

No.#	Species	Size (Ht x Sp)	Condition	Action
1	Pistacia chinensis	6m x 25m2	Good	Retain & protect
2A	Camellia sasangua	3m x 10m2	Fair	Remove
2	Lagerstroemia indica	4m x 15m2	Good	Remove
3	Lagerstroemia indica	4m x 15m2	Good	Remove
Ą	Lagerstroemia indica	6m x 15m2	Good	Retain & protect
3	Morus spp.	5m x 10m2	Good	Retain & protect
4	Robinia pseudoacacia	6m x 20m2	Good	Remove
5	Syzygium australe x5	7m x 40m2	Good	Remove
С	Camellia sasanqua	6m x 20m2	Good	Retain & protect

ÐC Australian institute of andscape Architects AILA Associate www.dialbeforeyoudig.com.

Bar Scale

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site. PDF4 plars may vary slightly in Scale for that indicated on plans. Report av discrepancies to the Landscape Architect before proceeding with the work. C Copyright Suphurcrest Enterprises Pty Lut Trading as CONZEPT (ABN: 75 623 405 630) This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1986, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior withten permission of the copyright oner. It is chaine to client of the copyright former.

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payments are not made following the notification period.

ale: NTS



ARCHITEC

10m

8

6

TEXCO ARCHITECTS



REV DATE

COUNCIL

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

ler Street,	PARRAMATTA	A	26.5.2021	Preliminary plan prepared for review	PROPOSED BOARDING HOUSE
W 2062		В	02.6.2021	Co-ordinated with amended architectural plan	THOI OULD DOALDING HOUGE
2		С	17.12.2021	Issued for Section 34	DEVELOPMENT
51	CLIENT				
	ROBERT TAN				54 ADDERTON ROAD
t.au ept.net.au					TELOPEA
					TLLOFLA

