



1-3 RICKETTY STREET, MASCOT
LANDSCAPE DEVELOPMENT APPLICATION

03.07.2023

GROUND INK
LANDSCAPE ARCHITECTS

VENICE STREET ENTRANCE



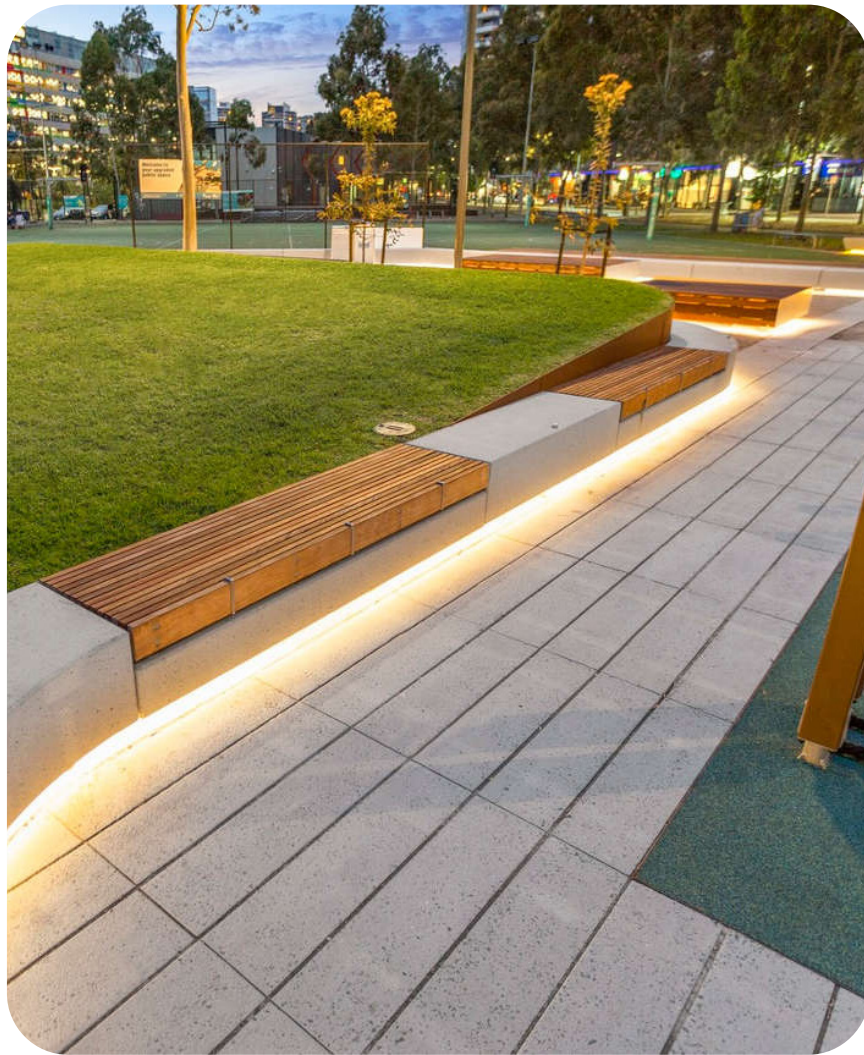
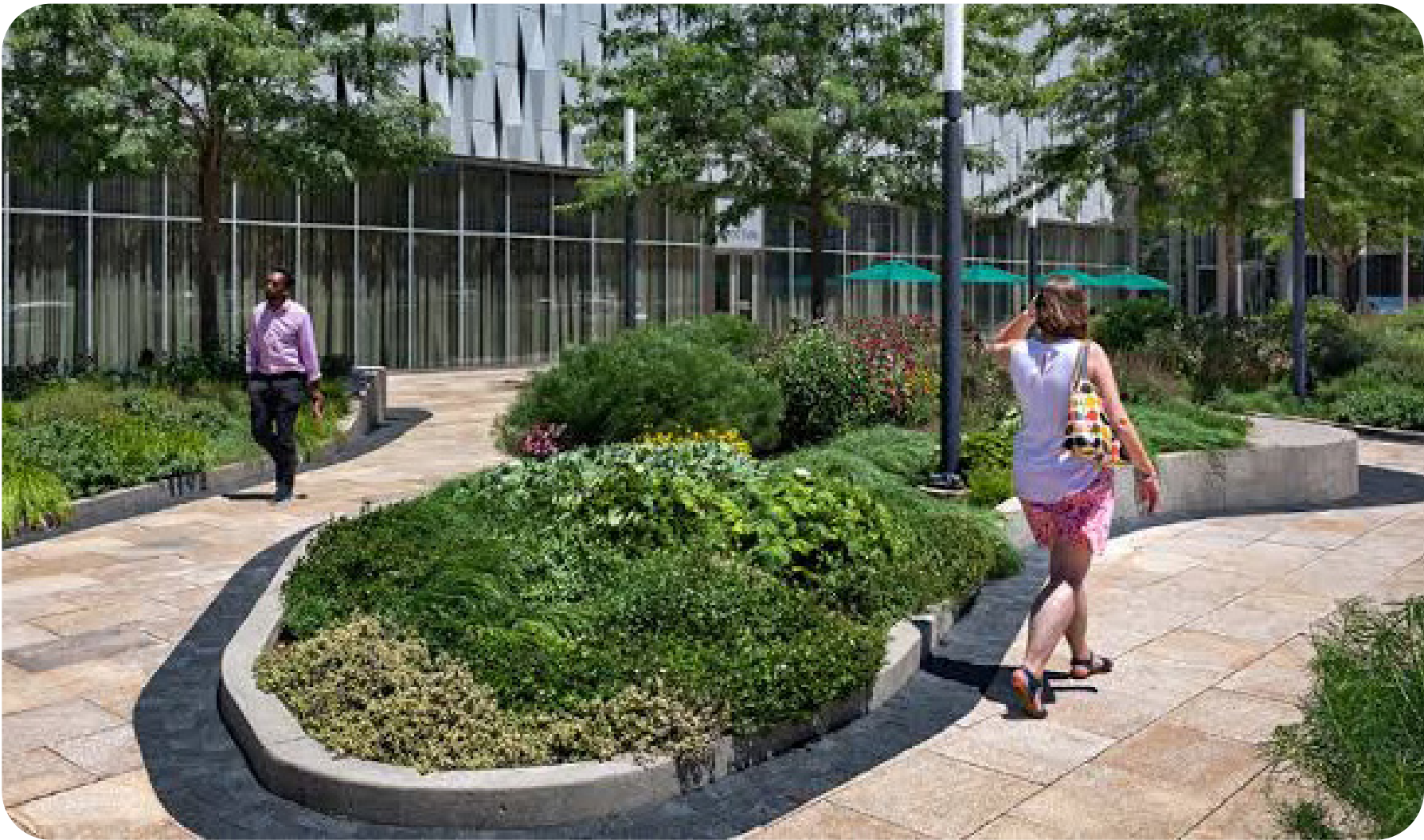
CENTRAL SPINE



ROOFTOP GARDENS



ALEXANDRA CANAL SHARED PATH



GROUND INK
LANDSCAPE ARCHITECTS

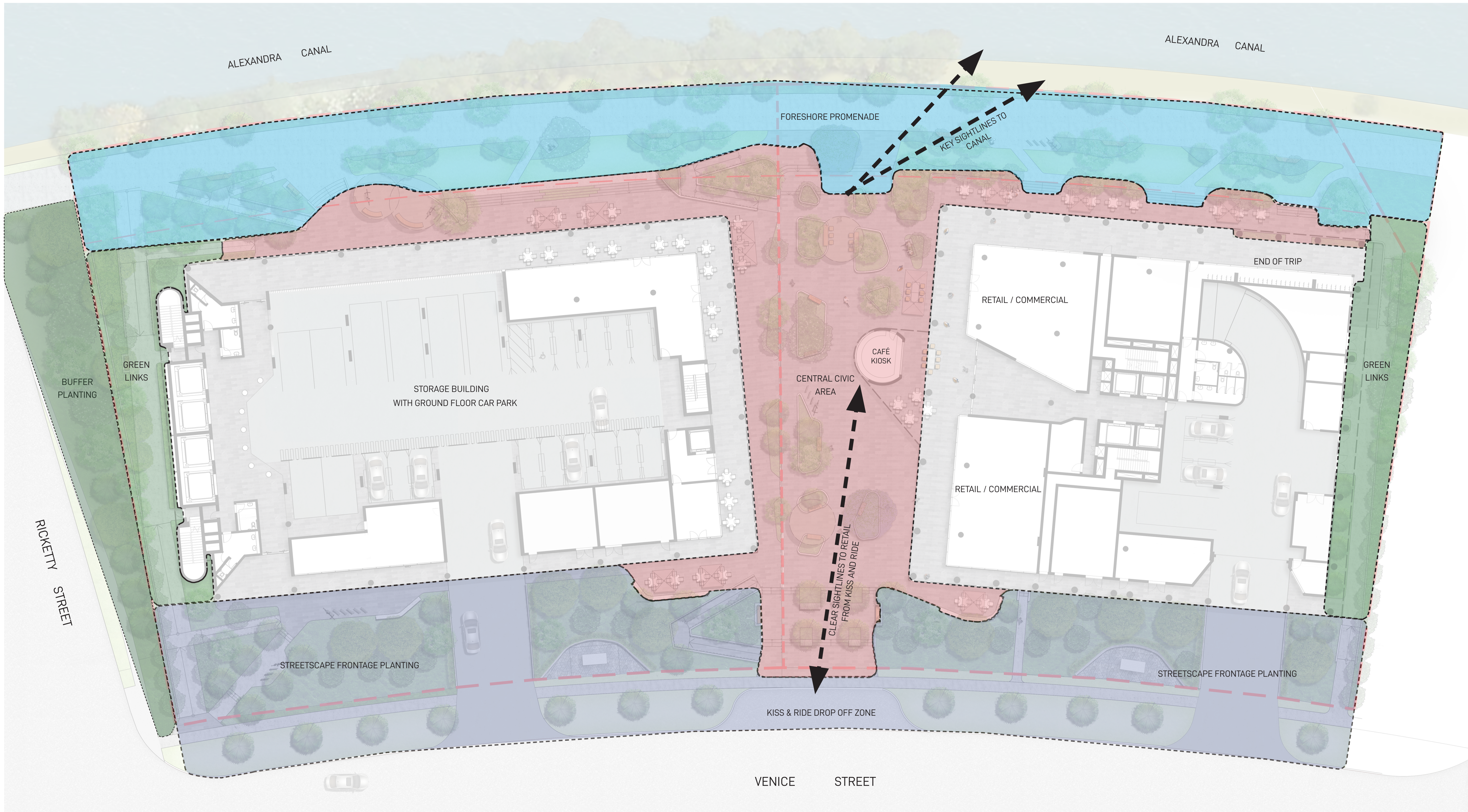
©GROUND INK PTY LTD | ABN 55 163 025 456
REGISTERED LANDSCAPE ARCHITECT: ROB LOUGHMAN # 7813
SUITE 201, 75 ARCHER STREET CHATSWOOD, NSW 2067
PH. (02) 9411 3279 | WWW.GROUNDINK.COM.AU

