

Railway Street Apartments | Landscape DA Package

75-85 Railway Street, Rockdale NSW 2216

Drawing register:

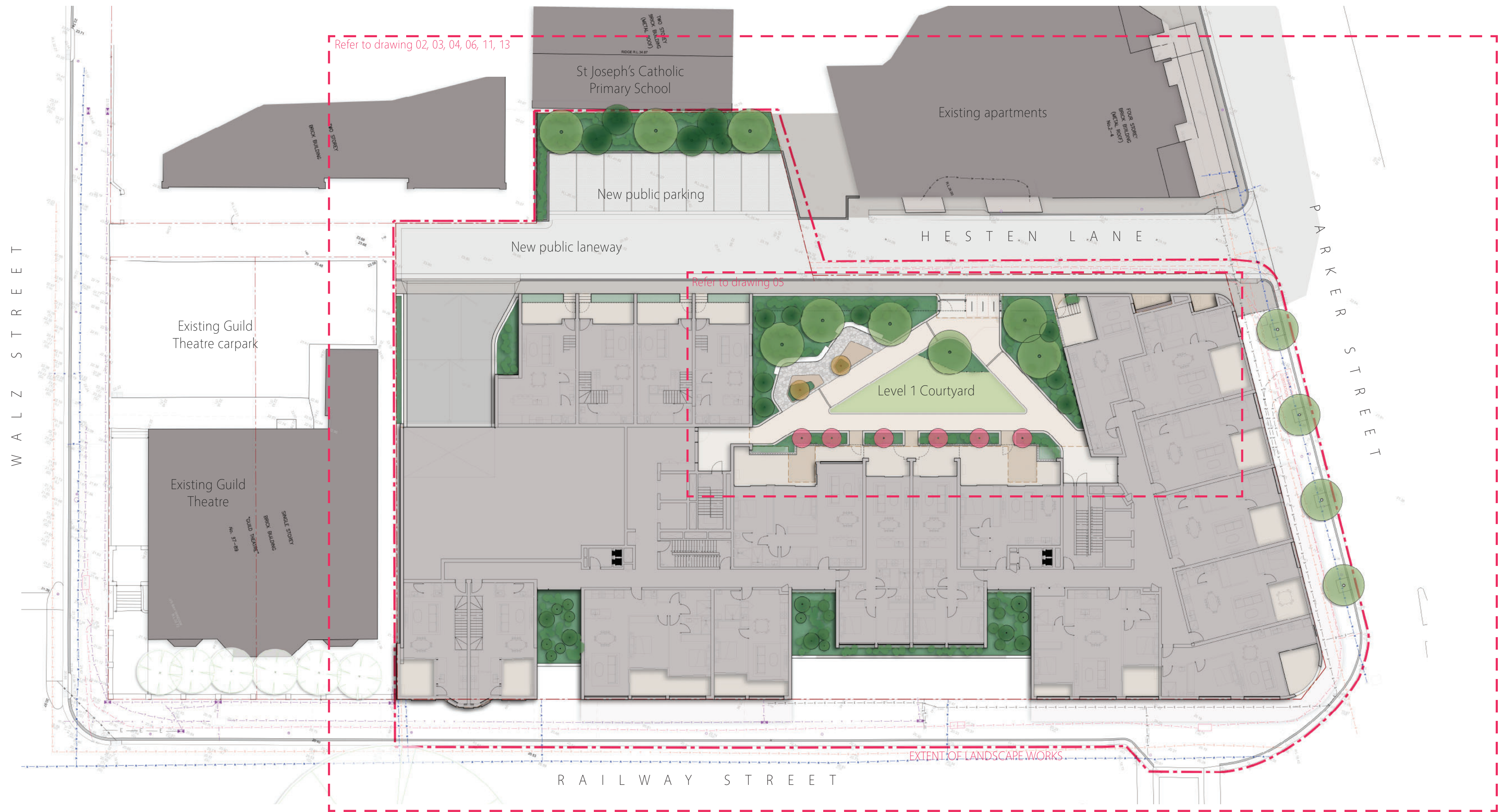
Drawing No.:	Drawing title:
2322-01	Titlesheet: Drawing Register, General Notes & Extent of Landscape Works Plan
2322-02	Soil Depth Plan
2322-03	Landscape DA Plan - Ground Floor (Railway Street)
2322-04	Landscape DA Plan - Level 1 (Hesten Lane)
2322-05	Landscape DA Plan - Level 1 Courtyard Detail Plan
2322-06	Landscape DA Plan - Level 9 (Rooftop)
2322-07	Landscape Sections - Section A (Groundfloor - Railway Street)
2322-08	Landscape Sections - Section B (Level 1 - Hesten Lane)
2322-09	Landscape Sections - Section C (Level 1 - Hesten Lane)
2322-10	Landscape Sections - Section D (Level 9)
2322-11	Planting DA Plan - Ground Floor (Railway Street) & Level 1 (Hesten Lane)
2322-12	Planting DA Plan - Level 3 & 4 (Podium Planters)
2322-13	Planting DA Plan - Level 3 & Level 9 (Rooftop)
2322-14	Plant DA Schedule, Plant Images
2322-15	Plant DA Schedule, Plant Images
2322-16	Maintenance Requirements & Management Plan, Typical Planting Details

Project information:

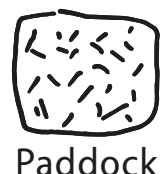
Client:	Eloura Holdings
Site:	Lot 101 in DP 771165, Lot 3 in DP 82942, Lot 1 in DP 455421, Lot 1 in DP 912313, Lot 1 in DP 3560, known as 75-85 Railway Street, Rockdale NSW 2216
LGA:	Bayside Council
Landscape architect:	Paddock Landscape Architects
Architect:	Studio Johnston
BCA & Access:	AE&D
Waste Management:	Elephants Foot
Traffic Engineer:	Traffix
Electrical Engineer:	Joeliane
Hydraulic Engineer:	DLT
Fire Consultant:	Erbas
Geotech:	EI Australia
Civil Engineer:	CEC
Planner:	ABC Planning
Surveyor:	Higgins Surveyors
Arborist:	Greenspaces

General notes:

- + Not for pricing or construction.
- + Subject to detailed design and documentation.
- + Subject to Council approvals.
- + Refer to engineer documentation for all external services, including stormwater drainage, electrical (including lighting), hydraulic etc.
- + All existing site levels within landscape softscape zones to be retained, unless otherwise documented.
- + Structures, shelters, podiums, stairs, pavement design, fences, walls, balustrades, furniture etc subject to detailed design and engineering design.
- + Planting subject to availability at time of tender and construction.
- + All landscape areas within property boundary (excluding laneway) including deep soil at-grade and on-podium garden and lawn areas to include a fully automated irrigation system, subject to detailed design by a suitably qualified irrigation consultant.
- + All streetscape works, including existing trees, are to be retained and protected. Any damage to street trees or streetscape works are to be made good at the contractors expense.



Site Plan - Extent of Landscape Works



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Issue:	Date:	Reason:	Reviewed by:
A	24.11.23	For DA Submission	DW
B	11.07.24	For DA Submission	DW
C	25.07.24	For DA Submission	DW
D	02.12.24	For DA Submission	DW
E	13.01.25	For DA Submission	DW

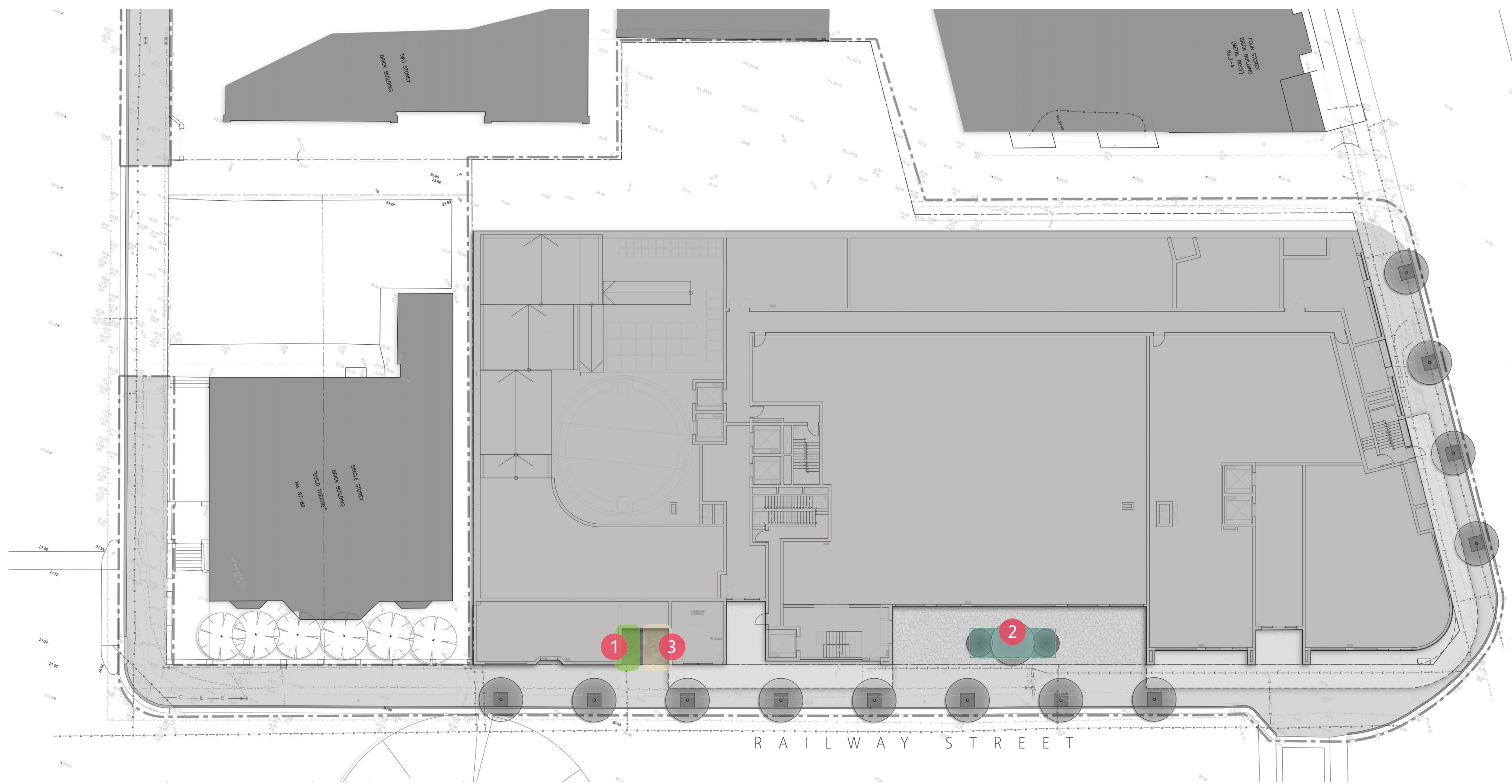
Project: Railway Street Apartments
75-85 Railway Street, Rockdale NSW 2216
Client: **Eloura**

Title: **Titlesheet**
Drawing Register,
General Notes
Extent of Landscape Works Plan

