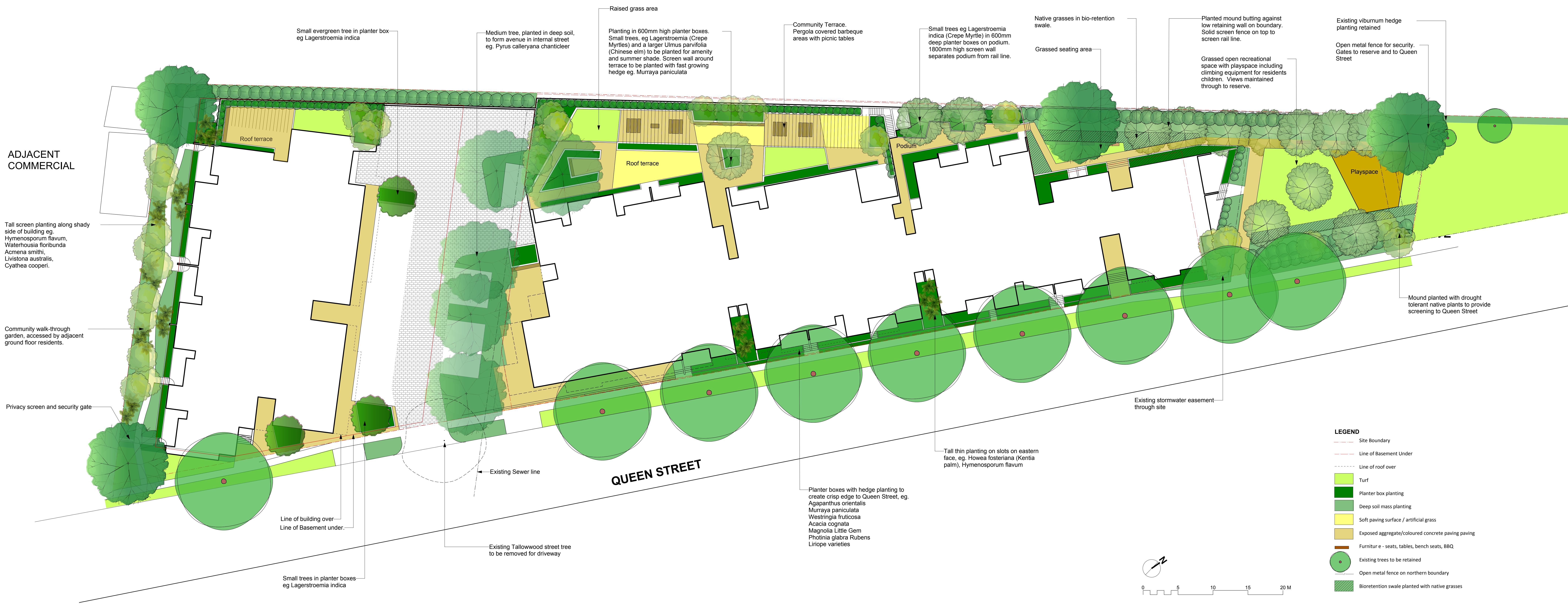


RAILWAY



LANDSCAPE STATEMENT

Street Frontage:
The landscape has been designed to provide a crisp edge to the streetscape, with planted terraces and balconies, to reflect the importance of this gateway site in Queen Street.

Internal Street:
The internal street creates an inviting open space for residents and commercial users. The deep soil planting within the street will enable trees to grow to soften the building façade. A screen and hedge planting will separate the space from the rail line. Paving materials will be used to identify this area as a mixed vehicle and pedestrian zone.

Northern Greenspace:
This large expanse of open space will provide a visual link to the adjacent open space, while providing a communal recreation area for residents. A planted mound adjoining street will provide privacy and enclosure from the street, while providing a vegetated greenspace from busy Queen Street. Hedging, planting and some mounding will screen the space from the rail line. An open lawn and a large playground area will maximize play opportunities for resident children. The playground will have some fixed off-the-shelf equipment, but be designed to provide interesting and safe play spaces, and to meet Australian Standards.