DESIGN INSPIRATION

LDA 01

1-3 RICKETTY STREET, MASCOT

3-JUL-2023

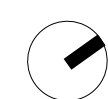


LEGEND

- GREEN ZONES WITH DDA COMPLIANT LINKAGES FROM VENICE STREET TO THE CANAL
- STREETScape FRONTAGE PLANTING WITH NATIVE CANOPY AND UNDESTOREY PLANTING, PROVIDING GREENERY AND SCREENING AMENITY TO PROPOSED BUILDINGS
- CIVIC AREA WITH A GREEN SPINE OF TALL NATIVE CANOPY TREES, WITH LOW RAISED PLANTING BELOW. PLENTY OF SHADED SEATING IS PROVIDED TO ALLOW FOR PASSIVE RESPITE AND SOCIALISING, GATHERING AND OUTDOOR DINING OPPORTUNITIES
- FORESHORE PROMENADE IS AN OPEN TURF AREA WITH A 4M WIDE SHARE PATH PROVIDING RECREATION AND SEATING OPPORTUNITIES ALONG THE FORESHORE

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SCALE 1:200 @ A1

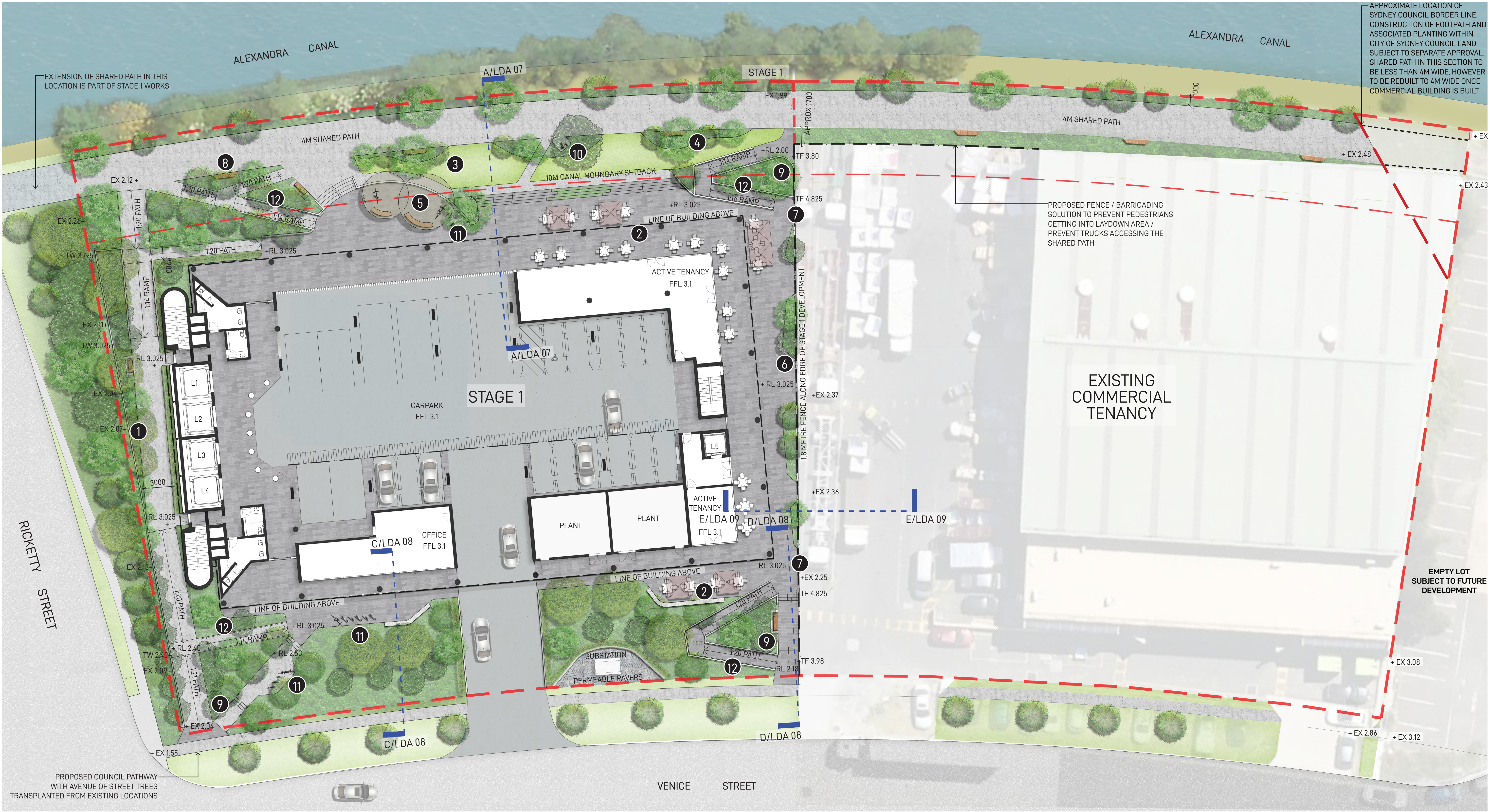
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LANDSCAPE STRATEGY BREAKDOWN

LDA 02

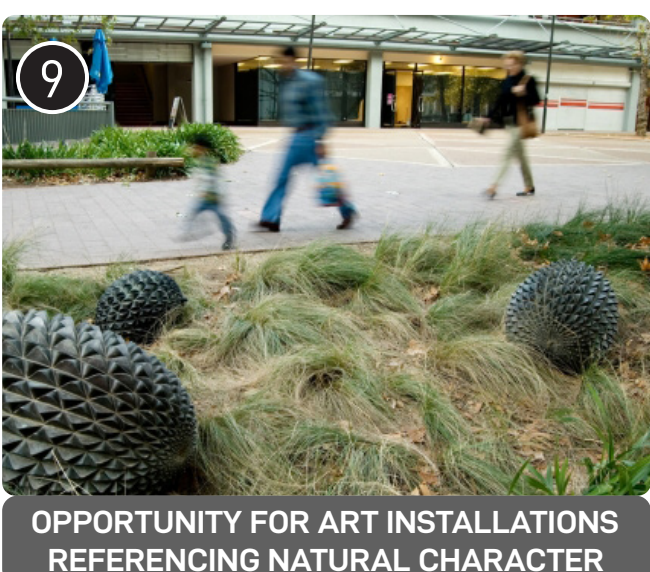
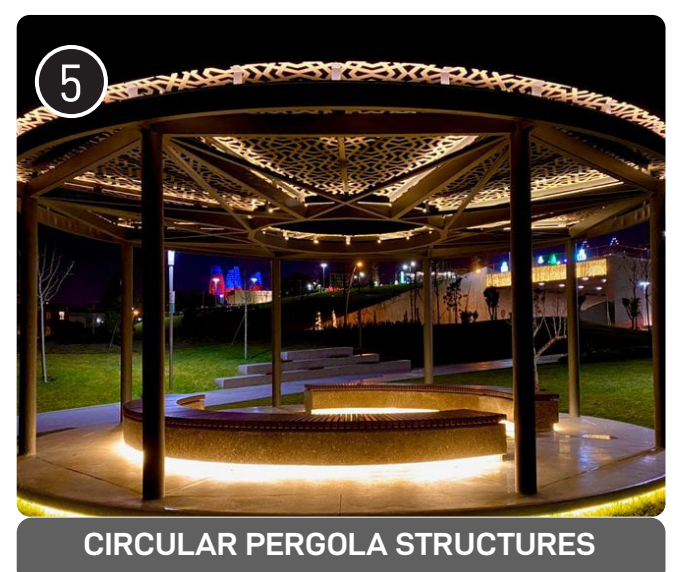
1-3 RICKETTY STREET, MASCOT

3-JUL-2023



LEGEND

- OVERALL SITE BOUNDARY
- THE STAGING AREAS FOR THE PROPOSED WORKS ARE DELINEATED AS A DASHED LINE. STAGE 1 INVOLVES THE REDEVELOPMENT OF THE SOUTHERN LOT, RELATED LANDSCAPE AND CIVIL WORKS AND COUNCIL KERB STRIP INCLUDING VEHICULAR CROSSINGS. STAGE 2 INVOLVES THE REDEVELOPMENT OF THE NORTHERN LOT, REMAINING LANDSCAPE AND CIVIL WORKS.
- PROPOSED NATIVE LANDSCAPE BUFFER PLANTING PROVIDING GREENING AND SCREENING AMENITY TO PROPOSED BUILDINGS
- PROPOSED CAFE & RETAIL SPILL OUT AREA PROVIDING SEATING OPPORTUNITIES
- OPEN TURF RECREATIONAL SPACES
- CLUSTERS OF NATIVE TREES REINFORCING LOCAL ECOLOGICAL CHARACTER AND DEFINING FORESHORE PROMENADE. TREES TO INCLUDE SPECIES SUCH AS: BACKHOUSIA CITRIODORA, TRISTANIOPSIS LAURINA AND MELALEUCA QUINQUENERVIA WITH POTENTIAL FOR LARGER FICUS SPECIMENS AT STRATEGIC LOCATIONS
- PROPOSED PROVISIONAL CIRCULAR PERGOLA STRUCTURES PROVIDING SHADE AND VISUAL AMENITY TO SEATING BELOW
- PROPOSED AT GRADE PLANTING AREAS
- PROPOSED RETAINING WALL WITH 1.8 METRE TALL FENCING SOLUTION ALONG EDGE OF STAGE 1 DEVELOPMENT. FENCING TO BE REMOVED AND PAVING BELOW MADE GOOD WHEN STAGE 2 IS CONSTRUCTED. REFER TO SECTIONS ON LDA 09 FOR FURTHER DETAILS.
- PROPOSED BICYCLE RACKS
- PROPOSED DDA COMPLIANT RAMPS
- PROPOSED BENCH SEATING ALONG FORESHORE PROMENADE PROVIDING REST STOPS AND RECREATIONAL OPPORTUNITIES
- POTENTIAL LOCATION FOR ART INSTALLATIONS OR INDIGENOUS ELEMENT SUBJECT TO FUTURE CONSULTATION
- PROPOSED WATER REFILL STATION



