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LANDSCAPE ARCHITECTURE

architectus

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property

12-22 LANGSTON PLACE EPPING

LANDSCAPE DEVELOPMENT APPLICATION S4.55  
MAY 2019





PREPARED FOR:

**CBUS PROPERTY: LANGSTON PLACE PTY LTD**

PREPARED BY:

**ARCADIA LANDSCAPE ARCHITECTURE**

In collaboration with  
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**WT Partnership** quantity surveyors  
**Urbis** planners  
**Norman Disney Young** engineers  
**WSP** engineers

# 12-22 LANGSTON PLACE EPPING

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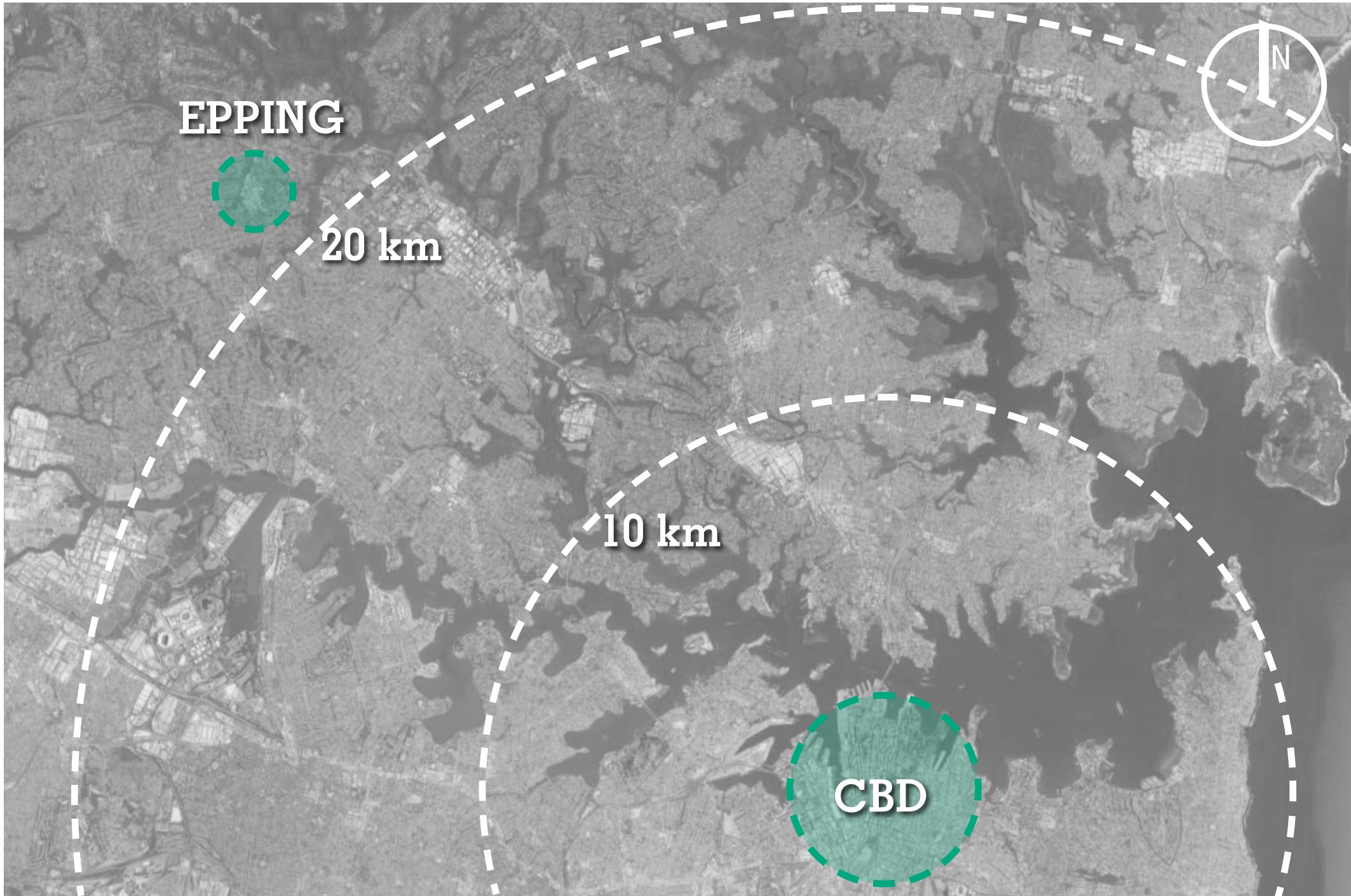
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REGIONAL CONTEXT



LOCAL CONTEXT



SITE



LOCAL CONTEXT

The proposed development site lies within the Epping town centre, at the junction of Langston Place and Epping Road, and also faces onto both Pembroke Street and Chambers Crescent. The site forms the south eastern transition between the retail oriented town centre and the residential zone to the east. Epping train station lies in close proximity.

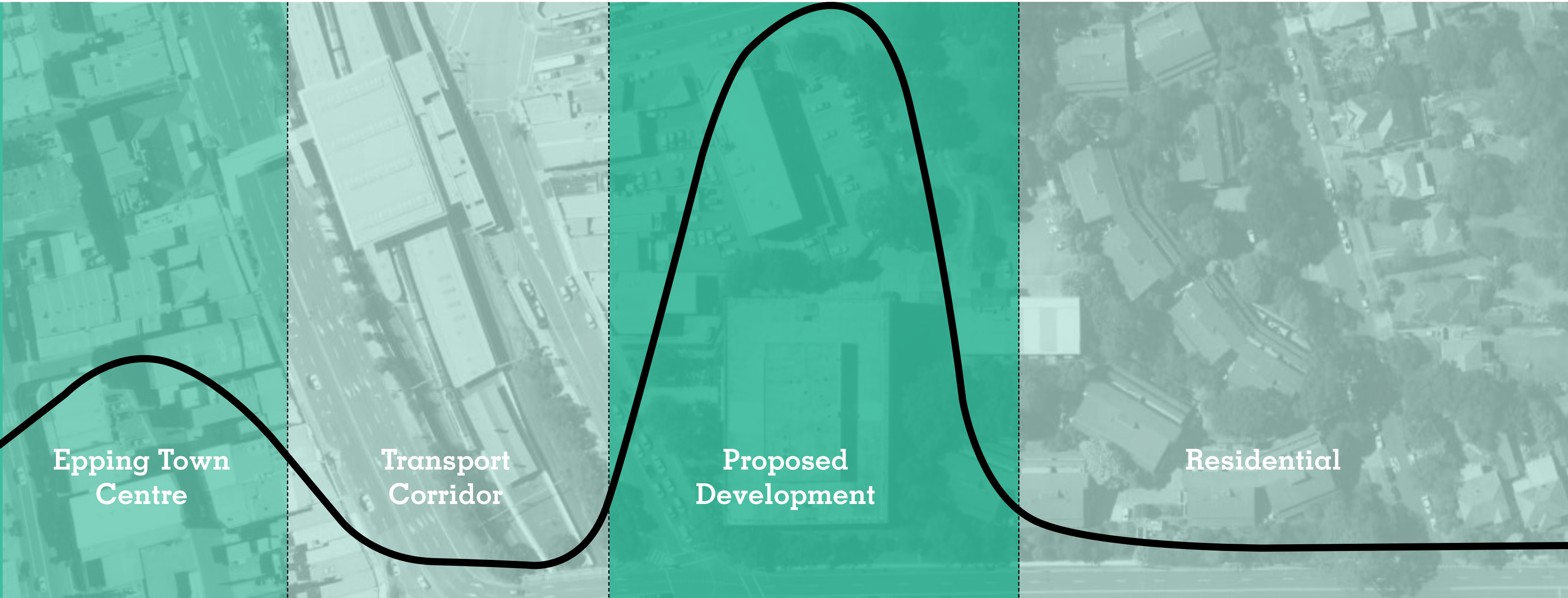
In 2012 Epping was identified as the first Urban Activation Precinct due to its capacity to support high density growth in a well-served location.

The proposed development will aim to integrate into the existing urban fabric of landuse, infrastructure, and amenities to create a destinational space for the local community, in addition to providing a significant new residential and retail offering to the existing town centre.

The proposed development site is bracketed by two major vegetation corridors extending south from the main body of the Lane Cove National Park. The ecological communities here are primarily defined by Sydney Blue Gum High Forest, dominated by Sydney Blue Gum, Blackbutt, and Smooth Barked Apple. Epping is a city with a strong peripheral connection to its native bushland and the new development will explore the potential for extending this character into the heart of Epping Town Centre.

Throughout the early colonial years Epping played an important role in supplying timber to other parts of Sydney, with the local Blue Gum, Blackbutt, and Cedar in high demand. Unfortunately the timber industry soon saw the area rapidly denuded, leading to the name 'Barren Ridges'.

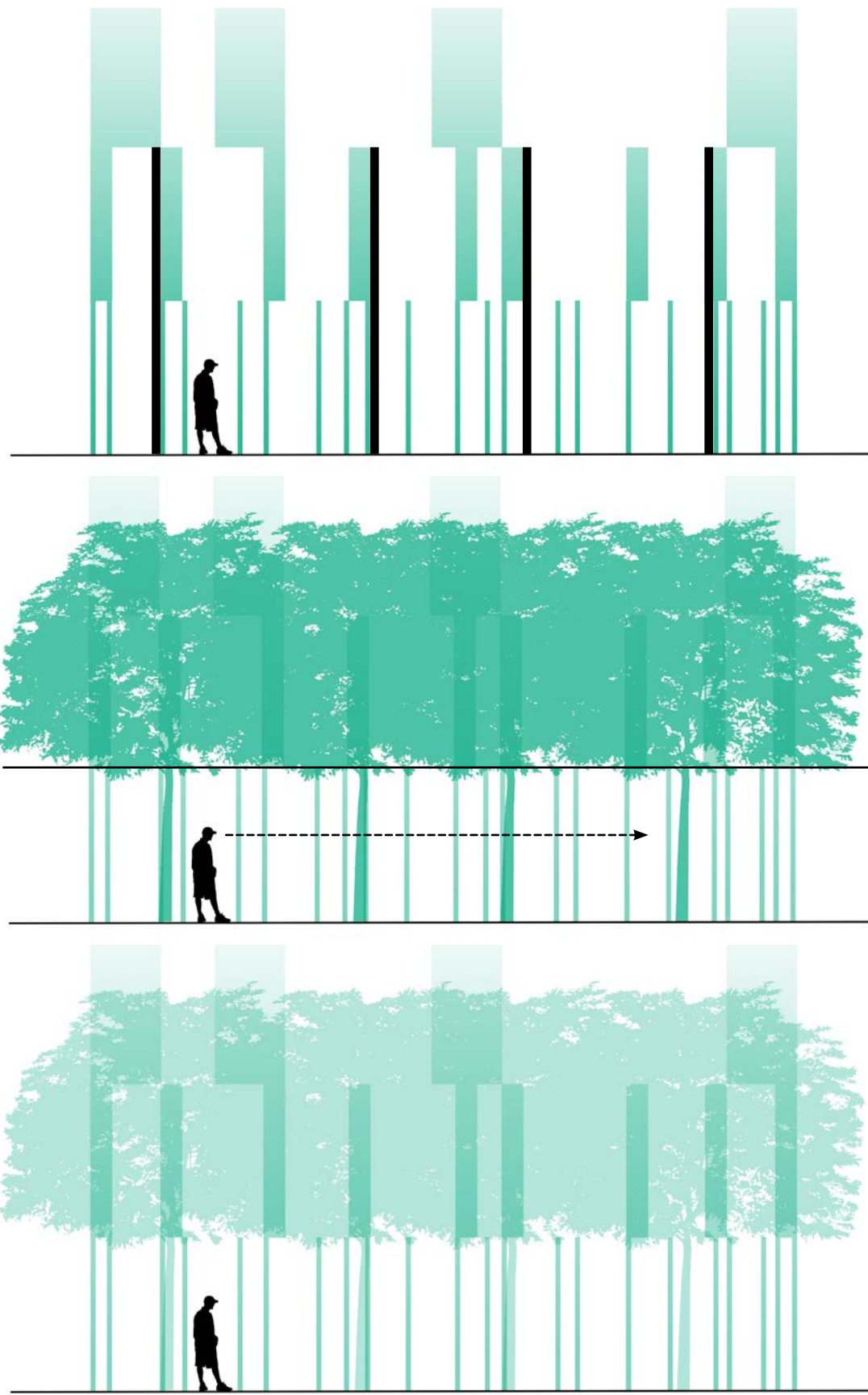




**BUILT FORM - LARGE GRAIN**  
Key architectural elements which will define the identity of the development from distant viewpoints will be refined and woven through the landscape to reinforce sense of place

**CANOPIES - MID GRAIN**  
Architectural and vegetative canopies will provide immediacy to the pedestrian experience through the plaza spaces and rationalise the vertical scale of the towers by shaping perception of space in favour of horizontal vistas

**SURFACES - FINE GRAIN**  
A palette of urban materials at the ground plane will complement a sequence of space forming fixtures and furniture and streetscape character to the site.



PERCEPTION OF SPACE

The proposed high density residential towers will introduce substantial new vertical masses into the existing urban form of Epping Town Centre, the railway corridor, and low density residential adjacencies.

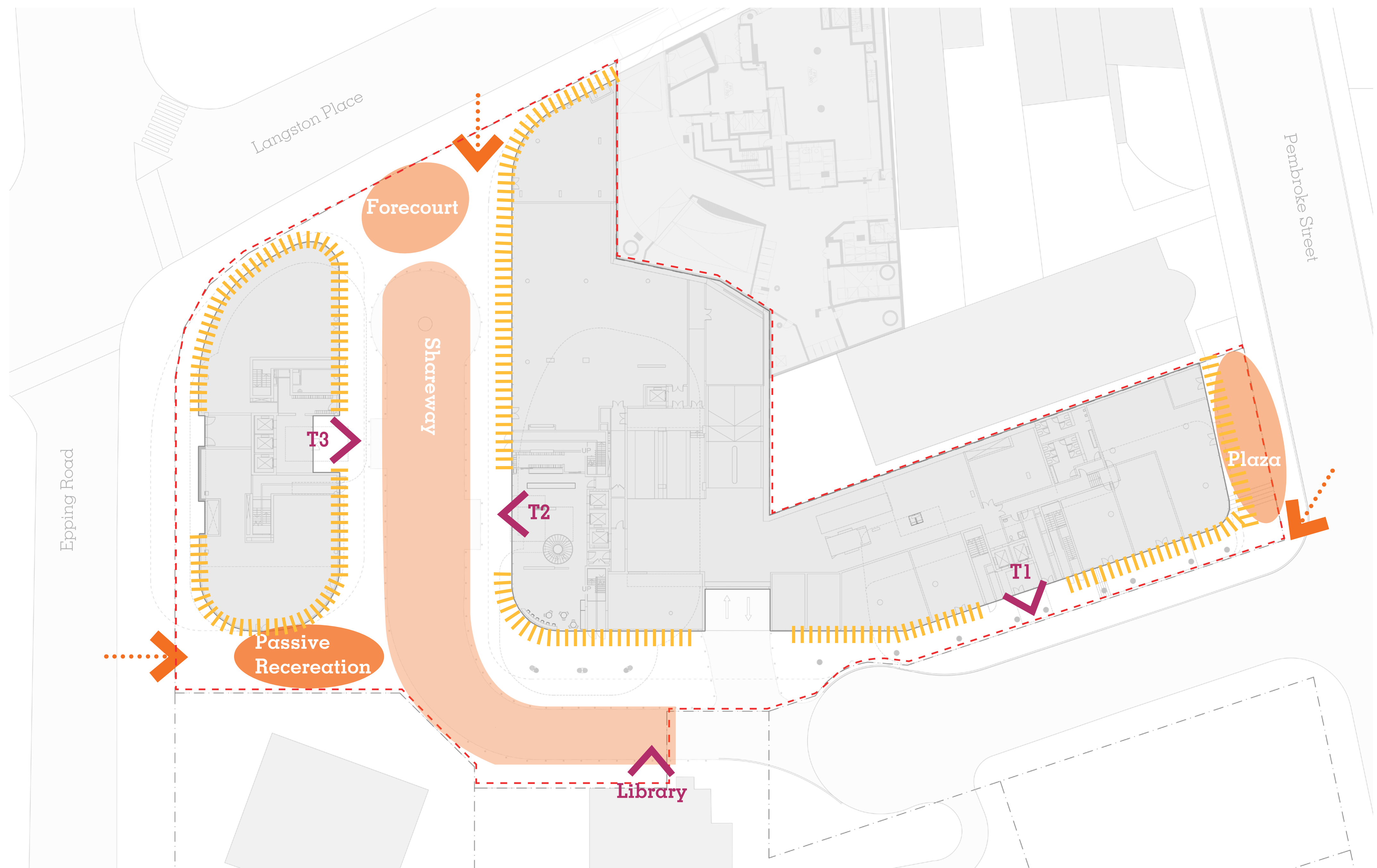
A philosophy based on masterplaning and optics of scale allows for a progression of scale within the built form.

The amount of detail within the various architectural components is based around how much the eye can focus on and what it can process from certain distances.

While the tower forms feature strong bold lines to focus on from a distance, the landscape will activate the streetscape to ground the buildings in a human experience.

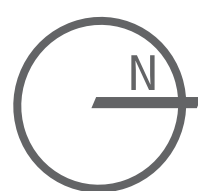






LEGEND

- Site Boundary
- Open Spaces & Shareway
- Key Pedestrian Entries
- Key Building Connections
- ||||| Retail Activated Frontages









EXPERIENCE

DESIGN PRINCIPLES

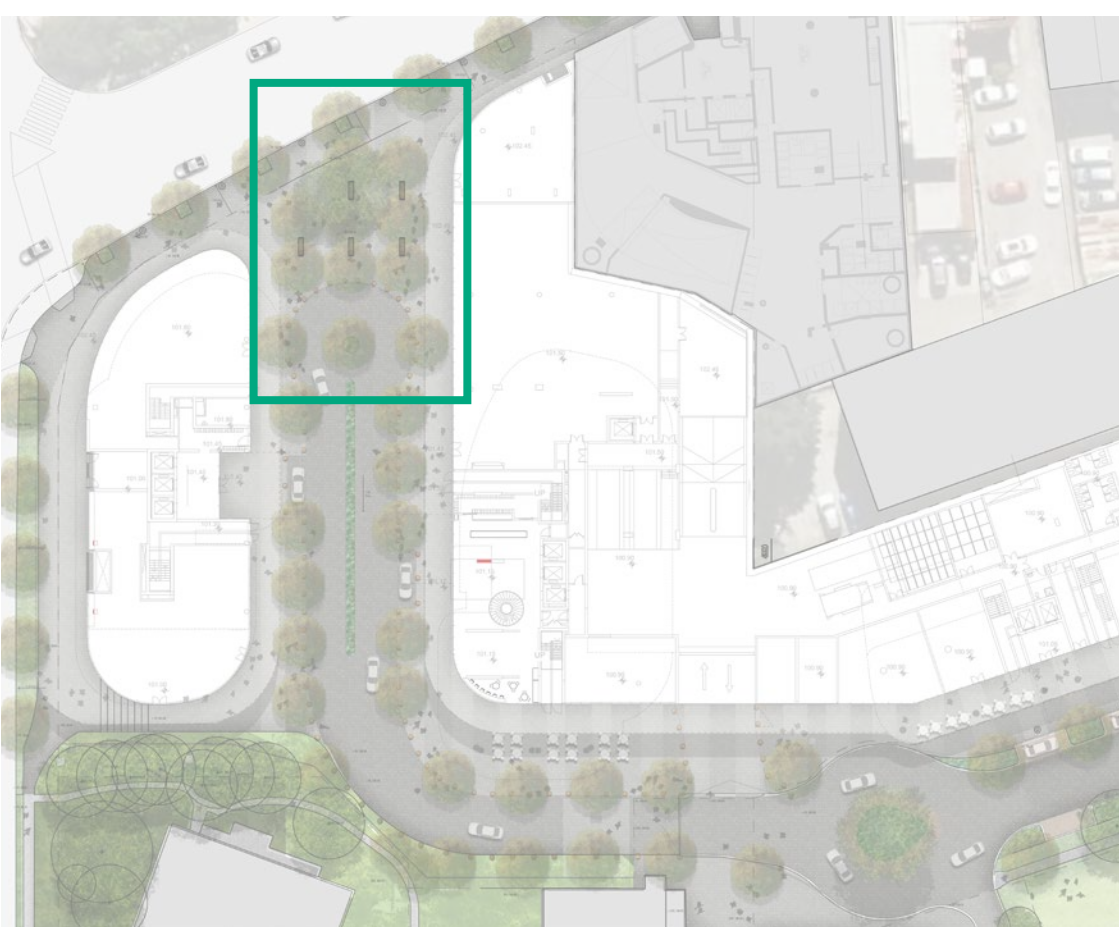
The Food and Beverage Plaza has been designed to balance the need for ease of access to the residential building entries with the provision of active retail and cafe frontages.

Space for cafe tables and passive seating amenity has been incorporated underneath the canopies of grids of ornamental trees.

