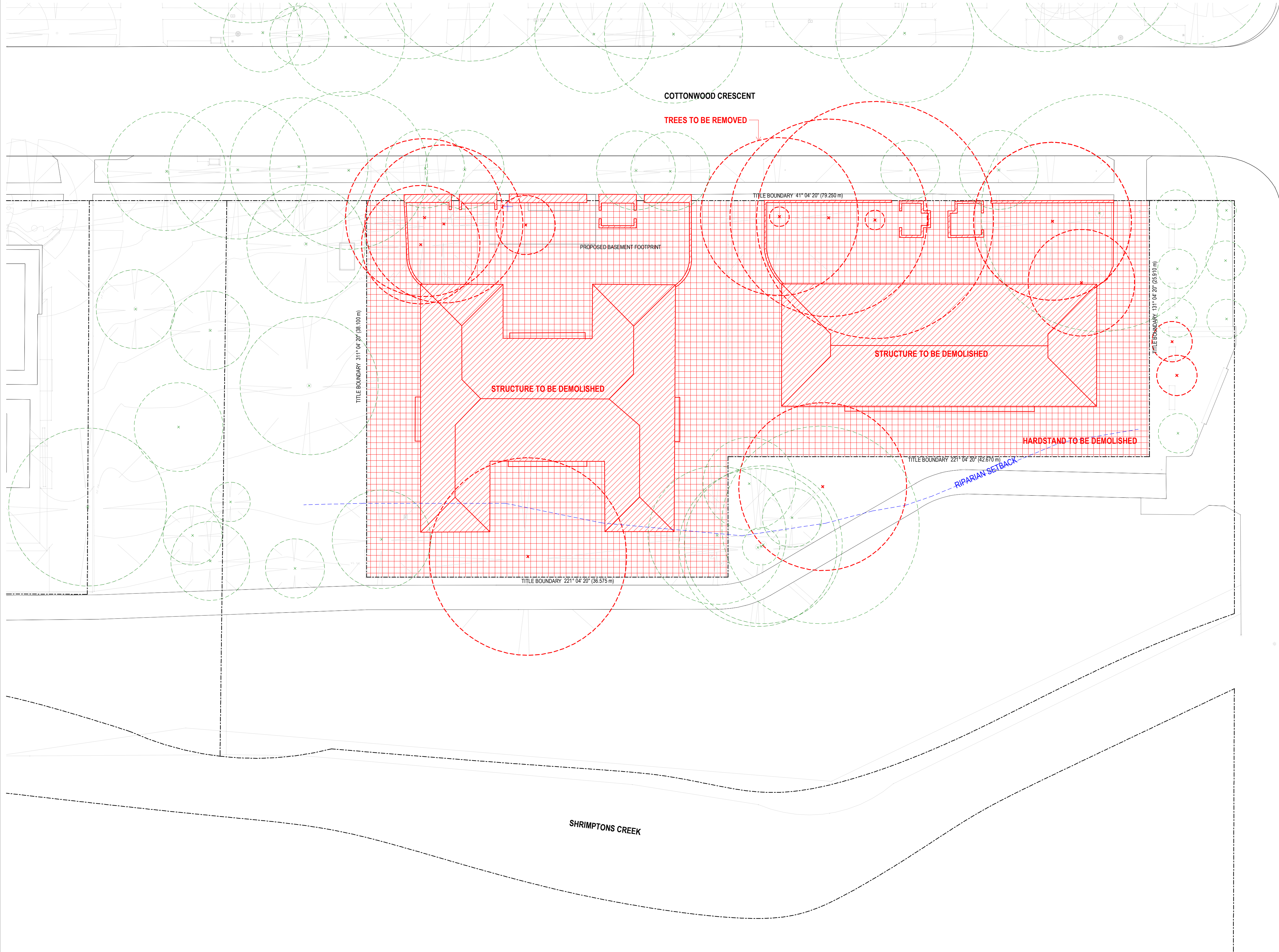




City of Ryde

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Council Officer: Tony Collier
Subject to conditions of consent

- EXISTING BUILDINGS ON
SITE TO BE DEMOLISHED
- HARDSTAND ON SITE TO
BE DEMOLISHED

DEMOLITION PLAN TO REMAIN UNCHANGED FROM THE APPROVED
DEVELOPMENT APPLICATION DATED 4 NOVEMBER 2023

DEVELOPMENT APPLICATION

Revisions / A 21.12.2023 S4.55 Modification GT

17/05/2024 4:45:40 PM

Project / **14-16 Cottonwood
Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **Demolition Plan**

Project No / **223227** Author / **GT**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA00.04**

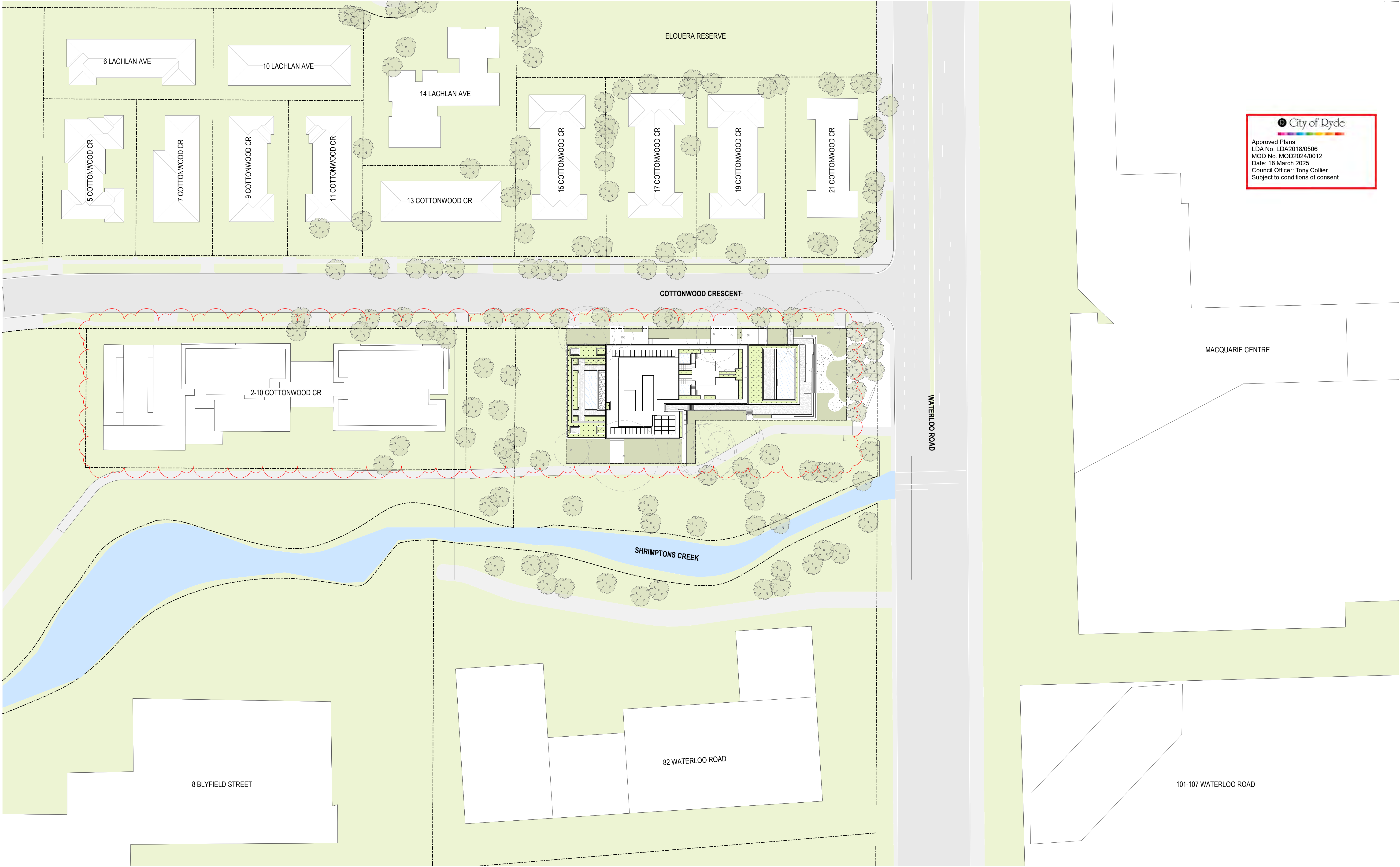
A



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	B	17.05.2024	Amended S4.55 Modification

GT
JC

Project **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing **Site Plan**

Project No **223227** Author **JC**

Scale: @ A1/ **1 : 500**

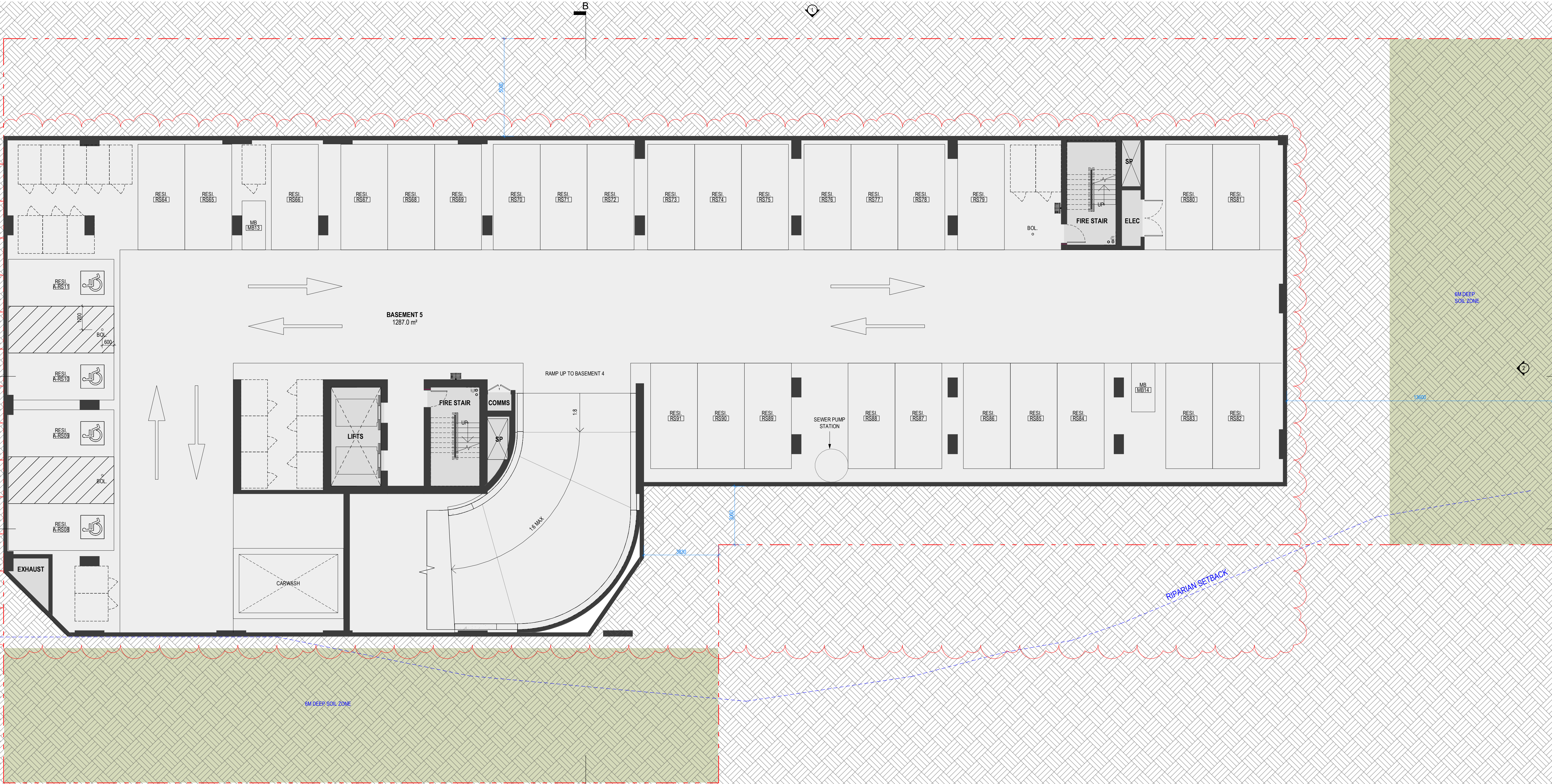
Drawing No. **DA00.05**

B



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LEVEL	CARPARKS				TOTAL	CARWASH	MOTORBIKE/SCOOTER PARK	BICYCLE PARKS	STORES
	RESIDENTIAL	VISITOR	RETAIL						
Basement 5	32	0	0		32	1	2	0	19

DEVELOPMENT APPLICATION

Revisions	A	21.12.2023	S4.55 Modification	GT
	B	17.05.2024	Amended S4.55 Modification	JC

31/05/2024 11:47:40 AM

City of Ryde

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MOD No. MOD2024/0012

Date: 18 March 2025

Council Officer: Tony Collier

Subject to conditions of consent

Project / **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **Basement 5**

Project No / **223227** Author / **JC**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.00**

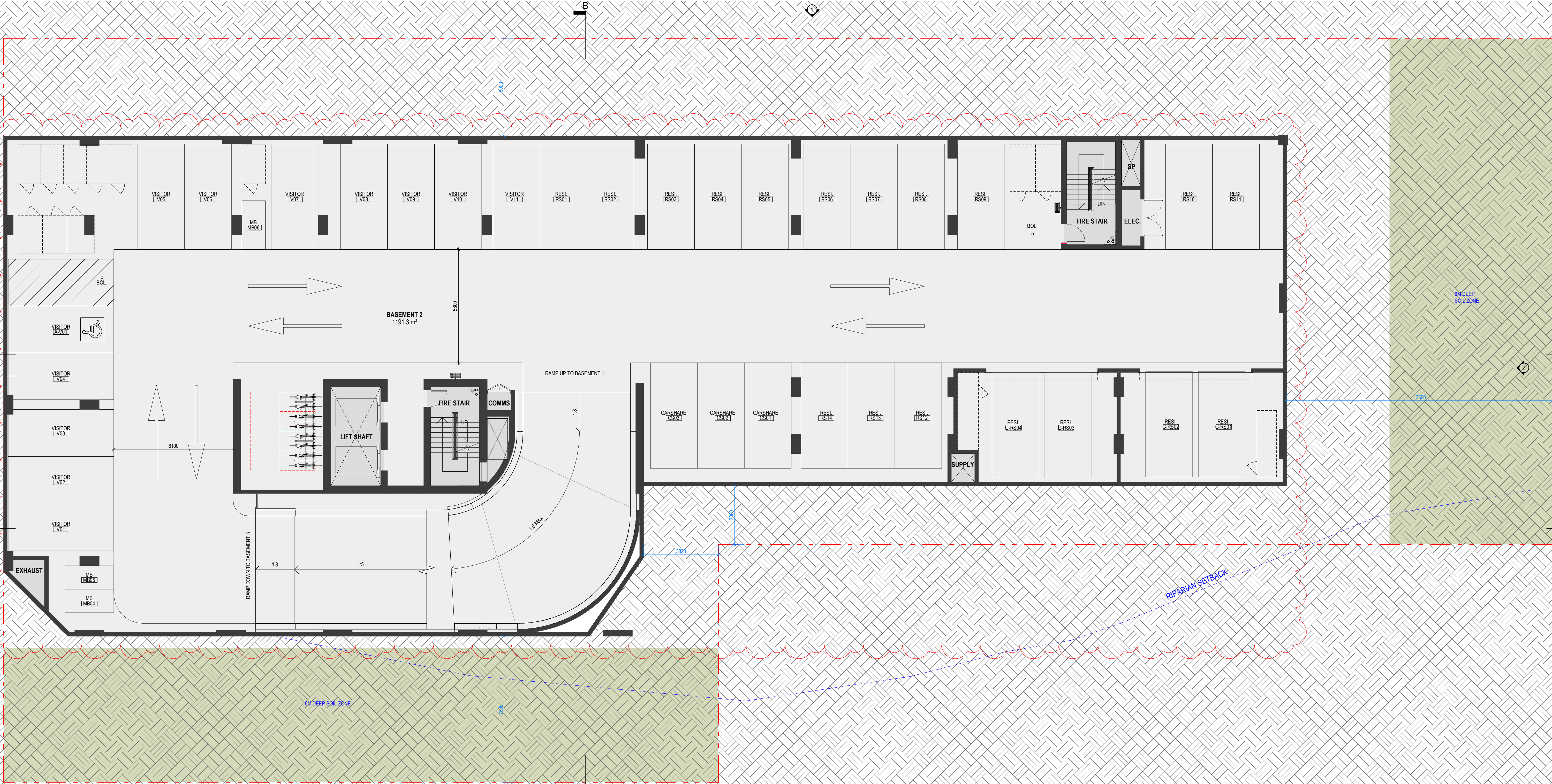
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LEVEL	CARPARKS				TOTAL	CARWASH	MOTORBIKE/SCOOTER PARK	BICYCLE PARKS	STORES
	RESIDENTIAL/CARSHARE	VISITOR	RETAIL						
Basement 2	21	12	0		33	0	3	8	13

