SYDNEY SWANS HQ AND COMMUNITY CENTRE

LANDSCAPE DEVELOPMENT APPLICATION

JANUARY 2020

REV H

ARCADIA

LANDSCAPE ARCHITECTURE

CONTENTS

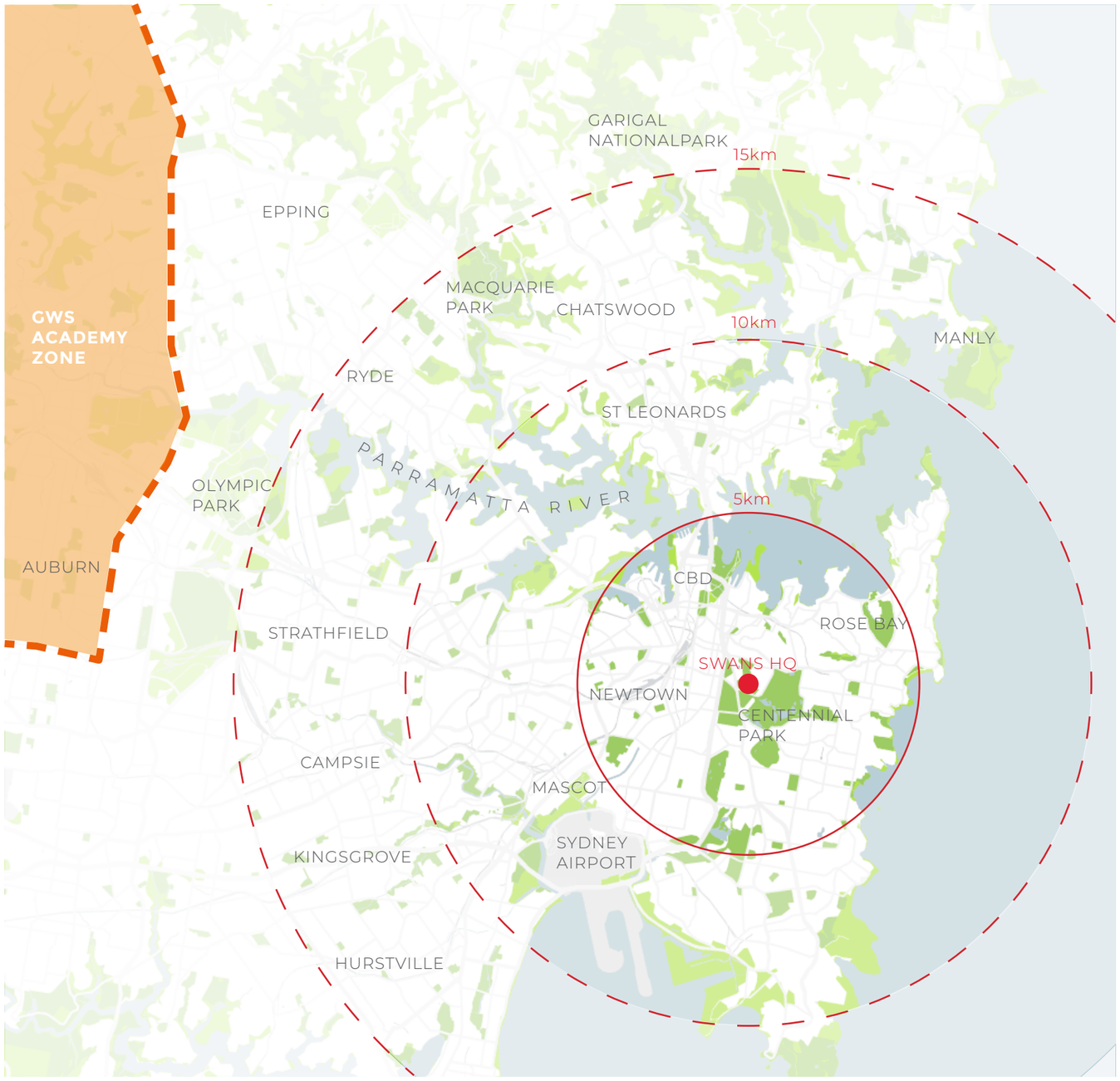
0.0 INTRODUCTION

The Sydney Swans are currently developing a new headquarters that will house both the Sydney Swans and NSW Swifts players and staff.
The current Swans headquarters is located north of the site at the Basil Sellers Centre south of the Sydney Cricket Ground. Over the years the current site has fallen behind the high standard of facilities at other clubs.
The landscape design will include two terraces that will be used by the Swans as well as the Swifts.
A breakout landscape space between the two buildings that will present as a green space to the predominately hard site.

1.0

SITE UNDERSTANDING

1.1 CONTEXT REGIONAL

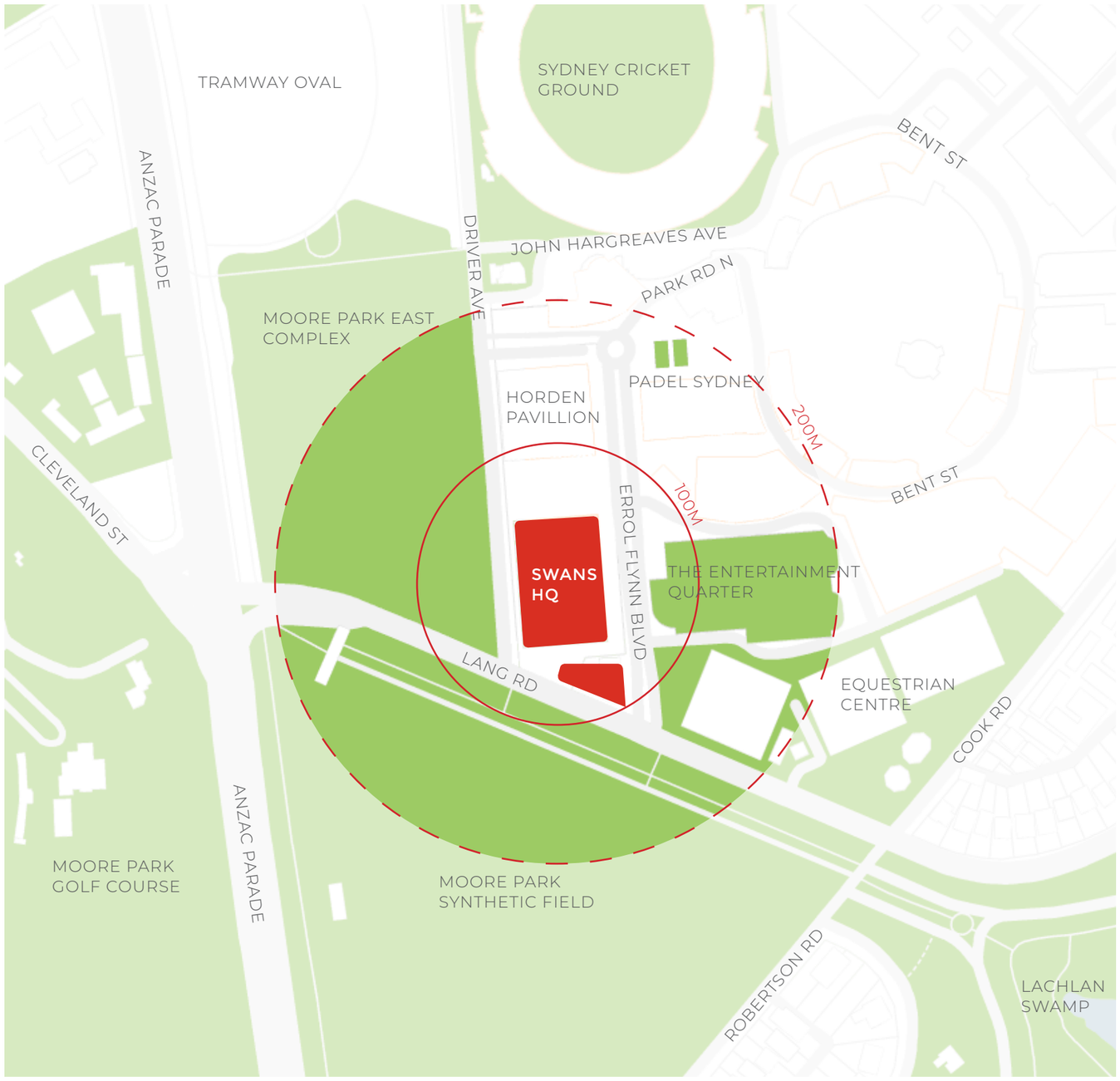


The new Sydney Swans headquarters will be located within the Moore Park Entertainment Quarter precinct, an important sporting and leisure precinct serving the greater metropolitan area of Sydney. This area is identified as a vibrant sporting destination.

This area is approximately 5km south of the Central Business District, and is accessible by various forms of infrastructure which consist primarily of road, bus and cycle networks.
In December 2019, the new CBD and South East Light Rail line will be officially opened, enabling the movement of people to and from this entertainment quarter and further establishing this area as a vibrant hub of Sydney.

Historic Centennial Park directly borders the site to the south, providing opportunity for through site connection to this large area of important public green space.
Further to this, world famous Bondi Beach and other Eastern Suburbs beaches are easily accessible, located within 5km of the headquarters.

1.2 CONTEXT LOCAL



Moore Park has a deep sporting history within Sydney, Being home to Sydney Football Stadium and the Sydney Cricket Ground, which was constructed in 1848. Between 1882 and 1997, the neighbouring Sydney Showground hosted the Royal Easter Show, and during the 2000 Summer Olympics, Allianz Stadium was a host venue for sporting competitions.

The area is currently undergoing extensive re-development, with the new light rail corridor under construction and Allianz Stadium set for a knock-down and rebuild job in 2019.

The primary thoroughfare serving this site is Anzac Parade, which facilitates movement from the CBD to La Perouse. Lang Road intersects this thoroughfare and is the primary road directly serving the Sydney Swans HQ site to the south, along with Driver Avenue and Errol Flynn Boulevard which also border the site on the eastern and western edge respectively.

1.3 CONTEXT HISTORY & HERITAGE

The surrounding neighbourhood is considered one of the oldest areas within the Sydney metropolitan region. Established in 1866, Moore Park was designated a recreational ground for the growing population of the city and as a public place for outdoor activity and organised sport. There are now multiple heritage-listed sites within close proximity to the area of intervention which must be considered and appreciated within the design fabric.

PRE - 1788

The area of design intervention is situated on the lands of the Cadigal people of the Eora Nation.
Arcadia respectively acknowledges these traditional custodians of this land, and honours elders past, present and emerging .

1867

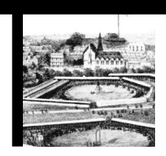
The first generation of Moreton Bay Figs and Monterey Pines are planted within the grounds of Moore Park

1882

The Sydney Showground is established, and the Royal Easter Show continues to run her for 116 years

1811

Governer Lachlan Macquarie selects a large area of land in the east of the city and designates it as ‘Sydney Common’



1866

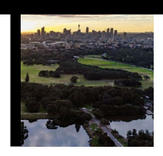
Moore Park is founded as a recreation ground to facilitate the pressure of the growing density in Sydney.

