

LANDSCAPE DESIGN REPORT

SEPTEMBER 2020

MELROSE PARK

VRS STAGE 4

PREPARED FOR

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1.0

INTRODUCTION

1.1 OVERVIEW

Melrose Park Victoria Road Site (VRS) Stage 4 acknowledges the important role that our landscape, both private and public plays in the environmental, economic and social arenas of a place.

The landscape design draws on the following reports to guide best practice design for the precinct and surrounding public domain, with particular focus on:

- + Equitable access;
- + Opportunities for social interactions;
- + Passive and recreational doorstep offerings;
- + Increased amenity;
- + Use of products and measures that
- + to promote water and soil management;
- + A landscape that positively contributes to the existing fabric of the area and enhances environmental performance

NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

APARTMENT DESIGN GUIDE (ADG)

“This Apartment Design Guide is a resource to improve the planning and design of residential apartment development in NSW.

This Apartment Design Guide will help to achieve better design and planning for residential apartment development, by providing benchmarks for designing and assessing these developments.”

P8, Apartment Design Guidelines - Introduction

The landscape design follows the objectives in the Apartment Design Guide:

- + Part 3 - Siting the Development
 - 3C Public Domain Interface
 - 3D Communal and Public Open Space
 - 3E Deep Soil Zones
- + Part 4 - Designing the Building
 - 4F Common Circulation and Spaces
 - 4O Landscape Design
 - 4P Planting on Structures
 - 4V Water Management and Conservation
- + Design Quality Principles
 - Principle 1: Context and Neighbourhood Character
 - Principle 4: Sustainability
 - Principle 5: Landscape
 - Principle 6: Amenity
 - Principle 7: Safety
 - Principle 9: Aesthetics

CITY OF PARRAMATTA

PUBLIC DOMAIN GUIDELINES (JULY 2017)

“Parramatta’s Public Domain Guidelines (PDG) provide design strategies, technical guidelines and materials palettes for streets and public places in the City of Parramatta. The guidelines ensure the co-ordination of materials, and design and construction standards across the LGA and allow for the streamlining of procurement, operational, maintenance and management processes.”

P4, Public Domain Guidelines - Introduction

DEVELOPMENT CONTROL PLAN (2011)

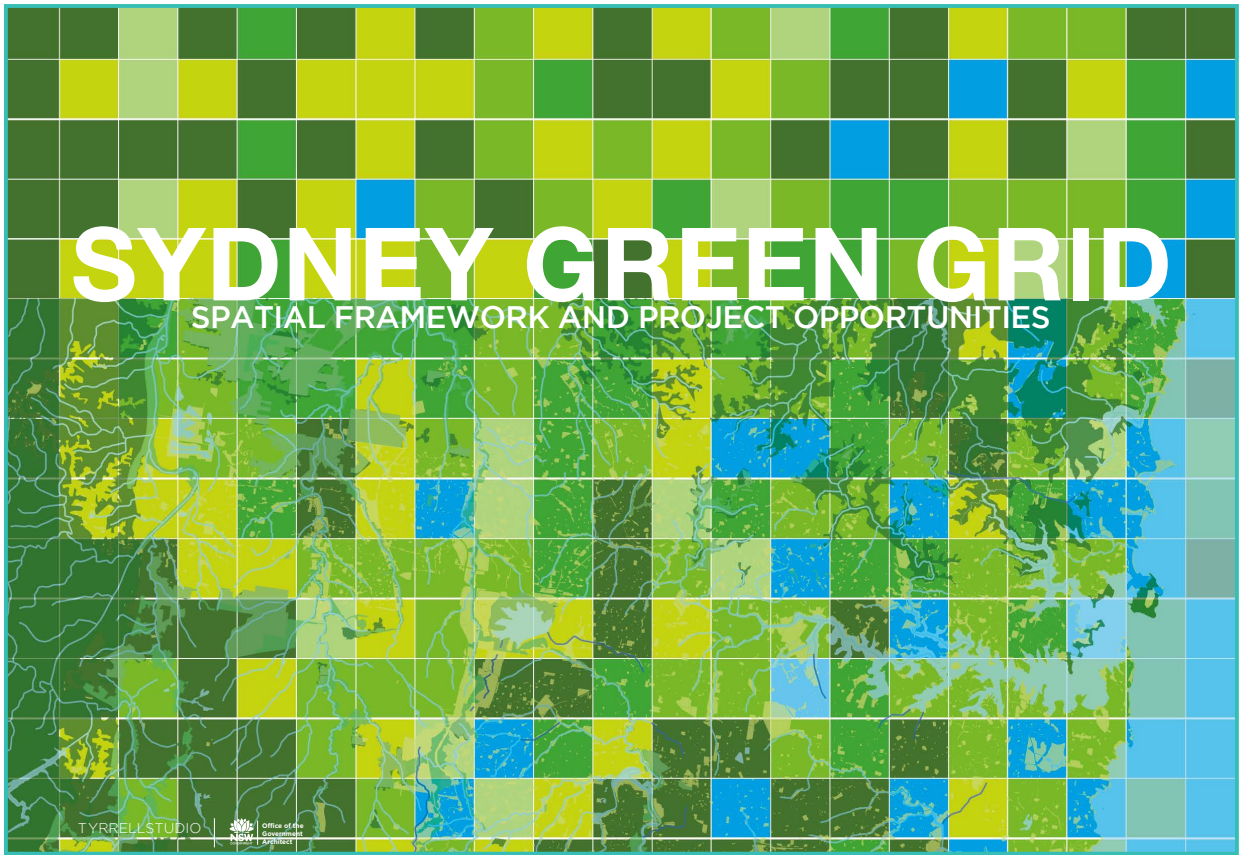
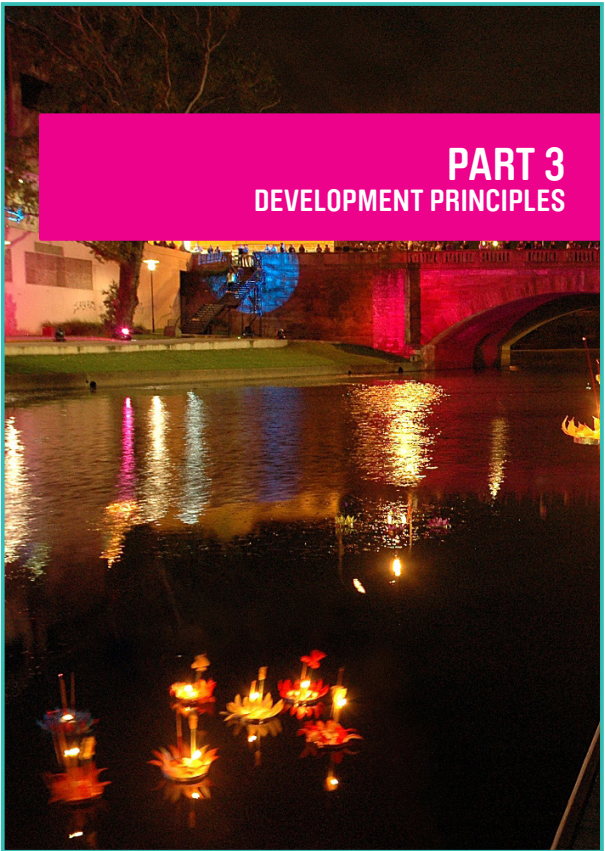
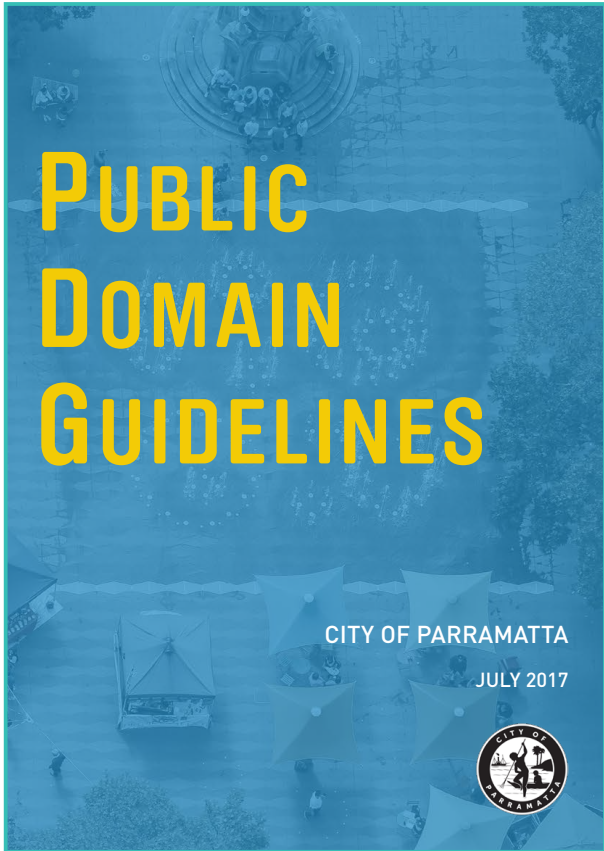
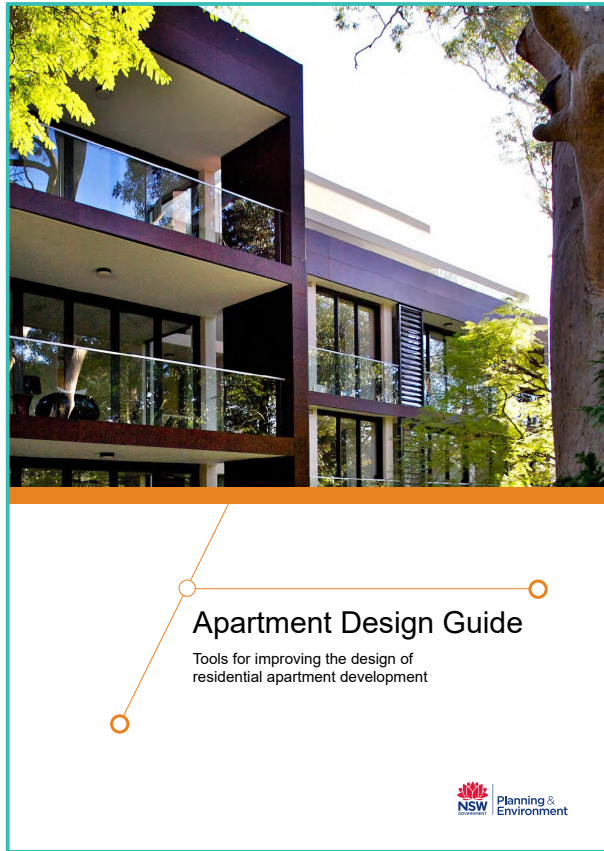
CoP’s DCP (2011) is read in conjunction with the Public Domain Guidelines and addresses controls on built form, access, setbacks and signage. In particular, the landscape design is aligned with the controls detailed in **Part 3 Development Principles** of the DCP.

PARRAMATTA STREET TREE PLAN (2011)

This Tree Plan identifies appropriate tree species for the LGA. Street trees selected for Stage 4 have been chosen from this plan and forms a part of a wider street tree strategy for Melrose Park, summarised in the **Landscape Planting Strategy** of this document.

Other benchmark documents that inform the landscape design include:

- + Roads and Maritime Services Landscape Design Guideline (2017);
- + NSW DPIE’s Sydney Green Grid (2017);



1.2 CONTEXT

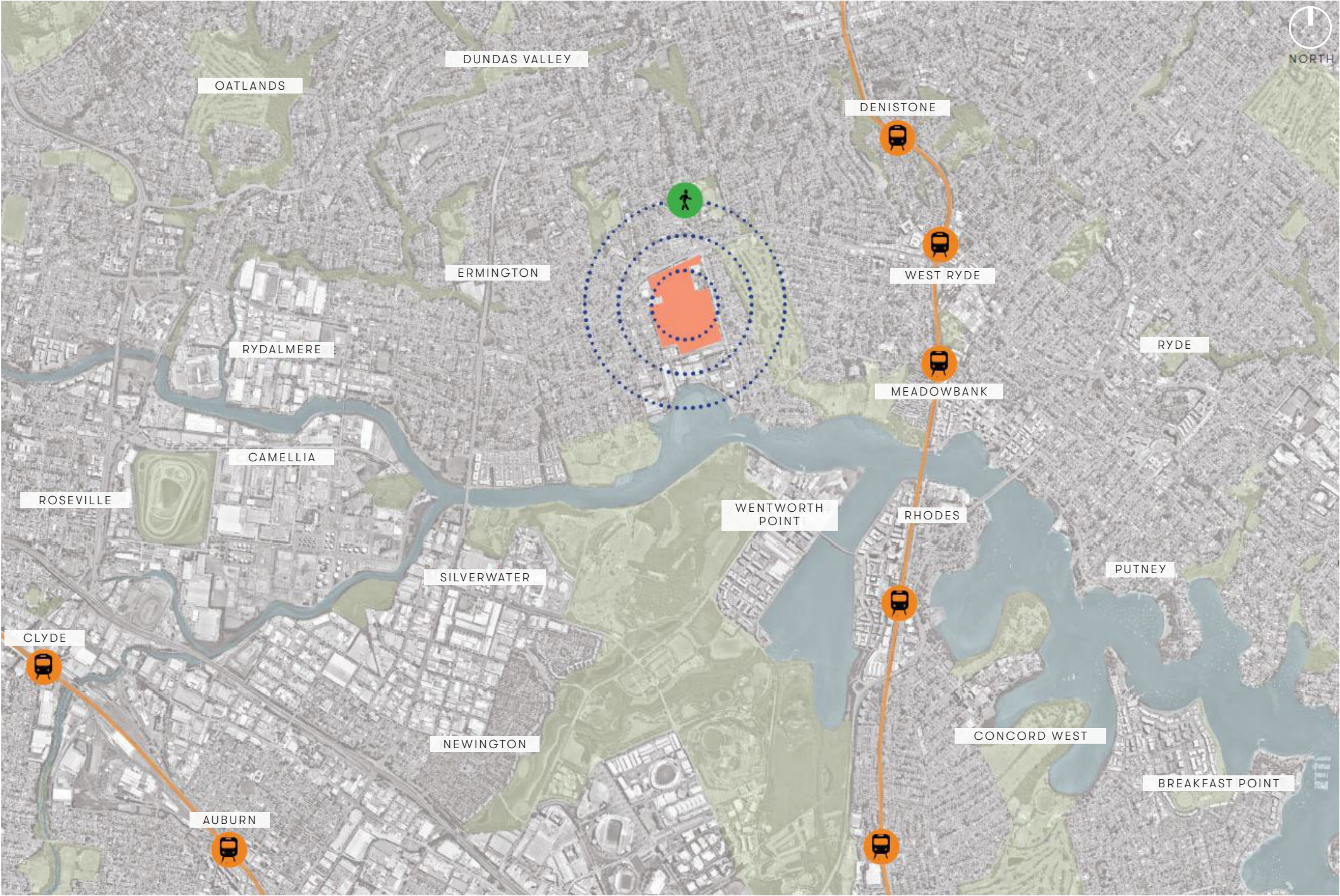
REGIONAL CONTEXT

Melrose Park is a suburb 17km north-west of Sydney CBD. It is comprised of predominantly industrial land surrounded by residential detached dwellings to its peripheries.

Existing public infrastructure includes a train station at Meadowbank and bus routes along Victoria Road and surrounding streets.

Melrose Park is surrounded by established recreational spaces including Parramatta-Ryde Golf Course, Cowell’s Lane Reserve and George Kendall Riverside Park.

Further afield is Millenium Parklands south of the Parramatta River and Meadowbank Park to the east.




LOCAL AREA



1.3 THE VISION

MELROSE PARK'S VISION



MELROSE PARK
will become a brand new
neighbourhood with a
strong sense of place and
identity.

High-quality, safe and
livable environments that
forges a new paradigm of
modern Australian living.

A new place that welcomes
all walks of life.
Green open spaces and
smart living initiatives
to offer the best of
cosmopolitan living.

VRS Stage 4 forms an important new place at Melrose Park; a residential community diverse in its offerings. Flexible spaces for living and for learning, and welcomes all walks of life.

The vision for the proposal seeks to provide generous communal open spaces and private landscapes that is united by a strong built form identity.

The vision imagines a public domain and thoughtfully designed landscapes boasting through-site links, native plantings proposed retail offerings and cafe space. The proposed landscape enables a range of public and private programs to excite and activate the ground plane, surrounded by considered tower forms. With all of these features married together, this proposal hopes to project a positive and lively addition to the Melrose Park story.

PRIVATE LANDSCAPE

The Level 2 communal open space proposal includes:

- + Generous open lawns for active play;
- + BBQ and entertainment areas;
- + Central, wild play;
- + Outdoor fitness circuit; and
- + Semi-private breakout areas

Solar access and natural ventilation have been maximised by selecting a variety of tree species to suit varying requirements throughout the site.

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.

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.

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

Light-canopied trees have been nominated in close proximity to building façades, planted at a minimum 3.5m away from proposed buildings and 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.

PUBLIC DOMAIN

The public domain seeks to create a unified and seamless relationship between the public space and new surrounding development. The design 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 Stage 4 include:

VICTORIA ROAD

Victoria Road bounds the development to the North. More specifically the relationship between the northern portion of Stage 4 and Victoria Road has a great bearing on this development.

NSR-2

NSR-2 is a north-south arterial road to the West of Stage 4. NSR-2 varies in width north - south. The public domain along this road will include standard pedestrian path widths, turfed verges in accordance with CoP's Public Domain Guidelines. Street trees are proposed at 8 metre intervals with Strata Cell measures to encourage healthy root growth.

EWR-2

EWR-2 is a east-west local street to the south of Stage 4. EWR-2 is 20m wide.

The public domain along this road is currently subject to a separate submission (to be approved) with Council.



2.0

ACTIVATING THE PLACE

2.1 THE PROPOSAL

The site has a significant frontage to Victoria Road, and is bounded by new streets NSR-2, NSR-3 and EWR-2. Given this it holds a prominent position in the public realm and presents a great opportunity to create a unique frontage to signifies a brand-new place.

Activated at street level by residential balcony terraces, the landscape treatments provide appropriate screening while maintaining passive surveillance of the public domain. New canopy trees will frame the edges of the development and provide much needed shade amenity. Along Victoria Road trees are in a staggered formation to create a consistent canopy line to soften the frontage of Building 6. Victoria Road's post-widening landscape will seek to strengthen visual amenity and identity, while addressing privacy issues with canopy trees and screening plants within the boundary. All proposed trees have been selected from City of Parramatta's Street Tree Plan.

A new supermarket with street level entry adjacent to the Boulevard Park will activate the street and park interface. Terraced planters along Building 1 signify entry into the retail plaza and complement the proposed Boulevard Park next door. The landscape will be open and welcoming, allowing for easy wayfinding for patrons and residents to access the retail.



3.2
GENERAL
ARRANGEMENT
PLAN

LEGEND

- Site Boundary
- Future Deceleration Lane
subject to RMS Approval
- Existing Trees to be removed
- Proposed Trees
- Lawn
- Planting
- Planting on structure
- Swale
- Paving Type 1 - Concrete
- Paving Type 2 - Deco
- Paving Type 3 - Permeable Paving
- Public Domain - Concrete Path
- Driveway & Parking Bays
- Road

0 2.5 5 10 15 20m

Scale 1:500 AT A3



2.3 SOIL VOLUME

APARTMENT DESIGN GUIDELINES

Part 3E of the Apartment Design Guidelines details the following recommendations for deep soil:

- + Minimum 7% deep soil area (for developments greater than 1500m²) and at a minimum dimension of 6m.
- + Depending on the site and context, this area may increase to 15% for sites > 1500m²
- + Suggested soil volumes include 80m³ for large trees (13-18m high), 35m³ for medium trees (9-12m high) and 15m³ for small trees (6-8m high).

“Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.”

P60, Apartment Design Guidelines - Part 3E - Deep Soil Zones

“Achieving the design criteria may not be possible on some sites including where:

- + the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres); and*
- + there is 100% site coverage or non-residential uses at ground floor level.*

Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.”

P61, Apartment Design Guidelines - Part 3E - Deep Soil Zones

CITY OF PARRAMATTA’S DCP (2011)

City of Parramatta’s deep soil recommendations for Multi Dwelling Housing is detailed in their DCP (2011) Part 3: Development Principles:

- + 30% of the site area should be deep soil, at minimum dimensions of 4 x 4m;
- + at least 50% to be located to the rear of the site;
- + at least 15% to be located to the front of the site; and
- + at least 10% must be communal open space.

In addition to this, the total landscaped area should be a minimum of 40% (including deep soil zones).

