

PROPOSED CHILDCARE CENTRE

291 SUNSHINE RD TOTTENHAM

CITY OF MARIBYRNONG
ADVERTISED PLAN

SHEET NO.	SHEET NAME
CS000	COVER SHEET + STREET PERSPECTIVE
SA002	DESIGN RESPONSE
SA003	SITE PLAN CHILDCARE
TP101	PROPOSED FLOOR PLAN - L00
TP102	PROPOSED FLOOR PLAN - L01
TP103	PROPOSED ROOF PLAN
TP104	PROPOSED ELEVATIONS SHEET 1
TP105	PROPOSED ELEVATIONS SHEET 2
TP106	SHADOW DIAGRAMS
TP107	PROPOSED FLOOR PLANS MPF - L00

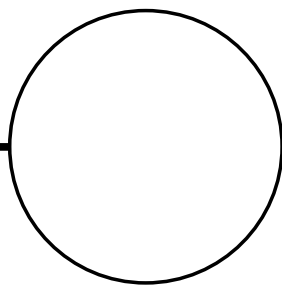


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REV	DESCRIPTION	DRN	CHK	DATE
A	AMENDMENT APPLICATION	TH	DC	04.07.2025
B	RFI RESPONSE	TH	DC	08.08.2025



PRELIMINARY

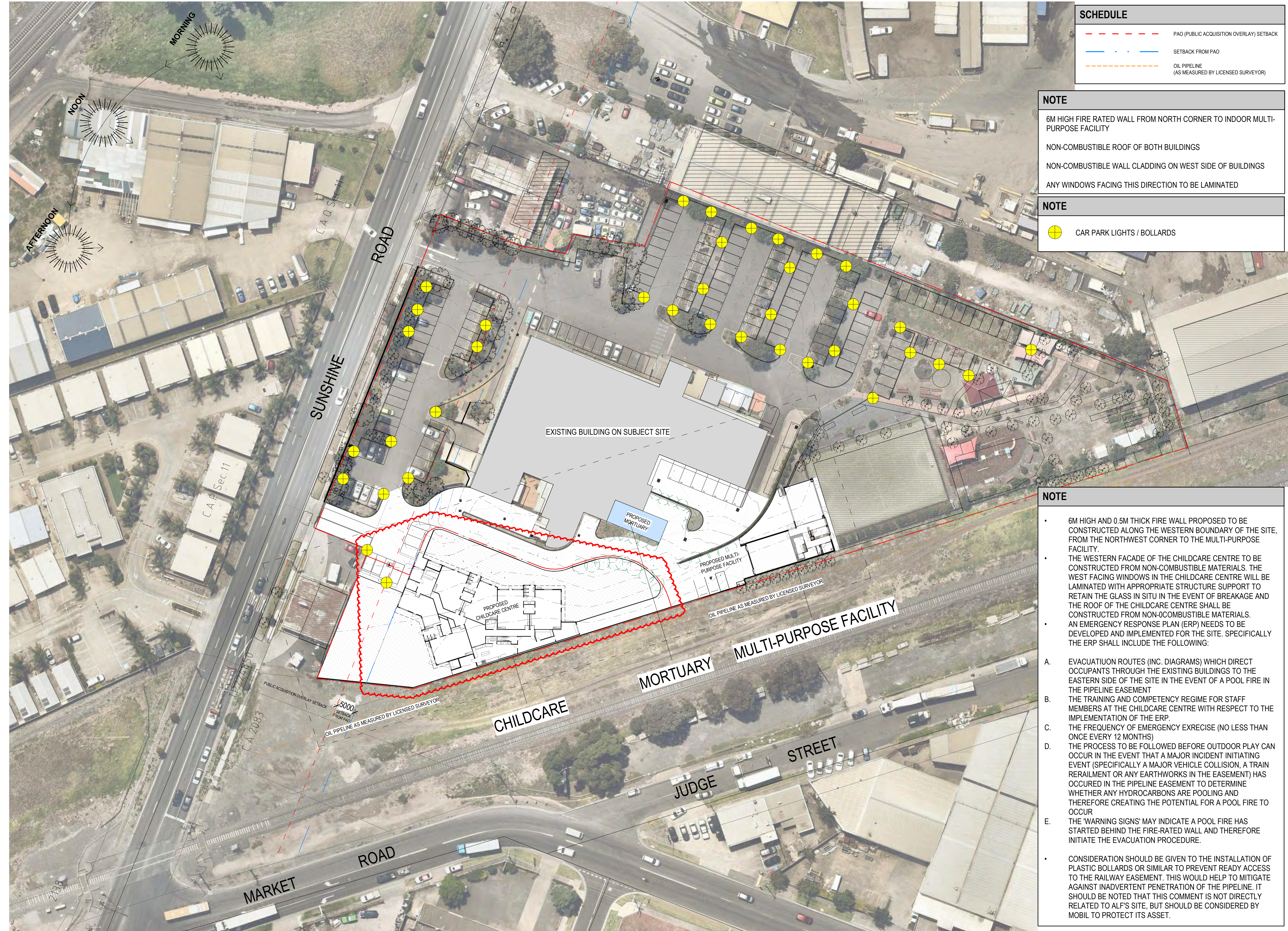
PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
PROPOSED CHILDCARE CENTRE 291 SUNSHINE RD TOTTENHAM	COVER SHEET + STREET PERSPECTIVE	SS	@ A1	25/08/2025 3:20:40 PM	834
				DWG No.	REVISION
				CS000	B

CHILDCARE CENTRE DESIGN PREPARED BY

DCA
Elegant | Functional | Responsible | Design

DCA Design
Building Design Consultants

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BRUNSWICK EAST, 3057
(03) 9682-6655
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SCHEDULE

- PAO (PUBLIC ACQUISITION OVERLAY) SETBACK
- SETBACK FROM PAO
- OIL PIPELINE (AS MEASURED BY LICENSED SURVEYOR)

NOTE

- 6M HIGH FIRE RATED WALL FROM NORTH CORNER TO INDOOR MULTI-PURPOSE FACILITY
- NON-COMBUSTIBLE ROOF OF BOTH BUILDINGS
- NON-COMBUSTIBLE WALL CLADDING ON WEST SIDE OF BUILDINGS
- ANY WINDOWS FACING THIS DIRECTION TO BE LAMINATED

NOTE

- CAR PARK LIGHTS / BOLLARDS

NOTE

- 6M HIGH AND 0.5M THICK FIRE WALL PROPOSED TO BE CONSTRUCTED ALONG THE WESTERN BOUNDARY OF THE SITE, FROM THE NORTHWEST CORNER TO THE MULTI-PURPOSE FACILITY.
- THE WESTERN FACADE OF THE CHILDCARE CENTRE TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIALS. THE WEST FACING WINDOWS IN THE CHILDCARE CENTRE WILL BE LAMINATED WITH APPROPRIATE STRUCTURE SUPPORT TO RETAIN THE GLASS IN SITU IN THE EVENT OF BREAKAGE AND THE ROOF OF THE CHILDCARE CENTRE SHALL BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIALS.
- AN EMERGENCY RESPONSE PLAN (ERP) NEEDS TO BE DEVELOPED AND IMPLEMENTED FOR THE SITE. SPECIFICALLY THE ERP SHALL INCLUDE THE FOLLOWING:
 - EVACUATION ROUTES (INC. DIAGRAMS) WHICH DIRECT OCCUPANTS THROUGH THE EXISTING BUILDINGS TO THE EASTERN SIDE OF THE SITE IN THE EVENT OF A POOL FIRE IN THE PIPELINE EASEMENT
 - THE TRAINING AND COMPETENCY REGIME FOR STAFF MEMBERS AT THE CHILDCARE CENTRE WITH RESPECT TO THE IMPLEMENTATION OF THE ERP.
 - THE FREQUENCY OF EMERGENCY EXERCISE (NO LESS THAN ONCE EVERY 12 MONTHS)
 - THE PROCESS TO BE FOLLOWED BEFORE OUTDOOR PLAY CAN OCCUR IN THE EVENT THAT A MAJOR INCIDENT INITIATING EVENT (SPECIFICALLY A MAJOR VEHICLE COLLISION, A TRAIN RERAILMENT OR ANY EARTHWORKS IN THE EASEMENT) HAS OCCURRED IN THE PIPELINE EASEMENT TO DETERMINE WHETHER ANY HYDROCARBONS ARE POOLING AND THEREFORE CREATING THE POTENTIAL FOR A POOL FIRE TO OCCUR
 - THE 'WARNING SIGNS' MAY INDICATE A POOL FIRE HAS STARTED BEHIND THE FIRE-RATED WALL AND THEREFORE INITIATE THE EVACUATION PROCEDURE.
- CONSIDERATION SHOULD BE GIVEN TO THE INSTALLATION OF PLASTIC BOLLARDS OR SIMILAR TO PREVENT READY ACCESS TO THE RAILWAY EASEMENT. THIS WOULD HELP TO MITIGATE AGAINST INADVERTENT PENETRATION OF THE PIPELINE. IT SHOULD BE NOTED THAT THIS COMMENT IS NOT DIRECTLY RELATED TO ALF'S SITE, BUT SHOULD BE CONSIDERED BY MOBIL TO PROTECT ITS ASSET.

DESIGN RESPONSE

- Approach to the centre easily and safe for arrival and departure of parents and children.
- Safe and direct transfer of children from the car to the footpath.
- See through security fence with childproof opening device to the main entry.
- Easy and direct access between indoor and sufficient outdoor play spaces.
- Children's room located with direct access from each room to outdoor play areas.
- Children's room directly accessible from corridor.
- Outdoor space is enclosed by fence barrier.
- Quality outdoor play space providing opportunities for children to explore and develop a relationship with the natural environment.
- Staff and support facilities conveniently located to one another service areas with convenient access to the street.
- Service yard in close proximity to the services.
- Outdoor lighting must be designed, baffled and located to the satisfaction of the responsible authority such that no direct light emitted outside the boundaries of the subject land. Any security lighting is to be connected to a sensor so that illumination of the site is not continuous.
- Car spaces and accessways are to be designed in accordance with clause 52.06-87 of planning scheme.
- Disabled car parking spaces are to be provided in accordance with Australian Standard AS/NZS 2890.6:2009 with inclusion of the bollard and shared space.
- A sign or signs must be provided to the satisfaction of the responsible authority to direct drivers to the on-site car parking area. Such sign(s) must be located in the vicinity of the frontage of the subject land and maintained to the satisfaction of the responsible authority. The sign(s) must not exceed 0.3m² in area.
- All waste water generated onsite must comply with City West Water trade waste requirements before discharge to the reticulated sewerage system.
- Risk report has been prepared and 6M high fire rated wall has been proposed as per consultants recommendations

AREA ANALYSIS

OVERALL SITE AREA	17725 m ²
CHILDCARE CENTRE AREA	2293 m ²
OVERALL NUMBER OF CHILDREN	120
TOTAL OUTDOOR AREA	941 m ²
PERMEABLE AREA	1269 m ² 96.3%
IMPERVIOUS AREA	48 m ² 3.7%

OUTDOOR PLAY AREA SCHEDULE

Outdoor Play Area No.	Level	No. of Children	Area
CC - L00		120	941 m ²
MPF - L00			

ROOM AREA SCHEDULE

Room No.	Clear Area	Age	No. of Children	Level
PLAYROOM 01	56 m ²	UNDER 3 YEARS	16	CC -L00
PLAYROOM 02	68 m ²	UNDER 3 YEARS	20	CC -L00
PLAYROOM 03	68 m ²	UNDER 3 YEARS	20	CC -L00
PLAYROOM 04	68 m ²	UNDER 3 YEARS	20	CC -L00
PLAYROOM 05	74 m ²	ABOVE 3 YEARS	22	CC -L00
PLAYROOM 06	72 m ²	ABOVE 3 YEARS	22	CC -L00
ROOM 2	81 m ²			MPF - L00