1913

The Royal Hall of Industries is built and is described as a treasure trove for exhibits

1924

The Hordern Pavillion is constructed as a mixed-use venue. Today, the building is used for live music events



1983

The Centennial Park and Moore Park Trust is established to oversee objectives and policy direction within the parklands

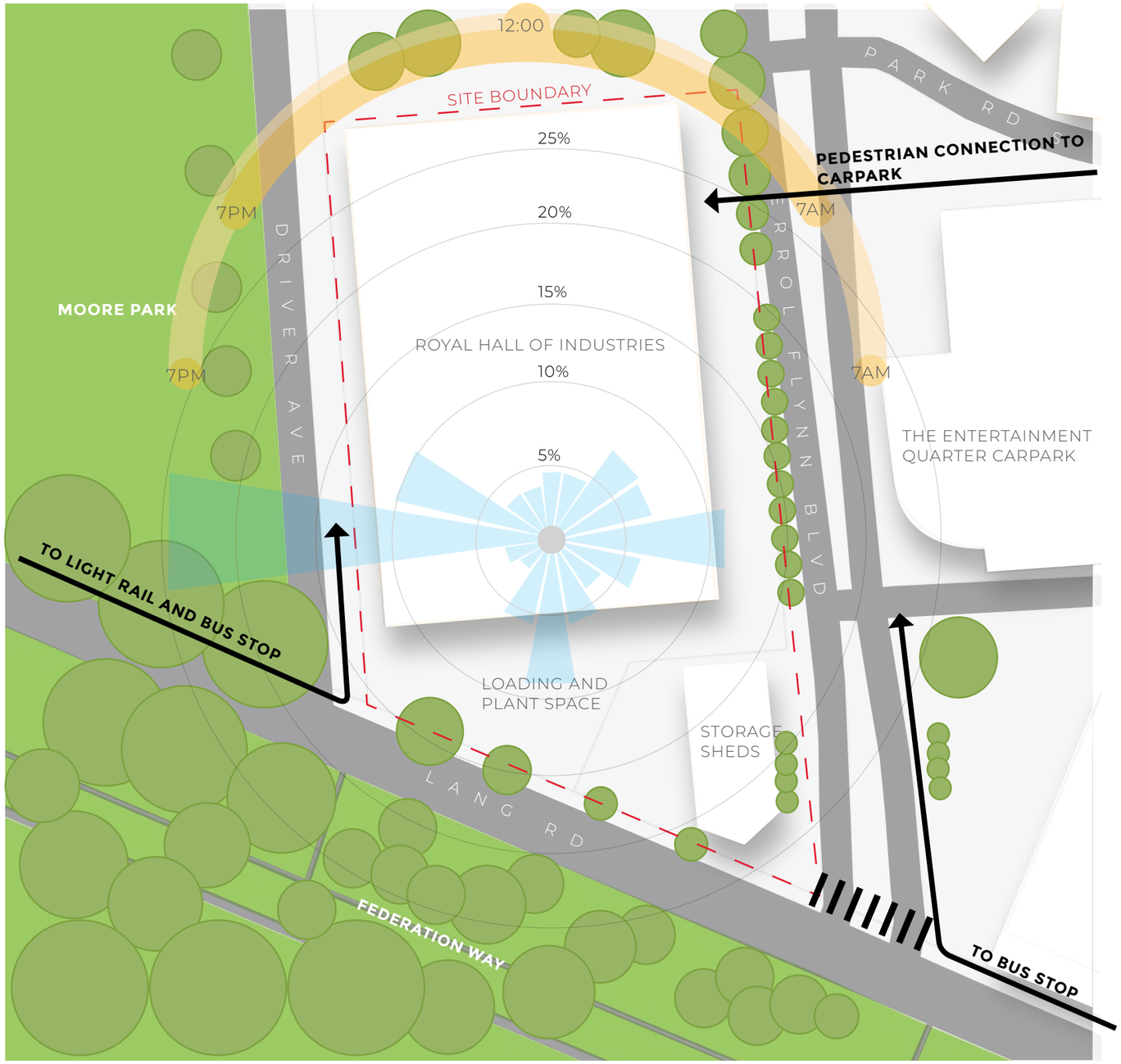
1998

The Royal Easter Show is relocated to Homebush Bay following the construction of the new olympic precinct

2018

The Sydney Swans secure a new headquaters in Moore Park, within the historic Royal Hall of Industries

1.4 ANALYSIS SITE CONDITIONS



The new Sydney Swans headquarters is situated on a corner block with three thoroughfares bordering the area of intervention.

A large multi-story car park with capacity for 2000 spaces exists across from Errol Flynn Boulevard at the western end of the site. An expansive section of Moore Park borders the eastern edge of the site, which currently provides a large area of flexible open green space. At the southern edge is Land Road, which is an important thoroughfare connecting Anzac Parade with Moore Park Road in Paddington.

A large and healthy population of Fig trees line the eastern area of Land Road, with various other species of trees clustered around the Federation Way pedestrian thoroughfare.

The predominant wind direction is sourced from the west - blowing at a frequency of approximately 25% of the year on average.
This indicates that the western edge of the Sydney Swans HQ will experience the most exposure to wind, and this could be undesirable during the cooler winter months. However, opportunity for cooling during the summer also exists through utilising this wind corridor.

The sun follows a high path during the summer, reaching the summer solstice in December where day length is approximately 14.25 hours. From then, the sun path becomes lower and reaches the winter solstice in June, where day length is lowest at 9.55 hours.

KEY STATISTICS

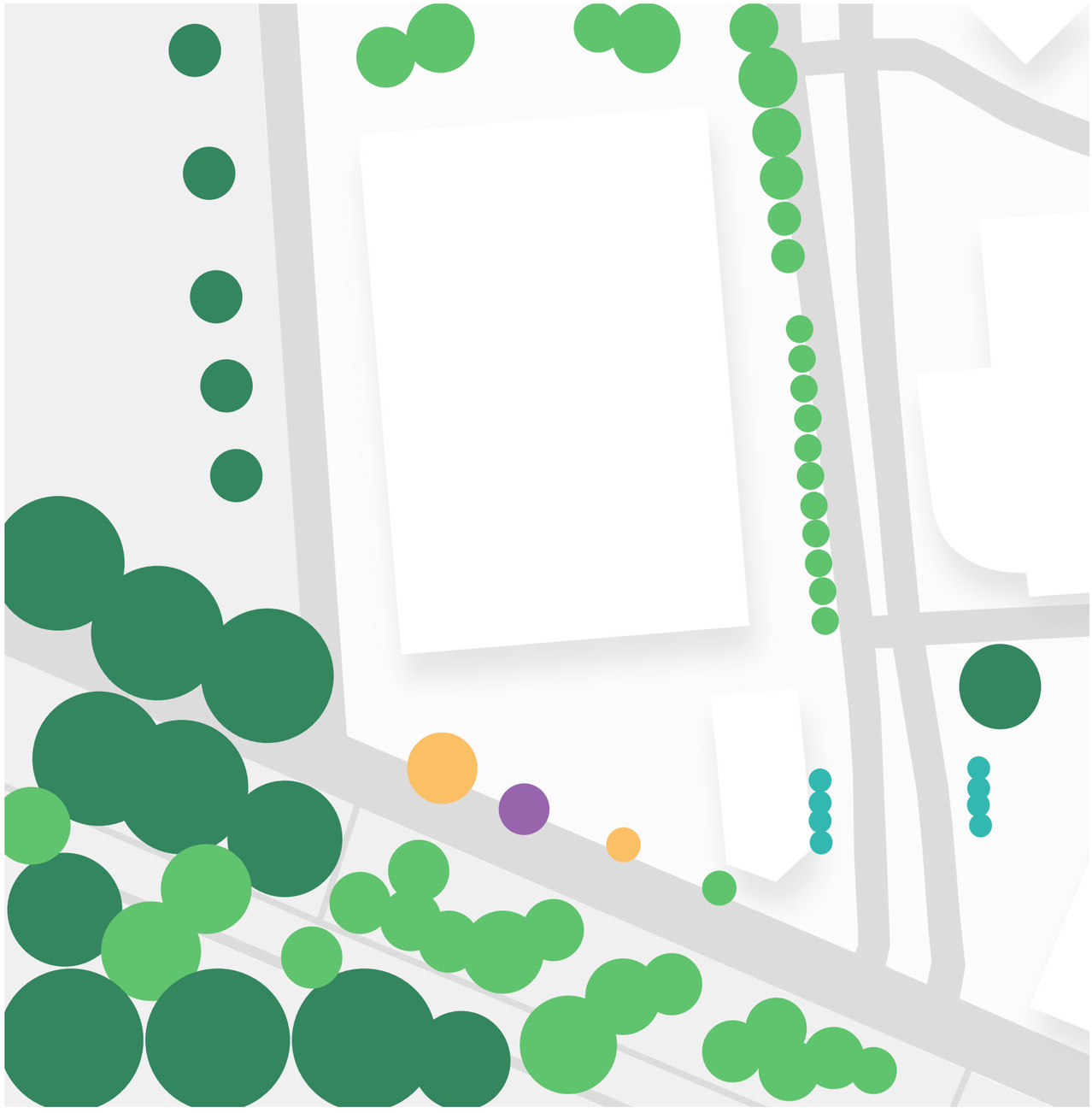
Temperature

January: ↑ 26 'c ↓ 20 'c July: ↑ 17'c ↓ 9 'c

Annual Rainfall

1100mm

1.5 ANALYSIS PLANTING CHARACTER



Jacaranda mimosifolia

Liquidambar styraciflua

Palm species

Ficus microcarpa var . hillii

Mixed native species

Identified surrounding the site are five groups of species which each provide unique characteristics to the area of intervention.

Two exotic species exist along the streetscape of Lang Road. Liquidambar styraciflua is a deciduous species from the northern hemisphere, shedding leaves in autumn and sprouting again in spring. Jacaranda mimosifolia is a common exoctic species within Sydney, and such trees shed their leaves typically in October and bloom in November with vibrant purple flowers. Two sets of unidentified palms exist at the entrance to Errol Flynn Boulevard, providing for a sense of arrival to the site and also establishing a formalised setting. Mixed native species also line this road and are scattered within clusters around the area of intervention.

Of the highest importance are the Hill's Weeping Figs which line the area around Lang Road. These are an historic species, planted in the early 20th Century and now provide a unique character which is recognised within the Moore Park precinct. Such trees have been subject to removal from the CBD and South East Light Rail project, and as a result it is important to recognise their significance within this site.

1.6 ANALYSIS MATERIALITY

PAVING AND SURFACES


INSCRIPTION PAVERS


SYNTHETIC TURF


ECOTRIHEX


COBBLESTONE


ASPHALT


CONCRETE

FOOTPATHS

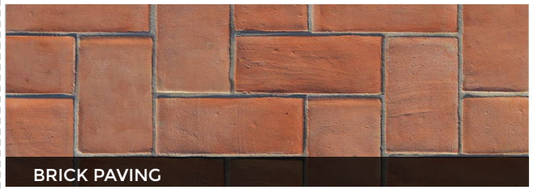

CONCRETE EDGING


COLOURED CONCRETE


COBBLESTONE

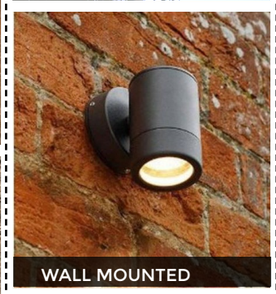

PEBBLECRETE

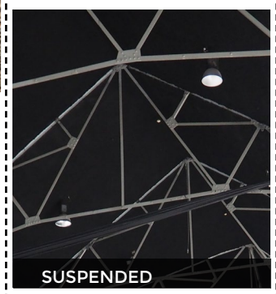

DECOMPOSED GRANITE


BRICK PAVING

LIGHTING


STREET LIGHTING

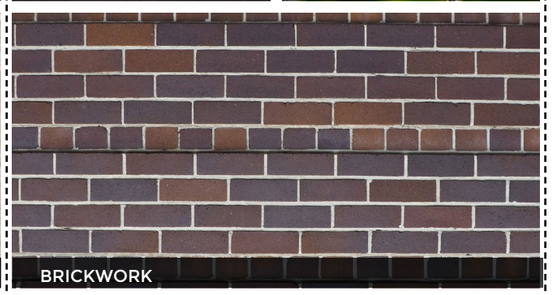

WALL MOUNTED


SUSPENDED

WALLS AND STRUCTURES


RENDERED BLOCKWORK

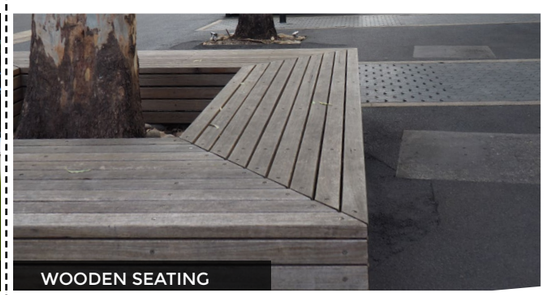

TRADITIONAL TURRET


BRICKWORK


BRICK FRAMING


STAIRWAYS

FURNITURE


WOODEN SEATING


CASUAL STOOL


MOVEABLE SEATING


TABLE AND BENCH


PRECAST CONCRETE

1.7 ANALYSIS USER GROUPS

The project will be a centre for not only the Sydney Swans but also accommodate important user groups in the NSW Swifts and the public. The Royal Hall of Industries will house amenities for the Sydney Swans players and associated staff. The entry of the Hall will be accessible and usable by the public with retail for merchandise and a cafe. To the south of the site a facility for the NSW Swifts is proposed.

