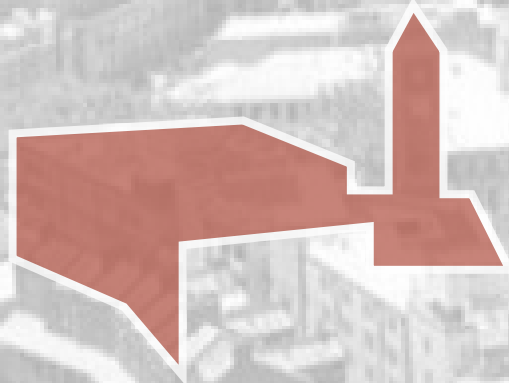


ARCADIA



December 2022

Quincy Hotel Landscape SSDA Report

Issue F

ARCADIA

We recognise the First Nations People of Australia and celebrate their continuing cultural practice and connection to Country.

We acknowledge the Traditional Custodians of the land on which we live and work and pay our respect to Elders past, present and emerging.

We are proud that we live in the country with the world's oldest continuous living cultures, and we are working on playing our part as allies to First Nations people across Australia.

Always was, always will be.

Issue E
December 2022
Prepared by:
Alex Longley, Principal
Rui Liu, Senior Landscape Architect
Emilia Pelle, Landscape Architect

Arcadia Sydney
Jones Bay Wharf, Lower Deck, Suite 70
26-32 Pirrama Road, Pyrmont NSW 2009
P 02 8571 2900
E sydney@arcadiala.com.au
arcadiala.com.au
[@arcadialandarch](https://www.instagram.com/arcadialandarch)
Arcadia Landscape Architecture Pty Ltd
ABN 83 148 994 870

Table of Content

1.0 Analysis

- / Introduction
- / Background Documents
- / Regional Context
- / Local Context
- / Site Character - Streetscape
- / Site Character - Rooftop view
- / Site Analysis

2.0 Vision

- / Design Vision and Philosophy
- / Design with Country
- / Design Framework - Cambridge St Entry
- / Design Framework - Quincy Place
- / Design Framework - Harrington St Courtyard
- / Design Framework - Rooftop Bar and Pool

3.0 Concept

- / Master Plan
- / Cambridge Street Entry
- / Quincy Place
- / Harrington Street Courtyard
- / Rooftop Bar and Pool

4.0 Material and Planting

- / Materiality Palette
- / Planting Palette

1.0

Analysis



The Rocks

Quincy Hotel



Introduction

This Landscape Report has been prepared by Arcadia Landscape Architecture on behalf of Far East Rocks Organisation (**FEO**) (**the applicant**) in support of a State significant development application (SSDA) submitted to the Minister of Planning under Part 4 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**). This SSDA seeks development consent for the detailed design and construction of a new hotel with ancillary retail, through-site links, and associated works (**the proposal**) at 35-55 Harrington Street, The Rocks (**the site**).

The project has been declared as a State significant development (**SSD**) pursuant to Section 4.36(2) of the EP&A Act. In accordance with Schedule 2, Clause 6 of the State Environmental Planning Policy (Planning Systems) 2021 (**Planning Systems SEPP**), the project is declared SSD for the reason that it is development on land within The Rocks Site and it has a capital investment value (**CIV**) of more than \$10 million.

This SSDA seeks approval for the redevelopment of the existing building to facilitate the change of use of an existing building to new hotel accommodation.

Specifically, the proposed development involves:

- Demolition of the existing mixed use building (referred as the 'Clocktower' building) and site features;
- Construction of a new eight (8) storey hotel accommodation building comprising:
- Two (2) levels of retail and commercial land uses at the ground level and first floor level
- Five (5) levels of hotel accommodation, providing a total of 206 hotel rooms
- One (1) level of roof-top space
- Establishment of new publicly accessible through-site links;
- Alterations to the existing basement car park to upgrade to

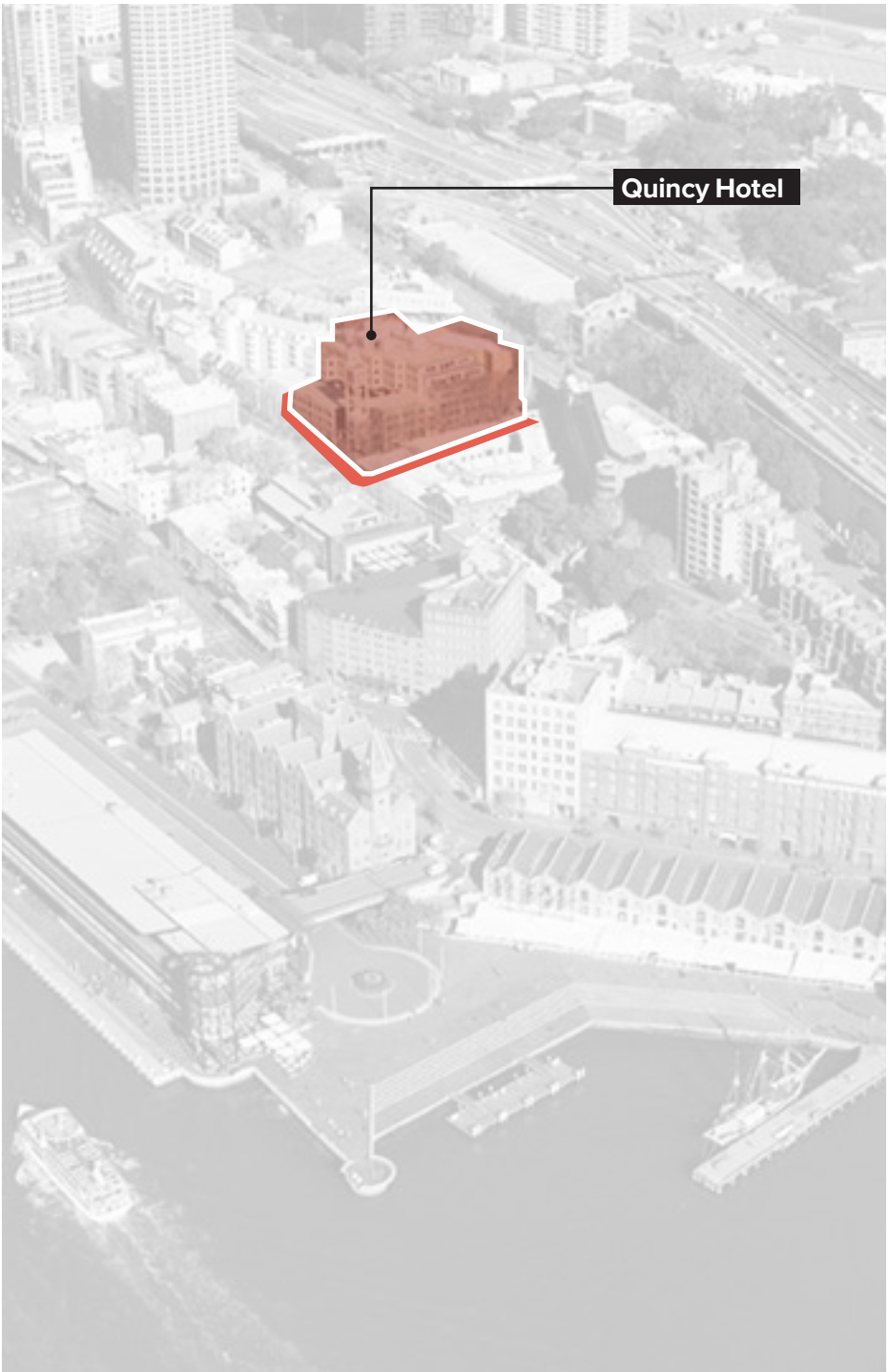
contemporary code compliance;

- Public domain improvements, including three (3) new public spaces, landscaping, and paving; and
- Ancillary works, including site services and stormwater infrastructure.

Note.

The proposed new hotel accommodation will eventually connect with the existing Rendezvous Hotel which adjoins the subject site to the south. This future connection will be facilitated by specific refurbishment works to the existing Rendezvous Hotel, consent for which will be sought via a separate approval(s).

This Landsape Report addresses the specific project requirements provided in the Secretary's Environmental Assessment Requirements (**SEARs**) issued by Department of Planning and Environment (**DPE**) on 14 December 2021 (DPE reference: SSD-32766230).



Background Documents

Extensive research and planning has gone into ensuring Sydney maintains its reputation as one of the most beautiful, most visited and lively cities in the world. We've gone through the adjacent documents and picked out the following key points:

City North Public Domain Plan - Responding to Gehl report and user surveys to create a greener network of activated streets and public places; pedestrianising streets such as Gresham Street;

City North - Streetscapes and paces - Re-making the town square, creating an open permeable pedestrian experience, making city gardens;

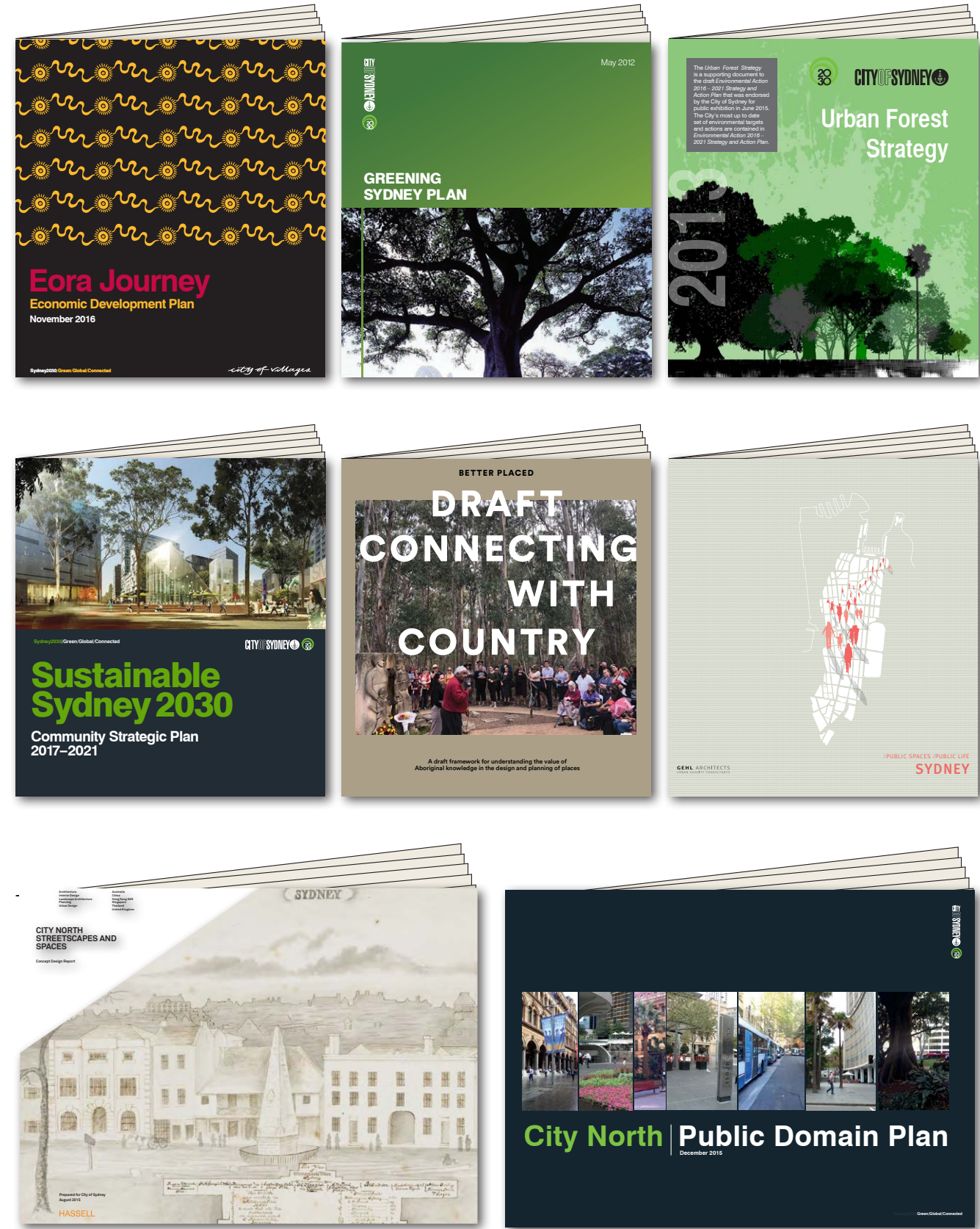
Eora Journey documents - connect with Gadigal culture and stories, celebrate the heritage of place and First Nations culture today;

Greening Sydney Plan - in an area with 10-15% canopy coverage, it is important to create new, green spaces. Relevant visionary principles include: expanding urban forest, greener streets, more open space, new green developments and improving green links;

Urban Forest Strategy - increasing localised canopy coverage to mitigate microclimates and improve amenity;

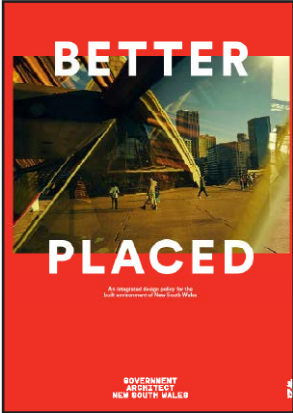
Sustainable Sydney 2030 - Green, global and connected - applying best practice ESD principles in combination with placemaking and urban design principles to create a world class development connected to the global fabric of the CBD; and

NSWGA Connecting to Country Report (Draft) -This document draws heavily from the connection to Country report and emphatically supports the engagement, collaboration and advancement of First Nations community.

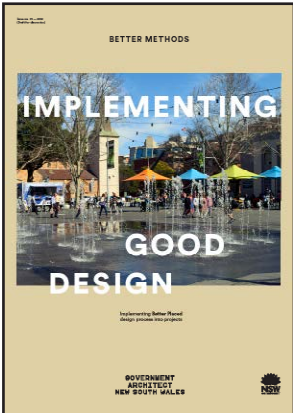


The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

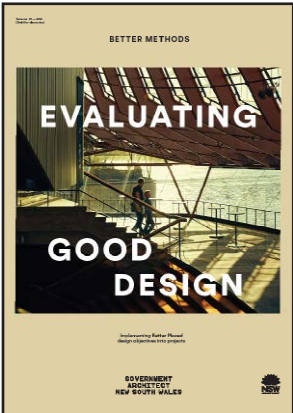
In acknowledging the traditional Aboriginal custodians of the land and their unique cultural relationships to place, GANSW seeks to uphold the idea that If we care for Country - It will care for us.



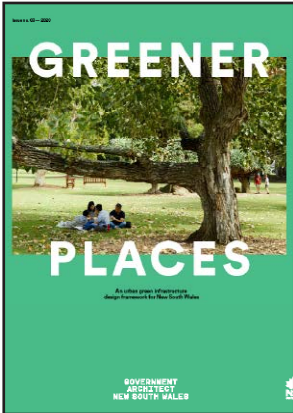
Better Placed



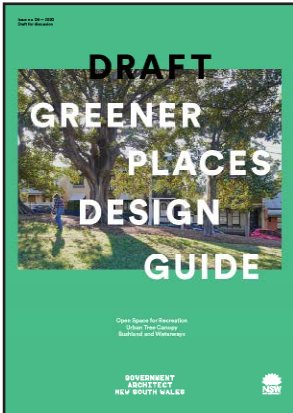
Implementing Good Design (2018)



Evaluating Good Design (2018)



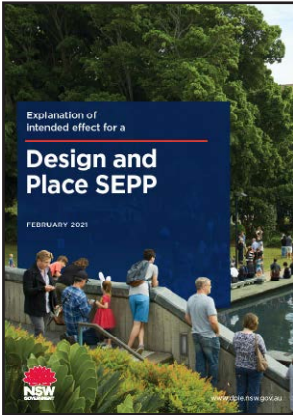
Greener Places (2020)



Draft Greener Places Design Guide (2020)



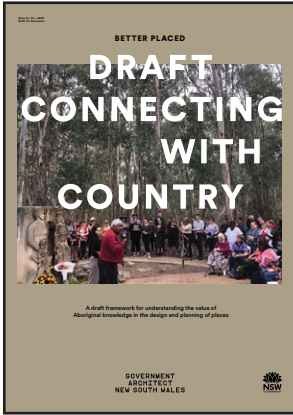
Sydney Green Grid - Central District



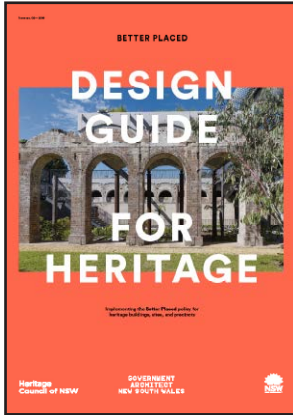
Design and Place SEPP (2021)



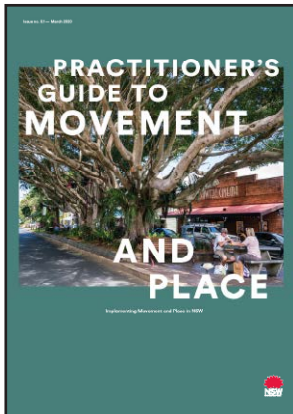
Design and Place in NSW (2021)



Draft Connecting with Country (2020)



Design Guide for Heritage (2019)



Practitioner's Guide to Movement and Place (2020)



Aligning Movement and Place (2019)

Regional Context

This site is located in The Rocks. The area contains historical laneways and views to Sydney Harbour. The site provides connection to many tourist attractions and is a 10 minute walk to Wynyard Station, making for easy travel throughout the city for tourists staying on this site.

Legend

-  SITE
-  COMMON TOURIST ATTRACTIONS
-  TRAIN STATIONS



Local Context

Our site sits within a high amenity area located close to a number of restaurants and bars, aswell as a number of tourist attractions. The Rocks market is a frequent occurrence and is located 200m from this site. Also within a 200m radius is the Museum of Contemporary art, located nearby Circular key. A prime feature of this site is also its proximity to the Sydney Harbour Bridge.

