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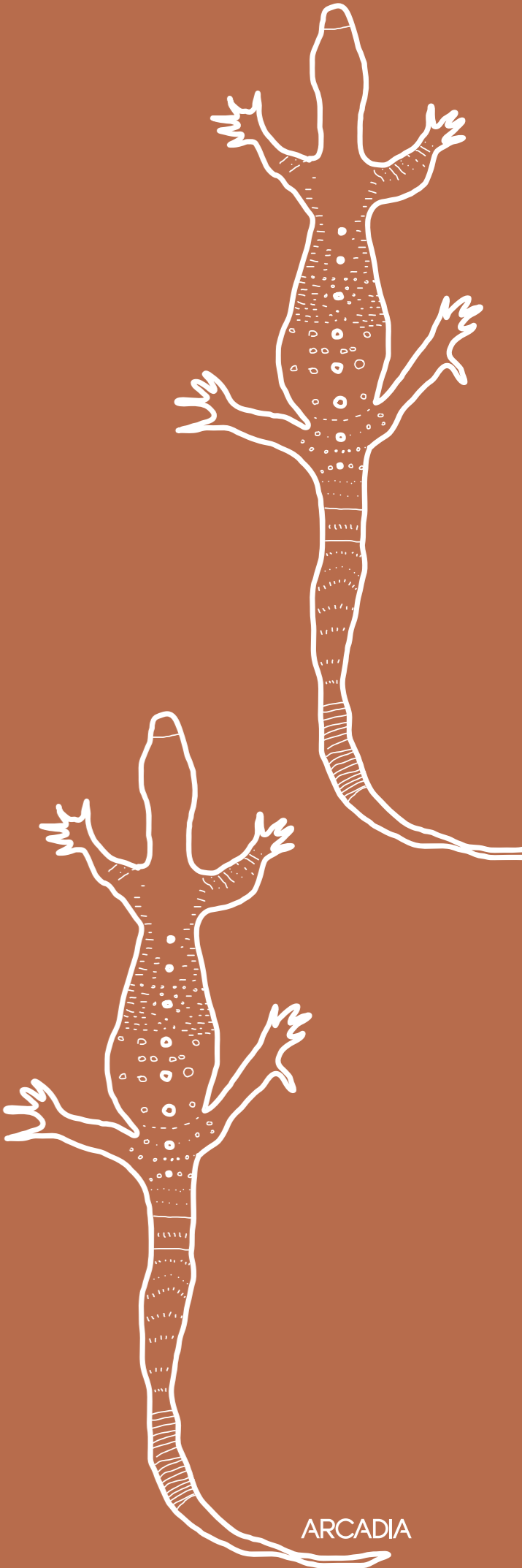
Precinct 75, St Peters
Landscape DA Package - Modification

Prepared for Coronation Property
July 2025



We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

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This report has been prepared to accompany a Section 4.56 modification application being made to Inner West Council in relation to Precinct 75, St Peters (Lot 100 DP1283113).

This report provides an assessment of the amended development proposal as required.

For further description of the changes proposed please refer to the Statement of Environmental Effects prepared by Ethos Urban.

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1

SITE APPRECIATION



Site Analysis

Regional Context

Historically an industrial area, St Peters has more recently transformed into a diverse range of residential, commercial and industrial uses. It is now an area of change, evolving from its industrial past into a thriving and creative urban village.

According to Marrickville Council, *“the area contains one of the highest percentages of artists, cultural workers and arts industries of any local government area in Australia.”*

As such, the site has a strong sense of urban amenity, being host to popular quarterly design fairs (pre-COVID) providing the community a space to gather and enjoy .

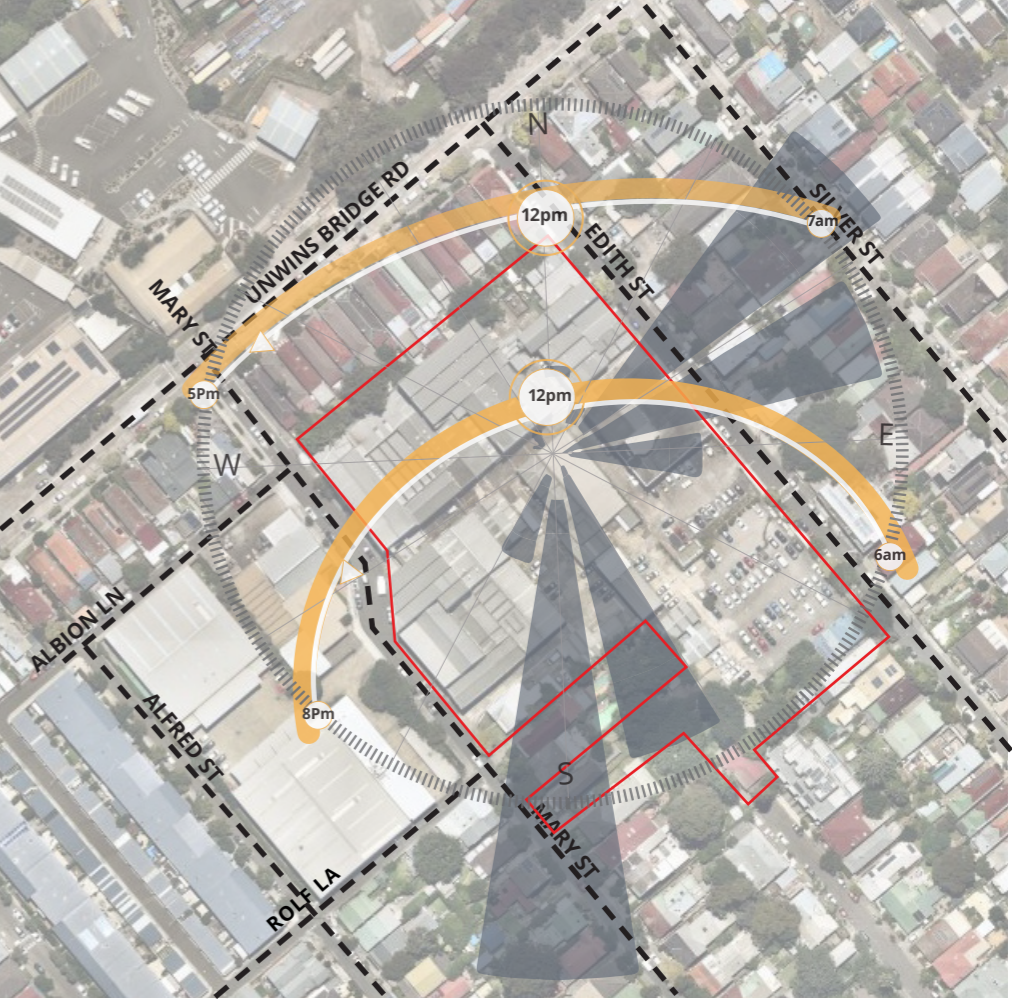
In regards to green open space within the area, there are pockets of public open space within the broader local area, however the immediate vicinity of the site could benefit from increased access to walkable green open space.

- KEY
- SITE
- GREEN OPEN SPACE
- CANOPY COVERAGE
- EDUCATION
- COMMERCIAL
- INDUSTRIAL
- CANAL
- MAJOR ROADS
- T

 TRAIN STATION



Local Context



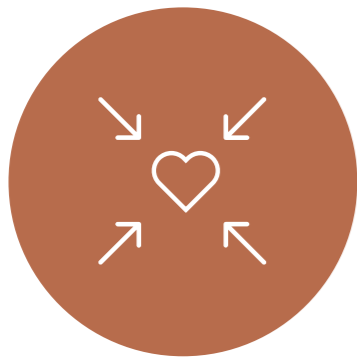
Natural Systems





LANDSCAPE VISION

Design Principles



CONNECTION

Precinct 75 is a place for a new and growing community and establishes itself as part of a social spine which responds to people's everyday life.

A place that facilitates both chance encounters between locals and organised events bringing the broader community together. Precinct 75 will be a place that:

- / Supports integrated land use
- / Provides strong pedestrian links into and within the site
- / Is easily transversible by all user groups and abilities
- / An ensemble of spaces tying into an urban park



GREENING

Green placemaking will be guiding an integrated approach to create a resilient, accessible and vibrant urban public space.

Consideration will be given to site materiality to ensure a visual connection which brings richness and comfort to the space and forms a scenic backdrop of activity created by users.

- / Maximise canopy trees to improve green urban networks
- / Provide plant selection which guarantees both foliage and colour contrast
- / Use both native and exotic species for colour contrast and to improve biodiversity
- / Address existing microclimate conditions to provide a better living environment for users



ACTIVATION

Improving the human experience and interaction with the site is fundamental. Basic user centric design principles form the base building blocks of the site to humanise the experience of the Commons:

- / Provide a central social gathering space to form a connection point to surrounding buildings
- / Support commercial tenancies through integration of appropriate outdoor furniture and lighting
- / Encourages participation and engagement of stakeholders
- / Provide spatial opportunities for community driven social, artistic and commercial activities



PLAY

The commons will become a green urban space, in which activities in the public can be linked to broader community and residential activities. Stepped seating and other integrated playful elements will make the central heart of the site an fun and joyful place to stay.

- / Creating an open air podium space, relating to the European history of the site
- / Establish a 'playscape' integrated into the overall space
- / Maximise the value of level changes through a consolidated approach to design
- / Provide flexible use for play to ensure social and cultural empowerment



STORY TELLING

Reconnecting the local community with their place, their story and their people. Local stories and identity that reflect community desires and diversity are to be infused to create ownership and transform space into 'Place'.

- / Establish a strong site character through use of materials that compliment and reflect the surrounding architectural materiality.
- / Reinforce the historical land use of the site in a visual poetic way
- / Detailing which honours the past and looks towards a new future

Spatial Program

Precinct 75 will be a must-visit lifestyle precinct that combines heritage, hospitality, retail and art in a way that Sydney has never seen before. The public domain and communal external areas consist of a series of linked and diverse experiences and places to support the restaurants, cafes, markets, artists, galleries, innovative retailers, and creatives – in St Peters.

The landscape design looks to reference the site’s history, celebrating the heritage buildings and create a design that tells a story. The site’s history is both a connection with Country and Colonial/ Industrial history. Throughout the design of these external spaces, the selection of planting and signage, we centre First Nations people and culture.

Precinct 75 domain and communal external areas unique layout allow for framed views, exploration, narrow spaces, passive and active - we design around and strengthen the key visual desire lines running through the site, establishing a public domain that feels intuitive and connected.

Key to the character of the Precinct 75 is the opportunity to create an urban centre for the wider surroundings. A wide offering of Community, Makers Studios, Retail and F+B tenancies create a small economy as an active focal point for the community. Below are a number of public domain and communal external spaces that look to create different characters:

- These are:
- / The Lawn
 - / The Bark Park
 - / The Grove
 - / Mary Lane and Discovery Lane
 - / Makers Way
 - / The Mews

THE LAWN

By creating an equitable and inviting addition to the public domain, the site can operate as a new urban heart for the community, providing much desired civic space to the surrounding area. We celebrate the non-conventional public space through a unique design enriched by the layers of history and meaning on site.

The size of The Lawn and its future importance to the wider community naturally lends the site to hosting events. The landscape design is to function both on a day-to-day basis and on the occasion of large gatherings.

The main central open space of the site and offers a green flexible grass area for multiple purposes. The level difference around its edges provides the opportunity for seating edges and terraced areas, which will provide the opportunity to engage with the ground floor tenancies.

There is also the opportunity to provide deep soil and large trees on the northern side of the park, which will provide not only shade but sense of scale and variety to the space.

In line with its programmable nature, the site is enriched with an overlay of flexible elements. These can include art and lighting installations, pop-up elements, movable public furniture etc.

Visitors can explore lofty industrial warehouses, combined with sparkling new play and art, stage for performance and a series of social and conversation areas.

- / Social Lawn - Sunbathing /Stargazing/ Outdoor Cinema
- / Exercise /yoga / Pilates/ flexible play
- / Art Projection /Musical Audio
- / Play Area - Sculptural/ tactile/playful elements



THE BARK PARK

Greening the site with native / endemic tree and understorey plant species is incredibly important, as well as a providing a rich supplementary layer of exotic tree and understorey plant species to create colour and textural diversity.

The Bark Park performs as a welcoming entry for those coming from Roberts Street. This space is about providing a calm and tranquil but contemporary garden that enhances the characteristics of the planting selection by grouping them and composing them to have a unique identity every time of the year. Breakfast nooks, outdoor garden for private and intimate conversation and a productive foodscape with culturally medicinal, bush tucker and tactile plant species.

It is also a space to celebrate and start telling the story of the precinct not only by using recycled materials from site in elements but also tell a story.

The Bark Park has significant deep soil and existing trees – providing an important ecological link and address to the Roberts Street Entrance.

Group seating opportunities and a dog park set amongst a garden setting aims to foster a sense of community and social interaction. Cultural planting speaks to the indigenous understanding of plants and the relationship they have to community and Country.

The feel of ‘openness’ is important to provide a level of safety, utilising all the best practice Crime Prevention Through Environmental Design (CPTED) principals.

Spatial Program

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THE GROVE

The Grove is a transition space between the public domain and the residential apartments. It is a secured private common area that also provides access to the ground floor apartments.

The Grove experience is a very important part of the series of places within external areas for diverse amenity and programming. The private communal area is tranquil to create a feeling of peaceful and quiet, almost homely in its experience.

The Grove is part of Precinct 75 with native / endemic tree and understorey plant species creating privacy but balancing with passive surveillance. A rich layer of exotic tree and understorey plant species are used to create colour and textural diversity. Planter beds will be raised in areas with seating opportunity as low-level lighting.

MARY STREET & DISCOVERY LANE

Mary Street Lane provides a pedestrian connection from Mary Street to the heart of the precinct. The design is aimed at creating an inviting entrance to Precinct 75. Tree and understory planting provide a level of amenity.

The access from Mary Street into The Commons has been designed to be open and welcoming. The access needs to allow for all abilities utilising all the best practice Crime Prevention Through Environmental Design (CPTED) principals. The scale and materiality are very important, balancing with landscape buffering the adjoining residents.

MAKERS WAY

The existing buildings with urban warehouse chic and featuring a series of interesting unique series looks to create a laneway experience that is like nothing else. Trees, fine grain paving, low level lighting and a suite of complimentary street furniture looks to provide a canvas for markets and celebration.

Iconic public domain opportunities exist on this social and cultural nexus performing a crucial part of the vehicle circulation, access and maintenance and most importantly pedestrian experience of the site and street level.

Public spaces thrive when they are designed to operate both during the day and at night. The design is to capture the aspect and activation of each zone throughout the times of day.

The circulation and access of Makers Way while maintaining a finer grain laneway experience is the objective of this space. The finer grain experience is looking to be achieved with tree planting, paving materials and patterns, aesthetic lighting and bespoke street furniture.

THE MEWS

A continuation of the ‘warehouse chic’ aesthetic with remnant industrial scaffolding and maintenance stairways branching out beyond the buidlings, The Mews is a popular spot within the precinct as it provides a shared flexible, outdoor space for adjacent tennancies and user groups. The space is inviting yet semi-secluded, active yet relaxed in atmosphere.

The rich industrial character, and flexibility of the space are key drivers for the design, along with an inclusive approach to site grading.



GREEN ROOFS & FACADES

Significant areas of green roof are proposed across the new buildings and extension to existing buildings. The environmental advantages of installing green roofs include thermal insulation, increasing the life span of the roof structure, minimising surface run-off or reducing emissions through minimising the need for heating and cooling amongst other.

THE COURT-YARD

The internal courtyard adjacent to Building 6 provides a quiet outdoor setting for workers to take a lunch break, informally socialise or work outdoors.

OVERLAND FLOW PATH

The overland flow path of the site addresses the off-site flooding issue which occurs at the trapped low point in Edith Street, while also collecting stormwater run- off from the eastern side of the site, and ensure stormwater from major weather events, is discharged in Roberts Street.

The invert of the swale meanders between a series of trees, and is lined with native grasses and sedges.

