

DEVELOPMENT CONSENT APPROVAL

DA/4179/2022 Dated: 18 March 2024



REVISION	DATE	DRAWN BY	COMMENTS	
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SALES CENTRE 1300 4HOMES



RESIDENTIAL OGISTICS P/L

Suite 1, Level 1 208 -210 Northumberland St, Liverpool NSW 2170

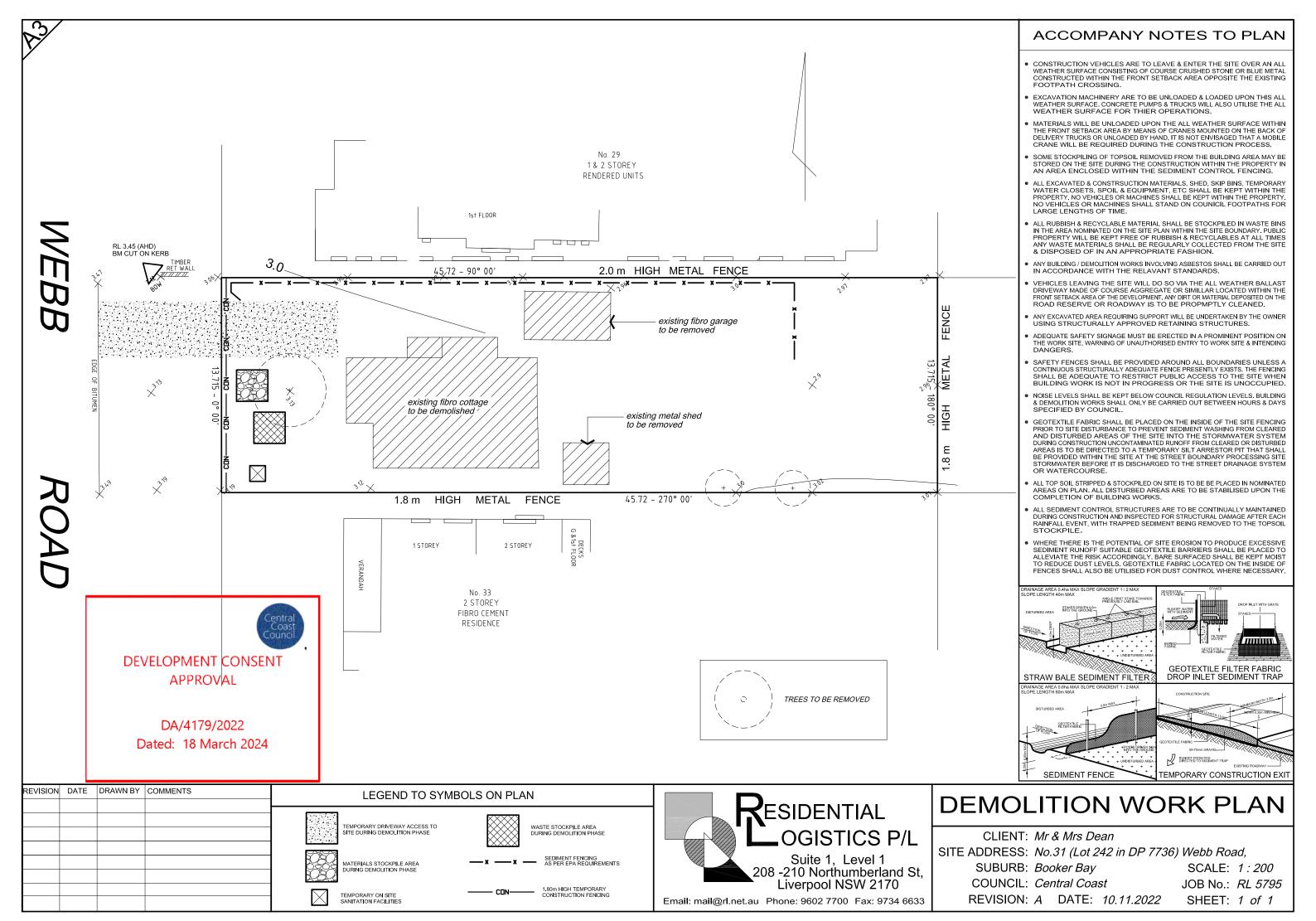
Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

