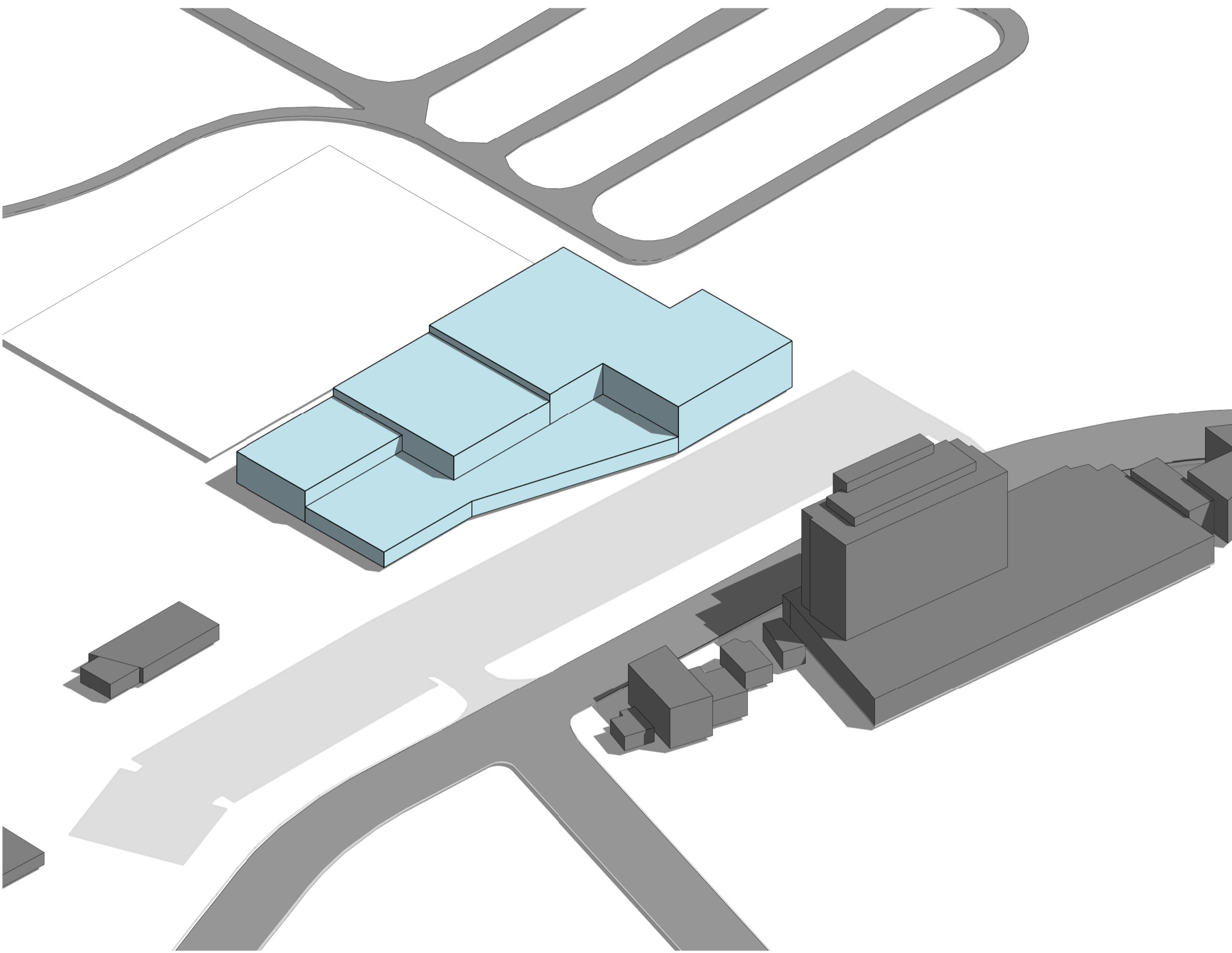


Architectural Drawings

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| DA000 | COVER SHEET | D | 31.08.20 |
| DA011 | EXISTING AND DEMOLITION - SITE PLAN | D | 31.08.20 |
| DA012 | SITE PLAN | D | 31.08.20 |
| DA051 | SITE SECTIONS | D | 31.08.20 |
| DA091 | SHADOW ANALYSIS | D | 31.08.20 |
| DA095 | 3D AXONOMETRICS | D | 31.08.20 |



HEFFRON CENTRE
CONCEPT DEVELOPMENT APPLICATION

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Clinton Wyner Nominated Architect VIC ARBV 17508

Location Plan
417-439R Bunnerong
Rd, Maroubra, NSW,
2035



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480/2020

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HEFFRON CENTRE

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COVER PAGE

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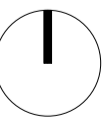
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SITE PLAN

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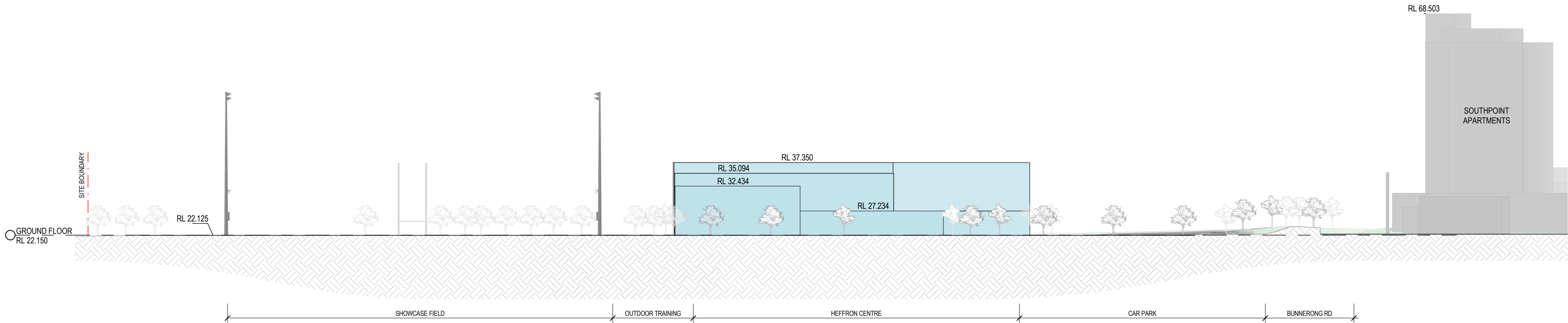
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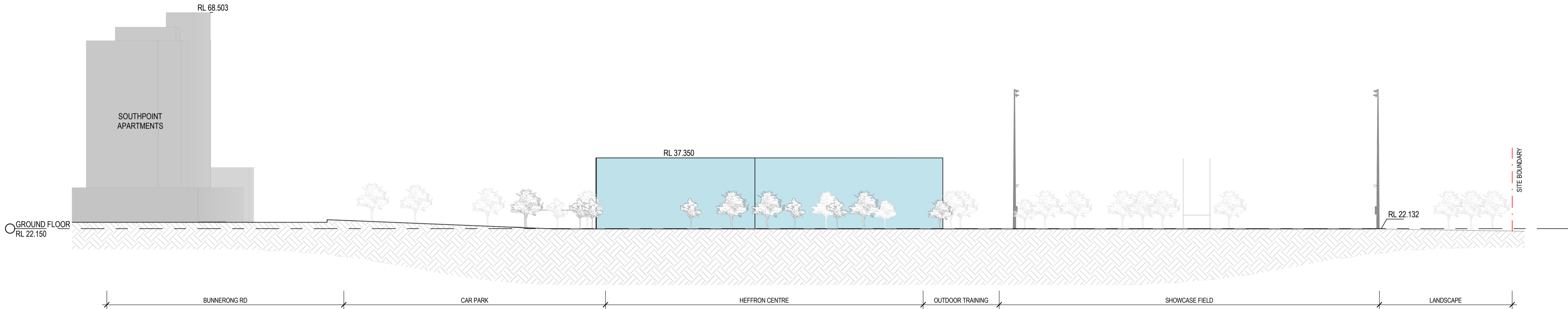
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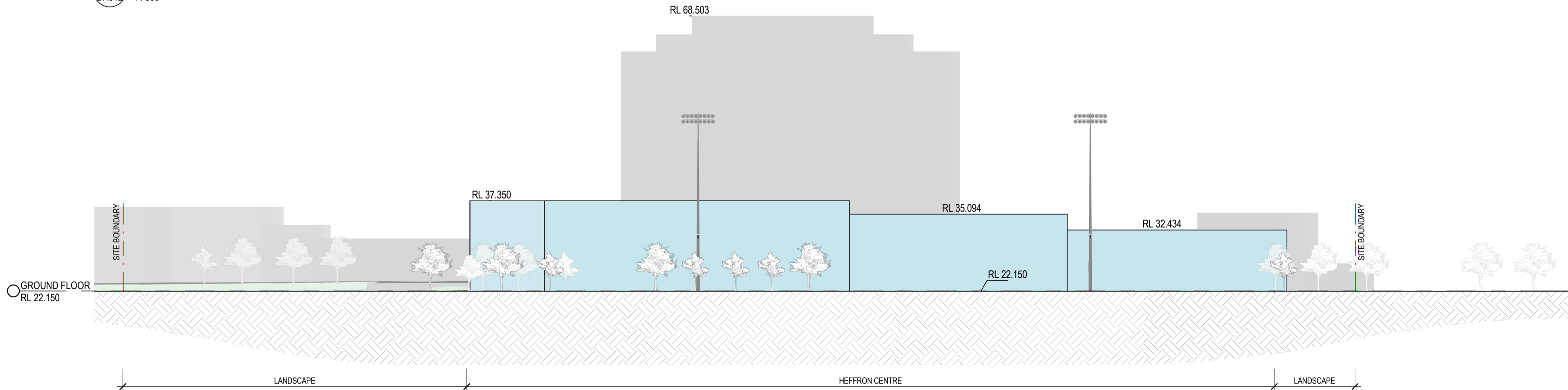
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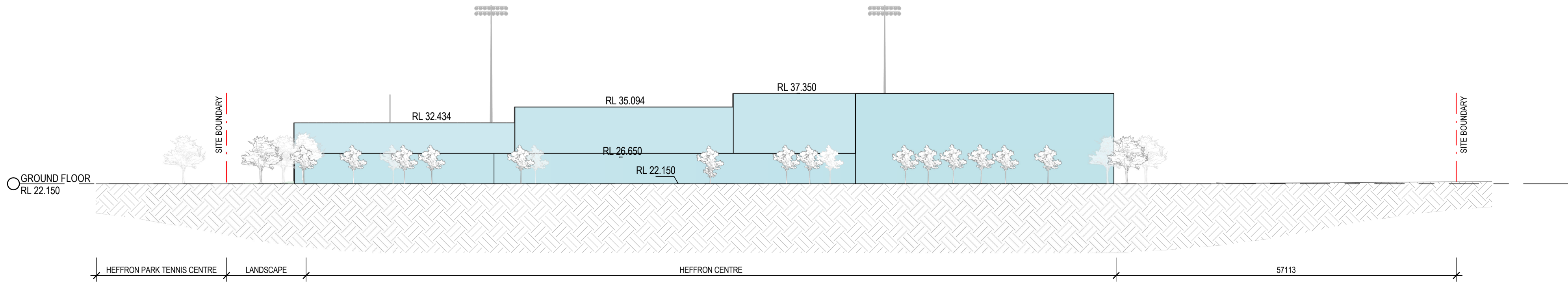
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DA012/ 1:500



