



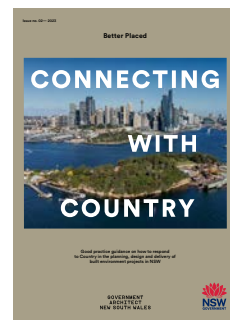
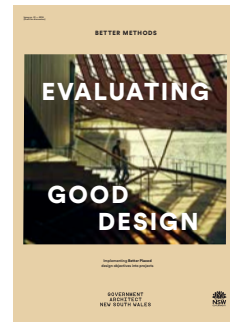
LANDSCAPE DA DOCUMENTATION

BUILDING B, LOT 102

5 HALIFAX STREET - LACHLAN'S LINE
MACQUARIE PARK, NSW 2113
20.08.2024

KEY PRINCIPLES

- PROVIDE A CONNECTION TO THE LANDSCAPE THAT BUILDS UPON SURROUNDING ECOSYSTEMS
- CREATE ROBUST AND SUSTAINABLE DESIGN OUTCOMES FOR FUTURE GENERATIONS
- PROVIDE A VARIETY OF LANDSCAPE TREATMENTS TO ENSURE MORE ROBUST ENVIRONMENTAL SYSTEMS
- UTILISE PLANTING AND GREENERY IN WAYS THAT CREATE AN EMERSIVE OUTDOOR SPACE
- FOSTER COMMUNITY GATHERING AND SOCIALIZATION WITH OUTDOOR SPACES
- DESIGN THAT RECOGNISES THE LOCAL INDIGENOUS CULTURE AND THE IMPORTANCE OF CONNECTING WITH COUNTRY



INCREASE CANOPY AND BIODIVERSITY



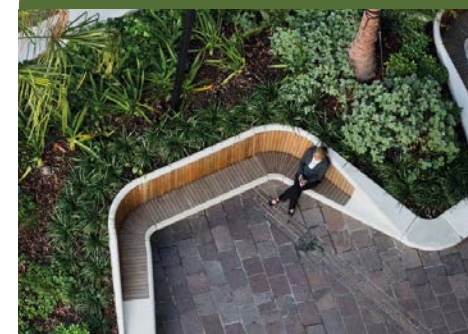
ENGAGE WITH THE SURROUNDING LOCAL CHARACTER



CREATE A SENSE OF SITE IDENTITY AND WAYFINDING



INTEGRATE THE LOCAL ECOLOGY INTO THE DESIGN



PROVIDE AREAS OF PASSIVE RESPITE AND GATHERING



CREATE A LANDSCAPE THAT HAS A TANGIBLE CONNECTION TO COUNTRY

LANE COVE NATIONAL PARK AND URBAN POCKETS

THE MOST SIGNIFICANT ECOLOGICAL CORRIDOR IN PROXIMITY OF THE SITE IS THE LANE COVE NATIONAL PARK ALONG THE LANE COVE RIVER CORRIDOR. THE RIVER IS A FRESHWATER TRIBUTARY ON A BOUNDARY OF HAWKESBURY SANDSTONE AND WIANAMATTA SHALE. THIS PROVIDES THE DESIRED CONDITIONS FOR A NUMBER OF ROBUST ECOLOGICAL COMMUNITIES THAN CAN BE DRAWN UPON WITHIN THE SUBJECT SITE. THE CLOSEST PATCH TO THE SITE IS TIRRAWAN RESERVE WHICH IS A REMEDIATED CREEK CATCHMENT WITH NATIVE VEGETATION. THE DESIGN INTENT IS TO DRAW THE STRONGEST ECOLOGICAL CONNECTIONS TO THESE COMMUNITIES.

THE COMMUNITIES WITHIN THE LOCAL RESERVE AREAS CONSIST OF:

- SYDNEY COASTAL SHALE-SANDSTONE FOREST
- NORTHERN SYDNEY SCRIBBLY GUM WOODLAND
- SYDNEY COASTAL SANDSTONE GULLY FOREST
- BLUE GUM HIGH FOREST
- SYDNEY TURPENTINE IRONBARK FOREST
- SYDNEY ENRICHED SANDSTONE MOIST FOREST
- NORTHERN SYDNEY HEATH-MALLEE



WALK ON COUNTRY

WE ACKNOWLEDGE THE WALLAMATTAGAL PEOPLE OF THE DHARUG NATION AS THE TRADITIONAL CUSTODIANS OF THE LAND AND THAT SOVEREIGNTY HAS NOT BEEN CEDED.

A WALK ON COUNTRY WAS UNDERTAKEN FOR THE SITE ON 25.01.24 WITH TRADITIONAL ELDERS REPRESENTED BY AUNTIE THEL AND UNCLE PAUL, WHO IDENTIFIED A FEW KEY AREAS OF IMPORTANCE WHICH SHOULD BE REFLECTED IN THE DESIGN OF THE FUTURE DEVELOPMENT:

- THE EXPOSED SANDSTONE OUTCROPPINGS
- HABITAT FOR LOCAL WILDLIFE SUCH AS POSSUMS, OWLS, AND SNAKES
- SEASONALITY IN THE PLANTING SCHEME
- CELEBRATING THE ADJACENT ECOLOGICAL RESERVE AND CREEKLINE
- FORMS OF EDUCATION THAT ARE TANGIBLE IN THE LANDSCAPE
- OPPORTUNITY FOR BUSHTUCKER SPECIES AND COMMUNITY LEARNING



VARIETY OF GATHERING SPACES
SURROUNDED BY NATURE



NATURAL MATERIALITY IN THE
GROUND PLANE



SEASONALLY RESPONSIVE
PLANTING SCHEME



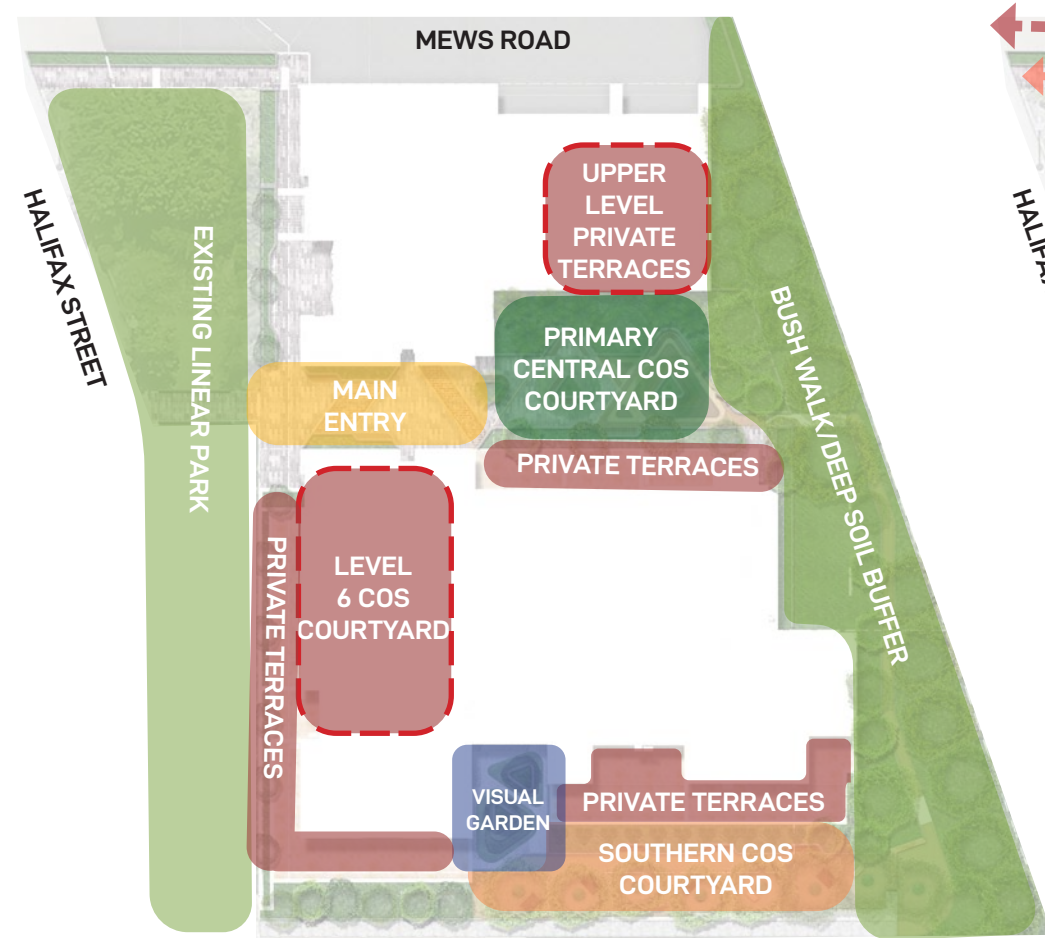
DRAW UPON EXISTING SITE
CHARACTER AND ECOLOGY



