



ARCADIA

5-9 Cowan Road St Ives SSDA Landscape Report

Prepared for Prosper
September 2025

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A	Issued 03 September 2025	MB
Rev B	Issued 05 September 2025	MB

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01

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Executive Summary

This Landscape Report has been prepared by Arcadia Landscape Architecture to accompany a detailed State Significant Development Application (SSDA) for a residential development (including in-fill affordable housing) at 5-9 Cowan Road, St Ives within the Ku-ring-gai Local Government Area (LGA)

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-88948458) on 25 July 2025.

The SSD application seeks development consent for a proposed residential flat building, including in-fill affordable housing at 5-9 Cowan Road, St Ives (the site). The proposed works include demolition of existing structures, site preparation works, excavation and construction of the building and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- demolition of the existing row of 10 attached townhouses at the site;
- construction of an 9-storey residential flat building comprising:
- 74 new dwellings (62 market residential units and 12 affordable housing units)
- 3 basement levels for car parking
- Communal open space at Ground Level and Level 7 landscaping and associated site works.

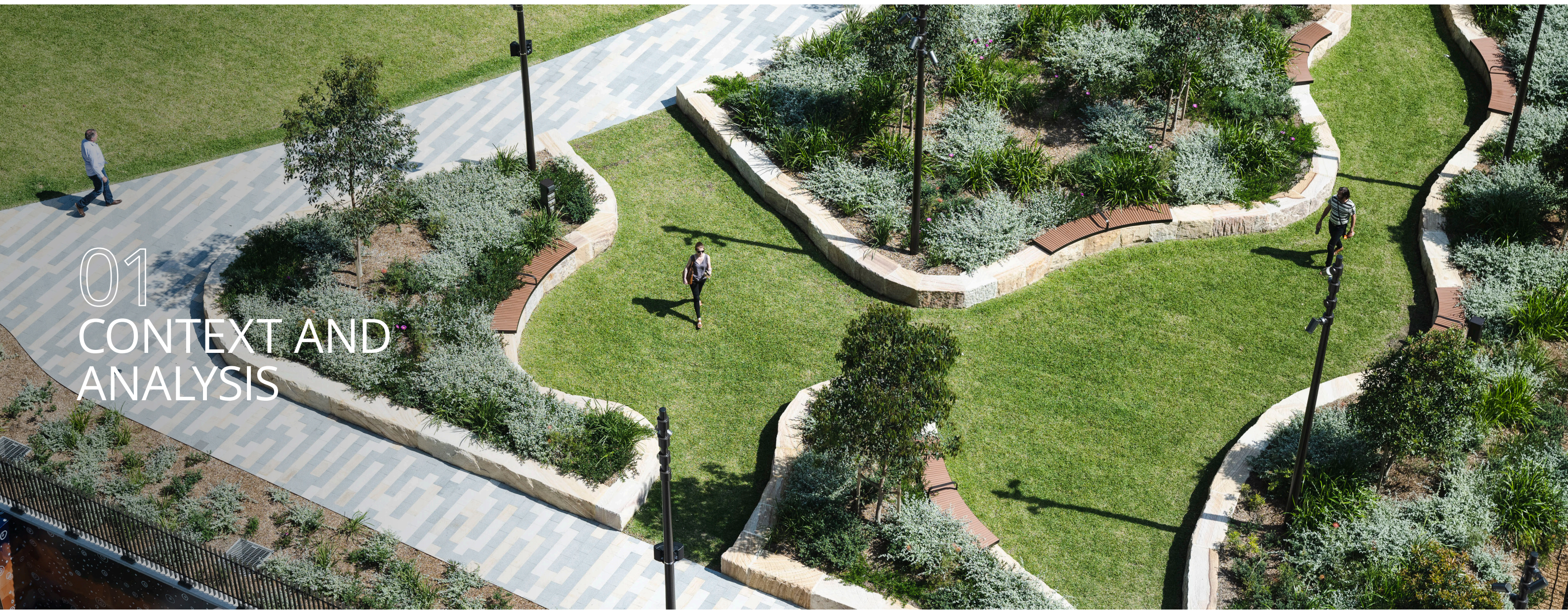
The proposal also incorporates 15% of the total gross floor area for affordable housing and seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 16 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) to achieve 30% additional building height and 30% additional floor space ratio (FSR).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 25 July 2025 and issued for the SSDA (SSD-88948458). Specifically, this report has been prepared to respond to the SEARs requirement issued below.



SEARS Comments

SECTION	SEAR SSDA	LANDSCAPE RESPONSE
14.1.1	Provide a landscape plan, that: / details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).	Proposed Site Planting - Refer to the following documentation prepared as part of the SSDA submission: <i>SSDA Landscape Documentation (Softworks Plan)</i> Canopy Coverage - Refer to the following section of this Design Report: Tree Removal and Replacement Plan - Pg. 28
14.1.2	Provide a landscape plan, that: / provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.	Refer to the following section of this Design Report: Tree Removal and Replacement Plan - Pg. 28
14.2	If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: / any existing canopy coverage to be retained on-site. / tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	Refer to the following report prepared as part of the SSDA submission: <i>Arboricultural Impact Assessment (AIA) Report by Advanced Treescape Consulting</i>



01 CONTEXT AND ANALYSIS

Background Documents

Government Architect NSW

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.

The following reports guide best practice design for the public domain and open spaces at 5-9 Cowan Road

Our open space design response pays particular attention to the design objectives detailed in the GANSW Draft Connecting With Country Report (2020).



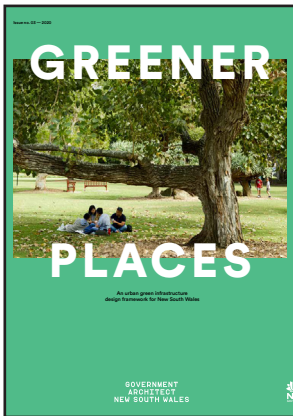
Better Placed (2017)



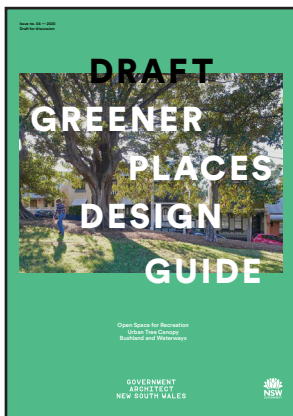
Implementing Good Design (2018)



Evaluating Good Design (2018)



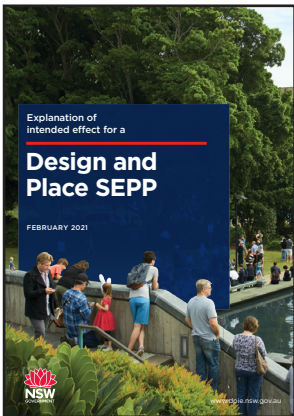
Greener Places (2020)



Draft Greener Places Design Guide (2020)



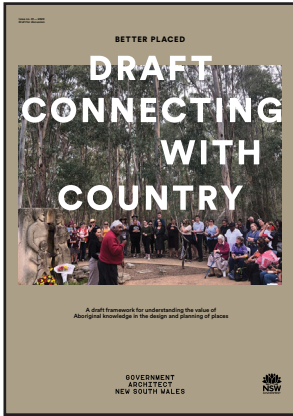
Sydney Green Grid - Central District (2020)



Design and Place SEPP (2021)



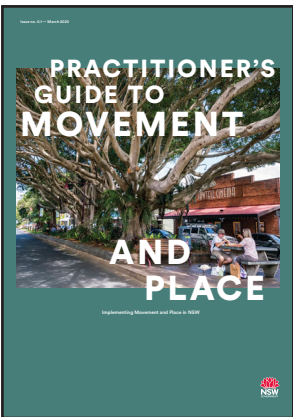
Design and Place in NSW (2021)



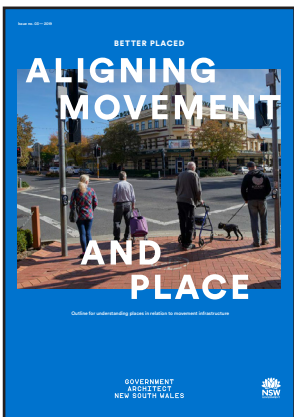
Draft Connecting with Country (2020)



Design Guide for Heritage (2019)



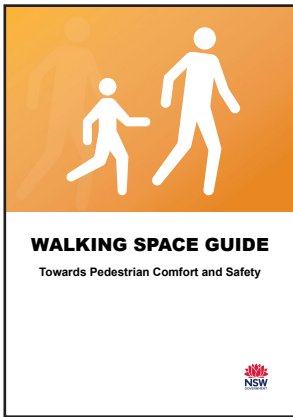
Practitioner's Guide to Movement and Place (2020)



Aligning Movement and Place (2019)



Cycleway Design Toolbox (2020)



Walking Spaces Guide (2020)

Regional Context

St Ives Context

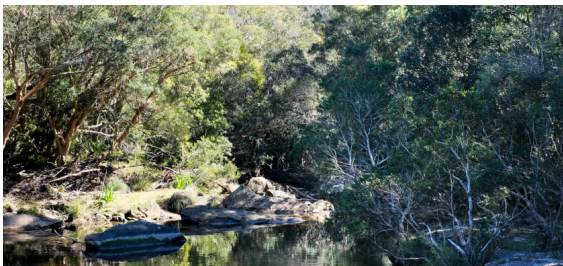
The project site is located 15km from Sydney's CBD, adjacent Pymble Golf Course and close to St Ives Shopping Village.

It is also in close proximity to many natural amenities including Garigal National Park, Dalrymple-Hay Nature Reserve and Cowan Creek.

LOCAL CHARACTER



Pymble Golf Course



Garigal National Park



St Ives Showground



Connecting with Ecology

Vegetation Mapping

The project site is nestled within an ecologically rich context, there are three dominant vegetation communities including:



