5 - 7 Charles Street, Parramatta, NSW 2150

Landscape Documentation for Development Application





Drawing Register

Dwg No.	Drawing Name
LDA-00	Cover Sheet & Design Statement
LDA-01	Public Domain Plan
LDA-02	Level One (Ground)
LDA-03	Public Domain - Charles Street Edge Study - Section C
LDA-04	Public Domain - Charles Street Edge Study - Section D
LDA-05	Public Domain - Charles Street Edge Study - Section E
LDA-06	Level 13 Communal Area
LDA-07	Level 13 Communal Area Planting Plan
LDA-08	Typical East Sky Terrace (Level 22, 31, 40)
LDA-09	Typical West Sky Terrace (Level 17, 26, 35)
LDA-10	Typical Sky Terrace Planting Plan East + West
LDA-11A	Landscape Typical Details and Specification
LDA-12B	Public Domain Typical Details and Specification
LDA-13	Plant Schedule + Images

Design Statement

Ground Level

A continuous paving treatment provides a harmonious transition between the public and private domain. Signified by proposed art, each respective entrance (Macquarie and Charles St) provides disabled access to Level One and the associated mixed use facilities. A generous break out space on Macquarie St provides the primary setting for gathering, relaxing and interaction with proposed fixed and moveable furniture.

Level 13 Communal Space

A distinct planting structure provides the backdrop for scaled gathering. Intimate zones present themselves under a feature 'WAVE' pergola that transforms into a cushion cave and additional timber batten seating. Large planters provide habitable edge conditions that lead the individual to larger gathering areas featuring barbecue facilities, raised turf area and moveable furniture. Views beyond are highlighted by breaks in planting beds.

Sky Terraces

A more intimate zone bordered by mixed layered planting. Here, users can relax in the adjacent bio-lounge or gather in a wind protected setting. Species have been selected based on the micro-climatic conditions

Drawing Title

DWG No:

Cover Sheet & Design Statement

LDA-00

ABN 84 620 205 781 ACN 620 205 781

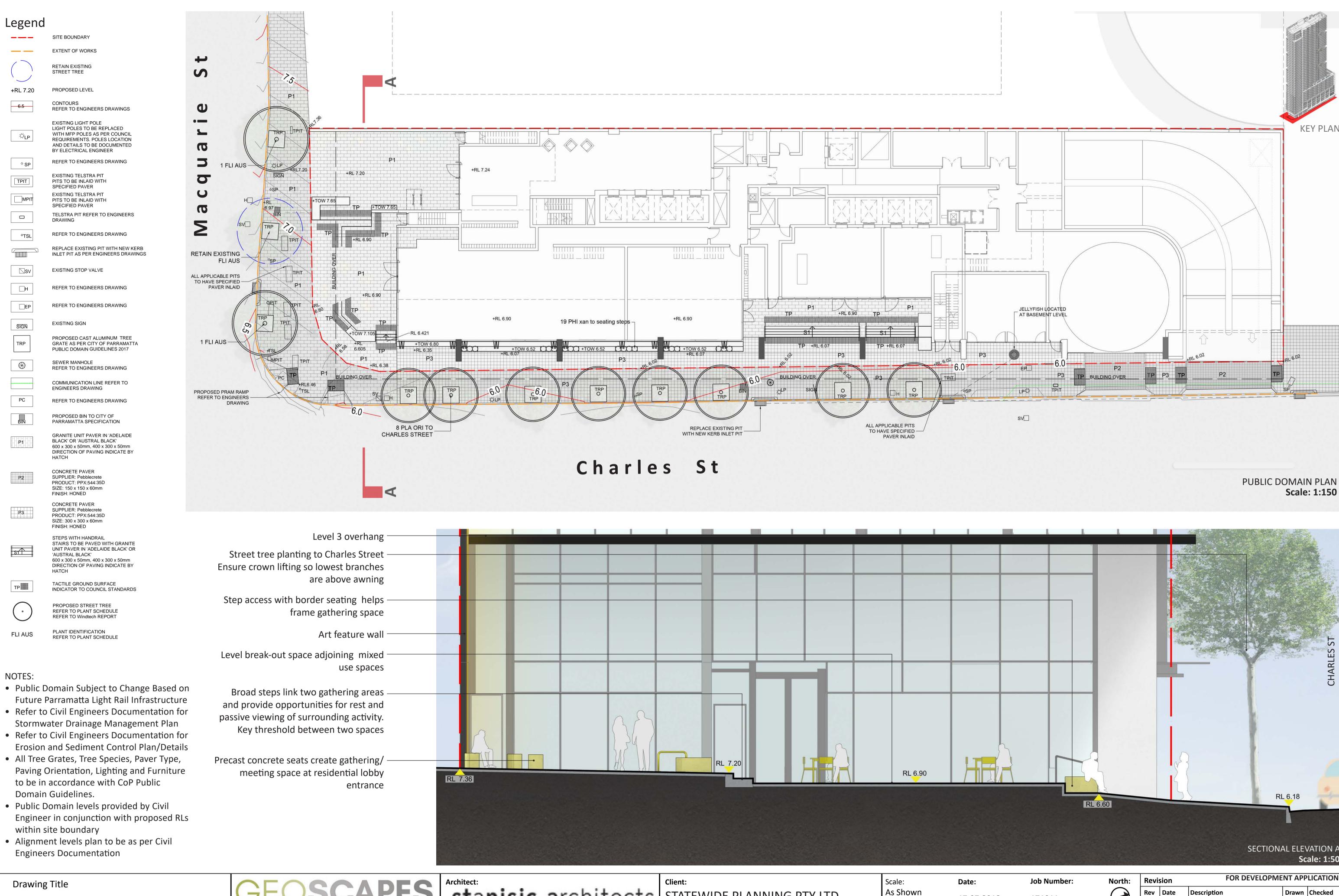


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	J-7 Charles			Α	13.12.17	For DA	
		Parramatta, NS	SW 2150				



Drawing Title

DWG No:

Domain Guidelines.

within site boundary

NOTES:

Legend

6.5

◇ SP

SIGN

SITE BOUNDARY

EXTENT OF WORKS

RETAIN EXISTING STREET TREE

PROPOSED LEVEL

EXISTING LIGHT POLE LIGHT POLES TO BE REPLACED

BY ELECTRICAL ENGINEER

EXISTING TELSTRA PIT PITS TO BE INLAID WITH SPECIFIED PAVER

EXISTING TELSTRA PIT PITS TO BE INLAID WITH SPECIFIED PAVER

EXISTING STOP VALVE

EXISTING SIGN

SEWER MANHOLE

ENGINEERS DRAWING

PROPOSED BIN TO CITY OF

PARRAMATTA SPECIFICATION

BLACK' OR 'AUSTRAL BLACK'

CONCRETE PAVER SUPPLIER: Pebblecrete

FINISH: HONED CONCRETE PAVER

PRODUCT: PPX:544:35D SIZE: 150 x 150 x 60mm

PRODUCT: PPX:544:35D SIZE: 300 x 300 x 60mm FINISH: HONED

STEPS WITH HANDRAIL

PROPOSED STREET TREE

PLANT IDENTIFICATION

REFER TO PLANT SCHEDULE

'AUSTRAL BLACK'

