



EPPING DEVELOPMENT

DEVELOPMENT APPLICATION - Landscape

CLIENT: Double Gold Stone Pty Ltd

ARCHITECT: Woods Bagot

STATUS: DEVELOPMENT APPLICATION

ISSUE: [9]

DATE: 02.08.19

JOB REF: ND1745



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**WOODS
BAGOT**™

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PART A

INTRODUCING THE SITE AND ITS CONTEXT

A.1 INTRODUCTION

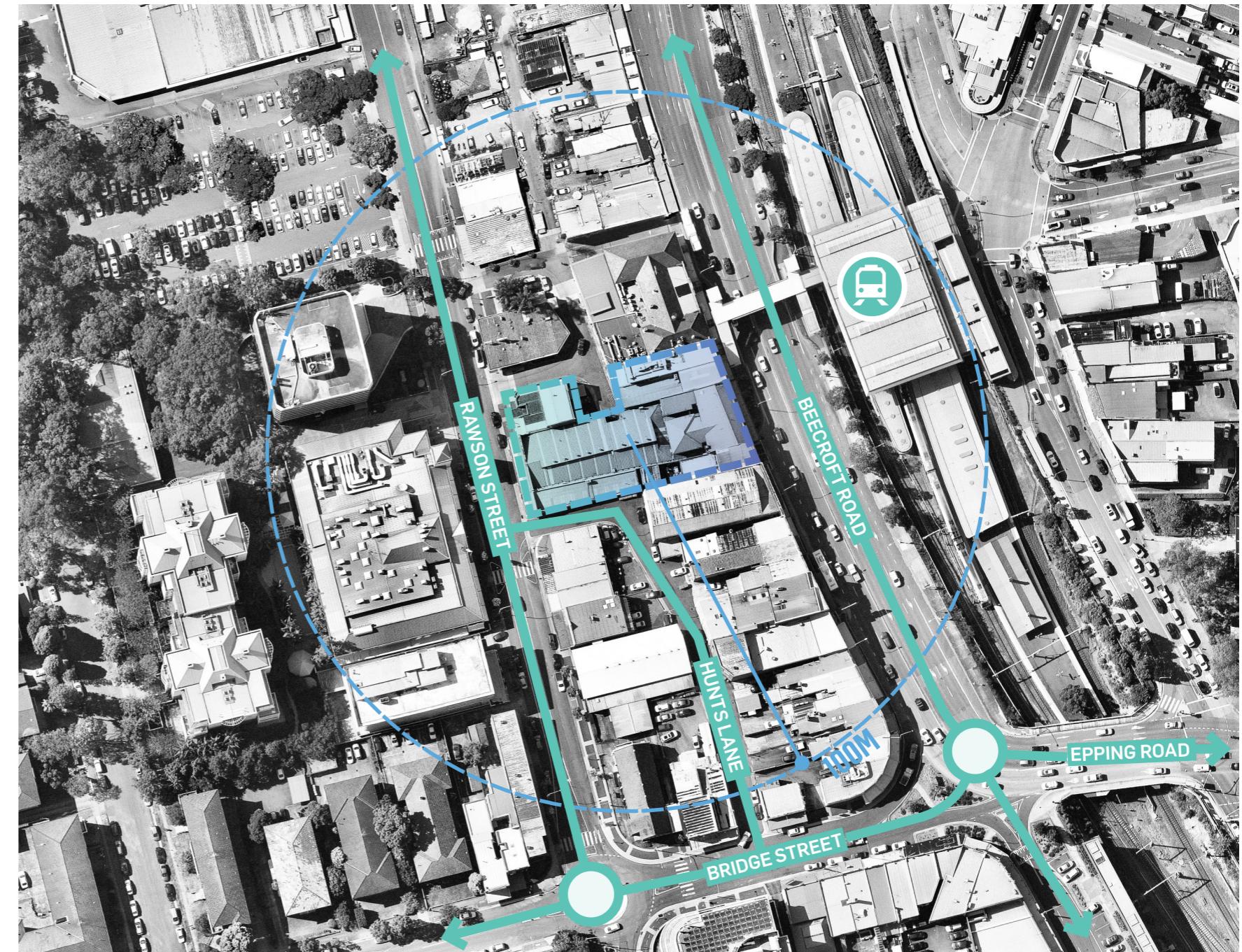
This Development Application has been prepared for 48-54 Beecroft Road and 52-54 Rawson Street, Epping. It illustrates the landscape design philosophy and intent for the public domain, childcare playground, communal living areas and private courtyards.

The design report and associated landscape plans have been prepared after review of and in compliance with Paramatta Councils DCP, Development application checklist and public domain/street tree guidelines.

DEVELOPMENT PROPOSAL

This DA proposes to upgrade the streetscape along both Beecroft Road and Rawson Street, as well as the adjacent lanes connecting to Rawson Street. The Rawson Street Ground level consists of retail frontage and access to the Beecroft Rd level (via lift and stairs). The residential lobby is off Hunts Lane at the Lower Ground level. The Beecroft Road ground level consists of solely Retail. The upper levels consist of a childcare facility with outdoor play space and private residential apartments that have access to communal rooftop facilities.

The development will include both private and communal outdoor spaces. Both typologies provide seating opportunities for relaxing and dining that take advantage of regional views. Planting has been implemented to define the spaces, frame views and soften the hardscape.



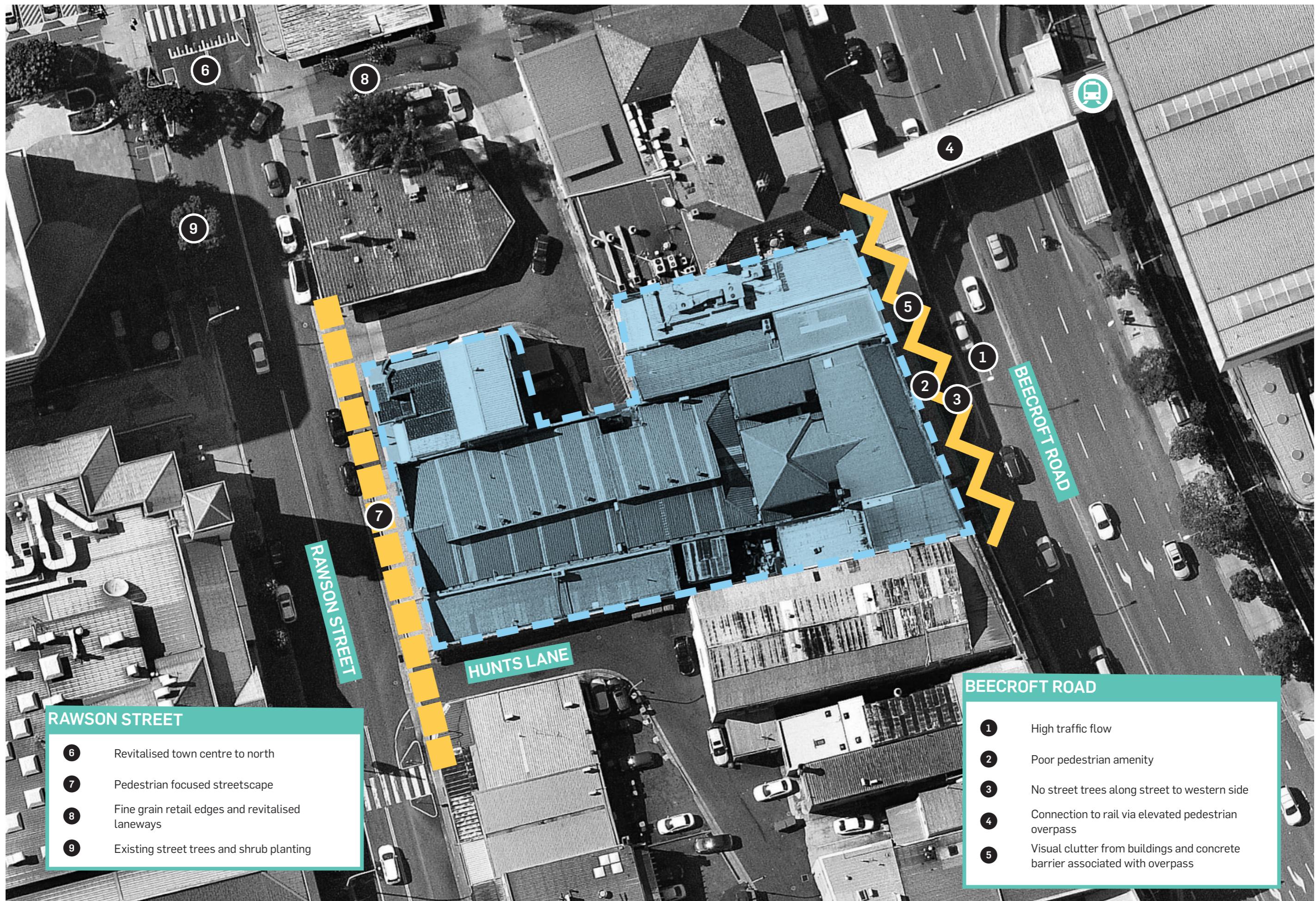
A.2 SITE ANALYSIS

The site is located between 48-54 Beecroft Road and 52-54 Rawson Street and resides among a busy urban environment. The site is located in the heart of what is classified in the DCP as the 'Epping Town Centre'. This is an area developed around Epping Train Station which is part of the North Shore, Northern and Western Line.

The site is located approximately 2 minutes walking distance from Epping Station and 10 minutes walking distance from Boronia Park. The existing site conditions consist of activated retail along Beecroft Road with surrounding medium-low density residential housing.

Mature street trees are present along the east side of Beecroft Road, while immature street trees are present along the laneways towards Rawson Street.





RAWSON STREET

- 6 Revitalised town centre to north
- 7 Pedestrian focused streetscape
- 8 Fine grain retail edges and revitalised laneways
- 9 Existing street trees and shrub planting

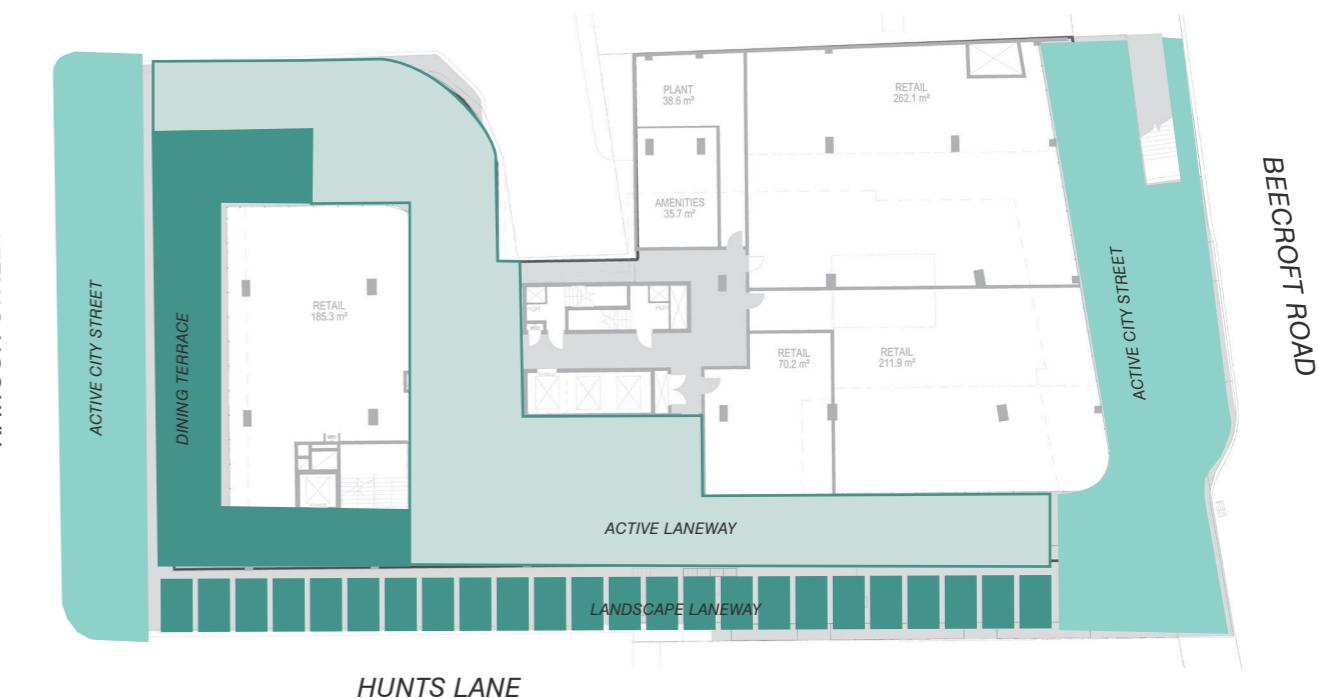
BEECROFT ROAD

- 1 High traffic flow
- 2 Poor pedestrian amenity
- 3 No street trees along street to western side
- 4 Connection to rail via elevated pedestrian overpass
- 5 Visual clutter from buildings and concrete barrier associated with overpass

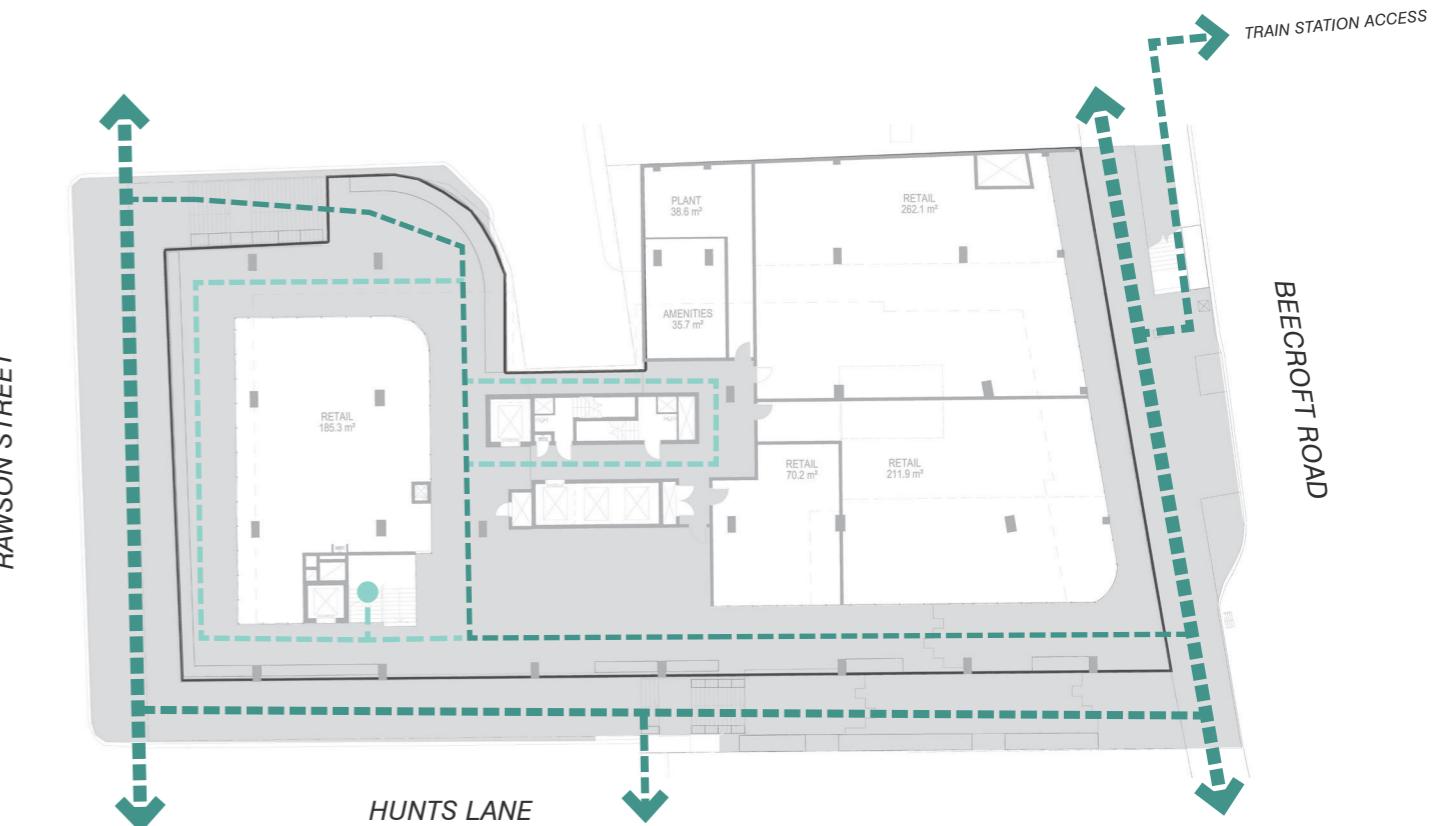
A.3 DESIGN OPPORTUNITIES AND DRIVERS

The following diagrams are a synthesis of the analysis and assessment of the Architectural Proposal. With greatest consideration to the public realm, the diagrams create clear directions that have informed the landscape response to ensure the best outcome for people of Epping.

