

**Existing Site**

The subject site is situated on the corner of Dora and Bond Streets, Hurstville. The site is zoned SP2 Church and Community facilities. Currently the site has a two storey building, single storey cottage and a single storey demountable building. Surrounding development is generally of a residential nature consisting of low, medium and high density housing. The site is in close proximity to shopping centres and public transport.

**Proposed Development**

The proposed development includes four basement levels a Place of worship on the ground level and level 1. Levels 2 -6 contain 20 single bedroom units, 5 x 2 bedroom units and 5 x 3 bedroom units. These will consist of affordable residential accommodation and crisis accommodation. A roof top courtyard is also proposed to provide a gathering place for residents.

**Proposed Landscape Works**

Ground level landscaping will consist of small to medium sized trees selected from Georges River Councils Tree Management Policy, shrubs, accent plants and groundcovers mainly consisting of native species. Levels 1 to 5 will have planters with cascading plants to add a vertical element to the landscape. Level 6 has a women's courtyard which includes seating, BBQ facilities and raised planters. The rooftop courtyards also contains BBQ and seating facilities under a shade structure. Perimeter planting of the courtyard is proposed to soften the area and provide some privacy from surrounding development. Proposed boundary fencing is 1800mm high steel palisade fencing.

**Site Areas**

- Total Site Area - 1679m<sup>2</sup>
- Subject Site Area - 1085m<sup>2</sup>
- Subject Site Deep Soil Area - 91m<sup>2</sup> - 8.3%
- Upper Basement Footprint - 850m<sup>2</sup>
- Ground Level Building Footprint - 633m<sup>2</sup>
- Pavement area at Ground Level - 100m<sup>2</sup>

**PLANTING SCHEDULE:**

Abbrev	Botanical Name	Common Name	Mature Height H/W	Pot Size	Density/ Spacing	Qty
<b>Ground Level</b>						
DC	<i>Dianella 'Cassa Blue'</i>	Flax Lily	0.5 x 0.4m	1.3 Litre	5m <sup>2</sup>	30
DL	<i>Dianella 'Lucia'</i>	Flax Lily	0.4 x 0.5m	1.3 Litre	5m <sup>2</sup>	20
HF	<i>Hymenosporum flavum</i>	Native Frangipani	10 x 5m	5 Litre	1m	5
GC	<i>Grevillea 'Crimsonvillea'</i>	Grevillea	0.8 x 0.8m	5 Litre	2m <sup>2</sup>	44
LA	<i>Liriope 'Amethyst'</i>	Lily Turf	0.4 x 0.4m	1.3 Litre	5m <sup>2</sup>	24
LL	<i>Lomandra 'Lime Tuff'</i>	Spiny Matt Rush	0.8 x 0.8m	1.3 Litre	5m <sup>2</sup>	79
SP	<i>Scaevola 'Purple Fusion'</i>	Fan Flower	0.2 x 1.5m	1.3 Litre	2m <sup>2</sup>	21
SZ	<i>Syzygium 'Pinnacle'</i>	Lilly Pilly	6 x 1.5m	5 Litre	1.5m	12
SR	<i>Syzygium 'Resilience'</i>	Lilly Pilly	3 x 2m	5 Litre	1m	22
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	10 x 0.5m	5 Litre	as noted	8
TL	<i>Tristaniopsis 'Luscious'</i>	Watergum	10 x 5m	75 Litre	As shown	1
<b>Residential Levels</b>						
RE	<i>Russelia equisetiformis</i>	Coral Plant	1 x 3m	5 Litre	1m	4
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	10 x 0.5m	5 Litre	1m	4
<b>Residential Level 6</b>						
AA	<i>Agave attenuata</i>	Century Plant	1.5 x 1.5m	5 Litre	1m	20
LA	<i>Liriope 'Amethyst'</i>	Lily Turf	0.4 x 0.4m	1.3 Litre	5m <sup>2</sup>	5
LL	<i>Lomandra 'Lime Tuff'</i>	Spiny Matt Rush	0.8 x 0.8m	1.3 Litre	5m <sup>2</sup>	15
RE	<i>Russelia equisetiformis</i>	Coral Plant	1 x 3m	5 Litre	1m	15
SP	<i>Scaevola 'Purple Fusion'</i>	Fan Flower	0.2 x 1.5m	1.3 Litre	2m <sup>2</sup>	6
SZ	<i>Strelitzia reginae</i>	Bird of Paradise	1.5 x 1m	5 Litre	1m	9
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	10 x 0.5m	5 Litre	1m	2
<b>Rooftop Level 7</b>						
AA	<i>Agave attenuata</i>	Century Plant	1.5 x 1.5m	5 Litre	1m	29
LA	<i>Liriope 'Amethyst'</i>	Lily Turf	0.4 x 0.4m	1.3 Litre	5m <sup>2</sup>	8
LL	<i>Lomandra 'Lime Tuff'</i>	Spiny Matt Rush	0.8 x 0.8m	1.3 Litre	5m <sup>2</sup>	29
RE	<i>Russelia equisetiformis</i>	Coral Plant	1 x 3m	5 Litre	1m	18
SP	<i>Scaevola 'Purple Fusion'</i>	Fan Flower	0.2 x 1.5m	1.3 Litre	2m <sup>2</sup>	22
SZ	<i>Strelitzia reginae</i>	Bird of Paradise	1.5 x 1m	5 Litre	1m	13

NOTES: ALL PLANTS TO BE INSPECTED AND APPROVED BY THE SUPERINTENDENT OR CLIENTS REPRESENTATIVE PRIOR TO INSTALLATION.

**Consultant's Declaration:**

I Tadd Andersen have prepared this documentation and hold qualifications to meet the requirements of Georges River Council for this category of development as outlined in Council's DCP. I have familiarised myself with all sections of Council's DCP and the Landscape Design Guidelines relevant to the landscape proposal for this development.

- Qualification:
- Registered Landscape Architect, AILA Member no 2051
  - BS in Landscape Architecture

Institute obtained from:  
 California State Polytechnic University, Pomona  
 Year of Graduation: 1996  
 Years of relevant post graduate work experience: 23