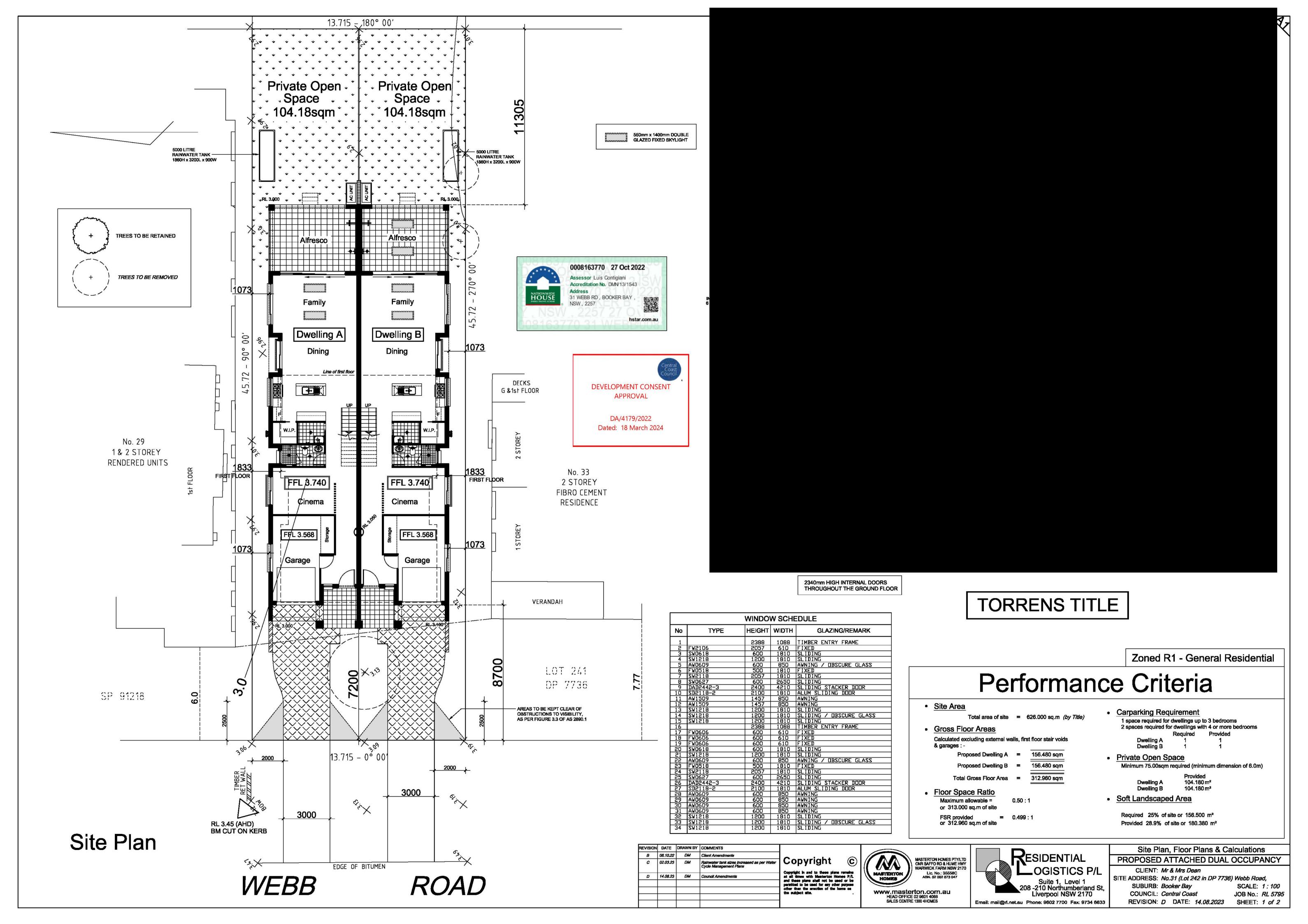
3D COLOURED STREETSCAPE

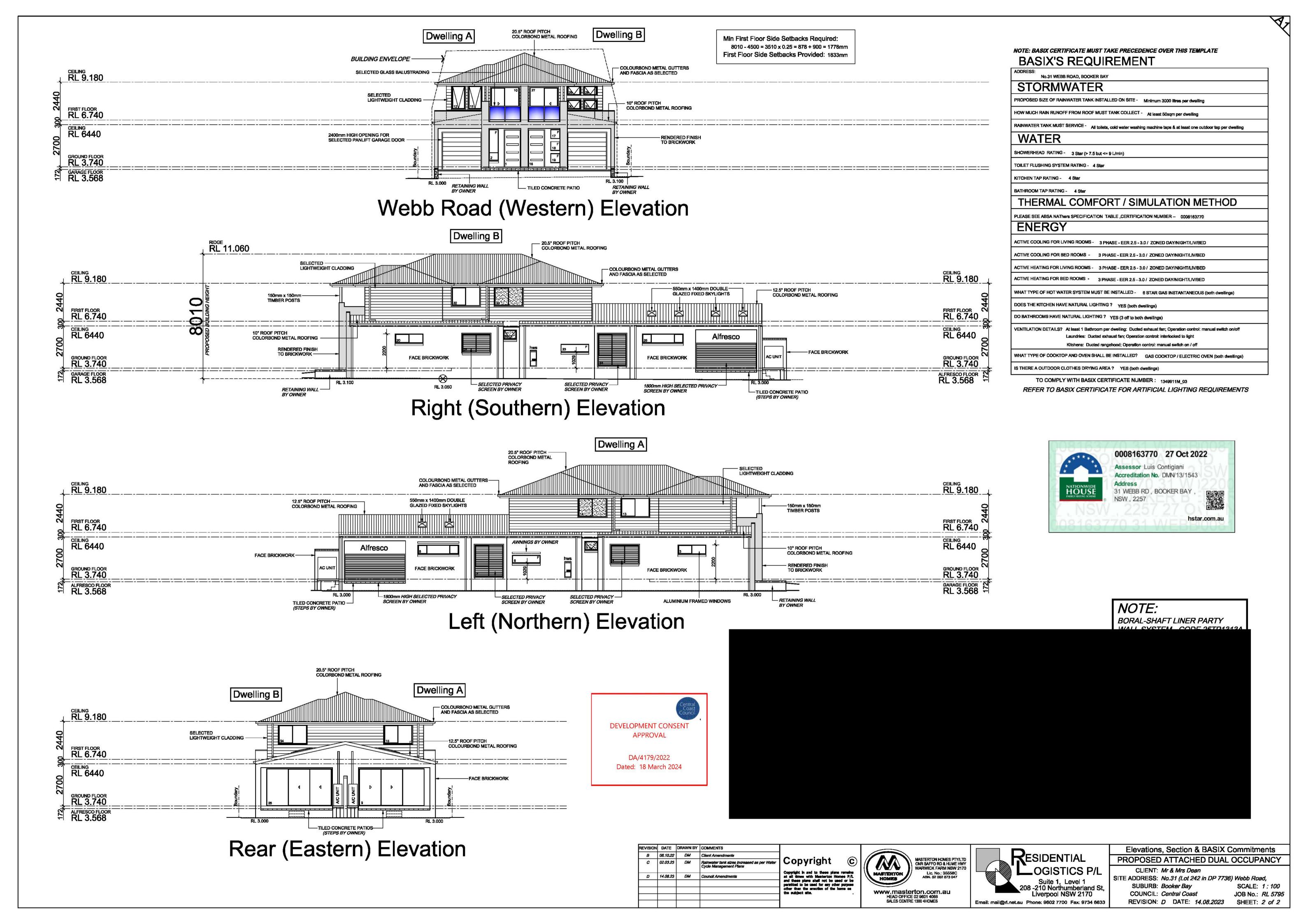
CLIENT: Mr & Mrs Dean

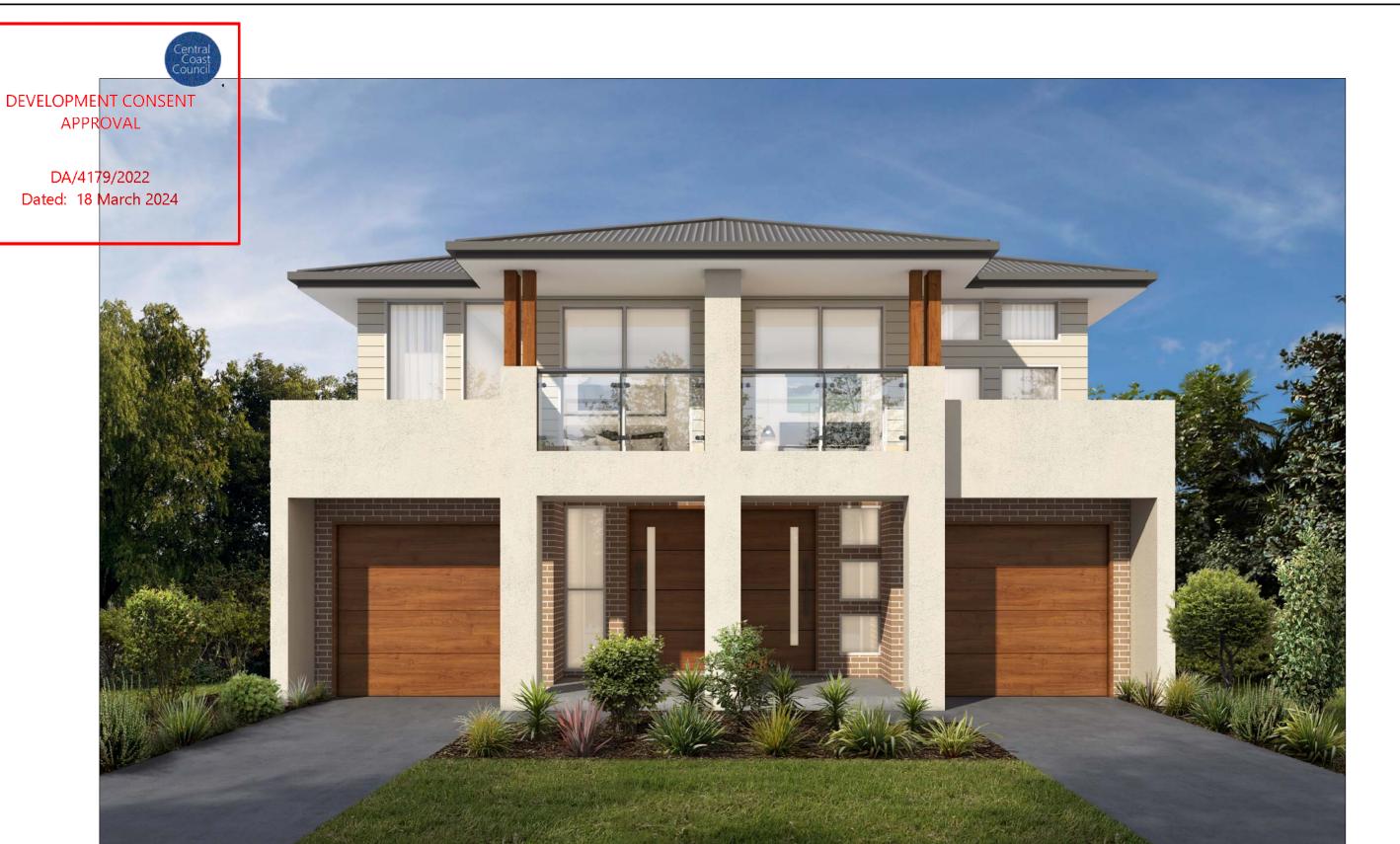
SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,

SUBURB: Booker Bay SCALE: NTS
COUNCIL: Central Coast JOB No.: RL 5795
REVISION: A DATE: 14.09.2023 SHEET: 1 of 1