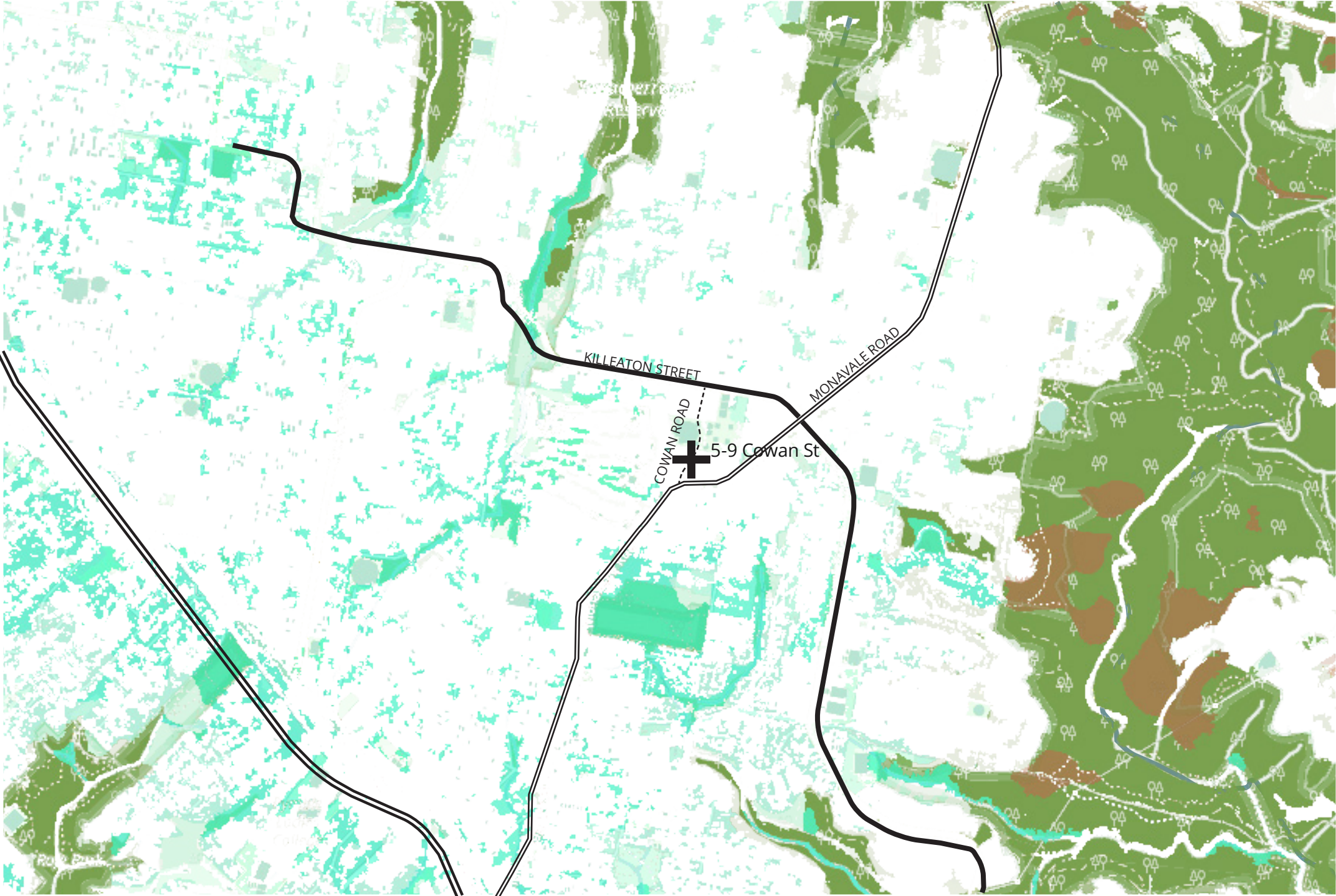
Garigal National Park



Ku-Ring-Gai Wildflower Garden



Dalrymple-Hay Nature Reserve

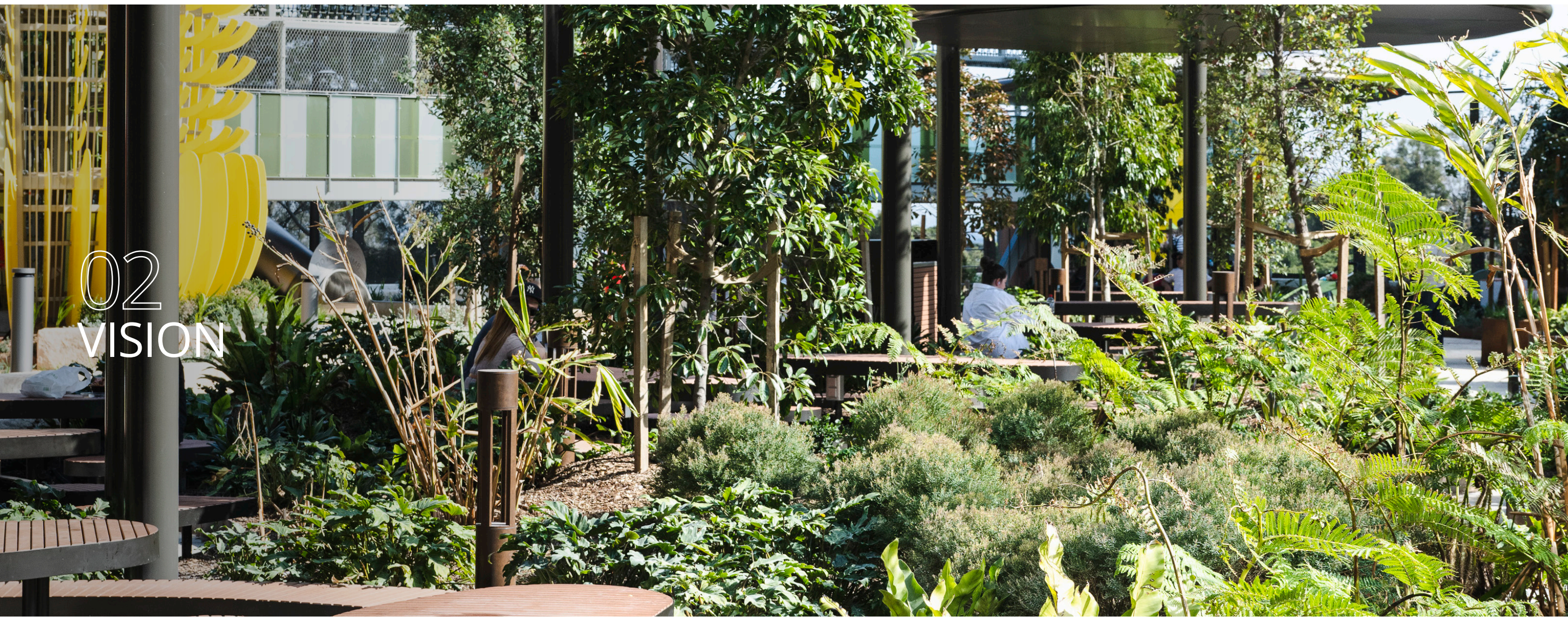


KEY

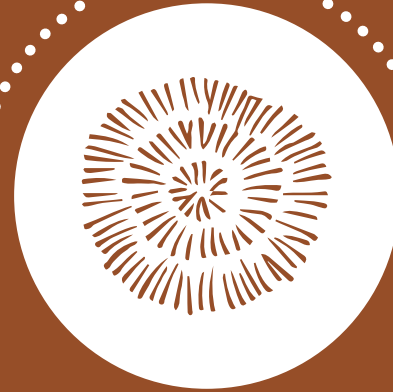
■ Sydney Peppermint - Smooth-barked Apple - Red Bloodwood shrubby open forest on slopes of moist sandstone gullies, eastern Sydney Basin Bioregion

■ Mallee - Banksia - Tea-tree - Hakea heath-woodland of the coastal sandstone plateaus of the Sydney basin

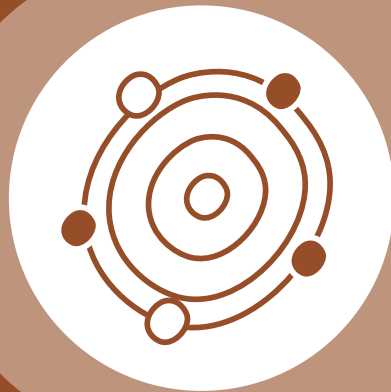
■ Sydney Blue Gum - Blackbutt - Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion



What makes a great Place?



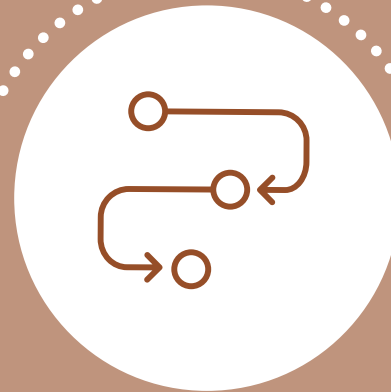
COUNTRY



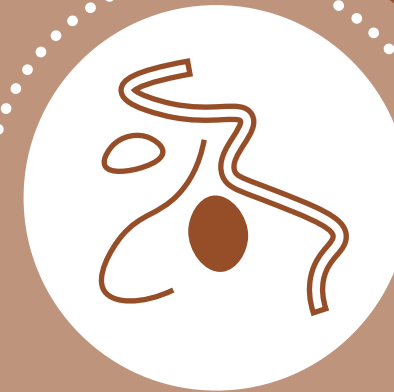
CREATE
COMMUNITY



GREEN HEART



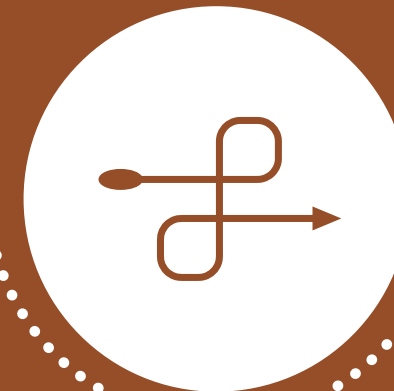
CONNECTED



PROGRAMMABLE



EQUALITY



ACTIVATION

Concept
Design Objectives

A thoughtful response to the surrounding **context** informs the built form, prioritizing **low maintenance** and enhanced **livability**. The design approach seeks to **soften** building edges and cultivate a sense of **comfort** within private residences. By integrating test principles into the landscape, the project fosters a cohesive and well-considered design language throughout.

INVITING



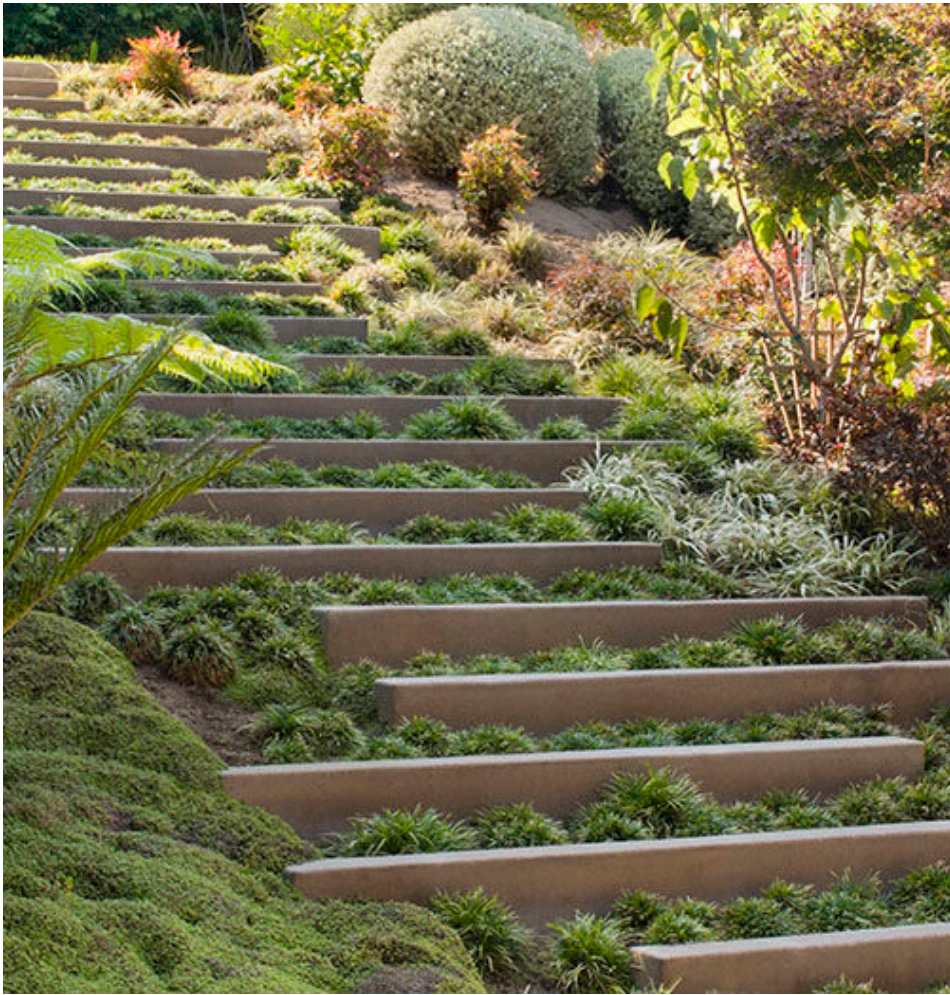
Comfortable and private home environment that says ‘**Welcome** home’

PRIVATE



Provide screening to property boundaries enhancing an **private** sanctuary.

MICROCLIMATE



Incorporating native species that speaks for the surrounding **climate**.

Design Approach

Planting Scheme

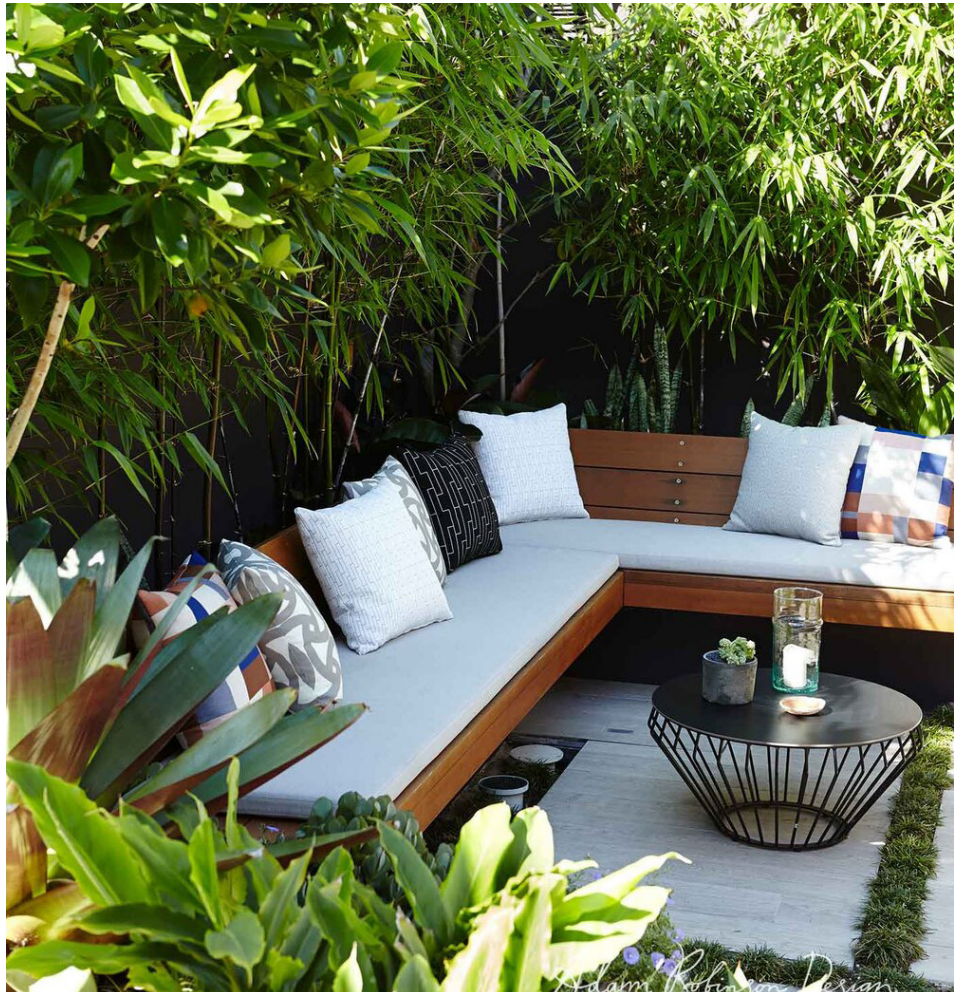
Proposed plants that generate ‘cooler’ spaces, define areas, create visual interest and provide shade. The planting strategy seeks to connect to the broader landscape character zones while providing a comfortable and welcoming space for residents. Softening street edges and building facades.

