



NORTHSIDE PRIVATE HOSPITAL

GOSFORD, NSW
SSDA LANDSCAPE REPORT
SEPTEMBER 2019

SSDA REQUIREMENTS

THE SSDA SEEKS CONSENT FOR THE STAGED REDEVELOPMENT OF THE SITE INCLUDING:

STAGE 1 – CONCEPT AND BUILT FORM DEVELOPMENT APPLICATION - THE DEMOLITION OF THE EXISTING BUILDINGS AND A BUILT FORM DEVELOPMENT APPLICATION FOR A PART 11 STOREY, PART 5 STOREY BUILDING WITH 2 BASEMENT LEVELS AND A LOWER GROUND FLOOR LEVEL. STAGE 1 WILL CONSIST OF IN-PATIENT UNITS, GENERAL PRACTITIONER CLINICS, RADIOLOGY ROOMS, PATHOLOGY ROOM, INTENSIVE CARE UNIT, OPERATING THEATERS AND ANCILLARY RETAIL. THE BASEMENT LEVELS WILL CONSIST OF PARKING, WASTE STORAGE AND LOADING DOCK.

STAGE 2 – CONCEPT DEVELOPMENT APPLICATION - STAGE 2 COMPRISES A CONCEPT DEVELOPMENT APPLICATION FOR A 4 STOREY BUILDING ALONG RACECOURSE ROAD AND IS IT IS ANTICIPATED THAT IT WILL BE USED FOR RETAIL TENANCY, ANCILLARY TENANCIES AND MEDICAL TENANCIES

STAGE 2 DETAILED BUILT FORM APPROVAL WILL BE SOUGHT AT A LATER DATE AND DOES NOT COMPRISE PART OF THIS SUBMISSION.

TABLE 3. STAGE 1 - DEVELOPMENT PARTICULARS

PROJECT ELEMENT	DEVELOPMENT PARTICULAR
SITE AREA	10,180M ²
NORTHSIDE PRIVATE HOSPITAL GFA	23,783M ²
CAR PARKING	389 CAR PARKING SPACES
INPATIENT UNITS	TOTAL OF 8 INPATIENT UNITS COMPRISING 224 BEDS
BUILDING HEIGHT	49M
FLOOR SPACE RATIO	2.34:1
PRIMARY LAND USE	HEALTH SERVICES FACILITY - MEDICAL SUITES; - IN-PATIENT UNITS; - GENERAL PRACTITIONER CLINICS; - RADIOLOGY ROOMS; - PATHOLOGY ROOM; - INTENSIVE CARE UNIT; AND, - OPERATING THEATERS.
HOURS OF OPERATION	24/7 OPERATIONS - DAY SURGERY 7.00AM TO 7.00PM - RETAIL TENANCY 8.00AM TO 6.00PM

OUTLINE THE SCOPE OF PUBLIC DOMAIN IMPROVEMENTS, PEDESTRIAN LINKAGES, STREET ACTIVATION, AND LANDSCAPING TO BE PROVIDED AS A PART OF THE PROPOSAL.

DEMONSTRATE HOW THE PROPOSAL WOULD:

- MAXIMISE PERMEABILITY THROUGHOUT THE DEVELOPMENT AND TO THE ADJOINING SITES.**
- THE ARRIVAL PLAZAS ARE DESIGNED TO FACILITATE PEDESTRIAN MOVEMENT THROUGH THE CAMPUS INCORPORATING VARIED LANDSCAPED ROOMS OFFERING MOMENTS OF REFUGE AND INSULAR GATHERING . VIEWS ACROSS THE CAMPUS ARE UNOBSTRUCTED, REINFORCING THE VISUAL CONNECTIVITY BETWEEN SPACES AND BUILDING ENTRY POINTS THEREFORE ENCOURAGING THE CIRCULATION AND MOVEMENT OF PEOPLE TO CONNECT WITH THE LANDSCAPE AS THEY PASS THROUGH.
- MAXAMISE STREET ACTIVATION.**
- LANDSCAPED TERRACING PROVIDES IDENTITY, ADDRESS AND GREEN VISUAL AMENITY FROM THE ARRIVAL PLAZA TO THE SHARED PATH ALONG RACECOURSE ROAD.
THE INTEGRATED PROGRAMME OF THE HOSPITAL ALLOWS FOR RETAIL / CAFE AMENITY TO BE INCORPORATED BOTH INTERNALLY AND EXTERNALLY AIDING IN THE ACTIVATION OF THE BUILT FORM TO THE CAMPUS LANDSCAPE BEYOND.
FORMALISED STREET TREES AND VERGE PLANTING PROVIDES A SOFT EDGE TO FAUNCE STREET WEST AND RACECOURSE ROAD WHILST PROVIDING A GREEN FRAME TO THE PROPOSED BUILDING ENHANCING THE GREEN OUTLOOK TO USERS VIEWING FROM UPPER FLOORS.
- PROVIDE ACCESS FOR PEOPLE WITH DISABILITIES.**
- RAMPS, STEPS AND PATHWAYS ARE ALL EQUALLY ACCESSIBLE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND DISABILITY DISCRIMINATION ACT. RAMP ACCESS WILL BE REMOVED WITH THE PROPOSAL OF THE STAGE 2 BUILDING, HOWEVER THE BUILDING OFFERS INTERNAL ACCESS VIA A CENTRAL LIFT CORE FROM RACECOURSE ROAD TO HELP AID WITH ASSISTANCE FOR PEOPLE LESS ABLE TO USE THE STAIRS.
- MINIMISE POTENTIAL VEHICLE, BICYCLE AND PEDESTRIAN CONFLICTS.**
- A 2.5m WIDE SHARE PATH ALLOWS PEDESTRIANS, USERS AND VISITORS TO TRAVERSE THE CAMPUS AND SURROUNDS WITH NO CONFLICT. SECONDARY PATHS ARE SET BACK OFF THE SHARE PATHWAY WHICH PROVIDES UNOBSTRUCTED ACCESS TO HOSPITAL ENTRY POINTS FOR USERS AND VISITORS, LEAVING THE SHARED PATH FOR PEDESTRIAN USE.
THE VEHICLE DROP OFF LOOP ALLOWS FOR AN UNINTERRUPTED PICK UP / DROP OFF ZONE, WITH THE MAJORITY OF VEHICLES COMING TO THE HOSPITAL ENTERING VIA THE NEW ACCESS ROAD TO THE BASEMENT PARKING BELOW. THIS REMOVES A HIGH PERCENTAGE OF NOISE AND CONGESTION FROM THE CENTRAL ARRIVAL PLAZA.

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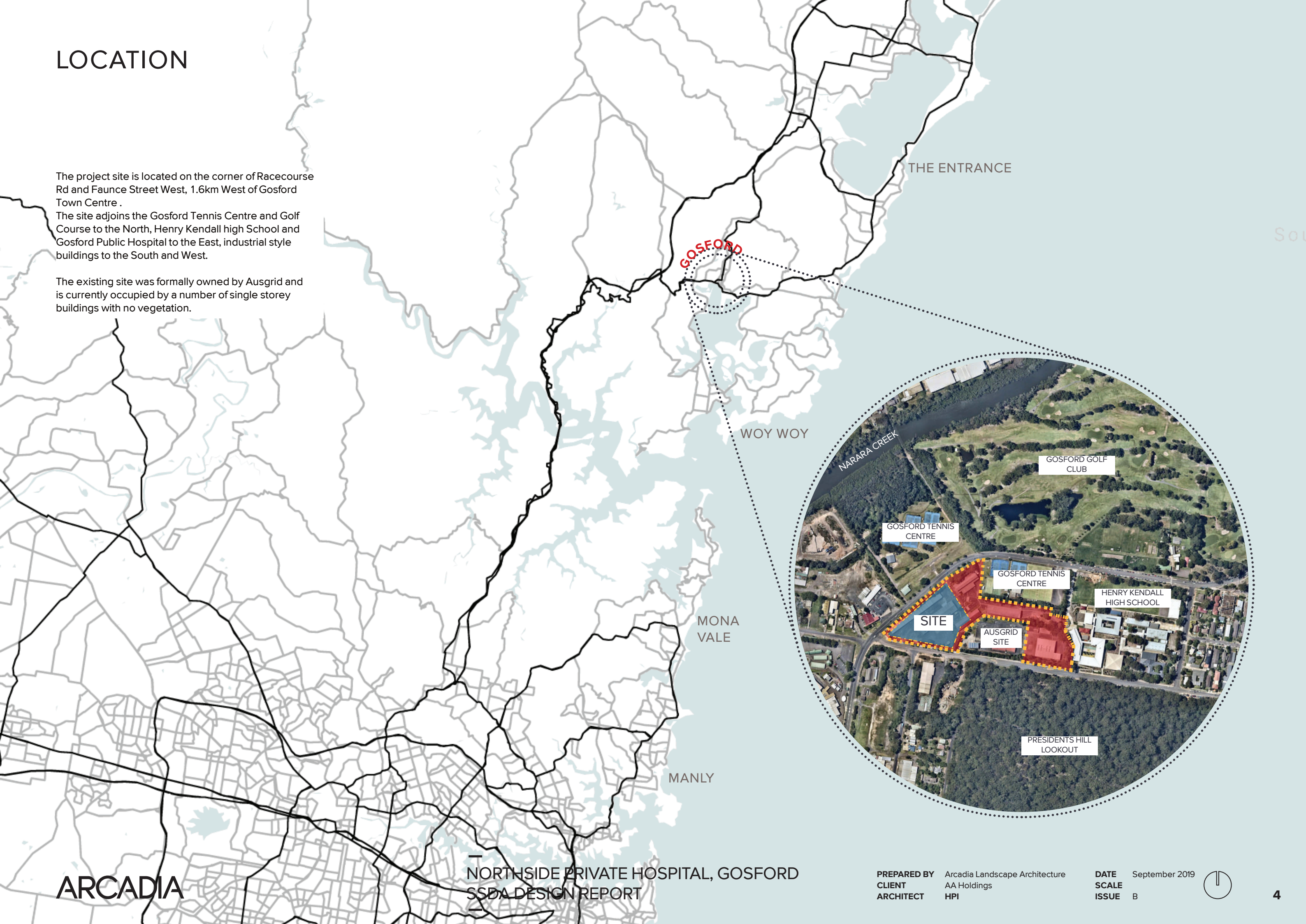


5.0 LANDSCAPE ADDENDUM

LOCATION

The project site is located on the corner of Racecourse Rd and Faunce Street West, 1.6km West of Gosford Town Centre .
The site adjoins the Gosford Tennis Centre and Golf Course to the North, Henry Kendall high School and Gosford Public Hospital to the East, industrial style buildings to the South and West.

The existing site was formally owned by Ausgrid and is currently occupied by a number of single storey buildings with no vegetation.

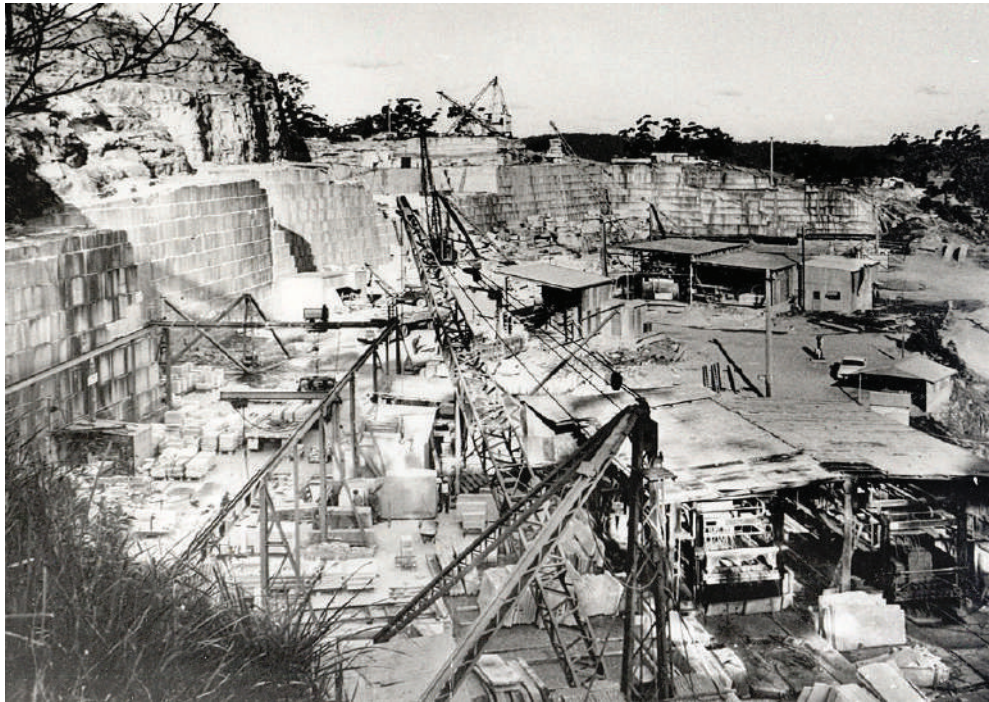


HISTORY + HERITAGE

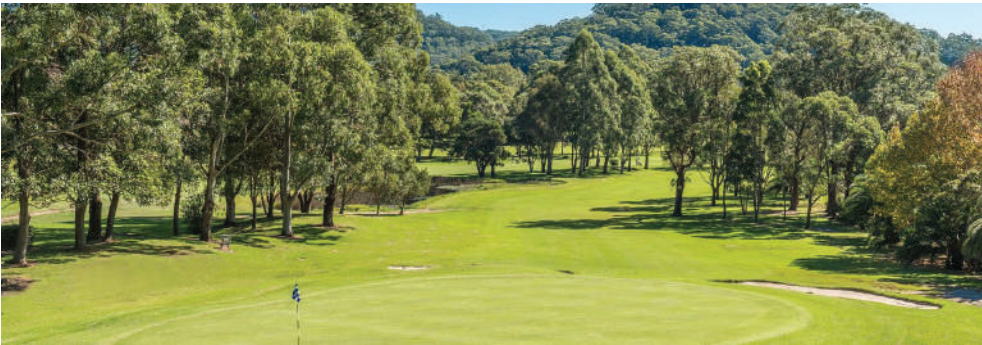
The area surrounding Gosford belongs to the Darkinjung people of the Guringai Nation. An abundance of resources were available to the people of the Guringai Nation. An area of high rainfall, diet consisted predominately of seafood found within the many rivers and estuaries, and bushtucker harvested from the verdant bushland in the hinterland. Trade with other tribal groups within the Guringai was well established also, assisting with the development of a rich society with strong connections to the land.

Gosford was first explored by Governor Phillip in 1788, with European occupation beginning in 1823. The area surrounding Gosford was not settled until this time because of the rugged characteristic of the landscape, making it hard to navigate and understand.

Rich soils provided for a strong agricultural market, allowing for Gosford to continue to grow until in 1885 it was proclaimed a town. In 1887, the rail link to Sydney was complete - further accelerating the rapid development of the region. As Gosford continued development, reliance on agriculture declined, and holiday and service industries became the dominant market form.



CHARACTER



SITE ANALYSIS

CONNECTION + CIRCULATION



- PRIMARY VEHICULAR CONNECTION
- SECONDARY VEHICULAR CONNECTION
- PEDESTRIAN CONNECTIONS
- RAILWAY LINE
- T TRAIN STATION
- SITE ACCESS
- B BUS STOP
- H HELICOPTER PAD

SOLAR ACCESS + WIND



- PREVAILING WINDS
- SUMMER SUN PATH
- WINTER SUN PATH

SITE ANALYSIS

VEGETATION + NATURAL SYSTEMS



- RIPARIAN CORRIDOR
- REMNANT BUSHLAND
- MAN MADE / DISTURBED
- EXISTING SURROUNDING TREES

ZONING



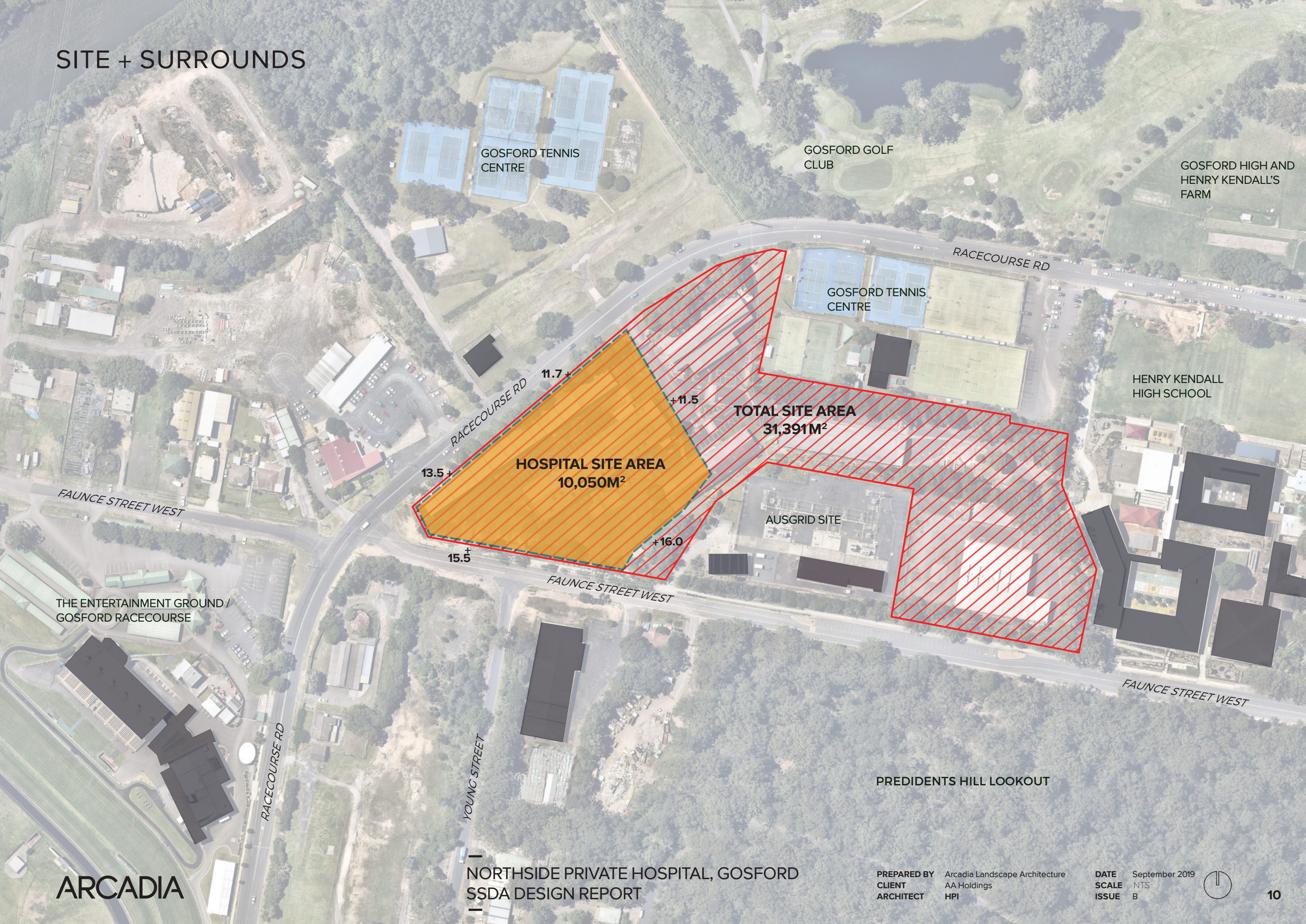
- B4 MIXED USE
- SP2 INFRASTRUCTURE
- RE1 PUBLIC RECREATION
- R1 GENERAL RESIDENTIAL
- B6 ENTERPRISE CORRIDOR
- B3 COMMERCIAL CORE

SITE ANALYSIS

EXISTING TREES

- 1 Glochidion ferdinandii (Cheese Tree)
- 2 Agonis flexuosa (Willow Myrtle)
- 3 Acacia decurrens (Black Wattle)
- 4 Eucalyptus pilularis (Blackbutt)
- 5 Lopostemon confertus (Brushbox)
- 6 Pittosporum undulatum (Sweet Pittosporum)
- 7 Melaleuca armillaris (Honey Myrtle)
- 8 Cotoneaster lacteus (Cotoneaster)
- 9 Cuppresus macrocarpa (Golden Cypress)
- 10 Acmena smithii (Lilly Pilly)
- 11 Cupressus torulosa (Bhutan Cypress)
- 12 Banksia integrifolia (Coast Banksia)
- 13 Waterhousea floribunda (Weeping Lilly Pilly)
- 14 Casuarina glauca (Swamp She-oak)
- 15 Melaleuca bracteata (Black Tea Tree)
- 16 Callisemon viminalis (Weeping Bottlebrush)
- To Be Removed

SITE + SURROUNDS



THE ENTERTAINMENT GROUND /
GOSFORD RACECOURSE

ARCADIA

NORTHSIDE PRIVATE HOSPITAL, GOSFORD
SSDA DESIGN REPORT

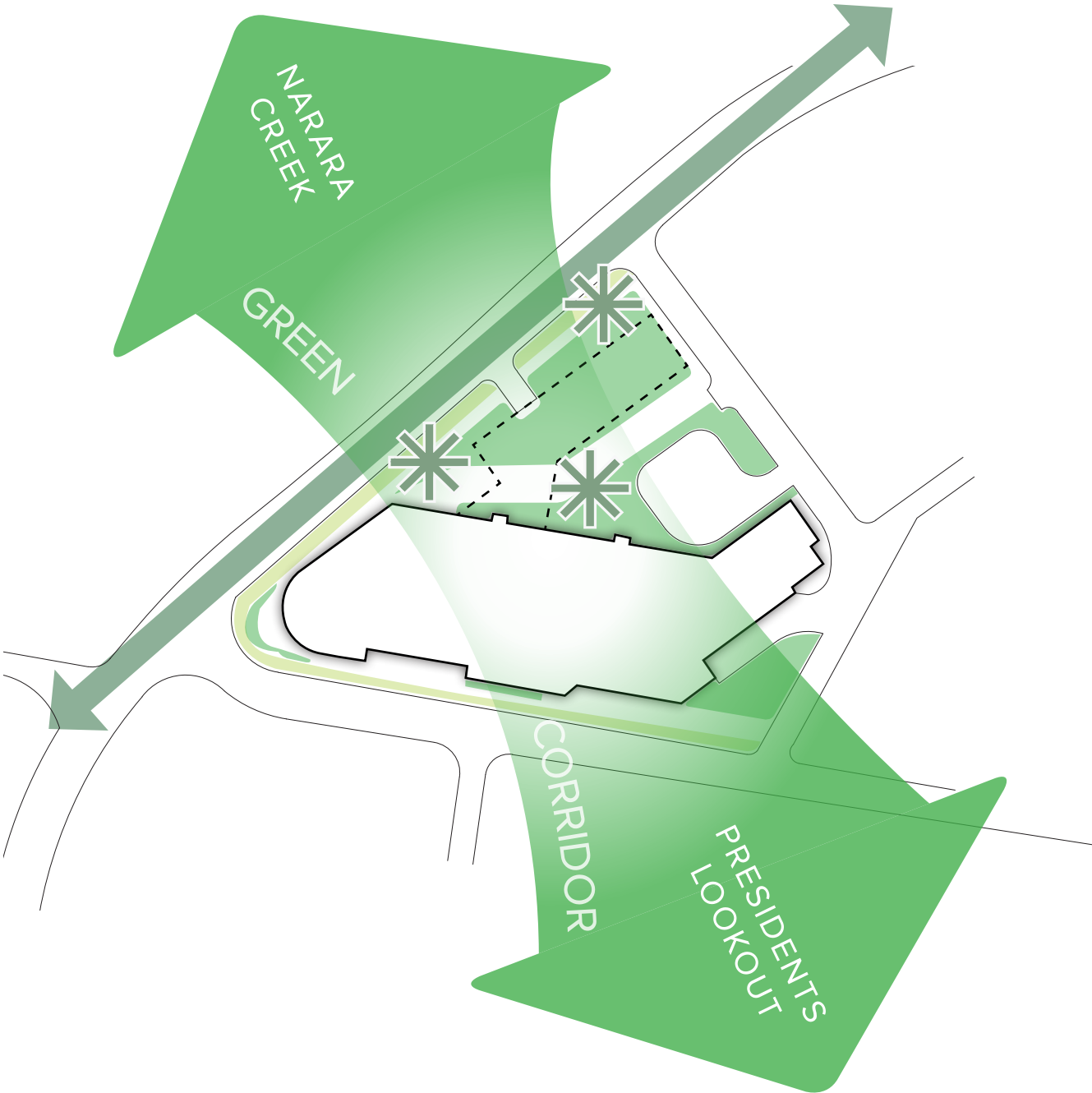
PREPARED BY Arcadia Landscape Architecture
CLIENT AA Holdings
ARCHITECT HPI