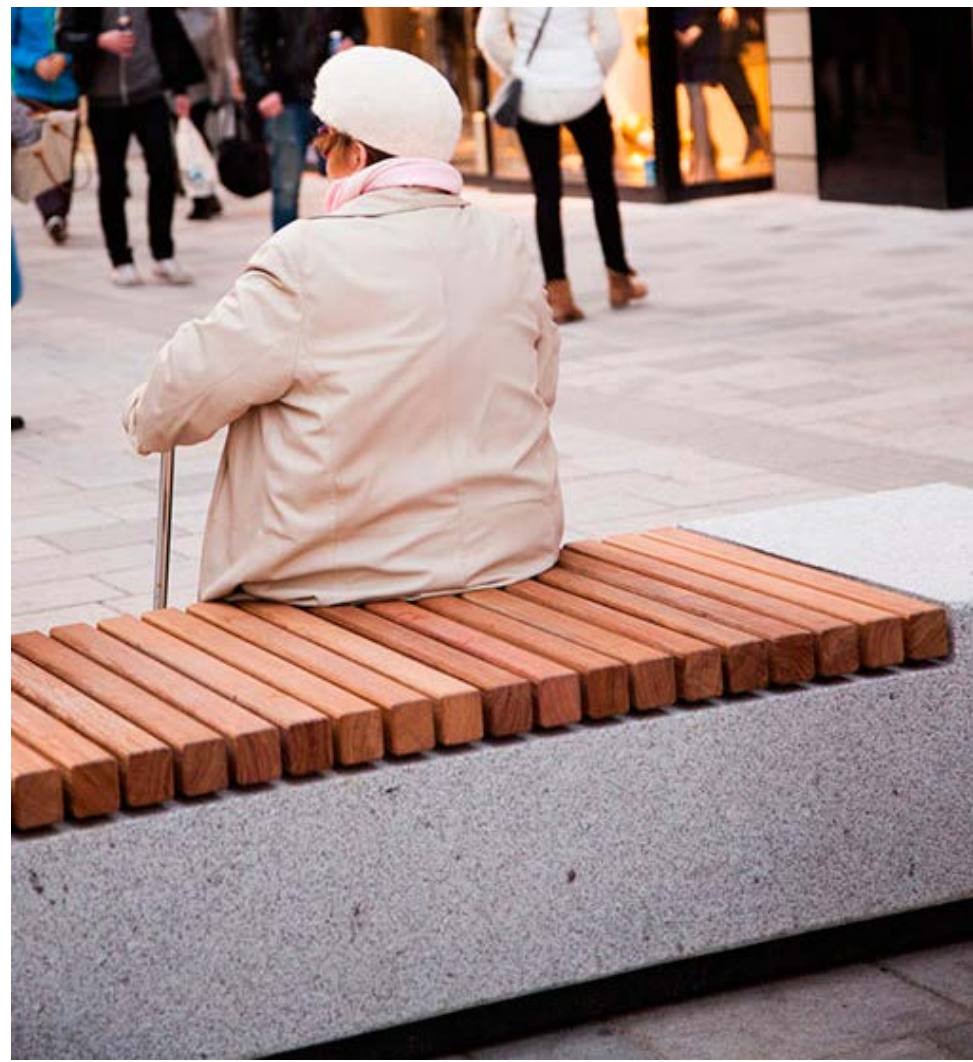
ACTIVATION

use: daily  
hours of use: 7am - 10pm  
main uses: thoroughfare, dining, public amenity  
adaptability: medium  
ownership: private  
dependency: commercial / retail activation  
fixed features: tree planting, seating elements, lighting  
furniture: tables + chairs  
surface: paving  
lighting: awning, shop front, post catenary

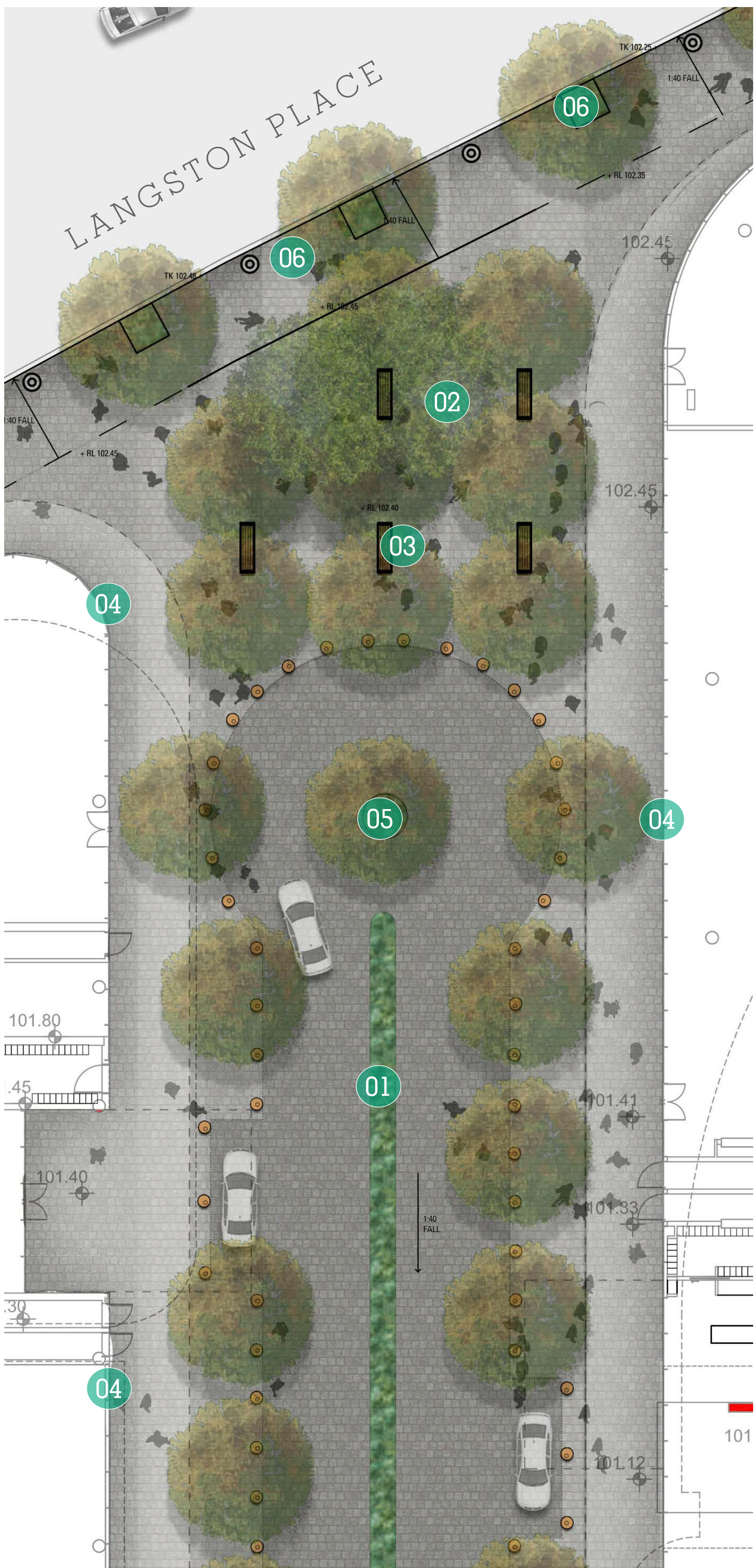
KEY PLAN



CHARACTER

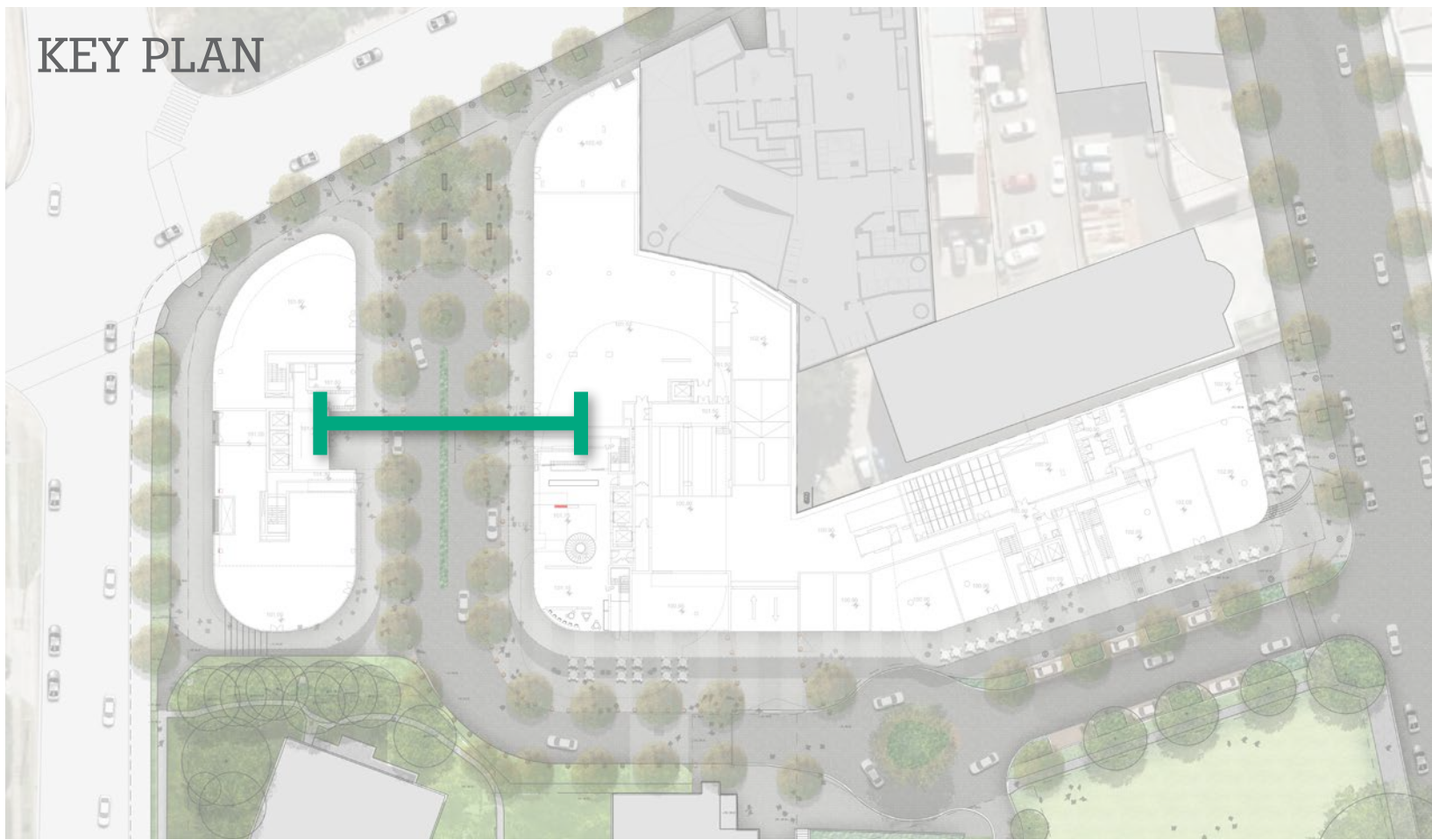


- LEGEND
- 01/ Proposed shareway
  - 02/ Feature paving treatment through shareway
  - 03/ Timber bench seating
  - 04/ Active retail frontages with loose furniture and continuous awning
  - 05/ Proposed trees in shareway
  - 06/ New street trees + public domain paving to Council approval

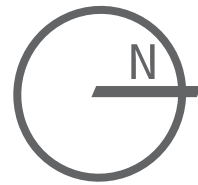




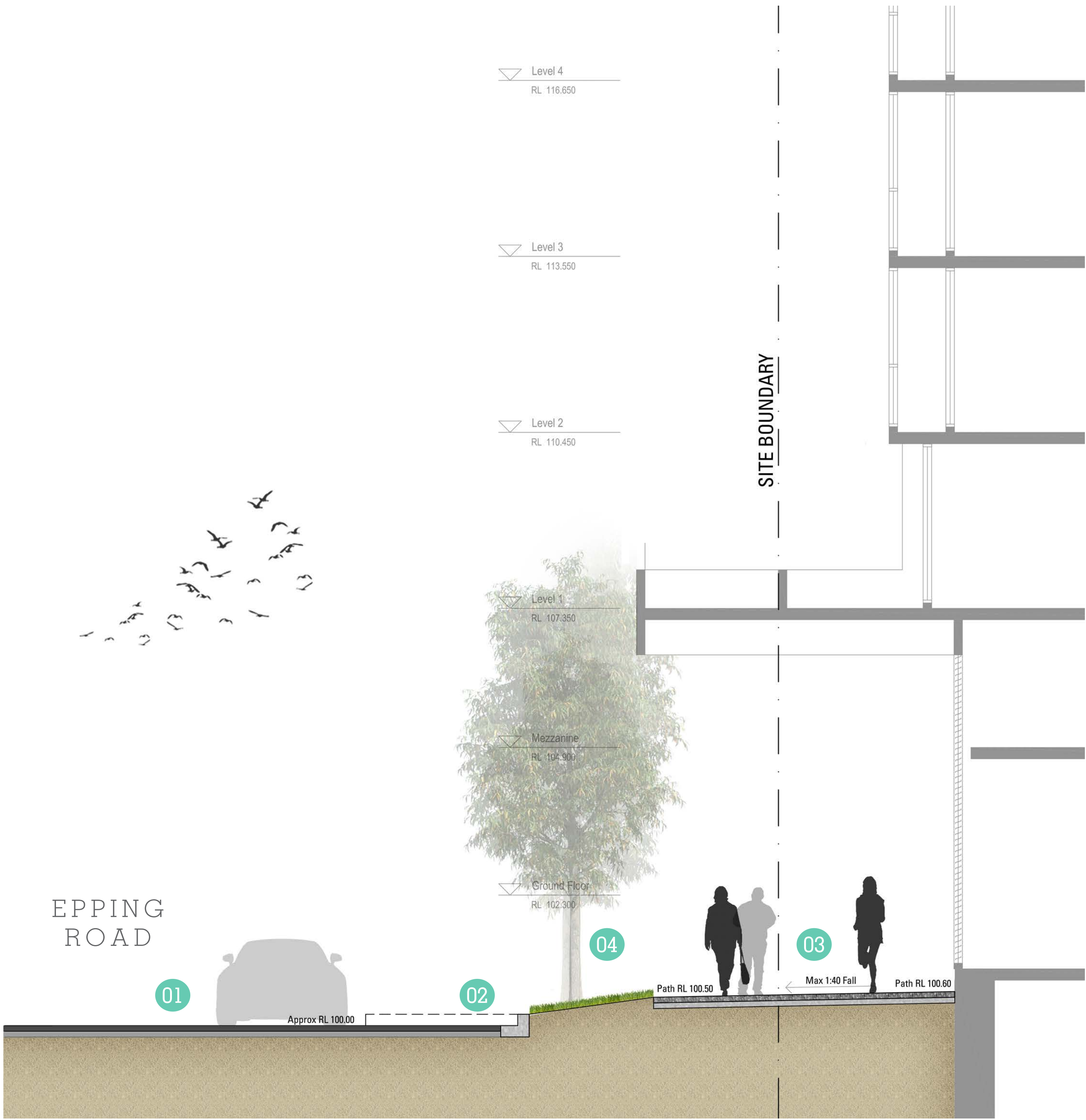
- LEGEND
- 01/ Proposed shareway
  - 02/ Feature paving treatment through shareway
  - 03/ Small deciduous trees along shareway. Planting area of 3.5x3.5x0.8m deep
  - 04/ Active retail frontages with loose furniture and continuous awning
  - 05/ Proposed bollards to line shareway



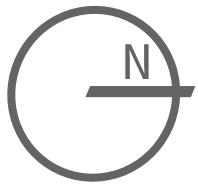
0 1 2 3 4 5M  
SCALE 1:50 @ A1







- LEGEND**
- 01/ Epping Road carriageway
  - 02/ Existing kerb moved for lane widening
  - 03/ Proposed full width footpath to building line with granite flagstone paving to public domain
  - 04/ Turf verge with new street trees





ELEVATION

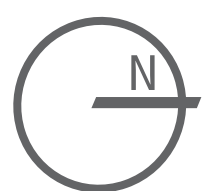


**LEGEND**

- 01/ Full width granite flagstone paving to public domain
- 02/ Activated retail frontages
- 03/ Private balconies to podium residential units
- 04/ Wide entry stairs into plaza space
- 05/ Buffer planting + feature screen fence to boundary
- 06/ Existing trees retained in deep soil along boundary
- 07/ New street trees in turf verge to Epping Road



0 2 4 6 8 10M  
SCALE 1:100 @ A1





EXPERIENCE

**DESIGN PRINCIPLES**

A planting buffer will be incorporated onto the eastern edge of the site accompanied by a timber screen fencing element for further screening.

Bench seating is provided in other areas of the shareway for smaller groups of people to gather.

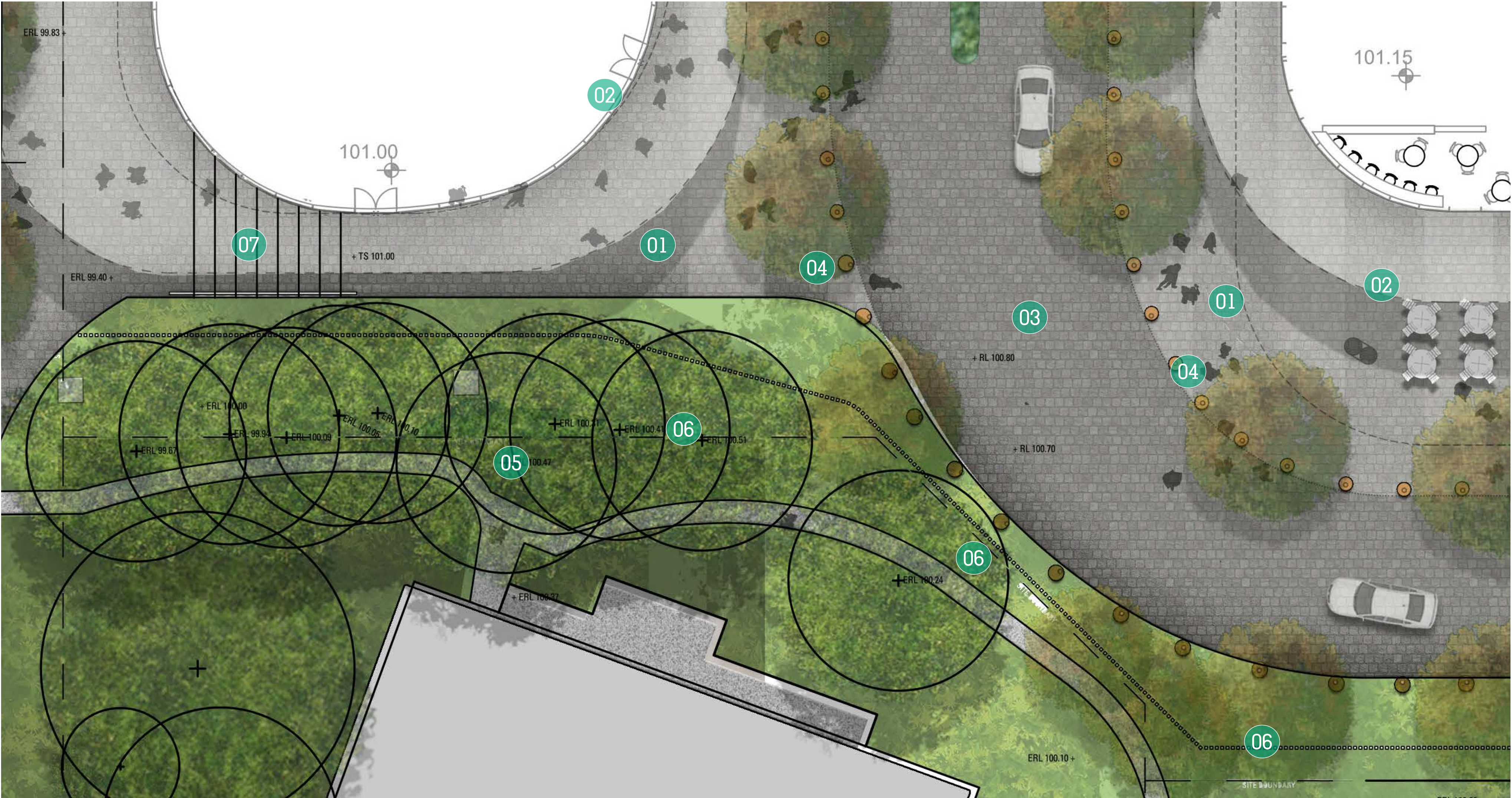
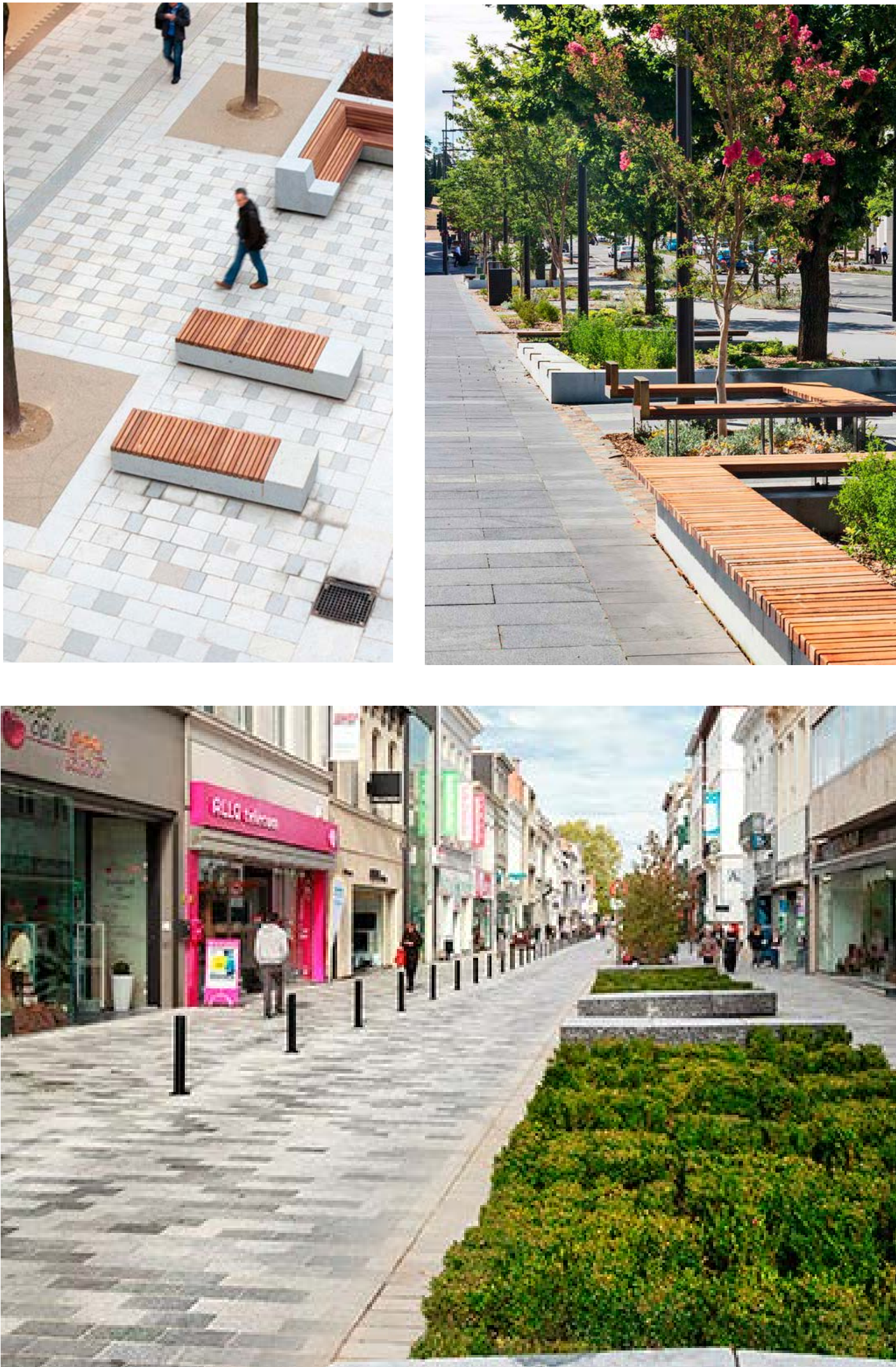
**ACTIVATION**

use:	daily
hours of use:	8am - 7pm
main uses:	relaxation, gathering
adaptability:	high
ownership:	public with cafe spill out
dependency:	none
fixed features:	planters, seating
furniture:	movable seats, signage
surface:	paving
lighting:	accent, feature, safety