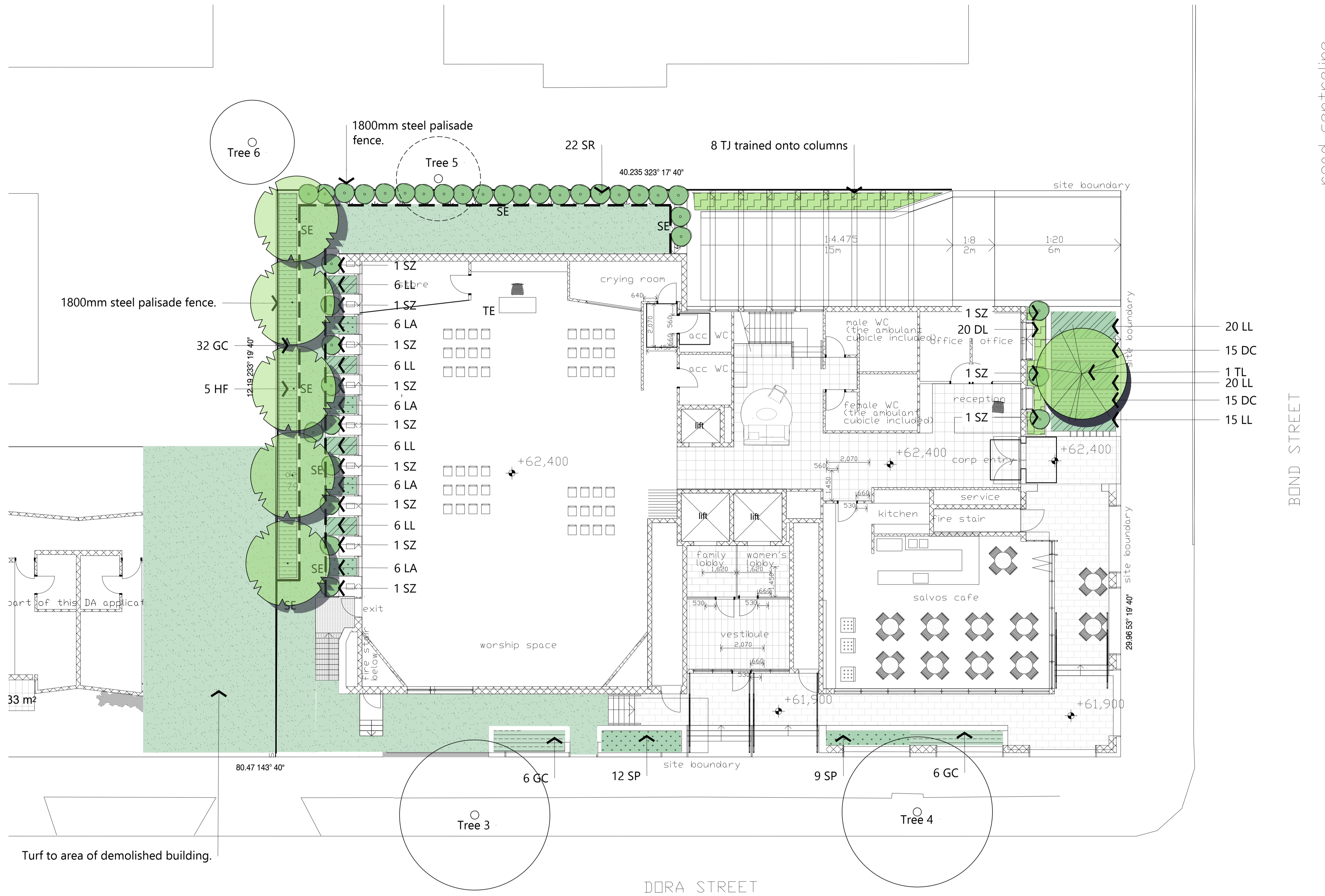
Revisions			Revisions		
Issue	Details	Date	Issue	Details	Date
A	Draft Issue	25.09.20			
B	DA Issue	29.09.20			
C	DA Issue	30.09.20			
D	Revised DA Issue	15.12.20			

Project:  
The Salvation Army - Hurstville

Client:  
The Salvation Army Australia

Title:  
Site Analyses & Report

Site: 23 Dalcazia Street, Hurstville  
 Date: 15 December 2020  
 Job No: 2057  
 Revision: Sheet:



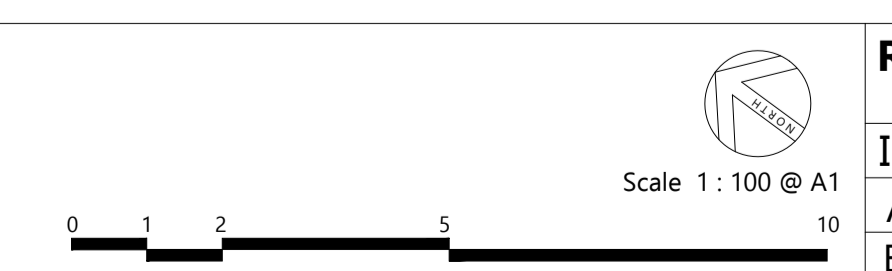
BOND STREET  
road centreline

**LEGEND**

- Existing Tree Retained
- Tree Recommended for Removal
- Proposed trees
- Shrubs
- Accent plants
- Grasses and Groundcovers
- Turf - Couch
- Steel Edge