Both the Swans and the Swifts will have access to their own private roof terraces. There is also a landscaped lane typology between the Hall and the Swifts building, which will be an important space which will be usable by both user groups. The area to the streetscape will have opportunity to be a public civic space

SYDNEY SWANS

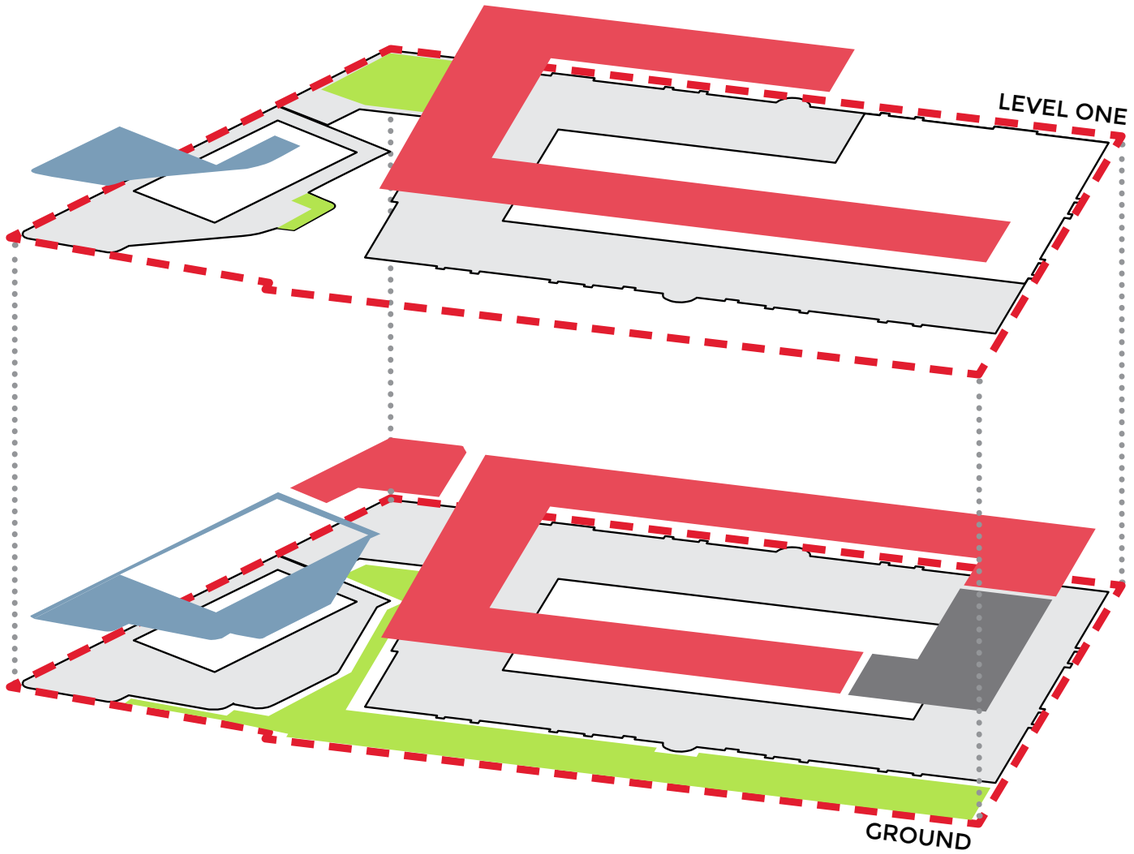
Men's Team
Women's Team
Academy Team
Staff

NSW SWIFTS

Players
Staff

PUBLIC

Fans
Community



1.8 ANALYSIS PROPOSED SITE

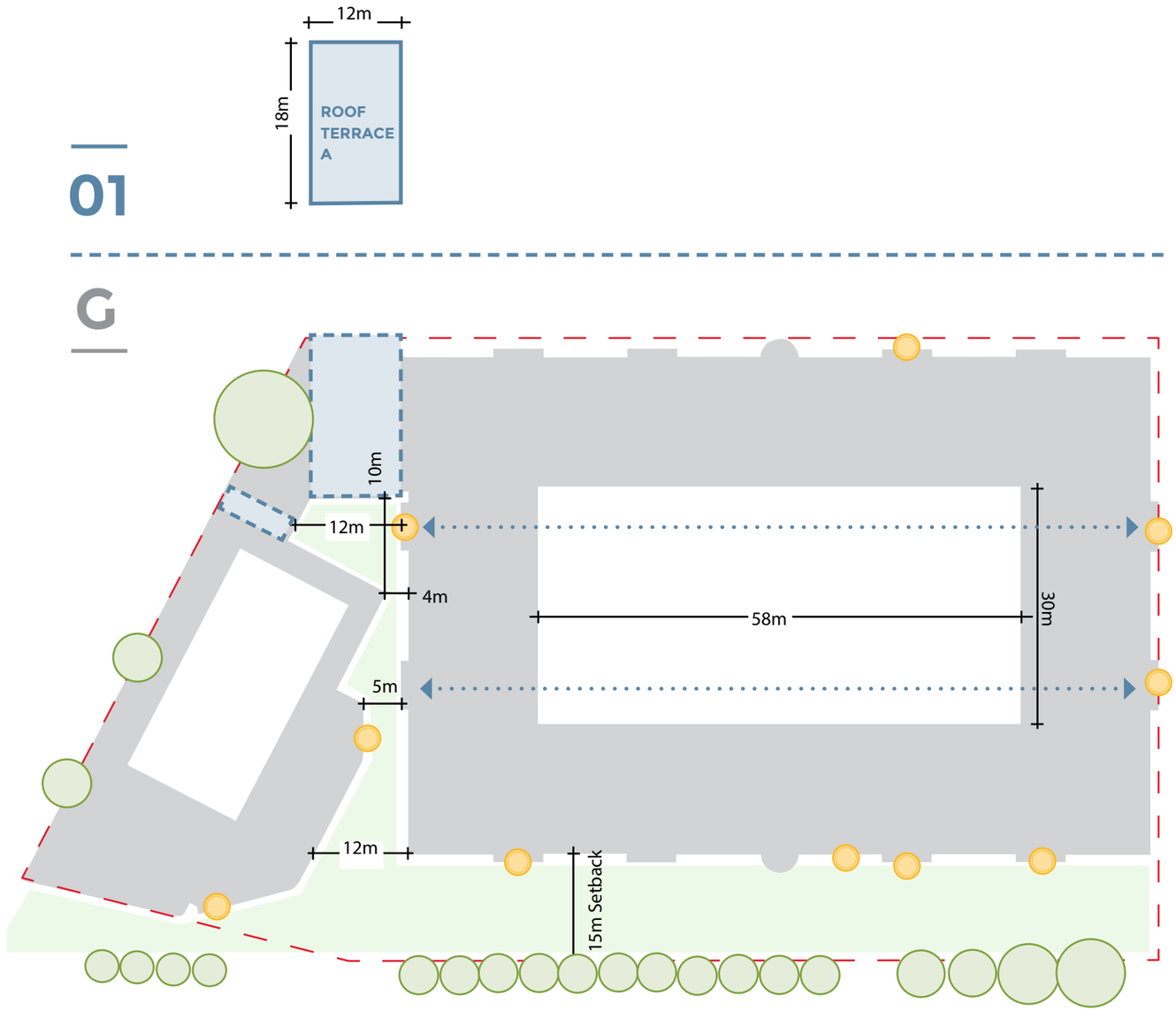
The proposed building footprint allows for a large atrium which will house the multipurpose field of play, along with a smaller void in the building at the southern end of the site which will integrate a netball court.

This leaves an open corridor of varying widths for landscape treatment, along with a wide public footpath bordering Errol Flynn Blvd and two rooftop terraces of varying size.

Through site view corridors are identified as important characteristics of this development in order to achieve effective access and circulation. Alongside of this, activating the narrow alleyway can be achieved through appropriate view and access corridors which in-turn provide for a space that is comfortable and encourages usage and congregation.

LEGEND

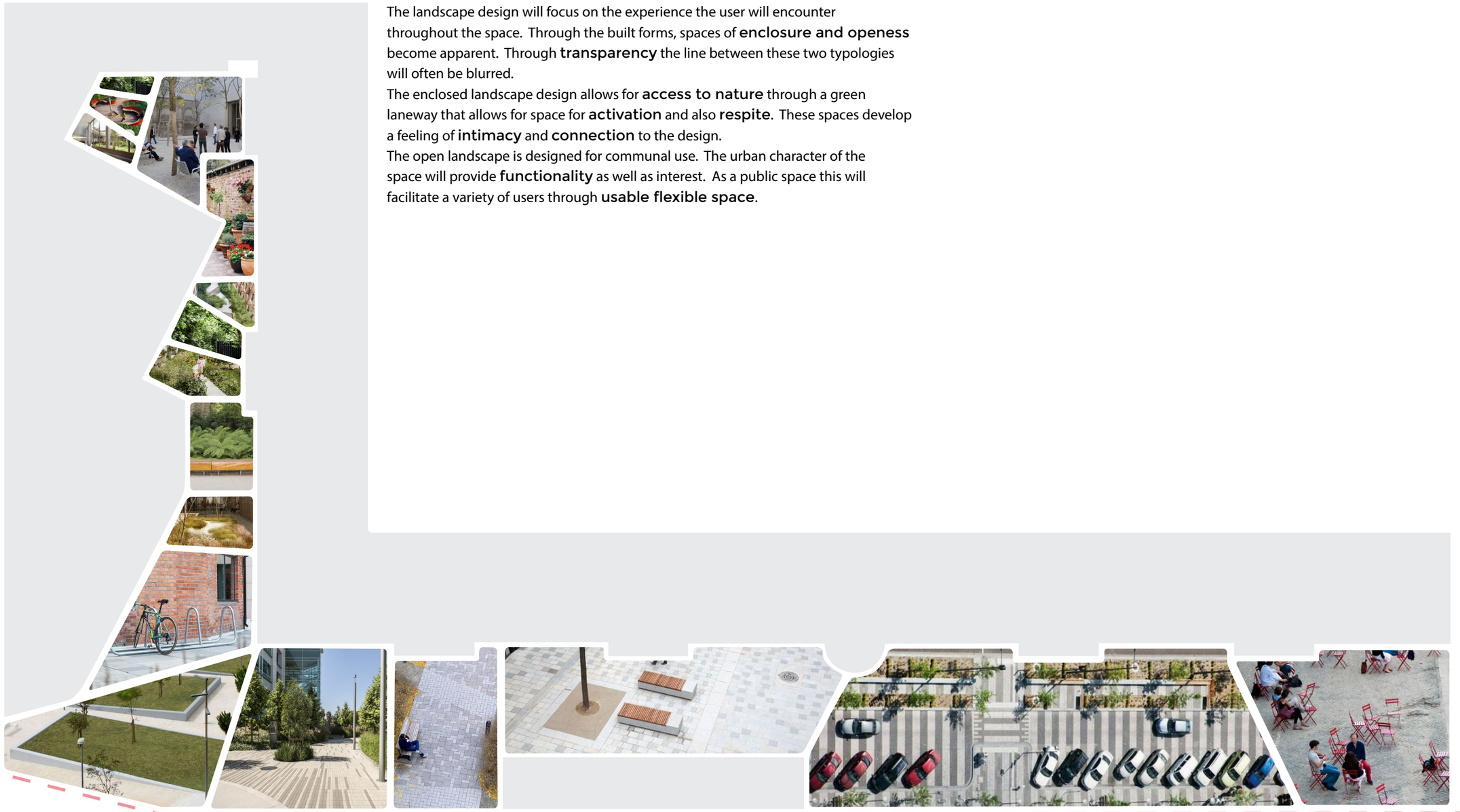
- Access points
- View corridors



2.0

DESIGN

2.1 PHILOSOPHY VISION

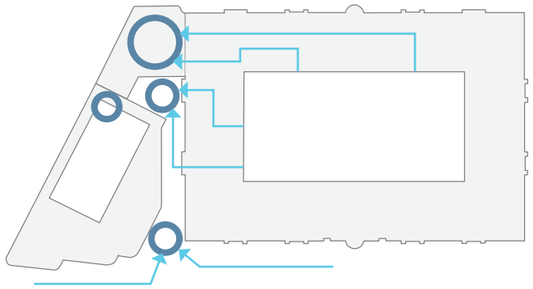


The landscape design will focus on the experience the user will encounter throughout the space. Through the built forms, spaces of **enclosure and openess** become apparent. Through **transparency** the line between these two typologies will often be blurred.

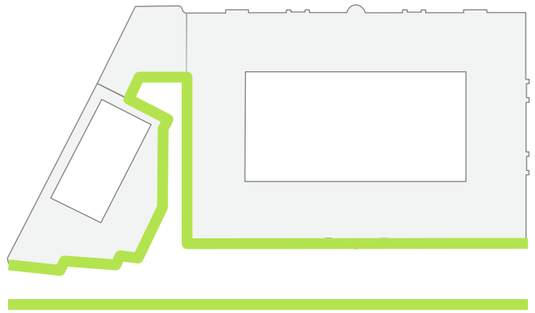
The enclosed landscape design allows for **access to nature** through a green laneway that allows for space for **activation** and also **respite**. These spaces develop a feeling of **intimacy** and **connection** to the design.

The open landscape is designed for communal use. The urban character of the space will provide **functionality** as well as interest. As a public space this will facilitate a variety of users through **usable flexible space**.

