

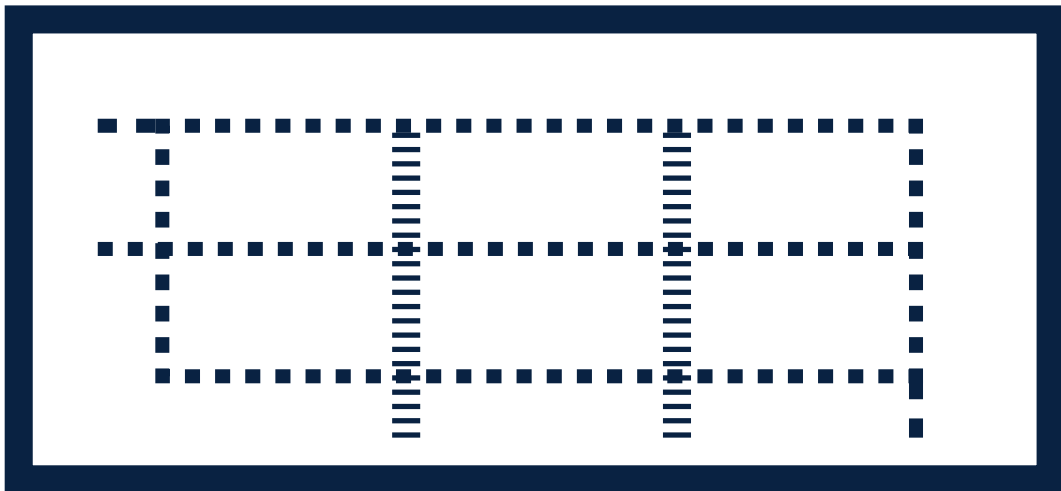
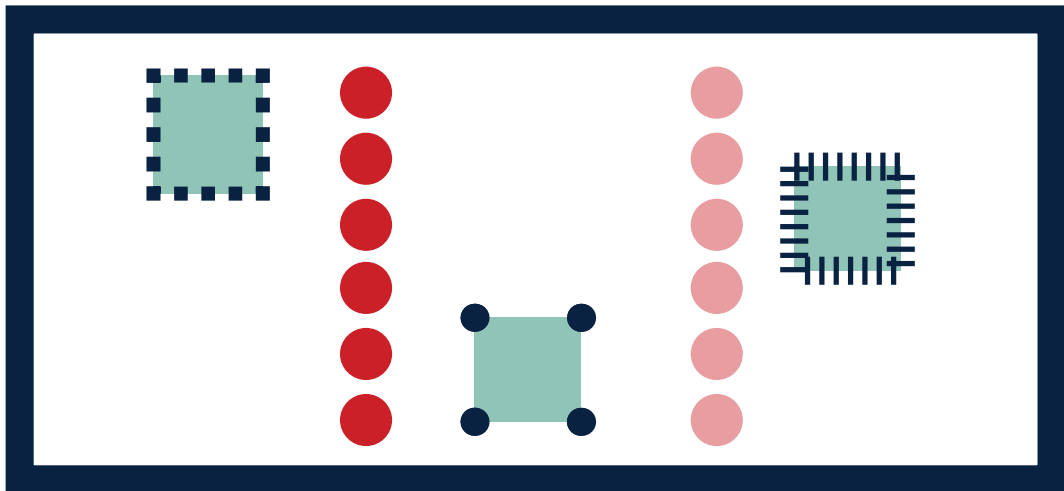
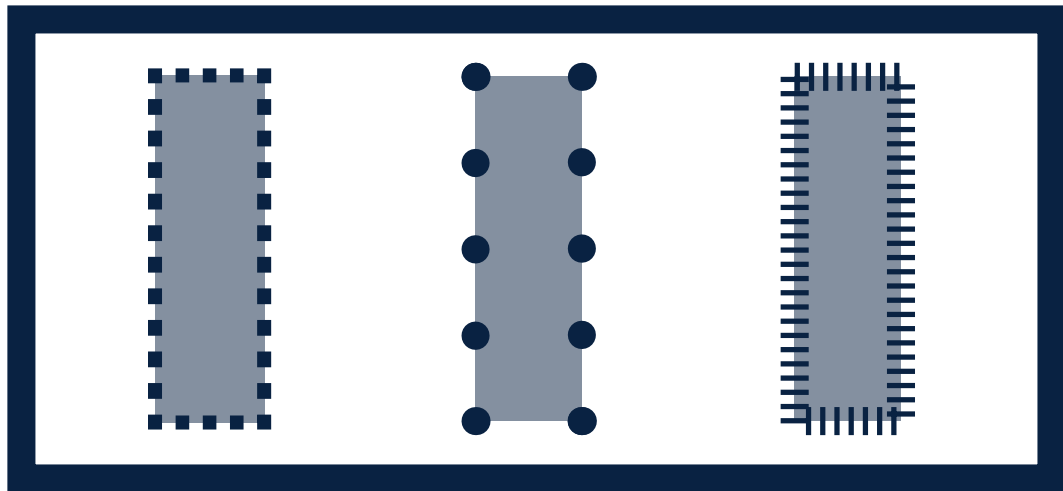
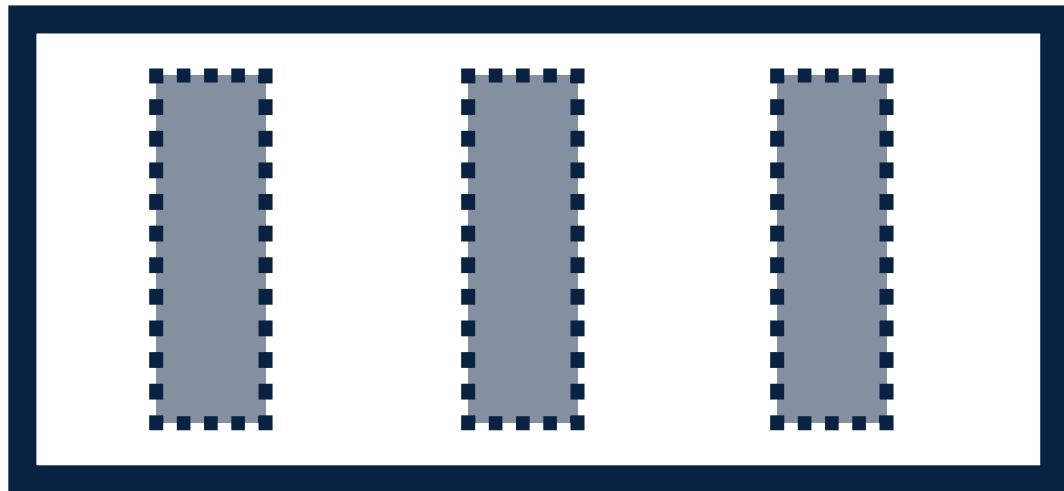
1A & 1B QUEEN STREET LANDSCAPE DESIGN REPORT DEVELOPMENT APPLICATION

MARCH 2018



Date	Rev. Description	Rev
27/04/17	FOR REVIEW	A
15/08/17	FOR DA	B
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SITE DESIGN - PRINCIPLES



SITE WIDE APPROACH

- Surrounding suburban and past industrial use drives the landscape approach
- Standard palette of materials applied across the site
- Variation of uses and programming to compliment spatial hierarchy

HIGHLIGHT ‘SPECIAL’ PLACES

- Focus attention to key usable places
- Create a range of spaces for people to congregate, relax and enjoy
- Provide public amenity, passive activity and furniture
- Places to relax and unwind
- Places to meet others
- Employ both small and large scale of spaces for intimate and also large gatherings

HIERARCHY AND IDENTITY

- Identifiable spaces which are differentiated from one another through materials and form
- Create social spaces for both planned and incidental activity

SPACE FOR PLANTING

- Variation in planting typologies at different locations within the development
- Focus on green amenity and shade
- Use of pots to contribute to grain and interest

CIRCULATION AND ACCESS

- Create compliant access throughout the site and enjoyable journey
- Distinct and recognisable entries and thresholds
- Continuous circulation throughout the site
- Hierarchy of pathways
- Pedestrian priority

LANDSCAPE CONCEPT MASTERPLAN - GROUND



The landscape architectural proposal for 1A & 1B Queen Street aims to create a functional, unique and usable landscape that compliments the proposed development, retains existing character and contributes to the surrounding context of Auburn. The following general principles form the landscape approach to the development:

- Retain significant trees where possible to allow existing character quality and amenity of the streetscape and public spaces;
- Use simple materials within the landscape and focus the higher quality to 'special places' which are usable and intimate;
- Vary use of materials and form within 'typical spaces' to contribute to wayfinding, identity and interest;
- Use landscape design to integrate the proposed development with the surrounding streets and enhance the amenity and character of the existing neighbourhood;
- Create a hierarchy of spaces, where public spaces along Queen Street are the fingers to the rest of the neighbourhood, the communal rooftops are the heart for each stage of the development, communal courtyards are the green lungs and circulation space is the connective tissue.
- Ensure that communal rooftops have access to sun light whilst also providing adequate shelter and wind protection;
- Provide soil depth for trees where possible when not on deep soil through set-downs, logical use of level changes in podium slabs and walls for build up;
- Create the illusion of an extended landscape through the use of private courtyard planting and arbours;
- Maximise sunlight to shaded courtyards through strategic tree locations and deciduous tree planting;
- Arrange seating in a variety of ways and within a diversity of spaces to allow for individual, couple and group interaction;
- Provide equal access. utilising ramps and platform lifts;
- Provide a low maintenance and robust landscape with materials that are easily replaceable;
- Contribute to local biodiversity by increasing the biomass and diversity of plant species included within the landscape;
- Allow for seasonality to enhance the landscape at various times of the day and year;
- Utilise deep soil for larger tree plantings;

The communal landscape is broken up into 3 distinct typologies, each with their own character and unique approach.