- Note:  
Refer to arborist report for  
recommendations on existing  
trees

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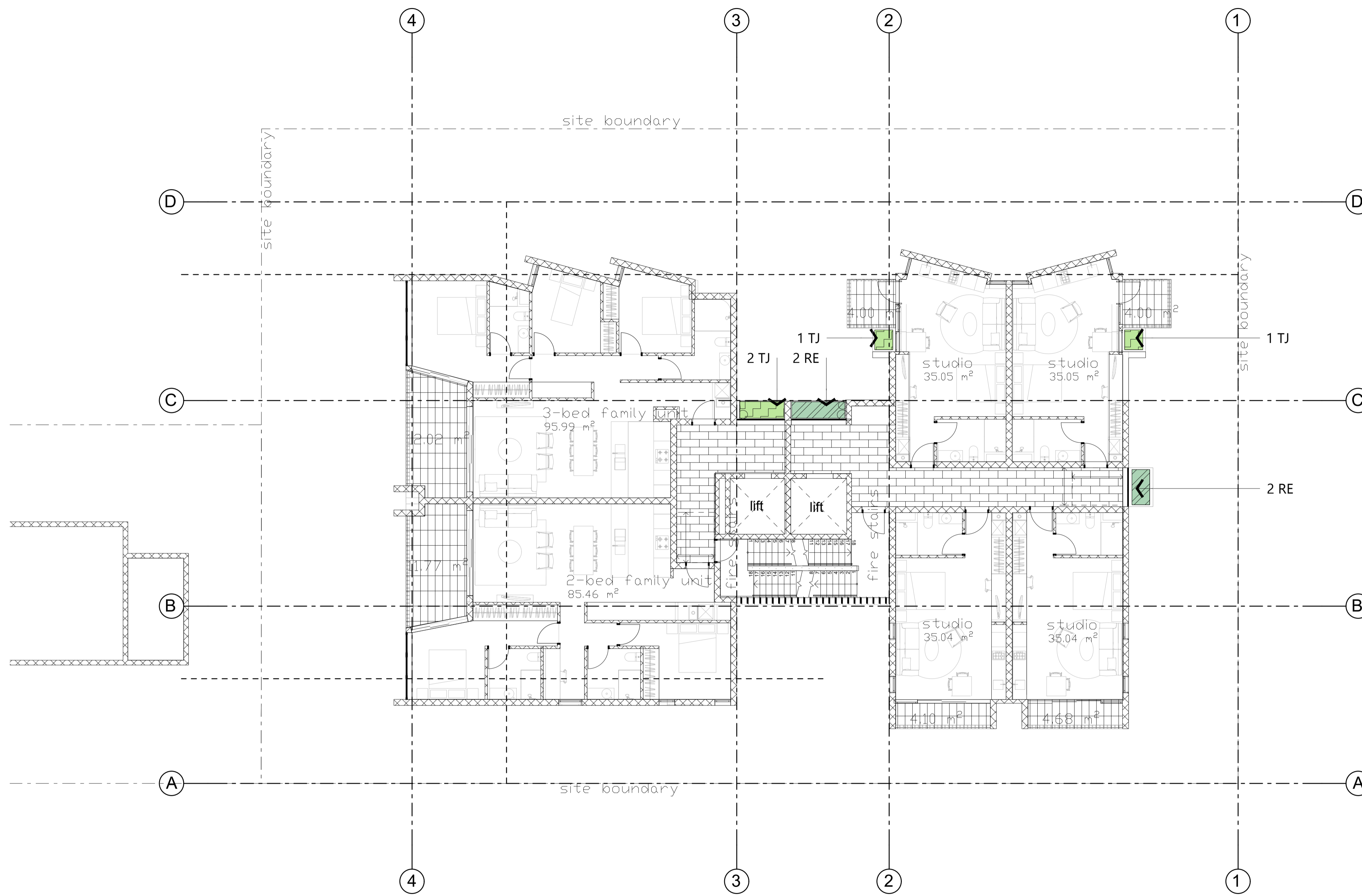
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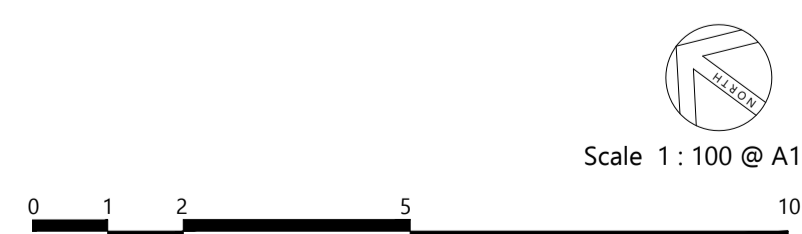
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Landscape Plan - Level 1

Site: 23 Dalcassia Street, Hurstville  
Date: 15 December 2020  
Job No: 2057  
Revision: Sheet:



**LEGEND**

- Existing Tree Retained
- Tree Recommended for Removal
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- Accent plants
- Grasses and Groundcovers
- Turf - Couch
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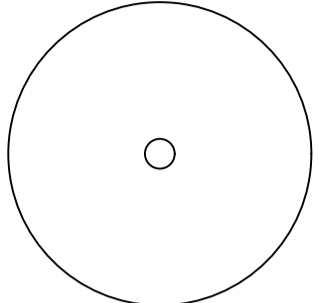
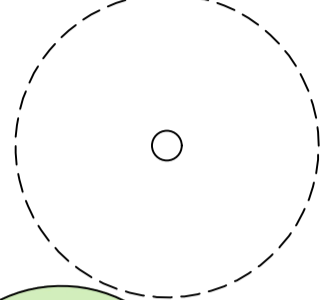
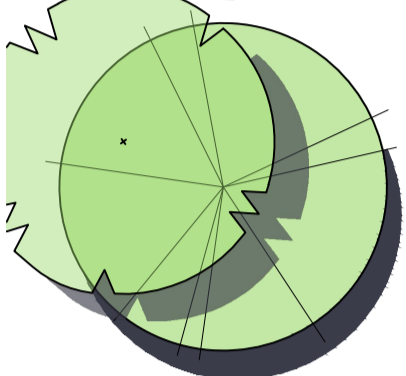





Project:  
The Salvation Army - Hurstville

Client:  
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Title:  
Landscape Plan - Levels  
2-5

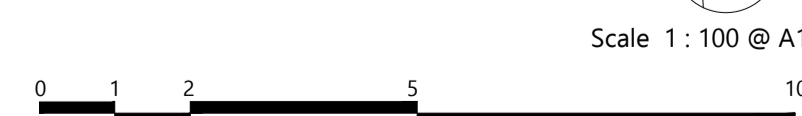
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 Date: 15 December 2020  
 Job No: 2057  
 Revision: Sheet:

**LEGEND**

-  Existing Tree Retained
-  Tree Recommended for Removal
-  Proposed trees
-  Shrubs
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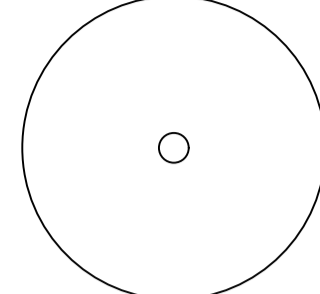
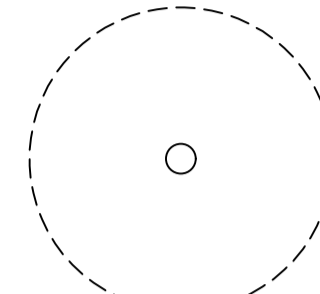
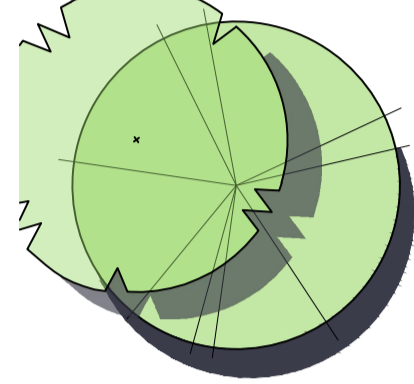





