

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning and Public Spaces, under delegation executed on 11 October 2017, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney 14 OCTOBER 2019

SCHEDULE 1

Development Consent

Development Consent: 05_0142 granted by the then Minister for Planning on 20 December 2007

For the following: Aldi distribution centre and associated infrastructure

Modification 2

Modification Application: MP05_0142-MOD-2 – Internal alterations and extension of car parking

Applicant: Aldi Foods Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

Land: 10 Burando Road, Prestons
Lot 1 DP 1129090

SCHEDULE 2

This consent is modified as follows:

1. Throughout Schedules 1 to 4, replacing the following terms with new terms:

Director-General	Planning Secretary
Proponent	Applicant
Project	Development
Project Approval	Development Consent
Approval	Consent
Shall	Must

2. Insert the following definition:

MOD 2	Modification application (MP05_0142-MOD-2) with supporting documentation titled <i>Proposed 4.55(1A) Modification NSW Government Consent 05_0142 – Amendment to the Design of the ALDI Distribution Centre</i> dated July 2019, prepared by Barker Ryan Stewart
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3. Delete the following definitions:

Department Director-General Minister RTA Statement of Commitments	Department of Planning Director-General of the Department (or delegate) Minister for Planning Roads and Traffic Authority Final Statement of Commitments (Revision 3) provided by APP Corporation Pty Limited on 19 November 2007
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And replace with the following:

Department Planning Secretary Minister RMS Statement of Commitments	Department of Planning, Industry and Environment Planning Secretary under the EP&A Act, or nominee Minister for Planning and Public Spaces Roads and Maritime Services Revised Statement of Commitments provided by Barker Ryan Stewart on 27 August 2019
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In Schedule 1

4. Delete the description under the heading 'Land':

Part Lots 41, 42, 43, 48 and 49 on Deposited Plan 1057670 and Lot 22 on Deposited Plan 1049307 Ash Road, Prestons.

and replace with the following:

Lot 1 on DP1129090 10 Burando Road, Prestons.

In Schedule 2: Administrative Conditions

5. Delete Condition 2 and replace with:

2. The development may only be carried out:

- a) in compliance with the conditions of this consent;
- b) in accordance with all written directions of the Planning Secretary;
- c) in accordance with the EA;
- d) in accordance with the site plans, including colour palette in Appendix A;
- e) in accordance with the submissions report contained in Appendix C;
- f) in accordance the landscape plans in Appendix D; and
- g) in accordance with MOD 2.

In the Appendices

6. In Appendix A – Development Layout Plans, delete 'Figure 1: Overall site plan' and replace with 'Figure 1: Proposed overall site plan and car park extension' as shown in Appendix A of this modifying instrument.

7. In Appendix A – Development Layout Plans, insert the following plans, as shown in Appendix A of this modifying instrument:

- a. 'Figure 2: Proposed ground floor plan office'
- b. 'Figure 3: Proposed first floor plan office'

- c. 'Figure 4: Existing and proposed part external elevations.'
 - 8. In Appendix B – Statement of Commitments, delete 'Final Statement of Commitments (Revision 3) provided by APP Corporation Pty Limited on 19 November 2007' and replace with 'Revised Statement of Commitments provided by Barker Ryan Stewart on 27 August 2019', as shown in Appendix B of this modifying instrument.
 - 9. Insert Appendix D – Landscape Plans
 - 10. In Appendix D – Landscape Plans, insert the following plans, as shown in Appendix C of this modifying instrument:
 - a. 'Figure 5: Landscape Plan – 1'
 - b. 'Figure 6: Landscape Plan – 2'
 - c. 'Figure 7: Landscape Plan – 3'
 - d. 'Figure 8: Planting Details'
 - e. 'Figure 9: Landscape Work Specification'
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APPENDIX A: DEVELOPMENT LAYOUT PLANS

