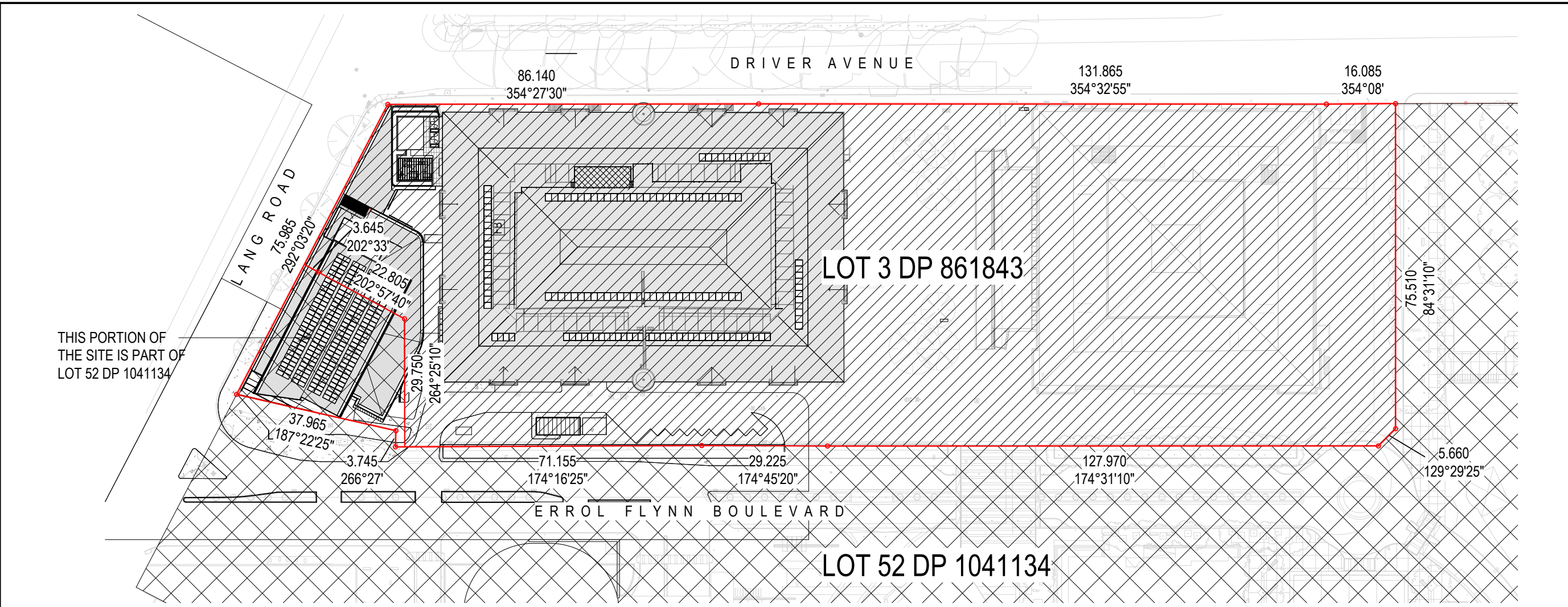


1 SITE PLAN
1:500

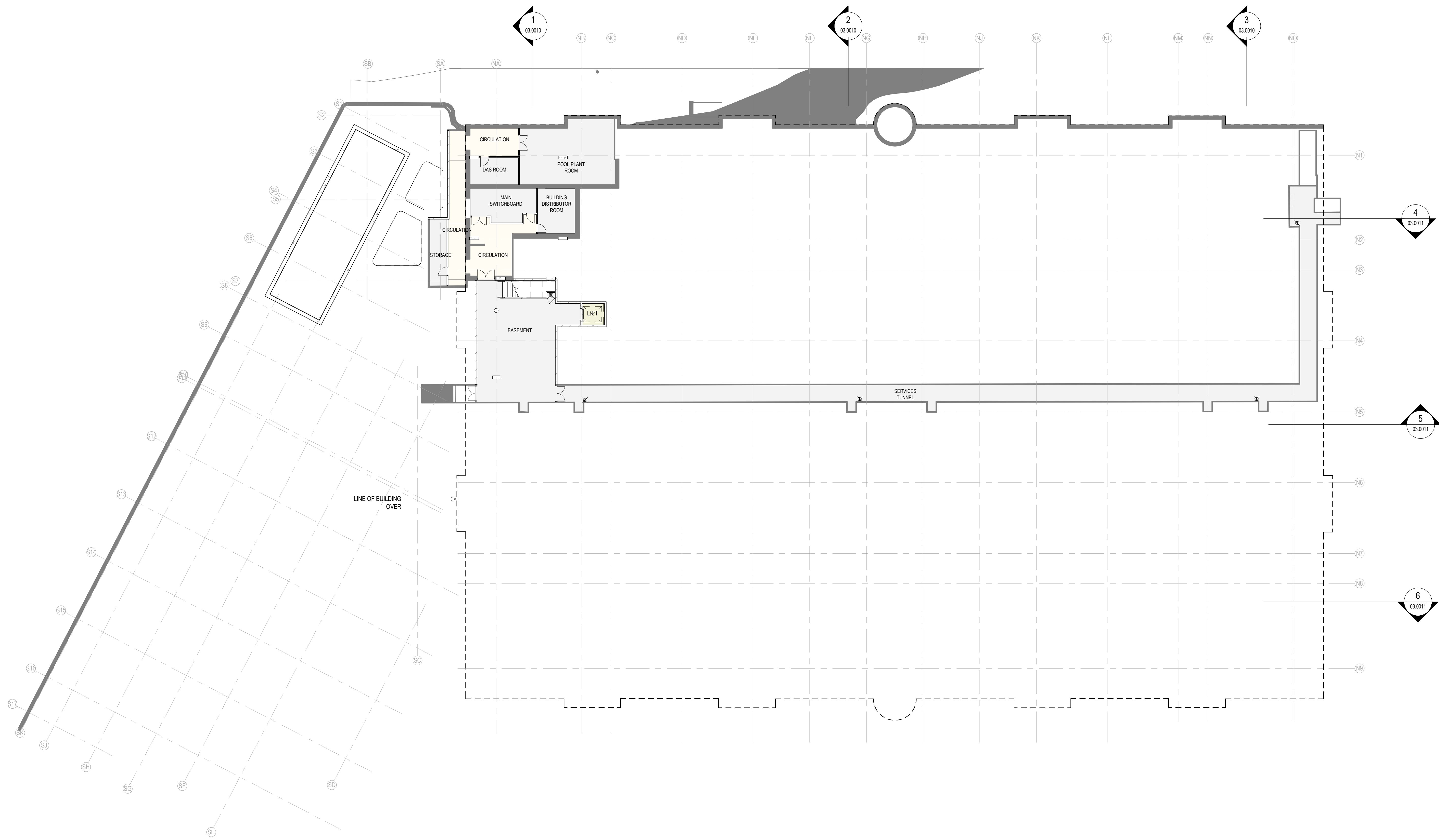


2 LOT PLAN
1:1000

LOT BOUNDARIES:
The Royal Hall of Industries is located on Lot 3 DP 861843 however a portion of the Southern Courtyard is included as part of the larger Lot 52 DP 1041134

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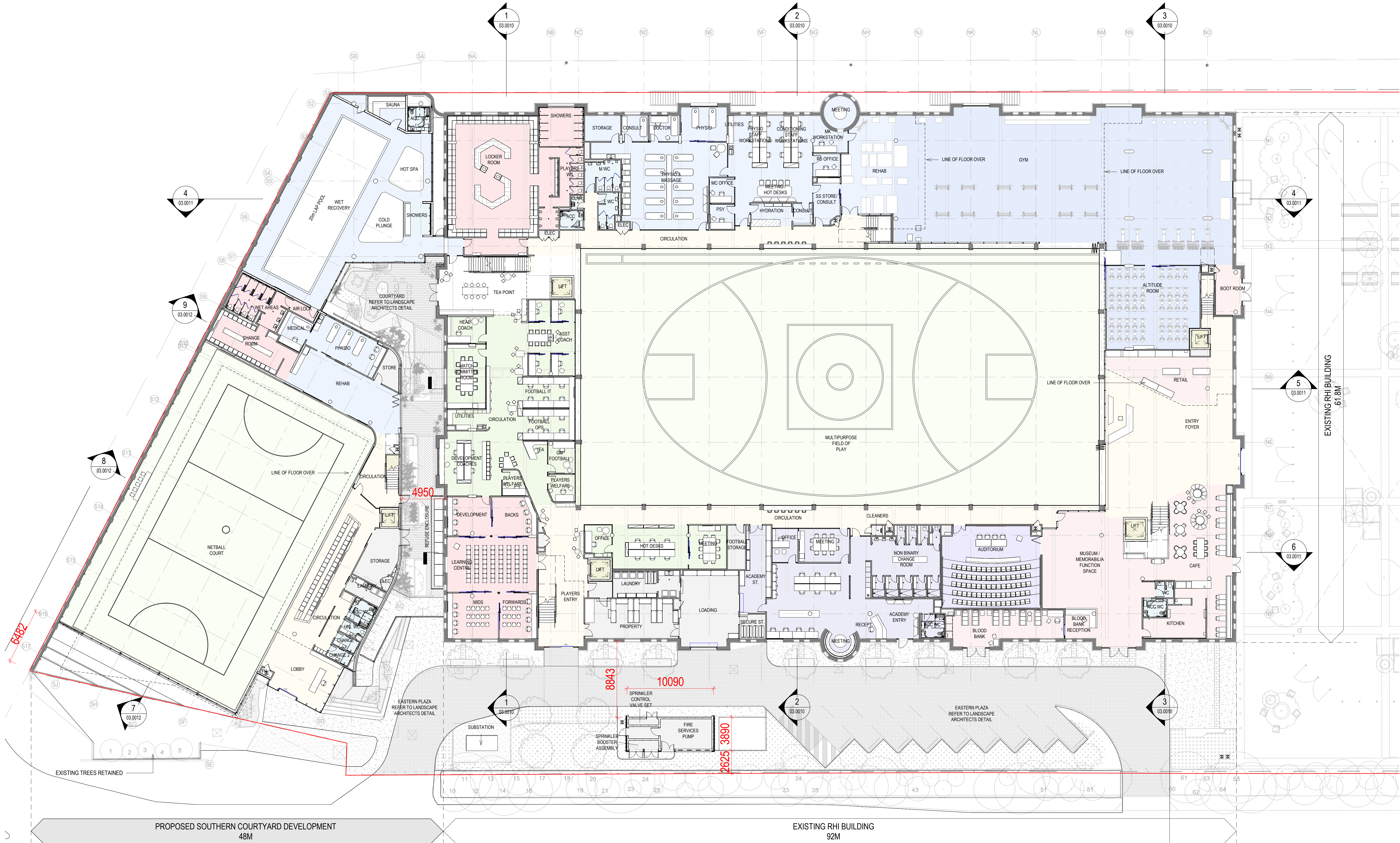
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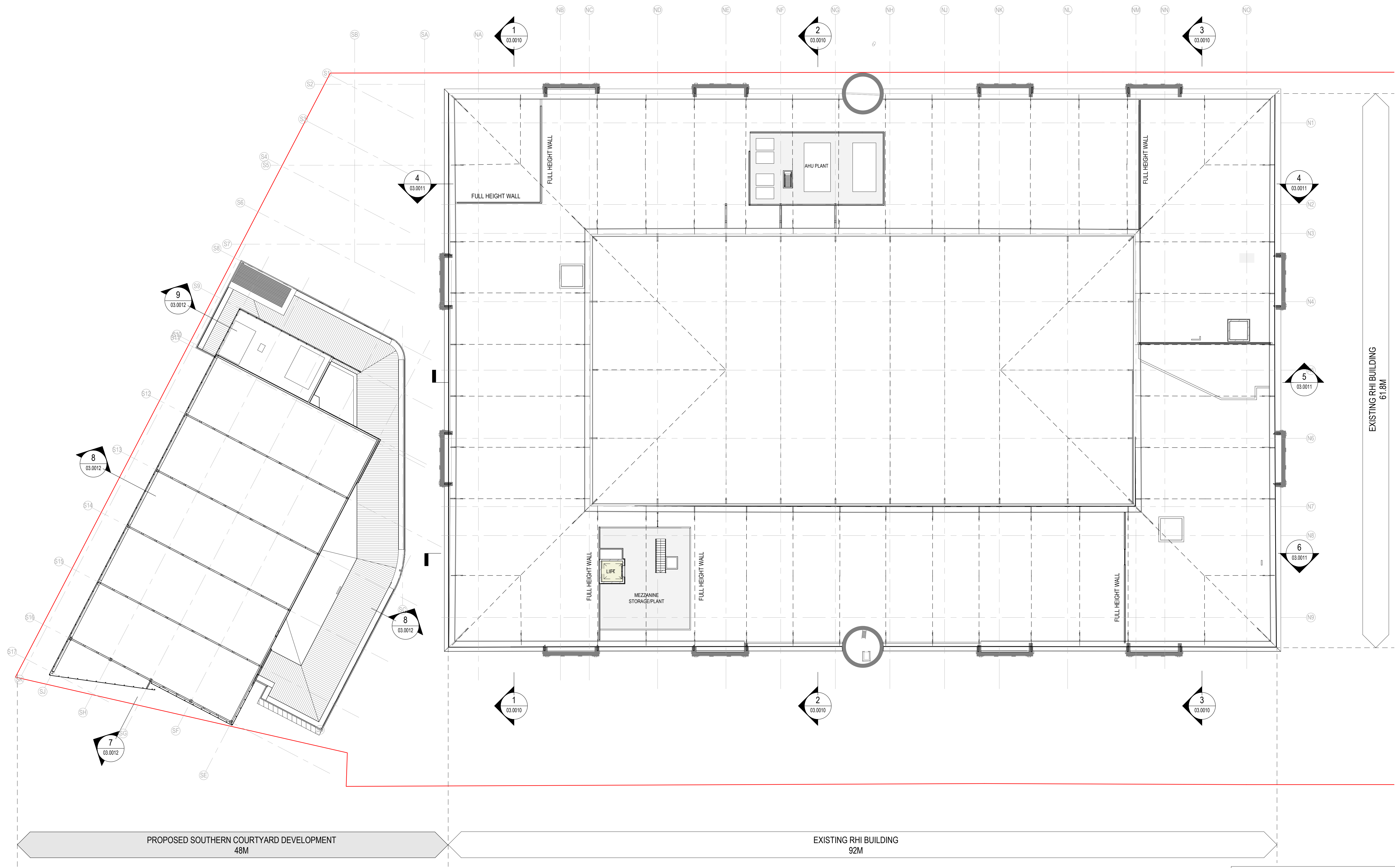
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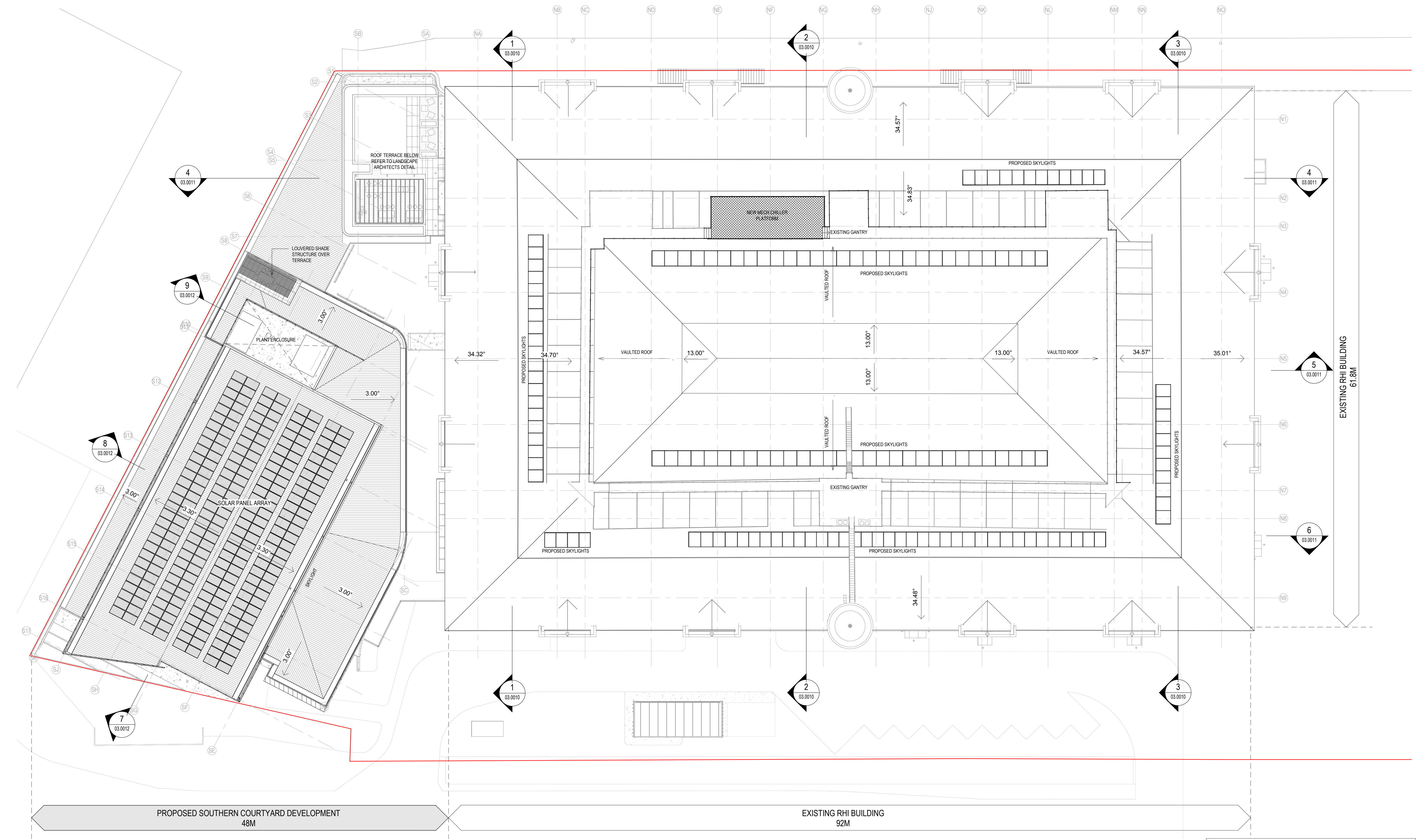
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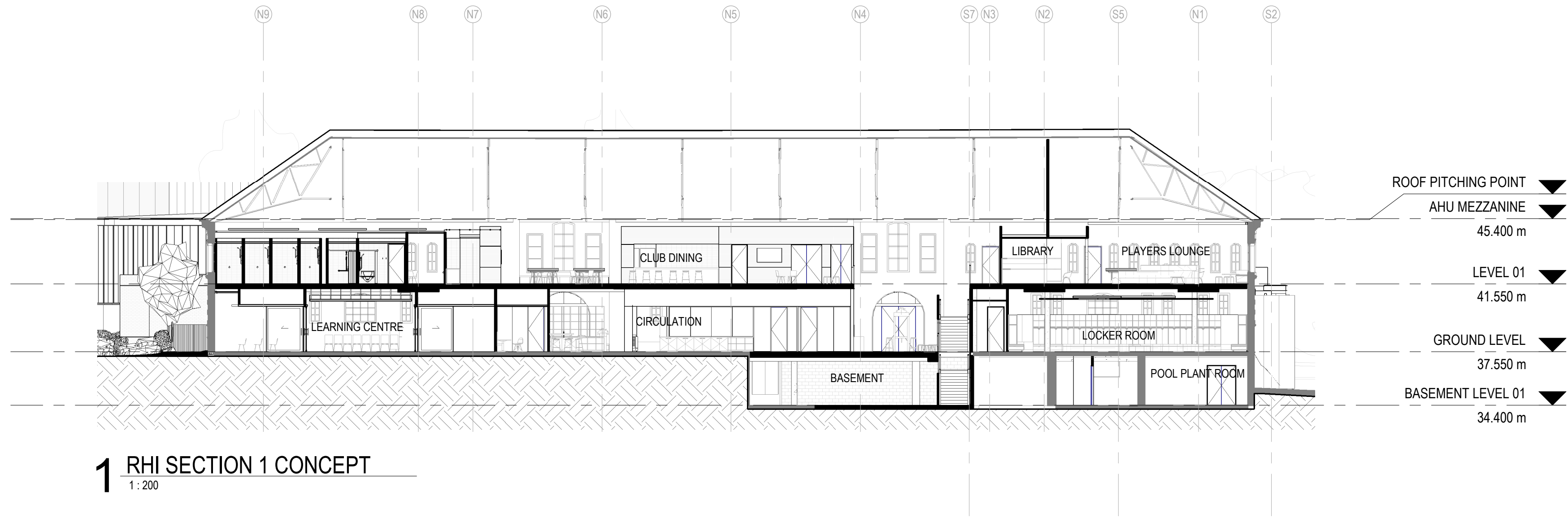
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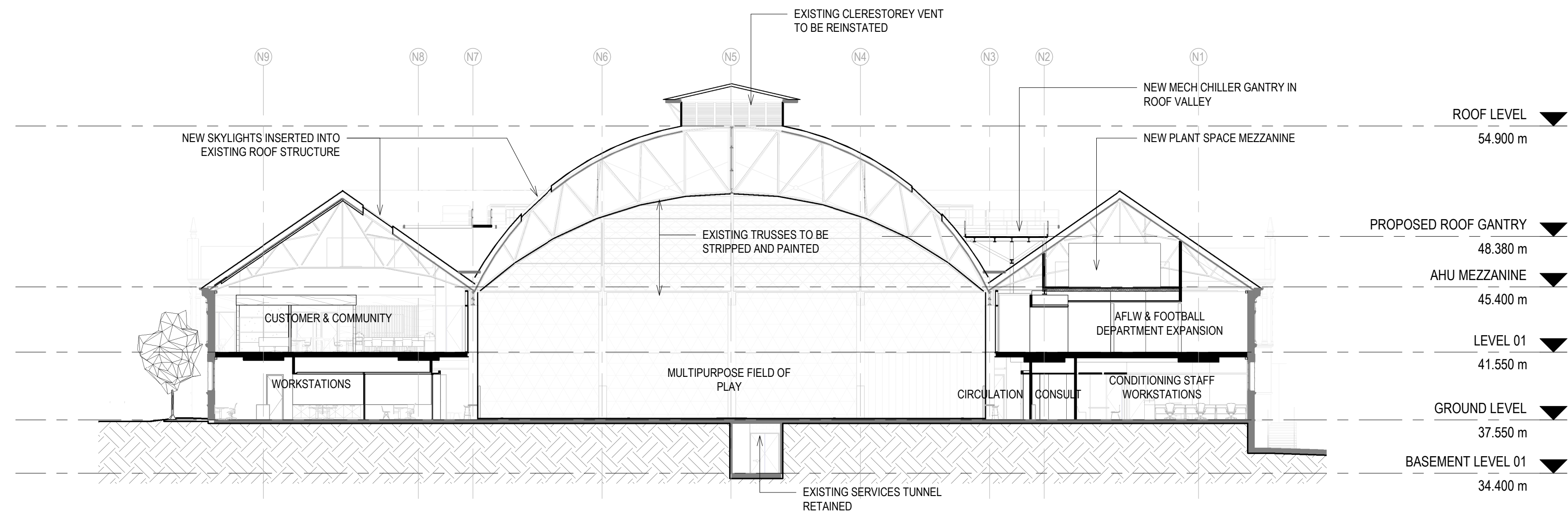
FLOOR PLAN
ROOF LEVEL

