

# McQuoin Park

28 McCauley Place, Waitara, NSW

| DWG NO. | DRAWING TITLE                   | SCALE    |
|---------|---------------------------------|----------|
| 000     | COVER SHEET & KEY PLAN          | 1:500    |
| 101     | MASTERPLAN                      | 1:500    |
| 102     | TREE PLAN                       | 1:500    |
| 103     | LANDSCAPE PLAN                  | 1:250    |
| 104     | LANDSCAPE PLAN                  | 1:250    |
| 105     | LANDSCAPE PLAN                  | 1:250    |
| 106     | PRECINCT LANDSCAPE PLAN         | 1:150    |
| 107     | PRECINCT LANDSCAPE PLAN         | 1:150    |
| 108     | PRECINCT LANDSCAPE PLAN         | 1:150    |
| 501     | SOFTWARES DETAILS               | AS SHOWN |
| 502     | PLANTING SCHEDULE               | N/A      |
| 503     | HARDWORKS DETAILS & SPEC. NOTES | AS SHOWN |



**HORNBY**  
SHIRE COUNCIL  
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advice and conditions listed in Development  
Consent No. DA/394/2015  
Dated: 2 Dec 2015  
GENERAL MANAGER  
Per: *[Signature]*

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|       |                         |       |       |            |
|-------|-------------------------|-------|-------|------------|
| B     | DEVELOPMENT APPLICATION | NP    | RS    | 14.08.2015 |
| A     | DEVELOPMENT APPLICATION | NT    | RS    | 25.02.2015 |
| Issue | Revision Description    | Drawn | Check | Date       |

LEGEND

SITE IMAGE



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Client:  
**Catholic Healthcare**  
  
Project:  
**McQuoin Park - RACF**  
**28 McCauley Place**  
**Waitara**

Drawing Name:  
**Coversheet**

DEVELOPMENT APPLICATION  
Scale: 1:500 @ A1  
Job Number:  
**SS14-2924**  
Drawing Number:  
**000**  
Issue:  
**B**

McQuoin Park

McQuoin Park is an established residential aged care facility situated in Waitara, owned and operated by Catholic Healthcare, being a leading not-for-profit provider of aged, health and community services. McQuoin Park was opened in September 1984. It was named to honour Sister Ignatius McQuoin who founded the North Sydney Sisters of Mercy congregation in 1865 (a member organisation of Catholic Healthcare). A sandstone sign on the main street frontage has carved angel's heads and Sisters of Mercy naming, providing a valuable reference to the history of the site.

Located at 28 McCauley Place, Waitara, the existing facility is set on a 2.7 hectare site with substantial mature trees and established gardens providing a combination of exotic manicured gardens and mature native canopy trees. To the east the site has a long frontage to the Pacific Highway; adjoins 'The Grange' retirement village to the west; and adjoins McQuoin Park to the south-west.

The existing retirement community includes a full range of accommodation for high and low care residents, a community day care centre, a chapel and community facilities. The proposed redevelopment of the site includes a Residential Aged care Facility (RACF) and five Independent Living Units (ILUs), community day care facilities, and a community facility with cafe, gym, hair dresser, medical centre, and hydrotherapy pool. Existing buildings and much of the garden areas on the site are to be removed to allow for the new buildings, with extensive new landscape proposed to provide a comprehensive landscape setting consistent with the quality and setting of native and exotic trees.

The landscape masterplan provide illustration of:

- Tree Data from Arborist Report by Guy Parioissien of Landscape Matrix;
- Proposed roads and buildings as per Civil and Architectural drawings;
- Proposed pathway network, shelters and structures in open space areas
- Landscape spaces, gardens, facilities and amenities
- Proposed tree planting to reinstate the existing trees and landscape setting.

The landscape proposals provide a comprehensive landscape setting designed to complement the buildings and functioning of the site, creating a significant garden setting and amenity for residents. The landscape design builds upon the character of the existing residential gardens, and utilizes the substantial number of retained mature trees on the site. New tree planting mor than offsets the trees being removed, located and selected to create a well structured hierarchy of tall trees, accent trees for foliage and floral colour, and to create a cohesive range of feature spaces across the site.

The open space includes a significant range of amenity areas, including:

- Community Gardens area with Men's Shed and raised planting areas;
- McQuoin Gardens Café area with seating terrace, playground and feature gardens
- Series of garden courtyard areas with seating and shelters and feature gardens
- Significant central community space with range of seating and gathering areas
- Network of walking paths providing a series of loop walks around the site
- Series of terrace courtyards spaces on the RACF podium with special purpose amenity areas for dementia and day care facilities.

The heritage of the site is strongly referenced throughout the site with a recurring thematic of curving sandstone walls echoing the remnant 'Sisters of Mercy' entry wall at the McCauley Place entry. The garden character of a mixture of native and exotic plants providing a significant landscape setting is also a significant aspect of reinstating the character of the existing site.



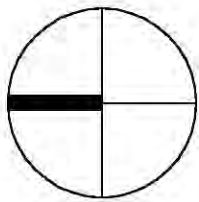
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|  |                                                 |  |                                                     |  |                                                         |  |               |
|--|-------------------------------------------------|--|-----------------------------------------------------|--|---------------------------------------------------------|--|---------------|
|  | Property Boundary                               |  | Small Shrubs & Accents<br>(Refer planting schedule) |  | Proposed Conc. unit paving<br>(Refer Hardscape Details) |  | Pergola       |
|  | Proposed Tree<br>(Refer planting schedule)      |  | Groundcover & Grasses<br>(Refer planting schedule)  |  | Proposed Levels<br>(Refer planting schedule)            |  | Bench Seating |
|  | Trees to be Retained<br>(Refer arborist report) |  | Turf                                                |  | Stone clad wall                                         |  |               |



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Dated: 2 Dec 2015  
GENERAL MANAGER  
Per

Client:  
Catholic Healthcare  
  
Project:  
McQuoin Park - RACF  
28 McCauley Place  
Waitara

Drawing Name:  
Masterplan

DEVELOPMENT APPLICATION  
Scale: 1:500 @ A1  
Job Number:  
SS14-2924  
Issue:  
101 B



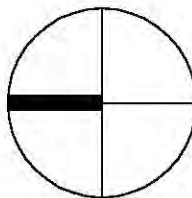
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|        | Proposed Tree to be Removed<br>(Refer arborist report) |
|        | Trees to be Retained<br>(Refer arborist report)        |



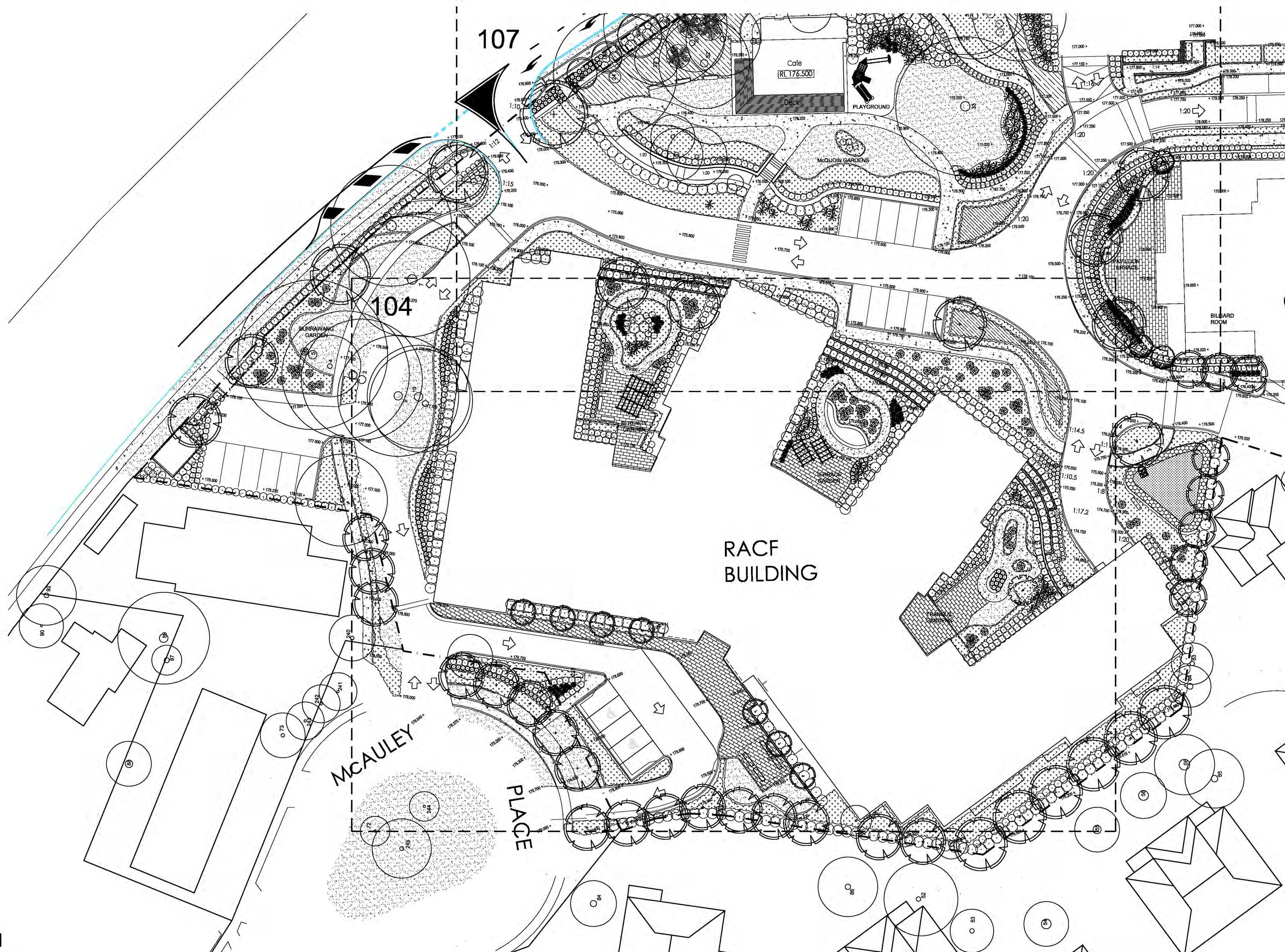
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Project: McQuoin Park - RACF  
28 McCauley Place  
Waitara

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Drawing Name:  
Tree Plan

DEVELOPMENT APPLICATION  
Scale: 1:500 @ A1  
Job Number: SS14-2924  
Issue: 102 B



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B DEVELOPMENT APPLICATION  
A DEVELOPMENT APPLICATION  
Issue Revision Description

NP RS 14.06.2015  
NT RS 25.02.2015  
Drawn Check Date

LEGEND

- Property Boundary
- Proposed Tree (Refer planting schedule)
- Proposed Tree to be Removed (Refer arborist report)

- Trees to be Retained (Refer arborist report)
- Small Shrubs & Accents (Refer planting schedule)
- Groundcover & Grasses (Refer planting schedule)

- Turf
- Proposed Conc. unit paving (Refer Hardscape Details)
- Proposed Levels

- Pergola
- Bench Seating
- Stone clad wall

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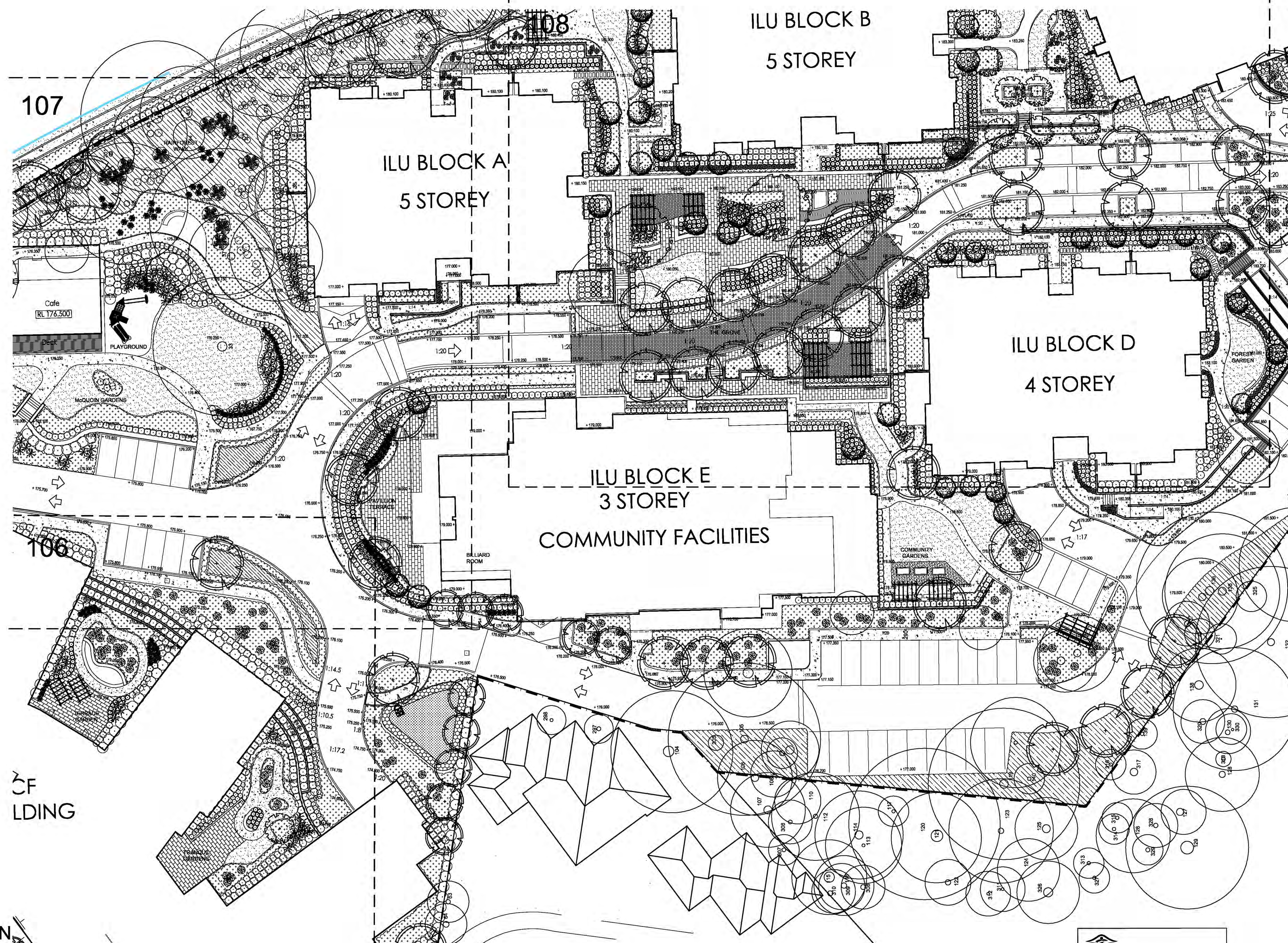
Client:  
Catholic Healthcare  
Project:  
McQuoin Park - RACF  
28 McCauley Place  
Waitara