DRAWING

Public Domain Plan

Engineers Documentation

LDA-01

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LEVEL 1 (GROUND) LEGEND

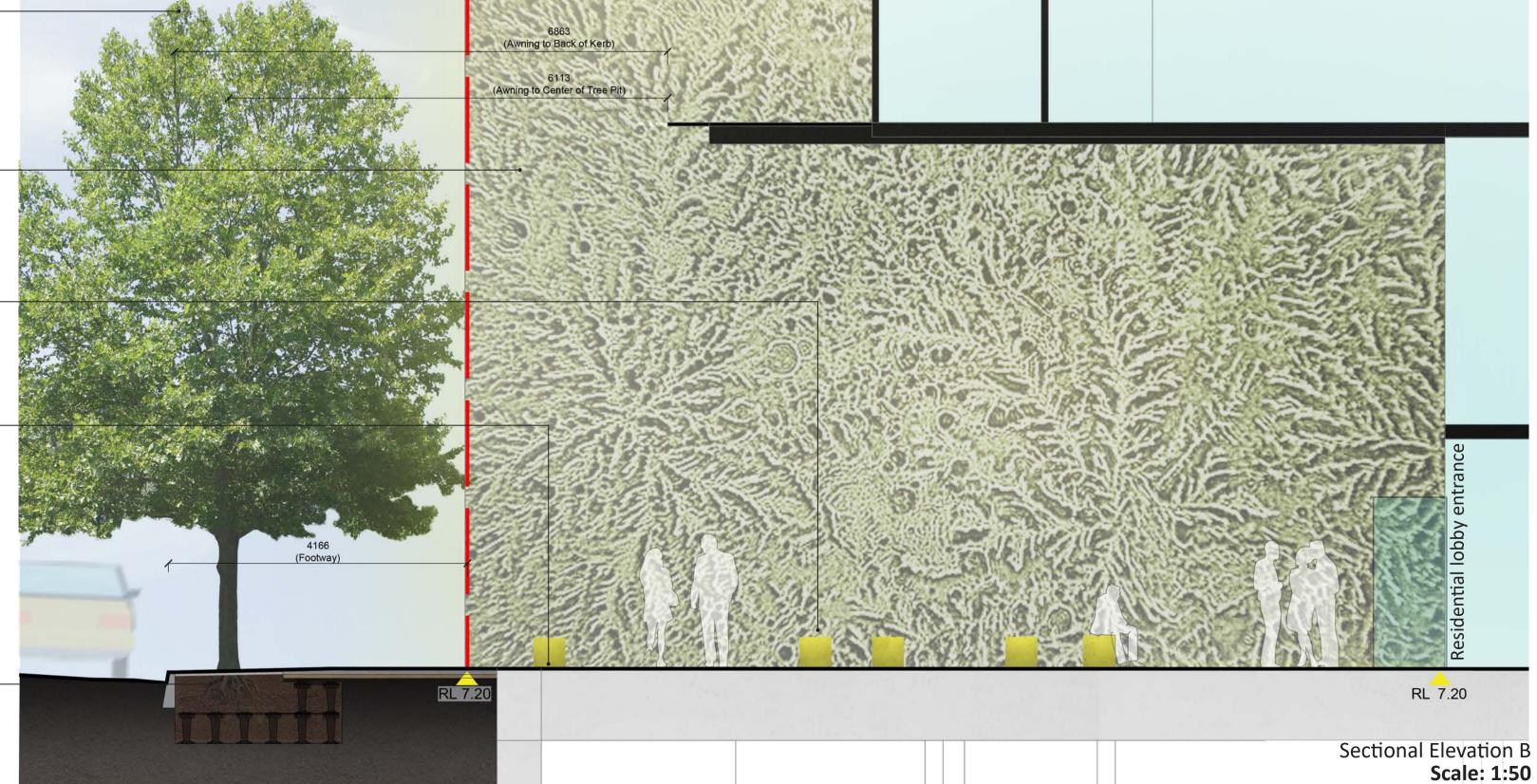
- 1 Art feature wall provides visual stimulation and creative backdrop to entrance/gathering area
- 2 Hanging art feature enhances point of arrival.
- 3 Open breakout space allows for circulation in front of shops
- (4) Continuation of public domain paving pattern establishes harmony between public and private space
- (5) Seating walls help frame gathering space and provide informal seating opportunities
- 6 Seating bench integrates building blades as backrest
- 7 Predominately level access from Macquarie St to future retail/break out space area
- 8 Step access from Charles St up to
- 9 Broad steps link two gathering areas and provide opportunities for rest and passive viewing of surrounding activity
- (10) Precast concrete seats create gathering/meeting space at residential lobby entrance
- (11) Raised Level One FFL creates opportunities for seating and rest parallel to Charles St. Planting to be 'cut into' concrete seats
- (12) Step access with disabled access lift from Charles St
- (13) Retain and plant additional Flindersia australis as per Public Domain Plan LDA-01
- (14) Platanus orientalis 'Digitata' as per Public Domain Plan LDA-01



Precast concrete seats create gathering/ meeting space at residential lobby entrance

Designated seating in buildings forecourt limits the need for street furniture within footway. Rest and social gathering is therefore encouraged in the buildings break-out spaces

Tree grate and soil volume to CoP Public -Design Guide



Drawing Title

Level One (Ground)

LDA-02

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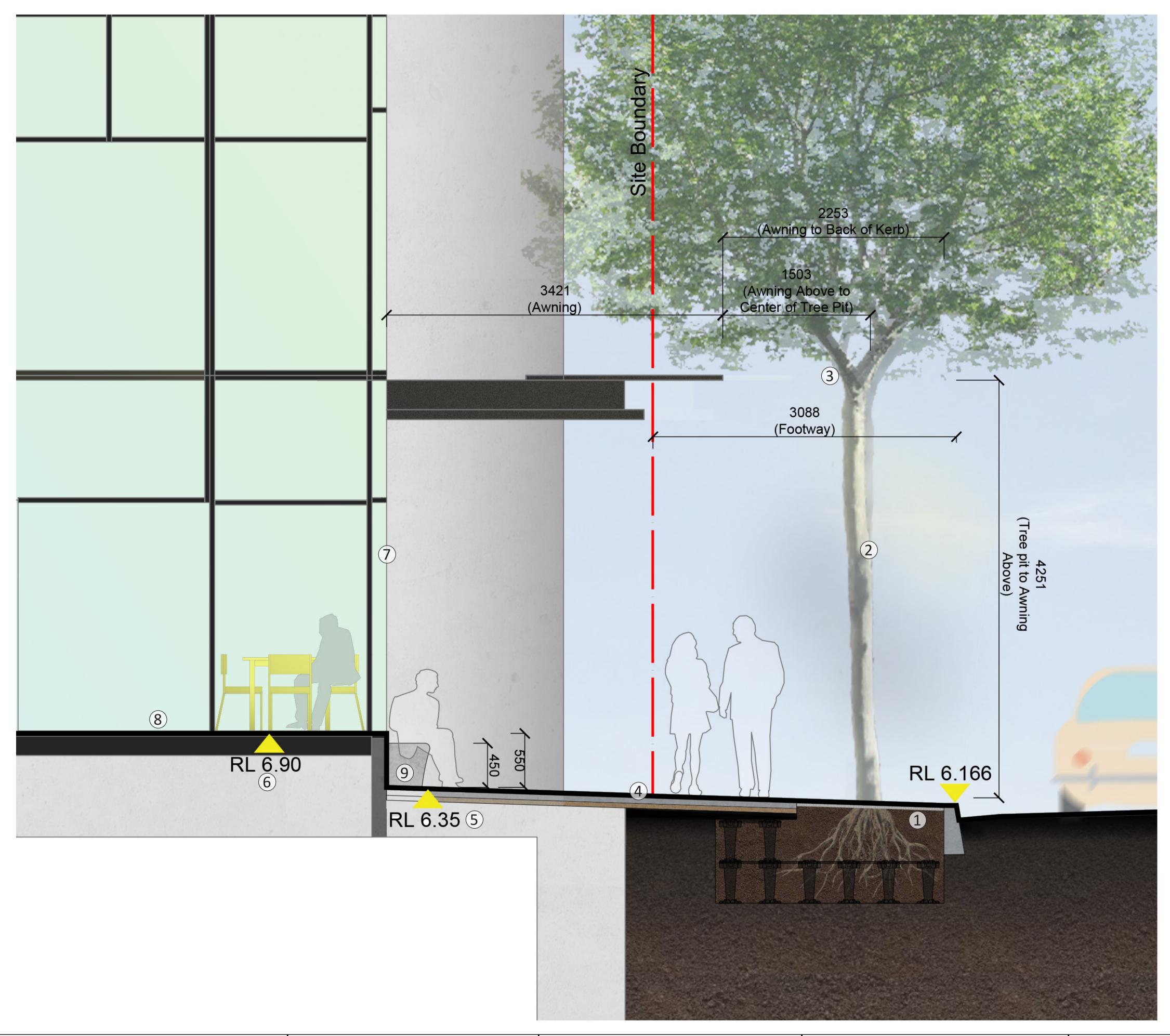
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CL

B 17.05.18 For DA **5-7 Charles Street A** 13.12.17 For DA Parramatta, NSW 2150





- 1 Tree grate and soil volume to CoP Public Design Guide
- 2 Platanus orientalis 'Digitata' street tree planting
- 3 Tree to be crown lifted so lowest branches are above awning
- Paving treatment as per CoP Public Design Guide
- 5 All street levels as per engineers documentation
- 6 All building levels as per architects documentation
- 7 Fold out windows/doors supports direct interaction between the internal and external
- 8 Mixed use development
- 9 Seating extension from building in the form of a concrete seat. Provides opportunities for rest and social gathering

