

ARCADIA

177-197 Anzac Parade, Kensington Student Accommodation

Prepared for Cedar Property
26 August 2022

Development Application



ARCADIA

Issue 22

26 August 2022

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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

CONCEPT STRATEGIC AWARENESS

DEVELOPMENT CONTROL PLAN

3.1 Kingston and Kingsford Town Centres Desired Future Character

- set the benchmark for sustainability within LGA through ESD targets, WSUD practice

32.0 Public domain and Landscape Objectives

- improve visual amenity, character and vibrancy of the streetscape
- incorporates 'greening' of the town centres to improve environmental sustainability and reinforce the 'grand' boulevard of Anzac Parade
- hierarchy of people centric spaces, laneways, plazas and arcades
- provides a supporting network of smaller open spaces that can be easily accessed by walking or cycling
- improves natural surveillance and fosters a sense of safety and comfort
- encourages people to linger through a range of activities
- stimulates social vibrancy of town centres
- focus and generator of public life both day and night

20.0 Public domain and Landscape Objectives

- min 40% of total gross landscaped area is to include
- minimum 25% of the ground plane and share ways are to be permeable soft landscaping incorporating deep soil areas sufficient in size and dimensions to accommodate trees and significant planting

- Green walls can only contribute up to 20% of the total gross landscaped area and will be assessed on the merits of the proposal in terms of quality of green infrastructure and verification from a qualified landscape architect.
- Rooftops can only contribute up to 30% of the total gross landscape area and the area is to be designed to maximise visibility of planting from the public domain.
- The area dedicated to roof top solar is not to be counted as part of the total gross landscape area.

'Ground plane' refers to spaces between buildings on the ground level providing for landscaping, pedestrian access and physical connection to the street.

'Gross Landscape Area' refers to the sum of all landscaped areas within a development and may include ground plane, gardens, outdoor terraces, planter boxes, sky gardens, roof terraces and green walls.

23.1 Water Management

- to promote the sustainable use of water across Kensington and Kingsford town centres
- to integrate WSUD design to filter storm water pollutants, reduce localised flooding impact and protect local waterways
- to protect the drainage system, downstream receiving waters and surrounding environment from harmful contaminants from construction sites
- to ensure that development is

appropriately sited and designed according to the site's sensitivity to flood risk

- to ensure that development addresses any relevant flood studies, and is consistent with the requirements of any floodplain risk management studies or plans
- to create hydrology and flooding solutions that are place-led, integrated within the building design to enhance public domain quality.

RANDWICK LOCAL ENVIRONMENTAL PLAN 2012

1.2 Aims of plan

- to foster a livable city that is accessible, safe and healthy with quality public spaces and attractive neighborhoods and centres,
- to achieve a high standard of design in the private and public domain that engages the quality of life of the community
- to protect, enhance and promote the environmental qualities of Randwick
- to support efficient use of land, vibrant centres, integration of land use and transport, and an appropriate mix of uses
- to ensure the conservation of the environmental heritage, aesthetic and coastal character of Randwick,

Flood requirements

- flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard

'Flood mitigation work' means work designed and constructed for the express purpose of mitigating flood

impacts.

6.20 Active street frontage

- promote uses that attract pedestrian traffic along certain ground floor street frontages within the Kensington and Kingsford town centres

6.21 Design excellence at

- How the development address street landscape constraints and heritage issues the relationship
- the relationship of the development with other developments (existing or proposed) on the same site or on neighboring sites in terms of separation, setback, amenity and urban form
- massing
- street frontage heights
- environmental impacts such as sustainable design, overshadowing, wind and reflectivity
- principles of ecologically sustainable development



NSW legislation

Randwick Local Environmental Plan 2012

Current version for 14 August 2020 to date (accessed 19 October 2020 at 10:18)
Legislation on this site is usually updated within 3 working days after a change to the legislation.

Status information

New South Wales

Status information

Currency of version

Current version for 14 August 2020 to date (accessed 19 October 2020 at 10:18)
Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force

The provisions displayed in this version of the legislation have all commenced.

Notes—

- See also:
[Planning Legislation Amendment Bill 2019](#)

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 40C of the [Legislation Act 2019](#).

File last modified 14 August 2020

Part 1 Preliminary

1.1 Name of Plan

This Plan is [Randwick Local Environmental Plan 2012](#).

1.1AA Commencement

This Plan commences 14 days after it is published on the NSW legislation website.

1.2 Aims of Plan

- (1) This Plan aims to make local environmental planning provisions for land in Randwick in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.
- (2) The particular aims of this Plan are as follows—
 - (a) to foster a livable city that is accessible, safe and healthy with quality public spaces and attractive neighbourhoods and centres,
 - (b) to support a diverse local economy and business and employment opportunities for the community.



Draft Development Control Plan

Kensington and Kingsford Town Centres
Part E – Specific Sites

01 July 2020



1300 722 542
randwick.nsw.gov.au

Planning Strategy Kensington and Kingsford Town Centres

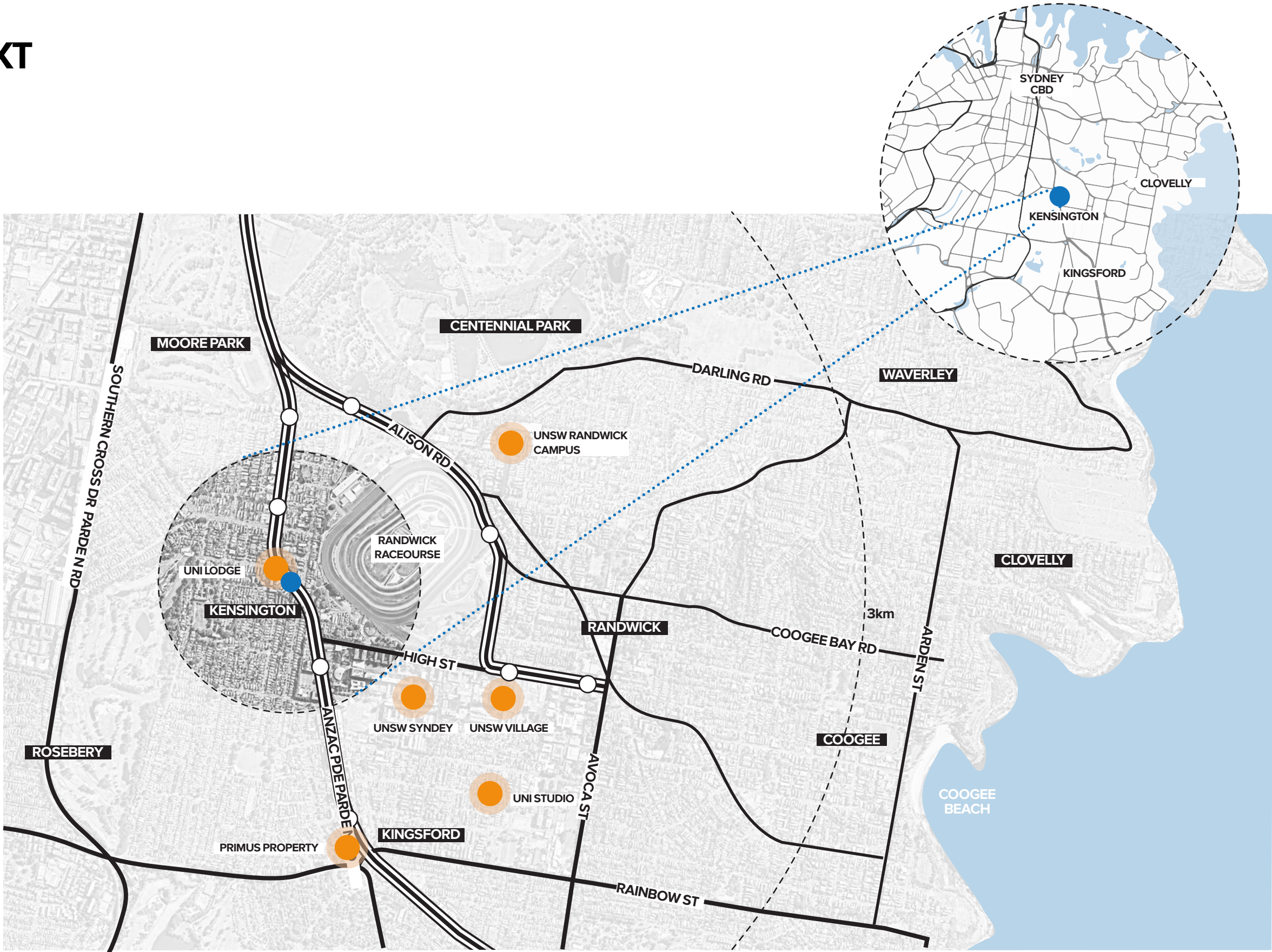
December 2019



SITE UNDERSTANDING

REGIONAL CONTEXT

The Cedar Property site is located 12minute drive from Sydney CBD on Anzac Parade, Kensington. The site will aim to develop the existing character of the area and streetscape while developing the existing five low residential property sites. The proposed development aims to provide student accommodation for UniLodge students. University of New South Wales is located a 10 minute bike ride or walk from the proposed student accommodation site. There are several other student accommodation properties within a 2km radius of UNSW. The proposed site, being situated on the light rail line provides viable accessibility options to the university.



SITE UNDERSTANDING

SITE CONTEXT

The site is surrounded by multi level residential uses which are not currently planned for development.

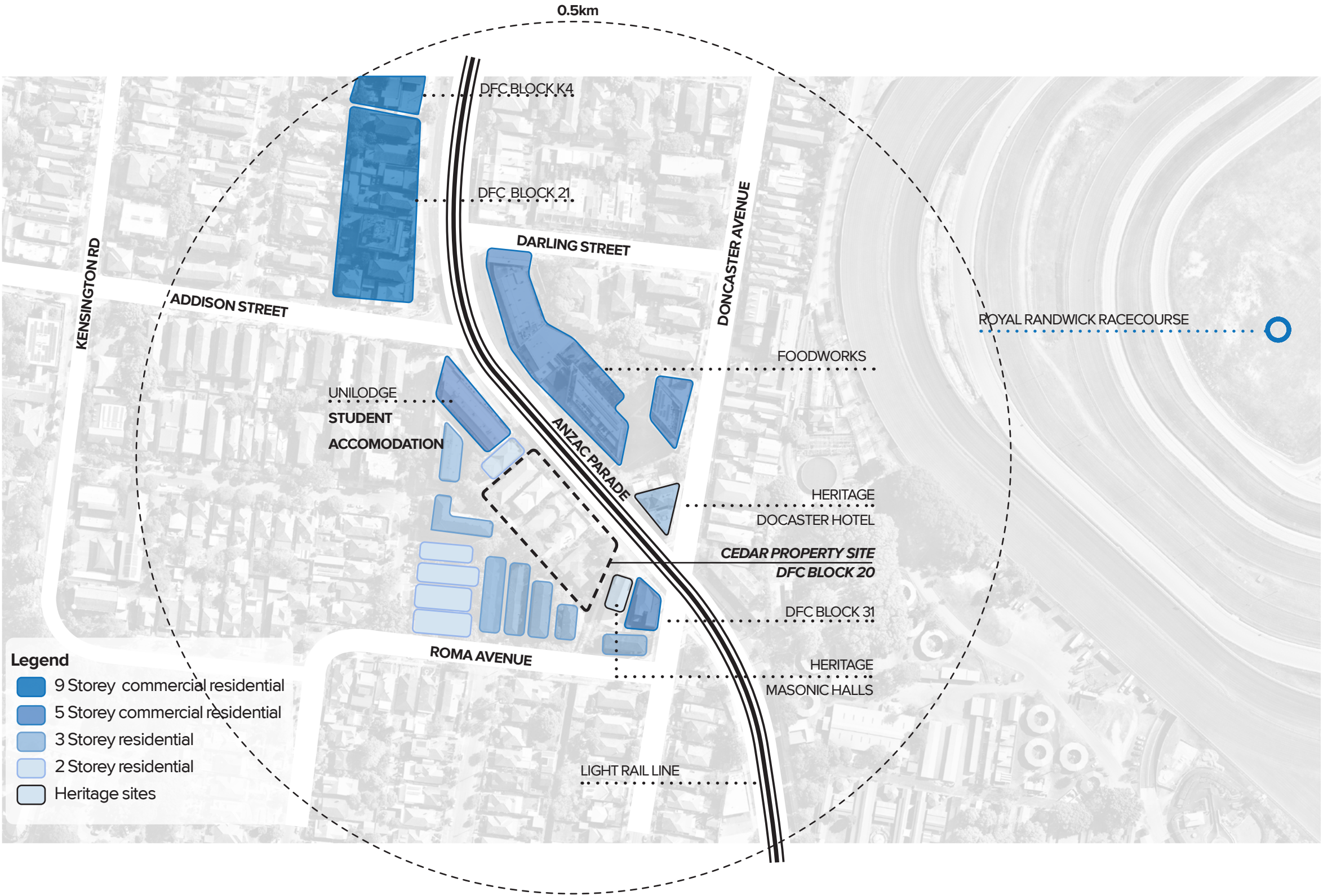
The Cedar Property site is located in Kensington, B2 Local Centre zoned land that makes up the K2K Kensington Town centre. This town centre has desired future character prescribed within the Kensington and Kingsford DCP Draft, 2020.

Desired Future Character (DFC)
(Refer)

- K4 Kingsford Junction Precinct
Variety of residential, commercial retail and community uses
- Block 21 Addison Street Triangle Plaza
9 story mass with civic laneway
- Block 20

Mass to match scale of Unilodge accommodating commercial retail, office and creative uses.

- Block 31
Distinct 5 story built form that highlights town centre corner, with a scaled transition to the heritage listed Masonic Hall. The Doncaster Hotel is also another heritage listed item east of the cedar property site.



SITE UNDERSTANDING ON BEDEGAL COUNTRY

ANCIENT SANDS AND SWAMPS

The lands we now know as Kensington are the ancestral and spiritual homelands of the Bedegal people of the Dharug Nation.

Once rolling sand dunes and swamplands, the character of the landscape is vastly different from what it was when Europeans invaded. The ancient sandy dunes that lie beneath the surface were formed during the last ice age, approximately 11,000 years ago when the sea levels were much lower - with the coastline extending approximately 25kms further East from the shores of Coogee where it is today. Today, the hidden geological history of Bedegal Country is found in the sandy soils and frequent floods in the swampy areas - as is seen with the subject site.

BEDEGAL COUNTRY

Local archaeological evidence, including an 8,500 year old hearth, 1,500 year old stone tools and fish hooks, among others, points to continued Aboriginal occupation of these lands and symbolises a sacred spiritual connection between Bedegal community today and their ancestors. These places, along with stories and songlines connect the local traditional custodians to Country now and forever.

Aboriginal people in Sydney lived in clan groups of about 25-60 people connected to ancestors via patrilineal lineage, with

spiritual rights and obligations associated to their clan estate or Country.

Each clan group managed their land through a complex system of totem biodiversity associations, rites and rituals that bestowed sacred spiritual obligations to maintain the health of Country.

While for many years Aboriginal people in Australia have been described as living a primitive hunter gather lifestyle, Aboriginal people lived in complex societies with laws, trade, farming practices and property rights. Tools found in archeological sites point to local trade, as the materials used to made these tools are not located locally. Early colonists documented Aboriginal architecture in the area, describing both permanent shelters and temporary hut structures.

When setting up camps in dunes, the Aboriginal people of the area set up tent structures most likely using bark, cabbage tree fronds and timber. The swamps of the area would have been good hunting grounds, providing fish, eel, tortoise and also materials for weaving. The scrub in the area would have been good habitat for possums, which were used for their meat and fur to make cloaks.

Aboriginal people lived this way for eons, managing the land in a sustainable fashion with a complex religious-cultural system associated to the health of Country. (Irish, UNSW, 2018)



SITE UNDERSTANDING

COLONISATION

RESISTING INVASION

Way of life changed drastically for the Bedegal People upon British arrival. The coastal territory of Dharug nation is what can be considered the catalyst for Australian First Nations displacement. These people are now often referred to as Eora - coming from the Dharug language word yura, meaning “this place”. Outposts around Kensington were set up, with military garrisons fighting Aboriginal resistance forces to claim and establish territory under the British Empire.

By the late 1800s, many of the clan groups of coastal Sydney had been decimated by military advancement and outbreaks of small pox.

Many people were displaced during the 1800 - 1900s, and by the early twentieth century, government forces had forcibly relocated Aboriginal people to missions, with many people coming to live on the La Perouse Aboriginal mission.

CIVIL RIGHTS + HEALING

The mid 20th century saw the civil rights era, culminating to the 1967 referendum in Australia, where Aboriginal people were voted to be classed as citizens in the Constitution, rather than flora and fauna. UNSW, located in Kensington and associated closely with the development site, played an important role in the advancement of Aboriginal people,

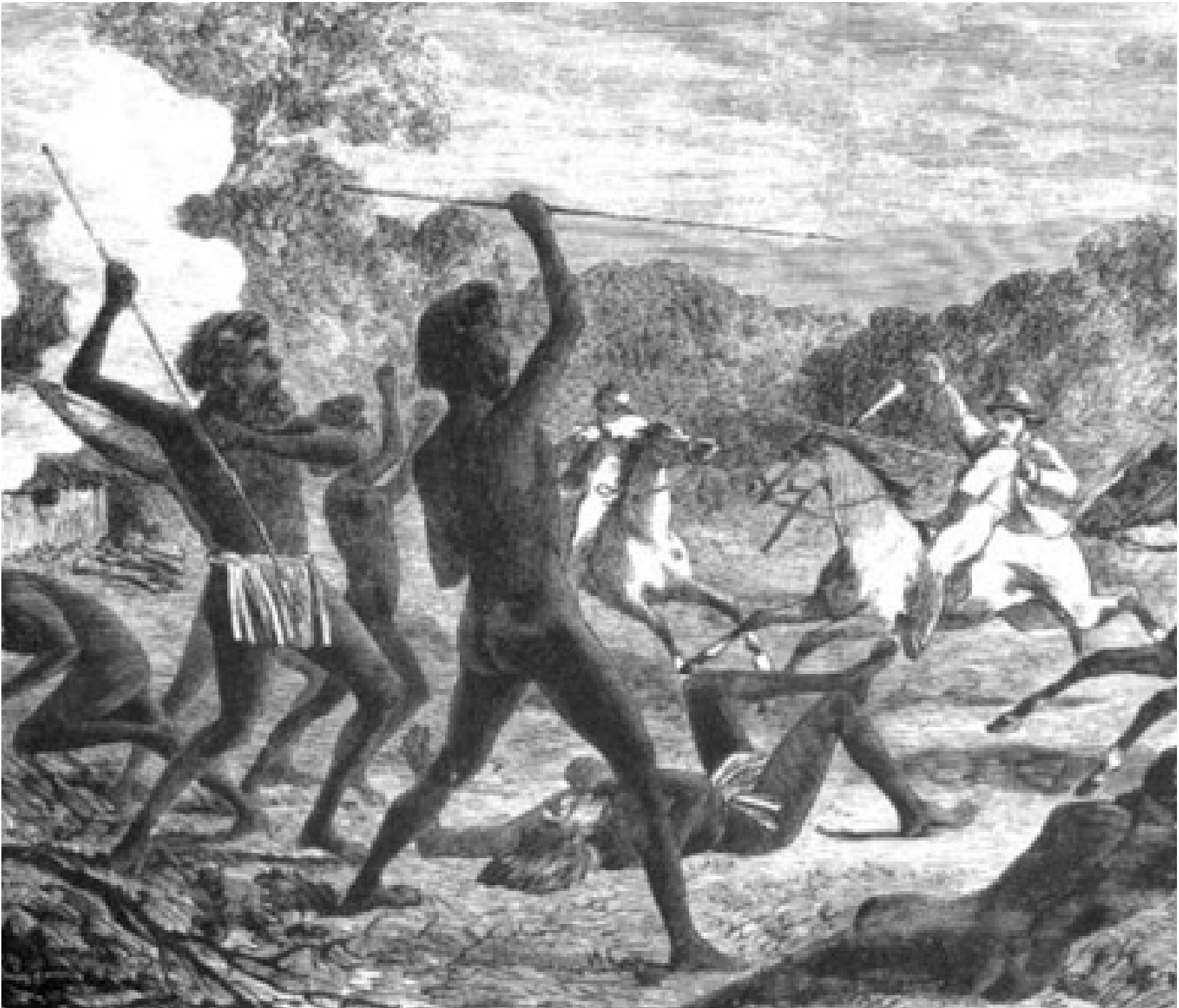
including the establishment of the first Aboriginal Legal Service in Redfern, and later the Indigenous Law Centre.