Legend

-  SITE
-  TOURIST INTEREST
-  LOCAL ART WORK AND TRAIL



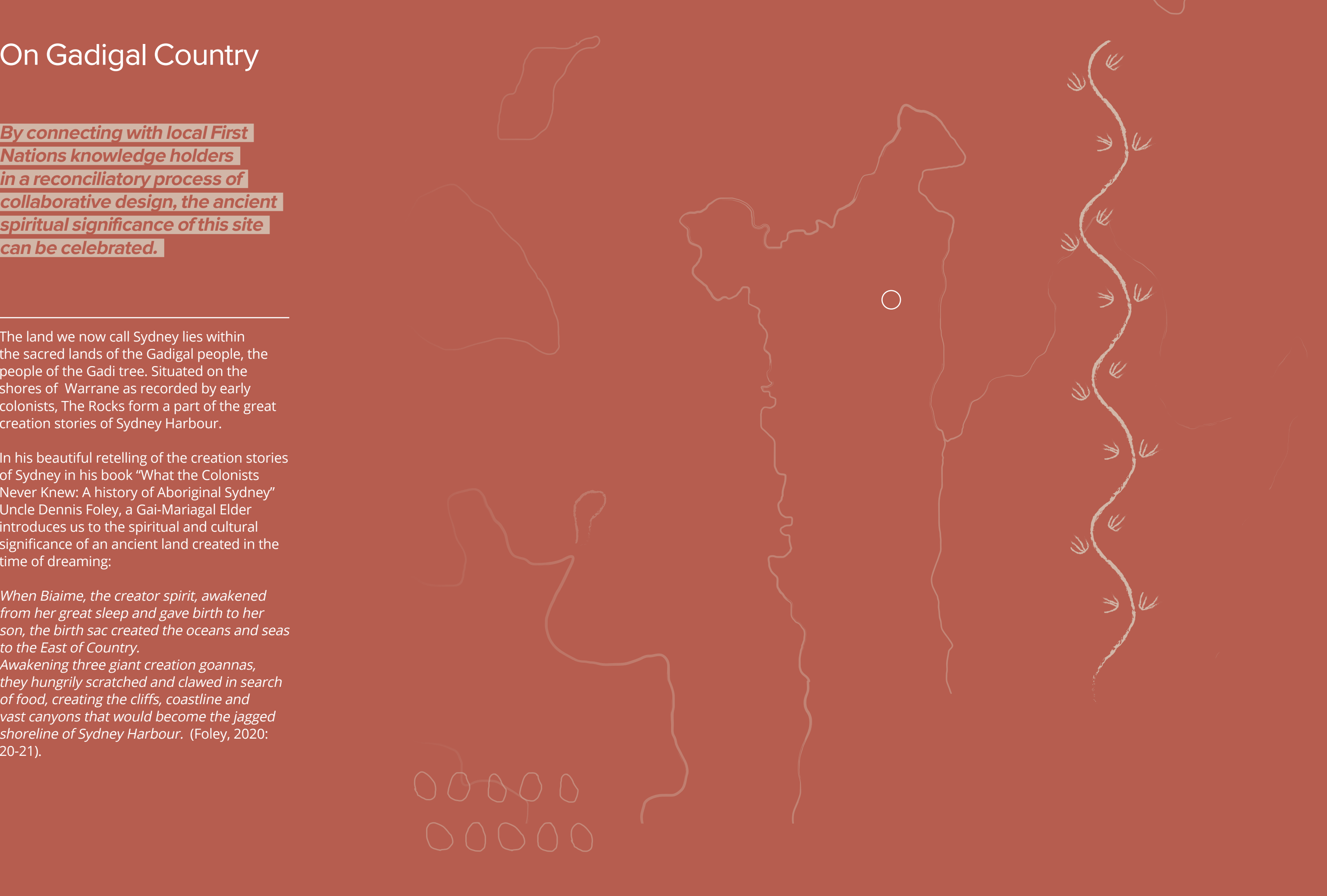
On Gadigal Country

By connecting with local First Nations knowledge holders in a reconciliatory process of collaborative design, the ancient spiritual significance of this site can be celebrated.

The land we now call Sydney lies within the sacred lands of the Gadigal people, the people of the Gadi tree. Situated on the shores of Warrane as recorded by early colonists, The Rocks form a part of the great creation stories of Sydney Harbour.

In his beautiful retelling of the creation stories of Sydney in his book “What the Colonists Never Knew: A history of Aboriginal Sydney” Uncle Dennis Foley, a Gai-Mariagal Elder introduces us to the spiritual and cultural significance of an ancient land created in the time of dreaming:

When Biaime, the creator spirit, awakened from her great sleep and gave birth to her son, the birth sac created the oceans and seas to the East of Country. Awakening three giant creation goannas, they hungrily scratched and clawed in search of food, creating the cliffs, coastline and vast canyons that would become the jagged shoreline of Sydney Harbour. (Foley, 2020: 20-21).



Environmental Heritage

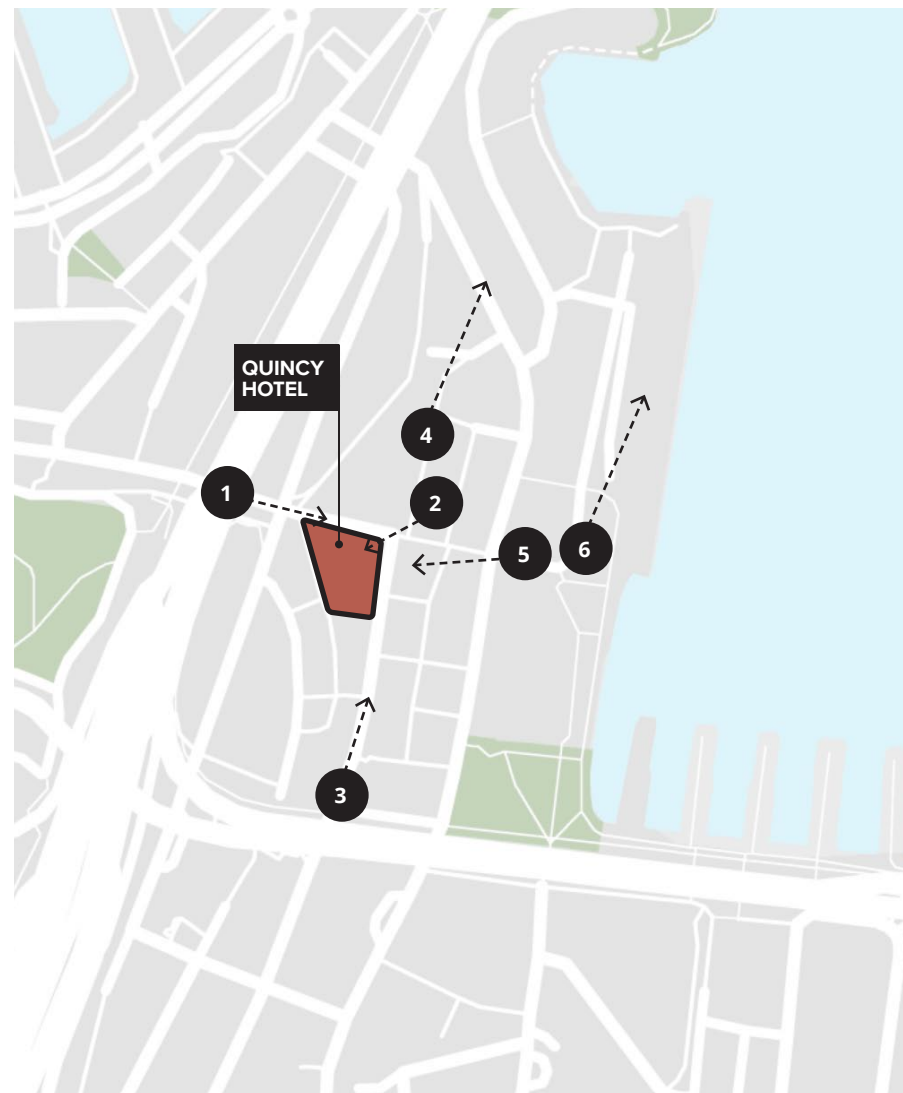
Ancient Geological Context

- Dreaming stories tell of the creation Goannas rising from the water and carving the canyons that would become Sydney Harbour
- Sydney Basin formed a delta of a giant ancient river, vegetated by ancient conifers and ferns - ancestors of much of the plant life we now see in our gullies today.
- Over millions of years, ancient rivers eroded the plains, forming the Hawkesbury, Parramatta and Georges Rivers
- These were flooded during the last polar melt, approximately 11,000 years ago.

Ecological Context

- Now an urban ecology, the area where the site is found was once a wooded Angophora gully adjacent a freshwater stream that flowed into the tidal cove of Warrane.
- The planting would have included ferns, angophora red gums, scribbly gums and grass trees, with ochre soils found along the creek line of what would be called the Tank Stream.
- Tidal vegetation such as salt marsh and mangroves existed along the shoreline, with the forest thickening when heading inland
- Clearings were created on the crests of the hills to allow for visual connection between the key landscape features of Dharug and Gai-mariagal Country.
- A network of ancient paths and songlines would have been cleared, connecting encampments and permanent settlements to fishing and hunting spots, ceremonial places and farmlands.

Site Character - Streetscape



Streetscape Character

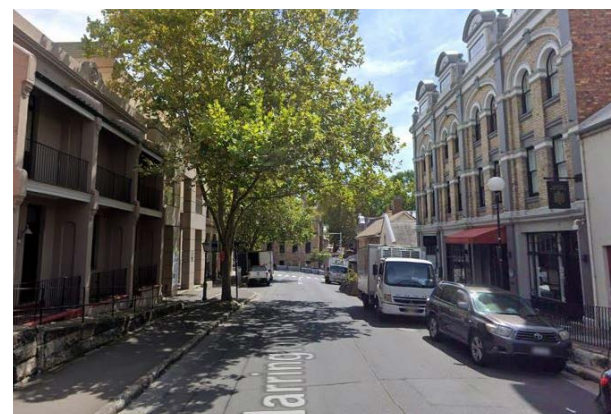
The architecture and character surrounding this site encapsulates post European historical characteristics as well as the formal use of plane trees. Ground floor activation varies with pockets of spill out dining which are mostly located adjacent to the major thoroughfares. Harrington Street in particular displays poor activation at the ground level.



1. Eastern view along Argyle St



2. Southern view corner of Argyle and Harrington St



3. Northern view along Harrington St



4. Northern view along Playfair St

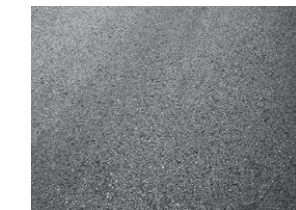


5. Western view corner of Argyle and George St



6. Northern view along Circular Quay Way

Streetscape Materials



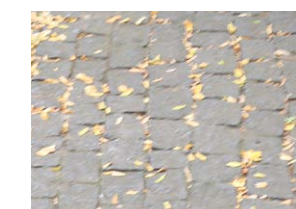
Harrington and Argyle Street
Asphalt footpath



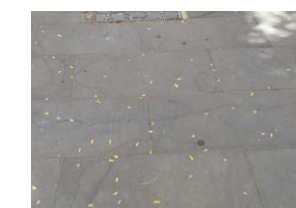
Harrington and Argyle Street
Sandstone kerb and gutter



Playfair Street
Brick paver



Cambridge Street
Bluestone cobble

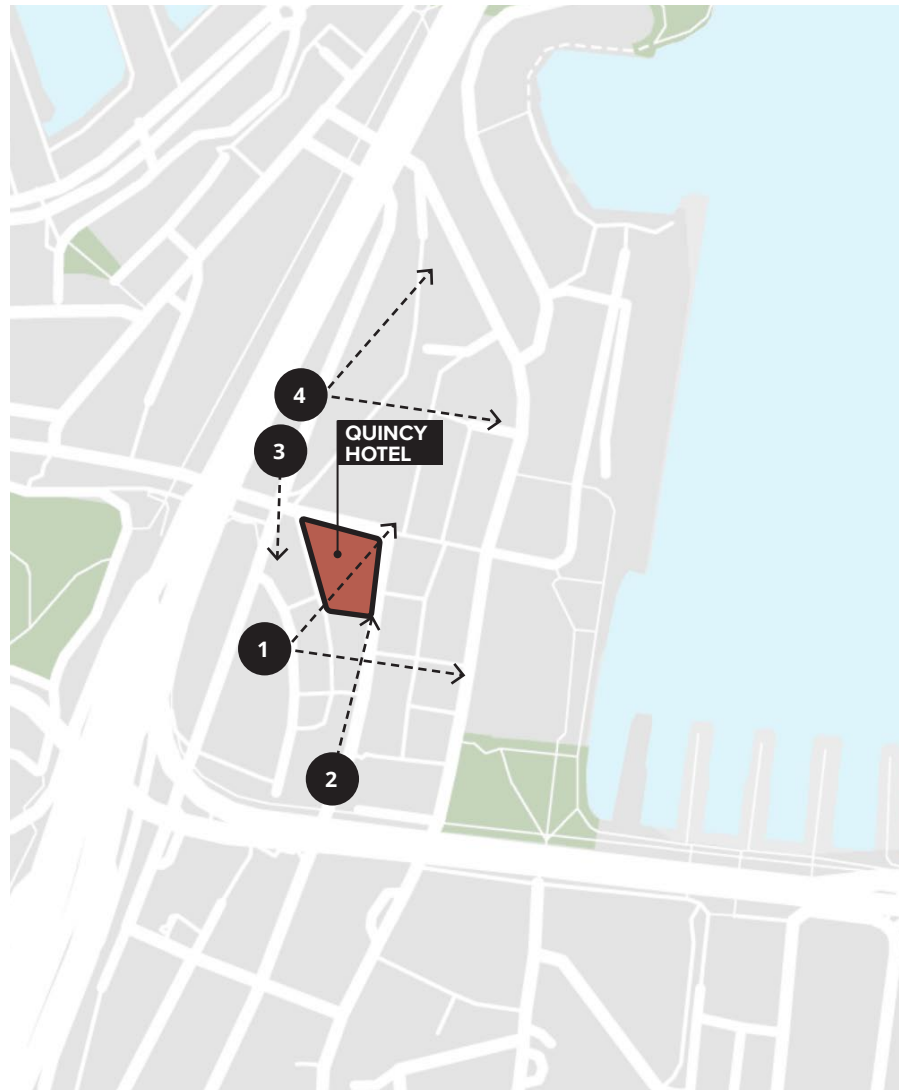


Cambridge Street
Bluestone paver



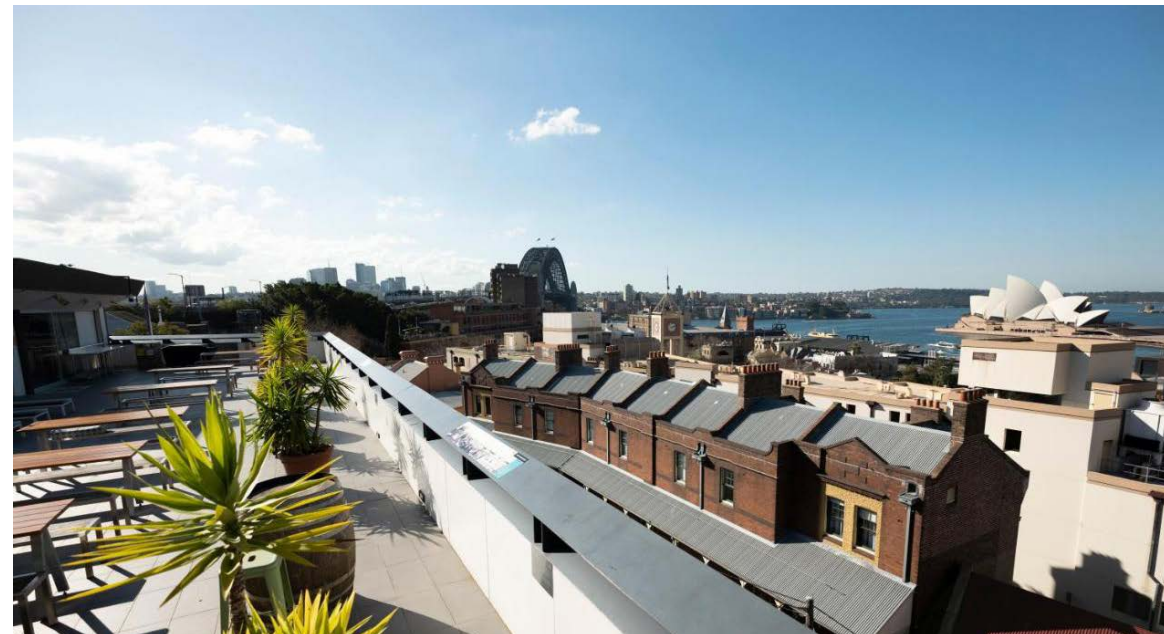
Cambridge Street
Sandstone steps

Site Character - Rooftop Views



Encapsulating Views

Quincy Hotel will boast some of the best views in Sydney with its close proximity and great vantage points particularly to the north and east. The future development on site creates opportunity for a highly activated rooftop to celebrate the city and the harbour views. Our initial investigation identifies the following views.



