

CATHOLIC HEALTHCARE LEWISHAM

DEVELOPMENT APPLICATION
JULY 2020





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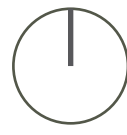
LANDSCAPE ANALYSIS CONTEXT



regional context



local context



LANDSCAPE ANALYSIS SITE BACKGROUND

The CHL site located at Lewisham originally was integrated as a as a larger complex with a surrounding Church precinct, presbytery and school buildings. The site was then converted to a Hospital. The existing Ann Walsh building on site was used as the outpatient building, the remaining existing buildings are located on the adjacent St Vincent de Paul site.

By 1980 the former Novitiate Building was adopted for use as the Lewisham Nursing Home. In 1992 the Lewisham Hostel was constructed at the southern end of the site, further expanding facilities and accommodation.

Catholic Healthcare Lewisham



Petersham Park



aerial photographs
2009



2014



2018



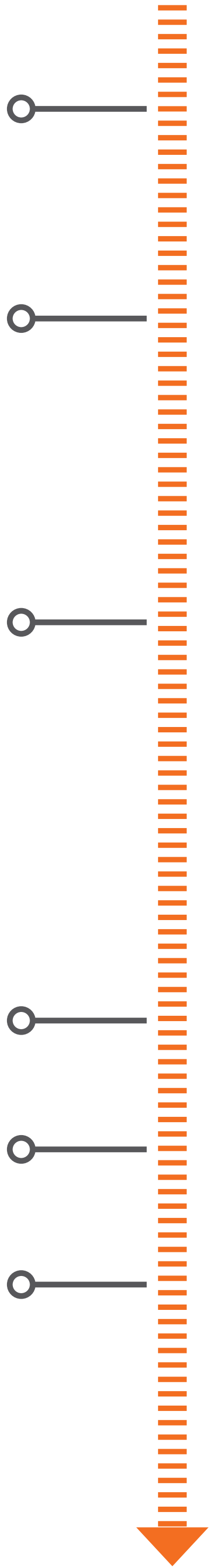
- 1994 established by the Bishops of NSW and the ACT.
- started through the initiative of six religious groups
- 1998 acquired Bodington, a residential aged care service from the Red Cross

- 2007 took its first steps outside NSW, working with the Sisters of Perpetual Adoration and the Archdiocese of Brisbane at residential aged care services in Brisbane and Ipswich

- 2012 a new service opened in Northbridge, Sydney

- 2014 a new retirement community was opened at Croydon

- 2017 opened a brand new aged care service in Bathurst and are soon to open a new service on the existing McQuoin Park site in Wahroonga



LANDSCAPE ANALYSIS SITE CONTEXT ANALYSIS



LANDSCAPE ANALYSIS SITE ANALYSIS



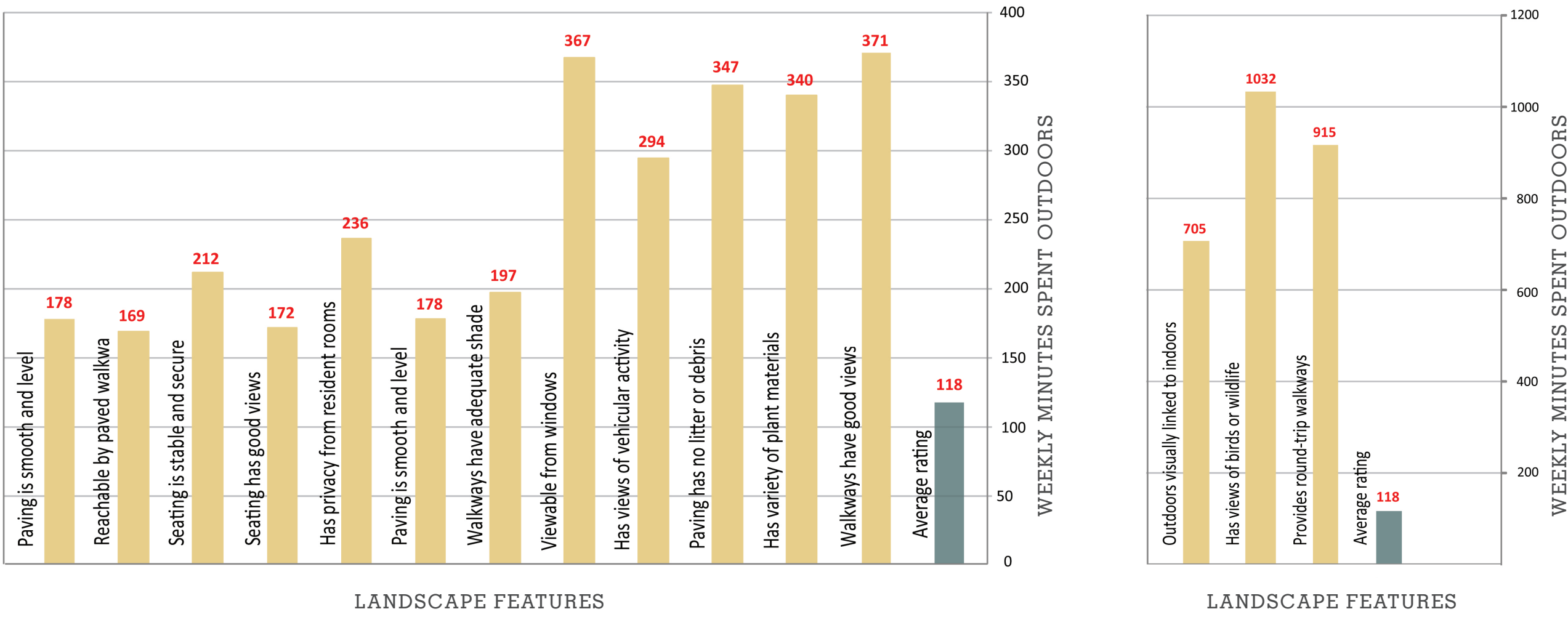
LANDSCAPE VISION ACCESS TO LANDSCAPE

Access to nature and the outdoors has long been considered both therapeutic and is known to have significant health benefits. Time outdoors can improve sleeping patterns, reduce soreness, improve mental health and even increase longevity.

LANDSCAPE DESIGN VS UTILISATION

The physical environment plays a role in promoting physical activity. However in spite of the aforementioned health benefits, outdoor spaces in retirement / care facilities are often reported as underutilised by residents - according to a study undertaken by Texas A&M University which assessed how landscape design influenced outdoor usage at assisted living facilities.*

The findings suggest that the following landscape features had a strong correlation with behavior, in turn increasing outdoor usage:



The features on the right were found to increase outdoor usage by up to 3.5 times while the features on the left had an even stronger impact on outdoor usage.

It is becoming increasingly important to try and find cost-effective ways to promote healthy lifestyles and maintain health among an aging populations. These findings reinforce the fact that landscapes which promote and encourage healthy behaviour are a relatively permanent and long term cost-efficient investment, in comparison to the likes of programmed activities that require ongoing costs and staff support as a continued service.

* Texas A&M University (2010). Access to Nature for Older Adults: Promoting Health Through Landscape Design. ASLA Professional Awards

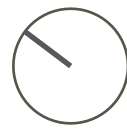
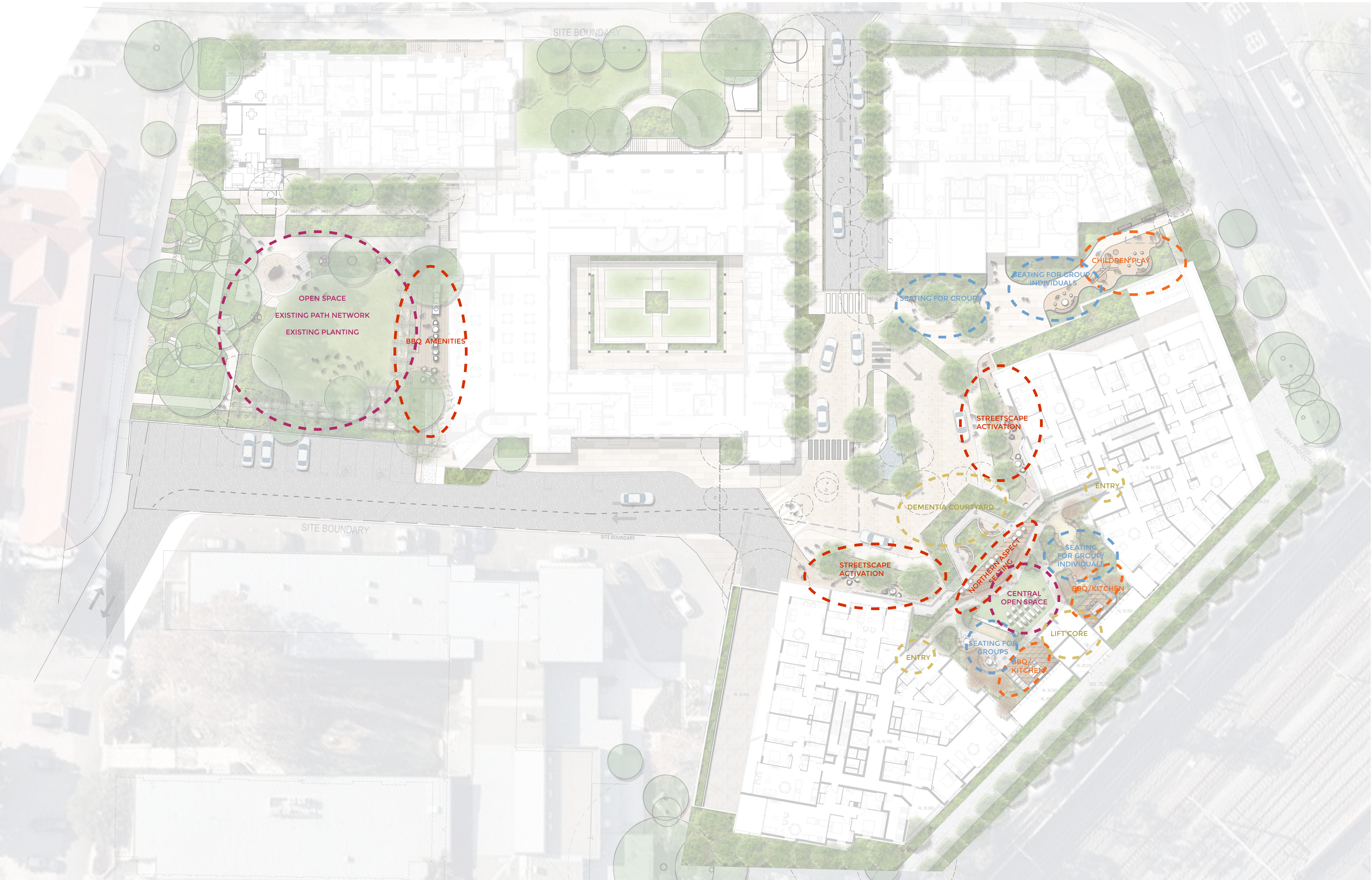


LANDSCAPE VISION PRINCIPLES

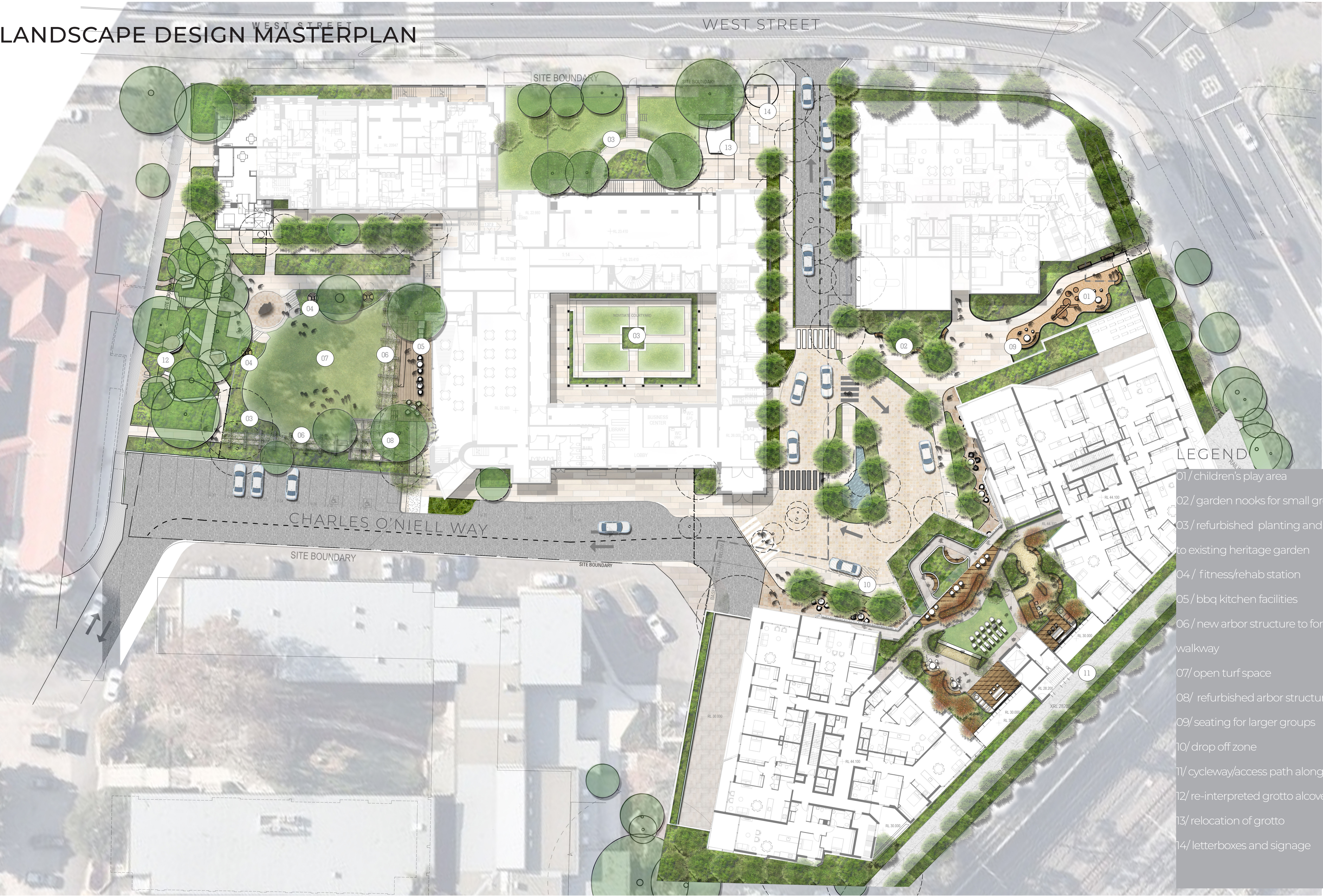
- FACILITATE A HEALTHY LIFESTYLE
- PROVIDE UNIQUE / DISTINCTIVE AMENITIES
- CREATE A UNIQUE CHARACTER
- DESIGN FOR SOCIAL INTERACTIONS
- PROMOTE WALKING THROUGH MULTIPLE WALKWAY SYSTEMS
- DEVELOP A STRONG SENSE OF PLACE
- IMPLEMENT ENVIRONMENTAL INITIATIVES
- ENSURE ACCESS + SAFETY
- ENGAGE EXPERIENCE + MEMORY