INVITING



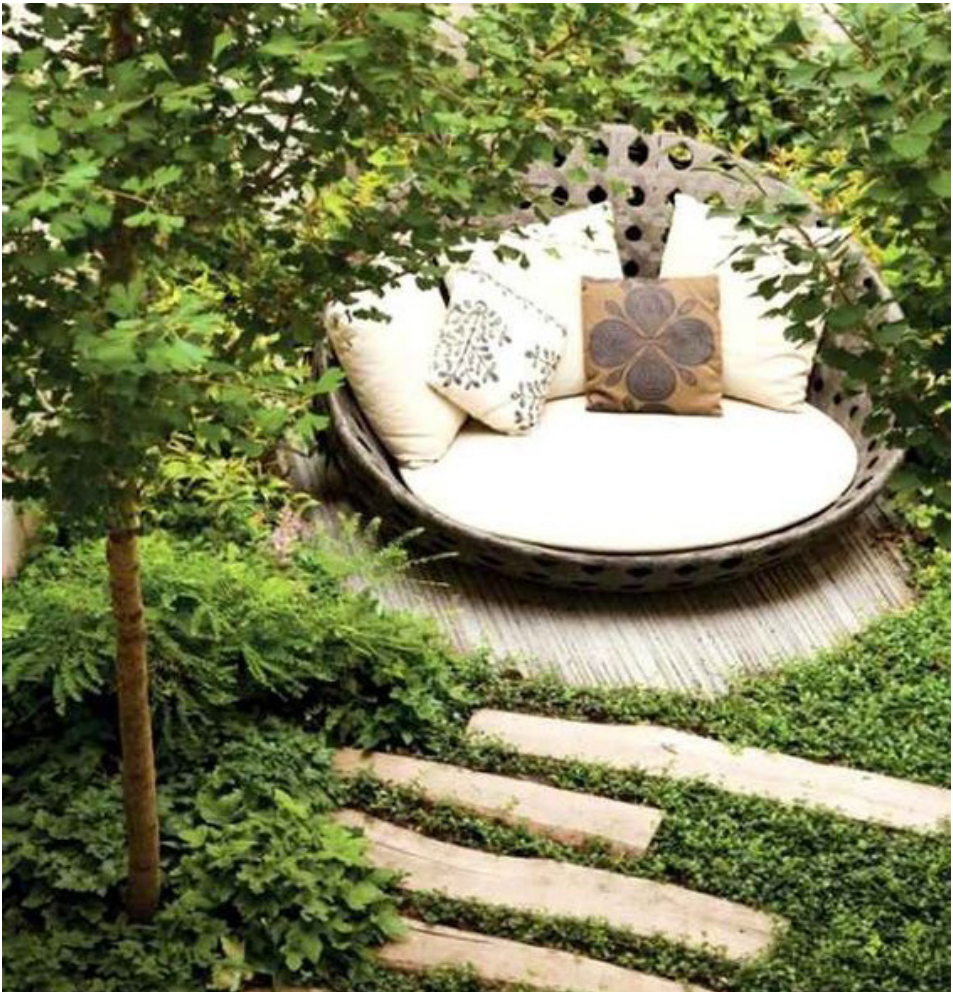
Easy to maintain soft formed landscaping enticing user with warm palette landscape

PRIVATE



Use of tree planting to provide **intimate** spaces, visual interest, highlight views and provide shade

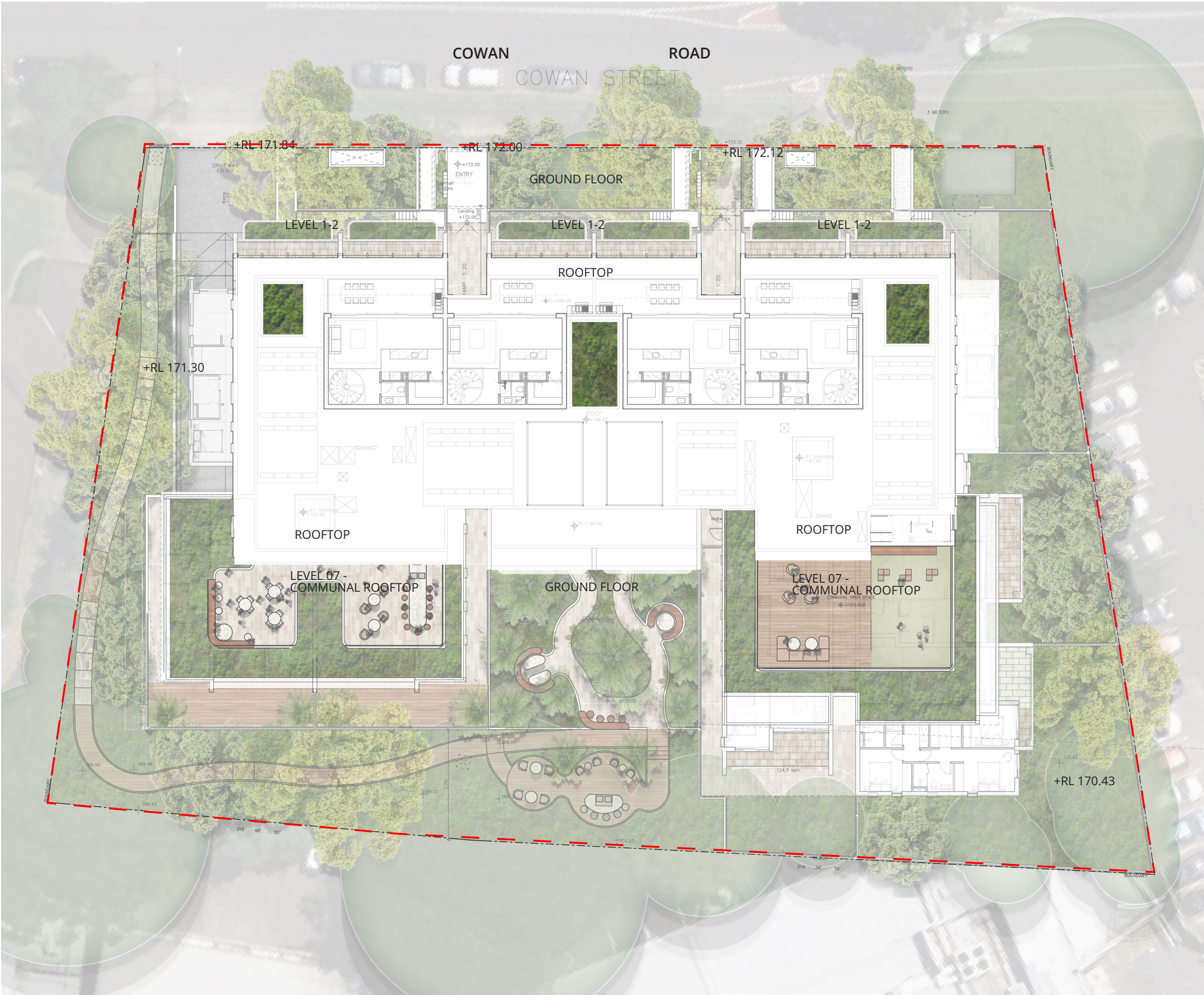
MICROCLIMATE



Plants the require minimal attention and will generate ‘cooler’ green spaces in a thriving **microclimate**



Masterplan



Masterplan

Ground Floor

- KEY
- 1 Main entrances
 - 2 Shared driveway to basement below
 - 3 Access into the communal outdoor space
 - 4 Substation
 - 5 Proposed Trees
 - 6 Passive outdoor amenity space
 - 7 Endemic shaded planting
 - 8 Formal seating
 - 9 Lounge seating
 - 10 Decking with feature fern
 - 11 Outdoor BBQ dining area



