URBAN DESIGN REPORT FOR A RESIDENTIAL DEVELOPMENT

25-29 MITCHELL STREET, CROYDON PARK

FOR FLOWER POWER GROUP
01 MARCH 2018

stanisic architects

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1. INTRODUCTION

INTRODUCTION

This Urban Design Report has been prepared by Stanisic Architects on behalf of the Flower Power Group as part of a Planning Proposal for the subject site at 25-29 Mitchell Street, Croydon Park, a large consolidated landholding that extends from Mitchell Street to Tangarra Street East.

The purpose of the planning proposal is to seek Council's support to revise key statutory development controls for the site: floor space ratio and height generally, and the rezoning of a small site adjacent to Mitchell Street.

METHODOLOGY

In undertaking this Urban Design Report, Stanisic Architects has:

- Visited, inspected and photographed the site and its immediate surroundings;
- Reviewed the Burwood Local Environmental Plan 2012 – Amendment No 10 (BLEP 2012 - amend 10) to determine the site's suitability for the revised built form residential character;
- Analysed the context and site and outlined key opportunities and constraints;
- Defined a vision and goals for the project;
- Defined design intent comprising design principles and design parameters for the site that have been derived from the key opportunities and constraints, vision and goals to guide the design concept;
- Modelled and tested built form and selected a preferred proposal;
- Considered key amenity parameters of SEPP 65/ ADG such as solar access, cross ventilation and direct sunlight at the mid-winter; and communal open space and deep soil;
- Considered shadowing of neighbouring sites and communal courtyards;
- Selected a concept design and described it with plans, sections and 3D views;
- Defined a landscape concept, prepared by Sturt Noble Associates;
- Selected architectural precedents; and
- Recommended amendments to the existing statutory controls made by the Department of Planning and Environment for the site.

VISION

The vision for the site is to create an environmentally sustainable living environment within an existing low-rise residential setting that is transitioning to higher density living.

The project will have a publically accessible retail forecourt activated by ground level shops on Mitchell Street to create a space for the community which refers to the existing amenity within the existing Power Flower Centre. It will also include a through-site pedestrian way for the community connecting Tangarra Street East to Mitchell Street and Henley Park.

The design will extend connectivity for the community through the site, add to the diversity of housing in the area and set a benchmark of design excellence. Building forms will be orientated to optimise solar access and breezes.

The character of the proposed buildings will evolve from environmental response, orientation, internal configuration and amenity requirements, and add the diverse character of the existing building fabric.

Key concepts underlying the vision are Diversity, Connectivity and Community.

Diversity applies to the development of a range of building forms, building types and communal spaces and housing choice which offer complex experiences and social contact.

Connectivity applies to an accessible, genuine and diverse network of publically accessible spaces which integrate existing and future landscapes and buildings, and establishes a lasting pedestrian framework.

Community applies to a positive social and environmental network that fosters community interaction and engagement, maximising natural cross ventilation and sunlight for the amenity of residents, passive thermal design for ventilation, heating and cooling to reduce reliance on technology and operation costs as well as deep soil zones for ground water recharge and vegetation.

GOALS

The key goals of the vision are to:

- Achieve design excellence;
- Encourage architectural integrity and aesthetically appealing buildings;
- Achieve compliance with SEPP 65, Apartment Design Guide and Burwood Council's Development Control Plan;
- Increase housing supply;
- Create urban forms within a landscaped setting;
- Create diverse built forms and building types with multiple orientation;
- Create a connected and publically accessible domain with street activation and a permeable movement system for pedestrians;
- Achieve a high amenity standard to built forms and communal courtyards; and
- Create a diversity of accommodation suited to a variety of lifestyles.

VIEW 1: NORTHERN FORECOURT, SHOPS AND PEDESTRIAN WAY

2 SITE + CONTEXT

LOCATION

The site is located at 25-29 Mitchell Street, Croydon Park, fronting Mitchell Street and Tangarra Street East. To the north, directly opposite the site, is Henley Park, a large public reserve which offers excellent passive and active recreation for residents. The park includes Enfield Swimming Centre to its north. There is a smaller park to the south of the site.

The site comprises lot 101 DP 737342 and lot 23 DP 774159. It has relatively short frontages to Mitchell Street (63.3m) and Tangarra Street East (67.09m) with a large consolidated site area of 19,272sqm. The central part of the site extends to the west creating a T-shaped site.

Croydon Park is located in the Burwood City Council LGA, between the state roads of the Liverpool Road (Hume Highway) and Georges River Road. The site is approximately 2 km from Burwood Train Station and is well serviced by bus routes operating along Coronation Parade and Burwood Road which is 5 minutes walking distance to east of the site.

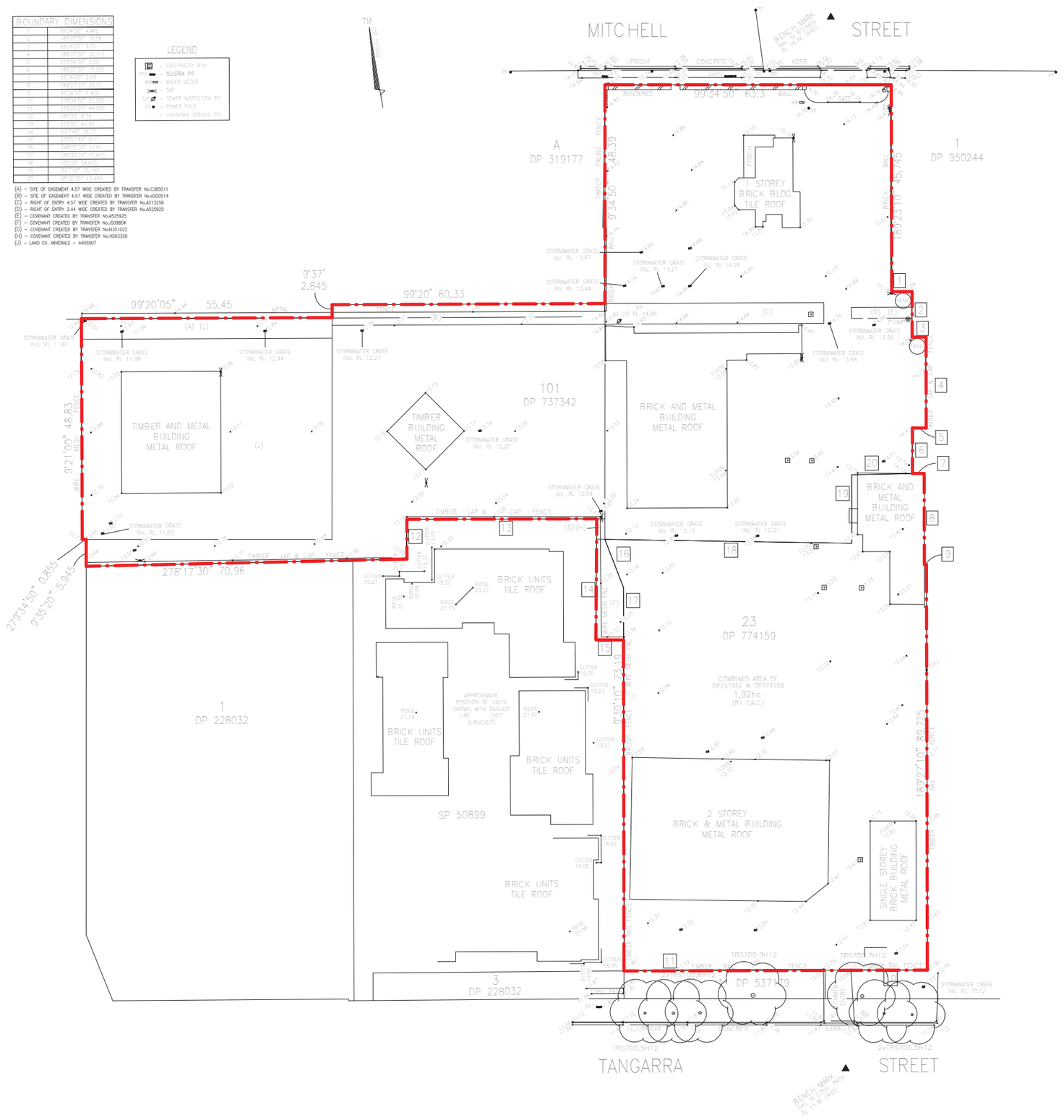
The site is currently owned and occupied by Flower Power Garden Centre and includes an open air nursery; covered walkways; 6 storey glass indoor conservatory; 6 storey metal roofed tower pavilion, main market building with café; Pet Barn shed; 5 to 6 storey Fruit Market shed; ground level car parking and loading; and open air material display areas. In addition there is a single storey brick dwelling and garden on the Mitchell Street frontage, opposite Henley Park.

