

PROJECT CONTEXT
LOCATION AND ACCESS

UAP

Meadowbank Education and Employment Precinct Schools Project is a future-thinking development project situated in one of Sydney's vibrant, bustling northern suburbs in the City of Ryde. The Schools will be well placed to meet an existing demand for schooling in addition to attracting a diverse student body from the wide demographic and multicultural communities that surround the school development in immediate and broader regions. Catering holistically for educational needs as a K-12 institution adjoining the existing TAFE, the MEEPSP is set to inflate movement to the area, increasing its existing trajectory as an attractive and liveable suburb for families and students alike.

PEDESTRIAN ACCESS

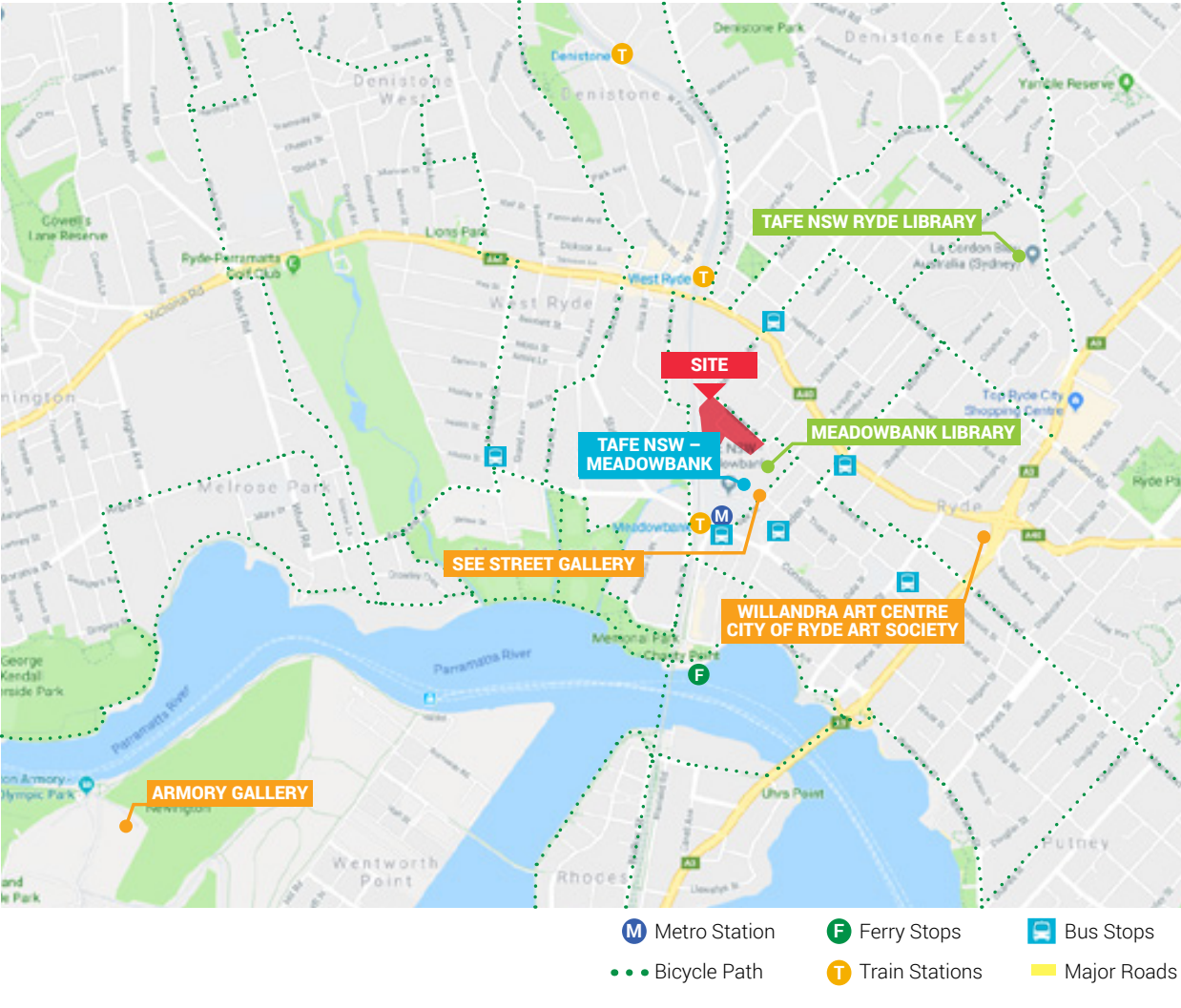
A major pedestrian link running along the TAFE site border will connect the site to Meadowbank Train Station.