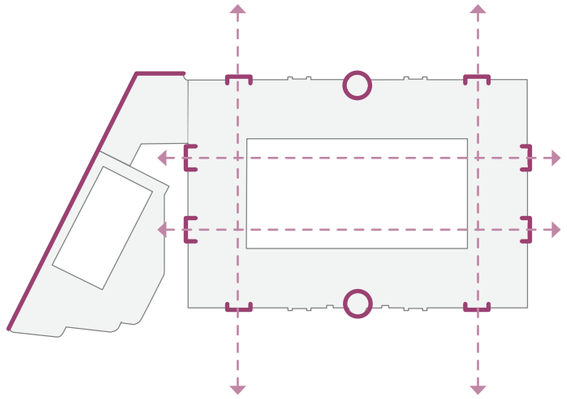
2.2 PHILOSOPHY PRINCIPLES



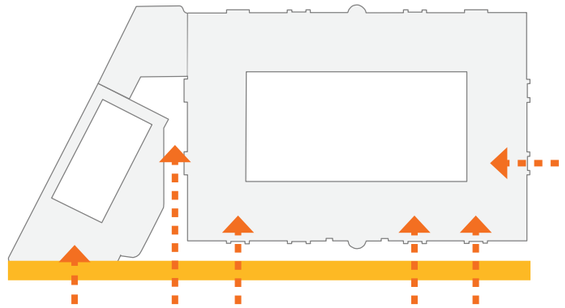
CREATE A SPACE THAT IS USEFUL AND FLEXIBLE FOR ALL USERS



PROVIDE RELIEF TO THE SURROUNDING HARDSCAPE



RESPECT SITE HERITAGE THROUGH FORMS AND MATERIALS



FORM A VISUAL STATEMENT TO THE ENTRY AND STREETSCAPE EDGE

2.3 DESIGN MASTERPLAN

DRIVER AVE

LANG ROAD

Royal Hall of Industries

ERROL FLYNN BLVD

ARCADIA

SYDNEY SWANS HQ & COMMUNITY CENTRE

PREPARED BY Arcadia Landscape Architecture
CLIENT Sydney Swans Ltd
ARCHITECT Populous

DATE January 2020
SCALE 1:400 @ A1
ISSUE H

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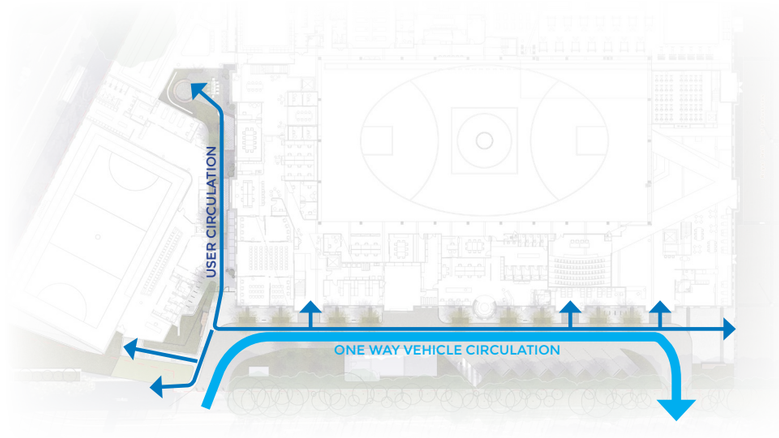
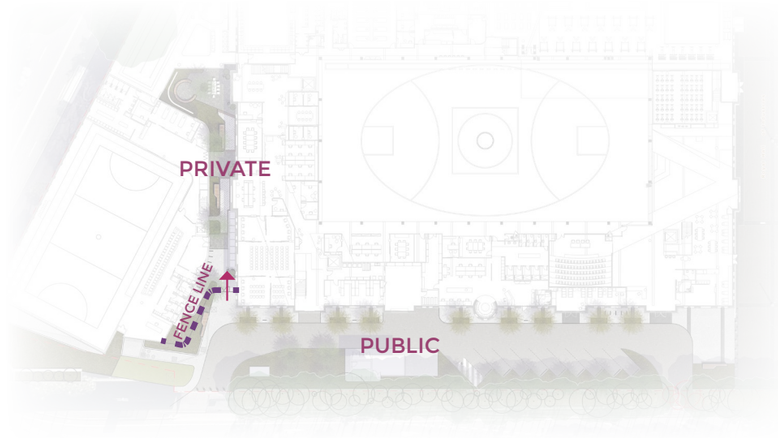
2.4 DESIGN GROUND FLOOR

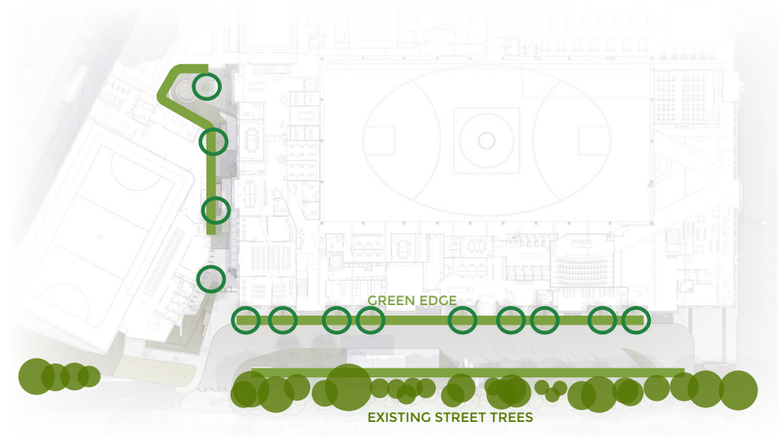
2.5 DESIGN STRATEGIES



CIRCULATION

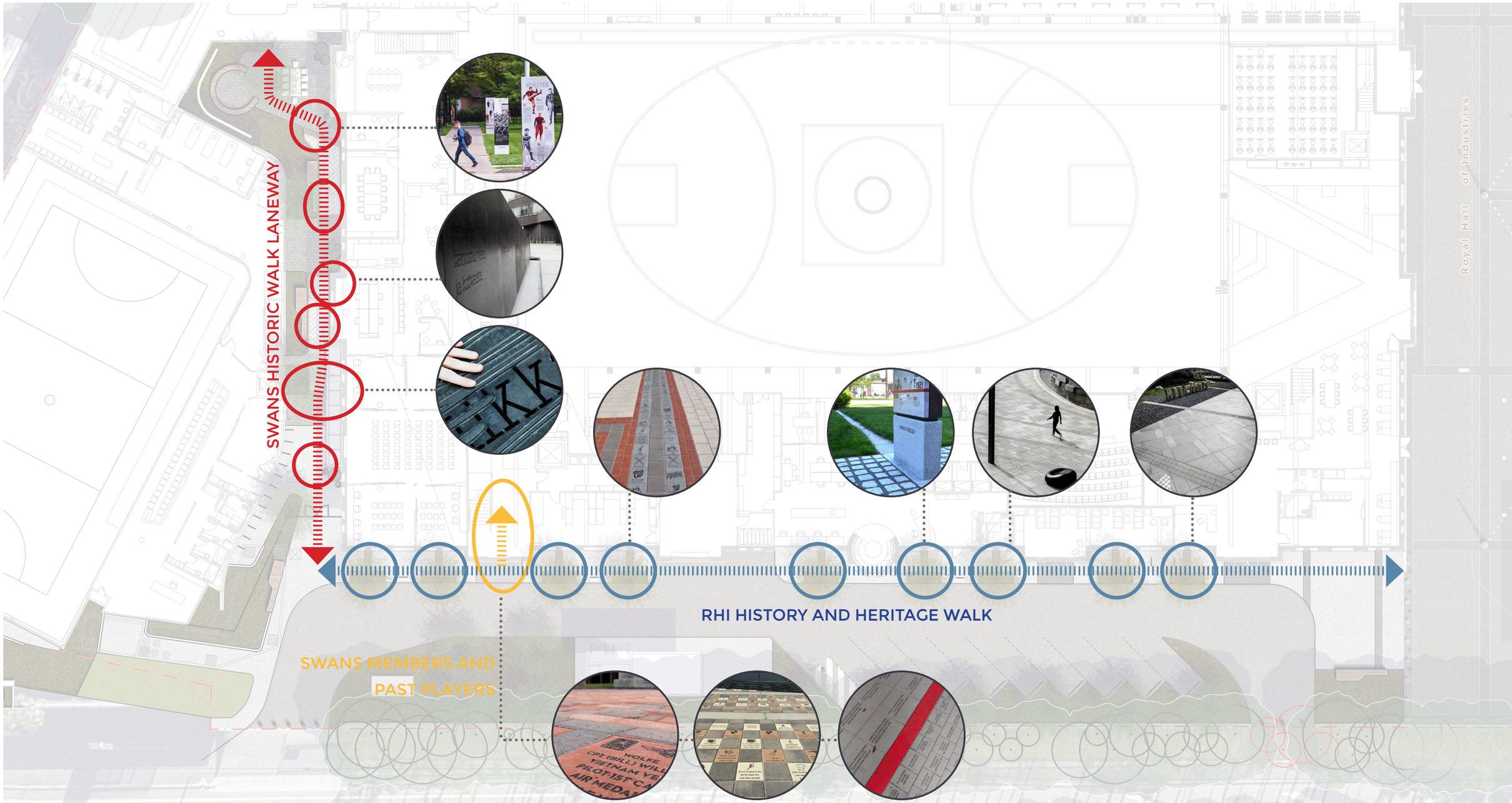


PUBLIC VS PRIVATE



PLANTING

2.6 DESIGN STRATEGIES HERITAGE + HISTORY OPPORTUNITIES

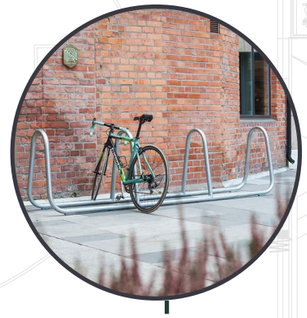


2.7 DESIGN GROUND FLOOR CHARACTER

INTIMATE LANDSCAPE ZONE

NATURE LANEWAY

SHAREWAY CARPARK

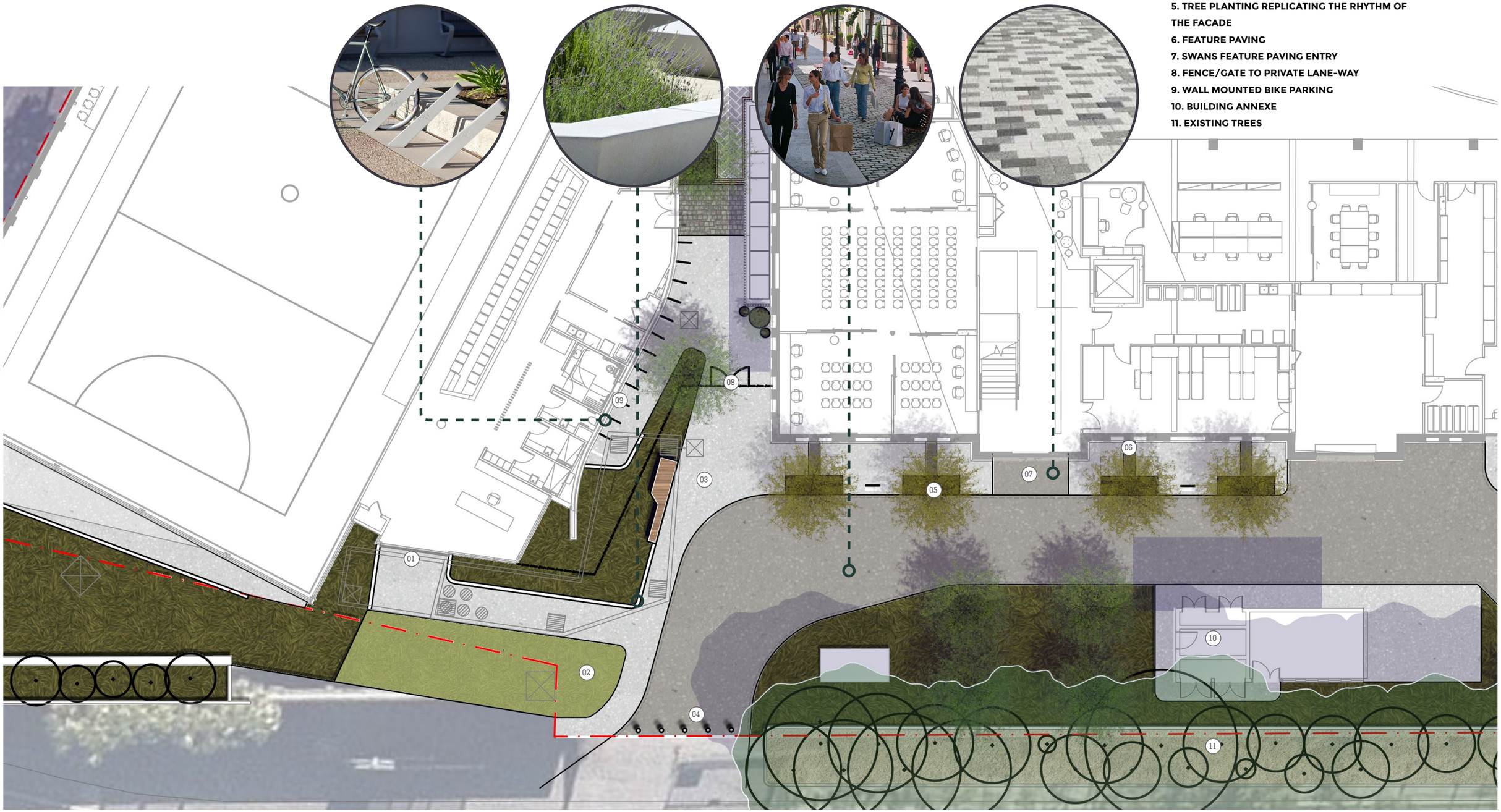


PUBLIC BIKE PARKING

OUTDOOR CAFE ZONE

FORECOURT/MEETING SPACE

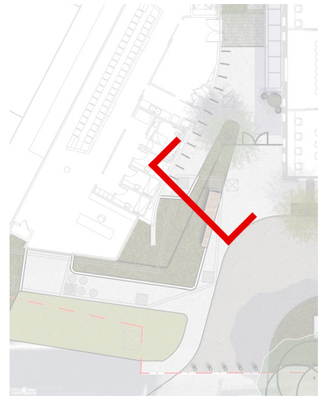
2.8 DESIGN GROUND FLOOR - ENTRY



LEGEND

1. SWIFTS MAIN ENTRY
2. TURF
3. FORECOURT/MEETING PLACE
4. DRIVEWAY ENTRANCE
5. TREE PLANTING REPLICATING THE RHYTHM OF THE FACADE
6. FEATURE PAVING
7. SWANS FEATURE PAVING ENTRY
8. FENCE/GATE TO PRIVATE LANE-WAY
9. WALL MOUNTED BIKE PARKING
10. BUILDING ANNEXE
11. EXISTING TREES