The site which is part of a larger urban block defined by Mitchell Street, Tangarra Street East, Stanley Street and Stiles Street, is surrounded predominantly by 1 and 2 storey detached dwelling houses. To the south of the site is the 3 storey brick walk-up residential flat building (Tangarra) and Burwood Council Depot site with an R1 Zone General Residential permitting FSR 1.2:1 and HOB 11 metres, and residential flat buildings. The southern boundary to Tangarra Street East is setback 13 metres from the street kerb and planted with a double row of mature street trees which effectively masks the frontage from street view.

The mid-block position of the site is most suitable for a through-site pedestrian way that retains the existing access through the Flower Power site for the community and extends access from the area to the south and to Henley Park to the north. A retail court and ground level shops on Mitchell Street will enhance the streetscape and provide a public threshold opposite Henley Park.

CONTEXT AERIAL VIEW

SITE SURVEY - prepared by SURVEYPLUS PTY LTD



SITE AERIAL PHOTO

SITE PHOTOS

entry, Mitchel Street

entry, Mitchel Street

looking east, Mitchel Street

looking east, Henley Park

looking north, to Henley Park

looking west, Mitchel Street

looking south, Flower Power

looking east, Flower Power

looking east, Landscape Centre

looking north east Flower Power

looking south, Fruit Market

looking west to flats

SITE PHOTOS

looking to boundary north

looking west, Metal tower

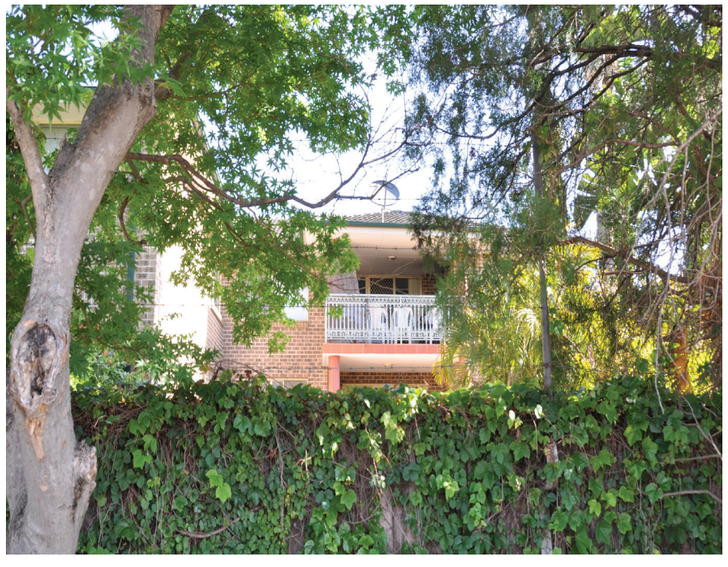
looking to Metal tower

looking west to main market building

looking west to glass pavillion

glass pavillion

looking south to flat building(Tangarra)



looking south to flat building(Tangarra)

looking south to flat building(Tangarra)

looking south to flat building(Tangarra)

looking south to flat building(Tangarra)

looking south to flat building(Tangarra)

