





REGIONAL CONTEXT



SITE LOCATION

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Location

Located 3 km south west of Sydney's CBD along the rail network, the Eveleigh Carriage Workshops sit 200m from Redfern Station. In close proximity are the University of Sydney and the Australian Technology Park. This site is important to a regional community that regularly commute to and from the city in a southerly direction as well as a very active local community that has established a healthy, cultural neighbourhood for all to be involved.

Context

The Eveleigh Rail Yards are a major landmark in the Sydney landscape and define views to and from the site. The site has important physical, visual and social connections with the surrounding suburbs. The site also defines the entrance or exit of a railway journey to and from the city to the broader community. The site and rail corridor provides a barrier between the suburbs of Alexandria and Darlington.

The site sits next to the CarriageWorks, a contemporary performance space which provides a significant cultural asset to the area. The adaptive reuse of the Blacksmiths' Shop for markets and arts space in 2008 has reinforced the cultural development of the area whilst reinforcing a dynamic, urban, community environment.

The areas immediately to the north, west and east of the site consist of predominantly residential Victorian terraces, reflecting the period in which the area was developed.

The North Eveleigh Carriage Workshops site is of high historic, aesthetic and technological significance at a state level, and also retains significance at a local level. The late Victorian buildings distinguish it from other industrial sites in the vicinity and within the state.

A Heritage Impact Statement and Report of the Nth Eveleigh Affordable Housing site has been undertaken (Weir Phillips-July 2012) that aids in the understanding of the area and it's significance. This proposal intends to interpret these findings and reflect site histories.



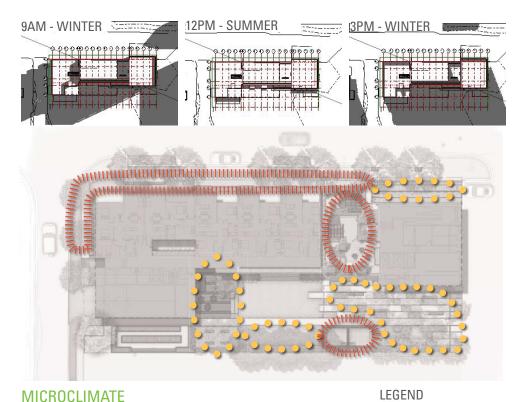




MATERIALS FOR REUSE







KEY PRINCIPLES

A variety of microclimatic zones will be created to ensure residents are provided with comfortable spaces to inhabit throughout the day and year.

Orientation of the site results in a rear courtyard that is well protected from the sun for most of the year. Solar access areas are limited to the northern and western street frontages where the design seeks to provide amenity for residents at the public realm interface.

The roof terrace will provide an additional breakout space that will offer year round amenity. Efficient use of this space is important to maximise potential functions. Furniture and shade structures will allow for adaptability and localised climate control.

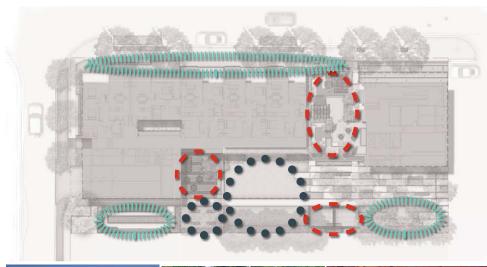






SUN SEEKING AREAS

SHADE SEEKING AREAS









SOCIAL FUNCTIONS



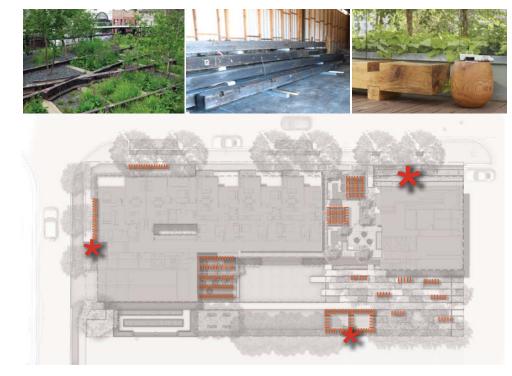
KEY PRINCIPLES

Communities and Neighbourhoods

An emphasis has been placed on the amount of available space for residents to gather and interact. The involvement of a Community Liaison Officer for the area has encouraged the inclusion of a variety of spaces that can be utilised for sharing and engagement - including larger gatherings. This engagement will lead to a healthier, happier internal community and aligns with the desire to create a dynamic, cultural area for all to enjoy.

Spaces provided are intended to be adaptable and with room for passive play, exercise or simply relaxing. Some programming of spaces will encourage activities such as gardening / growing vegetables and herbs.