KEY

- | | | | | | |
|---|-----------------------------------|----|---|----|----------------------|
| 1 | PRIVATE COURTYARDS | 9 | CARPARK ENTRY | 17 | RAIL ACCESS CORRIDOR |
| 2 | ENTRY COURTYARDS | 10 | PUBLIC ACCESSIBLE OPEN SPACE- THROUGH SITE LINK | | |
| 3 | COMMUNAL OPEN SPACE - COURTYARD 1 | 11 | PUBLIC ACCESSIBLE OPEN SPACE- POCKET PARK - PASSIVE | | |
| 4 | COMMUNAL OPEN SPACE - COURTYARD 2 | 12 | PUBLIC ACCESSIBLE OPEN SPACE POCKET PARK - PLAY | | |
| 5 | COMMUNAL OPEN SPACE - COURTYARD 3 | 13 | PEDESTRIAN PATH 2.5-3M | | |
| 6 | GARDEN ENTRY COURT 1 | 14 | EMERGENCY VEHICLE ACCESS | | |
| 7 | GARDEN ENTRY COURT 2 | 15 | BUILDING ENTRY | | |
| 8 | GARDEN ENTRY COURT 3 | 16 | GRADED BACKYARDS WITH OVERLAND FLOW | | |

O C U L U S
level 1, 5 wilson street / post box 307 newtown nsw 2042
p 02.9557.5533. f 02.9519.8323 mail@oculus.com.au

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revision table

Project

QUEEN STREET
AUBURN

MASTERPLAN
GROUND

Drawing title

scale: 1:500@A1
job no.: S16-046
date: 13/03/18

Drawing information

drawn by:
checked:

YZ
JS



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north drawing number rev.

LANDSCAPE CONCEPT MASTERPLAN - ROOFTOPS



- KEY
- 1 BBQ AREA
 - 2 OPEN LAWN AREA
 - 3 FLEXIBLE GATHERING SPACE
 - 4 SEATING NOOKS
 - 5 ENTRY GARDEN
 - 6 ROOF SERVICES

O C U L U S

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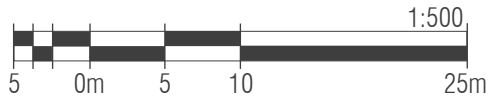
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PRIVATE SPACE INTERFACE - QUEEN STREET SECTION



- KEY**
- 1 TERRACED BUFFER PLANTING
 - 2 PRIVATE COURTYARD
 - 3 SCREENING TREES
 - 4 FOOTPATH
 - 5 EXISTING STREET TREES



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PRIVATE SPACE INTERFACE - RAILWAY SECTION



KEY

- 1 SCREENING PLANTING
- 2 PRIVATE COURTYARD
- 3 SCREENING TREES
- 4 BACKYARD AND PLANTING GRADED TO ALLOW FOR OVERLAND FLOW
- 5 LAWN
- 6 BOUNDARY FENCE 600MM FROM BOUNDARY
- 7 TRAIN TRACKS

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PUBLIC SPACES - PASSIVE PLAN



Public spaces, located along Queen Street are designed to encourage dwelling and occupation by both residents of the project and those from adjacent streets in the neighbourhood. These spaces provide a place for respite, each holding a specific passive program to invite use.

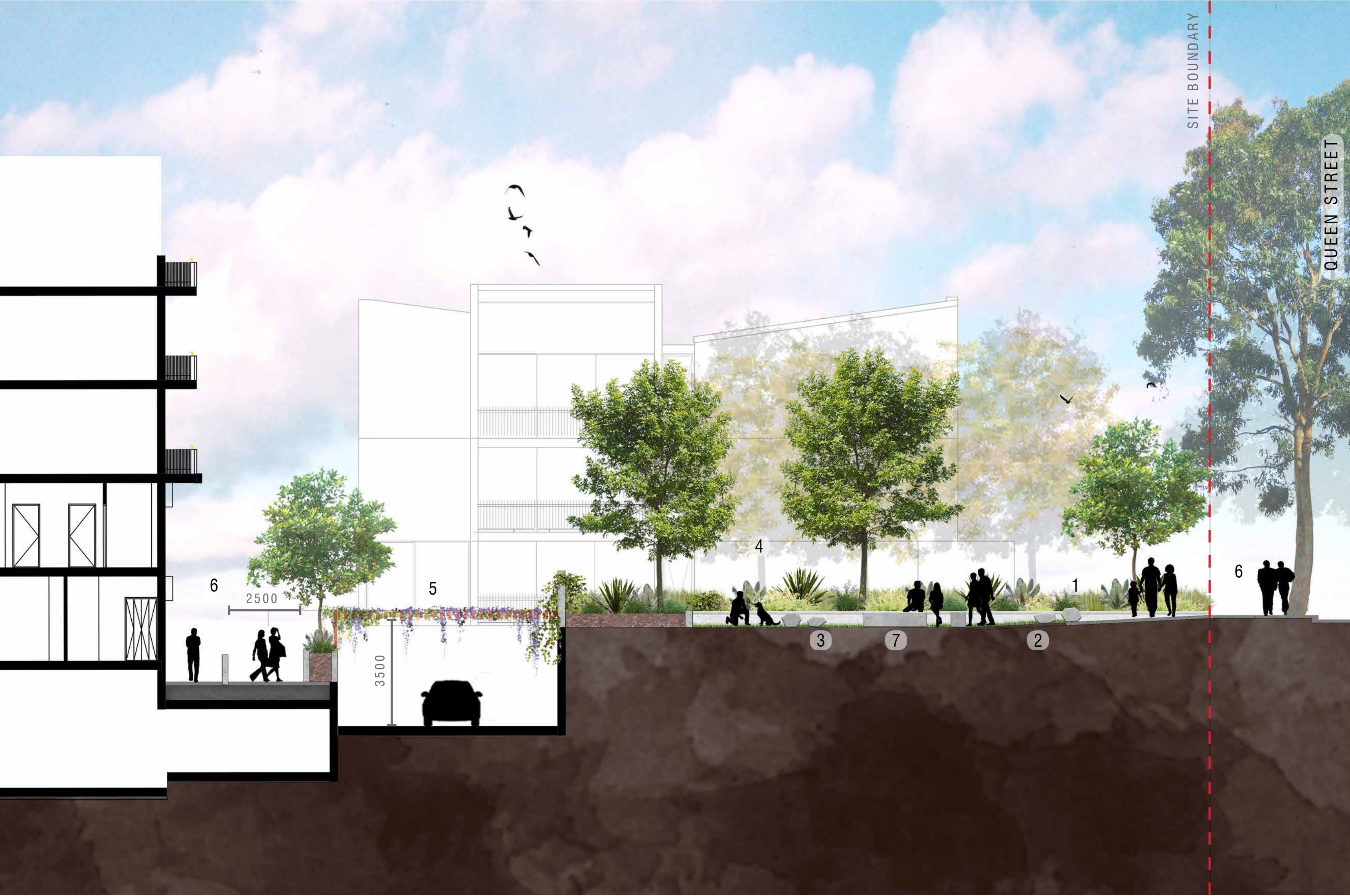
A contemplative passive space invites people in through the use of a connective element, being a public seating wall, wrapping into the park from the street. Materials within this space reference the town centre and comfort and softness is the focus. A space that encourages community, relaxation and signifies the public nature of the space.

- KEY**
- 1 SEATING WALL LEADING INTO SPACE
 - 2 PERMEABLE HIGH QUALITY PAVING
 - 3 TURF AREA
 - 4 BIKE RACKS
 - 5 COMMUNITY MURAL
 - 6 CONCRETE SEATS
 - 7 LOW MASS PLANTING TO RETAIN SIGHT LINES
 - 8 SCREENING PLANTING
 - 9 ARBOR OVER CARPARK ENTRY
 - 10 FOOTPATH
 - 11 CARPARK ENTRY
 - 12 PRIVATE COURTYARD
 - 13 PEDESTRIAN PATHWAY
 - 14 SUBSTATION

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PUBLIC SPACES - PASSIVE SECTION



- KEY
- 1 SEATING WALL LEADING INTO SPACE
 - 2 PERMEABLE HIGH QUALITY PAVING
 - 3 TURF AREA
 - 4 MASS PLANTING
 - 5 ARBOR OVER CARPARK ENTRY
 - 6 FOOTPATH
 - 7 CONCRETE SEATS AND ROCKS

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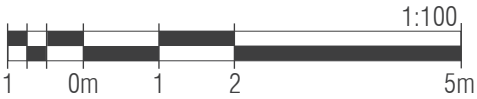
PUBLIC SPACES - PASSIVE PLAN



This through site link sits at the termination of Louisa Street, visually connecting the development with the surrounding local neighbourhood. A path of permeable paving leads through the site and connects Queen Street to apartment lobbies and green spaces beyond. An area of reinforced lawn provides space for both passive and recreational activity and scattered seating allows for reading or socialising. A seating wall leads into and wraps through the site providing ample seating and relaxation space. Clustered shade tree's create a cool microclimate in summer and allows for open sunny patches in winter; creating a useable space year round.

KEY

- 1 SEATING WALL
- 2 PERMEABLE PAVING THROUGH SITE LINK
- 3 CONCRETE SEATING
- 4 LARGE SHADE TREES
- 5 REMOVABLE BOLLARDS
- 6 TRAFFICABLE LAWN
- 7 EMERGENCY VEHICLE ACCESS
- 8 MASS PLANTING
- 9 ARBOR OVER CARPARK ENTRY
- 10 FOOTPATH
- 11 CARPARK ENTRY
- 12 PRIVATE COURTYARD
- 13 CLIMBING PLANTS
- 14 2.5-3M PEDESTRIAN PATHWAY
- 15 SUBSTATION



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PUBLIC SPACES - PASSIVE SECTION



- KEY
- 1 SEATING WALL
 - 2 PERMEABLE PAVING
 - 3 TREE GROVE
 - 4 MASS PLANTING
 - 5 LAWN
 - 6 FOOTPATH
 - 7 PEDESTRIAN PATHWAY 2.5-3M

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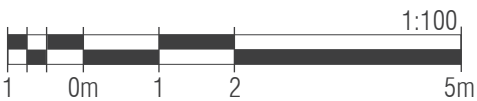
PUBLIC SPACES - PLAY PLAN



A small play area is located at the south-east end of the site, providing a place for people of all ages to get together and interact. An area of softfall allows clear space for some small play elements like balance beams, Stepping logs etc. The existing mature Lemon-Scented Gum in this space contributes to the vertical landscape, provides a landmark through its form, sensual experience through its leaves and shade from it's canopy. Seating opportunities are also offered for those who wish to watch on or rest beneath the beautiful existing Gum.