Masterplan

Ground Floor

- KEY
- 1

Endemic shaded planting
- 2

Seating bench long planter
- 3

Lounge seating
- 4

Decking with feature fern
- 5

Seating nook with accessible ramp
- 6

Casual seating deck
- 7

Outdoor BBQ



Section
- Ground Floor

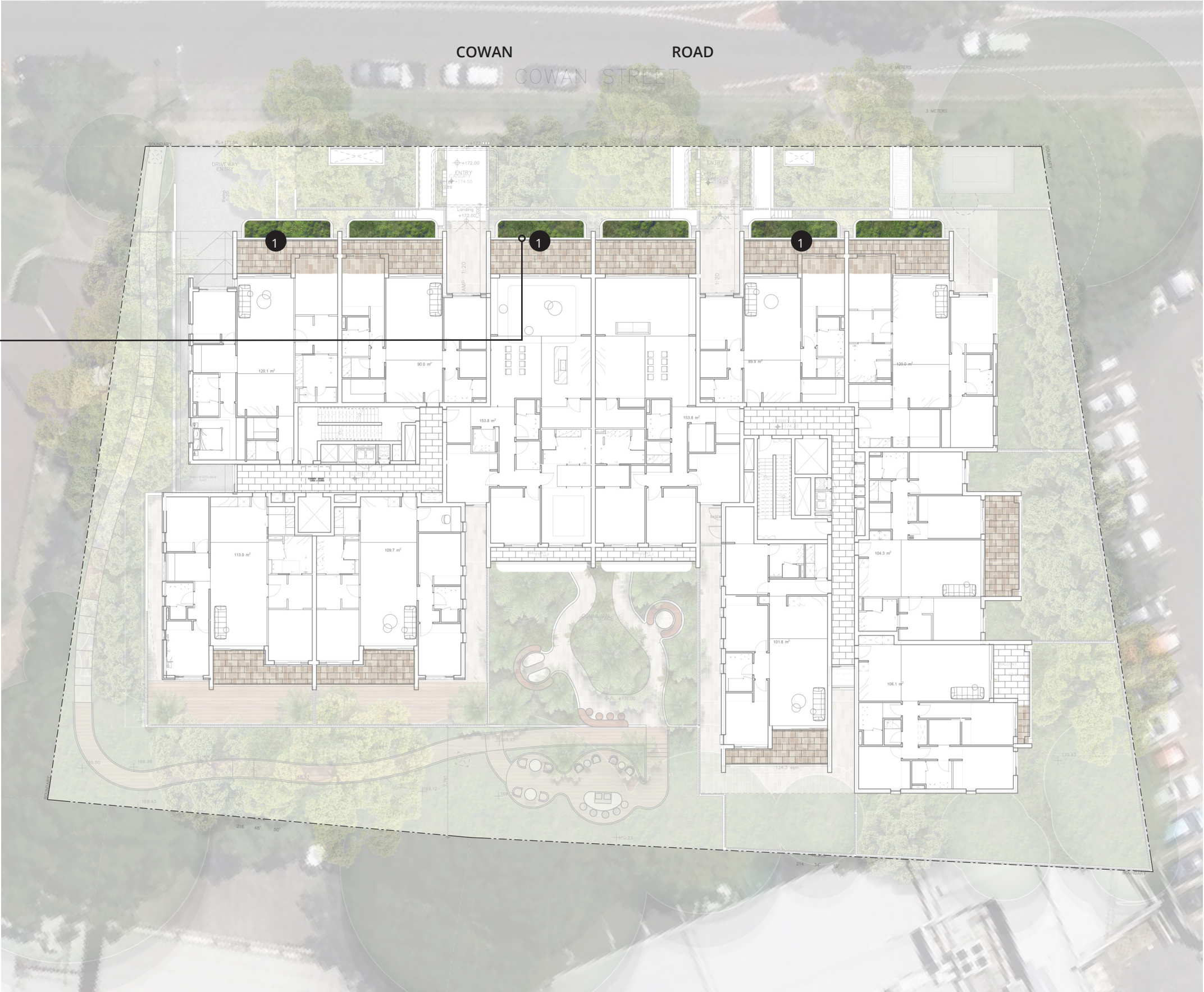


SECTION AA



Masterplan
Level 1 - 2

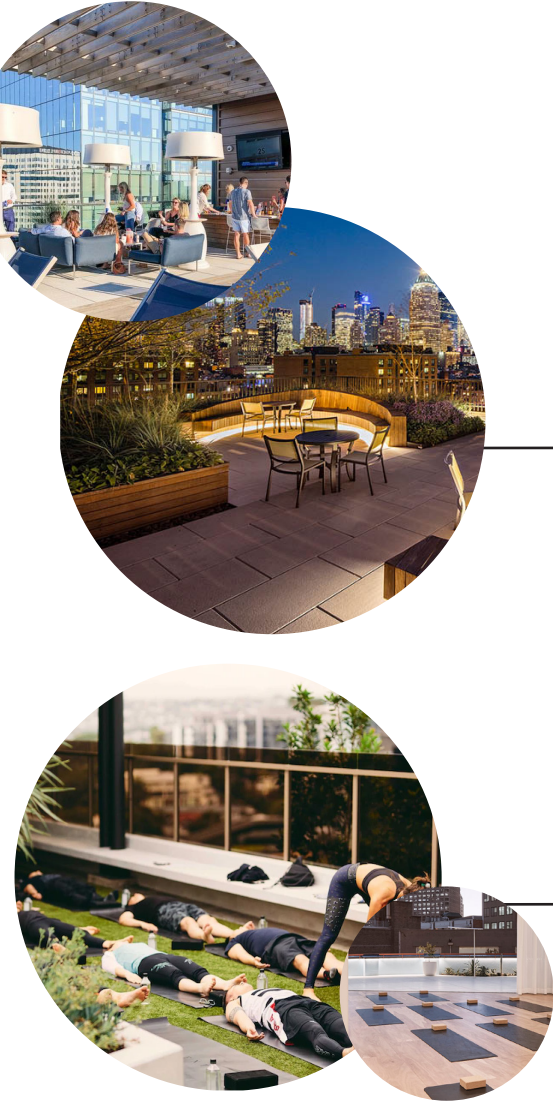
- KEY
- 1 Raised planter at balcony to soften building facade



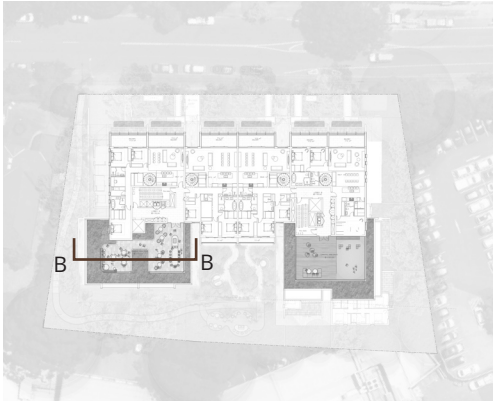
Masterplan

Level 7

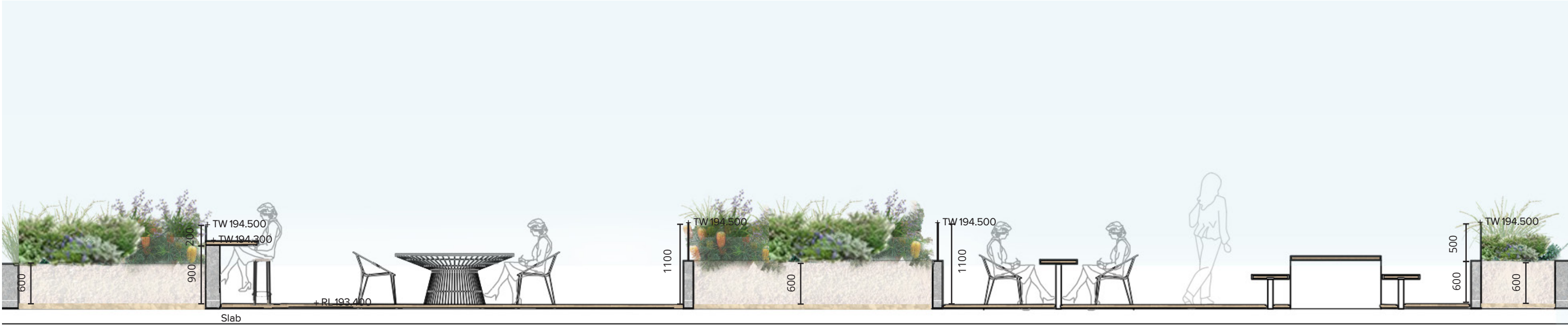
- KEY
- 1 Planter buffer
 - 2 Bench seating with individual table
 - 3 Session table
 - 4 BBQ table integrated with group seating
 - 5 Casual seat with table
 - 6 Decking with bean bags and lounge seat
 - 7 Gym storage cabinet
 - 8 Loose foam cubes
 - 9 Yoga lawn - artificial turf
 - 10 Raised Planter



Section
- Level 7



SECTION BB



Masterplan

Roof Top

- KEY
- 1 Green roof planting





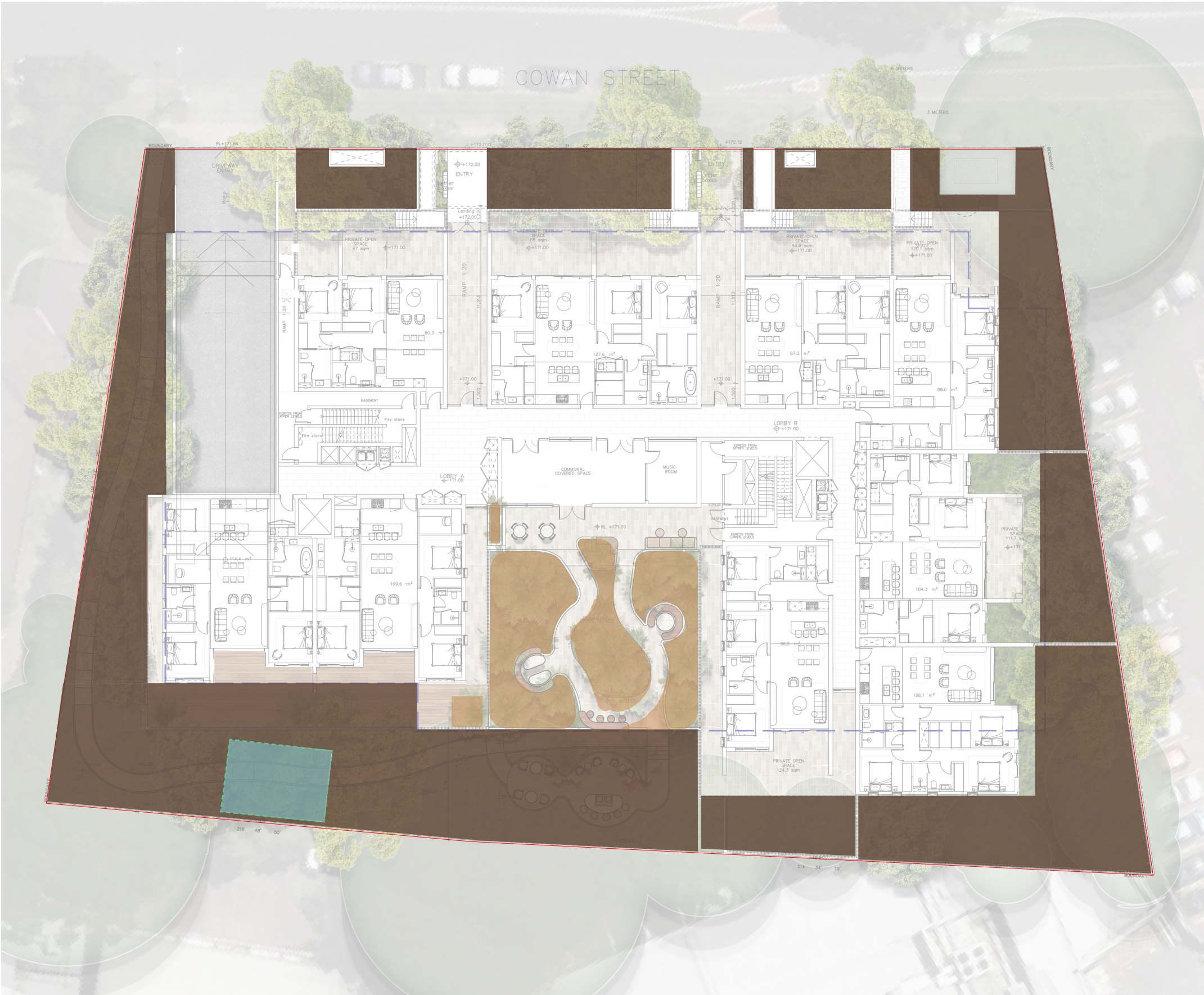
04 LANDSCAPE STRATEGIES

Landscape Strategies

Deep Soil

KEY

DEEP SOIL AREA	970 M2	27.9%
PLANTING ON PODIUM	94 M2	
EXTENT OF BASEMENT		
EXTENT OF OSD TANK		
SITE	3,468 M2	



Landscape Strategies

Soil Depth On Ground Floor

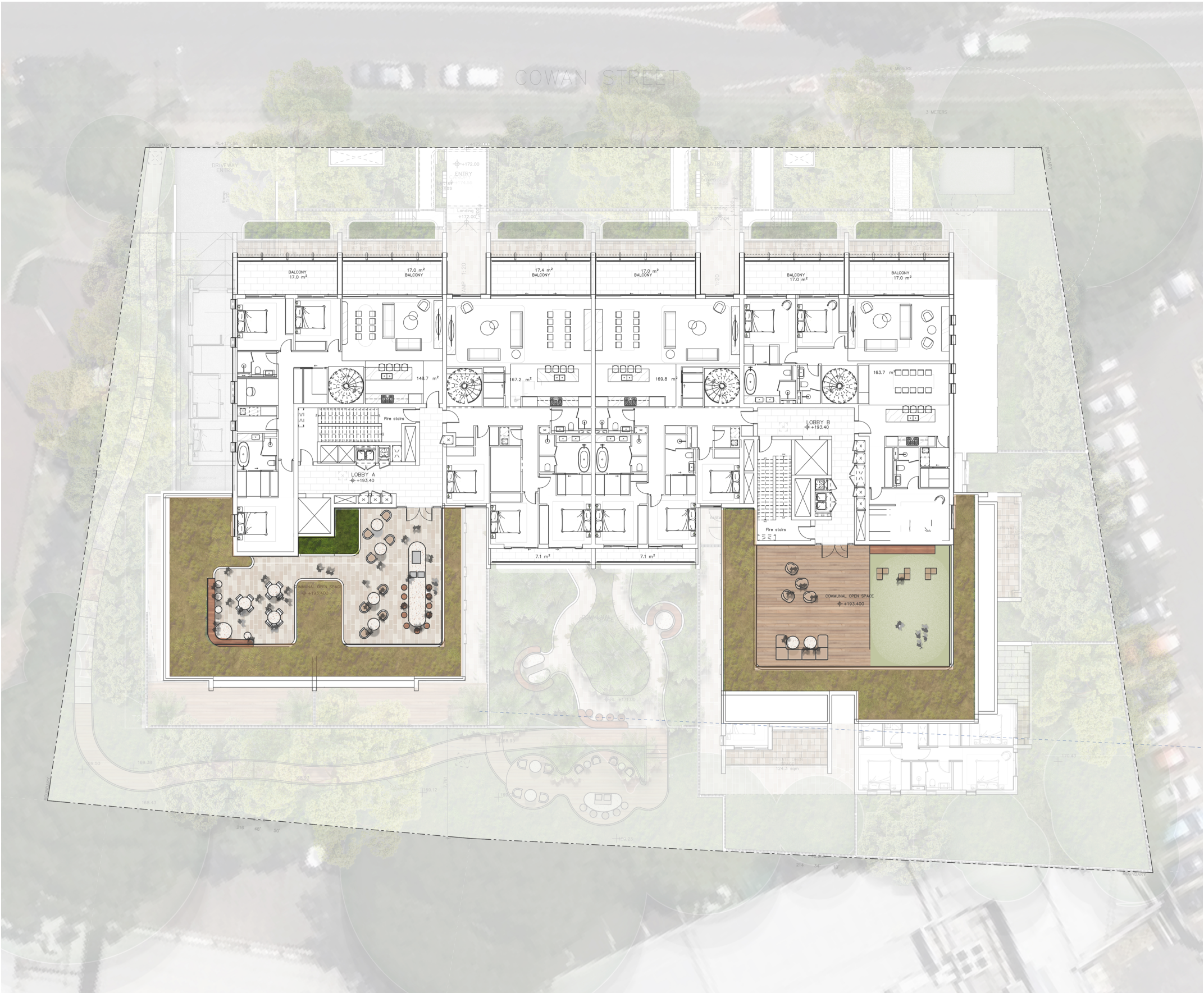
- KEY
- DEEP SOIL AREA
 - 300MM SOIL DEPTH
 - 600MM SOIL DEPTH
 - 1000MM SOIL DEPTH
 - EXTENT OF BASEMENT



