



SummitCare Randwick

SummitCare | Landscape Development Application

February 2022 | Issue F

ARCADIA

Site Context + Heritage

Local Context

SummitCare Randwick is situated on Frenchmans Road in the heart of the Eastern suburbs in Randwick. Randwick is a leafy suburb and primarily a residential area.

Within the local contextual precinct, the closest shops are a 3 minute walk from the SummitCare Site. This small village of shops consists of a local pub, service station, small cafes, restaurants and bakeries as well as a Bunnings and a small boutique grocer. The closest open space offerings are Queens Park and Centennial Park which are a 15 minute walk or 5 minute drive from Site.



Site History

The SummitCare Facility in Randwick has been providing aged care to the communities within the Eastern Suburbs for over 40 years. The facility caters for respite care, dementia support and personal care and currently houses up to 90 residents, and spans over two levels.

The new proposal will cater for an increased number of residents and will encroach on the 2x house blocks to the east and west of the current development.



Looking towards Site from opposite side of Frenchmans road



Duke of Gloucester Hotel Randwick, a 3 minute walk from Site



Corner of Frenchmans + Clovelly Road, end of small shopping precinct



Corner of Clovelly Road shops



Residential character of Frenchmans Road

Site Context + Heritage

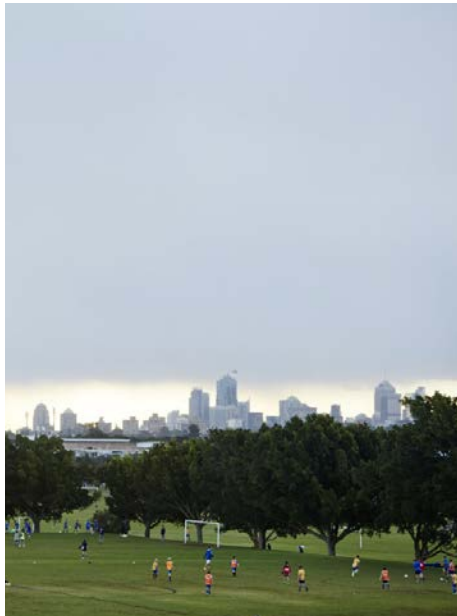
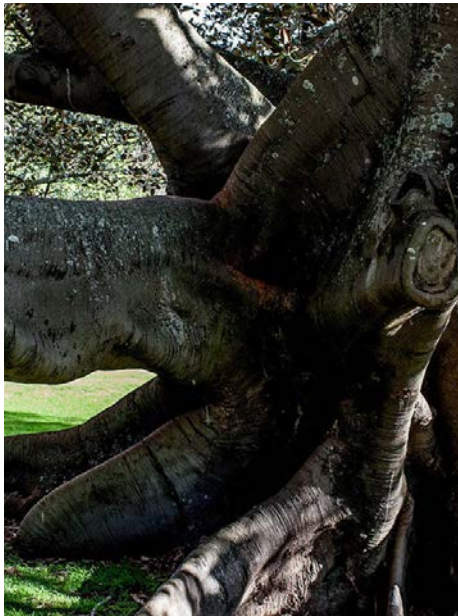
Local Landscape Heritage

Due to the location of Randwick, being in close proximity to both Queens Park and Centennial Park it tends to take on a similar formal character in terms of its landscape character.

Streets, gardens and parks in Randwick feel relaxed, leafy and quite formal in planting style.

Species which define the area include; Ficus sp, Acmenas, Melaleuca quinquinervia, Eucalyptus sp and Banksias. Prominent street tree species include: Agonis flexuosa, Metrosideros kermadecensis, Lophostemon confertus, Callistemon viminalis, Melaleuca armillaris, Callistemon 'Kings Park Special', Melaleuca quinquinervia, Ficus microcarpa var. Hillii and Banksia integrifolia.

From a landscape perspective we aim to expand on this existing planted character to ensure the new site responds and connects to its local landscape context.



Existing Site Conditions

The existing site character and quality of landscape spaces appear tired and run down. The outdoor spaces seem cramped, with limited function for residents everyday use.

Residents have moved furniture into sunny areas which gives the indication that current outdoor spaces are not suitably places to maximise sun exposure, something the residents and staff desire.

There are several existing established trees along the Frenchman's road edge of the site which need to be protected and maintained to retain the unique site character as well as providing a green outlook for residents and a screen to the neighbouring properties.



The site sits on the intersection of Frenchmans + Chapel St. Existing significant trees along Frenchmans Road frontage are a strong element of the existing site character.



The existing hedge along Frenchman's Road provides a visual barrier to the busy road and helps to decrease traffic noise.



Residents have moved furniture into more desirable, sunny locations.



Vegetation screening is limited to adjacent neighbouring properties.



Access is limited and restricted around building perimeters.



Outdoor spaces are potentially under-used, poorly planned and shaded which means they are less desirable in winter months.



Outdoor spaces are potentially under-used, poorly planned and shaded which means they are less desirable in winter months.



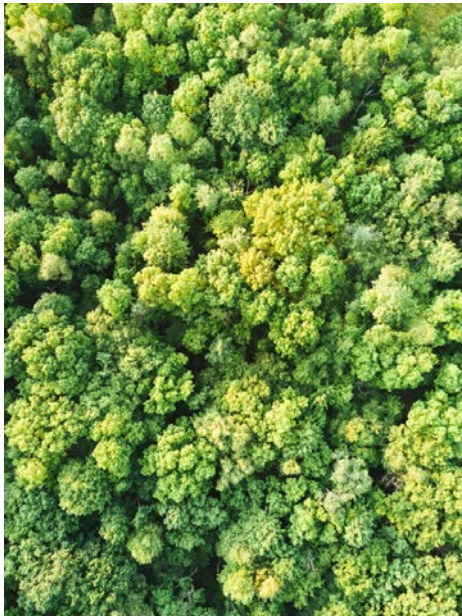
Existing established trees should be retained and protected where possible.

Landscapes for Health + Healing

Humans are complex beings. Our physical, mental and spiritual wellbeing can be directly influenced through our environment. Research tells us that green spaces and important for physical and mental health. Having access to green spaces can reduce health inequalities, improve well-being and aid in treatment of mental illness.

It is therefore a central focus of our landscape strategy to provide a strong indoor outdoor connection to increase the exposure of residents to green spaces.

Layering and promoting these green environments is central to the design. Through program, orientation and material, the landscape experience is curated, enhancing the experience for users.



Design for Dementia

KEY DESIGN PRINCIPLES

- 1/ REDUCE RISKS
- 2/ PROVIDE A HUMAN SCALE
- 3/ ALLOW PEOPLE TO SEE AND BE SEEN
- 4/ MANAGE STIMULATION
- 5/ SUPPORT MOVEMENT AND ENGAGEMENT
- 6/ CREATE A FAMILIAR PLACE
- 7/ PROVIDE PLACES TO BE ALONE OR WITH OTHERS
- 8/ CREATE A VISION FOR A WAY OF LIFE

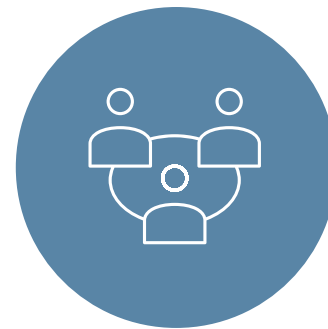
*Refer 'Dementia Training Australia - Environmental Design Resources' by Richard Fleming and Kirsty Bennett, February 2017



Design Principles



Prioritise **vegetation screening** to boundaries to provide a **green outlook** for residents as well as **privacy** for neighbouring properties



Provide a series of **exterior spaces** that provide a platform for **social interaction** and inclusion for residents and staff



Protect and enhance existing **established vegetation** and allow proposed **planting** palette to **respond** strongly to **local** and **native species**

Landscape Precedent Imagery



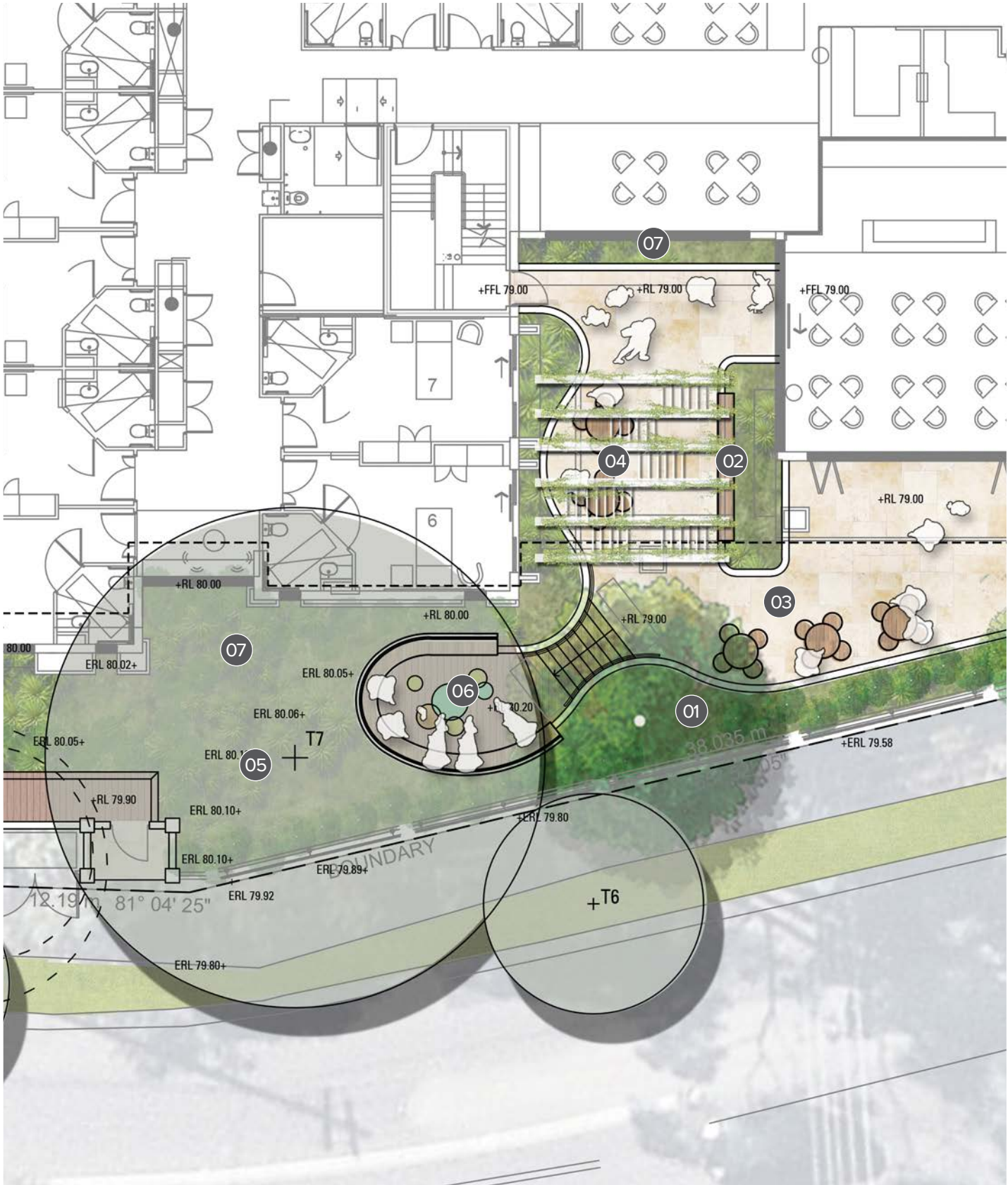
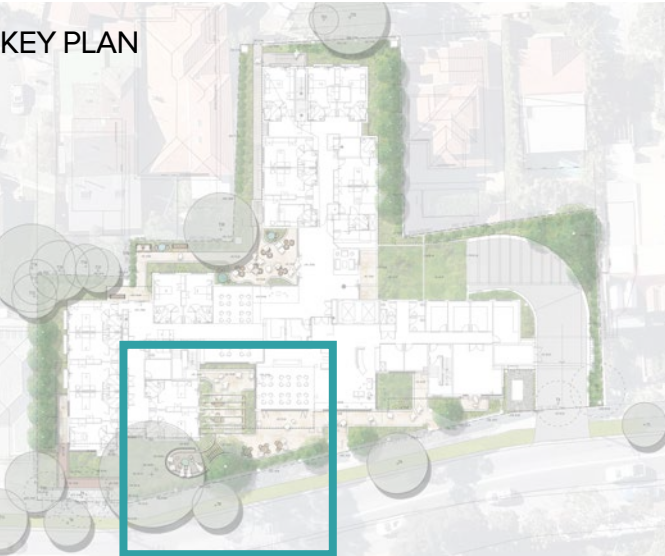
Landscape Masterplan