1. YHA Hotel - north-eastern aspect



2. Harrington Street - northern aspect



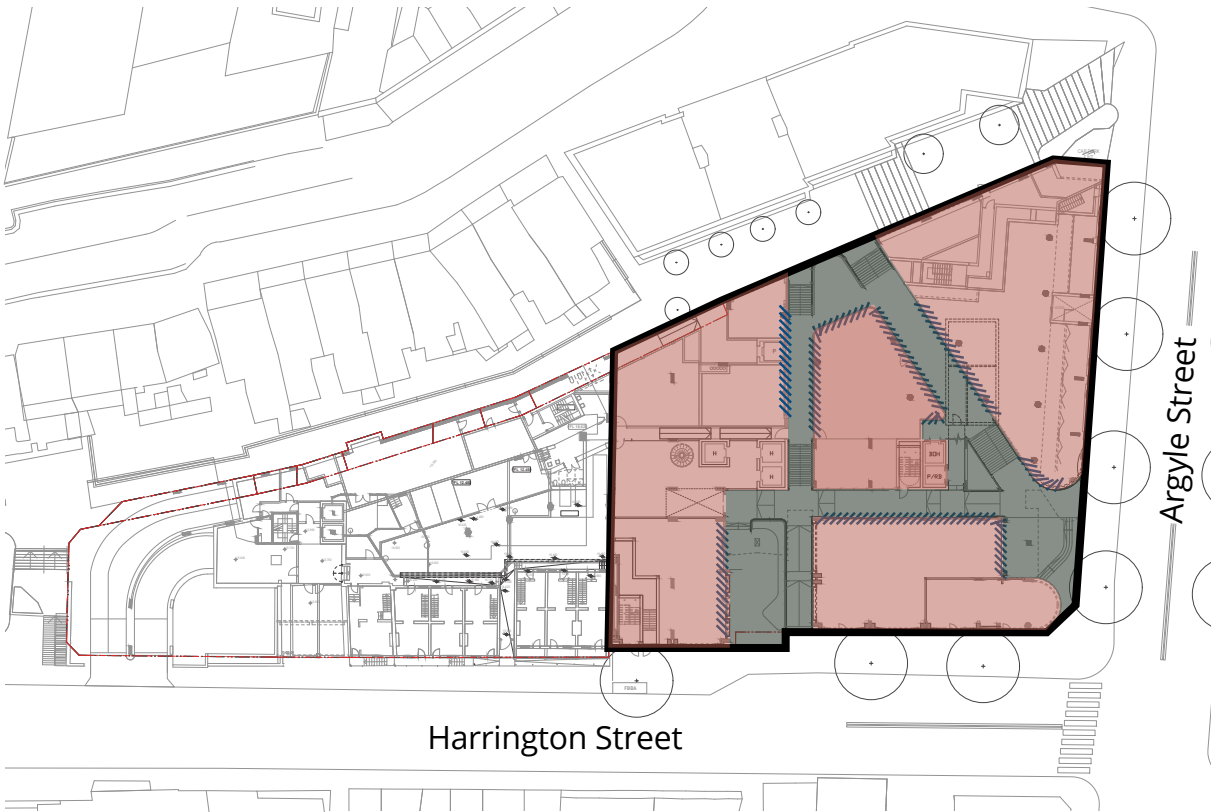
3. Glenmore - south-eastern aspect



4. Glenmore - eastern aspect

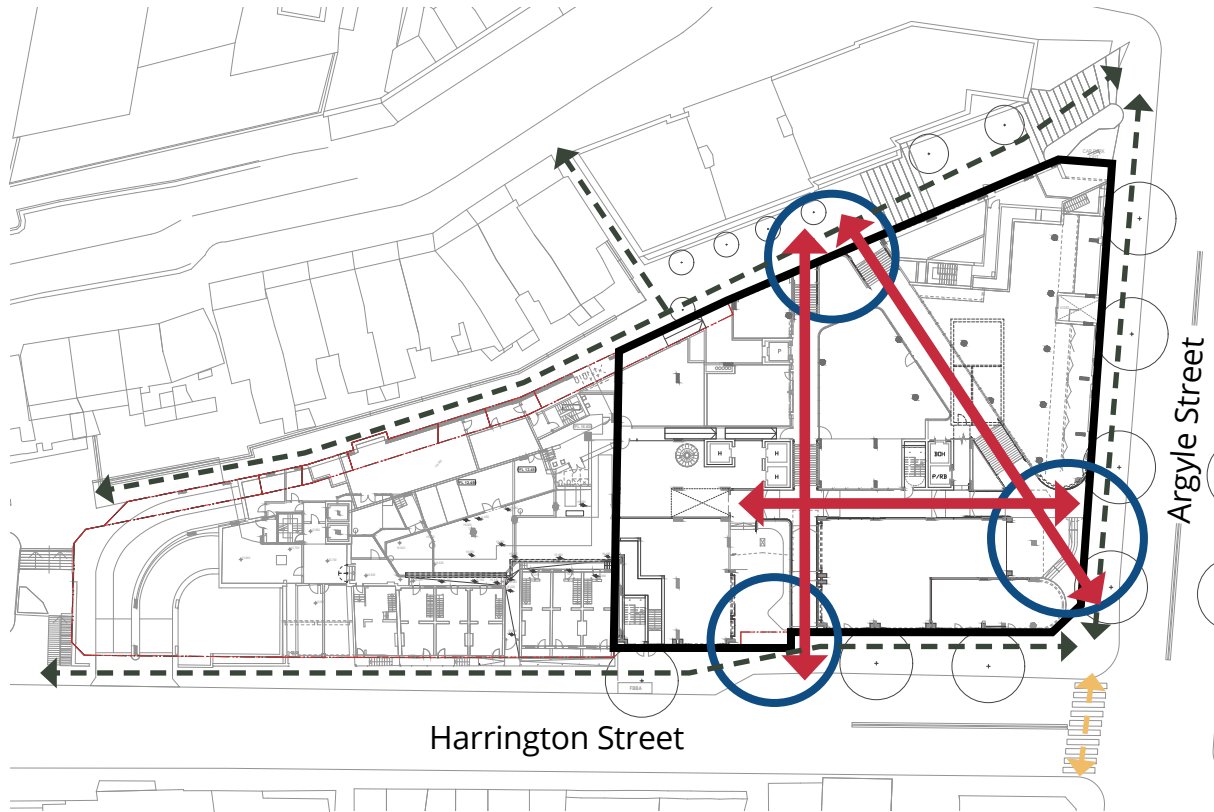
Site Analysis

Ground Floor Usage



- Key**
- Public domain
 - Commercial use
 - Commercial edge

Circulation and Access



- Key**
- Site access
 - Site circulation
 - Pedestrian footpath
 - Pedestrian crossing

Site Analysis

Existing Trees



Key

- Platanus acerifolia
- Caesalpinia ferrea

Key Activations



Key

- Cambridge Place (Cambridge St Entry)
- Corner Place (Argyle St Entry)
- Meeting Place (Harrington St Entry)

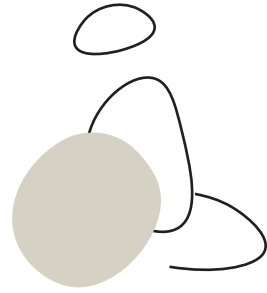
2.0

Vision



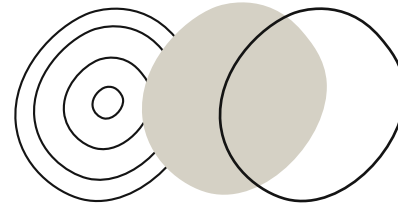
Quincy Hotel

Design Vision and Philosophy



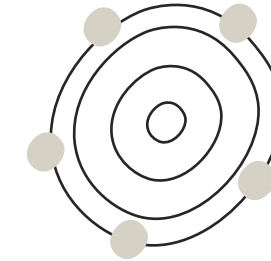
Connection to Country

Celebrating the traditional use of the site through a narrative of seasonal rhythm. Acknowledging the site's ceremonial function and people of various countries gather seasonally through the song lines



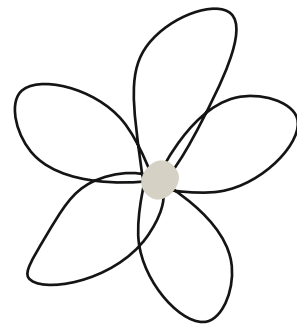
Green Global Connection

Minimising the environmental impact of the design outcome by using sustainable design methodology and materials



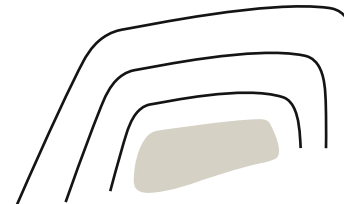
Activation of Communal Space

Contribute to the health and identity of the local community by offering accessible communal spaces and point of congregation



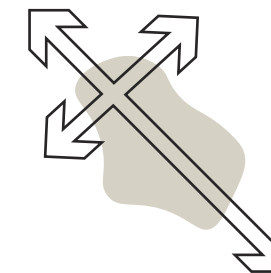
Native Vegetation

Showcase of native and indigenous vegetation to promote local character and connection to the local ecology



Natural Pattern

Soften the hardscape of the architecture by using natural patterns and design language to promote connection with Country



Urban Vernacular

Creating practical, accessible urban spaces to promote usage by the local community, and offer improvement to social and mental health

Designing with Country

Respecting Cultural History

/ Acknowledging the cultural history of the surrounding area by embedding these narratives into the design language in a respectful manner.



Places for Ceremony and Celebration

/ Spaces to gather and meet for people of varying backgrounds and cultures.
/ Facilitate cultural exchange.



Seasonal Rhythm

/ Demonstrate distinct seasonal characters through planting and use of water.