SK.02.0310
DATE: 10.01.2020
DRAWN: POP

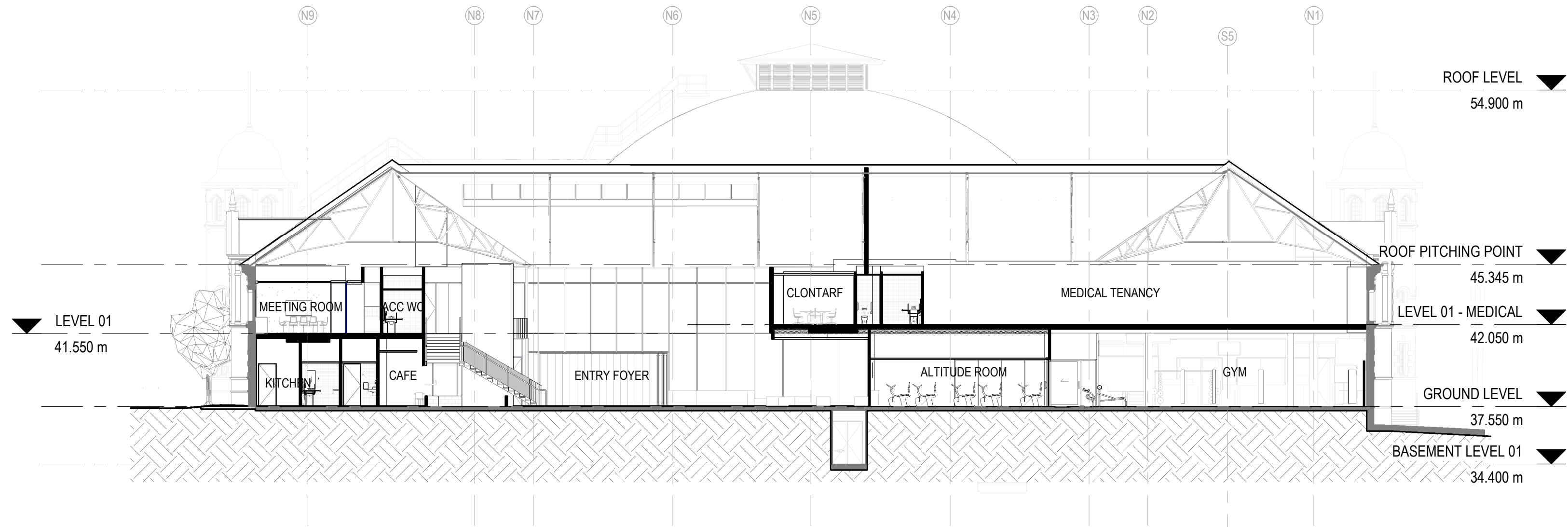
REV: G
SCALE: 1 : 200 - 100% @ A1
PROJECT: 15.7401.00



1 RHI SECTION 1 CONCEPT
1:200



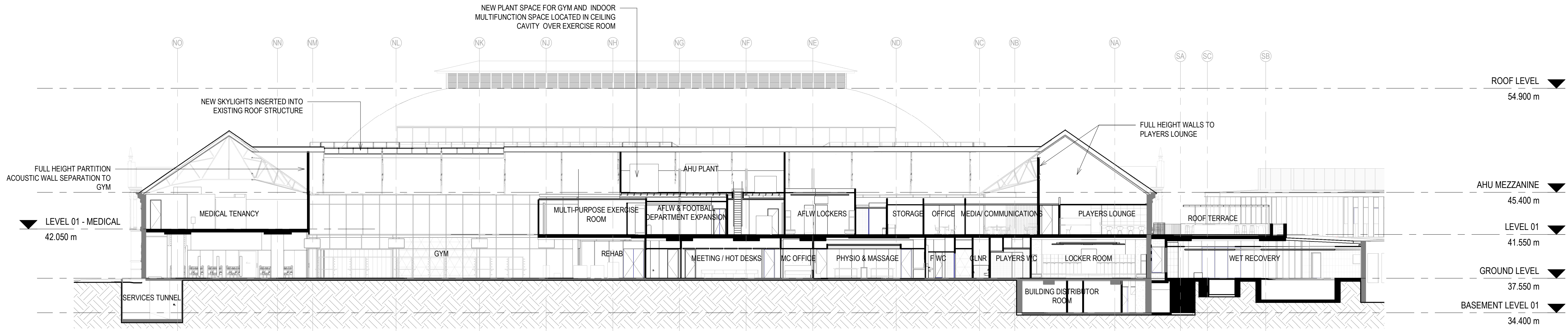
2 RHI SECTION 2 CONCEPT
1:200



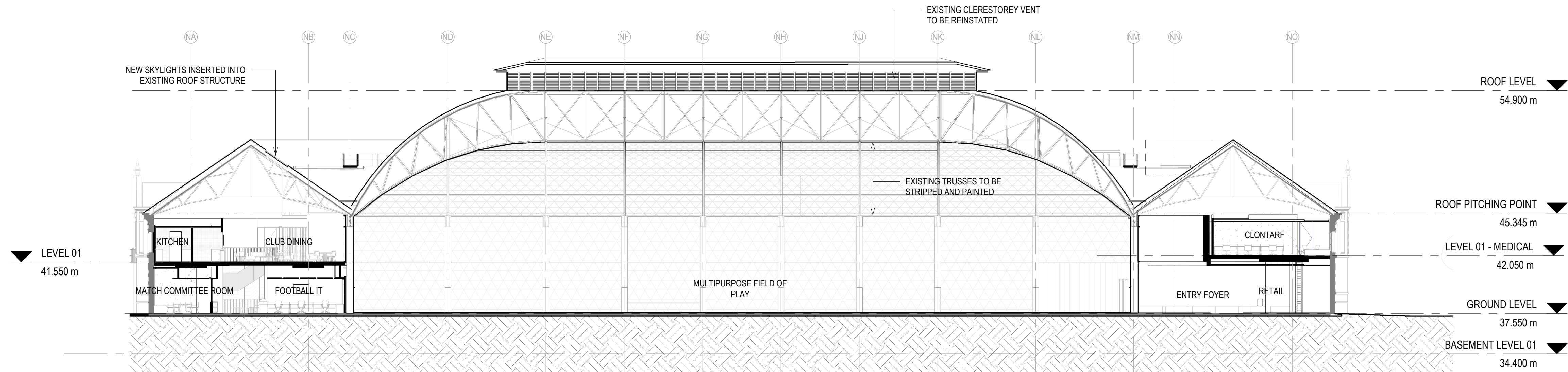
3 RHI SECTION 3 CONCEPT
1:200

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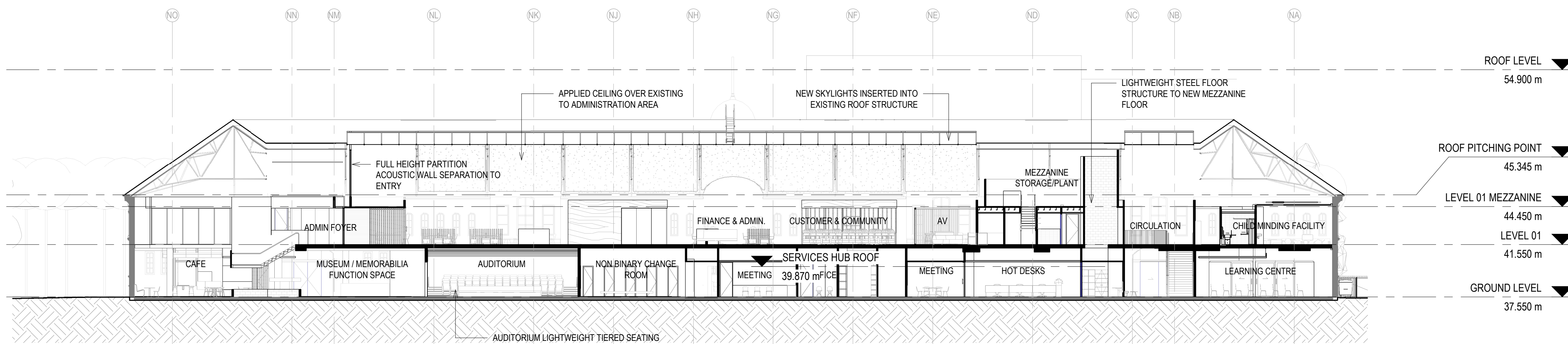
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4 RHI SECTION 4 CONCEPT
1:200



5 RHI SECTION 5 CONCEPT
1:200



6 RHI SECTION 6 CONCEPT
1:200

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ORIGINAL SHEET SIZE A1 - 841 X 594 mm PRINTED: 10/01/2020 1:54:41 PM

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RHI BUILDING SECTIONS
NORTH-SOUTH

