BLUESCOPE MCL7

55 TEMPLAR RD, ERSKINE PARK NSW 2759

LANDSCAPE CONCEPT PLAN
20.07.2023
DA SUBMISSION
ISSUE H

Canopy Tree Offset Commitment

When this symbol appears on the drawing, Habit8 with our selected nursery partner will donate 5 x 300mm pot size endemic canopy trees to the local Landcare group in the LGA. This initiative is a joint commitment with landscape architect and client in providing local tree canopy cover to help mitigate the urban heat island effect while increasing local biodiversity values.

DRAWING LIST:

L-01	Coversheet
L-02	Landscape Design Philosophy
L-03	Landscape Masterplan
L-04	Landscape Concept Plan 01
L-05	Landscape Concept Plan 02
L-06	Landscape Concept Plan 03
L-07	Landscape Concept Plan 04
L-08	Landscape Section A-A
L-09	Indicative Plant Schedule
L-10	Indicative Plant Schedule
L-11	Typical Specification & Maintenance Notes
L-12	Typical Landscape Details

PROJECT MANAGER:

CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

ARCHITECT:

PACE ARCHITECTS

CLIENT:

BLUESCOPE

LANDSCAPE ARCHITECT:

HABIT8
Landscape Architecture & Urbanism
Level 57, MLC Centre
19-29 Martin Place,
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32/24 Scott St,
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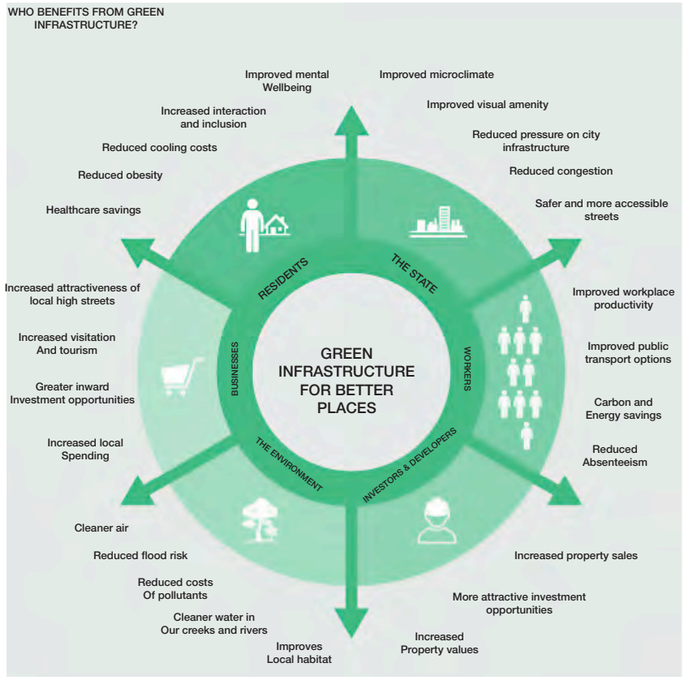
LANDSCAPE DESIGN PHILOSOPHY

Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.

Green Infrastructure should be envisioned as a three-dimensional envelope that surrounds and connects buildings, streets and utilities. The concept of landscape as Green Infrastructure provides a framework for integrating the work of designers, planners, developers and policy makers, and leveraging this collaboration to achieve larger local or state goals.



NSW GAO - Greener Places Policy 2020

Green Infrastructure is as crucial to the city as transport, cultural and communications infrastructure. It delivers a range of benefits including:

- Healthy living
- Mitigating flooding
- Improving air and water quality
- Cooling the urban environment
- Encouraging walking and cycling
- Enhancing biodiversity and ecological resilience
- Absorbing and transforming waste.

The four main principles associated with the draft NSW Greener Places Policy prepared by the Government Architect NSW (2017) are:

a) ***Principle 1: Integration:*** We propose a multi-purpose infrastructure strategy that mimics nature, provides critical ecosystem services and promotes healthy and active living. We propose to combine green space with urban development and WSD infrastructure.

b) ***Principle 2: Connectivity:*** We aim to create a network of high quality open streetscape and spaces that connect with each warehouse and office, and public transport hubs. The network includes physical and functional connections that benefit people, wildlife and the logistics nature of the estate.

c) ***Principle 3: Multifunctionality:*** Our proposed green space infrastructure is designed to be high quality and high performing, producing ecological, social, environmental and economic benefits. The multifunctionality of our design proposal allows the sites green infrastructure to deliver multiple ecosystem, environmental and other services simultaneously.

