



**COLUMBIA LAND DEVELOPMENTS**  
**11-17 Columbia Lane, Homebush**  
**Development Application**

**S17-0068**  
Issue G • 24/07/2020



# 11-17 COLUMBIA LANE, HOMEBUSH DEVELOPMENT APPLICATION

Client:  
Columbia Lane Developments

Prepared by

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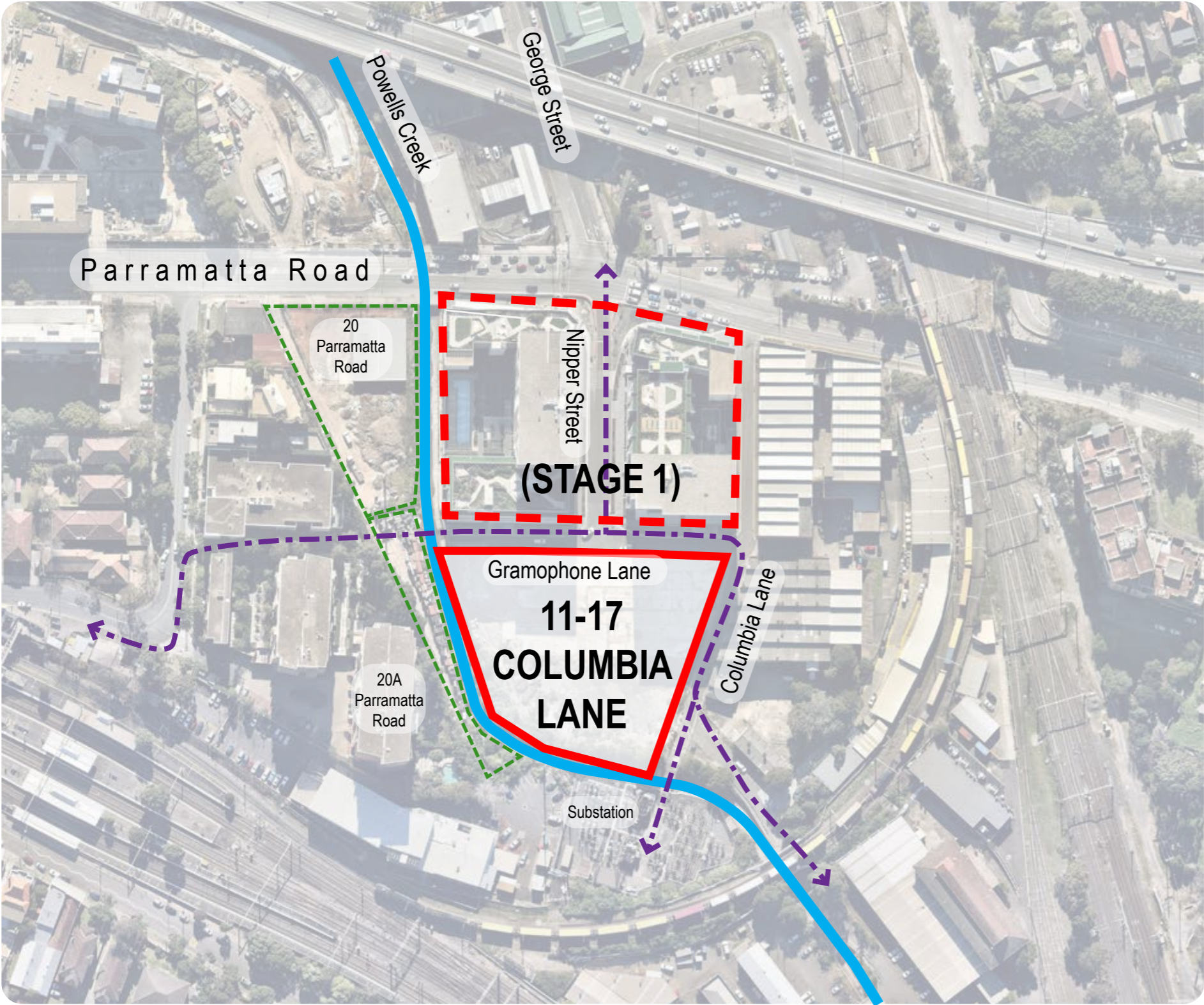
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S17-0068 R01	B	19/07/2019	DRAFT	JT	JH	LL
S17-0068 R01	C	01/08/2019	FINAL DRAFT	JT	JH	LL
S17-0068 R01	D	10/10/2019	ISSUED FOR COMMENT	CC	JH	--
S17-0068 R01	E	25/11/2019	FINAL	CC	JH	LL
S17-0068 R01	F	16/07/2020	ISSUED FOR COMMENT	JH	LL	--
S17-0068 R01	G	24/07/2020	FINAL	JT	JH	LL

Note: this document is preliminary unless validated.

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INTRODUCTION AND BACKGROUND



- Proposed Development Site
- Stage 1 proposed Open Space
- Future bicycle and pedestrian network link by others
- Stage 1 Development Site
- Existing Powells Creek Canal

Site Plan - not to scale



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SITE OVERVIEW

The proposed development site is located behind (to the south) of the Stage 1 development at 6-18 Parramatta Road in the Homebush area of Strathfield. The site fronts onto Gramophone Lane (to its north) and is bound by Powell's Creek, now a concrete lined canal, to the west and south and Columbia Lane to the east. Across the creek on the southern edge of the site is the Ausgrid Strathfield substation. The public domain of the development site aims to connect into the pedestrian and bicycle network proposed by the Parramatta Road Corridor Urban Transformation Planning and Design Guidelines.

The development of 11-17 Columbia Lane includes a Communal Open Space (pocket park) and has been designed to ensure integration with the Stage 1 works, including: the public domain treatments and links to the proposed Stage 1 connection into the future public park on the site known as 20 Parramatta Road. The 20 Parramatta Road park will be a continuation of the existing proposals for the upgrade of the Powell's Creek Corridor to the north, a strategy completed by Council with CLOUSTON Associates in 2008.

DEVELOPMENT PROPOSAL

The proposed development consists of a single 8 storey podium residential apartment building with two towers of 25 (Building A) and 26 (Building B) storeys. The ground floor fronts onto Gramophone Lane and the Nipper Street extension. Within the development the landscape takes advantage of available solar access through the form and layout of the internal courtyard space. The development will also have 2 communal roof gardens on the Level 8 podium and an internal courtyard area on the ground floor which opens out onto Powells Creek with axial visual and physical links to the pocket park.

LANDSCAPE OBJECTIVES

The Landscape within and surrounding the development proposal has been designed to meet a number of important design and landscape objectives:

- Integrating the development with local open space network (proposed stage 1 creek crossing at Gramophone Lane, Nipper Street, etc)
- Integrating the public domain of the development into planned future pedestrian and bike networks outlined in the Parramatta Road Corridor Urban Transformation Planning and Design Guidelines
- Providing a series of linked communal spaces maximising the variety of amenities available for the residents, including: courtyards, rooftop gardens and open space
- Promoting environmental values by maintaining a minimum 15% deep soil planting zone for the development
- Managing locations with high solar access to make them attractive outdoor spaces in winter and protected areas in summer
- Creating a safe and engaging landscape with CPTED principles, including sight lines, lighting and planting heights guide the landscape design
- Integrating local plant species with exotic species to create resilient, interesting and engaging spaces for residents
- Providing residences privacy via screen and buffer planting
- Directing advantageous views and protect the creek through screen and buffer planting
- Delivering a fit for purpose landscape design with easy maintenance
- Extending a high quality streetscape across the precinct, referencing the public domain treatment (including planting, materials and design styles) of George Street, the Bakehouse Quarter and Stage 1
- Provide street/frontage activation for commercial opportunities within development.

DESIGN INTENT STATEMENT

KEY LANDSCAPE SPACES

The character and function of the landscape can be split into several distinct spaces as follows:

The Public Domain (Ground Floor Streetscape)

The proposed development will interface with 3 streets – Columbia Lane, Gramophone Lane and Nipper Street. Vehicular access to the basement will be via Gramophone Lane to the north of the building and service access (waste removal, etc) to the building will be from Columbia Lane via Gramophone Lane to the south. Nipper Street, Gramophone Lane and Columbia Lane will also provide access to Sydney Train land to the south of the site.

The streetscape will be characterised by high quality paving materials including black granite pavers on footpaths and granite cobblestones to the threshold areas of the carriageway along the continuation of Nipper Street. Along with avenue street tree planting this high quality treatment will provide a continuation of the character that exists in the Bakehouse Quarter and the Stage 1 works.

A raised shared pedestrian friendly zone for vehicle drop off and pickup is delineated via a change in pavement and line of bollards. This shared zone doubles as emergency vehicle access to the front of the building. The shared zone is at the grade as the surrounding pavement to ensure a single uninterrupted ground plane from the internal courtyard across the public domain into the pocket park, reinforcing axial views through the building to the Powells Creek Canal. These axial views drawing attention to and borrow views across the canal into the Powells Creek open space network

Twin plaza’s are located at the northwest and south west of the site at termination of Gramophone Lane and Columbia Lane respectively. These plaza’s are located at the sites of future pedestrian bridge crossings of Powells Creek Canal. The Gramophone lane bridge will be delivered as part of the 20A park works (as part of the 6-18 Parramatta Road Development). The Columbia lane bridge is to be delivered by others once the existing substation is removed. Both plaza’s and bridges will integrate the development into the bicycle and pedestrian networks outlined in the Parramatta Road Corridor Urban Transformation Planning and Design Guidelines.

The Courtyard (Ground Floor)

The residential courtyard is located on the Ground Floor, and is bounded on three sides by the proposed building with the west facing edge overlooking Powells Creek Canal. The outlook of the courtyard is orientated towards the canal and future park. A wider building setback from the canal to the north west of the site allows for views along the canal and open space corridor, taking advantage of solar access and the borrowed landscape. The space will not only provide attractive gardens for the surrounding apartments to overlook but will also act as an important social amenity facility for residents of the development with BBQ, picnic facilities and seating opportunities located along the creek edge. A large flexible open paved area is located in the lift lobby undercroft of Building A a smaller lobby opposite in Building B. Both lobbies face into the Courtyard.

View permeability through the ground floor of the building is an important feature of the Courtyard space, visually linking the communal open space of the pocket park with the more enclosed courtyard before opening up again along the Canal. Ensuring visual and physical connections between these two spaces is a key feature of the overall Ground floor landscape, with materials, design forms, and planting styles (taking into account each planting beds microclimate) creating an over arching consistent style. Direct access to the facilities along the canal for residents is via a secondary entry on the Gramophone Lane plaza.

Planting will be selected from a range of shade tolerant natives and exotics. The planting design will create a lush green space with screen planting proposed along private courtyards facing the communal open space and Powells Creek Canal to direct views. Planting will be a mix of ‘on structure’ and ‘Deep Soil’, with seating opportunities built into the planter walls to compliment the suite of furniture selected for the ground floor. Ground floor units are screened from the streetscape with 1-3m wide raised planters.

**Communal Open Space (Pocket Park)** – The design of the pocket park responds to its open aspect and offers an alternate experience to the Courtyard. Winter solar access has been mapped and spaces within the pocket park that receive winter sun have been highlighted as informal gathering spaces with deciduous tree planting. During the hot summer months native tree cover will provide a cool shady retreat for residents. Boundary planting create a sense of enclosure within the park partially screening Gramophone and Columbia Lane while orientating and opening towards the Development.

To achieve a significantly scaled and usable Communal Open Space for the development the pocket park has been expanded over the structural slab of the underground carpark. While the majority of the pocket park is located on Deep Soil, a small area of planting is proposed over structure. For the entire length of the pocket park the structural slab has a 15m wide by 1m deep step to allow adequate soil depths for planting. The proposed design takes full advantage of this including on grade tree, shrub and lawn planting. The pocket park will utilise a range of robust and low maintenance furniture including benches, seats, tables, etc to cater to the needs of the residents. A small play area has been provided for residents use and contains a range of equipment for 3-15 years of age.

The Connecting Garden (Podium Level 8)

Located on Level 8 of the development the Connecting Garden is ideally located to take advantage of a sunny aspect and eastern and western local view corridors over the Pocket Park and Courtyard/ Canal respectively. The roof garden is a linear space connecting Tower A and B and is expected to be a mid level informal gathering space, where residents of the towers may come to sit and chat with friends. Seating opportunities are built into the planter walls. A small BBQ and protected area is provided for residents use. The planting form will echo the geometric styles successfully used on Stage 1 and proposed on the Ground Floor. Generally planting will be low to mid height to protect from winds but provide views along ideal corridors. Taller screen planting is proposed along private courtyard facing the communal open space.

The Northern Garden (Rooftop Level 8)

The Northern Garden provides extensive views to the north, west and south and is located in a position with perfect midday and afternoon sun all year round. A large central paved space flanked by planting provides a sheltered space for the residents to visit. This paved area will be flexible, allowing for a range of uses, from low key recreation such as yoga and tai-chi through to larger gatherings, picnics and BBQ’s. Planting will be in raised garden beds with seating built into walls. The furniture suite used in the Courtyard and Pocket Park will continue in the Northern Garden with communal tables, BBQ’s, bins and shade canopies. Planting will consist of low level ground covers, grasses and shrubs best suited to the exposed conditions. Tree and screen planting is used to direct views.



6-18 Parramatta Road (Stage 1) rooftop communal open space



6-18 Parramatta Road (Stage 1) streetscape planting



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DESIGN INTENT STATEMENT

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DESIGN INTENT STATEMENT

LANDSCAPE SPECIFICS

Tree Retention and Removal

The development site is completely devoid of significant vegetation and will not result in the destruction of any significant trees.

Planting

Planting has been selected to best respond to the local climatic conditions and to provide ecological and aesthetic value to the area whilst minimising maintenance requirements. A significant amount of the planting within 11-17 Columbia Lane is located on structure/roof garden and species selected in these locations best responds to these conditions. A mixture of native and exotic species suitable for shade and full sun are proposed. Where planting is not located on structure, species have been selected to take full advantage of the deep soils. In the ground floor courtyard, plant selection includes species which cope with shaded conditions and provide structure to the space without blocking solar access into the courtyard.

Hard Materials

Paving materials have been selected for aesthetic value, durability and ease of maintenance. Particular emphasis has been placed on achieving a high level of presentation for the Public Domain as part of the continuation of the character of the Bakehouse Quarter. Gramophone Lane material selection will match the works completed as part of Stage 1. Permeable paving is to be used over Deep Soil Zones.

Furniture and Fixtures

Benches, seats, bins, picnic tables, BBQ's and shade structures will be selected for their durability, ease of maintenance, ergonomics and aesthetic appeal. Play equipment provided in the Pocket Park will be of high quality meeting all relevant Australian Standards. Where these are located within the public domain they will be to the approved specification of Council.

Water Collection and Irrigation

The residential development will collect all run-off for storage and treatment before release into the local stormwater network. Collected stormwater will provide water for irrigation systems covering all ground floor areas of garden planting.

Lighting

Lighting within the residential development will focus on providing adequate levels of light based on CPTED principles for circulation whilst minimising light spill into dwellings. Feature 'mood' lighting will be incorporated to highlight landscape elements. Lighting within the streetscape will be to council and/or RMS standards. In the Pocket Park, the lighting will be suitable for safe pedestrian movement during night time hours.

Heritage

The public domain and pocket park will form an integral link in the network of heritage items in the local vicinity of the site. The Bakehouse Quarter contains strong heritage elements and the proposed works as part of this development aim to continue the themes of the Bakehouse Quarter. This will be achieved through the introduction of:

- Brickwork to be incorporated into the landscape design (in addition to the brickwork façade in the podium)
- Incorporation of street names within pavers around the park
- Lighting of the above interpretation features
- Material use within the public domain and pocket park will reference the industrial heritage of the area and include elements such as bricks in seating walls and entrance features, referencing nearby structural forms and materials in pedestrian bridge design, etc

Wayfinding

The site falls along the proposed route of a pedestrian and bicycle network outlined in the Parramatta Road Corridor Urban Transformation Planning and Design Guidelines. Due to its importance on these routes, and function as a connection point across Powells Creek Canal wayfinding signage is proposed within a prominent position in the pocket park. A map directiing pedestrians and cyclists to nearby routes to stations, walking/cycle networks and the Bakehouse Quarter is to be included. This signage will meet current best practice and council requirements for wayfinding.