KEY

- 1 SEATING WALL LEADING INTO PLAY SPACE
- 2 MASS PLANTING
- 3 EXISTING SIGNIFICANT TREE TO BE RETAINED
- 4 FOOTPATH
- 5 CAR ENTRY
- 6 PRIVATE COURTYARD
- 7 PERMEABLE PAVING WITH OPPORTUNITIES FOR PAINTED SURFACE GAMES
- 8 SOFTFALL AND SMALL PLAY ELEMENTS TO CHILDREN AGED 8 AND LESS
- 9 TIMBER DECK WITH PIERS TO PROTECT EXISTING TREE ROOTS



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GARDEN ENTRY COURTS TYPICAL PLAN



The Garden Courts offer a linear green corridor that provides access both through the development from Queen street and to ground floor apartments. This space will be separated from cars by bollards and will allow access for emergency vehicles.

A wide zone of terraced planting offers opportunities for tree planting. The terraced walls are skewed to augment the vertical experience along the street avoiding large lengths of straight walls. These walls also provide a framework to alter the ground plane with a variety of textures again adding some variation to a linear space.

The Entry Court at the termination of the Garden court provides access to the adjacent buildings whilst also providing a small space to rest and relax. A feature tree terminates the view down the Garden Court.

- KEY
- 1

FEATURE TREE WITH SEATING PLANTER
- 2

EMERGENCY VEHICLE ACCESS
- 3

TERRACED PLANTING
- 4

SCREEN PLANTING
- 5

PRIVATE COURTYARD
- 6

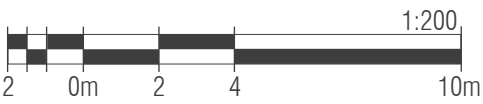
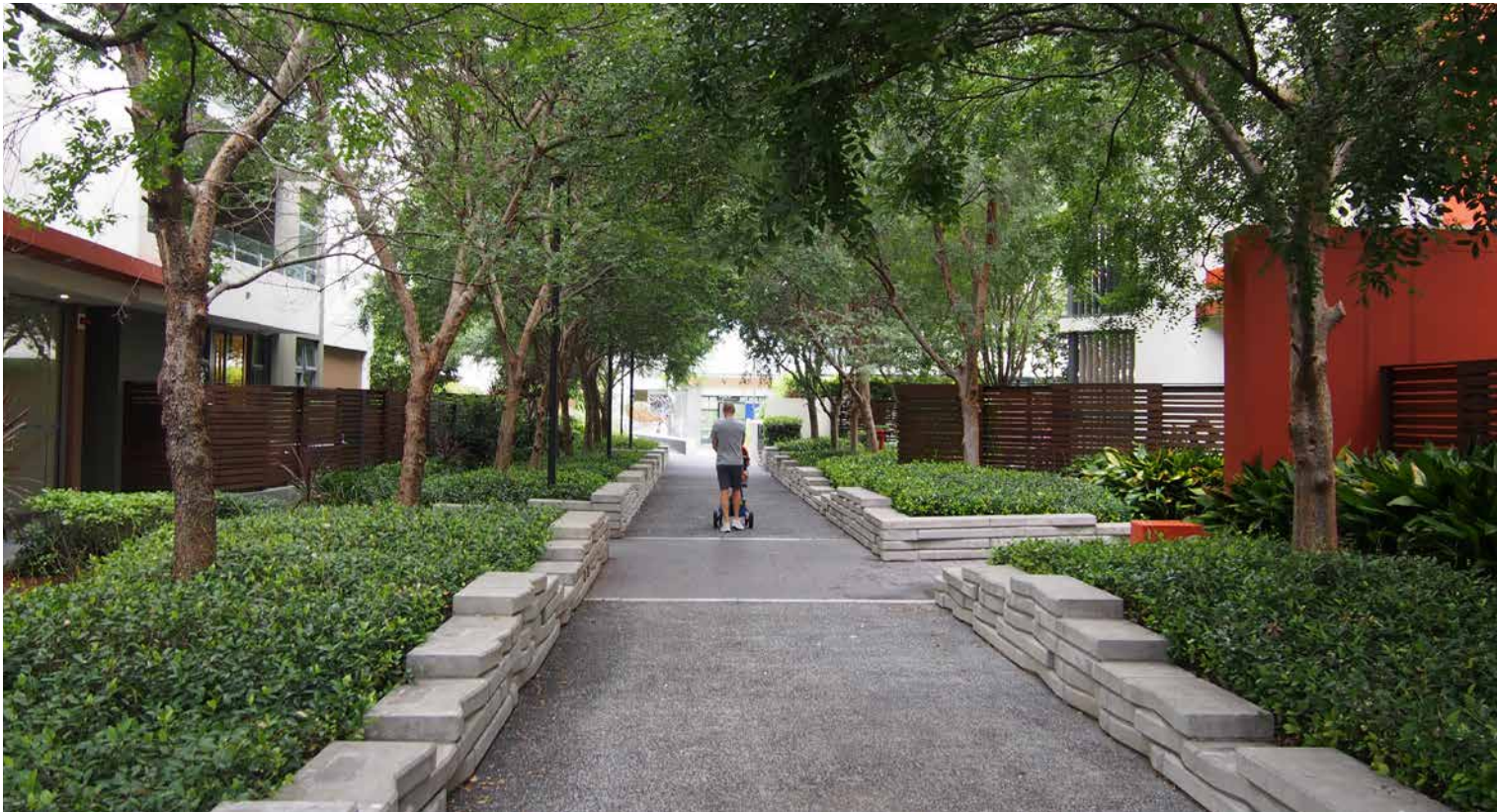
GARDEN COURT ENTRIES
- 7

MAIN BUILDING ENTRY
- 8

PEDESTRIAN PATHWAY
- 9

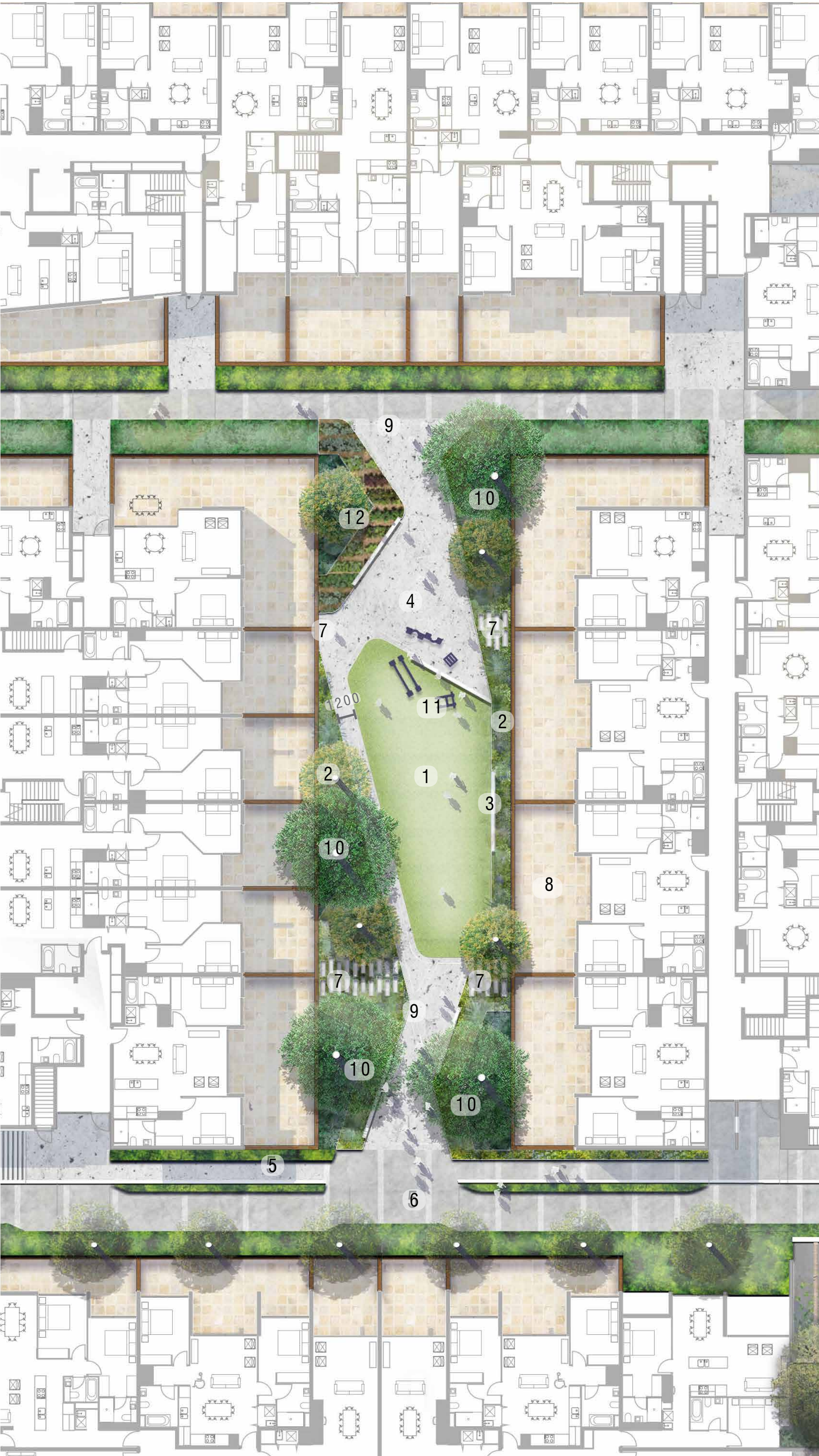
RAMP ACCESS TO BUILDING
- 10

COMMUNAL KITCHEN GARDEN



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COMMUNAL COURTYARDS TYPICAL PLAN



Showcasing an alternative native landscape through the use of shade tolerant planting the communal courtyards are an extension of the backyard, providing clear circulation and a ‘borrowed landscape’ for the residents. Walls are used to build up soil depths for tree planting and double as seating opportunities for people to perch on.

