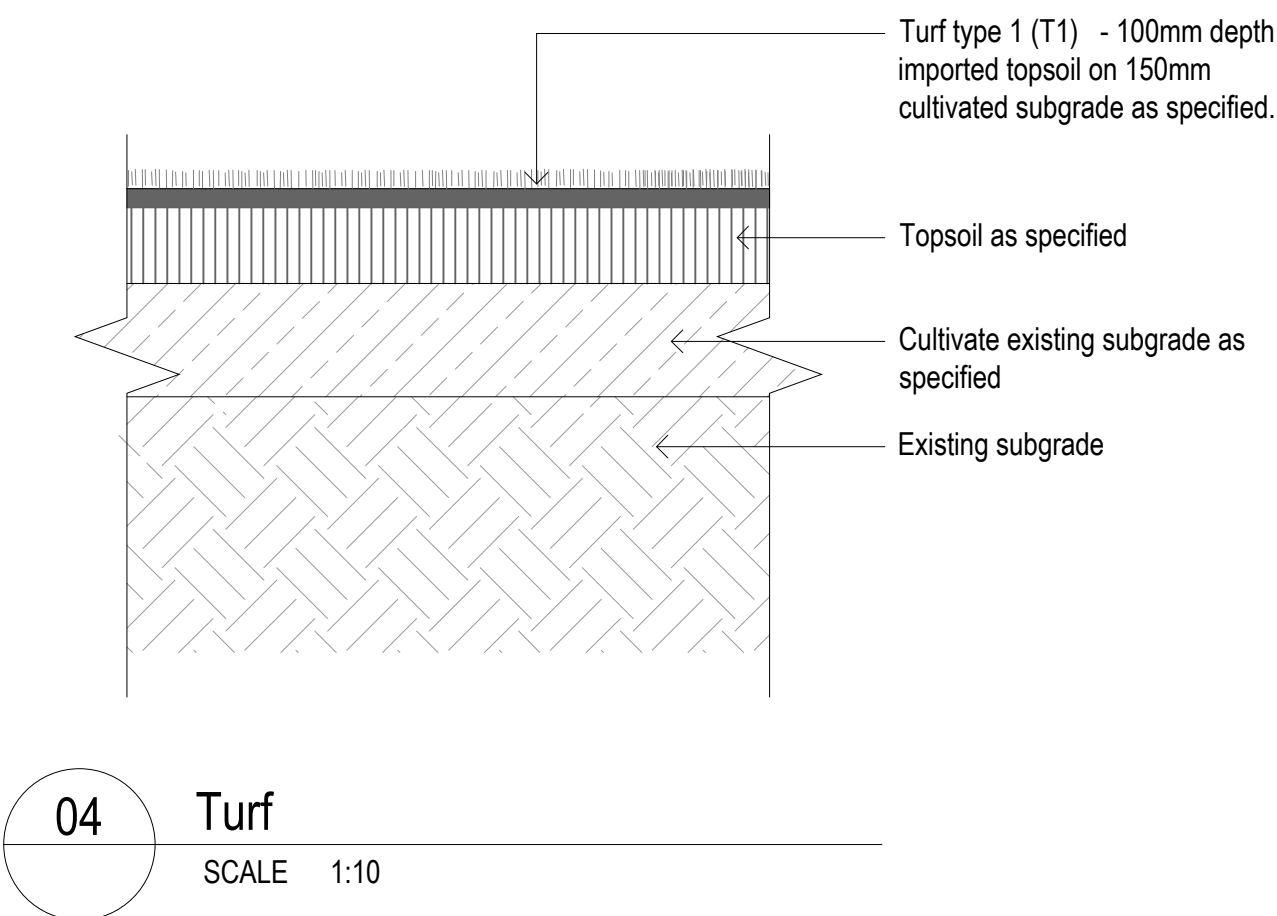
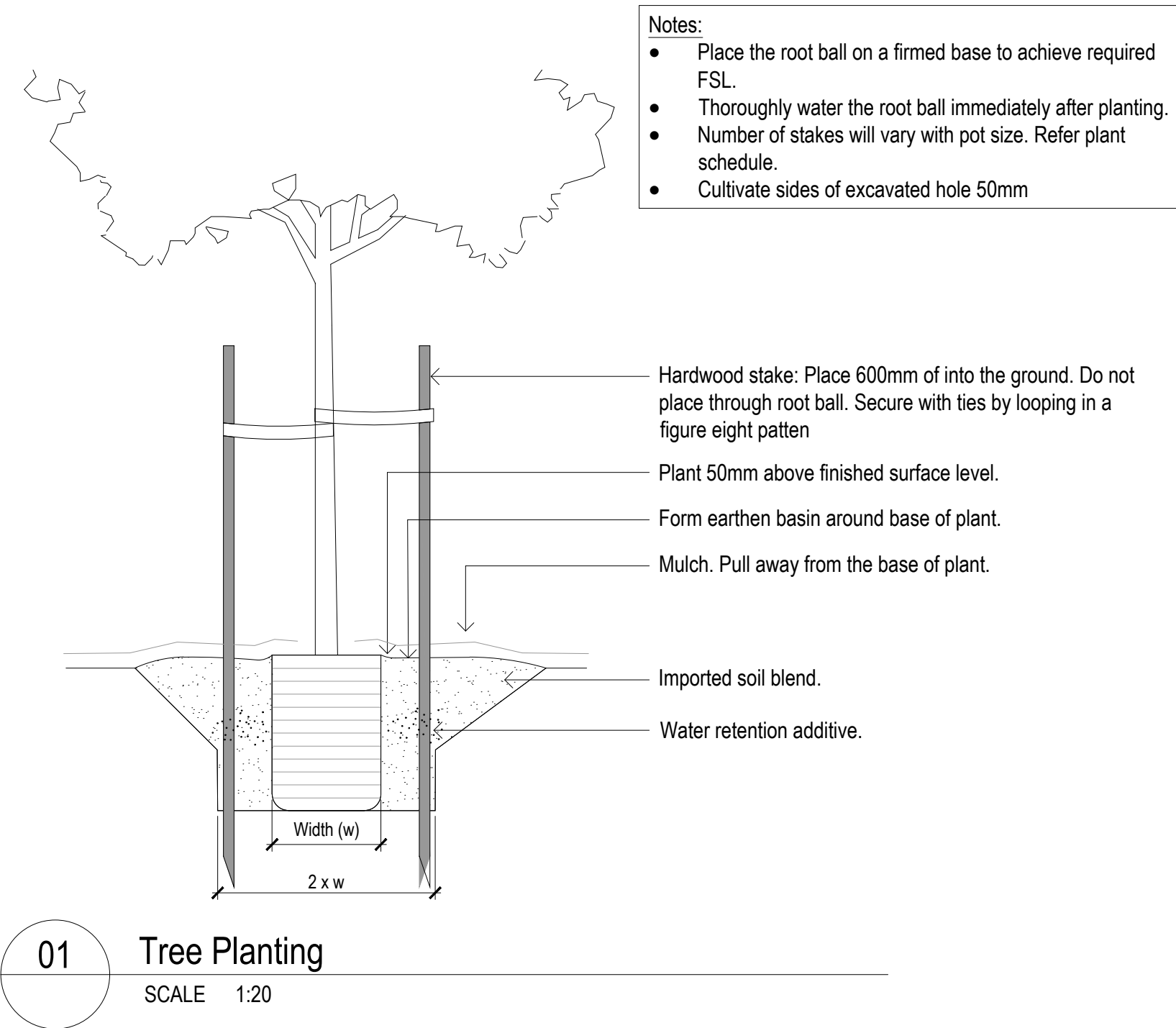