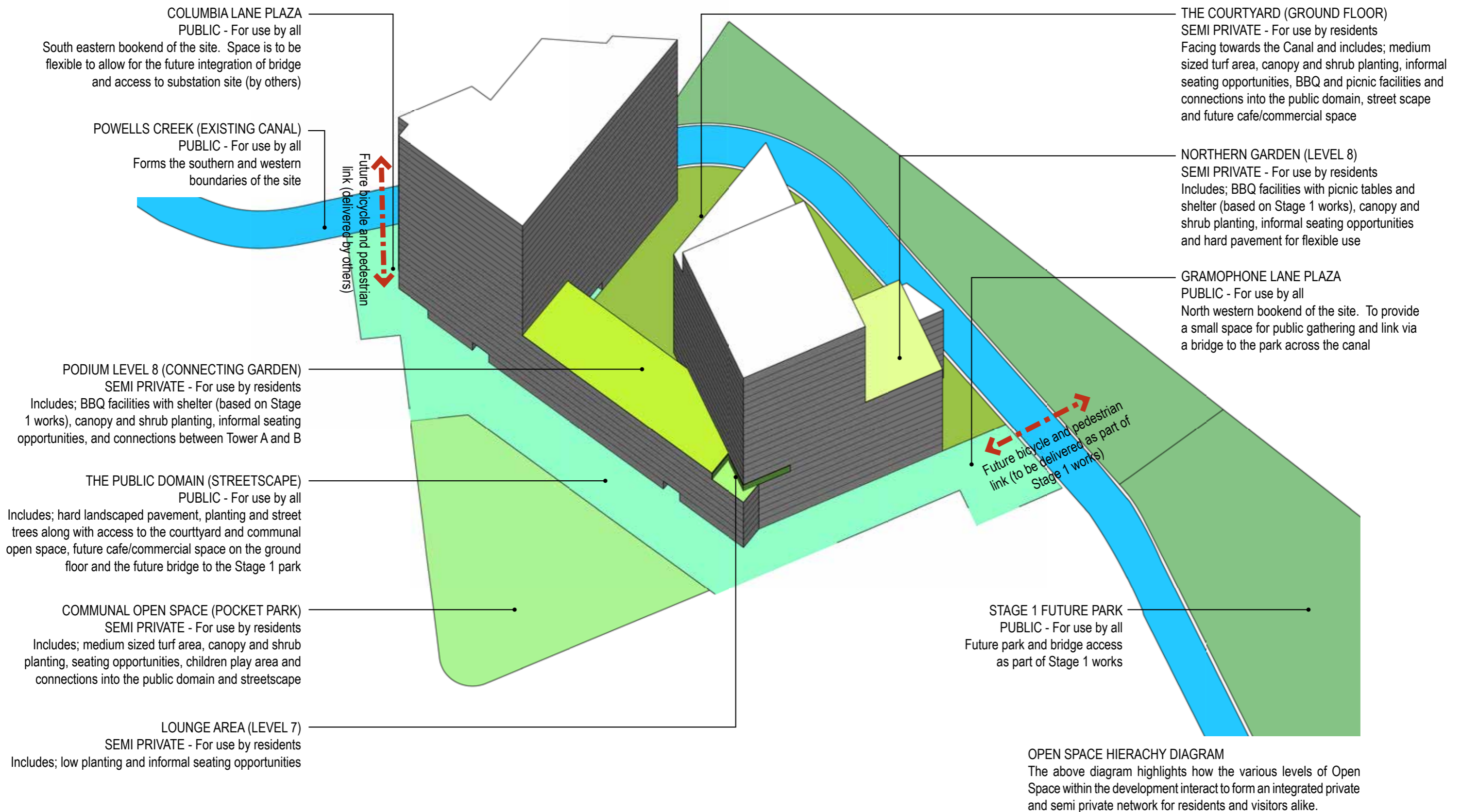
Existing brick rail bridge at the Sydney Rail Depot - the use of brick within the public domain is to reference extensive brick construction in the surrounding area including the Bakehouse Quarter



Example of wayfinding signage used in Burwood Park



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## OPEN SPACE HIERARCHY

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SITE AND CONTEXT PHOTOS



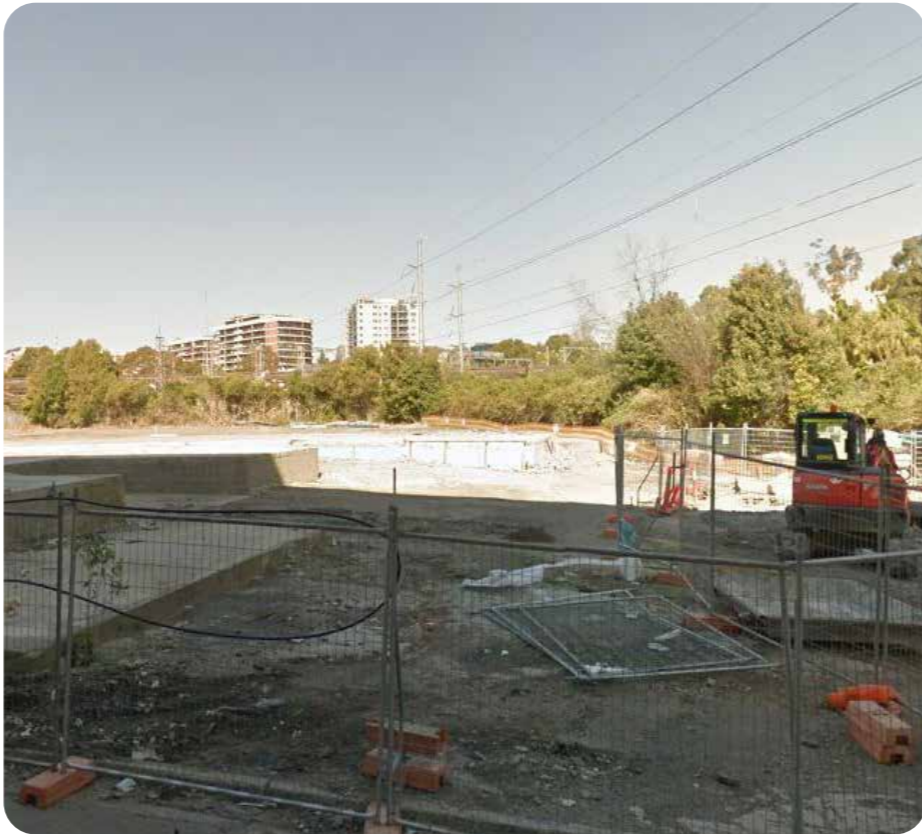
Existing Powells Creek canal character and form



Site of Stage 1 public park across canal - Lot 20 Parramatta Road



North views across existing site - street view 2017



South views across existing site - street view 2017



Substation access at termination of Columbia Lane



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SITE AND CONTEXT PHOTOS

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# LEGEND

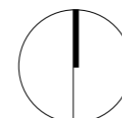
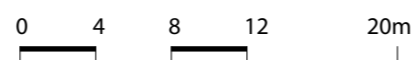
- Public Domain  
Refer DA 10
- Communal Open Space  
(Pocket Park)  
Refer DA 12
- Courtyard  
Refer DA 14
- Level 7  
Refer DA 16
- Level 8  
Refer DA 18
- Level 13  
Refer DA 20
- Deep Soil Zone 20% of site  
(Nominally 1,340m<sup>2</sup> of 6,635m<sup>2</sup>)

Note: Permeable paving to be used over Deep Soil Zones



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## GENERAL ARRANGEMENT PLAN

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Granite cobbles used in roads of Stage 1 to be used in Shared Zone



Bollards and paving materials used in Bakehouse quarter to be continued in public domain works



Strategically placed screen planting along ground floor units



Pedestrian paving quality to continue from Stage 1



Gramophone Lane treatment to be mirrored on Stage 2 side of lane



Raised shared zone with pedestrian focus - flush paving, no kerbs



Bollards delineate vehicle lane providing are more people friendly space that still allows low speed vehicle movement



Continuation of Stage 1 raised planters maximising vegetation along road edge



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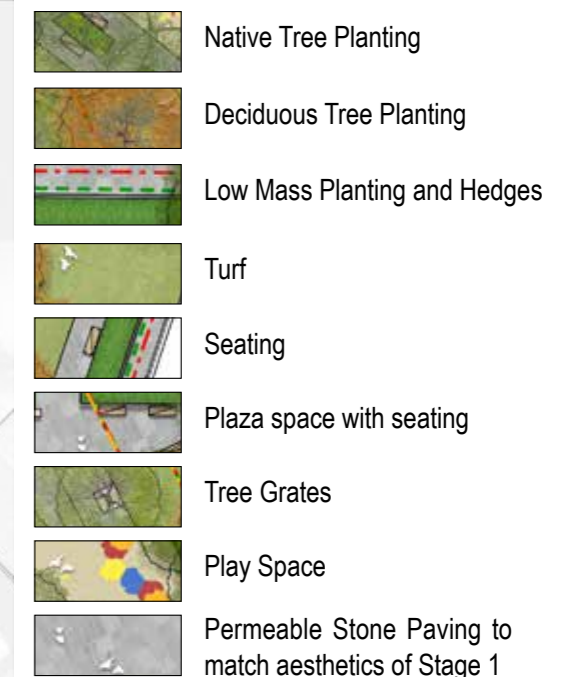
## PUBLIC DOMAIN PRECEDENT IMAGES

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## LEGEND

- 1 Lawn positioned to take advantage of solar access
- 2 Native tree planting in Communal Open Space provides native canopy cover to Open Space
- 3 Deciduous tree avenue planting with seating to allow solar access in winter months
- 4 Low shrub planting with angled dividing hedging and low walls to soften and screen edge
- 5 Seating along footpath to provide level area for lawn and plaza
- 6 Paved plaza space
- 7 Outdoor play space
- 8 Avenue tree planting with seating underneath to provide opportunities for socialising
- 9 Single unifying paving material with different patterns across entire ground floor to enhance connection between Courtyard and Communal Open Space
- 10 Plaza spaces align with building entries to allow for re-orientation upon leaving the building
- 11 Wayfinding signage for surrounding path and bike networks including locality map
- 12 Formal brick blade wall to reference brick use in building podium



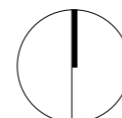
Note: All planting to be irrigated



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11-17 Columbia Lane, Homebush

COMMUNAL OPEN SPACE PLAN (POCKET PARK)

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External paving to continue from Stage 1



Continuation of Stage 1 road edge planter boxes



Deciduous tree planting provides colour in autumn and light in winter



Seating opportunities define spaces



Native tree cover allows dappled light through to the spaces below



Seating opportunities double as planter walls



Native canopy cover



Wayfinding and interpretive signage within park



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## POCKET PARK PRECEDENT IMAGES

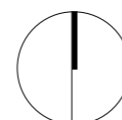
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COURTYARD PLAN (GROUND FLOOR)

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Plam grove planting



Vertical built elements such as columns to be covered with plants and colour



Lush shade tolerant planting



Distinctive changing vegetation patterns important for units viewing from above



Bright colour seating options in social spaces



Seating walls double as planting beds to provide soil depth



Sunny lawn areas for free play and relaxation



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## COURTYARD PRECEDENT IMAGES

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# LEGEND

- 1 Mass planting in raised bed grouped into bands to provide pattern when viewed from above
- 2 Low and medium height planting used to direct views out over surrounding landscape
- 3 Screen planting adjacent to private balcony spaces to provide privacy screen
- 4 Planter walls
- 5 Seating integrated into planter walls
- 6 Large raised seating islands to help define areas and reduce potential feelings of the garden being a thoroughfare

-  Mass Planting
-  Screen Planting
-  Planter Walls
-  Seating Walls
-  Linear Paving
-  Glass Balustrade - 1200mm high  
Refer Architectural package

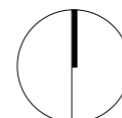
Note: All raised planters to be irrigated and include drainage



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LOUNGE AREA (LEVEL 7)

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Informal seating islands help break up space



Flexible seating arrangements allow groups of various sizes to use the space



Linear paving patterns provide interesting views from above



Seating walls provide a structure for small groups and gatherings



Layers of planting get taller as the distance from the edge gets larger



Shade tolerant species provide lush surrounds



Shade tolerant species to be located in undercroft spaces



Communal spaces with city scape views and planted edges are popular gathering spaces



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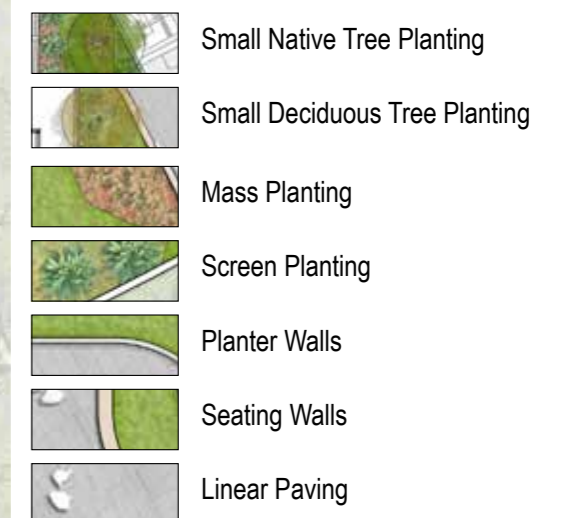
## LOUNGE AREA PRECEDENT IMAGES

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# LEGEND

- 1 Small native tree planting
- 2 Small deciduous tree planting
- 3 Mass planting in raised bed grouped into bands to provide pattern when viewed from above
- 4 Low and medium height planting used to direct views out over surrounding landscape
- 5 Screen planting adjacent to private balcony spaces to provide privacy screen
- 6 Planter walls
- 7 Seating integrated into planter walls
- 8 Long narrow paving pattern to highlight linear nature of space
- 9 Large raised seating islands with planting to help define areas and reduce potential feelings of the garden being a thoroughfare
- 10 Shade structure to match Stage 1
- 11 BBQ to match Stage 1



--- Glass Balustrade - 1200mm high  
Refer Architectural package

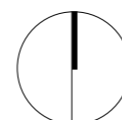
Note: All raised planters to be irrigated and include drainage



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11-17 Columbia Lane, Homebush

CONNECTION GARDEN PLAN (LEVEL 8)

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Edge seating along linear open spaces



Small blossom trees provide colour without blocking views



Informal seating provides gathering spaces for residents



Linear areas to ensure easy movement with wide paving and planted edges



Multi use edges double as seating opportunities



Views from above into roof garden are important, creating interesting shapes and patterns ensures all floors feel ownership of space



Edge seating along wide linear path provide informal gathering places



Stepped garden beds to increase visual diversity within common areas and blur roof edges



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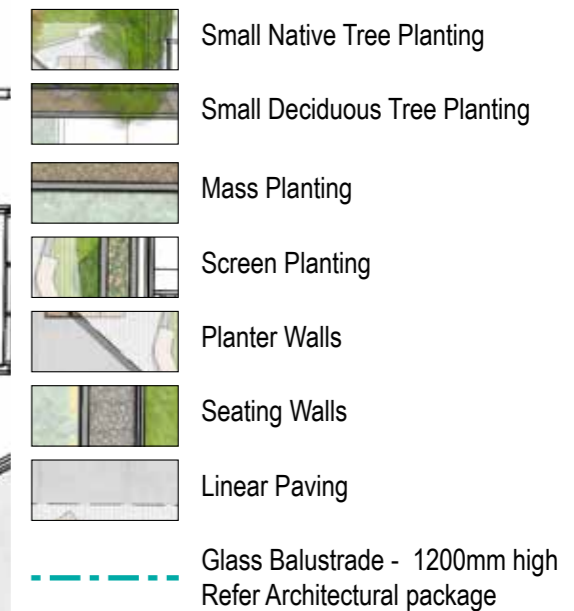
## CONNECTION GARDEN PRECEDENT IMAGES

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#### LEGEND

- 1 Small native tree planting
- 2 Small deciduous tree planting
- 3 Mass planting in raised bed grouped into bands to provide pattern when viewed from above
- 4 Low and medium height planting used to direct views out over surrounding landscape
- 5 Screen planting adjacent to private balcony spaces to provide privacy screen
- 6 Planter walls
- 7 Seating integrated into planter walls
- 8 Long narrow paving pattern to match Level 8 paving
- 9 Shade structure to match Stage 1
- 10 Movable Picnic Tables to match Stage 1
- 11 BBQ to match Stage 1
- 12 Rubbish Bin Enclosure to match Stage 1
- 13 Decorative Gravel

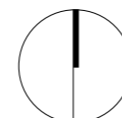
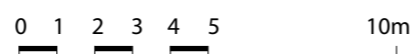


Note: All raised planters to be irrigated and include drainage



Client:  
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1:200 @A3



11-17 Columbia Lane, Homebush

### NORTHERN GARDEN PLAN (LEVEL 8)

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Views through planting direct views and provide protection from elements



Picnic, shade and BBQ facilities (Stage 1)



Seating walls provide informal seating opportunities



Space for passive recreational activities such as yoga and taichi should be provided