DATE September 2019
SCALE NTS
ISSUE B

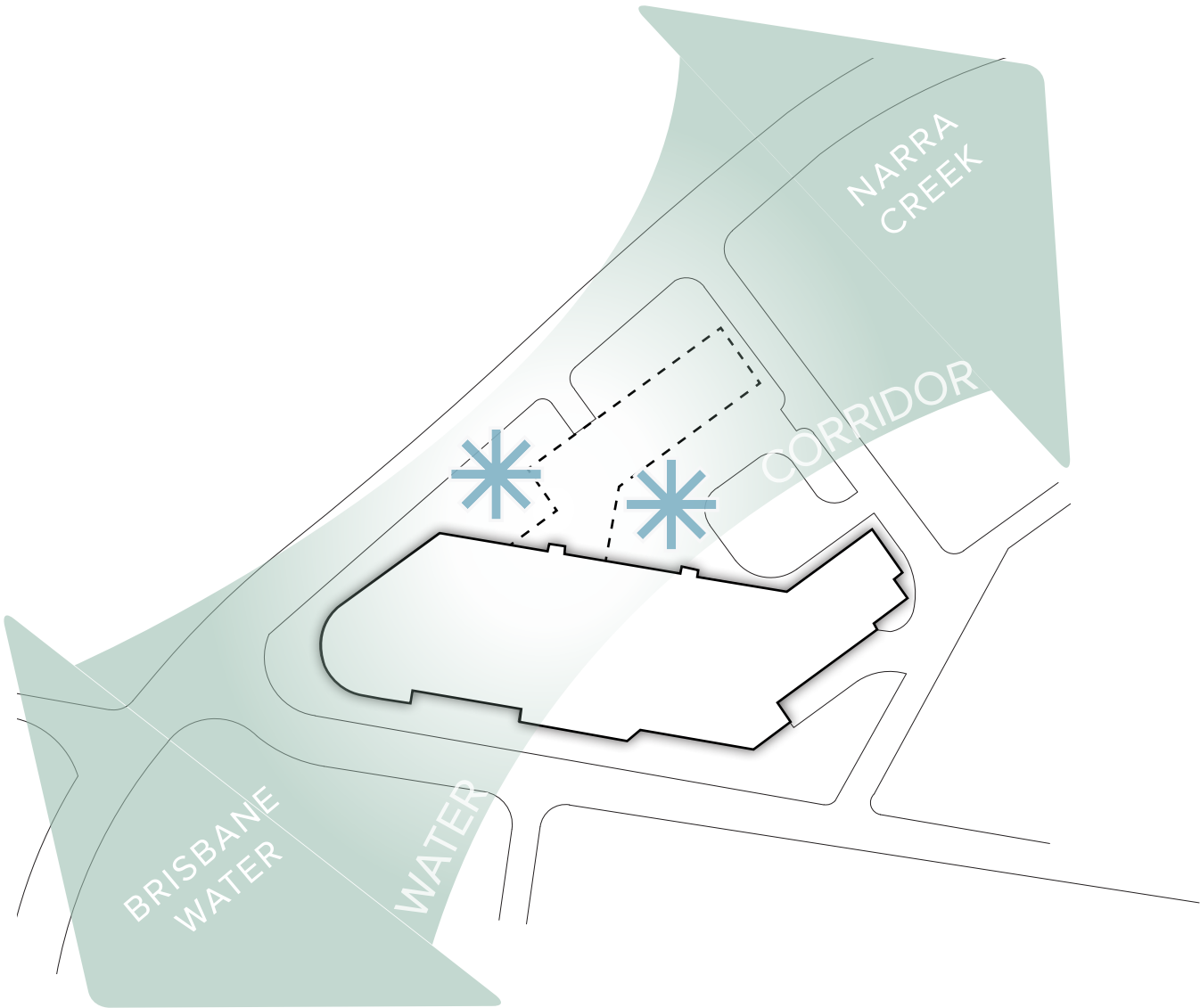


SITE CONCEPTS

GREEN CORRIDOR



WATER CORRIDOR



DESIGN PRINCIPLES

STREET CONNECTIVITY AND AMENITY

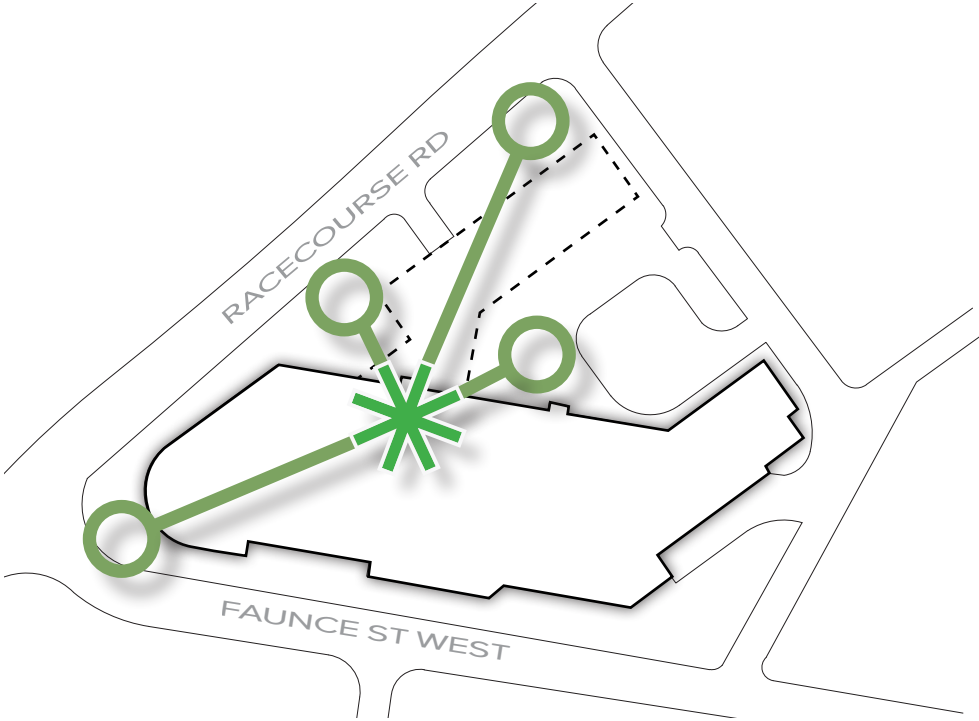


Landscaped terraces are provided along Racecourse Road to provide identity, address, and green visual amenity while accommodating changes in site levels from the arrival plaza to the street level.

Integrated steps and an accessible ramp are provided at points along the terraced edge to the hospital to enhance permeability, while offering opportunities for informal activity.

Protective planting is provided at the southern boundary, providing visual and acoustic protection between Faunce Street, loading areas, and gardens. Existing trees to Racecourse Road are preserved to retain the existing character of the site and provide amenity from day one.

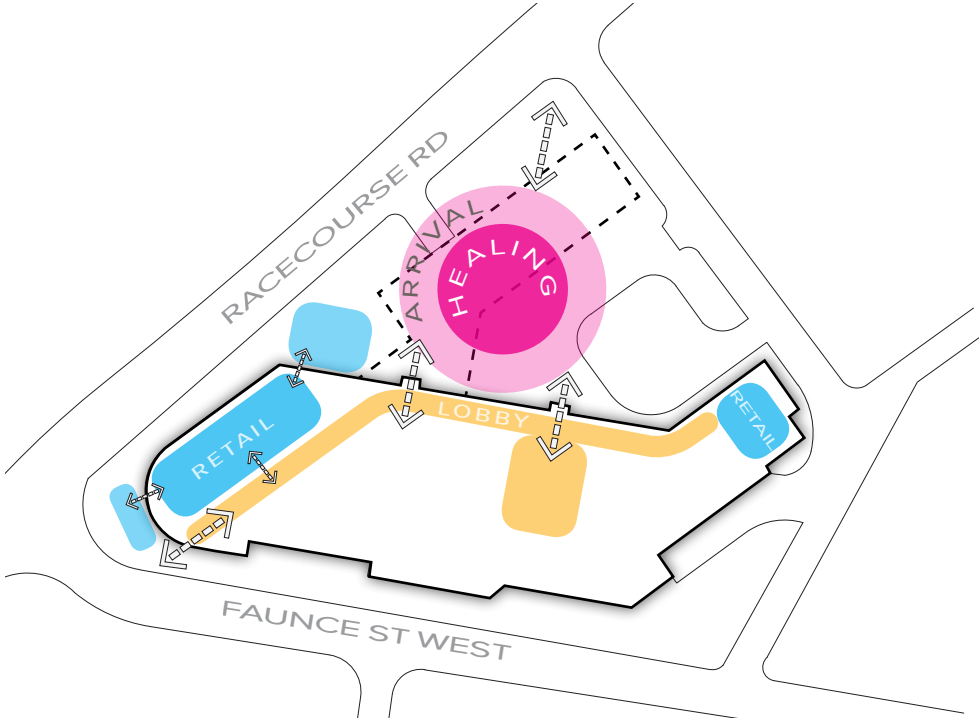
LANDSCAPE AS IDENTITY AND CONNECTOR



Arrival plazas act as anchors to the core of the campus. The inclusion of water features, planters, and feature trees reinforce the green identity and arrival experience to the campus.

Arrival plazas connect to the primary internal access corridor, with provision of outdoor seating encouraging activity between ground floor retail and lobby areas of the hospital and the gardens.

INTEGRATED PROGRAM



The Arrival plaza is centered on a wellness garden with varied refuge spaces created for patient and public use. Vehicular drop off areas are paved and treated as pedestrian priority zones, enhancing pedestrian amenity and calming traffic.

The western edge of the hospital has a retail street level address with an interface to connect internal and external amenity. Breakout cafe spaces have been located to capture this and utilise high levels of foot traffic along Racecourse Road.

DESIGN DRIVERS

WATER MOVEMENT



VEGETATION



ESCARPMENT



DESIGN STRATEGIES

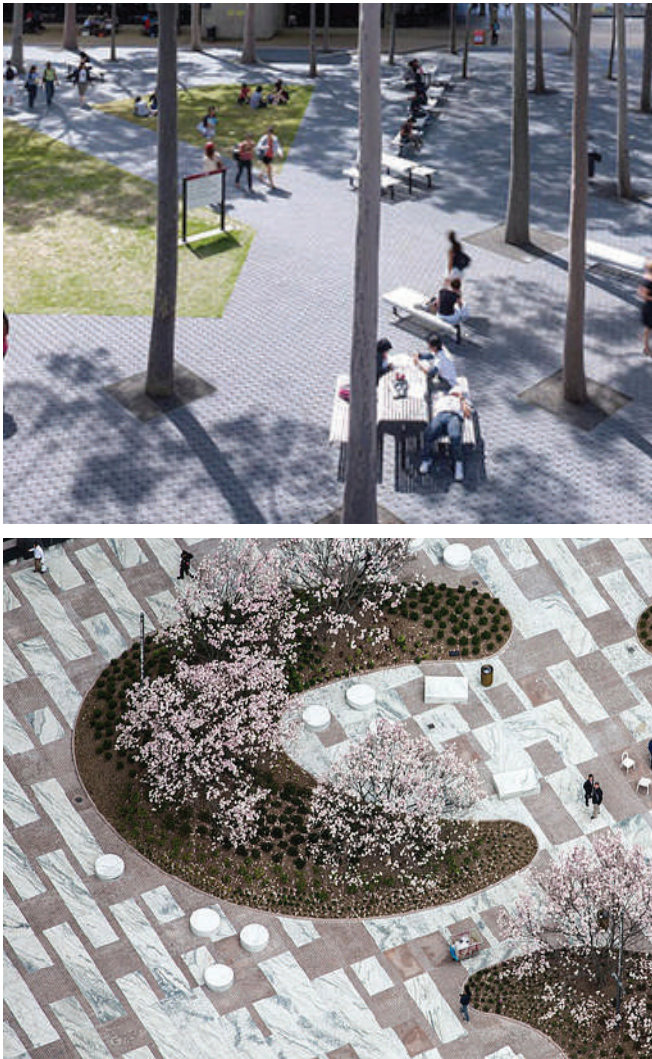
GREEN ADDRESS



Landscaped terraces provide identity, address, and green visual amenity, while offering opportunities for informal activity.

Terrace forms follow regular geometries, reflecting those of Racecourse Road and surrounding areas.

SCALED SPACES



Entry plazas are designed to facilitate pedestrian and vehicular movement through the campus, while landscaped 'room's comprised of planters, water features, and seating elements allow for smaller-scale and insular gatherings.

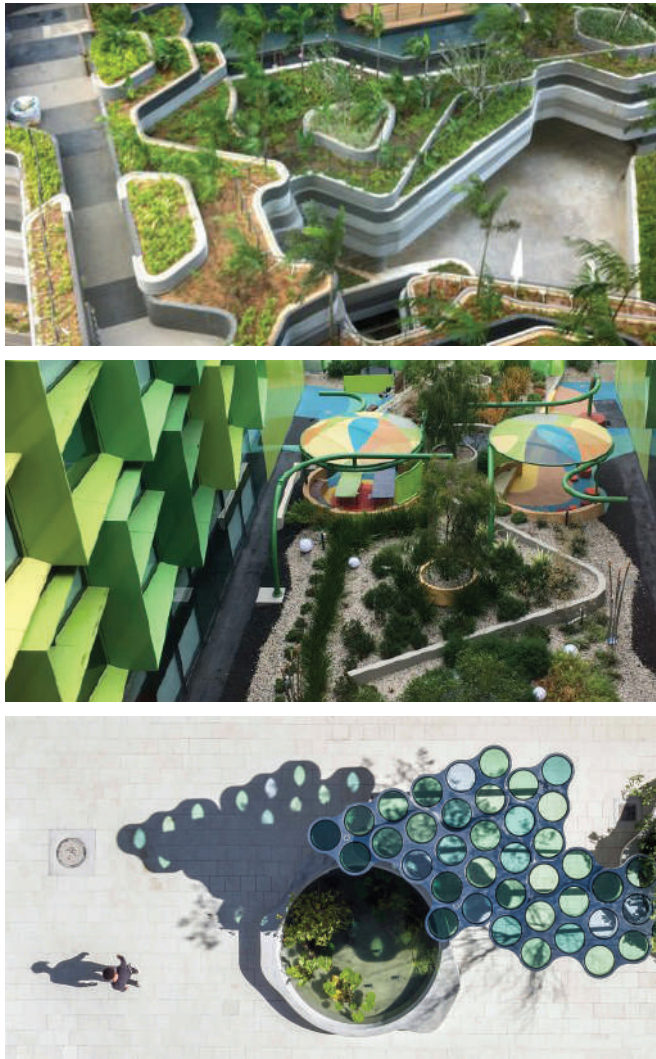
Planters with integrated seating follow a more organic structure, providing a greater variety of spaces and enhancing movement, while reflecting the overall building form.

INTEGRATED PUBLIC ART



Public art shall be actively integrated and play a functional role in providing shelter, areas for play, and the like across the campus. Strategies can incorporate local character and history.

GREEN OUTLOOK



Ground level gardens provide strong visual amenity and identity to users viewing from upper floors.

The formal and organic nature of the ground plane read together in a visually delightful composition.

STAGE 1 - GROUND LEVEL + LVL 1

LEGEND

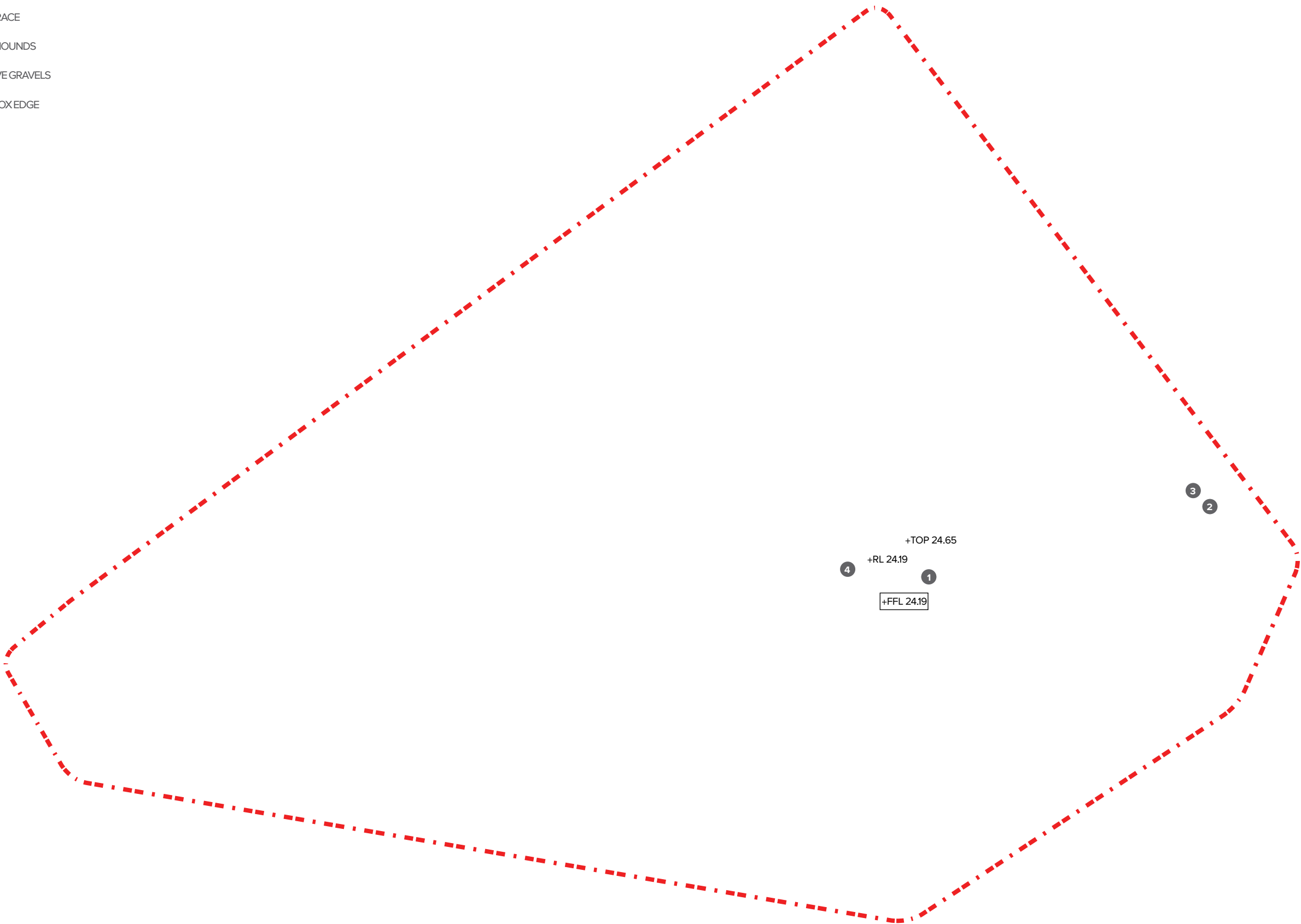
- 1 SHARED PATHWAY
- 2 CARPARK EXIT
- 3 CAR PARK ENTRY
- 4 STEPPED ENTRANCE FROM ACCESS ROAD
- 5 ACCESSIBLE RAMP ACCESS
- 6 CAFE / RETAIL BREAKOUT SPACE
- 7 FEATURE TREE
- 8 ARRIVAL PLAZA
- 9 RAISED REFLECTIVE WATER FEATURE
- 10 BICYCLE PARKING
- 11 DROP OFF ZONE
- 12 HEAVY DUTY PAVING FOR TRUCK ACCESS
- 13 ICU COURTYARD
- 14 TERRACED LANDSCAPE
- 15 RAISED PLANTERS
- 16 SUBSTATION



STAGE 1 - LVL 2

LEGEND

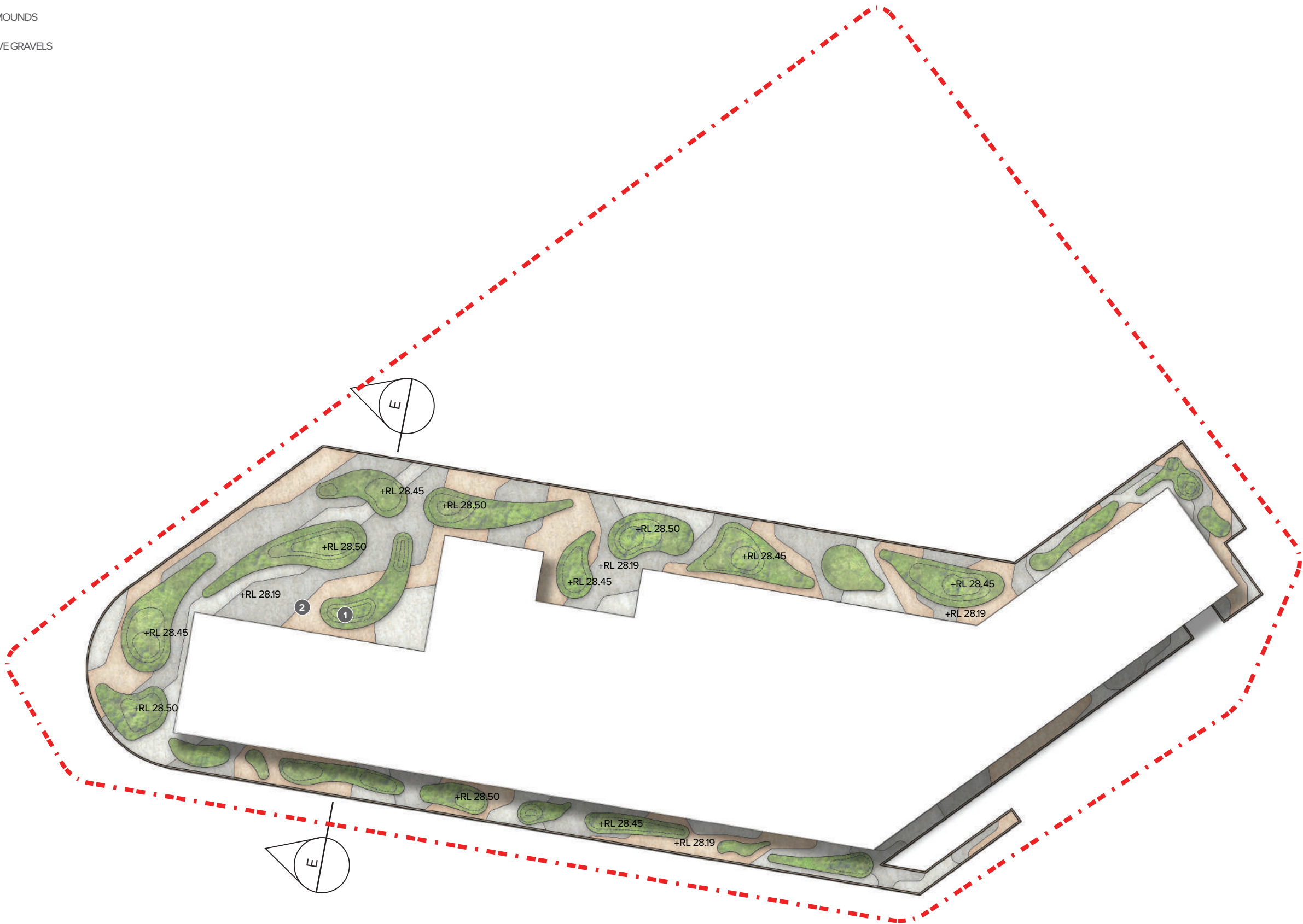
- 1 STAFF TERRACE
- 2 PLANTED MOUNDS
- 3 DECORATIVE GRAVELS
- 4 PLANTER BOX EDGE



STAGE 1 - LVL 3

LEGEND

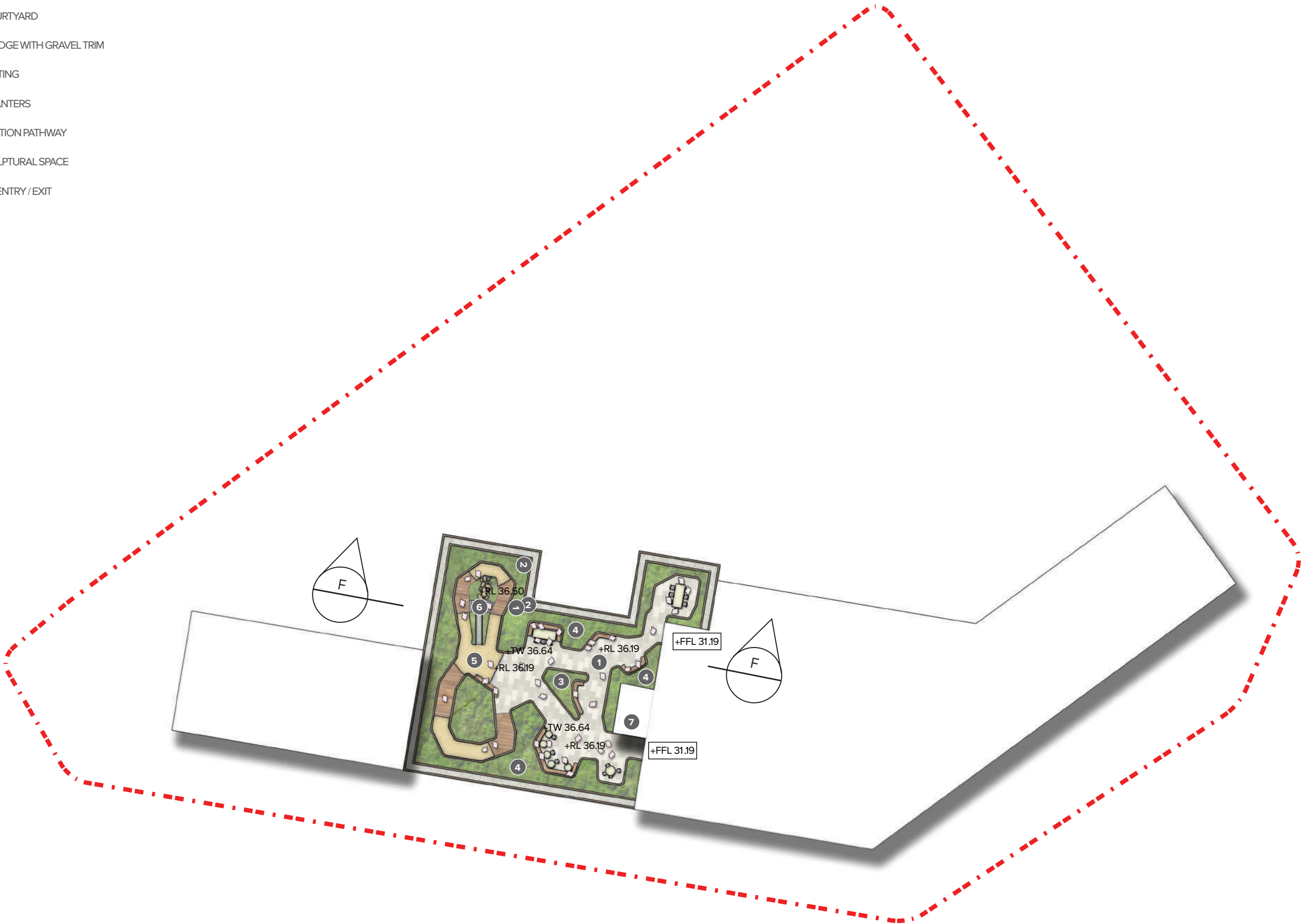
- 1 PLANTED MOUNDS
- 2 DECORATIVE GRAVELS