S2 Modwood Timber seat with backrest on concrete plinth

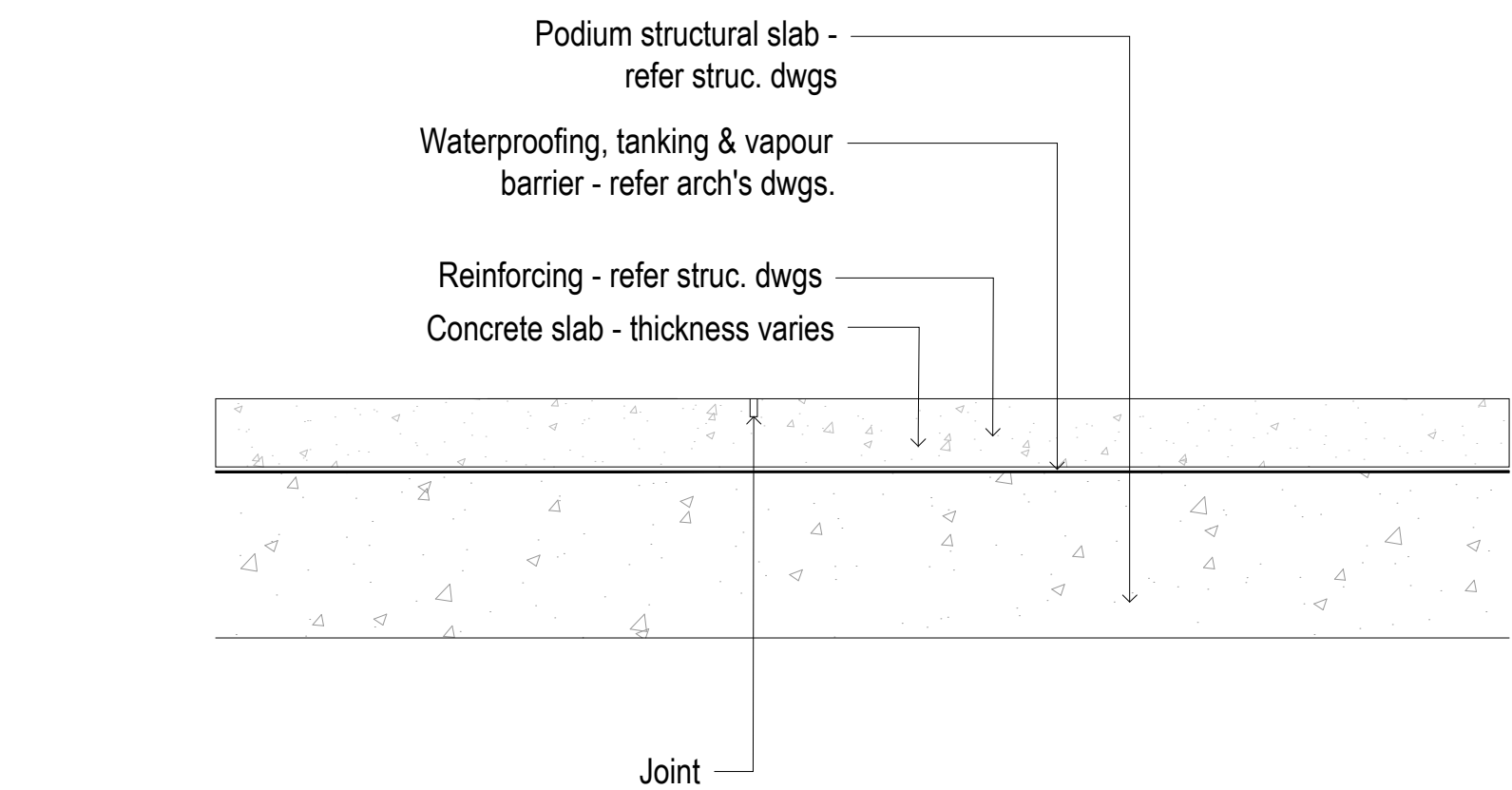