Cafe/Outdoor Dining

LEGEND

- 01 Generous planting to Frenchman's Road frontage with large trees in deep soil zone
- 02 Raised planters with integrated seating
- 03 Loose tables + chairs adjacent to cafe zone
- 04 Arbor with climbing plants
- 05 Existing mature tree retained
- 06 Elevated timber decking provides a social setting and small scale play zone to accommodate for visitors/ families with children
- 07 Planting adjacent to building to provide a green outlook for residents

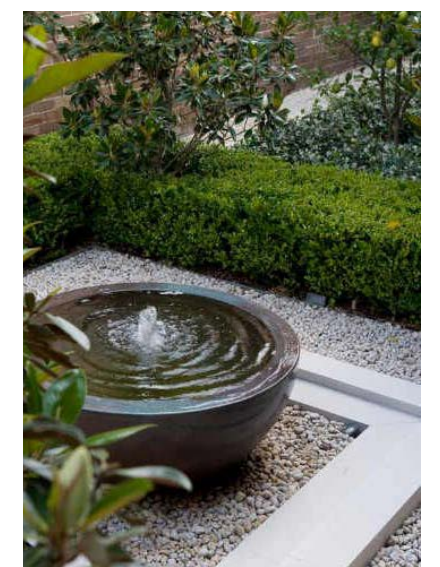
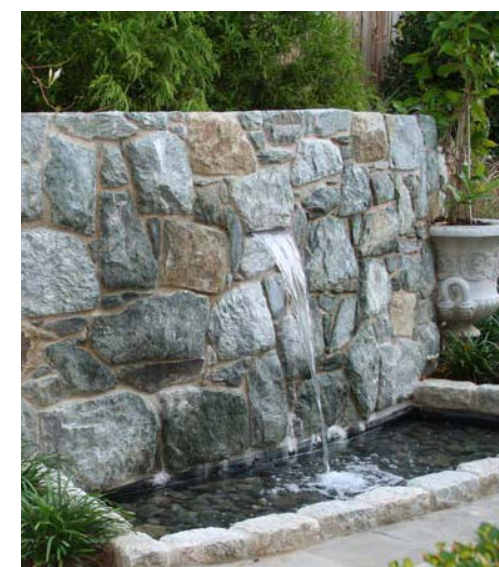
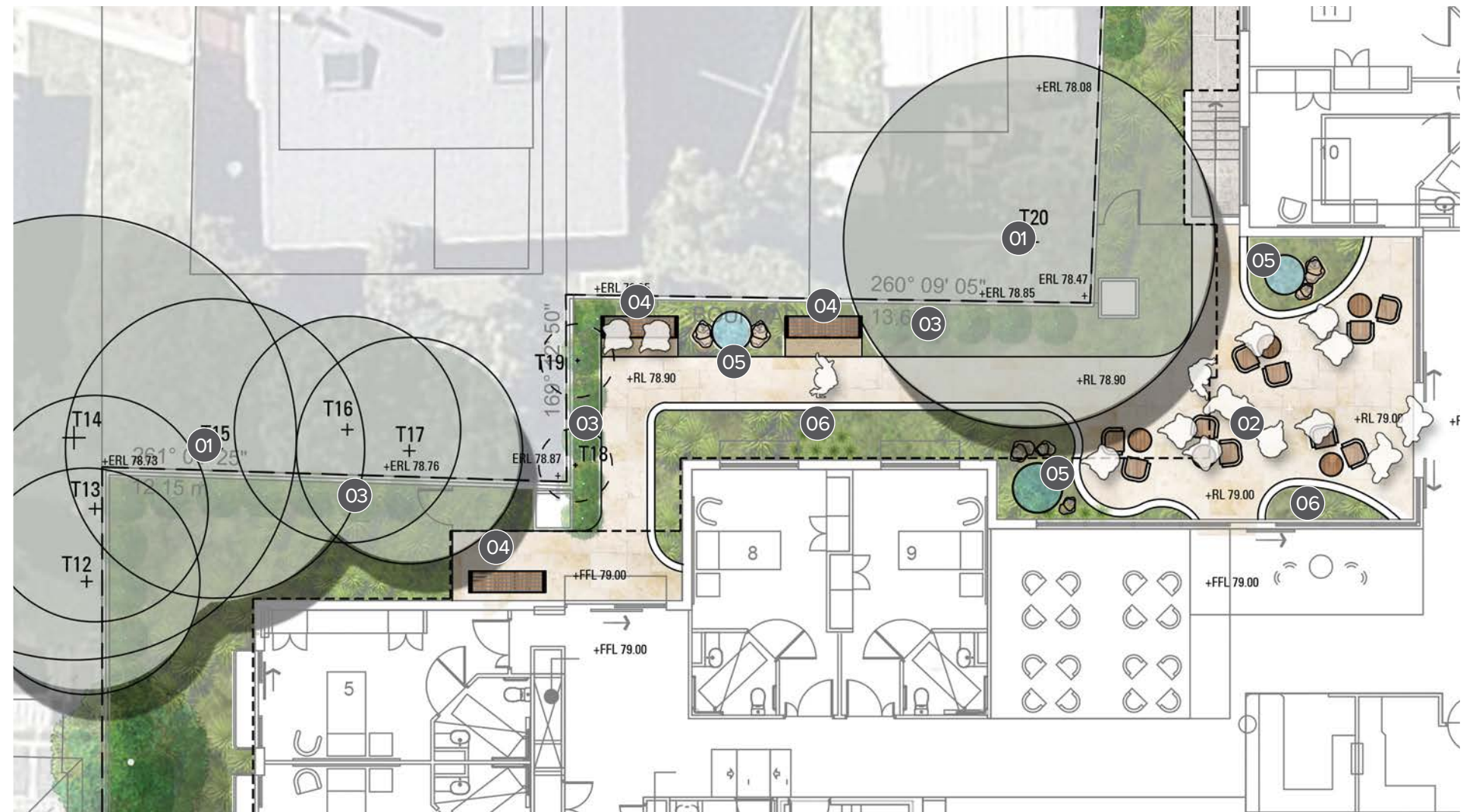
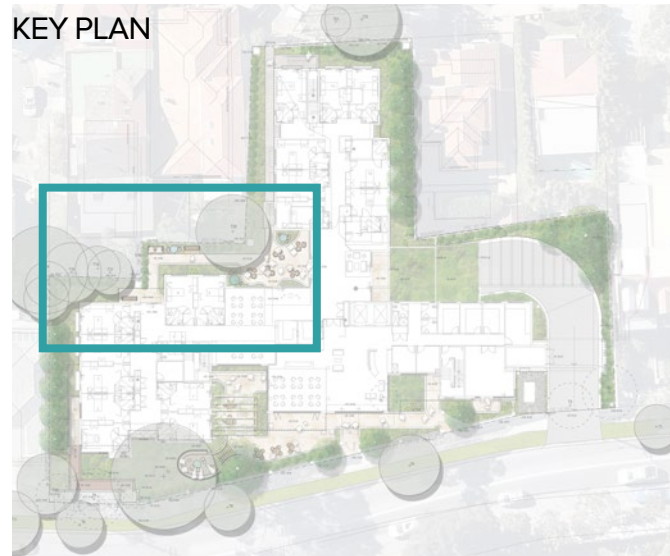


Respite Garden

LEGEND

- 01 Existing trees to be retained + protected
- 02 Large paved area for outdoor flexible seating options
- 03 Screen planting to neighbouring properties
- 04 Bench seating nooks recessed into garden
- 05 Water features
- 06 Raised planters provide leafy outlooks from internal spaces

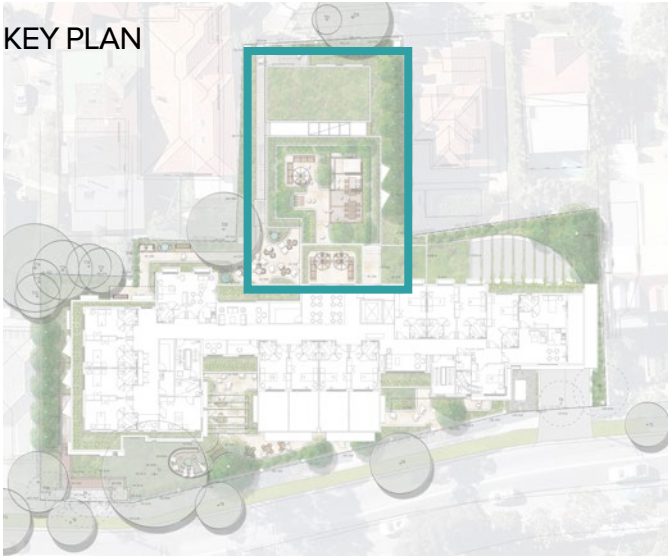
KEY PLAN



Residents Rooftop Terrace - Level 2

LEGEND

- 01 Non accessible extensive roof garden
- 02 Comfortable lounge furniture
- 03 Dining table beneath pergola structure with operable awnings for shade and wind protection
- 04 BBQ and sink
- 05 Bar with tall chairs for sunset views
- 06 Kitchen garden with mediterranean herbs
- 07 Ornamental planting to perimeter with safety balustrade to outer wall