01 A SERIES OF SPACES WITH A SINGULAR CHARACTER



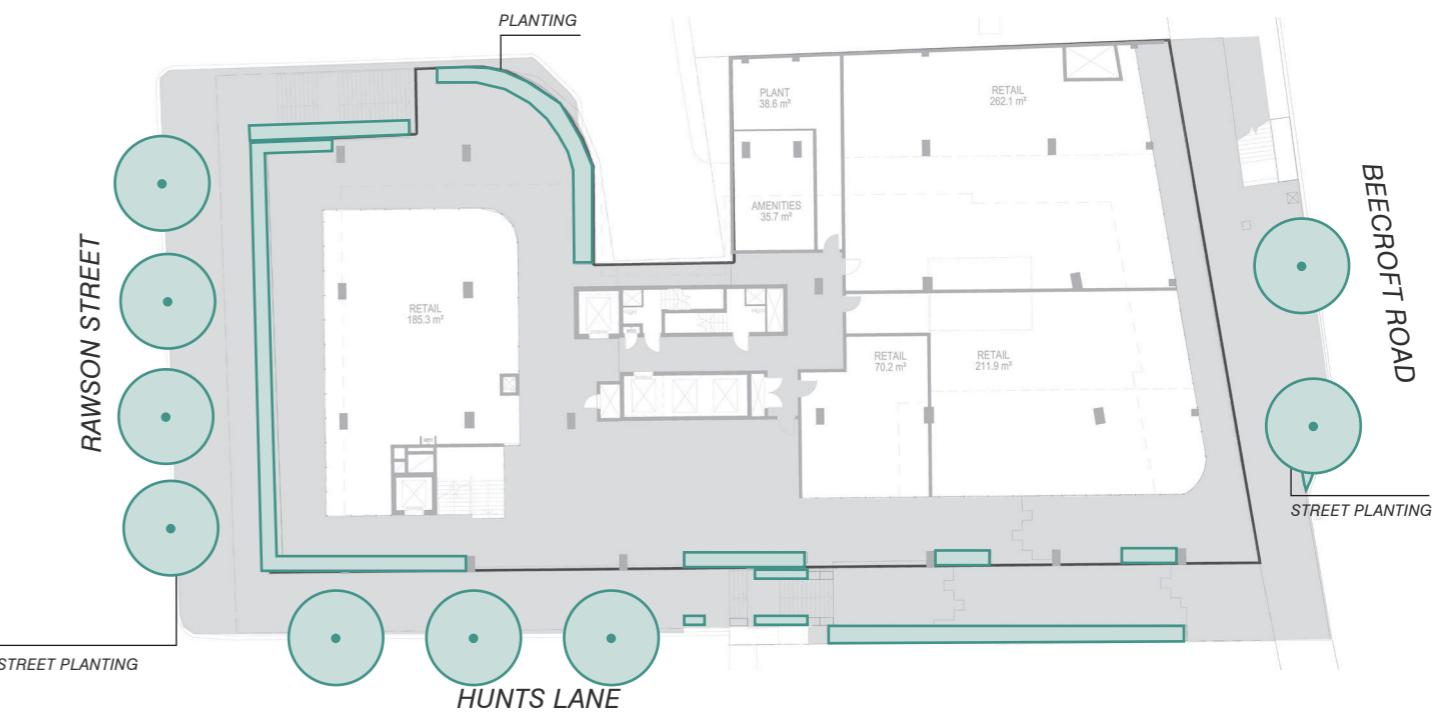
02 FINE GRAIN CONNECTIONS FOR THE PUBLIC



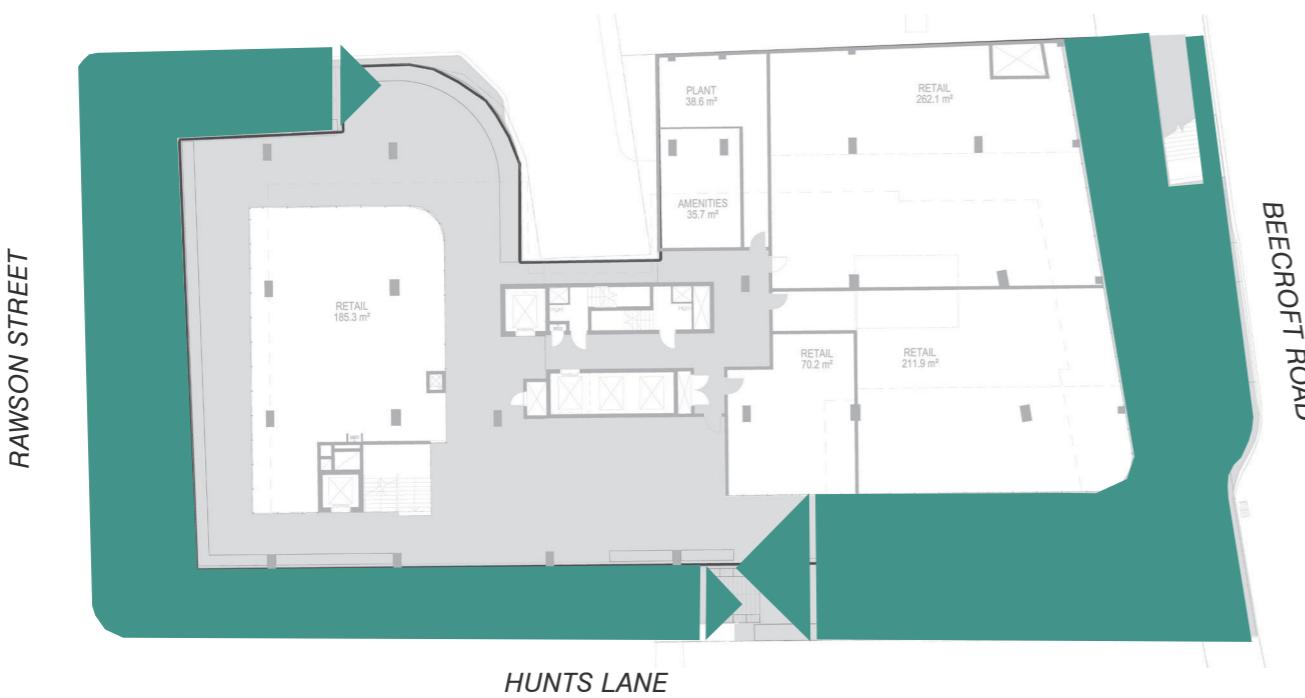
03 ACTIVE EDGES CELEBRATED IN THE LANDSCAPE



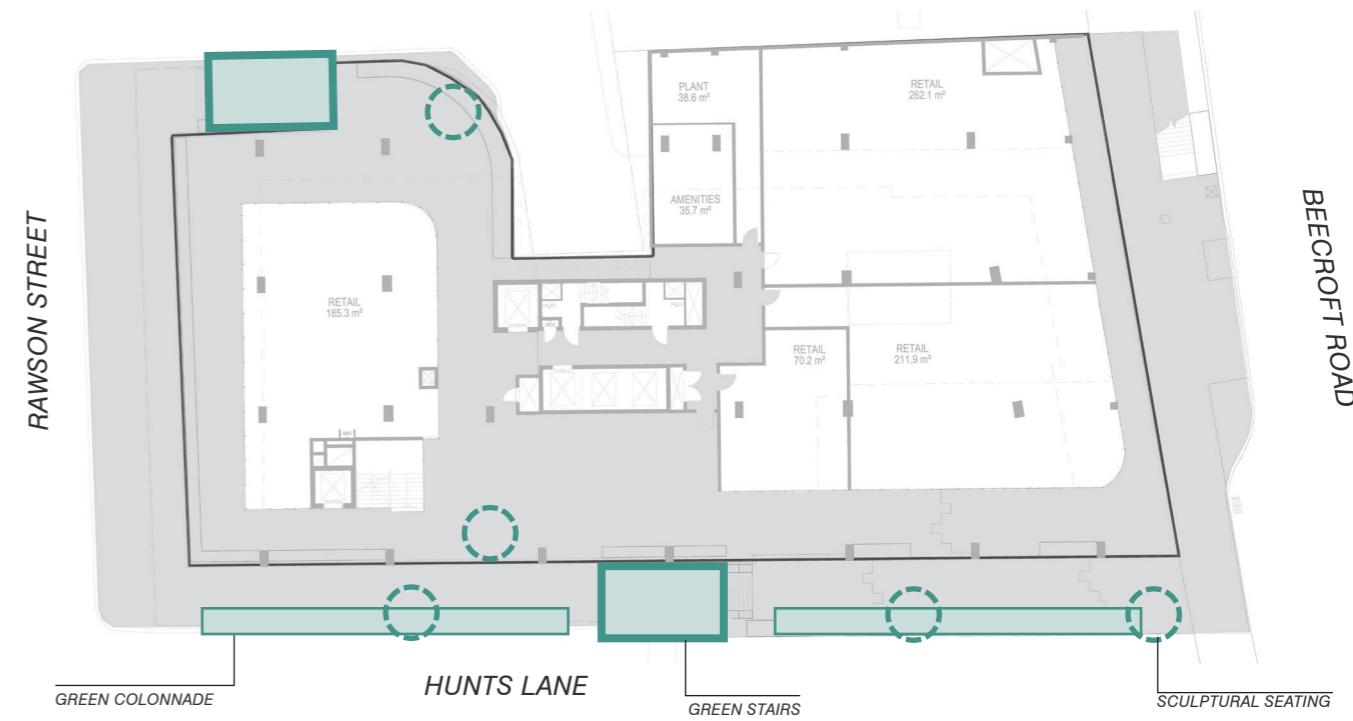
05 GREEN STREETS CONNECTED BY A GREEN LANeway



04 BRING THE PUBLIC DOMAIN IN TO CREATE A SEAMLESS CONNECTION



06 CELEBRATE THE CONNECTION WITH A SERIES OF FEATURES



A.4 DESIGN RESPONSE

1.1 METHODOLOGY

The landscape design strategy intent is to provide fresh, bright and functional communal and private spaces for the users and residents of 48-54 Beecroft Road and 52-54 Rawson Street. There are to be clear and visible sight lines across and within the site to guide ease of movement throughout the design.

The design impetus was to respond to architectural design both in materiality and design. The planting design accompanies these spaces in order to formalise these spaces and create a desirable and natural atmosphere within them.

1.2 LIGHTING

- Feature lighting will be provided to both the Rawson Street and Beecroft Road Ground Levels, as well as the Childcare and Apartment Levels
- All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

1.3 PUBLIC ART

Public art opportunities have been highlighted on the landscape plans. These could include:

- Suspended lighting to the through-link between Rawson St and Beecroft Rd
- Sculptural furniture elements

1.4 WATER MANAGEMENT + WSUD

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Where possible storm water runoff will be directed to the garden beds.
- All soft landscape zones on structure will be detailed to have subsurface drainage.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

1.5 MATERIAL STRATEGY AND PALETTE

- Materials and finishes have been selected based on their texture, form and aesthetic appeal.
- Paving will consist of contrasting finishes, textures and materials (stone, brick and concrete) providing a seamless connections throughout the site.
- Timber seating elements will be integrated within the raised planter walls and provide a contrast between materials.
- Lighting will be provided to meet all Australian standards and Green Star energy efficiency requirements. Feature lights will highlight distinguished interest areas & landscape elements.

1.6 PLANT ESTABLISHMENT + MAINTENANCE

GENERAL NOTES

PLANTING PROCEDURE

Refer typical on grade and podium planting details in Part C of this document.

LANDSCAPE MAINTENANCE STRATEGY

GENERAL

- *Planting maintenance period:* the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- *Planting maintenance program:* 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

- *Planting maintenance log book:* keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.

- *Product warranty:* submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- *Insurance:* the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

WATERING

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

PLANTING MAINTENANCE

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,
- adjust / replace stakes and ties

- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

WEEDING

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

COMPLIANCE

- *Requirement:* plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident.
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter
- all non-conformance reports and defects notifications have been closed out.
- plant maintenance compliance schedule: as defined by the superintendent

PRUNING

- *Generally:* tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- *Pruning:* cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.
- *Requirement:* pruning to be undertaken by a qualified tree surgeon / arborist

FERTILISING

- *Generally:* the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- *Testing:* additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

COMPLETION

- *Cleaning:* remove temporary protective fences and tree stakes at the end of the planting maintenance period.

DRAINAGE & WATERING STRATEGY

- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- Irrigation systems to be installed to all trees and planting areas and will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;
- Low water demand shrub planting is proposed.
- Subsurface drainage cells to be installed in all planters on slab.

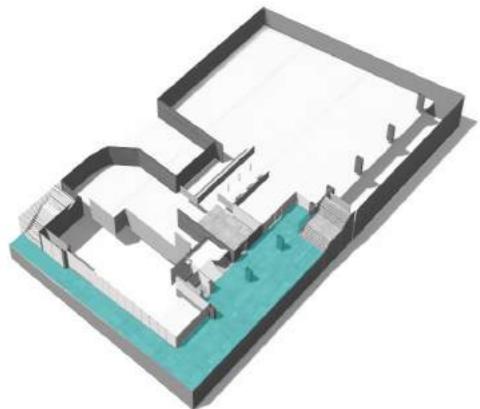
1.7 SAFETY AND SECURITY

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

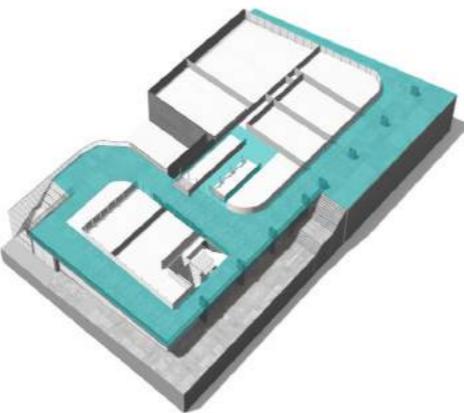
- All paths are overlooked from the proposed buildings, and adjacent streets which will provide a high level of passive surveillance;
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

A.5 LANDSCAPE SPACES

01 RAWSON STREET



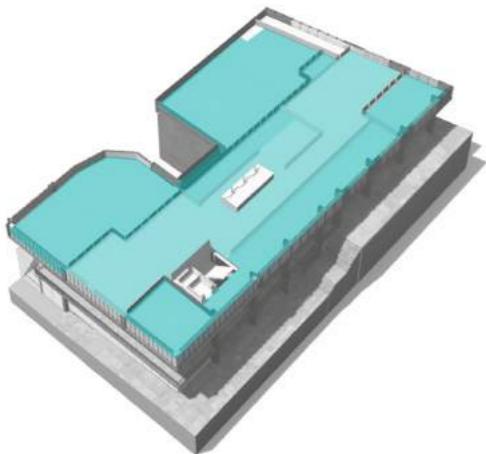
02 BEECROFT ROAD AND LANEWAY



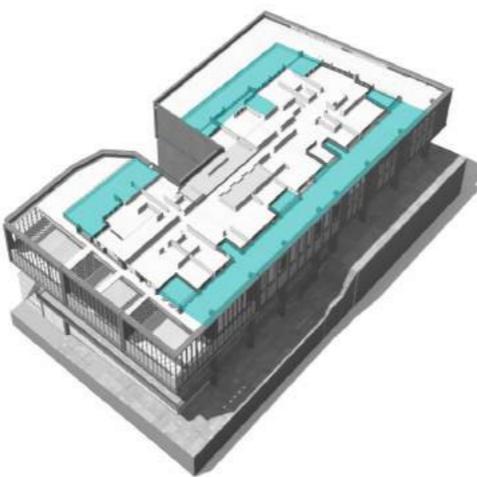
05 ROOFTOP



03 RESIDENTIAL COMMUNAL TERRACE



04 PRIVATE TERRACES





PART B

ADDRESSING THE LANDSCAPE

B.1 GUIDING LANDSCAPE PRINCIPLES

A place rich in character. Driven by a vision of an immersive landscape, the Epping Development will draw on its unique characters to create distinctive landscape zones for both the public and its residents. It will open its doors to the public by creating fine grain connections in a high quality public realm and deliver its residents and children of the crèche spaces you wont want to leave.

OPEN BUT FINE GRAIN



ROBUST BUT FLEXIBLE



- Apertures and viewlines of connected spaces
- Defined areas of different character

- Robust elements with moveable objects
- Occupied spaces of flexible use

WILD BUT REFINED



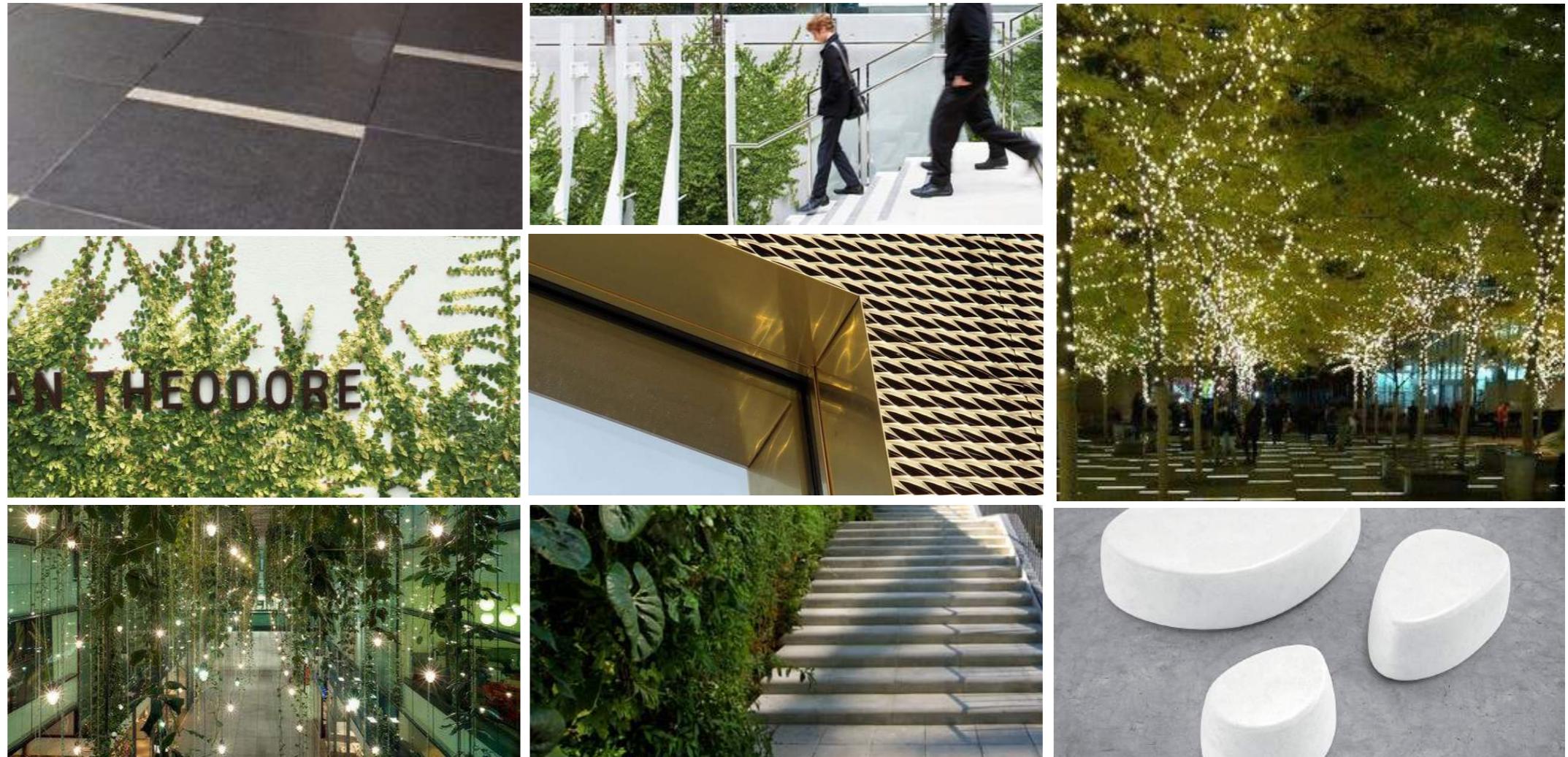
- A visually rich landscape of varying character
- A unique relationship between soft and hardscape

B.2 GROUNDPLANE

DESIGN INTENT

The ground levels are the canvas for public life. They stitch the urban fabric with new and alluring connections between Beecroft and Rawson Streets. Enlivened by an active ground plane, the landscape's simplicity in form allows people to move through the space or stop and take a moment.