SK.03.0011

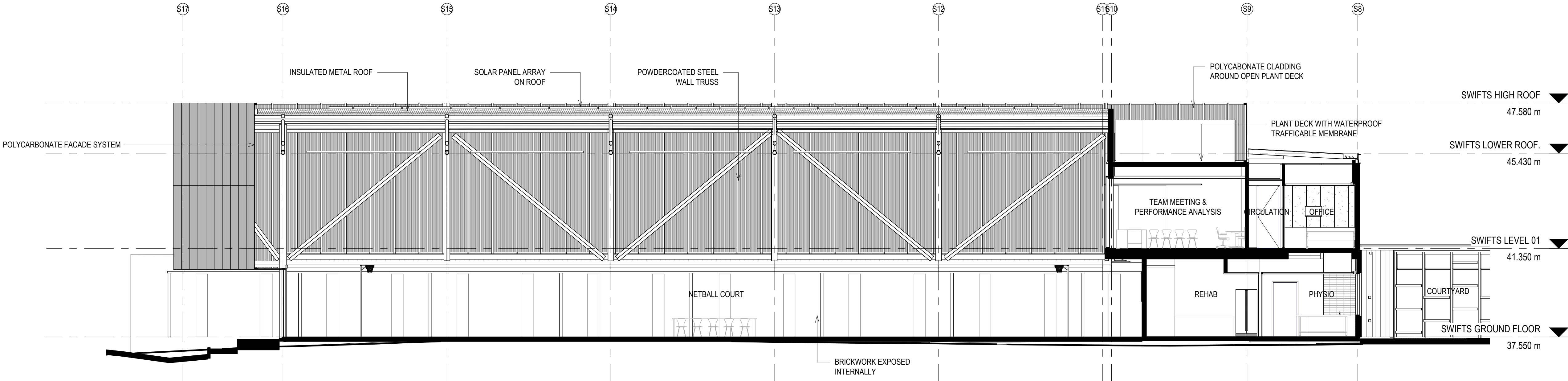
DATE: 09.01.2020

DRAWN: POP

REV: D

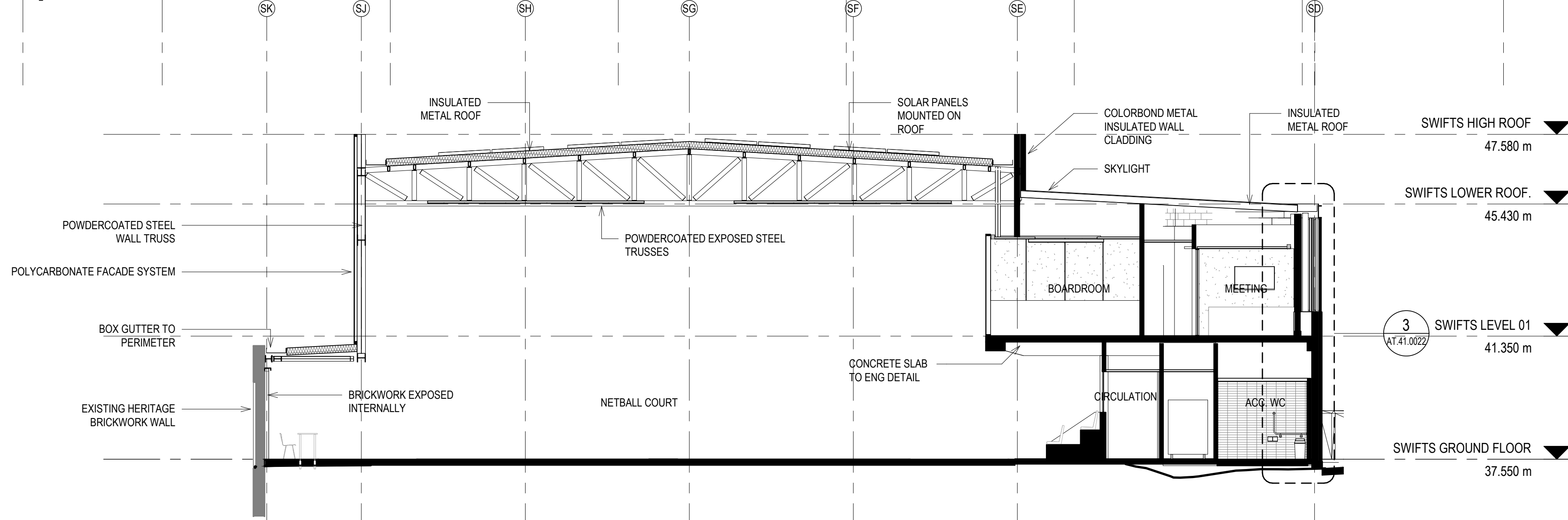
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PROJECT: 15.7401.00



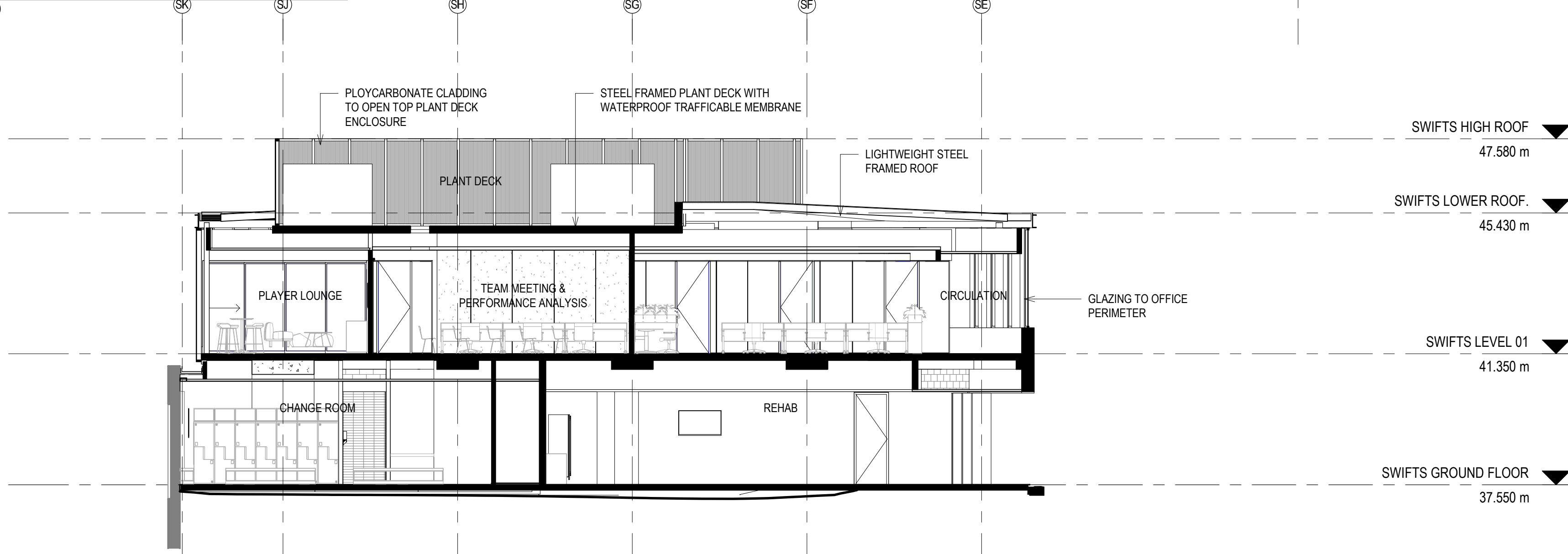
7 SWIFTS E-W SECTION CONCEPT

1:100



8 SWIFTS N-S SECTION 1 CONCEPT

1:100

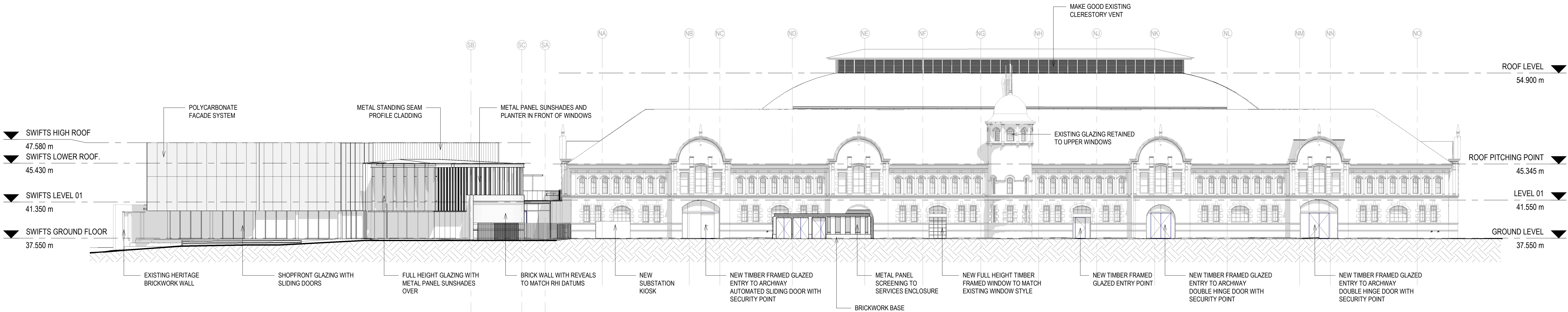


9 SWIFTS N-S SECTION 2 CONCEPT

1:100

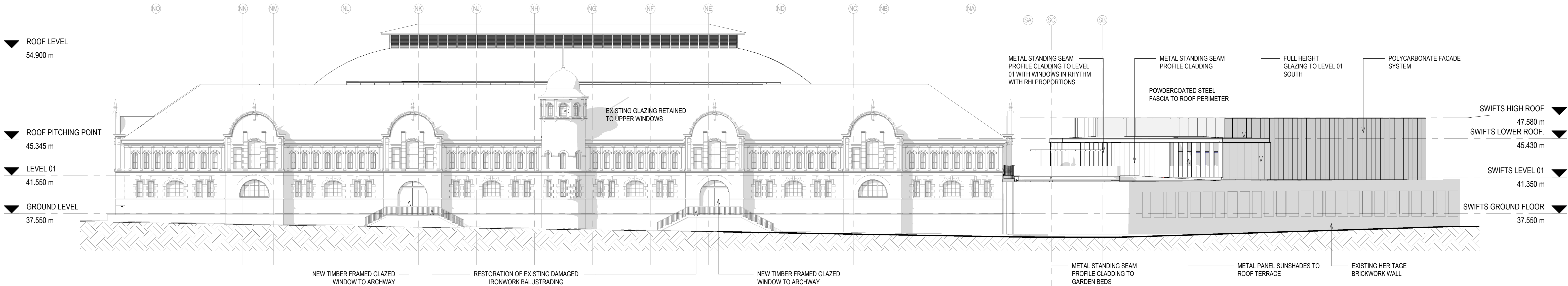
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1 RHI EAST ELEVATION CONCEPT

1:200



2 RHI WEST ELEVATION CONCEPT

1:200

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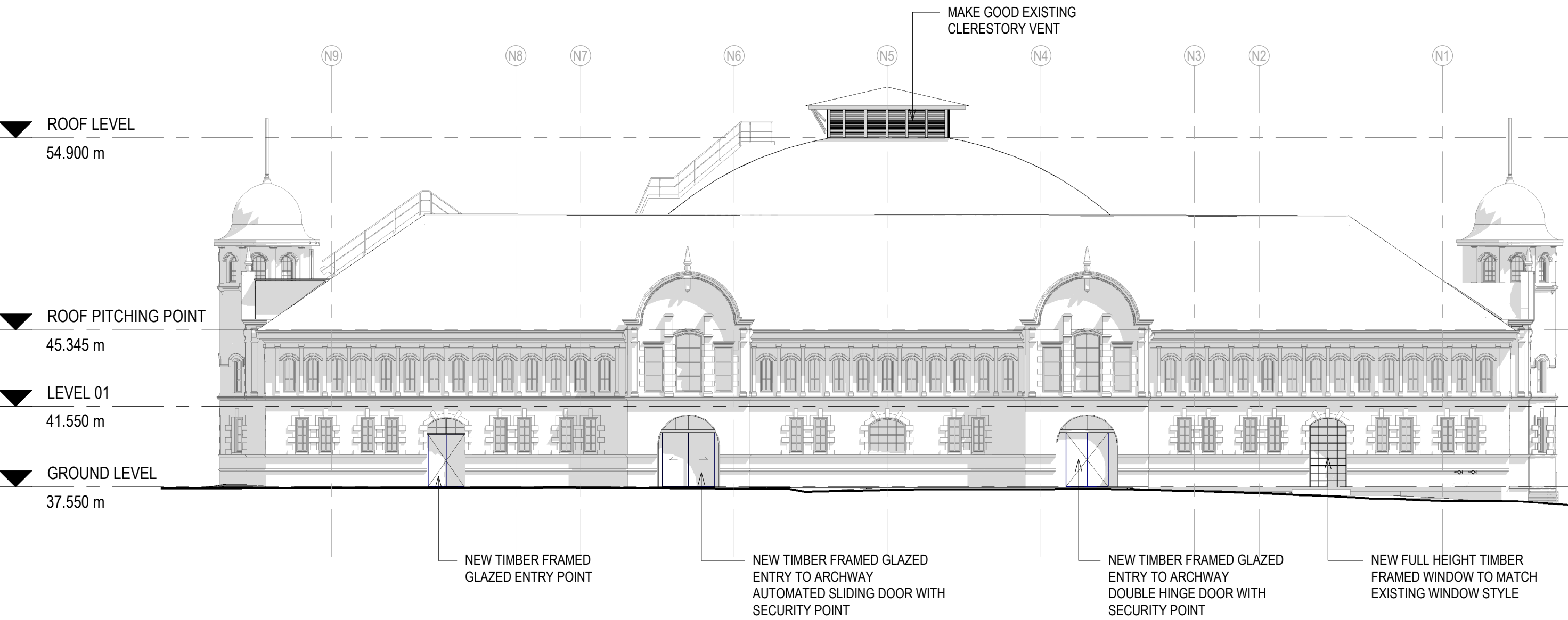
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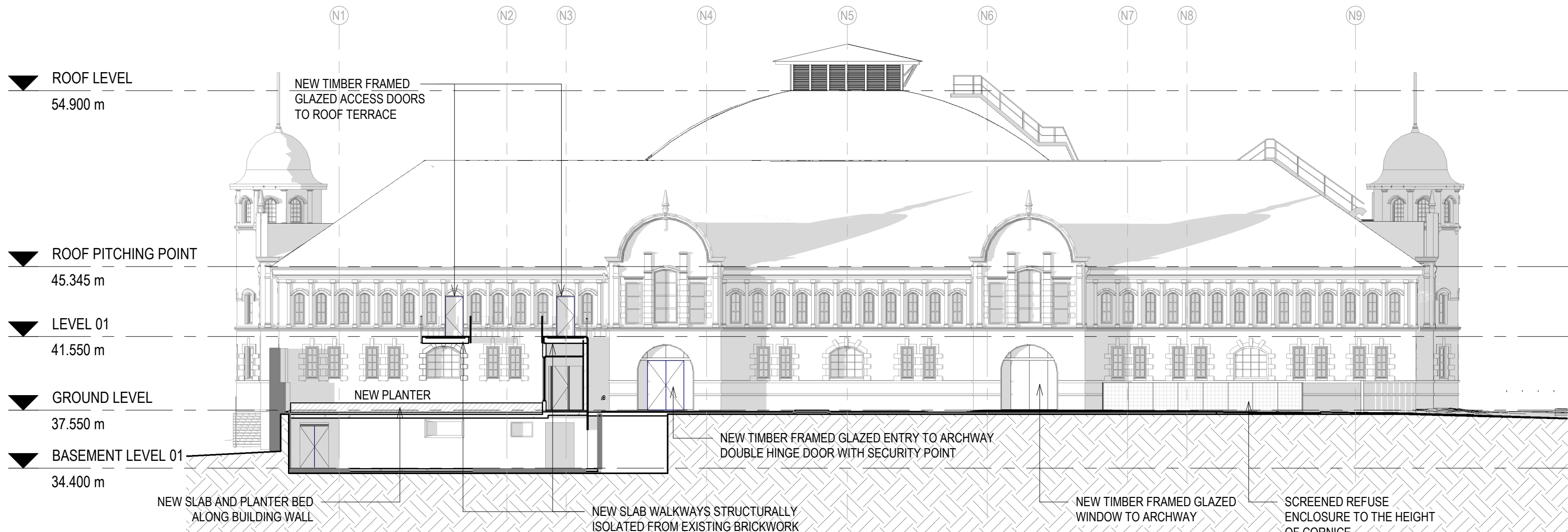
RHI & SWIFTS BUILDING ELEVATIONS
EAST - WEST