STAGE 4 DEEP SOIL CALCULATIONS

The proposal for Stage 4 deep soil is based on the following provisions:

- + ≥6m wide - 1066m² - ie. 6.2% site total (meets 7% minimum ADG design criteria)
- + ≥3m wide - 683m²
- + Deep soil to building perimeter - 1,439m² - ie. 13.5%

Excluded from this deep soil calculation is 388m² of 3m soil depth to the communal open space. This equates to 1,164m³ of soil; a suitable volume for 33 medium trees or 7 large trees, or a mix of both, in accordance to ADG’s Part 4P - Planting on Structures recommendations.

In the communal open space, a total of 58 new trees are proposed; 22 medium and large trees within the 3m deep soil zone.

ADG - PLANTING ON STRUCTURES

ADG recommends that appropriate soil profiles are provided for planting on structures. Minimum soil standards for plant types and sizes are provided in Part 4P - Planting on Structures, Table 5:

Large Trees (13-18m high), 150m³ , minimum soil depth of 1200mm and dimensions of 10x10m

Medium Trees (9-12m high), 35m³, minimum soil depth of 1000mm and dimensions of 6x6m

Small Trees (6-8m high), 9m³, minimum soil depth of 800mm and dimensions of 3.5x3.5m

P116, Apartment Design Guidelines - Part 3P - Planting on Structures, Table 5

STAGE 4 PLANTING ON STRUCTURE

All raised planter boxes over structure/podium have been designed to meet soil volumes and depths in accordance with NSW Planning & Environment Apartment Design Guide, Section 4P. Soil depth is >500mm to allow adequate growth for shrubs and understorey planting.

Garden beds containing trees do not exceed a grade of 1:8 within the projected canopy cover.

Proposed trees selected for various planter boxes over podium meet adequate soil volumes as detailed in ADG’s Section 4P.

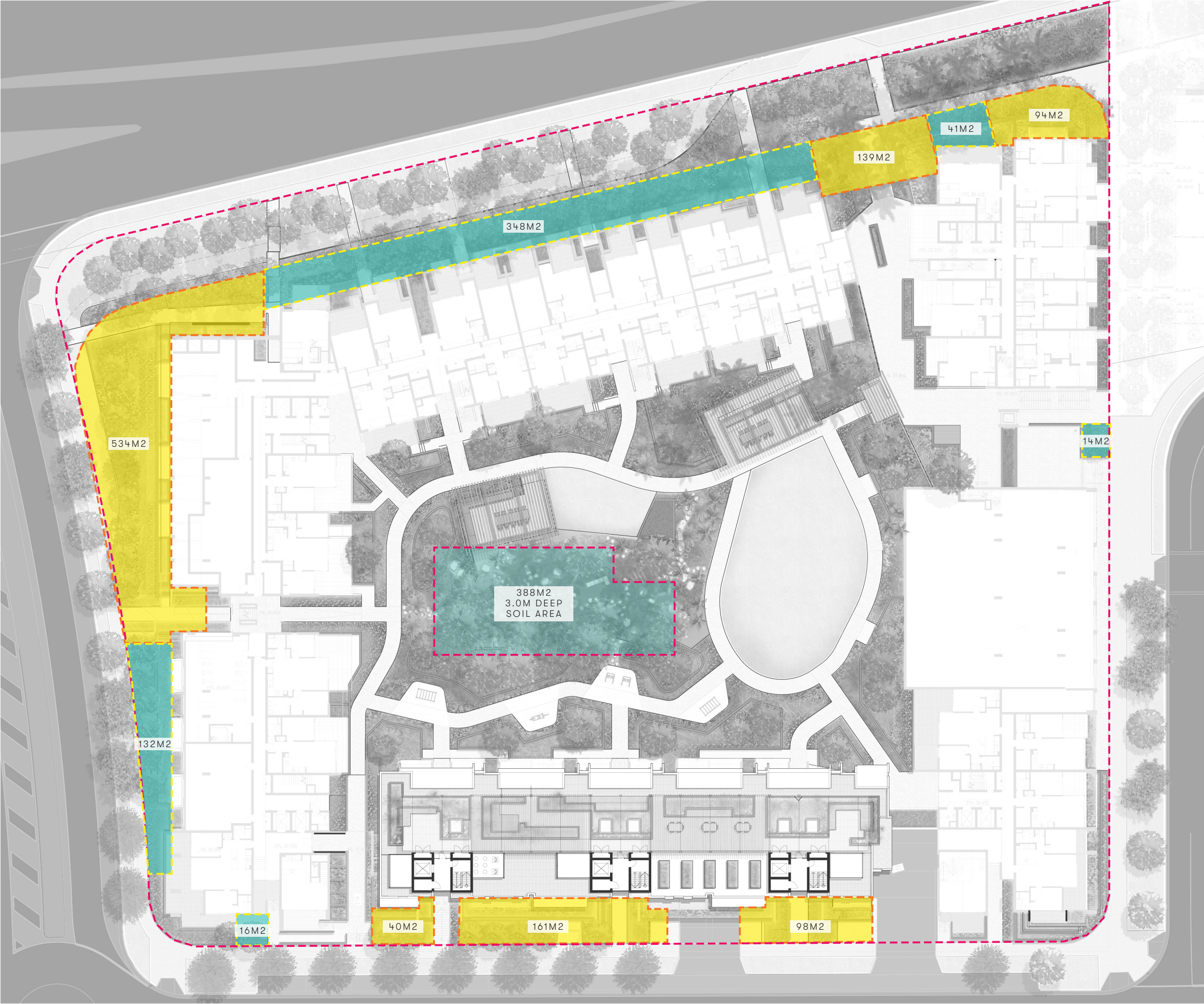
DEEP SOIL PLAN

LEGEND

- Site Boundary
- Line of Basement
- Deep Soil Area (≥3m)
- Deep Soil Area (≥6m)

0 2.5 5 10 15 20m

Scale 1:500 AT A3



3.0

EXTENDING THE BACKYARD

3.1 LEVEL 2 COMMUNAL OPEN SPACE

KEY ELEMENTS

- + Central lawn
- + BBQ area providing quality social seating for groups or individuals underneath shade, extending the backyard landscape into the communal space
- + A forest of native trees following a meandering path to provide areas of exploration and nature play
- + Informal planting following cues of a typical Australian backyard, with feature trees and seasonal colours
- + Bioretention / rain garden areas in accordance with NSW Water Sensitive Urban Design Guidelines
- + Stepped planter terraces up the building façade extending the landscape of the communal open space along the building.
- + Balustrades above top of planter level to 1.2m.
- + Open powder-coated steel flats support security and air flow to apartments, while allowing the stepped planters to permeate through.
- + Create a point of difference by using striking plant colours and forms.



COMMUNAL OPEN SPACE PLAN

DESCRIPTION

- 1. Open lawn/ Kick-about area
- 2. Covered BBQ / outdoor dining area
- 3. Outdoor fitness nodes
- 4. Integrated bioretention and wild play area. Native tree canopy and mulch bed with nature play elements; sandstone steppers and boulders, balance logs and timber sleepers form an adventure style track under the trees.
- 5. Carpark exhaust riser with kid's rock climbing to face of riser.
- 6. Bench seating under canopy tree
- 7. Main path 2.0m wide
- 8. Secondary path 1.2m wide
- 9. Entry portal in communal open space
- 10. Raised brick planters
- 11. Access to Victoria Road, Building 5 and 6
- 12. Fence alignment separating communal open space and public domain

Refer sections on following page

LEGEND

- OSD (Level 1)
- Bioretention area
- Proposed Trees
- Lawn
- Planting
- Podium Planting
- Paving Type 1 - Concrete
- Paving Type 2 - Deco

0

1.25

2.5

5

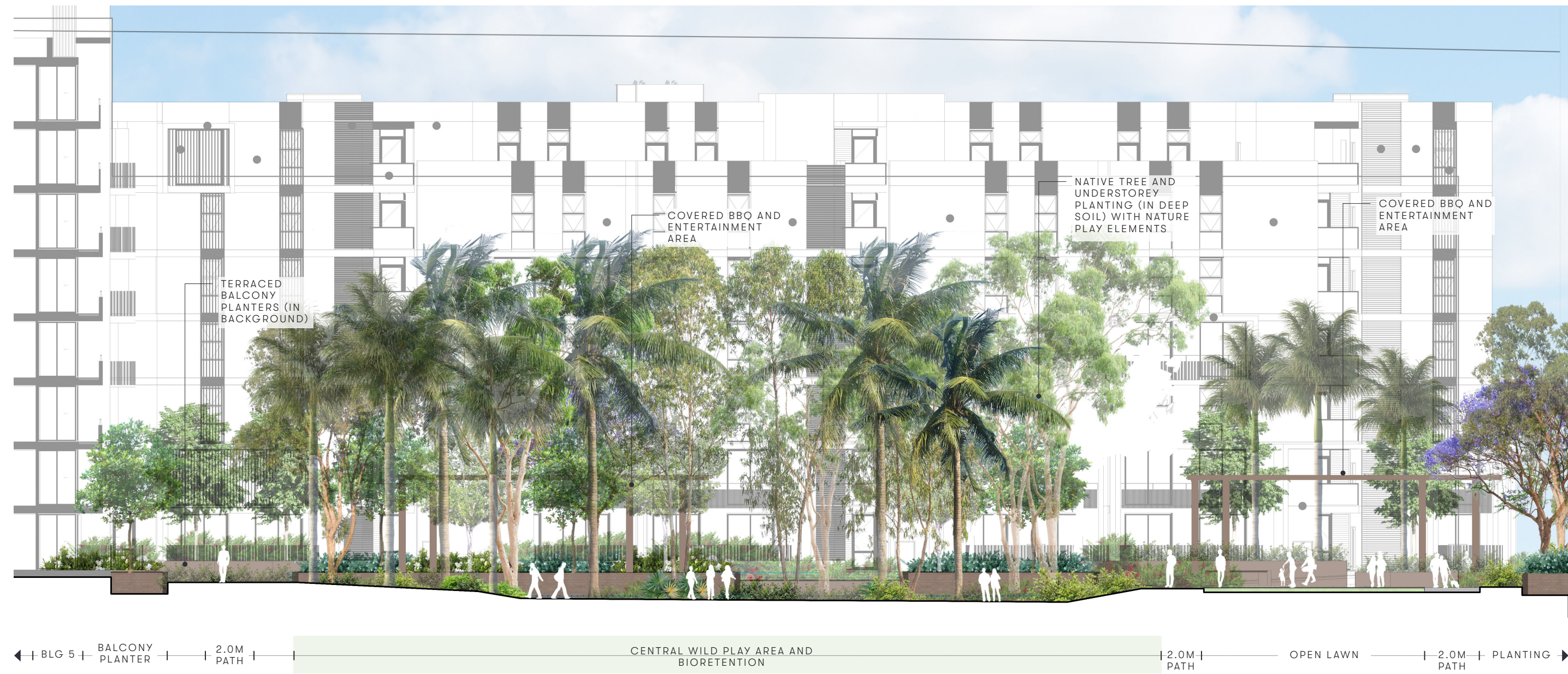
10

15m

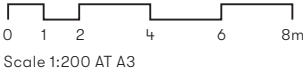
Scale 1:250 AT A3



COMMUNAL OPEN SPACE SECTIONS



SECTIONAL ELEVATION F



COMMUNAL OPEN SPACE PLANTING

This planting schedule is to be read in conjunction with Series 300 sheet 20200009-LD-DA310.

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREES						
AC	Angophora costata	Smooth Barked Apple	20.0m	15.0m	200lt	As shown
CC	Corymbia citriodora ‘Scentuous’	Dwarf Lemon Scented Gum	7.0m	3.0m	100lt	As shown
CM	Corymbia maculata	Spotted Gum	30m	10.0m	200lt	As shown
ER	Elaeocarpus reticulatus	Blueberry Ash	9.0m	4.0m	30lt	As shown
EP	Eucalyptus pilularis	Blackbutt	40m	20.0m	200lt	As shown
LA	Livistona australis	Cabbage Palm	30.0m	3.0m	200lt	As shown
JM	Jacaranda mimosifolia	Jacaranda	10.0m	8.0m	700lt	As shown
ME	Melaleuca ericifolia	Swamp Paperbark	9.0m	3.0m	200lt	As shown
SHRUBS						
Asp ela	Aspidistra elatior	Cast Iron Plant	1.2m	1.5m	200mm	2.0m centres
Gre ser	Grevillea sericea	Silky Grevillea	1.5m	1.5m	200mm	2.0m centres
Har vio	Hardenbergia violacea	Happy Wanderer	0.2m	2.0m	200mm	1.5m centres
Mel thy	Melaleuca thymifolia	Thyme Honey Myrtle	1.0m	1.0m	200mm	1.0m centres
Rha ind	Rhaphiolepis indica ‘Snow Maiden’	Snow Maiden	0.8m	0.5m	200mm	1.0m centres
Rha spi	Rhagodia spinescens	Aussie Flat Bush	0.5m	1m	200mm	1.0m centres
Syz cas	Syzygium ‘Cascade’	Cascade Lilly Pilly	2.0m	2.0m	200mm	1.5m centres
Wes fru	Westringia fruticosa	Coastal Rosemary	1.2m	1.2m	200mm	1.0m centres
Vib odo	Viburnum odoratissimum	Sweet Viburnum	4.0m	2.0m	200mm	2.0m centres
ACCENT PLANTING						
Alc imp	Alcantarea imperialis	King Bromeliad	1.5m	1.5m	300mm	2.0m centres
Cor fru	Cordyline fruticosa ‘Rubra’	Red Cordyline	1.0m	1.5m	300mm	2.0m centres
Dor exc	Doryanthes excelsa	GyMEA Lily	3.0m	1.0m	300mm	2.0m centres
CLIMBERS, GRASSES & GROUND COVERS						
Asp aus	Asplenium australasicum	Birds Nest Fern	1.5m	3.0m	140mm	4/m2
Ble car	Blechnum cartilagineum	Soft Water Fern	1.5m	1.5m	140mm	4/m2
Cas gla	Casuarina glauca ‘Cousin It’	Sheoak	0.15m	3m	140mm	4/m2
Cli min	Clivia miniata	Kaffir Lily	0.5m	0.3m	140mm	4/m2
Dia cae	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm	4/m2
Dic arg	Dichondra argentea ‘Silver Falls’	Silver Falls	0.15m	1.0m	140mm	4/m2
Hib sca	Hibbertia scandens	Golden Guinea Vine	0.5m	2.0m	140mm	4/m2
Lir mus	Liriope muscari ‘Evergreen Giant’	Liriope	0.7m	0.7m	140mm	4/m2
Lom hys	Lomandra hystrix	Mat Rush	1.0m	1.0m	140mm	4/m2
Lom tan	Lomandra longifolia ‘Tanika’	Lomandra	0.5m	0.5m	140mm	4/m2
Phi xan	Philodendron ‘Xanadu’	Philodendron	0.5m	1.0m	140mm	4/m2
Tra jas	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm	4/m2
Vio hed	Viola hederacea	Native Violet	0.15m	1.0m	140mm	4/m2



Angophora costata



Corymbia maculata



Corymbia citriodora



Elaeocarpus reticulatus



Eucalyptus pilularis



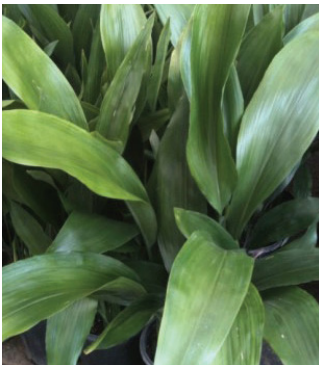
Livistona australis



Jacaranda mimosifolia



Melaleuca ericifolia



Aspidistra elatior



Grevillea sericea



Hardenbergia violacea



Melaleuca thymifolia



Rhaphiolepis indica



Rhagodia spinescens



Syzygium ‘Cascade’



Westringia fruticosa

COMMUNAL OPEN SPACE BIORETENTION PLANTING

This planting schedule is to be read in conjunction with Series 300 sheet 20200009-LD-DA310.

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
WSUD / BIORETENTION						
Car app	Carex appressa	Tall Sedge	1.0m	0.8m	140mm	4/m2
Dia rev	Dianella revoluta	Flax Lily	0.4m	0.3m	140mm	4/m2
Fic nod	Ficinia nodosa	Knobby Club Rush	0.4m	0.6m	140mm	4/m2
Goo ova	Goodenia ovata	Hop Goodenia	1.0m	1.0m	140mm	4/m2
Jun ama	Juncus amabilis	Hollow Rush	0.2m	0.2m	140mm	4/m2
Jun fla	Juncus flavidus	Rush	0.4m	0.2m	140mm	4/m2
Mel eri	Melaleuca ericifolia	Swamp Paperbark	4.0m	2.0m	200mm	2.0m centres



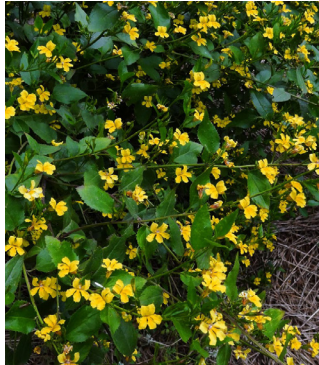
Carex appressa



Dianella revoluta



Ficinia nodosa



Goodenia ovata



Juncus amabilis



Juncus flavidus

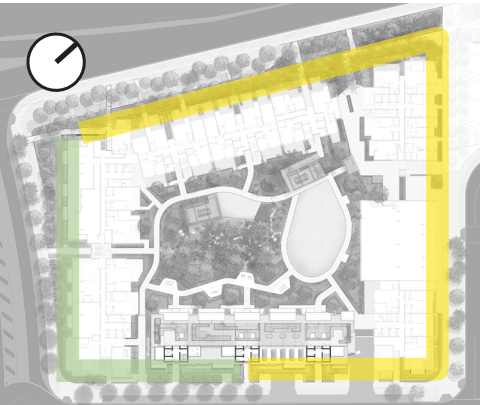


Melaleuca ericifolia

3.2 UPPER LEVEL PLANTERS

Upper level planter boxes are located on Levels 3 to 8. With the exception of the street level periphery planting and Level 2 Communal Open Space, the following planter box arrangements form the basis for planting on Levels 3 to 8.

Planter boxers alternate between three arrangements. Planting arrangements 1 and 2 alternate between northern, eastern and western facades where light conditions vary from medium to high. Planting arrangement 3 covers southern facade planters where light conditions are medium to low.