Project:  
The Salvation Army - Hurstville

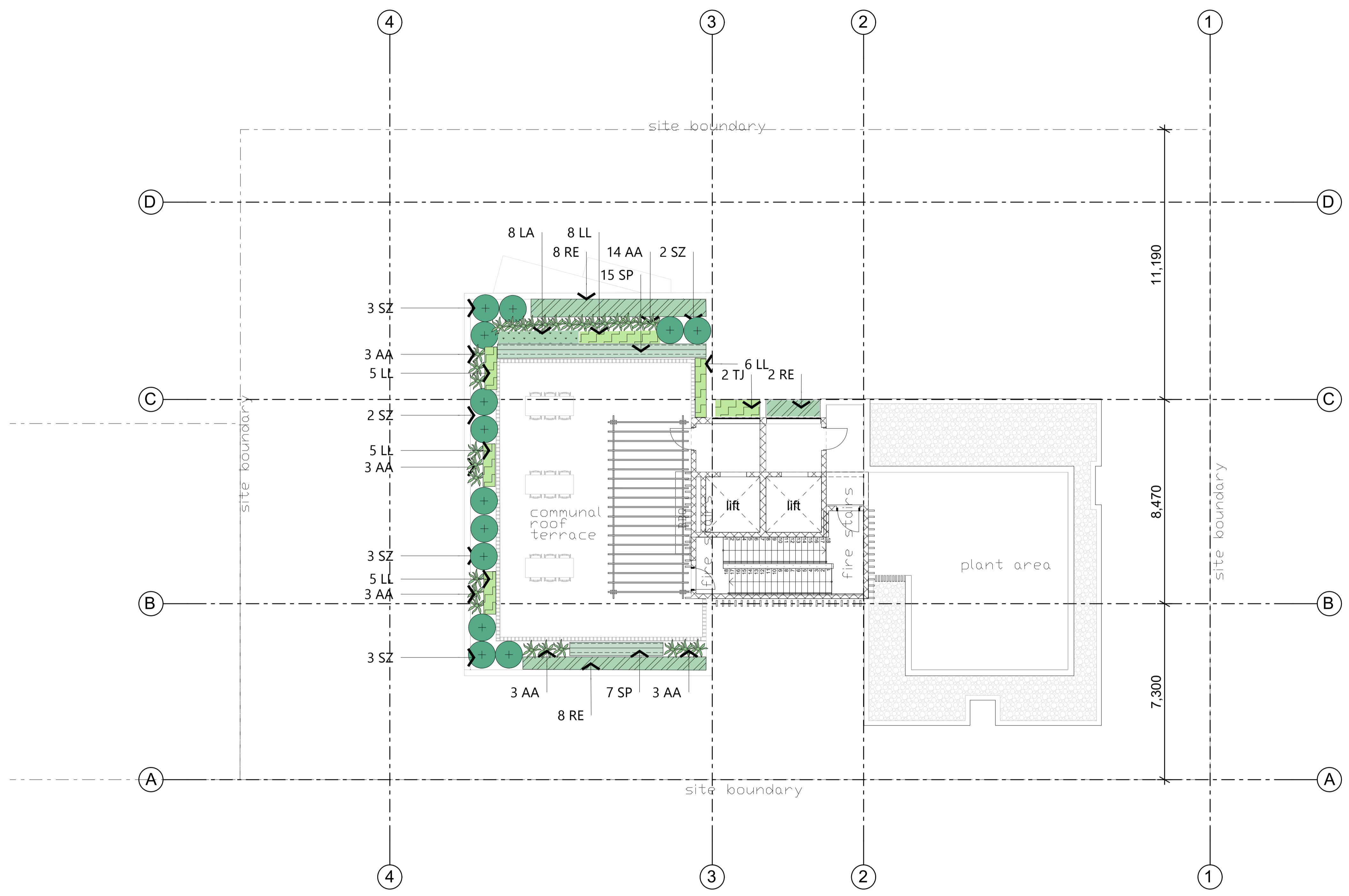
Client:  
The Salvation Army Australia

Title:  
**Landscape Plan - Level 6**

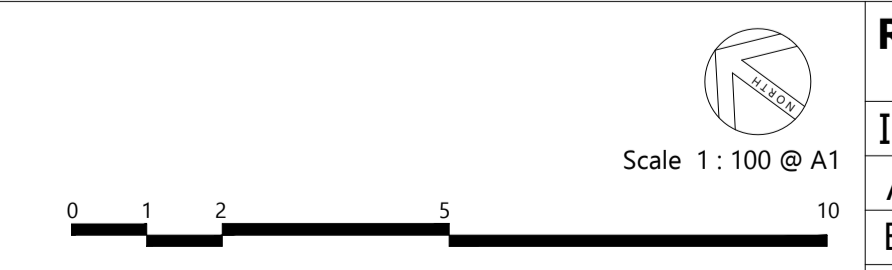
Site: 23 Dalcassia Street, Hurstville  
 Date: 15 December 2020  
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 Revision: Sheet:

**LEGEND**

-  Existing Tree Retained
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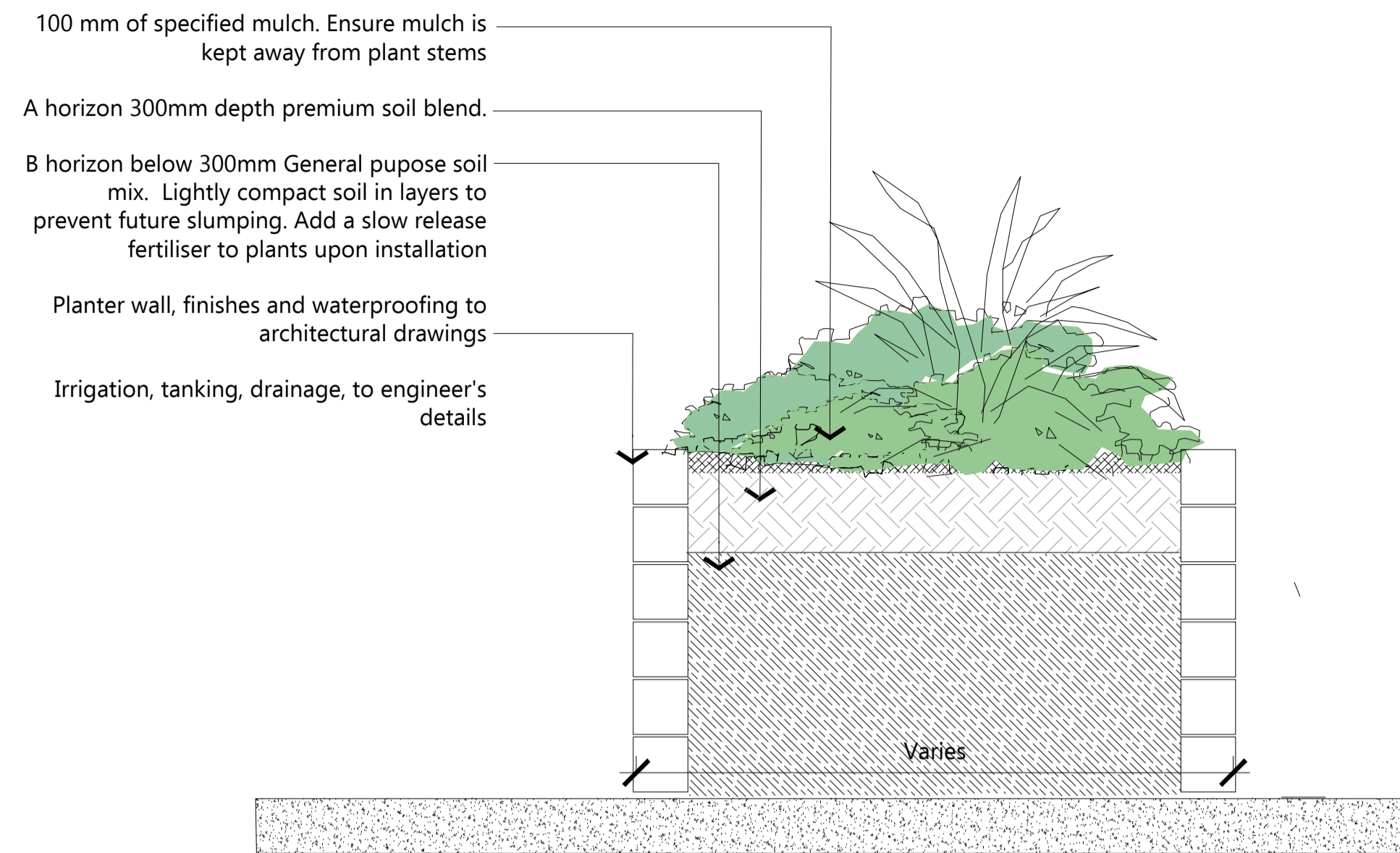
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Client:  
The Salvation Army Australia