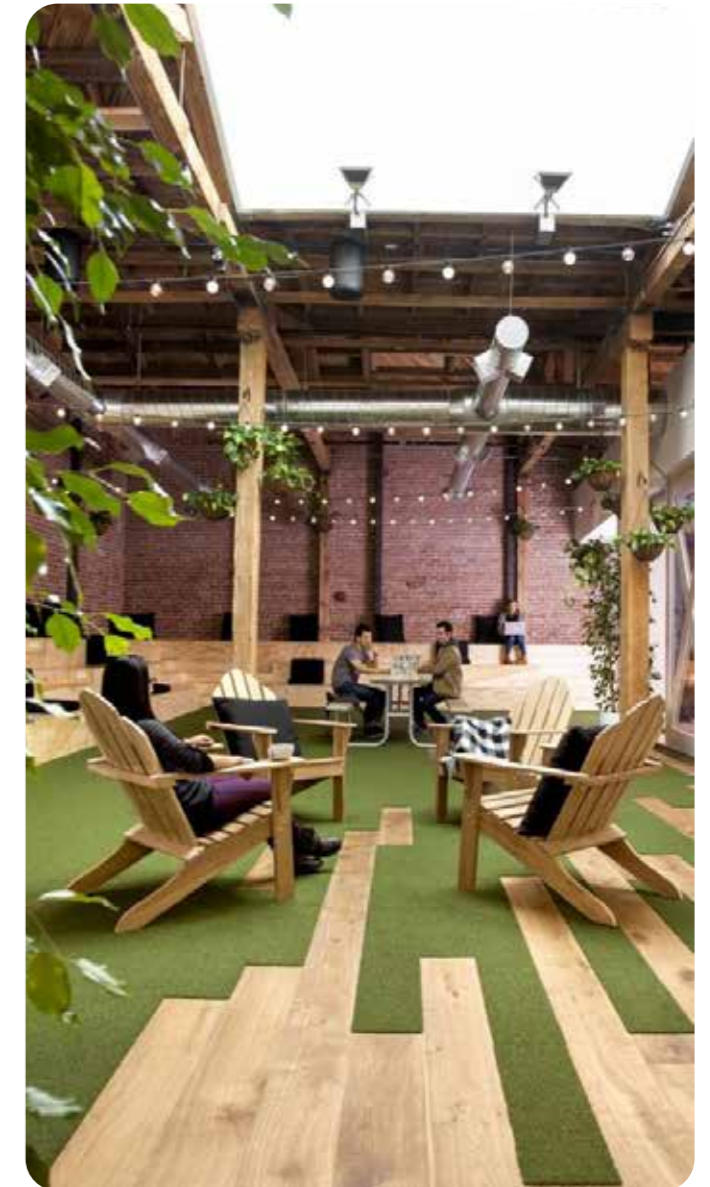
Irregular shaped garden beds to increase visual interest from above



Layered mass planting with larger feature species



Deciduous tree planting to maximise solar access in winter



Flexible outdoor gathering spaces



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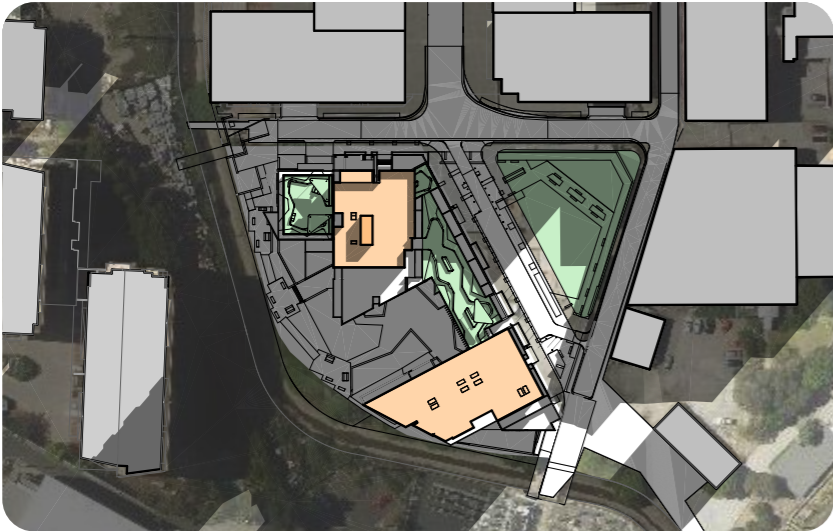
11-17 Columbia Lane, Homebush

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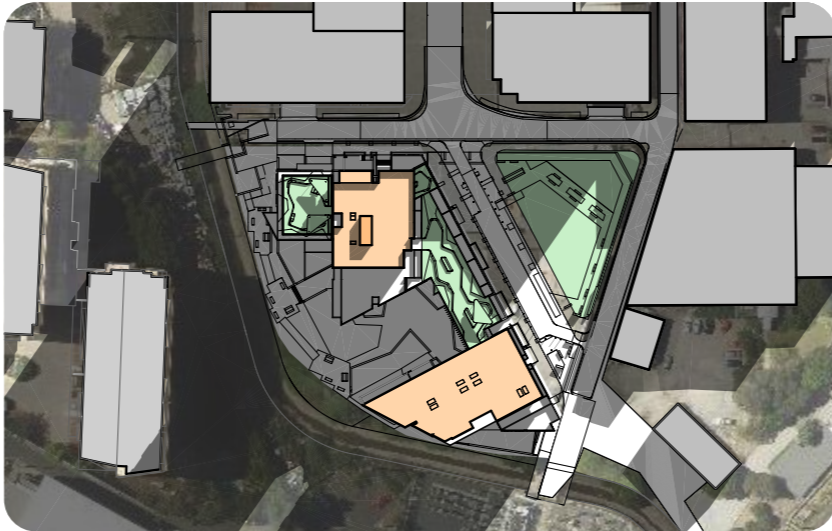
## NORTHERN GARDEN PRECEDENT IMAGES

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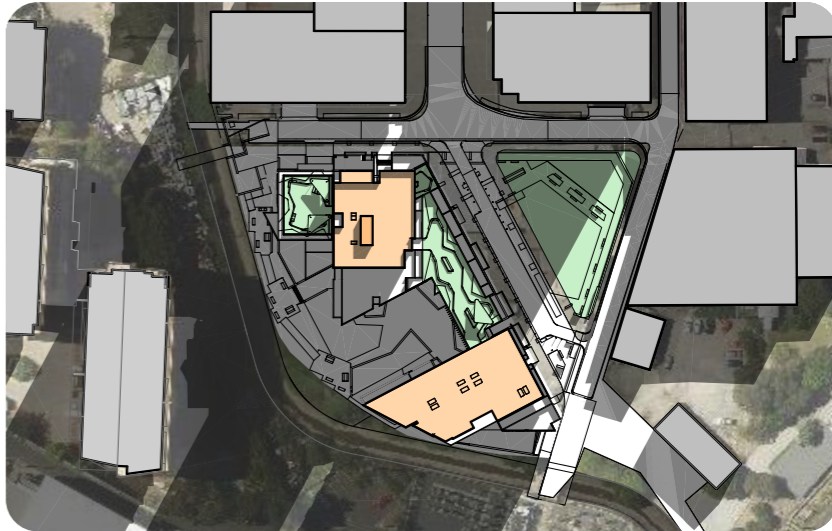
WINTER MORNING LIGHT



9:00am

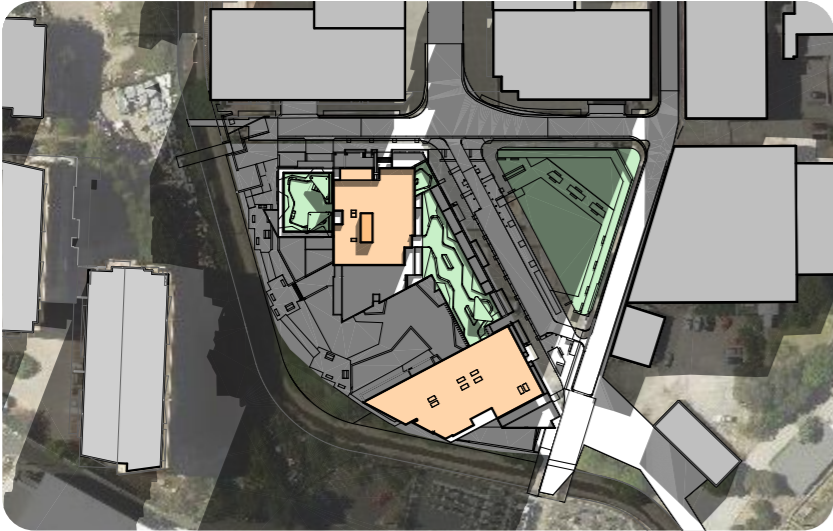


9:30am

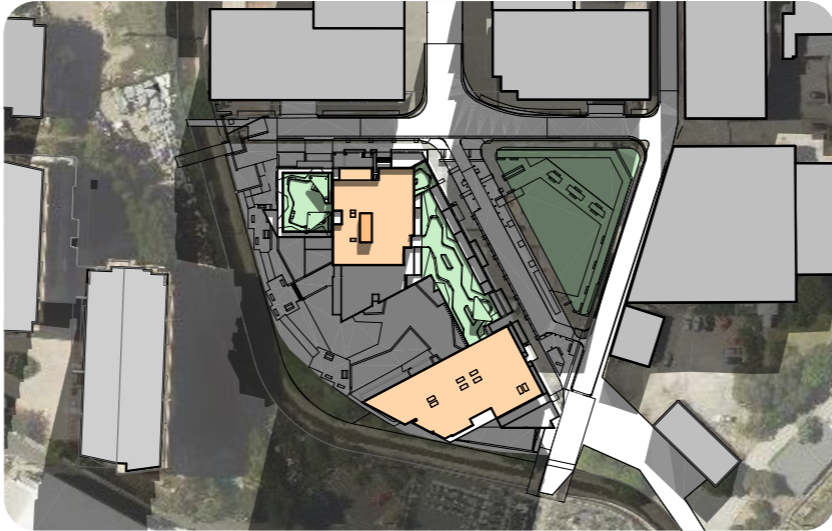


10:00am

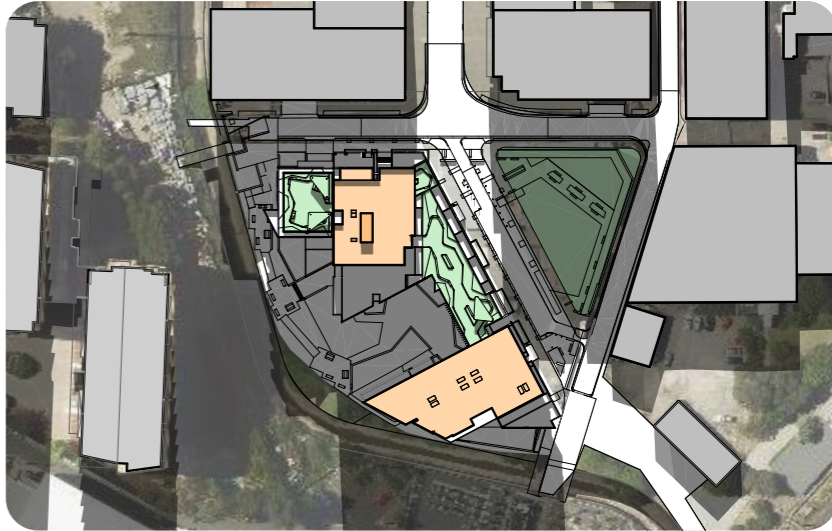
WINTER MID-MORNING LIGHT



10:30am

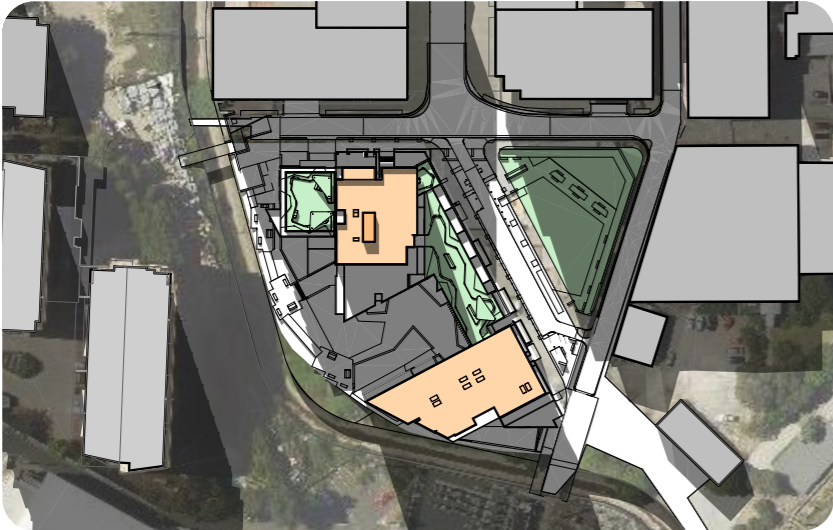


11:00am

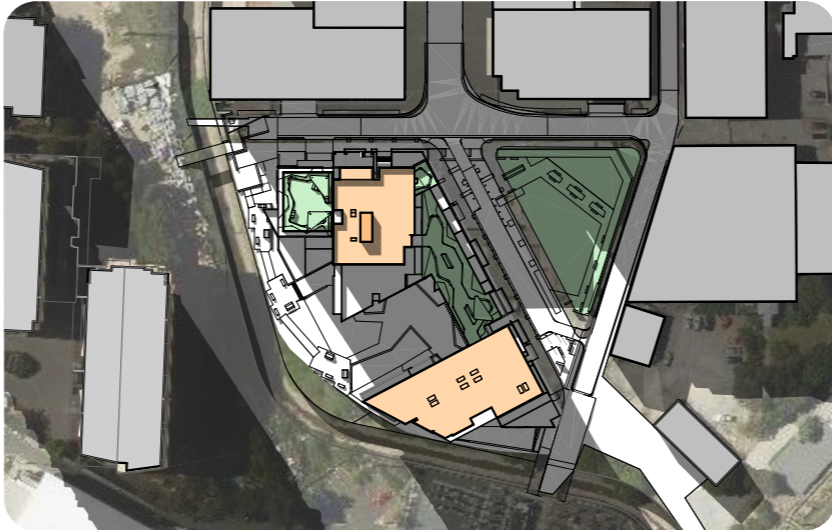


12:00pm

WINTER EARLY AFTERNOON LIGHT



1:00pm



2:00pm



3:00pm

Shadows measured on 21st June



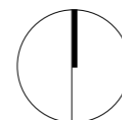
Client:  
Columbia Lane Developments

11-17 Columbia Lane, Homebush

WINTER SHADOW DIAGRAMS

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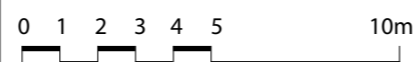


KEY PLAN  
not to scale



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1:200 @A3



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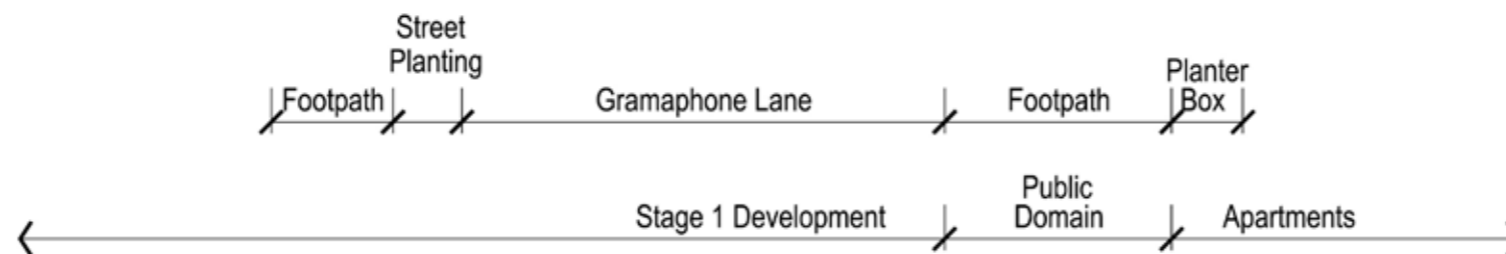
SECTION AA'

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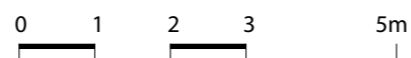


KEY PLAN  
not to scale



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1:100 @A3



11-17 Columbia Lane, Homebush

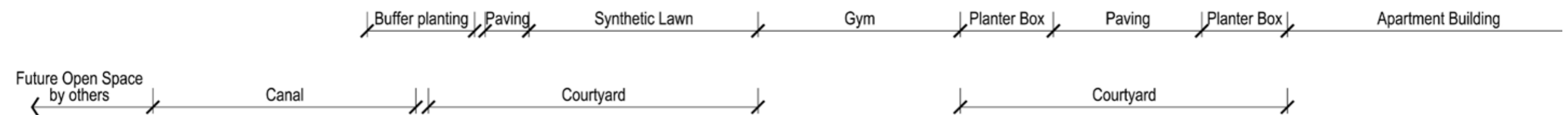
SECTIONS BB'

S17-0068 DA 25

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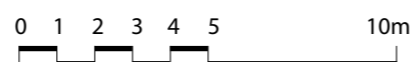