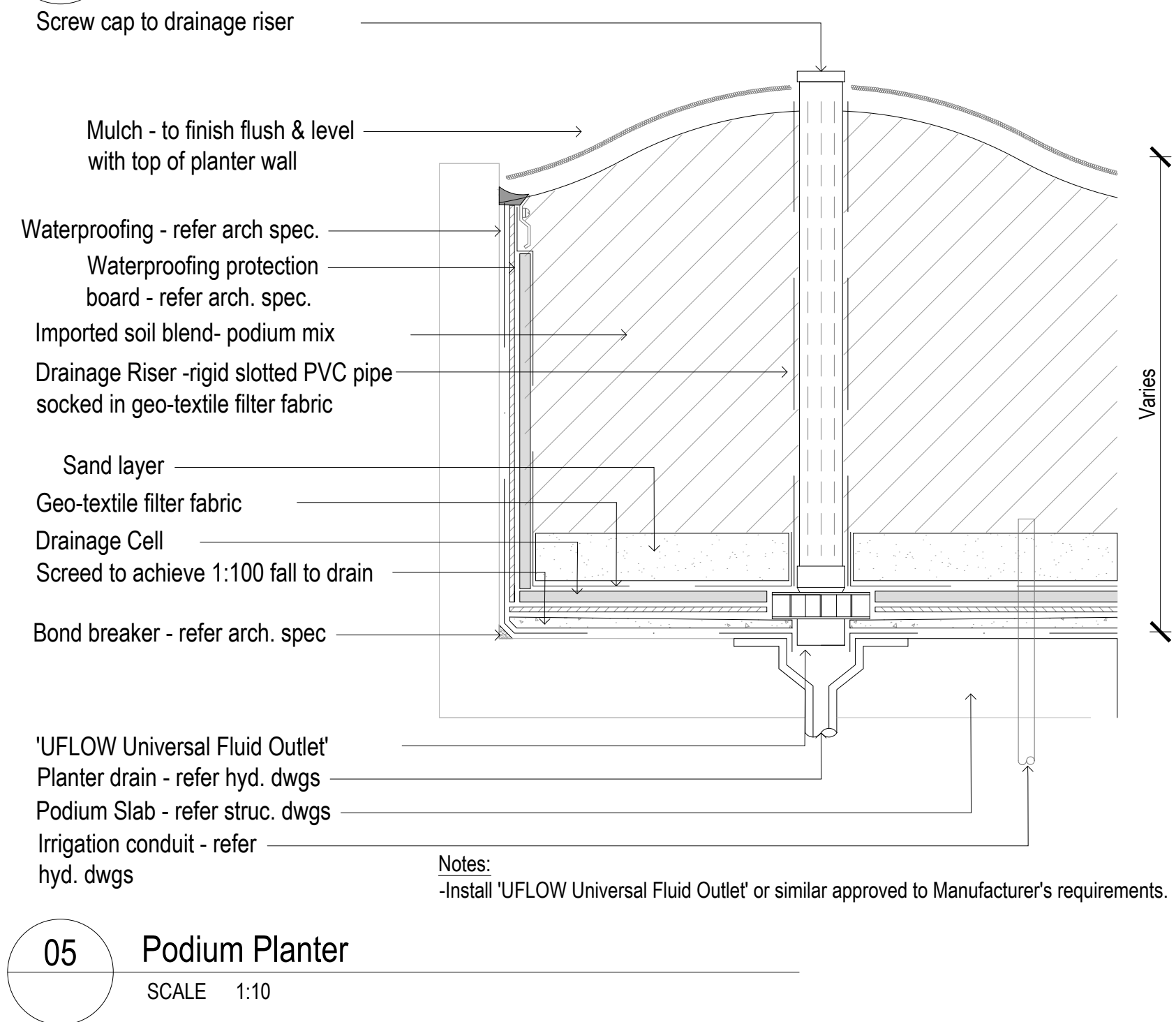
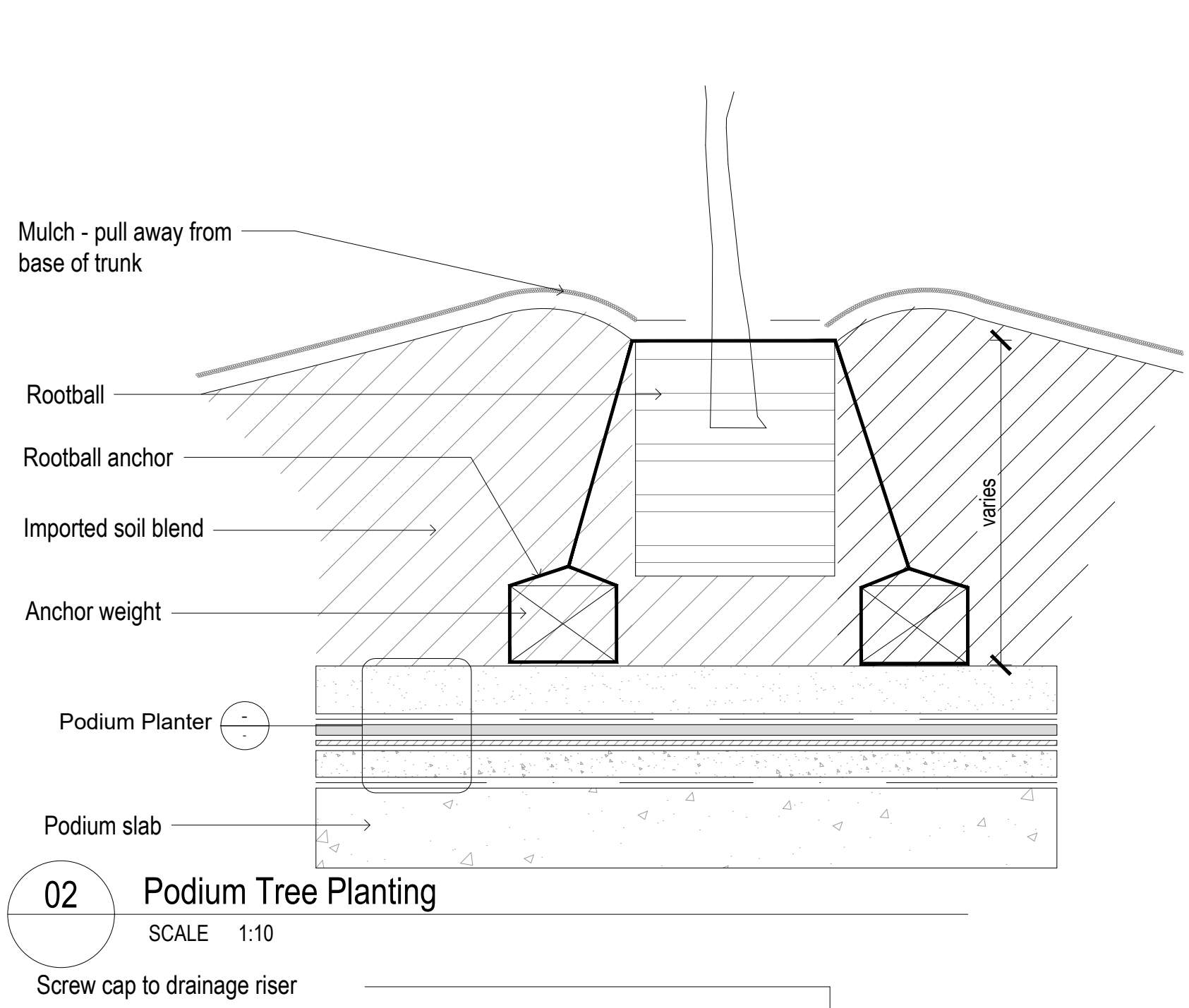


