CAMPBELLTOWN HOSPITAL CARPARK

CAMPBELLTOWN

REVISED DEVELOPMENT APPLICATION
MARCH 2018

ARCADIA
LANDSCAPE ARCHITECTURE

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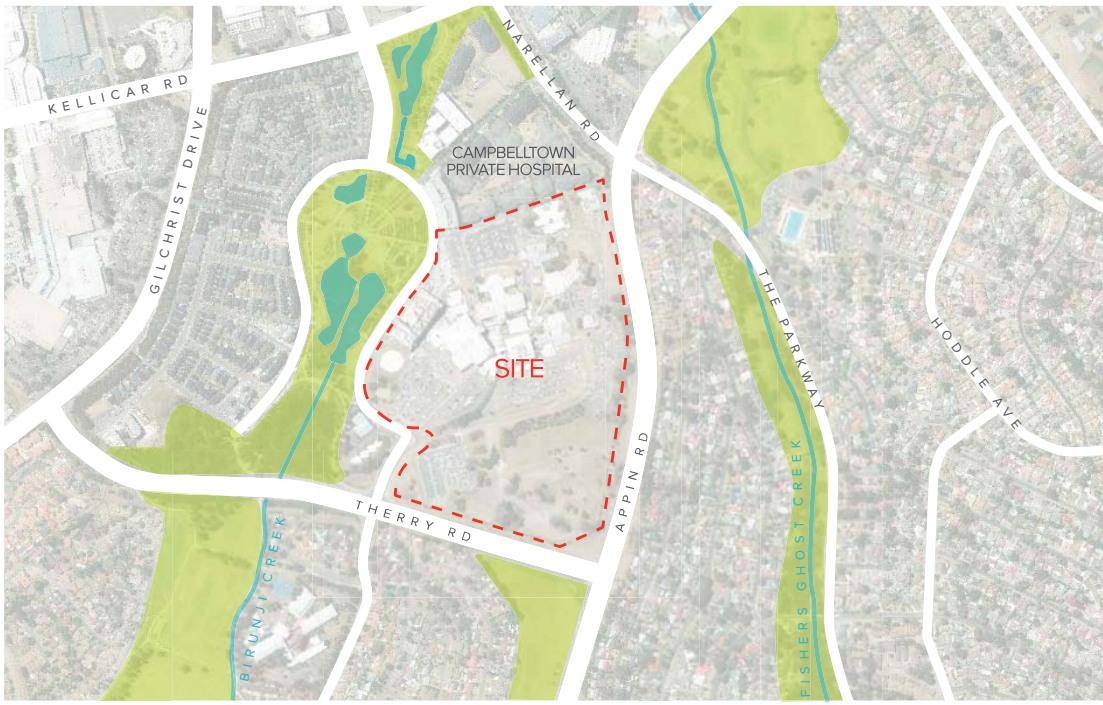
LANDSCAPE ARCHITECTURE

REVISED
DEVELOPMENT APPLICATION

CAMPBELLTOWN HOSPITAL CARPARK
CAMPBELLTOWN

PREPARED BY	Arcadia Landscape Architecture	**DATE**	MAR 2018
CLIENT	Health Infrastructure NSW	**SCALE**	
ARCHITECT	Billard Leece Partnership	**ISSUE**	C

regional context



local context

ARCADIA LANDSCAPE ARCHITECTURE

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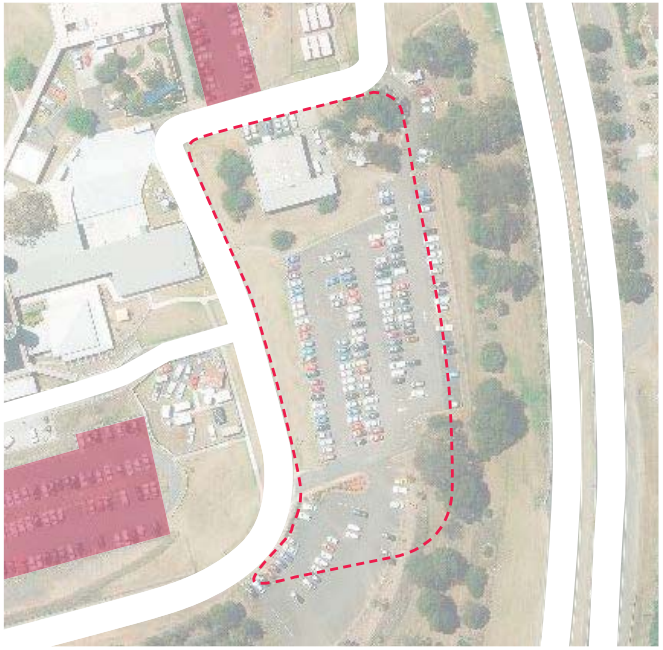
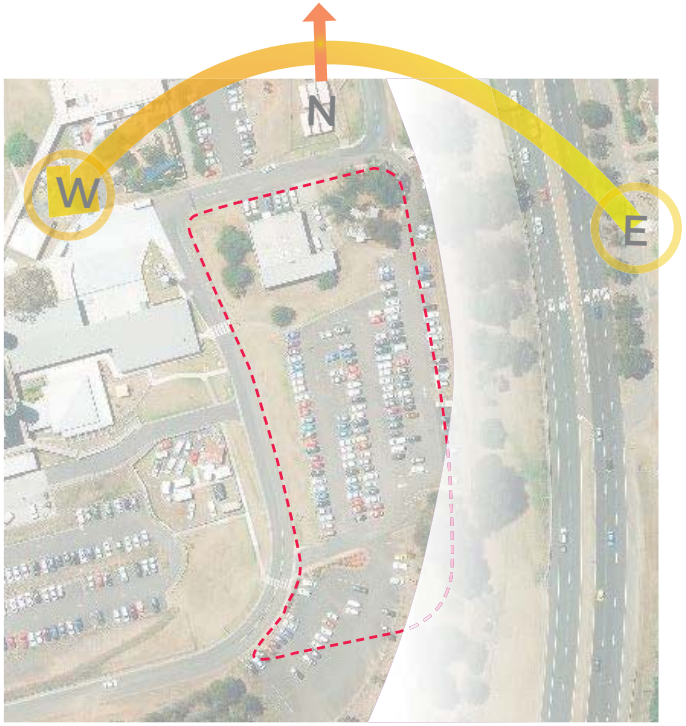
existing vegetation

The site is located on the eastern edge of the hospital site. Existing trees are dotted around the perimeter of the site particularly to the adjacent embankment up to the Appin street.



existing road network

The existing site sits adjacent to a major road connection through the hospital. The proposed multi deck carpark will sit on top of an existing carpark as well as being in close proximity to two smaller carparks.



site conditions

The site slopes down steeply from Appin Rd to the site.

hospital context

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LANDSCAPE MULTI-DECK CARPARK PLAN

