

The Academy of Mary Immaculate

Landscape Report

Acknowledgement of Country



We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Landscape Design Principles

Identity

- The landscape should respond to the historic buildings and their relationship with the open spaces including views, access and movement.

Movement

- The landscape should provide a clear sense of movement and circulation through and around the buildings

Functionality

- Provide a range of 'flexible' spaces to provide a range of uses for different size groups of students, staff and visitors.

Sustainability

- Integrated sustainable interventions into the landscape creating learning opportunities

College Symbols

The Academy is dedicated in a special way to Mary, the Mother of God, under her title 'the Immaculate Conception'. Another scriptural title of the Blessed Virgin Mary, Speculum Sine Macula, or 'mirror without blemish', is incorporated in the Academy badge, which was designed in the school colours of blue and white.

Main symbols used in the Academy of Mary Immaculate's crest to demonstrate the ideals and beliefs we value.

- **Mirror:** The rays of light and lilies represent Mary, the true woman.
- **Cross:** Sitting above the shield, it represents faith.
- **Book:** Symbolic of knowledge.
- **Wattle:** Symbolises a love of home and country.

2 LANDSCAPE CONCEPT PLAN

LANDSCAPE DESIGN RESPONSE

- The landscape should respond to the historic buildings.
- New landscape additions to have a contemporary language (not recreating history, but celebrating it)
- Structured, manicured aesthetic
- Simple materials palette
- Make reconstruction works clearly distinguishable from earlier works
- Opportunity for subtle 'symbolic' interventions within the landscape that make reference to the School symbols & values

KEY

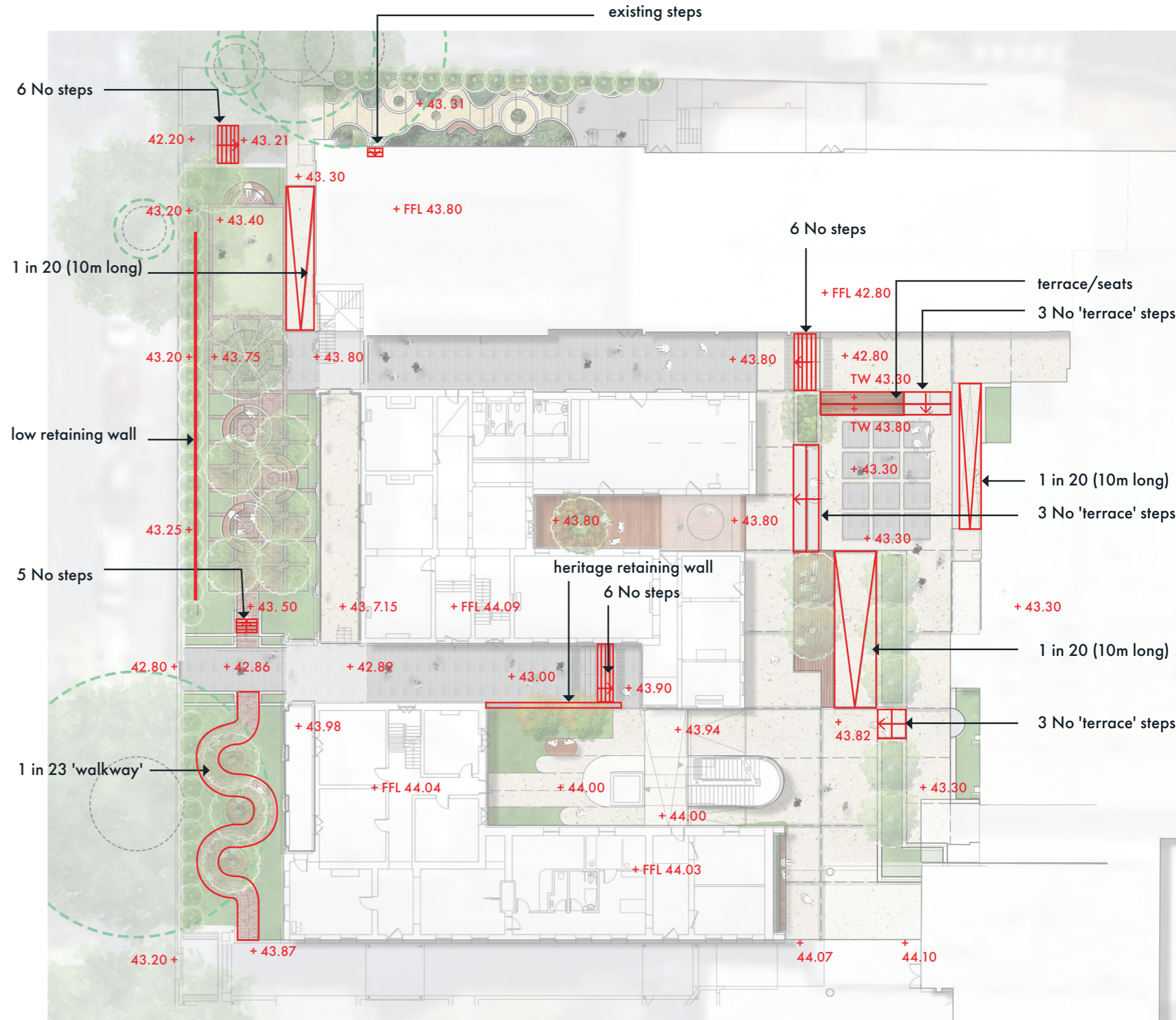
| | | | |
|----------|-----------------------|---|--|
| 1 | Convent Garden |  | Existing trees to be retained. Refer to arborist report by Landscapes by Design dated 16th October |
| 2 | Heritage Lane |  | Proposed trees. Refer to planting Schedule |
| 3 | East West Link |  | Screen/hedge planting. Refer to planting Schedule |
| 4 | Flynn Court |  | Proposed garden bed. Refer to planting Schedule |
| 5 | The Courtyard |  | Lawn |
| 6 | Light Yard | * All planted areas to be automatically irrigated | |
| 7 | North Yard |  | Bluestone pavers in various size units |
| | |  | Brick pavers |
| | |  | Exposed aggregate concrete with bluestone banding & infill areas |
| | |  | Composite timber deck/platform |
| | |  | Seats - brick clad base with timber cladding to top |
| | |  | Vertical Green. Climbers on trellis system |
| | |  | Sculpture (by others) |