F1 1.8m flat bar fence

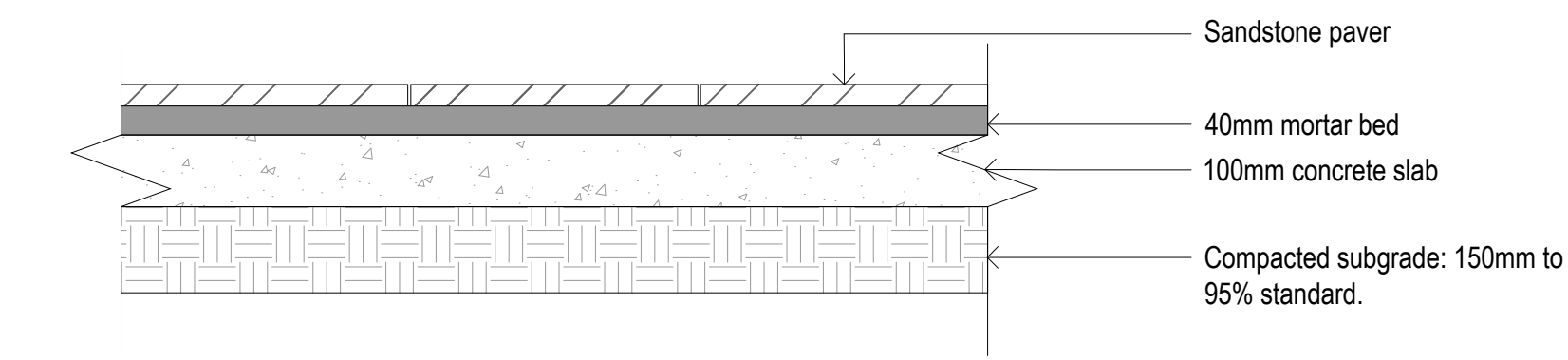
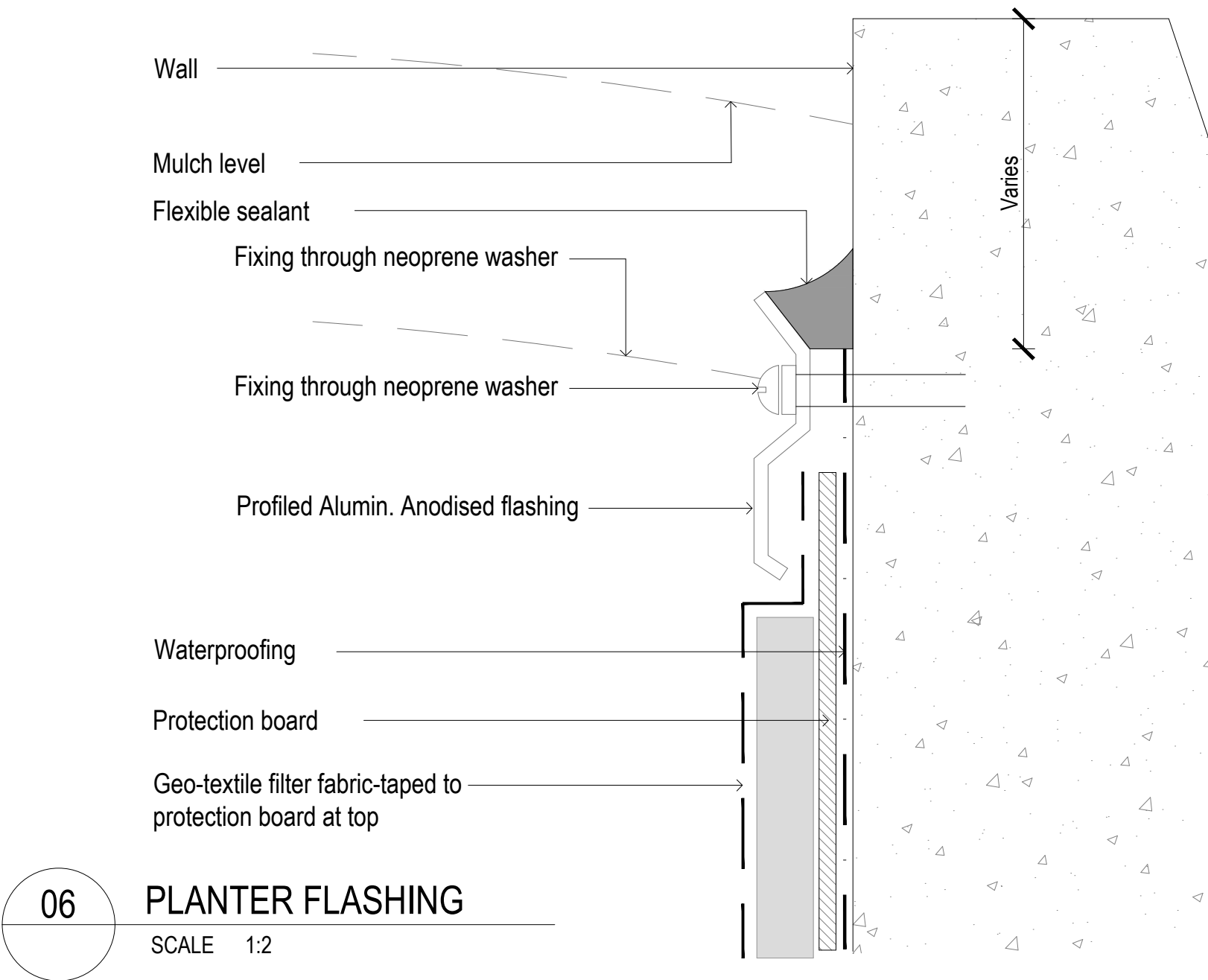
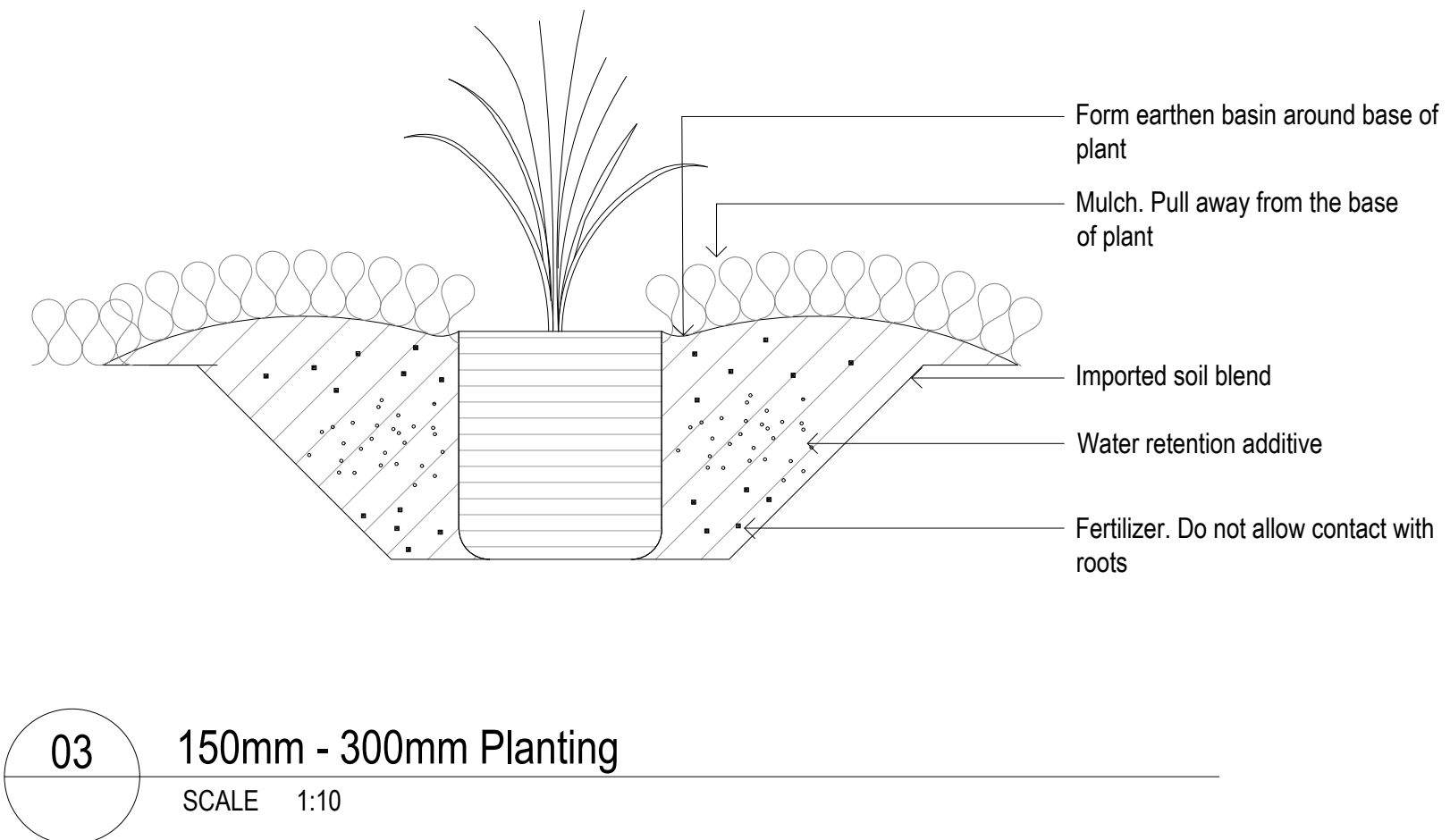
5.1 TYPICAL DETAILS