Liriope muscari



Philodendron 'Xanadu'



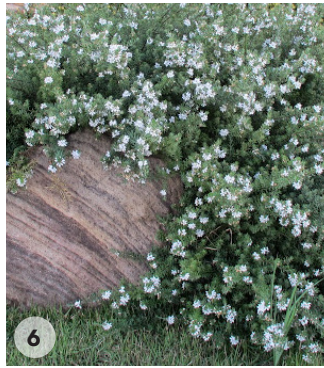
Casuarina glauca



Trachelospermum jasminoides



Raphiolepis 'Snow Maiden'



Westringia fruticosa 'Low Horizon'



Hibbertia scandens



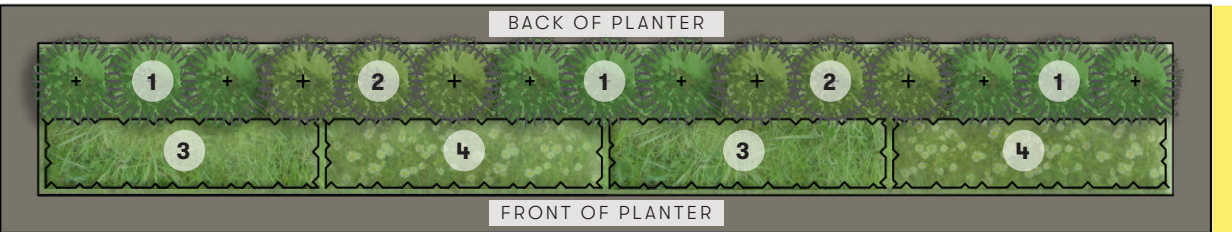
Carpobrotus glaucescens



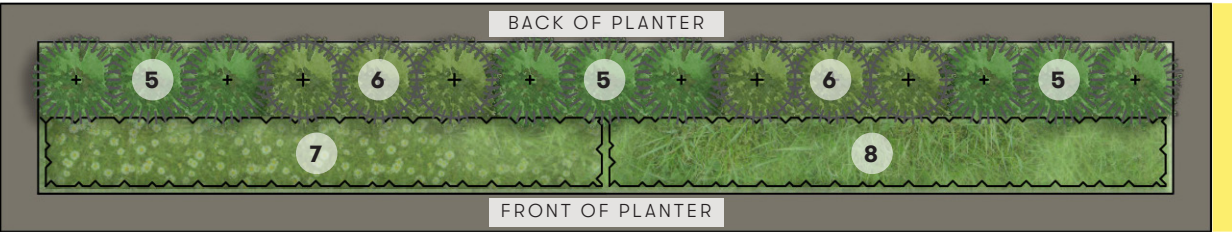
Aspidistra elatior



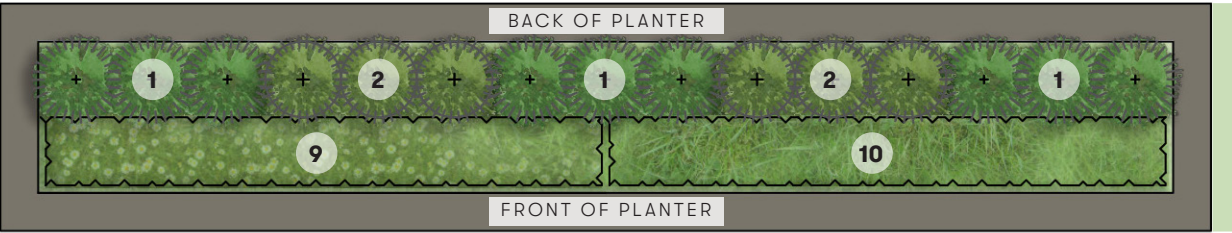
Aspidistra elatior 'Variegata'



PLANTING ARRANGEMENT 1



PLANTING ARRANGEMENT 2



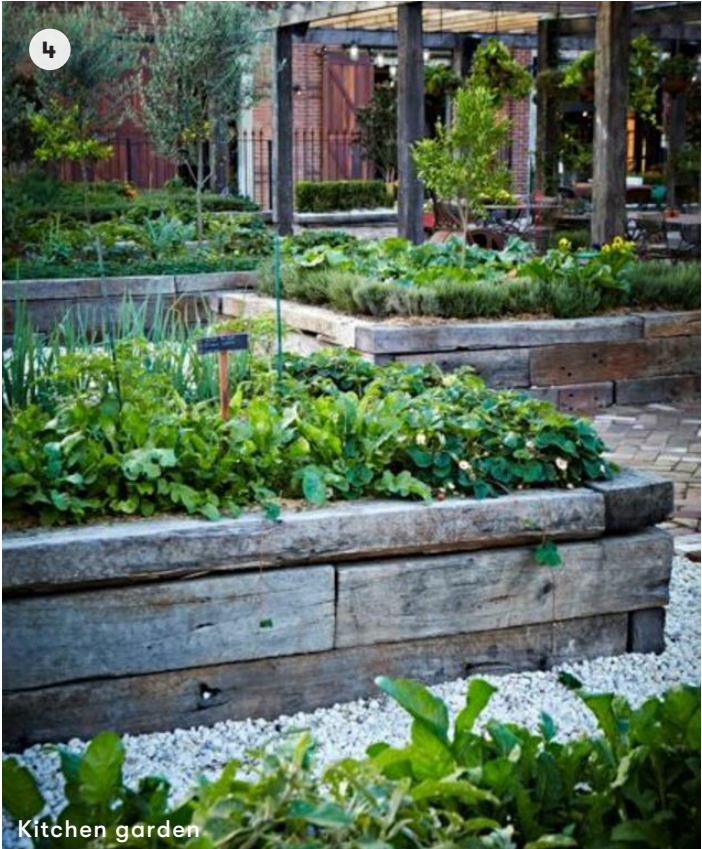
PLANTING ARRANGEMENT 3

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
SHRUBS						
Lir mus	Liriope muscari 'Evergreen Giant'	Liriope	0.7m	0.7m	140mm	0.5m centres
Phi xan	Philodendron 'Xanadu'	Philodendron	0.5m	1.0m	140mm	0.5m centres
Rha sno	Raphiolepis 'Snow Maiden'	Raphiolepis	0.75m	0.5m	200mm	0.5m centres
Wes low	Westringia fruticosa 'Low Horizon'	Dwarf Rosemary	0.4m	0.5m	200mm	0.5m centres
CLIMBERS, GRASSES & GROUND COVERS						
Asp ela	Aspidistra elatior	Cast Iron Plant	0.6m	0.6m	140mm	4/m2
Asp var	Aspidistra elatior 'Variegata'	Variegated Cast Iron Plant	0.6m	0.6m	140mm	4/m2
Car gla	Carpobrotus glaucescens	Pigface	0.1m	2m	140mm	4/m2
Cas gla	Casuarina glauca 'Cousin It'	Sheoak	0.15m	3m	140mm	4/m2
Hib sca	Hibbertia scandens	Golden Guinea Vine	0.5m	2.0m	140mm	4/m2
Tra jas	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm	4/m2

3.3 BUILDING 3 LEVEL 9 ROOFTOP

KEY ELEMENTS

- + BBQ area providing quality social seating for groups or individuals underneath shade, extending the backyard landscape into the communal space.
- + Feature planting to add colour and textural variation the the rooftop landscape.
- + Planting to screen unwanted views into private apartment spaces.
- + Unobstructed views out to Paramatta River and down towards the COS.
- + Kitchen garden allows for communal vegetable and herb growing. Easy access to BBQ area for cooking and entertaining.
- + Semi-private seating nooks for relaxing and gathering
- + Equally accessible for all walks of life to enjoy

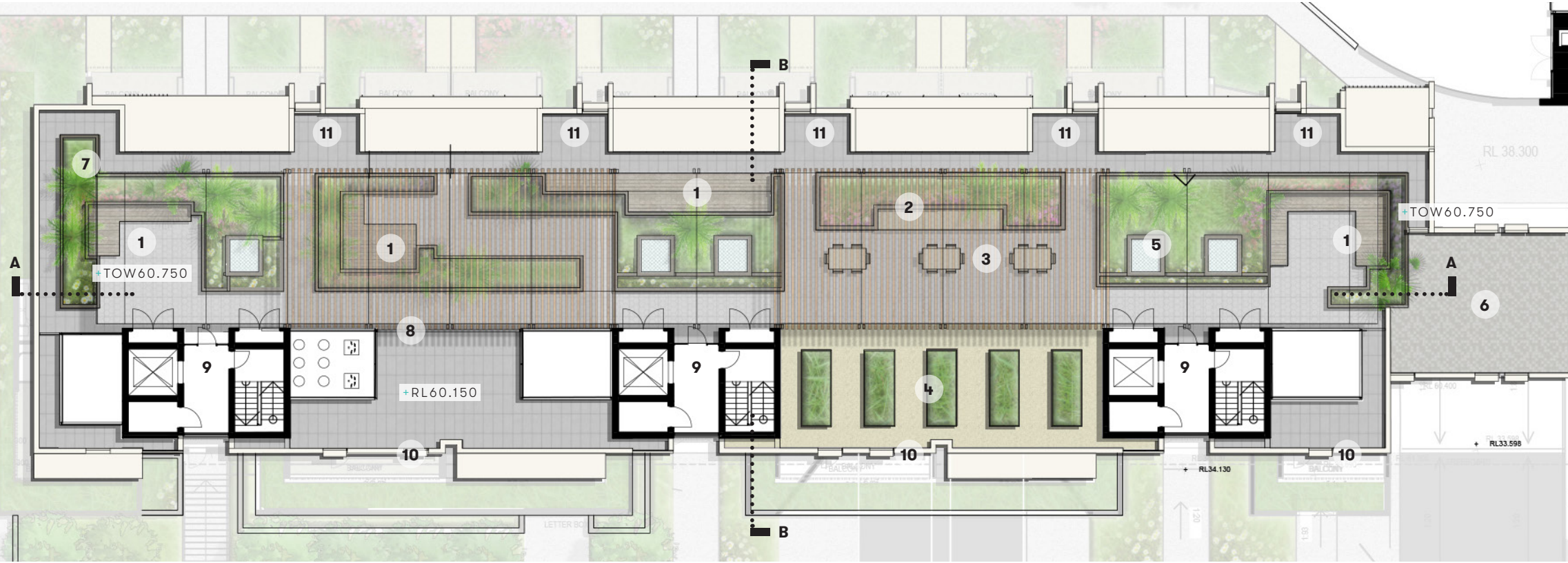


ROOFTOP PLAN





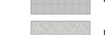


DESCRIPTION

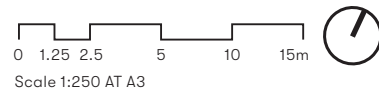
1. Generously sized timber day beds / seating nestled into planting to provide areas for relaxing. All seating areas are equally accessible
2. Built-in BBQ and amenities
3. Social terrace for communal events
4. Kitchen garden
5. Skylights
6. Non-accessible ballast area
7. Feature planting to add interest and screen views into nearby apartment living spaces
8. Extent of pergola over rooftop
9. Lift lobby to rooftop
10. Views towards Parramatta River
11. Views down to the communal open space

Refer sections on following page

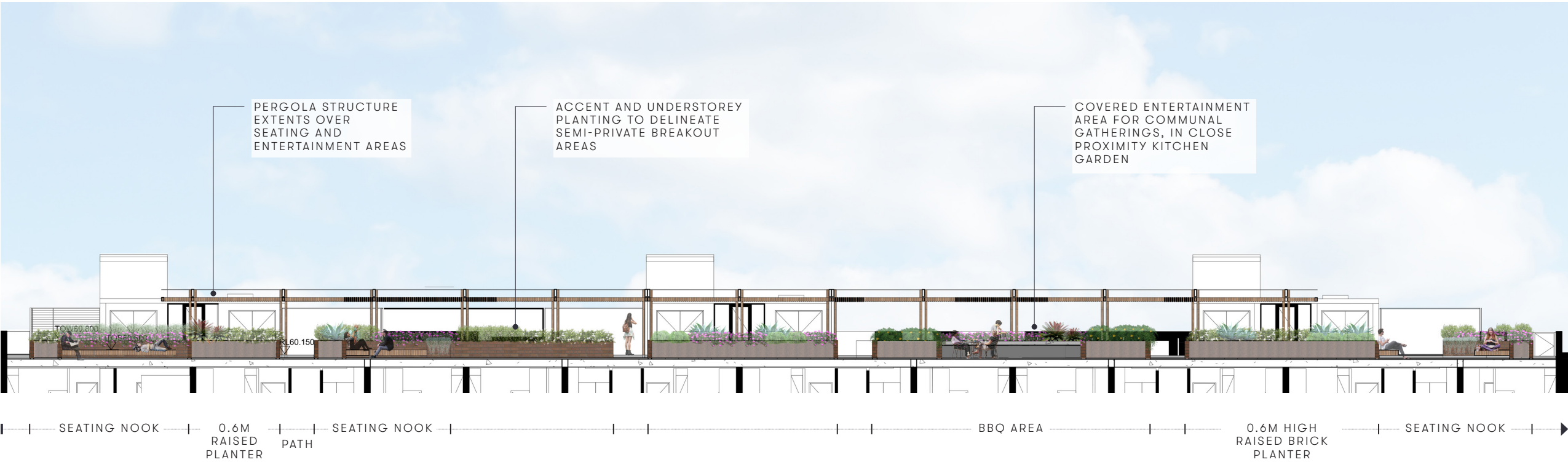


LEGEND

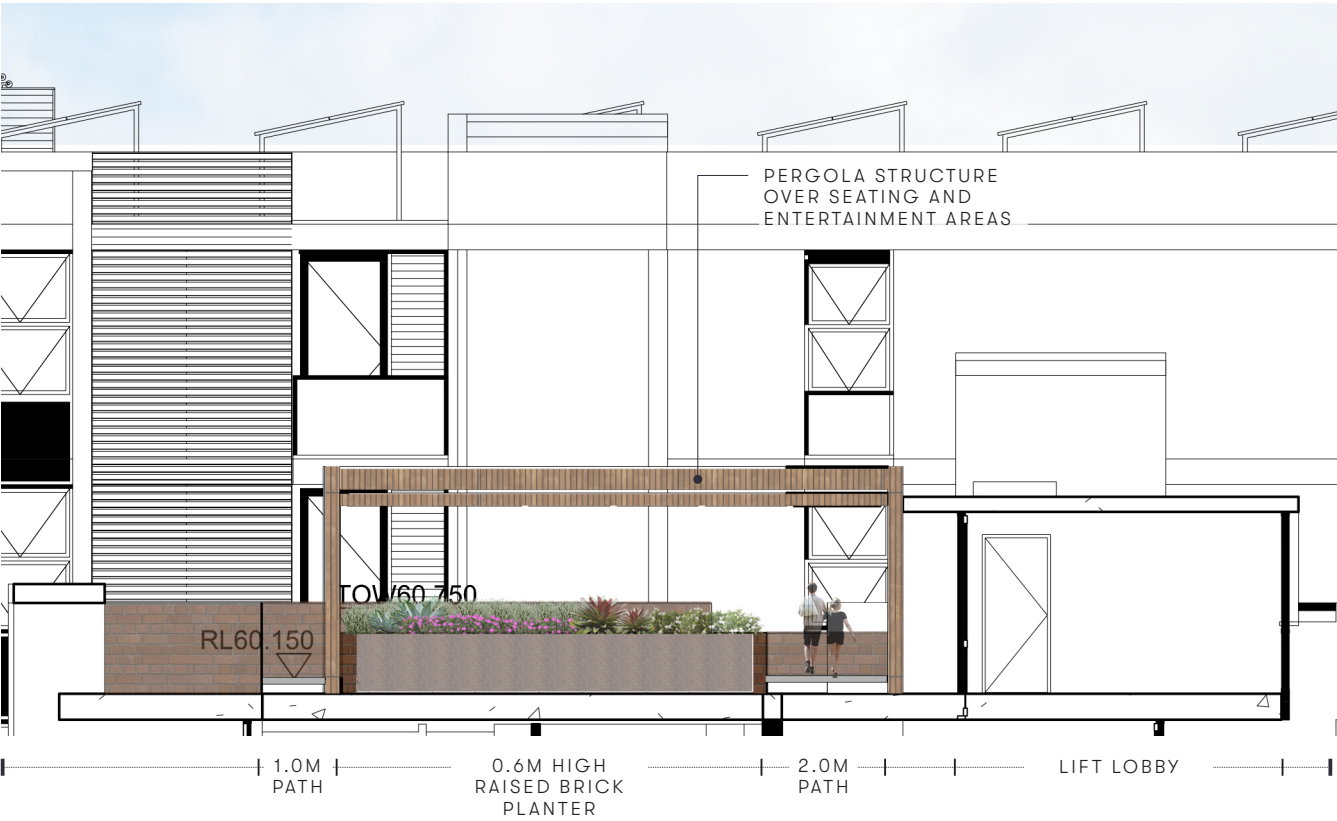
-  Proposed Feature Planting
-  Rooftop Planting
-  Kitchen Garden
-  Paving Type - Deco
-  Paving Type - Rooftop Pavers
-  Paving Type - Ballast
-  Timber Seating



ROOFTOP SECTIONS



SECTIONAL ELEVATION A



SECTIONAL ELEVATION B

ROOFTOP PLANTING

This planting schedule is to be read in conjunction with Series 300 sheet 20200009-LD-DA311.

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
SHRUBS						
Cor gla	Cordyline ‘Glauca’	Ti Plant	2m	0.5m	200mm	1m centres
Wes fru	Westringia fruticosa ‘Grey Box’	Grey Box	0.45m	0.45m	200mm	1m centres
ACCENT PLANTS						
Aga att	Agave attenuata	Agave	1.5m	1m	300mm	1.5m centres
Alc imp	Alcantarea imperialis ‘Rubra’	Bromeliad	1.5m	1.5m	300mm	2m centres
Vri hie	Vriesea hieroglyphica	King of Bromeliads	0.9m	1.2m	300mm	1.5m centres
CLIMBERS, GRASSES & GROUND COVERS						
Car gla	Carpobrotus glaucescens	Pigface	0.1m	2m	140mm	4/m2
Cas gla	Casuarina glauca ‘Cousin It’	Sheoak	0.15m	3m	140mm	4/m2
Dic arg	Dichondra argentea ‘Silver Falls’	Silver Falls	0.15m	1m	140mm	4/m2
Hib sca	Hibbertia scandens	Golden Guinea Vine	0.5m	2m	140mm	4/m2
Myo par	Myoporum parvifolium	Creeping Boobialla	0.1m	3m	140mm	4/m2
Sca aem	Scaevola aemula ‘Purple Fanfare’	Fan Flower	0.1m	2m	140mm	4/m2
Sen ser	Senecio serpens	Blue Chalk Sticks	0.3m	1m	140mm	4/m2



Cordyline ‘Glauca’



Westringia fruticosa



Agave attenuata



Alcantarea imperialis



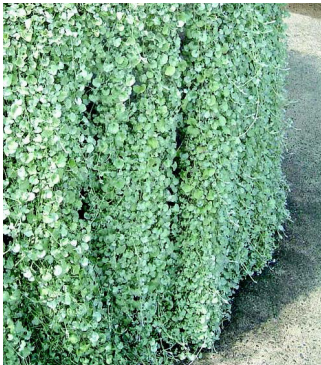
Vriesea hieroglyphica



Carpobrotus glaucescens



Casuarina glauca



Dichondra argentea



Hibbertia scandens



Myoporum parvifolium



Scaevola aemula



Senecio serpens

KITCHEN GARDEN PALETTE

(Note: Seasonal planting species to be confirmed at time of construction)



Bay Leaf



Carrots



Citrus



Kale



Lavender



Rosemary



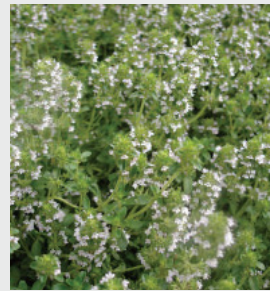
Sage



Silverbeet



Spring Onion



Thyme

The rooftop planting has been designed to create a fun and striking character in keeping with the playful design of the building and the key target market of students and younger professionals.

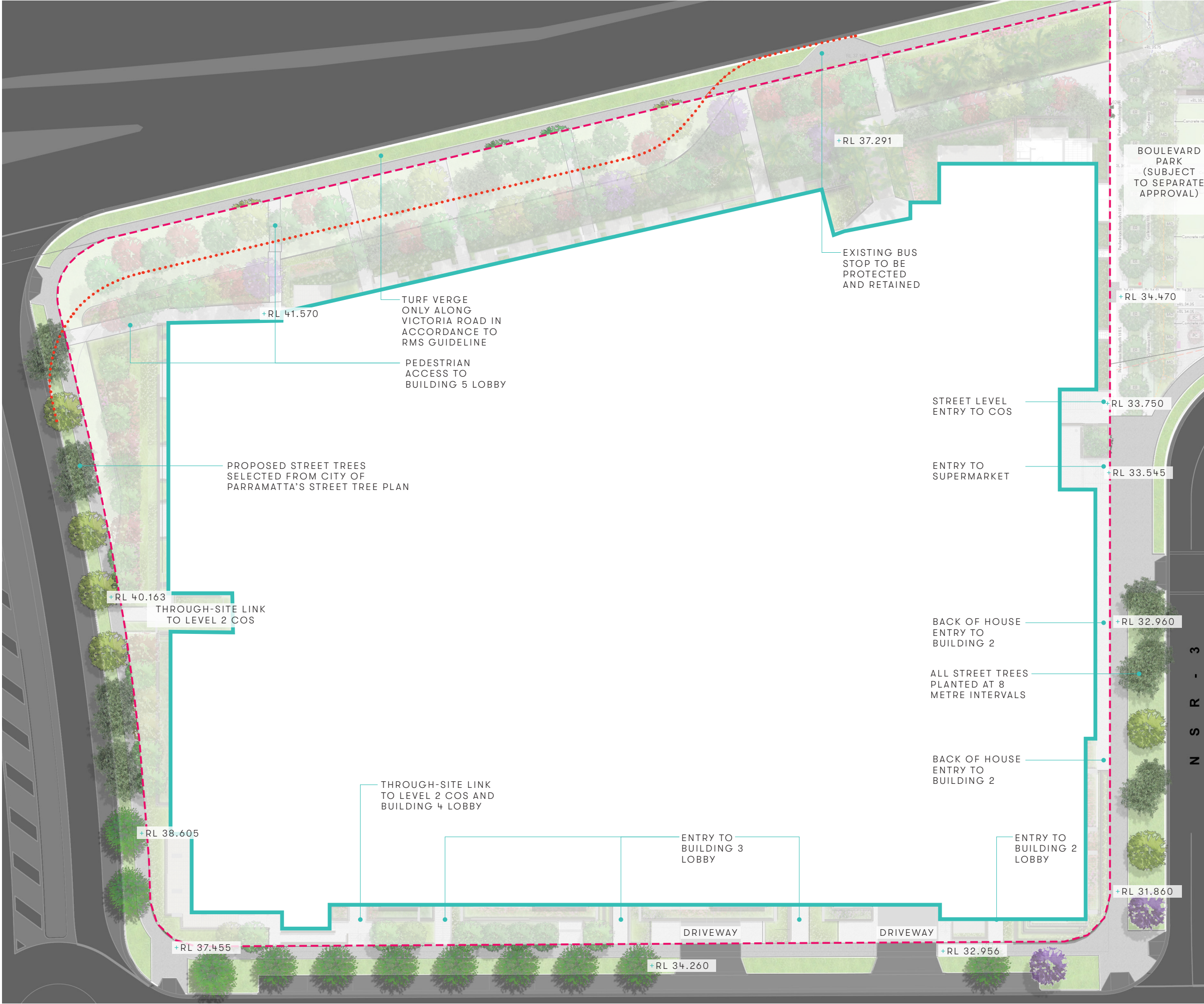
A mix of Evergreen and deciduous trees have been selected to provide summer shade and winter sun. Typically low water planting species will be prioritised, serviced by an automated irrigation system supplied though rain water collection on site to minimise potable water use.