Drawing Title

Public Domain Charles St Edge Study

- Section C LDA-03

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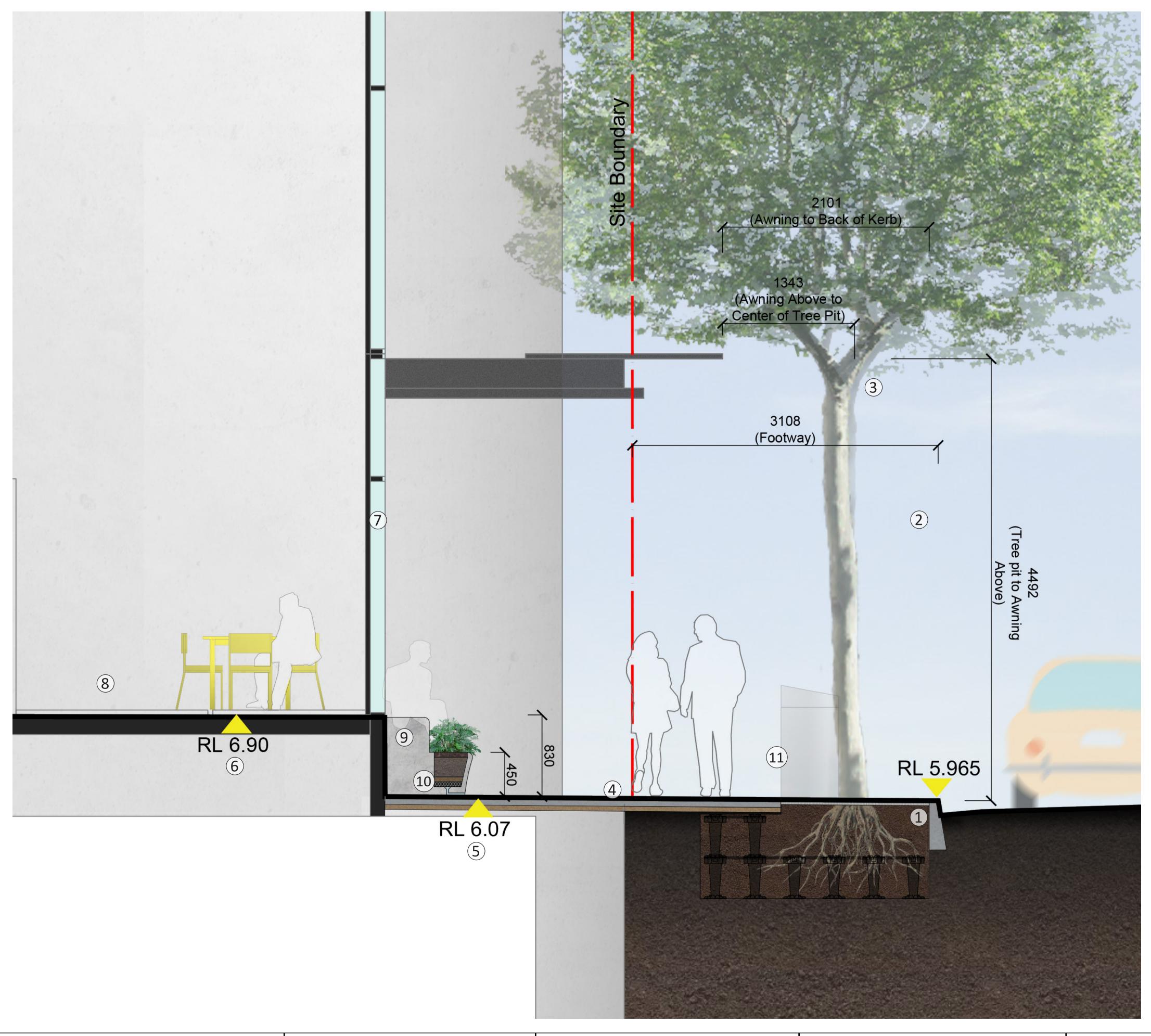
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	Parramatta, NSW 2150								





- 1 Tree grate and soil volume to CoP Public Design Guide
- 2 Platanus orientalis 'Digitata' street tree planting
- 3 Tree to be crown lifted so lowest branches are above awning
- Paving treatment as per CoP Public Design Guide
- 5 All street levels as per engineers documentation
- 6 All building levels as per architects documentation
- 7 Fold out windows/doors supports direct interaction between the internal and external
- 8 Mixed use development
- Dual level seating extension from building in the form of a concrete seat. Provides opportunities for rest and social gathering. Lower level incorporates shade tolerant planting to increase aesthetics and street appeal. Garden beds to be spaced on lower seating level only to accommodate opening of doors/window (height restriction)
- 10 Irrigated planter bed detail refer to LDA-11A 02 Mass planting over slab typical detail
- 11) Bin to CoP Public Design Guide

Drawing Title

Public Domain Charles St Edge Study

- Section D
DWG No:

LDA-04

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- Section E **LDA-05** DWG No:

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LEVEL 13 COMMUNAL SPACE **LEGEND**

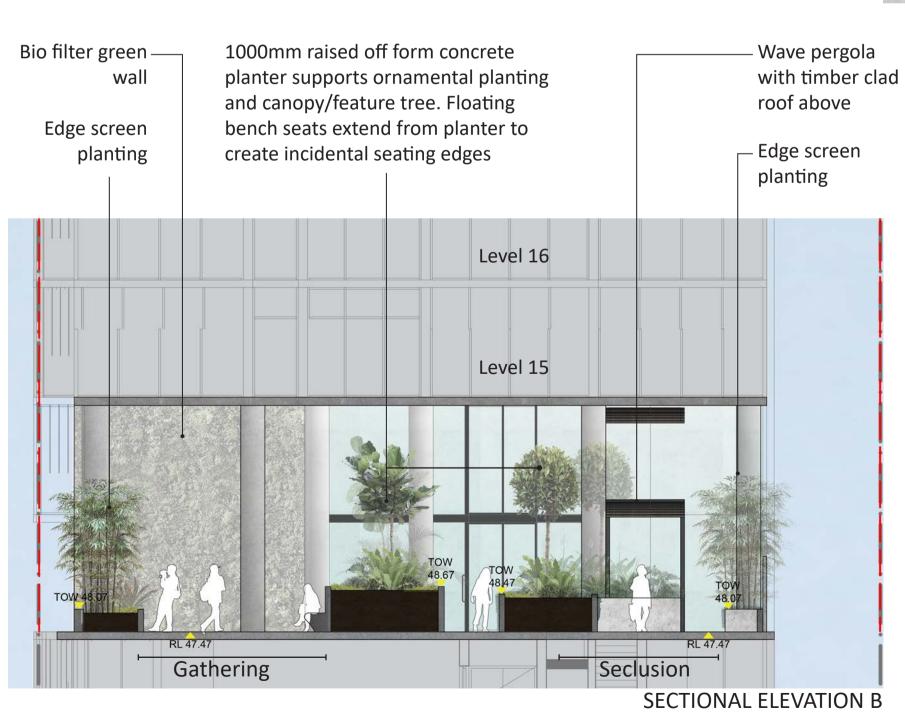
- 1 Bio-lounge provides sheltered gathering area for passive recreation
- 2 Double story feature green wall/bio filter (level 13+14)
- (3) Off formed concrete raised planters with screening plants. Planters broken into sections to allow access to boundary balustrade with views to street and beyond
- (4) Impermeable screen to meet tower over hand based on Windtech recommendation
- (5) 'Wave' pergola flows into timber clad seats/cushion cave with wifi access.
- (6) 1000mm raised off form concrete planter supports ornamental planting and canopy/feature tree. Floating bench seats extend from planter to create incidental seating edges
- (7) Green roof planting to stairwell. Mix of sun tolerant sedums with spill over plants to edges.
- 8 Breakout BBQ area with moveable furniture.