Landscape Plan
1 in 300 @A3



3 GRADING DIAGRAM



Landscape Plan
1 in 300 @A3

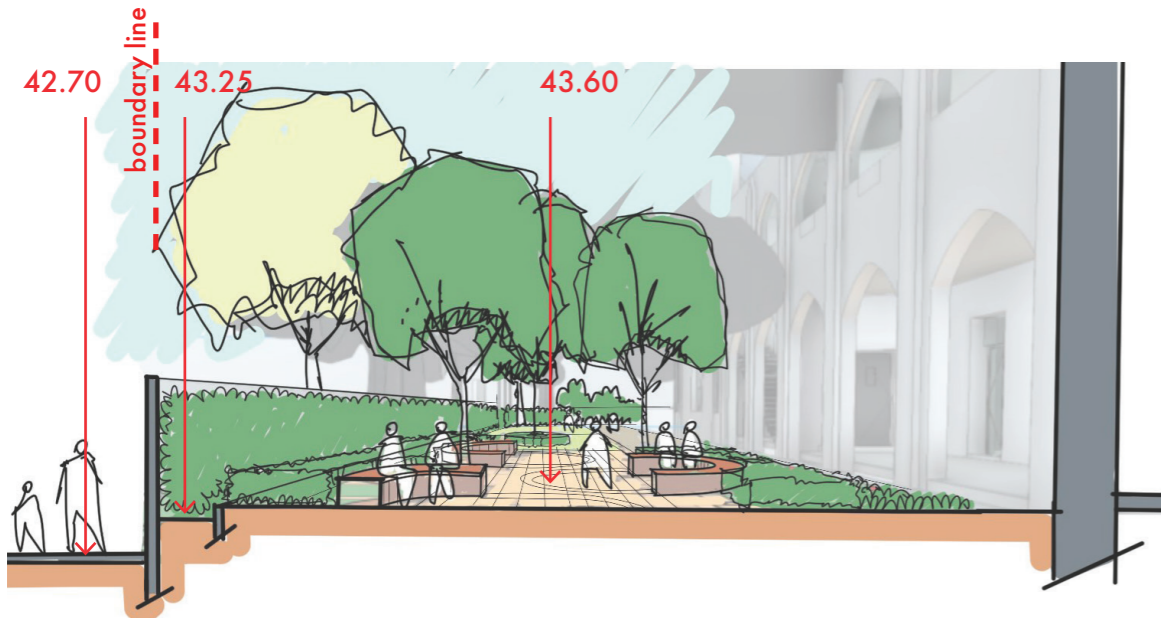


4 LANDSCAPE SPACES

1

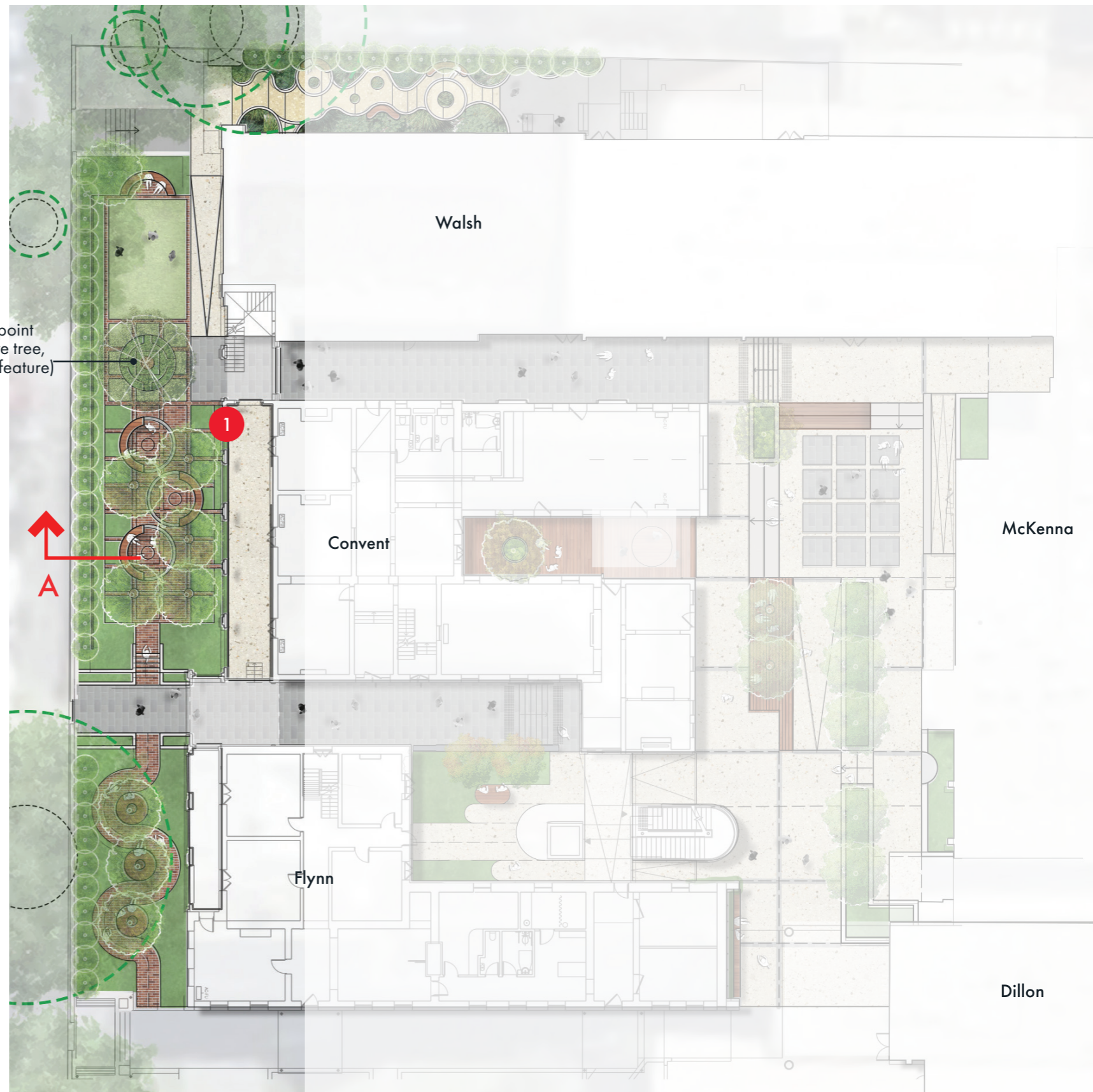
Convent Garden

- Entry from Nicholson St
- Formal language/geometry
- 'Garden rooms' to allow for passive recreation/social interaction
- Connection to colonnade/building facade (rythm)
- DDA access route