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3D PHOTOMONTAGE

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,

SCALE: NTS SUBURB: Booker Bay COUNCIL: Central Coast JOB No.: *RL 5795* REVISION: *A* DATE: 22.08.2023 SHEET: 1 of 1

residential logistics

Client/s 19/10/22 Mrs. Elizabeth and Mr. Andrew Dean **Date**

Address Lot 242, No. 31 Webb Road, Booker Bay

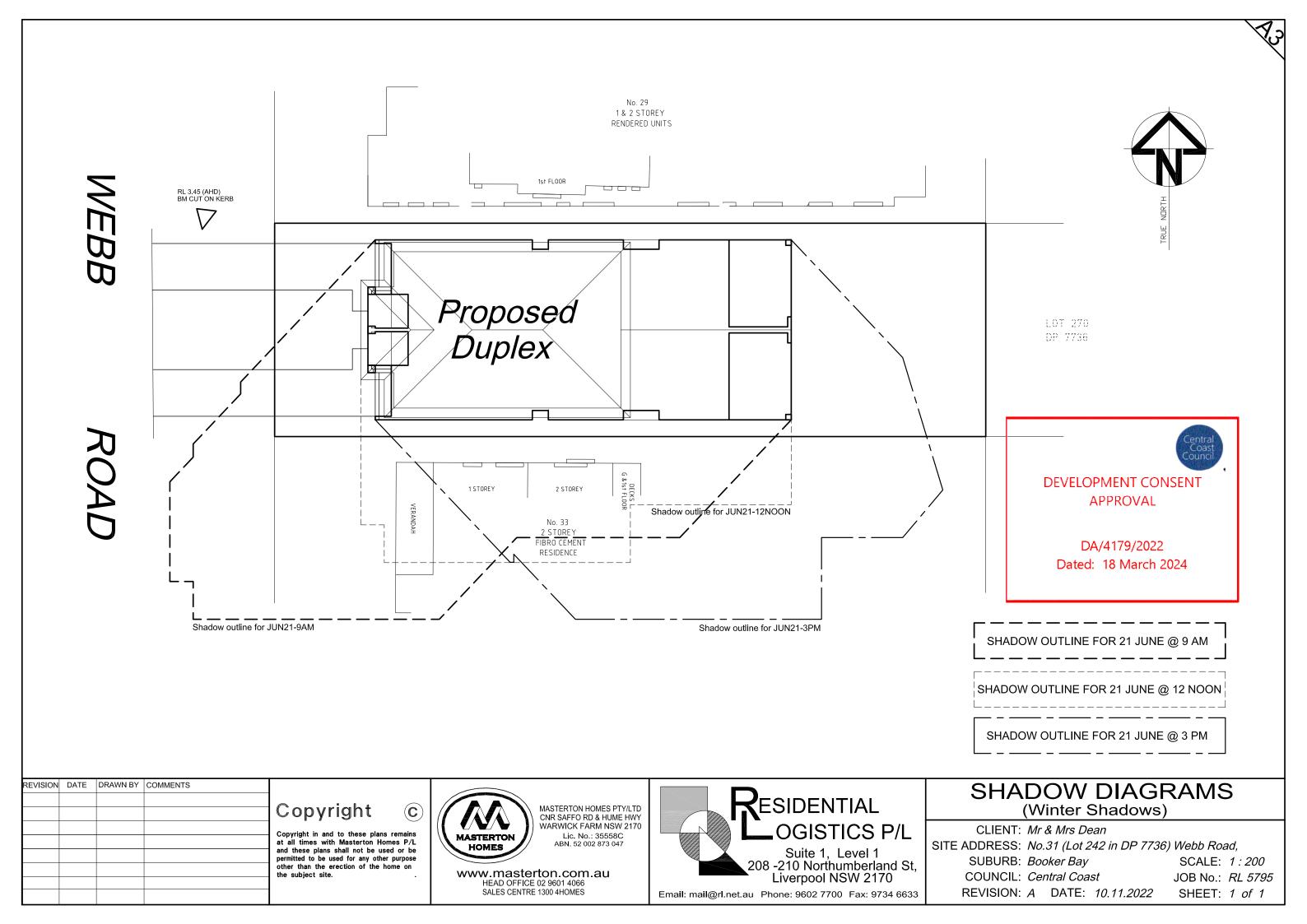
External Finish	Face Brick		
Range	Everyday Life (Austral)		
Colour	Engage	Central Coast Council	
Roof Manufacturer	Colorbond	DEVELOPMENT CONSENT APPROVAL	
Range	Colorbond		
Colour	Gully	DA/4179/2022 Dated: 18 March 2024	
Window Frames	Powder Coated Alumin	nium	J
Colour	White		
Fascia	Colorbond		
Colour	White Spirit		
Gutter	Colorbond		
Colour	Gully		
Downpipes	Colorbond		
Colour	Gully		

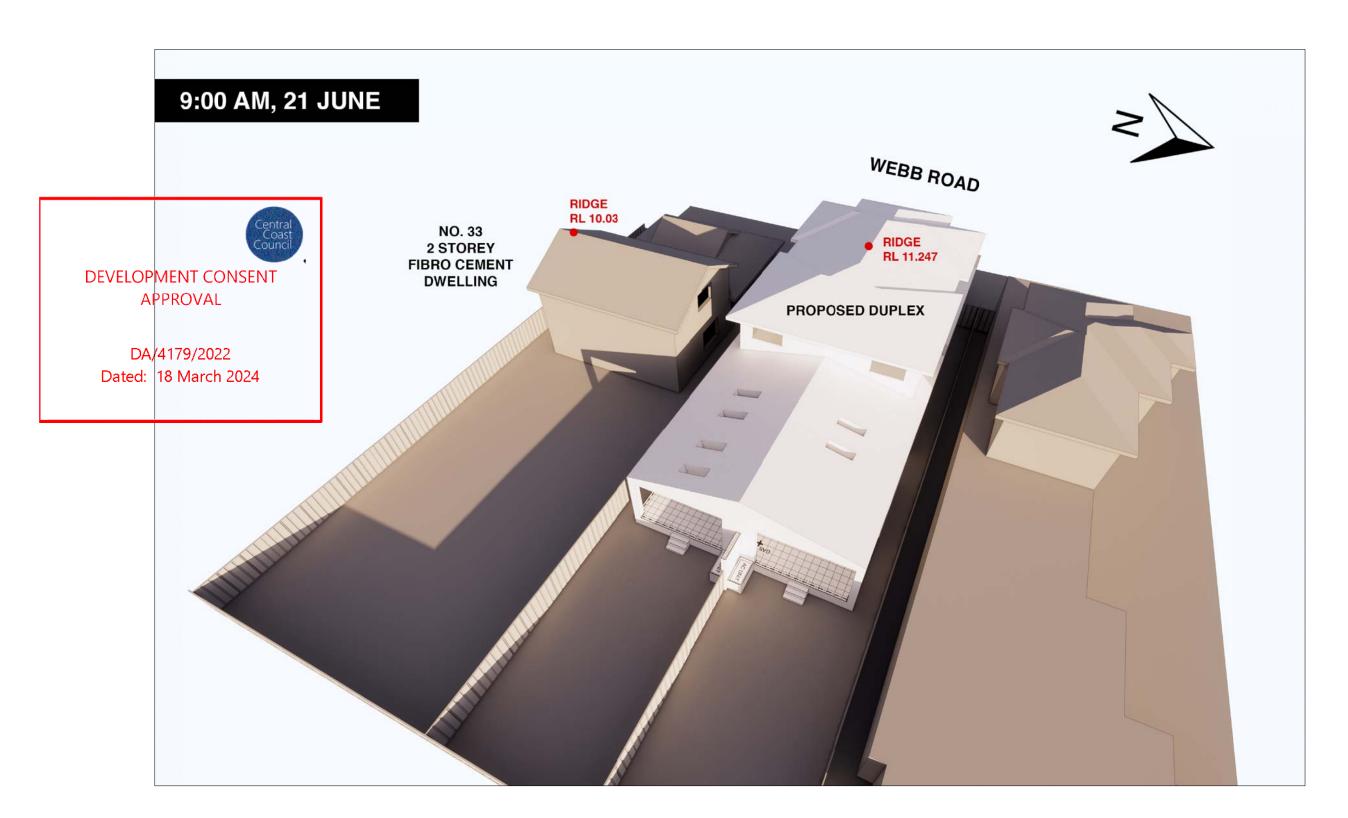












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Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS

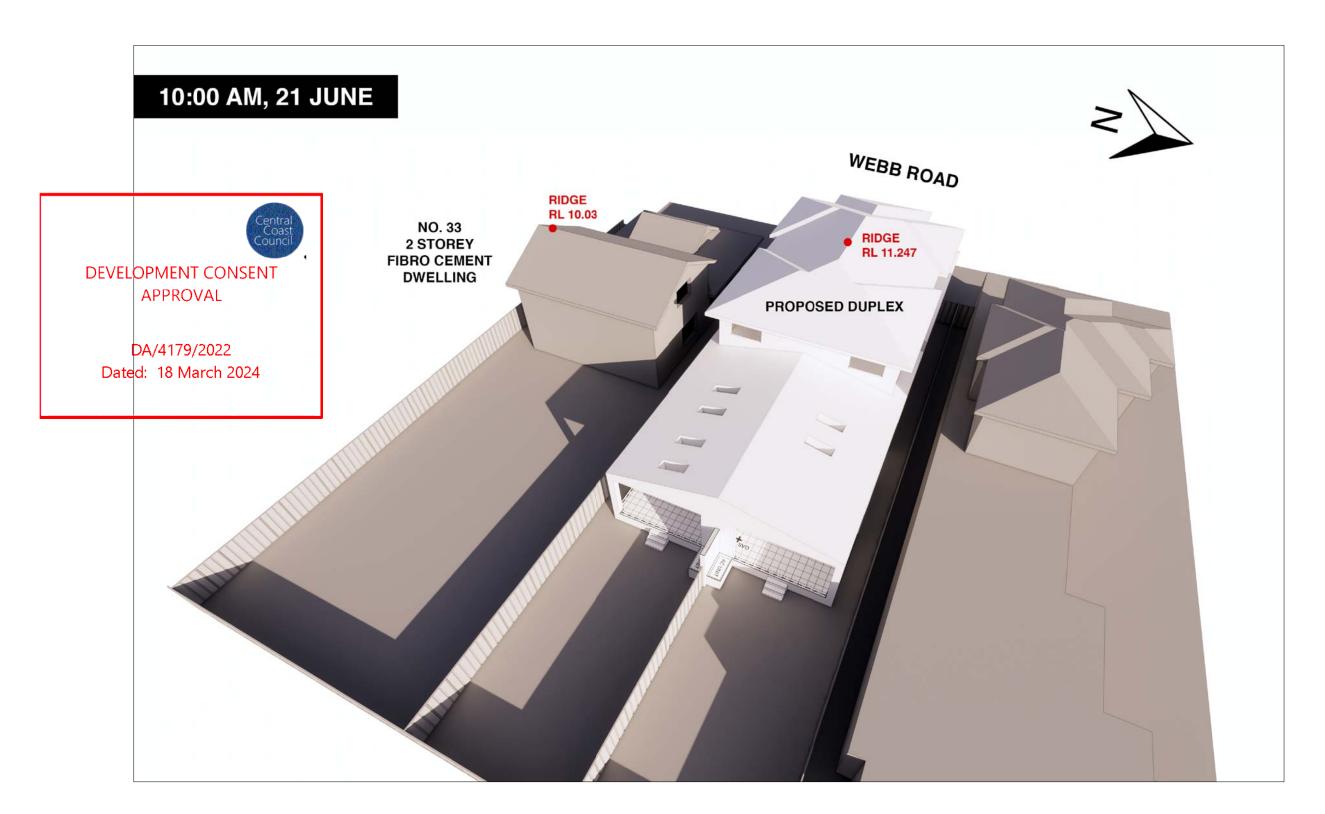
(Winter Solstice - 9:00am)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road, SCALE: nts SUBURB: Booker Bay COUNCIL: Central Coast JOB No.: RL 5795

REVISION: *A* DATE: 22.08.2023

SHEET: 1 of 7



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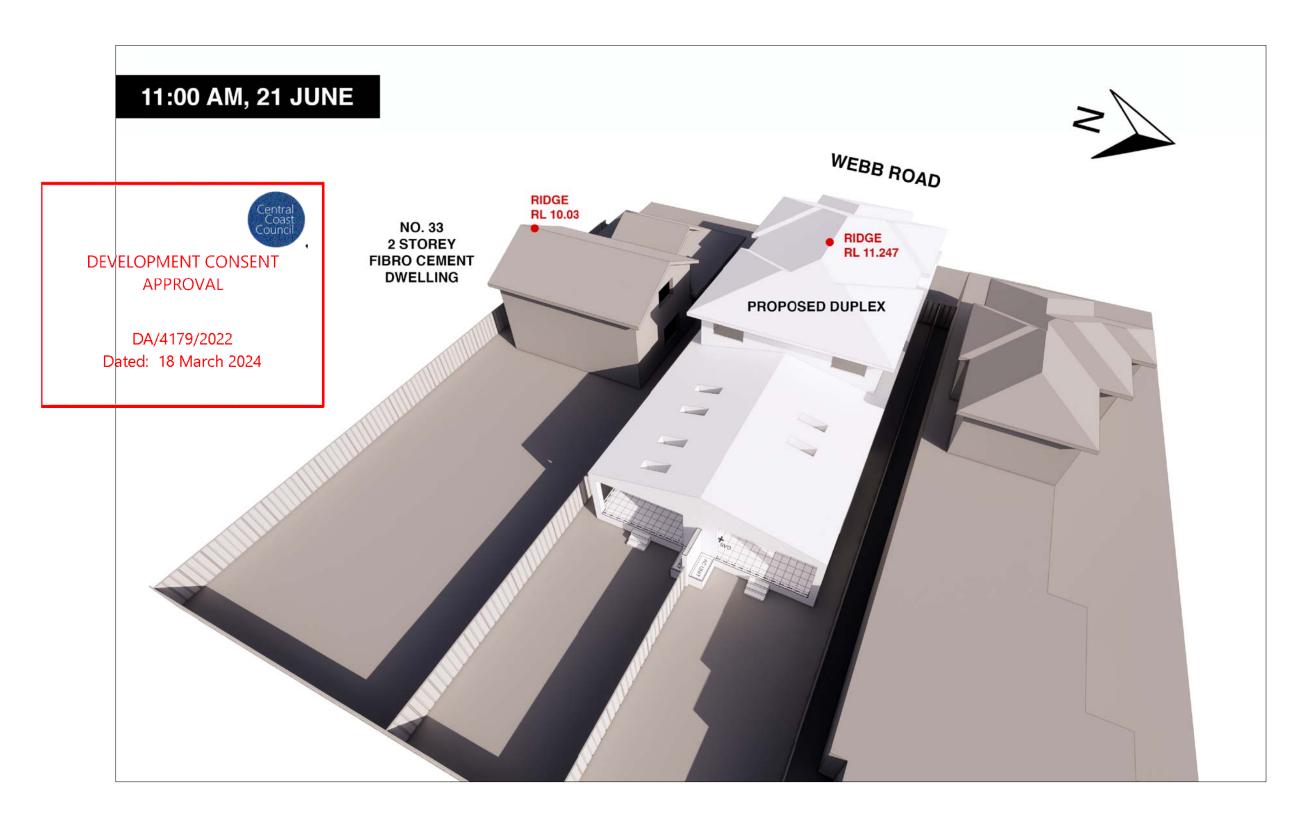
Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS (Winter Solstice - 10:00am)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road, SCALE: nts SUBURB: Booker Bay COUNCIL: Central Coast JOB No.: RL 5795

REVISION: *A* DATE: 22.08.2023 SHEET: 2 of 7



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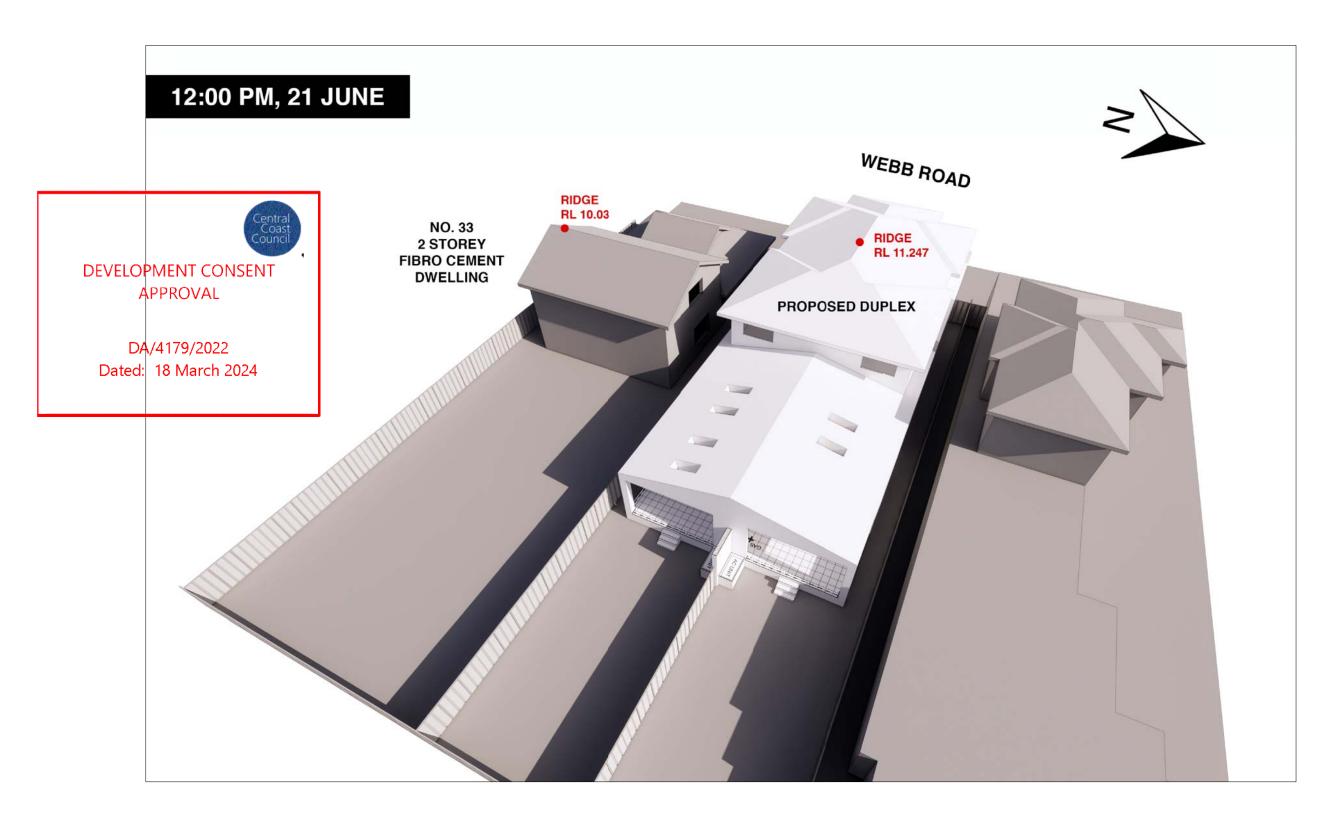
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3D SHADOW DIAGRAMS (Winter Solstice - 11:00am)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road, SCALE: nts SUBURB: Booker Bay COUNCIL: Central Coast JOB No.: RL 5795