DEVELOPMENT APPLICATION

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31/05/2024 11:47:48 AM

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Project / **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **Basement 2**

Project No / **223227** Author / **JC**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.02**

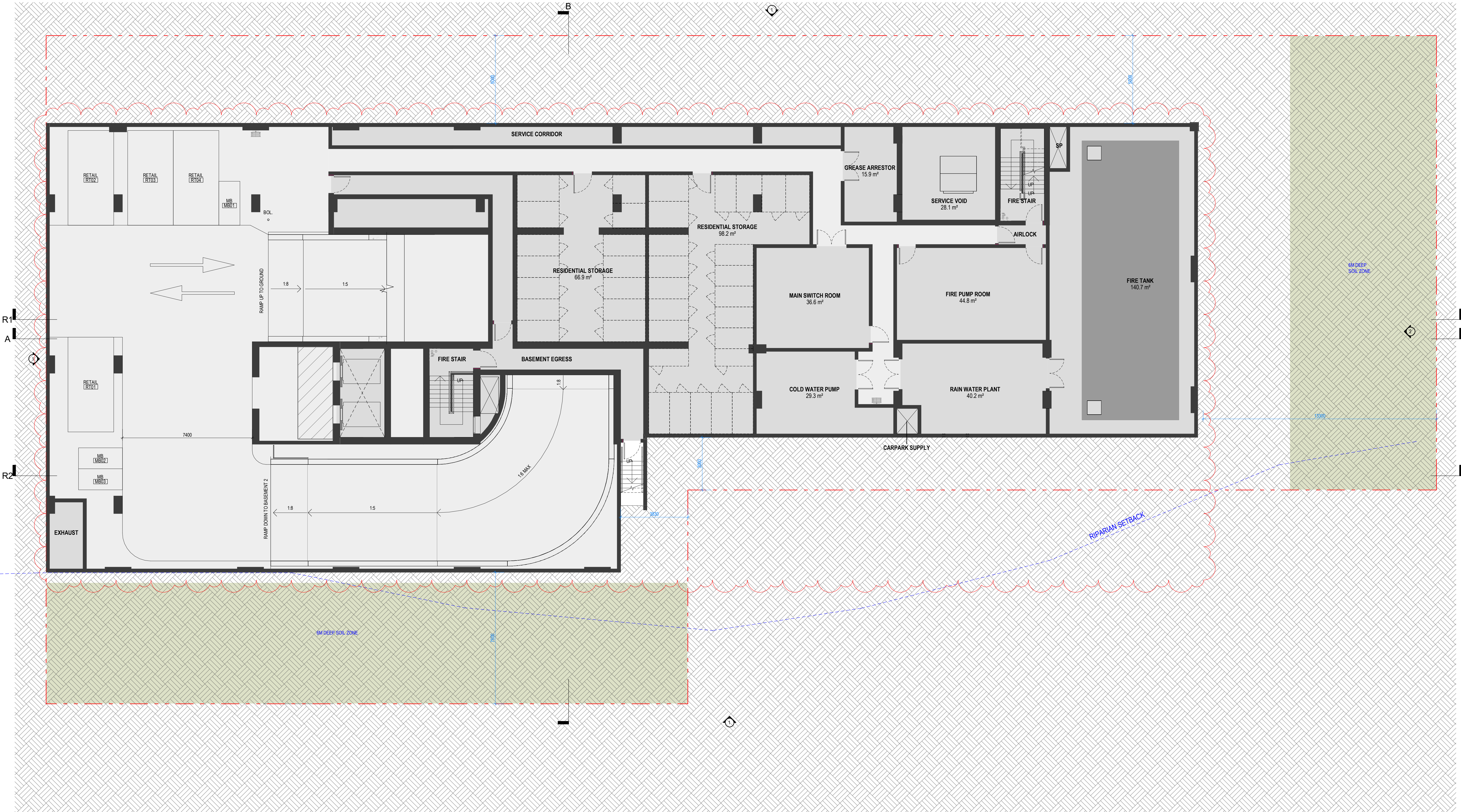
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LEVEL	CARPARKS				TOTAL	CARWASH	MOTORBIKE/SCOOTER PARK	BICYCLE PARKS	STORES
	RESIDENTIAL/CARSHARE	VISITOR	RETAIL						
Basement 1	0	0	4		4	0	3	0	37

DEVELOPMENT APPLICATION

Revisions	A	21.12.2023	S4.55 Modification	GT
	B	17.05.2024	Amended S4.55 Modification	JC

31/05/2024 11:47:52 AM

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Project / **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **Basement 1**

Project No / **223227** Author / **JC**

Scale: @ A1 / **1 : 100**

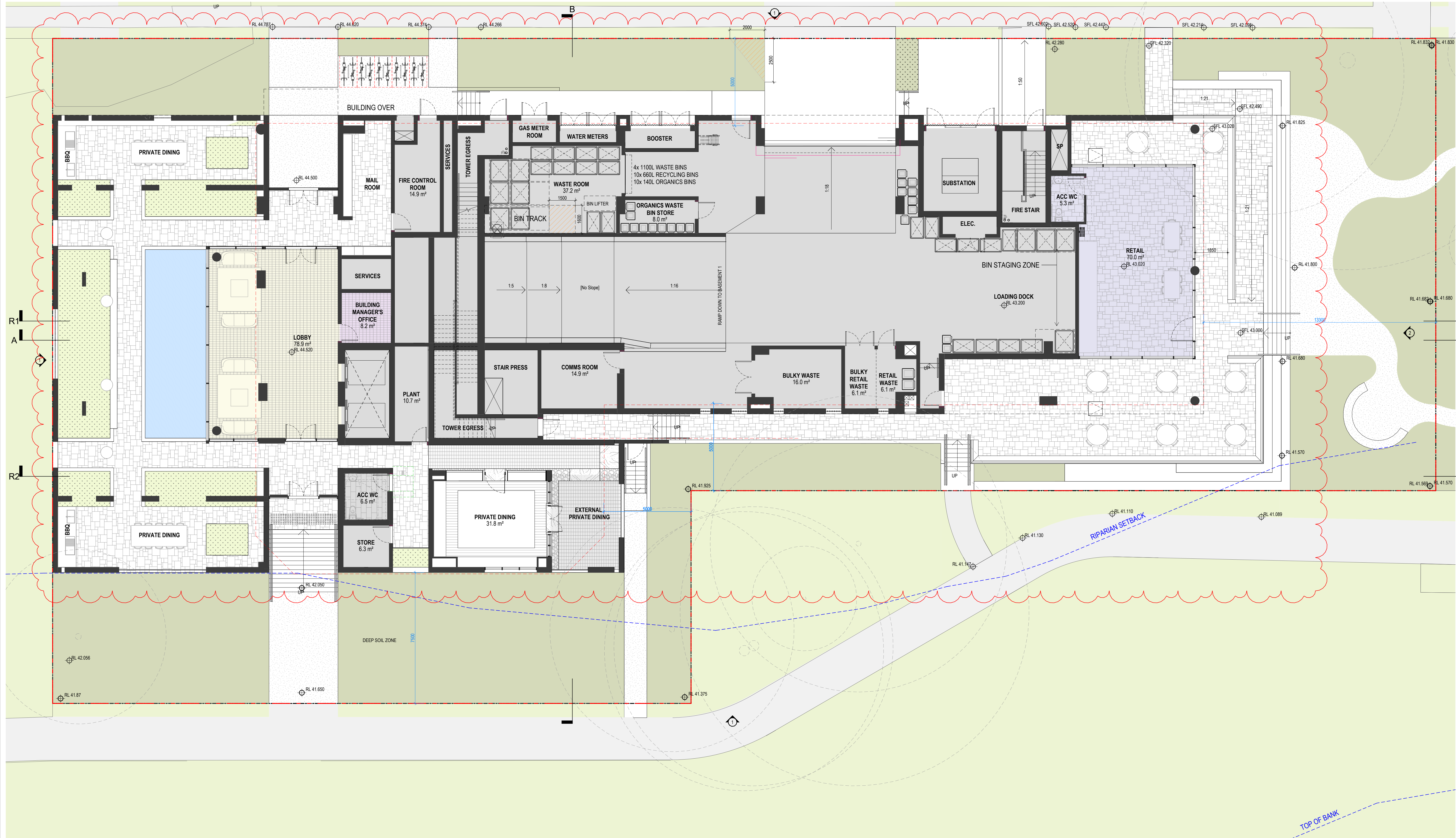
Drawing No. / **DA01.04**



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6/06/2024 11:04:46 AM

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Project / **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **Ground**

Project No / **223227** Author / **JC**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.10**

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Project **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing **Level 1**

Project No **223227** Author **JC**

Scale: @ A1/ **1 : 100**

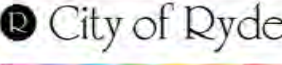
Drawing No. **DA01.11**

B

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17/05/2024 4:46:43 PM

Project / **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **Level 2**

Project No / **223227** Author / **JC**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.12**

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Project **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing **Level 3-15**

Project No **223227** Author **JC**

Scale: @ A1 **1 : 100**

Drawing No **DA01.13**

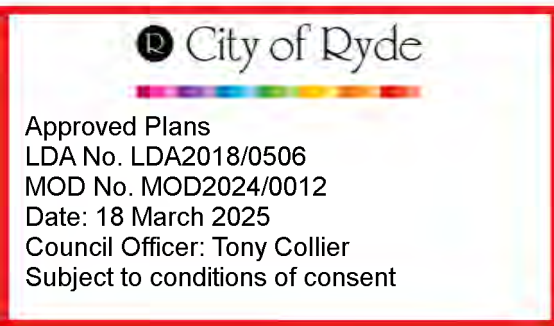
B



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GT
JC
MS

Project / **14-16 Cottonwood
Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **Level 18**Project No. **223227** Author **MS**

Scale: @ A1 / **1 : 100**

Drawing No. / **DA01.15**

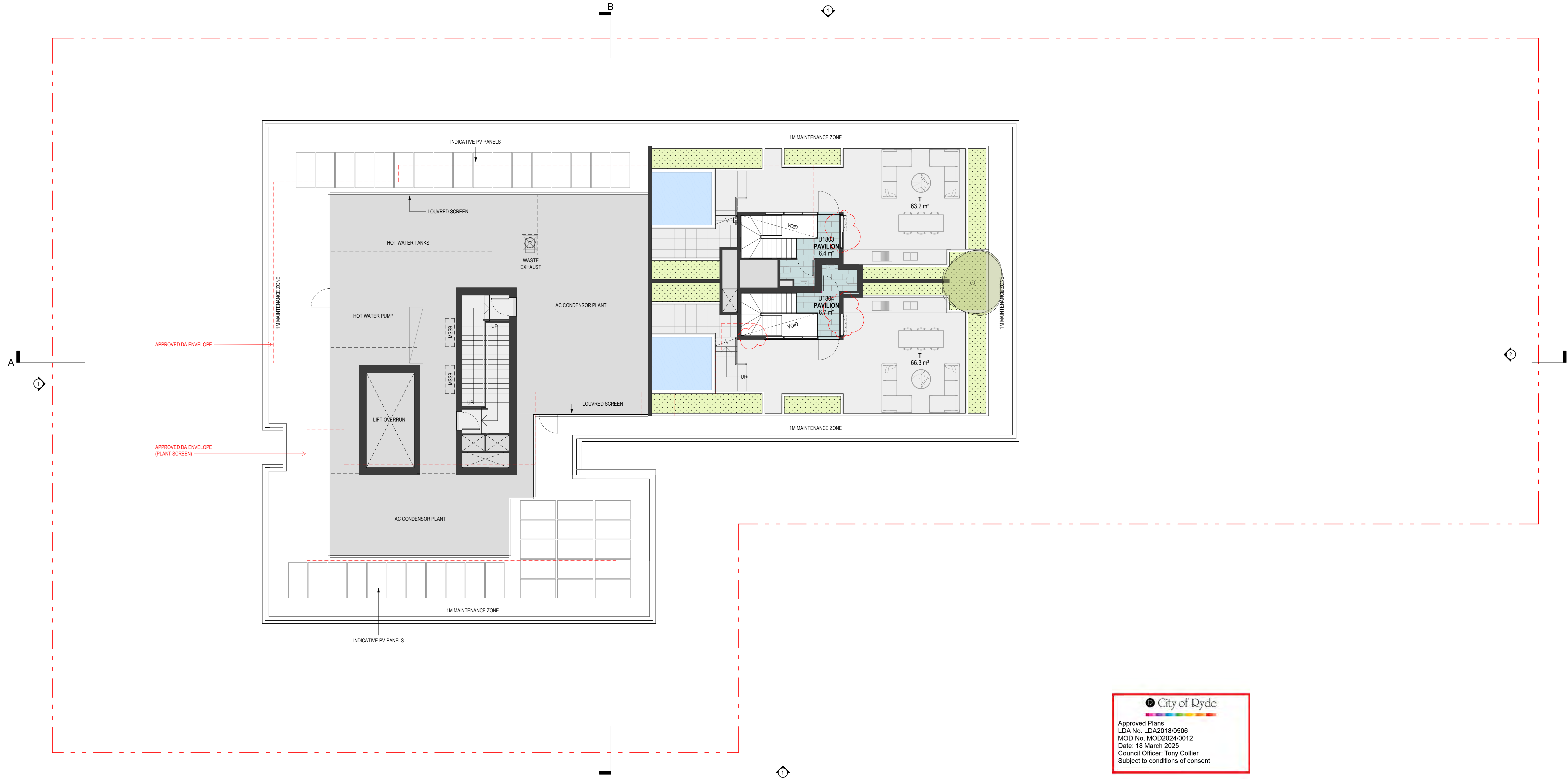
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25/07/2024 10:02:53 AM