SITE PHOTOS

looking west, Tangarra street east trees

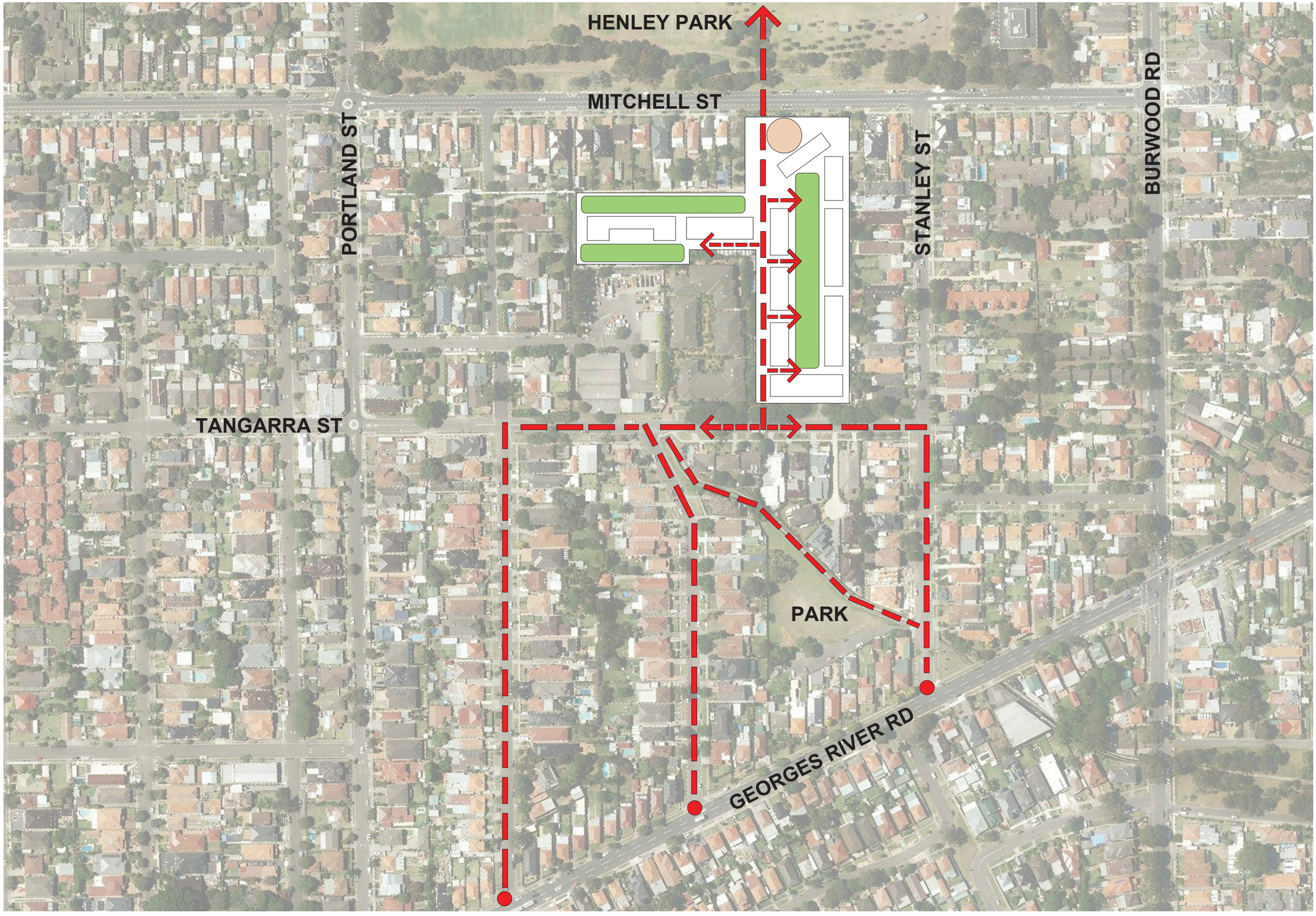
entry, Tangarra street east

looking east, Tangarra street east trees

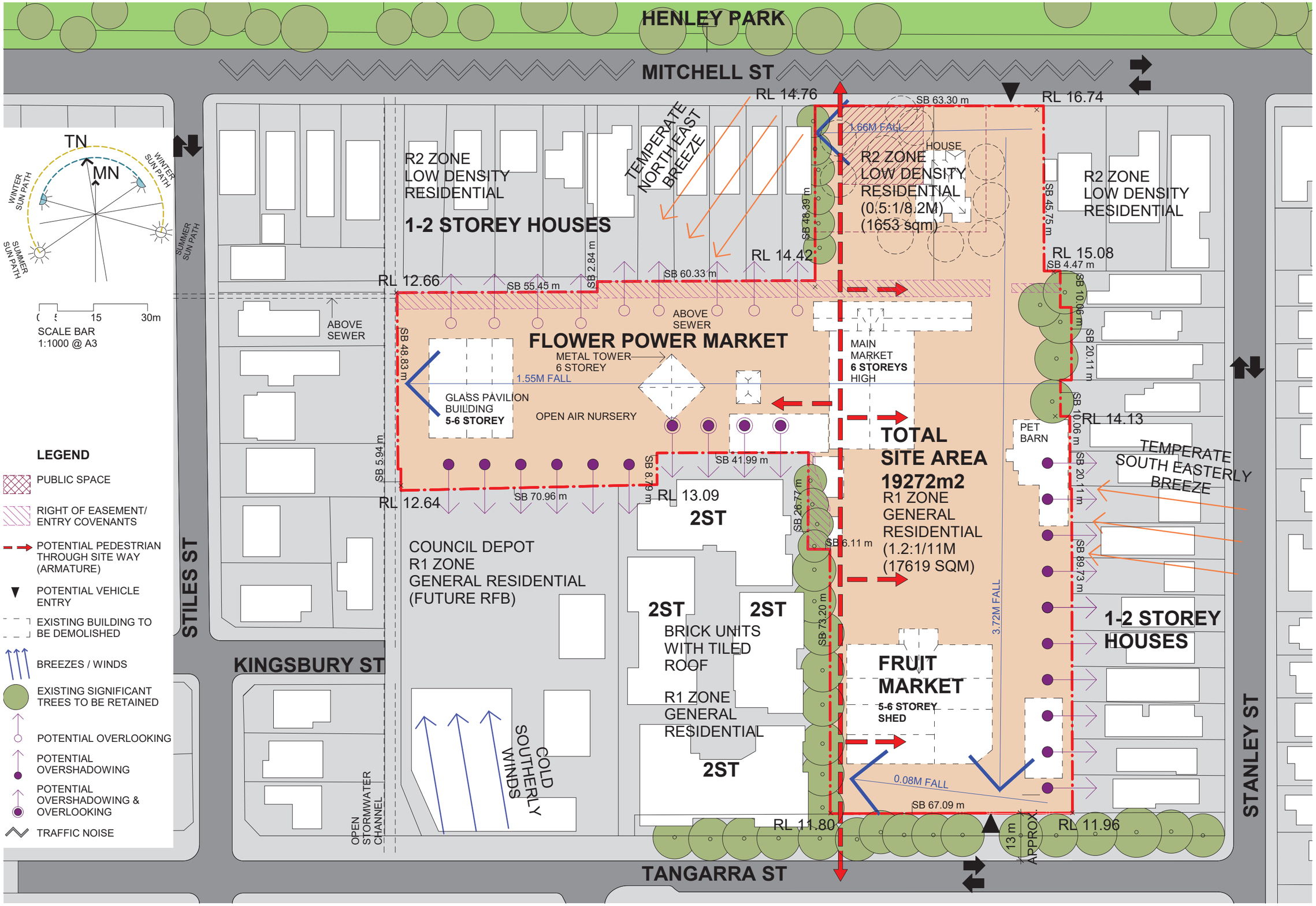
looking east, Tangarra street east

looking west, Tangarra street east

looking west. Tangarra street east to fat flat building(Tangarra)


HENLEY PARK
MITCHELL ST
PORTLAND ST
STANLEY ST
BURWOOD RD
TANGARRA ST
PARK
GEORGES RIVER RD

SITE ANALYSIS



OPPORTUNITIES

- Large consolidated area of 19,272sqm for redevelopment in single ownership;
- Unrestricted site with no significant building structures, heritage or landscape;
- Transition from low-rise residential character (R2 Zone Low Density Residential) to higher density residential character (R1 Zone General Residential), with FSR and HOB uplift;
- Easy pedestrian access to Henley Park, a large public open space, and its facilities, opposite the site;
- Proximity to existing shops and services at Burwood Town Centre to the north, accessed by Burwood Road to the west of the site;
- Proximity to existing shops and services west of the site, at the intersection of Tangarra Street East and Portland Street, and south of the site on Georges River Road;
- Potential for a retail court and publically accessible space adjacent to Mitchell Street;
- Strengthening the streetscapes to Mitchell Street and Tangarra Street East;
- Diverse building forms and types that respond to different orientations;
- Potential to increase height without adverse amenity impacts on neighbouring properties due to diverse orientations;
- Maintaining 4 to 6 storey scale of existing glass conservatory, tower pavilion, the main market building, fruit market and pet barn of the existing Flower Power site;
- Potential through-site pedestrian way connecting Mitchell Street and Tangarra Street East, headed by a retail court and local shops;
- Favourable north orientation to communal courtyards for direct solar access at the mid-winter
- Removal of existing trees on the site and replacement with new trees planted in the perimeter deep soil zone, front setback zones and communal courtyards and to create a consolidated basement with efficient excavation;
- Potential local public domain improvements to Mitchell Street and Tangarra Street East;
- Easy vehicle access from Mitchell Street and Tangarra Street East to basement carpark; and
- Low risk of site contamination from uses related to the existing Flower Power Market.

CONSTRAINTS

- Low level traffic noise along Mitchell Street;
- R2 Zone Low Density Residential (0.5:1 FSR and 8.2m HOB) to the small site immediately adjacent to Mitchell Street;
- Short street frontages to Mitchell Street (63.3m) and Tangarra Street East (67.09m) relative to the large consolidated site area (19,272sqm);
- 3.8m fall across the site from north to south boundary, Mitchell Street to Tangarra Street East, and 2.0m fall across the site from east to west boundary;
- Potential overshadowing of living areas of neighbouring residences and existing and potential future residential flat building on the Council Depot site, to the south of the site (R1 Zone, General Residential);
- Potential overlooking and visual privacy issues to neighbouring dwellings surrounding the site;
- Cold southerly prevailing winds (and temperate north-easterly and south-easterly breezes);
- Retention of trees of existing dwellings on the adjoining east and west boundaries;
- Above ground stormwater easement and grates along the northern boundary;
- Easements, rights of entry and covenants (refer to topographic survey showing detail and levels prepared by surveyplus);
- The land is identified on Council's Acid Sulfate Soils map as Class 4 and requires an acid sulphate management plan due to the basement excavation; and
- The land is not identified as a Flood Planning Area.

3. DESIGN INTENT

DESIGN PARAMETERS

HEIGHT
3 and storeys (bldg A)
4 storeys (bldgs B, C, D)
3 and 6 storeys (bldg K)
4 and 6 storeys (bldgs E, F, G, H, J)

STREET SETBACKS
6m front setback on Mitchell Street
3m front setback on Tangarra Street East

SIDE SETBACKS
6 and 9m setbacks to the eastern boundary
7, 11 and 12m setbacks to the main western boundary (through site pedestrian way). 6m setback shown on building E
9m setbacks to the western boundary
6 and 12m setbacks to the southern boundary
12 and 15m setbacks to the northern boundary

FLOOR PLATE
Multiple core with corner and dual aspect apartments
4-7 apartments per lift core
Natural light and ventilation to lift and entry lobbies
15 to 22m wide floor plates
600 to 1200sqm building floor plates, including balconies and modelling

SCALE
11m street wall height to Mitchell Street
22m street wall height to Tangarra Street East, masked by street trees

ACCOMMODATION
Accommodation estimate of 323 apartments and 427sqm retail comprising an indicative mix of 16% x 1 B/ 1 B + study, 74% x 2 B and 10% x 3 B apartments with indicative sizes of 1 B x 55-60sqm,1 B + study x 60-65sqm, 2 B x 75-85sqm, 2B + study 85-100sqm, 3 B x 90-110sqm

SEPP 65/ ADG
76% of apartment achieve 2 hours solar access at mid-winter
68% of apartments achieve natural cross ventilation at mid-winter
11% min apartments achieve no direct sunlight at mid-winter
55% of communal open space with direct sunlight at mid-winter
23% of site area is deep soil planting
12m building separation to communal courtyards

FSR/ GFA
FSR of 1.6:1 and GFA of 30,835sqm
30,408sqm GFA residential and 427sqm GFA retail

Note: the previous masterplan for the site which accompanied the previous rezoning indicated
21,142sqm of residential GFA and an estimated 239 dwellings.