Section A

Landscape Plan
1 in 300 @A3

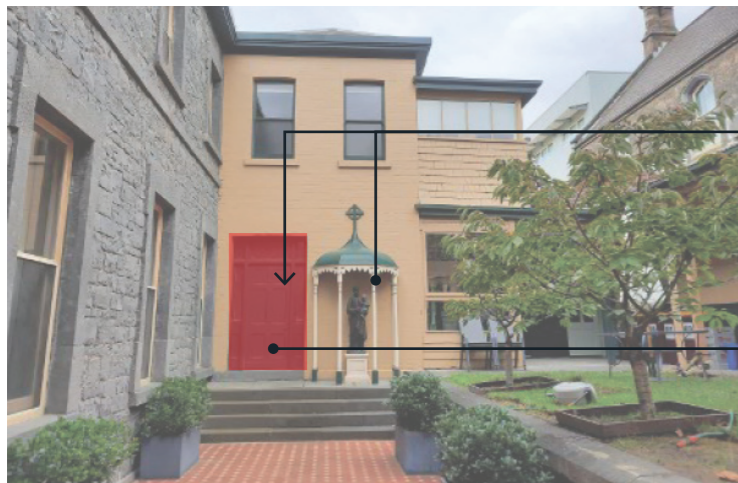


4 LANDSCAPE SPACES

2 Heritage Lane

3 East West Link

- Formal pedestrian route through the buildings – sense of arrival (existing arcade)
- Strong view axis and termination focal points
- Level changes
- Formal arrangement/character
- Paving treatment - directional patterns



sculpture to be relocated

door to be removed



Landscape Plan
1 in 300 @A3



4 LANDSCAPE SPACES

4 Flynn Court

- More intimate courtyard
- Light access
- Consider level changes and existing heritage wall
- Informal seating opportunities