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TENDER ISSUE

Revisions	A	21.12.2023	S4.55 Modification
	B	17.05.2024	Amended S4.55 Modification
	C	25.07.24	Amended S4.55

GT
JC
MS

25/07/2024 10:02:57 AM

Project **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing **Roof**

Project No **223227** Author **MS**

Scale: @ A1/ **1 : 100**

Drawing No. **DA01.16**

C



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GT
JC

Materials Key

AF01	Applied Finish 01 - Bronze	GT01	Vision Glazing - Clear
CF01	Concrete Finish 01 - Smooth Finish	GT02	Vision Glazing - Grey Tint
CF03	Concrete Finish 02 - Horizontal Pattern	PCE01	Powdercoat 01 - Bronze
CF04	Concrete Finish 03 - Boardform Texture	PF01	Paint Finish 01 - Bronze
	REFER TO DA07.01	SC01	Batten Screen - Timber Look

Project
14-16 Cottonwood Crescent
14-16 Cottonwood Crescent, Macquarie Park

Drawing
North Elevation - Cottonwood Crescent

Project No
223227

Author
JC

Scale: @ A1
1 : 200

Drawing No
DA02.01

B

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	C	25.07.24	Amended S4.55

GT
JC
MS

Materials Key

AF01	Applied Finish 01 - Bronze	GT01	Vision Glazing - Clear
CF01	Concrete Finish 01 - Smooth Finish	GT02	Vision Glazing - Grey Tint
CF03	Concrete Finish 02 - Horizontal Pattern	PCE01	Powdercoat 01 - Bronze
CF04	Concrete Finish 03 - Boardform Texture	PF01	Paint Finish 01 - Bronze
		SC01	Batten Screen - Timber Look

REFER TO DA07.01

Project

14-16 Cottonwood Crescent

14-16 Cottonwood Crescent, Macquarie Park

Drawing

South Elevation - Shrimpts Creek

Project No

223227

Author

MS

Scale: @ A1

1 : 200

Drawing No

DA02.02

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West Elevation DA



East Elevation DA

TENDER ISSUE

Revisions	A	21.12.2023	S4.55 Modification
	B	17.05.2024	Amended S4.55 Modification
	C	25.07.24	Amended S4.55

GT
JC
MS

Materials Key

AF01	Applied Finish 01 - Bronze	GT01	Vision Glazing - Clear
CF01	Concrete Finish 01 - Smooth Finish	GT02	Vision Glazing - Grey Tint
CF03	Concrete Finish 02 - Horizontal Pattern	PCE01	Powdercoat 01 - Bronze
CF04	Concrete Finish 03 - Boardform Texture	PF01	Paint Finish 01 - Bronze
	REFER TO DA07.01	SC01	Batten Screen - Timber Look

Project

14-16 Cottonwood Crescent

14-16 Cottonwood Crescent, Macquarie Park

Drawing

East and West Elevation

Project No

223227

Author

MS

Scale: @ A1

1 : 200

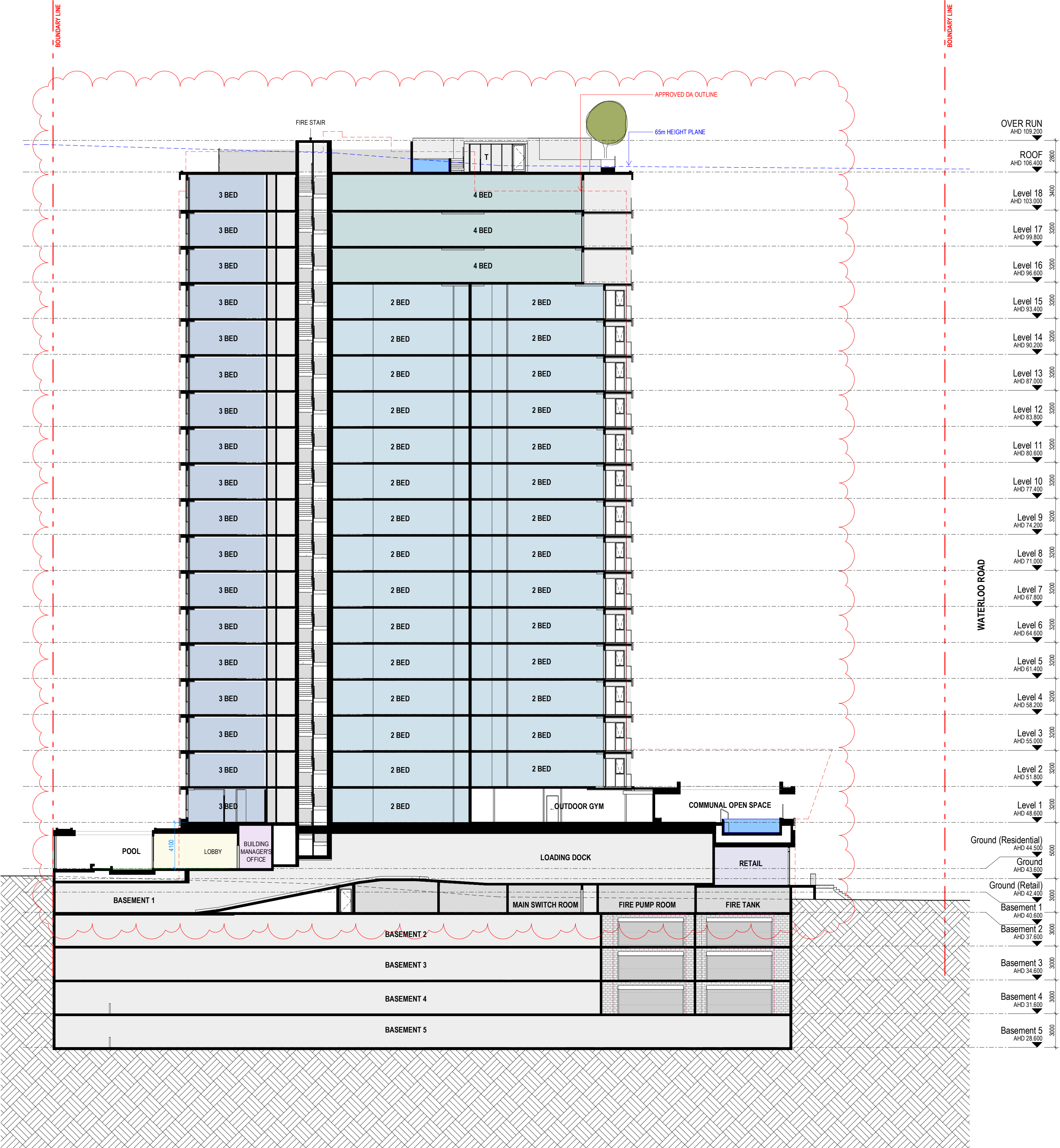
Drawing No

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Project
14-16 Cottonwood Crescent
14-16 Cottonwood Crescent, Macquarie Park