The following design features reflect the project outcomes:

PROJECT OUTCOMES:

1. Conservation of the natural environment.

- This project will lead to the future enhancement of the increasing endemic canopy tree planting
- promotion of social, cultural, recreational, and educational opportunities within natural landscapes.

2. Increased access to open space

- improved connections to local destinations
- quantity, quality, distribution, and accessibility of Industrial office green spaces enables the delivery of multifunctional spaces that promote healthy work environments

3. Improved connectivity to promote active living

- improvements to the office communal areas and frontages that promote exercise and alternative modes of transport such as walking and cycling.

4. Increase urban greening to ameliorate climate extremes

- design of green cover strategies including street trees, front setback canopy trees, cooler pavement materials and WSUD.
- Provide benefits such as improved amenity, comfort, health, reduced stormwater run-off, improved air and water quality, and energy and resource efficiency

a) RE-VEGETATION STRATEGY

The strategy for re-vegetating the site focuses on canopy tree planting to reduce the “urban heat island effect”. We have proposed a mix of local endemic, native and exotic trees to strengthen the urban design principles and to comply with current sustainability guidelines. Street verges, buffer tree planting to boundaries and all road setbacks are densely planted with canopy trees ranging from 6m to 15m+ in height and canopy spread. Car parks hard surfaces are shaded by tree planting between car parking spaces. Paths are also shaded by canopy tree planting. WSUD principles including soft engineering through bio-swales, detention basins and grey water re-use (co-ordinated with the civil engineer) shall help in maintaining and managing the re-vegetation areas.

Greener Places policy principles: Integration, Connectivity, Multifunctionality.

1. Visually link the Estate and Blue Mountains beyond.
2. Soften and screen the bulk of the warehouses.
3. Integrate lighting for safety.
4. Allow safe passage for visitors and workers.

Greener Places policy principles: Integration, Connectivity, Multifunctionality, Participation

LANDSCAPE MASTERPLAN

KEY

- SITE BOUNDARY
- EASEMENT
- 2100mm HT SECURITY FENCE TO ARCHITECT'S DETAILS
- EDGING
- EXISTING TREES TO BE RETAINED REFER TO ARBORIST REPORT
- EXISTING TREES TO BE REMOVED REFER TO ARBORIST REPORT
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF REFER TO SPECIFICATION NOTES
- PLANTING BEDS REFER TO PLANT SCHEDULE
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED / TILED SURFACE TO ARCHITECT'S DETAILS

EXISTING CARPARK TREE CANOPY COVER

TREE NO.	TREE CANOPY	CANOPY AREA (m²)	TOTAL CANOPY COVER (m²)
32	3m	7	224
3	6m	30	90
4	8m	50	200

TOTAL EXISTING CARPARK AREA *3,137.24*

TOTAL EXISTING TREE NO. *39*
TOTAL SQM EXISTING CANOPY COVER *514*
TOTAL CANOPY PERCENTAGE **16.38%**

NEW CARPARK EXTENSION TREE CANOPY COVER

TREE NO.	TREE CANOPY	CANOPY AREA (m²)	TOTAL CANOPY COVER (m²)
25	4m	12	300
3	5m	20	60
10	8m	50	500

TOTAL CARPARK EXTENSION AREA *1,754.53*

TOTAL PROPOSED TREE NO. *38*
TOTAL SQM PROPOSED CANOPY COVER *860*
TOTAL CANOPY PERCENTAGE **49.01%**

OVERALL CARPAK TREE CANOPY COVER

TREE NO.	TREE CANOPY	CANOPY AREA (m²)	TOTAL CANOPY COVER (m²)
32	3m	7	224
31	4m	12	372
3	5m	20	60
4	6m	30	120
26	8m	50	1300

CONTEXT PLAN

DESIGN NOTES

1. SITE ENTRY FEATURE
   - Existing bands of shrubs and groundcovers retained
2. ACCESS DRIVEWAY
3. CARPARK
   - Landscape to carpark extension only to match existing
4. EXISTING LANDSCAPE SETBACK RETAINED
5. EASEMENT FOR CREEK MAINTENANCE ACCESS
6. BUFFER PLANTING
   - Large canopy trees in setback (10m min ht x 10m dia canopy)
7. NEW GRAVEL ROAD MAINTENANCE ACCESS ALONG CREEK TO SOUTHERN GATE
8. EXISTING HARDSTAND DRIVEWAYS RETAINED
9. DEDICATED UNLOADING AREA
10. FIRE SPRINKLER TANK AND PUMP ROOM TO ARCHITECT'S DETAILS
11. FIRE AUTHORITY ASSEMBLY / STAGING