Landscape Strategies

Soil Depth On Level 7

- KEY
- 1000MM SOIL DEPTH
 - 600MM SOIL DEPTH



Landscape Strategies

Soil Depth On Roof

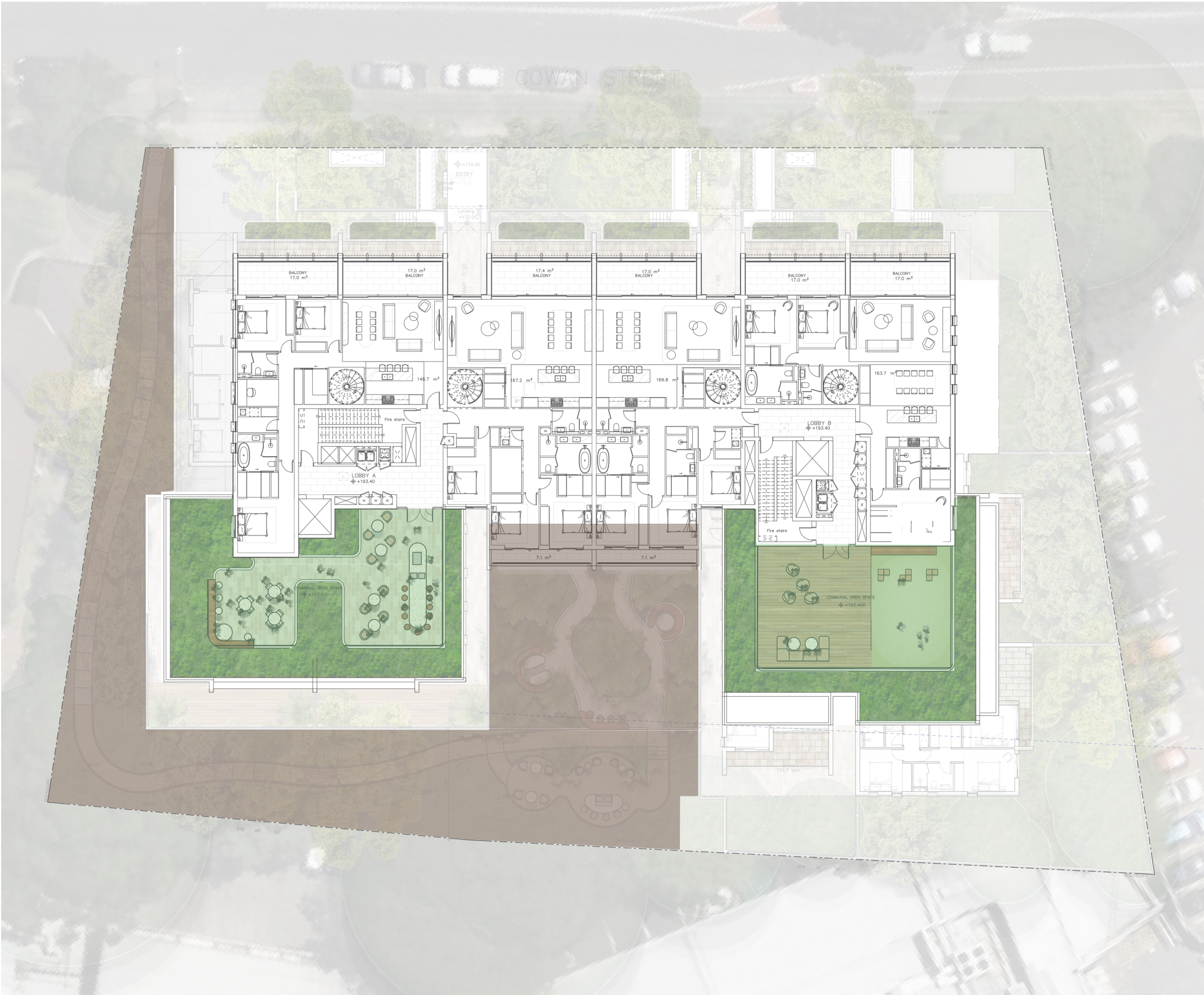
KEY

600MM SOIL DEPTH



Communal Open Space

COMMUNAL OPEN SPACE ON GROUND FLOOR	764 M2 (20.1%)
COMMUNAL OPEN SPACE AT LEVEL 7	464M2 (14.0%)
TOTAL AREA OF COMMUNAL OPEN SPACE	1228 M2 (39.5%)



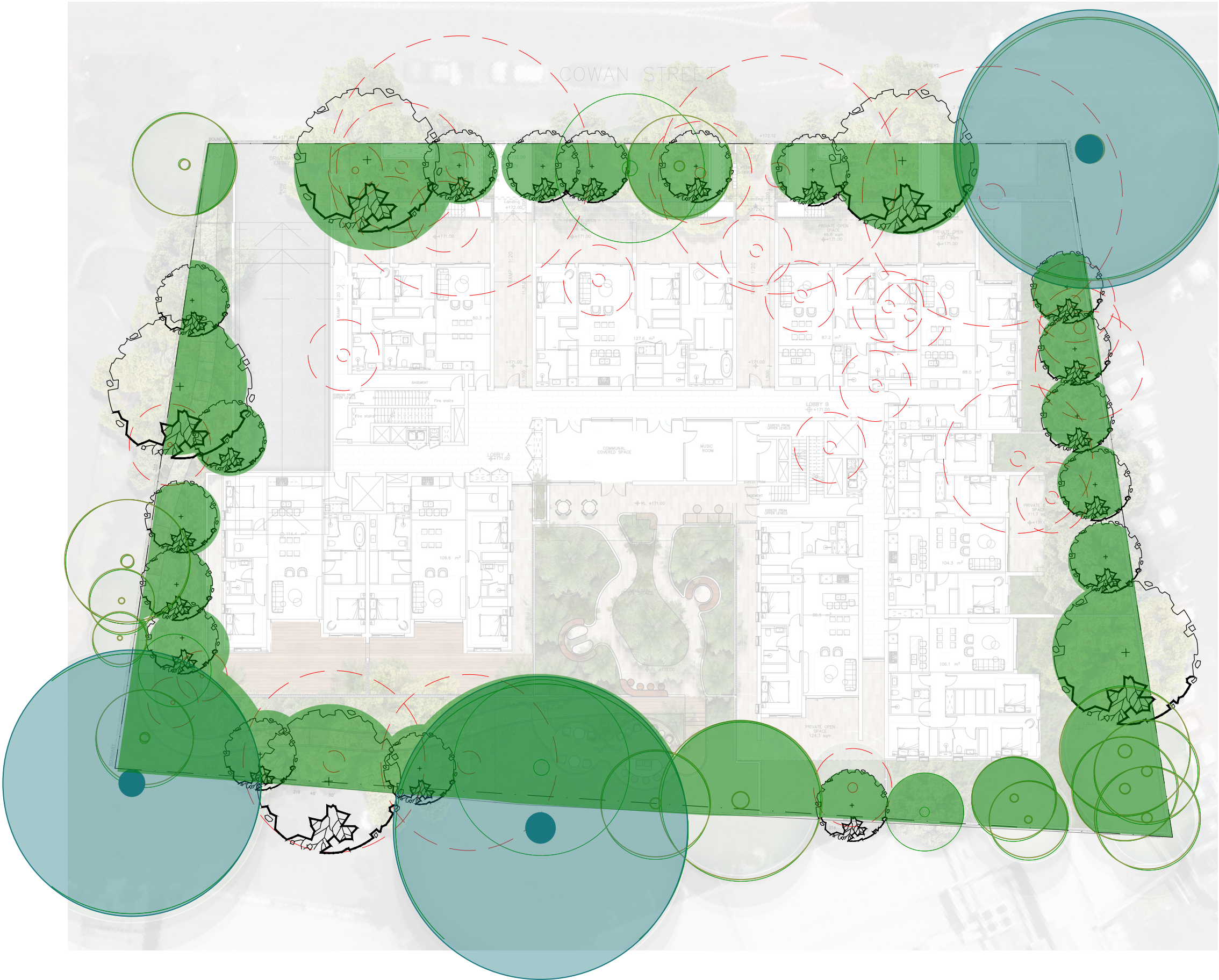
Tree Removal and Replacement Plan

KEY

- EXTERNAL TREES
- TREES TO BE RETAINED
- TREE CANOPY
- TREES TO BE REMOVED

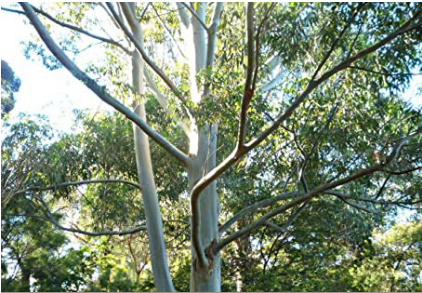
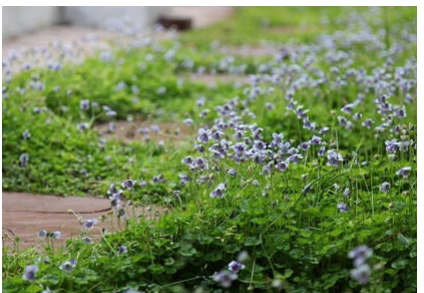
*Refer to the arborist report for confirmation of trees indended to be removed

Item	Total Number
Trees to be removed	33
Trees to be retained	13
Trees proposed	23
Tree replacement ratio(trees removed / trees proposed)	1: 0.9
Tree Canopy percentage	32.3%



Landscape Strategies

Planting Pallette

TREES	 Eucalyptus pilularis	 Eucalyptus saligna	 Angophora costata	SCREENING	 Magnolia 'Little Gem'	
SHRUBS, FERNS & ACCENTS	 Leucophyta brownii	 Raphiolepis 'Snow Maiden'	 Banksia 'Birthday Candles'	 Asplenium nidus	 Blechnum cartilagineum	 Adiantum aethiopicum
	 Neomarica gracilis	 Westringia 'Grey Box'	 Poa labillardieri	 Lomandra longifolia 'Tanika'	 Dianella caerulea	 Westringia mundi
GROUNDCOVERS	 Dichondra repens	 Rosmarinus officinalis prostrtus	 Casuarina glauca 'Cousin it'	 Dichondra 'Silver Falls'	 Viola hederacea	 Myoporum parvifolium