KEY PLAN  
not to scale



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1:200 @A3



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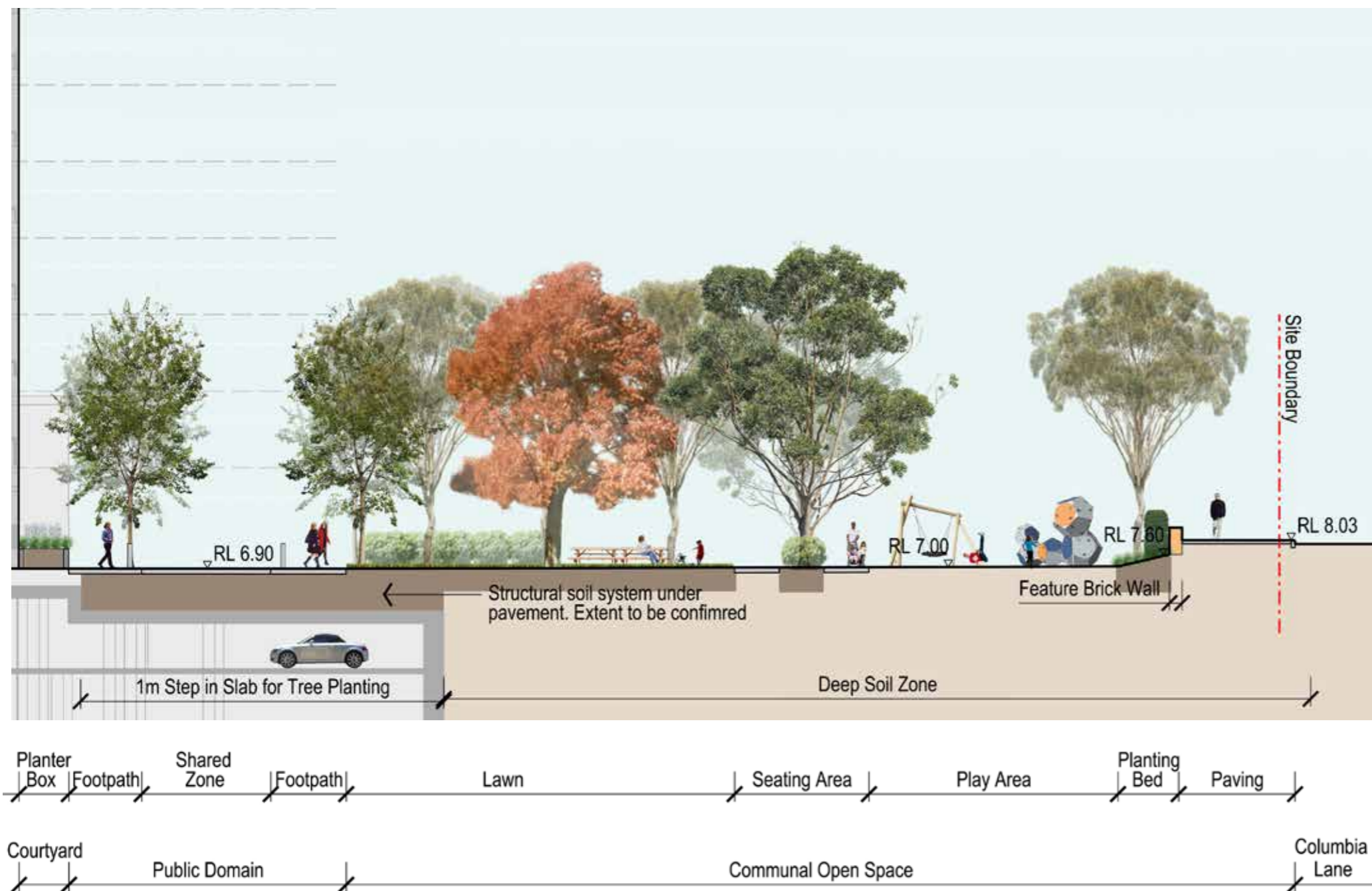
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S17-0068 DA 26

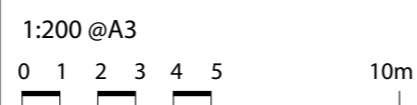
24/07/20 Issue G



KEY PLAN  
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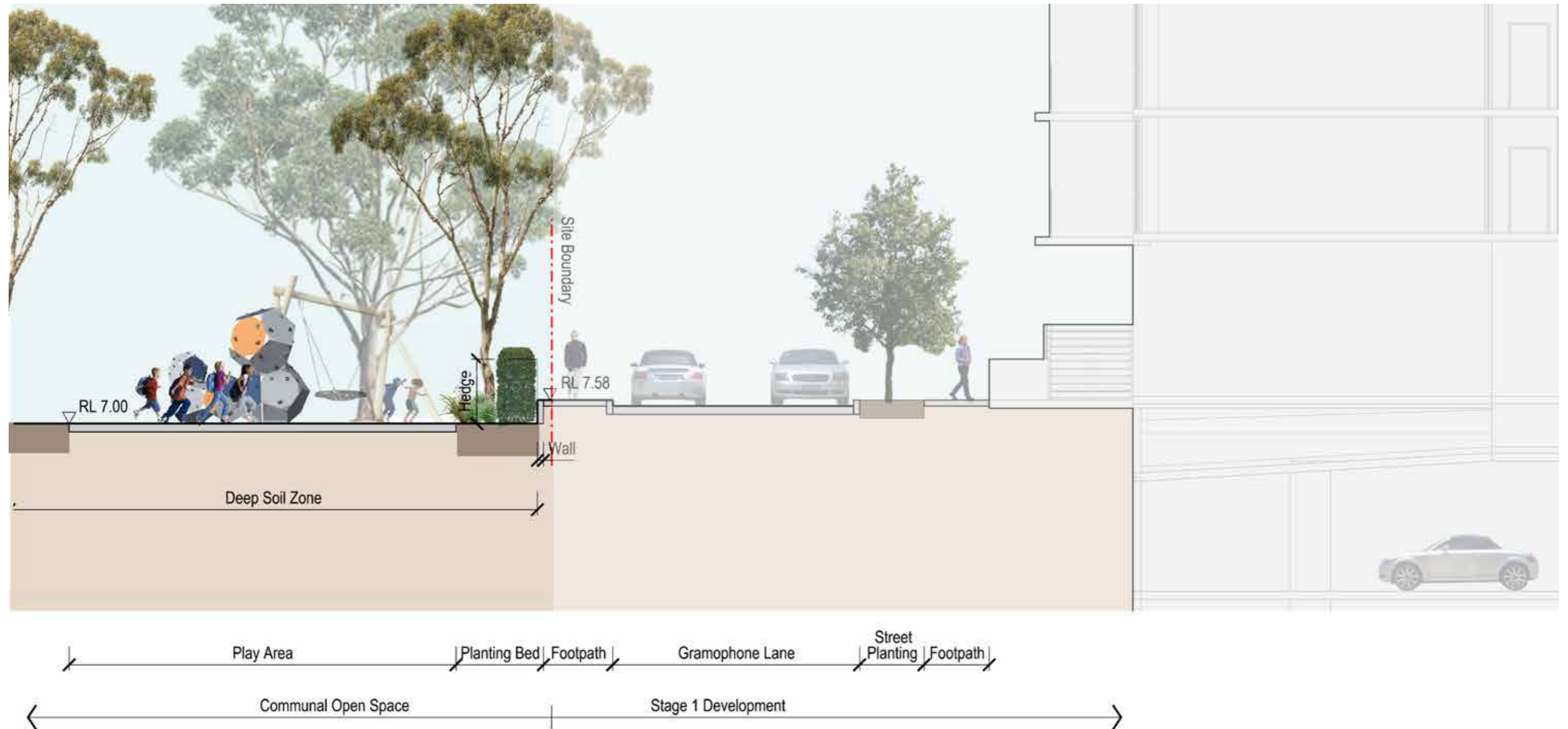
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24/07/20 Issue G

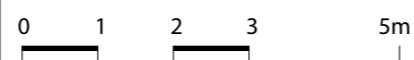


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1:100 @A3



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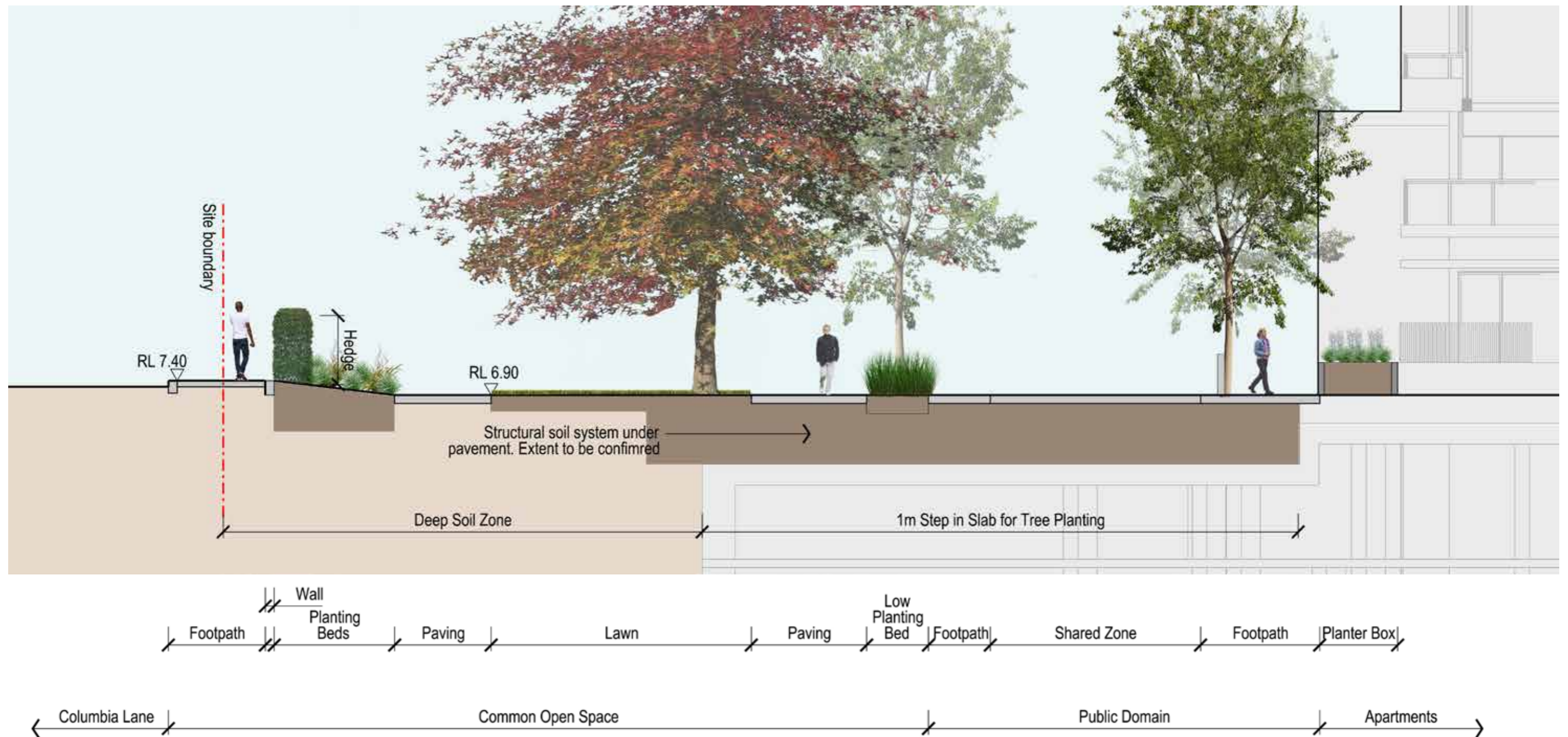
SECTIONS DD'

S17-0068 DA 28

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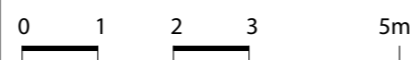


KEY PLAN  
not to scale



Client:  
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1:100 @A3



11-17 Columbia Lane, Homebush

SECTIONS EE'

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View from corner of Columbia and Gramophone Lane looking south west



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**VISUALISATION - COMMUNAL OPEN SPACE**

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View from corner of Nipper Street and Gramophone Lane looking south



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**VISUALISATION - PUBLIC DOMAIN**

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View from corner of Nipper Street and Gramophone Lane looking west towards Powells Creek and Open Space Corridor

	<p>Client: Columbia Lane Developments</p>		<p>11-17 Columbia Lane, Homebush</p> <p><b>VISUALISATION - GRAMPHONE LANE</b></p>	<p>S17-0068 DA 32</p> <p>24/07/20 Issue G</p>
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View from courtyard looking north along Powells Creek and Open Space Corridor



LANDSCAPE ARCHITECTS • URBAN DESIGNERS • LANDSCAPE PLANNERS

Client:  
Columbia Lane Developments

•65-69 KENT STREET • SYDNEY NSW 2000 • PO BOX R1388 • ROYAL EXCHANGE NSW 1225 • AUSTRALIA • SYDNEY@CLOUSTON.COM.AU • TELEPHONE +61 2 8272 4999

11-17 Columbia Lane, Homebush

# VISUALISATION - COURTYARD AND CANAL

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P:\S17\517-0068 11-17 COLUMBIA LANE STAGE 2 - DEVELOPMENT APPLICATION\06 LAYOUT\A REPORTS\S17-0068\_LANDSCAPE DA REPORT.INDD • LAST PRINTED ON 24/07/2020 05:12PM



View from Stage 1 Open Space looking south east along Gramophone Lane and into courtyard



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## VISUALISATION - GRAMOPHONE LANE PLAZA

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View from Courtyard looking north west



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**VISUALISATION - COURTYARD**

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View from Level 8 podium looking south east



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11-17 Columbia Lane, Homebush

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**VISUALISATION - LEVEL 8**

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CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	Indicative densities (p/m <sup>2</sup> )
PUBLIC DOMAIN						
TREES						
Tla	<i>Tristaniaopsis laurina</i> 'Luscious'	Dwarf Water Gum	6	4	200L	As Shown
Wfl	<i>Waterhousea floribunda</i>	Weeping Lilli Pilli	8	5	200L	As Shown
SHRUBS / GRASSES / GROUNDCOVERS						
Cmi	<i>Clivia miniata</i>	Bush Lily	0.5	0.4	150mm	4
Ppa	<i>Pandorea pandorana</i>	wonga wonga vine	2-20m	1-9m	150mm	4
Tja	<i>Trachelospermum jasminoides</i>	Star Jasmine	6	6	150mm	4

CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	Indicative densities (p/m <sup>2</sup> )
COMMUNAL OPEN SPACE						
TREES						
Ecr	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	35	10	100L	As Shown
Ete	<i>Eucalyptus tereticornis</i>	Forest Red Gum	20	10	100L	As Shown
Fra	<i>Fraxinus raywoodii</i>	Claret Ash	10	8	100L	As Shown
SHRUBS / GRASSES / GROUNDCOVERS						
Bsp	<i>Bursaria spinosa</i>	Sweet Bursaria	2	4	150mm	1
Cci	<i>Callistemon citrinus</i>	Crimson Bottle Brush	1.5	3	150mm	1
Dga	<i>Dietes grandiflora</i>	Wild Iris	1	1	150mm	4
Icy 'Yal'	<i>Imperata cylindrica</i> 'Yalba'	Blady Grass	0.4	1	150mm	4
Llo	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	0.6	0.8	150mm	4
Llo 'Tan'	<i>Lomandra longifolia</i> 'Tanika'	Lomandra 'Tanika'	0.6	0.8	150mm	4
Rin 'OP'	<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	1	1	150mm	4
Sal 'WC'	<i>Scaevola albida</i> 'White Carpet'	Fan Flower	0.2	2m	150mm	4
Tau	<i>Themeda australis</i>	Kangaroo Grass	1.2	0.8	150mm	4
Wfu	<i>Westringia fruticosa</i>	Coastal Rosemary	1.2	0.8	150mm	4
TURF						
	<i>Buffalo</i>	Buffalo			Roll	

CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	Indicative densities (p/m <sup>2</sup> )
GROUND FLOOR AND COURTYARD						
TREES						
Asm	<i>Acmena smithii</i> 'Sublime'	Lilli Pilli Sublime	5	2	100L	As Shown
Cau	<i>Cyathea australis</i>	Rough Tree Fern	10	2	2-4m high	As Shown
Ere	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9	4	100L	As Shown
Wro	<i>Washingtonia robusta</i>	Washington Palm	30	7	3-6m high	As Shown
SCREENING						
Mco 'Tah'	<i>Metrosideros collina</i> 'Tahiti'	Dwarf Pahutokawa	2	1	200mm	2
Ppa	<i>Pandorea pandorana</i>	wonga wonga vine	2-20m	1-9m	150mm	4
Pte	<i>Phormium tenax</i>	New Zealand Flax	2	1.5	200mm	2
Tja	<i>Trachelospermum jasminoides</i>	Star Jasmine	6	6	150mm	4
SHRUBS / GRASSES / GROUNDCOVERS / RIPARIAN						
Afo	<i>Adiantum formosum</i>	Giant Maidenhair Fern	1	1	150mm	1
Ael	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7	0.7	150mm	4
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	2	2	200mm	1
Cci	<i>Callistemon citrinus</i>	Crimson Bottle Brush	1.5	3	150mm	1
Cap	<i>Carex appressa</i>	Tall Sedge	0.8m	1	150mm	4
Cmi	<i>Clivia miniata</i>	Bush Lily	0.5	0.4	150mm	4
Dca 'LJ'	<i>Dianella caerulea</i> 'Little Jess'	Dianella Little Jess	0.4	0.4	150mm	8
Dpr 'Uto'	<i>Dianella prunina</i> 'Utopia'	Dianella Utopia	0.5	0.5	150mm	8
Jus	<i>Juncus usitatus</i>	Tussock Sedge	0.8	0.3	150mm	4
Lmu 'Ame'	<i>Liriope muscari</i> 'Amethyst'	Liriope Amethyst	0.4	0.4	150mm	8
Pad 'Rub'	<i>Pennisetum advena</i> 'Rubrum'	Purple Fountain Grass	1	1	150mm	4
Pal 'Pen'	<i>Pennisetum alopecuroides</i> 'Pennstripe'	Pennstripe Fountain Grass	0.4	0.4	150mm	8
Pxa	<i>Philodendron</i> 'Xanadu'	Xanadu	0.5	0.5	150mm	4
Pte 'Fla'	<i>Phormium tenax</i> 'Flamin'	Phormium Flamin	0.8	0.8	150mm	4
Rin 'CP'	<i>Rhaphiolepis indica</i> 'Cosmic Pink'	Indian Hawthorn	0.5	0.8	150mm	4
Sse 'BC'	<i>Senecio serpens</i> 'Blue Chalksticks'	Blue Chalksticks	0.3	0.9	150mm	8

CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	Indicative densities (p/m <sup>2</sup> )
LEVEL 7						
SHRUBS / GRASSES / GROUNDCOVERS						
Afo	<i>Adiantum formosum</i>	Giant Maidenhair Fern	1	1	150mm	1
Ael	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7	0.7	150mm	4
Icy 'Yal'	<i>Imperata cylindrica</i> 'Yalba'	Blady Grass	0.4	1	150mm	4
Dca 'LJ'	<i>Dianella caerulea</i> 'Little Jess'	Dianella Little Jess	0.4	0.4	150mm	8
Jta 'Lut'	<i>Juniperus taxifolia</i> 'Lutchuensis'	Juniperus Lutchuensis	0.2	3m	150mm	4
Pal 'Naf'	<i>Pennisetum alopecuroides</i> 'Nafray'	Pennisetum Nafray	0.6	0.6	150mm	8

CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	Indicative densities (p/m <sup>2</sup> )
LEVEL 8						
TREES						
Bin	<i>Banksia integrifolia</i>	Coastal Banksia	8	6	25L	As Shown
Ere	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9	4	25L	As Shown
Mio 'Pur'	<i>Malus ioensis</i> 'Purpurea'	Crab Apple Purpurea	5	3	25L	As Shown
SCREENING						
Bgu	<i>Bambusa guangxiensis</i>	Chinese Dwarf Screening Bamboo	3m	2m	500mm	2
Pte	<i>Phormium tenax</i>	New Zealand Flax	2	1.5	200mm	2
SHRUBS / GRASSES / GROUNDCOVERS						
Apa 'DA'	<i>Acer palmatum</i> 'Dissectum Atropurpureum'	Weeping Japanese Maple	1.5	1.5	25L	As Shown
Ael	<i>Aspidistra eliator</i>	Cast Iron Plant	0.7	0.7	150mm	4
Icy 'Yal'	<i>Imperata cylindrica</i> 'Yalba'	Blady Grass	0.4	1	150mm	4
Dca 'LJ'	<i>Dianella caerulea</i> 'Little Jess'	Dianella Little Jess	0.4	0.4	150mm	8
Jta 'Lut'	<i>Juniperus taxifolia</i> 'Lutchuensis'	Juniperus Lutchuensis	0.2	3m	150mm	4
Pal 'Naf'	<i>Pennisetum alopecuroides</i> 'Nafray'	Pennisetum Nafray	0.6	0.6	150mm	8
Rin 'OP'	<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	1	1	150mm	4

CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	Indicative densities (p/m <sup>2</sup> )
LEVEL 13						
TREES						
Cch 'Avo'	<i>Cercis chinensis</i> 'Avondale'	Chinese Redbud Avondale	3	2	25L	As Shown
Ere	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9	4	25L	As Shown
Lin 'Lip'	<i>Lagerstroemia indica</i> x L. fauriei 'Lipan'	Crepe Myrtle Lipan	4	3	25L	As Shown
SCREENING						
Bgu	<i>Bambusa guangxiensis</i>	Chinese Dwarf Screening Bamboo	3m	2m	500mm	2
Mco 'Tah'	<i>Metrosideros collina</i> 'Tahiti'	Dwarf Pahutokawa	2	1	200mm	2
SHRUBS / GRASSES / GROUNDCOVERS						
Apa 'DV'	<i>Acer palmatum</i> 'Dissectum Viridis'	Weeping Japanese Maple	1.5	1.5	25L	As Shown
Cgl	<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0.3	100mm	4
Cal	<i>Correa alba</i>	White Correa	1	1	150mm	2
Dca 'LJ'	<i>Dianella caerulea</i> 'Little Jess'	Dianella Little Jess	0.4	0.4	150mm	8
Mpa 'GA'	<i>Myoporum parvifolium</i> 'Garden Amour'	Creeping Boobiala	0.2	0.7	100mm	4
Pad 'Rub'	<i>Pennisetum advena</i> 'Rubrum'	Purple Fountain Grass	1	1	150mm	4
Rin 'CP'	<i>Rhaphiolepis indica</i> 'Cosmic Pink'	Indian Hawthorn	0.5	0.8	150mm	4
Sal 'WC'	<i>Scaevola albida</i> 'White Carpet'	Fan Flower	0.2	2m	150mm	4
Wfu	<i>Westringia fruticosa</i>	Coastal Rosemary	1.2	0.8	150mm	4

CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	Indicative densities (p/m <sup>2</sup> )
CANAL BUFFER PLANTING						
SHRUBS / GRASSES / GROUNDCOVERS / RIPARIAN						
Afa	<i>Acacia falcata</i>	Sickle Wattle	2-May	3	150mm	1
Cci	<i>Callistemon citrinus</i>	Crimson Bottle Brush	1.5	3	150mm	1
Cap	<i>Carex appressa</i>	Tall Sedge	0.8m	1	150mm	4
Cgl	<i>Clematis glycinoides</i>	Headache Vine	0.5	2.5	150mm	1
Dca	<i>Dianella caerulea</i>	Blue Flax-lily	0.4	0.4	150mm	8
Dre	<i>Dichondra repens</i>	Kidney Weed	0.1	1	TUBE	8
Fno	<i>Ficinia nodosa</i>	Knobby Club Rush	0.8	0.8	150mm	4
Jus	<i>Juncus usitatus</i>	Tussock Sedge	0.8	0.3	150mm	4
Kam	<i>Kunzea ambigua</i>	Tick Bush	3.5	3.5	150mm	1
Llo	<i>Lomandra longifolia</i>	Mat Rush	0.8	0.8	150mm	4



Client:  
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## PLANTING SCHEDULE

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PUBLIC DOMAIN



Tristaniopsis laurina 'Luscious'  
DWARF WATER GUM



Waterhousea floribunda  
WEEPING LILLI PILLI



Pandorea pandorana  
WONGA WONGA VINE



Clivia miniata  
BUSH LILY

COMMUNAL OPEN SPACE



Eucalyptus crebra  
NARROW-LEAFED IRONBARK



Eucalyptus tereticornis  
FOREST RED GUM



Bursaria spinosa  
SWEET BURSARIA



Imperata cylindrica 'Yalba'  
BLADY GRASS



Fraxinus raywoodii  
CLARET ASH



Lomandra longifolia 'Tanika'  
LOMANDRA 'TANIKAI'