Today, Bedegal Country is home to a diverse and active First Nations community, with many people continuing to practice traditional ceremony and rites on Country. The University also has an active Indigenous community, with many people coming from across Australia to study here (UNSW Indigenous Strategy, 2018).

OPPORTUNITIES FOR INTERPRETATION

There is opportunity to acknowledge and respect the Aboriginal history of Kensington area, as well as enrich the place narrative of the project. Some ideas include:

- **Acknowledgement of Country - art, inscriptions, lighting**
- **Interpretive planting - sand dunes, swamps, coastal heath and gully planting**
- **Interpretive materiality - rammed earth, sandstone, gravel, timber, shells, woven fabric**
- **Bushfood planting**



SITE UNDERSTANDING

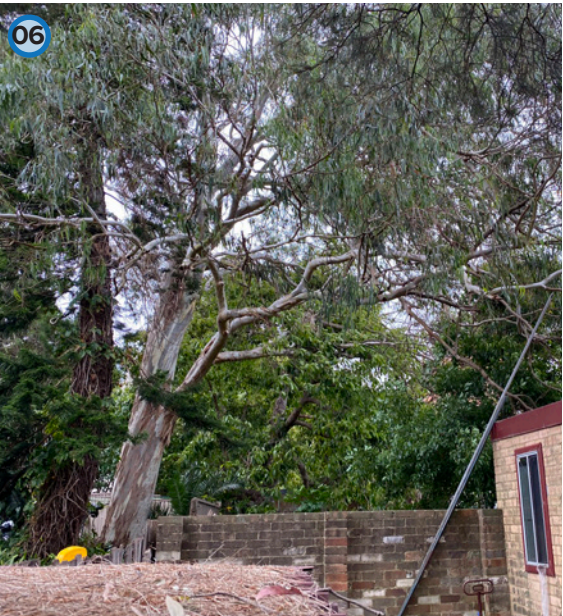
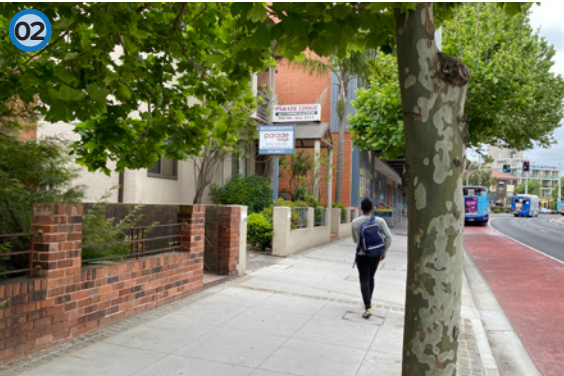
HISTORY & HERITAGE

- **1814**
Kensington
A water- powered mill on the bank of Lachlan Stream (later developed as Todman Avenue, produced paper, cloth and later flour from 1814- 1832.
- **1833**
Randwick Racecourse
Randwick Racecourse, Australia's longest standing racing venue, held its first horse race.
- **1920**
Masonic Temple
Masonic Hall was built and became a catapult for the community's social events.

- **1949** **University of NSW**
The inner city campus site of Sydney Technical College, now called UNSW expanded to the Kensington precinct.
- **2020**
The South East Light Rail became a completed connection to Sydney's light rail network. The rail provides high frequency and capacity to Moore Park, Royal Randwick racecourse and UNSW Kensington through Anzac Parade. This rail will form part of a significant urban structure creating town centres between Kensington to Kingsford.



SITE ANALYSIS
SITE CONDITIONS



SITE ANALYSIS

VEGETATION & GEOLOGY

Landscape & Vegetation

The landscape of Randwick was once native to swamplands and extensive dune system of the Botany Lowlands.

The extensively cleared land that covers the site of Kensington was an open forest and Eucalyptus applebox woodland with native vegetation formed dry sclerophyll tall open-woodland or forest. Dominant tree species are smooth-barked apple *Angophora costata*, Sydney peppermint *Eucalyptus piperita*, and old man banksia *aemula*. The shrubby sclerophyllous understorey contains many species including bracken *Pteridium esculentum*, Christmas bush *Ceratopetalum gummiiferum*, woody pear *Xylomelum pyriforme*, and prickly moses *Acacia ulicifolia*.

Soil & Geology

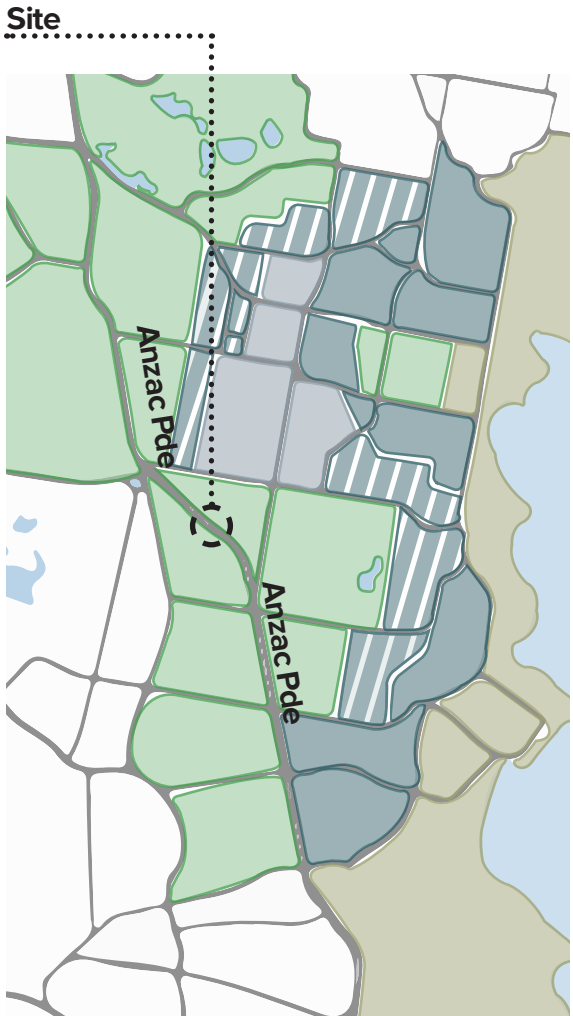
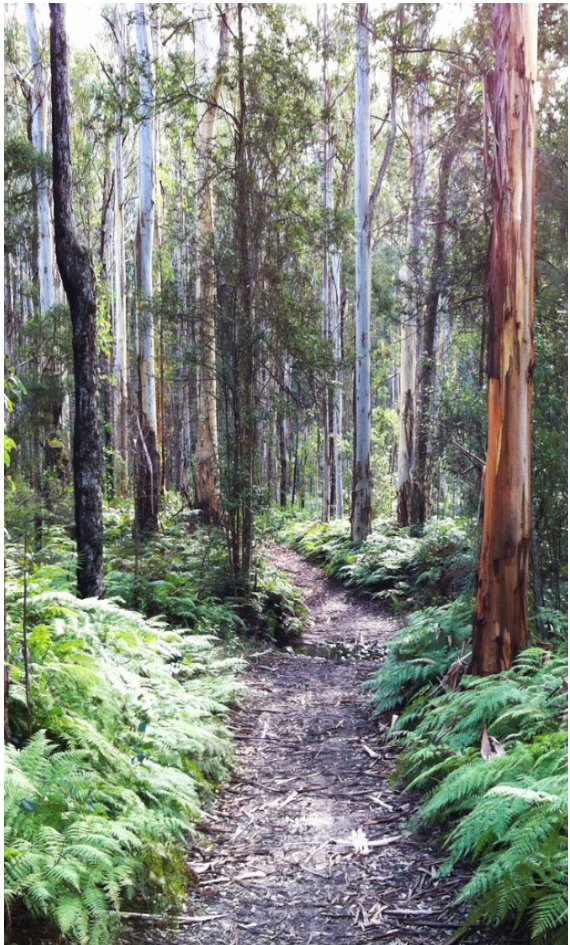
The soils that cover the site are Tuggarah soil group. This soil grouping comprises of <200mm Podzols on dunes and Podzol/Humus Podzol intergrades on swales. Quaternary wind blown, fine to medium grained, well sorted marine quartz sand. Finer sands than around the foredunes and beaches

Typography

Gently undulating plains and rolling undulating rises of broad, level to very inclined, swales and dunes. Windblown sand deposits with outcrops of Hawkesbury sandstone. Most rainfall infiltrates, and runs off when it occurs, collected in a series of depressions, lagoons, and swamps.



Dry Sclerophyll tall open woodland



Legend

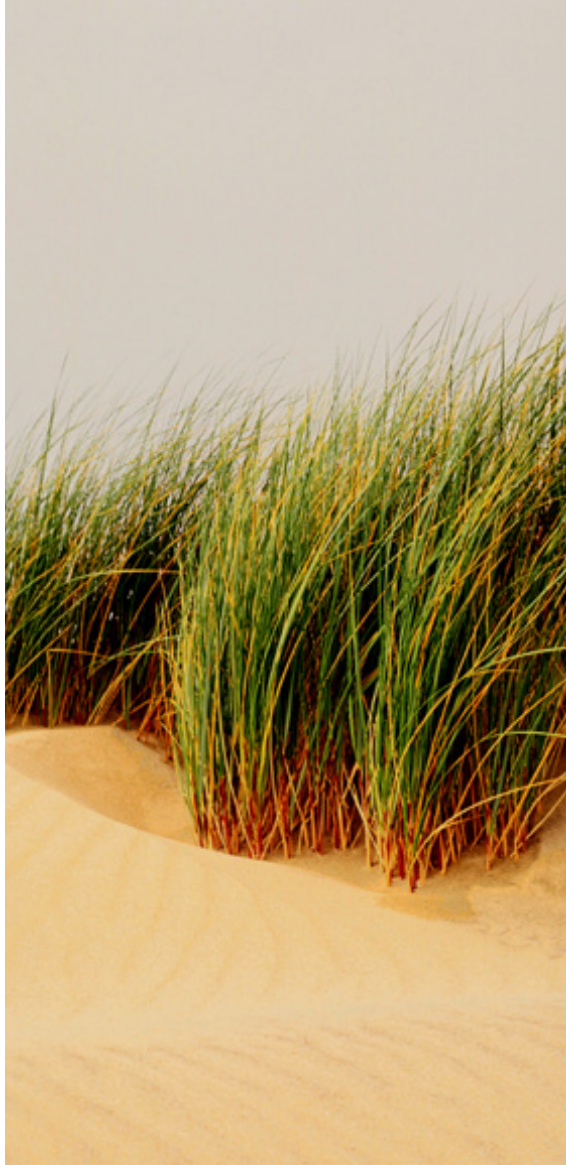
- Swamp Valley Floor
- Plateau
- Coastal Slopes
- Leeward Slopes
- Coastal Strip

LANDSCAPE STRATEGY

LANDSCAPE CHARACTER



**RESPECTING ENDEMIC
ECOLOGIES**



**ANCIENT SANDS AND
SWAMPS**



**ENGAGEMENT
& EDUCATION**



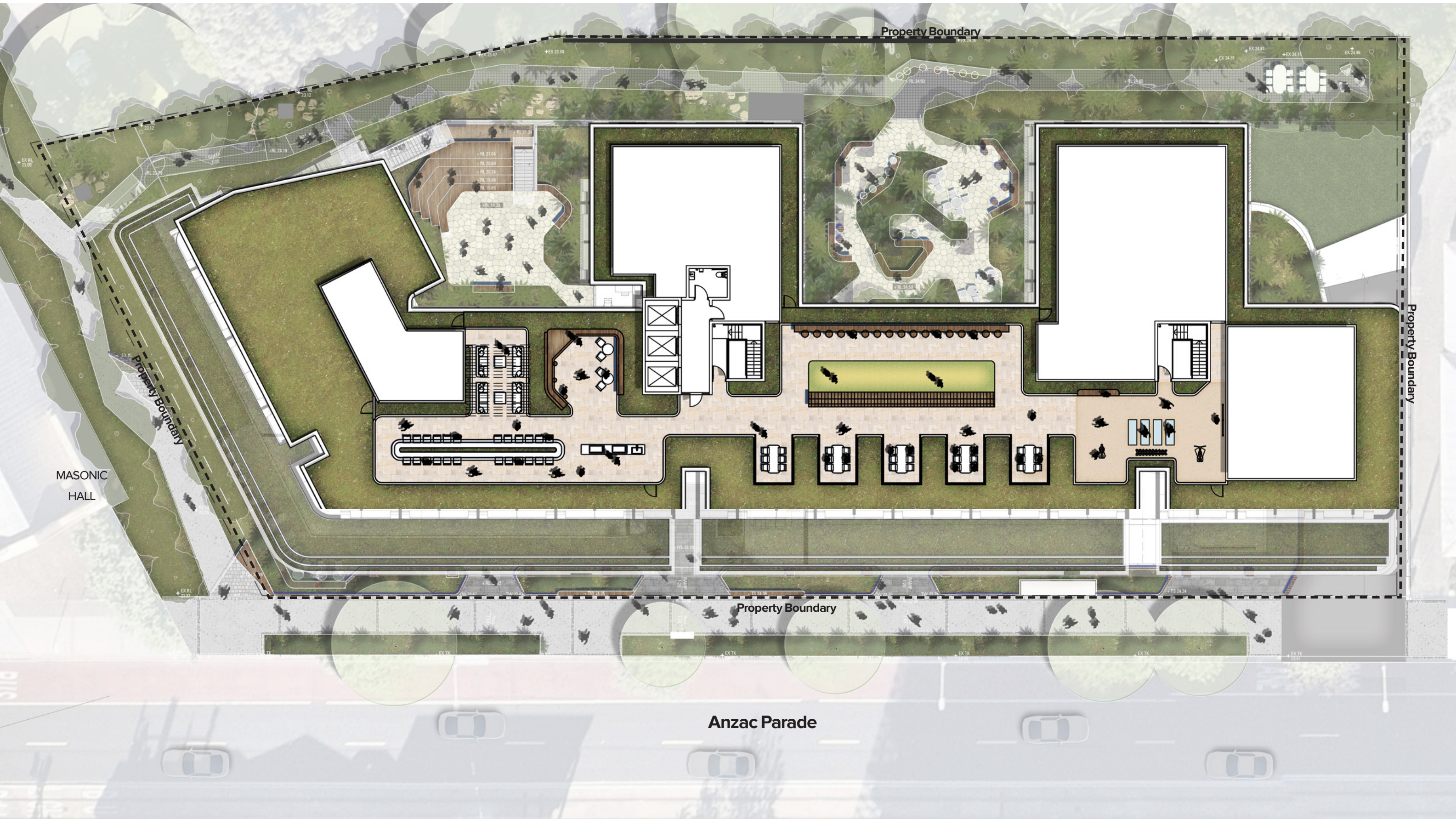
**ART & CREATIVE
RESOLUTION**



**COMMUNITY HERITAGE &
STORYTELLING**

LANDSCAPE DESIGN

LANDSCAPE MASTERPLAN



LANDSCAPE DESIGN
LANDSCAPE GROUND

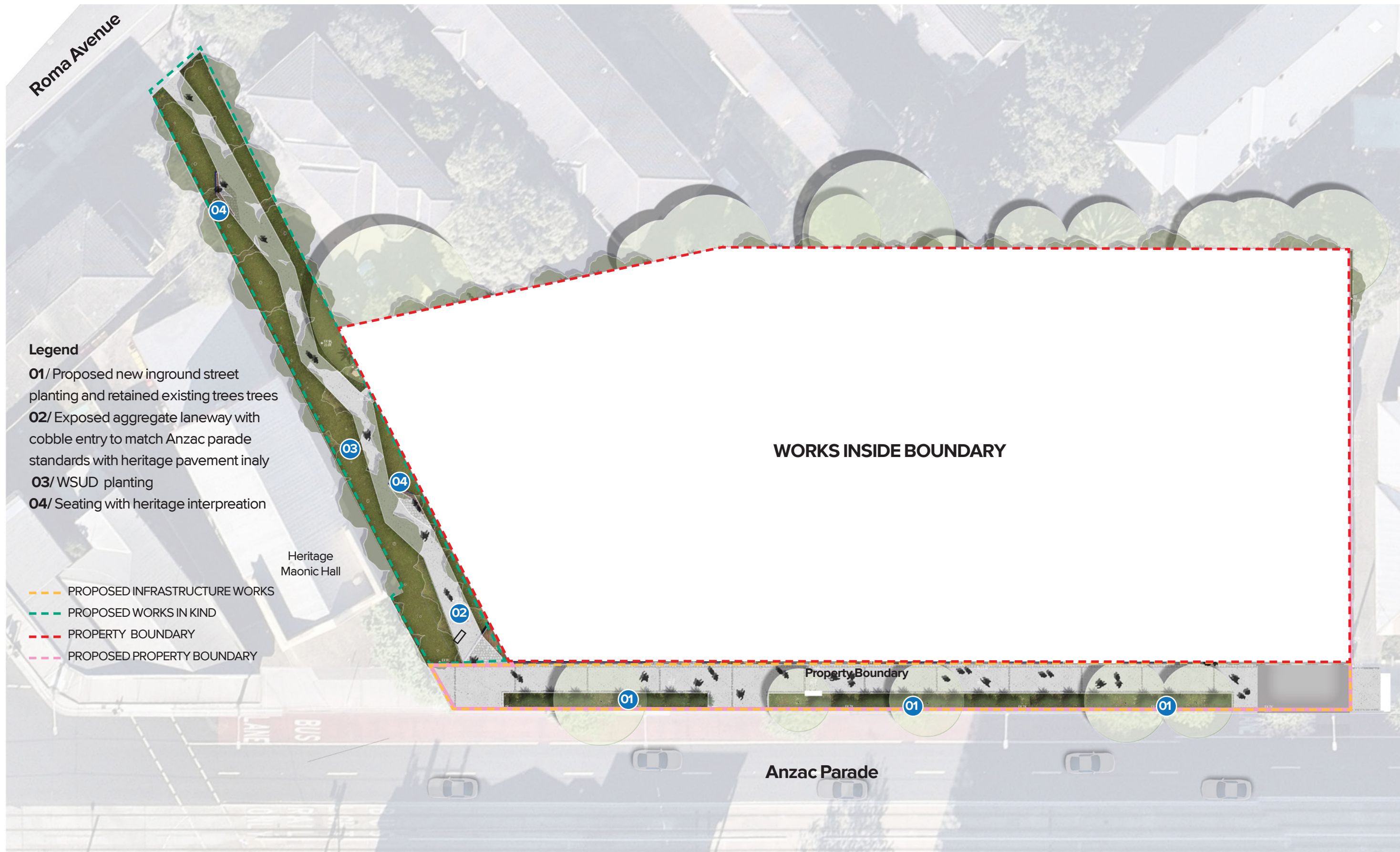


LANDSCAPE DESIGN

LANDSCAPE GROUND | LANDSCAPE STRATEGY



VPA OFFER



LANDSCAPE DESIGN

LANDSCAPE CALCULATIONS

Landscape Calculations

Property Boundary Area (3542 m2)
Additional Work in Kind (408m2)
Additional Proposed Infrastructure Works
(376 m2)
Additional Combined Works
(WIK & PIW) (784 m2)