PARKING ANALYSIS

TOTAL CAR SPACES	169
TOTAL BIKE SPACES	4

NOTE

- CAVEAT THE LEVELS UNTIL ENGINEERING IS COMPLETE.
- ROOM AREA:
Exclusive of : Cor Room / Store / Toilet / Prep area / Storage / Lockers
- OUTDOOR PLAY AREA:
Exclusive of : Store Area

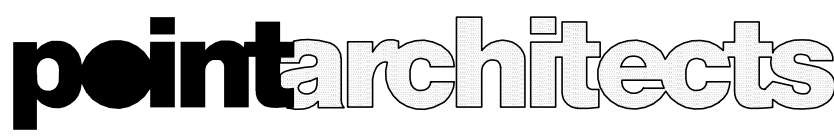
NOTE

- FOR ALL LANDSCAPE/OUTDOOR PLAY AREA REFER TOP LANDSCAPE CONSULTANT'S DRAWINGS
- ALL GLAZING AS PER ACOUSTIC LOGIC REPORT OF 24.03.2021
- SCREEN/FENCES MATERIALS AS PER ACOUSTIC LOGIC REPORT OF 24.03.2021

CHILDCARE CENTRE DESIGN PREPARED BY



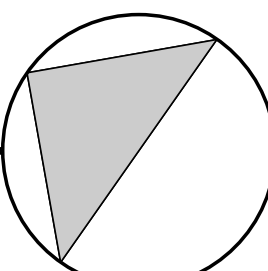
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J	UPDATE ARCHITECTURAL DRAWINGS	IC	SS	17.09.2019
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L	SECONDARY CONSENT ISSUE - MORTUARY ADDITION	MN	MN	16.01.2025
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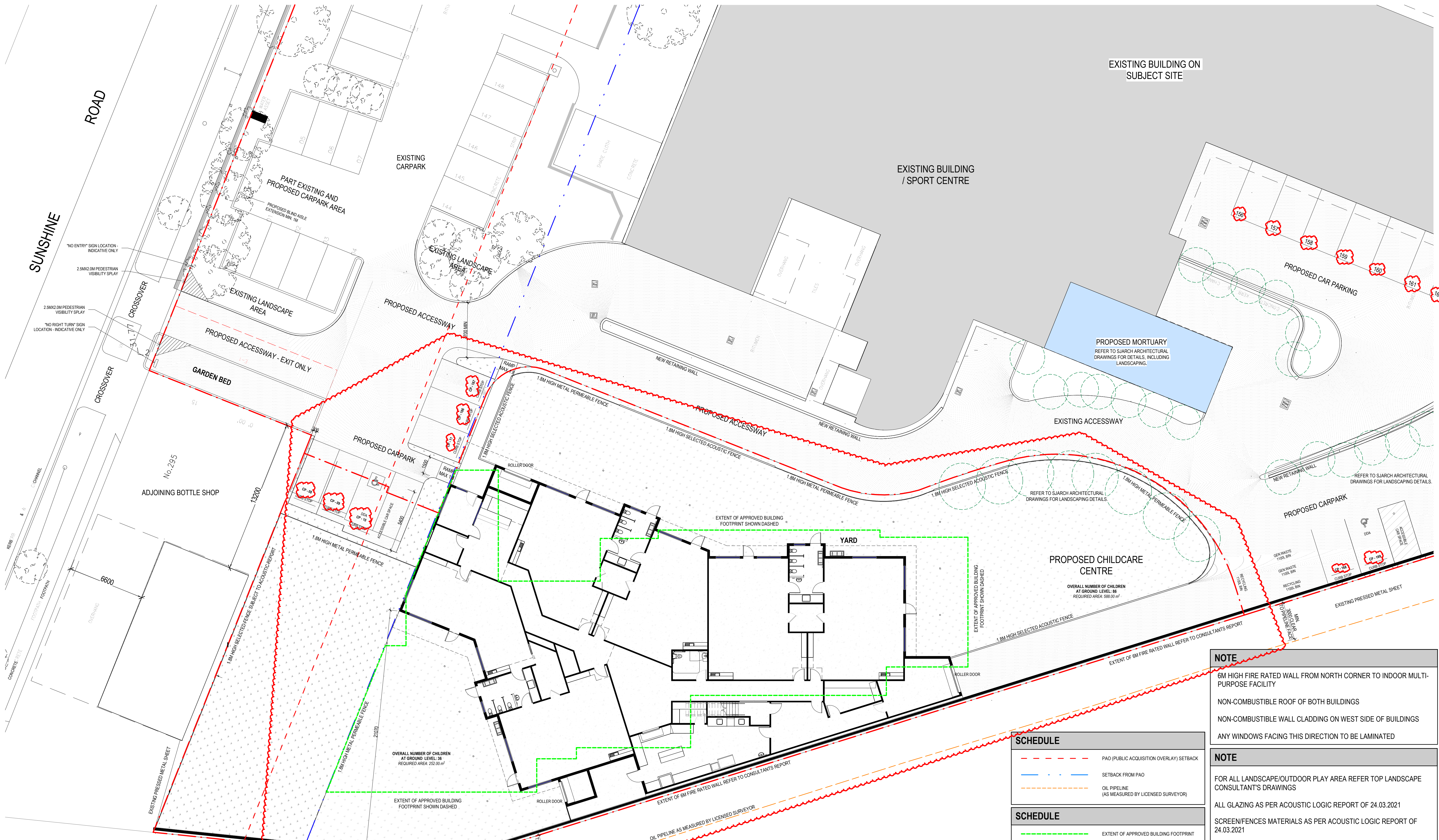


PRELIMINARY

AREA ANALYSIS

MULTI-PURPOSE FACILITY BUILDING FOOTPRINT	297 m ²
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PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
PROPOSED CHILDCARE CENTRE 291 SUNSHINE RD TOTTENHAM	DESIGN RESPONSE	SS	As indicated @ A1		834
			DWG No	REVISION	
			SA002	N	



CITY OF MARIBYRNONG
ADVERTISED PLAN

NOTE

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NON-COMBUSTIBLE WALL CLADDING ON WEST SIDE OF BUILDINGS

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SCREEN/FENCES MATERIALS AS PER ACOUSTIC LOGIC REPORT OF 24.03.2021

SCHEDULE	
---	PAO (PUBLIC ACQUISITION OVERLAY) SETBACK
---	SETBACK FROM PAO
---	OIL PIPELINE (AS MEASURED BY LICENSED SURVEYOR)
SCHEDULE	
---	EXTENT OF APPROVED BUILDING FOOTPRINT

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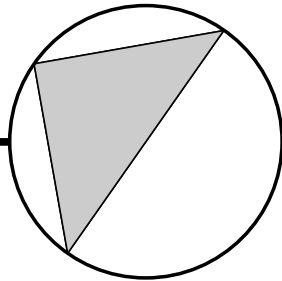
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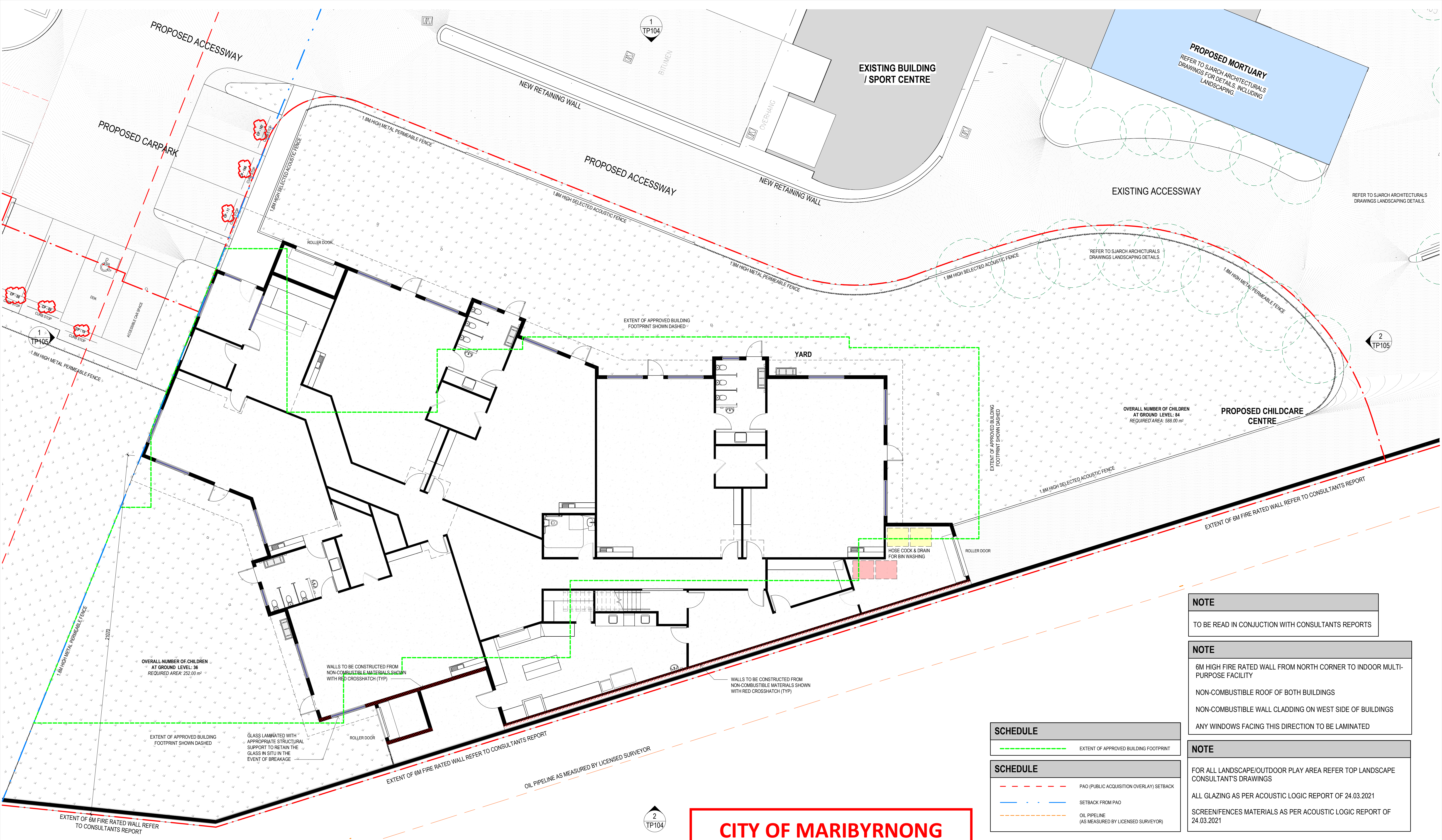
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PROPOSED CHILDCARE CENTRE 291 SUNSHINE RD TOTTENHAM	SITE PLAN CHILDCARE	Author	As indicated @ A1		834
		DWG No.	REVISION		
		SA003	N		