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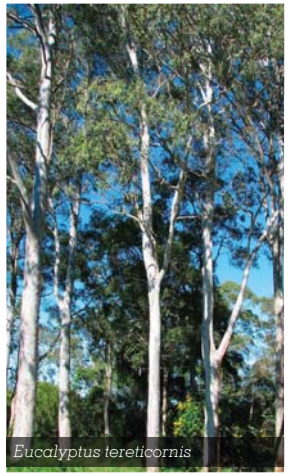
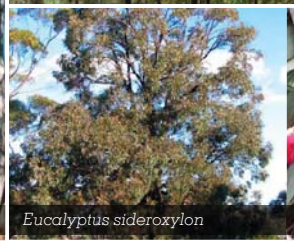
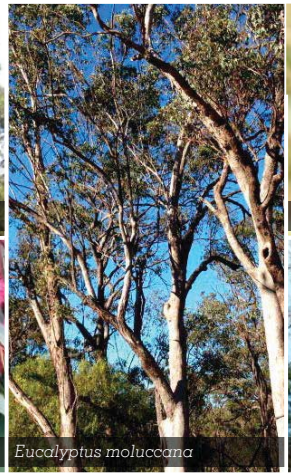
TREES


Eucalyptus tereticornis


Eucalyptus crebra


Eucalyptus sideroxylon


Eucalyptus moluccana


Melaleuca decora


Eucalyptus fibrosa


Acacia parramattensis

SHRUBS | ACCENTS


Daviesia ulicifolia


Dillwynia sieberi


Lissanthe strigosa

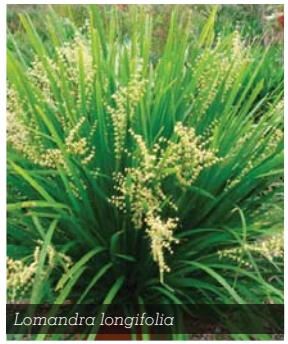

Pimelia spicata


Bursaria spinosa

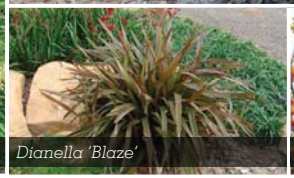

Dodonaea viscosa


Indigotera australis

GROUNDCOVERS


Lomandra longifolia

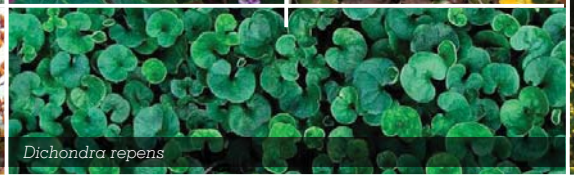

Liriope muscari

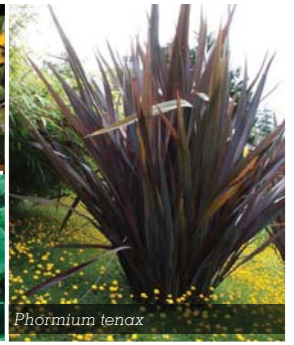

Dianella 'Blaze'


Anigozanthos 'Gold Velvet'


