



SYDNEY SWANS HQ AND COMMUNITY CENTRE

LANDSCAPE DEVELOPMENT APPLICATION

MAY 2019

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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.



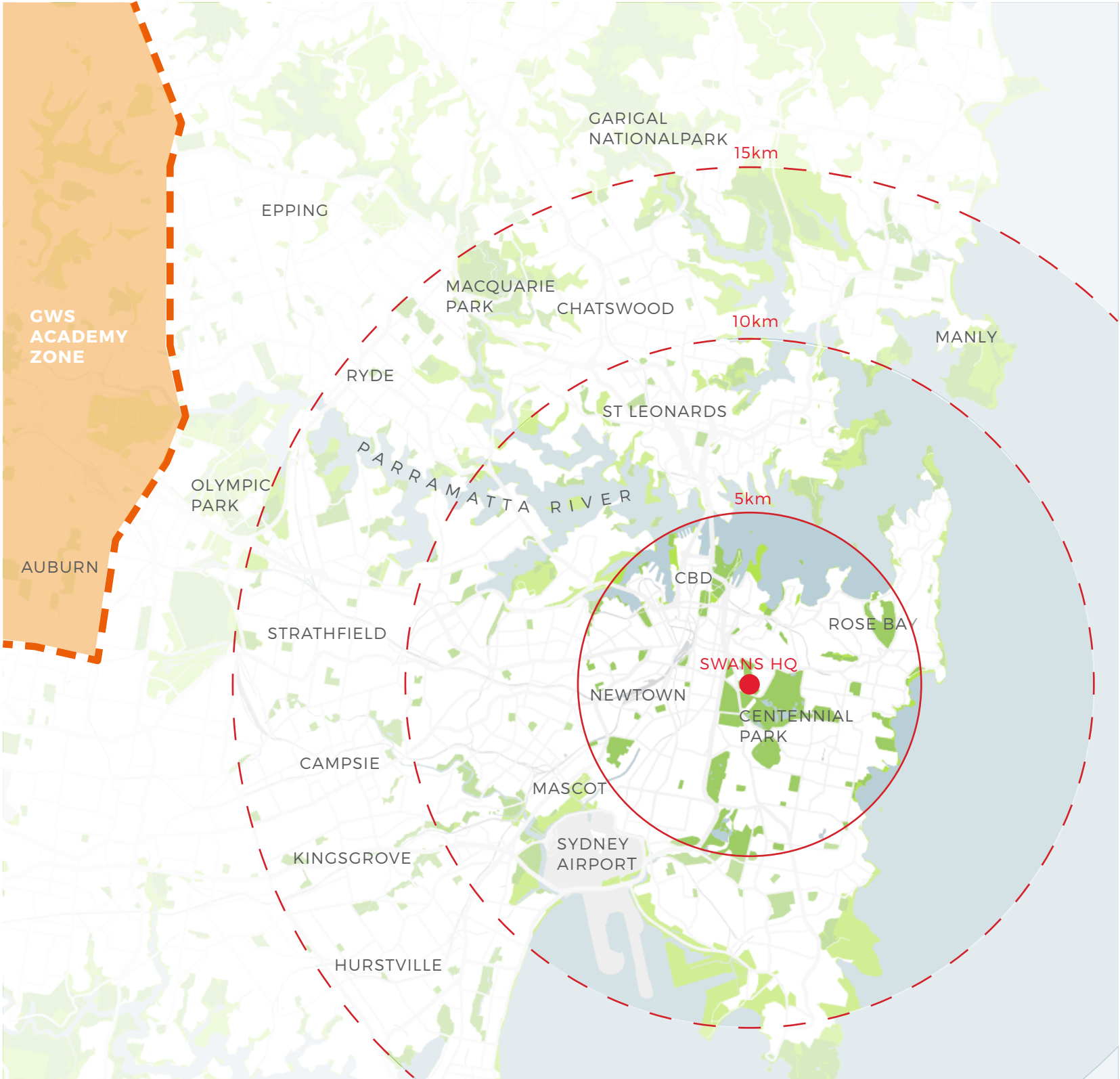
1.0

SITE UNDERSTANDING

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1.1 CONTEXT REGIONAL

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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.

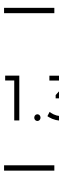
1.2 CONTEXT LOCAL



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

PRE - 1788

The area of design intervention is situated on the lands of the Cadigal people of the Eora Nation. Arcadia respectfully 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



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.



1811

Governor 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 the parklands



1998

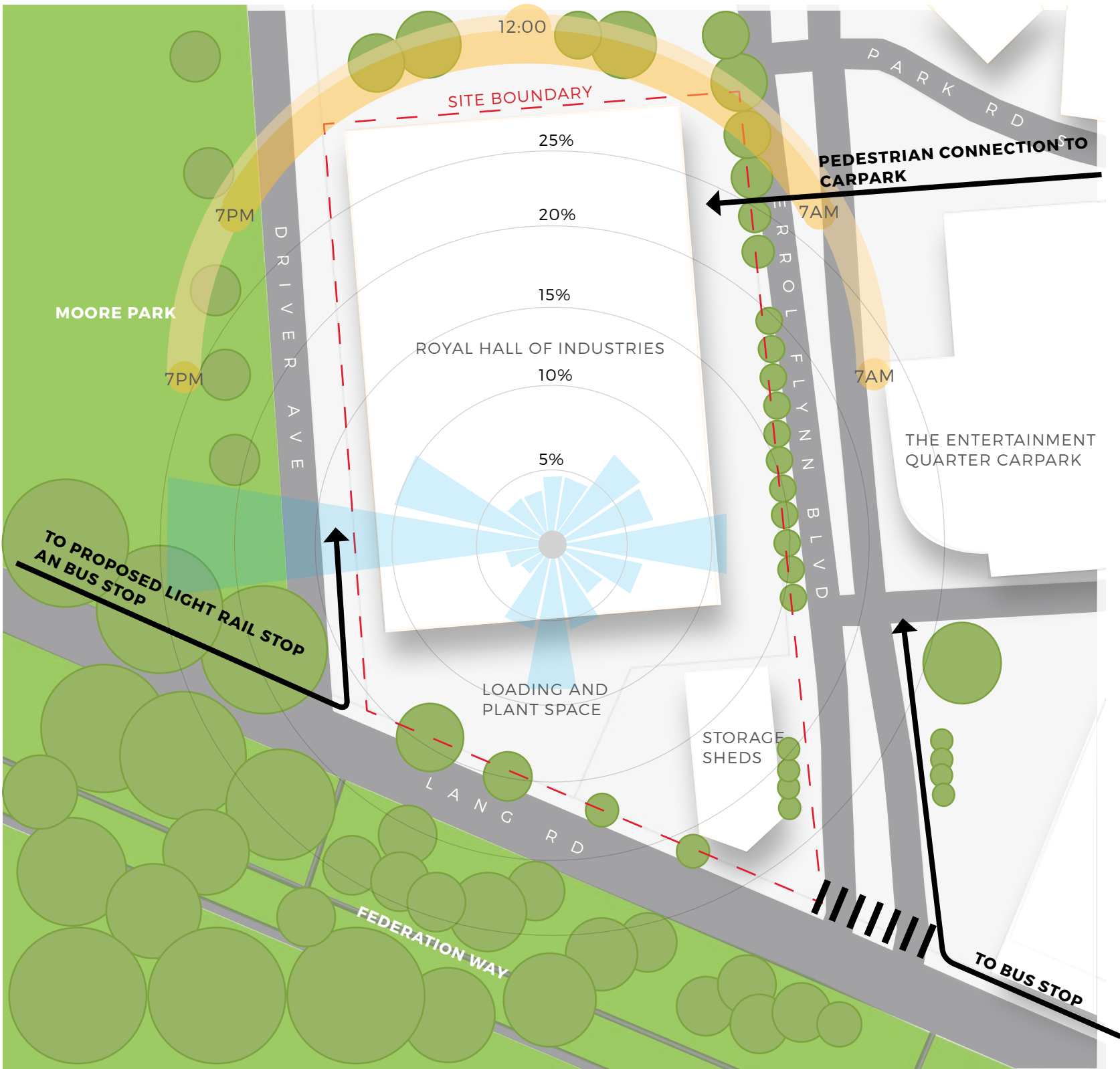
The Royal Easter Show is relocated to Homebush Bay following the construction of the new olympic precinct



2018

The Sydney Swans secure a new headquarters 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.