STAGE 1 - LVL 5

LEGEND

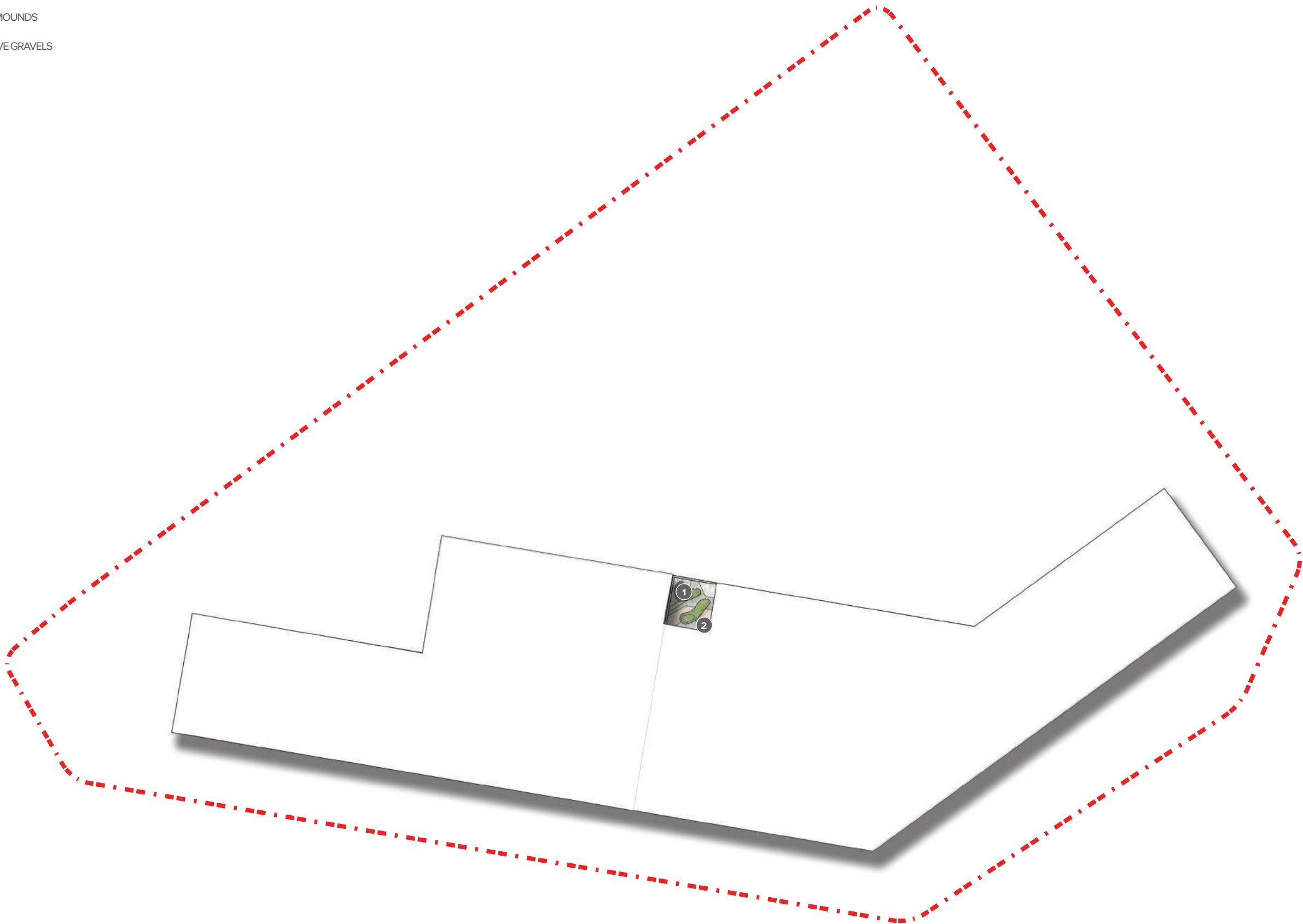
- 1 PAVED COURTYARD
- 2 PLANTED EDGE WITH GRAVEL TRIM
- 3 TREE PLANTING
- 4 RAISED PLANTERS
- 5 REHABILITATION PATHWAY
- 6 PLAY / SCULPTURAL SPACE
- 7 FIRE STAIR ENTRY / EXIT



STAGE 1 - LVL 7

LEGEND

- 1 PLANTED MOUNDS
- 2 DECORATIVE GRAVELS



STAGE 2 - GROUND LEVEL + LVL 1

LEGEND

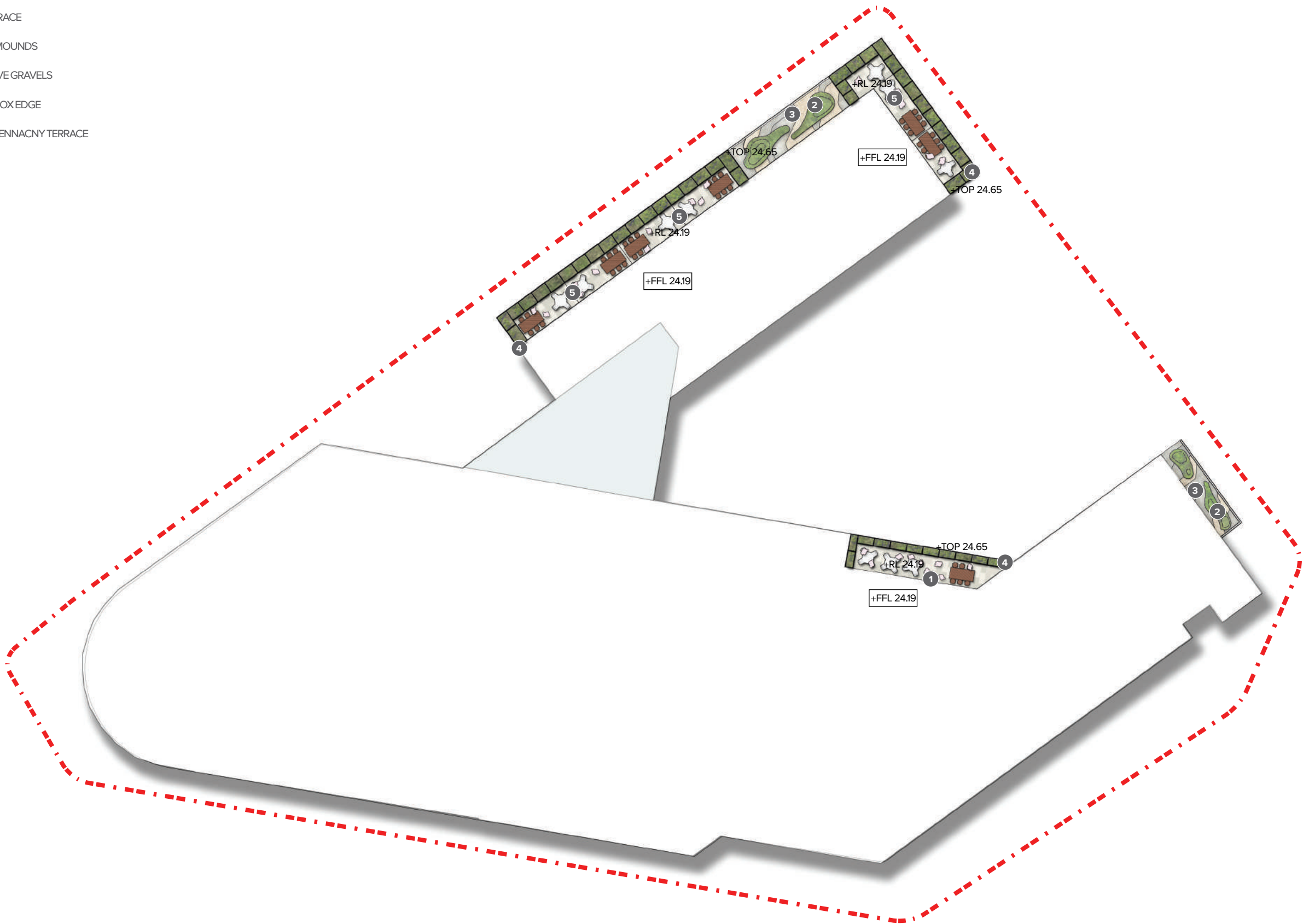
- 1 SHARED PATHWAY
- 2 CARPARK EXIT
- 3 CAR PARK ENTRY
- 4 STEPPED ENTRANCE
- 5 GLASS ATRIUM IN BUILDING
- 6 CAFE / RETAIL BREAKOUT SPACE
- 7 FEATURE TREE
- 8 ARRIVAL PLAZA
- 9 RAISED REFLECTIVE WATER FEATURE
- 10 BICYCLE PARKING
- 11 DROP OFF ZONE
- 12 HEAVY DUTY PAVING FOR TRUCK ACCESS
- 13 ICU COURTYARD
- 14 INTERNAL PLANTERS
- 15 RAISED PLANTERS
- 16 SUBSTATION



STAGE 2 - LVL 2

LEGEND

- 1 STAFF TERRACE
- 2 PLANTED MOUNDS
- 3 DECORATIVE GRAVELS
- 4 PLANTER BOX EDGE
- 5 MEDICAL TENNACNY TERRACE



LANDSCAPE SECTIONS, STAGE 1



LEGEND

- 1 CAR PARK ENTRY
- 2 RAISED PLANTERS
- 3 REFLECTIVE WATER FEATURE
- 4 FEATURE TREE
- 5 SHARED PATH
- 6 ACCESSIBLE RAMP
- 7 EXISTING TREE
- 8 DROP OFF
- 9 SANDSTONE BLOCKS
- 10 BASEMENT SLAB



LANDSCAPE SECTIONS, STAGE 1



SECTION C-C @ 1:100



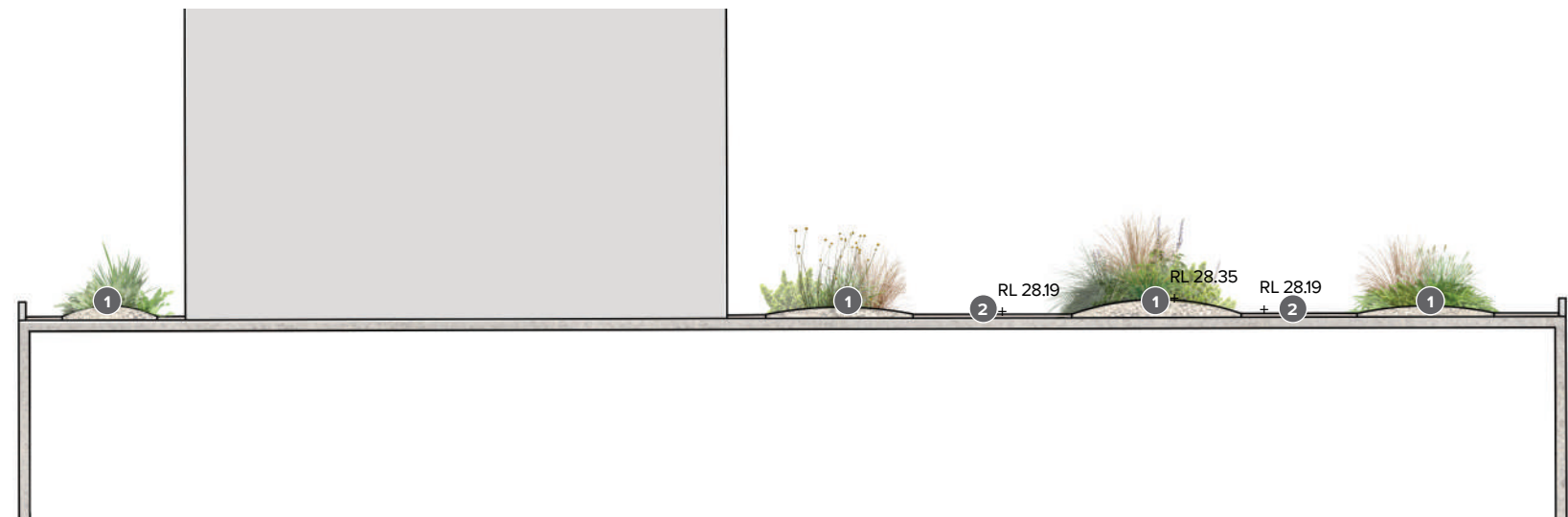
SECTION D-D @ 1:100



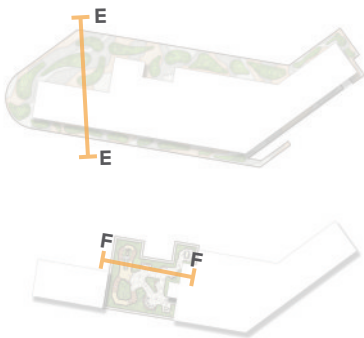
LEGEND

- 1 CAFE / RETAIL AMENITY
- 2 MOUNDED PLANTING
- 3 FEATURE TREE
- 4 SHARED PATH
- 5 SANDSTONE BLOCKS

LANDSCAPE SECTIONS, LVL 3+5



SECTION E-E @ 1:200

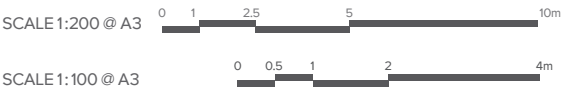


LEGEND

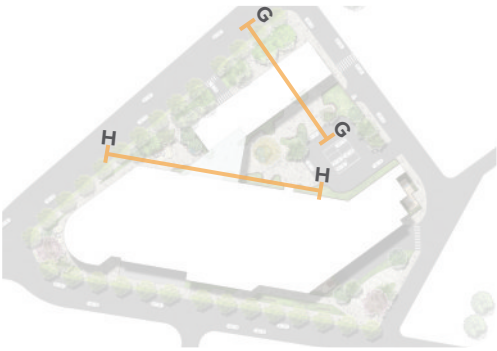
- 1 MOUNDED PLANTING
- 2 DECORATIVE GRAVELS
- 3 RAISED PLANTERS
- 4 COMMUNAL SEATING
- 5 PLAY ELEMENT
- 6 GLASS SAFETY BALUSTRADE
- 7 GRAVEL MAINTENANCE PATH



SECTION F-F @ 1:100



LANDSCAPE SECTIONS, STAGE 2



LEGEND

- 1 EXISTING TREE
- 2 RAISED PLANTERS
- 3 CAFE/RETAIL AMENITY
- 4 FEATURE TREE
- 5 SHARED PATH
- 6 INTERNAL PLANTING
- 7 COVERED WALKWAY
- 8 BASEMENT SLAB
- 9 GLASS ATRIUM BETWEEN BUILDINGS



MATERIAL PALETTE

PAVEMENT



EXPOSED AGGREGATE CONCRETE



DECOMPOSED GRANITE

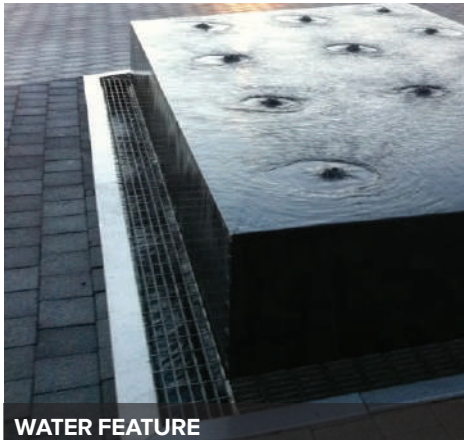


GRANITE PAVING



TIMBER DECKING

FURNITURE



WATER FEATURE

WALLS + EDGES



SANDSTONE



CONCRETE



CORTEN

PLANTING PALETTE

TREES



Cupaniopsis anacardioides



Fraxinus excelsior 'Aurea'



Jacaranda mimosifolia



Lagerstoremia indica 'Natchez'



Lophostemon confertus



Tristaniopsis laurina

SHRUBS



Alpinia caerulea



Acmena smithii 'Minor'



Cordyline fruitcosa 'Rubra'



Philodendron xanadu



Syzygium 'Aussie Boomer'



Zamia furfuracea

GRASSES



Dianella caerulea 'Cassa'



Dietes bicolor



Lomandra 'Verday'



Liriope 'Stripey White'



Poa labillardieri



Poa poiformis

FERNS



Asplenium australasicum

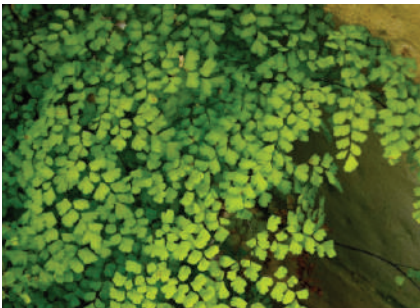


Blechnum 'Silver Lady'



Cycas revoluta

GROUNDCOVERS



Adiantum aethiopicum



Alternanthera 'Little Ruby'



Casuarina glauca 'Cousin it'



Myoporum parvifolium



Viola hederacea



LANDSCAPE ADDENDUM

ARCADIA

NORTHSIDE PRIVATE HOSPITAL

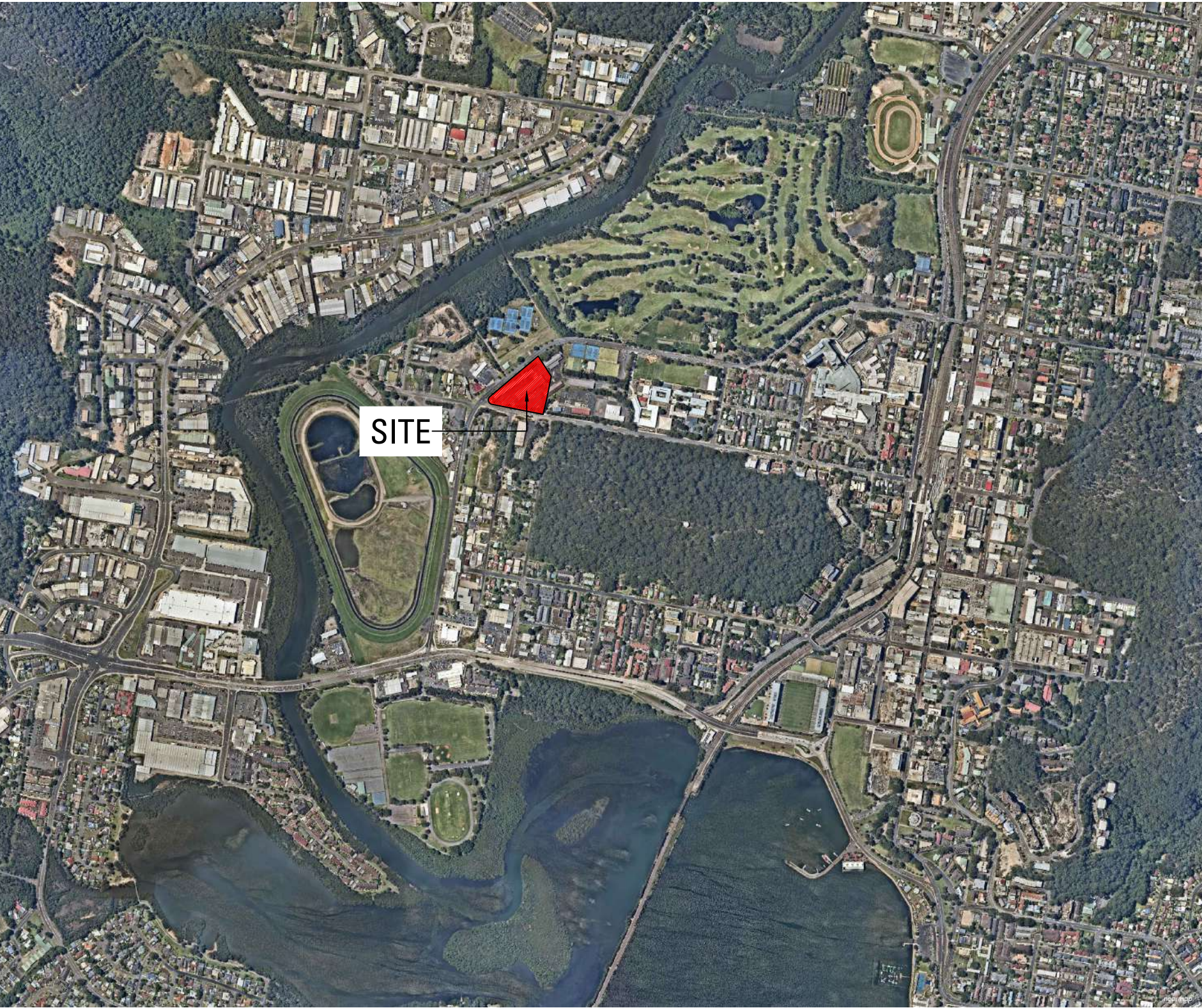
GOSFORD, NSW

DRAWING SCHEDULE

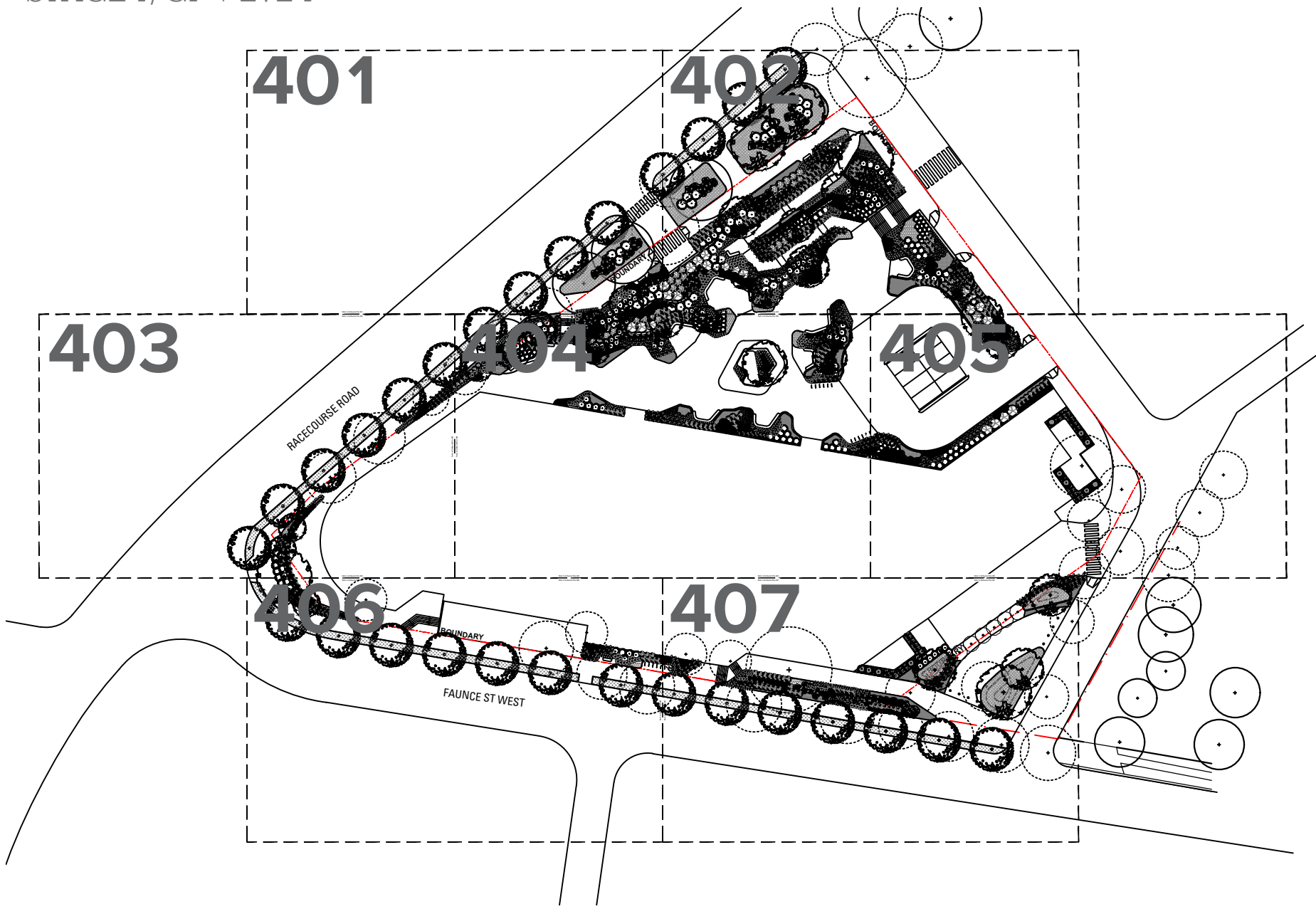
DRAWING NO.	DRAWING TITLE
000	COVER SHEET
001	KEY PLANS
400	PLANTING SCHEDULE, STAGE 1+2
401	STAGE 1, GF+LVL 1
402	STAGE 1, GF+LVL 1
403	STAGE 1, GF+LVL 1
404	STAGE 1, GF+LVL 1
405	STAGE 1, GF+LVL 1
406	STAGE 1, GF+LVL 1
407	STAGE 1, GF+LVL 1
408	STAGE 1, LVL 2
409	STAGE 1, LVL 3
410	STAGE 1, LVL 3
411	STAGE 1, LVL 3
412	STAGE 1, LVL 5
413	STAGE 1, LVL 7
414	STAGE 2, GF+LVL 1
415	STAGE 2, GF+LVL 1
416	STAGE 2, GF+LVL 1
417	STAGE 2, GF+LVL 1
418	STAGE 2, GF+LVL 1
419	STAGE 2, GF+LVL 1
420	STAGE 2, GF+LVL 1
421	STAGE 2, LVL 2
422	STAGE 2, LVL 2
600	LANDSCAPE DETAILS
601	LANDSCAPE DETAILS
700	LANDSCAPE SPECIFICATION