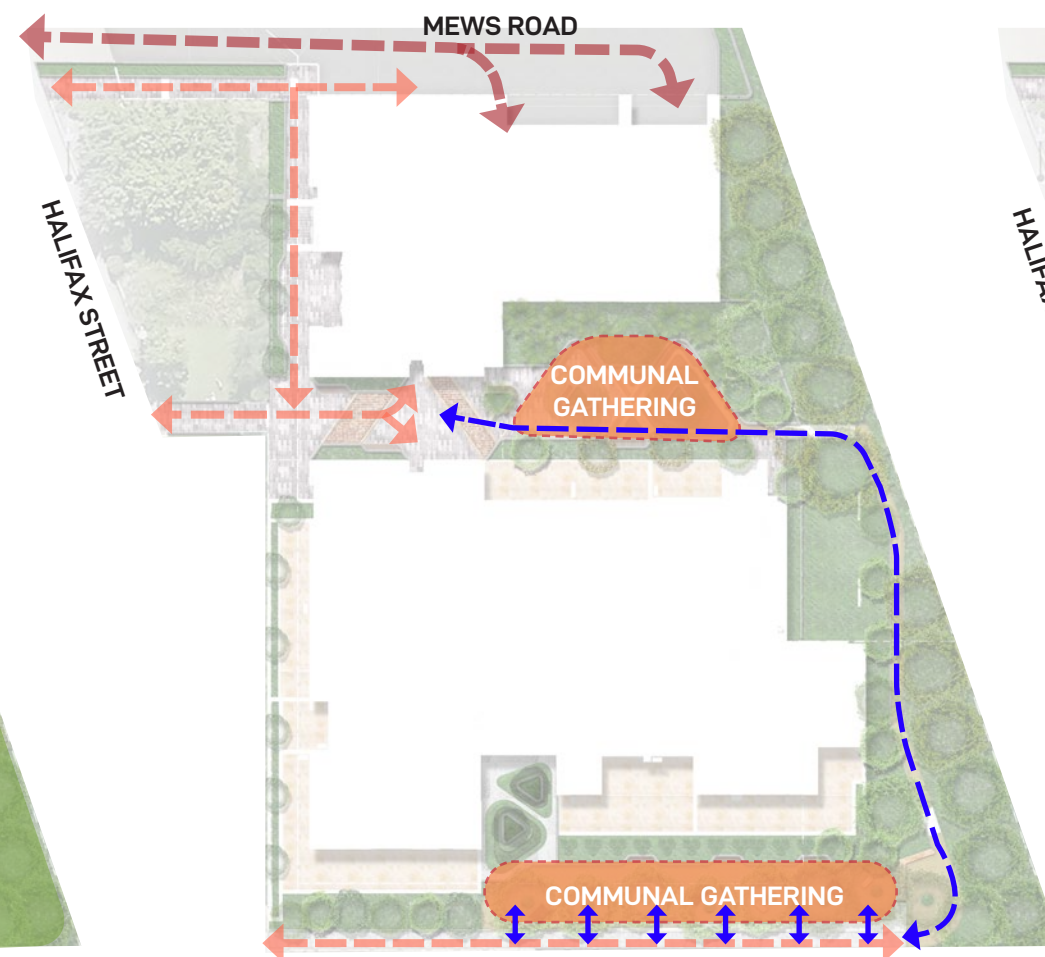
BIOPHILIA AND CONNECTION
WITH PLANTING



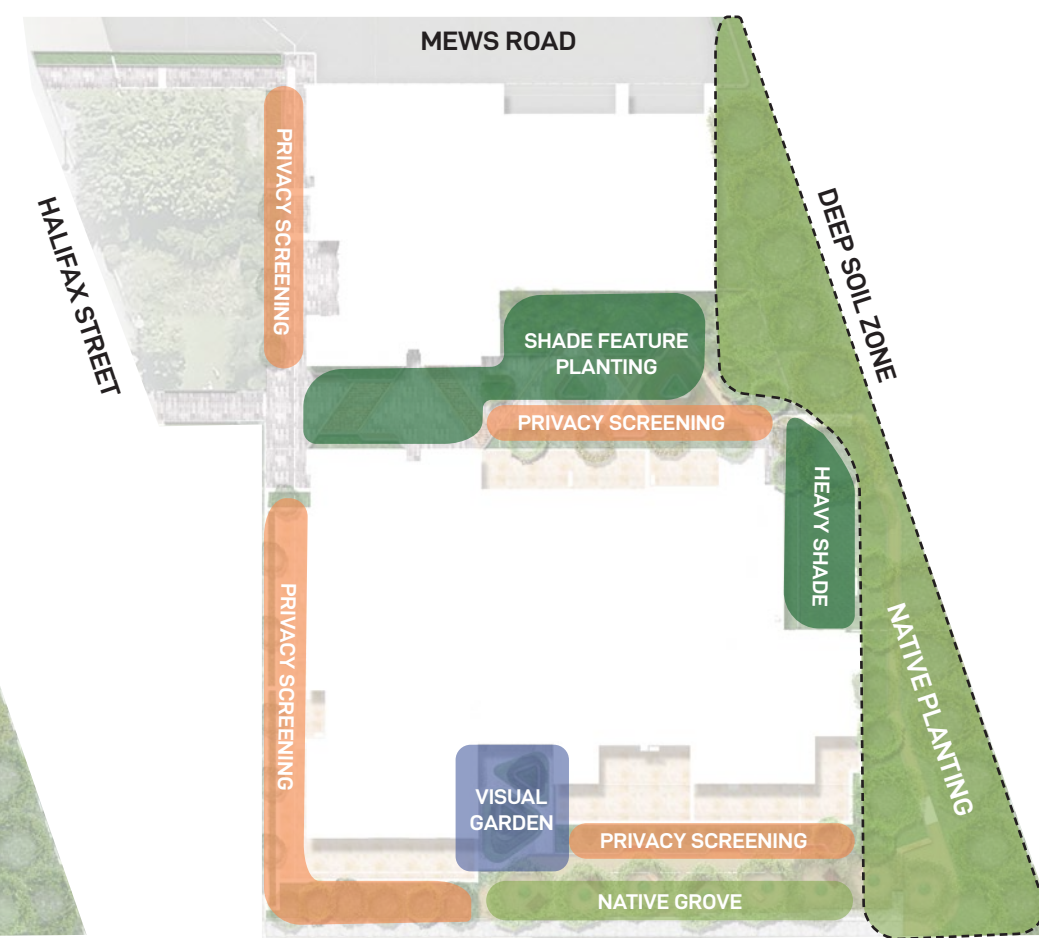
GATHERING AND
COMMUNITY SPACES



LANDSCAPE ZONES



CIRCULATION



PLANTING TYPOLOGIES



LEGEND

- SITE BOUNDARY
- LINE OF BASEMENT BELOW
- T1
EXISTING TREES TO BE RETAINED. REFER TO ARBORICULTURAL IMPACT ASSESSMENT REPORT PREPARED BY URBAN ARBOR DATED 8 MARCH 2024
- G1
EXISTING TREES TO BE REMOVED. REFER TO ARBORICULTURAL IMPACT ASSESSMENT REPORT PREPARED BY URBAN ARBOR DATED 8 MARCH 2024
- SRZ
STRUCTURAL ROOT ZONE
- TPZ
TREE PROTECTION ZONE

EXISTING TREE SCHEDULE

ID	BOTANIC NAME	HEIGHT	CANOPY SPREAD (RADIUS)	TPZ	ACTION
1	PYRUS CALLERYANA	4M	2M	2.0M	RETAIN
2	PYRUS CALLERYANA	5M	2.5M	2.4M	RETAIN
3	PYRUS CALLERYANA	5M	2.5M	2.3M	RETAIN
4	PYRUS CALLERYANA	5M	2.5M	2.4M	RETAIN
5	PYRUS CALLERYANA	5M	2.5M	2.0M	RETAIN
6	PYRUS CALLERYANA	5M	2.5M	2.3M	RETAIN
34	EUCALYPTUS SPP	10M	3M	3.4M	RETAIN
35	EUCALYPTUS RESINIFERA	9M	3M	4.0M	RETAIN
36	EUCALYPTUS SALIGNA	9M	2.5M	2.8M	RETAIN
37	GREVILLEA ROBUSTA	10M	2.5M	3.1M	RETAIN
38	SYNCARPIA GLOMULIFERA	8M	2M	3.5M	RETAIN
39	SYNCARPIA GLOMULIFERA	9M	3M	4.9M	RETAIN
40	NYSSA SYLVATICA	4M	1.5M	2.0M	RETAIN
41	UNKNOWN SPECIES	4M	1.5M	2.0M	RETAIN
42	CASUARINA GLAUCA	7M	2.5M	2.2M	RETAIN
43	ANGOPHORA COSTATA	3M	1M	2.0M	RETAIN
44	TRISTANIOPSIS LAURINA	2M	1M	2.0M	RETAIN
45	ANGOPHORA COSTATA	3M	1M	2.0M	RETAIN
46	ANGOPHORA COSTATA	4M	1.5M	2.0M	RETAIN
47	TRISTANIOPSIS LAURINA	3.5M	1.5M	2.0M	RETAIN
48	ANGOPHORA COSTATA	2.5M	0.5M	2.0M	RETAIN
49	ANGOPHORA COSTATA	2.5M	0.5M	2.0M	RETAIN
50	ANGOPHORA COSTATA	1M	0.5M	2.0M	RETAIN
G1	GROUP OF CASUARINA GLAUCA	5-8M	0.5-1M	2.0M	REMOVE
G1	GROUP OF CASUARINA GLAUCA	5-8M	0.5-1M	2.0M	RETAIN SUBJECT TO ARBORSIT ADVICE
G2	GROUP OF CASUARINA GLAUCA	5-8M	0.5-1M	2.0M	REMOVE

NOTE: REFER TO ARBORICULTURAL IMPACT ASSESSMENT REPORT PREPARED BY URBAN ARBOR DATED 8 MARCH 2024 FOR FURTHER DETAILS

EXISTING TREE PLAN



LEGEND

- | | |
|-------------|--|
| FFL 45.00 | FINISHED FLOOR LEVEL |
| + EX 45.00 | EXISTING SPOT LEVEL |
| + RL 45.00 | PROPOSED SPOT LEVEL |
| + TOW 45.00 | PROPOSED TOP OF WALL LEVEL |
| — — — — — | SITE BOUNDARY |
| - - - - - | LINE OF MEZZANINE BELOW |
| - - - - - | LINE OF BASEMENT BELOW |
| - - - - - | LINE OF BUILDING ABOVE |
| — — — — — | 6M EASTERN SETBACK LINE |
| | EXISTING TREES TO BE RETAINED
REFER TO PRELIMINARY ARBORICULTURAL REPORT PREPARED BY URBAN ARBOR DATED MARCH 2024 |
| | EXISTING TREES TO BE REMOVED
REFER TO PRELIMINARY ARBORICULTURAL REPORT PREPARED BY URBAN ARBOR DATED MARCH 2024 |
| | PROPOSED TREES
REFER TO LANDSCAPE TREE PLAN FOR SPECIES |

- PROPOSED PLANTER BOX WITH INTEGRATED SEATING & PAVING BANDS PROVIDING A VISUALLY ATTRACTIVE BREEZEWAY ENTRANCE EXPERIENCE
- PROPOSED COMMUNAL OPEN SPACE CONSISTING OF PASSIVE SEATING AREAS, PAVING BANDS & WARM COLOURED PATTERNS WITH PERIMETER PLANTING PROVIDING SPATIAL CHARACTER & AMENITY
- PROPOSED PALM TREES SUPPLEMENTED WITH SHADE TOLERANT UNDERSTOREY PLANTING TO PROVIDE VERTICAL ELEMENT & VISUAL PRESENCE FROM HALIFAX STREET LINEAR PARK
- PROPOSED EASTERN DEEP SOIL ZONE WITH NATIVE LARGE TREE & UNDERSTOREY PLANTING TO PROVIDE GREEN BUFFER TOWARDS THE MOTORWAY AND REINFORCE LOCAL ECOLOGICAL COMMUNITIES
- PROPOSED DECOMPOSED GRANITE FOOTPATH TO CONNECT THE CENTRALISED COMMUNAL OPEN SPACE TO THE SOUTHERN COMMUNAL SPACE
- PROPOSED REAR COMMUNAL OPEN SPACE WITH SCATTERED LARGE TREE PLANTING & SEATING WITH NATURAL ELEMENTS TO PROVIDE A PARK-LIKE AMENITY
- PROPOSED PLANTING STRIP TO PROVIDE VISUAL GREEN BARRIER TO THE DEVELOPMENT AND REINFORCE HALIFAX STREET PLANTING COMMUNITY
- EXISTING STAIRS, PIT AND PORTION OF TURF TO BE DEMOLISHED AND REPLACED WITH NEW RAMP AND WALLS TO PROVIDE AN ENTRANCE TO THE DEVELOPMENT
- PROPOSED NON-ACCESSIBLE TIERED GARDEN BED WITH LUSH SHADE TOLERANT PLANTING TO PROVIDE A VISUAL SCULPTURE-LIKE AMENITY FOR RESIDENTS
- EXISTING PUBLIC DOMAIN WORKS ON MEWS ROAD AS PART OF THE SEPARATE BUILDING A DEVELOPMENT TO BE RETAINED & PROTECTED

