

MELROSE PARK STAGE 2 - LOT AD

LANDSCAPE DEVELOPMENT APPLICATION REPORT

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PROJECT DETAILS

Lot AD, 657-661 Victoria Road
4-6 Wharf Road
Melrose Park NSW 2114
Project Number: 1705
Issue: G
Date: August 2018

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INTRODUCTION

DESIGN STATEMENT

Lot AD forms an important new place at Melrose Park; a residential community diverse in its offerings. Flexible spaces for living, for learning, for play, or to just simply, ‘be’.

OUTDOOR SPACES

Level 1 and rooftops terraces offer communal spaces for the enjoyment of residents and visitors. Alfresco dining with sheltered BBQ and entertainment facilities allow residents to gather outside their four walls. Adjoining this area on Level 1 is a large, open lawn for children to play independently under the watchful eyes of their loved ones. Meandering pathways for the daily dog walk and ‘retreat nooks’ promote outdoor relaxation. The landscape encourages social interactions, inclusiveness, safety, health and wellbeing.

PLANTING DESIGN

Holistically, the site seeks to reference the landscape of its local environment; through considered planting palettes of predominantly endemic and native species, the design will enhance existing biodiversity of the area and support healthy habitat growth.

A high-quality communal space is reflected through a lush planting palette of interesting foliage and seasonal colour; complementing the surrounding, native palette. The design creates an oasis in between its building; visually beautiful from upper balconies, yet safe and shaded for its users below.

The species palettes consist of species that perform well on structure, as well as a range of species including local native and exotic. These will be used to promote biodiversity and robustness within the planting scheme. Low-growing plant species will be located where appropriate to ensure clear desirable views and safe site lines.

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

The habit and form of canopy trees will provide a dappled filigree of light and shade providing environmental amelioration year round.

The roof terraces provides a landscape that softens the edges of the built form, and a flexible space for friends to gather and enjoy extended views towards Parramatta River and Sydney CBD.

Deep soil areas will be maximised with the planting of large canopy trees; to moderate environmental conditions and mediate the building scale. Specific areas in the communal open space have been identified for WSUD opportunities, to contribute to treating storm water run off.

All planting boxes above structure have been designed to meet soil volumes and depths in accordance with NSW Planning and Environment Apartment Design Code.

Detailed planting plans have been included in this submission.

URBAN ELEMENTS

Elements such as paving, furniture, screening, fencing and lighting will be developed further during detailed design. Refer to detailed plans for proposed materials & finishes.

AMENITY

Solar access and natural ventilation have been maximised by selecting a variety of tree species to suit varying requirements throughout the site. Light-canopied trees have been nominated in close proximity to building facades, planted at a minimum 3.5m away from proposed buildings & structures.

Visual privacy has been addressed in the planting design. Screening plants capable of achieving a mature height of 2.5m provide sanctuary for each terrace located next to the communal open space. Shade amenity is created through small canopy trees in the landscape, as well as pergola structures for gathering under. When viewed from above, the communal open space provides seasonal interest with the changing colour and foliage.

ACCESSIBILITY

Universal access to AS1428 has been incorporated into communal spaces, connecting walkways and building entries without compromising design quality.

Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that residents can access site amenities comfortably. Entry to the apartment via surrounding streets such as EWR-1, NSR-3, NSR-4 will be highly legible from the street.

DRAINAGE

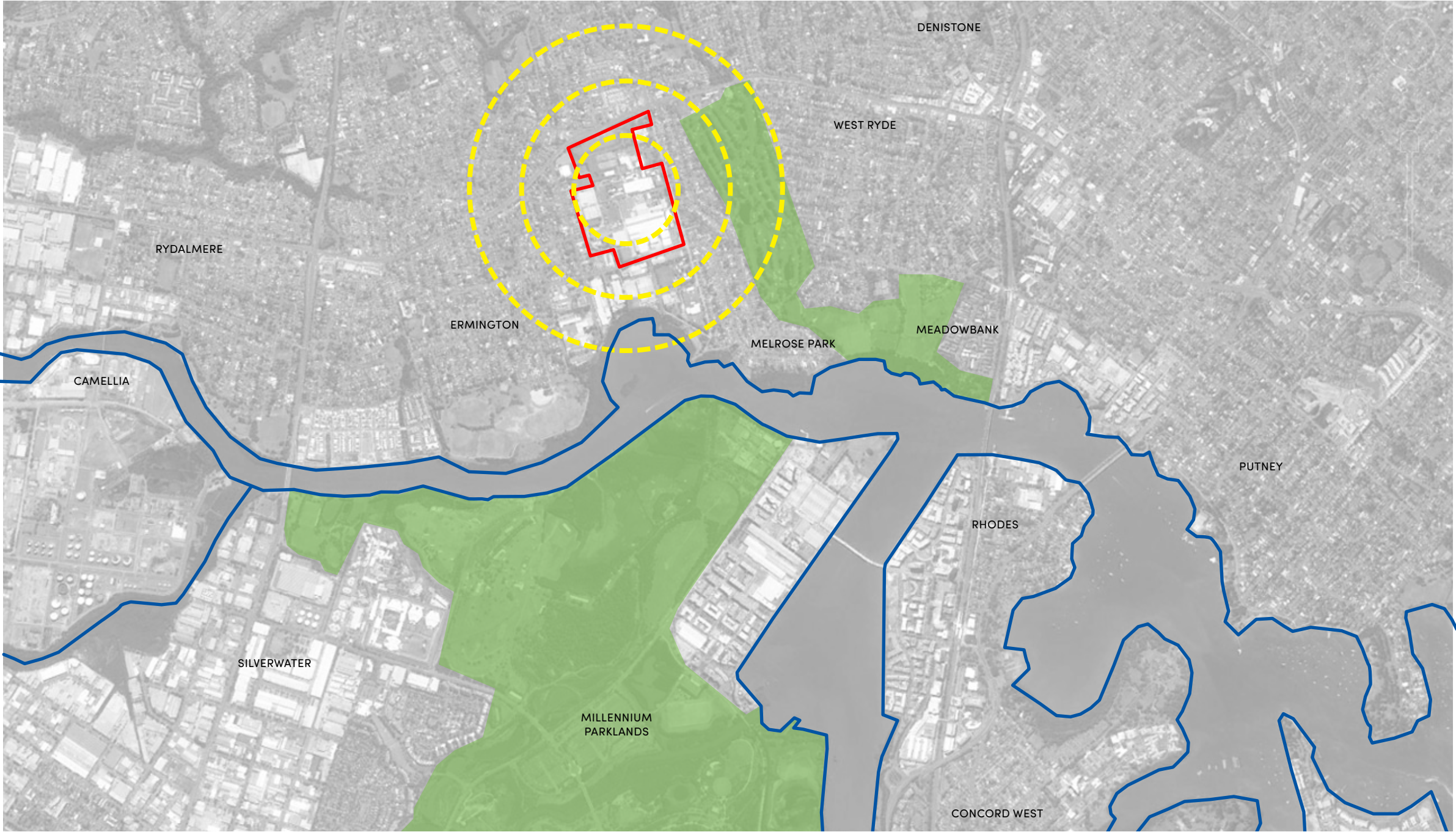
Drainage cell is specified to all soft landscape zones on structure. Design of the landscapes considers minimum freeboard requirements.

GROWING MEDIA

The planting will comprise a complementary mix of indigenous and exotic species. Soil types are specified on planting plans and in accordance with industry standard.

SITE ANALYSIS

SITE CONTEXT



- LEGEND
- Melrose Park - Development Site
 - Foreshore and tributaries
 - 500 metre walking circle
 - Surrounding green infrastructure

Scale 1 KM

SITE ANALYSIS

SITE LOCALE



- LEGEND
- Melrose Park - Development Site
 - Existing arterial & residential roads
 - Foreshore walking track
 - Low density residential interface
 - Lot AD
 - Concurrent & previously developed sites
 - Future town centre
 - Existing green infrastructure
 - Existing social infrastructure
 - Existing industry

Scale 300M

SITE ANALYSIS

EXISTING & FUTURE CONNECTIONS



- LEGEND
- Melrose Park - Development Site
 - Existing arterial & residential roads
 - Foreshore walking track
 - Low density residential interface
 - Future major through site links
 - Lot AD
 - Concurrent & previously developed sites
 - Future town centre
 - Future green infrastructure
 - Surrounding green infrastructure
 - Existing social infrastructure
 - Existing industry

Scale 300M

SITE ANALYSIS

LOCAL CHARACTER



Views south from VRS site to Sydney CBD.



Natural condition at Ermington Boat Ramp along the Parramatta River.

STREET, GROUND, LEVEL 1 AND ROOFTOP

GENERAL ARRANGEMENT PLAN

STREET, GROUND & LEVEL 1

LEGEND

- Line of Basement
- Site boundary
- Detention Tank
- T-151 Trees to be removed refer Naturally trees Arborists report
- Proposed street tree
- Proposed tree
- Footpath
- Road
- Cobblestone Pavement
- Temporary streetscape planting
- Permanent streetscape planting
- Exposed aggregate pathways
- Herringbone feature paver
- Terrace granite unit paving
- Turf
- Garden Bed
- Timber decking



DETAILED LANDSCAPE PLAN

GROUND & LEVEL 1

KEY PLAN



Graded walkway wraps around the terraced levels to achieve equal access to Ground Floor lobby entry at RL33.35 & access to street level (EWR-1) at RL. 32.50

1200mm high metal vertical blade fence nestled within garden bed, providing security to each apartment. Surrounding landscape will be lush and colourful, with screen planting to 2.5m high for privacy but still allowing glimpses into the central green from each apartment.

Sandstone bleacher step between lawn terraces

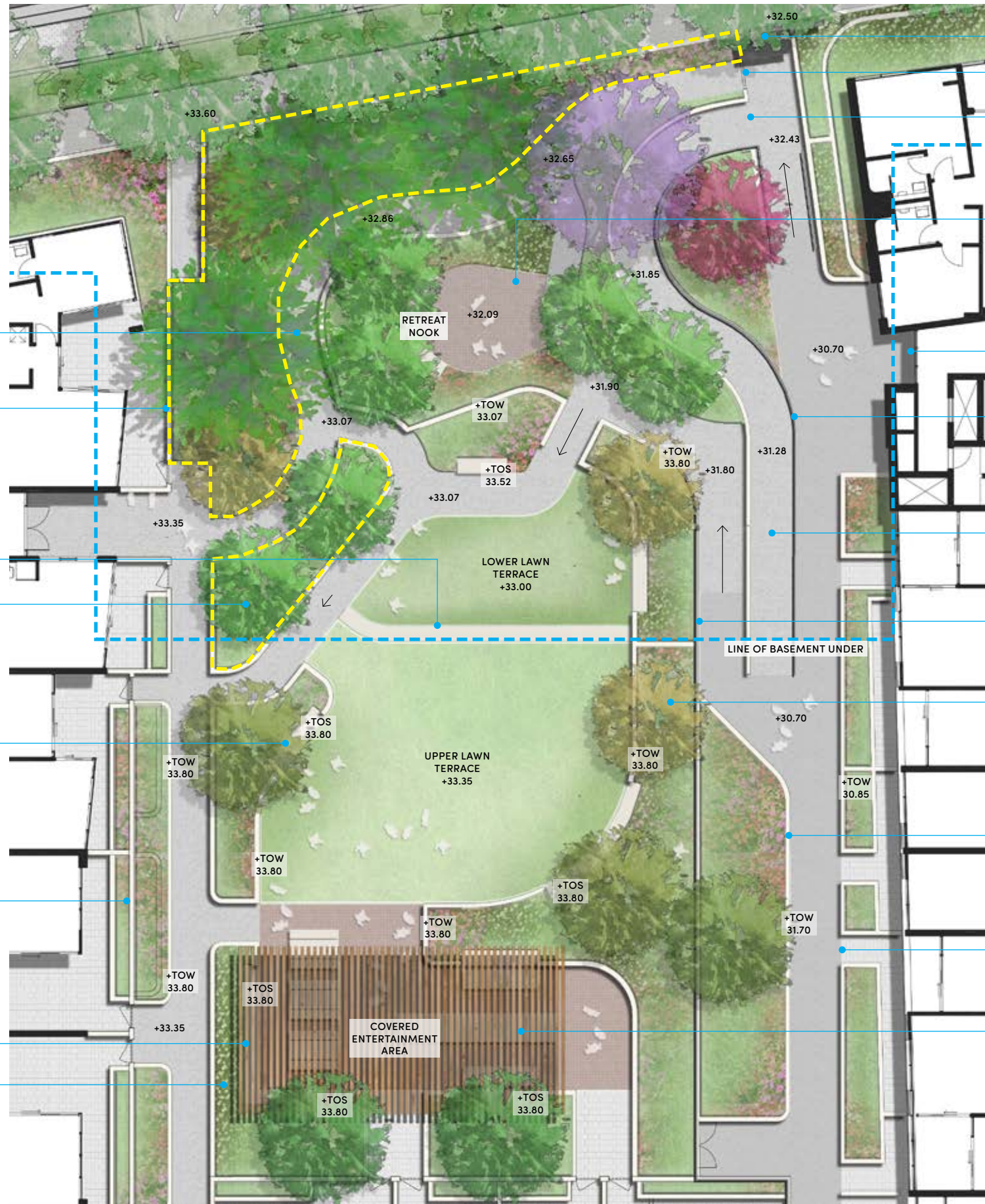
Lush evergreen canopy trees to provide interest when viewing the communal space from above.

Generous, shaded seating nodes for passive recreation and social interaction.

1200mm high vertical blade fence with gated access provides security to each apartment and direct access into communal open space.

Seating nooks in entertainment area

Flowering planter beds



LEGEND

Line of Basement

■ ■ ■ ■ Area identified as bioretention.
Refer to engineer's drawings for details.

Entry portal

Gated access point to
Communal Open Space

Entry level from street RL32.50 (EWR-1)
to communal open space and Ground
Floor courtyards RL 30.70

Shaded retreat nooks adjacent to central green allows for passive recreation and respite. 450mm high bespoke formed concrete seating provides a view back into the open space.

Foyer entry to Ground Level
apartments at RL.30.70

Sandstone clad retaining wall to follow line of ramp

1 in 14 ramp to provide equal access from street level into Lower Ground Level RL. 30.70

W/C located on Lower Ground 1
and tucked under Level 1 Communal
Open Space

Small feature canopy trees to mediate building scale, provide interest to overlooking balconies and amenity for residents.

1m high raised planter bed to accommodate tree planting over podium slab. Planting to screen car park air supply louvers and mediate level change.

Entry into Ground Floor apartments
below at RL.30.70

Covered alfresco/entertainment area
with BBQ and picnic settings



DETAILED LANDSCAPE PLAN

LOWER GROUND 2

KEY PLAN



Shade tolerant hedge planting along southern boundary allowing solar access to lower level courtyards.

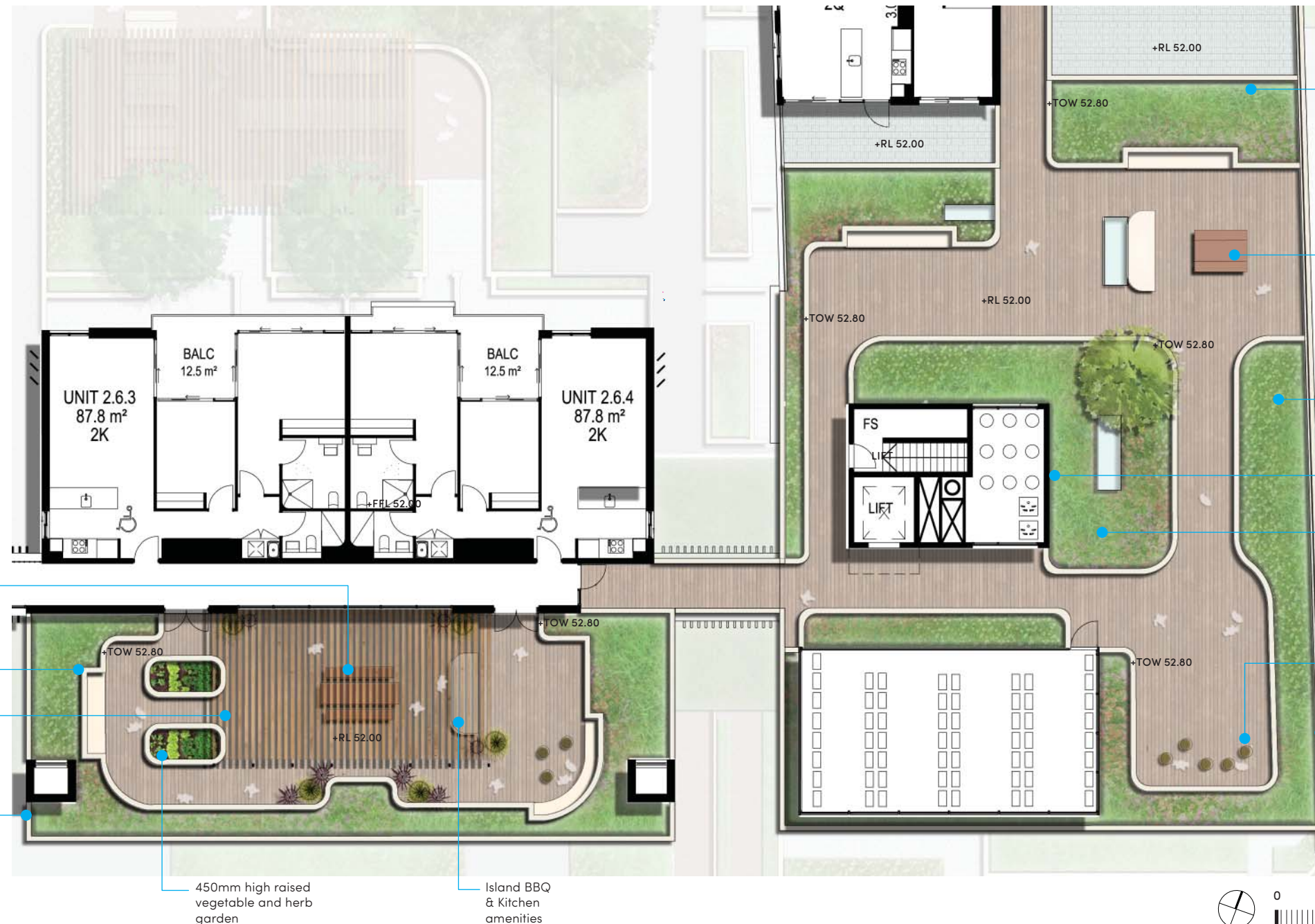
Walls to mediate level change between lower level courtyards & adjacent footpath level.

1200mm high vertical blade fence with gated access provides security to each apartment.