LOCATION PLAN

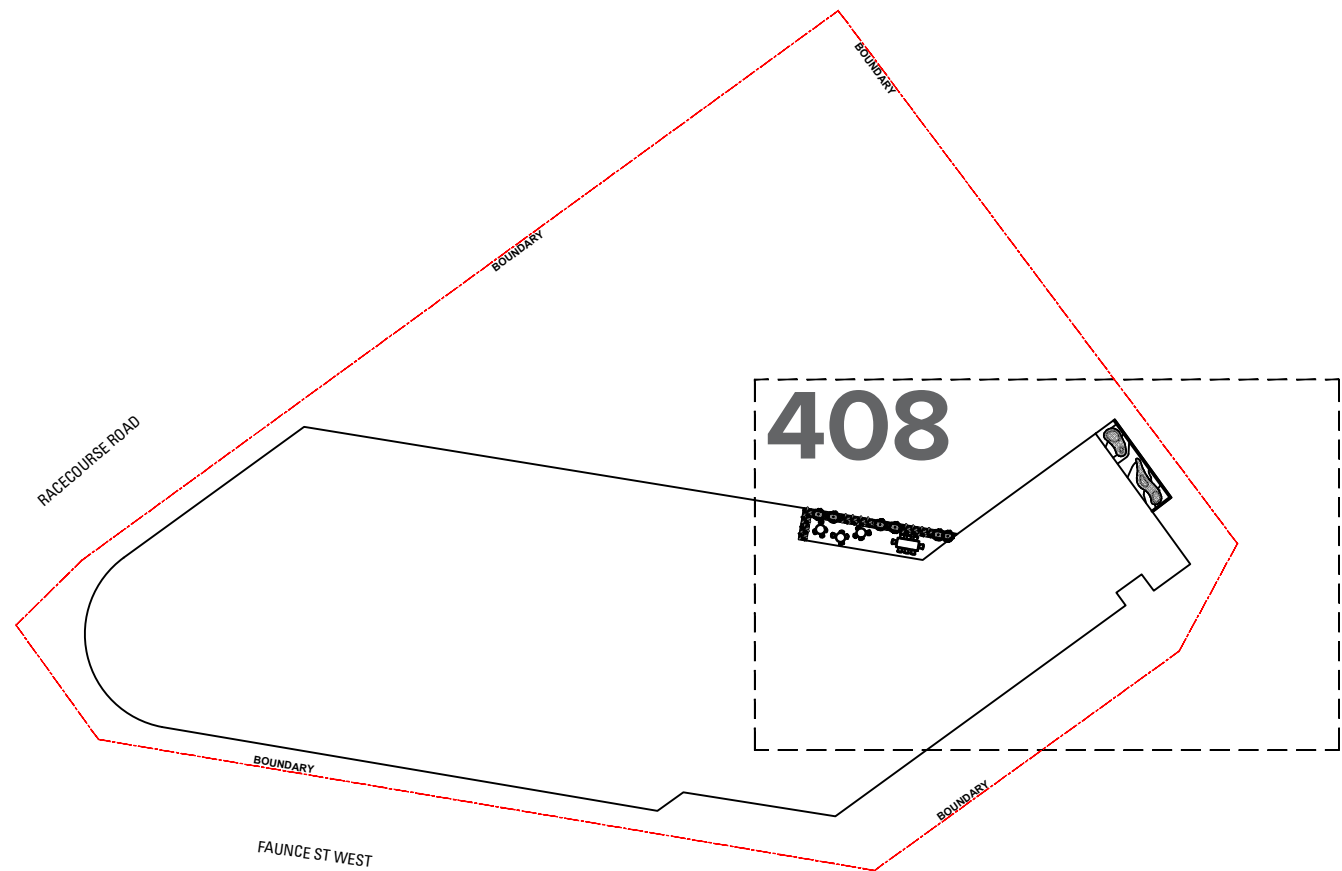
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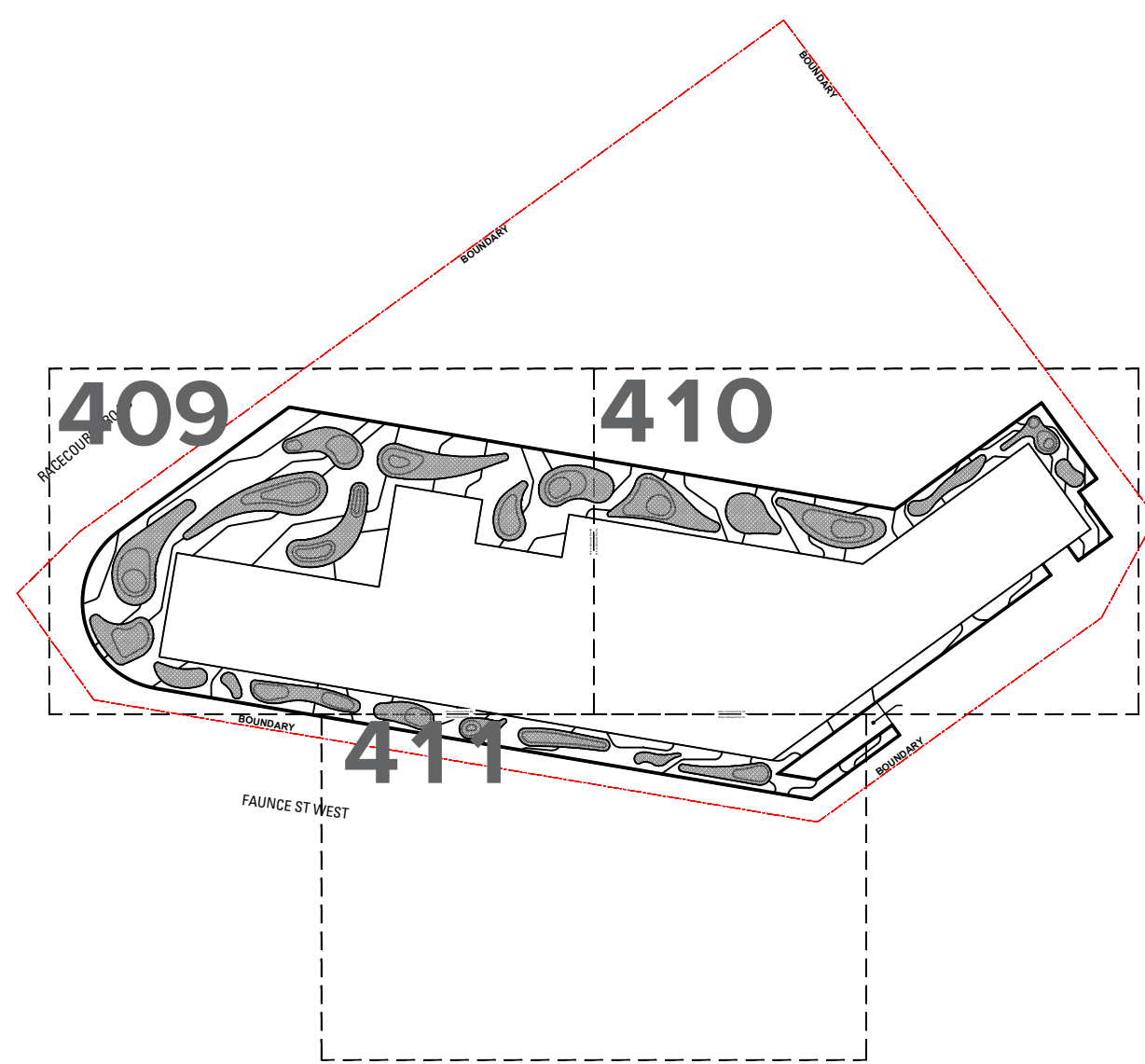
STAGE 1, GF + LVL 1



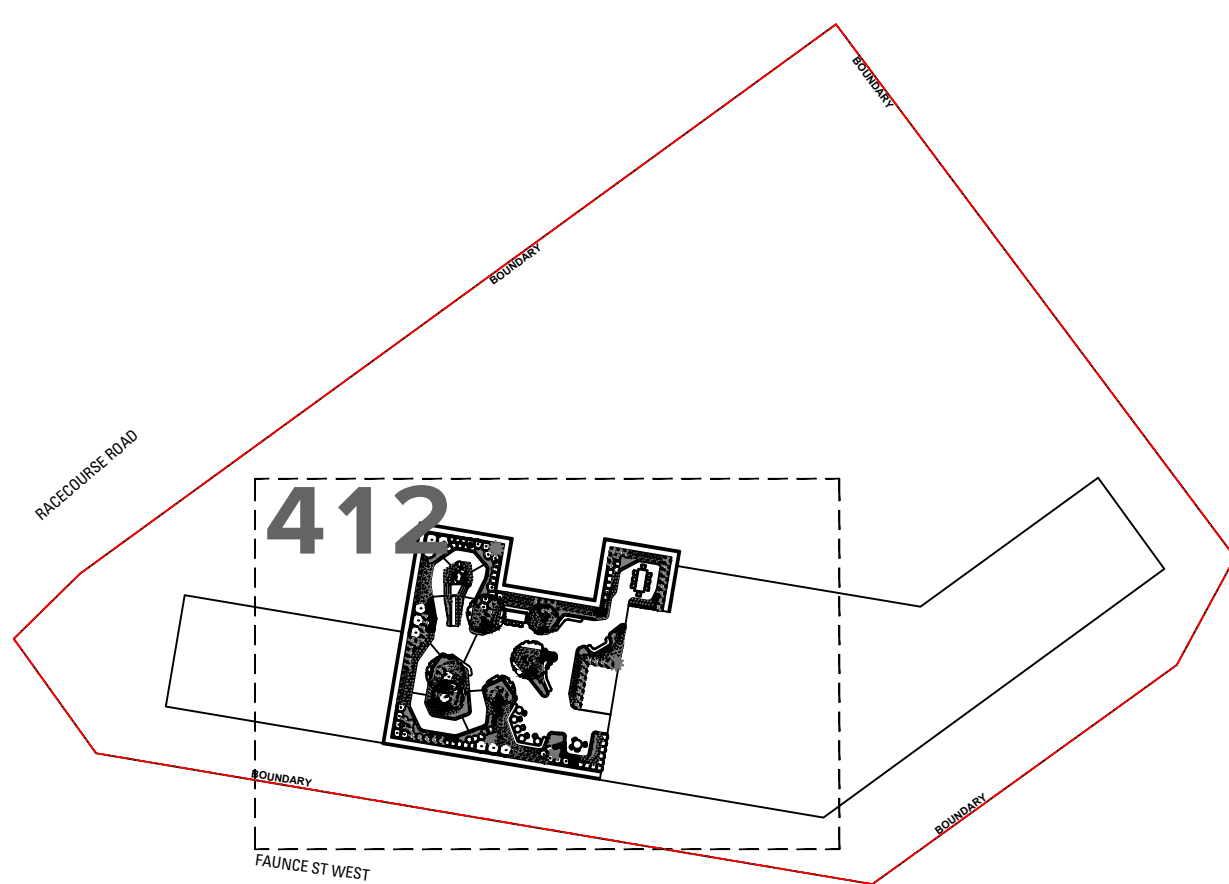
STAGE 1, LVL 2



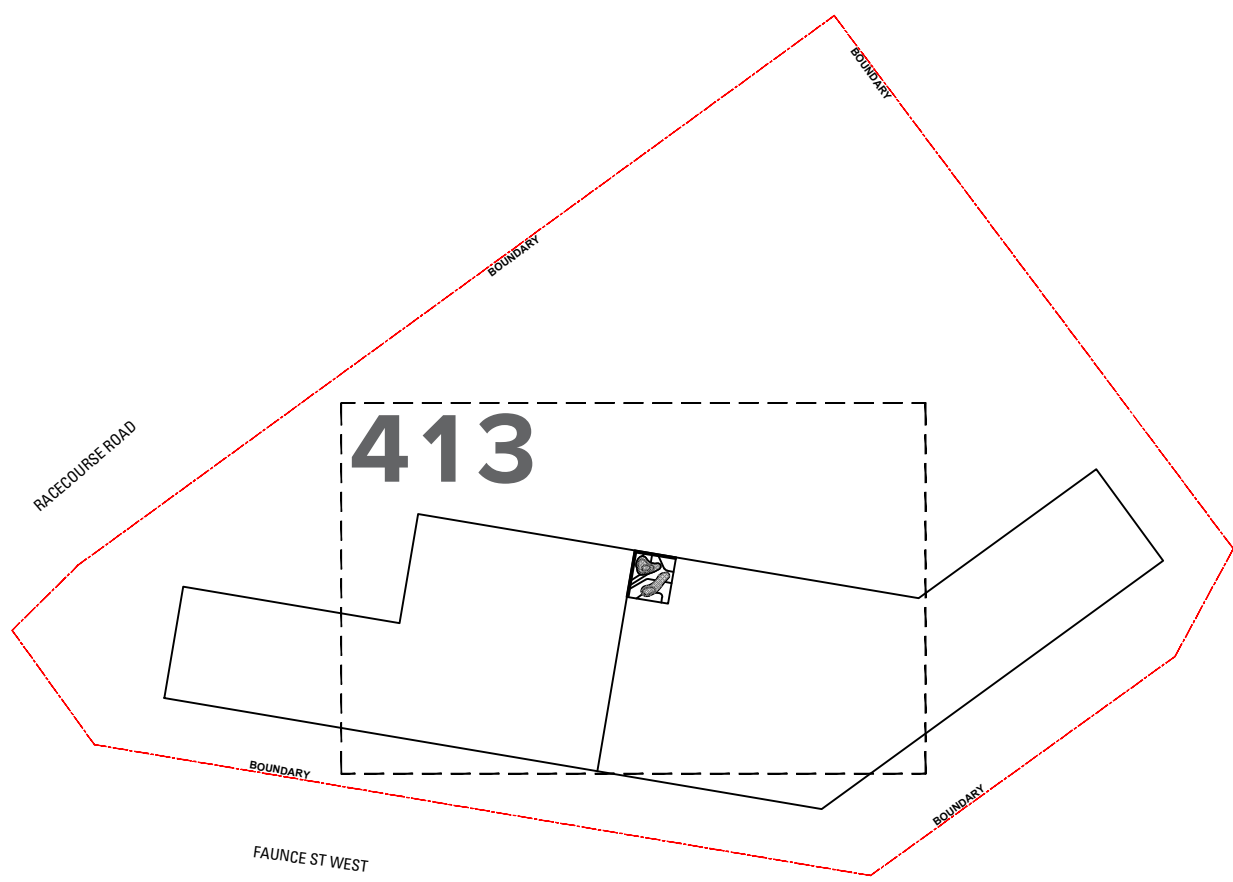
STAGE 1, LVL 3



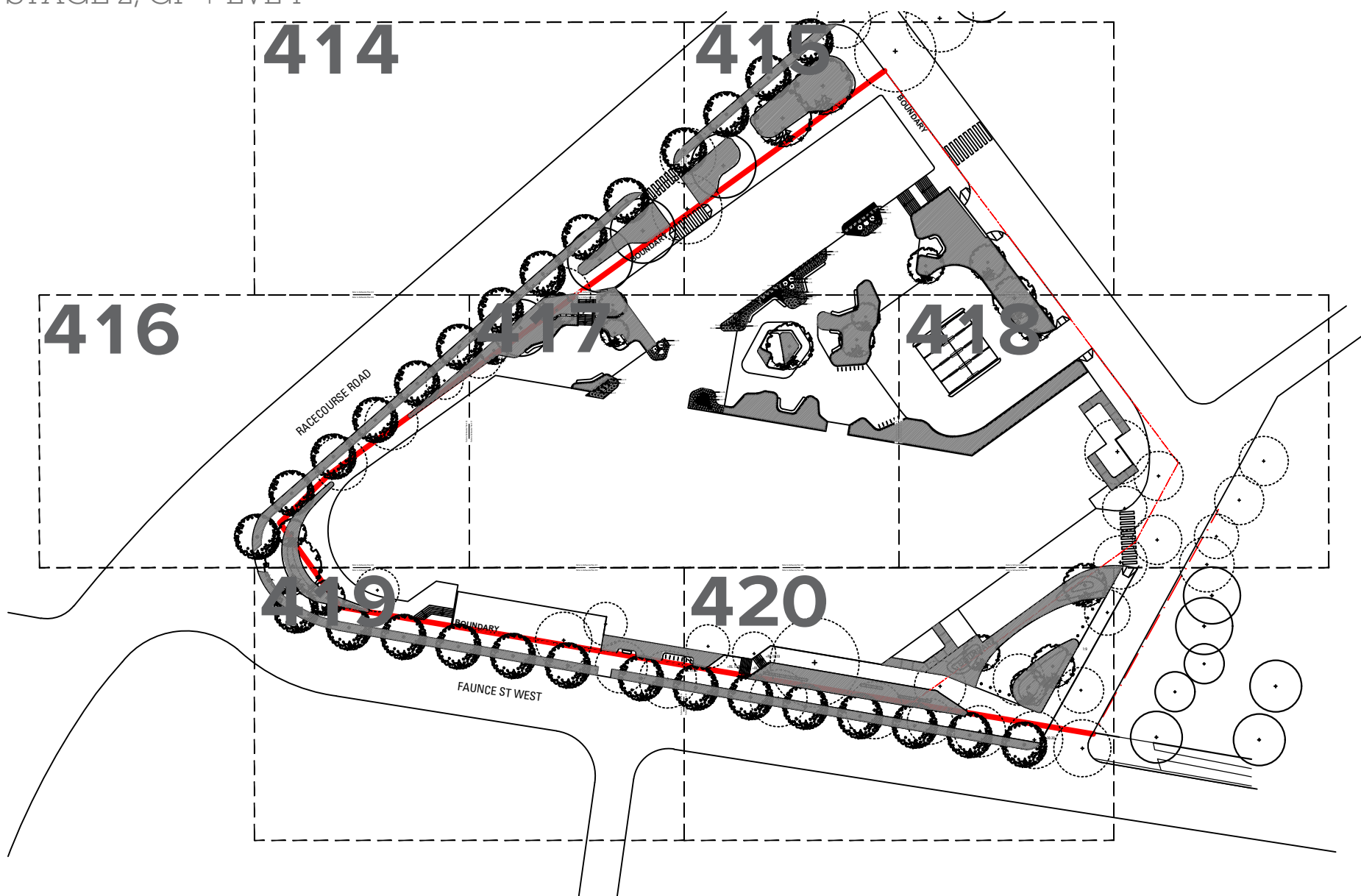
STAGE 1, LVL 5



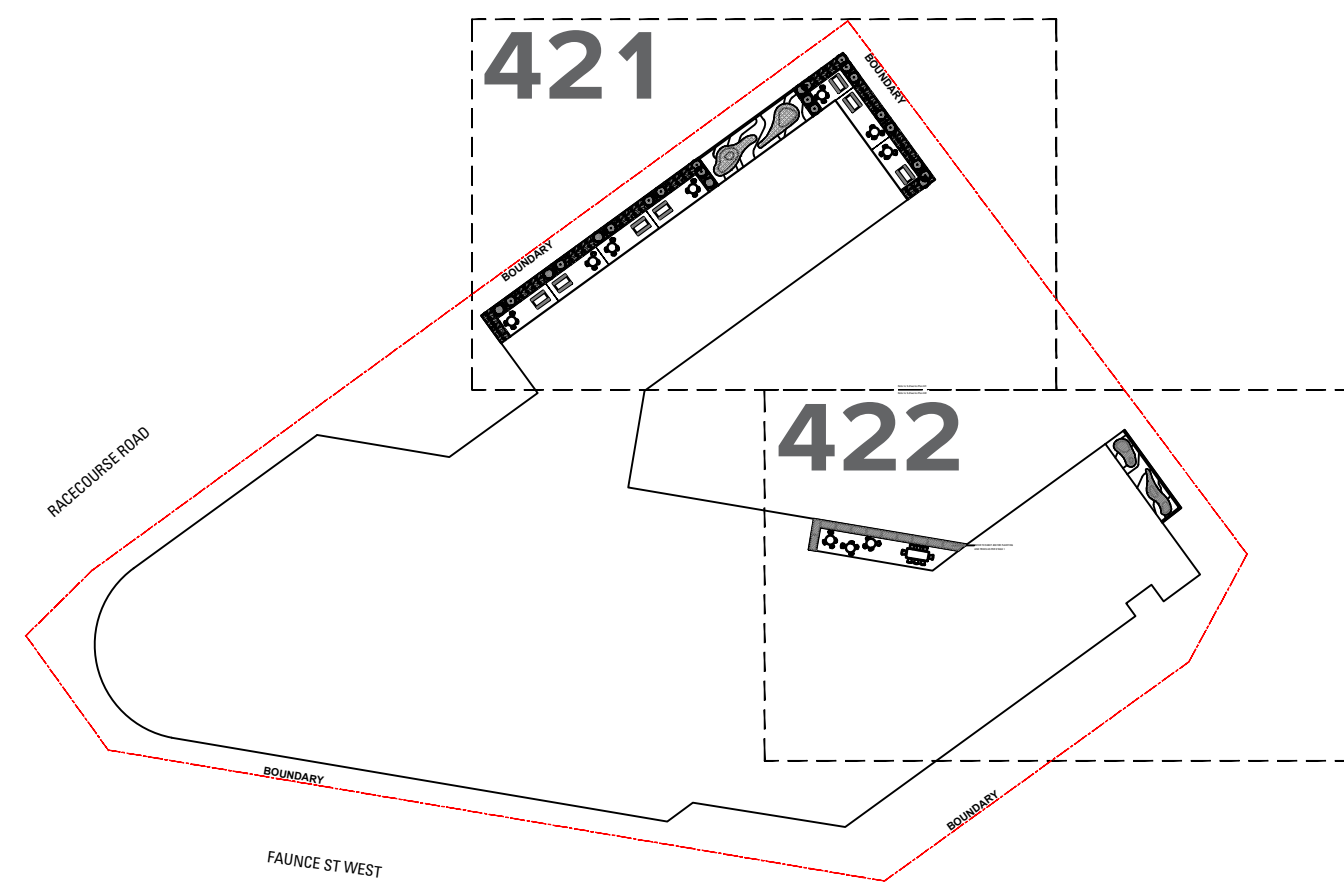
STAGE 1, LVL 7



STAGE 2, GF + LVL 1

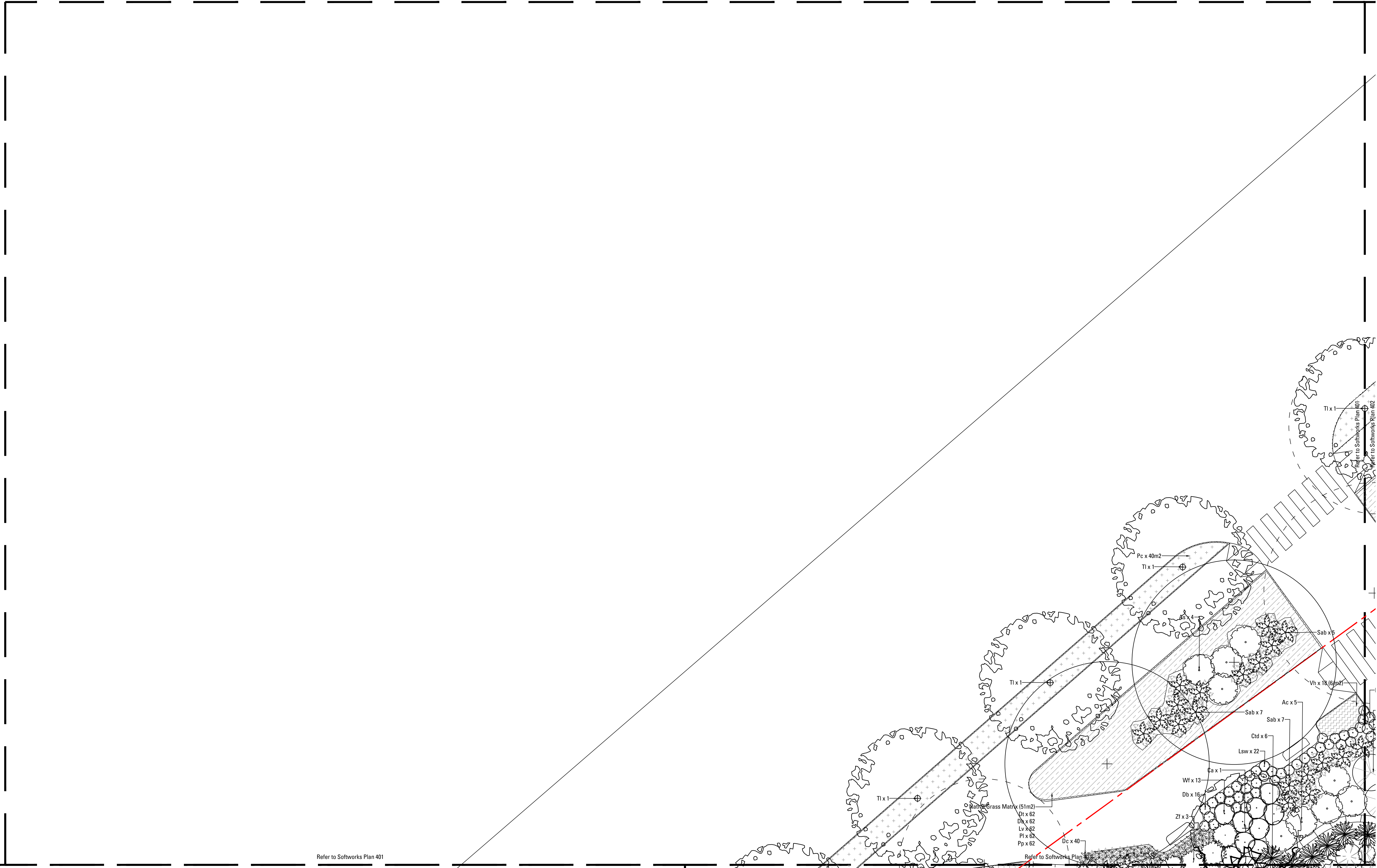


STAGE 2, LVL 2



19-596 NORTHSIDE PRIVATE HOSPITAL PLANT SCHEDULE - STAGE 1						
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	SPACING	QUANTITY
TREES						
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	12 x 3	200 L	N/A	6
Fe	<i>Fraxinus excelsior</i> 'Aurea'	Golden Ash	7 x 7	200 L	N/A	1
Jm	<i>Jacaranda mimosifolia</i>	Blue Jacaranda	10 x 8	400 L	N/A	3
Li	<i>Lagerstoremia indica</i> 'Natchez'	White Crepe Myrtle	6 x 4	200 L	N/A	20
Lc	<i>Lophostemon confertus</i>	Brush Box	15 x 10	400 L	N/A	2
Tl	<i>Tristaniopsis laurina</i>	Water Gum	10 x 5	200 L	N/A	32
SHRUBS & ACCENTS						
Ac	<i>Alpinia caerulea</i>	Native Ginger	2 x 2	300mm	N/A	29
An	<i>Alpinia nutans</i>	Dwarf Cardamon / Cinnamon Ginger	3 x 3	300mm	N/A	6
As	<i>Acmena smithii</i> 'Minor'	Dwarf Lilly Pilly	3 x 2	300mm	N/A	46
Ctd	<i>Cordyline</i> 'Torbay Dazzler'	Cordyline	1.5 x 1.5	300mm	N/A	70
Cf	<i>Cordyline fruticosa</i> 'Rubra'	Red Palm Lady	2.5 x 1.5	300mm	N/A	29
Ef	<i>Echium fastuosum</i> 'Duxfield Blue'	Echium	1.5 x 1.5	300mm	N/A	55
Px	<i>Philodendron xanadu</i>	Philodendron	1 x 1	300mm	N/A	344
Sab	<i>Syzygium</i> 'Aussie Boomer'	Aussie Boomer Lilly Pilly	1.5 x1.5	300mm	N/A	161
Tf	<i>Teucrium fruticans</i>	Bush Germander	1.5 x 1.5	300mm	N/A	28
Wf	<i>Westringia fruticosa</i>	Native Rosemary	1.5 x 1.5	300mm	N/A	77
Zf	<i>Zamia furfuracea</i>	Cardbaord Plant	1 x 1.5	300mm	N/A	86
GRASSES & RUSHES						
Dc	<i>Dianella caerulea</i> 'Cassa Blue'	Cassa Blue Flax Lily	0.5 x 0.5	200mm	4/m2	794
Dt	<i>Dianella tasmanica</i> 'TasRed'	TasRed	0.5 x 0.5	200mm	4/m2	394
Db	<i>Dietes bicolor</i>	Wild Iris	0.6 x 0.6	200mm	4/m2	158
Lv	<i>Lomandra</i> 'Verday'	Lomandra	1 x 1	200mm	4/m2	336
Lsw	<i>Liriope</i> 'Stripey White'	Liriope	0.6 x 0.6	200mm	4/m2	421
Pl	<i>Poa labillardieri</i>	Tussock Grass	1 x 1	200mm	4/m2	117
Pp	<i>Poa poiformis</i>	Blue Tussock Grass	1 x 1	200mm	4/m2	234
NATIVE GRASS MATRIX						
Dt	<i>Dianella tasmanica</i> 'TasRed'	TasRed	0.5 x 0.5	140mm	6/m2	1196
Db	<i>Dietes bicolor</i>	Wild Iris	0.6 x 0.6	140mm	6/m2	1196
Lv	<i>Lomandra</i> 'Verday'	Lomandra	1 x 1	140mm	6/m2	1196
Pl	<i>Poa labillardieri</i>	Tussock Grass	1 x 1	140mm	6/m2	1196
Pp	<i>Poa poiformis</i>	Blue Tussock Grass	1 x 1	140mm	6/m2	1196
FERNS & CYCADS						
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	N/A	173
Bsl	<i>Blechnum</i> 'Silver Lady'	Dward Tree Fern	1 x 2	300mm	N/A	4
Cr	<i>Cycas revoulta</i>	Cycad	1.5 x 1.5	300mm	N/A	7
GROUNDCOVERS & CLIMBERS						
Ada	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.5 x 0.5	140mm	6/m2	115
Alr	<i>Alternanthera</i> 'Little Ruby'	Little Ruby	0.2 x 0.5	140mm	6/m2	318
Cg	<i>Casuarina glauca</i> 'Cousin it'	Casuarina	0.2 x Spreading	140mm	6/m2	704
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.1 x 1	140mm	6/m2	242
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 1	140mm	6/m2	595
VERGE TURF						
Pc	<i>Pennisetum clandestinum</i>	Kikuyu Grass	0.15 x Spreading	Hydroseed	N/A	403m2