Project No.: 2322
Date: 13.01.25
Scale: 1:200 @ A1



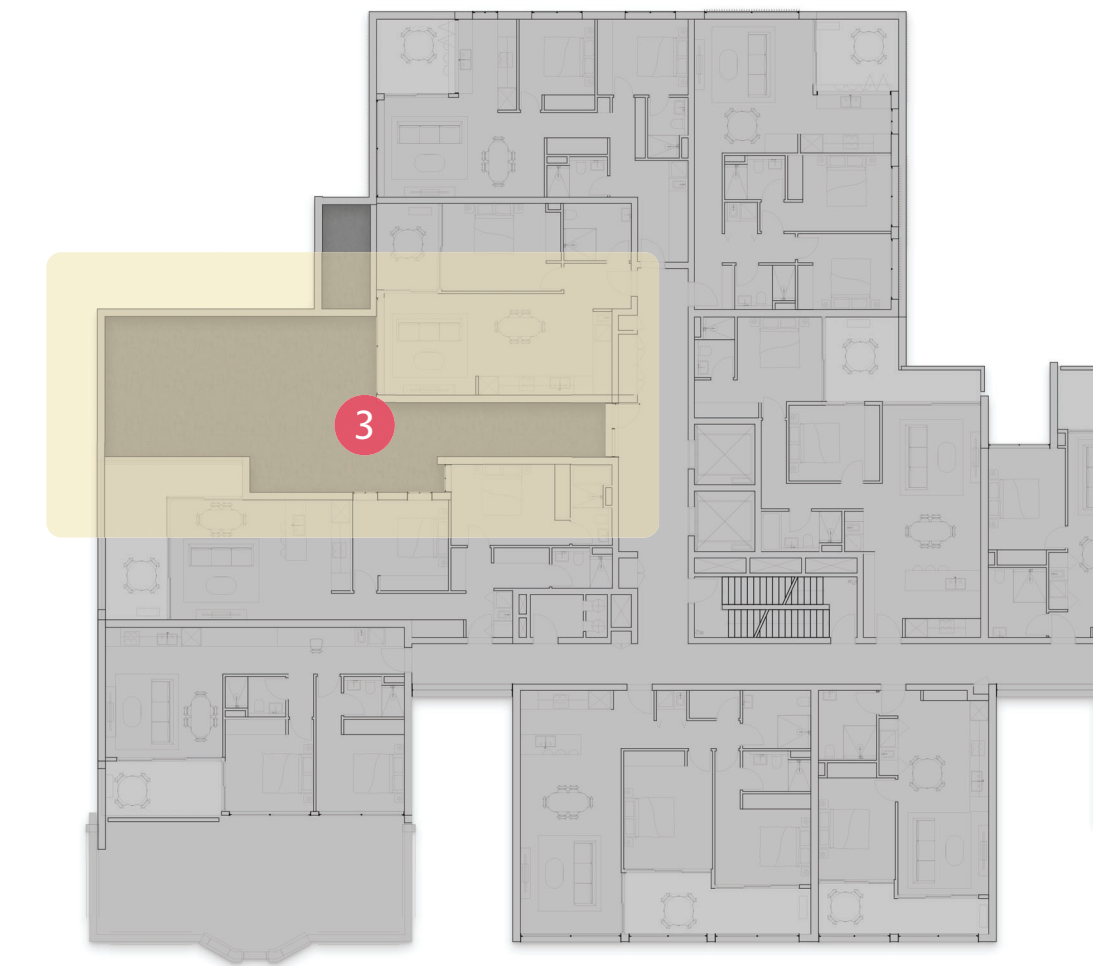
Drawing: 2322-01
Issue: E



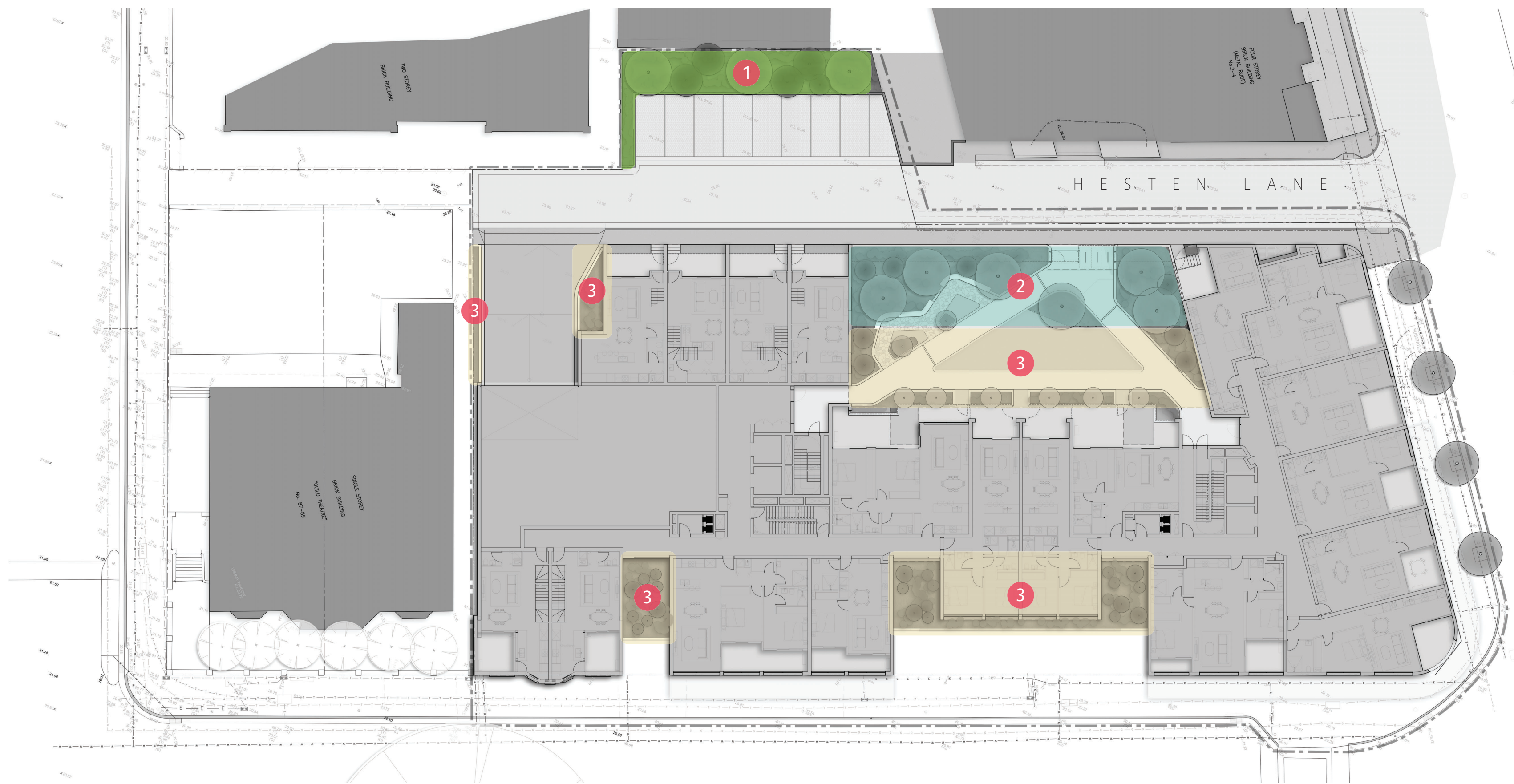
Groundfloor (Railway Street)
Scale 1:300

Legend:

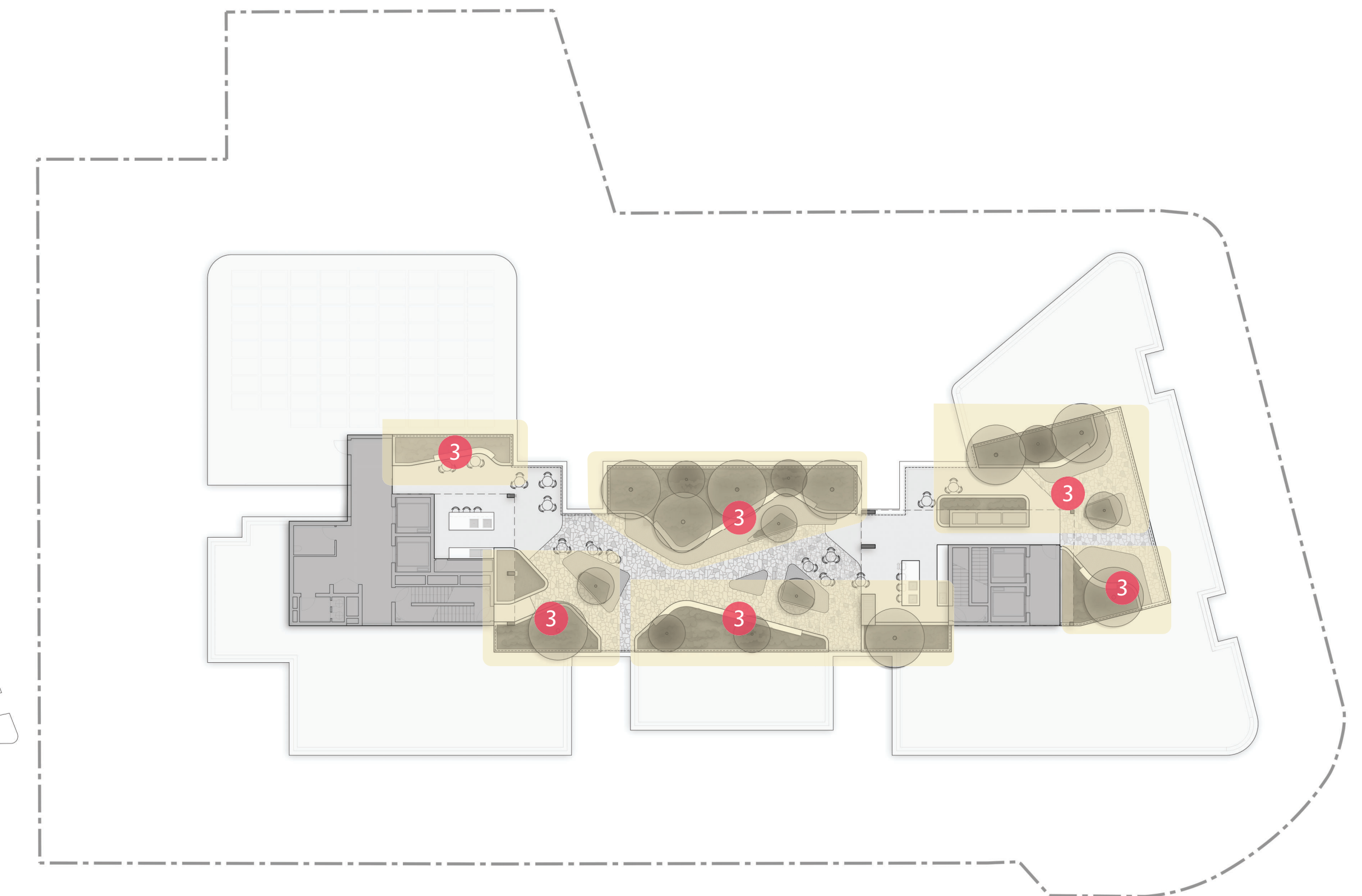
- 1 Planting in deep soil
Total area = 89.0 m²
- 2 Planting on podium structure, soil depth approximately 3-3.7m
Total area = 136.0 m²
- 3 Planting on podium structure, soil depth 0.6-1.1m
Total area = 474.0 m²



Level 3
Scale 1:300



Level 1 (Hesten Lane)
Scale 1:300



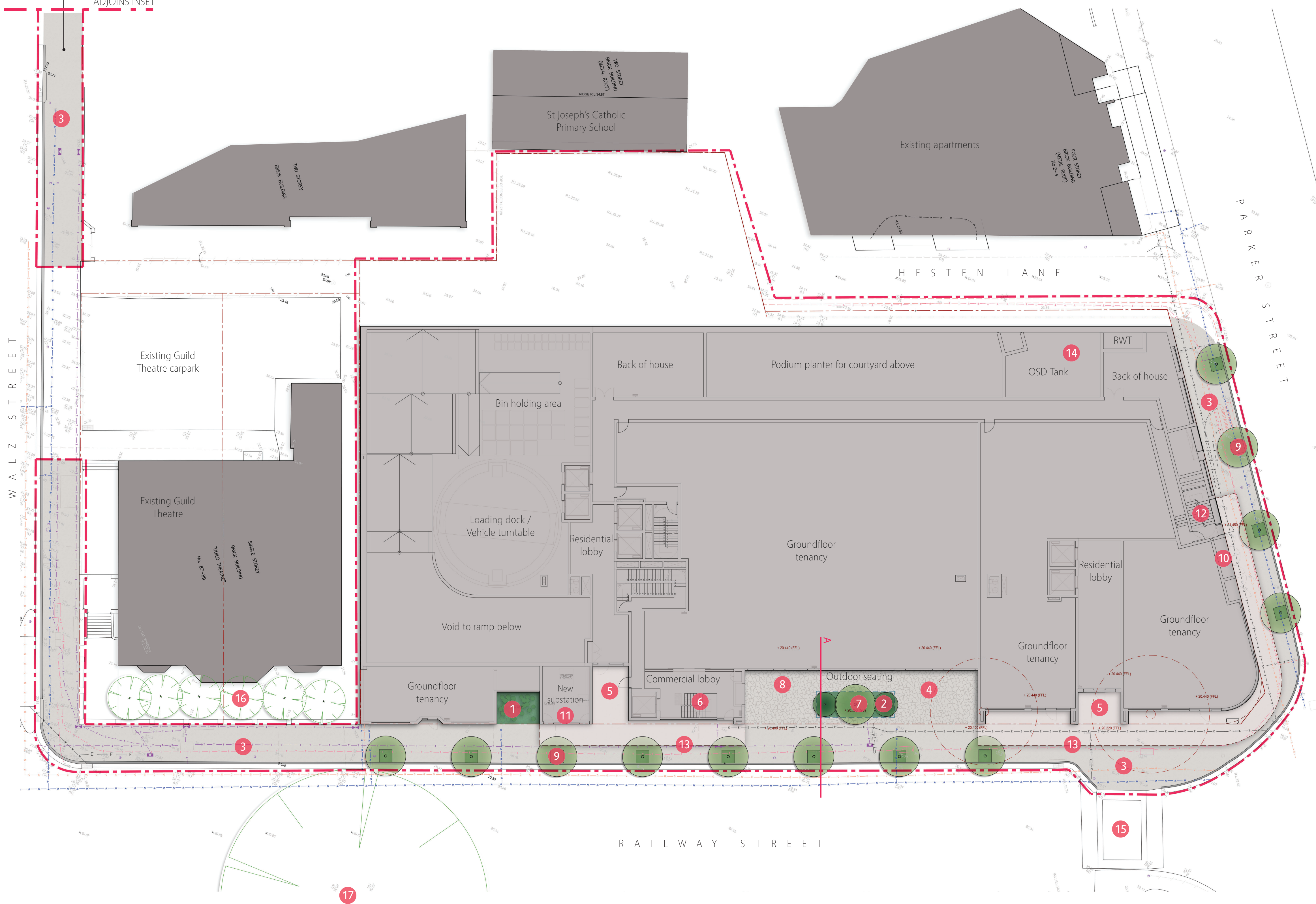
Level 9 (Rooftop Garden)
Scale 1:300



ADJOINS MAIN PLAN

Scope of work as per schedule 'Design Specification' under the VPA dated 26.11.2018.

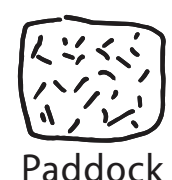
ADJOINS INSET



Legend:

--- Extent of new landscape works.

