

ARCADIA

Landscape DA Design Report

Prepared for Hills Marketplace
November 2023

We recognise the First Nations People of Australia and celebrate their continuing cultural practice and connection to Country.

We acknowledge the Traditional Custodians of the land on which we live and work, and pay our respect to Elders of the past, present and emerging.

We are proud that we live in the country with the world's oldest continuous living cultures, and we are working on playing our part as allies to First Nations people across Australia.

Always was, always will be.

Issue E: For DA Submission

Date: November 2023

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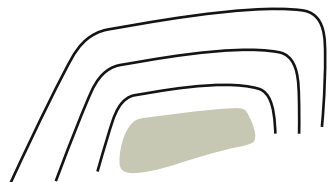
Arcadia Landscape Architecture Pty Ltd

ABN 83 148 994 870

Front Cover: Shout Ridge, Lindfield

Image Credit: Arcadia Landscape Architecture

Contents



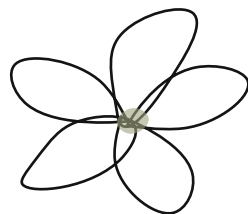
CONTEXT

Background Documents	05
Site Context	06
Analysis	07
Site History	10
Connection to Country	11



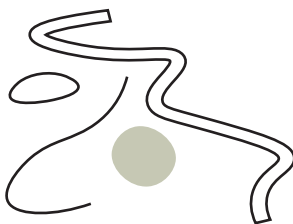
LANDSCAPE MASTERPLAN

Landscape Masterplan	17
Masterplan Analysis	
Detail Plan	20
Landscape Sections	21
Tree Impact Plan	23



VISION

Landscape Vision	14
Design Objectives	15



DESIGN STRATEGY

Landscape Strategy	23
Materials	23
Planting Vision	24
Planting Palette	25

Background Documents

Government Architect NSW

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

The following reports guide best practice design for the public domain and landscape at Hills Marketplace.

Our open space design response pays particular attention to the design objectives detailed in the GANSW Draft Connecting With Country Report (2020).

Recent industry and institutional moves to advance Aboriginal design signal a welcome change in built environment practice. We have used these documents as departure points for formulating our framework for action.



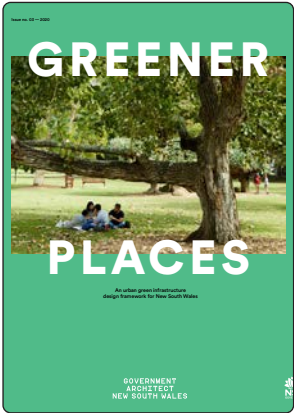
BETTER PLACED



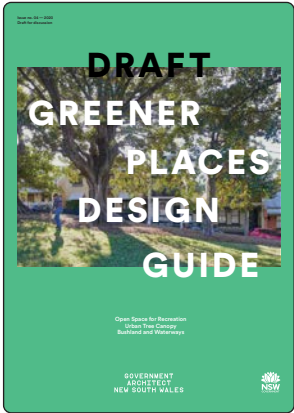
IMPLEMENTING GOOD DESIGN (2018)



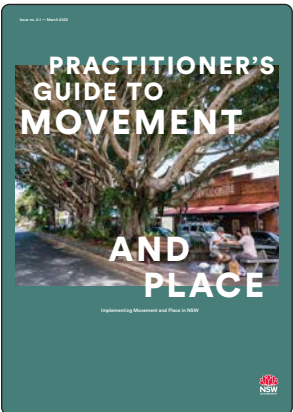
EVALUATING GOOD DESIGN (2018)



GREENER PLACES (2020)



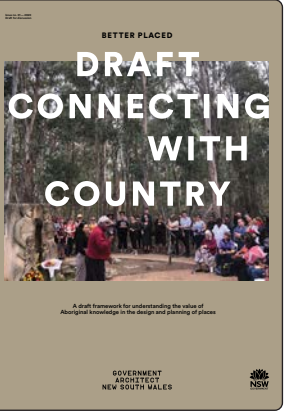
DRAFT GREENER PLACES DESIGN GUIDE (2020)



PRACTITIONER'S GUIDE TO MOVEMENT AND PLACE (2020)



DESIGN AND PLACE IN NSW (2021)



DRAFT CONNECTING WITH COUNTRY (2020)



KU-RING-GAI DCP

Site Context

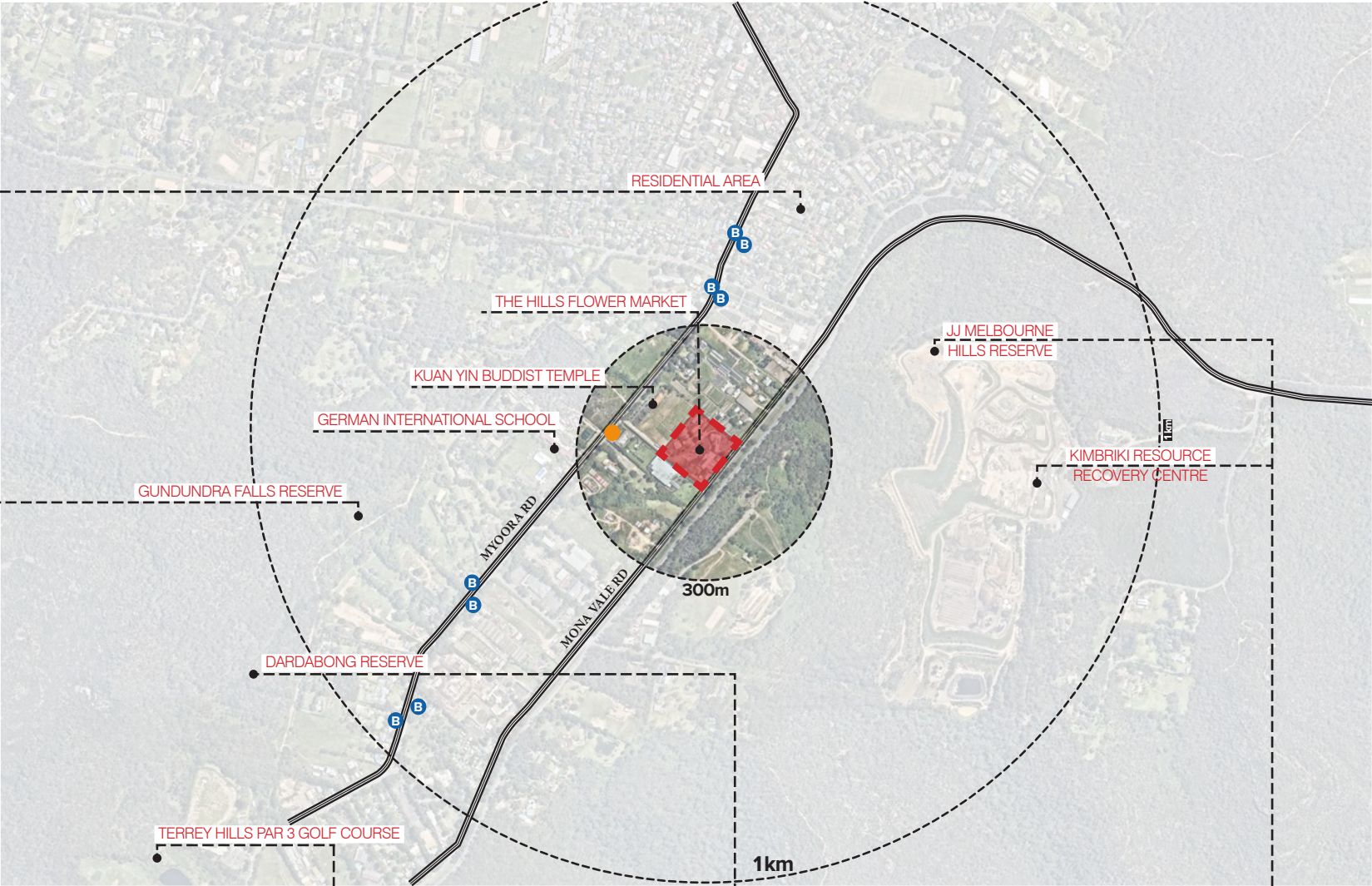
Hills Marketplace

Hills marketplace nestled in a beautiful rural environment conveniently located on Mona Vale Road in Terrey Hills.

Surrounding the flower market is an eclectic mix of businesses, with various retail, industrial and commercial businesses supported by two restaurant cafes that serve quality breakfast and lunch menu's with sit down and takeaway options.

Legend

-  Site
-  Main Road
-  Bus station

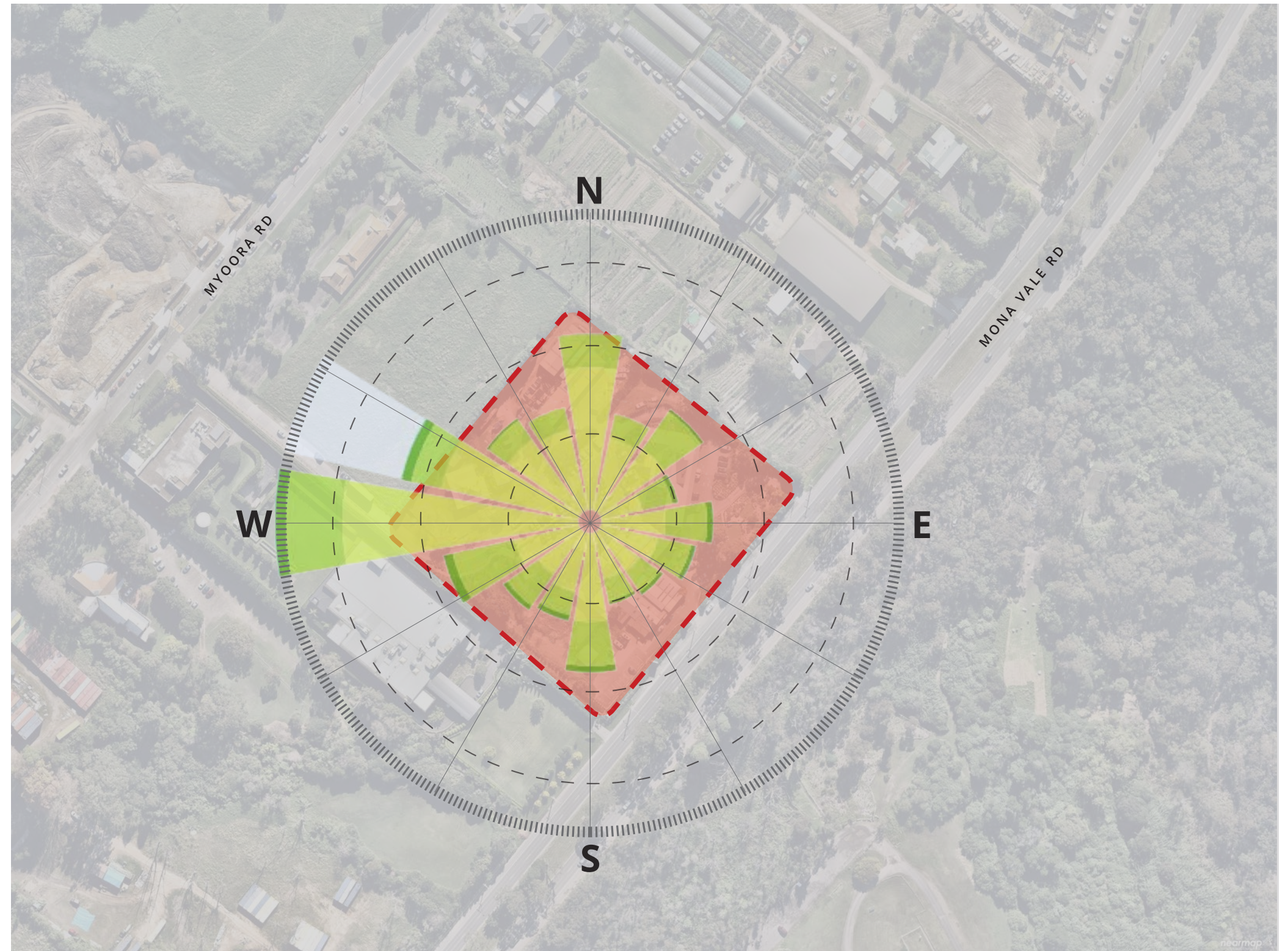
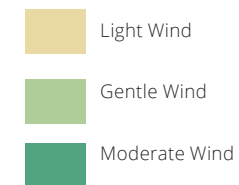


Analysis

Wind

The site is relatively flat terrain surrounded by large areas of land clearing and denser vegetation. The site will be subject to high speed western and northerly winds, and low speed easterly winds.