Drawing Name:  
Landscape Plan  
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Dated: 2 Dec 2015  
GENERAL MANAGER  
Per *Wickie* DEVELOPMENT APPLICATION

Scale: 1:250 @ A1  
Job Number:  
SS14-2924

10m  
Drawing Number:

Sheet \_ of \_  
Issue:  
103 B



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|        | Small Shrubs & Accents (Refer planting schedule)     |
|        | Groundcover & Grasses (Refer planting schedule)      |
|        | Turf                                                 |
|        | Proposed Conc. unit paving (Refer Hardscape Details) |
|        | Proposed Levels                                      |
|        | Pergola                                              |
|        | Bench Seating                                        |
|        | Stone clad wall                                      |

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Client: Catholic Healthcare  
Project: McQuoin Park - RACF  
28 McCauley Place  
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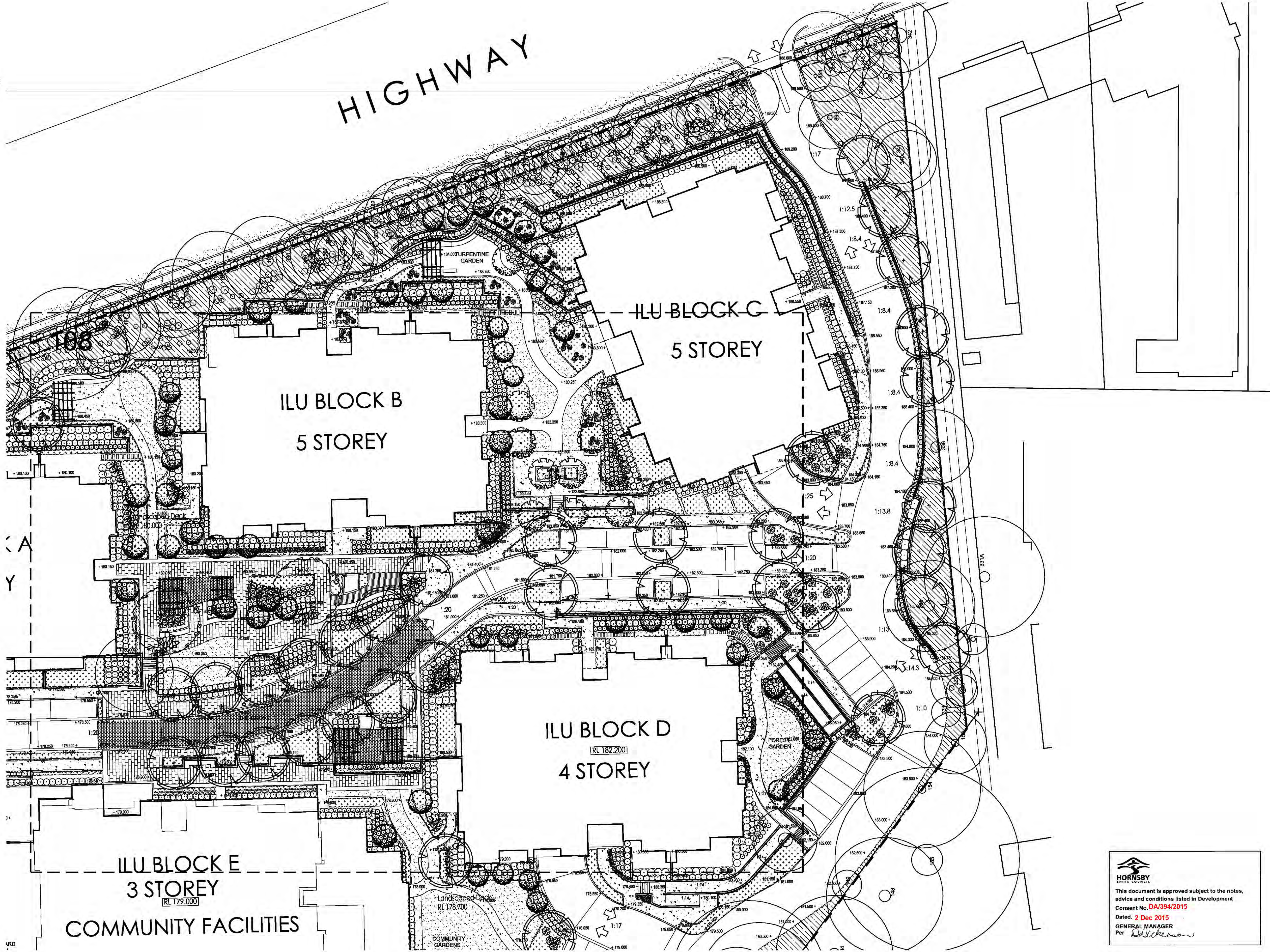
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Dated: 2 Dec 2015  
GENERAL MANAGER  
Per *W. Dickerson*

DEVELOPMENT APPLICATION  
Scale: 1:250 @ A1  
Job Number: SS14-2924  
Drawing Number: 104 B

New vehicle site entry point, with suitable landscape setback from boundary, and screen landscape treatment

'The Grove' is to provide a feature landscape precinct with a diverse range of seating, gathering and garden circulation paths. The area is to potentially include sculpture, water features, barbeque, and range of feature seating nodes.

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| LEGEND                                                                              |                                                        |                                                                                       |                                                     |                                                                                       |                                                         |
|-------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------|
|  | Property Boundary                                      |  | Trees to be Retained<br>(Refer arborist report)     |  | Turf                                                    |
|  | Proposed Tree<br>(Refer planting schedule)             |  | Small Shrubs & Accents<br>(Refer planting schedule) |  | Proposed Conc. unit paving<br>(Refer Hardscape Details) |
|  | Proposed Tree to be Removed<br>(Refer arborist report) |  | Groundcover & Grasses<br>(Refer planting schedule)  |  | Proposed Levels                                         |
|                                                                                     |                                                        |                                                                                       |                                                     |  | Pergola                                                 |
|                                                                                     |                                                        |                                                                                       |                                                     |  | Bench Seating                                           |
|                                                                                     |                                                        |                                                                                       |                                                     |  | Stone clad wall                                         |

**SITE IMAGE**

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Client:  
**Catholic Healthcare**

Project:  
**McQuoin Park - RACF**  
**28 McCauley Place**  
**Wairara**

Drawing Name:  
**Landscape Plan**

**DEVELOPMENT APPLICATION**

Scale: 1:250 @ A1  
Job Number: SS14-2924

10m  
0 1 2 4 6 8 10m  
Drawing Number: 105  
Issue: B

Three feature terrace gardens provide feature outlook for adjoining and overlooking resident rooms, as well as controlled access from adjoining living and common areas, dining rooms and the like.

Generous terrace areas with feature pergolas to provide shaded seating and gathering areas for residents, with size of terraces suitable for group activities and functions as required;

The perimeter gardens acknowledge that most of these rooms do not have direct access to the gardens, but provide feature garden outlook to each room and provide separation and reasonable privacy

The garden areas have a suitable mix of massed shrubs and groundcovers, and variety of deciduous and evergreen trees so as to provide seasonal display and sun access, as well as year round shade

Provision of special care gardens for Dementia patients are to be developed in detail with the nursing staff, with loop walkways and other garden design features to create a suitable, peaceful and managed outdoor environment.

Landscape to create suitable street address and feature setback, including adjoining wating and meeting area. Screening landscape proposed to neighbouring sites

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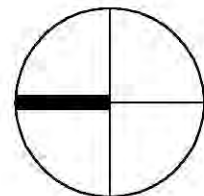
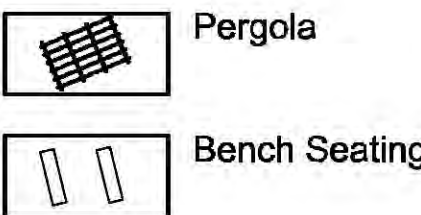
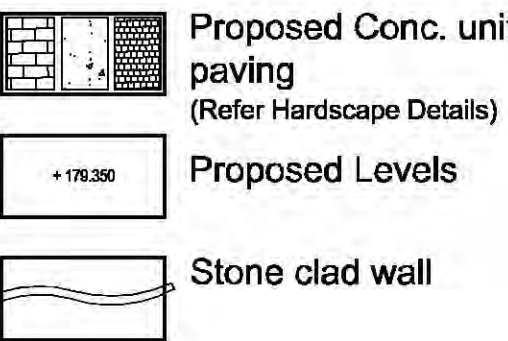
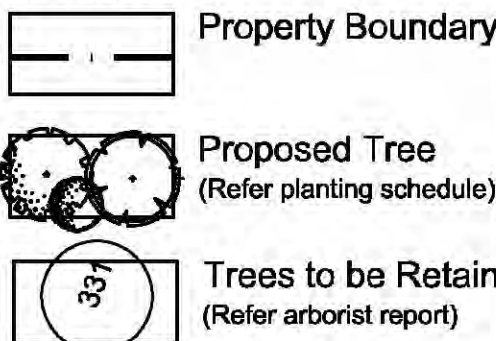
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A DEVELOPMENT APPLICATION  
Issue Revision Description

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Drawn Check Date

LEGEND



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Client:  
Catholic Healthcare  
Project:  
McQuoin Park - RACF  
28 McCauley Place  
Waitara

Drawing Name:  
Precinct Landscape Plan  
This document is approved subject to the notes, advice and conditions listed in Development Consent No. DA/394/2015  
Dated: 2 Dec 2015  
GENERAL MANAGER DEVELOPMENT APPLICATION  
Per *Shickerson*  
Scale: 1:150 @ A1  
Job Number:  
SS14-2924  
Drawing Number:  
106  
Issue:  
B

BGHF Trees and associated trees along Pacific Highway boundary principally retained and reinforced with new boundary planting

'Rainforest Walk' is a meandering path through the tall existing trees

An informal playground is proposed with adjacent seating area with pergolas

Broad lawn area with focal garden nodes set into the lawn and to the perimeter so as to create an attractive and welcoming open space and outlook for the cafe;

New vehicle site access point, with suitable entry treatment, and design of paths to safely cross and connect to the internal path network

A curvilinear feature stone wall addressing the adjoining entry road. This wall is to include carved stone inlays that echo the carved 'angel heads' that occur in the existing wall at the main site address to McAuley Place. Low gardens in front of the wall to provide visual feature with flowering plants as foreground to the feature wall, with feature roadside trees

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Proposed Tree to be Removed (Refer arborist report)

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Small Shrubs & Accents (Refer planting schedule)  
Groundcover & Grasses (Refer planting schedule)