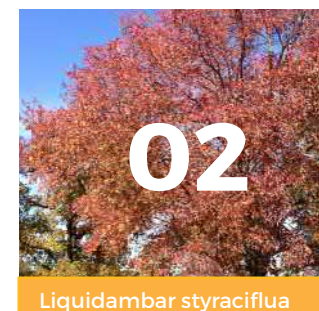
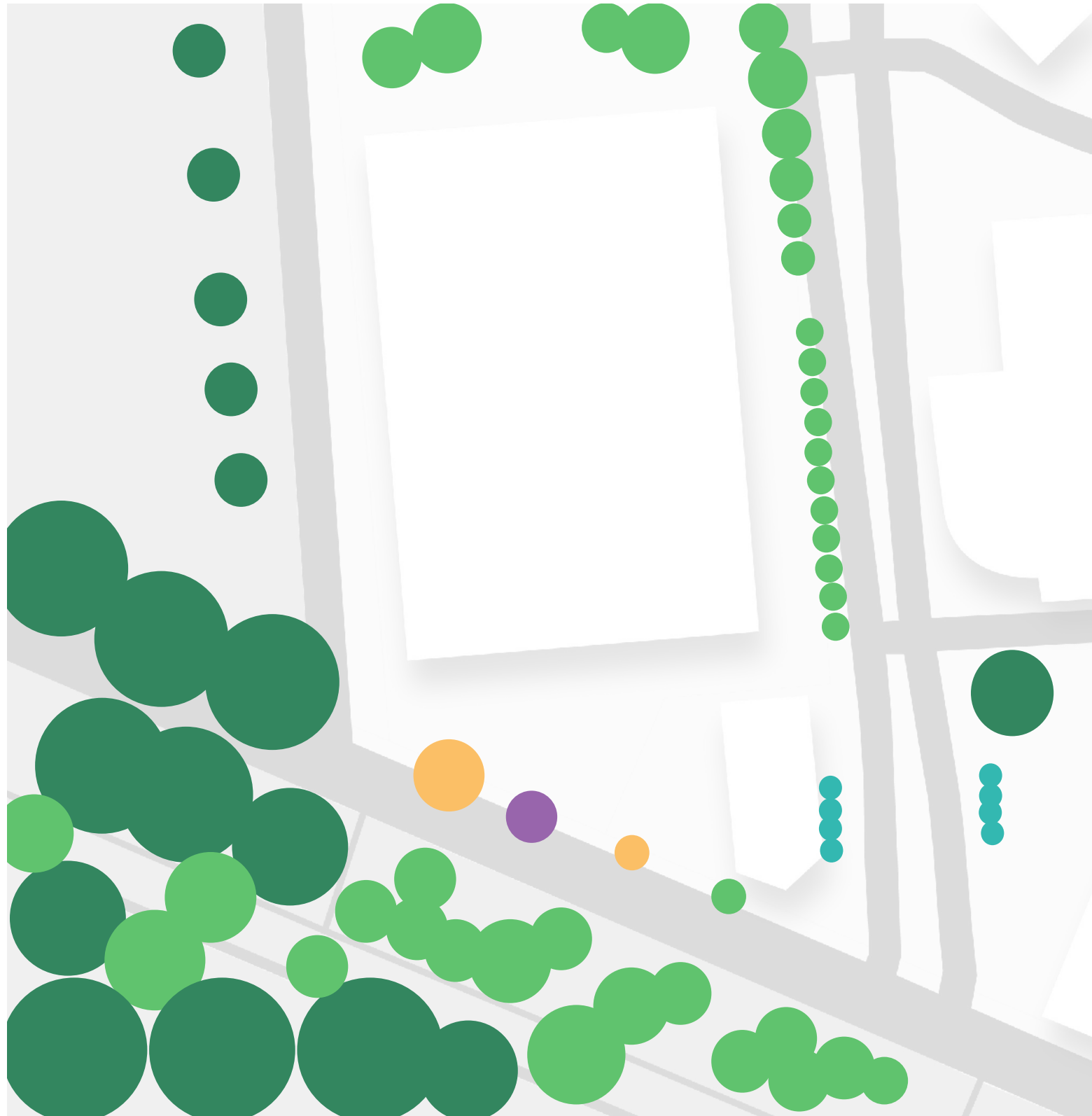
The predominant wind direction is sourced from the west - blowing at a frequency of approximately 25% of the year on average. This indicates that the western edge of the Sydney Swans HQ will experience the most exposure to wind, and this could be undesirable during the cooler winter months. However,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



1.5 ANALYSIS PLANTING CHARACTER



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 exotic 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

1.6 ANALYSIS MATERIALITY

PAVING AND SURFACES



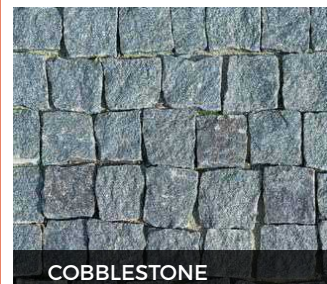
INSCRIPTION PAVERS



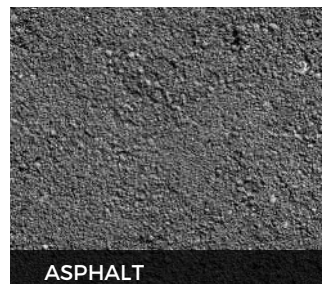
SYNTHETIC TURF



ECOTRIHEX



COBBLESTONE



ASPHALT



CONCRETE

FOOTPATHS



CONCRETE EDGING



COLOURED CONCRETE



COBBLESTONE



PEBBLECRETE



DECOMPOSED GRANITE



BRICK PAVING

LIGHTING



STREET LIGHTING



WALL MOUNTED



SUSPENDED

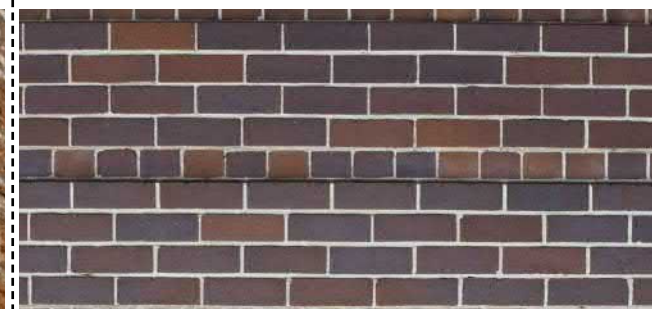
WALLS AND STRUCTURES



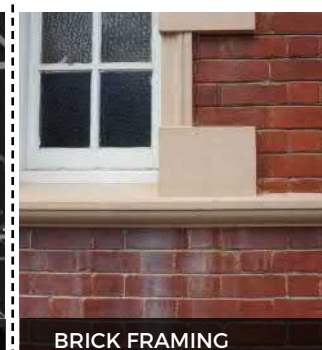
RENDERED BLOCKWORK



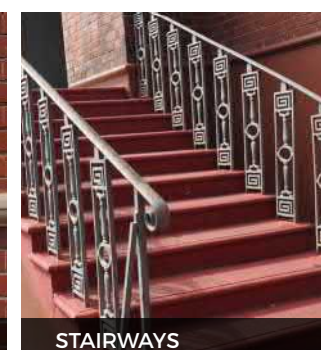
TRADITIONAL TURRET



BRICKWORK

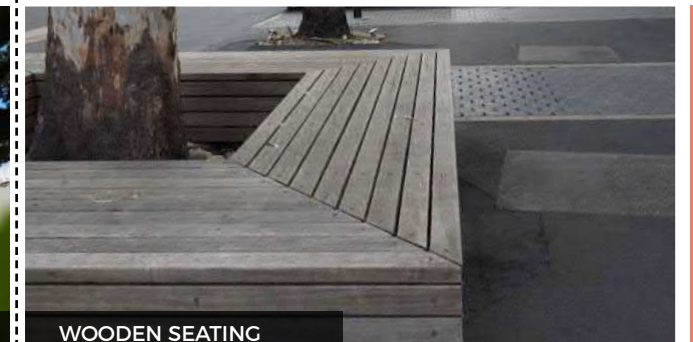


BRICK FRAMING



STAIRWAYS

FURNITURE



WOODEN SEATING



CASUAL STOOL



MOVEABLE SEATING



TABLE AND BENCH



PRECAST CONCRETE

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1.7 ANALYSIS USER GROUPS

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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



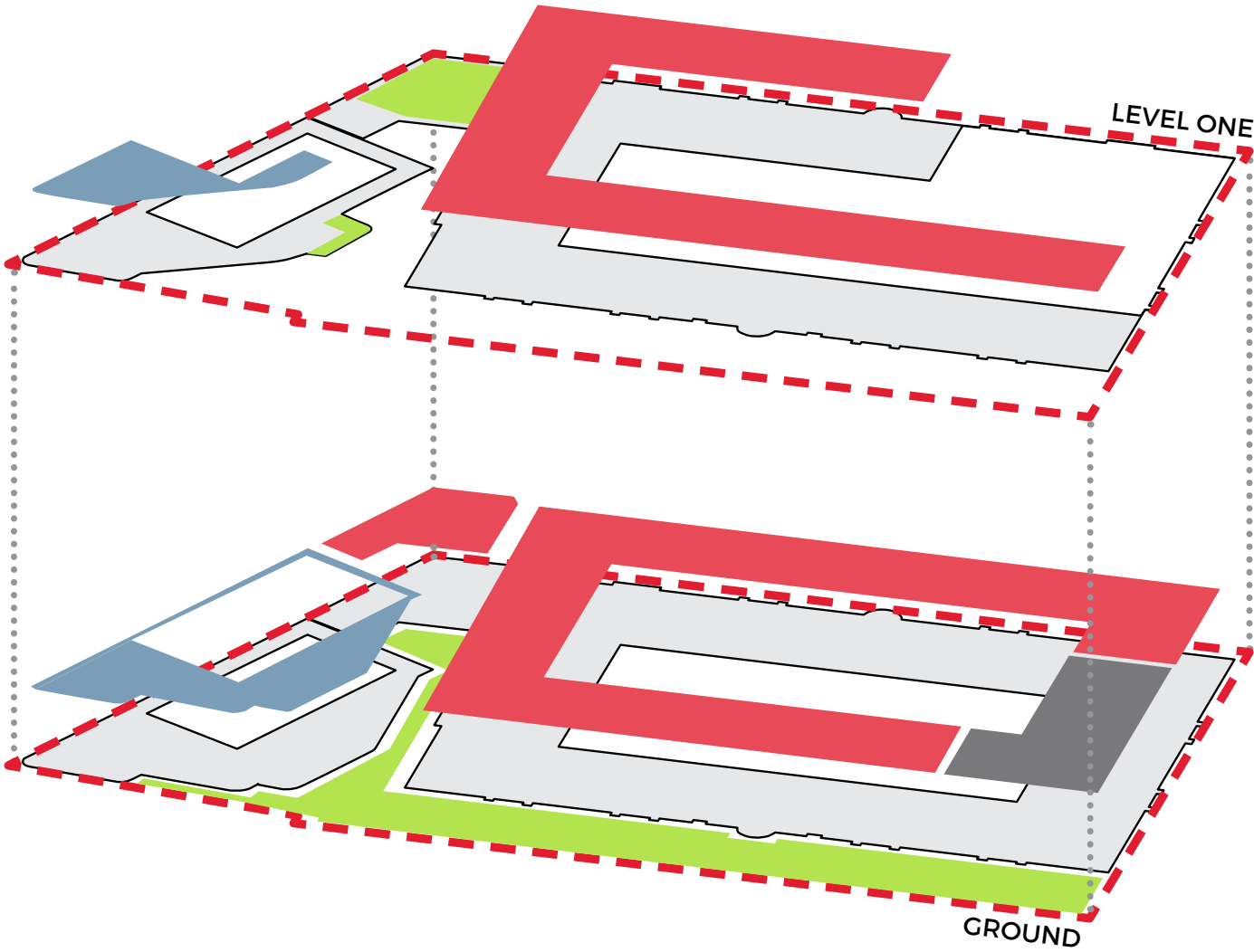
NSW SWIFTS

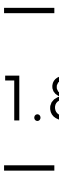
Players
Staff



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.