ARCADIA

5-9 Cowan Road

St Ives, NSW

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Legend

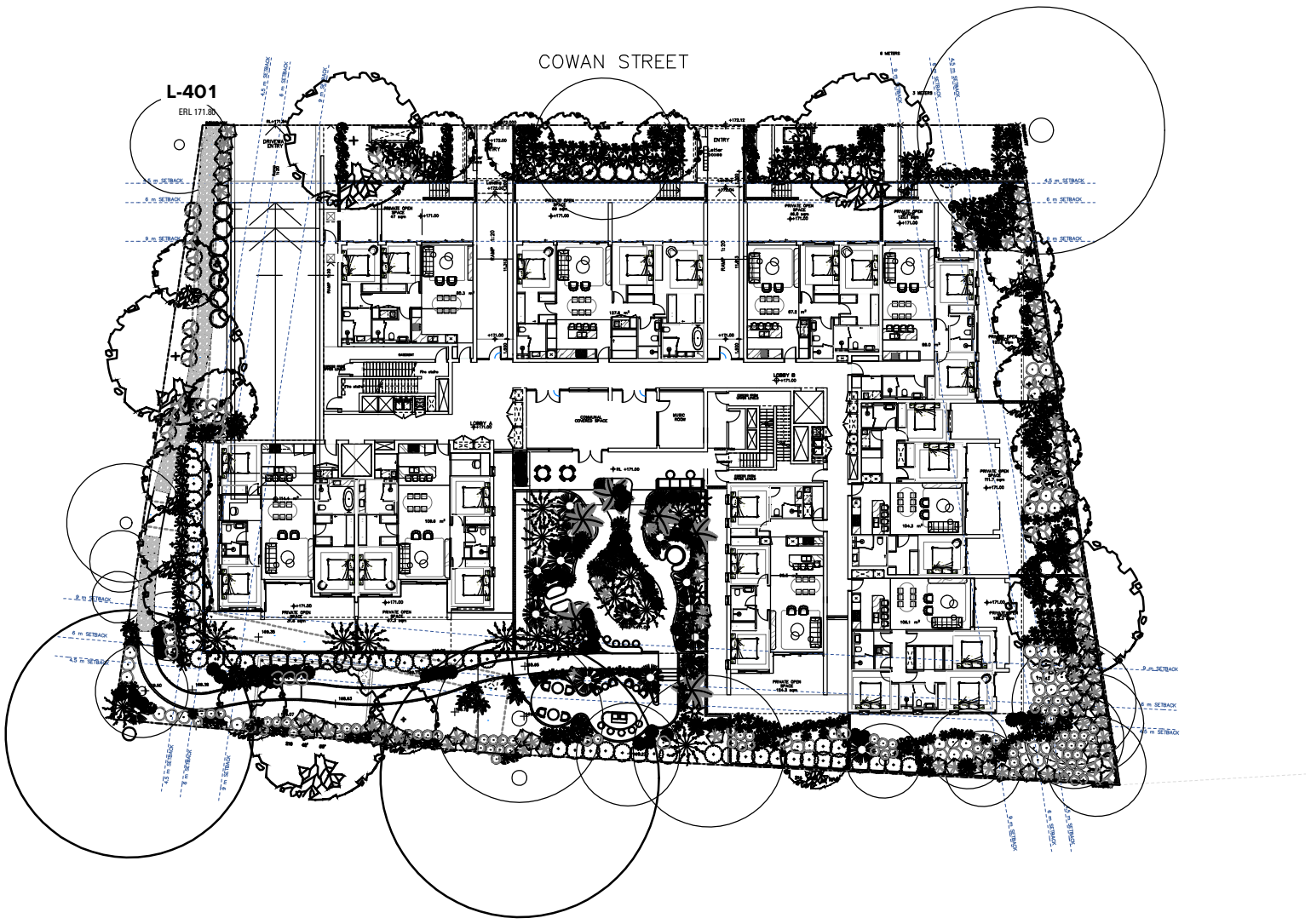
DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
001	LEGEND
100	LANDSCAPE MASTERPLAN
300	MATERIALS SCHEDULE
301	HARDWORKS PLAN
400	PLANTING SCHEDULE
401	SOFTWORKS PLAN 1
402	SOFTWORKS PLAN 2
403	SOFTWORKS PLAN 3
404	SOFTWORKS PLAN 4
601	LANDSCAPE DETAILS
700	SPECIFICATION

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATION NOTES

KEY PLAN

SCALE: 1:500@A1



B	ISSUE FOR SSDA	LL/FO	MB	08.09.25
A	ISSUE FOR SSDA	LL/FO	MB	03.09.25

Issue Revision Description Drawn Check Date

Not for Construction

Project

5-9 Cowan Road
St Ives, NSW

Development Approval

Prosper

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Drawing No. Drawing Name
L-000 Cover Sheet

Job No.	25-1142	
Issue	B	
Scale	1:200 @ A1	

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ARCADIA

HARDSCAPE

- TIMBER DECKING
- UNIT PAVEMENT
- PERMEABLE PAVEMENT
- PROPOSED WALL

TREES

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING

SHRUBS AND ACCENTS

- Sw - Spathiphyllum Wallisii
- Prc - philodendron tatei ssp melanochlorum 'rojo congo'
- Sn - Strelitzia Nicolai
- Dc - Dianella caerulea
- Fe - Ficus elastica 'burgundy'
- De - Doryanthes excelsa
- Dt - Dracaena trifasciata
- Px - Philodendron 'Xanadu'
- Am - Alpinia mutica
- Hedge shrub 1.5m (Bm/Cci/Lp)
- small shrub 1.0m (Gs/HI)
- Syzygium australe 'Select'

Ferns & Cycads

- Ali - Alcantarea imperialis
- Cr - Cycas revoluta
- Bsl - Blechnum 'Silver Lady'
- Cc - Cyathea cooperi
- Hf - Howea forsteriana

GRASSES & GROUND COVERS

- Matrix 01
- Matrix 02
- Matrix 03
- Matrix 04
- Dr - Dianella revoluta
- En - Einadia nutans
- Hv - Hardenbergia violacea 'Meema'
- Ta - Themeda australis
- Mp - Myoporum parvifolium 'Yareena'
- Pp - Poa poiiformis
- Oj - Ophiopogon japonicas
- Tj - Trachelospermum jasminoides
- Vh - Viola hederacea

GRADING

- EXISTING LEVEL
- PROPOSED LEVEL
- TOP OF WALL LEVEL
- FINISH FLOOR LEVEL

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Legend

B	ISSUE FOR SSDA	LL/FO	MB	08.09.25
A	ISSUE FOR SSDA	LL/FO	MB	03.09.25
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

5-9 Cowan Road
St Ives, NSW

Development Approval

Prosper

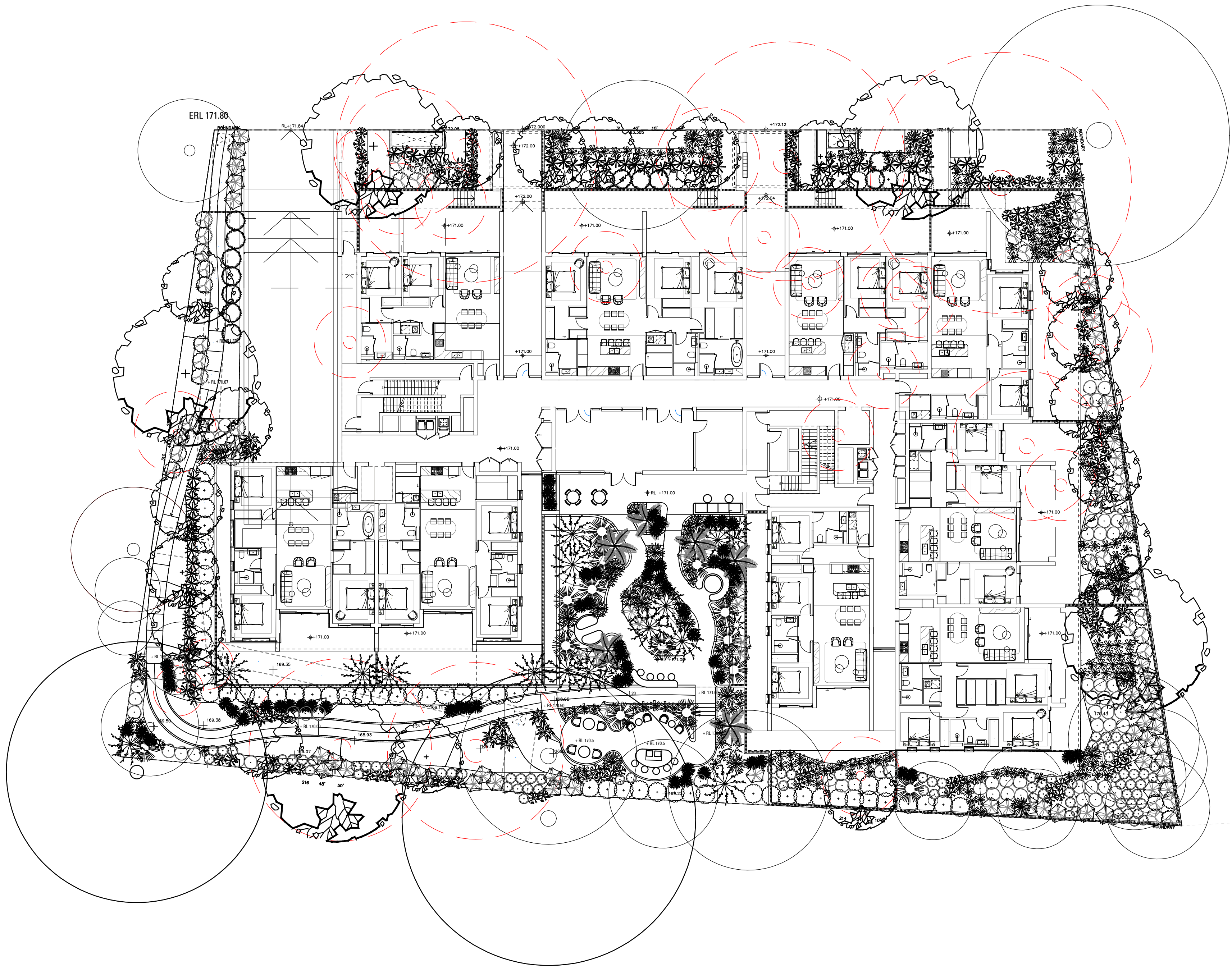
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Drawing No. L-001
Drawing Name Legend

Job No. 25-1142
Issue B
Scale 1:200 @ A1

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B	ISSUE FOR SSDA	LU/FO	MB	08.09.25
A	ISSUE FOR SSDA	LU/FO	MB	03.09.25

Issue	Revision	Description	Drawn	Check	Date
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Not for Construction

Project

5-9 Cowan Road
St Ives, NSW

Development Approval

Prosper

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Drawing No.	Drawing Name
L-100	Landscape Masterplan Ground Level

Job No.	25-1142
Issue	B
Scale	1:200 @ A1
0 1 2 4 6 10m	

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ARCADIA

25- 1142 5-9 Cowan Road PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	DENSITY	TOTAL QUANTITY
TREES						
AC	<i>Angophora costata</i>	Smooth-Barked Apple	20 x 10	200L	as shown	1
EH	<i>Eucalyptus haemastoma</i>	<i>Scribbly Gum</i>	15 x 10	200L	as shown	1
ES	<i>Eucalyptus saligna</i>	<i>Sydney blue gum</i>	16 x 10	200L	as shown	2
AS	<i>Acmena smithii</i>	<i>Lilly Pilly</i>	10 x 5	200L	as shown	5
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	5 x 3	200L	as shown	3
BM	<i>Backhousia myrtifolia</i>	Carrol	7 x 4	200L	as shown	7
Sg	<i>Syncarpia glomulifera</i>	Turpentine	20 x 10	200L	as shown	2
LI	<i>Lagerstroemia indica</i>	Crepe-myrtle	7 x 4	200L	as shown	2

SHRUBS + ACCENTS						
Sa	<i>Syzygium australe</i> 'Select'	Lilly Pilly 'Select'	5 x 2	400mm	as shown	16
Cci	<i>Callistemon citrinus</i>	Bottlebrush	3 x 1.5	400mm	as shown	20
Lp	<i>Leptospermum polygalifolium</i>	Lemon-scented Tea Tree	1.5 x 1.5	400mm	as shown	58
Gs	<i>Grevillea sericea</i>	Pink Spider Flower	1 x 1	400mm	as shown	53
HI	<i>Hibbertia linearis</i>	Showy Guinea Flower	0.5 x 1	300mm	as shown	36
Sw	<i>Spathiphyllum Wallisii</i>	Peace Lily	1 x 1.1	400mm	as shown	84
Prc	<i>philodendron tatei ssp melanochlorum</i> 'rojo congo	Rojo congo	1.5 x 0.9	400mm	as shown	10
Sn	<i>Strelitzia Nicolai</i>	Bird of Paradise	3 x 1.5	300mm	as shown	29
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.5 x 0.5	300mm	as shown	96
Fe	<i>Ficus elastica</i> 'burgundy'	Rubber Plant	2 x 1	400mm	as shown	46
Dt	<i>Dracaena trifasciata</i>	Mother in Laws Tounge	0.9 x 0.6	300mm	as shown	108
Am	<i>Alpinia mutica</i>	False Cardmom Ginger	1.5 x 1	400mm	as shown	82
PX	<i>Philodendron</i> 'Xanadu'	Xanadu	1 x 0.8	400mm	as shown	211
De	<i>Doryanthes excelsa</i>	Gymea Lily	2 x 3	300mm	as shown	13