- Turf  
Proposed Conc. unit paving (Refer Hardscape Details)  
Proposed Levels

- Pergola  
Bench Seating  
Stone clad wall

SITE IMAGE

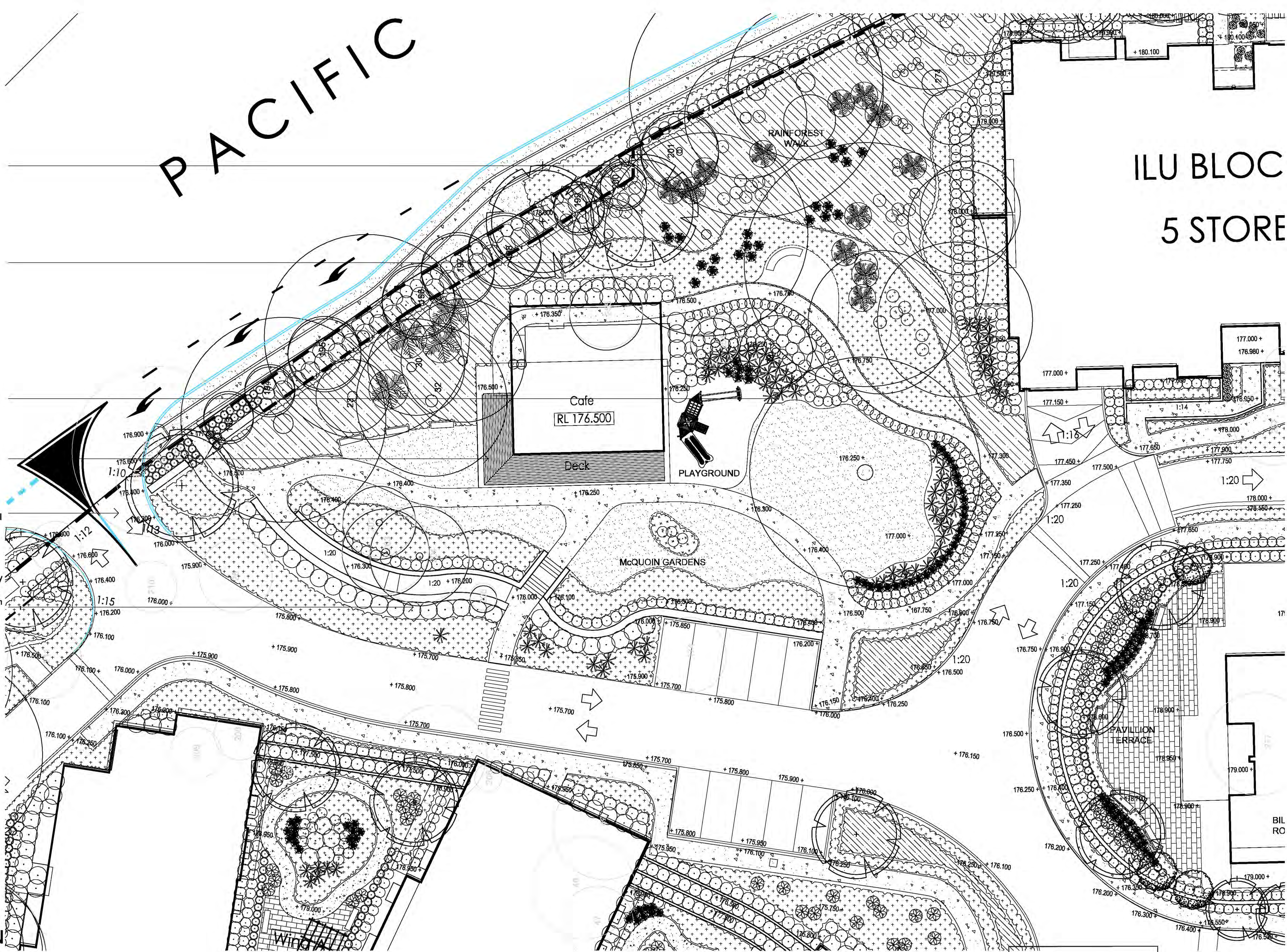


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DEVELOPMENT APPLICATION  
Scale: 1:150 @ A1  
Job Number:  
SS14-2924  
Drawing Number:  
107 B



The common open space area adjacent to Turpentine trees (BGHF) and adjacent mature boundary trees is proposed as a feature garden area allied to the adjoining residential buildings.

pergola covered areas provide areas for gathering and activities, with a barbeque provided to create a more active area

The 'The Grove' central space is a link space that addresses the main entry to the community facilities, and three adjoining ILU residential buildings. The area is arranged as a structured garden area, with a range of garden, lawn, seating and gathering areas linked by a meandering path arrangement.

A shareway access road that traverses the area, with strong definition of the presence of pedestrians and delineation of the vehicle route.

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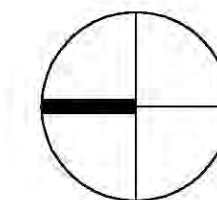
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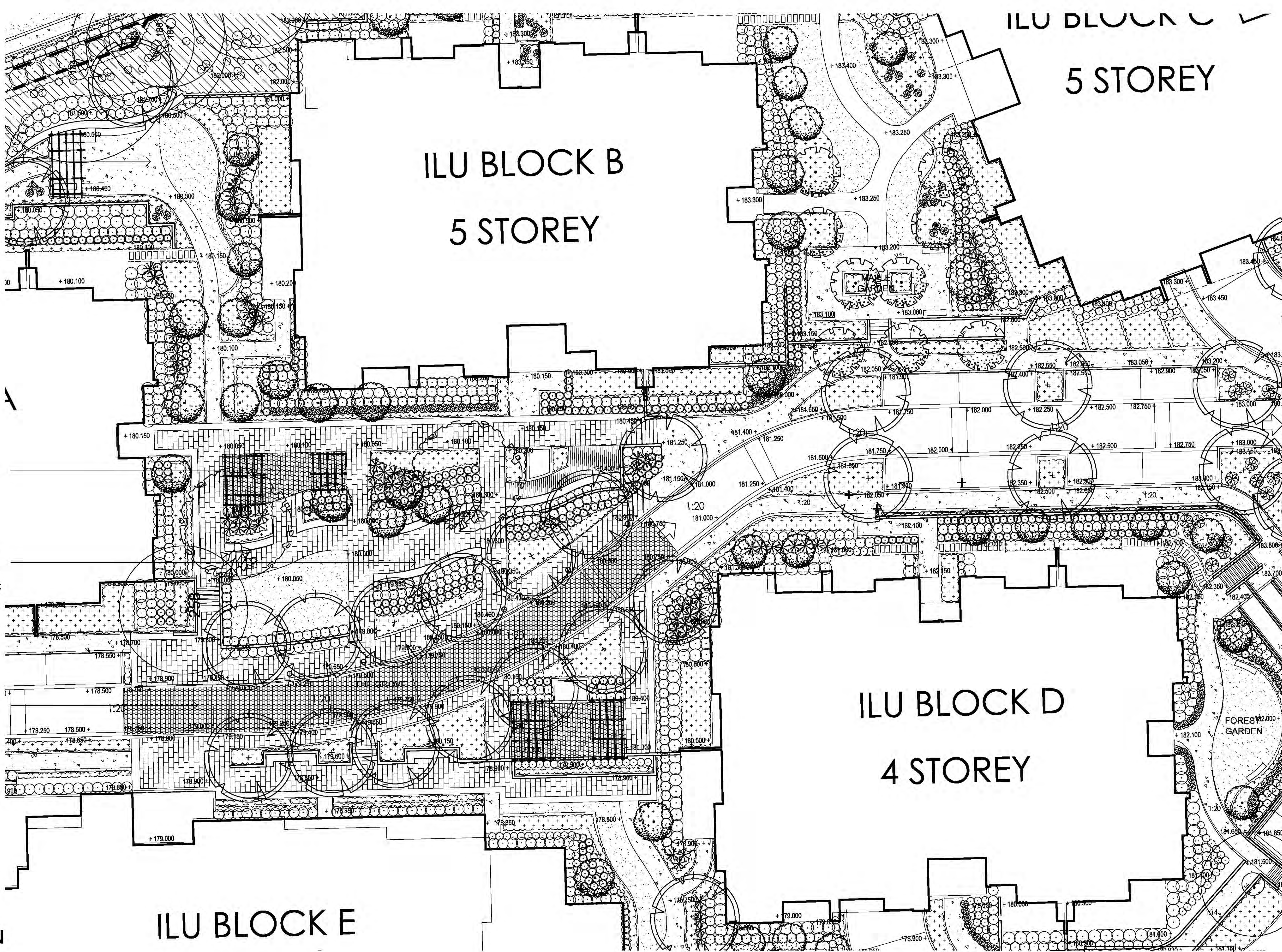