Design Framework

Ground Floor

- Key

Upper ground floor public space

Lower ground floor public space

Pedestrian circulations

Water feature opportunities

Commercial seating zones

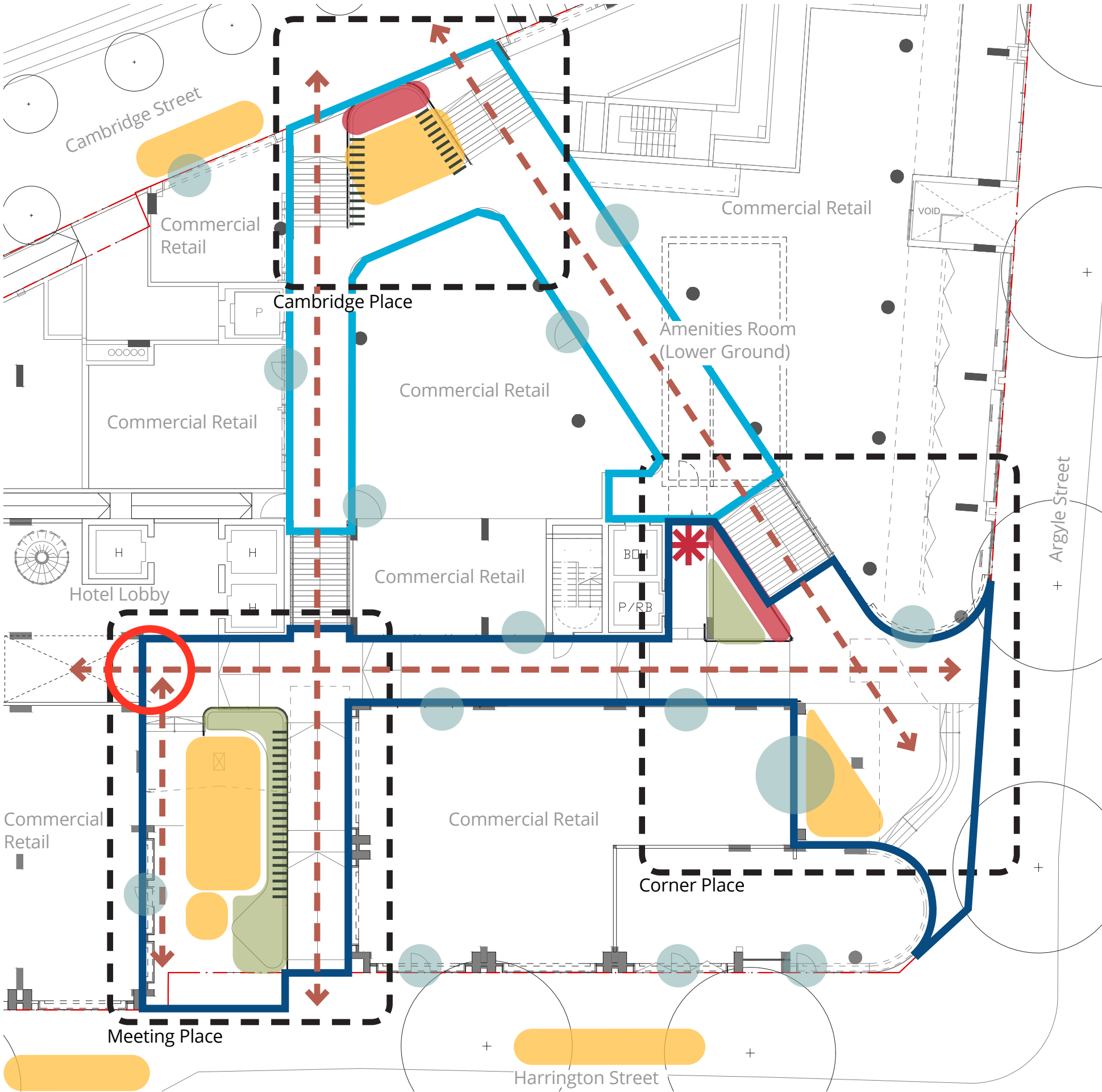
Feature landscape

Screen planting

Hotel entry

Retail entry

Toilet/change room entry



Design Framework

Rooftop Bar and Pool

Key

Site entry

Outdoor bar/dining area

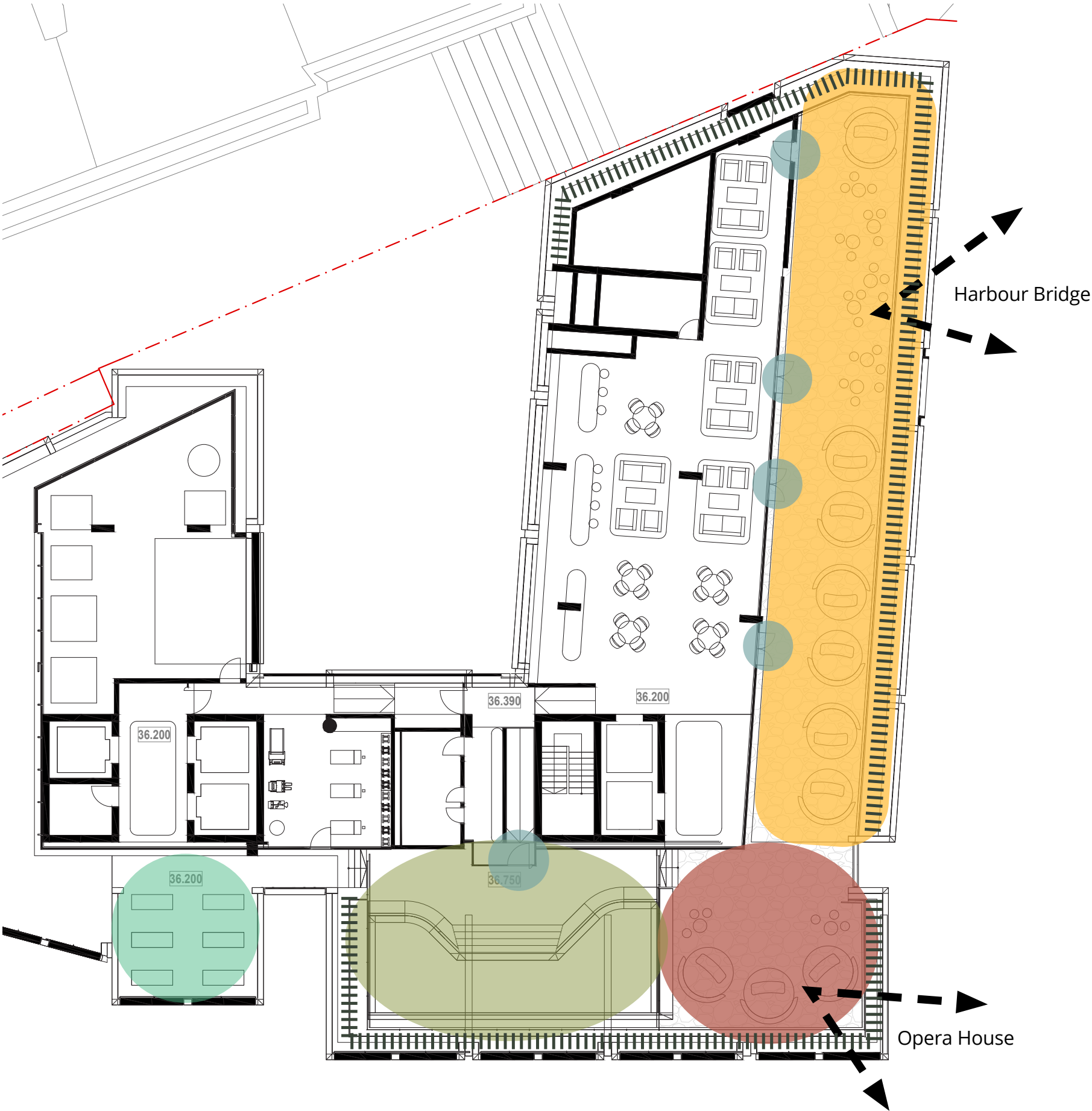
Lounge area

Outdoor pool

Outdoor gym space

Key view

Feature planter



3.0

Concept

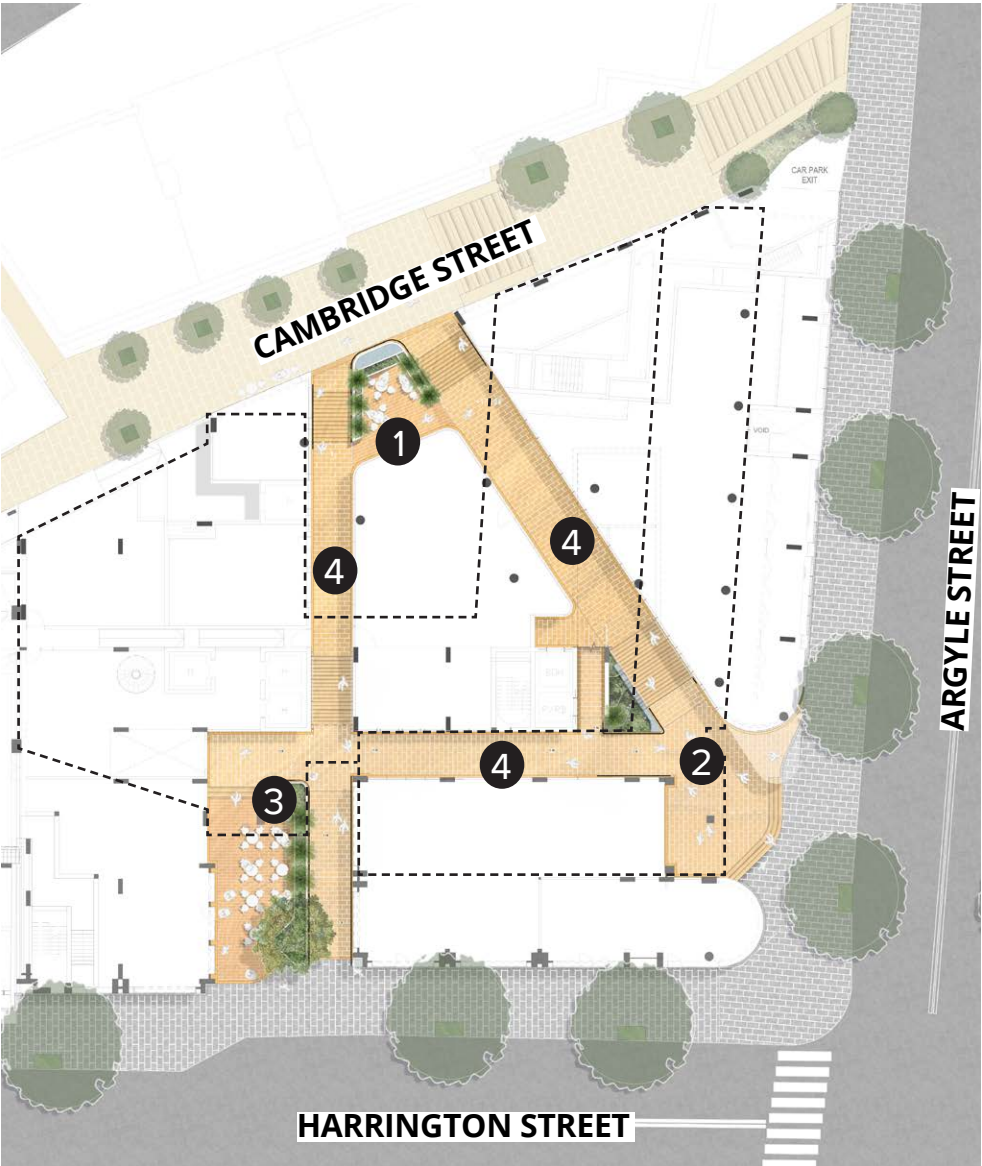


Quincy Hotel

Landscape Masterplan

Legend

- 1 CAMBRIDGE PLACE
- 2 CORNER PLACE
- 3 MEETING PLACE
- 4 PEDESTRIAN MALL
- 5 LEISURE POOL
- 6 OUTDOOR BAR
- 7 LOUNGE



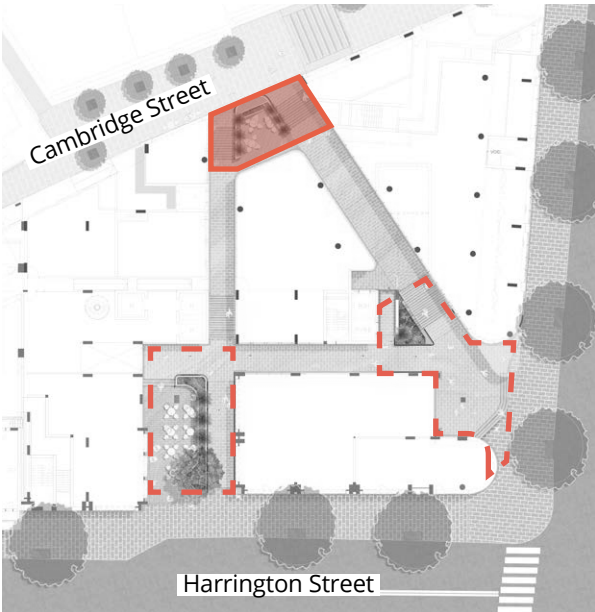
Groundfloor Masterplan



Level 6 Rooftop Masterplan

Cambridge Place

Ground Floor Key Plan



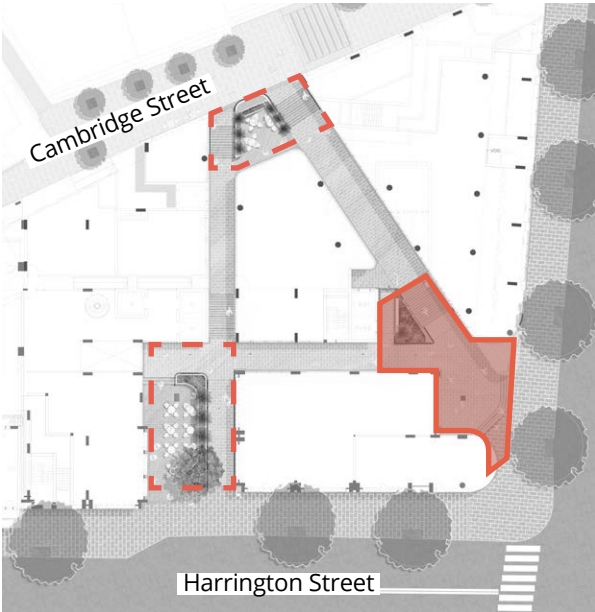
Legend

- 1 REFLECTION POND
- 2 SANDSTONE PAVER ALONG CIRCULATION PATHS
- 3 OUT DINING SPACE
- 4 FEATURE SANDSTONE PAVER DENOTING OUTDOOR DINING SPACE
- 5 SOFT AND LUSH SCREEN PLANTING WITH TREE FERN CANOPY
- 6 EDGE PAVER HIGH LIGHTING BUILDING FACADE

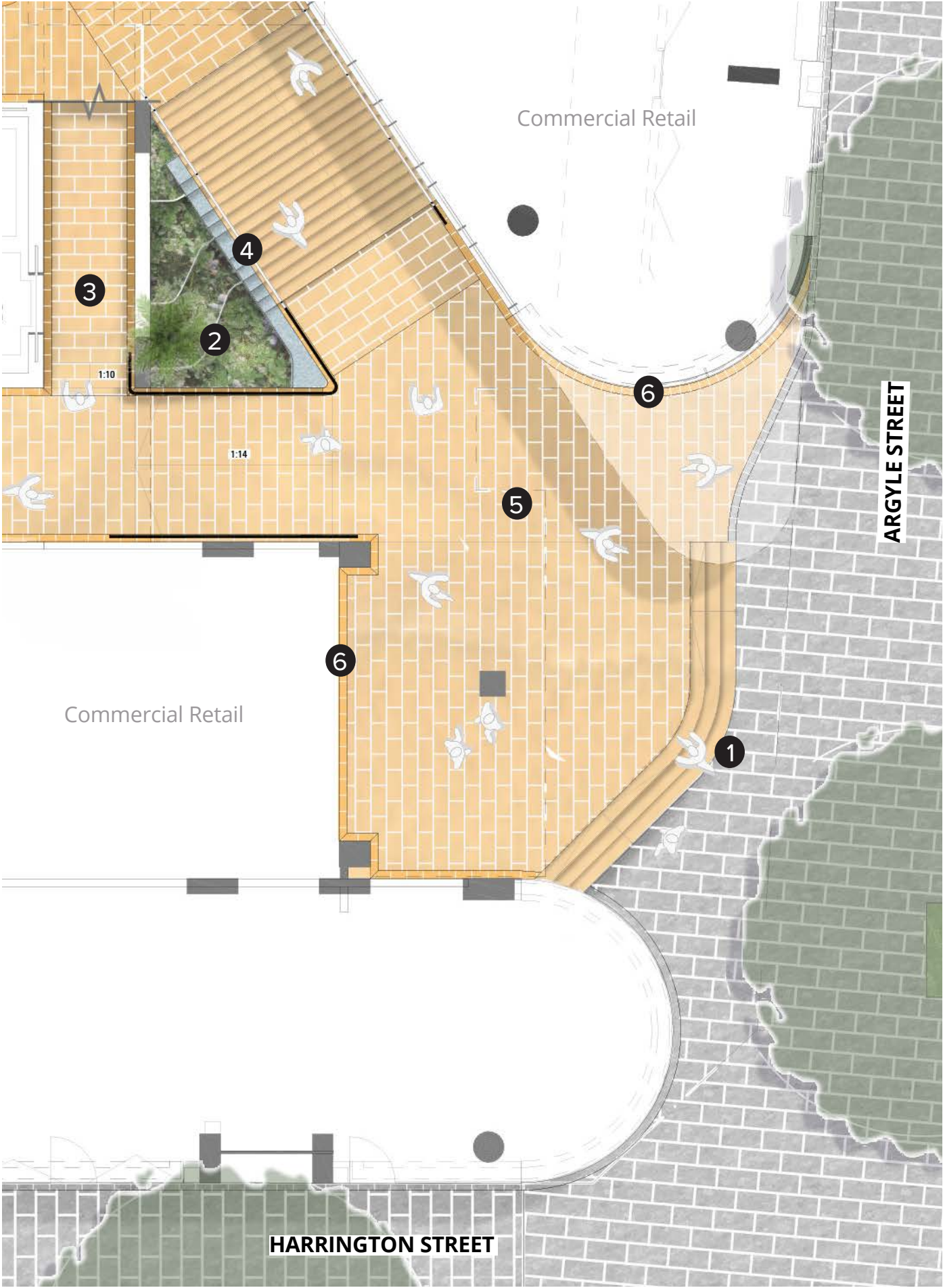


Corner Place

Ground Floor Key Plan

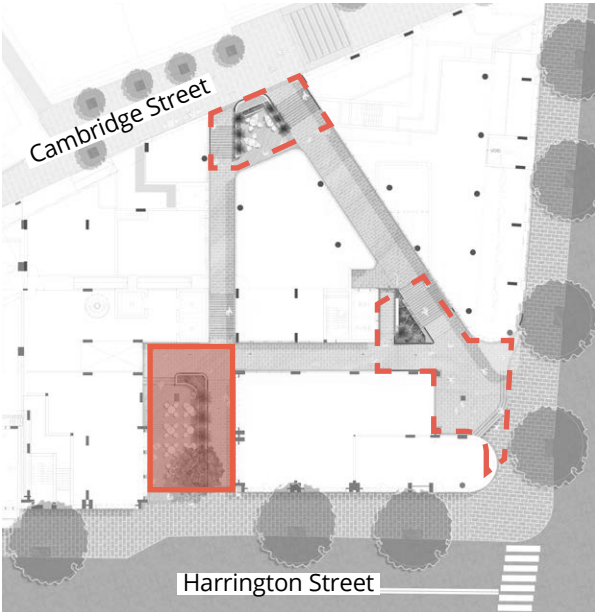


- 1 SITE ENTRY FROM CORNER OF ARGYLE AND HARRINGTON STREETS
- 2 FEATURE TERRACED PLANTER
- 3 ACCESS TO CHANGE/BATHROOM
- 4 CASCADING WATER FEATURE
- 5 SANDSTONE PAVER ALONG CIRCULATION PATHS
- 6 EDGE PAVER HIGH LIGHTING BUILDING FACADE

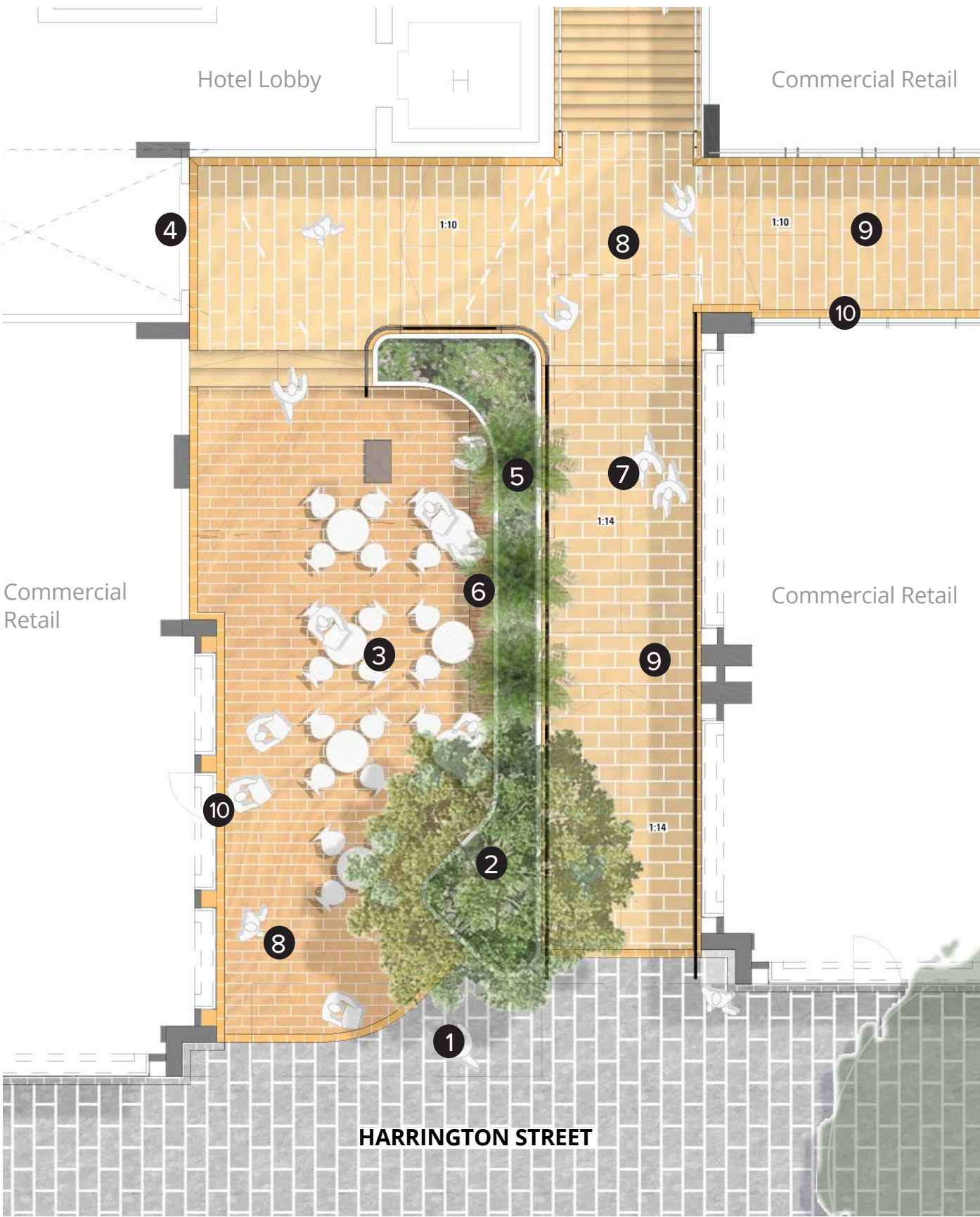


Meeting Place

Ground Floor Key Plan



- 1 SITE ENTRY FROM HARRINGTON STREET
- 2 FEATURE TREE
- 3 OUTDOOR DINING DECK
- 4 HOTEL LOBBY ENTRY
- 5 SCREEN PLANTING
- 6 SEATING BENCH
- 7 MAINTAIN CLEAR PUBLIC ACCESS AND CIRCULATION
- 8 FEATURE SANDSTONE PAVER DENOTING OUTDOOR DINING SPACE
- 9 SANDSTONE PAVER ALONG CIRCULATION PATHS
- 10 EDGE PAVER HIGH LIGHTING BUILDING FACADE



Rooftop Bar and Pool

- 1 OUTDOOR BAR AND DINING
- 2 OUTDOOR LOUNGE SPACE
- 3 RECREATIONAL POOL
- 4 OUTDOOR EXERCISE DECK
- 5 LOW FEATURE PLANTING



4.0

Material and Planting



Quincy Hotel

Materiality Palette

Landscape Materials Palette



Architectural Materials Palette



Planting Palette

Ground floor/Upper Ground floor



Elaeocarpus reticulatus



Cyathea cooperi



Xanthorrhoea glauca



Carpobrotus glaucescens



Adiantum aethiopicum



Tetragonia tetragonioides



Prostanthera rotundifolia



Viola hederacea



Dianella caerulea



Hibbertia scandens



Banksia spinulosa



Anigozanthos 'Big Red'



Todea barbara

Planting Palette

Rooftop Bar and Pool



Cyathea cooperi



Carpobrotus glaucescens



Poa poiformis



Todea barbara



Viola hederacea



Aspidistra elatior



Senecio serpens



Dianella caerulea



Acacia cognata



Dichondra repens



Philodendron xanadu



Banksia spinulosa



Anigozanthos 'Big Red'

The Quincy Hotel

HARRINGTON STREET, THE ROCKS

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
L-000	COVERSHEET
L-001	PLANTING SCHEDULE
L-401	SOFTWORKS PLAN - CAMBRIDGE PLACE
L-402	SOFTWORKS PLAN - CORNER PLACE
L-403	SOFTWORKS PLAN - MEETING PLACE
L-404	SOFTWORKS PLAN - ROOFTOP
L-601	LANDSCAPE DETAILS
L-701	LANDSCAPE SPECIFICATIONS