SK.03.0013
DATE: 10.01.2020
DRAWN: POP

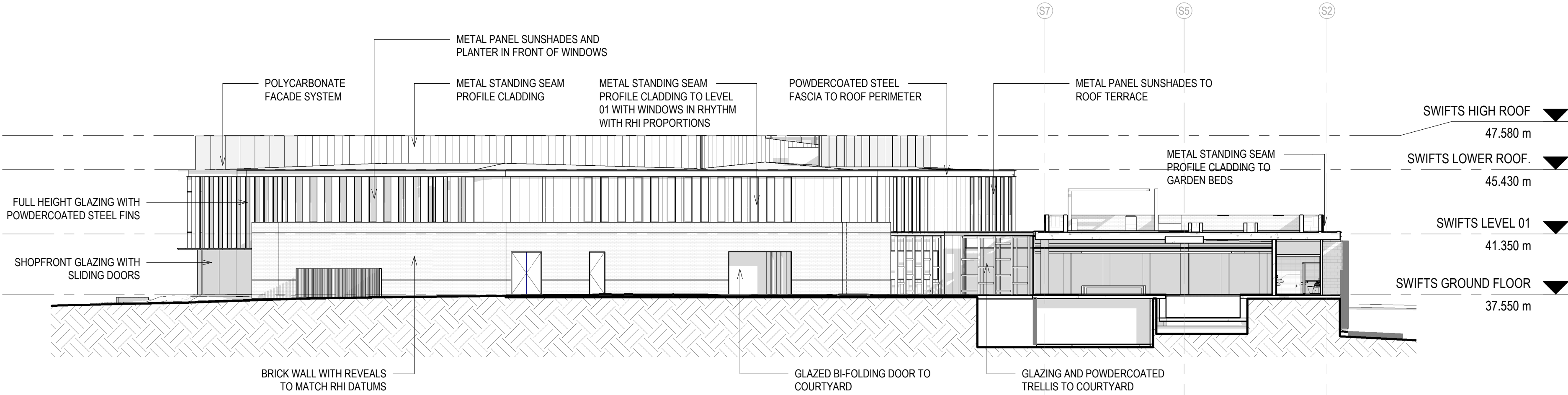
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SCALE: 1:200 - 100% @ A1
PROJECT: 15.7401.00



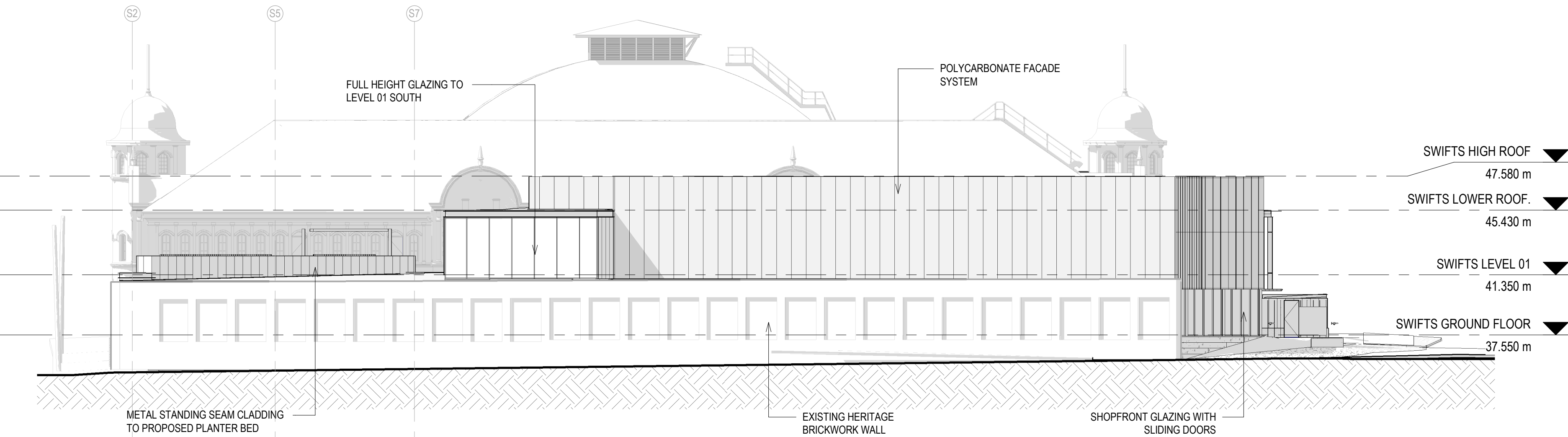
1 RHI NORTH ELEVATION CONCEPT
1 : 200



2 RHI SOUTH ELEVATION CONCEPT
1 : 200



3 SWIFTS TENANCY NORTH ELEVATION CONCEPT
1 : 200



4 SWIFTS TENANCY SOUTH ELEVATION CONCEPT
1 : 200

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RHI & SWIFTS BUILDING ELEVATIONS
NORTH - SOUTH

SK.03.0014

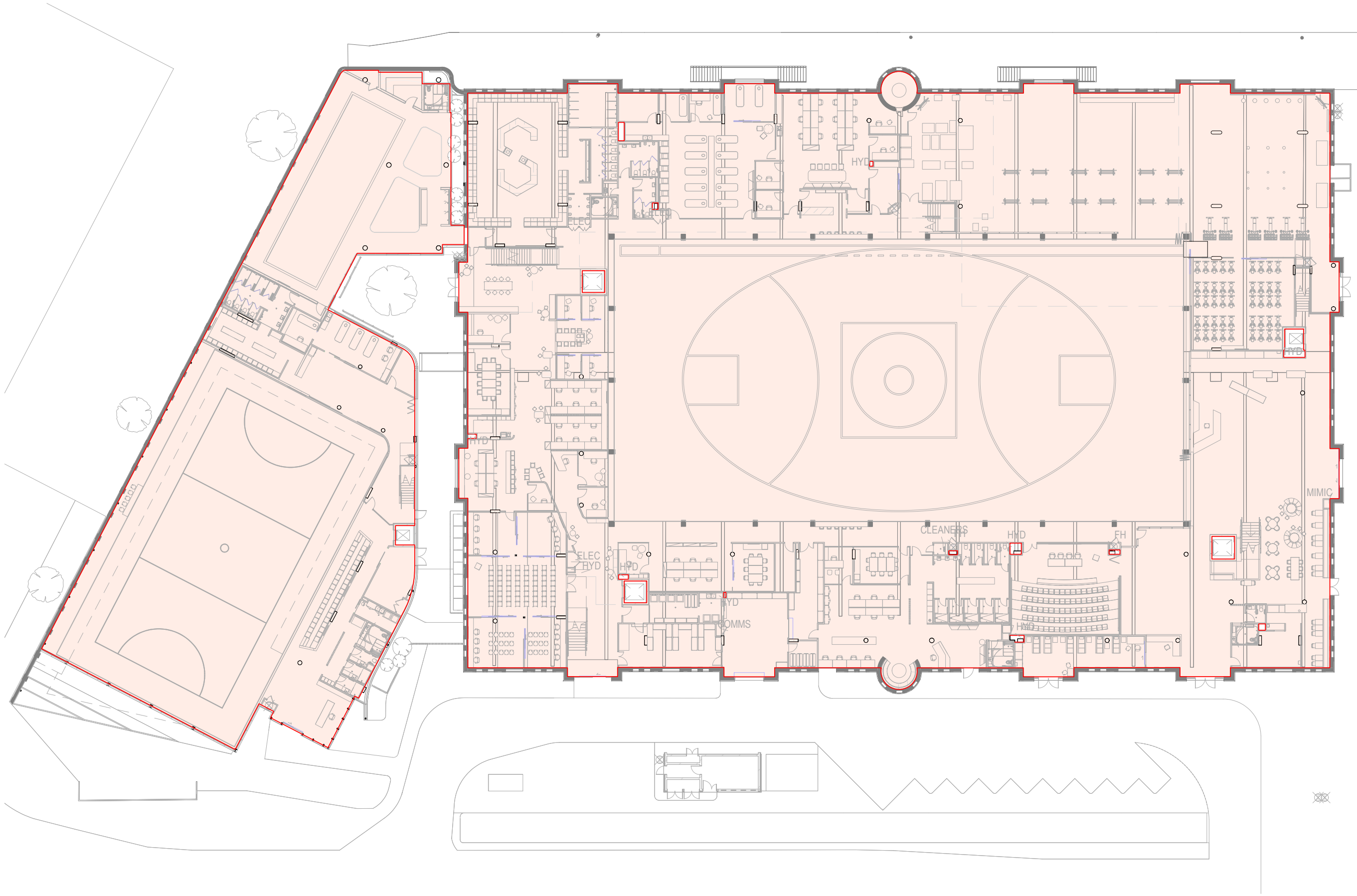
DATE: 10.01.2020

DRAWN: POP

REV: E

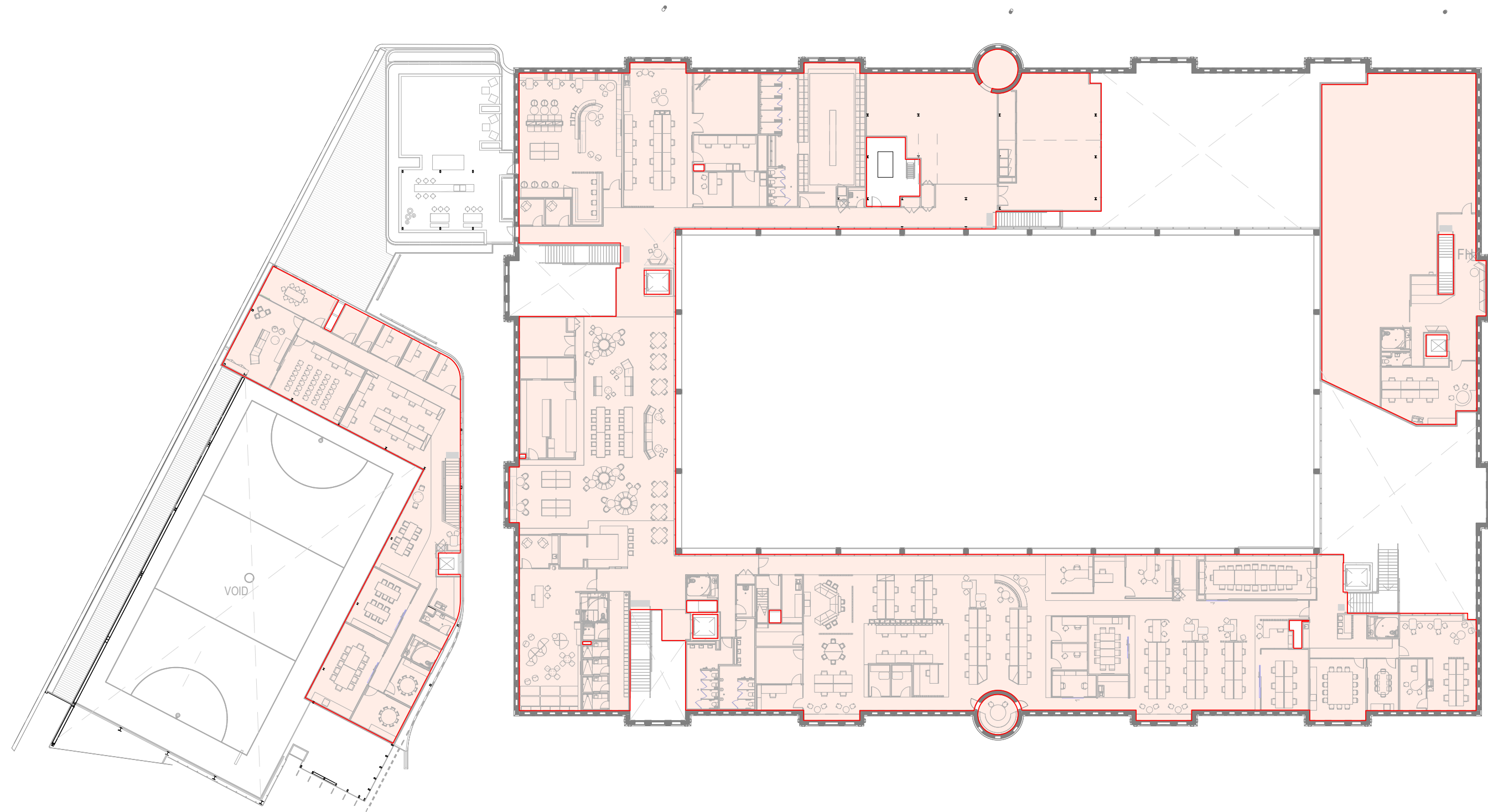
SCALE: 1 : 200 - 100% @ A1

PROJECT: 15.7401.00



1 GFA PLAN - GROUND LEVEL
1 : 400

GROUND LEVEL - GFA AREAS	
ROYAL HALL OF INDUSTRIES:	5,624 m ²
SOUTHERN COURTYARD DEVELOPMENT:	1,662 m ²
GFA TOTAL: 7,286 m ²	



2 GFA PLAN - LEVEL 01
1 : 400

LEVEL 01 - GFA AREAS	
ROYAL HALL OF INDUSTRIES:	2,914 m ²
SOUTHERN COURTYARD DEVELOPMENT:	440 m ²
GFA TOTAL: 3,354 m ²	

GROUND LEVEL & LEVEL 01 - TOTAL GFA AREAS	
ROYAL HALL OF INDUSTRIES:	8,538 m ²
SOUTHERN COURTYARD DEVELOPMENT:	2,102 m ²
GFA TOTAL: 10,640 m ²	

NOTE: BASEMENT AND LEVEL 01 MEZZANINE ARE EXCLUDED FROM GFA CALCULATIONS AS THEY CONTAIN NO HABITABLE ROOMS

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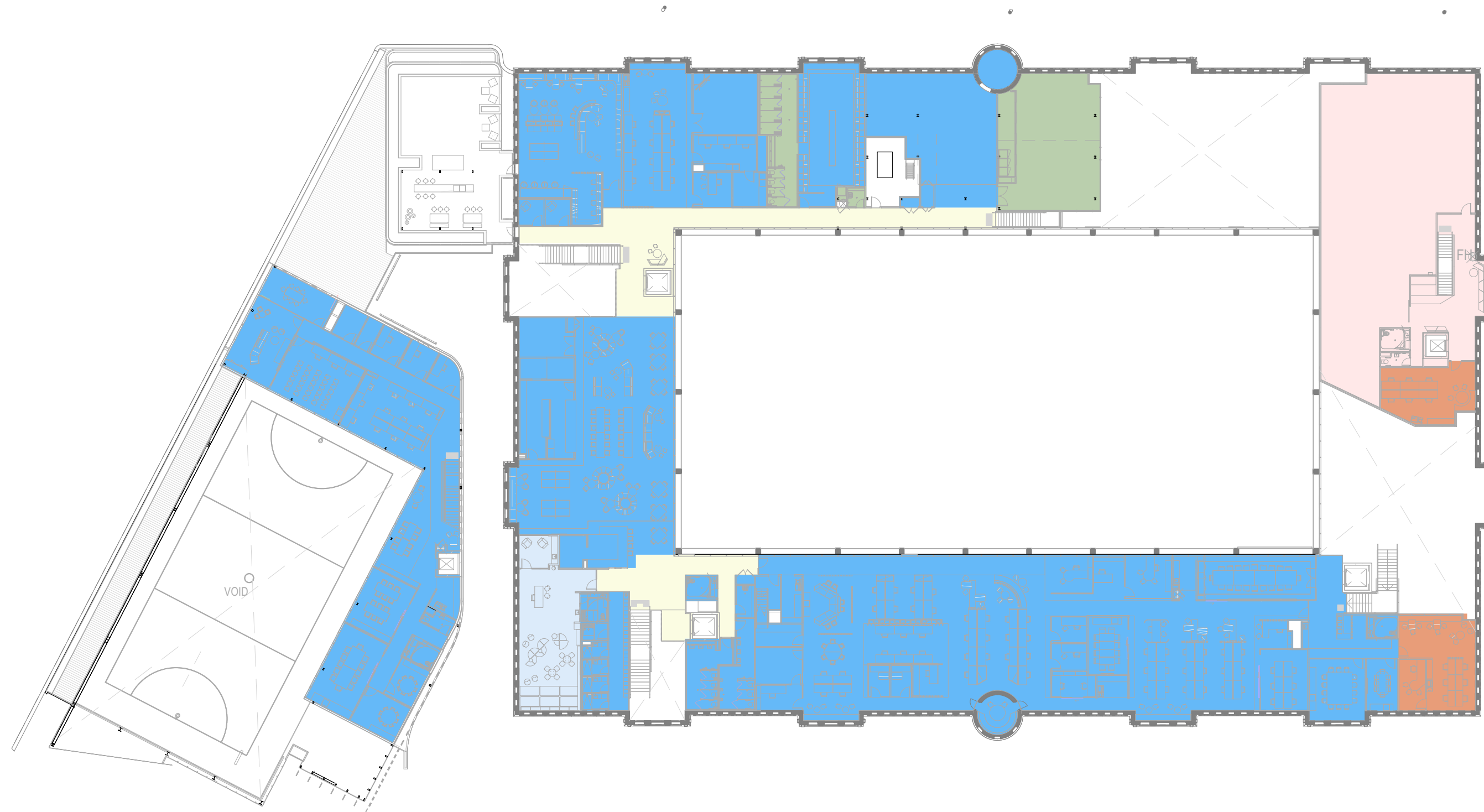
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1 LAND USE PLAN - GROUND LEVEL