Design Strategies

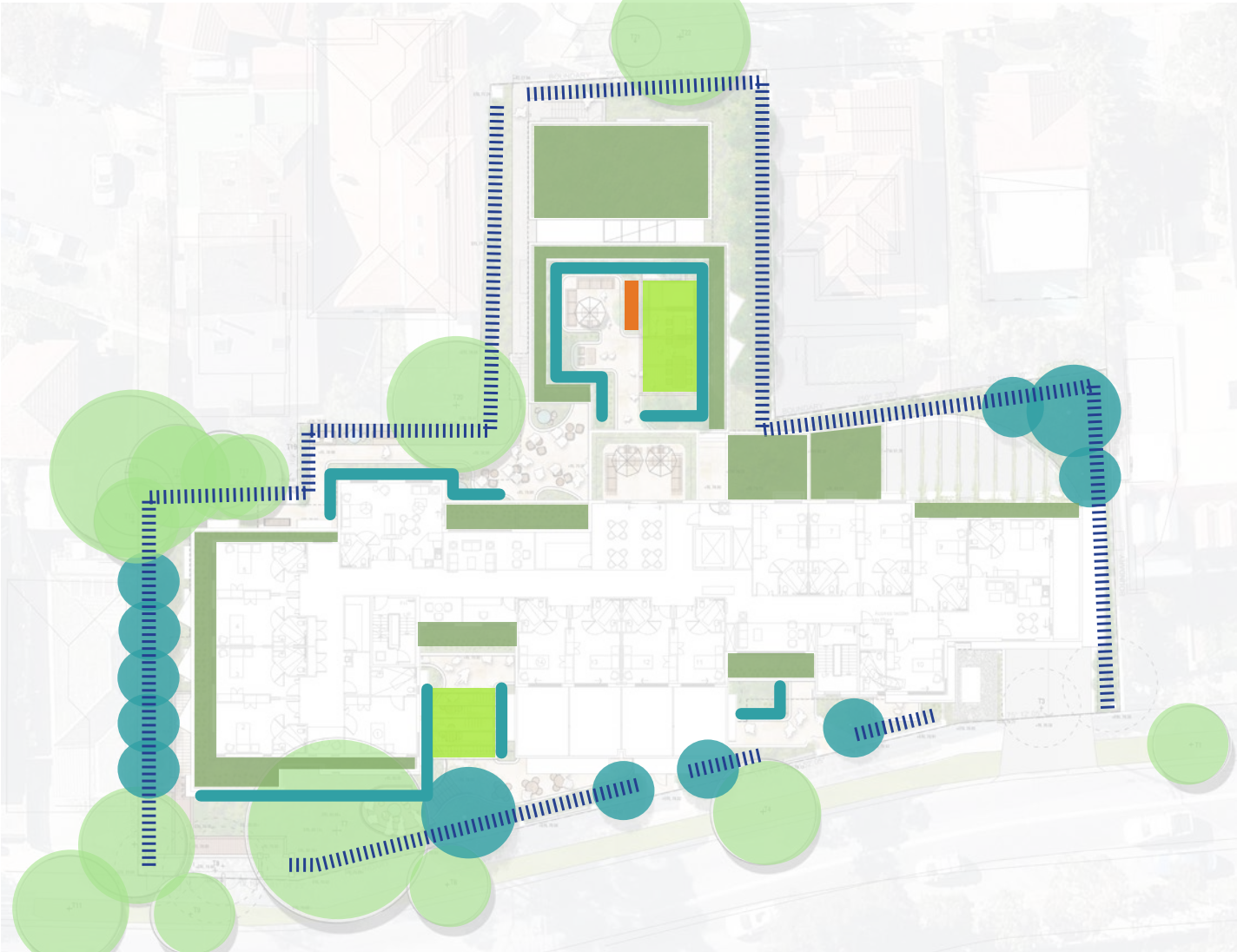
Open Space Program



LEGEND

- | | |
|---|--|
| Entry/Atrium | Resident rooftop terrace |
| Cafe/Outdoor dining | Social / Play |
| Respite garden | |
| Ornamental rooftop | |

Vegetation Strategy

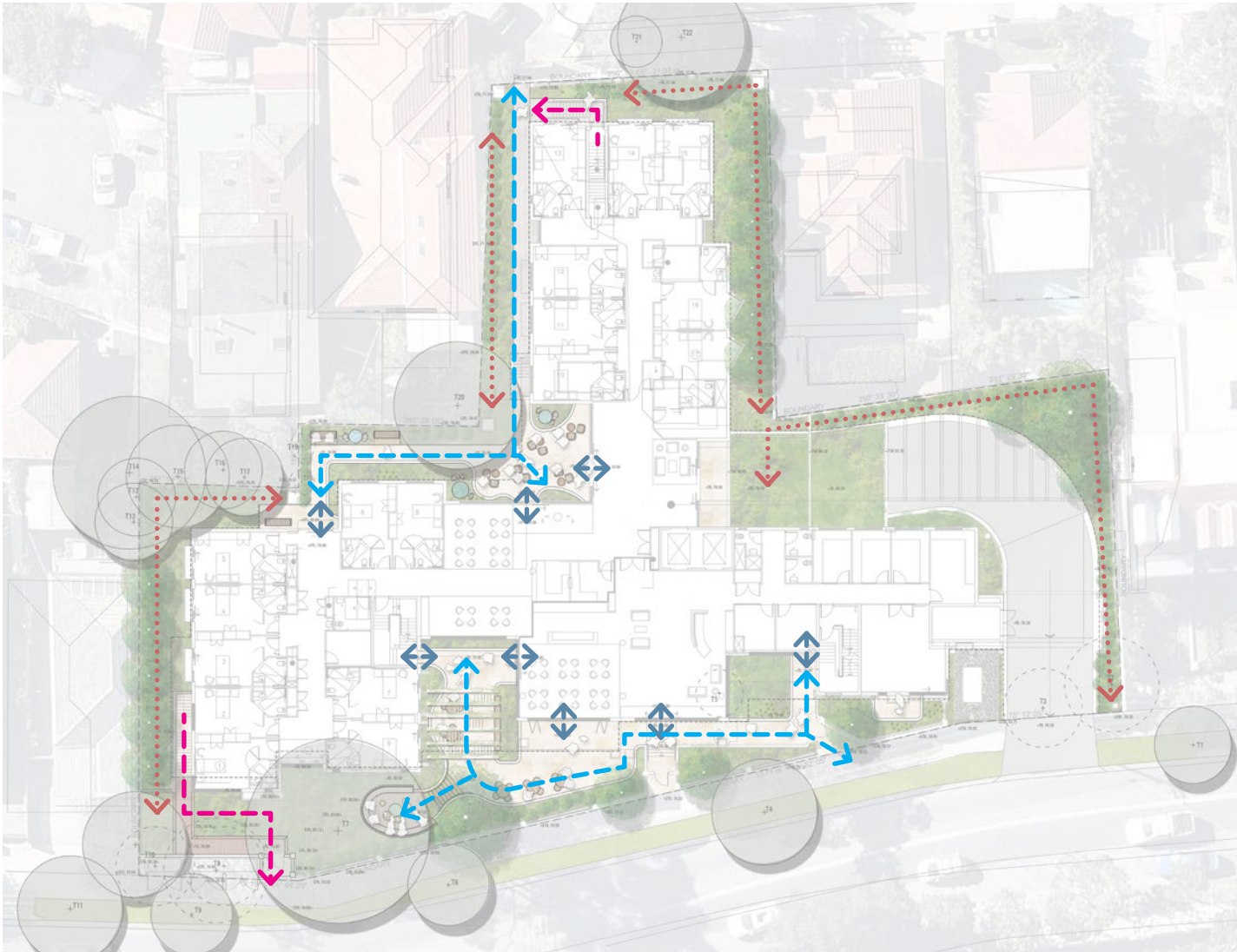


LEGEND

- | | |
|---|---|
| Screen planting | Vegetation to arbors |
| Existing trees retained | Rooftop herb garden |
| Tree planting | Extensive roof garden planting |
| Ornamental garden | |