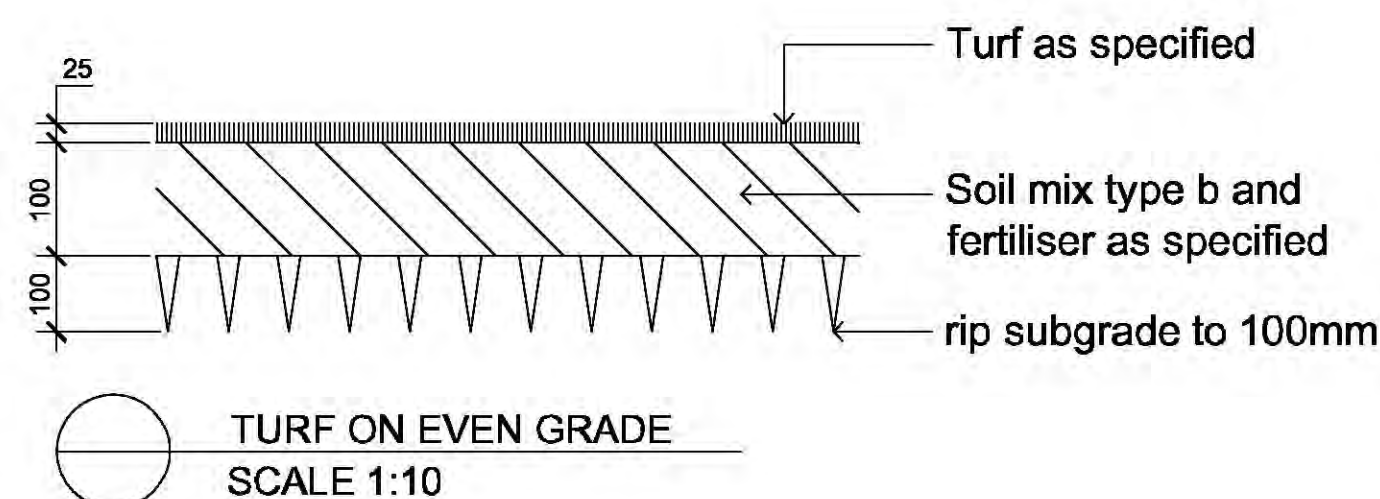
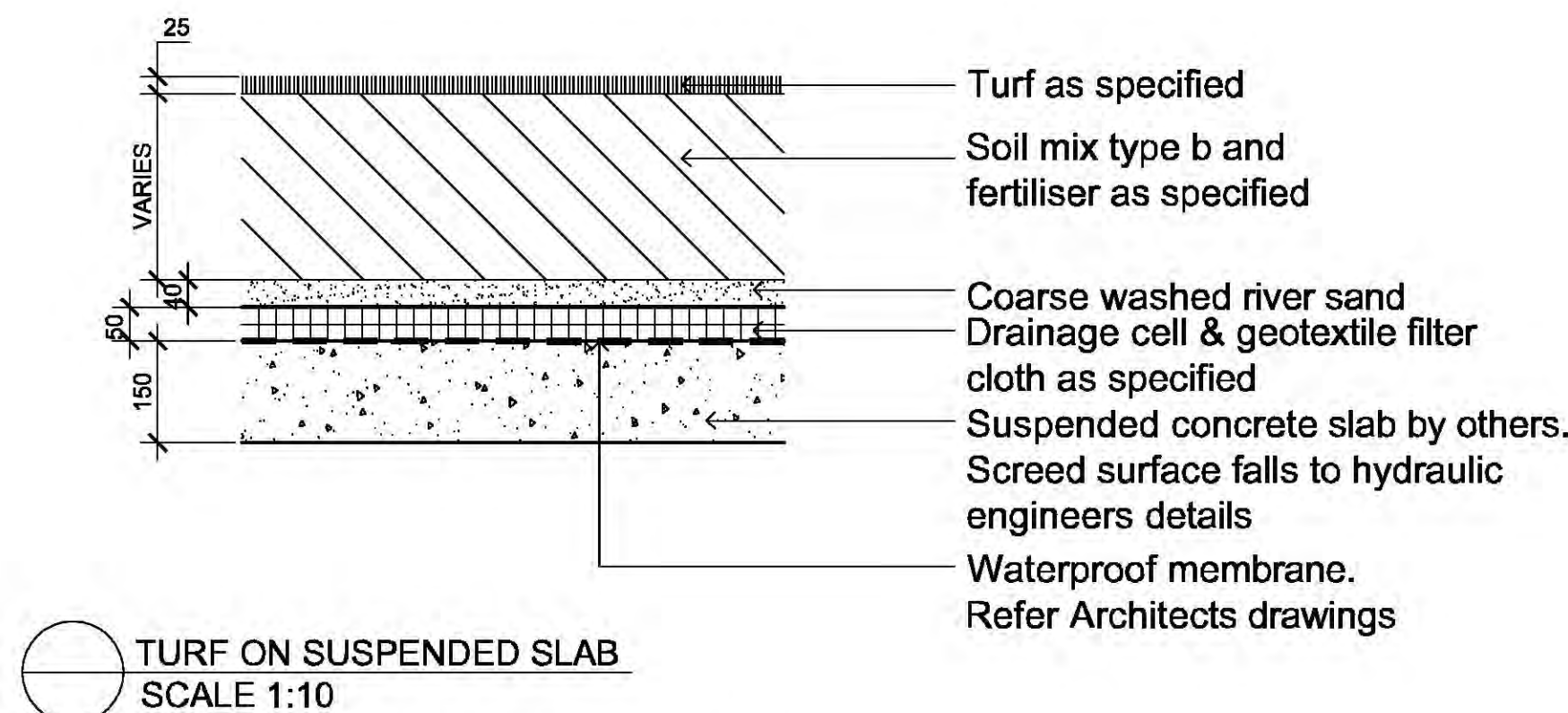
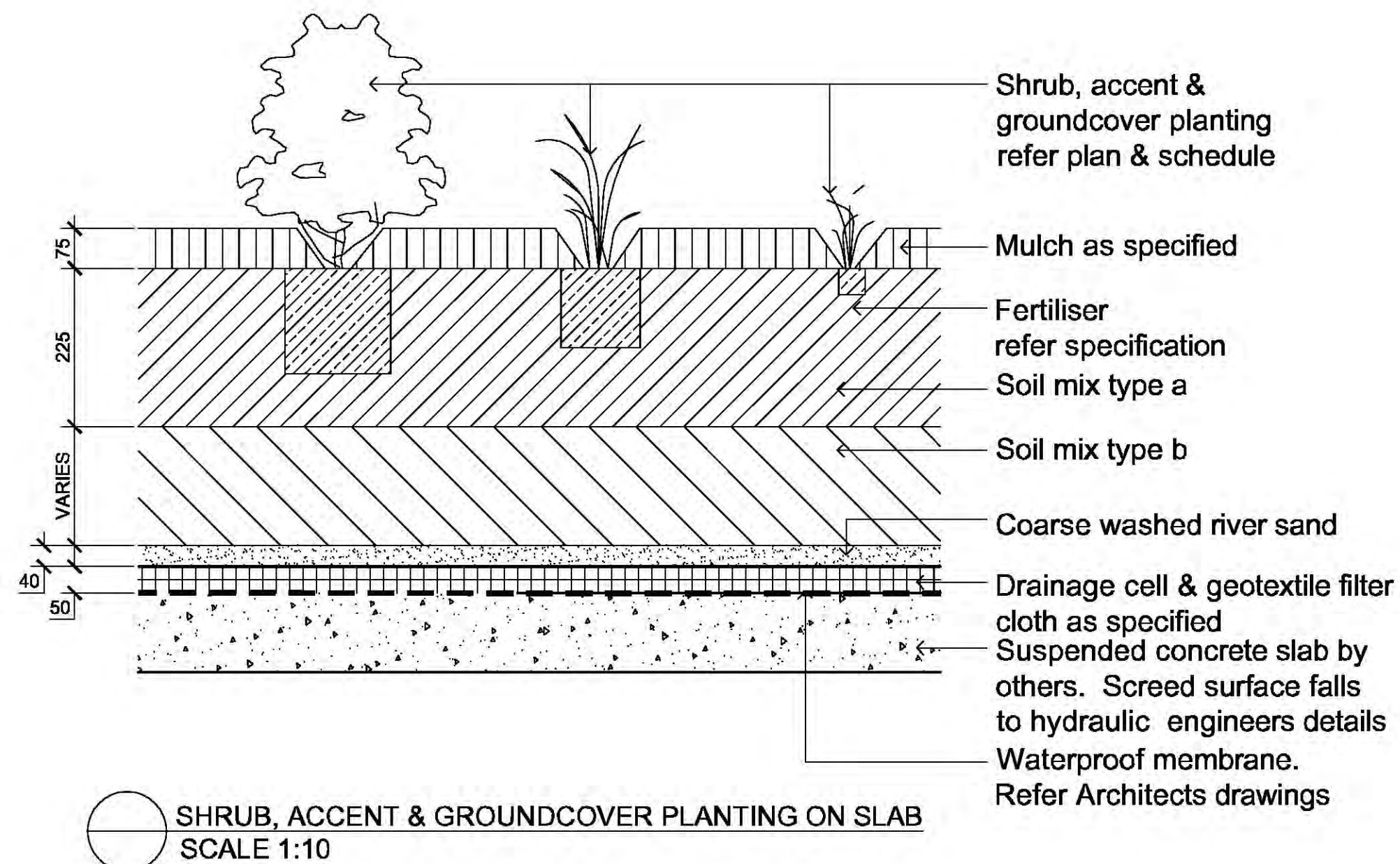
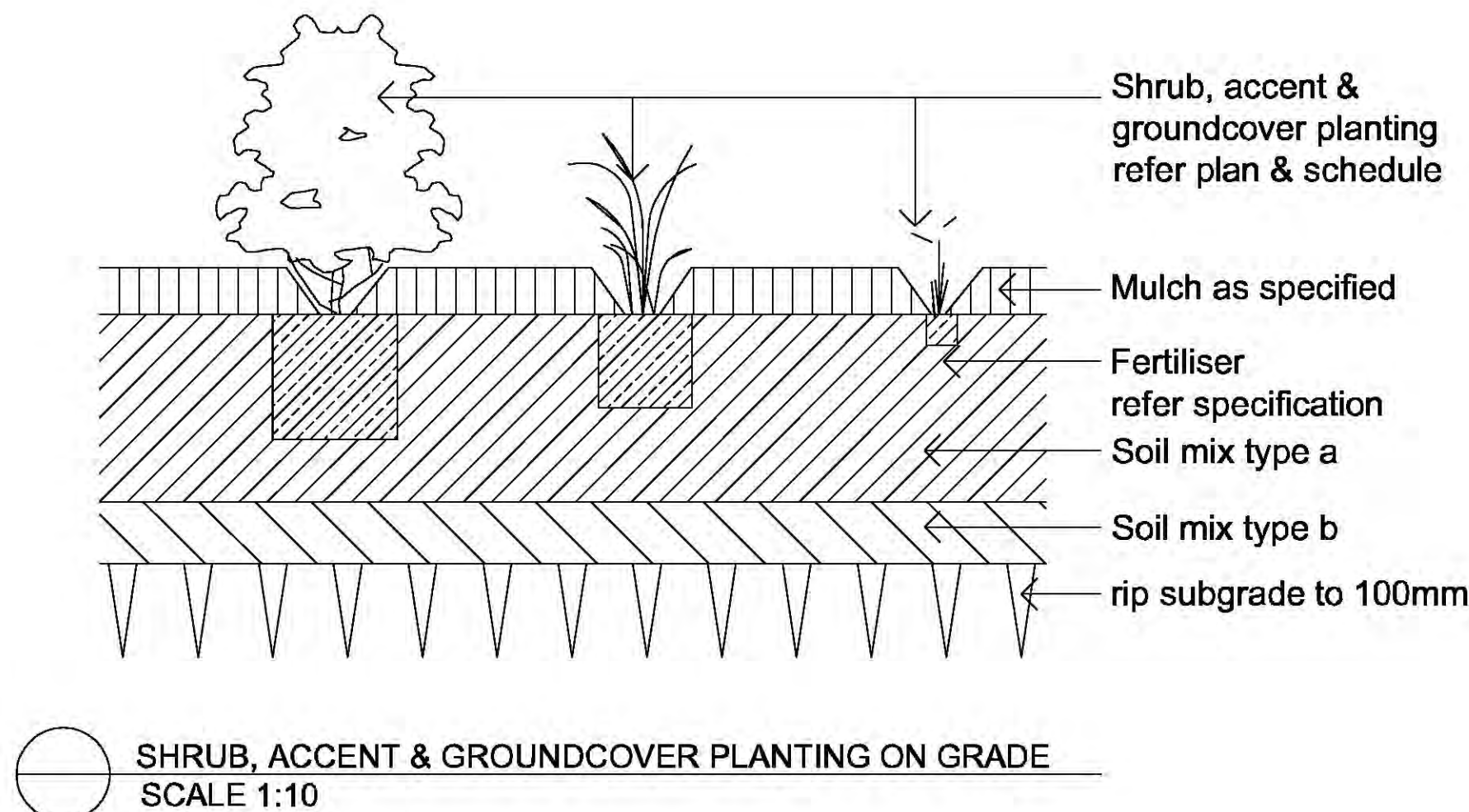
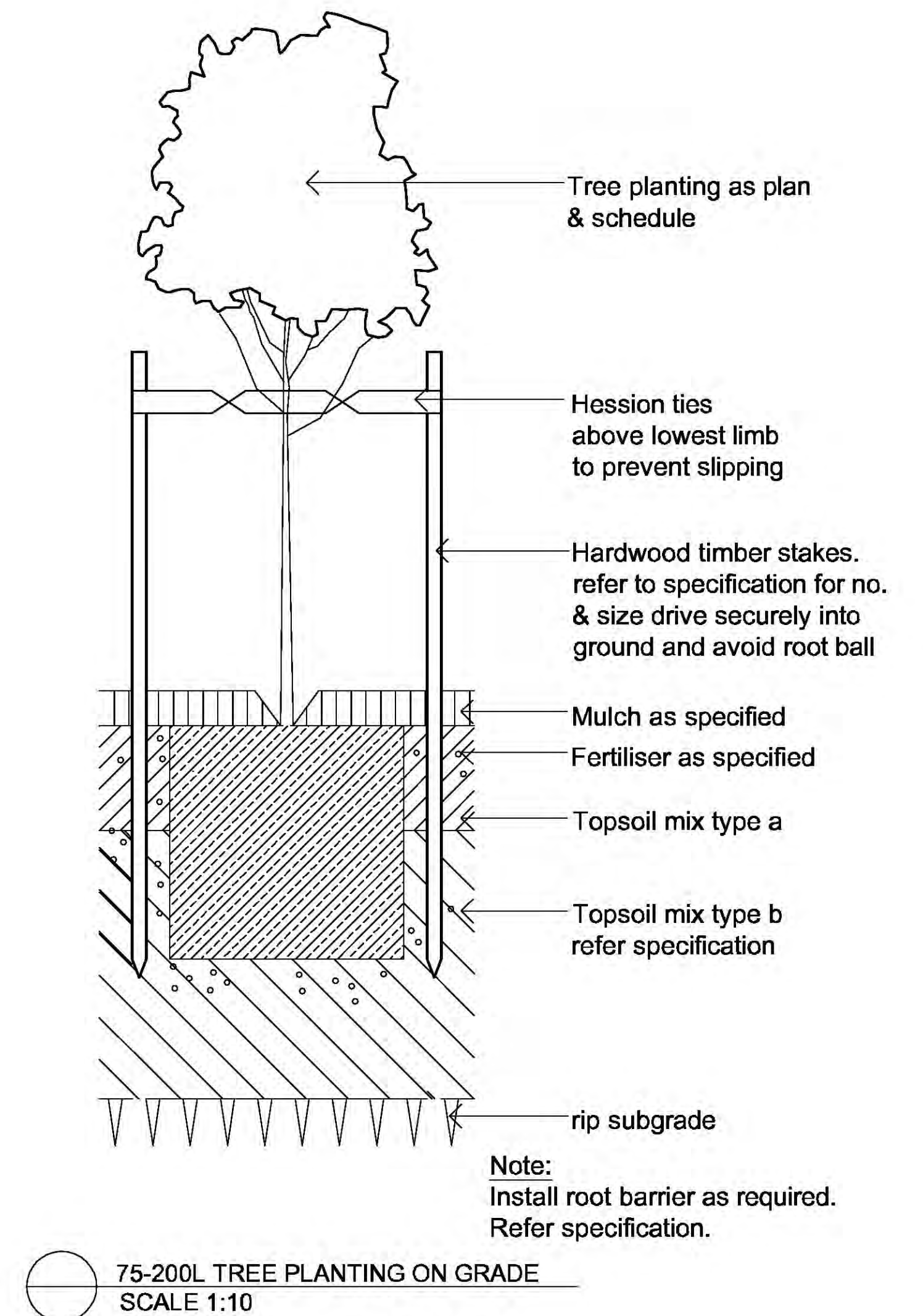
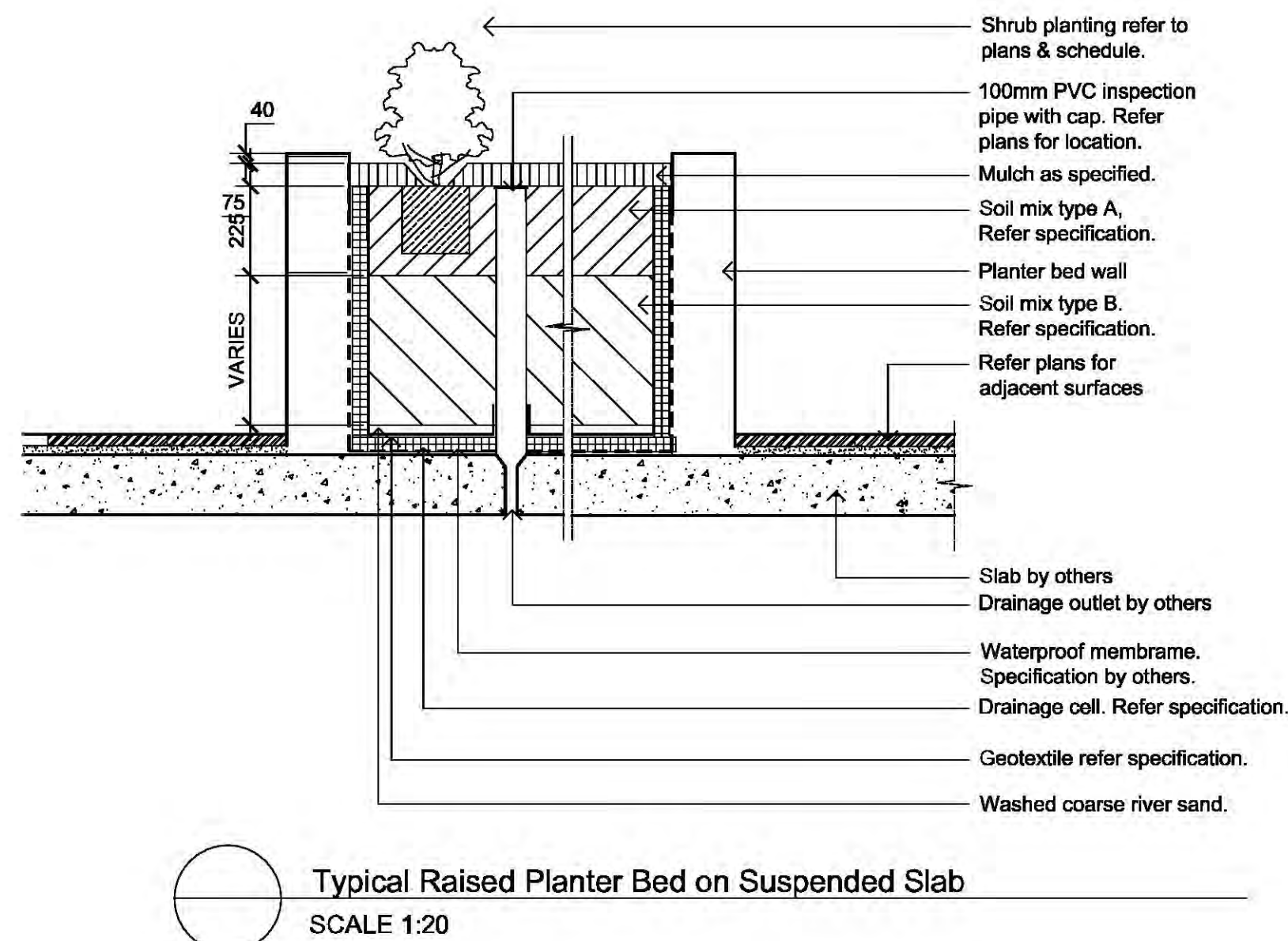
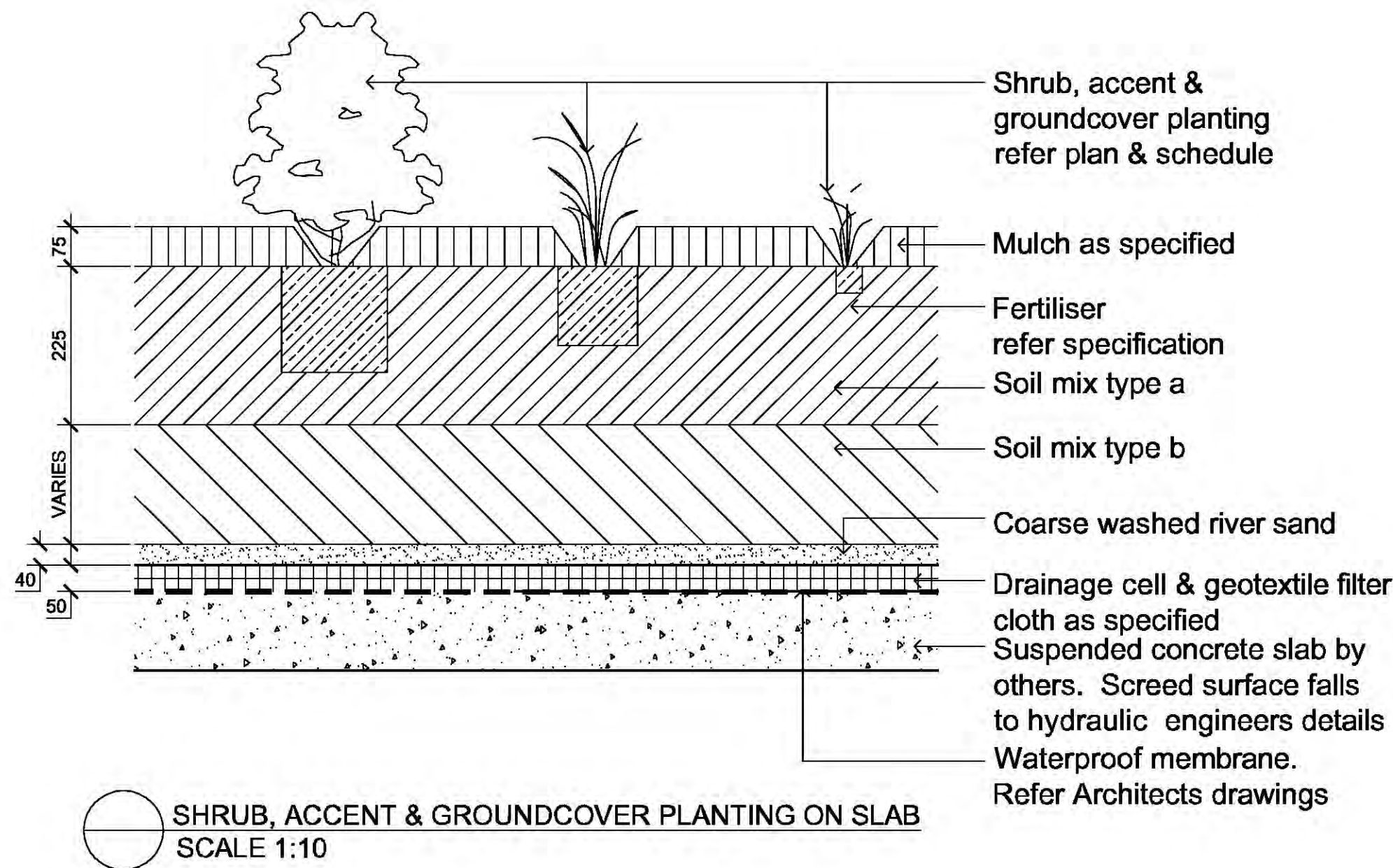
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DEVELOPMENT APPLICATION  
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Job Number:  
SS14-2924