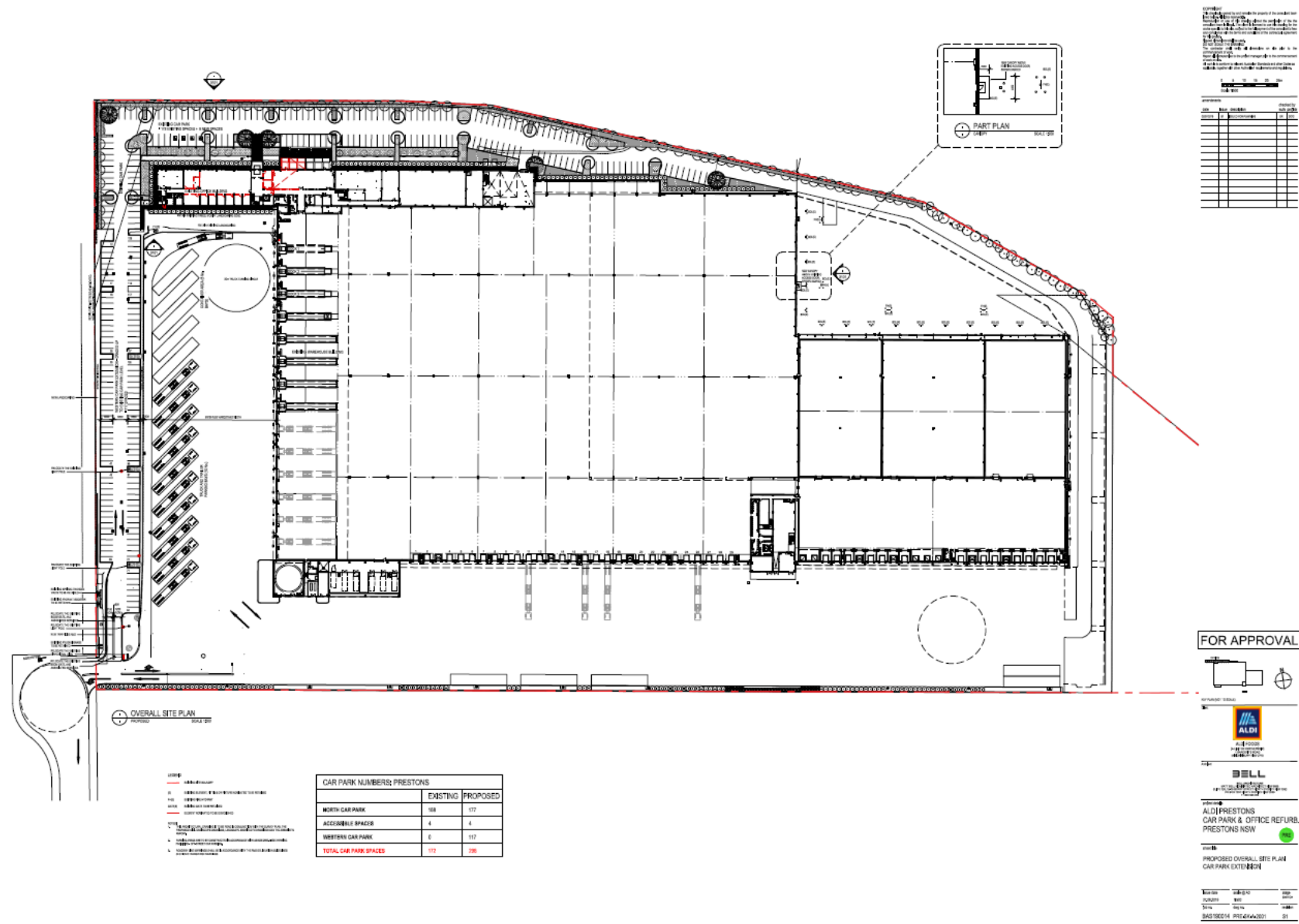


Figure 1: Proposed overall site plan and car park extension

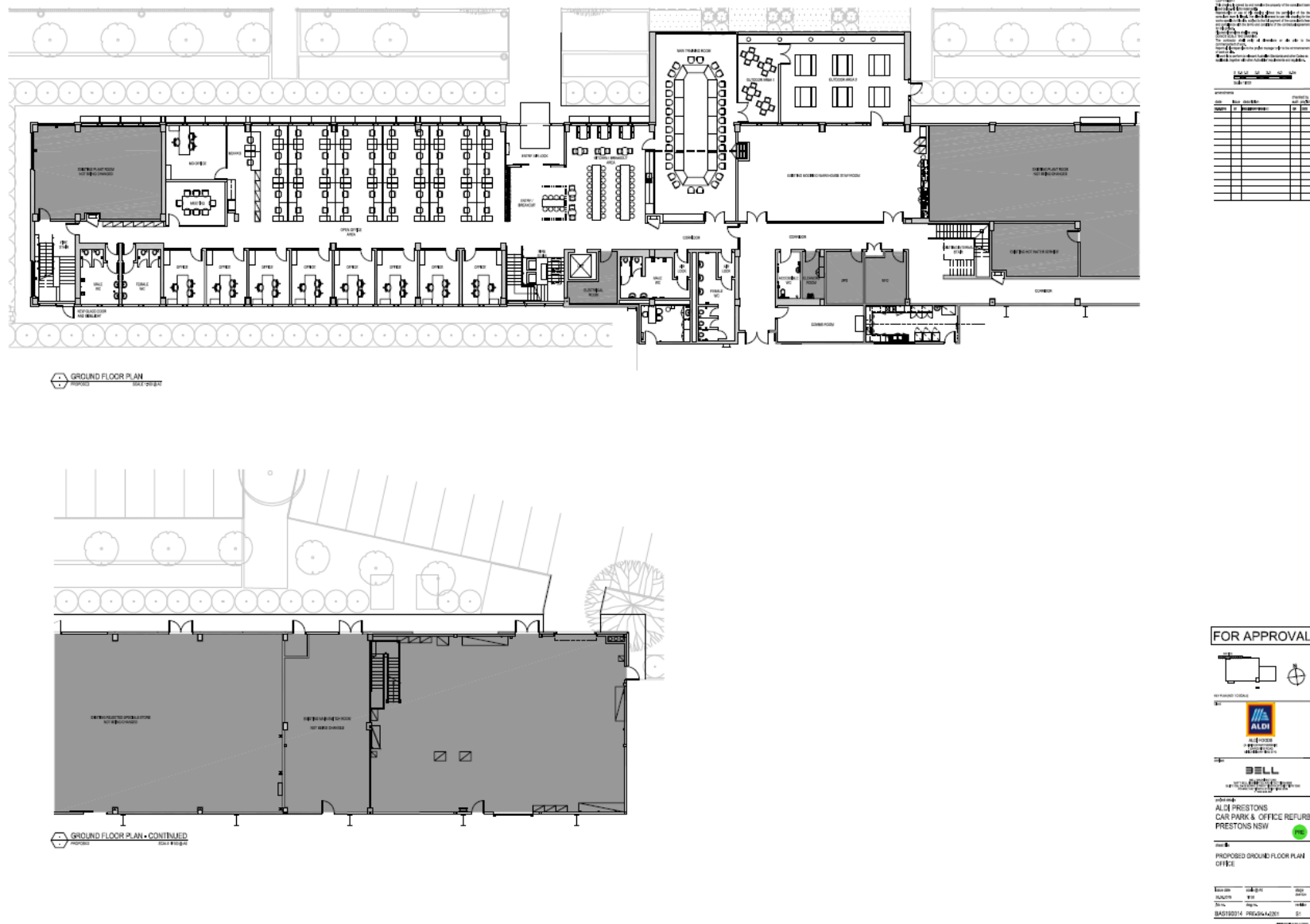


Figure 2: Proposed ground floor plan office

[illegible]

Figure 4: Existing and proposed part external elevation

APPENDIX B: STATEMENT OF COMMITMENTS

APPENDIX C: LANDSCAPE PLANS

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 SUBMITTED 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 1.2M FROM PDS.
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

SCHEDULE FOR LANDSCAPE PLAN-1

TREES

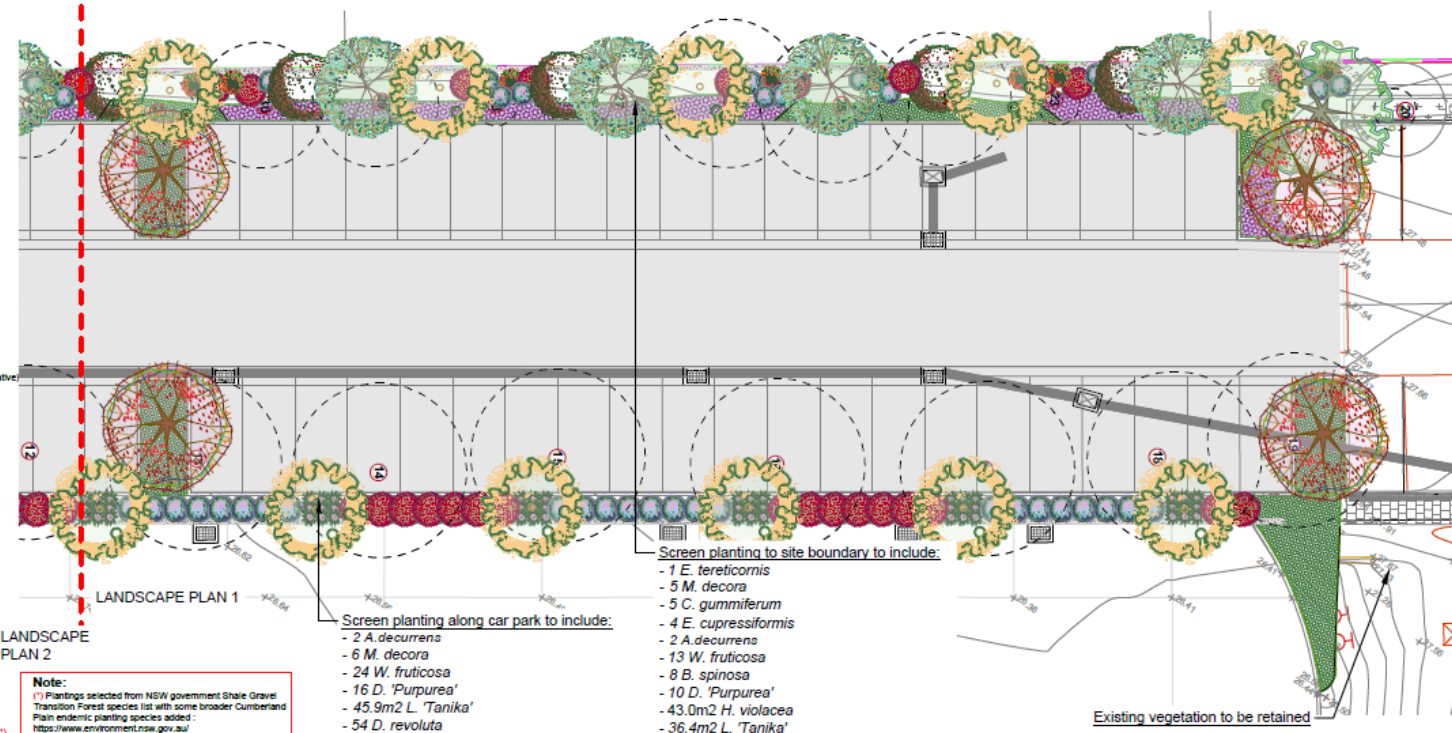
- Botanical Name:** *Eucalyptus tereticornis* (*)
Common Name: Forest Red Gum (Native)
Pot size: 100L
Mature H x B: 15-20m x 5-8m
Qty Required: 1
- Botanical Name:** *Melealeuca decora* (*)
Common Name: White feather honey-myrtle (Native)
Pot size: 100L
Mature H x B: 6m x 4m
Qty Required: 11
- Botanical Name:** *Exocarpos cupressiformis* (*)
Common Name: Native cherry (Native)
Pot size: 100L
Mature H x B: 6m x 3m
Qty Required: 4
- Botanical Name:** *Ceratopetalum gummiferum* (*)
Common Name: NSW Christmas Bush (Native)
Pot size: 100L
Mature H x B: 5-8m x 3-4m
Qty Required: 5
- Botanical Name:** *Acacia decurrens* (*)
Common Name: Black wattle (Native)
Pot size: 100L
Mature H x B: 8-12m x 4m
Qty Required: 4