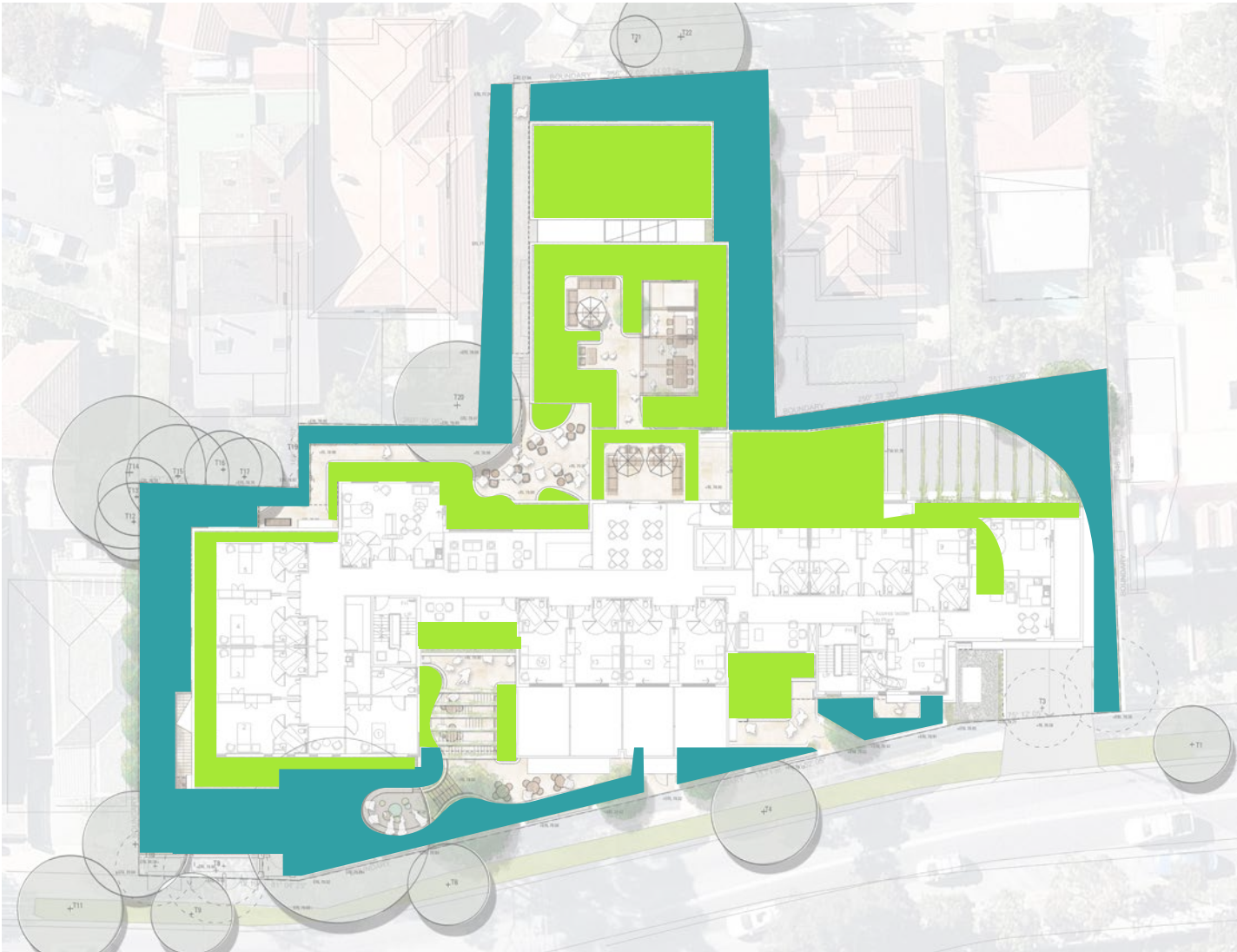
Design Strategies

Circulation + Access (Ground Level)



- LEGEND
- ↔ Indoor Outdoor Connections
 - ↔ Accessible pathways
 - ↔ Non accessible pathways - garden maintenance only
 - Vertical transport (Lifts)
 - Fire egress route

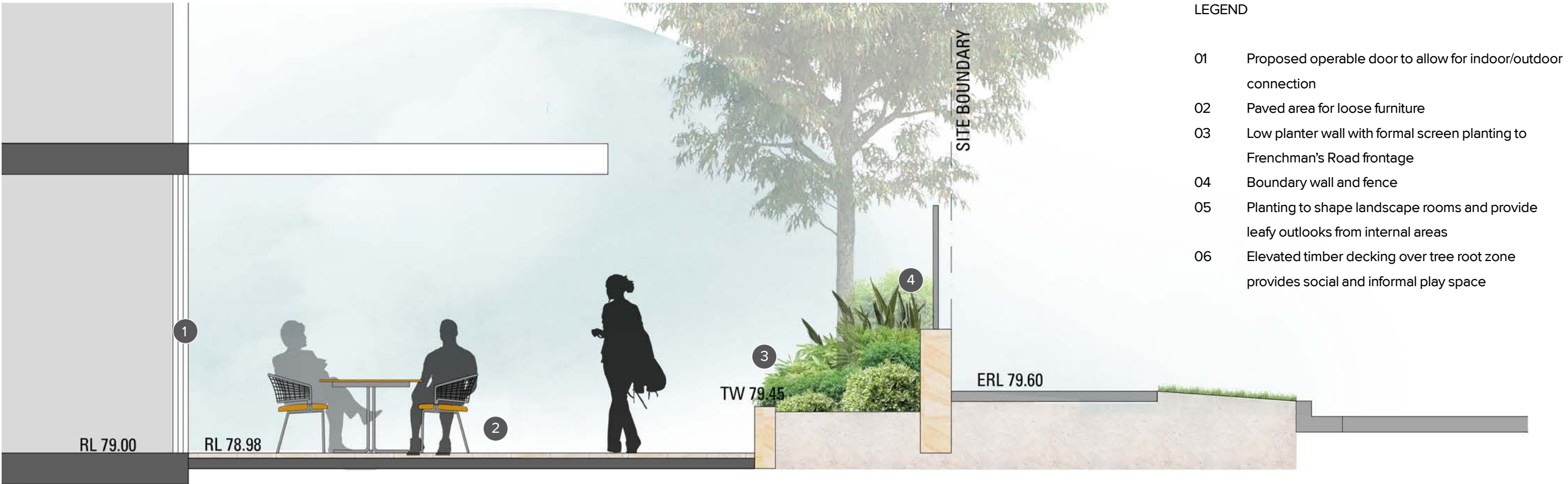
Planting + Deep Soil Areas



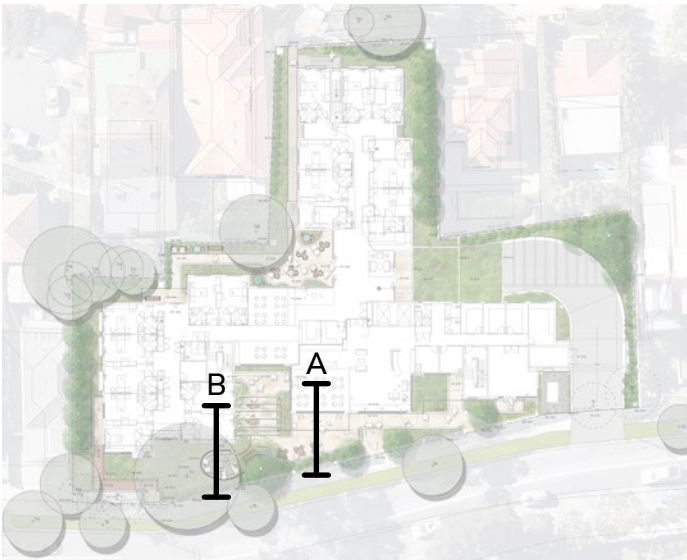
- LEGEND
- Soft landscaping on deep soil 620m² (22.9%) - Ground level
 - Soft landscaping on slab 538m² (19.9%) - Ground level, L1, L2, L3 aggregate - excluding green wall system

Total Soft Landscaping Area: 1158m² (42.8% of total site area)
Total Site Area 2708m²

Landscape Sections



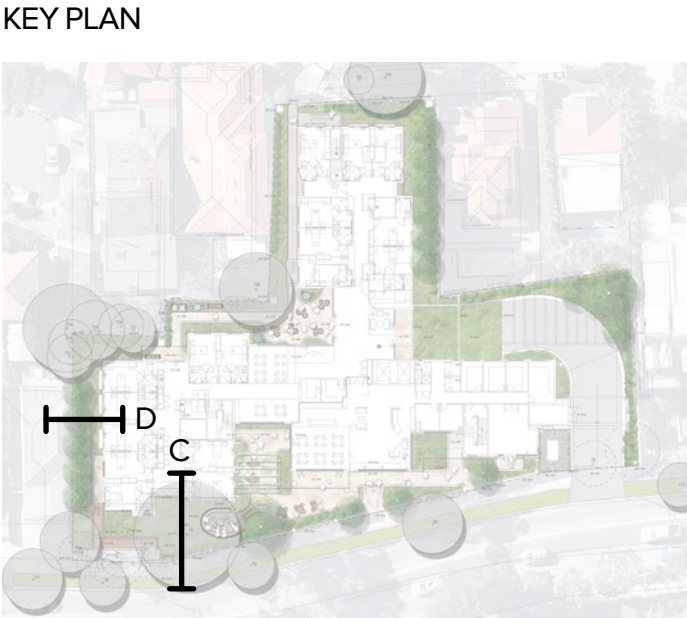
KEY PLAN



Landscape Sections



- LEGEND
- 01 Existing tree retained
 - 02 Boundary wall and fence
 - 03 Planting to shape landscape rooms and provide leafy outlooks from internal areas
 - 04 Screen planting to deep soil setback provides privacy to neighbours and leafy outlooks from residents balconies
 - 05 1800mm height boundary fence



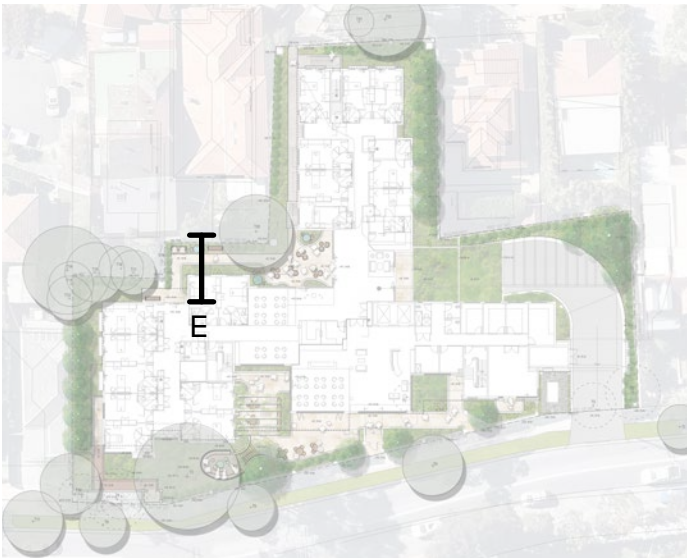
Landscape Sections



SECTION E - 1:40@A3

- LEGEND
- 01 Planting to shape landscape rooms and provide leafy outlooks from internal areas
 - 02 Seating nooks
 - 03 Screen planting to deep soil setback provides privacy to neighbours
 - 04 1800mm height boundary fence

KEY PLAN



SECTION F

Landscape Sections



SECTION F - 1:60@A3

ROOFTOP DESIGN STATEMENT

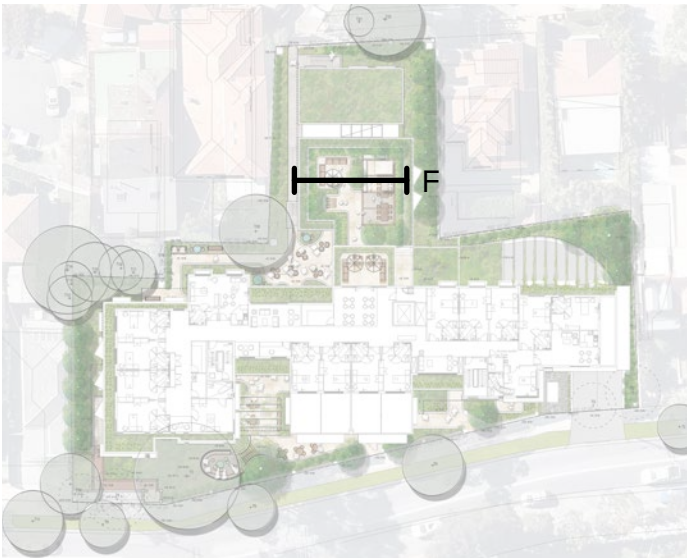
The proposed rooftop terrace provides a residents retreat, creating opportunities to socialise in a warm and convivial setting. The terrace has been designed to offer access to both sun and shade through all seasons, with shade provision through a combination of tree planting, a pergola with climbing plants and operable shade awnings, and shade umbrellas which can be moved to suit the needs of the residents.