existing trees to be retained

heritage wall to be retained



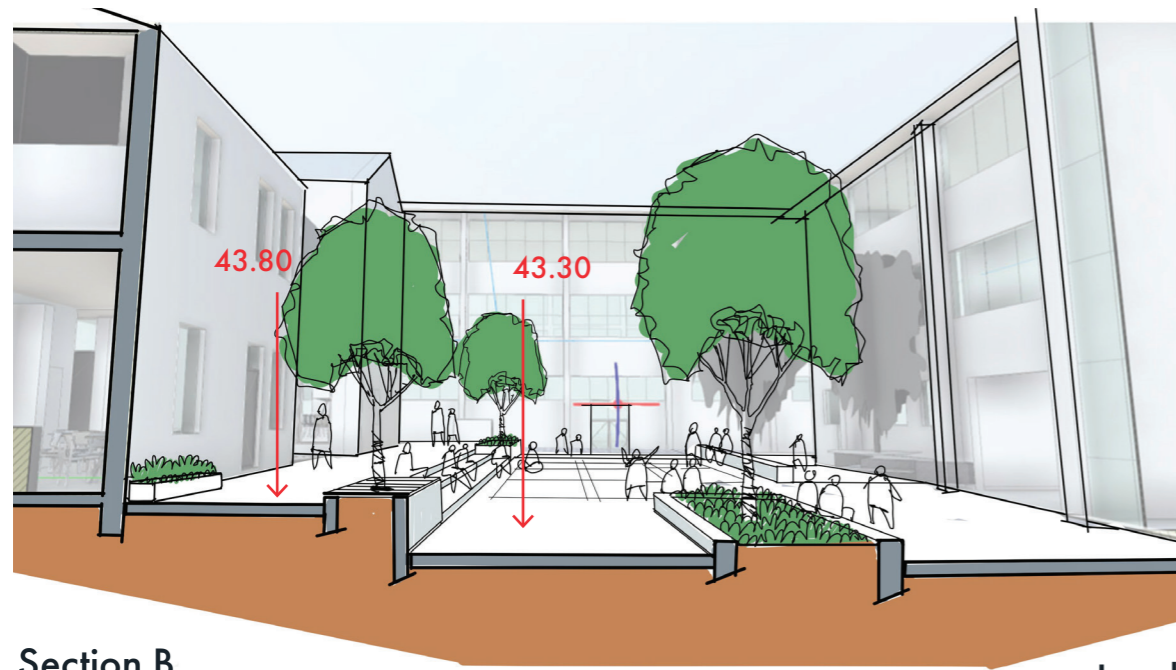
Landscape Plan
1 in 300 @A3



4 LANDSCAPE SPACES

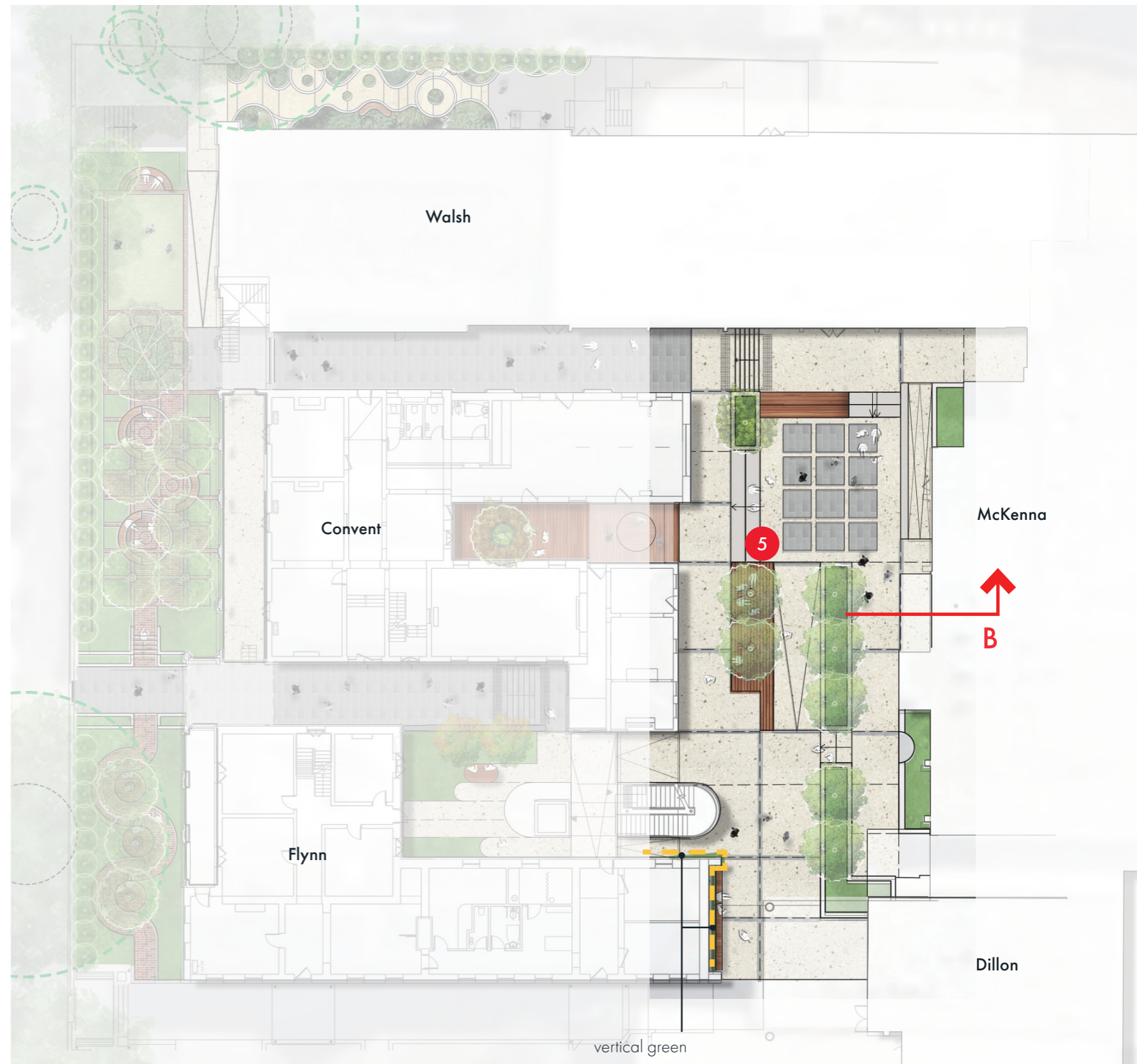
5 The Courtyard

- Large gathering space
- Consider level changes
- Copnsider interface with existing
- Active flexible landscape space that promotes collaboration and meeting with provision of integrated seating and planting
- Formal language and quality materials



Section B

Landscape Plan
1 in 300 @A3

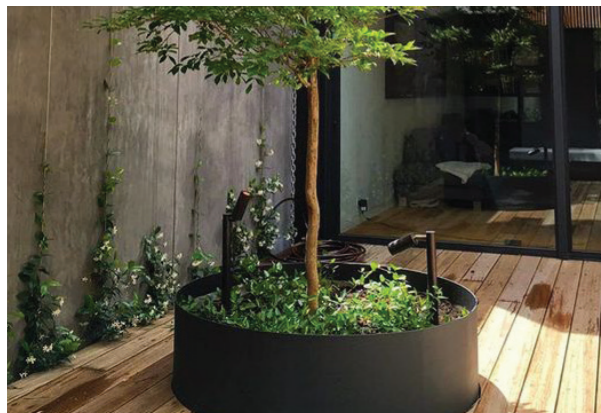


4 LANDSCAPE SPACES

6

Light Yard

- 'European' courtyard
- More 'intimated' space
- Indoor/outdoor visual connection
- Light access
- Spill out space
- Consider grading and drainage (potential floating paving system: timber or pavers on polypads)



Landscape Plan
1 in 300 @A3



4 LANDSCAPE SPACES

7

North Yard

- Green Screen to Neighbor
- Secondary entry from Nicholson
- Kitchen Gardens (**Indigenous Garden**)
- Learning opportunities, extension of learning curriculum
- Canteen spill out area



Landscape Plan
1 in 300 @A3



5 MATERIALS PALETTE

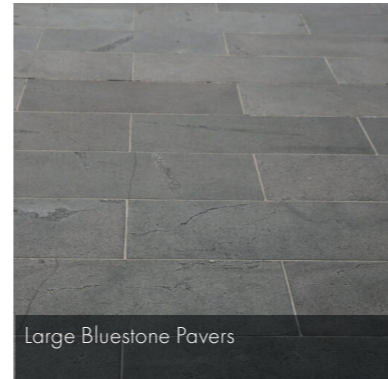
The proposed materials are simple and clean to provide a comfortable, usable and legible palette.

East west links maintain continuity and connection with the use of bluestone pavers.

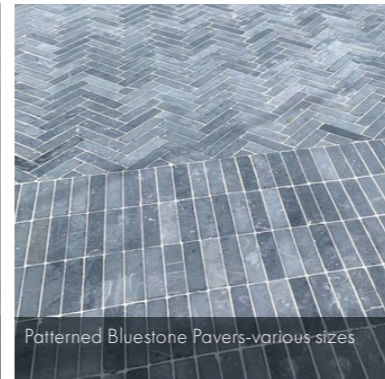
High use pedestrian areas include hard-wearing material such as bricks and exposed aggregate concrete.

Seating areas/platforms elevate key areas to signify meeting places and seating spaces.