SCALE 1:200 @A3

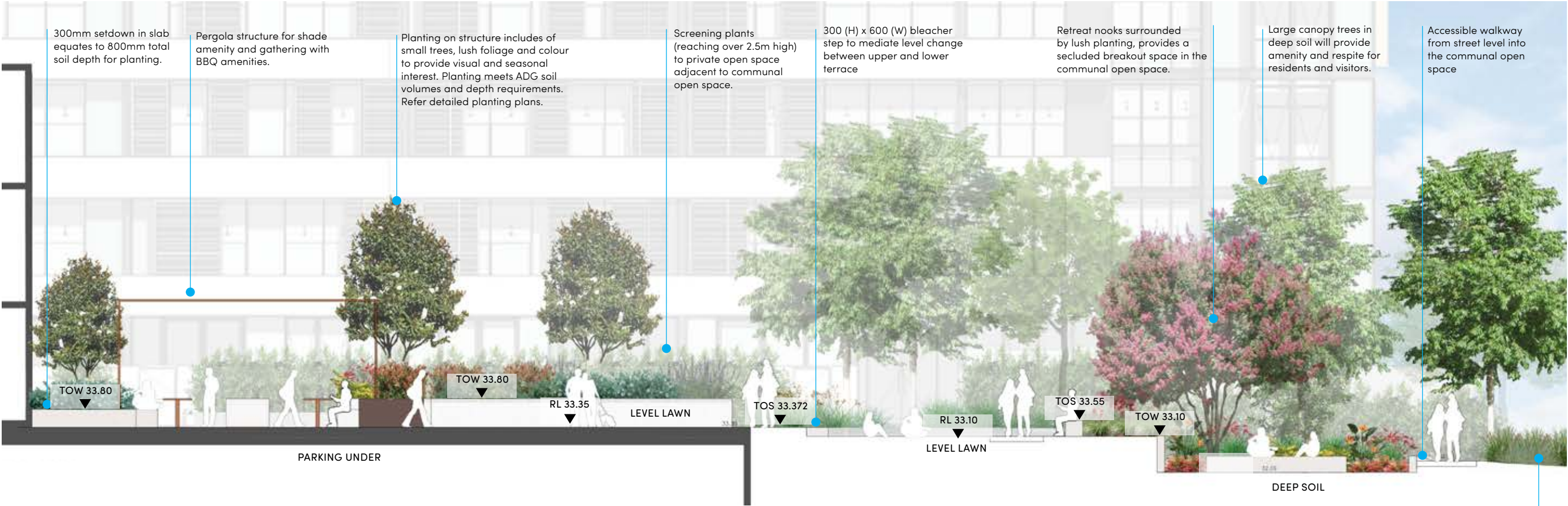
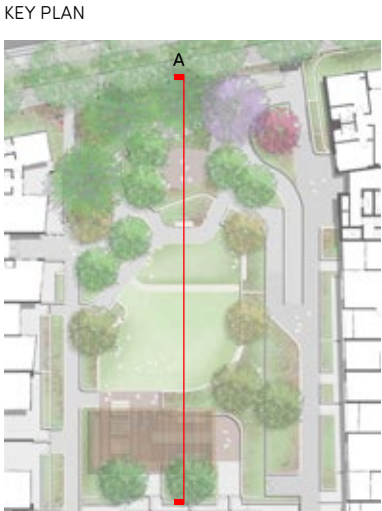
KEY PLAN



- Island BBQ & Kitchen amenities



LANDSCAPE SECTIONS



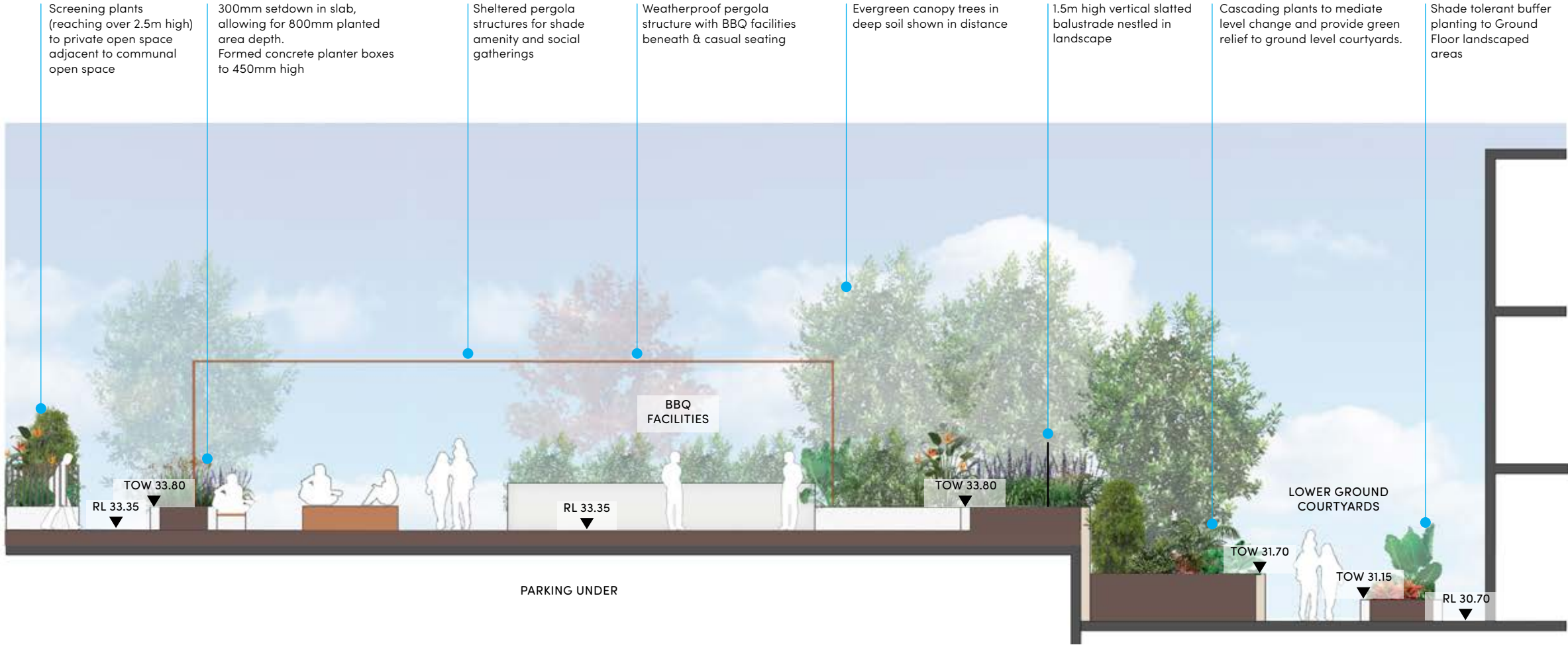
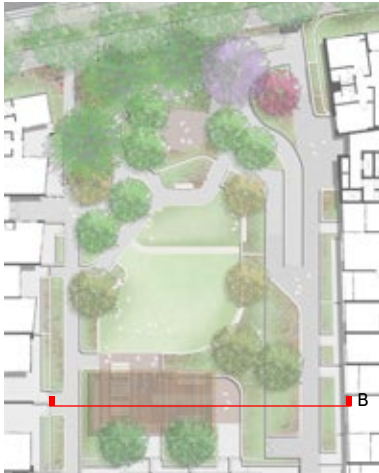
SECTIONAL ELEVATION A - LEVEL 1 TERRACED COMMUNAL OPEN SPACE

Densely planted landscape to mediate noise and views into communal space from the street.
Area identified for bioretention refer Engineers details.
Landscape banking down to boundary wall fronting EWR-1.



LANDSCAPE SECTIONS

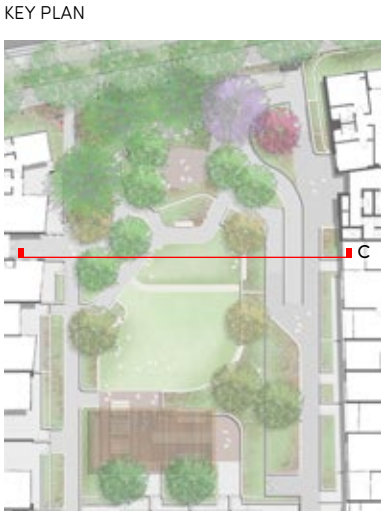
KEY PLAN



SECTIONAL ELEVATION B - LEVEL 1 COMMUNAL OPEN SPACE AND LOWER GROUND COURTYARDS



LANDSCAPE SECTIONS



Vertical blade fence with gated access provides security to each apartment and direct access into communal open space.

Feature tree planting shown in distance

450mm high formed concrete bench (in distance)

1.5m high vertical blade balustrade hidden in landscaped areas to reduce perceived height from Ground Level apartments



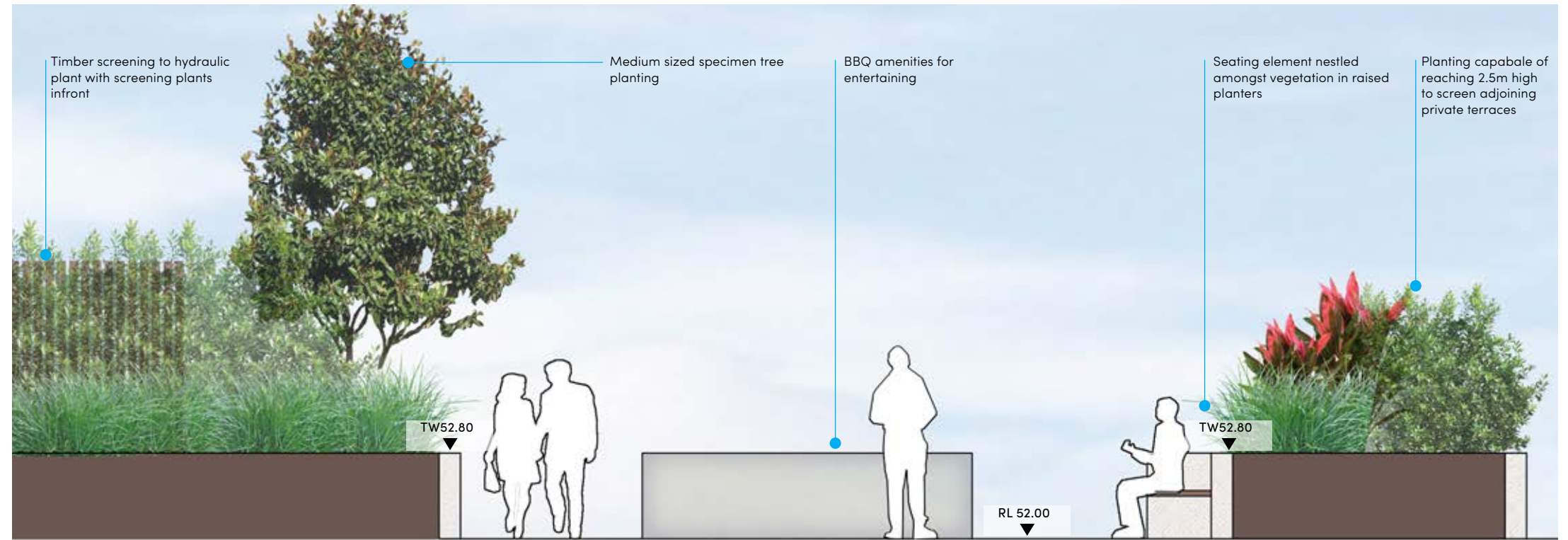
SECTIONAL ELEVATION C - LEVEL 1 COMMUNAL OPEN SPACE AND LOWER GROUND COURTYARDS



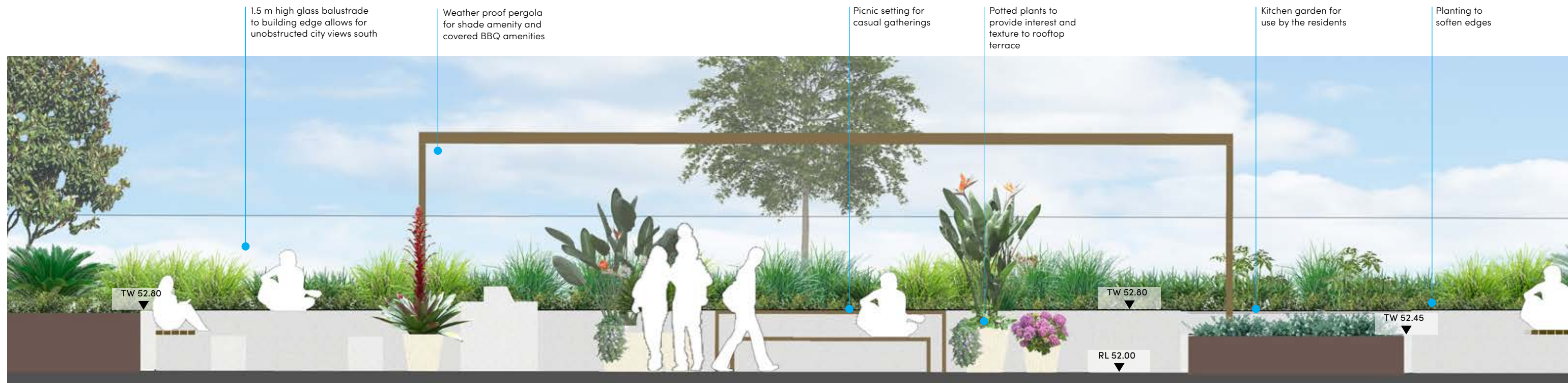
LANDSCAPE SECTIONS

ROOFTOP

KEY PLAN



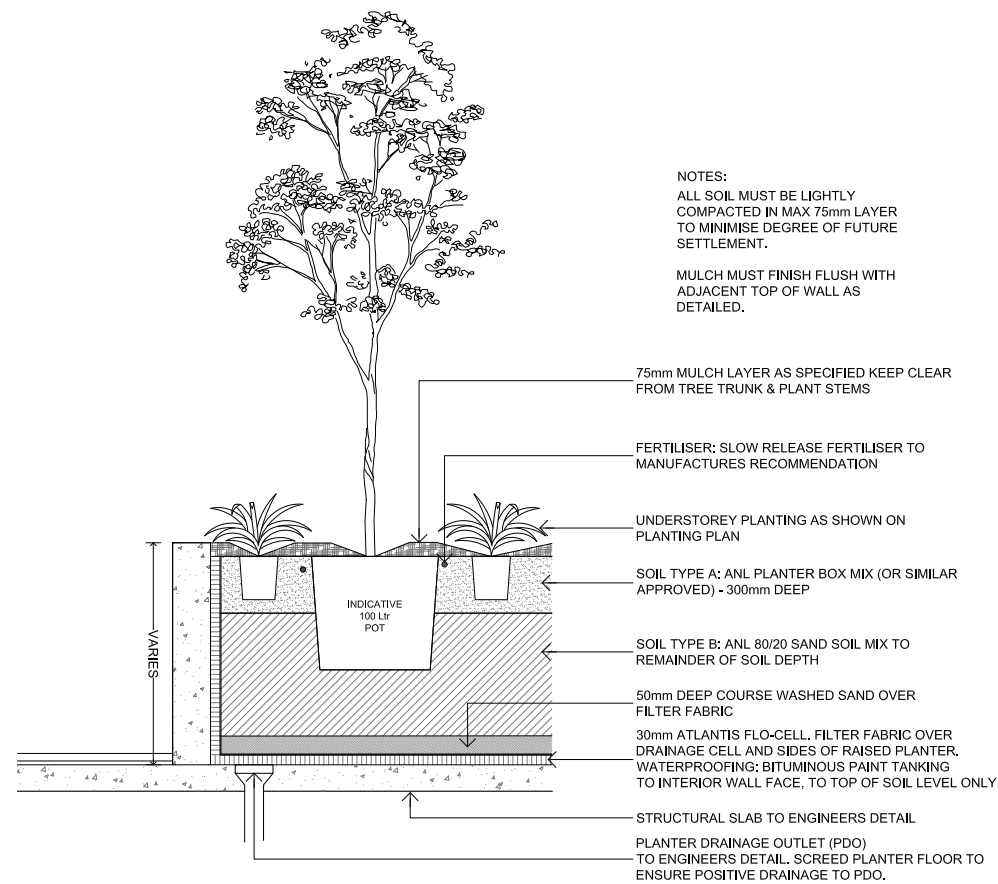
SECTIONAL ELEVATION A - EASTERN ROOF TERRACE LOOKING NORTH-WEST



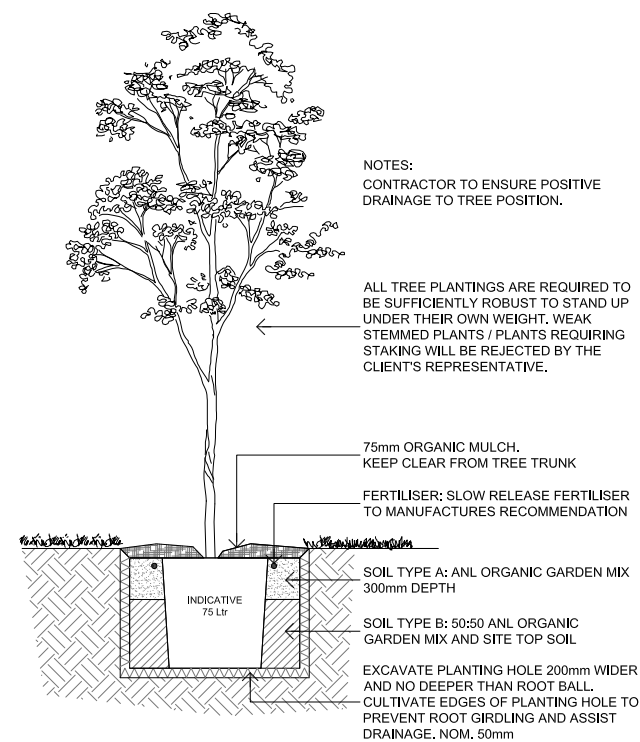
SECTIONAL ELEVATION B - WESTERN ROOF TERRACE LOOKING SOUTH-EAST

0 1 2
SCALE 1:50

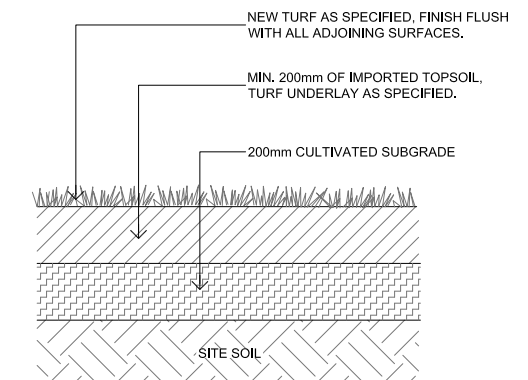
TYPICAL DETAILS



DETAIL 1 - PLANTING ON STRUCTURE 1:40 @A3

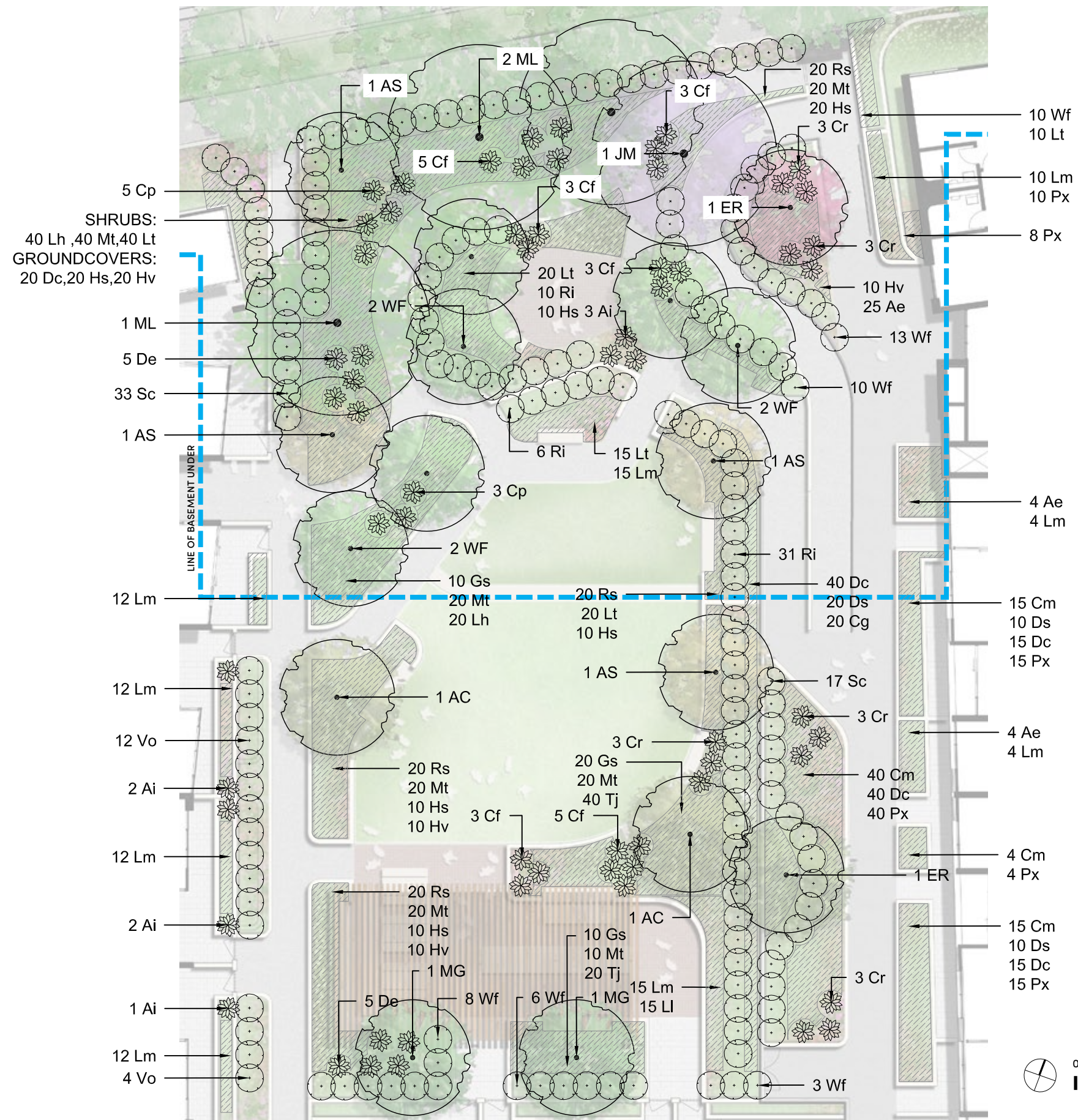
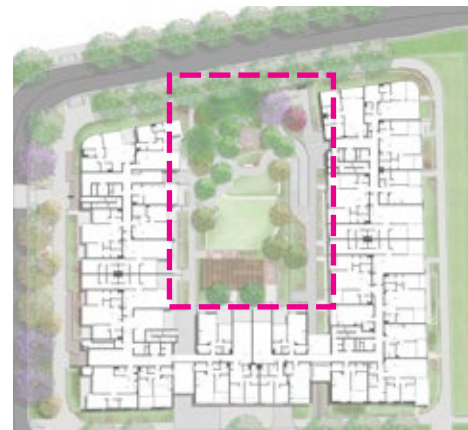