LANDSCAPE DESIGN ANALYSIS DIAGRAM

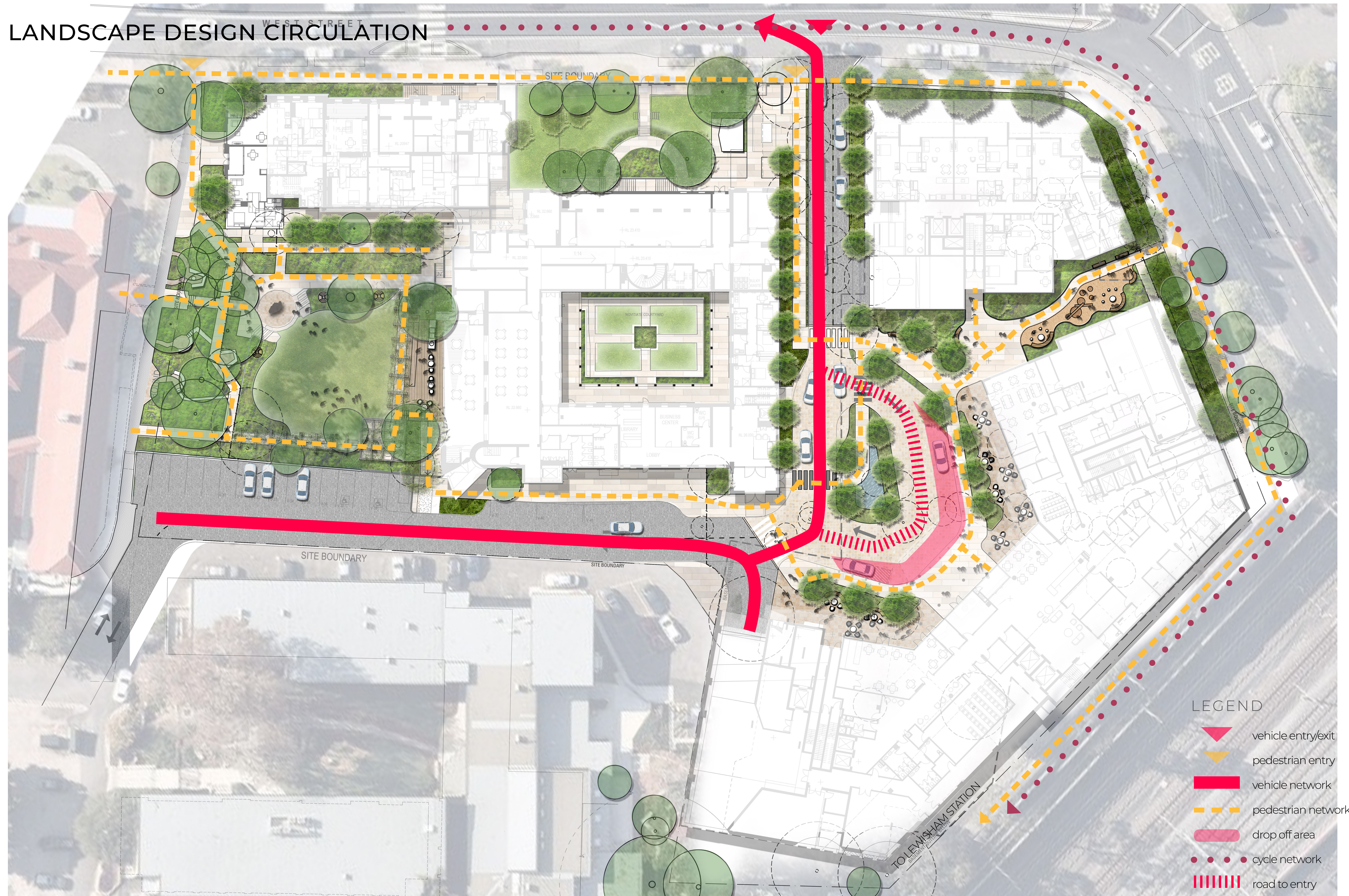


LANDSCAPE DESIGN MASTERPLAN



- LEGEND
- 01/ children's play area
 - 02/ garden nooks for small groups
 - 03/ refurbished planting and hardworks to existing heritage garden
 - 04/ fitness/rehab station
 - 05/ bbq kitchen facilities
 - 06/ new arbor structure to formalise walkway
 - 07/ open turf space
 - 08/ refurbished arbor structure
 - 09/ seating for larger groups
 - 10/ drop off zone
 - 11/ cycleway/access path along rail corridor
 - 12/ re-interpreted grotto alcoves
 - 13/ relocation of grotto
 - 14/ letterboxes and signage