FERN + PALM						
Ali	<i>Alcantarea imperialis</i>	Imperial Brombeliad	1.5 x 1.5	400mm	as shown	26
Bsl	<i>Blechnum</i> 'Silver Lady'		1.2 x 1	300mm	as shown	61
Cr	<i>Cycas revoluta</i>	Sago Cycad	3 x 2	500mm	as shown	12
Cc	<i>Cyathea cooperi</i>	Australian Tree Fern	5 x 3	45lt (2m clear trunk)	as shown	16
Hf	<i>Howea forsteriana</i> (trimmed)	Kentia Palm	4-15 x 3	300mm	as shown	8

GROUNCOVERS + GRASSES						
En	<i>Einadia nutans</i>	Climbing Saltbush	1 x 1	150mm	4/m2	48
Hv	<i>Hardenbergia violacea</i> 'Meema'	Purple Coral	0.2 x spreading	150mm	4/m2	96
Mp	<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobialla	0.2 x spreading	150mm	4/m2	292
Pp	<i>Poa poiformis</i>	Coast Tussock-grass	0.5 x 0.5	150mm	4/m2	112
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 1	150mm	4/m2	12
Oj	<i>Ophiopogan japonicas</i>	Giant Mondo Grass	0.3 x 0.6	150mm	4/m2	0
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.5 x 2	150mm	4/m2	48
Vhe	<i>Viola hederacea</i>	Native Violet	0.2 x 0.8	200mm	4/m2	40

MATRIX 01						
Ln	<i>Lomandra</i> 'Nyalla'	Matt Rush	0.5 x 1	150mm	4/m2	40
LI	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat Rush	1 x 1	150mm	4/m2	40
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1 x 1	150mm	4/m2	40

MATRIX 02						
Ln	<i>Lomandra</i> 'Nyalla'	Mat Rush	0.2 x spreading	150mm	4/m2	236
Fn	<i>Ficinia nodosa</i>	Club-rush	0.3 x 0.3	150mm	4/m2	236
Bj	<i>Baumea juncea</i>	Bare Twigrush	1 x 1	150mm	4/m2	236

MATRIX 03						
Cg	<i>Carpobrotus glaucescens</i>	Pigface	0.2 x spreading	150mm	6/m2	966
Dcr	<i>Disphyma crassifolium</i>	Round-leaved Pigface	0.2 x spreading	150mm	6/m2	966
Ca	<i>Correa alba</i>	White Correa	0.2 x spreading	150mm	6/m2	966
Ln	<i>Lomandra</i> 'Nyalla'	Mat Rush	0.5 x 1	150mm	6/m2	966

MATRIX 04						
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3 x 2	150mm	4/m2	92
LLV	<i>Lomandra longifolia</i> "Verday"	Lomandra	0.6 x 0.6	150mm	4/m2	92
Sal	<i>Scaevola albida</i>	Fan Flower	0.2 x 2	150mm	4/m2	92
Cum	<i>Crassula undulatifolia</i> Max Cook	Silver Dollar Plant	0.6 x 0.6	150mm	4/m2	92

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Legend

B	ISSUE FOR SSDA	LL/FO	MB	08.09.25
A	ISSUE FOR SSDA	LL/FO	MB	03.09.25
Issue	Revision Description	Drawn	Check	Date

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Project

5-9 Cowan Road
St Ives, NSW

Development Approval

Prosper

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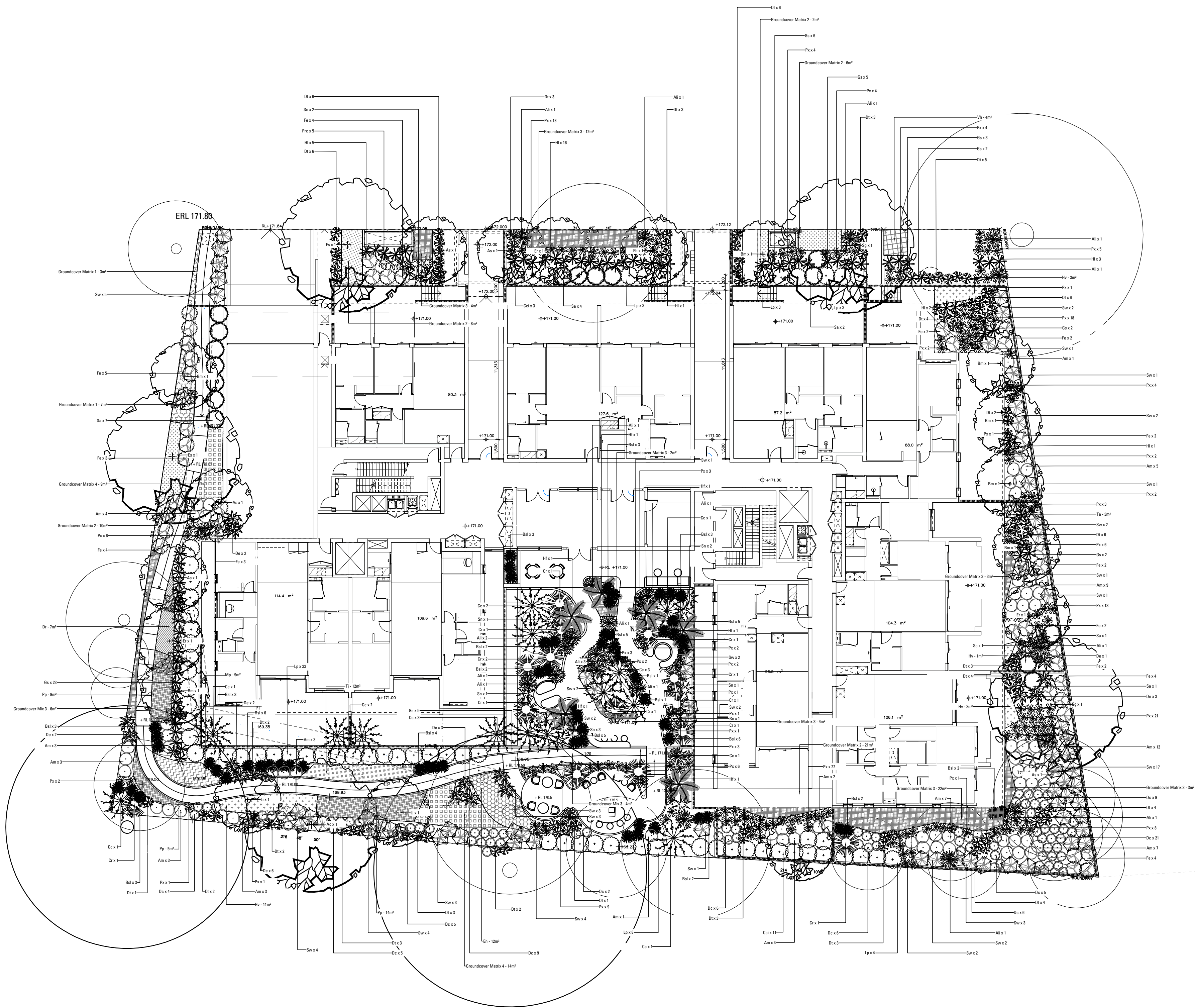
Drawing No. L-400
Drawing Name Plant Schedule

Job No. 25-1142
Issue B
Scale
0 1 2 4 6 10m

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Drawing No.

L-401

Drawing Name

Softworks Plan 1

Job No.

Issue

Scale

25-1142

B

1:200 @ A1

0 1 2 4 6 10m

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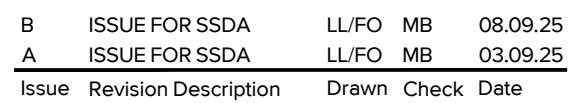
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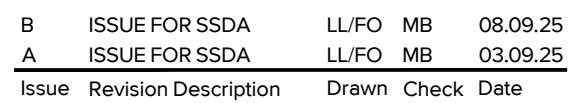
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Issue B
Scale 1:200 @ A1



A horizontal graphic scale bar with markings at 0, 1, 2, 4, 6, and 10m. The bar is black with white markings and numbers.

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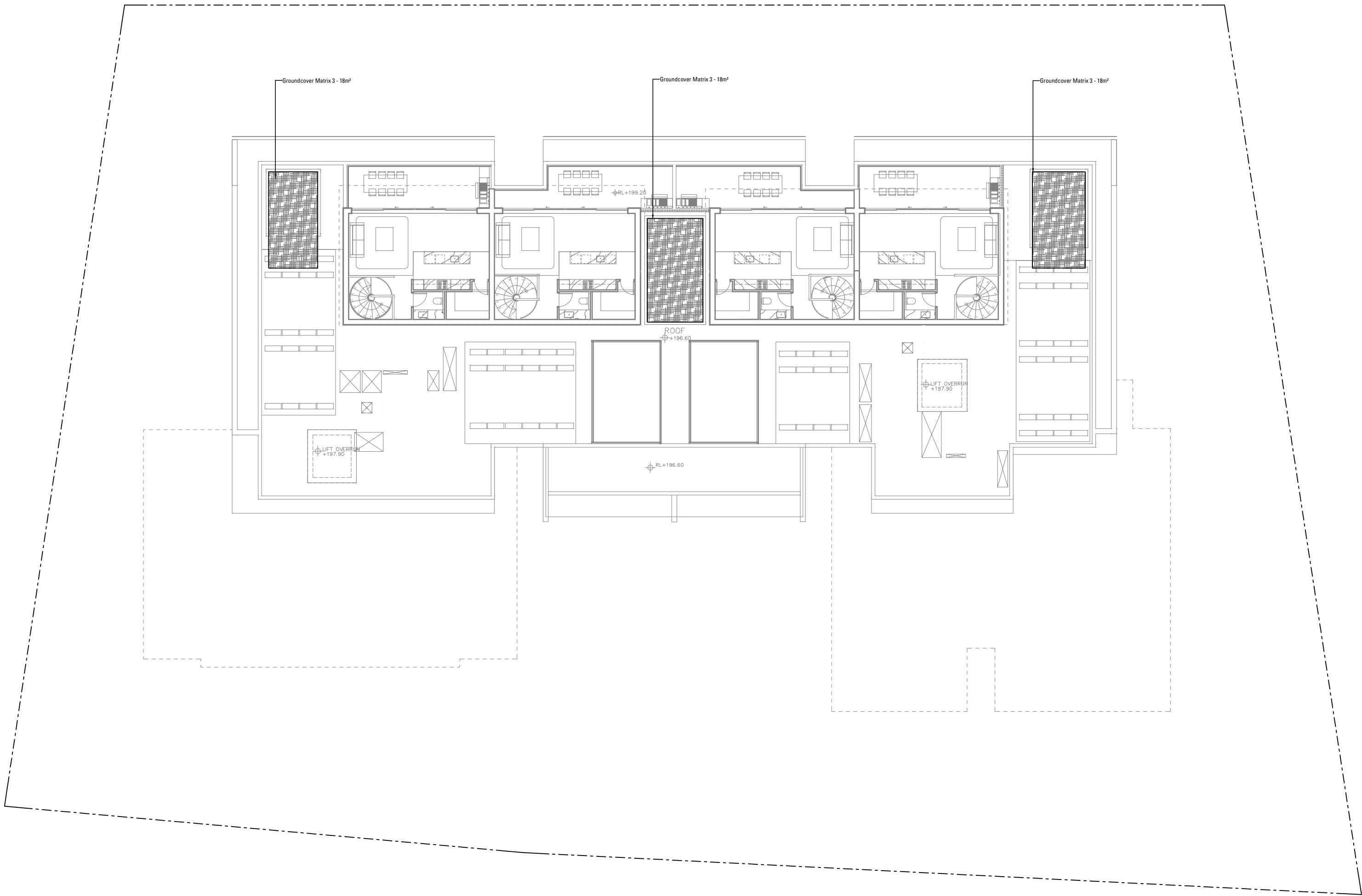
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Job No. 25-1142
Issue B
Scale 1:200 @ A1



A horizontal graphic scale bar with tick marks at 0, 1, 2, 4, 6, and 10m. The bar is black with white text and numbers.