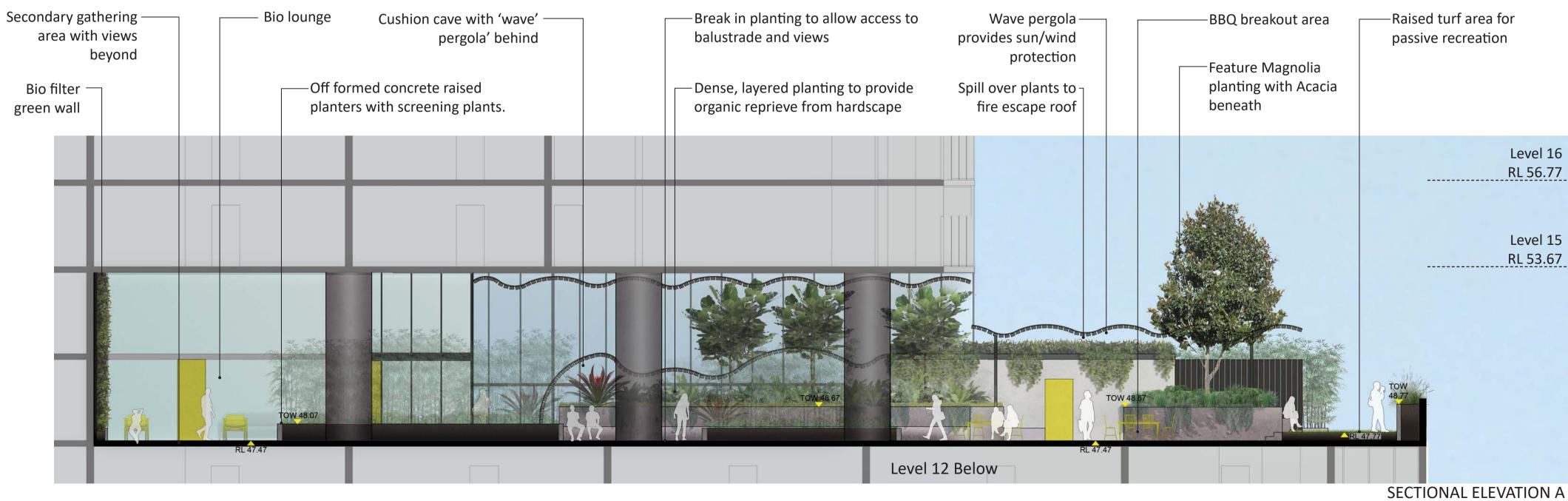
- (9) Raised planter supporting windswept grasses bookends space. Curves mimic 'Wave' pergola and provides interest through rhythm of light/ shade changing across its face throughout the day
- (10) Covered gathering and social events
- (11) Colour variation in natural stone paving plays with space definition and defined movement to grass area
- (12) Raised lawn area provides passive area to rest, sprawl and gather
- (13) Extension of 'Wave' pergola based on Windtech recommendation. Pergola to have cut out to allow for tree growth
- (14) Long lazy edge seating
- (15) Informal lounge seating area with views to beyond
- (16) Timber clad screen to hide lift service area

Note:

All raised planter beds are to meet ADG 'Planting on Structures' (4P) minimum soil depth requirements







Drawing Title

Level 13 Communal Area

LDA-06

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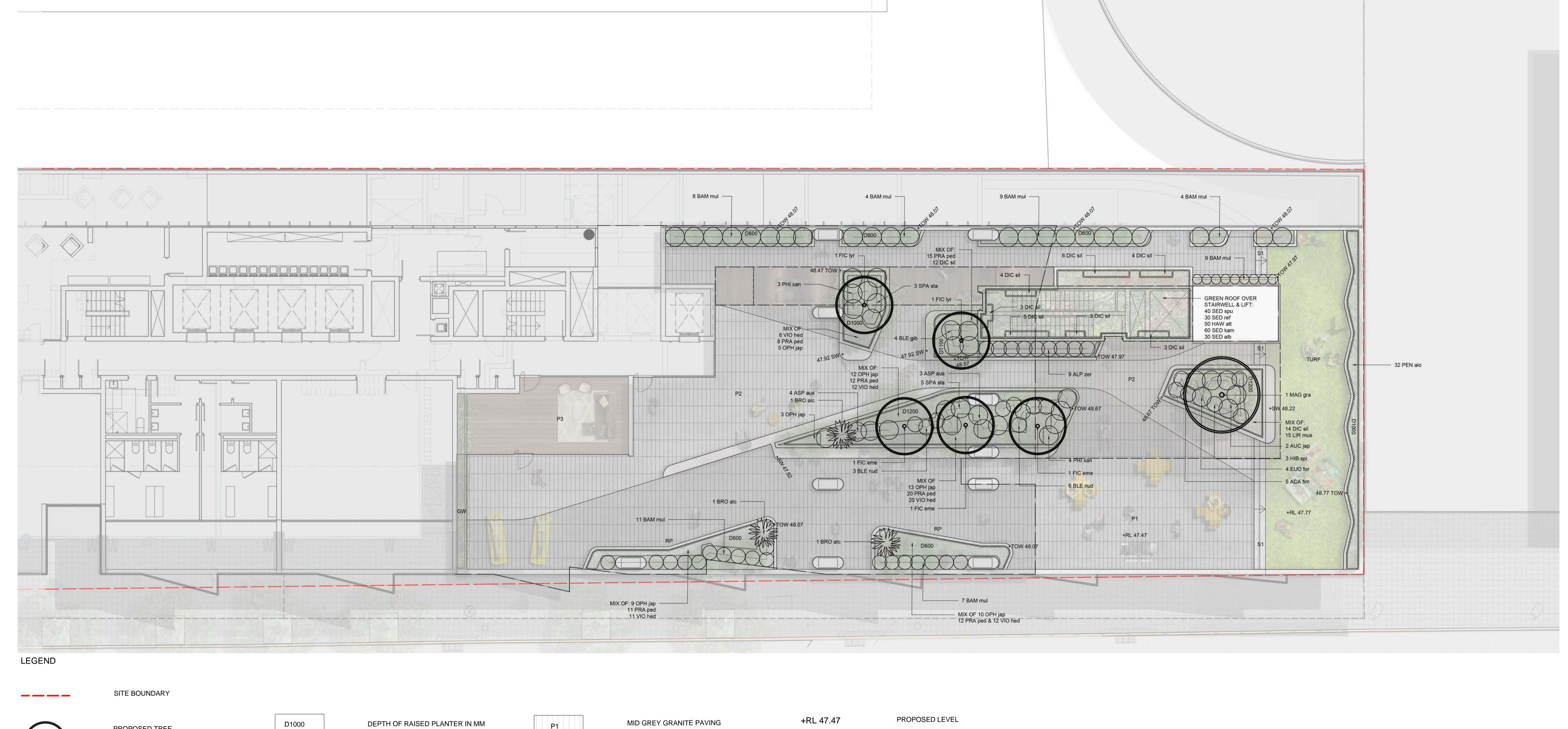
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DWG No:



PROPOSED TREE REFER TO PLANT SCHEDULE LDA-09

PROPOSED SHRUBS AND FERNS REFER TO PLANT SCHEDULE LDA-09

PROPOSED GROUNDCOVER AND GRASSES REFER TO PLANT SCHEDULE LDA-09

P1

BIO LOUNGE

LIGHT GREY GRANITE PAVING

BAM mul

PLANT IDENTIFICATION REFER TO PLANT SCHEDULE LDA-09

PLANT JOIN LINE

+TOW

SW

CONCRETE STEPS

TOP OF WALL LEVEL

SEATING WALL HEIGHT

GW

P2

GREEN WALL TO BIOLOUNGE REFER TO PROPOSED SPECIES LDA-09

All garden beds are to be irrigated

Parramatta, NSW 2150

All raised planter beds are to meet ADG 'Planting on Structures' (4P) minimum soil depth

requirements. Medium Trees:

100mm Soil Depth Small Trees: 800mm Soil Depth Shrubs: 500-600mm Soil Depth Turf: 200mm Soil Depth

Drawn | Checked

BG

BG

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Drawing Title

Level 13 Communal Area Planting Plan LDA-07 DWG No:

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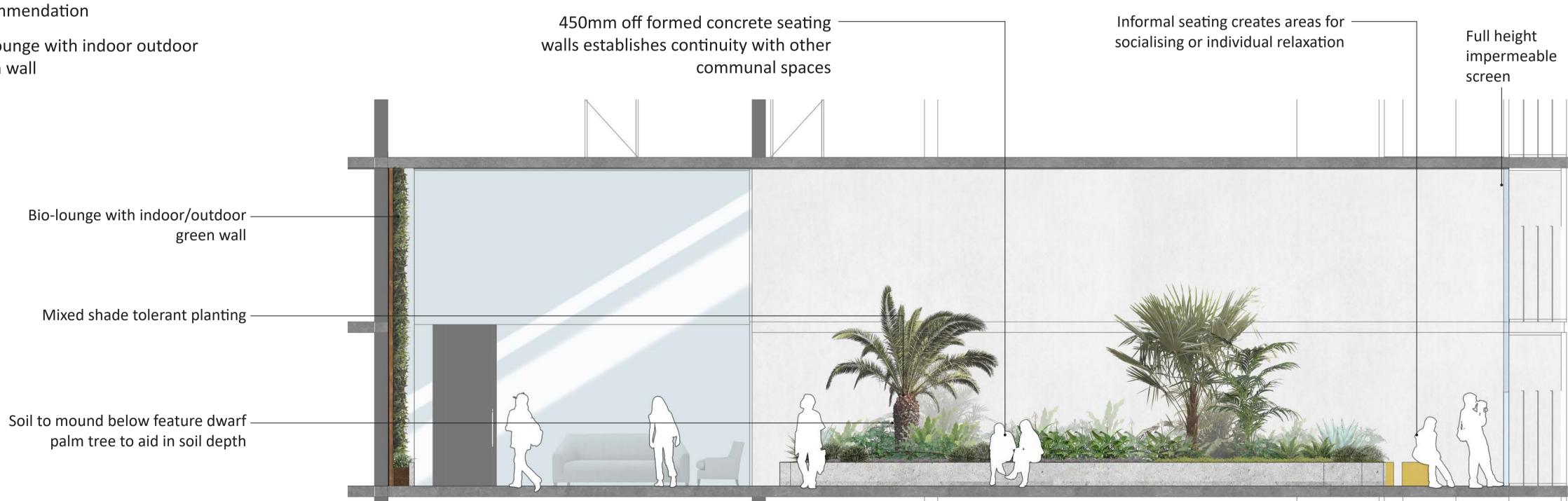
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TYPICAL EAST SKY TERRACE LEGEND