SHRUBS AND HEDGES

- Botanical Name:** *Bursaria spirocha* (*)
Common Name: Blackthorn (Native)
Pot size: 300mm
Mature H x B: 2-3m x 1m
Qty Required: 8
- Botanical Name:** *Dodonaea viscosa 'Purpurea'* (*)
Common Name: Purple Sticky Hop Bush (Native)
Pot size: 300mm
Mature H x B: 2m x 1.5m
Qty Required: 25
- Botanical Name:** *Westringia fruticosa* (*)
Common Name: Native Rosemary (Native)
Pot size: 300mm
Mature H x B: 1.3m x 1.1m
Qty Required: 37

GRASSES / GROUNDCOVERS

- Botanical Name:** *Dianella revoluta* (*)
Common Name: Black Anther Flax Lily (Native)
Pot size: 300mm
Mature H x B: 0.7m x 0.65m
Qty Required: 54
- Botanical Name:** *Hardenbergia violacea* (*)
Common Name: Purple Coral Pea (Native)
Pot size: 140mm
Mature H x B: 0.3m x 1.5m
Qty Required: 5m² (43.0m² total)
- Botanical Name:** *Lomandra longifolia 'Tanika'* (*)
Common Name: Lomandra Tanika (Native)
Pot size: 200mm
Mature H x B: 0.8m x 0.8m
Qty Required: 3m² (4.4m² total)



LANDSCAPE PLAN 2

Note:
(*) Plantings selected from NSW government Shale Gravel Transition Forest species list with some broader Cumberland Plain endemic planting species added:
<https://www.environment.nsw.gov.au/>

Screen planting along car park to include:

- 2 *A. decurrens*
- 6 *M. decora*
- 24 *W. fruticosa*
- 16 *D. 'Purpurea'*
- 45.9m² *L. 'Tanika'*
- 54 *D. revoluta*

Screen planting to site boundary to include:

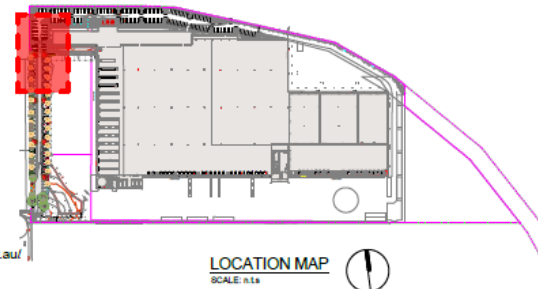
- 1 *E. tereticornis*
- 5 *M. decora*
- 5 *C. gummiferum*
- 4 *E. cupressiformis*
- 2 *A. decurrens*
- 13 *W. fruticosa*
- 8 *B. spinosa*
- 10 *D. 'Purpurea'*
- 43.0m² *H. violacea*
- 36.4m² *L. 'Tanika'*

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.