Legend



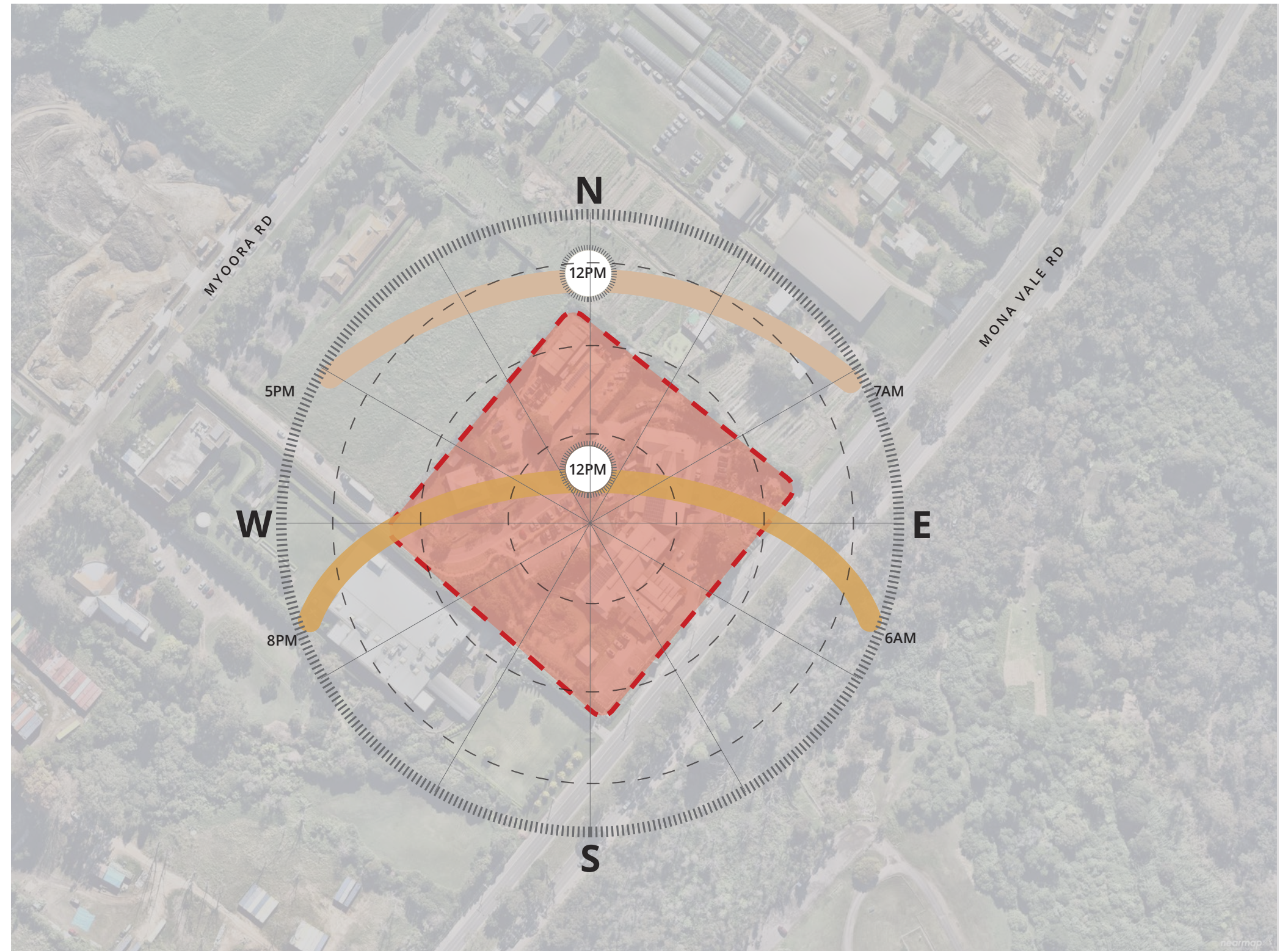
Analysis

Solar



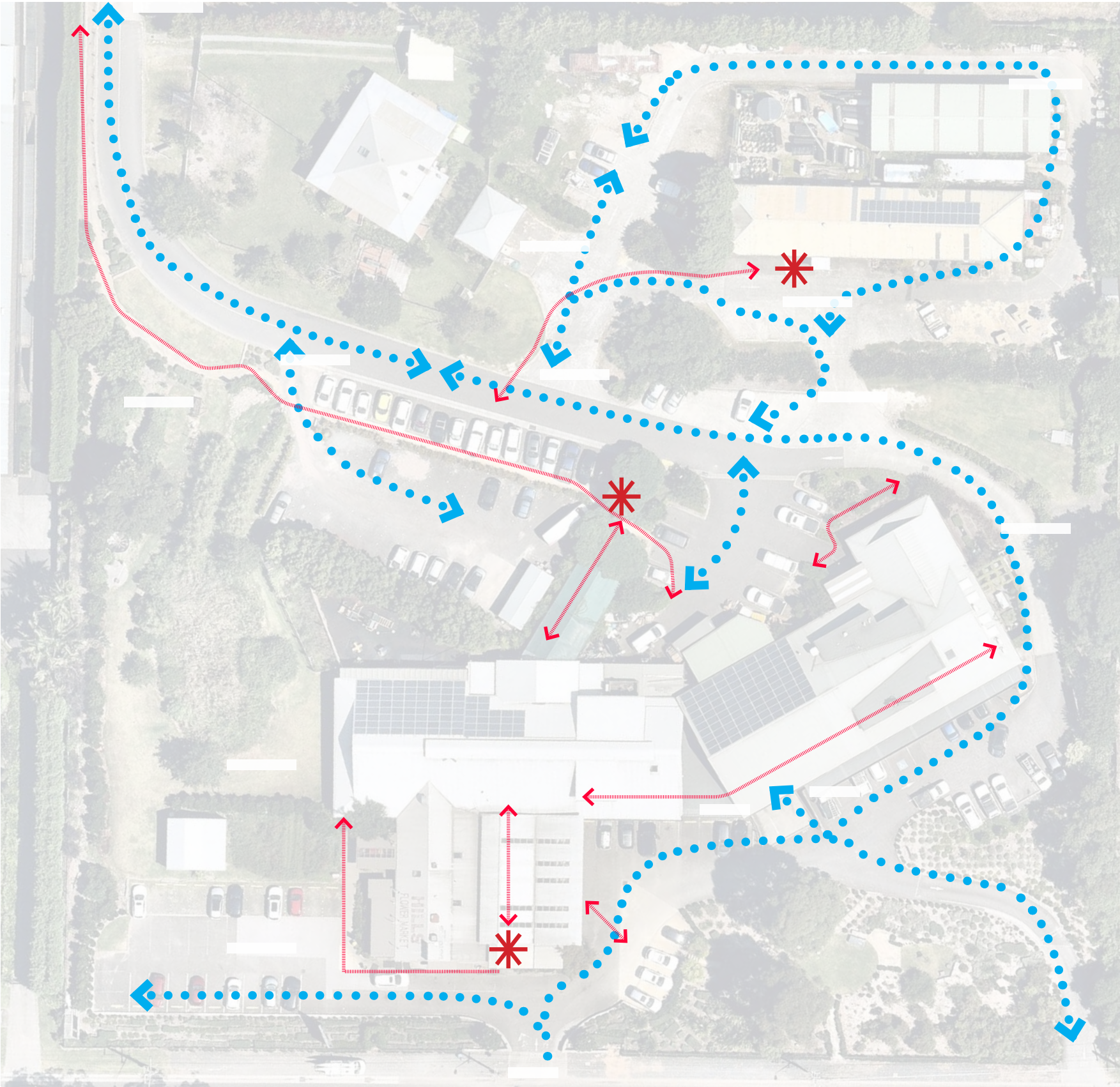
Legend

-  Site Boundary
-  Winter Sun Path
-  Summer Sun Path



Analysis

Circulation and Movements



Legend

-  Entry
-  Pedestrian Movement
-  Vehicular Movement



Site History

In 1923, the Hills family established a flower farm and associated retail outlets on the site to which we know today as, Hills Marketplace. Over 100 years it has evolved into a well-loved asset at Terrey Hills, providing the community with locally grown produce and products. Its rural environment sets it apart from other market leaders, proving a uniquely characterful experience. Customers return time and time again, seeking out a quality and personal experience from Rudi and its other vendors. As Hills Marketplace continues to evolve, its people-focussed mind set ensures its businesses will expand with the customer in mind; delivering flowers and quality products for decades to come.



1923 —————> Present

Connection to Country

Opportunities



Connection to Country

- + Strengthening visual ties and incorporation of design elements and educational cues on significant Guringai Country sites close by
- + Investigating stories for interpretation
- + Investigate language names for places
- + Incorporate storytelling throughout narrative development of the project



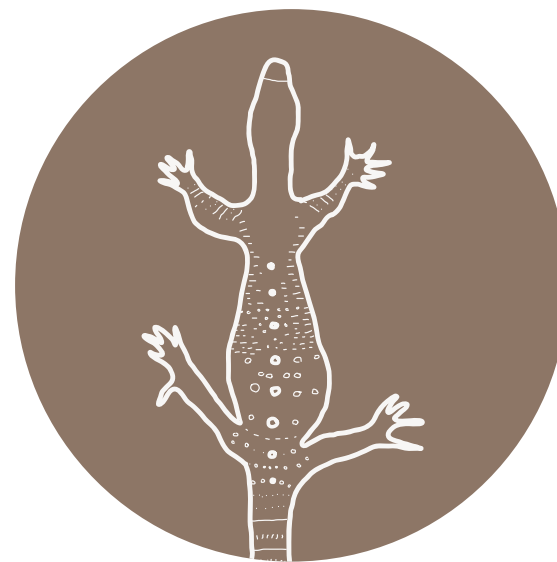
Healing Country

- + Design spaces to support Country including:
- + Local native planting palette and biodiversity planning
- + Spatial design to be sympathetic to natural character, landform and features
- + Use of natural, sustainable materials



Legacy and Education

- + Provide opportunity for residents to engage in learning and cultural practice
- + Support environmental learning through seasonal planting,
- + Spatial design to support connected communities

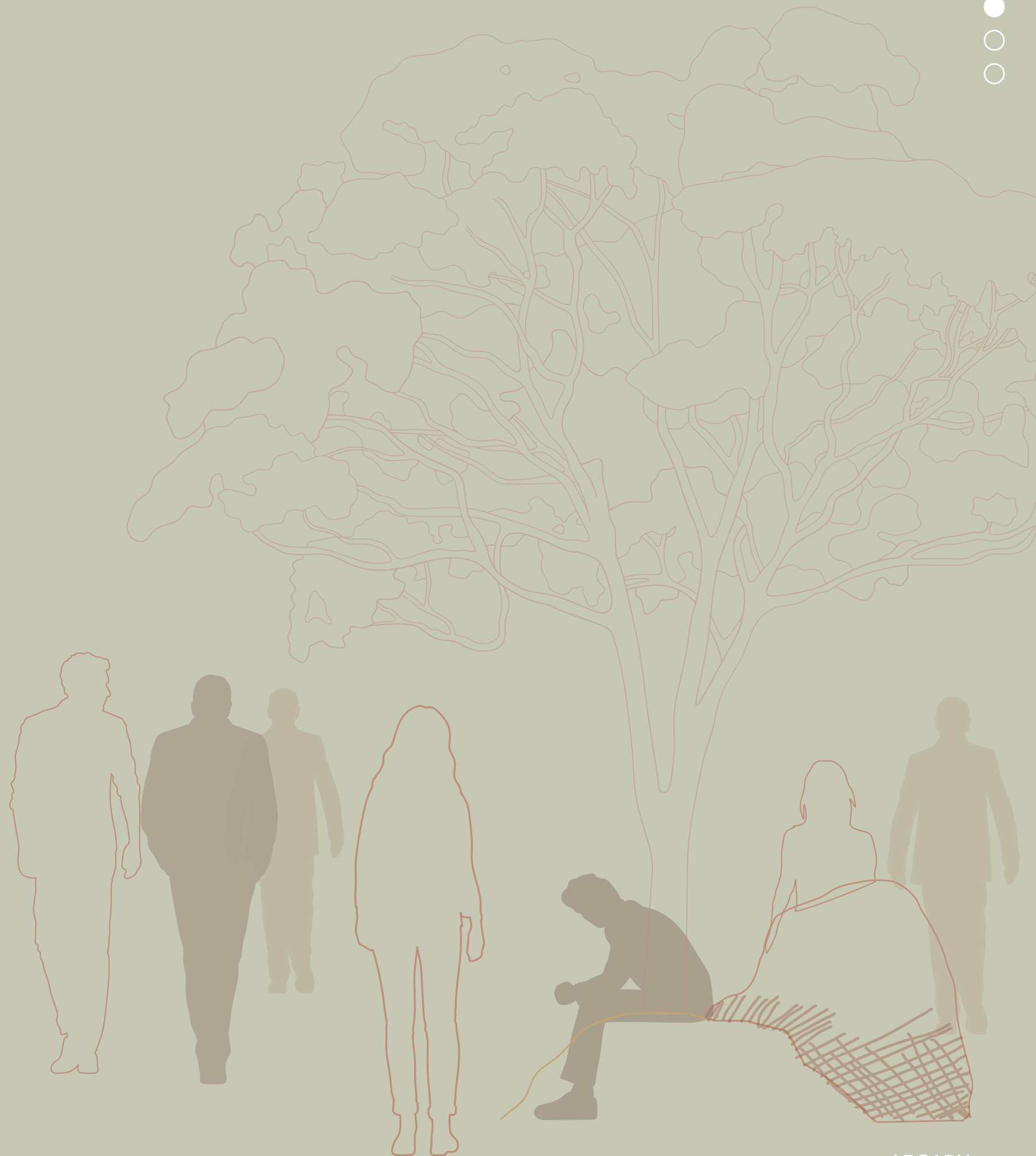


Cares for Country

- + Supports community health
- + Consideration of the projects life-cycle:
- + Sensing / Project Formation
- + Imagining / Project design and concept
- + Shaping / Project delivery
- + Caring / Project maintenance