CITY OF MARIBYRNONG
ADVERTISED PLAN

NOTE
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	EXTENT OF APPROVED BUILDING FOOTPRINT

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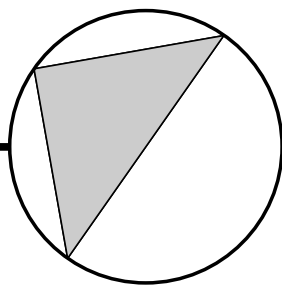
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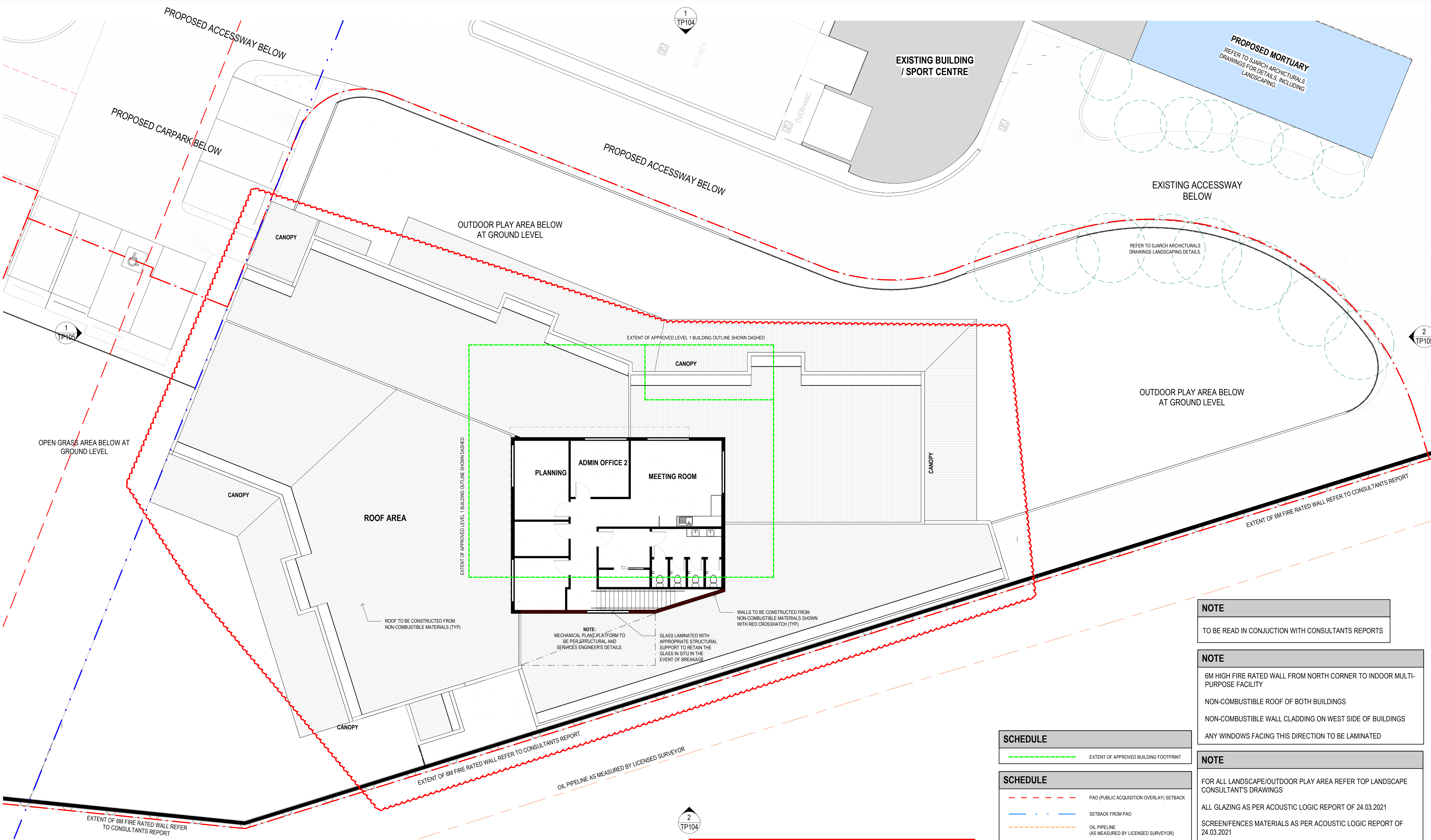
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PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
PROPOSED CHILDCARE CENTRE 291 SUNSHINE RD TOTTENHAM	PROPOSED FLOOR PLAN - L00	SS	1 : 100 @ A1		834
		DWG No.	REVISION		
		TP101	N		



NOTE

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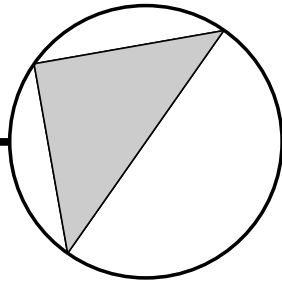
SCREEN/FENCES MATERIALS AS PER ACOUSTIC LOGIC REPORT OF 24.03.2021

SCHEDULE	
	EXTENT OF APPROVED BUILDING FOOTPRINT

SCHEDULE	
	PAO (PUBLIC ACQUISITION OVERLAY) SETBACK
	SETBACK FROM PAO
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PROPOSED CHILDCARE CENTRE 291 SUNSHINE RD TOTTENHAM	PROPOSED FLOOR PLAN - L01	SS	1 : 100 @ A1		834
		DWG No.	REVISION		
		TP102	N		

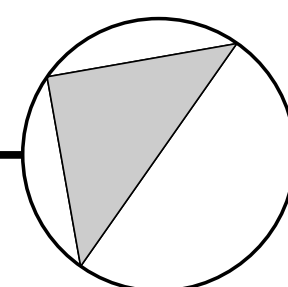
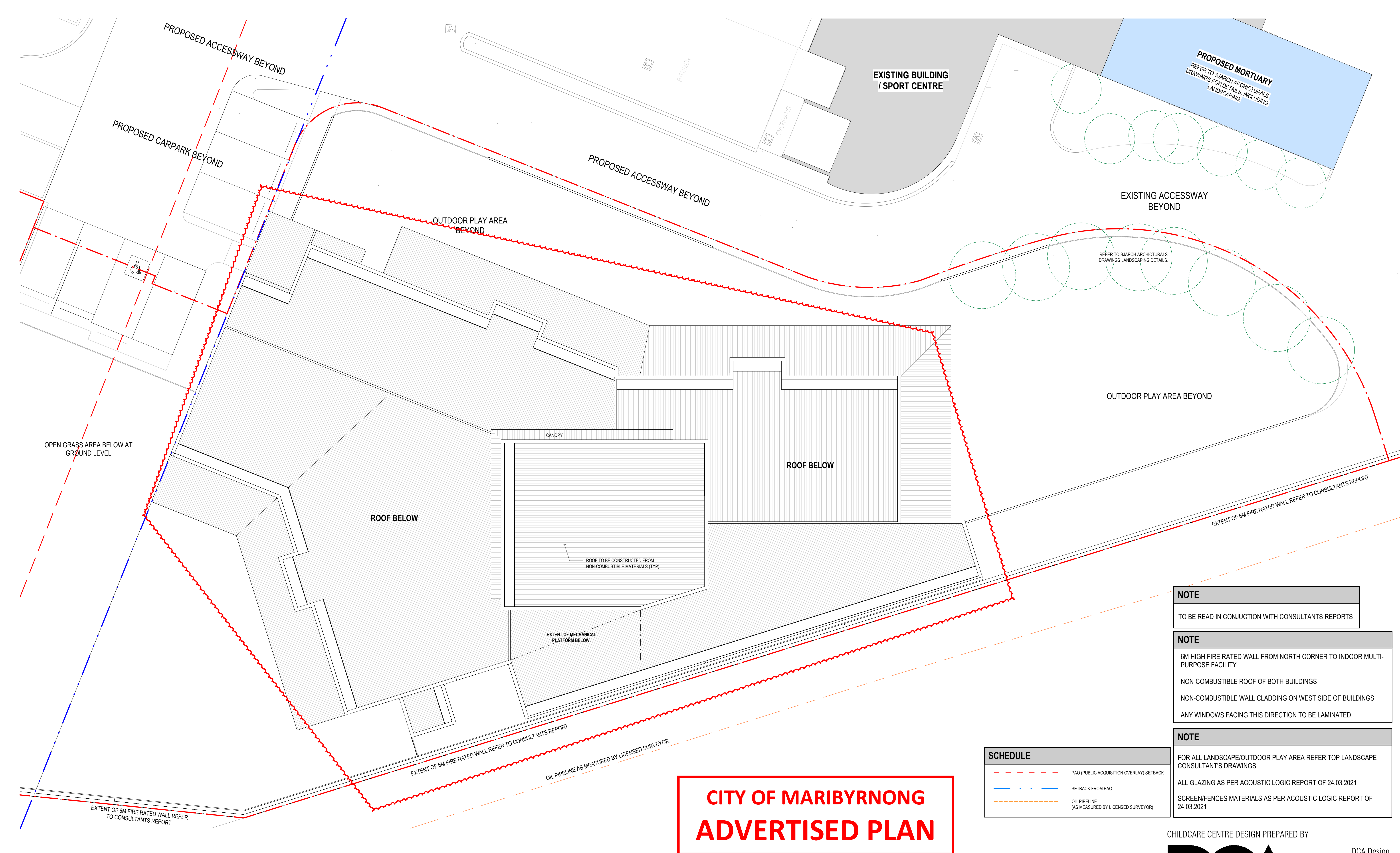
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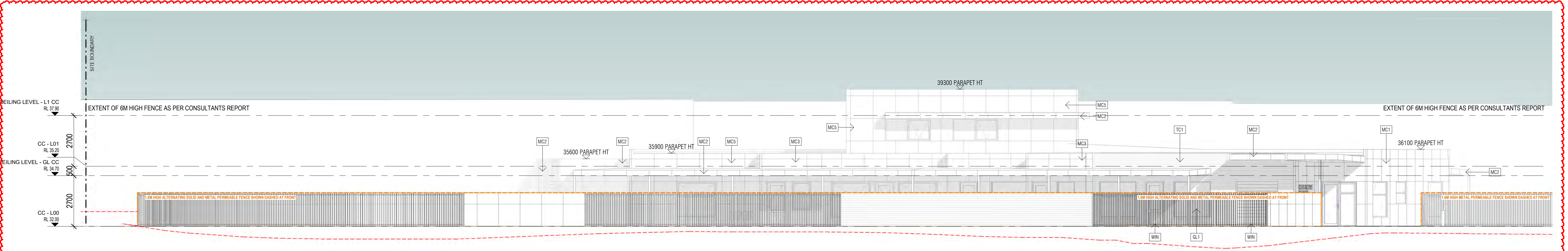
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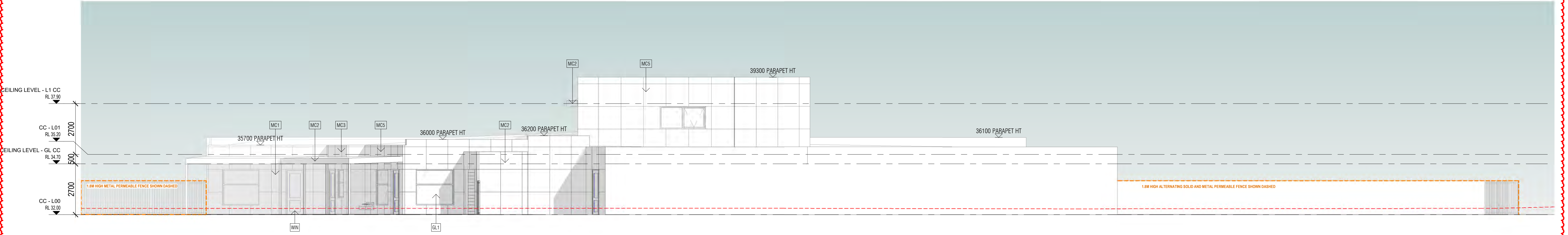
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1 ELEVATION EAST
TP104 SCALE 1 : 100



2 ELEVATION WEST
TP104 SCALE 1 : 100

MATERIAL SCHEDULE

TC1 TIMBER LOOK CLADDING
WIN VERTICAL EMPHASIS

MC2 MATRIX CLADDING
DARK NAVY BR SIMILAR

MC3 MATRIX CLADDING
CREAM BR SIMILAR

MC1 MATRIX CLADDING
MULTI-COLOUR 'HIT AND MISS'