Hardenbergia violacea

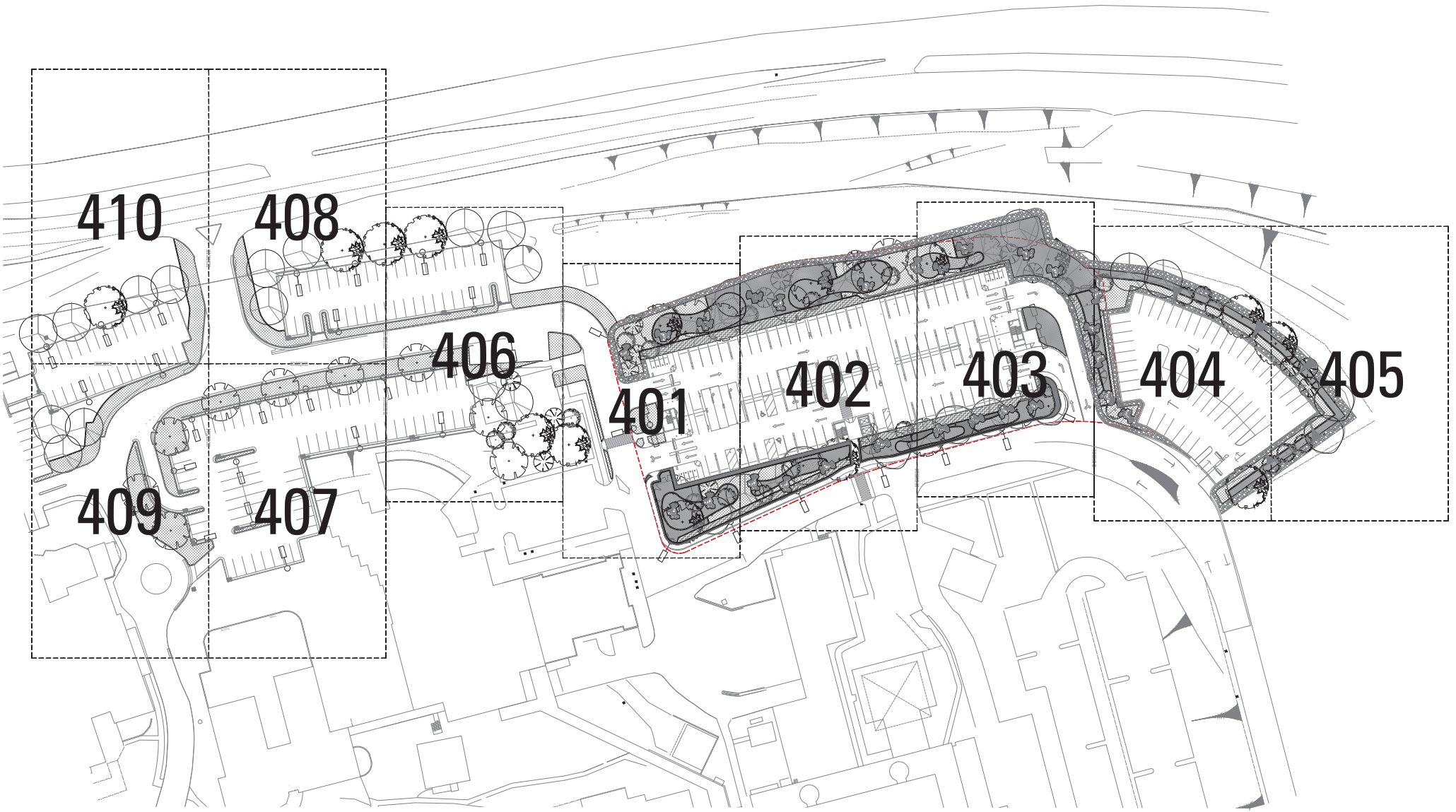

Goodenia hederacea


Dichondra repens


Phormium tenax

CAMPBELLTOWN HOSPITAL CARPARK - PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
	TREES				
Ap	*Acacia parramattensis*	Parramatta Wattle	15 x 7	75L	17
Ecr	*Eucalyptus crebra*	Narrow Leaved Ironbark	25 x 15	75L	15
Efi	*Eucalyptus fibrosa*	Red Ironbark	25 x 15	75L	4
Emo	*Eucalyptus moluccana*	Grey Box	25 x 15	200L	15
Esi	*Eucalyptus sideroxylon*	Mugga Ironbark	25 x 15	100L	10
Ete	*Eucalyptus tereticornis*	Forest Red Gum	25 x 15	100L	24
Md	*Melaleuca decora*	White Feather Honeymyrtle	10 x 5	75L	24
	NATIVE SHRUB MATRIX 01 SCHEDULE				
Bo	*Breynia oblongifolia*	Coffee Bush	2 x 1.5	150mm	75
Ac	*Asperula conferta*	Common Woodruff	0.5 x spreading	tubestock	494
Bs	*Bursaria spinosa*	Blackthorn	3 x 1.5	150mm	148
Af	*Acacia falcata*	Sally Wattle	3 x 1.5	150mm	75
Ds	*Dillwynia sieberi*	Siebers Parrot Pea	1.5 x 1.5	tubestock	494
Ia	*Indigofera australis*	Native Indigo	1.5 x 1.5	tubestock	494
Ls	*Lissanthe strigosa*	Peach Heath	0.75 x 0.75	tubestock	370
Du	*Daviesia ulicifolia*	Gorse Bitter Pea	1 x 1	tubestock	148
Hv	*Hardenbergia violacea*	Native Sarsaparilla	0.5 x spreading	tubestock	494
Dv	*Dodonaea viscosa cuneata*	Wedge Leaf Hop Bush	2 x 1.5	150mm	91
Ps	*Pimelia spicata*	Spiked Rice Flower	0.5 x 0.5	tubestock	370
	NATIVE GRASSES MATRIX 01 SCHEDULE				
AAV	*Anigozanthos 'Amber Velvet'*	'Amber Velvet'	0.5 x 0.4	tubestock	4656
PF	*Phormium 'Flamin''*	'Flamin'' Phormium	0.9 x 0.9	tubestock	2801
LKD	*Lomandra 'Katrinus Deluxe'*	'Katrinus Deluxe'	0.7 x 0.7	tubestock	4656
LT	*Lomandra 'Tanika'*	'Tanika'	0.6 x 0.65	tubestock	3723
Dl	*Dianella longifolia*	Blue Flax Lily	0.75 x 0.75	tubestock	2801
	NATIVE GRASSES MATRIX 02 SCHEDULE				
DA	*Dianella 'Aranda'*	'Aranda'	0.3 x 0.35	tubestock	2871
LJR	*Liriope 'Just Right'*	'Just Right'	0.5 x 0.5	tubestock	1235
AGV	*Anigozanthos 'Gold Velvet'*	'Gold Velvet'	0.6 x 0.5	tubestock	2871
DB	*Dianella 'Blaze'*	'Blaze'	0.45 x 0.5	tubestock	2463
Dl	*Dianella longifolia*	Blue Flax Lily	0.75 x 0.75	tubestock	1235
	BERM GRASSES MATRIX 01 SCHEDULE				
LT	*Lomandra 'Tanika'*	'Tanika'	0.6 x 0.65	tubestock	156
LN	*Lomandra 'Nyalla'*	'Nyalla'	0.9 x 0.9	tubestock	156
AGV	*Anigozanthos 'Gold Velvet'*	'Gold Velvet'	0.6 x 0.5	tubestock	156
LKD	*Lomandra 'Katrinus Deluxe'*	'Katrinus Deluxe'	0.7 x 0.7	tubestock	156
Dl	*Dianella longifolia*	Blue Flax Lily	0.75 x 0.75	tubestock	156
	BIORETENTION MATRIX SCHEDULE				
Ba	*Baumea articulata*	Jointed Twig Rush	1 x 1	tubestock	511
Ca	*Carex appressa*	Swamp Sedge	1 x 1	tubestock	511
In	*Isolepis nodosa*	Knobby Club Rush	1 x 1	tubestock	511
Ju	*Juncus usitatus*	Common Rush	1 x 1	tubestock	511
Lt	*Lomandra 'Tanika'*	Tanika Mat Rush	1 x 1	tubestock	511



ARCADIA
LANDSCAPE ARCHITECTURE

CAMPBELLTOWN HOSPITAL CARPARK

REVISED DEVELOPMENT APPLICATION

1:500 @ A1

0 2 5 10 15 20m

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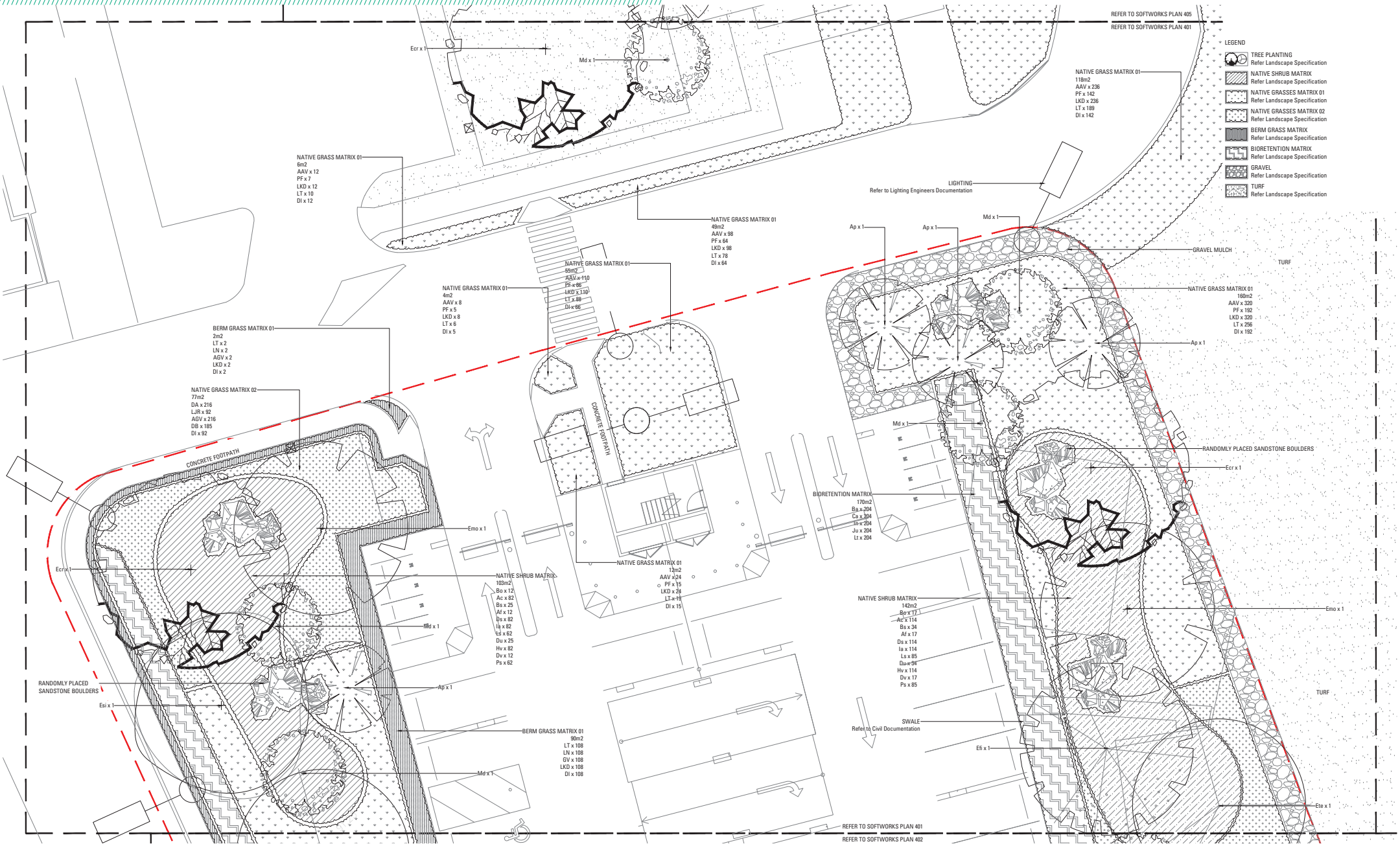
ARCHITECT	Billard Leece Partnership	ISSUE	C