Raphiolepis indica 'Oriental Pearl'  
INDIAN HAWTHORN



Scaevola albida 'White Carpet'  
FAN FLOWER

GROUND FLOOR AND COURTYARD



Washingtonia robusta  
WASHINGTON PALM



Elaeocarpus reticulatus  
BLUEBERRY ASH



Pennisetum advena 'Rubrum'  
PURPLE FOUNTAIN GRASS



Raphiolepis indica 'Cosmic Pink'  
INDIAN HAWTHORN



Cyathea australis  
ROUGH TREE FERN



Adiantum formosum  
GIANT MAIDENHAIR FERN



Aspidistra elatior  
CAST IRON PLANT



Senecio serpens 'Blue Chalksticks'  
BLUE CHALKSTICKS

LEVEL 7



Adiantum formosum  
GIANT MAIDENHAIR FERN



Aspidistra elatior  
CAST IRON PLANT



Dianella caerulea 'Little Jess'  
DIANELLA LITTLE JESS



Imperata cylindrica 'Yalba'  
BLADY GRASS

LEVEL 8



Malus ioensis 'Purpurea'  
CRAB APPLE PURPUREA



Bambusa guangxiensis  
CHINESE DWARF SCREENING BAMBOO



Juniperus taxifolia 'Lutchuensis'  
JUNIPERUS LUTCHUENSIS



Pennisetum alopecuroides 'Nafay'  
PENNISETUM NAFRAY

LEVEL 13



Cercis chinensis 'Avondale'  
CHINESE REDBUD AVONDALE



Myoporum parvifolium 'Garden Amour'  
CREEPING BOOBIALA



Correa alba  
WHITE CORREA

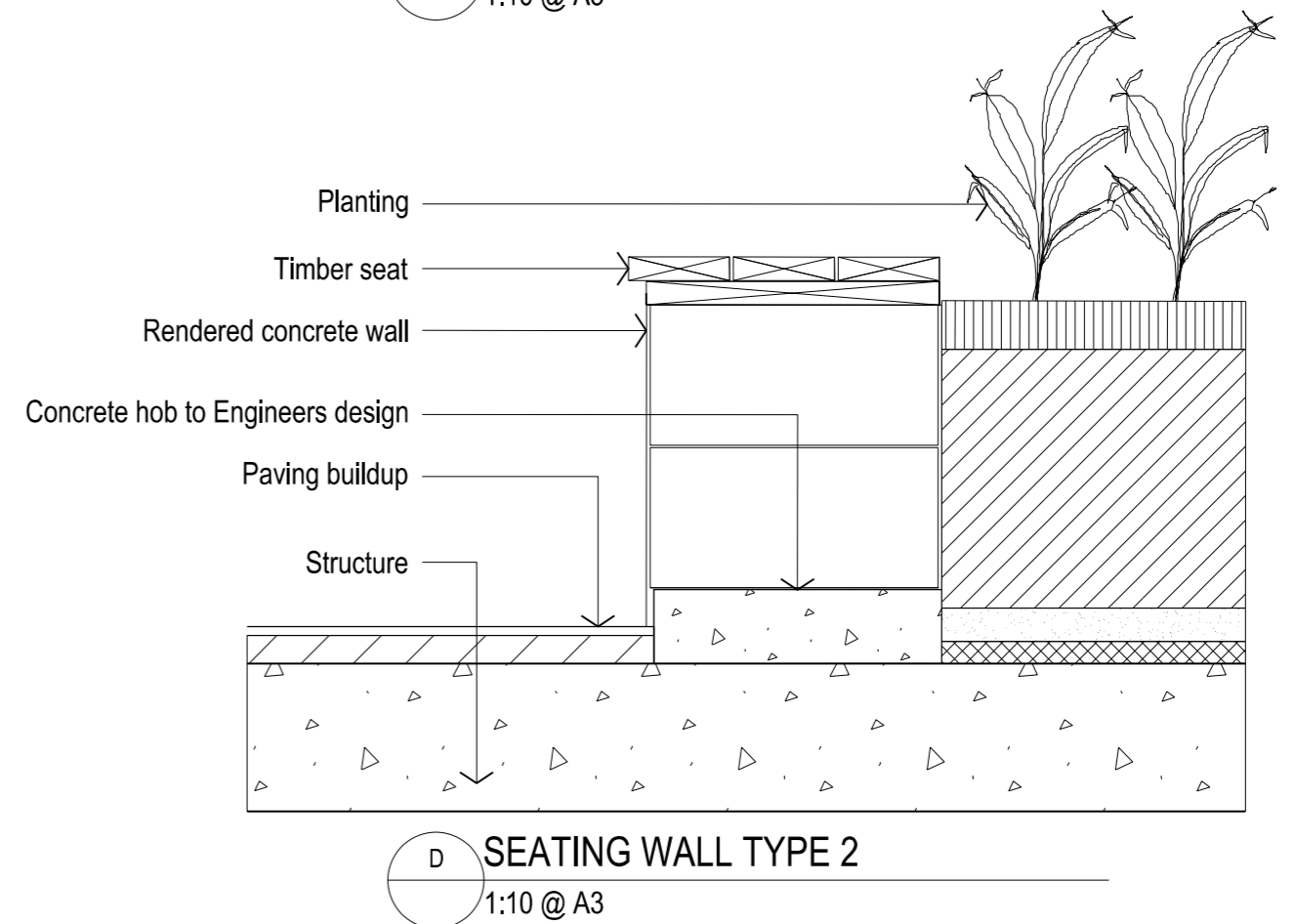
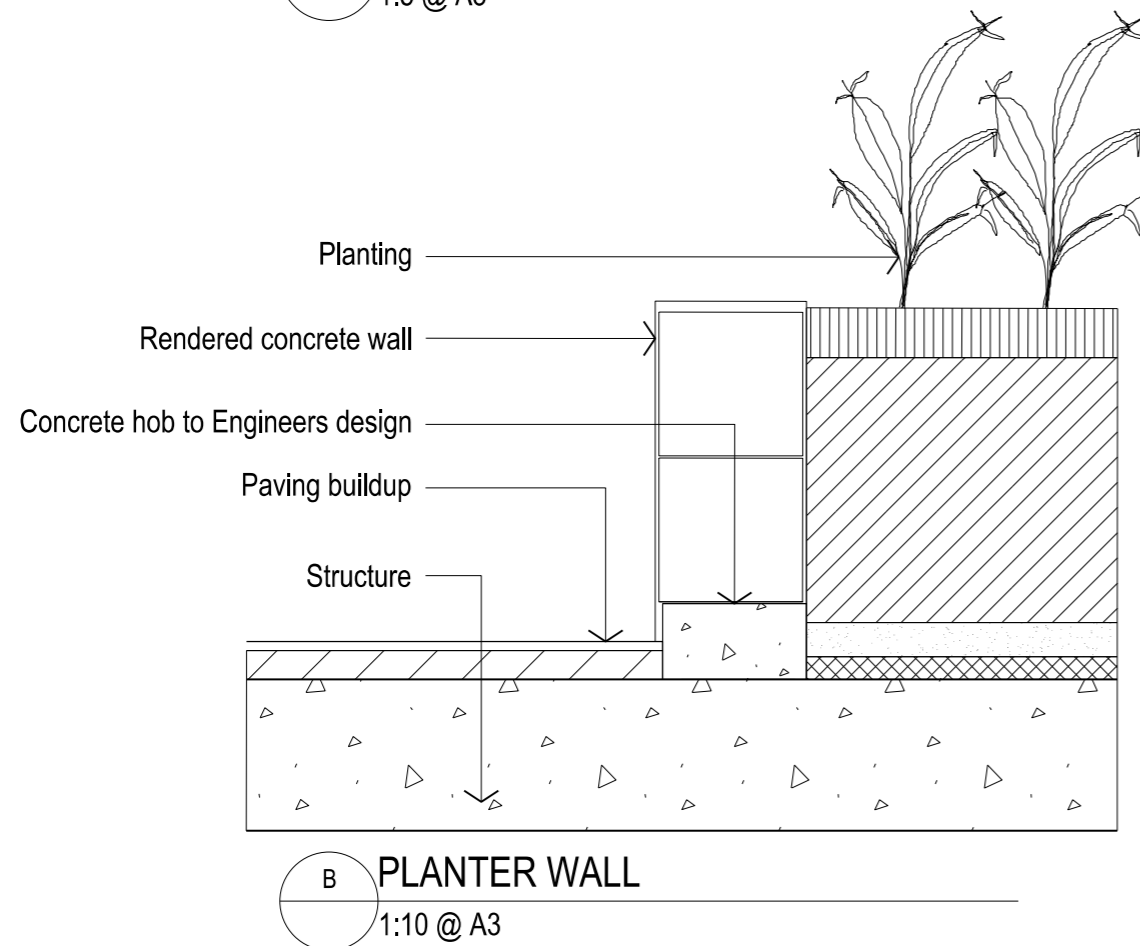
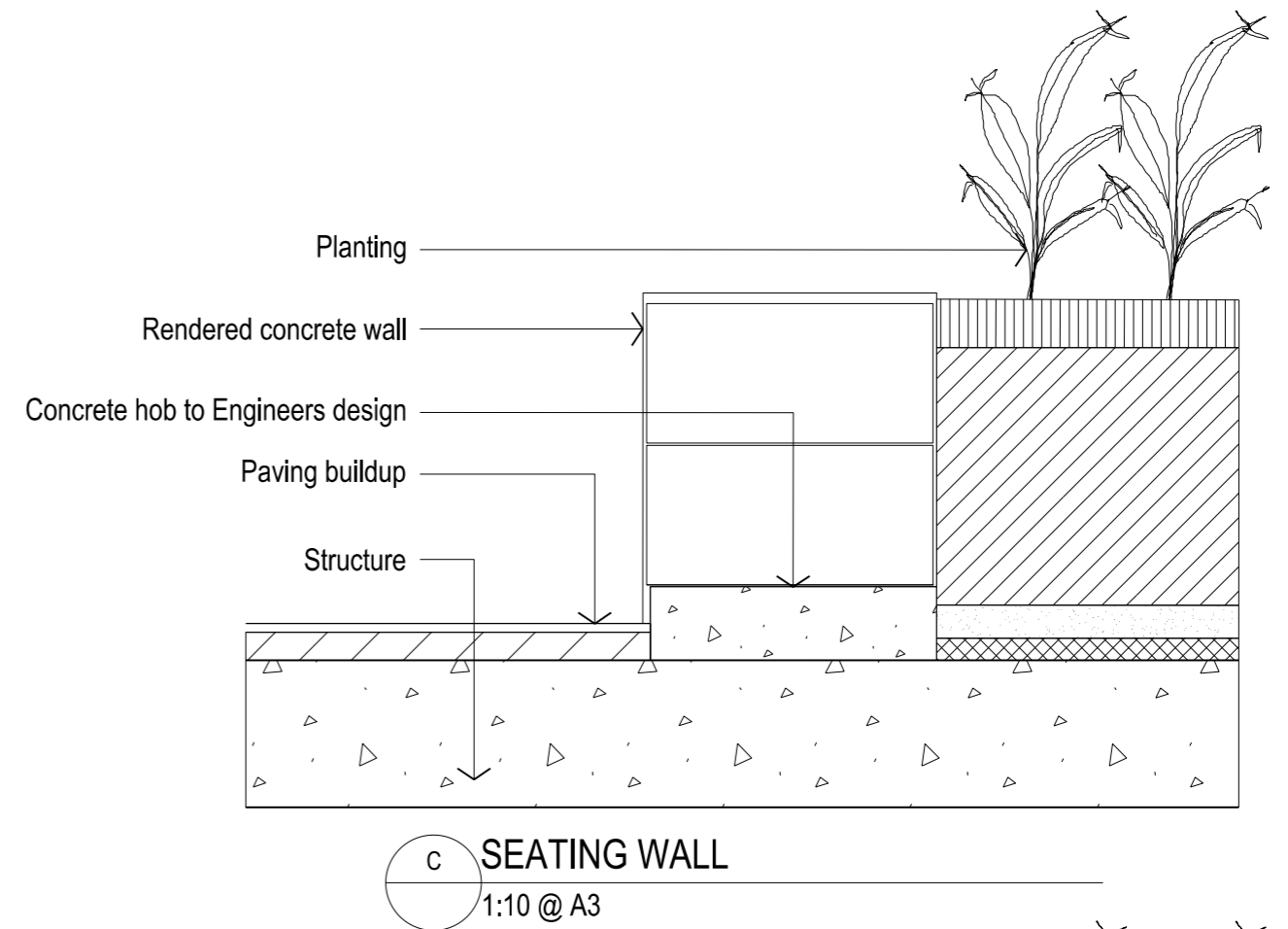
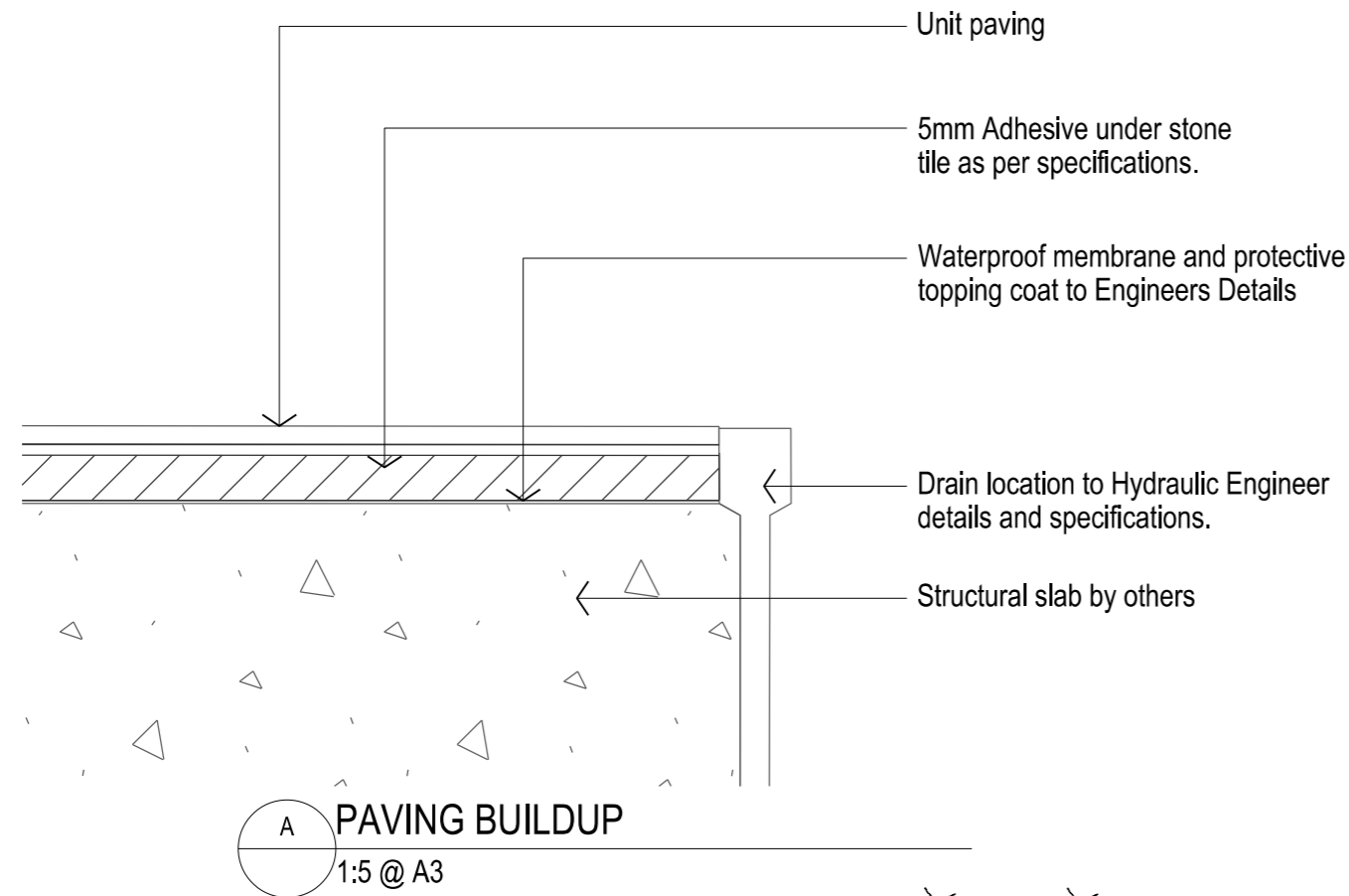


Dianella caerulea 'Little Jess'  
DIANELLA LITTLE JESS



Client:  
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11-17 Columbia Lane, Homebush  
SELECTED PLANTING CHARACTER IMAGES  
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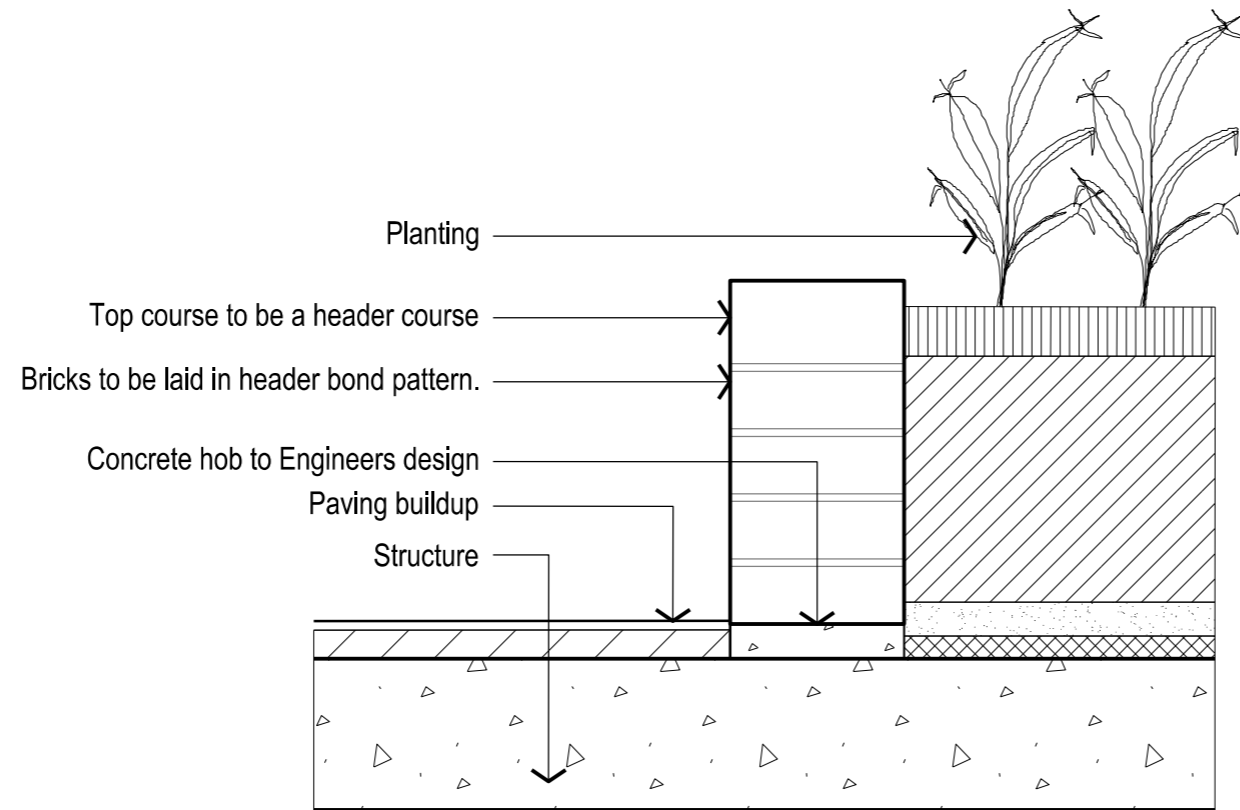
Client:  
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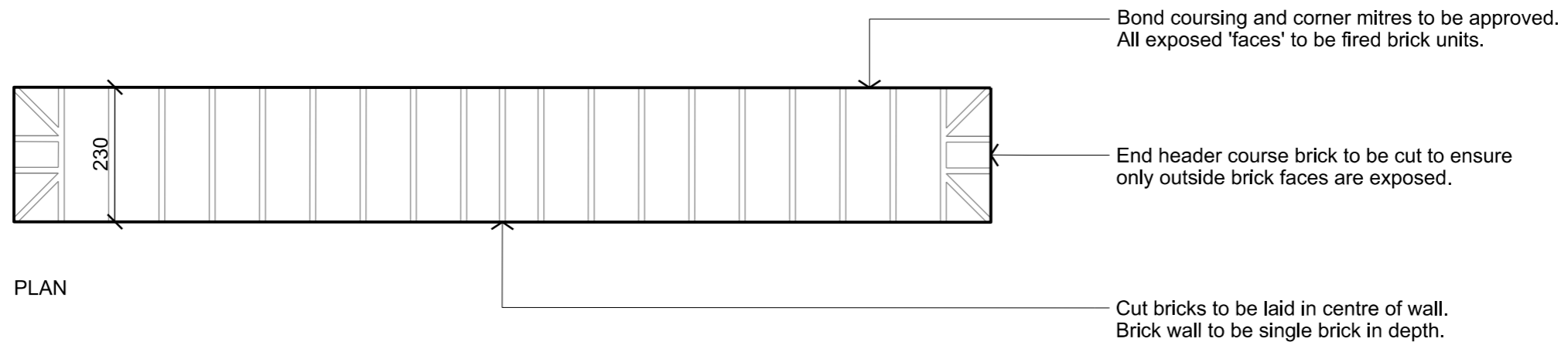
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**TYPICAL HARDWORK DETAILS 1**

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**A** FEATURE BRICK WALL  
1:10 @ A3



PLAN

**B** FEATURE BRICK WALL HEADER COURSE PATTERN  
1:10 @ A3



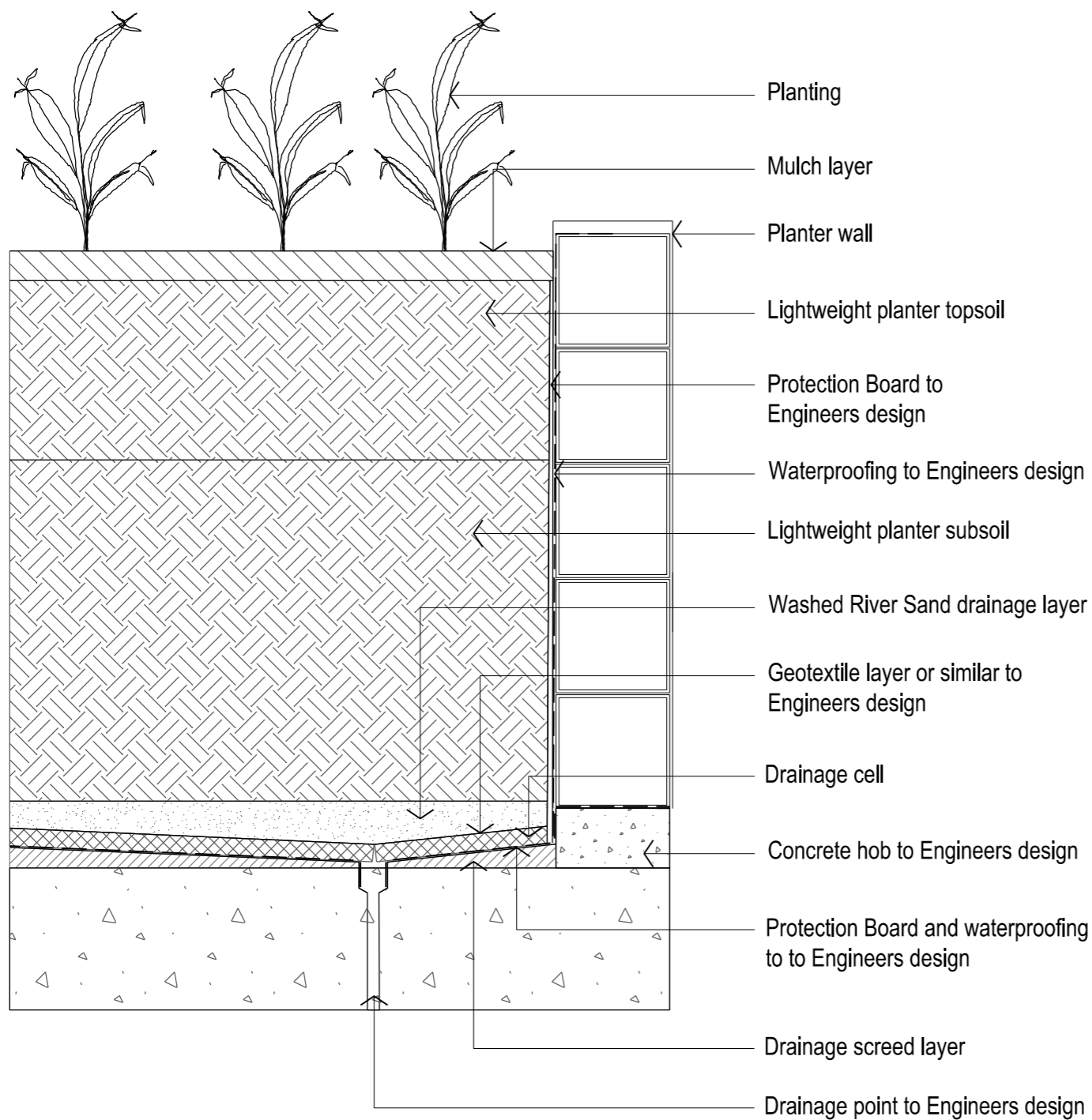
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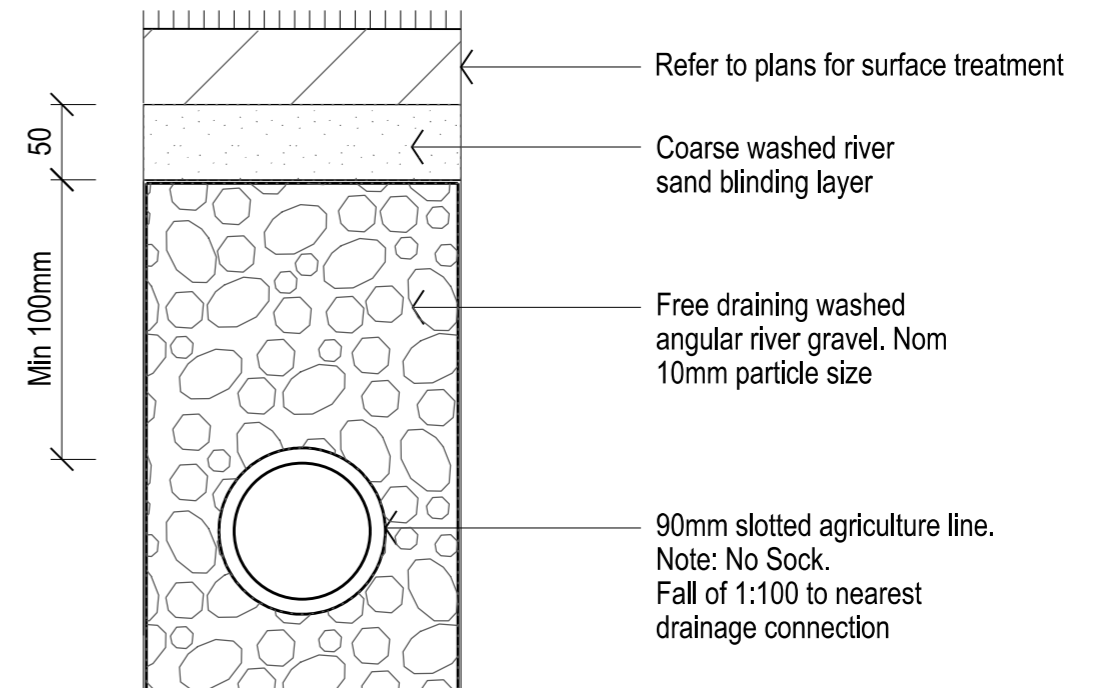
**TYPICAL HARDWORK DETAILS 2**