4 DA051_SOUTH SITE SECTION
DA012/ 1:500



1 DA051_EAST SITE SECTION
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3 DA051_WEST SITE SECTION
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HEFFRON CENTRE

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SCALE

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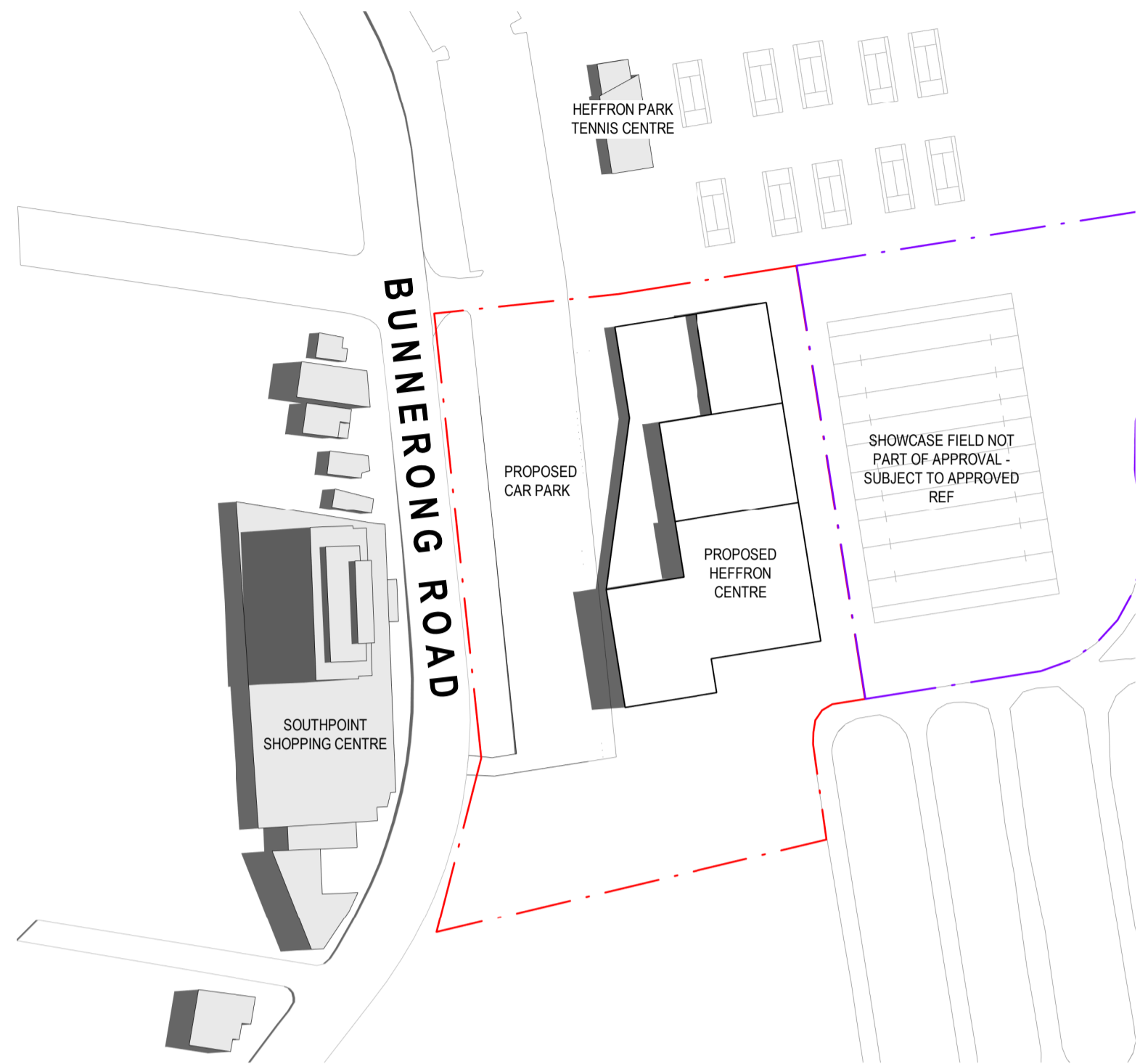
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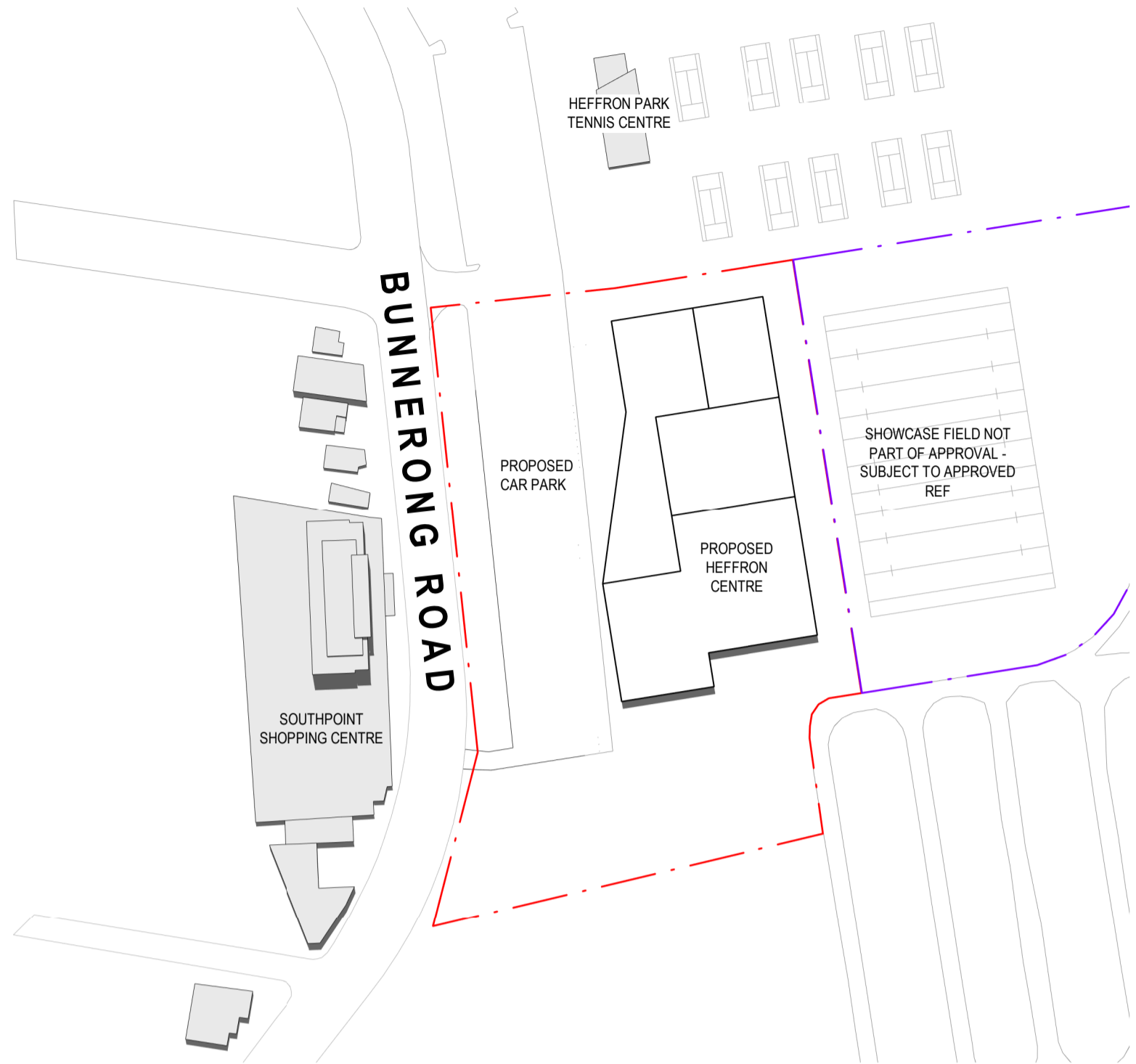