2.0

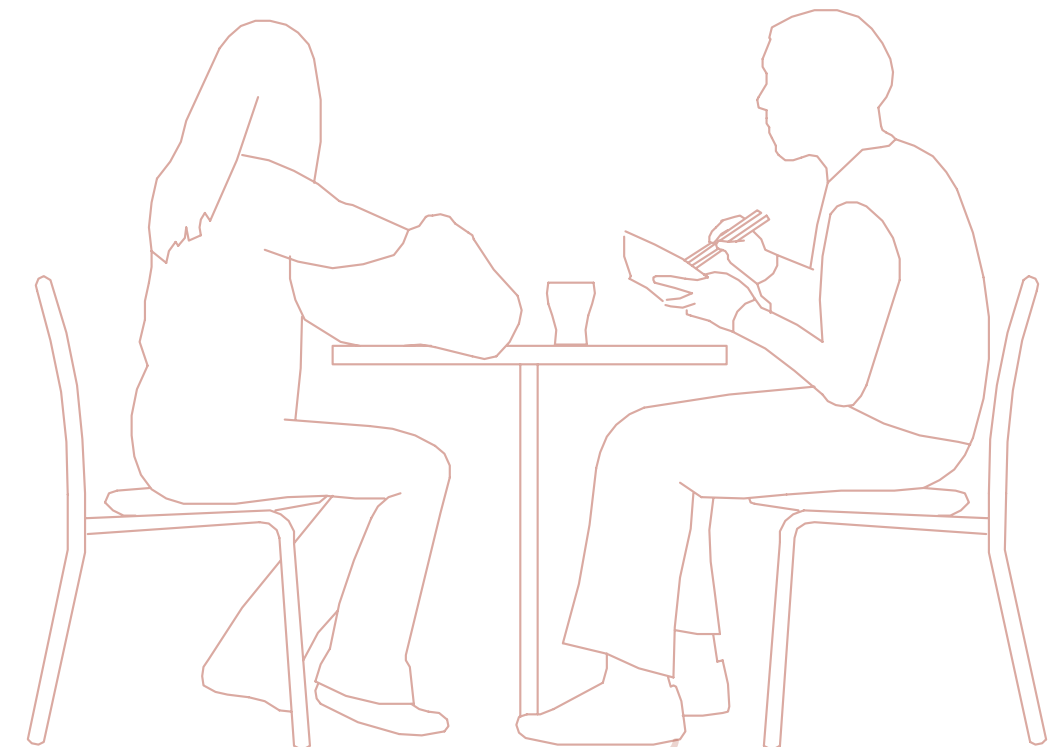
VISION



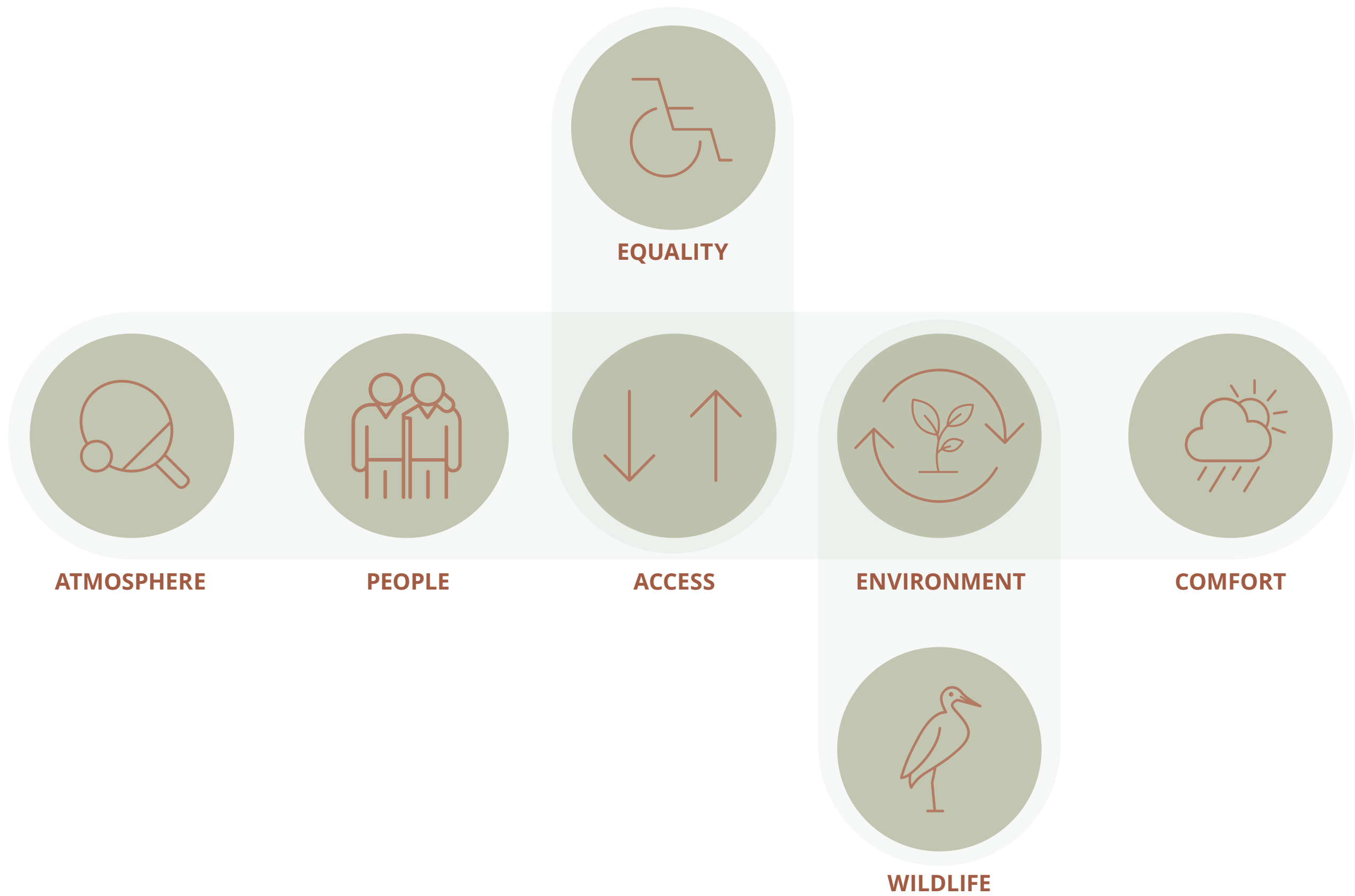
Landscape Vision

A welcoming community green becomes the new beating heart of Hills Marketplace. A landscape that celebrates its unique, rural setting and long-standing flower market history; a narrative conveyed through carefully curated material and planting to create new spaces for patrons and residents.

Common ground for all, where local residents will come, grab a coffee and want to stay, sprawl out on the lawn and watch their children play. A landscape that invites people in to linger for longer engaging the senses, connecting with friends encouraging community exchange and celebration.



Design Objectives



3.0

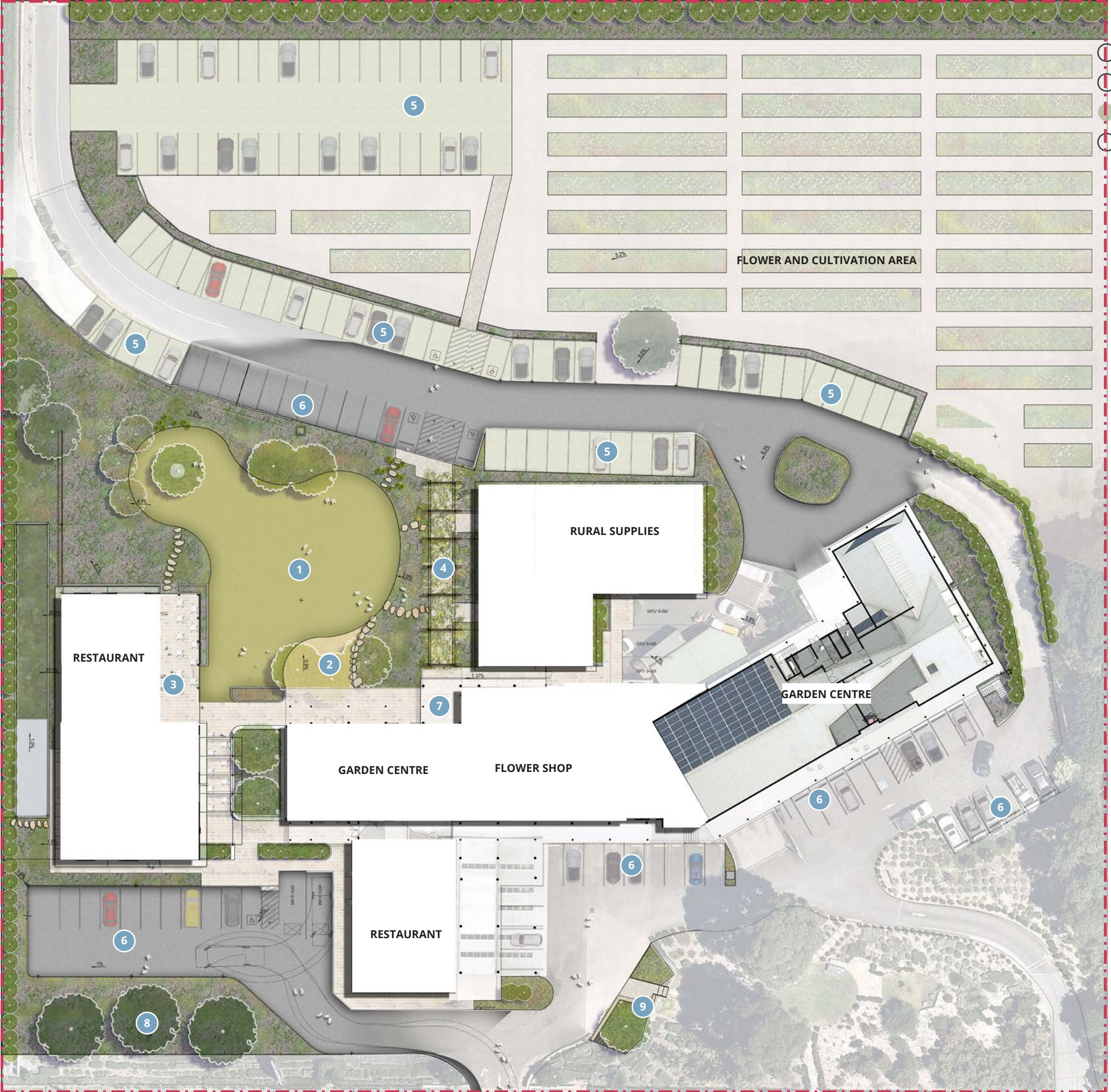
LANDSCAPE MASTERPLAN



Landscape Masterplan

Legend

- Site boundary
- 1 Community green
- 2 Nature play
- 3 Alfresco
- 4 Planted entry arbor
- 5 Permeable parking
- 6 Bitumen parking
- 7 Garden centre entry
- 8 New additional 15 metre landscaped setback to Mona Vale Road
- 9 Existing garden bed extension with seating area



Masterplan Analysis

Landscape Typologies

Legend

-  Screening and new landscape
-  Loading movement
-  Main Spine
-  Primary pedestrian path
-  Secondary pedestrian path
-  Vehicle route
-  Bitumen parking
-  Permeable parking
-  Community green
-  Nature play
-  Community green area
-  Alfresco dining area
-  Flower and cultivation area
-  Planted entry abor
-  New expanded landscaped setback
-  Bio-retention with palisade fence

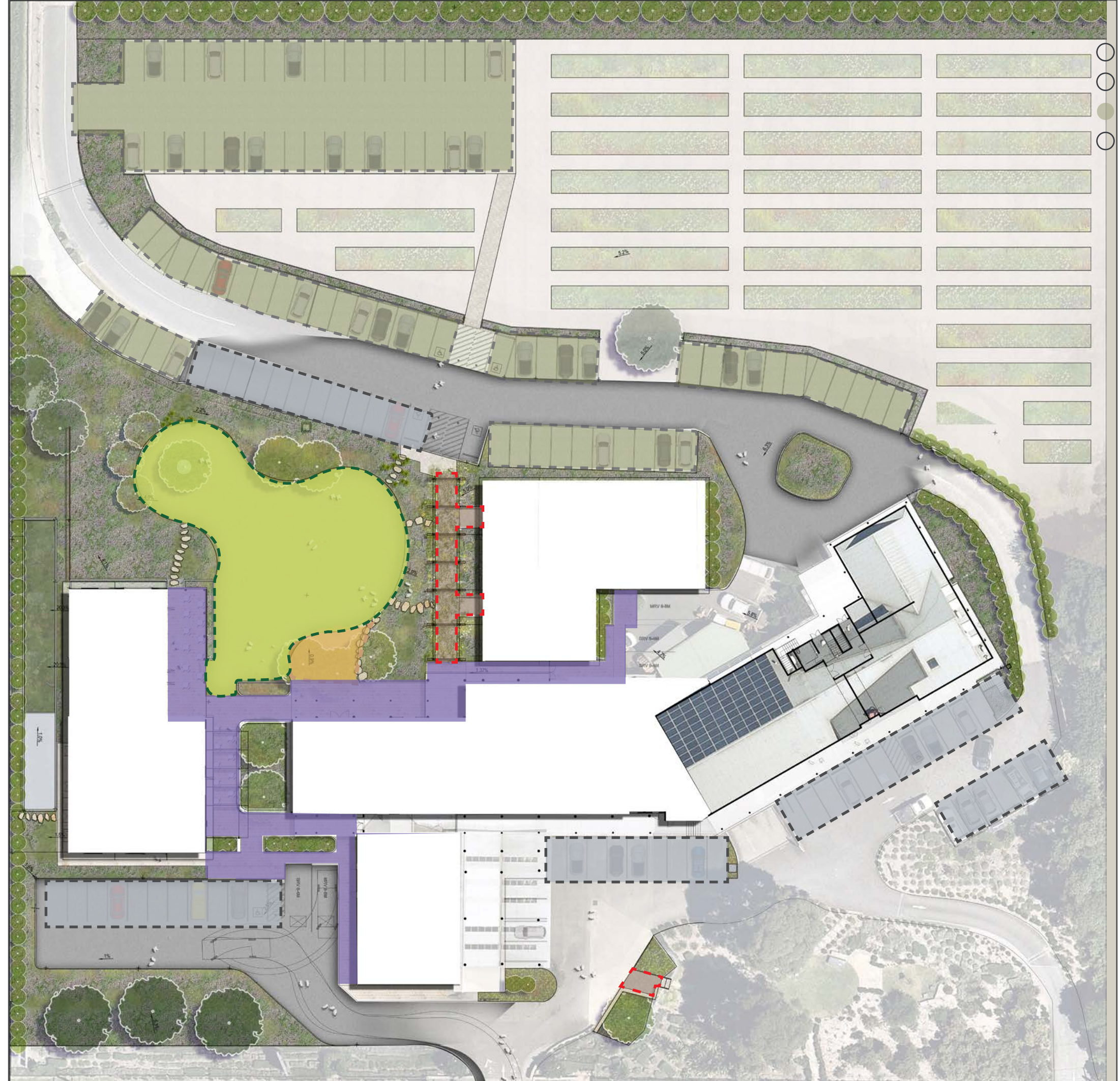


Masterplan Analysis

Paving

Legend

-  Permenale
-  Turf
-  Deco
-  Bitumen paving
-  Interlocking paving
-  Unit paving



Detail Plan

Community Green

Legend

- 1 Flexible open lawn
- 2 Feature tree in lawn. Passive recreation area with views out to main lawn area.
- 3 Nature play zone with deco / mulch bed.
- 4 Large sandstones separating planting and nature play. Informal seating edge.
- 5 Outdoor dining area on terrace. Planting kept low to edges to maintain clear views across lawn.
- 6 Stone steppers to access lawn space
- 7 Planted timber arbor over main entry spine. Cabling system to train climbers up arbor.
- 8 Flush from resturant terrace to lawn
- 9 Timber-look fence/barrier



Landscape Sections

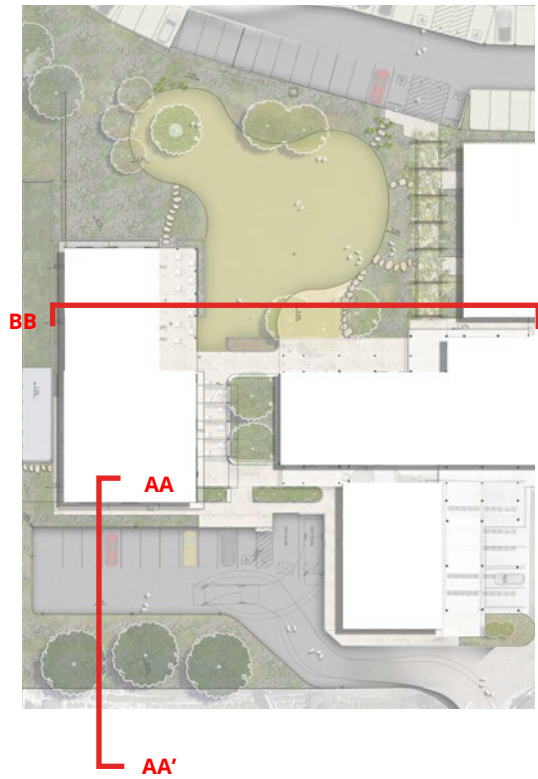


Section AA



Section BB'