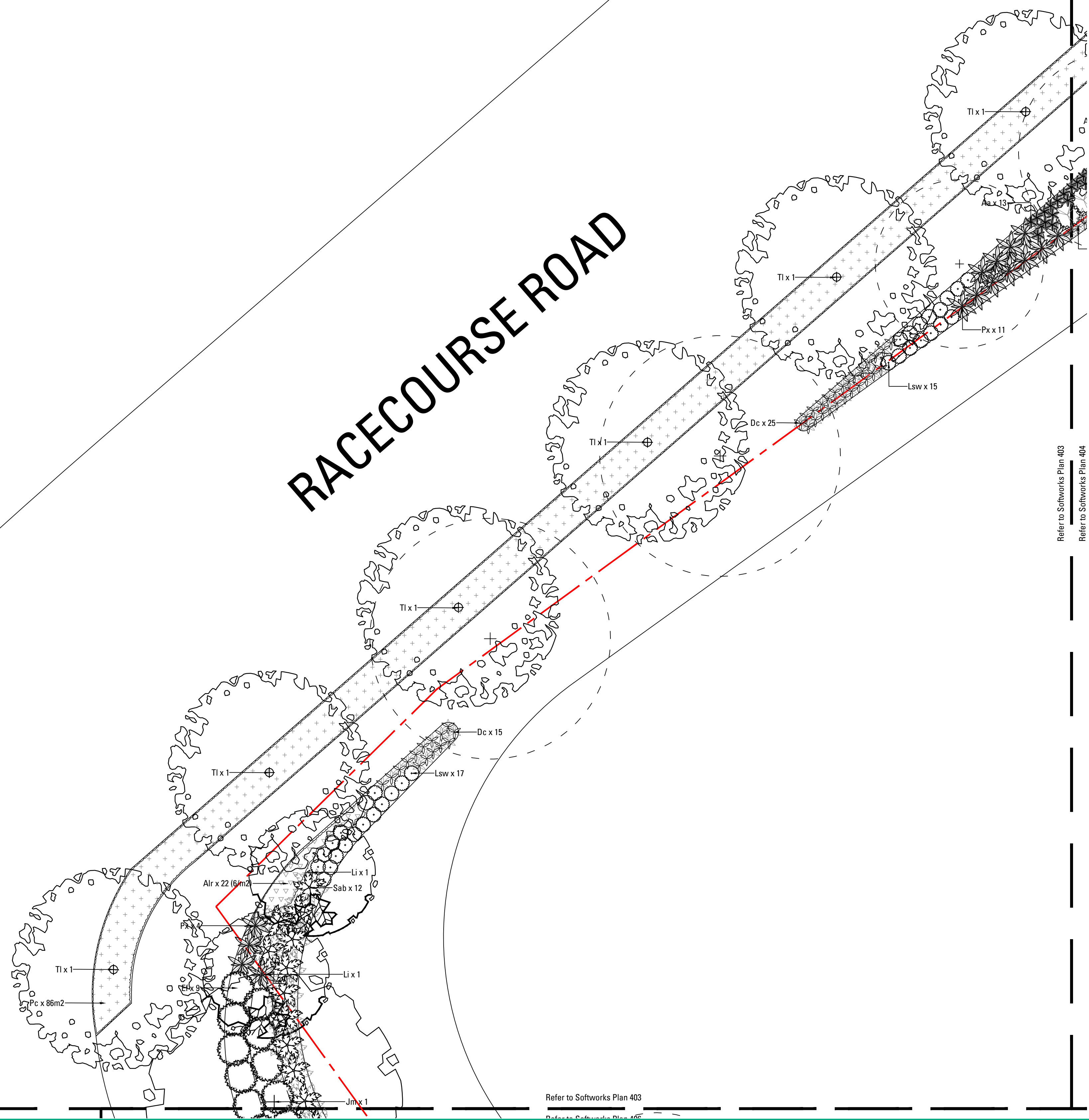
19-596 NORTHSIDE PRIVATE HOSPITAL PLANT SCHEDULE - STAGE 2						
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	SPACING	QUANTITY
TREES						
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	12 x 3	200 L	N/A	3
Fe	<i>Fraxinus excelsior</i> 'Aurea'	Golden Ash	7 x 7	200 L	N/A	1
Jm	<i>Jacaranda mimosifolia</i>	Blue Jacaranda	10 x 8	400 L	N/A	2
Li	<i>Lagerstoremia indica</i> 'Natchez'	White Crepe Myrtle	6 x 4	200 L	N/A	16
Lc	<i>Lophostemon confertus</i>	Brush Box	15 x 10	400 L	N/A	2
Tl	<i>Tristaniopsis laurina</i>	Water Gum	10 x 5	200 L	N/A	31
SHRUBS & ACCENTS						
Ac	<i>Alpinia caerulea</i>	Native Ginger	2 x 2	300mm	N/A	11
An	<i>Alpinia nutans</i>	Dwarf Cardamon / Cinnamon Ginger	3 x 3	300mm	N/A	6
As	<i>Acmena smithii</i> 'Minor'	Dwarf Lilly Pilly	3 x 2	300mm	N/A	29
Ctd	<i>Cordyline</i> 'Torbay Dazzler'	Cordyline	1.5 x 1.5	300mm	N/A	52
Cf	<i>Cordyline fruticosa</i> 'Rubra'	Red Palm Lady	2.5 x 1.5	300mm	N/A	15
Ef	<i>Echium fastuosum</i> 'Duxfield Blue'	Echium	1.5 x 1.5	300mm	N/A	51
Px	<i>Philodendron xanadu</i>	Philodendron	1 x 1	300mm	N/A	291
Sab	<i>Syzygium</i> 'Aussie Boomer'	Aussie Boomer Lilly Pilly	1.5 x1.5	300mm	N/A	92
Tf	<i>Teucrium fruticans</i>	Bush Germander	1.5 x 1.5	300mm	N/A	5
Wf	<i>Westringia fruticosa</i>	Native Rosemary	1.5 x 1.5	300mm	N/A	49
Zf	<i>Zamia furfuracea</i>	Cardbaord Plant	1 x 1.5	300mm	N/A	83
GRASSES & RUSHES						
Dc	<i>Dianella caerulea</i> 'Cassa Blue'	Cassa Blue Flax Lily	0.5 x 0.5	200mm	4/m2	741
Dt	<i>Dianella tasmanica</i> 'TasRed'	TasRed	0.5 x 0.5	200mm	4/m2	303
Db	<i>Dietes bicolor</i>	Wild Iris	0.6 x 0.6	200mm	4/m2	172
Lv	<i>Lomandra</i> 'Verday'	Lomandra	1 x 1	200mm	4/m2	388
Lsw	<i>Liriope</i> 'Stripey White'	Liriope	0.6 x 0.6	200mm	4/m2	393
Pl	<i>Poa labillardieri</i>	Tussock Grass	1 x 1	200mm	4/m2	77
Pp	<i>Poa poiformis</i>	Blue Tussock Grass	1 x 1	200mm	4/m2	162
NATIVE GRASS MATRIX						
Dt	<i>Dianella tasmanica</i> 'TasRed'	TasRed	0.5 x 0.5	140mm	6/m2	1246
Db	<i>Dietes bicolor</i>	Wild Iris	0.6 x 0.6	140mm	6/m2	1246
Lv	<i>Lomandra</i> 'Verday'	Lomandra	1 x 1	140mm	6/m2	1246
Pl	<i>Poa labillardieri</i>	Tussock Grass	1 x 1	140mm	6/m2	1246
Pp	<i>Poa poiformis</i>	Blue Tussock Grass	1 x 1	140mm	6/m2	1246
FERNS & CYCADS						
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	N/A	112
Bsl	<i>Blechnum</i> 'Silver Lady'	Dward Tree Fern	1 x 2	300mm	N/A	4
Cr	<i>Cycas revoulta</i>	Cycad	1.5 x 1.5	300mm	N/A	7
GROUNDCOVERS & CLIMBERS						
Ada	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.5 x 0.5	140mm	6/m2	115
Alr	<i>Alternanthera</i> 'Little Ruby'	Little Ruby	0.2 x 0.5	140mm	6/m2	132
Cg	<i>Casuarina glauca</i> 'Cousin it'	Casuarina	0.2 x Spreading	140mm	6/m2	595
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.1 x 1	140mm	6/m2	529
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 1	140mm	6/m2	751
VERGE TURF						
Pc	<i>Pennisetum clandestinum</i>	Kikuyu Grass	0.15 x Spreading	Hydroseed	N/A	403m2





Refer to Softworks Plan 401
Refer to Softworks Plan 403

RACECOURSE ROAD



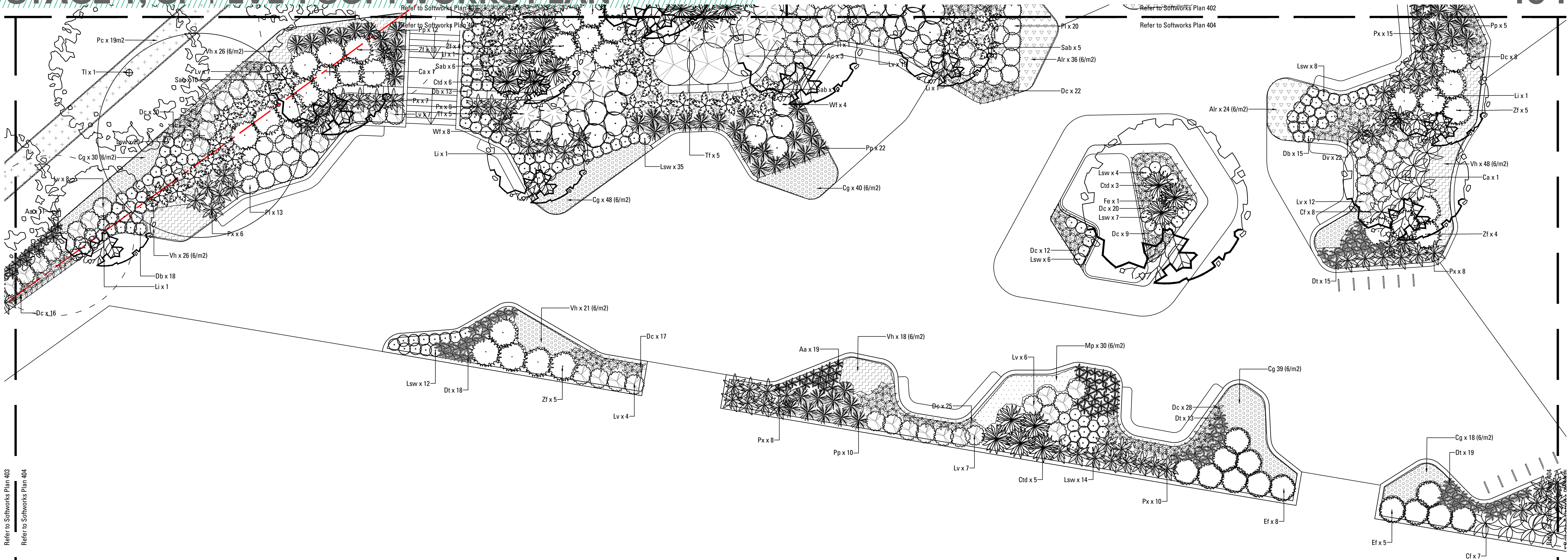
Refer to Softworks Plan 403
Refer to Softworks Plan 404

Refer to Softworks Plan 403
Refer to Softworks Plan 405



STAGE 1, GF + LVL 1 SOFTWARES PLAN

404



Refer to Softworks Plan 403

Refer to Softworks Plan 404

Refer to Softworks Plan 404

Refer to Softworks Plan 404

NORTHSIDE PRIVATE HOSPITAL
SSDA



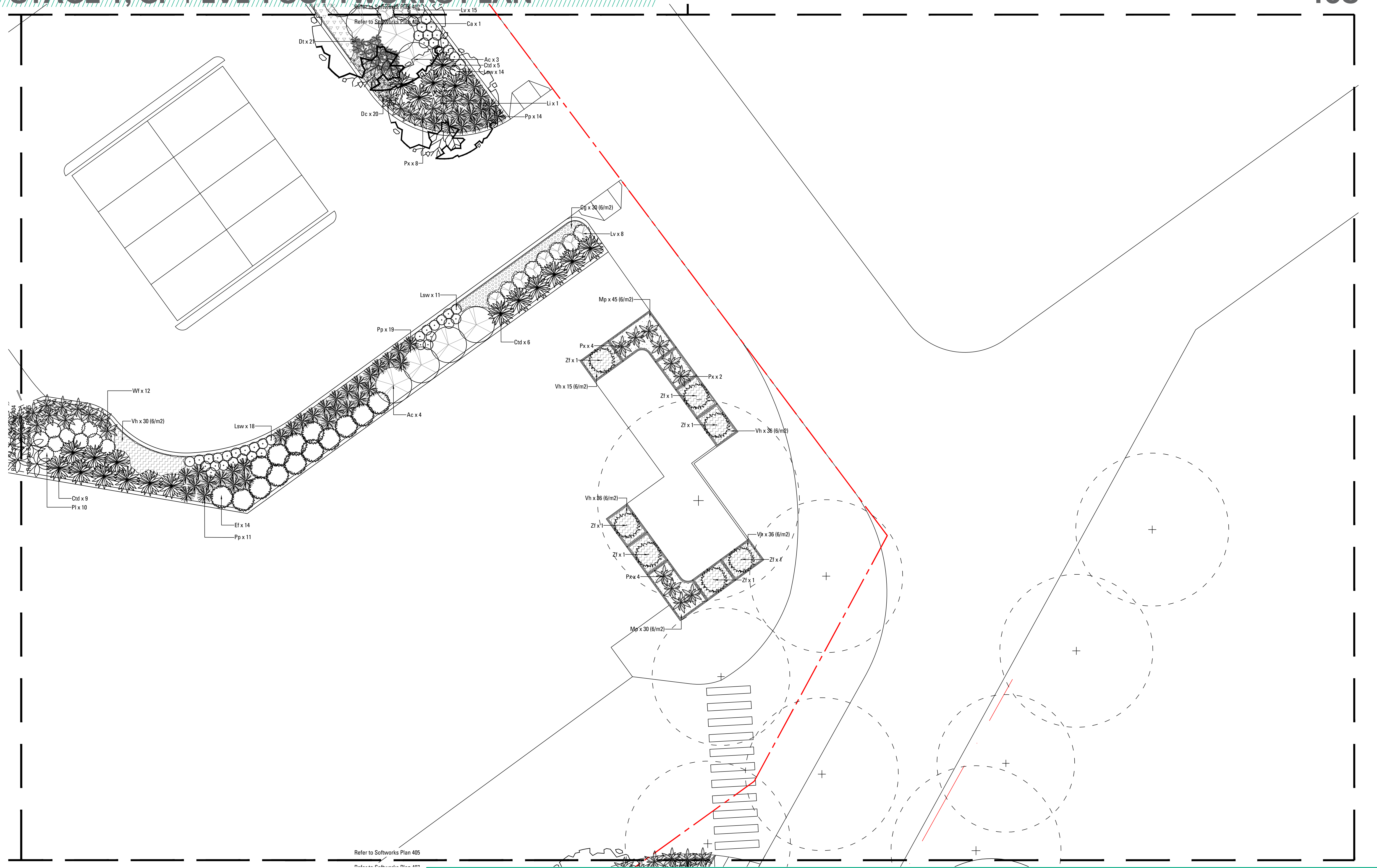
PREPARED BY Arcadia Landscape Architecture
CLIENT AA CROWN
ARCHITECT HPI

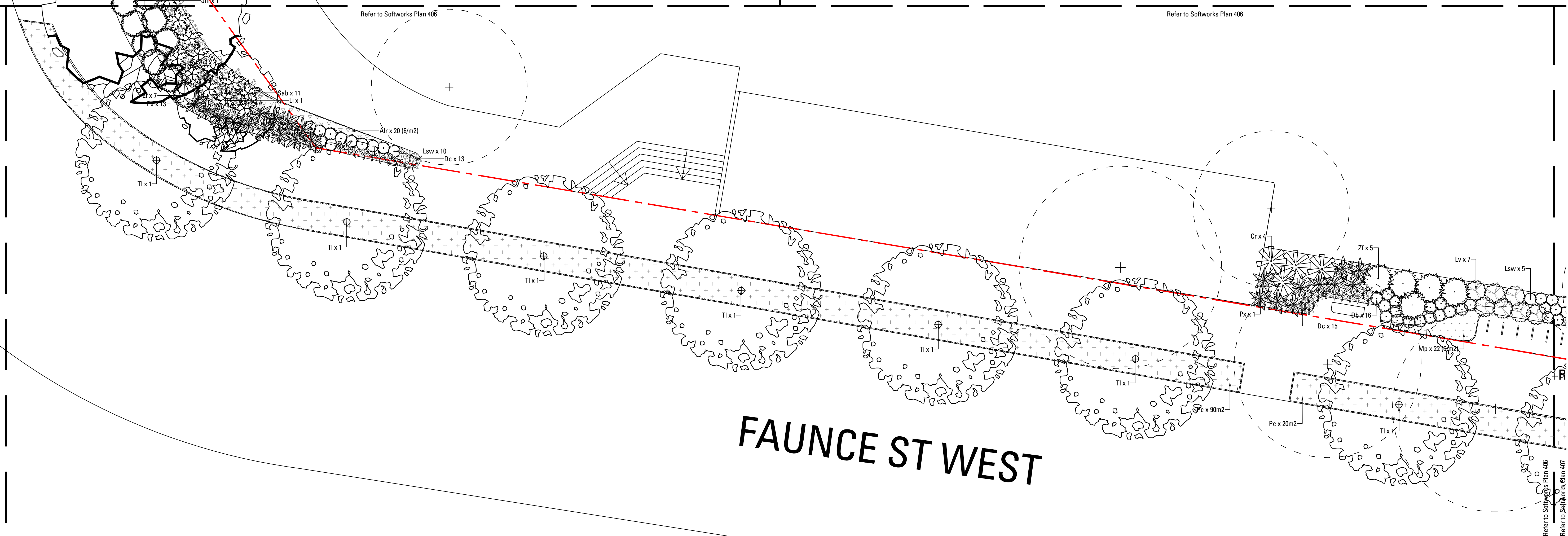
DATE 06.09.2019 1:100 @ A1
SCALE 
ISSUE A