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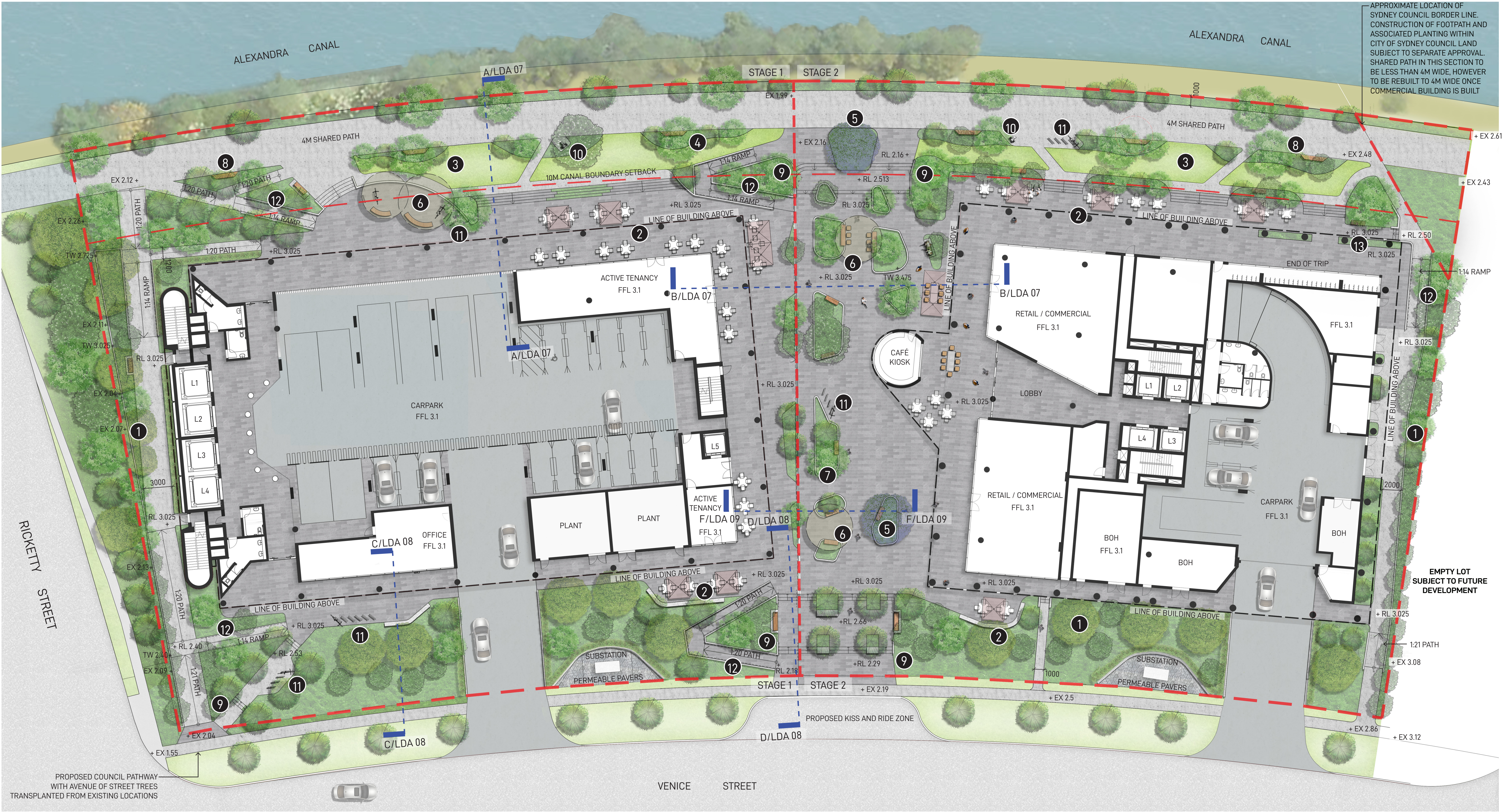
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STAGE 1 LANDSCAPE PLAN

LDA 03

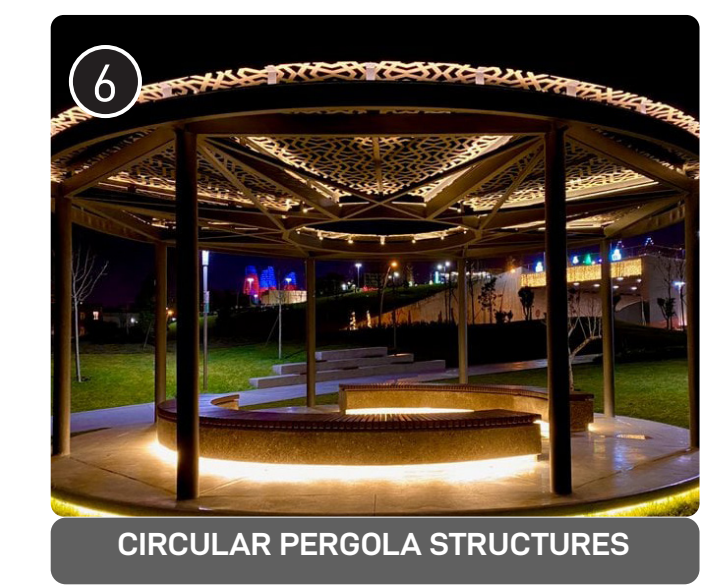
1-3 RICKETTY STREET, MASCOT

3-JUL-2023



LEGEND

- OVERALL SITE BOUNDARY
- THE STAGING AREAS FOR THE PROPOSED WORKS ARE DELINEATED AS A DASHED LINE. STAGE 1 INVOLVES THE REDEVELOPMENT OF THE SOUTHERN LOT, RELATED LANDSCAPE AND CIVIL WORKS AND COUNCIL KERB STRIP INCLUDING VEHICULAR CROSSINGS. STAGE 2 INVOLVES THE REDEVELOPMENT OF THE NORTHERN LOT, REMAINING LANDSCAPE AND CIVIL WORKS.
- PROPOSED NATIVE LANDSCAPE BUFFER PLANTING PROVIDING GREENING AND SCREENING AMENITY TO PROPOSED BUILDINGS
- PROPOSED CAFE & RETAIL SPILL OUT AREA PROVIDING SEATING OPPORTUNITIES
- OPEN TURF RECREATIONAL SPACES
- CLUSTERS OF NATIVE TREES REINFORCING LOCAL ECOLOGICAL CHARACTER AND DEFINING FORESHORE PROMENADE. TREES TO INCLUDE SPECIES SUCH AS: BACKHOUSIA CITRIODORA, TRISTANIOPSIS LAURINA AND MELALEUCA QUINQUENERVIA WITH POTENTIAL FOR LARGER FICUS SPECIMENS AT STRATEGIC LOCATIONS
- PROPOSED FEATURE JACARANDA MIMOSIFOLIA TREES WITH NATIVE UNDERSTOREY PLANTING BENEATH
- PROPOSED PROVISIONAL CIRCULAR PERGOLA STRUCTURES PROVIDING SHADE AND VISUAL AMENITY TO SEATING BELOW
- PROPOSED PLANTERS ON PODIUM WITH FEATURE UPRIGHT PLANTING AND 450MM HIGH SEATING WALLS PROVIDING INFORMAL SEATING OPPORTUNITIES.
- PROPOSED BENCH SEATING ALONG FORESHORE PROMENADE PROVIDING REST STOPS AND RECREATIONAL OPPORTUNITIES
- POTENTIAL LOCATION FOR ART INSTALLATIONS OR INDIGENOUS ELEMENT SUBJECT TO FUTURE CONSULTATION
- PROPOSED WATER REFILL STATION
- PROPOSED BICYCLE RACKS
- PROPOSED DDA COMPLIANT RAMPS
- PROPOSED GARDEN TRELLIS SYSTEM CREATING INFORMAL GREEN WALL



CIRCULAR PERGOLA STRUCTURES



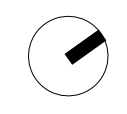
ORGANIC SHAPED PLANTING AREAS



TRELLIS PLANTING

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SCALE 1:200 @ A1
0 2 4 6 8M

LANDSCAPE MASTERPLAN - STAGE 2 COMPLETE

LDA 04

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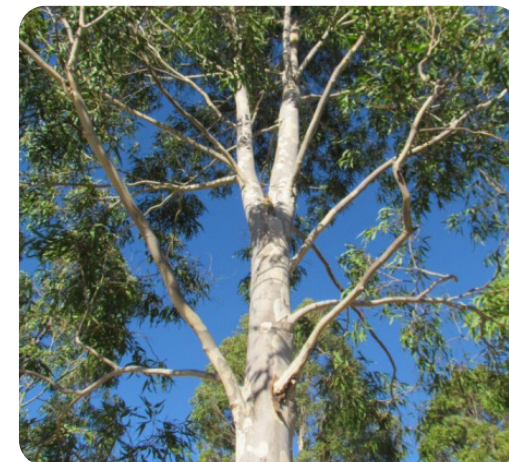
3-JUL-2023

FEATURE TREE PLANTING



JACARANDA MIMOSIFOLIA

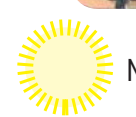
NATIVE BUFFER PLANTING



CORYMBIA MACULATA



EUCALYPTUS AMPLIFOLIA



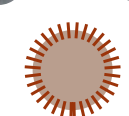
MELALEUCA QUINQUENERVIA



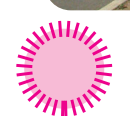
TRISTANIOPSIS LAURINA



ELAEOCARPUS RETICULATUS



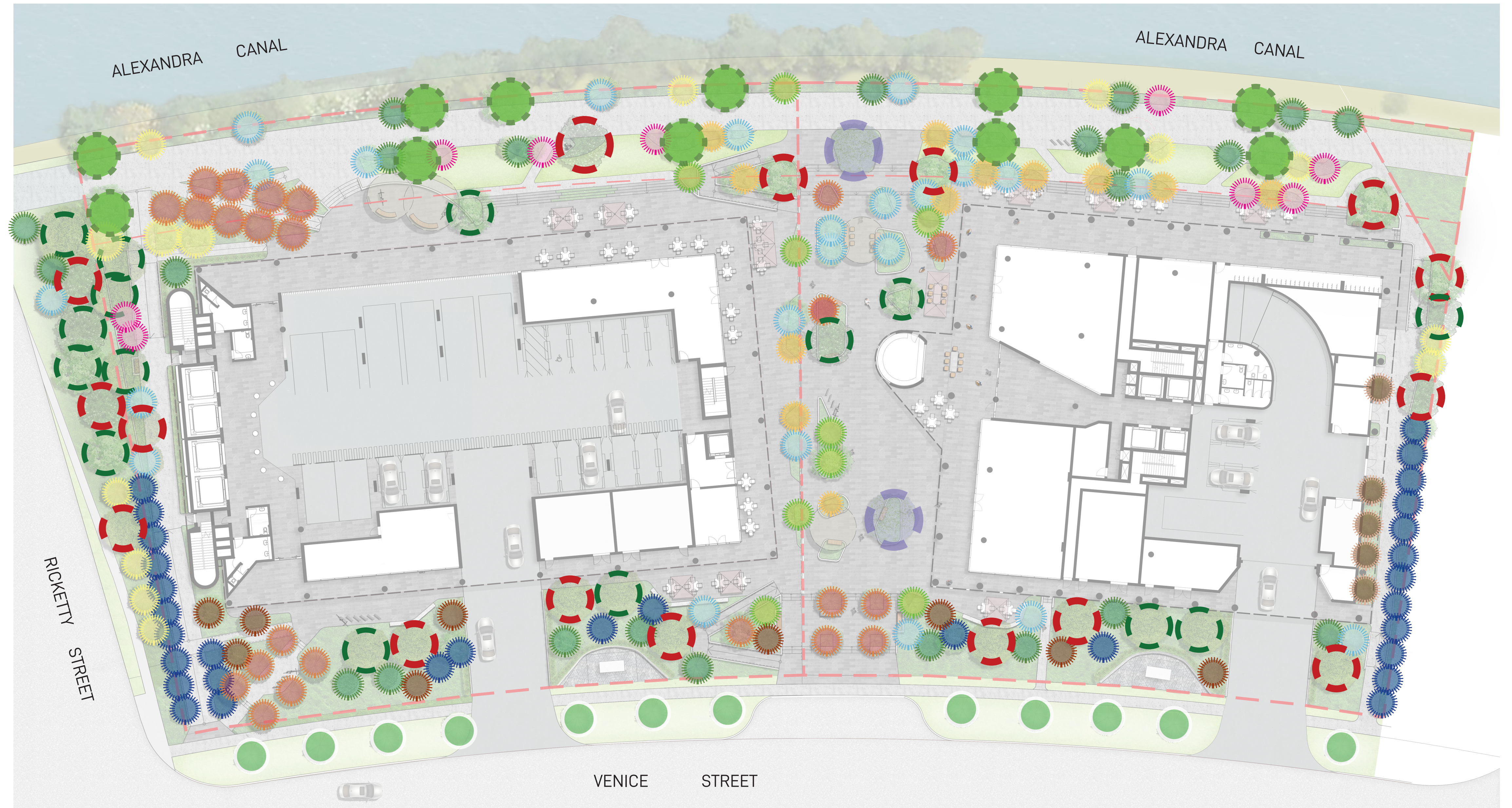
ELAEOCARPUS EUMUNDII



BANKSIA INTEGRIFOLIA



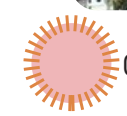
FICUS 'HILL'S FLASH FIG'