2.9 DESIGN GROUND FLOOR - ENTRY SECTION

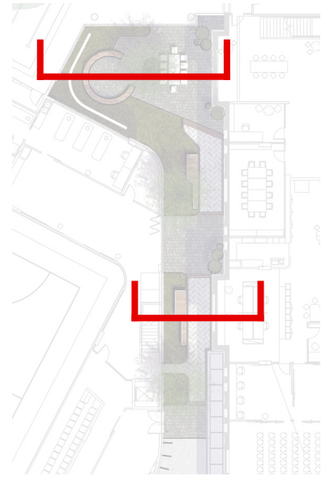


2.10 DESIGN GROUND FLOOR - LANEWAY

LEGEND

1. SHADE TOLERANT PLANTING
2. TIMBER BENCH
3. BRICK BANDING
4. POT PLANTING
5. OPEN FLEXIBLE SPACE
6. INTIMATE SEATING ZONES
7. SWIFTS ENTRY
8. SWANS ENTRY
9. FEATURE TREE
10. TRELLIS

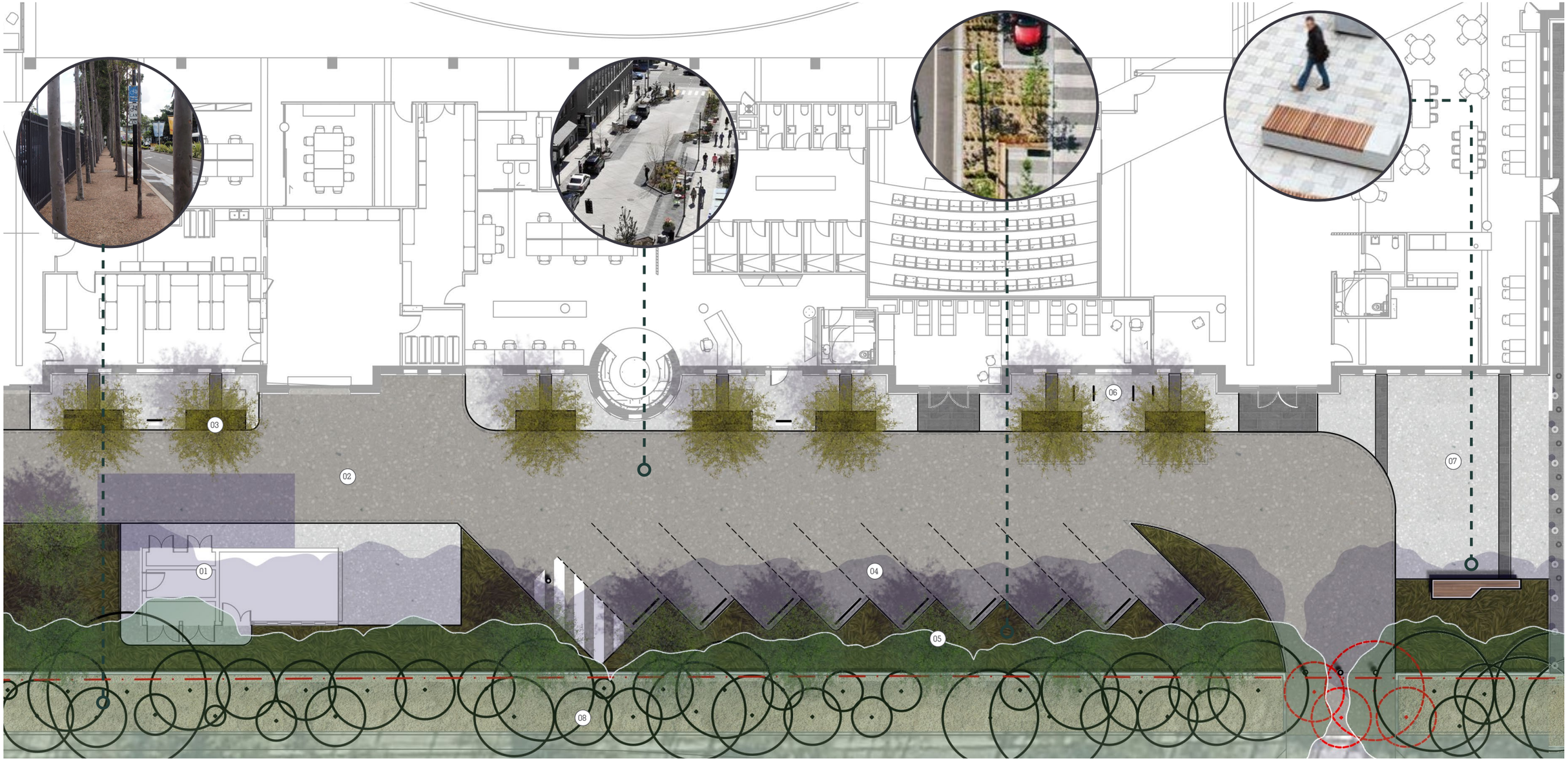
2.11 DESIGN GROUND FLOOR - LANEWAY SECTIONS



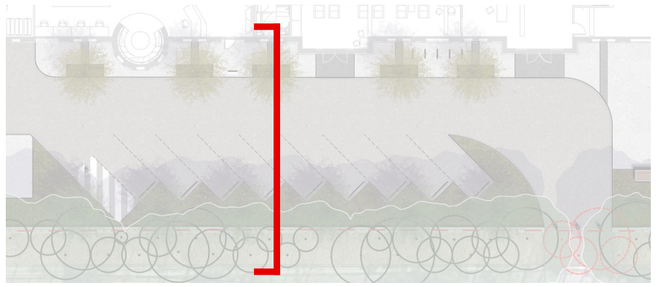
2.12 DESIGN GROUND FLOOR - SHARE-WAY

LEGEND

1. BUILDING ANNEXE
2. SHARE-WAY
3. TREE PLANTING TO WORK WITH BUILDING FACADE
4. 45 DEGREE CAR PARKING
5. LOW PLANTING TO ALLOW VIEWS THROUGH SITE
6. PUBLIC BIKE PARKING
7. CAFE OUTDOOR SPILL OUT ZONE
8. EXISTING TREES TO BE RETAINED

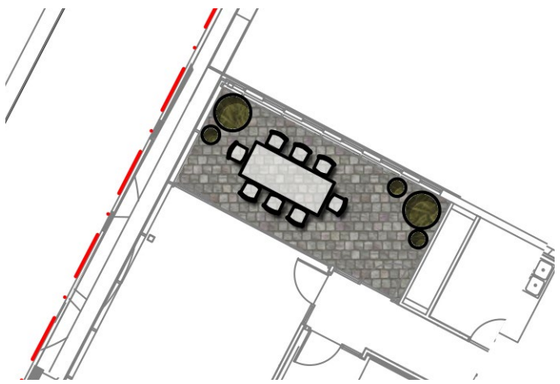


2.13 DESIGN GROUND FLOOR - SHAREWAY SECTION

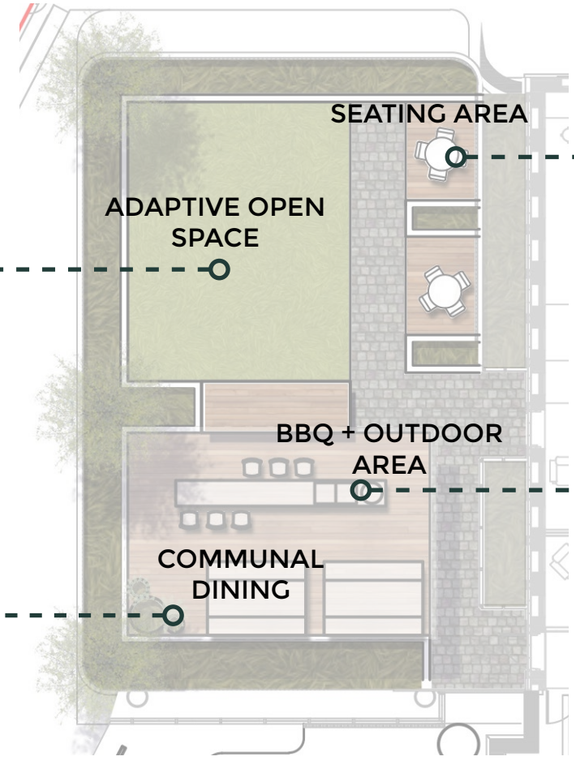


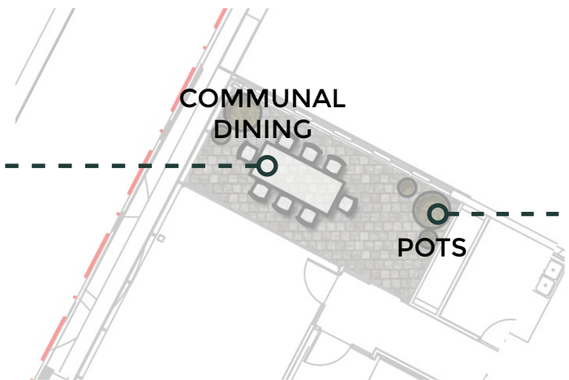
2.14 DESIGN LEVEL 01

SWANS ROOF TERRACE

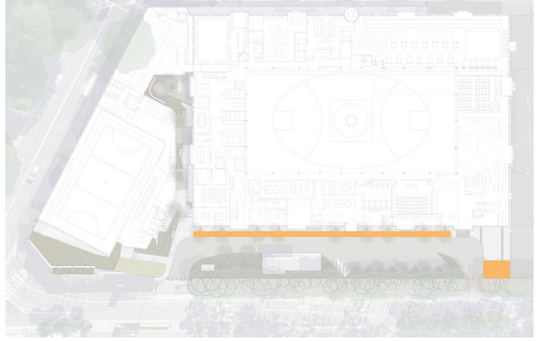


SWIFTS ROOF TERRACE



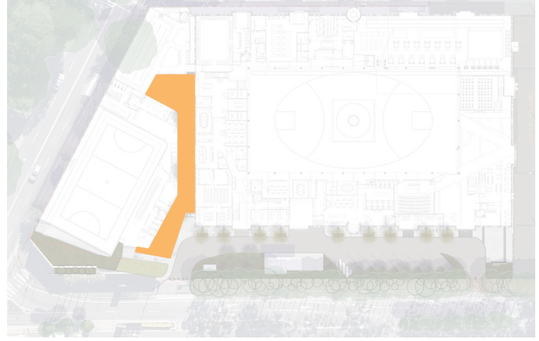


2.15 PLANTING STRATEGY



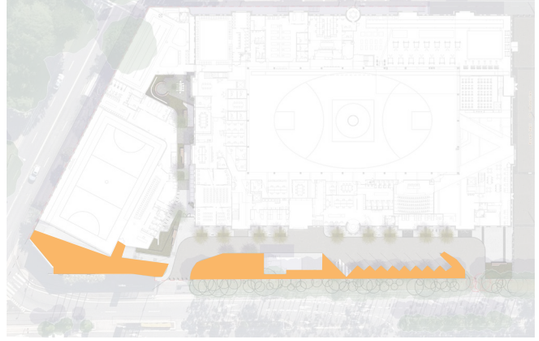
NATIVE LAYERING

This zone has a variety of natives, differing in height to create a layered planting strategy. This area ajoins the heritage building and complements its historical brick facade with a variety of textures and colours



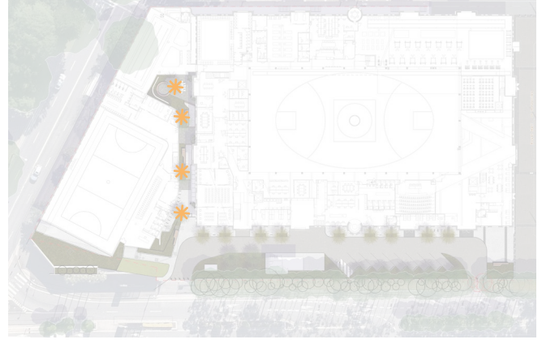
SHADE TOLERANT

These zones are predomninatly shaded and contain a diverse mix of shade loving plants. These plants vary in texture and height. These areas use accent planting to create interest



STREETSCAPE BUFFER PLANTING

Grasses are planted in matix formation to provide a buffer to the road. These grasses act as a WSUD element



FEATURE PLANTING

Feature trees and shrubs are plced in areas that act as entry points, lines of site or destination points to draw the visitor in and to signify a meeting place.