LANDSCAPE DESIGN CIRCULATION

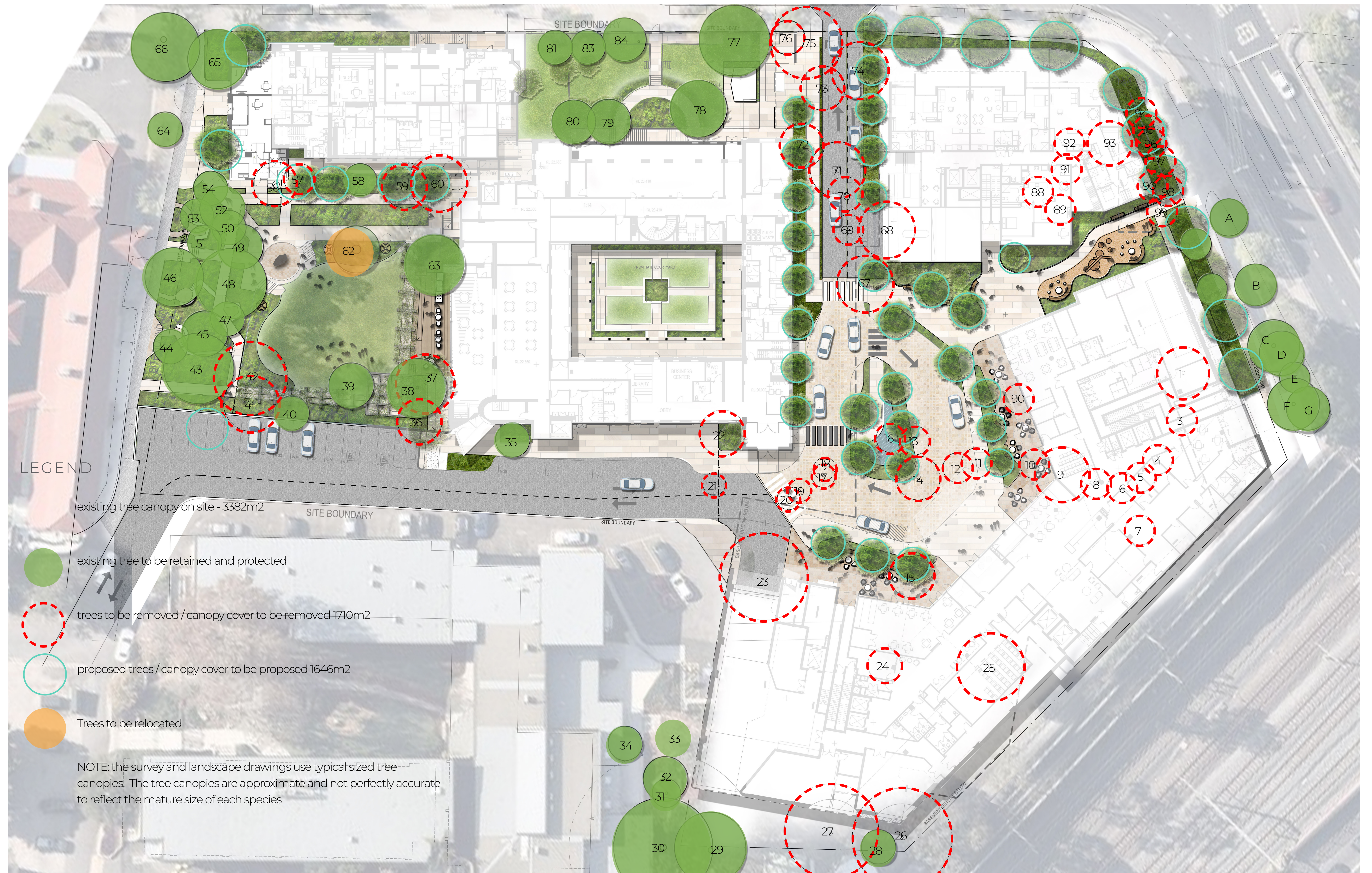


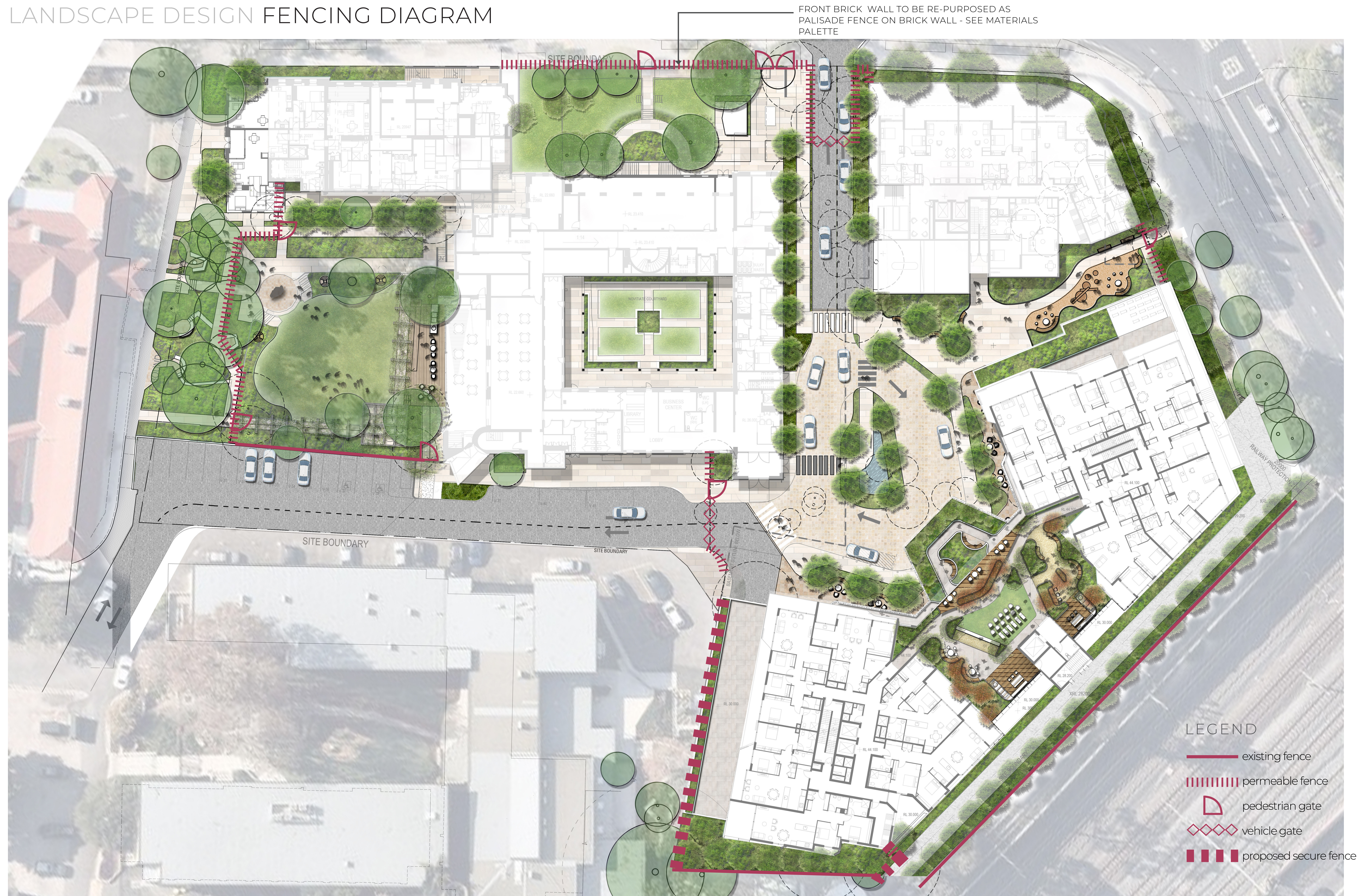
LANDSCAPE DESIGN SOIL DEPTHS



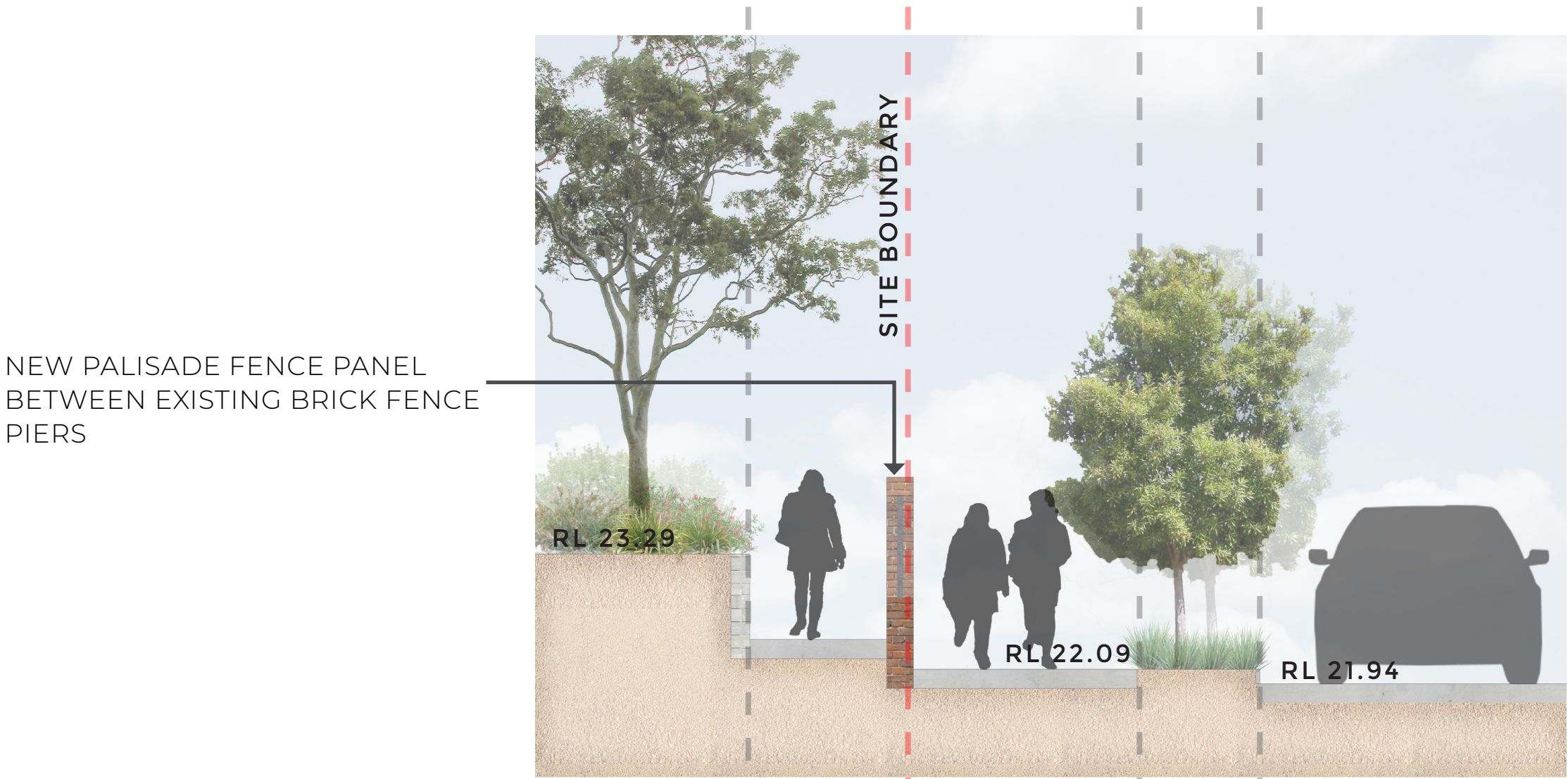
LANDSCAPE AREA CALCULATION



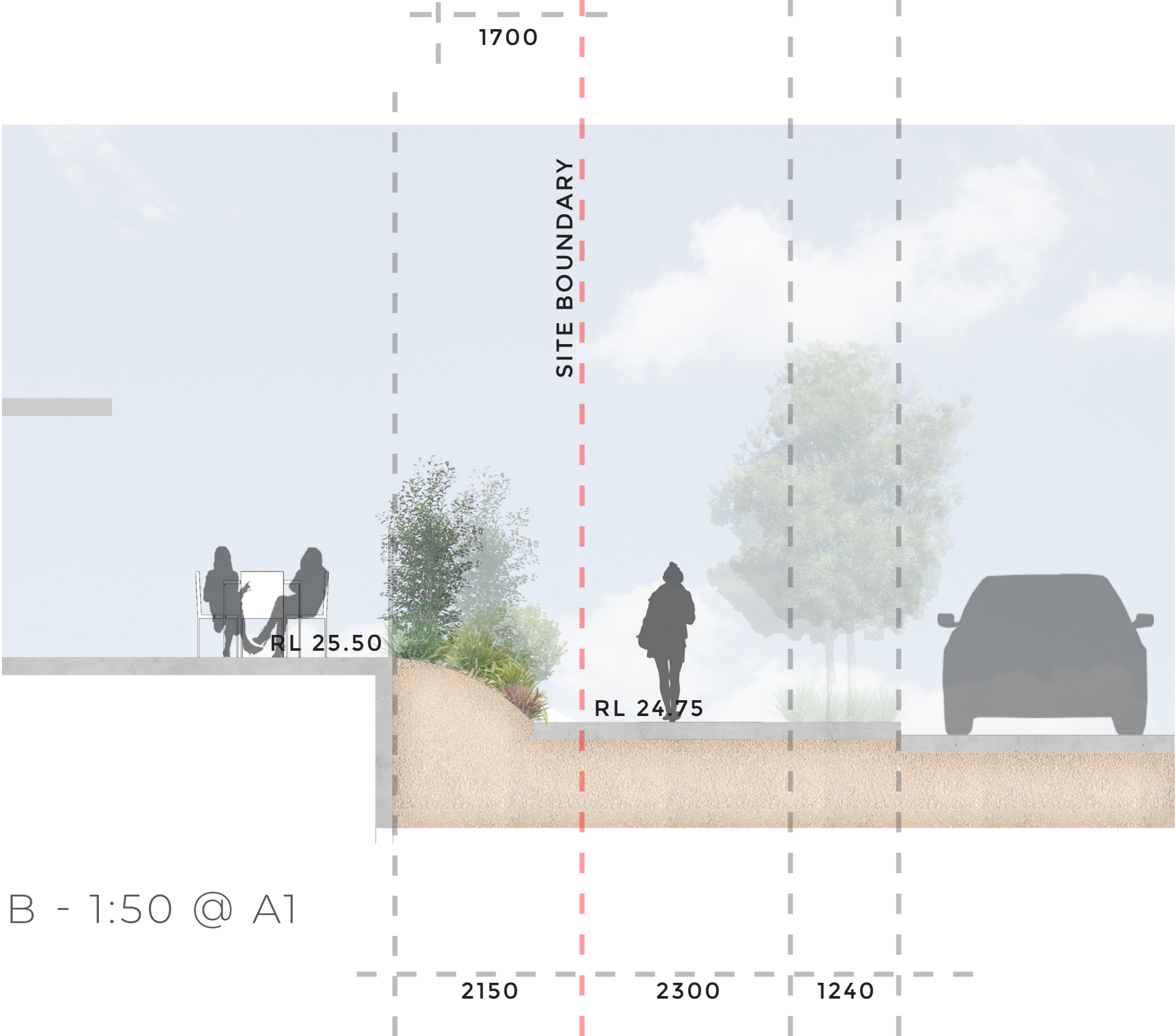




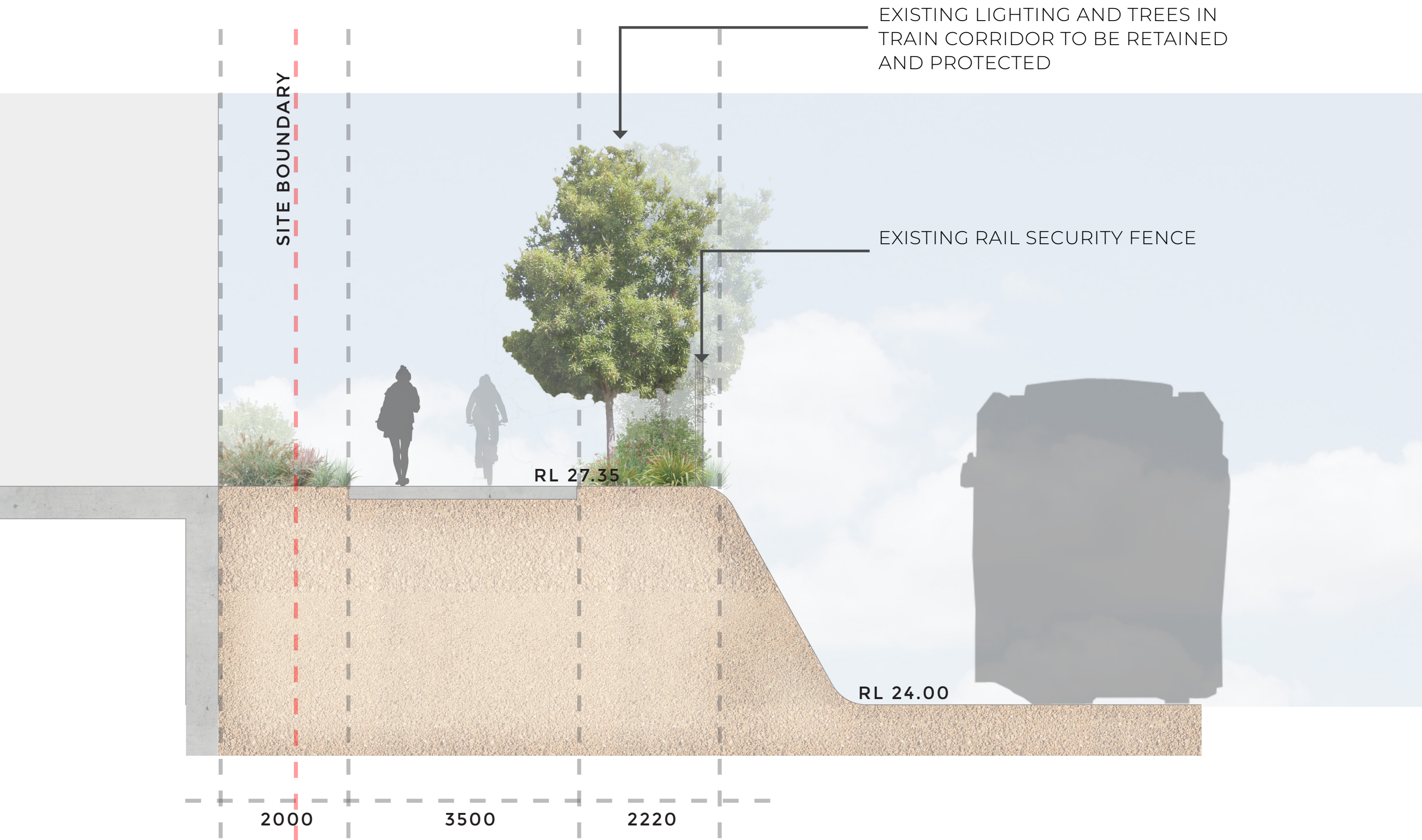
LANDSCAPE DESIGN STREETSCAPE EDGE + CYCLEWAY UPGRADE



SECTION AA - 1:50 @ A1

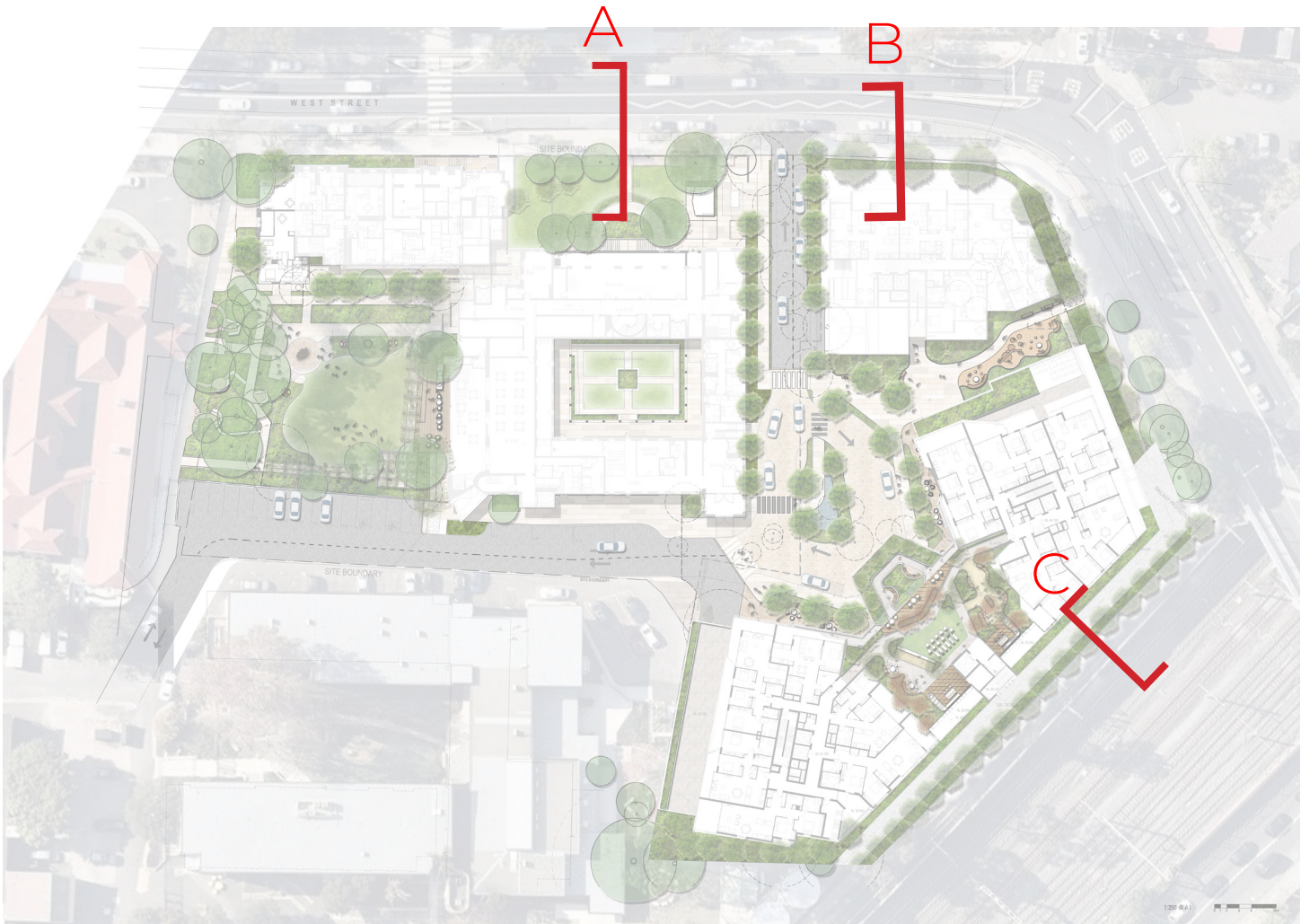


SECTION BB - 1:50 @ A1



SECTION CC - 1:50 @ A1

- 01 / children's play area
- 02 / garden nooks for small groups
- 03 / refurbished planting and hardworks to existing heritage garden
- 04 / fitness/rehab station
- 05 / outdoor cafe seating
- 06 / new arbor structure to formalise