- 1 New mass planted garden areas (deep soil and podium).
- 2 New mass planted garden areas (podium planter, 3000mm depth).
- 3 Pathways type 1 - unit paving on mortar bedding and reinforced concrete base slab (to Council standard details).
- 4 Pathways type 2 - stone unit pavers installed on mortar bedding and reinforced concrete podium base slab, located within private property.
- 5 Building entry to residential lobbies.
- 6 Building entry for commercial tenancies.
- 7 Proposed canopy tree, 1 No. *Corymbia maculata*. Species directed by design review panel. Understorey to include lush planting.
- 8 Outdoor seating area for adjacent groundfloor commercial tenancy.
- 9 New street trees along Railway and Parker Street (to Council standard details). Species and spacing directed by Council.
- 10 New combined hydrant and sprinkler booster enclosure along Parker Street.
- 11 New substations located within enclosure of the building footprint.
- 12 Fire egress stairs.
- 13 Awning of building above.
- 14 New rainwater and OSD tanks.
- 15 Existing raised pedestrian crossing at the intersection of Railway and Parker Streets. Pedestrian crossing connects to the train and bus stations in addition to the commercial centre of Rockdale.
- 16 Existing trees within the Guild Theatre surrounds.
- 17 Existing significant *Ficus macrophylla* on eastern side of Railway Street.



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Reviewed by:
DW
DW
DW
DW

Project: Railway Street Apartments
75-85 Railway Street, Rockdale NSW 2216

Client: **Eloura**

Title: **Landscape DA Plan - Ground Floor
(Railway Street)**

Project No.: 2322
Date: 13.01.25
Scale: 1:200 @ A1

Drawing: 2322-03

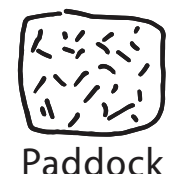
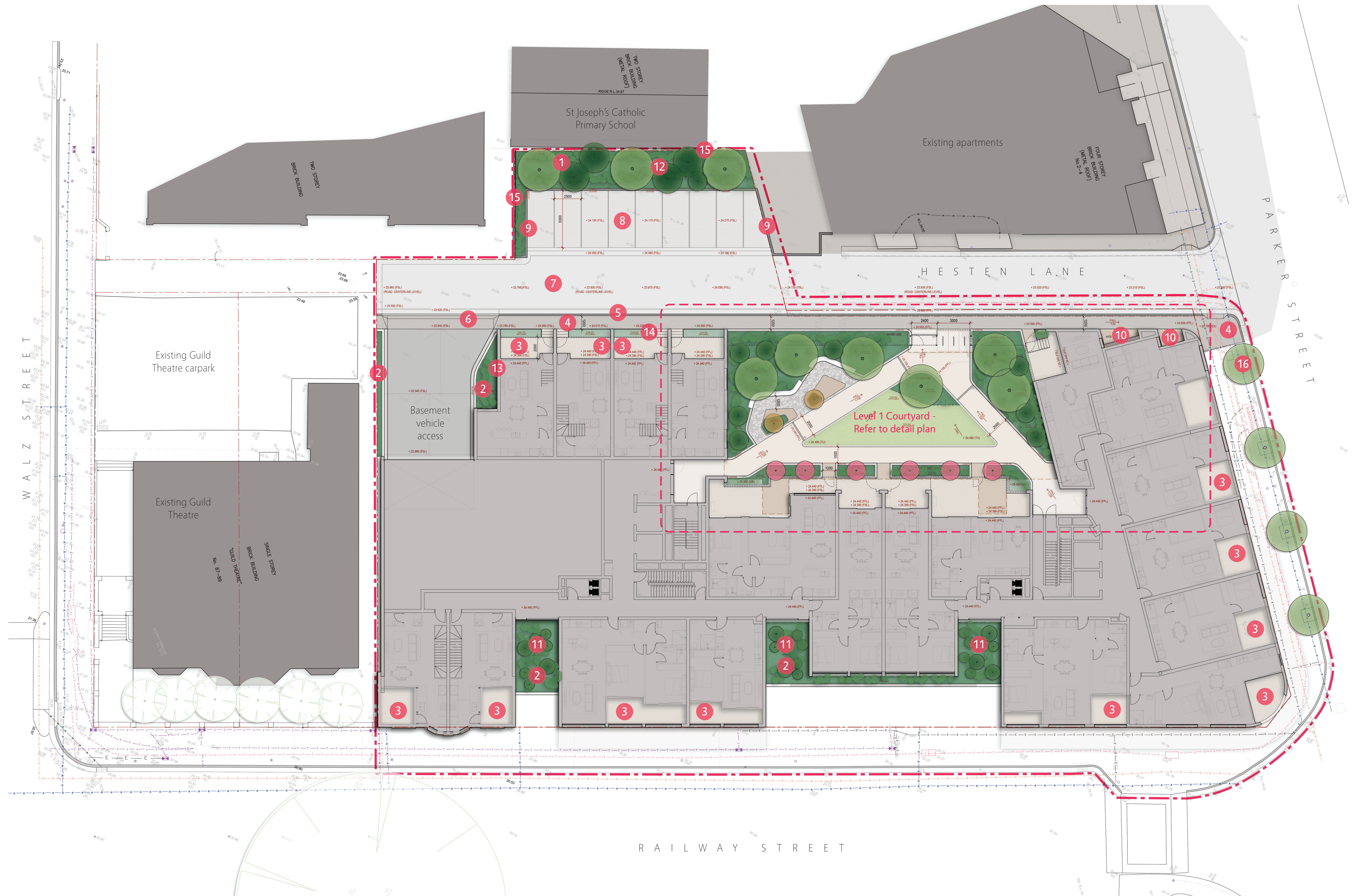
Issue: E



Legend:

Extent of new landscape works.

- 1 New mass planted garden areas (deep soil).
- 2 New mass planted garden areas (podium planter, depth varies).
- 3 Pathways type 4 - stone unit pavers installed on mortar bedding and reinforced concrete podium base slab, located within private terraces.
- 4 Pathways type 5 - reinforced concrete pathways within laneway verge, 1.2m minimum width (to Council standard details).
- 5 New reinforced concrete kerb and gutter in laneway (to Council standard details).
- 6 New reinforced concrete vehicle crossovers within laneway (to Council standard details).
- 7 New asphaltic concrete laneway with reinforced concrete kerbs (to Council standard details). Refer to civil engineer documentation for new laneway grading.
- 8 New public parking bays, 5.4m length by 2.5m width. New retaining wall and kerb along rear of parking bays (no wheelstops required).
- 9 New reinforced corefill concrete blockwork retaining wall. Refer to civil engineer documentation detail.
- 10 New rainwater and OSD tanks located below.
- 11 Lush planting with ferns low palms and small shrubs to provide scale to building along Railway Street.
- 12 New large canopy trees along laneway, underplanted with hardy groundcovers, grasses and low shrubs.
- 13 New trellis planting on facade of building with a mixture of evergreen, hardy vines.
- 14 New open-style metalwork security fencing along interface with Hesten Lane, 1.5m height.
- 15 New metalwork boundary fence, 1.8m height.
- 16 New street trees along Parker Street (to Council standard details). Species and spacing directed by Council.



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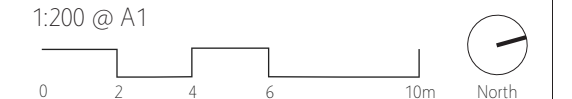
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E	13.01.25	For DA Submission

Reviewed by:
DW
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Project: Railway Street Apartments
75-85 Railway Street, Rockdale NSW 2216
Client: **Eloura**

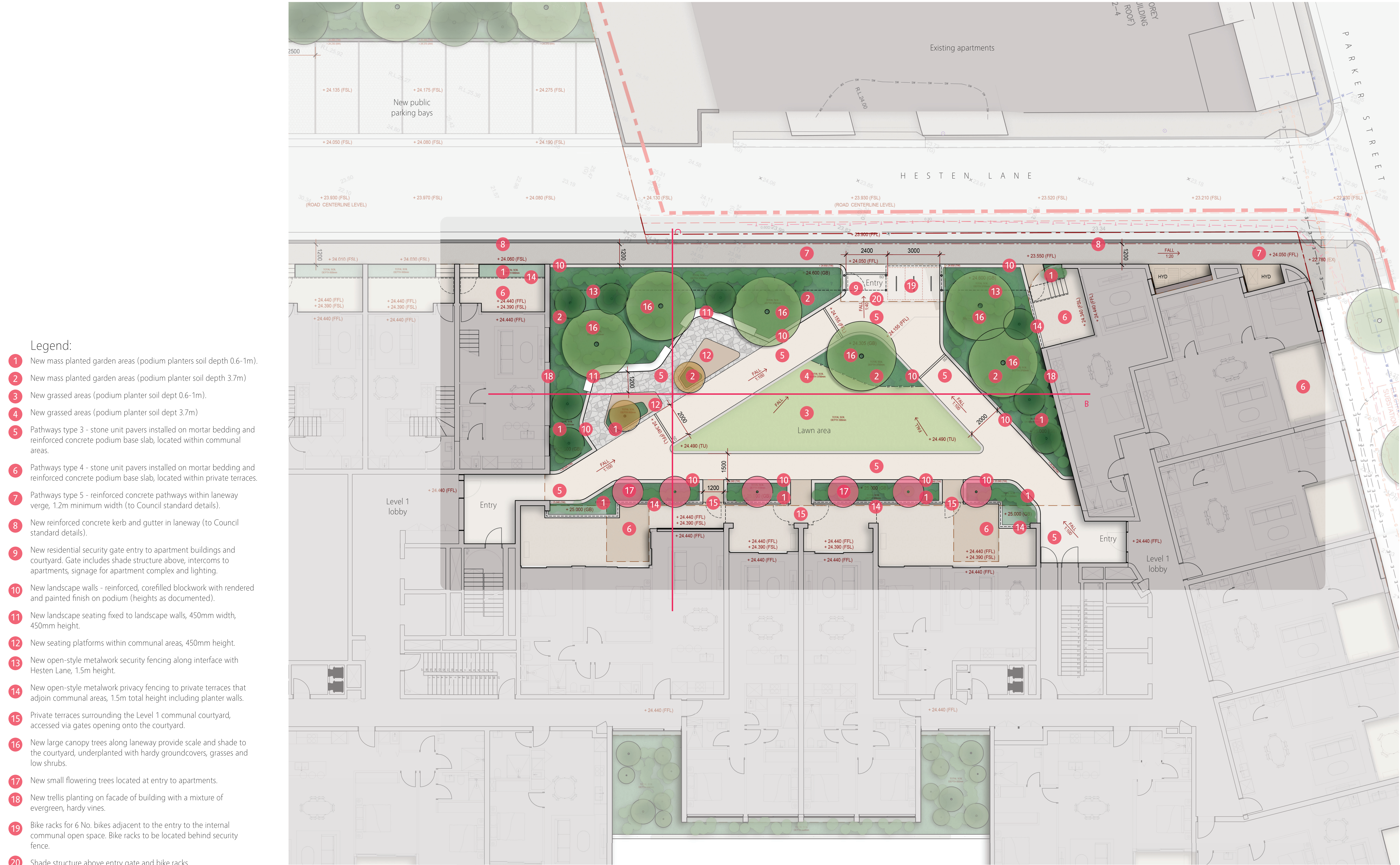
Title: **Landscape DA Plan - Level 1
(Hesten Lane)**

Project No.: 2322
Date: 13.01.25
Scale: 1:200 @ A1



Drawing: 2322-04
Issue: E

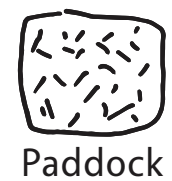
- Legend:
- 1 New mass planted garden areas (podium planters soil depth 0.6-1m).
 - 2 New mass planted garden areas (podium planter soil depth 3.7m)
 - 3 New grassed areas (podium planter soil dept 0.6-1m).
 - 4 New grassed areas (podium planter soil dept 3.7m)
 - 5 Pathways type 3 - stone unit pavers installed on mortar bedding and reinforced concrete podium base slab, located within communal areas.
 - 6 Pathways type 4 - stone unit pavers installed on mortar bedding and reinforced concrete podium base slab, located within private terraces.
 - 7 Pathways type 5 - reinforced concrete pathways within laneway verge, 1.2m minimum width (to Council standard details).
 - 8 New reinforced concrete kerb and gutter in laneway (to Council standard details).
 - 9 New residential security gate entry to apartment buildings and courtyard. Gate includes shade structure above, intercoms to apartments, signage for apartment complex and lighting.
 - 10 New landscape walls - reinforced, corefilled blockwork with rendered and painted finish on podium (heights as documented).
 - 11 New landscape seating fixed to landscape walls, 450mm width, 450mm height.
 - 12 New seating platforms within communal areas, 450mm height.
 - 13 New open-style metalwork security fencing along interface with Hesten Lane, 1.5m height.
 - 14 New open-style metalwork privacy fencing to private terraces that adjoin communal areas, 1.5m total height including planter walls.
 - 15 Private terraces surrounding the Level 1 communal courtyard, accessed via gates opening onto the courtyard.
 - 16 New large canopy trees along laneway provide scale and shade to the courtyard, underplanted with hardy groundcovers, grasses and low shrubs.
 - 17 New small flowering trees located at entry to apartments.
 - 18 New trellis planting on facade of building with a mixture of evergreen, hardy vines.
 - 19 Bike racks for 6 No. bikes adjacent to the entry to the internal communal open space. Bike racks to be located behind security fence.
 - 20 Shade structure above entry gate and bike racks.