This plan has been prepared with reference to **LIVERPOOL Councils Landscaping Guidelines** and requirements. Planting proposed using mainly indigenous, commercially available plant species selected from NSW government Shale Gravel Transition Forest species list with some broader Cumberland Plain endemic planting species added:
<https://www.environment.nsw.gov.au/>



LOCATION MAP

SCALE: 1:15


General Notes: <small>*All plantings shall be planted to the satisfaction of the Council. All plantings shall be planted to the satisfaction of the Council. All plantings shall be planted to the satisfaction of the Council.</small>		REVISIONS <table><tr><th>REV</th><th>DATE</th><th>NOTATION/AMENDMENT</th></tr><tr><td>A</td><td>18.06.19</td><td>Preliminary plan prepared for review</td></tr><tr><td>B</td><td>01.07.19</td><td>Co-ordinated with amended architectural plan</td></tr><tr><td>C</td><td>21.08.19</td><td>Co-ordinated with Planning Industry & Environment's comments</td></tr><tr><td>D</td><td>26.08.19</td><td>Finalized landscape plan</td></tr><tr><td>E</td><td>11.09.19</td><td>Refined planting species</td></tr></table>		REV	DATE	NOTATION/AMENDMENT	A	18.06.19	Preliminary plan prepared for review	B	01.07.19	Co-ordinated with amended architectural plan	C	21.08.19	Co-ordinated with Planning Industry & Environment's comments	D	26.08.19	Finalized landscape plan	E	11.09.19	Refined planting species	COUNCIL LIVERPOOL CLIENT ALDI PRESTONS ARCHITECT BARKER RYAN STEWART STATUS / DRAWING DA - ISSUE E		<div><div>Concept Landscape Architects Suite 101, 905 White St GARDENSBAY NSW 2062 Phone: 9922 5312 Fax: 9209 4982 www.concept.net.au enquiries@concept.net.au Mob: 0413 961 361</div><div>LANDSCAPE PLAN-1 PROPOSED COMMERCIAL CAR PARKING DEVELOPMENT BURANDO ROAD PRESTONS</div></div>		DRAWN BY K.Z. CHECKED BY R.F.
REV	DATE	NOTATION/AMENDMENT																								
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C	21.08.19	Co-ordinated with Planning Industry & Environment's comments																								
D	26.08.19	Finalized landscape plan																								
E	11.09.19	Refined planting species																								