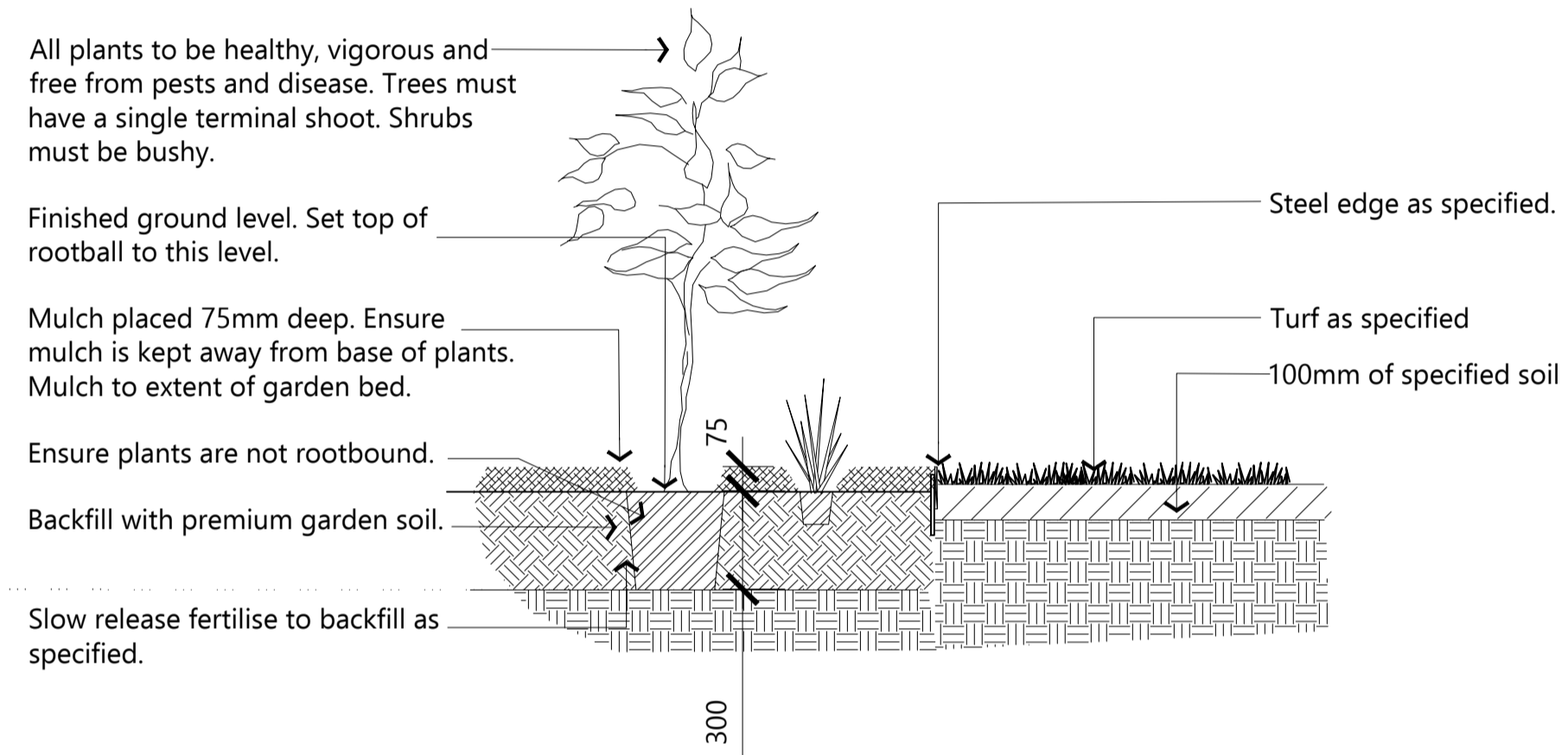
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**Landscape Plan - Level 7 Rooftop**

Site: 23 Dalcassia Street, Hurstville  
 Date: 15 December 2020  
 Job No: 2057  
 Revision: Sheet:

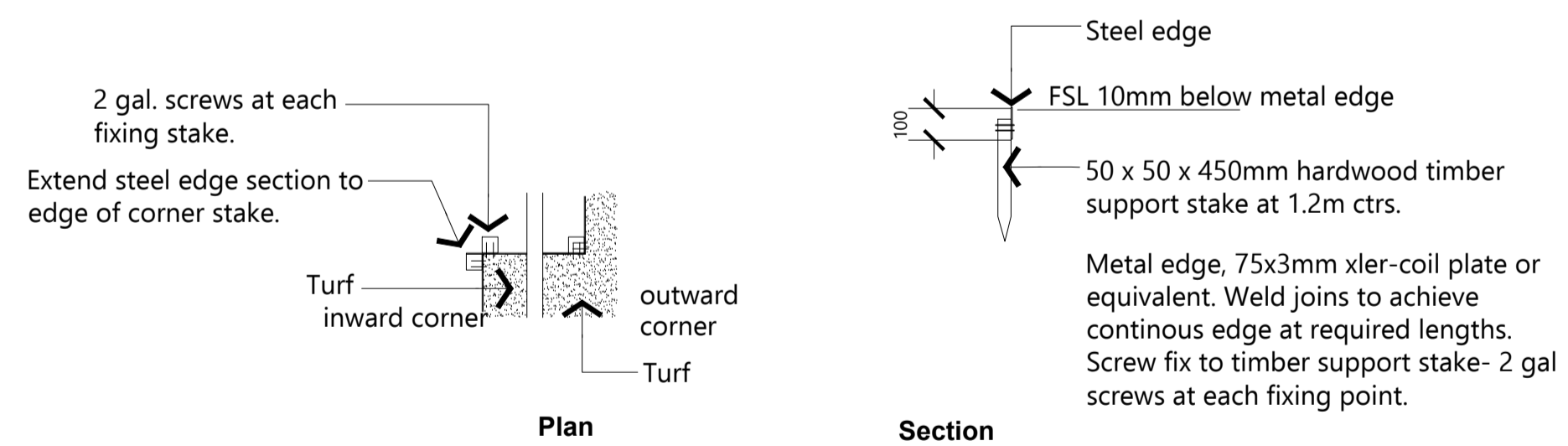
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01. Raised planters Scale 1:20 @ A1