The built in planters to the perimeter of the space allow 800mm depth of soil in order to support the growth of small trees.

3.4
PUBLIC
DOMAIN
PLAN

LEGEND

- Site Boundary
- Future Deceleration Lane
subject to RMS Approval
- Existing Trees to be removed
- Proposed Trees
- Public Domain - Concrete Path
- Driveway & Parking Bays
- Road
- Lawn



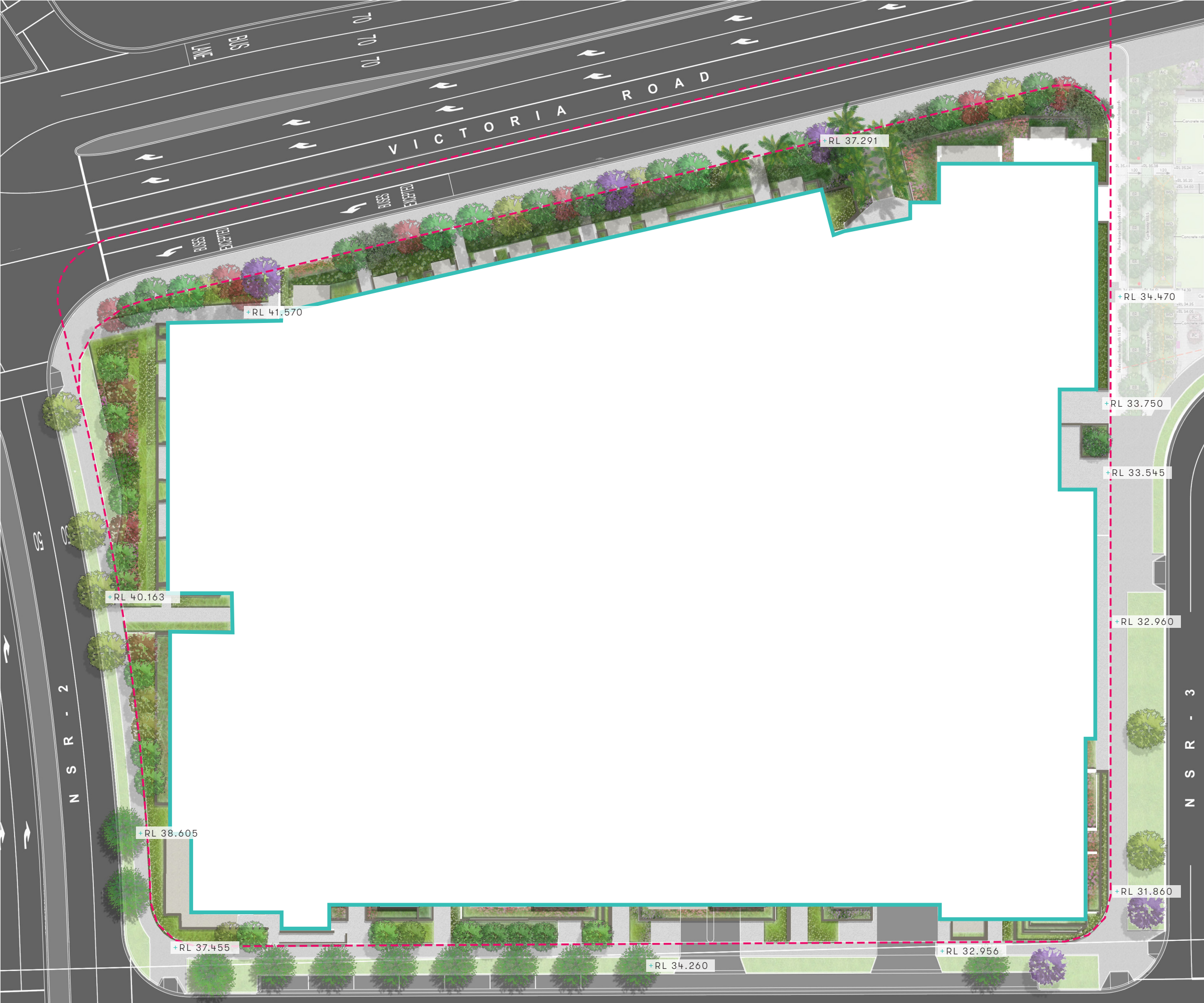
**PUBLIC
DOMAIN
PLAN
(VICTORIA ROAD
POST-WIDENING)**

LEGEND

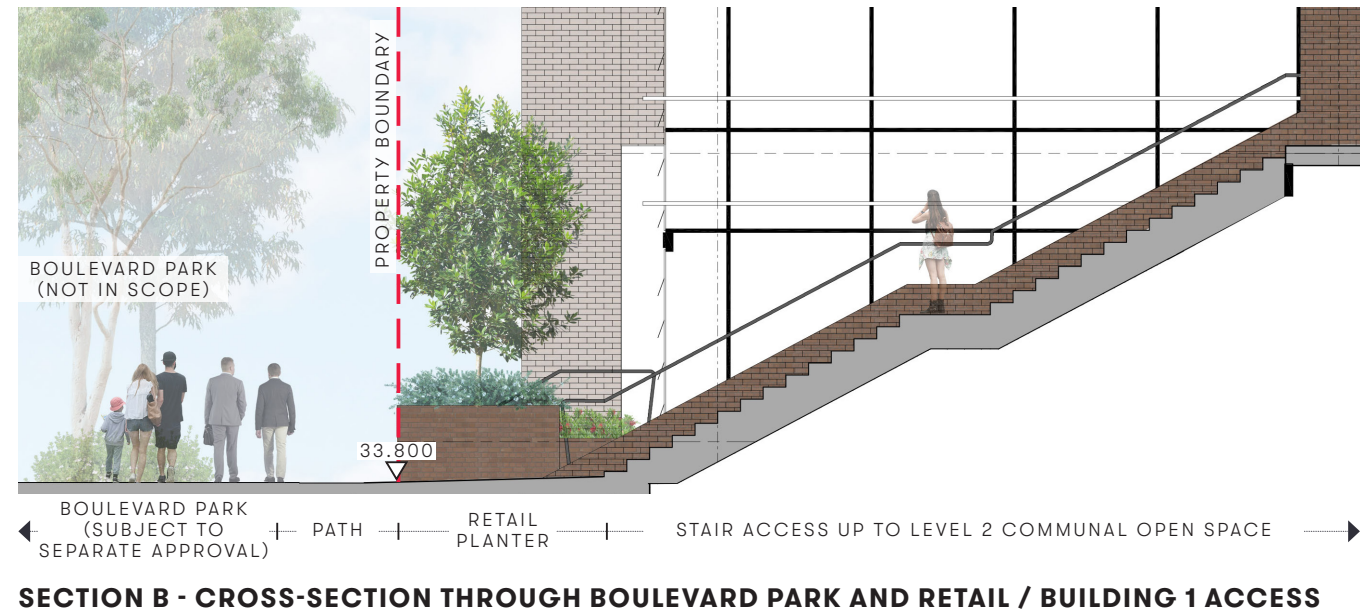
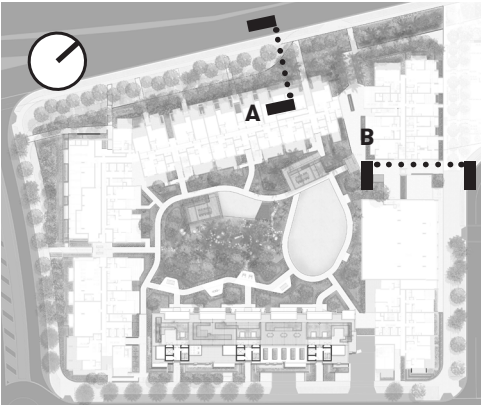
- Site Boundary
- Existing Trees to be removed
- Proposed Trees
- Public Domain - Concrete Path
- Driveway & Parking Bays
- Road
- Lawn

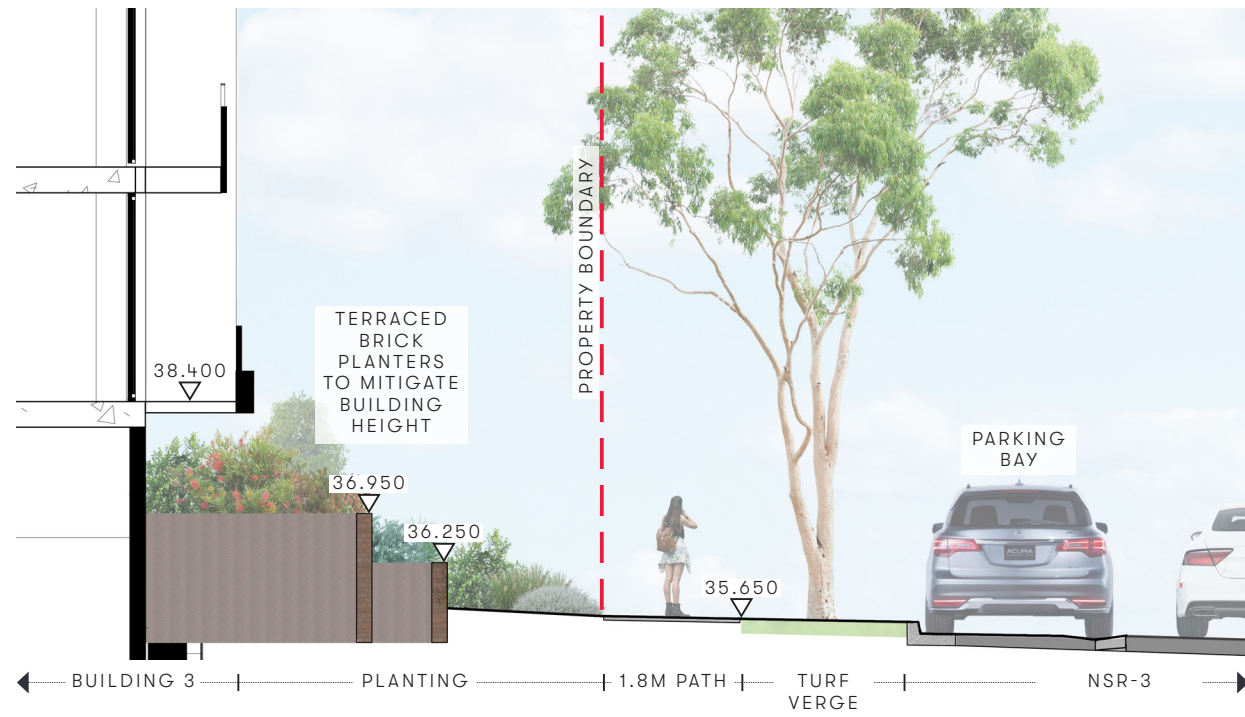
0 2.5 5 10 15 20m

Scale 1:500 AT A3

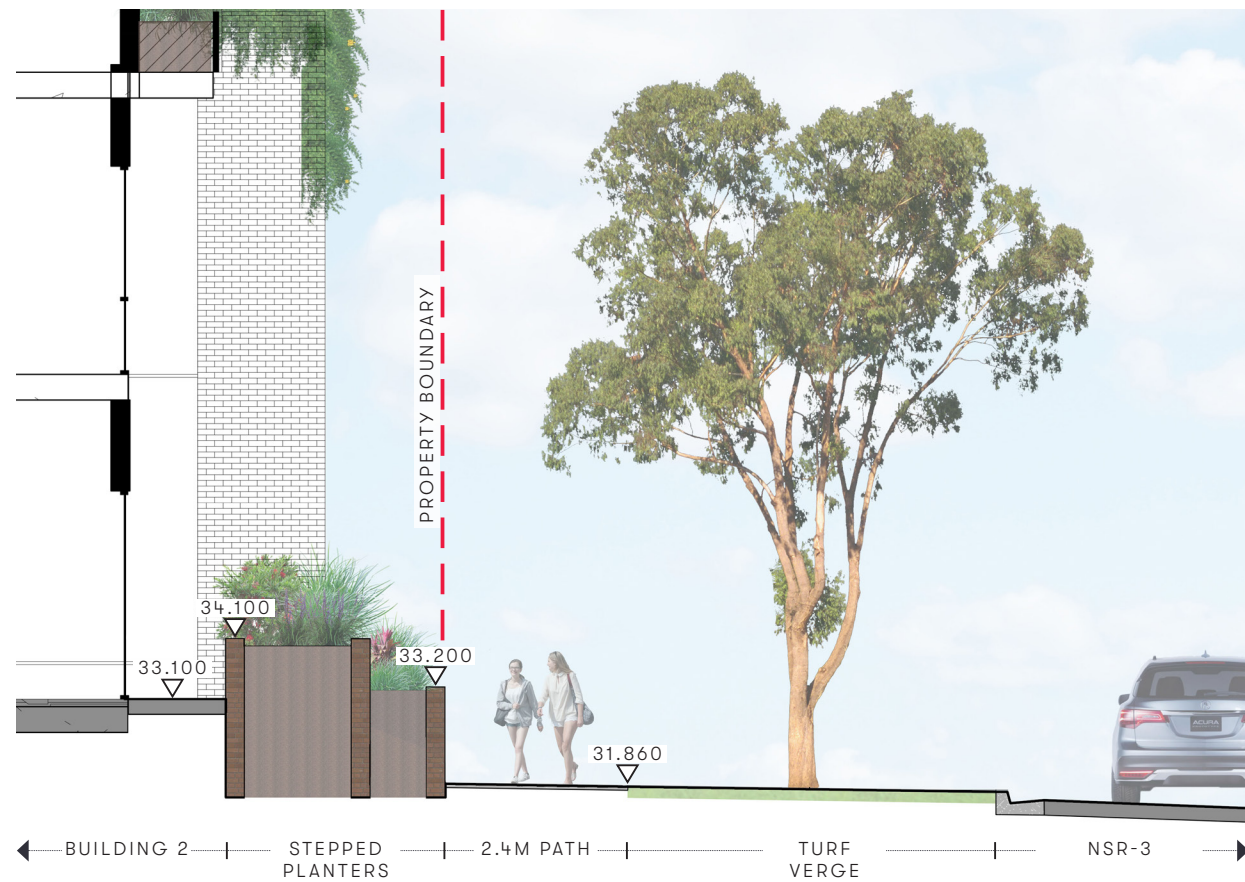


SITE SECTIONS

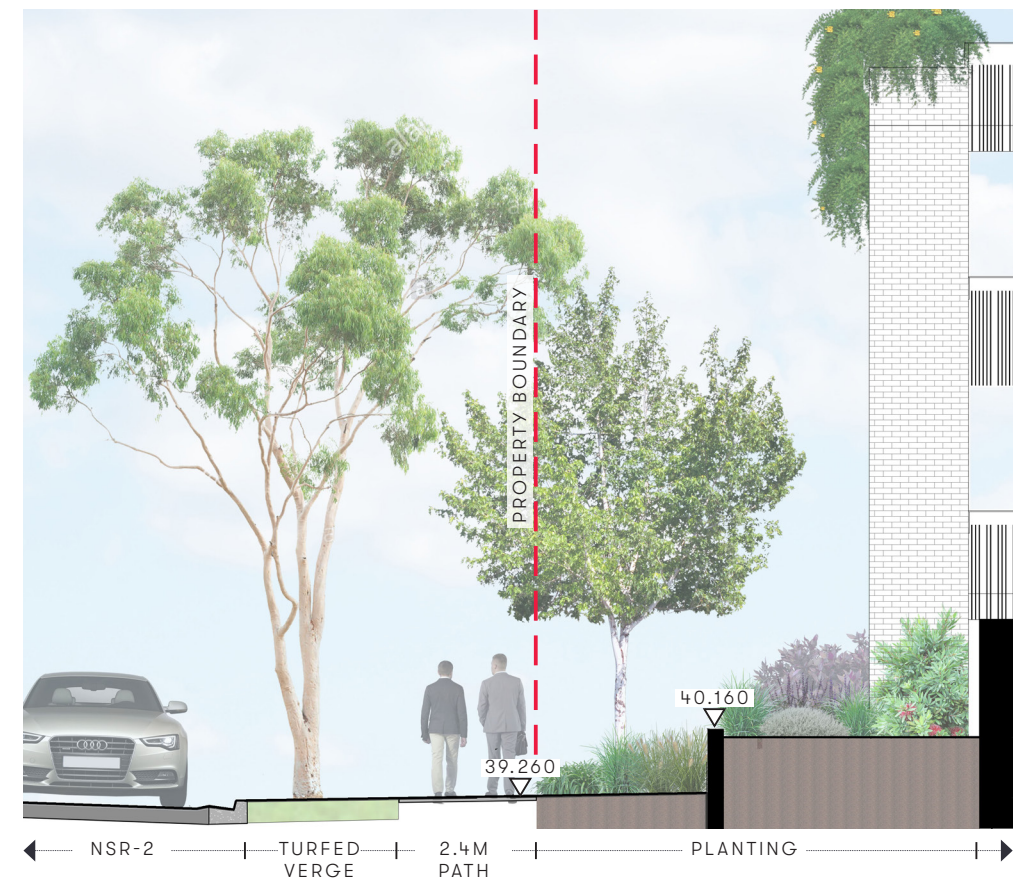




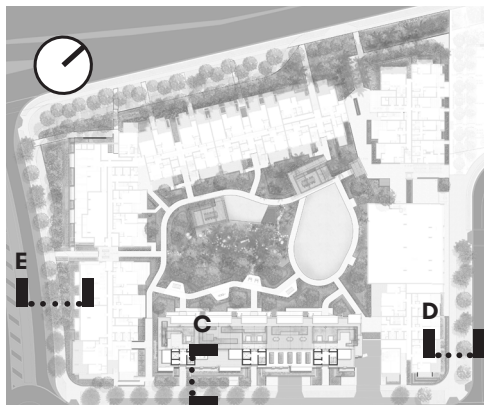
SECTION C - CROSS-SECTION BUILDING 3 AND EWR-2



SECTION D - CROSS-SECTION THROUGH BUILDING 2 AND NSR-3



SECTION E - CROSS-SECTION THROUGH NSR-2 AND BUILDING 4



4.0

IN THE DETAIL

4.1 MATERIALS AND FINISHES

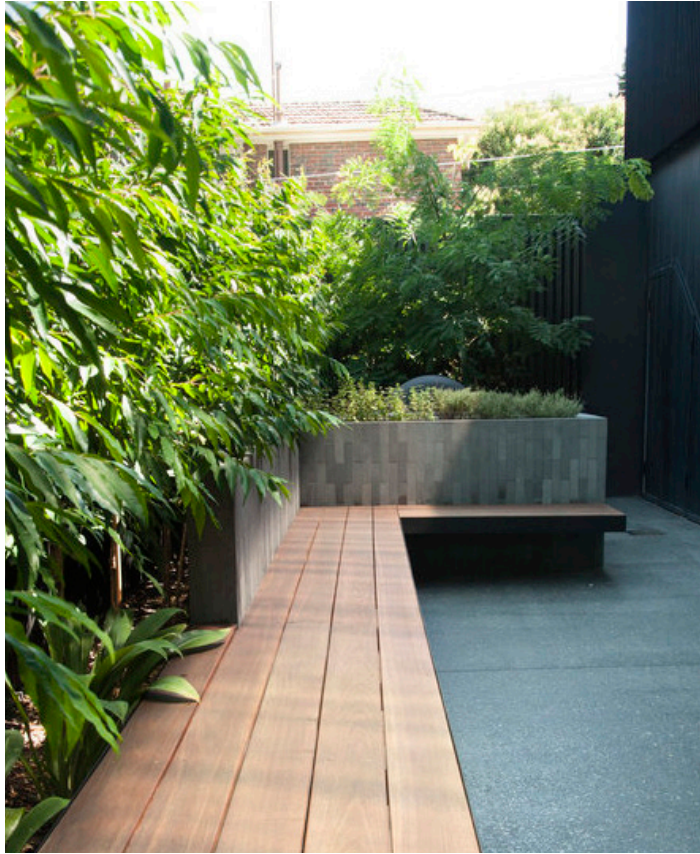
THE PRIVATE DOMAIN

MATERIALS AND QUALITY

The design strategy is to provide a durable and high quality landscaped building setting with a consistency of quality and treatments across the site selected to compliment the character of the architecture. Consideration has been given to durability and practicality for ongoing maintenance.