OVERALL SITE TREE CANOPY COVER

TREE NO.	TREE CANOPY	CANOPY AREA (m²)	TOTAL CANOPY COVER (m²)
31	3m	7	217
3	5m	20	60
1	6m	30	30
25	8m	50	1250
27	10m	78	2106

TOTAL SITE AREA *103,121*

TOTAL PROPOSED TREE NO. *87*
TOTAL EXISTING TREE NO. *93*
TOTAL SQM PROPOSED CANOPY COVER *3,663*
TOTAL SQM EXISTING CANOPY COVER *2,562*
TOTAL CANOPY PERCENTAGE **6.03%**
DCP REQUIREMENT **10%**

TOTAL SQM LANDSCAPE AREA *37,625.63*
TOTAL LANDSCAPE PERCENTAGE **36.48%**
DCP REQUIREMENT **10%**

TOTAL CARPARK AREA *4,892.76*

TOTAL TREE TREE NO. *96*
TOTAL SQM CANOPY COVER *2,076*
TOTAL CANOPY PERCENTAGE **42.43%**

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
BLUESCOPE MCL7 55 TEMPLAR RD, ERSKINE PARK NSW 2759	LANDSCAPE MASTERPLAN	H8-22046	DA SUBMISSION	1:1500 @A3	H	20.07.2023	KM/AA	DV	L03	BLUESCOPE

0 5 10 20 50 75m

SCALE 1:1500 AT A3

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LANDSCAPE CONCEPT PLAN 01

KEYPLAN

KEY

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- 2100mm HT SECURITY FENCE TO ARCHITECT'S DETAILS
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- TURF REFER TO SPECIFICATION NOTES
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2. ACCESS DRIVEWAY
3. CARPARK
   - Landscape to carpark extension only to match existing
4. EXISTING LANDSCAPE SETBACK RETAINED
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BLUESCOPE MCL7 55 TEMPLAR RD, ERSKINE PARK NSW 2759	LANDSCAPE CONCEPT PLAN 01	H8-22046	DA SUBMISSION	1:500 @A3	H	20.07.2023	KM/AA	DV	L04	BLUESCOPE

0 5 10 15 20 25m

SCALE 1:500 AT A3

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LANDSCAPE CONCEPT PLAN 02

KEYPLAN

KEY

- SITE BOUNDARY
- EASEMENT
- 2100mm HT SECURITY FENCE TO ARCHITECT'S DETAILS
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BLUESCOPE MCL7 55 TEMPLAR RD, ERSKINE PARK NSW 2759	LANDSCAPE CONCEPT PLAN 02	H8-22046	DA SUBMISSION	1:500 @A3	H	20.07.2023	KM/AA	DV	L05	BLUESCOPE

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SCALE 1:500 AT A3

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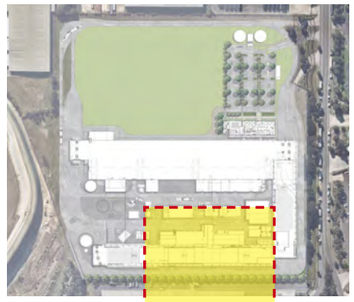
LANDSCAPE CONCEPT PLAN 03



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BLUESCOPE MCL7 55 TEMPLAR RD, ERSKINE PARK NSW 2759	LANDSCAPE CONCEPT PLAN 03	H8-22046	DA SUBMISSION	1:500 @A3	H	20.07.2023	KM/AA	DV	L06	BLUESCOPE