The terrace offers complementary amenity to the shadier ground floor respite gardens. A BBQ and sink allow for social groups and visitors to cook and share meals together away from the hustle and bustle of the ground level communal open spaces. Additional nooks furnished with comfortable outdoor furniture provide a secluded setting for individuals or smaller groups to share the space and read, play chess, or watch the world go by in a lush setting with excellent views out to the wider community.

LEGEND

- 01 Dining table beneath pergola structure with operable awnings for shade and wind protection
- 02 Raised planters min 700mm soil depth with ornamental planting, safety balustrade to outer wall
- 03 Low extensive green roof to curtelage, min 250mm soil depth
- 04 BBQ and sink
- 05 Bar for sunset views

KEY PLAN



Green Walls

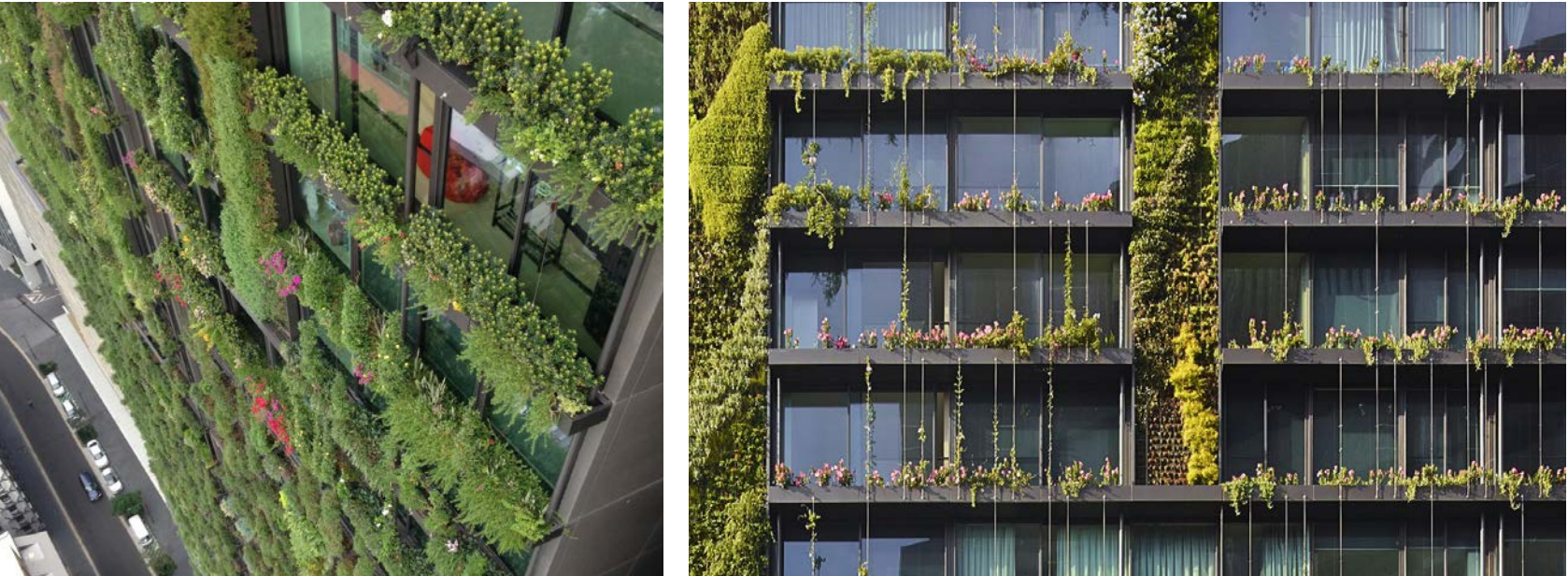
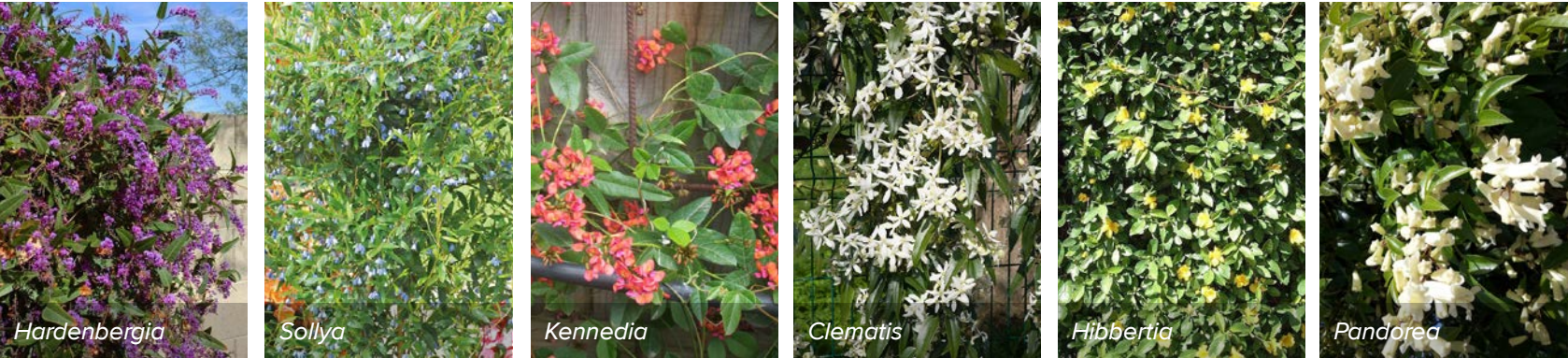
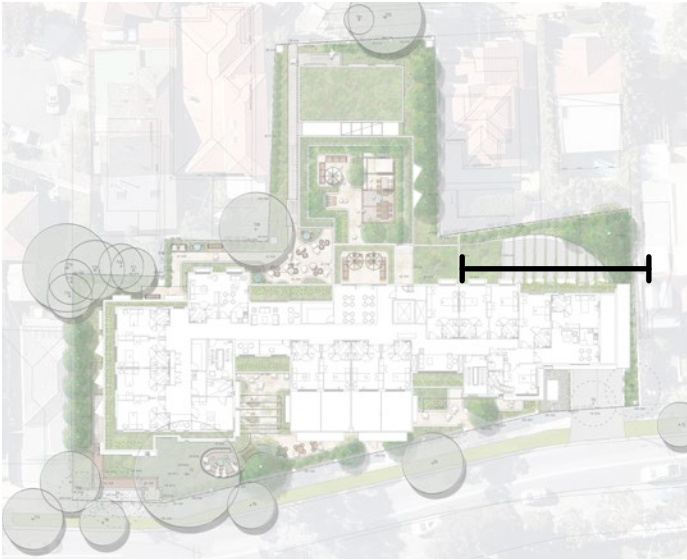


GREEN WALLS DESIGN STATEMENT

The proposed green walls to the northern elevation of the building will assist in softening the bulk of the built form and provide texture and articulation to the facade. The green wall system will complement the built in planter to Level 3 which will allow allow plants to trail over the edge and down the face of the building, breaking up the hard datum line.

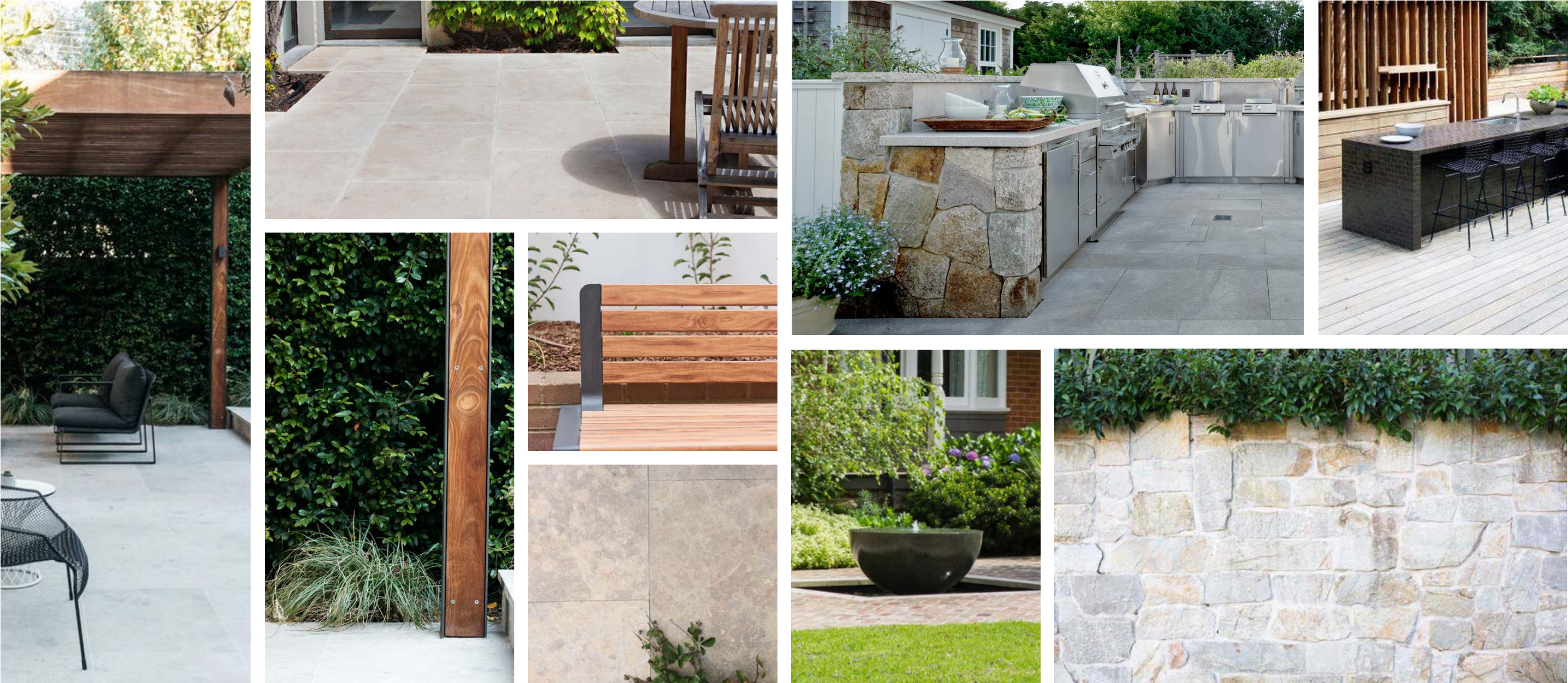
Greening is proposed to be provided via an integrated planter box system installed at key locations to allow vertical planting to be trained up and cover blank wall sections. Planting will be restricted through physical impediment and maintenance to prevent intrusion into glazed and operable facades. Species are proposed to be a mix of hardy native twining plants to minimise watering requirements and ensure adaptability and good foliage development for the local conditions:

