

# 48 - 50 Wellington Rd, Chester Hill

---

LANDSCAPE DEVELOPMENT APPLICATION  
DESIGN REPORT

MARCH 2021

ARCADIA



Issue E  
Prepared By  
Michael Barnett, Principal and  
Ellie Winstanley, Landscape Architect

Arcadia Sydney  
Jones Bay Wharf, Lower Deck, Suite 76  
26-32 Pirrama Road, Pyrmont NSW 2009  
P 02 8571 2900  
E sydney@arcadiala.com.au  
arcadiala.com.au  
@arcadialandarch  
Arcadia Landscape Architecture Pty Ltd  
ABN 83 148 994 870

*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.*

# Contents

<b>01</b>	<b>Analysis</b>	<b>02</b>	<b>Vision</b>	<b>03</b>	<b>Design</b>	<b>04</b>	<b>Strategies</b>	<b>05</b>	<b>Landscape Addendum</b>
/	History + Heritage	/	Landscape Principles	/	Landscape Programme	/	Planting Palette		
/	Regional Context			/	Landscape Soil Depth	/	Materials Palette		
/	Local Context			/	Landscape Masterplan				
				/	Landscape Sections				





# 01 Analysis



# Analysis

## History + Heritage

The Darug and Eora people were the original inhabitants of the Bankstown and Canterbury area, for many thousands of years before European settlement. The Darug is the largest Aboriginal language group in the LGA.

The Aboriginal clans of the Bankstown and Canterbury area lived in a close symbiotic relationship with their surrounding environment. The land provided kangaroo, emu, possum, wild honey, plants and roots.

Botany Bay, the Cooks River and Georges River provided fish and shellfish.

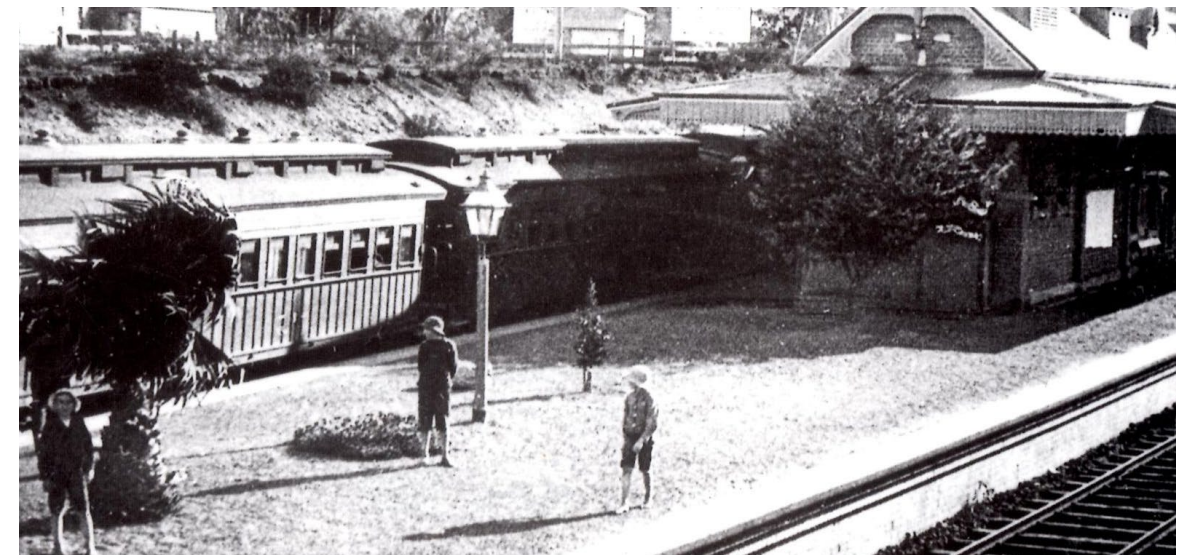
Remnants of their lifestyle and cultural practices can still be found along the Georges River, Cooks River and other areas, including rock and overhang paintings, stone scrapers, middens and axe grinding grooves.

Signs of occupation are found in rock shelters, which were used as cooking and camping places, and middens, made up of shells discarded from shellfish meals over hundreds of years.

The British settlers burned oyster shells from the middens along Cooks River to produce lime, which was then used in mortar for building.

Chester Hill encompassed the Southern part of John Thomas Campbells 'Campbell Hill' estate which covered more than 1000 acres between Parramatta, Liverpool and Woodville Roads. Market Gardens and Fruiting orchards were prominent in the area north west of Bankstown.

In 1924 Rail infrastructure was welcomed with the development of the residential and light industrial areas to Regents Park.