SOFTWORKS PLAN 01



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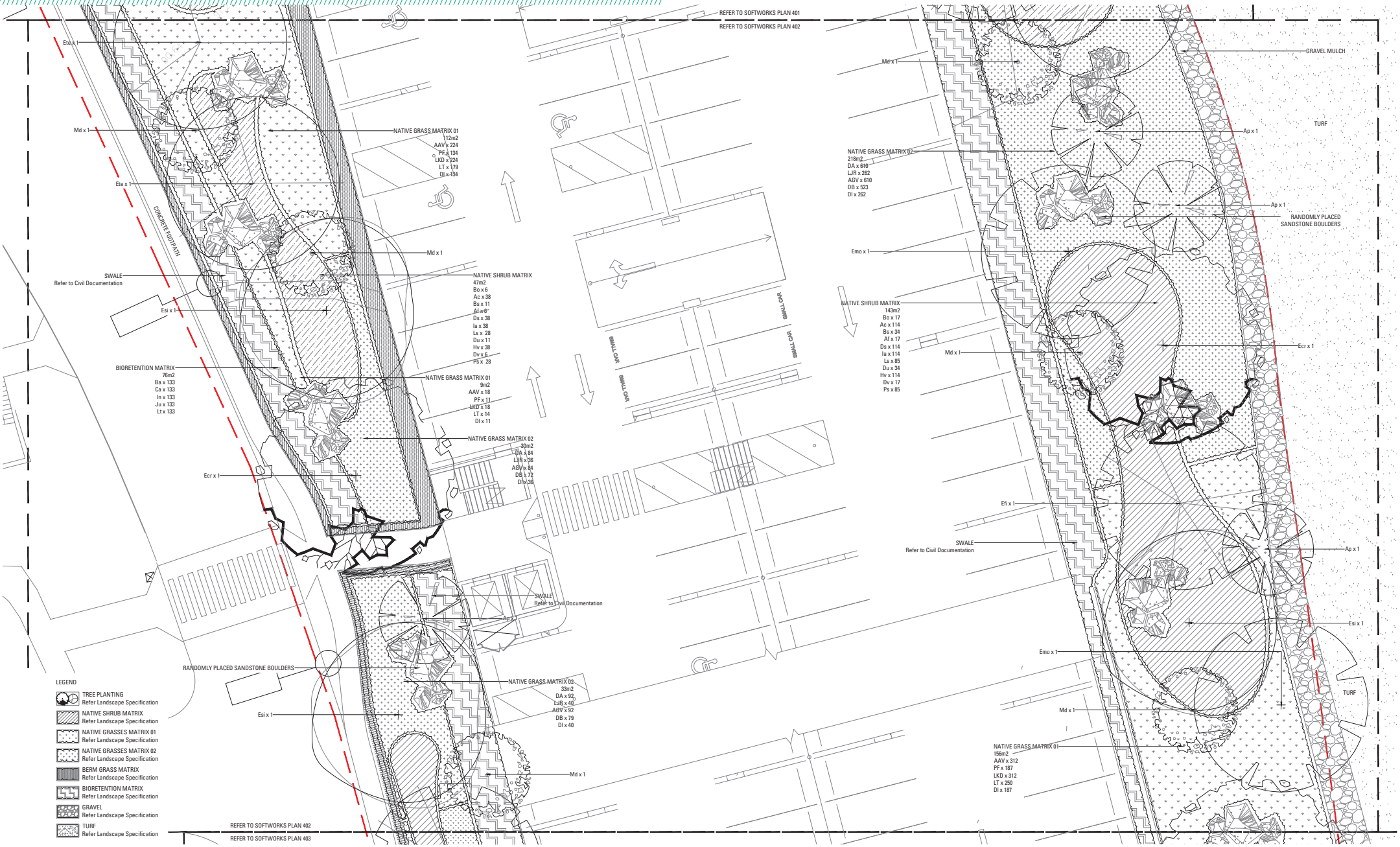
SOFTWORKS PLAN 02



ARCADIA
LANDSCAPE ARCHITECTURE

CAMPBELLTOWN HOSPITAL CARPARK

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1:100 @ A1

0 1 2 3 4 5m

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CLIENT Health Infrastructure NSW
ARCHITECT Billard Leece Partnership

DATE Mar 2018
SCALE 1:100 @ A1
ISSUE C

SOFTWORKS PLAN 03

LEGEND

- TREE PLANTING — Refer Landscape Specification
- NATIVE SHRUB MATRIX — Refer Landscape Specification
- NATIVE GRASSES MATRIX 01 — Refer Landscape Specification
- NATIVE GRASSES MATRIX 02 — Refer Landscape Specification
- BERM GRASS MATRIX — Refer Landscape Specification
- BIORETENTION MATRIX — Refer Landscape Specification
- GRAVEL — Refer Landscape Specification
- TURF — Refer Landscape Specification