PUBLIC TRANSPORT

The site has excellent access to train, bus and ferry public transport networks, with Meadowbank Train Station to the south and West Ryde Station to the north. Meadowbank is on the North Shore, Northern and Western Line. Many buses service the local area from all directions, such as the 507 and regular routes operating along Victoria Road, a major traffic channel to the north east of the site. Meadowbank Ferry Wharf is south of the site and is part of the Sydney Ferries network.

MAJOR ROADS AND TRANSPORT

Major roads circle rather than run through Meadowbank, minimising traffic impact and noise pollution. Lane Cove Road connects Meadowbank to North Ryde and Macquarie Park to the north east, with Constitution Road more immediately west connecting to Melrose Park.



PROJECT CONTEXT
SITE CHARACTERISTICS

UAP

Natural geographic attributes are high amongst the many virtues of Meadowbank: its proximity to the active waterfront of Parramatta River, in addition to the plentiful parks and gardens of the area. The nearby North Ryde was originally established as a farming district with market gardens, and this hard-working, honest character of the region is carried through to this day via its industrial and commercial occupancy, alongside family-oriented suburbs.

More and more the area is becoming known for innovation and world class educational institutes, from early learning to vocational and tertiary; the strategic positioning of Meadowbank Education and Employment Precinct Schools Project will greatly compliment this growing reputation.

Listed below is a sample of the many nearby landmarks and destinations that add to the evolving character of the development site.

PARKS & GARDENS

- Meadowbank Park
- Memorial Park
- Ryde Park
- Kissing Point Park
- Proximity to Parramatta River including heritage

listed railway bridge (now a cycleway)

EDUCATION & RESEARCH

- Meadowbank TAFE
- Macquarie University
- West Ryde Public School

CULTURE AND LEISURE

- Ryde-Parramatta Golf Club
- RiverCat scenic ferry rides
- Historic Brush Farm House, built c. 1820
- See Street Gallery, Meadowbank TAFE
- Project Insideout: Accessible Arts
- Macquarie University Art Gallery

SURROUNDING SUBURBS

- West Ryde
- Ryde
- Melrose Park
- Putney
- Macquarie Park



VISIONING
PUBLIC ART POLICY ALIGNMENT

The vision for the City of Ryde is the place to be for ‘lifestyle and opportunity at your doorstep’. Public art for Meadowbank Education and Employment Precinct Schools Project will be cognisant of this vision and developed in alignment with the City of Ryde’s goals for public art as outlined in the ‘Public Art Planning Guide for Developers’.

Additionally, our Public Art Strategy is sensitive to the parameters set out for Art in Publicly Accessible Places in the ‘City of Ryde: Development Control Plan 2014’, and the ‘Our Vision for Ryde 2028: Community Strategic Plan’, which identifies seven outcomes that articulate the aspirations of local communities for:

- A vibrant and liveable city
- An active and healthy city

- A natural and sustainable city
- A smart and innovative city
- A connected and accessible city
- A diverse and inclusive city
- An open and progressive city

The City of Ryde’s ‘Public Art Planning Guide for Developers’ acknowledges the important role place identity plays in quality of life and the ability of public art to assist in creating this identity and to celebrate communities. It calls for public art that celebrates local character while embracing change to forge a strong sense of place and identity for the City.