REFER TO LANDSCAPE MASTERPLAN PLANT SCHEDULE FOR
PROPOSED TREE SPECIES, POT SIZE AND TOTAL QUANTITY

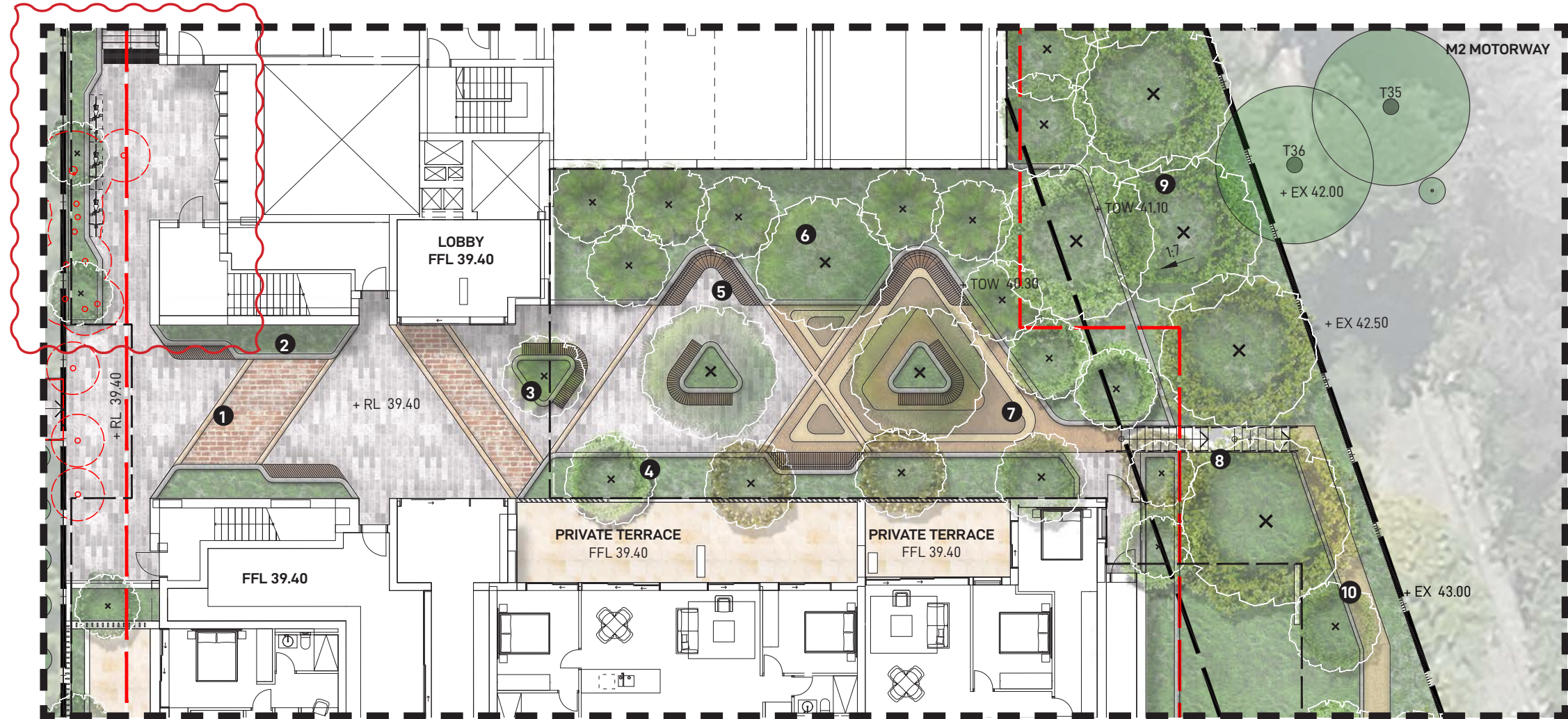


REFER TO LANDSCAPE MASTERPLAN PLANT SCHEDULE FOR
PROPOSED PLANT SPECIES, POT SIZE AND TOTAL QUANTITY

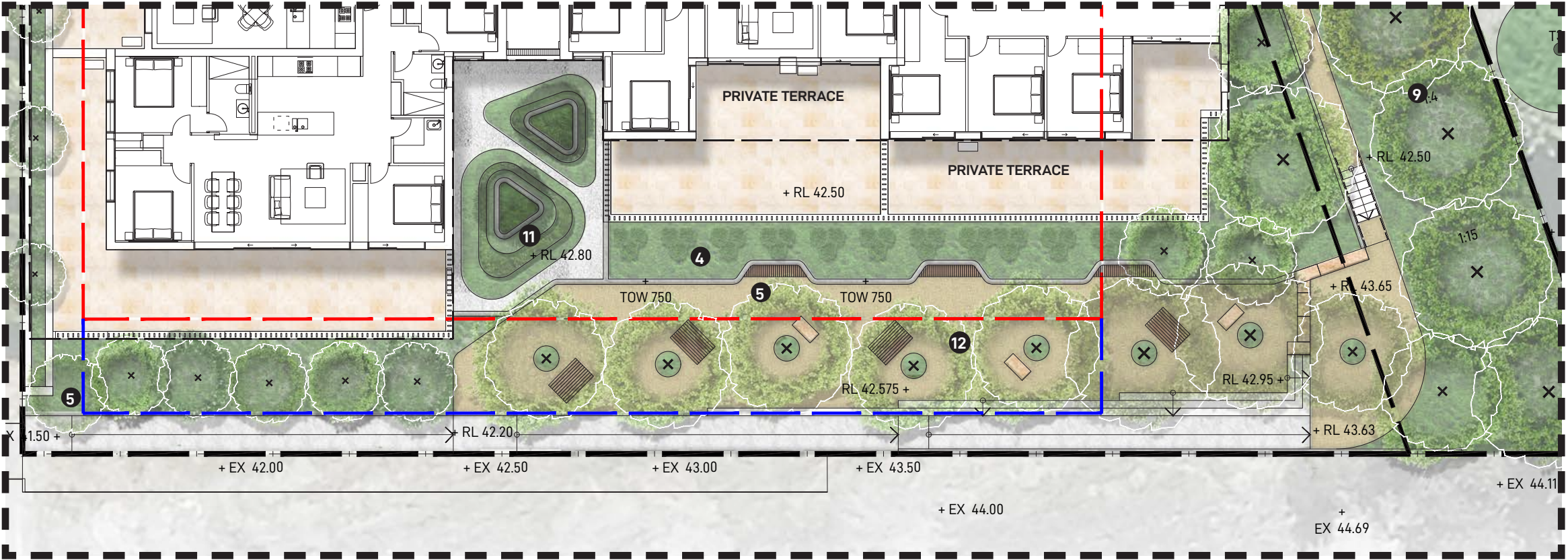


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	0	1	2	3	4
0	0	1	1	0	0
1	1	0	0	1	0
2	1	0	0	0	1
3	0	1	0	0	0
4	0	0	1	0	0



PRIMARY COMMUNAL OPEN SPACE



SOUTHERN COMMUNAL OPEN SPACE

LEGEND

FFL 45.00

FINISHED FLOOR LEVEL

+ EX 45.00

EXISTING SPOT LEVEL

+ RL 45.00

PROPOSED SPOT LEVEL

+ TOW 45.00

PROPOSED TOP OF WALL LEVEL

SITE BOUNDARY

LINE OF MEZZANINE BELOW

LINE OF BASEMENT BELOW

LINE OF BUILDING ABOVE

6M EASTERN SETBACK LINE

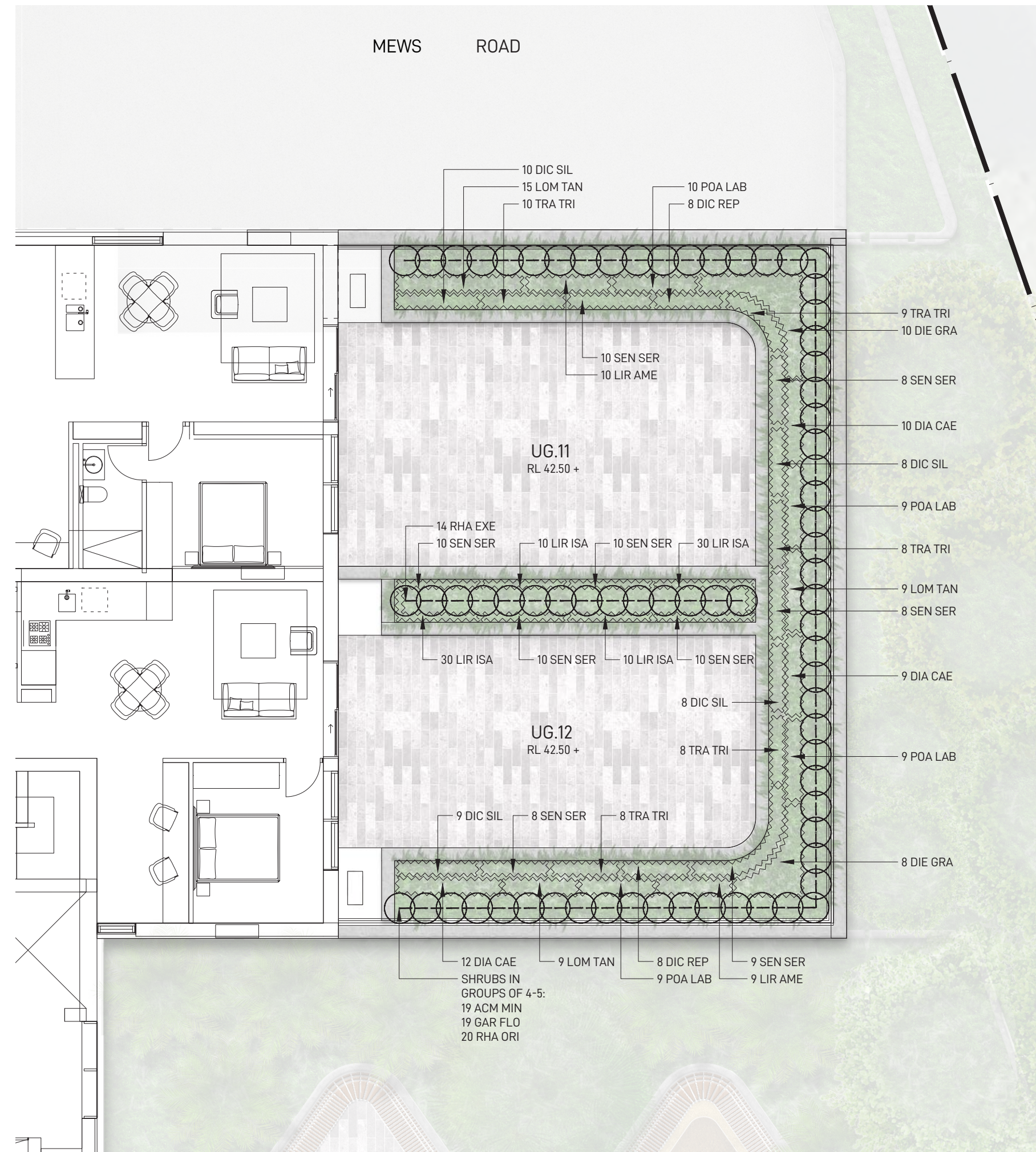
T1

EXISTING TREES TO BE RETAINED
REFER TO PRELIMINARY
ARBORICULTURAL REPORT PREPARED BY
URBAN ARBOR DATED MARCH 2024

EXISTING TREES TO BE REMOVED
REFER TO PRELIMINARY
ARBORICULTURAL REPORT PREPARED BY
URBAN ARBOR DATED MARCH 2024

PROPOSED TREES
REFER TO LANDSCAPE TREE
PLAN FOR SPECIES

- DETAILED ANGLED PAVING TREATMENT PROVIDING VISUAL INTEREST TO ENTRY AND COMMUNAL OPEN SPACE
- IN-BUILT PLANTERS WITH SHADE-TOLERANT PLANT MIX
- RAISED PLANTER BOX WITH INTEGRATED SEATING
- SCREEN PLANTING PROVIDING SEPARATION BETWEEN PRIVATE TERRACES AND COMMUNAL OPEN SPACE
- SEATING NOOKS PROVIDING OPPORTUNITIES FOR INFORMAL GATHERING
- ON-SLAB PLANTER BED WITH DIVERSE MIX OF TREE AND UNDERSTOREY SPECIES
- CONTEMPORARY SURFACE TREATMENT REINFORCING GEOMETRY OF COMMUNAL OPEN SPACE AND PROVIDING DESIGN CONNECTIVITY TO BUILDING A ENTRY COMMUNAL OPEN SPACE (SEPARATE DA APPLICATION)
- FIRE EGRESS PATHWAY
- 6M WIDE DEEP SOIL AFFORDING OPPORTUNITIES FOR LARGE NATIVE CANOPY TREES REINFORCING THE ECOLOGICAL CHARACTER OF THE BROADER LOCAL CONTEXT
- PERMEABLE DECO GRANITE EGRESS PATH
- PROPOSED NON-ACCESSIBLE TIERED GARDEN BED WITH LUSH SHADE TOLERANT PLANTING TO PROVIDE A VISUAL SCULPTURE-LIKE AMENITY FOR RESIDENTS
- PROPOSED REAR COMMUNAL OPEN SPACE WITH SCATTERED LARGE TREE PLANTING & SEATING WITH SANDSTONE BLOCKS TO PROVIDE A PARK-LIKE AMENITY



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	NATIVE	POT SIZE	SPACING	QTY
SHRUBS							
ACM MIN	ACMENIA 'MINOR'	LILLY PILLY	2-3M	✓	300MM	AS SHOWN	19
GAR FLO	GARDENIA 'FLORIDA'	CAPE JASMINE	1M		10L	AS SHOWN	19
RHA ORI	RHAPHIOLEPIS 'ORIENTAL PEARL'	INDIAN HAWTHORN	1M		200MM	AS SHOWN	20
RHA EXC	RHAPIS EXCELSA	LADY PALM	1.2-1.8M	✓	25L	AS SHOWN	14
GRASSES							
DIA CAE	DIANELLA CAERULEA	BLUE FLAX LILY	0.4M	✓	200MM	5M2	31
DIE GRA	DIETES GRANDIFLORA	WILD IRIS	0.8M		200MM	5M2	18
LIR AME	LIRIOPE 'AMETHYST'	LILYTURF	0.4M		150MM	5M2	19
LIR ISA	LIRIOPE 'ISABELLA'	LILYTURF	0.4M		150MM	5M2	80
LOM TAN	LOMANDRA 'TANIKA'	MAT RUSH	0.6M	✓	150MM	6M2	33
POA LAB	POA LABILLARDIERI 'ESKDALE'	COMMON TUSsock-GRASS	1.2M	✓	150MM	5M2	37
GROUNDCOVERS							
DIC REP	DICHONDRA REPENS	KIDNEY WEED	0.2M	✓	150MM	7/M2	16
DIC SIL	DICHONDRA 'SILVER FALLS'	SILVER PONYSFOOT	0.1M		150MM	7/M2	35
SEN SER	SENECIO SERPENS	BLUE CHALK STICKS	0.3M		150MM	5/M2	83
TRA TRI	TRACHELOSPERMUM 'TRICOLOUR'	TRICOLOUR STAR JASMINE	0.5M		150MM	5/M2	43

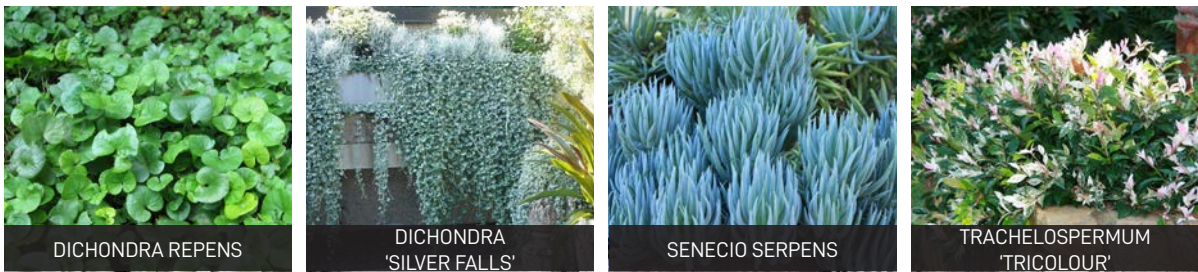
SHRUBS



GRASSES

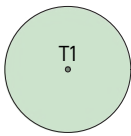
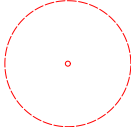