DETAIL 2 - TREE PLANTING IN NATURAL GROUND 1:40 @A3



DETAIL 3 - TURF 1:20 @A3

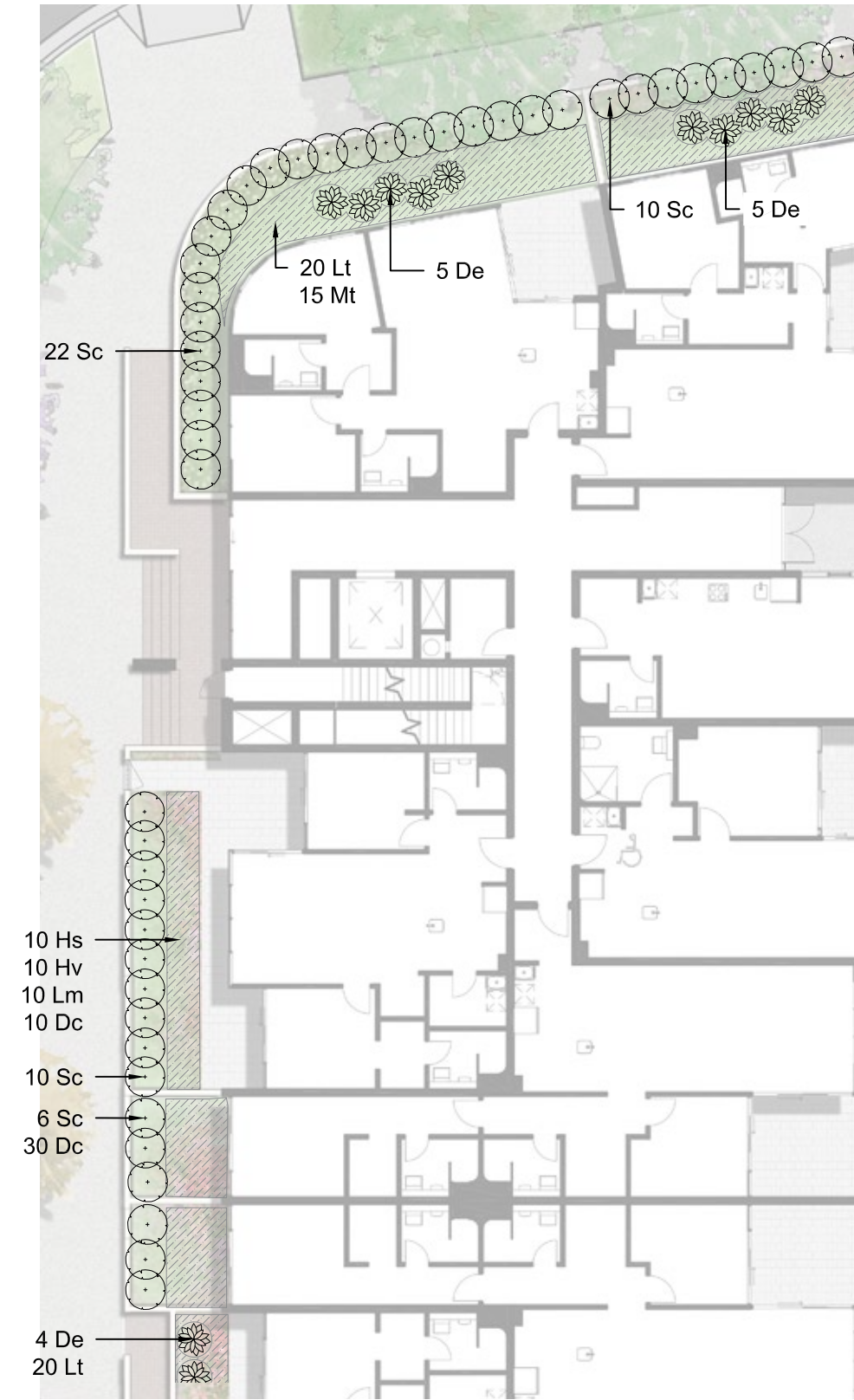
KEY PLAN



PLANTING PLAN

WESTERN STREET LEVEL COURTYARDS

KEY PLAN



PLANTING PLAN

SOUTHERN BOUNDARY, GROUND LEVEL 1 & LOWER GROUND 2

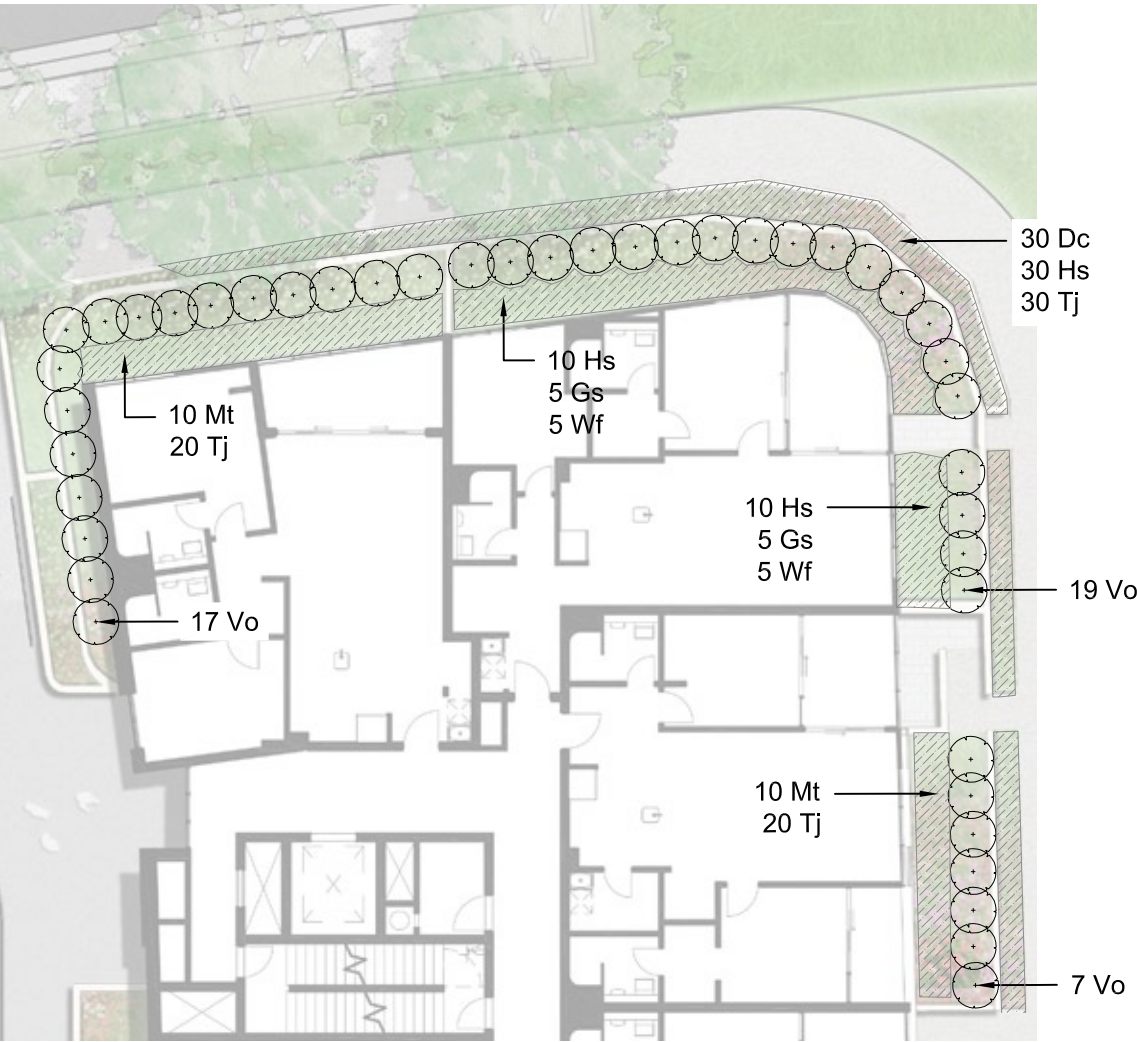
KEY PLAN



PLANTING PLAN

NORTHERN BOUNDARY

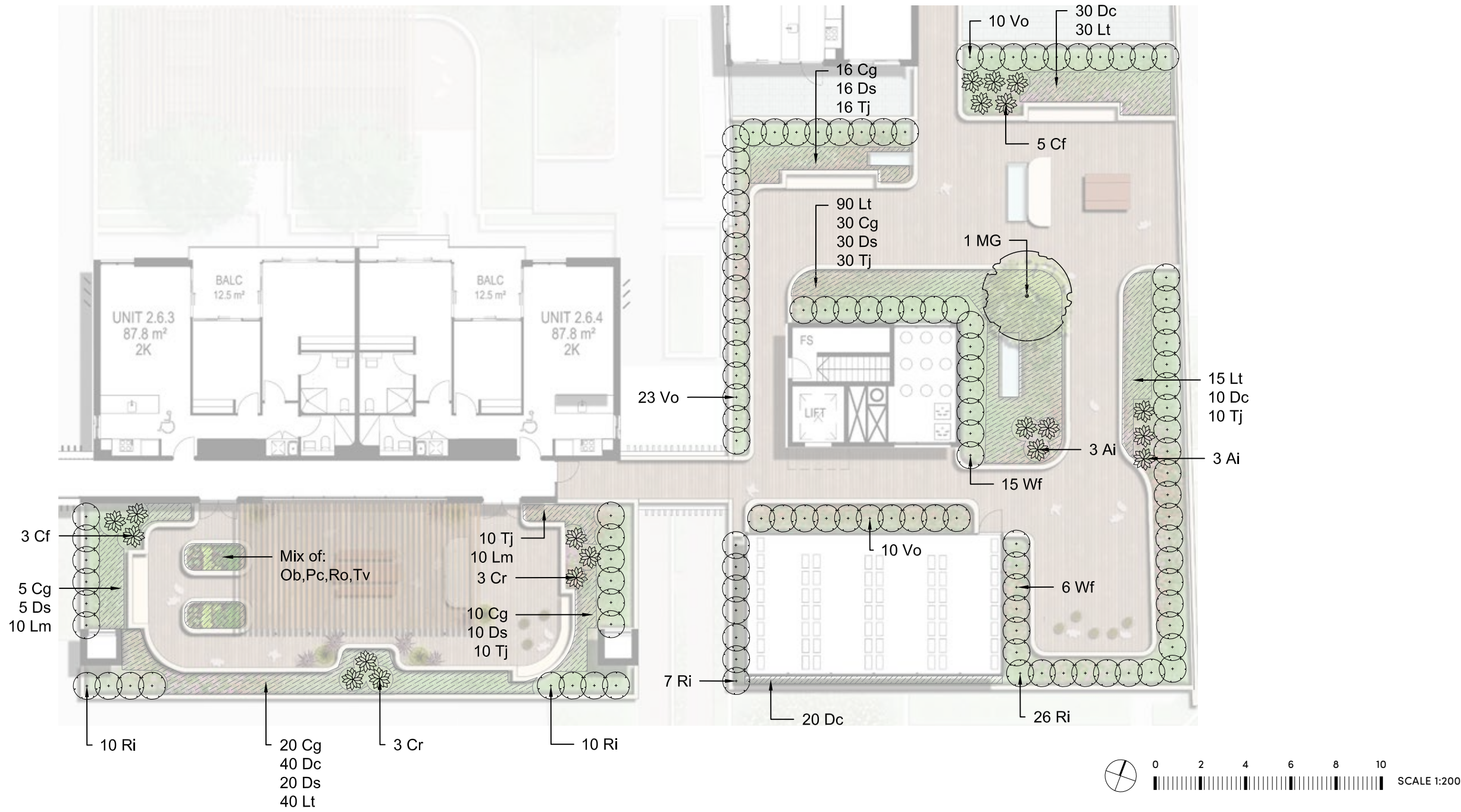
KEY PLAN



PLANTING PLAN

ROOFTOP TERRACES

KEY PLAN



NOTE

Refer page 19 for detailed planting plan.

PLANTING SCHEDULE
LEVEL 1 & GROUND FLOOR

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
TREES							
AC	Angophora costata	Smooth Barked Apple	20m	15m	400lt bag	as shown	2
AS	Acmena smithii	Lilly Pilly	12m	6m	400lt bag	as shown	4
ER	Elaeocarpus reticulatus	Blueberry Ash	10m	5m	400lt bag	as shown	2
ML	Melaleuca linariifolia	Snow-In-Summer	8m	6m	400lt bag	as shown	3
MG	Magnolia grandiflora 'Little Gem'	Magnolia	6m	3m	700lt bag	as shown	2
JM	Jacaranda mimosifolia	Jacaranda	10m	8m	700lt bag	as shown	1
WF	Waterhousea floribunda 'Green Avenue'	Weeping Lilly Pilly	8m	5m	400lt bag	as shown	6
SHRUBS							
Ae	Aspidistra elatior	Cast Iron Plant	1.2m	1.5m	200mm pot	as shown	28
Gs	Grevillea sericea	Silky Grevillea	1.5m	1.5m	200mm pot	as shown	40
Hv	Hardenbergia violacea	Happy Wanderer	0.2m	2.0m	200mm pot	as shown	45
Mt	Melaleuca thymifolia	Thyme Honey Myrtle	1.0m	1.0m	200mm pot	as shown	150
Ri	Rhaphiolepis indica 'Cosmic Pink'	Pink Rhaphiolepis	0.8m	0.5m	200mm pot	as shown	47
Rs	Rhagodia spinescens	Aussie Flat Bush	0.5m	1.0m	200mm pot	as shown	80
Sc	Syzygium 'Cascade'	Cascade Lilly Pilly	2.0m	2.0m	200mm pot	as shown	50
Wf	Westringia fruticosa	Coastal Rosemary	1.2m	1.2m	200mm pot	as shown	50
Vo	Viburnum odoratissimum	Sweet Viburnum	4.0m	2.0m	200mm pot	as shown	16
ACCENT PLANTING							
Ai	Alcantarea imperialis	King Bromeliad	1.5m	1.5m	300mm pot	as shown	9
Cf	Cordyline fruticosa 'Rubra'	Red Cordyline	1.0m	1.5m	300mm pot	as shown	22
Cp	Crinum pedunculatum	Swamp Lily	1.5m	1.5m	300mm pot	as shown	8
Cr	Cycas revoluta	Sago Palm	1.0m	2.0m	300mm pot	as shown	12
De	Doryanthes excelsa	GyMEA Lily	3.0m	1.0m	300mm pot	as shown	10
UNDERSTOREY							
Cg	Casuarina glauca 'Cousin It'	Sheoak	0.15m	3.0m	140mm pot	6/m2	20
Cm	Clivia miniata	Kaffir Lily	0.5m	0.3m	140mm pot	4/m2	74
Dc	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm pot	6/m2	150
Ds	Dichondra argentea 'Silver Falls'	Silver Falls	0.15m	1.0m	140mm pot	6/m2	40
Hs	Hibbertia scandens	Golden Guinea Vine	0.5m	2.0m	140mm pot	6/m2	80
Lh	Lomandra hystrix	Mat Rush	1.0m	1.0m	140mm pot	6/m2	60
Tj	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm pot	6/m2	60
Lm	Liriope muscari 'Evergreen Giant'	Liriope	0.7m	0.7m	140mm pot	6/m2	96
Lt	Lomandra longifolia 'Tanika'	Lomandra	0.5m	0.5m	140mm pot	6/m2	105
Px	Philodendron 'Xanadu'	Philodendron	0.5m	1.0m	140mm pot	6/m2	92

PLANTING PALETTE



Angophora costata



Acmena smithii



Melaleuca linariifolia



Magnolia grandiflora



Jacaranda mimosifolia



Waterhousea floribunda
'Green Avenue'



Aspidistra elatior



Grevillea sericea



Rhagodia spinescens



Alcantarea imperialis



Cordyline fruticosa 'Rubra'



Doryanthes excelsa



Liriope muscari
'Evergreen Giant'



Philodendron 'Xanadu'



Trachelospermum jasminoides

NOTE

Refer page 20 for detailed planting plan.

PLANTING SCHEDULE
WESTERN STREET LEVEL COURTYARDS

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
SHRUBS							
Mt	Melaleuca thymifolia	Thyme Honey Myrtle	1.0m	1.0m	200mm pot	as shown	15
Sc	Syzygium 'Cascade'	Cascade Lilly Pilly	3.0m	3.0m	200mm pot	as shown	48
ACCENT PLANTING							
De	Dorynathese excelsa	Gymea Lilly	2m	1.5m	300mm pot	as shown	14
UNDERSTOREY							
Dc	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm pot	6/m2	40
Lm	Liriope muscari 'Evergreen Giant'	Liriope	0.7m	0.7m	140mm pot	6/m2	25
Lt	Lomandra longifolia 'Tanika'	Lomandra	0.5m	0.5m	140mm pot	6/m2	25
Hs	Hibbertia scandens	Golden Guinea Vine	0.5m	2.0m	140mm pot	6/m2	10
Hv	Hardenbergia violacea	Happy Wanderer	0.2m	2.0m	200mm pot	3/m2	10

PLANTING PALETTE



Melaleuca thymifolia



Syzygium 'Cascade'



Dorynathese excelsa



Dianella caerulea



Liriope muscari
'Evergreen Giant'



Lomandra longifolia
'Tanika'



Hibbertia scandens



Hardenbergia violacea

NOTE

Refer page 21 for detailed planting plan.

PLANTING SCHEDULE

SOUTHERN BOUNDARY, GROUND LEVEL 1 & LOWER GROUND 2

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
SHRUBS							
Ri	Rhaphiolepis indica	Indian Hawthorn	3m	2m	200mm pot	as shown	42
Sc	Syzygium 'Cascade'	Cascade Lilly Pilly	2.0m	2.0m	200mm pot	as shown	40
ACCENT PLANTING							
Ai	Alcantarea imperialis	King Bromeliad	1.5m	1.5m	300mm pot	as shown	15
Cf	Cordyline fruticosa 'Rubra'	Red Cordyline	1.0m	1.5m	300mm pot	as shown	8
UNDERSTOREY							
Cm	Clivia miniata	Kaffir Lily	0.5m	0.3m	140mm pot	4/m2	68
Dc	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm pot	6/m2	104
Lm	Liriope muscari 'Evergreen Giant'	Liriope	0.7m	0.7m	140mm pot	6/m2	150
Lt	Lomandra longifolia 'Tanika'	Lomandra	0.5m	0.5m	140mm pot	6/m2	89
Px	Philodendron 'Xanadu'	Philodendron	0.5m	1.0m	140mm pot	6/m2	226
Tj	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm pot	6/m2	90
Ts	Tradescantia spathacea	Moses in the Cradle	0.2m	0.5m	140mm pot	6/m2	20

PLANTING PALETTE



Rhaphiolepis indica



Syzygium 'Cascade'



Viburnum odoratissimum



Cordyline fruticosa 'Rubra'



Alcantarea imperialis 'Rubra'



Dianella caerulea



Liriope muscari 'Evergreen Giant'



Lomandra longifolia 'Tanika'



Clivia miniata



Philodendron 'Xanadu'



Trachelospermum jasminoides



Tradescantia spathacea

NOTE

Refer page 22 for detailed planting plan.

PLANTING SCHEDULE

NORTHERN BOUNDARY

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
SHRUBS							
Gs	Grevillea sericea	Silky Grevillea	1.5m	1.5m	200mm pot	as shown	10
Mt	Melaleuca thymifolia	Thyme Honey Myrtle	1.0m	1.0m	200mm pot	as shown	20
Wf	Westringia fruticosa	Coastal Rosemary	1.2m	1.2m	200mm pot	as shown	10
Vo	Viburnum odoratissimum	Sweet Viburnum	4.0m	2.0m	200mm pot	as shown	41
UNDERSTOREY							
Dc	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm pot	6/m2	30
Hs	Hibbertia scandens	Golden Guinea Vine	0.5m	2.0m	140mm pot	6/m2	20
Tj	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm pot	6/m2	70

PLANTING PALETTE



Grevillea sericea



Melaleuca thymifolia



Westringia fruticosa



Viburnum odoratissimum



Hibbertia scandens



Trachelospermum
jasminoides

NOTE

Refer page 23 for detailed planting plan.