KEY PLAN



Landscape Character

Indicative Materials Palette



Landscape Character

Planting Look and Feel



Planting Palette

Trees	 <p><i>Fraxinus griffithii</i></p>	 <p><i>Hymenosporum flavum</i></p>	 <p><i>Magnolia 'Teddy Bear'</i></p>	 <p><i>Tristanopsis laurina 'Luscious'</i></p>	
Shrubs + Hedges	 <p><i>Ctenanthe 'Grey Star'</i></p>	 <p><i>Westringia fruticosa</i></p>	 <p><i>Philodendron xanadu</i></p>	 <p><i>Gardenia 'Radicans'</i></p>	 <p><i>Viburnum odoratissimum</i></p>
Grasses + Groundcovers	 <p><i>Lomandra 'Verday'</i></p>	 <p><i>Viola hederacea</i></p>	 <p><i>Dichondra repens</i></p>	 <p><i>Hardenbergia violacea</i></p>	 <p><i>Carpobrotus 'Aussie Rambler'</i></p>

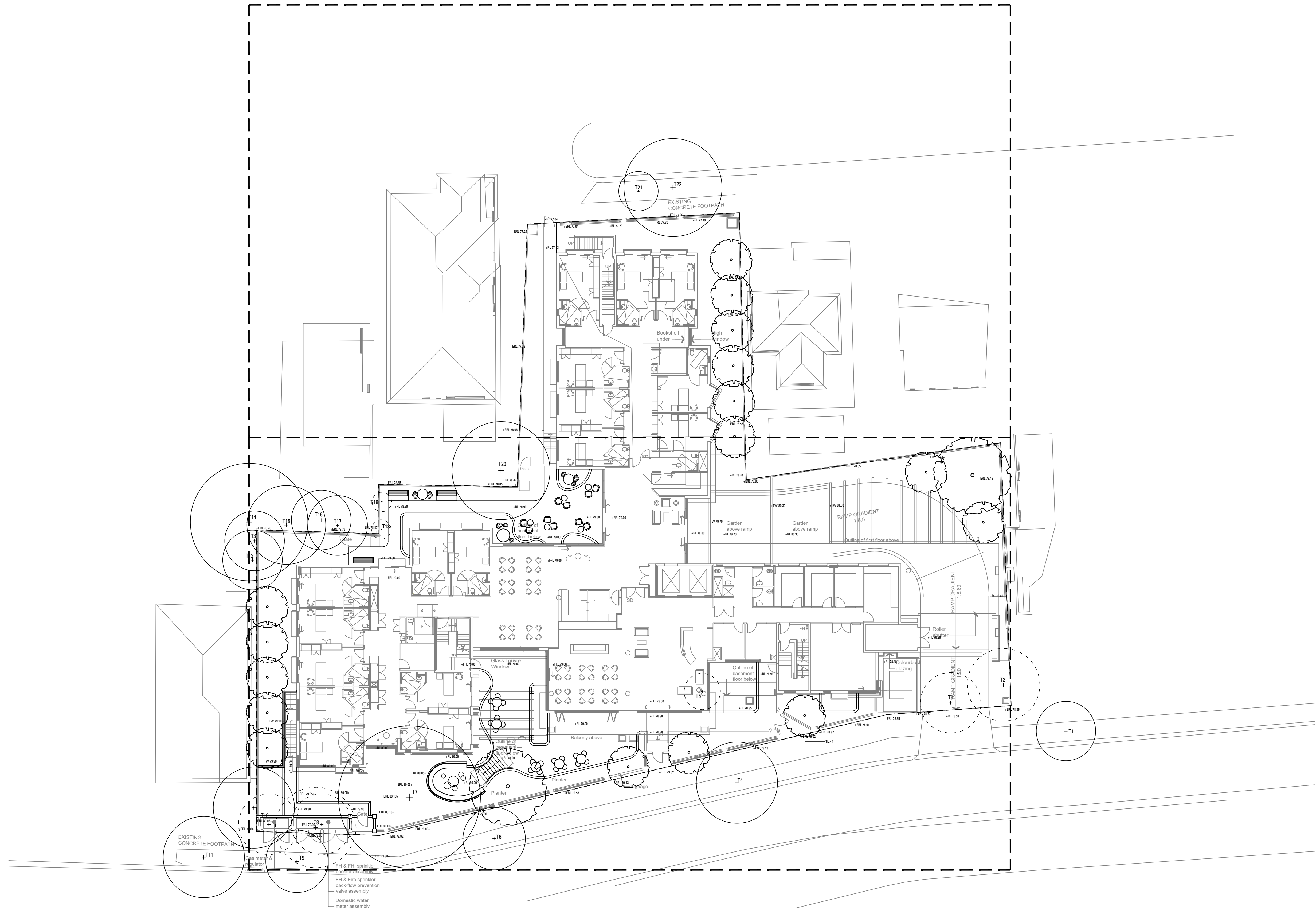
Planting Schedule

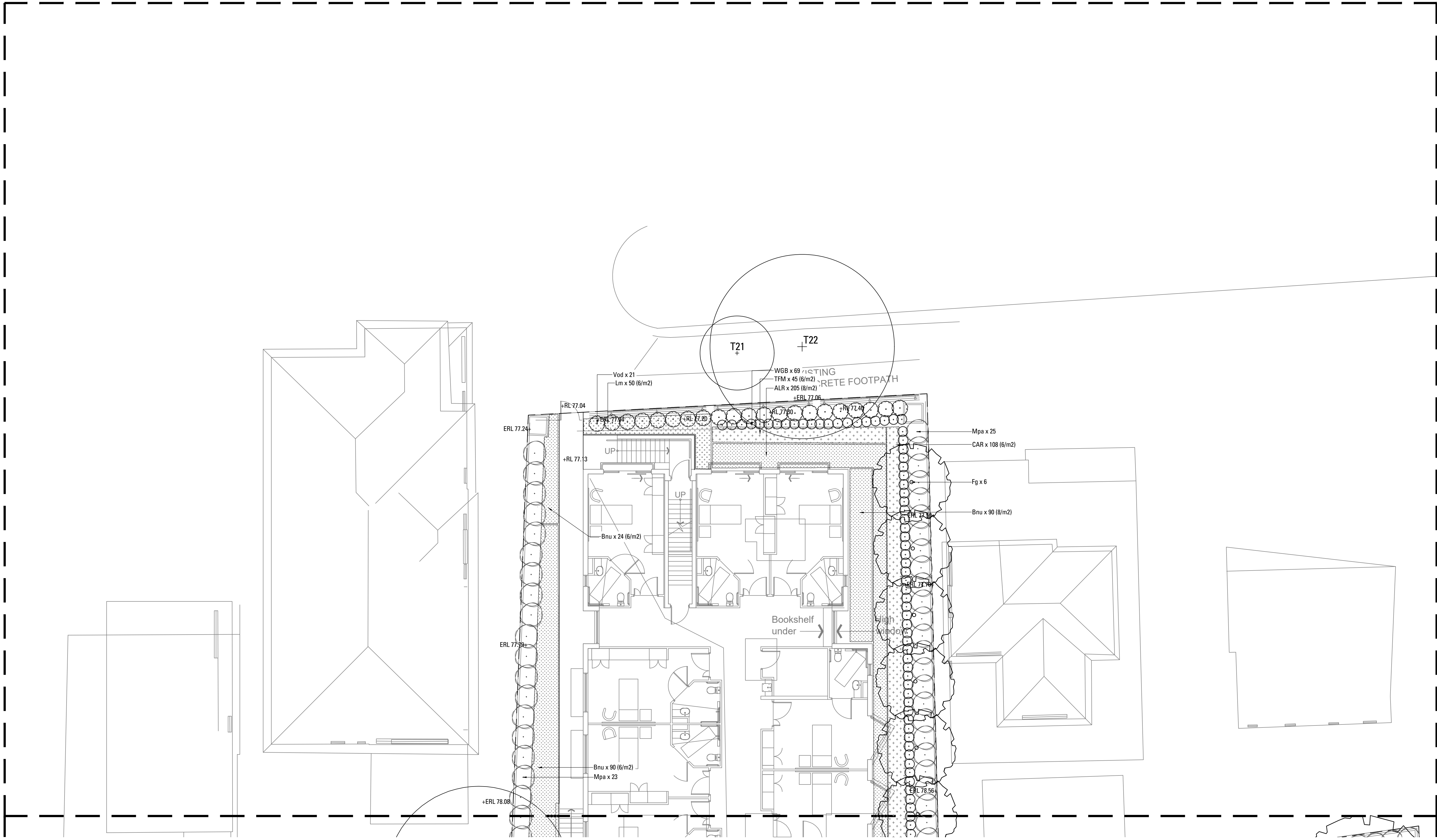
19-639 Summitcare Randwick Plant Schedule