Total Gross Landscape area

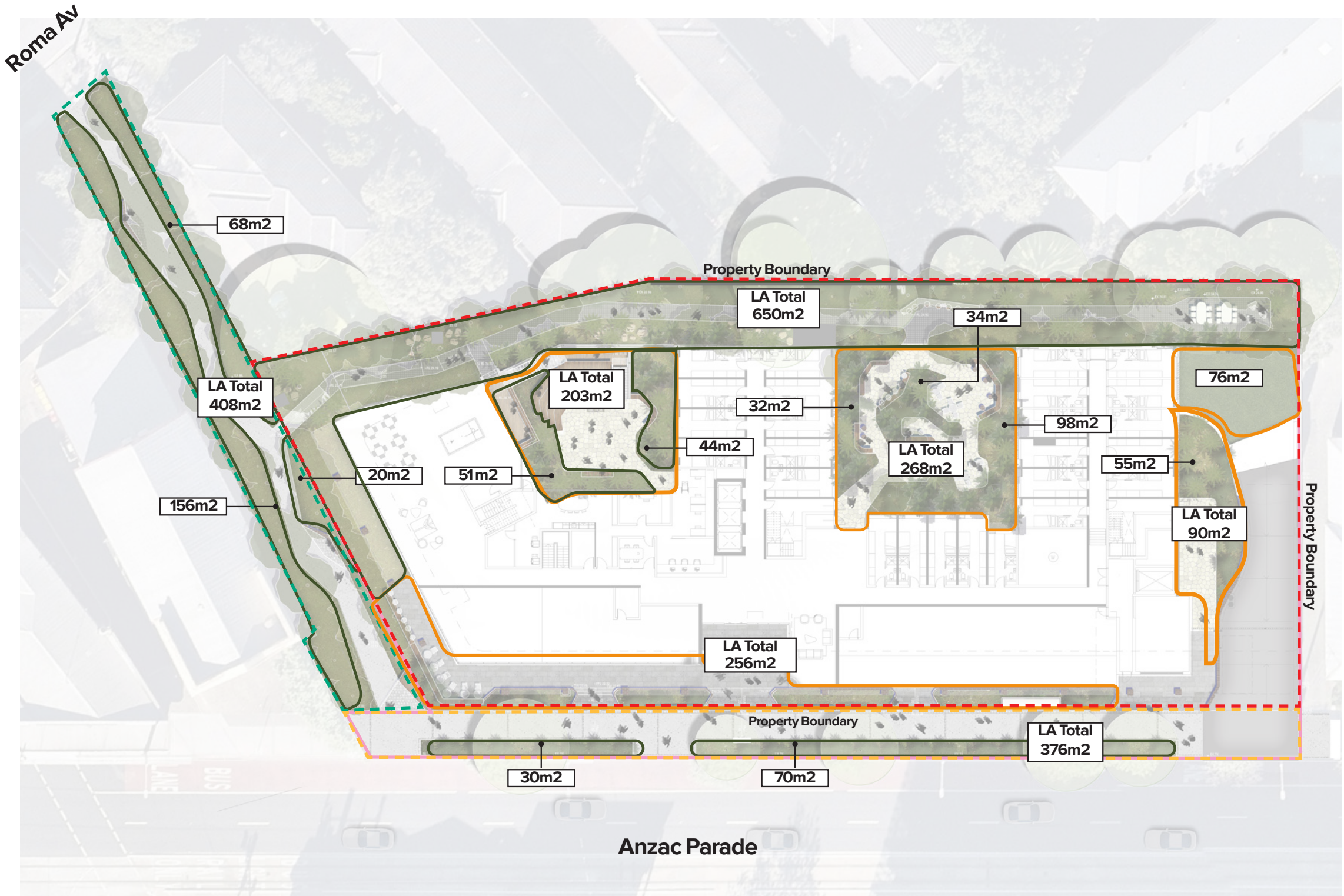
Property Boundary 3985m2 (107%)
With all ground landscape works + 784m2
(Refer Table on next page)

Deep Soil Area (40% required)

Property Boundary 745 /3542 = 20%
with all landscape works 1089/3542 = 30%

Ground Plane planted landscaping

(25% required)
Property Boundary 1224/3542 = 34%
with all landscape works 1558/3542 = 43%



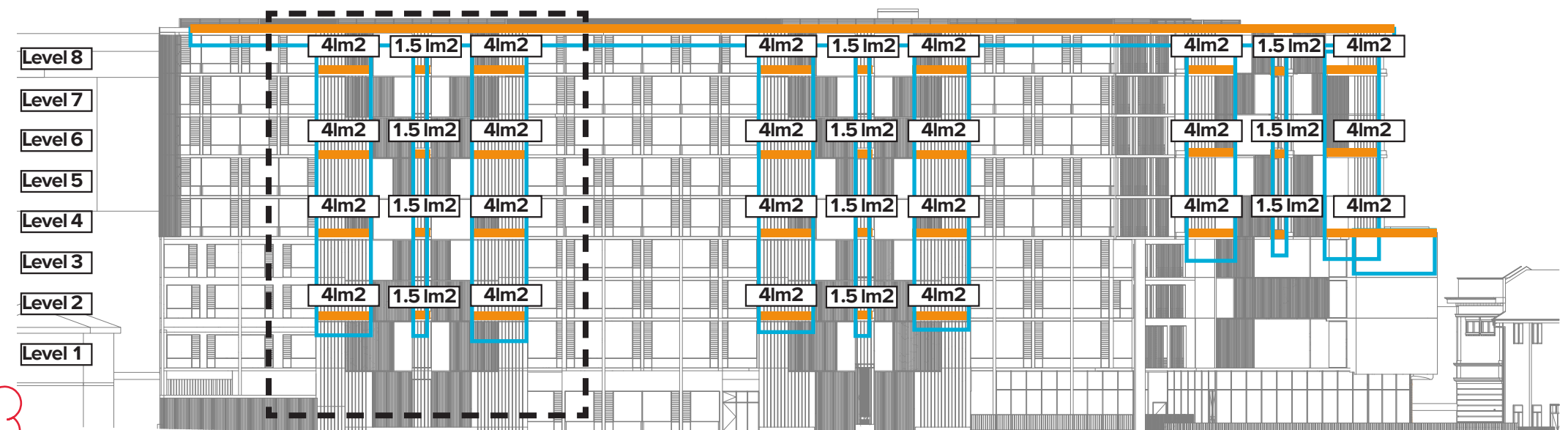
Ground Level (Property boundary)	Ground Level (Works in Kind)	Ground Level (Proposed Infrastructure Works)	
Landscape area (1543m2)	Landscape area (408m2)	Landscape area (376m2)	PROPOSED INFRASTRUCTURE WORKS
Deep Soil Area (745m2)	Deep Soil Area (244m2)	Deep Soil Area (100m2)	PROPOSED WORKS IN KIND
			PROPERTY BOUNDARY
			PROPOSED PROPERTY BOUNDARY

LANDSCAPE DESIGN

LANDSCAPE CALCULATIONS

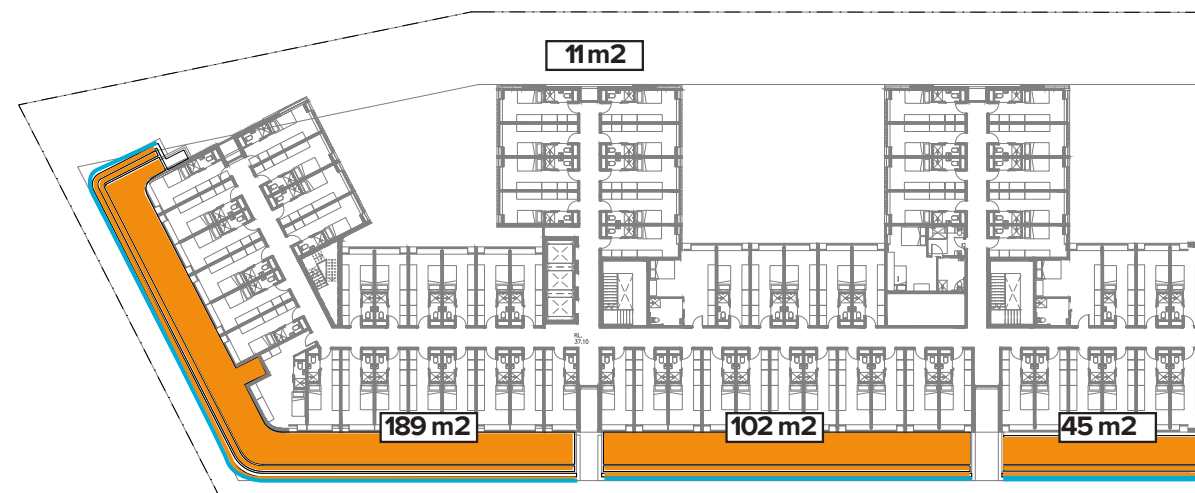
Level	Landscape Area	Green Facade
Ground	1543m2	
1		
2	10.8 m2	32.4m2 (3m trellis growth)
3		
4	347m2	228 m2
5		
6	16.2 lm2	48.6 m2
7		
8	16.2 lm2	48.6m2
9 - Rooftop Level	1150m2 (30% of gross)	352 m2
Total Gross Landscape area	3 793m2	

(Refer Softworks Elevation, pg 31 for species)

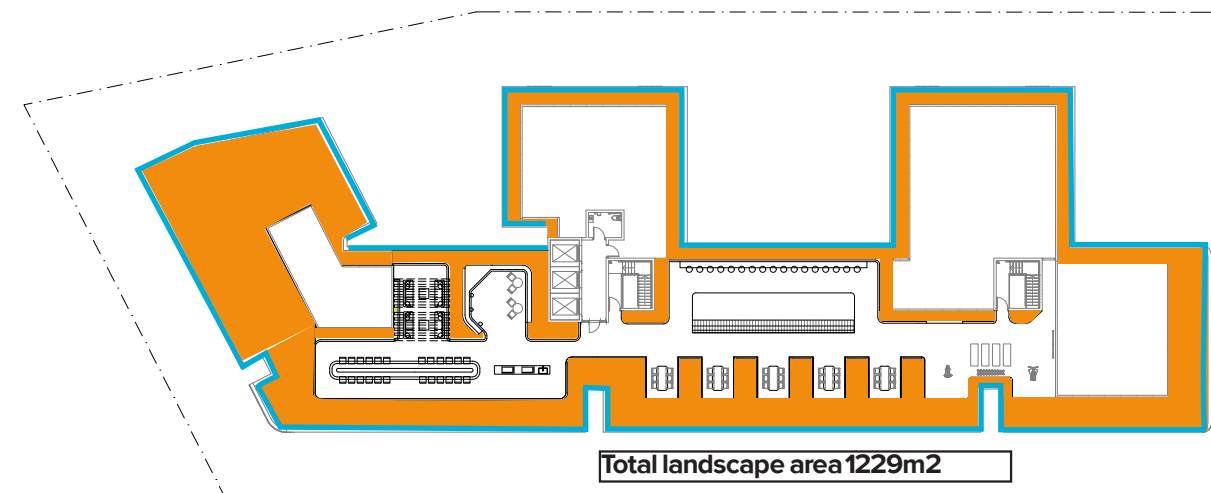


Extent of planter on Western Elevation / Level 1-8

-  Landscape planter
-  Green Facade



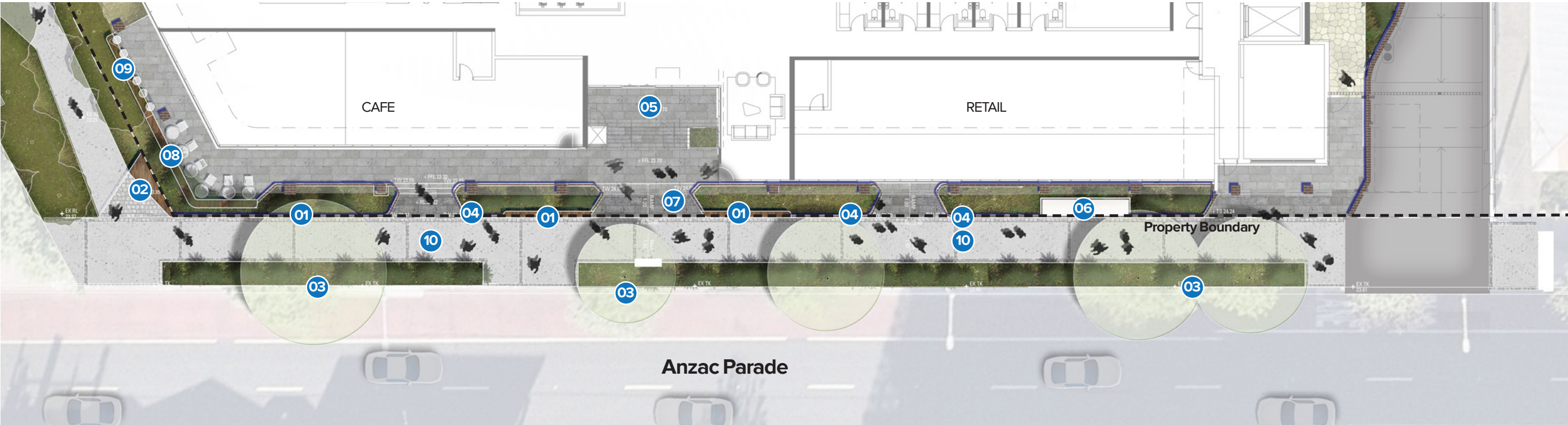
Level 4



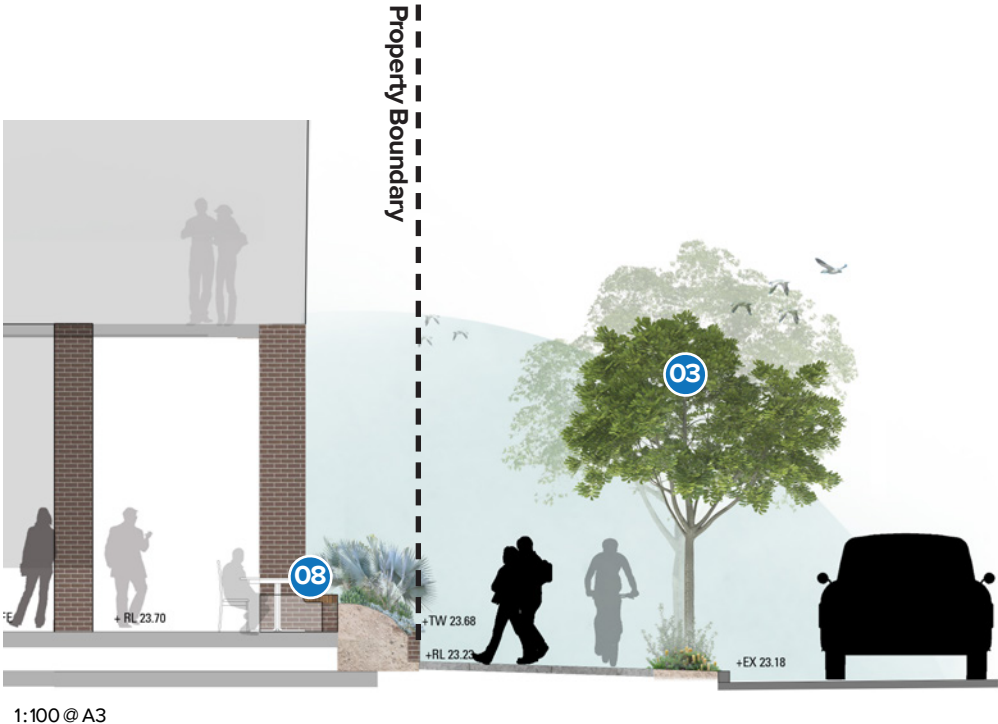
Rooftop Level  **Extensive planting**

LANDSCAPE DESIGN

GROUND LEVEL | STREETSCAPE



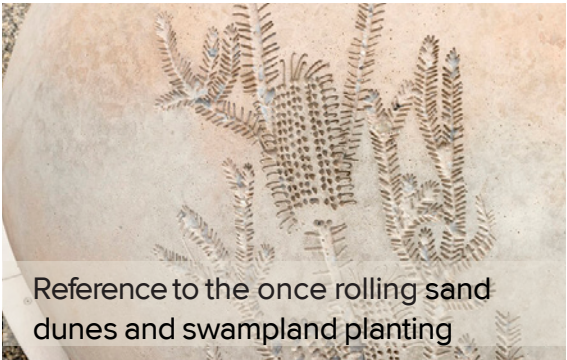
- Legend**
- 01/ 450mm seating wall with planting
 - 02/ Timber seating platform
 - 03/ Existing Trees to be retained
 - 04/ 150mm raised hob to retain planting
 - 05/ Feature frontage pavement to Arcade
 - 06/ Booster location
 - 07/ 1:20 ramp access to internal platform lift
 - 08/ Amenity seating for cafe
 - 09/ Bar stool seating for cafe
 - 10/Footpath to RCC to be made max 1:40 to planting edge and made good



Seating wall & Public domain offering



Heritage Materiality and interpretations



Heritage interpretation of place

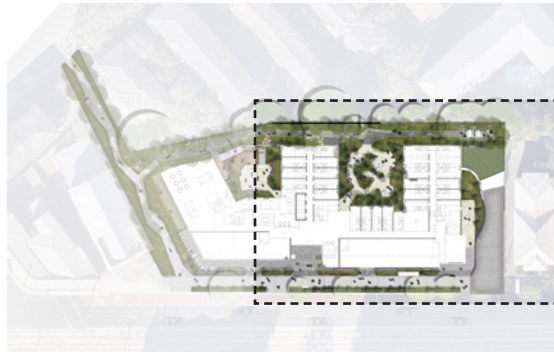


LANDSCAPE DESIGN

GROUND LEVEL | INTERNAL COURTYARDS

- Legend**
- 01/** Shade planting with palms shrubs and groundcovers
 - 02/** Student study nooks
 - 03/** Seating Lounges
 - 04/** Feature pavement to internal courtyard and northern sun terrace
 - 05/** Pedestrian Entry
 - 06/** Extensive green roof to driveway overhead

Key Plan

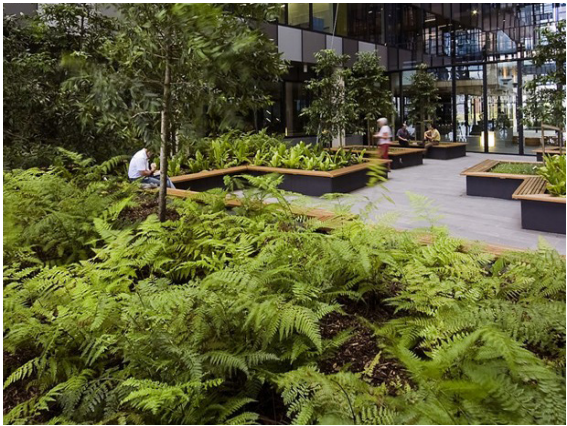


LANDSCAPE DESIGN

GROUND LEVEL | SUNKEN TERRACE

- Legend**
- 01/** Mounded shade planting with palms shrubs and groundcovers in deep soil
 - 02/** Amphitheater lounge seating
 - 03/** Feature pavement and pop up tennis table
 - 04/** Deck and bar rest for access to common area
 - 05/** Swale planting to drainage
 - 06/** Raised Fibreglass mini mesh walkway
 - 07/** Flood mitigation wall, stair access above wall. (Refer Flood Report)

Key Plan

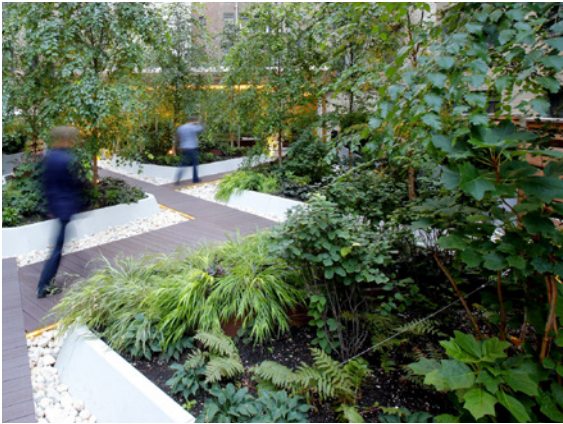
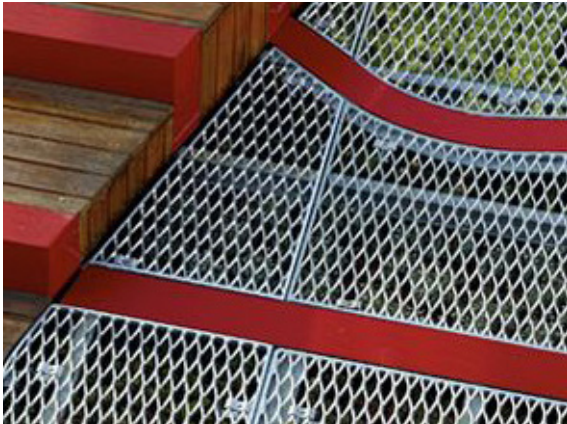
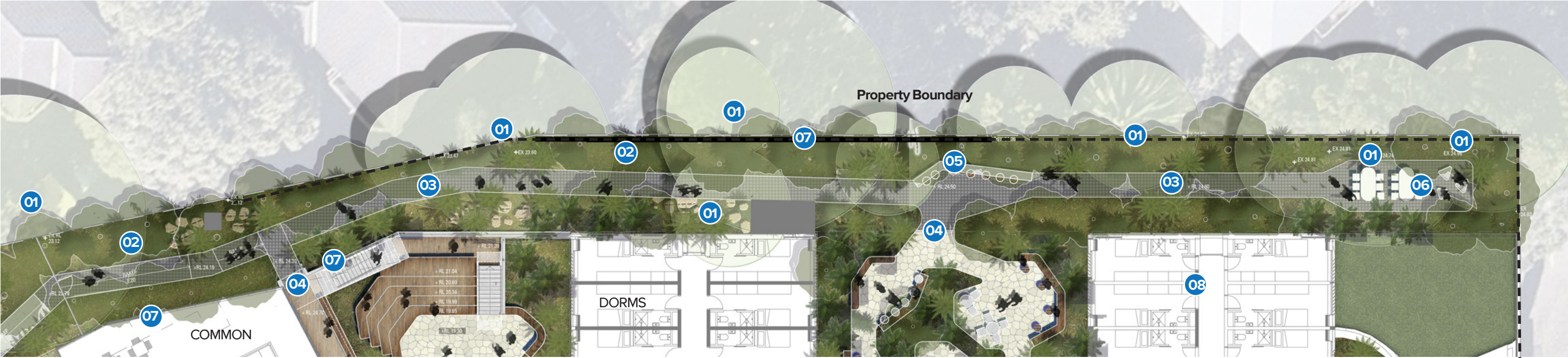