CITY OF RYDE PUBLIC ART	MEADOWBANK EDUCATION AND EMPLOYMENT PRECINCT SCHOOLS PROJECT
Public art reflects local character and cultural identity, creating distinctive urban environments and a sense of place	Artworks will demonstrate a strong curatorial and conceptual connection to the place, its history and its community. Artworks will acknowledge diverse cultural perspectives, including the traditional owners of the land, helping to create a sense of place; Indigenous artists and local artists, or artists that identify a strong connection to place and/or relevant practice will be highly recommended.
Public art strengthens and connects neighbourhoods by engaging communities in creative processes	Commissioned artwork will visually engage the community, acting as distinctive and inspiring attractors within the public realm. Artworks will activate and create links between public and private space and become a visual reflector of the place, its neighbourhoods and communities.
Public art is original, creative and innovative in its design and use of form, technique and materials, and at the forefront of new ideas and sustainable practice	Commissioned artwork will be of a high quality, original, innovative and expertly curated; recommended artists will have a practice which demonstrates engagement with contemporary issues and ideas. Artwork materials, and fabrication methods and techniques will follow best practice in sustainability.
Public art contributes positively to site and surrounds and responds to the natural and built environment	Site-specific artworks will address the urban landscape, architectural design and wider natural environment; artworks will encourage public engagement in communal spaces and animate and enliven the public domain.
Public art shall be commissioned and funded in a way that encourages artistic excellence and upholds the design intent of the artwork	Artist shortlisting and selection will follow a best practice commissioning model to support artists through the public art process, ensuring artworks are executed to the highest professional standards.
Public art shall comply with all measures and standards in regard to health and safety, maintenance, longevity and durability	The Public Art Strategy provides guidelines and recommendations on the management and maintenance of public artworks to be developed for the site and ensures compliance with all measures and standards in regards to health and safety.

UAP

VISIONING
ART OBJECTIVES

The following Art Objectives outline what the artworks aspire to achieve and offer guidelines for the creation of unique, innovative and site-specific public art that incorporates the various policies and objectives surrounding place-making stipulated by the City of Ryde.

LOCAL AND GLOBAL

Art enhances the park-like character of the precinct and creates memorable landmarks that convey Meadowbank Education and Employment Precinct Schools Project’s integrated and forward-thinking learning systems. Art is welcoming to the diverse demographic and age bracket of the students and their families; it engenders a sense of ownership in the grounds and facilities. Art authentically reflects, reveals or celebrates place narratives to deliver an unparalleled educative environment. Iconic destination artworks by local and internationally celebrated artists will act as attractors for MEEPSP and balance local relevance with global outlooks.

EDUCATIONAL AND ACTIVE

Artworks may be research-driven, utilise data and information made available through Primary, Secondary and TAFE educational outcomes, or highlight issues relevant to the student body and local, multicultural communities. Artworks will contribute to MEEPSP’s teaching programs in the visual arts and related cultural areas, and create opportunities for intellectual play. Art trails and interpretive pathways will encourage exploration of the grounds and contribute to exciting student life experiences. Interpretive material, from didactics to potential augmented reality, enables an overlay of Indigenous site history and can share Indigenous knowledge, language and traditions. MEEPSP will become a renowned institute, revered for its innovative, cross-disciplinary educational approach. Art acts as a vehicle for facilitating this through its inherently lateral approach to established paradigms and normative thinking.

CREATIVE AND COLLABORATIVE

Artworks, realised through collaborations between artists, students and academics, will inspire knowledge sharing and assist in fostering collaborative and creative communities. Art will promote opportunities to celebrate and connect the multi-cultural communities in the immediate districts surrounding MEEPSP. Temporary projects and programs will activate the school year-round supporting an active student life, broader community engagement, and initiate industry and city collaboration, presenting students with ‘real-life’ opportunities at a formative stage of their development.

SUSTAINABLE AND SITE-SPECIFIC

Art highlights the natural features and weather patterns of Port Jackson’s Indigenous seasons and plantings. Socially sustainable art will engage with social, political or ecological issues and share social values that contribute to building a stronger community within the school and also reaching into the community through students’ families. Art will support environmental sustainability through considered conceptual development and material selection. This reflects a core value of the design, architecture and educational mission of MEEPSP.