ARCADIA LANDSCAPE ARCHITECTURE

CAMPBELLTOWN HOSPITAL CARPARK

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1:100 @ A1

0 1 2 3 4 5m

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SOFTWORKS PLAN 04

ARCADIA
LANDSCAPE ARCHITECTURE

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1:100 @ A1

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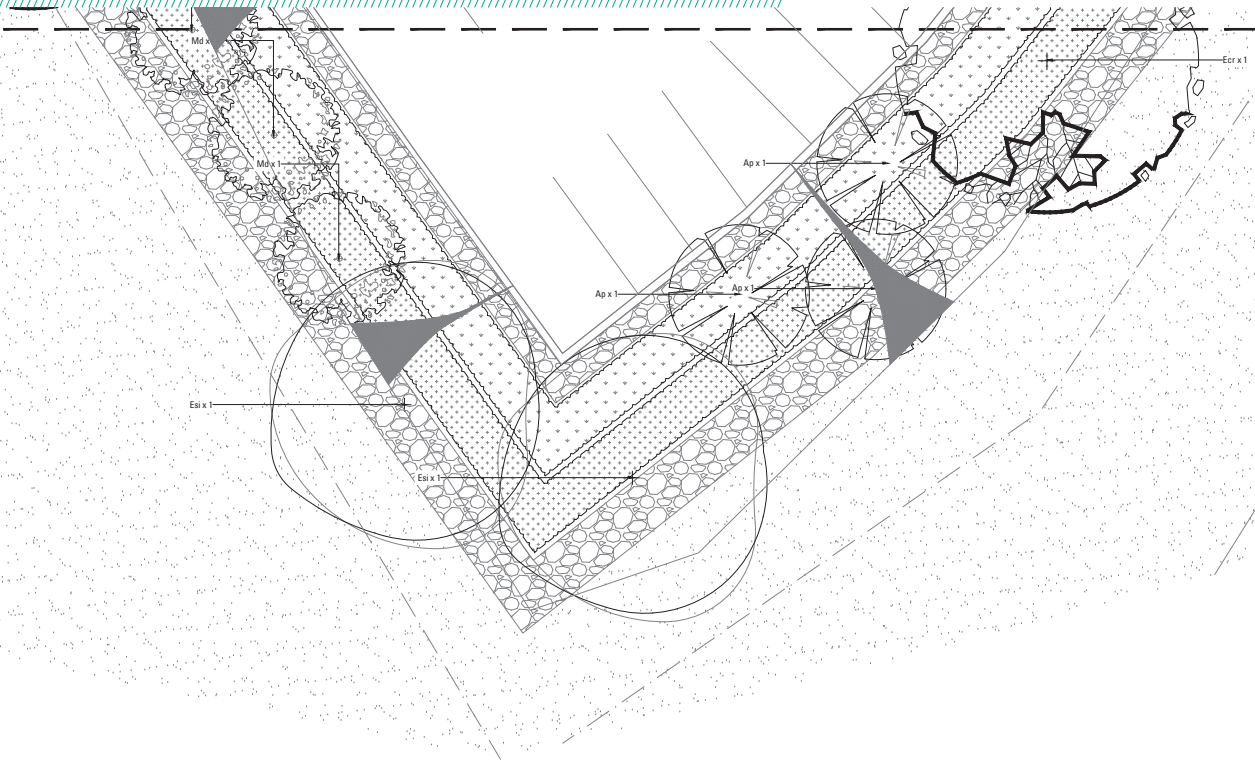
SOFTWORKS PLAN 05



LEGEND

- TREE PLANTING — Refer Landscape Specification
- NATIVE SHRUB MATRIX — Refer Landscape Specification
- NATIVE GRASSES MATRIX 01 — Refer Landscape Specification
- NATIVE GRASSES MATRIX 02 — Refer Landscape Specification
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- TURF — Refer Landscape Specification

ARCADIA LANDSCAPE ARCHITECTURE

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1:100 @ A1

0 1 2 3 4 5m

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SOFTWORKS PLAN 06

406

ARCADIA
LANDSCAPE ARCHITECTURE

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1:100 @ A1

0 1 2 3 4 5m

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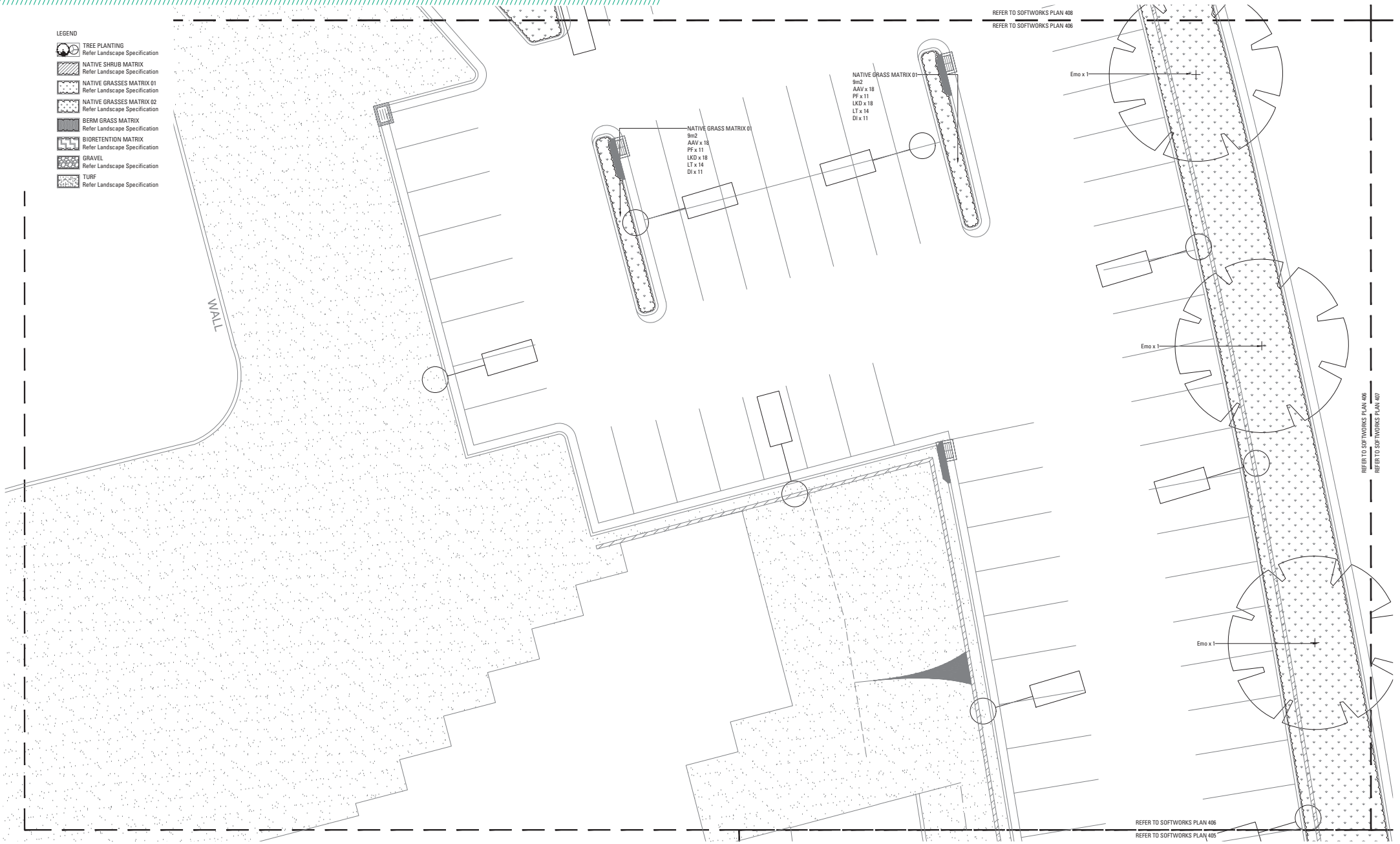
SOFTWORKS PLAN 07