LANDSCAPE DESIGN DETAIL PLAN - HERITAGE GARDEN



DETAIL PLAN - 1:150 @ A1



SECTION AA - 1:150 @ A1

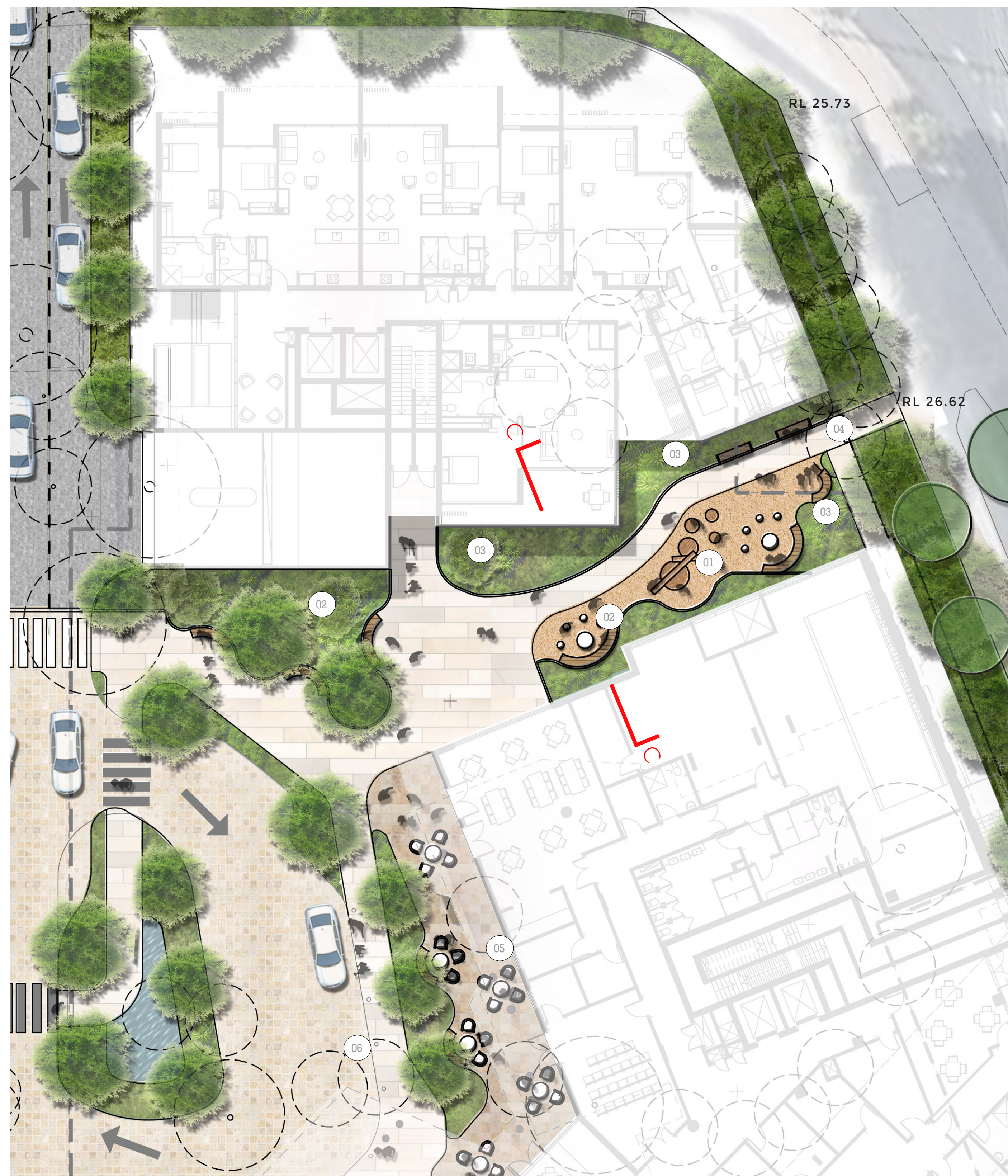


SECTION BB - 1:150 @ A1

LEGEND

- 01/ green open space
- 02/ grotto alcove
- 03/ refurbished planting and materials to existing heritage garden
- 04/ fitness/rehab station
- 05/ outdoor kitchen area
- 06/ refurbished arbor structure
- 07/ outdoor kitchen and bbq amenities

LANDSCAPE DESIGN DETAIL PLAN - LANEWAY



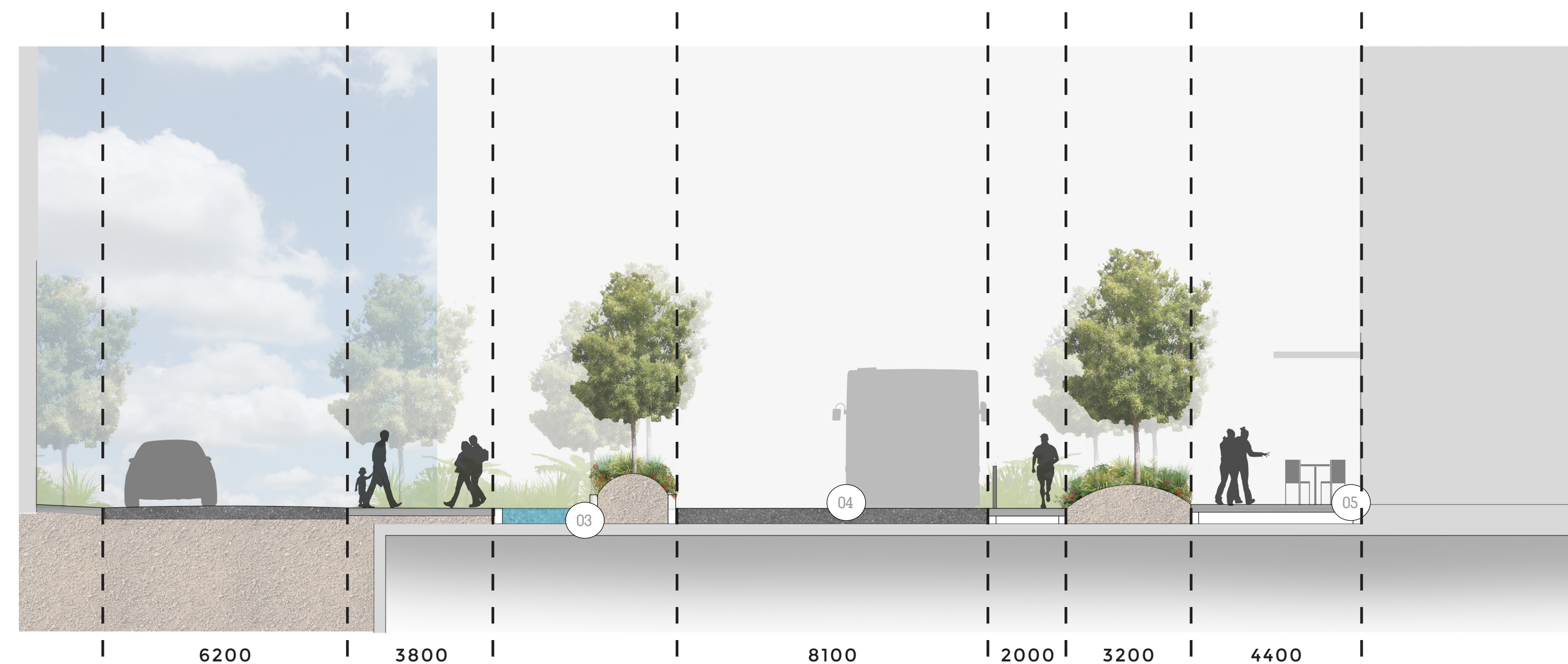
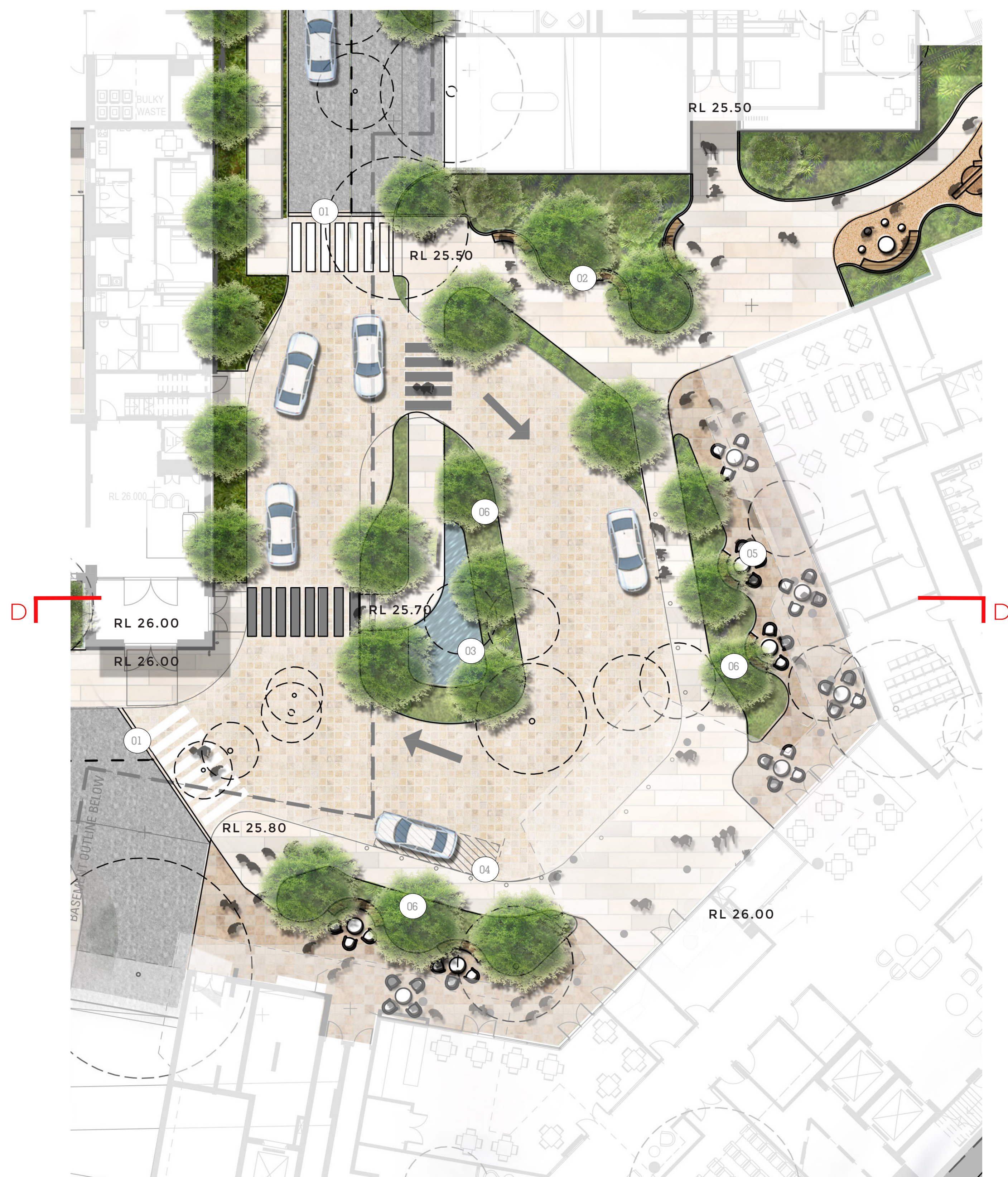
SECTION CC - 1:75 @ A1

LEGEND

- 01 / children's play area
- 02 / garden nooks for small groups
- 03 / shade tolerant planting
- 04 / gate access to West St
- 05 / outdoor cafe seating
- 06 / drop off zone



LANDSCAPE DESIGN DETAIL PLAN - FORECOURT



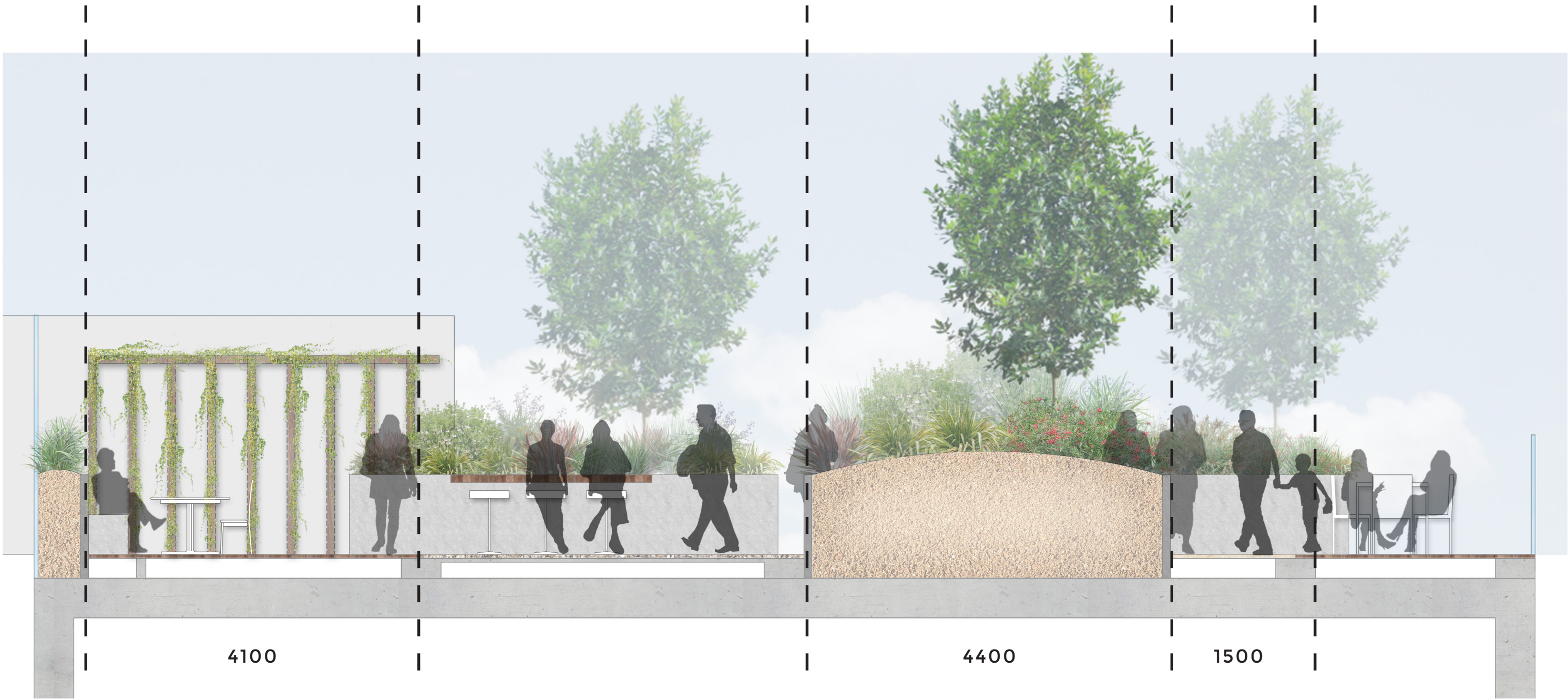
SECTION DD - 1:100 @ A1

LEGEND

- 01 / paving threshold
- 02 / garden nooks for small groups
- 03 / central water feature
- 04 / drop off zone
- 05 / outdoor cafe seating
- 06 / entry feature planting