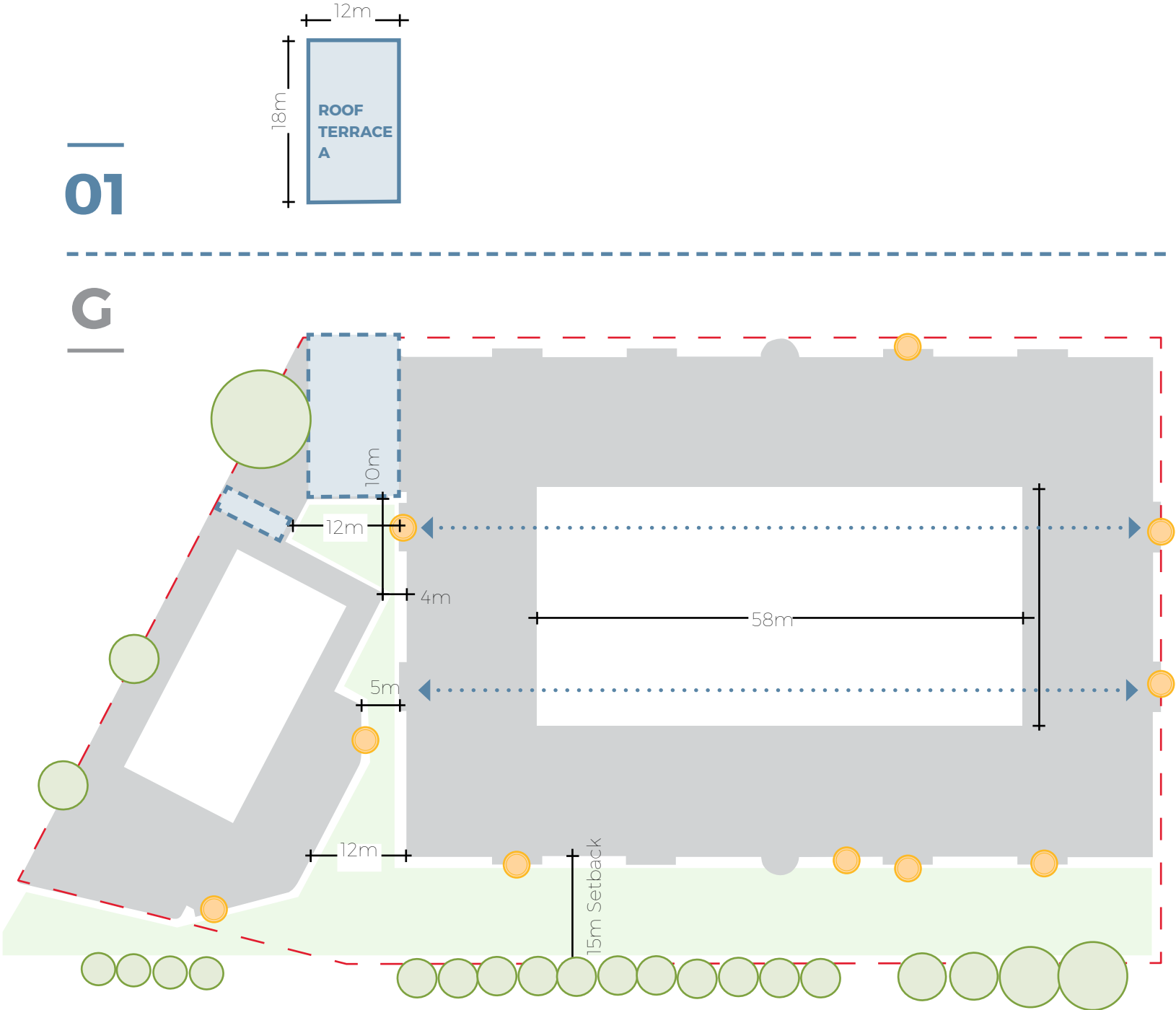
Through site view corridors are identified as important characteristics of this development in order to achieve effective access and circulation. Alongside of this, activating the narrow alleyway can be achieved through appropriate view and access corridors which in-turn provide for a space that is comfortable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

LEGEND

- Access points
- View corridors

01

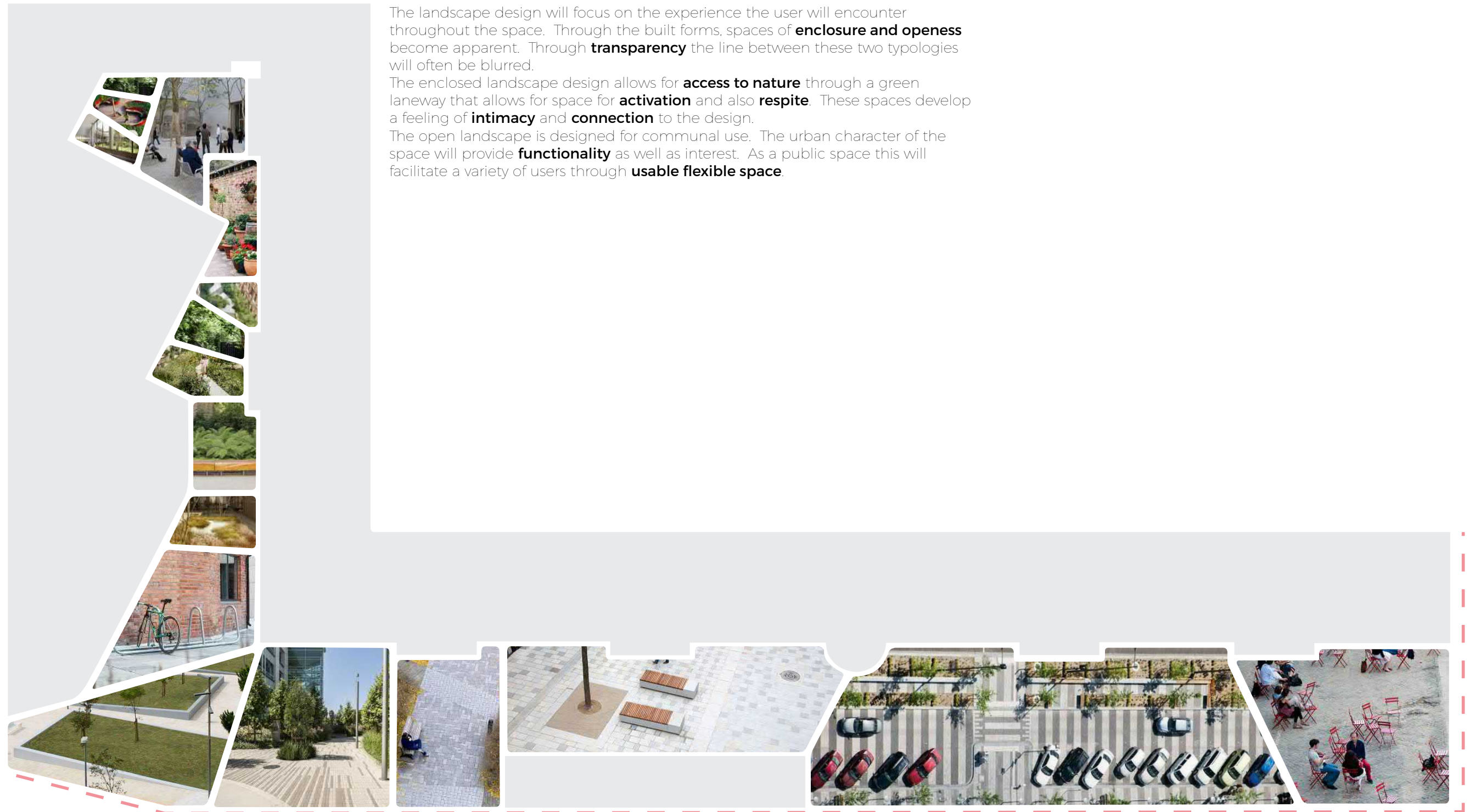
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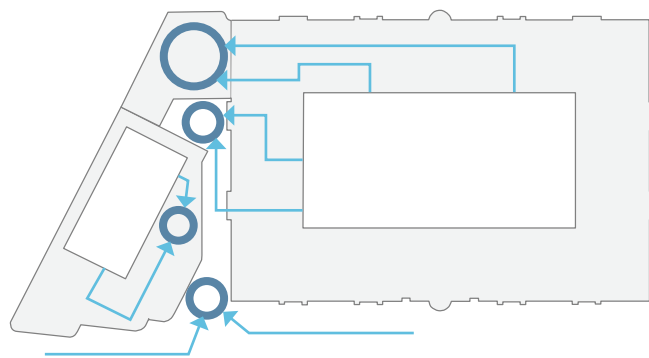
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DESIGN