LOCATION PLAN

SCALE: NTS



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

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



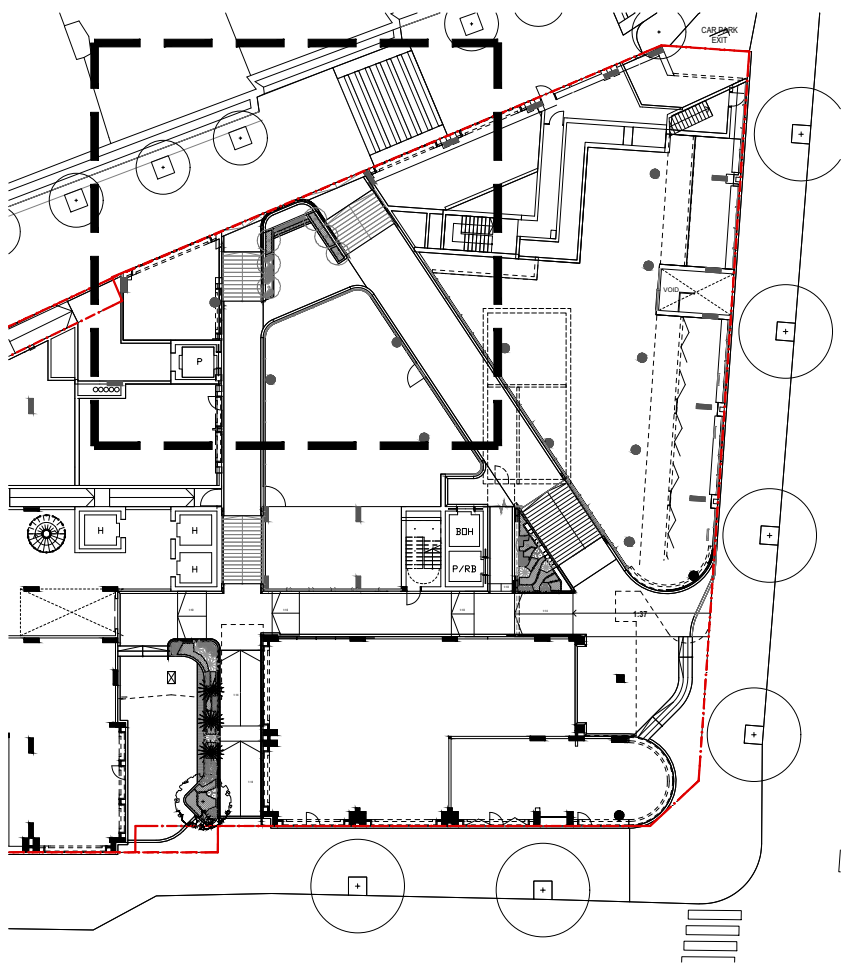
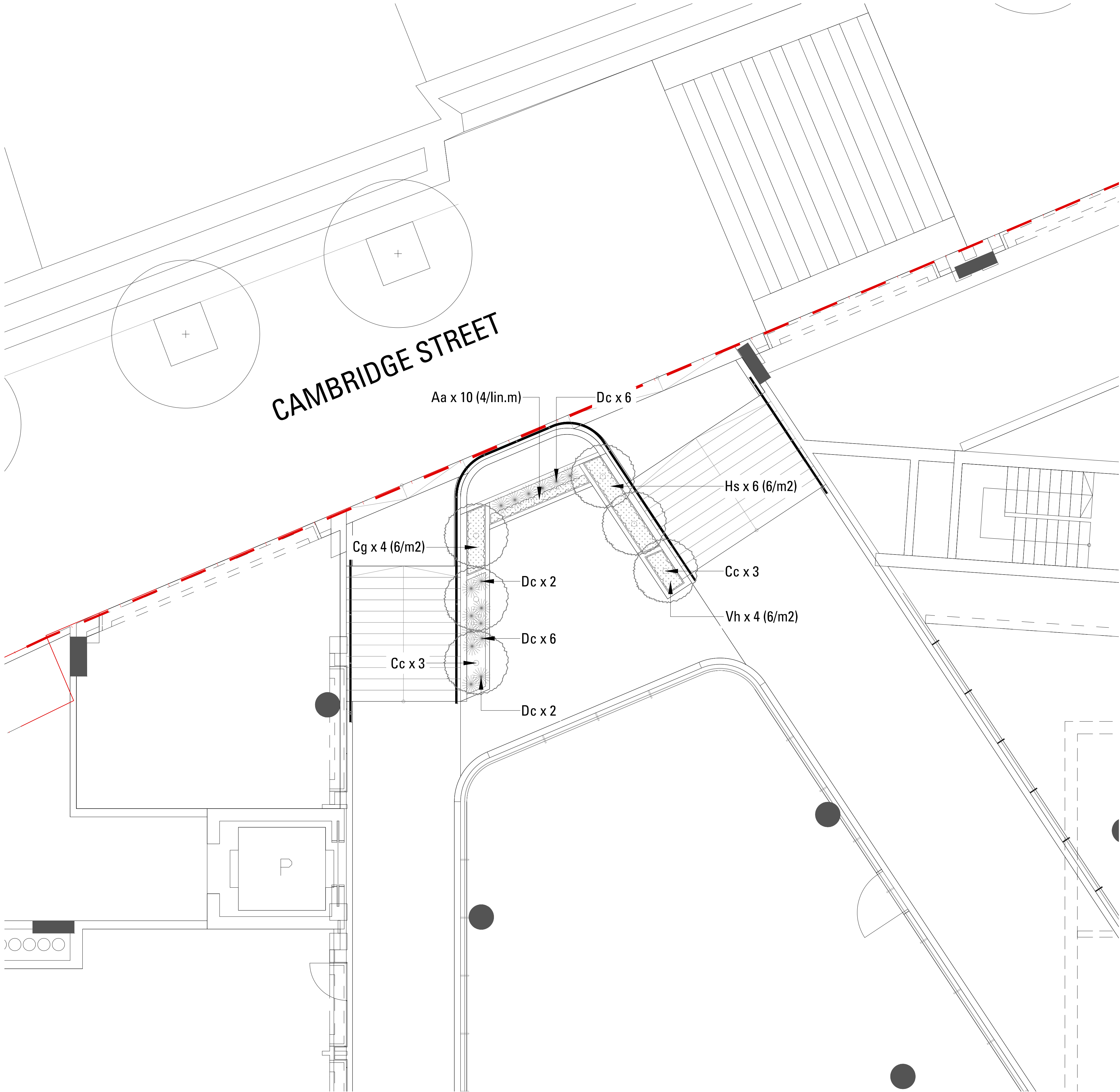
Drawing No.	Drawing Name
L-000	COVER SHEET

Job No.	21-773
Issue	A
Scale	

Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900



21-773 - QUINCY HOTEL - PLANT SCHEDULE				
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE
GROUND FLOOR				
	TREES & PALMS			
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9 x 4	200L
	SHRUBS & ACCENTS			
Cc	<i>Cyathea cooperi</i>	Tree Fern	4 x 3	200L
Bs	<i>Banksia spinulosa</i>	Candlestick Banksia	0.5 x 0.5	300mm
Pr	<i>Prostanthera rotundifolia</i>	Round Leaved Mintbush	1.2 x 1.5	300mm
Xg	<i>Xanthorrhoea glauca</i>	Grass Tree	4 x 2	200L
	GRASSES & RUSHES			
Abr	<i>Anigozanthos</i> 'Big Red'	Kangaroo Paw	0.5 x 0.5	200mm
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.5 x 0.5	100mm
	FERNS & CYCADS			
Aa	<i>Adiantum aethiopicum</i>	Maiden Hair Fern	0.5 x 0.5	200mm
Tb	<i>Todea barbara</i>	Austral King Fern	2 x 1.5	25L
	GROUNDCOVERS & CLIMBERS			
Cg	<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 1.5	200mm
Hs	<i>Hibbertia scandens</i>	Guinea Flower	0.5 x 1.5	200mm
Tt	<i>Tetragonia tetragonioides</i>	Warrigal Green	0.3 x 0.3	100mm
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 1.5	200mm
ROOFTOP				
	SHRUBS & ACCENTS			
Ac	<i>Acacia cognata</i> 'Limelight'	Limelight River Wattle	1 x 1	200mm
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	1 x 1	25L
Cc	<i>Cyathea cooperi</i>	Tree Fern	4 x 3	200L
Px	<i>Philodendron xanadu</i>	Philodendron	0.6 x 0.6	25L
	GRASSES & RUSHES			
Abr	<i>Anigozanthos</i> 'Big Red'	Kangaroo Paw	0.5 x 0.5	200mm
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.5 x 0.5	100mm
Pp	<i>Poa poiiformis</i>	Blue Tussock Grass	0.5 x 0.5	100mm
	FERNS & CYCADS			
Aa	<i>Adiantum aethiopicum</i>	Maiden Hair Fern	0.5 x 0.5	200mm
Tb	<i>Todea barbara</i>	Austral King Fern	2 x 1.5	25L
	GROUNDCOVERS & CLIMBERS			
Cg	<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 1.5	200mm
Dr	<i>Dicondra repens</i>	Kidney Weed	0.2 x 1.5	200mm
Ss	<i>Senecio serpens</i>	Blue Chalk Stick	0.5 x 0.5	200mm
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 1.5	200mm



KEY PLAN
1:500

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

SOFTWORKS LEGEND

- SCOPE OF WORKS BOUNDARY
- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
- FEATURE TREE PLANTING
Refer Landscape Specification
- SHRUB AND ACCENT PLANTING
Refer Landscape Specification
- MATRIX PLANTING
Refer Landscape Specification

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-401

Drawing Name

SOFTWORKS PLAN
CAMBRIDGE PLACE

Job No.

Issue

Scale

1:50 @ A1

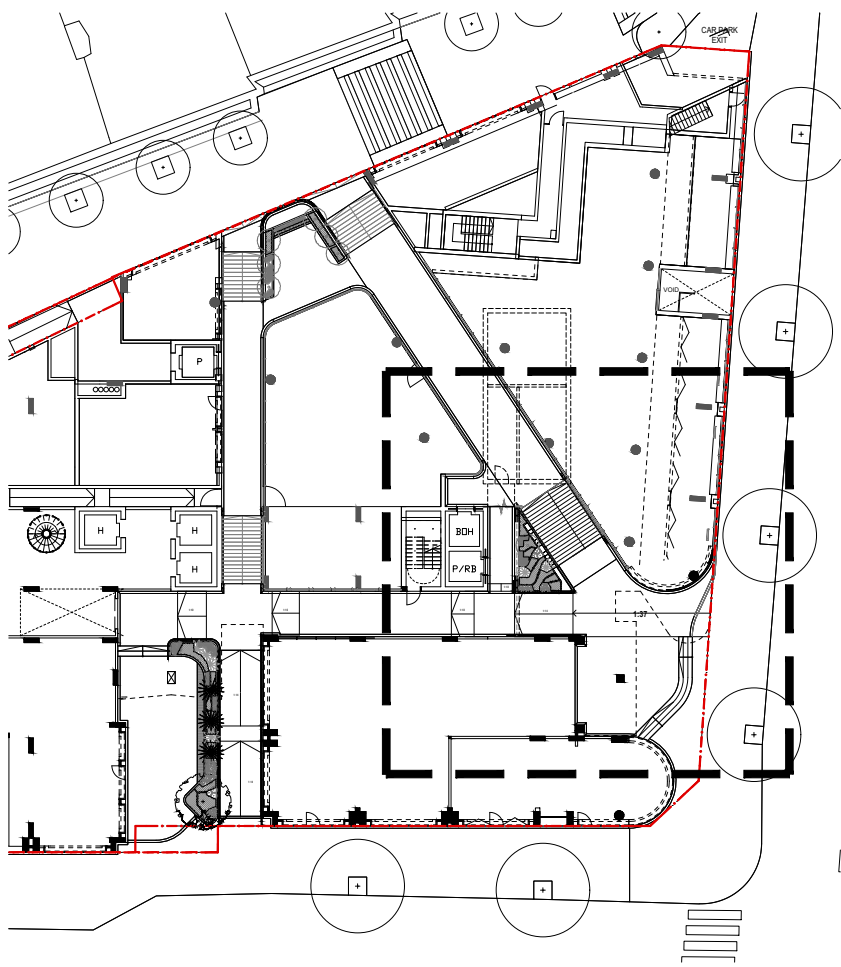
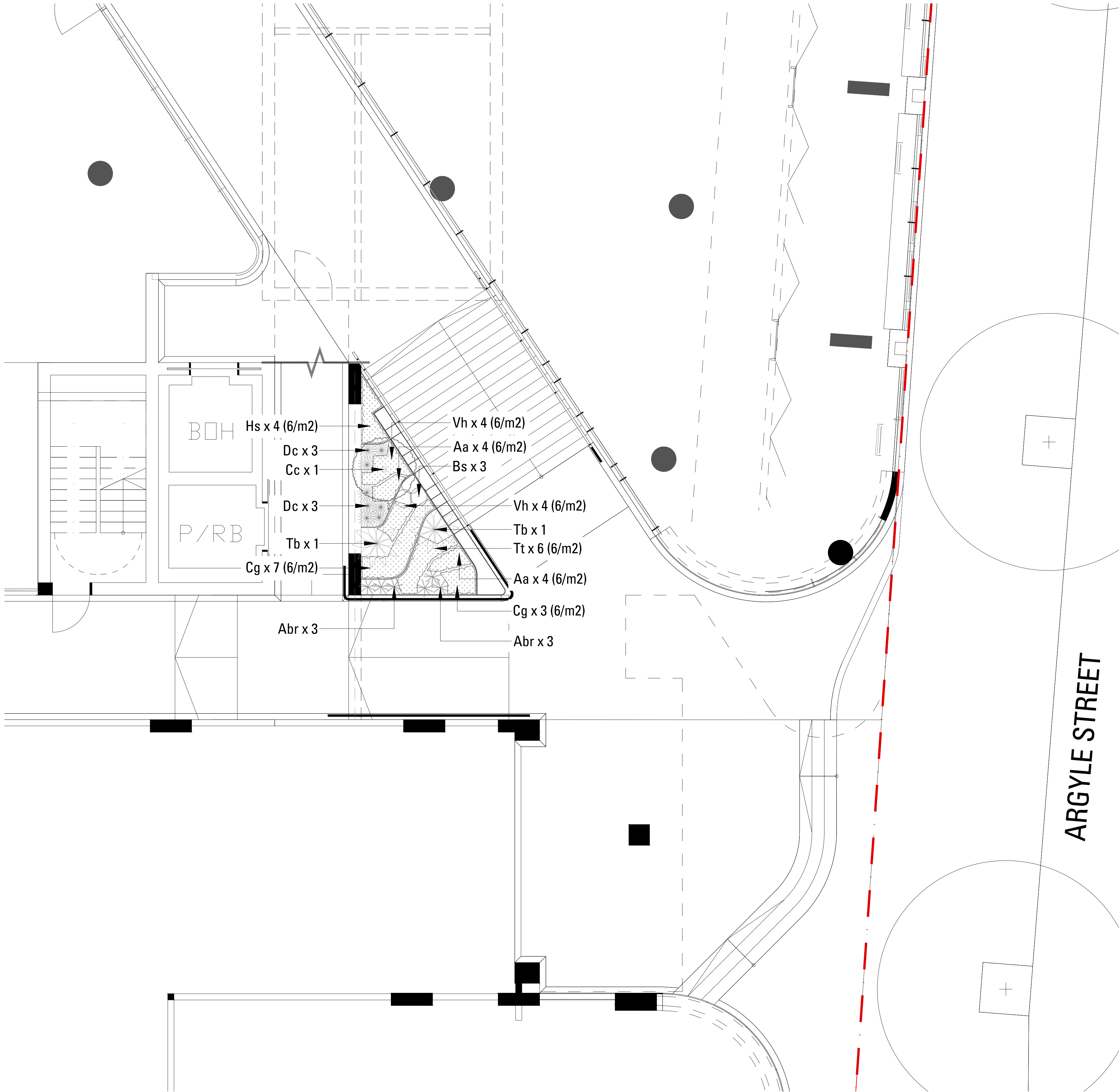
21-773

A



Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900





1:500

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

SOFTWARES LEGEND

- SCOPE OF WORKS BOUNDARY
- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
- FEATURE TREE PLANTING
Refer Landscape Specification
- SHRUB AND ACCENT PLANTING
Refer Landscape Specification
- MATRIX PLANTING
Refer Landscape Specification

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-402

Drawing Name

SOFTWARES PLAN
CORNER PLACE

Job No.