REVISION: *A* DATE: 22.08.2023 SHEET: 3 of 7



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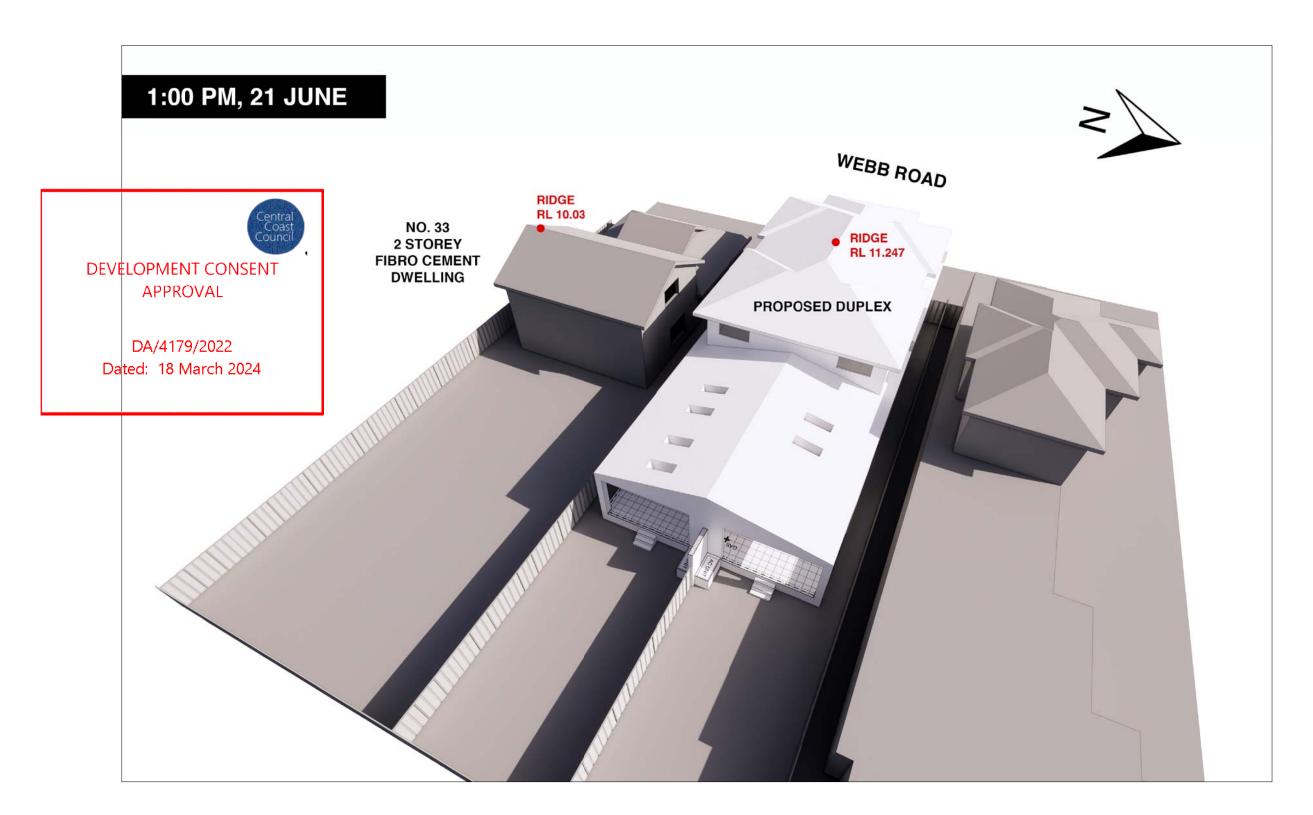
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3D SHADOW DIAGRAMS (Winter Solstice - 12:00am)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road, SCALE: nts SUBURB: Booker Bay

COUNCIL: Central Coast JOB No.: RL 5795 REVISION: *A* DATE: 22.08.2023 SHEET: 4 of 7



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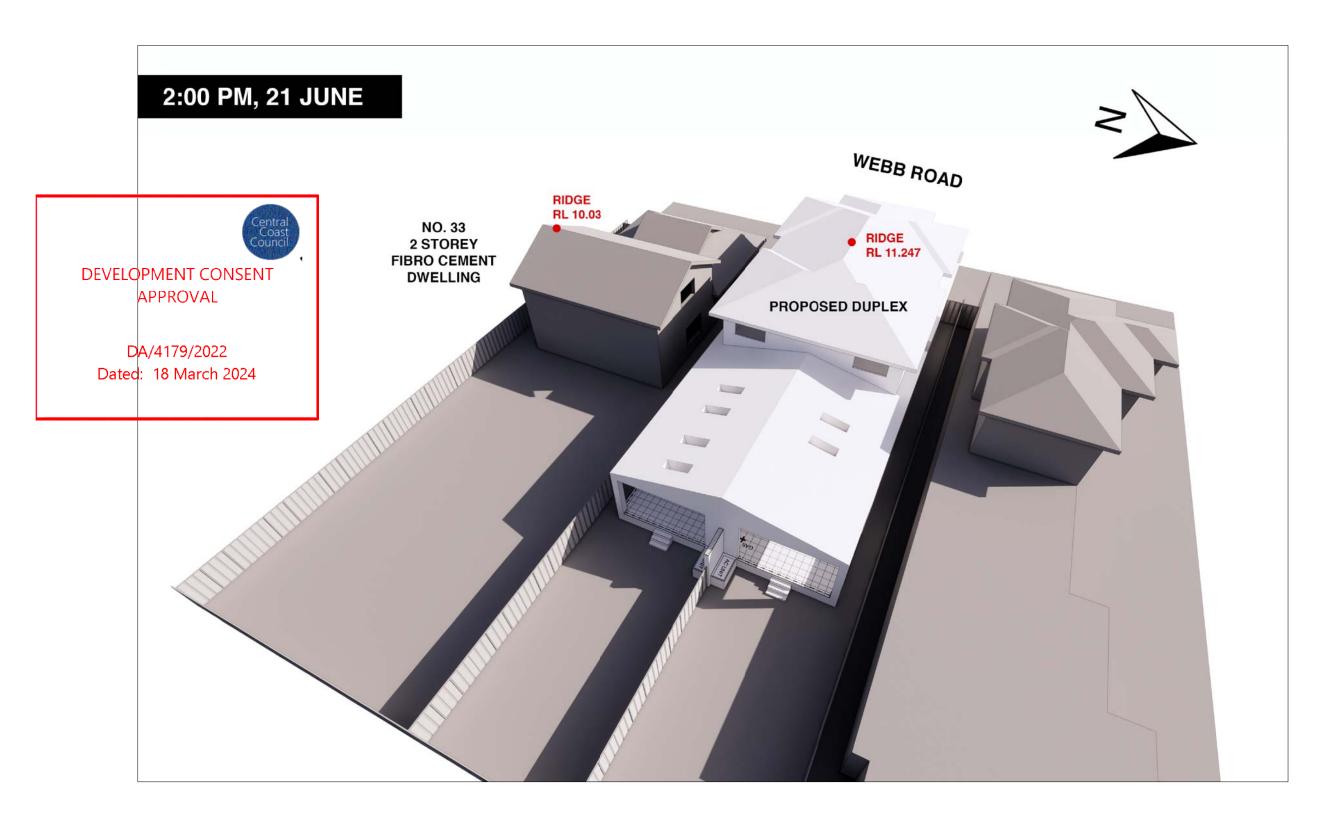
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3D SHADOW DIAGRAMS (Winter Solstice - 1:00pm)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road, SCALE: nts SUBURB: Booker Bay COUNCIL: Central Coast JOB No.: *RL 5795*