Additionally, the overland flow path provides:

- / planting within deep soil zone
- / canopy coverage to the eastern boundary
- / privacy screening to adjacent properties
- / habitat for indigenous fauna, and
- / a rock lined energy dissipator to absorb the energy of flow, control the discharge, and prevent eroision

3

LANDSCAPE DESIGN

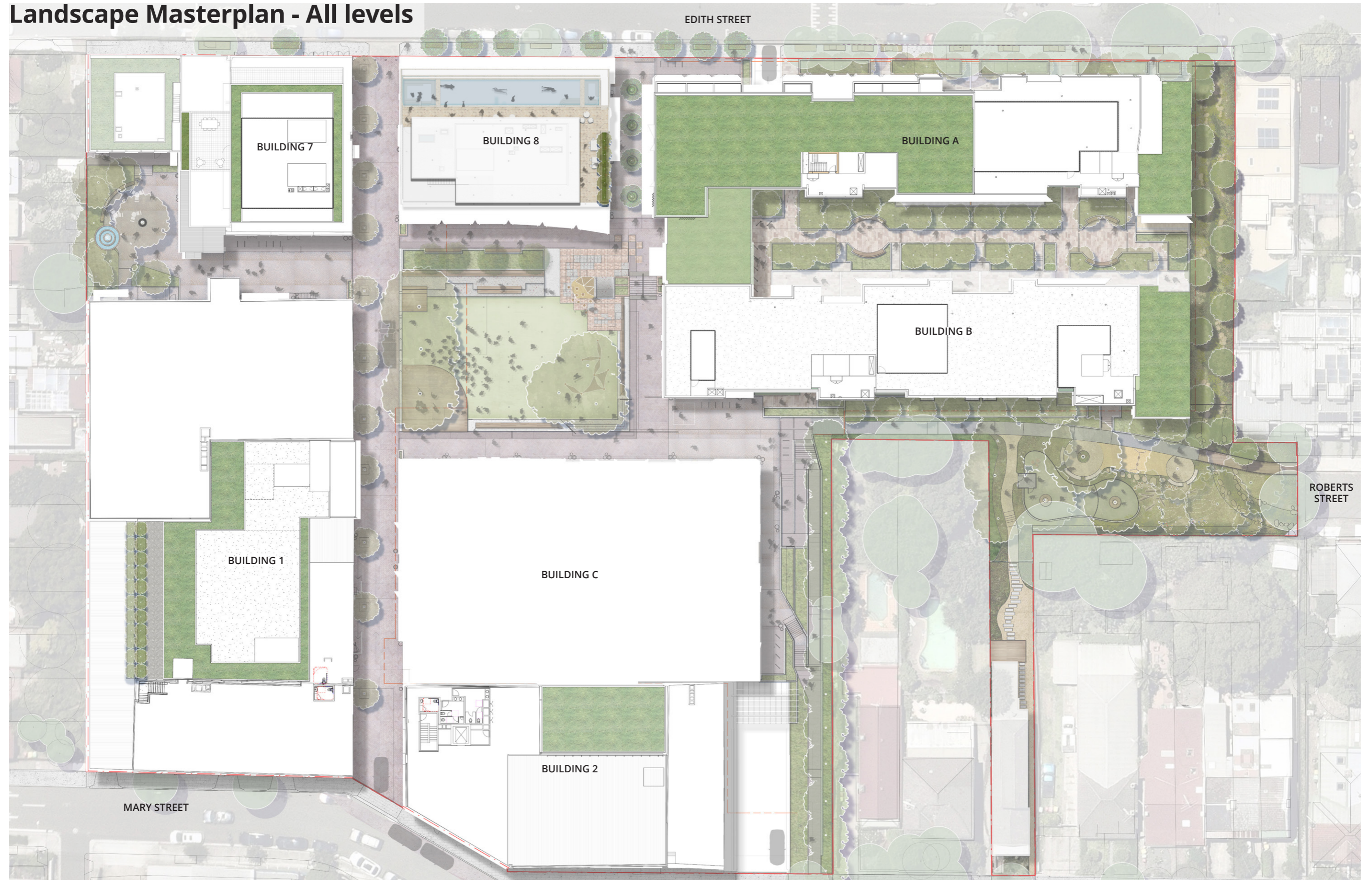


Landscape Masterplan - Ground Level



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Landscape Masterplan - All levels



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Character Areas



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Precincts

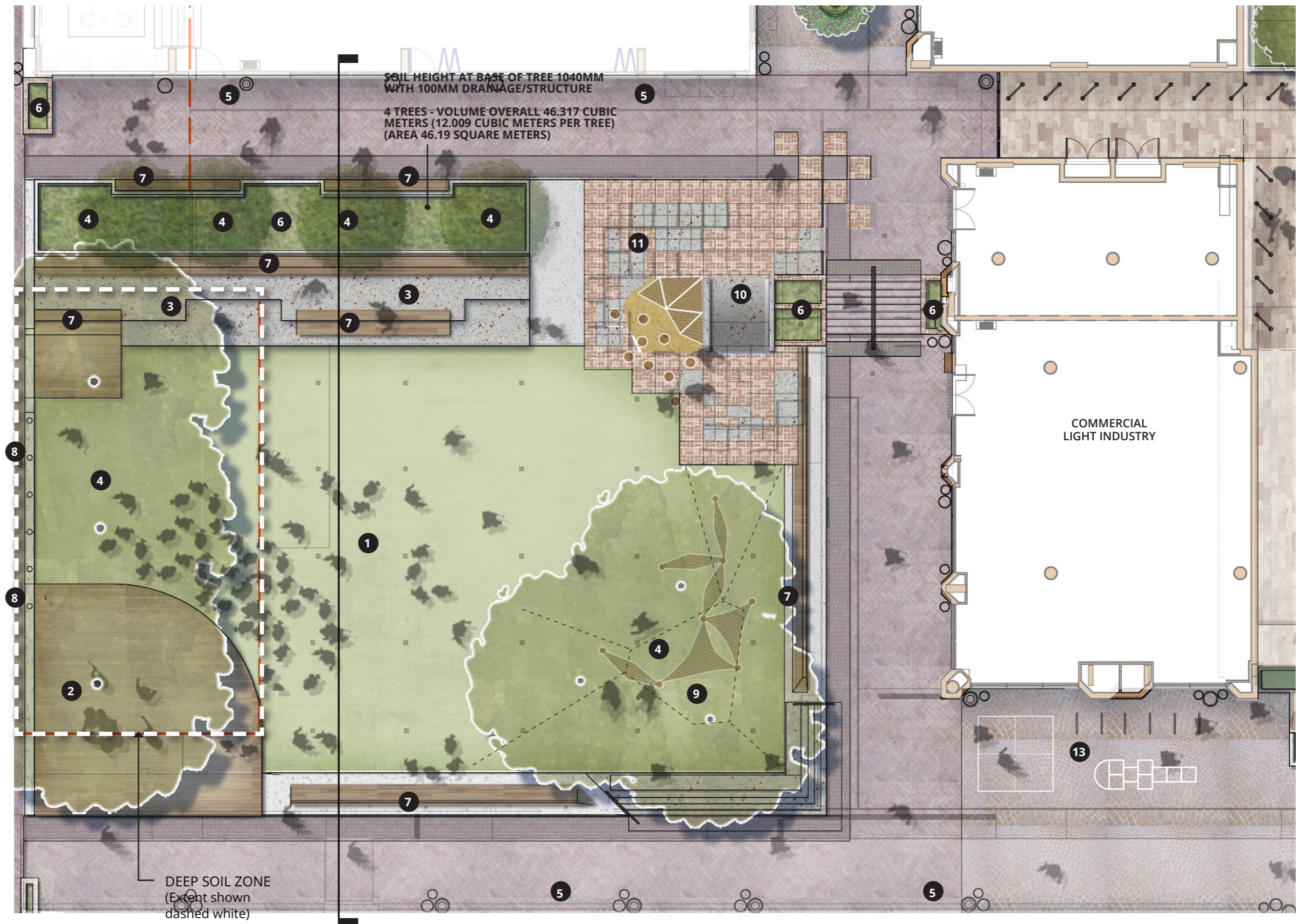
The Lawn - Plan

Visitors can explore tiny historic, fine-grained workers cottages and lofty industrial warehouses, combined with sparkling new play and art, stage for performance and a series of social and conversation areas.

- / **Social Lawn** - Sunbathing
Picnics / Outdoor Cinema
- / **Exercise** /yoga / Pilates/
Flexible play
- / **Community Performances**
Art Projections /Musical performances
- / **Play Area** - Sculptural/
tactile/playful elements

KEY

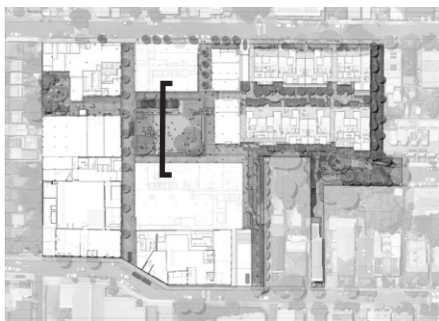
- Central lawn for events and passive use
- Stage with integrated canopy tree planting
- Tiered seating overlooking lawn
- Canopy tree planting
- Outdoor commercial dining
- Raised Planter
- Raised seating edges with backrests
- Makers Way with loading access and food truck opportunity
- Gentle mounding in lawn to proposed new trees
- Slide with climbing net
- Brick/concrete precast block with integrated steeping logs
- Hammock under tree canopy
- Hopscotch games



Precincts

The Lawn - Section

- KEY**
- 1 Central lawn for events and passive use
 - 2 Walkway
 - 3 Tiered seating overlooking lawn
 - 4 Canopy tree planting
 - 5 Integrated raised planter overlooking central lawn
 - 6 Outdoor commercial dining beyond walkway



- 1
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- 3
- 4



OUTDOOR COMMERCIAL DINING



FOOD TRUCK OPPORTUNITIES



RAISED SEATING EDGES WITH BACKRESTS



RAISED PLANTERS



TIERED SEATING OVERLOOKING LAWN



STAGE WITH INTEGRATED CANOPY TREE PLANTING

Precincts

The Bark Park - Plan

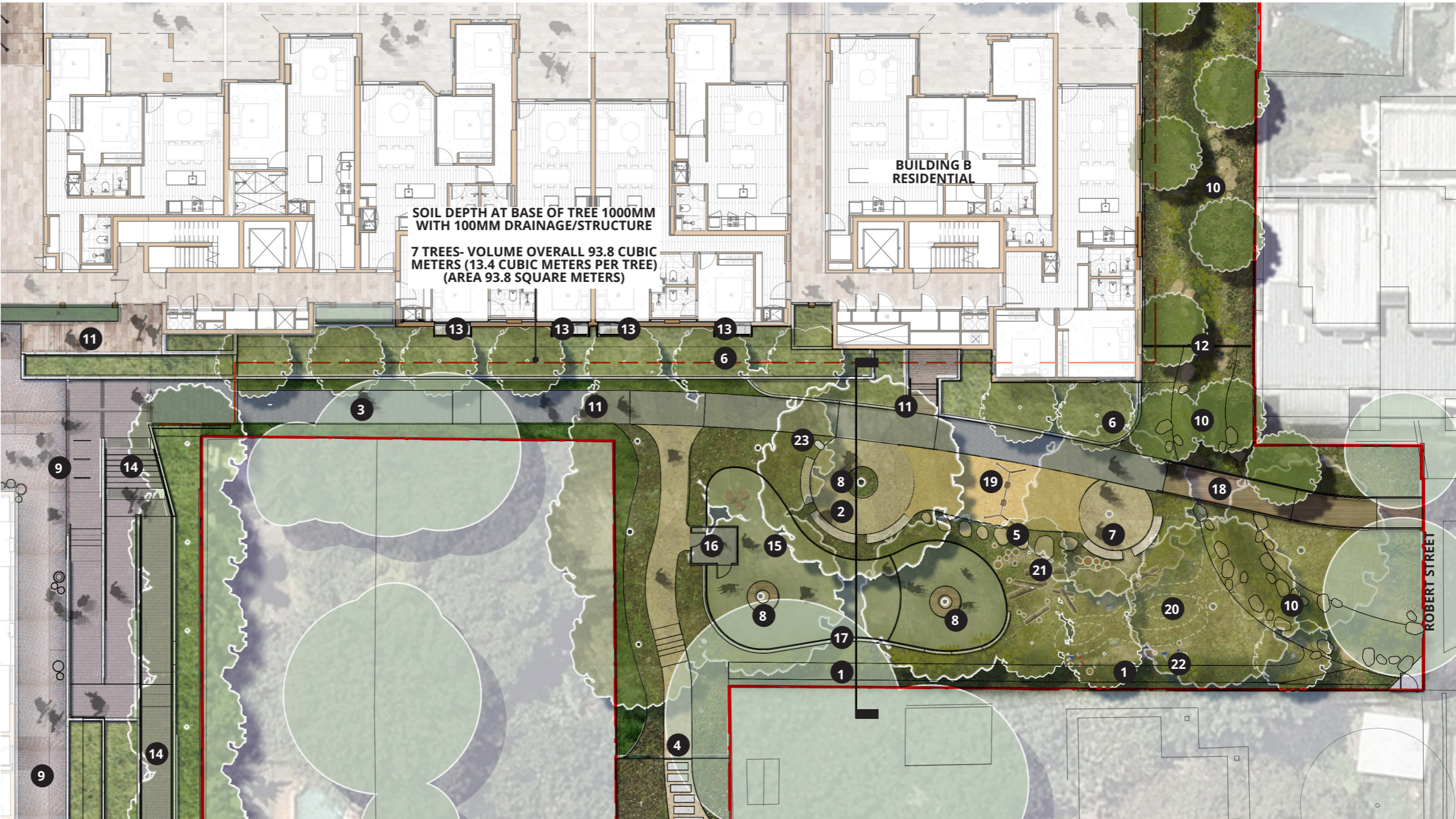
A Post Industrial Cultural Garden

Several seating opportunities, community, and cultural gardens - cultural planting speaks to Indigenous understanding of plants and the relationship they have to community and Country.

The feel of 'openness' is important to provide a level of safety, utilising all the best practice Crime Prevention Through Environmental Design (CPTED) principals.

KEY

- 1 Bioswale
- 2 Gathering space
- 3 Wide path bordered by low planting
- 4 Path connection to 67 Mary Street
- 5 Natural Stepping stones in granitic gravel pavement
- 6 Retaining walls with tree and shrub planting
- 7 Granitic gravel rest area with seating walls
- 8 Indigenous feature tree
- 9 Proposed bicycle hoops
- 10 Planted swale
- 11 Security gate at egress
- 12 Fence at overland flow path
- 13 Privacy to bedrooms with buffer planting
- 14 Mary St Lane link
- 15 Fenced dog park
- 16 Big and small dog park gated entrance
- 17 Retaining wall to swale
- 18 Elevated boardwalk with kickrails
- 19 Swing set with softfall
- 20 Mounded Planting with tunnel for play
- 21 Individual urban play elements for different age groups
- 22 Sensory play equipments blends into softscape
- 23 Water bubbler



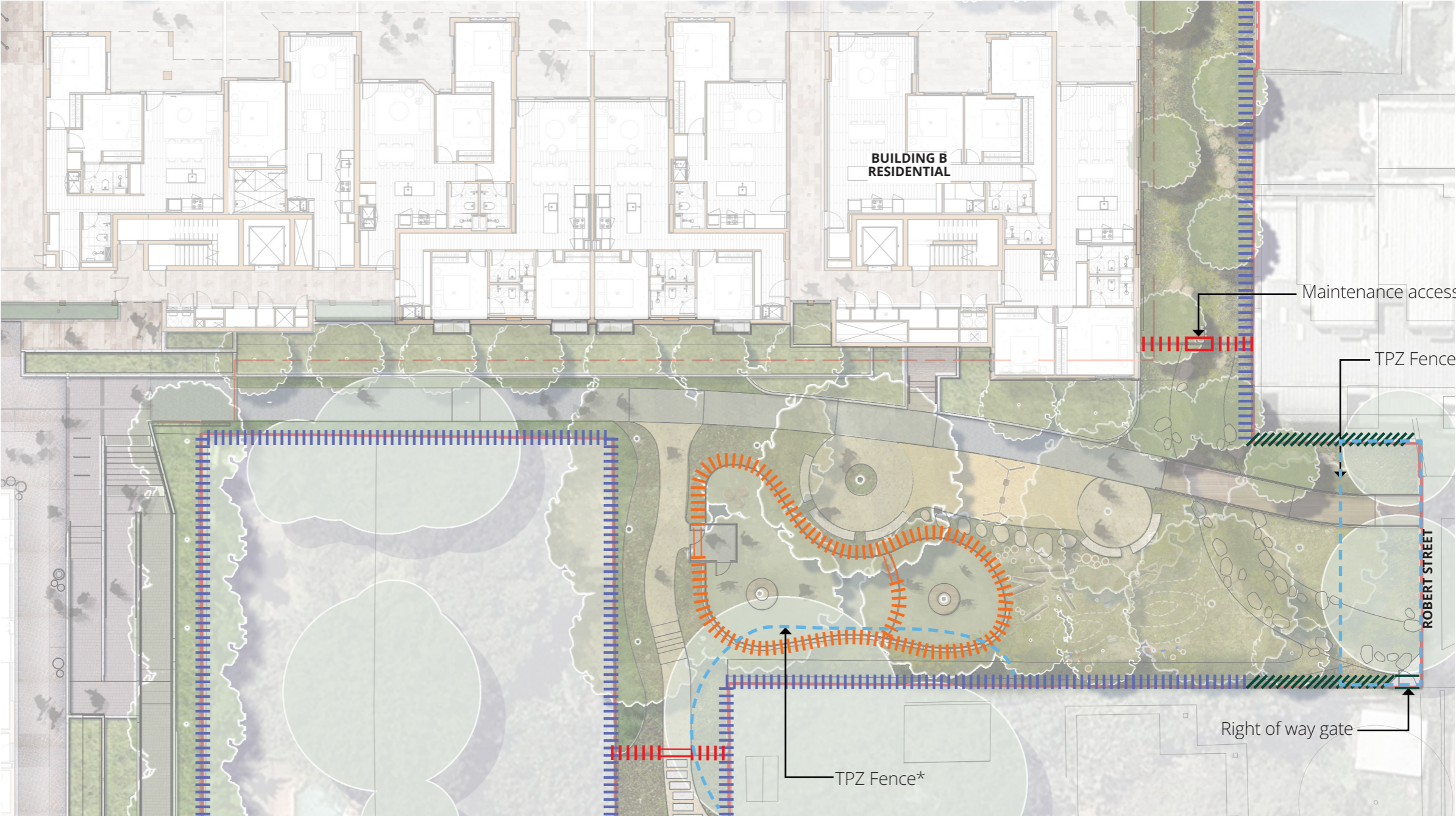
Precincts

The Bark Park - Fencing Strategy

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- PF2 Residential Interface Boundary Fencing (1.8m)
- PF3 Dog Park Fencing (1.2m)
- PF4 Proposed Palisade Fencing (1.8m)
- PF5 Proposed Angled Palisade Fencing (Right-of-Way , 1.8m)

* TPZ fence is temporary during demolition and building works, and will be removed following the completion of construction. Refer to Arborist Report.