The materiality of the groundplane is clean and cohesive to let the planting and its urban elements transpire as the heroes of the space. The insertion of planting through the space will provide its users with a constant and overwhelming connection with the landscape. Dense planter boxes of eye-catching species, green walls, climbers and hanging planting will be mirrored through reflective panels to create a ravine-like character with green all around. This will be complimented by sculptural urban elements that populate the laneways for seating opportunities.





LANDSCAPE PLAN - BEECROFT ROAD & LANEWAY

**AWING OVERHAND REFER TO
ARCHITECTURAL DETAILS**

**AUSTRAL BLACK
GRANITE & SESAME GREY
FLAGSTONE - 400X300X50 &
600X300X50 - EXFOLIATED FINISH**

**BEECROFT RD STREET TREE SPECIES:
LOPHOSTEMON CONFERTUS**

BEECROFT ROAD

TACTILE INDICATOR

Legend

- Sculptural seating
- Powdercoated steel planters
- Benches
- Dining Terrace
- Connection to Rawson Street (1:14 ramp)
- On-street dining
- Granite pavement (as per council guidelines)
- Trees in pots (refer to Planting Plan and Wind Consultant Report)

**AUSTRAL BLACK GRANITE
FLAGSTONE - 600X300X50 -
EXFOLIATED FINISH**

1.2M WIDE LANDING

Refer to Civil Engineers Plans and Sections for existing and proposed external levels.

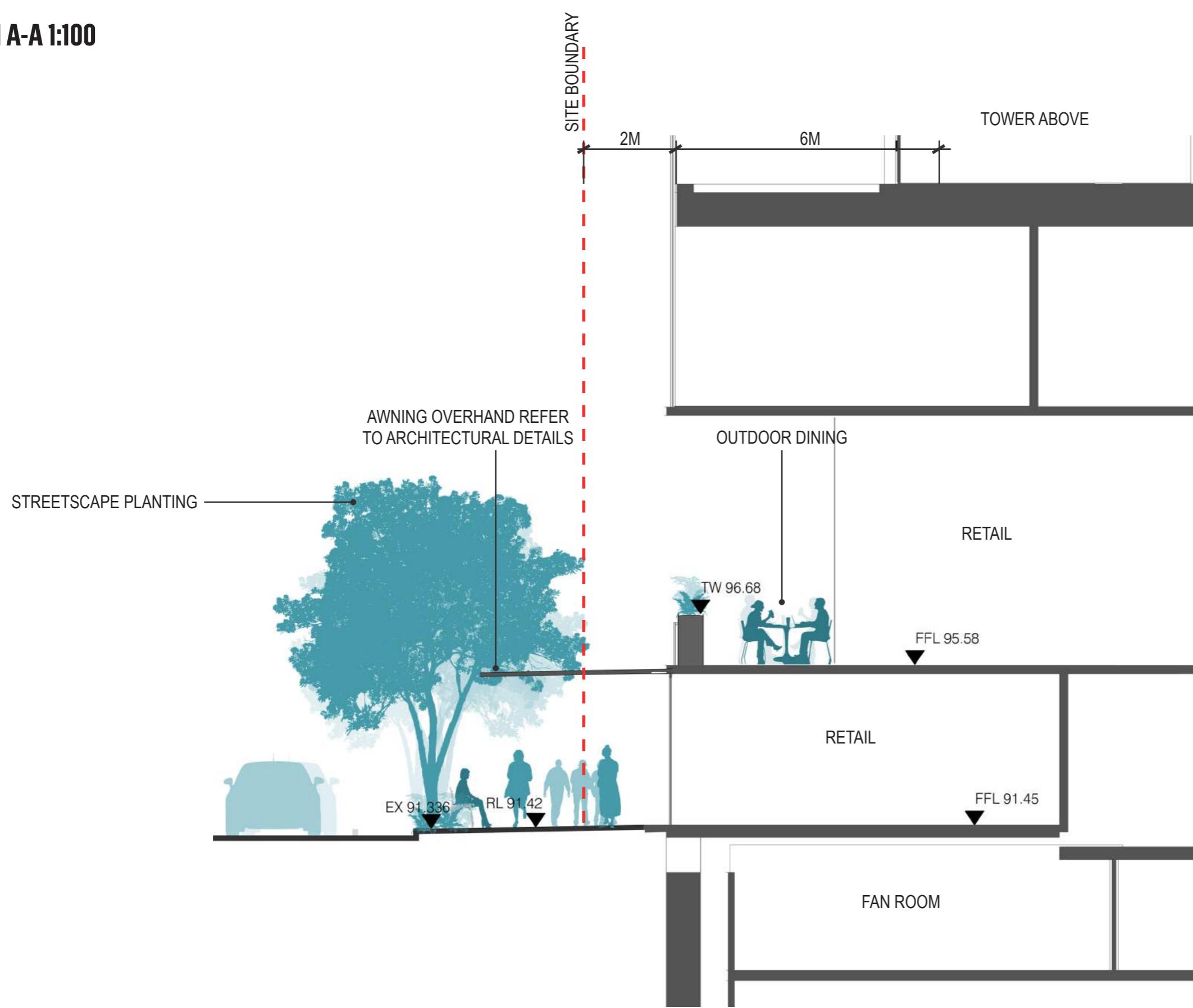
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REV: F

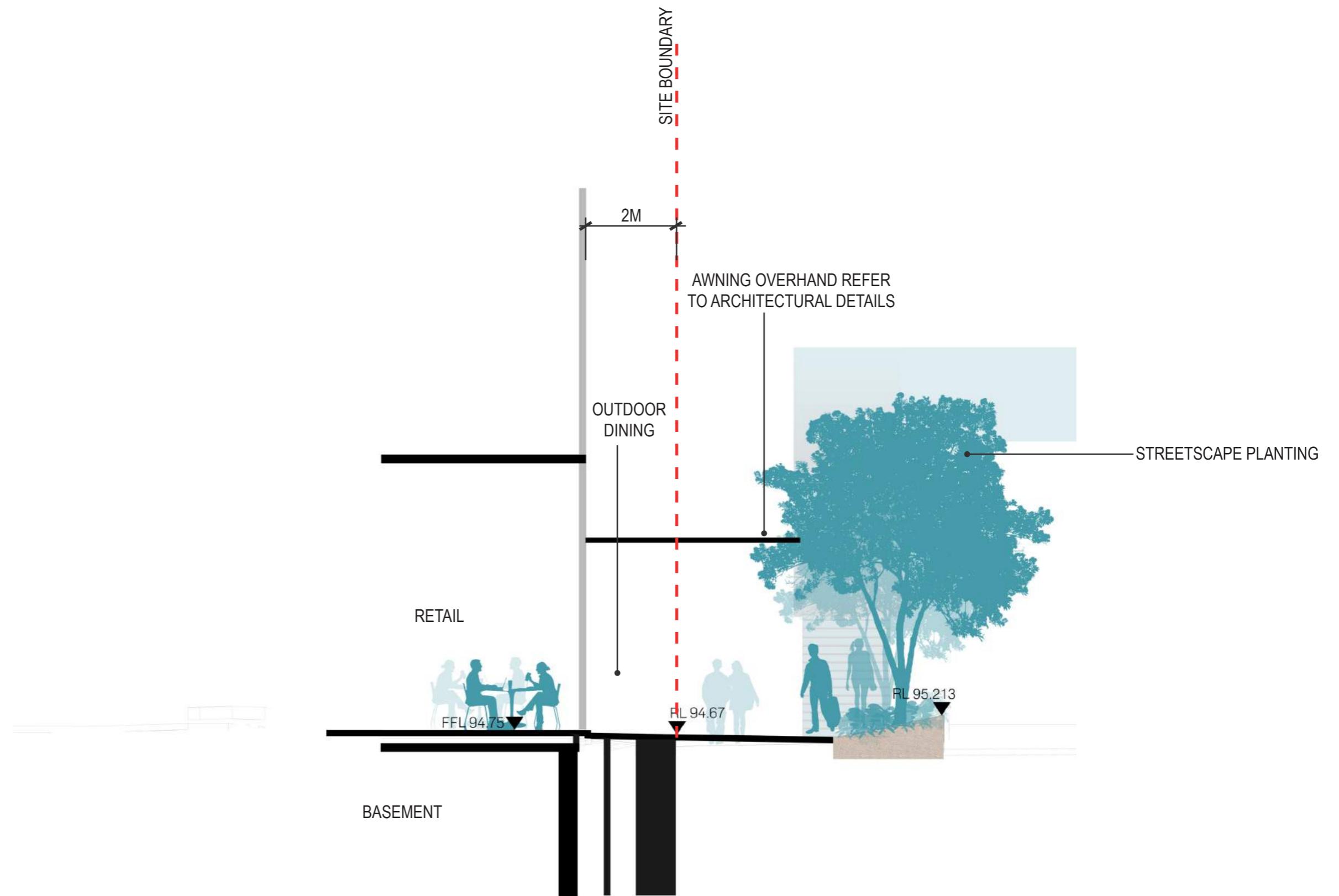
SCALE: 1:200 @ A3

HUNTS LANE

SECTION A-A 1:100



SECTION B-B 1:100



Hardscape



Name: Austral black
Material: Granite Flagstone
Finish: Exfoliated
Size: 400x300x50 & 600x300x50



Name: Sesame Grey
Material: Granite Setts
Size: 90x90x50
Finish: Exfoliated



Item: Bike Rack
Model: Semi Hoop
Finish: Polished



Item: Street Seat
Supplier: Street Furniture Australia
Model: Concourse Bench
Finish: Aluminium Finish



Cafe Dining



Black Powder Coat Steel Garden Beds



Paving Lights



Catenary Lighting



Sculptural Seating



Street Tree Grade

Softscape



Street Tree: Lophostemon confertus



Spill Over Plants



Native and Exotic Plants



Stair Planting



Varied Form and Colour



Tolerant Street Planting



Fragrant Plants



Stair Planting

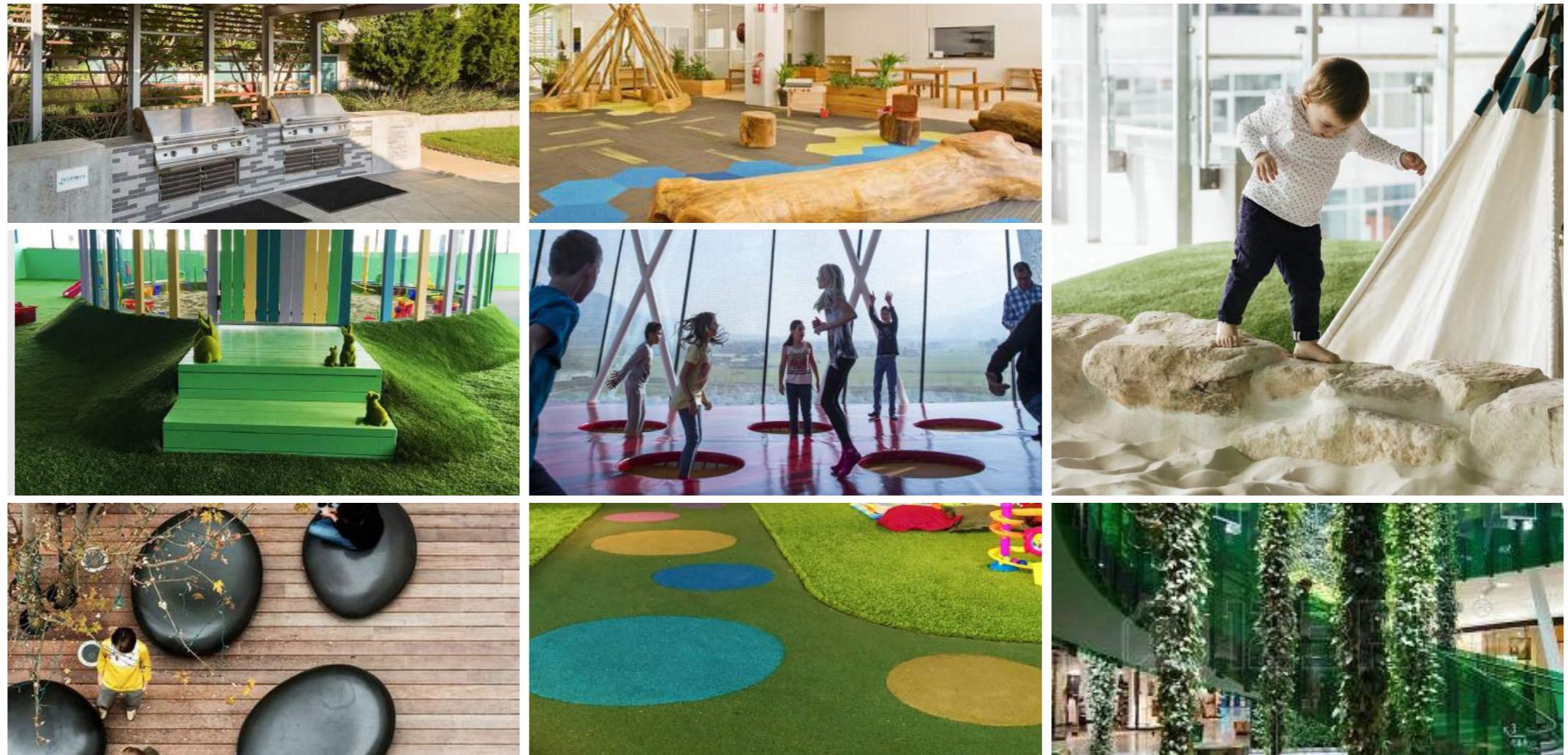


B.3 RESIDENTIAL COMMUNAL TERRACE

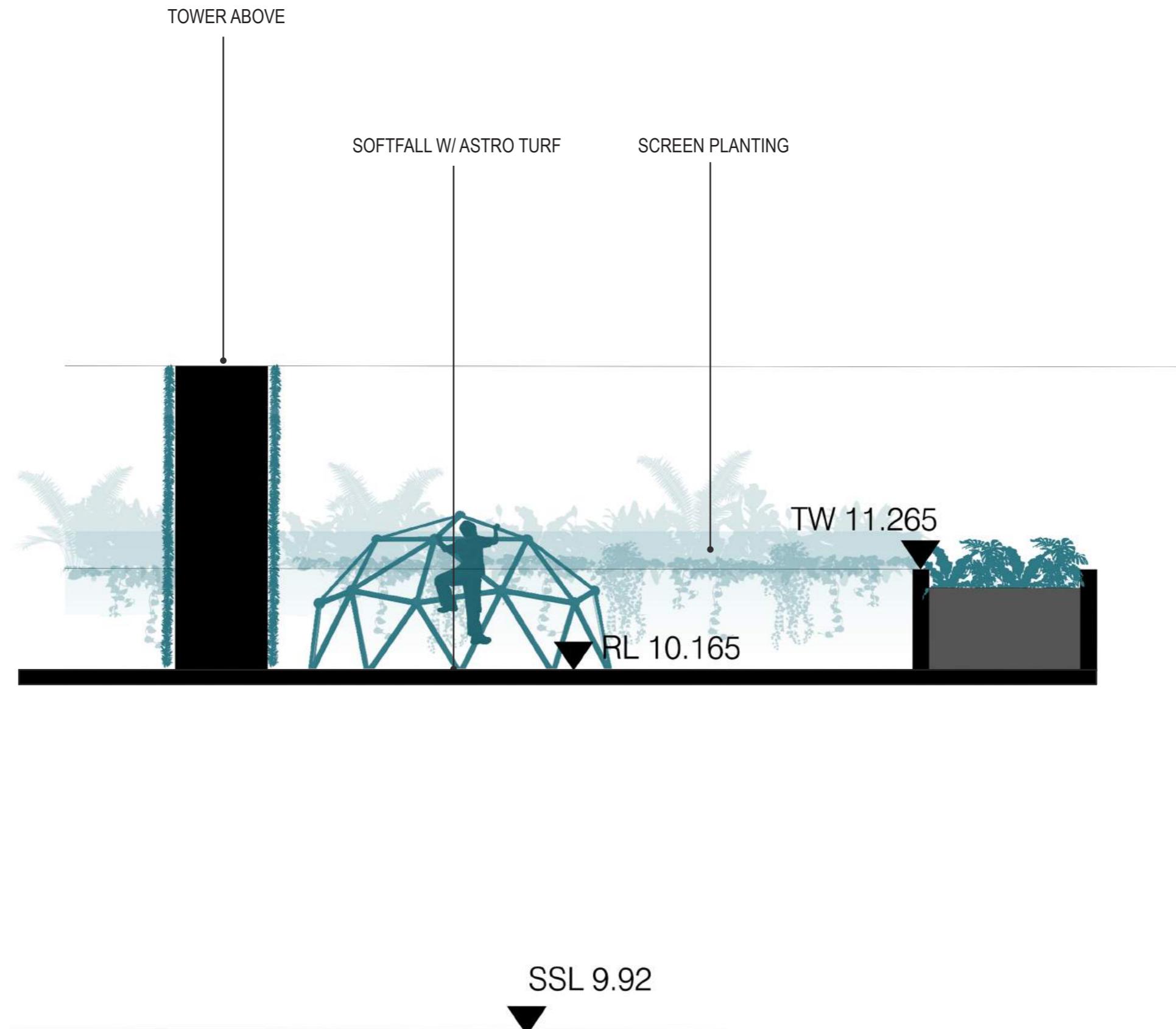
DESIGN INTENT

The landscape of the crèche will be imaginative and immersive. The crèche is enclosed by an edge of raised planters separating the public domain with a soft boundary. This area also uses pops of colour in the landscape relating to the play and recreational activities within the crèche. This outdoor passive and active recreational space is defined by numerous play, fitness, relaxation and recreational activities. These consist of:

- Bbq and Dining
- Fitness Station
- Reading/ Quiet Lawn
- Table Tennis
- Childrens Play Area
- Fitness Track
- Yoga Lawn



SECTION C-C 1:50



HARDSCAPE



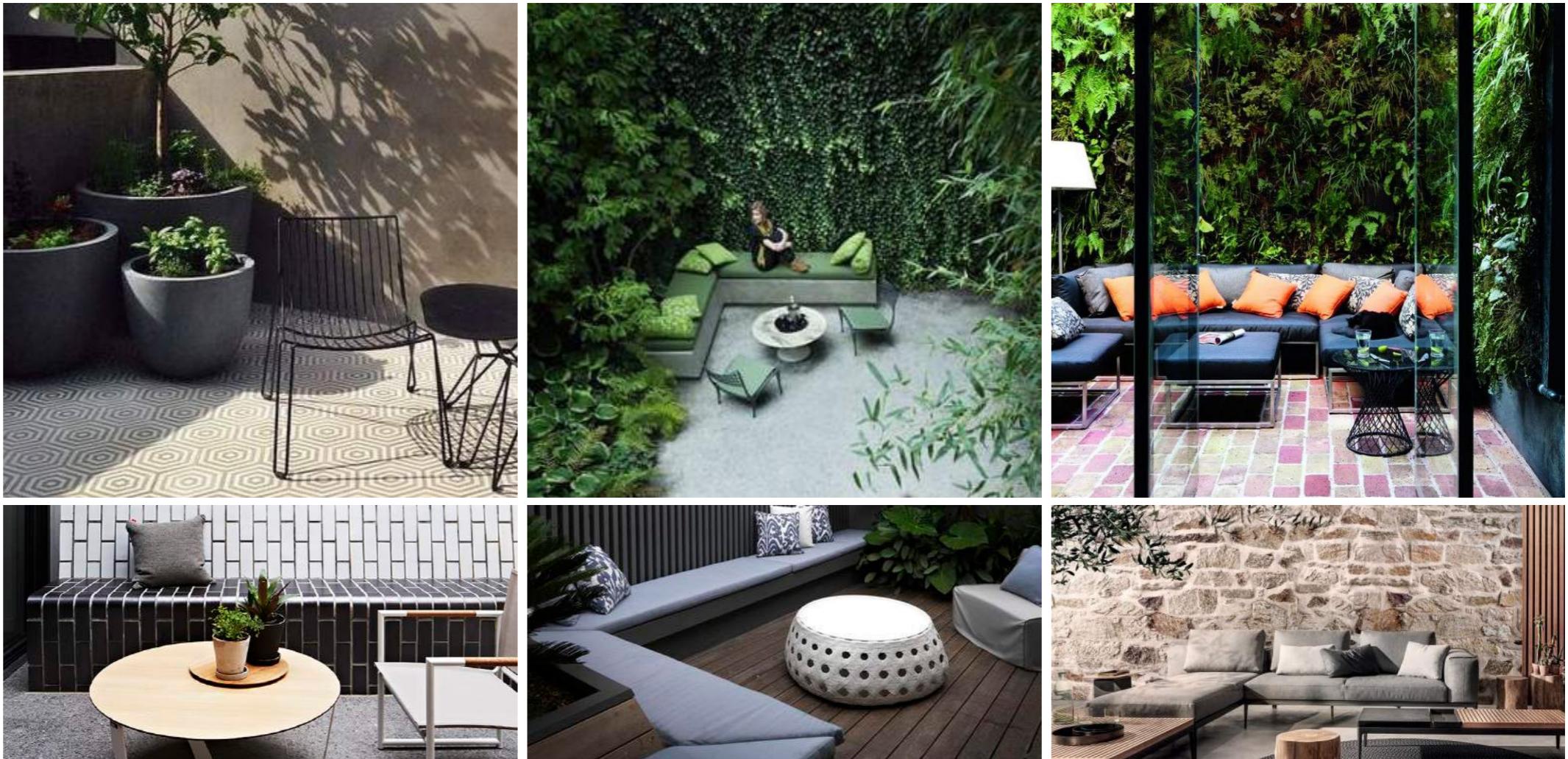
SOFTSCAPE



B.4 PRIVATE TERRACES

DESIGN INTENT

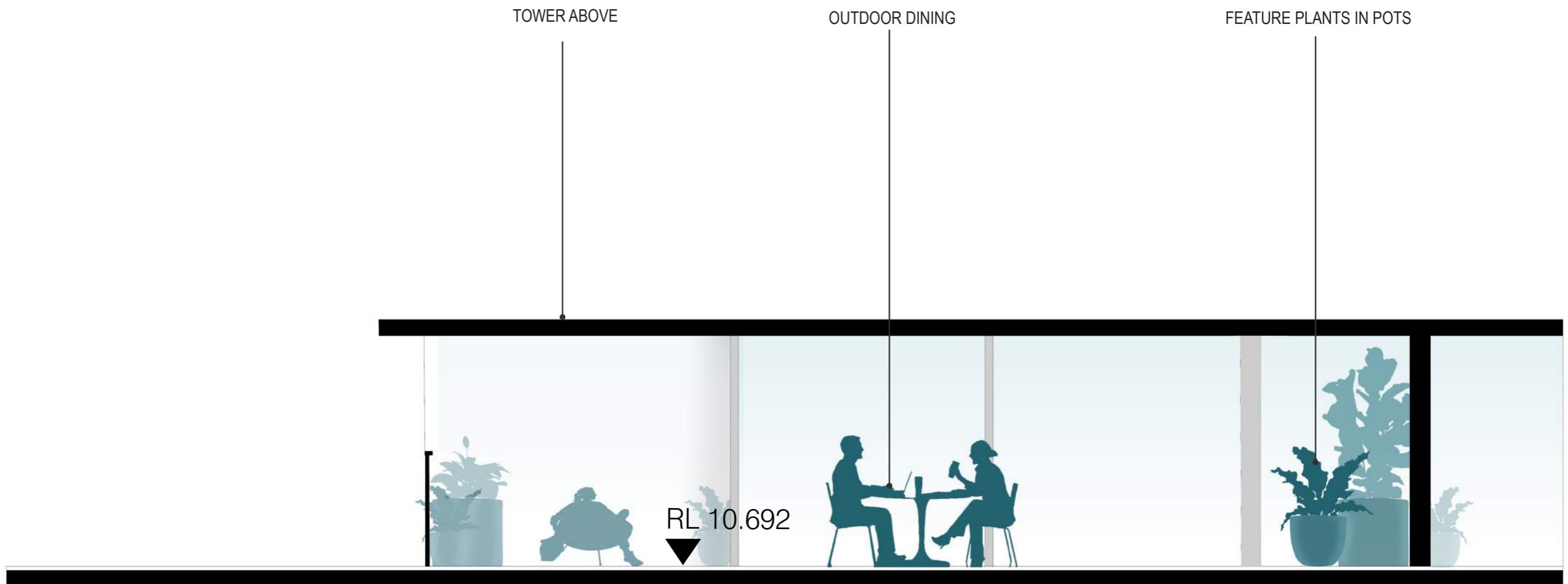
The private terraces are outdoor escapes that expand the living opportunity of the podium apartments. The elevated private spaces provide a flexible terrace that can be utilised as an outdoor lounge or an outdoor dining room. The spaces include a potted landscape to soften the space and provide elements of visual interest from within the terrace or looking from internal areas. The clusters of architectural pots will complement the pavement treatment and tie in with the interior aesthetics.



LANDSCAPE PLAN



SECTION D-D 1:50



Hardscape



Softscape



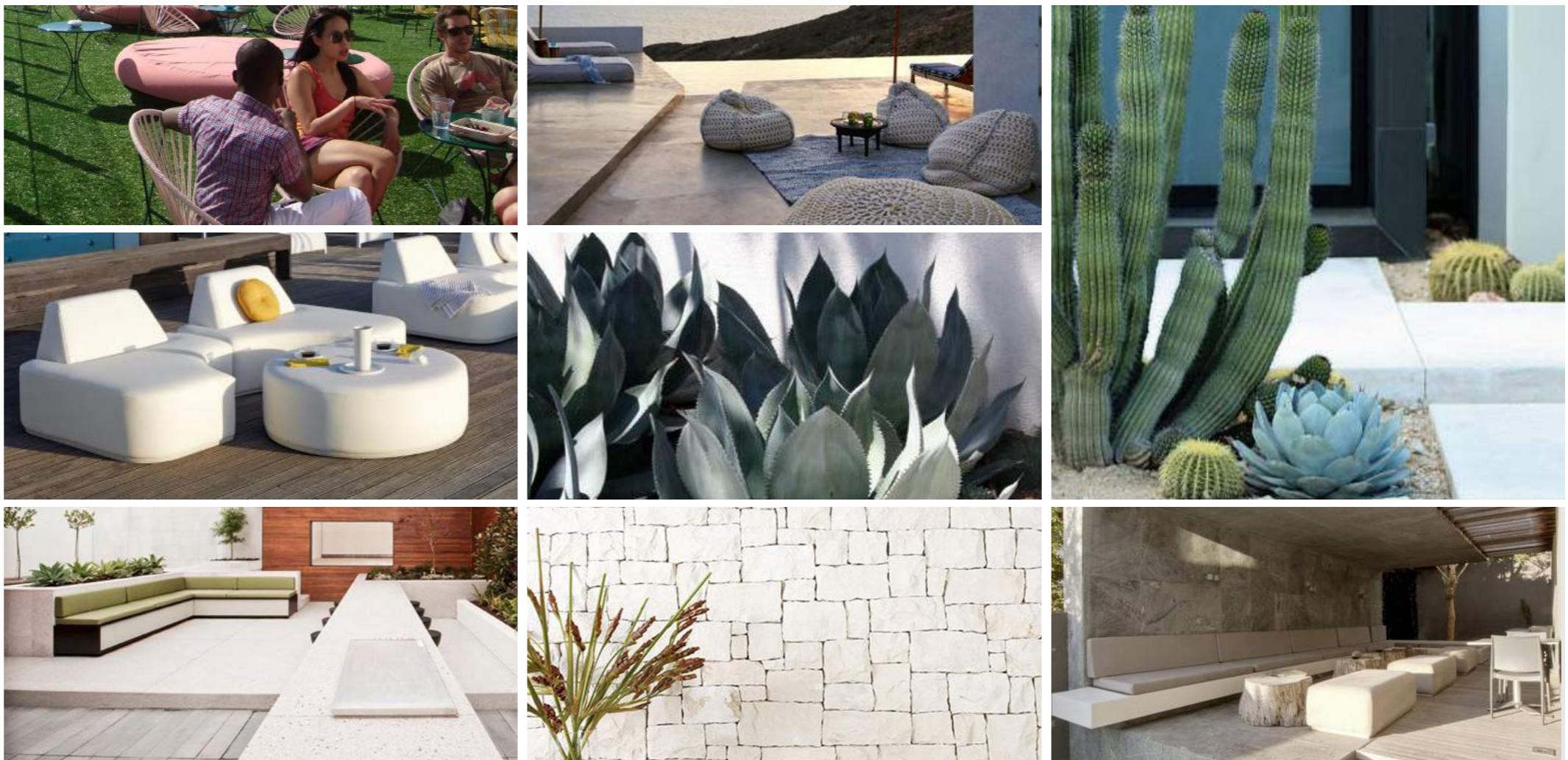
B.5 ROOFTOP - WESTERN TERRACE

DESIGN INTENT

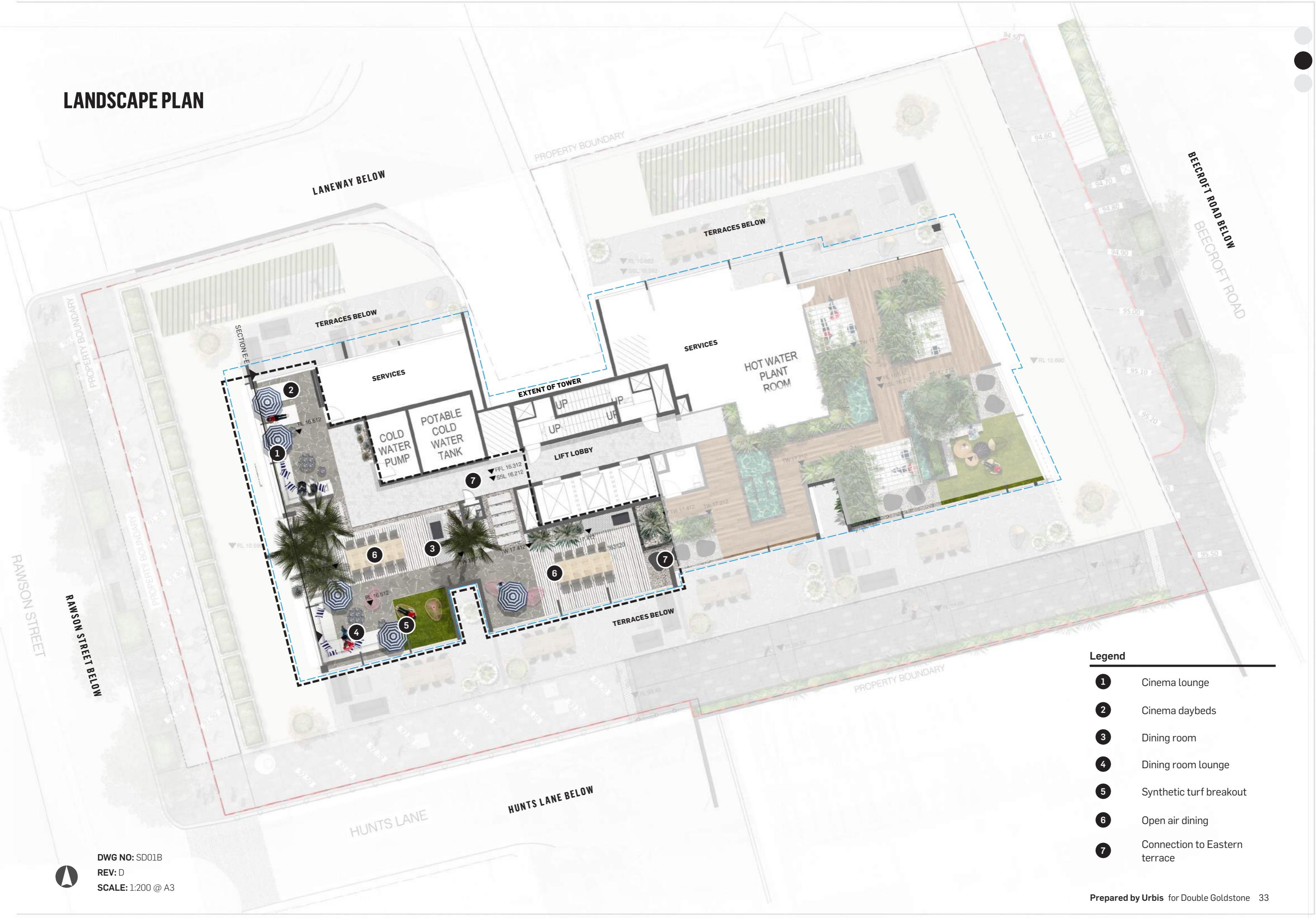
The rooftop is defined by a single terrace that is broken down into two distinctively different spaces. One as a place of gathering and the other as a place of retreat – both the West and East terrace of the Epping Development will provide its residents with boundless opportunity for enriched apartment living.

The Common (Western Terrace)

As the place to gather, The Common is a palm springs inspired landscape. Its arid nature made up of architectural plants, stone and modernist furniture creates a 'funky' space that will be the envy of all that visit. Its offers its residents with an outdoor cinema, dining areas and lounges to entertain and socialise. The series of intimate spaces are framed by planters and architectural feature walls to provide its users with a sense of privacy whilst maintaining a connection to other spaces.