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ARCADIA

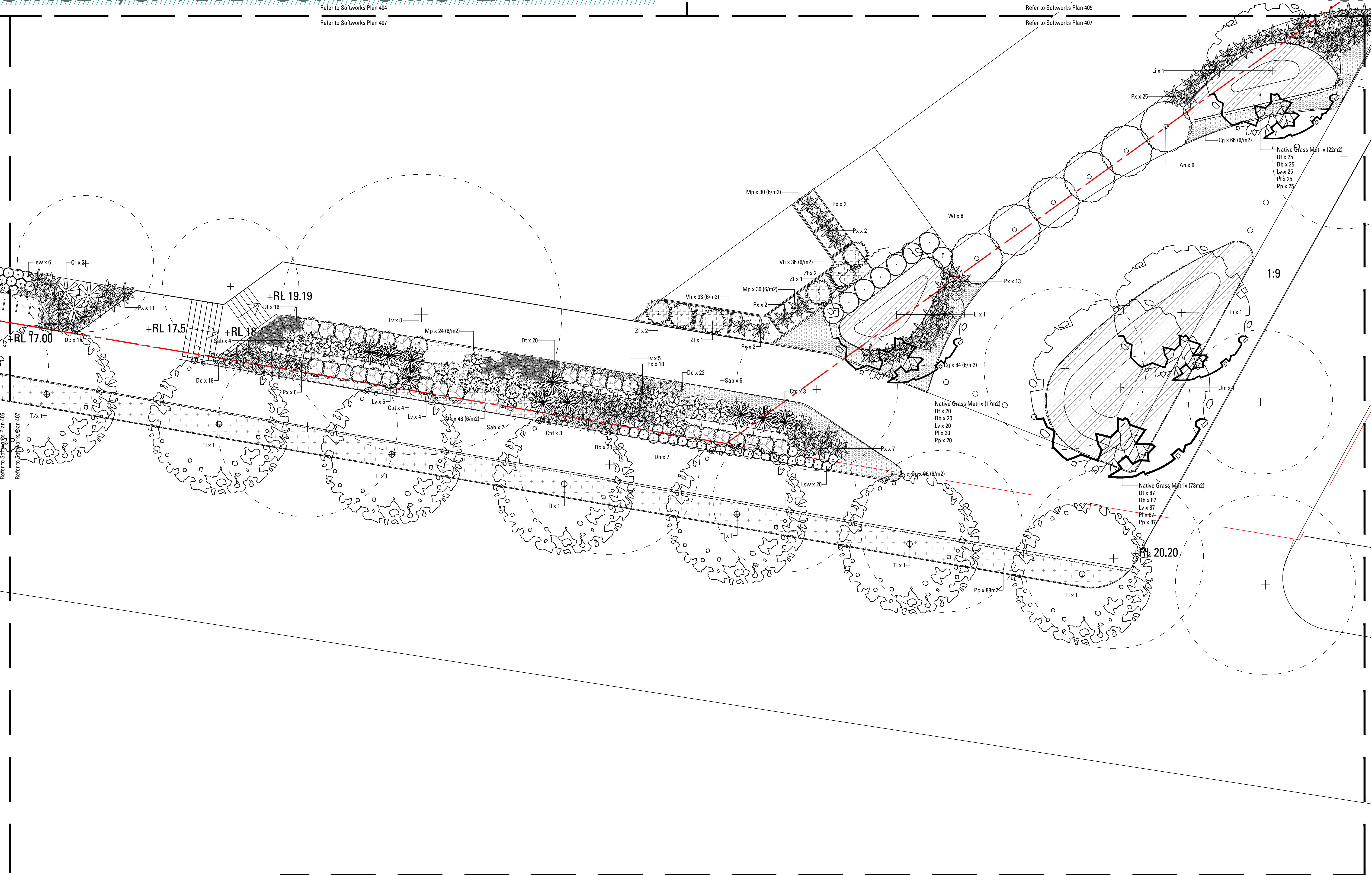
LANDSCAPE ARCHITECTURE

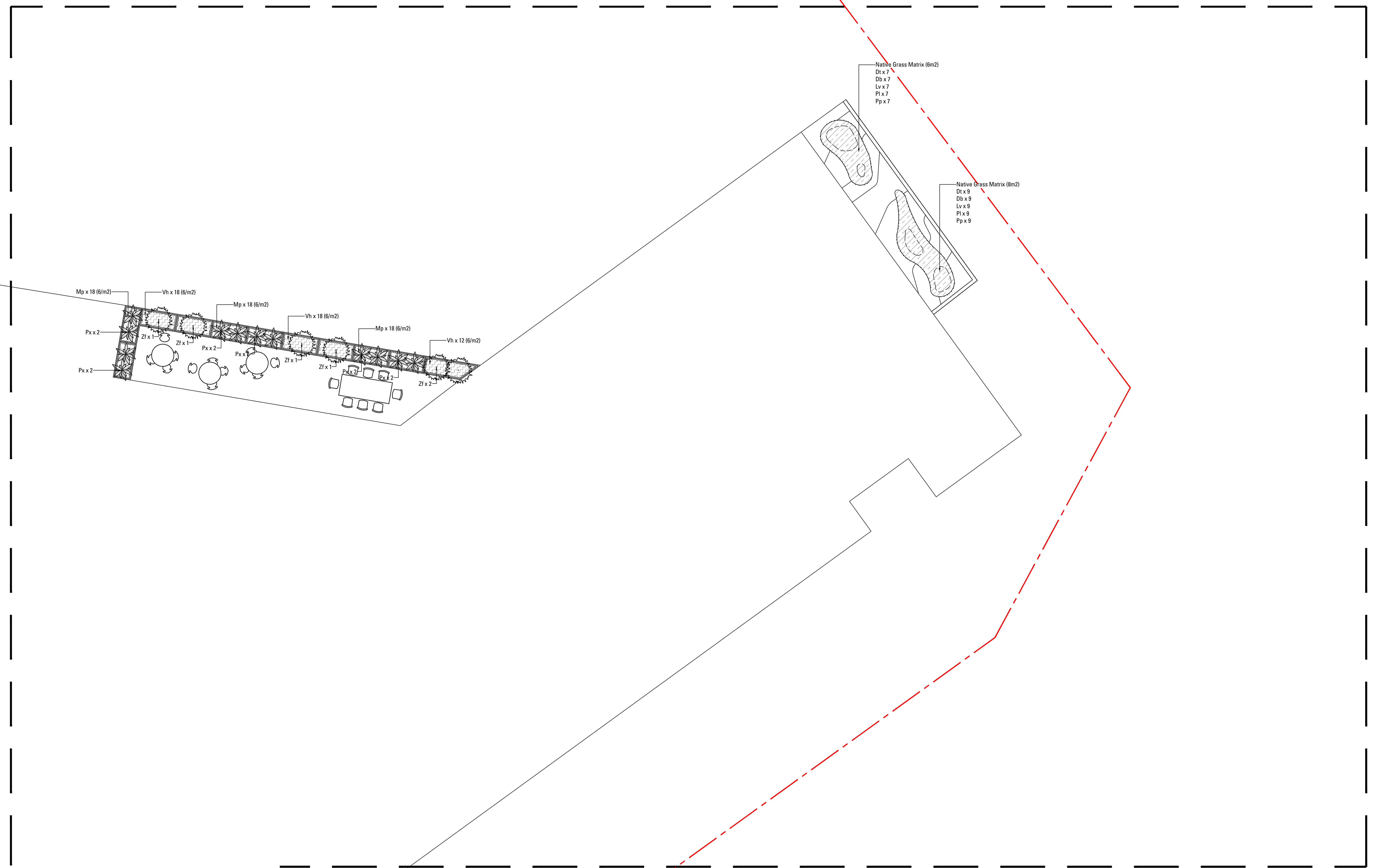




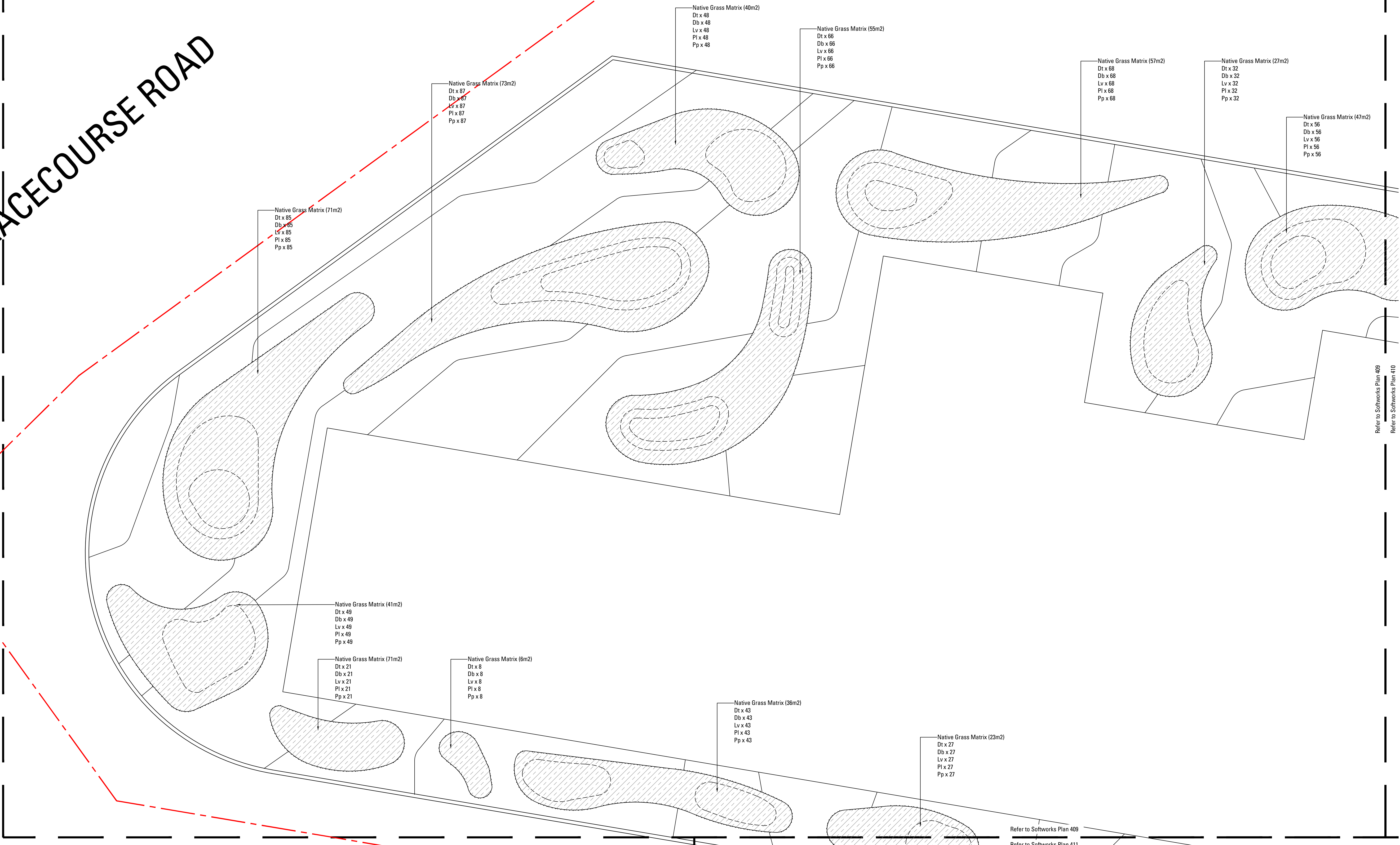
STAGE 1, GF + LVL 1 SOFTWORKS PLAN

407



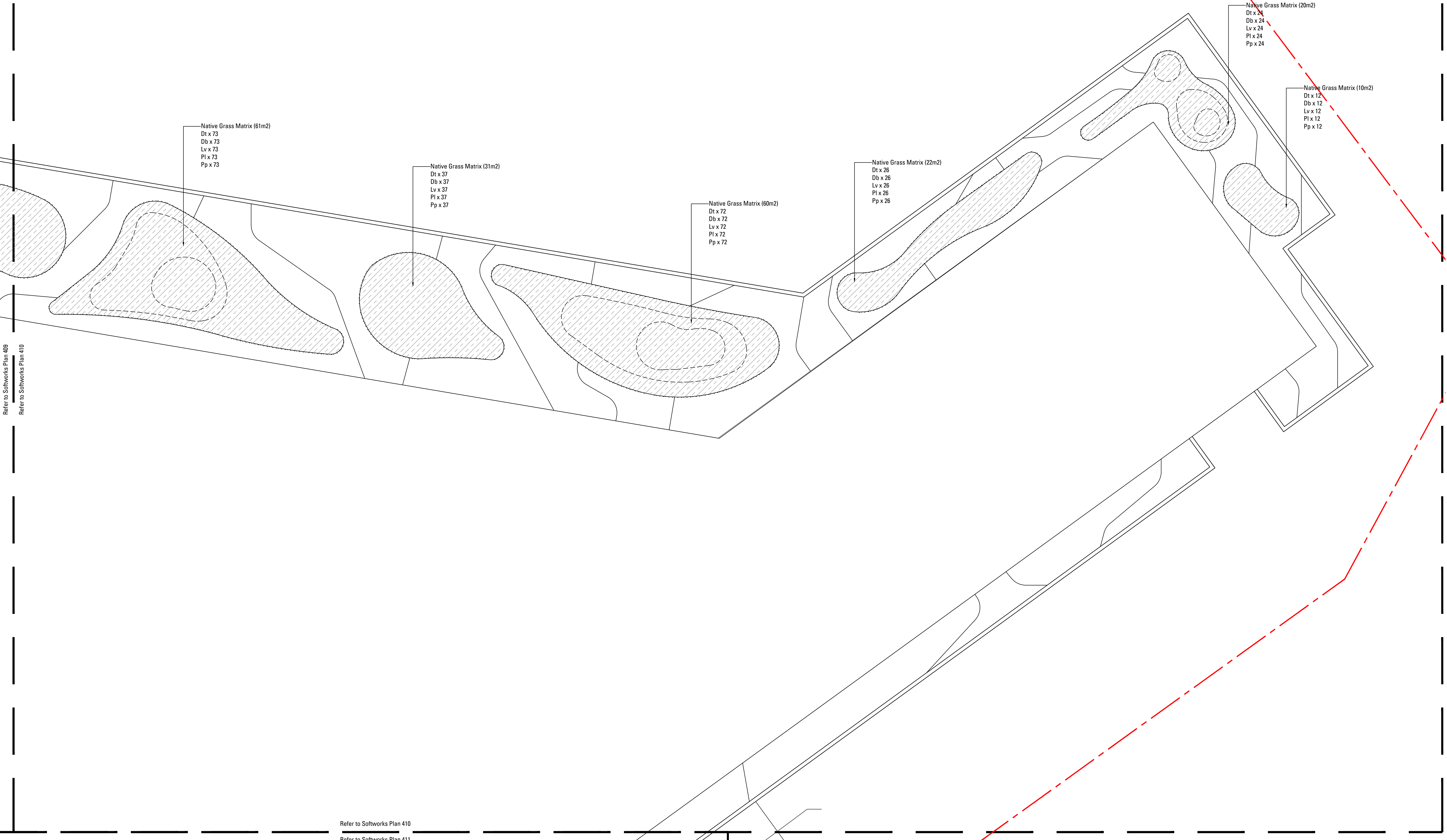


ACECOURSE ROAD



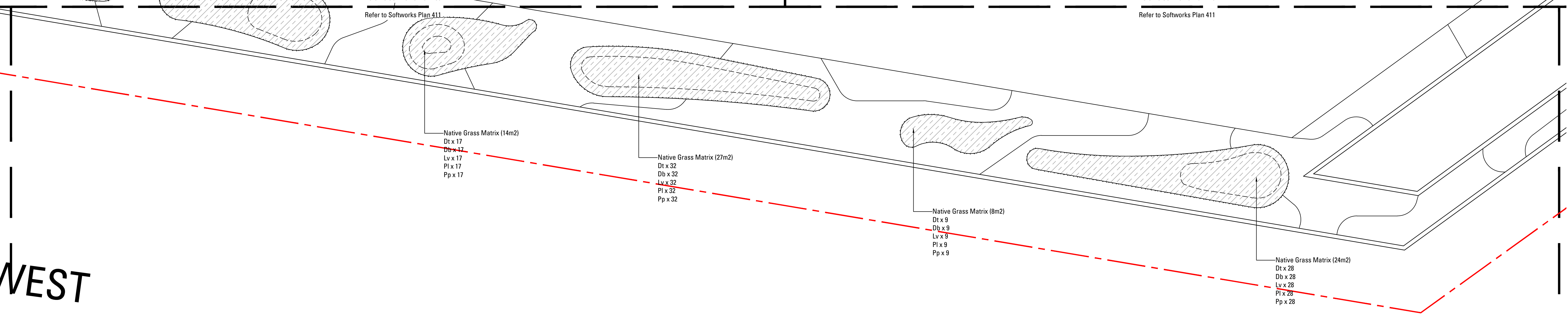
Refer to Softworks Plan 409
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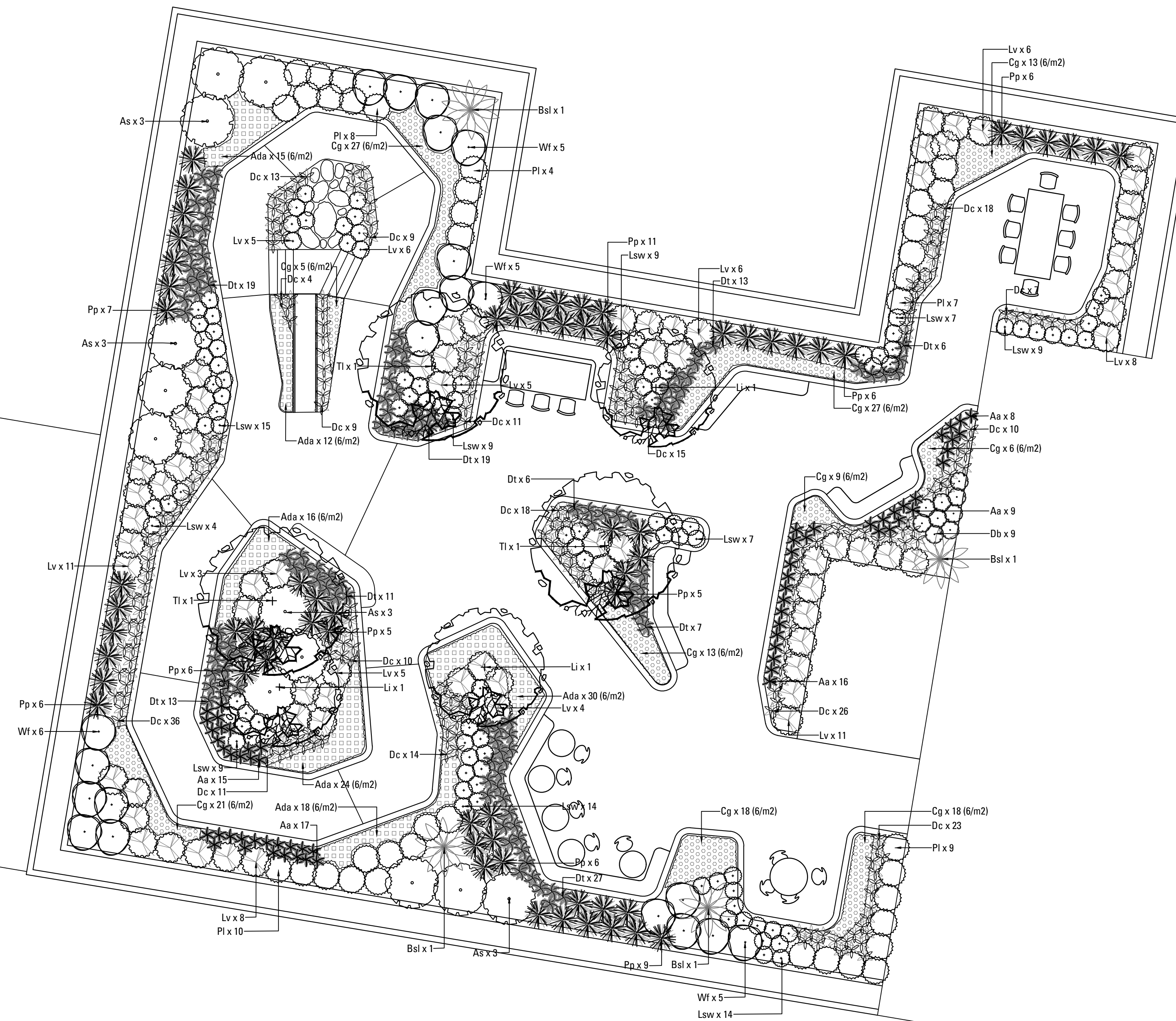


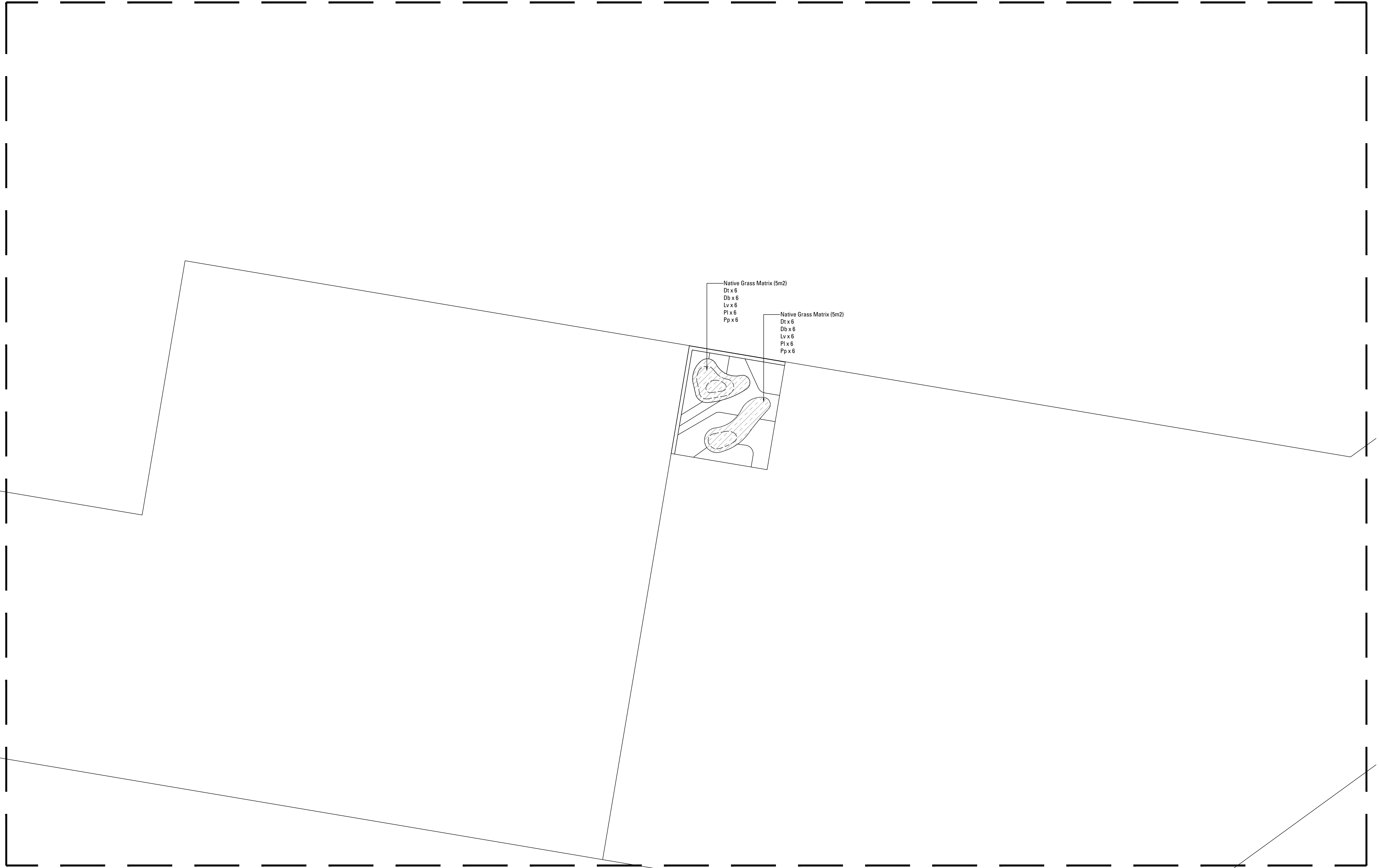


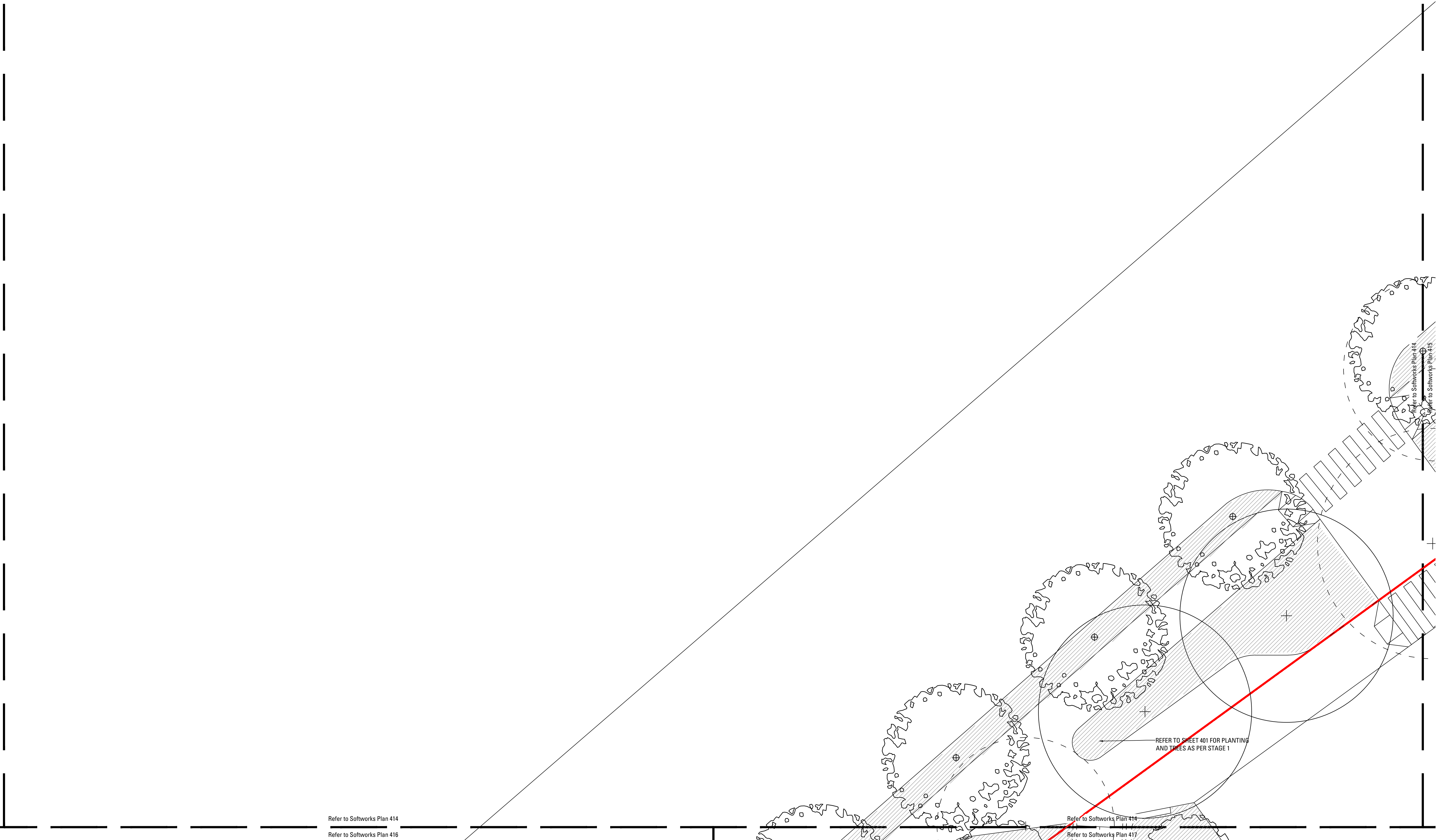
STAGE 1, LVL 3 SOFTWORKS PLAN

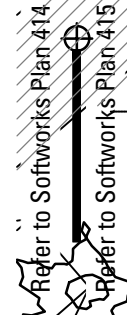
411











Refer to Softworks Plan 416

RACECOURSE ROAD

REFER TO SHEET 403 FOR PLANTING
AND TREES AS PER STAGE 1

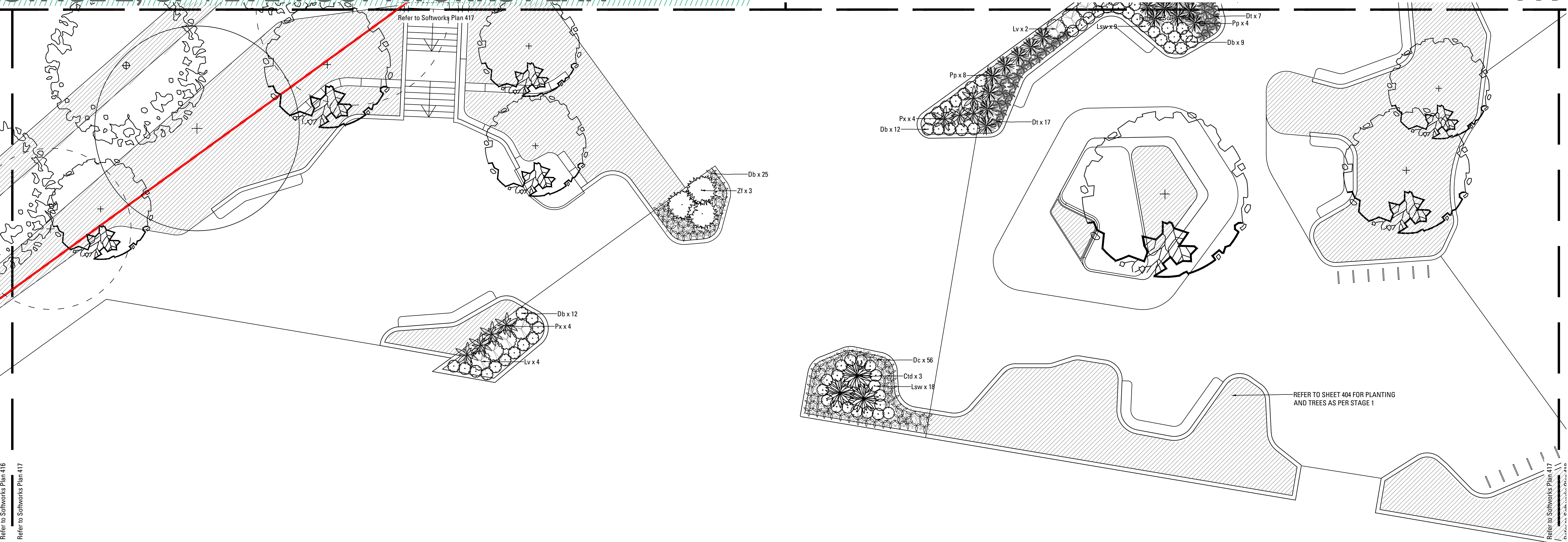
Refer to Softworks Plan 416

Refer to Softworks Plan 419

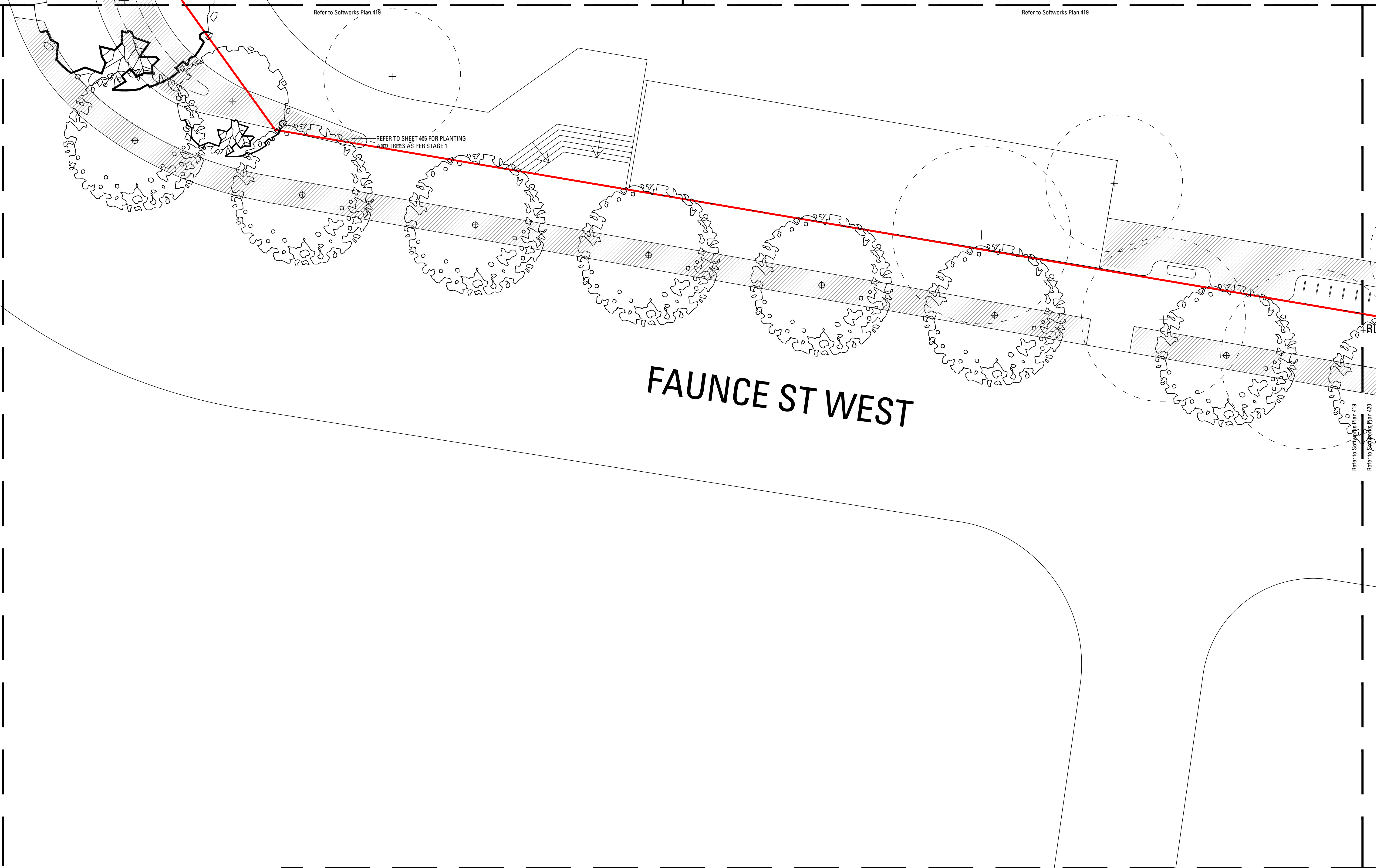
Refer to Softworks Plan 416
Refer to Softworks Plan 417