ARCADIA
LANDSCAPE ARCHITECTURE

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1:100 @ A1

0 1 2 3 4 5m

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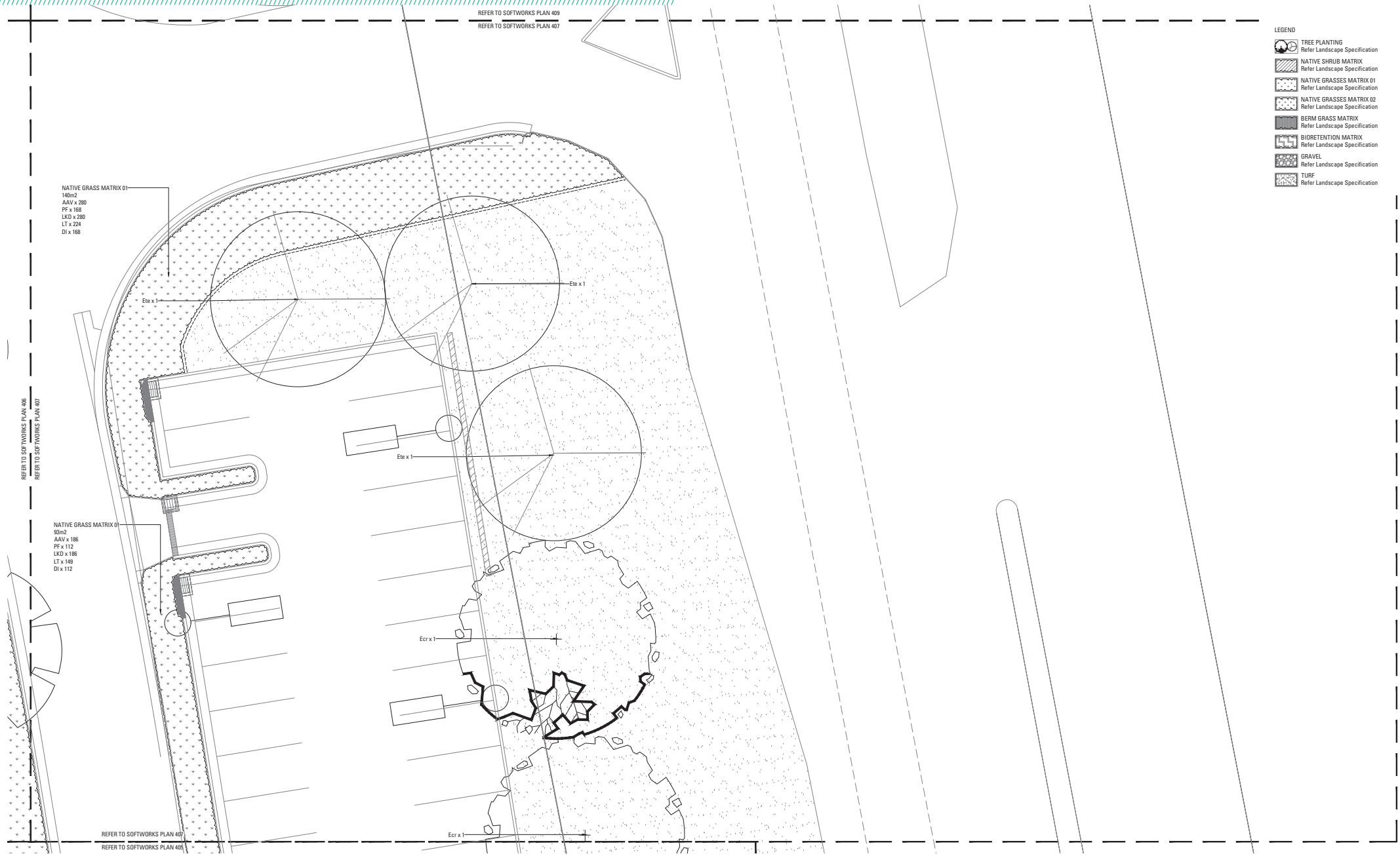
SOFTWORKS PLAN 08



ARCADIA
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CAMPBELLTOWN HOSPITAL CARPARK
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1:100 @ A1

0 1 2 3 4 5m

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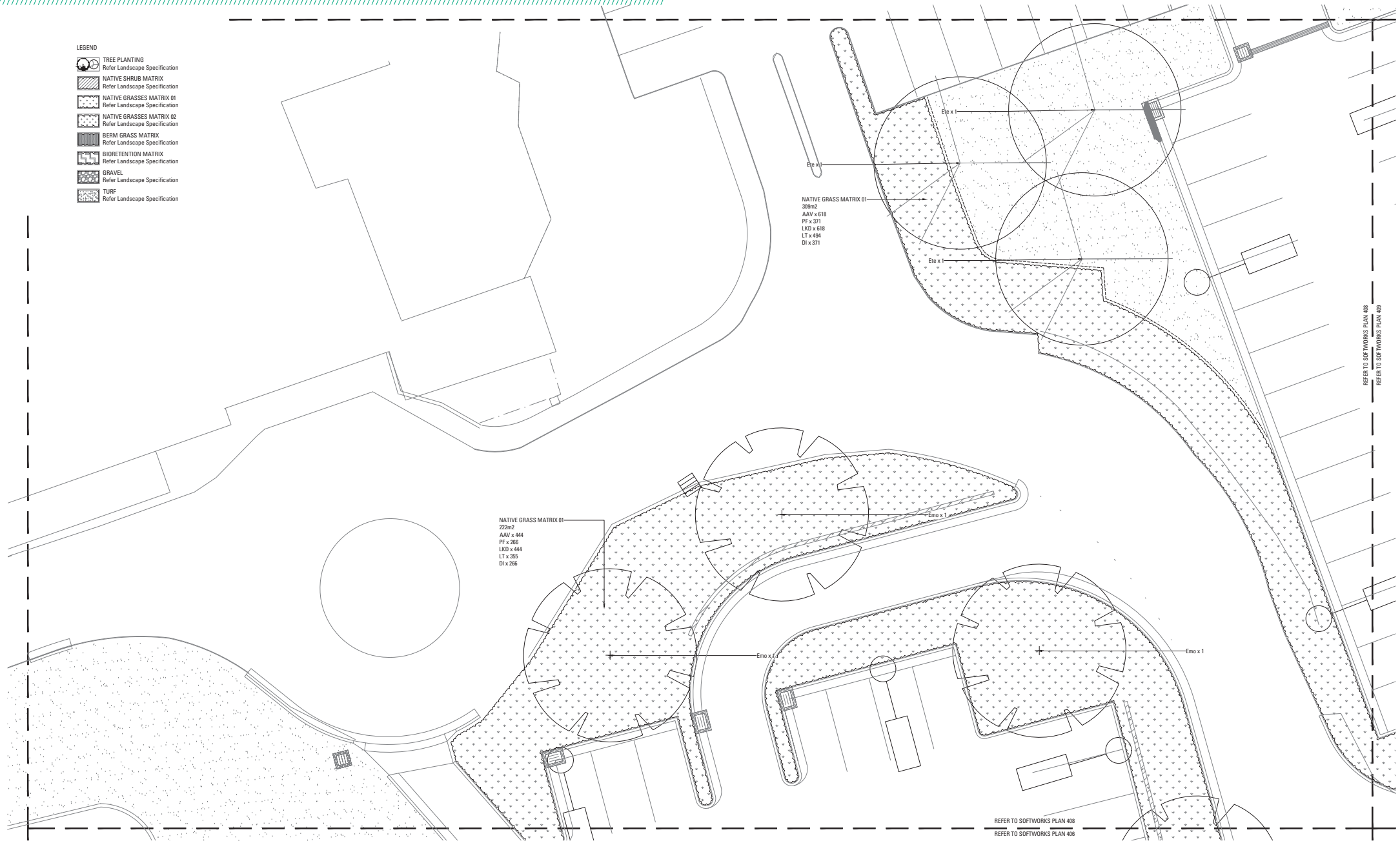
SOFTWORKS PLAN 09