Figure 5: Landscape Plan – 1

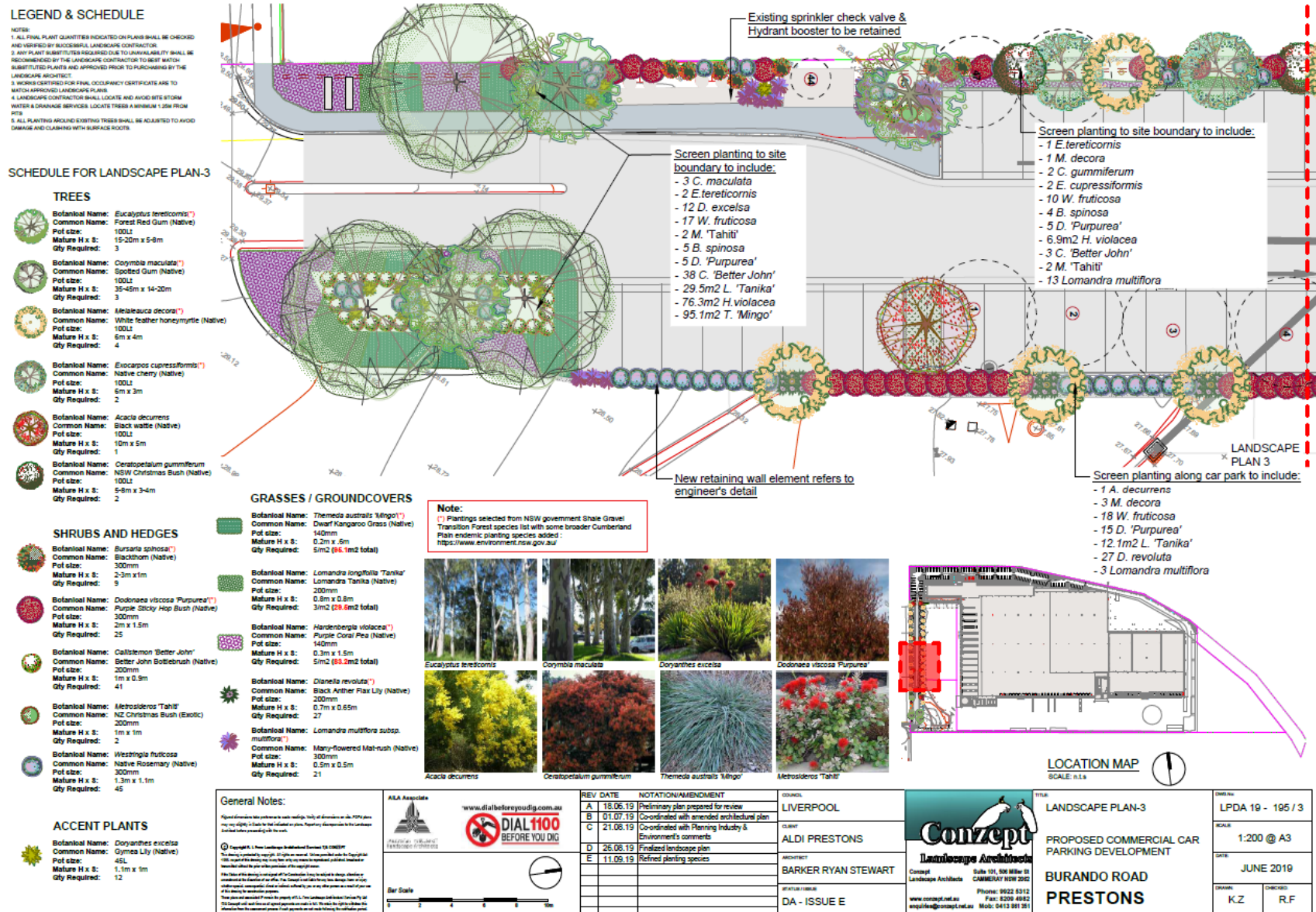


Figure 6: Landscape Plan – 2

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTIONS 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 BE APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITTS.
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLAIMING WITH SURFACE ROOTS.

SCHEDULE FOR LANDSCAPE PLAN-3


TREES

	Botanical Name: <i>Eucalyptus tereticornis</i> (*) Common Name: Forest Red Gum (Native) Pot size: 100L Mature H x S: 15-20m x 5-8m Qty Required: 3
	Botanical Name: <i>Corymbia maculata</i> (*) Common Name: Spotted Gum (Native) Pot size: 100L Mature H x S: 35-45m x 14-20m Qty Required: 3
	Botanical Name: <i>Melaleuca decora</i> (*) Common Name: White feather honey myrtle (Native) Pot size: 100L Mature H x S: 5m x 4m Qty Required: 4
	Botanical Name: <i>Eucalyptus tereticornis</i> (*) Common Name: Native cherry (Native) Pot size: 100L Mature H x S: 6m x 3m Qty Required: 2
	Botanical Name: <i>Acacia decurrens</i> Common Name: Black wattle (Native) Pot size: 100L Mature H x S: 10m x 5m Qty Required: 1
	Botanical Name: <i>Ceratopetalum gummiferum</i> Common Name: NSW Christmas Bush (Native) Pot size: 100L Mature H x S: 5-8m x 3-4m Qty Required: 2

SHRUBS AND HEDGES

	Botanical Name: <i>Bursaria spinosa</i> (*) Common Name: Blackthorn (Native) Pot size: 300mm Mature H x S: 2-3m x 1m Qty Required: 9
	Botanical Name: <i>Dodonaea viscosa</i> 'Purpurea' (*) Common Name: Purple Sticky Hop Bush (Native) Pot size: 300mm Mature H x S: 2m x 1.5m Qty Required: 25
	Botanical Name: <i>Callistemon 'Better John'</i> Common Name: Better John Bottlebrush (Native) Pot size: 200mm Mature H x S: 1m x 0.9m Qty Required: 41
	Botanical Name: <i>Melaleuca 'Tahiti'</i> Common Name: NZ Christmas Bush (Exotic) Pot size: 200mm Mature H x S: 1m x 1m Qty Required: 2
	Botanical Name: <i>Westringia fruticosa</i> Common Name: Native Rosemary (Native) Pot size: 300mm Mature H x S: 1.3m x 1.1m Qty Required: 45

ACCENT PLANTS

	Botanical Name: <i>Doryanthes excelsa</i> Common Name: Gymea Lily (Native) Pot size: 45L Mature H x S: 1.1m x 1m Qty Required: 12
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GRASSES / GROUNDCOVERS

	Botanical Name: <i>Themeda australis</i> 'Mingo' (*) Common Name: Dwarf Kangaroo Grass (Native) Pot size: 140mm Mature H x S: 0.2m x 0.6m Qty Required: 51m2 (\$6.1m2 total)
	Botanical Name: <i>Lomandra longifolia</i> 'Tanika' Common Name: Lomandra Tanika (Native) Pot size: 200mm Mature H x S: 0.8m x 0.8m Qty Required: 31m2 (\$9.2m2 total)
	Botanical Name: <i>Hardenbergia violacea</i> (*) Common Name: Purple Coral Pea (Native) Pot size: 140mm Mature H x S: 0.3m x 1.5m Qty Required: 51m2 (\$9.2m2 total)
	Botanical Name: <i>Dianella revoluta</i> (*) Common Name: Black Anther Flax Lily (Native) Pot size: 200mm Mature H x S: 0.7m x 0.65m Qty Required: 27
	Botanical Name: <i>Lomandra multiflora</i> subsp. <i>multiflora</i> (*) Common Name: Many-flowered Mat-rush (Native) Pot size: 300mm Mature H x S: 0.5m x 0.5m Qty Required: 21