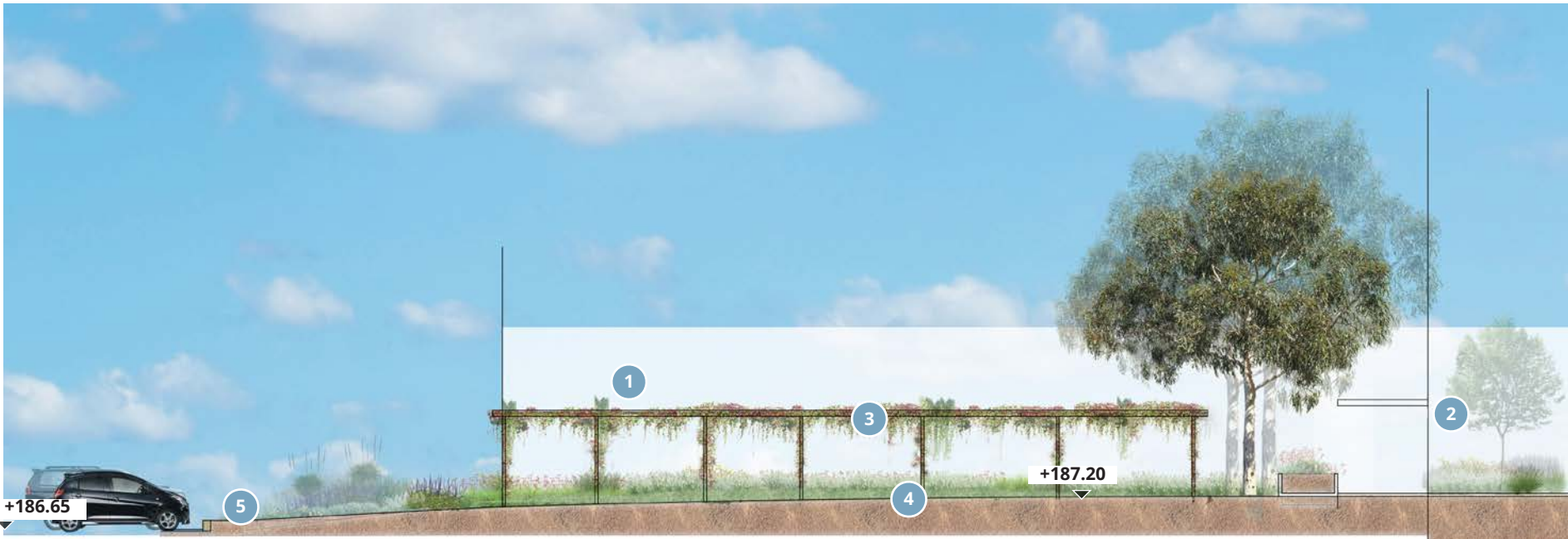
Key Plan



Legend

- 1 Garden Centre
- 2 Restaurant
- 3 Path
- 4 Bitumen parking
- 5 Proposed buffer planting
- 6 Existing planting
- 7 Verge
- 8 Shoulder
- 9 Mona Vale Road
- 10 Nature play
- 11 Planted entry arbor
- 12 Flower Shop
- 13 Outdoor dining area on terrace.
- 14 Raised planter

Landscape Sections



Section CC'

Key Plan

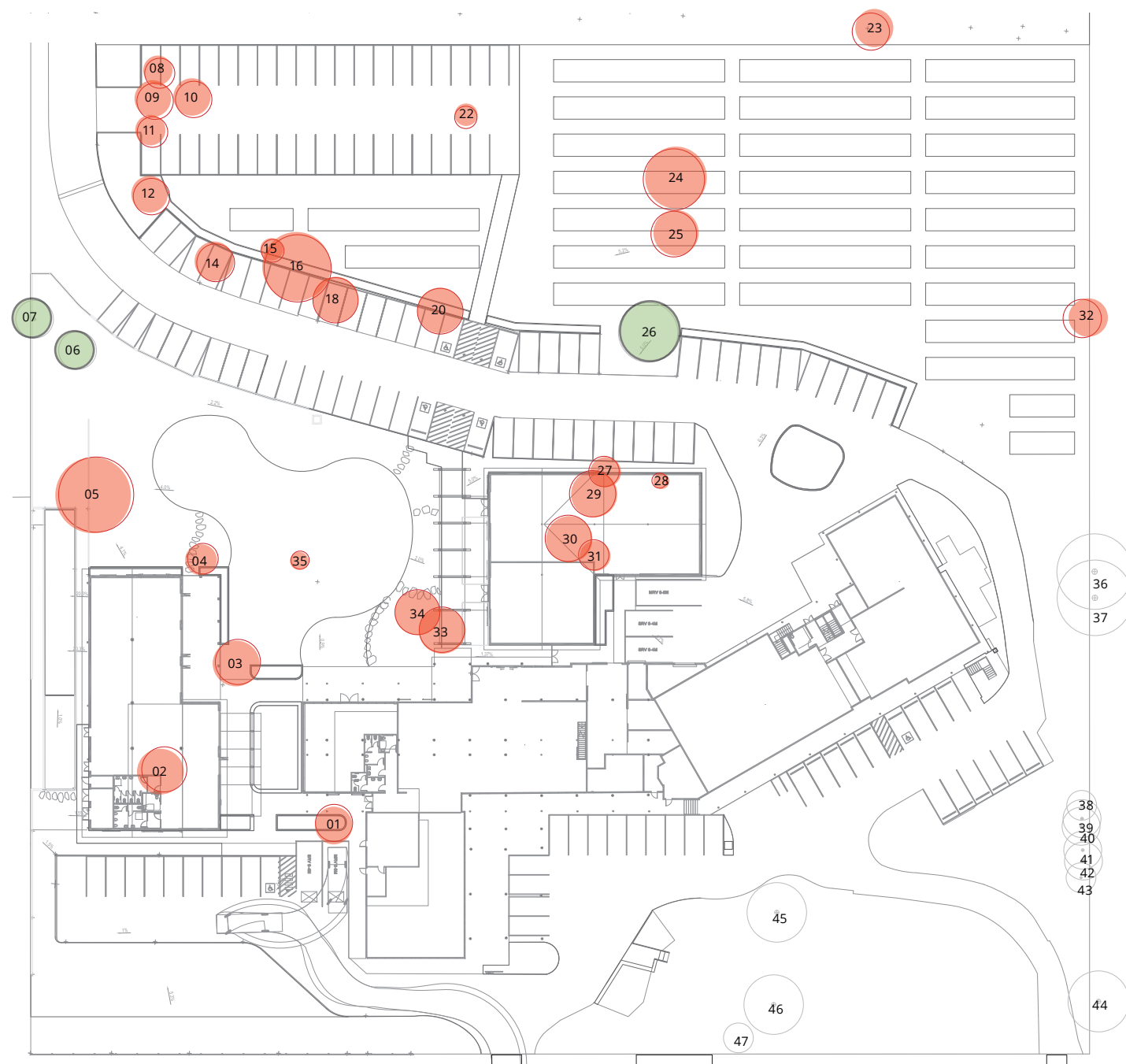


Legend

- 1 Rural supplies building
- 2 Flower shop
- 3 Planted entry arbor (behind)
- 4 Central lawn
- 5 Retaining wall



Tree Impact Plan



Legend

- Existing trees to be removed
- Existing trees to be retained and protected

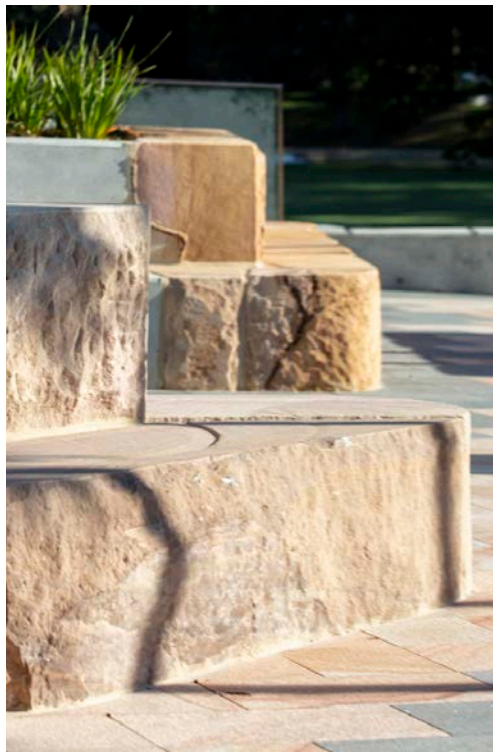
Tree Impact Plan to be read in conjunction with **Arboricultural Impact Appraisal and Method Statement** prepared by Naturally Trees (dated 15/05/2023).

Appendix 2 Tree Schedule below has been extracted from AIAMS report, pages 15-16.

APPENDIX 2												
Tree schedule												
NOTE: Colour annotation is AA & A trees with green background; Z & ZZ trees with blue background; trees to be removed in red text.												
No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects Comment	Location	Services	Significance	Tree AZ
1	Acer palmatum	5	4	100	2.0	80%	M	Nil	Garden	Nil	L	Z12
2	Nyssa sylvatica	8	5	300	3.6	80%	M	Nil	Grass	Nil	M	A1
3	Prunus sp.	3	3	100	2.0	80%	M	Nil	Grass	Nil	L	Z3
4	Nyssa sylvatica	8	5	300	3.6	80%	M	Nil	Grass	Nil	M	A1
5	Syzygium sp.	14	12	600	7.2	80%	M	Nil	Garden	Nil	H	A1
6	Magnolia grandiflora	8	5	200	2.4	80%	M	Nil	Garden	Nil	M	A1
7	Syzygium sp.	8	7	200	2.4	80%	M	Nil	Garden	Nil	M	A1
8	Cupressus x leylandii	6	3	200	2.4	40%	M	Lopped, Acute dieback, Stand of similar trees	Garden	Nil	L	ZZ3
9	Fraxinus griffithii	9	5	300	3.6	0%	O	Dead tree	Garden	Nil	M	ZZ4
10	Betula pendula	9	4	200	2.4	80%	M	Nil	Grass	Nil	M	Z12
11	Fraxinus griffithii	5	3	100	2.0	80%	S	Nil	Garden	Nil	L	Z12
12	Magnolia sp.	6	6	150	2.0	80%	M	Co-dominant	Garden	Nil	L	Z12
14	Nyssa sylvatica	5	3	150	2.0	80%	S	Nil	Grass	Nil	L	Z12
15	Nyssa sylvatica	5	3	150	2.0	80%	S	Nil	Grass	Nil	L	Z12
16	Robinia pseudoacacia	10	8	300	3.6	0%	O	Nil	Grass	Nil	L	ZZ4
18	Hymenosporum flavum	6	5	250	3.0	80%	M	Nil	Grass	Nil	L	Z12
20	Elaeocarpus reticulatus	8	5	250	3.0	60%	M	Nil	Grass	Nil	M	Z12
22	Acacia sp.	4	4	100	2.0	80%	M	Nil	Grass	Nil	L	Z1
23	Cupressus x leylandii	10	5	300	3.6	70%	M	Stand of similar trees	Garden	Nil	M	Z3
24	Cupressus x leylandii	10	6	300	3.6	70%	M	Stand of similar trees	Garden	Nil	M	Z3
25	Cupressus x leylandii	10	6	300	3.6	70%	M	Stand of similar trees	Garden	Nil	M	Z3
26	Ficus rubiginosa	9	10	350	4.2	80%	M	Nil	Garden	Nil	M	A1
27	Robinia pseudoacacia	6	5	300	3.6	80%	M	Nil	Garden	Nil	L	Z3
28	Lagerstroemia indica	1	1	100	2.0	10%	M	Lopped	Garden	Nil	L	ZZ5
29	Robinia pseudoacacia	6	5	250	3.0	80%	M	Nil	Garden	Nil	L	Z3
30	Robinia pseudoacacia	6	5	250	3.0	80%	M	Nil	Garden	Nil	L	Z3
31	Robinia pseudoacacia	6	5	250	3.0	80%	M	Nil	Garden	Nil	L	Z3
32	Salix sp.	10	8	300	3.6	70%	M	Nil	Grass	Nil	M	Z3
33	Syzygium sp.	8	4	150	2.0	80%	M	Nil	Garden	Nil	M	Z12
34	Syzygium sp.	8	4	150	2.0	80%	M	Nil	Garden	Nil	M	Z12
35	Syzygium sp.	8	4	150	2.0	80%	M	Stand of similar trees	Garden	Nil	M	Z12
36	Pinus radiata	16	14	700	8.4	70%	M	Nil	Grass	Nil	H	Z3
37	Erythrina sykesii	16	16	900	10.8	70%	M	Nil	Grass	Nil	H	Z3
38	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1
39	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1
40	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1
41	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1
42	Eucalyptus haemastoma	9	6	300	3.6	70%	M	Nil	Garden	Nil	M	A1
43	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1
44	Ligustrum sp.	6	6	200	2.4	80%	M	Nil	Garden	Nil	M	ZZ3
45	Eucalyptus saligna	18	14	500	6.0	80%	M	Co-dominant	Garden	Nil	H	A1
46	Eucalyptus saligna	18	14	500	6.0	80%	M	Nil	Garden	Nil	H	A1
47	Ceratopetalum gummiferum	5	3	60	2.0	70%	M	Nil	Garden	Nil	L	Z12