Drawing
Section A

Project No
223227 Author
JC

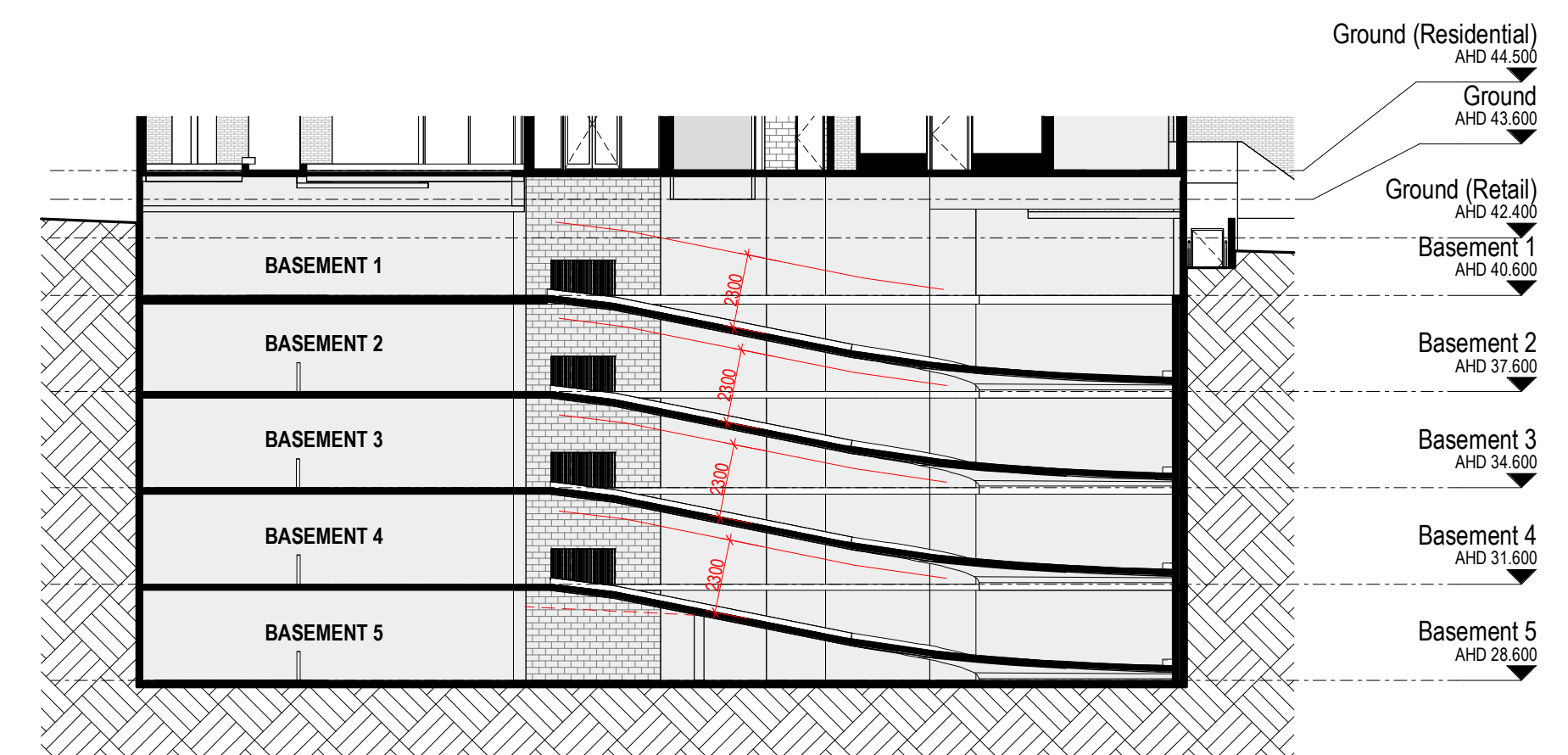
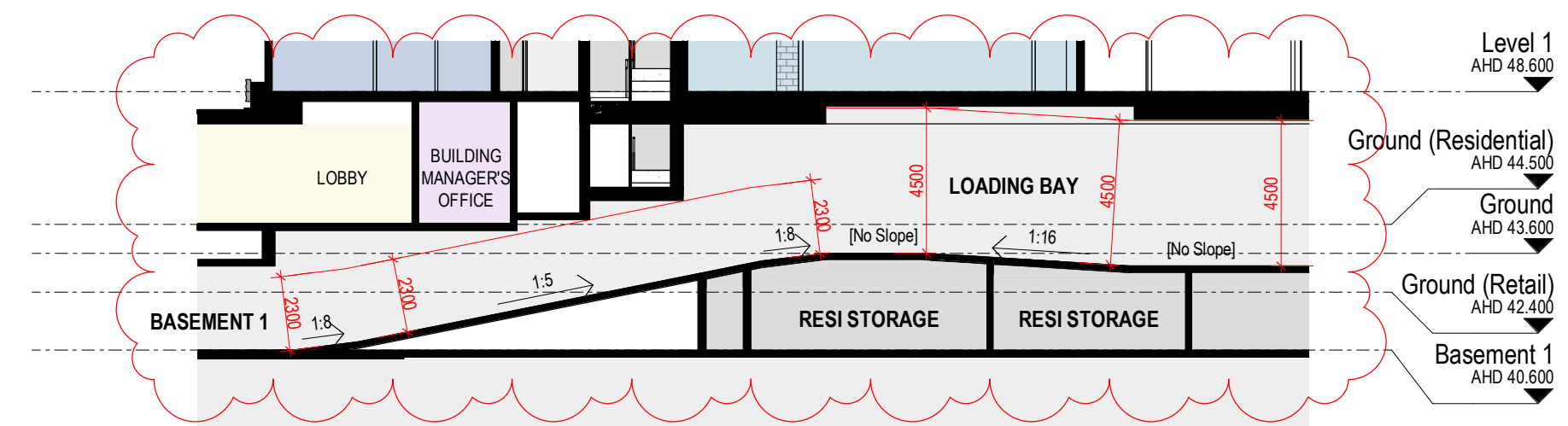
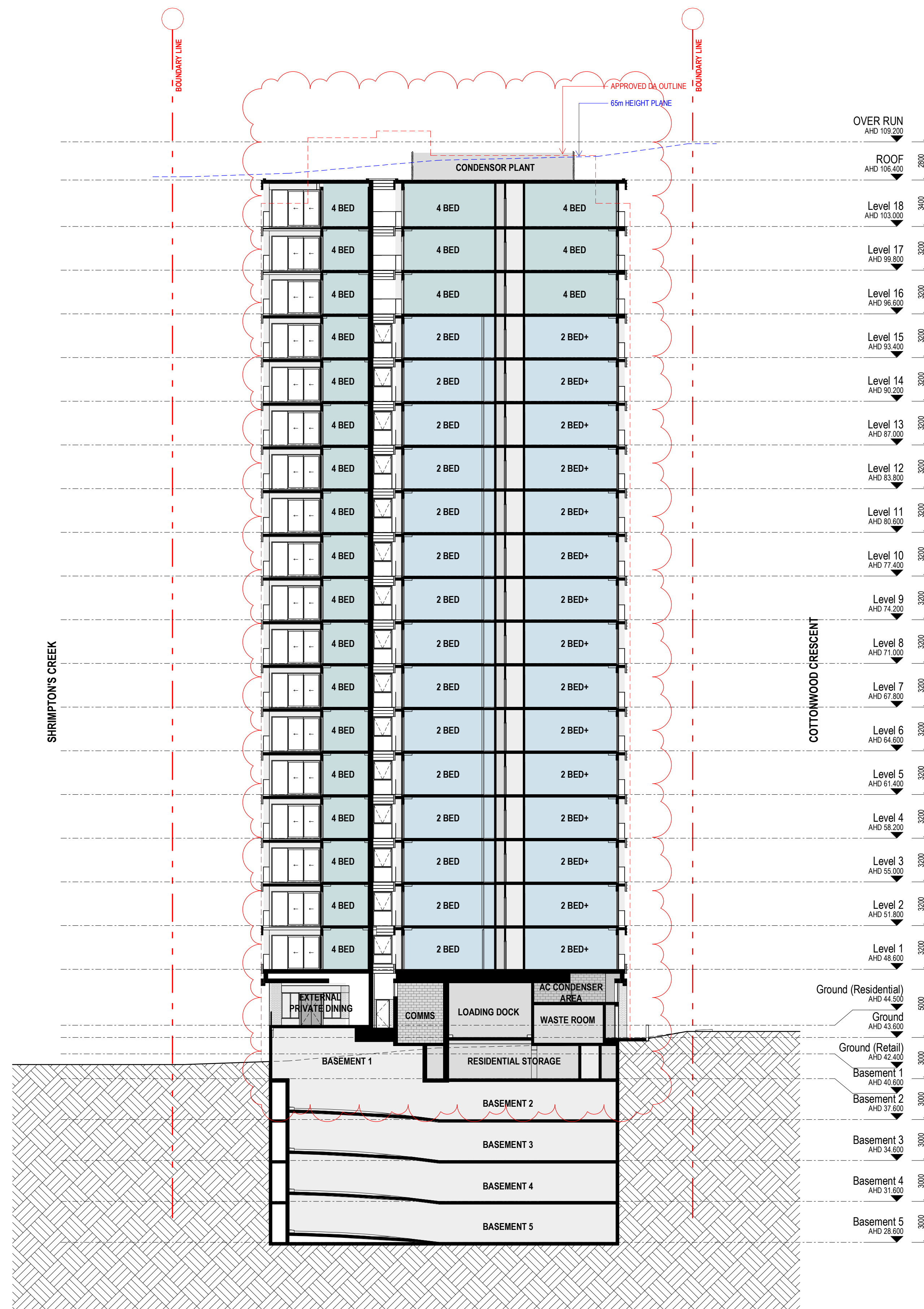
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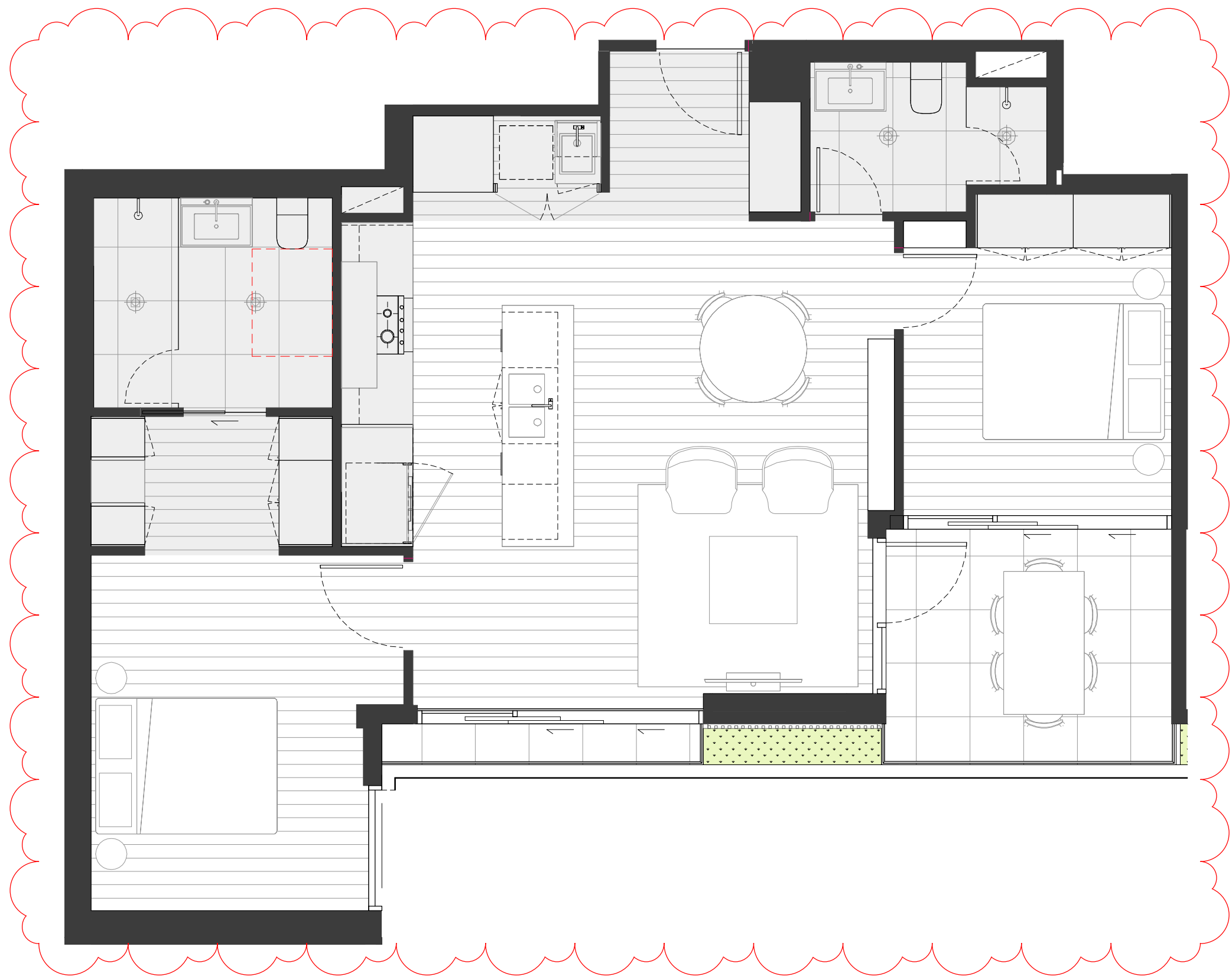
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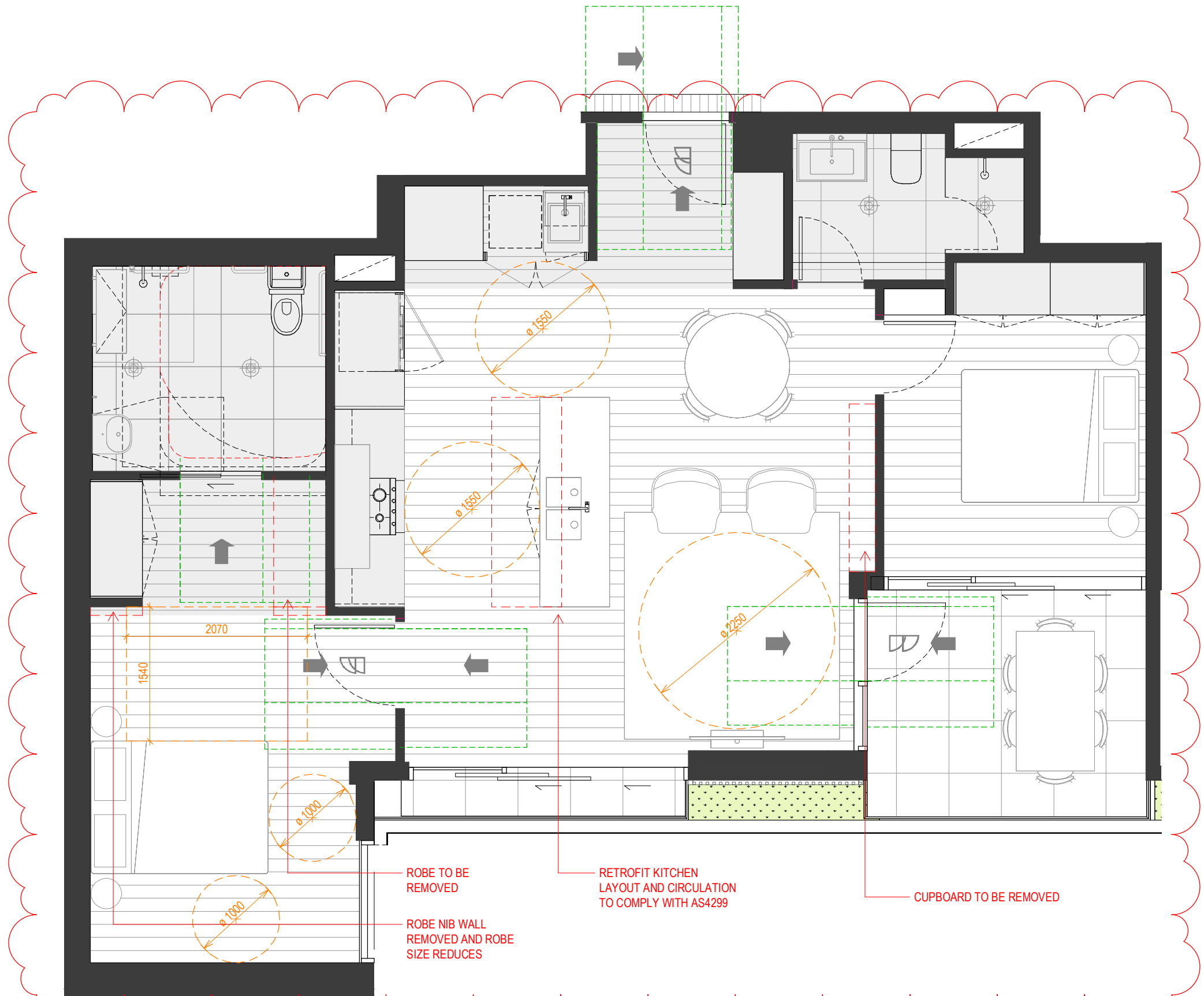


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Pre Adaption



Post Adaption

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17/05/2024 4:52:37 PM

Project **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing **Adaptable Plans**