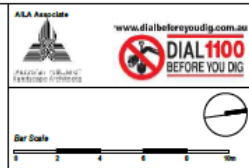
Note:

(*) Plantings selected from NSW government Shale Gravel Transition Forest species list with some broader Cumberland Plain endemic planting species added:
<https://www.environment.nsw.gov.au/>



General Notes:

1. All dimensions are given in metres, unless otherwise stated. All dimensions are to the centre of the plant unless otherwise stated.
2. All dimensions are to the centre of the plant unless otherwise stated.
3. All dimensions are to the centre of the plant unless otherwise stated.
4. All dimensions are to the centre of the plant unless otherwise stated.
5. All dimensions are to the centre of the plant unless otherwise stated.



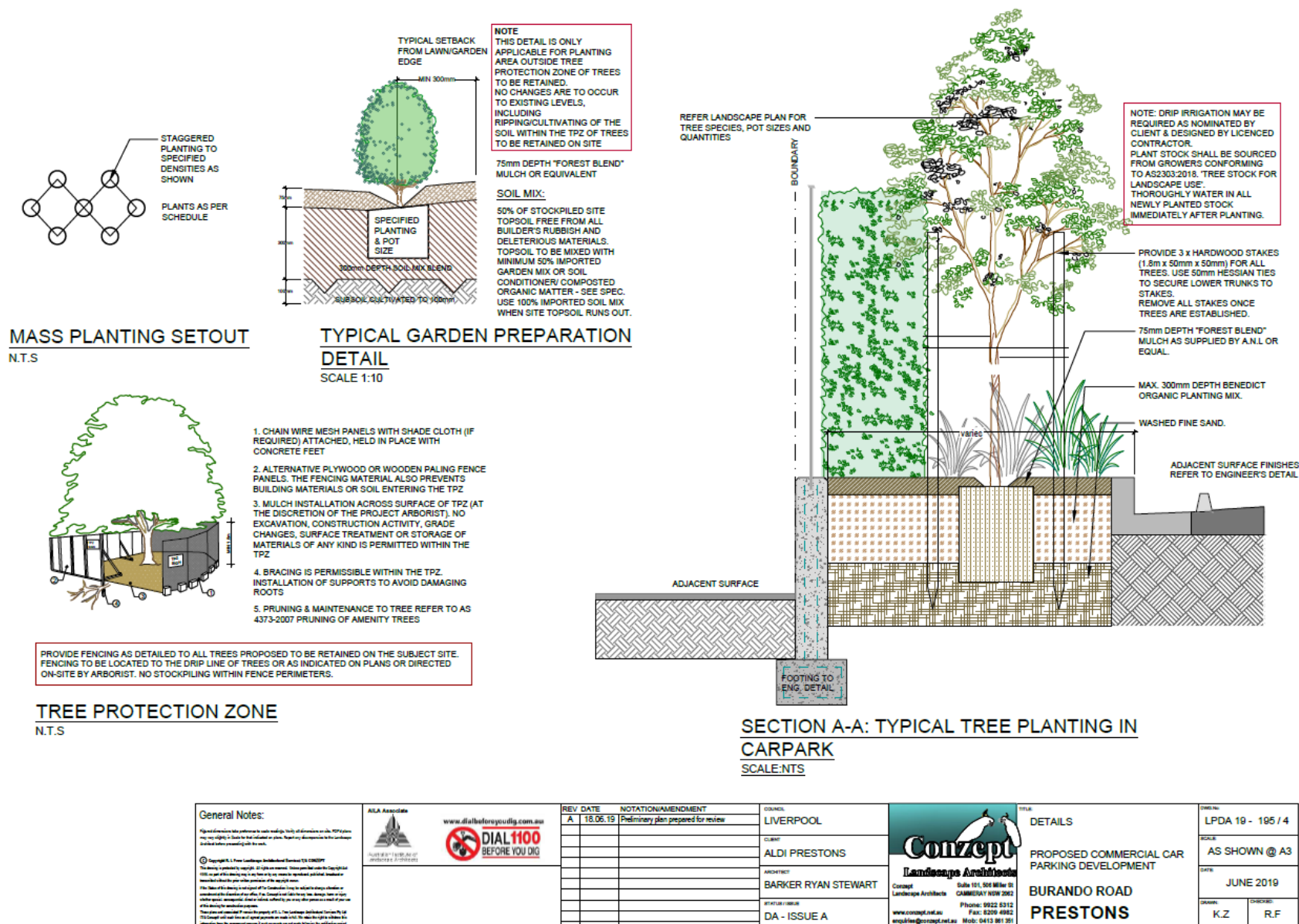
REV DATE	NOTATION/AMENDMENT
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D 26.08.19	Finalized landscape plan
E 11.09.19	Refined planting species

COUNCIL	LIVERPOOL
CLIENT	ALDI PRESTONS
ARCHITECT	BARKER RYAN STEWART
DESIGNER / DRAFTER	DA - ISSUE E



TITLE	LANDSCAPE PLAN-3	DWG No.	LPDA 19 - 195 / 3
PROPOSED COMMERCIAL CAR PARKING DEVELOPMENT		SCALE	1:200 @ A3
BURANDO ROAD PRESTONS		DATE	JUNE 2019
		DRAWN	K.Z.
		CHECKED	R.F.