GROUNDCOVERS



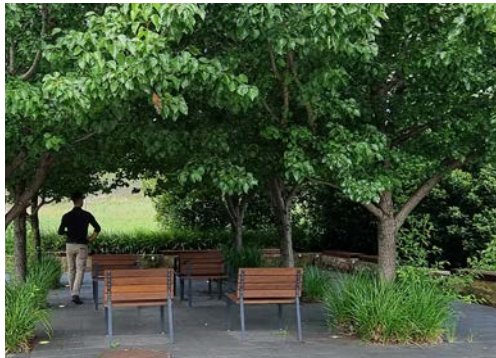
LEGEND

- FFL 45.00 FINISHED FLOOR LEVEL
- + EX 45.00 EXISTING SPOT LEVEL
- + RL 45.00 PROPOSED SPOT LEVEL
- + TOW 45.00 PROPOSED TOP OF WALL LEVEL
- SITE BOUNDARY
- - - LINE OF MEZZANINE BELOW
- - - LINE OF BASEMENT BELOW
- - - LINE OF BUILDING ABOVE
- 6M EASTERN SETBACK LINE

-  EXISTING TREES TO BE RETAINED
REFER TO PRELIMINARY ARBORICULTURAL REPORT PREPARED BY URBAN ARBOR DATED MARCH 2024
-  EXISTING TREES TO BE REMOVED
REFER TO PRELIMINARY ARBORICULTURAL REPORT PREPARED BY URBAN ARBOR DATED MARCH 2024

EXISTING PHOTOS

1 EXISTING ORNAMENTAL PEAR TREE SEATING GROVE BORDERED BY LOW SANDSTONE BLOCK WALL



2 EXISTING STAIRS LEADING INTO SITE TO BE REPLACED WITH NEW RAMP AND LOW WING WALLS RETAINING TURF

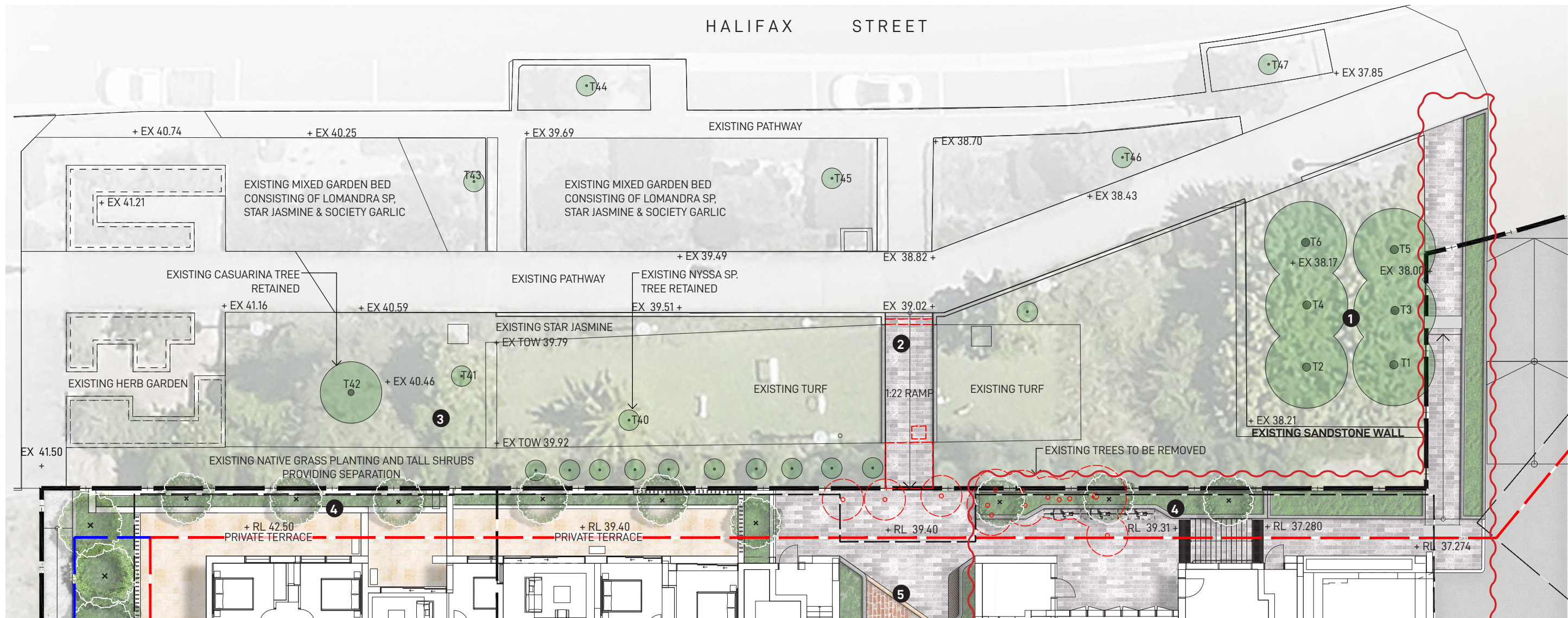


3 EXISTING HALIFAX PARK CHARACTER WITH OPEN TURF, MIXED PLANTING AND SCULPTURAL ELEMENTS



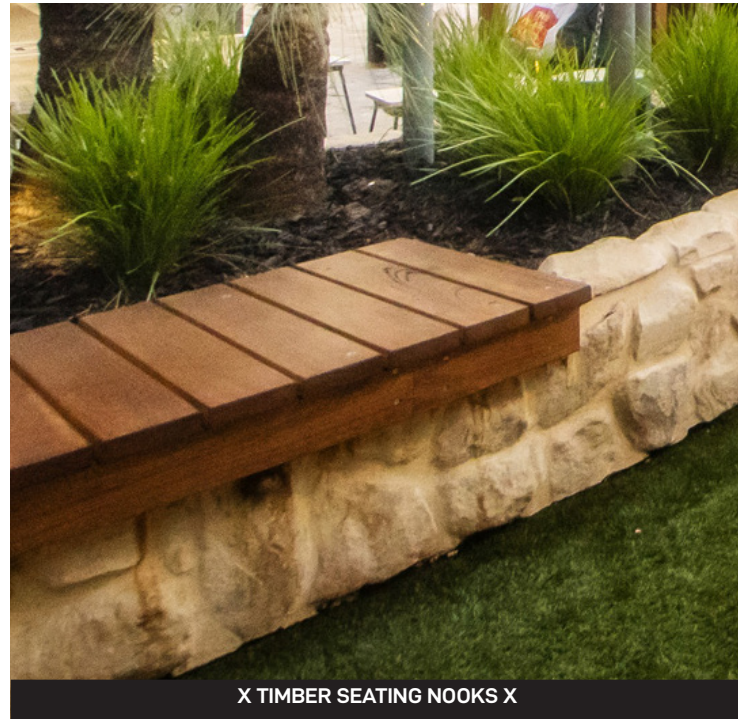
4 SCREEN PLANTING TO SITE BOUNDARY LINE PROVIDING SEPARATION FROM HALIFAX PARK AND PROPOSED BUILDING

5 EXISTING HALIFAX PARK LANDSCAPE TREATMENT TO BE RETAINED AND REINFORCED IN THE CHARACTER OF THE PROPOSED DEVELOPMENT THROUGH SPECIES AND MATERIAL SELECTION