The interface with the public realm is proposed as an area where interactions may occur. Seating and turf areas have been provided to capitalise on the northern and western aspect and provide further usable space for residents.



INTERPRETATION / HERITAGE





KEY PRINCIPLES

Interpretation / Heritage

In an attempt to retain the heritage and culture of the workshops at the forefront of the design, an extensive reuse of the materials from the site have been incorporated into the design.

Whilst the materials used may be of the original era, they will be incorporated in an interpretive sense to create a new and vibrant place for people to explore.

There have been recent projects in the area that have added to the vibrance and spirit of the community including the contemporary performance space, The Carriageworks, as well as the adaptive reuse of the Blacksmiths' Shop for markets and arts space opened in 2008, which sits directly adjacent to the site. The design aims at complementing the work achieved here and extending the heritage of the area into a new and dynamic space.

The built form typology is such that no landscape was provided to soften building edges. This is to be interpreted in the design with strategies proposed that will bring the post industrial landscape character into landscaped zones.



ISSUE: A SCALE: NTS









remnant maintenance tracks



CONTEXT MATERIALITY

The setting for this development is rich in context, surrounded with adaptive reuse and heritage built form. The predominance of brick, concrete and weathered steel reflects the prior functions of the site and situates it within the continuum of urban development in Sydney.

The built form typologies also characterise the landscape and provide a situation that lends itself to interpretation.

POST INDUSTRIAL CHARACTER

The reclamation and conservation of post-industrial landscapes constitutes an important cultural objective. These landscapes are environmentally impaired assets that need to be returned to productive uses, and reintegrated into the surrounding community.

Adaptive reuse of other buildings on site has changed the negative public perception of The Yards. The landscape and material qualities inherent in the site provides an opportunity to influence the layout and character of the scheme to integrate the proposed development into this environment. The design will embrace the post-industrial character with special attention given to the interface / transition, ensuring the boundary of the development provides a 'seam' as opposed to an 'edge'.

SUSTAINABILITY AND REUSE

One of the other key drivers for the reuse and recycling of materials and elements for the site is to produce a scheme that is environmentally sensitive with sustainable initiatives embodied. In addition to re-use, other principles will include sourcing of materials locally and from sustainable sources, selection of materials that have low embodied energy, water reuse for irrigation, stormwater reduction through garden bed biofiltration / infiltration and utilisation of low water use vegetation that improves biodiversity and provides wildlife habitat.

MATERIAL INTERPRETATION

Materiality is another way this proposal intends to connect with the site context and heritage. A series of design moves aim to capitalise on this unique setting for a residential development, to reflect the industrial heritage as a point of difference that enhances the site experience.

Materials are to be simple and robust - reflective of the contextual material palette without encroaching on nostalgia. Authenticity will be evident through the reuse / recycling of a number of specific elements that have been salvaged from decommissioned buildings and stockpiled. The long Tallowood and Ironbark beams (shown above) will be repurposed for bench seating, deck construction and pergola structures.

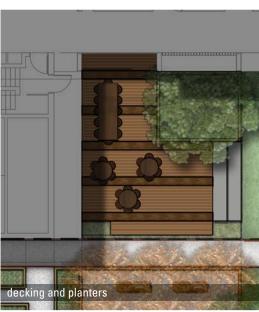
The maintenance shed tracks that once crossed this site will be interpreted, in line with Master Plan principles, through a combination of concrete and steel edging to create a courtyard that draws the character of the surrounds into the site from the east. At entries, the paving will host a series of round steel ticket stamps (Refer DA-01) embedded into the surface.



Decking and Planters

Construction of the decking will involve utilising the large hardwood beams as structural members that are also expressed in the surface. This would require dressing of the top edge and removal of any dangerous fixings that remain.

The planters around this area will be faced with recycled brick and will but into insitu concrete elements. A vertical stacked bond will provide a contemporary feel while drawing on the material palette of the surrounding landscape.



Pergola, Water Feature & Interpretive Paths Recycled hardwood beams (or potentially recycled steel I-beams) will be utilised to form the structure

of the pergola. This will frame the space while still allowing good solar access.

The water feature will be integrated into the re-used air tank, which will retain its current patina but be resealed with maintenance access only. Reticulation will pass through the tank and out a spout into a steel inground trough.

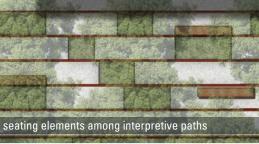
Seating Elements

Seating elements through out the site will retain a cohesive language through reuse of hardwood beams. These will be dressed and fixed to common base structures.

The full length of these beams will be used for the streetscape application with rusted steel plates, also stockpiled, proposed for reuse as end capping.