# Analysis

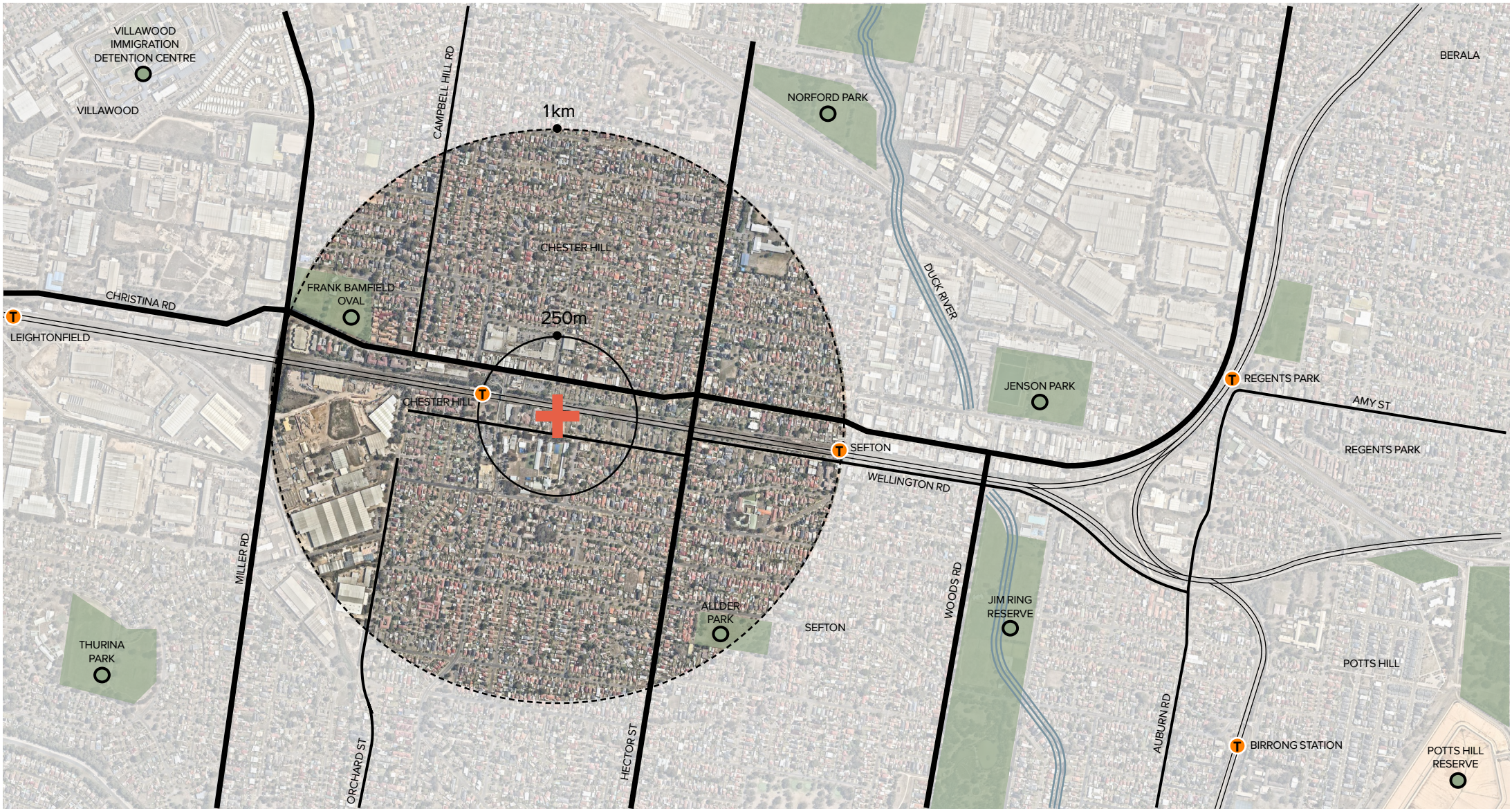
## Regional Context

The subject site is known as 48 – 50 Wellington Road, Chester Hill and is legally referred to as Lot 29 and Lot 29 in DP 23866.

The site is located in the City of Canterbury Bankstown LGA on the northern side of Wellington Road, south of the T3 Bankstown train line.

The site provides an area of approximately 1,821m<sup>2</sup> and is generally rectangular in shape. It provides boundary dimensions of approximately 30 metres to the north and south at Wellington Road and the rail corridor. The eastern and western side boundary dimensions measure approximately 60 metres.








-  Project Site
-  Train Stations
-  Point of Interest
-  Primary Road
-  Secondary Road
-  Water Network
-  Open Green Space