RECONCILIATION AND RESPECT

High-profile iconic Indigenous artworks will promote and advance the status and recognition of Aboriginal and Torres Strait Islander people and reveal deeply embedded cultural narratives of place, highlighting and celebrating a profound relationship with the land, waters and sea. Digital art initiatives will provide opportunities to learn from Indigenous academics, leaders and researchers. Temporary art projects and initiatives will provide fresh and stimulating entry points to Indigenous culture, paving the way for strengthening foundations, connections and relationships with the original land owners of Australia.

LIVEABLE AND LIGHT

Art in the form of water features and living green works will support liveable outdoor spaces for study or play. Art will support the 24 /7 activation of the campus with a distinctive day and night presence. By day artworks will captivate users through bold forms, colour and/ or technology, and by night will utilise ambient and changing/adaptive lighting treatments to create safe, responsive and inviting communal places for student communities, whilst simultaneously assisting user access, navigation and site accessibility. MEEPSP will be an inviting precinct with a perimeter that seamlessly blends with the surrounding neighbourhoods, welcoming cross-pollination between students, community and local organisations.

UAP

VISIONING CURATORIAL FRAMEWORK

This Curatorial Framework is based on contextual analysis, including research into the history, environment, local demographic and overall aspirations of the educational precinct. The framework ensures that the public art is conceptually connected by setting an overarching vision for art, describing what the artworks aspire to achieve, and providing thematic inspiration for artists.

CURATORIAL FRAMEWORK: A FUTURE WORLD

Meadowbank Education and Employment Precinct Schools Project has the humble task of moulding the minds of the future through the privilege of education. Its integrated learning approach reflects the global contemporary condition in real-time, simultaneously acknowledging the potential that is borne through a pollination of subjects and fields: this art strategy does the same in elastic and innovative ways.

Creating a point of departure from the old days of looking to Europe for guidance and answers, our curatorial vision instead acknowledges Australia's unique geographic location in the Pacific and proximity to China and South-East Asia. We turn our focus locally and to our neighbours for guidance in culture, architecture, science and living systems and the different ways these disciplines underpin the artistic thinking of our time.

The world has always been wonderfully complex and its present condition is no exception. Climate change, mass migration and increased natural disasters form the bedrock of news and media. Newly classified as 'wicked',

approaching solutions to these problems through the lens of a single discipline is now redundant, instead replaced with interdisciplinary algorithms for our Age of the Anthropocene. Combined with exponential rapidity in technological developments, virtual reality, robotics and the 'internet of things', to thrive in this world is to be adaptable and resourceful. Young people today need the tools to intellectually, physically, pragmatically and psychologically address inherent issues that accompany growing-up in the 21st Century with positivity and vigour. Art can teach us this as it acts as a vehicle for contemporary and relevant community discussion, at the same time breaking division and borders.

The curatorial vision 'A Future World' positively implies that there will be a new world in the future, and that we can work together to shape it.

Together with the Curatorial Themes 'Risk', 'Resilience' and 'Resourcefulness', the Vision 'A Future World' actively embodies both the philosophy of MEEPSP and the grounds on which it sits.

Artists will be offered the opportunity to speak to the complex layers the site presents by responding in nuanced ways to Indigenous and post-colonial history; environment and ecology; definitions of 'sustainability'; and collaborative inventing and making.

Artworks will offer a ground-breaking component to the site and MEEPSP's ability to keep in step with our rapidly evolving world, tying local relevance with international dialogues.



UAP

VISIONING CURATORIAL THEMES

This page provides an overview of three key thematic drivers which may inspire artists in the creation of site-specific concepts for the Meadowbank Education and Employment Precinct Schools Project.