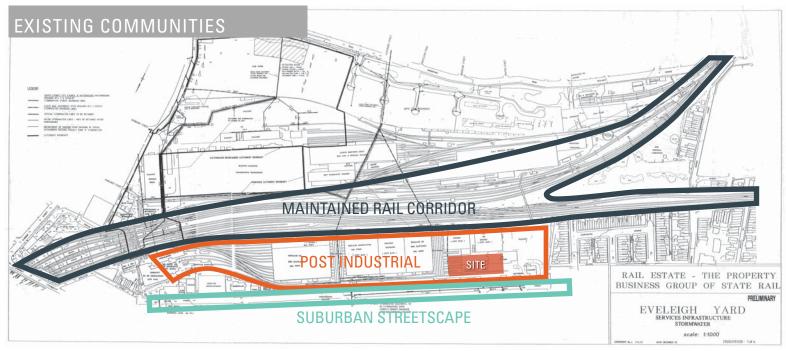


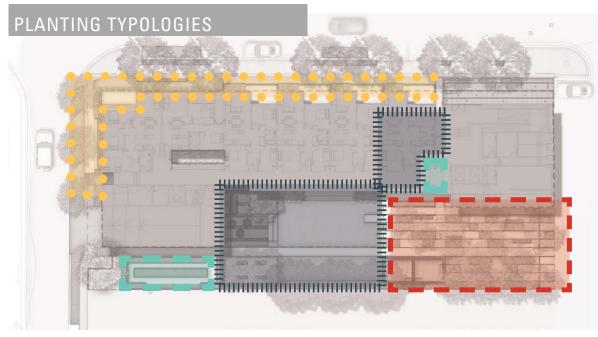


CONTEXTUAL ECOLOGICAL COMMUNITIES

maintained rail corridor

The site is located in a unique situation where existing ecological communities have evolved opportunistically following widespread disturbance. A majority of the spaces within the rail corridor to the south are maintained with flora denied the opportunity to regenerate. Those species that succeed are particularly resilient and have adapted to their environment and are to be interpreted in the scheme. Post-industrial enhancements of the Carriageworks facility has seen little change to the site ecology with hard surfaces continuing all the way to building edges. Shade is provided by built structures and where vegetation does occur it is predominately weedy and unintentional. The streetscapes surrounding the site are populated by a variety of native and exotic street trees, typically with a grass verge understorey. This provides a distinct contrast to The Yards and rail corridor beyond.













PLANTING TYPOLOGIES

In response to site context and existing vegetation communities, a planting strategy has been developed to enhance the landscape perception and experience.

In an attempt to connect the site with the adjacent suburban condition, planting of Fraxinus pennsylvanica (Green Ash) is proposed to the eastern streetscape. This will align the development with the City of Sydney Street Tree Masterplan (Precinct 16 - Darlington), effectively extending the planting situation of Golden Grove Street across Wilson Street.

The northern edge of the site will receive a gravel mulch treatment to the building edge. Opportunist grasses and sedums are to be dotted throughout for interest but the intention is to continue the hardness of the adjacent surfaces and their built form relationships.

URBAN FOREST

Urban trees, shrubs and wildlife help people maintain their connection with nature. This precinct will be characterised by the mixed native tree canopy and defined ground cover beds, populated by a range of Australian natives and perennials. The species have been chosen to contribute to local wildlife habitat and provide stormwater filtration during storm events.

The canopy will help to moderate the local climate - slowing wind and reducing the urban heat island effect during the summer months.

Planting within this area responds to microclimate and growing conditions. A mixture of native and exotic species provide shade / solar access as necessary throughout the year. Garden beds will be layered, providing a vivid mixture of colours, textures and forms which will enhance visual amenity and complement the built forms.

PRODUCTIVE LANDSCAPE

Two zones have been identified for use as productive landscapes - one on the ground floor and the other on the roof terrace. These spaces will provide amenity for residents with garden bed planting, tending and harvesting offering collective cooperation and social interaction opportunities. These will operate in addition to any individual cultivation undertaken on private balconies.

OTHER CONSIDERATIONS

The landscape spaces will be experienced from both the horizontal and vertical plane. The landscape will provide a 'mosaic relief' from the surrounding buildings and adjacent streets.

Tree planting will consist of exotic deciduous species mixed with exotic and native evergreen species. The native tree species have been selected from the council indigenous tree species list. The deciduous trees have been selected to provide colour and seasonal change with plenty of shade during the summer months. Medium and large trees reduce the overall scale of the built form.