Landscape Strategy

Materials



Landscape Strategy

Planting Vision



Planting Palette

Proposed Planting Palette



Trees



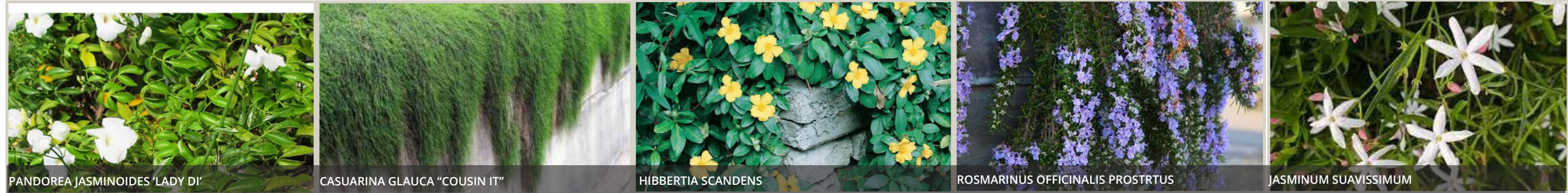
Shrubs & Accents



Grasses & Rushes



Groundcover & Climbers



ARCADIA

Hills Marketplace

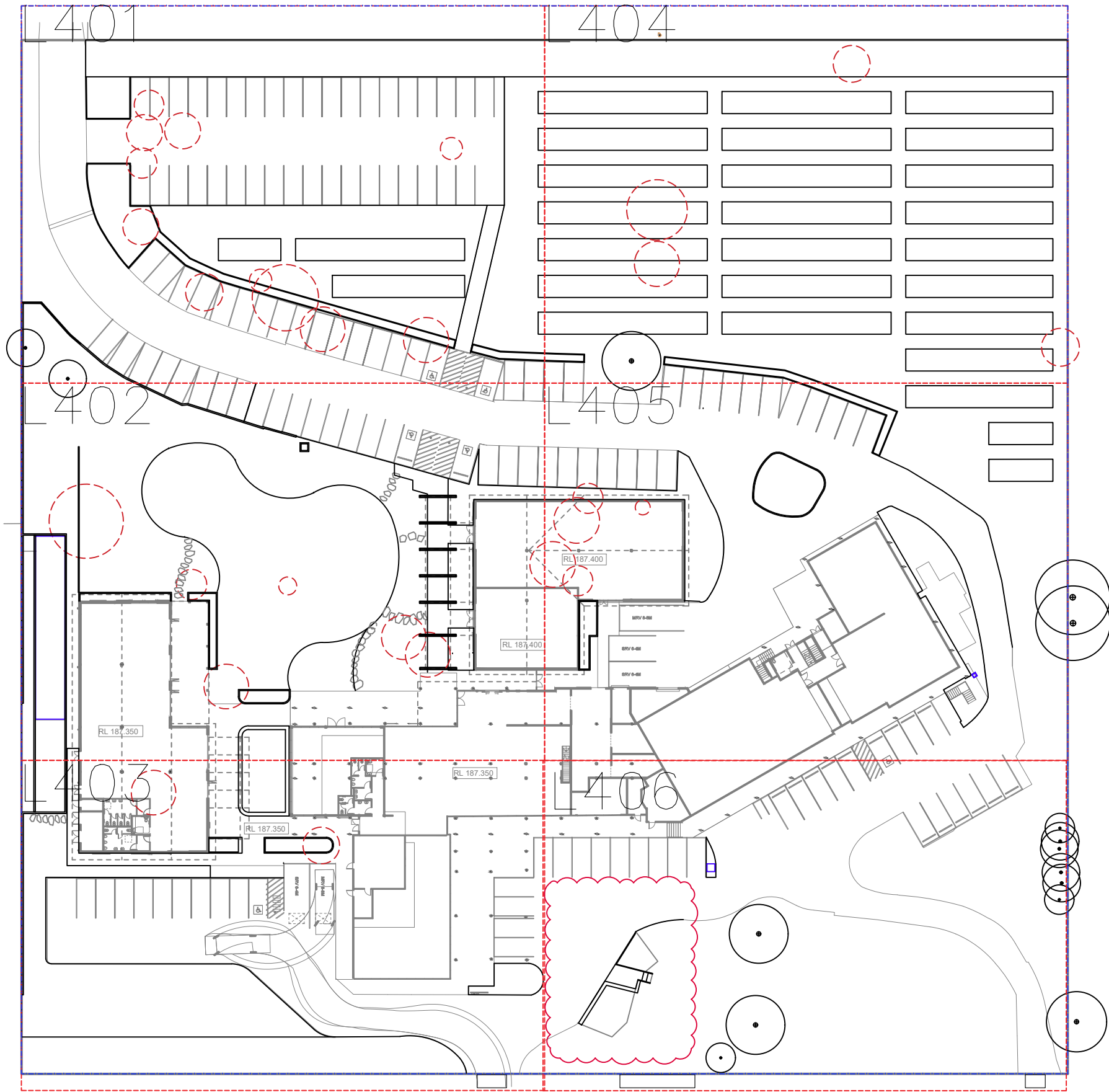
287 Mona Vale Rd, Terrey Hills, NSW

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DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
101	LANDSCAPE MASTERPLAN
400	PLANTING SCHEDULE
401	SOFTWORKS PLAN
402	SOFTWORKS PLAN
403	SOFTWORKS PLAN
404	SOFTWORKS PLAN
405	SOFTWORKS PLAN
406	SOFTWORKS PLAN
601	TYPICAL DETAILS
701	LANDSCAPE NOTES

KEY PLAN



E	DA Submission	RC	NW	21.11.23	
D	DA Submission	RC	NW	09.06.23	
C	DA Submission	RC	NW	14.04.23	
B	DA Submission	JT	NW	12.10.22	
A	Draft Issue	JT	NW	23.09.22	
Issue	Revision	Description	Drawn	Check	Date

Not for Construction

Project

Hills Marketplace

Development Application

Client



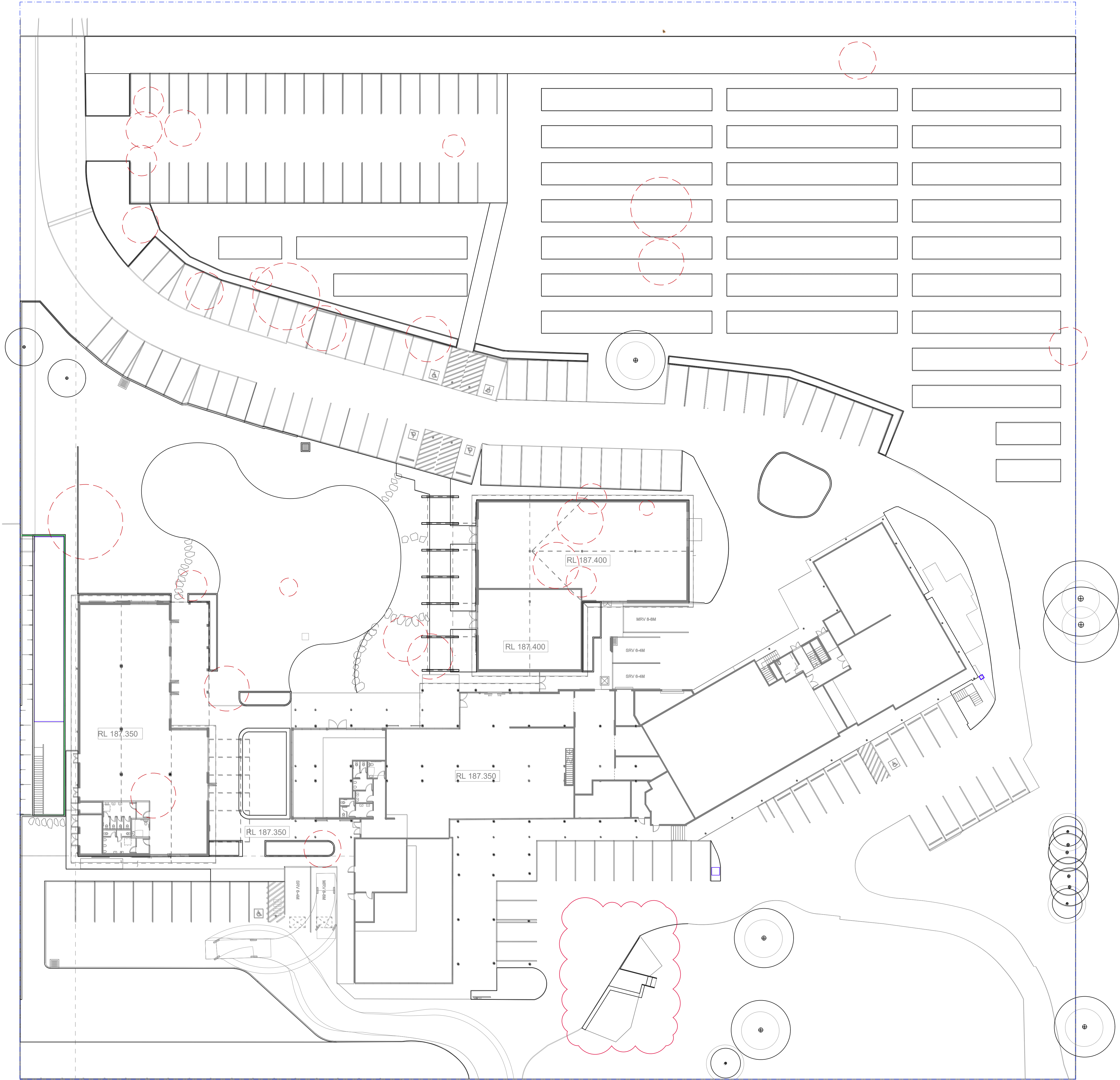
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L000	Cover sheet

Job No.	22-839
Issue	E
Scale	NTS



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E	DA Submission	RC	NW	21.11.23
D	DA Submission	RC	NW	09.06.23
C	DA Submission	RC	NW	14.04.23
B	DA Submission	JT	NW	12.10.22
A	Draft Issue	JT	NW	23.09.22
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

Hills Marketplace

Development Application

Client



Drawing No.
L101

Drawing Name
Landscape Masterplan

Job No.

22-839

Issue

E

Scale

1:250 @ A1



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ARCADIA

22-839 HILLS MARKETPLACE							
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY	NATIVE	EXOTIC
	TREES						
Ae	Alphitonia exclesa	Red Ash	15 x 8	75L	2	x	
As	Acacia longifolia	Sydney Golden Wattle	8 x 6	75L	1	x	
Ca	Ceratopetalum apetalum	Coachwood	15 x 6	75L	1	x	
Lc	Lophostemon confertus	Brush Box	15 x 10	75L	1	x	
Be	Banksia ericifolia	Heath-leaved Banksia	6 x 4	75L	3	x	
Gf	Glochidion ferdinandi	Cheese Tree	15 x 8	75L	3	x	
Sg	Syncarpia glommulifera	Turpentine Tree	20 x 12	75L	1	x	
Ti	Tristaniopsis laurina	Luscious Water Gum	9 x 7	75L	3	x	
	SHRUBS & ACCENTS						
Ac	Adenanthos cunninghamii	Woolly Bush	1.5 x 1.5	140mm	32	x	
Br	Banksia robur	Swamp Banksia	1.5 x 2	140mm	14	x	
Bs	Banksia spinulosa 'Birthday Candles'	Banksia	0.5 x 1	140mm	95	x	
Clj	Callistemon Little John	Callistemon 'Little John	1 x 1	140mm	22	x	
Cc	Callistemon citrinus	Crimson Bottlebrush	4 x 2	140mm	10	x	
Gb	Grevillea buxifolia	Grey spider flower	2 x 1	140mm	39	x	
De	Doryanthes excelsa	Gymea Lily	1.5 x 2	300mm	2	x	
Pf	Pultenaea flexilis	Graceful Bush-pea	4 x 3	140mm	10	x	
Lp	Leucandendron Pisa	Leucandendron Ebony	1.5 x 2	140mm	24	x	
Lrd	Leucadendron red devil	Protea red devil	1.5 x 1	140mm	128	x	
Ss	Syzygium smithii	Lilly Pilly	4 x 2	140mm	44	x	
Bl	Baeckea Linifolia	Swamp Baeckea	3 x 3	140mm	23	x	
Wf	Westringia fruticosa	Coast Rosemary	1.5 x 1.5	140mm	156	x	
Wgb	Westringia grey box	Compact Coastal Rosemary	0.45 x 0.45	140mm	124	x	
Xs	Xanthorrhoea spp.	Grass Tree	2 x1.5	140mm	3	x	
	GROUNDCOVERS						
An	Anigozanthos flavidus	Kangaroo Paw	1.5 X 1	TUBE STOCK	626	x	
Cg	Casuarina glauca "Cousin It"	She-oak	0.15 x 1.5	TUBE STOCK	200	x	
DI	Dianella longifolia	Blue Flax Lily	1 x 1.5	TUBE STOCK	1093	x	
La	Lavandula angustifolia	Lavender	0.5 x 0.5	TUBE STOCK	1268		x
Lcr	Lomandra confertifolia ssp. Rubiginosa	Lomandra Frosty Top	0.7 x 0.5	TUBE STOCK	1,374	x	
Lm	Liriope muscari	Mondo Grass	0.3 x 0.45	TUBE STOCK	420		x
Mp	Myoporum parvifolium	Creeping Boobialla	0.5 x spreading	TUBE STOCK	212	x	
Pa	Pennisetum alopecuroides Nafray	Swamp Foxtail Grass	0.5 x 0.6	TUBE STOCK	1375	x	
Ro	Rosmarinus officinalis prostrtus	Creeping Rosemary	0.3 x 0.6	TUBE STOCK	140	x	
Sr	Salvia rosmarinus	Rosemary Officinalis prostrate	0.25 x 1.5	TUBE STOCK	424		x
	CLIMBERS						
Hs	Hibbertia scandens	Snake Vine	0.3 x 2	TUBE STOCK	90	x	
Pj	Pandorea jasminoides 'Lady Di'	Pandorea	0.2 X spreading	TUBE STOCK	30	x	
Tj	Trachelospermum jasminoides	Star Jasmine	0.6 x 2	TUBE STOCK	16		x
	BIO RETENTION MIX						
Jp	Juncus pallidus	Pale Rush	1 x 0.5	150mm	194	x	
Ca	Carex appressa	Tall Sedge	1.5 x 1.5	150mm	194	x	
Gf	Gahnia filum	Chaffy Saw-sedge	1.5 x 1.5	150mm	194	x	
PI	Poa labillardieri	Tussock Grass	1.2 x 0.5	150mm	194	x	

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C	DA Submission	RC	NW	14.04.23
B	DA Submission	JT	NW	12.10.22
A	Draft Issue	JT	NW	23.09.22

Issue	Revision	Description	Drawn	Check	Date
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Hills Marketplace

Development Application

Client



Drawing No.
L400

Drawing Name
Planting Schedule

Job No.