Concrete paving forms the main pedestrian paths of travel, with decomposed granite to form private pathway to private garden terraces.

Planter beds are all brick, to complement the built form and context of the communal open space.



THE PUBLIC DOMAIN

MATERIALS AND QUALITY

The design strategy is to provide a durable and high quality landscaped building setting with a consistency of quality and treatments across the site selected to compliment the character of the architecture. Consideration has been given to durability and practicality for ongoing maintenance.

Feature granite paving will be provided at thresholds that meet the public domain, to signify entry into private lobbies and the retail plaza.

All public domain pathways are standard, brushed concrete pathways in accordance with Council's Public Domain Guidelines.

Verges will be standard turf verges and organic mulch to the base of proposed street trees.

Tactiles and other pedestrian safety devices will be installed as required by the relevant standards. Bike racks are provided at main entry thresholds- to facilitate to bike parking provisions.

A "RIDGE TO RIVER" PLANTING APPROACH

Melrose Park sits within the Eastern Vegetation Zone as identified by City of Parramatta's Street Tree Plan 2011.

The area is characterised by the following endangered vegetation communities which traditionally ran from the ridge to the river:

- + Blue Gum High Forest;
- + Turpentine Ironbark Forest;
- + Shale Sandstone Transition Forest; and
- + Sydney Coastal River Flat Forest

STREET TREE PLANTING STRATEGY

VRS Stage 4 is located on the ridge of Melrose Park. Proposed trees for this development have been chosen to align with a "Ridge to River" approach; predominantly indigenous tree species have been selected from each vegetation community, punctuated at intervals by exotic feature trees. The "ridge" tree species selected for the development and the public domain will pay homage to the environmental history of the site.

VICTORIA ROAD

Proposed trees have been selected from CoP's Street Tree Plan (2011) and if they have historically grown along ridgelines of Sydney. RMS guidelines include 5.0m clear zone from 70km/hr roads, so the proposal includes trees within deep soil zones of Stage 4.

NSR-2 AND NSR-3

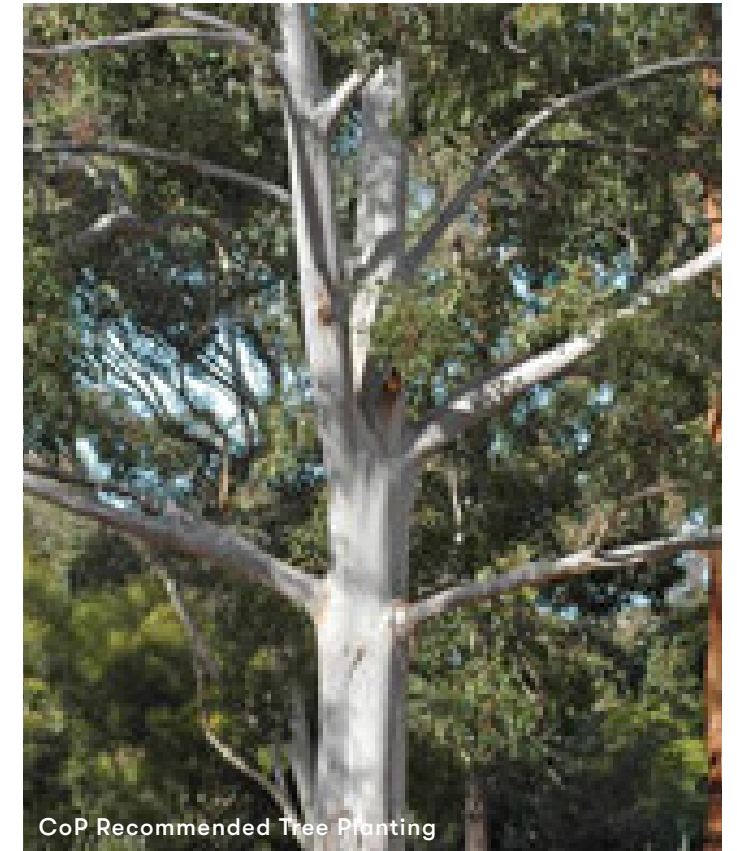
New roads NSR-2 and NSR-3 will comprise of proposed trees *Angophora costata*, *Corymbia maculata*, *Eucalyptus saligna* and *Jacaranda mimosifolia* similar to the ones chosen for Victoria Road

EWR-2

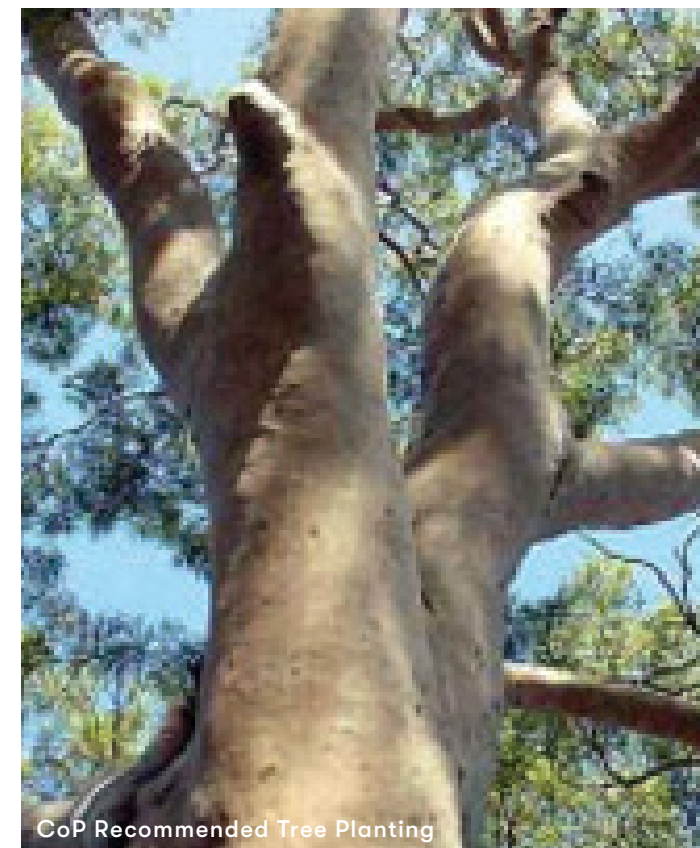
New road EWR-2 will be predominately comprised of deciduous trees (*Fraxinus griffithii*) at 8.0m spacings to improve solar access for residents, and follows CoP's consent conditions for Stage 2 and 3 at Melrose Park. This street is currently subject to a separate applicaiton with Council.



Concrete Pathway



CoP Recommended Tree Planting



CoP Recommended Tree Planting



Turf Verges

4.2 PLANTING SCHEDULES

PERIPHERY PLANTING ALONG VICTORIA ROAD (PRE-WIDENING)

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREES						
AR	Acer rubrum ‘October Glory’	October Glory Maple	12m	9.0m	200lt	As shown
AC	Angophora costata	Smooth Barked Apple	20m	15.0m	200lt	As shown
AS	Acmena smithii	Lilly Pilly	12m	6.0m	200lt	As shown
CM	Corymbia maculata	Spotted Gum	30m	10.0m	200lt	As shown
ES	Eucalyptus saligna	Sydney Blue Gum	20m	8.0m	200lt	As shown
JM	Jacaranda mimosifolia	Jacaranda	10m	8.0m	200lt	As shown
LA	Livistona australis	Cabbage Tree Palm	25m	3.0m	200lt	As shown
SHRUBS						
Aca lon	Acacia longifolia	Golden Wattle	2m	2m	Tube	1m centres
Gre ser	Grevillea sericea	Silky Grevillea	1.5m	1.5m	Tube	1m centres
Hak ser	Hakea sericea	Silky Hakea	2m	3m	Tube	1m centres
Rha ind	Rhaphiolepis indica ‘Snow	Snow Maiden	0.8m	0.5m	200mm	1m centres
Rha spi	Rhagodia spinescens	Aussie Flat Bush	0.5m	1.0m	200mm	1m centres
Syz cas	Syzygium ‘Cascade’	Cascade Lilly Pilly	2.0m	2.0m	200mm	1.5m centres
Wes fru	Westringia fruticosa	Coastal Rosemary	1.2m	1.2m	Tube	1m centres
Vib odo	Viburnum odoratissimum	Sweet Viburnum	4.0m	2.0m	200mm	2.0m centres



Acer rubrum ‘October Glory’



Acmena smithii



Angophora costata



Corymbia maculata



Eucalyptus saligna



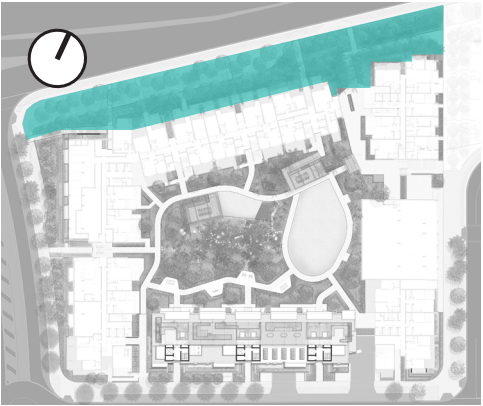
Livistona australis



Jacaranda mimosifolia



Grevillea sericea



Hakea sericea



Westringia fruticosa



Acacia longifolia



Rhaphiolepis indica



Rhagodia spinescens



Dianella caerulea

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
ACCENT PLANTING						
Alc imp	Alcantarea imperialis	King Bromeliad	1.5m	1.5m	300mm	2.0m centres
Cor fru	Cordyline fruticosa ‘Rubra’	Red Cordyline	1.0m	1.5m	300mm	2.0m centres
CLIMBERS, GRASSES & GROUND COVERS						
Cli min	Clivia miniata	Kaffir Lily	0.5m	0.3m	140mm	4/m2
Dia cae	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm	4/m2
Lir mus	Liriope muscari ‘Evergreen Giant’	Liriope	0.7m	0.7m	140mm	4/m2
Phi xan	Philodendron ‘Xanadu’	Philodendron	0.5m	1.0m	140mm	4/m2
Tra jas	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm	4/m2
Tra spa	Tradescantia spathacea	Moses in the Cradle	0.2m	0.5m	140mm	4/m2

This planting schedule is to be read in conjunction with Series 300 sheet 20200009-LD-DA314.

PERIPHERY PLANTING ALONG VICTORIA ROAD (POST-WIDENING)

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREES						
AR	Acer rubrum ‘October Glory’	October Glory Maple	12m	9.0m	200lt	As shown
AC	Angophora costata	Smooth Barked Apple	20m	15.0m	200lt	As shown
AS	Acmena smithii	Lilly Pilly	12m	6.0m	200lt	As shown
CM	Corymbia maculata	Spotted Gum	30m	10.0m	200lt	As shown
ES	Eucalyptus saligna	Sydney Blue Gum	20m	8.0m	200lt	As shown
LA	Livistona australis	Cabbage Tree Palm	25m	3.0m	200lt	As shown
SHRUBS						
Aca lon	Acacia longifolia	Golden Wattle	2m	2m	Tube	1m centres
Gre ser	Grevillea sericea	Silky Grevillea	1.5m	1.5m	Tube	1m centres
Hak ser	Hakea sericea	Silky Hakea	2m	3m	Tube	1m centres
Rha ind	Rhaphiolepis indica ‘Snow	Snow Maiden	0.8m	0.5m	200mm	1m centres
Rha spi	Rhagodia spinescens	Aussie Flat Bush	0.5m	1.0m	200mm	1m centres
Wes fru	Westringia fruticosa	Coastal Rosemary	1.2m	1.2m	Tube	1m centres
ACCENT PLANTING						
Alc imp	Alcantarea imperialis	King Bromeliad	1.5m	1.5m	300mm	2m centres
Dor exc	Doryanthese excelsa	Gynea Lilly	2.0m	1.5m	300mm	2m centres

* Post-widening planting schedule to be reviewed upon confirmed delivery of post-widening works for Victoria Road. The above schedule is based on preliminary civil information (yet to be approved) provided at the time of Stage 4 DA development.

All planting schedules to be read in conjunction with Series 300 sheets within 20200009-LD-DA.



CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
CLIMBERS, GRASSES & GROUND COVERS						
Cli min	Clivia miniata	Kaffir Lily	0.5m	0.3m	140mm	4/m2
Dia cae	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm	4/m2
Lir mus	Liriope muscari ‘Evergreen Giant’	Liriope	0.7m	0.7m	140mm	4/m2
Phi xan	Philodendron ‘Xanadu’	Philodendron	0.5m	1.0m	140mm	4/m2
Tra jas	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm	4/m2
Tra spa	Tradescantia spathacea	Moses in the Cradle	0.2m	0.5m	140mm	4/m2



Alcantarea imperialis



Doryanthes excelsa



Clivia miniata



Dianella caerulea



Liriope muscari



Philodendron ‘Xanadu’



Lomandra longifolia ‘Tanika’



Trachelospermum jasminoides



Tradescantia spathacea



Syzgium ‘Cascade’



Viburnum odoratissimum

4.2 PLANTING SCHEDULES

PERIPHERY PLANTING ALONG NSR-3

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREES						
WF	Waterhousea floribunda ‘Green	Weeping Lilly Pilly	8.0m	5.0m	200lt	As shown
SHRUBS						
Cal vim	Callistemon viminalis ‘Macarthur’	Bottle Brush	1.8m	1.5m	200mm	2.0m centres
Gre ole	Grevillea oleoides	Spider Flower	2-3m	1.8m	200mm	2.0m centres
Rha ind	Rhaphiolepis indica ‘Snow Maiden’	Snow Maiden	0.8m	0.5m	200mm	1.0m centres
Syz cas	Syzygium ‘Cascade’	Cascade Lilly Pilly	2.0m	2.0m	200mm	1.5m centres
CLIMBERS, GRASSES & GROUND COVERS						
Dic arg	Dichondra argentea ‘Silver Falls’	Silver Falls	0.2m	1.0m	140mm	4/m2
Lir mus	Liriope muscari ‘Evergreen Giant’	Liriope	0.7m	0.7m	140mm	4/m2
Lom lon	Lomandra longifolia	Spiny Headed Mat	1.5m	1.2m	140mm	4/m2
Lom tan	Lomandra longifolia ‘Tanika’	Lomandra	0.5m	0.5m	140mm	4m2
Pen naf	Pennisetum nafray	Nafray	1.5m	1.0m	140mm	4/m2
Tra jas	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm	4/m2

This planting schedule is to be read in conjunction with Series 300 sheet 20200009-LD-DA313.



Waterhousea floribunda



Callistemon viminalis



Grevillea oleoides



Rhaphiolepis indica



Syzygium ‘Cascade’



Liriope muscari



Lomandra longifolia ‘Tanika’



Lomandra longifolia



Pennisetum nafray



Trachelospermum jasminoides



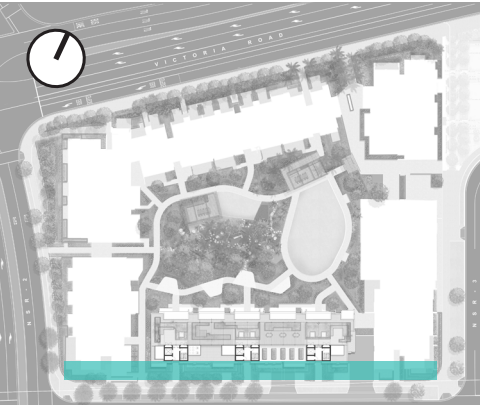
Dichondra argentea



PERIPHERY PLANTING ALONG EWR-2

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREES						
ER	Elaeocarpus reticulatus ‘Prima Donna’	Blueberry Ash	8.0m	3.0m	200lt	As shown
WF	Waterhousea floribunda ‘Green Avenue’	Weeping Lilly Pilly	8.0m	5.0m	200lt	As shown
SHRUBS						
Cal vim	Callistemon viminalis ‘Macarthur’	Bottle Brush	1.8m	1.5m	200mm	2.0m centres
Dor exc	Doryanthes excelsa	Gynea Lily	3.0m	1.0m	300mm	2.0m centres
Gre ole	Grevillea oleoides	Spider Flower	2-3m	1.8m	200mm	2.0m centres
Rha spi	Rhagodia spinescens	Aussie Flat Bush	0.5m	1.0m	200mm	1.0m centres
Syz cas	Syzygium ‘Cascade’	Cascade Lilly Pilly	2.0m	2.0m	200mm	1.5m centres
Wes fru	Westringia fruticosa ‘Grey Box’	Grey Box	0.5m	0.5m	200mm	1.0m centres
CLIMBERS, GRASSES & GROUND COVERS						
Dic arg	Dichondra argentea ‘Silver Falls’	Silver Falls	0.2m	1.0m	140mm	4/m2
Lir mus	Liriope muscari ‘Evergreen Giant’	Liriope	0.7m	0.7m	140mm	4/m2
Lom lon	Lomandra longifolia	Spiny Headed Mat Rush	1.5m	1.2m	140mm	4/m2
Lom tan	Lomandra longifolia ‘Tanika’	Lomandra	0.5m	0.5m	140mm	4m2
Pen naf	Pennisetum nafray	Nafray	1.5m	1.0m	140mm	4/m2
Tra jas	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm	4/m2

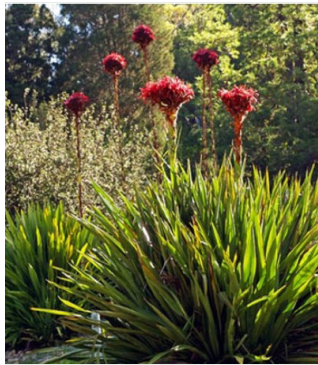
This planting schedule is to be read in conjunction with Series 300 sheet 20200009-LD-DA312 and 2020009-LD-DA313.



Elaeocarpus reticulatus



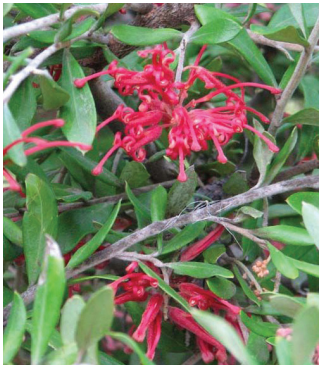
Waterhousea floribunda



Doryanthes excelsa



Callistemon viminalis



Grevillea oleoides



Rhagodia spinescens



Syzygium 'Cascade'



Westringia fruticosa



Dichondra argentea



Liriope muscari



Lomandra longifolia



Lomandra longifolia 'Tanika'



Pennisetum nafray



Trachelospermum jasminoides

4.2 PLANTING SCHEDULES

PERIPHERY PLANTING ALONG NSR-2

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREES						
AR	Acer rubrum ‘October Glory’	October Glory Maple	12.0m	9.0m	200lt	As shown
ER	Elaeocarpus reticulatus ‘Prima Donna’	Blueberry Ash	8.0m	3.0m	200lt	As shown
WF	Waterhousea floribunda ‘Green Avenue’	Weeping Lilly Pilly	8.0m	5.0m	200lt	As shown
SHRUBS						
Syz cas	Syzygium ‘Cascade’	Cascade Lilly Pilly	3.0m	3.0m	200mm	1.5m centres
Vib odo	Viburnum odoratissimum	Sweet Viburnum	4.0m	2.0m	200mm	2.0m centres
ACCENT PLANTS						
Dor exc	Doryanthese excelsa	Gynea Lilly	2.0m	1.5m	300mm	2m centres
CLIMBERS, GRASSES & GROUND COVERS						
Cli min	Clivia miniata	Kaffir Lily	0.5m	0.3m	140mm	4/m2
Dia cae	Dianella caerulea	Blue Flax Lily	0.5m	0.5m	140mm	4/m2
Lir mus	Liriope muscari ‘Evergreen Giant’	Liriope	0.7m	0.7m	140mm	4/m2
Lom tan	Lomandra longifolia ‘Tanika’	Lomandra	0.5m	0.5m	140mm	4/m2
Phi xan	Philodendron ‘Xanadu’	Philodendron	0.5m	1.0m	140mm	4/m2
Rha spi	Rhagodia spinescens	Aussie Flat Bush	0.5m	1.0m	200mm	4/m2
Tra jas	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm	4/m2
Tra spa	Tradescantia spathacea	Moses in the Cradle	0.2m	0.5m	140mm	4/m2

This planting schedule is to be read in conjunction with Series 300 sheet 20200009-LD-DA312.