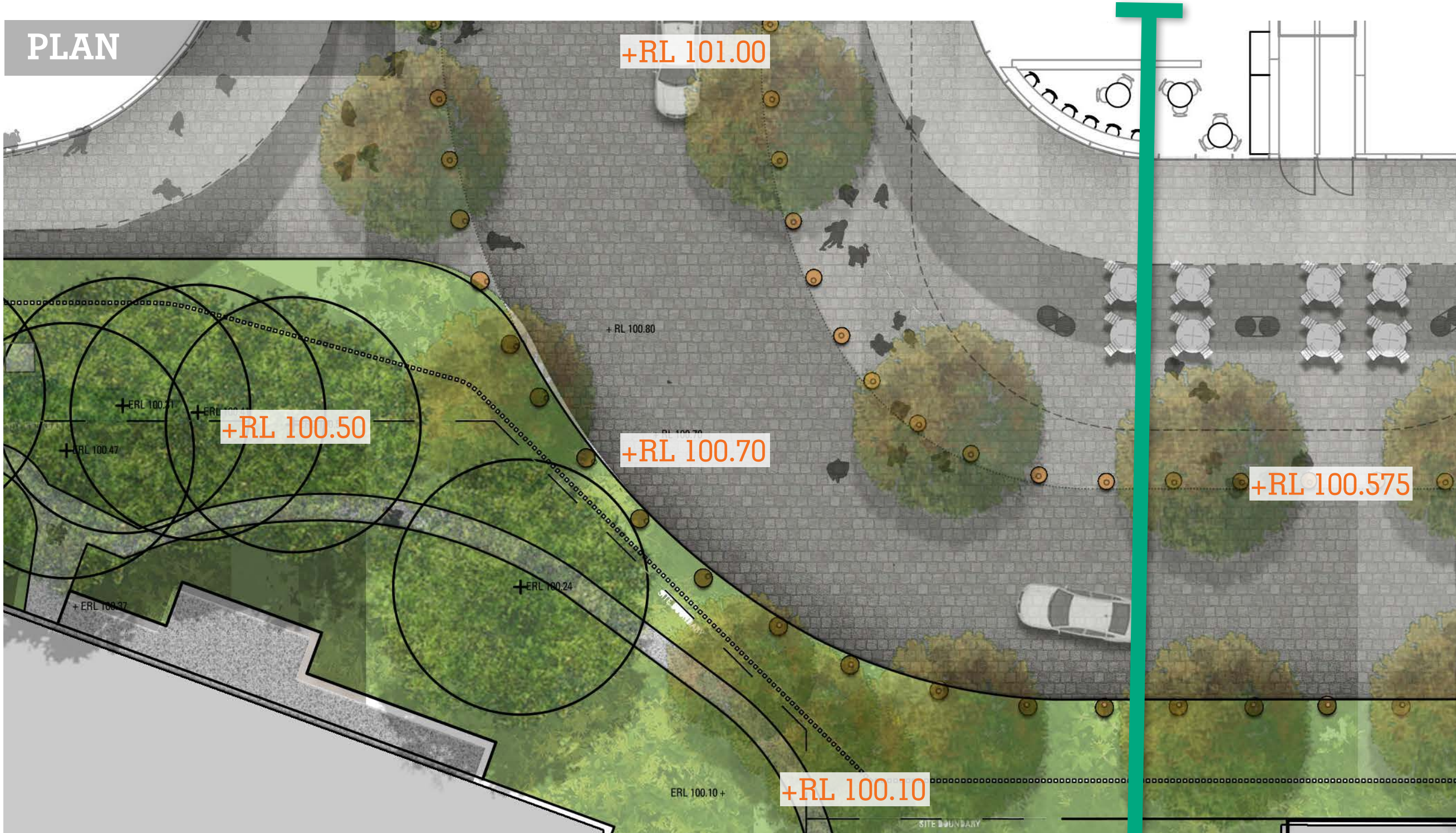
**KEY PLAN**

- LEGEND**
- 01/ Open public space with feature paving - supplementary retail breakout with loose furniture, community events
  - 02/ Retail tenancy covered dining zone
  - 03/ Proposed shareway
  - 04/ Bollards and trees to edges of shareway
  - 05/ Existing trees retained
  - 06/ Planting buffer and timber screen to boundary
  - 07/ Terraced steps to link Epping Road

CHARACTER







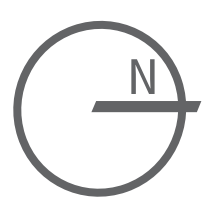
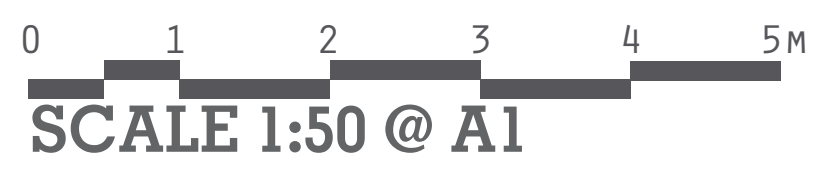


SECTION



**LEGEND**

- 01/ Existing trees along site boundary to be retained
- 02/ Timber blade screen with low impact footings to protect TPZ
- 03/ Landscaped setback with layered native shrub, accent, and groundcover planting
- 04/ Open public space with feature paving





EXPERIENCE

DESIGN PRINCIPLES

This retail forcourt provides a seamless junction between the streetscape and building edge. A similar paving surface linking the two spaces creates a flexible setting with opportunities for removable furniture and alfresco dining.

The space has been graded to create a flat surface and to tie in with surrounding local levels. A pedestrian egress borders the building edge, providing an undercover path of travel to the civic space.

ACTIVATION

use:	daily
hours of use:	7am - 10pm
main uses:	alfresco dining
adaptability:	low
ownership:	private
dependency:	retail activation
fixed features:	steps, retaining wall
furniture:	movable seats, signage
surface:	paving
lighting:	light poles, safety

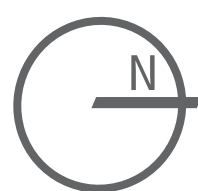
KEY PLAN



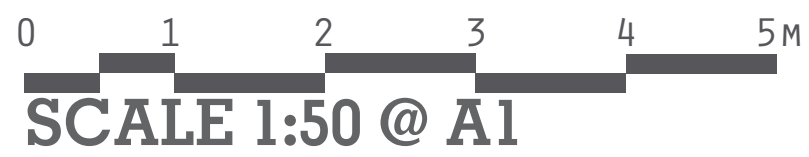
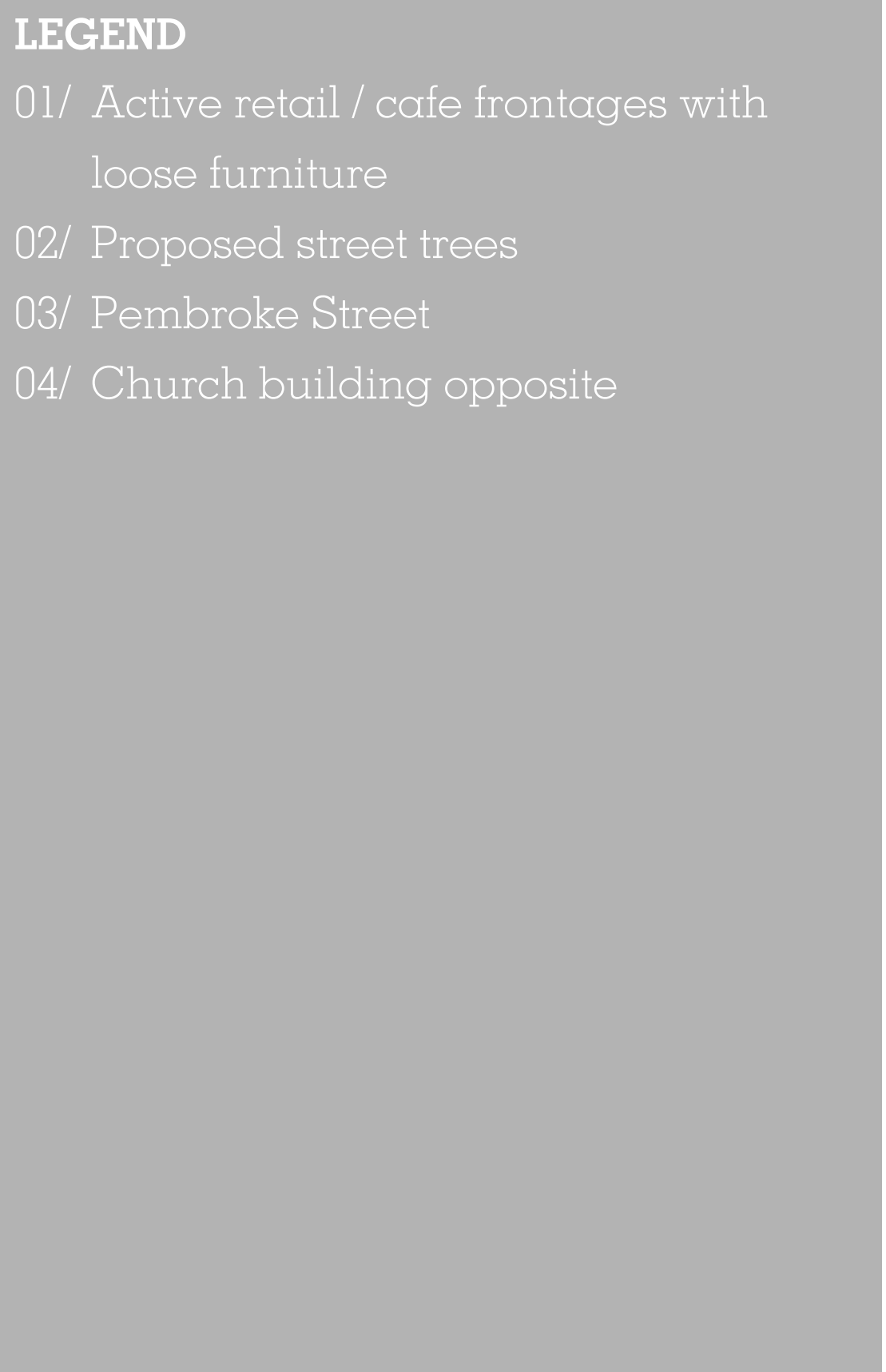
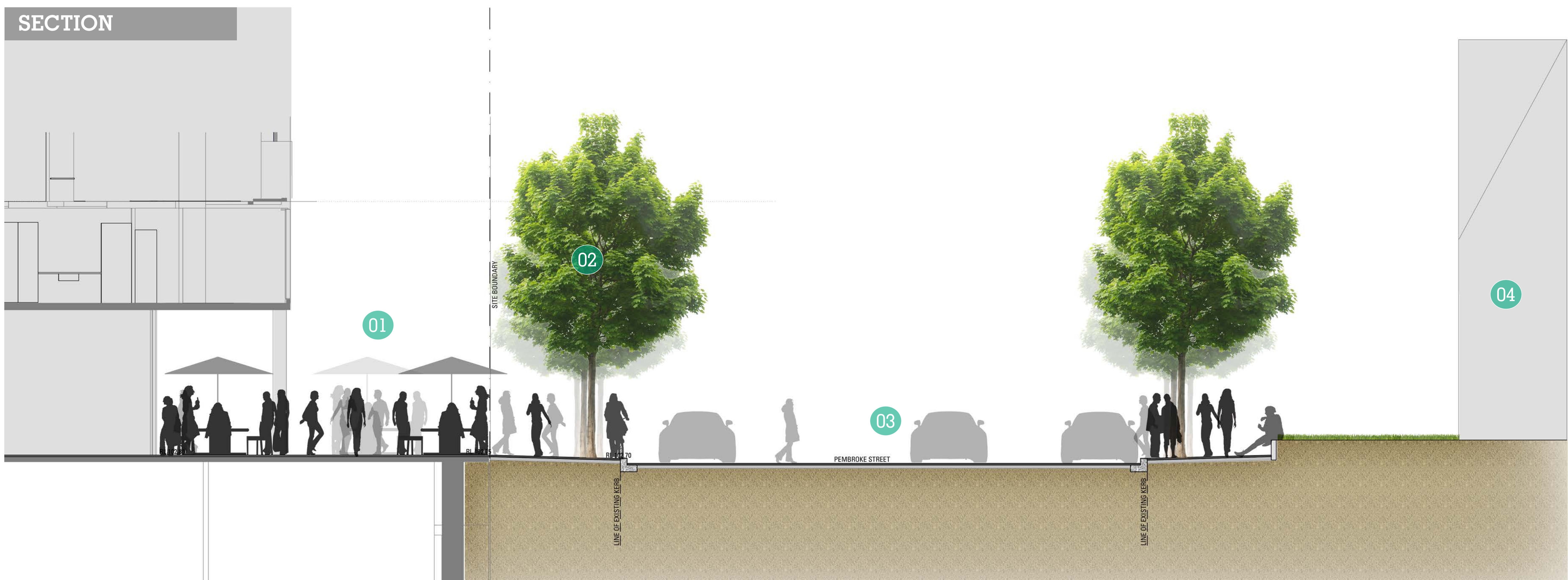
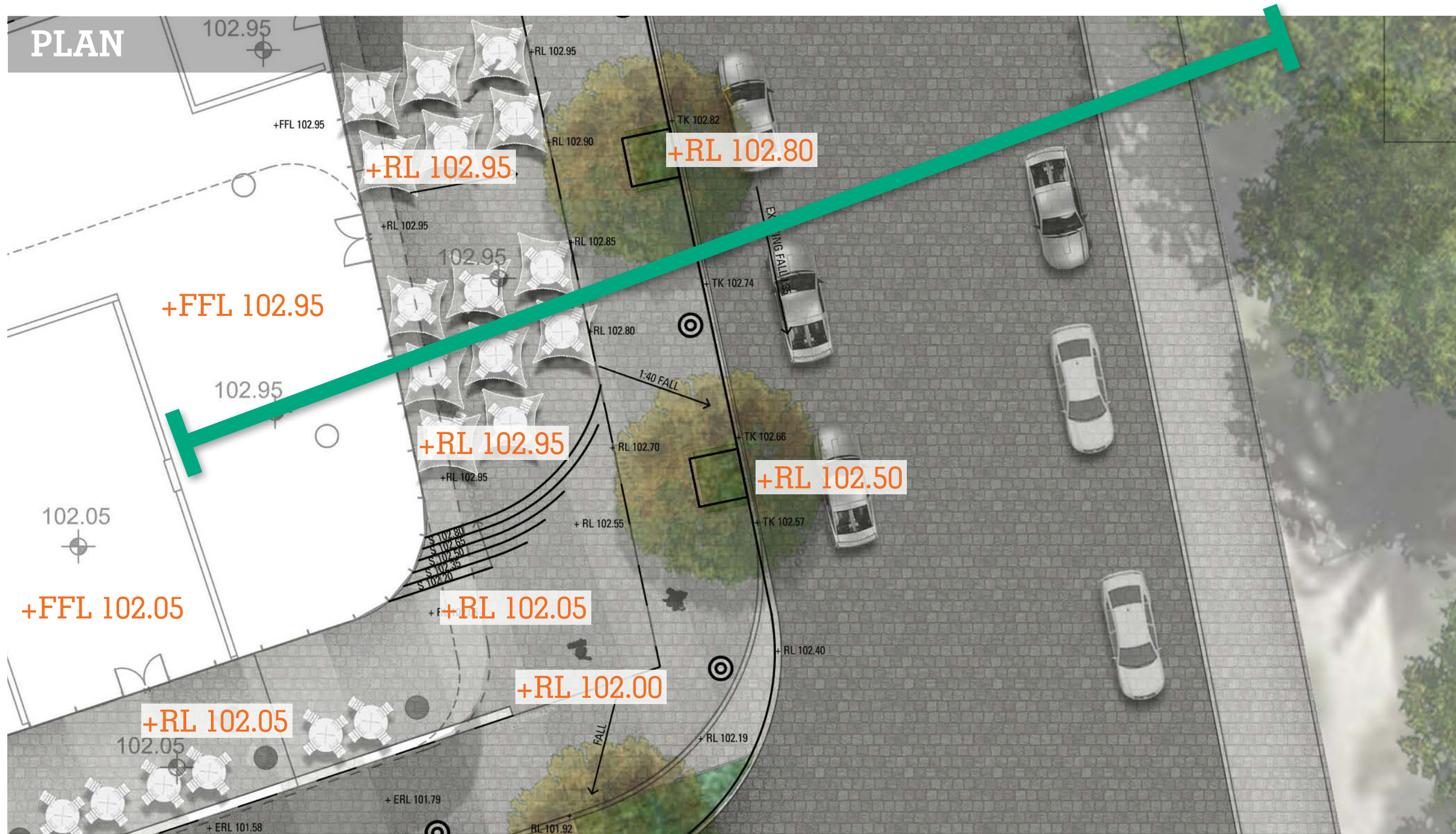
LEGEND

- 01/ Open public forecourt and retail space with potential for adaptable use with loose furniture
- 02/ New street tree planting in native grass garden bed
- 03/ Retail tenancy covered dining zone
- 04/ Granite flagstone paving to public domain + future shareway to Pembroke St and Chambers Court
- 05/ Stairs run into existing surrounding levels
- 06/ Existing trees retained to Pembroke Park
- 07/ Pembroke St

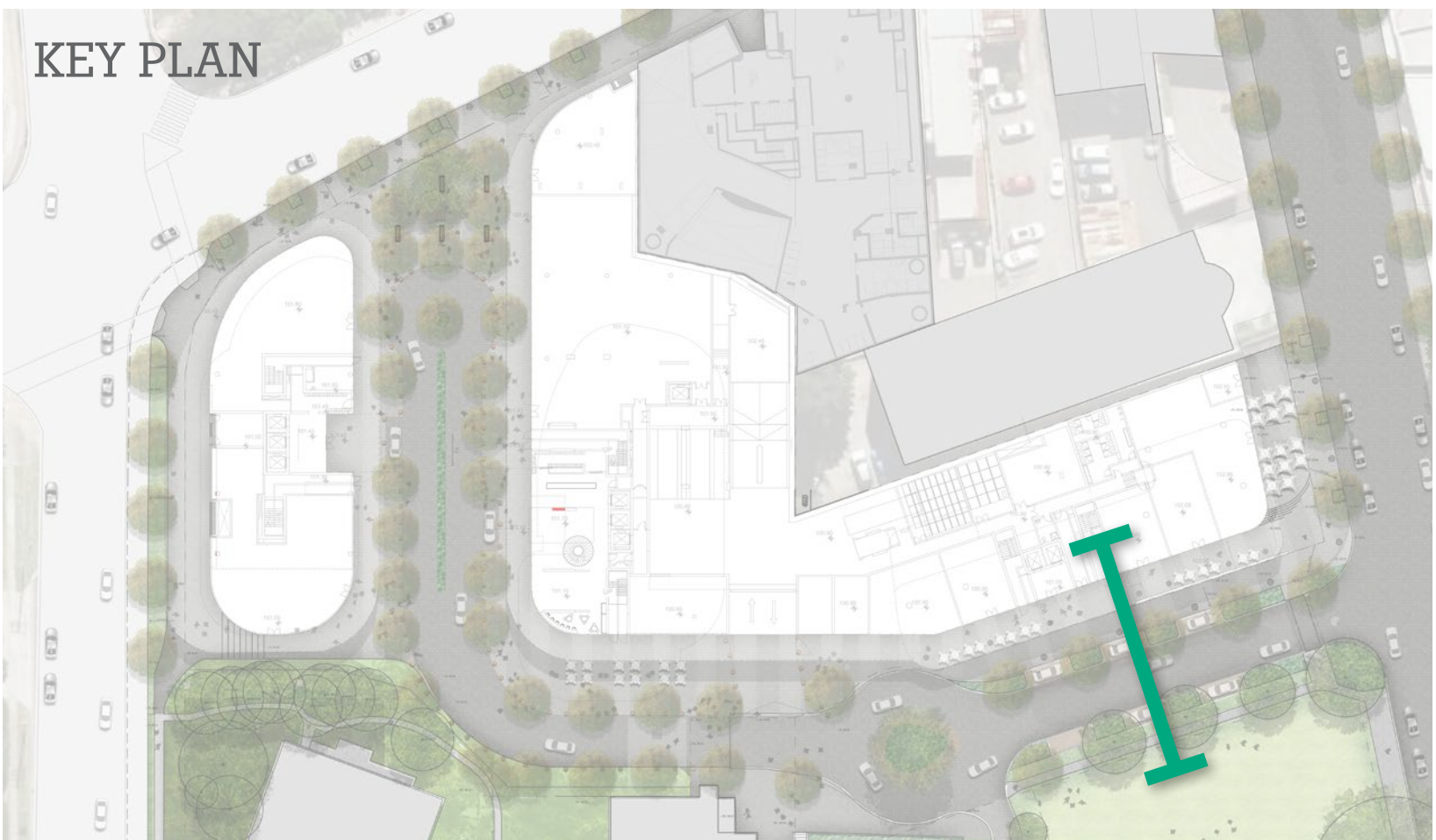
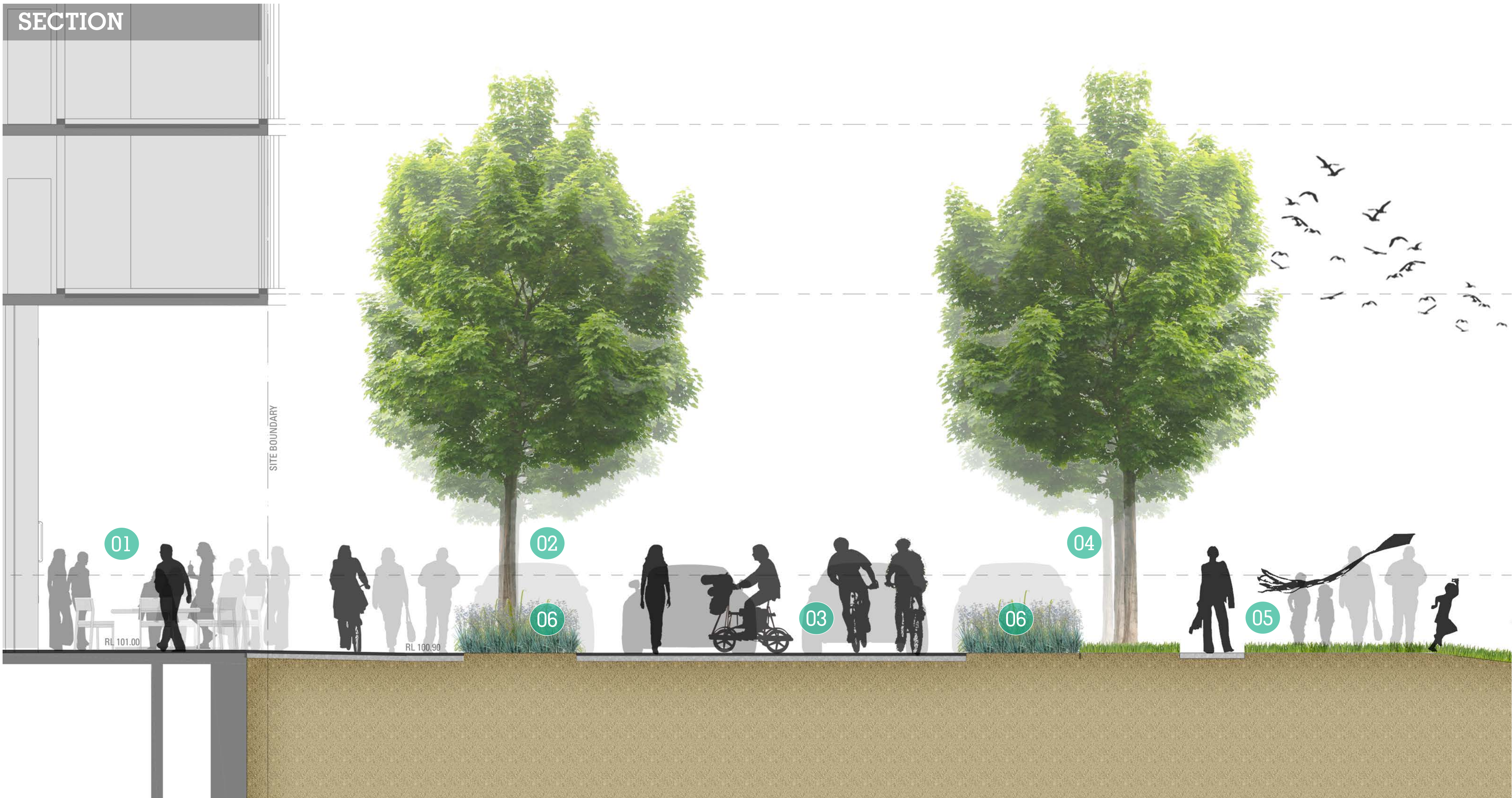
CHARACTER