Bold geometries and variations on the standard materials create clear differentiated identities within these spaces so that people can situate themselves within the development and associate certain landmarks with different spaces.

Programming within these spaces are kept flexible and courtyards can be differentiated by form and featured planting palettes. Each courtyard’s planting palette responds to a colour and texture of planting introducing silvers, deep greens and reds.

- KEY
- 1

LAWN
- 2

PRIVACY PLANTING
- 3

SEATING WALL
- 4

PAVED GATHERING SPACE
- 5

SCREEN PLANTING
- 6

PEDESTRIAN WALKWAY
- 7

PRIVATE ENTRIES
- 8

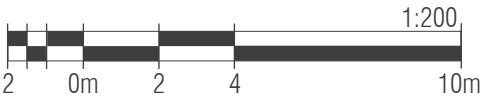
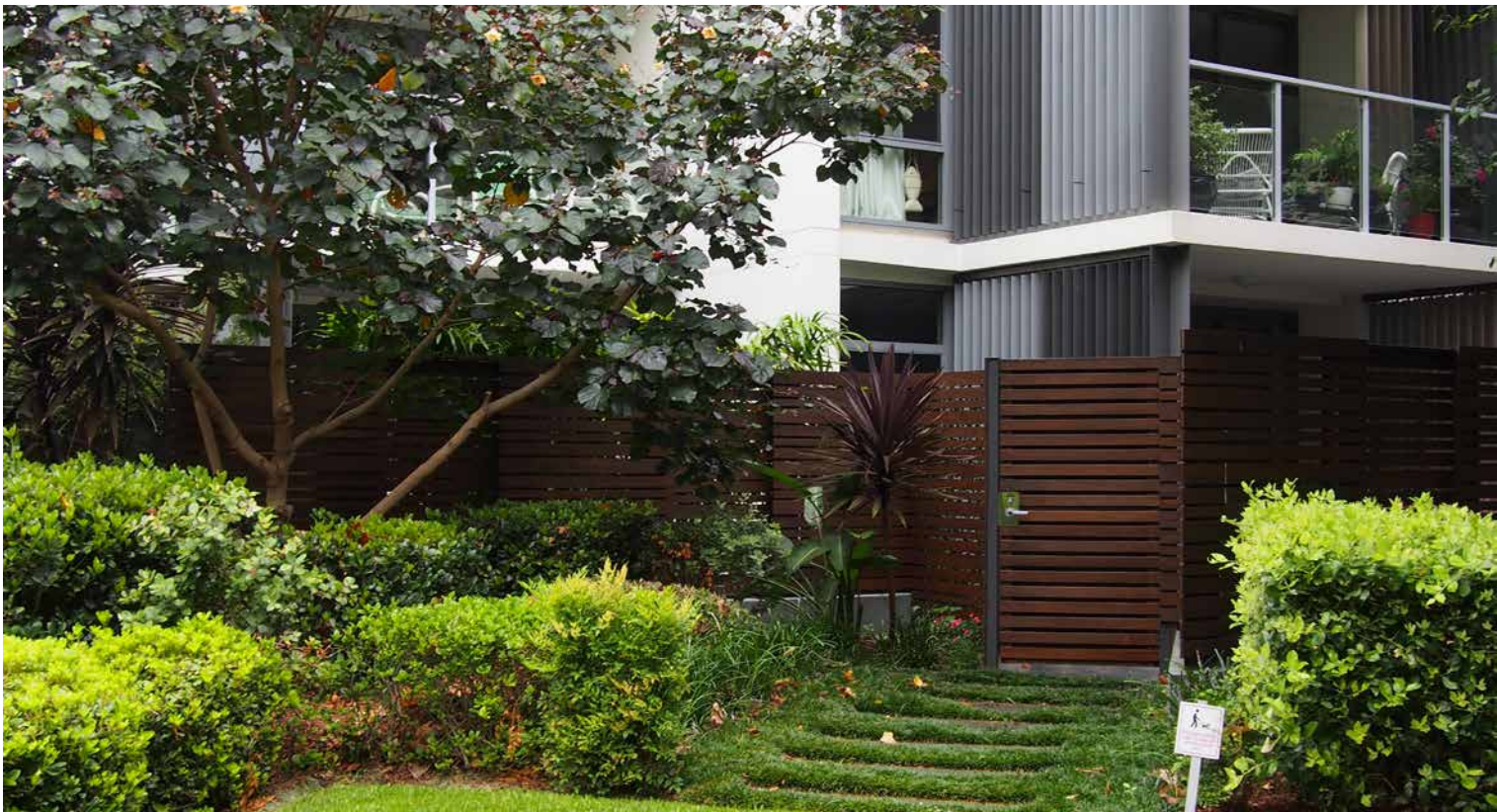
PRIVATE COURTYARDS
- 9

FEATURE PAVING BANDING
- 10

MOUNDED PLANTING FOR TREES
- 11

OUTDOOR GYM EQUIPMENT
- 12

COMMUNAL EDIBLE GARDEN



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ROOFTOPS TYPICAL PLAN



Providing a place for residents to entertain friends and family in the outdoors, amongst a homely setting of personality and flair, the communal rooftops are also a place for meeting others in the development. The act of cooking brings people together and BBQ facilities with these spaces provide an opportunity for people to converse and meet one another, fostering a sense of community and sharing.

Being able to dine outdoors is an important right for people and the multiple opportunities for setting up social variations through the use of movable furniture allows a flexibility for different group or individual use. Intimate pockets have been created with the opportunity for break out into larger group situations.

The use of pergola's aims to help create the vertical landscape without the ability to support tree planting and pots contribute to the greening of the rooftop and provide an eclectic, fine grain and personal character to the spaces, whilst still appearing contemporary. The variation in pot types and sizes creates visual interest and supports a range of plant species.

KEY

- 1 FEATURE GRAVEL
- 2 LOW PLANTING
- 3 RAISED LAWN
- 4 BBQ FACILITIES AND PERGOLA
- 6 LAYERED POT PLANTS WITH IRRIGATION MIN HEIGHT 800MM
- 7 MOVEABLE TABLES AND CHAIRS
- 8 PAVING
- 9 CONTAINER PLANTING
- 10 NON-ACCESSIBLE ROOFTOP SERVICE
- 11 CABLES WITH CLIMBERS
- 12 BENCH



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LANDSCAPE PLANTING PLAN - GROUND



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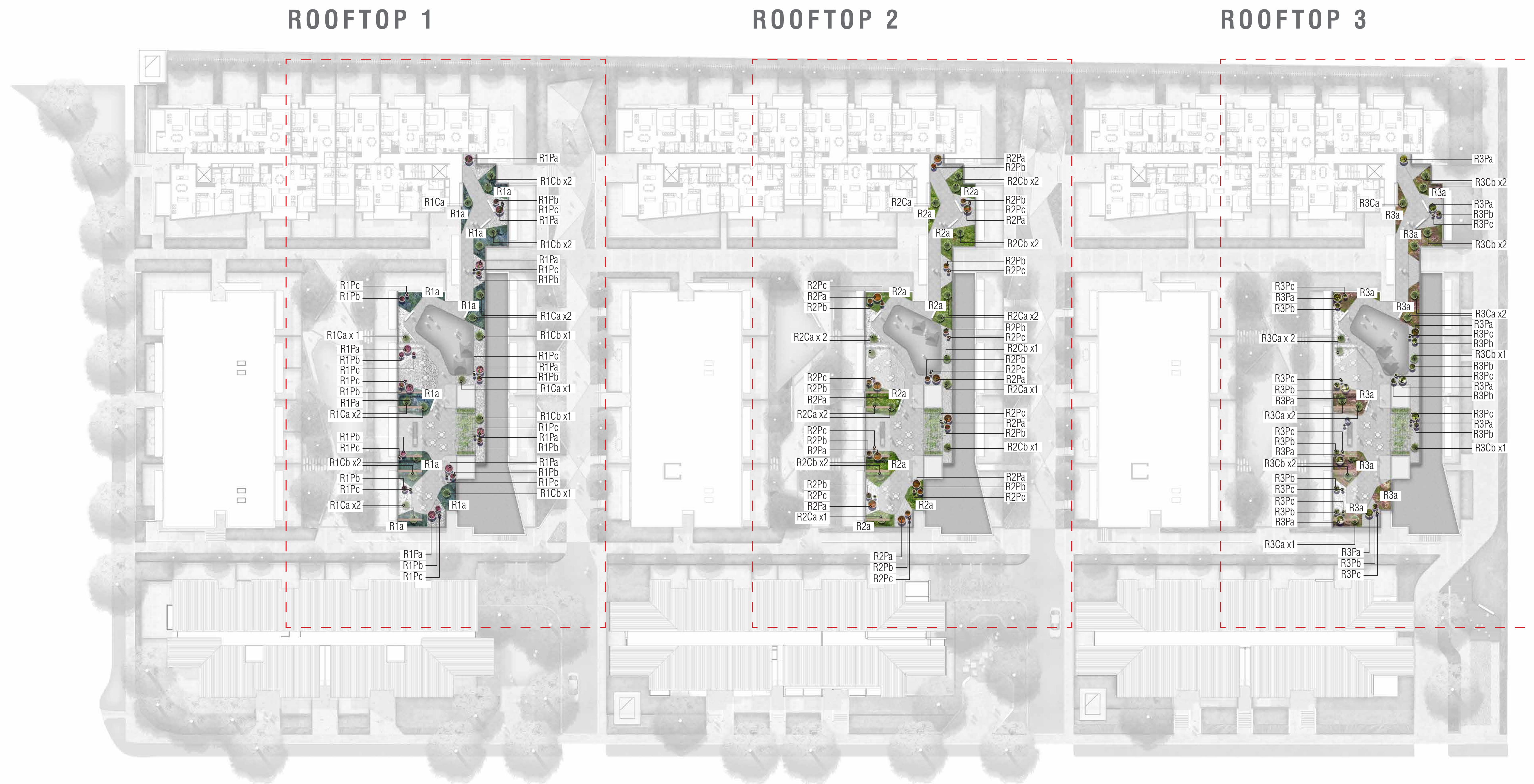
LANDSCAPE PLANT SCHEDULE - GROUND