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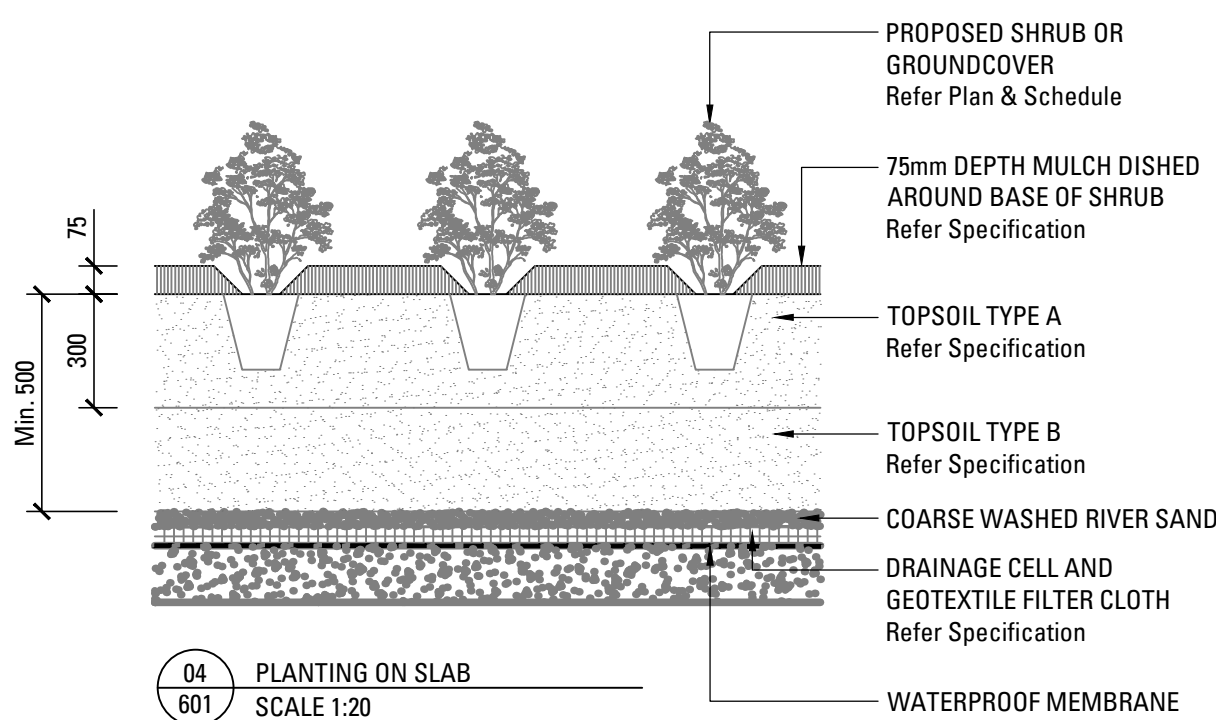
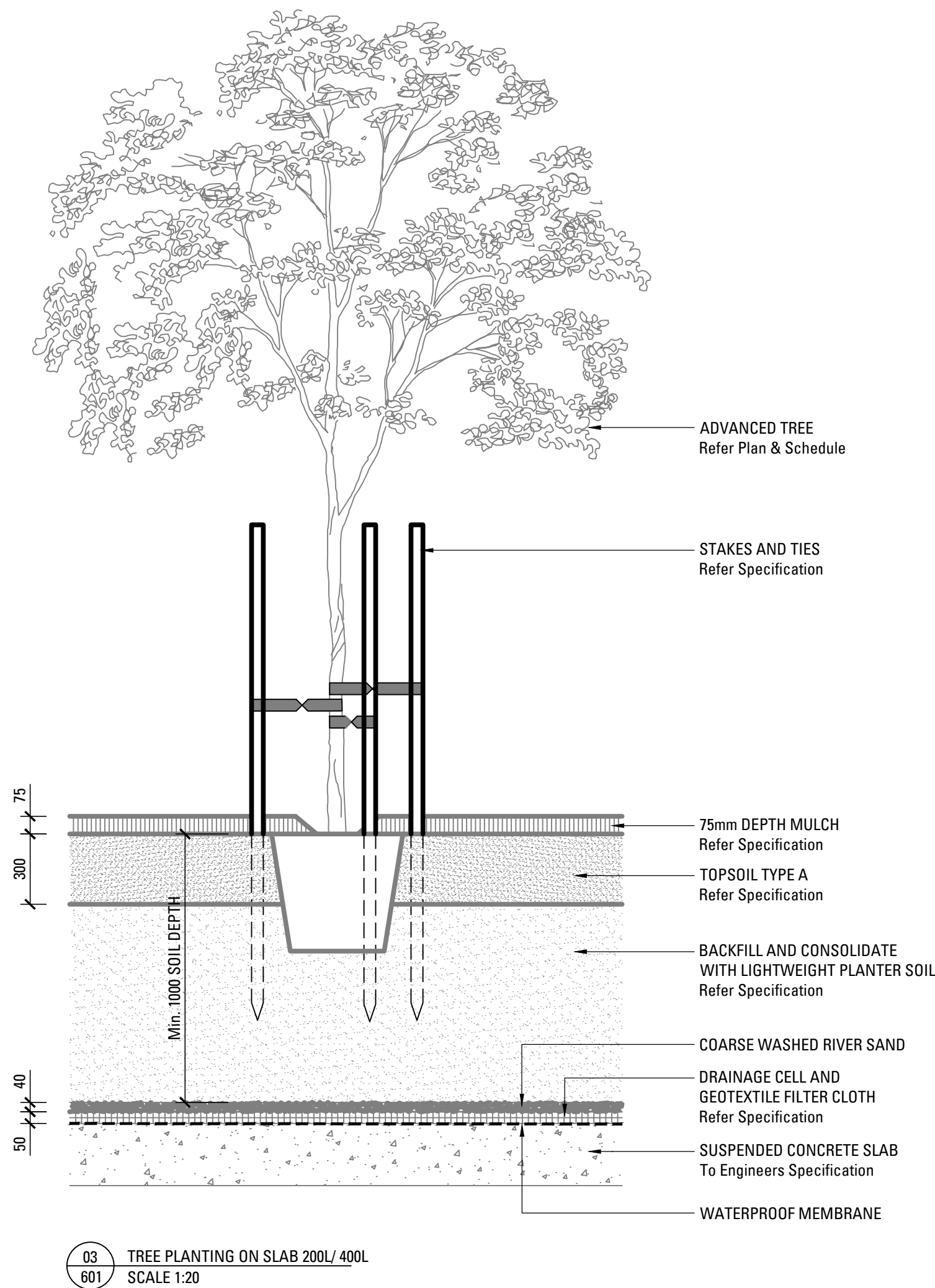
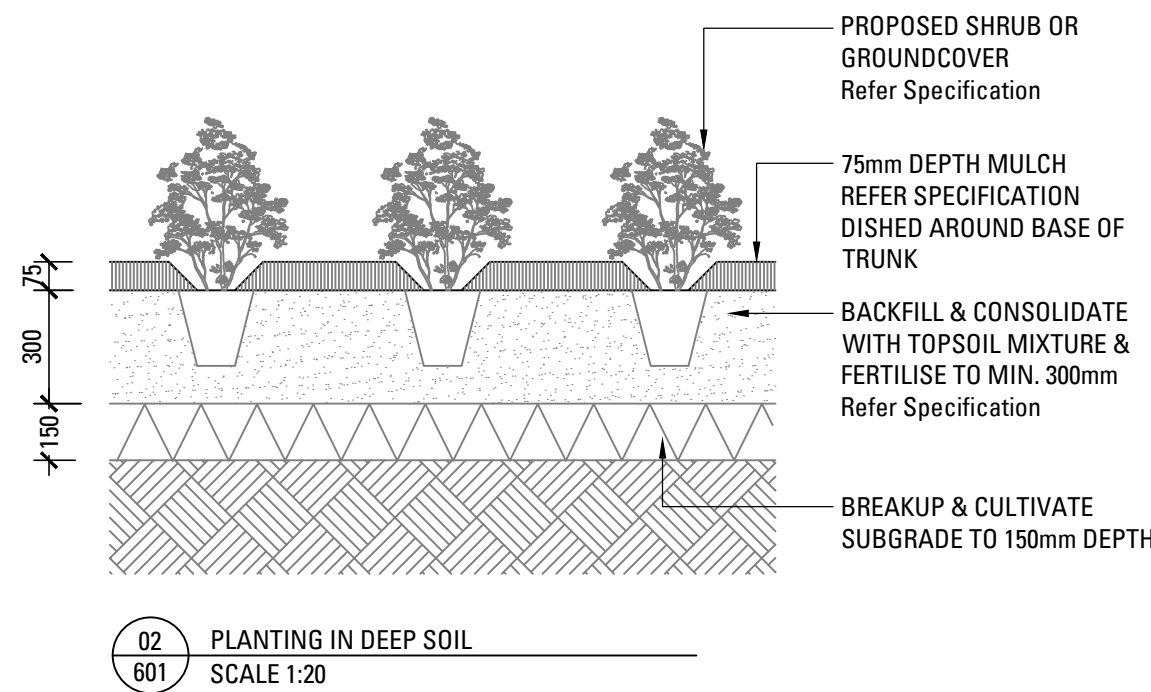
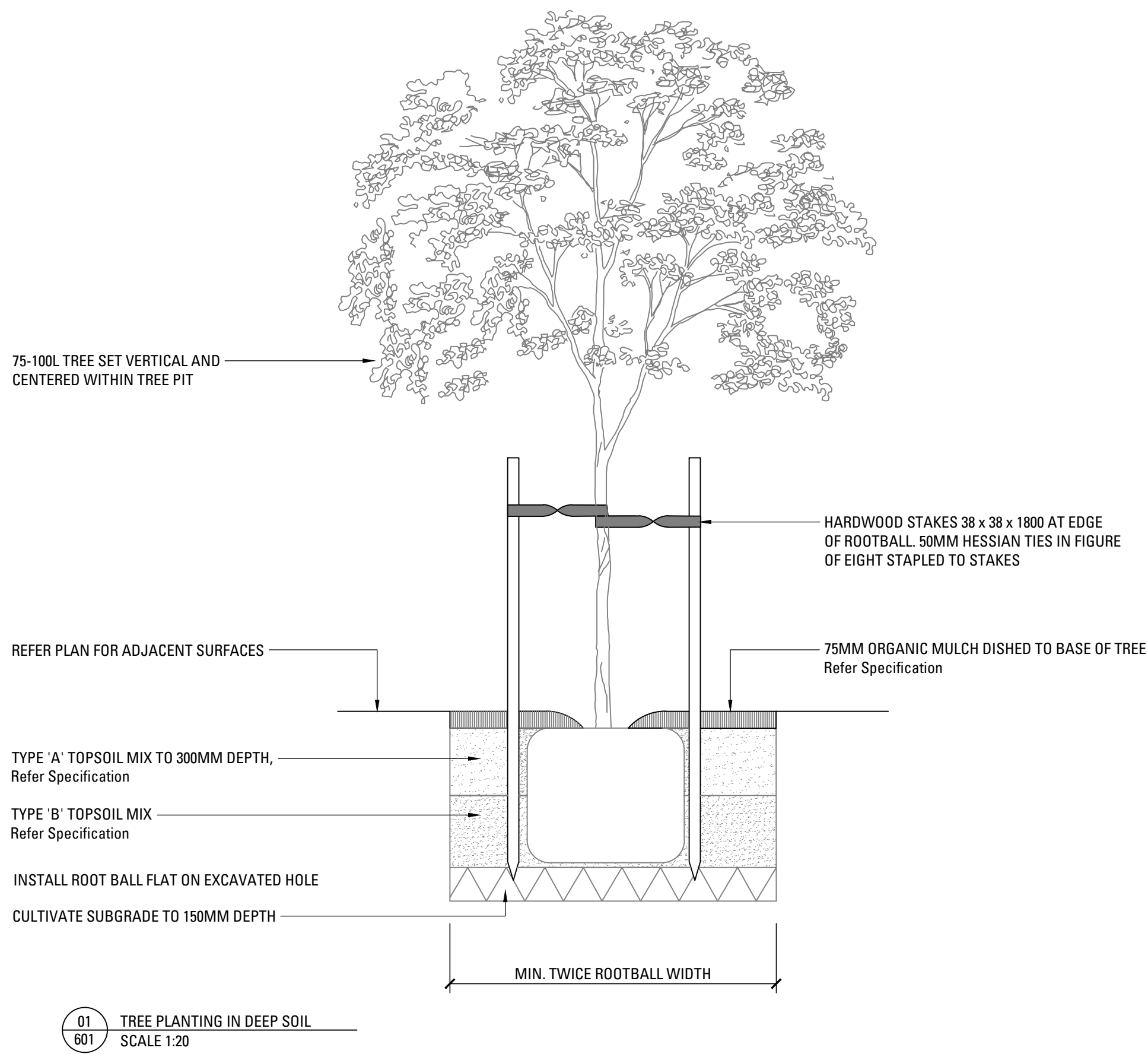
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Drawing No. L-404 Drawing Name Softworks Plan 4

Job No. 25-1142 Issue B Scale 1:200 @ A1

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Drawing No. Drawing Name
L-601 Details

Job No.	25-1142	1
Issue	B	
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0 1 2 4 6 10m		

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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.

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.

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