NOTATION/AMENDMENT

HARDSCAPE ITEMS

	Street tree planting- refer detail 7
	1.8m boundary fence - colour and style to be nom. by client
	1.8m courtyard fence - colour and style to be nom. by client
~~~	Existing timber boundary fence to be reinstated, repaired or replaced- to be nom.by client
	Garden bed - refer landscape design plan
	Tree protection zone-refer project arborist's report
	Structural root zone-refer project arborist's report
	Lawn or lawn substitute(Dichondra repens/Viola hederacea) or artificial turf to be nom. by client
	Outdoor furniture to be nom. by client
	Retaining / raised planter wall - refer detail 8/9
	Trees proposed to be removed and replaced with new landscaping
\bigcirc	Existing trees proposed to be retained and protected
	Existing trees proposed to be retained and protected

LANDSCAPE CALCULATIONS

-refer architectural drawing no.010"landscape calculation diagram"

SITE AREA:

773.5m²

PROPOSED LANDSCAPE AREA: 270.76m² (35%) PROPOSED DEEP SOIL AREA: 220.74m² (28.5%)

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1 /2 /3 /4	HARDSCAPE PLAN LANDSCAPE PLAN DETAIL + SPECIFICATION SECTIONS	C C C C

	TITLE:		STATUS:	STATUS:		
Е	HARDSCAPE	E PLAN	SECTION 34	SECTION 34		
			SCALE:	DATE:		
			1:100 @ A1	December 21		
	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:		
	LPS34 21 - 309	1	K.Z	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

TREES

NEW WORK IN THIS AREA.



Pot size:

Pot size:

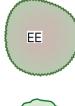
Pot size:

Botanical Name: *Melaleuca quinquenervia* **Common Name:** Broad-leaved paperbark (Native) 75Lt Mature H x S: 15m x 9m Qty Required:

TREES



Botanical Name: Backhousia myrtifolia **Common Name:** Grey Myrtle (Native) Pot size: 45Lt **Mature H x S:** 4-6m x 2-4m Qty Required:



WF

Botanical Name: Elaeocarpus eumundi **Common Name:** Eumundi Quandong (Native) 75Lt Mature H x S: 11m x 5m Qty Required:

Botanical Name: Waterhousia floribunda **Common Name:** Weeping Lilly Pilly (Native) 75Lt Mature H x S: 10m x 6m Qty Required: 2

SHRUBS AND HEDGES

Pot size:

Pot size:

Pot size:

Qty Required: 19



Qty Required: 47 Botanical Name: Syzygium 'Cascade' Common Name: Cascade Lilly Pilly (Native) 200mm Mature H x S: 2.5m x 1.8m

Botanical Name: *Syzygium australe 'Pinnacle'*

Common Name: Pinnacle Lilly Pilly (Native)

200mm

Mature H x S: 6-8m x 1-1.5m

CR 6

Botanical Name: Correa reflexa **Common Name:** Native fuchsia(Native) 200mm Mature H x S: 1.5m x 1.8m Qty Required: 21

Botanical Name: Westringia 'Blue Gem' **Common Name:** B. Gem Coastal Rosemary 200mm Mature H x S: 1.5m x 1.3m 4