QUEEN STREET PLANTING SCHEDULE								
GARDENBED CODE	SPECIES	COMMON NAME	DESCRIPTION	SIZE (HxW)	DENSITY /SQ.M	% IN MIX	QUANTITY	
	COURTYARD 1						Total area	
	Trees							
Zc	Zelkova serrata	Japanese zelkova	Feature tree	10 x 8m	as shown	n/a	5	
Hf	Hymenosporum flavum	Native Frangipani	Small tree	8 x 4m	as shown	n/a	4	
C1A	Shade (under canopy / in full shade from buildings)					Area:	76	
	Ctenanthe setosa 'Grey Star'	Ctenanthe cultivar	Feature	1.0 x1.5m	5	15%	57	
	Alpinia purpurata 'Federation Lady'	Red Ginger	Backdrop	1.8 x 1.0m	5	15%	57	
	Sarcococca ruscifolia	Sweet Box	Mid tier shrub	1.2 x 1.0m	4	20%	61	
	Zamia furfuracea	Cardboard palm	Mid tier strappy	1.0 x 1.0m	6	20%	91	
	Plectranthus argenteus	Silver Plectranthus	Ground cover 1	1.2 x 1.5m	6	10%	46	
	Ophiopogon japonicus	Mondo Grass	Ground cover 2	0.2 x 0.2m	8	8%	49	
	Liriope muscari 'Just Right'	Liriope cultivar	Ground cover 2	0.6 x 0.6m	8	10%	61	
	Pandorea pandorana	Wonga Wonga	Climber	n/a	2	2%	3	
C1B	Semi shade (exposed to full mid-day summer sun - full shade in winter)					Area:	169	
	Cycas revoluta	Sago Palm	Feature	1.5m x 1.5m	5	15%	127	
	Rhopilepis umbellata	Yeddo Hawthron	Backdrop	1.5m x 2.0m	3	15%	76	
	Artemisia arborescens	Tree Wormwood	Mid tier shrub	1.5m x 2.0m	4	20%	135	
	Lepidodamia peroffskiana	Pineapple Zamia	Mid tier strappy	1.5x1.5m	6	20%	203	
	Trachyspermum 'Variegatum'	Variegated Star Jasmine	Ground cover 1	0.3 x 1.0m	6	8%	81	
	Helichrysum petiolare	Licorice Plant	Ground cover 2	0.3 x 1.0m	6	10%	101	
	Liriope 'Silver Dragon'	Liriope cultivar	Ground cover 3	0.5 x 0.5m	8	10%	135	
	Parthenocissus henryana	Silver vein creeper	Climber	n/a	2	2%	7	
	COURTYARD 2							
	Trees							
Zc	Zelkova serrata	Japanese zelkova	Feature tree	10 x 8m	as shown	n/a	6	
Pr	Plumeria rubra	Frangipani	Small tree	5 x 5m	as shown	n/a	4	
C2A	Shade (under canopy / in full shade from buildings)	CY2A				Area:	115	
	Gyathea australis	Rough Tree Fern	Feature	1.8 x 1.0m	1	10%	12	
	Schefflera arboricola	Dwarf umbrella	Backdrop	2.0x2.0m	2	15%	35	
	Alpinia purpurata	Red Ginger	Mid tier shrub	1.8 x 1.0m	4	20%	92	
	Liriope muscari 'Just Right'	Liriope cultivar	Mid tier strappy	0.5x0.5m	6	20%	138	
	Blechnum cartilagineum	Soft water fern	Ground cover 1		6	15%	104	
	Pachysandra terminalis	Japanese spruce	Ground cover 2	0.3x1.0m	6	10%	69	
	Ophiopogon japonicus	Mondo Grass	Ground cover 3	0.2 x 0.2m	8	8%	74	
	Pandorea pandorana	Wonga Wonga	Climber	n/a	2	2%	5	
C2B	Semi shade (exposed to full mid-day summer sun - full shade in winter)	CY2B				Area:	72	
	Dorayanthus excelsa	Gymea lily	Feature	1.2x1.2m	2	15%	22	
	Choisy ternata	Mexican orange blossom	Backdrop	1.5x1.5m	2	15%	22	
	Gardenia augusta 'Magnifica'	Gardenia	Mid tier shrub	1.2x1.2m	4	20%	58	
	Arthropodium cirratum	Renga Lily	Mid tier strappy	1.0x1.0m	6	20%	86	
	Gardenia augusta 'Radicans'	Rock gardenia	Ground cover 1	0.3x1.0m	6	10%	43	
	Euphorbia hypericifolia 'Diamond Frost'	Euphorbia cultivar	Ground cover 2	0.5x0.5m	6	10%	43	
	Trachyspermum jasminoides	Chinese Star Jasmine	Ground cover 3	0.3x1.0m	6	8%	35	
	Parthenocissus henryana	Silver vein creeper	Climber	n/a	2	2%	3	
	COURTYARD 3							
	Trees							
Zc	Zelkova serrata	Japanese zelkova	Feature tree	10 x 8m	as shown	n/a	6	
Ht	Hibiscus tiliaceus 'Rubra'	Red Cottonwood	Small tree	8 x 5m	as shown	n/a	3	
C3A	Shade (under canopy / in full shade from buildings)					Area:	131	
	Alpinia caerulea	Native Ginger	Feature	1.5x1.0m	5	15%	98	
	Rhopis excelsa	Lady Palm	Backdrop	2.0x2.0m	2	15%	39	
	Plectranthus ciliatus	African Spur Flower	Mid tier shrub	0.5x1.0m	4	20%	105	
	Molineria capitulata	Palm Grass	Mid tier strappy	0.5x0.5m	6	20%	157	
	Calathea 'Zebrina'	Calathea cultivar	Ground cover 1	0.3x0.5m	6	10%	79	
	Liriope muscari 'Just Right'	Liriope cultivar	Ground cover 2	0.5x0.5m	8	8%	84	
	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	Ground cover 3	0.2x0.2m	8	10%	105	
	Pandorea pandorana	Wonga Wonga	Climber	n/a	2	2%	5	
C3B	Semi shade (exposed to full mid-day summer sun - full shade in winter)					Area:	119	
	Cordylne 'Rubra'	Cordylne cultivar	Feature	1.5x1.5m	5	15%	89	
	Loropetalum chinense 'burgandy'	Red Fringe Flower	Backdrop	1.5x1.5m	2	15%	36	
	Philodendron 'Xanadu'	Philodendron cultivar	Mid tier shrub	1.0x1.0m	4	20%	95	
	Arthropodium cirratum	Renga Lily	Mid tier strappy	1.0x1.0m	6	20%	143	
	Alternanthera dendata 'Little Ruby'	Alternanthera cultivar	Ground cover 1	0.5x0.5m	6	10%	71	
	Trachyspermum jasminoides 'Tricolour'	Tricolour Star Jasmine	Ground cover 2	0.3x1.0m	6	8%	57	
	Lomandra 'Little Con'	Lomandra cultivar	Ground cover 3	0.3x0.3	8	10%	95	
	Parthenocissus henryana	Silver vein creeper	Climber	n/a	2	2%	5	

QUEEN STREET PLANTING SCHEDULE								
GARDENBED CODE	SPECIES	COMMON NAME	DESCRIPTION	SIZE (HxW)	DENSITY /SQ.M	% IN MIX	QUANTITY	
	MEW 1							
	Trees							
WF	Waterhousia floribunda	Weeping Lilly Pilly	Feature Tree	10x8m	as shown	n/a	4	
SA	Schefflera 'Amate'	Umbrella Tree	Small Tree	4x4m	as shown	n/a	7	
CC	Calodendrum capense	Cape Chestnut	Feature Tree	8 x 10m	as shown	n/a	1	
M1A	Shade (under canopy / in full shade from buildings)					Area:	111	
	Alpinia purpurata	Red Ginger	Feature	1.8 x 1.0m	5	15%	83	
	Acuba japonica	Japanese laurel	Backdrop	1.5x2.0m	2	15%	33	
	Monstera deliciosa	Fruit Salad plant	Mid tier shrub	3.0 x 3.0m	4	20%	89	
	Zamia furfuracea	Cardboard palm	Mid tier strappy	1.0 x 1.0m	6	20%	133	
	Plectranthus argentatus	Silver Plectranthus	Ground cover 1	1.2 x 1.5m	6	10%	67	
	Pachysandra terminalis	Japanese spruce	Ground cover 2	0.3x1.0m	6	10%	67	
	Ophiopogon japonicus	Mondo Grass	Ground cover 3	0.2 x 0.2m	8	10%	89	
M1B	Semi shade (exposed to full mid-day summer sun - full shade in winter)					Area:	142	
	Cycas revoluta	Sago Palm	Feature	1.5m x 1.5m	5	15%	107	
	Viburnum odoratissimum	Sweet Viburnum	Backdrop	3.0x3.0m	2	15%	43	
	Philodendron 'Xanadu'	Philodendron cultivar	Mid tier shrub	1.0x1.0m	4	20%	114	
	Arthropodium cirratum	Renga Lily	Mid tier strappy	1.0x1.0m	6	20%	170	
	Trachyspermum 'Variegatum'	Variegated Star Jasmine	Ground cover 1	0.3 x 1.0m	6	30%	256	
M1C	Boarder plants (exposed to full mid-day summer sun)					Area:	49	
	Helichrysum petiolare	Licorice Plant	Ground cover 1	0.3 x 1.0m	6	50%	147	
	Lomandra 'Little Con'	Lomandra cultivar	Ground cover 2	0.3x0.3	8	50%	196	
	MEW 2							
	Trees							
WF	Waterhousia floribunda	Weeping Lilly Pilly	Feature Tree	10x8m	as shown	n/a	5	
HF	Hovea forsteriana	Kentia Palm	Small Tree	5x3m	as shown	n/a	6	
CC	Calodendrum capense	Cape Chestnut	Feature Tree	8 x 10m	as shown	n/a	1	
M2A	Shade (under canopy / in full shade from buildings)					Area:	189	
	Chamaedorea elegans	Parlour Palm	Feature	2.0x2.0m	5	15%	142	
	Rhopis excelsa	Lady Palm	Backdrop	2.0x2.0m	2	15%	57	
	Nandina domestica 'Obsession'	Nandina cultivar	Mid tier shrub	1.0x1.0m	6	10%	113	
	Molineria capitulata	Palm Grass	Mid tier strappy	0.5x0.5m	6	20%	227	
	Calathea 'Zebrina'	Calathea cultivar	Ground cover 1	0.3x0.5m	6	10%	113	
	Liriope muscari 'Just Right'	Liriope cultivar	Ground cover 2	0.5x0.5m	8	20%	302	
	Plectranthus ciliatus	African Spur Flower	Ground Cover 3	0.5x1.0m	6	10%	113	
M2B	Semi shade (exposed to full mid-day summer sun)					Area:	153	
	Cordylne 'Rubra'	Cordylne cultivar	Feature	1.5x1.5m	5	15%	115	
	Canna 'Red Stripe'	Canna cultivar	Backdrop	1.8x1.0m	8	15%	184	
	Philodendron 'Xanadu'	Philodendron cultivar	Mid tier shrub	1.0x1.0m	6	20%	184	
	Arthropodium cirratum	Renga Lily	Mid tier strappy	1.0x1.0m	6	10%	92	
	Trachyspermum jasminoides 'Tricolour'	Tricolour Star Jasmine	Ground cover 1	0.3x1.0m	6	20%	184	
	Liriope muscari 'Just Right'	Liriope cultivar	Ground cover 2	0.5x0.5m	8	20%	245	
M2C	Boarder plants (exposed to full mid-day summer sun)					Area:	68	
	Alternanthera dendata 'Little Ruby'	Alternanthera cultivar	Ground cover 1	0.5x0.5m	6	50%	204	
	Liriope muscari 'Just Right'	Liriope cultivar	Ground cover 2	0.5x0.5m	8	5%	27	