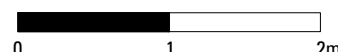
Issue

Scale

1:50 @ A1

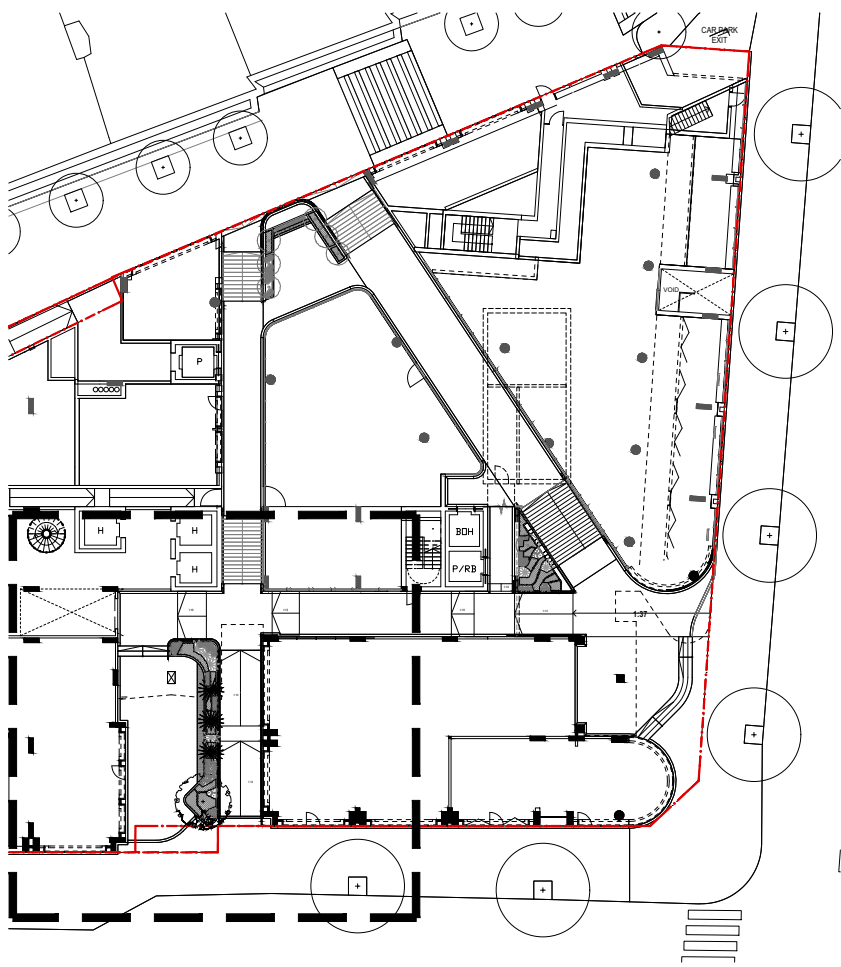
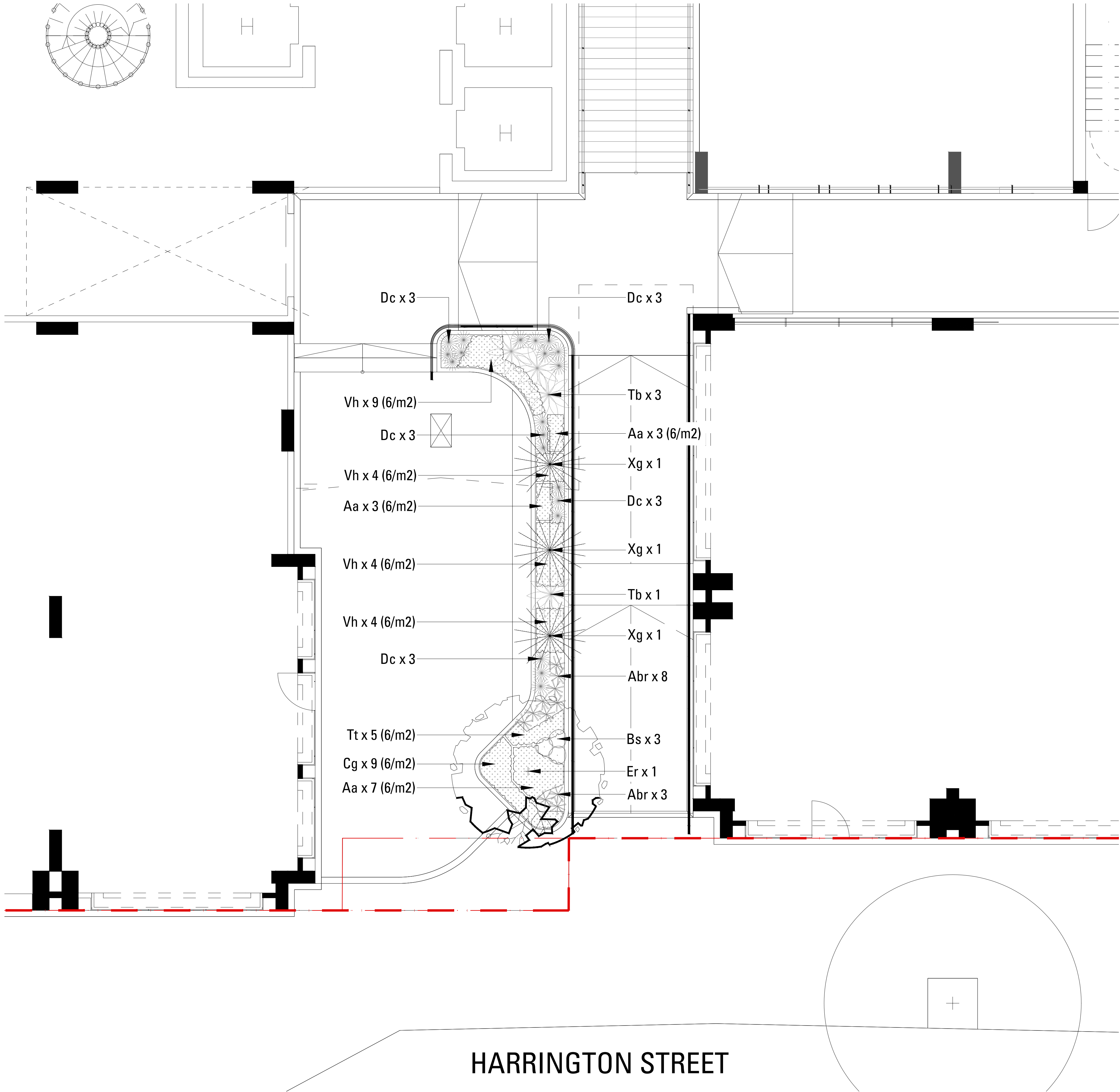
21-773

A



Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900





KEY PLAN
1:500

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

SOFTWORKS LEGEND

- SCOPE OF WORKS BOUNDARY
- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
- FEATURE TREE PLANTING
Refer Landscape Specification
- SHRUB AND ACCENT PLANTING
Refer Landscape Specification
- MATRIX PLANTING
Refer Landscape Specification

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-403

Drawing Name

SOFTWORKS PLAN
MEETING PLACE

Job No.

Issue

Scale

1:50 @ A1

21-773

A

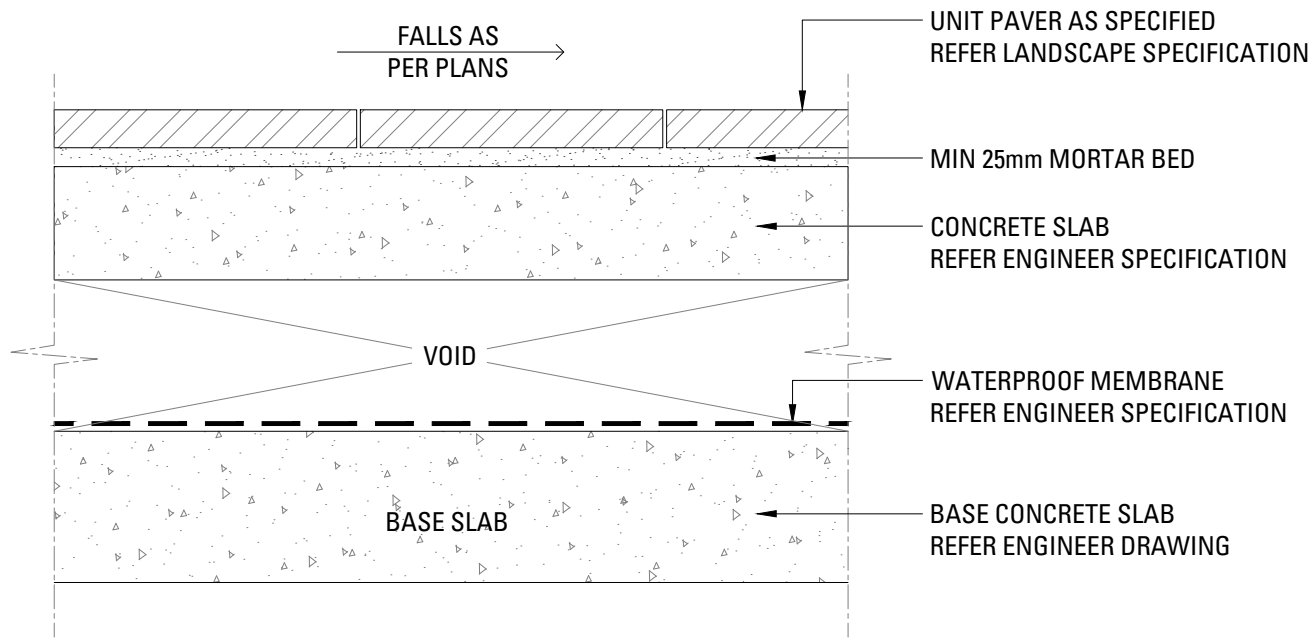


0 1 2m

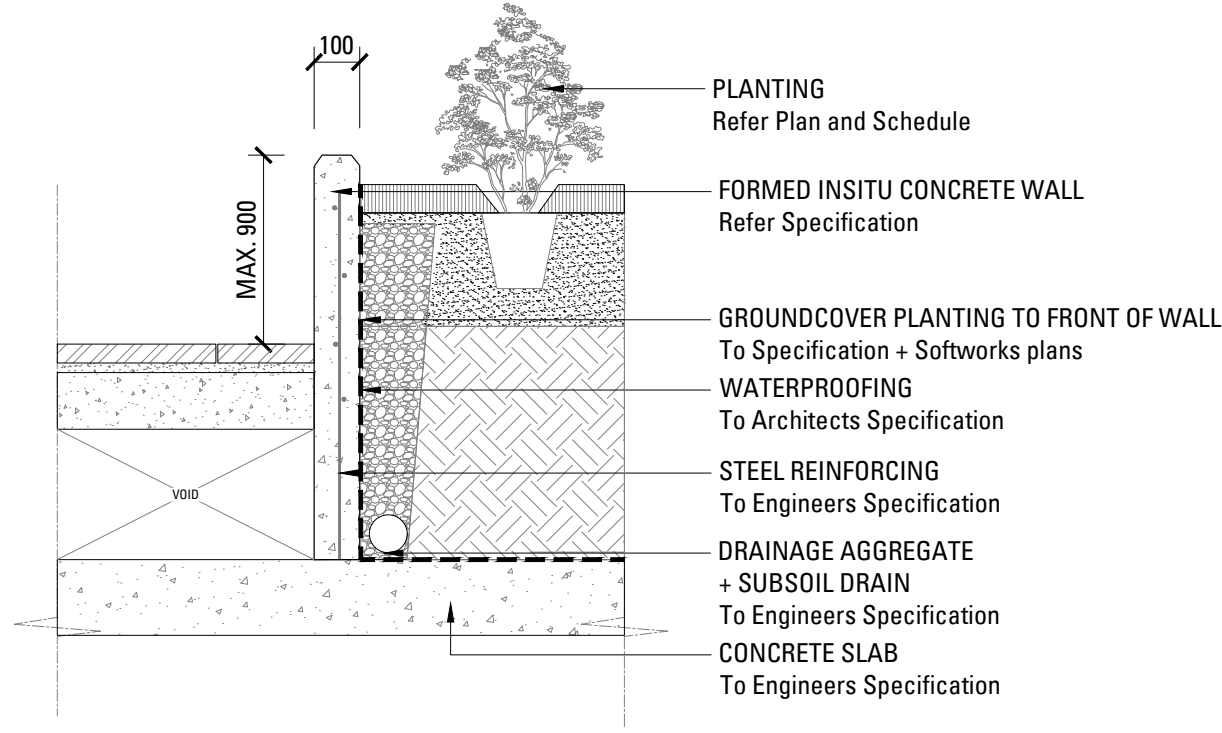
Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900

ARCADIA

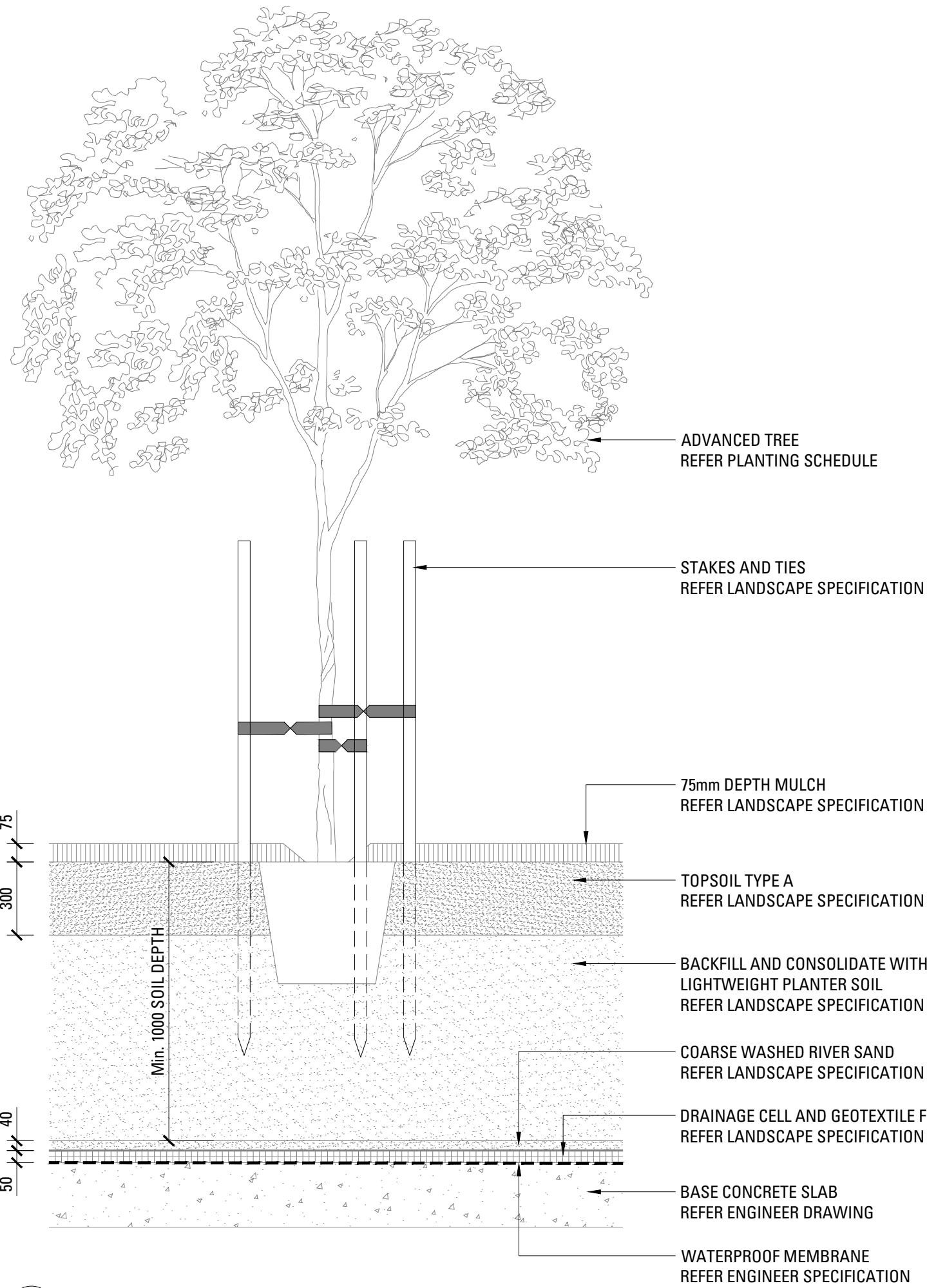




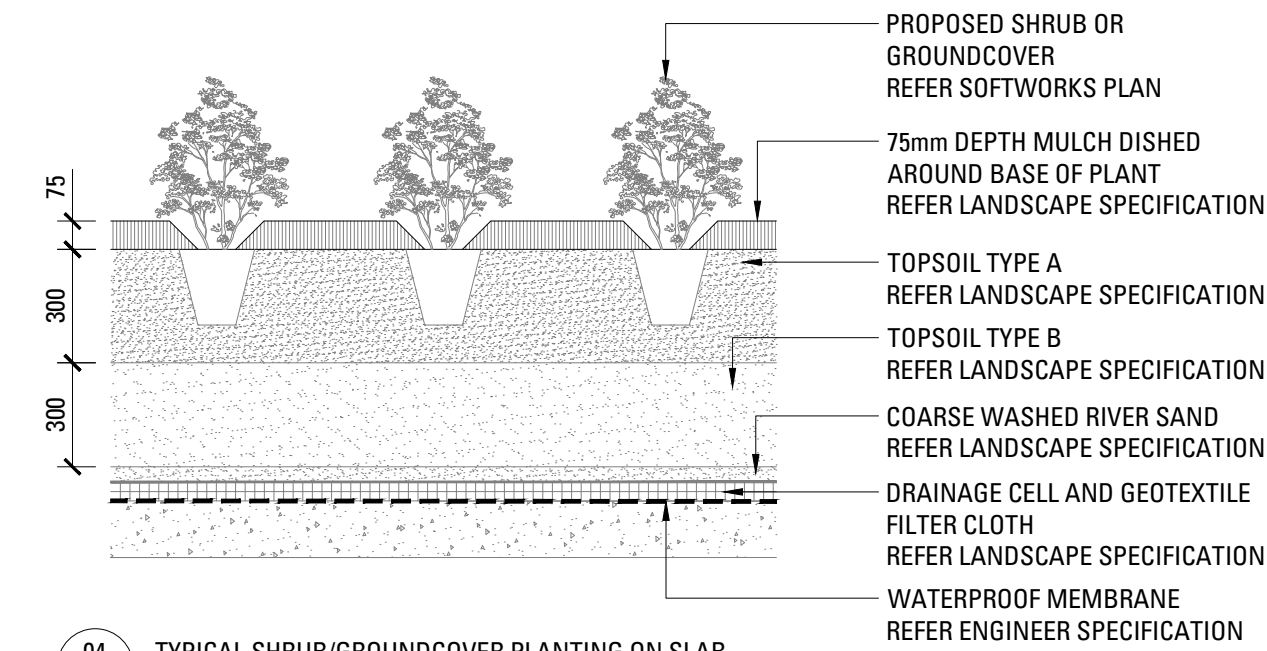
01 TYPICAL PAVER ON SLAB
601 SCALE 1:10



02 WALL TYPE W2 - FORMED INSITU CONCRETE RETAINING WALL
601 SCALE 1:20



03 TREE PLANTING ON SLAB 75-100L
601 SCALE 1:20



04 TYPICAL SHRUB/GROUND COVER PLANTING ON SLAB
601 SCALE 1:20

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel

Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-601

Drawing Name

LANDSCAPE
DETAILS

Job No.

Issue

Scale

21-773

A

Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900

ARCADIA

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

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

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

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

LANDSCAPE MAINTENANCE PROGRAM

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

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

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

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

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

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

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

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

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

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

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

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client	Architect
	

Drawing No.	Drawing Name
L-701	LANDSCAPE SPECIFICATIONS

Job No.	21-773
Issue	A
Scale	

Sydney, Suite 70, Jones Bay Wharf, 26-32 Pirrama Road, Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900



ARCADIA

The Quincy Hotel

HARRINGTON STREET, THE ROCKS

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
L-000	COVERSHEET
L-001	PLANTING SCHEDULE
L-401	SOFTWORKS PLAN - CAMBRIDGE PLACE
L-402	SOFTWORKS PLAN - CORNER PLACE
L-403	SOFTWORKS PLAN - MEETING PLACE
L-404	SOFTWORKS PLAN - ROOFTOP
L-601	LANDSCAPE DETAILS
L-701	LANDSCAPE SPECIFICATIONS

LOCATION PLAN

SCALE: NTS



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

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-000

Drawing Name

COVER SHEET

Job No.