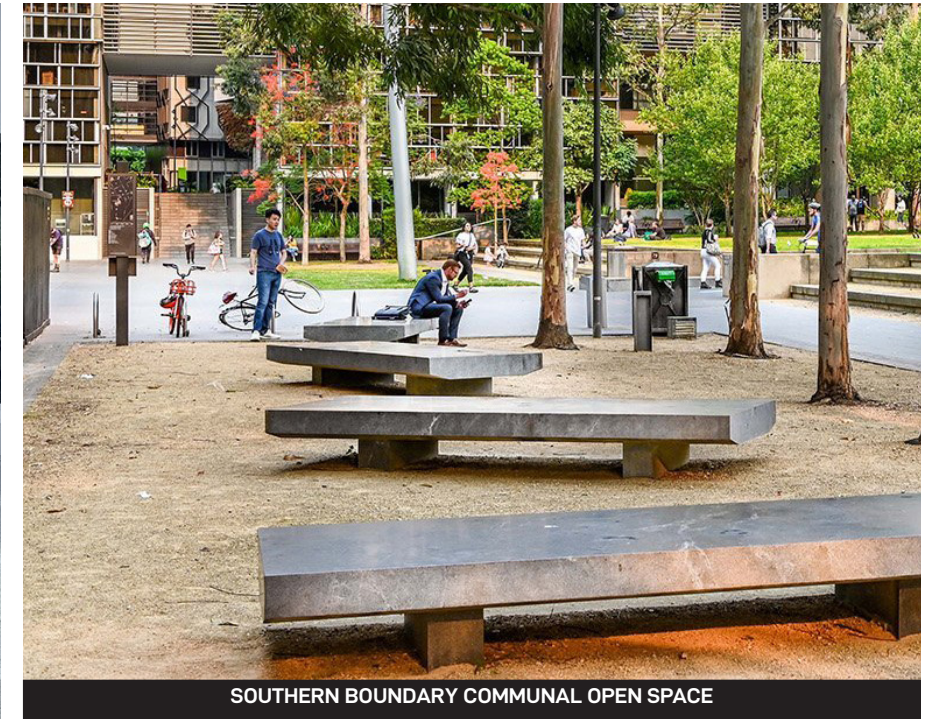
PATTERNED RESIN BOUND GRAVEL



X TIMBER SEATING NOOKS X



TRIANGLE SEATING PLANTERS



SOUTHERN BOUNDARY COMMUNAL OPEN SPACE



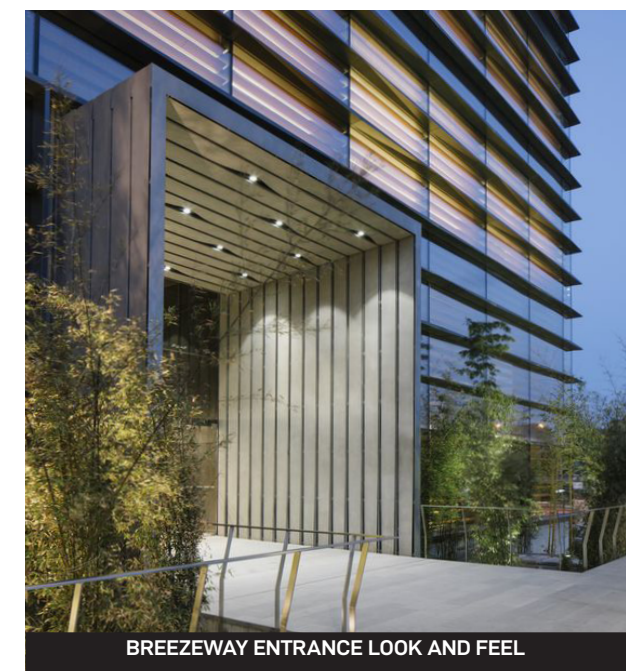
BRICK INLAY BANDING



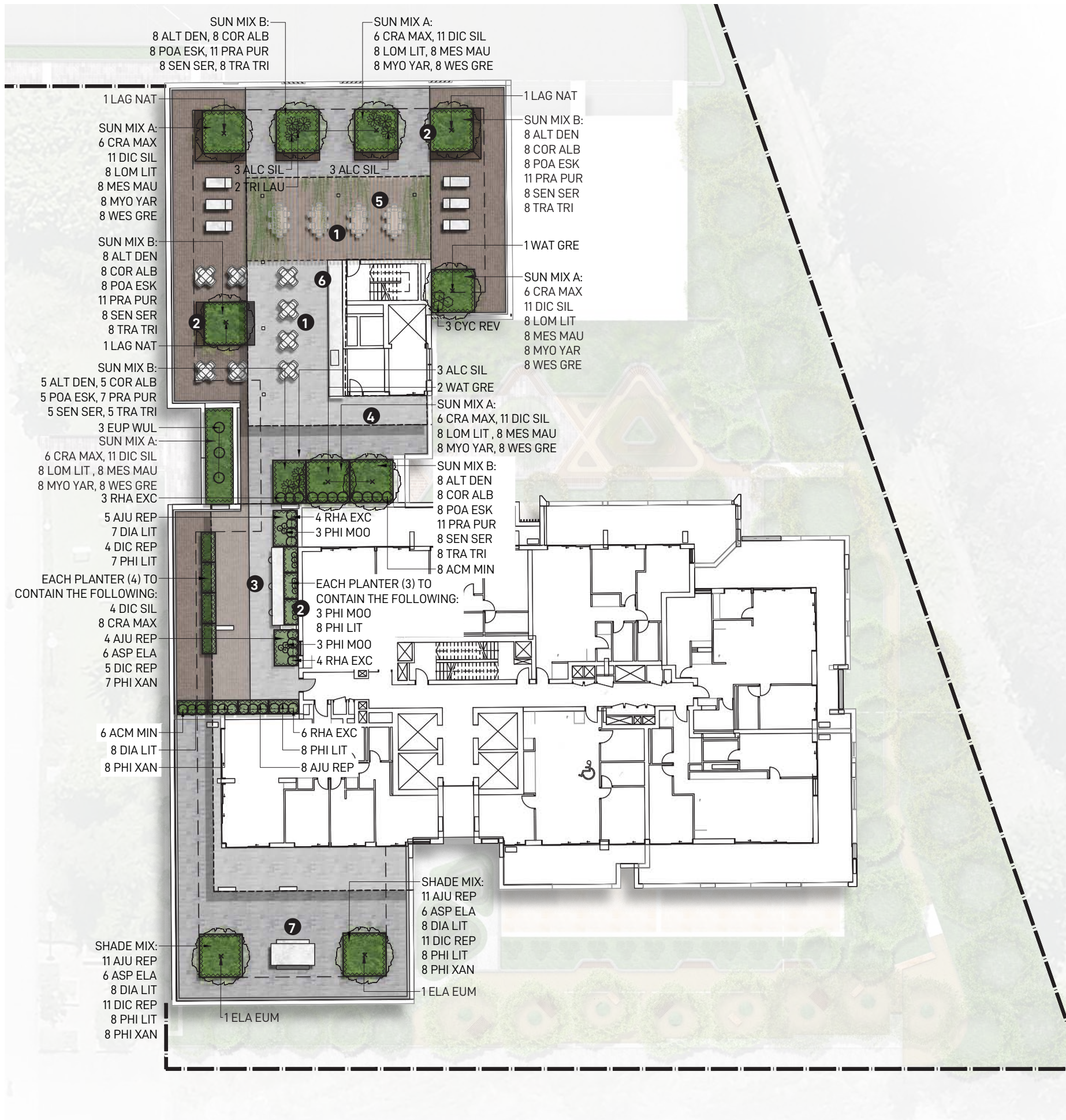
UNCOMPRESSED DECO GRANITE IN GOLD



RAISED STEEL PLANTERS LOOK AND FEEL

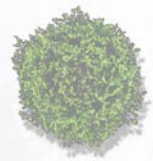


BREEZEWAY ENTRANCE LOOK AND FEEL



LEGEND

- + RL 45.00 PROPOSED SPOT LEVEL
- SITE BOUNDARY
- + TOW 45.00 PROPOSED TOP OF WALL LEVEL

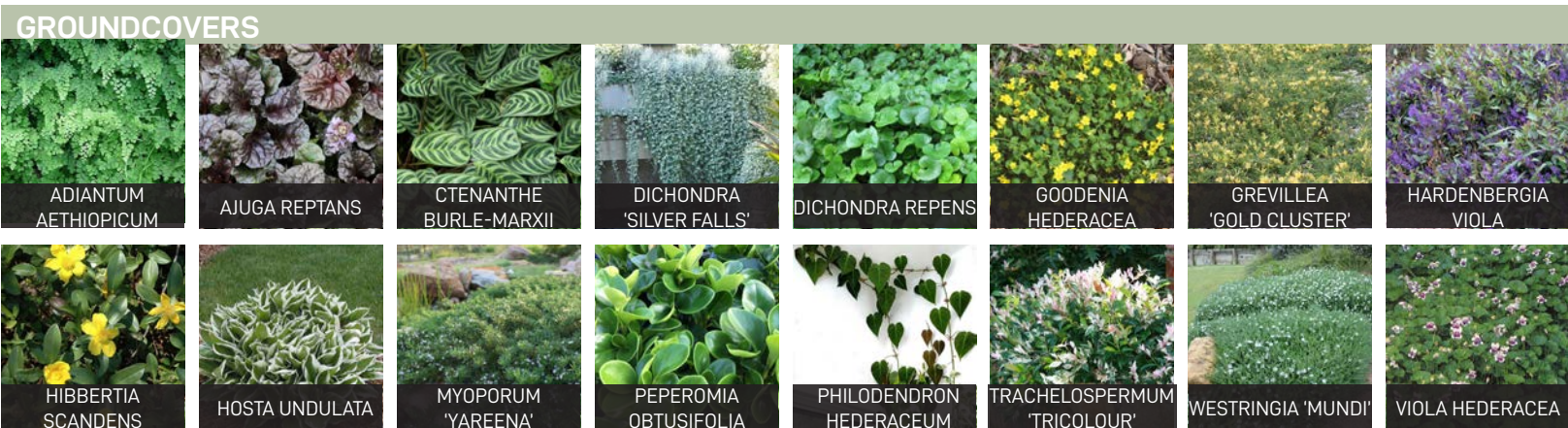
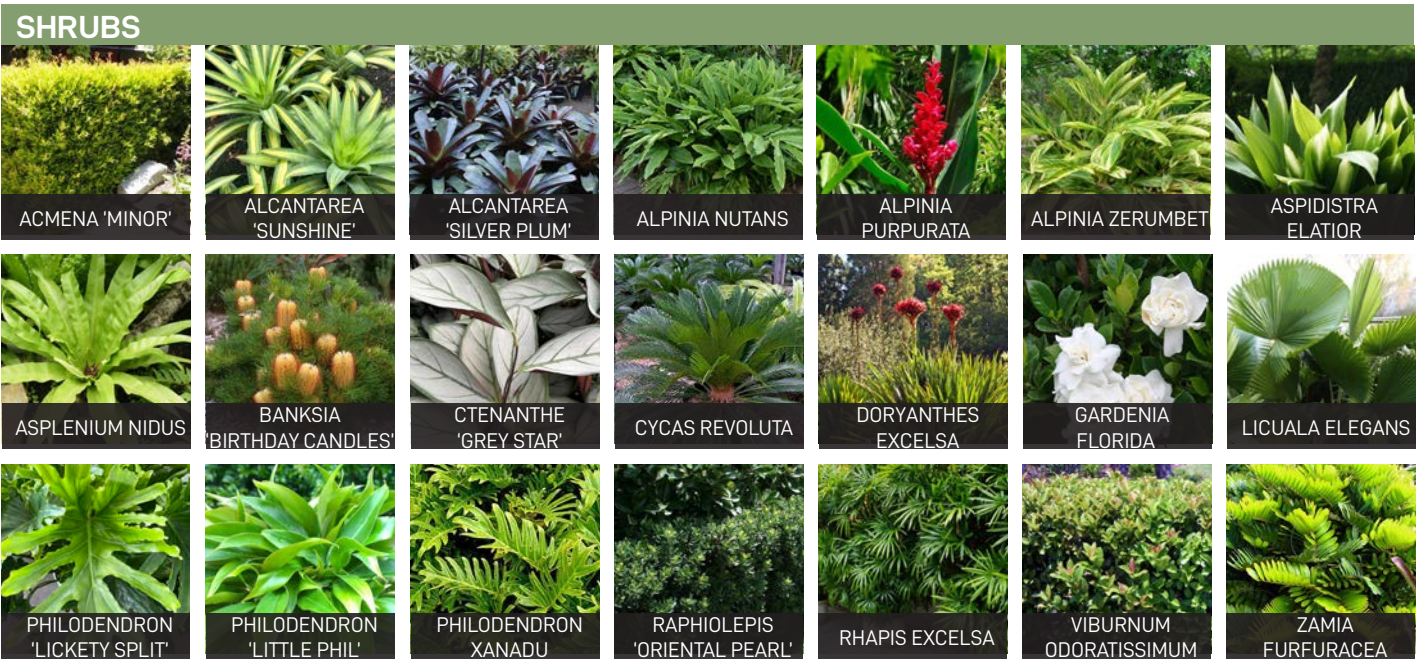


PROPOSED TREES
REFER TO PROPOSED
PLANTING PLAN FOR SPECIES

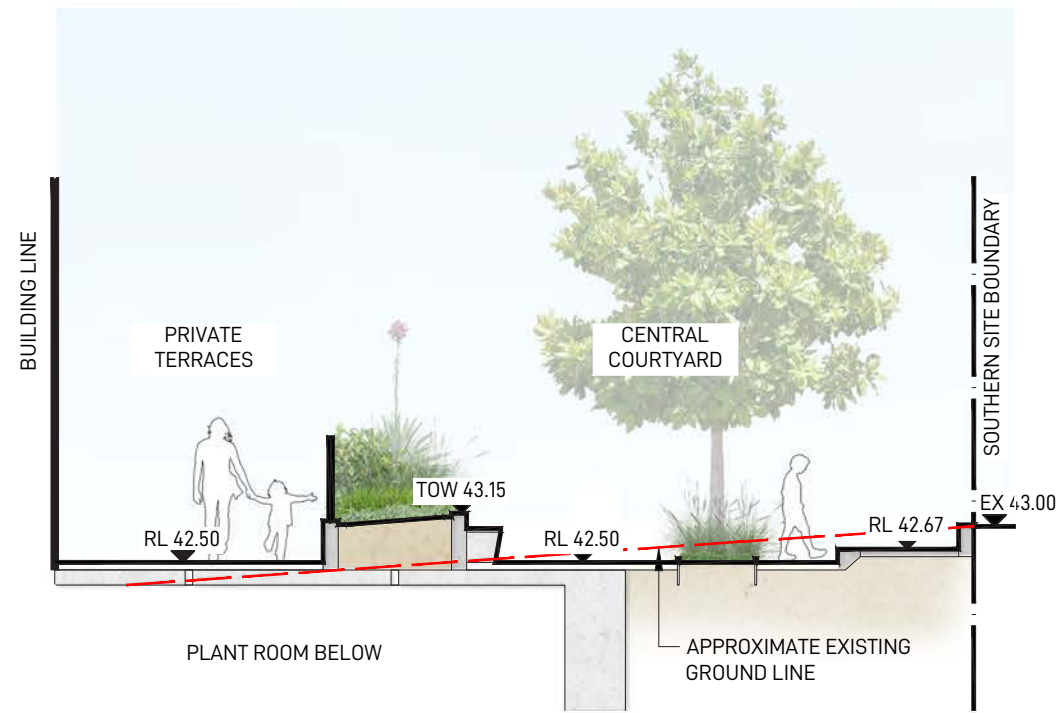
- 1 LOOSE FURNITURE ELEMENTS
- 2 LARGE FORMAT PROPRIETARY GRC PLANTER WITH INTEGRATED BENCH SEATING
- 3 OUTDOOR STUDY DESK PODS
- 4 ARCHITECTURAL CANOPY INTEGRATED WITH LIFT OVERRUN STRUCTURE
- 5 PERGOLA STRUCTURE OVER ALFRESCO DINING AREA
- 6 OUTDOOR KITCHEN
- 7 PRIVATE TERRACE WITH GRC PLANTERS

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	NATIVE	POT SIZE	SPACING	QTY
TREES							
ELA EUM	ELAEOCARPUS EUMUNDI	QUANDONG	7-12M	✓	100L	AS SHOWN	2
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	CREPE MYRTLE	4-6M		100L	AS SHOWN	3
TRI LAU	TRISTANIOPSIS LAURINA	WATER GUM	10-12M	✓	100L	AS SHOWN	2
WAT GRE	WATERHOUSEA 'GREEN AVENUE'	WEeping LILLY PILLY	10M	✓	100L	AS SHOWN	3
SHRUBS							
ALC SIL	ALCANTAREA 'SILVER PLUM'	IMPERIAL BROMELIAD	1-2M		300MM	AS SHOWN	9
ACM MIN	ACMENIA 'MINOR'	LILLY PILLY	2-3M	✓	300MM	AS SHOWN	14
CYC REV	CYCAS REVOLUTA	SAGO PALM	1-3M		25L	AS SHOWN	3
EUP WUL	EUPHORBIA WULFENII	ALBANIAN SPURGE	1-2M		200MM	AS SHOWN	3
PHI MOO	PHILODENDRON 'MOONLIGHT'	PHILODENDRON 'MOONLIGHT'	1M		300MM	AS SHOWN	15
RHA EXC	RHAPIS EXCELSEA	LADY PALM	1.2-1.8M	✓	25L	AS SHOWN	17
LOW SUN TOLERANT PLANTING - MIX A							
CRA MAX	CRASSULA 'MAX COOK'	CRASSULA 'MAX COOK'	0.4M		200MM	4/M2	34
DIC SIL	DICHONDRA 'SILVER FALLS'	SILVER PONYSFOOT	0.1M		150MM	7/M2	49
LOM LIT	LOMANDRA 'LITTLE CON'	BASKET GRASS	0.3M	✓	150MM	5/M2	24
MES MAU	MESEMBRYANTHEMUM 'MAUVE'	ICE PLANT	0.2M		150MM	5/M2	24
MYO YAR	MYOPORUM 'YAREENA'	CREEPING BOOBIALLA	0.1M	✓	150MM	5/M2	24
WES GRE	WESTRINGIA 'GREY BOX'	NATIVE ROSEMARY	0.4M	✓	150MM	5/M2	32
LOW SUN TOLERANT PLANTING - MIX B							
ALT DEN	ALTERNANTHERA DENTATA 'LITTLE RUBY'	JOSEPHS COAT 'LITTLE RUBY'	0.4M		150MM	5/M2	42
COR ALB	CORREA ALBA	WHITE CORREA	0.3M	✓	150MM	5/M2	26
POA LAB	POA LABILLARDIERI 'eskdale'	COMMON TUSsock-GRASS	1.2M	✓	150MM	5/M2	26
PRA PUR	PRATIA PURPURASCENS	PURPLE PRATIA	0.2M	✓	150MM	7/M2	35
SEN SER	SENECIO SERPENS	BLUE CHALK STICKS	0.3M		150MM	5/M2	26
TRA TRI	TRACHELOSPERMUM 'TRICOLOUR'	TRICOLOUR STAR JASMINE	0.5M		150MM	5/M2	26
SHADE PLANTING							
AJU REP	AJUGA REPTANS	PURPLE LEAF BUGLE	0.2M	✓	150MM	7/M2	34
ASP ELA	ASPIDISTRA ELATIOR	CAST-IRON PLANT	1M		150MM	4/M2	11
DIA LIT	DIANELLA 'LITTLE JESS'	BLUE FLAX LILY	0.4M	✓	150MM	5/M2	21
DIC REP	DICHONDRA REPENS	KIDNEY WEED	0.2M	✓	150MM	7/M2	18
PHI LIT	PHILODENDRON 'LITTLE PHIL'	PHILODENDRON	1.5M		200MM	5/M2	29
PHI XAN	PHILODENDRON XANADU	XANADU	0.9M		200MM	5/M2	29