02. Mass Planting and Turf Scale 1:20 @ A1



03. Steel Edge Scale 1:20 @ A1



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The Salvation Army - Hurstville

Client:  
The Salvation Army Australia

Title:  
Landscape Details

Site: 23 Dalcassia Street, Hurstville  
 Date: 15 December 2020  
 Job No: 2057  
 Revision: Sheet:

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L06

## 1.0 GENERALLY

### 1.1 GENERAL

All landscape works shall be carried out by a person or business eligible for membership with the Landscape Contractor Association of NSW or comparable trade organisation. The Contractor shall allow for all restriction to his operations caused as a result of other contractors, likely damage to existing structures, fences, retaining walls, pavements, services or other improvements either within or outside the site. The Contractor shall be responsible for ensuring that full and adequate protection from damage shall be provided to all finished surfaces and material subject to staining or other disfigurement, and shall be responsible for making good all damages and disfigurement.

Check with engineers drawings when available to see extent of earthwork, drainage, changes in and location of services. Coordinate works as required.

### 1.2 ORDERING

REQUIREMENT: Within 14 days of the date of acceptance of tender, furnish proof of ordering the required materials, and advise immediately if any supply difficulties are encountered. Substitutions shall not be approved unless accepted in writing by the supervisor. The plant schedule shall be the accepted document for plant quantities and sizes to be used for the project. Where discrepancies arise between the drawings and the plant schedule seek clarification from the supervisor as soon as practicable.

### 1.3 WORK NEAR TREES

PROTECTION: Protect trees to be retained from damage. Contractor shall erect a protection fence around each tree. Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks, even for short periods. Prevent damage to tree bark. Do not attach stays, guys and the like to trees. Avoid compaction of the ground under trees.

WORK UNDER TREES: Do not add or remove topsoil within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible.

ROOTS: Where it is necessary to cut tree roots, use means such that the cutting does not unduly disturb the remaining root system.

DAMAGES: Any damage to trees to be retained will be attended to by a qualified arborist who will prepare a report covering rectification works. Submit report to supervisor for approval. Conduct remedial works as required including removal and replacement if so recommended. All costs to be borne by the contractor.

### 1.4 INSPECTION

The contractor must notify the Superintendent prior to commencement of stages of work. Refer to Schedule of Hold Points. Contractor shall be required to amend / alter any works completed without hold points reviewed.

### 1.5 STANDARDS

REFERENCED DOCUMENTS:  
AS 4419 Soils for landscaping and garden use. - 2003  
AS 4454 Composts, soil conditioners and mulches - 2012

### 1.6 SUBMISSIONS

Submit the following documents the Superintendent at the following times:

Certification of compliance from the tree supplier indicating compliance with NATSPEC requirements. Prior to planting trees.

Certificate of Compliance from the soil supplier providing laboratory testing to demonstrate compliance with the specification for each type of soil. Prior to installing soil.

### 1.7 SAMPLES

PLANTS: All plants shall be made available for inspection on site or at local nursery. The entire material represented may be rejected, except for plants with a correctable defect subject to satisfactory treatment.

TREES SHALL COMPLY WITH "Specifying Trees: A Guide To Assessment of Tree Quality" by Ross Clarke, NATSPEC / Construction Information, 2003.

BULK MATERIALS: 2 kg sample of each type specified. Submit bulk material samples, not less than 2 working days before bulk deliveries.

### Compliance

Non-compliance may lead to rejection of the entire batch.

Substitution: If non-complying trees are proposed, submit proposal in writing to the Superintendent. Only written approvals of substitution are recognised. Submit a copy of the written approval of substitution with the non-complying trees.

### Holding proposals

Submit proposals in writing to the project manager outlining proposed methods for holding trees beyond specified dates to ensure trees will continue to comply.

### Shipment

Responsibility: Landscape Contractor.

### 1.8 WEEDS

Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide at the manufacturer's recommended rates. Regularly remove, by hand, rubbish and weed growth that may occur or recur throughout grassed, planted and mulched areas. Continue eradication throughout the course of the works and during the Planting Establishment Period so that a weed free area is established at completion of the establishment period.

### 1.9 EXISTING SERVICES

Existing services on site may include but not limited to storm water drainage, water, and associated power service conduits. Locations of all services shall be established prior to excavation and cultivation of planting beds, installation of trees, etc. Do not excavate by machine within 1m of existing underground services without prior approval or identification of service locations. Services locations where shown on plans are approximate only. The true location of actual in ground services must be determined by the contractor on site.

### 1.10 SET-OUT AND DIMENSIONS

Critical design dimensions shall be obtained by the landscape contractor by survey before commencing work.

Check engineer's and architect's drawings where available to determine extent of earthworks, structures.

## 2.0 SOILS

All tree planting shall be in premium garden soil imported by landscape contractor - top 300mm, general purpose soil below top 300mm all turf underlay shall be general purpose soil 100mm depth.

### 2.1 SUBSOIL PREPARATION

Cultivate bases of planting holes and beds to a depth of 150mm. Do not use augers unless followed with cultivation of sides and base. Do not disturb services or tree roots; if necessary cultivate these areas by hand.

Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and any weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

### 2.2 SUBSOIL ADDITIVES

Apply required additives to stockpiled site topsoil as required by soil tests if scheduled in this specification.

Provide 150g/m.sq gypsum to base of all tree planting locations unless otherwise approved.

### 2.3 SOIL

DEFINITIONS: (From AS 4419 - 2003, Soils for landscaping and garden use)

TYPE 01 General purpose soil: A soil which is suitable for the growing of domestic plants.

TYPE 02 Premium garden soil: A general purpose soil that contains additional organic matter [ min 10% OM ]

TYPE 03 Topsoil: The original surface layer of soil from grassland, bushland or cultivated land. Soil for the landscape works shall be free from weeds. Site topsoil is to be tested for compliance with AS4419-1998 Soils for Landscaping and Garden Use and ameliorated by contractor accordingly.

The landscape contractor shall obtain a certificate from the soil supplier that the soil provided for the project is weed free and be made available to the Superintendent if requested. Soil shall be assumed to be placed to all mass planting bed areas and individual tree planting locations. The landscape contractor is responsible for the removal and or disposal of all spoil or excess soil excavated in the process of implementing the landscape works. Soils shall comply with the texture classification 'Medium - (sandy Loam)' or 'Coarse - (sandy soil)'

### 2.4 SOIL LEVELS

Finished soil levels shall allow turf or mulch to be finished level to the top of timber edging, paving or concrete footpaths or as otherwise shown on drawings.