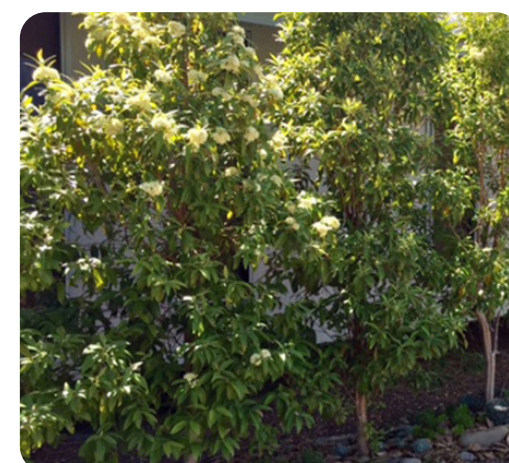
CENTRAL CIVIC AREA



WATERHOUSEA 'SWEEPER'



CORYMBIA 'SUMMER BEAUTY'



BACKHOUSIA CITRIODORA



CUPANIOPSIS ANACARDIOIDES

STREET TREES



CORYMBIA CITRIODORA
OR APPROVED EQUIVALENT
AS PER COUNCIL SELECTION

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SCALE 1:300 @ A1

0 4 8 8M
| | |

INDICATIVE TREE PLAN

LDA 05

1-3 RICKETTY STREET, MASCOT

3-JUL-2023

BUFFER PLANTING - FULL SUN



CALLISTEMON 'ICY BURST'



CALLISTEMON 'SCARLET FLAME'



DORYANTHES EXCELSA



EREMOPHILA 'BLUE HORIZON'



WESTRINGIA 'NARINGA'



CARPOBROTUS GLAUDESCENS



LOMANDRA 'SEASCAPE'



LOMANDRA 'TANIKAI'

CENTRAL CIVIC AREA PLANTING



CALLISTEMON 'ICY BURST'



CALLISTEMON 'SCARLET FLAME'



WESTRINGIA 'NARINGA'



ACACIA 'MINI COG'



GREVILLEA 'GOLD CLUSTER'



DIANELLA 'CASSA BLUE'



HARDENBERGIA 'MEEMA'



DICHONDRA REPENS

NATIVE BUFFER PLANTING - SHADE TOLERANT



ACACIA 'MINI COG'



CYATHEA COOPERI



DIANELLA 'LITTLE JESS'



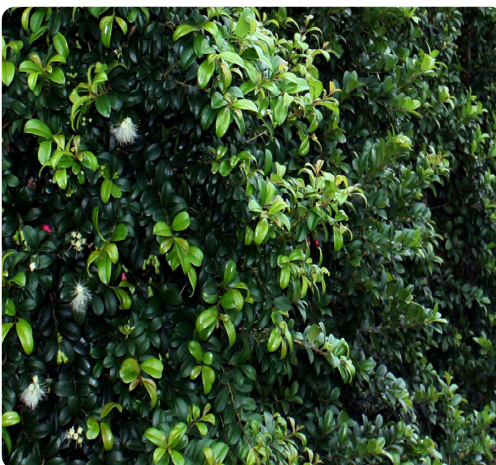
ASPENIUM NIDUS



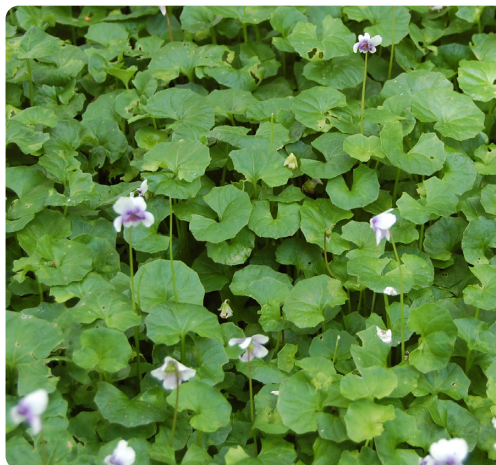
DICHONDRA REPENS



LOMANDRA 'TANIKAI'



SYZYGIIUM 'PINNACLE'

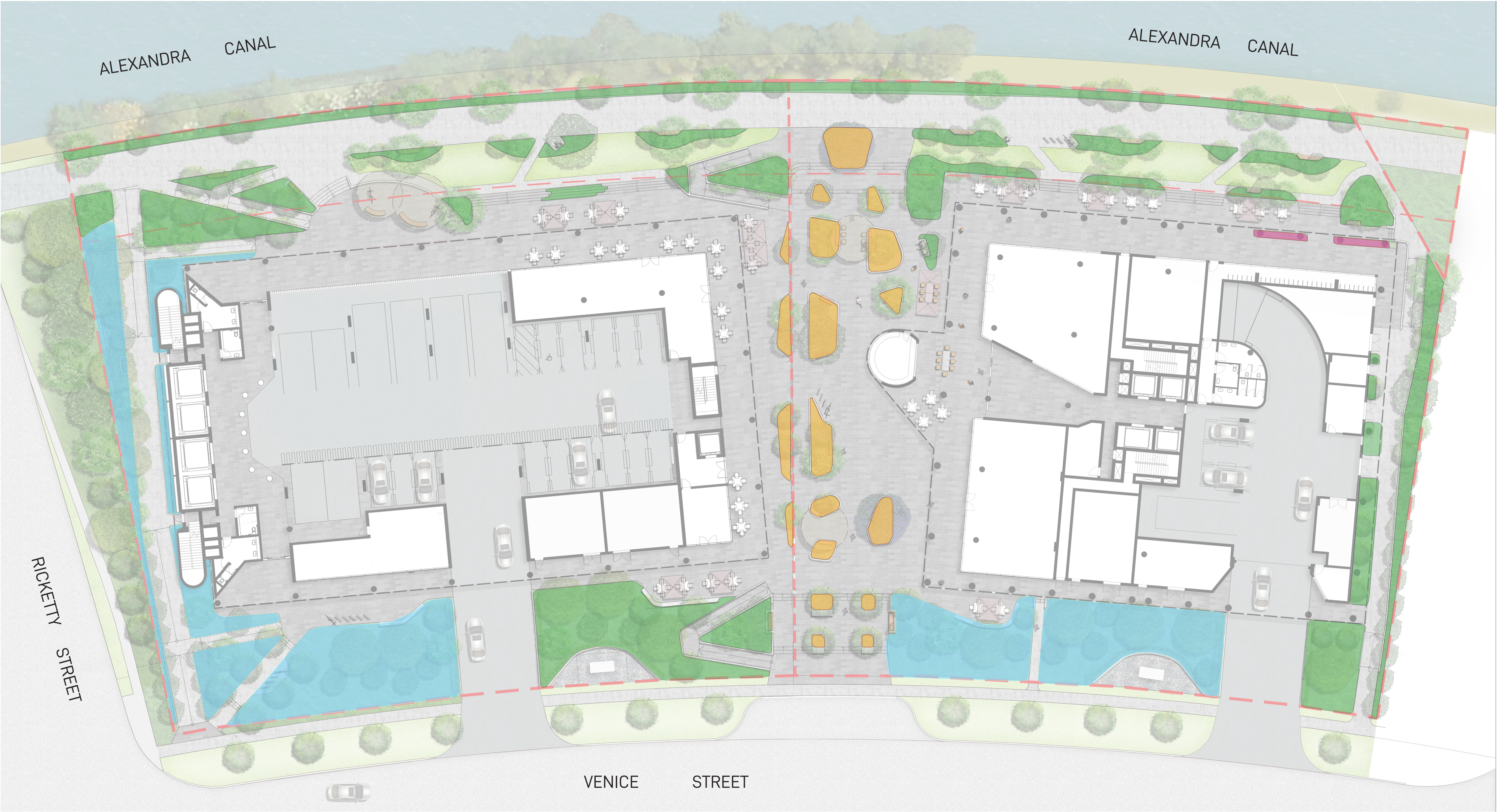


VIOLA HEDERACEA

CLIMBING PLANTS



PANDOREA PANDORANA



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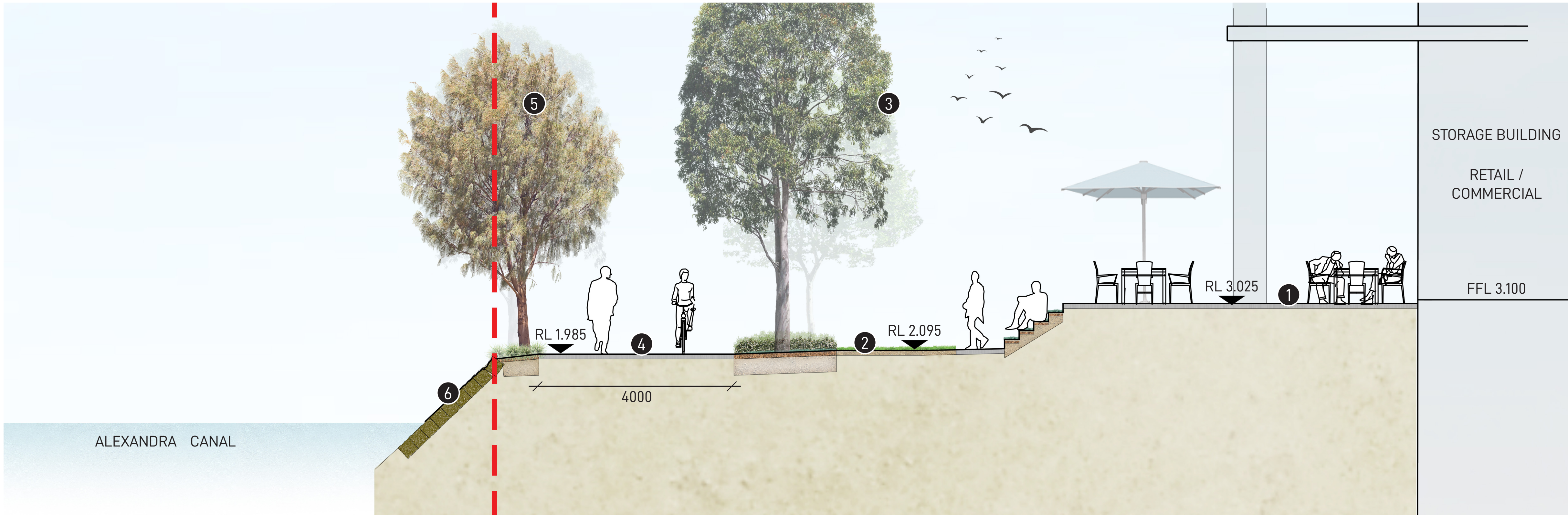
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INDICATIVE PLANTING PLAN