LANDSCAPE DESIGN

GROUND LEVEL | RAINFOREST WALK

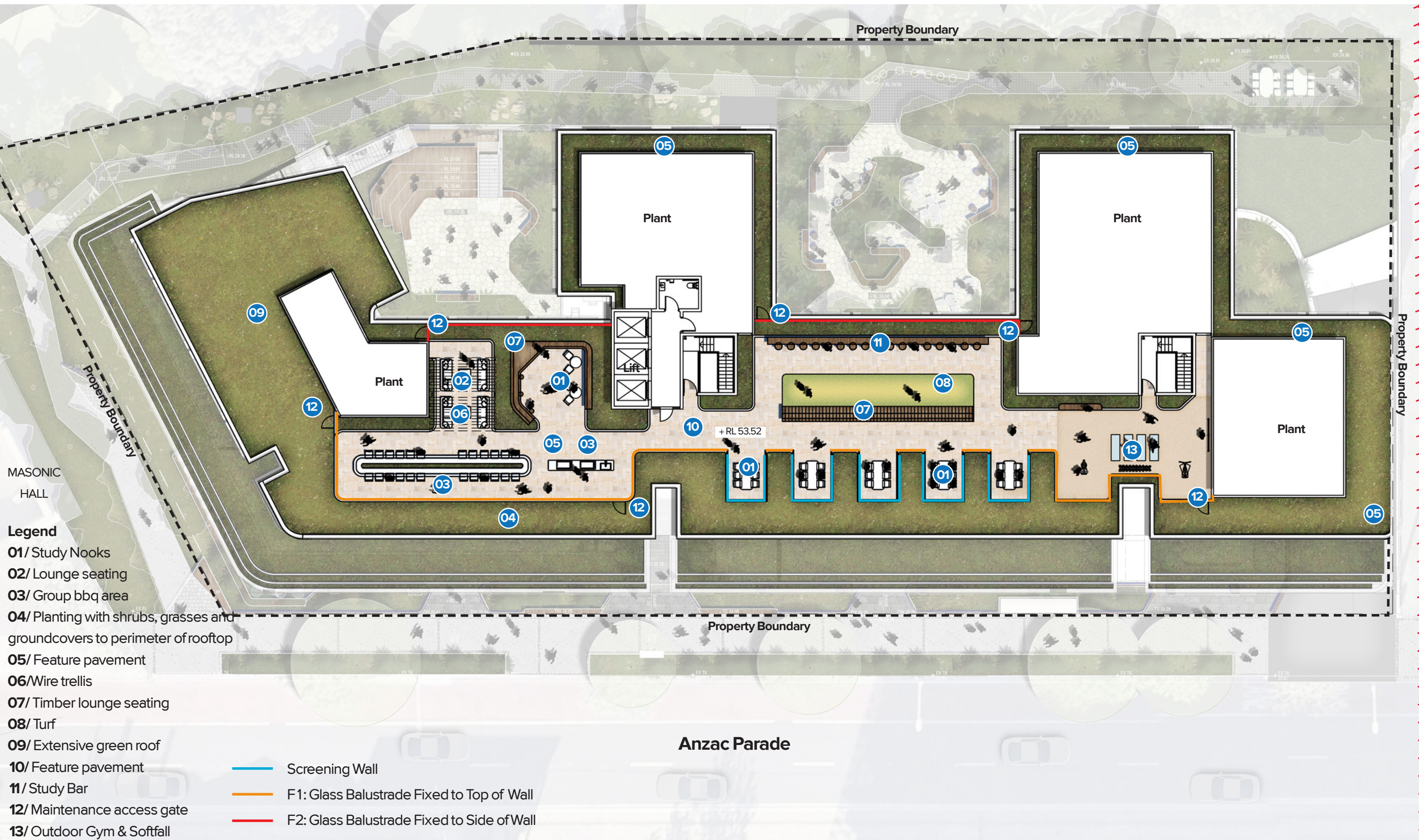
- Legend**
- 01/** Existing Trees to be retained
 - 02/** Shade planting with tree, small shrubs, groundcovers and swale
 - 03/** Raised fibreglass mesh walkway above existing tree levels (Refer Detail 07/500)
 - 04/** Pedestrian access
 - 05/** Shaded study bar
 - 06/** Social corner with group tables
 - 07/** Flood wall, refer flood report
 - 08/** Terraced extensive green roof to

Key Plan



LANDSCAPE DESIGN

LANDSCAPE ROOFTOP PLAN



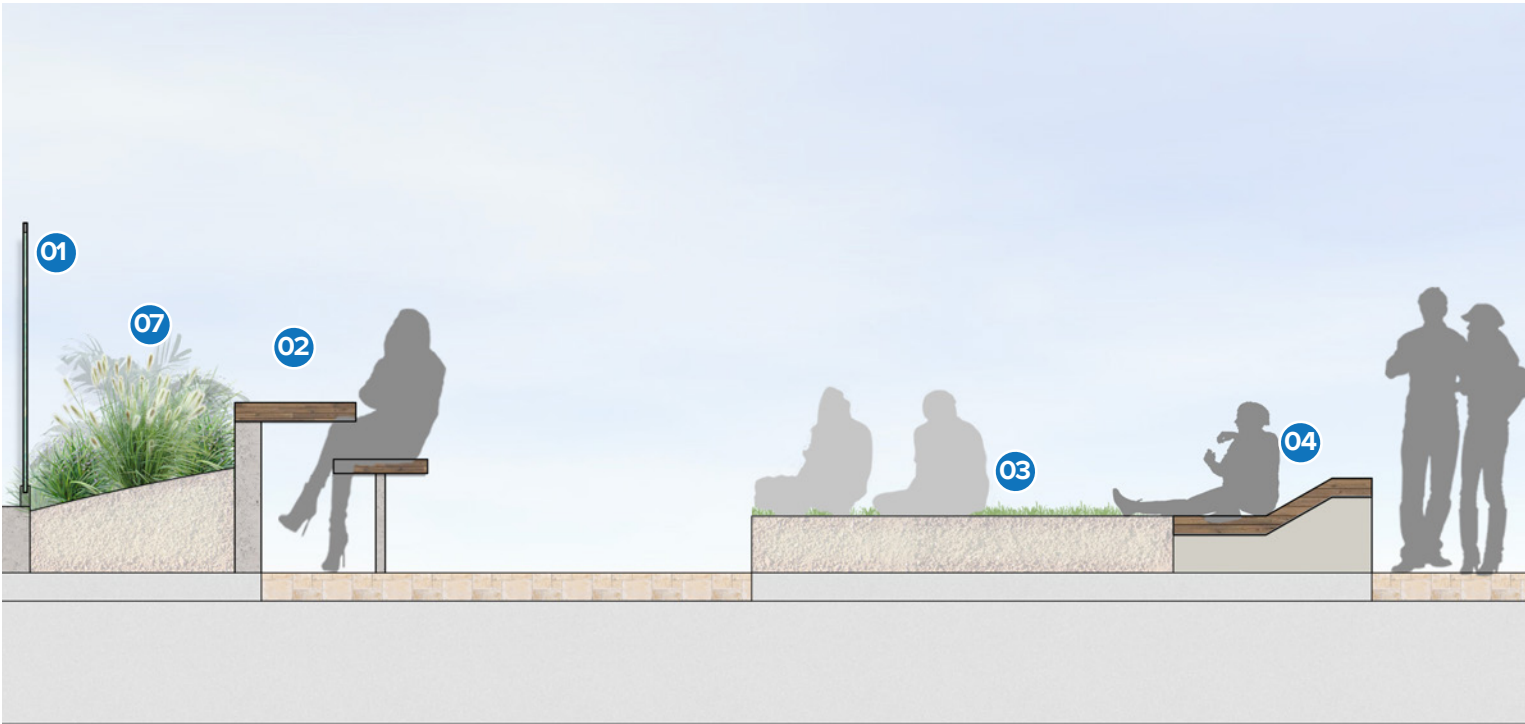
LANDSCAPE DESIGN

LANDSCAPE ROOFTOP SECTIONS

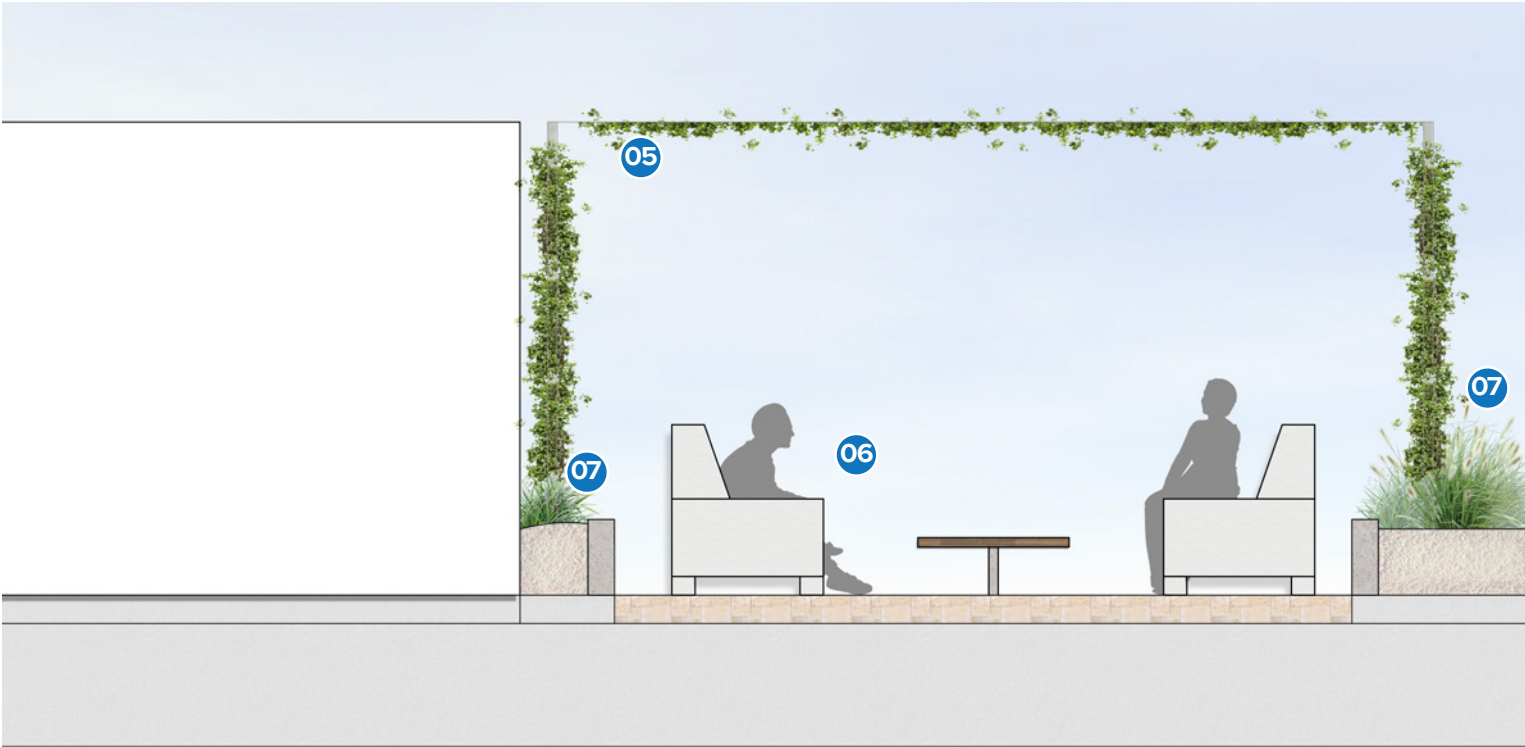


Key Plan

- Legend**
- 01/ 1.5m High Glass balustrade
 - 02/ Study bar
 - 03/ Turf
 - 04/ Timer lounge seating
 - 05/ Weather open - Wire trellis
 - 06/ Social lounges
 - 07/ Planting with shrubs, grasses and groundcovers to perimeter of rooftop



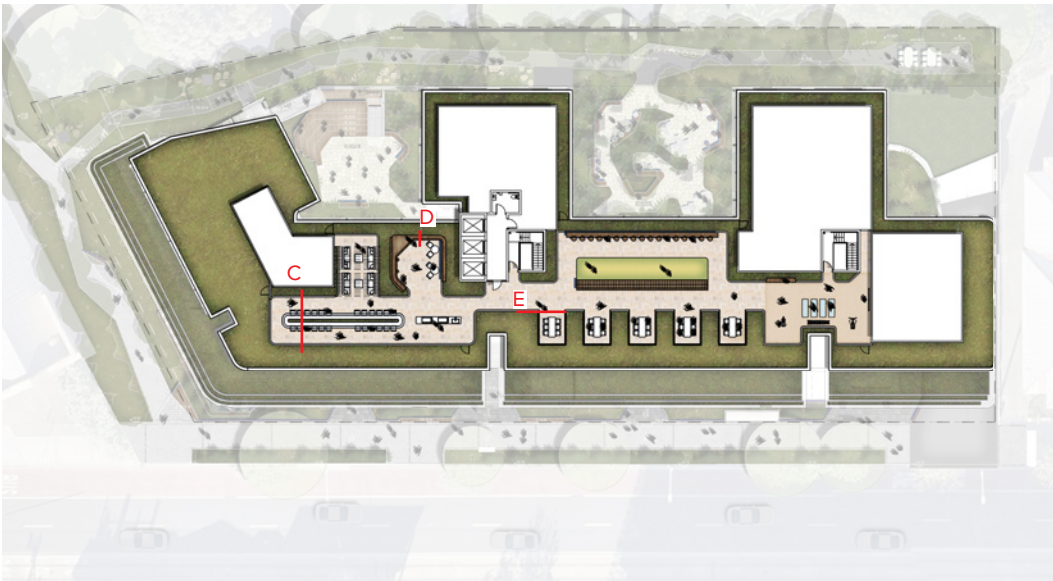
Section A



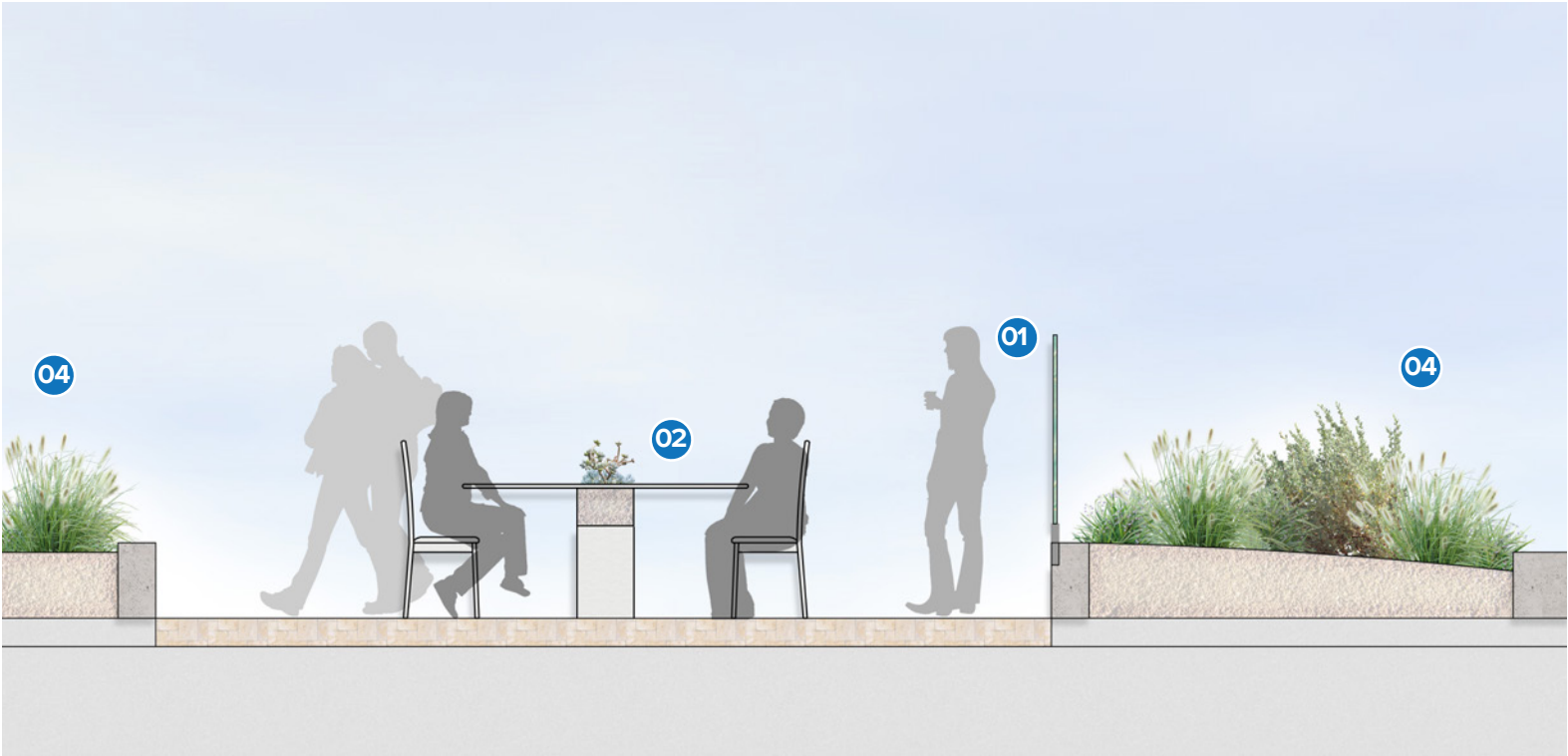
Section B

LANDSCAPE DESIGN

LANDSCAPE ROOFTOP SECTIONS

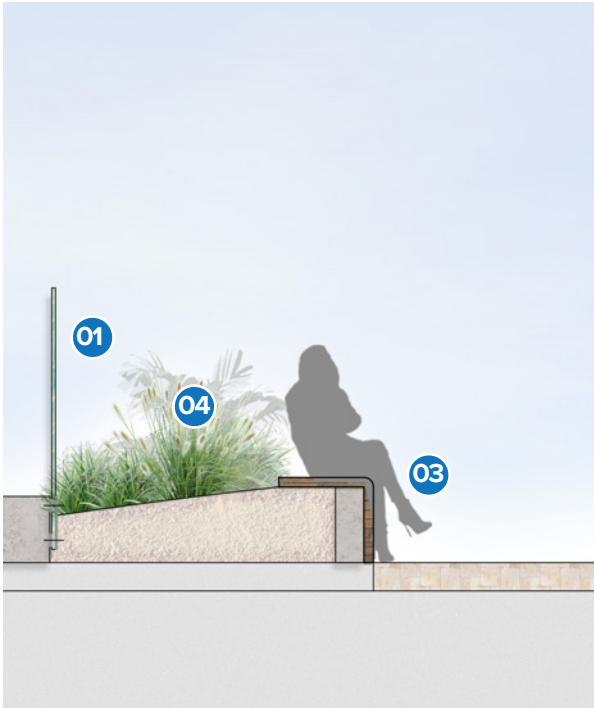


Key Plan

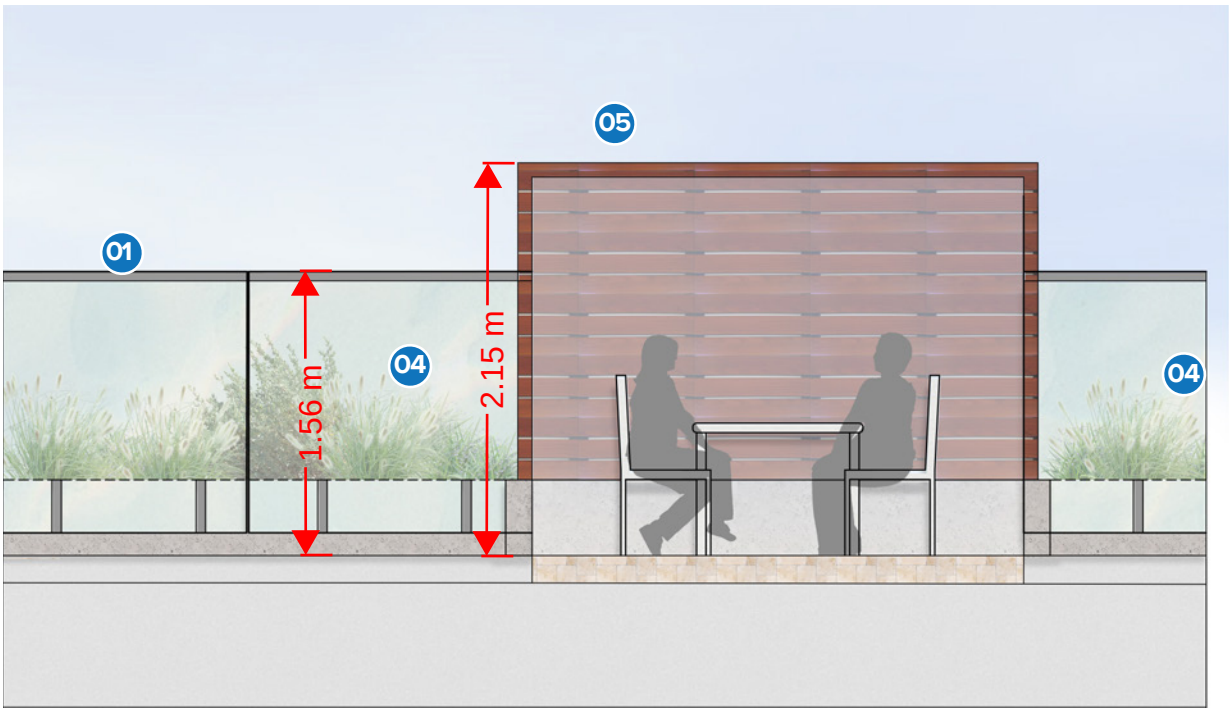


Section C

- Legend**
- 01/** 1.5m Glass balustrade
 - 02/** Group BBQ Area
 - 03/** Timber seating
 - 04/** Planting with shrubs, grasses and groundcovers to perimeter of rooftop
 - 05/** Non climable timber feature booth