Botanical Name: Cyathea australis

Mature H x S: 1m x 1.4m

- 3

FERNS AND SHADE

Pot size:

Pot size:

Pot size:

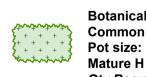
Qty Required:



Common Name: Rough Tree Fern (Native) 45Lt Mature H x S: 2.5-5m x 3m Qty Required: **Botanical Name:** Asplenium australasicum **Common Name:** Birds Nest Fern (Native) 200mm

Botanical Name: Calochaena dubia **Common Name:** False Bracken Fern(Native) 200mm Mature H x S: 0.5m x 0.5m Qty Required: 24

GRASSES + GROUNDCOVERS



Botanical Name: *Myoporum parvifolium 'Yareena'* Common Name: Creeping Boobialla (Native) 140mm Mature H x S: 0.15m x spreading Qty Required: 7/m2 (10.0m2 total)

GROUNDCOVER MIX



GENERAL NOTE:

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Dianella caerulea 'Little jess' Grevillea 'Bronze Rambler' Hardenbergia 'Meema' Hibertia scandens Pot size: Mature H x S: < 0.6m

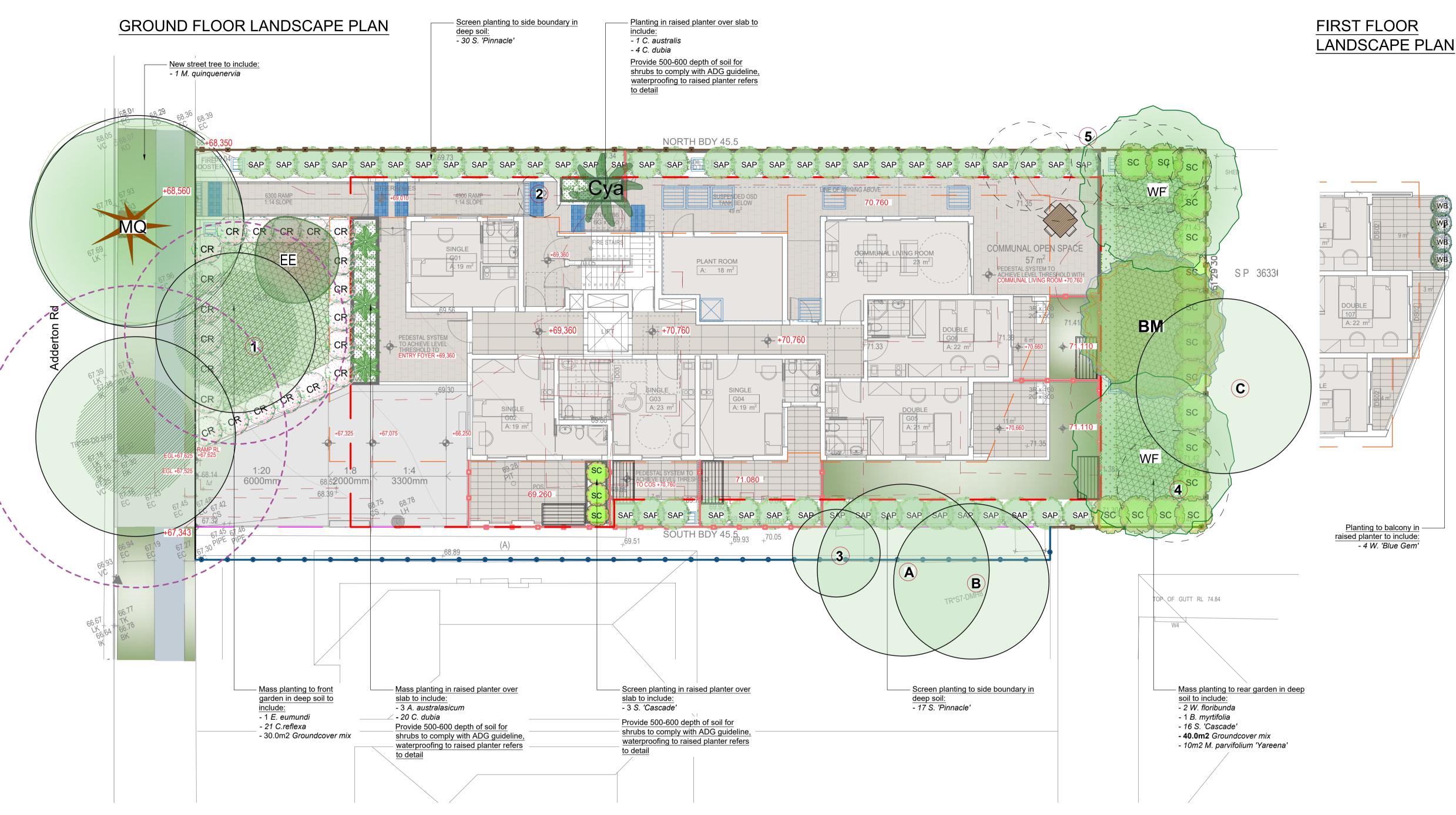
© Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630) These plane and associated

Lomandra hystrix 'Katie Bells'

Tube stock Qty Required: 7/m2 (70.0m2 total)

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 whether special, consequential, direct or indirect, suffered by repancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this drawin (ABN: 75 623 405 630) This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any areed payments are made in hull. We retain the right to areed payments are made in hull. We retain the right to DIE withdraw this information from the assessment p payments are not made following the notification period.





SAMPLE IMAGES Images are diagrammatic only, and final planting

species may vary, as determined by Council Approval Melaleuca quinquenervia











Myoporum parvifolium 'Yareena' Elaeocarpus eumundi



ARCHITEC

Bar Scale

Waterhousia floribunda

(Native) Pot size: Qty Required:



B 02.6.2021 Co-ordinated with amended architectural plan

C 17.12.2021 Issued for Section 34

Suit 101, 506 Miller Street, **MIZED** Landscape Architects

AMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au

PARRAMATTA CLIENT ROBERT TAN

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME. WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORMWATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

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

PROPOSED BOARDING HOUSE DEVELOPMENT 54 ADDERTON ROAD **TELOPEA**

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

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

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