### 2.5 PLACING SOIL

Place the approved soil on the prepared subsoil. Spread and grade evenly, making the necessary allowances so that the required finished levels and contours may be achieved after light compaction. Avoid differential subsidence and produce a finished soil surface which is:

- at design levels;
- smooth and free from stones or lumps of soil;
- graded to drain freely, without ponding to catchment points;
- graded evenly into adjoining ground surfaces; and
- ready for planting.

### 2.6 FERTILISER

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates. Use in accordance with the manufacturer's recommendations.

### 2.7 MULCH

Use mulch as scheduled which is free of deleterious and extraneous matter such as soil, weeds and sticks.

Place mulch to the required depth, clear of plant stems.

### 2.8 SUB-SURFACE DRAINAGE

Provide sub soil drains where necessary to intercept groundwater seepage and prevent water build up in tree pits. Connect subsoil drains to the stormwater drainage system.

Groundworks, for trench excavation and backfilling STANDARD: To AS 3500.

### 2.9 IRRIGATION

Design, supply, install, commission and maintain an efficient and economic commercial grade automatic irrigation system complete with backflow prevention valves, isolation valves, piping, soil moisture sensors, automatic controls and pop up head sprinklers and/or drippers and/or emitters, to the extent of all new soft landscape areas on level 1. The systems to have a minimum life span of 10 years.

A 240 volt power point and available water supply shall be provided at the controller location by others. Allow for all necessary electrical work and cabling to connect the irrigation system from this point.

## 3.0 SOFT LANDSCAPE WORKS

### 3.1 PLANTS

Supply plants to the following quality:

- Are vigorous, well established, free from disease and pests, of good foliage, have large healthy root systems with no evidence of root curl, restriction or damage;
- Are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
- Do not require staking to stand upright other than staking to control damage from strong winds or local conditions.
- Staking should then be as detailed on the drawings and provide free movement with support only to protect from excessive movement.

SUBSTITUTIONS: Make no substitutions. LABELLING: Label at least one plant of each species or variety in a batch with a readable tag.

REPLACEMENTS: Using plants of the same type, quality and size, replace any plants which are damaged whilst being transported to the site or during the work under the Contract, or which fail or are rejected.

STORAGE: Deliver plant material to the site on a day to day basis, and plant immediately after delivery. If this is not possible, keep the plants in good condition on the site, adequately protected from frost, wind, sun and vermin by appropriate storage methods, including an on-site nursery of sufficient size, with provision for watering the stock.

POTTING-ON: Do not carry out potting-on unless authorised.

### 3.2 TURFING

TURF: Obtain turi from a specialist grower of cultivated turi. Use turi of even thickness, free from weeds and other foreign matter.

SUPPLY: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

FERTILISING: Mix the fertilizer thoroughly into the topsoil before placing the turi. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.

LAYING: Lay the turi in the following manner: In stretcher pattern with the joints staggered and close butted.

Parallel with the long sides of level areas, and with contours on slopes.

To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.

TAMPING: Lightly tamp to an even surface immediately after laying. Do not use a roller.

WATERING: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Keep the grass in a healthy condition.

MOWING: Mow to maintain the grass height within the required range. Carry out the last mowing not more than seven days before the end of the planting establishment period. Remove grass clippings from the site after each mowing.

MAINTENANCE: Maintain the turfed areas until the attainment of a dense continuous sward of healthy and evenly green grass over the whole area. Lift failed turi and relay with new turi.

TOP DRESSING: When the turi is established mow. remove cuttings and lightly top dress entire turi area to a depth of 10 mm. Rub the dressing well into the joints and correct any unevenness in the turf surface.

### 3.3 PLANT ESTABLISHMENT

PERIOD: The Planting Establishment Period commences at the date of issue of a written certificate of practical completion from the Superintendent.

PROGRAM: Furnish a proposed planting maintenance program with the tender.

LOG BOOK: Keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection upon request.

RECURRENT WORKS: RECURRENT WORKS: Throughout the Plant Establishment Period, continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, staking and tying, replanting, cultivating, pruning and keeping the site neat and tidy.

REPLACEMENTS: Continue to replace failed, damaged or stolen plants for the extent of the Plant Establishment Period.

MULCHED SURFACES: Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.

GRASSED AREAS: Commence grass maintenance works at the completion of turfing, and continue to carry out grass maintenance throughout the contract and Plant Establishment Period, maintaining healthy weed free growth.

STAKES AND TIES: Adjust or replace as required. Remove those not required at the end of the Plant Establishment Period. Prune trees as directed by the landscape architect.

SITE WATER: The contractor shall be responsible for sourcing, checking availability and if required importing water to maintain the plants during the plant establishment period as required under this specification.



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Revisions			Revisions		
Issue	Details	Date	Issue	Details	Date
A	Draft Issue	25.09.20			
B	DA Issue	29.09.20			
C	DA Issue	30.09.20			
D	Revised DA Issue	15.12.20			

Project:  
The Salvation Army - Hurstville

Client:  
The Salvation Army Australia

Title:

Specification

Site: 23 Dalcassia Street, Hurstville  
Date: 15 December 2020  
Job No: 2057  
Revision: Sheet:

## 4.0 LANDSCAPE MAINTENANCE

### 4.1 MAINTENANCE BEFORE PRACTICAL COMPLETION

Before Practical Completion of the works is achieved and the Maintenance Period commences, all works must be maintained by the Contractor in accordance with the Maintenance Specification. No additional payment will be made for this work.

### 4.2 PERIOD

The Plant Establishment Period begins at the date of Practical Completion. The duration of the establishment period is 52 weeks.

### 4.3 SCOPE

Prior to commencement of the Maintenance Period and in liaison with the Superintendent, the Contractor must prepare for agreement a maintenance program. This program must detail the timing and frequency of maintenance works in accordance with this Technical Specification.

The Contractor must maintain the whole of the works performed under the Contract for the specified Maintenance Period following the Date of Practical Completion. Maintenance of the works must include at least weekly visits but visits should be made more frequently if needed to attain required intervention levels and must also include the following:

topping up of mulch areas;

- replanting;
- weed control;
- watering;
- mowing of nature strips as required and / or if instructed;
- mowing of grassed areas as required and / or if instructed;;
- pest and disease control;
- pruning and plant re-location;
- checking, firming and securing plant stakes, and removal prior to final completion;
- litter removal including emptying of litter bins;
- reinstating edges as required;
- repair of any damaged concrete edges.

Joint inspections of all planted areas with the Contractor and Superintendent as a minimum, must be carried out after the completion of the works, at monthly intervals and at the completion of the Maintenance / Establishment Period or as otherwise agreed.

Any remedial works must be performed within two weeks of the date of inspection except where otherwise approved by the Superintendent or specified in this Technical Specification. All waste material must be removed from the site as soon as practicable.

### 4.4 EXECUTION OF WORKS

The works must be maintained as follows.