- 01/ Primary Building entry
- 02/ Car park ramp
- 03/ Secondary access directly to open space (accessible)
- 04/ Communal vegetable garden with raised beds and clothesline above OSD tank
- 05/ Raised timber deck at FFL with structural recycled timber beams
- 06/ Layered garden bed planting on podium
- 07/ Wide steps provide permeable edge to built form
- Potential recycled seating elements
- Native trees provide green screen to edge
- 10/ Gravel court with ornamental shade bosque

- 11/ Gathering courtyard with movable furniture and recycled hardwood
- 12/ Layered garden bed planting with ferns
- 13/ Reuse of tank as feature element with water feature
- 14/ Interpretive paving with native / perennial patches of ground cover and urban forest overhead
- 15/ Feature pavement treatment with interpretive elements
- 16/ Public realm engagement areas
- 17/ Private balcony landscapes
- 18/ Turf open space on podium with sloping terrace
 19/ Feature void planting bed with ferns and groundcovers
- 20/ Streetscape and WSUD planting by others























North Eveleigh - Stage One



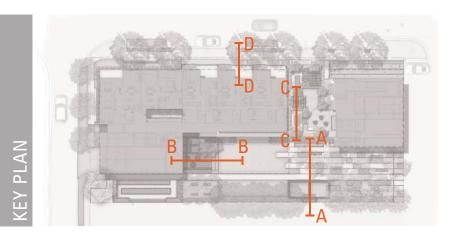




- 01/ Accessible ramp
- 02/ Feature planter bed 03/ Recycled timber beam seating element
- Mixed native 'Urban Forest'
- Native and perennial mass
- planting beds

 06/ Access path through site

 07/ Recycled timber beam
 pergola element
- Movable seats and tables
- 09/ In ground water feature
- 10/ Re-use of tank to border space





SECTION B-B

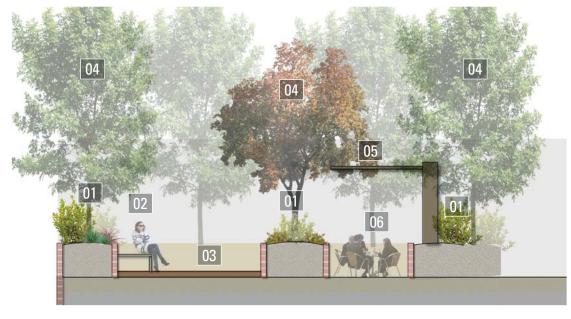
SECTION C-C



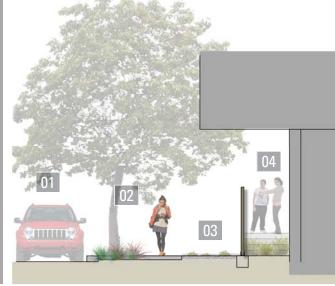
KEY

- 01/ Concrete access path
- 02/ Outdoor furniture on raised timber decking with recycled beams
- 03/ Raised brick and concrete planter with incidental seating edge
- 04/ Ornamental deciduous shade tree
- 05/ Layered garden bed planting with accent species
- 06/ Lush fern canopy to building edge with understorey in planter
- 07/ Turf open space with concrete access steps to decking and to building

SECTION D-D



- 01/ Layered garden bed planting to buffer walls and edges
- 02/ Timber daybed / seating elements with removable
- 03/ Raised timber deck surface 04/ Ornamental deciduous
- shade tree
- 05/ Recycled timber pergola with climbers
- 06/ Gathering space will tables

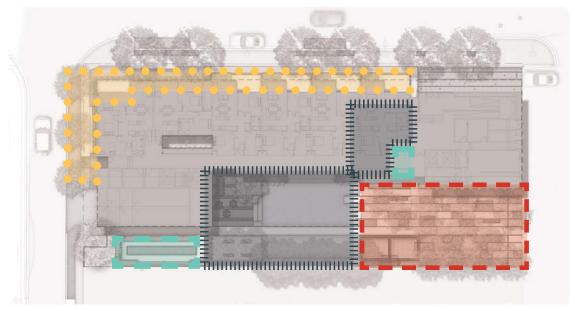


- 01/ Road and parallel parking 02/ Footpath and street tree /
- WSUD planting by others 03/ Hard edge to building with stone mulch and opportunist style plant palette
- 04/ Private balcony space with step access to lower terrace planting