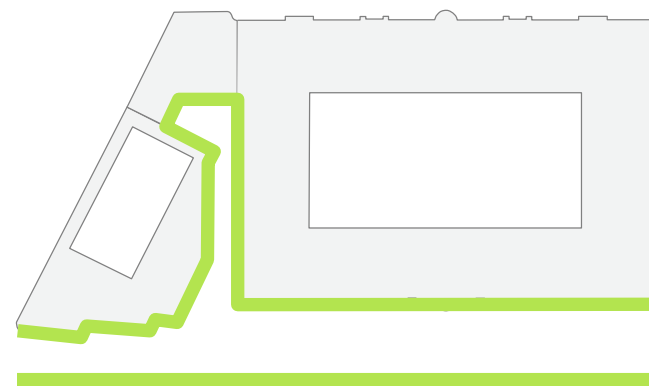
2.1 PHILOSOPHY VISION



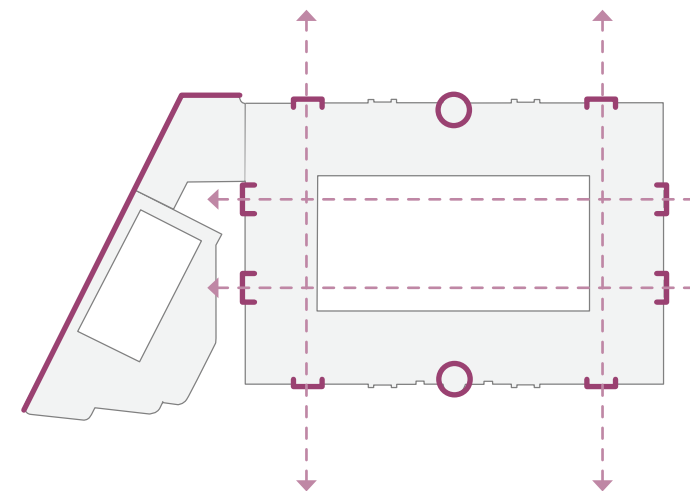
2.2 PHILOSOPHY PRINCIPLES



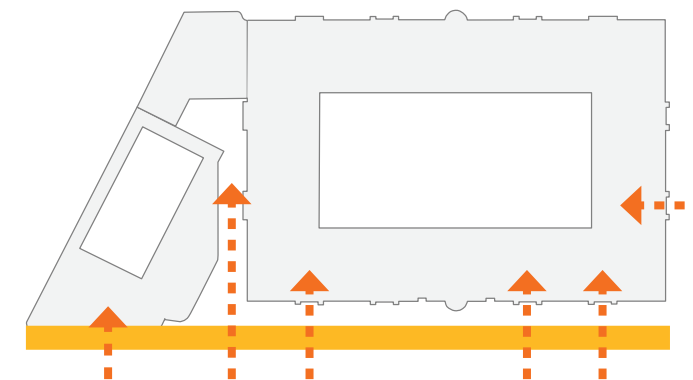
CREATE A SPACE THAT IS USEFUL AND FLEXIBLE FOR ALL USERS



PROVIDE RELIEF TO THE SURROUNDING HARDSCAPE

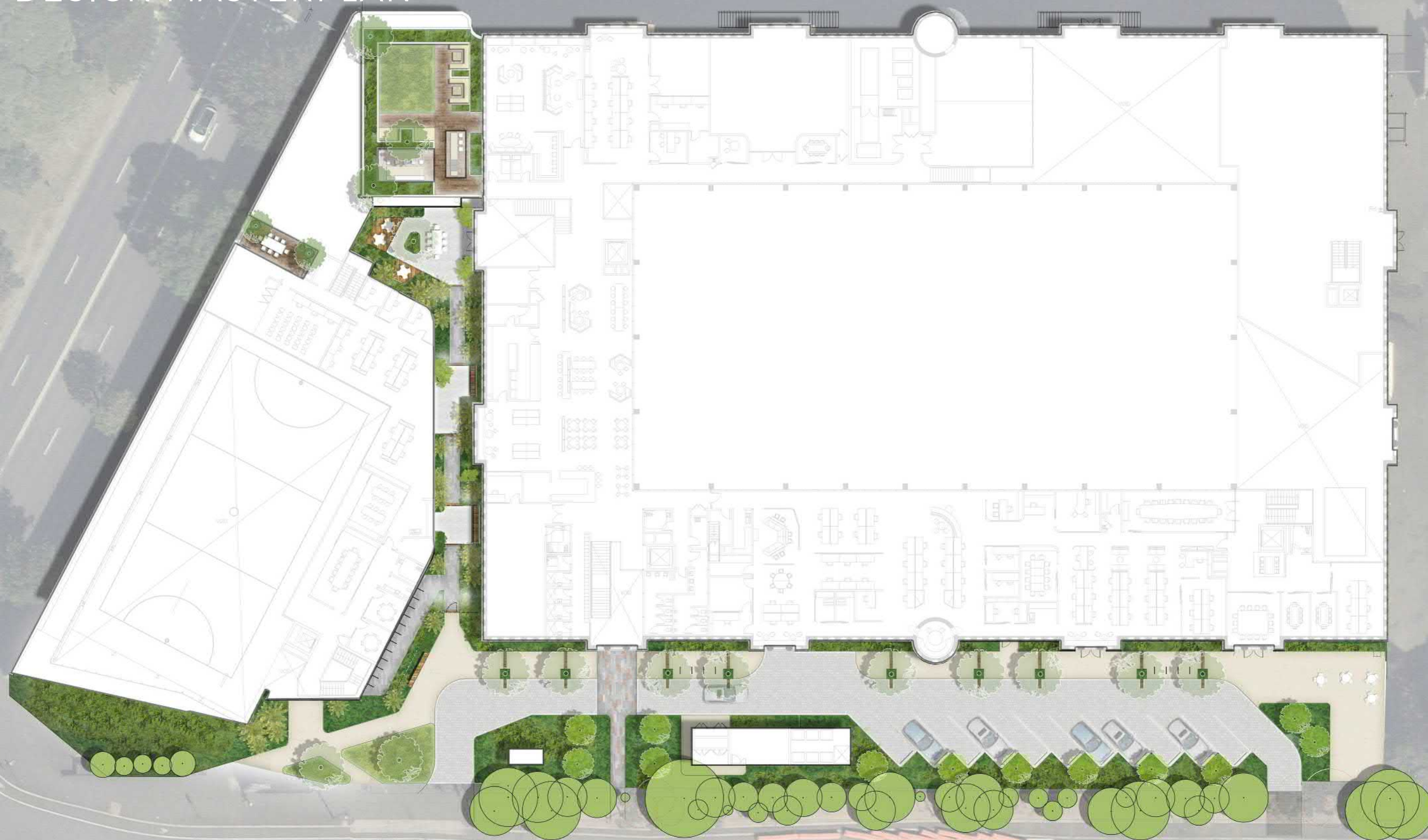


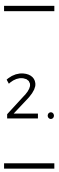
RESPECT SITE HERITAGE THROUGH FORMS AND MATERIALS