Legend:

- 1 New mass planted garden areas (podium planter soil dept 0.6-1m).
- 2 Pathways type 3 - stone unit pavers installed on mortar bedding and reinforced concrete podium base slab, located within communal areas.
- 3 Solar PV Array (Powering Communal Spaces)
- 4 New landscape walls - reinforced, corefilled blockwork with rendered and painted finish on podium (heights as documented).
- 5 New landscape seating fixed to landscape walls, 450mm width, 450mm height.
- 6 New terraced seating platforms provides views to Botany Bay/Kamay.
- 7 New terraced seating platforms provides views to the CBD and the north.
- 8 Low seating and garden areas provide greenery and protection from the wind without compromising views to the east.
- 9 Larger depth planting areas to the west provide a backdrop for the space. Area caters for larger depth planters to accommodate small shade trees.
- 10 Balustrade barrier, heights vary. Glass wind barriers.
- 11 Outdoor communal kitchen area including central island bench with bbqs and seating. Bench along rear wall includes a sink and storage.
- 12 Vents from lower floors - refer to architectural documentation.
- 13 Cover roof overhang to provide weather protection to communal area.



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75-85 Railway Street, Rockdale NSW 2216
Client: **Eloura**

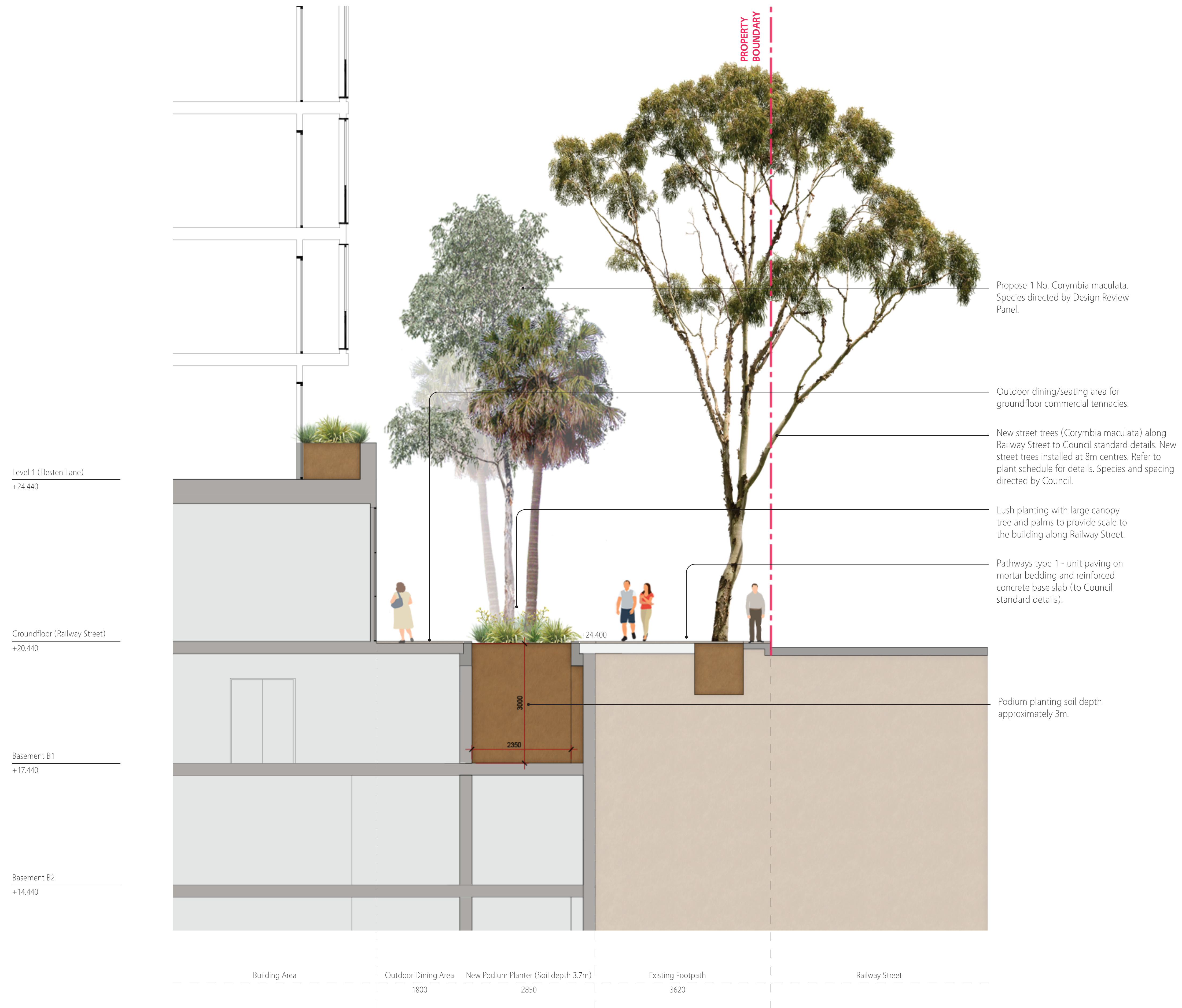
Title: **Landscape DA Plan - Level 9 (Rooftop)**

Project No.: 2322
Date: 13.01.25
Scale: 1:100 @ A1

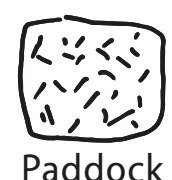


Drawing: 2322-06

Issue: E



Section A - Railway Street Frontage
Scale: 1:50 @A1



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Project: Railway Street Apartments
75-85 Railway Street, Rockdale NSW 2216

Client: **Eloura**

Title: **Landscape Sections
Section A**

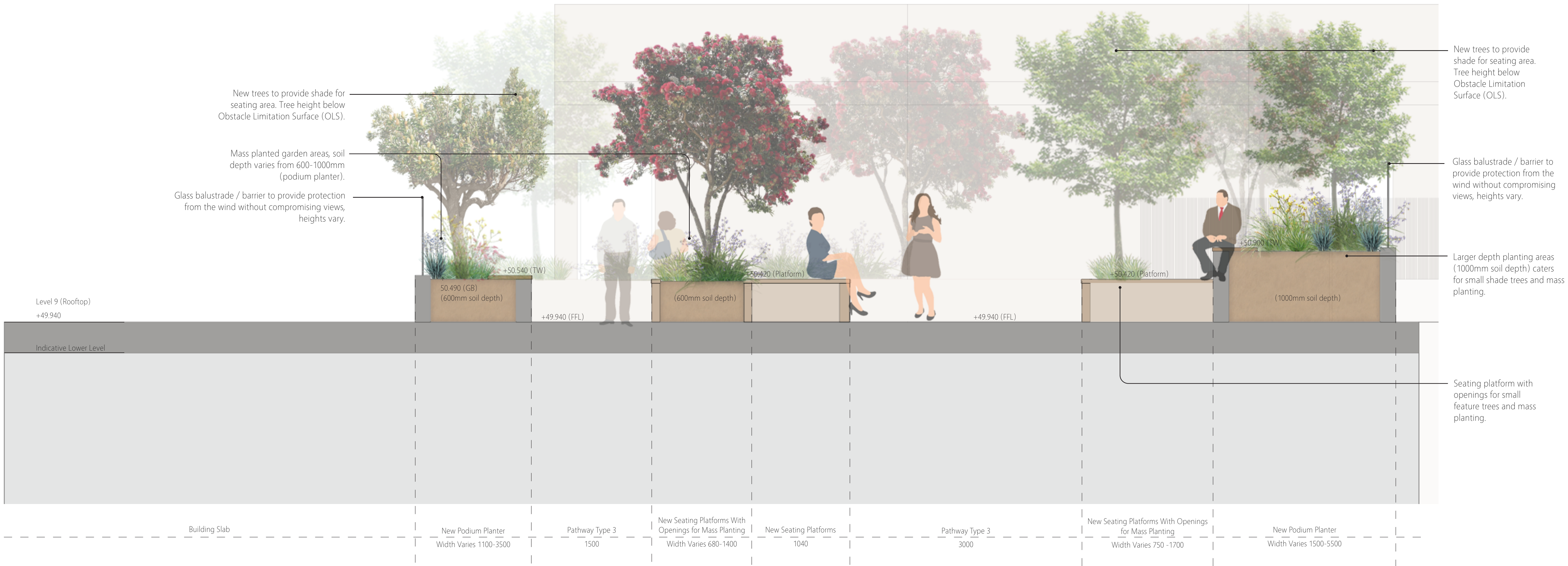
Project No.: 2322
Date: 13.01.25
Scale: 1:50 @ A1

Drawing: 2322-07

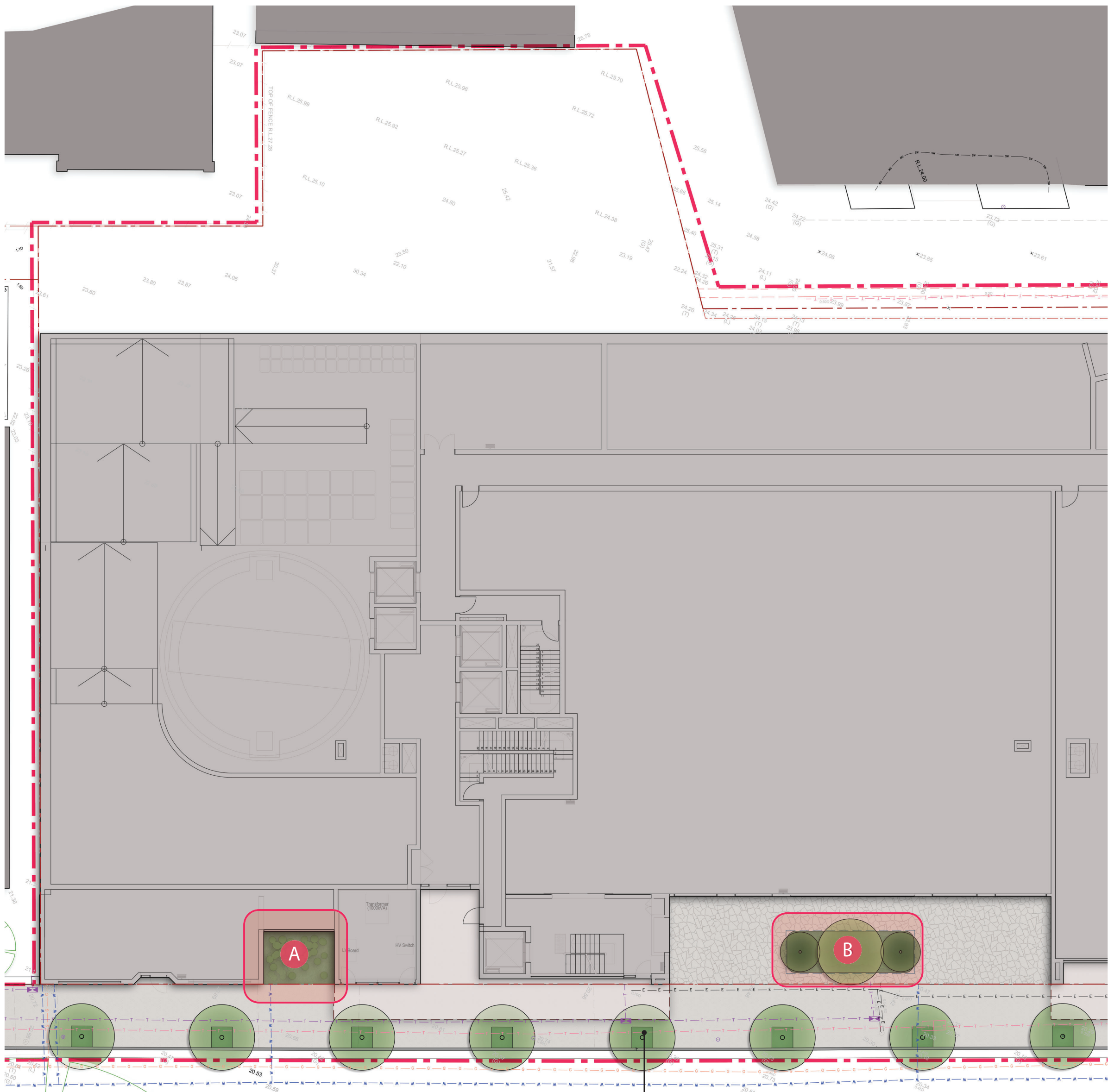
Issue: E



Section B - Building & Communal Open Space along Hesten Lane
Scale: 1:50 @A1



Section D - Rooftop Communal Open Space
Scale: 1:25 @A1



Groundfloor (Railway Street)