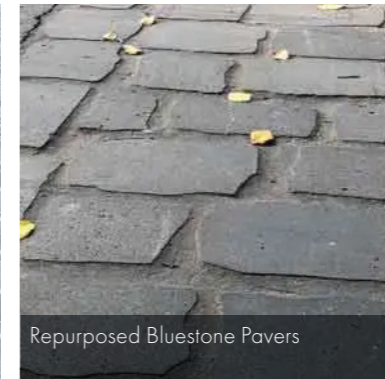
Paving



Large Bluestone Pavers



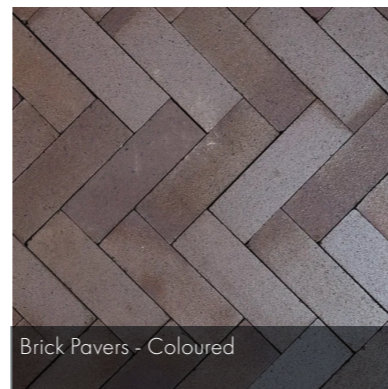
Patterned Bluestone Pavers-various sizes



Repurposed Bluestone Pavers



Patterned Paving



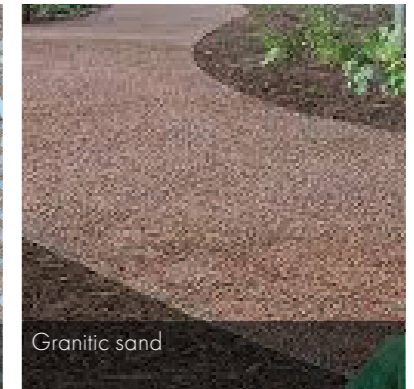
Brick Pavers - Coloured



Brick Pavers - Coloured

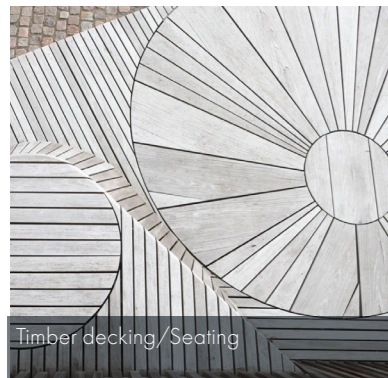


Exposed Aggregate Paving

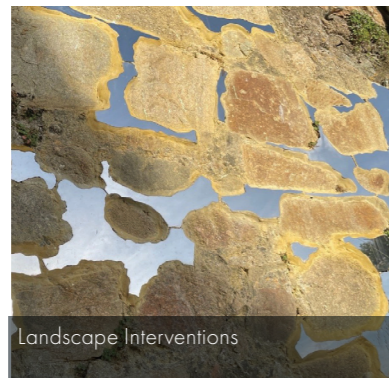


Granitic sand

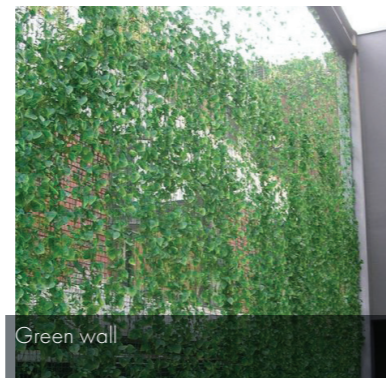
Landscape Interventions



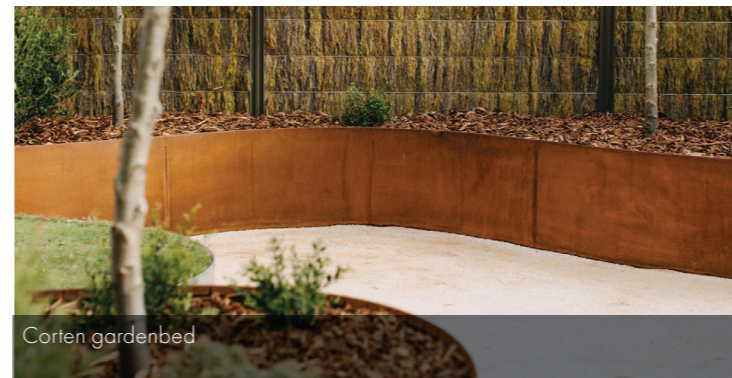
Timber decking/Seating



Landscape Interventions

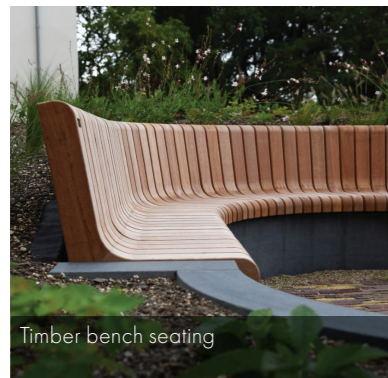


Green wall



Corten gardenbed

Furniture



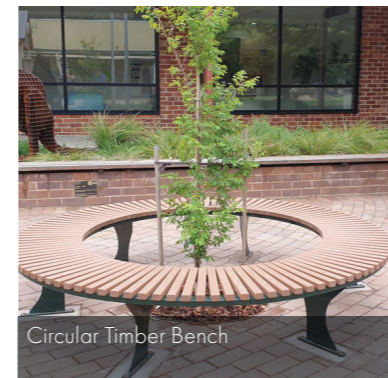
Timber bench seating



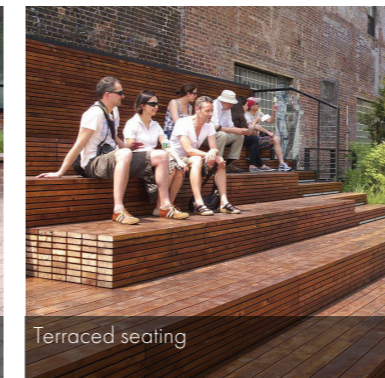
Bench/Seat



Steel planting with seating



Circular Timber Bench



Terraced seating

6 PLANTING PALETTE

The planting concept consists of mostly native plants, with some exotics included for interest and climatic suitability.

Feature trees will be placed throughout the school campus to help direct movement and create visual interest.

Shade trees are an important element within this site, whilst creating interesting and diverse foliage textures and colours.

The indigenous garden will focus on species that provide bush tucker, promote biodiversity and allow for seasonal flowering throughout the year.