PRODUCTIVE LANDSCAPE









Festuca glauca Fraxinus pennsylvanica

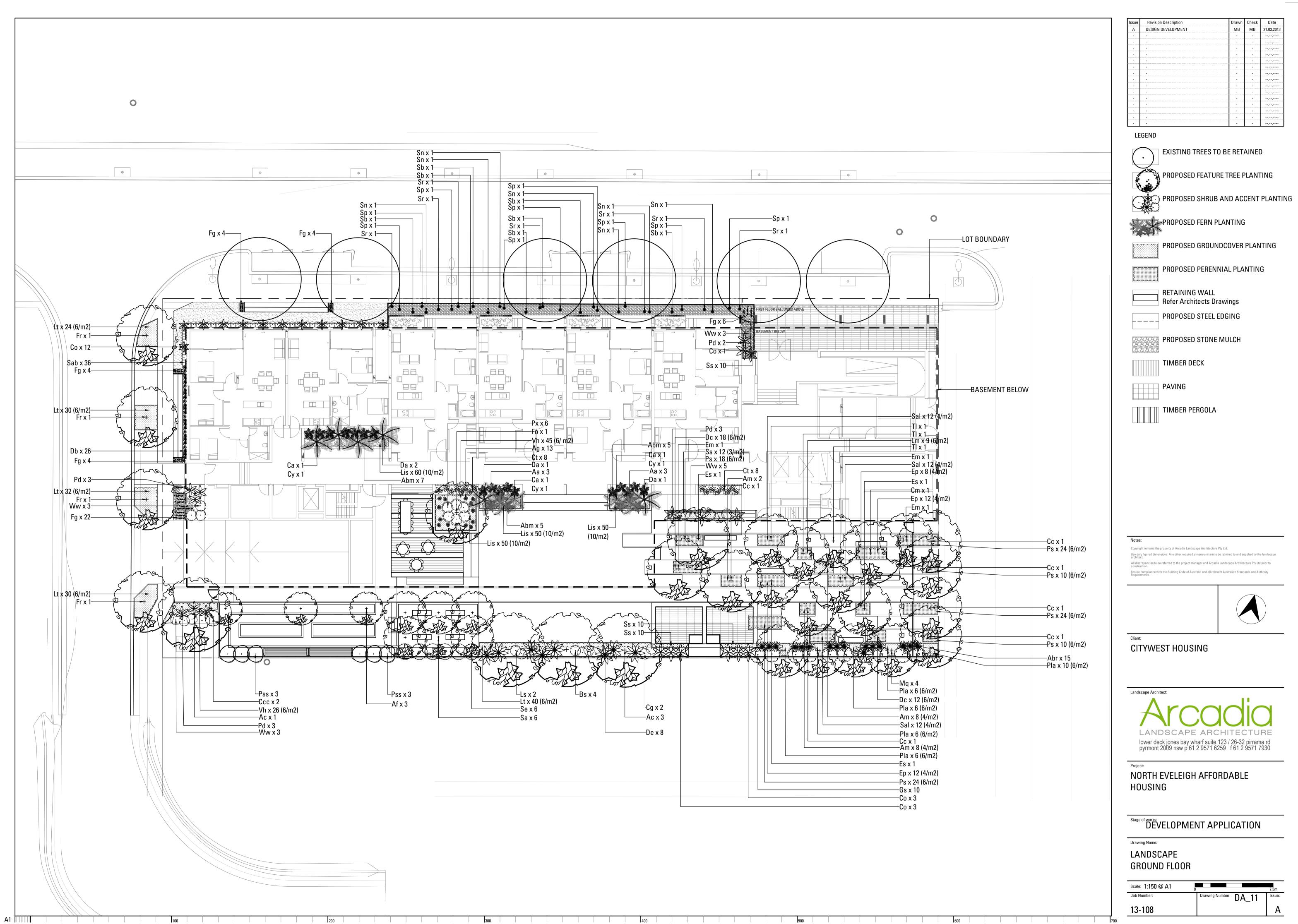


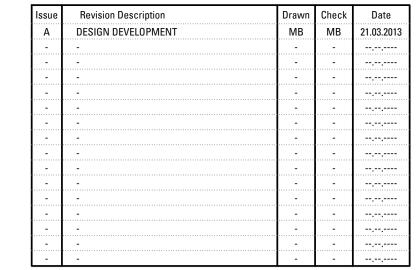
PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (hxw)(m)	PROPOSED POT SIZE	QUANTITY ground	QUANTITY terraces+roof	
	TREES & PALMS	In a land	40.0	0001			
Ar	Acer rubrum Acer Palmatum 'Senkaki'	October Glory	10 x 6 5 x 6	200L 200I		2	
Ap Af	Agonis flexuosa 'After Dark'	Japanese Maple Purple Leafed Willow Myrtle	5 X B 5 X 3	200L 100L	3	3	
Ac	Angophora costata	Smooth Barked Apple	20 x 10	200L	4		
Cc	Corymbia citriodora	Lemon Scented Gum	20 x 10	200L 200L	8		
Em	Eucalyptus microcorys	Tallowood	15 x 10	100L	3		
Es	Eucalyptus sideroxylon	Ironbark	15 x 10	100L	3		
Fo	Fraxinus oxycarpa 'Raywoodii'	Claret Ash	15 x 8	200L	1		
Fr	Fraxinus pennsylvanica	Green Ash	15 x 8	200L	4		
Mg	Melaleuca quinquenervia	Broad Leaved Paperbark	15 x 10	100L	4		
Sa	Sapium sebiferum	Chinese Tallow	6 x 4	200L	6		
TI	Tristaniopsis laurina	Water Gum	10 x 5	100L	3		
	SHRUBS & ACCENTS						
Am	Acanathus mollis	Oyster Plant	1.5 x 1.5	200mm	18		
Ag	Agave attenuata	Agave	1 x 1	300mm	13		
Abm	Alocasia 'Black Magic'	Elephant Ears	1.5 x 1.5	300mm	17		
Bs	Banksia spinulosa 'Giant Candles'	Giant Candles Banksia	1.5 x 1	300mm		19	
Ccc	Callistemon 'Captain Cook'	Captain Cook	2 x 1.5	300mm	2		
Cg	Callistemon 'Great Balls of Fire'	Great Balls of Fire	1.75 x 1.75	300mm	2		
Ct	Ctenanthe setosa 'Grey Star'	Grey Star	1.5 x 1.5	300mm	16		
Co	Cordyline australis 'Red Sensation'	Cabbage Palm	3 x 1.5	300mm	19		
De	Doryanthes excelsa	Gymea Lily	3 x 1.5	300mm	8		
Ep	Euphorbia pithyusa 'Grey Hedgehog'	Euphorbia	0.4 x 0.4	200mm	32		
Gs Px	Grevillea sericea Philodendron 'Xanadu'	Pink Spider Flower Xanadu	2 x 2	150mm	10		