Scale: 1:100 @A1

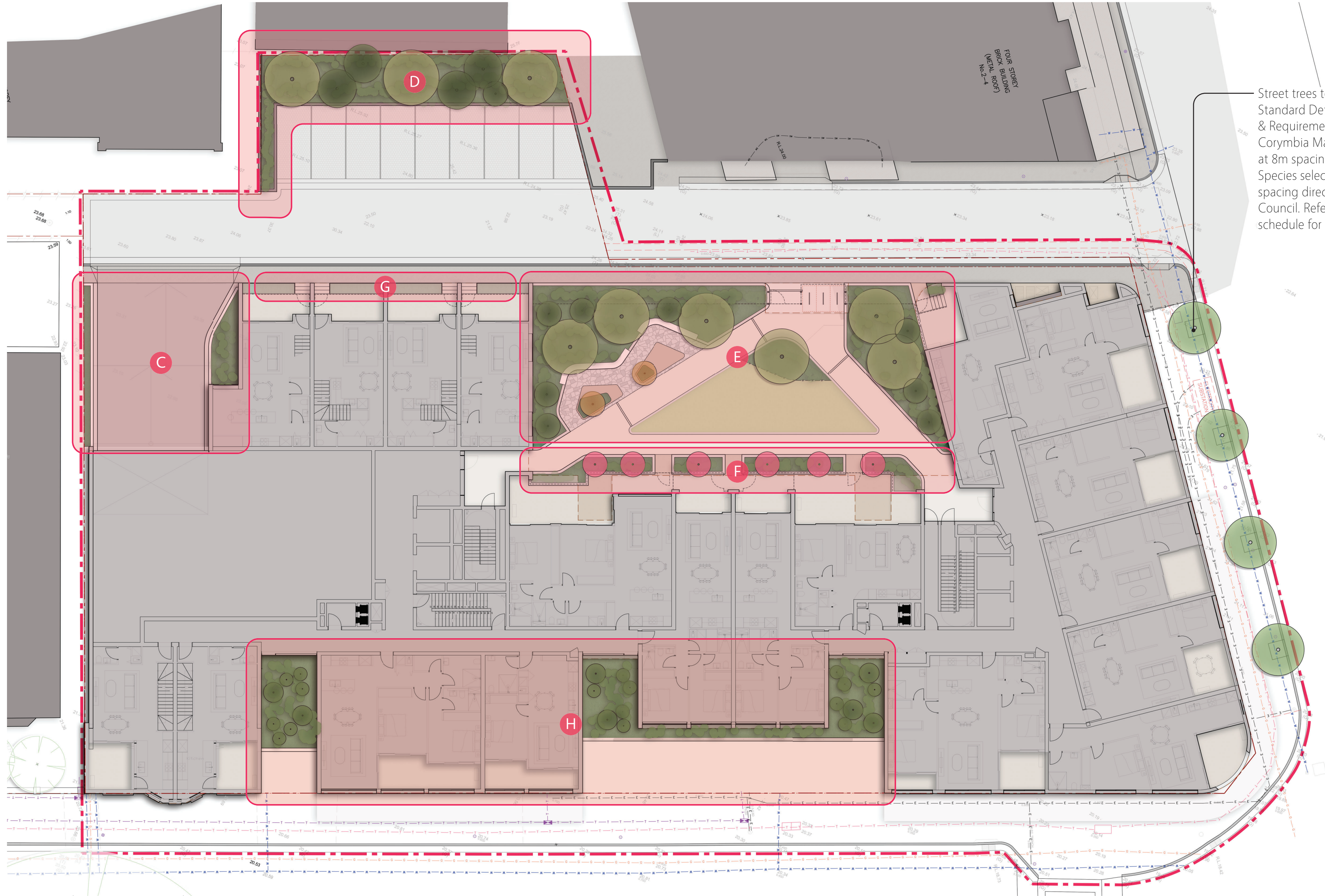
Area A:

Code	Quantity:
Groundcovers :	
DIC rep	10
VIO hed	10
Grasses, Ferns & Broad-leaved :	
ALC imp SP	3
ASP ela	7
ASP aus	3
BLE gib	7
DIA cae LJ	18
LOM lon T	9

Area B:

Code	Quantity:
Groundcovers :	
DIC rep	30
VIO hed	30
Grasses, Ferns & Broad-leaved :	
ALC imp SP	3
ASP aus	5
BLE gib	9
DIA cae LJ	18
DOR exc	3
LIR mus EG	12
LOM lon T	9
Shrubs :	
RHA ind SM	5
Trees :	
COR mac	1
Palms :	
LIV aus	2

Street trees to Council Standard Details & Requirements. Corymbia Maculata at 8m spacing. Species selection and spacing directed by Council. Refer to plant schedule for details.



Level 1 (Hesten Lane)

Scale: 1:100 @A1

Area C:

Code	Quantity:
Groundcovers :	
DIC rep	60
HIB sca	70
VIO hed	75
Grasses, Ferns + Broad-leaved :	
ALP zer	12
ALP nut	15
ASP ela	12
ASP aus	12
BLE gib	9
CYA coo	3
DIA CAE LJ	28
DOR exc	3
Shrubs :	
SYZ aus R	18

Area D:

Code	Quantity:
Groundcovers :	
DIC rep	120
GRE lan MT	48
HIB sca	40
VIO hed	120
Grasses, Ferns + Broad-leaved :	
ALP zer	24
DIA cae LJ	45
DOO asp	30
DOR exc	12
FIC nod	30
LOM hys	12
LOM lon T	24
Shrubs :	
HAR vio	24
SYZ aus R	15
Trees :	
ANG cos	2
ELA eum	4
LOP con	1

Area E:

Code	Quantity:
Climbers :	
CIS ant	25
THU mys	25
Groundcovers :	
CAS gla CI	35
CHR api	48
DIC arg SF	80
DIC rep	80
HIB sca	45
SEN man	40
VIO hed	120
Grasses, Ferns + Broad-leaved :	
ALC imp SP	18
ALP nut	54
ANI BG	24
ART cir	40
ASP ela	40
BLE gib	55
CLI min	30
DIA cae LJ	120
DIA rev	110

Code	Quantity:
Grasses, Ferns + Broad-leaved :	
DOR exc	18
LIR mus EG	80
LOM lon T	76
Shrubs :	
RHA ind SM	25
SYZ aus R	22
VIB odo EL	22
Trees :	
ANG cos	6
ELA eum	4
MAG gra TB	2
WAT flo GA	4
Palms	
ARC cun	3
LIV aus	3

Area F:

Code	Quantity:
Groundcovers :	
CAS gla CI	36
CHR api	55
DIC arg SF	60
DIC rep	55
HIB sca	30
SEN man	30
VIO hed	60
Grasses, Ferns + Broad-leaved :	
ALC imp SP	9
ALP nut	25
ALP zer	20
ANI BG	24
ART cir	30
ASP ela	20
BLE gib	24
CLI min	15
DIA cae LJ	25
DIA rev	20
DOR exc	7
LIR mus EG	70
LOM lon T	50
Trees :	
PRU cer N	6

Area G:

Code	Quantity:
Groundcover s:	
DIC rep	20
HIB sca	12
VIO hed	20
Grasses, Ferns + Broad-leaved :	
ALP nut	12
ALP zer	4
DIA cae LJ	12
LIR mus EG	12
Shrubs :	
RAP exc	12
RHA ind SM	4
SYZ aus R	8

Area H:

Code	Quantity:
Climbers :	
CIS ant	12
THU mys	12
Groundcovers :	
DIC rep	80
VIO hed	110
Grasses, Ferns + Broad-leaved :	
ALC imp SP	8
ALP nut	26
ASP aus	15
ASP ela	30
BLE gib	42
CYA coo	6
DIA cae LJ	45
DOO asp	30
DOR exc	9
LIR mus EG	58
Palms:	
ARC cun	5

Street trees to Council Standard Details & Requirements. Corymbia Maculata at 8m spacing. Species selection and spacing directed by Council. Refer to plant schedule for details.



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Project: Railway Street Apartments
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Client: Eloura

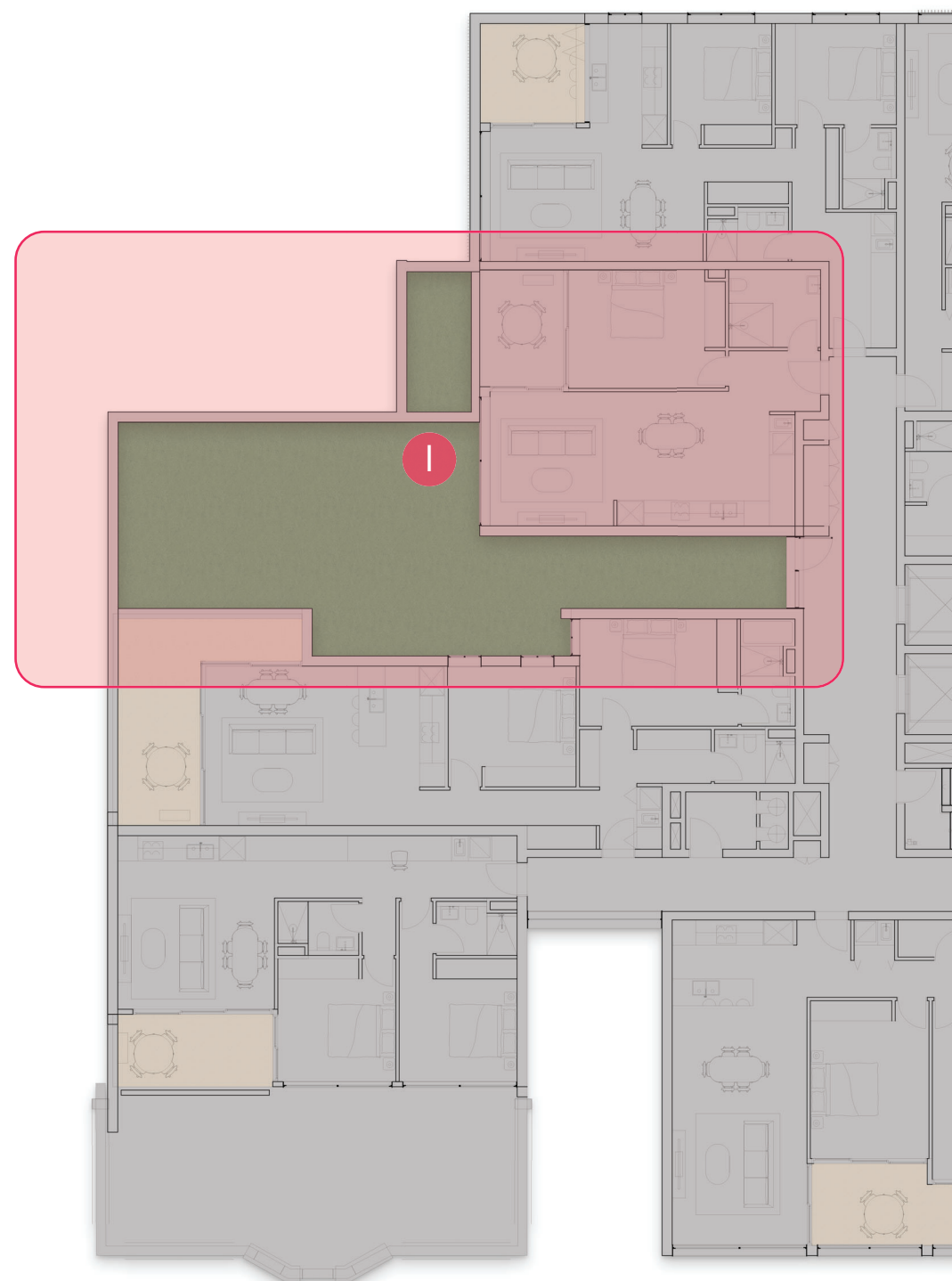
Title: Planting DA Plan
Groundfloor (Railway Street)
Level 1 (Hesten Lane)

Project No.: 2322
Date: 13.01.25
Scale: 1:200 @ A1



Drawing: 2322-011

Issue: E

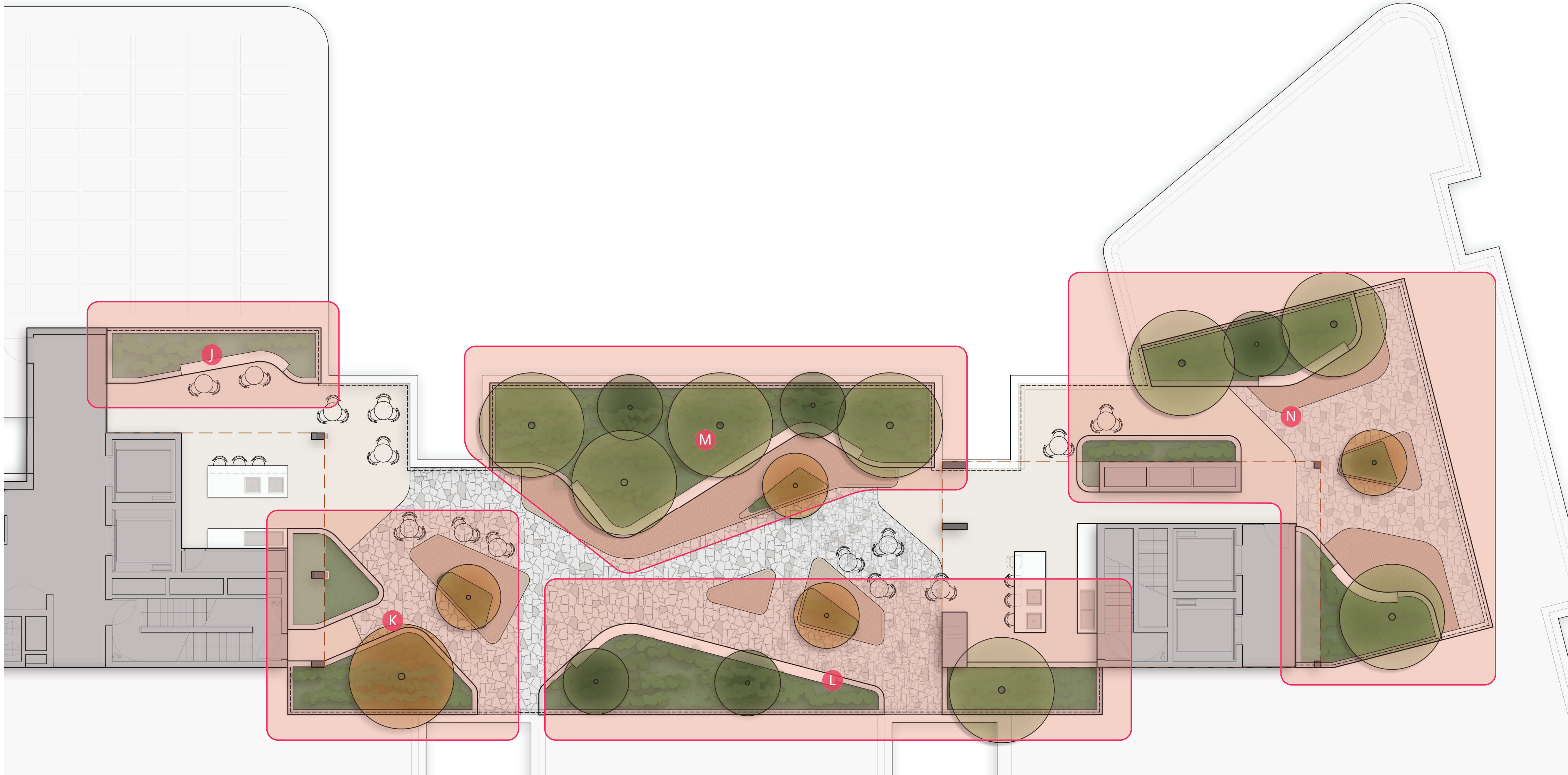


Level 3

Scale: 1:100 @A1

Area I:

Code	Quantity:
Groundcovers:	
DIC rep	62
HIB sca	22
VIO hed	62
Grasses, Ferns + Broad-leaved:	
ALP nut	24
ASP ela	24
ASP aus	18
BLE gib	32
DIA cae LJ	64
DOR exc	12
LOM hys	12
LOM lon T	32
Shrubs	
RHA ind SM	15
WES fru GB	18



Level 9 (Rooftop)

Scale: 1:100 @A1

Area J:

Code	Quantity:
Groundcovers:	
DIC rep	28
HIB sca	10
VIO hed	35
Grasses, Ferns + Broad-leaved:	
ALC imp SP	5
ALP nut	5
ASP ela	8
BLE gib	10
DIA cae LJ	20
LIR mus EG	14
Shrubs	
SYZ aus R	5
RHA ind SM	7

Area K:

Code	Quantity:
Groundcovers:	
CAS gia CI	5
DIC arg SF	5
DIC rep	20
HIB sca	10
SEN man	10
VIO hed	36
Grasses, Ferns + Broad-leaved:	
DIA cae LJ	12
DOR exc	3
LIR mus EG	12
LOM lon T	15
POA lab E	20
Shrubs :	
COR alb	15
HAR vio	18
RHA ind SM	4
SYZ aus R	4
Trees :	
CUP ana	1
PLU rub	1

Area L:

Code	Quantity:
Groundcovers:	
CAS gia CI	35
CHR api	50
DIC arg SF	25
DIC rep	55
GRE lan MT	40
HIB sca	20
SEN man	27
VIO hed	84
Grasses, Ferns + Broad-leaved:	
DIA cae LJ	30
DOR exc	5
LOM lon T	20
POA lab E	30
Shrubs :	
COR alb	15
RHA ind SM	13
WES fru GB	12
Trees :	
BAN ser	2
CUP ana	1
PLU rub	1

Area M:

Code	Quantity:
Groundcovers:	
CAS gia CI	20
CHR api	40
DIC arg SF	60
DIC rep	44
GRE lan MT	30
HIB sca	20
SEN man	15
VIO hed	80
Grasses, Ferns + Broad-leaved:	
DIA cae LJ	27
DIA rev	20
DOR exc	5
LOM lon T	45
POA lab E	25
Shrubs :	
COR alb	9
HAR vio	18
RHA ind SM	10
VIB odo EL	6
WES fru GB	20
Trees :	
CUP ana	4
PLU rub	1
TRI lau L	2

Area N:

Code	Quantity:
Groundcovers:	
CAS gia CI	24
CHR api	35
DIC arg SF	30
DIC rep	60
SEN man	15
VIO hed	60
Grasses, Ferns + Broad-leaved:	
DIA cae LJ	30
DOR exc	8
LOM lon T	50
POA lab E	50
Shrubs :	
COR alb	6
RHA ind SM	4
VIB odo EL	12
WES fru GB	18
Trees :	
CUP ana	2
PLU rub	1
TRI lau L	2

Plant DA Schedule:

Code	Scientific name:	Common name:	Pot size:	Mature height & spread*:	Planting density:	Quantity:	Maintenance requirements:
	Climbers:						
CIS ant	Cissus antarctica	Kangaroo Vine	140mm Pot	4m x 6m	-	62	Feed with a good all purpose fertiliser in the warmer months. Cut back if needed to keep to size.
THU mys	Thunbergia mysorensis	Lady Slipper Vine	140mm Pot	6m x 3m	-	62	Cut back if needed to keep to size.
	Groundcovers:						
CAS gla CI	Casuarina glauca 'Cousin It'	Sheoak	140mm Pot	0.2m x 0.3m	4 /m²	155	Allow to cascade downface of planter walls. Maintain to garden extend if it begins to encroach on paths.
CHR api	Chrysocephalum apiculatum	Yellow Buttons	140mm Pot	0.2m x 0.3m	6 /m²	228	Seasonal maintenance to promote new growth. Maintain to garden extent if it begins to encroach on paths.
DIC arg SF	Dichondra argentea 'Silver Falls'	Silver Falls	140mm Pot	0.1m x 0.3m	6 /m²	260	Allow to cascade down face of retaining walls. Maintain to garden extent if it begins to encroach on paths.
DIC rep	Dichondra repens	Kidney Groundcover	Tubestock	0.1m x 0.3m	6 /m²	724	Allow to form a natural weed-cover within garden areas.
GRE lan MT	Grevillea lanigera 'Mt Tamboritha'	Spider Flower	140mm Pot	0.1m x 0.3m	4 /m²	118	Seasonal maintenance to promote new growth. Maintain to garden extent if it begins to encroach on paths.
HIB sca	Hibbertia scandens	Guinea Flower	140mm Pot	0.4m x 1m	4 /m²	279	Allow to cascade down face of retaining walls. Maintain to garden extent if it begins to encroach on paths.
SEN man	Senecio mandraliscae	Blue Chalksticks	140mm Pot	0.3m x 0.6m	4 /m²	137	Seasonal maintenance to promote new growth and maintain compact form.
VIO hed	Viola hederacea	Native Violet	140mm Pot	0.1m x 0.3m	8 /m²	902	Allow to form natural weed-cover within planter.
	Grasses, Ferns & Broad-leaved:						
ALC imp SP	Alcantarea imperialis 'Silver Plum'	Bromeliad	200mm Pot	0.5m x 0.5m	1 /m²	46	
ALP nut	Alpinia nutans	Dwarf Cardamon	200mm Pot	1m x 0.8m	3 /m²	161	Seasonal maintenance as required to remove dead foliage.
ALP zer	Alpinia zerumbet	Shell Ginger	200mm Pot	1.8m x 1m	2 /m²	96	Seasonal maintenance as required to remove dead foliage.
ANI BG	Anigozanthos 'Bush Gold'	Kangaroo Paw (Yellow)	140mm Pot	0.5m x 0.5m	5 /m²	48	Seasonal maintenance to remove dead flowers.
ART cir	Arthropodium cirratum	New Zealand Rock Lily	200mm Pot	1m x 1m	3 /m²	70	Seasonal maintenance to remove dead leaves and flowers.
ASP aus	Asplenium australasicum	Birds Nest Fern	200mm Pot	1m x 1m	1 /m²	53	Seasonal maintenance as required to remove dead foliage.
ASP ela	Aspidistra elatior	Cast Iron Plant	140mm Pot	0.6m x 0.6m	4 /m²	141	Seasonal maintenance as required to remove dead foliage.
BLE gib	Blechnum gibbum	Silver Lady Fern	140mm Pot	0.4m x 0.4m	4 /m²	188	Seasonal maintenance as required to remove dead foliage.
CLI min	Clivia miniata	Clivia	140mm Pot	0.4m x 0.4m	4 /m²	45	Seasonal maintenance to remove dead flowers.
CYA coo	Cyathea cooperi	Australian Tree Fern	300mm Pot	6m x 3m	1 /m²	9	Seasonal maintenance to promote new growth.
DIA cae LJ	Dianella caerulea 'Little Jess'	Blue Flax Lily	140mm Pot	0.5m x 0.5m	6 /m²	494	Seasonal maintenance to promote new growth.
DIA rev	Dianella revoluta 'Little Rev'	Little Rev Dianella	200mm Pot	0.4m x 0.4m	6 /m²	150	Seasonal maintenance to promote new growth.
DOO asp	Doodia aspera	Prickly Rasp Fern	200mm Pot	0.5m x 0.5m	6 /m²	60	Seasonal maintenance to promote new growth.
DOR exc	Doryanthes excelsa	GyMEA Lilly	200mm Pot	1.5m x 1m	1 /m²	85	Seasonal maintenance to remove dead flowers.
FIC nod	Ficinia nodosa	Knobby Club-rush	Tubestock	0.7 x 0.7m	5 /m²	30	
LIR mus EG	Liriope muscari 'Evergreen Giant'	Giant Mondo	140mm Pot	0.6m x 0.6m	4 /m²	258	
LOM hys	Lomandra hystrix	Mat Rush	140mm Pot	1m x 1m	4 /m²	24	
LOM lon T	Lomandra longifolia 'Tanika'	Lomandra Tanika	140mm Pot	0.6 x 0.6m	4 /m²	330	
POA lab E	Poa labillardieri 'Eskdale'	Common Tussock Grass	140mm Pot	0.6m x 0.6m	6 /m²	125	Seasonal maintenance to promote new growth.
RAP exc	Rhapis excelsa	Lady Palm	500mm Pot	2m x 1m	1 /m²	12	Seasonal maintenance to remove dead foliage.

Climbers



Cissus antarctica
Kangaroo Vine



Thunbergia mysorensis
Lady Slipper Vine

Groundcovers



Casuarina glauca 'Cousin It'
Sheoak



Chrysocephalum apiculatum
Yellow Buttons



Dichondra argentea 'Silver Falls'
Silver Falls



Dichondra repens
Kidney Groundcover



Grevillea lanigera
Spider Flower



Hibbertia scandens
Guinea Flower



Senecio mandraliscae
Blue Chalksticks



Viola hederacea
Native Violet

Grasses, Ferns & Broad-leaved



Alcantarea imperialis 'Silver Plum'
Bromelia



Alpinia nutans
Dwarf Cardamon



Alpinia zerumbet
Shell Ginger



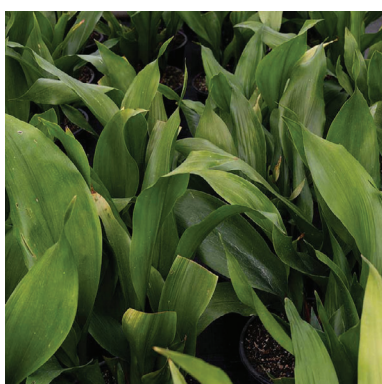
Anigozanthos 'Bush Gold' '
Kangaroo Paw



Arthropodium cirratum
New Zealand Rock Lilly



Asplenium australasicum
Birds Nest Fern



Aspidistra elatior
Cast Iron Plant



Blechnum gibbum
Silver Lady Fern



Clivia miniata
Clivia



Cyathea cooperi
Australian Tree Fern



Dianella caerulea 'Little Jess'
Blue Flax Lily



Dianella revoluta 'Little Rev'
Little Rev Dianella



Doodia aspera
Prickly Rasp Fern



Doryanthes excelsa
GyMEA Lilly



Ficinia nodosa
Knobby Clubrush



Liriope muscari 'Evergreen Giant'
Giant Mondo



Lomandra hystrix
Mat Rush



Lomandra longifolia 'Tanika'
Lomandra Tanika



Poa labillardieri 'Eskdale'
Common Tussock Grass



Rhapis excelsa
Lady Palm



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B	11.07.24	For DA Submission	DW
C	25.07.24	For DA Submission	DW
D	02.12.24	For DA Submission	DW
E	13.01.25	For DA Submission	DW

Project: Railway Street Apartments
75-85 Railway Street, Rockdale NSW 2216

Client: Eloura

Title: Plant DA Schedule
Plant Images

Project No.: 2322
Date: 13.01.25
Scale: N/A @ A1

Drawing: 2322-014

Issue: E

Plant DA Schedule:

Code	Scientific name:	Common name:	Pot size:	Mature height & spread*:	Planting density:	Quantity:	Maintenance requirements:
	Shrubs:						
COR alb	Correa alba	White Correa	200mm Pot	1.5m x 1.5m	2 /m²	45	Seasonal maintenance as required to maintain compact form 1x1m.
HAR vio	Hardenbergia violacea	Native Sarsaparilla	140mm Pot	0.7-1 x 0.7m	4 /m²	60	
RHA ind SM	Rhaphiolepis indica 'Snow Maiden'	Indian Hawthorn White	200mm Pot	0.8m x 0.8m	3 /m²	87	Seasonal maintenance as required to maintain compact form 800x800mm.
SYZ aus R	Syzygium australe 'Resilience'	Lilly Pilly	25L	2m x 1.5m	1 /m²	72	Seasonal maintenance as required to maintain informal screen to 1.8-2m height by 800mm spread.
VIB odo EL	Viburnum odoratissimum 'Emerald Lustre'	Viburnum	25L	2m x 1.5m	1 /m²	40	Seasonal maintenance as required to maintain informal screen to 1.8-2m height by 800mm spread.
WES fru GB	Westringia fruticosa 'Grey Box'	Coastal Rosemary	140mm Pot	0.4m x 0.4m	4 /m²	68	Seasonal maintenance as required to maintain compact form 400x400mm.
	Trees						
ANG cos	Angophora costata	Smooth - Barked Apple	75L	15m x 10m	-	8	Seasonal maintenance as required.
BAN ser	Banksia serrata	Old Man Banksia	100L	6m x 3m	-	2	Seasonal maintenance as required. Maintain compact form 2-3m height by 2m spread with clear trunk 1.5m height.
COR mac	Corymbia maculata	Spotted Gum	75L	30m x 8m	-	1	
CUP ana	Cupaniopsis anacardiopsis	Tuckeroo	75L	8m x 7m	-	8	Seasonal maintenance as required.
ELA eum	Elaeocarpus eumundii	Quandong	75L	8m x 3m	-	8	Seasonal maintenance as required. Maintain clear trunk 1.5m height.
LOP con	Lophostemon confertus	Queensland Brush Box	45L	15m x 10m	-	1	
PLU rub	Plumeria rubra	Frangipani	75L	6m x 4m	-	4	
TRI lau L	Tristaniopsis laurina 'Luscious'	Water Gum	75L	8m x 4m	-	4	Seasonal maintenance as required.
MAG gran TB	Magnolia grandiflora 'Teddy Bear'	Teddy Bear Magnolia	100L	4m x 2m	-	2	
PRU cer N	Prunus cerasifera 'Nigra'	Black Ornamental Plum	100L	5m x 4m	-	6	
WAT flo GA	'Waterhousea floribunda 'Green Avenue'	Weeping Lilly-pilly	75L	12m x 8m	-	4	Seasonal maintenance as required.
	Street Trees						
COR mac	Corymbia maculata	Spotted Gum	75L	30m x 8m	-	12	Species selection and spacing directed by Council.
	Palms:						
ARC cun	Archontophoenix cunninghamiana	Bangalow Palm	75L	5-8m x 3m	-	8	Seasonal maintenance as required. To remove fronds and seed pods. Support wires may be required for establishment.
LIV aus	Livistona australis	Cabbage Palm	Mix of 2-6m height	12-20m x 3m	-	5	Seasonal maintenance as required. To remove fronds and seed pods. Support wires may be required for establishment.