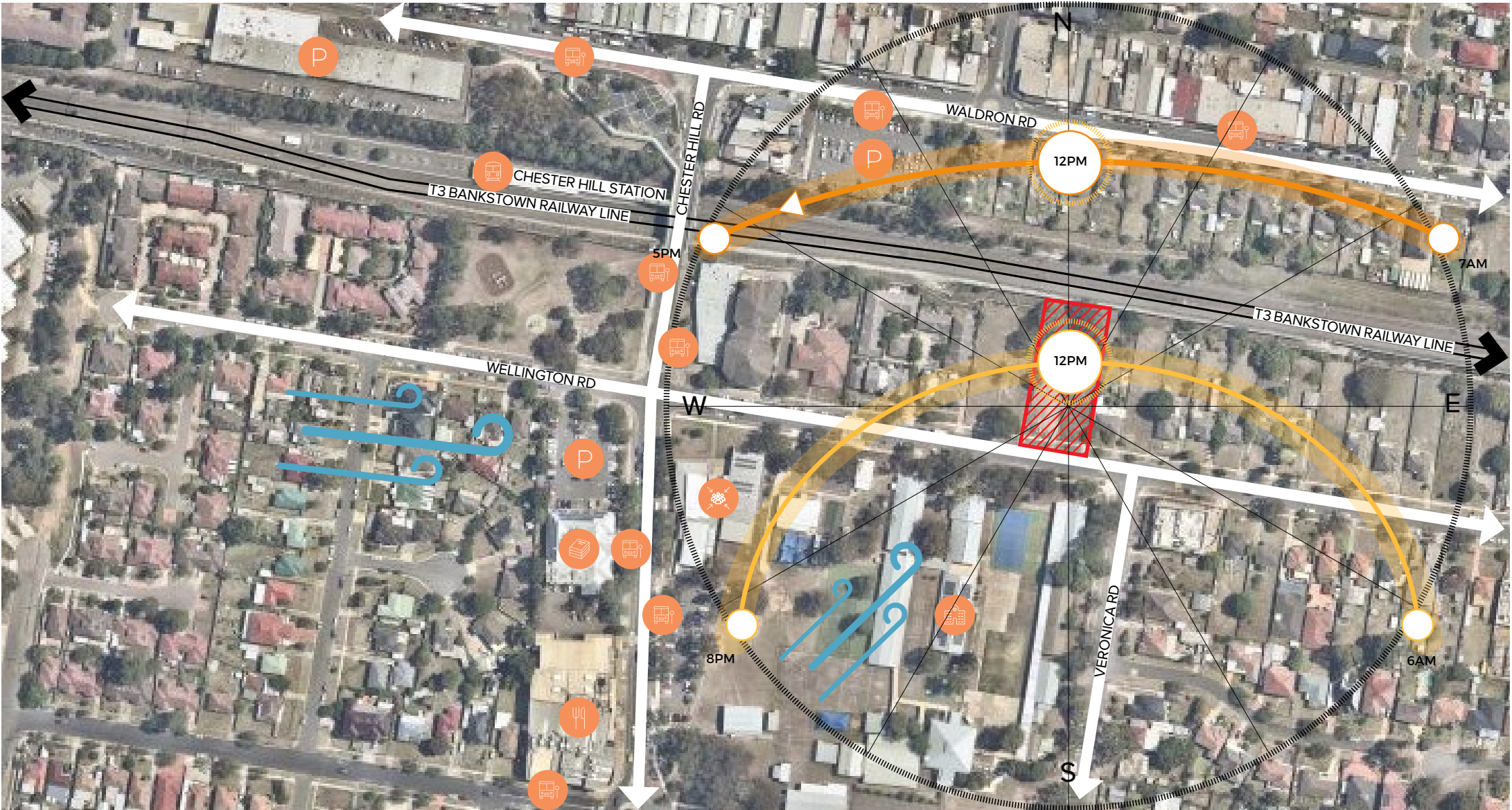




Analysis

# Local Context

-  Chester Hill Library and Knowledge Centre
-  Chester Hill Station
-  Chester Hill Public School
-  Local Bus stops
  - M90, S2, S4, 911, 916, N50, 14T3
-  Chester Hill RSL
-  Chester Hill Community Centre
-  Parking



## 02 Vision



Vision

# Landscape Principles



**Maximizing Deep Soil Zones**

Utilise the deep soil space provided for maximized screening to the Northern edge of the site to aid in acoustic mitigation from the rail line.



**Mico-climatic Programmed Landscape Spaces**

Provide functional outdoor spaces that can be actively used throughout the year which respond in a practical way to micro-climate, aspect and the acoustic challenges of the rail corridor.



**Inclusive and Social Environment**

Create a sense of ownership between the landscape spaces and the residents. A connection is made with nature and the environment to create the ideal environmental ratio for the residents.



**Privacy and CPTED**

Use the landscape to provide privacy and separation between private and communal spaces and enhance passive surveillance for residents through strategic green buffers.