Figure 7: Landscape Plan – 3



General Notes:

1. All dimensions are to centre unless otherwise stated. All dimensions are to be taken to the face of the work.

2. All dimensions are to be taken to the face of the work.

3. All dimensions are to be taken to the face of the work.

4. All dimensions are to be taken to the face of the work.

5. All dimensions are to be taken to the face of the work.

ALIA Associate

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DIAL 1100

BEFORE YOU DIG

REV	DATE	NOTATION/AMENDMENT
A	18.06.19	Preliminary plan prepared for review

COUNCIL	LIVERPOOL
CLIENT	ALDI PRESTONS
ARCHITECT	BARKER RYAN STEWART
PROJECT CODE	DA - ISSUE A

Concept

Landscape Architects

Suite 101, 504 Miller St
CAMMERAY NSW 2062

Phone: 9522 5512
Fax: 9522 4882
enquiries@concept.net.au Mob: 0413 861 351

DETAILS

PROPOSED COMMERCIAL CAR PARKING DEVELOPMENT

BURANDO ROAD PRESTONS

DATE	JUNE 2019
DRAWN	K.Z
CHECKED	R.F

Figure 8: Planting Details

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, 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 new 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 landscape works and handover point.
- 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 EXISTING 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 4370-2009 Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project architect.

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 dripline 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 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 bales & 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 topsoil improvement shall be an organic mix comply 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

New garden 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.

Specified Soil Mix - Turf

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

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 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.

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

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 fifth. 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 fifth 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 2003-2018 Tree stock for landscape use. Certification that trees have been grown to AS2003-2018 guidelines 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 equally 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 AS2003-2018.

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.

b) 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 braided webbing material.

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.

d) Mulch

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

e) Turf

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

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 soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertilizer 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 should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing

Molken 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 sodavalls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for turf dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Nature Strip and public domain works

The nature strip (between footpath) 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 power, material finish, pattern or treatment, it shall be the contractor's responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction work.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all landscape 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 landscape works shall be set out 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 landscape variations should be brought 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 owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands on 1300 886 235.

IRRIGATION WORKS

6.01 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 requirements.

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 stairs 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.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 2000 & 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 maximize 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, Liverpool 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 create 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 5%.

Services Co-ordination:

- Coordination 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 water supply.

Testing & Defects:

- Upon completion of installation, the system shall be tested, including:
 - Main Line Pressure Test: The main line is pressurized to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
 - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer 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 12 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 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 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.
- Cleaning filter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unsuitable 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 days in winter
- Adjusting ties to stakes.
- Maintenance of all paving, retaining and landscape elements.

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

<p>General Notes:</p> <p>Special conditions shall be noted on the drawings. No liability shall be accepted for the design of the works.</p> <p>Copyright © 2019, All Rights Reserved. This document is the property of the client and shall not be reproduced without the written permission of the client.</p> <p>Any use of this document for any other purpose without the written permission of the client is strictly prohibited.</p> <p>Any use of this document for any other purpose without the written permission of the client is strictly prohibited.</p> <p>Any use of this document for any other purpose without the written permission of the client is strictly prohibited.</p>	<p>ALA Associate</p> <p>www.dial1100.com.au</p> <p>DIAL 1100 BEFORE YOU DIG</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>NOTATION/AMENDMENT</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>18.06.19</td> <td>Preliminary plan prepared for review</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	NOTATION/AMENDMENT	A	18.06.19	Preliminary plan prepared for review																									<p>COUNCIL: LIVERPOOL</p> <p>CLIENT: ALDI PRESTONS</p> <p>PROJECT: BARKER RYAN STEWART</p> <p>DESIGNER: DA - ISSUE A</p>	<p>Concept Landscape Architects</p> <p>Suite 101, 501 Miller St CAMMARTON NSW 2062</p> <p>Phone: 9522 8312 Fax: 9529 4982 Email: enquiries@conceptlsc.com.au Mob: 0413 381 381</p>	<p>TITLE: SPECIFICATION</p> <p>PROPOSED COMMERCIAL CAR PARKING DEVELOPMENT</p> <p>BURANDO ROAD PRESTONS</p>	<p>DWG NO: LPDA 19 - 195 / 5</p> <p>DATE: JUNE 2019</p> <p>DRAWN: K.Z. CHECKED: R.F.</p>
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Figure 9: Landscape Work Specification