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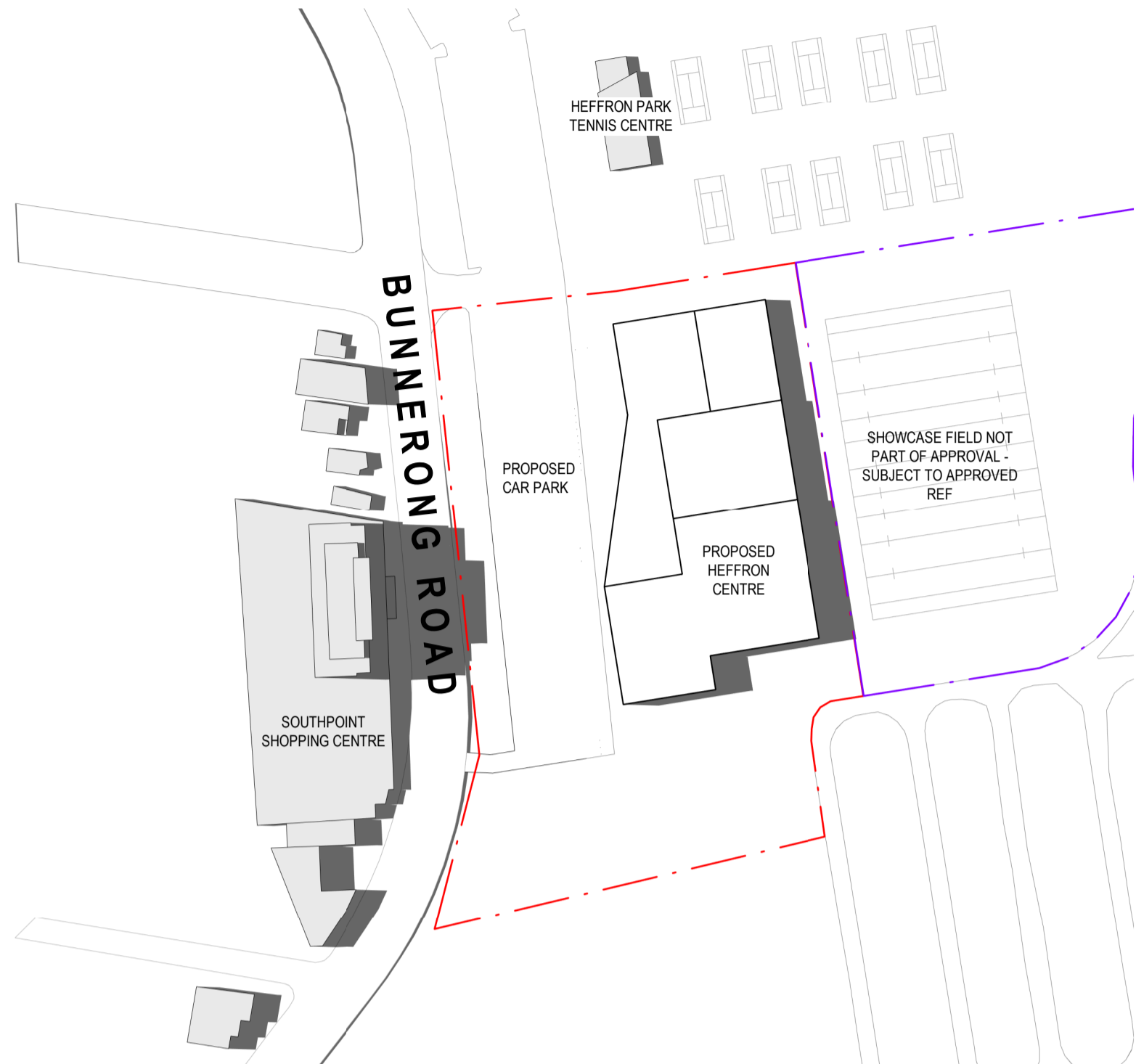
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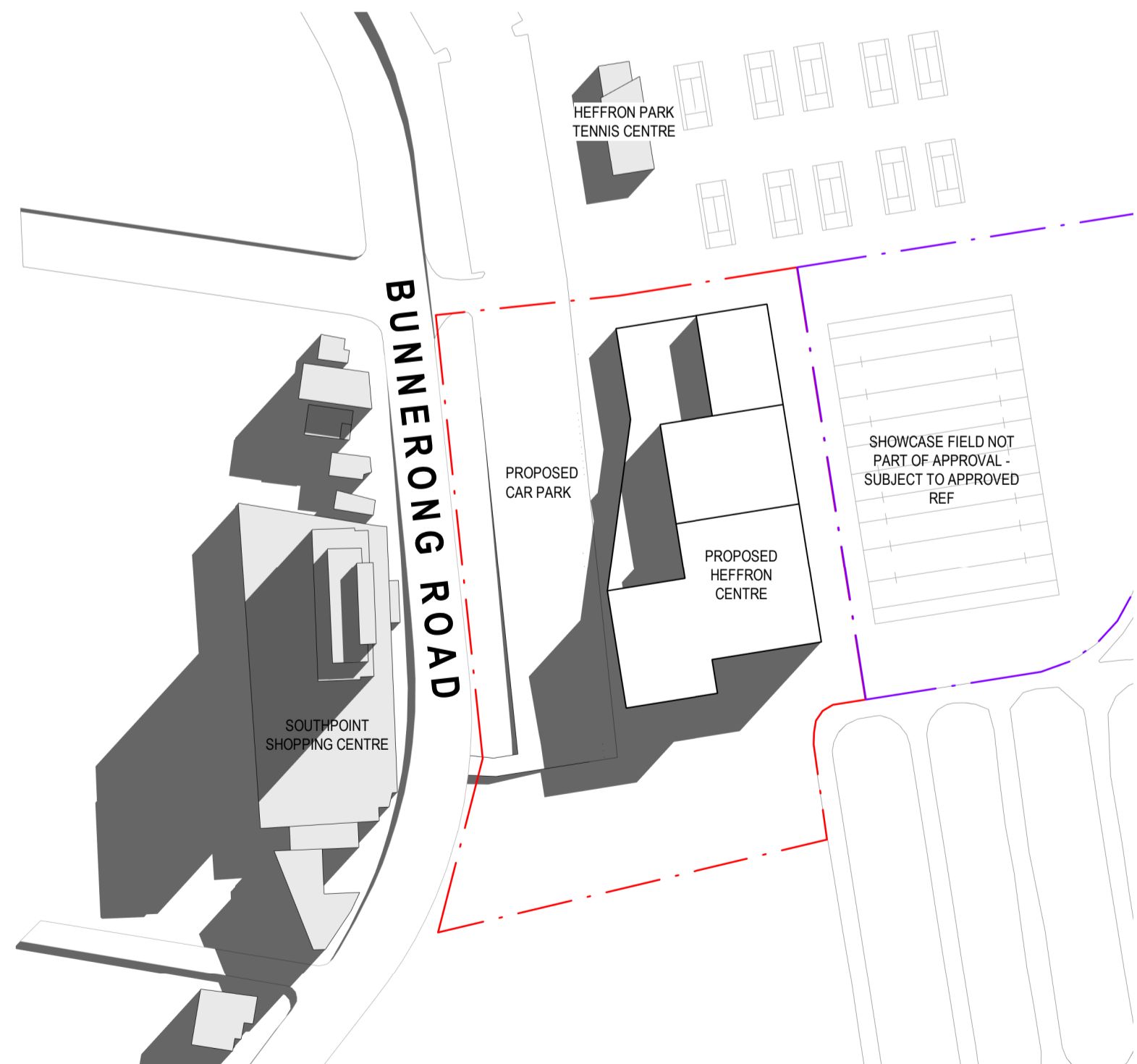
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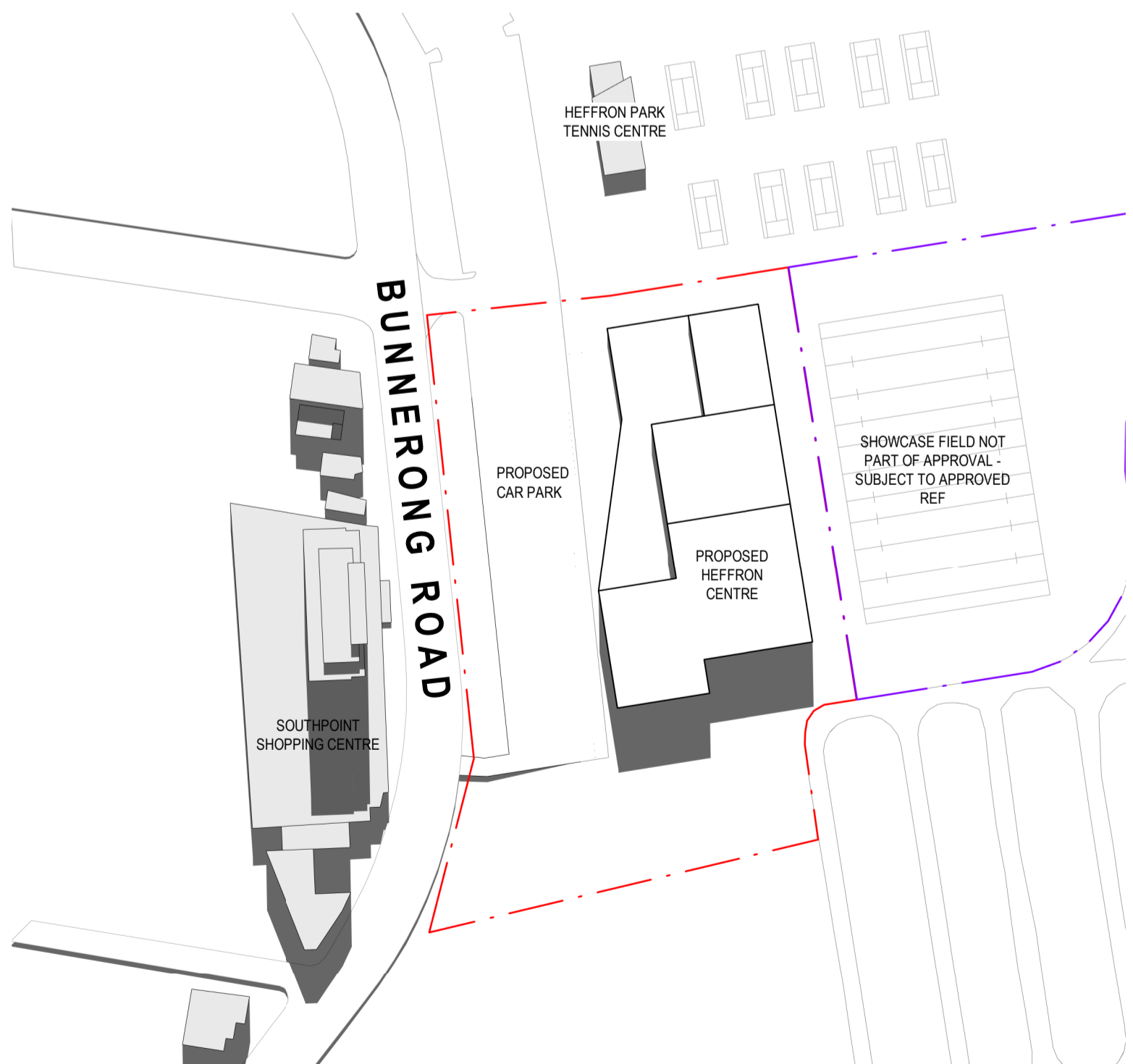
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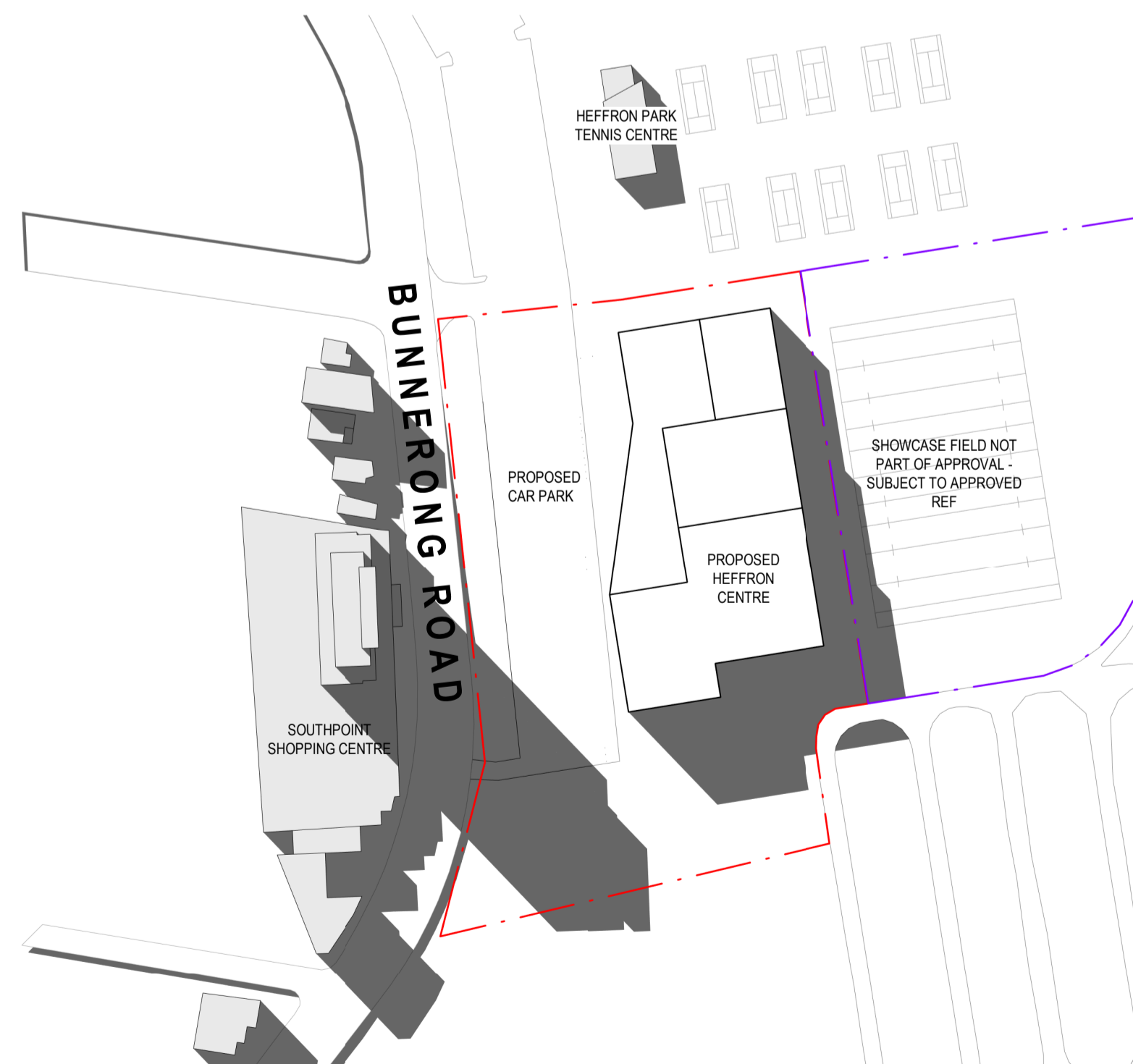
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4 WINTER - 21 JUNE @ 9AM
A551 1:2000