22-839

Issue

E

Scale

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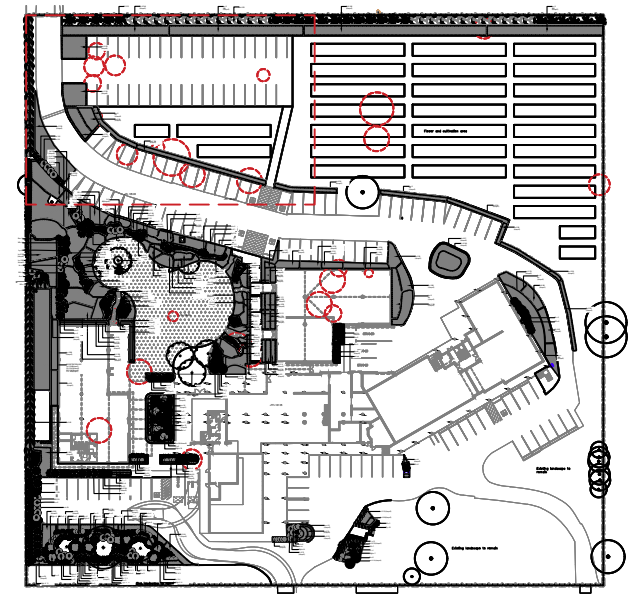
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LEGEND

- Proposed Trees
- Trees to be removed
- Trees to be retained
- Turf

- GRADING
- REDUCED LEVEL
 - FINISHED FLOOR LEVEL



E	DA Submission	RC	NW	21.11.23
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Project
Hills Marketplace

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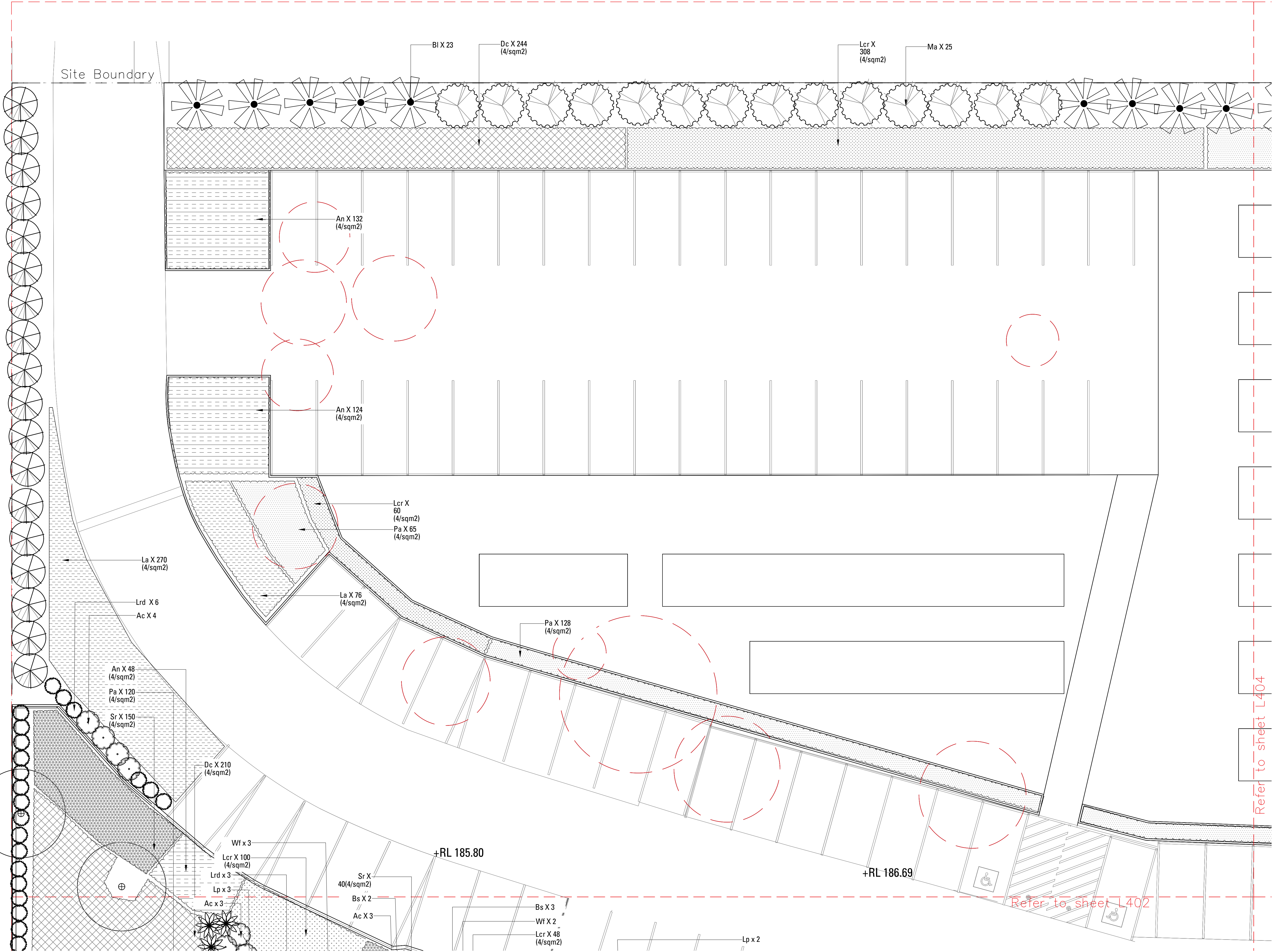


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Drawing Name Softworks Plan

Job No. 22-839
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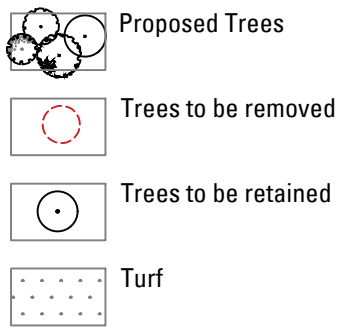
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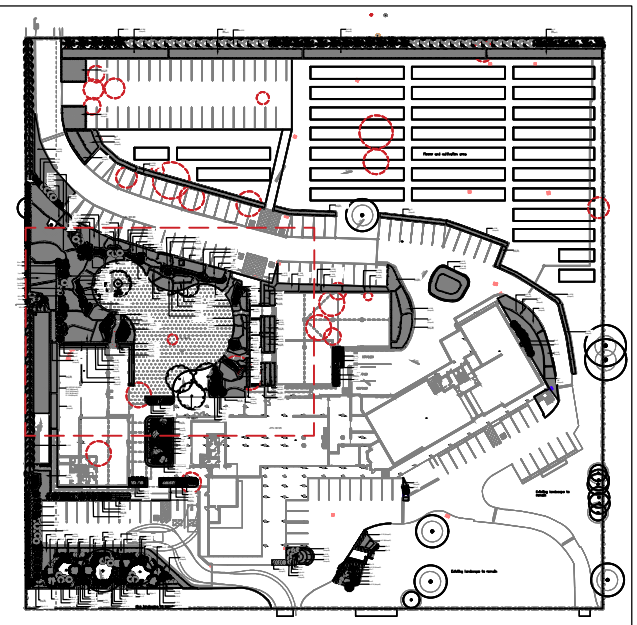
Refer to sheet L404

Refer to sheet L402

LEGEND



GRADING	
RL	REDUCED LEVEL
FFL	FINISHED FLOOR LEVEL



E	DA Submission	RC	NW	21.11.23	
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Issue	Revision	Description	Drawn	Check	Date

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Project Hills Marketplace

Development Application

Client



Drawing No.
L402

Drawing Name
Softworks Plan

Job No.

22-839

Issue

E

Scale

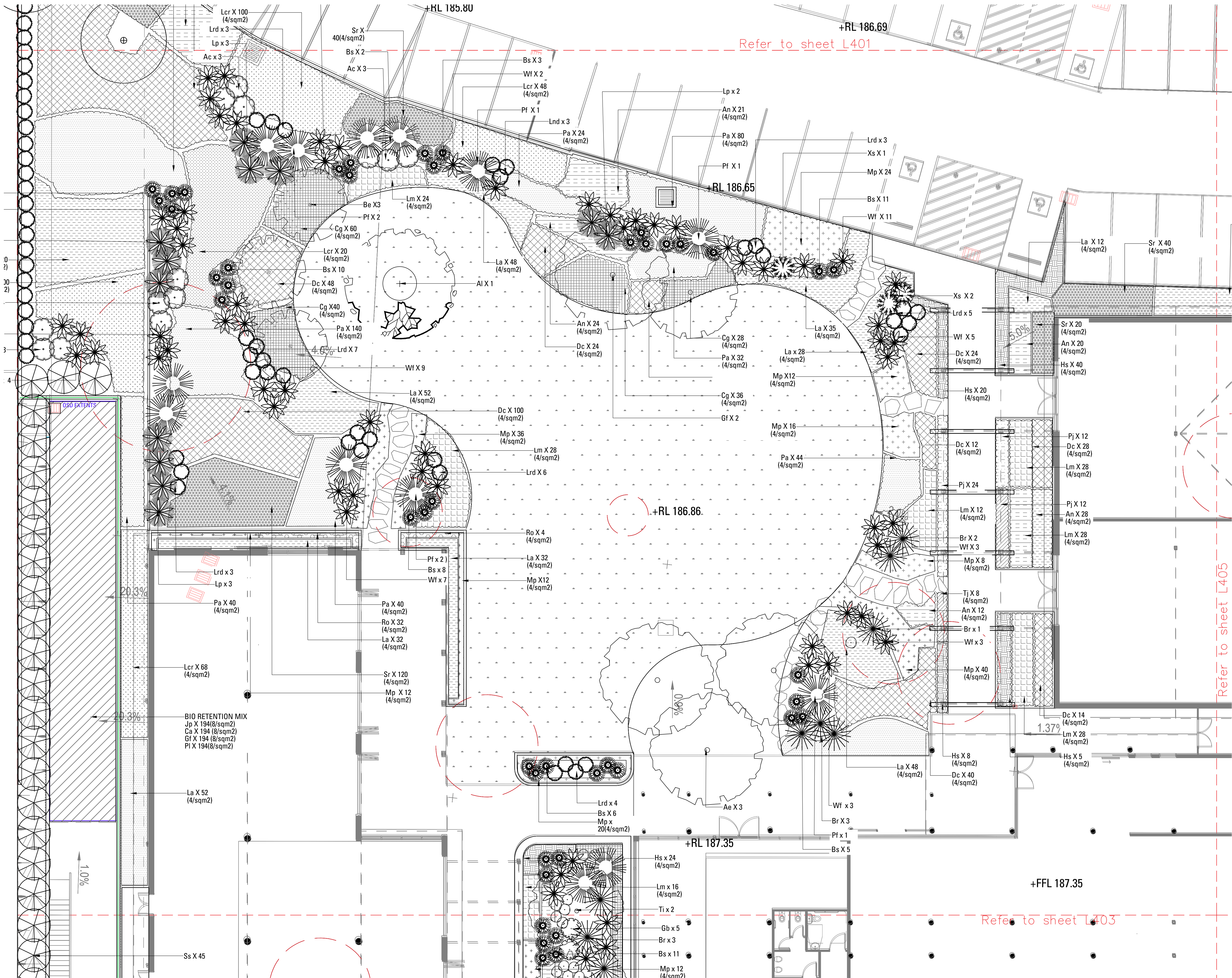
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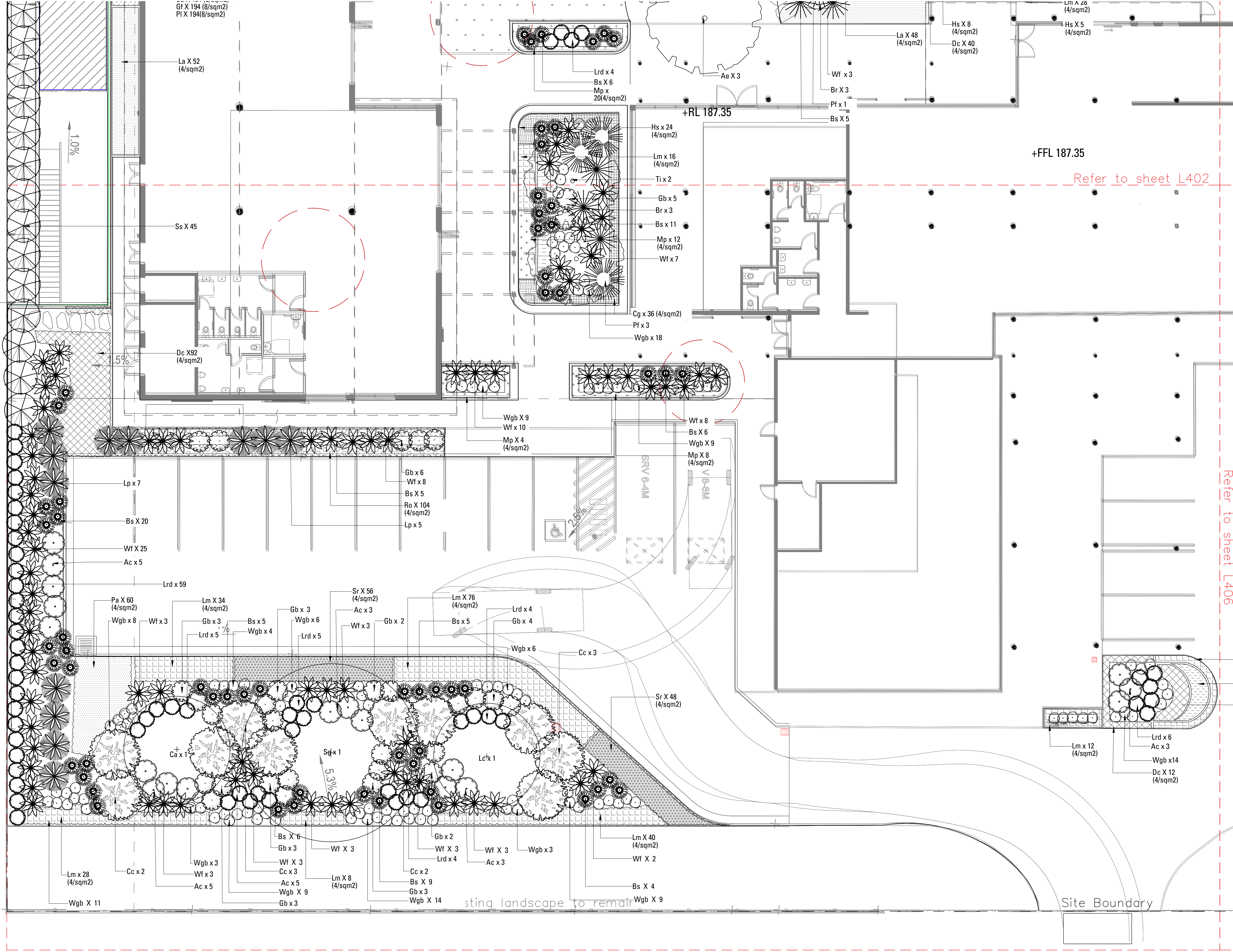