2.16 PLANTING PALETTE


Banksia integrifolia


Cyathea cooperi


Poa labillardieri ‘Eskdale’


Adenanthos sericeus


Zamia furfuracea


Dianella caerulea ‘Little Jess’


Arthropodium cirratum

NATIVE LAYERING


Leptospermum laevigatum


Lomandra ‘Lime Tuft’


Grevillea ‘Bronze Rambler’

SHADE TOLERANT


Philodendron xanadu


Trachelospermum asiaticum


Viola hederacea

STREETSCAPE MATRIX


Themeda australis


Ficinia nodosa


Myoporum parvifolium

FEATURE PLANTING


Alpinia nutans


Cycas revoluta


Westringa fruticosa

SYDNEY SWANS HQ & COMMUNITY CENTRE
MOORE PARK, NSW

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
400	PLANTING SCHEDULE
401	SOFTWORKS PLAN - GROUND FLOOR
402	SOFTWORKS PLAN - GROUND FLOOR
403	SOFTWORKS PLAN - GROUND FLOOR
404	SOFTWORKS PLAN - ROOF TERRACE
501	LANDSCAPE DETAILS
502	LANDSCAPE DETAILS
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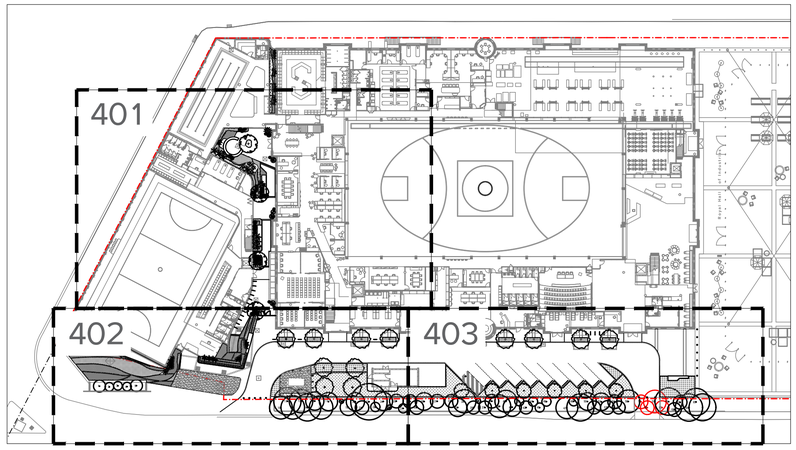
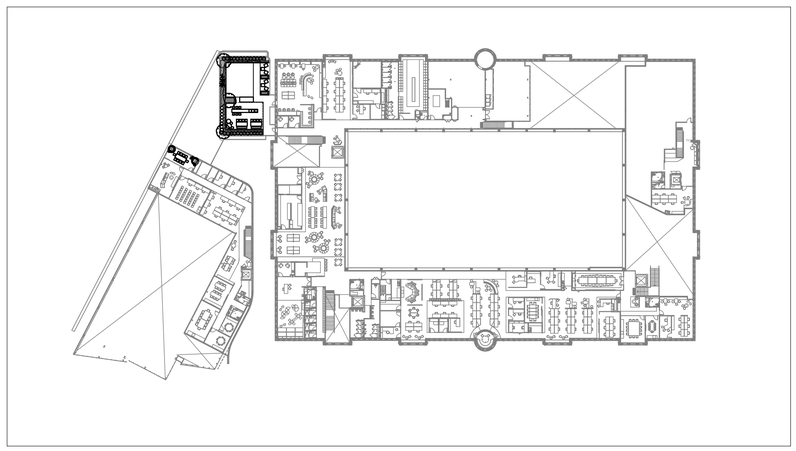
KEY PLAN
NTS

GROUND FLOOR



ROOF TERRACE - 404



ARCADIA
LANDSCAPE ARCHITECTURE

SYDNEY SWANS HQ AND COMMUNITY CENTRE
SSDA RESPONSE

PREPARED BY	Arcadia Landscape Architecture	DATE	JAN 2020
CLIENT	Sydney Swans Ltd	SCALE	
ARCHITECT	Populous	ISSUE	H

Royal Hall of Industries

Hordern Pavilion

19-600 SYDNEY SWANS HQ PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
	TREES & PALMS				
Bi	*Banksia integrifolia*	Coastal Banksia	12 x 5	200L	9
Ee	*Elaeocarpus Eumundi*	Quandong	10 x 5	200L	4
Tl	*Tristaniopsis laurina*	Water Gum	10 x 5	200L	13
	SHRUBS & ACCENTS				
Aci	*Arthropodium cirratum*	Renga Renga Lily	1.5 x 1.5	200mm	7
Ae	*Aspidistra elatior*	Cast Iron Plant	0.5 x 1	300mm	54
Am	*Alocasia macrorrhiza*	Elephants Ears	2 x 1.5	200mm	15
Apn	*Alpinia nutans*	Dwarf Cardamon/Cinnamon Ginger	1.5x1.0	200mm	104
As	*Adenanthos sericeus*	Wooley Bush	1.5 x 1.5	300mm	8
Cs	*Ctenanthe setosa 'Grey Star'*	Greystar	0.8 x 0.8	200mm	3
Leg	*Liriope muscari 'Evergreen Giant'*	Lilyturf	0.5 x 0.5	200mm	195
Fl	*Ficus lyrata*	Fiddle leaf Fig	5 x 1.5	100L	3
Pc	*Plectranthus ciliatus*	Silver Shield	0.4 x 0.3	200mm	42
Px	*Philodendron xanadu*	Philodendron	1 x 1	400mm	315
Wf	*Westringa fruticosa*	Coastal Rosemary	1.5 x 1.5	200 mm	27
	GRASSES & RUSHES				
Ll	*Lomandra longifolia*	Spiny Headed Mat Rush	1 x 1	150mm	345
Dc	*Dianella caerulea*	Flax Lily	0.4 x 0.4	150mm	565
Fn	*Ficinia nodosa*	Knobby club-rush	0.7 x 0.7	150mm	345
Pl	*Poa labillardieri 'Eskdale'*	Tussock Grass	0.5 x 0.5	150mm	25
Ta	*Themeda australis*	Kangaroo Grass	1 x 1	150mm	345
	FERNS & CYCADS				
Aa	*Asplenium australasicum*	Birds Nest Fern	1.5 x 1.5	200mm	26
BSL	*Blechnum'Silver Lady'*	Silver Lady	1 x 1	200mm	50
Cc	*Cyathea cooperi*	Tree Fern	5 x 2	300mm	9
Cr	*Cycas revoluta*	Cycad	1.5 x 1	150mm	25
Da	*Doodia aspera*	Prickly Rasp Fern	0.5 x 0.5	150mm	7
Zf	*Zamia furfuracea*	Cardboard plant	1x1.5	400mm	4
	INDIGENOUS PLANTING MATRIX				
Bb	*Banksia blechnifolia*	Groundcover Banksia	1 x 1	200mm	58
Cg	*Carpobrotus glauca*	Pig Face	0.5 x spreading	200mm	70
De	*Doryanthes excelsa*	Gymea Lily	2 x 2	300mm	12
Lla	*Leptospermum laevigatum*	Coastal Tea Tree	4 x 2	300mm	7
Llo	*Lomandra longifolia*	Basket Grass	1 x 1	200mm	23
Pli	*Persoonia linearis*	Narrow leaf geebung	2 x 2	200mm	7
	GROUNDCOVERS & CLIMBERS				
Tas	*Trachelospermum asiaticum*	Asiatic jasmine	0.3 x 0.5 (spreading)	150mm	180
GBR	*Grevillea 'Bronze Rambler'*	Grevillea	0.25 x 1	150mm	64
Mp	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1	150mm	99
Vh	*Viola hederacae*	Native Violet	0.1 x spreading	150mm	86

ADDITIONAL NOTES

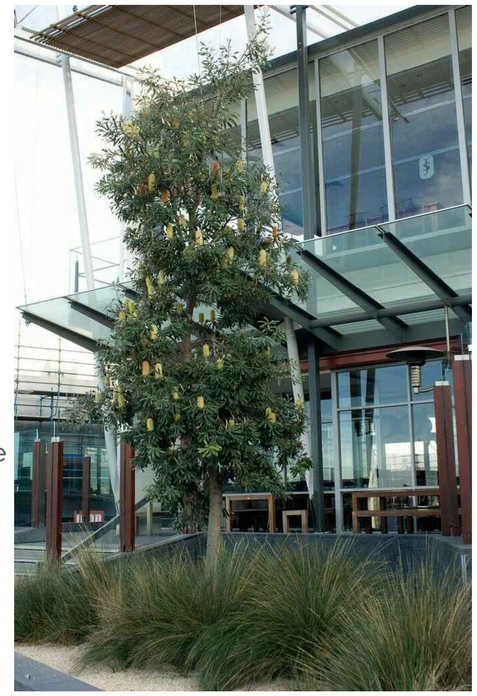
- Indigenous planting matrix species have been selected in consultation with GHD, the Indigenous engagement consultant, to support the planting strategy of the site.
- The retention of trees along Errol Flynn Boulveard provides an ample balance of canopy cover throughout the space. These trees are approx 10m in height and will grow in excess of 15m once mature. To increase the tree coverage anymore than the proposed trees will likely impact the heritage of the site.

Trees for Removal - 4
Trees to be Retained and Protected - 56
Proposed Trees on Ground Floor - 23

BANKSIA INTEGRIFOLIA - Coastal Banksia

Features:
- Native tree
- Identified on councils tree species recommendations.
- Narrow form
- Mature height: 10m (Note: in an urban environment these trees tend to not reach full mature height)
- Mature width: 5m
- Rough patterned bark
- Long leaves with silver underside
- Pale yellow, cylinder shaped flowers