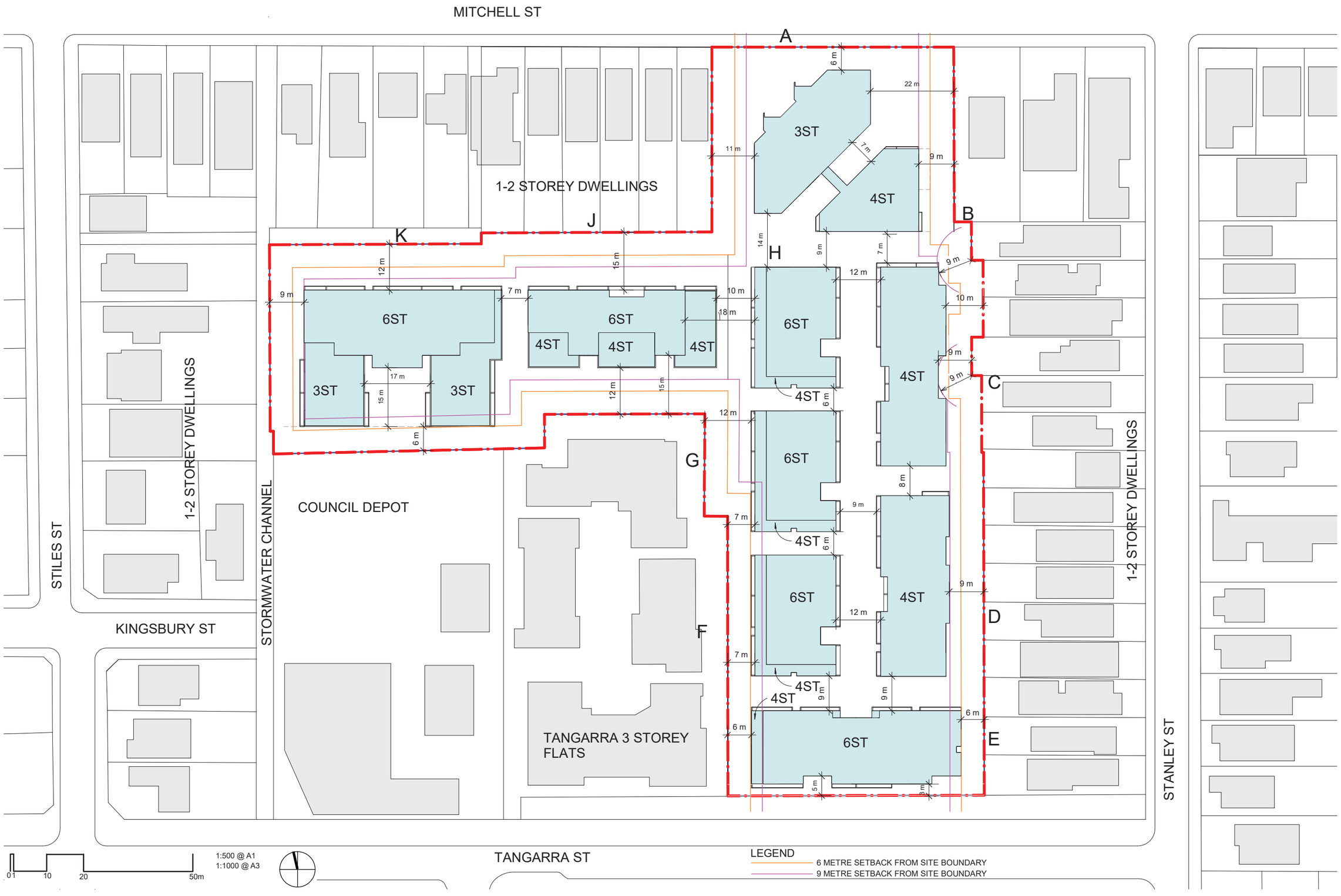
DESIGN PRINCIPLES

After considering the vision and goals, opportunities and constraints for the site a number of key design principles and parameters have been defined for the project.

The design principles that underpin the building design are:

- Create building forms that are responsive: to orientation, street interface, neighbour interface, outlook and internal configuration;
- Create 6m front setback to Mitchell Street and 3m front setback to Tangarra Street East with entry to ground floor apartments as well as lift lobbies, directly from the street;
- Create 7 to 12m wide pedestrian through-site way connecting Mitchell Street and Tangarra Street East;
- Connect the through-site, pedestrian way between Mitchell Street and Tangarra Street East with secondary pathways to internal site entry lobbies;
- Create retail court and activation on Mitchell Street at the junction with the through-site pedestrian way;
- Create a public forecourt on Mitchell Street with sunny, north-westerly aspect;
- Grade building heights from 3 to 6 storeys;
- Develop an architectural character that is responsive to environmental conditions;
- Provide 12-15m setback to north-facing habitable rooms in the central buildings K and J on the northern boundary, well in excess of the minimum ADG guidelines, to reduce the potential overlooking and privacy issues with neighbouring properties;
- Limit forms to the eastern boundary to 4 storeys in height to provide a finer grain residential character and reduce amenity and interface issues such as overshowing, overlooking and noise to residences located on Stanley and Mitchell Streets;
- Limit facade lengths to 45m or introduce a recess into the form that presents as a full height break to reduce mass and bulk;
- Provide clearly defined and accessible entries as addresses for all buildings and provide direct entry from the communal courtyards to ground floor apartments;
- Create sun-filled linear communal courtyards with a high level of amenity with tree planting for the enjoyment of residents;
- Provide communal courtyards for social engagement and networking;
- Provide a mix of dwelling types for all - singles, couples, families, the young and elderly;
- Support affordable housing for key workers (nurses, firefighters, emergency, etc);
- Locate carparking in basement levels;
- Confine basement carparking with a minimum 6m setback from the side boundaries for deep soil and planting; and
- Locate carpark entries and exits off Mitchell Street and Tangarra Street East;
- Reference in the site design the existing Flower Power Garden Centre by:
  - maintaining a garden setting with large areas of communal open space dispersed over the site
  - maintaining generous areas of deep soil ringing the site
  - maintaining shops such as cafe, deli, fuit shop and flower stall, and publically accessible space for community interaction on the Mitchel Street frontage
  - maintaining a through-site pedestrain way connecting Mitchell Street to Tangarra Street East
  - containing the built form within the 4 to 6 storey height of existing garden structures on the site

VIEW 2: THROUGH SITE PUBLIC PEDESTRIAN WAY


MITCHELL ST
A
B
C
D
E
F
G
H
J
K
1-2 STOREY DWELLINGS
3ST
4ST
6ST
22 m
11 m
7 m
9 m
14 m
12 m
10 m
18 m
15 m
17 m
6 m
8 m
5 m
3 m
1-2 STOREY DWELLINGS
STILES ST
KINGSBURY ST
STORMWATER CHANNEL
COUNCIL DEPOT
TANGARRA 3 STOREY FLATS
1-2 STOREY DWELLINGS
STANLEY ST
TANGARRA ST
1:500 @ A1
1:1000 @ A3
0 1 10 20 50m
LEGEND
6 METRE SETBACK FROM SITE BOUNDARY
9 METRE SETBACK FROM SITE BOUNDARY

SHADOWING

Mitchell Street is orientated 10 degrees east of true north. The orientation of living areas of apartments to the north, east and west facilitates 2 hours direct sunlight to living areas at the winter solstice.

Building heights have been calibrated to ensure that a minimum of 70% of the apartments receive 2 hours of solar access at the mid-winter. The living areas of apartments are skillfully located to minimize self-shadowing. Building heights to the sunny north have been reduced to 4 storeys adjacent to courtyards to ensure that courtyards also receive in excess of 2 hours of solar access at the mid-winter.

The communal courtyards have been located either to the north or between east-west facing buildings to take advantage of the favourable northern orientation for direct sunlight at the winter solstice.

PREFERRED PROPOSAL

Stanisic Architects has examined the opportunities and constraints for the site and undertaken built form testing to arrive at a preferred proposal that achieves the goals of the vision and compliance with the key principles of SEPP 65 and amenity guidelines of the Apartment Design Guide.

The preferred proposal achieves an FSR 1.6:1 (30,835sqm GFA) on a site area of 19,272sqm in 10 buildings (A to J) of various sizes and orientation with heights transitioning from 3 storeys (11 metres) to 6 storeys (22 metres). The building height grades across the site in response to streetscape, neighbouring properties, common open space and pedestrian pathways. The highest 6 storey buildings are in a L-shaped formation lining the main north-south and east-west pedestrian pathway in the centre of the site. The buildings are at the existing height of the glass conservatory and tower building on the Flower Power site. The lower 3 and 4 storey buildings define the Mitchell Street streetscape and side boundaries to the east, respectively.

The heights of the north-south buildings in the centre of the site are graded within a sun access plane to optimize solar access and minimize overshadowing of the existing ‘Tangarra’ flat building and potential future flat buildings on the Burwood Council Depot site. The 6 storey building on Tangarra Street East is masked by a double row of mature street trees in the 13 metre verge footway zone.