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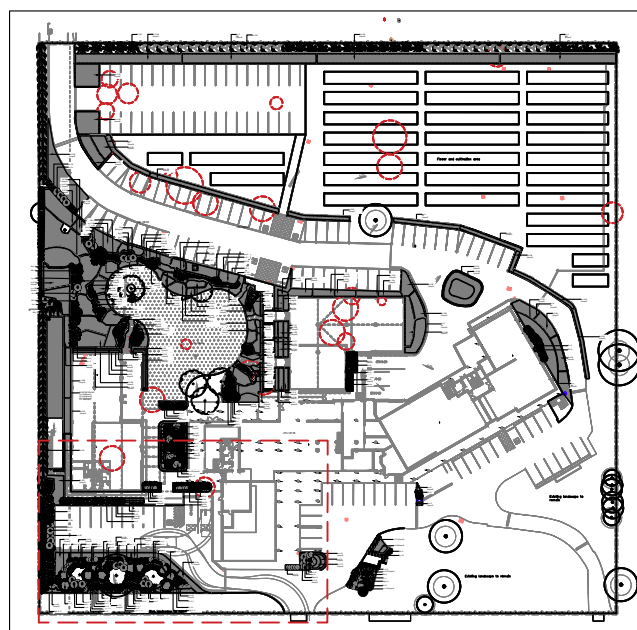
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Development Application

Client



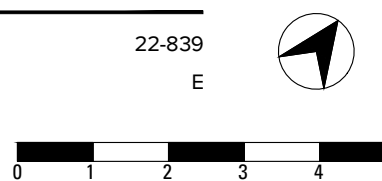
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L403

Drawing Name
Softworks Plan

Job No.
Issue

22-839
E

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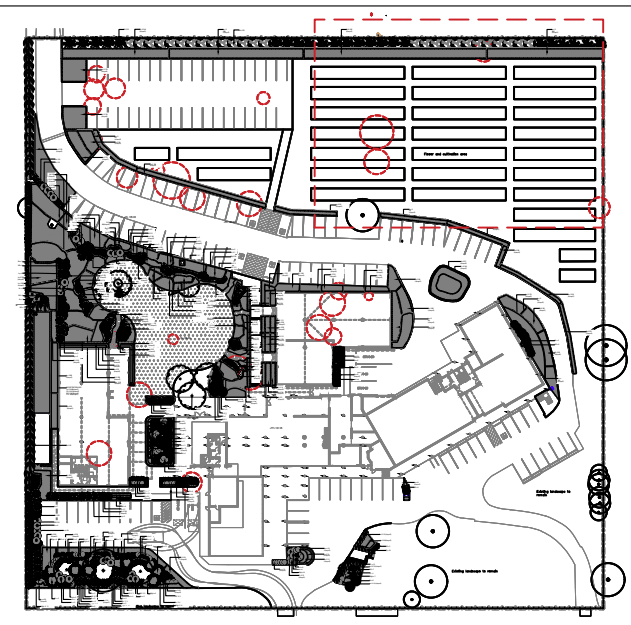
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LEGEND

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- Turf

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Drawing No.
L404

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Softworks Plan

Job No.

22-839

Issue

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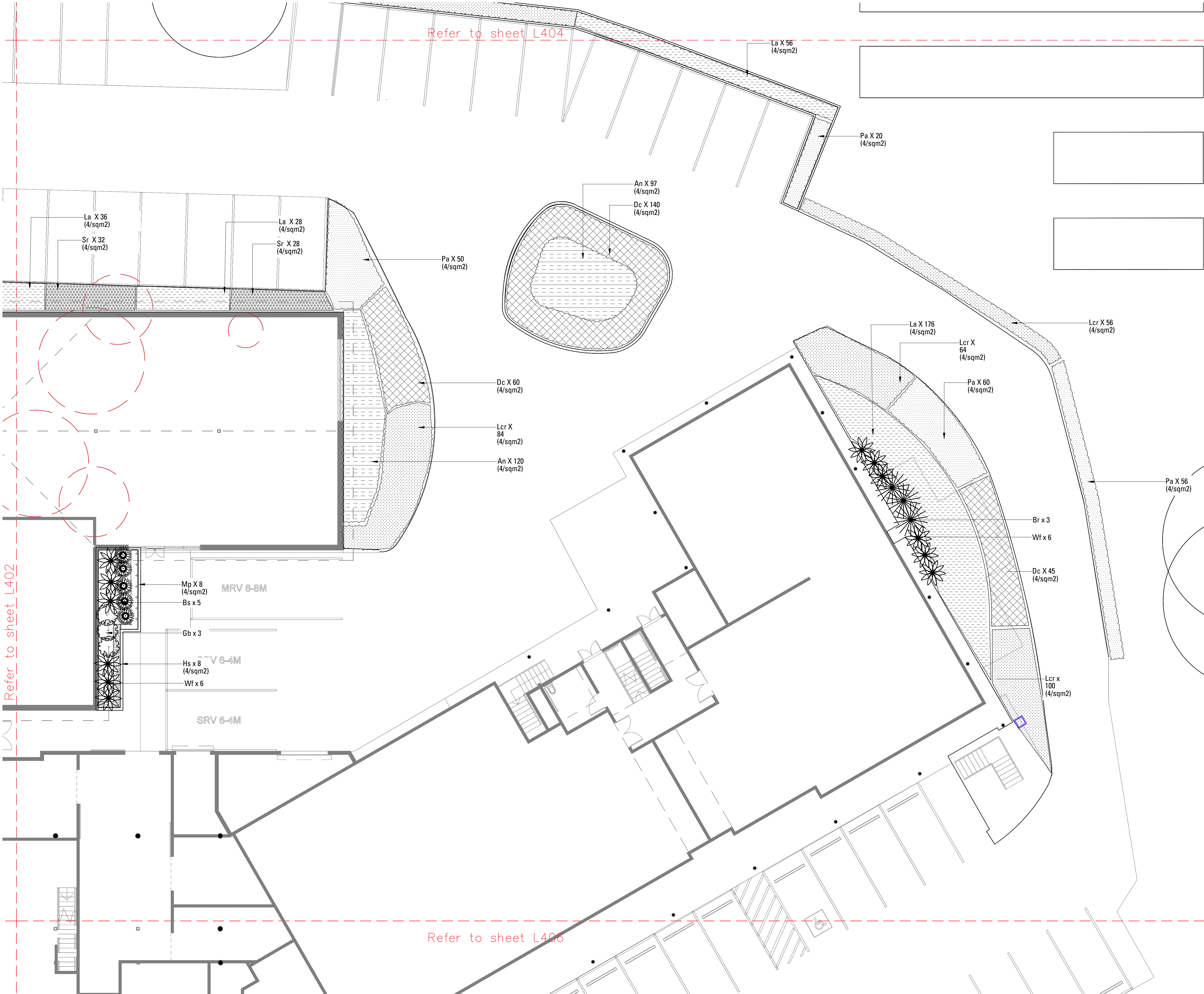
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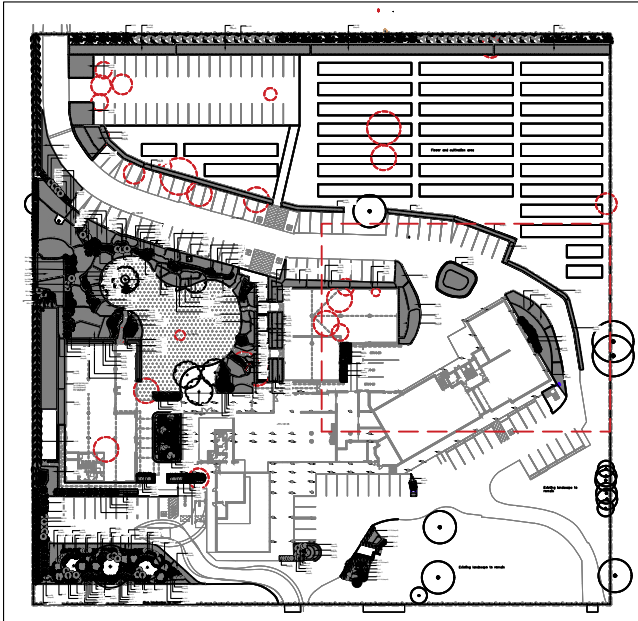
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L405

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Softworks Plan

Job No.

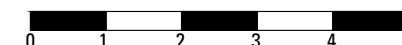
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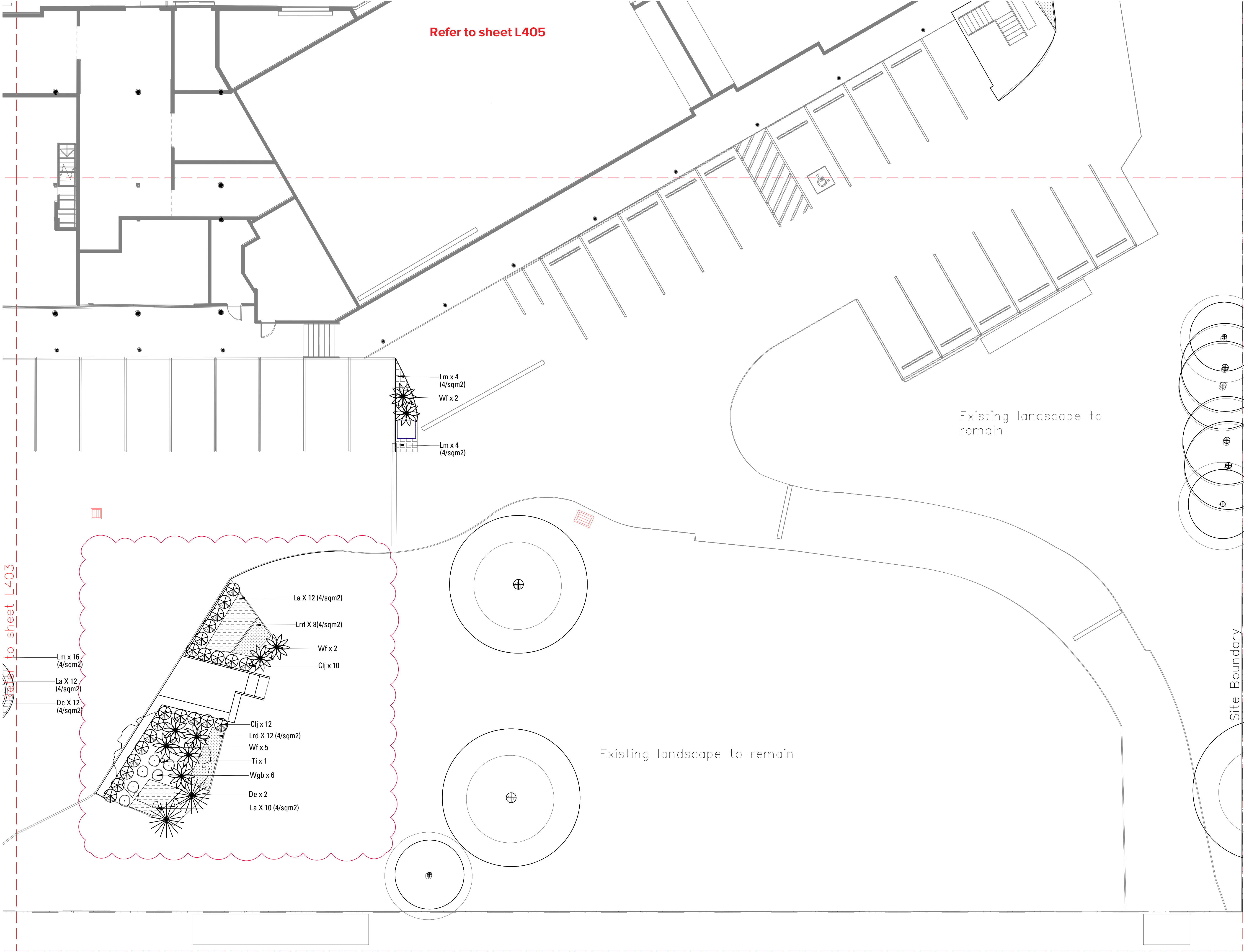
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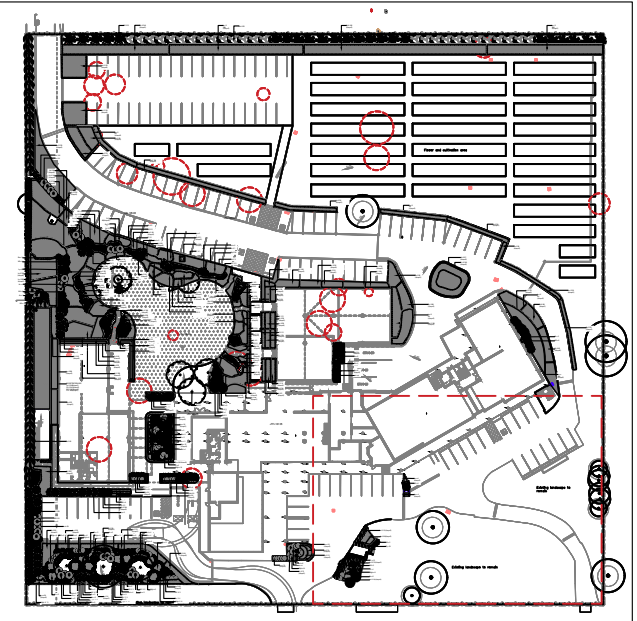
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GRADING

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Drawing No.
L406

Drawing Name
Softworks Plan

Job No.