# 03 Design



# Design Landscape Masterplan

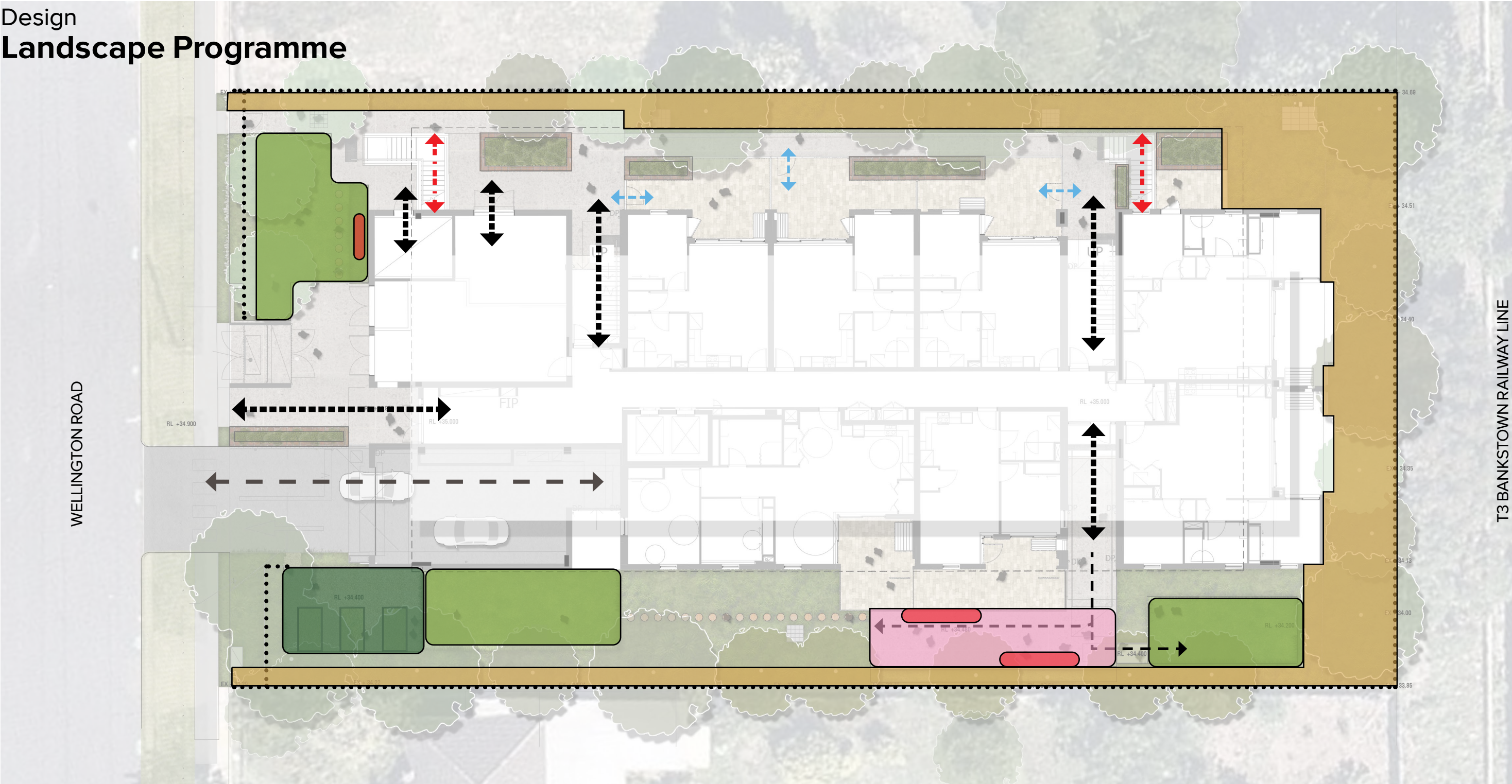


## Legend:

- |  |   |                                |  |
|--|---|--------------------------------|--|
| 1 Basement Carpark Entry / Exit                  | 5 Open Grassed Amenity  | 9 Raised Planters on podium    | 13 1.8m Colorbond Fence (Northern, Western + Eastern Boundary) |
| 2 Existing Tree Retention                        | 6 Stormwater Pits for Overland Flow - Refer Civil Drawings      | 10 Communal Gathering Area     | 14 Sandstone Stepping Stones                                   |
| 3 Insitu Concrete Pathway                        | 7 Raised Planter Bed  | 11 Communal Growing Plots      | 15 OSD Tanks - Refer Civil Drawings                            |
| 4 1.5m Aluminium Blade Fence (Southern Boundary) | 8 Provisional passive resting areas with provisional DDA spaces | 12 Buffer Planting to Boundary | 16 Pathway to Grassed Area                                     |



# Design Landscape Programme



Open Grassed Amenity

Communal Growing Plots

Communal Gathering Open Space

Provisional Passive Rest Areas

Landscape Buffer

Building Access

Private Internal walkway

Basement Egress

Basement Car-park

Private Residential Access

Secure Fence Line

ARCADIA

48 - 50 Wellington Rd, Chester Hill

Landscape Development Application

1:200 @ A3

0

1

2

4

6

8m

Date

Issue

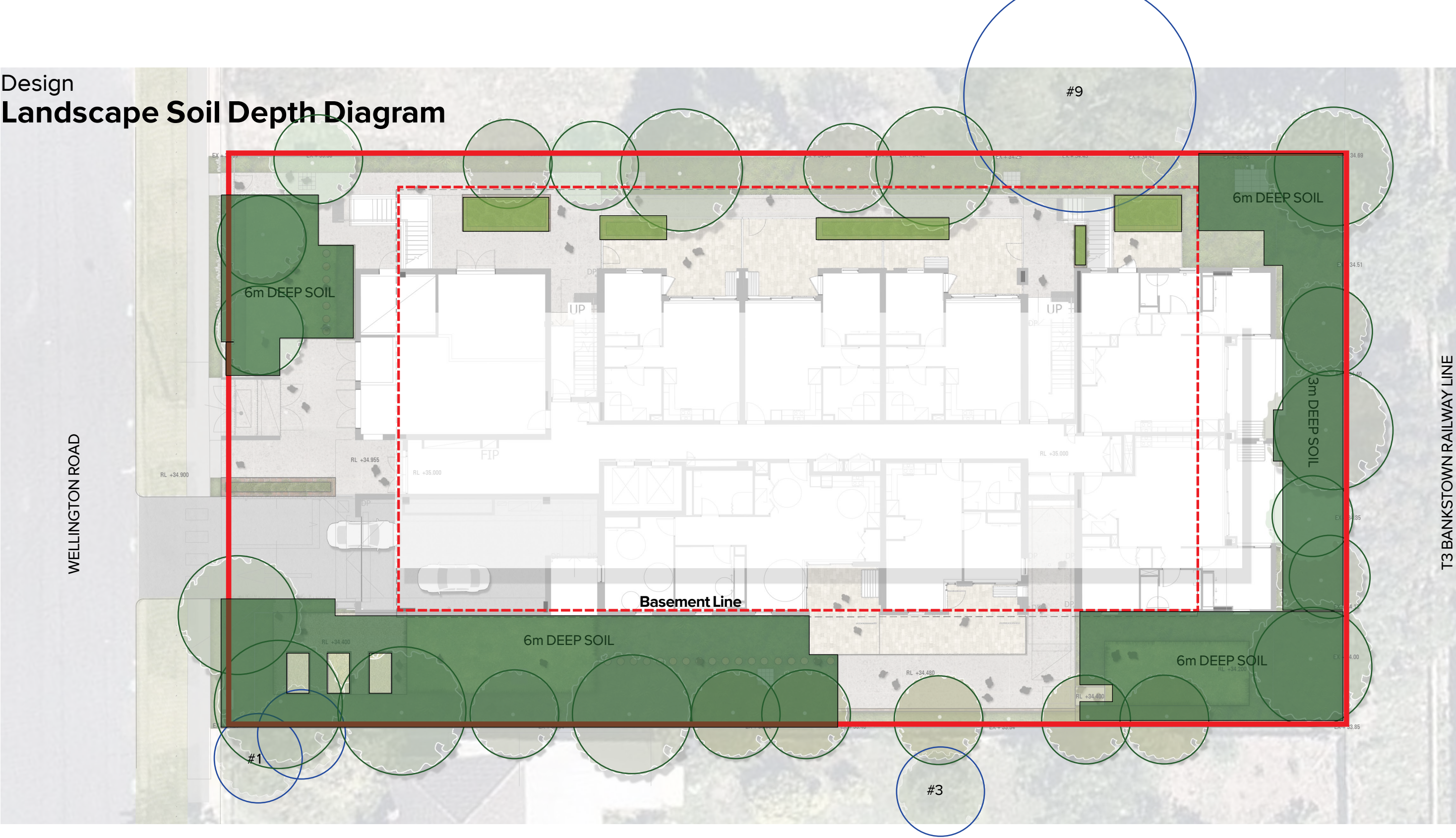
March 2021

E

12



Design  
Landscape Soil Depth Diagram



Legend:

- Trees to be Retained (4no)  
- Refer to Arborist Report
- Proposed Trees  
- Refer to Landscape Plans
- Nominated Deep Soil Zone 451.7m<sup>2</sup>
- Raised Planter Beds on Podium +450mm
- Total Site Area 1826.4 msq

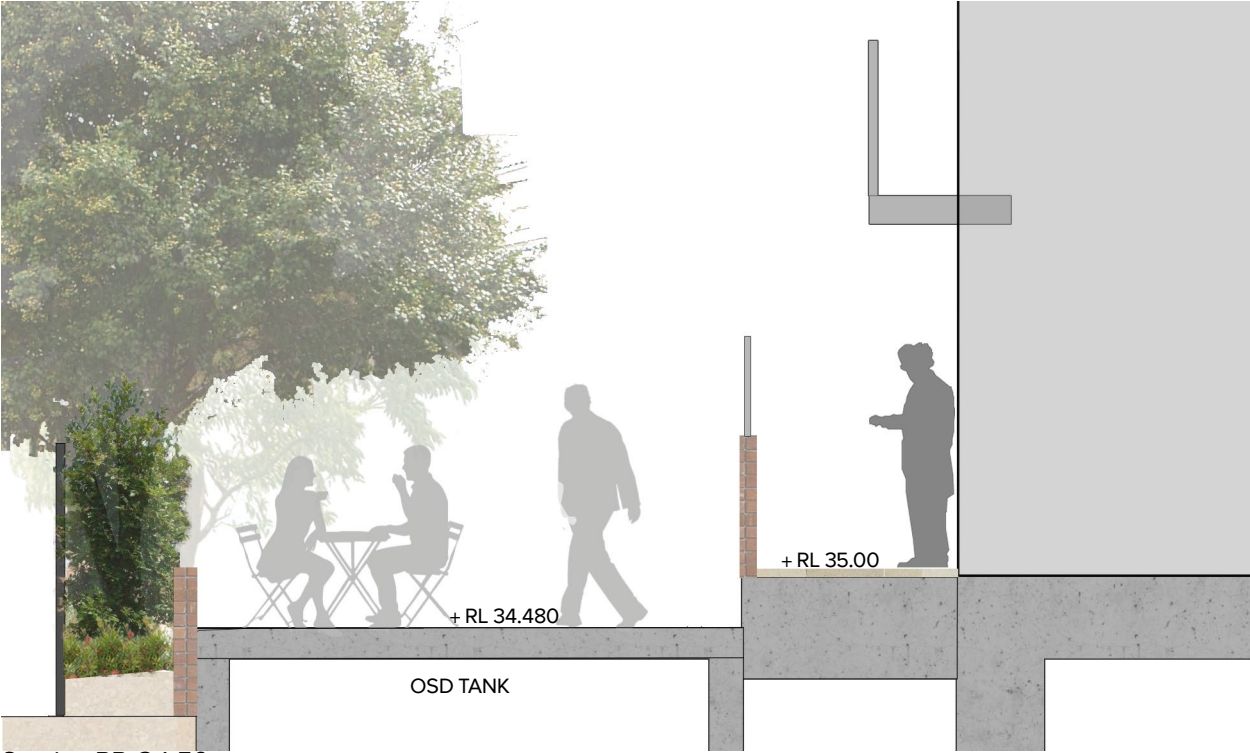
Nominated Deep Soil Zone % of Total Site = 24.73%



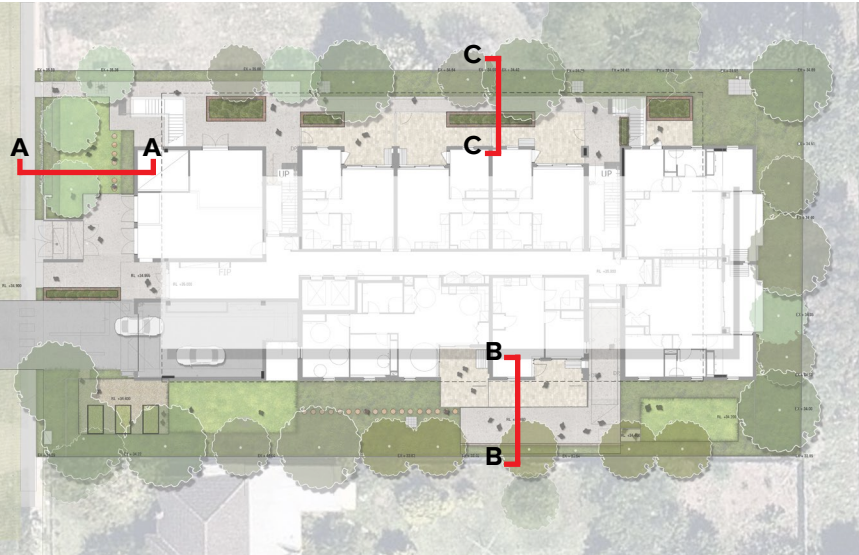
# Design Landscape Sections



Section AA @ 1:50



Section BB @ 1:50



Section CC @ 1:50







# Strategies

## Planting Palette

Trees



Acmena smithii



Acacia implexa



Callistemon salignus



Tristaniopsis laurina

Shrubs



Boronia floribunda



Crowea saligna



Callistemon 'Little John'