REVISION: *A* DATE: 22.08.2023 SHEET: 5 of 7



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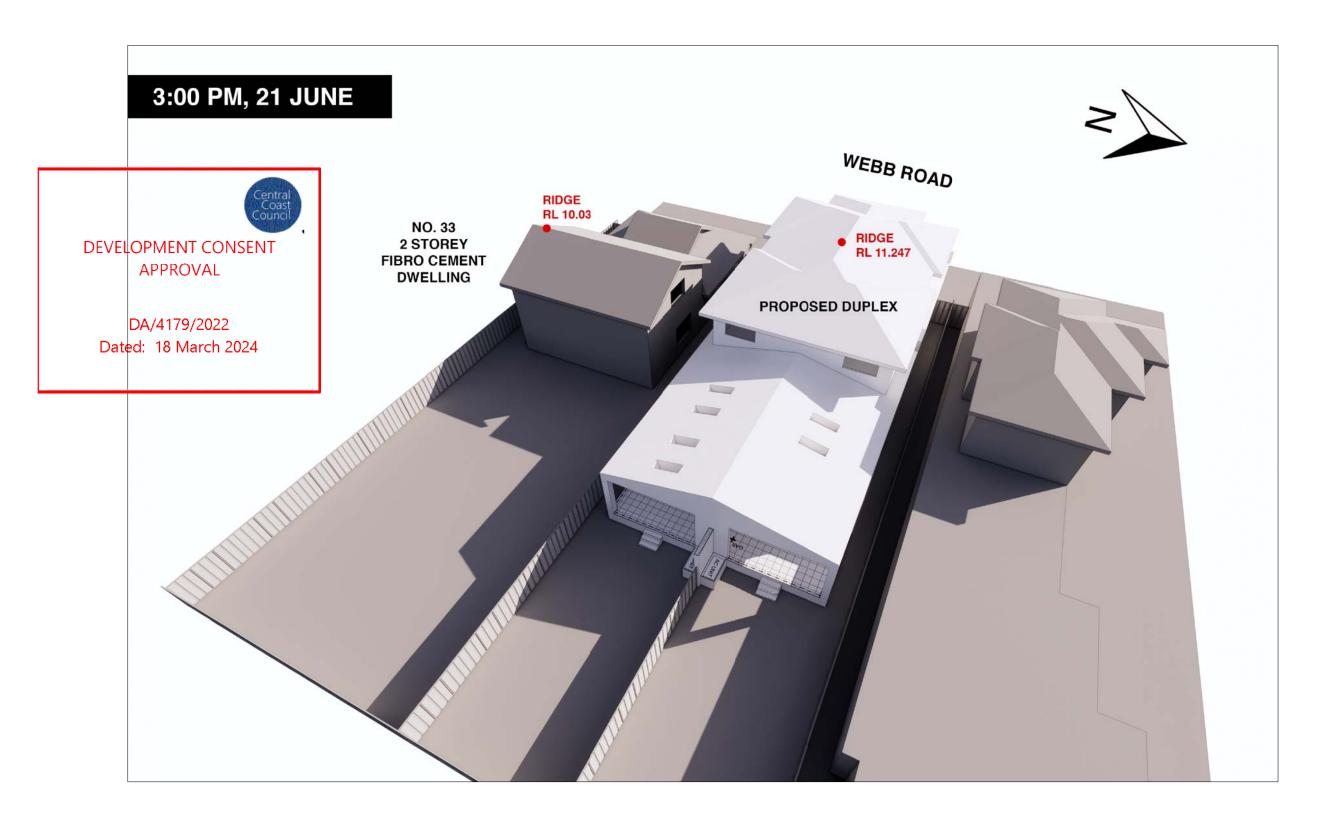
Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS (Winter Solstice - 2:00pm)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,
SUBURB: Booker Bay
COUNCIL: Central Coast
SCALE: nts
JOB No.: RL 5795

REVISION: A DATE: 22.08.2023 SHEET: 6 of 7



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3D SHADOW DIAGRAMS

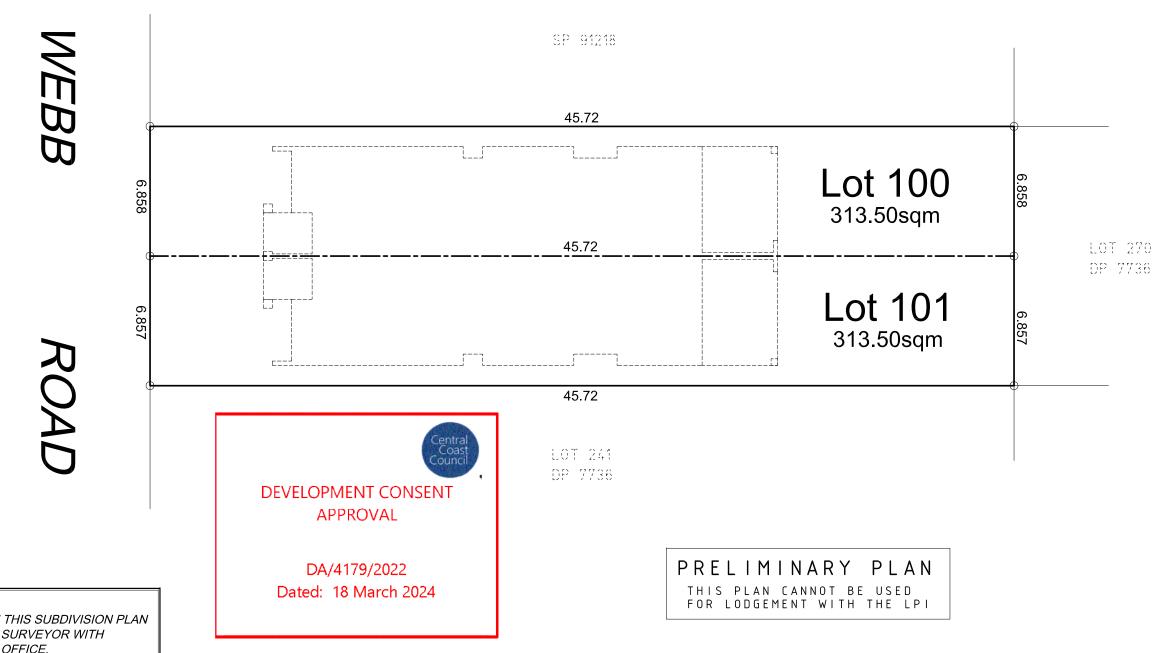
(Winter Solstice - 3:00pm)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road, SCALE: nts SUBURB: Booker Bay COUNCIL: Central Coast JOB No.: *RL 5795*

REVISION: *A* DATE: 22.08.2023 SHEET: 7 of 7

Plan of Proposed Subdivision of Lot 242 in DP 7736 No.31 Webb Road, Booker Bay



ALL DIMENSIONS & LAND AREAS DEPICTED IN THIS SUBDIVISION PLAN TO BE CHECKED & VERIFIED BY REGISTERED SURVEYOR WITH LODGEMENT OF LINEN PLAN TO LAND TITLES OFFICE.