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

E		PLAN	SECTION 34		
			scale: 1:100 @ A1	December 21	
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LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works: The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment
- hydraulic plans, service plans and survey prepared for the proposed development. All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the
- instruction of the landscape architect. Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours
- All outdoor lighting specified by architect or client to be installed by qualified electrician Anomalies that occur in these plans should be brought to our immediate attention. Where an Australian Standard applies for any landscape material testing or installation technique, that
- standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS)4970-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

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 "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

characteristics of the site.

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches

Specified Soil Mix - Tur

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 (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY

RETAINED Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall

be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil

conditioner). The following subgrade levels shall apply:

Mass Planting Beds - 300mm below existing levels with specified imported soil mix Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil 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 AS 2303:2018 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 Ross Clark's book. All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards

b) Stakes and Ties

listed above.

GENERAL NOTE

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties shall be 50mm wide hessian webbing material

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Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used. d) Mulch

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

e) Turf

c) Fertilisers

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

3.02 INSTALLATION

a) Setting Out All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the so 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 for general planter bed shall be an approved equal to "Forest Fine" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock gravel scoria or river peobles 4-7mm screenings or similar

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) Brick garden edging

Where is required, the Contractor shall install Brick garden edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained. g) Earth retaining structure

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of **not** timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

HARDSCAPE WORKS

4.01 GENERAL

- The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.
- Paving refer to typical details provided, and applicable Australian Standards, Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be 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 Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 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. Parramatta City Council By-Laws and Ordinances

penetration through slabs and planter walls for water and power provisions

Jpon completion of installation, the system shall be tested, including:

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

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

as agreed to in the landscape contractors contractual obligations

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

• Mowing lawns & trimming edges each 14 days in summer or 18 days in winter

superintendent or landscape architect, the responsibility will be signed over to the client.

identify the preferred service and conduit locations.

power provision and water supply.

over a determined length of time.

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

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

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and

- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to

- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area,

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken

- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the

6 months beginning from the approved completion of the specified construction work (Practical Completion)

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the

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

capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be

the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not

Services Co-ordination:

Testing & Defects:

exceed 300Kpa

Warranty :

6.01 GENERAL

immediately rectified.

Further Documentation

CONSOLIDATION AND MAINTENANCE

The consolidation and maintenance period shall be either

any defects that become apparent in the contracted works.

Watering all planting and lawn areas / irrigation maintenance.

• Removing weeds, pruning and general plant maintenance.