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SCALE 1:500 AT A3

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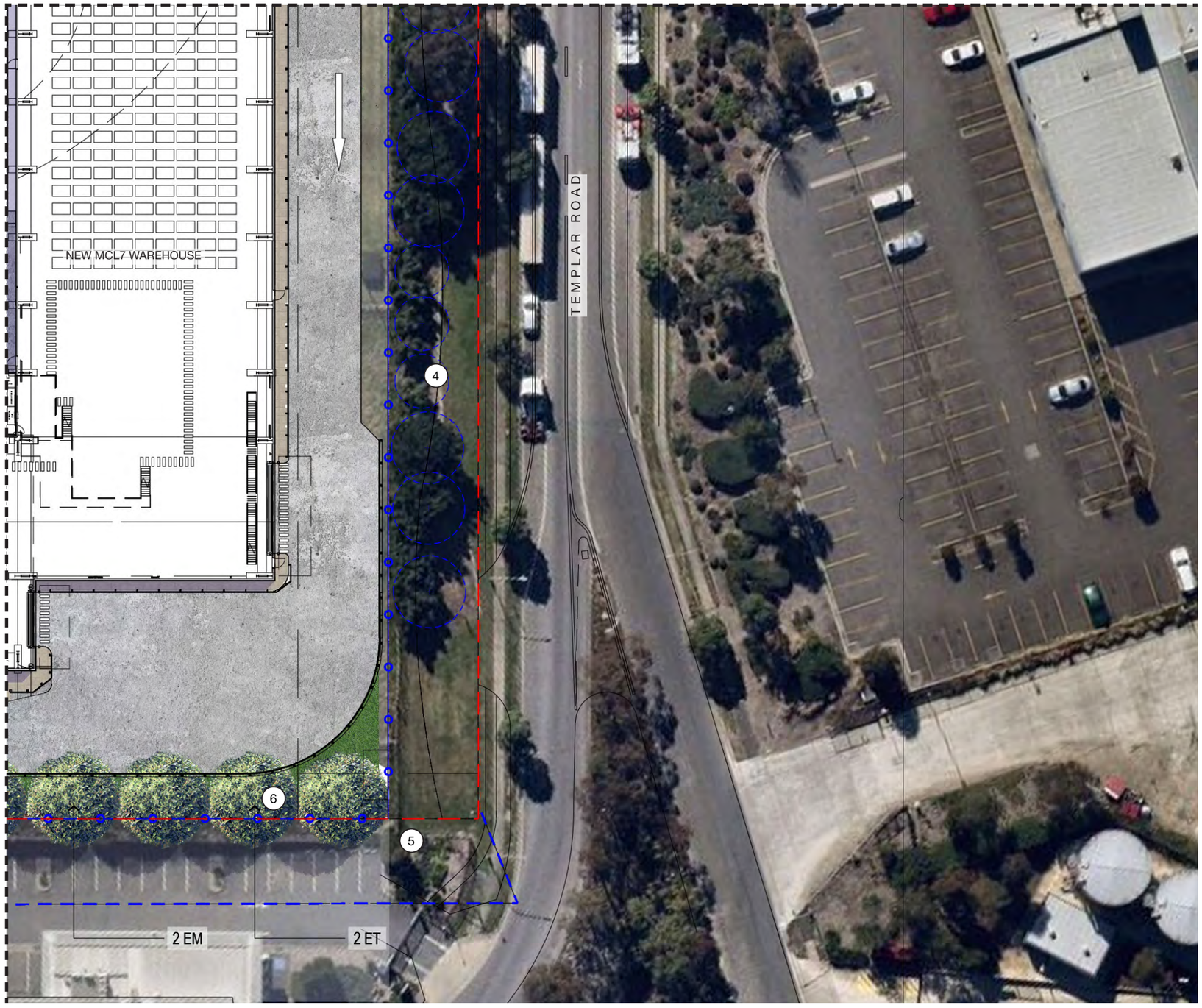
LANDSCAPE CONCEPT PLAN 04



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BLUESCOPE MCL7 55 TEMPLAR RD, ERSKINE PARK NSW 2759	LANDSCAPE CONCEPT PLAN 04	H8-22046	DA SUBMISSION	1:500 @A3	H	20.07.2023	KM/AA	DV	L07	BLUESCOPE