MC4 MATRIX CLADDING
WINDSPRAY OR SIMILAR

MC5 MATRIX CLADDING
WHISPER WHITE OR SIMILAR

RF ROOF SHEET FINISH
COLOUR, COLORBOND MONUMENT OR SIMILAR

DP ALL CAPPINGS, RAINWATERHEADS AND DOWNPIPES
COLOUR, COLORBOND MONUMENT OR SIMILAR

REFERENCE IMAGES



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NOTE

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NOTE

----- NATURAL GROUND LEVEL

CITY OF MARIBYRNONG
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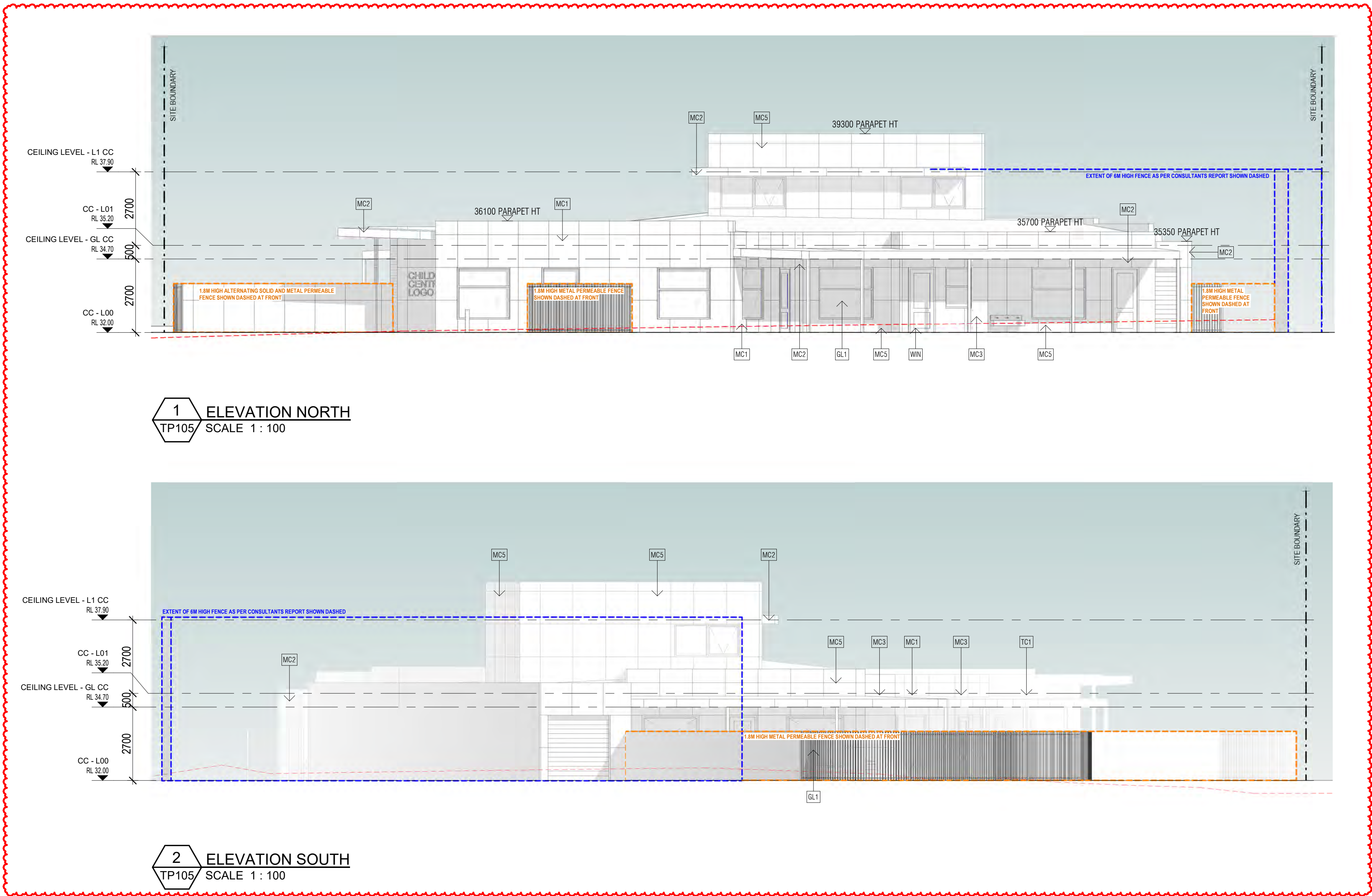
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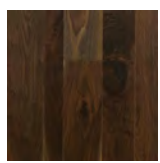


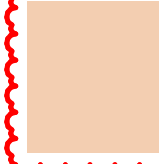
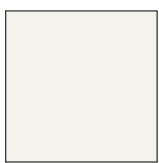


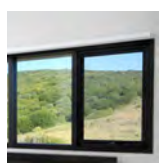
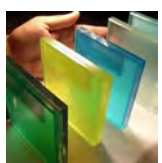

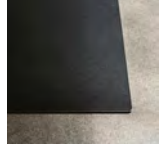
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B	RF1 RESPONSE	TH	DC	08.08.2025

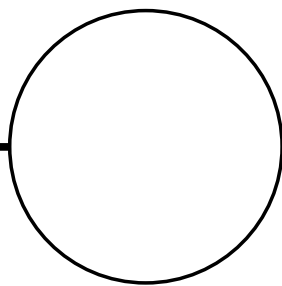
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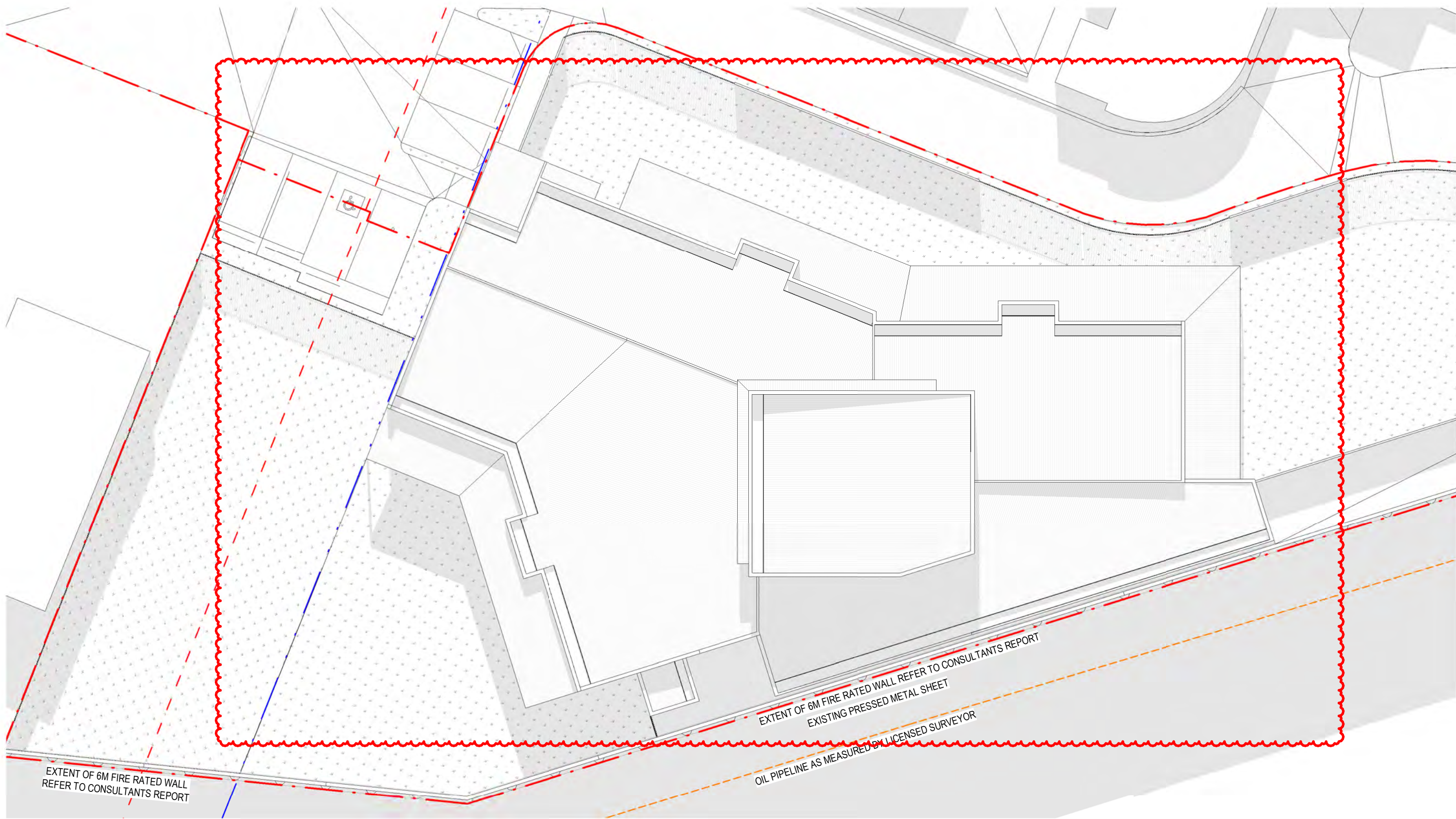
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PROPOSED CHILDCARE CENTRE 291 SUNSHINE RD TOTTENHAM	PROPOSED ELEVATIONS SHEET 1	SS	1 : 100 @ A1		834
		DWG No.	REVISION		
		TP104	B		