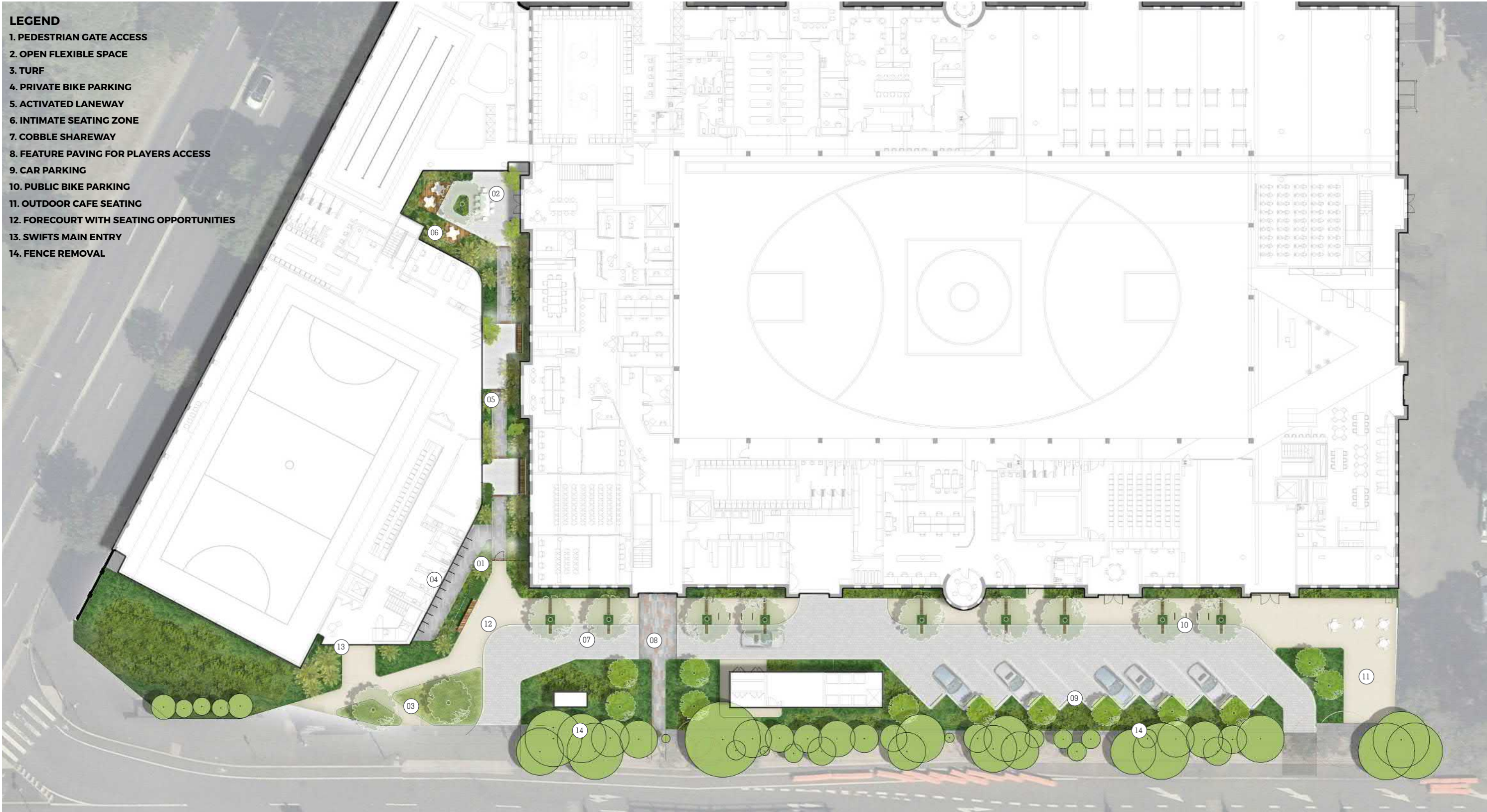
FORM A VISUAL STATEMENT TO THE ENTRY AND STREETSCAPE EDGE

2.3 DESIGN MASTERPLAN

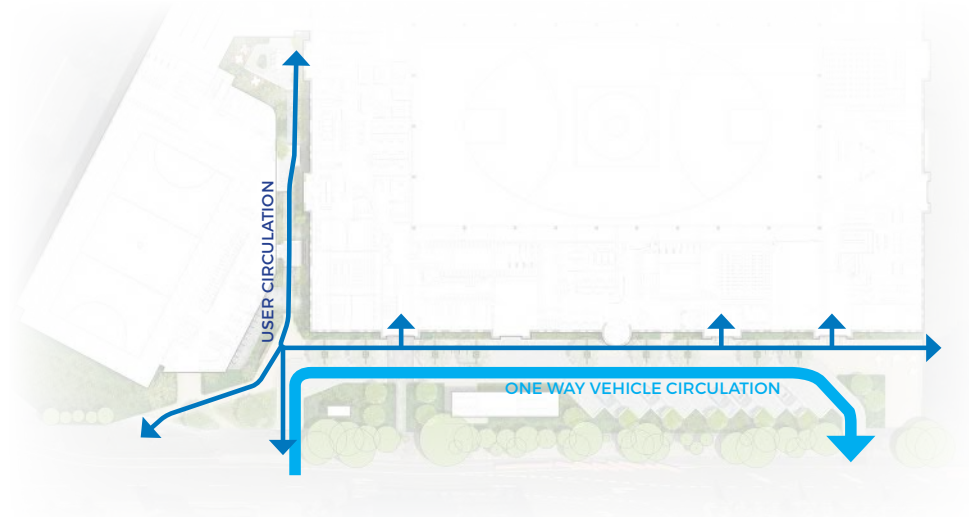




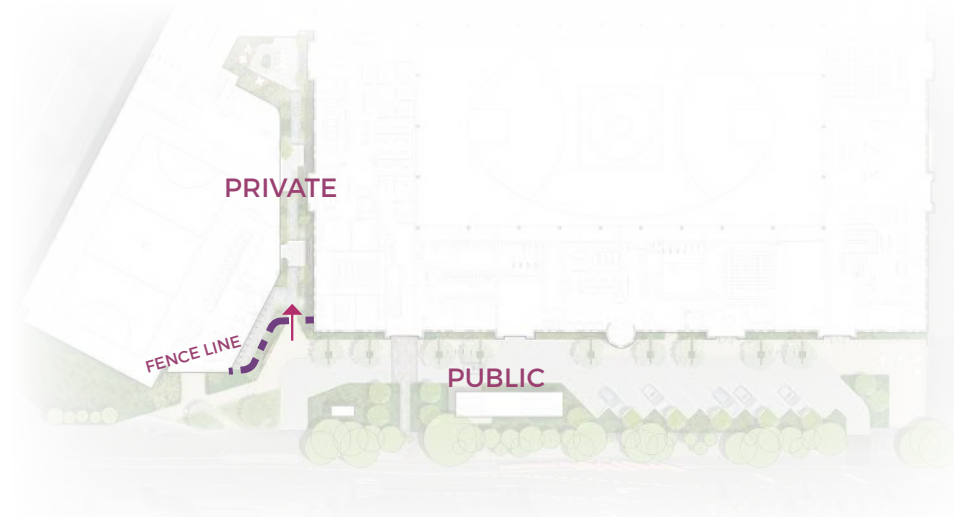
2.4 DESIGN GROUND FLOOR



2.5 DESIGN STRATEGIES



CIRCULATION

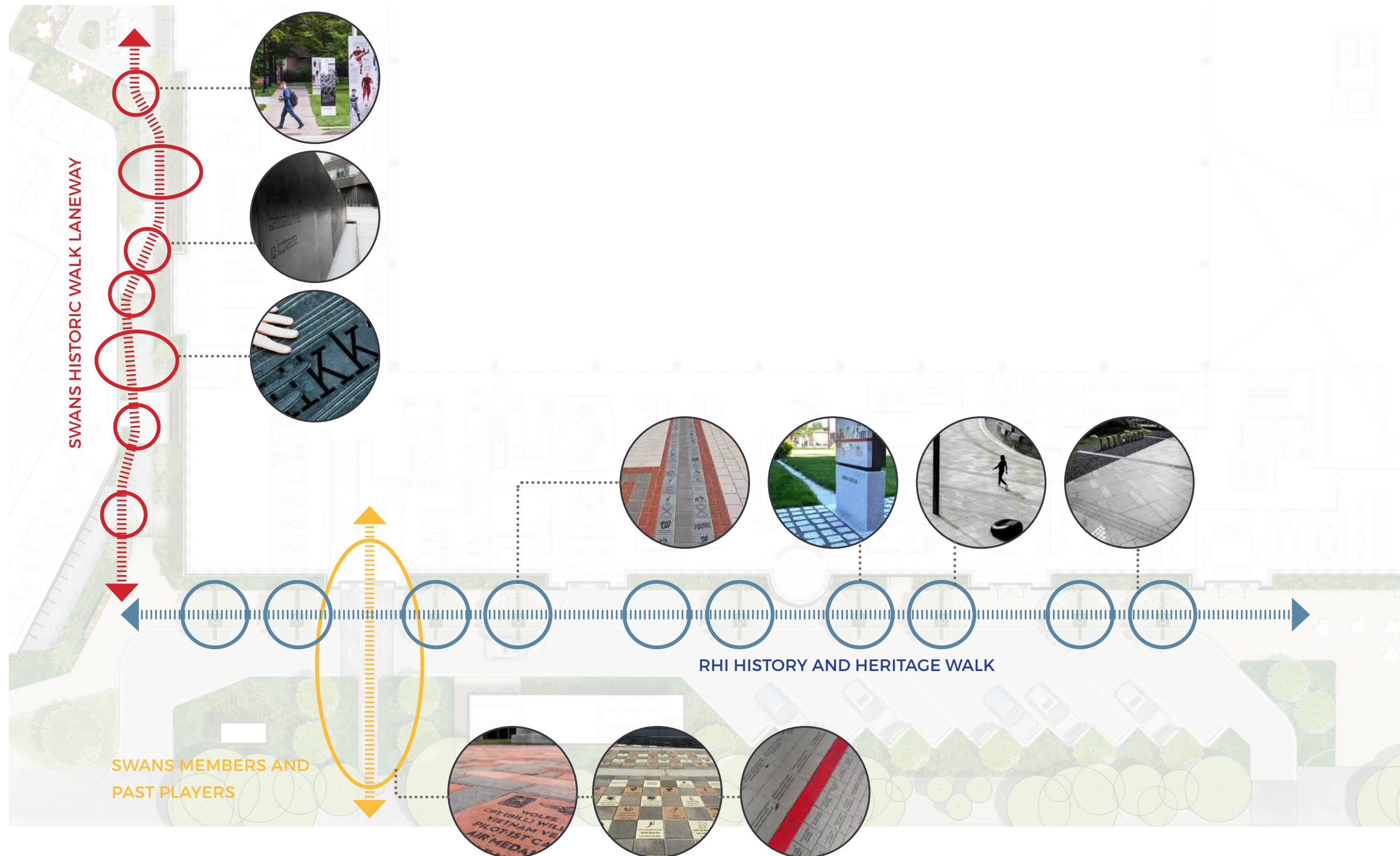


PUBLIC VS PRIVATE



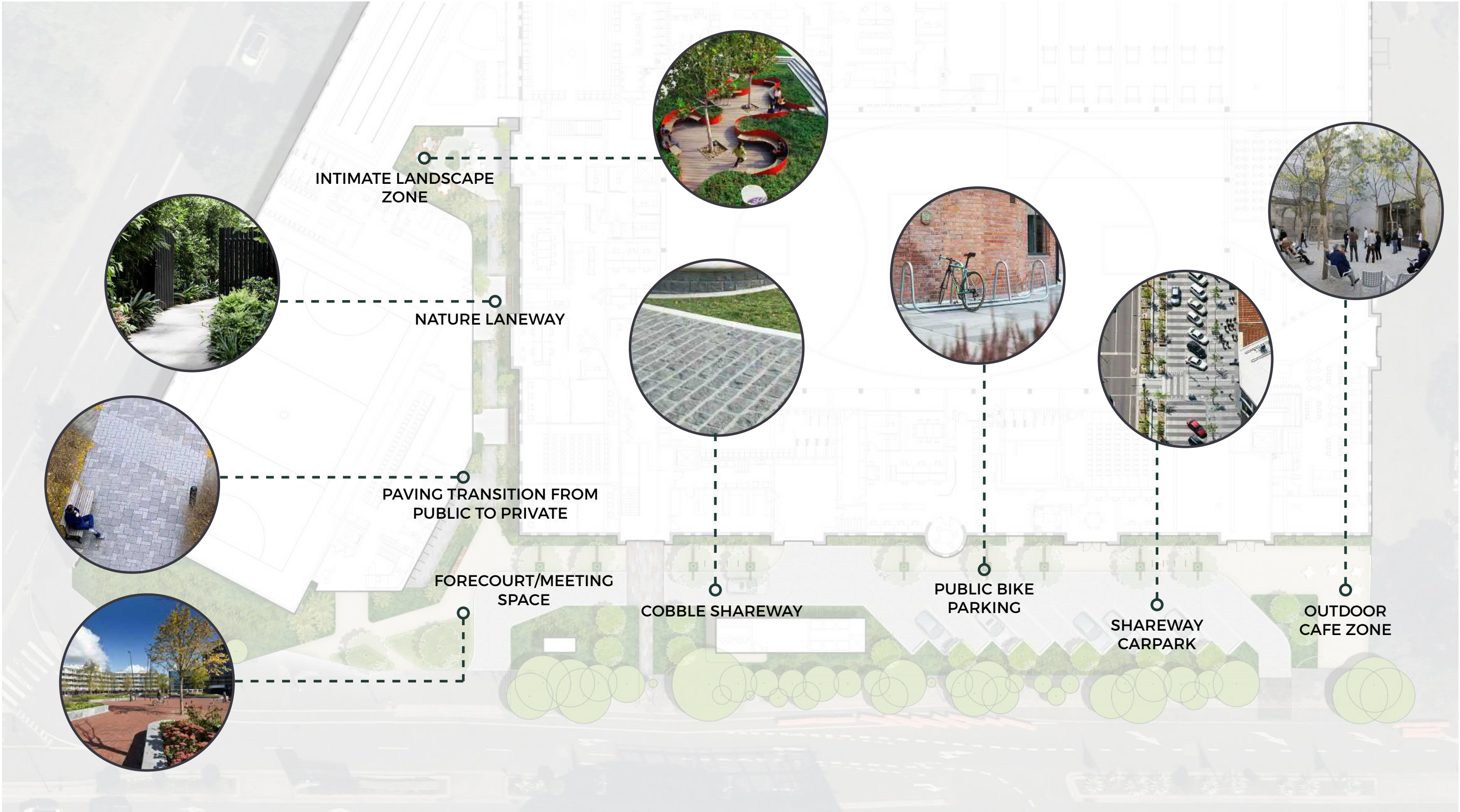
PLANTING

2.6 DESIGN STRATEGIES HERITAGE + HISTORY OPPORTUNITIES



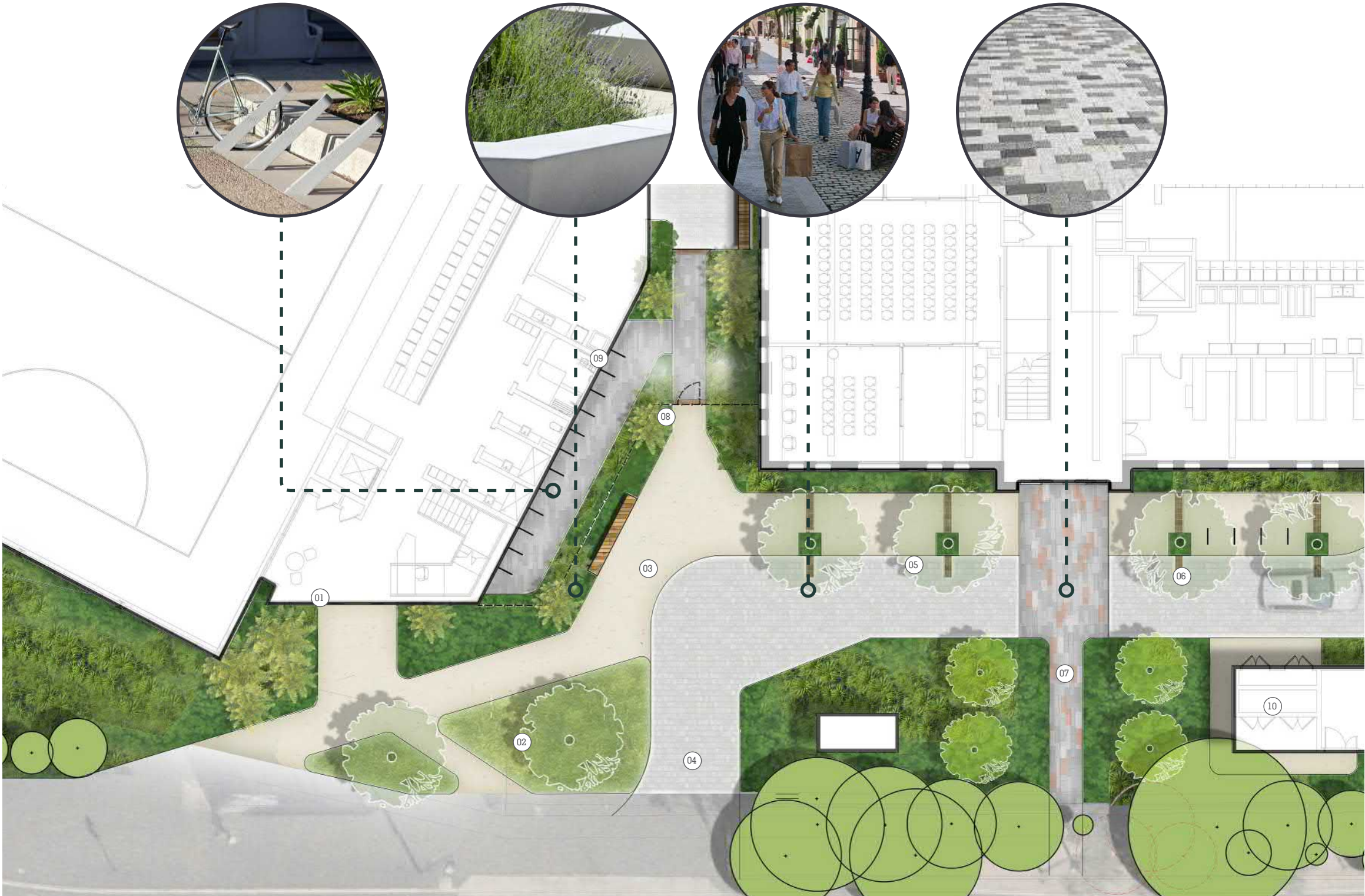
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2.7 DESIGN GROUND FLOOR CHARACTER