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1:100 @ A1

0 1 2 3 4 5m

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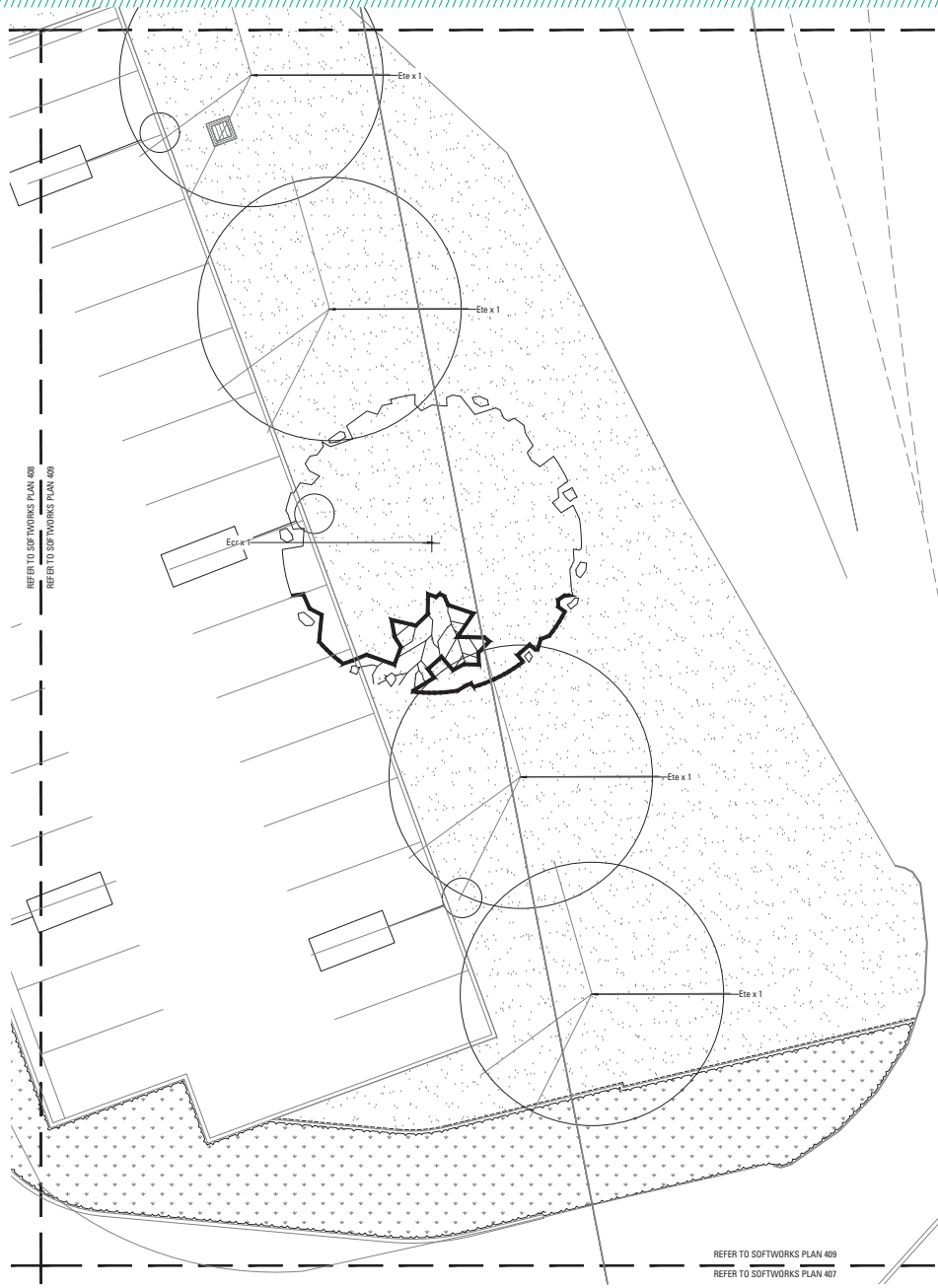
SOFTWORKS PLAN 10

410



LEGEND

- TREE PLANTING — Refer Landscape Specification
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ARCADIA
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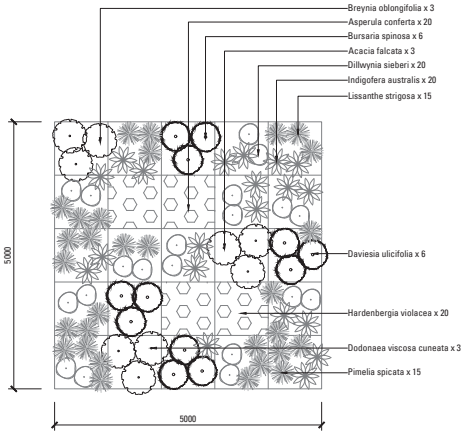
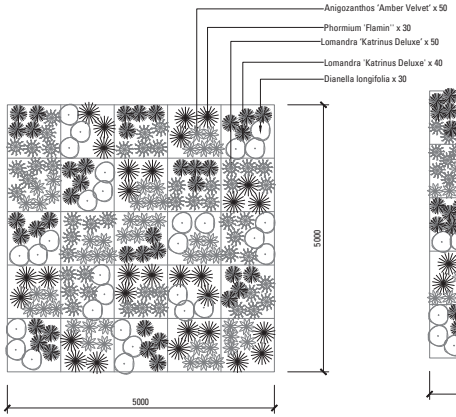


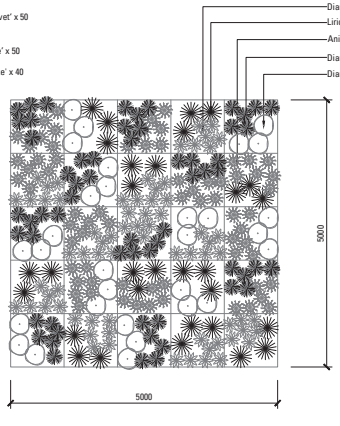
01 1:12 NATIVE SHRUB MATRIX 01 - 5m x 5m
SCALE 1:50

NOTE: DETAIL IS INDICATIVE ONLY, PLANT ALL SPECIES RANDOMLY



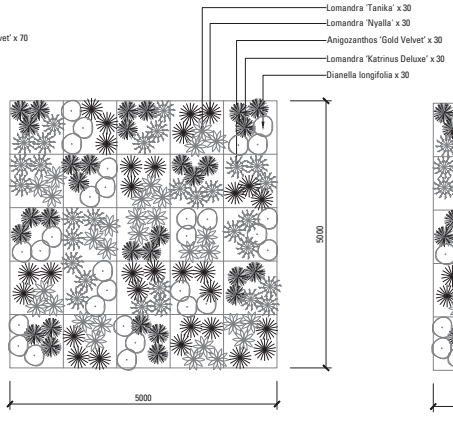
02 1:12 NATIVE GRASSES MATRIX 01 - 5m x 5m
SCALE 1:50