PLANTING SCHEDULE
ROOFTOP TERRACES

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
TREES							
MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	6m	3m	400lt bag	as shown	1
SHRUBS							
Ri	Raphiolepis indica 'Cosmic Pink'	Pink Raphiolepis	0.8m	0.5m	200mm pot	as shown	53
Vo	Viburnum odoratissimum	Sweet Viburnum	4.0m	2.0m	200mm pot	as shown	43
Wf	Westringia fruticosa	Coastal Rosemary	1.2m	1.2m	200mm pot	as shown	21
ACCENT PLANTING							
Ai	Alcantarea imperialis 'Rubra'	King Bromeliad	1.5m	1.5m	300mm pot	as shown	6
Cf	Cordyline fruticosa 'Rubra'	Red Cordyline	1.0m	1.5m	300mm pot	as shown	8
Cr	Cycas revoluta	Sago Palm	1.0m	2.0m	300mm pot	as shown	6
UNDERSTOREY							
Cg	Casuarina glauca 'Cousin It'	Sheoak	0.15m	3.0m	140mm pot	6/m2	81
Dc	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm pot	6/m2	80
Ds	Dichondra argentea 'Silver Falls'	Silver Falls	0.15m	1.0m	140mm pot	6/m2	71
Tj	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm pot	6/m2	76
Lm	Liriope muscari 'Evergreen Giant'	Liriope	0.7m	0.7m	140mm pot	6/m2	20
Lt	Lomandra longifolia 'Tanika'	Lomandra	0.5m	0.5m	140mm pot	6/m2	175
HERBS							
Ob	Ocimum basilicum	Basil	0.3m	0.3m	140mm pot	3/m2	9
Pc	Petroselinum crispum	Parsely	0.3m	0.5m	140mm pot	3/m2	9
Ro	Rosmarinus officinalis	Rosemary	1m	1m	140mm pot	3/m2	9
Tv	Thymus vulgaris	Thyme	0.3m	0.4m	140mm pot	3/m2	9

PLANTING PALETTE



Lagerstroemia indica x fauriei 'Tuscarora'



Magnolia grandiflora 'Little Gem'



Olea europaea



Raphiolepis indica 'Cosmic Pink'



Viburnum odoratissimum



Westringia fruticosa



Alcantarea imperialis 'Rubra'



Cordyline fruticosa 'Rubra'



Cycas revoluta



Casuarina glauca 'Cousin It'



Dichondra argentea 'Silver Falls'



Rosmarinus officinalis

MATERIALS AND FINISHES



WALLS & RAISED PLANTERS

Sandstone clad and textured in-situ concrete walling to raised planters & walls.



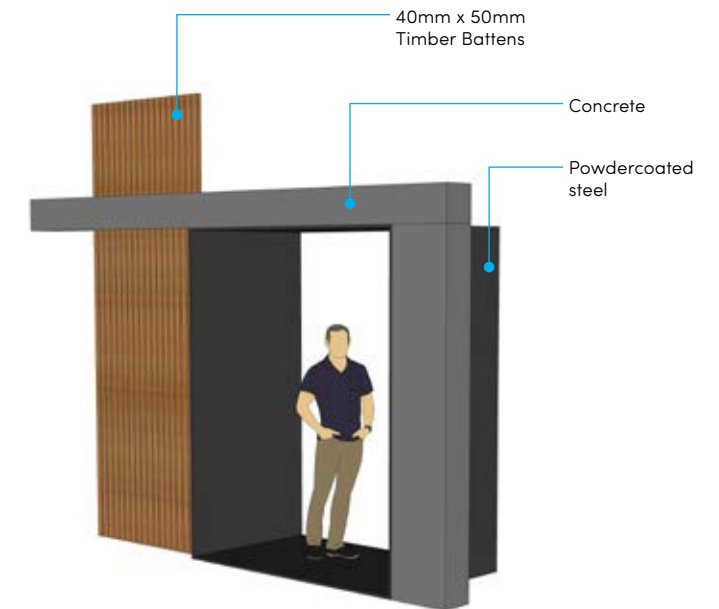
TIMBER DECKING

Timber decking to key social areas in Communal Open Space on Level 6.



FEATURE POT PLANTINGS

Feature pot plantings to rooftop areas to provide colour, visual interest and 'green' relief.



ENTRY PORTAL

Concept design for the entry portal at the EWR-1 street entry. To be detailed at design development phase.



KITCHEN GARDENS

Kitchen gardens on the Level 6 Rooftop Terrace will provide colour and visual interest along with fostering a sense of ownership for residents over their surrounds.



VERTICAL ALUMINIUM SLAT FENCING

Permeable aluminium slat fencing to terraces will allow the landscape to permeate through Private and Communal spaces creating a seamless landscape experience.

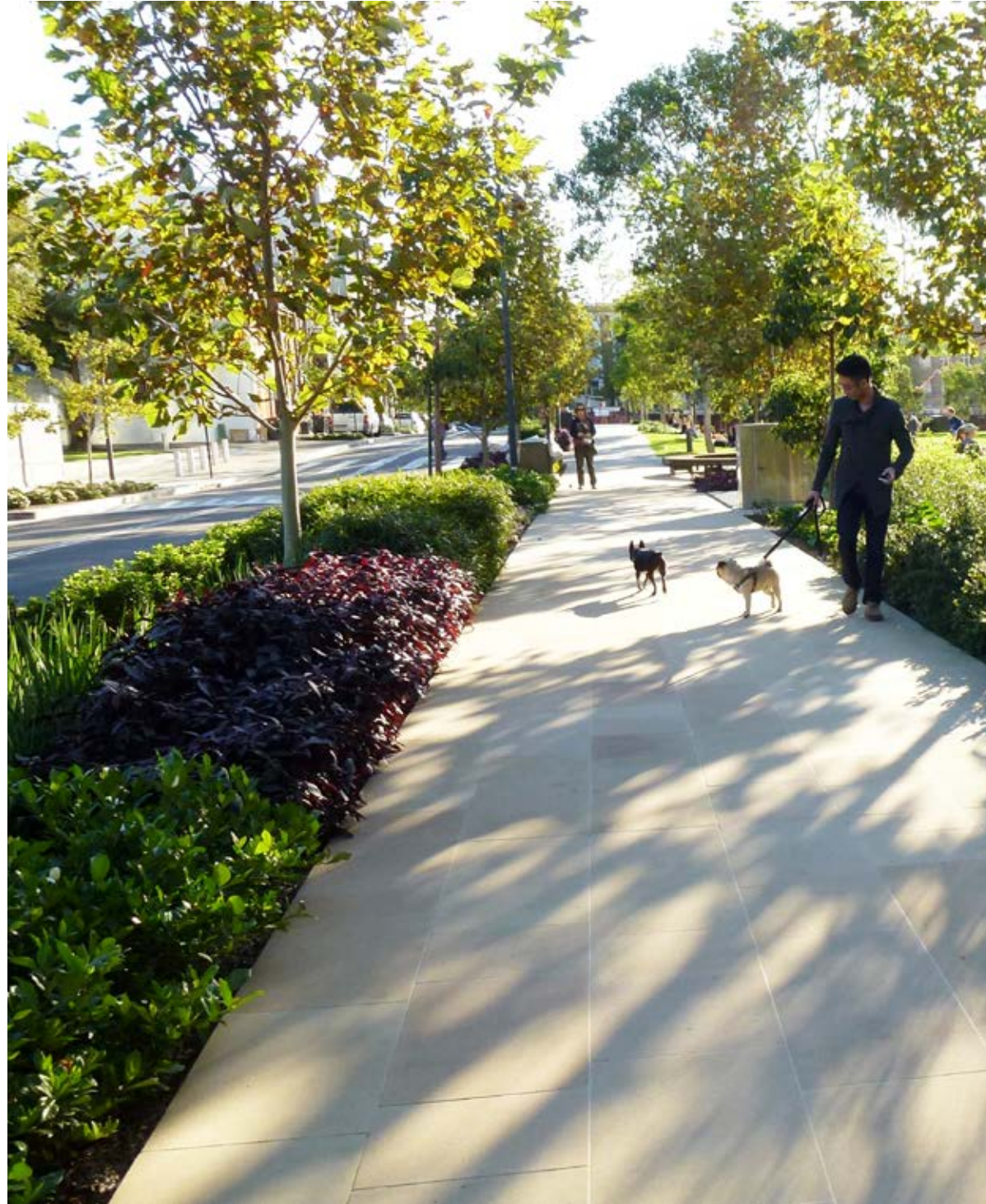


BLEACHER STEPS

A bleacher step in the communal open space will mediate the level change between terraces and create a focal point of interest in the landscape.

PUBLIC DOMAIN

PUBLIC DOMAIN APPROACH



The public domain seeks to create a unified and seamless relationship between the private residential block and future surrounding development. Design in the Public Domain will follow the principles defined in CoP's Public Domain Guidelines: Chapter 3 Development Principles. In addition to these guidelines, street trees specified in the public domain plan have been selected from CoP's 2011 Parramatta Street Tree Plan.

Key roads relating to Lot AD include:

NSR-3: THE BOULEVARD

NSR-3 forms the main north-south community spine through Melrose Park and is directly connects to the key community infrastructure of the site (i.e. the Northern Plaza, Central Park, The Common and the Town Centre).

A generous street width (22 metres) will facilitate:

- a standard (6.6 metres) dual carriageway;
- a grassed 3.5 metre verge to carry the site's solar train;
- 3.0 metre shared user pathway and;
- 4.7 metre 'Green Zone'; a series of flexible, outdoor spaces for public relaxation and play.

The 'Green Zone' is located next to the shared pathway on the Eastern side and is intended to provide activation to the public realm, in the form of:

- outdoor fitness stations;
- micro playgrounds
- cafe spill-out plazas;
- passive break-out spaces; and
- WSUD planting / rain gardens.

NSR-4

NSR-4 is a 16.4 metre wide north-south arterial road to the east of Lot AD. The public domain along this road will include standard pedestrian path widths and landscaped verges in accordance with CoP's Public Domain Guidelines.

EWR-1

EWR-1 is a 16.4 metre wide east-west arterial road to the north of Lot AD. The public domain along this road will include standard pedestrian path widths, landscaped verges and on-street parking in accordance with CoP's Public Domain Guidelines.

EWR-2

EWR-2 is an 18 metre wide east-west arterial road to the south of Lot AD with the following components:

- 3.4m verges; including a 1.8m footpath & 1.6m nature strip;
- 1.65m parking bays both sides; and
- 7.4m dual carriageway.

PLANTING

Planting in the public domain has been chosen to provide a lush and rich visual aesthetic. A robust, yet varying understorey will provide interest along the roads. Species will include a mix of local endemic and exotic plants. Low-growing groundcovers and non-frangible, single-trunked street trees will be chosen for street corners to keep sight lines clear.

INTERIM LANDSCAPE

Lot AD's interim landscape design needs to be a safe and accessible place for new residents of the development and visitors to Melrose Park. Temporary engineering solutions surrounding Lot AD will include landscaped batters & block retaining walls to mediate levels during stages of development at Melrose Park and prior to installation of the future long-term public domain.

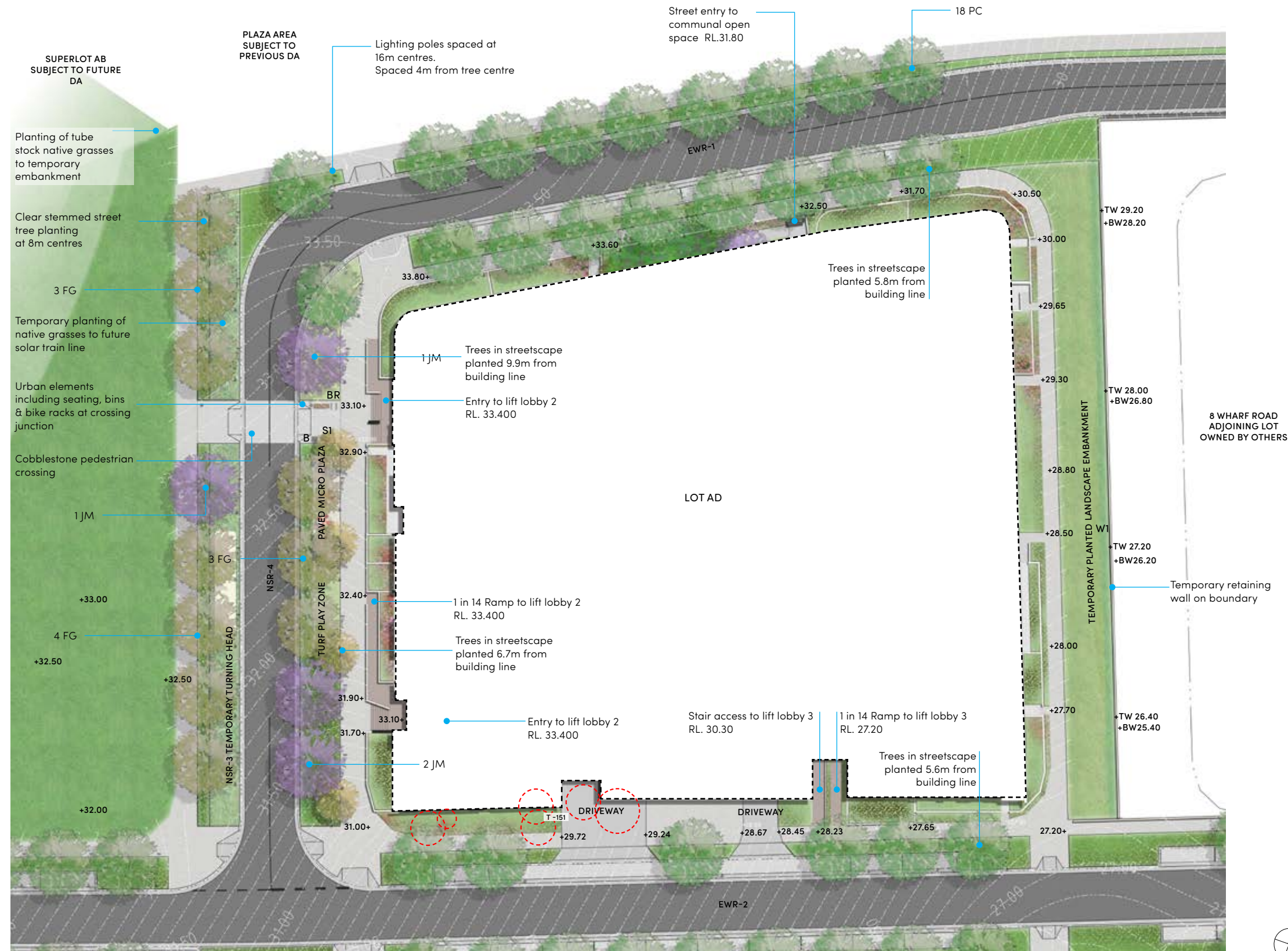
Temporary landscape will include mass planting of native grasses and shrubs; species identified will establish quickly to stabilise banks and other temporary situations.

URBAN ELEMENTS

In an effort to create a smart, safe and functional public domain, urban elements have been chosen for their leading, smart technologies. Elements such as street furniture and smart poles / lighting and wifi-towers will be developed further during detailed design.

Paving will remain in line with CoP's over arching principles detailed in the Public Domain Guidelines.

INTERIM LANDSCAPE LANDSCAPE PLAN



LEGEND

- — — Line of building & private entrances to LOT AD
- +EX35.00 Existing Spot Level
- +35.00 Proposed Spot Level
- Proposed public road, kerb and gutter in accordance with CoP Parramatta Public Domain Guidelines
- Paving Type 1: Concrete footpath in accordance with CoP Parramatta Public Domain Guidelines
- Paving Type 2: Cobblestone paving treatment to signify crossing
- Paving Type 3: Granite unit paving to building entrances
- Paving Type 4: Granite unit paving in micro plaza space along NSR-3
- W1 Wall Type 1: Proposed Modular Retaining Wall System
- S1 Seating Type 1
- Proposed Tree: Refer to planting schedule for details
- Garden Bed: Deep soil minimum 600mm depth with 75mm depth mulch layer. Refer to planting schedule for details.
- Proposed Sir Walter Buffalo Turf
- BR Proposed bike rack as per CoP standards
- B Proposed bin as per CoP standards
- T-151 Trees to be removed refer Naturally trees Arborists report

NOTES

1. This drawing is to read in conjunction with all other consultant's documentation.
2. Refer to engineer's documentation for detailed levels and grading documentation.
3. Refer to engineer's documentation for linemarking and intersection design.
4. Refer to surveyor and architect's documentation for easement location.
5. All adjoining property, infrastructure, fencing, paving and landscape must be protected and retained. Any damaged elements to be made good.
6. Do not scale drawings.
7. All proposed hard and soft landscape elements to remain in line with Cop Public Domain Guidelines.
8. Existing trees to be protected and retained must follow measures detailed in the arborist's report and in line with relevant Australian standards.



INTERIM LANDSCAPE

SITE SECTIONS

KEY PLAN



SITE SECTION - EAST - WEST CROSS SECTION A



INTERIM LANDSCAPE

SITE SECTIONS

KEY PLAN



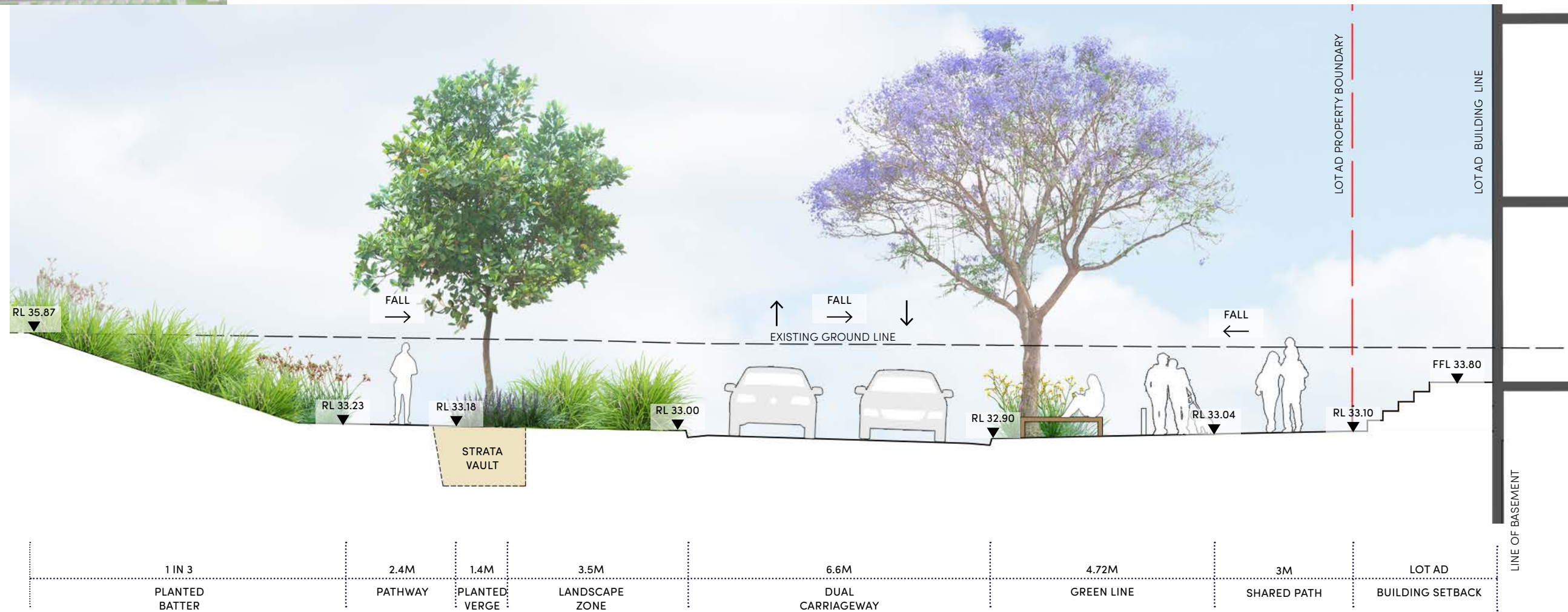
SITE SECTION - EAST - WEST CROSS SECTION B