Acer rubrum ‘October Glory’



Elaeocarpus reticulatus



Waterhousea floribunda



Syzygium ‘Cascade’



Viburnum odoratissimum



Doryanthes excelsa



Clivia miniata



Dianella caerulea



Liriope muscari



Lomandra longifolia ‘Tanika’



Philodendron ‘Xanadu’



Rhagodia spinescens



Trachelospermum jasminoides



Tradescantia spathacea

PUBLIC DOMAIN PLANTING

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREES						
AC	Angophora costata	Smooth Barked Apple	20.0m	15.0m	200lt	As shown
CM	Corymbia maculata	Spotted Gum	30.0m	10.0m	200lt	As shown
ES	Eucalyptus saligna	Sydney Blue Gum	20.0m	8.0m	200lt	As shown
FA	Flindersia australis	Crows Ash	15.0m	10.0m	200lt	As shown
JM	Jacaranda mimosifolia	Jacaranda	10.0m	8.0m	200lt	As shown
LC	Lophostemon confertus	Queensland Brush Box	25.0m	10.0m	200lt	As shown
UP	Ulmus parvifolia	Chinese Elm	13.0m	10.0m	200lt	As shown

All planting schedules to be read in conjunction with Series 300 sheets within 20200009-LD-DA.

Street trees chosen from CoP’s Street Tree Plan. Trees have not been selected for Victoria Road (i.e. RMS owned and no new tree planting within 5 metres of a 70km/h road kerb).

This planting schedule is to be read in conjunction with Series 300 sheetS 20200009-LD-DA312 and 2020009-LD-DA313.



Angophora costata



Corymbia maculata



Eucalyptus saligna



Flindersia australis



Lophostemon confertus



Ulmus parvifolia



Jacaranda mimosifolia



5.0

ADG COMPLIANCE

5.1 SUMMARY

COS AND SOLAR ACCESS

The ADG recommends that 25% of the site area be provided as communal open space (COS). The guidelines suggest a number of key characteristics for the COS including:

- + A minimum dimension of 3m;
- + Sunlight to 50% of the principal usable area for 2 hours between 9am and 3pm on 21 June;
- + Have equitable access;
- + Be co-located with deep soil (where possible) or otherwise provided on rooftops or podiums; and
- + In the case of small lots or in dense urban areas, such as this site, additional communal areas can be provided to offset the suggested landscaped COS including communal room, increased private open space (POS) and good proximity to public open space.

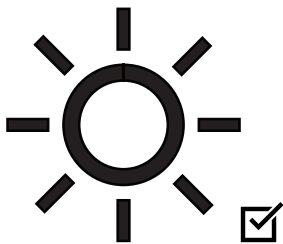
The principal communal open spaces proposed are the Level 9 rooftop and the Level 2 communal open space. These spaces together represent 36.0% of the total site area.

This communal open space (3,841 m²) will receive solar access during winter with approximately 55% of the principal usable space receiving sun at noon.

The Level 9 communal rooftop is 770 m², representing 6% of the total site area. This space receives full solar access in winter, between 9am and 3pm.

In addition to these communal open spaces, residents also have direct access to the adjacent public open space (Boulevard Park).

STAGE 4 SUMMARY



SOLAR ACCESS

ADG MINIMUM 70%

74.0%



LANDSCAPED COMMUNAL OPEN SPACE

ADG TARGET 25%

36.0%



DEEP SOIL

ADG TARGET 7%

13.5%

LANDSCAPE DESIGN SPECIFICS

THE PUBLIC DOMAIN

MATERIALS

The design strategy provides a public domain of high quality and robust treatments across Council owned streets and along curtilages of the development. Public domain treatments will be in accordance with City of Parramatta’s Public Domain Guidelines (2017). Where the private development entries meet the public domain, stone pavers have been specified to signify these entry thresholds.

Material, finishes, furniture and fixtures have been selected with consideration to whole of life costs, detailed and installed to minimise ongoing maintenance needs. Tactiles, handrails and other pedestrian safety devices will be installed in accordance with AS1428.

ACCESSIBILITY

All key spaces have been designed to be equally accessible.

THE PRIVATE DOMAIN

SUSTAINABILITY

Enhancing the site’s contribution to biodiversity is an important aspect of the design through the incorporation of endemic and native species.

WATER MANAGEMENT

WSUD principals have been incorporated in the communal open space through large rain garden. As a minimum, stormwater runoff will be directed to the lawn and garden beds. Irrigation will be provided for all soft landscape areas and detailed within the tender phase. Irrigation systems will comprise of sub-surface drip systems and automatic timers with rainwater/soil moisture sensor controls

FURNITURE

Furniture will be a mix of off-the-shelf items and custom elements. The selection and placement of these items takes into consideration safety, functionality and accessibility.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED principles have been implemented through the landscape to promote personal safety and general comfortability.

All planting will maintain sight lines; clear trunked trees and low level understory species will be specified where visibility for safety is required. Specifically, views into the communal open space from private terraces has been promoted as a necessary method of passive surveillance.

Clear and logical pedestrian links have been incorporated in the private and public domain, with unimpeded visual links maintained.

MAINTENANCE NOTES

GENERAL

Planting maintenance period will be a standard 52 weeks and will commence from the date of practical completion. It is anticipated that planting works will be undertaken in one phase of the project.

2 weeks prior to practical completion, a proposed planting establishment program is submitted to the client’s representative. This program should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas, and comply with the approved program.

A planting maintenance log book should be kept and record maintenance work completed and any materials (including approved toxic materials) used. The log book must be signed off by the client’s representative after each maintenance visit. Maintenance log book is to be kept with superintendent or nominated representative. All entries are to be initialed by suitably qualified person nominated by superintendent. The log book must contain a copy of the approved planting establishment program.

PRODUCT WARRANTY

Product warranties must be submitted by the supplier with a written statement certifying that plants are true to the required species and type and free from diseases, pests and weeds.

INSURANCE

The landscape contractor must ensure suitable insurance cover is in place for the theft or damage of 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. The contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

PLANTING MAINTENANCE

PROTECTION OF WORKS

Fencing or barriers must be provided where necessary, to protect plants from damage throughout the planting establishment period.

RECURRENT WORKS

Throughout the planting maintenance period, carry out recurrent works of a maintenance nature to ensure that all plants are in the best possible condition at the end of the planting maintenance period. These activities include

- + weeding;
- + rubbish removal;
- + fertilising;
- + pest and disease control;
- + adjust / replace stakes and ties;
- + topping up mulch;
- + cultivating;
- + pruning; and
- + 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

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

The contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled. Use a herbicide, such as Ronstar (or reputable equivalent) if required.

COMPLIANCE

Planting 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;
- + plants are in undisturbed ground and unable to be lifted out of its planting hole vegetation;
- + plants are not restricting essential sight lines, signage, collection and removal of litter; and
- + all non-conformance reports and defects notifications have been closed out.

MELROSE PARK

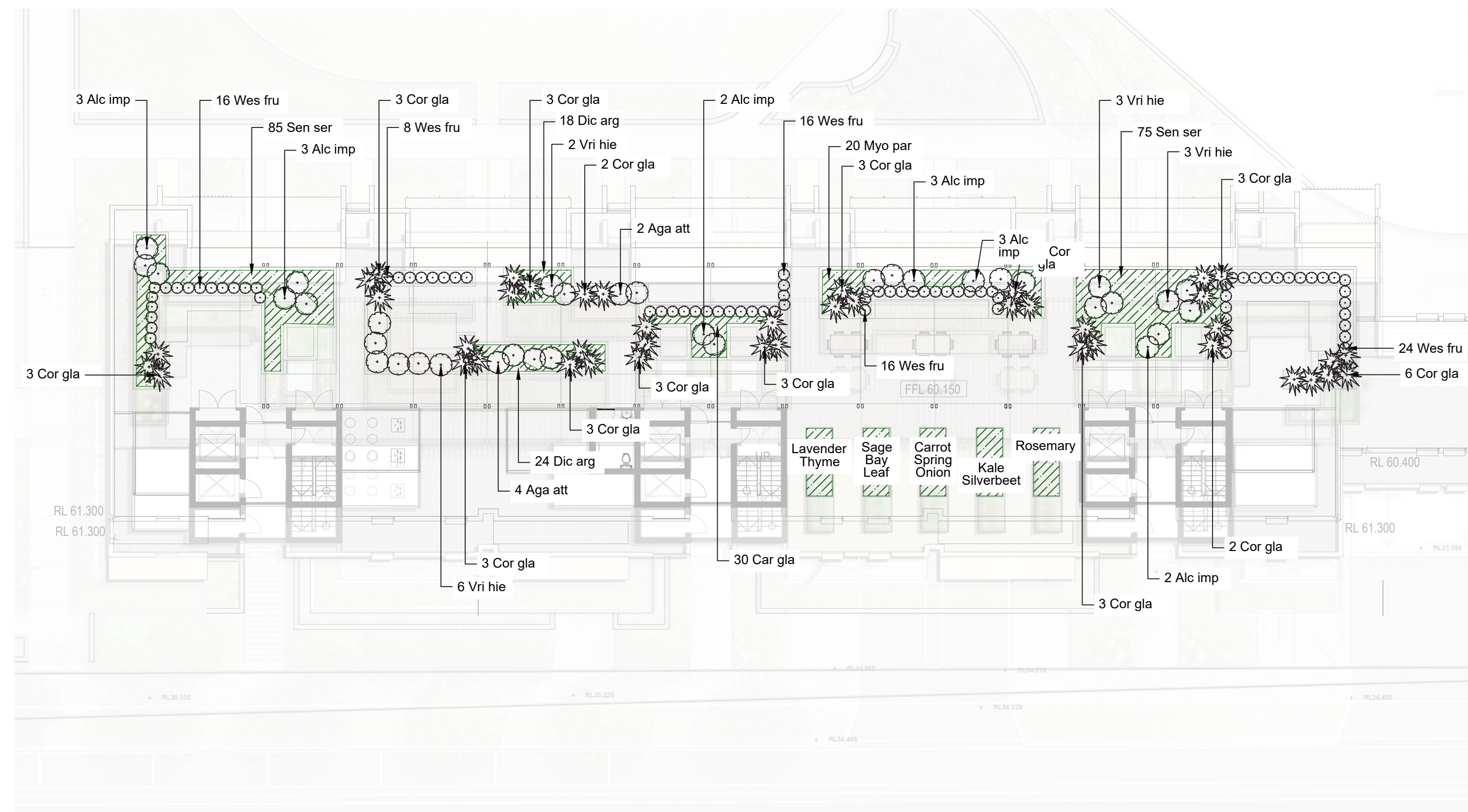
VRS STAGE 4

DA DRAWING PACKAGE

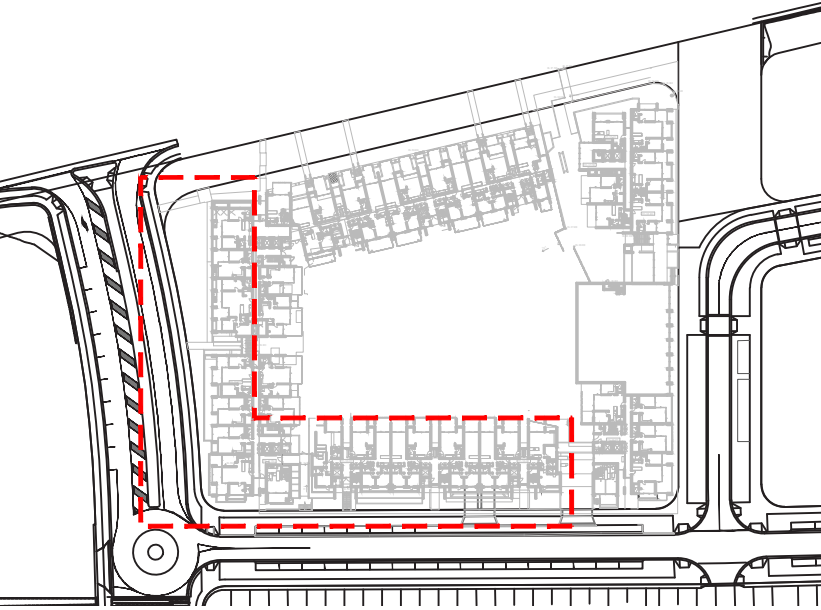


[Rev#]	[Description]	[Date]
A	DA ISSUE	MAY 2020
1	DA ISSUE	28 AUG 2020

[Rev#]	[Description]	[Date]
A	DA ISSUE	MAY 2020
1	DA ISSUE	9 SEPTEMBER 2020



KEY PLAN



[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Nicole Wilson
RLA #12573

[File] 20200009-LD-DA.DWG

[Print Date] 28 August 2020

History

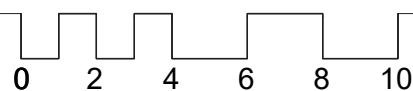
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A	DA ISSUE	MAY 2020
1	DA ISSUE	28 AUG 2020



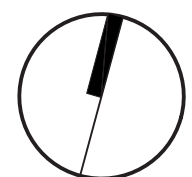
Level One, One Chifley Square Sydney NSW 2000 Australia
www.scottcarver.com.au +61 2 9957 3988

[Project] MELROSE PARK STAGE 4

[Client] PAYCE CONSOLIDATED PTY LTD



[Scale] 1:200 @ A1



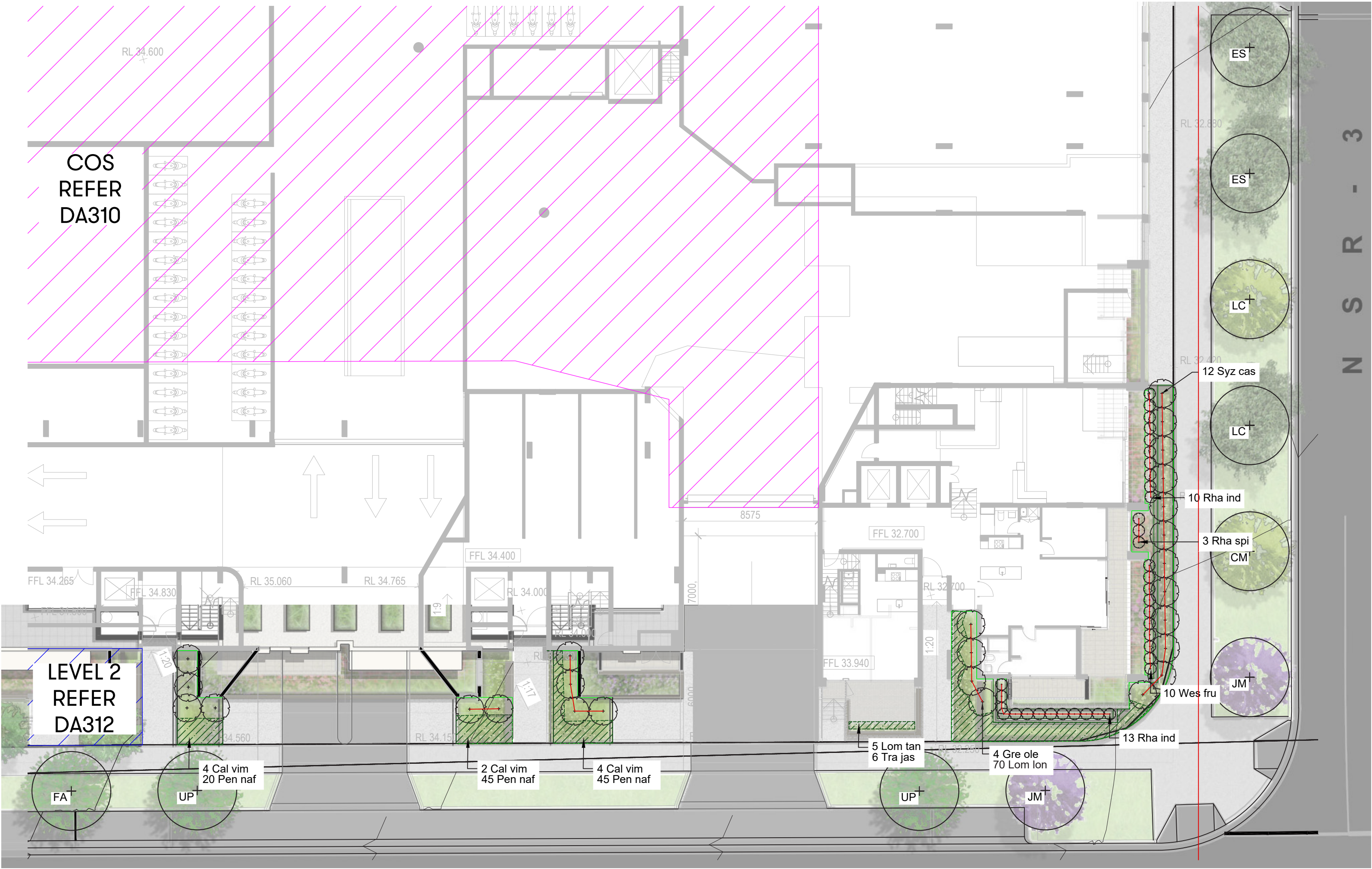
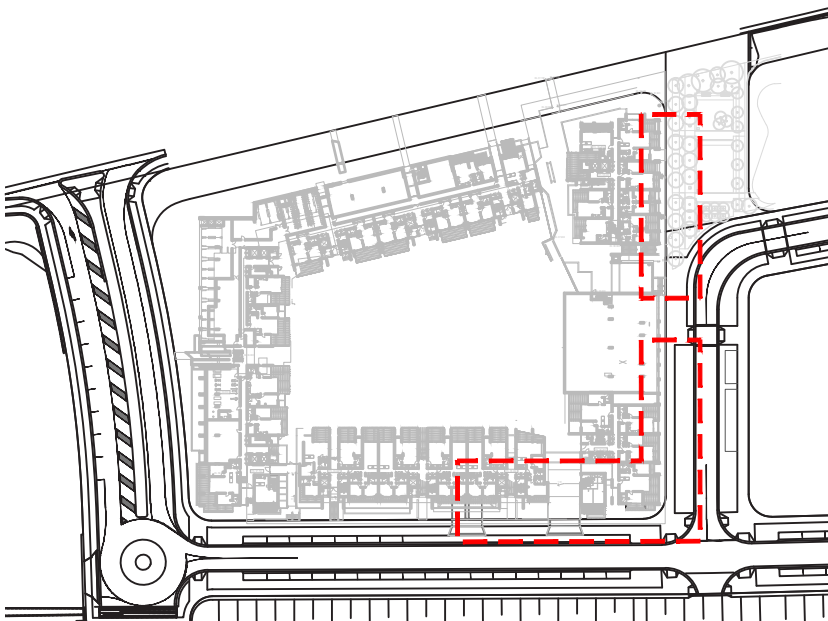
PERIPHERY PLANTING SHEET 1

[Ref] 20200009

[Dwg No] LD-DA312

[Rev] 1

KEY PLAN



[Status] DEVELOPMENT APPLICATION
[Nom. Architect] Nicole Wilson
[File] 20200009-LD-DA.DWG
[Print Date] 28 August 2020

History	
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B	DA ISSUE
1	DA ISSUE

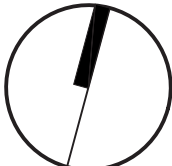
[Date]
MAR 2020
8 MAY 2020
28 AUG 2020



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[Project] MELROSE PARK STAGE 4
[Client] PAYCE CONSOLIDATED PTY LTD