Dodonea viscosa



Prostanthera incana



Westringia longifolia



Syzygium australe 'Northern'



Syzygium austral 'Pinnacle'



Adenanthos sericeus

Grasses



Lomandra longifolia



Isolépís nodosa



Poa labillardieri



Poa poiiformis 'Courtney'



Themeda australis



Aniogoanthos 'Big Red'



Dianella Revoluta

Ground Covers



Chrysocephalum apiculatum



Goodenia ovata



Hibbertia pedunculata



Viola hederacea



Hardenbergia violacea

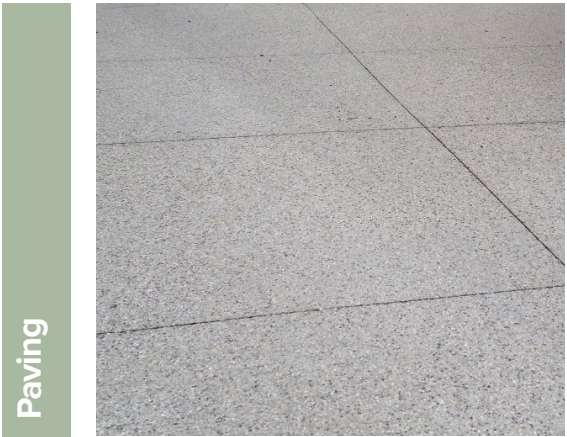


Grevillea rhyolitica x juniperina



Strategies

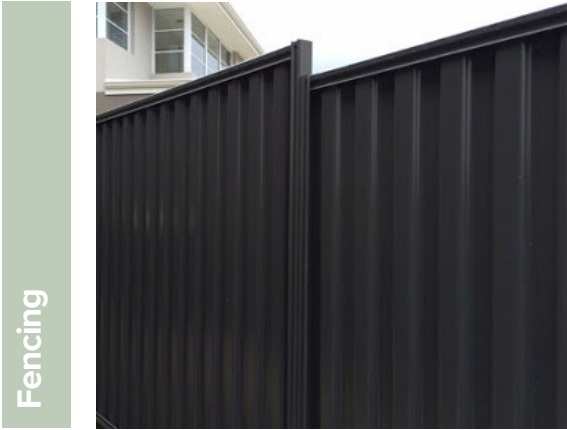
# Materials Palette



Product: Exposed Aggregate Insitu  
concrete paving with Saw Cuts



Product: Honey Jasper  
Supplier: Sam the Paving Man  
Finish: Bush Hammered  
Size: 600 x 400 x 30



Product: 1.8m Colorbond Fence  
Colour: Monument



Product: 1.5m Aluminium Blade  
Fence  
Colour : To Match Monument



# 05 Landscape Addendum



# 48 - 50 Wellington Road

CHESTER HILL, NSW

## DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
101	LANDSCAPE MASTERPLAN
201	SOFTWORKS PLAN
601	LANDSCAPE DETAILS
602	LANDSCAPE SPECIFICATION