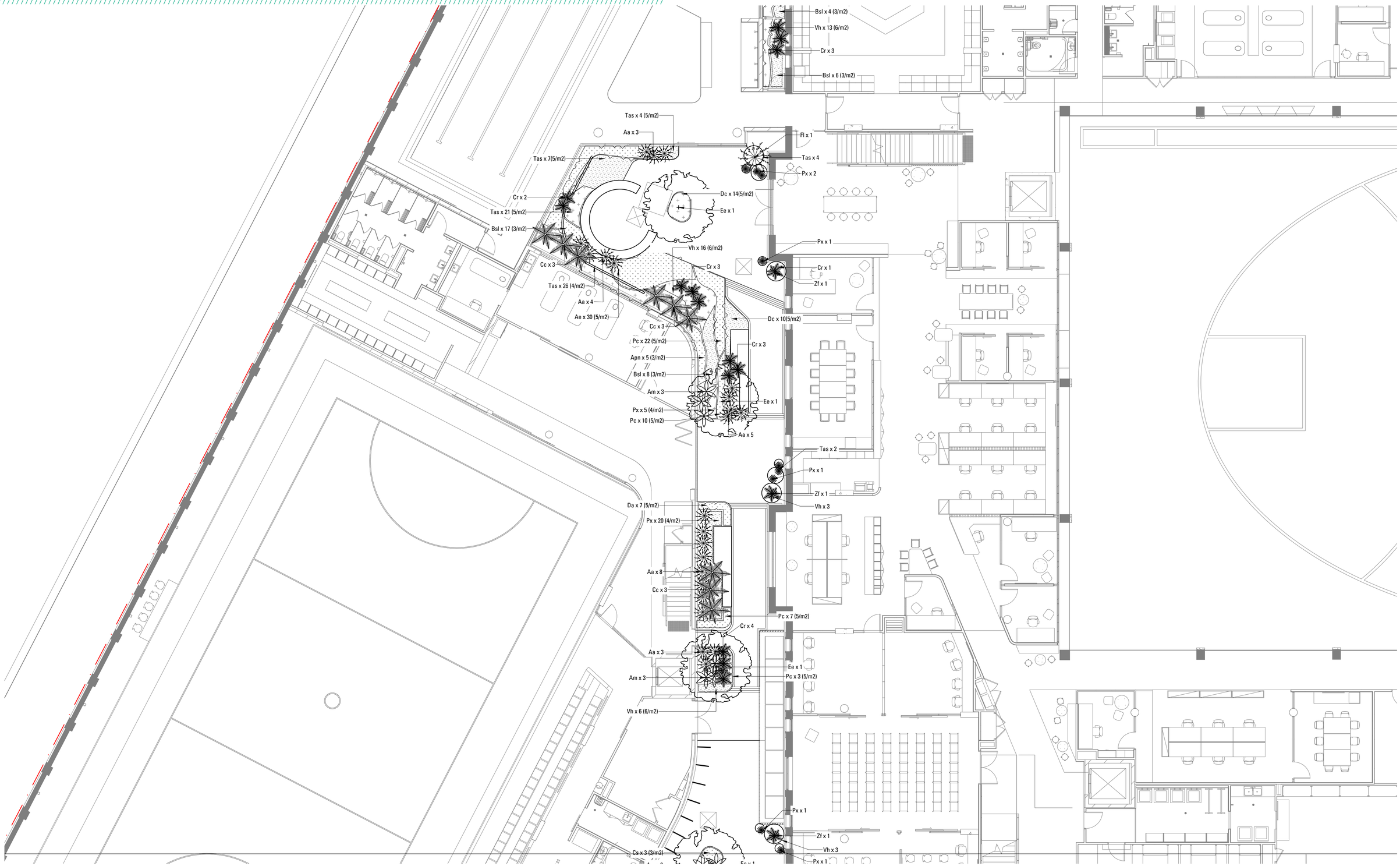
- The tree species along the shareway are proposed to ensure a low impact on the heritage of the building at installation and in the future. The narrow form of the the Banksia means the width shall not impact on the facade of the building. The trees have been placed along the shareway to be at a constant rhythm with the facade highlighting key features and openings.



ARCADIA LANDSCAPE ARCHITECTURE

SOFTWORKS PLAN - GROUND FLOOR

401



ARCADIA
LANDSCAPE ARCHITECTURE

SYDNEY SWANS HQ AND COMMUNITY CENTRE

SSDA RESPONSE

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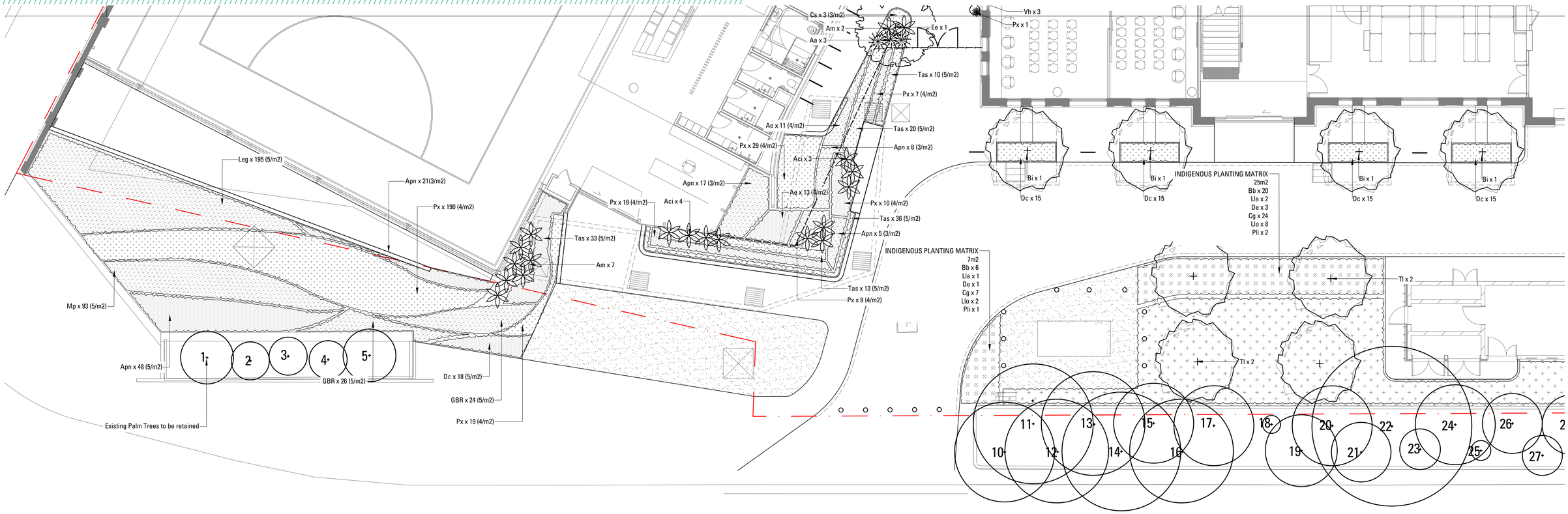
SOFTWORKS PLAN - GROUND FLOOR



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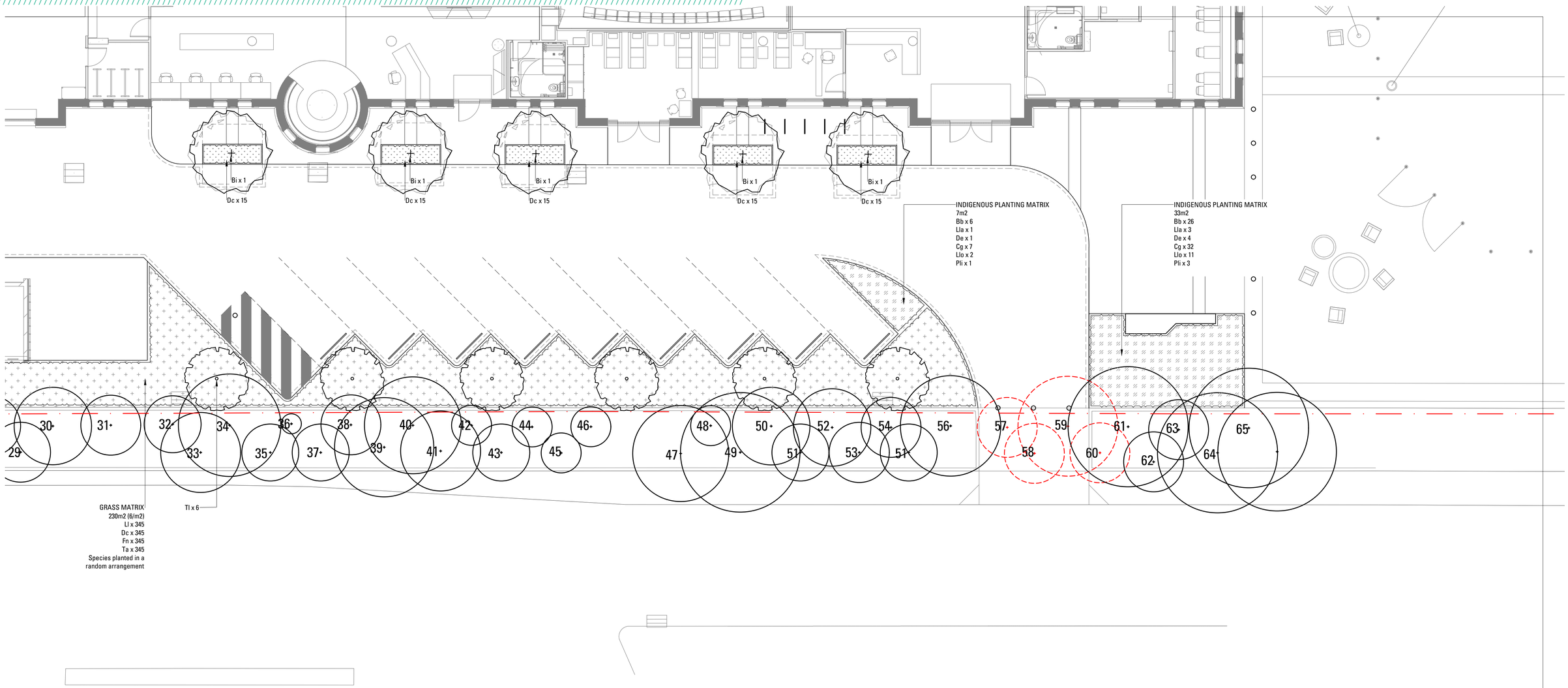
SOFTWORKS PLAN - GROUND FLOOR



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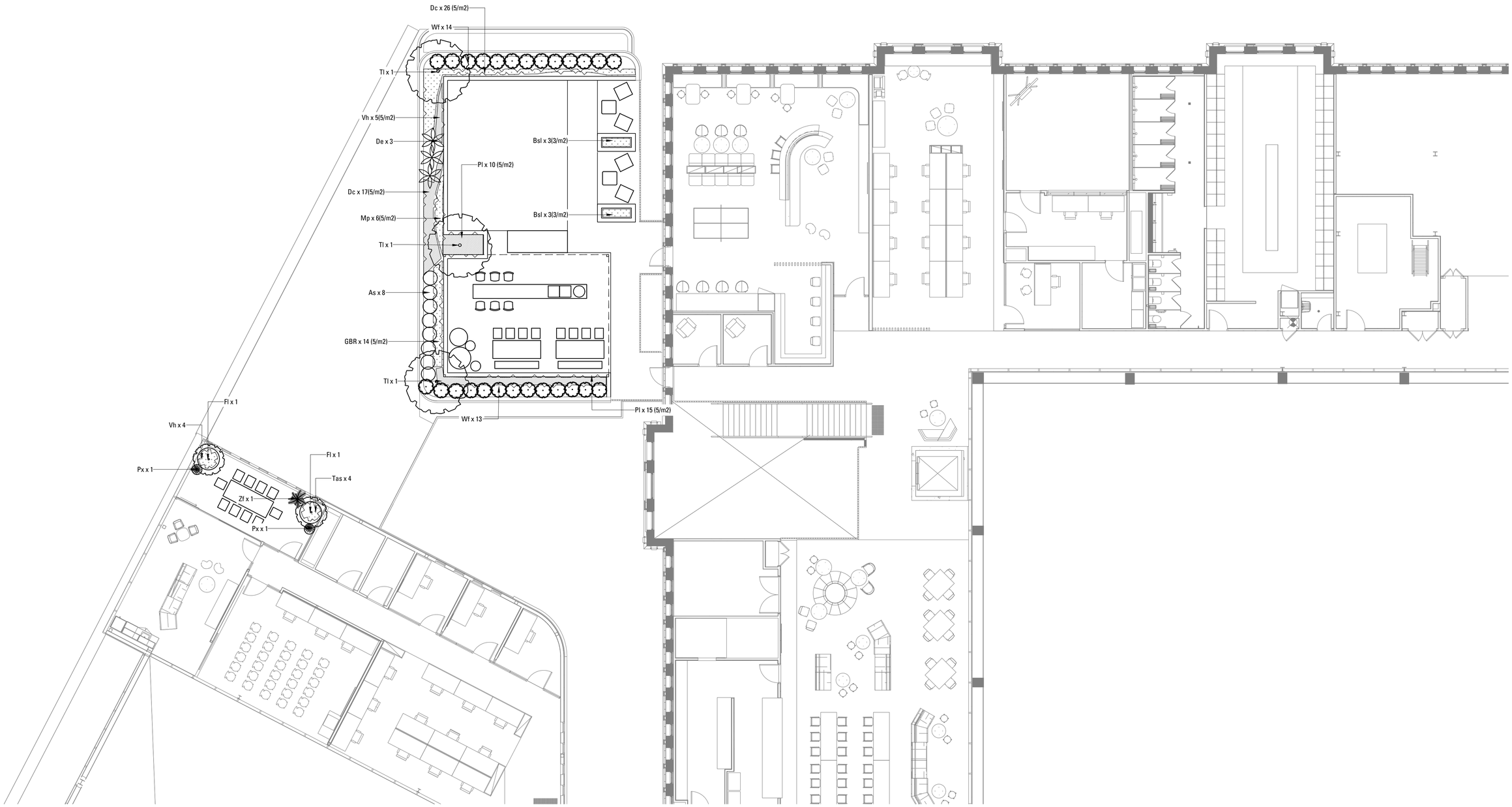
SOFTWORKS PLAN - FIRST FLOOR