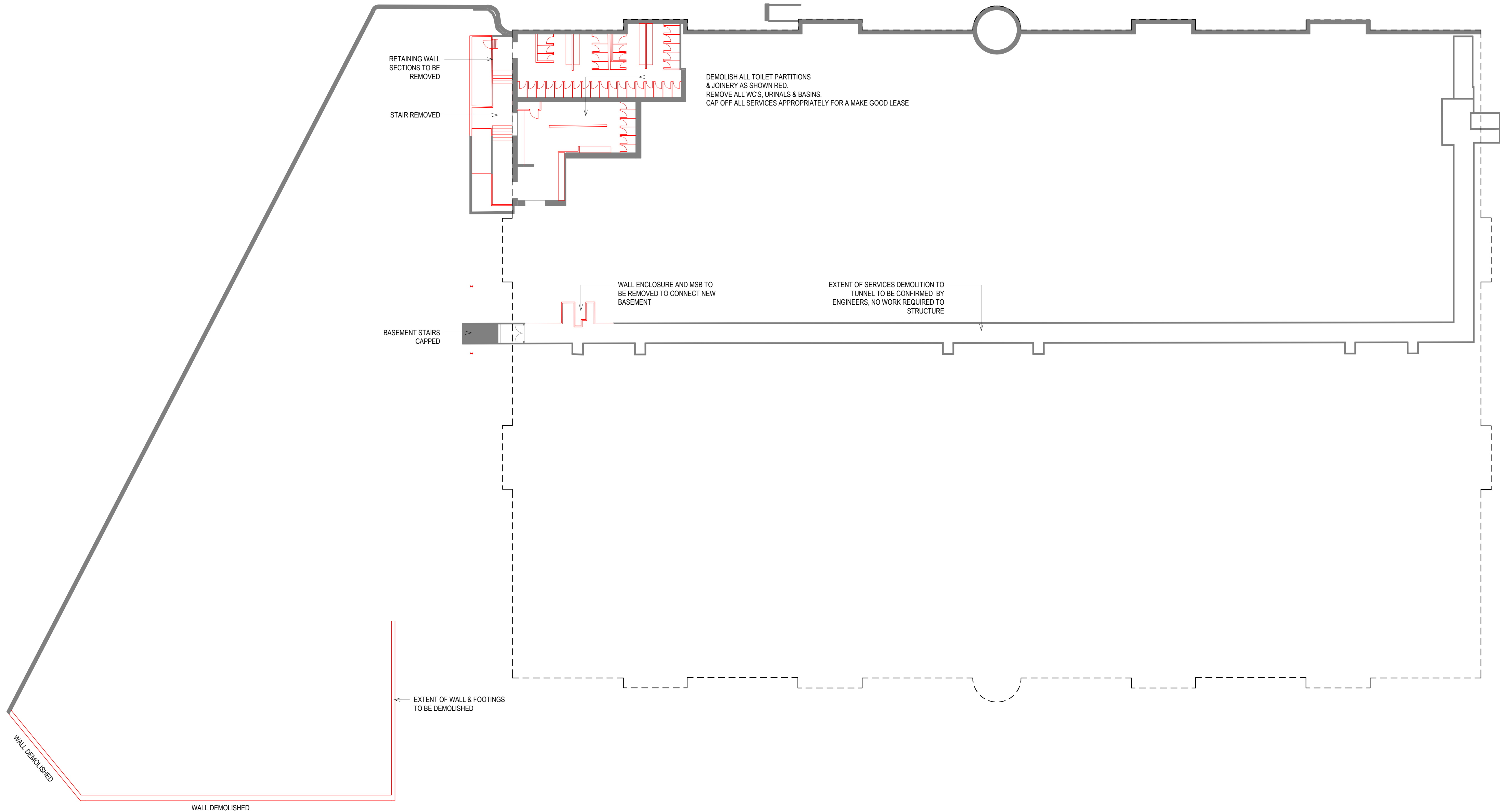
1:400

OVERALL - TYPOLOGY BREAK UP GFA AREAS		
<div></div>	BUSINESS PREMISES OFFICE & ADMINISTRATION SPACE :	3,646 m²
<div></div>	MEDICAL TENANCY:	415 m²
<div></div>	FOOD & DRINK PREMISES	154 m²
<div></div>	BLOOD BANK/CLONTARF/ GO FOUNDATION:	178 m²
<div></div>	CHILD MINDING FACILITY:	96 m²
<div></div>	RECREATION FACILITY (INDOOR)	
	CENTRAL MULTIPURPOSE FIELD:	1,806 m²
	CENTRAL NETBALL COURT:	851 m²
	WET AREAS:	595 m²
	GYM SPACES:	1,317 m²
<div></div>	LOADING & SERVICES:	152 m²
<div></div>	FRONT OF HOUSE/CIRCULATION:	1,430 m²
		GFA TOTAL: 10,640 m²



2 LAND USE PLAN - LEVEL 01

1:400



GENERAL NOTES:

ALL EXISTING GLAZING TO BE REMOVED AND REPLACED WITH A SPECIFIED SAFETY GLASS, UNLESS NOTED OTHERWISE, MAKE GOOD AND REPAINT EXISTING FRAMES AND SASHES

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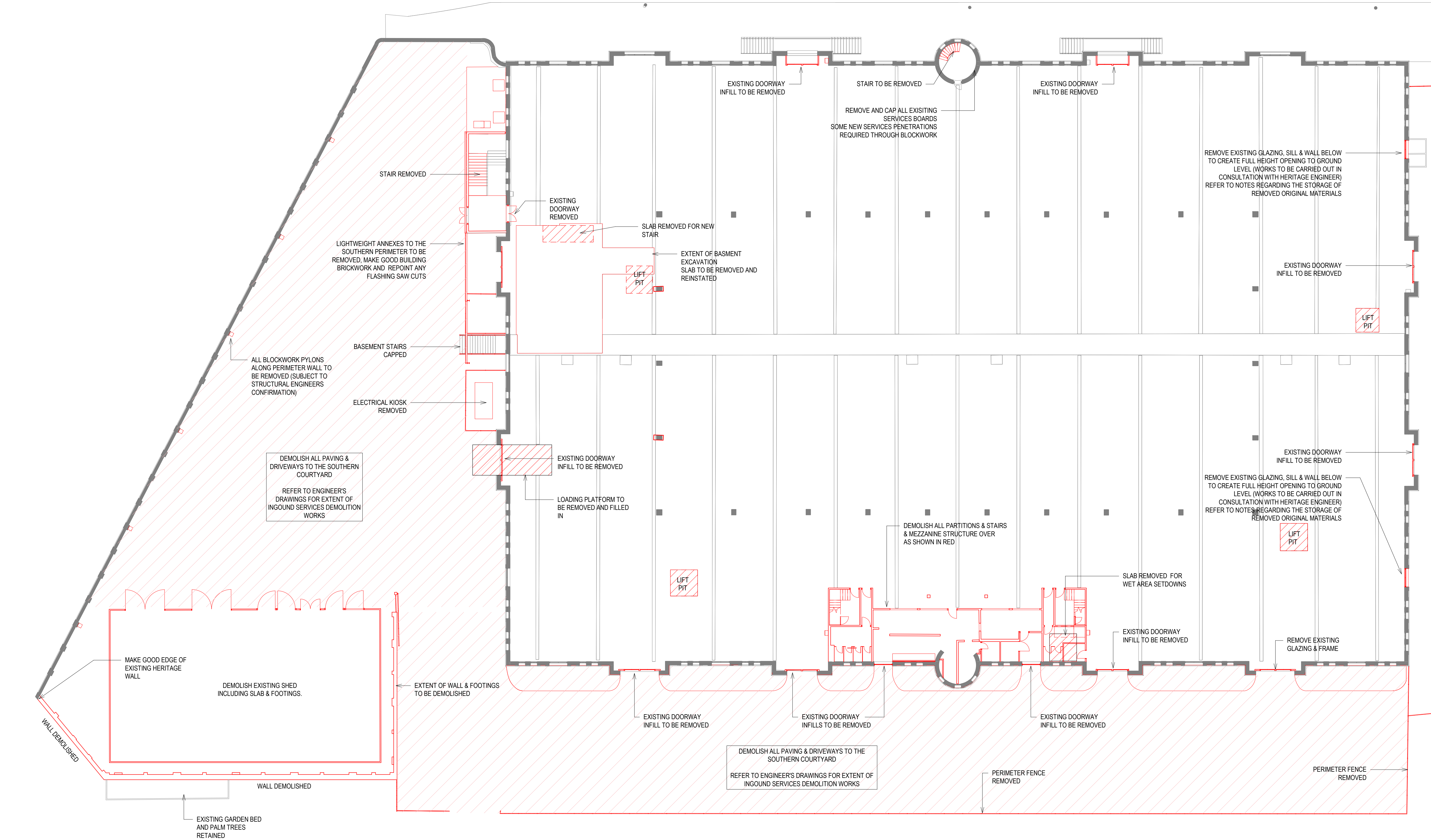
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DEMOLITION PLAN
BASEMENT LEVEL

SK.08.0B10
DATE: 24.10.2019
DRAWN: POP

REV: C
SCALE: 1 : 200 - 100% @ A1
PROJECT: 15.7401.00



GENERAL NOTES:

ALL EXISTING GLAZING TO BE REMOVED AND REPLACED WITH A SPECIFIED SAFETY GLASS, UNLESS NOTED OTHERWISE, MAKE GOOD AND REPAINT EXISTING FRAMES AND SASHES

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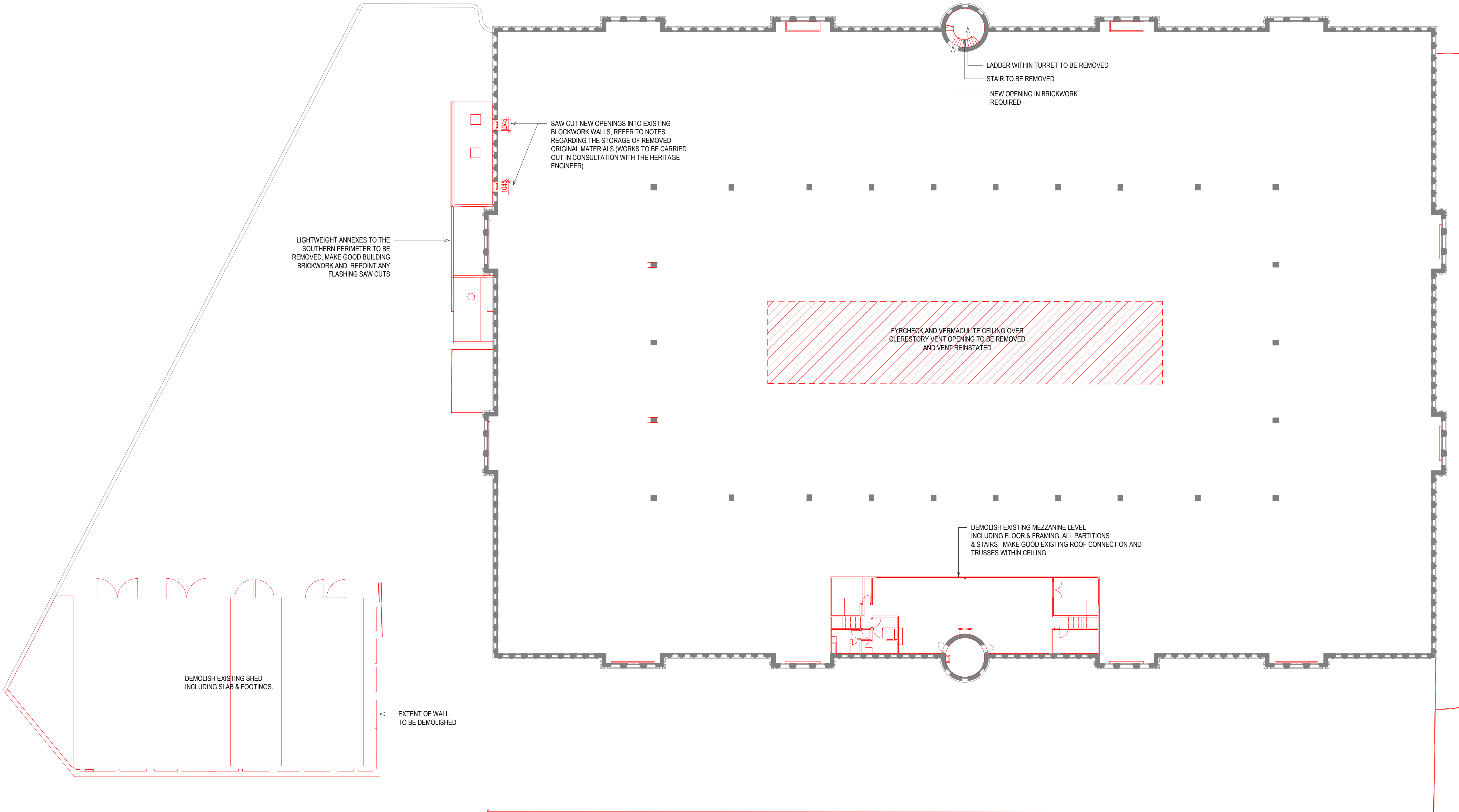
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DEMOLITION PLAN
GROUND LEVEL

SK.08.0010
DATE: 24.10.2019
DRAWN: POP

REV: C
SCALE: 1 : 200 - 100% @ A1
PROJECT: 15.7401.00



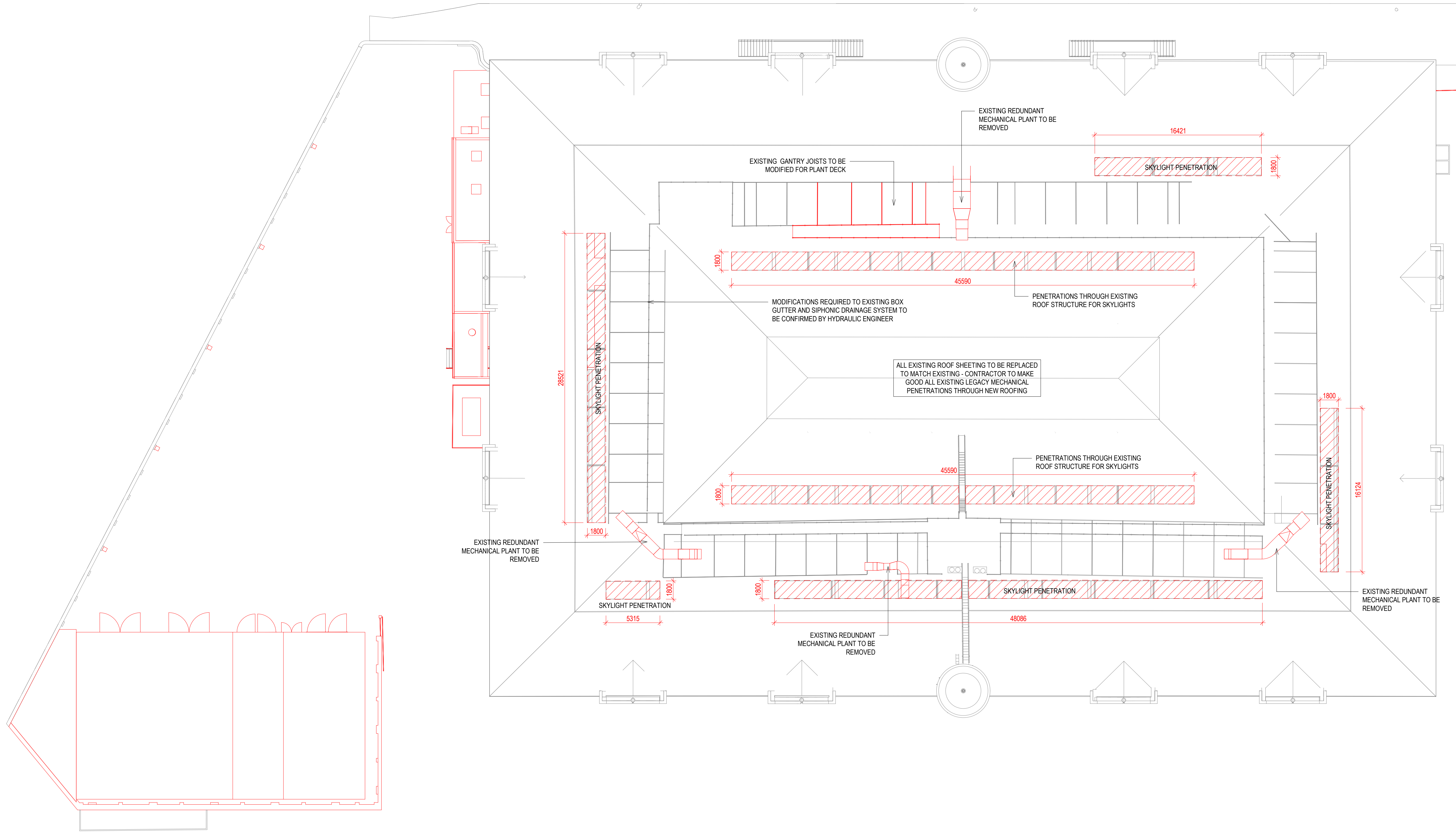
GENERAL NOTES:

ALL EXISTING GLAZING TO BE REMOVED AND REPLACED WITH A SPECIFIED SAFETY GLASS, UNLESS NOTED OTHERWISE, MAKE GOOD AND REPAINT EXISTING FRAMES AND SASHES

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ORIGINAL SHEET SIZE A1 - 841 X 594 mm PRINTED: 24/10/2019 9:39:29 PM



NOTE: ALL EXISTING ROOF SHEETING,
GUTTERS AND FASCIAS TO BE REPLACED TO
MATCH EXISTING.