CITY OF MARIBYRNONG
ADVERTISED PLAN

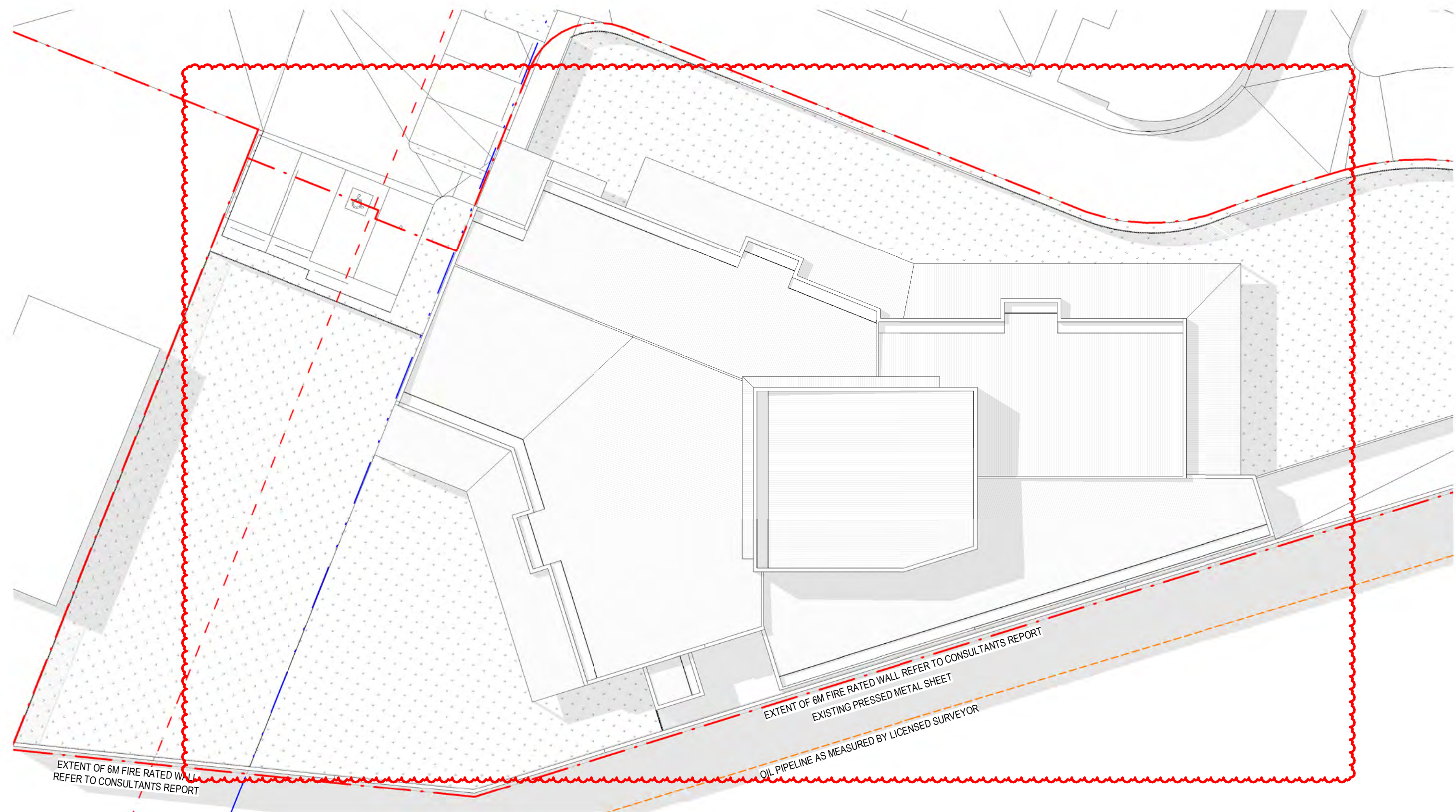


MATERIAL SCHEDULE				REFERENCE IMAGES		NOTE
	TC1	TIMBER LOOK CLADDING WITH VERTICAL EMPHASIS		MC2	MATRIX CLADDING DARK NAVY OR SIMILAR	FOR ALL LANDSCAPE/OUTDOOR PLAY AREA REFER TOP LANDSCAPE CONSULTANT'S DRAWINGS ALL GLAZING AS PER ACOUSTIC LOGIC REPORT OF 24.03.2021 SCREEN/FENCES MATERIALS AS PER ACOUSTIC LOGIC REPORT OF 24.03.2021
	MC1	MATRIX CLADDING MULTI-COLOUR 'HIT AND MISS'		MC3	MATRIX CLADDING CREAM OR SIMILAR	
				MC5	MATRIX CLADDING WHISPER WHITE OR SIMILAR	NOTE 6M HIGH FIRE RATED WALL FROM NORTH CORNER TO INDOOR MULTI-PURPOSE FACILITY NON-COMBUSTIBLE ROOF OF BOTH BUILDINGS NON-COMBUSTIBLE WALL CLADDING ON WEST SIDE OF BUILDINGS ANY WINDOWS FACING THIS DIRECTION TO BE LAMINATED
				RF	ROOF SHEET FINISH COLOUR_COLORBOND MONUMENT OR SIMILAR	
				DP	ALL CAPPINGS, RAINWATERHEADS AND DOWNPIPES COLOUR_COLORBOND MONUMENT OR SIMILAR	
	WIN	ALUMINIUM WINDOW FRAME_BLACK		GL3	COLOURED ACRYLIC	
	GL1	GLAZED WINDOW 1 FINISH_CLEAR		GL2	GLAZED WINDOW 2 TINT_BLACK	
NOTE TO BE READ IN CONJUNCTION WITH CONSULTANTS REPORTS				NOTE ----- NATURAL GROUND LEVEL		



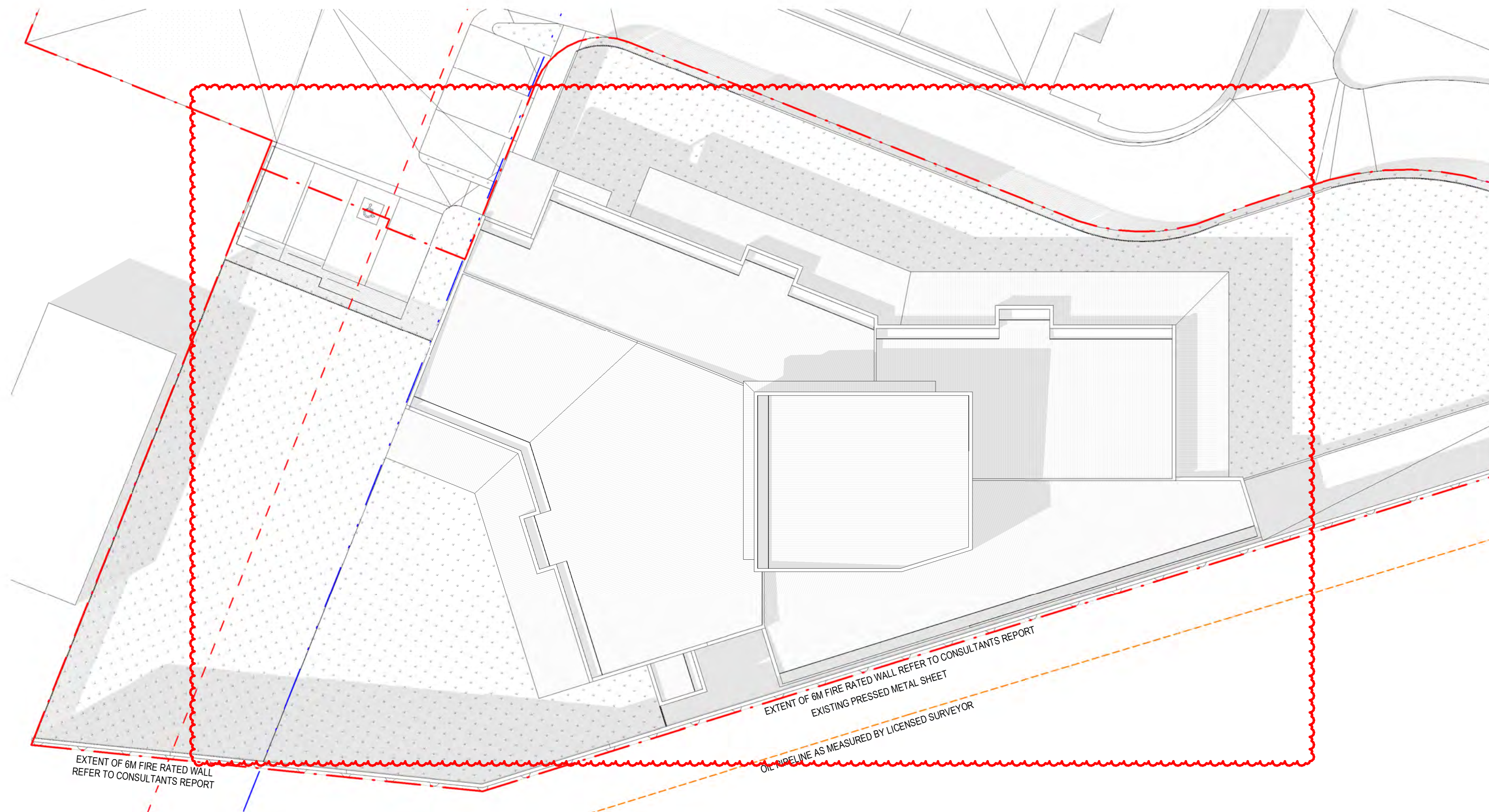


01 SHADOWS - 22 SEPTEMBER - 9AM
TP106 SCALE 1 : 200



02 SHADOWS - 22 SEPTEMBER - 12NOON
TP106 SCALE 1 : 200

CITY OF MARIBYRNONG
ADVERTISED PLAN



03 SHADOWS - 22 SEPTEMBER - 3PM
TP106 SCALE 1 : 200

LEGEND	
	TITLE BOUNDARY
	ADJOINING PROPERTIES

CHILDCARE CENTRE DESIGN PREPARED BY

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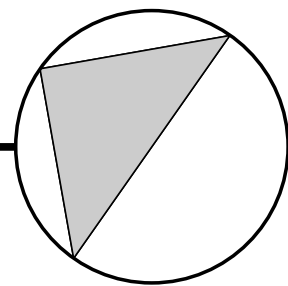
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REV	DESCRIPTION	DRN	CHK	DATE
A	AMENDMENT APPLICATION	TH	DC	04.07.2025
B	RFI RESPONSE	TH	DC	08.08.2025



PRELIMINARY

PROJECT	TITLE	DRAWN	SCALE	PLOT DATE	JOB No.
PROPOSED CHILDCARE CENTRE 291 SUNSHINE RD TOTTENHAM	SHADOW DIAGRAMS	SS	As indicated @ A1		834
		DWG No.	REVISION		
		TP106	B		



NOTE

FOR ALL LANDSCAPE/OUTDOOR PLAY AREA REFER TOP LANDSCAPE CONSULTANT'S DRAWINGS

ALL GLAZING AS PER ACOUSTIC LOGIC REPORT OF 24.03.2021

SCREEN/FENCES MATERIALS AS PER ACOUSTIC LOGIC REPORT OF 24.03.2021

CHILD CARE CENTRE DESIGN PREPARED BY

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SUNSHINE

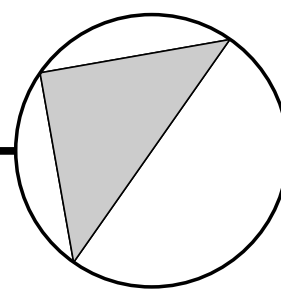
ROAD

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WERE INTENDED, ON THE SITE, OR PART OF THE SITE TO WHICH THE DESIGN RELATES.

1 CARPARK PLAN
TP109 SCALE 1 : 250

REV	DESCRIPTION	DRN	CHK	DATE
A	RFI RESPONSE	TH	DC	08.08.2025



PRELIMINARY

PROJECT
PROPOSED CHILDCARE CENTRE
291 SUNSHINE RD TOTTENHAM

TITLE
CARPARK PLAN

DRAWN
TH
SCALE
1 : 250
@ A1

PLOT DATE
JOB No.
834

DWG No.
TP109
REVISION
A

CITY OF MARIBYRNONG
ADVERTISED PLAN

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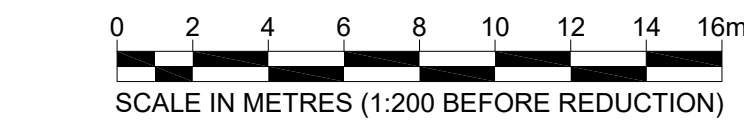
CITY OF MARIBYRNONG
ADVERTISED PLAN

LEGEND

- PERMEABLE SURFACE
- TURF WITH 100mm TOPSOIL
- PROPOSED SHRUBS & GROUNDCOVERS
- PROPOSED PAVED AREAS
- PROPOSED CONCRETE AREAS
- PROPOSED TILE AREAS
- ASPHALT AREAS
- PROPOSED TREE PLANTING
- INDICATIVE SHADE SAIL LOCATION TO ENGINEERS DETAIL. FABRIC COLOUR TBC
- 100mm x 100mm CONCRETE GARDEN EDGE
- 1200mm HIGH FLAT TOP POWDER COATED POOL FENCE
- 1200mm HIGH FLAT TOP POWDER COATED POOL GATE
- EXISTING VEGETATION TO BE RETAINED
- EXISTING VEGETATION TO BE REMOVED

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SUPPLY SIZE	MATURE H x W	QTY
TREES					
ACB	Acer buergerianum	Trident Maple	40ltr / min 1.8m high	9m x 6m	1
APS	Acer palmatum 'Sango Kaku'	Japanese Maple	40ltr / min 1.8m high	6m x .5m	1
CFW	Corymbia ficifolia 'Wildfire'	Dwarf Flowering Gum	40ltr / min 1.8m high	6m x 3.5m	10
FH	Ficus microcarpa var. Hillii	Hill's Fig	40ltr / min 1.8m high	12m x 7m	4
FHE	Ficus Hillii 'Emerald Standard Ficus'	Emerald Standard Ficus	40ltr / min 1.8m high	4m x 2m	3
HF	Hymenoporum flavum	Native Frangipani	40ltr / min 1.8m high	10m x 4m	3
LIN	Lagerstroemia indica 'Natchez'	White Crepe Myrtle	40ltr / min 1.8m high	8m x 6m	3
MGT	Magnolia grandiflora 'Teddy Bear'	Teddy Bear	40ltr / min 1.8m high	4m x 3m	2
PC	Pyrus calleryana 'Capital'	Capital Pear	40ltr / min 1.8m high	11m x 2.5m	8
SHRUBS					
AS	Acmena smithii var. 'Minor'	Compact Lilly Pilly	20cm pot	3m x 1.5m	9
GO	Goodenia ovata	Hop Goodenia	20cm pot	1.5m x 1.5m	4
MUP	Muraya paniculata	Orange Jessamine	20cm pot	1.5m x 1m	13
SAH	Syzygium australe 'Hinterland Gold'	Narrow Brush Cherry	30cm pot	4m x 1.5m	30
SPB	Syzygium paniculatum 'Backyard Bliss'	Lilly pilly	20cm pot	4m x 1.5m	35
STT	Syzygium australe 'Tiny Trev'	Dwarf Brush Cherry	20cm pot	1m x .8m	6
WFJ	Westringia fruticosa 'Jervis Gem'	Compact Coastal Rosemary	20cm pot	1m x 1m	12
WFN	Westringia fruticosa 'Naringa'	Coast Rosemary	20cm pot	2m x .8m	16
GROUNDCOVERS					
CHR	Chryscephalum apiculatum	Common Everlasting	14cm pot	.5m x .7m	74
CPB	Carpobrotus rossii	Native Pig Face	14cm pot	2m x 1.2m	40
CRN	Correa reflexa var. nummulariifolia	Common Correa	14cm pot	.2m x 1.0m	84
MYP	Myoporum parvifolium	Creeping Booblia	14cm pot	.2m x 1.0m	214
TUSSOCK/GRASSES/EVERGREEN PERENNIALS					
DCB	Dianella caerulea 'Breeze'	Breeze Flax Lily	14cm pot	.7m x .65m	112
DR	Dianella revoluta var. revoluta	Black-Anther Flax-Lily	14cm pot	.6m x .4m	79
LM	Liriope muscari	Liriope	14cm pot	.75m x .75m	138
LLT	Lomandra 'Lime Tuff'	Mat Rush	14cm pot	.5m x .5m	31