LANDSCAPE PLAN



DWG NO: SD01B

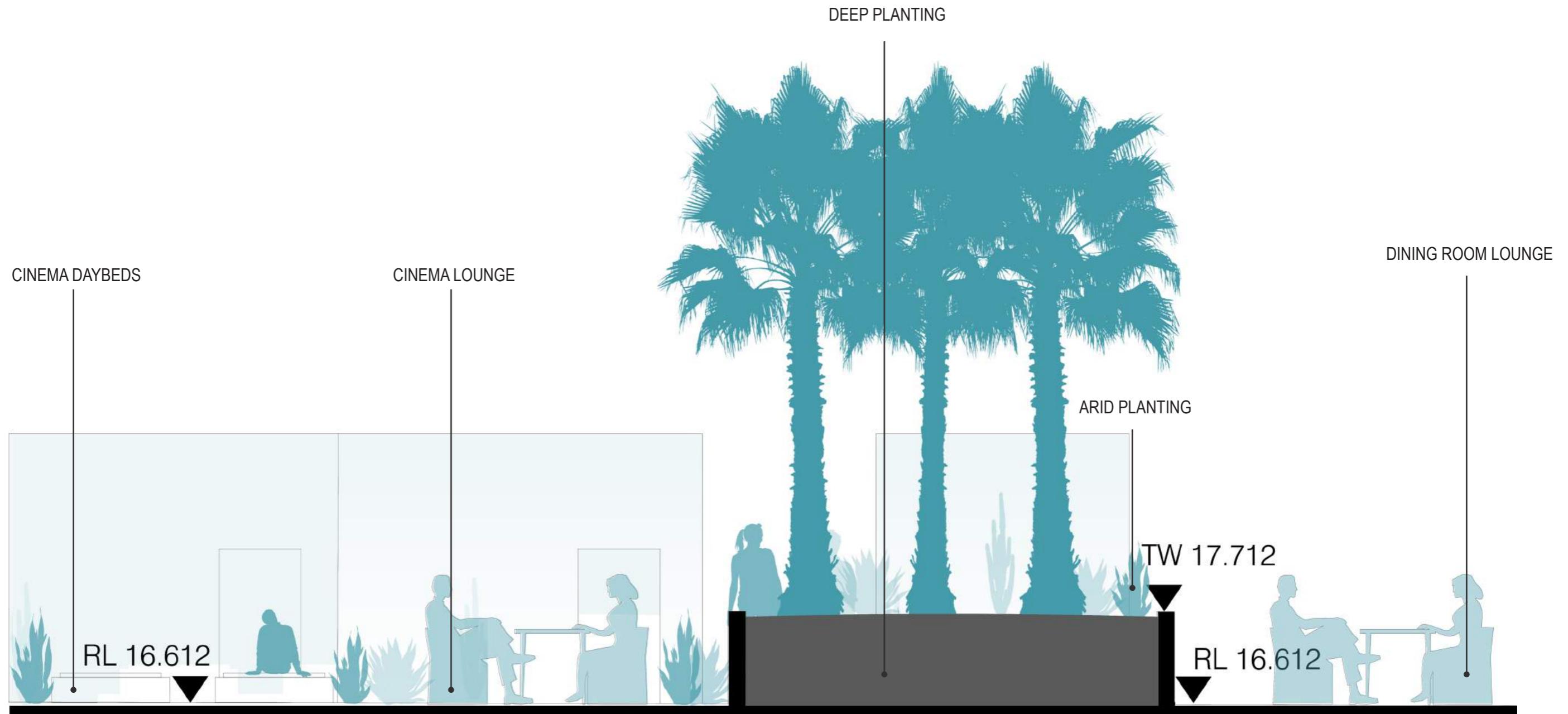
REV: D

SCALE: 1:200 @ A3

Legend

- 1 Cinema lounge
- 2 Cinema daybeds
- 3 Dining room
- 4 Dining room lounge
- 5 Synthetic turf breakout
- 6 Open air dining
- 7 Connection to Eastern terrace

ELEVATION E-E 1:50



HARDSCAPE



SOFTSCAPE

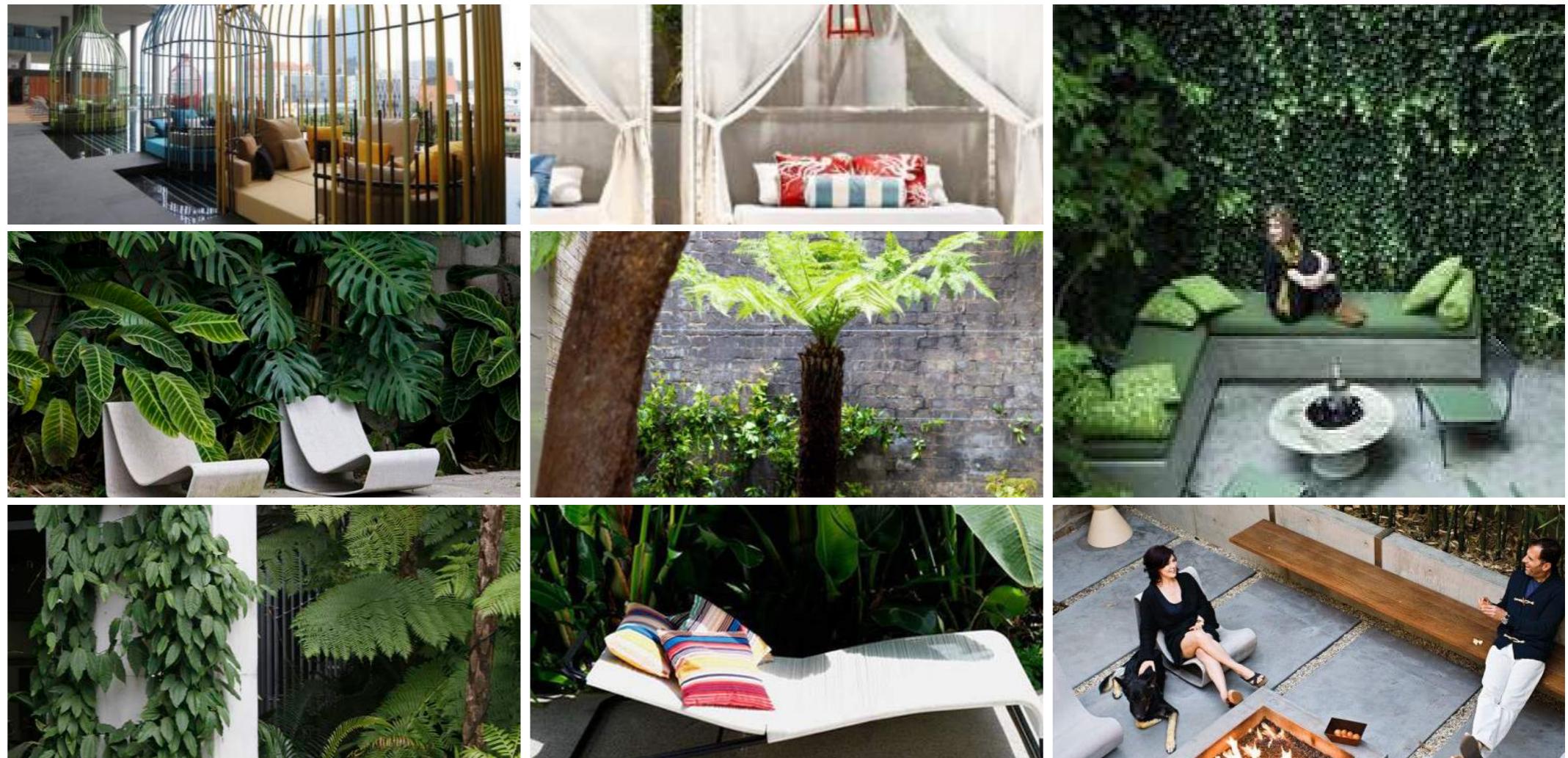


B.5 ROOFTOP - EASTERN TERRACE

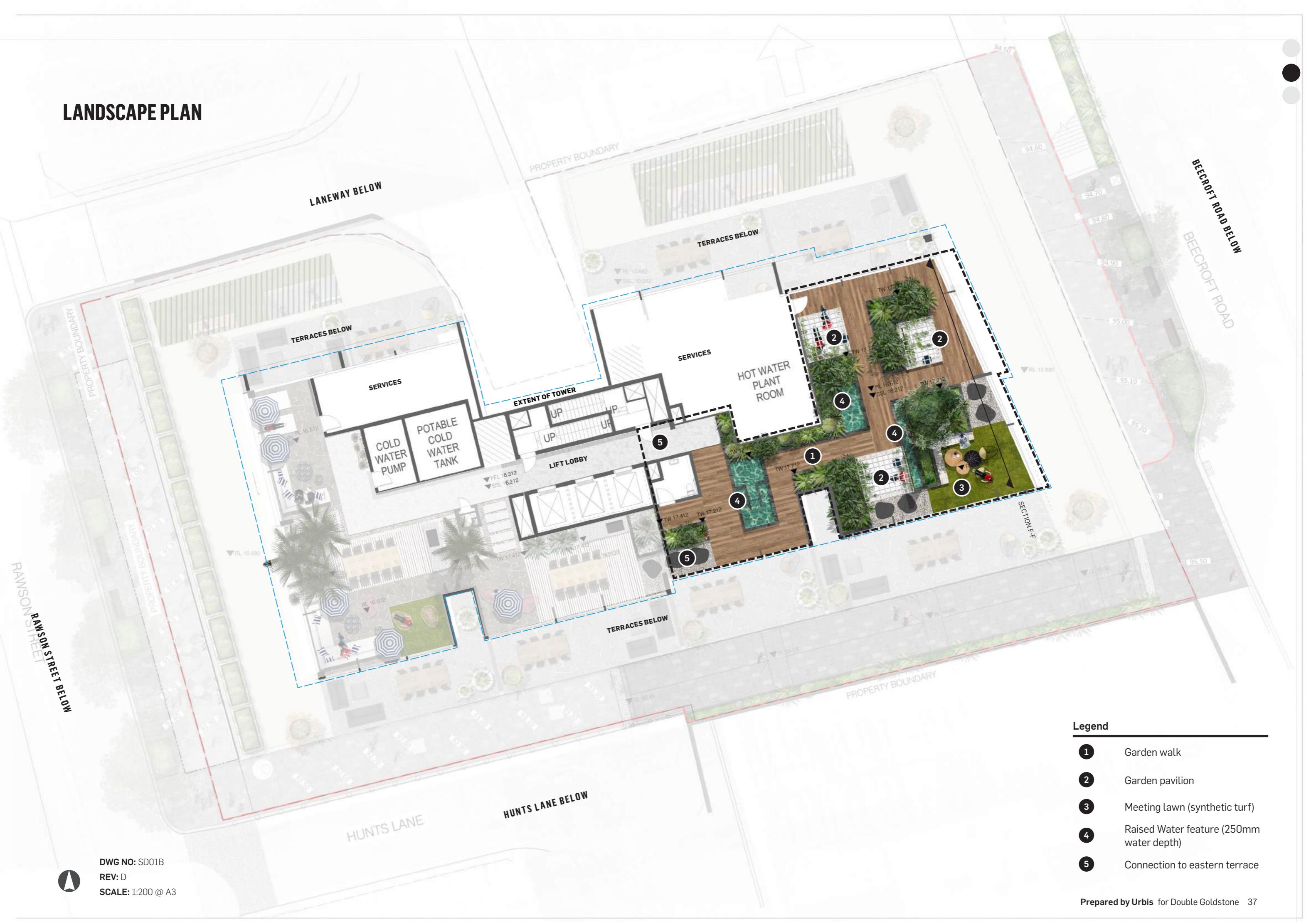
DESIGN INTENT

The Retreat (Eastern Terrace)

The Retreat is the residents place of solitude. As a place to escape the hustle and bustle of the city in a space submerged deep in planting – the garden pavilions are reminiscent of a resort landscape. It provides a garden walk from the lift lobby to the outer edges of the terrace where semi enclosed daybeds are located to take in the views. A small synthetic turf pocket is also provided to allow residents with a flexible space to lay out and unwind within a relaxation lawn framed by views and planting.



LANDSCAPE PLAN



DWG NO: SD01B

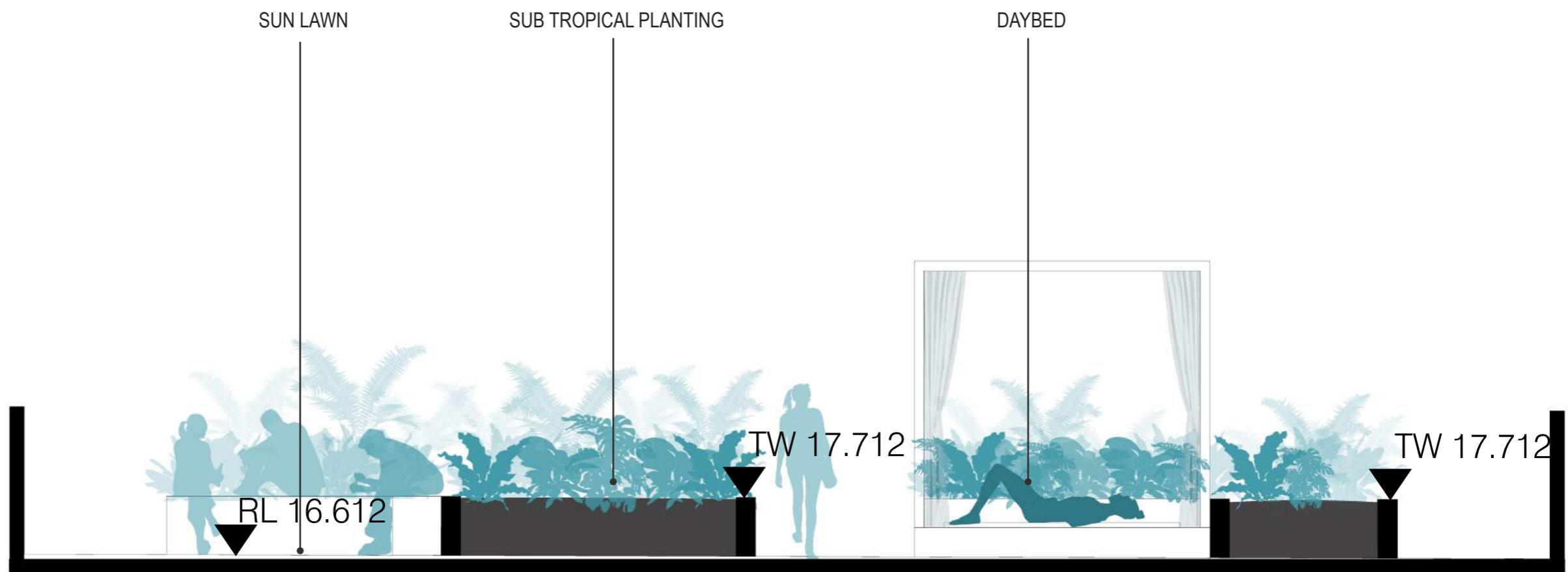
REV: D

SCALE: 1:200 @ A3

Legend

- 1 Garden walk
- 2 Garden pavilion
- 3 Meeting lawn (synthetic turf)
- 4 Raised Water feature (250mm water depth)
- 5 Connection to eastern terrace

ELEVATION F-F 1:50



Hardscape



Softscape



PART C

ADDITIONAL LANDSCAPE DETAIL

48-54 BEECROFT ROAD / 52-54 RAWSON STREET

DEVELOPMENT APPLICATION DRAWINGS



DRAWING REGISTER

DWG NO.	DRAWING NAME	SCALE	SIZE	ISSUE
L-000	COVER SHEET + DRAWING REGISTER + LEGEND	NTS	A1	J
L-101	LOWER GROUND LEVEL LANDSCAPE LAYOUT PLAN	1:100	A1	I
L-102	GROUND LEVEL LANDSCAPE LAYOUT PLAN	1:100	A1	I
L-103	LEVEL 01 - PODIUM LANDSCAPE LAYOUT PLAN	1:100	A1	D
L-104	ROOF LANDSCAPE LAYOUT PLAN	1:100	A1	C
L-105	PLANT SCHEDULE	NTS	A1	H
L-106	ROOF LANDSCAPE LAYOUT PLAN	NTS	A1	B