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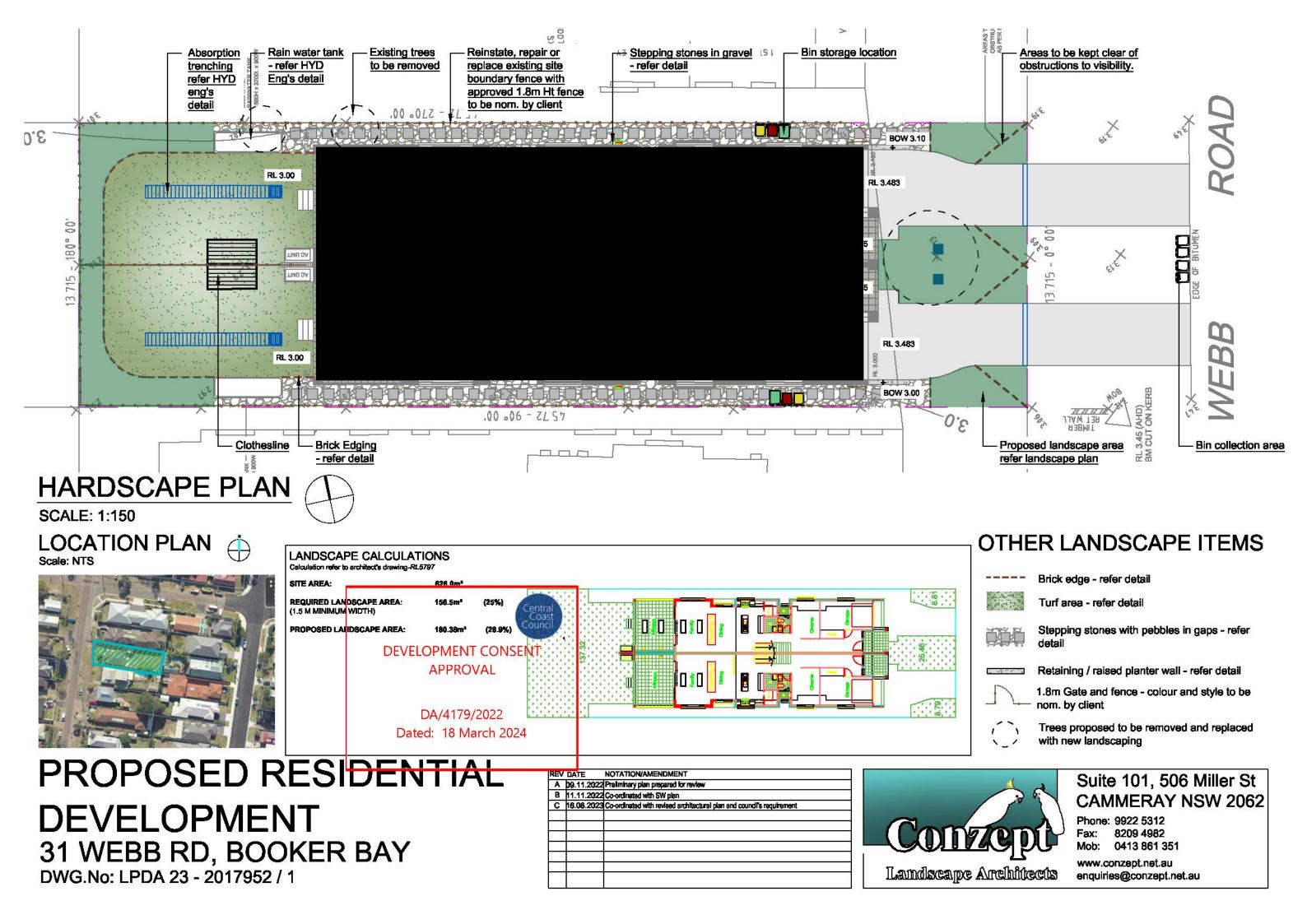
SUBDIVISION PLAN

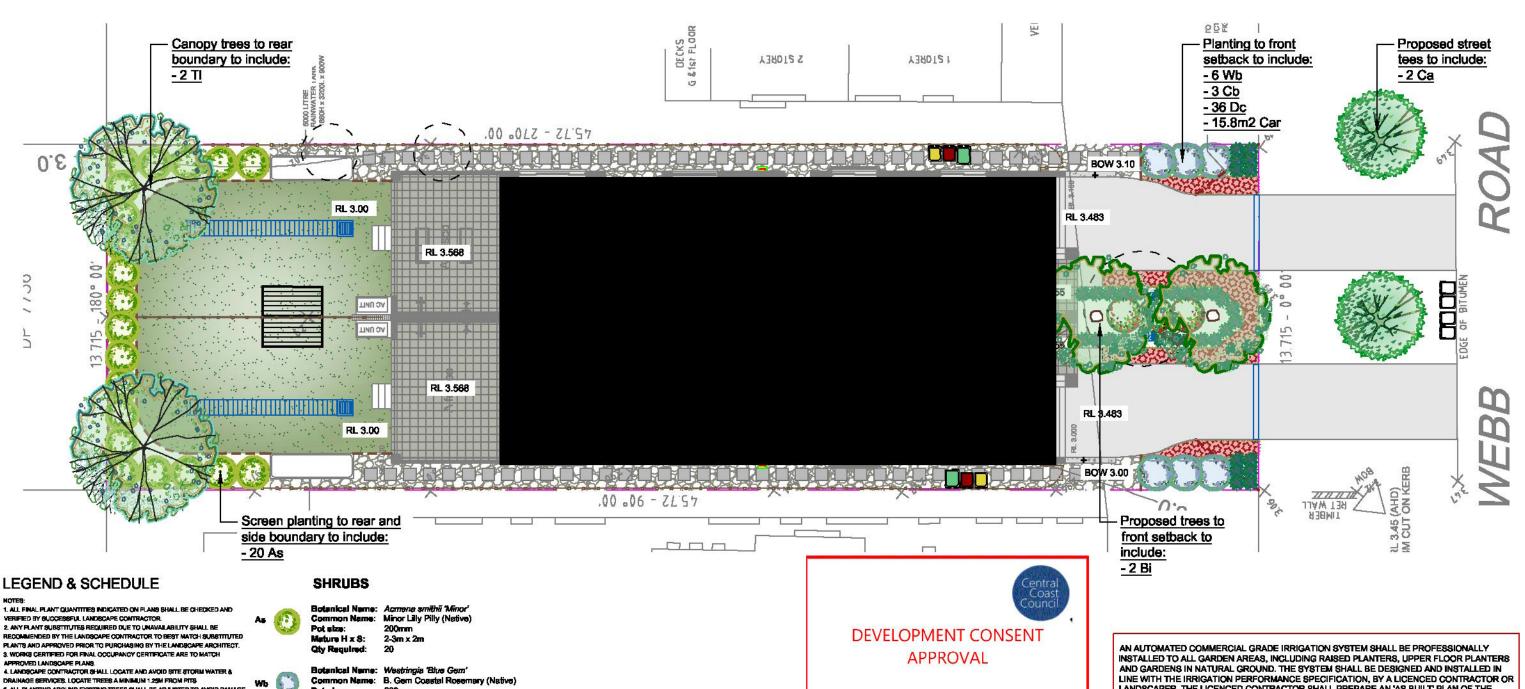
CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,

SUBURB: Booker Bay SCALE: 1:200 COUNCIL: Central Coast JOB No.: RL 5795

REVISION: *A* DATE: 10.11.2022 SHEET: 1 of 1





RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT. 9. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH

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. 8. 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

STREET TREES



75Lt

Common Name: Tuckeroo (Native) Meture H x 8: 8-10m x 3-5m Qty Required: 2

TREES



Botanical Name: Tristaniopsis laurina "Luscious" Common Name: Watergum (Native)

Marture H x 8:

Marture H x 8:

Common Name: Coastal Banksia (Native) 75Lt 6-8m x 4-5m

Mature H x 8:

200mm 1.5m x 1.3m

Marture H x 8:

Botanical Name: Callistemon 'Better John' Common Name: Better John Bottlebrush (Native) 200mm 1m x 0.9m

GROUNDCOVERS



Botanical Name: Dienelle ceerulee 'Casse Blue mmon Name: Cassa Blue Flax Lily (Native) 150mm Mature H x 8: $0.5 m \times 0.4 m$

Matura H x 8:

Qty Required:

Botanical Name: Carpobrotus 'Aussia Rambk Common Name: Aussie Rembler Pigface (Native) 140mm 0.25m x soveading

7/m2 (15.6m2 total)

SAMPLE IMAGES

images are diagrammatic only, and final planting species may vary, as determine

DA/4179/2022 Dated: 18 March 2024



Tristaniopsis laurina 'Luscious'

LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE PLAN NOTES

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

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

CENTRAL COAST Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector*web site one-drip rated native plants (acceptable for BASIX planting).