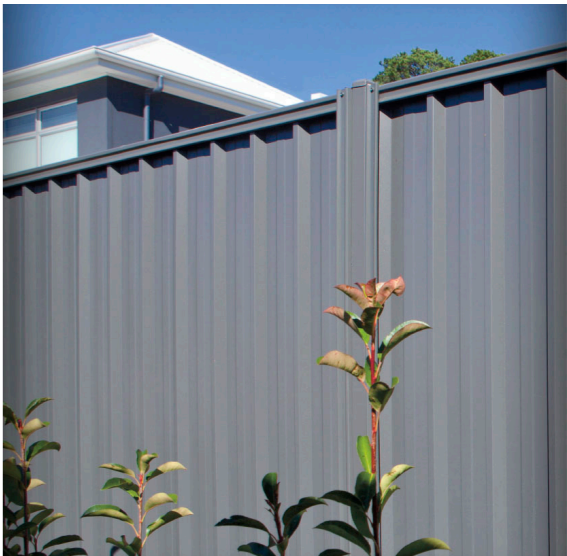
Precincts

The Bark Park - Fencing Strategy



PF2 Residential Interface Boundary Fencing

Height: 1.8m
 Supplier: Stracto
 Product: Good Neighbour Smartspan Fence
 Colour: Charcoal



PF3 Dog Park Fencing (1.2m)



PF4 Proposed Palisade Fencing (1.8m)

Height: PF3 - 1.2m; PF4 - 1.8m
 Material: Aluminium, powdercoated, colour to match with architecture material palette.
 Panels: 50x6mm flat bars welded at 89mm centres (thickness of flat bars to be confirmed by Structural engineer)
 Fabricator: D&C (to be nominated by Contractor)



PF5 Proposed Angled Palisade Fencing (Right-of-Way)

Height: 1.8m
 Material: Aluminium, powdercoated, colour to match with architecture material palette.
 Panels: 50x6mm angled flat bars welded at 89mm centres (thickness of flat bars to be confirmed by Structural engineer)
 Fabricator: D&C (to be nominated by Contractor)

Local supplier for reference:

Blue Dog Fences (<https://www.bluedogfences.com.au/>)
 ARC Fences (<https://www.arcfences.com.au/>)
 LEDA Fencing (<https://www.ledasecurity.com.au/>)



Precincts

The Bark Park - Section



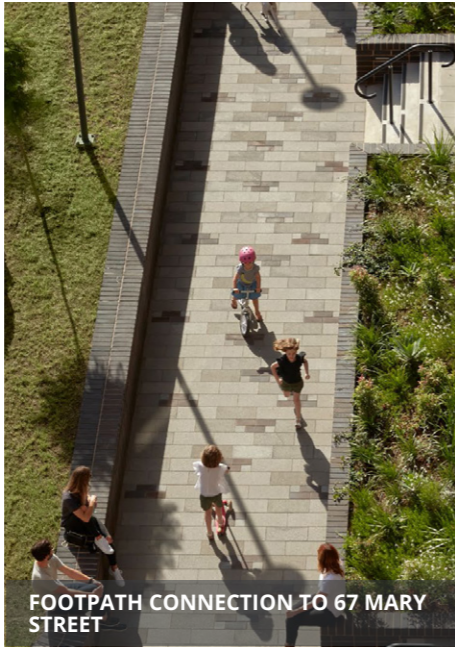
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KEY

- 1 Footpath connection
- 2 Raised planters to building interface
- 3 Boundary fence
- 4 Native feature trees
- 5 Raised seating plinth
- 6 Fenced dog park
- 7 Turf surface
- 8 Retaining wall to swale
- 9 Bio Swale



RAISED PLANTERS TO BUILDING INTERFACE



FOOTPATH CONNECTION TO 67 MARY STREET



NATIVE FEATURE TREES



RAISED SEATING PLINTH



FENCED DOG PARK



PROPOSED BICYCLE HOOPS

Precincts

Overland Flow Path - Plan

The overland flow path of the site addresses the off-site flooding issue which occurs at the trapped low point in Edith Street, while also collecting stormwater run- off from the eastern side of the site, and ensure stormwater from major weather events, is discharged in Roberts Street.

The invert of the swale meanders between a series of trees, and is lined with native grasses and sedges.

Note: The proposed stormwater infrastructure has been overlaid on the proposed landscape drawing to demonstrate that the proposed stormwater infrastructure will not compromise the landscape treatment between buildings A and B and the adjacent R2 Low Density Residential zoned lands Particular 3(a) can be resolved.

KEY

- 1 Cable Trellis with climber species
- 2 Native tree planting in alternating arrangement to general planting areas adjacent swale (Proposed *Elaeocarpus reticulatus*)
- 3 Native tussock and rush species planted swale with channel and batters at 300mm depth
- 4 1800mm high powdercoated steel fence on retaining and/or waterproofing to boundary as per Civil Eng's req.



Precincts

Overland Flow Path - Section



- 1
- 2
- 3
- 4

KEY

- 1 Cable Trellis with climber species
- 2 Native tree planting in alternating arrangement to general planting areas adjacent swale (Proposed *Elaeocarpus reticulatus*)
- 3 Native tussock and rush species planted swale with channel and rock lined batters at 300mm depth
- 4 1800mm high powdercoated steel fence to boundary
- 5 Indicative extent of basement capping beam (Refer Arch dwg)
- 6 Proposed Building (Refer Arch details)

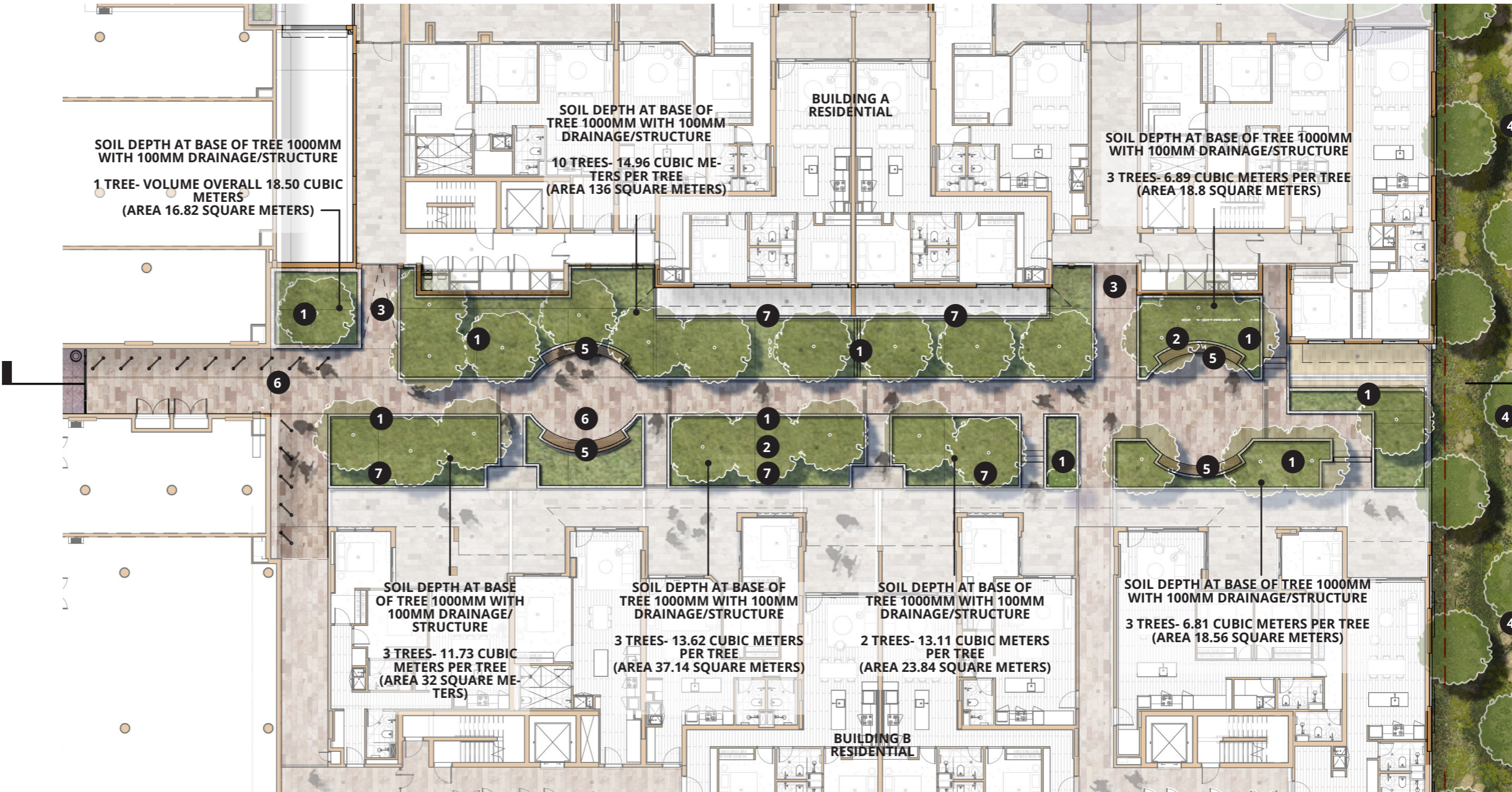


Precincts

The Grove - Plan

The Grove is part of Precinct 75 with native / endemic tree and understorey plant species creating privacy but balancing with passive surveillance. A rich layer of exotic tree and understorey plant species are used to create colour and textural diversity. Planter beds will be raised in areas with seating opportunity and low-level lighting.

- KEY
- 1 Raised planters
 - 2 Proposed feature trees
 - 3 Egress stairs and lift access
 - 4 Screen planting to neighbouring property interface
 - 5 Integrated seating
 - 6 Feature paving
 - 7 Privacy to bedrooms with buffer planting



Precincts

The Grove - Section

KEY

- 1 Raised planters for trees and climber beds
- 2 Proposed feature trees
- 3 Feature paving
- 4 Screen planting to neighbouring property interface
- 5 Integrated seating
- 6 Facades with stainless steel trellis cables and climbing plants



- 1
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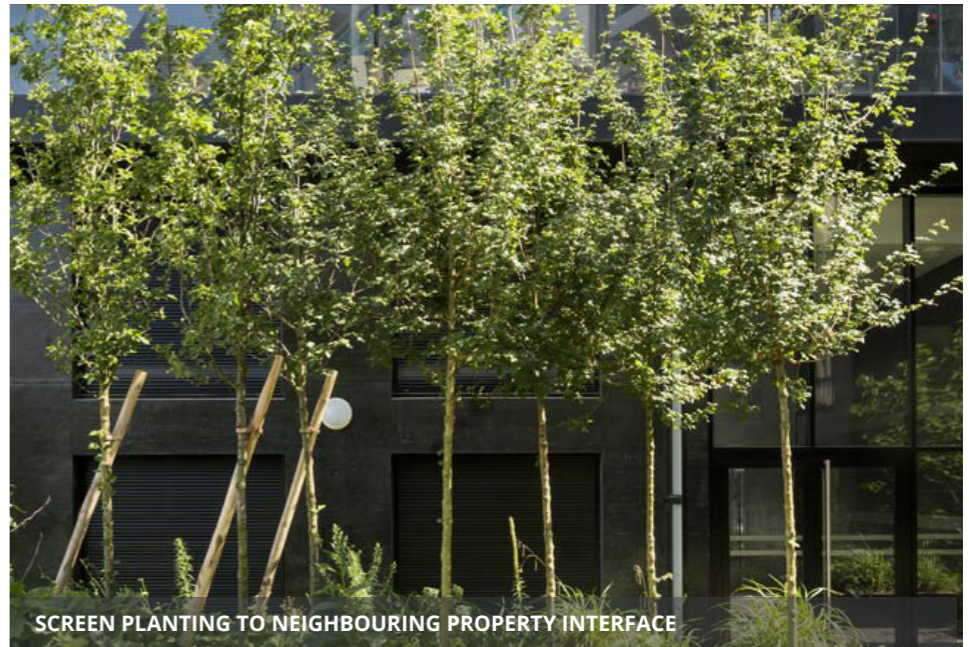
FEATURE PAVING



RAISED PLANTERS FOR TREES



INTEGRATED SEATING








SCREEN PLANTING TO NEIGHBOURING PROPERTY INTERFACE

Precincts

Mary St Lane - Plan

The circulation and access of Makers Way while maintaining a finer grain laneway experience is the objective of this space. The finer grain experience is looking to be achieved with tree planting, mix of paving materials and patterns, aesthetic lighting and bespoke street furniture.

KEY

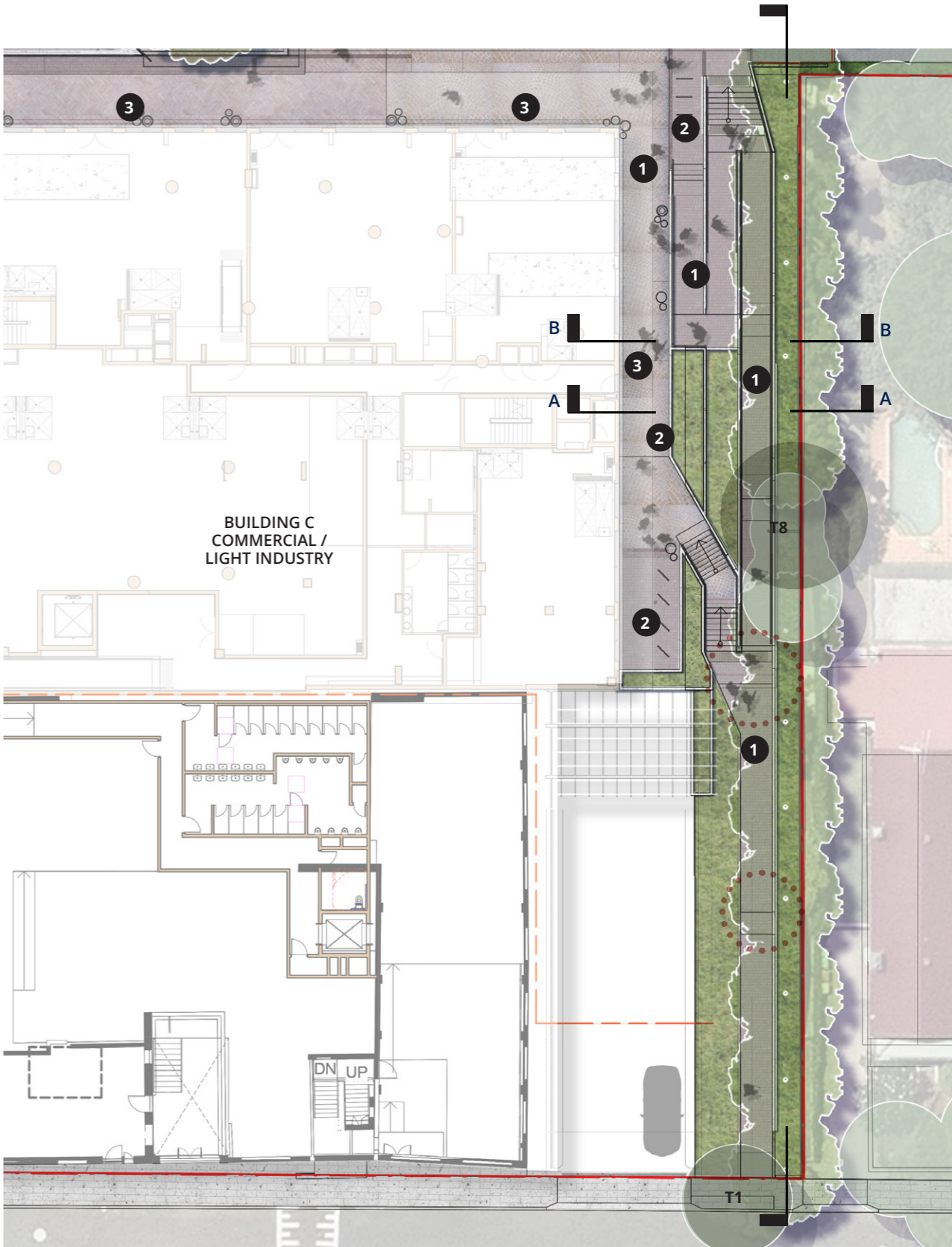
-  Existing Tree to be Removed
-  Existing Tree to Be Retained
-  Hardscape pavement
-  Proposed bike parking
-  Outdoor ining interface



HARDSCAPE PAVING



BIKE RACKS



MARY STREET

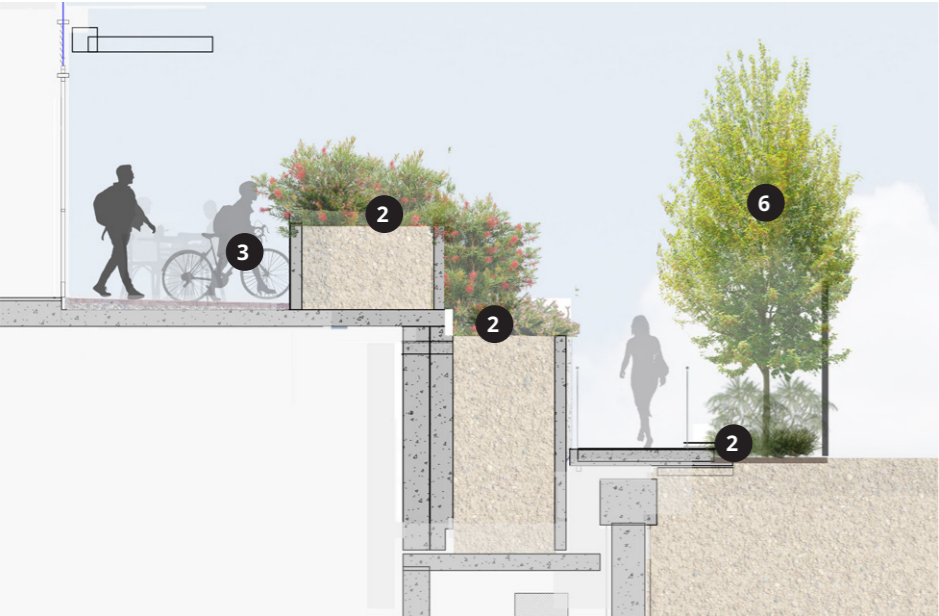
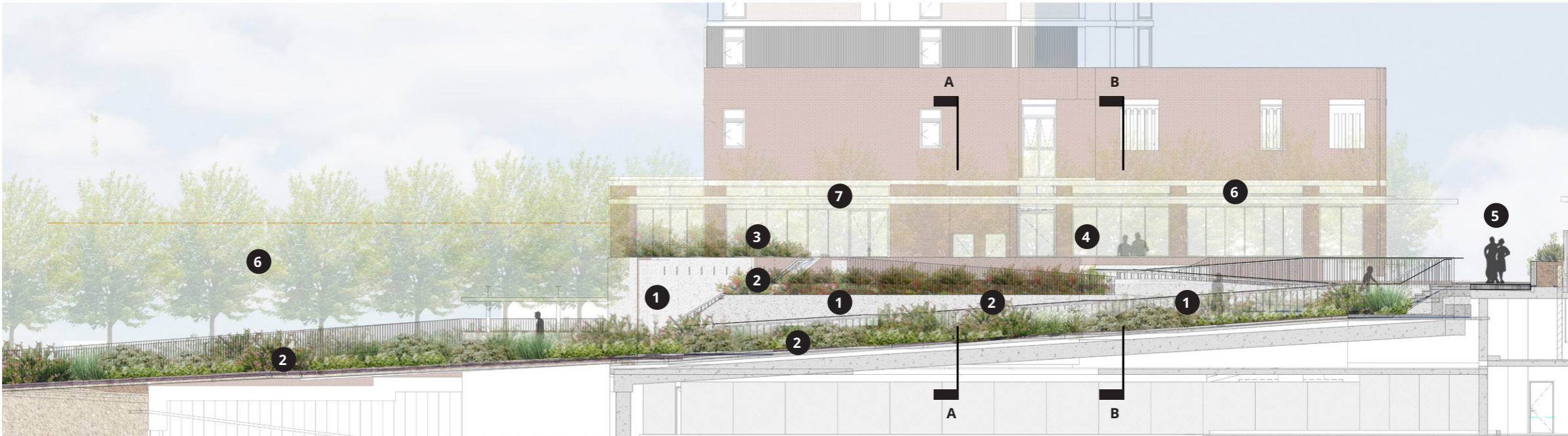
Precincts