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY GROUND FLOOR	QUANTITY FIRST FLOOR	QUANTITY SECOND FLOOR	QUANTITY THIRD FLOOR
TREES & PALMS								
FG	<i>Fraxinus griffithii</i>	Evergreen Ash	8 x 4	100L	13		6	
MLG	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	6 x 3	100L				
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Pyrus	11 x 6	400L	1			
TL	<i>Tristaniopsis laurina</i> 'Luscious'	Watergum	7 x 5	400L	4			
SHRUBS & ACCENTS								
CGS	<i>Ctenanthe</i> 'Grey Star'	Grey Star	0.5 x 1	200mm	37		4	
GR	<i>Gardenia</i> 'Radicans'	Dwarf Gardenia	0.5 x 1	200mm	13			
HEG	<i>Hebe</i> 'Emerald Gem'	Blue Veronica	0.4 x 0.5	200mm	16			
LH	<i>Lavandula angustifolia</i> 'Hidcote'	Blue English Lavender	1 x 1	200mm				
Mpa	<i>Murraya paniculata</i>	Orange Jessamine	3 x 2	45L	142			
PMM	<i>Pittosporum</i> 'Miss Muffet'	Miss Muffet	0.75 x 0.75	200mm	62		78	18
PX	<i>Philodendron</i> 'Xanadu'	Xanadu	0.75 x 0.75	200mm	48		39	13
Rex	<i>Rhapis excelsa</i>	Lady Palm	2 x 1	45L	57			
Rex	<i>Rhapis excelsa</i>	Lady Palm	2 x 1	75L	45			
Vod	<i>Viburnum odoratissimum</i>	Sweet Viburnum	2 x 1	45L	91			
Vod	<i>Viburnum odoratissimum</i>	Sweet Viburnum	2 x 1	75L	23			
WGB	<i>Westringia</i> 'Grey Box'	Grey Box	0.5 x 0.5	25L	113			
FERNS + SHADE LOVING PLANTS								
Ad	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.5 x 0.5	200mm	37			
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.8 x 0.8	200mm	87			
Bc	<i>Blechnum cartilagineum</i>	Gristle Fern	1.5 x 1.5	200mm	21			
Cd	<i>Calochlaena dubia</i>	False Bracken Fern	1.2 x 1.2	200mm	51			
Do	<i>Doodia aspera</i>	Prickly Rasp Fern	0.5 x 0.5	200mm	43			
GROUNDCOVERS & CLIMBERS								
ALR	<i>Alternanthera dentata</i> 'Little Ruby'	Alternanthera	0.25 x 0.5	150mm	233		378	50
AA	<i>Ajuga reptans</i> 'Atropurpurea'	Atropurpureum Bugle	0.25 x 0.5	150mm	24		252	
CAR	<i>Carpobrotus glaucescens</i> 'Aussie Rambler'	Aussie Rambler Pigface	0.3 x 0.2	200mm	176			
Di	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	150mm	268			
Bnu	<i>Blechnum nudum</i>	Fishbone Water Fern	0.5 x 1	150mm	413			
Lm	<i>Liriope muscari</i>	Lilyturf	0.5 x 0.5	200mm	184			
Tja	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.25 x spreading	150mm	3		12	
TFM	<i>Trachelospermum</i> 'Flat Mat'	Flat Mat Star Jasmine	0.4	10L	45			
Vhe	<i>Viola hederacea</i>	Ivy Leaf Violet	0.15	150mm	385			
GREEN ROOF MATRIX PLANTING								
CAR	<i>Carpobrotus glaucescens</i> 'Aussie Rambler'	Aussie Rambler Pigface	0.3 x 0.2	200mm	165	16	180	126
Hv	<i>Hardenbergia violacea</i>	False Sarsaparilla	0.25 x spreading	150mm	165	16	180	126
Lm	<i>Liriope muscari</i>	Lilyturf	0.5 x 0.5	200mm	165	16	180	126
LV	<i>Lomandra</i> 'Verday'	Mat Rush	0.6 x 0.6	200mm	165	16	180	126
Wm	<i>Westringia fruticosa</i> 'Mundi'	Groundcover native rosemary	0.4 x 1.5	150mm	165	16	180	126

A low-angle, upward-looking photograph of two large, mature trees with thick, light-colored trunks. The trees are set against a clear, bright blue sky. The foliage at the top of the trees is dense and green. The word "ARCADIA" is centered in the middle of the image in a white, sans-serif font, with a thin white horizontal line underneath it.