#### Replanting

Any plants that die or do not show satisfactory growth within the Maintenance Period for any reason other than vandalism, theft or fire must be replaced and replanted by the Contractor and at its cost. Replacement is to occur immediately subject to the next paragraph and irrespective of numbers of any unsatisfactory plants.

Replanting is not to be undertaken during November, December, January and February unless approved by the Superintendent.

Replanting must not take place during extreme weather conditions, such high winds, immediately before or during frosts and high temperatures.

Replacement plants must be approved by the Superintendent before use.

All plants are required to show signs of healthy growth at the completion of the Maintenance Period.

#### Weed Control

All planted, mulched, grassed, paved and other open space areas within the scope of works must be maintained in a weed-free state. Weeding must take place weekly or when weed growth affects 5 per cent of the total garden area.

#### Watering

All plants must be watered to ensure healthy and vigorous growth by applying an appropriate amount of water to the surrounding soil.

Mature trees must be watered in accordance with the following table. Watering rates may be reduced during plant dormancy periods and following site establishment.

Container Size	Tree Height	Average Trunk Diameter	Litres of water/week
15-20 litres	1.5-2.0m	30mm	5
40-50 litres	2.1-3.0m	50mm	8
75-100 litres	3.1-4.0m	75mm	12

All watering is to be undertaken in accordance with the requirements of the relevant water authority. Watering frequency must be at the specified intervals outlined in the table below.

Season	Spring		Autumn
	Summer	Winter	
Frequency of watering	Weekly	Monthly	
	Fortnightly	Fortnightly	

Joint inspections of all planted areas with the Contractor and Superintendent as a minimum, must be carried out after the completion of the works, at monthly intervals and at the completion of the Maintenance / Establishment Period or as otherwise agreed.

Any remedial works must be performed within two weeks of the date of inspection except where otherwise approved by the Superintendent or specified in this Technical Specification. All waste material must be removed from the site as soon as practicable.

#### Grass Areas

All specified grass areas must be maintained to provide a healthy, dense, vigorous uniformly green continuous expanse.

Mowing must be carried out at intervals that maintain grass at a height in the range of 50 - 60mm at all times during the contract period. Where pests and diseases occur, treatment must be made in accordance with accepted horticultural standards. Broadleaf weeds must not exceed 5 per cent of the grass area.

#### Stakes

Stakes must remain firm and intact throughout the Maintenance / Defects Liability Periods. Defective items must be replaced within two weeks of the defect being identified.

#### Pest and Disease Control

All plants must be maintained free of insect infestation and plant disease.

#### Mulching for Garden Areas

All mulched areas must be maintained at a minimum depth of 75 mm and to the finished surface levels shown on the Drawings.

#### Pruning and plant re-location

The Contractor must prune trees and shrubs to remove damaged branches and encourage appropriate growth habit.

All other plants must be kept in tidy conditions.

The Contractor must ensure that plants branches or leaves do not obstruct paths and roads and that the plants are located outside the clear zones with the required off-sets to paths and roads as shown on the drawings.

Plants that are planted within or obstruct the clear zone must be moved and re-planted in an appropriate location as agreed to by the Superintendent or pruned appropriately.

#### Litter Removal

The Contractor is responsible for litter removal during the Maintenance Period. General litter (for example paper, bags, bottles and cans) must be removed from garden beds and areas of grass maintained under the Contract.

Contractor must empty litter bins during the maintenance period.

The Contractor is responsible for litter removal during the Maintenance Period. General litter (for example paper, bags, bottles and cans) must be removed from garden beds and areas of grass maintained under the Contract.

#### Reinstating Edges

The Contractor is responsible for reinstatement of edges during the Maintenance Period.

#### Drainage

The Contractor must ensure drainage pits and all other infrastructure are clear of debris. Inspections must occur at least monthly.

#### Repair Edges

The Contractor will be responsible for maintaining all edges constructed under this contract. All elements must be kept in a neat, tidy, safe and useable condition. Maintenance works must include (but are not necessarily limited to) the following.

- Routine inspection of all edges. Any major defects must be reported immediately to the Superintendent and securely fenced up.
- If an inspection identifies any hazard to public safety which cannot be rectified immediately as routine maintenance the Contractor must make the area safe and report immediately the hazard to the Superintendent.
- Repair of damages deemed to be of minor nature by the Superintendent may be held off until deemed suitable by the Superintendent.

SOIL SCHEDULE <small>If requested by the Superintendent a basic soil test shall be carried out at the contractor's expense to ascertain the physical and chemical properties of the proposed imported soil where no certificate of soil type is provided. Site soil designated for re-use shall be tested as noted in the specifications.</small>		
LOCATION	TYPE	DEPTH (mm)
Mass Planting	1. Premium soil blend	300mm
Raised planter boxes	3. Equal to The Hills Lightweight Planter Box Mix	300mm
Raised planter boxes	4. Equal to The Hills B Horizon Mix	Below 300mm

MULCH SCHEDULE <small>Mulch certification to AS4454.</small>		
LOCATION	TYPE	DEPTH (mm)
Mass Planting and planters.	Equal to ANL 'Forest Blend - No Fines'	75

FERTILISER / ADDITIVES SCHEDULE <small>All fertilisers are to be applied at the manufacturer's recommended rate.</small>		
LOCATION	TYPE	NPK RATIO
Trees (during planting)	Plant Establisher containing a mix of water crystals, wetting agent, inert and fertilisers. Gypsum in clay soils	Terracottem or Terraform
Trees	Seaweed based soil conditioner with plant growth regulators.	Seasol
Mass Planting (Post-Planting)	Seaweed based soil conditioner with plant growth regulators.	Seasol
Mass Planting (Maintenance Period)	6 month slow release	19 : 0.3 : 9

TURF SCHEDULE		
LOCATION	TYPE	Form
As noted on drawings	Palmetto Buffalo. Refer to detail 04/L10	Rolls

STEEL EDGE SCHEDULE - SE <small>Steel edge to be installed to all mass planted or tree planting that interfaces with turf</small>		
LOCATION	TYPE	
As noted on drawings	3x150mm xler coil plate or equivalent. Joins and corners welded. Fix to 50x50x450 hwd pegs at max. 1200mm centres. Fixings to be galvanised steel. refer to detail 05/L10.	

SEATS		
LOCATION	TYPE	Size
ST-as noted on drawings	Equal to CSA Nepean Seat TM 4300. Powder coated frame, colour Bright Orange 1190 and Enviroslat battens. Surface fixed.	1800mm

IRRIGATION SCHEDULE		
LOCATION	TYPE	
To all raised planters and mass planting	Sub-surface drip emitters, to be equal to Netafim pressure compensated "Techline" (or Triangle Filtration Rootguard) delivering min capability of 2 L/h. The dripper shall have a uniform flow rate across a variable pressure range.	

DEFECTS SCHEDULE		
TYPE	PERIOD	NOTES
Plant establishment period. Street trees, turf and mass planting.	52 Weeks	



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**Maintenance  
Specification &  
Schedules**

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