LANDSCAPE DESIGN ROOFTOP DESIGN



SECTION EE - 1:50 @ A1



SECTION FF - 1:50 @ A1

LEGEND

- 01/ bbq and kitchen amenity
- 02/ lift core
- 03/ screen/projector attached to building
- 04/ green central open space
- 05/ bocce court
- 06/ garden seating nooks
- 07/ work bench
- 08/ herb garden
- 09/ sun exposed deck
- 10/ throw screen



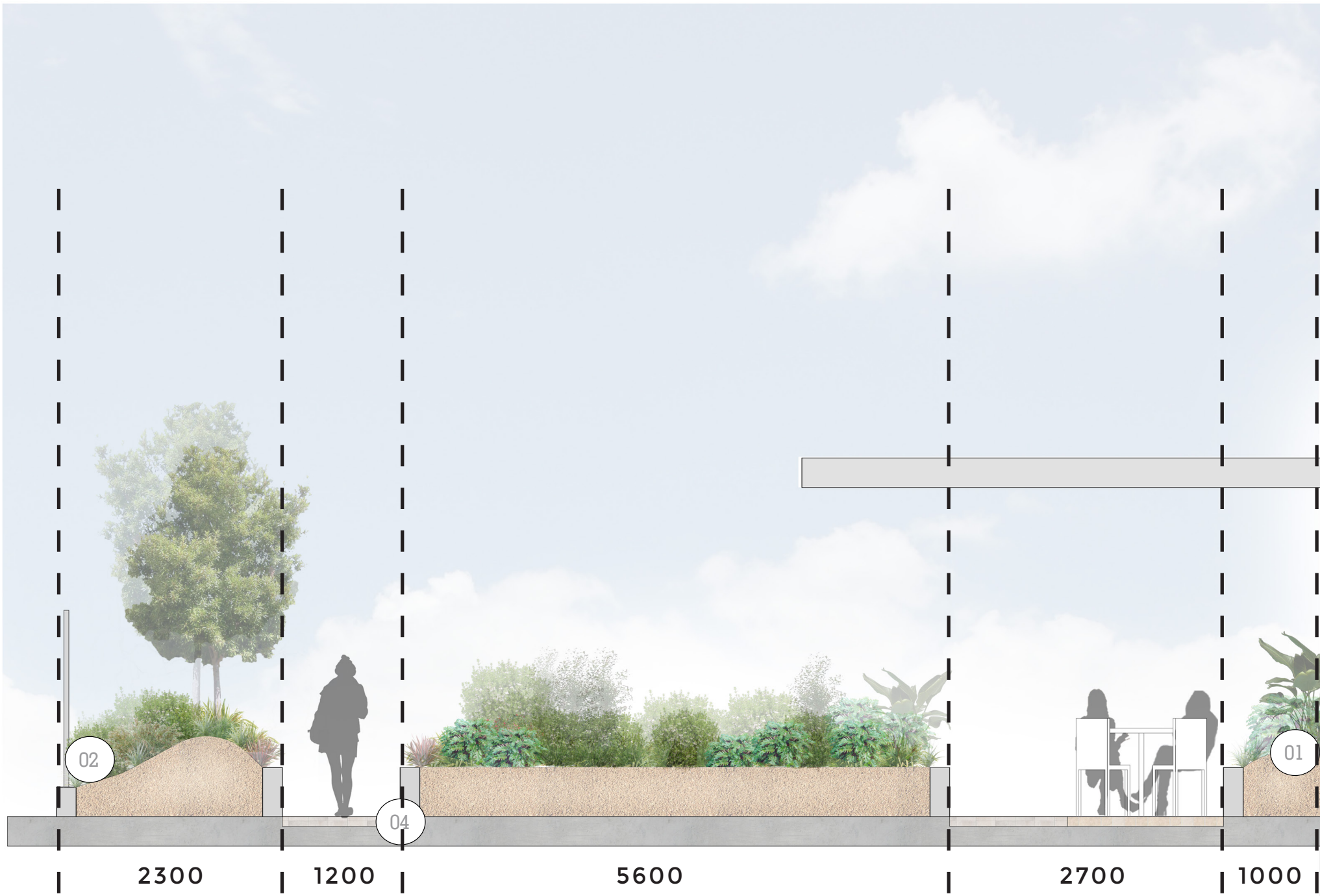
LANDSCAPE DESIGN ROOFTOP DIAGRAMS



LEGEND

- pedestrian network
- amenities
- vegetation area

LANDSCAPE DESIGN LEVEL ONE DEMENTIA COURTYARD



SECTION GG - 1:50 @ A1

LEGEND

- 01/ planting edge
- 02/ 1800mm high balustrade
- 03/ garden nook
- 04/ round trip walkway
- 05/ void
- 06/ deep soil tree planting

LANDSCAPE DESIGN MATERIALS PALETTE

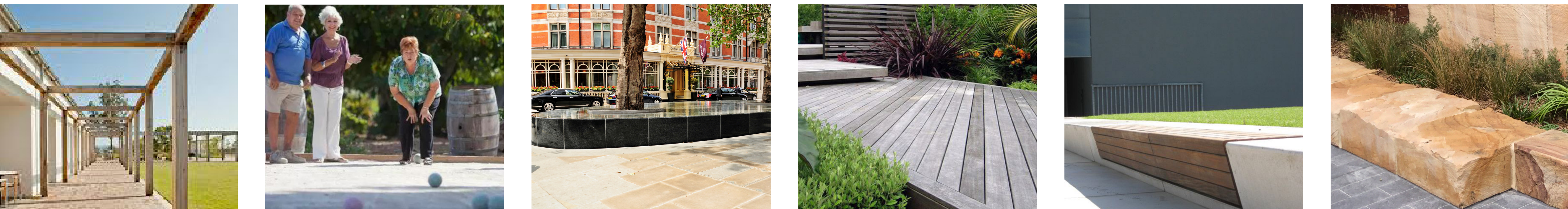
PAVING



FURNITURE AND FENCES



WALLS AND STRUCTURES



LANDSCAPE DESIGN PLANTING PALETTE

TREES AND FERNS



Banksia serrata



Cyathea australis



Acacia longifolia



Melaleuca linariifolia



Tristaniopsis laurina 'Luscious'



Acmena smithii

SHRUBS AND ACCENTS



Grevillea buxifolia



Alpinia caerulea



Correa reflexa



Pimelea linifolia



Syzygium 'Cascade'



Westringia fruticosa

GROUNDCOVERS AND GRASSES



Dianella caerulea



Dichondra repens



Lomandra longifolia 'Tankia'



Poa affinis



Myoporum parvifolium



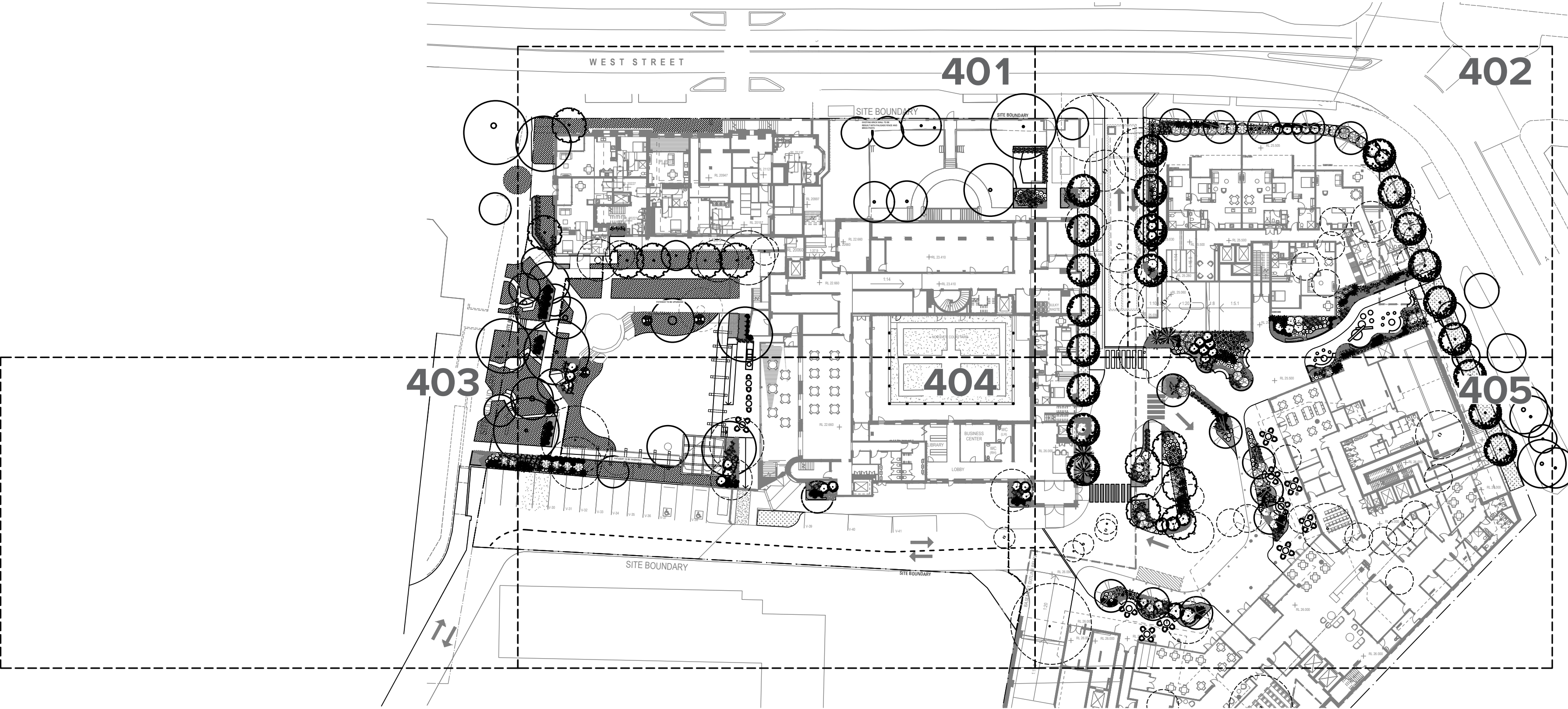
Viola hederacea

CHL LEWISHAM - PLANT SCHEDULE					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES & PALMS					
Bs	<i>Banksia serrata</i>	Old Man Banksia	8 x 6	75L	13
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8 x 6	200L	23
MI	<i>Melaleuca linearifolia</i>	Snow in Summer	8 x 5	100L	21
Pc	<i>Pyrus calleryana 'Capital'</i>	Gallery Pear	9 x 3	200L	12
TI	<i>Tristanopsis laurina 'Luscious'</i>	Water Gum	10 x 5	200L	23
SHRUBS & ACCENTS					
Aco	<i>Alpinia coerulea</i>	Native Ginger	1.5 x 1.5	25L	46
Af	<i>Acacia falcata</i>	Sickle-leaved wattle	4 x 2.5	25L	3
Cr	<i>Correa reflexa</i>	Common Correa	0.8 x 0.6	25L	282
Dv	<i>Dodonaea viscosa</i>	Hop Bush	2 x 1.5	200mm	38
Gb	<i>Grevillea buxifolia</i>	Grey Spider-Flower	1.5 x 1.5	25L	19
Pf	<i>Pultenaea flexilis</i>	Graceful Bush-pea	4 x 3	25L	15
PI	<i>Pimelea linifolia</i>	Rice Flower	0.8 x 0.5	200mm	132
Pv	<i>Pultenaea villosa</i>	Eggs and Bacon	1.5 x 2	200mm	21
Sc	<i>Syzygium Cascade</i>	Lilly Pilly	4 x 1.5	25L	41
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 1.5	25L	39
FERNS & CYCADS					
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	25L	98
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	1 x 1	200mm	226
Ca	<i>Cyathea australis</i>	Rough Tree Fern	5 x 2	100L	3
Da	<i>Diplazium australe</i>	Austral Lady-Fern	1 x 1.5	25L	49
GRASSES & GROUNDCOVERS					
Aus	<i>Austrostipa ramosissima</i>	Spear Head Grass	1 x 1	150mm	101
Dc	<i>Dianella caerulea</i>	Paroo Lily	0.6 x 0.6	150mm	142
Dlj	<i>Dianella caerulea 'Little Jess'</i>	Paroo Lily	0.6 x 0.6	150mm	278
Dt	<i>Dianella tasmanica</i>	Tasred	0.6 x 0.65	150mm	129
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	150mm	659
Fg	<i>Fescue glauca</i>	Blue Fescue	0.3 x 0.2	150mm	128
Hd	<i>Hibbertia diffusa</i>	Guinea Flower	0.2 x spreading	150mm	198
Lt	<i>Lomandra longifolia 'Tankia'</i>	Tanika	0.8 x 0.8	150mm	130
Myp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.25 x 1	150mm	369
Ta	<i>Themeda australis</i>	Kangaroo Grass	1.5 x 1.5	150mm	91
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	633
RAINGARDEN PLANTING					
Bsp	<i>Hair-pin Banksia</i>	Birthday Candles	3 x 2	25L	42
Cap	<i>Carex appressa</i>	Tall Sedge	0.6 x 0.6	150mm	399
Cci	<i>Callistemon citrinus</i>	Crimson Bottlebrush	3 x 2	25L	30
Ju	<i>Juncus usitatus</i>	Common Rush	0.8 x 0.8	150mm	70
Llo	<i>Lomandra longifolia</i>	Spiny Headed Mat Rush	1 x 1	150mm	99

Note:
The survey and landscape use typical sized tree canopies.
The tree canopies are approximate and not perfectly accurate to reflect the mature size of each species