07 Unit Pavers on Podium
SCALE 1:10



08 Concrete Pavement on Podium
SCALE 1:10



09 Unit Pavers on Ground
SCALE 1:10

5.2 SPECIFICATION NOTES

SCOPE OF WORK

The work includes the organisation for and supply of all relevant labour, materials, plant and equipment as required to execute the works. The scope of works includes, but is not limited to, the supply, construction, installation, placement, and execution of works as documented on the landscape drawings and within the technical specification.

EARTHWORKS

Earthworks shall involve the removal of existing compacted material, the cultivation of subsoil, the supply and mixing in of additives, the supply and spreading of topsoil and the fine grading of such soil and existing soil profiles to all landscaped areas to form the finished levels and profiles. Install all surfaces with falls of minimum 3% away from the existing buildings, to edges or kerbs as required, to ensure drainage of surface water to the drainage systems around the site. Finished surfaces shall finish flush with existing pit covers, rollover kerbs, edges and adjacent surfaces. Where flush kerbs are installed to road edges grass levels should finish 50mm below such flush kerbs. Excavate for underground services. Ensure that all service trenches, including subsoil drains and irrigation main spray lines are back filled and compacted.

FILL

Use inorganic, non-perishable material that will form stable fill to comply with AS 3798, section 4. Where fill profiles coincide with plant growing medias fill materials shall also comply with plant growing media requirements.

Plant Growing Media

All plant growing media to be in accordance with "Soils for Landscape Development" (SLD). Quality assurance, control and material validation shall be in accordance with the following SLD specifications;

- G1 Quality assurance and control
- G2 Hold points
- G3 Compliance certification

As a minimum the contractor shall provide for approval test results which correlate to the specified SLD specifications prior to materials being sent to site, followed by third party testing of the installed material from in situ samples of each horizon obtained by a qualified soil scientist/agronomist with experience in urban soil management with a certified fitness for purpose statement to be provided by the same by a qualified soil scientist agronomist.

Where further soil design or selection is required in response to conditions which fall within the contractors scope of responsibility this shall be undertaken in accordance with the methodology described in Soils for Landscape Development (S.Leake and E.Haeg, 2014) and a certified fitness for purpose statement shall be provided by a qualified soil scientist/agronomist with experience in urban soil management. Testing to be carried out by a NATA accredited laboratory to the specified planting media specification in accordance with the SLD Quality Assurance, Control and Material Validation specification. Soil is to be free from noxious weeds, rocks, roots, rubbish or any other deleterious material. Refer SLD specifications.

Placement of plant growing media

- Place plant growing media in the locations specified on the landscape drawings, with horizon profiles and depths as detailed. Shaping of topography is to occur at the lowest specified soil profile with subsequent profiles to be of a consistent depth. Spread and grade evenly.
- Consolidate in 150mm thick layers as material is installed.
- Ensure that the consolidated finished surface levels are as specified.
- Only work soils when moisture levels are appropriate for soil texture classification.
- Prevent compaction by construction plant and relieve compaction where this has occurred.

In planting beds, podium planters and landscape planters mound plant growing media at centre to promote drainage. Finish sides to allow the thickness of mulching material to be at the same level as adjacent finished surface levels. Carry out soil amendments if required by testing results. Once amendments have been carried out site topsoil is to be tested for a second time as per above 'Testing' section. Supply and place 100mm diameter PVC capped conduits 350mm deep under pavements (excluding vehicular pavements) to enable installation of sub-soil drainage and irrigation systems. Mark ends of conduits with a 6mm diameter brass pin set into paving. Backfill trenches and compact as specified.

DRAINAGE

Subsoil drainage is to intercept groundwater seepage and prevent water build-up behind walls, in garden areas and under pavements. Subsoil drainage to be a black polyethylene slotted corrugated subsoil drainage pipe with a minimum nominal diameter of 90 mm to comply with AS 2439 (all parts). Gravel surround to be 10 mm size. Subsoil drainage must be connected to surface drains or to the stormwater drainage system. Connections are to be thoroughly sealed. Test all lines on completion to ensure their correct functioning.

Surface Drains

Surface drains are to collect surface run-off and prevent ponding of water in pavement areas to AS/NZS 3500.3. Surface drains are to be stainless steel with heel guard grates and R11 slip rating Surface drains must be connected stormwater drainage system. All connections shall be thoroughly sealed.

Podium Planter Drainage

Install podium planter drainage to bases of podium planter and planter box areas. Podium planter drainage to be an approved high-density black polyethylene slotted modular drainage cell with a minimum depth of 40mm. Drainage cell to be covered with layer of geotextile, non-woven, needle punched fabric prior to covering. Podium planter drainage must be connected to surface drains or to the stormwater drainage system.

PLANTING

Contractor Qualifications: Minimum five years experience in similar work as required by this Specification. Submit evidence of completed similar work with contact names and telephone numbers.

Fertiliser

Deliver fertiliser to the site in bags, branded with the type and manufacturer's name.

Mulch

Provide mulch free of deleterious or extraneous matter such as soil, weeds, rocks, and twigs. Mulch to finish level with surrounding finished levels after settlement allowances of the topsoil and mulch. Place mulch clear of plant stems to avoid rotting at ground level.

Planting

Adopt planting procedures that produce healthy plants within the prevailing soil, climatic and management environment of this project. The following is the minimum expected:

- Excavate a hole for each plant twice the diameter of the rootball and 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm and loosen the sides of the hole.
- Remove the plant from the container with minimum disturbance to the root ball, and place it in its final position, in the centre of the hole and plumb. Ensure the plant root ball is level with the finished surface of the soil surrounding the hole or bed.
- Thoroughly water plants immediately after planting and at such times during the contract period as is required to maintain growth free from water stress. Each plant will require a minimum of 10 litres of water at the time of planting.
- Backfill with topsoil as specified. Lightly tamp and water thoroughly to eliminate air pockets. Ensure that topsoil is not placed over the top of the root ball.