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|       |                         |       |       |            |
|-------|-------------------------|-------|-------|------------|
| B     | DEVELOPMENT APPLICATION | NP    | RS    | 14.06.2015 |
| A     | DEVELOPMENT APPLICATION | NT    | RS    | 25.02.2015 |
| Issue | Revision Description    | Drawn | Check | Date       |

LEGEND

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**HORNSBY**  
SITES COUNCIL  
This document is approved subject to the notes, advice and conditions listed in Development Consent No. DA/394/2015  
Dated: 2 Dec 2015  
GENERAL MANAGER  
Per *[Signature]*

Drawing Name:  
SOFTWARES DETAILS

DEVELOPMENT APPLICATION  
Scale: As shown @ A1  
Job Number: SS14-2924  
Drawing Number: 501 B

| NATIVE | BOTANIC NAME                         | COMMON NAME               | MATURE HEIGHT | MATURE SPREAD | COMMENTS                                                           |
|--------|--------------------------------------|---------------------------|---------------|---------------|--------------------------------------------------------------------|
|        | <b>TREES - Eucalypts</b>             |                           |               |               |                                                                    |
|        | Angophora costata                    | SMOOTH BARKED APPLE       | 30m           | 10m           | High spreading crown, twisted branches - smooth brown bark         |
| *      | Angophora foribunda                  | ROUGH BARKED APPLE        | 20m           | 8m            | Same - with thick fibrous brown bark                               |
|        | Banksia integrifolia                 | COAST BANKSIA             | to 15m        | 8m            | Salt tolerant, green-yellow spike, dull grey silver foliage        |
| *      | Casuarina glauca                     | SWAMP OAK                 | 15-20m        | 5m            | Blue-green needles, Salt resistant                                 |
| *      | Ceratopetalum apetalum               | COACHWOOD                 | 10-20m        | 4m            | Tall straight trunk, rainforest sp. Pale grey blotched bark        |
|        | Cupaniopsis anacardioides            | TUCKEROO                  | 10m           | 3-5m          | Spreading crown                                                    |
| *      | Elaeocarpus reticulatus              | BLUEBERRYASH              | 7.5-10m       | 3m            | White pink flowers. Blue berries.                                  |
|        | Gordonia axillaris                   | GORDONIA                  | 3-5m          | 3m            | Small tree, White flowers.                                         |
|        | Grevillea robusta                    | SILKY OAK                 | to 40m        | 4m            | tall tree - for coastal environs. Semi-deciduous.                  |
|        | Harpephyllum caffrum                 | KAFIR PLUM                | 10m           | 5m            | Soft tender, not tol of salt w ind 12x10-15 red pulpy fruit        |
|        | Laurus nobilis                       | BAY LAUREL                | to 12m        | 2m            | Very aromatic                                                      |
|        | Magnolia grandiflora                 | BULL BAY MAGNOLIA         | to 25m        | 5m            | Dark green leathery leaves, rusty under - large white cream blooms |
|        | Magnolia grandiflora 'Little Gem'    | DWARF MAGNOLIA            | 4-5m          | 3m            | Good hedge or specimen - fragrant fls. s. (45L = 1.3-1.5mht.)      |
|        | Michelia figo                        | PORT WINE MAGNOLIA        | 3m            | 3m            | Shrub like habit                                                   |
|        | Syncarpia glomulifera                | TURPENTINE                | to 50m        | 5m            | Straight trunk, fibrous bark. Dull green-grey foliage              |
|        | Tibouchina granulosa                 | LAS ANDRA                 | 12m           | 3m            | Purple-violet flowers                                              |
| *      | Tristania laurina                    | WATER GUM                 | 4-10m         | 3m            | tolerates poorly drained soils                                     |
|        | Ulmus parvifolia                     | WEeping ELM               | 10m           | 4m            | semi evergreen                                                     |
|        | Acer negundo                         | BOX ELDER MAPLE           | 15m           | 8m            | Fast growing spreading tree. Bright green leaves.                  |
|        | Acer palmatum                        | JAPANESE MAPLE            | to 6m         | 4-6m          | Compact, ferny foliage, brilliant colours                          |
|        | Fraxinus Raywood'                    | CLARET ASH                | 15m           | 4m            | Leaves in whorls. Wine purple leaves in autumn.                    |
|        | Fraxinus griffithii                  | ASH                       | 8m            | to 3m         | Grey bark, pale grey leaves, silver beneath.                       |
|        | Jacaranda mimosifolia                | JACARANDA                 | to 10m        | 5m            | Broad round crown n. fern-like foliage, mauve lilac flow.ers.      |
|        | Magnolia x soulangeana 'Alexandrina' | MAGNOLIA                  | 7m            | 3m            | Rounded crown                                                      |
|        | Malus Craigiaif                      | ORNAMENTAL CRAB APPLE     | 6-8m          | 2-3m          | Flow ering clusters.                                               |
|        | Malus foribunda                      | ORNAMENTAL CRAB APPLE     | 8m            | 3m            | weeping habit-w th pale pink to w hite fls s                       |
|        | Malus loensis 'Plena'                | ORNAMENTAL CRAB APPLE     | 3m            | 2m            | Soft pink pendant clusters.                                        |
|        | Platanus xhybrida                    | LONDON PLANE TREE         | to 35m        | 5m            | Flaking greyish hb bark. Lobed leaves. Brown seed heads            |
|        | Plumeria rubra                       | RED FRANGIPANI            | 6m            | 3m            | Red/pink flow.ers                                                  |
|        | Populus sp.                          | POPLAR                    | 20-35m        | 3-5m          | Deciduous                                                          |
|        | Prunus campanulata                   | TAIWAN CHERRY             | 8-9m          | 4-5m          | Single trunk red flow.ers & autumn odour                           |
|        | Prunus serrulata 'Mt Fuji'           | ORNAMENTAL CHERRY         | to 12m        | 3m            | White fls. s. on leafless branches                                 |
|        | Robinia pseudoacacia                 | ROBINIA                   | 25m           | 5m            | Leaflets                                                           |
|        | Robinia pseudoacacia 'Frisia'        | GOLDEN ROBINIA            | to 25m        | 5m            | Bright golden foliage                                              |
|        | Sapium sebiferum                     | CHINESE TALLOW TREE       | 8-10m         | 5-7m          | Pale green to crimson                                              |
|        | <b>TREES - Eucalypts</b>             |                           |               |               |                                                                    |
| *      | Eucalyptus citriodora                | LEMON SCENTED GUM         | to 40m        | 4m            | Smooth white bark. Lemon scented                                   |
| *      | Eucalyptus eximia                    | YELLOW BLOODWOOD          | to 16m        | 5m            | Social yellow bark                                                 |
| *      | Corymbia gumifera                    | RED BLOODWOOD             | 20-30m        | 5m            | Rough bark                                                         |
| *      | Eucalyptus haemastoma                | SCRIBBLY GUM              | to 15m        | 5m            | White grey mottled bark w th scribbles.                            |
| *      | Eucalyptus maculata                  | SPOTTED GUM               | to 30m        | 8m            | Smooth leopard skin bark.                                          |
| *      | Eucalyptus nicholii                  | NARROW LEAFED PEPPERMINT  | 30m           | 5m            | weeping branches, fibrous dark bark narrow pendant leaves          |
| *      | Eucalyptus paniculata                | GREY IRONBARK             | 20-30m        | 6m            | Long straight trunk                                                |
| *      | Eucalyptus pilularis                 | BLACKBUTT                 | 30-40m        | 6m            | White bark w th fibrous bark at base                               |
| *      | Eucalyptus robusta                   | SWAMP MAHOGANY            | 20-30m        | 5m            | Floured bark                                                       |
| *      | Eucalyptus saligna                   | SYDNEY BLUE GUM           | 30-50m        | 5m            | Smooth blue grey bark. Tall and straight trunk.                    |
|        | <b>SHRUBS - Large/Medium/Small</b>   |                           |               |               |                                                                    |
|        | Abelia grandiflora                   | ABELIA                    | 1.5m          | 1.5m          | Arching stems. White/pink flow.ers. Green glossy leaves.           |
|        | Acalypha wilkesiana                  | FUJIAN FIRE BUSH          | 3m            | 2m            | Good hardy/large shrub, fastgrowing - red lvs.                     |
|        | Acmena smithii 'Minor'               | LILLY PILLY               | to 15m        | 5m            | Purple/wh ite globular berries                                     |
| *      | Banksia ericifolia                   | HEATH BANKSIA             | 5m            | 4m            | Linear leaves. Flow.ers - orange/red spike                         |
| *      | Banksia ericifolia 'Burgandy'        | HEATH BANKSIA             | 5m            | 4m            | Deeper spikes                                                      |
| *      | Buxus microphylla 'Japonica'         | JAPANESE BOX              | to 3m         | to 1m         | larger leaves than Bx - obovate & lime green                       |
| *      | Callistemon 'Little John'            | BOTTLEBRUSH               | to 1.5m       | 1m            | dense & round - deep crimson                                       |
| *      | Callistemon citrinus                 | LEMON SCENTED BOTTLEBRUSH | to 3m         | 2m            | to 3m - crimson. Spikes - 10cm                                     |
| *      | Callistemon citrinus 'White Anzac'   | LEMON SCENTED BOTTLEBRUSH | to 3m         | 2m            | to 1mx2m large fls s                                               |
| *      | Callistemon viminalis 'Captain Cook' | BOTTLEBRUSH               | 2.5m          | 2-3m          | small tree-like to 2.5m - crimson fls                              |
|        | Camellia japonica 'Janet Waterhouse' | CAMELLIA                  | to 12m        | 4m            | Double white fls s - upright & medium                              |
|        | Camellia sasanqua 'Mine-no Yuki'     | CAMELLIA                  | 3m            | 2m            | Camellia sasanqua - full sun, slightly fragrant                    |
|        | Choisya ternata                      | MEXICAN ORANGE            | 2m            | 2m            | White flow.ers. Sm. To orange blossom                              |
|        | Coleonema pulchrum                   | CONFETTI BUSH/PINK DIOSMA | 1.5m          | 1.5m          | Heath-like. Trinky pink star shaped flow.ers.                      |
|        | Coprosma repens                      | MIRROR BUSH               | 3m            | 2m            | Flow.ers in w hite clusters.                                       |
|        | Gardenia 'Ocean Pearl'               | DWARF GARDENIA            | 0.5m          | 1m            | compact growth & fragrant w hite flow.ers.                         |
| *      | Grevillea 'Coconuttee'               | GREVILLEA                 | 1             | 2m            | Sm. To Robyn Gordon, but flow.ers cream and pink                   |
| *      | Grevillea 'Misty Pink'               | GREVILLEA                 | 3m            | 2m            | to 3m pale pink fls s throughout the year, grey green foliage      |
| *      | Grevillea 'Pink Pearl                |                           |               |               |                                                                    |