## LOCATION PLAN

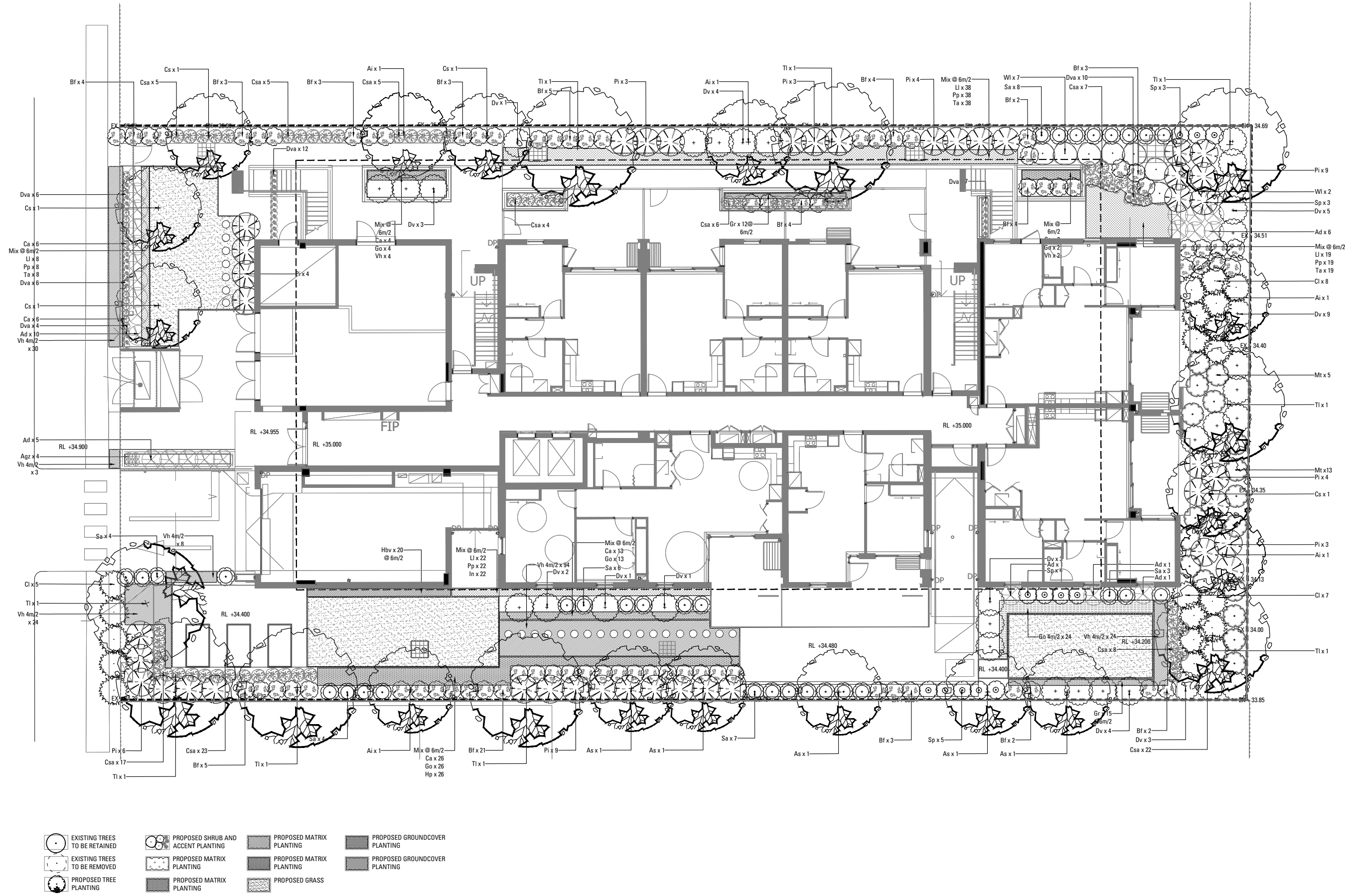


SITE

## PLANTING SCHEDULE

19-602_48-50 Wellington Road_Chester Hill					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	POT SIZE	QUANTITY
TREES					
As	<i>Acemna smithii</i>	Lilly Pilly	12 x 6	200Ltr	5
Ai	<i>Acacia implexa</i>	Hickory Wattle	10 x 4	200Ltr	5
Cs	<i>Callistemon salignus</i>	Willow Bottlebrush	9 x 4	200Ltr	5
TI	<i>Tristaniopsis laurina</i>	Water Gum	10 x 5	200Ltr	9
SHRUBS					
Ad	<i>Adenanthos sericeus</i>	Woolly Bush	1.5 x 1	200mm	24
Bf	<i>Boronia floribunda</i>	Pale Pink Boronia	1 x 1	200mm	68
Csa	<i>Crowea saligna</i>	Willow Leaf Crowea	0.8 x 0.8	200mm	102
Cl	<i>Callistemon 'Little John'</i>	Bottle Brush	1 x 1.5	200mm	20
Dv	<i>Dodonea viscosa</i>	Hop Bush	2 x 1.5	200mm	81
Mt	<i>Melaleuca thymifolia</i>	Thyme Honeymyrtle	0.8 x 1.5	200mm	18
Pi	<i>Prostanthera incana</i>	Velvet mintbush	1.5 x 1.5	200mm	45
Sa	<i>Syzygium australe 'Northern Select'</i>	Lilly Pilly	4.0 x 1.0	300mm	33
Sp	<i>Syzygium austral 'Pinnacle'</i>	Lilly Pilly	4.0 x 1.0	300mm	15
WI	<i>Westringia longifolia</i>	Long Leaved Westringia	2 x 1.5	200mm	9
GRASSES					
Agz	<i>Anigozanthos 'Big Red'</i>	Kangaroo Paw	1.0 x 0.5	150 mm	4
Dva	<i>Dianella Revoluta</i>	Blueberry Lily	0.3 x 0.3	150mm	45
LI	<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1	150mm	87
In	<i>Isolepis nodosa</i>	Knobbly Clubrush	1 x 0.5	150mm	22
Pp	<i>Poa poiiformis 'Courtney'</i>	Green Coastal Tussock Grass	0.5 x 0.2	150mm	87
Ta	<i>Themeda australis</i>	Kangaroo Grass	0.8 x 0.3	150mm	65
GROUNDCOVERS					
Ca	<i>Chrysocephalum apiculatum</i>	Yellow Bottoms	0.15 x 0.7	150mm	57
Go	<i>Goodenia ovata</i>	Goodenia	0.3 x 0.8	150mm	69
Gr	<i>Grevillea rhyolitica x juniperina</i>	Cherry Cluster	0.3 x Spreading	150mm	27
Hbv	<i>Hardenbergia violacea</i>	Happy Wanderer	0.3 x Spreading	150mm	20
Hp	<i>Hibbertia pedunculata</i>	Trailing Guinea Flower	0.3 x 1.5	150mm	26
Vh	<i>Viola hederacea</i>	Native Violet	0.1 x spreading	150mm	189