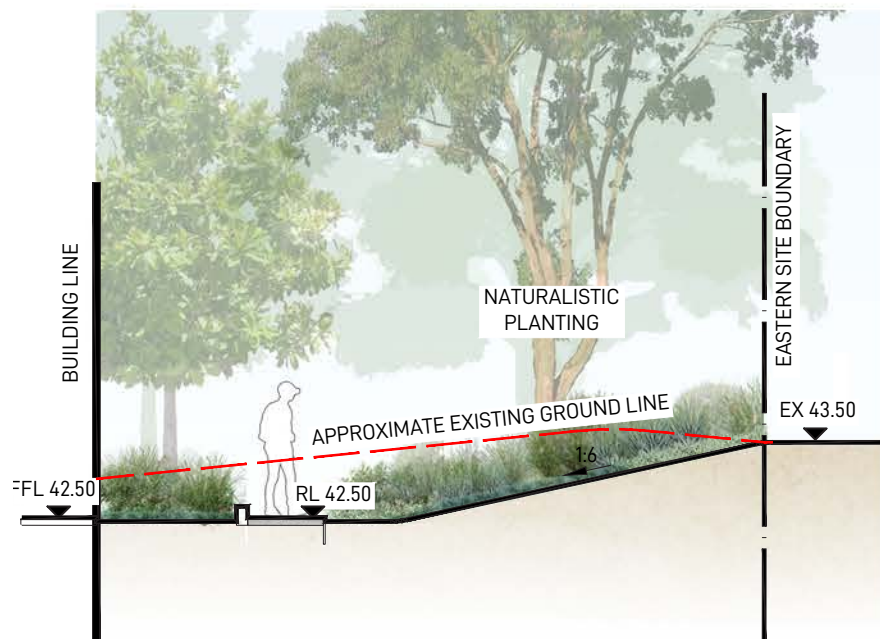


CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	NATIVE	POT SIZE	SPACING	QTY
TREES							
ACM SMI	ACMENA SMITHII	COMMON LILLY PILLY	6-8M	✓	75L	AS SHOWN	5
ANG COS	ANGOPHORA COSTATA	RED GUM	20M+	✓	200L	AS SHOWN	4
BAC CIT	BACKHOUSIA CITRIODORA	LEMON MYRTLE	6-8M	✓	75L	AS SHOWN	6
COR MAC	CORYMBIA MACULATA	SPOTTED GUM	15M+	✓	200L	AS SHOWN	2
CUP ANA	CUPANIOPSIS ANACARDIOIDES	TUCKEROO	8-12M	✓	100L	AS SHOWN	2
CYA AUS	CYATHEA AUSTRALIS	ROUGH TREE FERN	6M	✓	1-2M STEM	AS SHOWN	4
DIC ANT	DISKSONIA ANTARCTICA	MAN FERN	4M	✓	1-2M STEM	AS SHOWN	4
ELA EUM	ELAEOCARPUS EUMUNDI	QUANDONG	7-12M	✓	100L	AS SHOWN	5
ELA RET	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	8-12M	✓	100L	AS SHOWN	7
EUC SAL	EUCALYPTUS SALIGNA	BLUE GUM	20M+	✓	200L	AS SHOWN	2
EUC PUN	EUCALYPTUS PUNCTATA	GREY GUM	20M+	✓	200L	AS SHOWN	4
FLI AUS	FLINDERSIA AUSTRALIS	CROWS ASH	15-20M	✓	200L	AS SHOWN	5
LIV AUS	LIVISTONA AUSTRALIS	CABBAGE TREE PALM	10M+	✓	4-5M STEM	AS SHOWN	3
LOP CON	LOPHOSTEMON CONFERTUS	BRUSH BOX	10-15M	✓	200L	AS SHOWN	3
MEL DEC	MELALEUCA DECORA	WHITE FEATHER HONEYMYRTLE	10-12M	✓	200L	AS SHOWN	2
TRI LUS	TRISTANIOPSIS 'LUSCIOUS'	WATER GUM	10-12M	✓	100L	AS SHOWN	2
WAT SWE	WATERHOUSEA 'SWEEPER'	WEeping LILLY PILLY	10M	✓	100L	AS SHOWN	5
SHRUBS							
ACM MIN	ACMENIA 'MINOR'	LILLY PILLY	2-3M	✓	300MM	AS SHOWN	128
ALC SUN	ALCANTAREA 'SUNSHINE'	BROMELIAD	2M		300MM	AS SHOWN	6
ALC SIL	ALCANTAREA 'SILVER PLUM'	IMPERIAL BROMELIAD	1-2M		300MM	AS SHOWN	19
ALP NUT	ALPINIA NUTANS	SHELLFLOWER	1-1.5M	✓	300MM	AS SHOWN	28
ALP PUR	ALPINIA PURPURATA	JUNGLE KING	1.5-2M		300MM	AS SHOWN	19
ALP ZER	ALPINIA ZERUMBET VARIEGATA	SHELL GINGER	2-3M	✓	300MM	4M2	54
ASP ELA	ASPIDISTRA ELATIOR	CAST-IRON PLANT	1M		300MM	4M2	100
ASP NID	ASPLENIUM NIDUS	BIRDS NEST FERN	0.9-1.5M	✓	25L	4M2	123
BAN BIR	BANKSIA 'BIRTHDAY CANDLES'	HAIRPIN BANKSIA	0.6M	✓	300MM	5M2	217
CTE GRE	CTENANTHE 'GREY STAR'	NEVER EVER PLANT	0.5M		300MM	AS SHOWN	33
CYC REV	CYCAS REVOLUTA	SAGO PALM	1-3M		25L	AS SHOWN	21
DOR EXC	DORYANTHES EXCELSA	GYMEA LILY	4M	✓	25L	AS SHOWN	20
GAR FLO	GARDENIA 'FLORIDA'	CAPE JASMINE	1M		10L	AS SHOWN	23
LIC ELE	LICUALA ELEGANS	QUEENSLAND FAN PALM	5M	✓	100L	AS SHOWN	6
PHI LIC	PHILODENDRON 'LICKETY SPLIT'	LACY TREE	1M	✓	200MM	5M2	91
PHI LIT	PHILODENDRON 'LITTLE PHIL'	PHILODENDRON	1.5M		300MM	4M2	110
PHI XAN	PHILODENDRON XANADU	WINTERBOURN PHILODENDRON	0.9M		200MM	5M2	51
RHA ORI	RHAPHIOLEPIS 'ORIENTAL PEARL'	INDIAN HAWTHORN	1M		200MM	4M2	24
RHA EXC	RHAPIS EXCELSA	LADY PALM	1.2-1.8M	✓	25L	AS SHOWN	45
VIB ODO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	2-4M		300MM	AS SHOWN	49
ZAM FUR	ZAMIA FURFURACEA	CARDBOARD PALM	1M		300MM	AS SHOWN	21
GRASSES							
CLI MIN	CLIVIA MINATA	BUSH LILY	0.5M	✓	200MM	4M2	137
DIA CAE	DIANELLA CAERULEA	BLUE FLAX LILY	0.4M	✓	200MM	5M2	217
HAK MAC	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	0.3-0.6M		150MM	6M2	87
LIR EVE	LIRIOPE 'EVERGREEN GIANT'	LILYTURF	0.5M		200MM	5M2	63
LIR JUS	LIRIOPE 'JUST RIGHT'	LILYTURF	0.5M		200MM	5M2	24
LIR MUS	LIRIOPE MUSCARI	BLUE LILY TURF	0.4M	✓	200MM	6M2	306
LOM HYS	LOMANDRA HYSTRIX	GREEN MAT-RUSH	1M	✓	150MM	4M2	36
LOM SAV	LOMANDRA 'SAVANNA BLUE'	MAT RUSH	0.3M		150MM	6M2	102
LOM TAN	LOMANDRA 'TANIKA'	MAT RUSH	0.6M	✓	150MM	6M2	217
PHO YEL	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	0.8M		200MM	4M2	44
POA LAB	POA LABILLARDIEREI	COMMON TUSsock-GRASS	1.2M	✓	150MM	5M2	217
SPA POW	SPATHIPHYLLUM 'POWER PETITE'	PEACE LILY	0.3M		150MM	7M2	21
XAN AUS	XANTHORRHOEA AUSTRALIS	GRASSTREE	4M	✓	45L	AS SHOWN	18
GROUNDCOVERS							
ADI AET	ADIANTUM AETHIOPICUM	MAIDEN HAIR FERN	0.8M	✓	200MM	5M2	18
AJU REP	AJUGA REPTANS	PURPLE LEAF BUGLE	0.2M		150MM	5M2	56
CTE BUR	CTENANTHE BURLE-MARXII	WISHBONE PLANT	0.3M		200MM	4M2	26
DIC SIL	DICHONDRA 'SILVER FALLS'	SILVER PONYsFOOT	0.1M		150MM	6M2	18
DIC REP	DICHONDRA REPENS	KIDNEY WEED	0.2M	✓	150MM	6M2	229
GOO HED	GOODENIA HEDERACEA	FORREST GOODENIA	0.8M	✓	150MM	6M2	116
GRE GOL	GREVILLEA 'GOLD CLUSTER'	SPIDER FLOWER	0.3M	✓	150MM	4M2	68
HAR VIO	HARDENBERGIA VIOLA	PURPLE CORAL PEA	3M	✓	150MM	4M2	217
HIB SCA	HIBBERTIA SCANDENS	SNAKE VINE	1M	✓	150MM	5M2	217
HOS UND	HOSTA UNDULATA	WAVY PLANTAIN LILY	0.3-0.9M		200MM	5M2	61
MYO YAR	MYOPORUM 'YAREENA'	CREeping BOOBIAAllA	0.1M	✓	150MM	5M2	205
PEP OBT	PEPEROMIA OBTUSIFOLIA	BABY RUBBER PLANT	0.15-0.3M		150MM	4M2	26
PHI HED	PHILODENDRON HEDERACEUM	HEARTLEAF PHILODENDRON	TRAIL		200MM	5M2	56
TRA TRI	TRACHELOSPERMUM 'TRICOLOUR'	TRICOLOUR STAR JASMINE	0.5M		150MM	5M2	69
WES MUN	WESTRINGIA 'MUNDI'	DWARF COAST ROSEMARY	0.5M	✓	150MM	4M2	178
VIO HED	VIOLA HEDERACEA	VIOLET	0.2M	✓	150MM	5M2	327