- 1 Dense layered planting provides visual interest
- (2) Informal seating creates areas for socialising or individual relaxation
- (3) 450mm off formed concrete seating walls establishes continuity with other communal spaces
- 4 Planting mounds to support the establishments of larger shrubs/ feature palm planting
- (5) Green wall extends from bio-lounge room to exterior
- 6 Colour variation in granite paving plays with space definition and defined movement to extent of area
- (7) Glass wall to provide visual connection between interior and exterior space
- 8 Full height impermeable screen based on Windtech recommendation
- 9 Impermeable balustrade to eastern edge based on Windtech recommendation
- 10 Bio-lounge with indoor outdoor green wall





Soil to mound belowfeature dwarf palm tree to aid in soil depth

SECTIONAL ELEVATION A Scale: 1:50

SECTIONAL ELEVATION B Scale: 1:50 FOR DEVELOPMENT APPLICATION

Drawn | Checked

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Drawing Title

Typical East Sky Terrace (Level 22, 31, 40) **LDA-08** DWG No:

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		Parramatta, N	NSW 2150			

TYPICAL WEST SKY TERRACE LEGEND

- 1 Dense layered planting provides visual interest
- (2) Informal seating creates areas for socialising or individual relaxation
- 3 450mm off formed concrete seating walls establishes continuity with other communal spaces
- 4 Planting mounds to support the establishments of larger shrubs/ feature palm planting
- 5 Green wall in indoor outdoor room
- 6 Colour variation in granite paving plays with space definition and defined movement to extent of area
- (7) Glass wall to provide visual connection between interior and exterior space
- 8 Maintenance doors
- 9 Impermeable balustrade to edge of sky terrace

Note:

All raised planter beds are to meet ADG 'Planting on Structures' (4P) minimum soil depth requirements





Drawing Title

Typical West Sky Terrace (Level 17, 26, 35) **LDA-09** DWG No:

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Scale: 1:50

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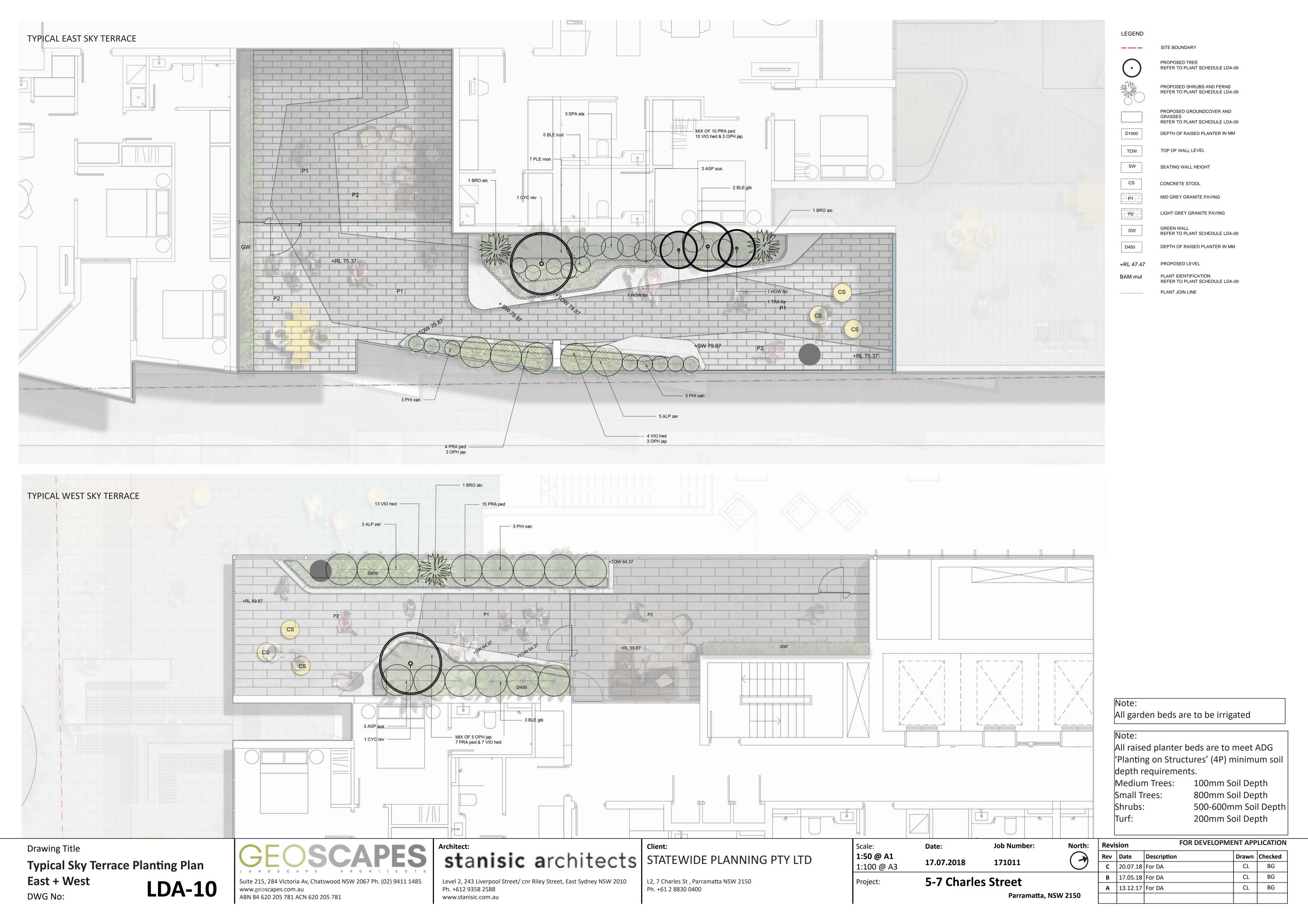
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		Parramatta, N	ISW 2150					

Scale: 1:50



General

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. The landscape contractor shall attend the site on a weekly basis to maintain the landscape works for the term of the maintenance period commencing from practical completion.

Rubbish Removal

During the term of the maintenance period the Landscape Contractor shall undertake rubbish removal from the site on a weekly basis to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's directions).

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants. Frequency: as required.

Stakes

Pruning

Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces

All planter beds and garden areas shall have a minimum depth of 75mm Forest Fines mulch. All mulch is to be free of deleterious matter such as soil, weeds and sticks.

Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client.

Irrigation

A sub surface dripper style, electrically automated self timed irrigation system is to be supplied to all garden bed areas and planter container. Regular checks are to be made to ensure continued successful operation. The Landscape Contractor shall be responsible for coordination and engagement of a specialist irrigation designer and installation contractor to design, supply and install an automatic subterranean drip irrigation system to all raised planter beds.

The irrigation system will need to provide designated landscaped areas with enough water for vigorous healthy plant growth. As a general rule landscaped areas will need 20-25mm, species dependant, of water per week.

The landscape Contractor will need to monitor natural rainfall using a rain switch in order to set irrigation flow rates accordingly on a monthly basis.

Watering

Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species. Frequency: Weekly or as required.

Soil

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. All garden bed areas to have minimum 300mm depth topsoil, 100mm depth to turf areas.