5 WINTER - 21 JUNE @ 12PM
A551 1:2000



6 WINTER - 21 JUNE @ 3PM
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HEFFRON PARK

Development Application - 100% Landscape DA Package

S20-0001

Issue C 01/09/20



HEFFRON PARK - DEVELOPMENT APPLICATION
100% LANDSCAPE DA PACKAGE

Client
Randwick City Council



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| S20-0001 | B | FH | FH | CL | 21.08.2020 | Issue For DA |
| S20-0001 | C | FH | FH | CL | 01.09.2020 | Issue For DA |
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DEVELOPMENT APPLICATION

480/2020

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Figure 1 - Locational context of the site



Figure 2 - Aerial photograph of the site



INTRODUCTION

This report supports two Development Applications for the development of the Heffron Centre at Heffron Park, 417-439 Bunnerong Road, Maroubra. The Heffron Centre is a new indoor multi-purpose facility, gymnastics facility and Community and High-Performance Centre (CHPC) which forms a major part of the ongoing upgrade works in Heffron Park and enables the community to have access to high-quality sporting facilities into the future. Randwick City Council is the proponent for both of the DAs.

BACKGROUND

Randwick City Council has been investigating the provision of new and improved community and elite sporting facilities at Heffron Park for some time. In 2019, Council entered into an Agreement for Lease and License with the South Sydney District Rugby League Football Club (the Rabbitohs) under a Public Private Partnership to accommodate administration, training and community facilities within a Community and High-Performance Facility (CHPC) to be delivered as one component of the Heffron Centre.

SITE CONTEXT AND ANALYSIS

The subject site is located within the south-western corner of Heffron Park, at 417-439 Bunnerong Road, Maroubra as illustrated in Figures 1 and 2. The site is legally known as Lot 7026 DP 1026884. The site is located on the western edge of Randwick LGA, and has a primary frontage to Bunnerong Road to the west. To the west of Bunnerong Road is Bayside LGA.

The site is Crown Land owned by the NSW Department of Primary Industries, with Randwick City Council acting as the Reserve Manager.

Heffron Park is the largest recreational park in Randwick and includes playing fields, tennis and netball courts, a cycling criterium track, and an aquatic and leisure centre. The park is bounded by Bunnerong Road to the west, Fitzgerald Ave to the north, Robey Street to the east and Jersey Road to the south.

The surrounding context of the site is predominately low and medium density residential, with Southpoint Shopping Centre and a number of smaller business premises and shop-top housing located immediately to the west of the site across Bunnerong Road, with Matraville Public School located 300m to the south-west and Champagnat Catholic College located 400m to the north.

DESIGN INTENT AND THEME

The site fronts onto and lies slightly below Bunnerong Road with relatively limited existing vegetation in the immediate vicinity. The recently upgraded tennis centre lies to the north of this site while part of the Heffron Park criterium circuit borders the site's eastern boundary. Heffron Park lies on a former dune and so the park and this site are relatively exposed to coastal winds, as well as winter westerlies.

Drawing on the site's underlying physical geography the landscape theme is centred on a dune-type character with the dominant features formed by mounds of planting set on a consistent diagonal axis 'dunes' that frame the building. These low planted mounds provide areas of shelter and strong visual elements in the landscape.