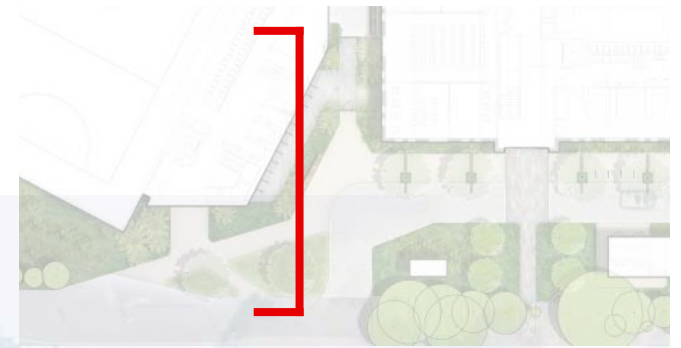
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2.8 DESIGN GROUND FLOOR - ENTRY



- LEGEND**
- 1. SWIFTS MAIN ENTRY
 - 2. TURF
 - 3. FORECOURT/MEETING PLACE
 - 4. DRIVEWAY ENTRANCE
 - 5. TREE PLANTING REPLICATING THE RHYTHM OF THE FACADE
 - 6. HISTORY TIMELINE PAVING
 - 7. SWANS FEATURE PAVING ENTRY
 - 8. FENCE/GATE TO PRIVATE LANEWAY
 - 9. WALL MOUNTED BIKE PARKING
 - 10. SERVICES/BIN STORAGE

2.9 DESIGN GROUND FLOOR - ENTRY SECTION



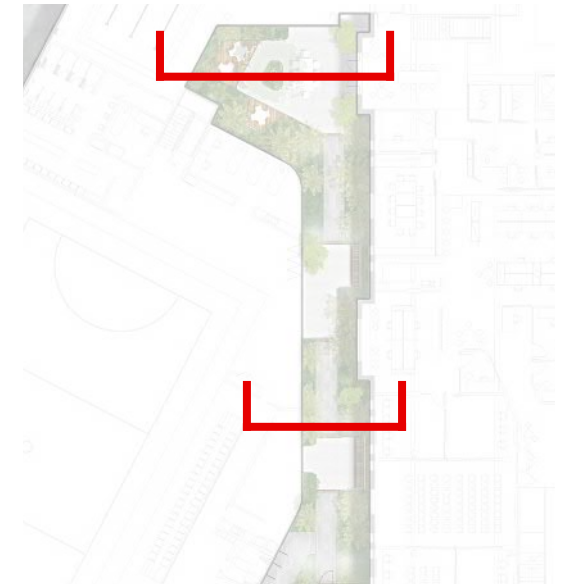
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2.10 DESIGN GROUND FLOOR - LANEWAY