Street Tree Planting Notes:

- + Street tree species specified by Council.
- + Street trees to be installed as per Council requirements and details, including staking and root barriers.

Planting Notes:

- + Planting design subject to detailed design and documentation. Not for pricing or construction.
- + * Nominal height / spread at maturity - will vary based on maintenance regimes and site growing conditions.
- + Refer to drawing 2322-16 for the 'Maintenance Requirements & Management Plan' notes and typical planting details.
- + Species selection subject to availability at time of tendering and construction.
- + Species within mixed planting areas to be planted in groupings of 3-5.
- + Sub-surface and/or podium drainage to all garden and lawn areas, connected to site stormwater.
- + All garden and lawn areas are to include a fully automated irrigation system connected to the sites rainwater harvesting system (subject to detailed design by a suitably qualified irrigation consultant).

Shrubs



Correa alba
White Correa



Hardenbergia violacea
Purple Coral Pea



Rhaphiolepis indica 'Snow Maiden'
Indian Hawthorn White



Syzygium australe 'Resilience'
Water Gum



Viburnum odoratissimum
'Emerald Lustre'
Viburnum



Westringia fruticosa 'Grey Box'
Coastal Rosemary

Trees



Angophora costata
Smooth - Barked Apple



Corymbaia maculata
Spotted Gum



Cupaniopsis anacardiopsis
Tuckeroo



Elaeocarpus eumundii
Quandong



Lophostemon confertus
Queensland Brush Box



Plumeria rubra
Frangipani



Prunus cerasifera 'Nigra'
Purple Leaf Plum



Tristaniopsis laurina 'Luscious'
Water Gum



Magnolia grandiflora 'Teddy Bear'
Teddy Bear Magnolia



Waterhousea floribunda 'Green Avenue'
Weeping Lilly-pilly



Banksia serrata
Old Man Banksia

Street Trees



Corymbaia maculata
Spotted Gum

Palms



Archontophoenix cunninghamiana
Bangalow Palm



Livistona australis
Cabbage Palm



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Project: Railway Street Apartments
75-85 Railway Street, Rockdale NSW 2216

Client: **Eloura**

Title: **Plant DA Schedule
Plant Images**

Project No.: 2322
Date: 13.01.25
Scale: N/A @ A1

Drawing: 2322-015

Issue: E

Maintenance Requirements & Management Plan:

General:
The landscape works shall be maintained for the full life of the landscape. The frequency of maintenance shall occur every fortnight and works include, but are not limited to, watering, weeding, pruning, rubbish removal, fertilising, pest and disease control, plant replacement and the like.

Ensure the general appearance and presentation of the landscape and the quality of plant material at date of installation is maintained for the full life of the landscape.

Prune to AS4373 and the pruning requirements as outlined within the Plant Schedule on drawing 1916-014 and 1916-015.

Fertilising:
Fertiliser shall be an approved prolonged release type, such as ‘native plant food + t/e’ as supplied by Patons or approved equivalent with a N:P:K:S ratio of 7.9:1.8:5.2(s/p): 8.7 applied at the rate specified by the manufacturer. Apply all-purpose fertiliser to mass planting areas annually in two bands and cultivated into the soil 100 mm deep.

Season: fertilise all planting in September and March according to their seasonal growth requirement.

Insect & Disease Control:
Insecticide and fungicide spraying, if considered necessary, shall be carried out in accordance with the manufacturer’s instructions. The maintenance contractor shall treat all occurrences of insect attack or disease in plant material.

Period for treatment: until the problem has been eliminated.

Chemical spray: avoid windy days or if rain is likely to follow within 12 hours. Apply: to the manufacturer’s instructions and material data and safety sheets.

Weeding:
Weeds are unwanted plants and grasses not planted as part of the original works.

Program: as required for planted and mulched areas to be weed free when observed at fortnightly maintenance intervals.

Method: clear and keep clear vigorous ground covers 200 mm from the base of any large shrub, palm or tree. To be completed by hand.

Herbicide application: avoid windy days or if rain is likely to follow within 12 hours. Apply to the manufacturer’s instructions and material data and safety sheets. Apply when the weather is humid with moderate temperatures and maximum sunlight. Apply when the ground has the recommended soil moisture.

Stakes & Ties:
Adjust and/or replace stakes and ties where required. Remove all stakes ties when the planting has fully established and is self-supporting.

Generally, if plants are unable to be self-supported or if stakes are damaged, stake or re-stake the plants as required.

Removal: if plants are robust with well-developed systems and are strong enough to no longer require support, remove stakes and ties.

Mulched areas:
Maintain mulched areas in a clean and tidy condition. Reinstall mulch to specified depths and extents. The maintenance contractor is to allow to top up all mulch areas at least once every three months.

Depth: maintain a minimum depth of 75mm for organic mulch. Maintain the original ground levels around the base of plants.

Grass Areas - General:
Litter: remove litter and fallen branches before mowing.
Grass height: consistent with the growth habit of the grass variety and maintained at 25 mm to 35 mm throughout the year.
Program: weekly during the mowing season, november to march, and at bi-weekly intervals during april to october. Do not mow under wet conditions.
Raking: once every month before mowing, during the mowing season, with a flexible rake. On alternate mowings, adopt a north-south and east-west pattern.
Edges: at the same time as mowing, trim lawn edges to plant beds, pathways, base of trees and other obstacles. Ensure trees and shrubs are not damaged.
Clippings distribution: off site.

Grass Areas - Topdressing:
Topdressing material for established lawns: weed free imported sandy topsoil to a depth of 5 mm.
Program: the spring following establishment.
Topdressing material for remediation of depressions or irregularities: apply coarse or medium soil to as 4419 suitable for application to turf or grass seeded areas.

Grass Areas - Fertilising:
Fertilising: apply lawn fertiliser at the completion of the first and last mowings of the plant establishment period, and at other times as required to maintain healthy grass cover.

Watering:
Watering program: minimum three complete waterings, soaking to a depth of 150 mm at fortnightly intervals for the first 6 weeks of plant establishment irrespective of natural rainfall. Mass planted areas including trees shall be watered regularly with an even deeply penetrating application to ensure continuous healthy growth. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.

Water quality: ph between 5.5 and 7.5. Total soluble salts less than 1000 mg/litre. No substances that would be toxic to plant growth.

Water restrictions: coordinate the water supply and confirm the watering regime against state and territory legislation and restrictions at the time.

Irrigation:
Drip irrigation system for all mass planted areas are included for all planters, connected to the site stormwater harvesting system. Regularly inspect the irrigation system to ensure it is functioning appropriately as per the manufacturers requirements.

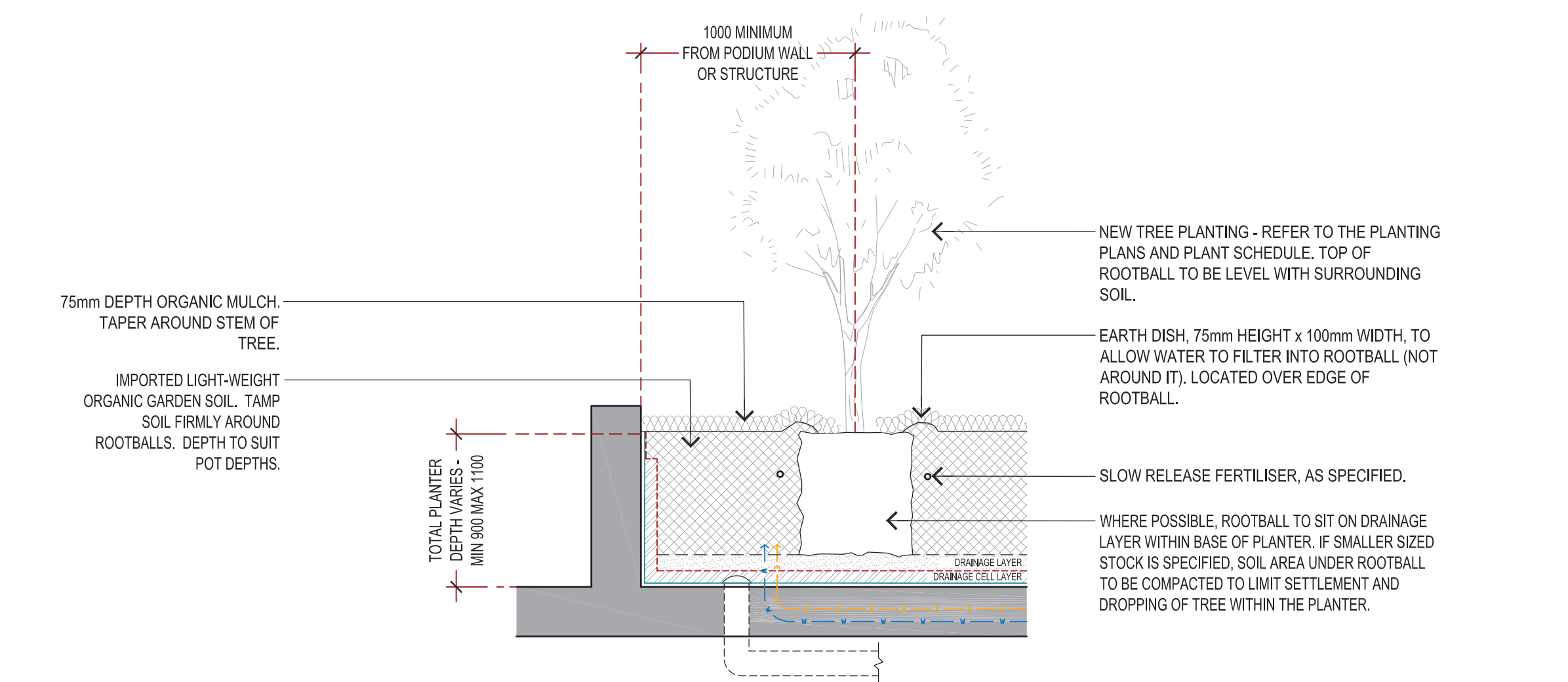
Replacement planting:
Immediately replace plants, which die or fail to thrive or are damaged or stolen, with plants of same size and quality unless otherwise directed. All planters are located within compliant accessible terraces.

Waste removal:
Remove all green waste and general waste from ongoing maintenance inspections via the building waste management system. Green waste is to be disposed in appropriate green waste systems for recycling. Any large limbs of foliage that is removed is to be broken down to a manageable size and disposed as required via the building waste management system

Completion:
Generally: plant maintenance period shall be deemed complete, subject to the following:
+ Repairs to planting media completed.
+ Pests, disease, or nutrient deficiencies or toxicities are not evident.
+ Organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth.
+ Vegetation is established and well formed.
+ Plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole.
+ Collection and removal of litter.
+ Removal of mulch from drainage and access areas.