Feature Trees



Brachychiton acerifolius
Illawarra Flame Tree



Eucalyptus caesia
Silver Princess

Shade Trees

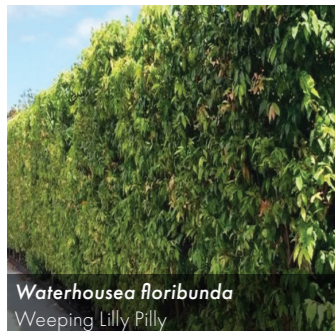


Angophora hispida
Dwarf Apple Gum

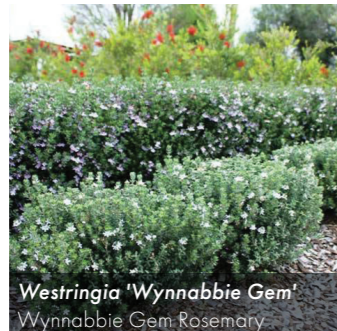


Ginkgo biloba
Maidenhair Tree

Hedge Planting



Waterhousea floribunda
Weeping Lilly Pilly



Westringia 'Wynnabbie Gem'
Wynnabbie Gem Rosemary

Shrubs



Brachyscome multifida
Cut Leaf Daisy



Grevillea rosemarinifolia
Rosemary Grevillea

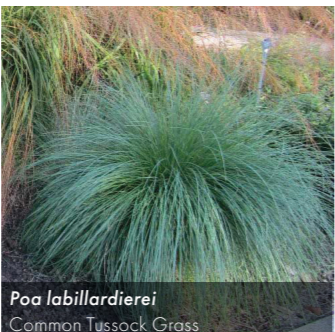
Indigenous Planting



Syzygium luehmannii
Riberry



Pycnosorus globosus
Drumsticks



Poa labillardierei
Common Tussock Grass



Atriplex semibaccata
Berry Saltbush



Mentha australis
River Mint

Academy of Mary Immaculate Fitzroy

PLANTING SCHEDULE

| BOTANIC NAME | COMMON NAME | SIZE (HxW) |
|---|------------------------|------------|
| FEATURE TREES | | |
| <i>Brachychiton acerifolius</i> | Illawarra Flame Tree | 12 x 6 |
| <i>Brachychiton rupestris</i> | Queensland Bottle Tree | 15 x 5 |
| <i>Eucalyptus caesia</i> | Silver Princess | 8 x 4 |
| SHADE TREES | | |
| <i>Angophora hispida</i> | Dwarf Apple Gum | 8 x 6 |
| <i>Ginkgo biloba</i> | Maidenhair Tree | 25 x 10 |
| <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' | Green Honey Locust | 12 x 10 |
| <i>Ulmus parvifolia</i> 'Murray's Form' | Murray's Chinese Elm | 10 x 8 |
| HEDGE PLANTING | | |
| <i>Waterhousea floribunda</i> | Weeping Lilly Pilly | 30 x 10 |
| <i>Westringia 'Wynnabbie Gem'</i> | Wynnabbie Gem Rosemary | 2 x 2 |
| SHRUBS | | |
| <i>Acacia cognata</i> 'Bower Beauty' | Bower Beauty | 1 x 1 |
| <i>Atriplex cinerea</i> | Coastal Saltbush | 2 x 2 |
| <i>Brachyscome multifida</i> | Cut leaf daisy | 0.3 x 0.5 |
| <i>Calocephalus lacteus</i> | Milky beauty heads | 0.3 x 0.3 |
| <i>Correa glabra</i> | Rock Correa | 0.6 x 0.6 |
| <i>Dianella revoluta</i> 'Little Rev' | Native Flax | 0.3 x 0.3 |
| <i>Grevillea rosemarinifolia</i> | Rosemary Grevillea | 1 x 1 |
| <i>Indigofera australis</i> | Austral Indigo | 2 x 2 |
| <i>Lasiopetalum baueri</i> 'Prostrate' | Slender Velvet Bush | 0.6 x 2 |
| <i>leucophyta brownii</i> 'moonshine' | Cushion Bush | 0.6 x 0.5 |
| <i>Leucadendron salignum</i> Red Devil | Conebush | 2 x 1 |
| <i>Philodendron xanadu</i> | Xanadu | 1 x 1 |
| <i>Pycnosorus globosus</i> | Drumsticks | 1 x 0.5 |
| INDIGENOUS PLANTING | | |
| <i>Syzygium leumannii</i> | Riberry | 15 x 5 |
| <i>Austromyrtus dulcis</i> | Midgenberry | 1 x 1 |
| <i>Pycnosorus globosus</i> | Drumsticks | 1 x 0.5 |
| <i>Dichelachne crinita</i> | Long hair plume grass | 0.8 x 0.3 |
| <i>Lomandra 'Lime Tuff'</i> | Mat rush | 0.6 x 0.6 |
| <i>Poa labillardierei</i> | Common Tussock Grass | 1 x 0.5 |
| <i>Themeda triandra</i> | Kangaroo Grass | 1 x 0.7 |
| <i>Atriplex semibaccata</i> | Berry Saltbush | 0.3 x 2 |
| <i>Casuarina glauca</i> 'Cousin It' | Cousin It | 0.3 x 1 |
| <i>Dichondra argentea</i> | Silver Falls | 0.15 x 2 |
| <i>Mentha australis</i> | River Mint | 0.6 x 1 |
| <i>Anigozanthos hybrida</i> 'Bush Elegance' | Kangaroo paw | 0.6 x 0.6 |
| GROUNDCOVERS | | |
| <i>Dichondra repens</i> | Kidney weed | 0.15 x 1 |
| <i>Disphyma crassifolium</i> | Rounded noon flower | 0.3 x 1 |
| <i>Hardenbergia violacea</i> | False sarsaparilla | 5 x 3 |
| <i>Myoporum parvifolium</i> | Creeping boobialla | 0.3 x 2 |
| FERNS | | |
| <i>Asplenium australasicum</i> | Bird nest fern | 2 x 2 |
| <i>Dicksonia antarctica</i> | Soft tree fern | 10 x 5 |

7 IRRIGATION, SOIL PREPARATION AND PLANTING

Irrigation – Design & Construction

1.1 Scope of Works

All new garden beds, on ground and planters, with the exclusion of the raised raingarden, are to be irrigated via a complete automatic irrigation system. Irrigation system to be connected to mains water and recycled water tank system. Irrigation to be fed by mains water generally as default. Water tank diversion to irrigation system when not utilised to service buildings (i.e. school holidays). Sensor to water tank to be provided.

A drip line irrigation system shall be installed to the following areas, including but not limited to:

- At grade garden beds
- Planters

No irrigation to be provided to:

- Raised raingarden

The design of new systems shall ensure the following criteria is undertaken or included:

- Separate automatic stations to service at ground garden beds and raised planters.
- Connection to mains tapping point / recycled water source per Hydraulic/ Civil Engineering drawings, including appropriately sized water meter and backflow prevention device.
- Automatic, programmable controller(s), single phase, 240V, 10-amp general power connection and associated standard 12v control wiring.
- The controller shall include separate battery power source in event of power failure.
- Water distribution uniformity at the set pressure and flow rate.
- Provision of rain sensors as part of the Automatic Irrigation System under the permanent Water Saving Rules.
- Commission the entire system and maintain against malfunction for a period of 12 months from date of practical completion.
- Supply of complete operation and maintenance manuals, with full warranties (2no. copies) in favour of the Principal.