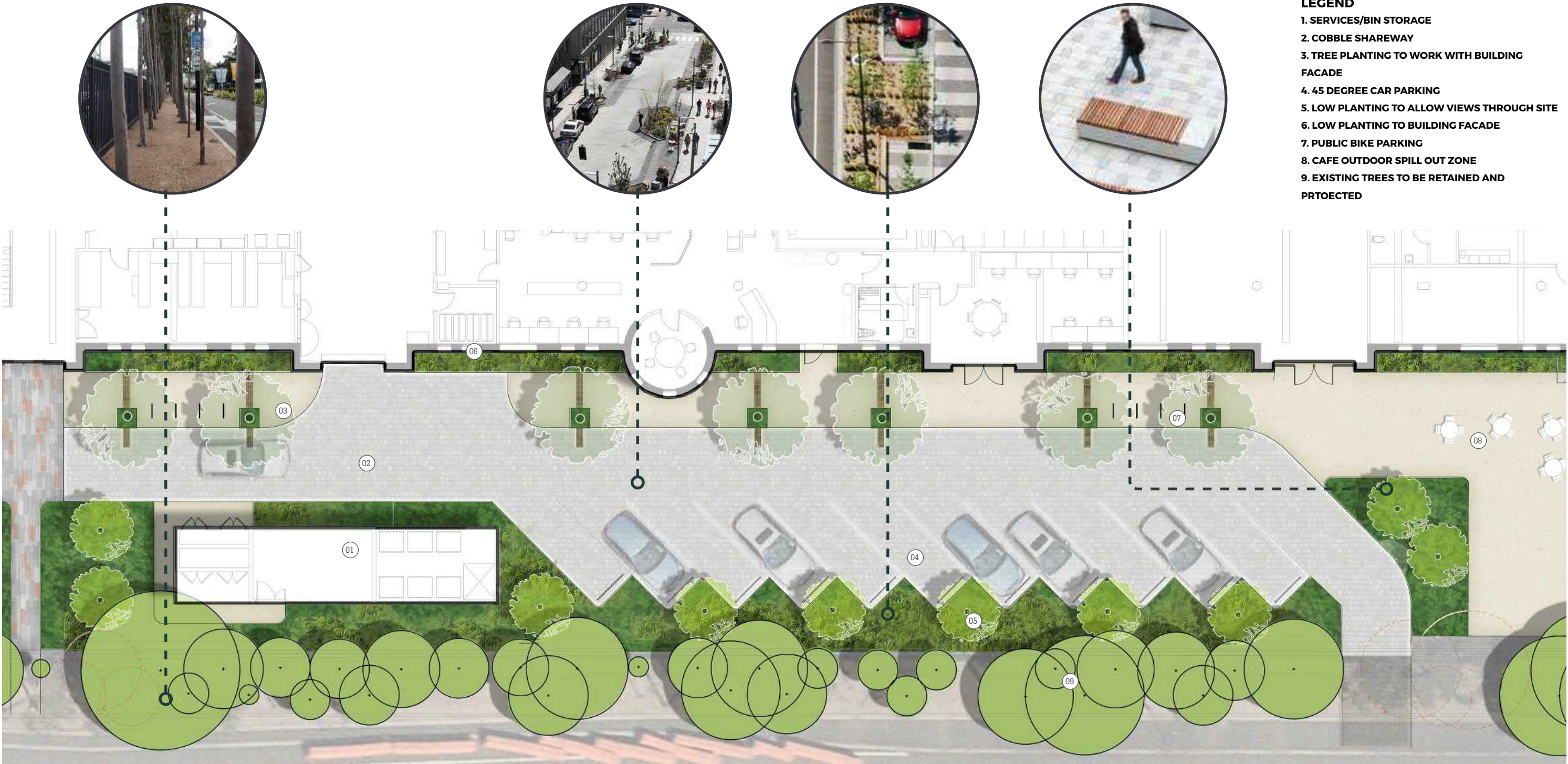


- LEGEND**
- 1. SHADE TOLERANT PLANTING
 - 2. TIMBER BENCH
 - 3. SWANS HISTORY WALK
 - 4. POT PLANTING
 - 5. OPEN FLEXIBLE SPACE
 - 6. INTIMATE SEATING ZONES
 - 7. SWIFTS ENTRY
 - 8. SWANS ENTRY
 - 9. FEATURE TREE

2.11 DESIGN GROUND FLOOR - LANEWAY SECTIONS



2.12 DESIGN GROUND FLOOR - SHAREWAY



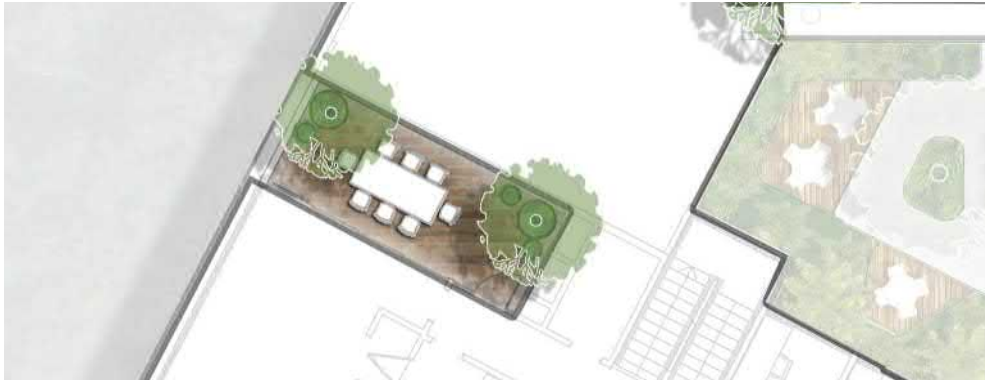
2.13 DESIGN GROUND FLOOR - SHAREWAY SECTION



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2.14 DESIGN LEVEL 01
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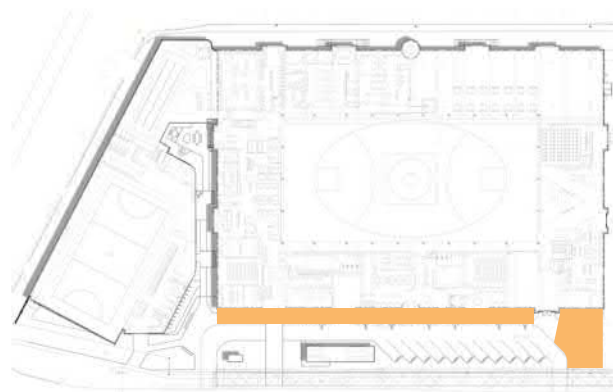


SWANS ROOF TERRACE



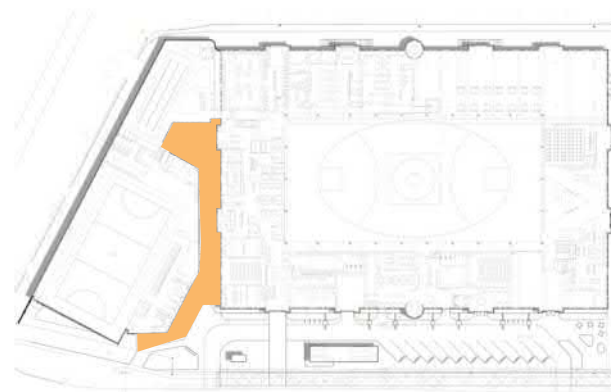
SWIFTS ROOF TERRACE

2.15 PLANTING STRATEGY



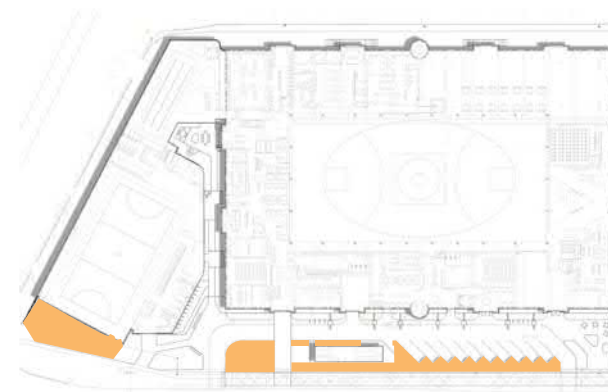
NATIVE LAYERING

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



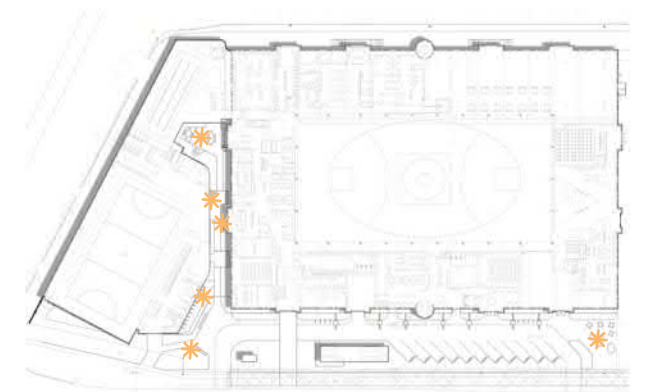
SHADE TOLERANT

These zones are predominatly 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 matrix 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



Corymbia citriodora



Cyathea cooperi



Poa labillardieri 'Eskdale'



Adenanthos sericeus



Zamia furfuracea



Dianella caerulea 'Little Jess'



Corymbia ficifolia



Dodonea viscosa



Philodendron xanadu



Themeda australis



Grevillea robusta



Lomandra 'Lime Tuft'



Trachelospermum asiaticum



Ficinia nodosa



Cycas revoluta



Grevillea 'Bronze Rambler'



Viola hederacea



Myoporum parvifolium



Hardenbergia 'Snow White'