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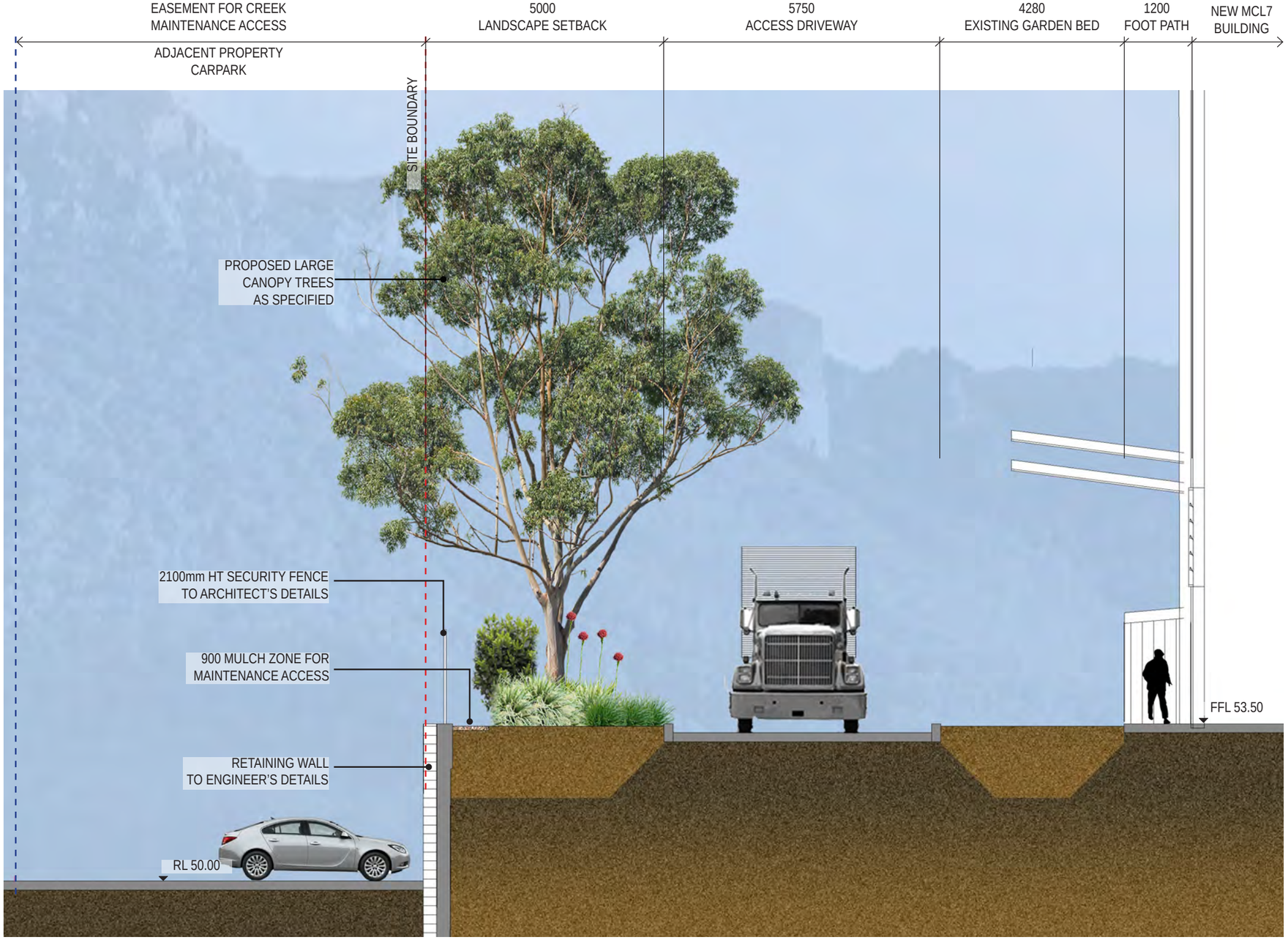
LANDSCAPE SECTION A-A



KEYPLAN

01 **SECTION A-A**
Scale 1:100@A3 / 1:50@A1

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
BLUESCOPE MCL7 55 TEMPLAR RD, ERSKINE PARK NSW 2759	LANDSCAPE SECTION A-A	H8-22046	DA SUBMISSION	1:100 @A3	H	20.07.2023	KM/AA	DV	L08	BLUESCOPE

0 1 2 3 4 5m
SCALE 1:100 AT A3

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INDICATIVE PLANT SCHEDULE

SMALL / MEDIUM TREE SPECIES (75L+)		
CODE	**BOTANICAL NAME + POT SIZE**	**COMMON NAME**
BC	*Backhousia citriodora*	Lemon Scented Myrtle
CS	*Callistemon salignus*	Willow Bottlebrush
CUP	*Cupaniopsis anacardioides*	Tuckeroo
LS	*Lagerstroemia hybrids 'Indian Summer Range'*	Crepe Myrtle Lipan, Biloxi
ER	*Elaeocarpus reticulatus*	Blueberry Ash
ML	*Melaleuca linariifolia*	Snow in Summer
WFL	*Waterhousea floribunda and cultivars*	Weeping Lilly Pilly
AP	*Acacia parramattensis*	Parramatta Wattle
MD	*Melaleuca decora*	White Feather Honeymyrtle
AC	*Angophora costata*	Smooth Bark Apple
CF	*Corymbia ficifolia 'Summer Beauty'*	Dwarf Eucalypt
ACS	*Acmena smithii*	Lilly Pilly
CKP	*Callistemon viminalis 'Kings Park Special'*	Weeping Bottlebrush
MEX	*Magnolia grandiflora 'Exmouth'*	Bull Bay Magnolia
MCWG	*Magnolia 'Coolwyn Gloss'*	Coolwyn Gloss
TL	*Tristaniopsis laurina*	Water Gum
SL	*Syzygium leuhmannii*	Riberry, Small leafed lilly pilly