Px Pd	Phormium Dark Delight	Dark Delight	1 x 1 1.5 x 1.5	200mm 300mm	6 11		
Ptg Ptg	Pittosporum 'Silver Sheen'	Silver Sheen	3 x 2	300mm	6		
Ptg	Pittosporum tenuifolium Golf Ball PBR	Golf Ball	1.2 x 1.2	300mm	В	18	
Sal	Salvia 'Amistad'	Amistad	1.2 x 1.2 1 x 1	200mm	36	18	
Sai Se	Syzygium 'Elite'	Dwarf Magenta Cherry	3 x 1.5	200mm	6		
Ww	Westringia 'Wynyabbie Gem'	Wynyabbie Gem	1.2 x 1.2	200mm	14		
	GRASSES & RUSHES						
Lis	Liriope 'Isabella'	Isabella	0.4 x 0.4	200mm	210	77	
Lm	Liriope muscari	Lilyturf	0.6 x 0.6	200mm	9	111	
Lt	Lomandra 'Tanika'	Mat Rush	1 x 1	150mm	156		
Ps	Pennisetum alopecuroides 'Purple Lea'	Fountain Grass	1 x 1	150mm	110		
Pla	Poa labillardieri 'Eskdale'	Eskdale	1 x 1	150mm	34		
	FERNS & CYCADS	In: LN .r	45.45				
Aa	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	300mm	6	6	
Ca Cc	Cyathea australis Cyathea cooperii	Scaly Tree Fern Scaly Tree Fern	5 x 3	300mm 300mm	3 6]	
Da	Dicksonia antarctica	Scaly Tree Fern Soft Tree Fern	5 x 3 7 x 3	300mm 300mm	4		
-							
Abr	GROUNDCOVERS & CLIMBERS Aniaozanthos 'Bia Red'	Kangaroo Paw Big Red	1.5 x 1.5	200mm	15	26	
Dc	Dianella caerulea	Blue Flax Lilv	0.6 x 0.6	200mm 150mm	30	67	
Dr	Dianella revoluta	Mauve Flax Lily	0.6 x 0.6 0.4 x 0.4	150mm	30	12	
Ds	Dichondra 'Silver Falls'	Silver Falls	0.4 x 0.4 0.25 x 1	150mm		109	
Db	Dietes bicolor	Dietes	1 x 1	150mm	26	1	
Sp	Sedum 'Pure Joy'	Sedum	0.5 x 0.5	150mm	52	34	
Sb	Sedum rupestre 'Blue Spruce'	Sedum	0.3 x 0.5	150mm	7	140	
Sn	Sedum spectablis 'Neon'	Sedum	0.5 x 0.5	150mm	7	114	
Ss	Senecio sepens	Blue Chalk Sticks	0.3 x 0.5	150mm	42	'''	
Wf	Wisteria floribunda	Wisteria	4 x 0.3	150mm	6		
Vh	Viola hederacea	Native Violet	0.25 x 1	150mm	71		
	L	1	l				