Containers

Collect empty plant containers daily during planting operations and remove from site.

Spraying

Report any evidence of insect attack or disease amongst plant material immediately. If directed by Superintendent, spray with an insecticide and/or fungicide approved prior to use, in accordance with manufacturer's directions and statutory requirements.

Locations

Do not vary the plant locations from those shown on the drawings unless otherwise directed. If it appears necessary to vary the locations and spacing for any reason apply for directions from Superintendent.

Plants

Definitions

The following definitions to apply to all plants:

- Batch: means a group of plants of like size and species as identified in the plant schedule
- Calliper: the stem or trunk diameter at a specified point, measured 300mm above the top of the root ball.
- Clean stem height: the height of the trunk above ground, which is free of branches.
- Clear trunk - palms: Overall height for palms shall be based on measurement taken from the top of the root ball, adjacent to and perpendicular to the start of the spear emergence (newest shoot/frond-tip).
- Ex-ground: means trees grown in the ground and dug for delivery. Includes both in-ground container grown trees and balled and bur lapped trees.
- Growing-on: shall mean the process of progressively re-potting smaller plants prior to the final planting out to promote plant growth sufficient to meet the height, spread and calliper size specified.
- Height: shall be measured from the top of the root ball, adjacent to and perpendicular to the top of the natural foliage projection.
- Spread: shall be measured as the mean diameter of the horizontal branches.

Plant Quality

All plants to be true to scheduled nomenclature, well formed, hardened off nursery stock. They are to be container grown in potting mixture with a healthy root system, fully established but not pot bound. The containers to be of the size and type specified for the plant size specified as set out in the Plant Schedule. All plants to have a well-balanced branching habit and no plant is to be cut back so severely that growth and development of natural form are retarded. Pruning scars to be clean cut to leave little or no protrusion from trunk or branch and budding or grafting scars to be clean, with well-developed calluses. Leaves shall be of normal size, shape, colour, and texture for the species, with a minimum of physical or insect injuries, and to be free from living insects, pests, and disease. All pots shall be free of weeds.

Containers

All non-ex-ground plants are to be grown or acclimatised in a container. Plants specified in pots or bags to be grown in new or sterilised recycled polypropylene containers or polythene bags of potting media.

Acclimatisation

All plants to be fully sun or shade hardened-off to suit their on-site growing position for a minimum period of six (6) weeks.

Delivery

Order sufficient of each species shown on the drawings to achieve the detailed planting layouts and ensure that the supplier retains in stock sufficient additional stock for replacement of failed, stolen, damaged, or unhealthy specimens.

Tree Quality

Prepare live materials in advance of installation to NAT SPEC Guide – Specifying Trees: A Guide to Assessment of Tree Quality (2003) standard to ensure satisfactory performance and growth rate after planting and/or placement at project site.

Anti-Transpirant

To be applied only to street trees and advanced or Ex-Ground stock as noted in Schedule - Materials & Finishes. Prior to removing the plants from their containers, spray on the specified anti-transpirant to the top and underside of foliage at the specified application rates. Follow manufacturer's recommendations for application. Ensure no overspray occurs on other hard landscape elements. The application of anti-transpirant should be repeated at intervals as per the manufacturer's recommendations during the Establishment

Period.

Stakes and Ties

Use stakes and ties where indicated on the Plant Schedule. Stakes Use durable hardwood, straight, free from knots or twists, pointed at one end. Where the Plant Schedule indicates 2 stakes, locate the stakes on opposite sides of the root ball.

Driving

Drive stakes 600 mm into the ground on each side of the tree, either before the tree is placed, or in such a manner as to avoid damage to the root system. Remove shattered ends.

Ties

Use 50 mm wide Hessian webbing. Fix ties securely to stakes in a figure eight pattern. Place other ties where necessary to stabilise the tree.

Guying

Use guys where indicated on the Plant Schedule install to manufacturer's requirements.

Adjustable steel guys (stainless steel below planting surface) sufficient to stabilise and support tree.

Fixing

Fixings on podium planters must not damage waterproofing.

Trunk Protection

Adopt guying procedures which minimise damage to plant.

Rootball Anchoring

Use sub-surface anchoring systems where indicated on the Plant Schedule and to manufacturers requirements. Provide turnbuckles to allow for tensioning of guys.

Completion of Planting

Practical completion of the planting works shall include but not be limited to establishment of turfed areas and replacement of plants and turf that have failed, vandalised, or stolen during the work prior to practical completion.

Plant Material Establishment

The Establishment period commences at the date of Practical Completion of the Works. Refer to Schedule - Materials & Finishes for period duration.

Recurrent Works

Maintain horticultural practices, as well as rectifying defects that become apparent in the works under normal use including, but not limited to, the following items where required:

- Watering, weeding, fertilising, pest and disease control, edging, renovating, pruning, rubbish removal and keeping the site neat and tidy.
- Maintain mulched surfaces in a clean and tidy condition and top up to the specified depth if necessary.
- Spray against insect and fungus infestation if considered necessary by the Superintendent in accordance with the manufacturer's directions.
- Trees, and garden bed areas are to be watered regularly so as to ensure continuous healthy growth.
- Remove rubbish and weed growth that may recur throughout the contract area, at weekly intervals, and maintain in a completely clean and tidy condition.
- Rectify soil subsidence or erosion which may occur after the soil filling and preparation operations.
- Throughout the establishment period, ensure pathways, pavements and road are kept clean of mulch, soils and landscape litter.
- Prune trees and shrubs as directed by the Superintendent. Pruning will be directed for the maintenance and dense foliage or miscellaneous pruning as beneficial to the condition of the plants.
- Prune damaged growth.

Plant Replacement

Replace failed or damaged plants. This does not include vandalised or stolen plant material. (Vandalised or stolen plant material will be replaced prior to practical completion.)

Replanting in Establishment Period

Where new plant material has been supplied to replace dead or dying plants, these shall be subject to a full establishment period.

IRRIGATION

Design, supply, install, and maintain for the duration of the Establishment Period, a fully automatic irrigation system to all planting and turf areas within the property alignments. Provide an irrigation system that will provide uniform coverage with sufficient water to achieve optimum plant growth. Items not specified, but normally required to conform to such intent, are considered part of this work. Minimum precipitation rate to all areas is to be 30mm per week. The number, size and location of water supply points and associated pipework cast into podium slabs will be determined by the irrigation design. The irrigation system must be designed to a standard that would be considered best industry practice and in accordance with Efficient Irrigation for Water Conservation Guideline. The system must have sufficient stations to allow planting and turf areas with different microclimatic conditions to receive different quantities of water. Turf and planting areas must be on separate stations. Sprinklers and drippers must be supplied in sufficient quantity and arranged to deliver water optimum for plant growth to all plant material regardless of their size and location. The system is to be designed and certified as an efficient irrigation system by a Certified Irrigation Professional. Show to scale the locations of all irrigation components including control valves, identity (model/brand) of each component, show pipeline type and sizes,

show sprinkler arcs/coverage, provide a section/details of mains pipeline and trench, articulated riser assembly, controller assembly including lockable box and control valve assembly in valve boxes. Provide specification notes as required.