PLOT STYLE: URBIS COLOUR CTB

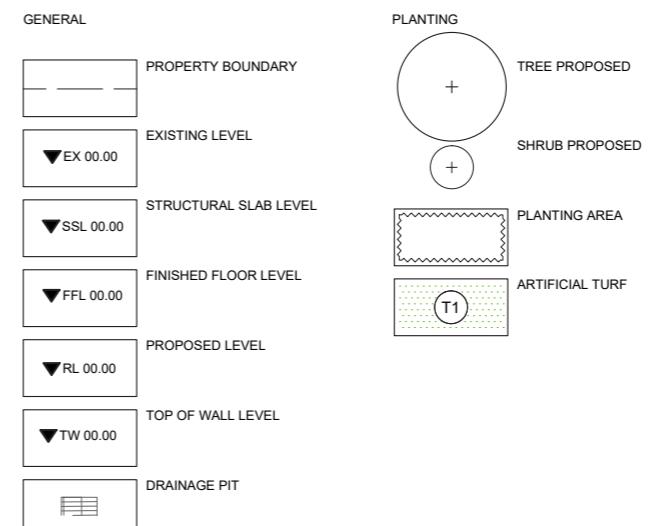
PAGE SETUP: ---

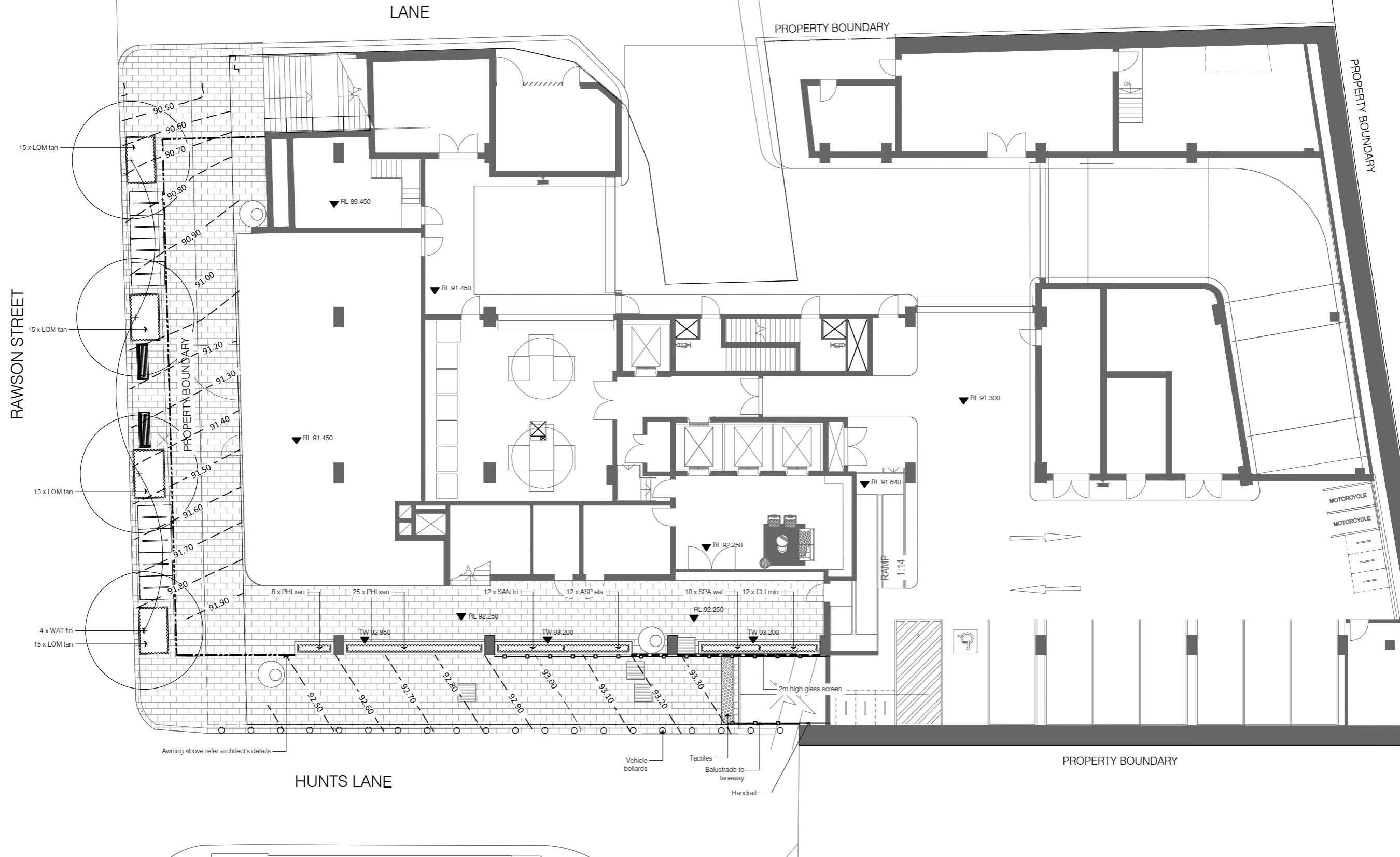
PLOTTED BY: GEORGIA ASHDOWN

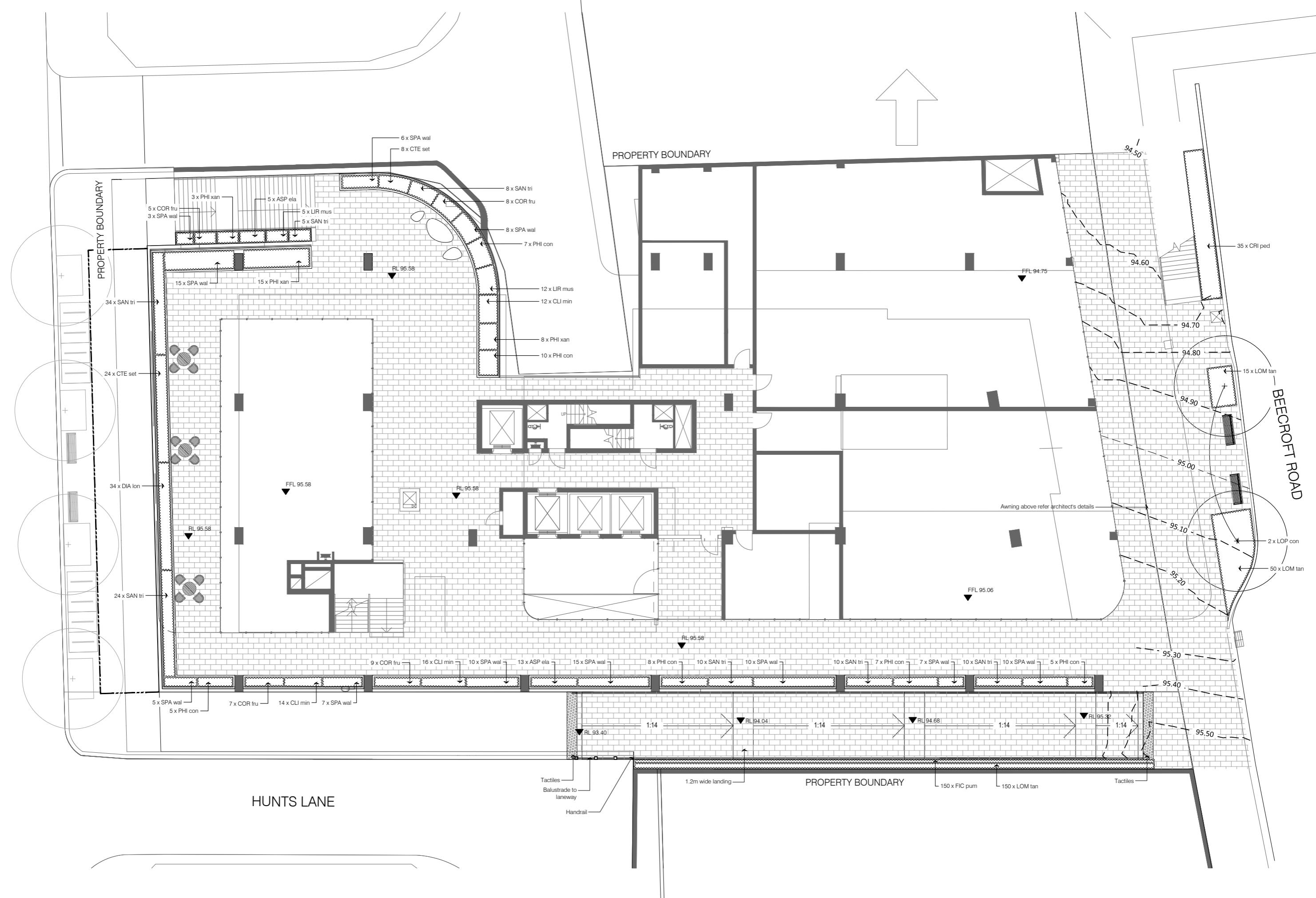
PLOT DATE: 02/08/2019

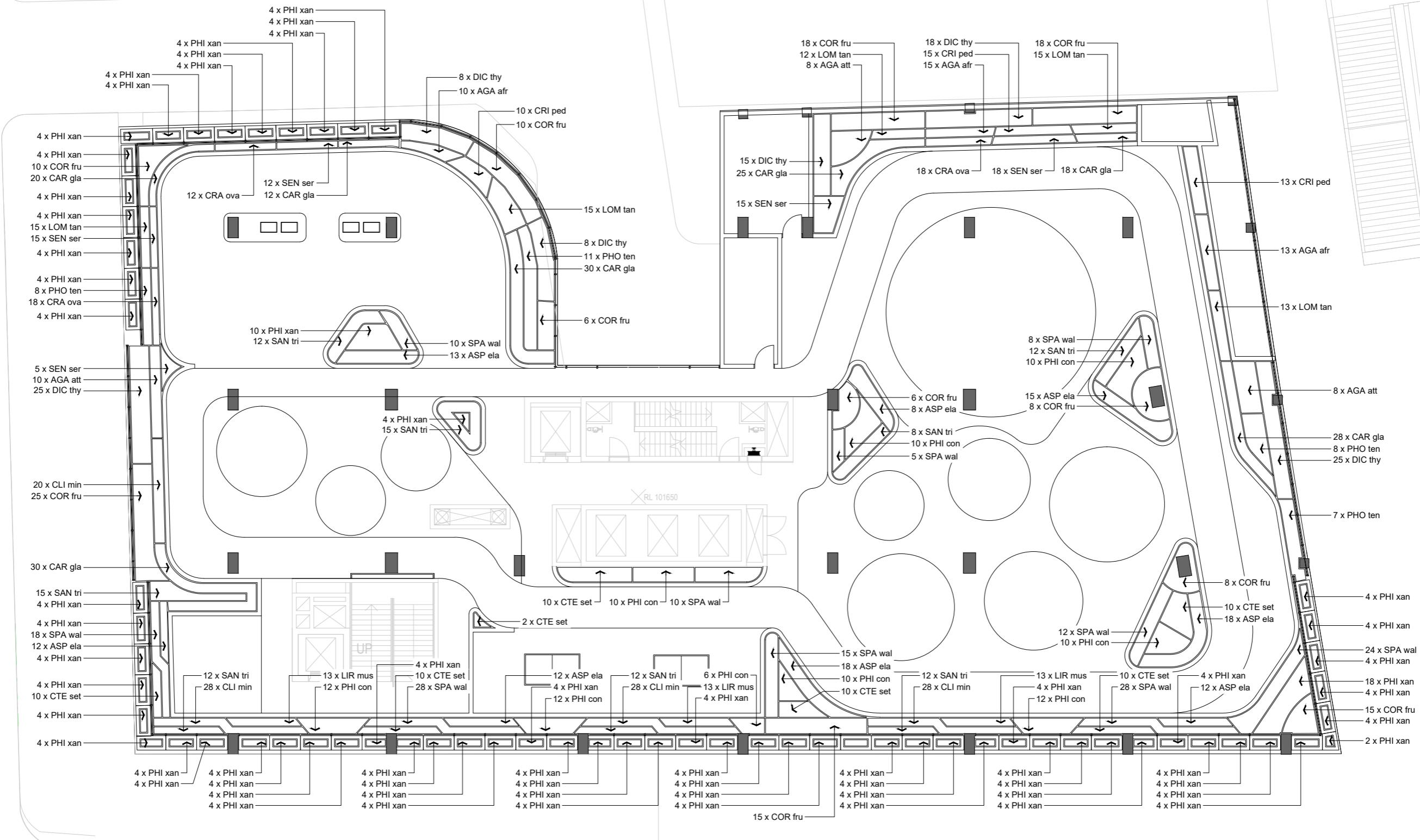
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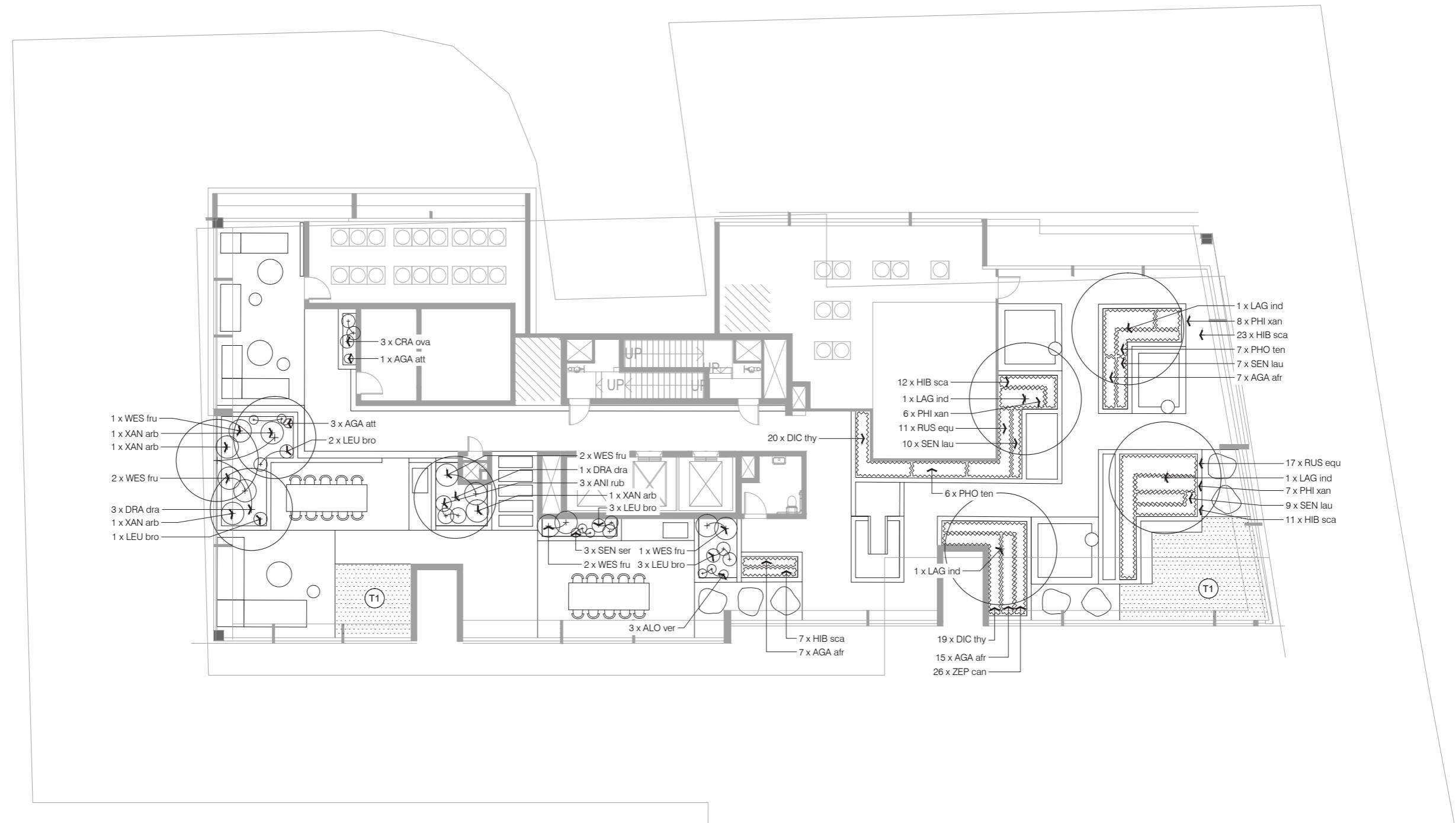
LEGEND











48-54 BEECROFT ROAD / 52-54 RAWSON STREET ROOF LANDSCAPE LAYOUT PLAN

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

C	DEVELOPMENT APPLICATION	JK	MK	21.06.18
B	DEVELOPMENT APPLICATION	IP	MK	01.11.17
A	DEVELOPMENT APPLICATION	IP	MK	12.01.17
REV	DESCRIPTION	DWN	CHK	DATE

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CLIENT
DOUBLE GOLDSTONE PTY LTD

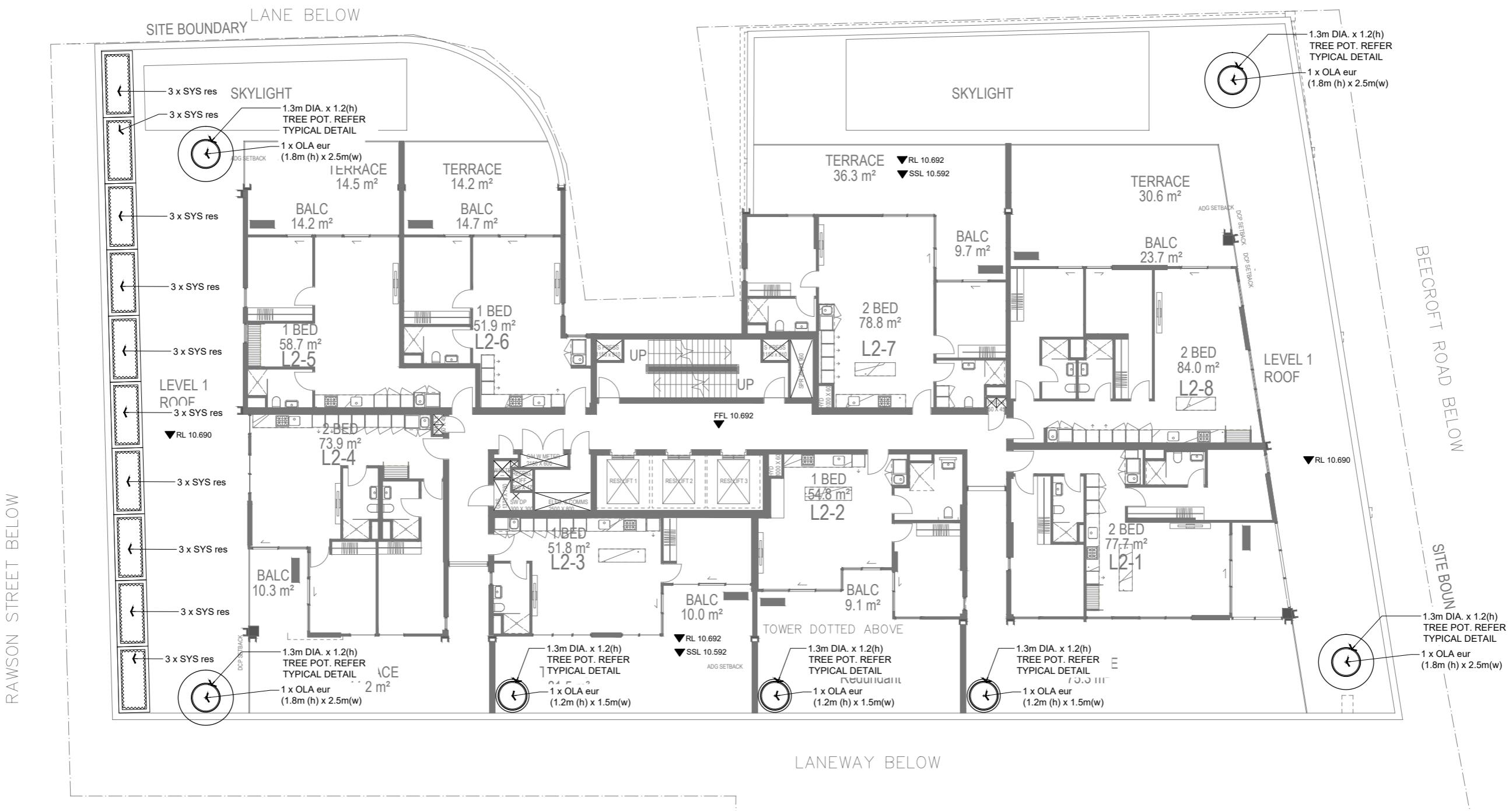
PROJECT NO.
ND1745
DRAWING NO.
L-104
REVISION
C