Issue

Scale

21-773

A

Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900



21-773 - QUINCY HOTEL - PLANT SCHEDULE				
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE
GROUND FLOOR				
	TREES & PALMS			
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9 x 4	200L
	SHRUBS & ACCENTS			
Cc	<i>Cyathea cooperi</i>	Tree Fern	4 x 3	200L
Bs	<i>Banksia spinulosa</i>	Candlestick Banksia	0.5 x 0.5	300mm
Pr	<i>Prostanthera rotundifolia</i>	Round Leaved Mintbush	1.2 x 1.5	300mm
Xg	<i>Xanthorrhoea glauca</i>	Grass Tree	4 x 2	200L
	GRASSES & RUSHES			
Abr	<i>Anigozanthos</i> 'Big Red'	Kangaroo Paw	0.5 x 0.5	200mm
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.5 x 0.5	100mm
	FERNS & CYCADS			
Aa	<i>Adiantum aethiopicum</i>	Maiden Hair Fern	0.5 x 0.5	200mm
Tb	<i>Todea barbara</i>	Austral King Fern	2 x 1.5	25L
	GROUNDCOVERS & CLIMBERS			
Cg	<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 1.5	200mm
Hs	<i>Hibbertia scandens</i>	Guinea Flower	0.5 x 1.5	200mm
Tt	<i>Tetragonia tetragonioides</i>	Warrigal Green	0.3 x 0.3	100mm
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 1.5	200mm
ROOFTOP				
	SHRUBS & ACCENTS			
Ac	<i>Acacia cognata</i> 'Limelight'	Limelight River Wattle	1 x 1	200mm
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	1 x 1	25L
Cc	<i>Cyathea cooperi</i>	Tree Fern	4 x 3	200L
Px	<i>Philodendron xanadu</i>	Philodendron	0.6 x 0.6	25L
	GRASSES & RUSHES			
Abr	<i>Anigozanthos</i> 'Big Red'	Kangaroo Paw	0.5 x 0.5	200mm
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.5 x 0.5	100mm
Pp	<i>Poa poiiformis</i>	Blue Tussock Grass	0.5 x 0.5	100mm
	FERNS & CYCADS			
Aa	<i>Adiantum aethiopicum</i>	Maiden Hair Fern	0.5 x 0.5	200mm
Tb	<i>Todea barbara</i>	Austral King Fern	2 x 1.5	25L
	GROUNDCOVERS & CLIMBERS			
Cg	<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 1.5	200mm
Dr	<i>Dicondra repens</i>	Kidney Weed	0.2 x 1.5	200mm
Ss	<i>Senecio serpens</i>	Blue Chalk Stick	0.5 x 0.5	200mm
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 1.5	200mm

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-001

Drawing Name

PLANTING
SCHEDULE

Job No.

Issue

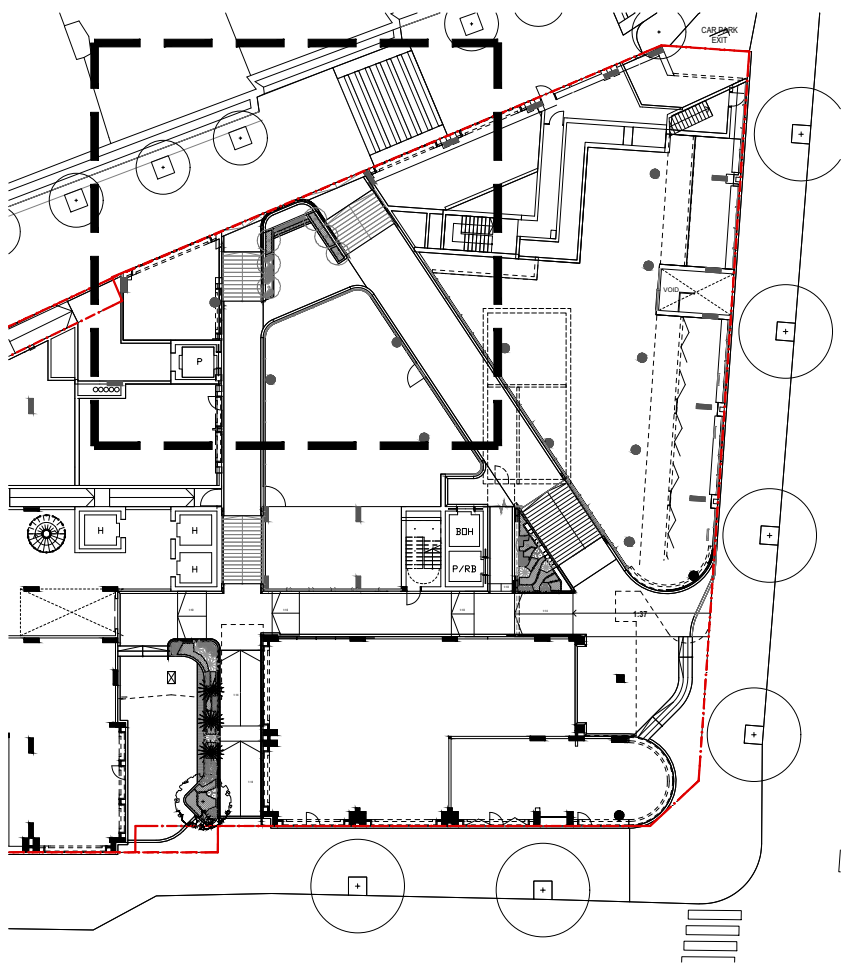
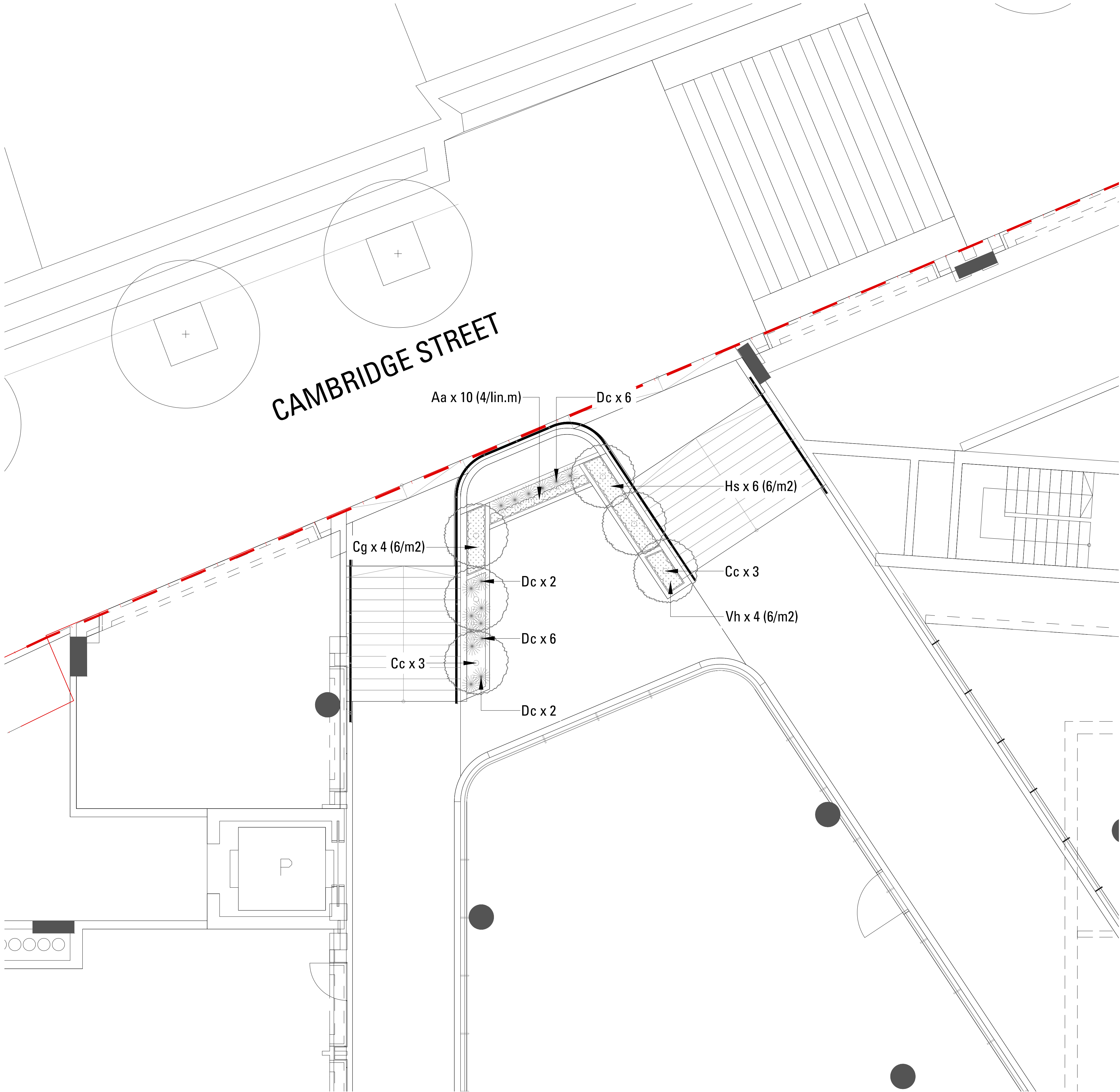
Scale

21-773

A

Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900





KEY PLAN
1:500

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

SOFTWORKS LEGEND

- SCOPE OF WORKS BOUNDARY
- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
- FEATURE TREE PLANTING
Refer Landscape Specification
- SHRUB AND ACCENT PLANTING
Refer Landscape Specification
- MATRIX PLANTING
Refer Landscape Specification

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-401

Drawing Name

SOFTWORKS PLAN
CAMBRIDGE PLACE

Job No.

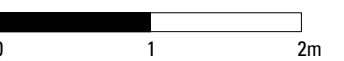
Issue

Scale

1:50 @ A1

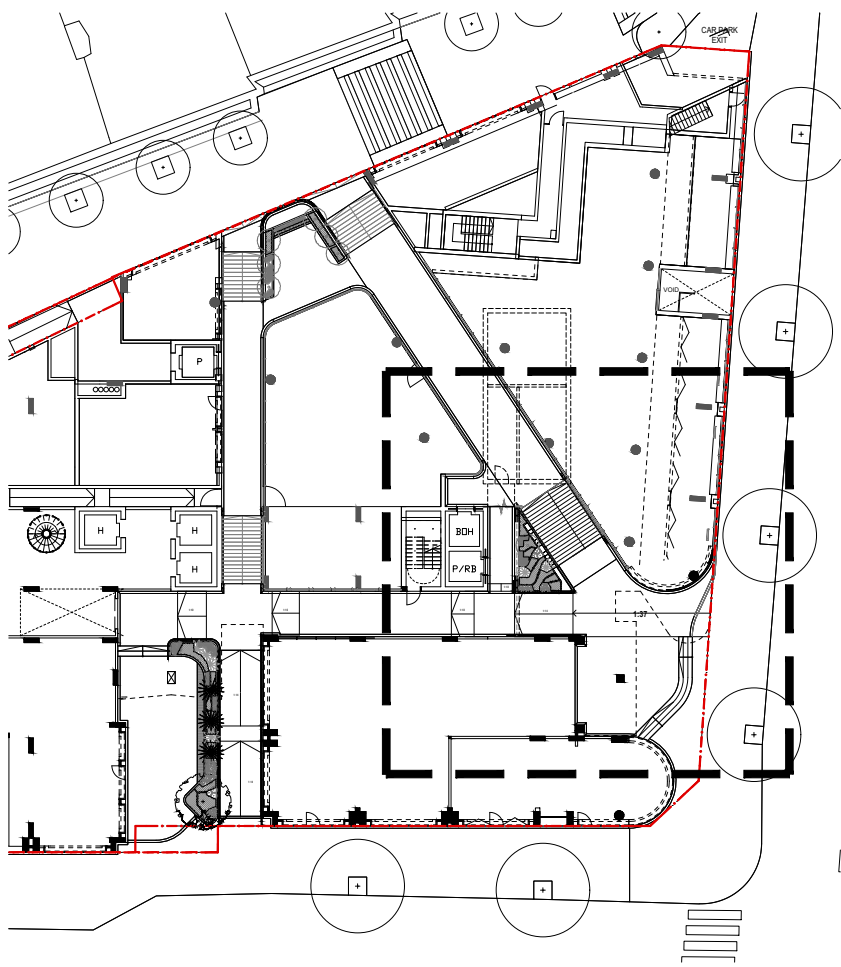
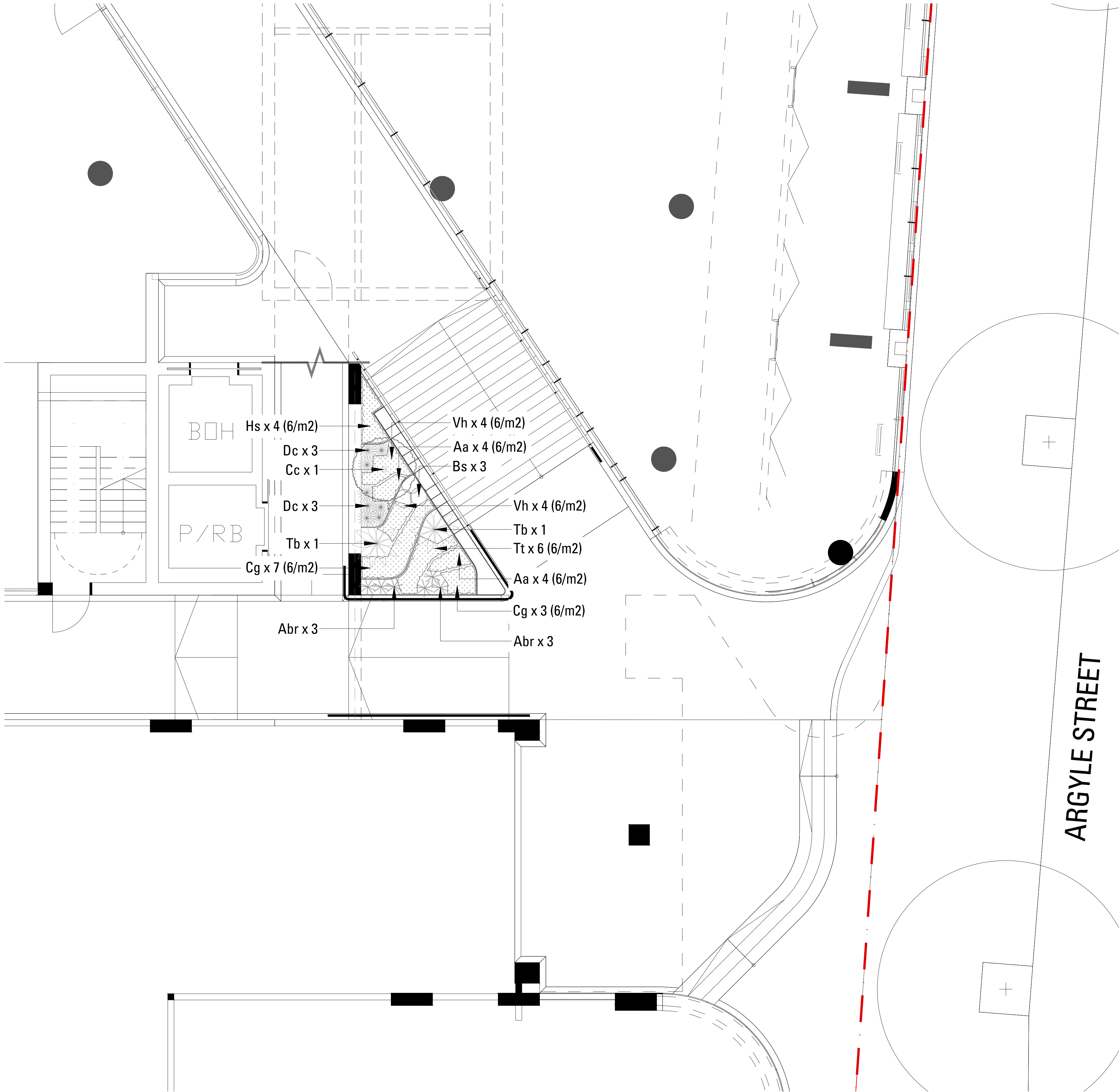
21-773

A



Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900





KEY PLAN
1:500

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

SOFTWARES LEGEND

- SCOPE OF WORKS BOUNDARY
- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
- FEATURE TREE PLANTING
Refer Landscape Specification
- SHRUB AND ACCENT PLANTING
Refer Landscape Specification
- MATRIX PLANTING
Refer Landscape Specification

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-402

Drawing Name

SOFTWARES PLAN
CORNER PLACE

Job No.