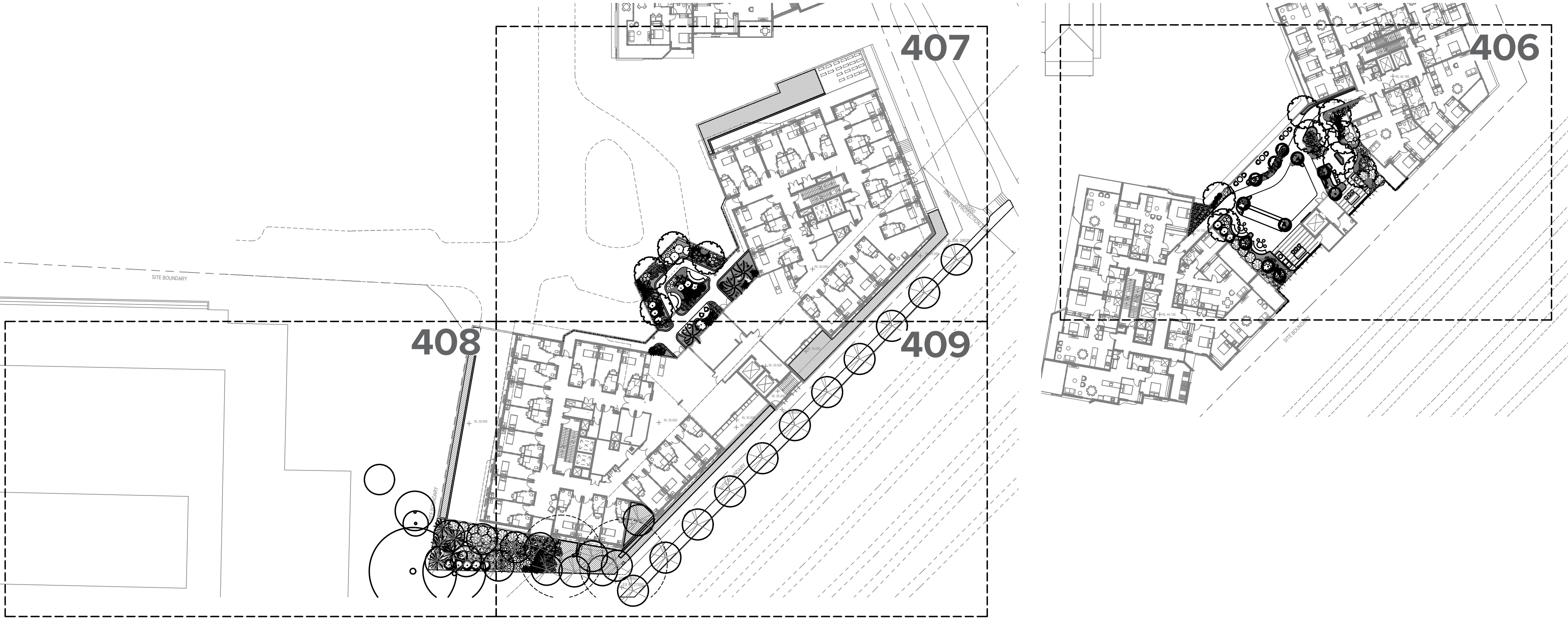
KEY PLAN

GROUND FLOOR



LEVEL 1

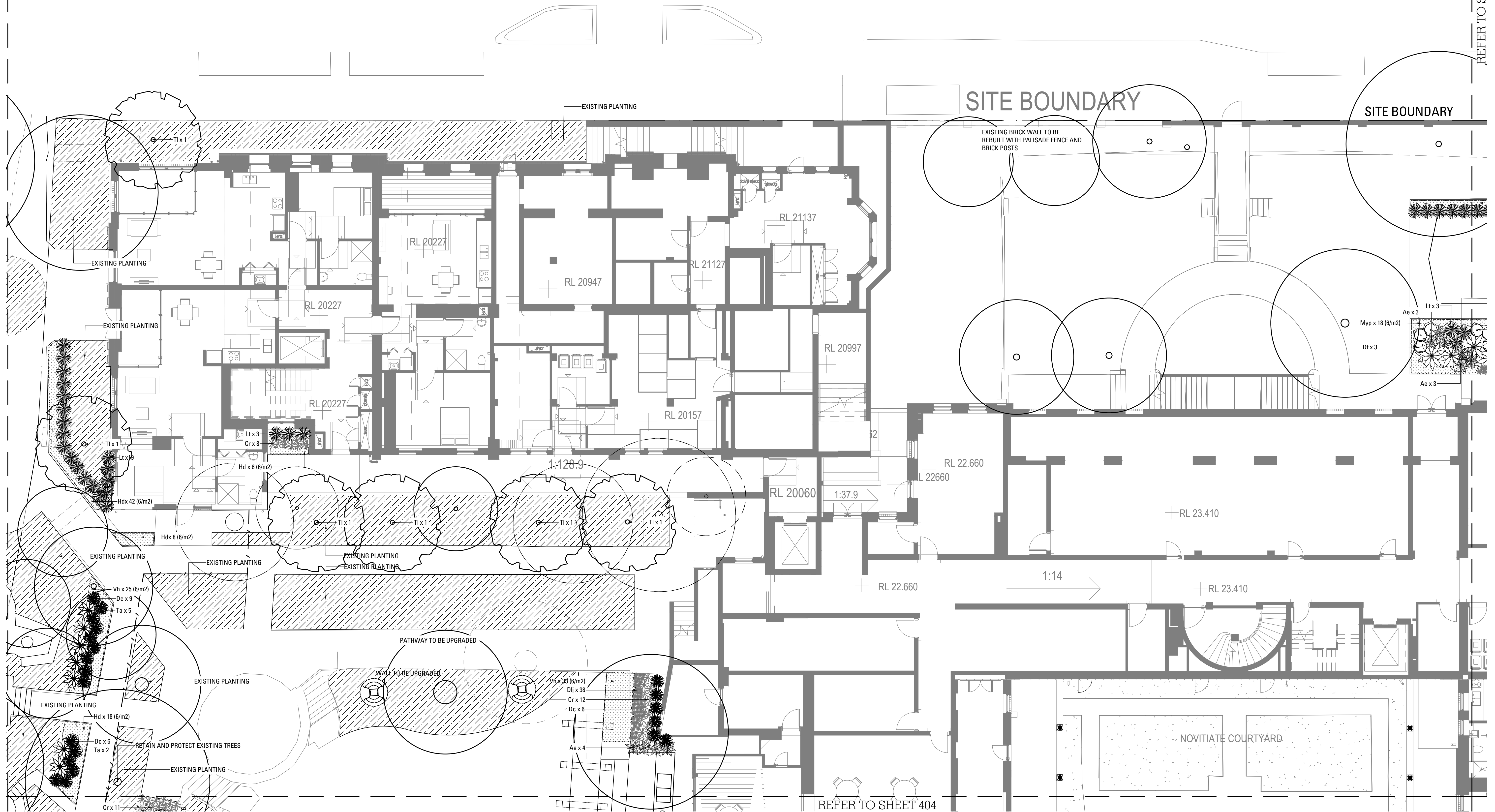
PODIUM



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EST STREET

REFER TO SHEET 402



ARCADIA

LANDSCAPE ARCHITECTURE

CATHOLIC HEALTHCARE LEWISHAM

DEVELOPMENT APPLICATION



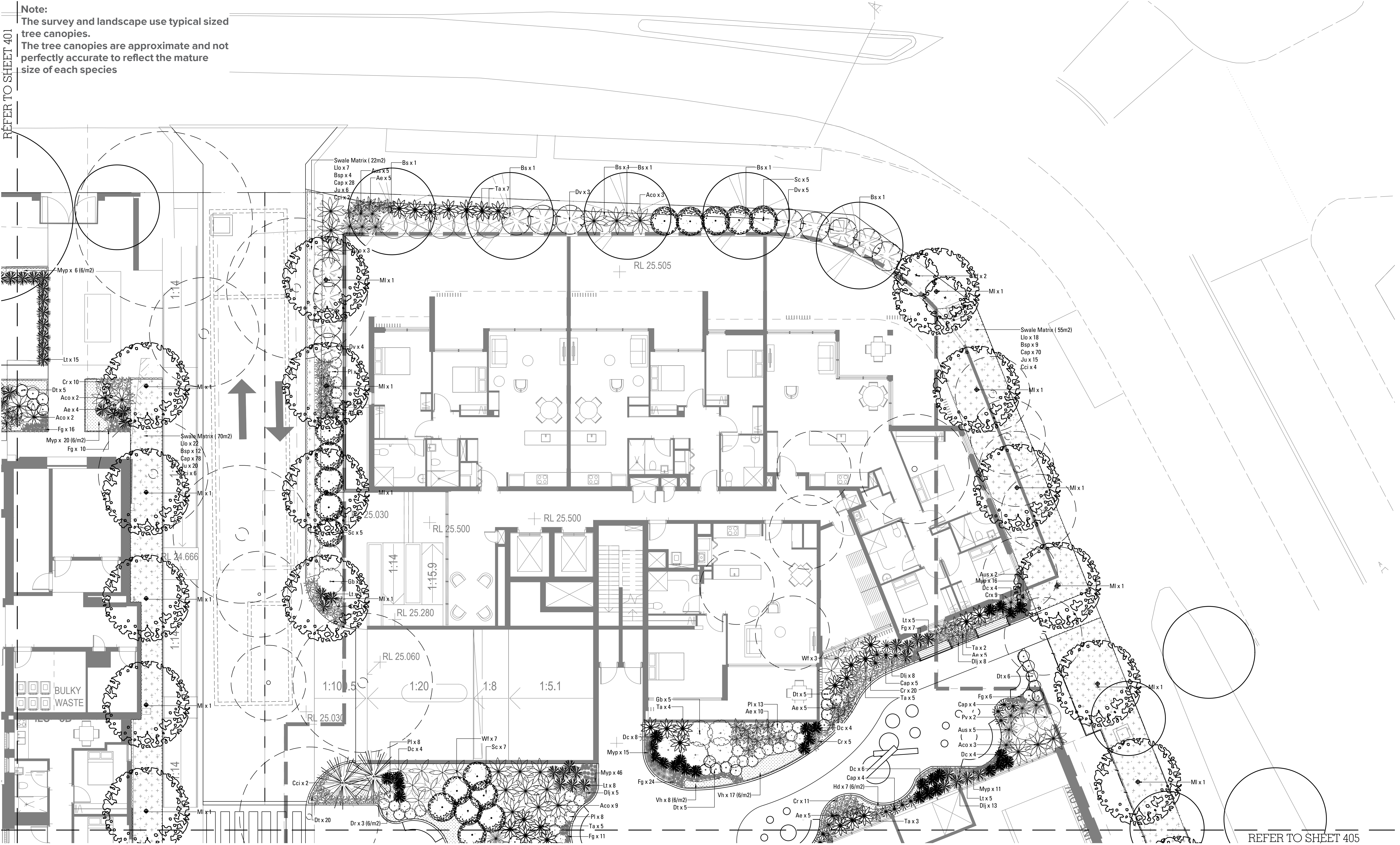
PREPARED BY Arcadia Landscape Architecture
CLIENT CHL
ARCHITECT Jackson Teese Architecture

DATE JULY 2020
SCALE 1:100 @ A1
ISSUE K

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REFER TO SHEET 401

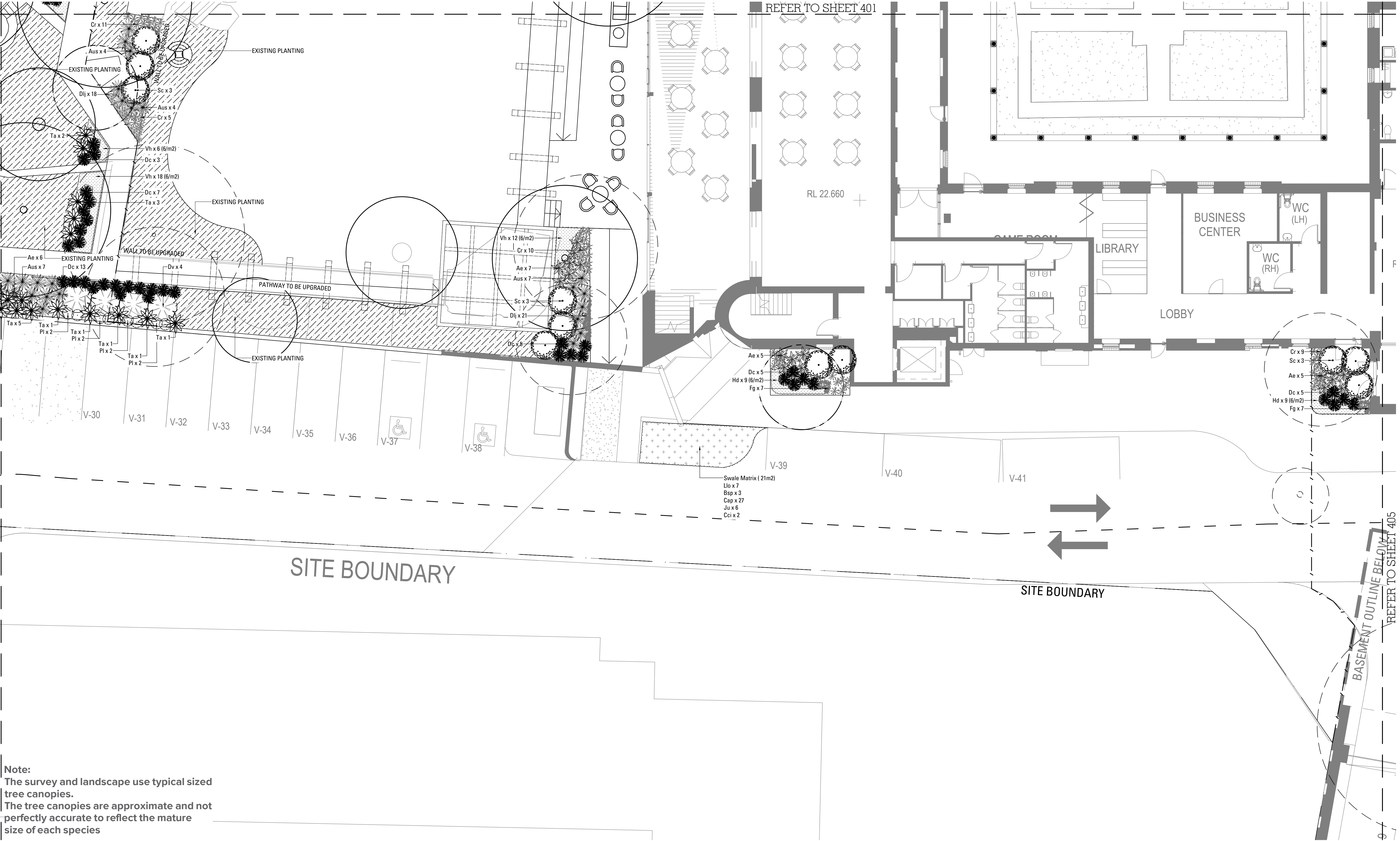


REFER TO SHEET 405



Note:
The survey and landscape use typical sized tree canopies.
The tree canopies are approximate and not perfectly accurate to reflect the mature size of each species