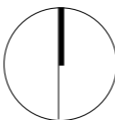
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Scale: NTS



Heffron Park • Maroubra

DESIGN INTENT STATEMENT

S20-0001 Sk 3

01/09/2020 Issue C



City Context

NOTE:
Graphic displays immediate site boundary for this
DA submission in relation to the wider Heffron
Park Master Plan

- Green spaces
- B Bus Stops
- Existing Cycle route
- New Proposed Cycle connection
- Main Road
- Site Boundary
- Distance from site

DEVELOPMENT APPLICATION

480/2020

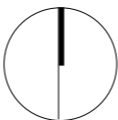
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LOCAL AND CITY CONTEXT

S20-0001 Sk 4

01/09/2020 Issue C



1 Entry Car park looking towards Bunnerong Gym



5 Recently developed tennis courts outside the northern site boundary



2 Existing tennis courts to be demolished and removed from site



6 Existing grass vegetation along existing tennis courts looking South-East



3 Existing carpark looking at Matraville sports complex to be demolished



7 Cycle path at the Criterium with historical significance

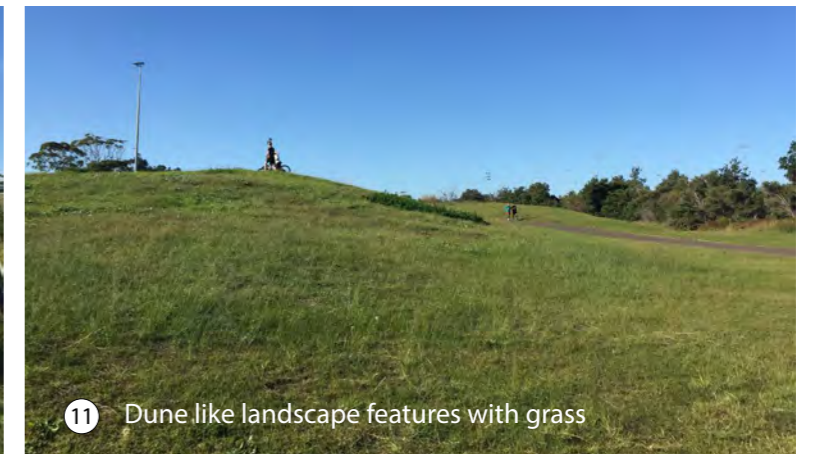


4 View across Carpark towards existing tennis courts that forms a low point for drainage

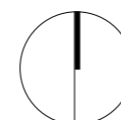


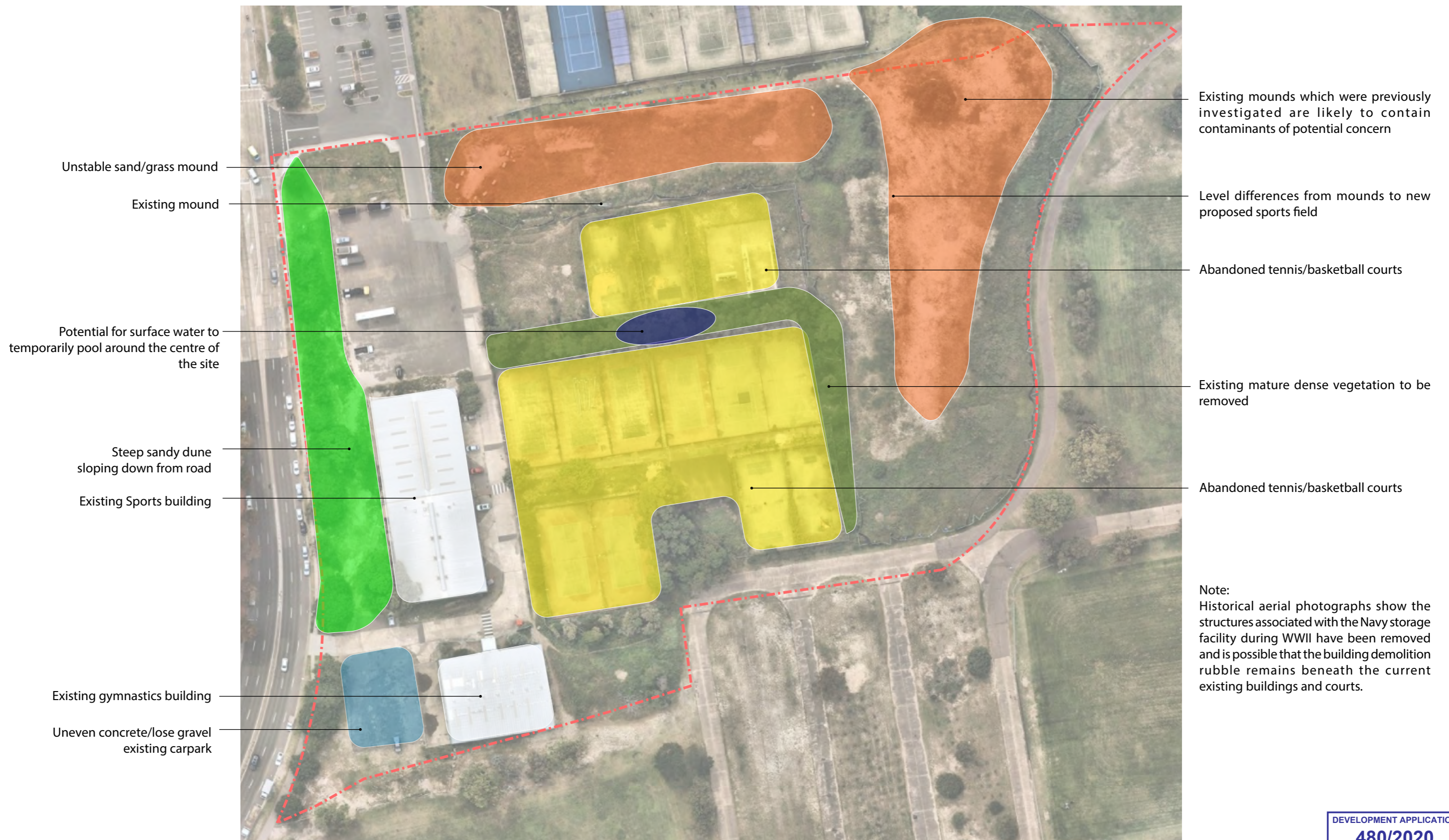
8 Existing vegetation looking East from the site

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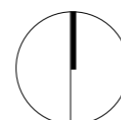


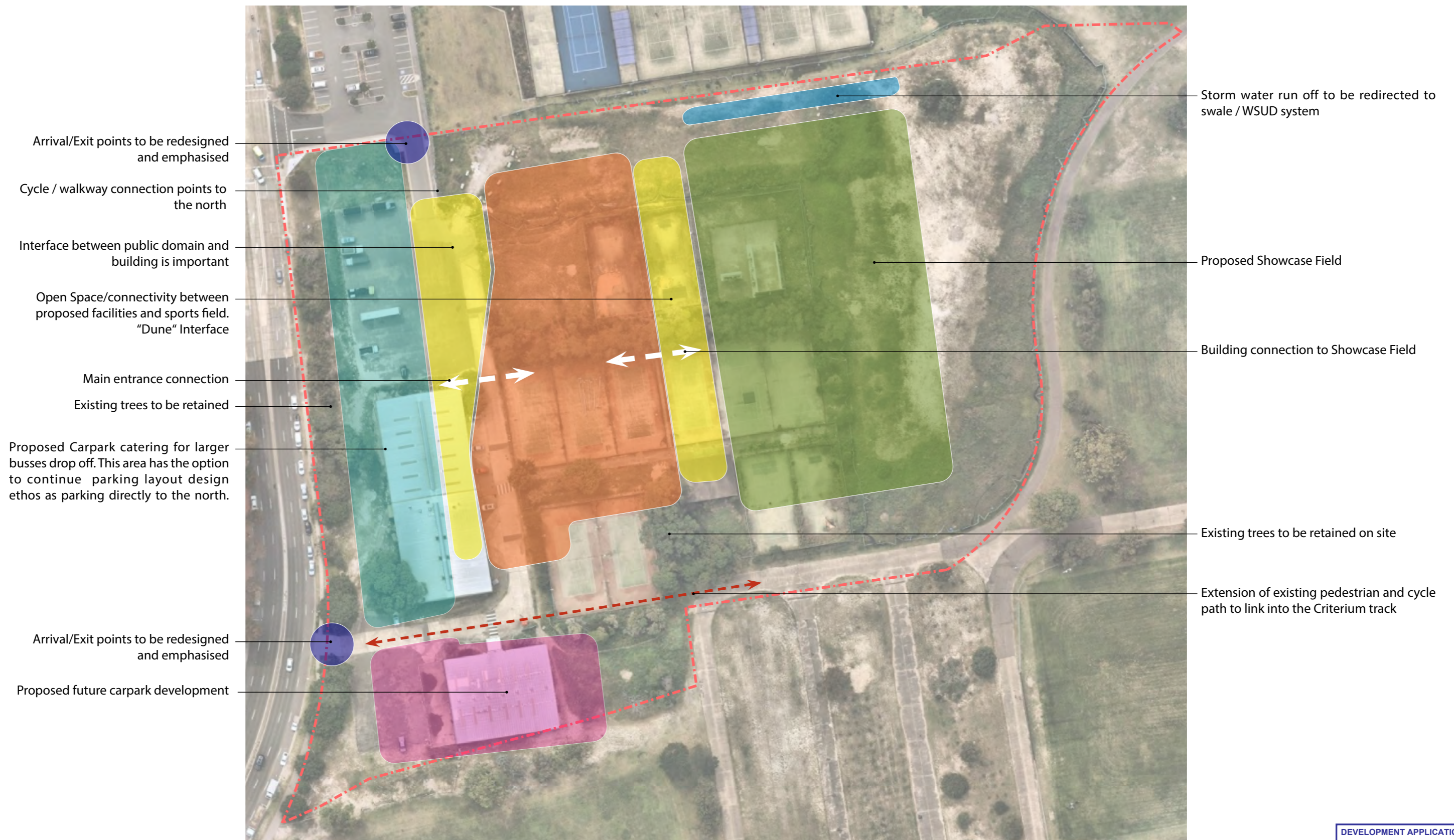
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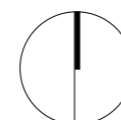


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LEGEND

- Dune Planting (predominantly grass) around building
- Planting in car parking area (Shrubs and groundcovers)
- Lawn
- Existing Lawn areas to be retained and open areas new lawn
- Low groundcover planting
- Astroturf in training area
- Feature Paving at main entrance
- Concrete Paving
- Seating wall along dune landscape
- Existing Trees to be retained
- New Trees

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- DESIGN PRINCIPLES**
The following principles have been accommodated:
- Complementing the wider Heffron Park setting and its natural integration
 - Creating a clear and well defined entry point to the park
 - Using landscape elements to visually reduce the size and scale of the new multi-purpose facility
 - Taking the historical elements that helped shape the park into consideration
 - Creating clear pedestrian paths and universal access between facilities and open space
 - Incorporating cycle routes into the park
 - Recreating a dune-style landscape character particularly in planting
 - Providing a clear visual connection to the main entrance of facility and from inside onto the showcase field
 - Following safety guidelines in design elements (CPTED)
 - Incorporating Water Sensitive Urban Design (WSUD) and re-using captured water for irrigation purposes.