Terraces:
The terraces have been designed to function as interesting spaces where people can relax and gather, as well as providing an interesting visual space from the residential floors adjacent and above. Barbeques and pergola-covered seating areas have been provided for communal use. The terraces are protected from the adjacent rail line by a screen along their length, with hedge planting to provide a greater visual barrier. The paving surface will be a variety of different materials including a raised grass terrace, to provide a variety of zones for different users. Planters have been located to provide interesting seating nooks. Trees will soften and enhance the space and provide valuable shade.

Southern End:

The southern end will be a semi-private linear courtyard, accessed only by adjoining residents, separated visually from the street by a screen fence. This area will be shady so a selection of shade loving trees and palms will screen the adjacent commercial development while maintaining an interesting walk-through garden for residents. Balconies will be separately gated for privacy.

Material Selection:

Hard wearing materials providing long term sustainability will be utilised. The terraces will be paved with a selection of non-reflective exposed aggregate pavers, timber terracing, artificial grass and turf to minimize glare. A selection of exposed aggregate and coloured concrete paving will be used in pathways. Timber and metal will be used in furniture, screens and pergolas. Furniture and play equipment will meet Australian standards, with rubber softfall proposed below equipment with fall zones. Balustrades and fencing will be charcoal grey open metal. Planter and terrace wall surfaces will be painted concrete, or hardwood planking over block walls.

Planting Design:
The planted mound and landscape areas to the north and rail frontage of the site are planted with low-water use local native species, with an irrigation system installed for initial establishment. The planting area to the south is in more permanent shade and local native species will not be successful in these locations, however shade tolerant native species will be used here, supported by an irrigation system. A more diversified planting mix will be used on terraces, in planter boxes, on the initial stage, and on the street frontage. A mix of native and exotic planting material has been selected, to reduce the drainage and exposure conditions, and to be maintained as an interesting and vibrant landscape to enhance the public domain. Palms and exotic trees feature in the adjacent reserve and will be reflected in the new planting scheme. These areas will all be supported by an irrigation system.

The Irrigation system is to be connected to reuse site runoff whenever available. The system will be zoned to differentiate areas of different need, and native planting will receive less water than areas of greater need such as planter boxes. A sensor will switch the system off when natural rainfall occurs.

PLANT SELECTION

Street Frontage, balconies, terraces

and internal street:
Gardenia floribunda
Murraya paniculata
Micheia figo
Magnolia Little Gem
Liriope Evergreen Giant
Asplenium orientalis
Buxus sempervirens
Strelitzia reginae
Trachelospermum jasminoides
Trachelospermum variegated
Acmena hedgemaster
Pandora jasminoides
Wisteria sinensis
Prothelia glabra Rubens
Louandra Tankia
Westringia fruticosa
Liriope Stripey White
Doranthex excels
Scaevola amuela
Gordonia axillaris
Acacia cognata varieties

Shady Southern Area
Cyrtocarpus cooperi
Gardenia floribunda
Trachelospermum jasminoides
Leviston australis
Howea fosteriana
Syzygium lehmanni
Waterhousea floribunda










Native planting as screen:

Westringia fruticosa
Syzygium australe Southern form
Gazania sp
Dianella caerulea
Acmena sp
Callistemon sp
Banksia Giant Candles
Melaleuca thymifolia
Doryanthes excelsa
Melaleuca hypericifolia
Corymbia ficifolia Baby Orange
Anigozanthus Bush varieties
Chryscephalum apiculatum

Open Space
Plants as for other areas , as well as
Lavendula Avondale
Convolvulus mauritanicus

Trees:
Tristania laurina 'Luscious'
Lagerstroemia indica
Syzigium lehmanii
Ulmus parvifolia
Pyrus calleryana Chanticleer
Gordonia axillaris
Syzigium Aussie Southern

LEGEND

- Site Boundary
- Line of Basement Under
- Line of roof over
-  Turf
-  Planter box planting
-  Deep soil mass planting
-  Soft paving surface / artificial grass
-  Exposed aggregate/coloured concrete paving paving
-  Furniture e- seats, tables, bench seats, BBQ
-  Existing trees to be retained
-  Open metal fence on northern boundary
-  Bioretention swale planted with native grasses

PRELIMINARY

For co-ordination

LD 01