[Scale] 1:200 @ A1



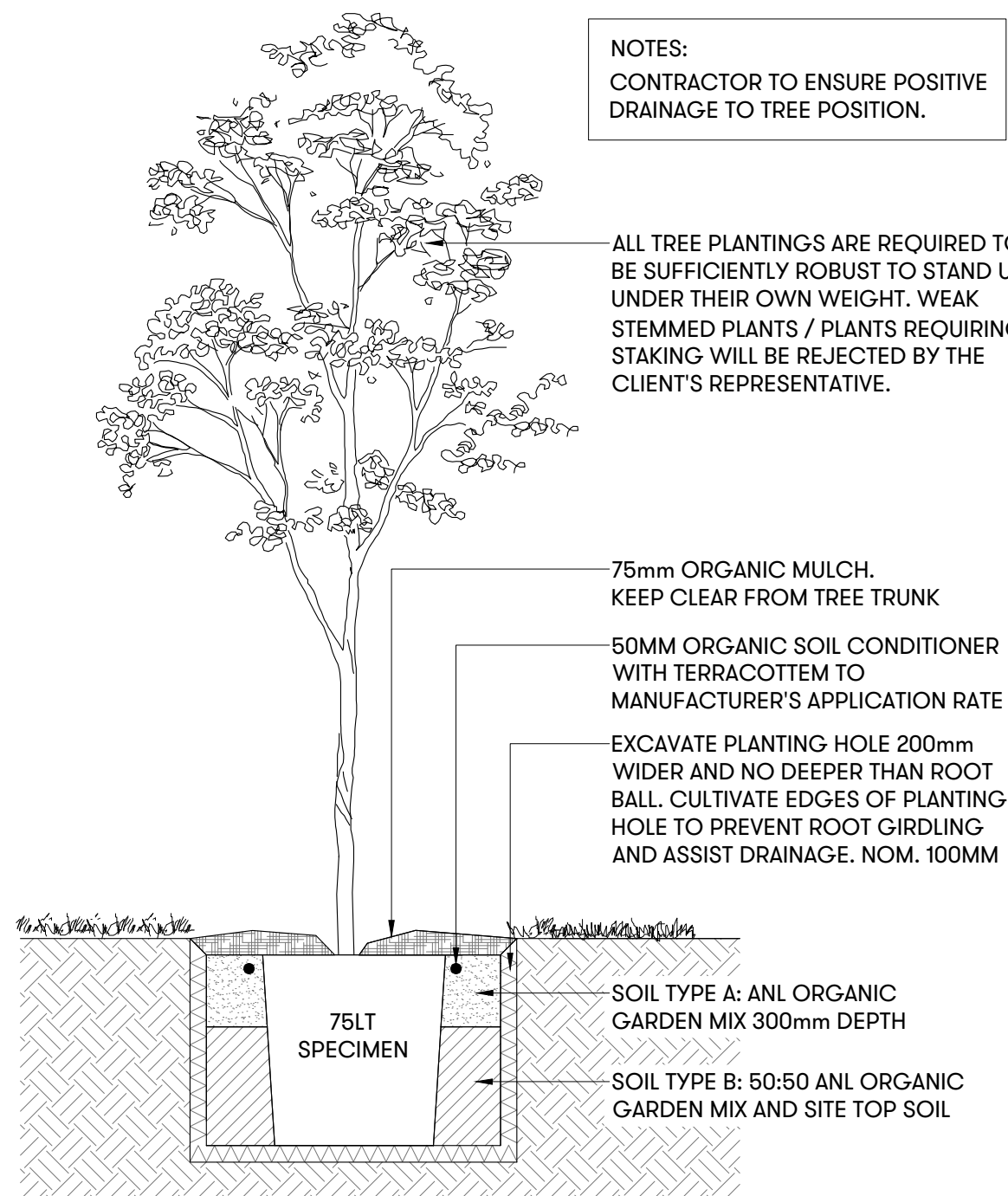
PERIPHERY PLANTING SHEET 2
[Ref] 20200009 [Dwg No] LD-DA313 [Rev] 1

This architectural drawing shows a detailed elevation of a building facade. A red dashed rectangle is drawn over the upper portion of the facade, highlighting a specific architectural element or section. The drawing includes various structural details, such as windows, doors, and decorative moldings.

Existing Trees to be removed subject to RMS Deceleration Lane requirement / approval

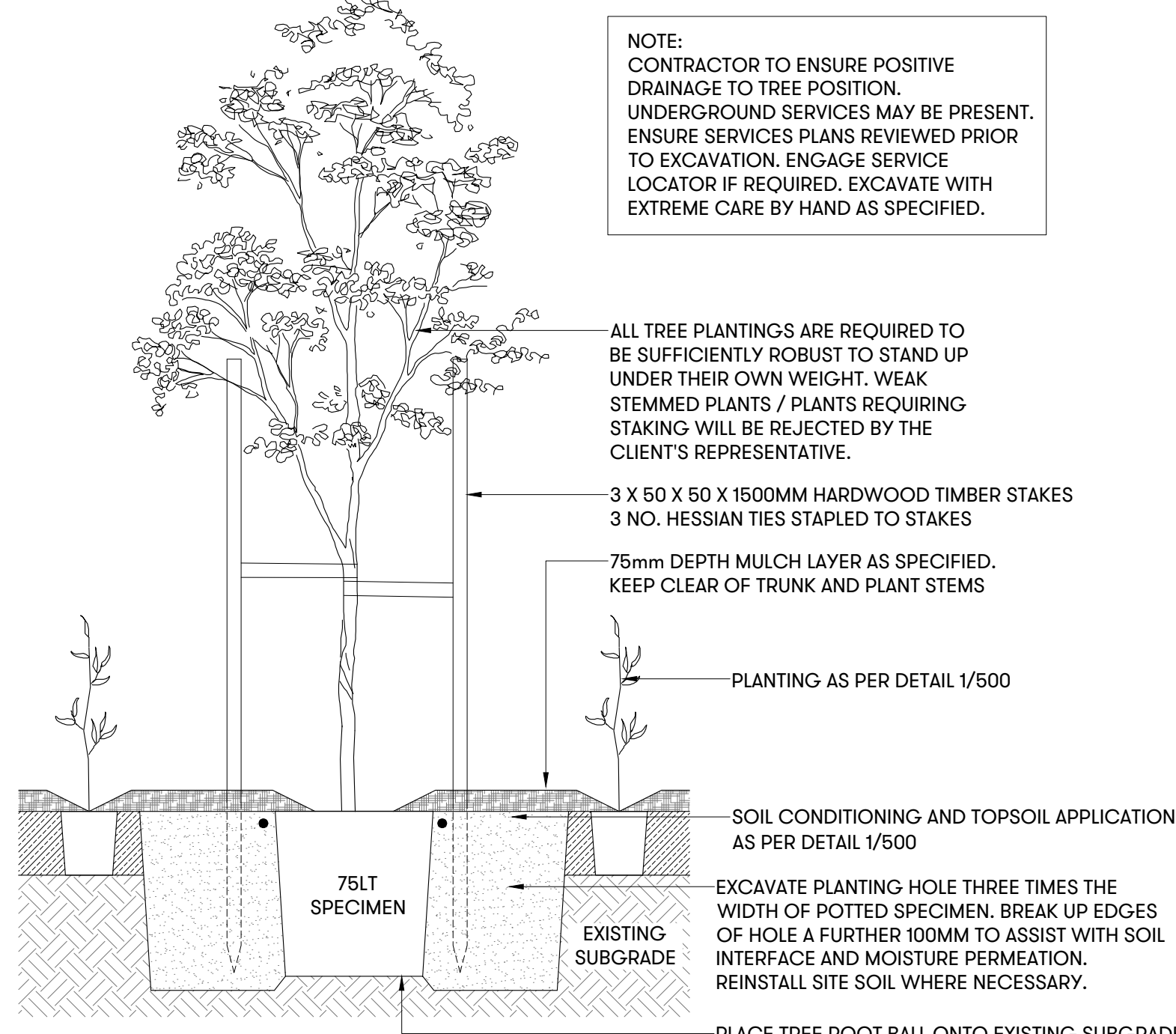
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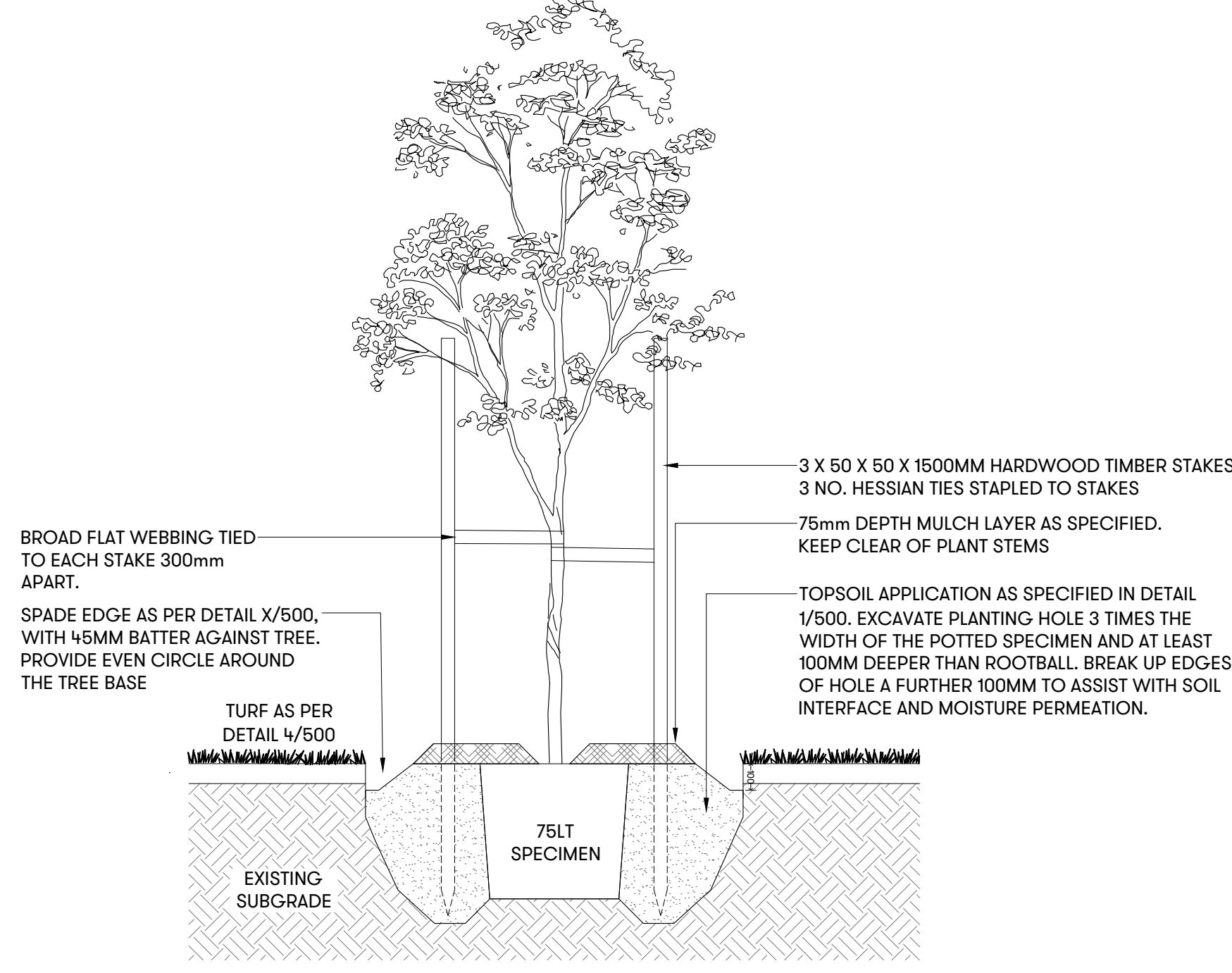
1 TREE PLANTING IN DEEP SOIL