Project No **223227** Author **JC**

Scale: @ A1/ **1 : 50**

Drawing No. **DA05.10**

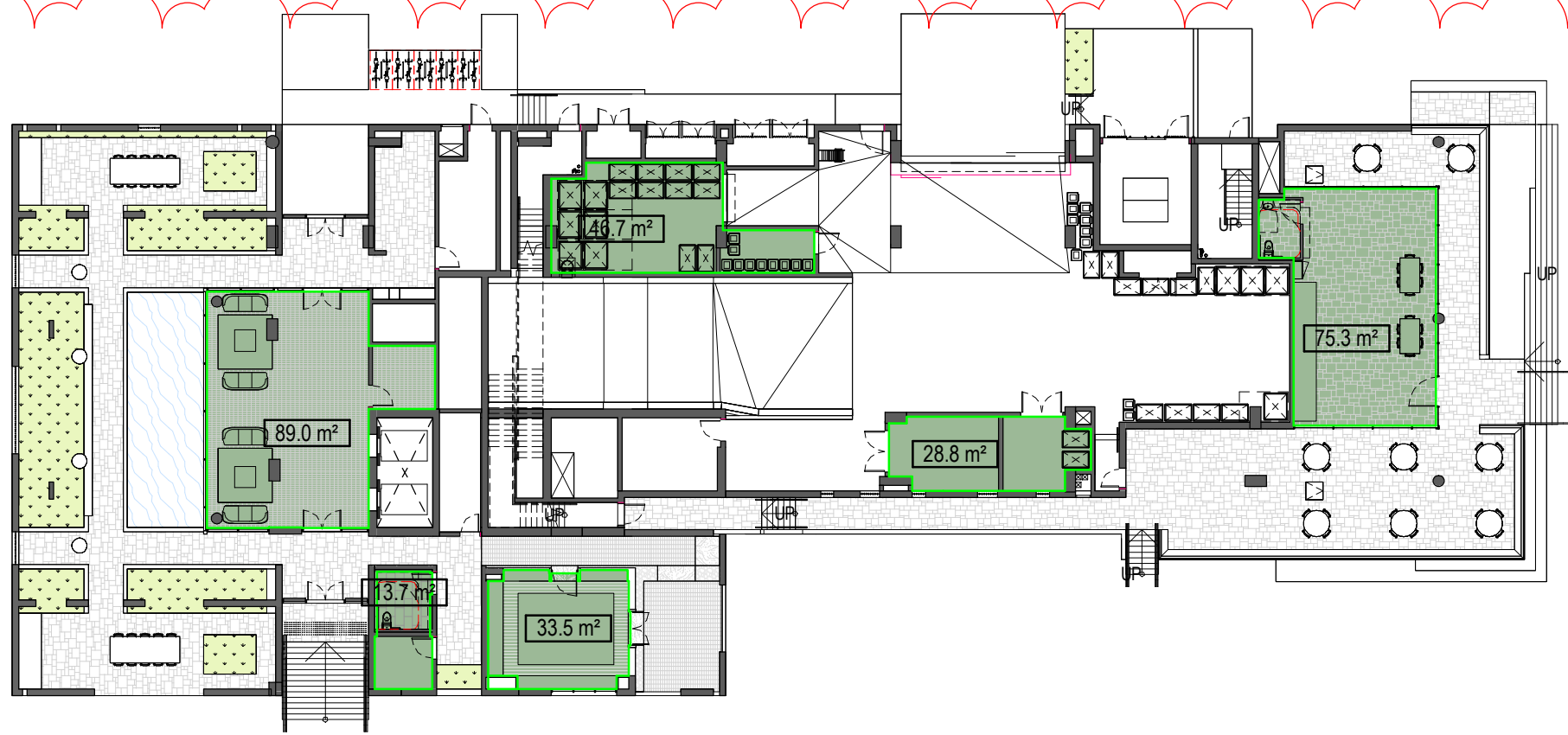
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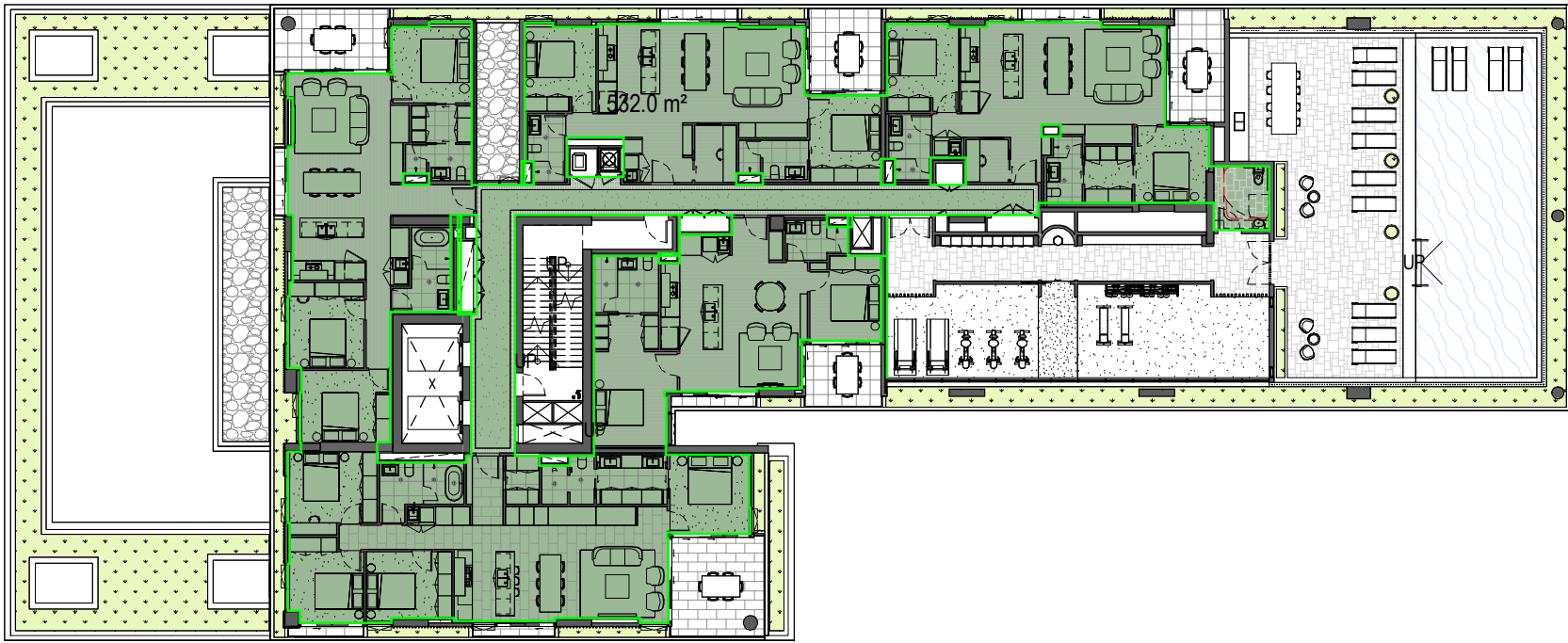
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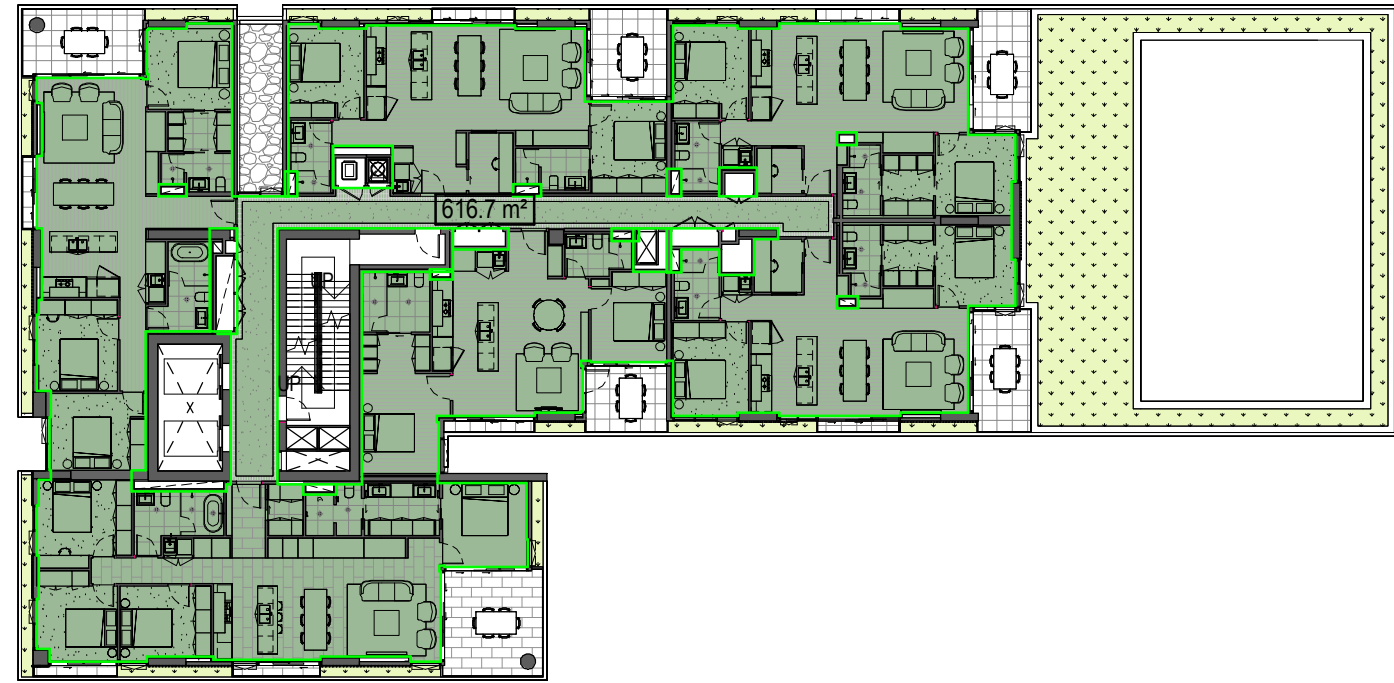
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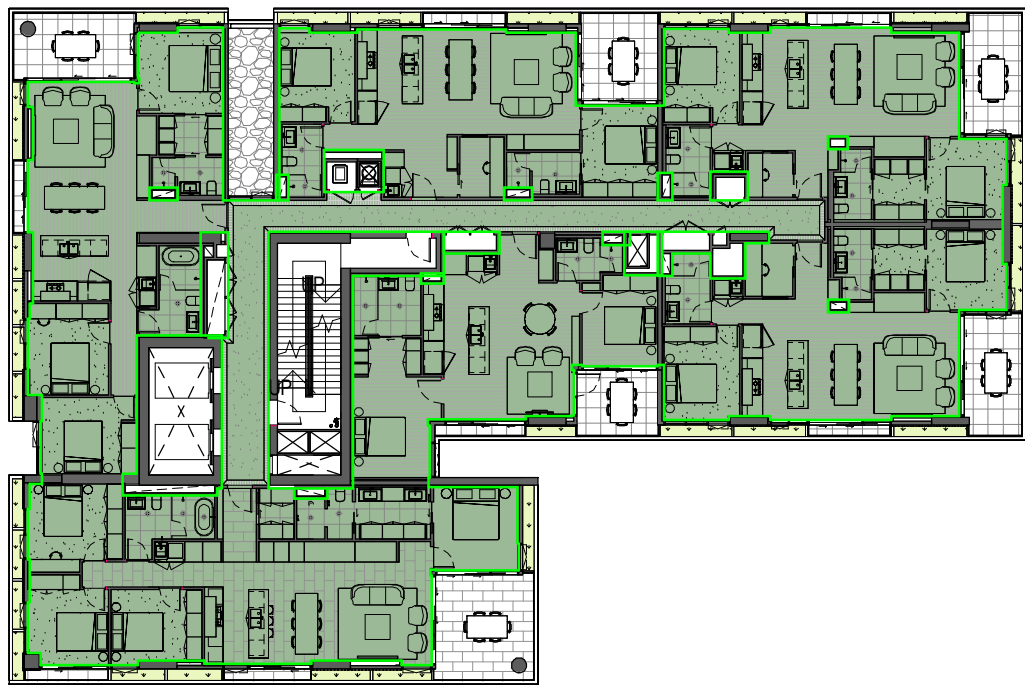
Ground



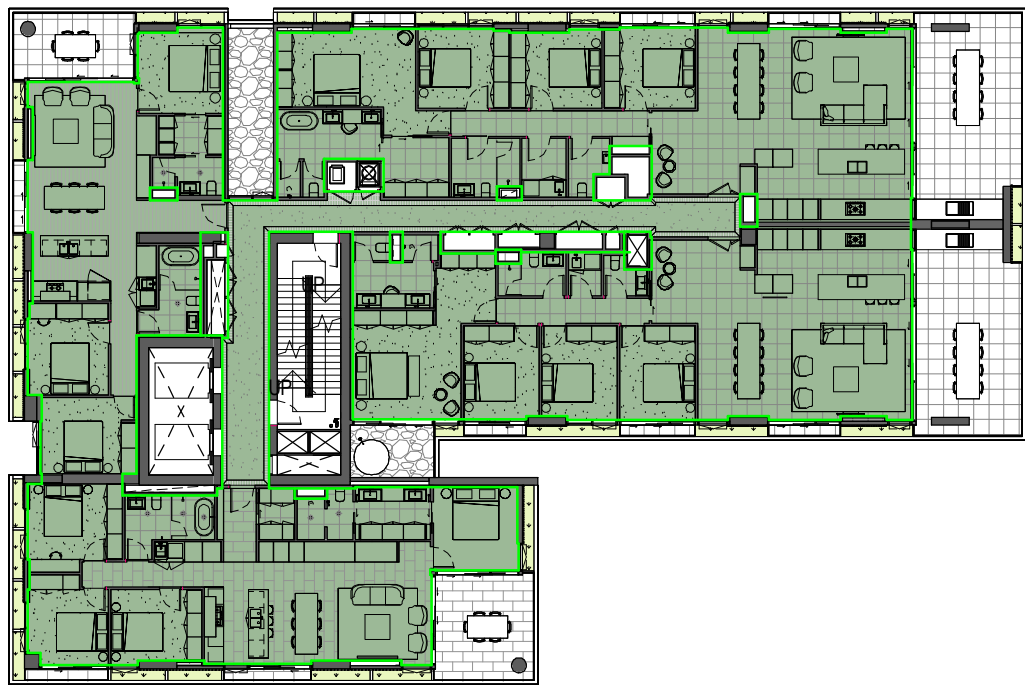
Level 1



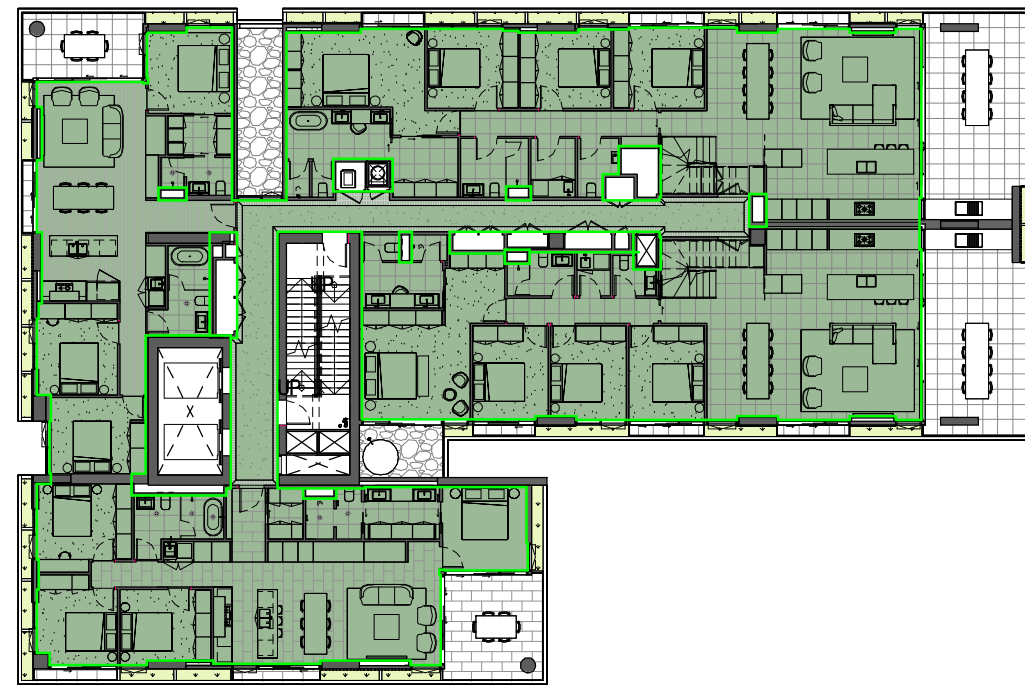
Level 2



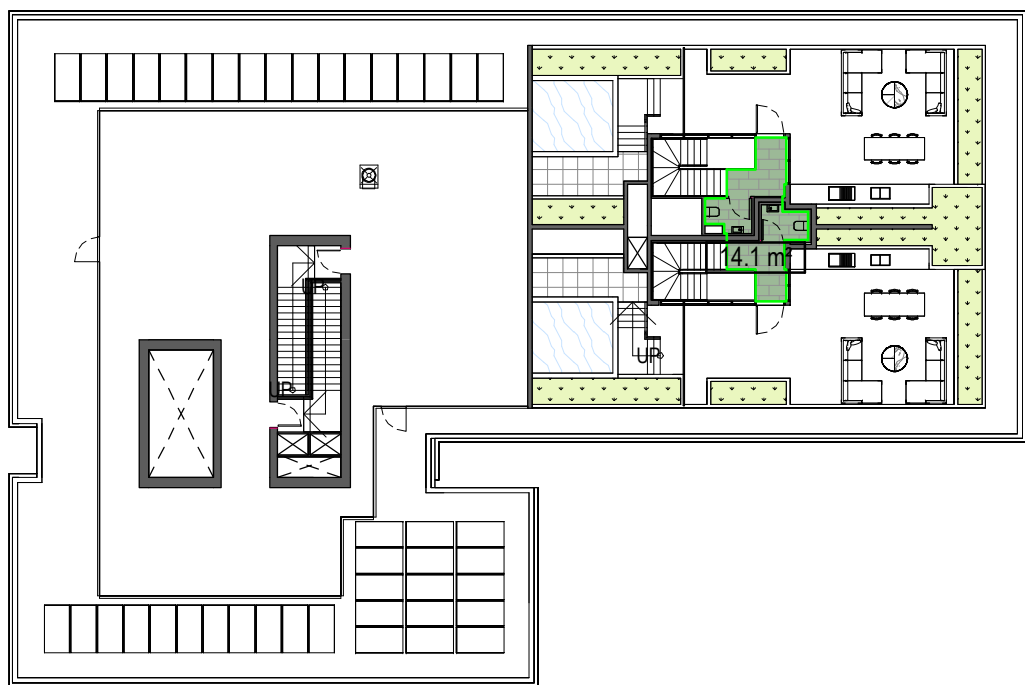
Level 3-15



Level 16-17



Level 18



Roof

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Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to ii), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

GFA

LEVEL	GFA
Ground	287.0 m²
Level 1	532.0 m²
Level 2	616.7 m²
Level 3	616.7 m²
Level 4	616.7 m²
Level 5	616.7 m²
Level 6	616.7 m²
Level 7	616.7 m²
Level 8	616.7 m²
Level 9	616.7 m²

GFA

LEVEL	GFA
Level 10	616.7 m²
Level 11	616.7 m²
Level 12	616.7 m²
Level 13	616.7 m²
Level 14	616.7 m²
Level 15	616.7 m²
Level 16	593.3 m²
Level 17	593.3 m²
Level 18	593.3 m²
ROOF	14.1 m²
	11246.7 m²

Permissible GFA

SITE AREA	PERMISSIBLE FSR	PERMISSIBLE GFA
2499.3 m²	4.5	11246.7 m²

DEVELOPMENT APPLICATION

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Project / **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **GFA**