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**A** PLANTER DRAINAGE  
1:10 @ A3



**B** SUBSOIL DRAINAGE  
1:5 @ A3



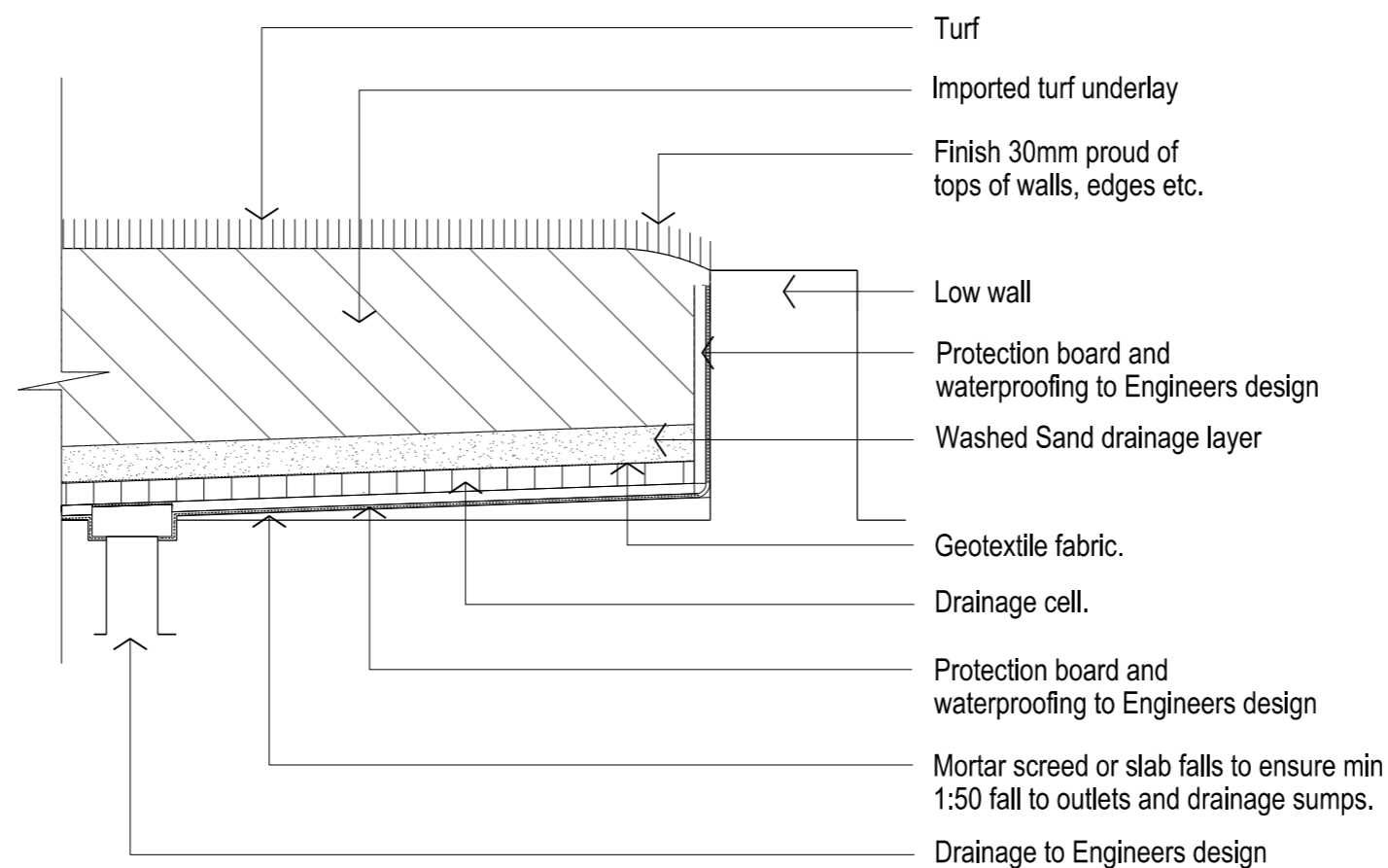
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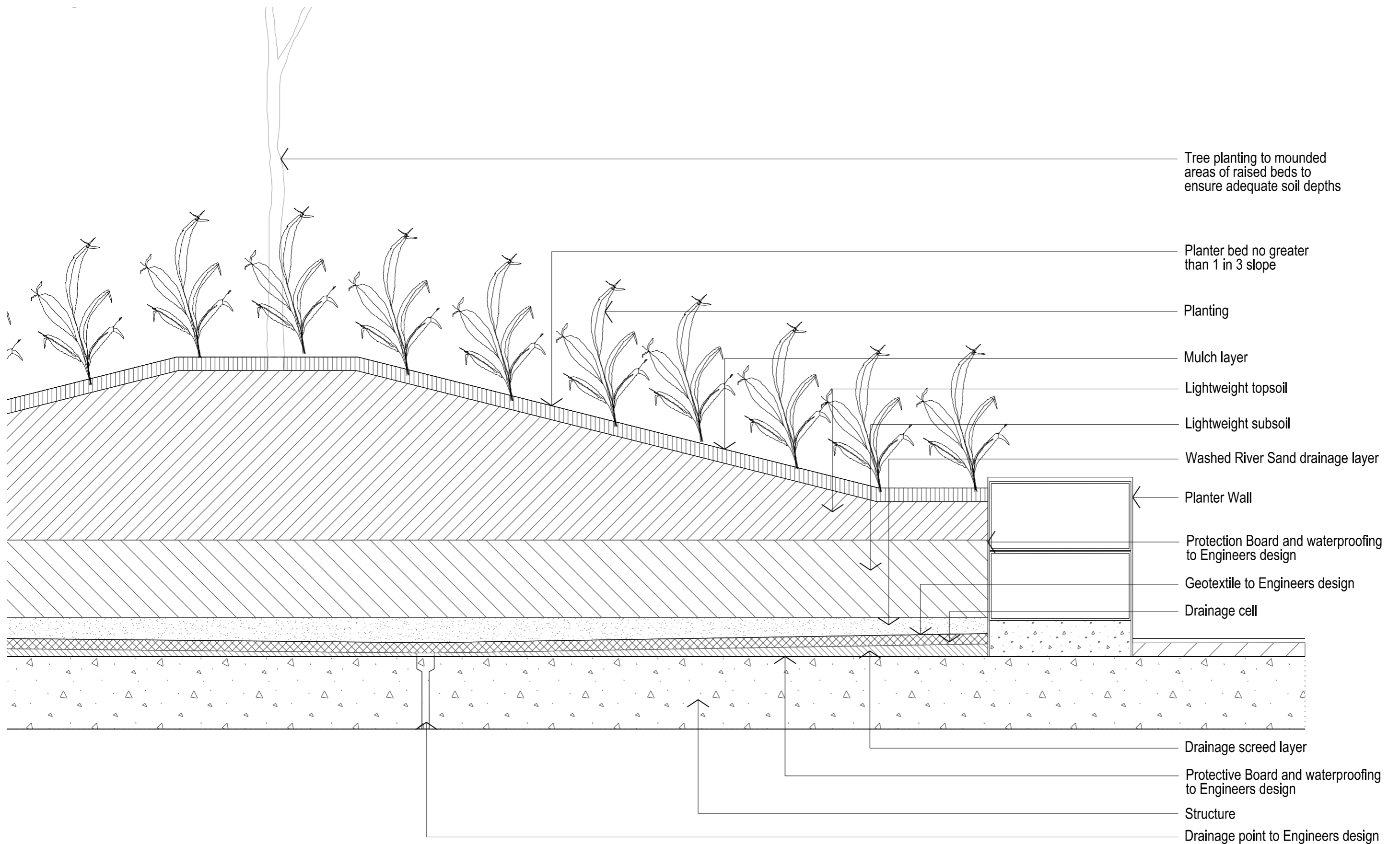
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### TYPICAL HARDWORK DETAILS 3

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A TURF ON STRUCTURE  
1:10 @ A3



A MASS AND TREE PLANTING ON STRUCTURE  
1:10 @ A3



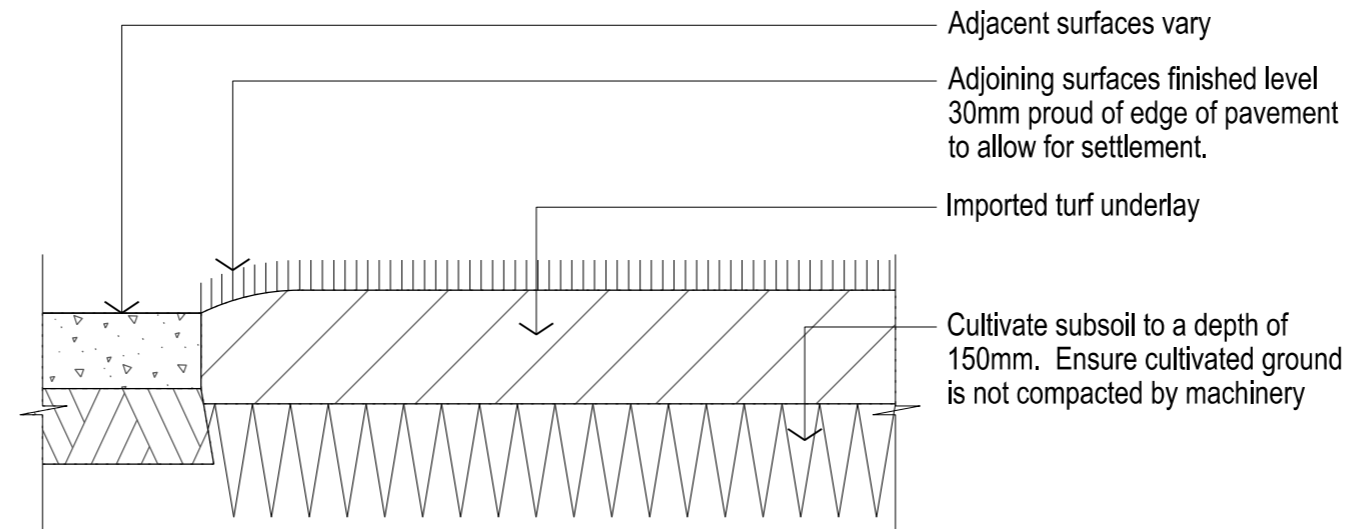
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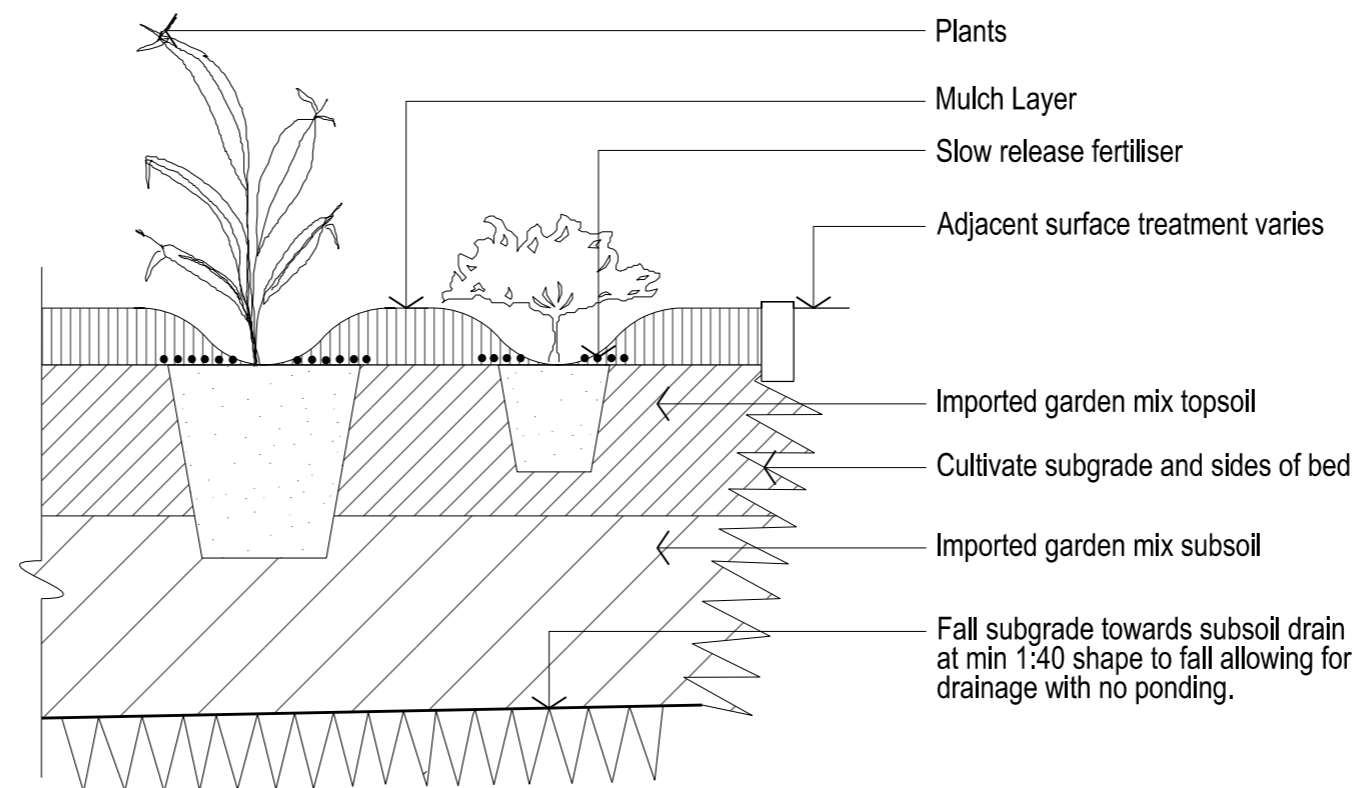
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TYPICAL SOFTWARE ON STRUCTURE DETAILS 2