LARGE TREE SPECIES (100L+)		
CODE	**BOTANICAL NAME + POT SIZE**	**COMMON NAME**
CG	*Casuarina glauca*	Swamp Oak
EA	*Eucalyptus amplifolia*	Cabbage Gum
EC	*Eucalyptus crebra*	Narrow Leaved Ironbark
EF	*Eucalyptus fibrosa*	Broad Leaved Ironbark
EM	*Eucalyptus moluccana*	Grey Box
EP	*Eucalyptus punctata*	Grey Gum
ET	*Eucalyptus tereticorni*	Forest Red Gum
AH	*Araucaria columnaris & A. heterophylla*	Cook Pine/ Norfolk Island Pine
AC	*Angophora costata*	Smooth Bark Apple
CM	*Corymbia maculata*	Spotted Gum
AF	*Angophora floribunda*	Rough-barked Apple
ACU	*Araucaria cunninghamii*	Hoop Pine
FR	*Ficus rubiginosa*	Port Jackson Fig
BA	*Brachychiton acerifolius*	Illawarra Flame Tree
BP	*Brachychiton populneus*	Kurrajong
LC	*Lophostemon confertus*	Brush Box

SHRUBS		
CODE	**BOTANICAL NAME**	**COMMON NAME**
ARU	*Acacia rubida*	Red wattle
ASE	*Acacia spectabilis*	Mudgee wattle
BOB	*Breynia oblongifolia*	Common Breynia
BSP	*Bursaria spinosa*	Blackthorn
CAL	*Correa alba*	White correa
CCI	*Callistemon citrinus*	Bottlebrush varies
CRE	*Correa reflexa*	Native fuchsia
DUL	*Daviesia ulicifolia*	
DVI	*Dodonaea viscosa*	Wedge-leaf Hop Bush
KAM	*Kunzea ambigua*	Fringed Heath Myrtle
DEX	*Doryanthes excelsa*	Gymea Lily
GJU	*Grevillea juniperina*	
HSE	*Hakea sericea*	
HSA	*Hakea salicifolia*	Willow Hakea
WFR	*Westringia fruticosa*	Coast Rosemary
SSF	*Syzygium australe 'Southern Form'*	Lilly Pilly
GRG	*Grevillea 'Robyn Gordon'*	
PTO	*Pittosporum tobira*	Australian laurel
PMM	*Pittosporum 'Miss Muffet'*	Miss Muffet
PTE	*Phormium tenax*	New Zealand flax
ASM	*Acmena smithii var minor*	Dwarf Lilly Pilly
FFL	*Ficus 'Flash'*	
MCT	*Melaleuca 'Claret Tops'*	

GROUNDCOVERS, FERNS, HEDGES, GRASSES & CLIMBERS (150mm pot size)		
CODE	**BOTANICAL NAME (150mm pot size) @ 4/m2**	**COMMON NAME**
AAE	*Adiantum aethiopicum*	Maidenhair Fern
CAP	*Carex appressa*	Tall sedge
CAN	*Cissus antarctica*	Native Grape
CAR	*Clematis aristata*	Old Man's Beard
DLO	*Dianella longifolia*	Flax Lily
DRE	*Dichondra repens*	Kidney Weed
HVI	*Hardenbergia violacea*	Purple Twining-pea
LLT	*Lomandra longifolia 'Tanika'*	Dwarf Mat Rush
MST	*Microlaena stipoides*	Weeping Grass
PPA	*Pandorea pandorana*	Wonga Vine
POA	*Poa labillardieri*	Tussock Grass
CGL	*Carpobrotus glaucescens*	Pigface
GRP	*Grevillea 'Royal Poorinda'*	Grevillea groundcover

Plant species sourced from The Mamre Road DCP 2021 - Appendix C Plant list.

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
BLUESCOPE MCL7 55 TEMPLAR RD, ERSKINE PARK NSW 2759	INDICATIVE PLANT SCHEDULE	H8-22046	DA SUBMISSION	NTS	H	20.07.2023	KM/AA	DV	L09	BLUESCOPE

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INDICATIVE PLANT SCHEDULE

PLANT IMAGES

Eucalyptus crebra

Magnolia “Coolwyn Gloss”

Elaeocarpus reticulatus

Backhousia citriodora

Eucalyptus amplifolia

Waterhousea floribunda

Callistemon salignus

Melaleuca linariifolia

Melaleuca decora

Angophora costata

Tristaniopsis laurina

Angophora floribunda

Brachychiton acerifolium

Lagerstroemia hybrids

Pittosporum ‘Miss Muffet’

Syzygium ‘Southern Form’

Grevillea ‘Robyn Gordon’