- LEGEND**
- 01/ Active retail frontage with paved connection to  
Pembroke Street and Chambers Court
  - 02/ New street trees in garden bed with native grasses
  - 03/ Chambers Court shareway with unit paver treatment
  - 04/ Existing plane trees to edge of Pembroke Park to be  
retained in existing turf verge
  - 05/ Pembroke Park
  - 06/ Garden beds between defined carpark spaces







LEGEND

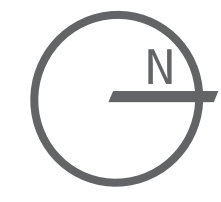
- 01/ Swimming pool with child-friendly zero entry splash pool, cabanas, and daybeds.
- 02/ Elevated timber decks with seating
- 03/ BBQ courtyards with tables, seating, and pergola
- 04/ Turfed areas for passive recreation and sunbathing - min soil depth 300mm
- 05/ Perimeter planter with native and exotic shrubs, accents, and groundcovers, balustrade to planter edge - min soil depth 600mm
- 06/ Planter widening and soil mounded to min.
- 07/ Max. 1:20 accessible pathways between courtyards
- 08/ Co-working pod on elevated terrace surrounded by lush planting.
- 09/ Passive collaboration nooks with seating walls
- 10/ Children's play space adjacent to internal rumpus room

EPPING ROAD

LANGSTON PLACE

PEMBROKE STREET

CHAMBERS COURT





EXPERIENCE

DESIGN PRINCIPLES

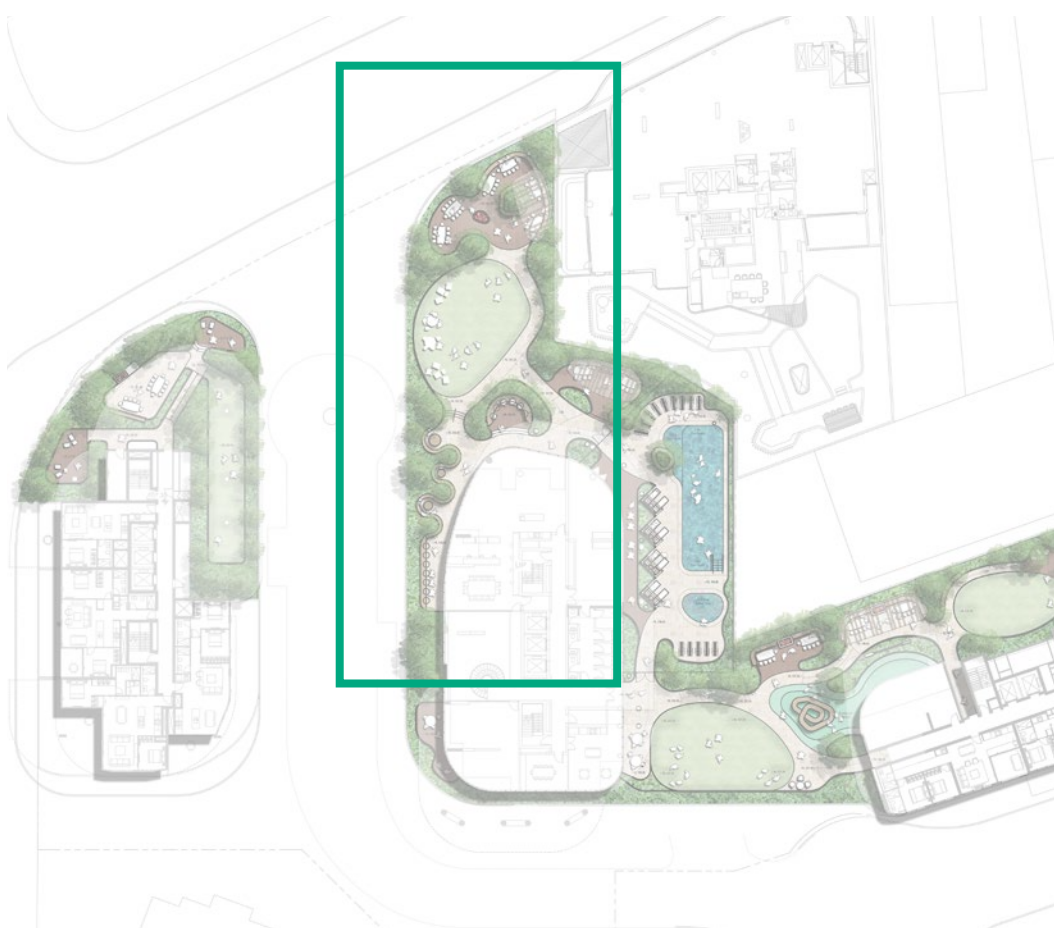
Residents will have access to private communal courtyard spaces at the level one podium. This will offer residents a range of social spaces, large enough to accommodate group gatherings, and will assist in community interaction.

Coworking spaces, BBQs and a variety of fixed and loose furniture elements will provide alfresco dining amenity, complemented with a series of hard and soft landscape spaces, encapsulated by lush plantings and feature trees to provide shade in summer. Equal access shall be provided to all spaces via 1:20 maximum grade footpaths.

ACTIVATION

use: daily  
hours of use: 8am-10pm,  
main uses: coworking, dining, rest, sun bathing  
adaptability: low  
ownership: private  
dependency: strata  
fixed features: seating, decking, bbq, tables, planters  
furniture: tables + chairs  
surface: paving, decking, turf  
lighting: accent, feature

KEY PLAN

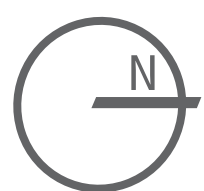


CHARACTER



LEGEND

- 01/ Co-working pod on elevated terrace surrounded by lush planting
- 02/ Co-working outdoor pods to provide collaborative and individual work areas in a lush garden setting
- 03/ Integrated outdoor kitchen facility with BBQ + pergola
- 04/ Lawn spaces to provide sun-drenched green open space with flexible program e.g. informal play, yoga / pilates groups, and provision for regular social events e.g. outdoor movie night
- 05/ Rich and varied palette of native and exotic sun-loving plants to form a buffer around periphery + ornamental trees
- 06/ Integrated bench seating
- 07/ Balustrade to perimeter

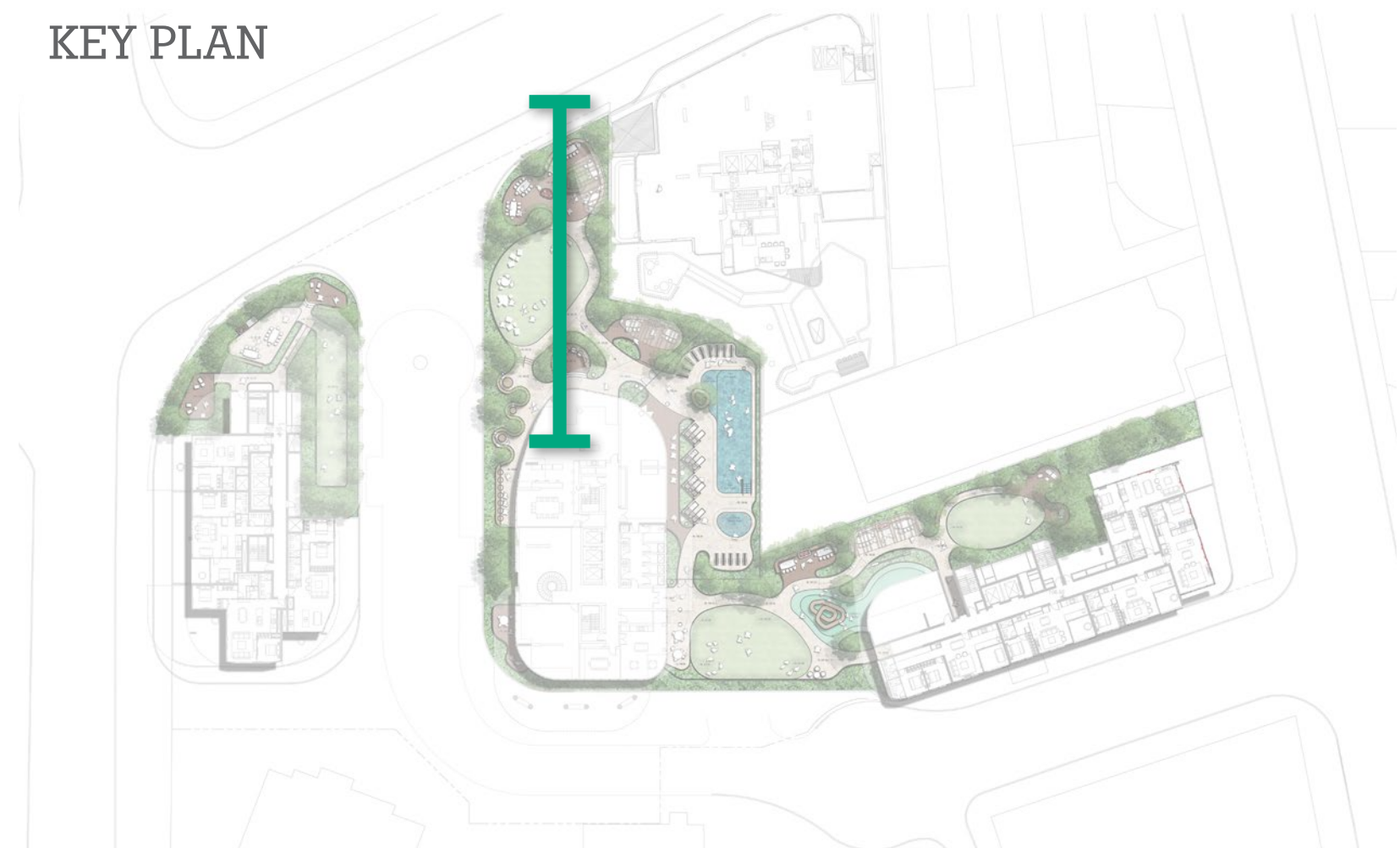




LEGEND

- 01/ Co-working pod on elevated terrace surrounded by lush planting
- 02/ Raised timber deck with integrated outdoor kitchen facility, BBQ + pergola
- 03/ Lawn spaces to provide sun-drenched green open space with flexible program e.g. informal play, yoga / pilates groups, and provision for regular social events
- 04/ Rich and varied palette of native and exotic sun-loving plants to form a buffer around periphery + ornamental trees
- 05/ Soil mounded for larger trees to provide shade amenity
- 06/ Balustrade to perimeter

KEY PLAN



SECTION



0 1 2 3 4 5m  
SCALE 1:50 @ A1



EXPERIENCE

DESIGN PRINCIPLES

The proposed pool area forms part of a consolidated active space offering to residents, complementing the indoor gym and yoga room amenities. This area will be secured with pool fencing from other external communal areas.

Cabanas and sun loungers provide respite and supervision around the perimeter of the lap pool and zero-entry childrens splash pool. A decking area is proposed as a breakout space to the yoga and gym rooms. A perimeter planter will create a leafy backdrop to the pool zone.

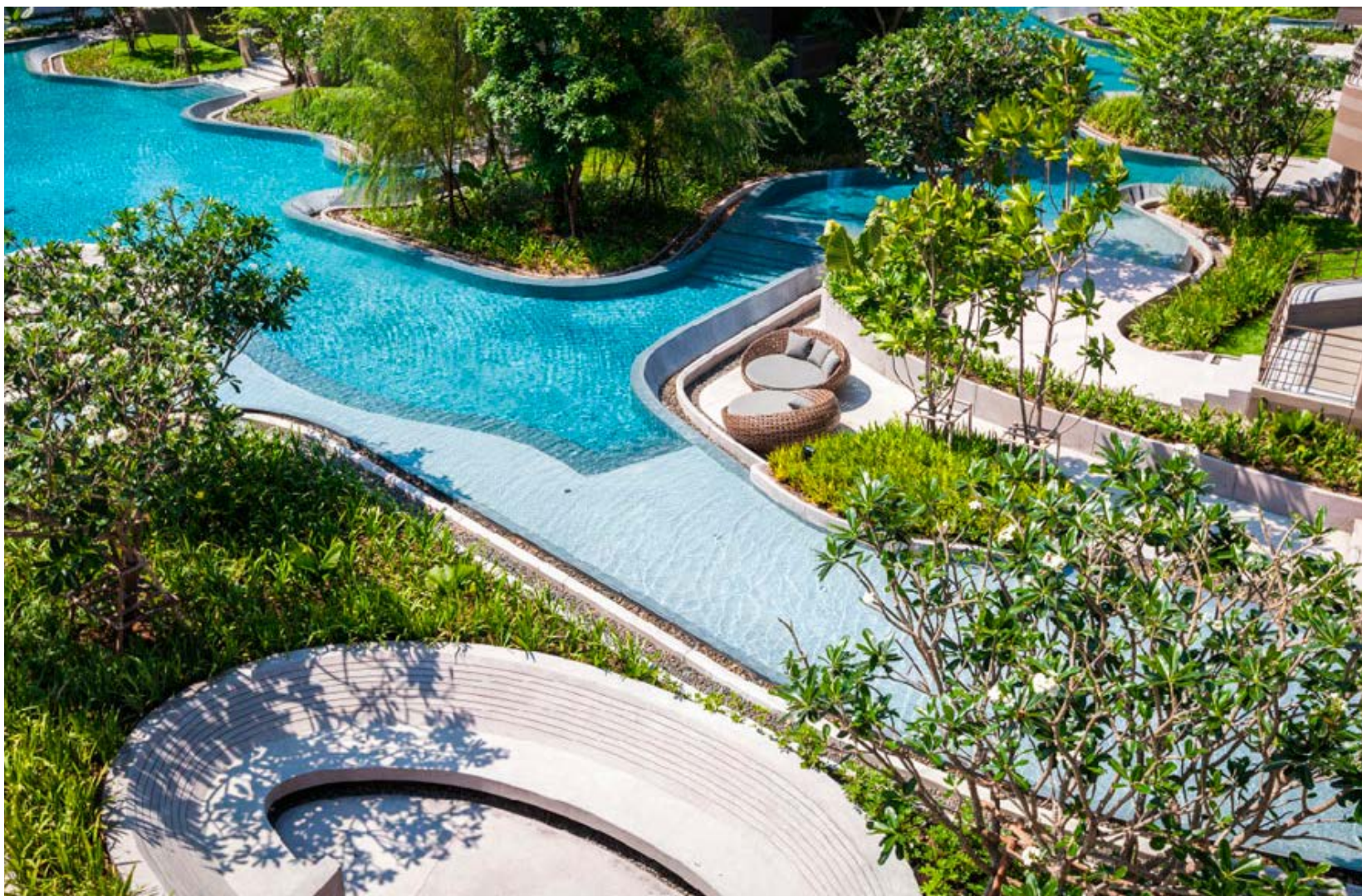
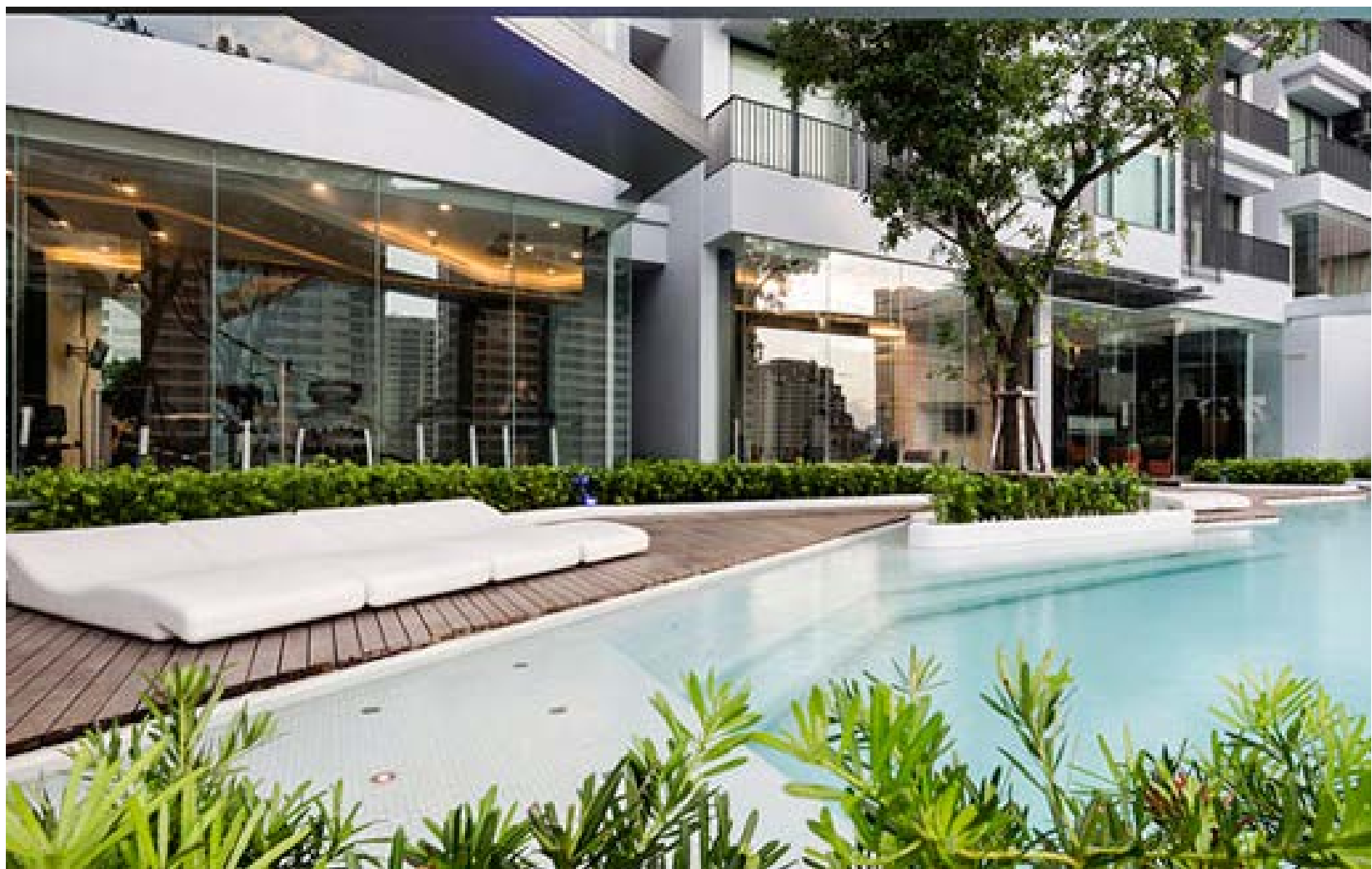
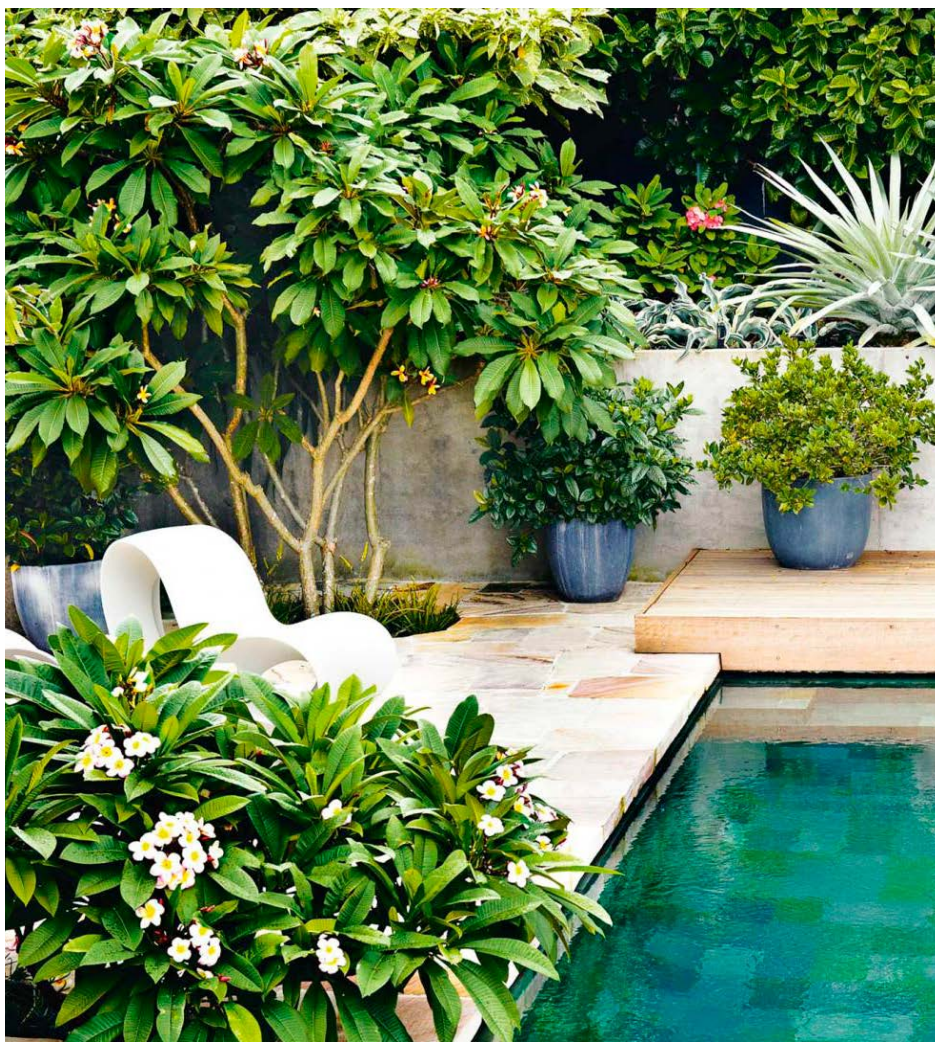
ACTIVATION

use:	daily
hours of use:	6am-9pm,
main uses:	exercise, play, sun bathing
adaptability:	low
ownership:	private
dependency:	strata
fixed features:	pool, splash pool, cabanas, seating, planters
furniture:	sun loungers
surface:	paving, decking
lighting:	accent, feature