LDA 06

1-3 RICKETTY STREET, MASCOT

3-JUL-2023

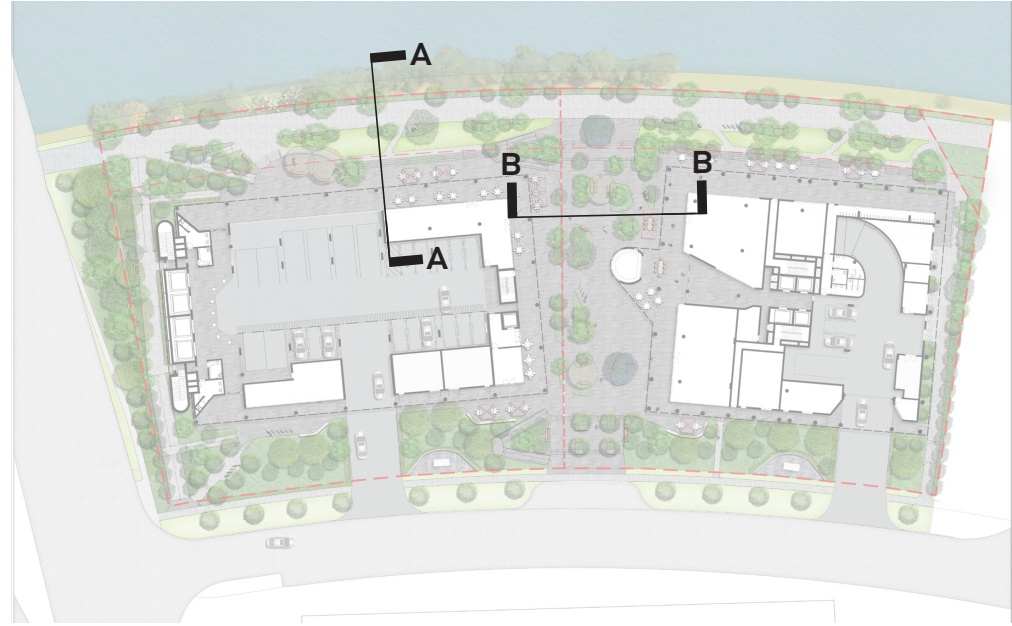


SECTION A-A - FORESHORE PROMENADE
1:50/A1



SECTION B-B - CENTRAL SPINE
1:50/A1

KEY PLAN



LEGEND

- FFL FINISHED FLOOR LEVEL
- RL + PROPOSED SPOT LEVEL
- EX + EXISTING SPOT LEVEL
- 1 PROPOSED CAFE & RETAIL SPILL OUT AREAS ADJOINING RETAIL / COMMERCIAL, PROVIDING SEATING AND OUTDOOR DINING OPPORTUNITIES
- 2 PROPOSED OPEN TURF AREA PROVIDING RECREATION AND SEATING OPPORTUNITIES ALONG THE FORESHORE
- 3 PROPOSED NATIVE CANOPY TREES TO PROVIDE AMENITY, SHADE, AND HABITAT FOR LOCAL FAUNA. TREES TO BE UNDERPLANTED WITH NATIVE GROUNDCOVERS.
- 4 PROPOSED 4M WIDE SHARED FORESHORE PROMENADE PATHWAY
- 5 EXISTING CASUARINA TREES ALONG EDGE OF ALEXANDRA CANAL TO BE RETAINED AND PROTECTED. TO BE UNDERPLANTED WITH NATIVE GROUNDCOVERS WITHIN 1M PLANTING VERGE TO CANAL EDGE
- 6 EXISTING SANDSTONE CANAL EMBANKMENT WALL TO BE RETAINED AND PROTECTED
- 7 PROPOSED PROVISIONAL CIRCULAR PERGOLA PROVIDING SHADE AMENITY TO CENTRAL SPINE
- 8 PROPOSED RAISED PLANTERS WITH NATIVE CANOPY TREES PROVIDING SHADE AND AMENITY, AND MIXED UNDERSTOREY PLANTING PROVIDING SEASONAL COLOUR AND VARIED TEXTURES AND FRAGRANCES PROVOKING THE SENSES

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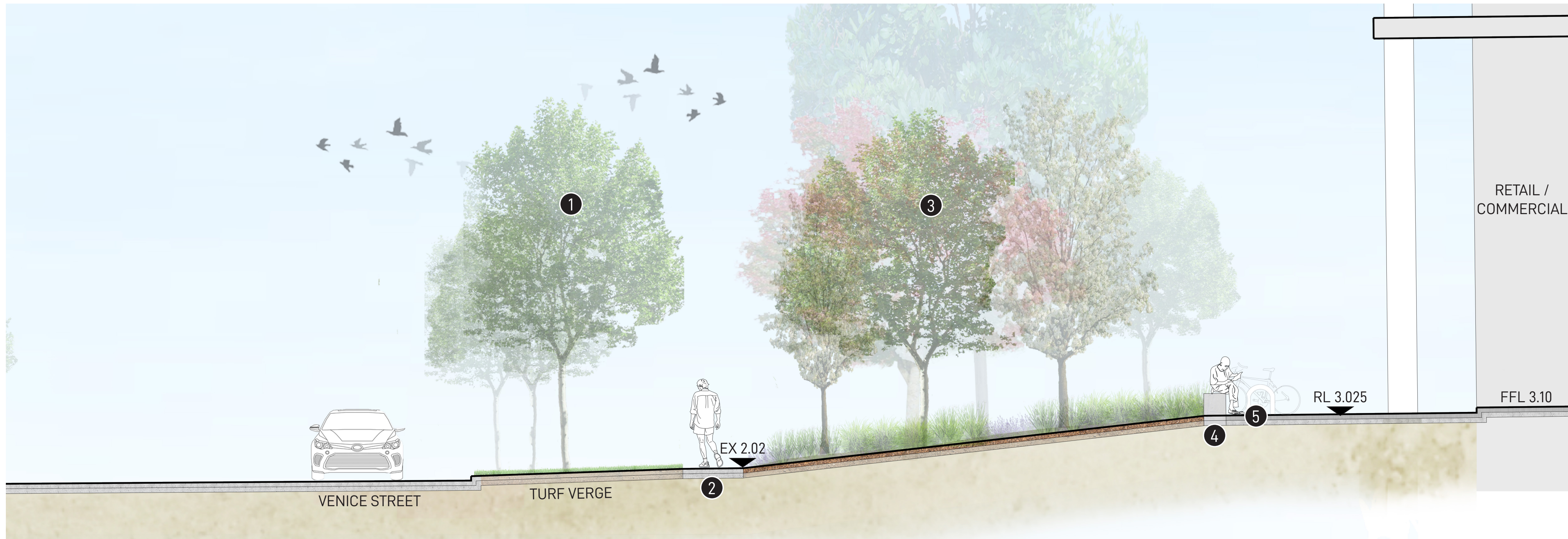
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ALEXANDRA CANAL / CENTRAL PROMENADE LANDSCAPE SECTIONS