RISK

TAKING A PATH NOT PREVIOUSLY TRODDEN

Artists may draw inspiration from a number of conceptual drivers related to the theme 'Risk', including but not limited to:

- The ability to be bold and take a path not previously trodden
- Bravery as it relates to the testing of new ideas, models and ways of thinking
- Constructively challenging existing paradigms and creating new ways to lead and govern
- Experimentation and disruption with new innovations in technology

RESILIENCE

ADAPTING TO AN EVER-CHANGING WORLD

Artists may draw inspiration from a number of conceptual drivers related to the theme 'Resilience', including but not limited to:

- Recognising enduring practices and methodologies as they relate to agriculture, sustainable living practices and Indigenous knowledge systems
- The psychology of living in the 21st Century
- Mass migration and the movement of people across the globe

RESOURCEFULNESS

REINVENTING COLLABORATIONS BETWEEN PEOPLE AND ENVIRONMENT

Artists may draw inspiration from a number of conceptual drivers related to the theme 'Resourcefulness', including but not limited to:

- Finding new ways of empowerment via self-sustainability and alternate employment of common pool resources
- Exploring the potential of recycled materials
- Embracing notions of 'living as form' in socially driven, human-resourced, temporary interventions
- Exploring the potential of cross-disciplinary art-making as informed by architecture and science



CONTACTS

UAP

UAP CONTACTS

OWEN CRAVEN

Principal | Senior Curator | STUDIO

DIRECT +61 421 438 040

EMAIL owen.craven@uapcompany.com

INEKE DANE

Curator | Art & Design

DIRECT +61 7 3630 6314

MOBILE +61 431 435 649

EMAIL ineke.dane@uapcompany.com

HOLLY CAMPBELL

Assistant Curator | Art & Design

DIRECT +61 478 586 133

EMAIL holly.campbell@uapcompany.com



MEADOWBANK EDUCATION AND EMPLOYMENT PRECINCT SCHOOLS PROJECT

PUBLIC ART STRATEGY

Woods Bagot & Urbis

UAP Reference: P1511

June 2019

Renders supplied courtesy WOODS BAGOT

UAP

APPENDIX

3: LANDSCAPE MAINTENANCE PLAN



MEADOWBANK EDUCATION AND EMPLOYMENT PRECINCT SCHOOLS PROJECT LANDSCAPE MAINTENANCE PLAN

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE
DEVELOPMENT APPLICATION

20 JANUARY 2020
REV A
PREPARED FOR SCHOOLS INFRASTRUCTURE

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Mark Kuhne
Consultant	Georgia Ashdown
Project Code	ND2043
Report Number	LMS-01

© Urbis Pty Ltd
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

TABLE OF CONTENTS

1. Landscape Maintenance Requirements 2

1.1. Ground Level Public Domain 2

1.2. New Schools Building 2

1.3. Report 2

1.3.1. Quote 2

1.4. Turf..... 4

1.5. Garden beds and green roof over the library..... 4

1.5.1. Stakes and Ties 4

1.5.2. Pruning..... 4

1.5.3. Weeding 4

1.5.4. Fertilising..... 5

1.5.5. Mulching..... 5

1.5.6. Replacement Planting..... 5

1.6. Litter Collection 5

1.6.1. Litter Collection 5

1.7. Replacement Planting..... 6

1.8. Safety 6

1.9. Paving/hardstand 6

1.9.1. Cleaning..... 6

1.9.2. Safety 6

1.10. Furniture and Structures 6

1.10.1. Seats and Benches 6

1.10.2. Graffiti Removal 6

1.11. Existing Trees to streetscape 7

1.11.1. Inspections 7

1.11.2. Deadwooding 7

1.11.3. Root Zone Protection 7

1.12. Log Book 7

1.13. SITE MEETINGS 7

Disclaimer 9

Appendix A Program of Landscape Maintenance Works

1. LANDSCAPE MAINTENANCE REQUIREMENTS

1.1. GROUND LEVEL PUBLIC DOMAIN

Refer to Urbis Landscape Design Development Application Report for the extent of the publicly accessible landscape areas along Rhodes Street streetscapes and within the TAFE site.