Pest and Disease Control

The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions. Frequency: weekly inspection

Fertilising

Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

Drawing Title

Landscape Typical Details and Specification DWG No:

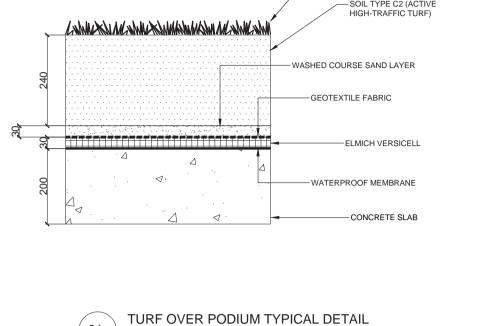
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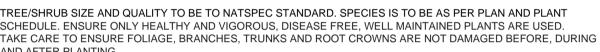
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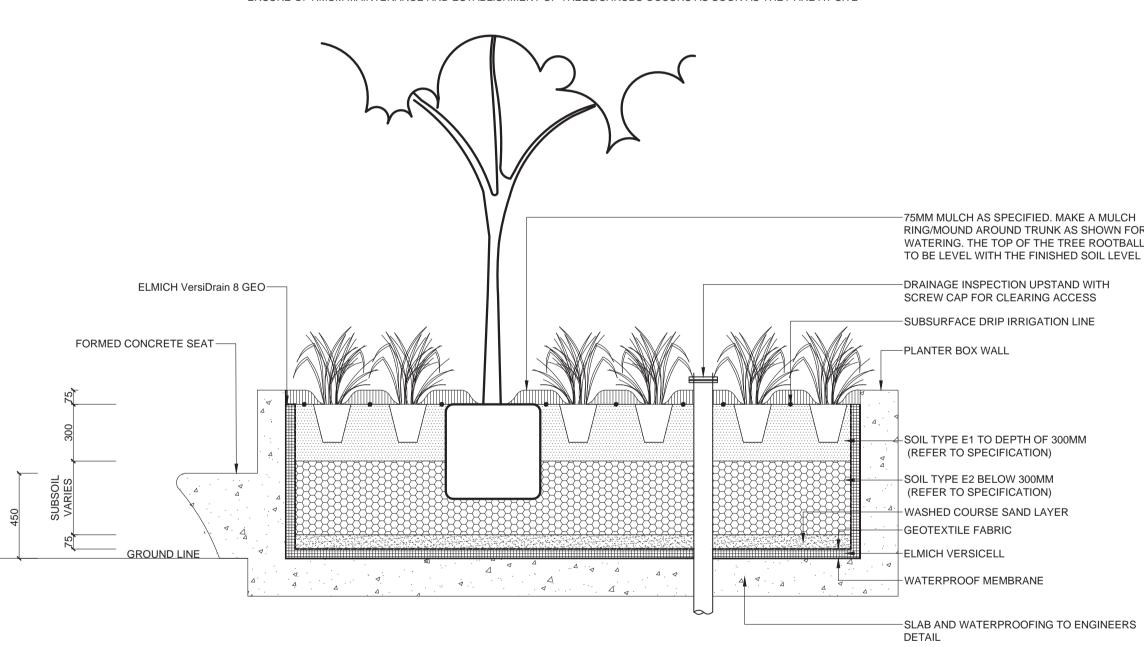
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TURF WITH TURF UNDERLAY





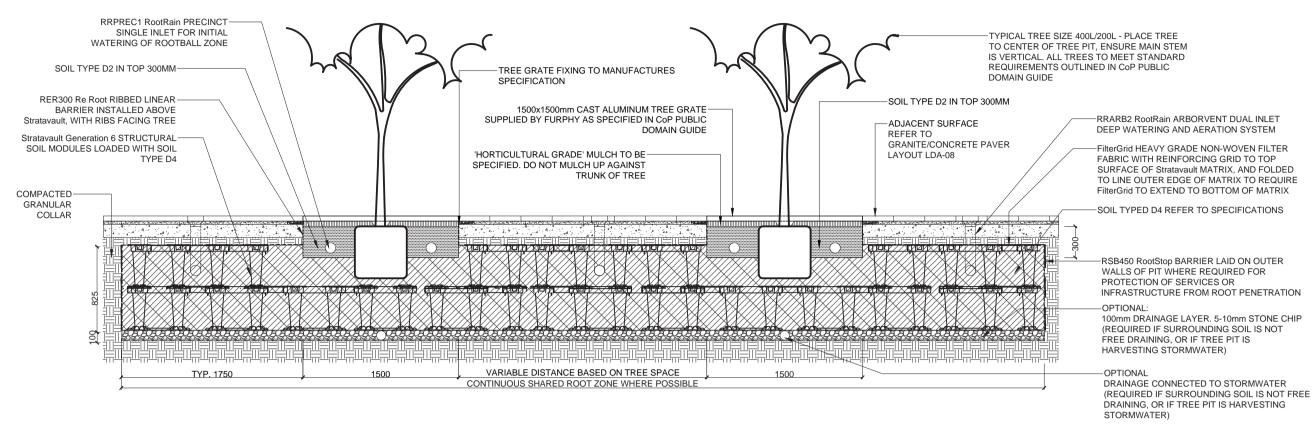
THOROUGHLY SOAK THE ROOTBALL OF TREE WITH FRESH WATER BEFORE TAKING OFF POT OR BAG. WHEN PLANTING HOLE IS COMPLETE USE A SHARP SPADE TO SHAVE OFF 20-50MM OF THE SIDES AND BASE OF ROOTBALL (TO ROOD PRUNE IT) BEFORE CAREFULLY PLACING INTO PLANTING HOLE. IF NORTH IS MARKED ON THE TREE. ENSURE ORIENTATION IS CORRECT WITH NORTH MARKING TO THE NORTH REMOVE ANY STAKES, TIES AND LABELS. WATER ROOTBALL THOROUGHLY TOP OF ROOTBALL TO FINISH FLUSH WITH TOP OF SOIL

MASS PLANTING OVER SLAB TYPICAL DETAIL

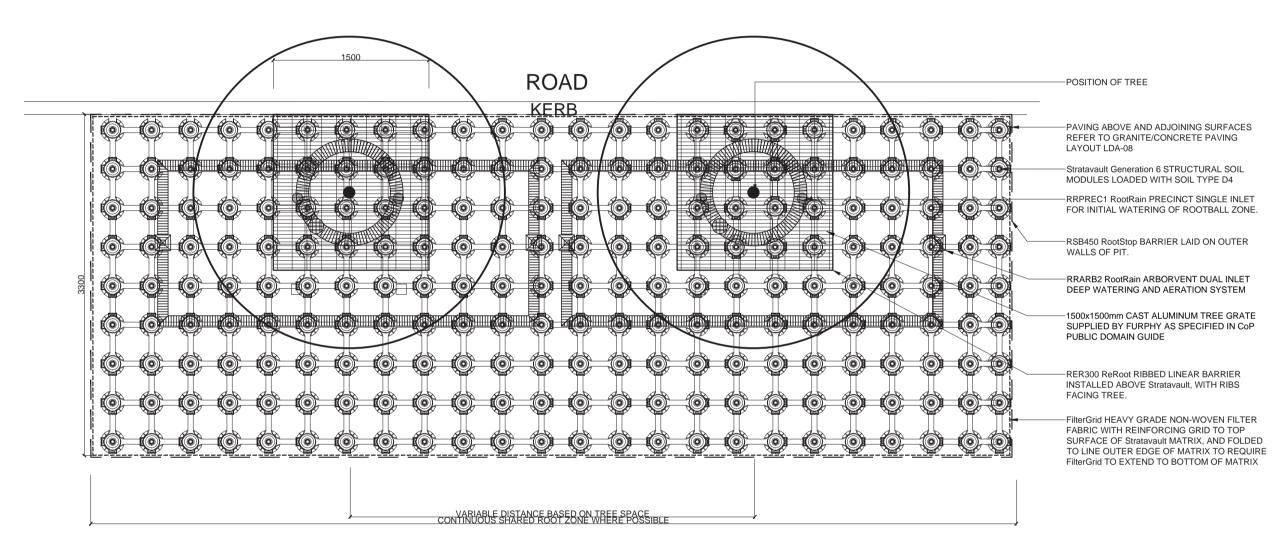
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	Parramatta, N	NSW 2150						
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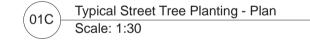
General:

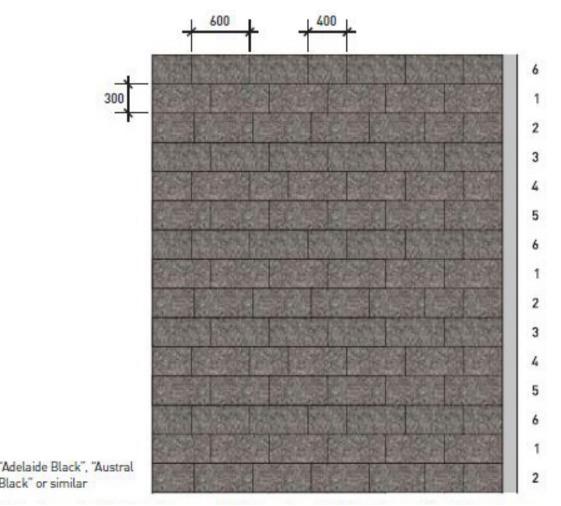
- Public Domain Subject to Change Based on Future Parramatta Light Rail Infrastructure
- All built works to be in accordance with the requirements and specifications outlined in the CoP Public Domain Guide
- Refer to Civil Engineers Documentation for Stormwater Drainage Management Plan
- All Tree Grates, Tree Species, Paver Type, Paving Orientation, Lighting and Furniture to be in accordance with CoP Public Domain Guidelines.
- Details as per CoP Public Domain Guide (as mentioned)



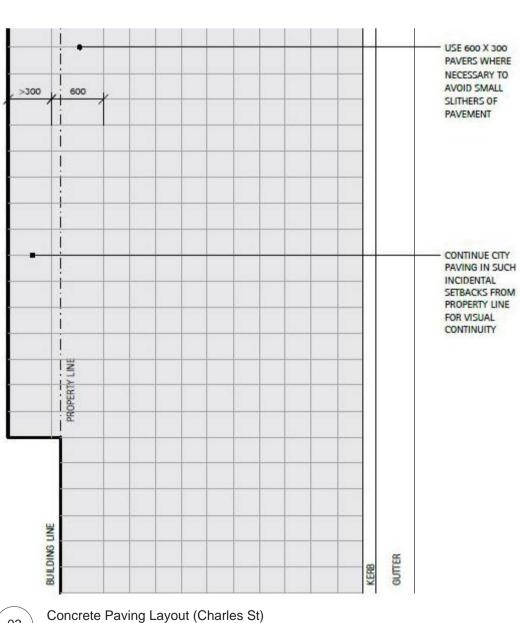
Typical Street Tree Planting - Section (Parallel to Street) Scale: 1:30







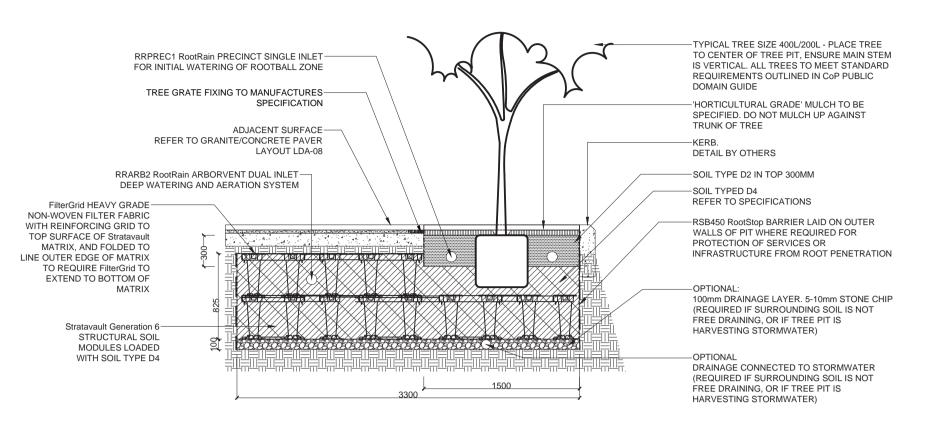
Granite Paving Layout (Macquarie St) Not to Scale - Detail as per CoP Public Design Guide

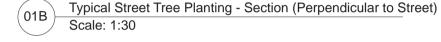


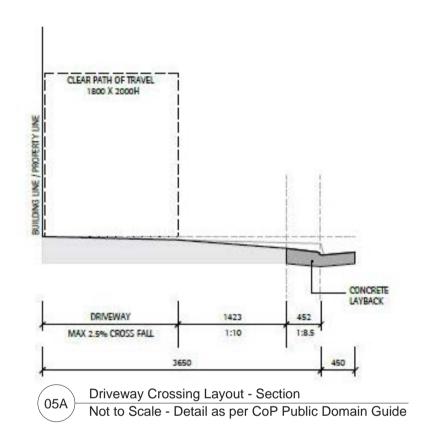
Concrete Paving Layout (Charles St) Not to Scale - Detail as per CoP Public Design Guide

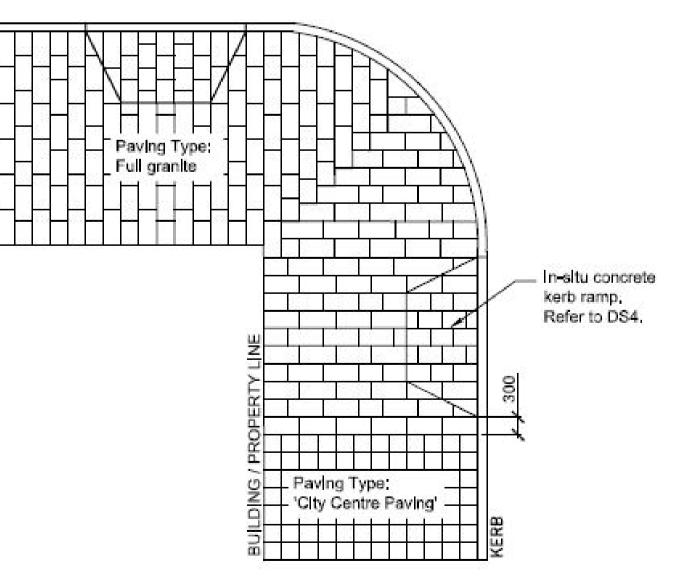
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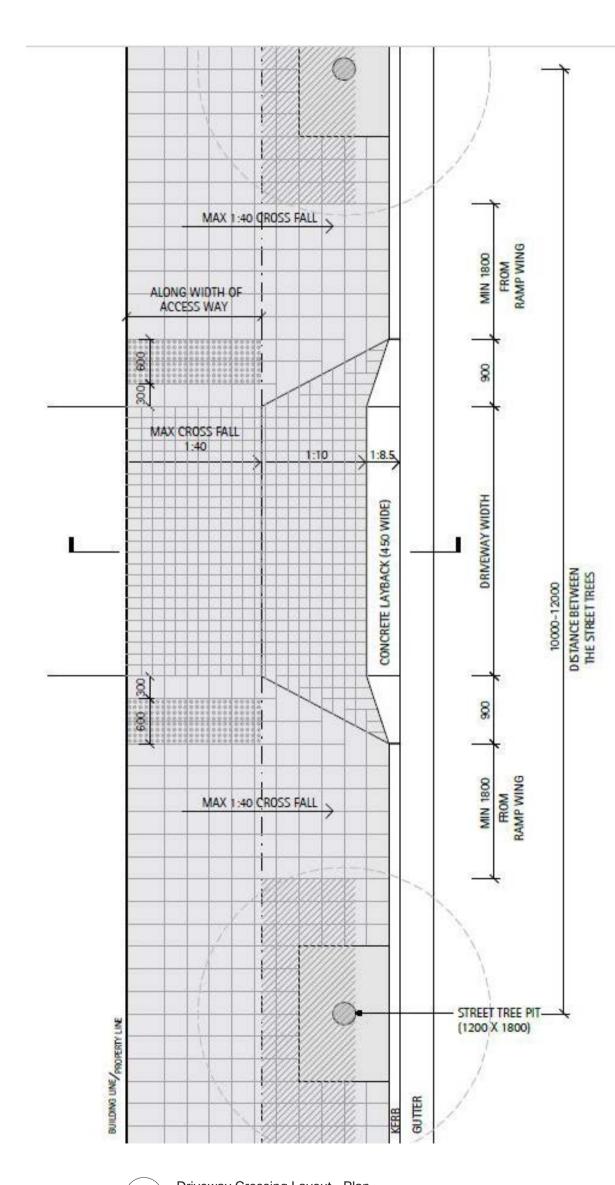






Paving Merge - Granite and Concrete

Not to Scale - Detail as per CoP Public Domain Guide



Driveway Crossing Layout - Plan

Not to Scale - Detail as per CoP Public Domain Guide

Drawing Title

Public Domain Typical Details and Specification DWG No:

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Level 2, 243 Liverpool Street/ cnr Riley Street, East Sydney NSW 2010

STATEWIDE PLANNING PTY LTD

Scale:	Date:	Job Number:	North:	Revision FOR DEVEL			ELOPMENT APP	LOPMENT APPLICATION		
As Shown	17 07 2018	171011	171011	Rev	Date	Description	Drawn	Checked		
@ A1		1/1011		С	20.07.18	For DA	CL	BG		
Project:	5-7 Charles Street		В	17.05.18	For DA	CL	BG			
rioject.				Α	13.12.17	For DA	CL	BG		
	Parramatta, NSW 2150									