LDA 07

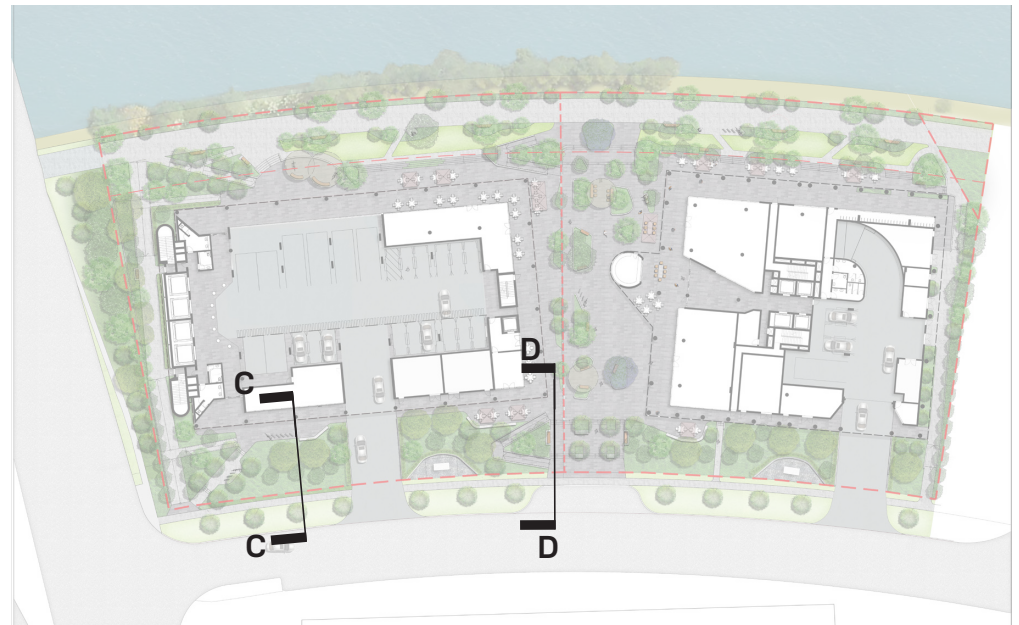
1-3 RICKETTY STREET, MASCOT

3-JUL-2023



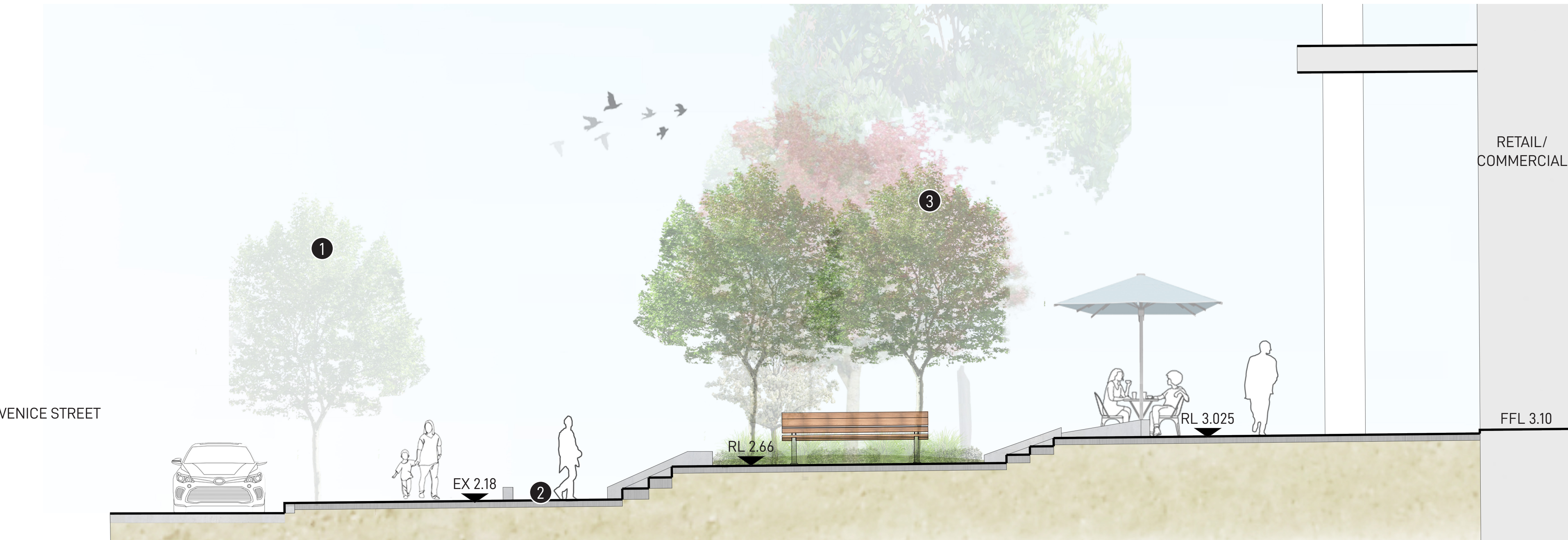
SECTION C-C - VENICE ST SECTION 1
1:50/A1

KEY PLAN



LEGEND

- FFL FINISHED FLOOR LEVEL
- RL + PROPOSED SPOT LEVEL
- EX + EXISTING SPOT LEVEL
- 1** NEW STREET TREES TO BE INSTALLED. CORYMBIA CITRIODIRA PROPOSED, BUT FINAL SPECIES DEPENDENT ON SPECIFICATION FROM BAYSIDE COUNCIL.
- 2** PROPOSED PUBLIC PATHWAY - PAVING TREATMENT AND DIMENSIONS TO ADHERE TO BAYSIDE COUNCIL PUBLIC DOMAIN MANUAL
- 3** PROPOSED STAND OF NATIVE CANOPY TREES TO PROVIDE AMENITY, PRIVACY SCREENING AND HABITAT. TREES ON SOUTH BOUNDARY TO BE UNDERPLANTED WITH SHADE TOLERANT GROUNDCOVERS.
- 4** WALL SEPARATING GARDEN AND SPILLOUT AREA INTENDED TO ALSO BE USED AS INFORMAL SEATING
- 5** PROPOSED BICYCLE RACKS TO REINFORCE SITE CONNECTION TO BAYSIDE COUNCIL BIKE PATHS



SECTION D-D - VENICE ST SECTION 2
1:50/A1

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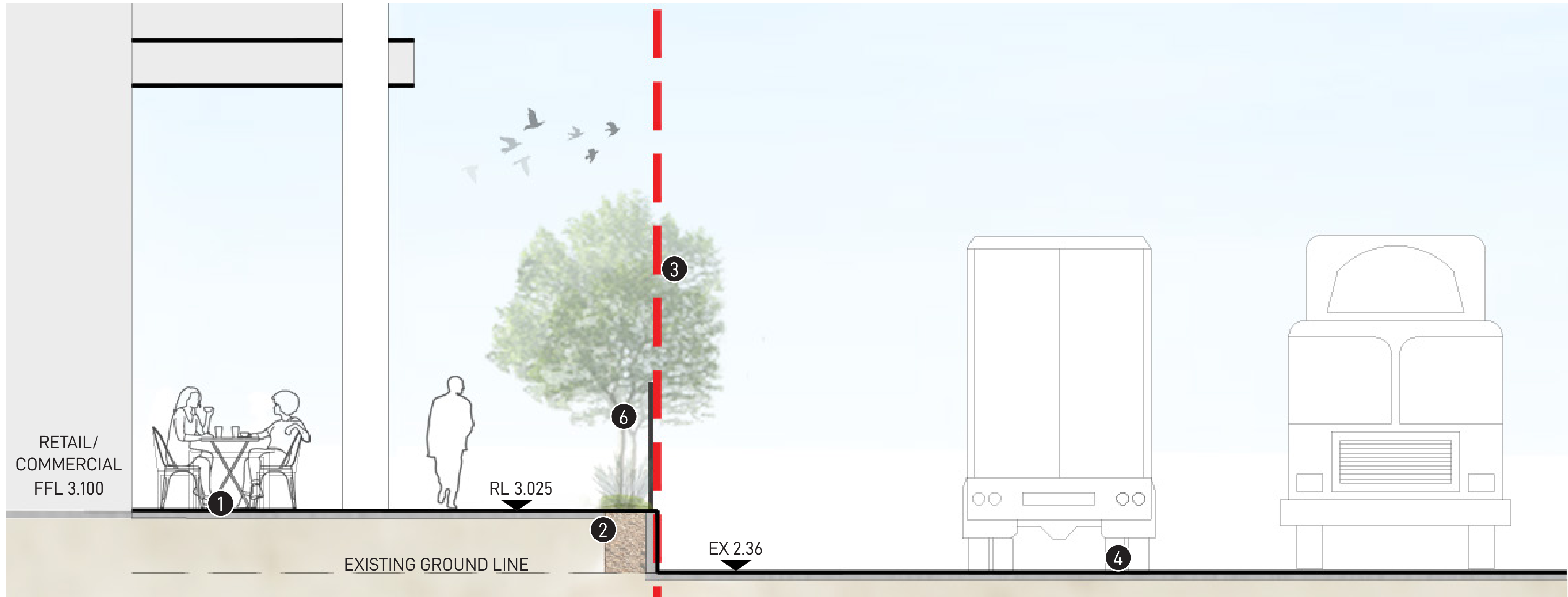
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VENICE STREET LANDSCAPE SECTIONS