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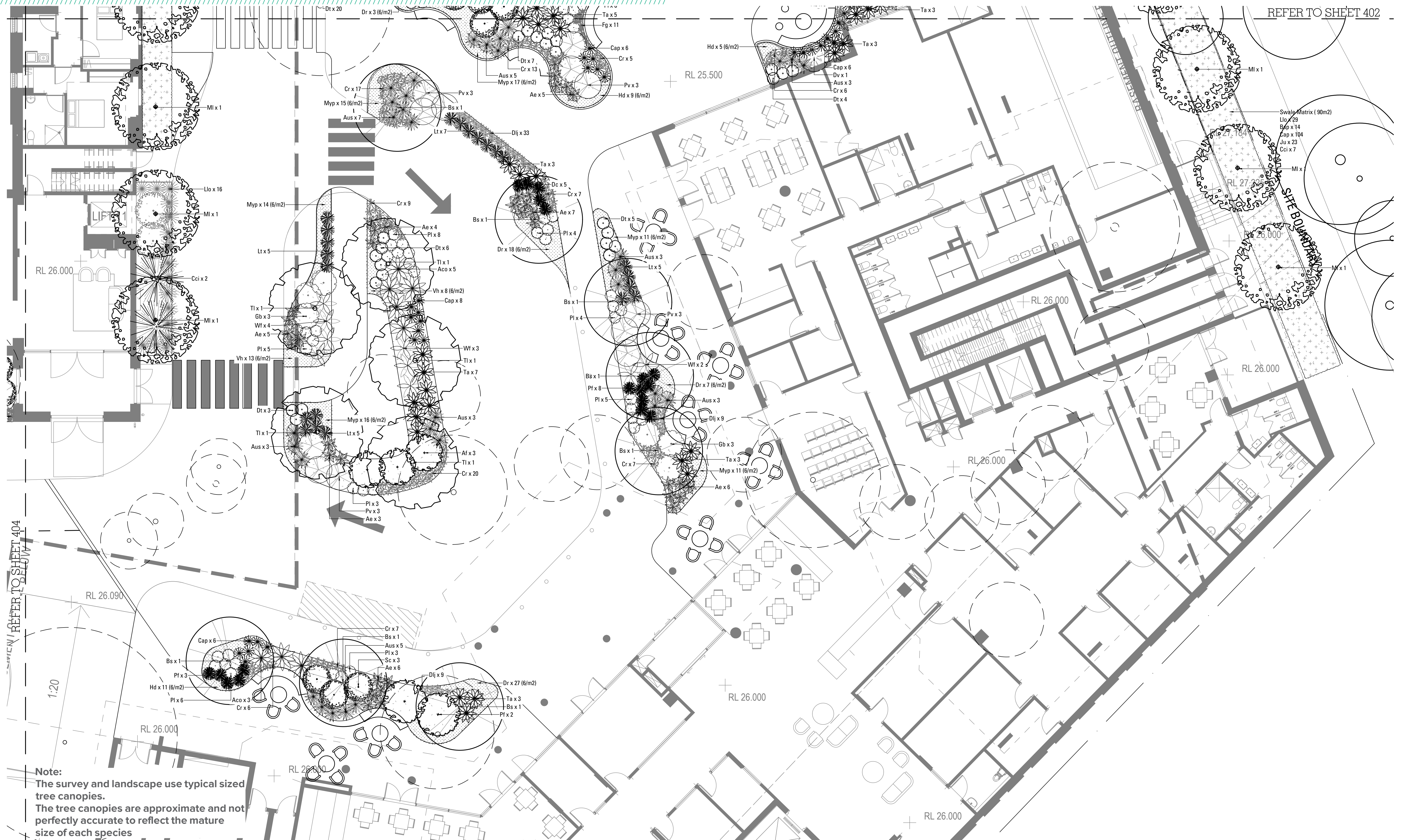
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ARCHITECT Jackson Teese Architecture

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ISSUE K

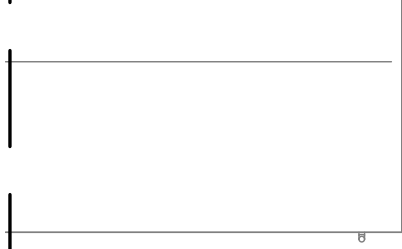
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ARCADIA
LANDSCAPE ARCHITECTURE

CATHOLIC HEALTHCARE LEWISHAM

DEVELOPMENT APPLICATION



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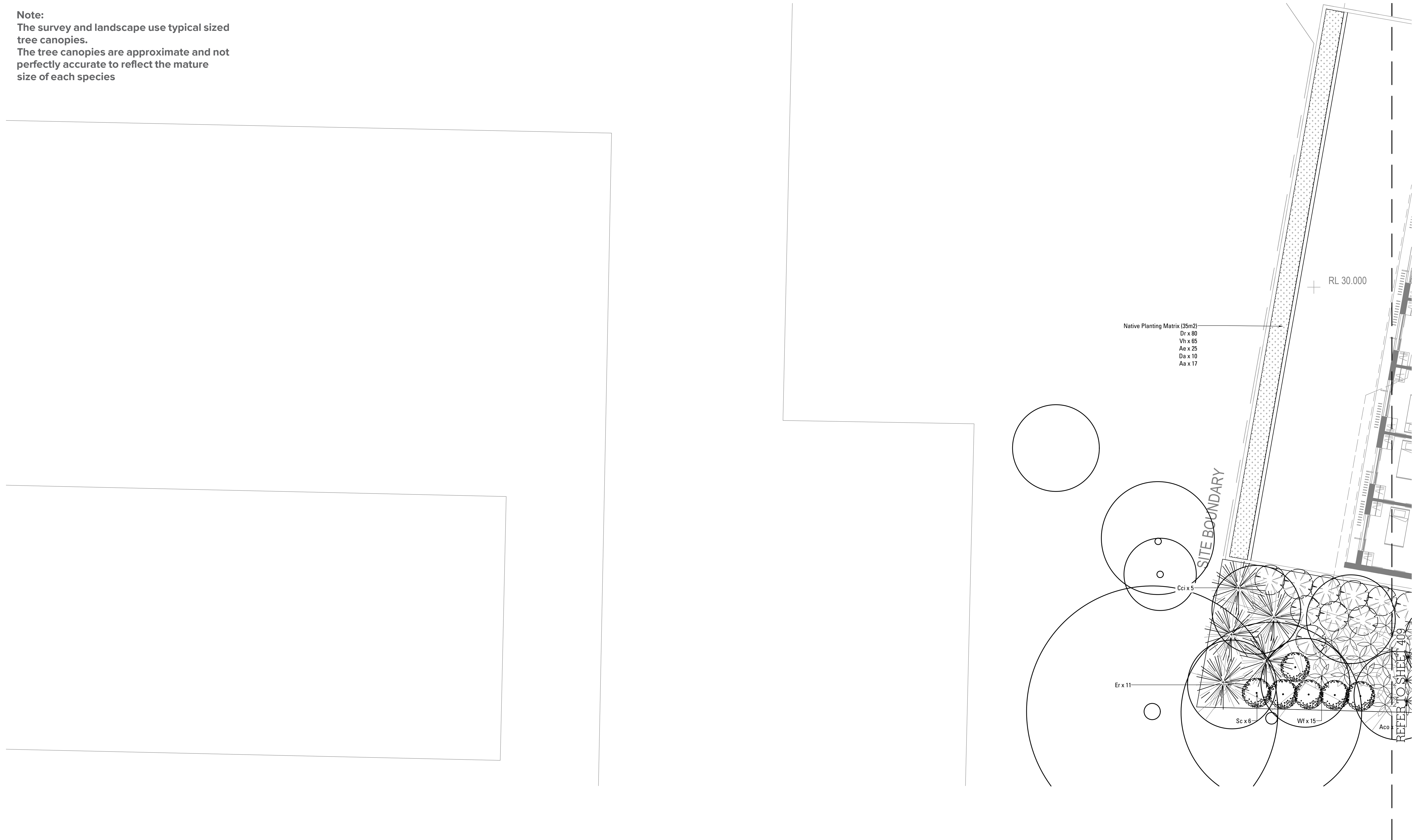
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LANDSCAPE PLAN - LEVEL 1

The survey and landscape use typical sized tree canopies.
The tree canopies are approximate and not perfectly accurate to reflect the mature size of each species