1:100 @ A1
1:200 @ A3

DATE
21.06.18
REVISION
C

PLANT SCHEDULE

PLANT CODE	BOTANICAL NAME	COMMON NAME	MIN. CALLIPER @300mm height (mm)	MATURITY HEIGHT AND SPREAD (m)	SUPPLY HEIGHT AND SPREAD (m)	CONTAINER SIZE	DENSITY/ m ²	QTY	COMMENTS
GROUND LEVEL PLANT SCHEDULE									
TREES + PALMS									
DRA dra	<i>Dracena draco</i>	Dragon's Blood Tree	TBC	6-9m x 5m	4 x 2	400L	as shown	4	
LAG ind	<i>Lagerstroemia indica</i>	Crepe Myrtle	TBC	6-8m x 5m	4 x 2	400L	as shown	5	
LOP con	<i>Lophostemon confertus</i>	Brush Box	TBC	12-15m x 10-12m	4 x 2	400L	as shown	2	
OLE eur	<i>Olea europaea</i>	Olive Tree	TBC	8m x 4m	1.2 x 1.5	200L	as shown	7	
WAT flo	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	TBC	10-12m x 5-8m	4 x 2	400L	as shown	4	
SUBTOTAL							22		
SHRUBS & TUFTING PLANTS									
AGA att	<i>Agave attenuata</i>	Century Plant	na	1m x 1m	na	200mm	As Shown	30	
AGA afr	<i>Agapanthus africanus</i>	African Lily	na	0.6m x 0.6m	na	150mm	4	67	
ALO ver	<i>Aloe vera</i>	Aloe	na	0.2m x 0.2m	na	150mm	4	3	
ANI rub	<i>Anigozanthos sp 'Ruby Velvet'</i>	Kangaroo Paw	na	1m x 0.7m	na	150mm	4	3	
ASP elia	<i>Aspidistra elatior</i>	Cast Iron Plant	na	0.4m x 0.6m	na	200mm	4	141	
CLI min	<i>Clivia miniata</i>	Bush Lily	na	0.7m x 0.7m	na	200mm	4	109	
COR fru	<i>Cordyline fruticosa</i>	Palm Lily	na	2m x 0.7m	na	200mm	4	168	
CRA ova	<i>Crassula ovata</i>	Jade Plant	na	0.4m x 0.3	na	150mm	As Shown	51	
CRI ped	<i>Crinum pedunculatum</i>	Swamp Lily	na	0.5-1m x 0.5-1m	na	200mm	2	58	
CTE set	<i>Ctenanthe setosa 'Grey Star'</i>	Grey Star Ctenanthe	na	1.2m x 0.8m	na	200mm	4	112	
DIA ion	<i>Dianella longifolia</i>	Pale Flax Lily	na	0.5m x 0.5m	na	150mm	3	40	
DIC thy	<i>Dichondra thyrsiflora</i>	Blue Ginger	na	1-2m x 1m	na	300mm	4	138	
LEU bro	<i>Leucophyta brownii</i>	Cushion Bush	na	0.7m x 0.6m	na	200mm	As Shown	9	
LIR mus	<i>Liriopis muscari</i>	Border Grass	na	0.5m x 0.5m	na	200mm	4	52	
PHI con	<i>Philodendron 'Congo'</i>	Philodendron Congo	na	1m x 0.7m	na	200mm	3	141	
PHI xan	<i>Philodendron xanadu</i>	Xanadu	na	1m x 1m	na	200mm	2	318	
PHO ten	<i>Phormium tenax</i>	New Zealand Flax	na	1.5m x 1m	na	200mm	2	47	
RUS equ	<i>Russelia equisetiformis</i>	Firecracker	na	0.3m x 0.5m	na	200mm	2	244	
SAN tri	<i>Sansevieria trifasciata</i>	Mother In Law Tongue	na	0.6m x 0.3m	na	200mm	4	98	
SEN lau	<i>Senecio lautus</i>	Coastal Groundsel	na	0.3m x 0.3m	na	200mm	3	57	
SPA wal	<i>Spathiphyllum wallisii</i>	Peace Lily	na	0.6m x 0.6m	na	200mm	3	142	
SVS res	<i>Syzygium australe</i> 'Resilience'	Lilly Pilly	na	4m x 2m	na	45L	As Shown	30	
WES fru	<i>Westringia fruticosa</i>	Coastal Rosemary	na	2m x 2m	na	200mm	1.5	8	
XAN arb	<i>Xanthorrhoea arborea</i>	Broad-leaved Grass Tree	na	2m x 1m	na	25L	As Shown	4	
SUBTOTAL							2070		
GRASSES, GROUNDCOVERS & CLIMBERS									
CAR gla	<i>Carpobrotus glaucescens</i>	Pig face	na	Ground Cover	na	150mm	4	186	
FIC pum	<i>Ficus pumila</i>	Creeping Fig hedge	na	Ground Cover	na	150mm	4	70	
HIB sca	<i>Hibbertia scandens</i>	Twining Guinea Flower	na	Ground Cover	na	150mm	4	53	
LOM tan	<i>Lomandra 'Tanika'</i>	Lomandra Tanika	na	0.6m x 0.6m	na	150mm	6	180	
SEN ser	<i>Senecio serpens</i>	Blue Chalksticks	na	Ground Cover	na	150mm	4	68	
ZEP can	<i>Zephyranthes candida</i>	Rain Lily	na	0.3m x 0.5m	na	150mm	4	26	
SUBTOTAL							583		
GRAND TOTAL							2675		



48-54 BEECROFT ROAD / 52-54 RAWSON STREET ROOF LANDSCAPE LAYOUT PLAN

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

B	DEVELOPMENT APPLICATION	CG	MK	07.11.18
A	DEVELOPMENT APPLICATION	JT	MK	17.10.18
REV	DESCRIPTION	DWN	CHK	DATE

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CLIENT
DOUBLE GOLDSTONE PTY LTD

1:100 @ A1 1:200 @ A3
L-106



PROJECT NO.
ND1745

DATE
17.10.18

DRAWING NO.
L-106

REVISION
B

PLANTING STRATEGY

The planting design will:

Include luscious planting, provide a unique design language, provide shade, form and character, create liveable, and desirable public and private spaces.

Plants have been chosen for their contrasting form foliage and colour, promoting a diversity of trees and understory planting. Responding to the existing domestic and native planting in and around the site, as well as the context and climatic conditions.

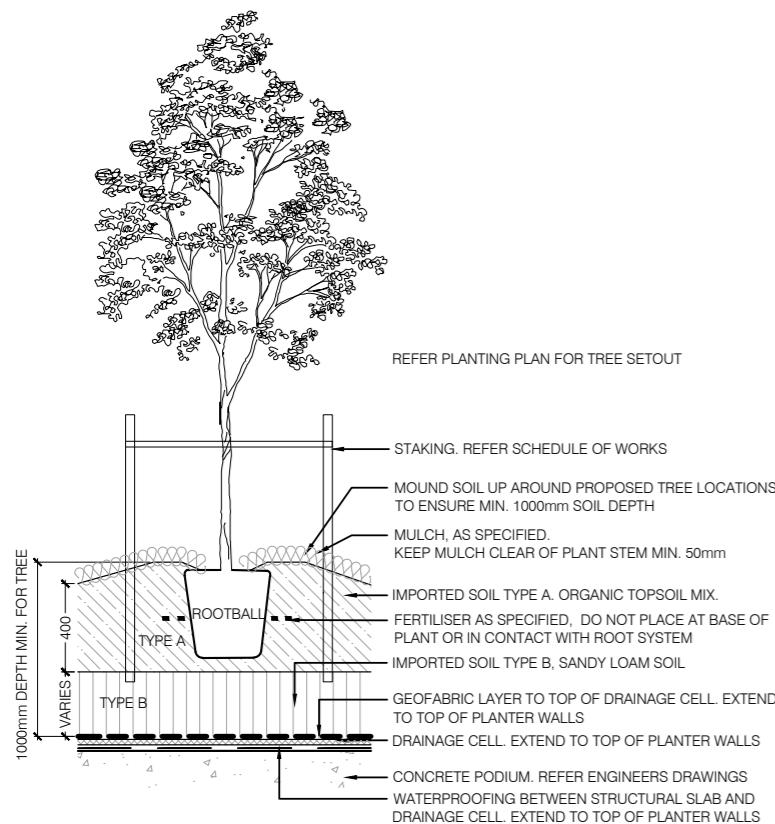
Street trees are proposed along Beecroft Rd and Rawson St in accordance with the 'Parramatta Street Tree Plan'. Trees are also proposed on the childcare level and rooftop to provide shade and vertical interest. The chosen species combine evergreen and deciduous trees with a rich understory of evergreen & flowering shrubs and ground covers.

- Soil depths on podium will comply with Parramatta Council and the apartment design guidelines minimum requirements for trees (1000mm) and shrubs (600mm) and turf (200mm).
- Refer to detailed planting plan for plant quantities.



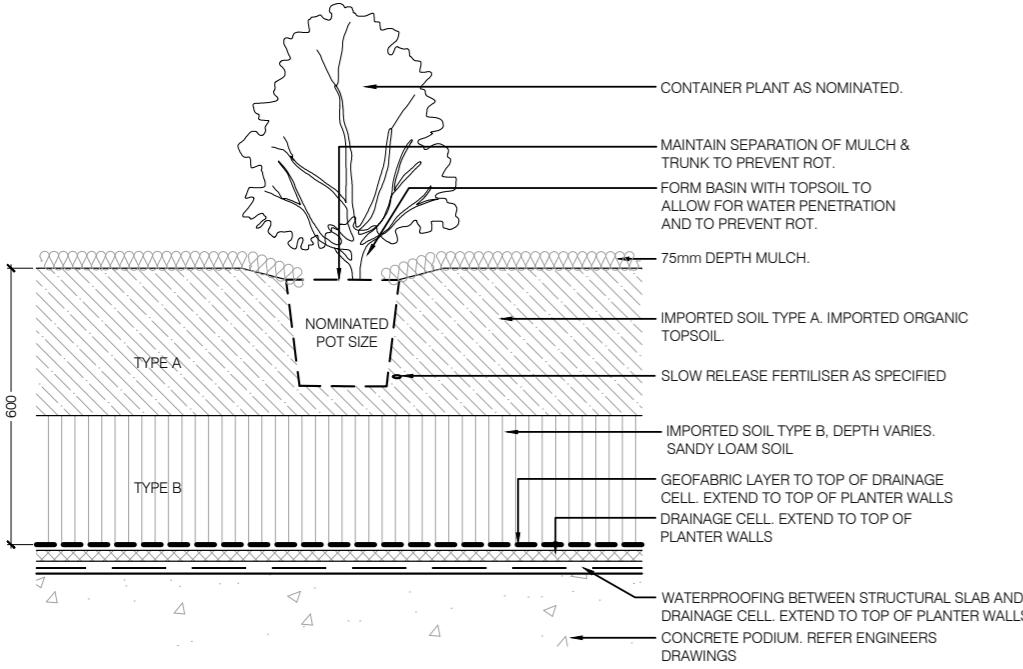
Plant Schedule				
Plant Code	Botanical Name	Common Name	Mature Height x Spread (m)	Pot Size
Trees				
DRA dra	Dracena draco	Dragon's Blood Tree	6-9m x 5m	200L
LAG ind	Lagerstroemia indica	Crepe Myrtle	6-8m x 5m	200L
LOP con	Lophostemon confertus	Brush Box	20m x 6-12m	200L
Wat flo	Waterhousea floribunda	Weeping Lilly Pilly	10-12m x 5-8m	200L
OLE ur	Olea europaea	Olive Tree	8 x 4m	200L
Shrubs and Tufting Plants				
AGA att	Agave attenuata	FoxTail	0.6m x 0.6m	300mm
AGA afr	Agapanthus africanus	African Lily	0.6m x 0.6m	300mm
ALO ver	Aloe vera	Aloe	0.2m x 0.2m	300mm
ANI rub	Anigozanthos 'Ruby Velvet'	Kangaroo Paw	1m x 0.7m	300mm
ASP ela	Aspidistra elatior	Cast Iron Plant	0.4m x 0.6m	300mm
CLI min	Clivia miniata	Bush Lily	0.7m x 0.7m	300mm
COR fru	Cordyline fruticosa	Palm Lily	2m x 0.7m	300mm
CRA ova	Crassula ovata	Jade Plant	0.4m x 0.3m	300mm
CRI ped	Crinum pedunculatum	Swamp Lily	0.5-1m x 0.5-1m	300mm
CTE set	Ctennanthe setosa "Grey Star"	Ctennanthe Grey Star	0.8m x 0.6m	300mm
DIA lon	Dianella longifolia	Pale Flax Lily	0.5m x 0.5m	300mm
DIC thy	Dichorisandra thyrsiflora	Blue Ginger	1-2m x 1m	300mm
LEU bro	Leucophyta brownii	Cushion Bush	0.7m x 0.6	300mm
LIR mus	Liriope muscari	Border Grass	0.5m x 0.5m	300mm
PHI con	Philodendron Congo	Philodendron Congo	1m x 0.7m	300mm
PHI xan	Philodendron Xanadu	Xanadu	1m x 1m	300mm
PHO ten	Phormium tenax	New Zealand Flax	1.5m x 1m	300mm
RUS equ	Russelia equisetiformis	Firecracker	0.3m x 0.5m	300mm
SAN tri	Sansevieria trifasciata	Vipers Bowstring Hemp	0.6m x 0.3m	300mm
SEN lau	Senecio lautus	Coastal Groundsel	0.3m x 0.3m	300mm
SPA wal	Spathiphyllum wallisii	Peace Lily	0.6m x 0.6m	300mm
WES fru	Westringia fruticosa	Coastal Rosemary	2m x 2m	300mm
XAN arb	Xanthorrhoea arborea	Broad-leaved Grass Tree	2m x 1m	25L
Grasses and Ground Covers				
CAR gla	Carpobrotus glaucescens	Pig Face	Spreading	150mm
EPI aur	Epipremnum aureum	Devil Ivy	Spreading	150mm
FIC pum	Ficus pumila	Creeping Fig hedge	Spreading	150mm
HIB sca	Hibbertia scandens	Snake Vine	Spreading	150mm
LOM tan	Lomandra 'Tanka'	Lomandra 'Tankia'	Spreading	150mm
ZEP can	Zephyranthes candida	Rain Lily	Spreading	150mm