Mary St Lane - Sections

1
2
3
4

KEY

- 1 Concrete retaining walls
- 2 Shrub planting
- 3 Bicycle parking
- 4 Outdoor dining interface
- 5 Connection to the Lawn
- 6 Proposed buffer tree planting
- 7 Existing tree to be retained



SECTION A



Waterhousea floribunda 'Green Avenue'



Pratia pedunculata



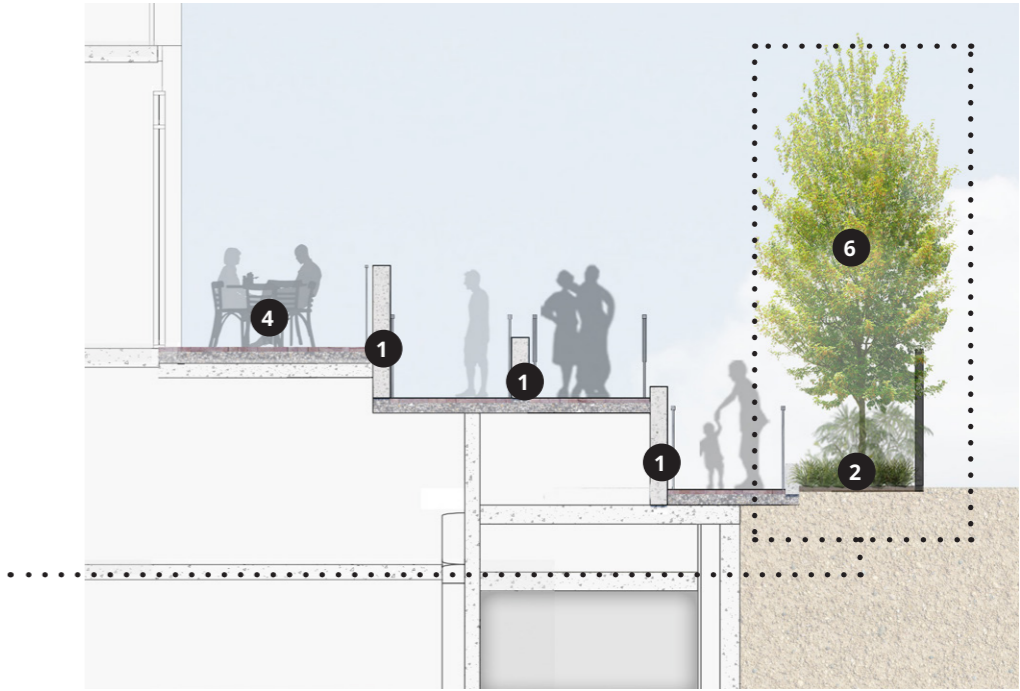
Dichondra repens



Lomandra longifolia



METAL FIXTURES



SECTION B

Precincts

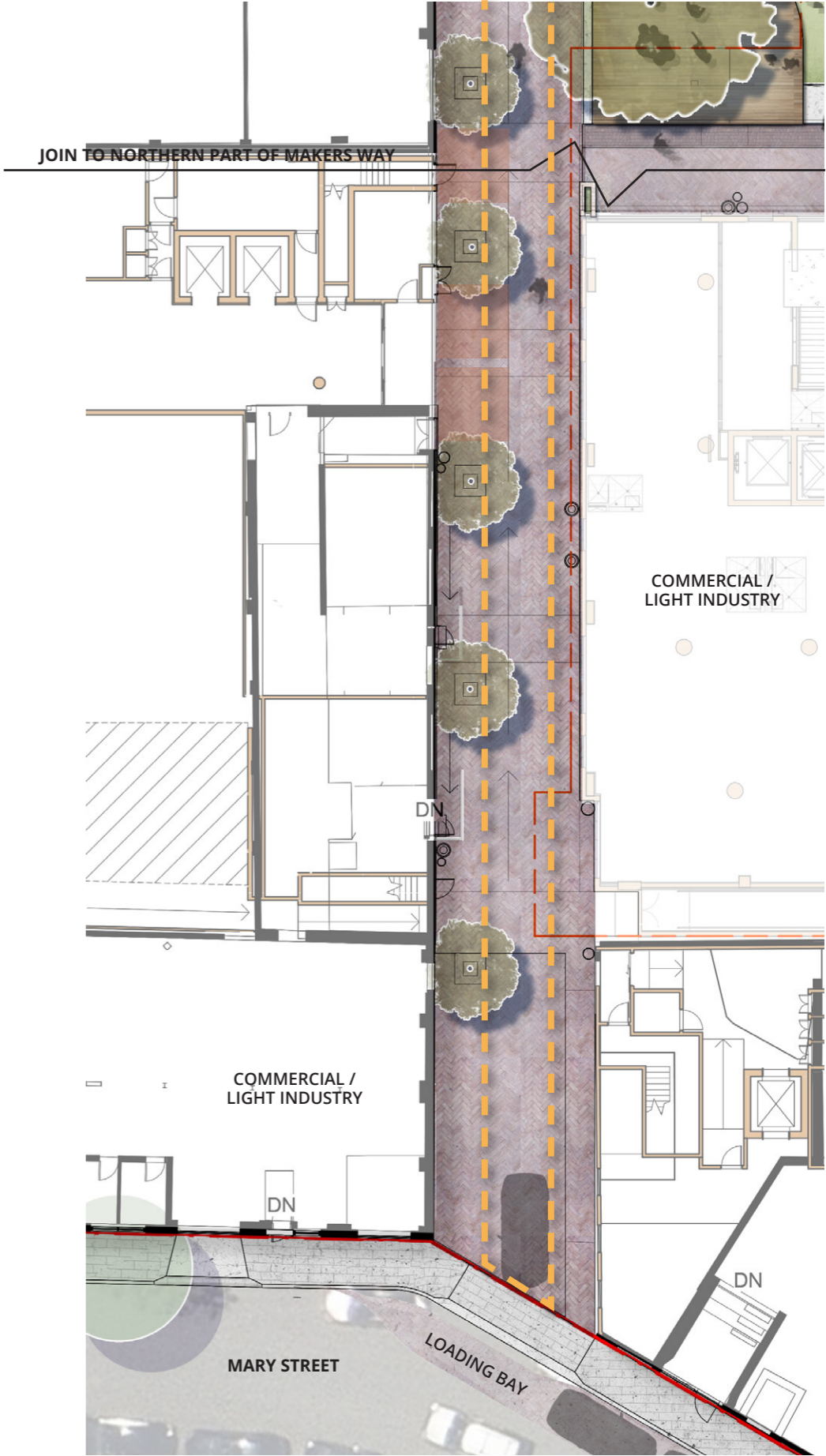
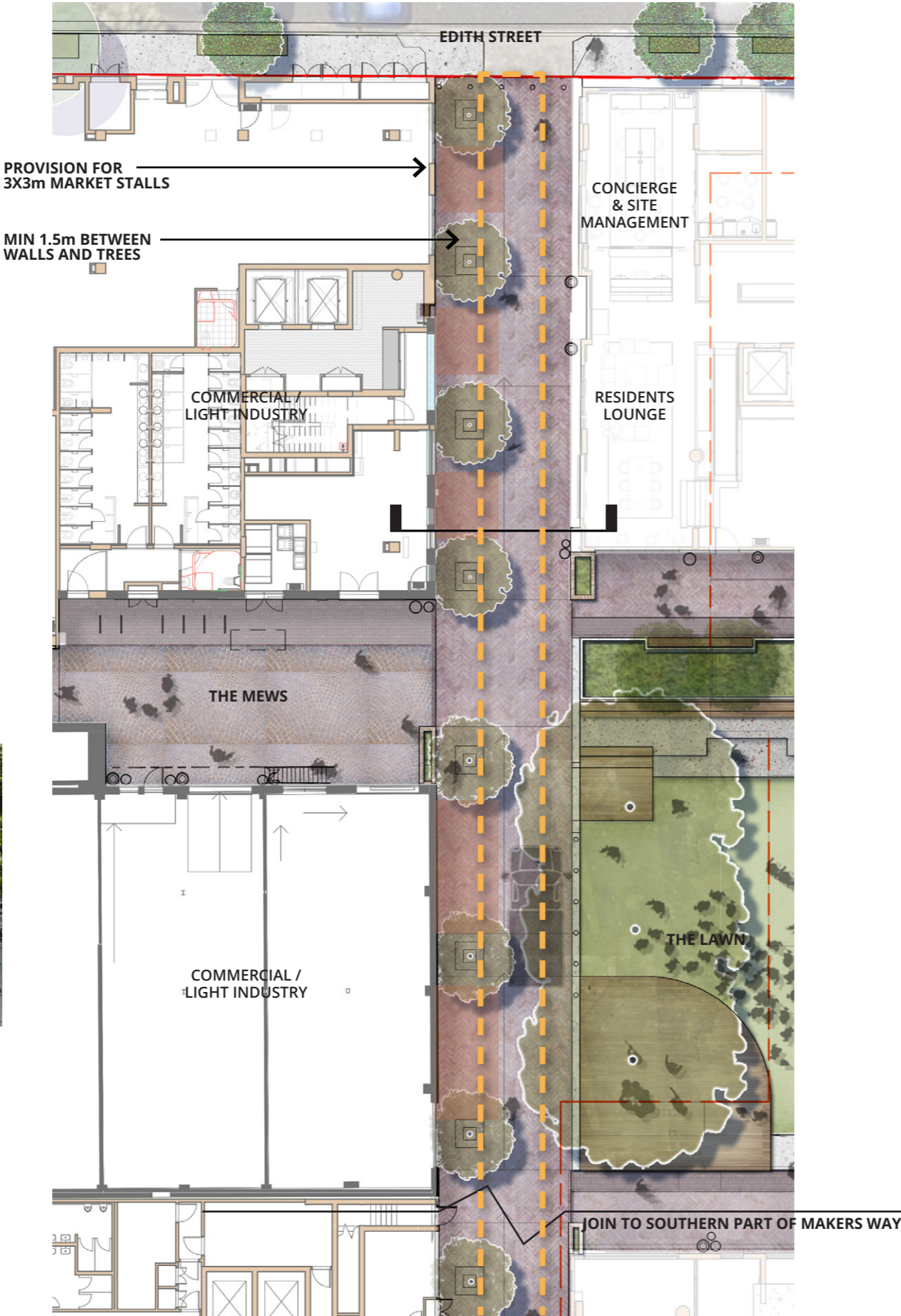
Makers Way - Plan

The circulation and access of Makers Way while maintaining a finer grain laneway experience is the objective of this space.

The finer grain experience is looking to be achieved with tree planting, mix of paving materials and patterns, aesthetic lighting and bespoke street furniture.

KEY

- Market stall locations
- Vehicular/shared zone



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- 2
- 3
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Precincts

Makers Way - Section

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- KEY
- 1 Vehicular grade pavement to shared zone
 - 2 Proposed street tree in tree grate
 - 3 Strata vault cell unit (structural soil) for proposed trees



Precincts

The Mews - Plan

The objective of ‘The Mews’ is to highlight and enhance the existing experience and usage as a key communal space extending from the internal activity within the adjacent buildings. This will be achieved through added tree planting, a mix of paving materials and patterns, and aesthetic lighting to accentuate the atmosphere as a successful passive flexible outdoor space.

KEY

- 1

Propsoed Pavement
- 2

Bench seat edge to deep soil garden bed
- 3

Raised planter
- 4

Feature tree planting with tree grate
- 5

Ramp access
- 6

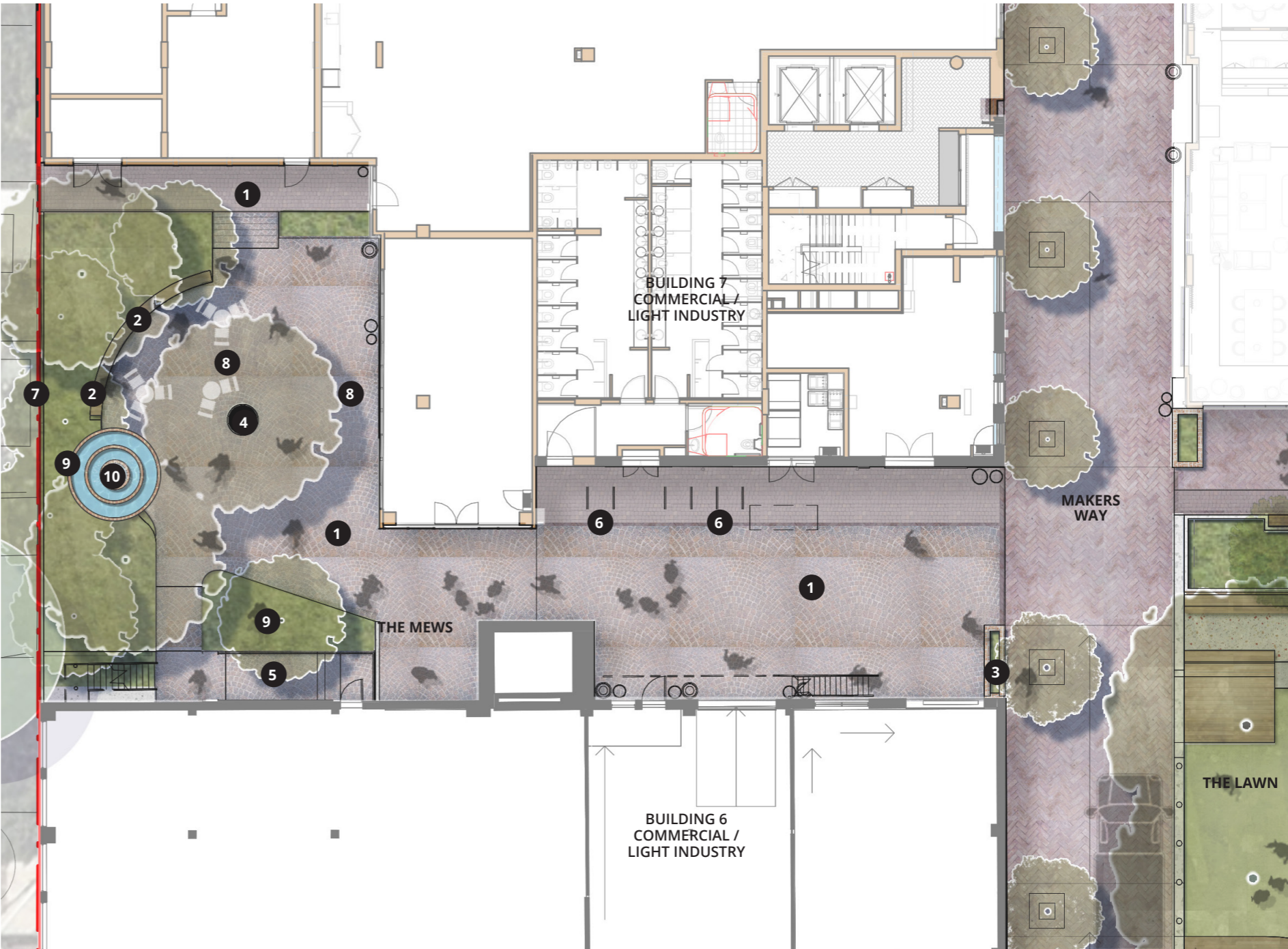
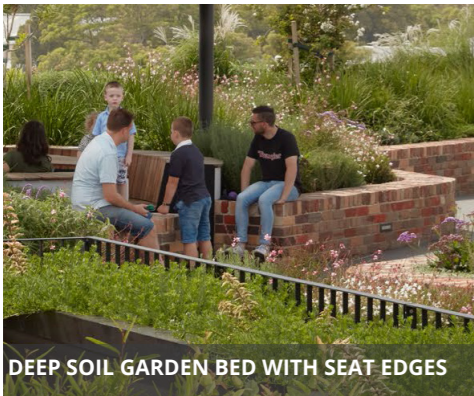
Bicycle hoops
- 7

Acoustic wall to adjacent property
- 8

Outdoor commercial dining
- 9

Planting on ground
- 10

Water Fountain

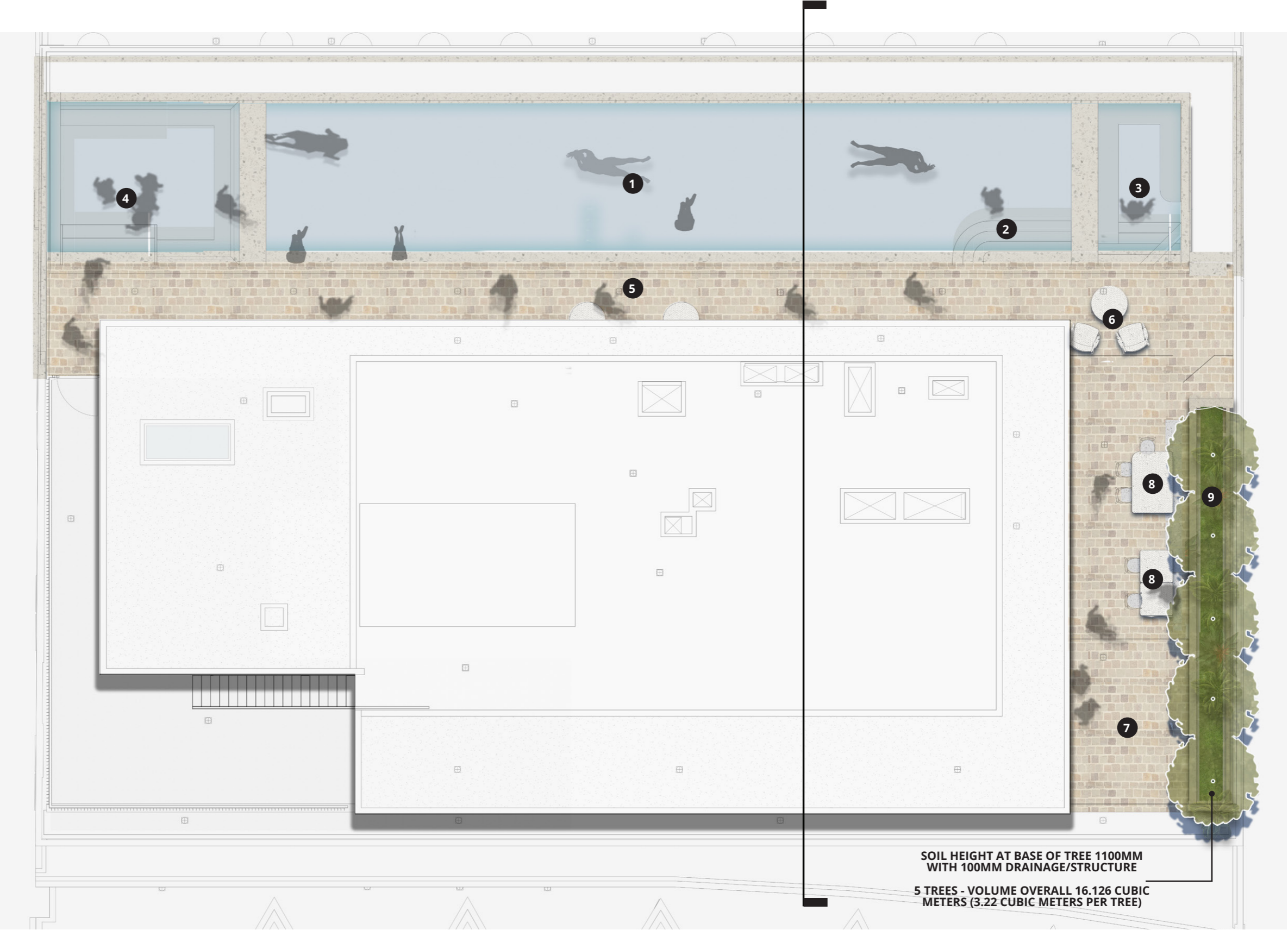


Precincts

Communal Roof Terrace - Plan

Located on the rooftop of building 8 is an ‘urban resort retreat’ consisting of a lap pool, spa, and a diverse array of lounge and dining opportunities, ranging from more intimate settings to larger group outdoor dining.