408



LANDSCAPE ARCHITECTURE

CATHOLIC HEALTHCARE LEWISHAM

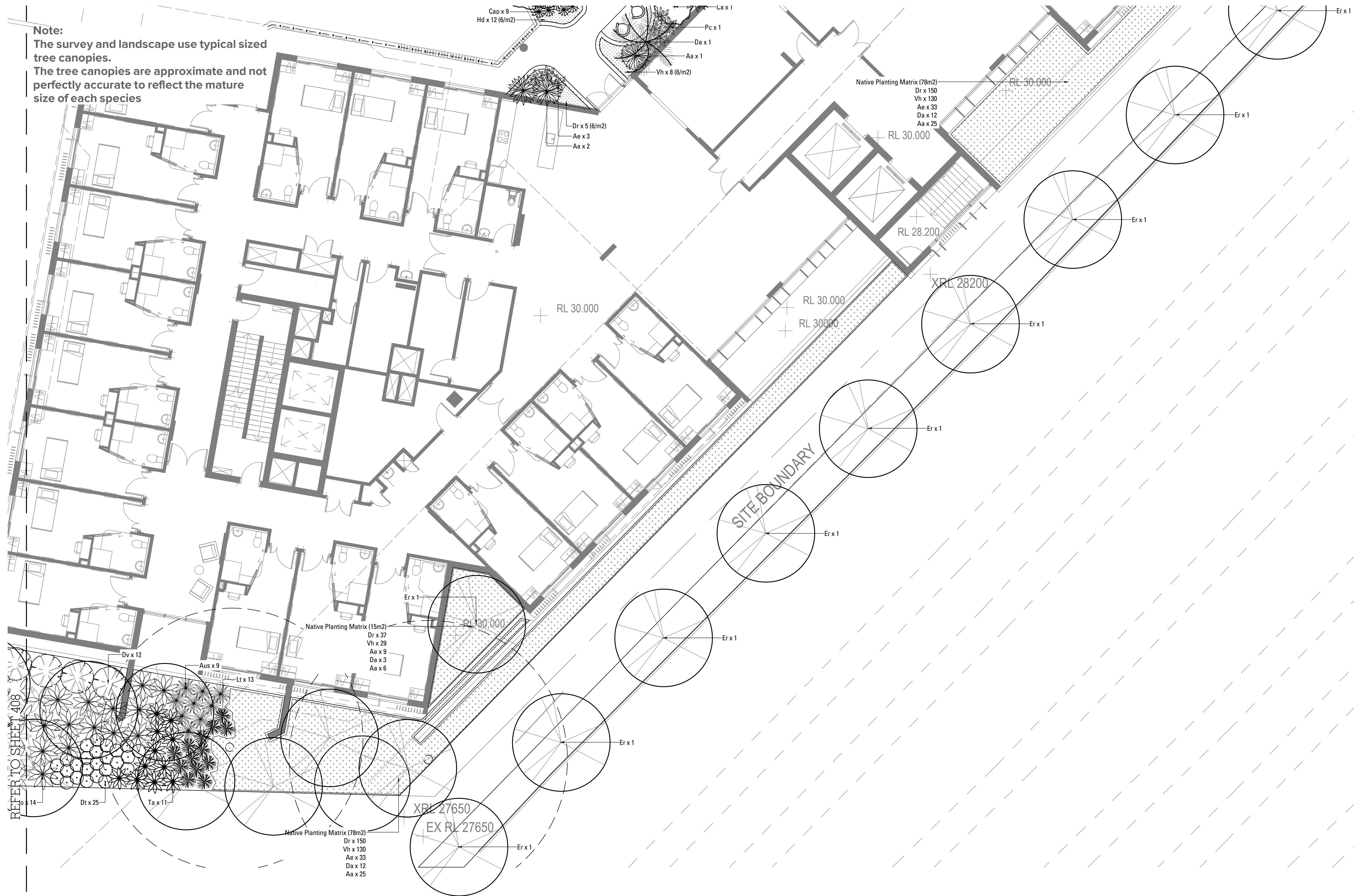
DEVELOPMENT APPLICATION

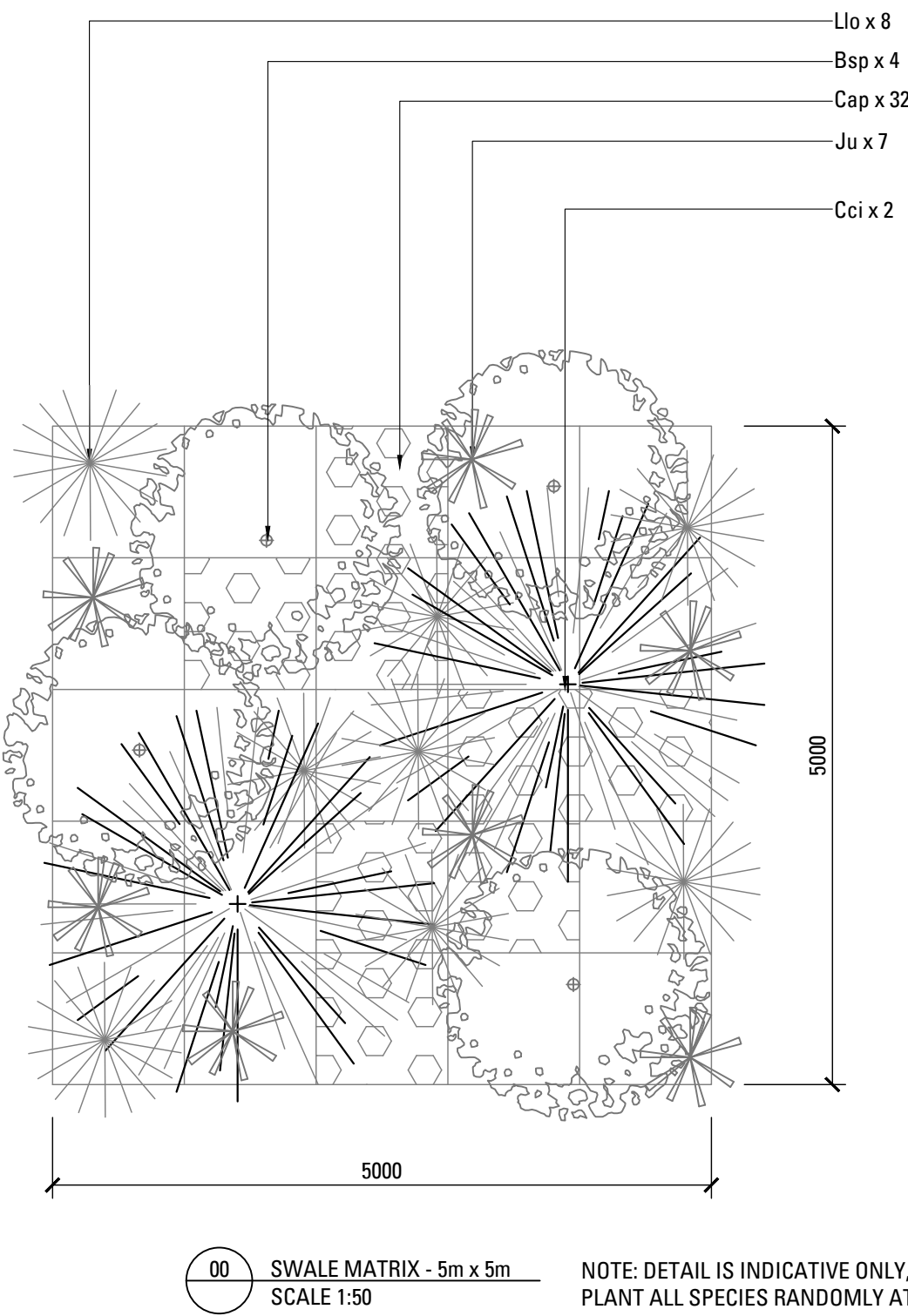
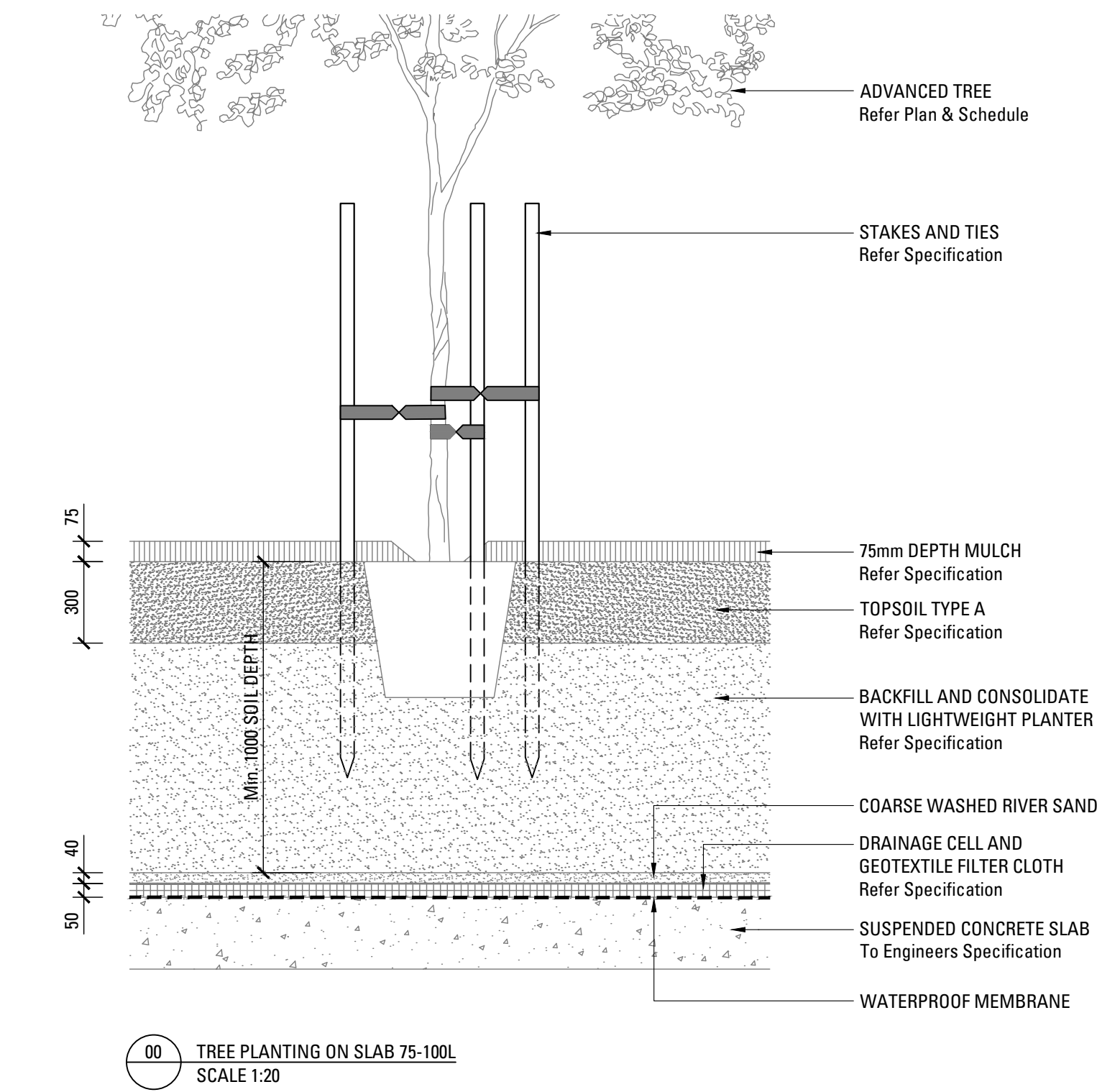
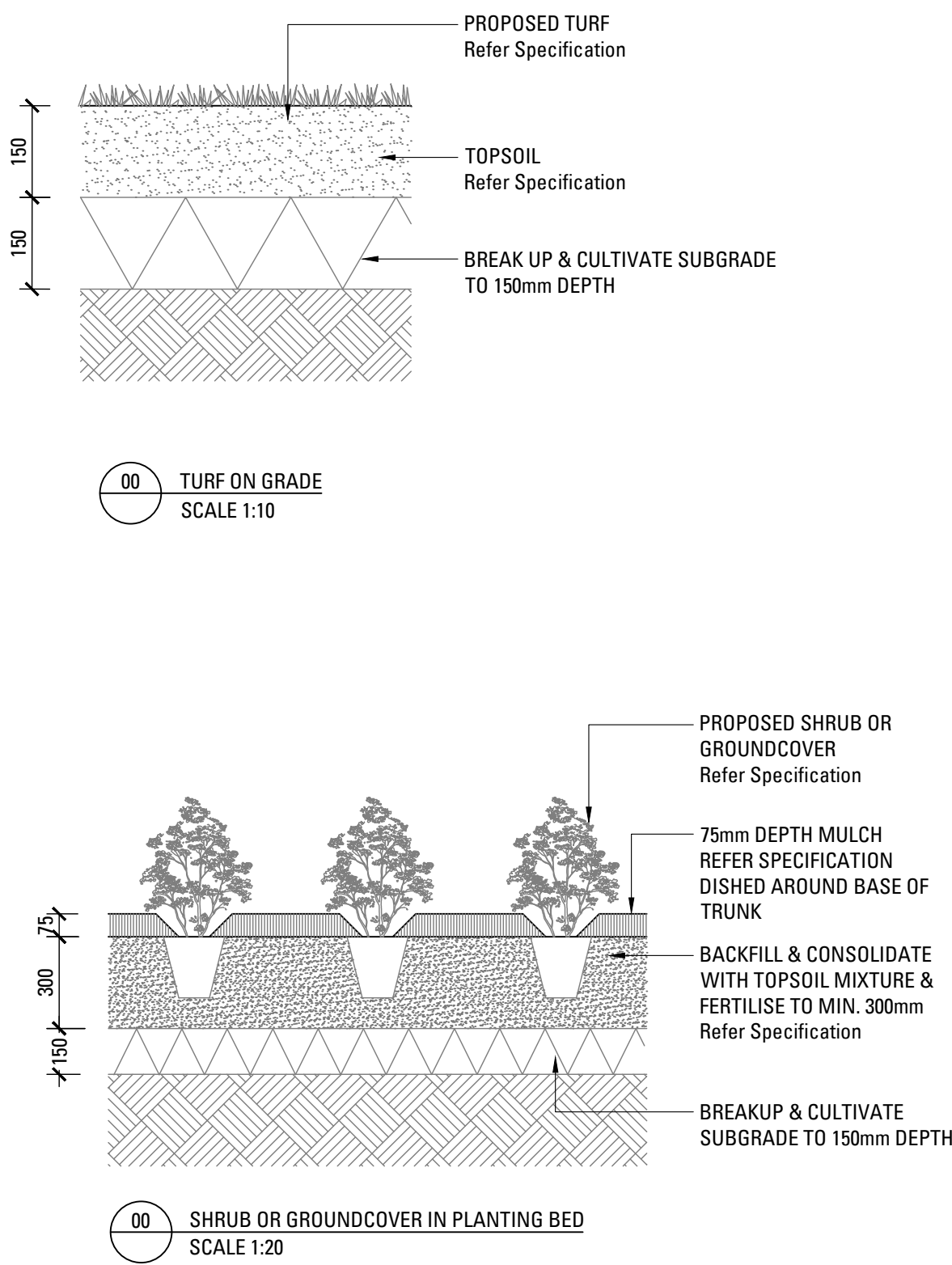


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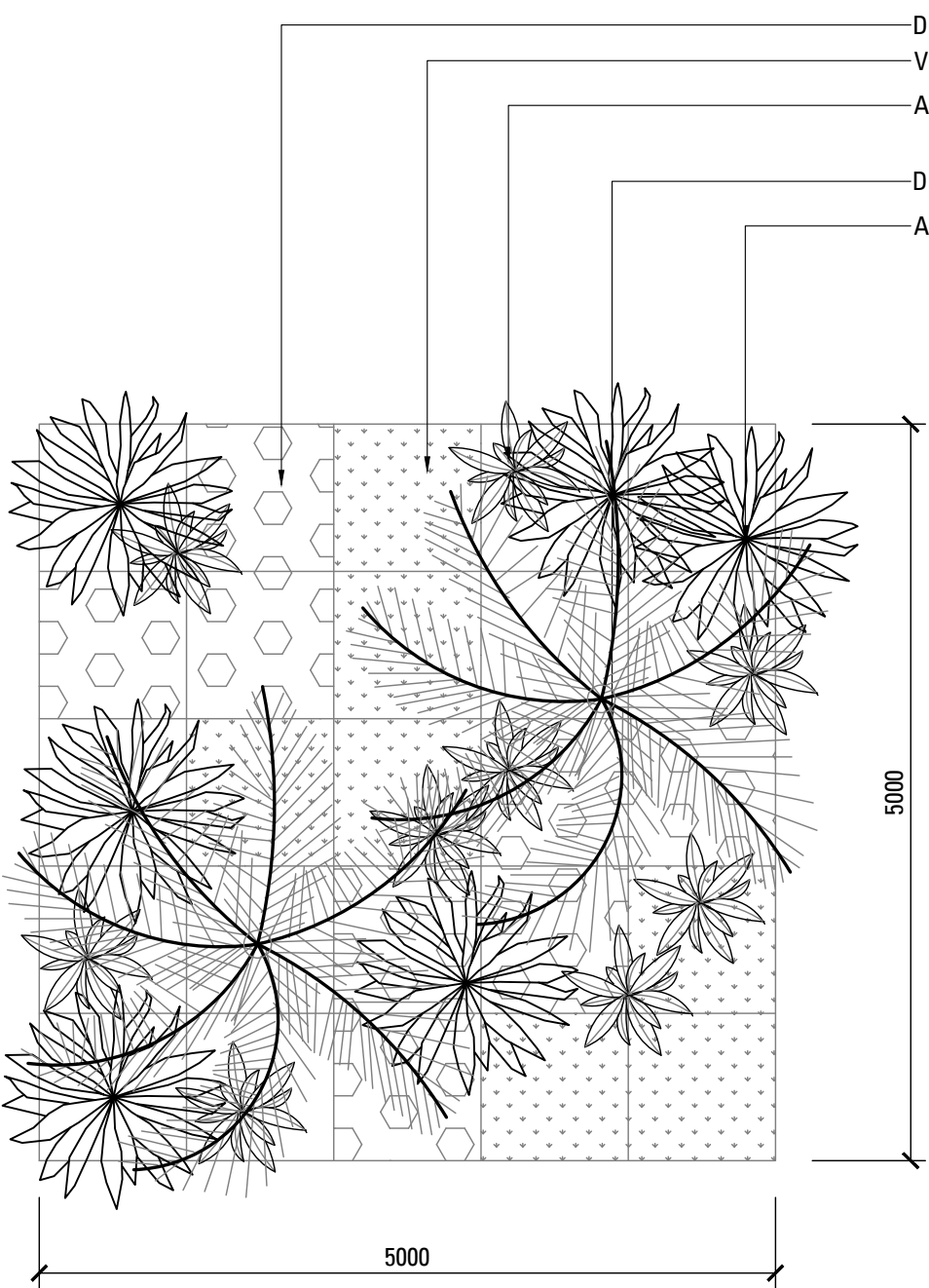
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NOTE: DETAIL IS INDICATIVE ONLY,
PLANT ALL SPECIES RANDOMLY AT
AM OVERALL RATE OF 10/m²



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PLANT ALL SPECIES RANDOMLY AT
AM OVERALL RATE OF 10/m²

LANDSCAPE SPECIFICATION NOTES

SERVICES

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

ARBORIST MANAGEMENT OF TREE PROTECTION

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

DRAINAGE CELL AND FILTER FABRIC

FOR ON SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFILT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFILT 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 NUTRIOTE OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF

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

TREES IN GRASS AND SUPER ADVANCED TREES:

PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1:8.2. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X5MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X30X30MM)
C. 100- GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM

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

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

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

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

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

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

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

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

TREATED PINE TIMBER EDGING

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

TURF

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

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

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

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

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

LANDSCAPE MAINTENANCE PROGRAM

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

GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR 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 REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS

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

STAKES AND TIES

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

PRUNING

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

MULCHED SURFACES

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

PEST AND DISEASED CONTROL

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

GRASS AND TURF AREAS

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

WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (E.G. '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.