TYPICAL DETAILS



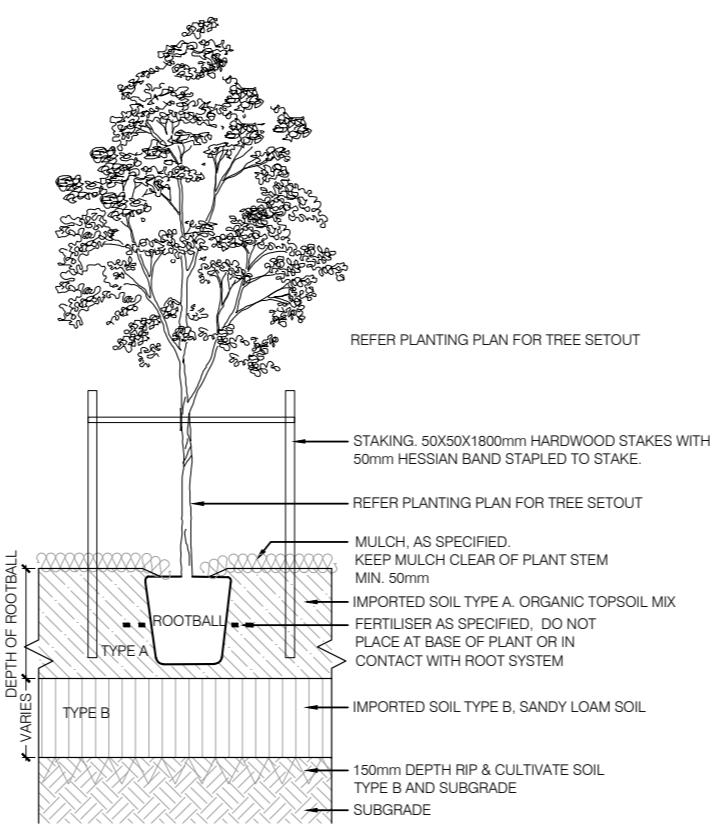
MEDIUM TREE ON PODIUM

1:40 @ A3



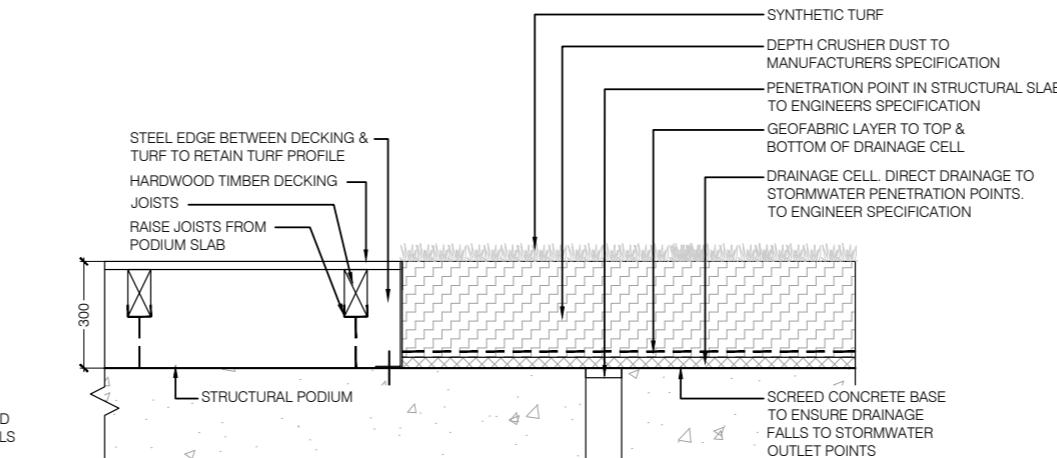
SHRUBS/GRASSES/GROUNDCOVERS ON PODIUM

1:20@A3



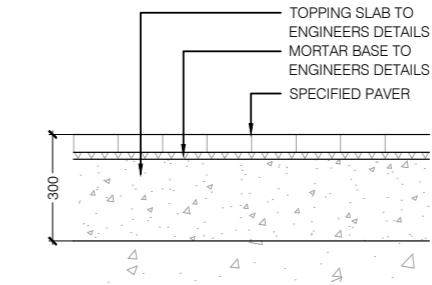
TREE ON GRADE

1:40 @ A3



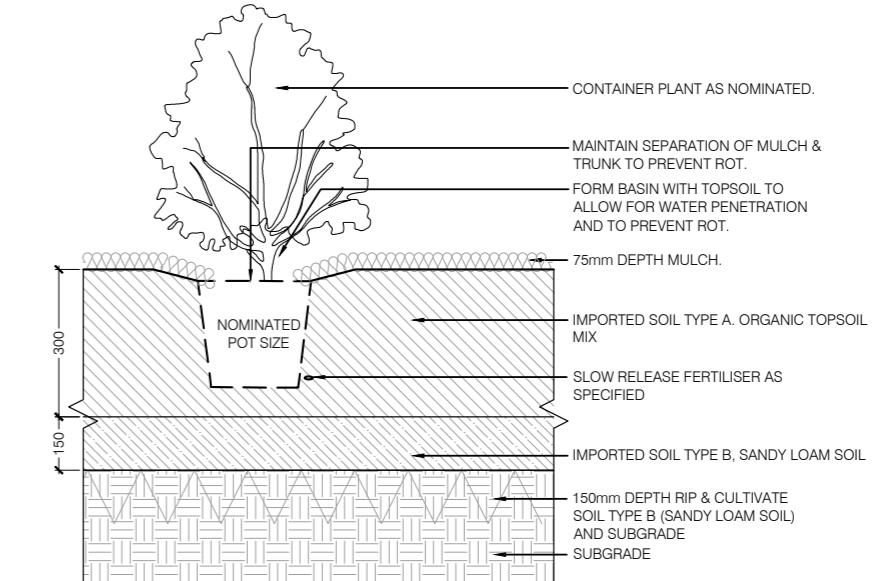
DECKING AND SYNTHETIC GRASS ON PODIUM

1:20@A3



PAVING ON PODIUM

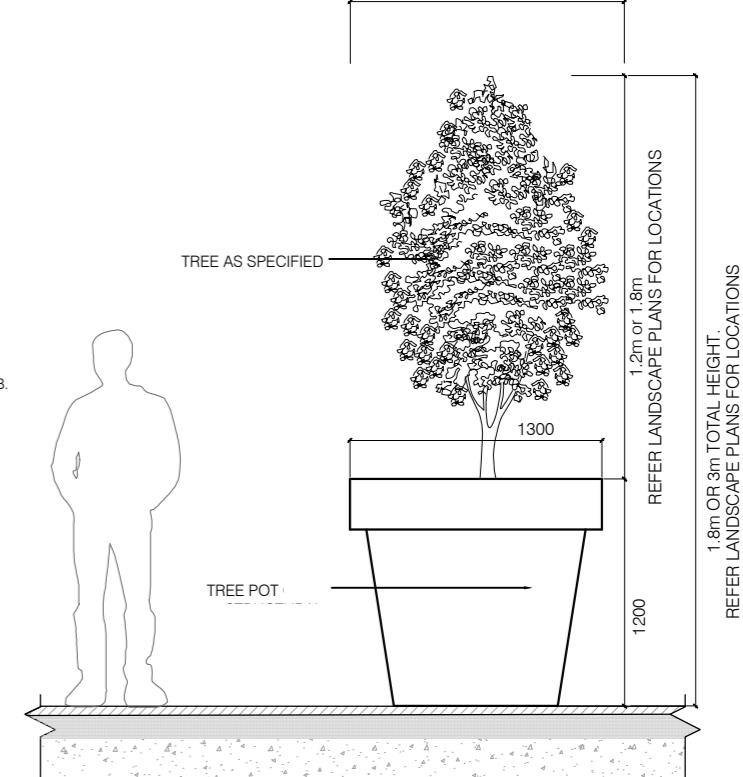
1:20@A3



SHRUBS/GRASSES/GROUNDCOVERS ON GRADE

1:20@A3

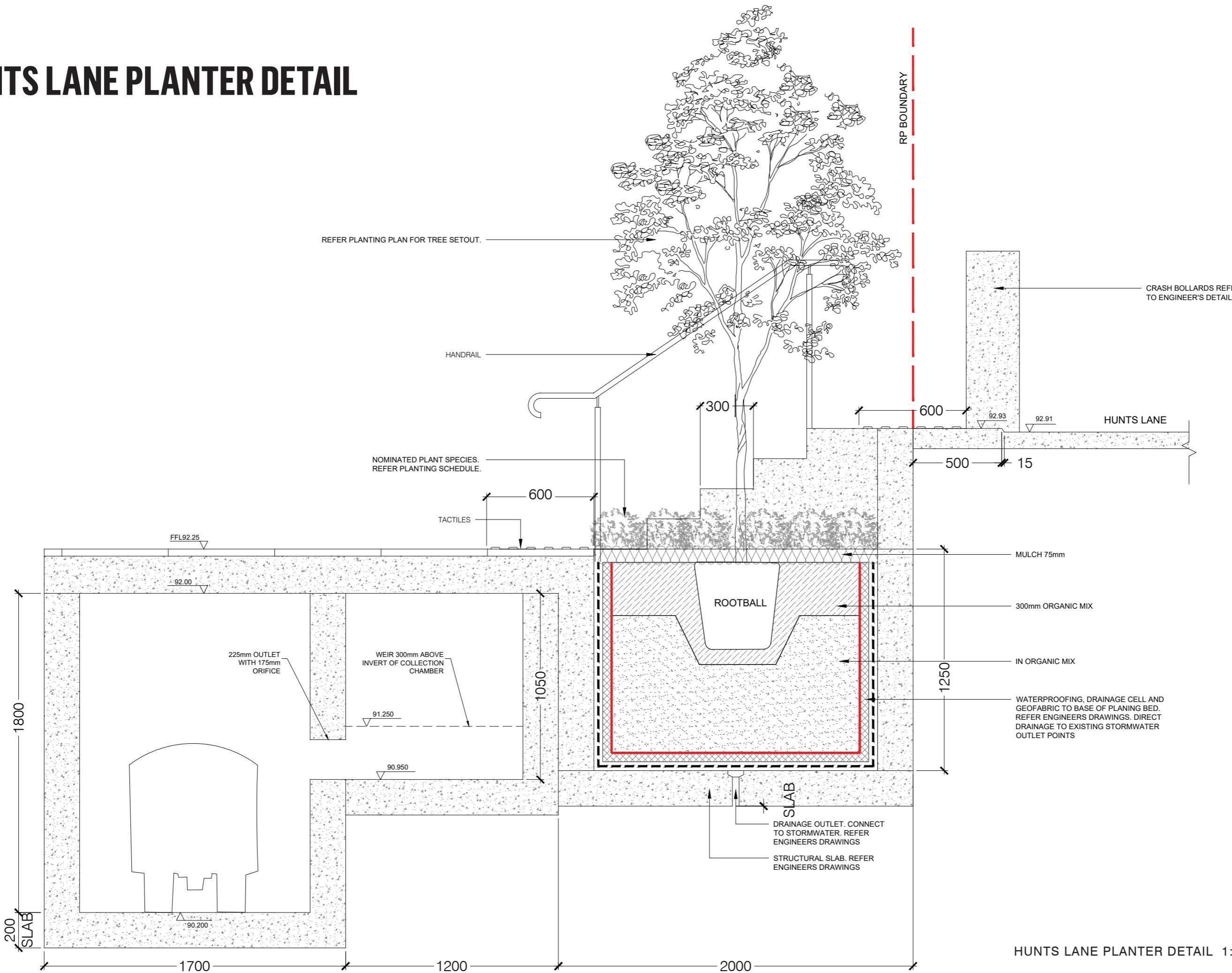
2.5m or 1.5m.
REFER LANDSCAPE PLANS FOR LOCATIONS

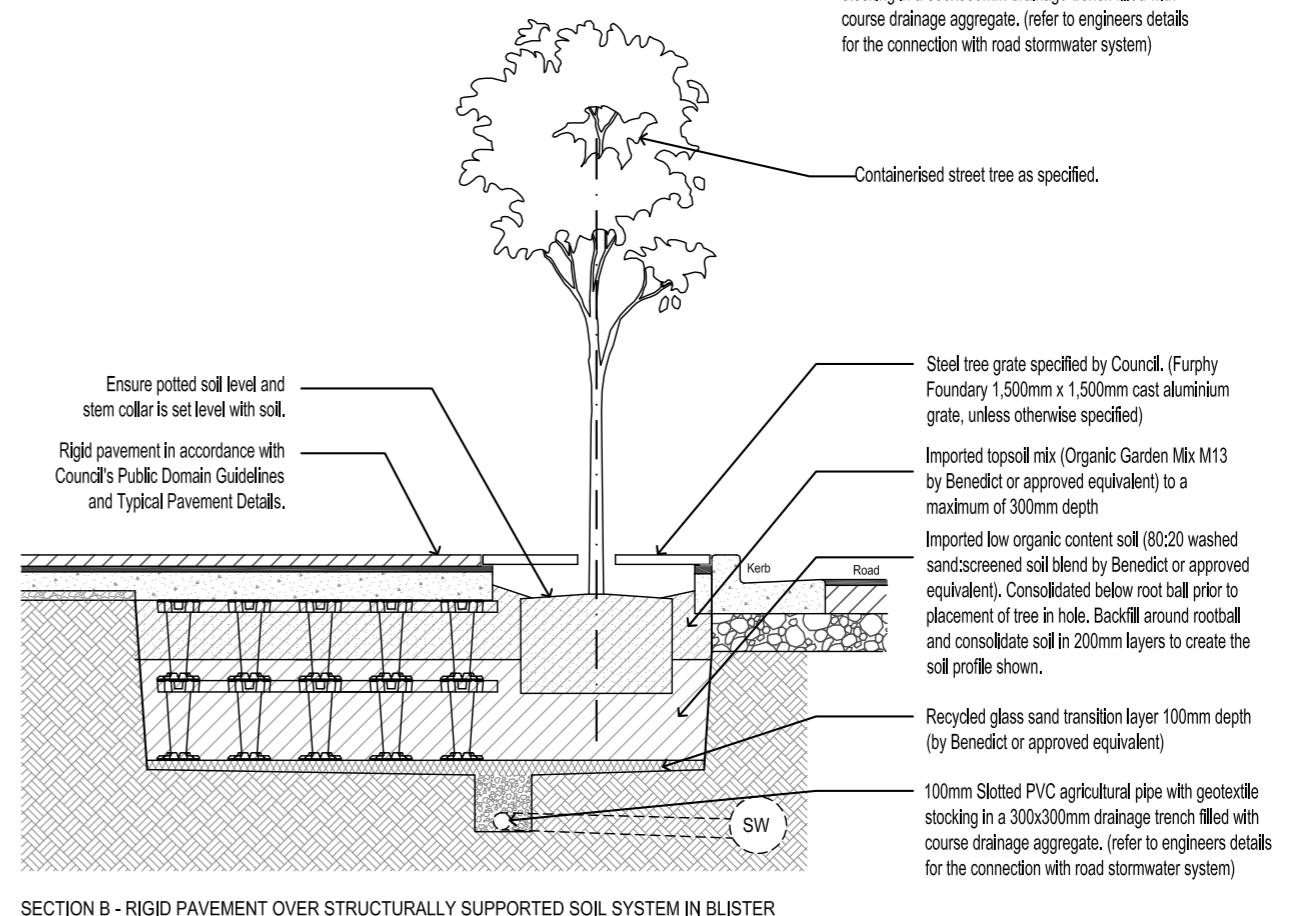
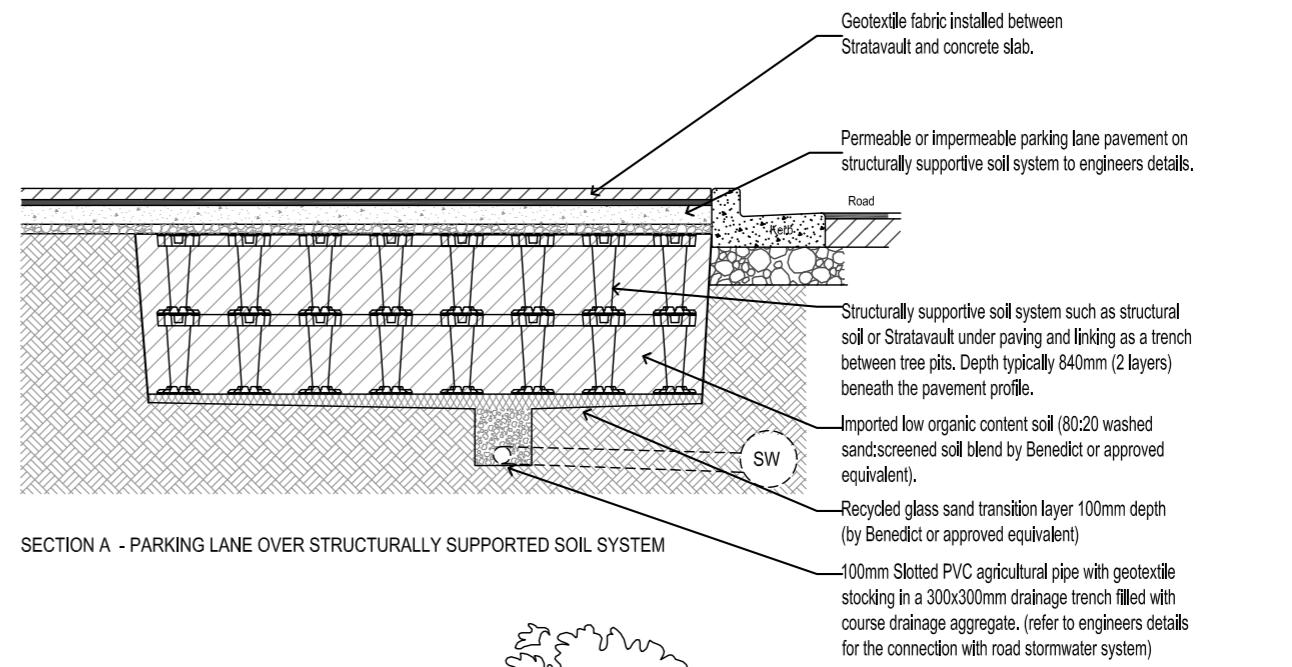
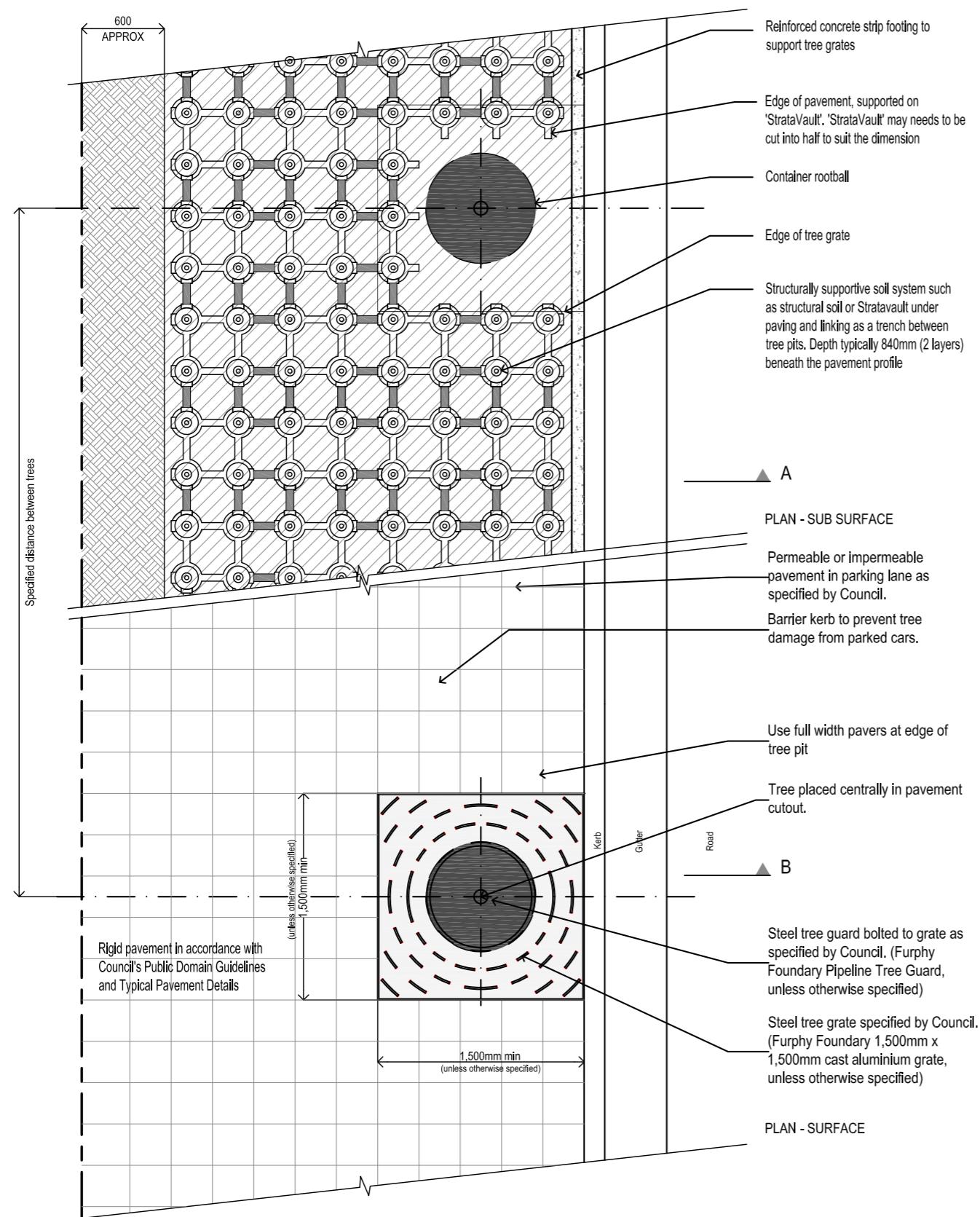


TREE IN PLANTER POT

1:40 @ A3

HUNTS LANE PLANTER DETAIL





Scale 1: 25 @ A2 0 500 1000 mm

All measurement shown are in millimeters, unless otherwise stated



TYPICAL DETAIL - NOT FOR CONSTRUCTION

STREET TREE PLANTING DETAILS

REVISION DATE: APR 2017

DETAIL - Street Tree Planting in Paved Footpath with Stratavault (Tree Grade)