- LANDSCAPE CONCEPT**
The core elements of the landscape design are comprised of:
- a shaded parking area on the western boundary of the site
 - bus and coach drop off and disabled parking spaces
 - a paved forecourt area (with outdoor café seating) bounded by raised planting beds and seating walls
 - dune-style planting mounds either side of the forecourt area and leading up to the building facades
 - a large planted area with trees on the southern boundary, with some seating facing the criterium track
 - a cycle and pedestrian path link to the rest of Heffron Park on the centre's southern boundary
 - some shade planting in the southern sector of the training area between the centres and the showcase field.

Planting throughout the landscape will be focused on coastal plants and native grasses that are known to perform elsewhere in Heffron Park and which will convey the dune character of the landscape.

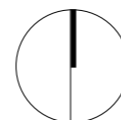
Allow to tidy up or make good/restore existing turf areas @ ±35% of total area. (Retain existing where possible). Remaining 65% of area to receive new lawn or hydroseeding.

Allow to tidy up or make good/restore existing turf areas @ ±60% of total area. (Retain existing where possible). Remaining 40% of area to receive new lawn and planting (50/50 split).



TENNIS CENTRE

- Storm water swale.
- Low groundcover planting areas are level and flush with lawn area and extending through swale.
- Decomposed granite & low groundcover maintenance walkways through dune grass landscape. Also adds to the natural and aesthetic component.
- Mounded berm with highest level at building facade and sloping down towards lawn area. This is to create the natural dune effect. Lowest planting species to be used on the bottom of the dune and increase in height as you move up the mound. Highest planting species to be used against the building and on top of the dune.
- Synthetic turf around training area.
- Clear directional walkway access towards building main entrance. Cutting through landscape mounded dunes.
- Landscape design replicates wind blown dunes
- Drop-off zone.
- Seating wall.
- Bike rack hidden away inside landscape dune.
- Clear sight lines to and from building with landscape dune orientation.
- Directional mound with feature planting highlighting main entrance.
- Feature paving at main entrance.
- Disabled parking close to the main entry



- Directional mound
- Feature Trees and planting in car parking area leading towards main entry.
- Seating wall in front of mound with trees providing shade to eastern building facade. Doubles up as spectator viewing area.
- Disabled parking close to main entrance.
- Clear directional walkway access towards building main entrance. Cutting through landscape mounded dunes.
- Decomposed granite & low groundcover maintenance walkways through dune grass landscape. Also adds to the natural and aesthetic component.
- Mounded berm with highest level at building facade and sloping down towards lawn area. This is to create the natural dune effect. Lowest planting species to be used on the bottom of the dune and increase in height as you move up the mound. Highest planting species to be used against the building and on top of the dune.
- Seating wall on slope of dune to create a viewing platform across the historical significant criterium track and a visual connection to the rest of the site.
- 3.5m clear access path for emergency vehicles
- Low groundcover planting areas are level and flush with lawn area.
- WSUD system in planting trenches at car parking
- Proposed cycle link from Bunnerong Road through the site and lining up with the existing cycle track at Criterium.
- Allow to tidy up or make good/restore existing turf areas @ ±35% of total area. (Retain existing where possible). Remaining 65% of area to receive new lawn on 75mm soil.





KEY

- Existing trees to be retained. Further details on trees can be found in Arborist report conducted by TreeIQ.
- Existing trees to be removed as part of this DA
- Existing trees removed as part of Showcase Field REF
- Existing trees previously identified for removal in Showcase Field REF - now to be retained

NOTE:
Please refer to TreeIQ's Arborist report for trees to be retained which fall outside of the site boundary identified on TreeIQ's Sheet 2 and Sheet 7 respectively.

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1:1000 @A3

0 10 20 30 50m



Heffron Park • Maroubra

TREE REMOVAL AND RETENTION PLAN

S20-0001 Sk 13

01/09/2020 Issue C





- KEY**
- Medium to low species shrubs and ground covers (250mm - 1,000mm in height)
 - Higher grass species (Over 1,000mm in height)
 - Colored feature planting

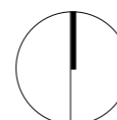
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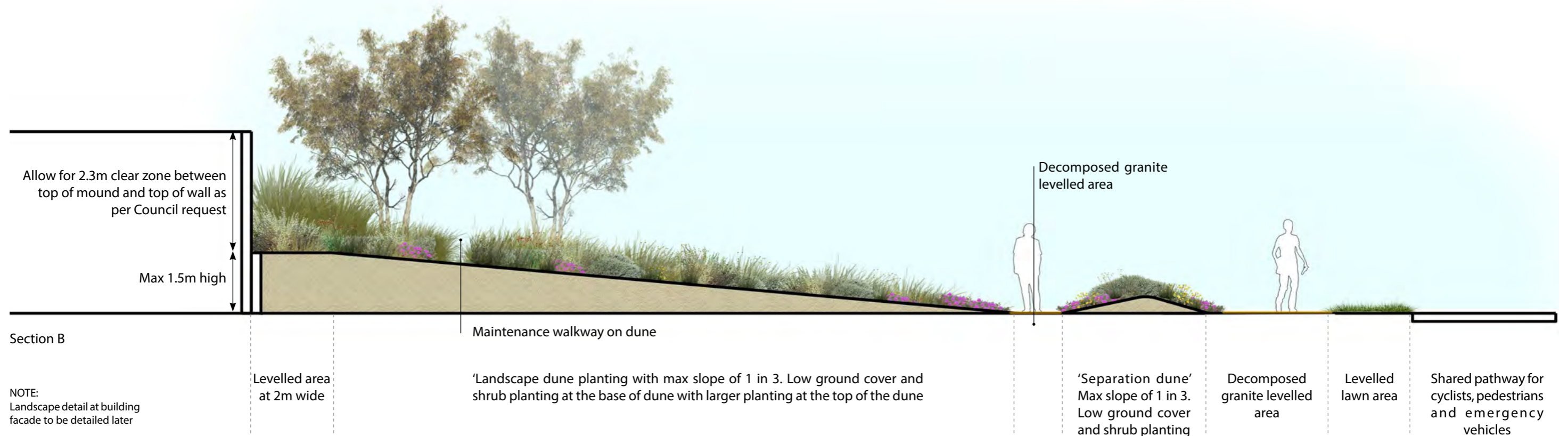
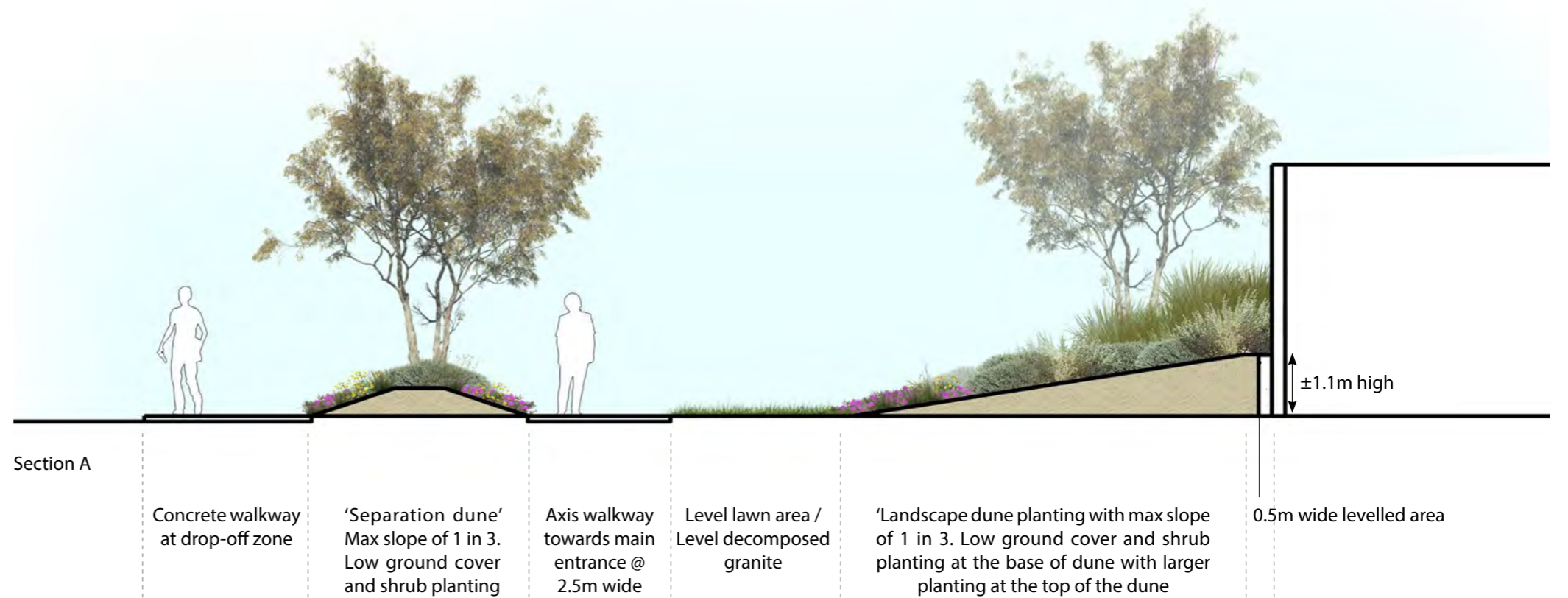
INDICATIVE PLANTING PLAN