QUEEN STREET PLANTING SCHEDULE								
GARDENBED CODE	SPECIES	COMMON NAME	DESCRIPTION	SIZE (HxW)	DENSITY /SQ.M	% IN MIX	QUANTITY	
	ENTRY PARKS AND STREET FRONTAGE							
	Trees							
CA	Cupaniopsis anacardioides	Tuckeroo	Shade tree	10x4m	as shown	n/a	10	
EM	Eucalyptus microcarps	Tallowwood	Street tree		as shown	n/a	5	
SA	Syzygium australe	Lilly Pilly	Street tree		as shown	n/a	8	
SS	Stenocarpus sinuatus	Firewheel tree	Shade tree	15X8m	as shown	n/a	9	
E1A	Shade (under canopy / in full shade from buildings)					Area:	436	
	Cordylne fruticosa 'Kiwi'	Kiwi TI	Feature	1.0 x 0.5m	5	15%	327	
	Rhopis excelsa	Lady Palm	Backdrop	2.0x2.0m	2	15%	131	
	Plectranthus argentatus	Silver Plectranthus	Mid tier shrub	1.2 x 1.5m	4	20%	349	
	Asplenium australasicum	Birds Nest Fern	Mid tier strappy	1.0x1.0m	6	20%	523	
	Liriope muscari 'Isabella'	Liriope cultivar	Ground cover 1	0.3x0.3m	8	25%	872	
	Dichondra repens	Kidney Weed	Ground cover 2	0.1x1.0m	8	4%	140	
	Aphanopetalum resinosum	Gum Vine	Climber	2.0x1.5m	3	1%	13	
E1B	Semi shade (exposed to full mid-day summer sun)					Area:	387	
	Dorayanthus excelsa	Gymea lily	Feature	1.2x1.2m	5	15%	290	
	Murraya paniculata	Orange Jessamine	Backdrop	4.0x3.0	2	15%	116	
	Plectranthus argentatus	Silver Plectranthus	Mid tier shrub	1.2 x 1.5m	4	20%	310	
	Lomandra 'Tanika'	Lomandra cultivar	Mid tier strappy	0.5x0.5m	8	20%	619	
	Alternanthera dendata 'Little Ruby'	Alternanthera cultivar	Ground cover 1	0.5x0.5m	5	10%	194	
	Hibbertia scandens	Snake Vine	Ground cover 2	0.3x1.0m	5	10%	194	
	Grevillea 'Gaudichaudii'	Prostrate Grevillea	Ground cover 3	0.3x3.0m	5	10%	194	
E1C	Full sun (needs to cope with full sun, but will still be shaded for half the year)					Area:	1402	
	Callistemon 'Better John'	Bottlebrush cultivar	Mid tier shrub	0.5x0.5m	4	25%	1402	
	Lomandra 'Tanika'	Lomandra cultivar	Mid tier strappy	0.5x0.5m	8	25%	2804	
	Hibbertia scandens	Snake Vine	Ground cover 1	0.3x1.0m	5	20%	1402	
	Westringia 'Mundi'	Westringia cultivar	Ground cover 2	0.3x1.0m	5	20%	1402	
	Myoporum parvifolium 'Vareena'	Myoporum cultivar	Ground cover 3	0.1x1.0m	5	10%	701	
	INTERNAL PASSAGEWAYS							
	Trees							
AB	Acer buergerianum	Trident Maple	Avenue tree	10x4m	as shown	n/a	25	
I1A	Shade (under canopy / in full shade from buildings)					Area:	303	
	Cordylne 'Rubra'	Cordylne cultivar	Feature	1.0 x 0.5m	5	15%	227	
	Rhopis excelsa	Lady Palm	Backdrop	2.0x2.0m	2	15%	91	
	Plectranthus argentatus	Silver Plectranthus	Mid tier shrub	1.2 x 1.5m	4	20%	242	
	Diets grandiflora	Fairy Iris	Mid tier strappy	0.8x0.8m	6	20%	364	
	Liriope muscari 'Isabella'	Liriope cultivar	Ground cover 1	0.3x0.3m	8	10%	242	
	Sansevieria trifasciata	Snake Plant	Ground cover 2	0.6x0.3m	5	10%	152	
	Tradescantia spathacea	Purple-leaved Spiderwort	Ground cover 2	0.3x1.0m	8	10%	242	
I1B	Semi shade (exposed to full mid-day summer sun)					Area:	711	
	Cordylne 'Rubra'	Cordylne cultivar	Feature	1.0 x 0.5m	5	15%	533	
	Murraya paniculata	Orange Jessamine	Backdrop	4.0x3.0	2	15%	213	
	Philodendron 'Xanadu'	Philodendron cultivar	Mid tier shrub	1.0x1.0m	4	20%	569	
	Diets grandiflora	Fairy Iris	Mid tier strappy	0.8x0.8m	6	20%	853	
	Alternanthera dendata 'Little Ruby'	Alternanthera cultivar	Ground cover 1	0.5x0.5m	6	10%	427	
	Hibbertia scandens	Snake Vine	Ground cover 2	0.3x1.0m	6	10%	427	
	Tradescantia spathacea	Purple-leaved Spiderwort	Ground cover 2	0.3x1.0m	8	10%	569	
S1A	SCREEN ALONG TRAIN LINE							
	Trees							
Zc	Zelkova serrata	Japanese zelkova	Screening tree	10 x 8m	as shown	n/a	26	
	Shade (under canopy / in full shade from buildings)					Length:	2157	
	Pandorea pandorana	Wonga Wonga vine	Climber	n/a	1	10%	216	
	Aphanopetalum resinosum	Gum Vine	Climber	n/a	1	40%	863	
	Pyrostegia venusta	Orange Trumpet creeper	Climber	n/a	1	20%	431	

LANDSCAPE PLANTING PLAN - ROOFTOPS



LANDSCAPE PLANT SCHEDULE - ROOFTOPS

QUEEN STREET PLANTING SCHEDULE							
GARDENBED CODE	SPECIES	COMMON NAME	DESCRIPTION	SIZE (HxW)	DENSITY /SQ.M	% IN MIX	QUANTITY
	ROOFTOP 1						Total area
R1a	GARDENBEDS						148
	<i>Yucca gloriosa</i> var. <i>gloriosa</i>	Spanish Dagger	Feature	0.3x0.3m	as shown	n/a	
	<i>Cotyledon 'Silver Waves'</i>	Silver waves	Groundcover	0.3x0.3m	8	20%	237
	<i>Droserothemum hispidum</i>	Ice Plant	Groundcover	0.3x0.3m	8	10%	118
	<i>Gazania 'Double Gold'</i>	Gaznia cultivar	Groundcover	0.3x0.3m	8	5%	59
	<i>Kleinia mandraliscae</i>	Blue Chalksticks	Groundcover	0.1 x 1.0m	8	15%	178
	<i>Lampranthus deltoides</i>	Ice Plant	Groundcover	0.3x0.3m	8	5%	59
	<i>Lomandra fluviatilis 'Shara'</i>	Lomandra cultivar	Feature	1.5m x 2.0m	6	10%	89
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	0.3x1.0m	6	10%	89
	<i>Sedum reflexum</i>	Blue Stonecrop	Groundcover	0.3x0.3m	8	15%	178
	<i>Westringia fruticosa 'Mundi'</i>	Westringea cultivar	Feature	0.6 x 0.6m	6	10%	89
R1Ca	CONTAINER A					No.	9
	<i>Brachychiton rupestris</i>	Queensland Bottle tree	Feature	2 x 2m	as shown	n/a	9
	<i>Lomandra fluviatilis 'Shara'</i>	Lomandra cultivar	Groundcover	1.5m x 2.0m	8	50%	36
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	1.5m x 2.0m	8	25%	18
R1Cb	CONTAINER B					No.	9
	<i>Doryanthes excelsa</i>	Gymea lily	Feature	2 x 2m	as shown	n/a	9
	<i>Dichandra 'Silver Falls'</i>	Silver dichondra	Groundcover	1.5m x 2.0m	8	25%	18
R1Pa	POT - Large Pot					No.	9
	<i>Lagstromia 'Sioux'</i>	Sioux Crepe Myrtle	Feature	1.5m x 1.5m	as shown	n/a	9
	<i>Liriope 'Just Right'</i>	Liriope cultivar	Groundcover	1.5m x 2.0m	8	75%	54
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	1.5m x 2.0m	8	25%	18
R1Pb	POT - Medium Pot					No.	11
	<i>Brachychiton rupestris</i>	Queensland Bottle tree	Feature	1.5x1.5m	as shown	n/a	11
	<i>Liriope 'Isabella'</i>	Liriope cultivar	Groundcover	0.3 x 1.0m	8	75%	66
	<i>Dichandra 'Silver Falls'</i>	Silver dichondra	Groundcover	0.3 x 1.0m	8	25%	22
R1Pc	POT - Small Pot					No.	11
	<i>Bouganvillea 'Bambino Sigg'</i>	Dwarf bouganvillea	Feature	1.5x1.5m	as shown	n/a	6
	<i>Bouganvillea 'Ningili'</i>	Dwarf bouganvillea	Feature	1.5x1.5m	as shown	n/a	6