All planting, hardscape and furniture elements are to be maintained as per the Development Application (DA) report.

1.2. NEW SCHOOL BUILDINGS

Refer to Urbis Landscape Design Development Application Report for the extent of the playground / landscape to the Primary and High School.

All planting, hardscape and furniture elements are to be maintained as per the Development Application (DA) report.

1.3. REPORT

In the last week of every second month the Landscape Contractor is to provide a report of those items within the scope area that, in their opinion, provide the Client with proactive suggestions to lift the appearance of the estate beyond the scope of contracted landscape maintenance works and additionally reduce any long term landscape maintenance costs

The report is to include:

- A list of the improvement items;
- Suggested method by which these items should be improved;
- A sketch plan highlighting the location of the improvement items; and
- A quote to achieve these works.

1.3.1. Quote

Each rectification/improvement item is to be presented as a separate line item with a separate item number that can be used in correspondence.

1.4. TURF

Maintain turfed areas to ensure healthy grass growth over the whole turfed area, evenly green, a consistent height and a smooth uniform surface.

1.4.1. Mowing and Edging

- Clear all rubbish from the turf area prior to mowing. Do not mow over any rubbish or deleterious matter;
- Maintain grass between 40 and 70mm in height;
- Do not remove any more than one third (1/3) of the grass length in any one cut;
- Use a catcher for turf within streetscape areas;

- Prevent grass growing into non-turf areas;
- Maintain edges abutting paths, boulders, road kerbs and trees to ensure clean straight lines or smooth curves;
- When edging – make vertical cuts;
- Do not allow trimming devices (e.g. chord trimmer) to cause damage or scalping to any objects (e.g. boulder, kerb, furniture or turf) adjacent to areas being trimmed;
- Do not damage/ringbark plants - including trees, with trimming devices;
- Remove grass clippings caught in catcher from site;
- Remove all turf clippings from hard surfaces;
- Ensure mowing and edging equipment is operating correctly and has sharp blades.
- Ensure no damage to garden edging or other existing works.

1.4.2. Weeding

- Weed turf areas both by hand and by spraying, monthly in winter and fortnightly in summer;
- Use appropriate and approved herbicide and/or manual weeding methods to control weeds in turf areas;
- Apply herbicides as per the manufacturer's recommendations;
- Spray only in calm wind conditions;
- Do not allow herbicide spray to drift on to adjacent planting, or apartments;
- Where landscape and revegetation treatments or existing turf, grasses and plants to be retained are poisoned due to overspray, they shall be replaced by the Contractor with plants of the same species, size and quality at the Contractor's expense. Assessment of overspray is as per the Project Manager's assessment;
- Do not spray less than 3 days either side of mowing;
- Do not spray when rain is likely within the following 5 hours;
- Immediately bag hand pulled weeds and remove from site.

1.4.3. Top Dressing and Rectification

- Repair or replace with the same species any damaged, dying or dead areas of turf;
- Repair or replace with the same species any turf areas that deviate from the typical established finished surface level.
- Ensure the subgrade of any additional turf is prepared level and top-dressed accordingly to guarantee an even, finished surface level with existing turf, as well as any other adjacent surface finishes;
- Install 10mm depth topdressing to all streetscape verge turf where MBRC OFF-Maintenance is required;
- Date of topdressing and OFF-Maintenance to be confirmed with Project Manager.

1.4.4. Fertilising

- Apply fertilisers to turf areas to maintain healthy growth;
- Determine requirements based on inspection of turf areas and seasonal factors;
- Apply fertiliser to turf areas every 3 months or more frequently as needed;
- Use appropriate fertiliser for site situation and plant species.

1.5. GARDEN BEDS AND GREEN ROOF OVER THE LIBRARY

- Maintain green roofs and garden beds to ensure healthy and vigorous tree, shrub and groundcover growth. Maintain shrub and groundcover areas to encourage a mass planting effect and to be weed free.