PLANT IMAGES

Code	Botanical Name	Common Name	Expected Mature Height	Install Size	Spacing	Quantity
	PUBLIC DOMAIN					
	TREES TO BE RETAINED					
FLI AUS	Flindersia australis	Crows Ash	15m	6m (Current Height)	N/A	1
	STREET TREES					
FLI AUS	Flindersia australis	Crows Ash	15m+	400L	As Shown	2
PLA ORI	Platanus orientalis 'Digitata'**	Cut-leaf plane trees	10m+**	400L**	As Shown	8
	STREET SHRUBS					
PHI xan	Philodendron 'Xanadu'	Philodendron 'Xanadu'	1m	300mm	As Shown	19
	TREES					
CYC REV	Cycas revoluta	Sago Palm	3m	75L	As Shown	2
FIC EME	Ficus emerald	Ficus emerald	6m	75L	As Shown	2
FIC LYR	Ficus lyrata	Fiddle-leaf Fig	3m	75L	As Shown	3
HOW FOR	Howea forsteriana	Kentia Palm	10m	75L	As Shown	2
MAG GRA	Magnolia grandiflora 'Little Gem'	Dwarf Magnolia	4m	75L	As Shown	1
TRA FOR	Trachycarpus fortunei	Chinese Windmill Palm	10m	75L	As Shown	1
	SHRUBS					
ALP zer	Alpinia zerumbet 'Cream Shell Ginger'	Cream Shell Ginger	1.5m	300mm	As Shown	17
ASP aus	Asplenium australasicum	Birds Nest Fern	1m	300mm	As Shown	13
AUC jap	Aucuba japonica	Spotted Laurel	1.8m	300mm	As Shown	3
BAM mul	Bambusa multiplex cv. Goldstripe	Bambusa Goldstripe	4m	300mm	As Shown	52
BLE gib	Blechnum gibbum 'Sliver Lady'	Silver Lady Fern	1.2m	300mm	As Shown	9
BLE nud	Blechnum nudum	Fishbone Water Fern	0.7m	300mm	As Shown	14
BRO alc	Bromeliad alcantarea	Bromeliad Alcantarea	2.5m	300mm	As Shown	6
EUO for	Euonymus fortunei 'Emerald 'n' Gold'	Euonymus fortunei	0.6m	300mm	As Shown	4
HIB spi	Hibbertia spicata 'Ocean Reef'	Hibbertia Spicata	0.5	300mm	As Shown	3
PHI xan	Philodendron 'Xanadu'	Philodendron 'Xanadu'	1m	300mm	As Shown	20
SPA sta	Spathiphyllum 'Starlight'	Peace Lily	1m	300mm	As Shown	11
	GRASSES AND GROUNDCOVERS					
DIC sil	Dichondra 'Silver Falls'	Dichondra	0.3m	140mm	7/m2	54
HAW att	Haworthiopsis attenuata	Zebra Haworthia	0.2m	140mm	7/m2	50
LIR mus	Liriope muscari	Lily Turf	0.3m	140mm	5/m2	15
OPH jap	Ophiopogon japonicus	Mondo Grass	0.3m	140mm	5/m2	68
PEN alo	Pennisetum alopecuroides 'Nafray'	Dwarf Fountain Grass	0.6m	140mm	5/m2	32
PLE mon	Plectranthus plepalila 'Mona' lavender	Plectranthus 'Mona' lavender	0.8m	140mm	5/m2	7
PRA ped	Pratia pedunculata	Blue Star Creeper	0.15m	140mm	8/m2	114
SED alb	Sedum album	White Stonecrop	0.2m	140mm	7/m2	30
SED kam	Sedum kamtschaticum	Orange Stonecrop	0.2m	140mm	7/m2	60
SED ref	Sedum reflexum	Reflexed Stonecrop	0.2m	140mm	7/m2	30
SED spu	Sedum spurium	Two-row Stonecrop	0.2m	140mm	7/m2	40
VIO hed	Viola hederacea	Native Violet	0.15m	140mm	8/m2	97

** Proposed street trees are to be crown lifted to a minimum of 100mm ABOVE proposed awning for lowest branches

TYPICAL GREEN WALL SCHEDULE

Code	Botanical Name	Common Name	Expected Mature Height	Install Size	Spacing	Quantity
	GRASSES AND GROUNDCOVERS					
NEP sp	Nephrolepis sp	Boston Fern	0.9m	140mm	**	**
EPI sp	Epipremnum sp	Devil's Ivy	0.2m	140mm	**	**
AES sp	Aeschynanthus sp	Lipstick Plant	0.2m	140mm	**	**
DIC arg	Dichondra argentea 'Silver Falls'	Dichondra Silver Falls	0.1m	140mm	**	**
LIR mus	Liriope muscari 'Amethyst'	Liriope Amethyst	0.4m	140mm	**	**
ALT den	Alternanthera dentata 'Little Ruby'	Alternanthera Little Ruby	0.3m	140mm	**	**
PEP car	Peperomia Carparata: Silver & Red	Peperomia Silver & Red	0.2m	140mm	**	**
LIR eve	Liriope muscari 'Evergreen Giant'	Liriope 'Evergreen Giant'	0.6m	140mm	**	**
PHI lit	Philodendron 'Little Phil'	Philodendron Little Phil	0.25m	140mm	**	**
CTE bur	Ctenanthe burle-marxii	Ctenanthe burle-marxii	0.3m	140mm	**	**

^{**} Spacing and quantity to future details



Aeschynanthus Alternanthera dentata 'Little



Ctenanthe burle-marxii



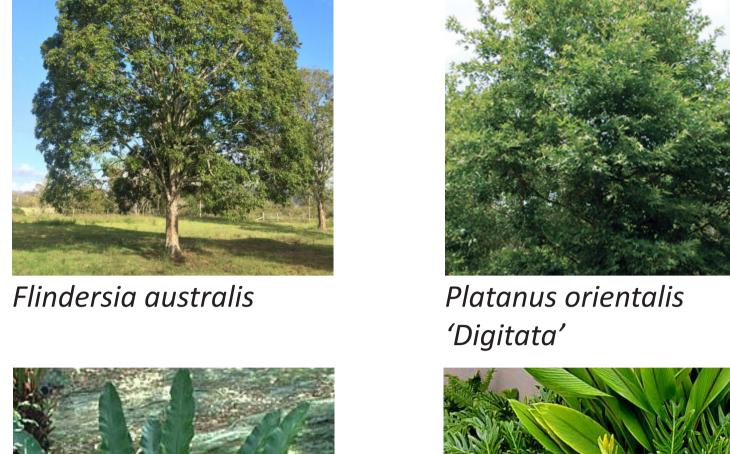
Philodendron little phil



Nephrolepis

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Asplenium australasicum



Pratia pedunculata



Viola hederacea





Philodendron 'Xanadu'



Aucuba japonica



Liriope muscari



Ficus lyrata



Spathiphyllum 'Starlight'



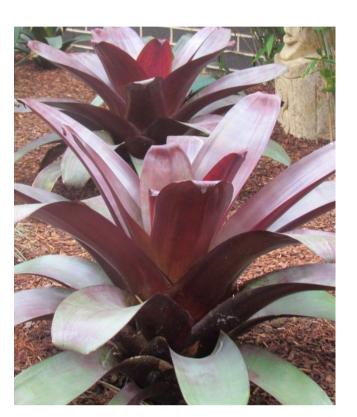
Bambusa multiplex cv. Goldstripe



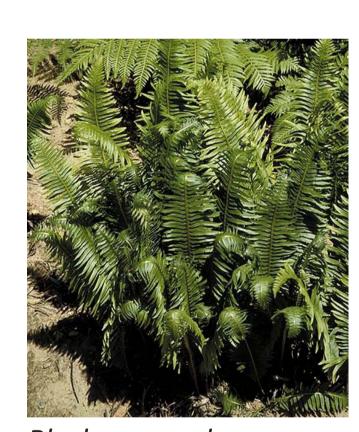
Sedum reflexum



Howea forsteriana



Bromeliad alcantarea



Blechnum nudum



Dichondra silver falls



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Scale:	Date:	Job Number:	North:	Revision FOR DEVELO			PMENT APPLICATION		
	17.07.2010	474044		Rev	Date	Description	Drawn	Checked	
	17.07.2018	1/1011	171011	С	20.07.18	For DA	CL	BG	
Project:	5-7 Charles Street			В	17.05.18	For DA	CL	BG	
i Toject.				Α	13.12.17	For DA	CL	BG	
Parramatta, NSW 2150									

Drawing Title