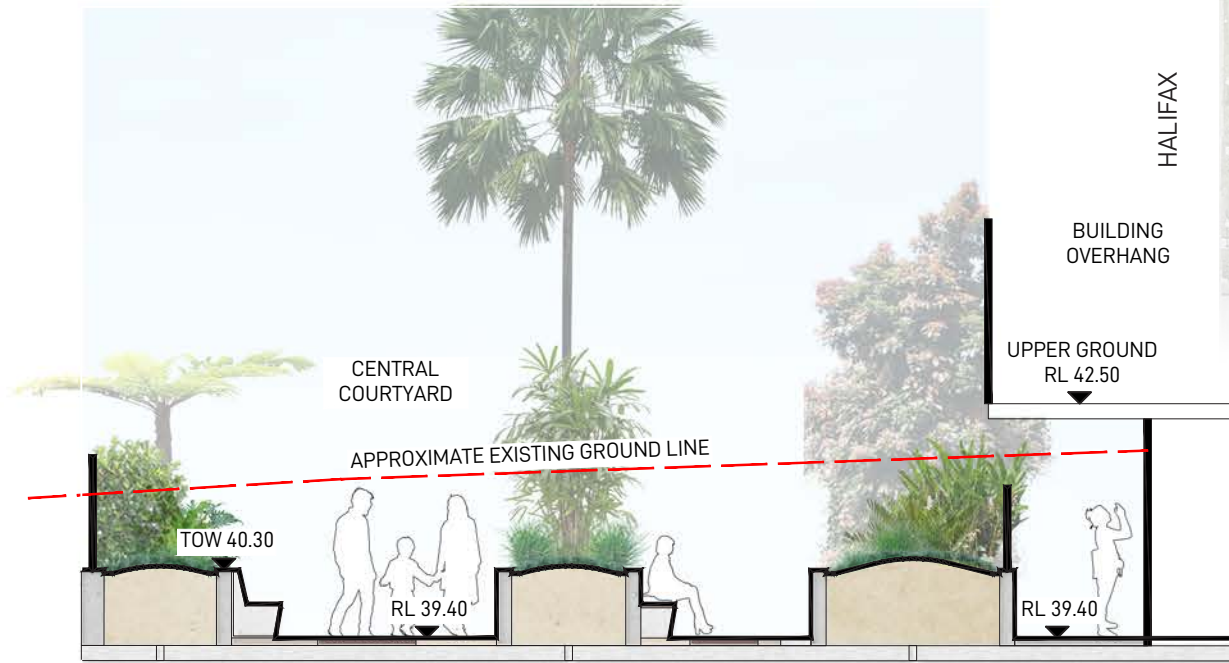
SECTION A-A SOUTHERN TERRACE INTERFACE

SCALE 1:100



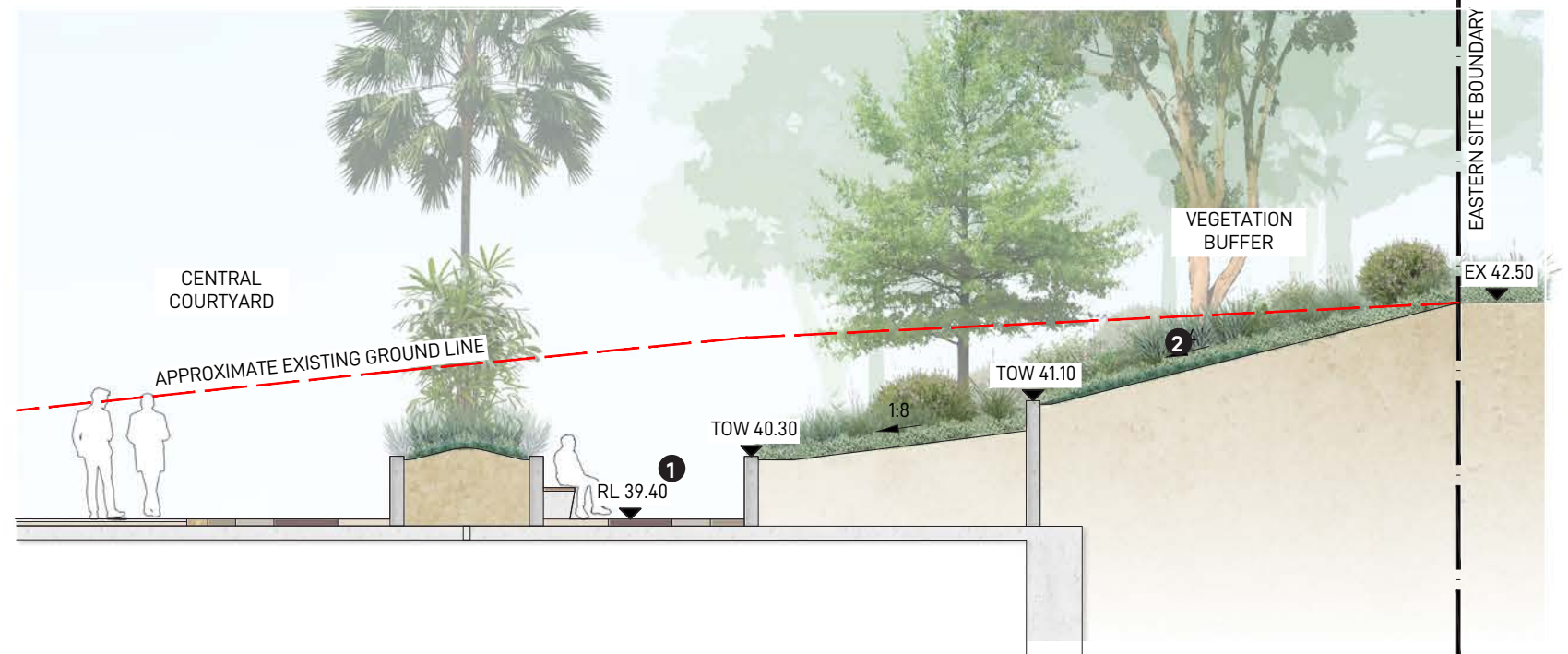
SECTION B-B EASTERN BOUNDARY WALK

SCALE 1:100



SECTION C-C CENTRAL COURTYARD

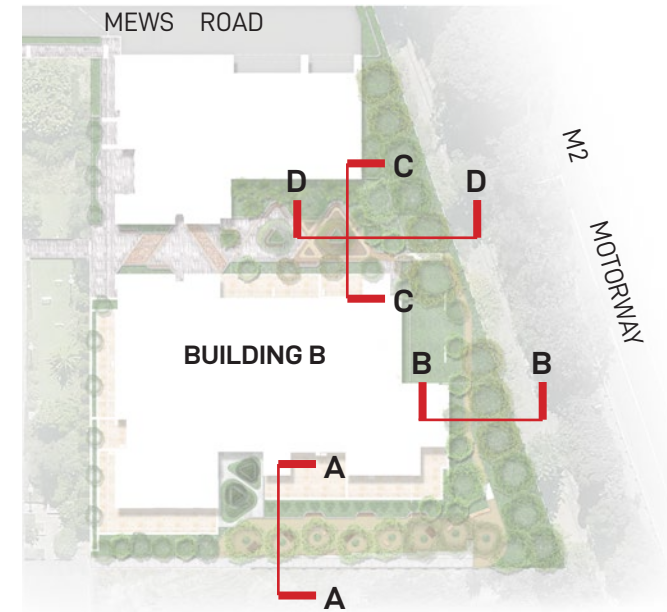
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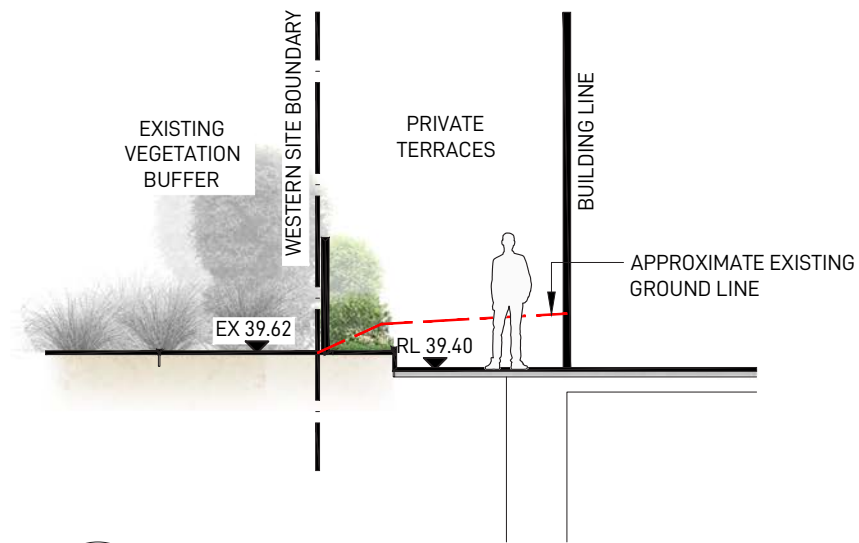