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

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

General Notes: nes is east mediage. Verify oil dimensions on oils. PDPd plans may very slightly in

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REV DATE NOTATION/AMENDMENT			COUNCE.
		Preliminary plan prepared for review	CENTRAL COAST
В	11.11.2022	Final automission for DA	CLEAT
	16.08.2023 Co-ordinated with revised architectural plan and council's requirement	Co-ordinated with revised architectural plan	MRS ELIZABETH &MR ANDREW DEAN
			RESIDENTIAL LOGISTICS
		DA - ISSUE C	

LANDSCAPE PLAN

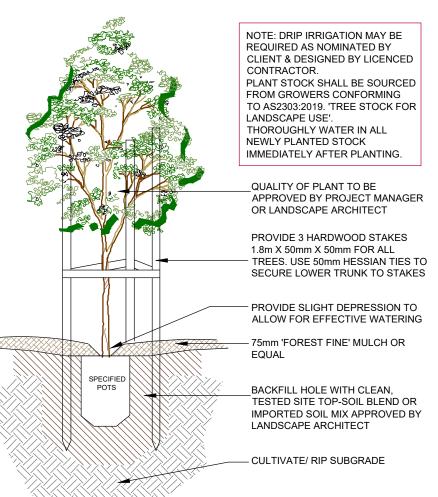
PROPOSED RESIDENTIAL DEVELOPMENT 31 WEBB RD **BOOKER BAY**

LPDA 23-2017962/ 2 1:150@A3 AUG2023 R.F

SELECTED BRICK EDGING NOM. BY CLIENT ON MORTAR BASE TO SUIT NOTE: TURF AREAS TO FINISH SOFTLEAF BUFFALO OR SIMILAR-FLUSH WITH SURROUNDS. ROLL AND WATER IMMEDIATELY AFTER LAY TURF ON MINIMUM 100mm 80: 20 TOP DRESS SOIL MIX SAND: ORGANIC MATTER REFER GARDEN PREP DETAIL 100mm DEPTH 80:20 MIX 100MM AG LINE IN BLUE METAL TRENCH TO CONNECT TO SITE SUBSOIL CULTIVATED TO 100mm DRAINAGE

TYPICAL TURF AND BRICK EDGE DETAIL

SCALE: 1:10



TREÉ PLANTING DETAIL

SCALE: NTS

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

TYPICAL SETBACK FROM LAWN/GARDEN EDGE **SPECIFIED PLANTING &** POT SIZE 300mm DERTH SOIL MIX BLEND SUBSOIL CULTIVATED TO 100mm

NOTE

THIS DETAIL IS ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING

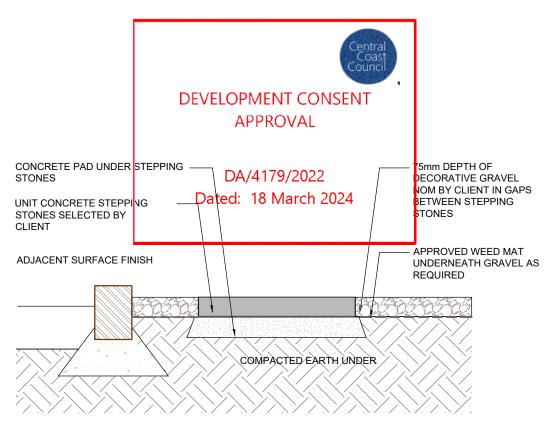
RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE

75mm DEPTH "FOREST FINE" MULCH OR EQUIVALENT

SOIL MIX:

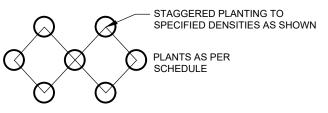
50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

TYPICAL GARDEN PREPARATION DETAIL



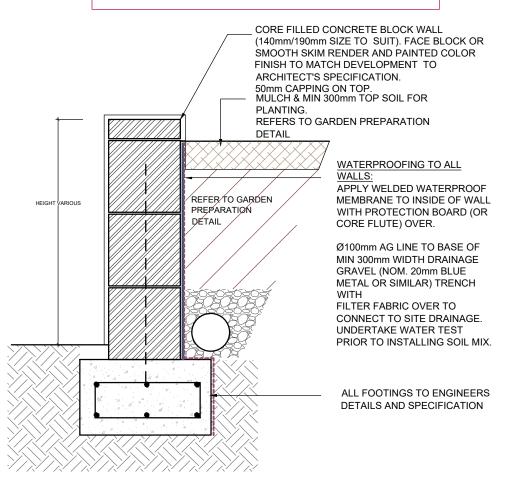
STEPPING STONES IN GRAVEL

SCALE 1:10



MASS PLANTING SETOUT

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



TYPICAL MASONRY BLOCK RETAINING WALL SCALE NTS

General Notes:

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REV	DATE	NOTATION/AMENDMENT	COUNCIL	
Α	09.11.2022	Preliminary plan prepared for review	CENTRAL COAST	
В	11.11.2022	Final submission for DA	CLIENT	
С		Co-ordinated with revised architectural plan	MRS ELIZABETH &MR ANDREW DEAN	
		and council's requirement	ARCHITECT	Г
			RESIDENTIAL LOGISTICS	
			STATUS / ISSUE	ł
			DA - ISSUE C	,



DETAILS PROPOSED RESIDENTIAL DEVELOPMENT 31 WEBB RD **BOOKER BAY** nquiries@conzept.net.au CAMMERAY NSW 2062

LPDA 23-2017952/ 3 As shown 11/11/2022 R.F C.D

PRELIMINARIES

1.01 GENERAL

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

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

1.02 PROTECTION OF ADJACENT FINISHES

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

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with AS 4970-2009 Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and

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

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site

- Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Guidelines for Erosion and Sediment Control on Building Sites' by DLWC (2000) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix complies with AS 4454-2012 Composts, soil conditioners and mulches. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

rden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported soil. All mixes are to comply with AS4419-2003 Soils for Landscaping and garden use, & AS 4454 Composts, Soil conditioners & mulches.

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 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

2.02 INSTALLATION

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

All testing is to be conducted in accordance with AS4419-2003 Soils for Landscaping and garden use Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

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

Set Out of Individual Trees & Mass Planting Areas

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

c) Establishing Subgrade Levels
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

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

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil

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.

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.

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 2303:2019

Tree stock for landscape use. Certification that trees have been grown to AS2303:2018 guidelines is to be provided upon request of Council's Tree Management

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

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to AS2303:2019

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood. free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide

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

Mulch shall be an approved equal to "FOREST FINE" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other

Turf shall be soft leaf Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing

3.02 INSTALLATION

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.

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining

c) Staking and Tving

king 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.

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 incl crushed rock, gravel, coarse river sand, scoria or river pebbles. 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 edging
Where is required, the Contractor shall install Brick 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

Nature Strip and public domain works

The nature strip (street frontage) for the site is public land, and only authorized works may occur here Existing Conditions such as street trees, council planting etc shall be retained and protected during construction, unless specific approval has been granted for new work in this area. Where council policy specifies a particular unit paver, material finish, pattern or treatment, it shall be the contractors responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction works'

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 storm water when planting shrubs and trees. landscape contractors shall not alter the form of swales designed to direct overland flow.

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

• 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.

the Landscape Actinities.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands on 1300 886 235.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.

An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas

on terraces, over slabs and in Communal Open Spaces.

The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

ation systems to planting areas shall be a Commercial Grade Irrigation System conform AS 3500 & the Gas and Electricity (Consumer Safety) Act 2017. Workplace Health & Safety Act 2011, & the latest Sydney Water Code An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State

of NSW. Central coast Council By-Laws and Ordinances.

Drawings:

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

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

 The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins
 - Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%

Services Co-ordination:

Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions

The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations

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

Testing & Defects:
Upon completion of installation, the system shall be tested, including:

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

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

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

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be either

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

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

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

- Watering all planting and lawn areas / irrigation maintenance Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion

Topping up of mulched areas.

- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates Mowing lawns & trimming edges each 14 days in summer or 18 da/s in winter
- Adjusting ties to Stakes Maintenance of all paving, retaining and hardscape elements

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfactor 4fthe superintendent or landscape architect, the responsibility will be signed over to the client.

DEVELOPMENT CONSENT APPROVAL

Dated: 18 March 2024

General Notes:

ce to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly e for that indicated on plans. Report any discr

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AILA Associate



REV DATE NOTATION/AMENDMENT **CENTRAL COAST** A 09.11.2022 Preliminary plan prepared for review B 11.11.2022 Final submission for DA C 16.08.2023 Co-ordinated with revised architectural plan MRS ELIZABETH &MR ANDREW DEAN and council's requirement RESIDENTIAL LOGISTICS DA - ISSUE C



PROPOSED RESIDENTIAL DEVELOPMENT 31 WEBB RD **BOOKER BAY**

LPDA 23-2017952/ 4 11/11/2022 C.D RF