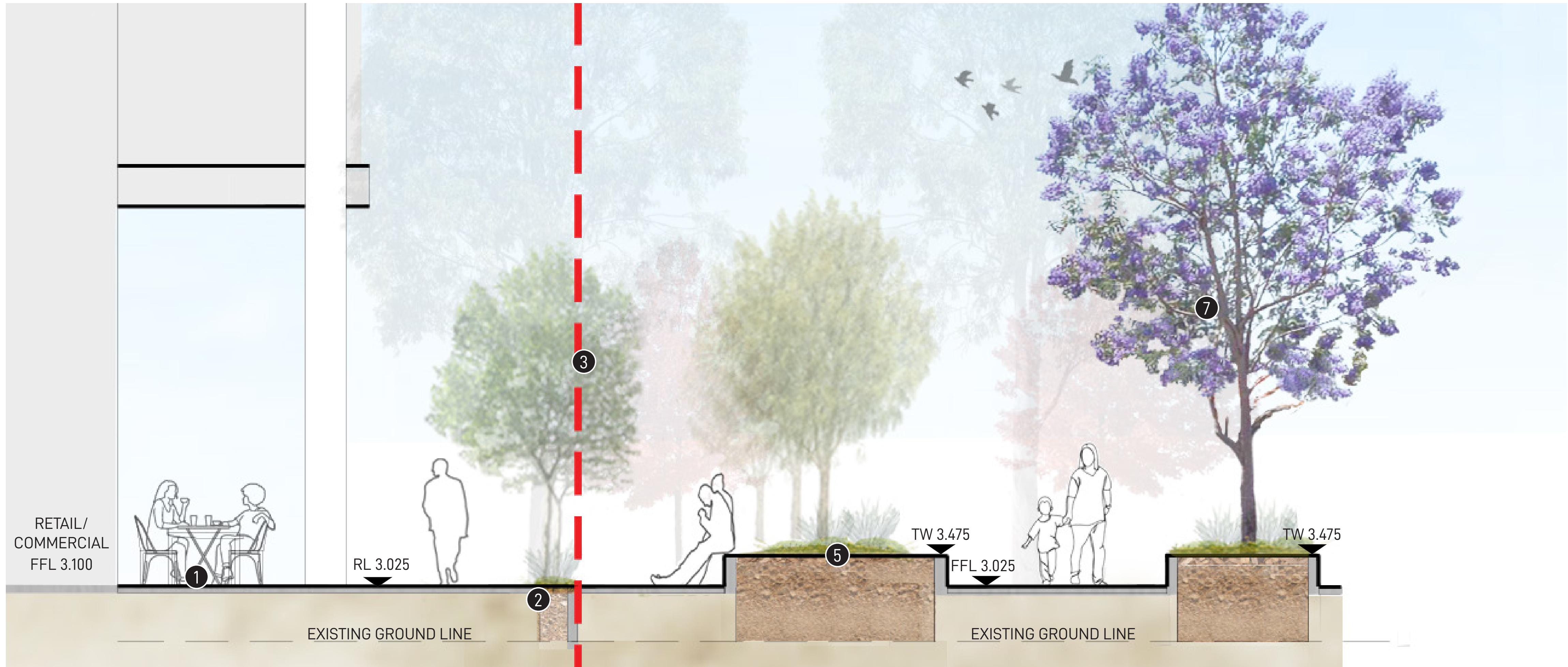
LDA 08

1-3 RICKETTY STREET, MASCOT

3-JUL-2023

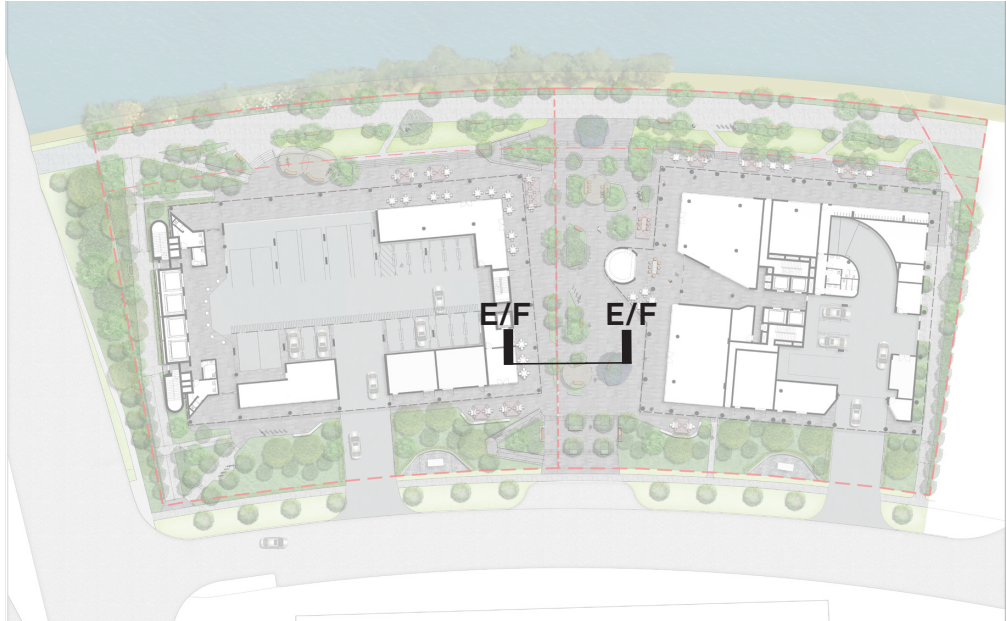


SECTION E-E - STAGE 1 SECTION (TEMPORARY SCREENING)
1:50/A1



SECTION F-F - STAGE 2 SECTION
1:50/A1

KEY PLAN



LEGEND

- FFL FINISHED FLOOR LEVEL
RL + PROPOSED SPOT LEVEL
EX + EXISTING SPOT LEVEL
- 1 PROPOSED CAFE & RETAIL SPILL OUT AREAS ADJOINING RETAIL / COMMERCIAL, PROVIDING SEATING AND OUTDOOR DINING OPPORTUNITIES
- 2 PROPOSED GARDEN AT GRADE WITH MIX OF HEDGING SHRUBS AND GROUNDCOVERS TO SCREEN NEIGHBOURING PROPERTY
- 3 PROPOSED STAND OF NATIVE CANOPY TREES TO PROVIDE AMENITY, PRIVACY SCREENING AND HABITAT.
- 4 NEIGHBOURING PROPERTY TO RETAIN COMMERCIAL AND LIGHT INDUSTRIAL USE UNTIL COMMENCEMENT OF STAGE 2 CONSTRUCTION
- 5 PROPOSED RAISED PLANTERS WITH NATIVE TREE PLANTING PROVIDING SHADE, ECOLOGICAL AMENITY, VARYING COLOURS AND TEXTURES, AND WITH SEATING WALLS PROVIDING INFORMAL SEATING OPPORTUNITIES
- 6 PROPOSED 1.8M BARRIER FENCE ALONG EDGE OF STAGE 1 DEVELOPMENT. FENCING TO BE REMOVED AND PAVING BELOW MADE GOOD WHEN STAGE 2 IS CONSTRUCTED.
- 7 PROPOSED FEATURE IACARANDA MIMOSIFOLIA TREES PROVIDING VIBRANT COLOURFUL FOCAL POINT WITHIN THE CENTRAL PEDESTRIAN SPINE, AND ACTING AS A GATHERING POINT AND WAYFINDING TOOL

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SCALE 1:50 @ A1
0 0.5 1 1.5 2M

STAGE 1 TO STAGE 2 LANDSCAPE SECTIONS

LDA 09

1-3 RICKETTY STREET, MASCOT

3-JUL-2023



- LEGEND**
- FFL FINISHED FLOOR LEVEL
 - RL + PROPOSED SPOT LEVEL
 - TW + TOP OF WALL LEVEL
- 1 PROPOSED RAISED TURF AREA WITH SEATING EDGE PROVIDING RECREATION AND SEATING OPPORTUNITIES
 - 2 PROPOSED DECIDUOUS TREE PLANTING PROVIDING SEASONAL COLOUR AND SOLAR ACCESS IN WINTER
 - 3 PROPOSED NATIVE TREE PLANTING PROVIDING SHADE TO SEATING SPACES
 - 4 PROPOSED OUTDOOR BBQ
 - 5 PROPOSED TABLE SETTING PROVIDING SHADED AREAS FOR GATHERING AND SEATING
 - 6 PROPOSED GLASS SAFETY BALUSTRADE ON TOP OF WALL
 - 7 PROPOSED RAISED PLANTER WITH FEATURE PLANTING PROVIDING GREENING AMENITY
 - 8 PROPOSED PERGOLA WITH CLIMBERS TRAINED TO TENSILE WIRES PROVIDING GREENING OPPORTUNITIES
 - 9 PROPOSED MIXED PLANTING PROVIDING SCREENING AND GREENING TO BUILDING FACADE AND ROOFTOP EDGE
 - 10 PROPOSED FEATURE PAVING BANDING



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SCALE 1:100 @ A1
0 1 2 3 4M



LEVEL 11 ROOFTOP TERRACE

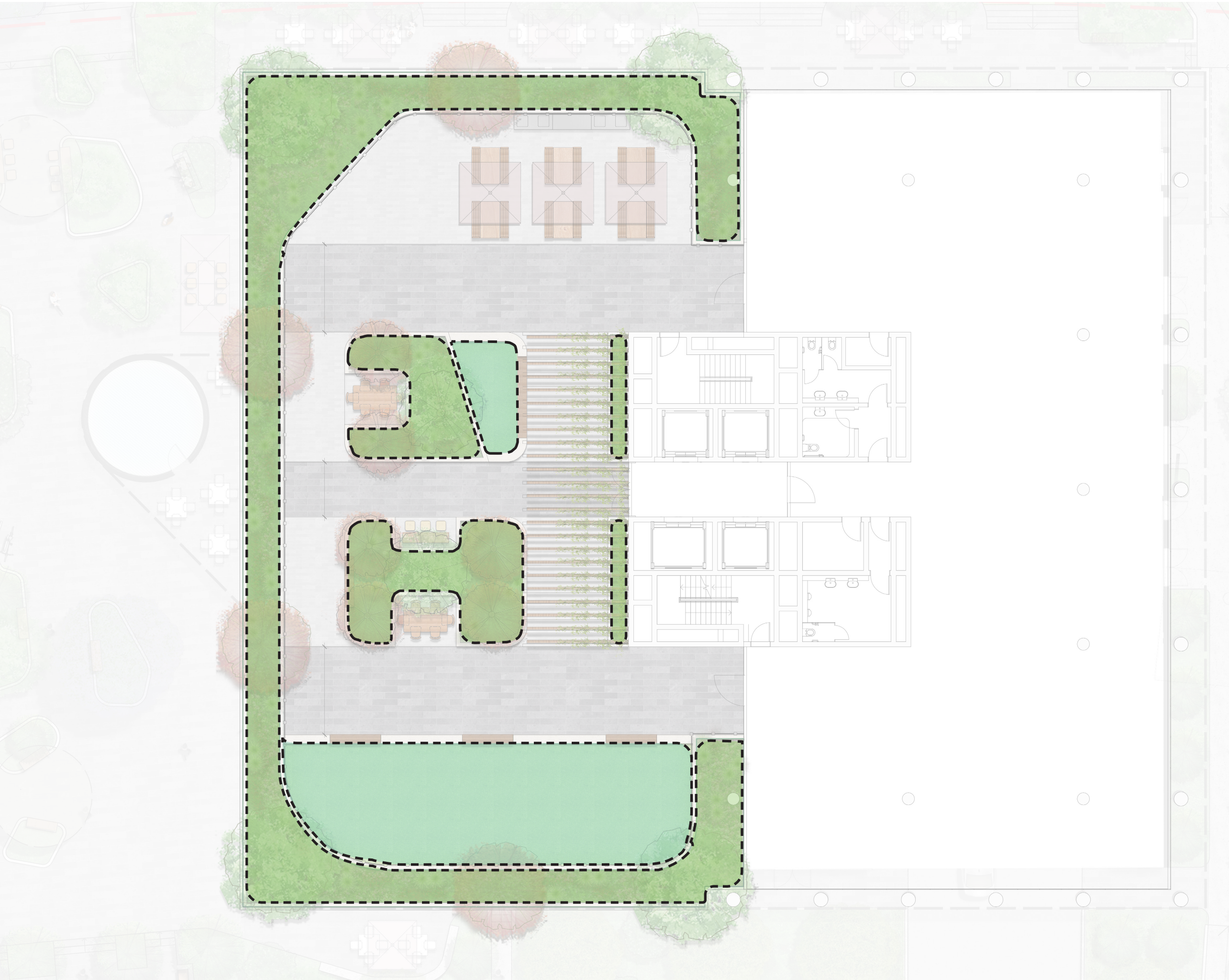
LDA 10



1-3 RICKETTY STREET, MASCOT

3-JUL-2023



	OVERALL SITE AREA	8947M²
	TOTAL COMMUNAL OPEN SPACE AREA (ALL AREAS BESIDES BUILDINGS & DRIVEWAYS)	4507M² (50.37% OF TOTAL SITE)
	STAGE 1 SITE AREA	4621M²
	STAGE 1 DEEP SOIL (CAPABLE OF GROWING PLANTS, GRASSES AND TREES)	STAGE 1: 775M² (16.77% OF STAGE 1 SITE AREA)
	STAGE 2 SITE AREA	4326M²
	STAGE 2 DEEP SOIL (CAPABLE OF GROWING PLANTS, GRASSES AND TREES)	STAGE 2: 982M² (22.70% OF STAGE 2 SITE AREA)
	TOTAL TALLY OF DEEP SOIL WITHIN OVERALL SITE AREA	1757M² (19.64% OF TOTAL SITE)



	TOTAL COMMUNAL OPEN SPACE AREA (FOR ROOFTOP)	894.4M²
	ON SLAB TURF AREAS, 0.45M SOIL DEPTH	146.3M² (16.3% OF ROOFTOP COMMUNAL SPACE)
	ON SLAB PLANTERS, 0.5M SOIL DEPTH	270.5M² (30% OF ROOFTOP COMMUNAL SPACE)

TREES



CORYMBIA MACULATA



CORYMBIA 'SUMMER' BEAUTY



CUPANIOPSIS ANACARDIODES



EUCALYPTUS AMPLIFOLIA



FICUS 'HILL'S FLASH FIG'



MELALEUCA QUINQUENERVIA



BACKHOUSIA CITRIODORA



WATERHOUSEA 'SWEEPER'



JACARANDA MIMOSIFOLIA

SHRUBS



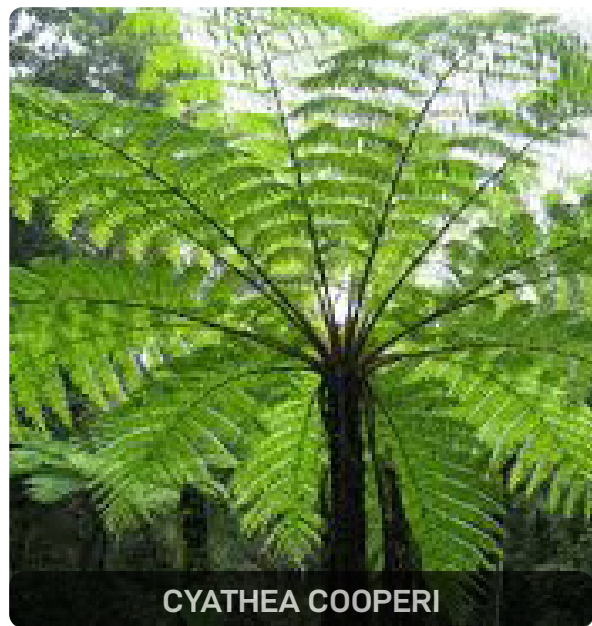
ACACIA 'MINI COG'