| PERENNIALS |                                     |                         |                    |           |                                                                                  |
|------------|-------------------------------------|-------------------------|--------------------|-----------|----------------------------------------------------------------------------------|
|            | Acanthus mollis                     | OYSTER PLANT            | to 1.8m            | 1.5m      | Dark glossy foliage. Flow ers spikes w th pink/purple bracts.                    |
|            | Agapanthus 'Summertime Blue'        | DWARF AFRICAN LILY      | to 350mm           | 500mm     | Semi Dw arf - blue                                                               |
|            | Agapanthus 'Summertime Pearl'       | DWARF AFRICAN LILY      | to 350mm           | 500mm     | Semi Dw arf - w hite                                                             |
|            | Alpinia sp.                         | GINGER LILY             | to 2m              | 1m        | Similar to canna lily/ banana                                                    |
|            | Aspidistra elatior                  | CAST IRON PLANT         | to 600mm           | to 1m     | Shade - excellent under trees - arching pointed leaves                           |
|            | Philodendron 'Xanadu'               | DWARF PHILODENDRON      | 1m                 | 1m        | Prostrate sp. denser foliage.                                                    |
|            | Philodendron selloum                | PHILODENDRON            | 2m                 | 2m        | Ovate leaves - incised margins                                                   |
|            |                                     |                         |                    |           |                                                                                  |
|            | ACCENT PLANTING                     |                         |                    |           |                                                                                  |
|            | Agave attenuata 'Nerva'             | AGAVE                   | to 1.5m            | 500mm     | Crow ned by compact rosette of broad soft blue green leaves - Branches.          |
| *          | Cordylina 'Stricta'                 | CABBAGE TREE            | 2-3m               | 1-2m      | good substitute for D.marginata                                                  |
|            | Crinum pendunculatum                | SWAMP LILY              | 600mm              | 1m        | White flow ers                                                                   |
| *          | Cycas revoluta                      | JAPANESE SAGO           | 3.5m               | 2m        | Evergreen fern                                                                   |
|            | Doryanthes excelsa                  | GYMEA LILY              | 4m                 | 1.5m      | Tall flow er stems. Red flow ers.                                                |
|            | Dracaena marginata                  | DRACAENA                | 2-5m               | 1-3m      | Lge Shrub/Sm Tree slow -not in cold                                              |
|            | Lomandra longifolia                 | MAT RUSH                | 700mm              | 1m        | Tussock Stems. Narrow strap leaves.                                              |
| *          | Macrozamia communis                 | BURRAWANG GICYCAD       | 2m                 | 3m        | Fern-like leaves                                                                 |
|            | Phormium tenax 'Bronze Baby'        | DWARF FLAX              | to 600mm           | to 1.8m   | brow n/bronze leaves broad w th pointed ends                                     |
|            | Strelitzia reginae                  | BIRD OF PARADISE        | 1.2m               | 1.5m      |                                                                                  |
|            |                                     |                         |                    |           |                                                                                  |
|            | FERNS                               |                         |                    |           |                                                                                  |
| *          | Adiantum aethiopicum                | MAIDENHAIR FERN         | 150-400mm          | creeping  | Wet, shady - light green foliage.                                                |
|            | Asplenium australasicum             | BIRDS NEST FERN         | to 600mm           | 500mm-1m  | Epiphytic fern - long tough radiating leaves                                     |
|            | Blechnum nudum                      | WATER FERN              | fronds 600mm to 1m | 700mm     | Tufted fern w th erect fronds                                                    |
|            | Cyathea cooperii                    | SCALY TREE FERN         | 2.5-6m             | 2-3m      | Coin spot - scales on trunk                                                      |
|            | Dicksonia antarctica                | SOFT TREE FERN          | 4.5-7m             | 3m        |                                                                                  |
|            | Polystichum setiferum               | SOFT SHIELD FERN        | 500mm              | 500mm-1m  | Crow n of fronds                                                                 |
|            |                                     |                         |                    |           |                                                                                  |
|            | CONIFERS                            |                         |                    |           |                                                                                  |
|            | Cupressus glabra 'Limelight'        | GOLDEN ARIZONA CYPRESS  | 15m                | 3m        | Horizontal branches - open crow n. Silver grey leaves in branchlets.             |
|            | Cupressus sempervirens 'Gracilis'   | ITALIAN CYPRESS         | 15-30m             | 3m        | Spines of dark green                                                             |
|            | Juniperus horizontalis              | WAUKEGAN JUNIPER        | 1m                 | 3m        | Prickly, scale-like leaves - bluish                                              |
|            |                                     |                         |                    |           |                                                                                  |
|            | PALMS                               |                         |                    |           |                                                                                  |
|            | Archontophoenix alexandrae          | ALEXANDRA PALM          | 15m                | 5m        | Pale gray. Rings on trunks. Fronds-silver/w hite                                 |
|            | Howea forsteriana                   | KENTIA PALM             | to 20m             | 5m        | Stout, erect, scarred stem, drooping fronds                                      |
|            | Rhapis excelsa                      | LADY PALM               | 4.5                | 1m        | Glossy green fan-shaped 5-8 segments                                             |
|            |                                     |                         |                    |           |                                                                                  |
|            | ORNAMENTAL GRASSES                  |                         |                    |           |                                                                                  |
|            | Festuca glauca                      | BLUE FESCUE             | 300mm              | 300mm     | silver-w hite to blue-grey                                                       |
|            | Imperata cylindrica                 | BLADY GRASS             | 750mm              | 300mm     | Great on mass, good in clay soils. 'Rubra' - red/green foliage                   |
|            | Ophiopogon japonicus                | MONDO GRASS             | 450mm              | 450mm     | Must specify for 'Giant' or 'Dwarf'                                              |
|            | Ophiopogon japonicus 'Nanus'        | MINIATURE MONDO GRASS   | 50-100mm           |           | Prostrate variety                                                                |
|            | Ophiopogon planicaesus 'Nigrescens' | BLACK MONDO GRASS       | 250mm              | 300mm     | Black/purple leaves                                                              |
|            | Ophiopogon sp. (Lineal Strips)      | FLAWRA EJ (Trade Name)  | to 900mm           |           | Available from 'Abulk' in 900mm lengths \$24-26 supply only                      |
| *          | Pennisetum alopecuroides 'Hamelin'  | SWAMP FOXTAIL           | 600mm              |           | Purple bristle spikelets                                                         |
| *          | Pennisetum setaceum                 | FOUNTAIN GRASS          | 1m                 | 450mm     | Arching copper spikes w / w hite stripes                                         |
|            | Phalaris arundinacea 'Picta'        | RIBBON GRASS            | to 1m              |           | Reed-like leaves w / w hite stripes                                              |
| *          | Themeda australis                   | KANGAROO GRASS          | 500mm              | 300mm     |                                                                                  |
|            |                                     |                         |                    |           |                                                                                  |
|            | GROUNDCOVERS / TRAILERS             |                         |                    |           |                                                                                  |
|            | Asya reptans                        | COMMON BUGLE            | 50-80mm            | spreading | Mat of leafy rosettes. Spikes of deep blue flow ers.                             |
|            | Alternanthera dentata               | RUBY LEAF ALTERNANTHERA | 200-450mm          |           | Bronze leaves to 400mm high, semi deciduous - Crescent Garden                    |
| *          | Brachycome multifida                | BRACHYSCOME             | 100-150mm          | 450mm     | Fern-like foliage - daisy-like flow er heads - various colours available         |
| *          | Brachycome multifida 'Break O Day'  | BRACHYSCOME             | to 150mm           | to 450mm  | Finer leaves, mauve-blue flow ers - compact habit                                |
|            | Cissus antarctica                   | KANGAROO VINE           | to 4.5m            |           | Forms masses of foliage. Simple toothed leaves - rusty hairs. Black fruit.       |
|            | Clivia miniat                       | KAFFIR LILY             | 450mm              |           | Thick strap-like leaves - funnel/trumpet shaped flow ers - red/orange            |
|            | Convolvulus mauritanicus            | GROUND MORNING GLORY    | 2m                 | 1m        | Spreading/trailing - blue violet flow ers                                        |
|            | Ficus pumila                        | CREeping FIG            | 2-4m               |           | Gearnt-shaped leaves - bright green-bronze                                       |
|            | Gardenia augusta 'Radicans'         | PROSTRATE GARDENIA      | 500mm              | 2m        | evergreen, glossy leaves, w hite flow ers                                        |
|            | Gazania x hybrida                   | GAZANIA                 | 200mm              | 200mm     | Mat-forming perennials. Bright coloured flow ers - yellow , orange, pinks        |
| *          | Grevillea poinadia 'Royal Mantle'   | PROSTRATE GREVILLEA     | 200mm              | 4.5m      | Forms dense mat - toothbrush-like flow ers. Dull green foliage.                  |
|            | Hibbertia scandens                  | NEW GUNIEA FLOWER       | 6m                 |           | Climber/Trailer - Broad dark green leaves - large show y buttercup flow ers      |
|            | Liriope muscari 'Evergreen Giant'   | LIRIOPE                 | 500mm              |           | Grass-like w / spikes of bell shaped flow ers - purple -pink                     |
| *          | Myoporum parvifolium                | CREeping BOOBIALLA      | 150mm              | 750mm     | Clusters of w hite tube flow ers. Purple globular berries.                       |
|            | Osteospermum ecklonis               | VELDT DAISY             | to 1.5m            |           | Good spreading habit, fast grow er, good in clay. White flow ers/violet centres. |
|            | Tibouchina 'Jules'                  | GLORY BUSH              | 1m                 | 1m        | Rich purple flow ers. Green velvety leaves.                                      |
|            | Trachelospermum jasminoides         | STAR JASMINE            | to 7m              |           | Woody w / w hite flow ers                                                        |
|            | Vnca minor                          | LESSER PERIWINKLE       | 3m                 |           | Creeper. Blue trumpet flow er.                                                   |
| *          | Viola hederacea                     | NATIVE VIOLET           | 50mm               | 150mm     | blac/w hite flow ers                                                             |
|            |                                     |                         |                    |           |                                                                                  |
|            | CLIMBERS/SCRAMBLERS                 |                         |                    |           |                                                                                  |
|            | Bougainvillea 'Pink Champagne'      | BOUGAINVILLEA           | 6-9m               |           | Pink bracts                                                                      |
|            | Bougainvillea glabra 'Alba'         | BOUGAINVILLEA           | to 9m              |           | White bracts                                                                     |
|            | Bougainvillea 'Scarlet O'Hara'      | BOUGAINVILLEA           | to 6m              |           | Red large bracts                                                                 |
|            | Jasminum polyanthum                 | PINK JASMINE            | to 3m              |           | Prolific flw s. - very fragrant, fast grow er. White flow ers w / red tinge.     |
|            | Pandorea jasminoides                | BOWER PLANT             | to 6m              |           | Tubular flow er w th tiered throats                                              |
|            | Pandorea pandorana                  | WONGA WONGA VINE        | to 6m              |           | cream/purple                                                                     |
|            | Rosa 'Lake Cascade'                 | CLIMBING ROSE           |                    |           |                                                                                  |
|            |                                     |                         |                    |           |                                                                                  |
|            | HERBS                               |                         |                    |           |                                                                                  |
|            | Coriandrum sativum                  | CORIANDER               | to 600mm           |           | BROAD UPRIGHT                                                                    |
|            | Cymbopogon citratus                 | LEMON GRASS             | to 1m              |           | BROAD UPRIGHT Citrus fragrance.                                                  |
|            | Mentha x piperita                   | PEPPERMINT              | to 600mm           |           | SPREADING                                                                        |
|            | Salvia officinalis                  | COMMON SAGE             | to 750mm           |           | BROAD UPRIGHT Grey/green leaves w th velvety texture and purple flow ers         |