B	REVISED DESIGN	CT	15/8/202
A	FOR COORDINATION	CT	3/8/202
rev	description	app'd	date

PROPOSED CHILDCARE CENTRE
291 SUNSHINE ROAD TOTENHAM
LANDSCAPE PLAN



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scale	1:200	for A3	job no.	105
date	15/8/2025		rev no.	B

approved (PD) LA 001

GENERAL NOTES:

- ALL LANDSCAPE WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS THE CONTRACTOR IS ALLOWED TO VISIT SITE AND DO AS IS NECESSARY TO ADEQUATELY FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORKS AND THE DESIGN INTENT. THE CONTRACTOR HAVING INFORMED THEMSELVES SHALL MAKE ALL ALLOWANCES NECESSARY TO EXECUTE THE CONTRACTED WORKS.
- THE CONTRACTOR MUST BE SUITABLY LICENSED FOR THE WORKS APPLICABLE TO THEIR STATE OR TERRITORY. THEY MUST BE EXPERIENCED PLAYGROUND CONTRACTORS AND HOLD THE APPROPRIATE WORKING WITH CHILDREN CARDS.
- ALL SERVICE LOCATIONS SHOWN ARE INDICATIVE ONLY. REFER TO VARIOUS ENGINEERS DRAWINGS FOR MORE DETAIL. CONFIRM SERVICE LOCATIONS ON SITE PRIOR TO ANY CONSTRUCTION. IT SHOULD BE NOTED THAT THESE LANDSCAPE DRAWINGS PRODUCED ARE TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS FROM ALL OTHER CONSULTANTS INVOLVED.
- THE LANDSCAPE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING EXISTING UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF WORKS. IF UNABLE TO CLEARLY ESTABLISH LOCATIONS OF UNDERGROUND SERVICES FOLLOW DIAL BEFORE YOU DIG PROCEDURES.
- REFER CIVIL ENGINEERS DRAWINGS FOR LOCATIONS OF ALL DESIGNED CIVIL INFRASTRUCTURE. REFER TO CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVELS. THE CIVIL WORKS INFORMATION AS SHOWN / CONTAINED WITHIN THIS LANDSCAPE PACKAGE IS INDICATIVE ONLY AND SHOULD BE NOT USED FOR CONSTRUCTION PURPOSES.
- REFER HYDRAULIC ENGINEERS DRAWINGS FOR LOCATIONS OF ALL DESIGNED HYDRAULIC INFRASTRUCTURE. THE HYDRAULIC WORKS INFORMATION AS SHOWN / CONTAINED WITHIN THIS LANDSCAPE PACKAGE IS INDICATIVE ONLY AND SHOULD BE NOT USED FOR CONSTRUCTION PURPOSES.
- REFER ELECTRICAL ENGINEERS DRAWINGS FOR LOCATIONS OF ALL DESIGNED ELECTRICAL INFRASTRUCTURE. REFER ELECTRICAL ENGINEERS DRAWINGS FOR LOCATIONS OF GENERAL ELECTRICAL RETICULATION, NBN INFRASTRUCTURE, PIT, PIPE LAYOUTS & LOCATIONS OF POWER POLES. THE ELECTRICAL WORKS INFORMATION AS SHOWN / CONTAINED WITHIN THIS LANDSCAPE PACKAGE IS INDICATIVE ONLY AND SHOULD BE NOT USED FOR CONSTRUCTION PURPOSES.
- FINAL PLANTING LOCATIONS AND NUMBERS SUBJECT TO FINAL SERVICE LOCATIONS. REFER TO PLANTING PLAN FOR PLANTING DETAILS.
- GRASS AND WEED GROWTH SHALL BE ERADICATED PRIOR TO COMMENCEMENT.

GUARANTEES / WARRANTIES:

PROVIDE ALL GUARANTEES AND WARRANTIES TO PACKAGE LANDSCAPES AUSTRALIA AS GENERATED BY THIS PROJECT AND AS REQUIRED BY THIS SPECIFICATION. THE CONTRACTOR IS TO SUPPLY LANDSCAPER COPIES OF ALL CERTIFICATES AS REQUESTED AT TIME OF PRACTICAL COMPLETION. THESE WILL INCLUDE BUT ARE NOT LIMITED TO SOIL CERTS, SAND CERTS, SOFT-FALL CERTS, WARRANTY FOR ANY PROPRIETARY EQUIPMENT ETC. THE CONTRACTOR MUST PROVIDE AN OPERATIONS AND MAINTENANCE MANUAL DETAILING ALL OF THE WORKS AND THE APPROPRIATE SERVICE REQUIRED TO MAINTAIN THE WORKS IN AN ACCEPTABLE MANNER. THE MANUAL MUST ALSO INCLUDE THE CERTIFICATIONS & WARRANTIES FROM THE SUPPLIERS AND MUST INCLUDE SOFT-FALL CERTIFICATE AND SAFETY PLAYGROUND INSPECTION CERTIFICATION OF ANY BUILDING FORMS, ENGINEERING CERTIFICATES AND A SET OF AS-BUILT DRAWINGS.

STRUCTURAL ITEMS:

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY OF ENGINEERING DRAWINGS FOR ANY STRUCTURAL ITEMS AS REQUIRED. ALL STRUCTURAL ELEMENTS REQUIRING ENGINEERING CERTIFICATION/INSPECTION TO BE ARRANGED AND CARRIED OUT AT LANDSCAPE CONTRACTORS EXPENSE. COPIES OF STRUCTURAL CERTIFICATIONS ARE TO BE PROVIDED TO THE LANDSCAPE SUPERINTENDENT.

EARTHWORKS:

SITE CLEARING:

- TREES TO BE RETAINED ARE THOSE SHOWN ON THE DRAWINGS. TREE PROTECTION ZONES (TPZ) MUST BE ESTABLISHED AND MAINTAINED.
- CLEAR ONLY THOSE SITE AREAS SHOWN ON THE DRAWINGS.
- REMOVE TREES, LOGS, STUMPS, ROOTS, SHRUBS, SCRUB AND BOULDERS. DO NOT REMOVE GRASS AND TOPSOIL UNLESS OTHERWISE SPECIFIED.
- GRUB OUT ROOTS AND STUMPS OVER 75mm DIAMETER TO A MINIMUM DEPTH OF 500mm BELOW SUBGRADE IN PAVED AREAS OR BELOW FINISHED SURFACE IN UNPAVED AREAS. BACKFILL GRUB HOLES WITH SUITABLE SPOIL FROM EXCAVATIONS COMPACTED IN LAYERS TO THE DENSITY OF THE SURROUNDINGS UNDISTURBED SOIL.
- BREAK UP AND REMOVE SLABS, FOUNDATIONS, PAVING AND OTHER DEBRIS FOUND ON THE SURFACE, OR WITHIN 200mm OF THE BASE OR FINISHED SURFACE IN AREAS TO BE LANDSCAPED.

EXCAVATION & FILLING:

WHERE A BUILDER AND OR OTHER CONTRACTORS ARE INVOLVED THE EXCAVATION WILL BE LIMITED TO ONLY DETAIL TRIMMING AND EXCAVATION. THE BUILDER OR OTHERS MUST PROVIDE ALL NECESSARY OVERLAND STORMWATER FLOWS, MAIN STORMWATER DRAIN, BULK EXCAVATION, SUBGRADE CUTTING, FILLING AND COMPACTION AS NECESSARY TO WITHIN A 100mm SET DOWN OF PLAYGROUND FINISHED LEVELS.

WHERE THE PLAYGROUND CONTRACTOR IS THE PRIMARY HEAD CONTRACTOR THE FOLLOWING WILL APPLY:

- EXCAVATE OVER THE SITE AS REQUIRED TO CONFORM TO THE SUBGRADE LEVELS. REMOVE ALL ROCKS AND BOULDERS PROTRUDING ABOVE THE FINISHED SUBGRADE SURFACE.
- OVERLOAD FLOW EXCAVATIONS MUST BE CARRIED OUT TO ALLOW FOR OVERLAND FLOW OF STORMWATER. ENSURE NO POOLING OR PONDING. EXCAVATED AREAS TO BE FILLED WITH COMPACT LOOSE SURFACE MATERIAL. FILLING MUST BE FREE FROM PERISHABLE MATTER, IMPORTED ONTO THE SITE FROM AN APPROVED SOURCE UNLESS THE SPECIFIED FILLING TYPE CAN BE PROVIDED FROM SOIL RECOVERED FROM THE EXCAVATION.
- FILLING TYPE - GENERAL FILLING: GRADED MATERIAL, MAXIMUM PARTICLE SIZE 75mm. DENSE NATURAL AGGREGATE: SOUND, HARD, DURABLE, UNWEATHERED AGGREGATE TO AS 2758.1. FILLING PLACEMENT - PLACE AND COMPACT FILL AS REQUIRED IN UNIFORM LAYERS NOT EXCEEDING 150mm IN THICKNESS. COMPACTION EQUIPMENT SHOULD TAKE INTO CONSIDERATION PROPOSED STRUCTURES TO BE SITED OVER FILLED AREAS AND SHALL BE APPROVED BY THE SUPERINTENDENT. FILL MATERIAL SHALL BE COMPACTED UNIFORMLY TO 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY TEST AS 1289 E.2.1.

TREE PROTECTION:

TREE PROTECTION ZONES (TPZ) SHOULD BE ESTABLISHED FOR ALL EXISTING TREES ON SITE AND ADJOINING PROPERTIES LIKELY TO BE AFFECTED BY THE PROPOSED WORKS. IN THE ABSENCE OF A PROJECT ARBORIST, TPZ'S SHOULD BE DETERMINED USING THE FOLLOWING METHOD:

- MEASURE TREE DIAMETER AT 1.4m ABOVE GROUND LEVEL. 2) MULTIPLY (1) x 12 TO OBTAIN TPZ AS A RADIUS. EXCAVATION - DO NOT REMOVE TOPSOIL FROM WITHIN THE DRIP LINE OF THE TREES, TO BE RETAINED UNLESS OTHERWISE SPECIFIED. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIP LINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED. OPEN UP EXCAVATIONS UNDER TREE CANOPIES FOR AS SHORT A PERIOD AS POSSIBLE. DO NOT PLACE SPOIL FROM EXCAVATIONS AGAINST TREE TRUNKS, EVEN FOR SHORT PERIODS. ALL CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE BARK OF TREES.