4. BUILT FORM MODELLING

3D AERIAL SOUTH-WEST MASSING

3D AERIAL NORTH-WEST MASSING

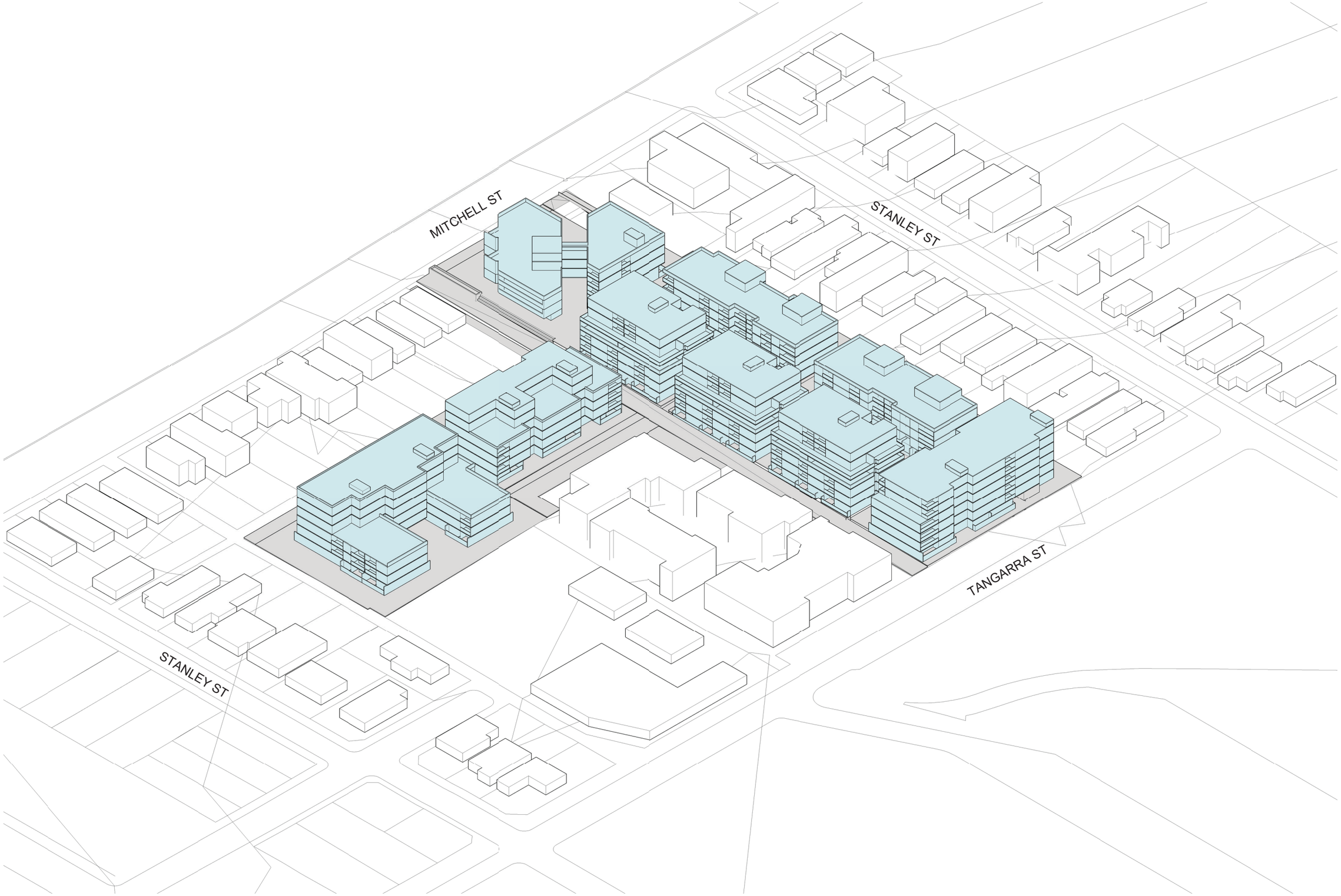
4. BUILT FORM MODELLING

3D AERIAL NORTH-EAST MASSING

3D AERIAL SOUTH-EAST MASSING

4. BUILT FORM MODELLING

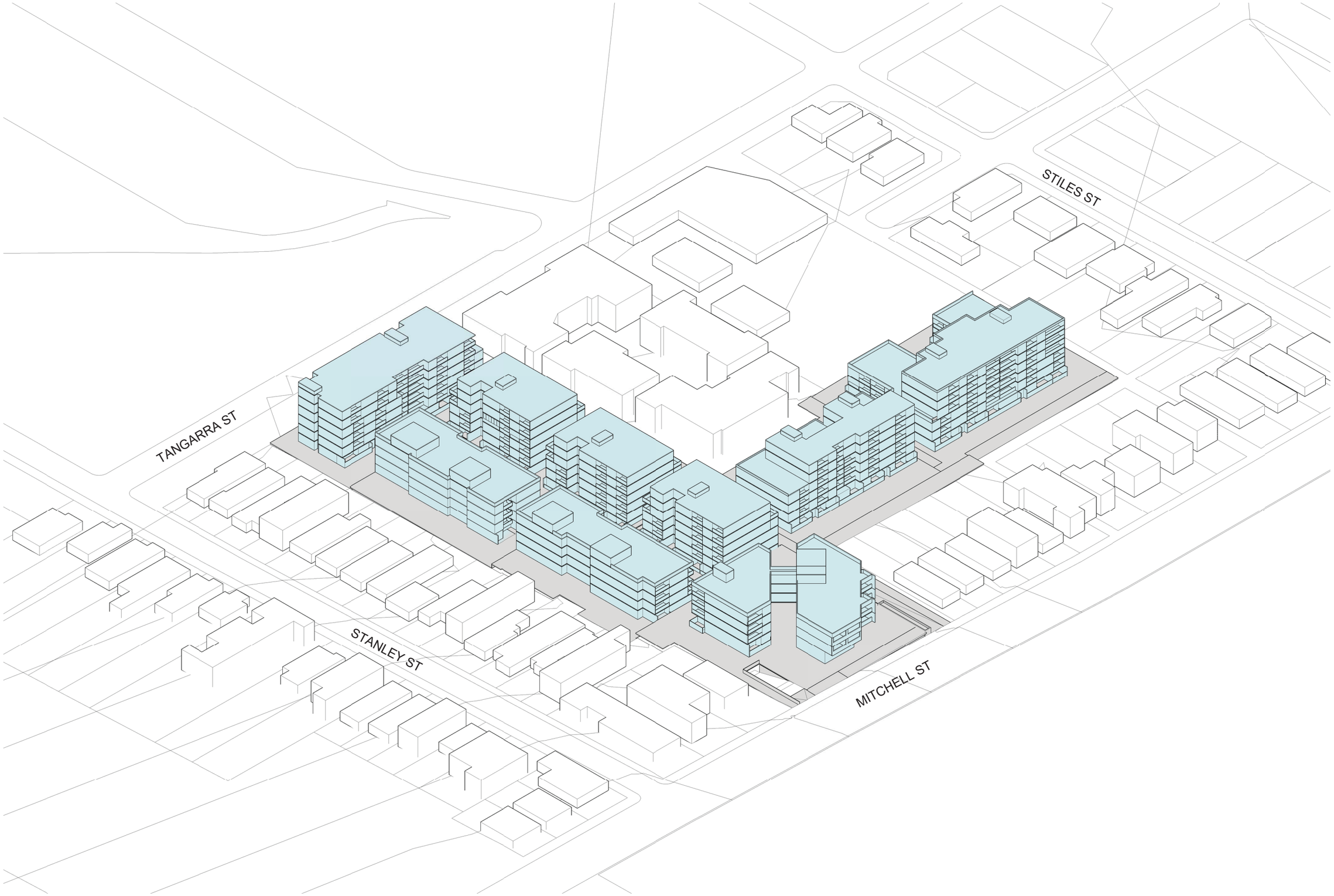
3D AERIAL SOUTH-WEST BUILT FORM



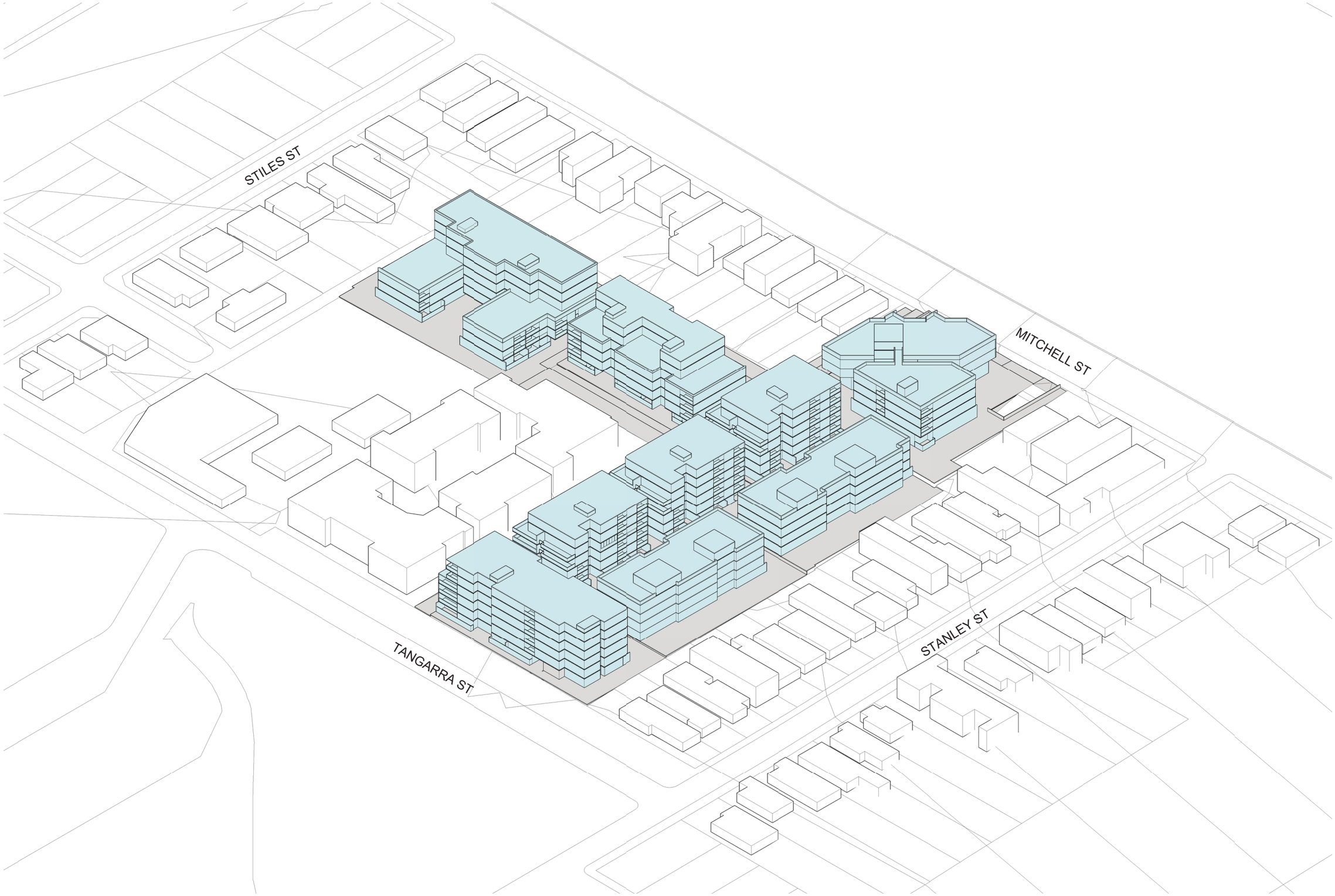
4. BUILT FORM MODELLING

4. BUILT FORM MODELLING