INTERIM LANDSCAPE

PUBLIC DOMAIN SECTIONS

KEY PLAN



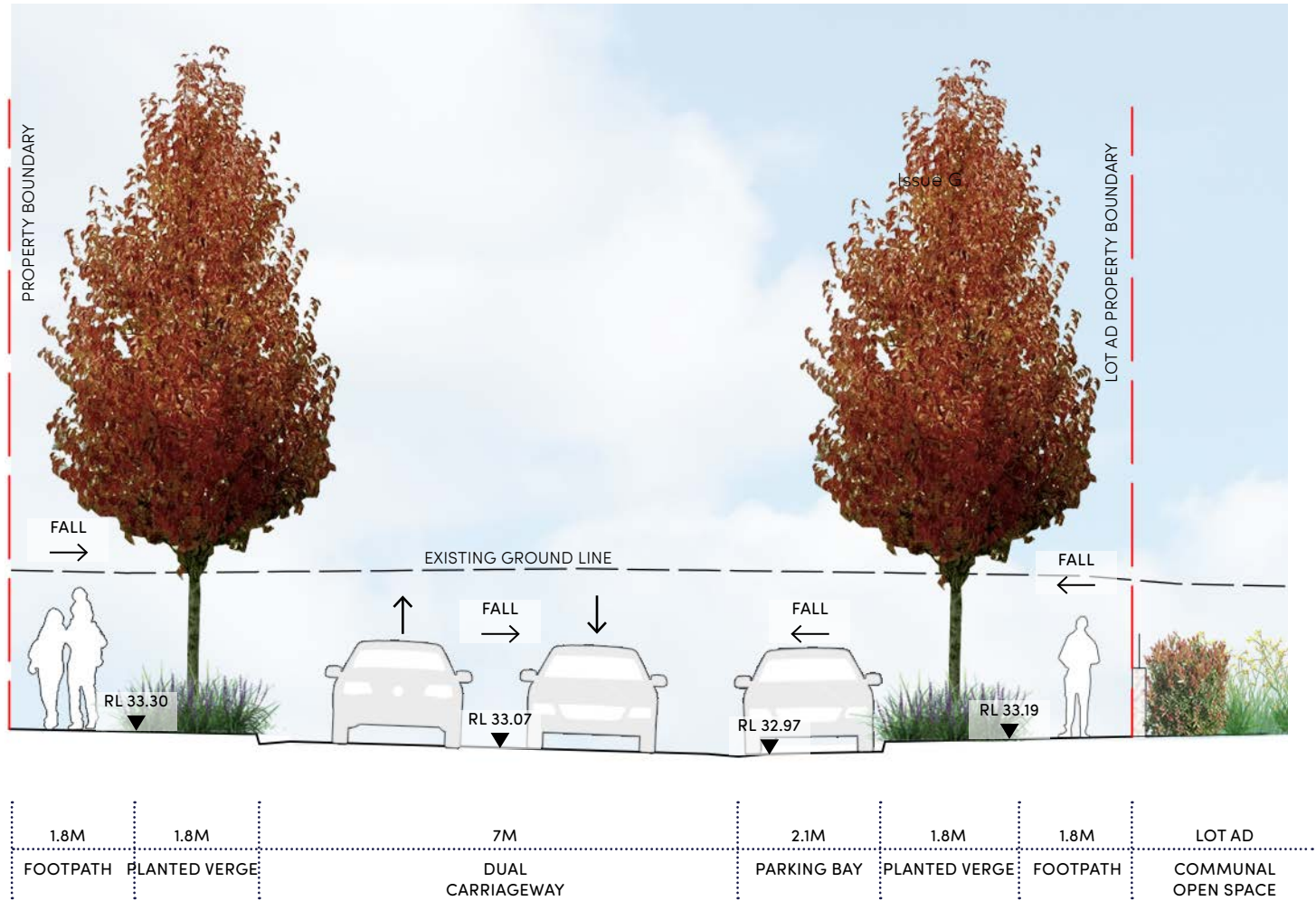
NOTE:
 + Stratavault structural soil solution to be used in areas which pose issues between hard surfaces & trees. To ensure adequate soil volume for healthy tree growth.
 + All temporary batters are to be planted with native shrubs & grasses.
 + Refer to Engineers chainage No. 60.00

NSR-3 WEST - EAST CROSS SECTION A



INTERIM LANDSCAPE PUBLIC DOMAIN SECTIONS

KEY PLAN



NOTE:
+This is the final built condition of EWR-1, to be delivered as part of LOT AD streetscape works.
+ Refer to Engineers chainage No. 120.00

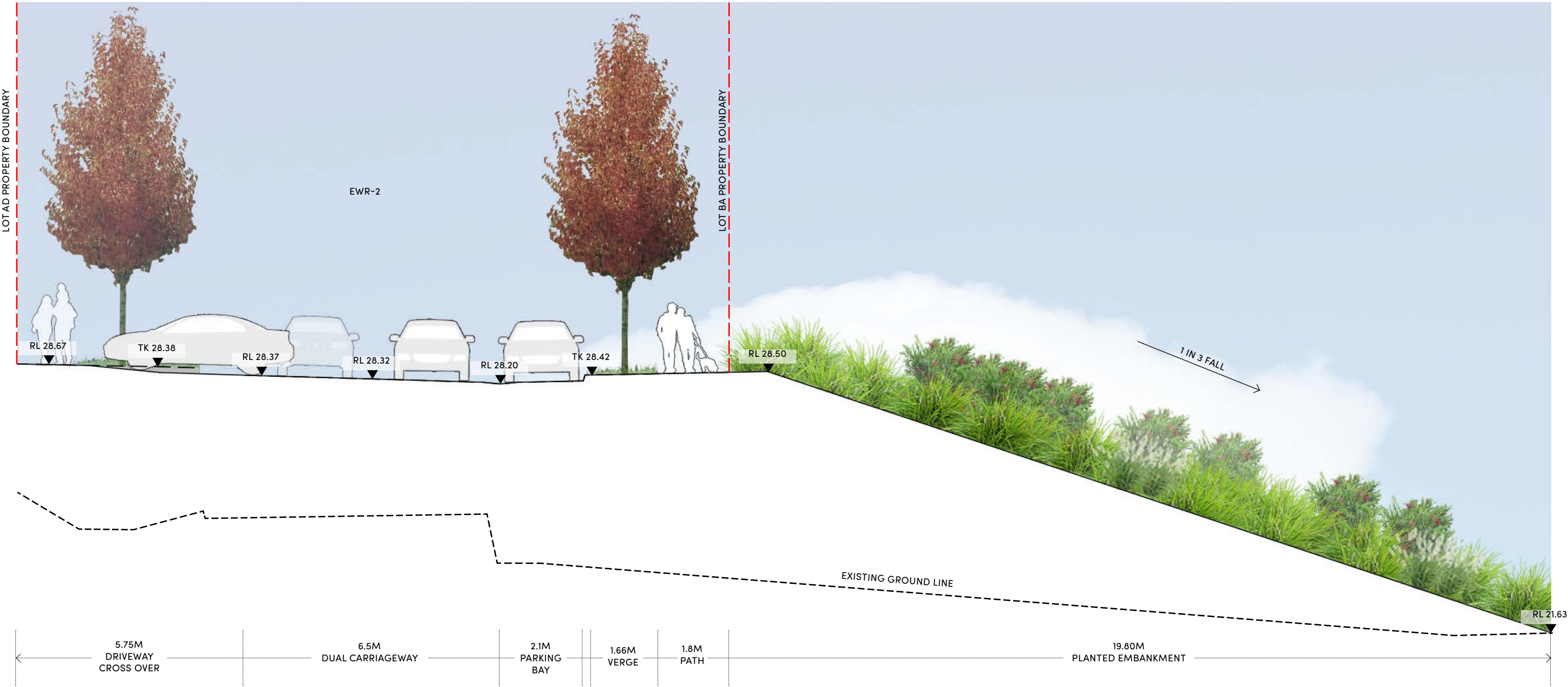
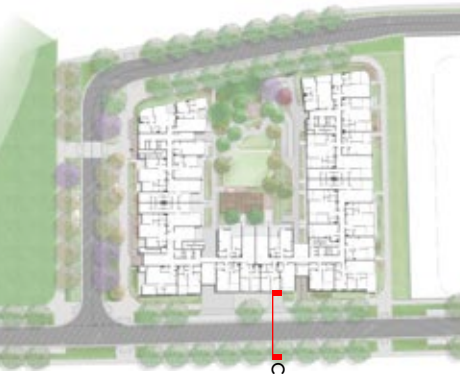
EWR-1 NORTH - SOUTH CROSS SECTION B



INTERIM LANDSCAPE

PUBLIC DOMAIN SECTIONS

KEY PLAN



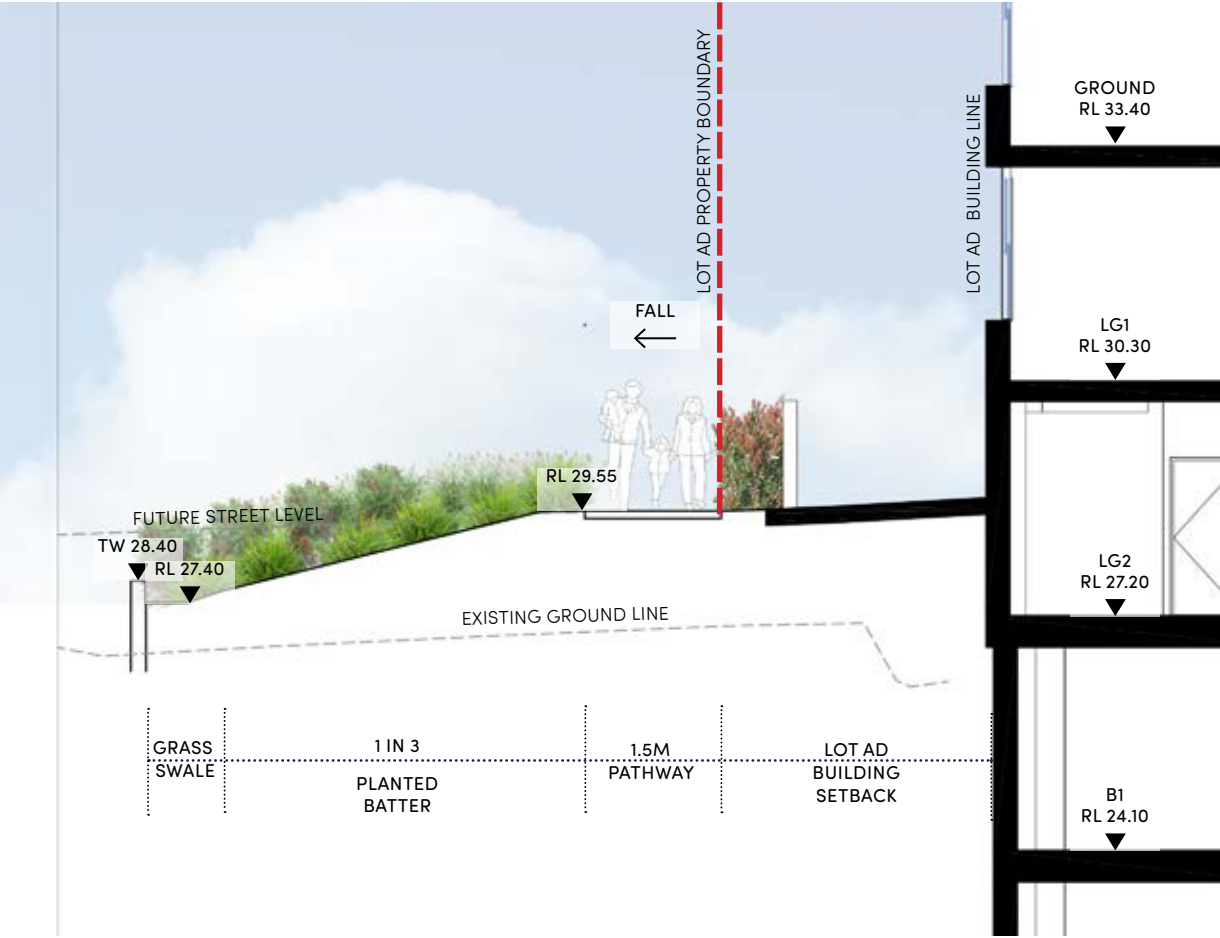
SOUTHERN BOUNDARY EW-2 DRIVEWAY ENTRY TO LOT AD NORTH - SOUTH CROSS SECTION C



INTERIM LANDSCAPE

PUBLIC DOMAIN SECTIONS

KEY PLAN



NOTE:
 + All temporary walls are to be constructed from 'Modularwalls' products or approved equivalent.
 + All temporary batters are to be planted with native shrubs & grasses.
 + Refer to Engineers chainage No. 40.00 on RW001

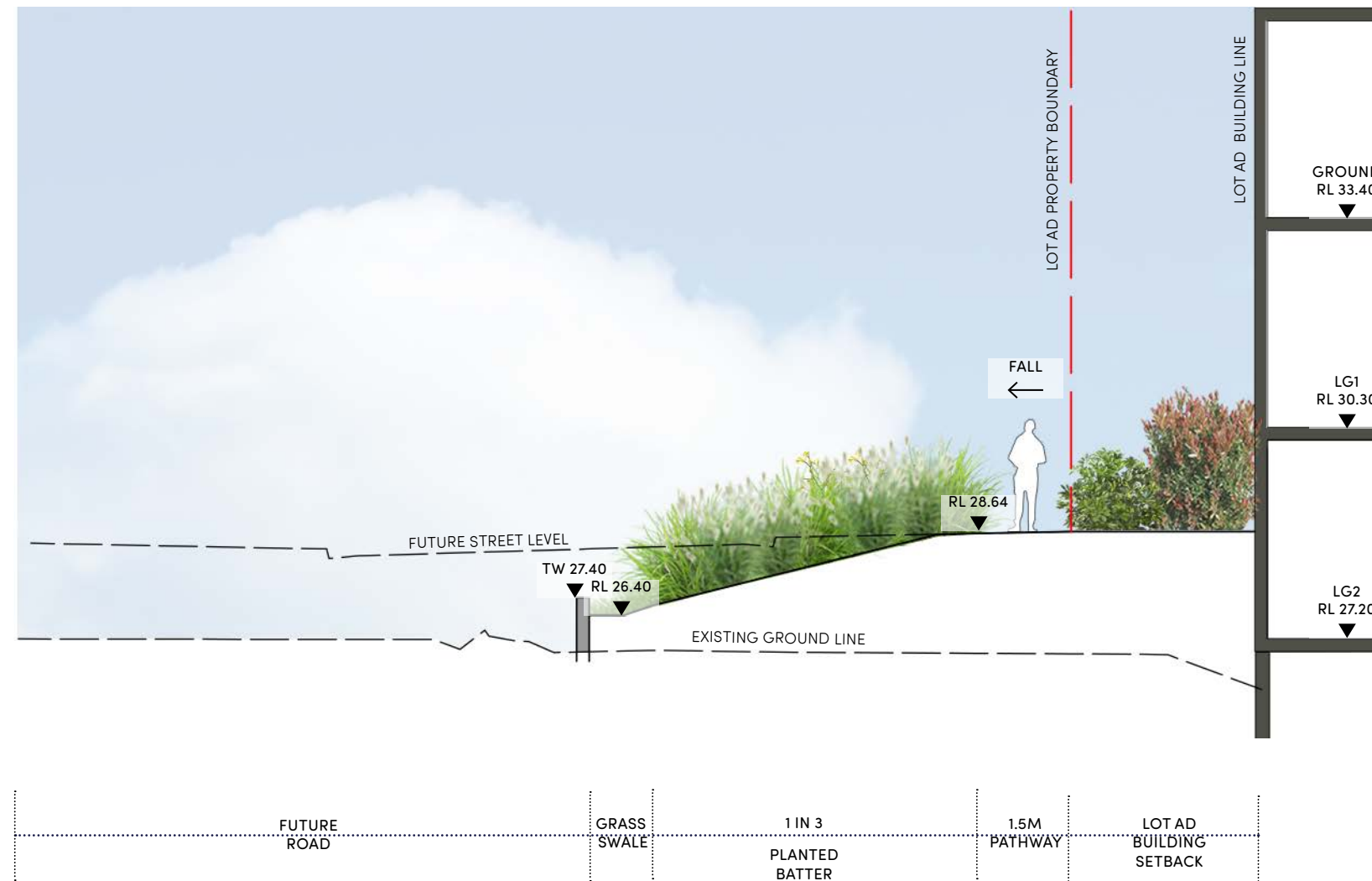
NSR-4 -EAST- WEST CROSS SECTION D



INTERIM LANDSCAPE

PUBLIC DOMAIN SECTIONS

KEY PLAN



NOTE:

- + All temporary walls are to be constructed from 'Modularwalls' products or approved equivalent.
- + All temporary batters are to be planted with native shrubs & grasses.
- + Refer to Engineers chainage No. 40.00 on RW001

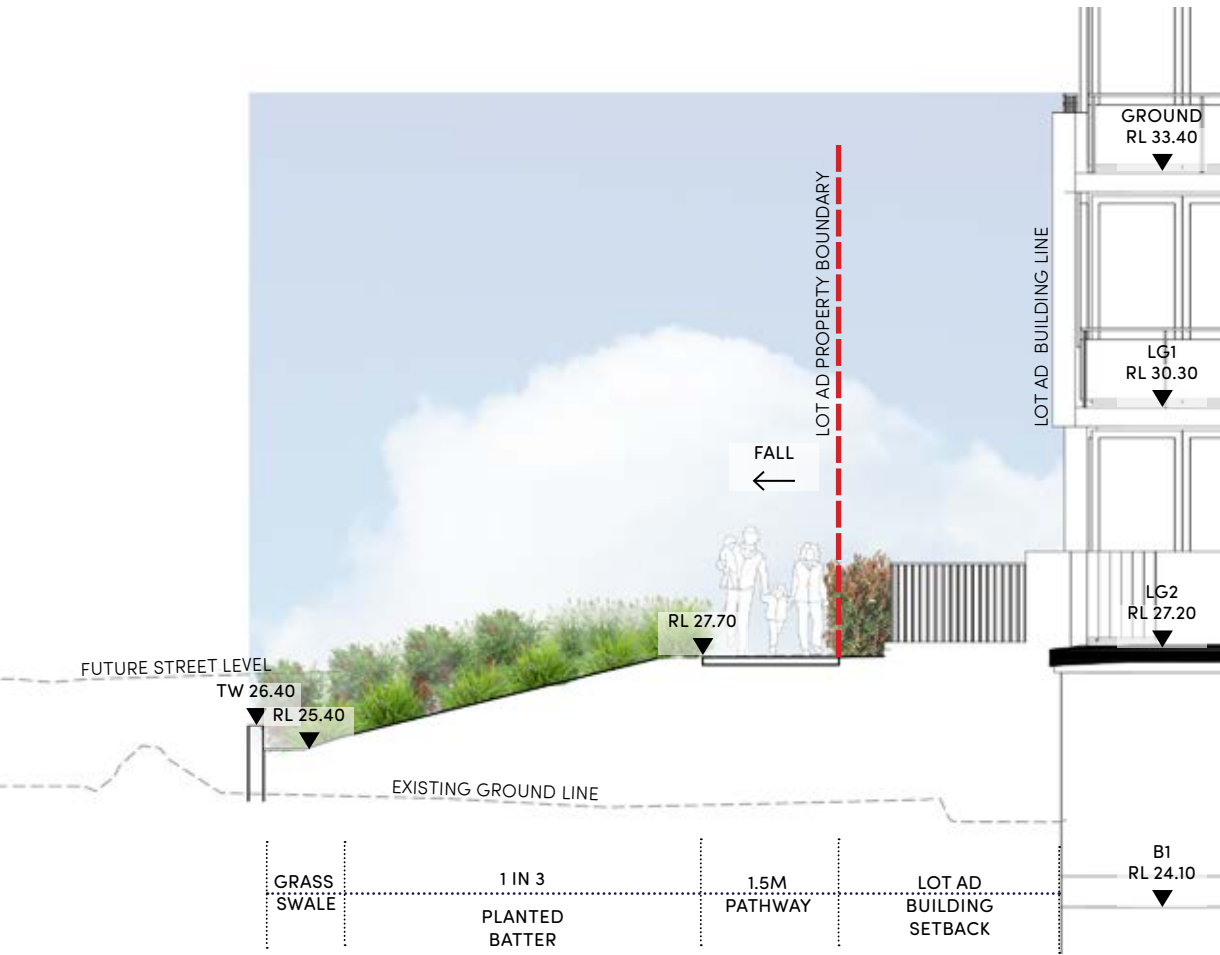
NSR-4 -EAST- WEST CROSS SECTION E



INTERIM LANDSCAPE

PUBLIC DOMAIN SECTIONS

KEY PLAN



NOTE:
+ All temporary walls are to be constructed from 'Modularwalls' products or approved equivalent.
+ All temporary batters are to be planted with native shrubs & grasses.
+ Refer to Engineers chainage No. 60.00 on RW001

NSR-4 -EAST- WEST CROSS SECTION F



INTERIM LANDSCAPE PLANTING PALETTE

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
TREES							
FG	Fraxinus griffithii	Evergreen Ash	8m	4m	800lt bag	as shown	10
JM	Jacaranda mimosifolia	Jacaranda	10m	8m	800lt bag	as shown	4
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	10m	5m	800lt bag	as shown	18

Temporary landscape embankment (approximately 460 m2) to be planted with the following species:

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
SHRUBS						
Acacia longifolia	Golden Wattle	2m	2m	Tube	3/m2	20
Callistemon citrinus	Bottlebrush	2.5m	2.5m	Tube	1m Centers	20
Grevillea sericea	Silky Grevillea	1.5m	1.5m	Tube	1m Centers	20
Hakea sericea	Silky Hakea	2m	3m	Tube	1m Centers	20
Westringia fruticosa	Coastal Rosemary	1.2m	1.2m	Tube	1m Centers	20
GROUNDCOVERS						
Dianella caerulea	Blue Flax Lily	0.5m	0.5m	Tube	4/m2	400
Hardenbergia violacea	Happy Wanderer	0.2m	2.0m	Tube	4/m2	400
Hibbertia scandens	Golden Guinea Vine	0.5m	2.0m	Tube	4/m2	400
Lomandra longifolia 'Tanika'	Lomandra	0.5m	0.5m	Tube	4/m2	400

PLANTING PALETTE



Pyrus calleryana 'Chanticleer'



Jacaranda mimosifolia



Fraxinus griffithii



Acacia longifolia



Callistemon citrinus



Grevillea sericea



Hakea sericea



Westringia fruticosa



Dianella caerulea



Hardenbergia violacea



Hibbertia scandens



Lomandra longifolia

PLANTING DESCRIPTION

Mass planting of native shrubs & grasses on embankments will provide green relief as a part of the interim landscape solution surrounding Lot AD. Maintenance during the interim landscape period will be undertaken by the developer. Plant species endemic to the Parramatta local area have been chosen to ensure the best chance of survival.