Section D



Section E

LANDSCAPE DESIGN

LANDSCAPE CHARACTER | ROOFTOP LEVEL



PLANT SCHEDULE

20-713 177-179 ANZAC PARADE KENSINGTON PLANT SCHEDULE						
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE		
TREES & PALMS					GROUND LEVEL	LEVELS 2-8 ROOFTOP
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	10 x 5	400L	7	
Ee	<i>Elaeocarpus eumundii</i>	Quandong	12 x 6	400L	5	
HF	<i>Howea forsteriana</i>	Kentia Palm	10 x 5	400L	52	
La	<i>Livistonia australis</i>	Cabbage Tree Palm	10 x 6	400L	83	
TI	<i>Tristaniopsis laurina</i>	Water Gum	10 x 5	400L	10	
SHRUBS & ACCENTS						
Ac	<i>Alpinia caerulea</i>	Red back native ginger	2 x 1	200mm	55	
Bn	<i>Bismarckia nobilis</i>	Bismarck Palm	12 x 5	200mm	17	27
Bl	<i>Boronia ledifolia</i>	Sydney Boronia	1 x 1	200mm		161
Cr	<i>Correa reflexa</i>	Native Fuchsia	1 x 0.6	200mm		97
Pr	<i>Pittosporum revolutum</i>	Narrow Leaved Geebung	5 x 3	200mm		231
Zf	<i>Zamia furfuracea</i>	Cardboard plant	0.5 x 0.7	200mm		8
Ap	<i>Aloe plicatilis</i>	Aloe	1 x 1	500mm		9
Cbb	<i>Crassula Blue Bird</i>	Silver dollar jade	0.8 x 0.8	200mm		164
Kb	<i>Kalanchoe bracteata</i>	Silver Teaspoons	0.7 x 0.5	200mm		111
GRASSES & RUSHES						
Fg	<i>Festuca glauca</i>	Blue fescue	0.3 x 0.3	150mm		146
Dr	<i>Dianella revoluta</i>	Spreading Flax Lily	1 x 1.5	150mm	57	
Lp	<i>Libertia paniculata</i>	Grass Flag	0.5 x 0.5	150mm		217
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 1	150mm		267
Wc	<i>Wahlenbergia communis</i>	Blue Bell	0.15 x 0.15	150mm	235	291
FERNS & CYCADS						
Ad	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.5 x 0.5	200mm	179	
Bn	<i>Blechnum nudum</i>	Fishbone water fern	1 x 1	200mm	14	
Cc	<i>Cyathea cooperi</i>	Australian Tree Fern	8 x 4	1m trunk	53	
Da	<i>Dicksonia antarctica</i>	Soft Tree Fern	1.5 x 15	200mm	15	
Am	<i>Alocasia macrorrhiza</i>	Giant Taro	3 x 5	200mm	15	
Sc	<i>Sphaeropteris cooperi</i>	Scaly Tree Fern	9 x 4	200mm	19	
GROUNDCOVERS & CLIMBERS						
Ca	<i>Cissus antarctica</i>	Kangaroo Vine	0.3 x 6	150mm		120
Cap	<i>Chryscephalum apiculatum 'Silver sunburst'</i>	Everlasting Daisy	0.25 x 0.4	200mm		96
Cgl	<i>Carpobrotus glaucescens</i>	Pig face	0.2 x spreading	140mm		98
Dd	<i>Dampiera diversifolia</i>	Dampiera	0.4 x 1	150mm		106
Rb	<i>Rhipsalis baccifera</i>	Mistletoe Cactus	0.8 x 0.8	200mm		240
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.5 x climbing	200mm		62
Ss	<i>Senecio serpens</i>	Blue Chalksticks	0.5 x spreading	200mm		120
EXTENSIVE PLANTING (206m2)					200	
MATRIX - SHADE PLANTING (409m2)						200
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	0.5 x 1	200mm	115	
Ad	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.5 x 0.5	200mm	245	
Bn	<i>Blechnum nudum</i>	Fishbone water fern	1 x 1	200mm	33	
Cc	<i>Cyathea cooperi</i>	Australian Tree Fern	8 x 4	1m trunk	65	
Ca	<i>Cissus antarctica</i>	Kangaroo Vine	0.3 x 6	150mm	131	
Da	<i>Dicksonia antarctica</i>	Soft Tree Fern	1.5 x 15	200mm	82	
Ac	<i>Alpinia caerulea</i>	Red back native ginger	2 x 1	200mm	65	
Dd	<i>Dampiera diversifolia</i>	Dampiera	0.4 x 1	200mm	245	
Ng	<i>Neomarica gracilis</i>	Walking iris	1 x 1	200mm	62	
MCC	<i>Melaleuca thymifolia 'Cotton Candy'</i>	Thyme Honey Myrtle	1.5 x 2	200mm	16	
Am	<i>Alocasia macrorrhiza</i>	Giant Taro	1.8 x 1.2	200mm	33	
MATRIX - SWALE PLANTING (180m2)						111
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	0.5 x 1	200mm	27	
Cd	<i>Calochlaena dubia</i>	False Bracken Fern	1.2 x 1.2	200mm	90	
Ld	<i>Lobelia dentata</i>	Native Lobelia	1 x 1	150mm	135	
Lp	<i>Libertia paniculata</i>	Grass Flag	0.5 x 0.5	150mm	63	
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 1	150mm	63	
Wc	<i>Wahlenbergia communis</i>	Blue Bell	0.15 x 0.15	150mm	27	
MATRIX - GROUNDCOVER PLANTING 01 (110m2)						
Hv	<i>Hardenbergia violacea</i>	False Sarsaparilla	0.25 x Spreading	150mm	165	
Mb	<i>Mauve brachyscome</i>	Native Daisy	0.3 x 0.6	150mm	110	
Gr	<i>Grevillea nivalaris x g. 'poorinda peter'</i>	Bronze Rambler	0.2 x 3	150mm	264	
MATRIX - GROUNDCOVER PLANTING 02 (59m2)						
Da	<i>Dichondra repens</i>	Silver Falls	0.2 x 2	150mm	153	
Dd	<i>Dampiera diversifolia</i>	Dampiera	0.4 x 1	150mm	106	
MATRIX - STREETSCAPE PLANTING (77m2)						
Hv	<i>Hardenbergia violacea</i>	False Sarsaparilla	0.25 x Spreading	150mm	116	
Da	<i>Dichondra repens</i>	Silver Falls	0.2 x 2	150mm	41	
Vb	<i>Viola banksii</i>	Native Violet	0.2 X 0.5 (Spreading)	150mm	64	
Ca	<i>Cissus antarctica</i>	Kangaroo Vine	0.3 x 6	150mm	246	

KEY PLAN

- SOFTWORKS
- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
 - EXISTING TREES TO BE REMOVED
Refer Landscape Specification
 - STRUCTURAL ROOT ZONE
Refer Landscape Specification
 - TREE PROTECTION ZONE
Refer Landscape Specification

- GROUND LEVEL
- Trees
- TI - *Tristaniopsis laurina*
Refer Plant Schedule
 - Ee - *Elaeocarpus emundii*
Refer Plant Schedule
 - La - *Livistonia australis*
Refer Plant Schedule
 - HF - *Howea forsteriana*
Refer Plant Schedule
- Shrubs
- Ac - *Alpinia caerulea*
Refer Plant Schedule
 - Am - *Alocasia macrorrhiza*
Refer Plant Schedule
 - Bn - *Bismarckia nobilis*
Refer Plant Schedule
 - Ad - *Adiantum aethiopicum*
Refer Plant Schedule
 - Sc - *Sphaerpteris cooperi*
Refer Plant Schedule
 - Dr - *Dianella revoluta*
Refer Plant Schedule
 - Cc - *Cyathea cooperi*
Plant Schedule
 - Cc - *Cyathea cooperi*
Plant Schedule

- Matrix
- MATRIX - SHADE PLANTING
Refer Landscape Details
 - MATRIX - SWALE PLANTING
Refer Landscape Details
 - MATRIX - GROUNDCOVER PLANTING 01
Refer Landscape Details
 - MATRIX - GROUNDCOVER PLANTING 02
Refer Landscape Details
 - MATRIX - STREETSCAPE PLANTING
Refer Landscape Details
 - MATRIX - EXTENSIVE GREEN ROOF
Refer Landscape Details

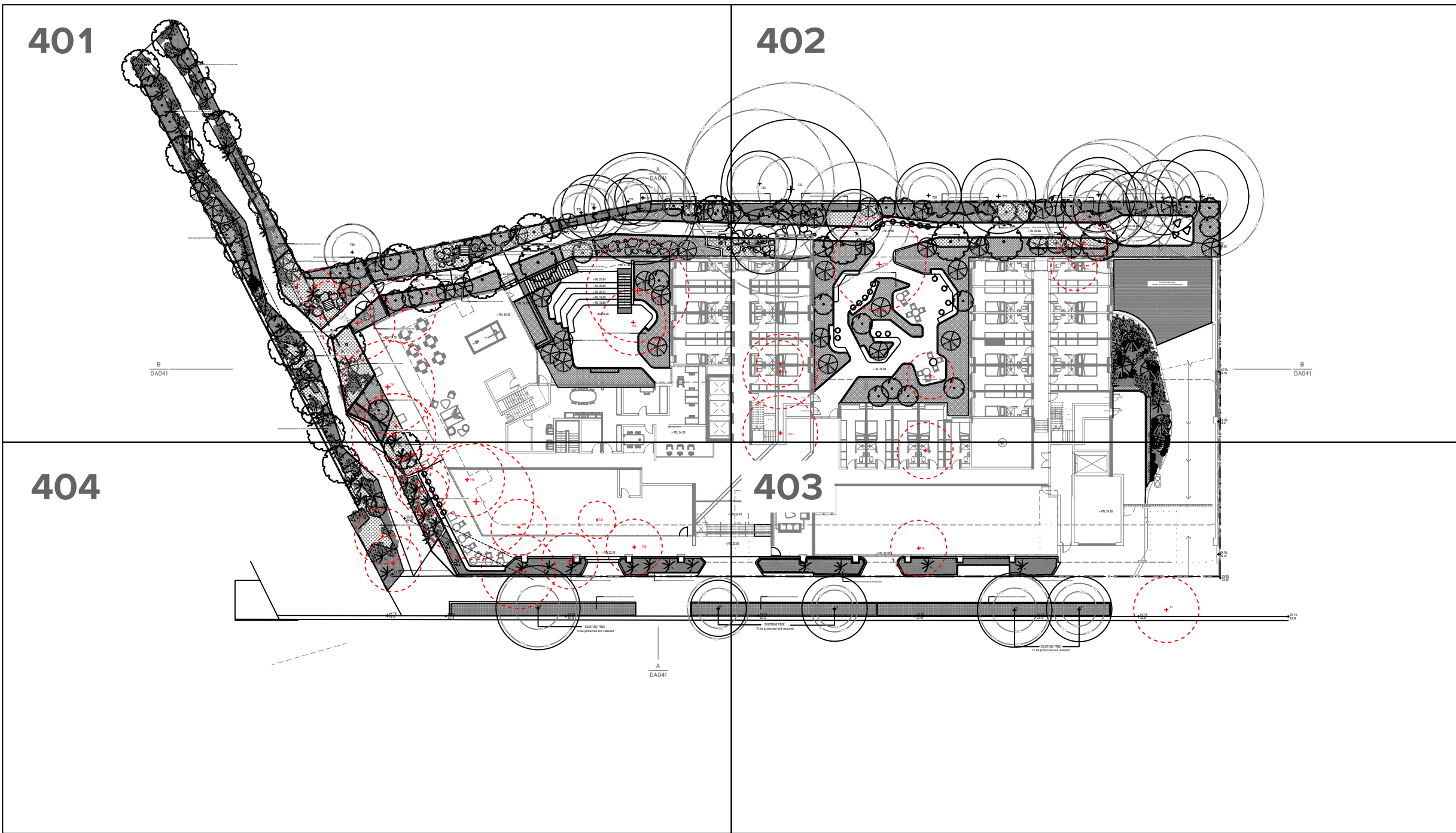
- Shrubs
- Bl - *Boronia ledifolia*
Refer Plant Schedule
 - Wc - *Wahlenbergia communis*
Refer Plant Schedule
 - Lp - *Libertia paniculata*
Refer Plant Schedule
 - Cr - *Correa reflexa*
Refer Plant Schedule
 - Pr - *Pittosporum revolutum*
Refer Plant Schedule
 - Zf - *Zamia furfuracea*
Refer Plant Schedule
 - Cbb - *Crassula 'Blue Bird'*
Refer Plant Schedule
 - Fg - *Festuca glauca*
Refer Plant Schedule

- Accent
- Ap - *Aloe plicatilis*
Refer Plant Schedule
 - Kb - *Kalanchoe Bracteata*
Refer Plant Schedule
 - Ta - *Themeda australis*
Refer Plant Schedule
 - Cbb - *Crassula 'Blue Bird'*
Refer Plant Schedule
 - Bn - *Bismarkia nobilis*
Refer Plant Schedule

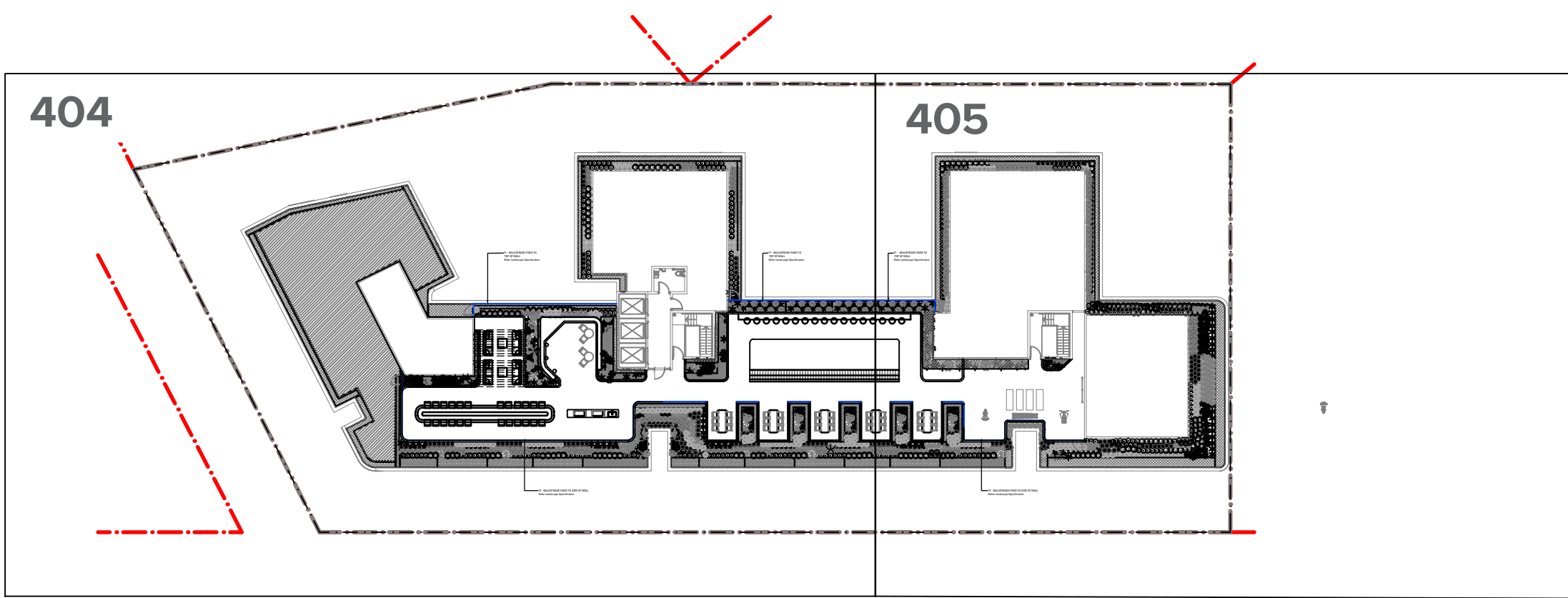
- Groundcovers
- MIX 0F - ROOFTOP MIX 1
 - Ca - *Cissus antarctica*
 - Rb - *Rhipsalis baccifera*
 - Ss - *Senecio serpens*
Refer Plant Schedule

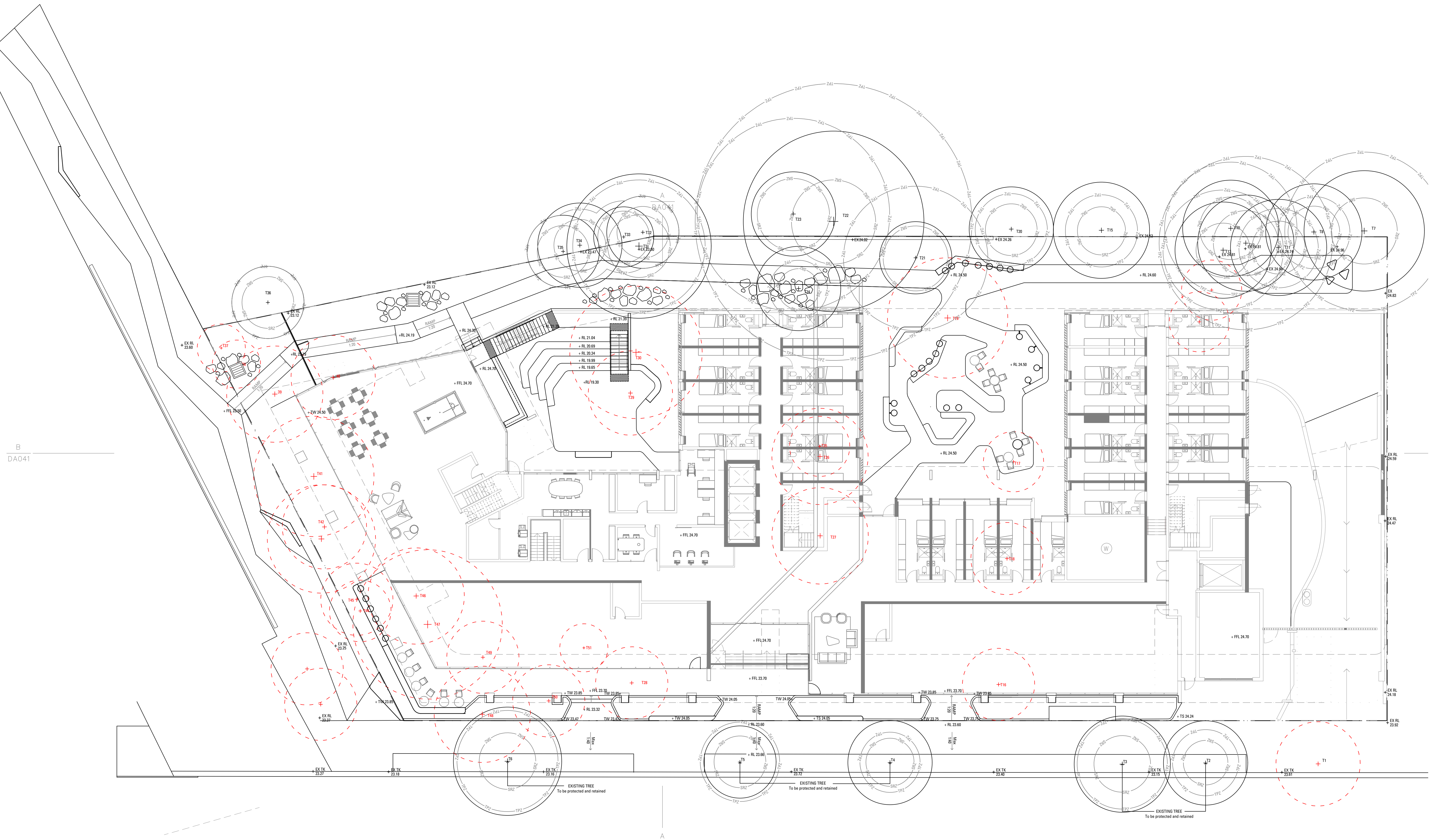
- Cap - *Chryscephalum 'Silver sunburst'*
Refer Plant Schedule
- Cgl - *Carpobrotus glaucescens*
Refer Plant Schedule
- Dd - *Dampiera diversifolia*
Refer Plant Schedule
- Tj - *Trachelospermum jasminoides*
Refer Plant Schedule
- EXTENSIVE PLANTING
Refer Plant Schedule