Project No / **223227** Author / **JC**

Scale: @ A1 / **1 : 300**

Drawing No. / **DA06.20**

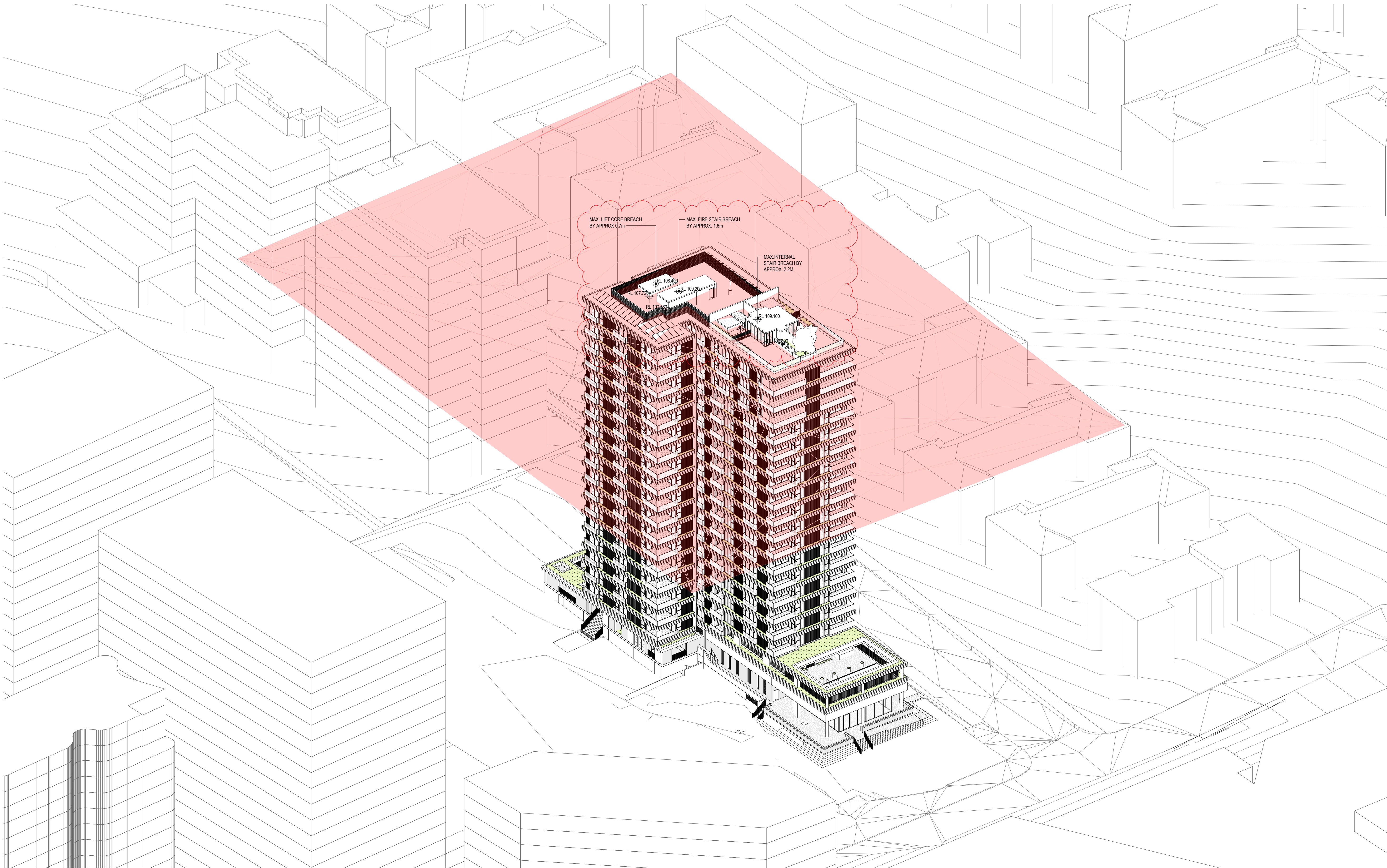
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DEVELOPMENT APPLICATION

Revisions	A	21.12.2023	S4.55 Modification	GT
	B	17.05.2024	Amended S4.55 Modification	JC

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Approved Plans
LDA No. LDA2018/0506
MOD No. MOD2024/0012
Date: 18 March 2025
Council Officer: Tony Collier
Subject to conditions of consent

Project / **14-16 Cottonwood Crescent**
14-16 Cottonwood Crescent, Macquarie Park

Drawing / **Height Plane**

Project No / **223227** Author / **JC**

Scale: @ A1/

Drawing No. / **DA06.60**

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PF01

AF01

PCE01

PF01

GT02

CF03

SC01

CF01

CF04

GT01

PCE02

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	AF01 Finish: Location:	Applied Finish - Grey Destiny External Walls
	CF01 Finish: Location:	Concrete Finish - Smooth Podium External Walls
	CF03 Finish: Location:	Stained Concrete Finish - Pre-cast Detailing Facade Edge Condition
	CF04 Finish: Location:	Concrete Finish - Board-Form Podium External Walls
	GT01 Finish: Location:	Glass - Clear Podium Windows
	GT02 Finish: Location:	Glass - Light Grey Tint Tower Windows & Balustrade
	PCE01 Finish: Location:	Powdercoat - Dune Tower Window & Balustrade
	PCE02 Finish: Location:	Powdercoat - Grey Podium Balustrade & Screen
	PF01 Finish: Location:	Paint Finish - Grey Destiny External Walls Structural Columns External Ceiling Soffit
	SC01 Finish: Location:	Batten Screen - Dune Tower External Screens

DEVELOPMENT APPLICATION

Revisions	A	21.12.2023	S4.55 Modification	GT
	B	17.05.2024	Amended S4.55 Modification	JC

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Materials Key

AF01 Applied Finish 01 - Bronze	GT01 Vision Glazing - Clear
CF01 Concrete Finish 01 - Smooth Finish	GT02 Vision Glazing - Grey Tint
CF03 Concrete Finish 02 - Horizontal Pattern	PCE01 Powdercoat 01 - Bronze
CF04 Concrete Finish 03 - Boardform Texture	PF01 Paint Finish 01 - Bronze
SC01 Batten Screen - Timber Look	

REFER TO DA07.01

Project/
14-16 Cottonwood Crescent
14-16 Cottonwood Crescent, Macquarie Park

Drawing/
Materials Schedule

Project No/
223227 Author/
JC

Scale: @ A1/
As indicated

Drawing No./
DA07.01

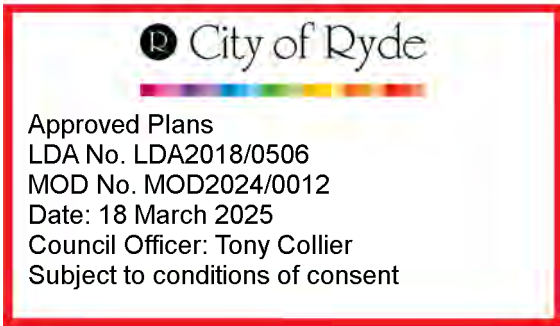
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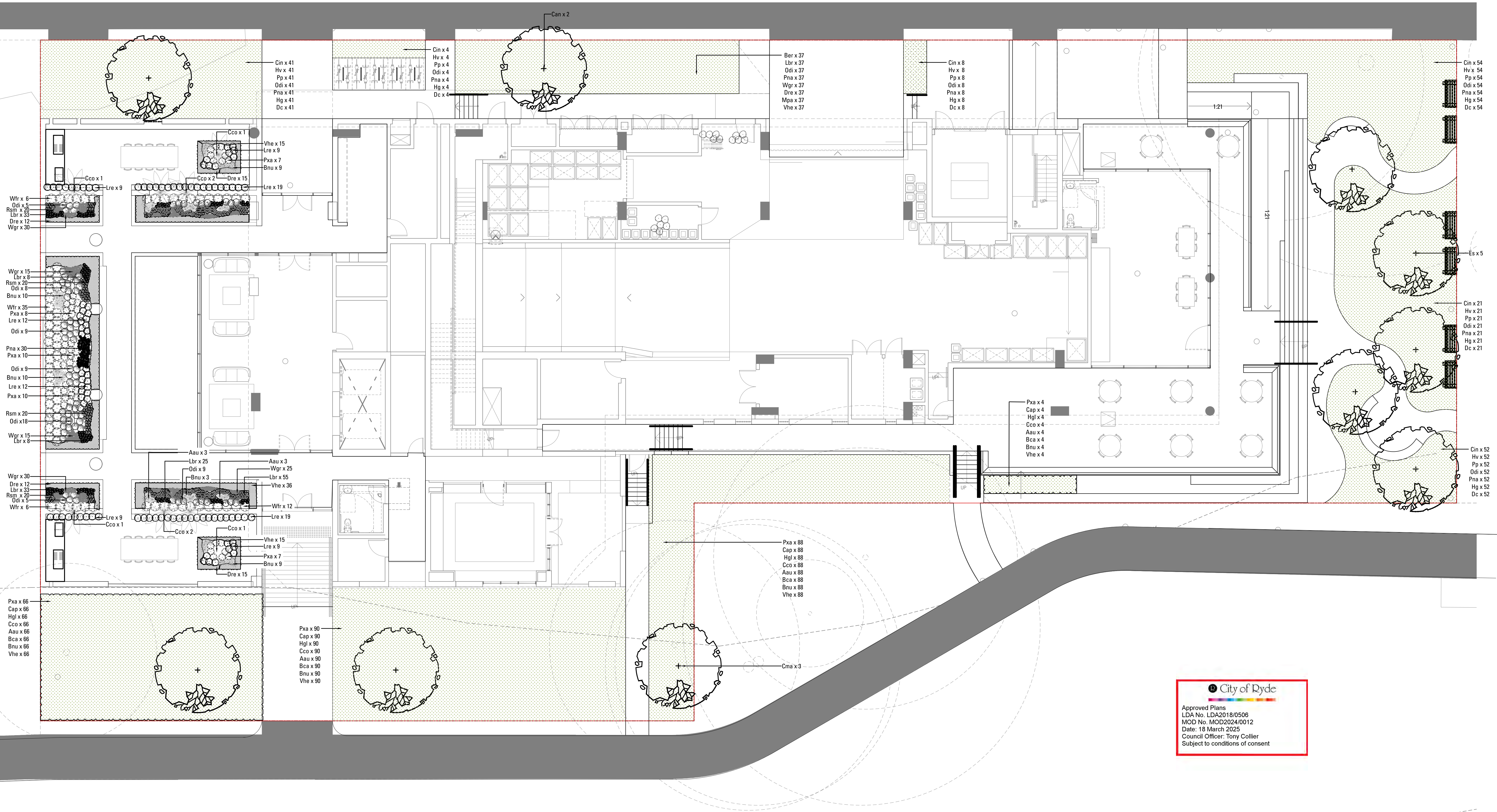
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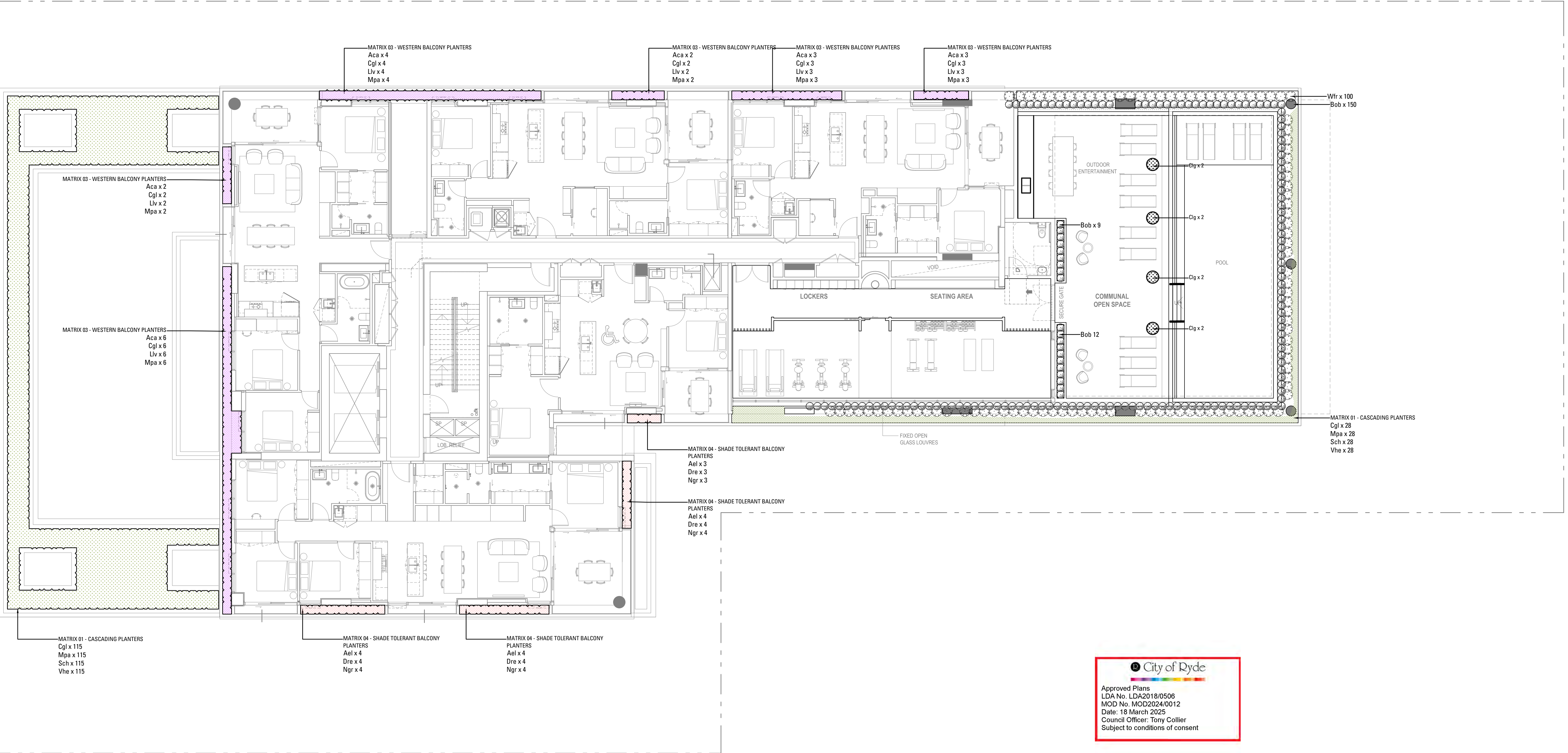
23-987 COTTONWOOD CRESCENT PLANT SCHEDULE					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
	TREES & PALMS				
Can	Cupaniopsis <i>anacardioides</i>	Tuckeroo	5 x 5m	100L	4
Cma	Corymbia <i>maculata</i>	Spotted Gum	30 x 10m	100L	3
Es	Eucalyptus saligna	Sydney blue gum	30 x 15	100L	5
	SHRUBS & ACCENTS				
Bob	Breynia <i>oblongifolia</i>	Coffee Bush	3 x 1m	300mm	149
Ber	Banksia <i>ericifolia</i>	Heath Banksia	3.5 x 1.5m	300mm	99
Lbr	Leucophyta <i>brownii</i>	Cushion Bush	1 x 1m	300mm	270
Lre	Ligularia <i>reniformis</i>	Tractor Seat Plant	1 x 1m	300mm	110
Odi	Ozothamnus <i>diosmifolius</i>	Rice Flower	1.5 x 1m	300mm	145
Pxa	Philodendron <i>'Xanadu'</i>	Philodendron	0.9 x 0.7m	300mm	450
Pvi	Pultenaea <i>villosa</i>	Hairy Bush Pea	2 x 3m	300mm	107
Rsm	Raphiolepis <i>Snow Maiden</i>	Indian Hawthorn	0.75 x 0.5m	300mm	390
Wfr	Westringia <i>fruticosa</i>	Coastal Rosemary	2 x 5m	300mm	339
Hv	Hardenbergia <i>violacea</i>	False Sarsaparilla	1.5 x 1.5	300mm	21
	GRASSES & RUSHES				
Cap	Carex <i>appressa</i>	Tall Sedge	0.5 x 1m	200mm	260
Cin	Carex <i>inversa</i>	Knob Sedge	0.5 x 0.5m	300mm	272
Hgl	Helmholtzia <i>glaberrima</i>	Stream Liy	1.5 x 1.5m	300mm	236
Pna	Pennisetum <i>'Nafray'</i>	Ornamental Native Grass	0.6 x 0.6m	300mm	400
Wgr	Wahlenbergia <i>gracilis</i>	Australian Bluebell	0.75 x 0.5m	300mm	485
	FERNS & CYCADS				
Cco	Cyathea cooperi	Rough Tree Fern	6 x 3m	300mm	92
Aau	Asplenium <i>australasicum</i>	Birds Nest Fern	1.5 x 1.5m	300mm	115
Bca	Blechnum <i>cartilagineum</i>	Gristle Fern	1 x 1m	300mm	100
Bnu	Blechnum <i>nudum</i>	Fishbone Water-fern	1 x 1m	300mm	134
	GROUNDCOVERS & CLIMBERS				
Cgl	Carpobrotus <i>glaucescens</i>	Pig Face	0.15 x Spreading	140mm	130
Dre	Dichondra <i>repens</i>	Kidney Weed	0.15 x Spreading	140mm	70
Mpa	Myoporum <i>parvifolium</i>	Creeping Boobialla	0.15 x Spreading	140mm	94
Vhe	Viola <i>hederacea</i>	Native Violet	0.15 x Spreading	140mm	125
Pp	Pratia <i>pedunculata</i>	Pratia	0.15 x Spreading	140mm	21
Dca	Dianella <i>caerulea</i> 'Little Jess'	Little Jess	0.4 x 0.4m	140mm	21
	MATRIX 01 - CASCADING PLANTERS				
Cgl	Carpobrotus <i>glaucescens</i>	Pig Face	0.15 x Spreading	140mm	210
Mpa	Myoporum <i>parvifolium</i>	Creeping Boobialla	0.15 x Spreading	140mm	210
Sch	Santolina <i>chamaecyparissus</i>	Lavendar Cotton Bush	0.5 x 0.6m	140mm	210
Wfg	Westringia <i>fruticosa</i> 'Grey Box'	Grey Box	0.45 x 0.45m	140mm	210
	MATRIX 02 - NORTHERN BALCONY PLANTERS				
Dca	Dianella <i>caerulea</i> 'Little Jess'	Little Jess	0.4 x 0.4m	140mm	148
Cgl	Casuarina <i>glauca</i> 'Cousin It'	She Oak	0.15 x Spreading	140mm	148
Mpa	Myoporum <i>parvifolium</i>	Creeping Boobialla	0.15 x Spreading	140mm	148
	MATRIX 03 - WESTERN BALCONY PLANTERS				
Aca	Austrodanthonia <i>caespitosa</i>	Wallaby Grass	0.9 x 0.15m	140mm	90
Cgl	Carpobrotus <i>glaucescens</i>	Pig Face	0.15 x Spreading	140mm	90
Llv	Lomandra longifolia 'Verday'	Lomandra Verday	0.5 x 0.6m	140mm	90
Mpa	Myoporum <i>parvifolium</i>	Creeping Boobialla	0.15 x Spreading	140mm	90
	MATRIX 04 - SHADE TOLERANT BALCONY PLANTERS				
Ael	Aspidistra <i>elatior</i>	Cast Iron Plant	1 x 1m	140mm	115
Dre	Dichondra <i>repens</i>	Kidney Weed	0.15 x Spreading	140mm	115
Ngr	Neomarica <i>gracilis</i>	Walking Iris	0.5 x 1m	300mm	115