1.5.1. Stakes and Ties

- Adjust/replace failed tree stakes and/or ties where required;
- Remove all stakes and ties from trees as soon as possible once plants are self-supporting;
- Ensure all ties are loose to allow free tree movement. Rectify if this is not the case;
- Any replacement ties to be hessian and fitted loosely to allow free tree movement and avoid ring barking.

1.5.2. Pruning

- Use appropriate horticultural techniques when pruning trees, shrubs and groundcovers within garden beds;
- Trees shall be pruned in accordance with AS4343-2007 "Pruning of Amenity Trees" and best horticultural practice;
- Prune plants to prevent overhang of adjacent paths and roads;
- Prune out dead or diseased leaves and branches when discovered;
- Use sharp and clean pruning equipment.

1.5.3. Weeding

- Weed garden areas both by hand and by spraying, monthly in winter and fortnightly in summer;
- Use appropriate herbicide and/or manual weeding methods to control weeds in garden bed areas;
- Apply herbicides as per the manufacturer's recommendations;
- Spray only in calm wind conditions;
- Do not allow herbicide spray to drift onto adjacent planting, or houses;
- Where landscape and revegetation treatments or existing turf, grasses and plants to be retained are poisoned due to overspray, they shall be replaced by the Contractor with plants of the same species, size and quality;
- Do not spray when rain is imminent;
- Immediately bag hand pulled weeds and remove from site.

1.5.4. Fertilising

- Apply fertilisers to garden areas to maintain healthy growth;
- Apply fertiliser to garden areas every 3 months or more frequently as needed;
- Determine the need for slow or rapid release fertiliser requirements based on inspection of garden areas and seasonal factors;
- Use appropriate fertiliser for site situation and plant species.

1.5.5. Mulching

- Maintain mulch to keep a consistent 100mm depth across all garden beds. Top up as necessary;
- Keep mulch 50mm away from tree and shrub stems at bases to minimise fungal infections;
- Provide a 50mm depth of mulch to all garden beds annually in May. Mulch type is to match what is already in the garden bed in question;
- Keep mulch within the boundaries of garden beds;
- Maintain a consistent and uniform mulch finished surface level across garden beds.

1.5.6. Replacement Planting

- Inform the Project Manager of any failed, damaged or stolen plants within one week;
- Replace failed, damaged or stolen plants as soon as practically possible (typically within two weeks);
- All replacement plants will be subject to a 12 week establishment period;
- All replacement planting is to match the specified type as listed on the drawings;
- Contact the Project Manager with a quote for replacement planting;
- All replacement planting is to incorporate the necessary ground preparation and protection required to ensure sound establishment and long term performance. For example; adequate herbicide treatment, tree guards, mulching, weeding etc.;
- A 100% success rate of all replacement plants is expected.
- The contractor is liable for any plant replacement due to herbicide overspray.

1.6. LITTER COLLECTION

Remove litter to maintain the site in a clean, litter free and presentable state at all times.

1.6.1. Litter Collection

- Undertake a litter inspection and removal of the entire scope area weekly;
- Inform the Project Manager of litter considered to be outside the scope of these works. E.g. builders rubbish.

1.7. REPLACEMENT PLANTING

- Replace failed, damaged or stolen plants within two weeks of discovery. Contact the Project Manager for direction and approval on plant species, sizes and quantities;
- Inform the Project Manager of any failed, damaged or stolen plants within one week;
- All replacement plants will be subject to a 12 week establishment period;
- All replacement planting is to match the specified type as listed on the drawings;
- Contact the Project Manager with a quote for replacement planting;

1.8. SAFETY

- Refer to future architect's drawings for location of safety railings and anchor points. Safety railings and anchor points will be installed along the level 1,2,3 and 4 planters for continual, full protection during maintenance.
- Report any potential hazards or solutions associated with plant maintenance at the upper levels areas to the Project Manager. E.g. anchor defects.

1.9. PAVING/HARDSTAND

1.9.1. Cleaning

- Clean all paths and hardstand areas within site as shown on landscape DA drawing with a high pressure water device once every 6 months.