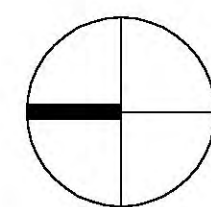
## DEVELOPMENT APPLICATION

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| NT    | RS    | 25.02.2015 |
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| Issue | Revision Description    |



**Client:**

Project:  
McQuoin Park - RACF  
28 McCauley Place  
Waitara

Project



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# SPECIFICATION

## GENERAL NOTES

### References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

### Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

### EXISTING TREES

#### Trees to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

#### Work near Trees

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

### EARTHWORKS

#### Excavation, Trimming and Filling

Except as otherwise note in the contract, bulk excavation is excluded from the landscape works. Trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

#### Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks.

### HARDWORKS

#### Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

#### Garden Walls, Fences, Steps, TGSi and Edging

Construct garden walls as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation.

#### Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the installation.

### SOFTWARES

#### Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pH levels) for successful plant growth.

#### Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

#### Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge;
- Smooth and free from stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment points;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

#### Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

#### Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

#### Plants

Supply plants in accordance with the landscape drawings and

schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to their container.

#### Plant Installation

Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

#### Embankment Stabilisation

Where necessary to prevent soil erosion or soil movement, stabilise embankments. As a minimum this should be on slopes >1:3. Stabilise embankments using biodegradable fibre reinforced with heavy weight polymer mesh. Lay mesh from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300 mm anchor trenches at top and bottom, backfilled with soil over the mesh and compacted, and U-shaped galvanised steel pegs at 1000 mm centres and 250mm centres at edge overlaps. Plant after matting is installed.

#### Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths and all trunk service trenches, where their proximity poses a threat to the stability of the infrastructure. Install in accordance with manufacturer's recommendations.

#### Mulch

Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm, after all specified plants are installed. Keep mulch clear of all plant stems and rakes to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

#### Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

#### Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, 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 delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; &
- To finish flush, after tamping, with adjacent finished surfaces of ground.

### IRRIGATION

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

### LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

#### Maintenance Log Book

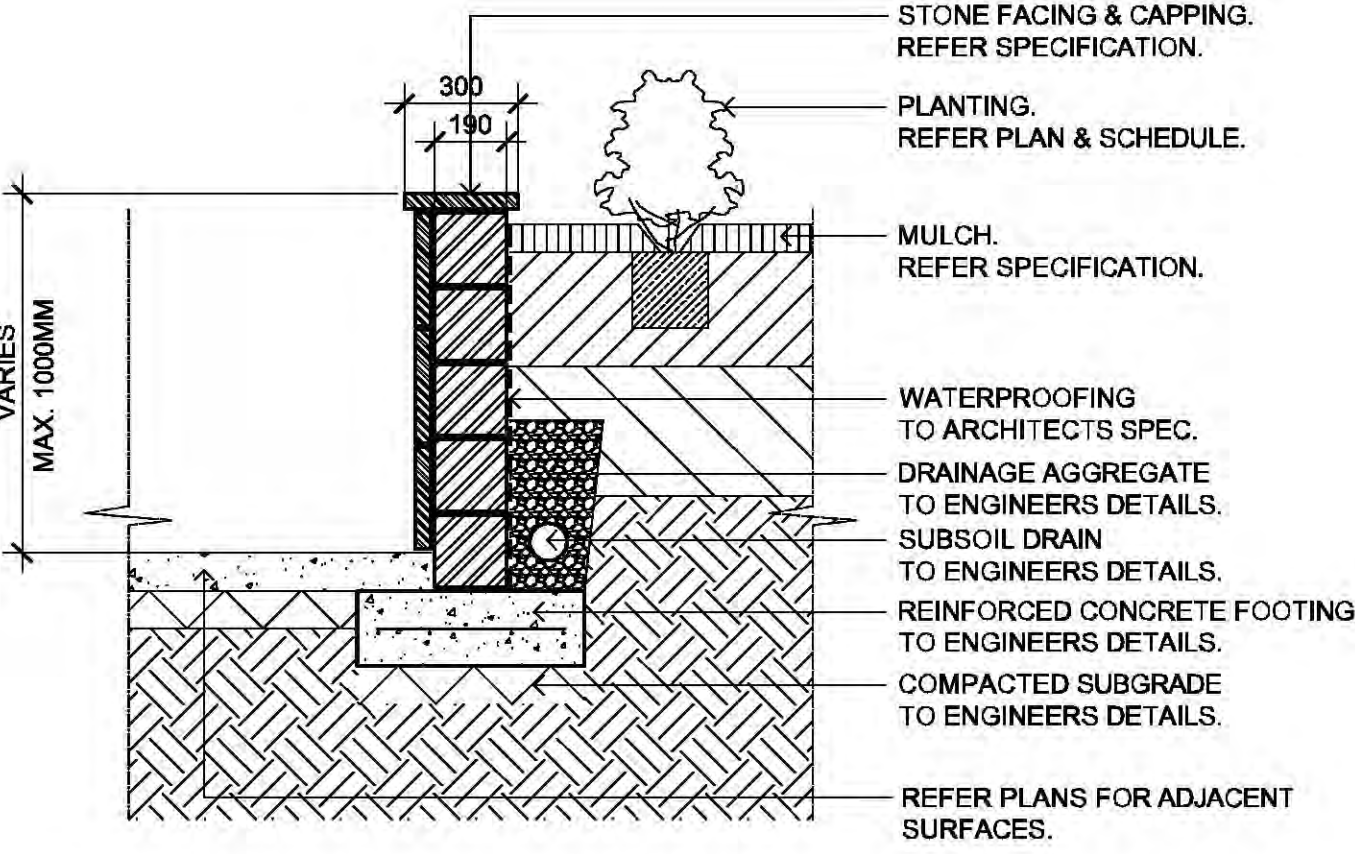
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best.

#### Maintenance Activities

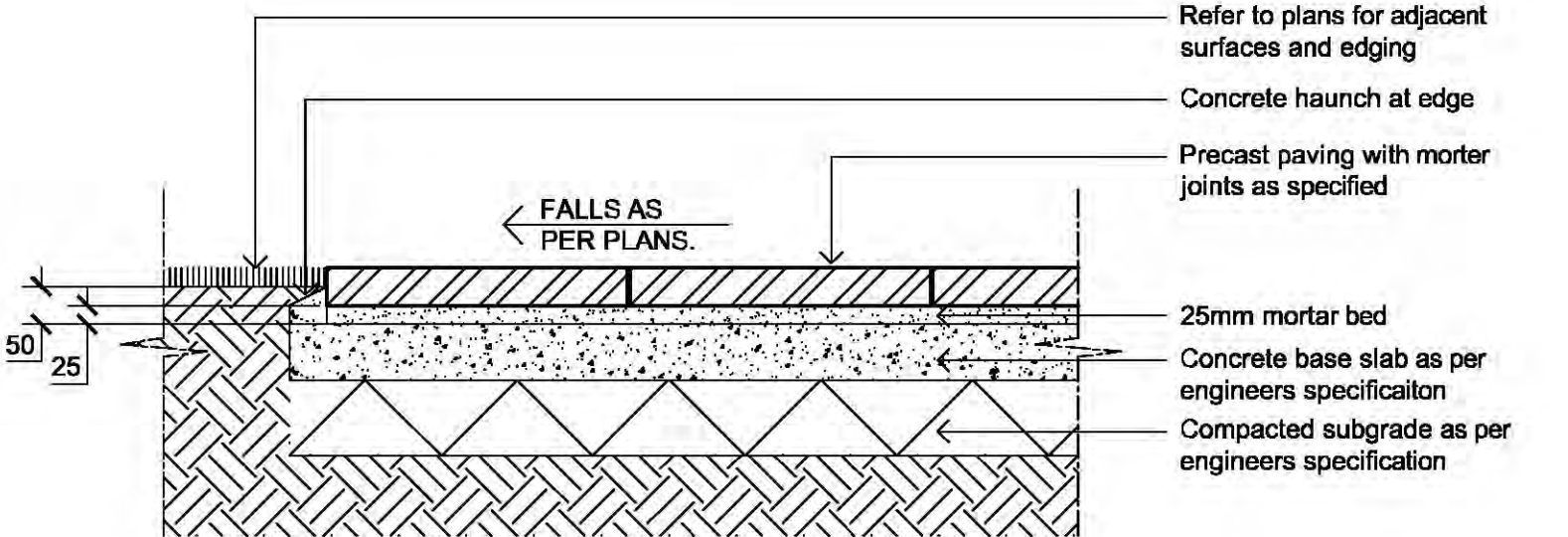
Schedule the following activities to occur on a timely basis.

- Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.