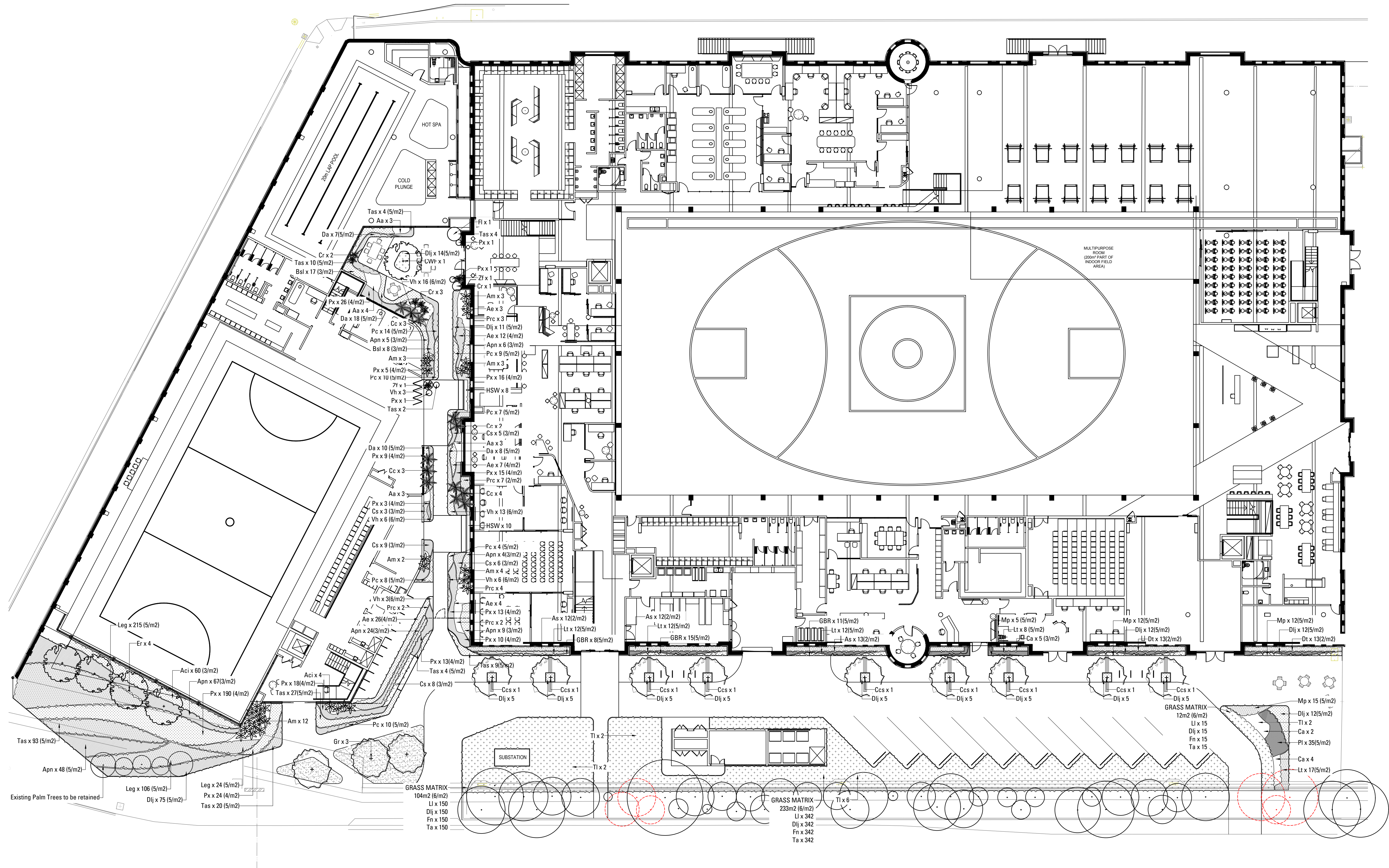
NATIVE LAYERING

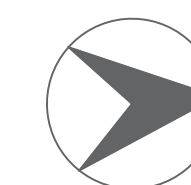
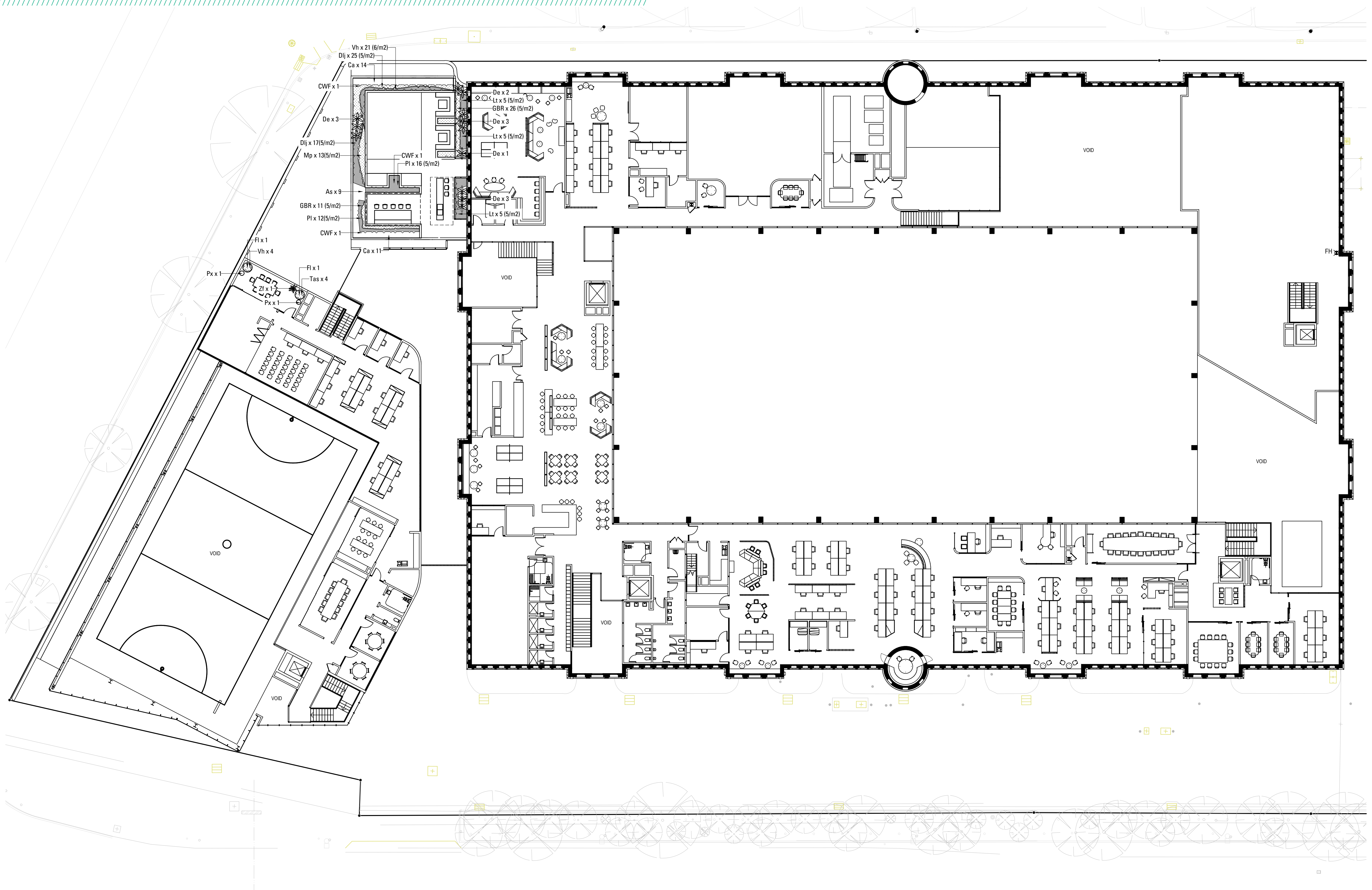
SHADE TOLERANT

STREETSCAPE MATRIX

FEATURE PLANTING

19-600 SYDNEY SWANS HQ PLANT SCHEDULE					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES & PALMS					
Ccs	<i>Corybia citriodora 'Scentuous'</i>	Lemon-scented Gum	7 x 5	100L	6
CVWF	<i>Corymbia ficifolia 'Wildfire'</i>	Flowering Gum	7 x 5	100L	3
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	20 x 10	100L	4
Fl	<i>Ficus lyrata</i>	Fiddle leaf Fig	5 x 1.5	100L	1
Gr	<i>Grevillea robusta</i>	Silky Oak Grevillea	15 x 8	100L	2
SHRUBS & ACCENTS					
Aci	<i>Arthropodium cirratum</i>	Renga Renga Lily	1.5 x 1.5	200mm	64
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	0.5 x 1	300mm	52
Am	<i>Alocasia macrorrhiza</i>	Elephants Ears	2 x 1.5	200mm	27
Apn	<i>Alpinia nutans</i>	Dwarf Cardamon/Cinnamon Ginger	1.5x1.0	200mm	163
As	<i>Adenanthos sericeus</i>	Wooley Bush	1.5 x 1.5	300mm	37
Cal	<i>Correa alba</i>	White Correa	1.5 x 1.5	200 mm	16
Cs	<i>Ctenanthe setosa 'Grey Star'</i>	Greystar	0.8 x 0.8	200mm	31
Dt	<i>Dodonaea triquetra</i>	Hop Bush	1 x 1	200mm	26
Leg	<i>Liriope muscari 'Evergreen Giant'</i>	Lilyturf	0.5 x 0.5	200mm	345
Pc	<i>Plectranthus ciliatus</i>	Silver Shield	0.4 x 0.3	200mm	52
Prc	<i>Philodendron 'Rojo Congo'</i>	Philodendron	1 x 1	300mm	18
Px	<i>Philodendron xanadu</i>	Philodendron	1 x 1	400mm	345
GRASSES & RUSHES					
LI	<i>Lomandra longifolia</i>	Spiny Headed Mat Rush	1 x 1	150mm	466
Dlj	<i>Dianella caerulea 'Little Jess'</i>	Flax Lily	0.4 x 0.4	150mm	620
Fn	<i>Ficinia nodosa</i>	Knobby club-rush	0.7 x 0.7	150mm	501
Lt	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm	70
Pl	<i>Poa labillardieri 'Eskdale'</i>	Tussock Grass	0.5 x 0.5	150mm	49
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 1	150mm	466
FERNS & CYCADS					
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	13
BSL	<i>Blechnum 'Silver Lady'</i>	Silver Lady	1 x 1	200mm	25
Cc	<i>Cyathea cooperi</i>	Tree Fern	5 x 2	300mm	12
Cr	<i>Cycas revoluta</i>	Cycad	1.5 x 1	150mm	6
Do	<i>Doodia aspera</i>	Prickly Rasp Fern	0.5 x 0.5	150mm	43
Zf	<i>Zamia furfuracea</i>	Cardboard plant	1x1.5	400mm	2
GROUNDCOVERS & CLIMBERS					
Tas	<i>Trachelospermum asiaticum</i>	Asiatic jasmine	0.3 x 0.5 (spreading)	150mm	173
GBR	<i>Grevillea 'Bronze Rambler'</i>	Grevillea	0.25 x 1	150mm	34
HSW	<i>Hardenbergia 'Snow White'</i>	False Sasparilla	0.4 x climbing	150mm	18
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.1 x 1	150mm	29
Vh	<i>Viola hederaceae</i>	Native Violet	0.1 x spreading	150mm	47





LANDSCAPE SPECIFICATION NOTES

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

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

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFILT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFILT 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 ROOTED 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 KOKOI PELLETS. ANALYSIS 6.3:1.8:2.9. KOKOI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X30X30MM)
C. 100+ GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

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

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

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

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

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

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

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

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

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

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

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

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 30KG 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, RETURNING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

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

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

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

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

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

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

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

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

GRASS AND TURF AREAS
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAVED 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.