1.9.2. Safety

- Report any potential hazards or solutions associated with paving or hardstand areas to the Project Manager. E.g. lifting of path causing trip hazard.

1.10. FURNITURE AND STRUCTURES

Ensure all site furniture, structures and fences/balustrades are to be well presented and maintained in good working order at all times.

1.10.1. Seats and Benches

- Ensure seats are firmly fixed in position and are free from "snags" which may cause injury;
- Oil all timber components of seats and benches within the scope area once every 6 months, as per the original construction specifications;
- Clean with a high pressure hose every 3 months.

1.10.2. Graffiti Removal

- Immediately remove any graffiti. Contact the Project Manager if removal cannot be achieved by manual cleaning methods only (e.g. requires re-surfacing). Do not use cleaning agents that will damage the surfaces.

1.11. EXISTING TREES

Maintain all existing trees within parklands in a healthy, safe and presentable manner.

1.11.1. Inspections

- Have a suitably qualified arborist or horticulturalist conduct a 12 monthly check on the health and condition of remnant site trees. Notify the Project Manager of areas of concern with individual trees, especially in relation to safety, and recommendations and cost of rectification.

1.11.2. Deadwooding

- Have a qualified QAA member arborist carry out an annual inspection and deadwooding of remnant/existing site trees;
- Deadwooding of branches under 10mm diameter is not required;
- Other faults identified are to be communicated with the Project Manager, including costs to rectify. Wait for the Project Manager's instruction prior to proceeding;
- Pruning is to be compliant with AS4343-2007 "Pruning of Amenity Trees";
- All safety measures necessary to do the work safely are to be carried out by the landscape contractor.

1.11.3. Root Zone Protection

The following is prevented from occurring within the canopy zone of existing retained trees within parkland areas.

- Stockpiling soil;
- Parking of vehicles;
- Excavation;
- Washing paint brushes, wheel barrows, concrete slurry etc.;
- Cut of fill greater than 50mm deep.

1.12. LOG BOOK

- Keep a log book recording, according to weekly cycles, when and what maintenance work has been done and what materials, including toxic materials, have been used. The log book is to be submitted to the Project Manager monthly with invoices
- Upon the Project Manager's request, key dates during the year may be identified as a high importance for the Warner Lakes the Reserve site to be presented at its best. These dates must be identified as early as possible by the Project Manager in order for the contractor to be able to adjust their program accordingly and keep record in their log book.

1.13. SITE MEETINGS

- On-site meetings are to be coordinated with the Project Manager and Contractor to ensure all works on site are progressing and to raise any new items or concerns.
- Site meetings are to be coordinated as required.

APPENDIX A PROGRAM OF LANDSCAPE MAINTENANCE WORKS

Landscape Maintenance Plan

20.01.20

Meadowbank Education and Employment Precinct Schools Project

This Program of Works is to be implemented in accordance with the Landscape Development Application Report

	Jan			Feb			Mar			Apr			May			Jun			Jul			Aug			Sept			Oct			Nov			Dec		
PROACTIVE IMPROVEMENT REPORT AND QUOTE TO UNDERTAKE WORKS																																				
report																																				
TURF																																				
mowing and edging																																				
weeding																																				
top dress																																				
fertilise																																				
GARDEN BEDS																																				
stakes and ties																																				
pruning (ongoing as required)																																				
weeding																																				
fertilising																																				
top up mulch																																				
replacement planting																																				
EXISTING TREES																																				
pruning																																				
fertilising																																				
mulching																																				
weeding																																				
stakes and ties																																				
LITTER COLLECTION																																				
litter collection																																				
PAVING/HARDSTAND																																				
cleaning																																				
weeding																																				
FURNITURE AND STRUCTURES																																				
oil seats and benches																																				
clean seats and benches																																				

DISCLAIMER

This report is dated 9 January 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of APP (**Instructing Party**) for the purpose of THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DEVELOPMENT APPLICATION (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900


URBIS.COM.AU