ARCADIA



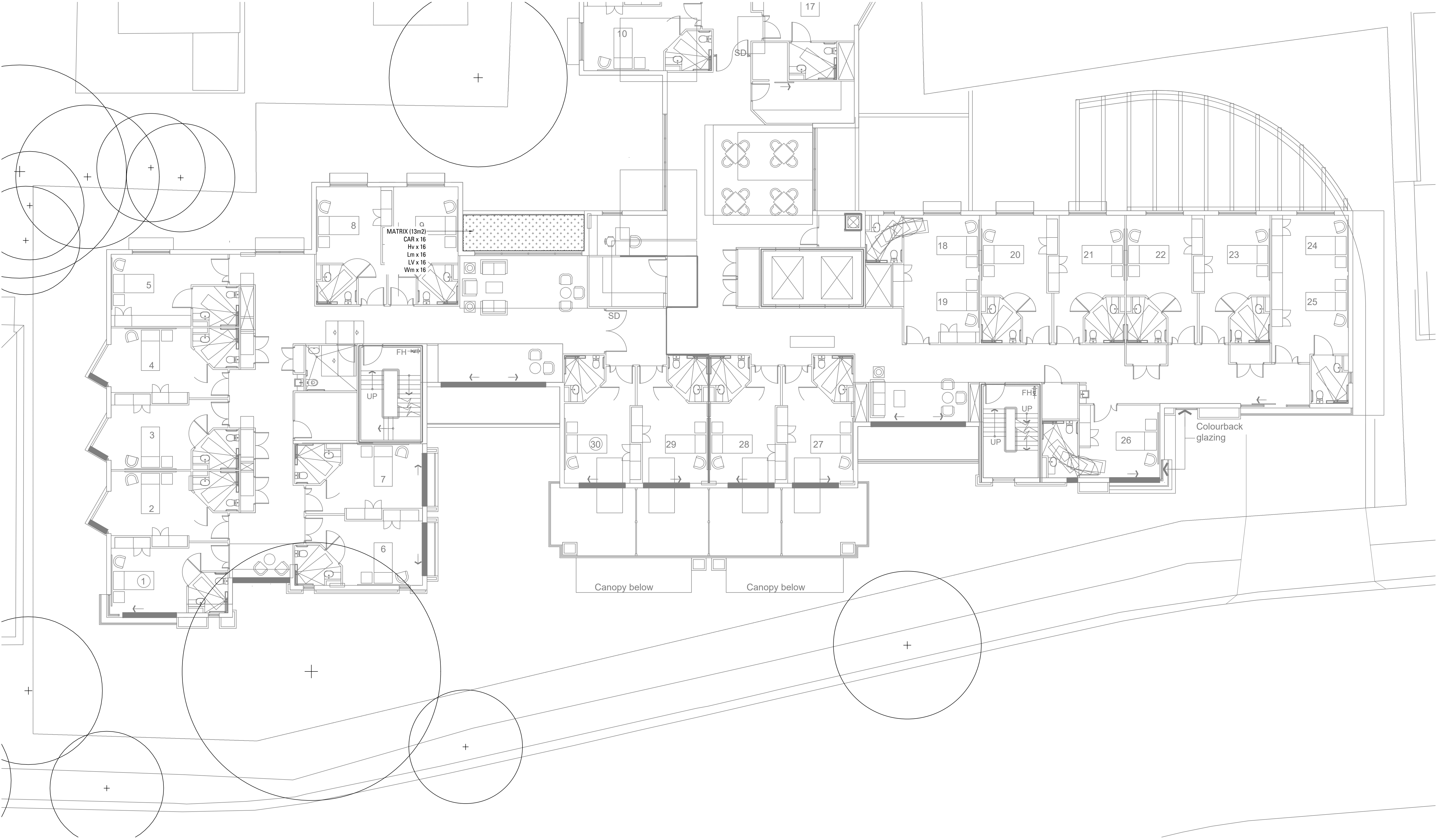


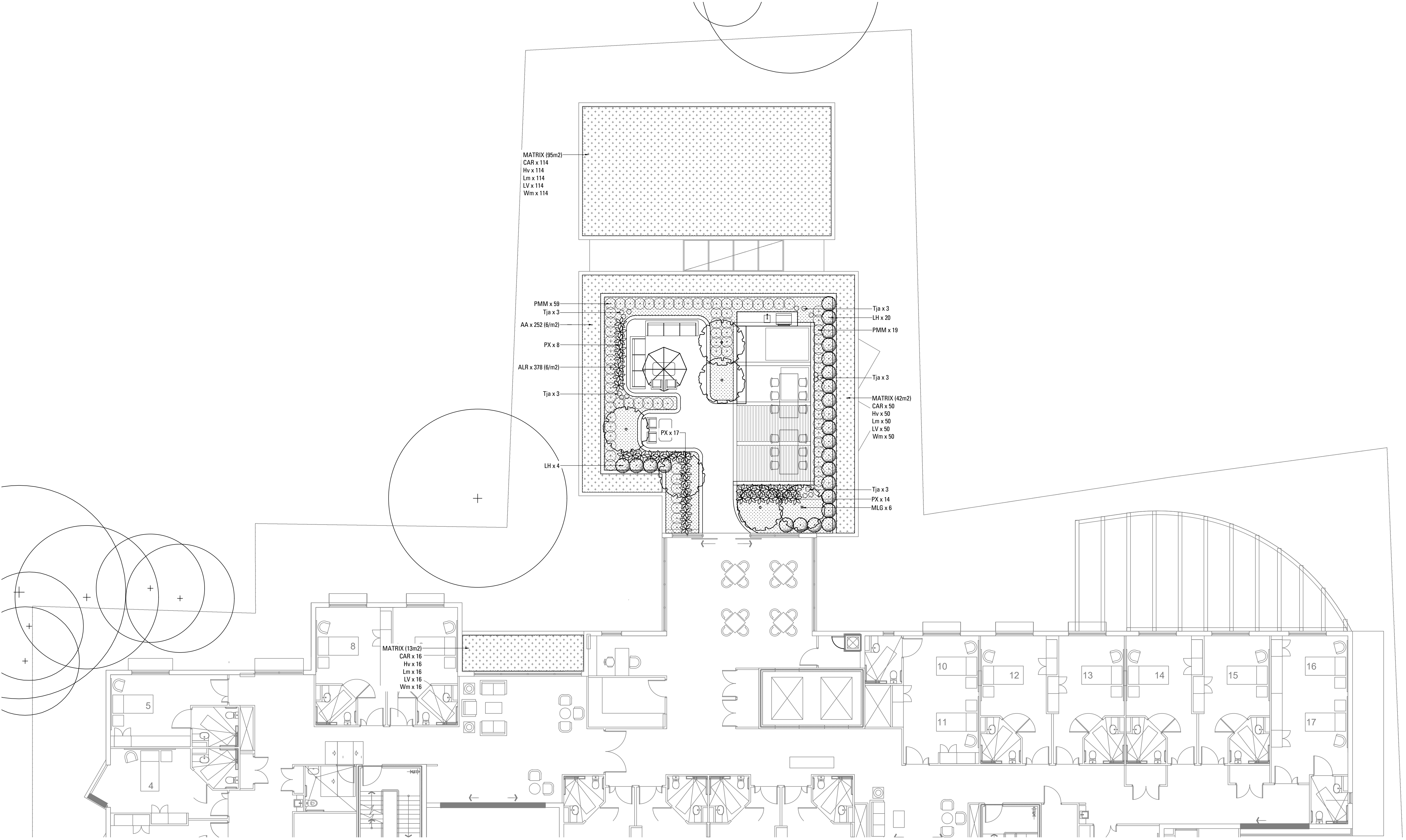


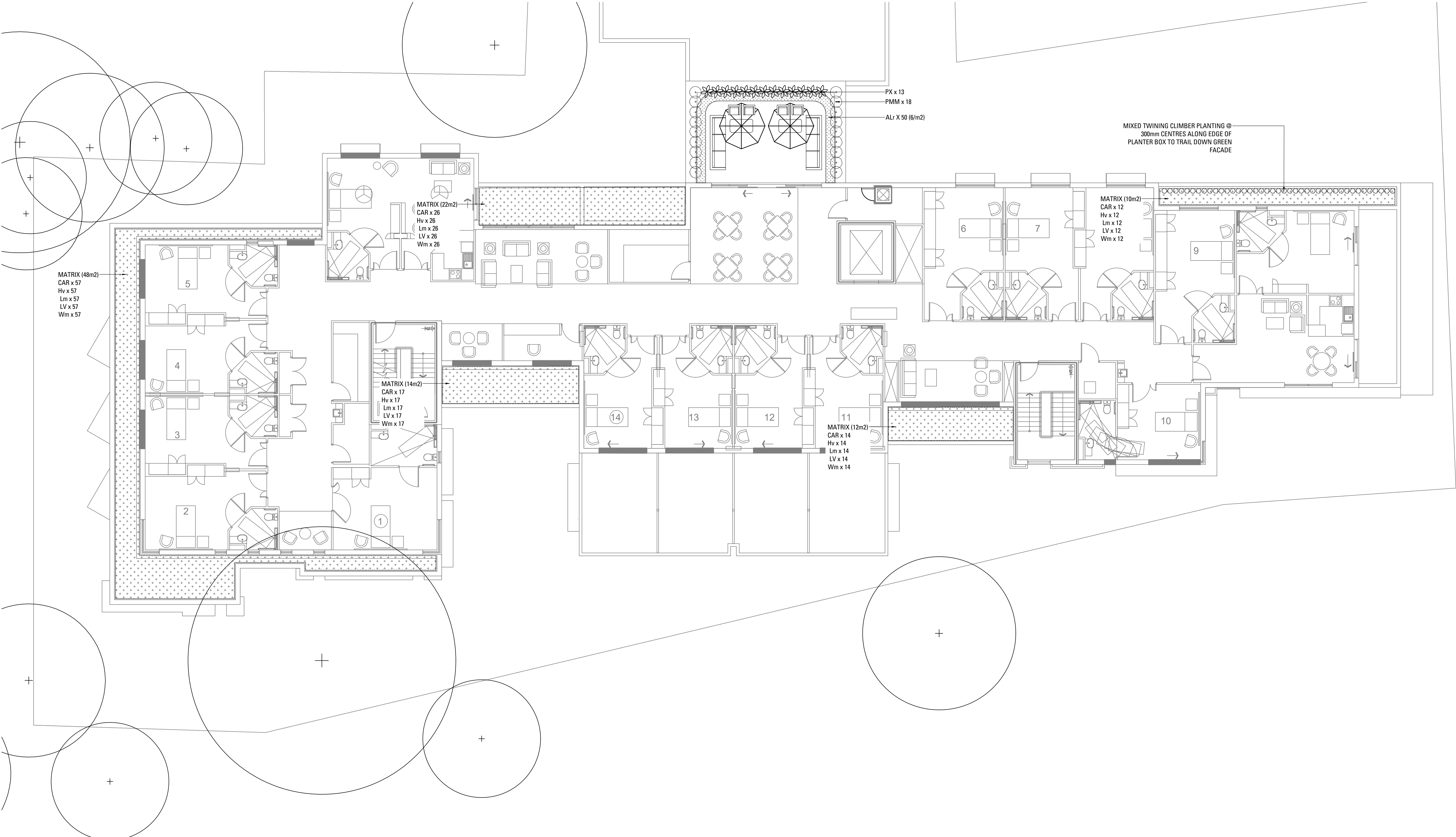
A circle with a shaded sector. The sector is formed by two radii and an arc. The angle between the two radii is labeled as θ .

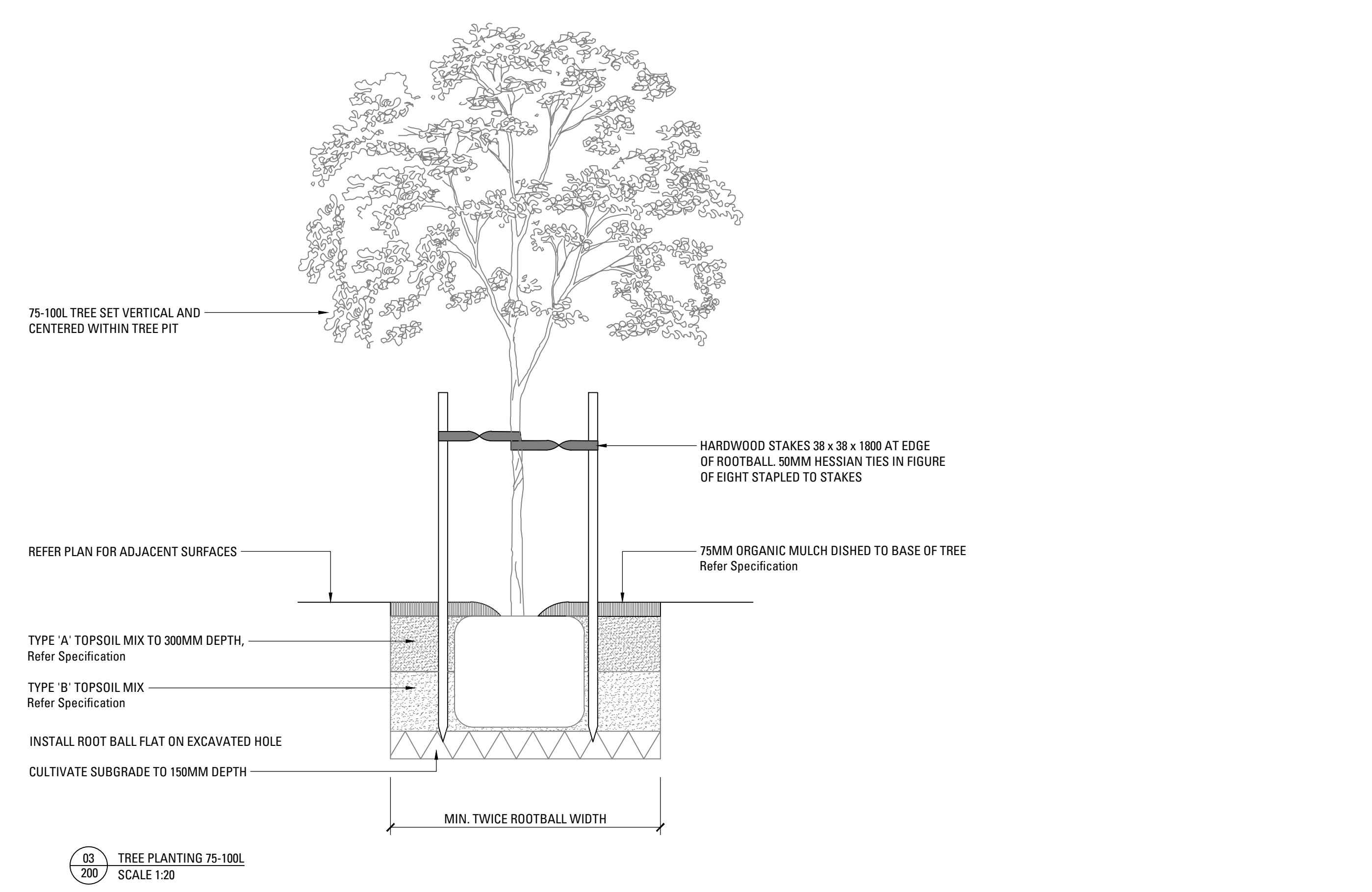
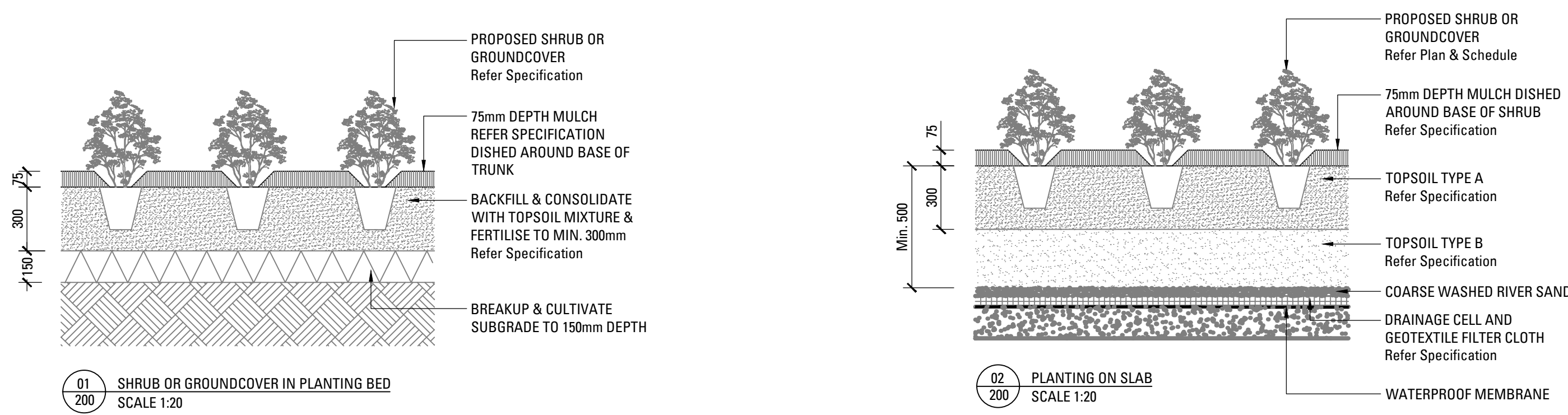
DATE Feb 2022
SCALE 1:100 @ A1
ISSUE F

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LANDSCAPE SPECIFICATION NOTES

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ARBORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION
PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE
PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST
SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:
FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF
SHALL BE SIR WALTER BUFFALO, SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKOI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKOI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS, JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES. 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER, FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR THE PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. ROUNDUP®) IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.