1.2 Quality Assurance

The Contractor shall have a minimum of five (5) years' experience in similar work of this trade. Plumbing work must be installed by a Licensed Plumber in accordance with the Victorian 'Plumbing Regulations 2008'.

Conform to manufacturer's recommendations for installation of equipment and components.

1.3 Hold Points

Allow for works to be reviewed by the Superintendent when the following has occurred:

- Approval of Shop drawings
- Completion of trenching, prior to laying pipe;
- Completion of placing of pipe (and recycled water warning tape), prior to backfilling;
- Completion of placing drip tubing prior to covering over
- Commissioning the system.

400 – Softworks

1.1 Site Preparation

Stripping

For new works only, the Contractor shall strip/scrape everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble, (other than that identified to be retained) and remove from site, generally the top 50-75mm.

All building debris, weeds, rubbish or other deleterious material is to be removed from the soil profile including removal of rock/stones greater than 50mm in diameter.

Trim surfaces to the required depth below the finished surface to the subgrade level in accordance with the dimensions, profile and design shown on the landscape drawing – for each specified surface finish.

Grade surface uniformly to avoid ponding of surface water.

Cultivation

Cross-rip and cultivate subgrade in two opposing directions before applying herbicide as per the herbicide clause of the specification.

Do not disturb services or tree roots. If necessary, cultivate these areas by hand. Accurately locate, prior to commencement of ripping, all in-ground services and ensure that these are not disturbed during cultivation.

Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

Cultivation depth for planting areas 300mm (min)

1.2 On-grade Garden Areas

General

Where works are required in areas where existing trees are to be retained, care must be taken when working in these areas so as not to disrupt or damage the root zone. Refer to the Tree Management Plan.

General Construction

Any required amelioration of the subsoil identified by the soil testing shall be applied following ripping and prior to the placement of topsoil. Prior to placement of any topsoil the top layer of the ripped subsoil is to be cultivated to a 100mm depth to ensure bonding at the interface between the topsoil and the subsoil layer.

Installation of the stockpiled /imported topsoil shall only be undertaken after the Superintendent has granted approval.

Having mixed compost into the topsoil, the Contractor shall spread and blend 250mm depth of imported / site won soil, grade and lightly consolidating soil to achieve designed levels. Spread soil in layers of 150mm depth at a time, consolidating each layer before spreading the next.

The Contractor shall ensure that the soil is evenly compacted throughout to approximately 70% modified maximum dry density. The soil shall be spread to mound to the centre of the garden beds, with the centre of the mound between 200 – 300mm above paving levels dependent on bed width.

The finished soil level immediately adjacent paving shall be 75mm below adjacent paving levels and minimum 150mm below the Building floor level.

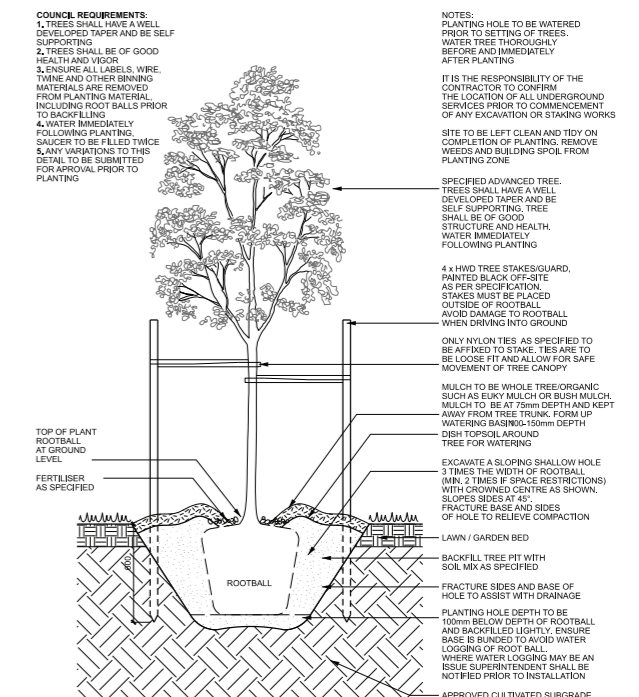
1.3 Planting Procedure

The Contractor shall undertake the following tree and shrub planting procedure:

- Thoroughly soak all plant material immediately prior to planting.
- Observe proper precautions so as not to disturb or damage sub-surface improvements.
- Before undertaking any excavation or driving stakes, ascertain the location of existing underground services.
- Mark out on the ground the proposed location of all specimen plant pits and general areas of plants prior to excavation.
- Excavate a sloping shallow hole 3 times the width of the rootball.
- Slope sides of the hole at 45 degrees and break up and fracture the base and sides to relieve compaction.
- Thoroughly water planting hole prior to planting.
- Remove plant material from pot and gently tease out matted roots. Place the plant material into the hole so that the top of the soil level in the pot matches the surrounding level. Backfill around the plant material

with site won/imported topsoil, which is well broken up, and remove any debris detrimental to normal plant growth. Tread in soil lightly, adding soil mix as necessary to place the ball or roots in a position that will leave the plant at finished grades as detailed in the drawings.

- Dish topsoil to create berm/tree well over the rootball.
- Excess excavated soil shall be spread throughout planting areas.
- Spread fertiliser granules evenly over the surface of the tree pit.
- Mulch as detailed and specified.
- Water plant material thoroughly after completion of planting



1 ADVANCED TREE PLANTING TYPICAL PLANTING DETAIL N.T.S.

8 MAINTENANCE PLAN

Maintenance Works

1.1 General

While the landscape specification sets out detailed maintenance requirements for the landscape contractor, the following is a summary of the minimum programme requirements.