NOTE: DETAIL IS INDICATIVE ONLY, PLANT ALL SPECIES RANDOMLY AT AM OVERALL RATE OF 6/m2



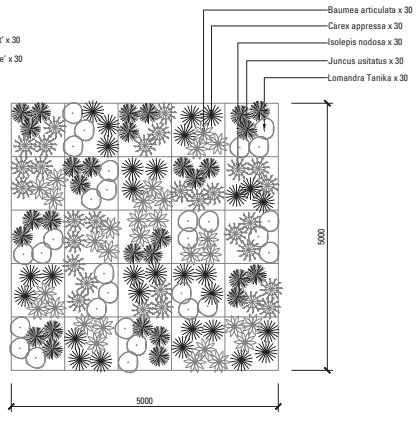
03 1:12 NATIVE GRASSES MATRIX 02 - 5m x 5m
SCALE 1:50

NOTE: DETAIL IS INDICATIVE ONLY, PLANT ALL SPECIES RANDOMLY AT AM OVERALL RATE OF 6/m2



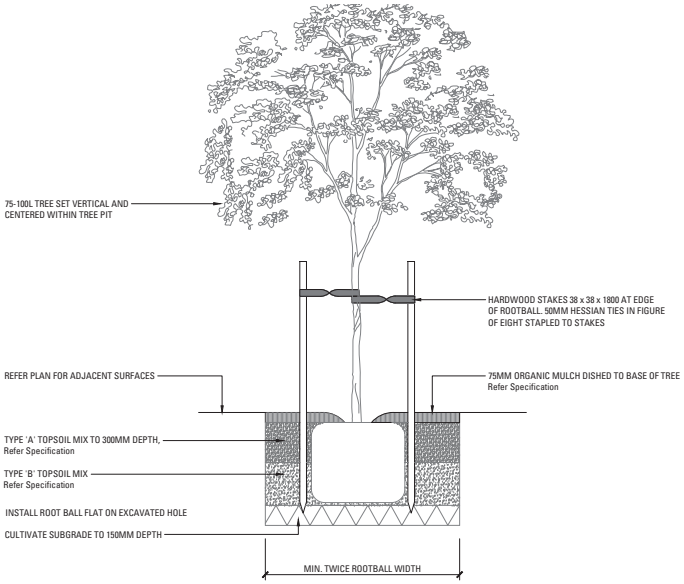
04 1:12 BERM GRASSES MATRIX 01 - 5m x 5m
SCALE 1:50

NOTE: DETAIL IS INDICATIVE ONLY, PLANT ALL SPECIES RANDOMLY AT AM OVERALL RATE OF 6/m2

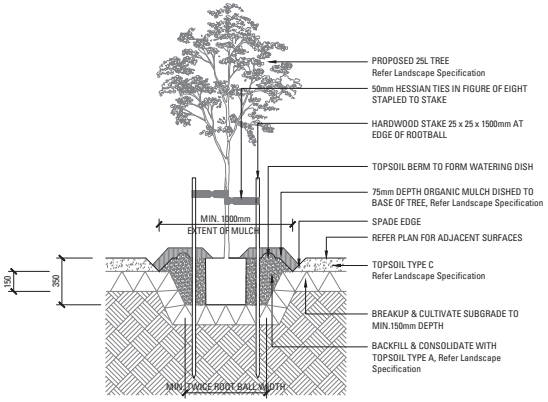


05 1:12 BIORETENTION BASIN MATRIX - 5m x 5m
SCALE 1:50

NOTE: DETAIL IS INDICATIVE ONLY, PLANT ALL SPECIES RANDOMLY AT AM OVERALL RATE OF 6/m2

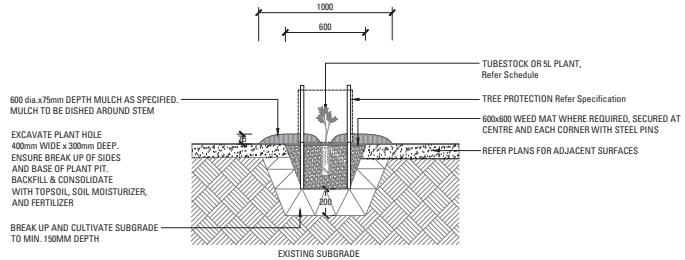


06 1:12 TREE PLANTING 75-100L
SCALE 1:20

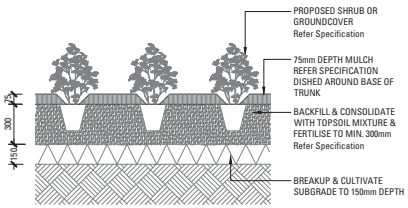


NOTE:
TREE PIT TO BE EXCAVATED TO FORM A BROAD SHALLOW BASIN.

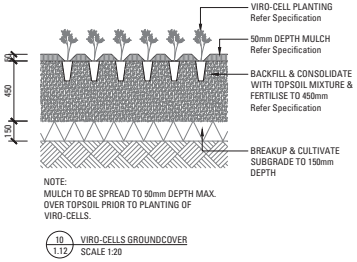
07 1:12 25L TREE IN TURF WITH SPADE EDGE
SCALE 1:20



09 1:12 TREE - TUBESTOCK
SCALE 1:20



08 1:12 SHRUB OR GROUNDCOVER IN PLANTING BED
SCALE 1:20



NOTE:
MULCH TO BE SPREAD TO 50mm DEPTH MAX. OVER TOPSOIL PRIOR TO PLANTING OF VIRO-CELLS.

10 1:12 VIRO-CELLS GROUNDCOVER
SCALE 1:20

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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.

ABORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ABORIST 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.

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.

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 A 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 RECCCUR 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.

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.

LANDSCAPE CPTED STATEMENT

This design commentary relates to the design of the landscape and public domain, particularly in regard to safety and Design Amenity & Sustainability for Environmental Assessment.

The project is to principally be a multi-deck carpark project that expands on the parking amenity at Campbelltown Hospital. The existing nature of the site means battered planting will be proposed to the surrounds of the carpark. This softens the built form but also compliments the façade of the structure.

Design principles relating to achieving actual as well as perceived safety have been observed, with adherence to the principles of Crime Prevention Through Environmental Design. Crime Prevention Through Environmental Design (CPTED) is based on the premise that proper design and effective use of the physical environment can produce behavioural effects that will reduce the incidence and fear of crime, thereby improving the quality of life and general operational safety of buildings and the adjoining spaces. These behavioural effects can be accomplished by reducing the propensity of the physical environment to support criminal behaviour"

Put simply, CPTED is based on the idea that people's behaviour within the urban environment, particularly in terms of the possibility of offending, as well as an individual's perceptions about their safety is influenced by the design of that environment. CPTED, therefore, involves the application of a range of design initiatives and principles to an area or site to minimise the potential for that site to facilitate and support criminal behaviour.

So, CPTED recognises that there is a relationship between the design and management of the physical environment, and human behaviour aims to improve safety and prevent crime by designing a physical environment that positively influences human behaviour is one tool in crime prevention and community safety can be considered when designing a site or structure, when redeveloping a site, or when responding to actual crime incidents is best incorporated at the planning and design stage of a site development.

With specific regard to Campbelltown Hospital carpark project, the site as a whole was designed to take into account the principles of CPTED in both the planning of outdoor spaces and their relationship with the building, as well as the detail design of the outdoor areas.

Based on the above, it is concluded that the project design provides a safe and secure environment for living that is safe for residents and visitors alike. It is understood the project will satisfy all the CPTED requirements, and the design for the overall project and each precinct in this regard is suitable for approval.