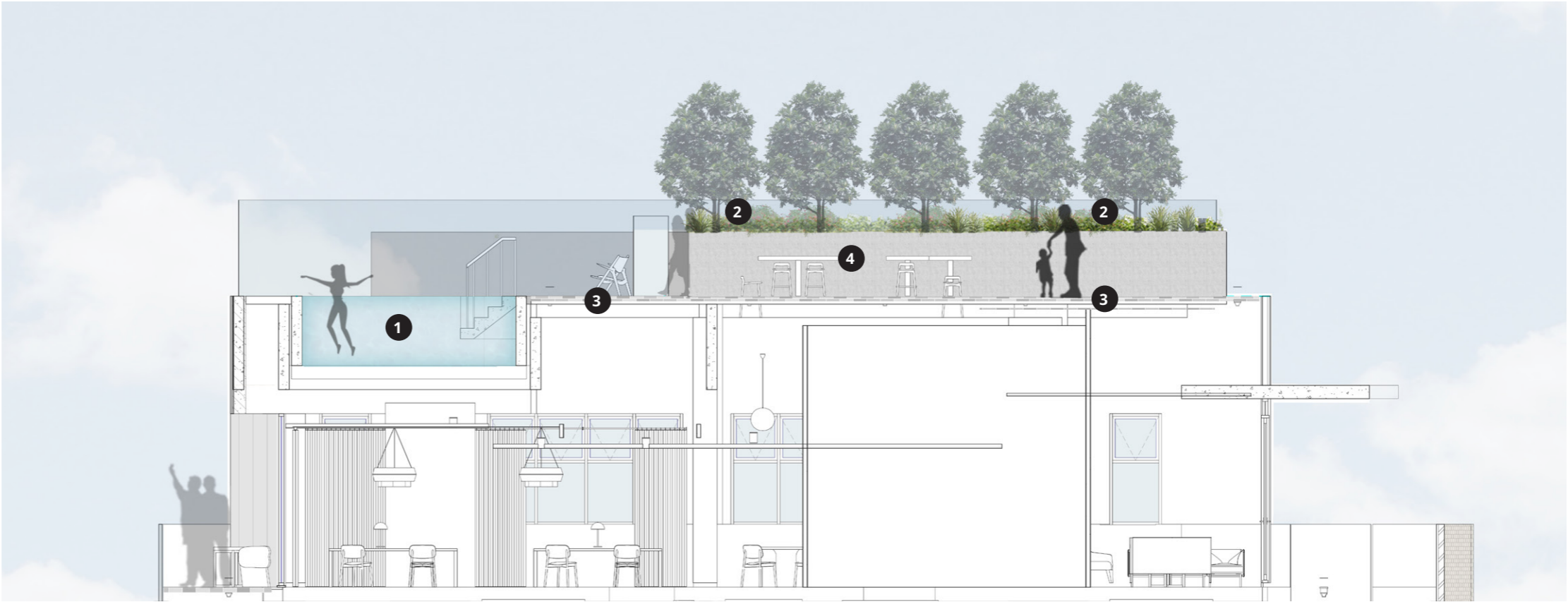
- KEY
- 1 Lap pool
 - 2 Steps into pool
 - 3 SPA
 - 4 Gathering pit
 - 5 Feature paving
 - 6 Outdoor group lounge area
 - 7 Outdoor wellness area
 - 8 Outdoor dining table
 - 9 Screened pool plant area



Precincts

Communal Roof Terrace - Section

- KEY
- 1 Lap pool
 - 2 Small tree and shrub planting to raised planters
 - 3 Feature unit paving
 - 4 BBQ and outdoor dining area



4

LANDSCAPE STRATEGIES

Public Domain Improvement Plan

As part of the project scope, there are a number of proposed improvements to key interfaces outside of the project site boundary to both Edith Street and Mary Street to provide, safe access for site users, an improved user experience, and visual amenity along these streetscapes.

Improvement works to Edith Steet include:

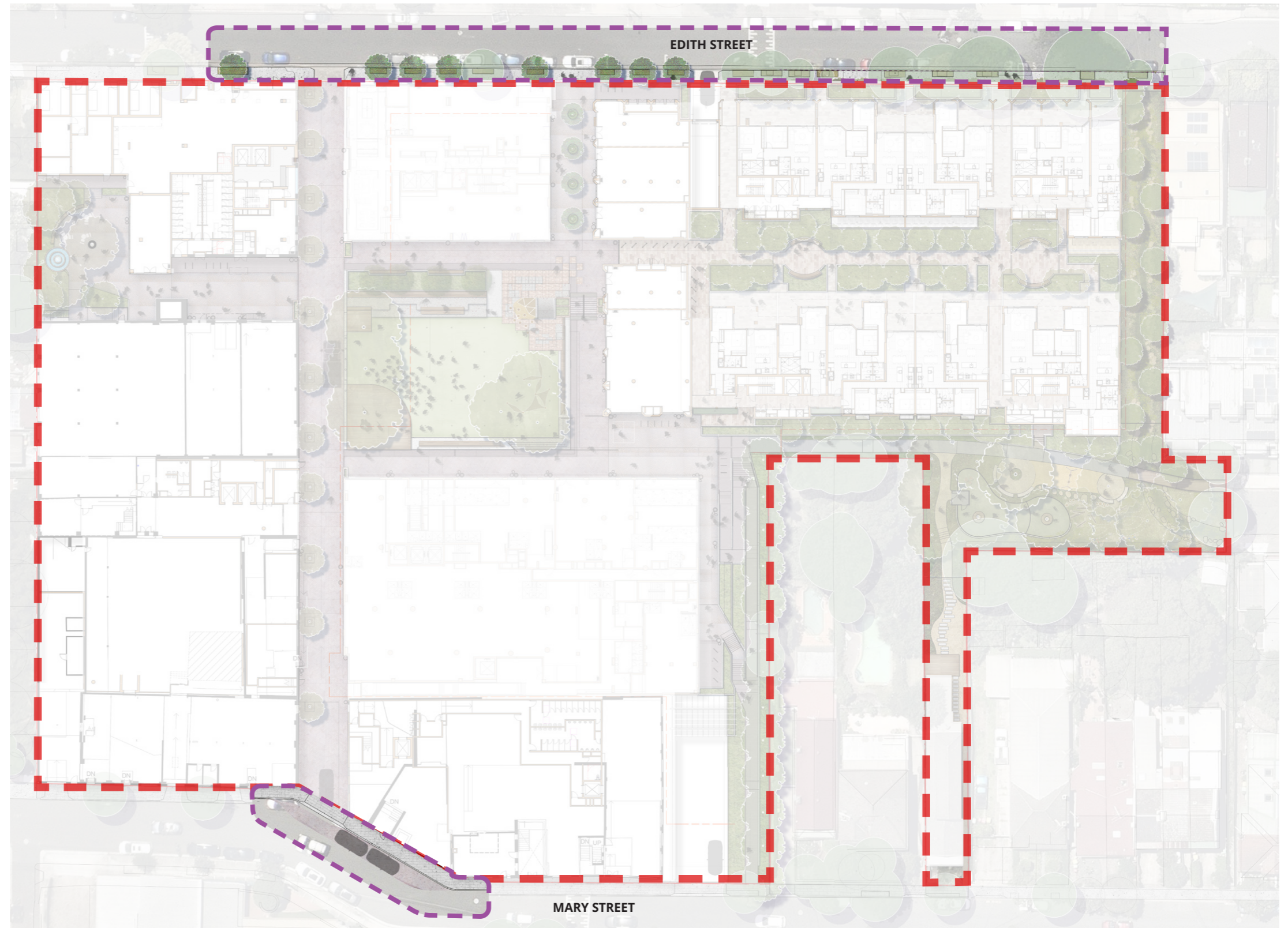
- Installation of additional street trees, and footpath pavement and kerbs (to Civil Engineer's details) in line with Council standards to match in with the adjacent streetscape
- Upgraded vehicle crossover (to Civil Engineer's details)

Improvement works to Mary Street include:

- Footpath widening and re-grading (to Civil Engineer's details)
- Upgraded vehicle crossover (to Civil Engineer's details)

KEY

-  Improvement works outside of site boundary



Drainage Infrastructure



KEY
— Drainage infrastructure
(Refer Civil Engineer's drawings
for further detail)

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- 3
- 4

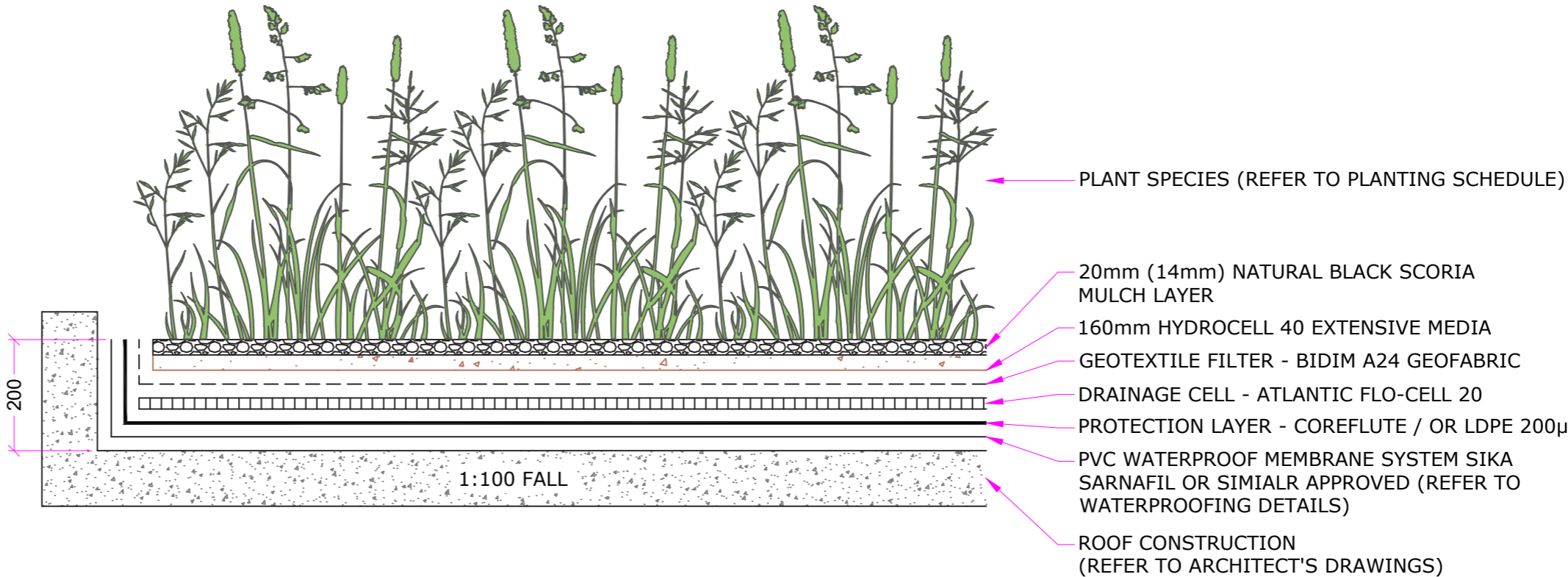
Green Roof Strategy

A large extent of the roof area for both new and refurbished buildings in the precinct is proposed to have green roofs. The environmental advantages of installing green roofs are widely known and include thermal insulation, minimising surface run-off and reducing emissions through minimising the need for heating and cooling.