KEY PLAN

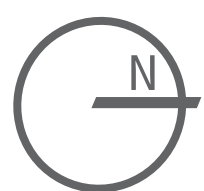
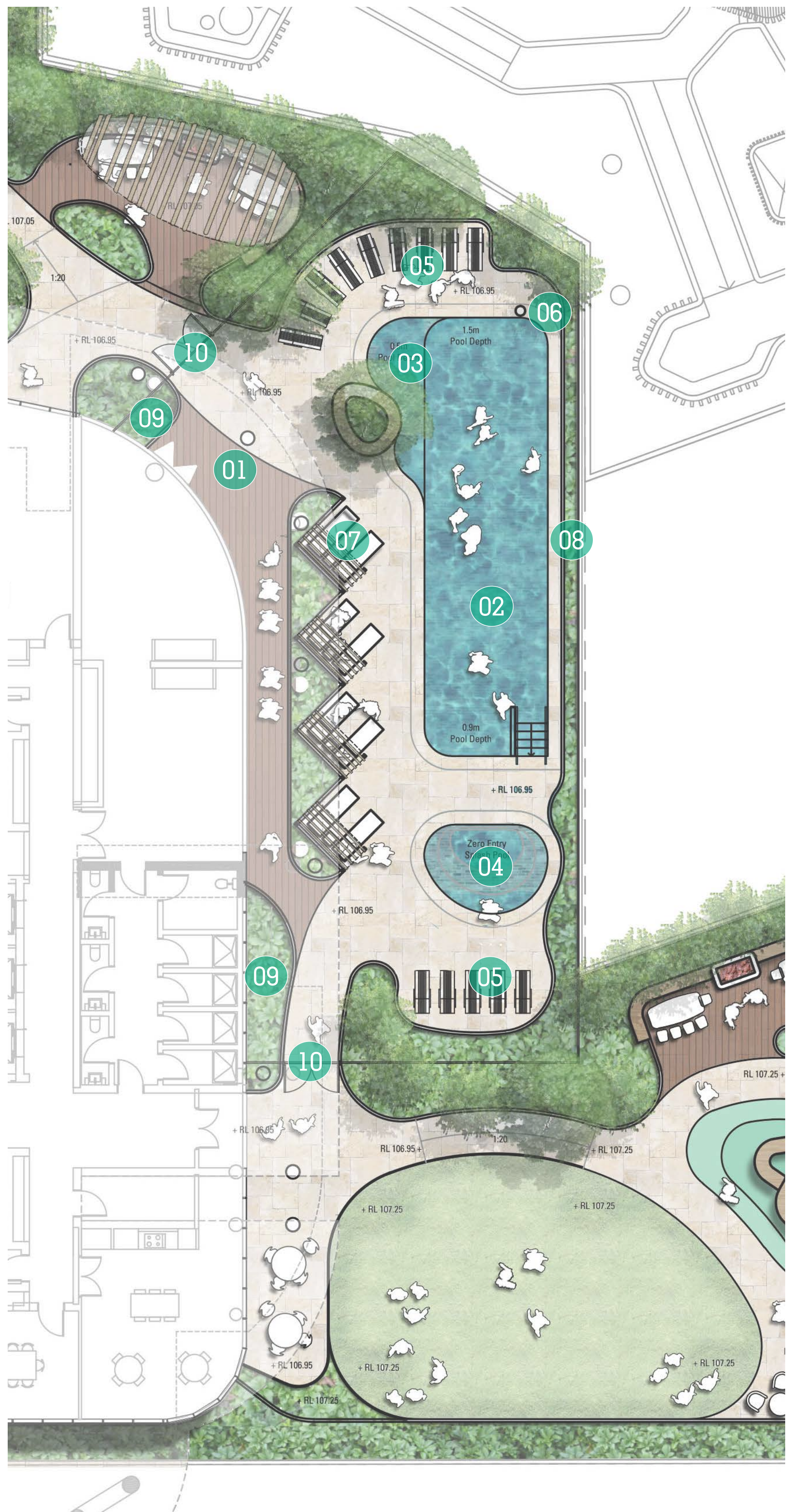


CHARACTER



LEGEND

- 01/ Decking breakout area to internal yoga room
- 02/ Lap pool with wet edge
- 03/ Sunken pool lounge
- 04/ Zero entry childrens splash pool
- 05/ Paved pool surrounds with sun loungers to provide space for rest and supervision
- 06/ Proposed pool hoist for disabled pool access
- 07/ Cabanas with integrated adaptable screening for privacy
- 08/ Boundary planter to provide leafy backdrop to pool zone
- 09/ Planters to soften built form and articulate entry to pool
- 10/ Secure gated entry

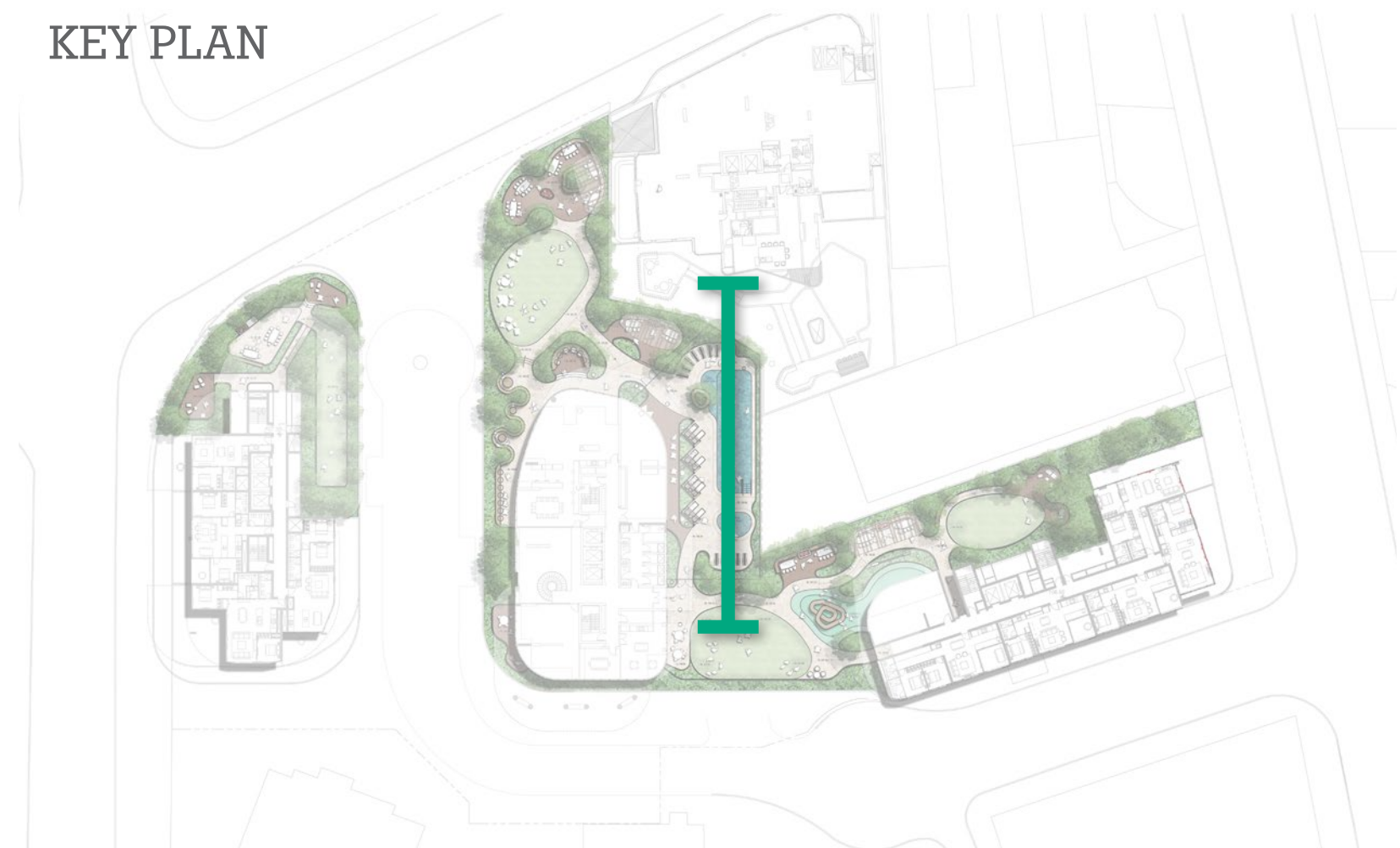




LEGEND

- 01/ Lap pool with wet edge
- 02/ Sunken pool lounge
- 03/ Zero entry childrens splash pool
- 04/ Paved pool surrounds with sun loungers to provide space for rest and supervision
- 05/ Cabanas with integrated adaptable screening for privacy
- 06/ Planters to soften built form and articulate entry to pool, secure pool fence integrated into planters

KEY PLAN



0 1 2 3 4 5M  
SCALE 1:50 @ A1

12-22 LANGSTON PLACE EPPING  
LANDSCAPE DEVELOPMENT APPLICATION

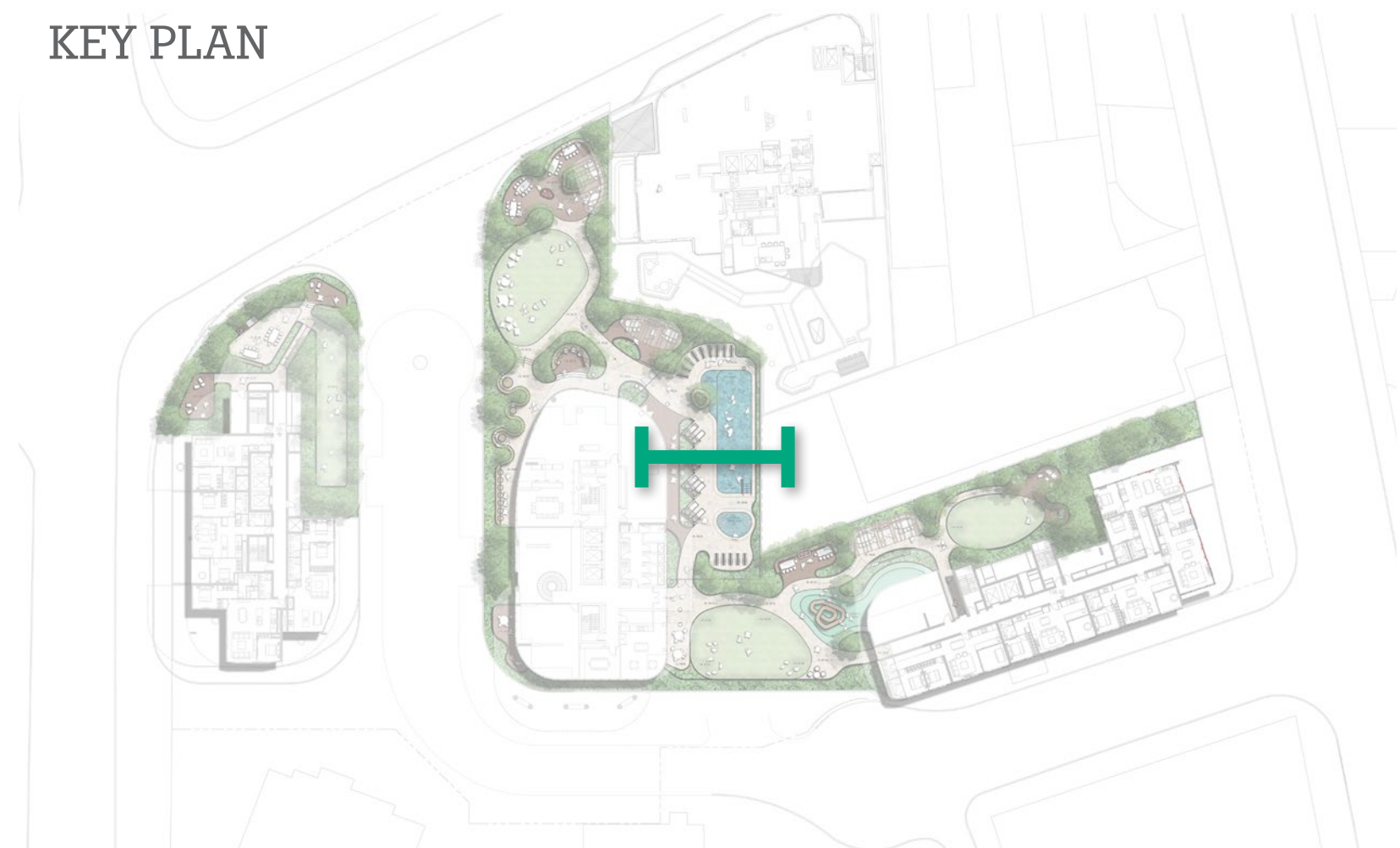




LEGEND

- 01/ Lap pool with wet edge
- 02/ Paved pool surrounds with sun loungers to provide space for rest and supervision
- 03/ Cabanas with integrated adaptable screening for privacy
- 04/ Rich and varied palette of native and exotic sun-loving plants to form a buffer around periphery + ornamental trees
- 05/ Secure pool fence integrated into planters
- 06/ Boundary planter to provide leafy backdrop to pool zone
- 07/ Wet edge

KEY PLAN



SECTION



0 0.5 1 1.5 2 2.5M  
SCALE 1:25 @ A1

12-22 LANGSTON PLACE EPPING  
LANDSCAPE DEVELOPMENT APPLICATION



EXPERIENCE

DESIGN PRINCIPLES

The outdoor terrace proposed to level 22 is conceived as a seamless extension of the internal bar, dining, and lounge amenity. Intended as a sophisticated space distinct from other communal areas, the terrace will feature a range of moveable furniture and fixed bench seating to complement the dining and lounge areas, catering to a range of group sizes and maintaining adaptability to the terrace for larger events.

ACTIVATION

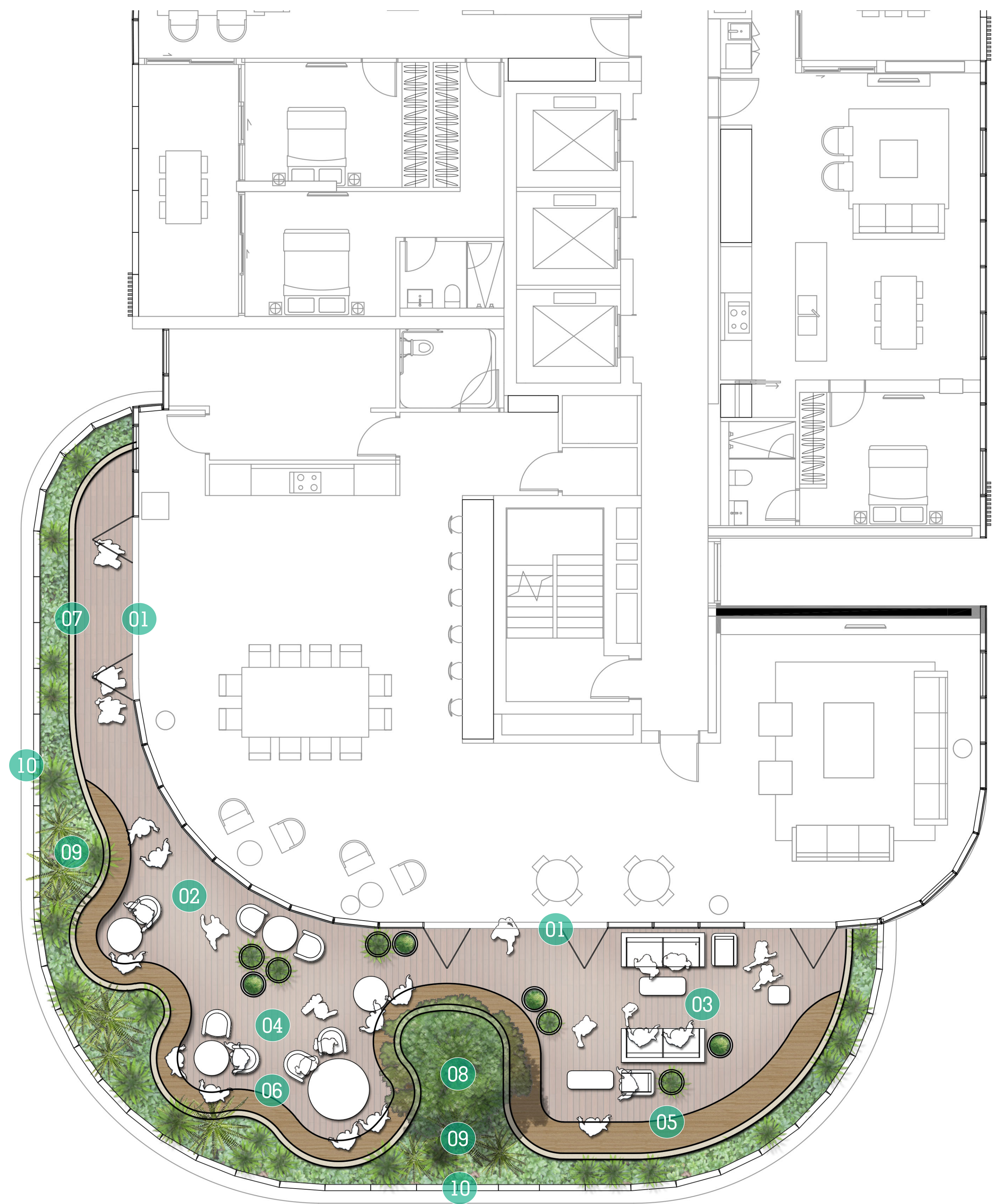
use: daily  
hours of use: 8am-10pm,  
main uses: dining, rest  
adaptability: low  
ownership: private  
dependency: strata  
fixed features: seating, planters  
furniture: tables + chairs  
surface: decking  
lighting: accent

CHARACTER



LEGEND

- 01/ Seamless indoor-outdoor flow
- 02/ Decking
- 03/ Adaptable outdoor lounge area with moveable chairs and planting in pots
- 04/ Alfresco bar and dining area with table settings
- 05/ Lounge seating integrated into planter
- 06/ Bench seating integrated into planter
- 07/ Bar and stools integrated into planter
- 08/ Feature tree
- 09/ Sinuous planted green edge to terrace with low planting to maintain views out
- 10/ Glazed balustrade to planter perimeter to double as wind protection



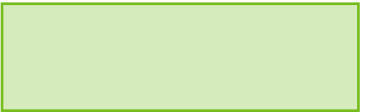




LEGEND



Minimum 800mm depth soil on podium for tree planting



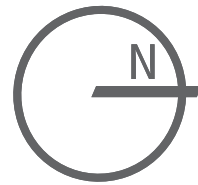
True deep soil planting  
262m<sup>2</sup> (3.8% of total site area)

True deep soil planting has been maintained to the eastern site boundary. This zone will allow for retention of some existing specimens.

A setdown in the basement slab has been positioned beneath the civic plaza and public through-site link. This setdown in slab allows for small tree planting on podium that is flush with the pavement level.

Tree planting in pavement beyond the basement will make use of soil chambers to ensure healthy growth.

TREE PLANTING APPROACH







LEGEND

- Feature wall / play / stair lighting
- Pole top lighting + street lighting
- Architectural undercroft + facade lighting
- Tree uplighting

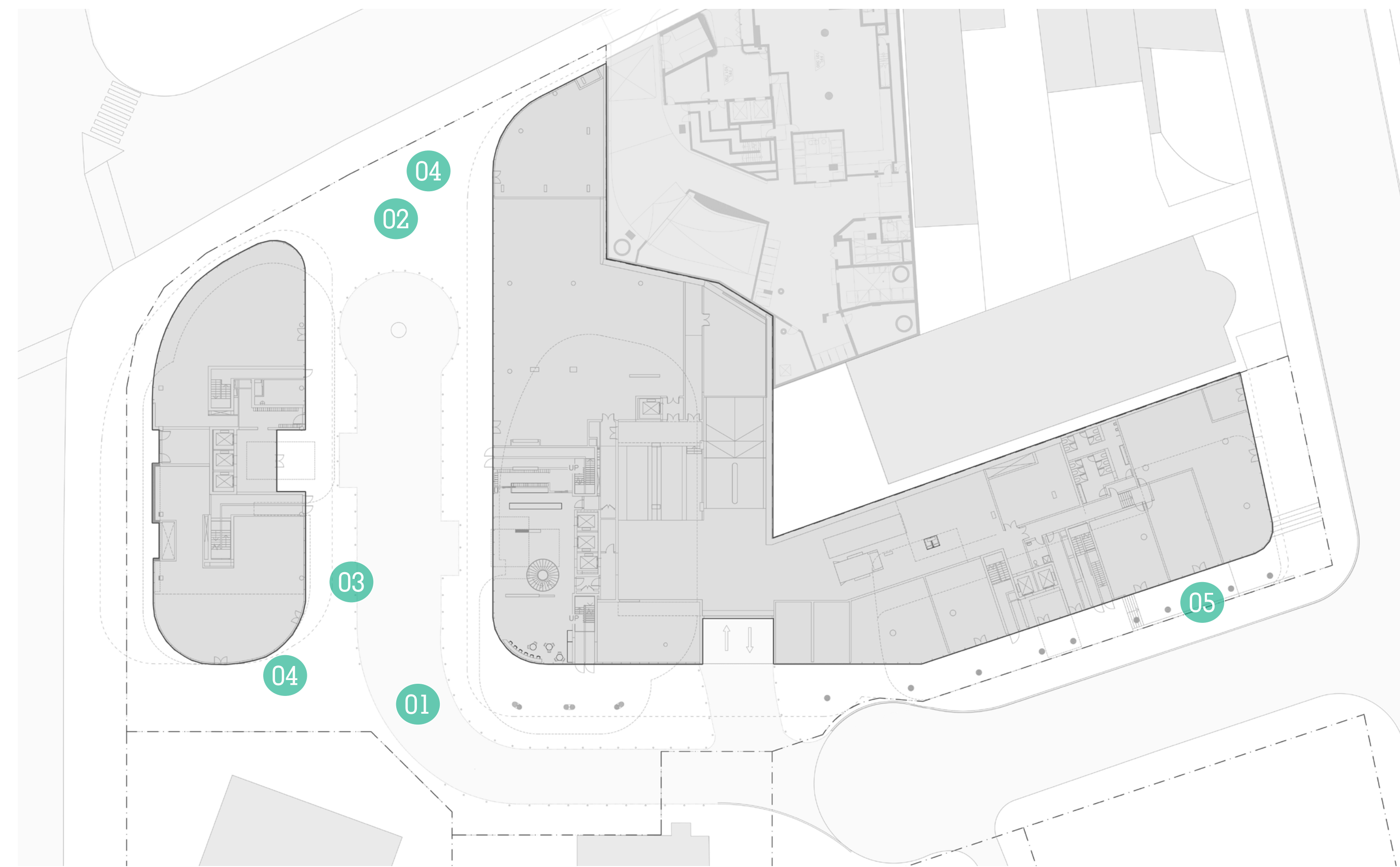
The indicative lighting scheme has been designed to create safety, wayfinding, and atmosphere at night.

Full height lighting columns/pole top lights, feature tree uplights, undercroft canopy lights and feature wall lights have been incorporated into the scheme to create a multi layered activity hub that is safe and functional at night time.