STAGE 2, GF + LVL 1 SOFTWORKS PLAN

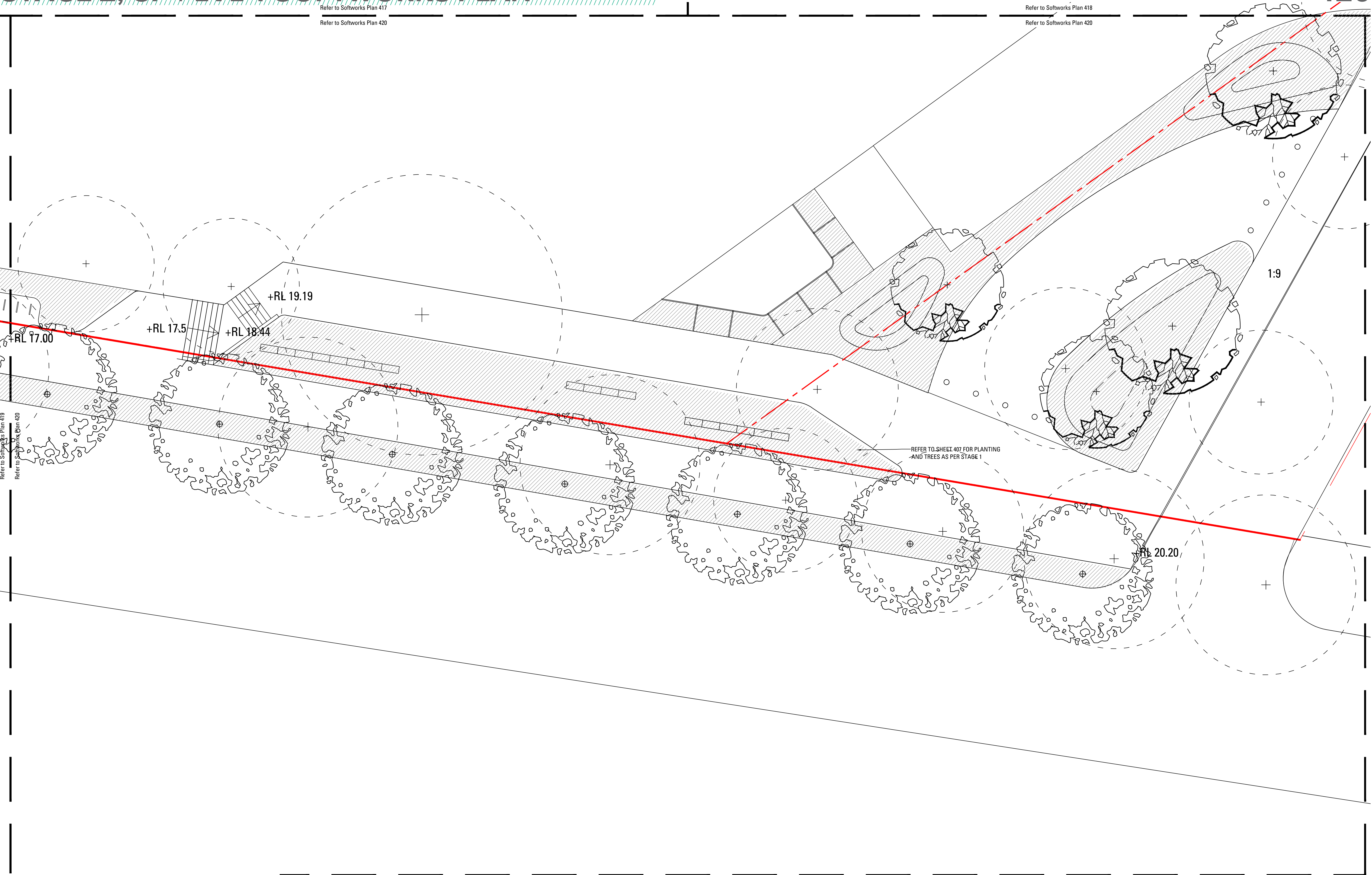


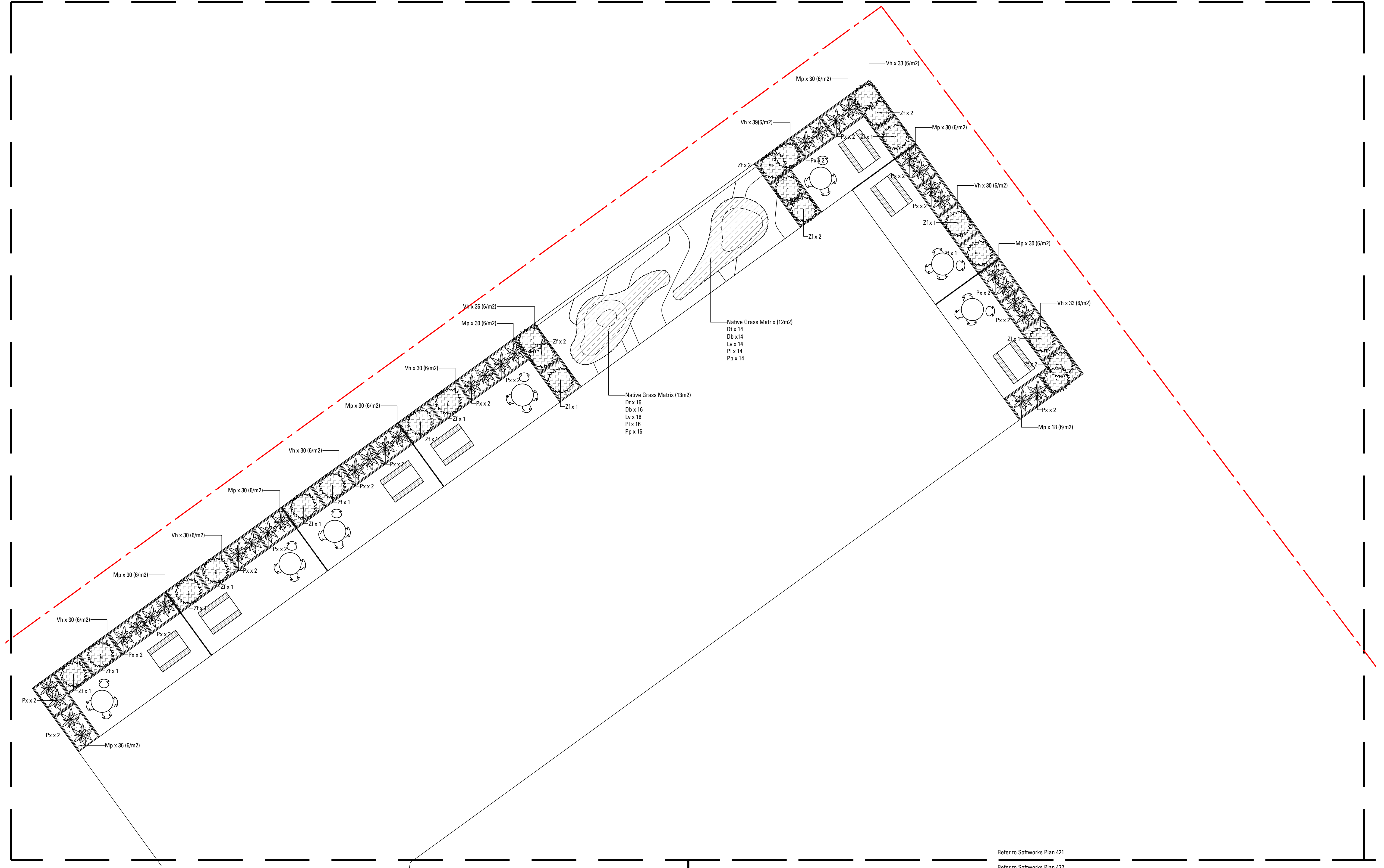




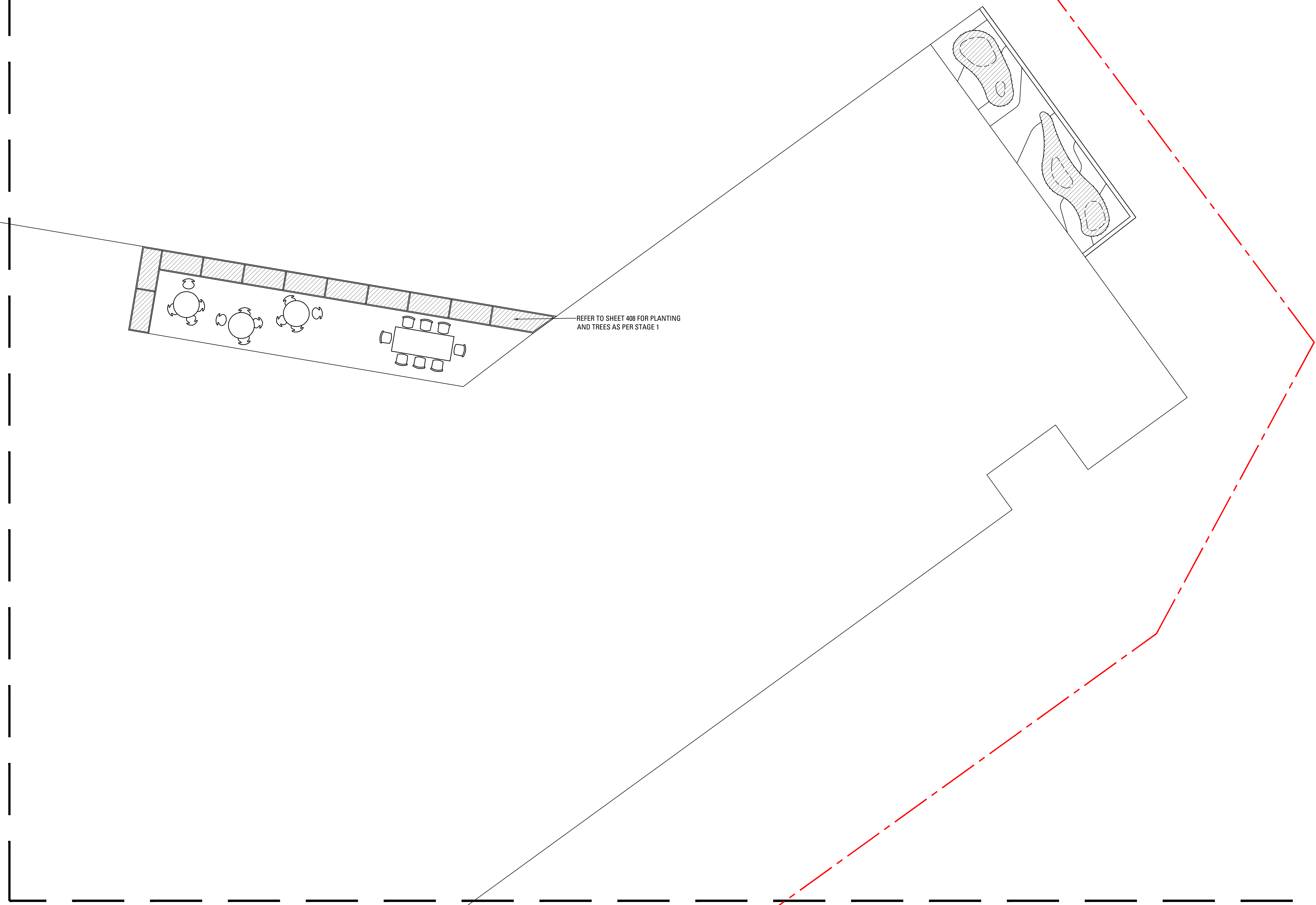
STAGE 2, GF + LVL 1 SOFTWORKS PLAN

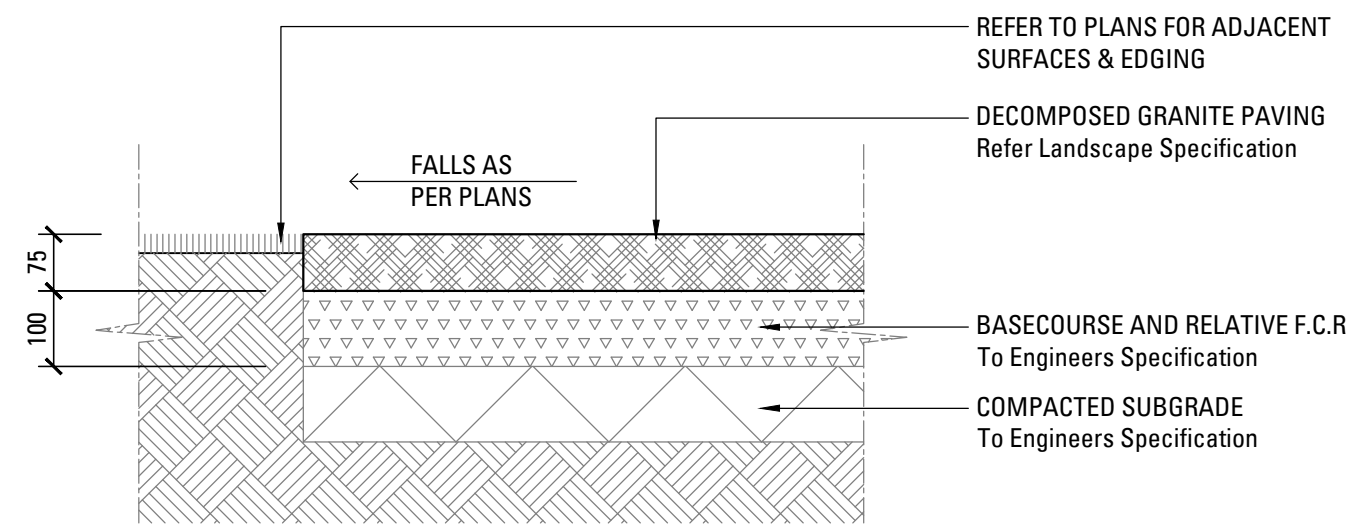
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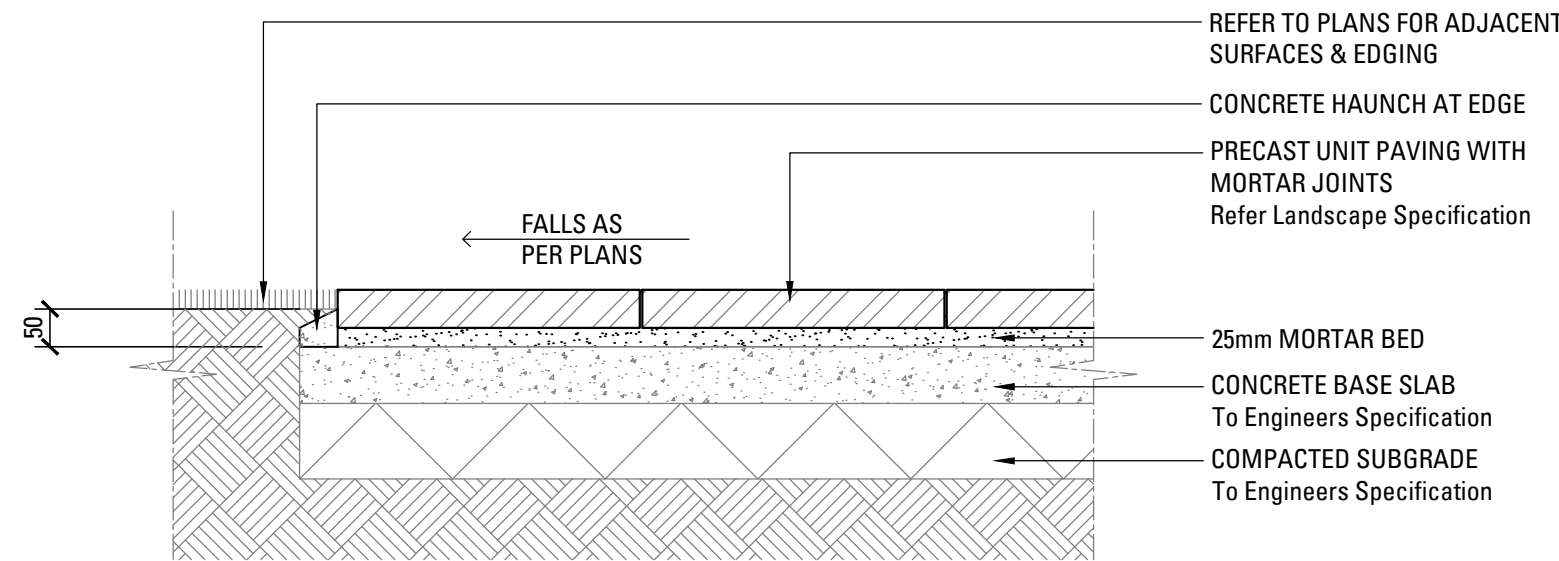


Refer to Softworks Plan 421
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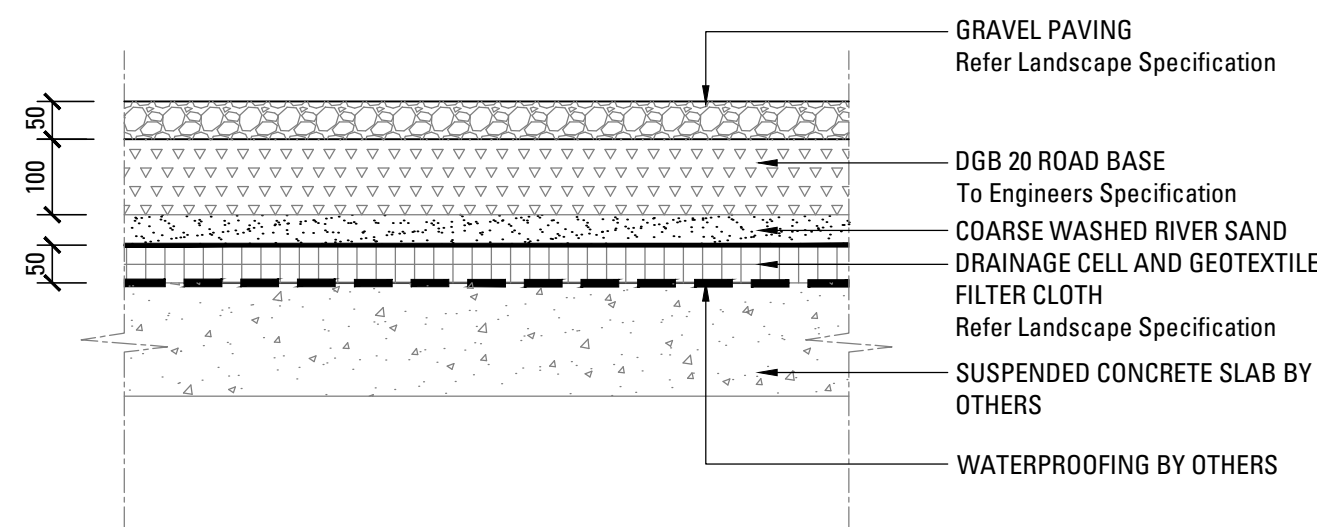




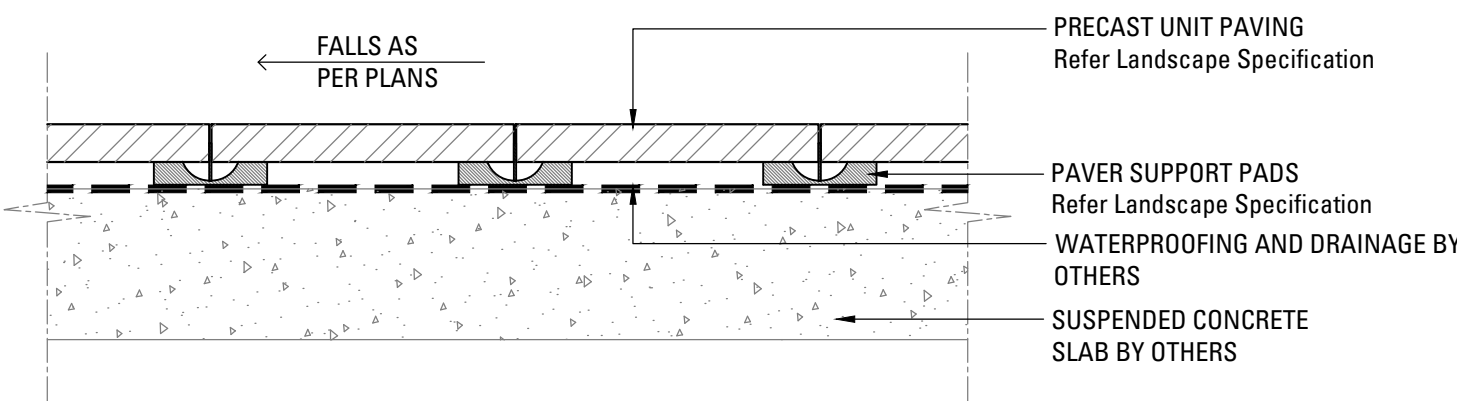
01
600
DECOMPOSED GRANITE PAVING ON GRADE
SCALE 1:10



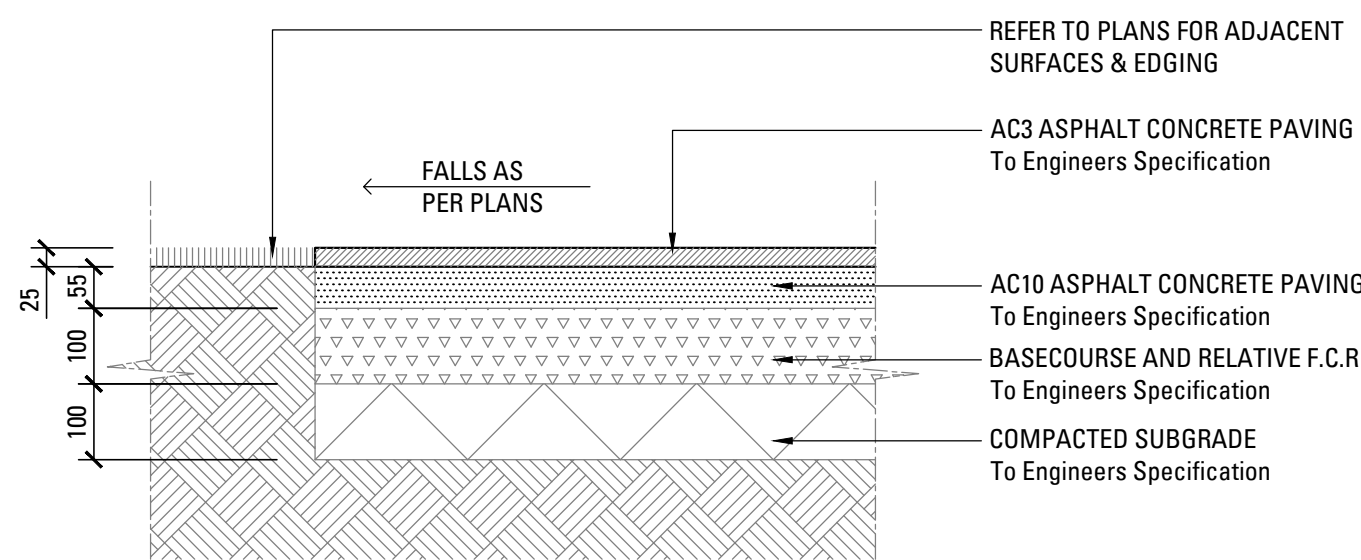
02
600
PRECAST UNIT PAVERS ON GRADE
SCALE 1:10



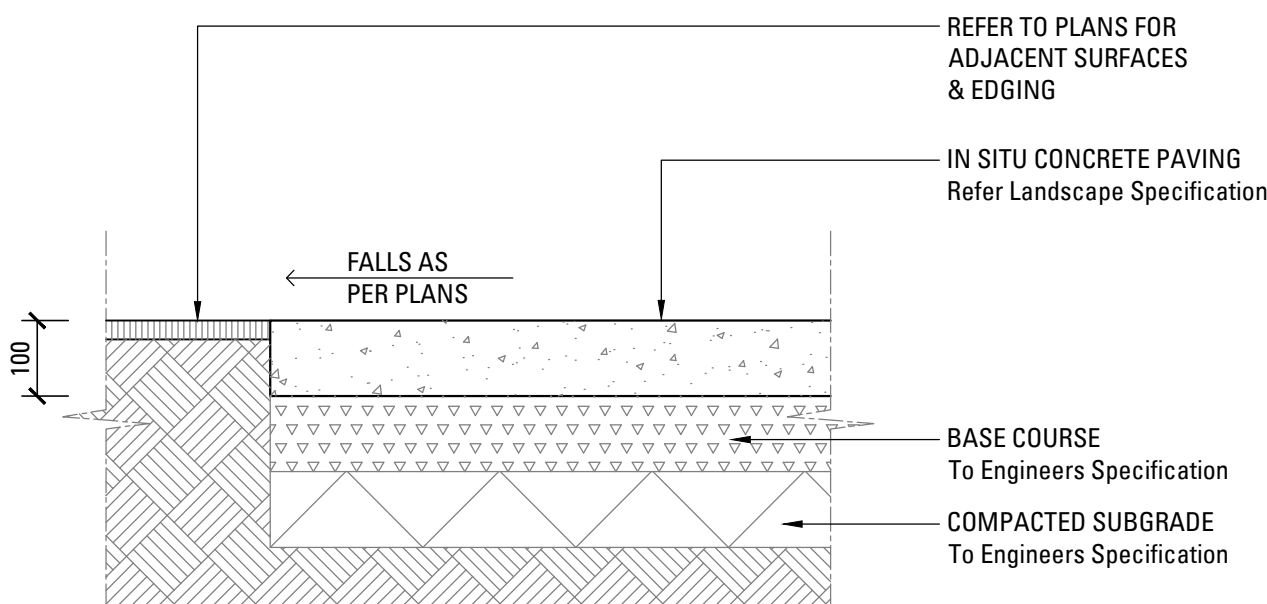
03
600
GRAVEL PAVING ON SUSPENDED SLAB
SCALE 1:10