3D AERIAL NORTH-EAST BUILT FORM

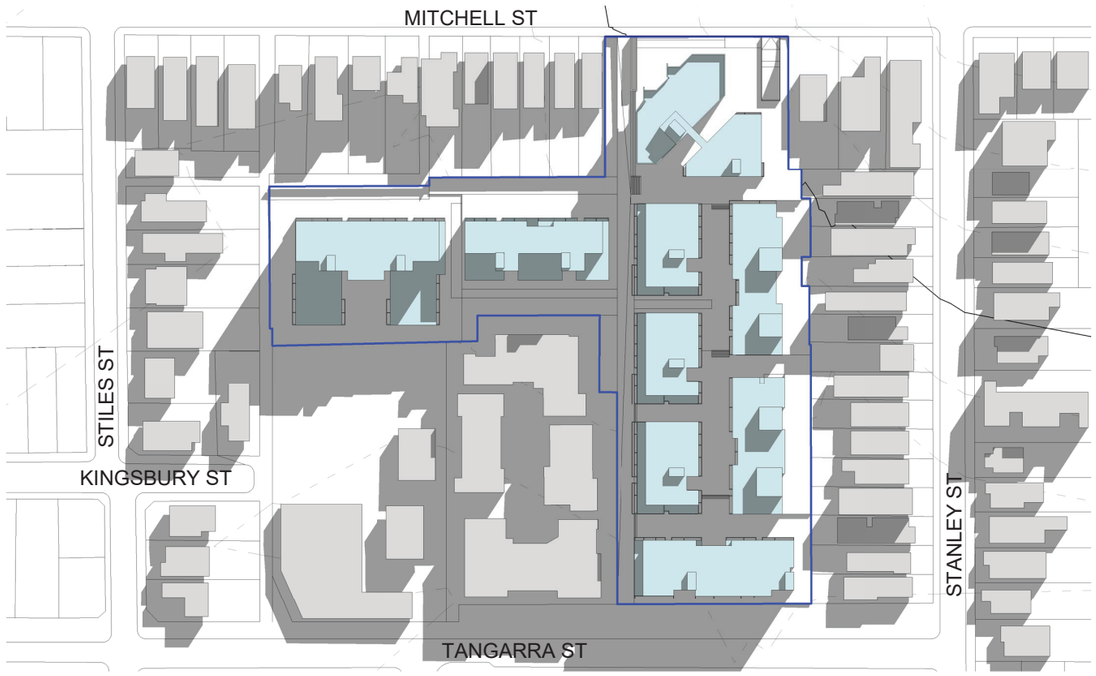


4. BUILT FORM MODELLING

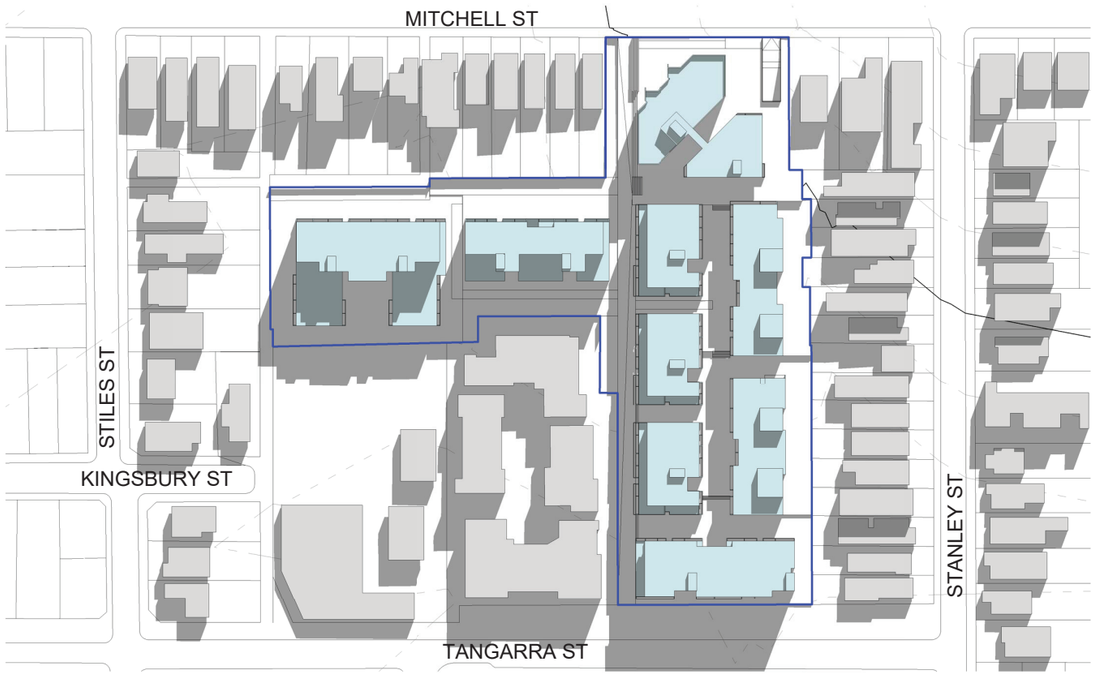


4. BUILT FORM MODELLING

PROPOSED SHADOW ONLY ALL



1 SHADOW DIAGRAMS ALL_9AM

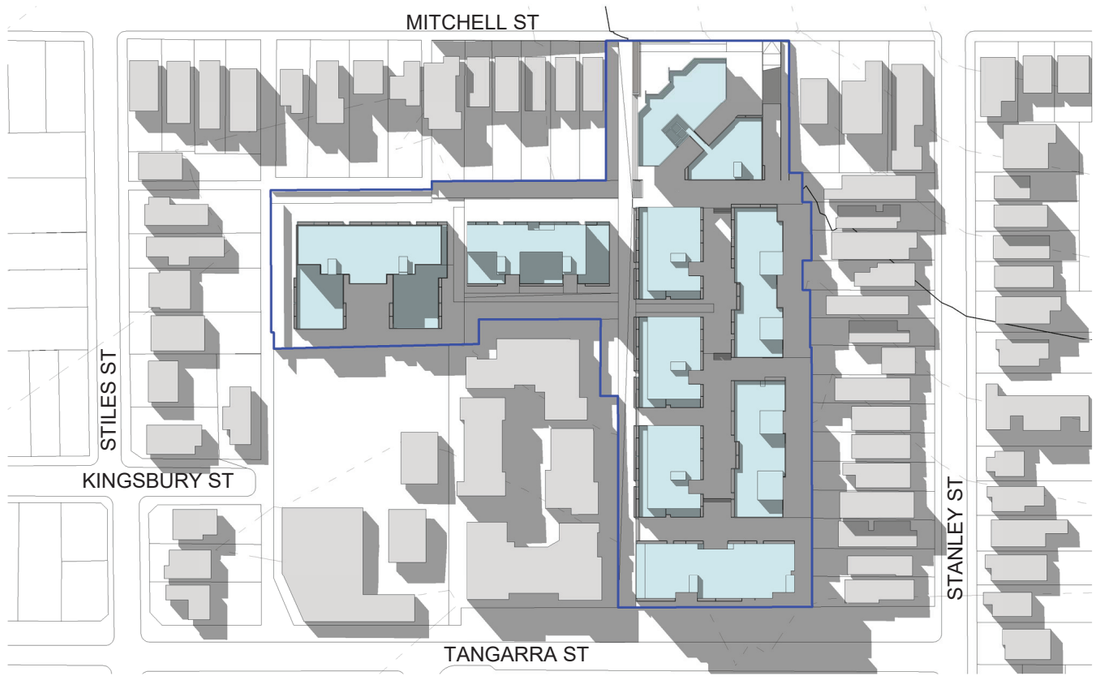


2 WINTER SOLSTICE 10AM ALL

3 WINTER SOLSTICE 11AM ALL

4 WINTER SOLSTICE 12PM ALL

1 WINTER SOLSTICE 1PM ALL