SECTION D-D CENTRAL COURTYARD TO EASTERN BOUNDARY

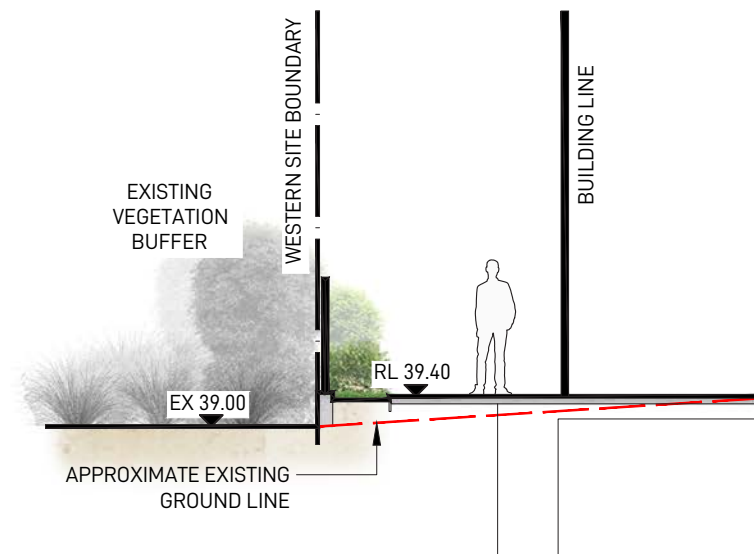
SCALE 1:100

KEY PLAN - NOT TO SCALE



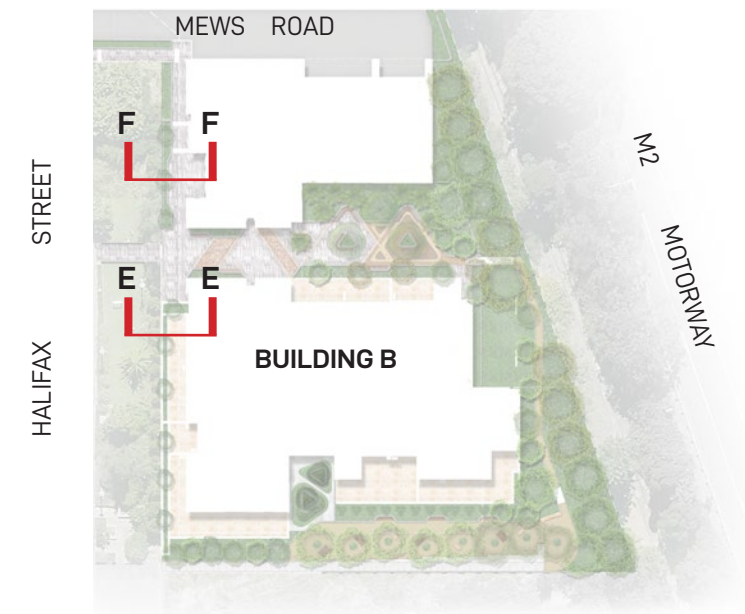


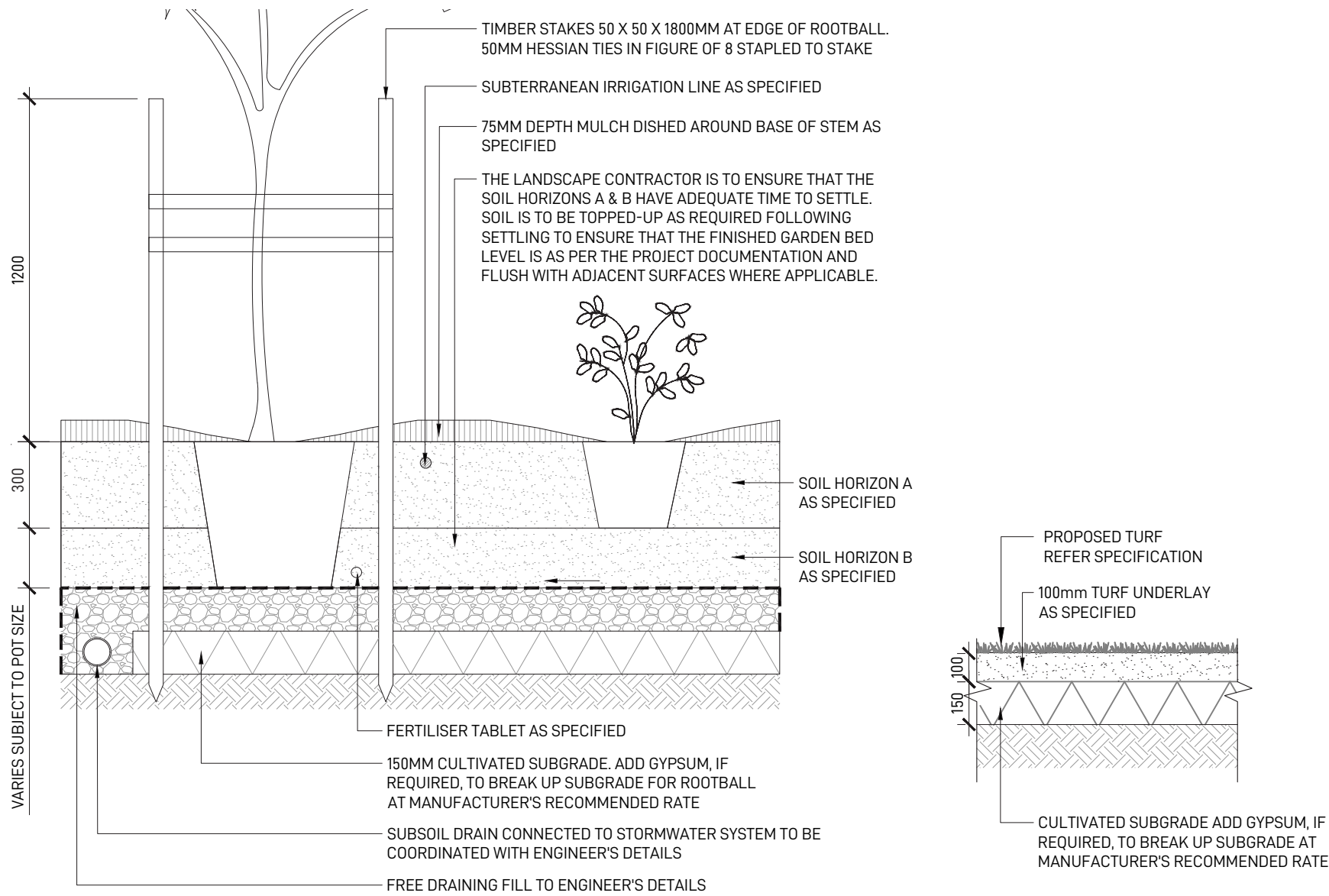
SECTION E-E WESTERN BOUNDARY INTERFACE WITH TERRACE
SCALE 1:100



SECTION F-F EASTERN BOUNDARY INTERFACE
SCALE 1:100

KEY PLAN - NOT TO SCALE





MASS PLANTING
TYPICAL SECTION
1:20 @ A3

TURF ON NATURAL GROUND
TYPICAL SECTION
1:20 @ A3

MAINTENANCE SCHEDULE

MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INSPECTIONS	2M		2M		2M		2M		2M		2M	
WATERING	W	W	W	W	W	W	W	W	W	W	W	W
WEED AND PEST MANAGEMENT	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
LITTER REMOVAL	2M		2M		2M		2M		2M		2M	
REMOVAL OF DEAD/DYING TREE LIMBS	2M		2M		2M		2M		2M		2M	
PLANT REPLACEMENT IF REQUIRED	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
MULCHING	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
TREE STAKE ADJUSTMENTS	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
FERTILISING	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
PLANTING ESTABLISHMENT PERIOD - 12 MONTHS LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS KEY = W -WEEKLY, 2M - EVERY TWO MONTHS, AR - AS REQUIRED												
THE CONTRACTOR IS TO ALLOW 52 WEEKS PLANTING ESTABLISHMENT PERIOD FROM THE DATE OF PRACTICAL COMPLETION. CONTRACTOR TO MAINTAIN A LOG BOOK TO KEEP A RECORD OF MAINTENANCE EVERY MONTH. REPLACEMENTS OF FAILED, DAMAGED OR STOLEN PLANTS TO BE CARRIED OUT DURING THE MAINTENANCE PERIOD. IRRIGATION SYSTEMS TO BE INSTALLED AND MAINTAINED DURING THE MAINTENANCE PERIOD. LANDSCAPE MAINTENANCE REPORT SHALL BE SUBMITTED TO THE PRINCIPLE CERTIFYING AUTHORITY BY THE CONTRACTOR.												

OUTLINE LANDSCAPE SPECIFICATION

GENERAL
MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THE LANDSCAPE CONTRACTOR SHALL ATTEND THE SITE ON A WEEKLY BASIS TO MAINTAIN THE LANDSCAPE WORKS FOR THE FULL TERM APPROVED AT CC STAGE OF THE MAINTENANCE PERIOD (COMMENCING FROM PRACTICAL COMPLETION).

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL UNDERTAKE RUBBISH REMOVAL FROM THE SITE ON A WEEKLY BASIS TO ENSURE THE SITE REMAINS IN TIDY CONDITION.

WEED ERADICATION
WEED GROWTH THAT MAY OCCUR IN, PLANTED OR MULCHED AREAS IS TO BE REMOVED USING ENVIRONMENTALLY ACCEPTABLE METHODS I.E. NON-RESIDUAL GLYPHOSATE HERBICIDE, (E.G. 'ROUNDUP', APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS) OR HAND WEEDING.

TREE REPLACEMENT
TREES SHALL SHOW SIGNS OF HEALTHY VIGOROUS GROWTH AND BE FREE FROM DISEASE AND NOT EXHIBIT SIGNS OF STRESS PRIOR TO HANDOVER TO THE CLIENT. ANY TREES OR PLANT THAT DIE OR FAIL TO THRIVE, OR ARE DAMAGED OR STOLEN WILL BE REPLACED. REPLACEMENT MATERIAL SHALL HAVE THE MAINTENANCE PERIOD EXTENDED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT CONDITIONS. TREES AND PLANT MATERIALS SHALL BE EQUAL TO THE MINIMUM REQUIREMENTS OF SPECIES SPECIFIED AND APPROVED MATERIAL DELIVERED TO SITE. SHOULD THE CONDITION DECLINE FROM THE APPROVED SAMPLE THE SUPERINTENDENT RESERVES THE RIGHT TO REJECT THE TREE / PLANTS. FREQUENCY: AS REQUIRED.

PRUNING
SELECTIVE PRUNING MAY BE REQUIRED DURING THE ESTABLISHMENT PERIOD TO PROMOTE A BALANCED CANOPY STRUCTURE. THESE ACTIVITIES SHALL BE CARRIED OUT TO THE BEST HORTICULTURAL AND INDUSTRY PRACTICE. ALL PRUNED MATERIAL IS TO BE REMOVED FROM SITE.

IRRIGATION
A LOW VOLUME DRIP IRRIGATION SYSTEM MAY BE INSTALLED AT THE DISCRETION OF THE DEVELOPER. POSITION OF CONTROL BOX, SOLENOIDS AND IRRIGATION CONDUITS TO BE DESIGNED BY QUALIFIED IRRIGATION ENGINEER AT CC STAGE. CONTROLLERS SHALL BE MOUNTED ON A STABLE WALL, POWER RACK, OR FORMED AND CONSTRUCTED CONCRETE BASED PEDESTAL MOUNT. PERFORMANCE SPECIFICATION TO BE PROVIDED BY LANDSCAPE ARCHITECT, NOMINALLY 25MM DELIVERED TO PLANT AREAS EACH WEEK DURING ESTABLISHMENT (DEPENDING ON WEATHER CONDITIONS). AFTER ESTABLISHMENT, IRRIGATION RATES CAN BE DECREASED IN CERTAIN AREAS OF THE LANDSCAPE DEPENDING ON THE SPECIES.

WATERING
IMPLEMENT AN APPROPRIATE HAND WATERING REGIME IN AREAS NOT IRRIGATED IN ASSOCIATION WITH CURRENT WATERING PROGRAMME TO MAINTAIN PLANT HEALTH AND VIGOUR. THE PROGRAM SHALL REFLECT SEASONAL CONDITIONS AND PLANT SPECIES. FREQUENCY: WEEKLY OR AS REQUIRED.

DRAINAGE
ALL LANDSCAPE AREAS ARE TO HAVE POSITIVE DRAINAGE TO SW SYSTEMS. IF AREAS OF POOR DRAINAGE ARE IDENTIFIED ON SITE THEN THIS SHOULD BE BROUGHT TO THE SITE SUPERINTENDENTS ATTENTION. INSTALL AGG LINES IF REQUIRED.

SOILS
HORIZON A - GARDEN BEDS ON NATURAL GROUND
A SANDY LOAM TO CLAY LOAM TOPSOIL MIX DESIGNED FOR GENERAL PURPOSE, ON-GRADE LANDSCAPE GARDEN BED PLANTING OF GRASSES, WOODY AND HERBACEOUS ANNUALS AND PERENNIALS THAT HAVE HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH, AND ARE NOT SUBJECT TO COMPACTION BY PEDESTRIAN AND OTHER FOOT TRAFFIC. HEAVIER TEXTURED SOILS IN THIS SPECIFICATION MAY REQUIRE ENGINEERED SOLUTIONS WHERE EXCESSIVE WETNESS IS ANTICIPATED. NOTE THAT ORGANIC SOIL VARIANT SHOULD NOT BE CHOSEN FOR LOW PLANTINGS AND SHOULD NOT BE USED BELOW 300MM. PLANTING METHODS INCLUDE DIRECT SEEDING, TUBE AND POTTED SPECIMENS UP TO 45L

HORIZON B - LARGER POTTED PLANTING BELOW 300MM
A SANDY, WELL DRAINED MEDIUM WITH LOW ORGANIC MATTER FOR BACKFILLING BELOW 300MM FROM THE SURFACE IN LARGER POTTED SPECIMENS OVER 45L OR 400MM DEPTH OF ROOT BALL, SEMI-ADVANCED, ADVANCED AND SUPER ADVANCED TREE PLANTING. THE SPECIFICATION MAY USE A SMALL PROPORTION OF SITE WON TOPSOIL OR SUBSOIL, PROVIDED THE ORGANIC MATTER UPPER LIMIT IS NOT EXCEEDED.

CULTIVATION
ALL GARDEN BEDS TO BE CULTIVATED TO A MIN DEPTH OF 150MM AND TREE PITS TO THE DEPTH OF THE ROOT BALL ONLY. IF ADDITIVES SUCH AS GYPSUM ARE REQUIRED CONDUCT THIS AFTER CULTIVATION INTO THE TOP 100MM OF SOIL.

PLANTING
ALL PLANTING TO BE GROWN TO NATSPEC SPECIFICATIONS. CONTRACTOR TO PREPARE SITE FOR PLANTING INCLUDING WATERING, HANDLING, SETTING OUT AND EXCAVATION. EXCAVATE A HOLE FOR EACH PLANT LARGE ENOUGH TO PROVIDE NOT LESS THAN 100MM ALL AROUND THE ROOT SYSTEM OF THE PLANT. FOR TREE PLANTING EACH HOLE SHALL BE DUG WITH A SHOVEL, BACKHOE OR SIMILAR TOOL. INDIVIDUAL HOLES SHALL BE EXCAVATED TO ALLOW ROOT SYSTEM TO SIT FLAT ON THE EXCAVATED HOLE AND 400MM TO EACH SIDE OF THE ROOT SYSTEM. BACKFILL PLANTING HOLES WITH EXISTING SITE SOIL AND TOPSOIL AS DESCRIBED IN SECTION 'SOIL'. PLANT / TREE SHALL BE SET PLUMB, WITH THE ROOT BALL SET SLIGHTLY BELOW THE FINAL SOIL LEVEL.

MULCHING
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL 10MM PINE BARK MULCH TO ALL GARDEN BEDS SHOWN ON THE LANDSCAPE PLANS, TO A MINIMUM DEPTH OF 75MM. ALL MULCH IS TO BE FREE OF DELETERIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS. MULCHED SURFACES ARE TO BE KEPT CLEAN AND TIDY AND FREE OF ANY DELETERIOUS MATERIAL AND FOREIGN MATTER. REINSTATE DEPTHS TO A UNIFORM LEVEL OF 75MM WITH MULCH AS SPECIFIED, MULCH TO BE FREE OF ANY WOOD MATERIAL IMPREGNATED WITH CCA OR SIMILAR TOXIC TREATMENT. MAINTAIN WATERING RINGS AROUND TREES. TOP UP MULCH LEVELS PRIOR TO HANDOVER TO CLIENT.

TURFING
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL SAPHIRE BUFFALO TURF IN STRETCHER PATTERN TO ALL TURF AREAS SHOWN ON THE LANDSCAPE PLANS AND IS TO FINISH FLUSH WITH ADJACENT SURFACES. TURF TO BE A MIN THICKNESS OF 50MM WITH A 40MM MOWING HEIGHT. CONTRACTOR TO ALLOW FOR FERTILISING, LAYING, TAMPING, WATERING, TOP DRESSING, MAINTENANCE AND MOWING. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TURF UNDERLAY UNDER ALL TURF AREAS, CONSISTING OF 100MM THICK LAYER OF SCREENED TOP SOIL.

PEST AND DISEASE CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY FOR PESTS AND DISEASE INFESTATIONS WHEN THE PEST AND FUNGAL ATTACK HAS BEEN POSITIVELY IDENTIFIED AND WHEN THEIR POPULATIONS HAVE INCREASED TO A POINT THAT WILL BECOME DETRIMENTAL TO PLANT GROWTH. APPLY ALL PESTICIDES TO MANUFACTURER'S DIRECTIONS. FREQUENCY: WEEKLY INSPECTION

FERTILISING
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9 OR SIMILAR APPROVED. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE. GENERALLY CHECK FOR SIGNS OF NUTRIENT DEFICIENCIES (YELLOWING OF LEAVES, FAILURE TO THRIVE), AND ADAPT FERTILISER REGIME TO SUIT. FERTILISER SHOULD BE APPLIED AT THE BEGINNING AND THE END OF THE (SUMMER) GROWING SEASON.