Water Connection

Water for irrigation shall be supplied via rainwater tanks and an irrigation pump. The rainwater tanks and irrigation pump is part of Hydraulic Services. Refer to plan for location and sizes. Mains water (town water) shall NOT be used within the irrigation system. An isolating gate valve and filter (120 mesh) to be provided after the Irrigation pump. The sizing of all pipework to be determined by the design parameters set out in this Specification. Gate valves or water supply points connected to the rainwater tank have been shown on the drawings. The number, size and location of these water supply points shall be refined and determined by the final irrigation design. It is essential that the irrigation contractor coordinates such water supply points with the Builder at the start of building works.
System Type – Fully Automatic High Pressure – (Option 1)
Use Class 12.5 MDPE main line reticulation with pop up spray irrigation to turfed areas and planting areas. The system is to be fully automatic. Minimise overspray of roads and paths. Overspray of buildings or parts of buildings is not acceptable.

Products

All irrigation products to be either NETAFIM or HUNTER or approved equivalent and should be accredited with Smart Approved Watermark.

Component Identification

All pipework including subsurface dripper lines shall be identified by a purple/lilac colour in accordance with AS 2700.
All lids on valve boxes shall be identified by a purple/lilac colour in accordance with AS 2700

All caps on popup sprinklers and QCVs shall be identified by a purple/lilac colour in accordance with AS 2700

Spray Irrigation – High Pressure

Install sprinklers to turf areas. Use pop up sprinklers with pressure compensation and radius arc adjustment. All sprinklers shall integral check-valves, have matched precipitation across all arcs of coverage and be constructed of stainless steel and engineering plastic. The maximum output capacity of all (each) sprinkler head must not exceed 9 litres/minute

Planting Areas

Sprinklers shall have 300mm pop up bodies and shall be spaced head to head. All planting areas shall have the sprinklers arranged on both sides of narrow planting areas to ensure thorough coverage. Sprinklers located only on one side of a planting area are unacceptable.

Controllers

Irrigation system is to be controlled by solid state/hybrid controllers via 24vac remote control valves.
Controller shall have two spare stations, ENERGEX approved 240/24 vac transformer, multiple start times per day, multiple 7/14day program ability, manual and semi-manual override provision, capable of full automatic unattended operation, rain sensor override compatible and non-volatile 100 year memory retention. Mount controller and power supply together inside a galvanised steel, colourbond, weatherproof cabinet with a lockable T handle as supplied by B & R products or equivalent.
Install an automatic rainswitch or rain sensor to terminate the program in the event of excessive rainfall. Refer to plan for location of rainswitch or rain sensor.
All exposed wiring is to be conduited. Conduit to be painted to match external wall colour.

Controller Location and Power Supply

Provide a 240V, 10 AMP weatherproof general-purpose outlet 1500mm above ground level. Refer to plan for location.

Valve Boxes

House all valves in lockable black valve boxes, foot traffic grade. Secure all lids by a stainless steel or hot dipped galvanised bolt. Size and locate each box to enable easy access to each valve assembly for operation and maintenance.
Install valve boxes in planting areas wherever possible and locate close to mowing strips.
Valve boxes to be placed at grade in turfed areas or 20mm above soil level in planting areas.
Provide a 50mm deep, 10mm aggregate on a geotextile layer at the bottom of all valve boxes. The tops of all valves shall be no deeper than 150mm below the top of the valve box.

Control Valves

Automatic station control valves to have 24 vac remote actuation, with manual bleed and integral flow control, pressure regulating, manual shut-off and be constructed of industrial plastic and stainless steel and to have minimum pressure rating of 1033 kPa. All valves shall be identified with a 40mm laser engraved plastic tag attached to the valve stem with a cable tie. The tag shall show the station number identified on the "As Built" drawing.
Locate valves in lockable valve boxes so that all parts of the valve can be reached for servicing.

Isolating Valves

Install manually-operated isolating valves throughout the system to permit isolation of areas for maintenance purposes with minimum disruption to the system. Install one isolating valve on the up-stream side of each automatic control valve. All isolating valves to be bronze and pressure rated to 1033 kPa.
Locate valves in lockable valve boxes so that all parts of the valve can be reached for servicing

Reticulation

All mainline and sprayline piping to be MDPE class 12.5. Fittings to be compression type. Piping to be sized to ensure that velocities do not exceed 1.0m/sec in mainlines and 1.5m/sec in lateral lines under any circumstances. Maximum flow rate to be 6 litres/second. Arrange and support pipework as necessary so that it remains free from vibration while permitting necessary movements such as thermal expansion and contraction.
Trenches to have minimum 50mm clearance to all pipework. Minimum cover over mains pipework to be 450mm and lateral pipework to be 350mm. Spacing between multiple pipes in common trench to not be less than 50mm. Mainline pipework to be laid on a minimum of 50 mm thick sand bed. Backfill to trenches to be free from rocks, sticks and construction debris and compacted thoroughly.

Control Wiring

Common wiring to be 7/0.85 and 7/0.67, 4mm and 2.5mm. Single core, multi-strand, and polyethylene insulated and sheathed. Each controller to have separate common wires.
Active cables to be 7/0.67 and 7/0.50, 2.5mm and 1.5mm multi core, multi-strand and polyethelene insulated and sheathed. Each controller to have separate active wires.

Installation

Run all wiring in the mainline trench without any breaks between the Controller and Automatic valves. Bundle tie all wiring together at 3m intervals and place beneath pipework
Minimum depth of cover to be 300mm
All field joints to be housed in a separate valve box
Loop all wiring at least 300mm at each valve or junction
Joints to be Tyflo Heat-Shrink joint or a waterproof direct burial splice kit such as 3M DBY or equivalent.

Commissioning

Remove all spoil, rubbish and construction debris from site.

Ensure that the operation of all components is functioning correctly and that all equipmentv has been installed as specified.

Practical Completion

Apply for only after system has been run for four consecutive fully-programmed cycles over a period of four days.

Establishment Period

The irrigation system is to be fully maintained during the establishment period

5.3 MAINTENANCE GUIDELINES

General



MINIMISING MAINTENANCE NEEDS

The maintenance of the landscape will be important to its success both in the critical establishment phase (the first 12 months) and ongoing for its life span. The reduction and practicality of ongoing maintenance requirements has been intrinsic in the design with key considerations as follows:

- Use of endemic and native species and those known to do well in the local area.
- Selection of species by their size and habit, which do not require frequent pruning to maintain their form as a hedge or to contain then within the desired planting zone.
- Species selected for each area determined based on the micro-climatic conditions, particularly in respect to sun and shade conditions.
- Selection of low water plants to reduce the need for additional watering.
- Roof water to be collected for use in irrigation to reduce the need for the use of potable water for this purpose. Automatic irrigation provided throughout the landscape areas.