Doryanthes excelsa

Callistemon citrinus

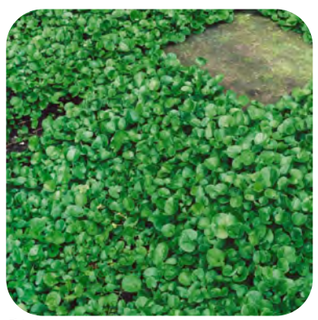
Westringia fruticosa

Correa alba

Lomandra longifolia ‘Tanika’

Carpobrotus glaucescens

Hardenbergia violacea


Dichondra repens

Grevillea ‘Royal Poorinda’

PLANTING STRATEGY

INTEGRATION:
STREET TREE PLANTING, SETBACK PLANTING AND BUFFER PLANTING SHALL BE INTEGRATED WITH SOFT ENGINEERING SWALES AND SHALL LINK WITH THE RE-VEGETATED CREEK CORRIDOR

CONNECTIVITY:
THE STREETSCAPE USES PEDESTRIAN AND BIKE PATHS TO CONNECT ALL BUILDINGS WITHIN THE DEVELOPMENT WITH PUBLIC SPACE AND THE CREEK CORRIDOR WHILE LINKING IN WITH THE REGIONAL BIKE NETWORK.

MULTIFUNCTIONALITY:
THE PLANTING STRATEGY ALLOWS FOR THE VARIOUS MICRO-CLIMATE ECOSYSTEMS CREATED BY BUILT FORM AND ROADS. ALL PLANTING LINKS BACK TO THE LOCAL ENDEMIC PLANTING AND CREEK CORRIDOR ENVIRONMENT.

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
BLUESCOPE MCL7 55 TEMPLAR RD, ERSKINE PARK NSW 2759	INDICATIVE PLANT SCHEDULE	H8-22046	DA SUBMISSION	NTS	H	20.07.2023	KM/AA	DV	L 10	BLUESCOPE

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TYPICAL SPECIFICATION + MAINTENANCE NOTES

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.

PLANTING MIXTURE - (300mm DEPTH)
Imported Garden Mix.
Type: Premium
Available: Australian Native Landscapes (ANL)

TURF SOIL MIX (150mm DEPTH)
Type: Turf underlay
Available: Australian Native Landscapes (ANL)

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: (75mm DEPTH)
Type 1:
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 “GO Compost” as available from Soilco or approved equal.

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 Shirleys No. 17 or approved equal 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.

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. 100-200+ litre size plant 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.

TURF
Obtain turf from a specialist grower of cultivated turf. Turf shall be of even thickness, free from weeds and other foreign matter; lay in stretcher pattern with joints staggered and close butted, perpendicular to gradient of FSL. Water immediately after laying.
TURF TYPE: Couch (Confirm with council prior to construction)
Sir Walter Buffalo (For shaded areas. Confirm with council prior to construction)

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, re-seeding, 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.

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 Superintendent. Replacements shall be made on a continuing basis 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 Superintendent. Remove stakes and ties at the end of the maintenance period if so directed.

PRUNING
General: Prune to reflect the natural growth flowering and regrowth habit of the individual species. Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.
Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.
Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified ‘arborist’.

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. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

PEST AND DISEASE 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 Superintendent.

GRASS AND TURF AREAS
The landscape contractor shall maintain all grass and turf areas by watering, weeding, re-seeding, 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 Superintendent 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.

MAITENANCE PERIOD: (26 Weeks) - Confirm with Superintendent

IRRIGATION PERFORMANCE SPECIFICATION NOTES
IRRIGATION OVERVIEW

EXTENT (Setback, Carpark, Garden and Turf Areas)
All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation
are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump

DRIPLINE
Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers.
Install line at 500mm spacings with the first line to be 150mm in from edge. Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

CONTROL VALVES
24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side. Controller to be Toro greenkeeper or approved equal with a rain switch.
Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.

CONTROL WIRES
Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

Provide a backflow prevention device to Sydney water standards AS 3500.

RELEVANT AUSTRALIAN STANDARDS

Soil: AS4419, AS3743, AS4454.
Mulch: AS4454.
Tree Stock: AS2303.
Pruning: AS4373.
Tree Protection: AS4970.
Contractors to comply with the above Australian Standards.