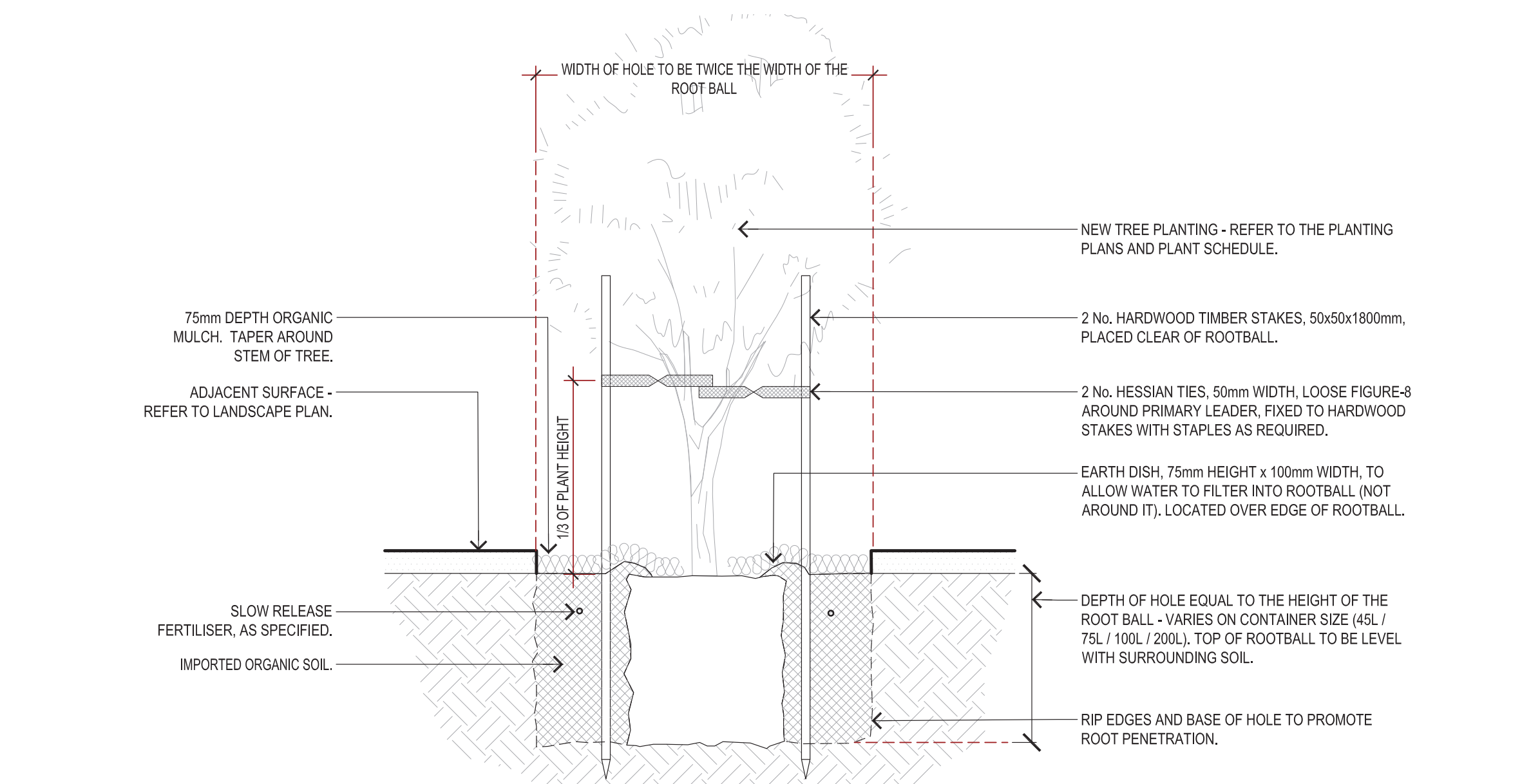
Immediately replace plants, which die or fail to thrive or are damaged or stolen, with plants of same size and quality unless otherwise directed.
In the case of stolen or vandalised plants the contractor will be required to replace the plants a maximum of once for each plant.

Plant material:	Acceptable failure per area:	Acceptable concentration of failure:
Tube stock	< 10%	< 15% in any given location
140mm	< 5%	< 15% in any given location
300 mm or larger	< nil%	nil %
Turf	< 5%	nil %



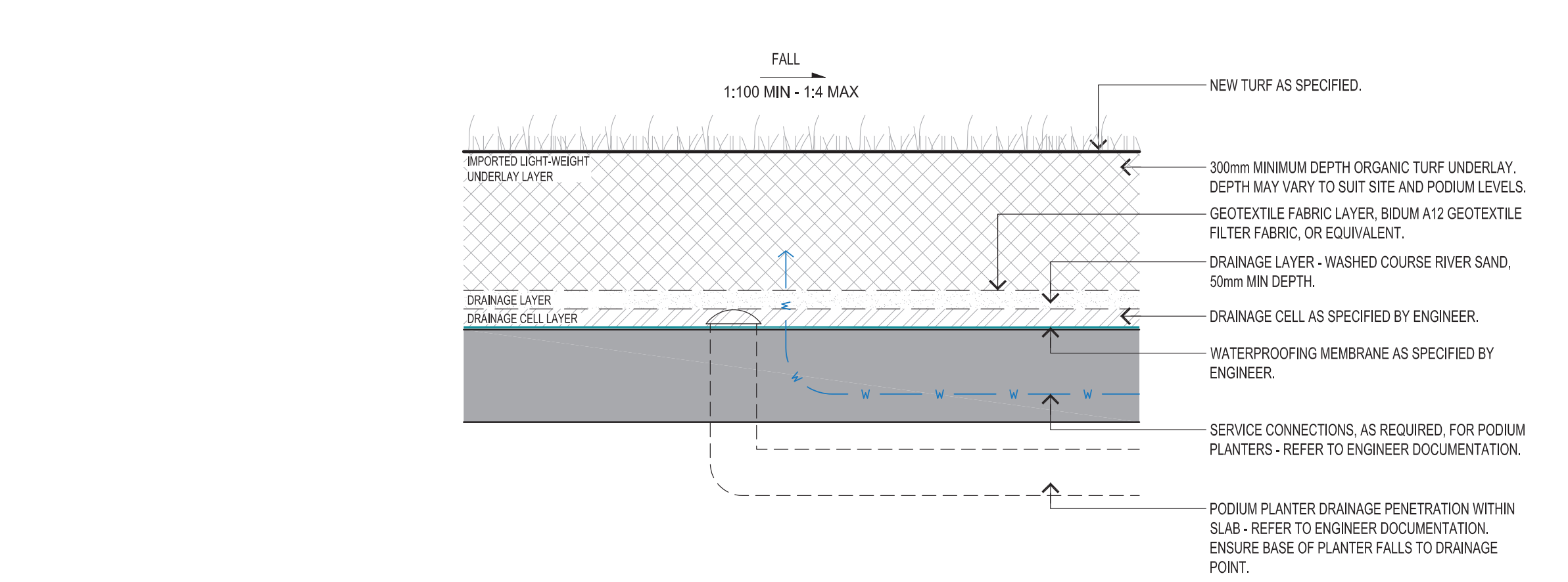
Tree Planting (Podium) - Typical Detail:

Scale: 1:20 @A1



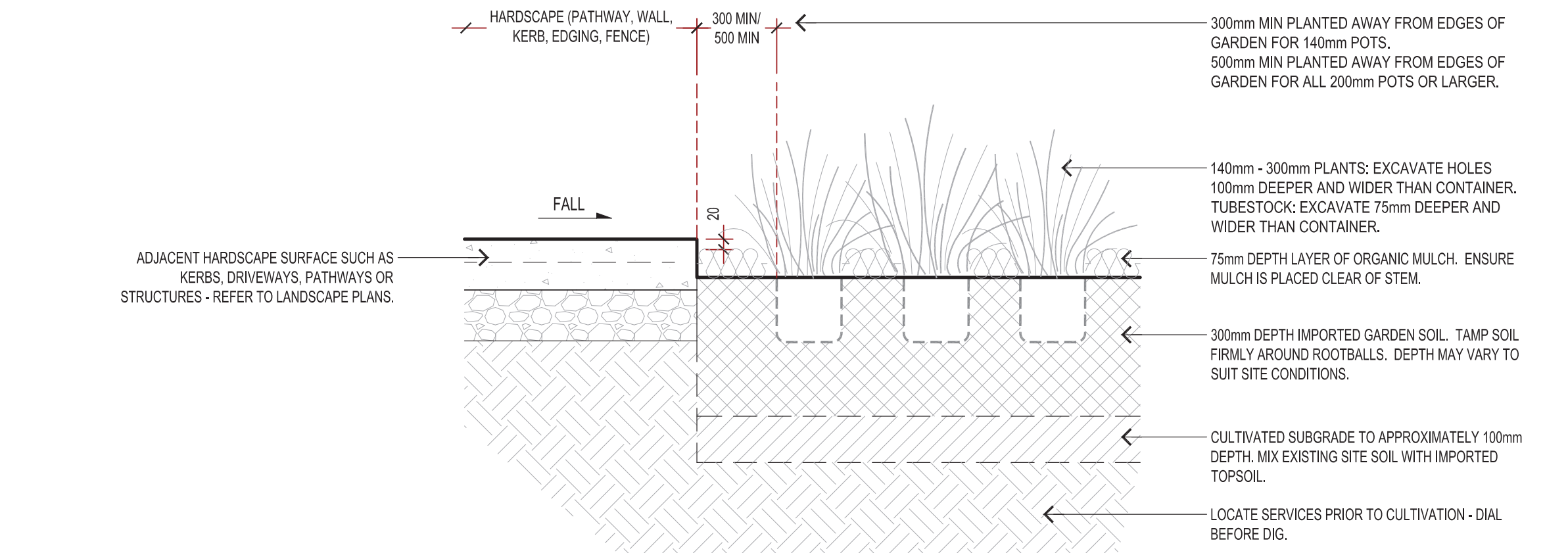
Tree Planting (Deep soil) - Typical Detail:

Scale: 1:20 @A1



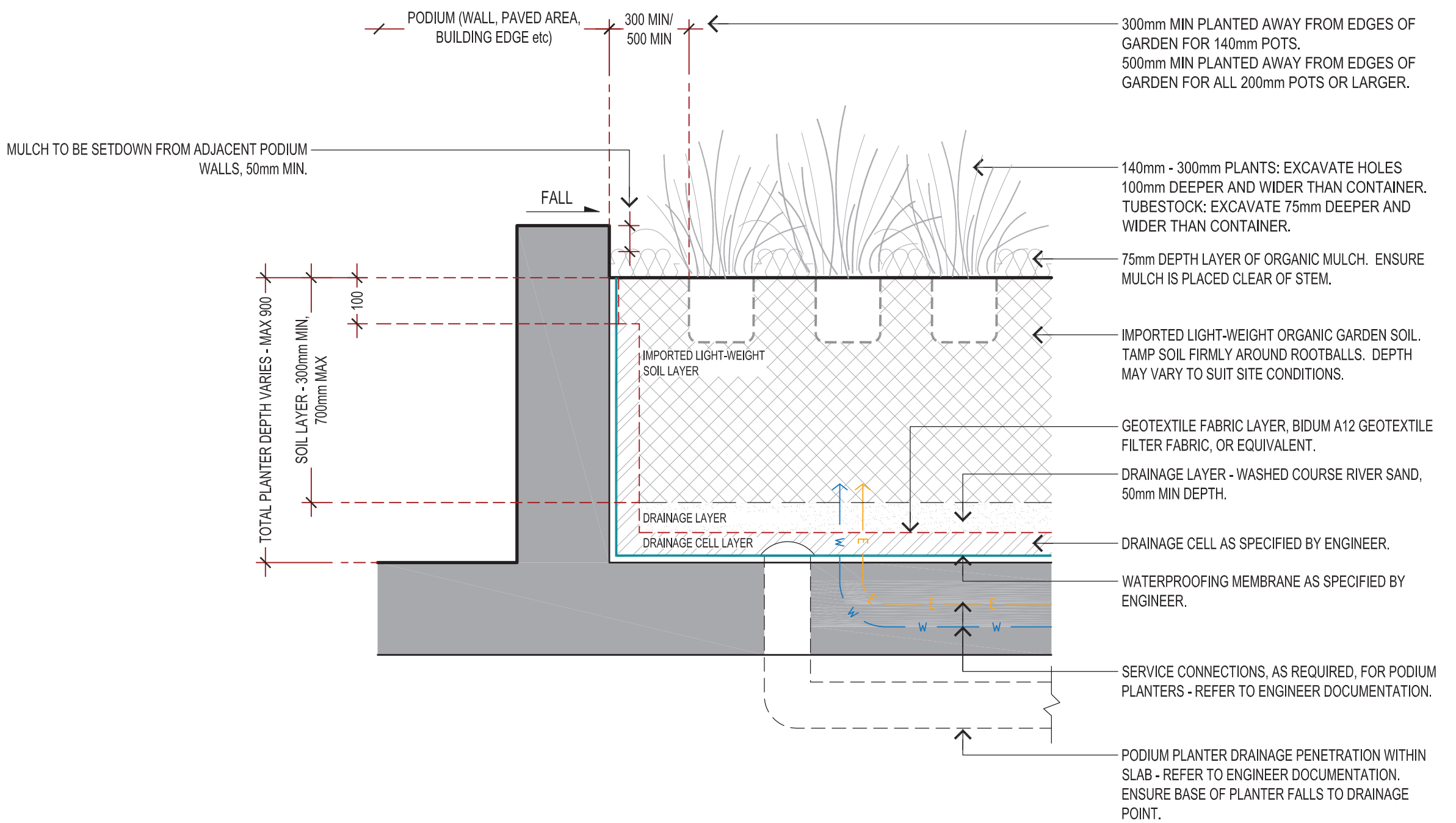
Turf Planting (Podium) - Typical Detail:

Scale: 1:10 @A1



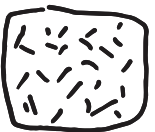
Mass Planting (Deep soil) - Typical Detail:

Scale: 1:10 @A1



Mass Planting (Podium) - Typical Detail:

Scale: 1:10 @A1



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Project: Railway Street Apartments
75-85 Railway Street, Rockdale NSW 2216

Client: Eloura

Title: Maintenance Requirements & Management Plan
Typical Planting Details

Project No.: 2322
Date: 13.01.25
Scale: N/A @ A1

Drawing: 2322-016
Issue: E