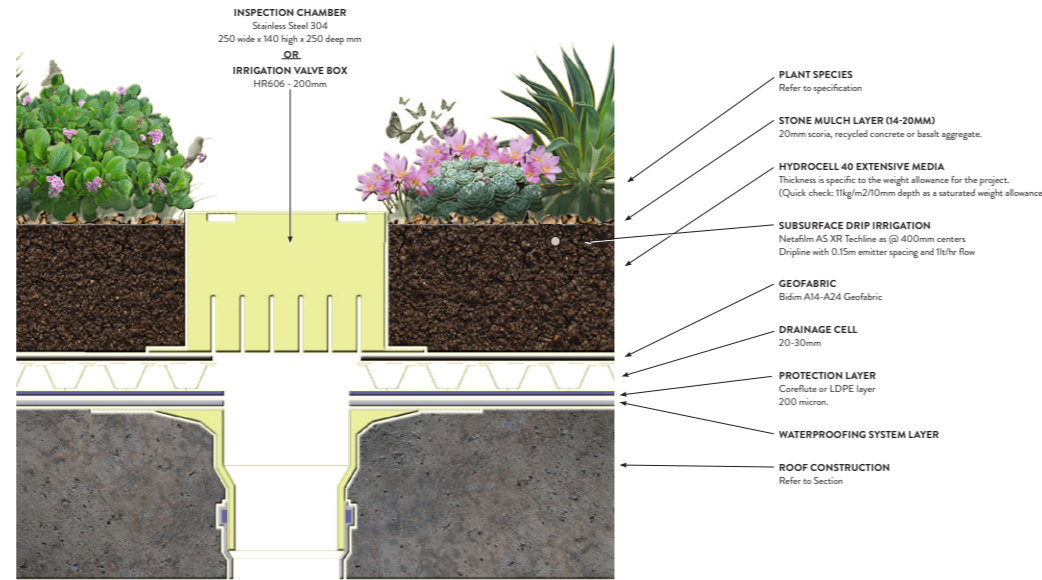
INDICATIVE PRECEDENTS



INDICATIVE DETAILS



DETAIL SECTION - EXTENSIVE GREEN ROOF SYSTEM - TYPICAL SECTION DETAIL
Scale 1:10



DETAIL SECTION - EXTENSIVE GREEN ROOF SYSTEM - DRAINAGE OUTLET
NTS

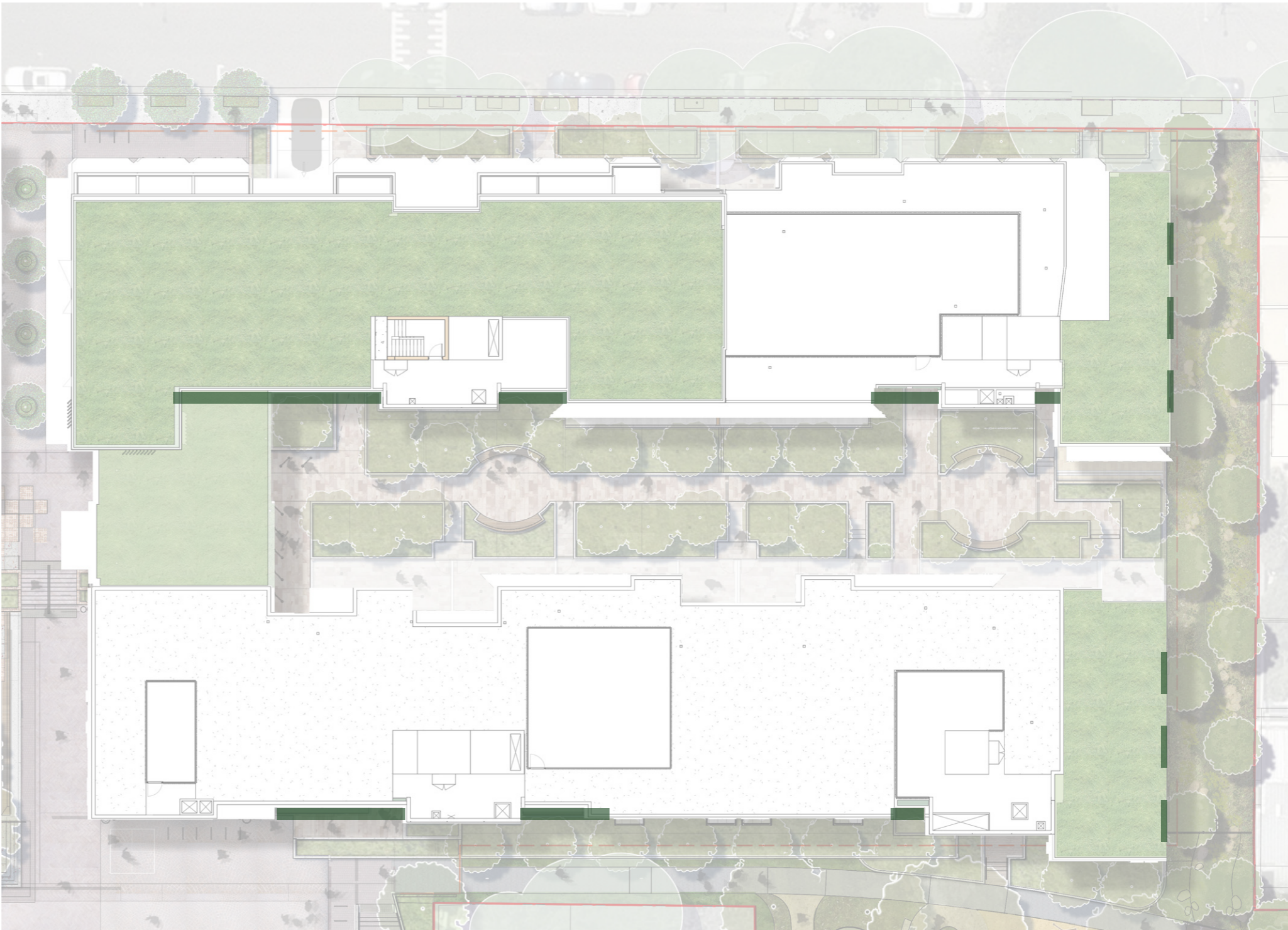
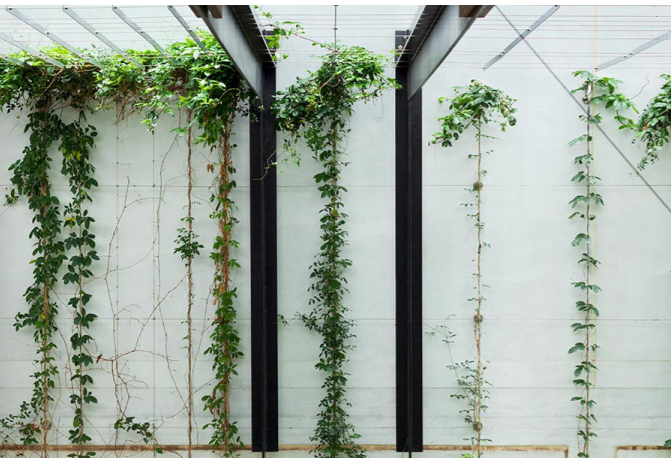
Green Facade Strategy

Facade greening to key residential interfaces contributes to a number of positive benefits including; enhanced visual amenity, and an increased sense of privacy whilst maintaining visual permeability, and greater micro-climatic comfort.

KEY

- Facades with stainless steel trellis cables and climbing plants (Ground Level to Roof Level)

INDICATIVE PRECEDENTS



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Deep Soil Strategy

Opportunities for deep soil zones within the site have been maximised where feasible, particularly given the constrained nature of the site. Some of the key constraints to note include:

- DCP requirement to retain existing buildings, resulting in basement car parks for all cars on site being located below open space areas.

Soil profiles throughout the site have been divided into 3 key categories to provide a more detailed assessment of the approach to deep soil, particularly in more highly constrained areas of the site (eg. provision of 1m depth or greater of topsoil over structure to support healthy tree growth and maximise tree canopy coverage where suitable, use of permeable pavements to allow infiltration of water into ground below).

When these multiple factors are considered in combination, the coverage of what could feasibly be considered deep soil increases significantly as outlined in the table below:

- KEY**
- DEEP SOIL (ADG DEFINITION)**
- Deep Soil (Achieves minimum ADG dimensions)*
- DEEP SOIL (OUTSIDE ADG DEFINITION)**
- Deep Soil
(>1m depth but does not achieve minimum ADG dimensions)*
- Permeable pavement
(deep soil below pavement >1m depth but does not achieve minimum ADG dimensions)*
- Soil Over Structure
(minimum depth >1m to support tree and plant growth)*
- OTHER SOFT LANDSCAPE AREAS**
- Soil Over Structure
(depth >300mm and <1m to support plant growth)*

DEEP SOIL CALCULATIONS (*Overall site measurement 15,427m²)

	Area (m²)	Coverage (%)	ADG (Design Criteria)
Deep Soil (ADG definition)	1087	7.0%	7%
Deep Soil (Outside ADG definition)	1049	6.8%	
Total	2136	13.8%	

*Overall site measurement based on previous DA application total



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Scope

Material Strategy

KEY

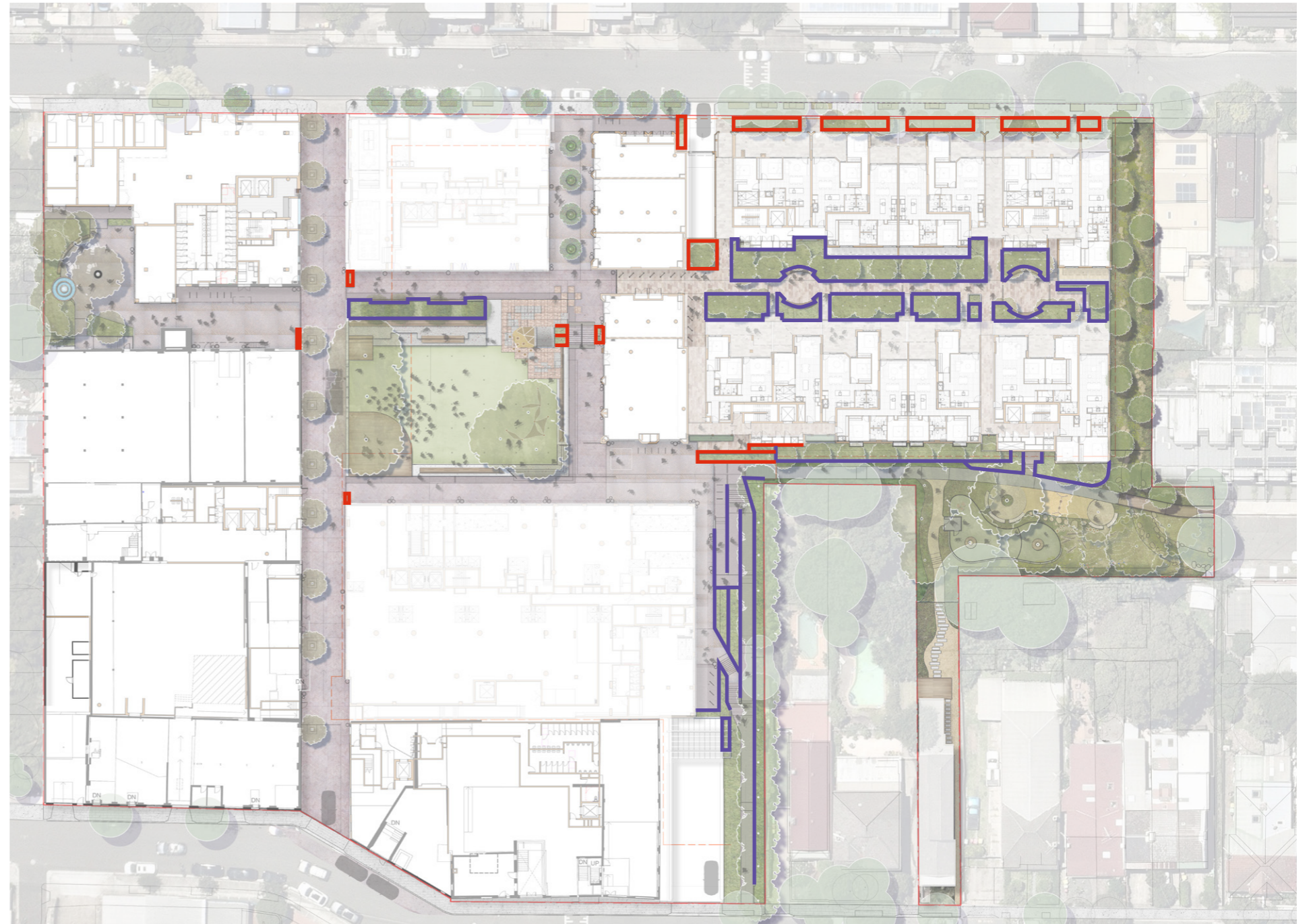
- Palette 1: The Mews & The Courtyard**
The Extension From The Laneways With Larger Dedicated Space For Gathering And Spill-Out Activities Servicing Surrounding Light-Commercial Programming.
- Palette 2: Laneways**
Intimate Landscaped Pedestrian Focused Links That Allow Permeability And Connection To The Surrounding Residential Neighbourhood And The Precinct. References To Taubmans (Past).
- Palette 3: The Lawn**
The Key Focal Spaces Of The Precinct That Is Green, 3-Dimensional And Provides Feature Colour, Celebrating Taubmans (Modern)
- Palette 4: The Grove**
An Intimate Luscious Park In Between Residential Buildings A And B. Allowing For A Green Backdrop Between The Two Residential Buildings For Passive Uses.
- Palette 5: The Bark Park**
A Welcoming Space, Aiming To Connect The Community To Country.
- Palette 6: Streetscape**



Scope Wall Strategy

KEY

- Concrete Wall
- Brick Wall
- Seating Wall



- 1
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Materiality Strategy

The Commons

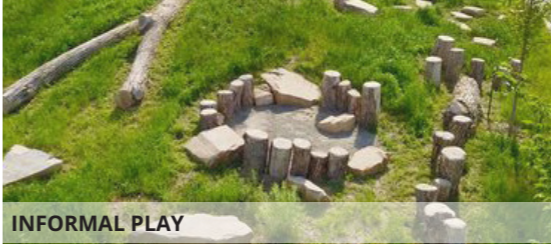
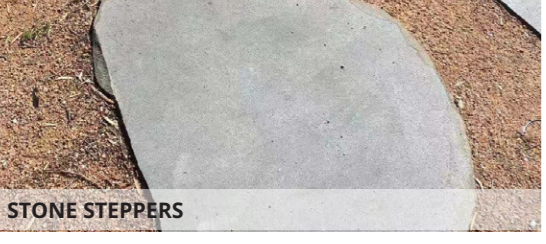
HARDSCAPE



Materiality Strategy

The Garden + Mary Street Link

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Furniture and Walls

Master Palette

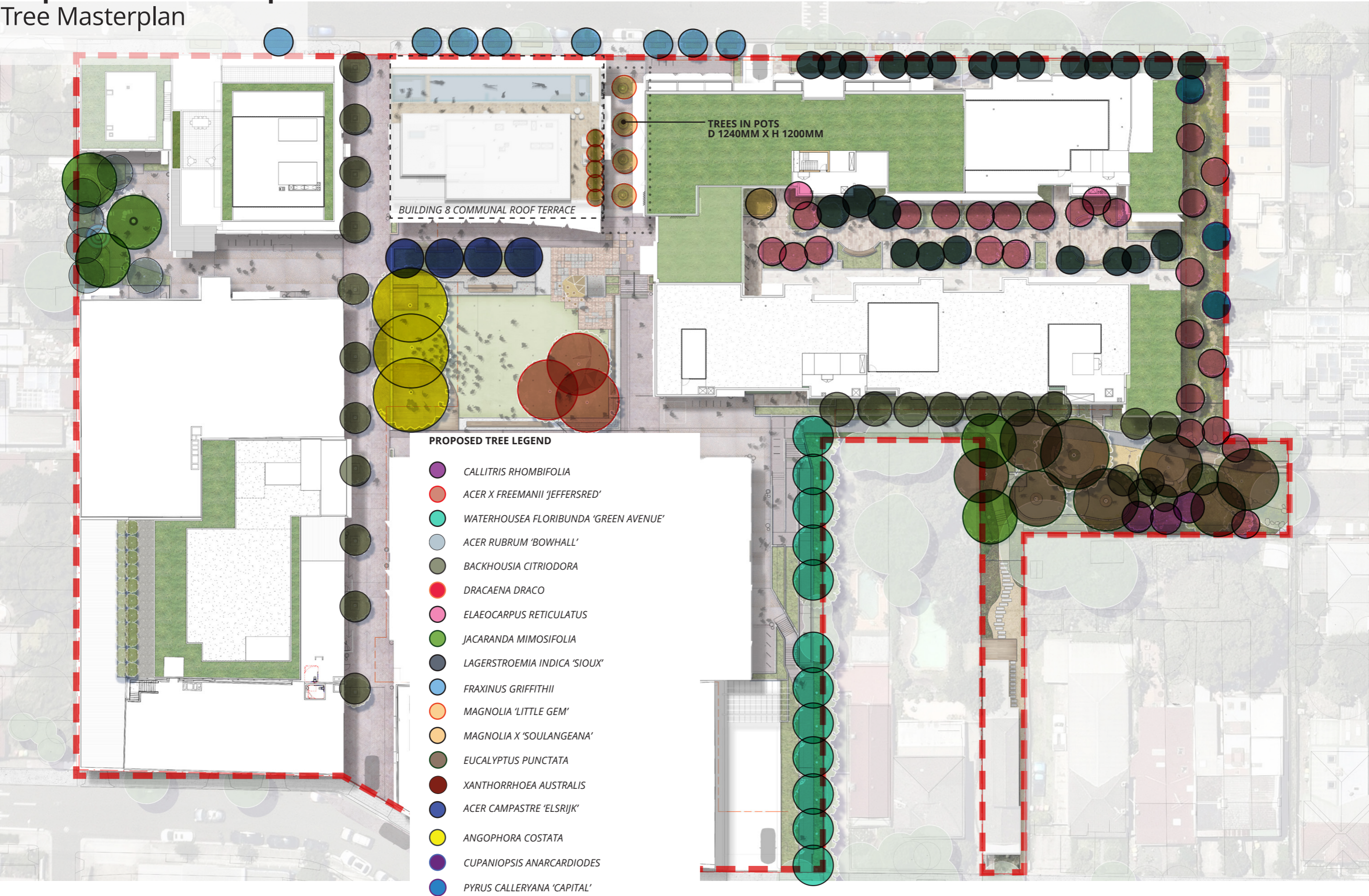
KEY

- PALETTE 1: THE MEWS & THE COURTYARD
- PALETTE 2: LANEWAYS
- PALETTE 3: THE COMMONS
- PALETTE 4: THE GROVE
- PALETTE 5: THE GARDEN
- PALETTE 6: STREETScape



Proposed Tree Masterplan

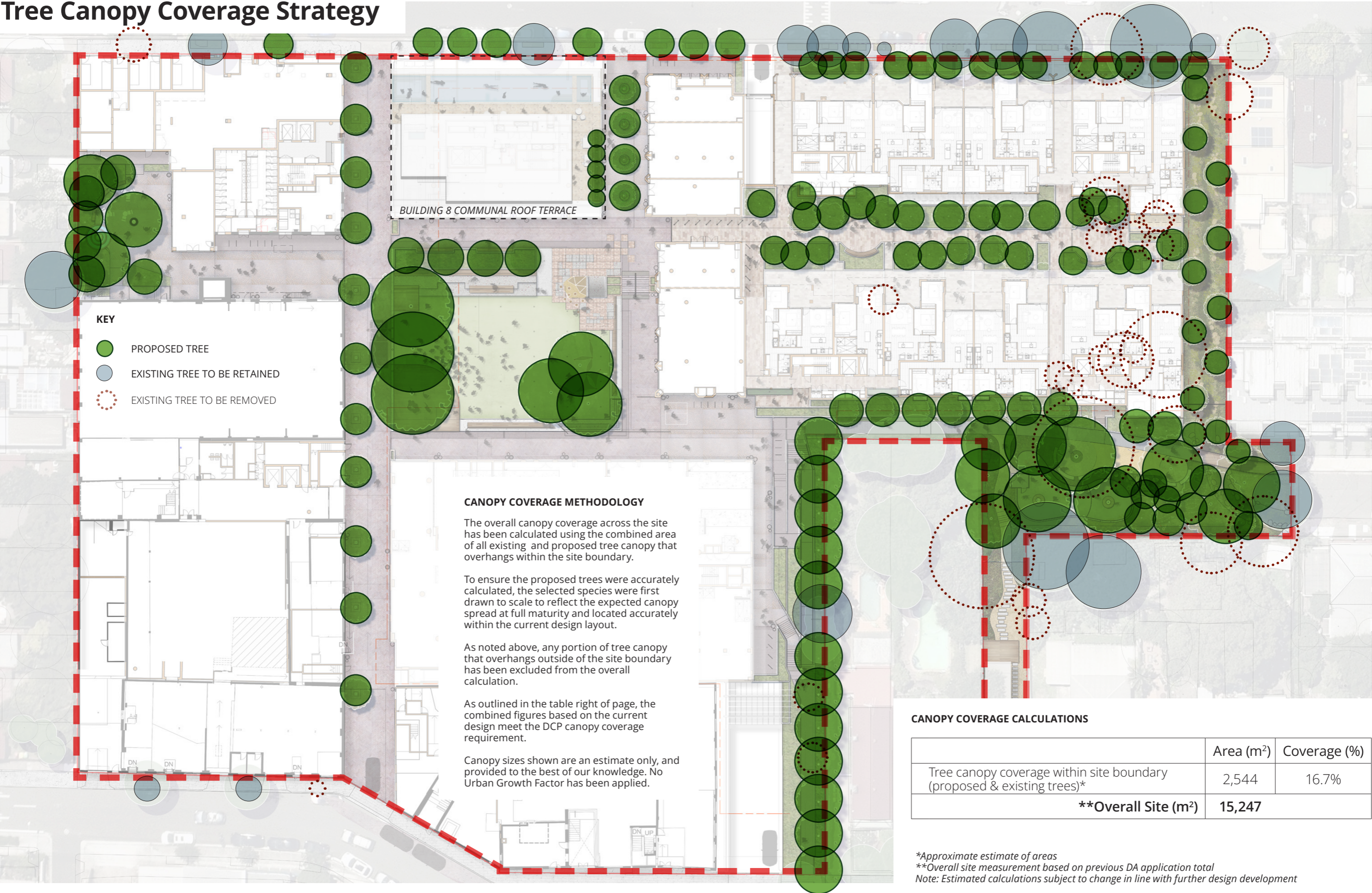
Tree Masterplan



- 1
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Tree Canopy Coverage Strategy