ORIGINAL SHEET SIZE A1 - 841 X 594 mm PRINTED: 24/10/2019 9:39:37 PM

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DEMOLITION PLAN
ROOF LEVEL

SK.08.0310
DATE: 24.10.2019
DRAWN: POP

REV: C
SCALE: 1 : 200 - 100% @ A1
PROJECT: 15.7401.00

19-600 SYDNEY SWANS HQ PLANT SCHEDULE

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

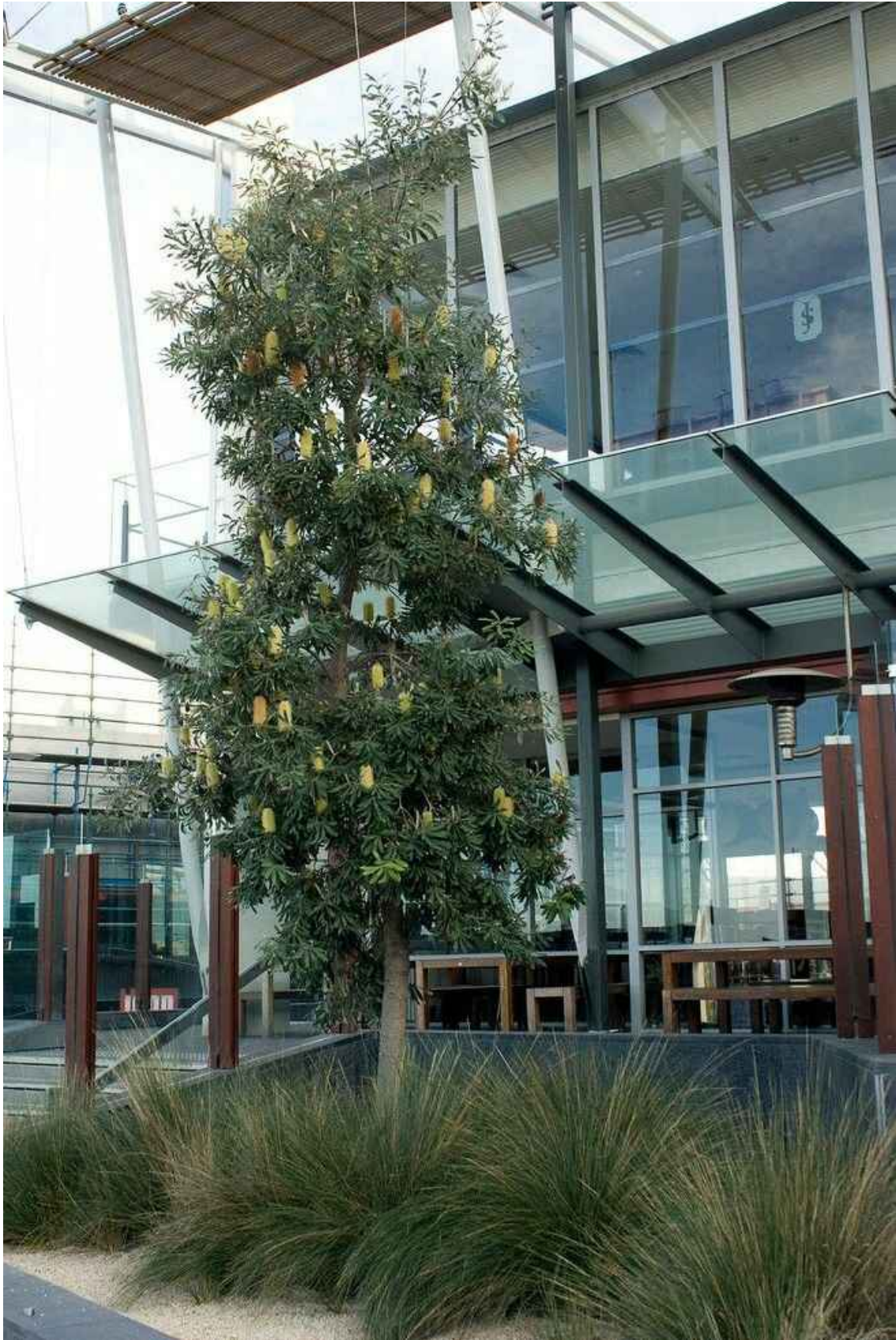
ADDITIONAL NOTES

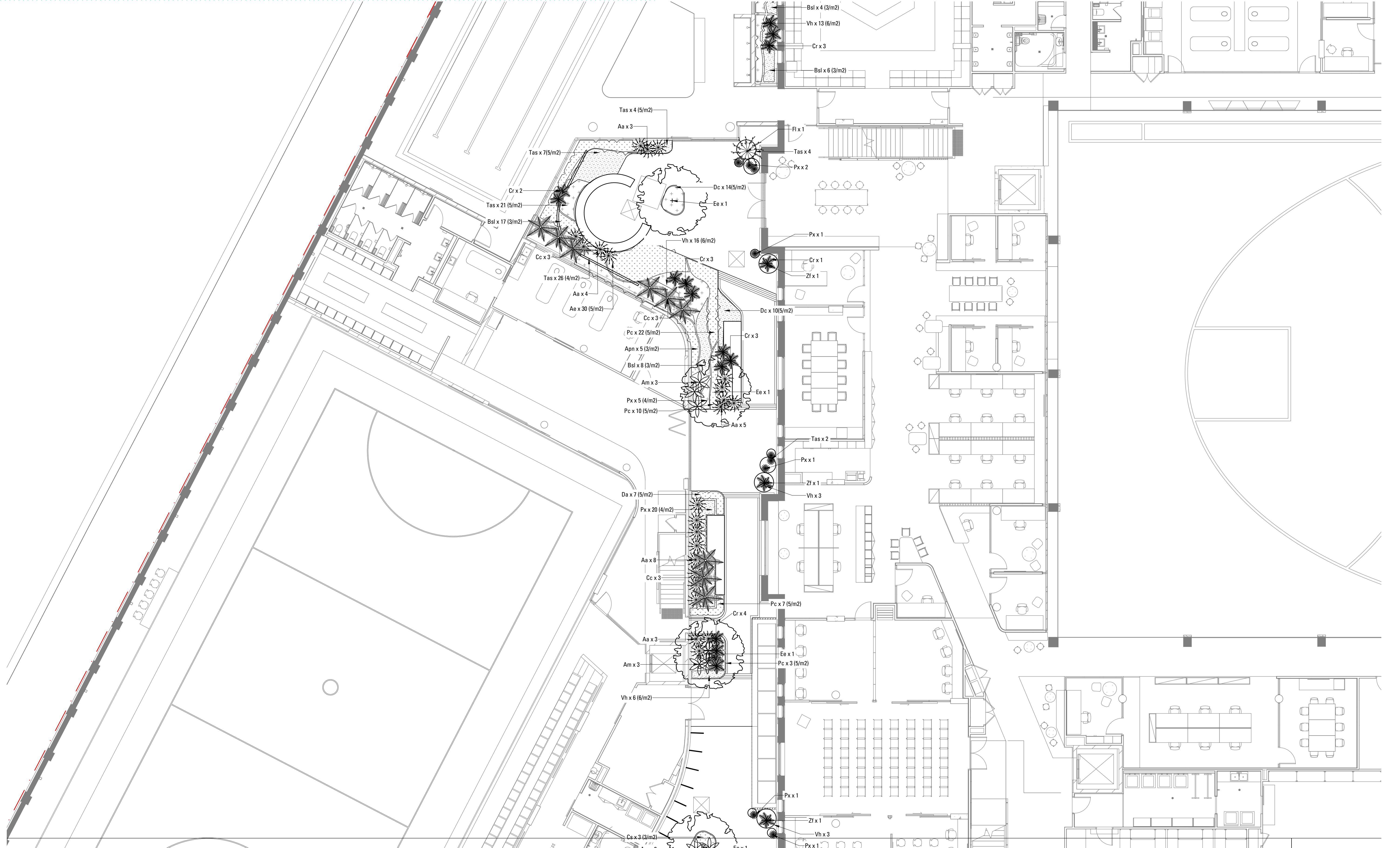
- Indigenous planting matrix species have been selected in consultation with GHD, the Indigenous engagement consultant, to support the planting strategy of the site.
- The retention of trees along Errol Flynn Boulevard provides an ample balance of canopy cover throughout the space. These trees are approx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

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

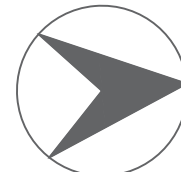
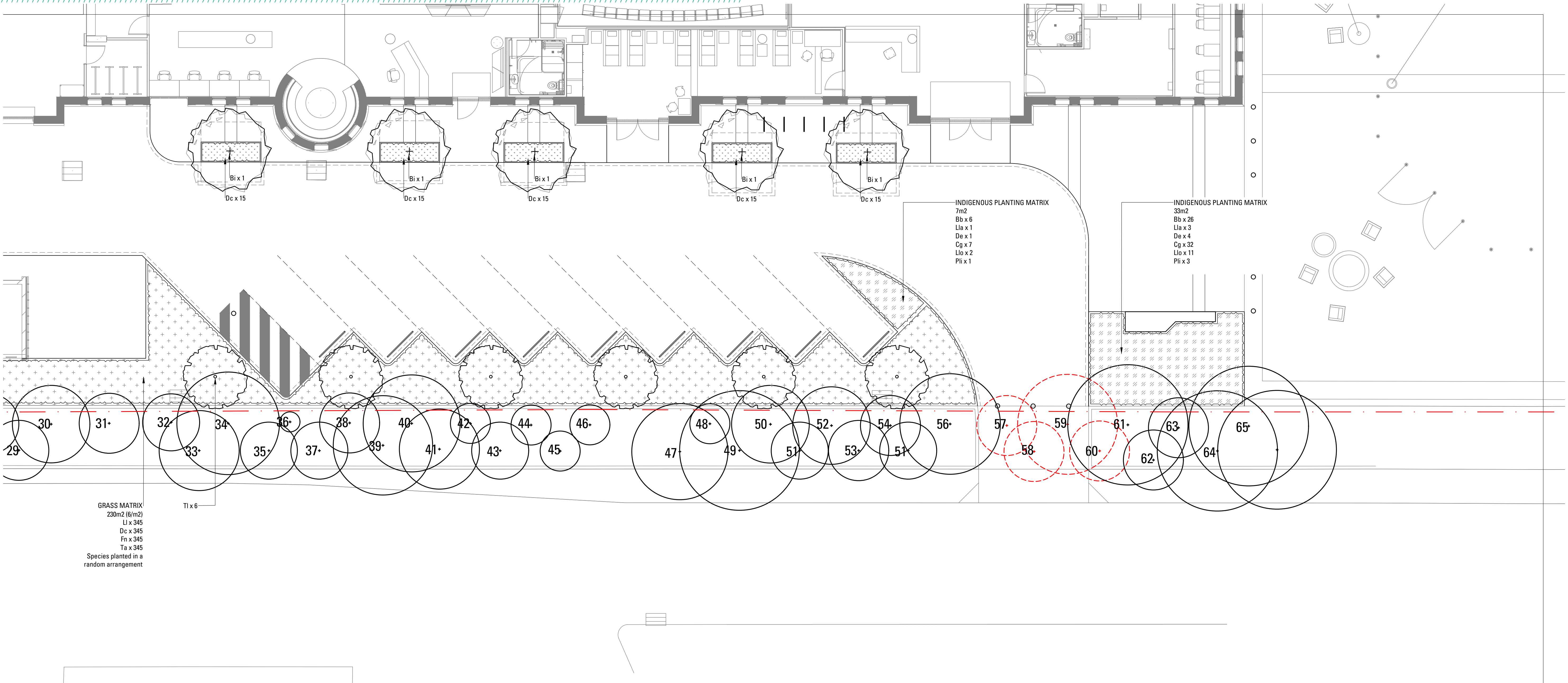
BANKSIA INTEGRIFOLIA - Coastal Banksia

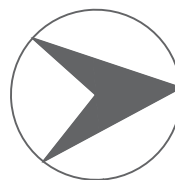
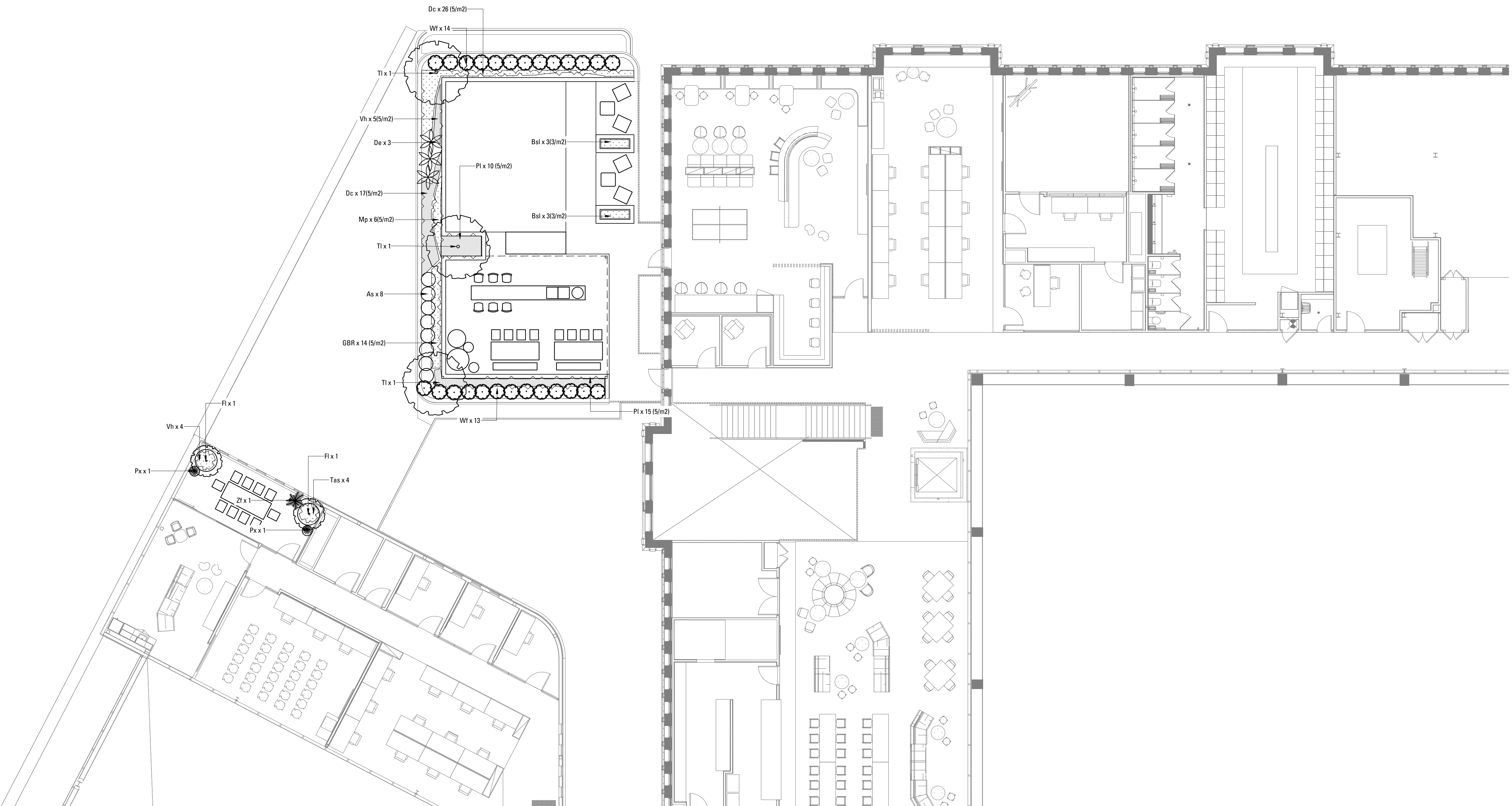
- Features:
- Native tree
 - Identified on councils tree species recommendations.
 - Narrow form
 - Mature height: 10m (Note: in an urban environment these trees tend to not reach full mature height)
 - Mature width: 5m
 - Rough patterned bark
 - Long leaves with silver underside
 - Pale yellow, cylinder shaped flowers
- The tree species along the shareway are proposed to ensure a low impact on the heritage of the building at installation and in the future. The narrow form of the the Banksia means the width shall not impact on the facade of the building. The trees have been placed along the shareway to be at a constant rhythm with the facade highlighting key features and openings.