EROSION CONTROL :

TAKE ALL PROPER PRECAUTIONS TO PREVENT EROSIONS, INCLUDING, BUT NO LIMITED TO, THE FOLLOWING:

- CONSTRUCTION OF TEMPORARY DRAINS, DIVERSION ETC.
- DISPOSAL OF SPOIL:ALL DEBRIS RESULTING FROM SITE CLEARANCE, AND EXCAVATED MATERIAL, SURPLUS TO FILL AND TOPSOIL REQUIREMENTS, ARE TO BE LEGALLY DISPOSED OF OFF SITE.

CULTIVATION:

PREPARE SUBGRADE BY CULTIVATION TO RECEIVE TOPSOIL IF CONTAMINATED MATERIAL ARE PRESENT INCLUDING DIESEL OR ENGINE OIL, CEMENT, OR THE LIKE, HAVE BEEN SPILT ON THE SUBGRADE OR TOPSOIL, EXCAVATE AND REMOVE THE CONTAMINATED MATERIAL FROM THE SITE AND REPLACE WITH TOPSOIL AT NO EXTRA COST.

CULTIVATE BY RIPPING TO THE DEPTHS SPECIFIED BELOW, TO LOOSEN THE COMPACTED GROUND. DO NOT DISTURB SERVICES, TREE ROOTS.

REMOVE STONES EXCEEDING 50mm DIAMETER AND ANY UNWANTED MATTER INCLUDING ROOTS, STICKS AND WEEDS BROUGHT TO THE SURFACE DURING CULTIVATION.

TRIM SURFACES TO SPECIFIED SHAPE AND LEVELS AFTER CULTIVATION SO THAT THE MINIMUM SPECIFIED DEPTH OF TOPSOIL REMAINS ON COMPLETION OF PREPARATION.

- GRASSED AREAS - CULTIVATE TO A MINIMUM DEPTH OF 150mm
- PLANTING AREAS - CULTIVATE TO A MINIMUM DEPTH OF 200mm

EXISTING MANHOLE LIDS / SERVICE PITS:

ALL EXISTING MANHOLE LIDS, SERVICE PITS, ECT. ARE TO BE LIFTED AS NECESSARY AND REINSTATED TO FINISH FLUSH WITH THE NEW SURFACE LEVELS. THE CONTRACTOR MUST NOT COVER UP ANY ITEMS WITHOUT THE SUPERINTENDENT APPROVAL.

DRAINAGE:

SURFACE DRAINAGE:

WHERE A BUILDER OR OTHER CONTRACTORS ARE INVOLVED THE MAIN DRAINS AND OVERLAND FLOWS WILL BE THE RESPONSIBILITY BY PROVISIONS ARE TO BE PROVIDED FOR PLAYGROUND STORMWATER CONNECTIONS.

WHERE THE PLAYGROUND CONTRACTOR IS THE PRIMARY CONTRACTOR THE FOLLOWING WILL APPLY:

WHEN SETTING OUT LINES AND LEVELS OF GARDENS, GRASSED AND PAVED AREAS, ENSURE THE ACCURATE FORMATION OF GRADES AND CROSSFALLS LEADING TO DRAINS, ENABLING THE AREAS TO DRY QUICKLY AND SURPLUS WATER TO REACH THE DRAINAGE SYSTEM AND IN SUCH A WAY THAT POTENTIAL EROSION CHANNELS ARE AVOIDED.

MINIMUM CROSSFALLS, UNLESS OTHERWISE STATED SHALL BE AS FOLLOWS:

- PAVING 2% PER AS1428.1
- GRASSED AND MULCHED GARDEN AREAS 1:50
- SUBSOIL DRAINS:
- LAY SLOTTED (SOCKED) AG DRAIN COIL DRAIN BEHIND ALL RETAINING WALLS AND IN PLANTING BEDS AS REQUIRED OR DIRECTED BY PACKAGE LANDSCAPES AND IN THE POSITIONS AS SHOWN ON THE DRAWINGS OR AS DETAILLED. IN

THE ABSENCE OF ANY OTHER DRAWING NOTATIONS, FOR GENERAL SUBSOIL DRAINAGE THE FOLLOWING

SPECIFICATION APPLIES:

- AG DRAINS: SUPPLY AND INSTALL 100mm SLOTTED POLY DRAINS WITH FILTER SOCK IN MIN 300 X 300mm TRENCH WITH 100mm BEDDING LAYER TO ACHIEVE FALLS TO STORM WATER CONNECTION.
- FIELD GULLY: FIELD GULLY PITS MIN 300mm SQUARE OPENING SUPPLIED AND INSTALLED TO INCREASE OVERLOAD FLOW PICK UP.
- BACKFILL PITS WITH COARSE BEDDING SAND WITH A MINIMUM OF 100mm SURROUND TO THE PIT. FIELD GULLYS ARE TO BE SET AT 100mm BELOW AND HARD SURFACE ADJACENT TREATMENT. CONNECTIONS TO THE PIT ARE TO BE SURROUNDED WITH A GEOFABRIC OR SIMILAR APPROVED TO MITIGATE SOIL INGRESS. FIELD GULLIES MUST BE FINISHED WITH THE SHADE CLOTH WRAP TO THE GRATE LID TO AVOID FINGER ENTRAPMENTS.
- PVC DRAINAGE: DIG 200mm WIDE X 500mm DEEP TRENCHES. SUPPLY AND INSTALL 90mm SLOTTED UPVC
- STORMWATER DRAINAGE AS REQUIRED TO A MINIMUM 1:100 FALLS. BACK-FILL TRENCH WITH MAXIMUM 20mm SCREENINGS.

CENTER TO DRAIN AT END.

EDGING:

WHERE INDICATED ON DRAWINGS SUPPLY AND INSTALL SPECIFIED EDGING. EDGING MUST COMPLY WITH AS4685 & BCA. REFER TO LEGEND, FINISHES SCHEDULE AND DETAILS FOR FURTHER INFORMATION.

FURNITURE & FIXTURES:

WHERE INDICATED ON DRAWINGS SUPPLY AND INSTALL FURNITURE & FIXTURES TO DETAILS AND TO MANUFACTURE'S SPECIFICATIONS.

TOPSOIL & MULCHING:

TOPSOIL:

WHERE INDICATED ON DRAWINGS SUPPLY AND INSTALL. IMPORTED TOPSOIL SHALL BE FREE FROM NOXIOUS WEEDS, ROCKS, ROOTS, RUBBISH OR ANY OTHER DELETERIOUS MATERIAL. ALL IMPORTED TOPSOIL CONTAINING NUT GRASS SHALL BE REJECTED AND THE TOPSOIL SHALL BE REMOVED FROM THE SITE. IMPORTED TOPSOIL SHALL BE A TOPSOIL MIX WITH A SANDY LOAM BASE TO AS4419 WHICH SHALL COMPLY WITH THE FOLLOWING OR EQUAL APPROVED. AS4419 - SOILS FOR LANDSCAPING.

- TOPSOIL SPREADING -
- PLANTING: 300mm
- GRASS: 100mm

LIGHTLY COMPACT SO THAT THE FINISHED SURFACE IS SMOOTH, FREE FROM LUMPS OF SOIL, READY FOR CULTIVATION & PLANTING AT THE REQUIRED LEVELS. ALLOW FOR THICKNESS OF MULCH. BLEND TOPSOIL EDGES INTO ADJOINING UNDISTURBED GROUND. FINISH FLUSH WITH NEIGHBORING SURFACE UNLESS OTHERWISE SPECIFIED.

MULCHING:

WHERE INDICATED ON DRAWINGS SUPPLY AND INSTALL. FOR MULCH SPECIFICATIONS REFER TO LEGEND AND FINISHES SCHEDULE. MULCH SHALL BE FREE FROM SOIL, WEED GROWTH, AND OTHER GREEN MATERIAL OR DELETERIOUS MATTER. SPREAD - SPREAD MULCH EVENLY TO 100MM DEPTH AND RAKE SMOOTH TO FINISH FLUSH WITH SURROUND LEVELS. DO NOT PLACE MULCH IN CONTACT WITH STEMS OF PLANTS.

PLANTING WORKS:

PLANT MATERIAL:

PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE AND INSECT PESTS, WITH ESTABLISHED HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A SINGLE LEADING SHOOT.

PLANT SIZE - WHERE A MINIMUM PLANT HEIGHT IS NOT SPECIFIED IN THE "PLANT SCHEDULE" PROVIDE THE PLANT OF A HEIGHT APPROPRIATE TO THE POT SIZE.

SUBSTITUTIONS - MAKE NO SUBSTITUTIONS UNLESS APPROVED BY THE SUPERINTENDENT IN WRITING. SUBSTITUTIONS WILL NOT BE APPROVED IF PLANTS HAVE NOT BEEN MADE AVAILABLE FOR INSPECTION AT THE NURSERY WITHIN 30 DAYS OF THE CONTRACT BEING AWARDED.

REPLACEMENTS - ANY PLANTS DAMAGED DURING THE WORK UNDER THE CONTRACT MUST BE REPLACED WITH PLANTS OF THE SAME SPECIFIED TYPE, QUALITY AND SIZE.

WARRANTY - FURNISH A WARRANTY FROM THE SUPPLIER ATTESTING THAT THE PLANTS ARE TRUE TO THE SPECIFIED SPECIES AND TYPE, AND FREE FROM DISEASE, PESTS, WEEDS AND THE LIKE.

STORAGE - WHEREVER POSSIBLE, PLANTS SHALL BE PLANTED IMMEDIATELY AFTER DELIVERY TO THE SITE. IF THIS IS NOT POSSIBLE, KEEP THEM IN GOOD CONDITION BY APPROPRIATE STORAGE METHODS, OR AS MAY BE DIRECTED. PREVENT THEFT, DRYING OUT OR DAMAGE FROM ANY CAUSE INCLUDING FROST, WIND, SUN, VERMIN, ANIMALS AND THE LIKE.

PROVIDE A TEMPORARY ON-SITE NURSERY FOR HOLDING PLANT STOCK ON SITE FOR MORE THAN 48 HOURS, OF SUFFICIENT SIZE, WITH PROVISION FOR WATERING.

PLANT SCHEDULE:

REFER TO PLANT SCHEDULE

PLANTING:

WATER THE PLANT AND THE PLANTING AREAS THOROUGHLY BEFORE PLANTING BEGINS. THE PLANTING HOLES SHOULD BE LARGE ENOUGH TO ALLOW THE PLACEMENT OF THE PLANT WITHOUT DAMAGING ITS ROOT SYSTEM.

FERTILIZER SHALL BE AN APPROVED PROLONGED RELEASE TYPE HAVING AN NPK RATIO AND PHOSPHORUS CONTENT SUITABLE FOR AUSTRALIAN NATIVE PLANTS.

PLACE IN BOTTOM OF PLANTING HOLE AT THE TIME OF PLANTING AT THE RATE RECOMMENDED BY THE MANUFACTURE, FURNISH EVIDENCE OF PURCHASE. REMOVE PLANTS CAREFULLY FROM CONTAINER ENSURING MINIMUM SOIL LOSS AND ROOT DISTURBANCE. ROOT PRUNE ANY ROOT BOUND PLANTS. PLACE PLANTS

CENTRALLY IN THEIR HOLES AND SO THAT THE TOP OF THE SOIL LEVEL IN THE POT IS 20mm BELOW THE FINISHED SURROUNDING SOIL LEVEL. MIX SPECIFIED TOPSOIL WITH SITE SOIL EXCAVATED FROM PLANTING HOLE AND BACKFILL AROUND PLANTS FIRING LIGHTLY TO REMOVE AIR POCKET. THOROUGHLY WATER IN ALL NEWLY INSTALLED PLANTS AS SOON AS PRACTICAL AFTER PLANTING AND THEREAFTER AS REQUIRED TO MAINTAIN GROWTH RATES FREE OF STRESS.

INSTALL STAKES AS REQUIRED

LOCATION - DO NOT VARY PLANT LOCATIONS AND SPACING FROM THOSE SHOWN ON DRAWINGS UNLESS CIRCUMSTANCES REQUIRE AMENDMENTS TO PROPOSED CONCEPT DESIGNS E.G. TO AVOID SERVICE LINES, OR TO COVER AREA UNIFORMLY, OR FOR SIMILAR REASONS.