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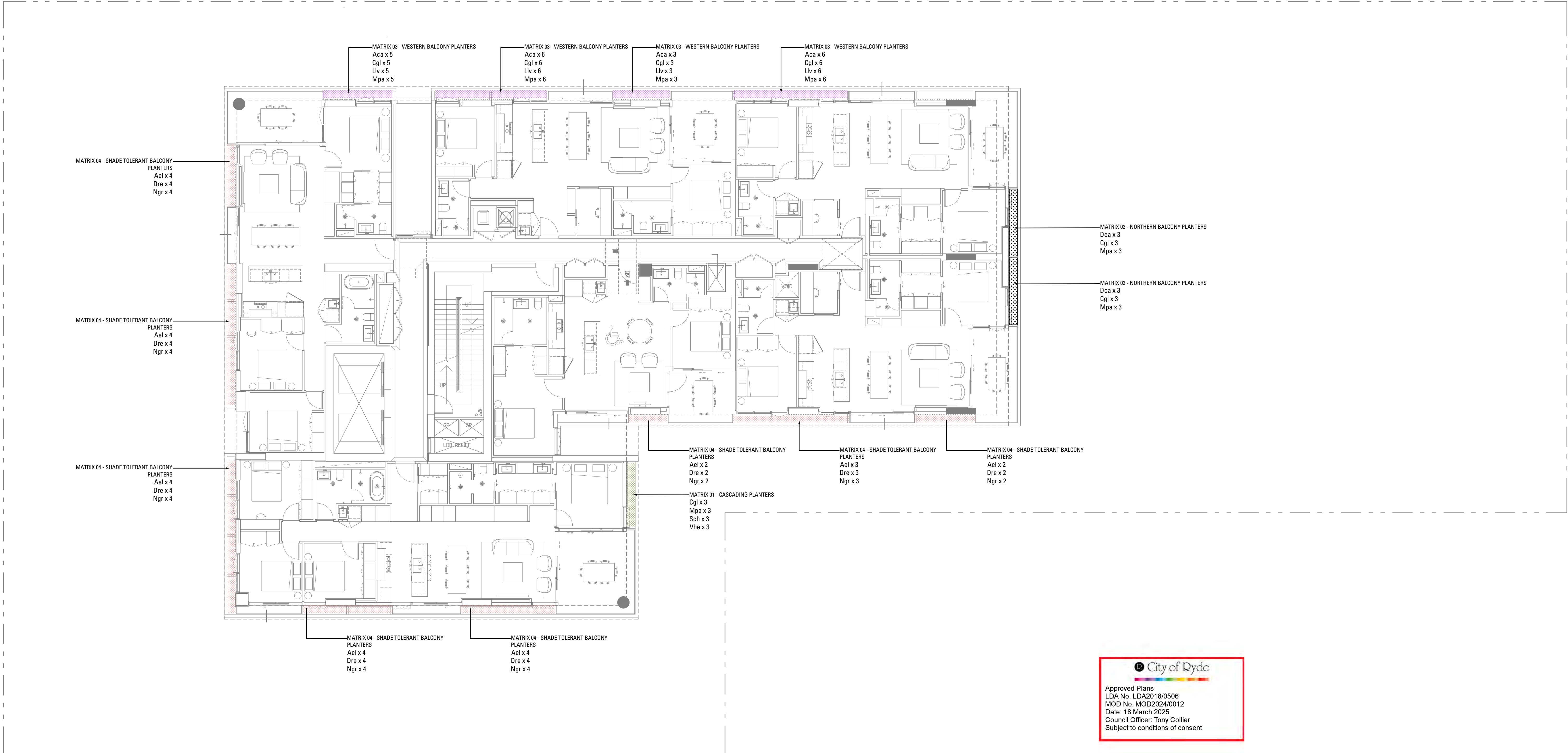


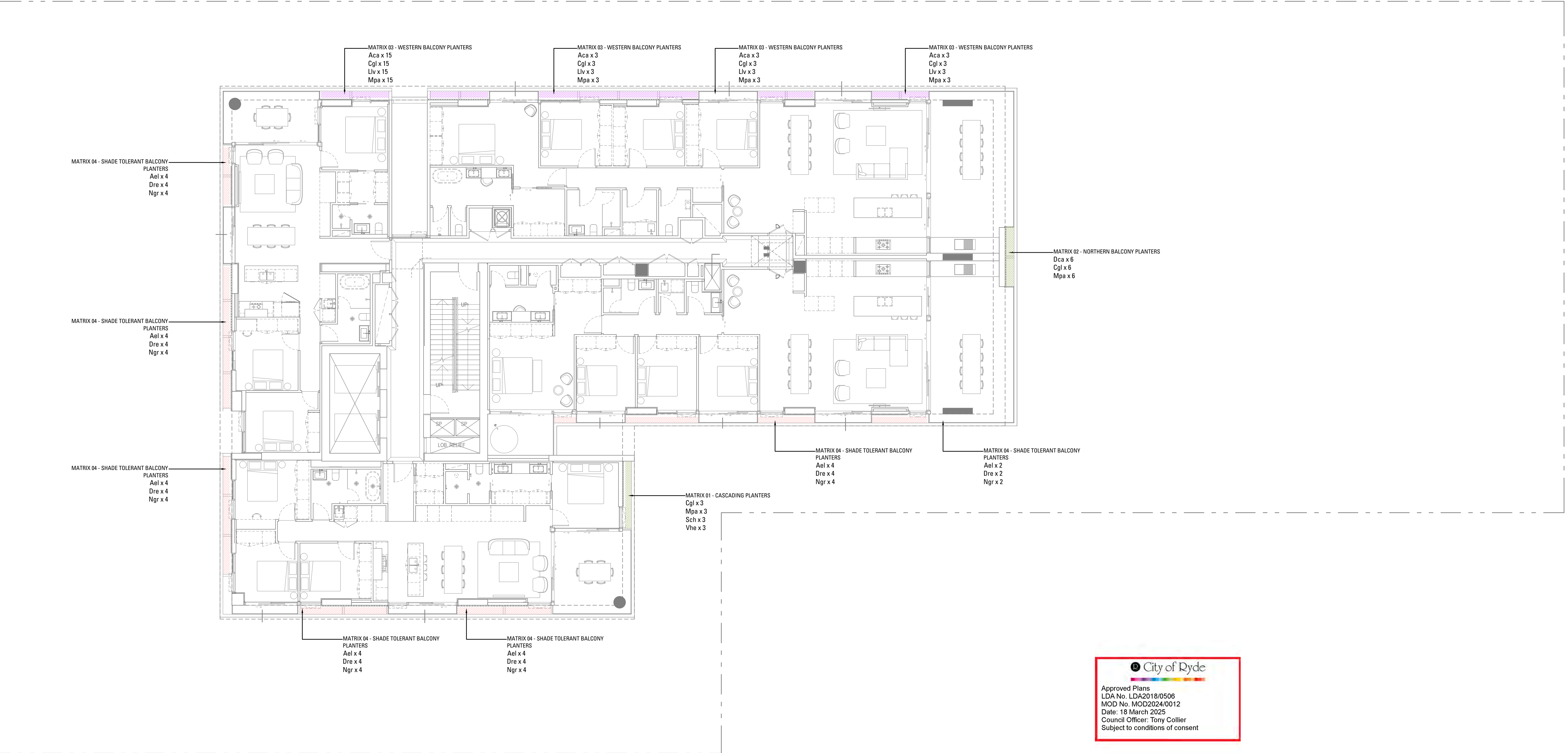


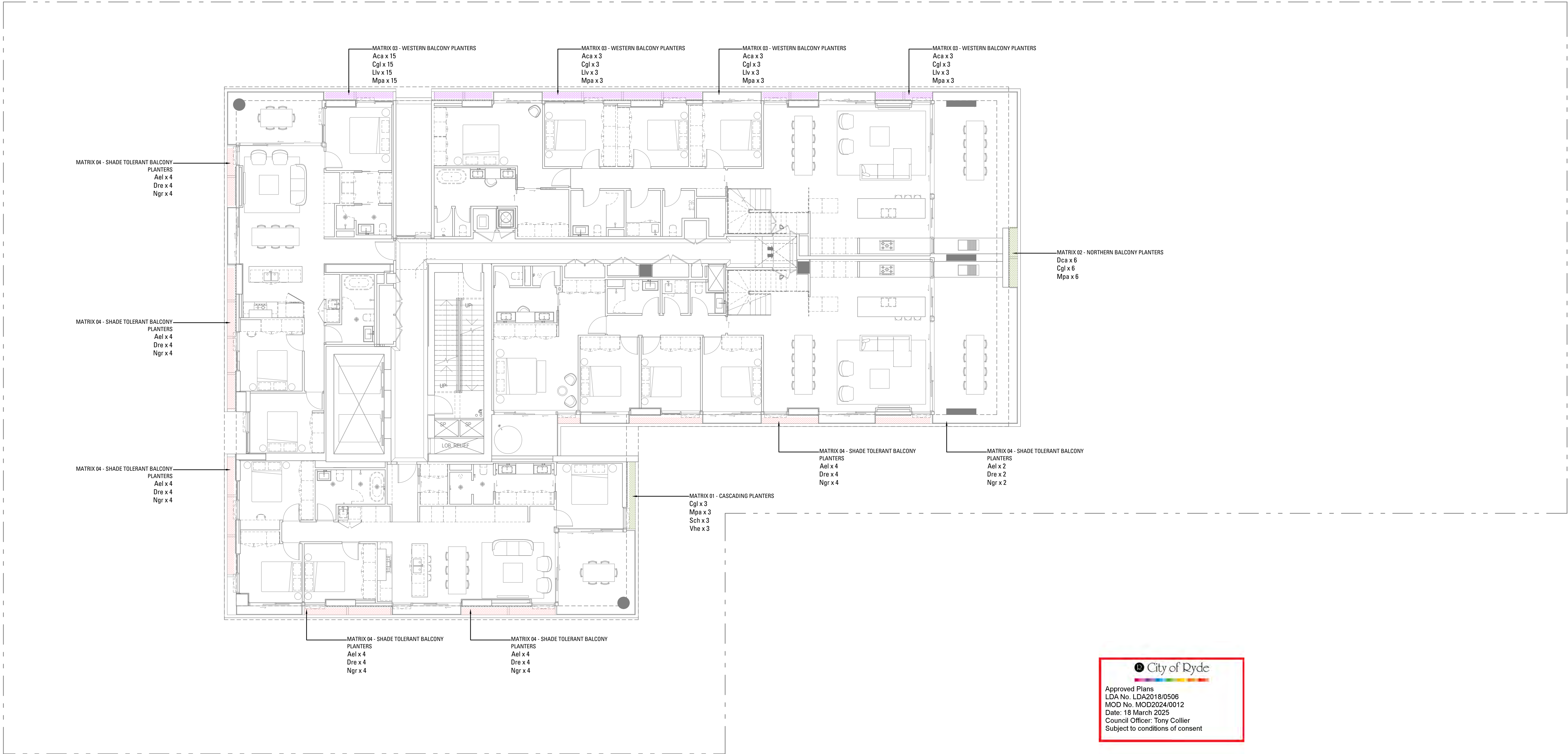
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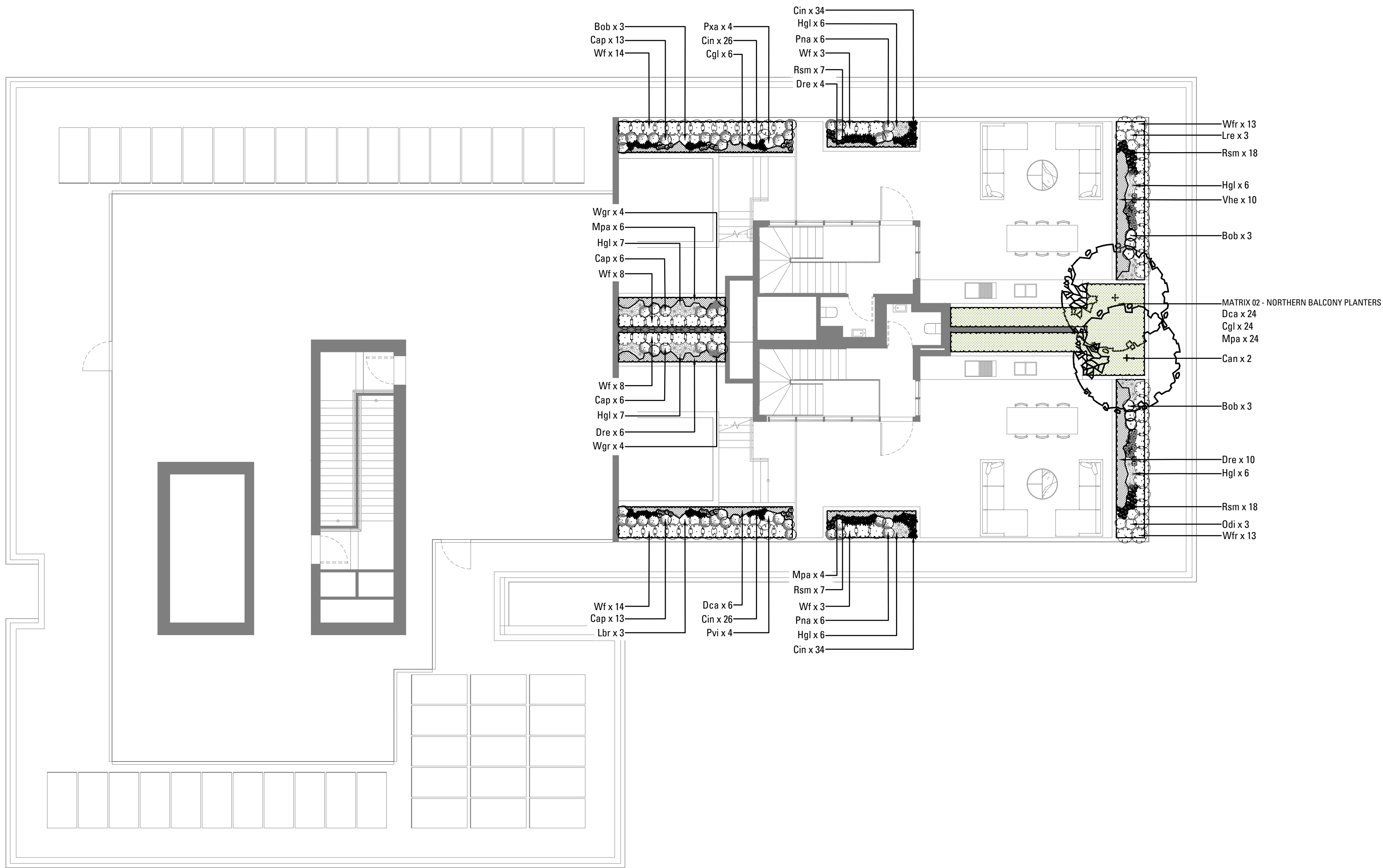