1:20



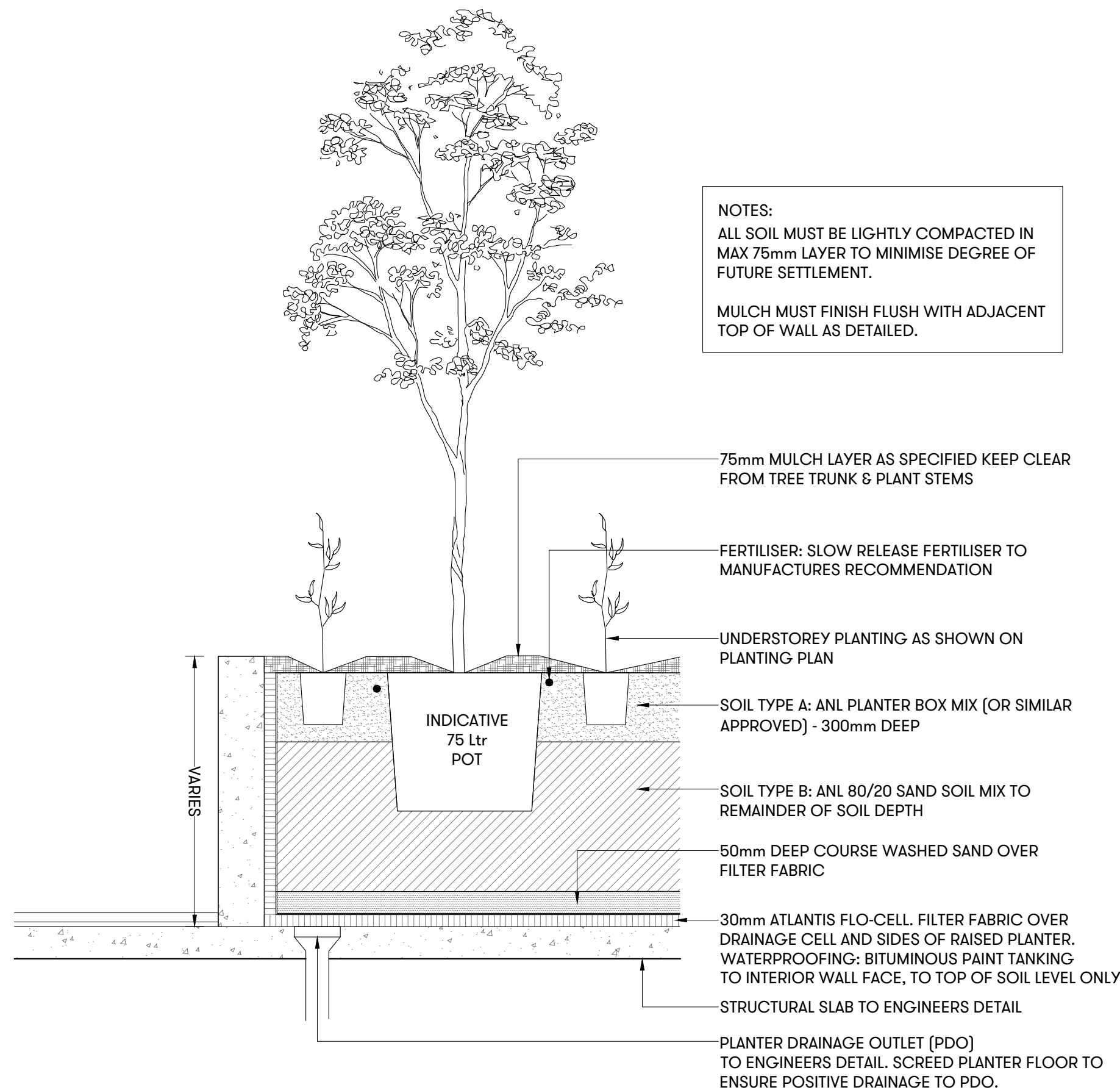
2 TREE PLANTING IN GARDEN BED

1:20



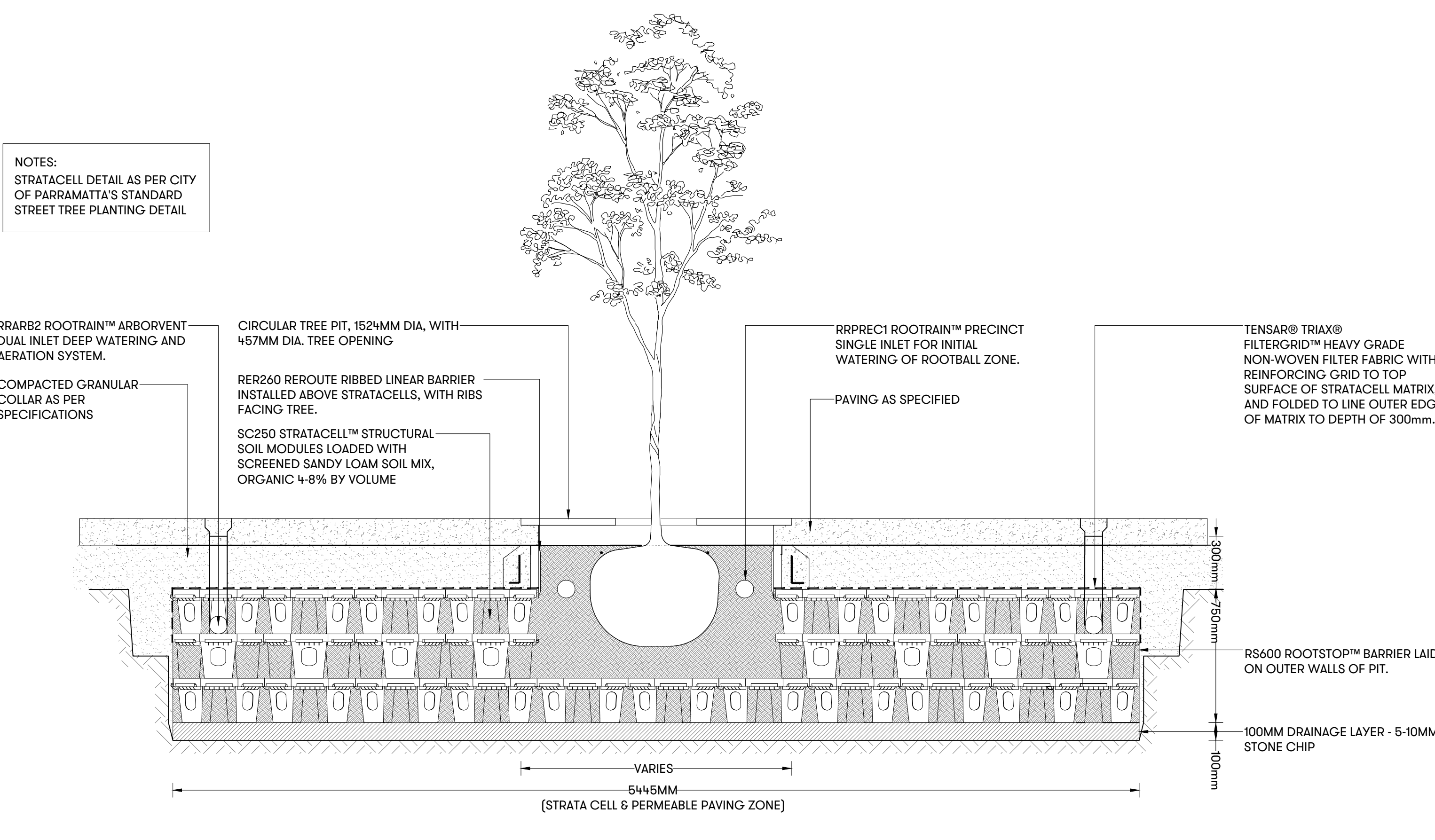
3 TREE PLANTING IN TURF AREA

1:20



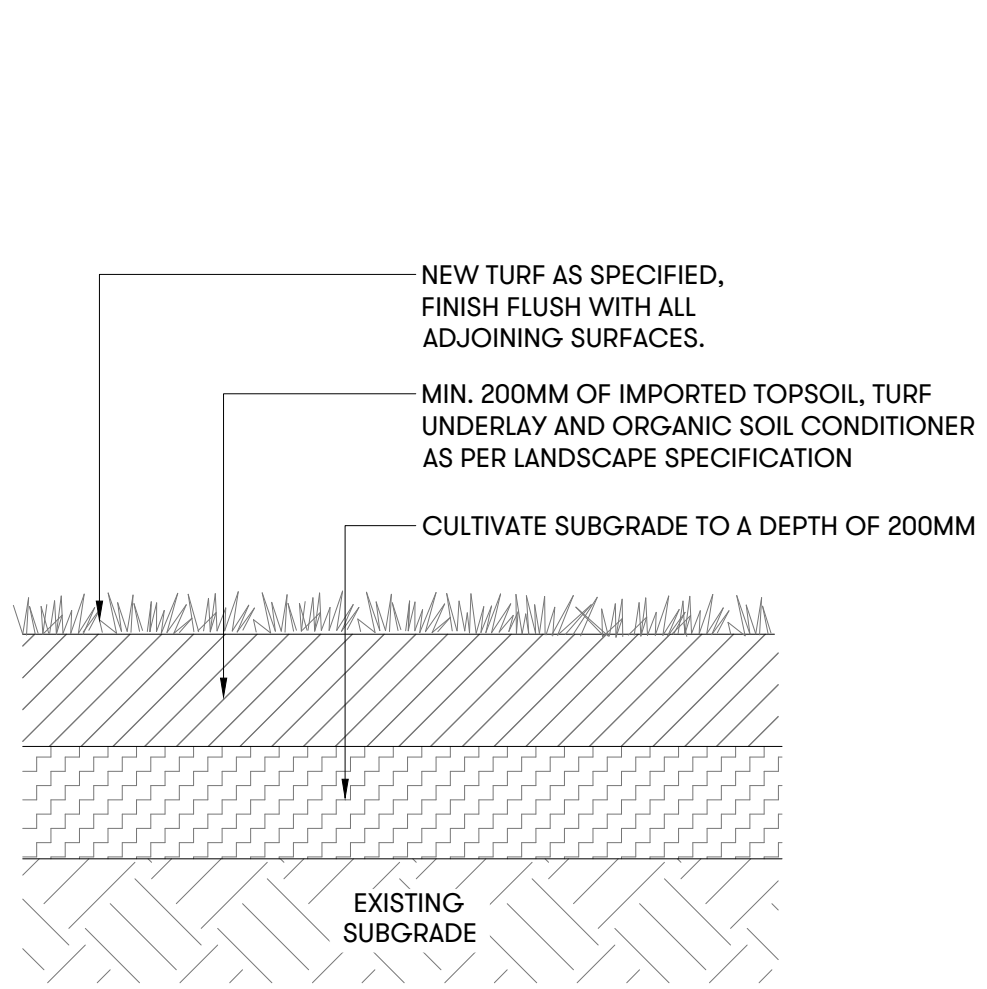
4 TYPICAL RAISED PLANTER ON STRUCTURE

1:20

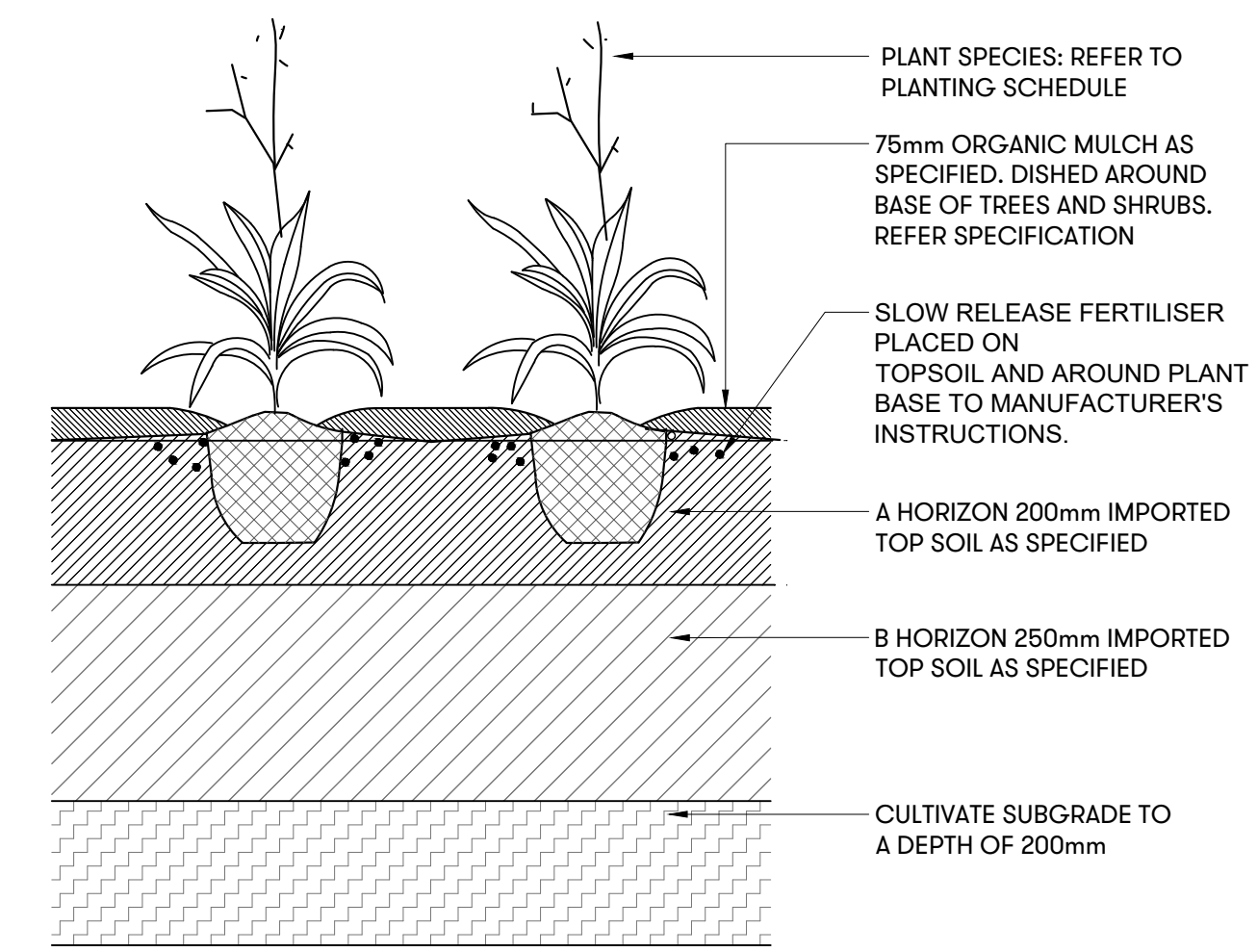


5 TYPICAL TREE PLANTING AND STRATACELL

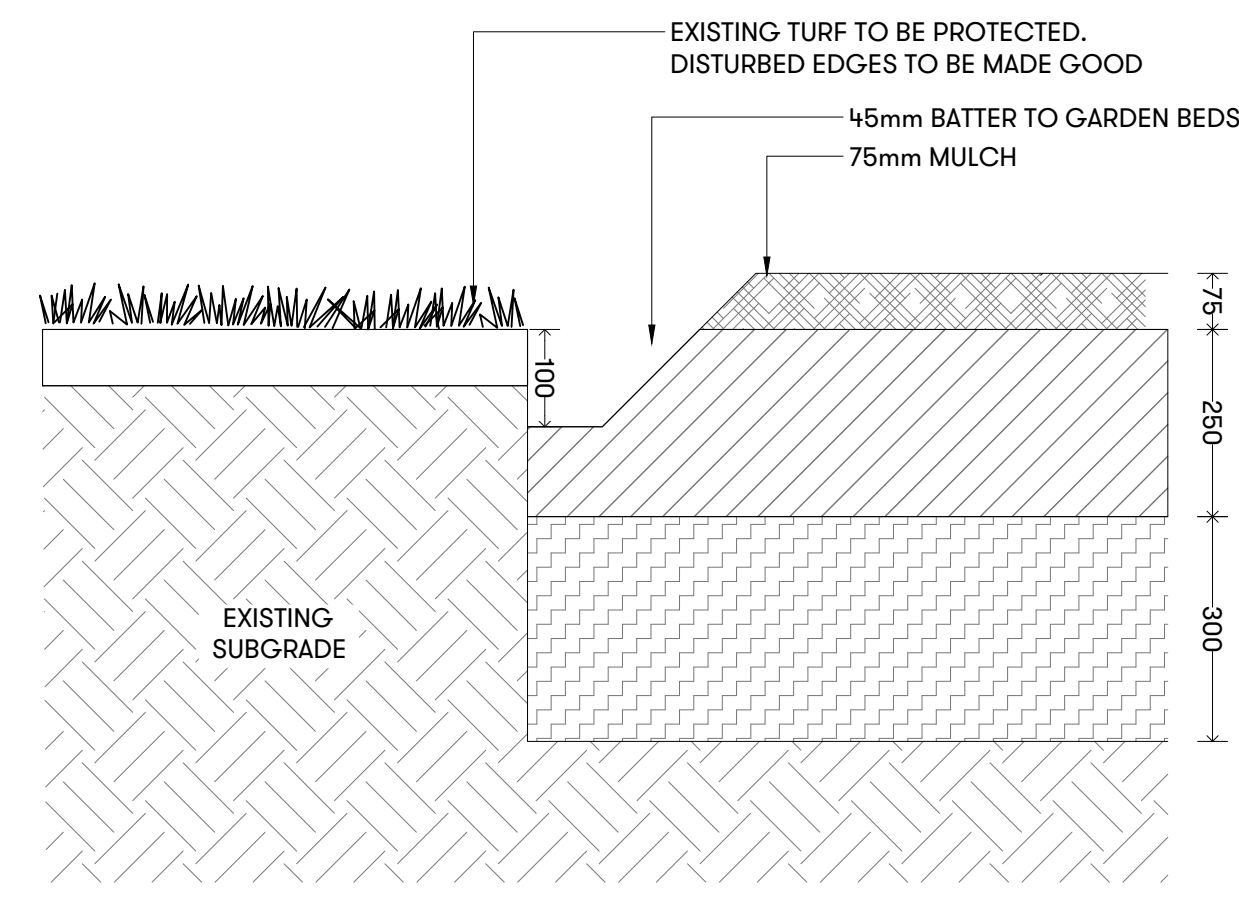
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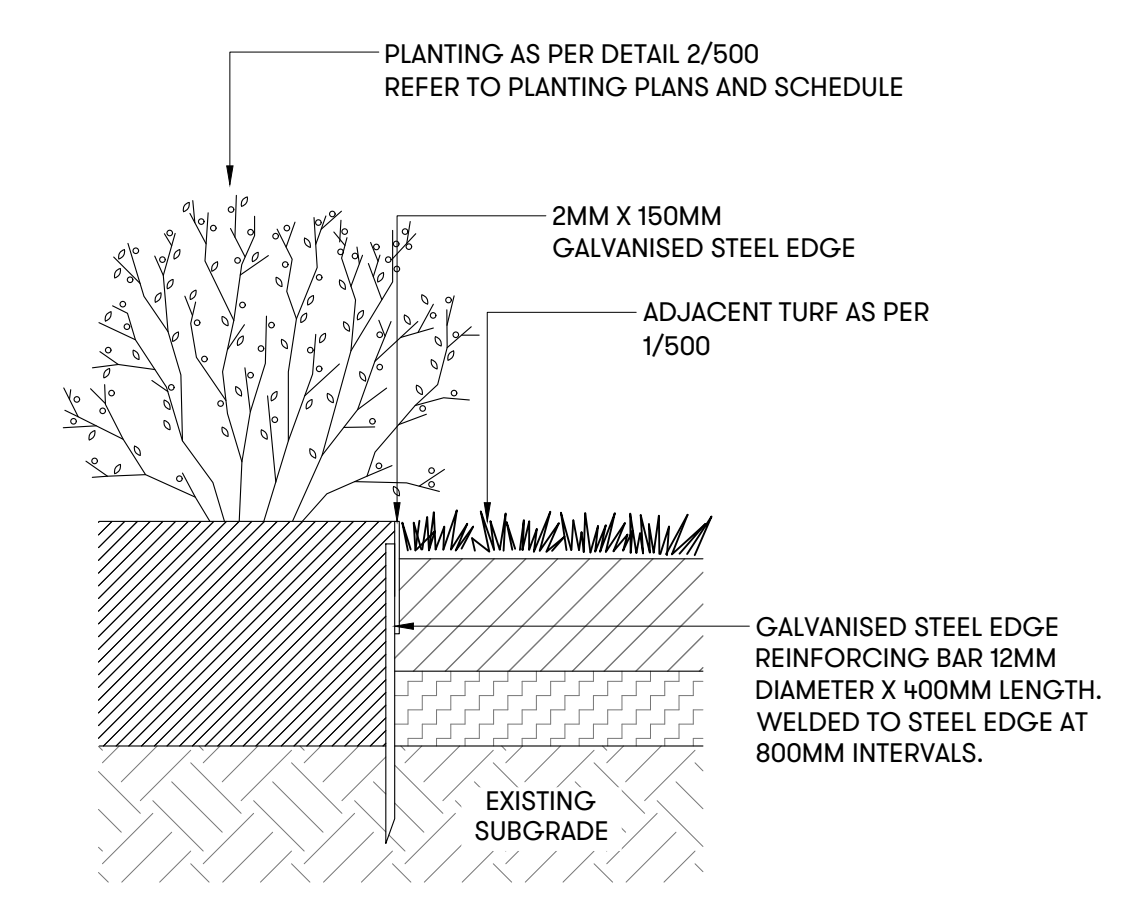
1 NEW TURF AREA
1:10 AT A1



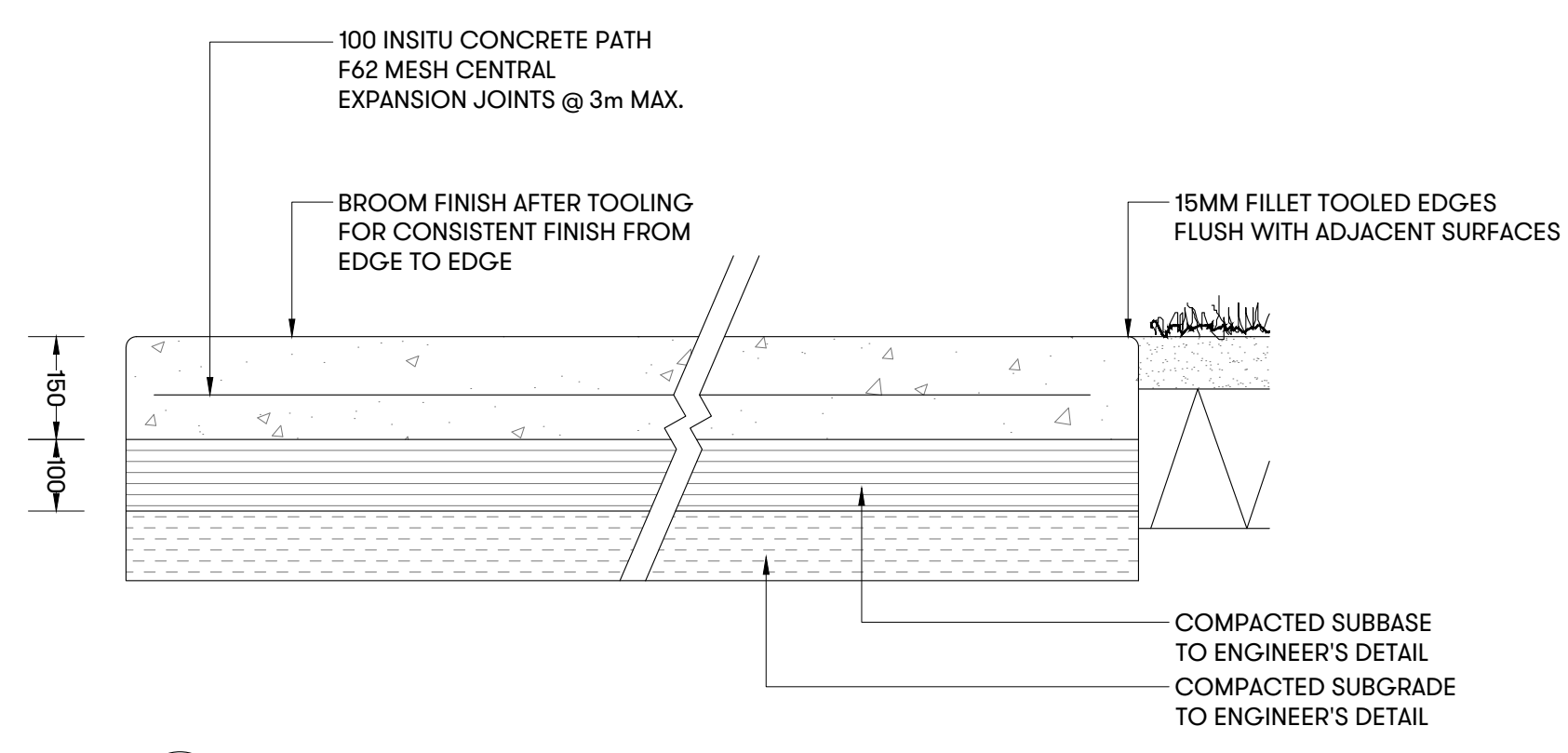
2 SHRUB & GROUNDCOVER PLANTING
1:10



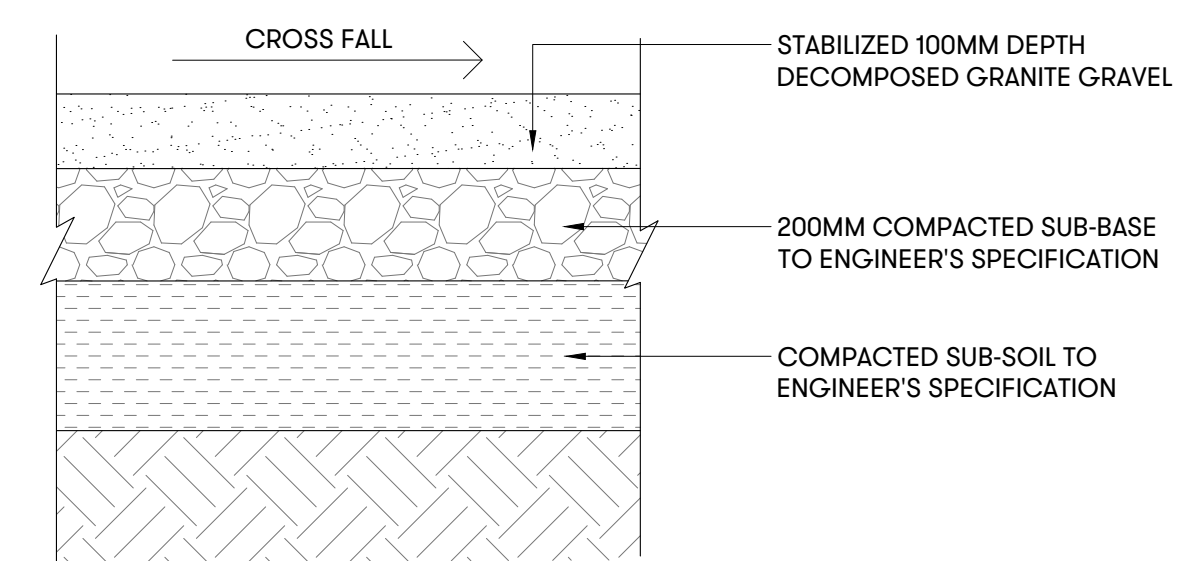
3 SPADE EDGE
1:10



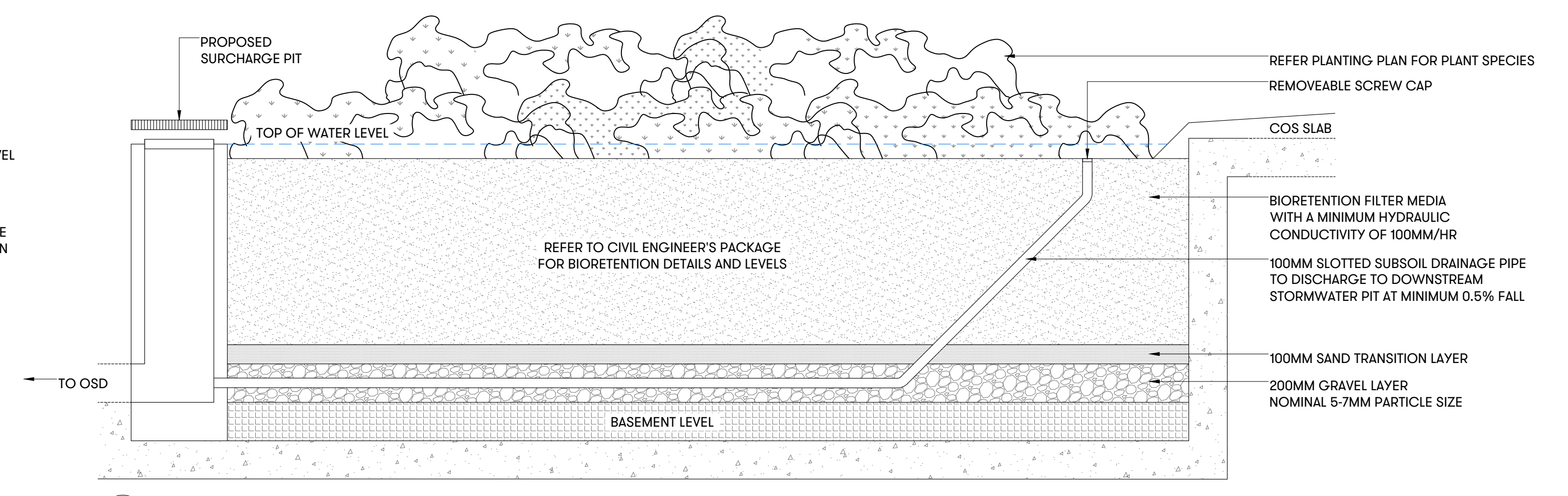
4 STEEL EDGE
1:10



5 PAVING TYPE 1 - CONCRETE PAVING
1:10



6 PAVING TYPE 2 - DECOMPOSED GRANITE
1:10



7 TYPICAL BIORETENTION PLANTING DETAIL
1:20