INTERIM LANDSCAPE MATERIALS AND FINISHES



PLAN, INSTALL & ESTABLISH

Design in the public domain is conscious of providing immediate amenity for residents of Superlot AD. Setting future street alignments & kerb lines allows for sections & elements of the public domain to be installed as part of Superlot AD works. Residents will be able to engage with urban elements & micro spaces along NSR-3 'The Greenline' and street trees will be able to develop and establish.



PROVIDE GREEN SCREENS & RELIEF

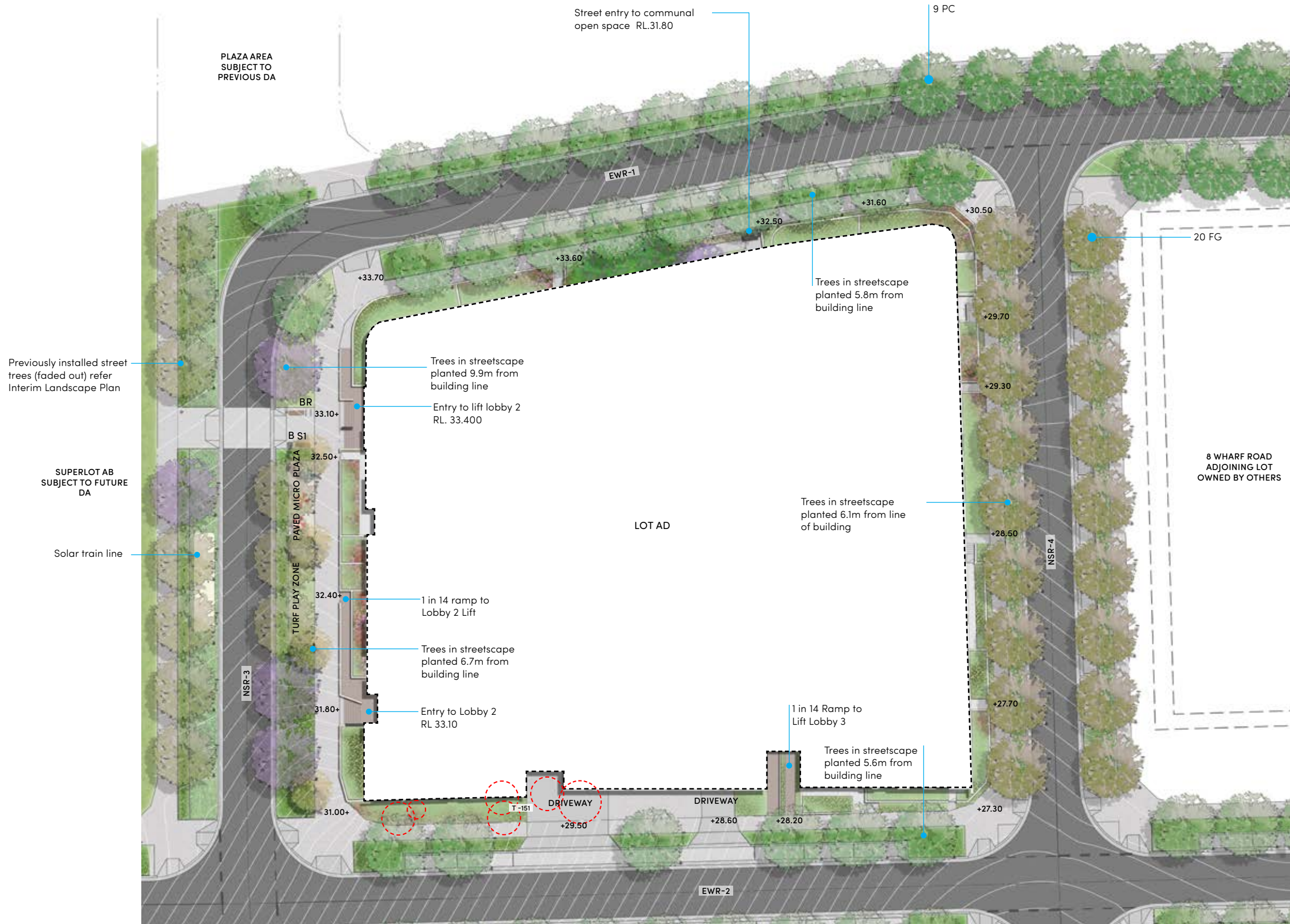
The interim condition surrounding Superlot AD requires landscape treatment to batters & retaining walls. Planting of fast growing native shrubs and grasses will screen & provide green relief to the conditions immediately surrounding the site for residents & visitors. Planting will reduce urban heat and encourage residents to engage within the public domain from the beginning.











SAFETY FOR RESIDENTS & VISITORS

The interim condition surrounding Superlot AD requires the use of batters & retaining walls. Where necessary to do so, hoarding with graphics will be used to separate and screen adjoining stages of developments. Security fences will be used where fall heights are of potential risk to residents or visitors. A clear path of travel in the form of a concrete footpath will be provided for residents during the interim along the streetscape to safely enter their homes.

PUBLIC DOMAIN
PUBLIC DOMAIN PLAN



LEGEND

- | | |
|---|--|
| ----- | Line of building & private entrances to Lot AD |
| +EX35.00 | Existing Spot Level |
| +35.00 | Proposed Spot Level |
|  | Proposed public road, kerb and gutter in accordance with CoP Parramatta Public Domain Guidelines |
|  | Paving Type 1: Concrete footpath in accordance with CoP Parramatta Public Domain Guidelines |
|  | Paving Type 2: Cobblestone paving treatment to signify crossing |
|  | Paving Type 3: Unit paving to building entrances |
|  | Paving Type 4: Unit paving in micro plaza space along NSR-3 |
| W1 | Wall Type 1: Proposed Modular Retaining Wall System |
| S1 | Seating Type 1 |
|  | Proposed Tree: Refer to planting schedule for details |
|  | Garden Bed: Deep soil minimum 600mm depth with 75mm depth mulch layer. Refer to planting schedule for details. |
|  | Proposed Sir Walter Buffalo Turf |
| BR | Proposed bike rack as per CoP standards |
| B | Proposed bin as per CoP standards |
| T-151 | Trees to be removed. Refer Naturally Trees Arborist Report |

NOTES

1. This drawing is to read in conjunction with all other consultant's documentation.
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7. All proposed hard and soft landscape elements to remain in line with CoP Public Domain Guidelines.
8. Existing trees to be protected and retained must follow measures detailed in the Arborist's report and in line with relevant Australian standards.



PUBLIC DOMAIN

SITE SECTIONS

KEY PLAN



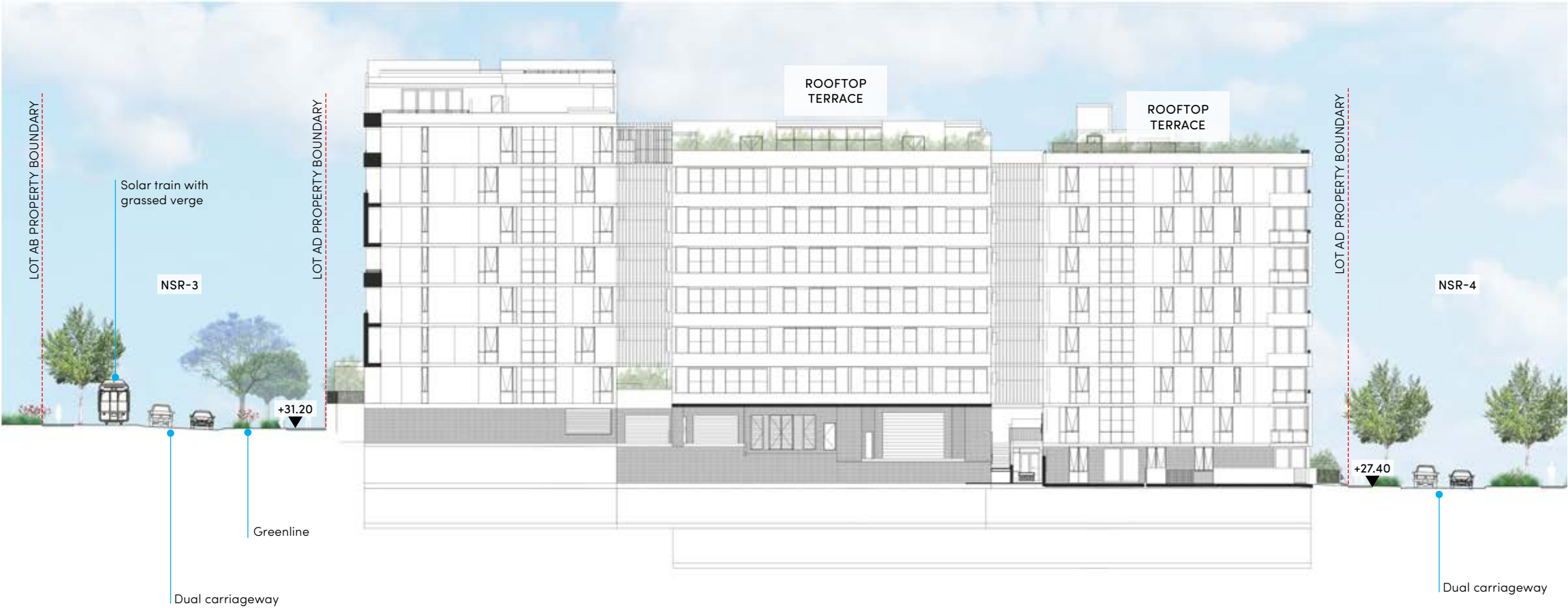
SITE SECTION - EAST - WEST CROSS SECTION A



PUBLIC DOMAIN

SITE SECTIONS

KEY PLAN



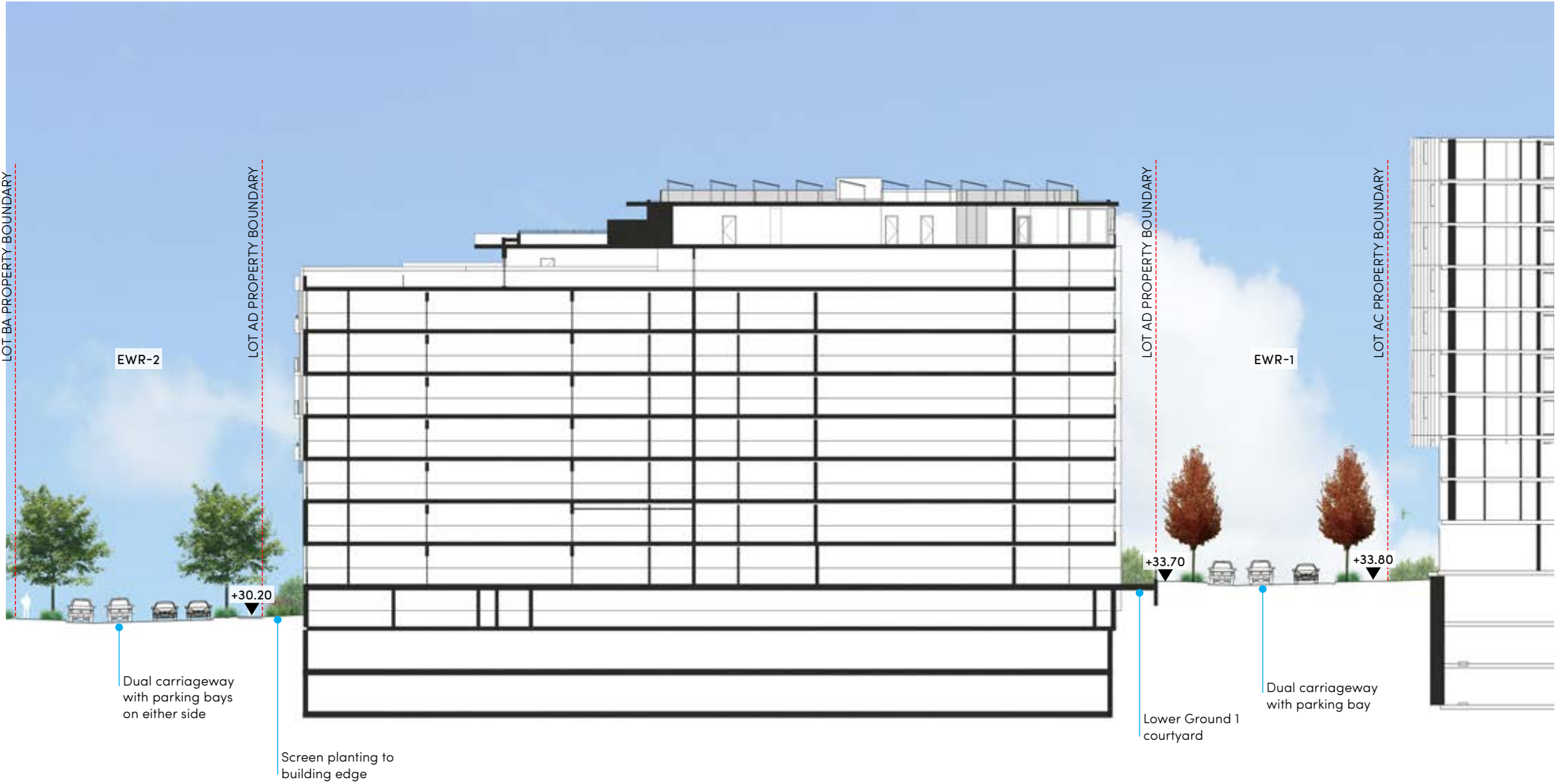
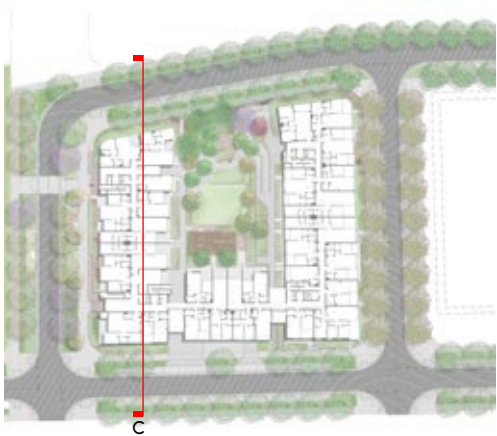
SITE SECTION - EAST - WEST CROSS SECTION B



PUBLIC DOMAIN

SITE SECTIONS

KEY PLAN



SITE SECTION - NORTH- SOUTH CROSS SECTION C

NOTE:
+ Public domain condition North on (EWR-1) & South on (EWR-2) will be interim and permanenet street conditions.



PUBLIC DOMAIN

SITE SECTIONS

KEY PLAN



SITE SECTION - NORTH- SOUTH CROSS SECTION D

NOTE:
+ Public domain condition North on (EWR-1) & South on (EWR-2) will be interim and permanenet street conditions.



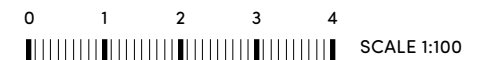
PUBLIC DOMAIN

PUBLIC DOMAIN SECTIONS



NOTE:
 + Stratavault structural soil solution to be used in areas which pose issues between hard surfaces & trees. To ensure adequate soil volume for healthy tree growth.
 + Refer to Engineers chainage No. 60.00

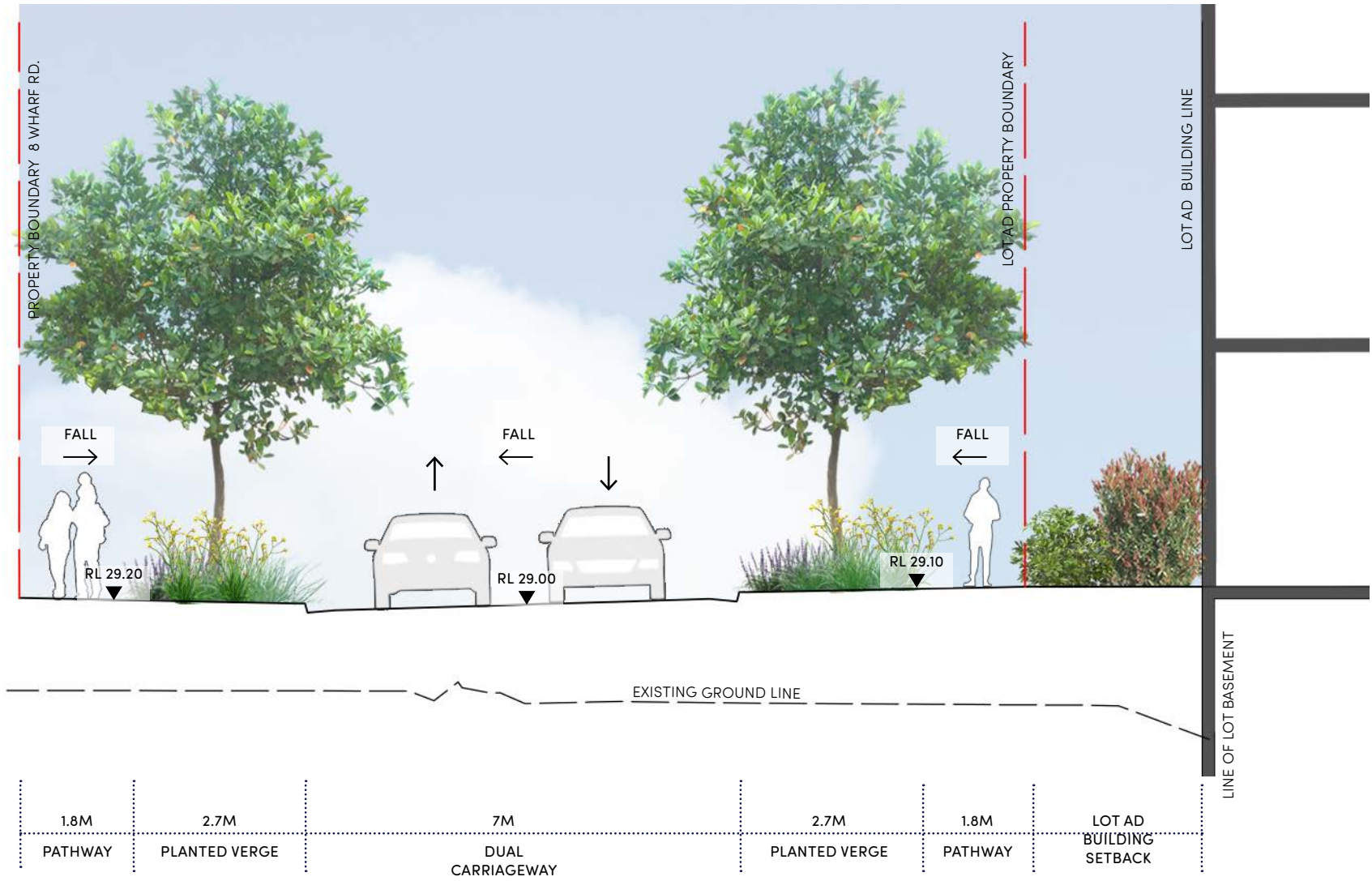
NSR-3 WEST - EAST CROSS SECTION E



PUBLIC DOMAIN

PUBLIC DOMAIN SECTIONS

KEY PLAN



NOTE:
+ Refer to Engineers chainage No. 40.00

NSR-4 -EAST- WEST CROSS SECTION F



PUBLIC DOMAIN PLANTING PALETTE

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
TREES							
FG	Fraxinus griffithii	Evergreen Ash	8m	4m	800lt bag	as shown	20
PC	Pyrus calleryana ‘Chanticleer’	Chanticleer Pear	10m	5m	800lt bag	as shown	9
BOTANICAL NAME		COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	
SHRUBS							
Callistemon viminalis ‘Little John’		Bottle Brush	1.0m	1.5m	200mm pot	1.5m Centers	To be determined at Design Development Phase
Dietes grandiflora		Dietes	1.2m	1.2m	200mm pot	4/m2	
Gardenia florida		Gardenia	1.5m	2.0m	200mm pot	1m Centers	
Loropetalum chinense		Chinese Fringe Flower	1.5m	2.0m	200mm pot	4/m2	
Strobilanthes anisophyllus		Goldfussia	1.2m	0.8m	200mm pot	1m Centers	
GROUNDCOVERS							
Dianella caerulea		Blue Flax Lily	0.5m	0.5m	140mm pot	6/m2	To be determined at Design Development Phase
Liriope muscari ‘Evergreen Giant’		Liriope	0.5m	0.7m	140mm pot	6/m2	
Lomandra longifolia ‘Tanika’		Lomandra	0.5m	0.5m	140mm pot	6/m2	
Philodendron ‘Xanadu’		Philodendron	0.5m	1.0m	140mm pot	6/m2	
Tradescantia spathacea		Moses in the Cradle	0.2m	0.5m	140mm pot	6/m2	
WSUD SPECIES							
Carex appressa		Tall sedge	1m	0.8m	140mm pot	6/m2	To be determined at Design Development Phase
Dianella revoluta		Flax Lilly	0.4m	0.3m	140mm pot	6/m2	
Ficinia nodosa		Knobby Club Rush	0.8m	0.6m	140mm pot	6/m2	

PLANTING DESCRIPTION

TREE PLANTING STRATEGY

Tree planting in the public domain will provide a visual amenity and variety in colour and form. Planting design is conscious of the CoP Public Domain Guidelines & the CoP Street Tree Plan, in regards to tree planting. More specifically street trees along EWR-1 will be an avenue planting of *Pyrus calleryana* 'Chanticleer' at 8m spacings. Tree planting along the NSR-3 'Greenline' will be a combination of *Jacaranda mimosifolia* & *Fraxinus griffithii* generally spaced at 8m centres dependant on the varying landscape condition.