1.2 Scope

Maintenance means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the works under normal use as indicated and specified below:

General

- Labour and materials
- Staging / programming
- Cleaning and removal of all rubbish/spoil/debris off site
- Repair of vandalism and replacement of theft, as per the Theft and Vandalism clause of the specification.
- Litter removal
- Weed and disease control, manually and where acceptable to the Superintendent by herbicide application
- Pest control as approved by the Superintendent such as – bird netting for fruiting or aquatic plants, rabbit control

Hardworks

- Hardworks care and cleaning including paving, structures, furniture etc.
- Reinstatement of loose or disturbed pedestal / pods
- Irrigation
- Monitoring of irrigation system and supervision;

or

- Hand watering as required by climatic conditions of any planting in urns, planters and/or pots which are not serviced by the automatic irrigation systems;

Soil

- Aerating and de-compacting soil
- Soil testing

Planting

- Fertilising of garden beds

- Removal of dead weeds
- Maintenance of garden beds including cultivation of soil and replacement planting;
- Arboricultural maintenance, pruning, seasonal spraying, and replacement of trees/plants as required
- Manually pruning and dead heading plants
- Trimming of hedges
- Mulching of trees and garden beds
- Staking of trees
- Hand watering of trees in non-irrigated areas when required

Grassing

- Cutting and caring for lawns as per the Grassing Section of this specification
- Weed, pest and disease control
- De thatching
- Topdressing / Oversowing
- Hand watering of grass in non-irrigated areas

Contract Administration

The Contractor shall undertake maintenance at intervals as necessary and approved by the Superintendent. However as a minimum the Contractor shall:

- Be in attendance onsite, at least one (1) no. day per week.
- Keep logs of maintenance recording all visits, activities, faults, damage, vandalism and theft.
- Call for and supervise handover

The Contractor shall be responsible for the satisfactory maintenance of all works and parts thereof from the date of Practical Completion prior to the issuance of the Final Certificate.

A tender for the soft landscape contract shall contain provision for the supply of a written maintenance programme in a form acceptable to the Superintendent and signed by the Contractor in which the whole of the landscape system is maintained to meet the conditions of the specification for the nominated period from the date of Practical Completion of the project.

The form and text of the maintenance programme shall be agreed between the Contractor and the Superintendent prior to commencing of the contract.

1.3 Maintenance Schedule

The site is to present a high finished quality for the duration of the works, commensurate with use and presentation requirements. Accordingly the Contractor shall conform to the following minimum standards:

| Item | Description | Frequency | Notes |
|-------------------------------|--|---|---|
| Litter Removal | Remove by hand any litter/plant debris/weed growth/spoil/dumped rubbish/debris off site | Weekly / Fortnightly | As required |
| Fertilising | Tree, garden beds, and lawn areas | Biannually | As required |
| Cultivation | Cultivate soil well to garden beds | As required | As required |
| Planting | All plants to demonstrate healthy growth and achieve a 90% coverage at handover | Inspect fortnightly | Replace during growing season |
| Tree Pruning | Prune trees to ensure health and appearance of trees, clearances and safety of pedestrians and vehicles. Trim to remove dead and dangerous limbs. Pruning will be directed for the maintenance of dense foliage, to prevent obstruction to pathways or miscellaneous pruning as beneficial to the condition of the plants. Prune any damaged growth or dead wood. Prune lower branches of street trees to raise canopies to at least 900mm above ground level. Prune to remove any trunk bifurcation, crossed branches or branches forming a narrow 'V' angle at the junction with the main trunk. | Biannually / or as directed | As required |
| Horticultural Care | All vegetation to be trimmed back to back of kerbs in car parks and roads. Tip prune nominated border and edge plants to form formal hedges to the nominated heights. Ensure the plants fulfil their life expectancy. Dead and senescent shrubs shall be removed, and replacements planted at the appropriate time of the year, or at the direction of the Landscape Architect/Principal, to maintain the plant densities as designed. Plants shall be well shaped and true to form. Manually prune as required to maintain appearance and remove any dead or damaged branches. Plants shall be dead headed within a fortnight of flower heads declining. Tussock and sword leaf plants shall be kept tidy. Dead leaves shall be removed from the base of the leaf and under no circumstances trimmed indiscriminately with hedge clippers. Inspect all trees, shrubs, perennials, and other plant material on a weekly basis to maintain active healthy growth. | Weekly/Quarterly/ | As required |
| Replacement Planting | Inspect all plant material to maintain active healthy growth- Plants shall be healthy, pest and disease free Dead and senescent shrubs shall be removed Replace failed/ damaged/ stolen plants and grass areas Surface of garden bed areas shall be 95% covered by plant growth | Weekly/Quarterly/ Biannually | Replacements planted at the appropriate time of the year, or at the direction of the Landscape Architect/ Principal |
| Mulching | Maintain min. 75mm depth of mulch to Planting beds Maintain 150mm depth Tree surrounds at. Ensure stems of shrubs and trunks of trees are free of mulch | Fortnightly | As required |
| Staking of Trees | Replace missing, broken, and redundant stakes | Fortnightly | As required |
| Remove tree-guards | Undertake upon approval | Annually | Submit details |
| Tree establishment (watering) | Hand watering in non-irrigated areas | Biannually/Monthly | Submit details |
| Mowing (cool season) | Mow all lawns for public use | Fortnightly in growing period (3-4 weeks during dormancy) | Mow to between 30-70mm in height |
| Mowing (warm season) | Mow all lawns for public use | Fortnightly in growing period (3-4 weeks during dormancy) | Mow to between 30-50mm in height |
| Grass coverage | Mow Kikuyu lawn for public use | - | 90% coverage of Kikuyu |
| Edging | Trim grass to maintain edging and overall appearance when grass exceeds 100mm over edging | Fortnightly | As required |
| Weeding | Removal of all noxious weeds and those nominated for removal Spray all weeds with an appropriate herbicide or remove by hand so that at fortnightly intervals, all garden beds and grass areas may be observed in a completely weed free condition | Monthly inspections Fortnightly inspections | To be eradicated within 6 months As required |
| Furniture and other items | Undertake visual inspection and reporting | Weekly | Clean and undertake required maintenance to ensure safe and fit for use |
| Irrigation | Regularly inspect the system for any breaches or operational failures. Report any structural defects to the superintendent and seek direction, should any defects become apparent. Undertake periodic inspections to ensure the system is: Safe and functioning operational requirement; Delivering water to all nominated gardens / tree areas (Check water pressure); Adjusted for seasonal or frequency requirements; and Annually flushes to reduce sediment build up and maintain clear flows | Weekly / Seasonally/ Annually | As required |

Contact Tract

Office

Wurundjeri Country
Level 6, 6 Riverside Quay,
Southbank VIC 3006
(03) 9429 6133
www.tract.com.au