S20-0001 Sk 15

01/09/2020 Issue C



Key Plan (NTS)





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MOUNDED PLANTING

S20-0001 Sk 17

01/09/2020 Issue C



Australian Native Grasses



Lomandra longifolia 'Tanika'
Mat Rush



Pennisetum alopecuroides
Purple Lea



Anigozanthos x hybrid
Kangaroo Paw



Poa labillardierei
Tussock Grass



Calamagrostis x acutiflora
Feather Reed Grass



Pennisetum alopecuroides
'PA300'
Nafray Pennisetum

Australian Native Ground Covers



Pycnosorus globulus
Billy Buttons

Australian Native Trees



Banksia serrata
Old Man Banksia



Eucalyptus elata
River Peppermint



Eucalyptus haemastoma
Scribbly Gum



Eucalyptus punctata
Grey Gum



Eucalyptus botryoides
Bangalay

Australian Native Shrubs



Westringia blue gem
Native Rosemary



Leptospermum scoparium
Tea-tree



Westringia fruticosa sp.
Low Horizon



Doryanthes excelsa
Gymea Lily



Carpobrotus glaucescens
Pig Face

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Records Received

PLANT SCHEDULE - HEFFRON PARK

| CODE | BOTANICAL NAME | COMMON NAME | Mature Height (m) | Flowering time | Climate Conditions | Characteristics |
|--------------------------|---|------------------------|-------------------|------------------------|--|--|
| AUSTRALIAN NATIVE TREES | | | | | | |
| | <i>Banksia integrifolia</i> | Coast Banksia | 10m | Autumn, Winter | Well drained soil, full sun | Pale yellow flowers, dark green on the upper side of leaf and silver on the lower side |
| | <i>Banksia serrata</i> | Old Man Banksia | 10m | Spring, Summer | Well drained soil, full sun | Silvery grey flower spikes and cones |
| | <i>Eucalyptus botryoides</i> | Bangalay | 25m | Summer | Full sun to part shade. Tolerates to coastal conditions, soil salinity, drought and frost. Sand and loam soil. | Large wind break and shade tree with cream flowers. |
| | <i>Eucalyptus elata</i> | River Peppermint | 10m | Autumn, Spring | Full sun, moist soils, tolerates to coastal conditions | Clusters of white blossoms open along stems |
| | <i>Eucalyptus haemastoma</i> | Scribbly Gum | 10m | Summer, Autumn | Fun sun to part shade. Tolerates to coastal conditions, drought and frost. Sand and loam soil. | Smooth white bark marked with 'scribbles' caused by insect activity. Broad lance shaped leaves. White flowers |
| | <i>Eucalyptus punctata</i> | Grey Gum | 25m | Summer | Full sun to part shade. Tolerates to coastal conditions, drought and frost. Sand and loam soil. | Tall shade tree for dappled light. Matt grey bark marked with patches of pink or cream. Curved lanceolate leaves White flower. |
| AUSTRALIAN NATIVE SHRUBS | | | | | | |
| | <i>Doryanthes excelsa</i> | Gynea Lily | 6m | Spring, Summer, Autumn | Frost tolerant, drought resistant | Feature plant, windbreaker |
| | <i>Leptospermum scoparium</i> | Tea-Tree | 3m | Spring | Moist, low-nutrient soils | Alternating leaves, small and aromatic |
| | <i>Westringia fruticosa 'Blue Gem'</i> | Native Rosemary | 2m | Spring | Full sun position, good drainage | Hardy shrub with blue - purple flowers |
| | <i>Westringia fruticosa 'Low Horizon'</i> | Low Horizon Westringia | 0.3m | Summer, Spring | Full sun to part shade. Suits sandy to well drained clay soils. Tolerates cold, | Evergreen ground-cover with fine foliage and small white flowers. |

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PLANTING INFORMATION

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PLANT SCHEDULE - HEFFRON PARK

| CODE | BOTANICAL NAME | COMMON NAME | Mature Height (m) | Flowering time | Climate Conditions | Characteristics |
|---------------------------------|---|--------------------|-------------------|----------------|--|--|
| AUSTRALIAN NATIVE GRASSES | | | | | | |
| | <i>Anigozanthos x Hybrid</i> | Kangaroo Paw Bush | 1m | Autumn | Low maintenance, full sun | Claw shaped flowers that can be green, yellow or orange |
| | <i>Calamagrostis x acutiflora</i> | Feather Reed Grass | 1.5m | Summer | Low maintenance, full sun | Clumping vertical grass. White/pink flower |
| | <i>Lomandra longifolia 'Tanika'</i> | Mat Rush | 0.6m | Spring | Full sun, tolerates to frost, drought and coastal conditions, well-drained | Compact fine evergreen leaf with yellow flowers |
| | <i>Miscanthus sinensis 'Variegatus'</i> | Eulalia | 1m | Autumn | Part Shade, moderate drought tolerant, frost hardy, well-drained soil | Coppery tan flower plumes above the foliage in autumn |
| | <i>Pennisetum alopecuroides</i> | Purple Lea | 1.5m | Summer | full Sun, drought and frost tolerant | Fox tail like green - creamed flowers |
| | <i>Pennisetum alopecuroides 'PA300'</i> | Nafray Pennisetum | 0.6m | Summer, Autumn | Full sun to part shade. Suits sandy to | Compact fine evergreen leaf with |
| | <i>Poa labillardieri</i> | Eskdale | 1.3m | Spring, Summer | Low maintenance, Sun | Needle-like blue/grey foliage |
| AUSTRALIAN NATIVE GROUND COVERS | | | | | | |
| | <i>Carpobrotus glaucescens</i> | Pig Face | 0.2m | Spring, Summer | Open sandy areas, Dune stabiliser, Drought tolerant | Ground cover with pink flower for coastal and inland plantings |
| | <i>Pycnosorus globulus</i> | Billy Buttons | 1m | Spring, Summer | Low-maintenance, full sun, tolerates to drought, coastal condition, well | Clumping groundcover with yellow / gold flower |

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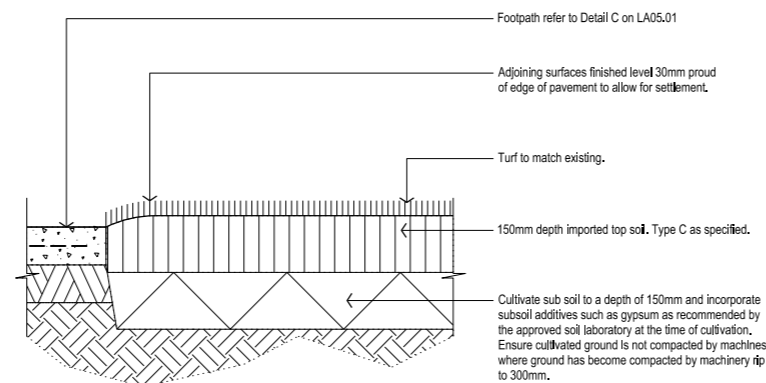


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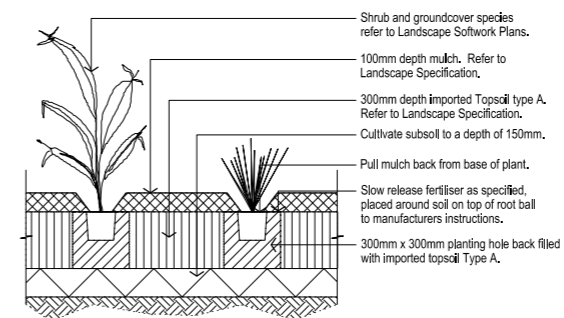
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PLANTING INFORMATION