UNDERSTORY PLANTING STRATEGY

Planting in the public domain will consist of a variety of native & exotic species, to provide a balance of colour form and variety. Understory planting typologies in the streetscape will include buffers to the carriage way, under planting to trees, feature beds & creating and dividing spaces along the Green Line.

WSUD PLANTING STRATEGY

WSUD will be utilised wherever possible and appropriate along NSR-3 'The Green Line'. WSUD will aim to catch & treat contaminates & sediments in storm water and run off from the surrounding streets and the LOT AD development. WSUD in the Northern part of NSR-3 will set the precedent for further development along the street and throughout the site. Final intentions for WSUD across the site is a functional, effective and engaging system for residents and the development.

PLANTING PALETTE



Pyrus calleryana 'Chanticleer'



Fraxinus griffithii



Callistemon viminalis 'Little John'



Dietes grandiflora



Gardenia florida



Loropetalum chinense



Strobilanthes anisophyllus



Dianella caerulea



Liriope muscari 'Evergreen Giant'



Lomandra longifolia 'Tanika'



Philodendron 'Xanadu'



Carex appressa



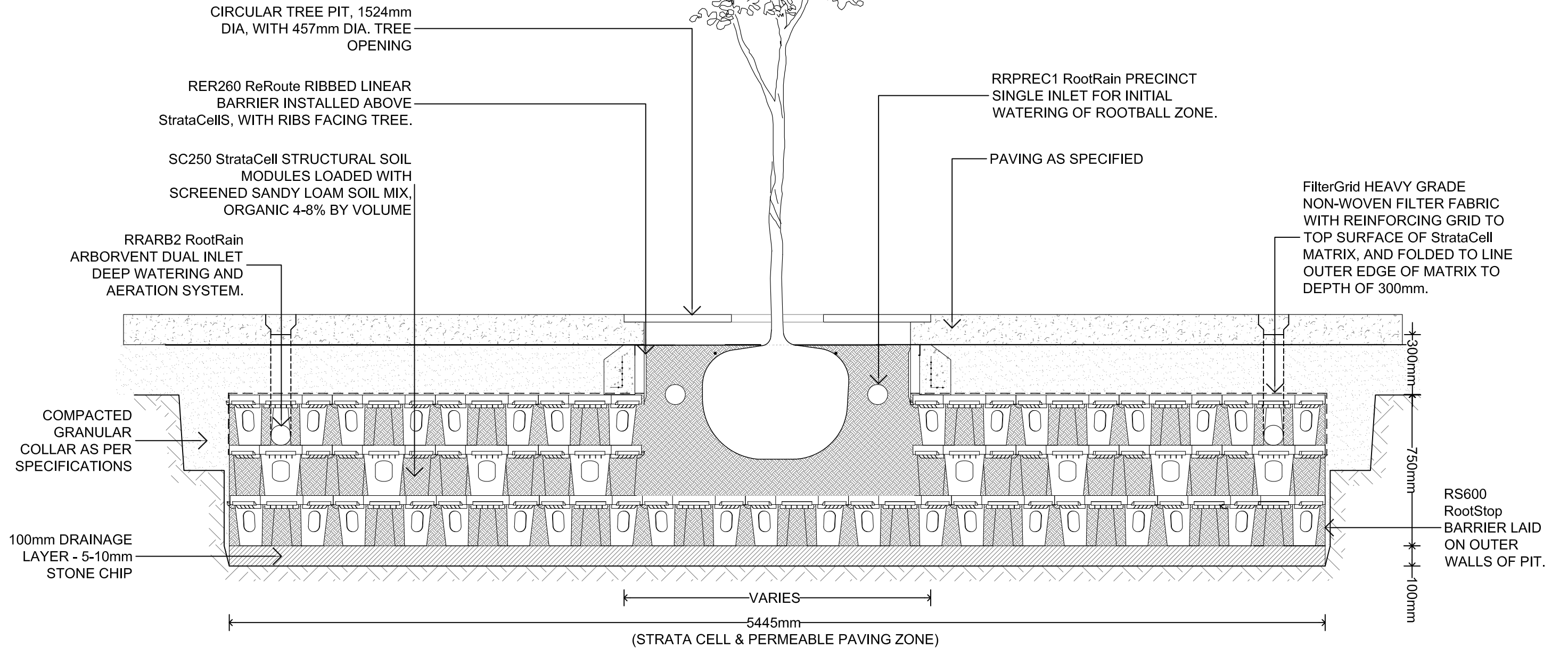
Dianella revoluta



Ficinia nodosa

PUBLIC DOMAIN

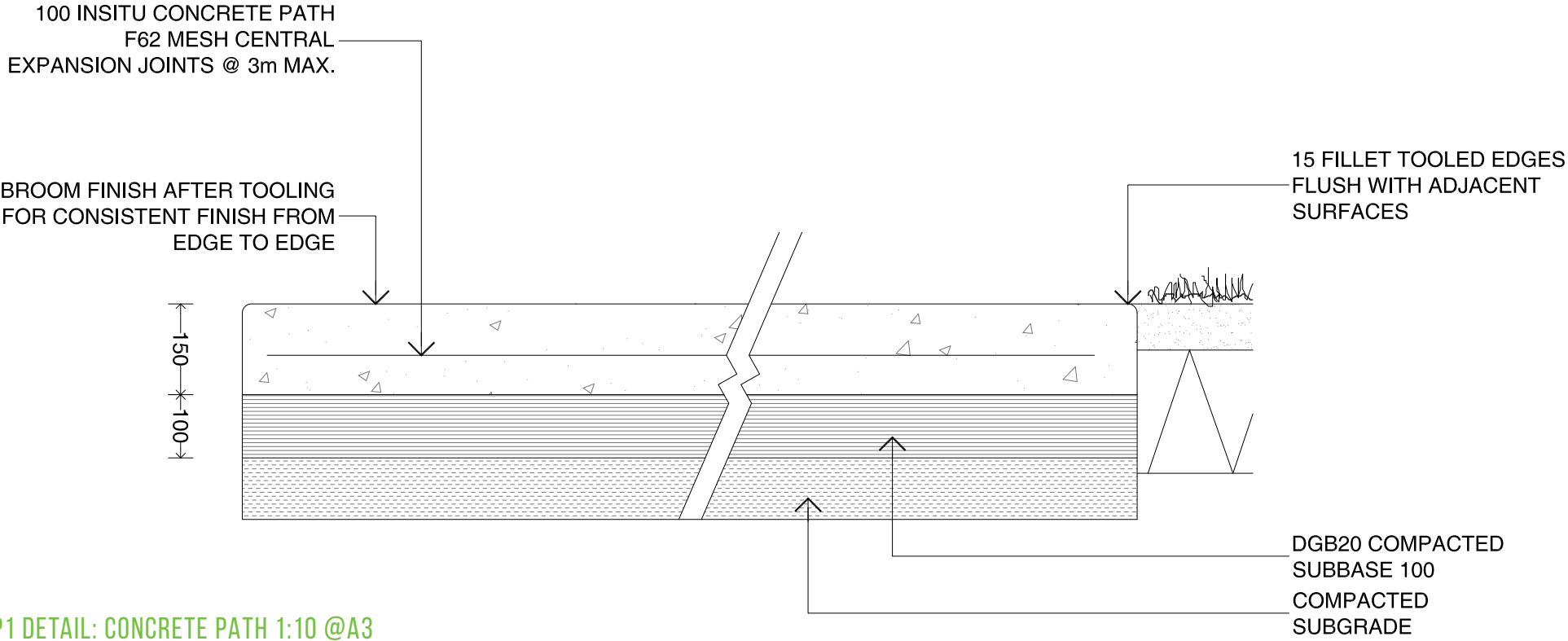
TYPICAL DETAILS



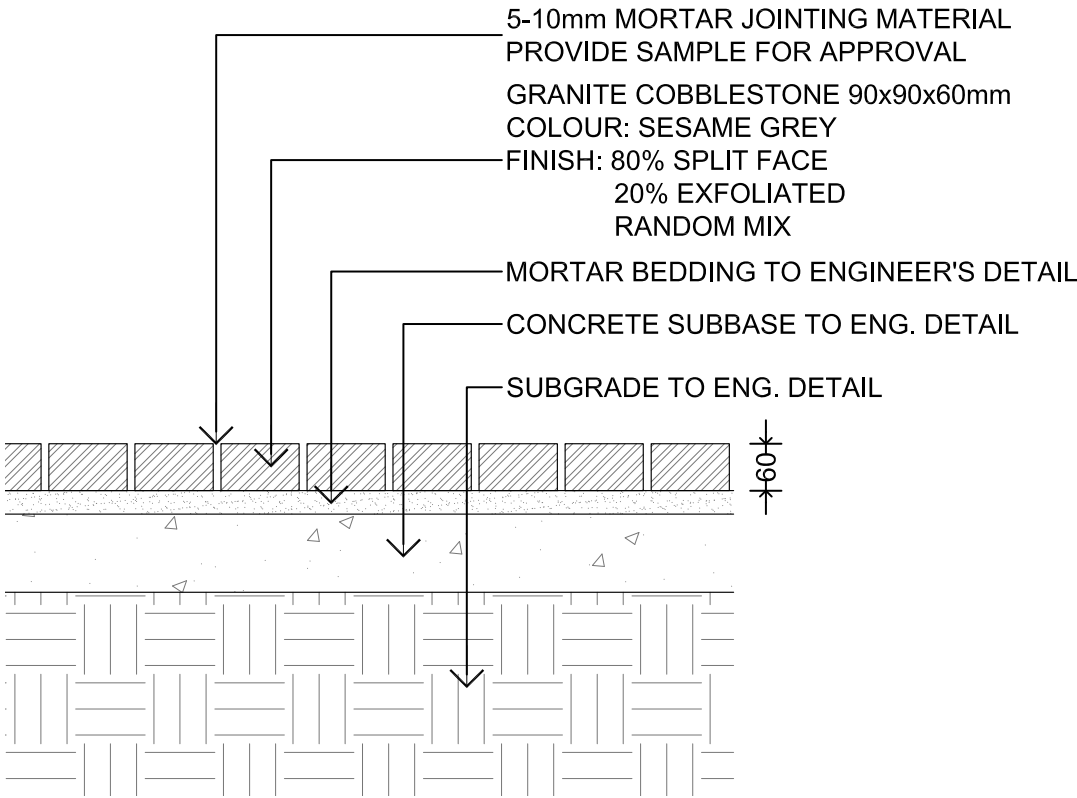
DETAIL 1 - PLANTING IN STRATA CELL 1:20 @A3

PUBLIC DOMAIN

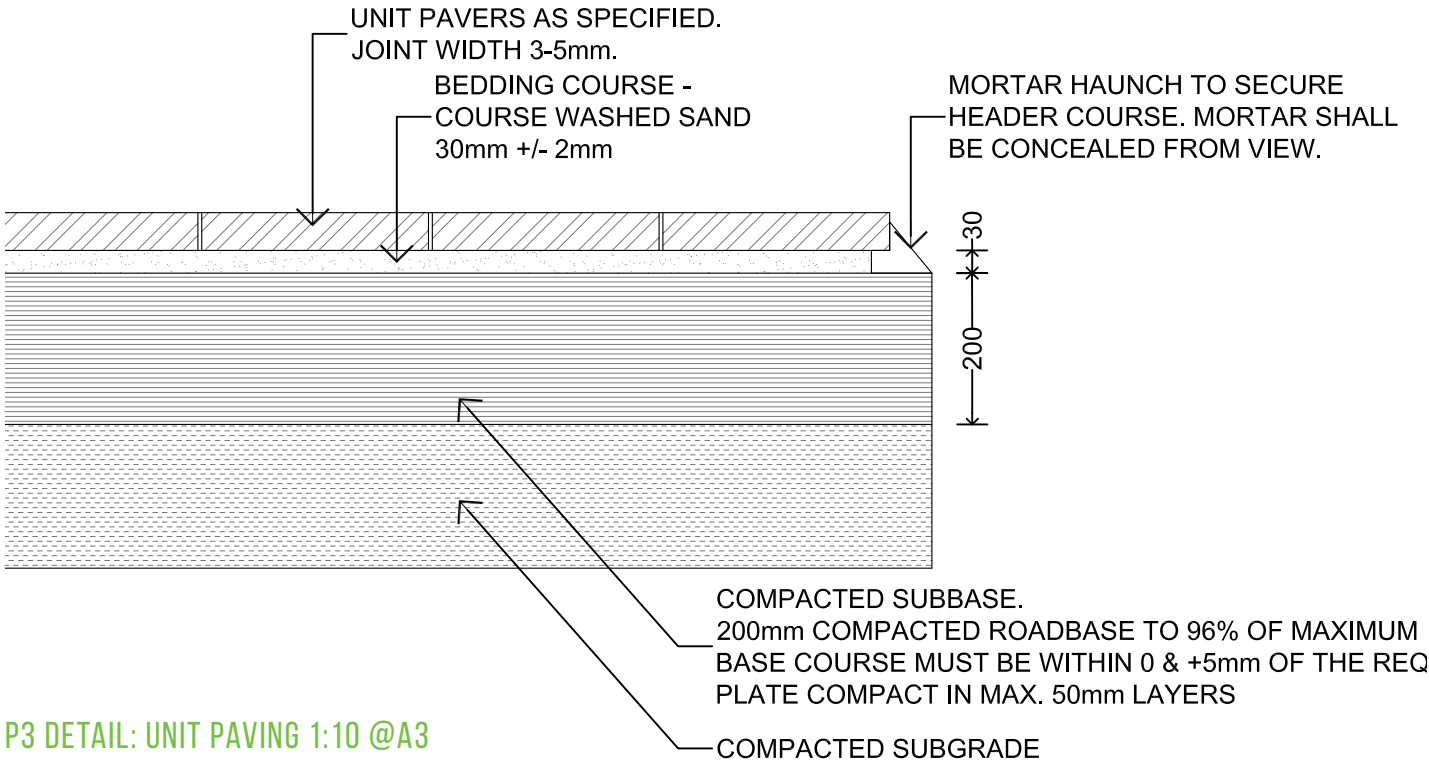
TYPICAL DETAILS



P1 DETAIL: CONCRETE PATH 1:10 @A3



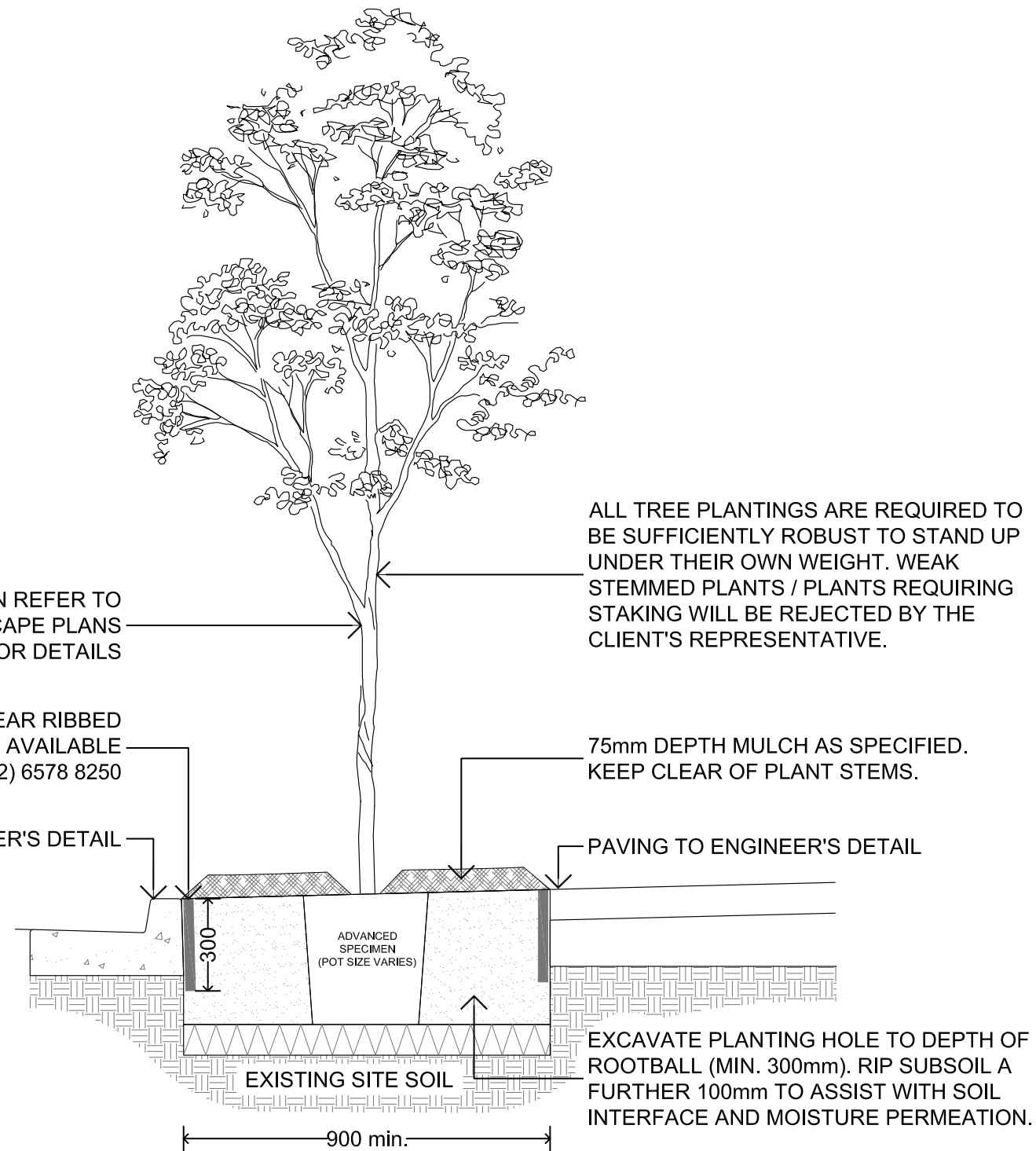
P2 DETAIL: COBBLESTONE THRESHOLD 1:10 @A3