2 WITER SOLSTICE 2PM ALL

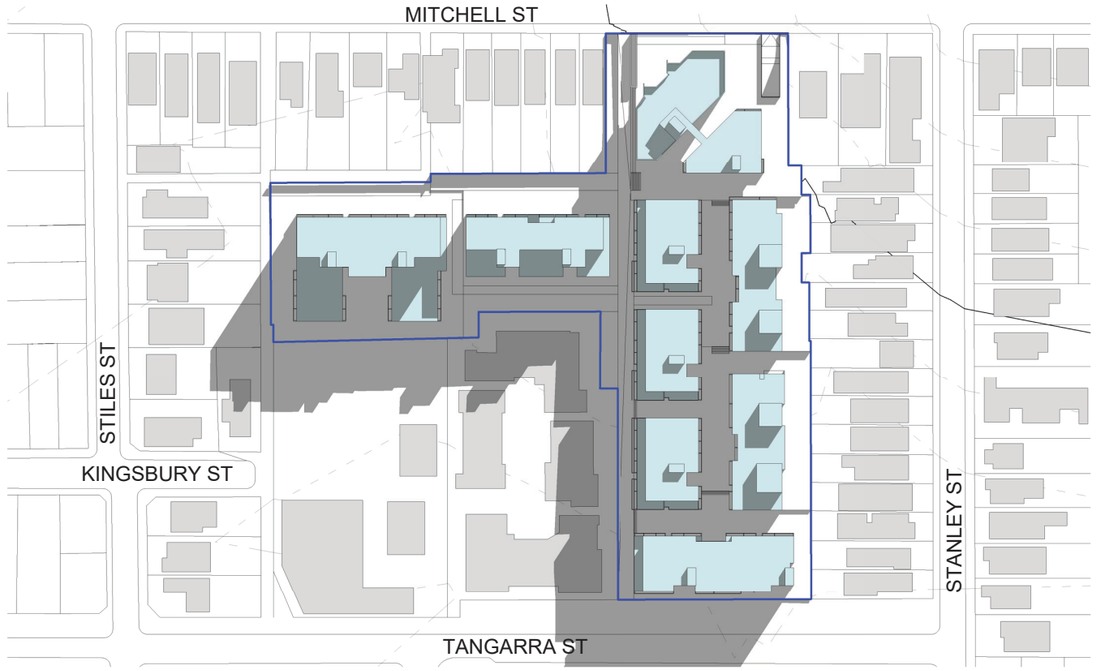
3 WINTER SOLSTICE 3PM ALL

0 1 20 40m

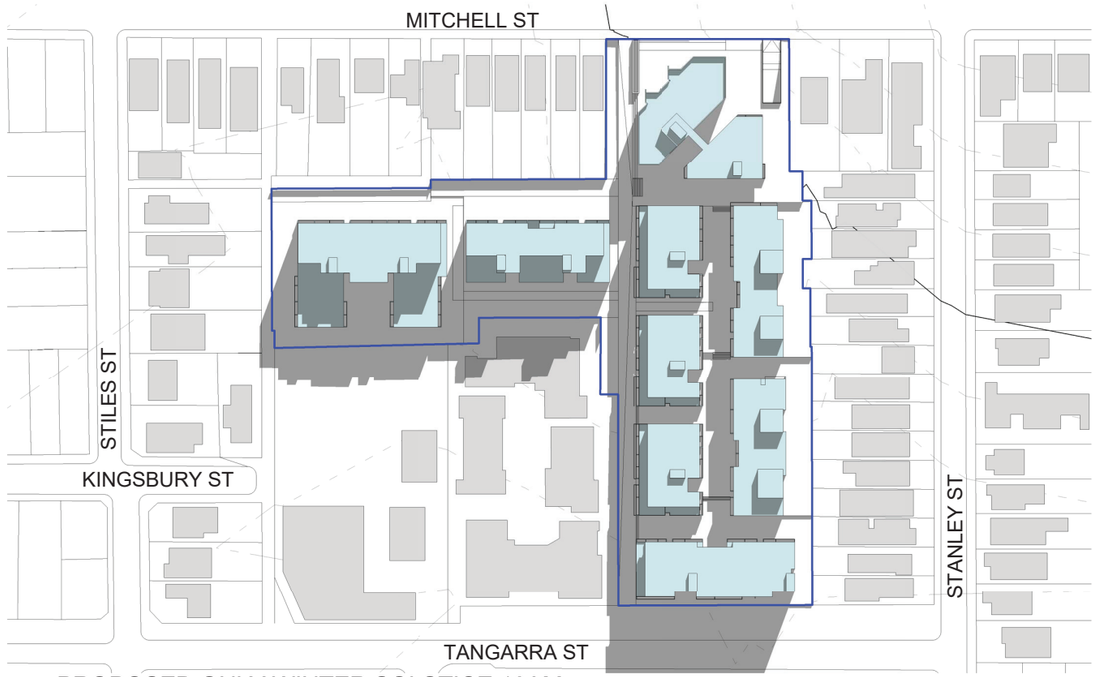
1:1000 @ A1
1:2000 @ A3

4. BUILT FORM MODELLING

PROPOSED SHADOW DIAGRAM ONLY



1 PROPOSED ONLY WINTER SOLSTICE 9AM



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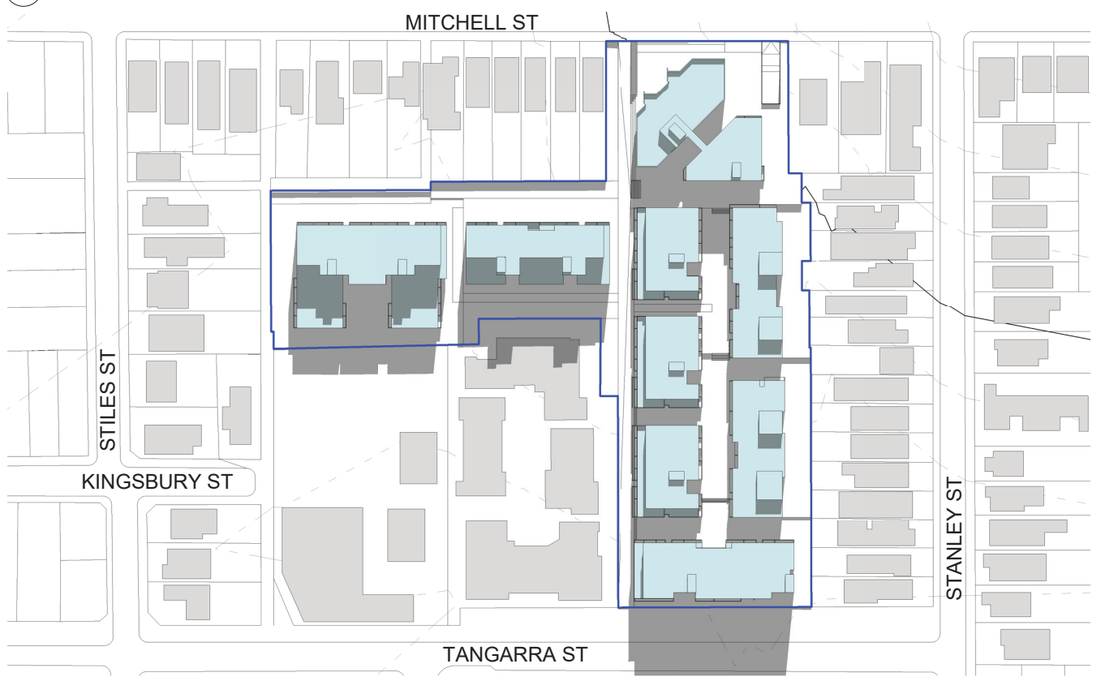
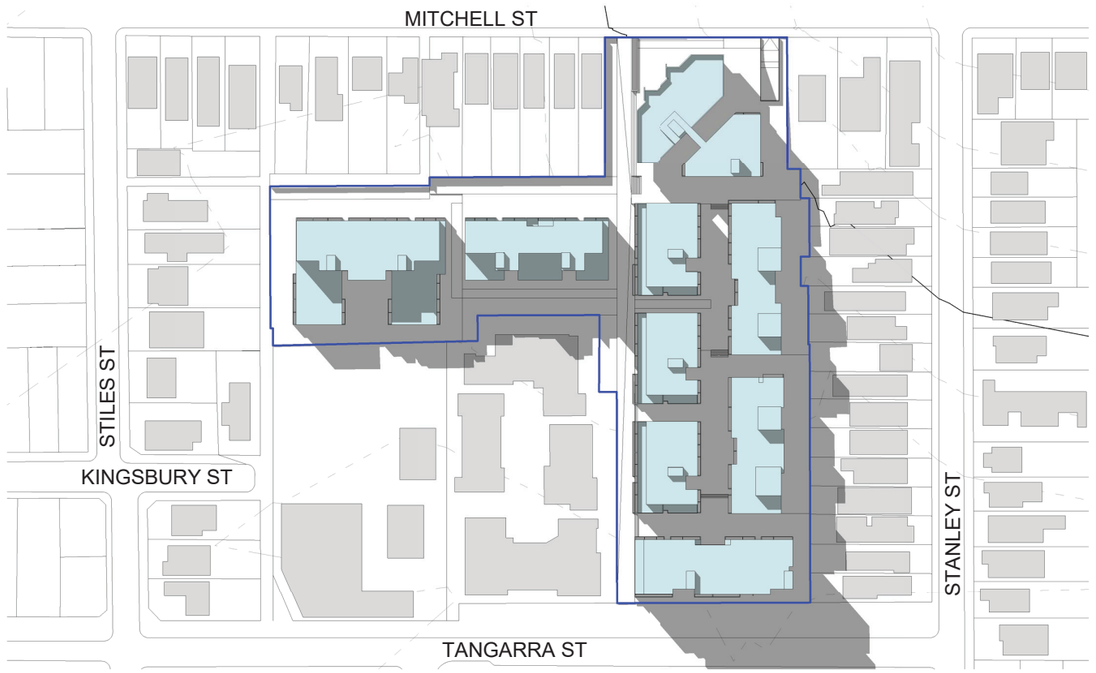