INDICATIVE LIGHTING PALETTE



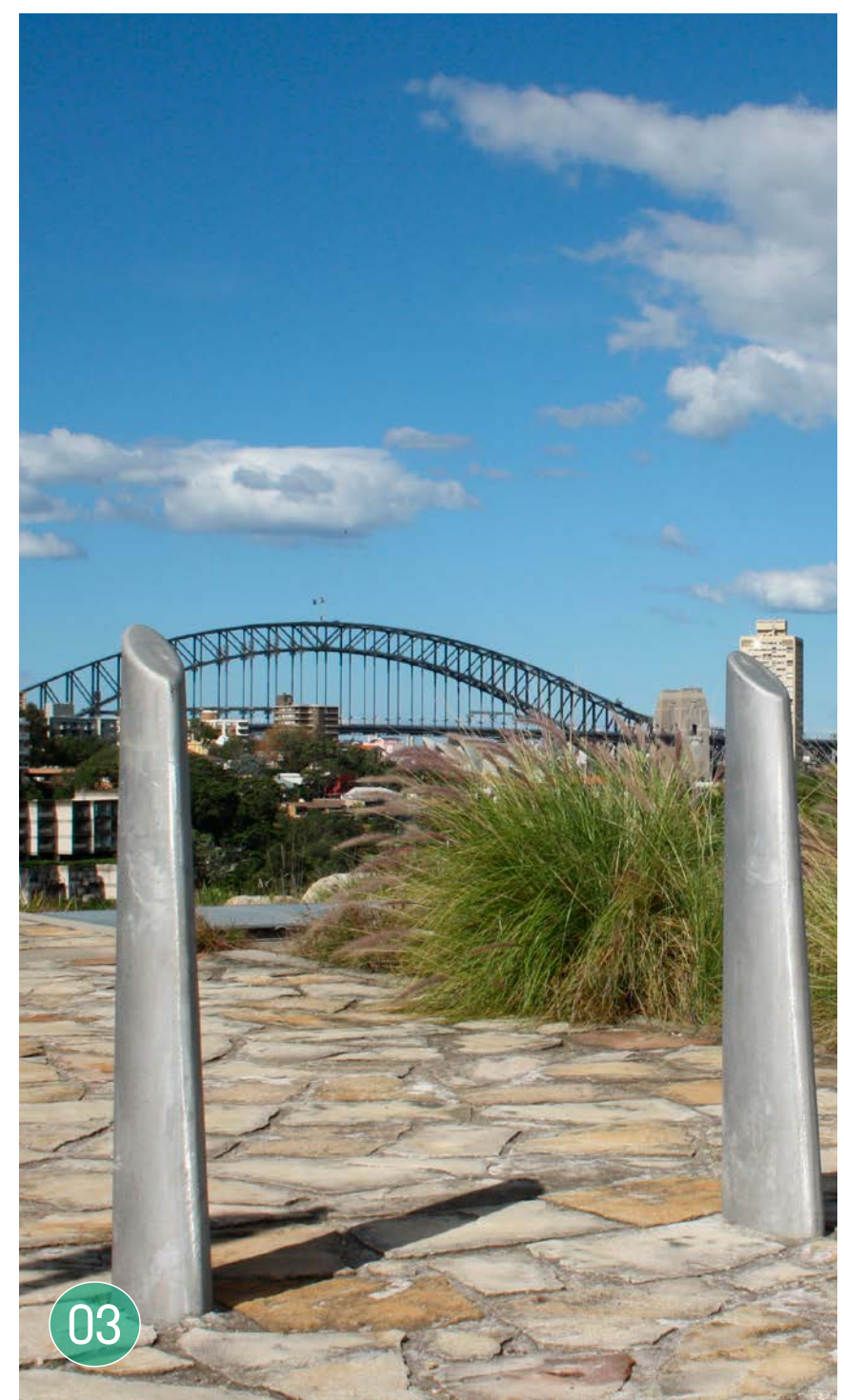
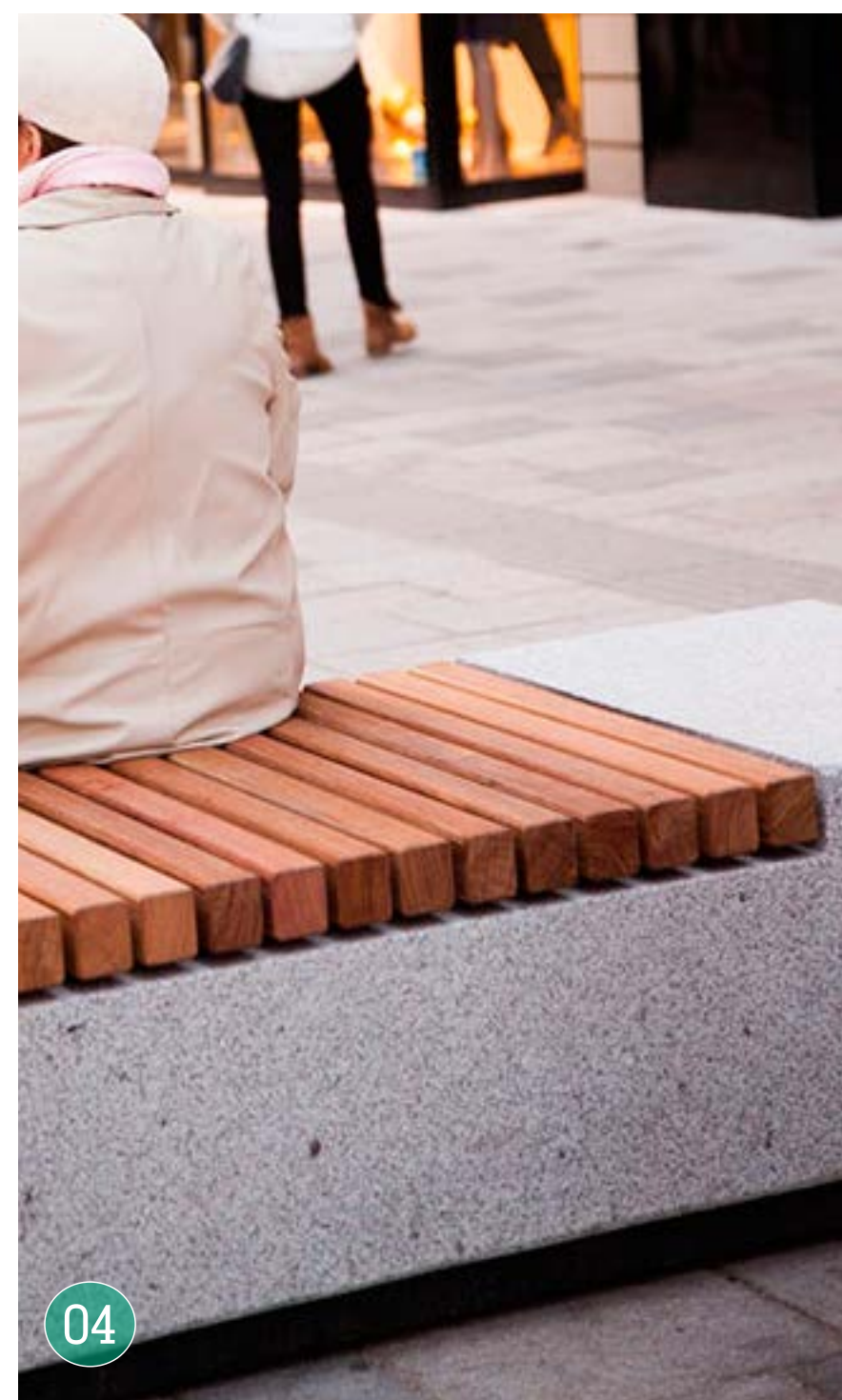
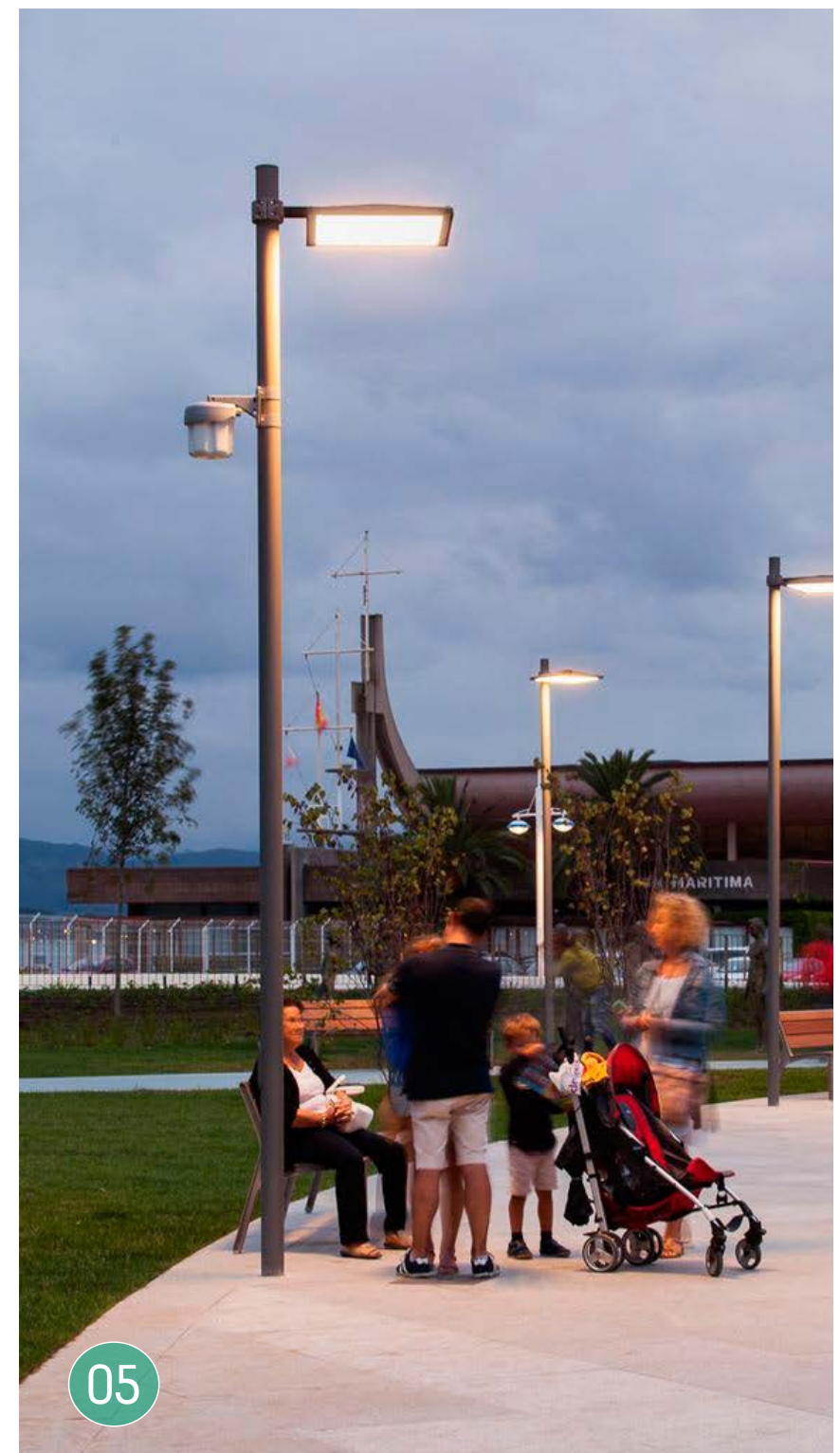
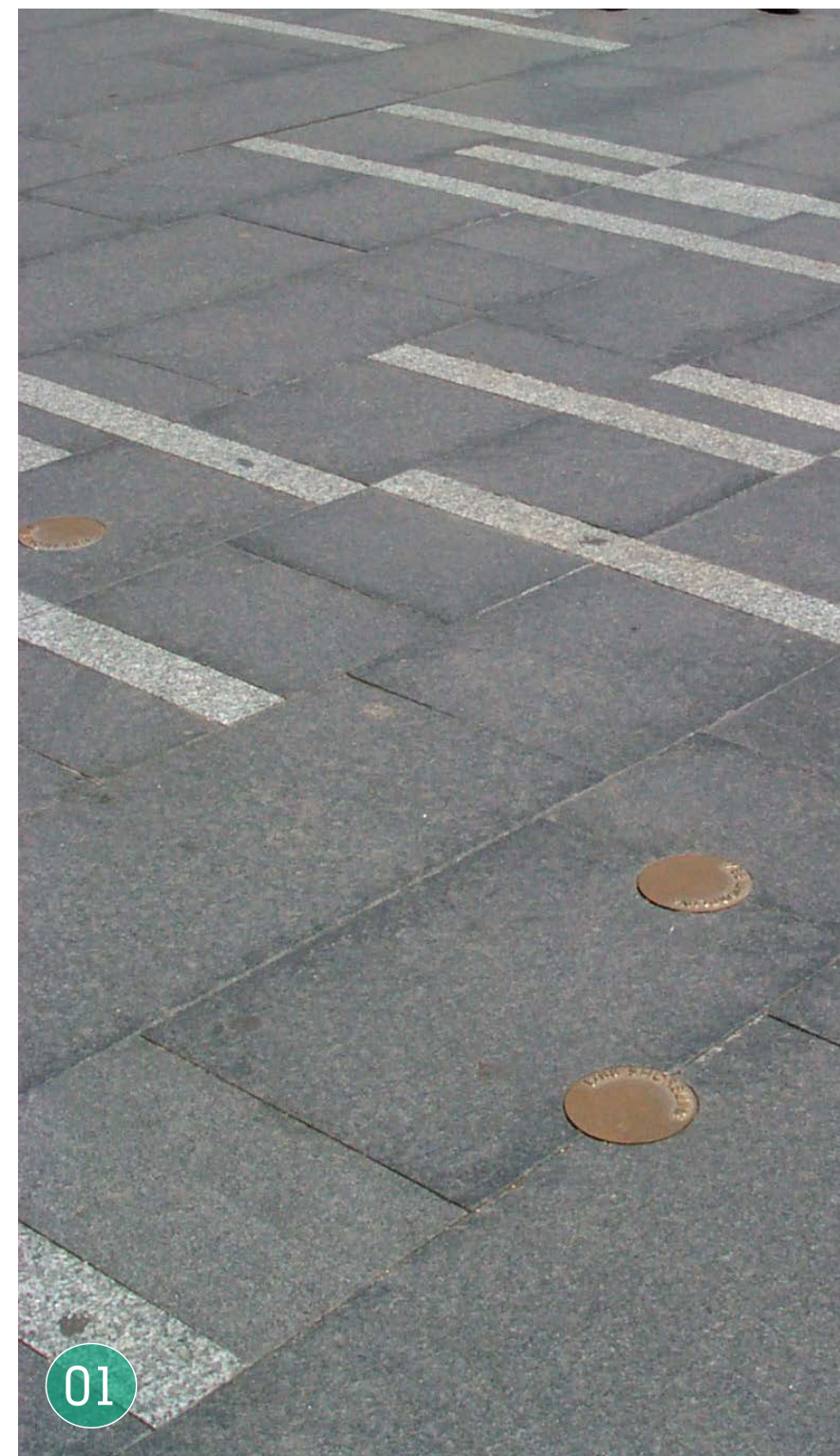




LEGEND

- 01 Paving to roadway
- 02 Paving to shareway - outside of roadway
- 03 Bollard options
- 04 Timber bench seats
- 05 Pedestrian lighting options

INDICATIVE MATERIALS PALETTE





GROUND LEVEL PLAZA



*Westringia 'Jervis Gem'*



*Dianella 'Cassa Blue'*



*Eucalyptus saligna*



*Platanus x acerifolia*



*Pistachia chinensis*



*Myoporum 'Yareena'*



*Banksia 'Birthday Candles'*



*Dianella caerulea*



*Aspidistra elatior*



*Callistemon 'Slim'*



*Lomandra 'Tanika'*

PRIVATE COMMUNAL COURTYARD



*Westringia 'Aussie Box'*



*Euphorbia wulfenii*



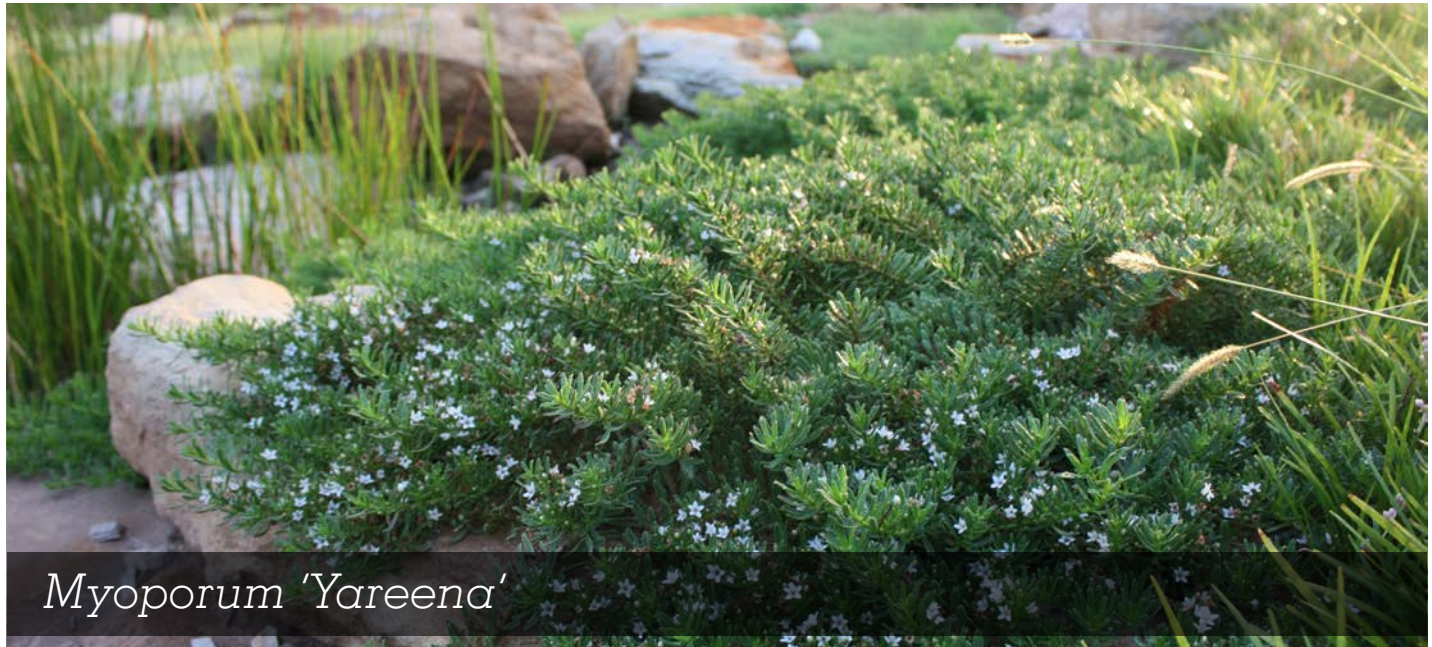
*Sapium sebiferum*



*Magnolia 'Little Gem'*



*Westringia 'Naringa'*



*Myoporum 'Yareena'*



*Agave attenuata*



*Dichondra 'Silver Falls'*



*Philodendron Xanadu*



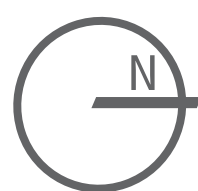
*Carpobrotus glaucescens*



*Echium candicans*



*Teucrium fruticans*



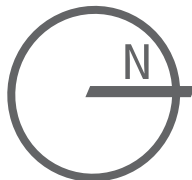


LANGSTON PLACE EPPING PLANT SCHEDULE

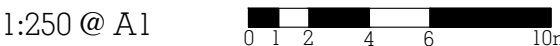
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
GROUND LEVEL PLAZA					
TREES					
CST	Council Street Tree (Langston Place)	To Council Selection	TBC	200L	11
MLG	Magnolia 'Little Gem'	Little Gem	6 x 4	200L	3
Pa	Platanus acerifolia	London Plane Tree	15 x 10	200L	3
Pc	Pistachia chinensis	Chinese Pistachio	8x 6m	400L	28
SHRUBS & ACCENTS					
BBC	Banksia 'Birthday Candles'	Birthday Candles Banksia	0.5 x 1	200mm	8
CS	Callistemon 'Slim' (Screening)	Slim Bottlebrush	3 x 1.5	75L	42
DCB	Dianella 'Cassa Blue'	Cassa Blue Flax Lily	0.5 x 0.5	200mm	53
LT	Lomandra 'Tanika'	Tanika Mat Rush	1 x 1	200mm	150
FERNS & SHADE TOLERANT PLANTS					
Aa	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	45L	25
Ad	Adiantum aethiopicum	Maidenhair Fern	0.5 x 0.5	10L	195
Ae	Aspidistra elatior	Cast Iron Plant	0.5 x 1	25L	56
GROUNDCOVERS					
Dc	Dianella caerulea	Flax Lily	0.5 x 0.5	150mm	150
Lm	Liriope muscari	Lirope			685
MY	Myoporum 'Yareena'	Creeping Boobialla	0.15 x spreading	150mm	79

LEVEL 1 PRIVATE COMMUNAL COURTYARD					
TREES					
MLG	Magnolia 'Little Gem'	Little Gem	6 x 4	200L	29
TL	Tristaniopsis 'Luscious'	Luscious	8 x 4	200L	43
ZGV	Zelkova 'Green Vase'	Green Vase	10 x 5	400L	22
SHRUBS & ACCENTS					
Aa	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	45L	87
Ae	Aspidistra elatior	Cast Iron Plant	0.5 x 1	25L	107
Ac	Arthropodium cirratum	Rock Lily	0.75 x 0.75	25L	118
Ag	Agave attenuatta	Lions Tail	1 x 1	25L	112
Cc	Convolvulus cneorum	Silver Bush	0.6 x 0.9	200mm	390
Cr	Cycas revoluta	Cycad	1.5 x 1	150mm	23
Ec	Echium candicans	Pride of Madeira	1 x 1	45L	127
Ew	Euphorbia wulfenii	Mediterranean Spurge	1 x 1	25L	259
HERBS Kitchen Garden Herbs (Various)		N/A	N/A	N/A	63
Lm	Liriope muscari	Lilyturf	0.5 x 0.5	200mm	157
PX	Philodendron 'Xanadu'	Xanadu	1 x 1	25L	224
STT	Syzygium 'Tiny Trev'	Tiny Trev	1 x 1	45L	120
TY	Teucrium fruticans	Silver Germander	1 x 1	25L	542
WAB	Westringia 'Aussie Box'	Aussie Box	0.6 x 0.6	200mm	389
WN	Westringia 'Naringa'	Naringa	1 x 1	45L	92
GROUNDCOVERS					
CAR	Carpobrotus 'Aussie Rambler'	Aussie Rambler Pig Face	0.25 x spreading	150mm	152
DSF	Dichondra 'Silver Falls'	Silver Falls	0.15 x spreading	150mm	337
Tj	Trachelospermum jasminoides	Star Jasmine	0.5 x spreading	150mm	167