Maintenance of all paving, retaining and hardscape elements.

Clearing litter and other debris from landscaped areas.

• Replacement of damaged, stolen or unhealthy plants.

Make good areas of soil subsidence or erosion.

Spray / treatment for Insect and disease control.

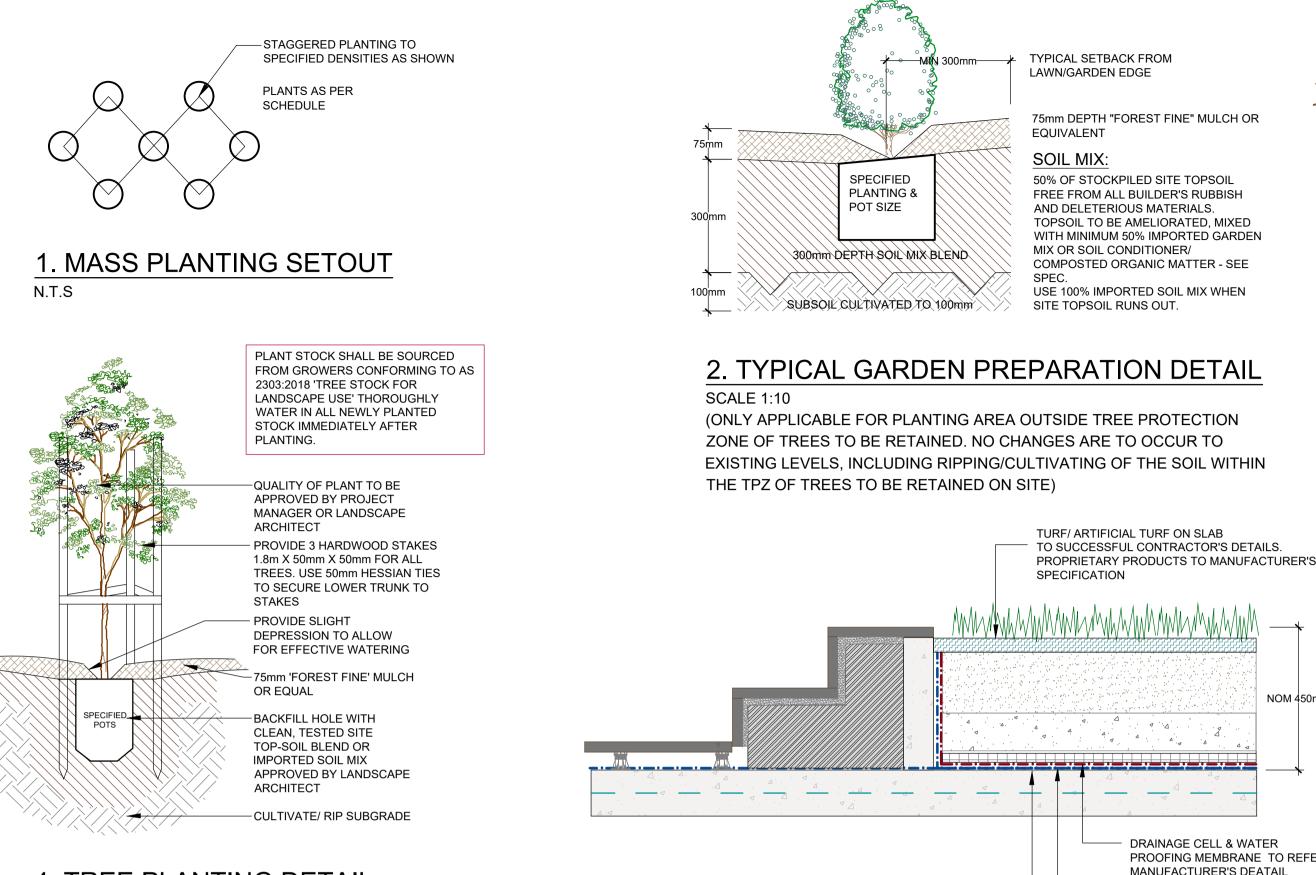
· Fertilizing with approved fertilizers at correct rates.

Topping up of mulched areas.

Adjusting ties to Stakes

or as specified by Council in the Determination.

5%



4. TREE PLANTING DETAIL SCALE: 1:10

CONCRETE

WALKWAY

N.T.S

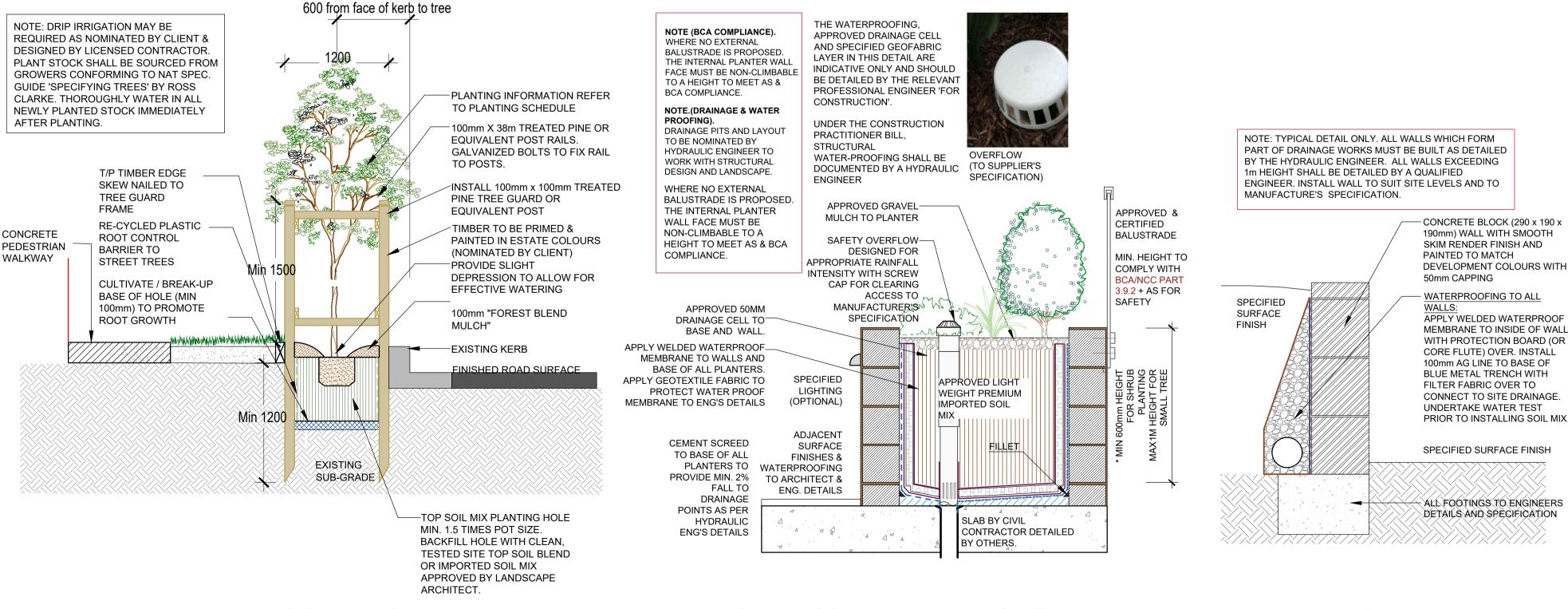
ARCHITECT

TEXCO ARCHITECTS

(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)

5. NATURAL/ ARTIFICIAL TURF ON SLAB DETAIL

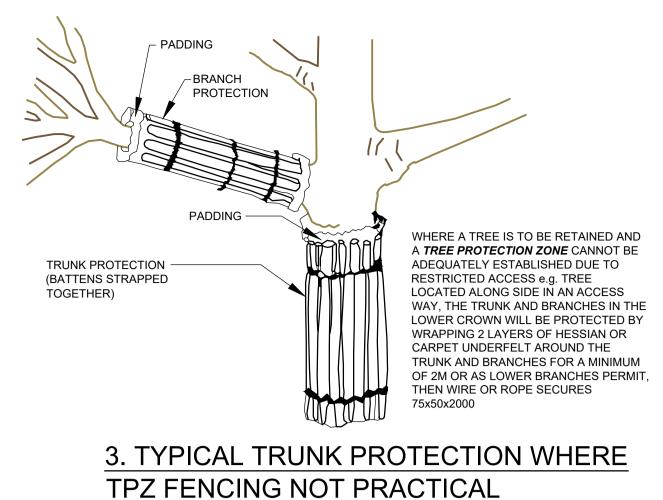
SCALE:NTS



7. TREET TREE PLANTING & TREE GUARD DETAIL

8 .TYPICAL MASONRY PLANTER ON SLAB DETAIL SCALE: 1:20

LANDSCAPE ARCHITECT:		COUNCIL	REV DAT	E NOTATION/AMENDMENT	PROJECT:
	Suit 101, 506 Miller Street,	PARRAMATTA		2021 Preliminary plan prepared for review	PROPOSED BOARDING HOUS
	CAMMERAY NSW 2062		B 02.6	2021 Co-ordinated with amended architectural plan	
	Phone: 9922 5312		C 17.12	2.2021 Issued for Section 34	DEVELOPMENT
Conton	Fax: 8209 4982 Mob: 0413 861 351	CLIENT			
		ROBERT TAN			54 ADDERTON ROAD
_	www.conzept.net.au enquiries@conzept.net.au				TELOPEA
Traniforscallage Antennificaetis					
			· ·		·



SCALE: NTS

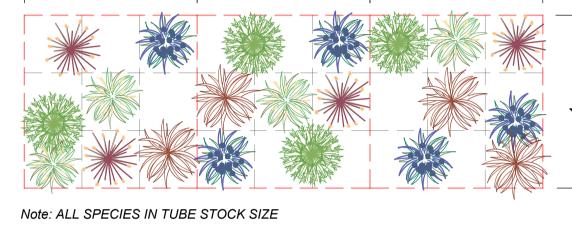
NOM 450

PROOFING MEMBRANE TO REFER MANUFACTURER'S DEATAIL STRUCTURAL SLAB TO REFER CONCRETE SLAB (ROOFTOP) TO

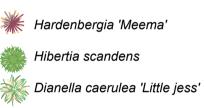
WATER PROOFING TO

ENGINEER'S DETAIL

TO REFER ENGINEER'S DETAIL



Botanical Name Lomandra hystrix 'Katie Bells Grevillea 'Bronze Rambler





9. RETAINING WALL DETAIL SCALE 1:10

SE	E SPECIFICATION & DETAIL		STATUS: SECTION 34		
			SCALE: AS SHOWN @ A1	December 21	
	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:	
	LPS34 21 - 309	3	K.Z	R.F	
	L	L	I	L	



SECTION A-A SCALE: 1:40

GENERAL NOTE:



ARCHITECT:





LANDSCAPE ARCHITECT:

Suit 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au

PARRAMATTA CLIENT ROBERT TAN

COUNCIL

REV	DATE	NOTATION/AMENDMENT	PROJECT:
A	26.5.2021	Preliminary plan prepared for review	PROPOSED BOARDING HOU
В	02.6.2021	Co-ordinated with amended architectural plan	
С	17.12.2021	Issued for Section 34	DEVELOPMENT
			54 ADDERTON ROAD
			TELOPEA

SECTION B-B

	TITLE:		STATUS:		
SE	SECTIONS		SECTION 34	SECTION 34	
			SCALE:	DATE:	
			AS SHOWN @ A1	December 21	
	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:	
	LPS34 21 - 309	4	K.Z	R.F	