Issue

Scale

1:50 @ A1

21-773

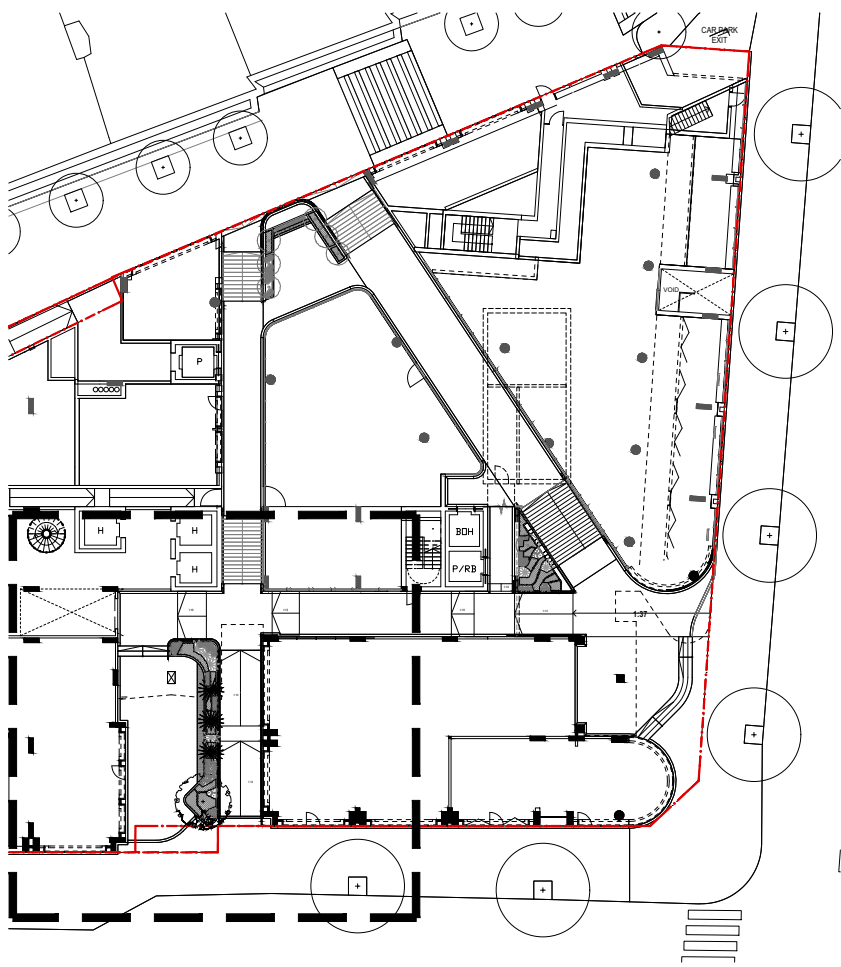
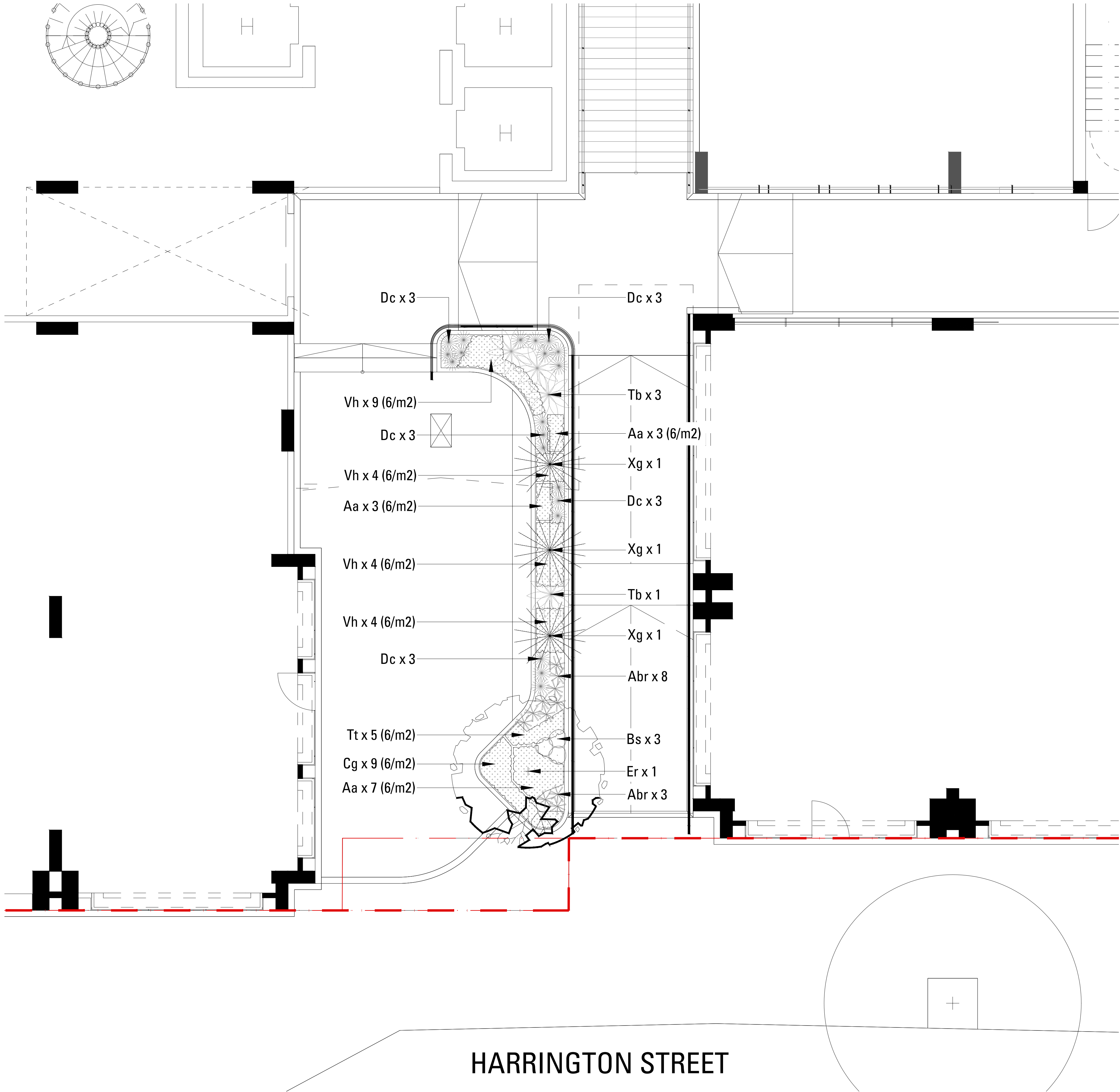
A



0 1 2m

Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900

ARCADIA



KEY PLAN
1:500

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

SOFTWORKS LEGEND

- SCOPE OF WORKS BOUNDARY
- EXISTING TREES TO BE RETAINED
Refer Landscape Specification
- FEATURE TREE PLANTING
Refer Landscape Specification
- SHRUB AND ACCENT PLANTING
Refer Landscape Specification
- MATRIX PLANTING
Refer Landscape Specification

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-403

Drawing Name

SOFTWORKS PLAN
MEETING PLACE

Job No.

Issue

Scale

1:50 @ A1

21-773

A

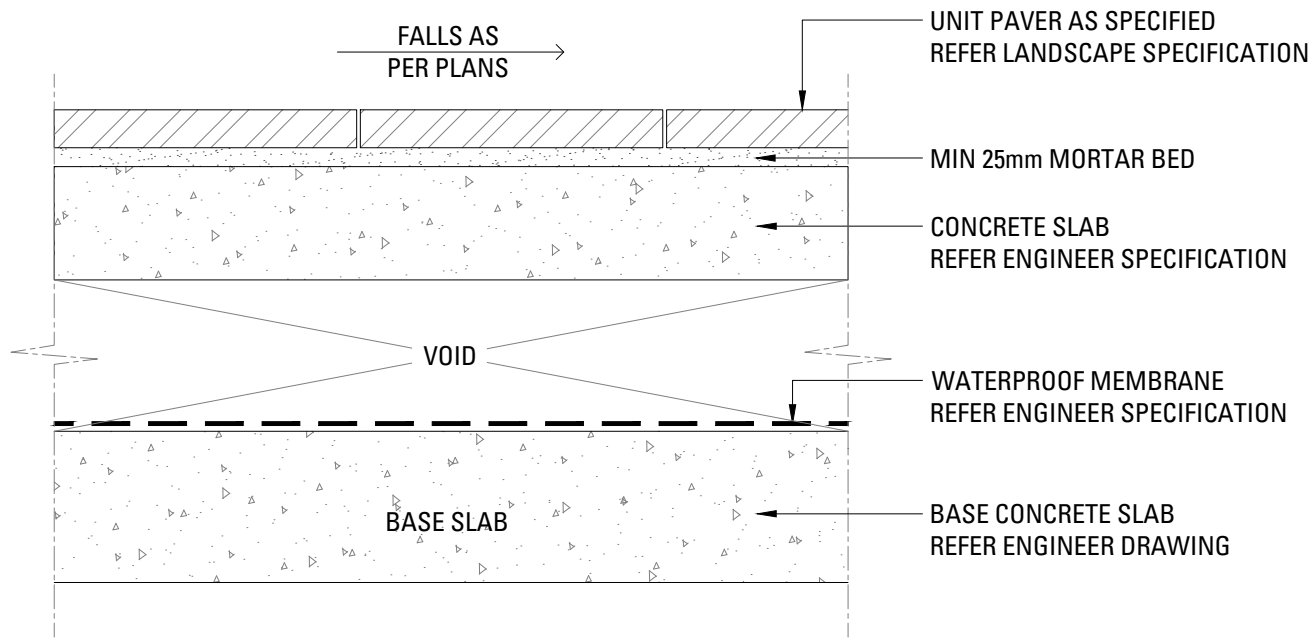


0 1 2m

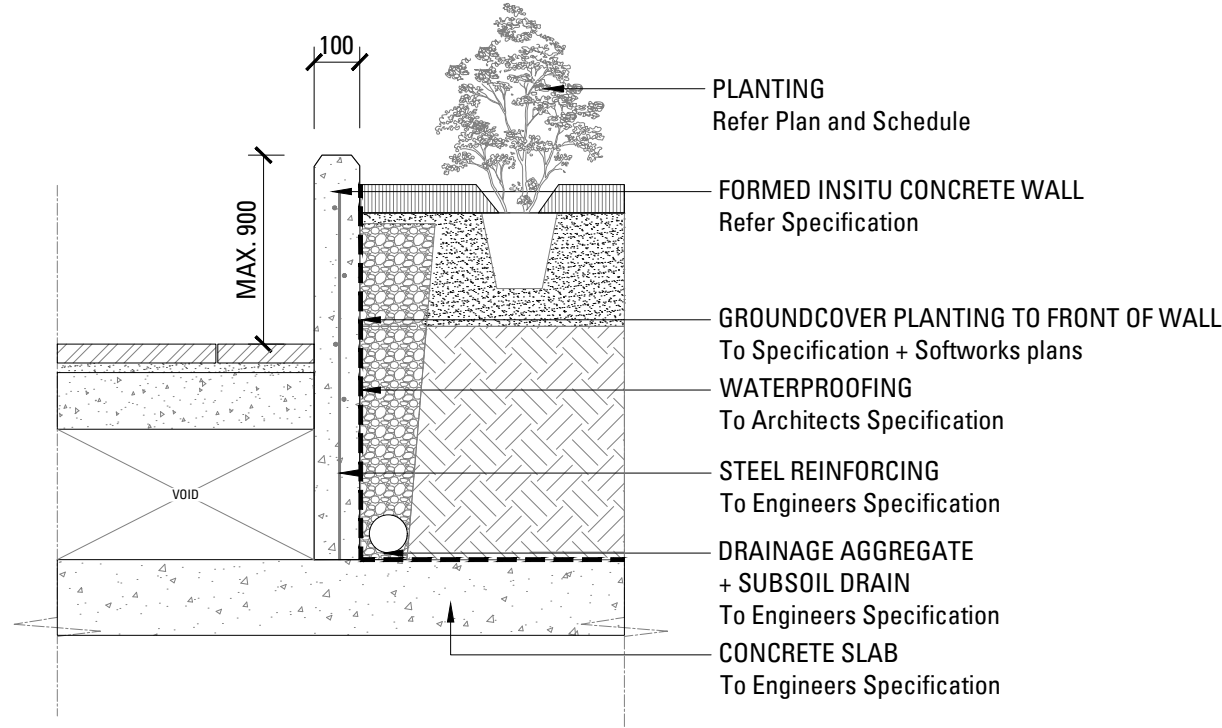
Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900

ARCADIA

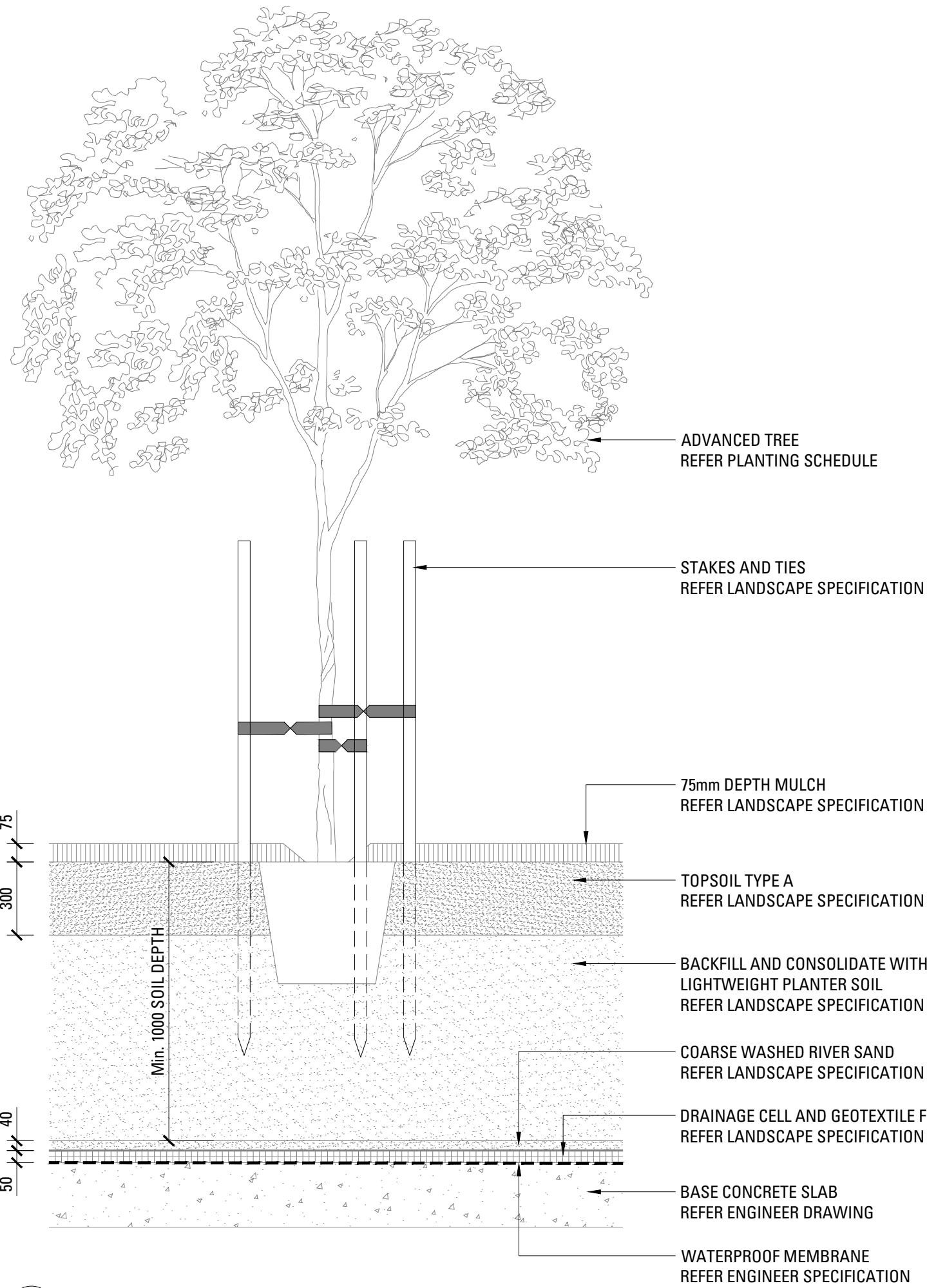




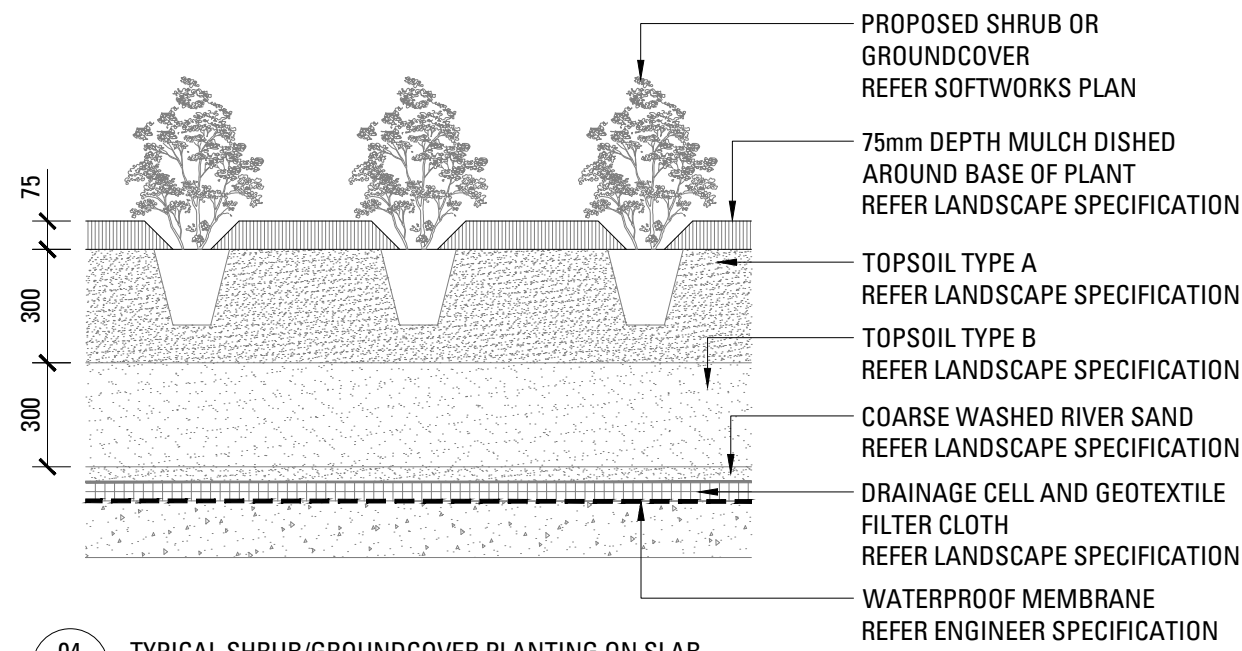
01 TYPICAL PAVER ON SLAB
601 SCALE 1:10



02 WALL TYPE W2 - FORMED INSITU CONCRETE RETAINING WALL
601 SCALE 1:20



03 TREE PLANTING ON SLAB 75-100L
601 SCALE 1:20



04 TYPICAL SHRUB/GROUND COVER PLANTING ON SLAB
601 SCALE 1:20

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel

Harrington Street
The Rocks, NSW

Client



Architect



Drawing No.

L-601

Drawing Name

LANDSCAPE
DETAILS

Job No.

Issue

Scale

21-773

A

Sydney, Suite 70, Jones Bay
Wharf, 26-32 Pirrama Road,
Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900

ARCADIA

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

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

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

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

LANDSCAPE MAINTENANCE PROGRAM

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

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

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

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

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

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

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

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

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

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

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

A	FOR SUBMISSION	RL	AL	09.12.22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

The Quincy Hotel
Harrington Street
The Rocks, NSW

Client	Architect
	

Drawing No.	Drawing Name
L-701	LANDSCAPE SPECIFICATIONS

Job No.	21-773
Issue	A
Scale	

Sydney, Suite 70, Jones Bay Wharf, 26-32 Pirrama Road, Pyrmont NSW 2009
E sydney@arcadiala.com.au
T 02 8571 2900