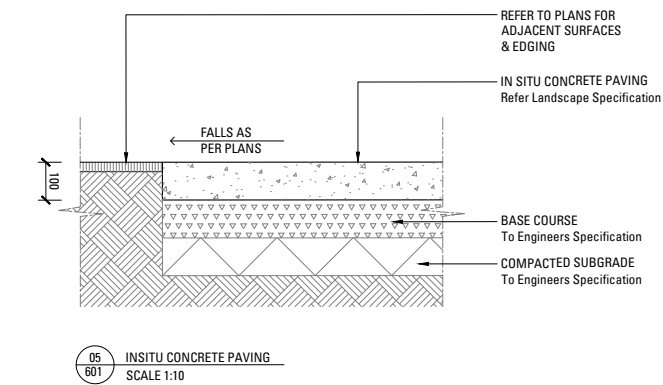
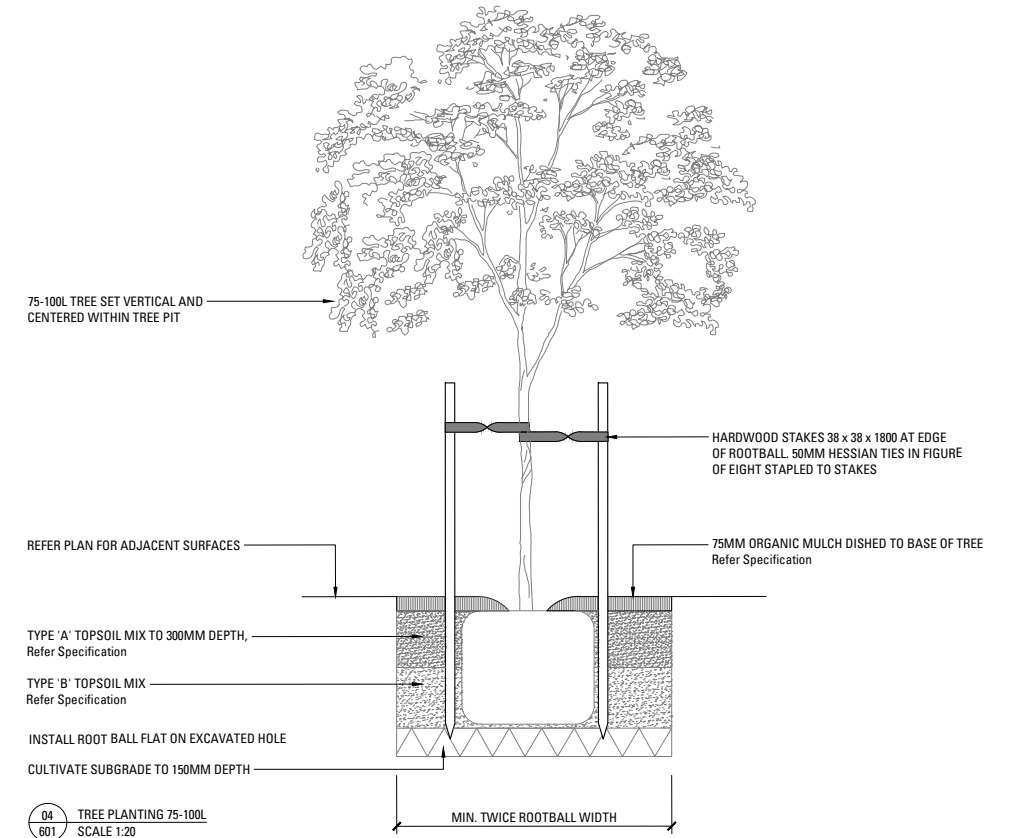
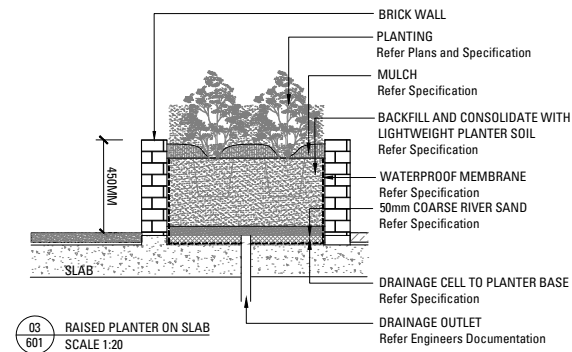
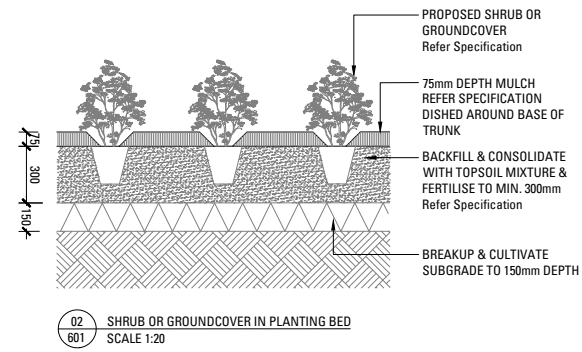
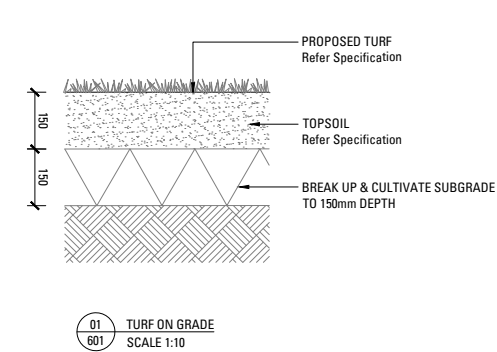
48 - 50 Wellington Road, Chester Hill  
DEVELOPMENT APPLICATION

PREPARED BY Arcadia Landscape Architecture  
CLIENT NSW LAHC  
ARCHITECT DWP

DATE 09.03.2021  
SCALE 1:100 @ A1  
ISSUE E

Copyright remains the property of Arcadia Landscape Architecture Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Landscape Architecture Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authorities





48 - 50 Wellington Road, Chester Hill  
DEVELOPMENT APPLICATION

PREPARED BY Arcadia Landscape Architecture  
CLIENT NSW LAHC  
ARCHITECT DWP  
DATE 09.03.2021  
SCALE AS SHOWN  
ISSUE E

Copyright remains the property of Arcadia Landscape Architecture Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Landscape Architecture Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authorities



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.

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

TREES IN GRASS AND SUPER ADVANCED TREES:  
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

**STAKING AND TYING**  
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND

SIZED ACCORDING TO SIZE

OF PLANTS TO BE STAKED.  
A. 5-15 LITRE SIZE PLANT 1X(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.

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

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

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

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

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

LANDSCAPE MAINTENANCE PROGRAM

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

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

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

**RUBBISH REMOVAL**  
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

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

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

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

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

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

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

**WEED ERADICATION**  
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (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.



ARCADIA