MAINTENANCE SCHEDULE

The maintenance of the landscape will be undertaken by the contractor for the first 12 months to ensure successful establishment. Following this the maintenance will be taken over by a maintenance contractor.

The maintenance to be undertaken will be detailed in the landscape specification in the form of a Landscape Maintenance Plan. The Landscape Maintenance Plan will ensure the necessary scope and level of maintenance is achieved to ensure the plants remain healthy and other landscape elements are maintained in a safe, functional and attractive condition and will include the following:



SHRUB PRUNING & TRIMMING

- Tip prune shrubs and ground covers to encourage density in spring and winter. Length removed depending on vigor of previous plant growth.
- Pruning should reflect the natural growth, flowering and regrowth habit of the individual species. Generally prune after flowering. Inspect for failed or dying plants requiring replacement monthly and record probable cause.
- All plants that have died or failed (lost more than 50% of their normal foliage cover) shall be replaced with the same species and commercially available size as the plant to be replaced.
- Generally plant material shall be uniformly high quality stock equal to best available for 'retail sale'. The root systems shall be balanced in relation to the size of the plant.
- Plants shall be healthy well grown, hardened off specimens of good shape and free from pests and diseases and in accordance with 'Specifying Trees: a guide to assessment of tree quality' (Clark 2006). Should the contractor believe that alternative species should be utilised a proposal is to be put to SHMH for approval. Inspect climbers, trailing plants monthly, train leaders onto supports as required. Prune long leaders which cannot be reattached to climbing frame or mesh supports in summer.



TREE MAINTENANCE

- Inspect trees monthly during the first 12 months and annually thereafter. Ensure trees are not showing any signs of stress, adjust watering as required to ensure good health and top up mulch to specified depths as required.
- Avoid unnecessary pruning during the first three years. Prune only critical branches and remove damaged or dead wood. Remove branches that limit public access or present a safety risk.
- Lift the crown of the trees to maintain clear site lines where required to a level of 2.5m.
- Structural tree work including the removal of large branches should be undertaken by a qualified arborist with appropriate applications for the works made to Council.



TURF MAINTENANCE

- Mow turf every 2 weeks in summer, 3 weeks in Spring / Autumn and 4 weeks in winter. Mow at heights of between 40 to-60mm & remove no more than 1/3 of the leaf blade at any one time. Do not mow under wet conditions.
- Apply fertiliser at rates as recommended by manufacturer in Spring and Autumn. Apply fertiliser at rates as recommended by manufacturer
- Inspect for compaction and thatching in Spring. Carry out aeration treatment if required using dethatching or verticutting equipment
- Inspect for failed turf requiring replacement and record probable cause in Winter. Remove failed turf, prepare surface & lay new turf in accordance with original turf specified.



FERTILISING, SOIL IMPROVEMENT & PEST CONTROL

- Soil testing is to be undertaken at the commencement of the maintenance contract and shall include taking samples from a cross section of planting areas. Slow release fertiliser selected to take into account the soil testing results and the insitu plants should be applied annually in spring and in accordance with the manufacturer's recommended rate. Prior approval required for fertiliser use.
- Check for incidence of fungal and insect attack monthly.
- Apply appropriate treatment for fungal and insect attack if necessary subject to approval.
- Avoid use of chemical sprays. If chemical control is considered necessary, these should be mixed and applied in strict accordance with manufacturer's directions. Do not spray in windy or extreme weather. Prior approval required of chemical to be applied.
- Do not remove leaf litter from planted areas unless depth of litter is impacting on plant growth.



MULCHING & WEEDING

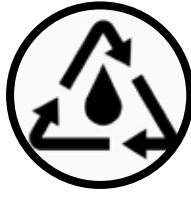
- Prevent reproduction of weeds by removal of seedlings and established weeds before seed set. This work should be carried out regularly so that the planted and mulched areas are weed free when observed at monthly intervals.
- Weed garden areas manually or with approved herbicide monthly. Prior approval required for Herbicide use. Approved Herbicide use to be in accordance with regulation rates and manufacturer's recommendation. Protect plants from overspray and avoid if rain is likely within 12 hour period
- Surface mulch is to be replenished as required, at least annually in spring, to maintain a consistent depth as specified at installation. Mulching materials to be consistent with those specified at installation.
- Plant and other litter to be removed from paths and garden areas where required.



ADJUSTMENT OF TREE STAKES & TIES

- Inspect stakes and ties monthly, replace as required. Check the straps during spring and autumn, ensuring they are loose around the tree to prevent damage to the trunk.
- Remove all stakes and ties at the completion of the 12 month establishment period.

Irrigation Strategy



IRRIGATION

Automatic irrigation system to be inspected monthly as per manufacturers specifications. The following are to be checked:

- Controller and soil moisture sensor
- Cabinets clean / clear
- Wiring condition and electrical connections
- Back flow prevention device
- Battery replacement
- Valve covers, valve boxes
- Heads missing, clogged, leaking, broken, tilted or misdirected
- Drip emitters connected to flex line, flex line connected to riser, micro adjustment nozzles connected
- Service filter strainer
- Automatic flush valves
- Operational pressures
- Frequency adjusted to maintain healthy plant growth.

Planting areas not covered by the irrigation system will be covered by the provision of hose cocks at regular intervals which will allow for hose watering as required during establishment and during particularly dry conditions to ensure healthy plant growth.



MAINTENANCE OF HARD LANDSCAPE ELEMENTS

- Sweep paved areas, particularly in high use areas monthly. Oil stains in any key areas to be removed using a mild dish washing liquid and warm water solution.
- Inspect paving and walls for areas of moss or mold and remove if found using a mild ammonia solution.
- Weeds are to be removed from all landscape walls, paving and gravel areas monthly.
- Leaf Litter to be removed from all paving areas, paths and gravel areas monthly.
- Drainage pits are to be cleared of mulch and other material regularly so that all pits are cleared when observed at monthly intervals or after significant storm events.
- Inspect seats, benches, tables and other furniture monthly. Undertake any repairs or replacement as required.
- Inspect garden bed edges between soft surfaces annually. Repair any damage or replace as specified.
- Inspect all retaining and planter walls annually. Should any cracking, settling or displacement be observed notify the owner and determine required rectification actions to be undertaken.
- Inspect all pergolas, mesh screens, climbing structures and shelters annually. Should any rust, damage or structural issues be identified notify the owner and determine required rectification actions to be undertaken.



RECORD KEEPING

A log book will be required to be kept detailing the maintenance works undertaken. The records shall include details of materials and procedures used as well as time and method of application. A record of inclement weather should also be kept to verify inability to carry out work within the specified time frames. Monthly and annual maintenance reports will be prepared to track the results of the maintenance and detail any