GROUND FLOOR



ROOFTOP





SOFTWARES PLAN - GROUND

401

LEGEND

SOFTWORKS

- | | |
|---|---|
|  | EXISTING TREES TO BE RETAINED
Refer Landscape Specification |
|  | EXISTING TREES TO BE REMOVED
Refer Landscape Specification |
|  | STRUCTURAL ROOT ZONE
Refer Landscape Specification |
|  | TREE PROTECTION ZONE
Refer Landscape Specification |

GROUND LEVEL

Trees

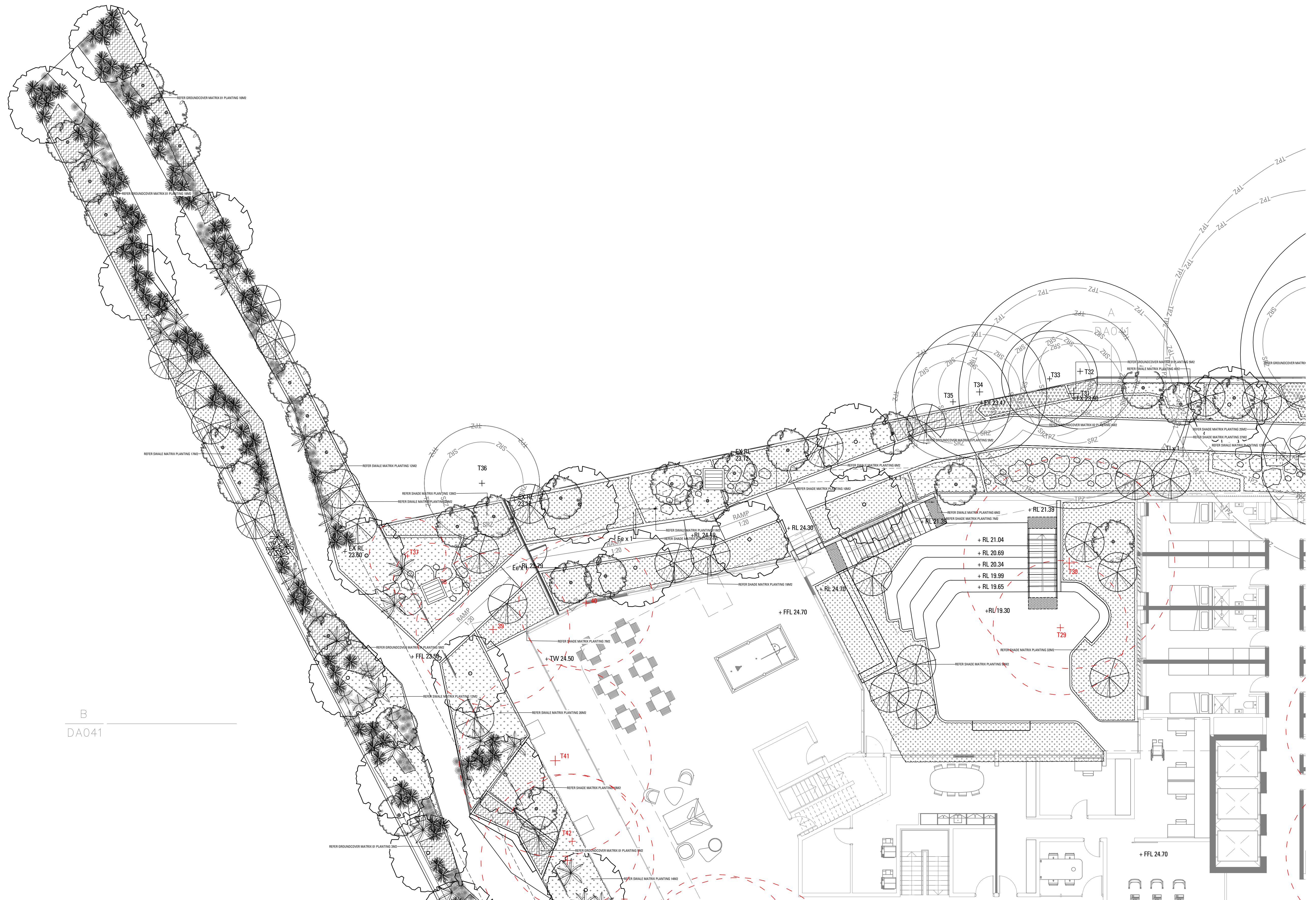
- 
 Tl - *Tristaniopsis laurina*
 Refer Plant Schedule
- 
 Ee - *Elaeocarpus emundii*
 Refer Plant Schedule
- 
 La - *Livistonia australis*
 Refer Plant Schedule
- 
 Hf - *Howea forsteriana*
 Refer Plant Schedule

Shrubs:

- | | |
|---|---|
|  | Ac - <i>Alpinia caerulea</i>
Refer Plant Schedule |
|  | Am - <i>Alocasia macrorrhiza</i>
Refer Plant Schedule |
|  | Bn - <i>Bismarckia nobilis</i>
Refer Plant Schedule |
|  | Ad - <i>Adiantum athletipicum</i>
Refer Plant Schedule |
|  | Sc - <i>Sphaerpteris cooperi</i>
Refer Plant Schedule |
|  | Dr - <i>Dianella revoluta</i>
Refer Plant Schedule |
|  | Cc - <i>Cyathea cooperi</i>
Plant Schedule |
|  | Cc - <i>Cyathea cooperi</i>
Plant Schedule |

Matrix

- | | |
|---|--|
|  | MATRIX - SHADE PLANTING
Refer Landscape Details |
|  | MATRIX - SWALE PLANTING
Refer Landscape Details |
|  | MATRIX - GROUNDCOVER PLANTING 01
Refer Landscape Details |
|  | MATRIX - GROUNDCOVER PLANTING 02
Refer Landscape Details |
|  | MATRIX - STREETSCAPE PLANTING
Refer Landscape Details |
|  | MATRIX - EXTENSIVE GREEN ROOF
Refer Landscape Details |



ARCADIA

177-197 Anzac Parade Kensington

DEVELOPMENT APPLICATION



PREPARED BY Arcadia Landscape Architecture
CLIENT Cedar Property
ARCHITECT Nettletontribe

DATE August 2022
SCALE 1:100 @ A1
ISSUE 22

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LEGEND

SOFTWORKS

- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
- EXISTING TREES TO BE REMOVED
Refer Landscape Specification
- STRUCTURAL ROOT ZONE
Refer Landscape Specification
- TREE PROTECTION ZONE
Refer Landscape Specification

GROUND LEVEL

Trees

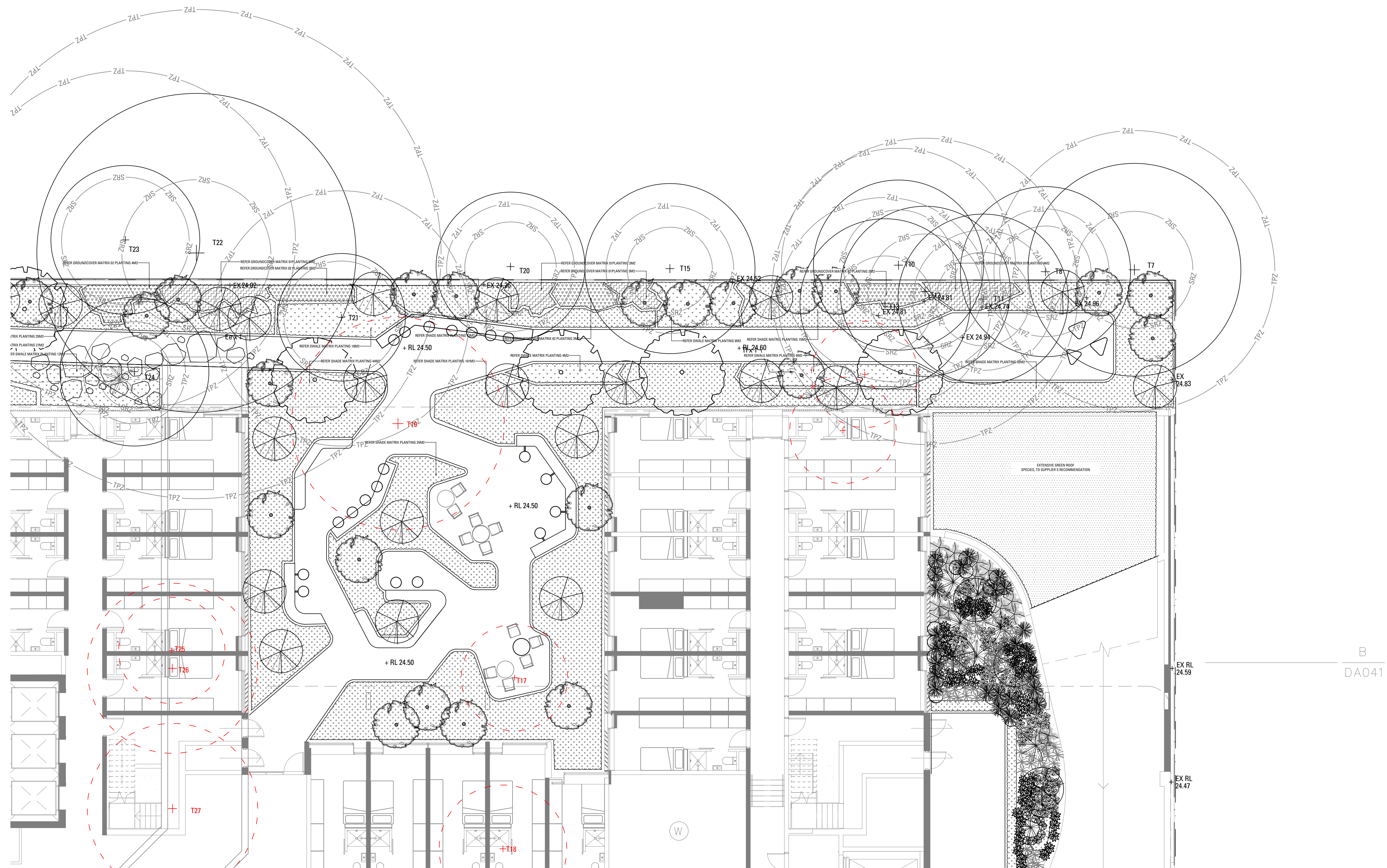
- T1 - *Tristanopsis laurina*
Refer Plant Schedule
- Ee - *Elaeocarpus emundii*
Refer Plant Schedule
- La - *Livistonia australis*
Refer Plant Schedule
- Hf - *Howea forsteriana*
Refer Plant Schedule

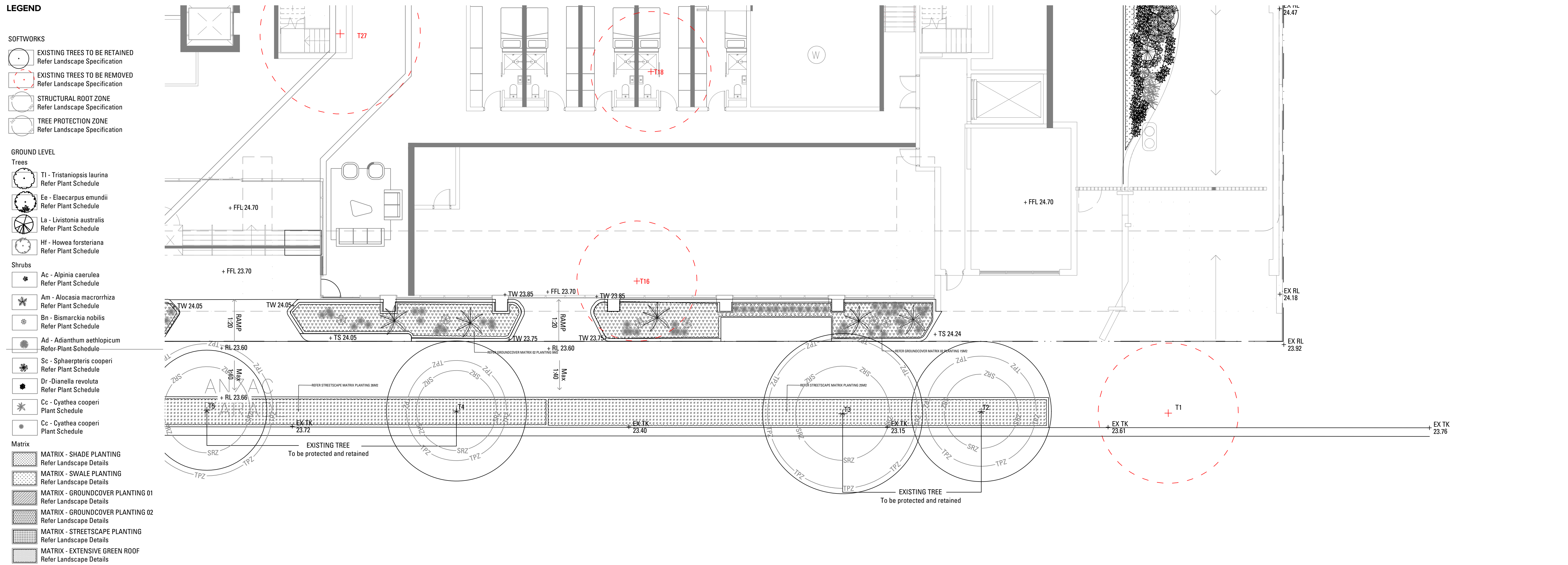
Shrubs

- Ac - *Alpinia caerulea*
Refer Plant Schedule
- Am - *Alocasia macrorrhiza*
Refer Plant Schedule
- Bn - *Bismarckia nobilis*
Refer Plant Schedule
- Ad - *Adiantum aethiopicum*
Refer Plant Schedule
- Sc - *Sphaerpteris cooperi*
Refer Plant Schedule
- Dr - *Dianella revoluta*
Refer Plant Schedule
- Cc - *Cyathea cooperi*
Plant Schedule
- Cc - *Cyathea cooperi*
Plant Schedule

Matrix

- MATRIX - SHADE PLANTING
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- MATRIX - SWALE PLANTING
Refer Landscape Details
- MATRIX - GROUNDCOVER PLANTING 01
Refer Landscape Details
- MATRIX - GROUNDCOVER PLANTING 02
Refer Landscape Details
- MATRIX - STREETSCAPE PLANTING
Refer Landscape Details
- MATRIX - EXTENSIVE GREEN ROOF
Refer Landscape Details





SOFTWORKS PLAN - GROUND

404

LEGEND

SOFTWARES

-  EXISTING TREES TO BE RETAINED
Refer Landscape Specification
 -  EXISTING TREES TO BE REMOVED
Refer Landscape Specification
 -  STRUCTURAL ROOT ZONE
Refer Landscape Specification
 -  TREE PROTECTION ZONE
Refer Landscape Specification

GROUND LEVEL

Trees

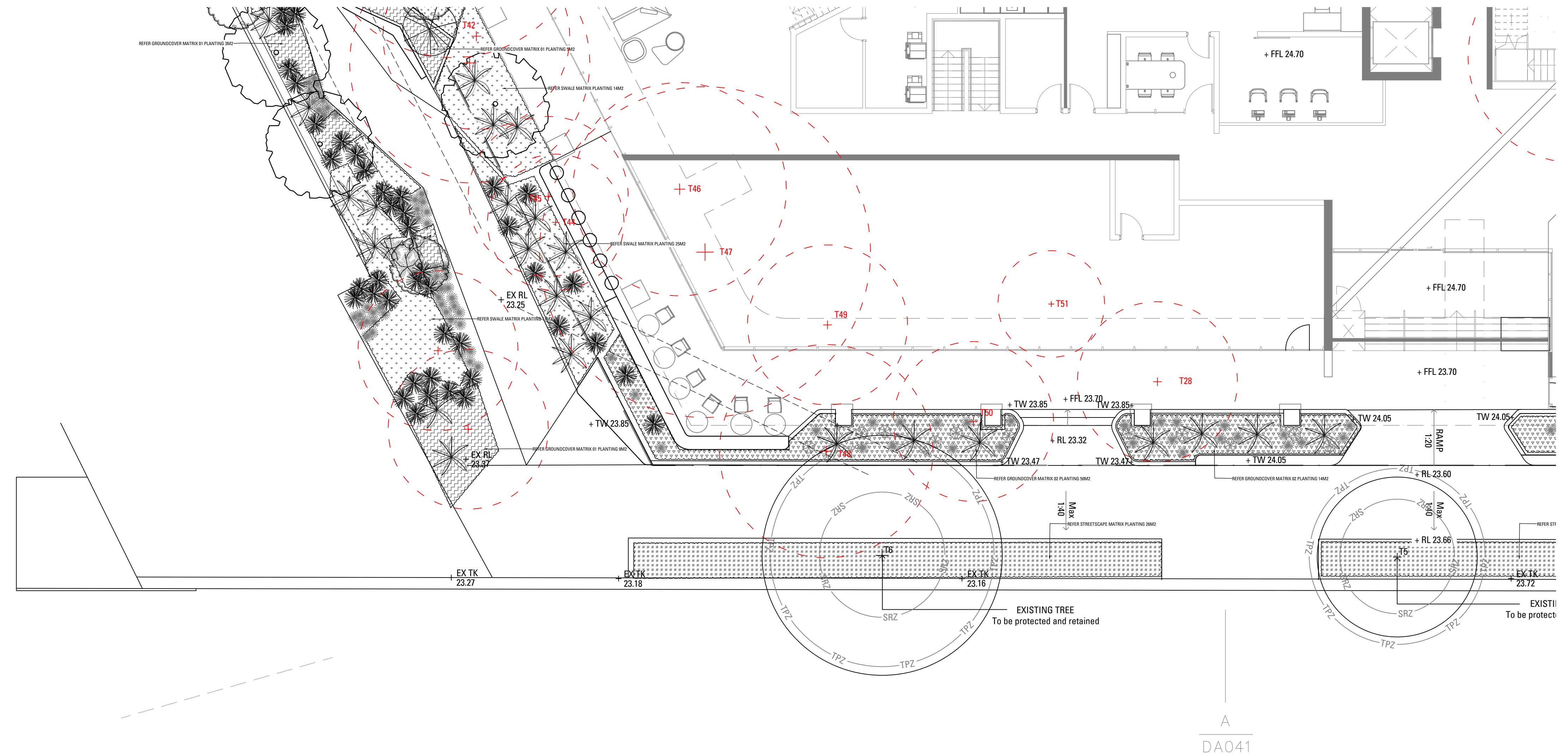
- 
 TI - *Tristianiopsis laurina*
 Refer Plant Schedule
- 
 Ee - *Elaeocarpus emundii*
 Refer Plant Schedule
- 
 La - *Livistonia australis*
 Refer Plant Schedule
- 
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 Refer Plant Schedule