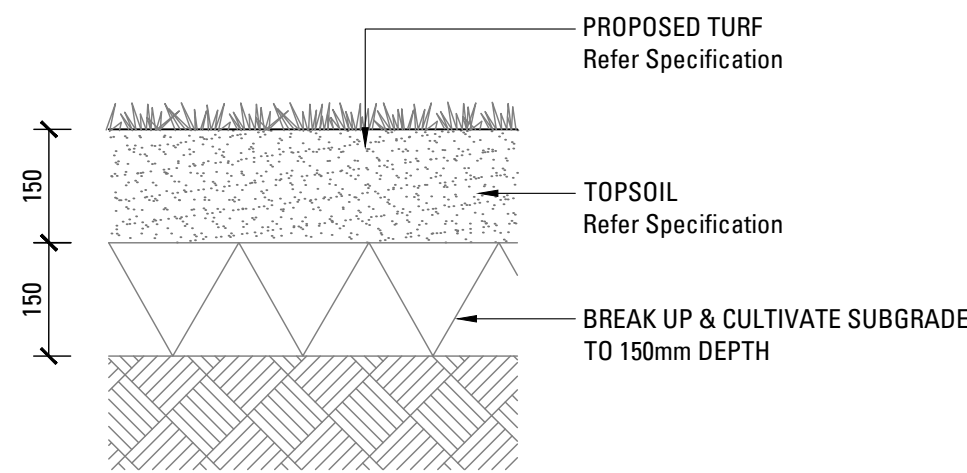




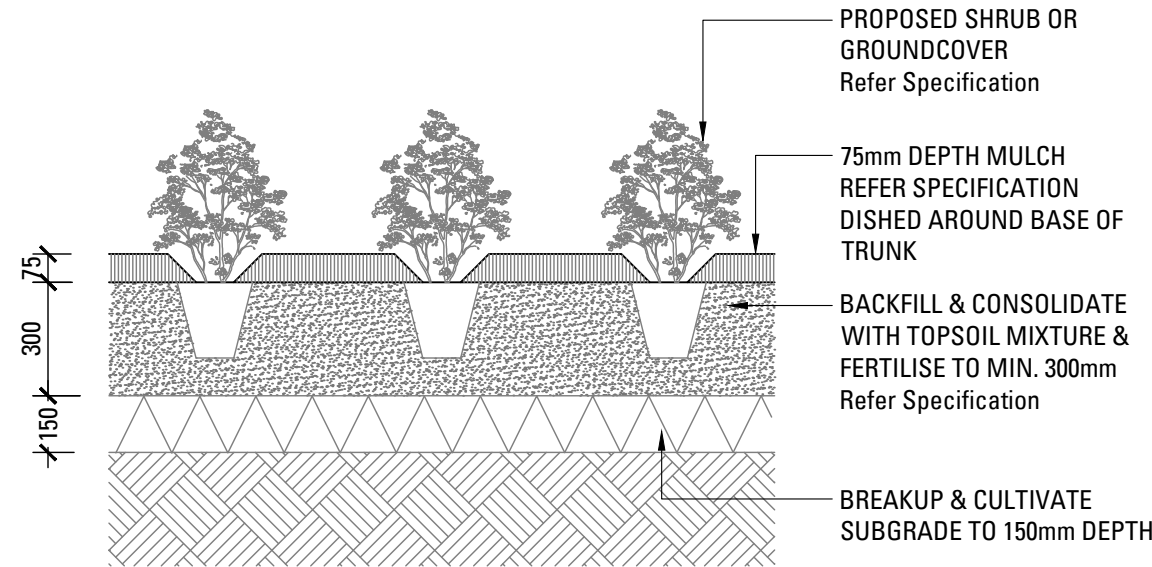




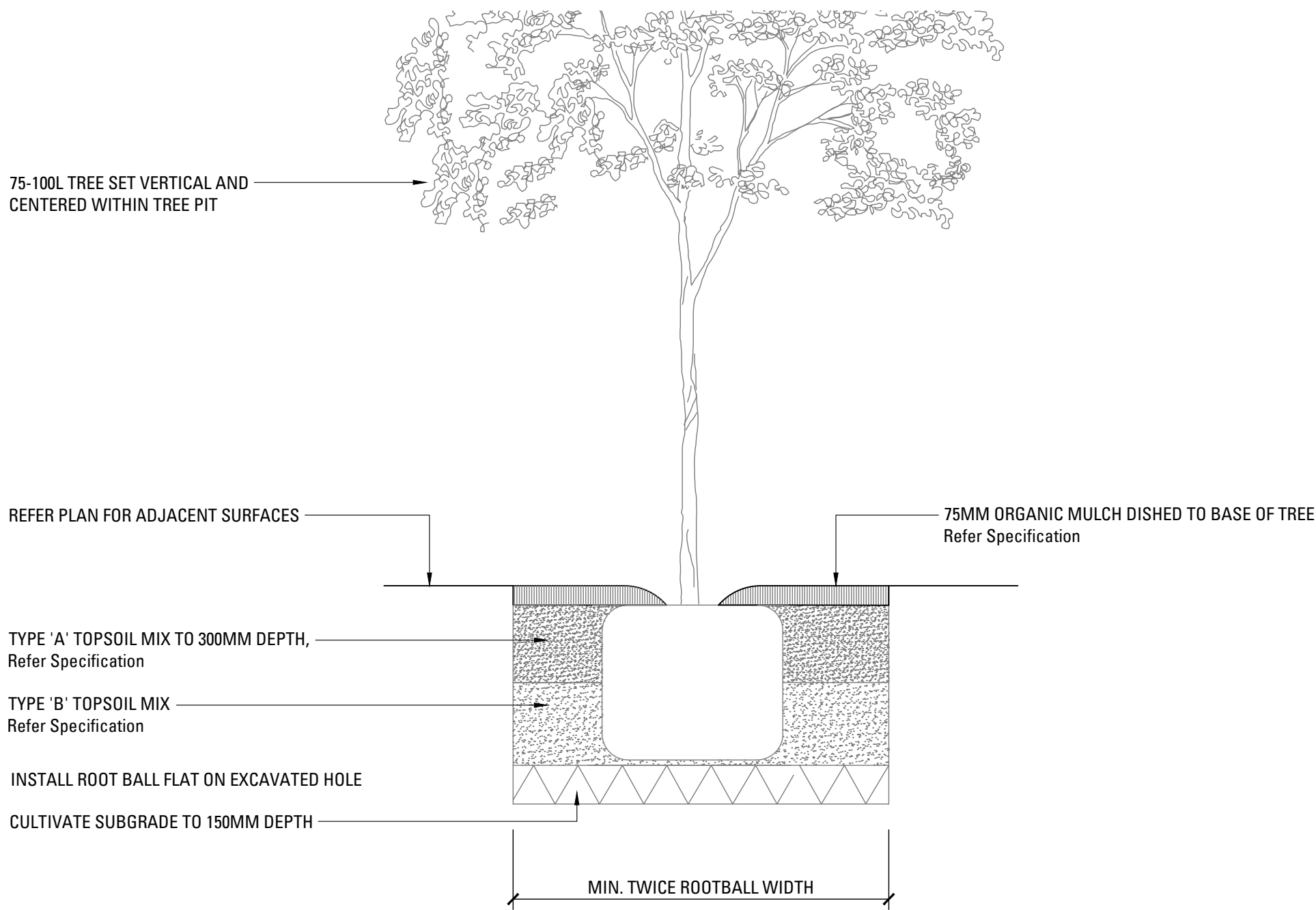




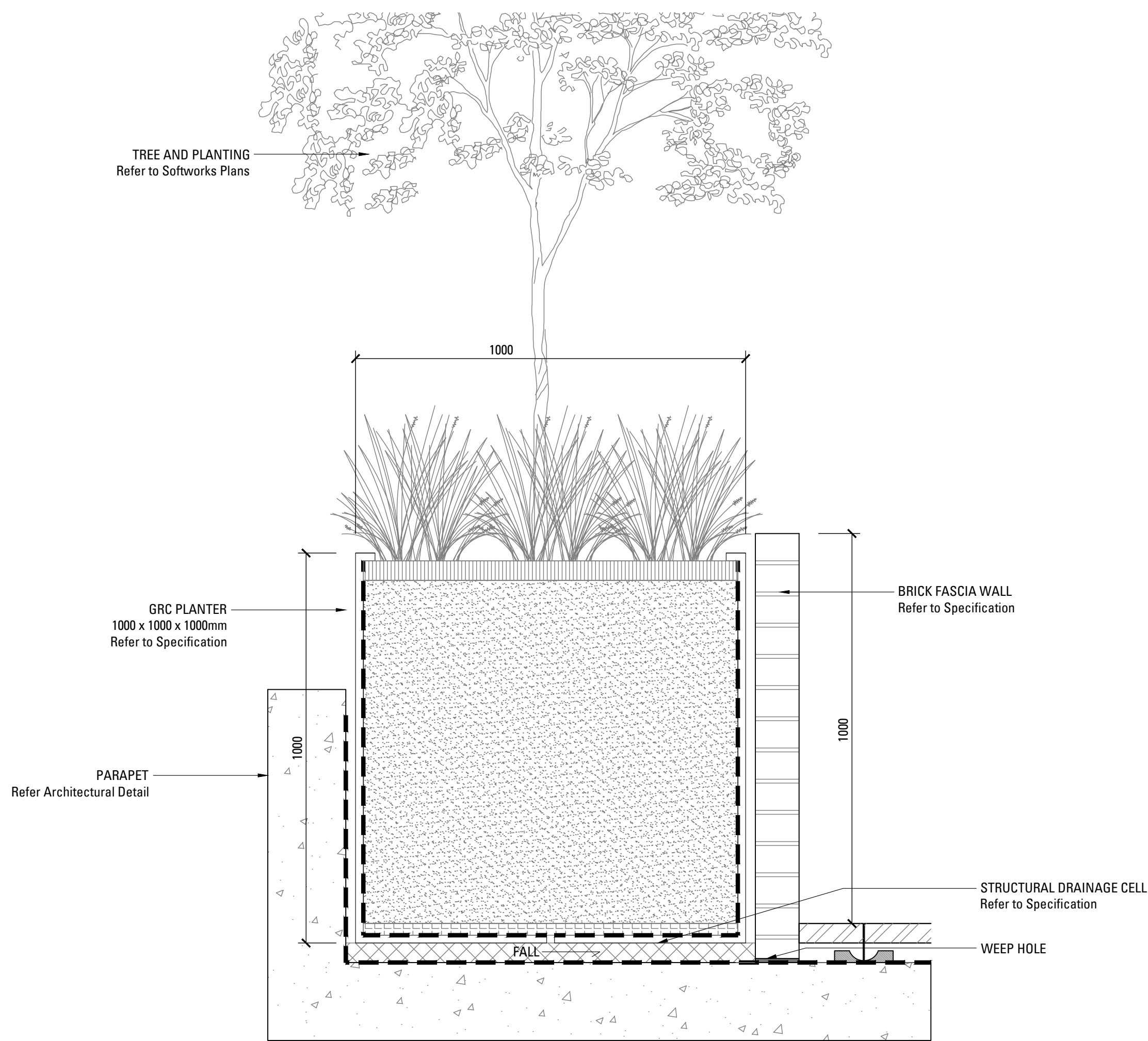
01
501 TURF ON GRADE
SCALE 1:10



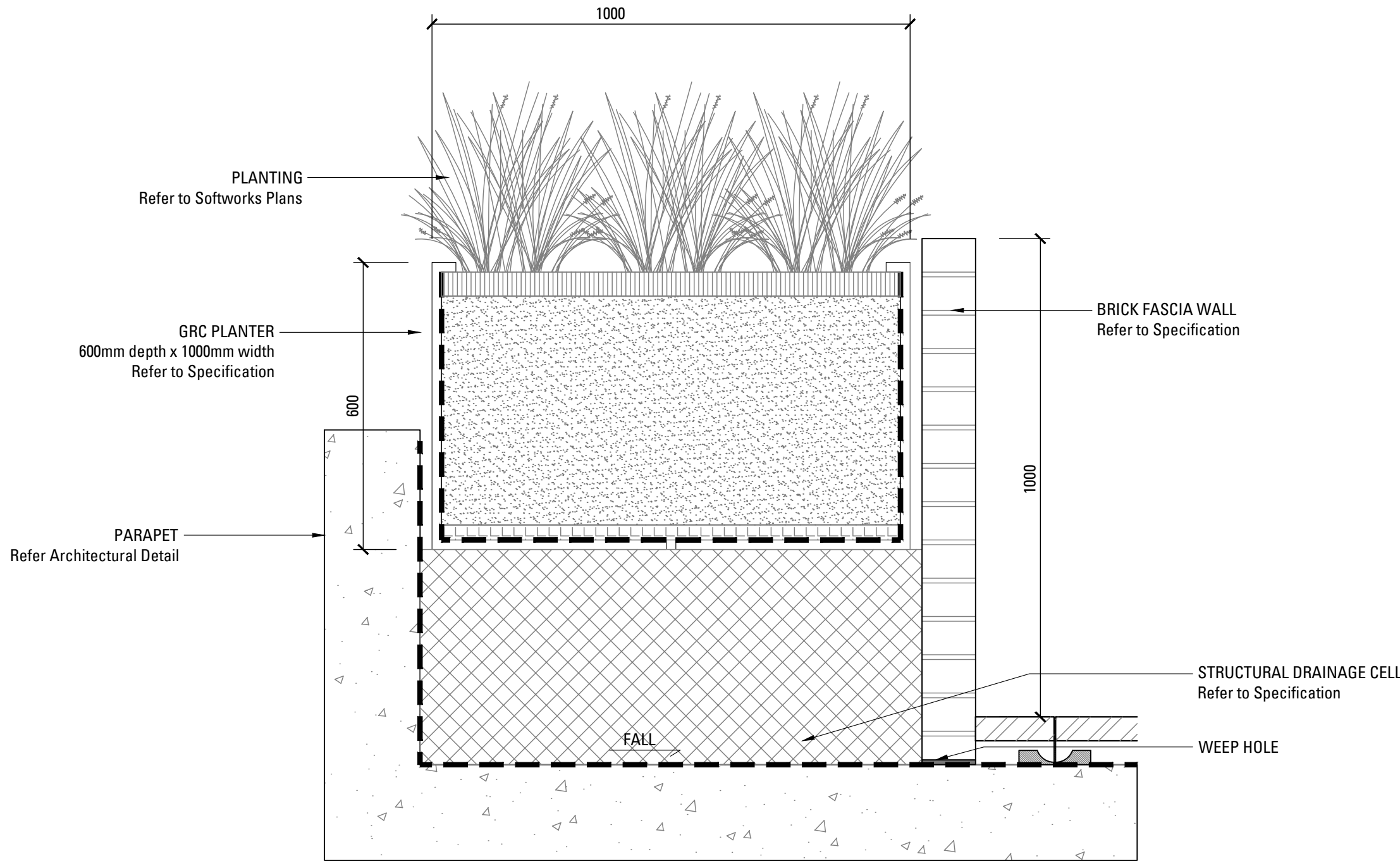
02
501 SHRUB OR GROUNDCOVER IN PLANTING BED
SCALE 1:20