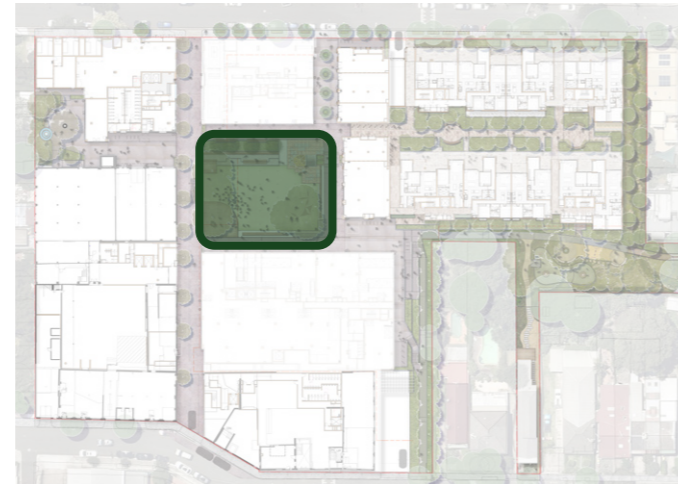
04 PLANTING PALETTE

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Mews



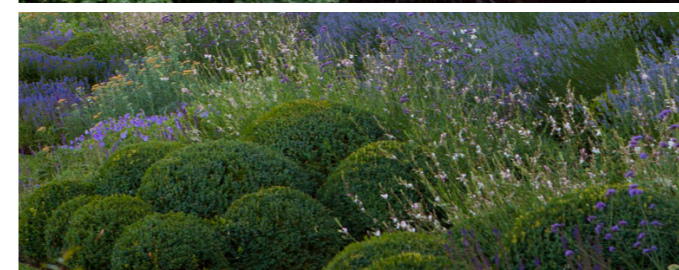
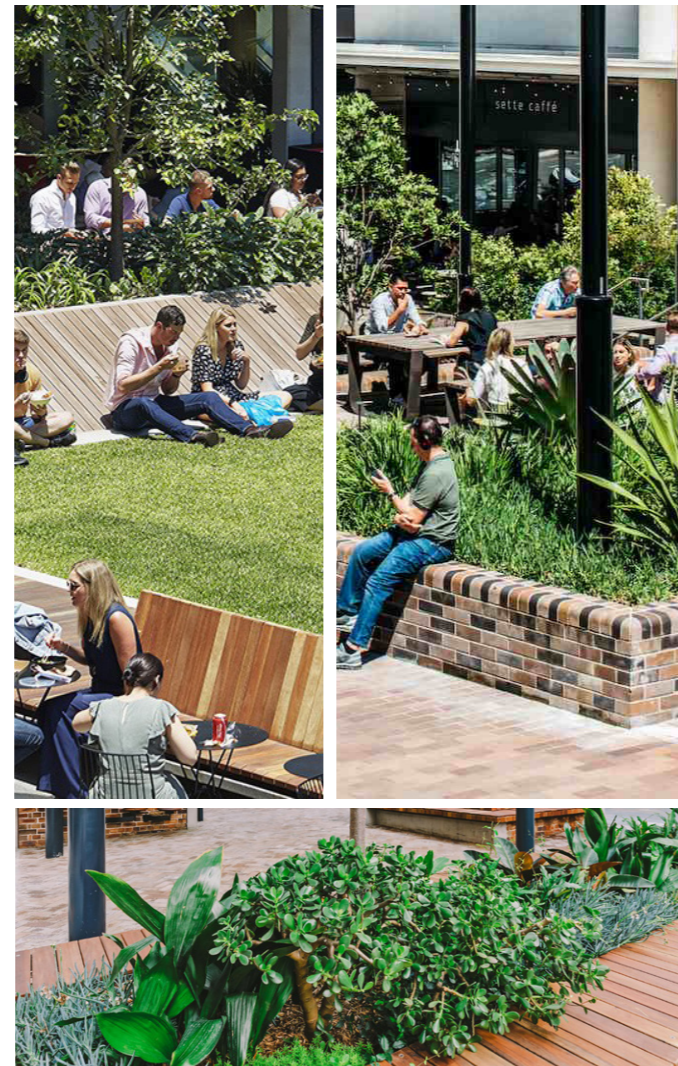
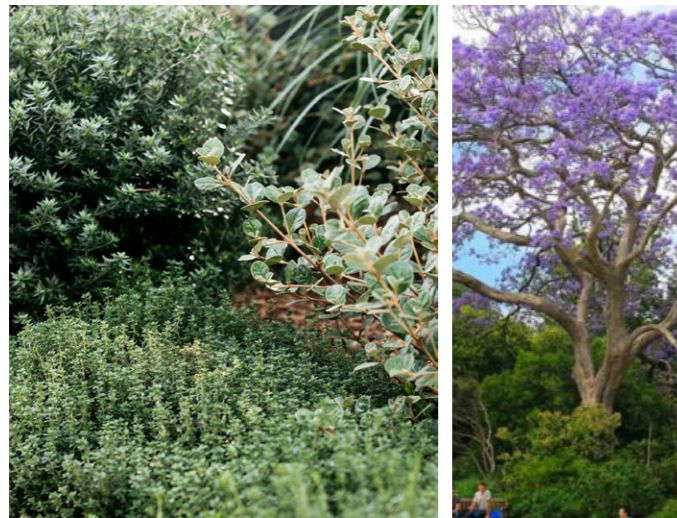
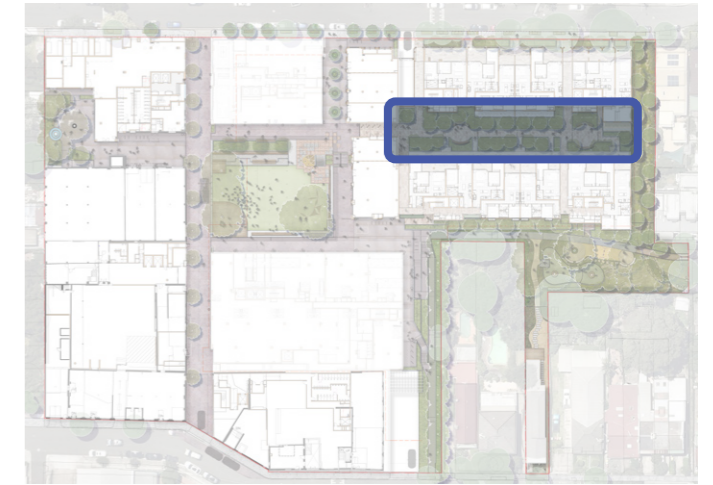
the Lawn *(the Commons)*



the Bark Park *(the Garden)*



the Grove



Planting Strategy

Tree Palette

Green placemaking will be guiding the overall planting strategy and approach of creating a resilient and adaptable biodiverse environment. Evergreen and deciduous tree species have been strategically positioned to assist in creating a positive microclimate environment.

*NOTE: Tree dimensions shown are an estimate only, and are provided to the best of our knowledge. No Urban Growth Factor has been applied.

Large/ Medium Trees



Angophora costata



Acer x freemanii 'Jeffersred'



Lagerstroemia indica 'Sioux'



Eucalyptus punctata



Fraxinus griffithii



Jacaranda mimosifolia



Waterhousea floribunda 'Green Avenue'



Callitris rhombifolia

Tree Species	Common Name	H x W (m)*	Installation Size
Large/Medium Trees			
Angophora costata	Sydney Red Gum	20 x 10	400L
Acer x freemanii 'Jeffersred'	Red Maple	13 x 10	200L
Callitris rhombifolia	Cyrpress Pine	7 x 3	100L
Jacaranda mimosifolia	Jacaranda	10 x 8	100L
Lagerstroemia indica 'Sioux'	Crepe Myrtle	8 x 4	100L
Fraxinus griffithii	Evergreen Ash	8 x 4	100L
Eucalyptus punctata	Grey Gum	20 x 10	200L
Waterhousea floribunda 'Green Avenue'	Weeping Lily Pilly	15 x 9	200L
Small Trees			
Acer rubrum 'Bowhall'	Lipstick Maple	10 x 5	100L
Acer campestre 'Elsrijk'	Field Maple	7 x 5	200L
Backhousia citriodora	Lemon Scented Myrtle	10 x 5	100L
Cupaniopsis anacardioides	Tuckeroo	6-12 x 3-4	100L
Dracaena draco	Dragon Tree	10 x 4	100L
Elaeocarpus reticulatus	Blueberry Ash	8 x 4	100L
Magnolia 'Little Gem'	Dwarf Magnolia	8 x 5	100L
Pyrus calleryana 'Capital'	Capital Callery Pear	11-12 x 1-3	100L
Magnolia 'soulangeana'	Saucer Magnolia	8 x 5	
Xanthorrhoea australis	Grass Tree	2 x 1	

Small Trees



Acer rubrum 'Bowhall'



Backhousia citriodora



Dracaena draco



Elaeocarpus reticulatus



Magnolia 'Little Gem'



Magnolia 'soulangeana'



Xanthorrhoea australis



Acer campestre 'Elsrijk'



Cupaniopsis anacardioides



Pyrus calleryana 'Capital'

Planting Strategy

Shrubs and Understorey Planting Palette

The green strategy will provide a diverse range of both native and exotic plant species to ensure urban adaptability. The species selected feature a range of both native and exotic shrubs, groundcovers and grasses which have been chosen for their foliage contrast, biodiversity value and overall contribution to the landscape character of each precinct zone.

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Shrub / Accent
2 per m2 minimum density

A dense, upright shrub with small, rounded, deep red leaves.

Alternanthera dentata 'Little ruby'

A shrub with green, lanceolate leaves and clusters of yellow flowers.

Banksia serrata

A succulent with thick, rounded, reddish-brown leaves.

Kalanchoe orgyalis

A bushy shrub with narrow green leaves and dense clusters of small purple flowers.

Lavandula angustifolia

A tall grass with long, thin green leaves and a dense, upright panicle of light brown flowers.

Pennisetum alopecuroides

A shrub with long, narrow, dark green leaves and a central flower spike.

Phormium tenax

A dense, rounded shrub with small white flowers.

Raphiolepis indica 'cosmic white'

A large, tropical-looking plant with broad, dark green leaves and a central flower spike.

Strelitzia nicolai

A dense, rounded shrub with small white flowers.

Westringia fruticosa

A succulent with thick, rounded, green leaves.

Crassula ovata

A shrub with green leaves and clusters of red flowers.

Callistemon 'Better John'

A shrub with green leaves and clusters of white flowers.

Kunzea ambigua

A dense, rounded shrub with dark purple leaves.

Loropetalum chinense

A shrub with green leaves and clusters of yellow flowers.

Leucophyta brownii

A shrub with large, green, deeply lobed leaves.

Philodendron 'Xanadu'

A dense, rounded shrub with small green leaves.

Pittosporum tobira var.

A dense, rounded shrub with small green leaves.

Viburnum suspensum

Grasses
4 per m2 minimum density

A grass with long, thin green leaves and a dense, upright panicle of light brown flowers.

Carex appressa

A grass with long, thin green leaves and a dense, upright panicle of purple flowers.

Dianella caerulea

A grass with long, thin green leaves and a dense, upright panicle of purple flowers.

Dianella revoluta

A grass with long, thin green leaves and a dense, upright panicle of purple flowers.

Dianella 'Silver Streak'

A grass with long, thin green leaves and a dense, upright panicle of purple flowers.

Liriope giganteum

A grass with long, thin green leaves and a dense, upright panicle of purple flowers.

Liriope muscari variegata

A grass with long, thin green leaves and a dense, upright panicle of light brown flowers.

Lomandra longifolia

A grass with long, thin green leaves and a dense, upright panicle of light brown flowers.

Lomandra 'Tanika'

A grass with long, thin green leaves and a dense, upright panicle of purple flowers.

Patersonia glabrata

47 Precinct 75, St Peters | Landscape Development Application - Clean-up | July 2025


ARCADIA

Planting Strategy


Shrubs and Understorey Planting Palette

Groundcovers & Climbers


4 per m2 minimum density




Clematis aristata




Casuarina glauca 'Cousin It'




Grevillea juniperina




Hardenbergia violacea




Myoporum parvifolium




Rosemarinus officinalis 'Prostratus'




Stachys byzantina




Dichondra repens 'Silver Falls'




Dichondra repens




Ficus pumila




Hibbertia scandens




Rhipsalis baccifera




Pratia pedunculata




Viola hederacea




Trachelospermum jasminoides




Pyrostegia venusta



Pandorea pandorana




Cissus hypoglauca




Smilax glyciphylla

Ferns & Accents


4 per m2 minimum density




Asplenium australasicum



Adiantum hispidulum




Athyrium 'Ghost'