PUBLIC REALM





PROPOSED FEATURE TREE PLANTING

PROPOSED GROUNDCOVER PLANTING

PROPOSED PERENNIAL PLANTING

Refer Architects Drawings

PROPOSED STEEL EDGING

PROPOSED STONE MULCH

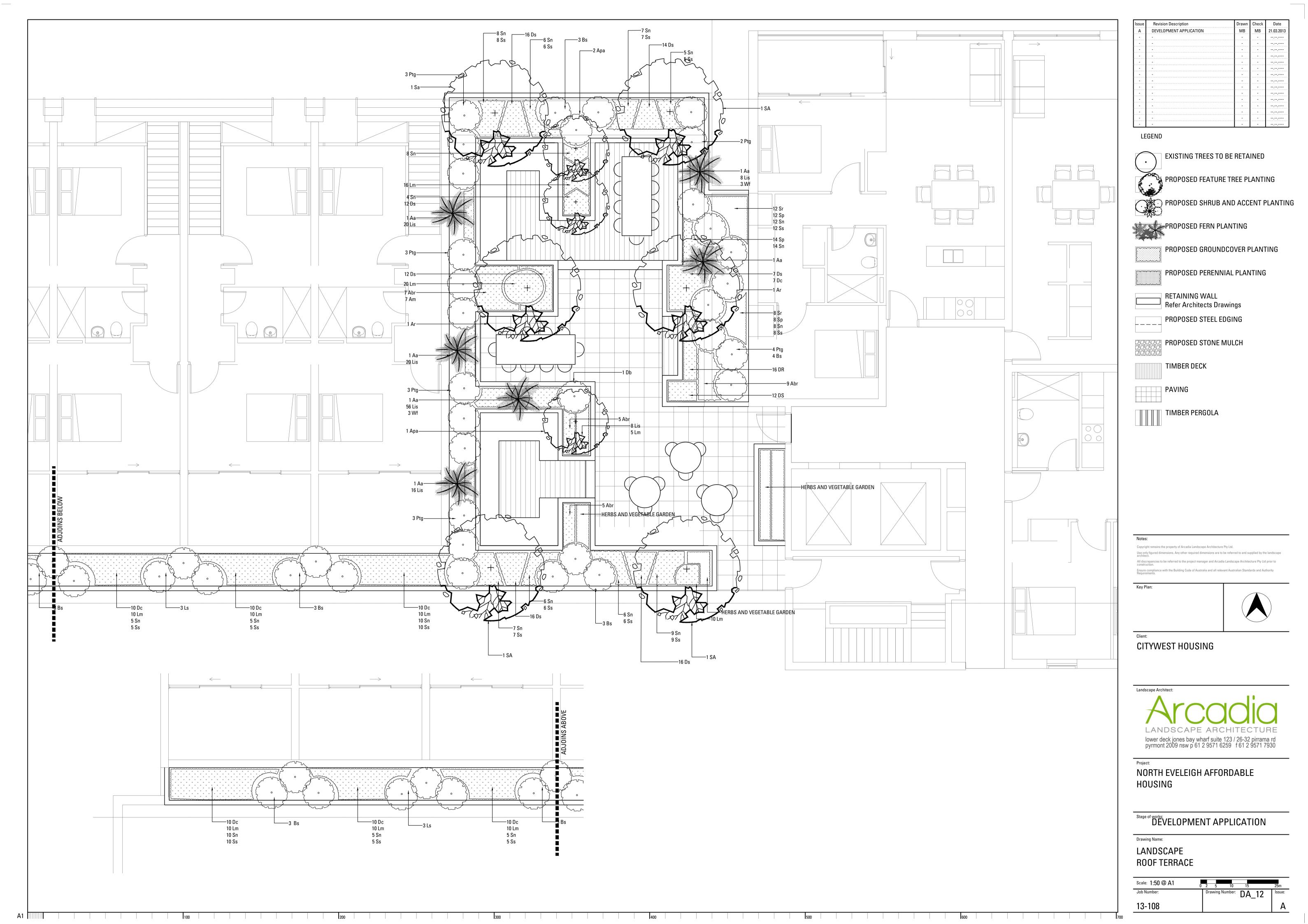
TIMBER DECK

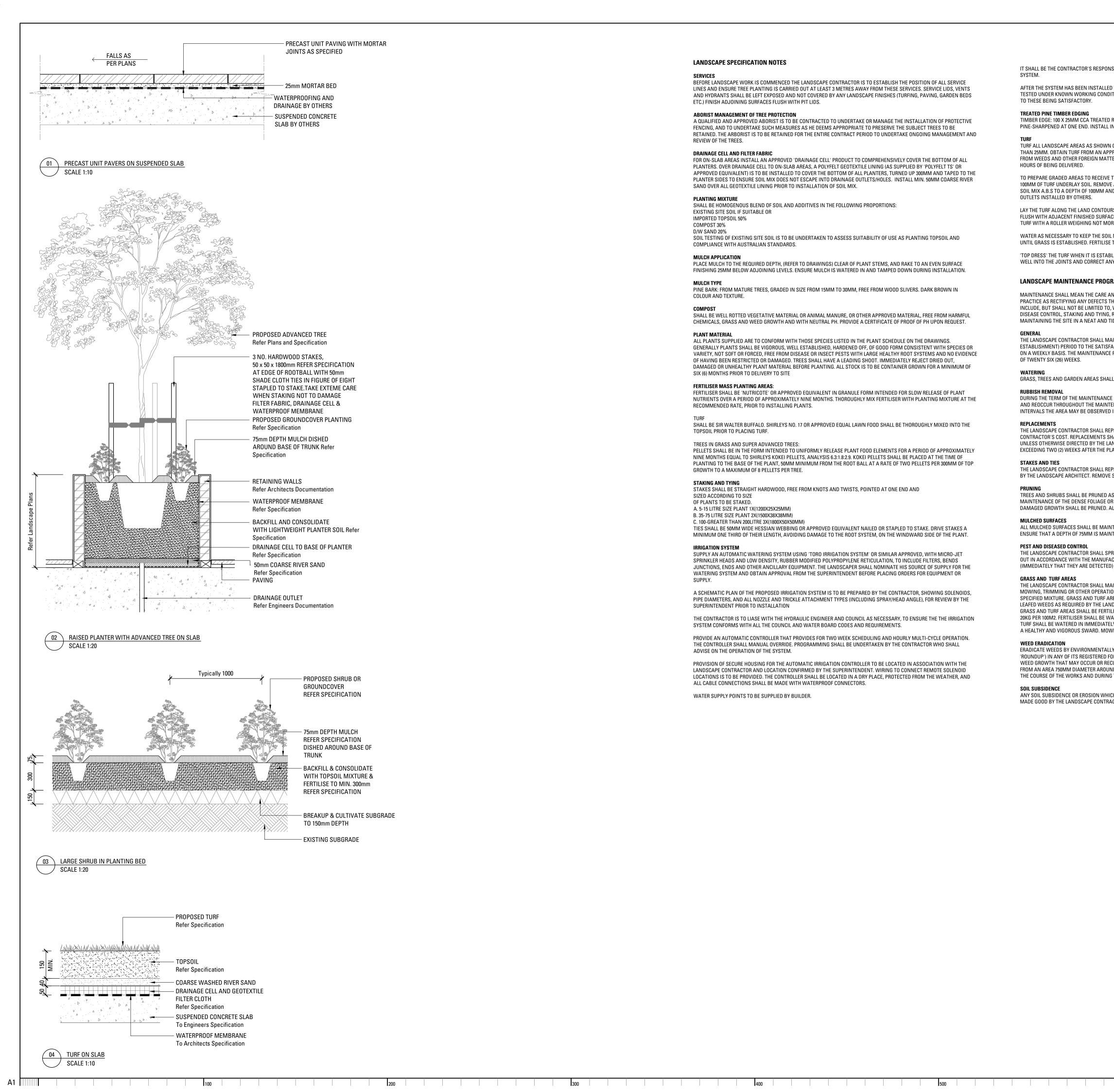
CITYWEST HOUSING

lower deck jones bay wharf suite 123 / 26-32 pirrama rd pyrmont 2009 nsw p 61 2 9571 6259 f 61 2 9571 7930

NORTH EVELEIGH AFFORDABLE

Drawing Number: DA_11





LANDSCAPE SPECIFICATION NOTES

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.

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.

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:

EXISTING SITE SOIL IF SUITABLE OR IMPORTED TOPSOIL 50%

COMPOST 30%

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.

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

COLOUR AND TEXTURE.

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.

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.

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.

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.

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

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

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

TREATED PINE TIMBER EDGING

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

TURF 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

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:-

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.

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

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.

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.

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.

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.

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.

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.

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.

Issue	Revision Description	Drawn	Check	Date
Α	DEVELOPMENT APPLICATION	MB	MB	21.03.2013
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LEGEND

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CITYWEST HOUSING

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NORTH EVELEIGH AFFORDABLE HOUSING

DEVELOPMENT APPLICATION

Drawing Name:

LANDSCAPE DETAILS AND **SPECIFICATION**

Scale:

13-108