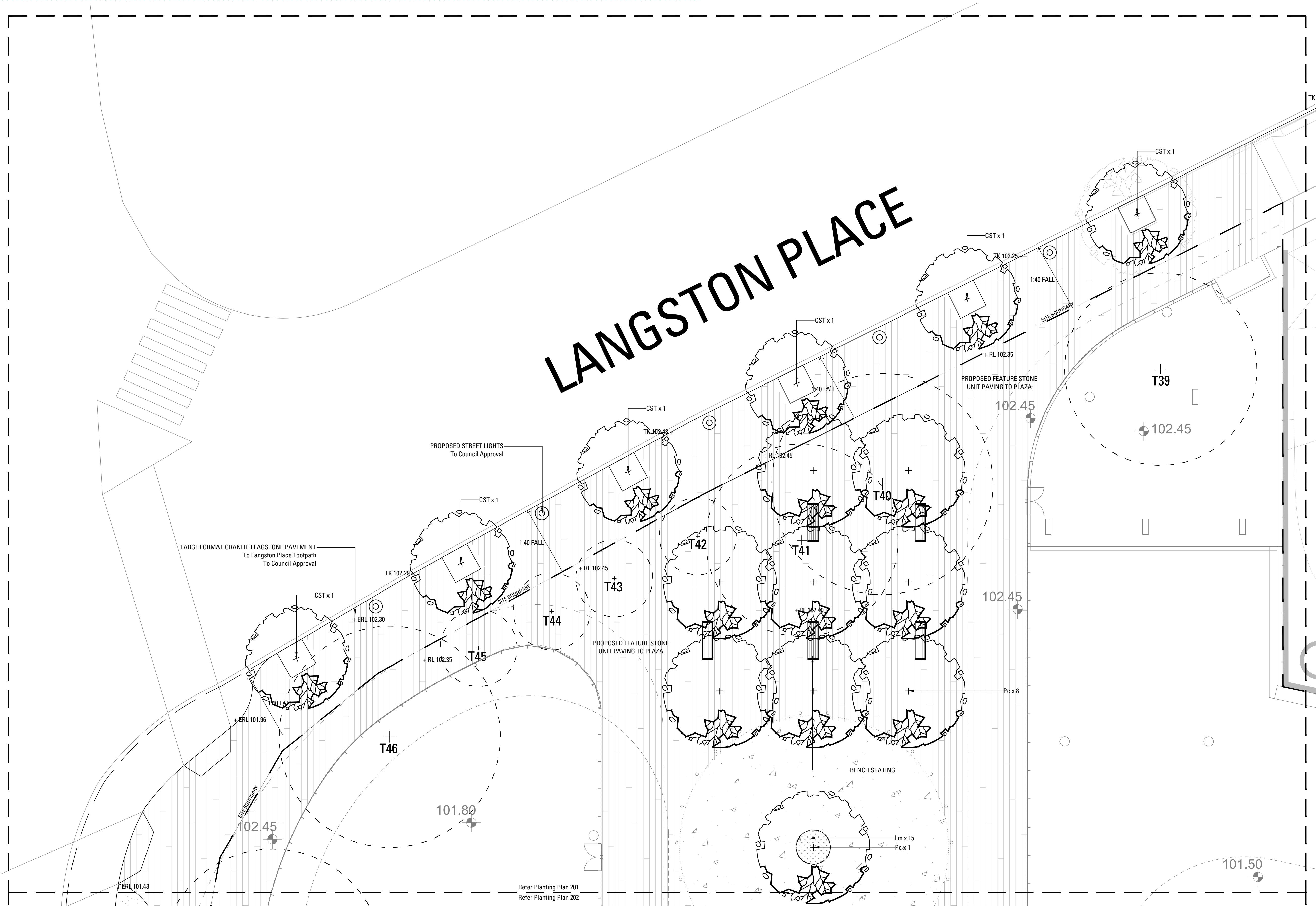
LEVEL 22 PRIVATE COMMUNAL COURTYARD					
TREES					
MLG	Magnolia 'Little Gem'	Little Gem	6 x 4	200L	1
SHRUBS & ACCENTS					
Ac	Arthropodium cirratum	Rock Lily	0.75 x 0.75	25L	5
Ag	Agave attenuatta	Lions Tail	1 x 1	25L	6
Cc	Convolvulus cneorum	Silver Bush	0.6 x 0.9	200mm	8
Ew	Euphorbia wulfenii	Mediterranean Spurge	1 x 1	25L	9
Lm	Liriope muscari	Lilyturf	0.5 x 0.5	200mm	10
PX	Philodendron 'Xanadu'	Xanadu	1 x 1	25L	15
TY	Teucrium fruticans	Silver Germander	1 x 1	25L	12
WAB	Westringia 'Aussie Box'	Aussie Box	0.6 x 0.6	200mm	35
GROUNDCOVERS					
CAR	Carpobrotus 'Aussie Rambler'	Aussie Rambler Pig Face	0.25 x spreading	150mm	38
DSF	Dichondra 'Silver Falls'	Silver Falls	0.15 x spreading	150mm	10
DU	Dianella 'Utopia'	Utopia	0.5 x 0.5	150mm	37





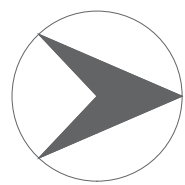
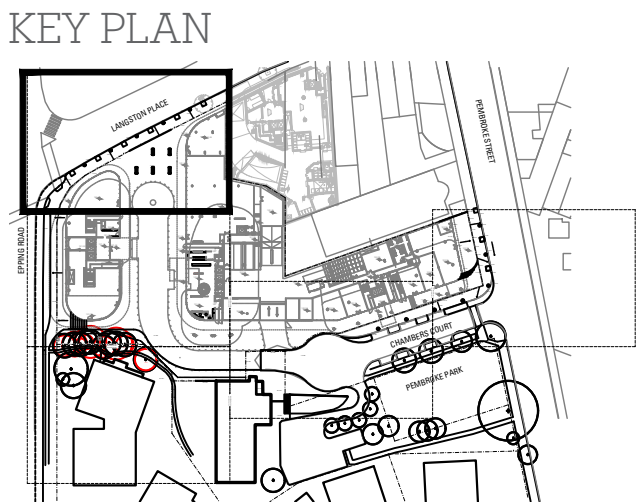




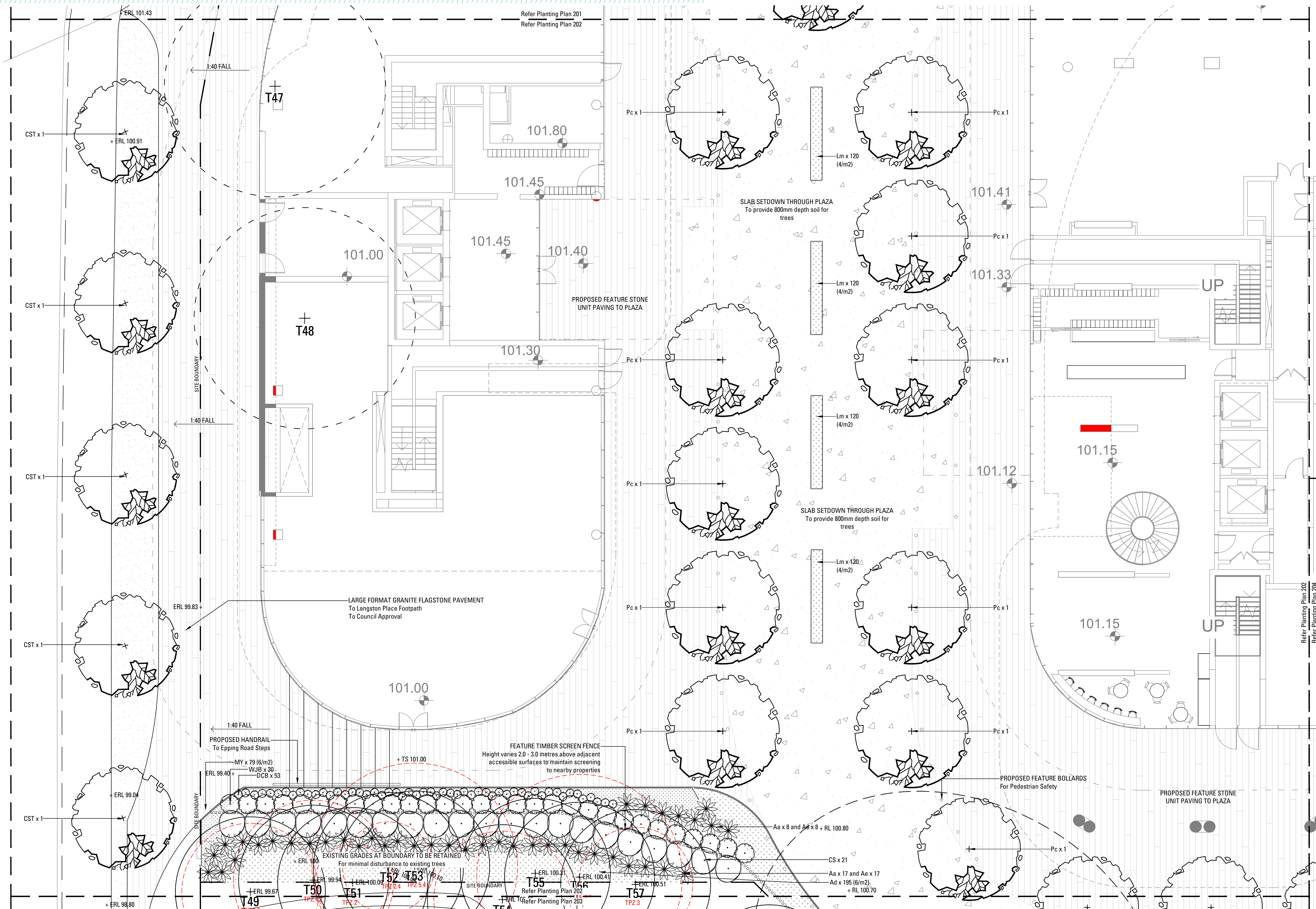


- LEGEND
- HARDWORKS - GROUND LEVEL
- STONE UNIT PAVING  
Refer Landscape Specification
  - UNIT PAVING FOR ROADWAY  
Refer Landscape Specification
  - TIMBER BENCH SEATING  
Refer Landscape Specification
  - STEPS  
Refer Landscape Specification
  - FEATURE SCREEN FENCE  
Refer Landscape Specification
  - HANDRAIL  
Refer Landscape Specification

- SOFTWORKS
- EXISTING TREES TO BE RETAINED  
Refer Landscape Specification
  - EXISTING TREES TO BE REMOVED  
Refer Landscape Specification
  - TREE PLANTING  
Refer Landscape Specification
  - SHRUB AND ACCENT PLANTING  
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Refer Landscape Specification



















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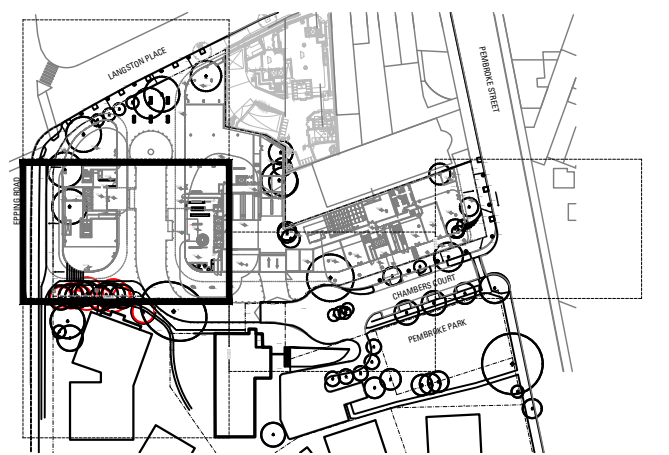
HARDWORKS - GROUND LEVEL

-  **STONE UNIT PAVING**  
Refer Landscape Specification
  -  **UNIT PAVING FOR ROADWAY**  
Refer Landscape Specification
  -  **TIMBER BENCH SEATING**  
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Refer Landscape Specification
  -  **FEATURE SCREEN FENCE**  
Refer Landscape Specification
  -  **HANDRAIL**  
Refer Landscape Specification

## SOFTWARES

- |   |   |
|---|---|
|  | <b>EXISTING TREES TO BE RETAINED</b><br>Refer Landscape Specification |
|  | <b>EXISTING TREES TO BE REMOVED</b><br>Refer Landscape Specification  |
|  | <b>TREE PLANTING</b><br>Refer Landscape Specification                 |
|  | <b>SHRUB AND ACCENT PLANTING</b><br>Refer Landscape Specification     |
|  | <b>GROUNDCOVER PLANTING</b><br>Refer Landscape Specification          |
|  | <b>TURF PLANTING</b><br>Refer Landscape Specification                 |

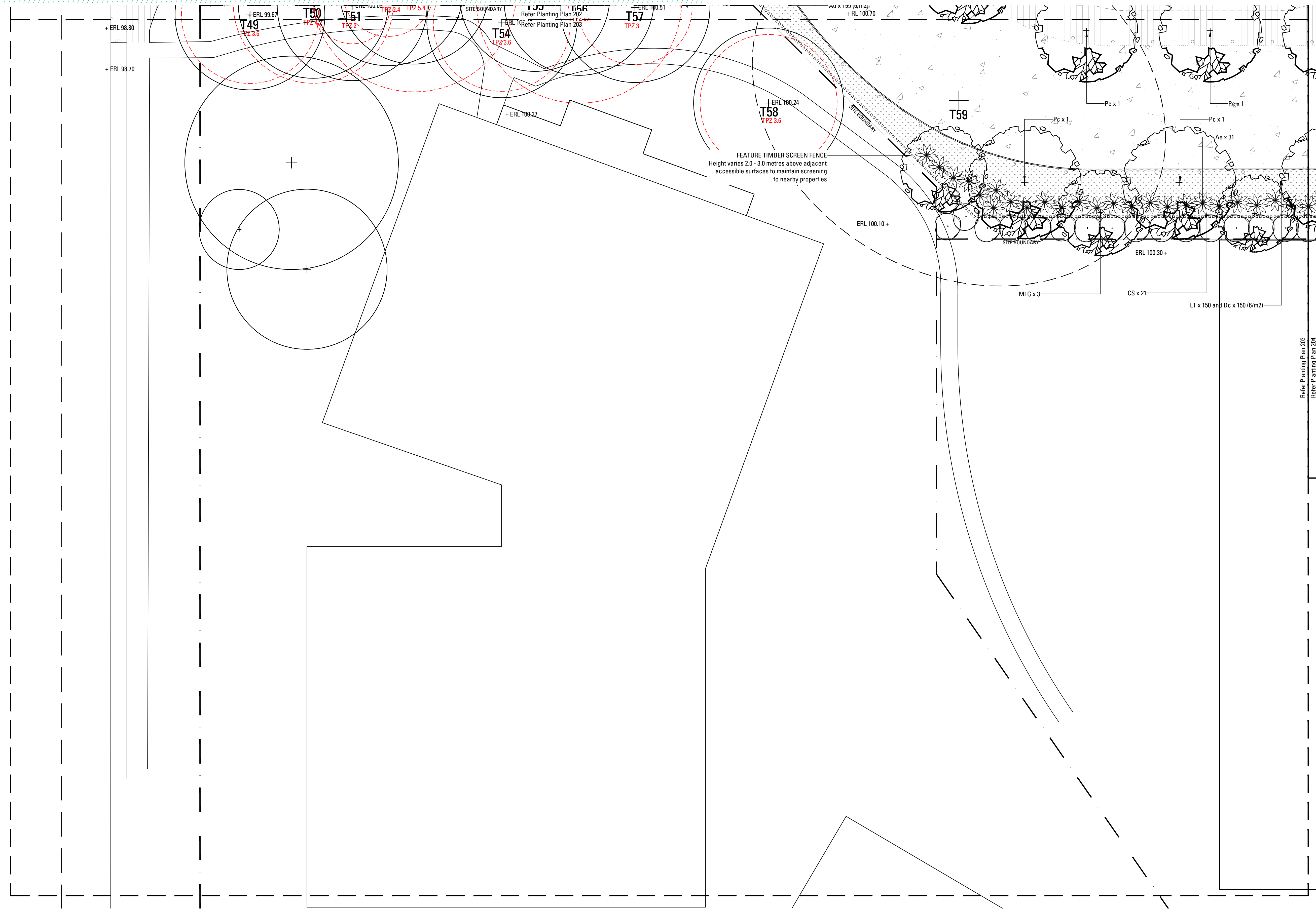
## KEY PLAN



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**LEGEND**

**HARDWORKS - GROUND LEVEL**

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Refer Landscape Specification
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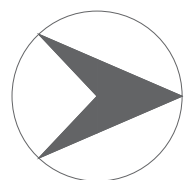
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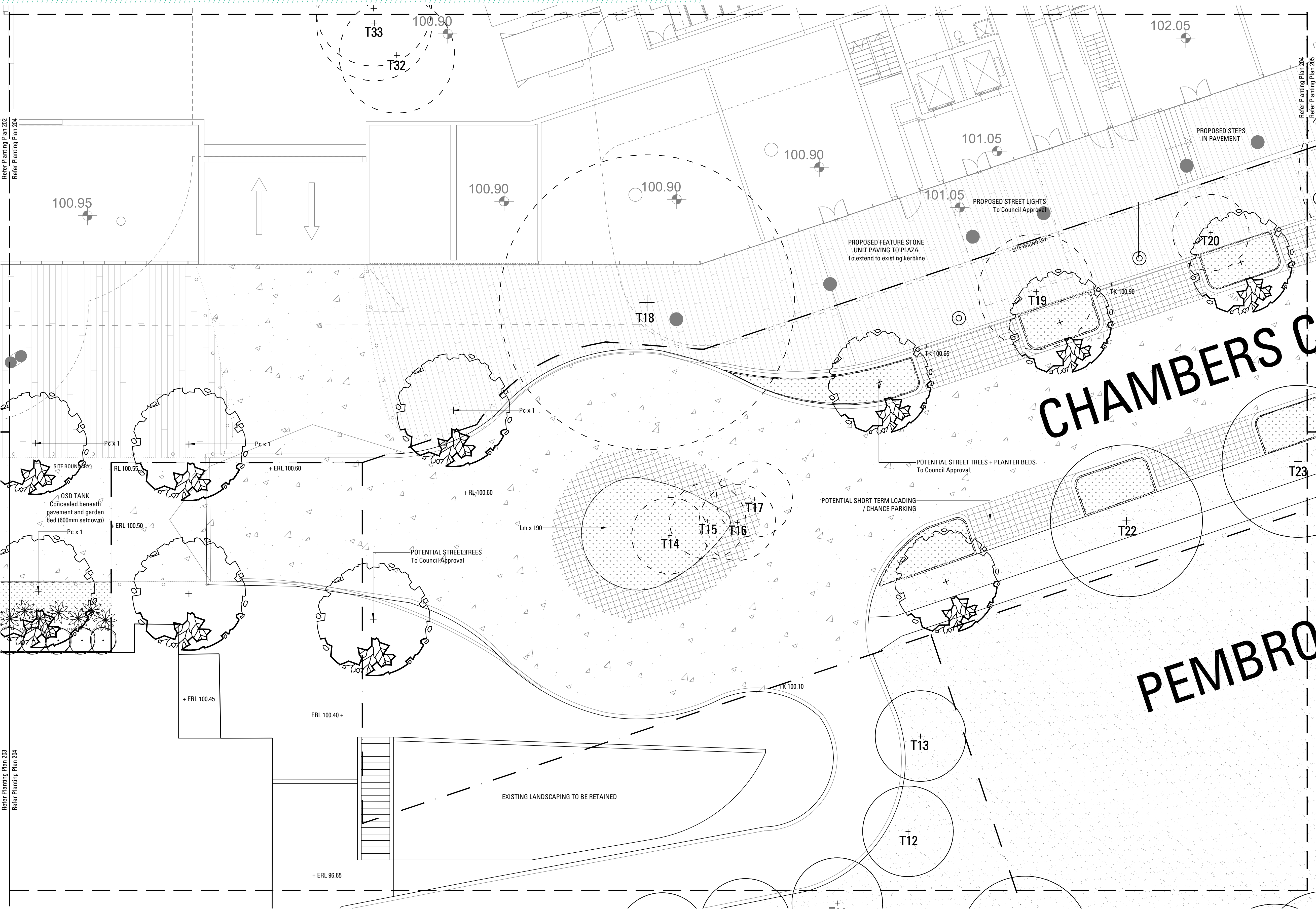
**KEY PLAN**