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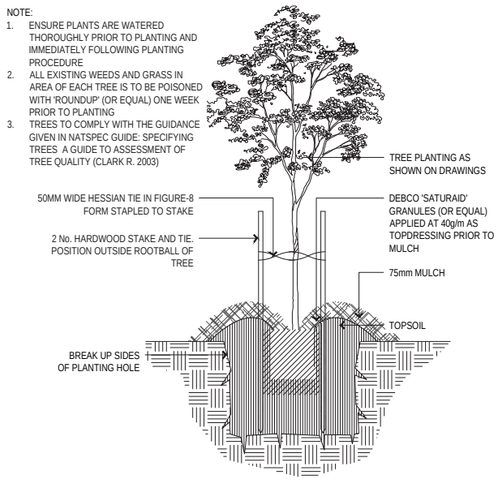
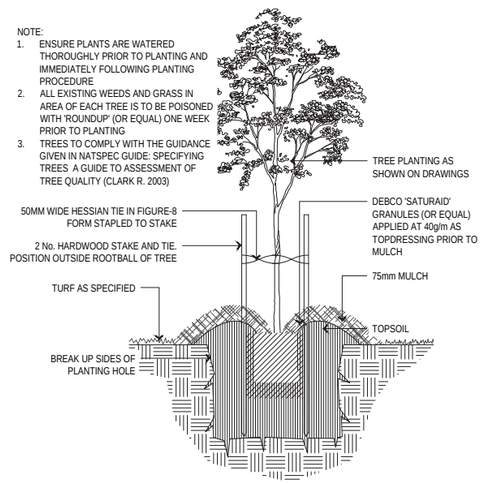
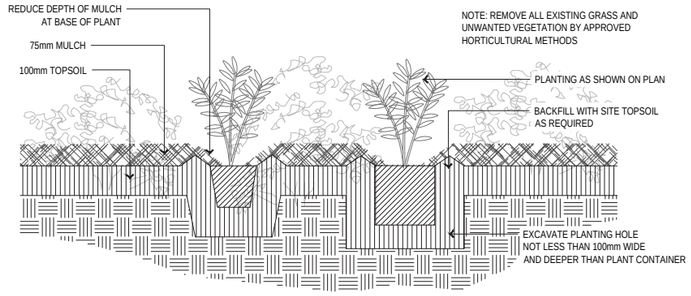
TYPICAL LANDSCAPE DETAILS



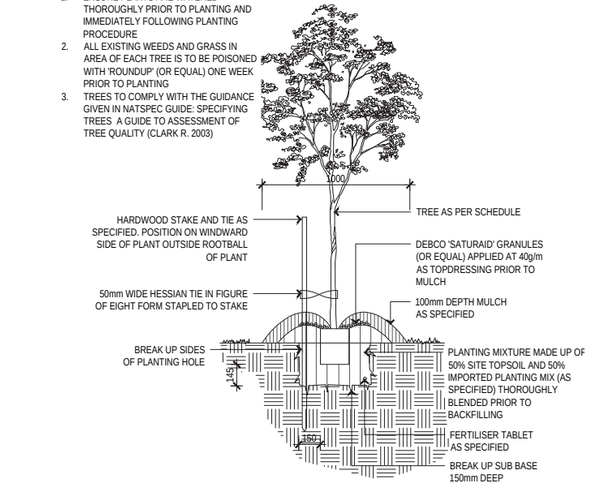
01 TYPICAL TREE PLANTING DETAIL UNDER 100L
1:20 @ A1 / 1:40 @ A3
(IN GARDEN BED)



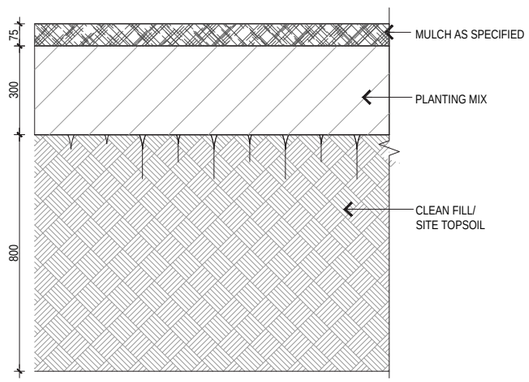
03 TYPICAL TREE PLANTING DETAIL
1:20 @ A1 / 1:40 @ A3
(IN TURF)



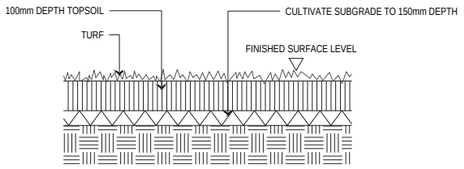
05 MASS PLANTING DETAIL
1:10 @ A1 / 1:20 @ A3



02 TYPICAL TREE PLANTING DETAIL OVER 100L
1:20 @ A1 / 1:40 @ A3



04 TYPICAL SOIL PROFILE
1:10 @ A1 / 1:20 @ A3



06 TURF DETAIL
1:10 @ A1 / 1:20 @ A3

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