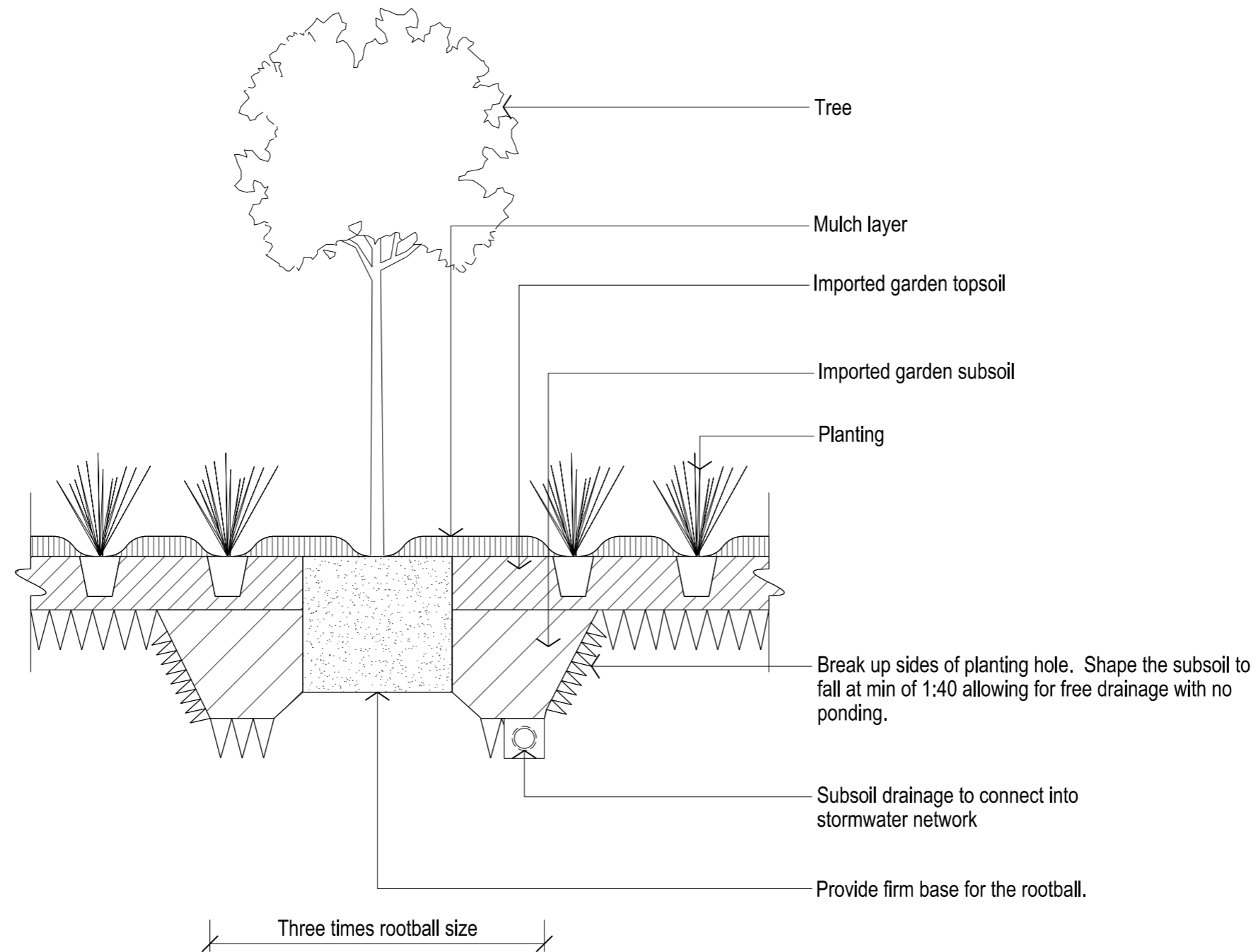
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A TURF ON DEEP SOIL  
1:10 @ A3



B MASS PLANTING ON DEEP SOIL  
1:10 @ A3



A TREE PLANTING IN MASS PLANTING ON DEEP SOIL  
1:20 @ A3

Note: Street Tree Planting at grade over structure to utilise structural soil system such as Stratcell or Stratavault.



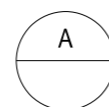
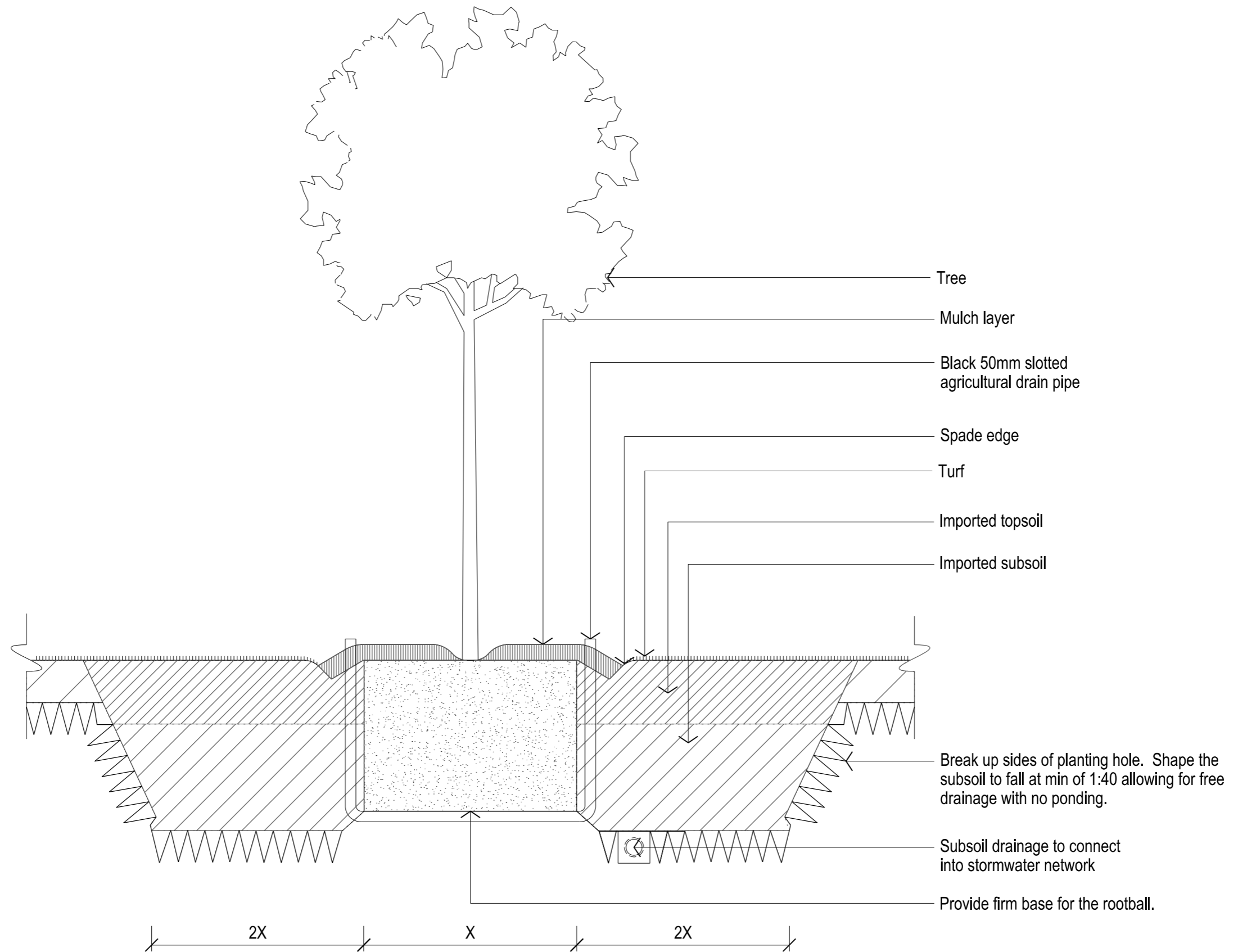
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TYPICAL SOFTWORK ON DEEP SOIL DETAILS 2

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## TREE PLANTING IN TURF ON DEEP SOIL

1:20 @ A3



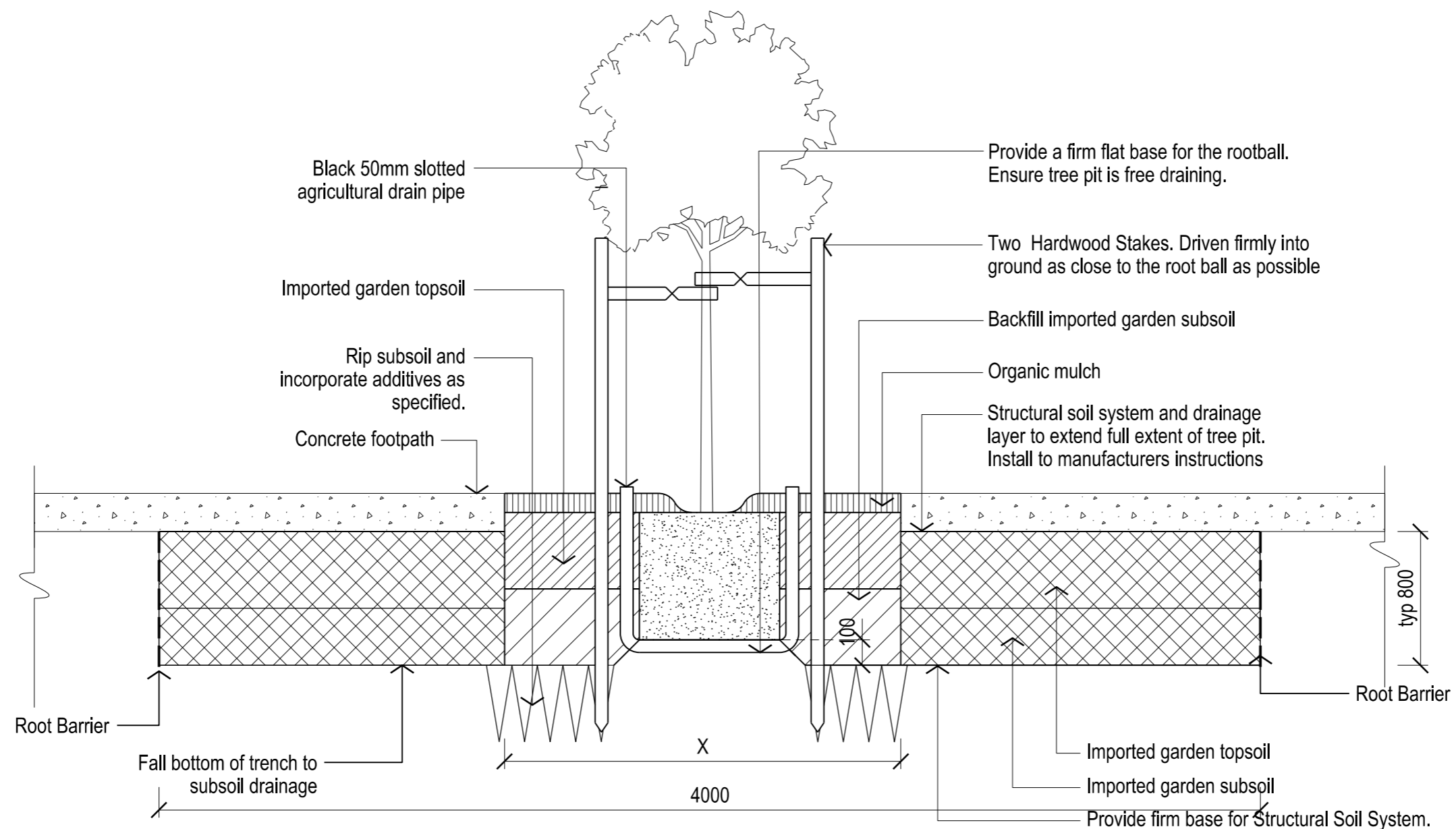
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## TYPICAL SOFTWORK ON DEEP SOIL DETAILS 3

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A TREE PLANTING IN PAVEMENT  
1:20 @ A3

Note: Street Tree Planting at grade over structure to utilise structural soil system such as Stratcell or Stratavault.



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TYPICAL SOFTWARE ON DEEP SOIL DETAILS 4

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LANDSCAPE MAINTENANCE

The Following is a list of landscape maintenance activities proposed for the landscape areas within the development. Maintenance activities are based on the NATSPEC landscape specification.

GENERAL

Summary of maintenance responsibilities:

- Watering of lawn, garden bed areas, pots.
- Weeding of lawn, garden bed areas, and pavement.
- Supply and spreading of fertiliser to lawn, garden bed areas and pots.
- Supply and installation of mulch to existing garden bed areas and pots.
- Pruning, trimming and tree surgery.
- Pest and disease control of lawn, shrubs and trees.
- Mowing and edge trimming to all lawn areas including collection and removal of clippings.
- Replacement of dead or failed plants.
- Maintenance of irrigation systems.
- Removal of rubbish and debris in garden areas.
- Keeping of a log book.
- Monthly reports.

Maintenance procedures: To accepted horticultural and arboricultural practice.

WEEDING

Weeds: Unwanted broadleaf plants and grasses considered invasive to the locality.

Program:

- Lawns: Quarterly and as determined by the relationship of the general lawn condition and weed growth.
- Trees and Shrubs: As required for planted, paved and mulched areas to be weed free when observed at bi-weekly intervals.

Method:

- Clear and keep clear vigorous ground covers 200 mm from the base of any shrub or tree:
- Small Areas: By hand.
- Large Areas: Proprietary herbicides.
- Herbicide Application: Avoid windy days or if rain is likely to follow within 12 hours.

PEST AND DISEASE CONTROL

The landscape contractor is responsible for the control of any pest or disease which may affect the lawn and garden bed areas. Actions:

- Identify the problem.
- Execute the correct treatment until the problem has been eliminated.
- Apply hazardous material out of normal working hours.
- Protect staff and public.

LAWN

Mowing and Trimming

Height: Consistent with the growth habit of the grass variety and maintained at 25 mm to 40 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.

Fertilising

Apply lawn fertiliser as required to maintain healthy grass cover.

TREES AND SHRUBS

Pruning and Trimming

General: Prune to reflect the natural growth flowering and regrowth habit of the individual species.

Shrubs: Prune after flowering.

Program: Spring and Summer and on a spot basis as required.

Hedge Trimming:

Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.

Tip Pruning:

Do not remove buds before the flowering season in those plants that have terminal flowers.

Purpose: To encourage development of new shoots during the active growing season.

Method: The removal of the top 25 mm or growing tip of each branch.

Radical Pruning:

Purpose: To maintain a hedge or formal shape or when a particular problem, growth habit, damage,or disease requires branch removal.

- Clear and keep clear vigorous groundcovers 200mm from the base of any shrub or tree.
- Use only tools fit for purpose.

Trees, Prune to:

- Eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner.
- Maintain sight lines to signs and lights.
- Maintain visibility for personal security.

Tree Branch Removal:

- To AS 4373.
- Give notice and engage a suitably qualified ‘arborist’.

Plant Replacements

General: Replace all evergreen plants that have died or lost 50% of their normal foliage cover.

Provide replacement plants as follows:

- Of the same species and variety and of the closest commercially available size.
- Of uniformly high quality stock equal to the best commercially available.
- Representative of optimum growth for the species as restricted by the container size.
- With a balanced root system in relation to the size of the plant and conducive to successful transpiration. Inspect the root conditions of plants by knocking plants from their containers.
- Without signs of having been stressed at any stage during their development due to inadequate watering, excessive shade/sunlight, suffered physical damage or have restricted habit due to growth in nursery rows.
- Healthy, well grown, hardened off specimens of good shape and free from pests and disease.
- Well rooted and without any indication of having been restricted (pot bound) or damaged at any time.
- Been grown in their final containers for not less than twelve (12) weeks.

Watering

Planting: Water as required to maintain growth rates free of stress.

Turfing: Water to maintain moisture to this depth.

MULCHING

Clean up: Remove all mulching materials off lawn or paved areas and maintain a clean and tidy

appearance when viewed on a weekly basis.

Depth: Maintain a minimum depth of:

- 75 mm for organic mulch.

- 50 mm for gravel mulch.

Top up: Areas of excessive wear.

Appearance: Maintain to keep clean and tidy with no soil disturbance evident on the surface of the mulch.

INCIDENTAL WORKS

Supplementary Works

General: Execute the following:

- Removal of rubbish arising from maintenance work.
- Removal of leaf litter fortnightly during leaf fall.
- Wash paving on completion of herbicide application.

Paving

Slip resistance tests:

- Test to AS 4663 annually.
- Notify deviation from the design value.
- Rectify the surface and re-test as required to comply with the design value.

Furniture, Signage, Barriers and Play Equipment

Scope: All fixed and movable features noted in the record drawings.

Furniture and pots:

- Move and relocate as required for maintenance of the area.
- Repair or replace items damaged by the maintenance contract staff.

Signage: Maintain sight line visibility.

Play Equipment: Inspect on a regular basis and inform building manager of any faults.

Drains

General: Inspect and clean all drainage structures and pit covers and ensure that they are in proper working order.

Frequency: As required so that all overflow drains are cleared when observed at fortnightly intervals.

IRRIGATION

Irrigation system program: To suit the following:

- The precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors seasons, evaporation, exposure, topography, local authority restrictions.
- An allowance for adjustment or shut down during and after periods prolonged heavy rains.
- To co-ordinate water supply and to confirm watering regime against federal and state government legislation and restrictions at the time.

Equipment maintenance:

- Check all components for proper operation.
- Repair or replace damaged component with equivalent parts.
- Flush any dirt or foreign matter from the system and clear all blockages.

Operation:

Ensure by adjustment or replacement of components, that the overall operation of the system is efficient and operational.

Supervision:

Prevent excessive use of water.



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INDICATIVE LANDSCAPE MAINTENANCE

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