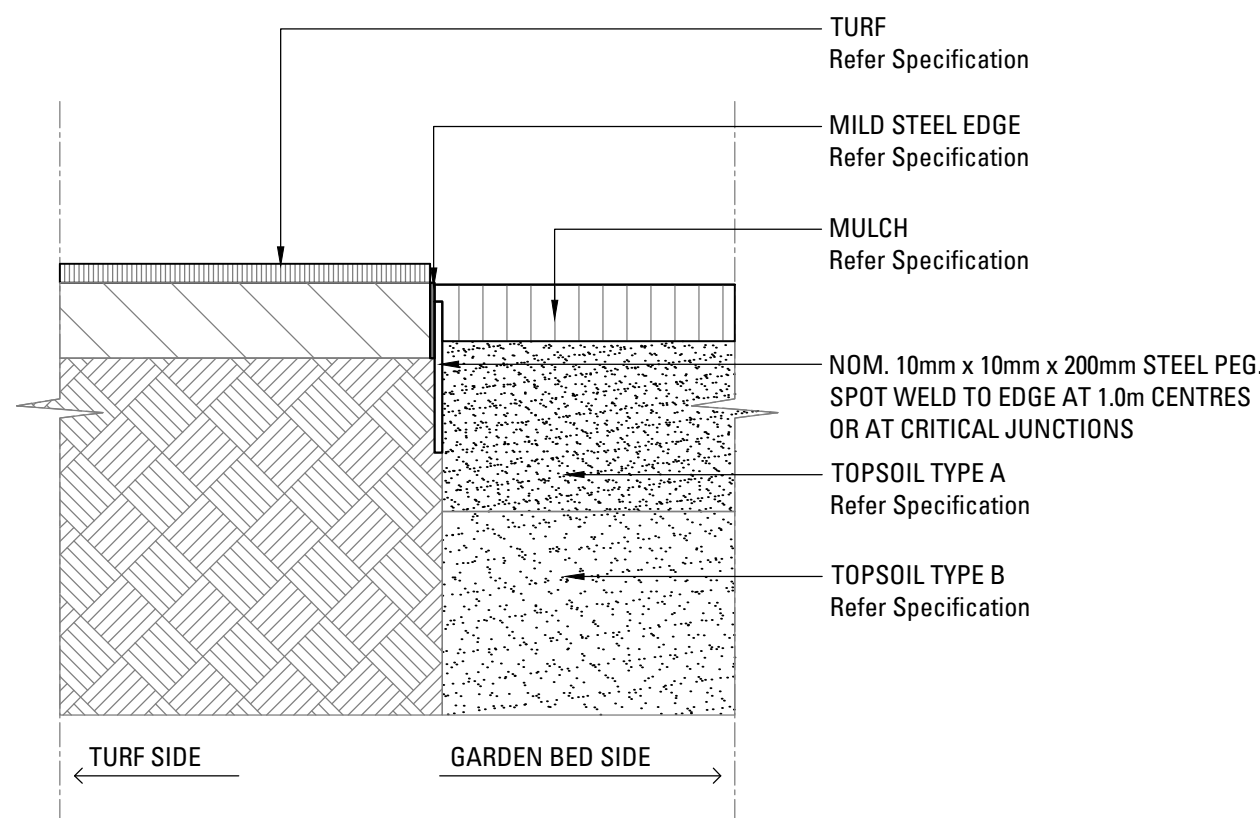
04
600
PRECAST UNIT PAVERS ON PADS ON SUSPENDED SLAB
SCALE 1:10



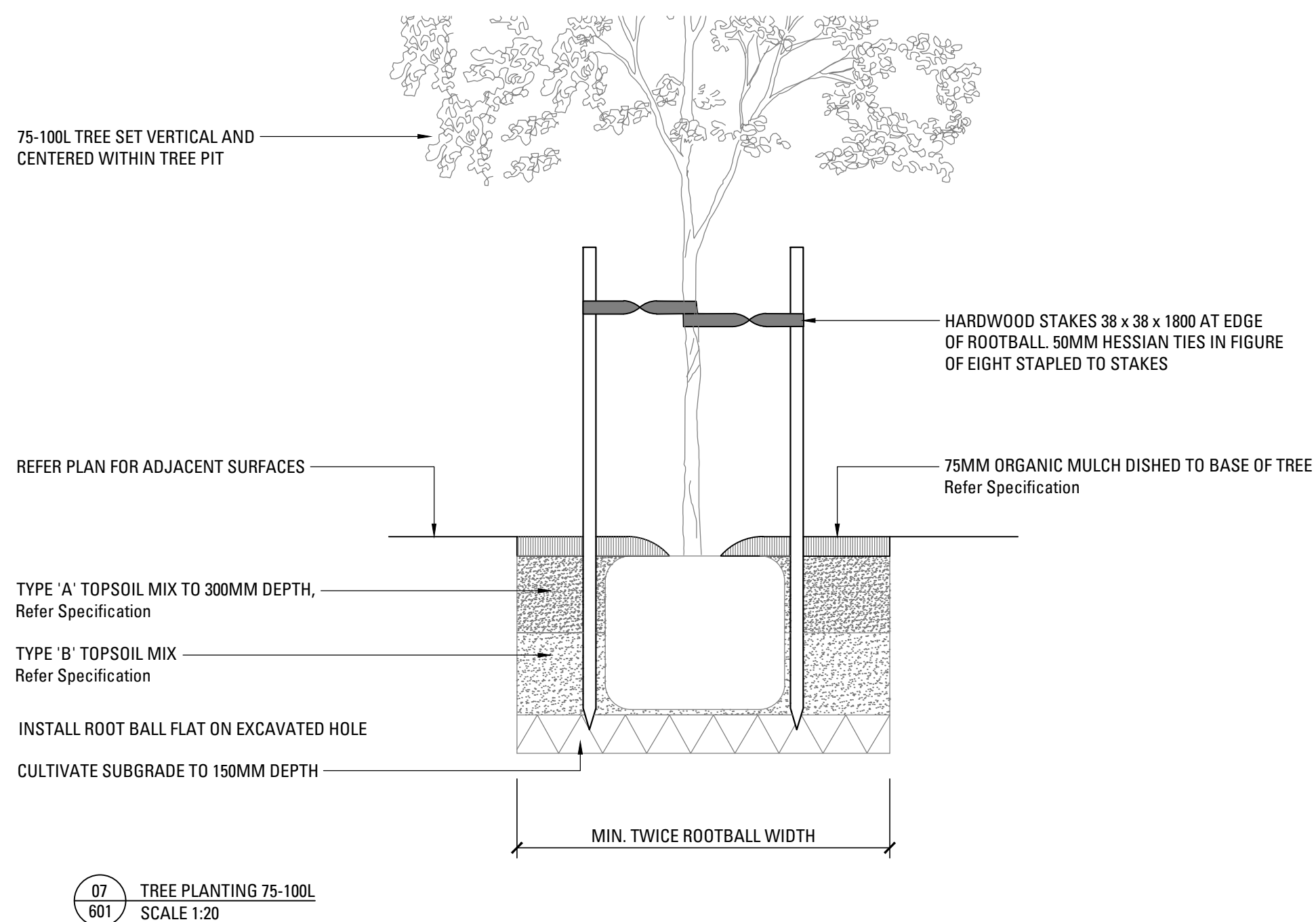
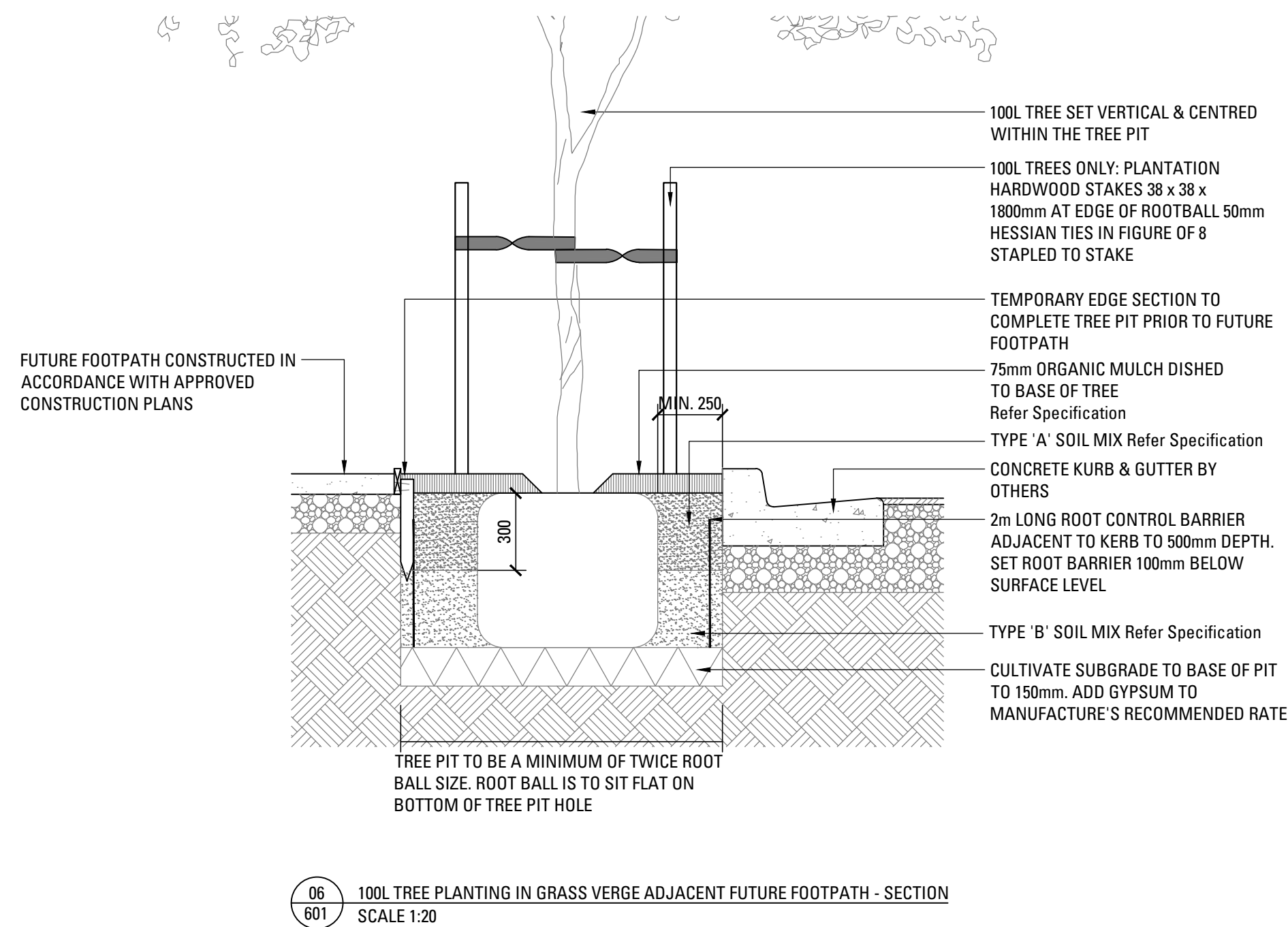
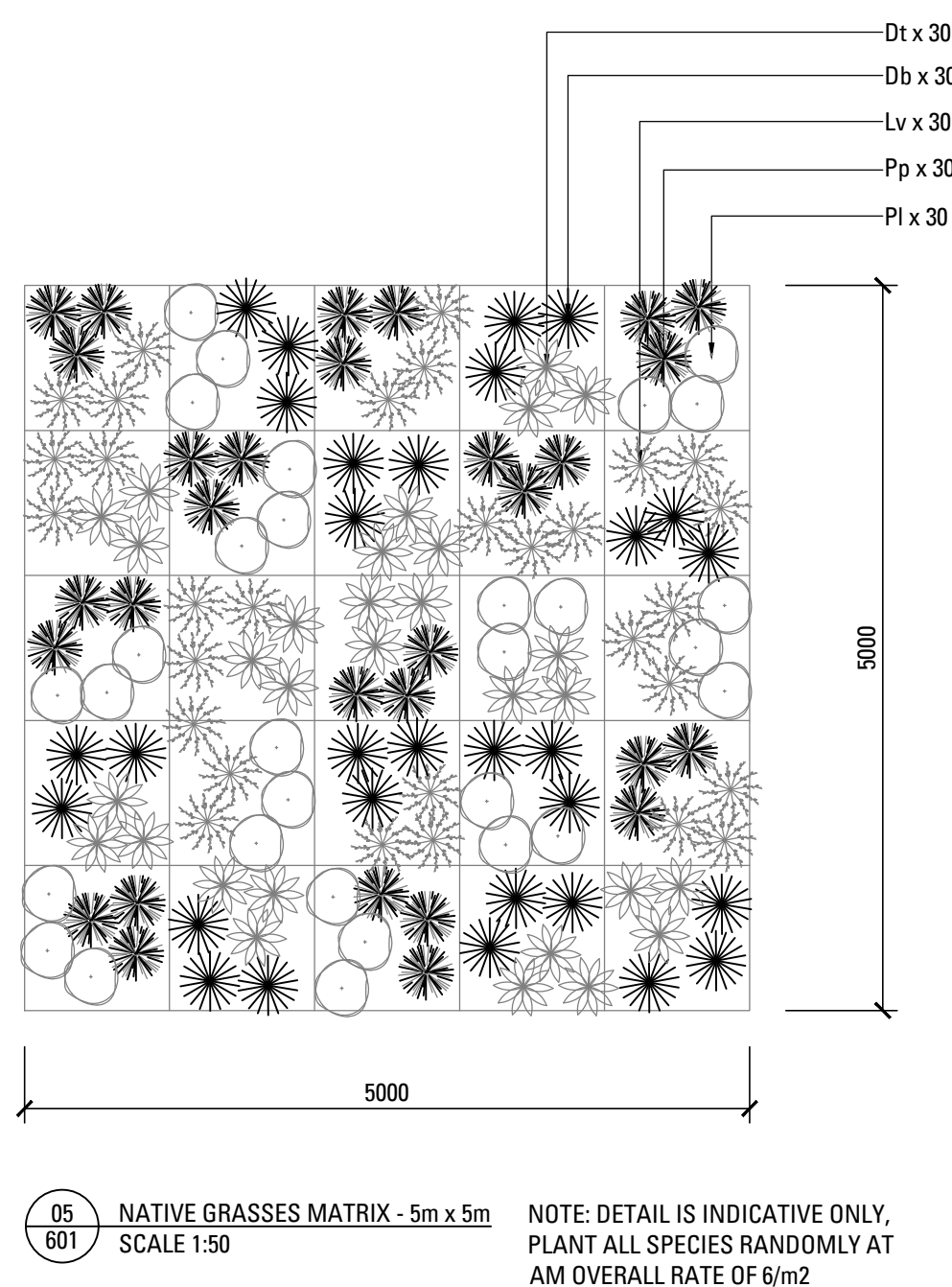
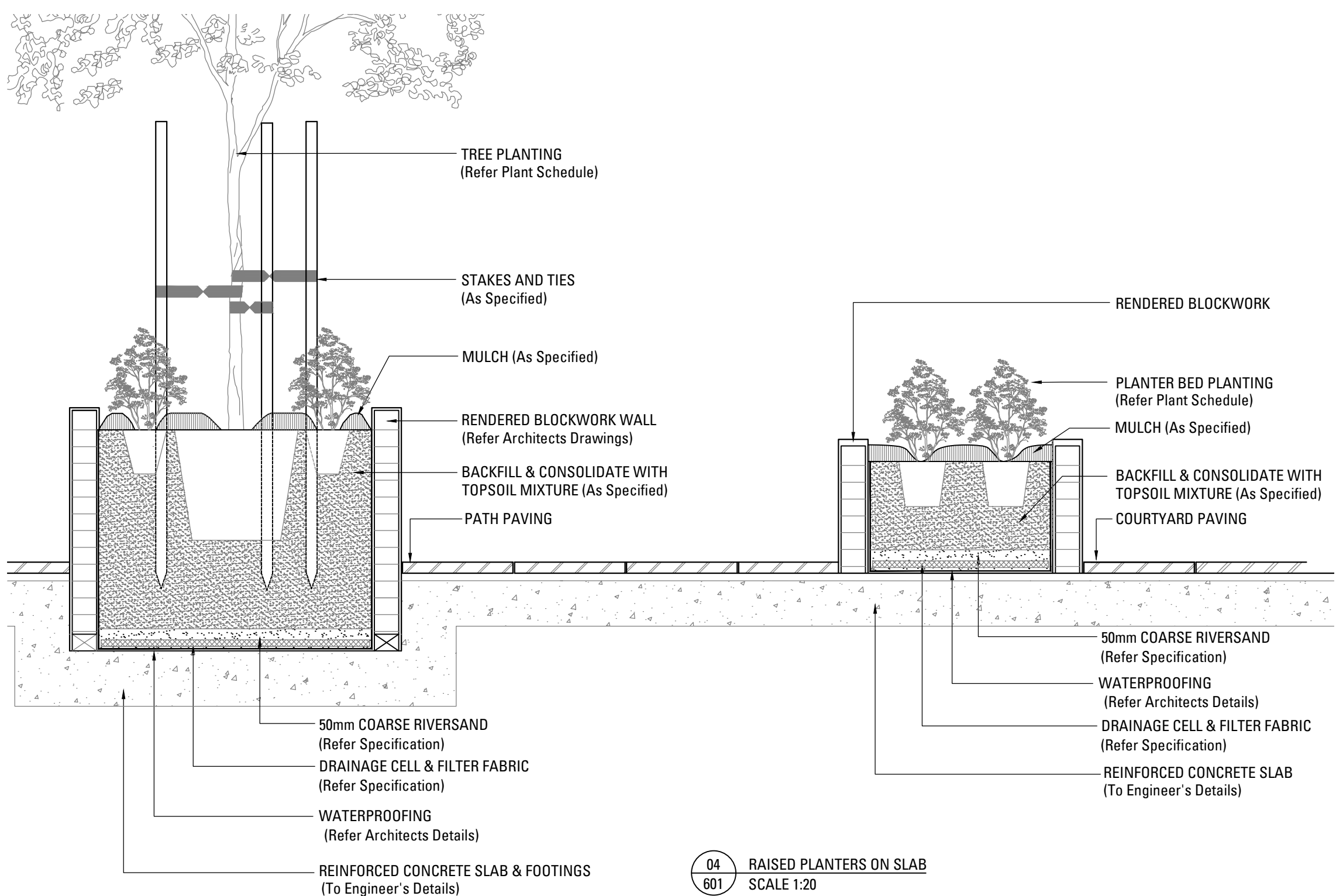
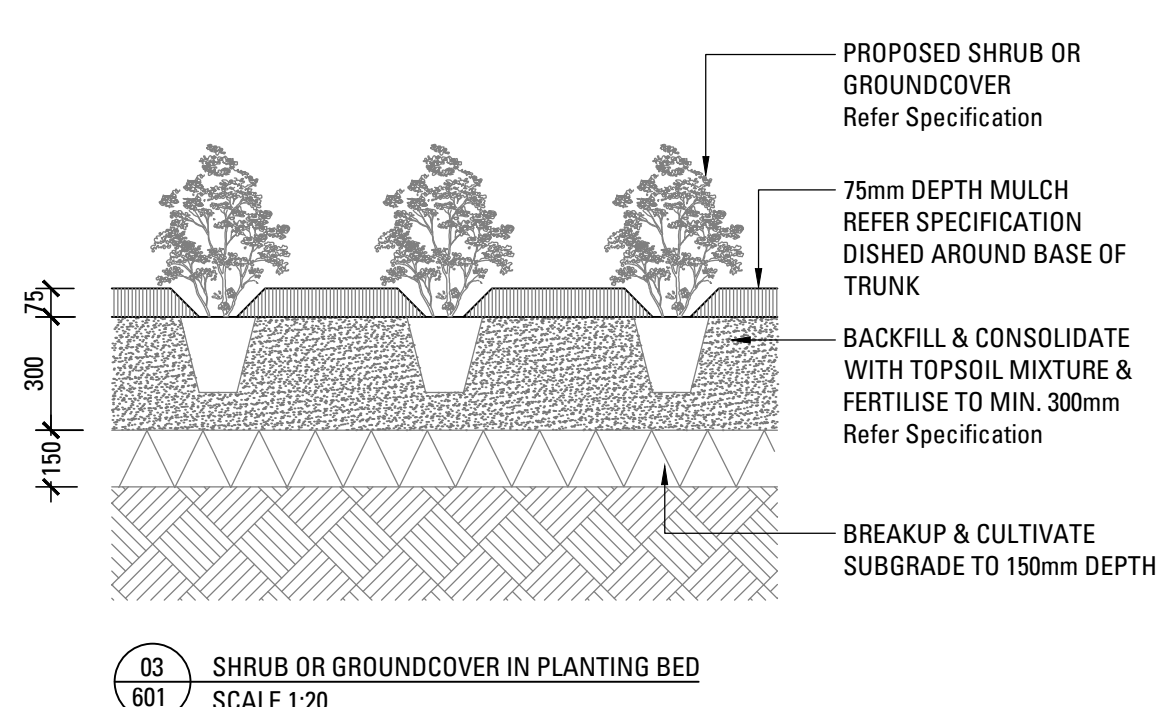
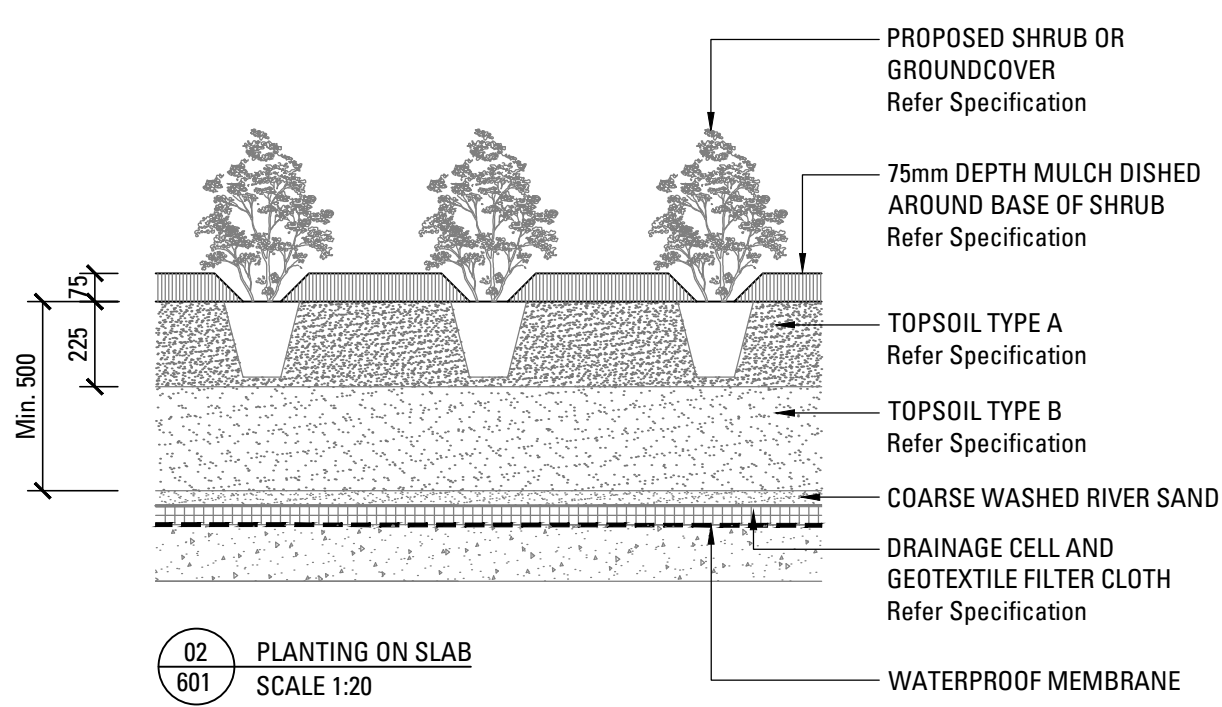
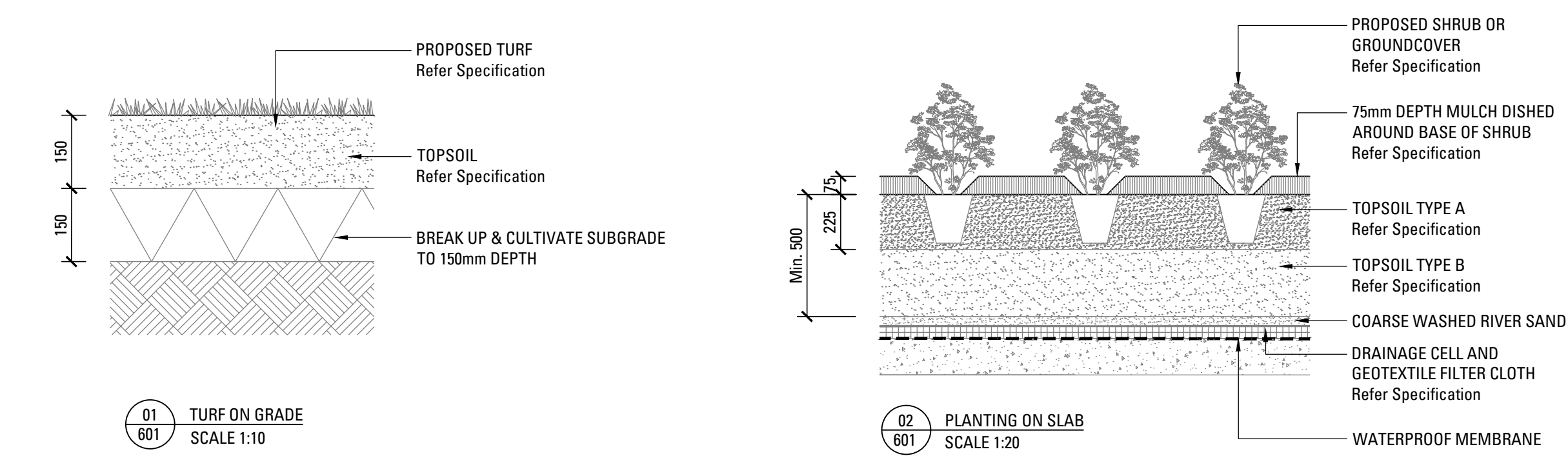
05
600
ASPHALT CONCRETE PAVING ON GRADE
SCALE 1:10



06
600
INSITU CONCRETE PAVING
SCALE 1:10



07
600
TYPICAL MILD STEEL EDGE
SCALE 1:10



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.