Blechnum nudum

Ferns & Accents


4 per m2 minimum density




Cycas revoluta



Doryanthes excelsior

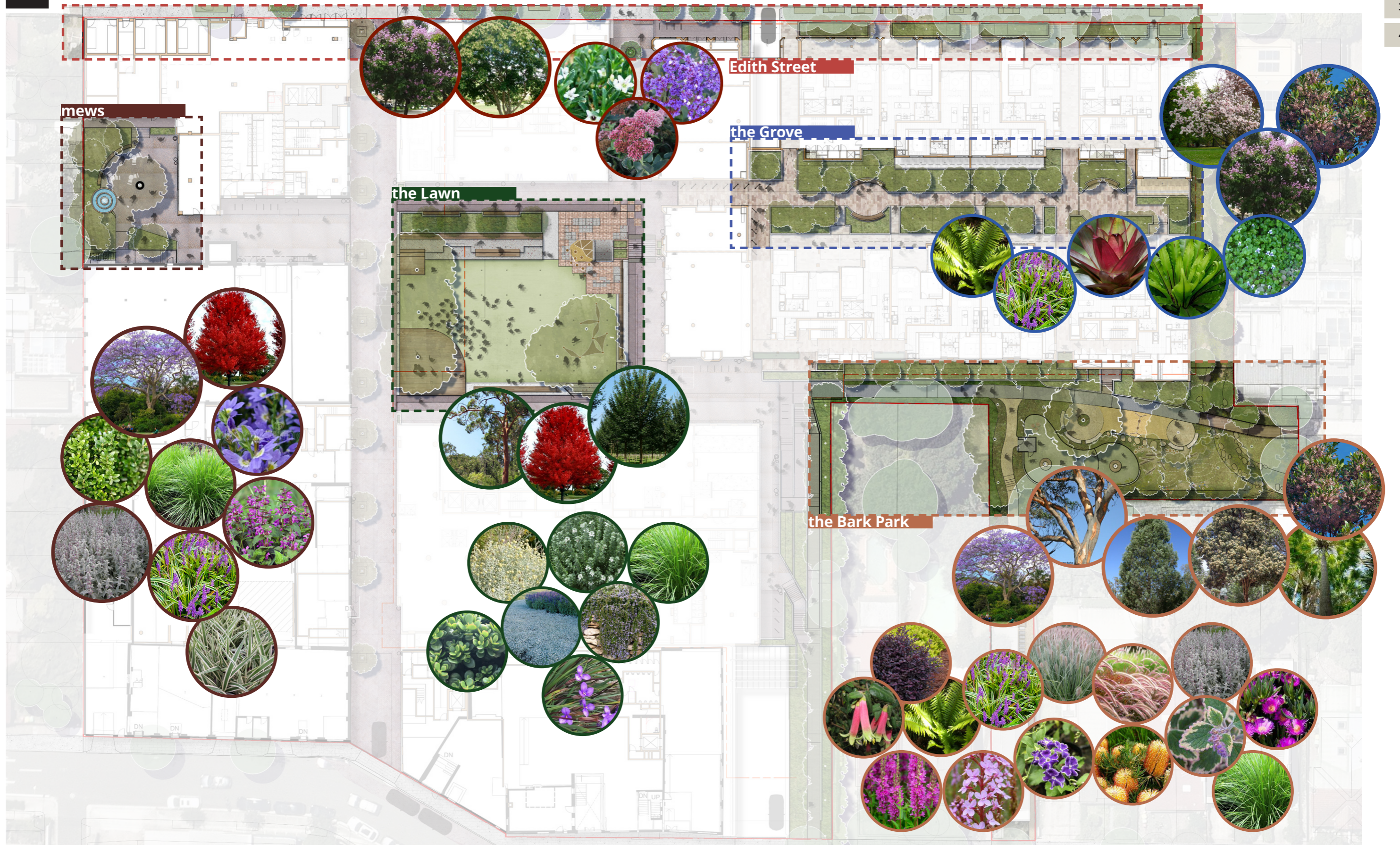


Cyathea cooperi



Dicksonia antarctica

04 PLANTING PALETTE

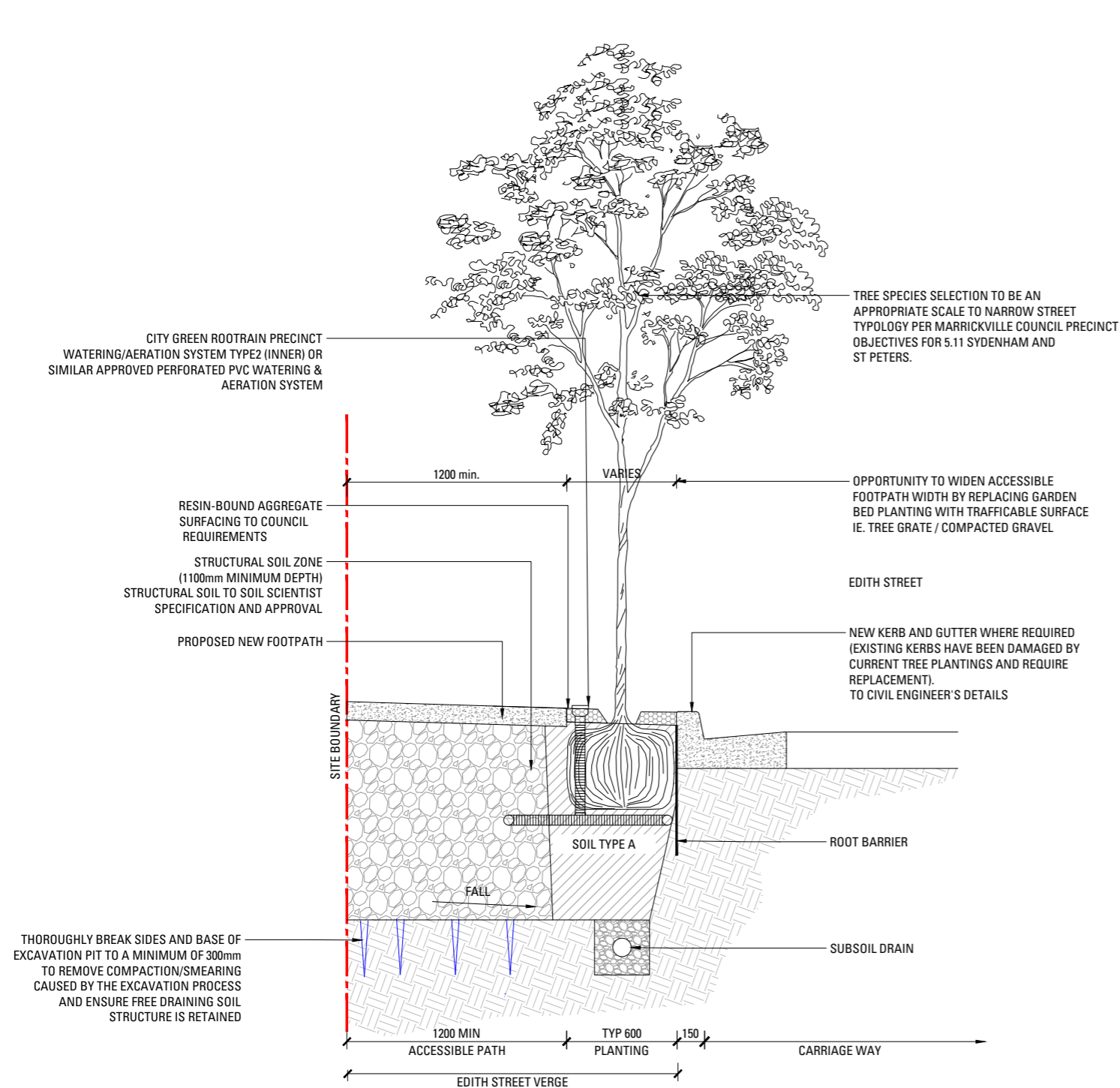


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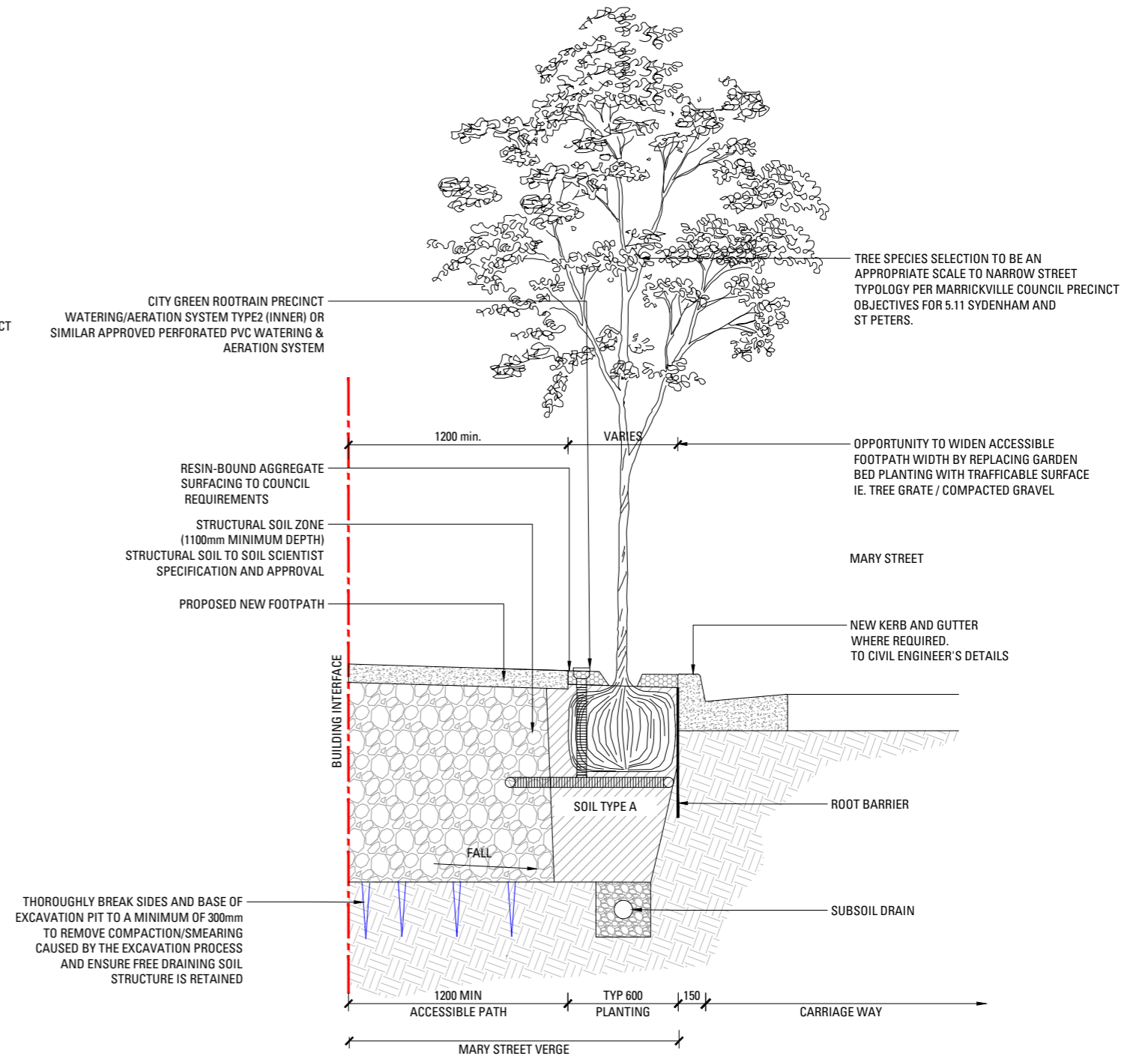
Tree Soil Depth Information

Edith Street Typical Street Section



Edith Street

Typical Proposed Street Tree Section



Mary Street

Typical Proposed Street Tree Section

Landscape Maintenance - Plant Establishment

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General Vegetation Management and Maintenance Tasks

Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable and organic debris, scrub, trees (except trees to be retained), stumps, boulders and rubble.

Watering: Generally ensure that all planting is receiving sufficient water to ensure vigorous growth and maintenance in a healthy condition.

Litter and debris. Ensure that the site is kept clean, free of all litter landscape construction waste, and general debris at all times.

Re-mulch as necessary throughout the Landscape Maintenance Period to maintain mulched areas to the specified depths.

Equipment/ features maintenance. Monitor all features within the public domain for damage. Repair all elements as soon as notified to minimise further deterioration and prevent harm or access where security is compromised.

Eradicate weeds using environmentally acceptable methods, such as non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas.

Remove weed growth from an area 750mm diameter around the base of the trees in grassed areas.

Continue eradication throughout the course of the works and during the planting establishment period.

The Tree Management involves the following

The Management of Tree Planting involves the following:

- Tree Periodic Inspection
- Watering
- Re-mulch
- Weed Management
- Pruning
- Fertilizing
- Replacement
- Ties and tree stakes

Tree Periodic Inspection

Review all tree periodical to ensure there health:

Trees with foliage size, texture and colour at the time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species. Supply trees with extension growth consistent with that exhibited by vigorous specimens of the nominated species.

Trees shall not be diseased or show evidence of pest attack that could affect the long term health of the tree or adjoining plantings. Supply trees with foliage and soil free from attack by pests and diseases. For Australian native trees with a history of attack by native pests (eg. some Eucalyptus), evidence of previous attack must be restricted to less than 15% of the foliage and there must be no actively feeding insects or evidence of fungi.

Watering
Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required.
Provide additional watering, if necessary.

Re-mulch
As necessary throughout the Landscape Maintenance Period to maintain mulched areas to the specified depths.

Weed management
Use approved weedicides and insecticides.

Pruning
Pruning for safety, especially with regard operations of rail line, safety of public domain and CPTED surveillance. All pruning shall be a clean-cut at the branch collar, no lopping or topping of trees is to be carried out and the diameter of any wound must not exceed 50% of the caliper immediately above the point of pruning.

All pruning shall be clean-cuts at the branch collar complying with AS4373: Pruning of Amenity Trees.

Fertilizing
As appropriate to the species.
Replacement
Replacement of dead, diseased or struggling stock - may need assessment by Level 5 AQF Arborist.

Ties and tree stakes
Adjustment of tree ties and tree stakes, or replacement if required.

Landscape Maintenance - Ongoing to accepted commercial standards

ALL Plant Species Management and Maintenance

The Management of Understory Planting involves the following:

- Plant Replacement
- Plant Growth
- Weed Management
- Pruning
- Lawn/Turf
- Spraying and Insect and pest control
- Fertilizing,
- Maintaining mulch
- Slashing/Mowing
- Watering
- Stakes and Ties
- Rubbish removal
- Cleaning of the surrounding areas
- Regenerating or re-vegetating areas of poor quality vegetation

Plant Replacement
Replace failed plants. A “failed” plant may not mean complete death of soft tissue but failure due to poor growth, appearance, or unacceptable time for plant to re-establish new growth following damage or vandalism. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the Landscape Contractor unless advised otherwise. Failure of the plant shall be at the sole discretion of the Landscape Architect.

Plant Growth
Trees, shrubs, native grasses and groundcovers shall at all times show signs of healthy vigorous growth. Spent flower heads or stalks shall be removed immediately following flowering.

Use approved weedicides and insecticides.

Pruning of Understorey ground cover planting management
Pruning for safety, especially with regard operations of rail line, safety of public domain and CPTED surveillance

Any pruning of damaged growth or miscellaneous pruning considered as beneficial to the condition of the plants.

All pruning works shall be undertaken in a manner equal to acceptable horticultural practice.

Lawn/Turf/Native Grasses
Mowing of turf and grassed lawns to occur where grass in turfed areas reach greater than 100mm

Topdressing of grass seeded areas as required to maintain healthy grass surface and coverage.

Fertilizing as appropriate to the species.

Spraying and Insect and pest control
Avoid spraying if ever possible. Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work.

Avoid spraying if ever possible.
Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material
Submit all proposals to apply chemicals and obtain approval before starting this work.

When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers’ recommendations. Record in a logbook.

When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers’ recommendations. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer’s name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

Fertilizing
Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer’s directions and recommendations.

Maintaining mulch
Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as before specified.

Slashing/Mowing
Different native grassland species such as warm season or cool season grasses have growth periods at different times of the year
All native dry land grass maintenance to be compliant with Roads and Maritime Services IC-QA-R178

Slash/Mow the turf to maintain a grass height consistent with the APZ Requirements. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm as necessary to fill depressions and hollows in the surface.

Watering
Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required.

Provide additional watering, if necessary.

Stakes and Ties
Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).

Rubbish removal
During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas.

Remove all rubbish and debris left by you within the area of landscape planting, and recycle or dispose of them in a responsible manner, and leave the Site in a clean and tidy condition.

Cleaning of the surrounding areas
Ensure all planting areas have rock larger than 50mm removed to provide vigorous plant growth and avoid damaging of maintenance equipment.

Maintenance Log Book (Action Plan)

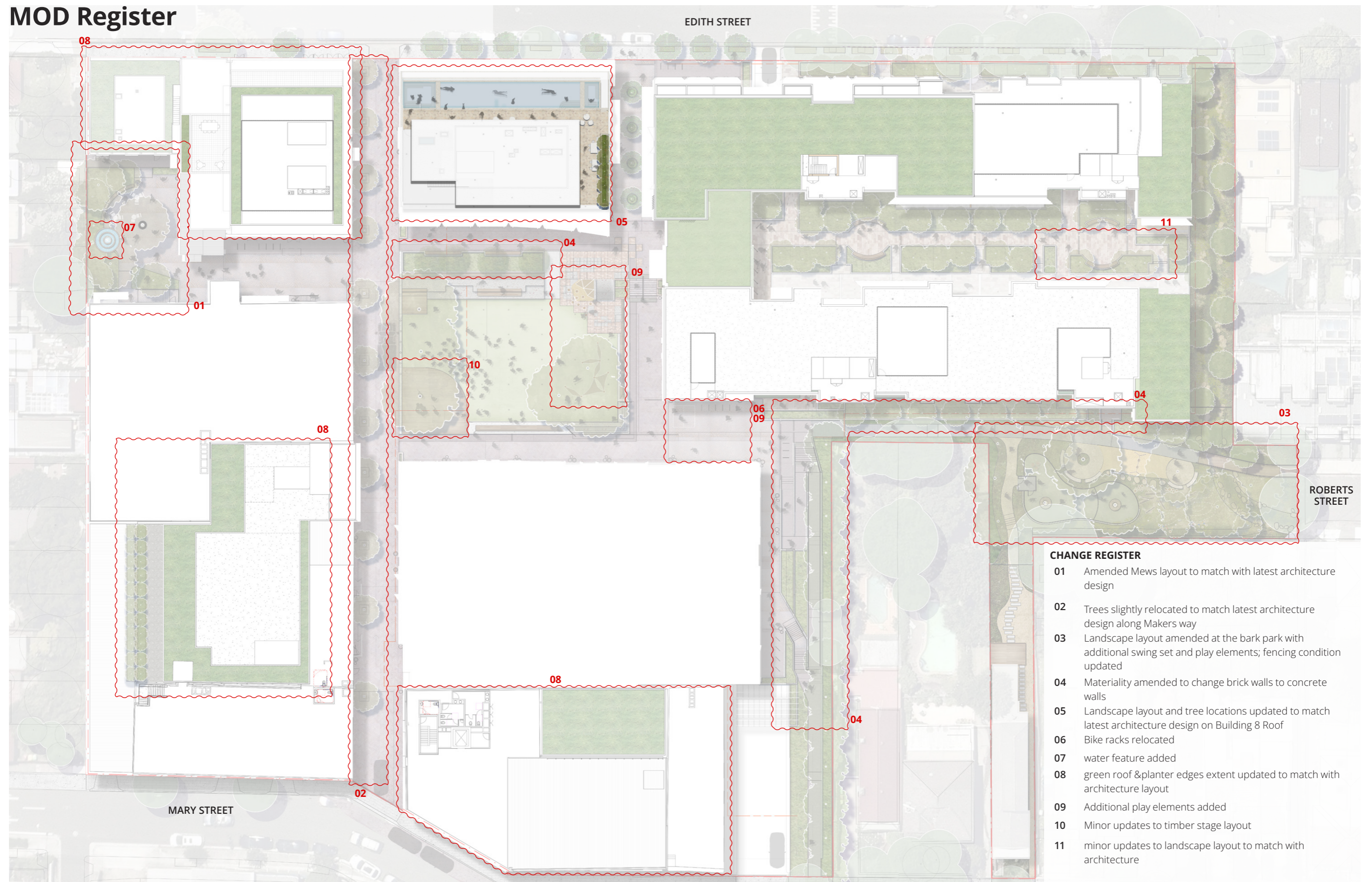
Recording when and what maintenance work has been done and what materials, as an example: including chemical materials, have been used. The records shall show when and where identified chemicals were used and why.

Landscape Maintenance

Table	ACTIVITY	FREQUENCY						ACTION
		D	W	2W	M	3M	3or6M	
								Daily, Weekly, Monthly
1	Logbook					+		Complete a logbook entry every day at site. All actions listed below require a logbook entry. Upon request, make the logbook available for inspection. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis. Please note that more frequent, short, occasional inspection should result in less maintenance work when problems are observed earlier than they might otherwise have been seen.
2	Plant replacement				+			Inspect and replace failed plants within 2 weeks of observation of failure. Match species, size (original) and location of new with old.
3	Mulch				+			Inspect and replace mulch deficiencies within 2 weeks of observation. Prior to placing new mulch aerate the soil by fork turning to a depth of at least 100mm, roughly level the soil and then place mulch. Do not disturb major plant roots while aerating soil.
4	Erosion control			+				Inspect every two weeks and repair ground, soil and mulch immediately. Maintain erosion control device as necessary.
5	Stakes and ties			+				Inspect every two weeks, adjust and/or replace as necessary but remove as plants mature and are able to support themselves.
6	Weed and rubbish removal			+				Inspect and remove immediately upon observation. Leave no waste on site. Dispose of waste material at a designated waste disposal site.
7	Pruning			+				Inspect every 2 weeks and prune as necessary to remove dead wood, improve plant shape and promote healthy vigorous new growth.

Table	ACTIVITY	FREQUENCY						ACTION
		D	W	2W	M	3M	3or6M	
								Daily, Weekly, Monthly
8	Spraying			+				Inspect every 2 weeks and action as necessary. Do not spray if other non-chemical methods will satisfy the need to remove insects. Spray for disease control only when absolutely necessary.
9	Urgent works		+					Complete within 1 week (7 days) of notification. Inspect and clear drains.
10	Planting and fertilising			+			3m+	Inspect every 2 weeks and remove spent flowers and dead stalks as they become apparent. Fertilise gardens every 3 months or other frequency in accordance with fertiliser manufacturer's directions.
11	Watering			+				On Slab planting when and where necessary every day at site and at least every 2 weeks generally. Do not allow soil and plants to dehydrate. Allow for prolonged rain, windy and dry periods. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day.

MOD Register



CHANGE REGISTER

- 01 Amended Mews layout to match with latest architecture design
- 02 Trees slightly relocated to match latest architecture design along Makers way
- 03 Landscape layout amended at the bark park with additional swing set and play elements; fencing condition updated
- 04 Materiality amended to change brick walls to concrete walls
- 05 Landscape layout and tree locations updated to match latest architecture design on Building 8 Roof
- 06 Bike racks relocated
- 07 water feature added
- 08 green roof & planter edges extent updated to match with architecture layout
- 09 Additional play elements added
- 10 Minor updates to timber stage layout
- 11 minor updates to landscape layout to match with architecture



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