SPRAYING - REPORT ANY EVIDENCE OF INSECT ATTACK OR DISEASE AMONGST THE PLANT MATERIAL IMMEDIATELY IT IS NOTED. IF SO DIRECTED SPRAY WITH AN INSECTICIDE AND/OR FUNGICIDE APPROVED PRIOR TO USE, IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS, AND TO COMPLY WITH STATUTORY REQUIREMENTS.

TURF:

SYNTHETIC TURF:

WHERE INDICATED ON DRAWINGS SUPPLY AND INSTALL. LAY AS PER SUPPLIERS SPECIFICATIONS. REFER TO LEGEND, FINISHES SCHEDULE AND DETAILS FOR FURTHER INFORMATION. A SUITABLE EDGE TO ATTACH SYNTHETIC TURF TOO, NO CREASES

POWER BROOM TURF TO BRUSH PILE UPWARDS PRIOR TO SPREADING DRY SILICA SAND AT 10-15KG/m2. USE SAND SPREADING TOOL TO ENSURE EVEN DISTRIBUTION OF SAND OVER ENTIRE AREA. NATURAL TURF:

WHERE INDICATED ON DRAWINGS SUPPLY AND INSTALL. LAY AS PER SUPPLIERS SPECIFICATIONS. REFER TO LEGEND, FINISHES SCHEDULE AND DETAILS FOR FURTHER INFORMATION.

OBTAIN TURF FROM A SPECIALIST GROWER OF CULTIVATED TURF

TURF TO BE FREE FROM NUT-GRASS OR OTHER NOXIOUS WEEDS OR ANY OTHER MATERIAL DELETERIOUS TO PLANT GROWTH. ENSURE TURF IS WEED FREE AT THE END OF THE MAINTENANCE PERIOD.

BEFORE TURFING, APPLY FERTILIZER OF 14:15:10 N.P.K. OR APPROVED SIMILAR COMPOSITION AT THE RATE OF 100G PER m2 AND RAKE INTO THE PREPARED SOIL.

TURF TO BE LAID ON IMPORTED TOPSOIL, INSTALLED BY LANDSCAPE CONTRACTOR TO 100mm DEPTH. LIGHTLY ROLL AFTER LAYING TURF. TOP DRESS AS NECESSARY TO REMOVE UNDULATIONS AND THE LIKE.

ALL TURF AREAS TO HAVE A MINIMUM 1:50 CROSS-FALL TO ENSURE ALL TURF IS WELL DRAINED. WATER IMMEDIATELY AFTER INSTALLATION, UNTIL THE TOPSOIL IS MOISTENED TO ITS FULL DEPTH.

IRRIGATION

THE CONTRACTOR SHALL DESIGN AN IRRIGATION SYSTEM FOR THE ENTIRE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND DESIGNING ACCORDINGLY FOR WATER PRESSURE AND FLOW RATES. THE SYSTEM MUST BE DESIGNED TO BE FULLY AUTOMATIC WITH AN AUTOMATIC WEATHER BASED CONTROLLER THAT CAN PROVIDE DIFFERENT PRESSURES AND TIMED CYCLES TO DIFFERENT PLANTING WHERE NECESSARY THE CONTRACTOR IS TO ORGANISE AS PART OF THEIR WORKS ANY ELECTRICAL AND/OR PLUMBING THAT IS REQUIRED FOR THE IRRIGATION SYSTEM.

IRRIGATION IS TO BE DRIP-LINE CONSTRUCTION WITH NO SPRINKLERS.

EACH ELEMENT OF THE IRRIGATION SYSTEM SHOULD BE POSITIONED IS SO FAR AS REASONABLY PRACTICAL TO AVOID CREATING TRIP OR OTHER HAZARDS, CONSIDERING IN PARTICULAR THAT GARDEN BEDS WILL BE FULLY ACCESSIBLE TO CHILDREN ONCE ESTABLISHED. NO ELEMENT OF THE IRRIGATION SYSTEM MAY BE EXPOSED WITHIN THE FALL ZONE OF PLAYGROUND EQUIPMENT OR OBVIOUS THE ENTIRE IRRIGATION SYSTEM IS TO OPERATE AUTOMATICALLY BY MEANS OF A CONTROLLER AND SOLENOID VALVES THE SYSTEM SHALL BE FITTED WITH ALL NECESSARY SAFETY CHECK VALVES AND BACKFLOW PREVENTION DEVICES TO PREVENT ANY WATER CONTAMINATION AND ALSO FOR

EASE OF SERVICING THE SYSTEM. THE CONTRACTOR IS TO SUPPLY AND INSTALL THE IRRIGATION SYSTEM INCLUDING ITS COMPONENTS TO INDUSTRY BEST PRACTICE.

ALL IRRIGATION WORKS CARRIED OUT ARE TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS, INCLUDING BUT NOT LIMITED TO:

- AS 1159 POLYETHYLENE PIPE FOR PRESSURE APPLICATIONS
- AS 1432 COPPER TUBES FOR PLUMBING, GAS FITTINGS AND DRAINAGE APPLICATIONS
- AS 1460 FITTINGS FOR USE WITH POLYETHYLENE PIPES
- AS 1462 METHODS FOR TESTING UPVC PIPE AND FITTINGS
- AS 2032 CODE OF PRACTICE FOR INSTALLATION OF UPVC PIPE AND FITTINGS

AS 2698.1 POLYETHYLENE MICRO IRRIGATION PIPE

AS 3500.1 SECTION 4 AND 7 NATIONAL PLUMBING AND DRAINAGE CODE

UPON COMPLETION OF WORKS THE CONTRACTOR IS TO PROVIDE THE CLIENT ALL MANUALS AND WARRANTIES, AS WELL AS A MINIMUM OF TWO WATERING PROGRAMS (EG. SUMMER AND WINTER) TYPED OUT AND LAMINATED.

ALL PLANTING AREAS INCLUDING RAISED PLANTERS ARE TO BE IRRIGATED WITH A MULTI STATION AUTOMATIC IRRIGATION THIS SHOULD BE DESIGNED TO TAKE SEASONAL CHANGES INTO CONSIDERATION. IRRIGATION SHOP DRAWINGS TO BE SUPPLIED BY CONTRACTOR.

ESTABLISHMENT & MAINTENANCE:

IF INCLUDED IN SCOPE, THE CONTRACTOR IS TO ALLOW FOR ESTABLISHMENT OF ALL SOFTSCAPES WITHIN THE PROJECT TIMEFRAME. THIS INCLUDES BUT IS NOT LIMITED TO WATERING IN, ADJUSTING STAKING, MINOR PRUNING ETC. WHERE A MAINTENANCE PERIOD IS APPLICABLE THE CONTRACTOR IS TO ALLOW TO CORRECTLY MAINTAIN ALL THE WORKS INCLUDING RE-OILING, SANDING, TOPPING OF MULCH, TOP DRESSING, WATERING, DEALING WITH PESTS AND OR DISEASE REPLACEMENT OF FAILED PLANTS AND ANY OTHER ACTIVITIES TO MAINTAIN THE "HAND OVER" LEVEL OF FINISH.

INSPECTIONS:

THE LANDSCAPE CONTRACTOR SHALL ADVISE THE SUPERINTENDENT WHEN WORKS HAVE BEEN OR ARE LIKELY TO BE COMPLETED. THE SUPERINTENDENT SHALL INSPECT THE WORKS AND ENSURE CONFORMITY WITH THE PROJECT DESIGNS AND SPECIFICATION AND ANY APPROVED VARIATIONS THEREOF. ANY DEFECTS WILL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE CONTRACTOR WHO WILL REMEDY SUCH DEFECTS WITHIN 5 WORKING DAYS. THE SUPERINTENDENTS SHALL THE RE-INSPECT THE WORKS AND PROVIDE ADVICE THAT WORKS HAVE BEEN SATISFACTORY COMPLETED. THE SUPERINTENDENT WILL THEN ARRANGE TO HAVE THE COMPLETED WORKS INSPECTED BY A REGISTERED PLAYGROUND INSPECTOR. ANY SAFETY DEFECTS AS RECORDED BY THE PLAYGROUND INSPECTOR WILL NEED TO BE RECTIFIED BEFORE THE PLAYSPACE IS CERTIFIED AS SAFE AND READY FOR COMMISSIONING.

LANDSCAPE CONTRACTOR BUILDING PLAYSCAPE WORKS:

THE AUSTRALIAN STANDARDS FOR PLAYSCAPES / PLAYGROUNDS SHOULD BE CONSULTED BY ANYONE BUILDING OR MAINTAINING THIS PLAYSCAPE / PLAYGROUND. LISTED BELOW ARE STANDARDS FOR PLAYGROUNDS TO FOLLOW IN ACCORDANCE (IF ANY OUT OF DATE COMPLY WITH CURRENT STANDARDS)

- AS4685-2021: PLAYGROUND EQUIPMENT & SURFACING - DEVELOPMENT, INSTALLATION, INSPECTION, MAINTENANCE & OPERATION;
- AS4685.1: GENERAL SAFETY REQUIREMENTS AND TEST METHODS;
- AS4685.2: PARTICULAR SAFETY REQUIREMENTS AND TEST METHODS FOR SWINGS;
- AS4685.3: PARTICULAR SAFETY REQUIREMENTS AND TEST METHODS GOT SLIDES;
- AS4422: PLAYGROUND SURFACING SPECIFICATIONS, REQUIREMENTS & TEST METHODS;
- AS1428.1: DESIGN FOR ACCESS & MOBILITY - GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK;
- AS/NZS ISO 31000: RISK MANAGEMENT - PRINCIPLE & GUIDELINES;
- AS1289: METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES;
- AS3743: POTTING MIX;
- AS4419: SOILS FOR LANDSCAPING AND GARDEN USE;
- AS4454: COMPOST, SOIL CONDITIONERS & MULCHES;
- AS4373: PRUNING OF AMENITY TREES;
- AS4970: PROTECTION OF TREES ON DEVELOPMENT SITES;
- AS1428.4: DESIGN FOR ACCESS & MOBILITY - TACTICAL GROUND SURFACE INDICATORS;
- AS4586: SLIP RESISTANCE MEASUREMENT OF NEW PEDESTRIAN SURFACE MATERIALS;
- AS2082-2000: TIMBER - HARDWOOD - VISUALLY STRESS-GRADED FOR STRUCTURAL PURPOSES;
- AS2858-1986: TIMBER - SOFTWOOD - VISUALLY STRESS-GRADED FOR STRUCTURAL PURPOSES;
- AS3600: CONCRETE STRUCTURES;
- AS/NZS 4455-1997: MASONRY UNITS & SEGMENTAL PAVERS;

THE CONTRACTOR IS DEEMED RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL PLAYSCAPE WORKS FOR THIS PROJECT

- ALL PLAYSCAPE WORKS ARE TO COMPLY WITH AS4685:2021
- ALL IMPACT ABSORBING SURFACES TO COMPLY WITH AS/NZS 4422;
- ALL PLAYGROUND ELEMENTS MUST ADHERE TO THE KID-SAFE GUIDELINES FOR THE PREVENTION OF HEAD & FINGER ENTRAPMENT;

ENSURE ALL EXPOSED SURFACES & EDGES ARE FINISHED SURFACES LEVELS;

ENSURE ALL EXPOSED SURFACES & EDGES AND ROUNDED & FREE OF SPLINTERS & SHARP EDGES;

CONTRACTOR IS RESPONSIBLE TO ACHIEVE COMPLIANCE WITH REGARDS TO THE DEPARTMENT OF EARLY CHILDHOOD EDUCATION AND CARE (ECEC).

ALL RELATIVE LEVELS & RL'S SHOWN ARE FINISHED SURFACES LEVELS;

ENSURE ALL EXPOSED SURFACES & EDGES AND ROUNDED & FREE OF SPLINTERS & SHARP EDGES;

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