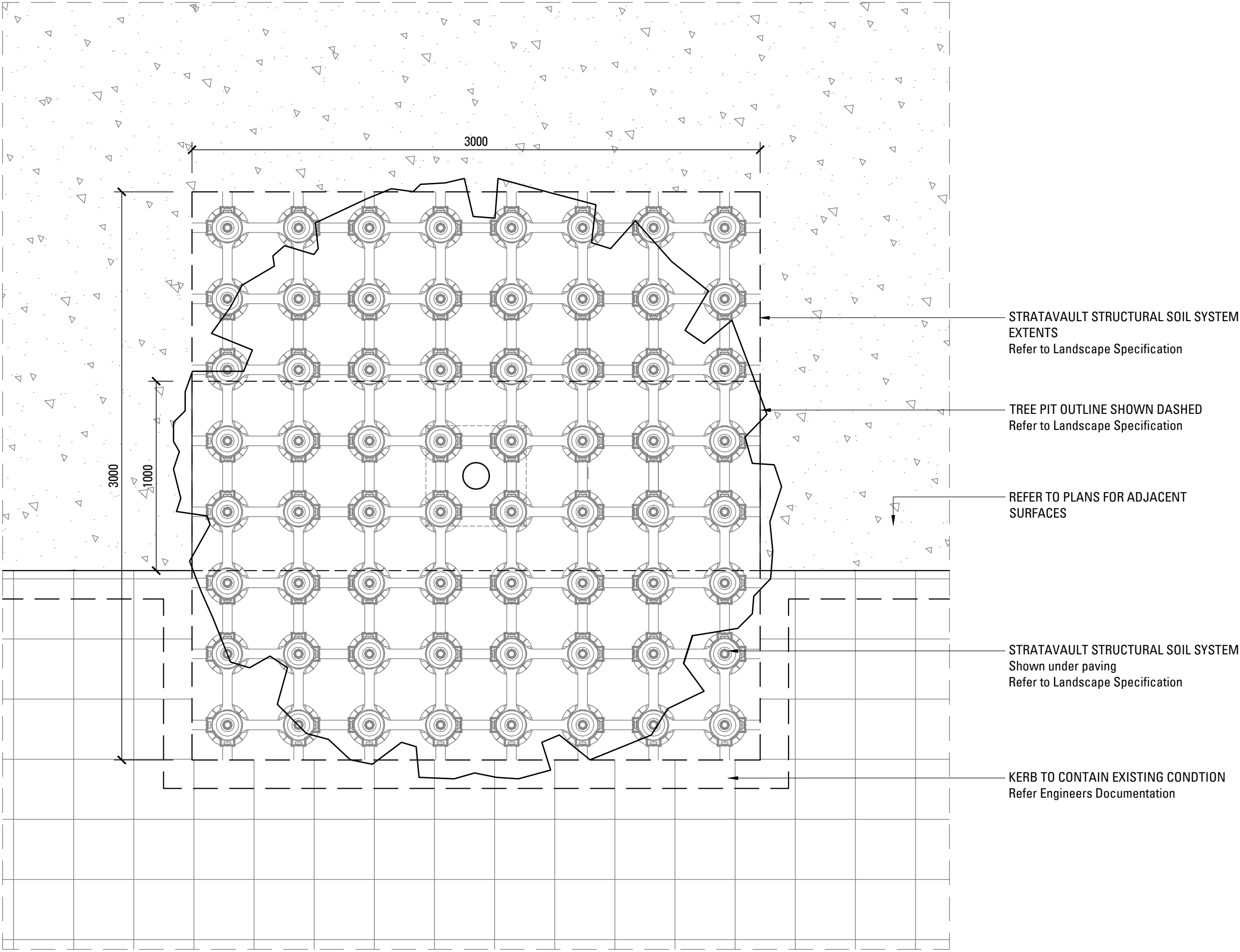
03
501 TREE PLANTING 75-100L
SCALE 1:20



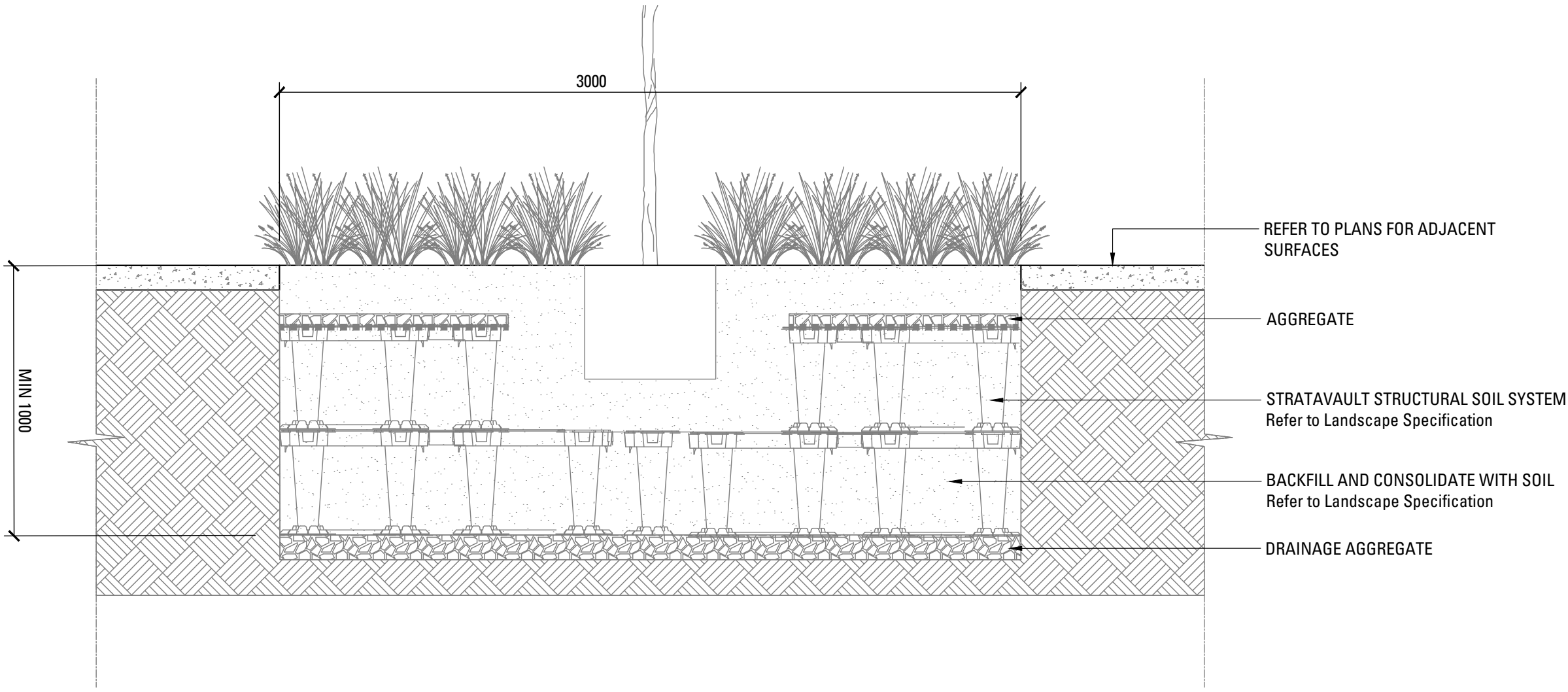
04
501 ROOF TERRACE - PLANTING CONDITION - TREE SECTION
SCALE 1:10



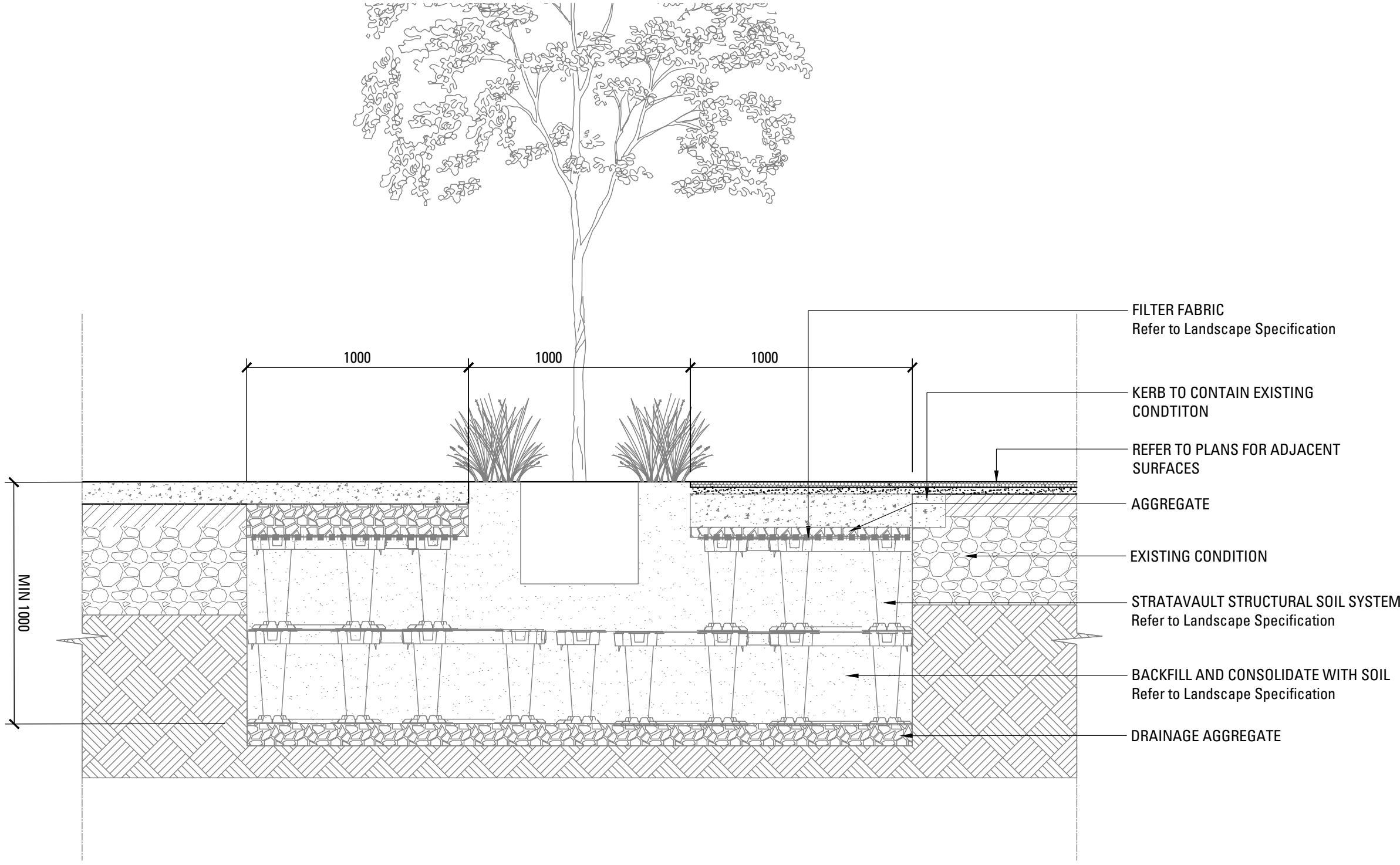
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501 ROOF TERRACE - PLANTING CONDITION - SHRUBS AND GROUNDCOVERS SECTION
SCALE 1:10



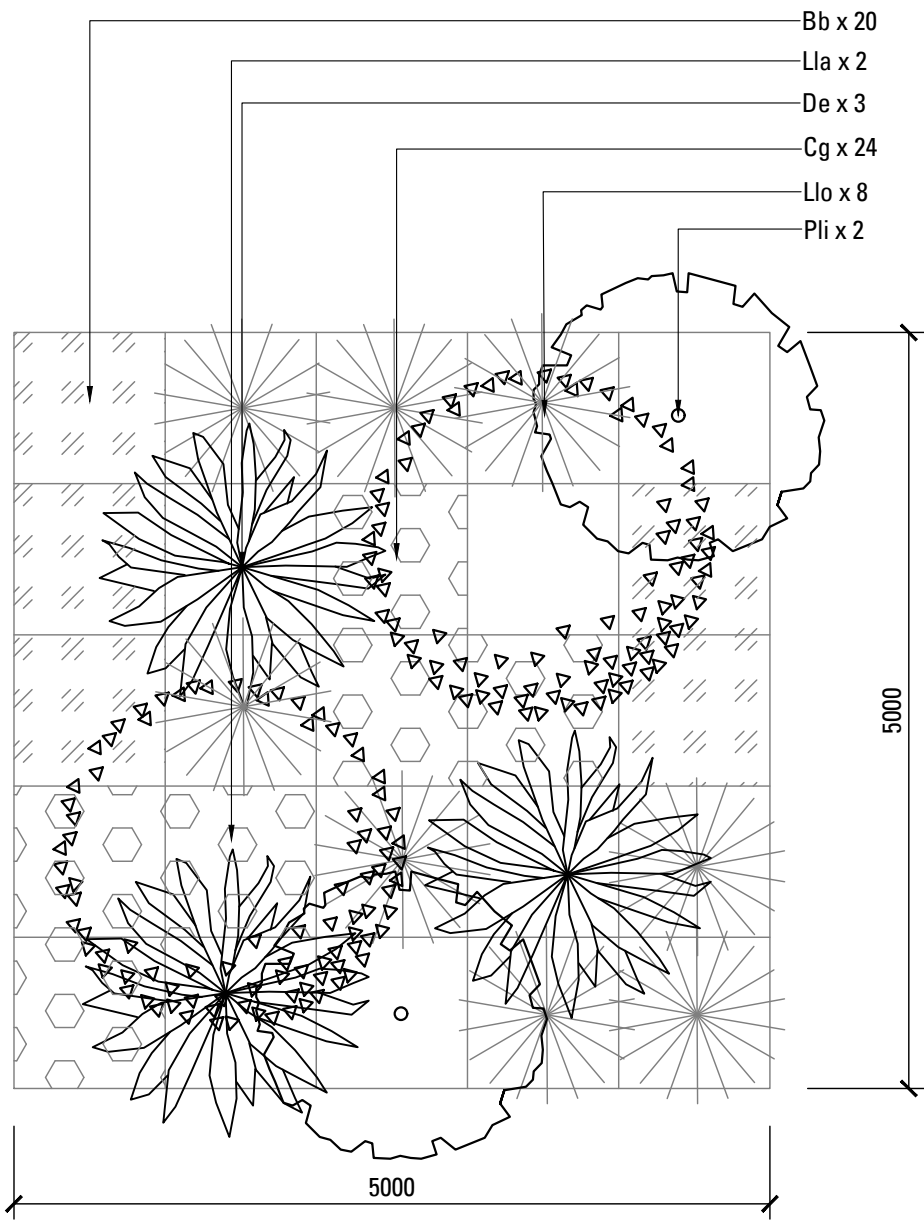
01 TREE PIT - TYPICAL PLAN
502 SCALE 1:20



03 TREE PIT - TYPICAL SECTION
502 SCALE 1:20



02 TREE PIT - TYPICAL SECTION
502 SCALE 1:20



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

LANDSCAPE SPECIFICATION NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

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

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

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE

FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

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

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

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

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

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, 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.

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

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

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

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

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

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