QUEEN STREET PLANTING SCHEDULE							
GARDENBED CODE	SPECIES	COMMON NAME	DESCRIPTION	SIZE (HxW)	DENSITY /SQ.M	% IN MIX	QUANTITY
	ROOFTOP 2						Total area
R2a	GARDENBEDS						148
	<i>Aloe spinosissima</i>	Spider Aloe	Feature	0.3x0.3m	as shown	n/a	
	<i>Droseranthemum hispidum</i>	Ice Plant	Groundcover	0.3x0.3m	8	5%	59
	<i>Gazania 'Double Gold'</i>	Gaznia cultivar	Groundcover	0.3x0.3m	8	10%	118
	<i>Kleinia mandraliscae</i>	Blue Chalksticks	Groundcover	0.1 x 1.0m	8	15%	178
	<i>Lampranthus deltoides</i>	Ice Plant	Groundcover	0.3x0.3m	8	5%	59
	<i>Lomandra fluviatilis 'Shara'</i>	Lomandra cultivar	Feature	1.5m x 2.0m	6	10%	89
	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	Groundcover	0.3x1.0m	4	15%	89
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	0.3x1.0m	6	20%	178
	<i>Sedum reflexum</i>	Blue Stonecrop	Groundcover	0.3x0.3m	8	10%	118
	<i>Westringia fruticosa 'Mundi'</i>	Westringea cultivar	Feature	0.6 x 0.6m	6	10%	89
R2Ca	CONTAINER A					No.	9
	<i>Ceiba speciosa</i>	Silk cotton plant	Feature	8 x 4m	as shown	n/a	5
	<i>Lomandra fluviatilis 'Shara'</i>	Lomandra cultivar	Groundcover	1.5m x 2.0m	8	50%	36
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	1.5m x 2.0m	8	25%	18
R2Cb	CONTAINER B					No.	8
	<i>Doryanthes excelsa</i>	Gymea lily	Feature	2 x 2m	as shown	n/a	4
	<i>Dichandra 'Silver Falls'</i>	Silver dichondra	Groundcover	1.5m x 2.0m	8	25%	18
R2Pa	POT - Large Pot					No.	10
	<i>Lagestromia 'Sioux'</i>	Sioux Crepe Myrtle	Feature	1.5m x 1.5m	as shown	n/a	10
	<i>Liriope 'Just Right'</i>	Liriope cultivar	Groundcover	1.5m x 2.0m	8	75%	60
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	1.5m x 2.0m	8	25%	20
R2Pb	POT - Medium Pot					No.	12
	<i>Brachychiton rupestris</i>	Queensland Bottle tree	Feature	1.5x1.5m	as shown	n/a	12
	<i>Liriope 'Isabella'</i>	Liriope cultivar	Groundcover	0.3 x 1.0m	8	75%	72
	<i>Dichandra 'Silver Falls'</i>	Silver dichondra	Groundcover	0.3 x 1.0m	8	25%	24
R2Pc	POT - Small Pot					No.	11
	<i>Bouganvillea 'Bambino Sigg'</i>	Dwarf bouganvillea	Feature	1.5x1.5m	as shown	n/a	6
	<i>Bouganvillea 'Ningili'</i>	Dwarf bouganvillea	Feature	1.5x1.5m	as shown	n/a	6

QUEEN STREET PLANTING SCHEDULE							
GARDENBED CODE	SPECIES	COMMON NAME	DESCRIPTION	SIZE (HxW)	DENSITY /SQ.M	% IN MIX	QUANTITY
	ROOFTOP 3						Total area
R3a	GARDENBEDS						148
	<i>Aeonium arboreum 'Compact Black'</i>	Parry's agave	Feature	0.3x0.3m	as shown	n/a	
	<i>Droseranthemum hispidum</i>	Ice Plant	Groundcover	0.3x0.3m	8	10%	118
	<i>Gazania 'Double Gold'</i>	Gaznia cultivar	Groundcover	0.3x0.3m	8	5%	59
	<i>Kleinia mandraliscae</i>	Blue Chalksticks	Groundcover	0.1 x 1.0m	8	15%	178
	<i>Lampranthus deltoides</i>	Ice Plant	Groundcover	0.3x0.3m	8	5%	59
	<i>Lomandra fluviatilis 'Shara'</i>	Lomandra cultivar	Feature	1.5m x 2.0m	6	10%	89
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	0.3x1.0m	6	10%	89
	<i>Sedum reflexum</i>	Blue Stonecrop	Groundcover	0.3x0.3m	8	15%	178
	<i>Tradescantia pallida 'Purpurea'</i>	Purple Heart	Groundcover	0.3x1.0m	8	20%	237
	<i>Westringia fruticosa 'Mundi'</i>	Westringea cultivar	Feature	0.6 x 0.6m	6	10%	89
R3Ca	CONTAINER A					No.	8
	<i>Beaucarnea recurvata</i>	Ponytail Palm	Feature	6 x 1.5m	as shown	n/a	8
	<i>Lomandra fluviatilis 'Shara'</i>	Lomandra cultivar	Groundcover	1.5m x 2.0m	8	50%	32
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	1.5m x 2.0m	8	25%	16
R3Cb	CONTAINER B					No.	8
	<i>Doryanthes excelsa</i>	Gymea lily	Feature	2 x 2m	as shown	n/a	8
	<i>Dichandra 'Silver Falls'</i>	Silver dichondra	Groundcover	1.5m x 2.0m	8	25%	16
R3Pa	POT1 - Large Pot					No.	10
	<i>Lagestromia 'Sioux'</i>	Sioux Crepe Myrtle	Feature	1.5m x 1.5m	as shown	n/a	10
	<i>Liriope 'Just Right'</i>	Liriope cultivar	Groundcover	1.5m x 2.0m	8	75%	60
	<i>Rosmarinus 'Prostrate'</i>	Prostrate Rosemary	Groundcover	1.5m x 2.0m	8	25%	20
R3Pb	POT2 - Medium Pot					No.	11
	<i>Brachychiton rupestris</i>	Queensland Bottle tree	Feature	1.5x1.5m	as shown	n/a	11
	<i>Liriope 'Isabella'</i>	Liriope cultivar	Groundcover	0.3 x 1.0m	8	75%	66
	<i>Dichandra 'Silver Falls'</i>	Silver dichondra	Groundcover	0.3 x 1.0m	8	25%	22
R3Pc	POT3 - Small Pot					No.	10
	<i>Bouganvillea 'Bambino Sigg'</i>	Dwarf bouganvillea	Feature	1.5x1.5m	as shown	n/a	5
	<i>Bouganvillea 'Ningili'</i>	Dwarf bouganvillea	Feature	1.5x1.5m	as shown	n/a	5