22-839

Issue

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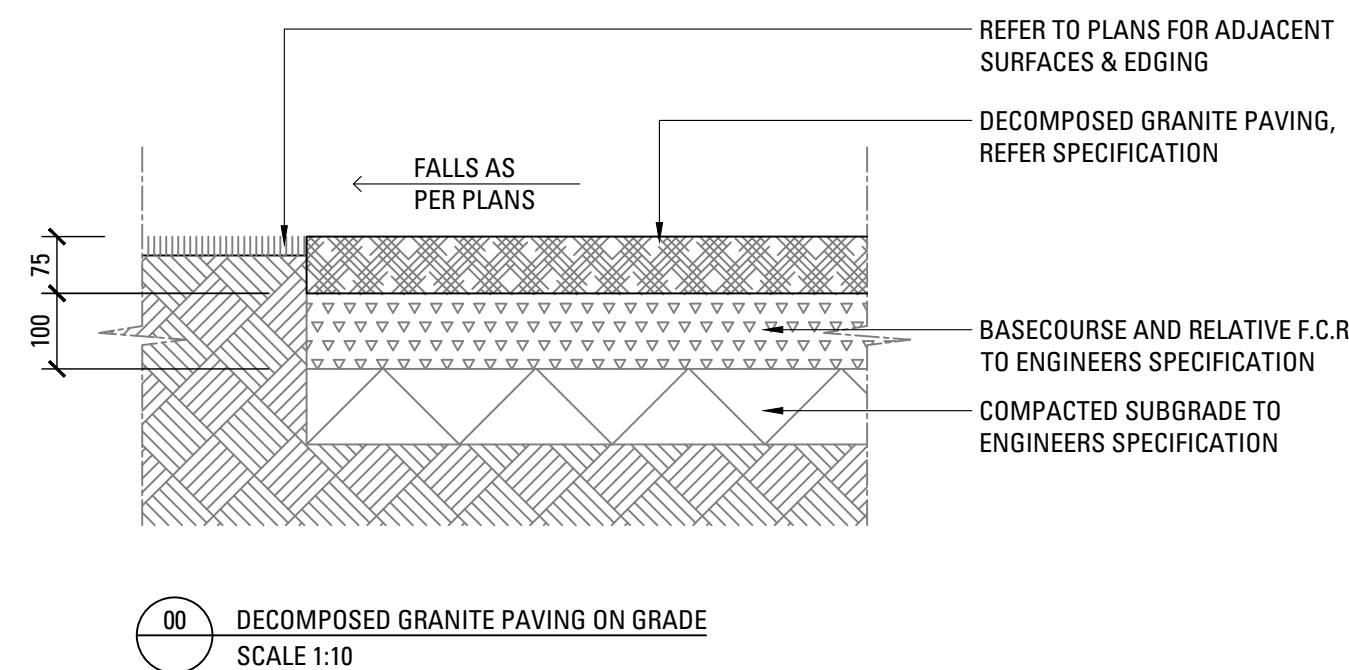
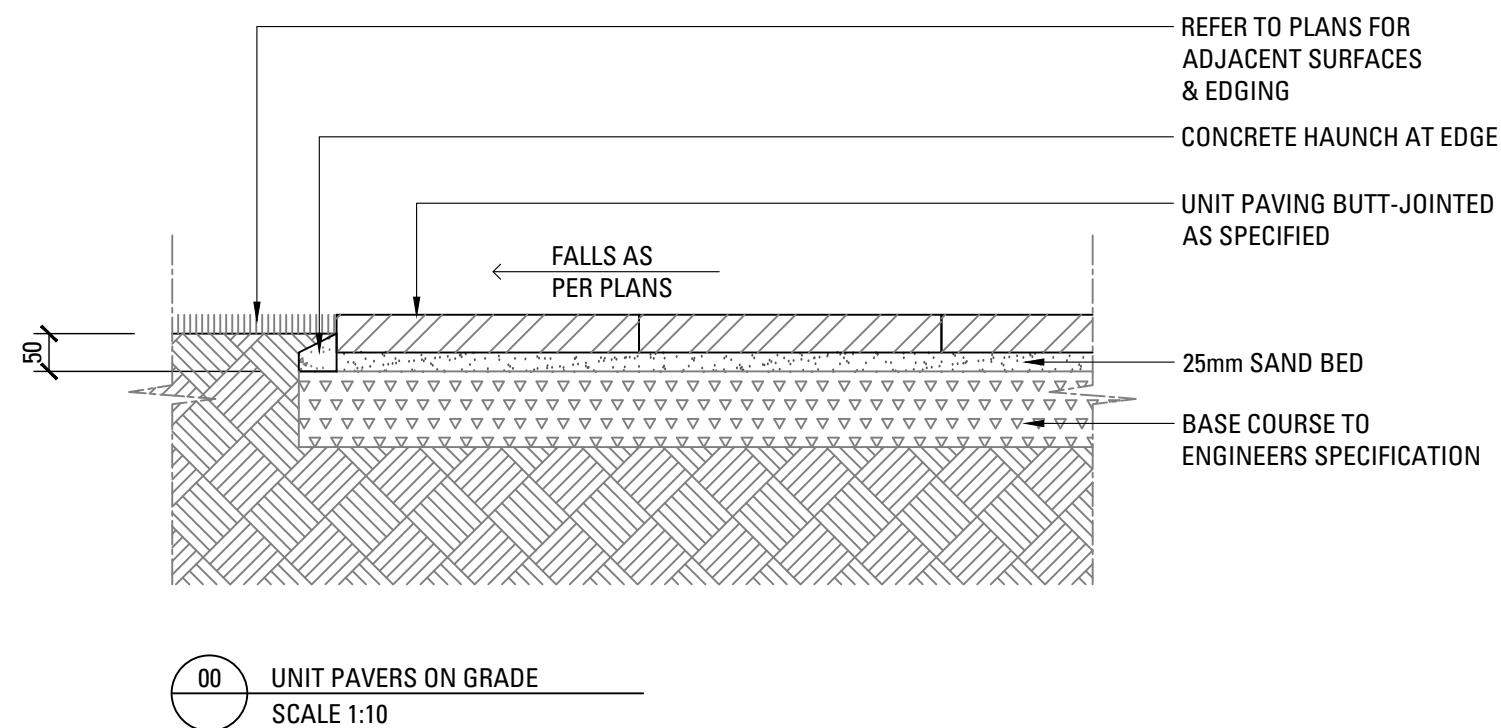
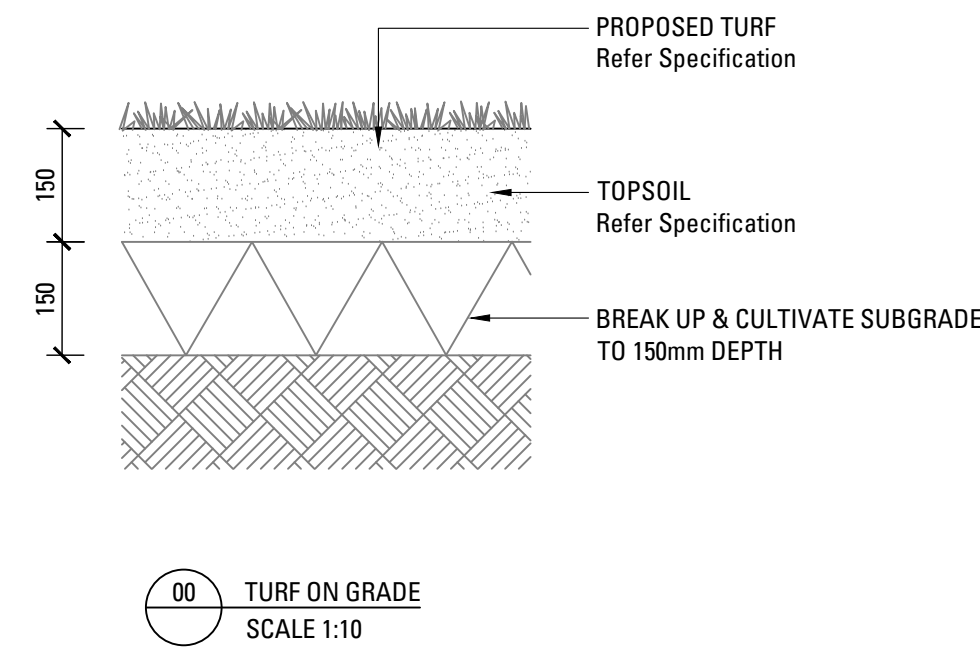
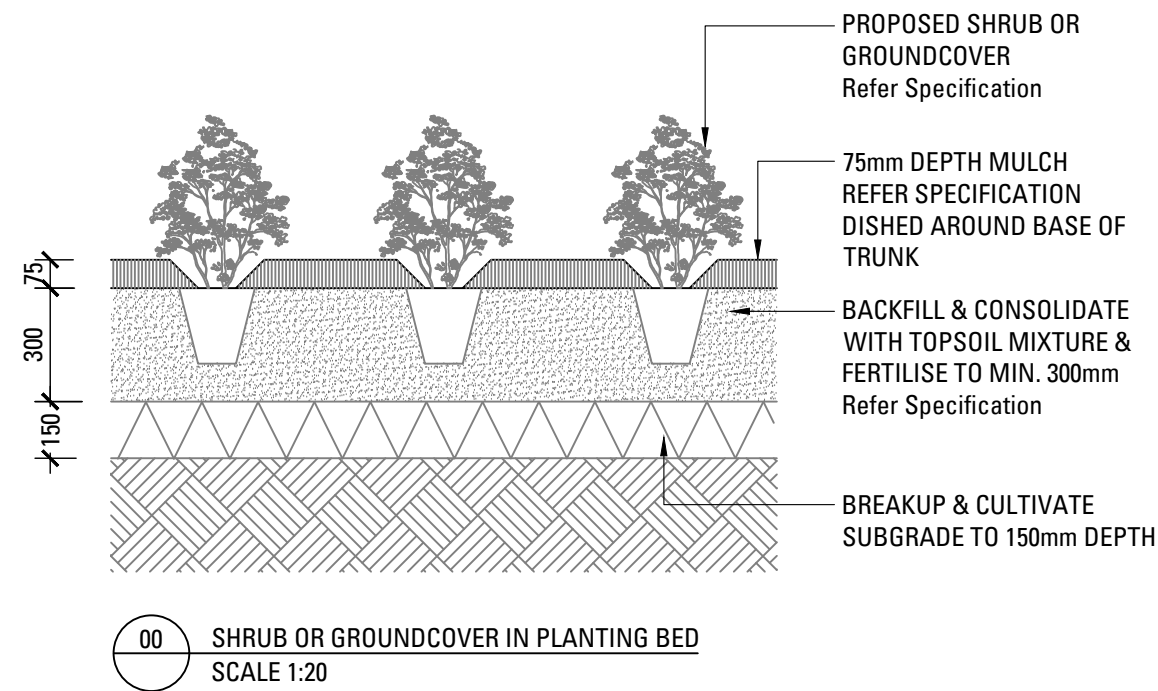
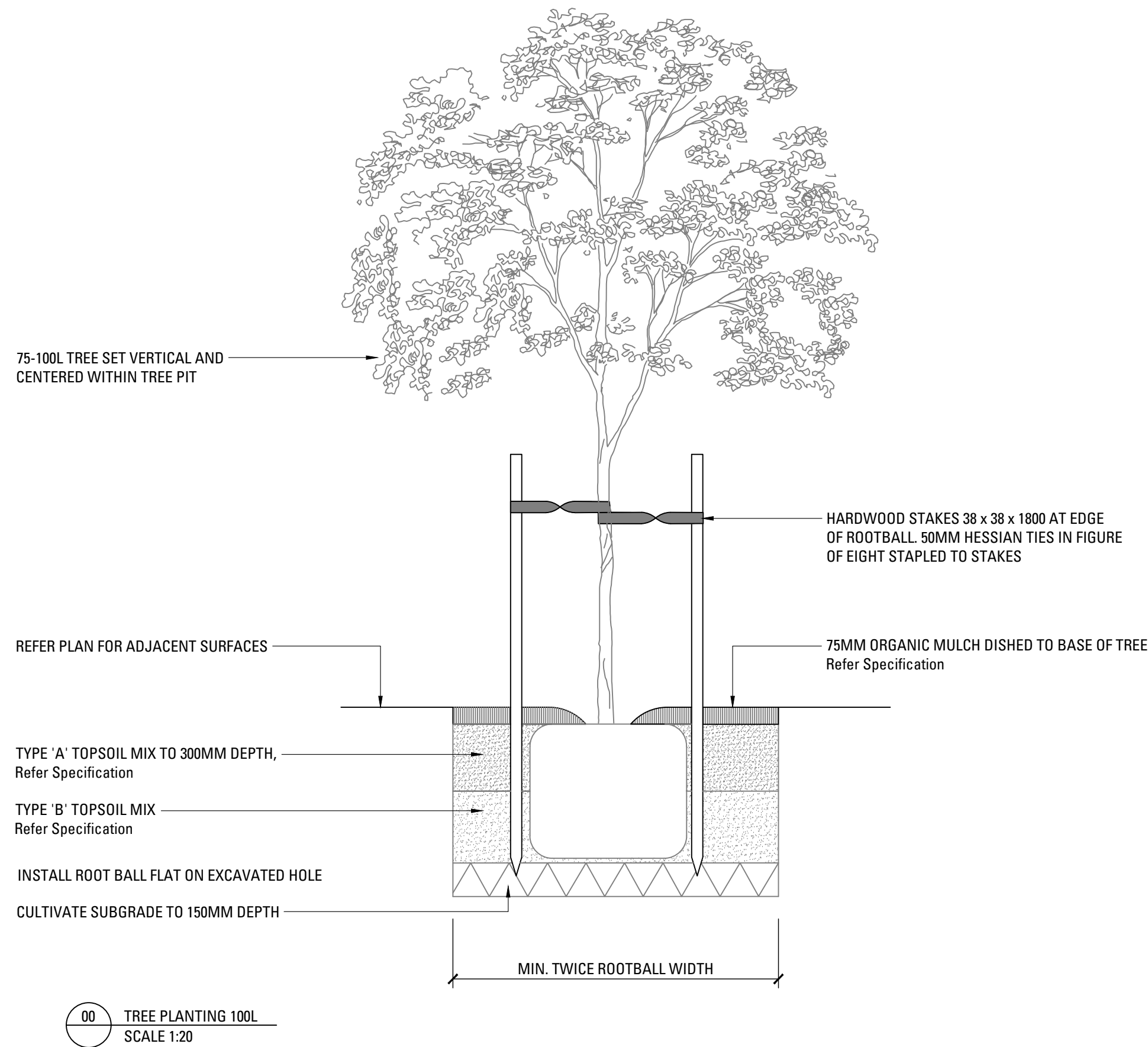
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L601

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Typical Details

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Issue E
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ARCADIA

LANDSCAPE SPECIFICATION NOTES

SERVICES

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

ABORIST MANAGEMENT OF TREE PROTECTION

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

DRAINAGE CELL AND FILTER FABRIC

FOR 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.

PLANTING MIXTURE

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

EXISTING SITE SOIL IF SUITABLE OR

IMPORTED TOPSOIL 50%

COMPOST 30%

D/W SAND 20%

SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION

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

MULCH TYPE

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

COMPOST

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

PLANT MATERIAL

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

FERTILISER MASS PLANTING AREAS:

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

TURF

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

TREES IN GRASS AND SUPER ADVANCED TREES:

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

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(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.

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 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

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

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

LANDSCAPE MAINTENANCE PROGRAM

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

GENERAL

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

WATERING

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

RUBBISH REMOVAL

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

REPLACEMENTS

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

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 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.

E	DA Submission	RC	NW	21.11.23
D	DA Submission	RC	NW	09.06.23
C	DA Submission	RC	NW	14.04.23
B	DA Submission	JT	NW	12.10.22
A	Draft Issue	JT	NW	23.09.22

Issue	Revision	Description	Drawn	Check	Date
Not for Construction					

Project

Hills Marketplace

Development Application

Client



Drawing No. L701	Drawing Name Landscape Notes
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Job No.	22-839
Issue	E
Scale	

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