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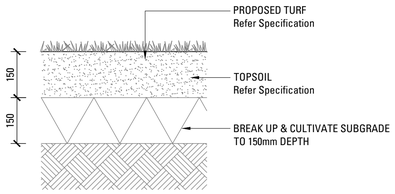
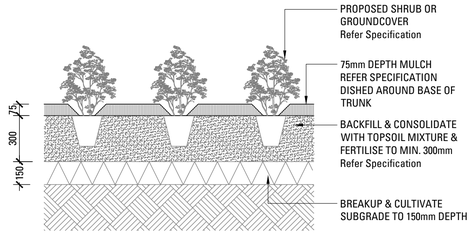
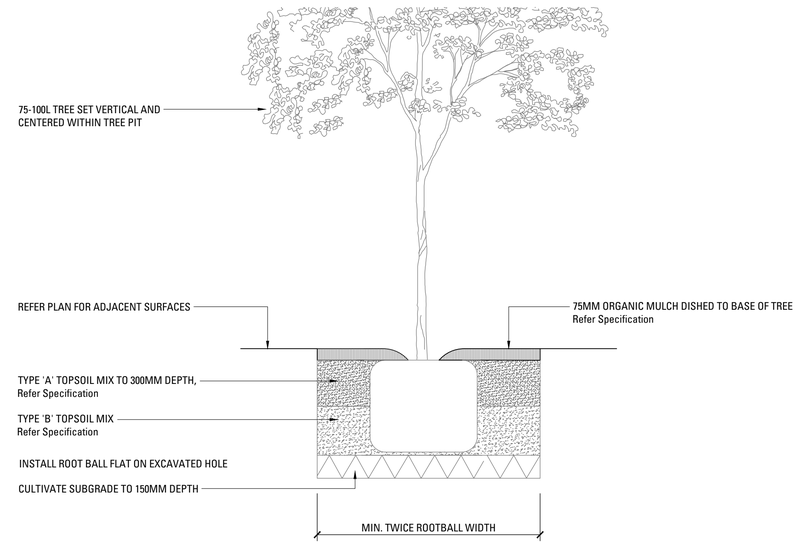
LANDSCAPE DETAILS



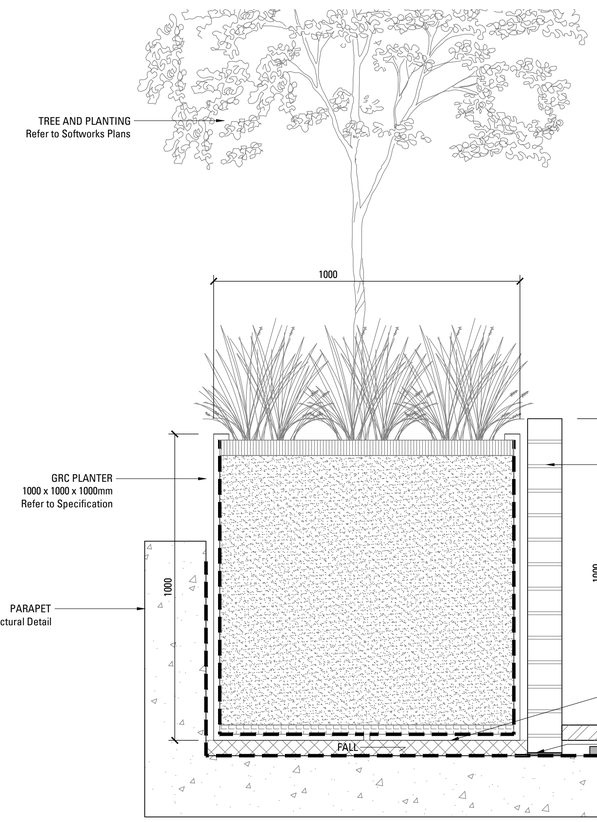
01 / 501 TURF ON GRADE
SCALE 1:10



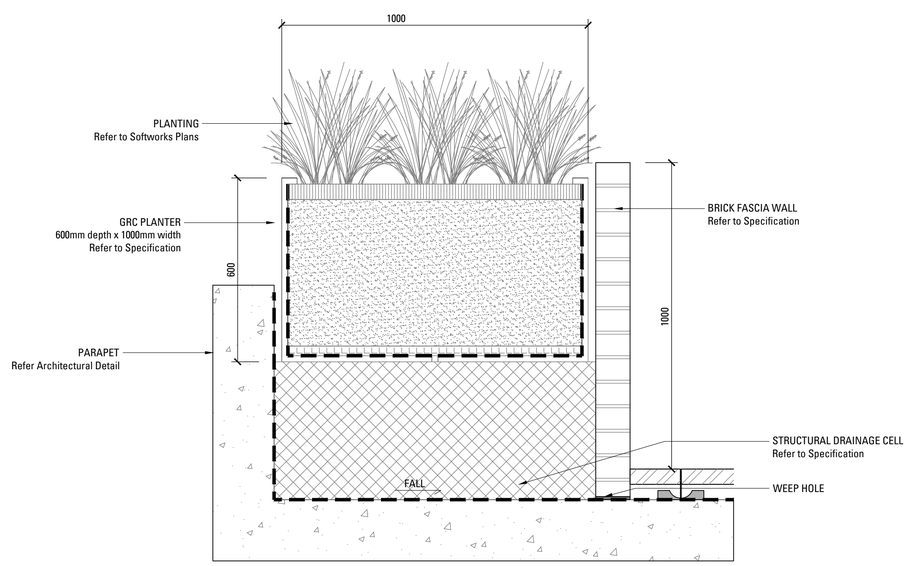
02 / 501 SHRUB OR GROUNDCOVER IN PLANTING BED
SCALE 1:20



03 / 501 TREE PLANTING 75-100L
SCALE 1:20



04 / 501 ROOF TERRACE - PLANTING CONDITION - TREE SECTION
SCALE 1:10



05 / 501 ROOF TERRACE - PLANTING CONDITION - SHRUBS AND GROUNDCOVERS SECTION
SCALE 1:10

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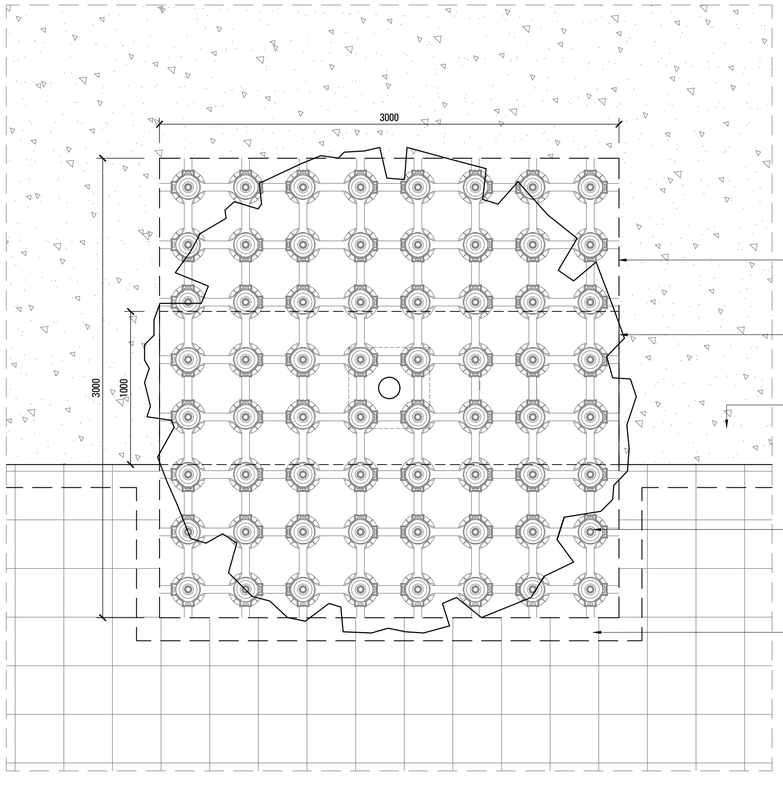
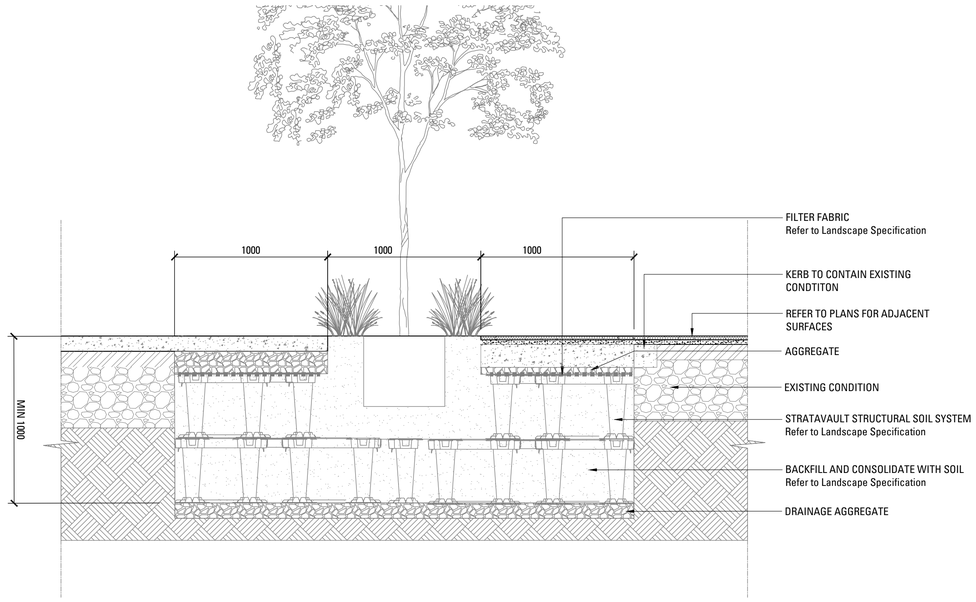
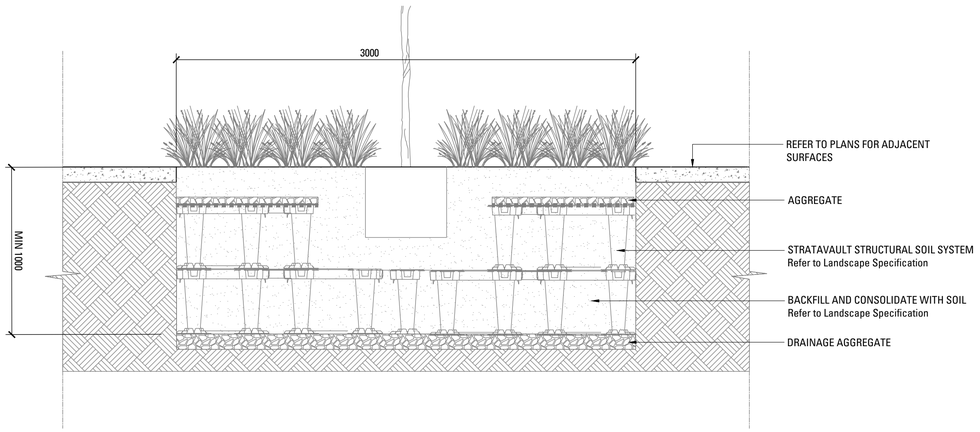


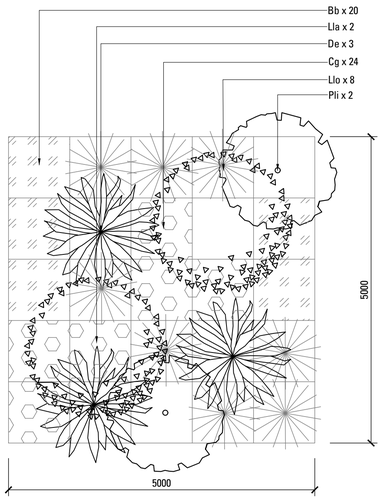
01 502 TREE PIT - TYPICAL PLAN
SCALE 1:20



02 502 TREE PIT - TYPICAL SECTION
SCALE 1:20



03 502 TREE PIT - TYPICAL SECTION
SCALE 1:20



04 502 INDIGENOUS PLANTING MATRIX - 5m x 5m
SCALE 1:50

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LANDSCAPE ARCHITECTURE

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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 ROOF TERRACE AREAS WHERE POTTED PLANTS ARE PROPOSED INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE SLAB AND ALLOW WATER TO DRAIN UNDERNEATH AND FALL TOWARDS OUTLET. A PGEOTEXTILE FABRIC IS TO BE INSTALLED TO MANUFACTURERS RECOMMENDATION TO ALL POTS. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

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

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

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

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

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

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

TURF
SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE..

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.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

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

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

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

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

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

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

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

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

GRASS AND TURF AREAS
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

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

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

ARCADIA
LANDSCAPE ARCHITECTURE

SYDNEY SWANS HQ AND COMMUNITY CENTRE
SSDA RESPONSE

PREPARED BY Arcadia Landscape Architecture
CLIENT Sydney Swans Ltd
ARCHITECT Populous

DATE JAN 2020
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