Shrubs

- | | |
|---|--|
|  | Ac - <i>Alpinia caerulea</i>
Refer Plant Schedule |
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|  | Ad - <i>Adiantum aethiopicum</i>
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Refer Plant Schedule |
|  | Cc - <i>Cyathea cooperi</i>
Plant Schedule |
|  | Cc - <i>Cyathea cooperi</i>
Plant Schedule |

Matrix

- | | |
|---|--|
|  | MATRIX - SHADE PLANTING
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|  | MATRIX - SWALE PLANTING
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|  | MATRIX - GROUNDCOVER PLANTING 01
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|  | MATRIX - GROUNDCOVER PLANTING 02
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|  | MATRIX - STREETSCAPE PLANTING
Refer Landscape Details |
|  | MATRIX - EXTENSIVE GREEN ROOF
Refer Landscape Details |



ARCADIA

177-197 Anzac Parade Kensington

DEVELOPMENT APPLICATION



PREPARED BY Arcadia Landscape Architecture
CLIENT Cedar Property
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LEGEND

SOFTWORKS

- EXISTING TREES TO BE RETAINED
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- EXISTING TREES TO BE REMOVED
Refer Landscape Specification
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Refer Landscape Specification
- TREE PROTECTION ZONE
Refer Landscape Specification

ROOFTOP

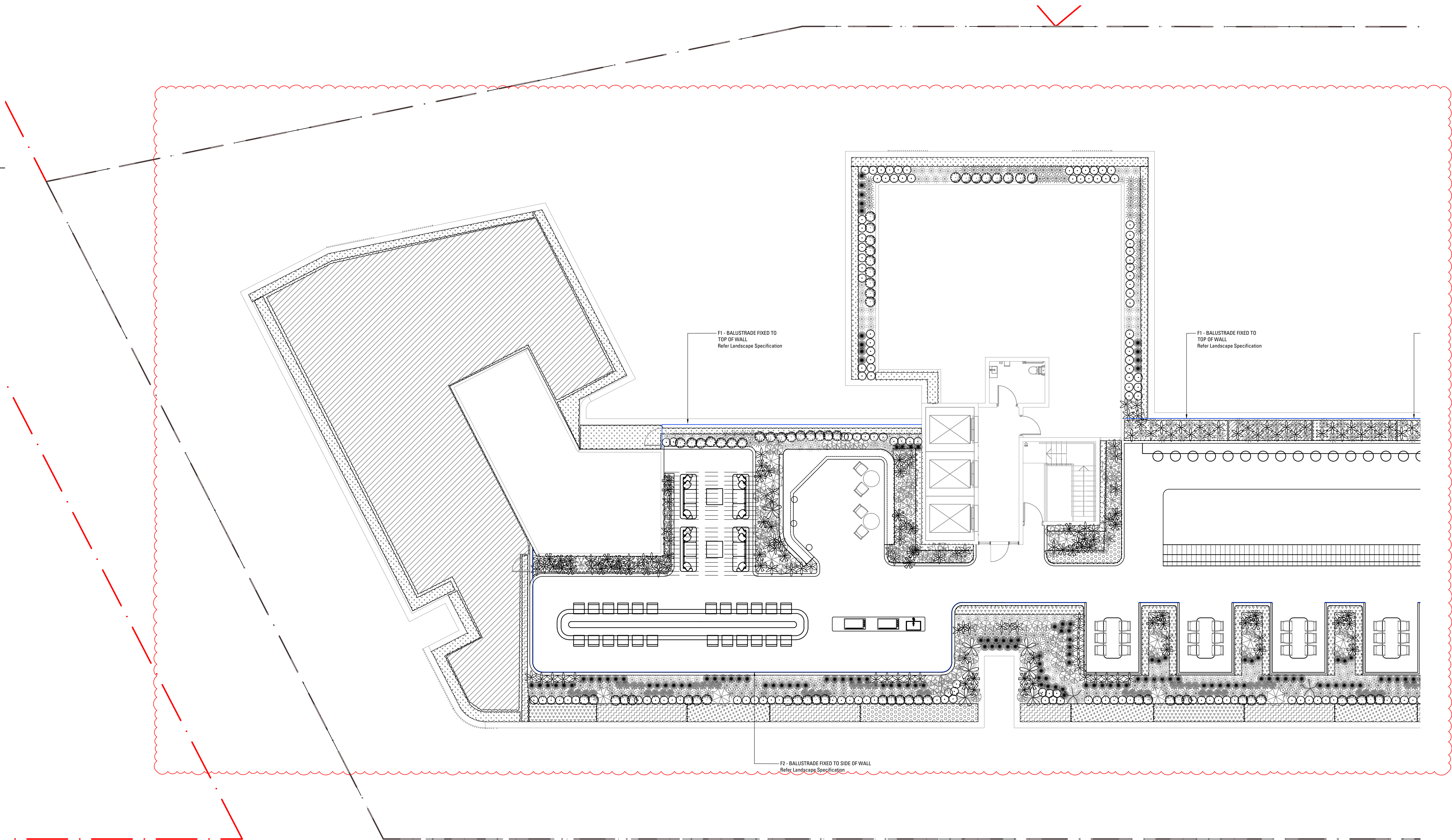
- Shrubs
- Bl - Boronia ledifolia
Refer Plant Schedule
 - Wc - Wahlenbergia communis
Refer Plant Schedule
 - Lp - Libertia paniculata
Refer Plant Schedule
 - Cr - Correa reflexa
Refer Plant Schedule
 - Pr - Pittosporum revolutum
Refer Plant Schedule
 - Zf - Zamia furfuracea
Refer Plant Schedule
 - Cbb - Crassula 'Blue Bird'
Refer Plant Schedule
 - Fg - Festuca glauca
Refer Plant Schedule

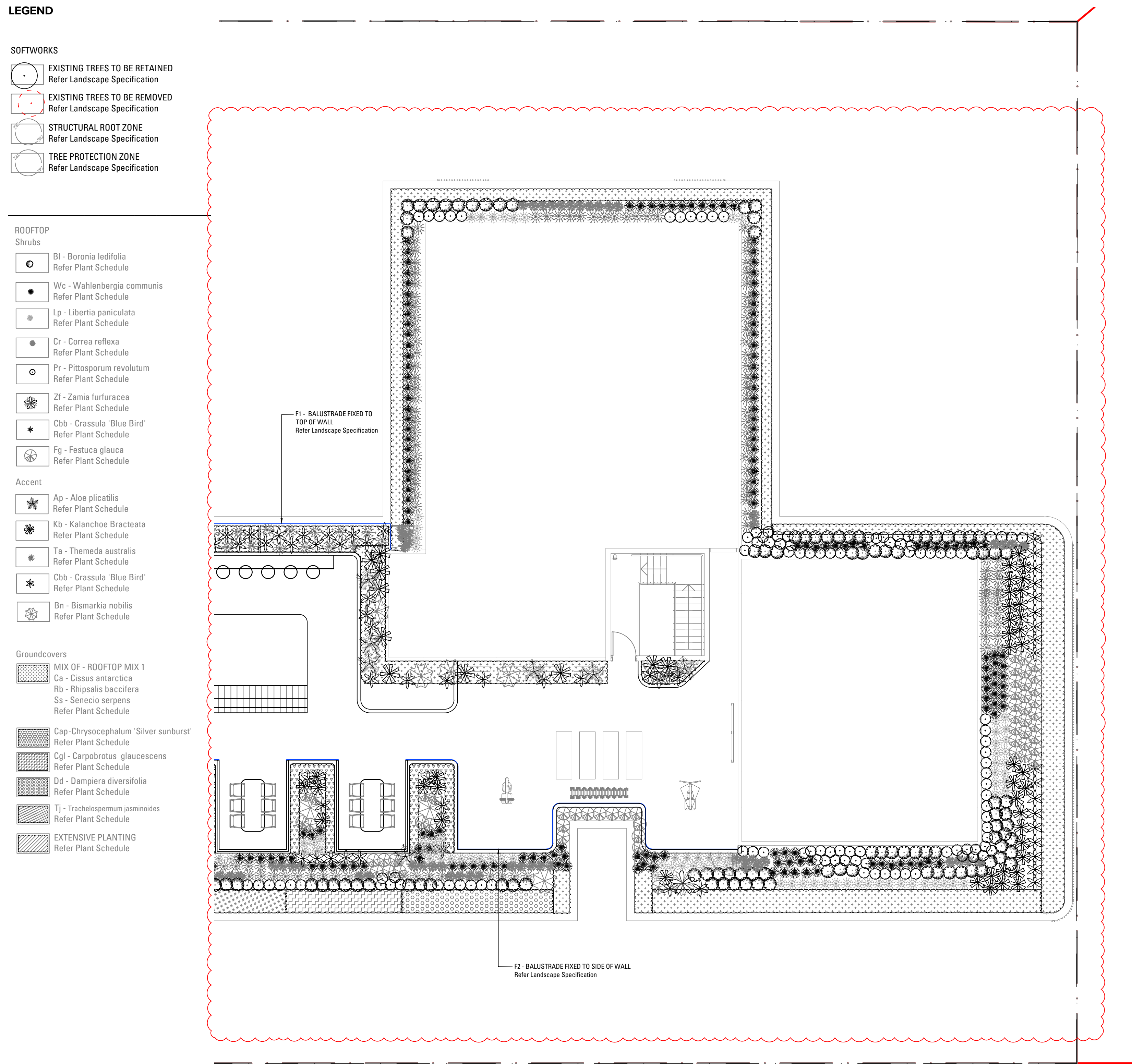
Accent

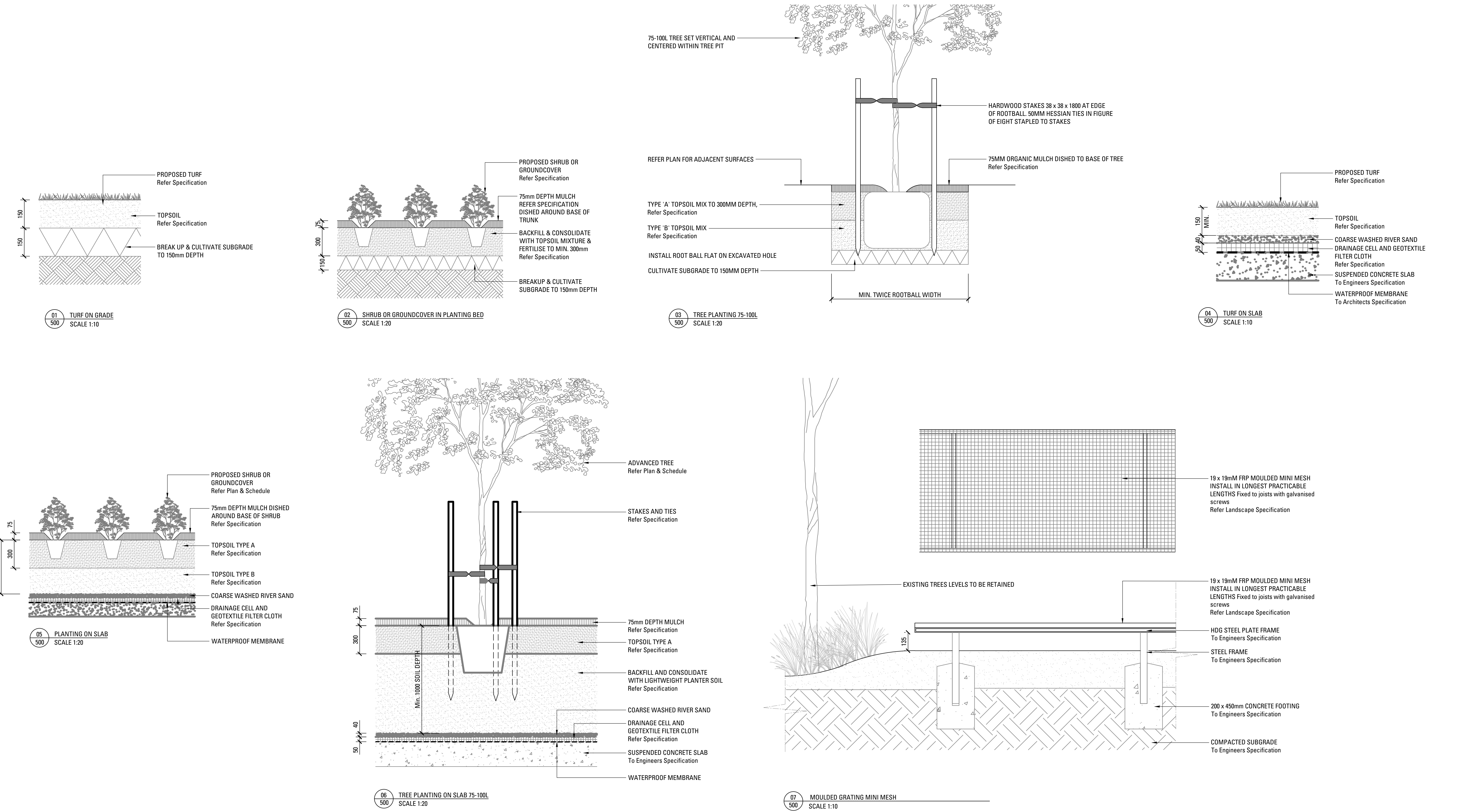
- Ap - Aloe plicatilis
Refer Plant Schedule
- Kb - Kalanchoe Bracteata
Refer Plant Schedule
- Ta - Themeda australis
Refer Plant Schedule
- Cbb - Crassula 'Blue Bird'
Refer Plant Schedule
- Bn - Bismarkia nobilis
Refer Plant Schedule

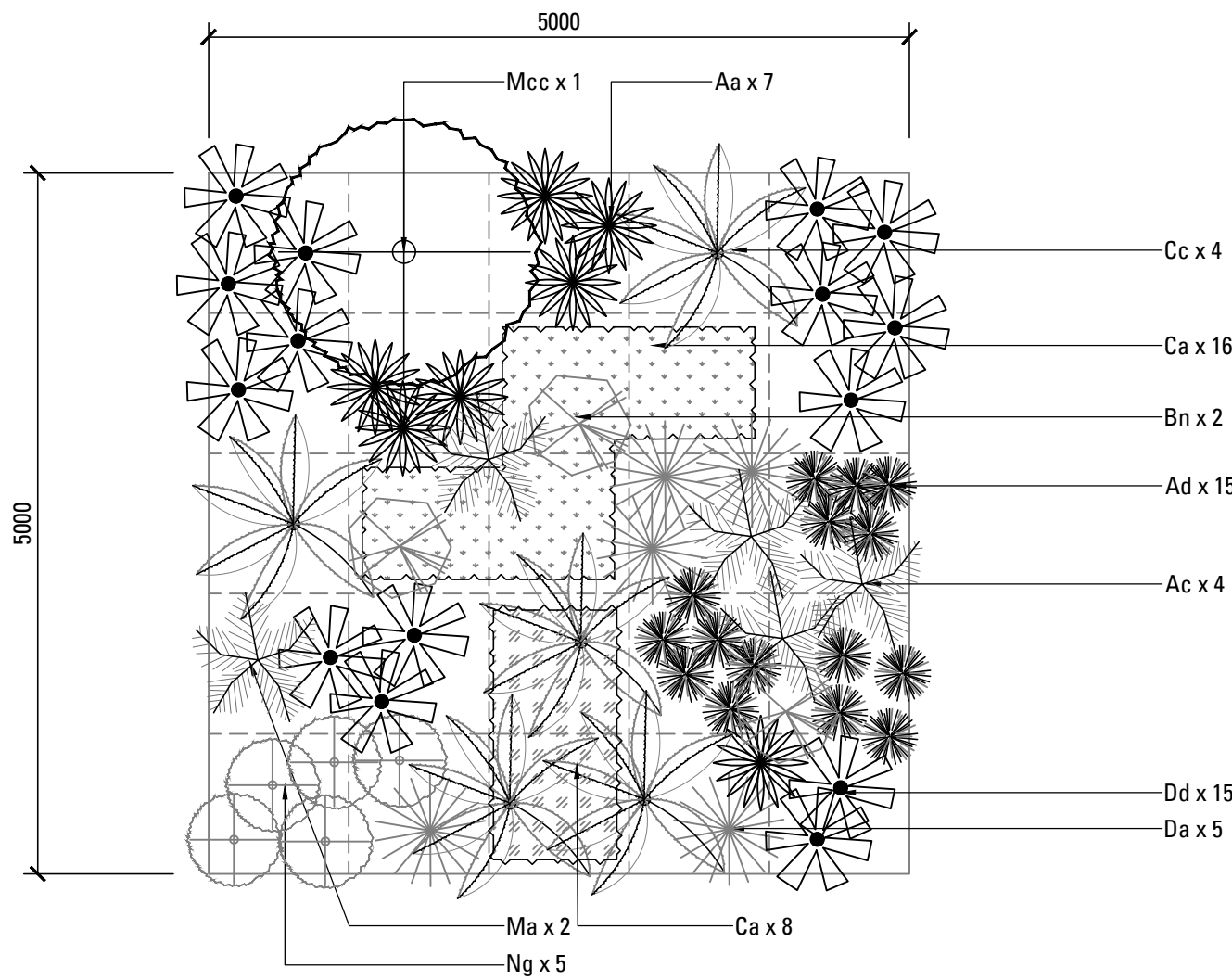
Groundcovers

- MIX OF - ROOFTOP MIX 1
- Ca - Cissus antarctica
- Rb - Rhipsalis baccifera
- Ss - Senecio serpens
Refer Plant Schedule
- Cap-Chrysocephalum 'Silver sunburst'
Refer Plant Schedule
- Cgl - Carpobrotus glaucescens
Refer Plant Schedule
- Od - Dampiera diversifolia
Refer Plant Schedule
- Tj - Trachelospermum jasminoides
Refer Plant Schedule
- EXTENSIVE PLANTING
Refer Plant Schedule