CALLISTEMON 'SCARLET FLAME'



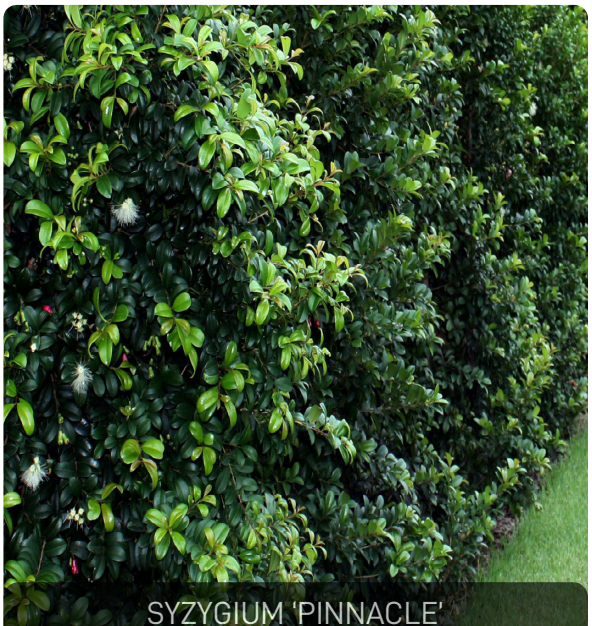
CALLISTEMON 'ICY BURST'



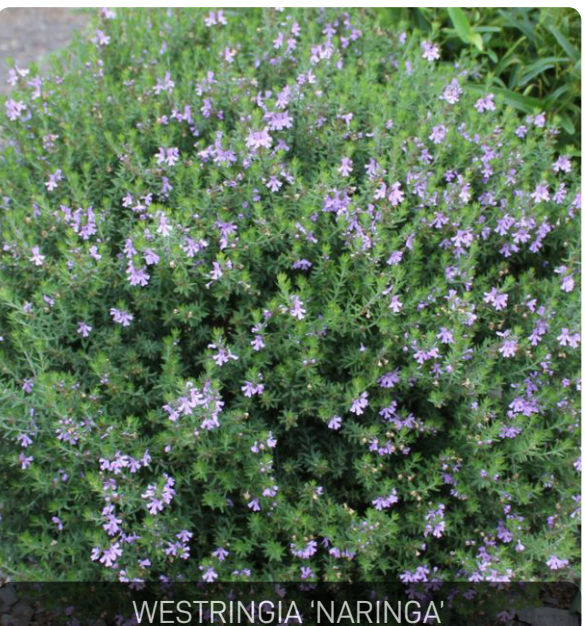
CYATHEA COOPERI



DORYANTHES EXCELSA



SYZYGIUM 'PINNACLE'

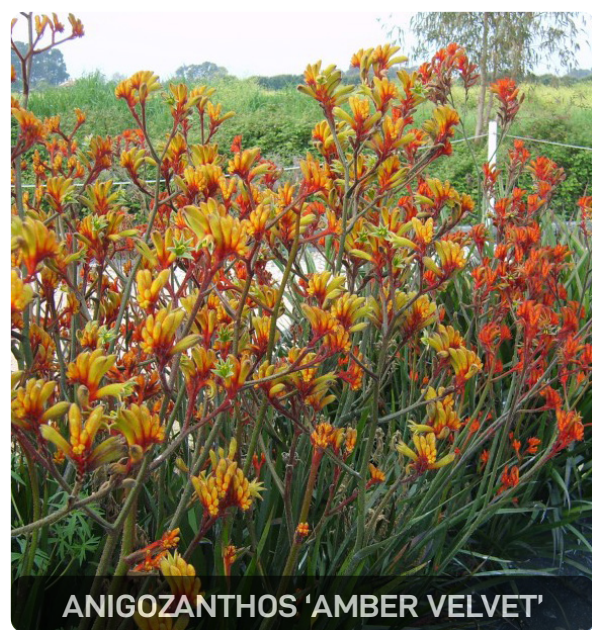


WESTRINGIA 'NARINGA'



WESTRINGIA 'BLUE GEM'

GRASSES AND GROUNDCOVERS



ANIGOZANTHOS 'AMBER VELVET'



ANIGOZANTHOS 'MEGA GOLD'



ASPLENIUM NIDUS



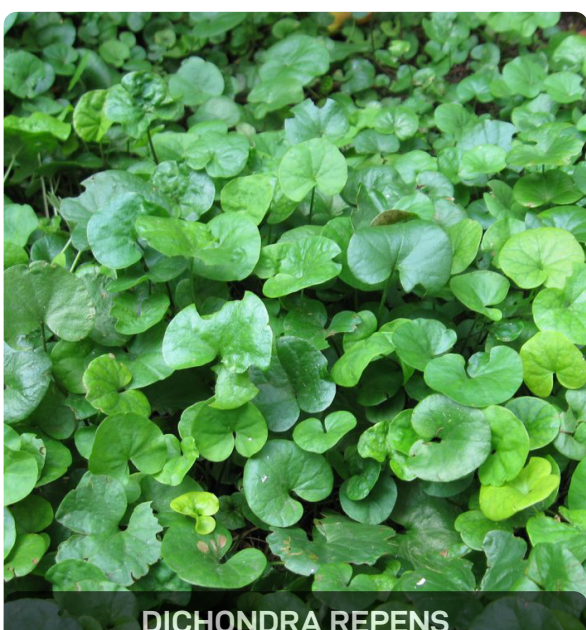
CARPOBROTUS GLAUDESCENS



DIANELLA 'CASSA BLUE'



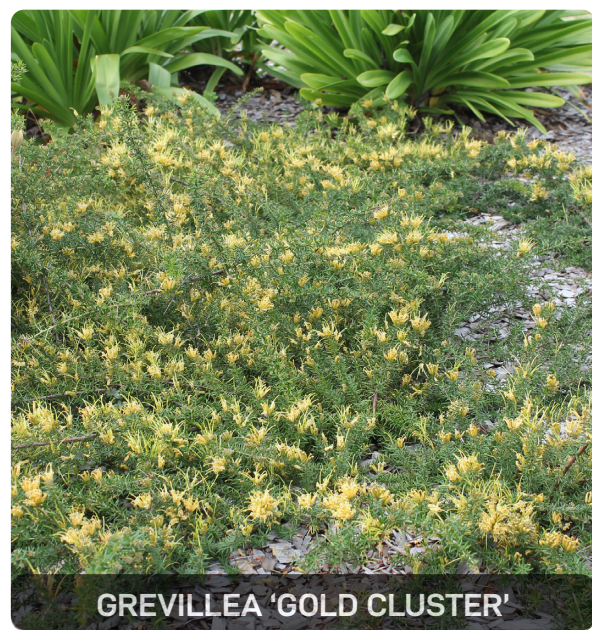
DIANELLA 'LITTLE JESS'



DICHONDRA REPENS



EREMOPHILA 'BLUE HORIZON'



GREVILLEA 'GOLD CLUSTER'



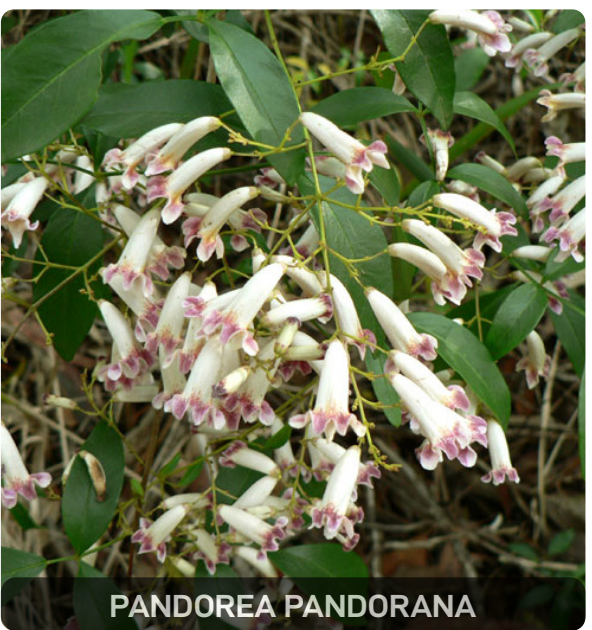
HARDENBERGIA VIOLACEA



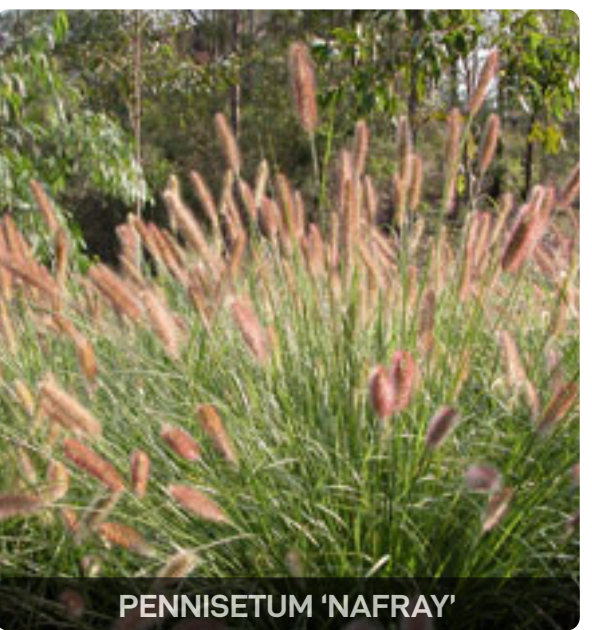
LOMANDRA 'TANIKU'



LOMANDRA 'SEASCAPE'



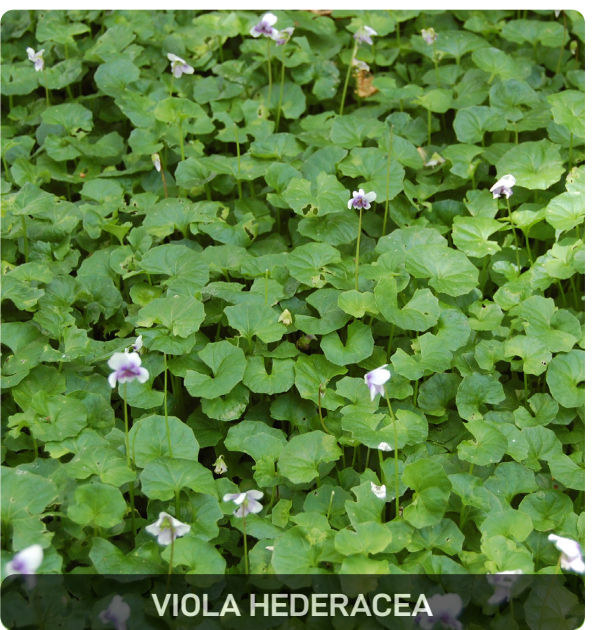
PANDOREA PANDORANA



PENNISSETUM 'NAFRAY'



POA 'ESKDALE'



VIOLA HEDERACEA

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1-3 RICKETTY STREET, MASCOT

3-JUL-2023