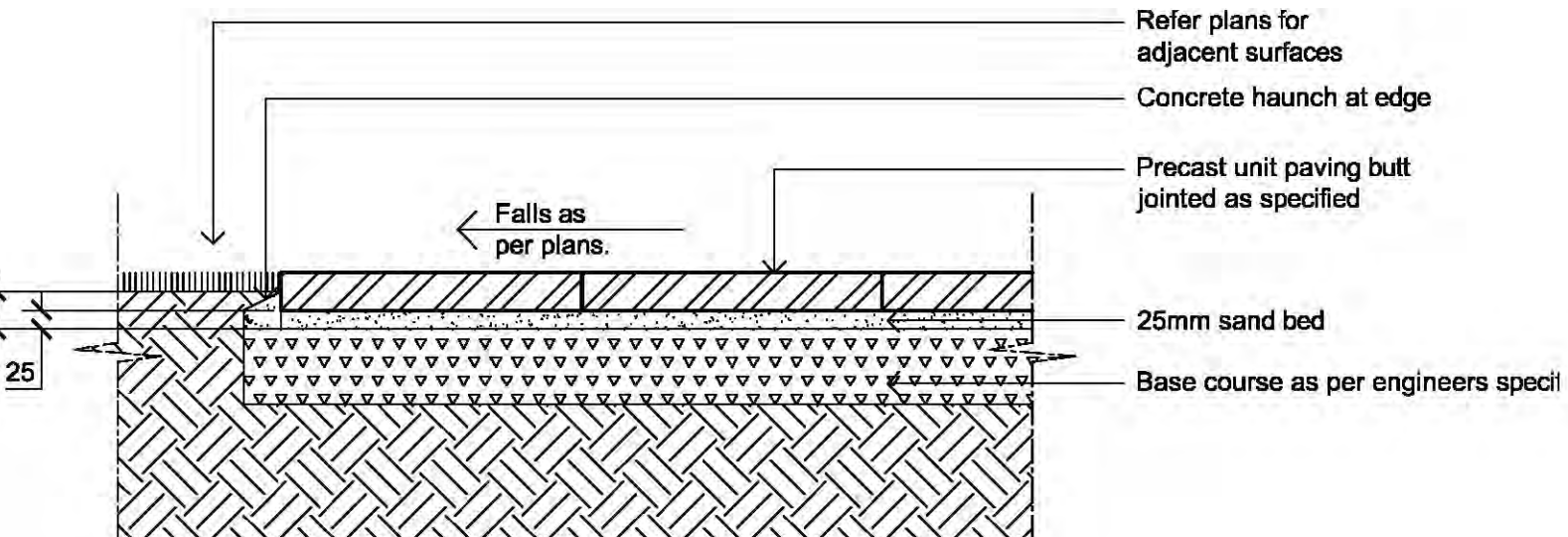
- Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type.
- Insect and pest control** - Avoid spraying:
  - o If ever possible;
  - o In wet weather or if wet weather is imminent;
  - o If target plants are still wet after rain;
  - o In windy weather; and
  - o If non-target species are too close.Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in the logbook all relevant details of spraying activities including:
  - o Product brand / manufacturer's name,
  - o Chemical / product name,
  - o Chemical contents,
  - o Application quantity and rate,
  - o Date of application and location,
  - o Results of application, and
  - o Use approval authority.
- Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:
  - o Product brand / manufacturer's name,
  - o Fertiliser / product name,
  - o Application quantity and rate, and
  - o Date of application and location.
- Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).
- Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstatement the mulch as necessary to ensure correct depth as specified.
- Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface.
- Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required. Provide additional watering, if necessary.
- Erosion control** - Where necessary, maintain the erosion control devices in a tidy and weed free condition and reinstatement as necessary to ensure control measures are effective where deemed necessary.
- Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set.



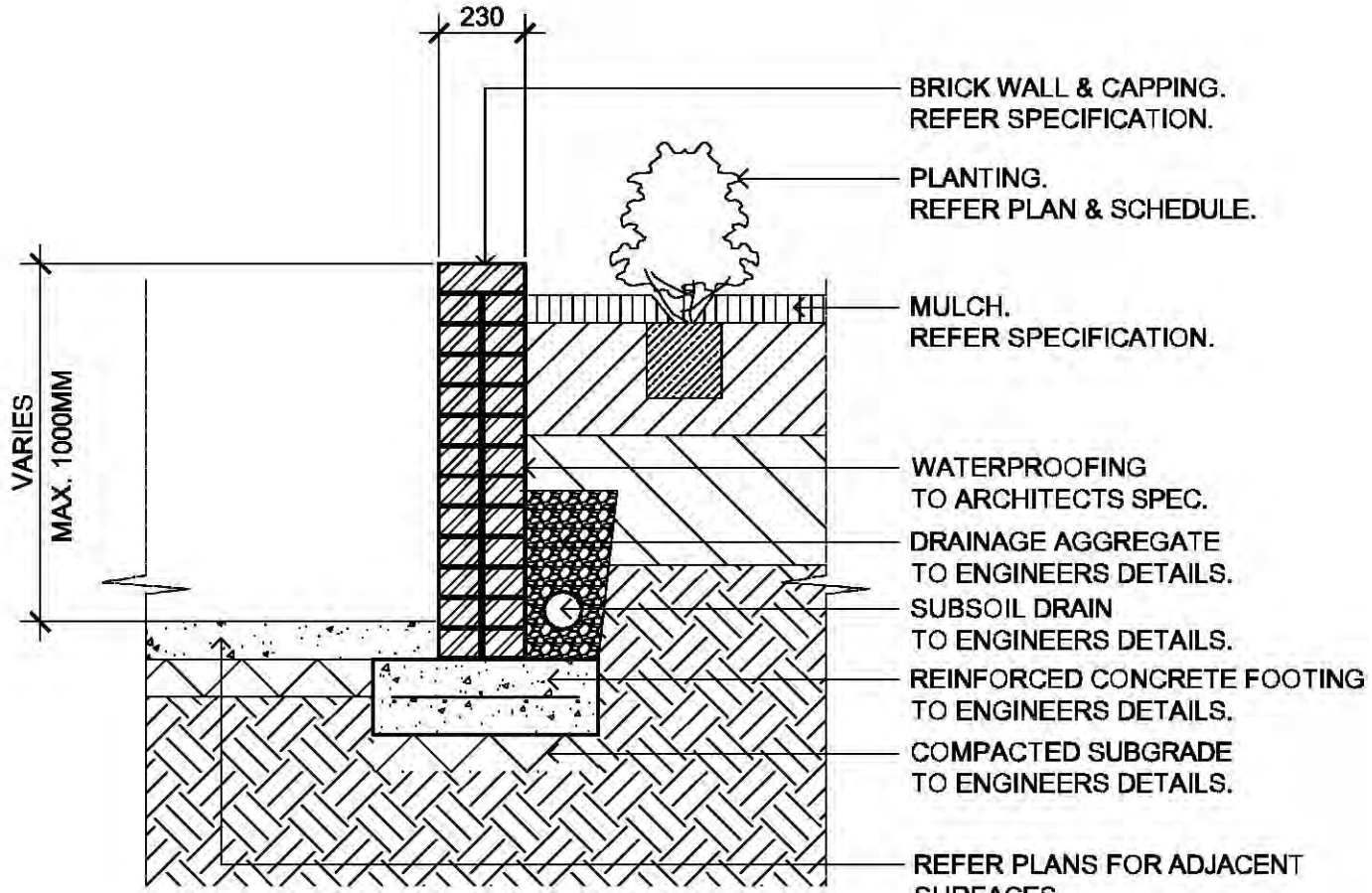
CONCRETE BLOCK RETAINING WALL WITH STONE FACING & CAPPING  
SCALE 1:20



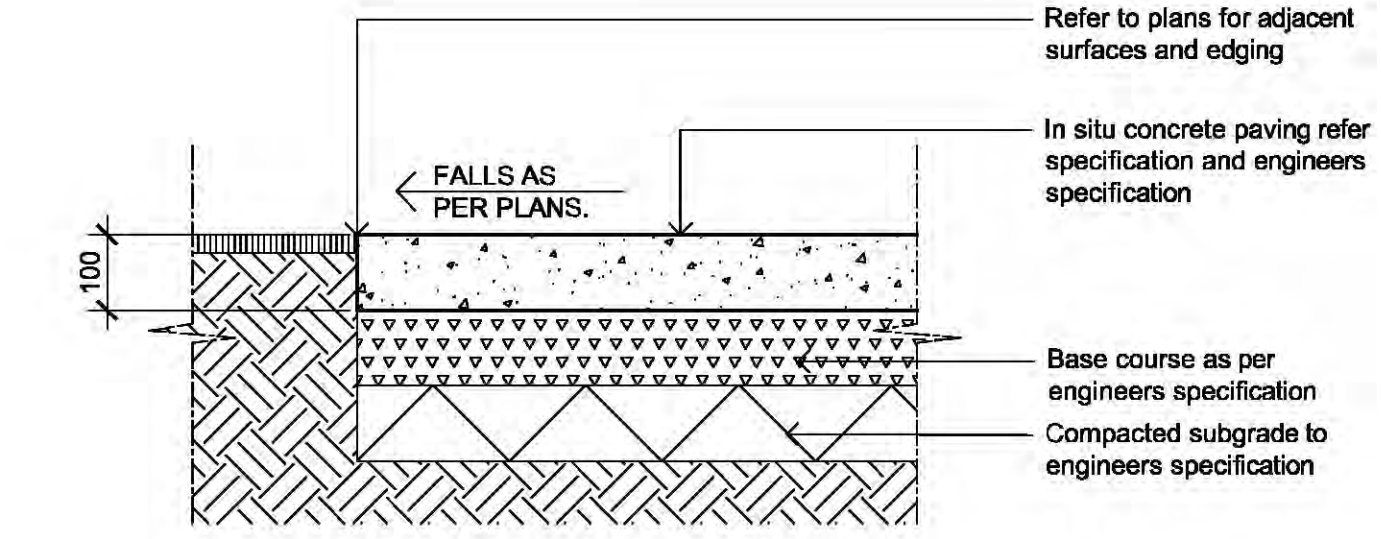
PRECAST UNIT PAVERS ON CONC SLAB  
SCALE 1:10



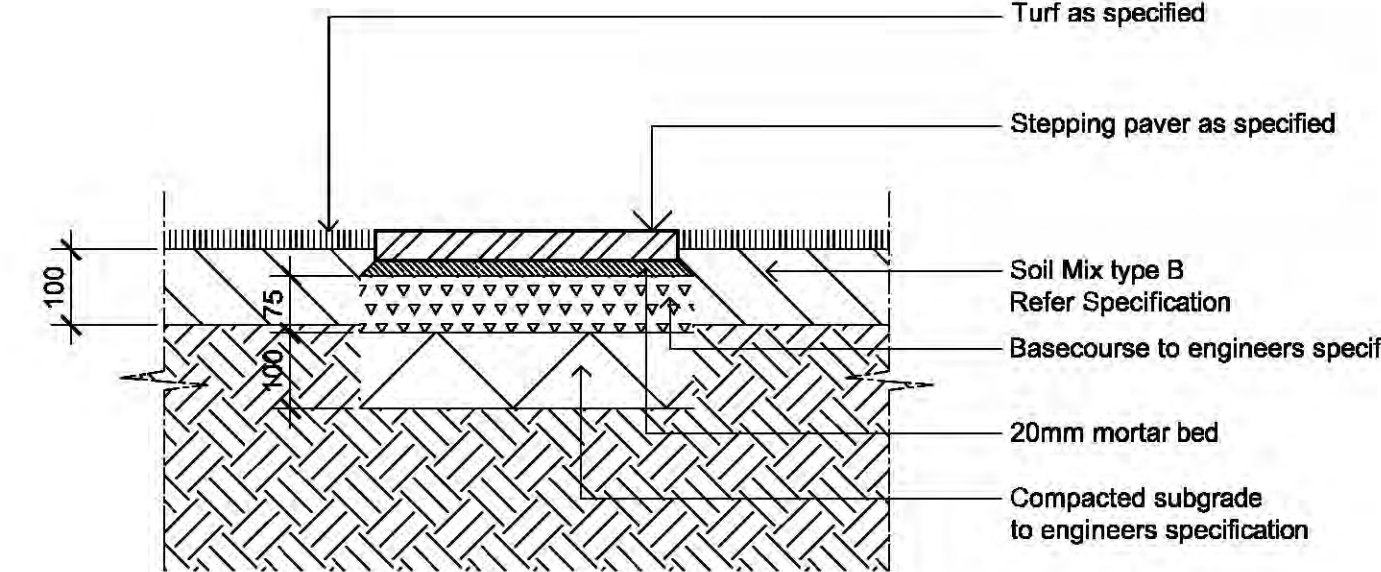
PRECAST UNIT PAVERS ON GRADE  
SCALE 1:10



BRICK RETAINING WALL - TYPICAL SECTION  
SCALE 1:20



INSITU CONCRETE PAVING  
SCALE 1:10



STEPPING PAVER IN TURF ON GRADE  
SCALE 1:10

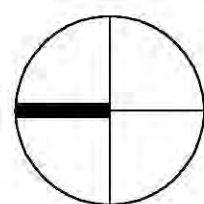
NOT FOR CONSTRUCTION

## LEGEND

|       |                         |       |       |            |
|-------|-------------------------|-------|-------|------------|
| B     | DEVELOPMENT APPLICATION | NP    | RS    | 14.06.2015 |
| A     | DEVELOPMENT APPLICATION | NT    | RS    | 25.02.2015 |
| Issue | Revision Description    | Drawn | Check | Date       |

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.



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Client:  
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Project:  
**McQuoin Park - RACF**  
**28 McCauley Place**  
**Waitara**

Drawing Name:  
**HARDWORKS DETAILS & SPEC. NOTES**  
Scale:  
As shown @ A1  
Job Number:  
SS14-2924  
Drawing Number:  
Issue:  
503 B

**HORNSBY**  
This document is approved subject to the notes, advice and conditions listed in Development Consent No. DA/394/2015  
Dated, 2 Dec 2015  
GENERAL MANAGER  
Per *[Signature]*