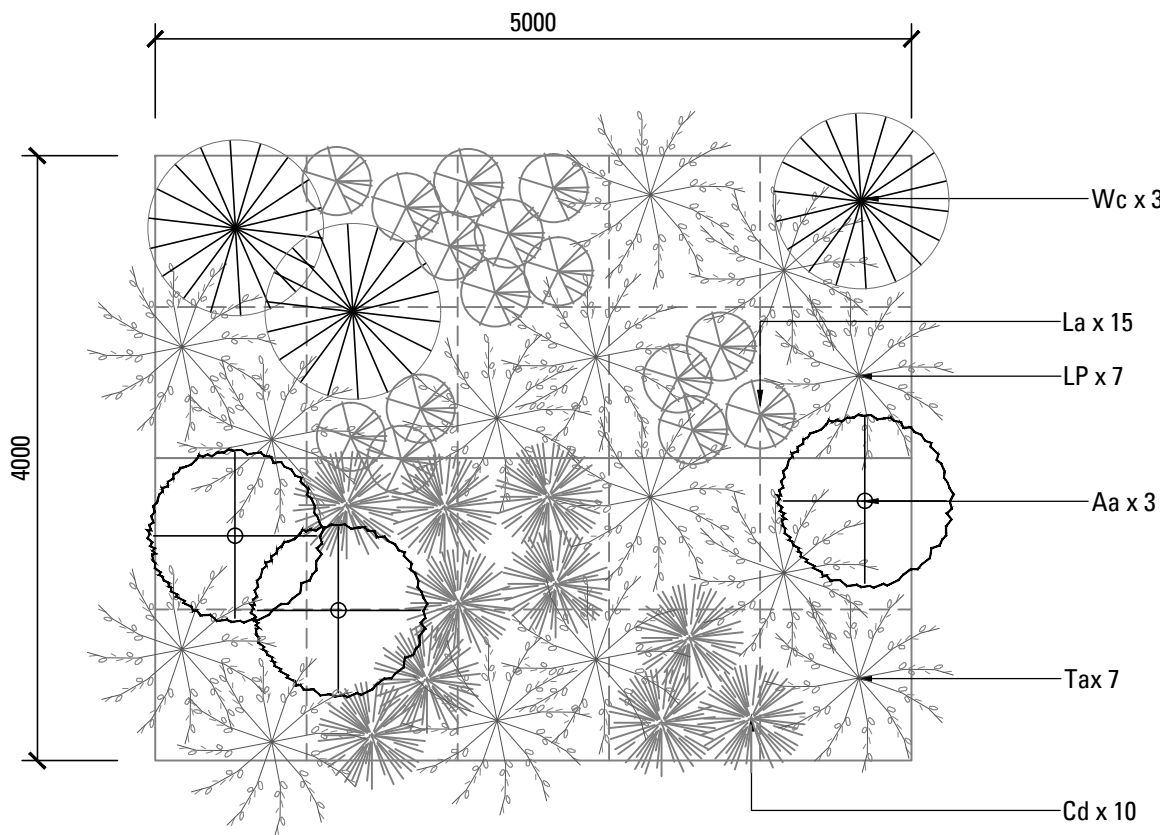




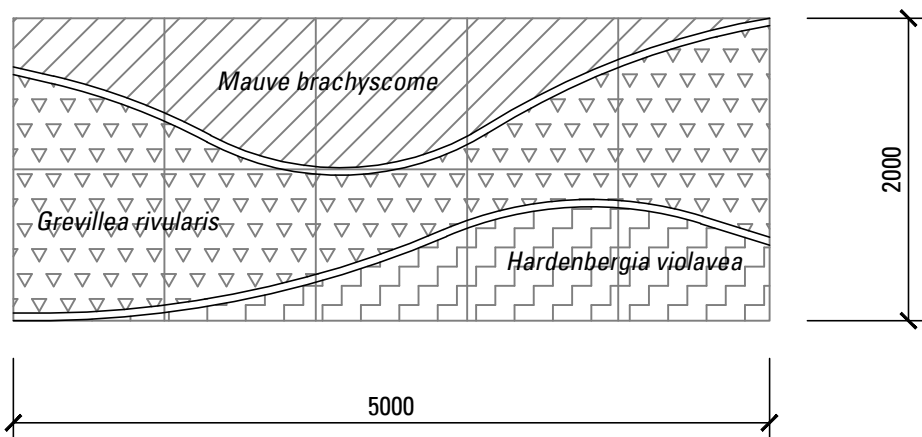




01
502 PLANTING MATRIX - SHADE PLANTING 5m x 5m
SCALE 1:50

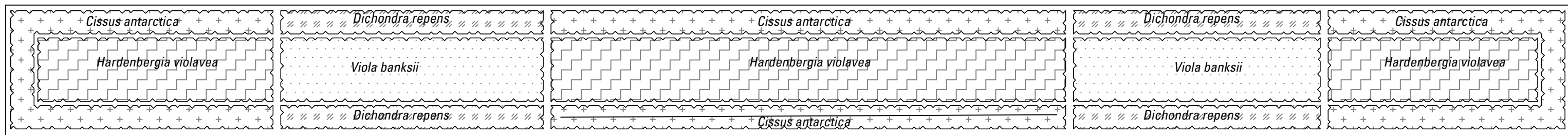


02
501 PLANTING MATRIX 02- SWALE PLANTING 5m x 4m
SCALE 1:50

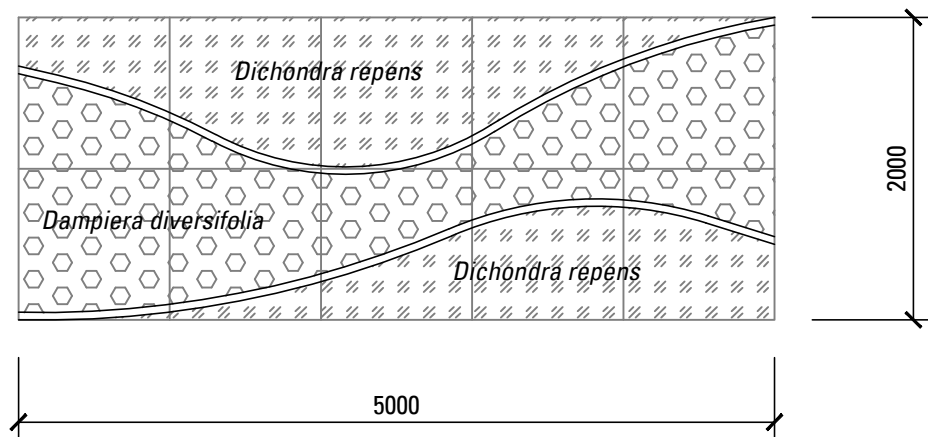


03
501 GROUNDCOVER MATRIX 01 - 5m x 2m
SCALE 1:50

NOTE: DETAIL IS INDICATIVE ONLY,
PLANT IN SWATHES/DRIFTS AT AN
OVERALL RATE OF 6/m2

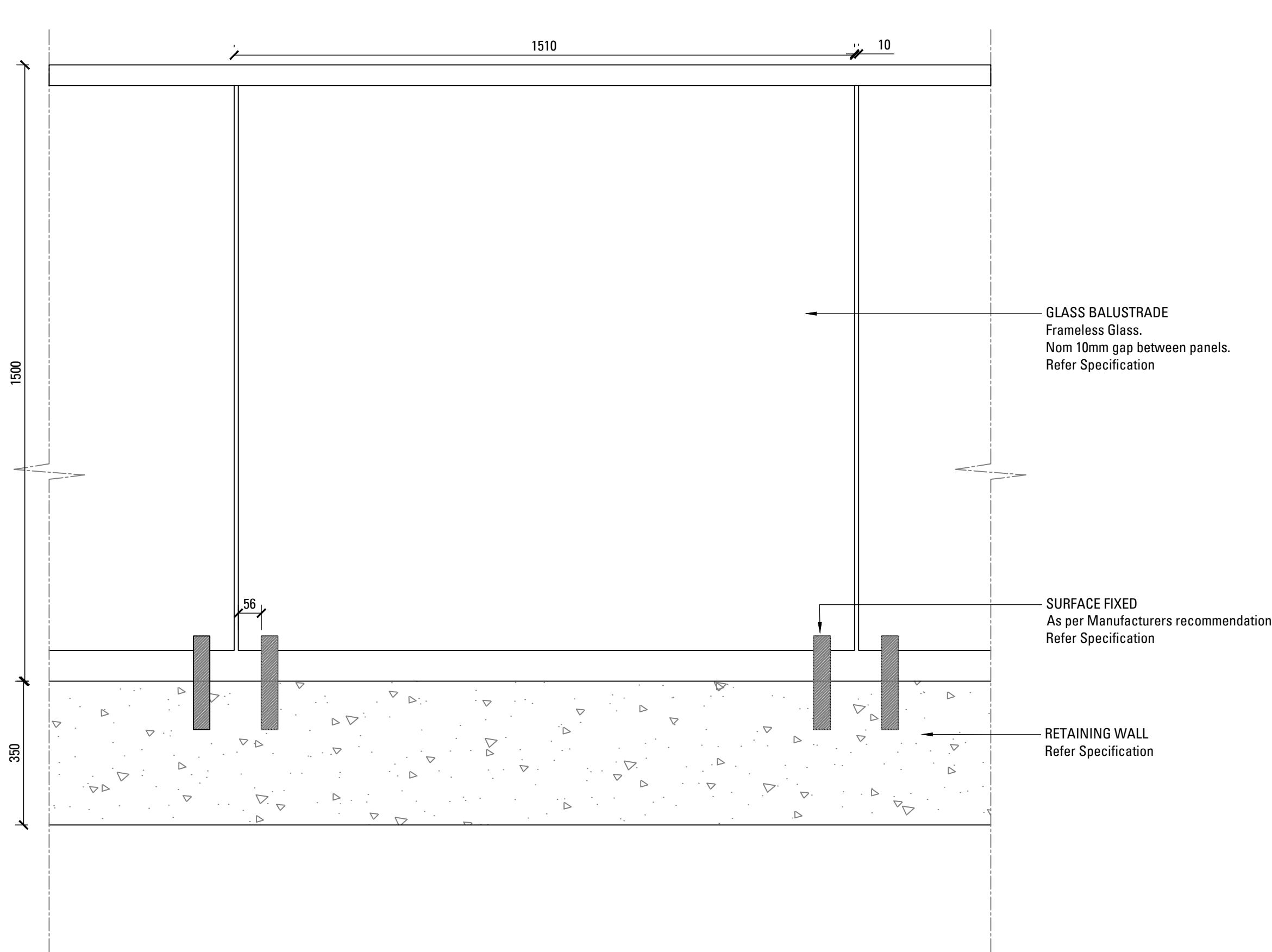


04
501 STREETSCAPE MATRIX - 1.5m x 20m
SCALE 1:50

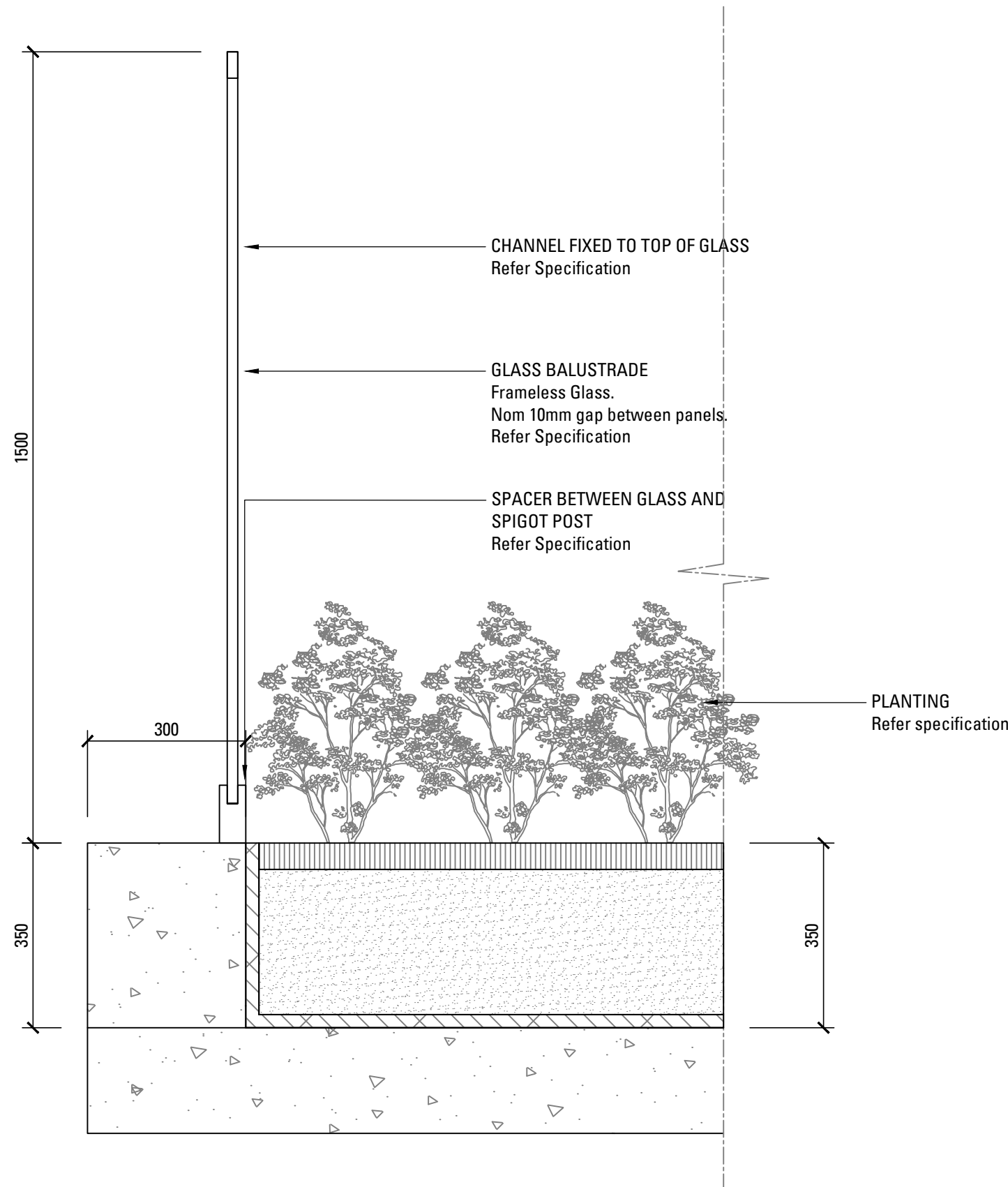


05
501 GROUNDCOVER MATRIX 02 - 5m x 2m
SCALE 1:50

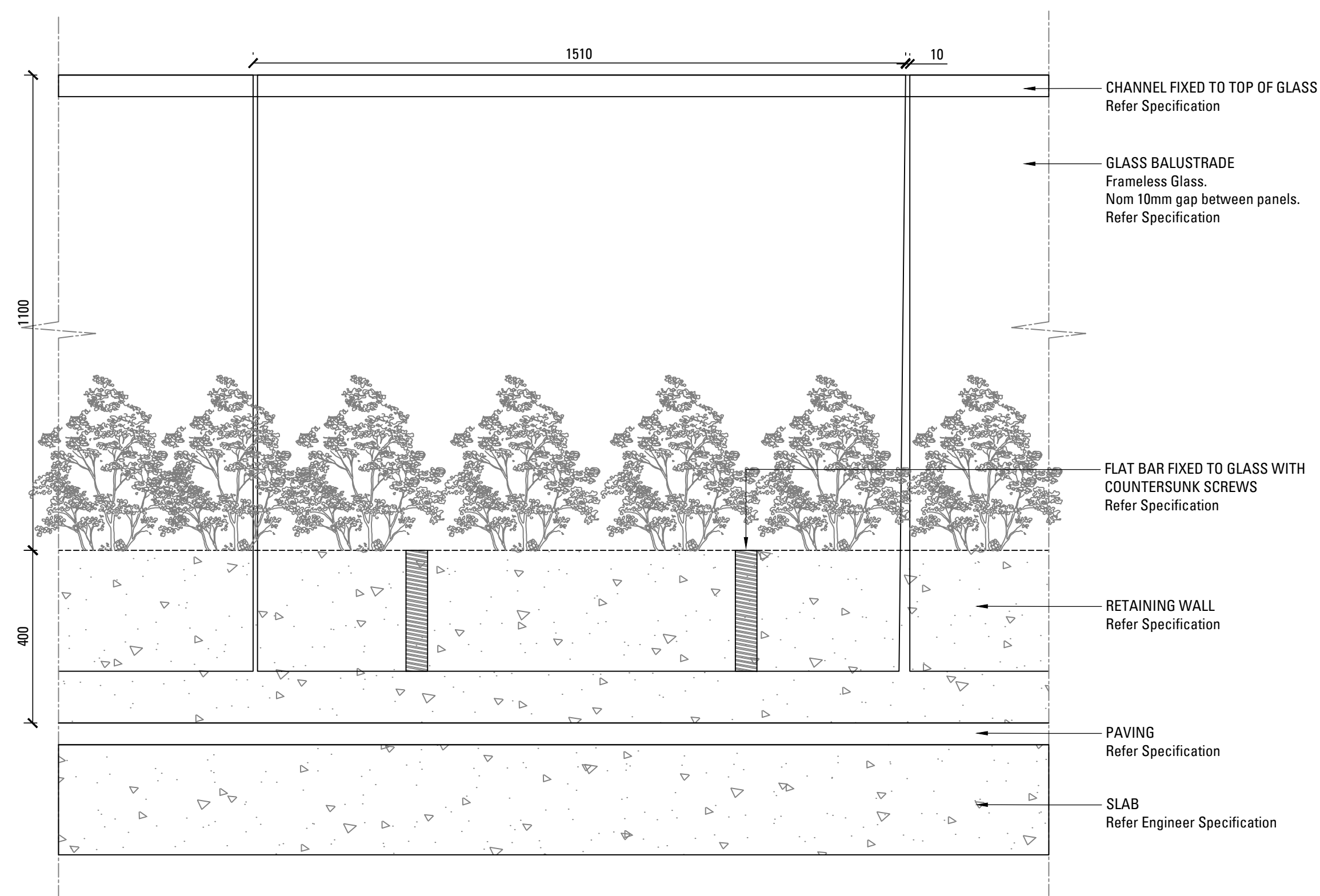
NOTE: DETAIL IS INDICATIVE ONLY,
PLANT IN SWATHES/DRIFTS AT AN
OVERALL RATE OF 6/m2



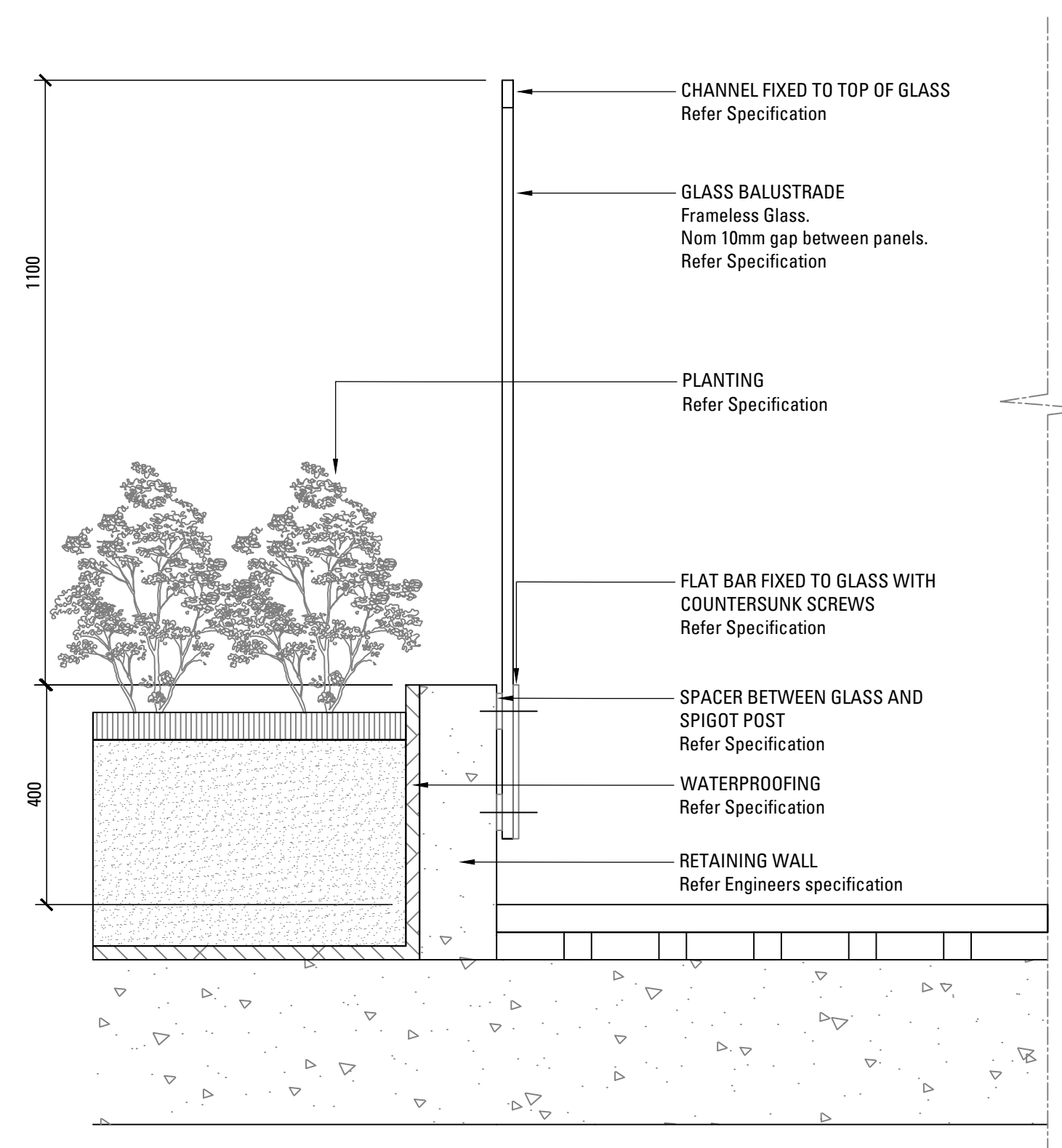
01
502
FENCE TYPE F1 - GLASS BALUSTRADE FIXED TO TOP OF WALL
SCALE 1:10
Shop drawings to be prepared by the Contractor for checking and approval by the Project Manager.



02
502
FENCE TYPE F1 - GLASS BALUSTRADE FIXED TO TOP OF WALL
SCALE 1:10
Shop drawings to be prepared by the Contractor for checking and approval by the Project Manager.



01 FENCE TYPE F2 - GLASS BALUSTRADE FIXED TO SIDE OF WALL
SCALE 1:10
Shop drawings to be prepared by the Contractor for checking and approval by the Project Manager.



02 FENCE TYPE F2 - GLASS BALUSTRADE FIXED TO SIDE WALL
SCALE 1:10
Shop drawings to be prepared by the Contractor for checking and approval by the Project Manager.

LANDSCAPE SPECIFICATION NOTES

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

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

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT'S' 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 LIAISE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE 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 HAVE 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, RETURNING, 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 REINSTITATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASE 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 GRASSSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSSED 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.

ARCADIA