Refer Planting Plan 203  
Refer Planting Plan 204

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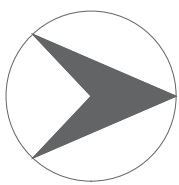
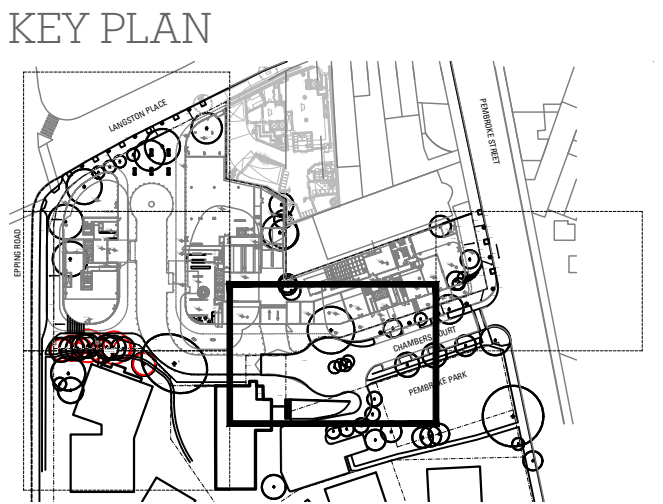
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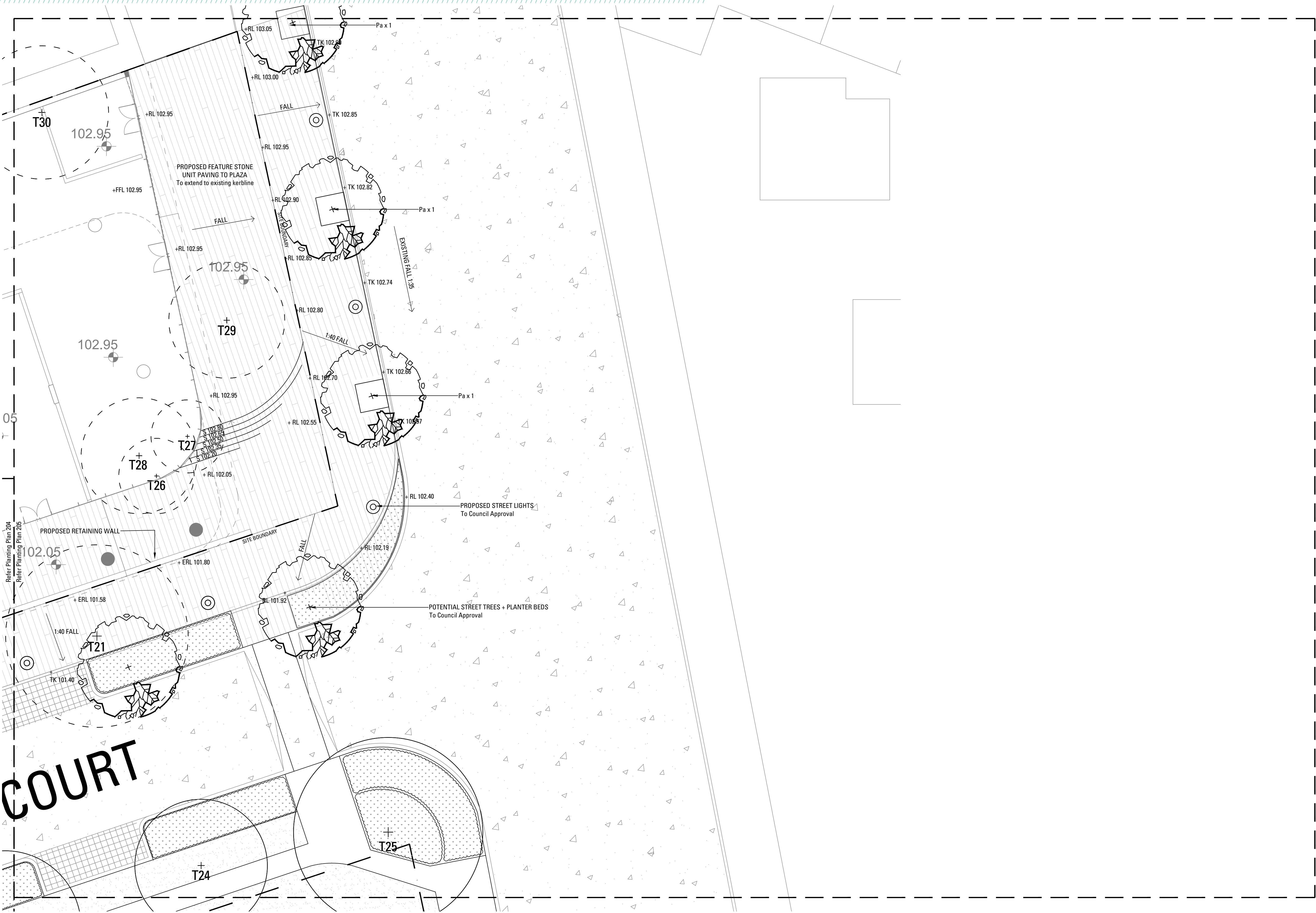
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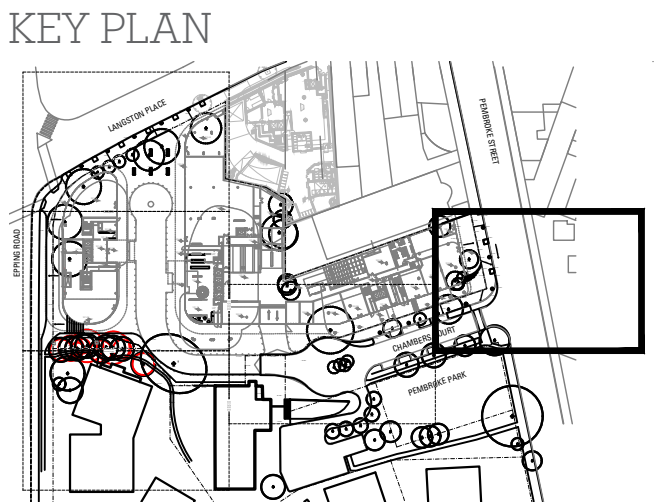
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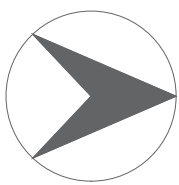
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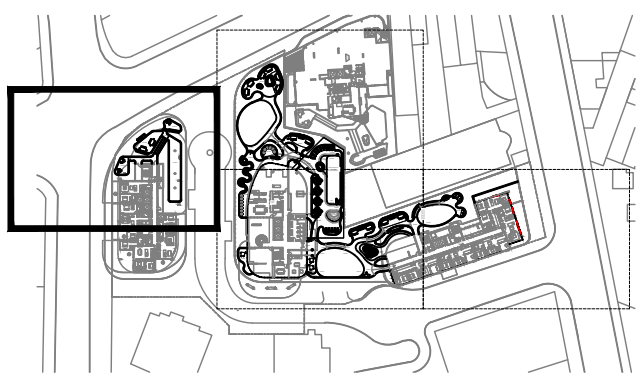
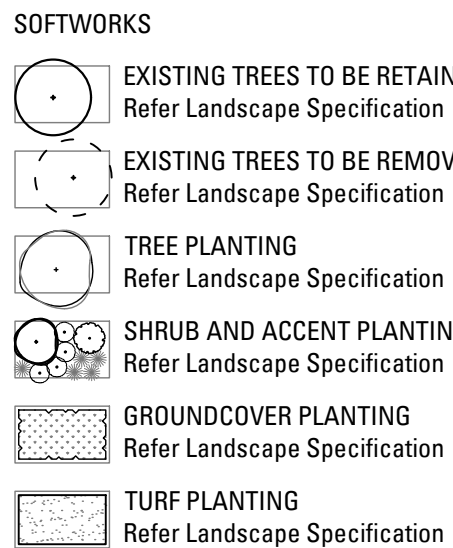
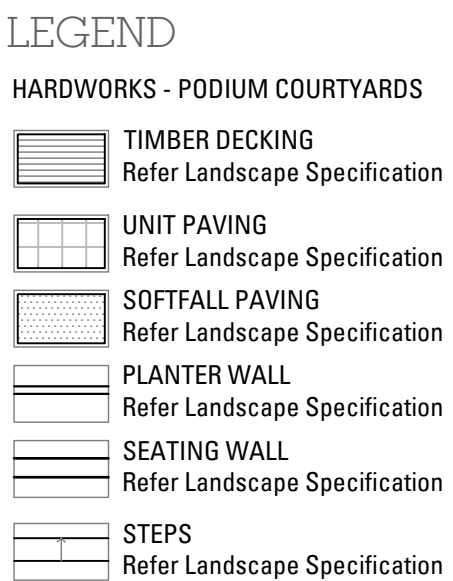
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1:100 @ A1 0 1 2 3 4 5m

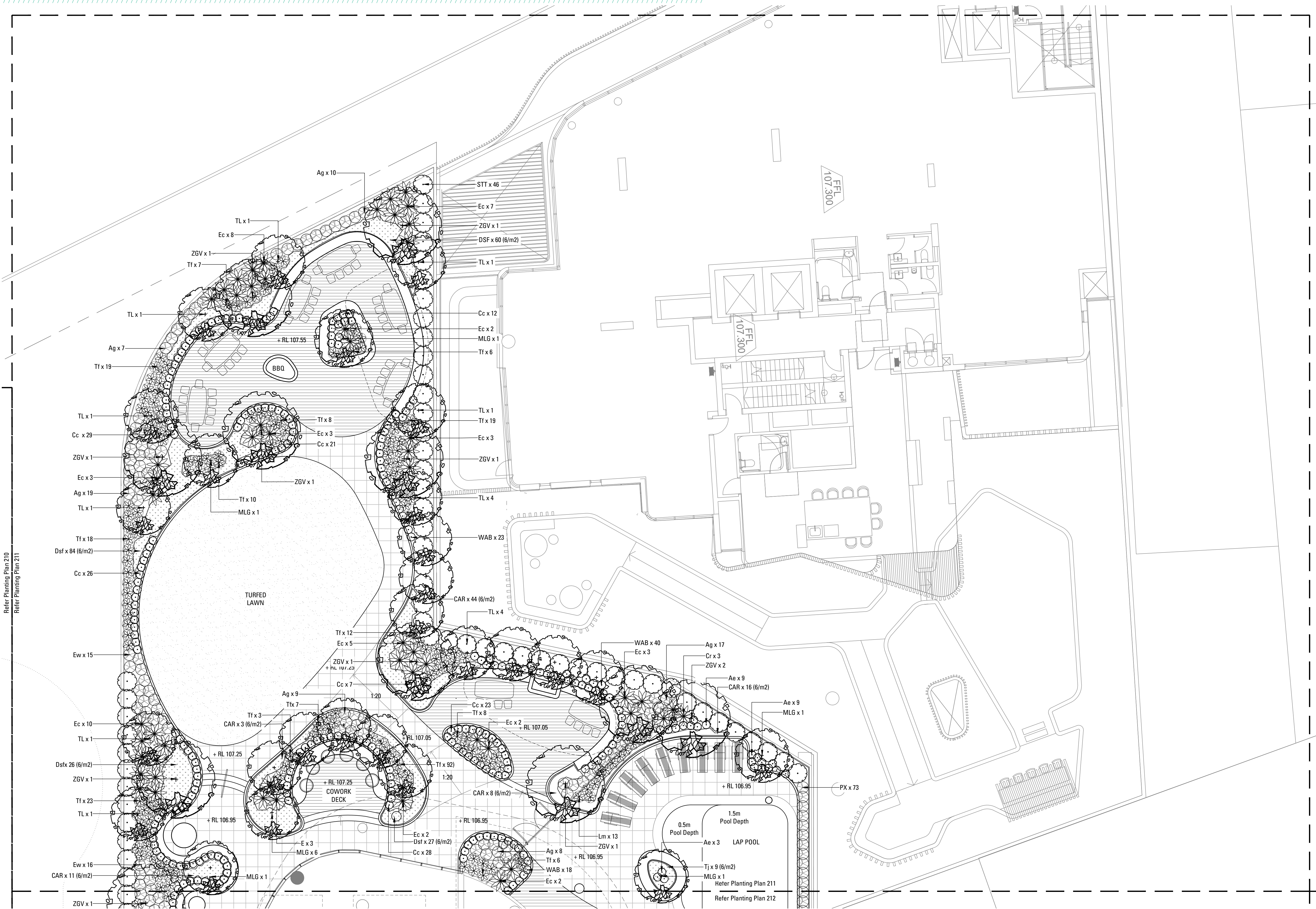






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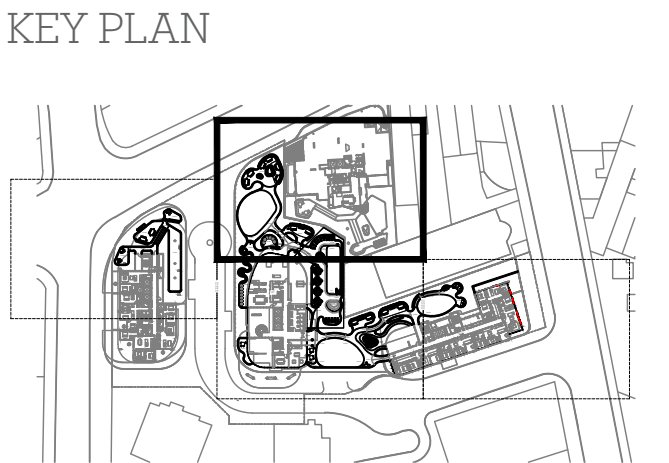
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**HARDWORKS - PODIUM COURTYARDS**

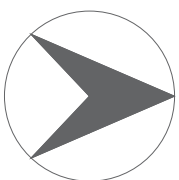
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- UNIT PAVING  
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- SOFTFALL PAVING  
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- SEATING WALL  
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- STEPS  
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**SOFTWORKS**

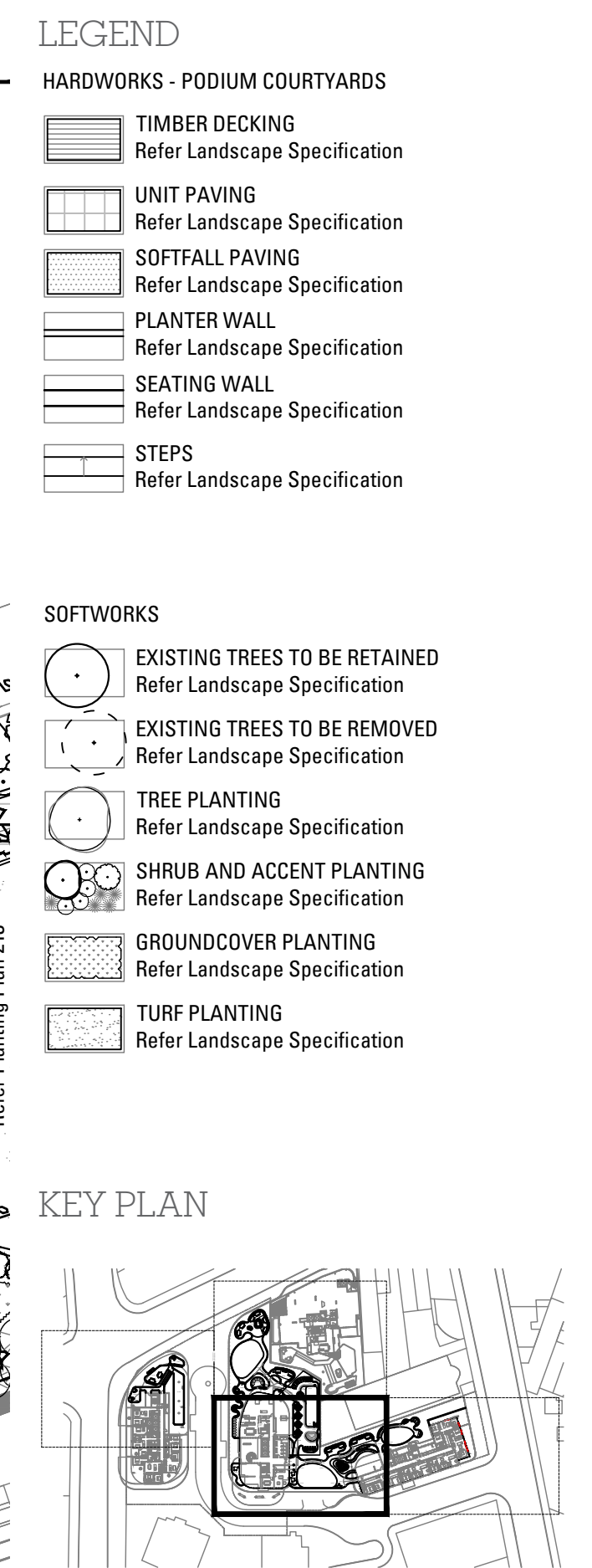
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1:100 @ A1







1:100 @ A1



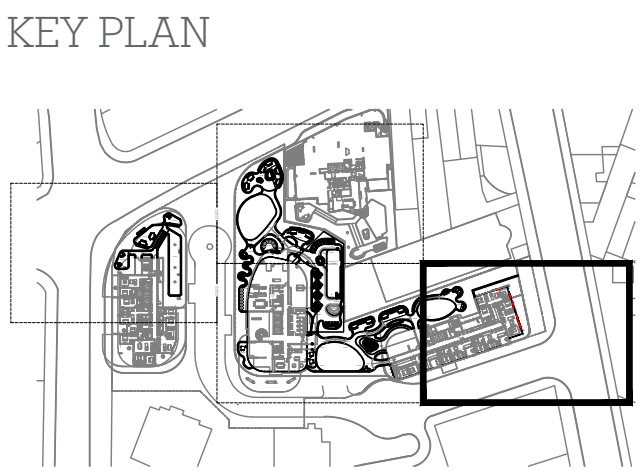
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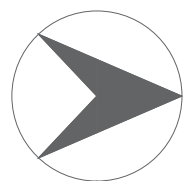


- LEGEND
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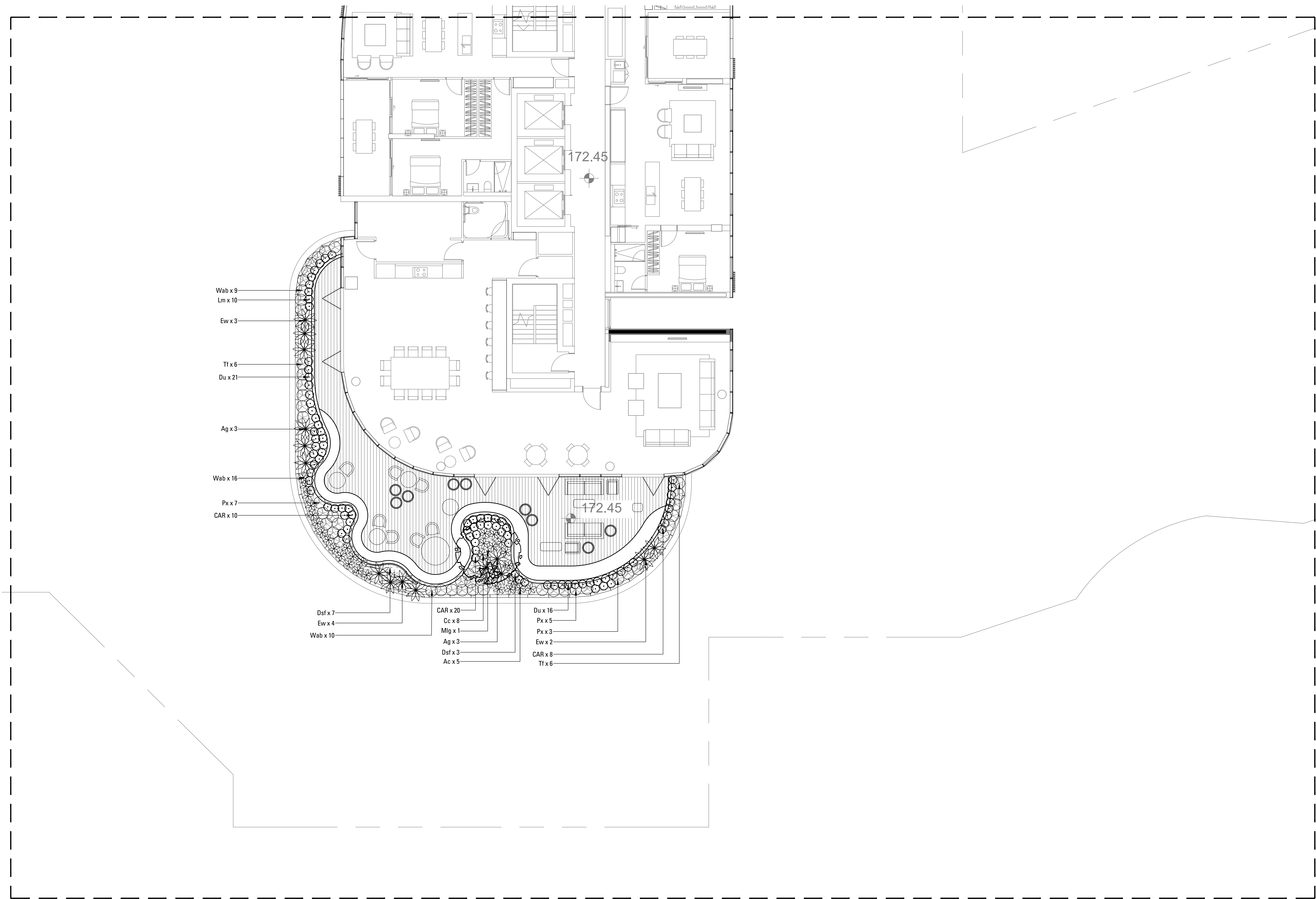
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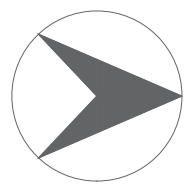




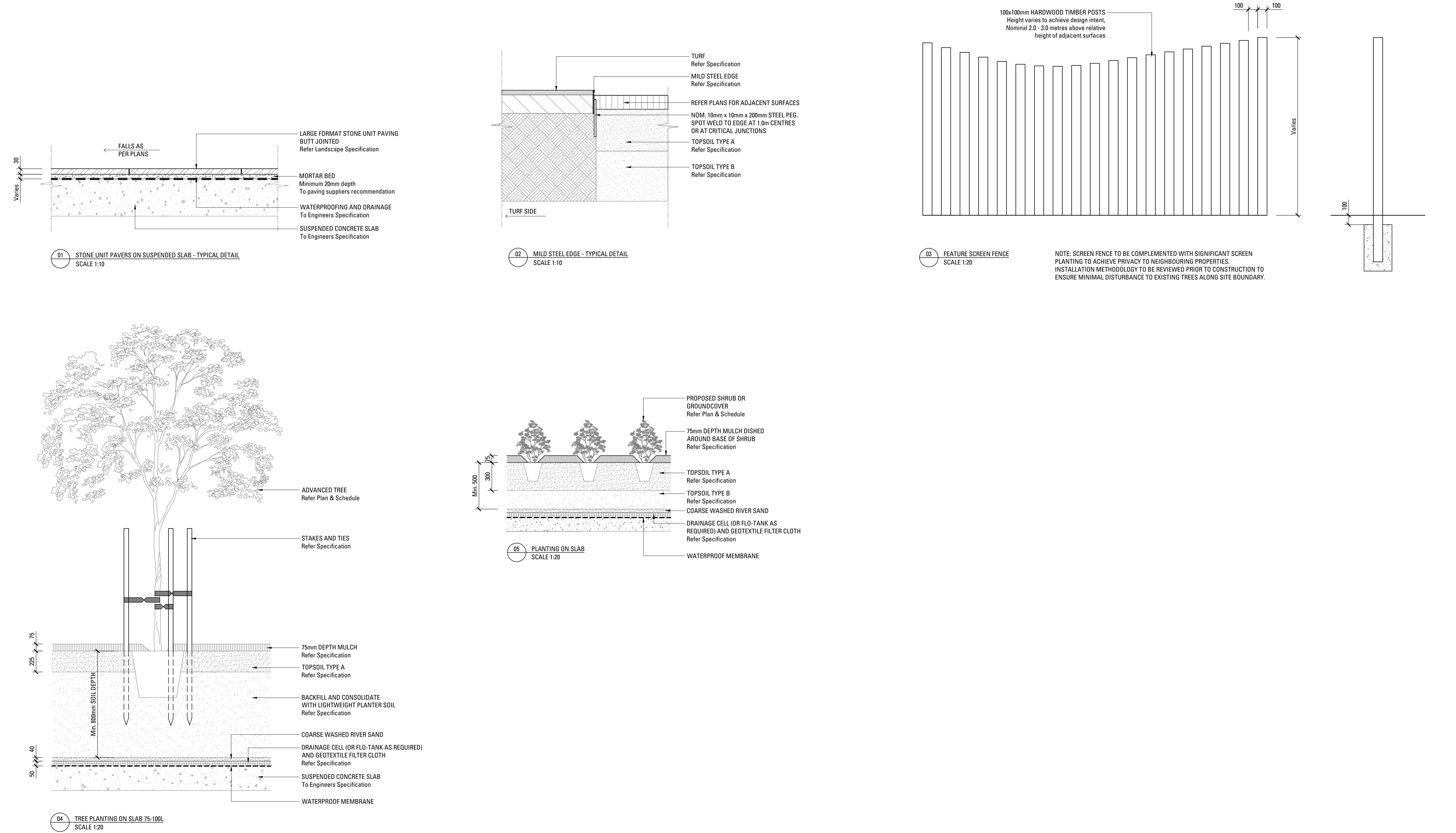


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1:100 @ A1 0 1 2 3 4 5m









LANDSCAPE SPECIFICATION NOTES

**SERVICES**  
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

**ARBORIST MANAGEMENT OF TREE PROTECTION**  
A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

**DRAINAGE CELL AND FILTER FABRIC**  
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

**PLANTING MIXTURE**  
SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:  
EXISTING SITE SOIL IF SUITABLE OR  
IMPORTED TOPSOIL 50%  
COMPOST 30%  
D/W SAND 20%  
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

**MULCH APPLICATION**  
PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

**MULCH TYPE**  
PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

**COMPOST**  
SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

**PLANT MATERIAL**  
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

**FERTILISER MASS PLANTING AREAS:**  
FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

**TURF**  
SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

**TREES IN GRASS AND SUPER ADVANCED TREES:**  
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

**STAKING AND TYING**  
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND

SIZED ACCORDING TO SIZE

OF PLANTS TO BE STAKED.  
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)  
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)  
C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)  
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

**IRRIGATION SYSTEM**  
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS, JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

**TREATED PINE TIMBER EDGING**  
TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

**TURF**  
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

**GENERAL**  
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

**WATERING**  
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

**RUBBISH REMOVAL**  
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

**REPLACEMENTS**  
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

**STAKES AND TIES**  
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

**PRUNING**  
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

**MULCHED SURFACES**  
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

**PEST AND DISEASED CONTROL**  
THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

**GRASS AND TURF AREAS**  
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

**WEED ERADICATION**  
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

**SOIL SUBSIDENCE**  
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.