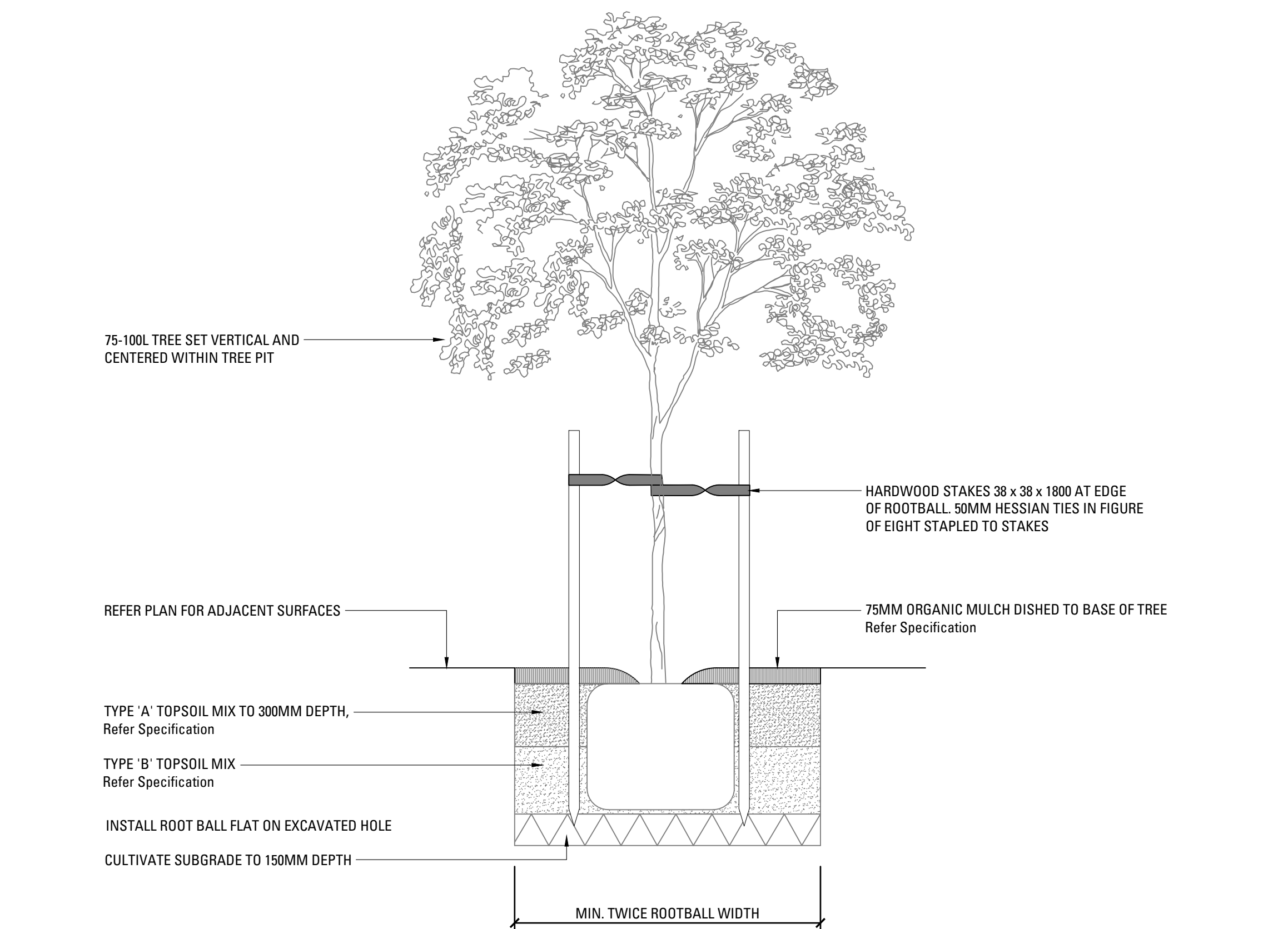




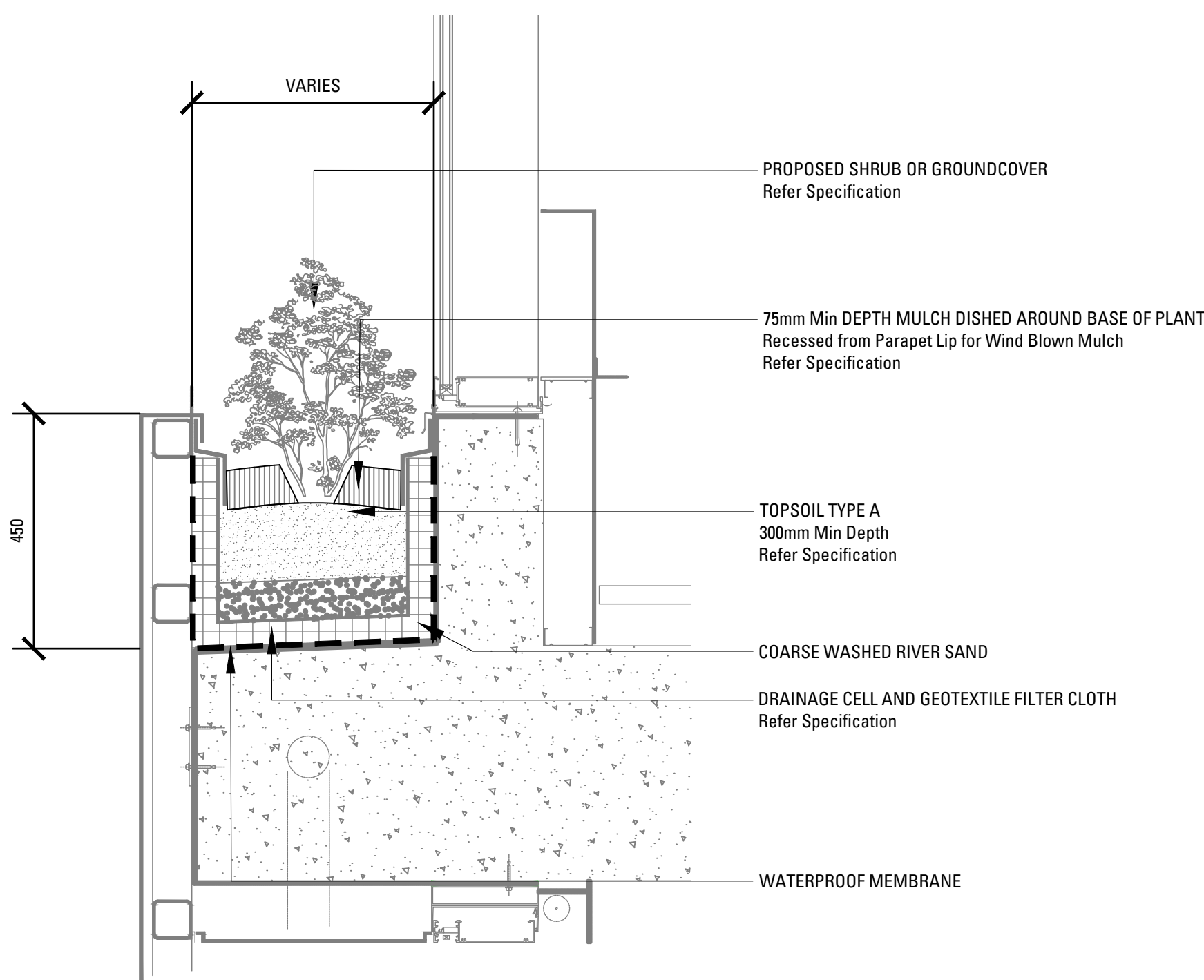
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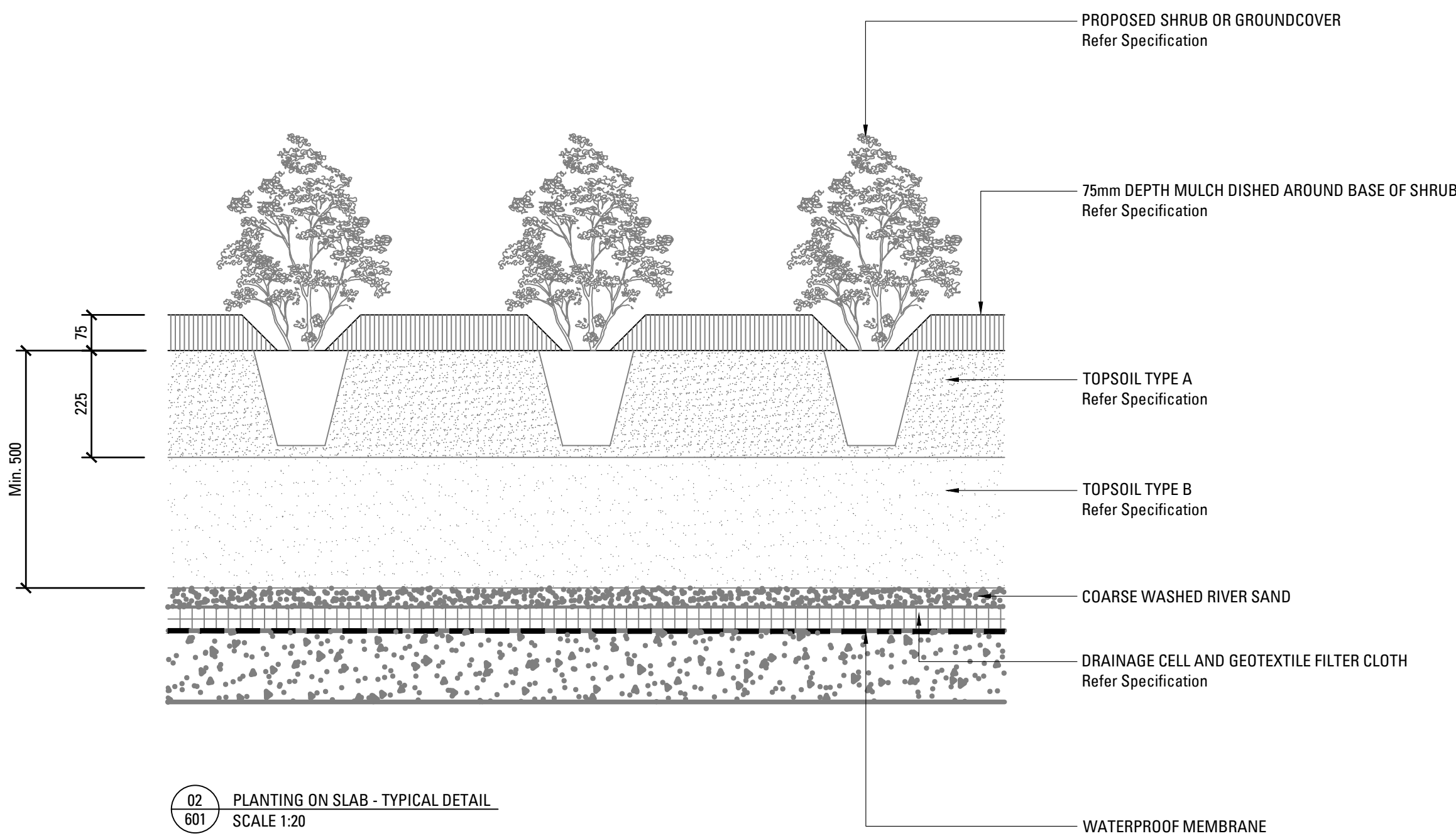




01 TREE PLANTING 75-100L - TYPICAL DETAIL
SCALE 1:20



03 FACADE PLANTING - TYPICAL DETAIL
SCALE 1:10



02 PLANTING ON SLAB - TYPICAL DETAIL
SCALE 1:20

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LANDSCAPE SPECIFICATION NOTES

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

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

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION
PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE
PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST
SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:
FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

STAKING AND TYING
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

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

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

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

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

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

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

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

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

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

LANDSCAPE MAINTENANCE PROGRAM

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

GENERAL
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND 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.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