MATERIALS - SITE WIDE



Concrete unit paving



Insitu concrete paving



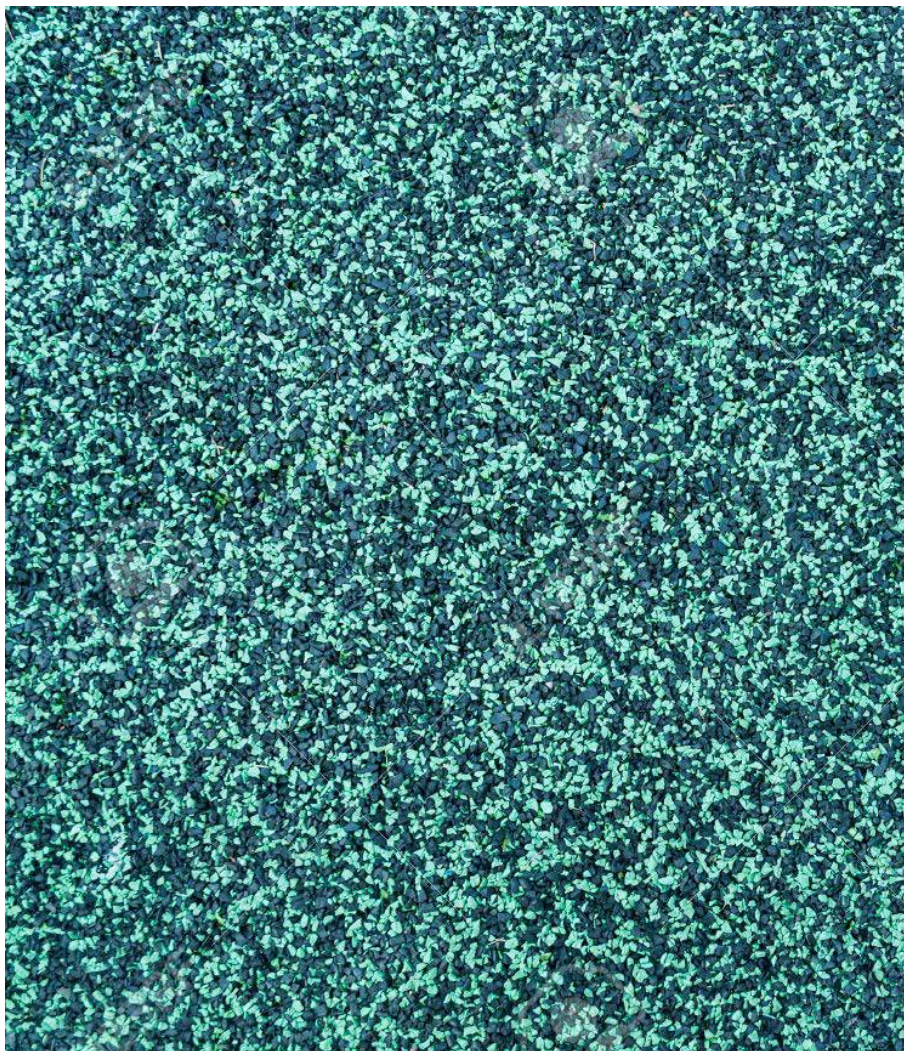
Granitic Gravel Paving



Sandblasted concrete bands



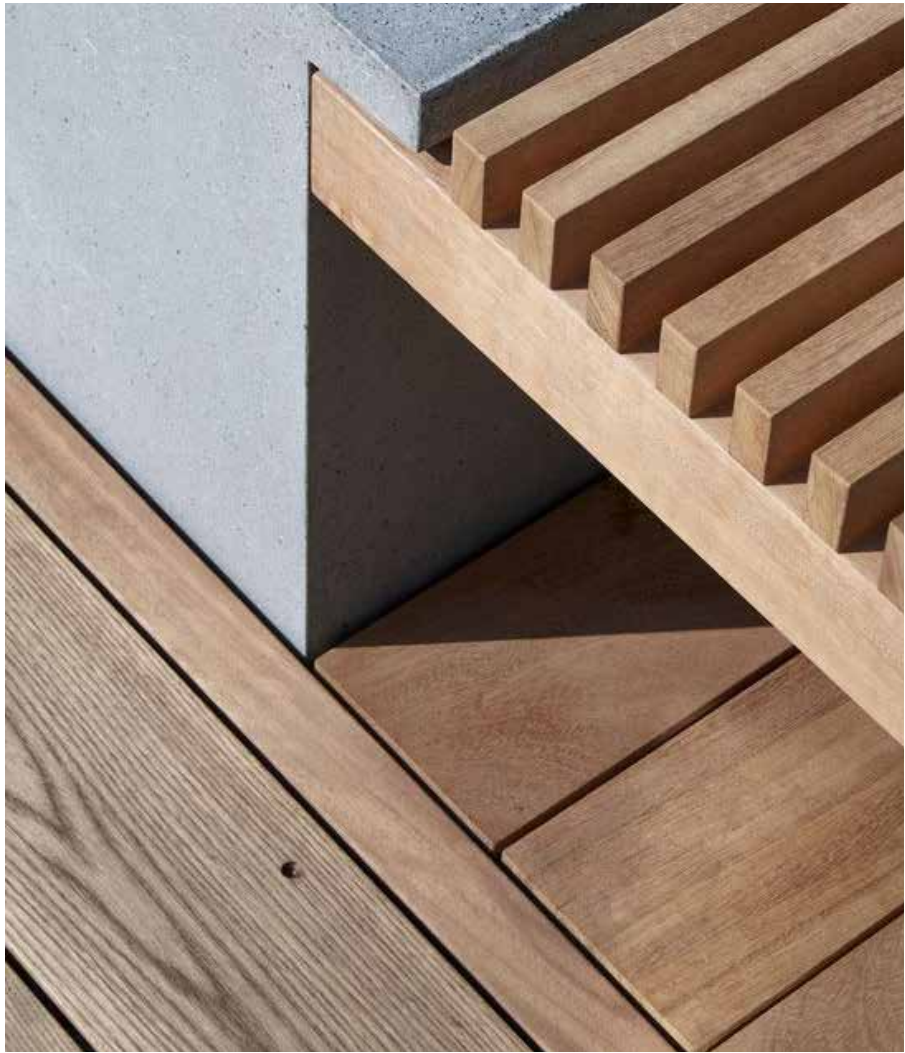
Decorative gravel



Softfall



Blockwork walls



Timber seating



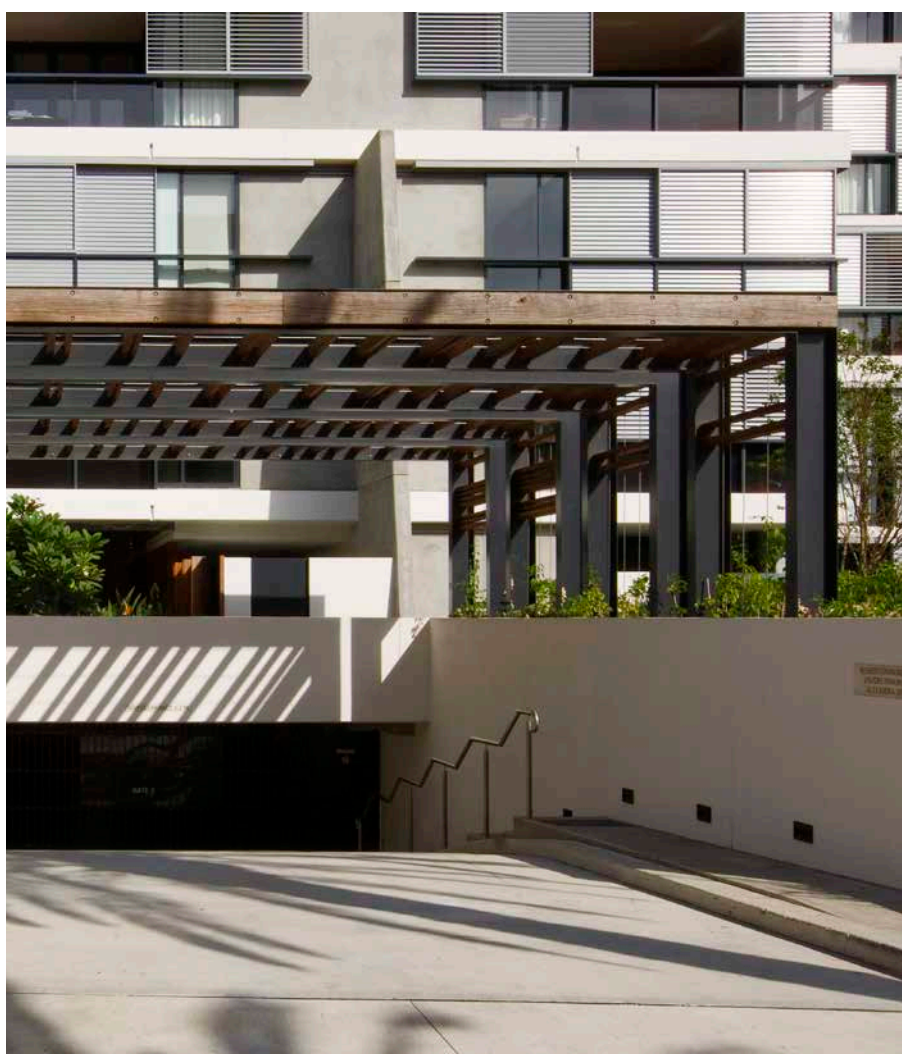
Raised Steel Edge



Fences



Lightweight Pots



Entry Structure



Concrete containers

TECHNICAL MAINTENANCE

PLANTING, DRAINAGE AND IRRIGATION

PLANTING

CONDITIONS
Planting will not occur in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, excavation will be suspended when the soil is wet, or during frost periods.

WATERING
Plants will be watered thoroughly before planting, immediately after planting, and as required to maintain growth rates free of stress.

PLACING
Plants will be removed from the container with minimum disturbance to the root ball. Roots will be pruned to ensure all circling roots have been either severed or aligned radially into the surrounding soil. It will be ensured that the root ball is moist and placed in its final position, in the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil. Soil will be lighting compacted so as to minimise subsidence without compacting the backfill.

FERTILISING
In planting beds and individual plantings, fertiliser pellets will be placed around the plants at the time of planting.

BACKFILLING
A topsoil mixture will be used to backfill and lightly tamped and watered to eliminate air pockets. Topsoil will not be not placed over the top of the root ball, so that the plant stem remains the same height above ground as it was in the container.

DRAINAGE
Refer Civil documentation for drainage details.

IRRIGATION

All planted areas will be irrigated with a seasonably adjustable automatic drip irrigation system.

MAINTENANCE

GENERALLY
The Contractor shall maintain the contract areas for a period of fifty two (52) weeks after the date of Practical Completion. Throughout the maintenance period recurrent works of a maintenance nature will be carried out including but not limited to watering, mowing, weeding, fertilising, pest and disease control, plant replacement and the like.

WATERING
Planted areas shall be watered regularly to ensure continuous healthy growth.

WEEDING AND RUBBISH REMOVAL
Removal by hand, rubbish and weed growth that occurs throughout all contract areas shall be executed regularly so that at weekly intervals, at least, the contract area may be observed in a completely clean and tidy condition.

REPLACEMENTS
Plants shall be replaced immediately which die or fail to thrive or are damaged or stolen, with plants of same size and quality.

STAKES AND TIES
Stakes and ties will be adjusted where required.

PRUNING
Pruning work shall be implemented to maintain dense foliage growth and encourage suitable growth habits.

MULCH
Mulched surfaces will be maintained in a clean and tidy condition. Mulch will be reinstated to specified depths and extents as specified.

SPRAYING
Insecticide and fungicide spraying, if considered necessary shall be carried out in accordance with the manufacturer’s instructions. The Contractor shall treat all occurrences of insect attack or disease in plant material.

PLANTERS AND TURF AREAS ON STRUCTURE
All planted and turf areas will use lightweight, free-draining planter box soil mixes placed on geotextile on drainage cell, and all areas will be automatically irrigated. Soil depths for planting will be min. 200mm for lawn/groundcovers, min. 500mm for shrubs and mounded up to 1000mm for trees.