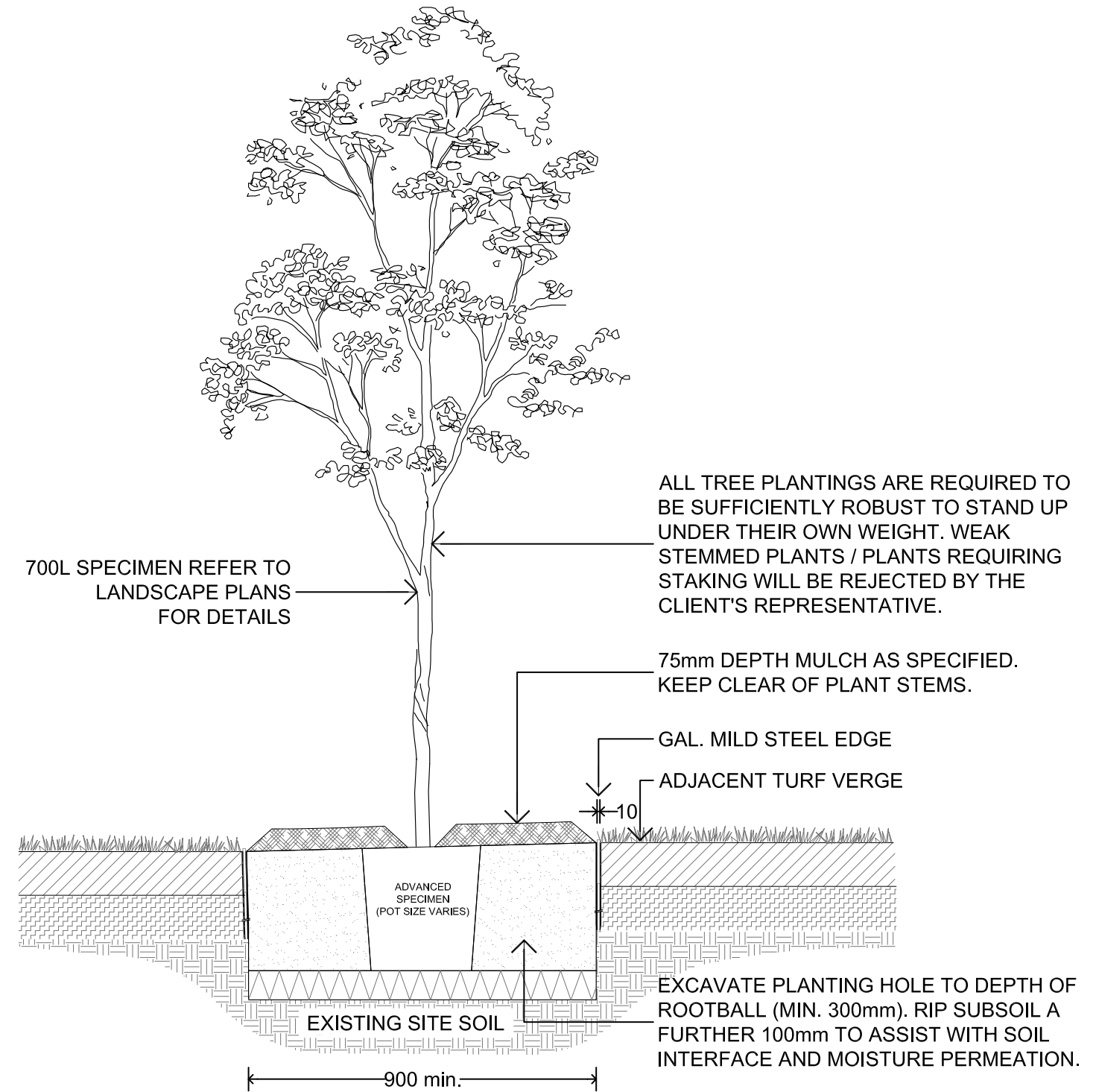
P3 DETAIL: UNIT PAVING 1:10 @A3

PUBLIC DOMAIN

TYPICAL DETAILS



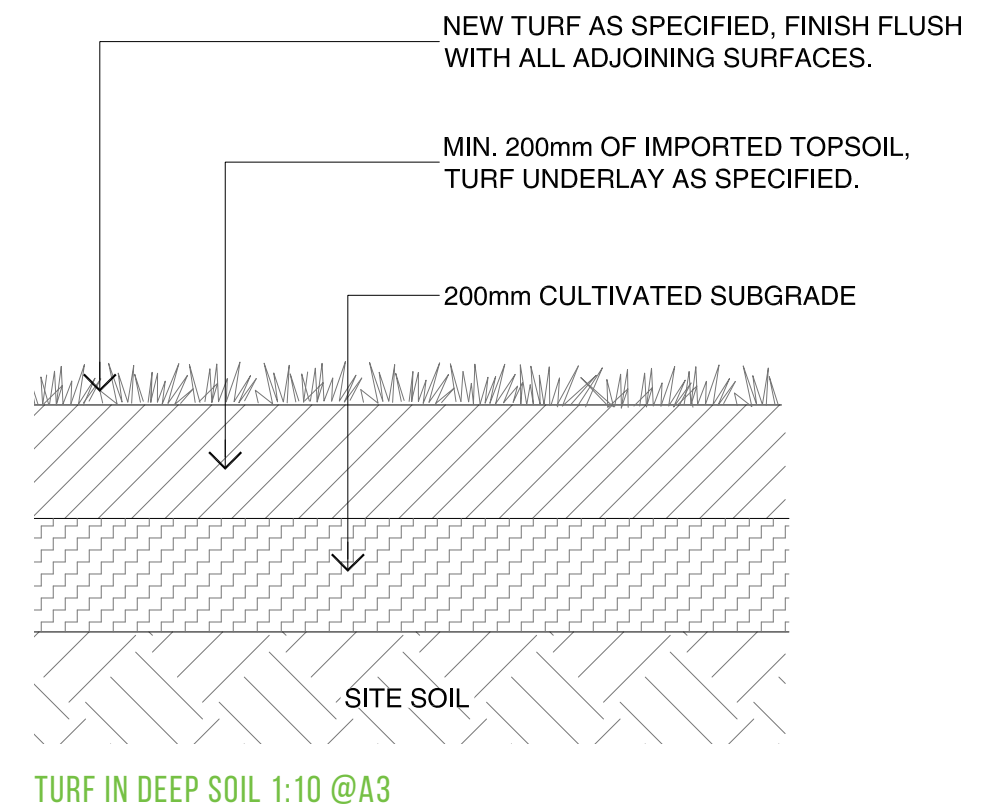
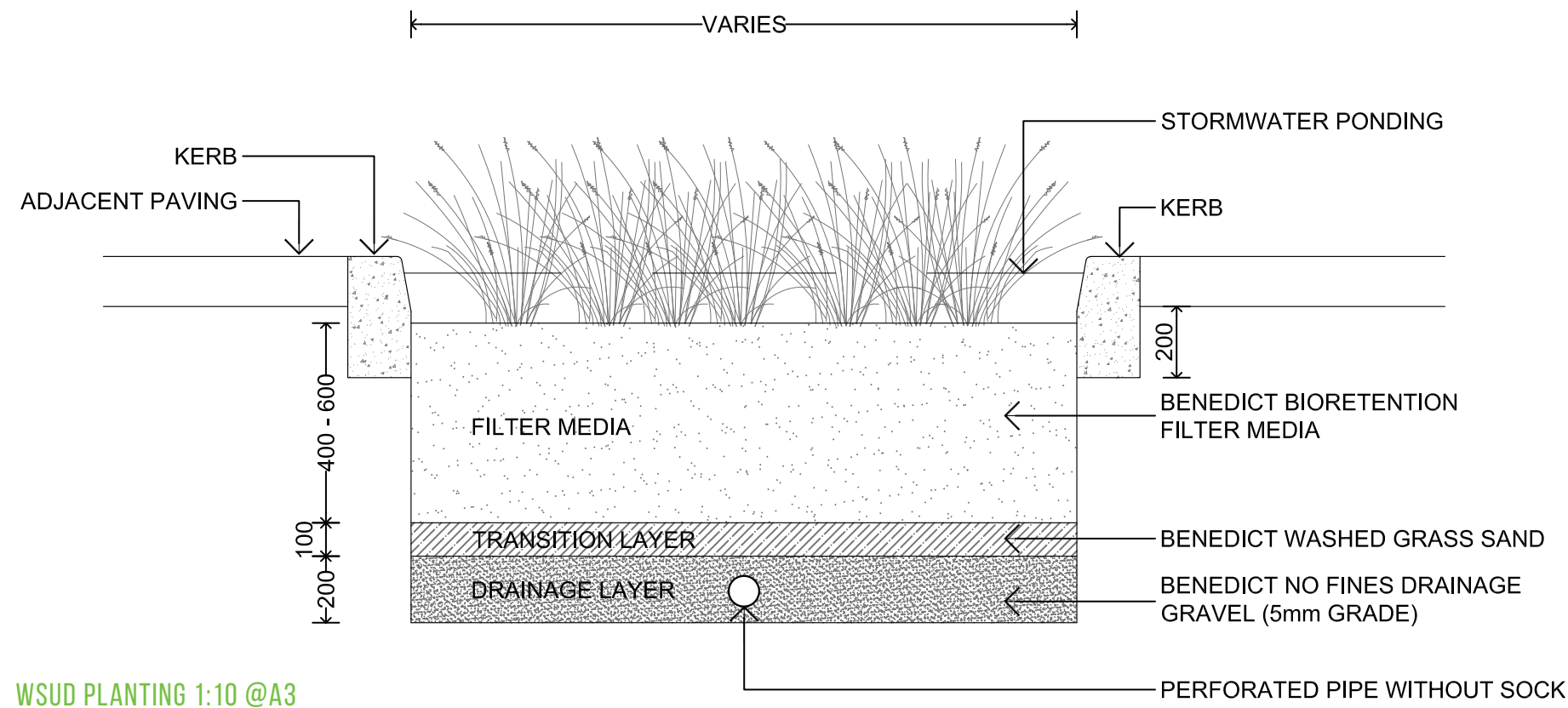
TREE PLANTING IN VERGE 1:20 @A3



TREE PLANTING IN TURF VERGE 1:20 @A3

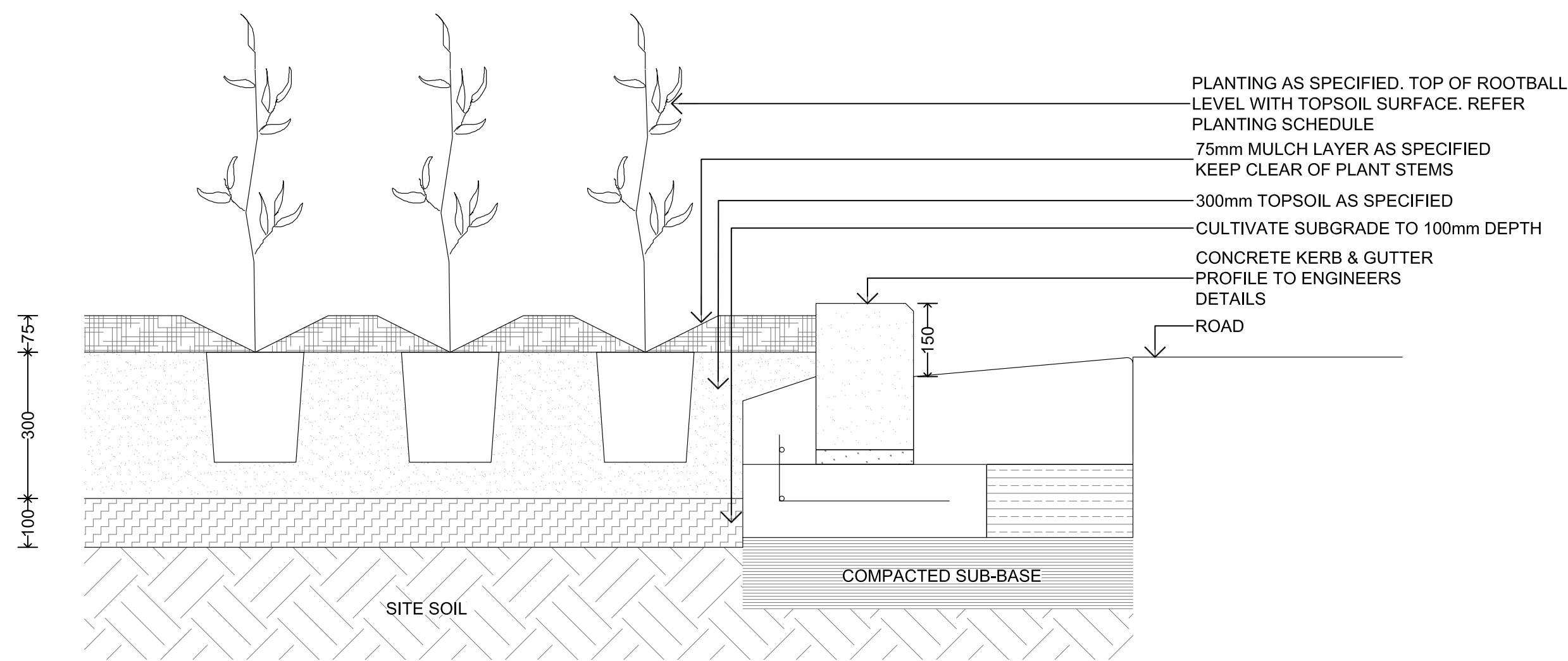
PUBLIC DOMAIN

TYPICAL DETAILS



PUBLIC DOMAIN

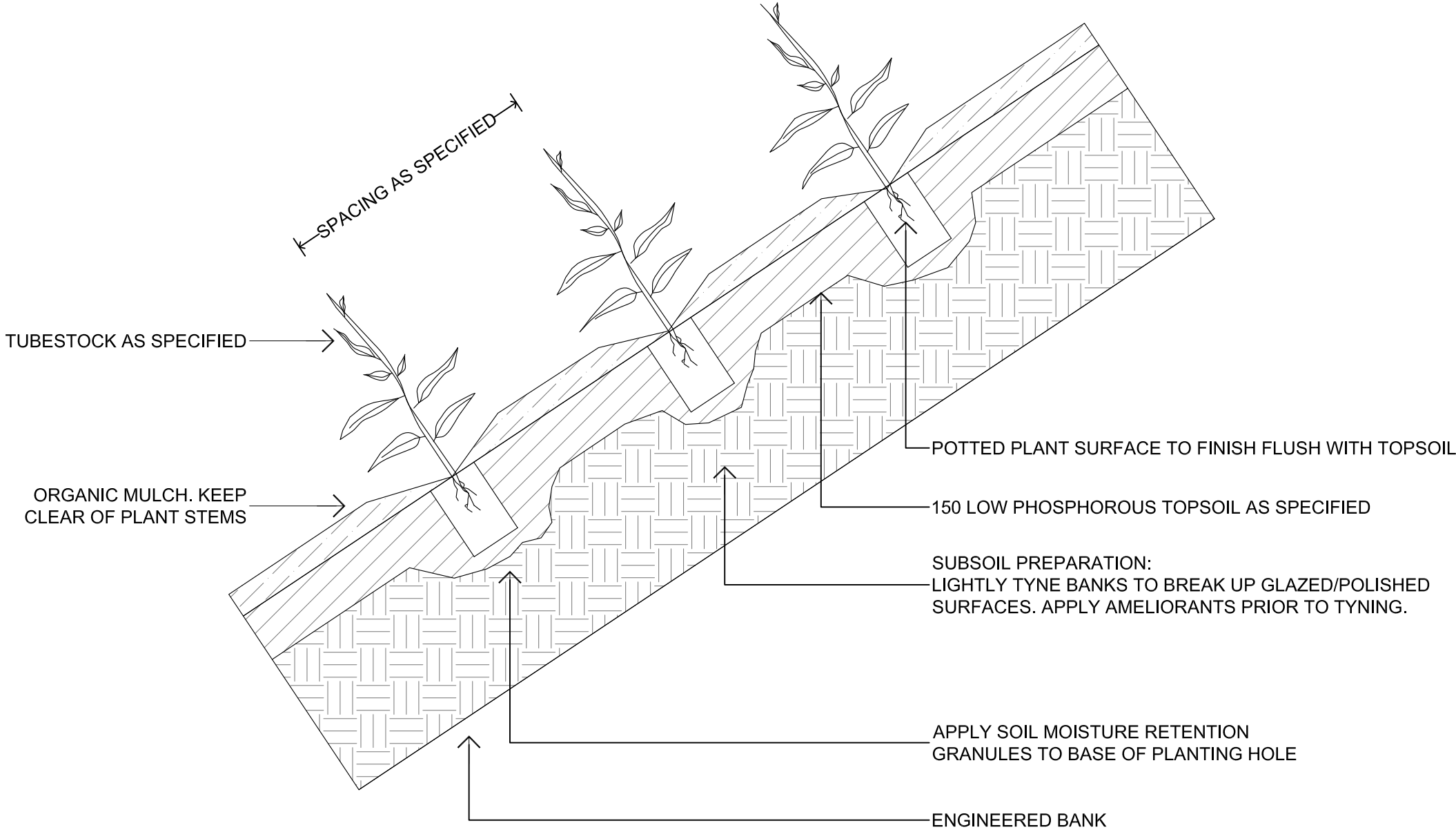
TYPICAL DETAILS



VERGE PLANTING 1:10 @A3

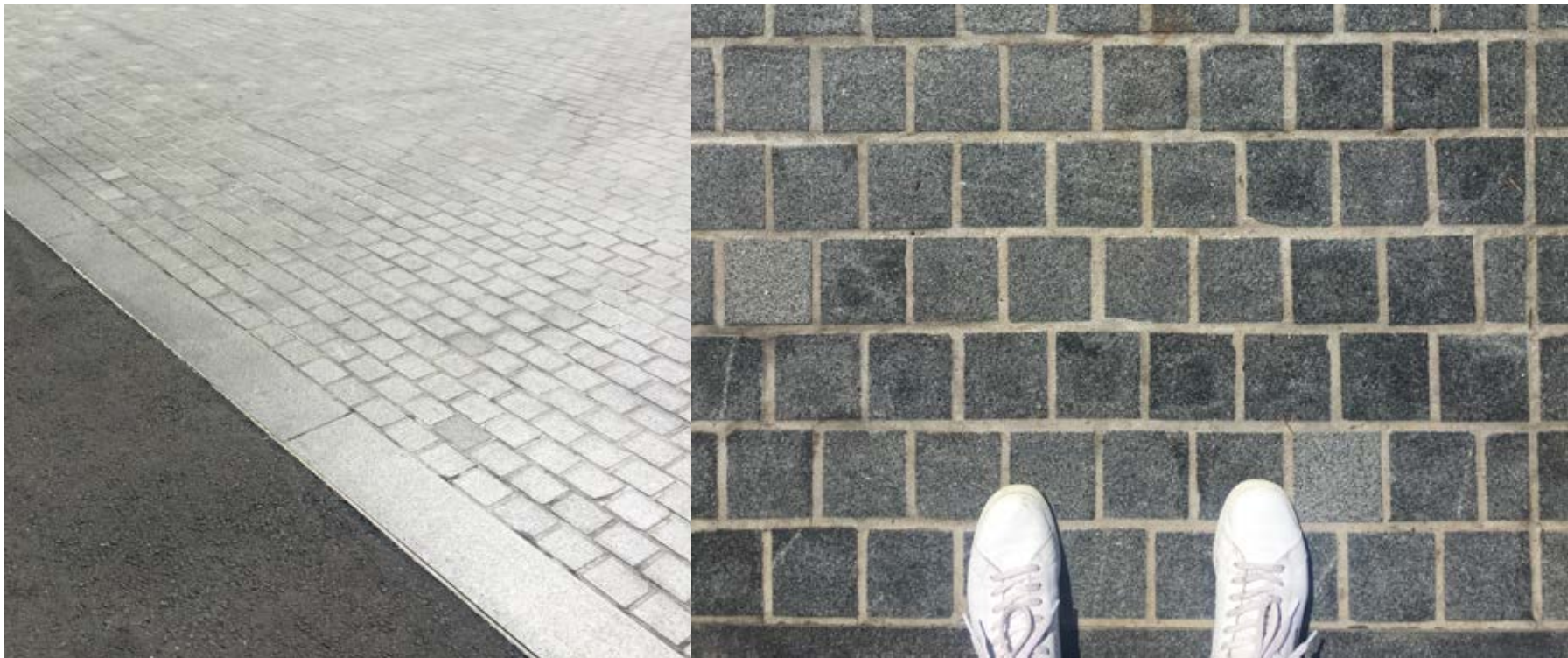
PUBLIC DOMAIN

TYPICAL DETAILS



PLANTING ON EMBANKMENT 1:10 @ A3

MATERIALS & FINISHES



COBBLESTONE ENTRY THRESHOLDS



COBBLESTONE PARKING BAYS



PLANTED VERGES



CONCRETE PAVING