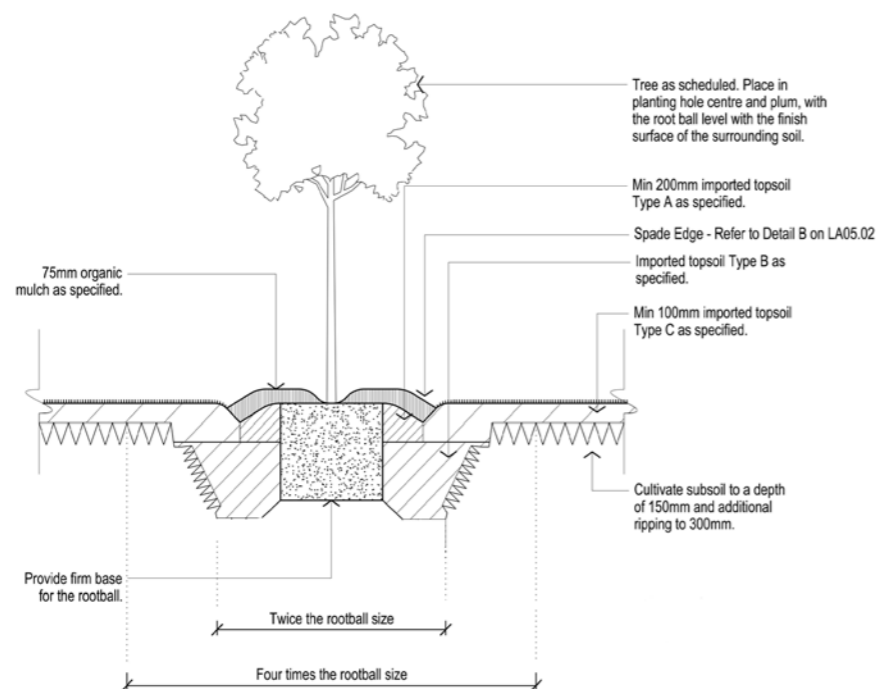
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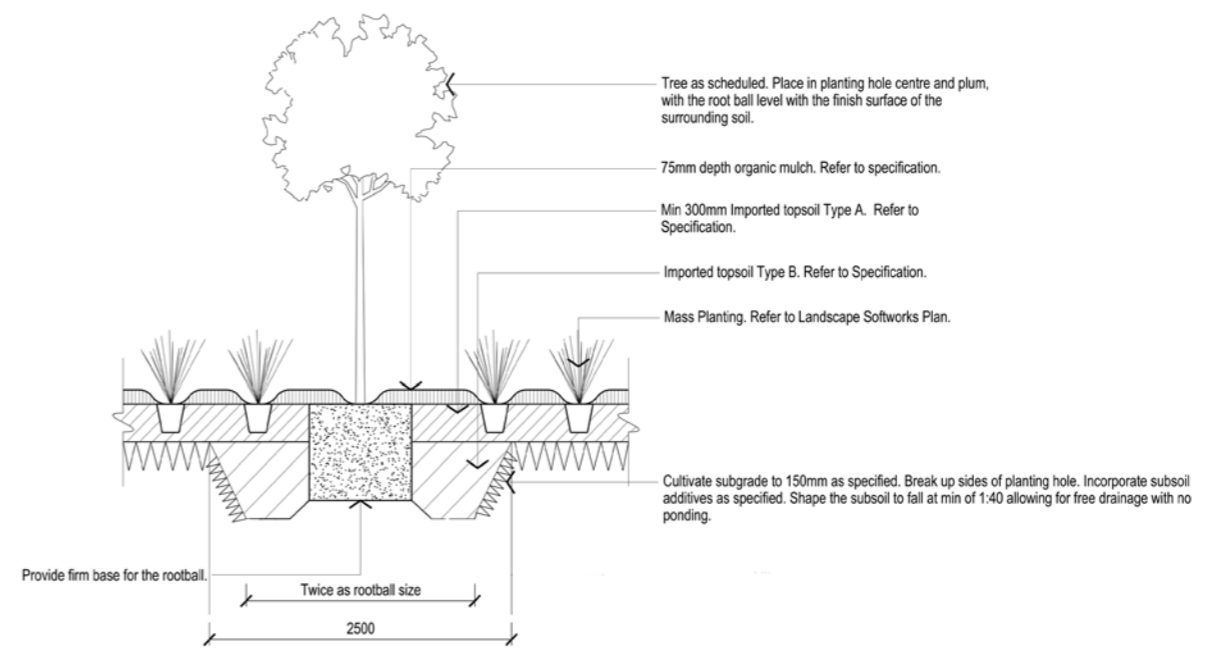
A TURF PLANTING



B MASS PLANTING



D TREE IN TURF PLANTING
1:20 @ A1



E TREE IN MASS PLANTING
1:20 @ A1

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Scale: NTS

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LANDSCAPE TYPICAL DETAILS

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LANDSCAPE MAINTENANCE

The Following is a list of landscape maintenance activities proposed for the landscape areas within the development. Maintenance activities are based on the NATSPEC landscape specification.

GENERAL

Summary of maintenance responsibilities:

- Watering of lawn, garden bed areas, pots.
- Weeding of lawn, garden bed areas, and pavement.
- Supply and spreading of fertiliser to lawn, garden bed areas and pots.
- Supply and installation of mulch to existing garden bed areas and pots.
- Pruning, trimming and tree surgery.
- Pest and disease control of lawn, shrubs and trees.
- Mowing and edge trimming to all lawn areas including collection and removal of clippings.
- Replacement of dead or failed plants.
- Maintenance of irrigation systems.
- Removal of rubbish and debris in garden areas.
- Keeping of a log book.
- Monthly reports.

Maintenance procedures: To accepted horticultural and arboricultural practice.

WEEDING

Weeds: Unwanted broadleaf plants and grasses considered invasive to the locality.

Program:

- Lawns: Quarterly and as determined by the relationship of the general lawn condition and weed growth.
- Trees and Shrubs: As required for planted, paved and mulched areas to be weed free when observed at bi-weekly intervals.

Method:

- Clear and keep clear vigorous ground covers 200 mm from the base of any shrub or tree:
- Small Areas: By hand.
- Large Areas: Proprietary herbicides.
- Herbicide Application: Avoid windy days or if rain is likely to follow within 12 hours.

PEST AND DISEASE CONTROL

The landscape contractor is responsible for the control of any pest or disease which may affect the lawn and garden bed areas. Actions:

- Identify the problem.
- Execute the correct treatment until the problem has been eliminated.
- Apply hazardous material out of normal working hours.
- Protect staff and public.

LAWN

Mowing and Trimming

Height: Consistent with the growth habit of the grass variety and maintained at 25 mm to 40 mm throughout the year.

Program: Weekly during the mowing season, November to March, and at bi-weekly intervals during April to October. Do not mow under wet conditions.

Raking: Once every month before mowing, during the mowing season, with a flexible rake. On alternate mowings, adopt a north-south and east-west pattern.

Edges: At the same time as mowing, trim lawn edges to plant beds, pathways, base of trees and other obstacles. Ensure trees and shrubs are not damaged.

Fertilising

Apply lawn fertiliser as required to maintain healthy grass cover.

TREES AND SHRUBS

Pruning and Trimming

General: Prune to reflect the natural growth flowering and regrowth habit of the individual species.

Shrubs: Prune after flowering.

Program: Spring and Summer and on a spot basis as required.

Hedge Trimming:

Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.

Tip Pruning:

Do not remove buds before the flowering season in those plants that have terminal flowers.

Purpose: To encourage development of new shoots during the active growing season.

Method: The removal of the top 25 mm or growing tip of each branch.

Radical Pruning:

Purpose: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.

- Clear and keep clear vigorous groundcovers 200mm from the base of any shrub or tree.
- Use only tools fit for purpose.

Trees, Prune to:

- Eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner.
- Maintain sight lines to signs and lights.
- Maintain visibility for personal security.

Tree Branch Removal:

- To AS 4373.
- Give notice and engage a suitably qualified ‘arborist’.

Plant Replacements

General: Replace all evergreen plants that have died or lost 50% of their normal foliage cover.

Provide replacement plants as follows:

- Of the same species and variety and of the closest commercially available size.
- Of uniformly high quality stock equal to the best commercially available.
- Representative of optimum growth for the species as restricted by the container size.
- With a balanced root system in relation to the size of the plant and conducive to successful transpiration. Inspect the root conditions of plants by knocking plants from their containers.
- Without signs of having been stressed at any stage during their development due to inadequate watering, excessive shade/sunlight, suffered physical damage or have restricted habit due to growth in nursery rows.
- Healthy, well grown, hardened off specimens of good shape and free from pests and disease.
- Well rooted and without any indication of having been restricted (pot bound) or damaged at any time.
- Been grown in their final containers for not less than twelve (12) weeks.

Watering

Planting: Water as required to maintain growth rates free of stress.

Turfing: Water to maintain moisture to this depth.

MULCHING

Clean up: Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

Depth: Maintain a minimum depth of:

- 75 mm for organic mulch.
- 50 mm for gravel mulch.

Top up: Areas of excessive wear.

Appearance: Maintain to keep clean and tidy with no soil disturbance evident on the surface of the mulch.

INCIDENTAL WORKS

Supplementary Works

General: Execute the following:

- Removal of rubbish arising from maintenance work.
- Removal of leaf litter fortnightly during leaf fall.
- Wash paving on completion of herbicide application.

Paving

Slip resistance tests:

- Test to AS 4663 annually.
- Notify deviation from the design value.
- Rectify the surface and re-test as required to comply with the design value.

Furniture, Signage and Barriers

Scope: All fixed and movable features noted in the record drawings.

Furniture and pots:

- Move and relocate as required for maintenance of the area.
- Repair or replace items damaged by the maintenance contract staff.

Signage: Maintain sight line visibility.

Drains

General: Inspect and clean all drainage structures and pit covers and ensure that they are in proper working order.

Frequency: As required so that all overflow drains are cleared when observed at fortnightly intervals.

IRRIGATION

Irrigation system program: To suit the following:

- The precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors seasons, evaporation, exposure, topography, local authority restrictions.
- An allowance for adjustment or shut down during and after periods prolonged heavy rains.
- To co-ordinate water supply and to confirm watering regime against federal and state government legislation and restrictions at the time.

Equipment maintenance:

- Check all components for proper operation.
- Repair or replace damaged component with equivalent parts.
- Flush any dirt or foreign matter from the system and clear all blockages.

Operation:

Ensure by adjustment or replacement of components, that the overall operation of the system is efficient and operational.

Supervision:

Prevent excessive use of water.



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INDICATIVE LANDSCAPE MAINTENANCE

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