3 PROPOSED ONLY WINTER SOLSTICE 11AM

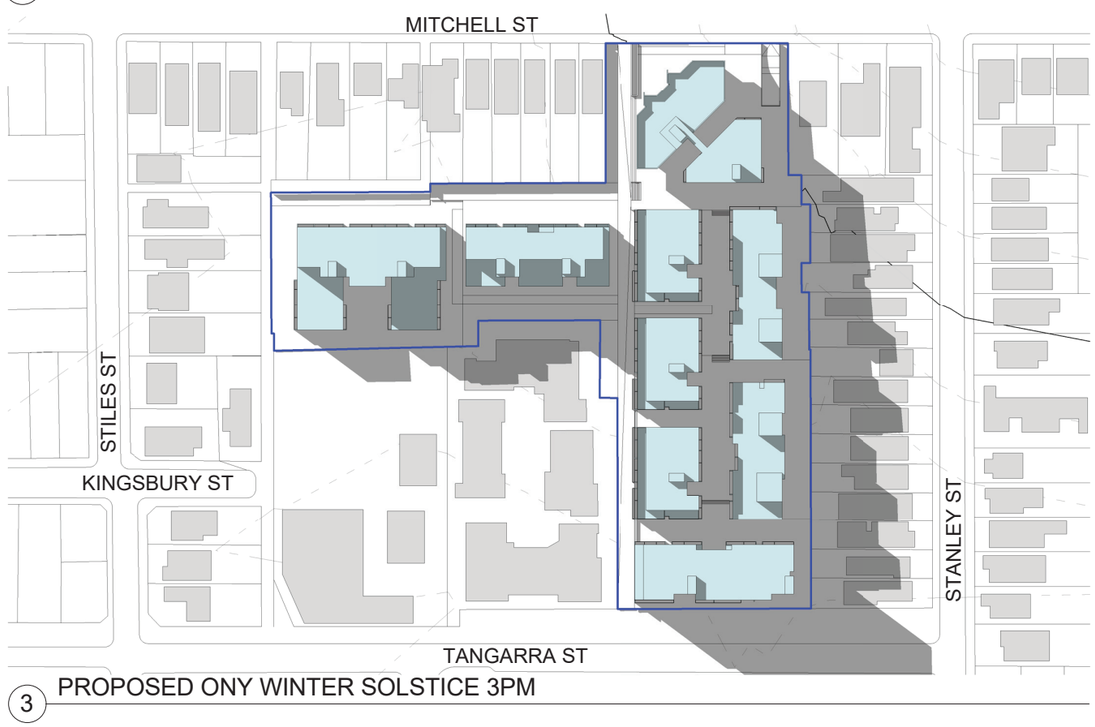
4 PROPOSED ONLY WINTER SOLSTICE 12PM

4. BUILT FORM MODELLING

1 PROPOSED ONLY WINTER SOLSTICE 1PM

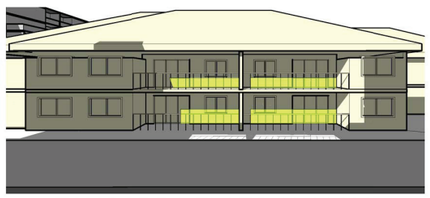


2 PROPOSED ONLY WINTER SOLSTICE 2PM

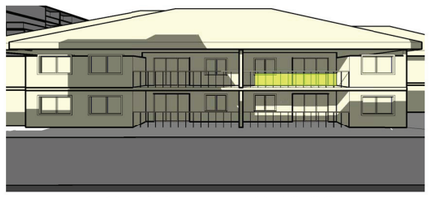


3 PROPOSED ONY WINTER SOLSTICE 3PM

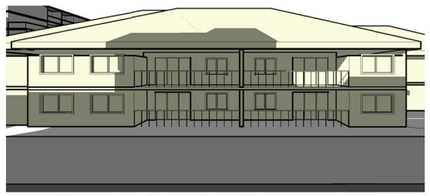
PROPOSED SHADOWS - TANGARRA FLATS



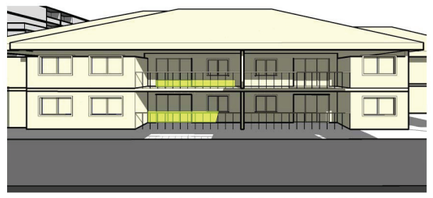
3 TANGARRA FLATS 10 30AM



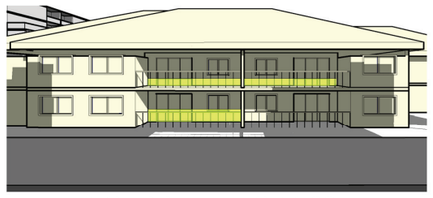
2 TANGARRA FLATS 10 00AM



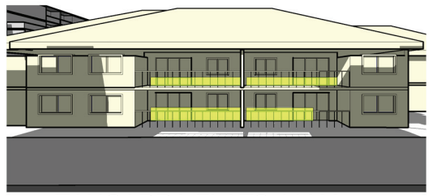
1 TANGARRA FLATS 9 30AM



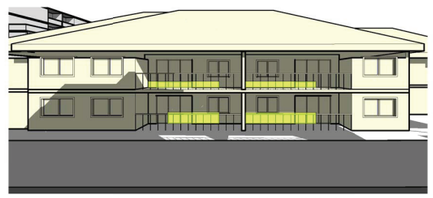
6 TANGARRA FLATS 12 00PM



5 TANGARRA FLATS 11 30AM

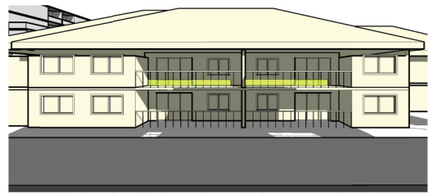


4 TANGARRA FLATS 11AM

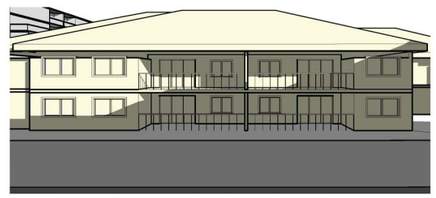


9 TANGARRA FLATS 1 30PM

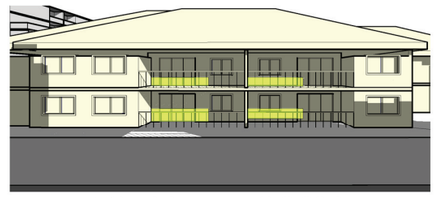
8 TANGARRA FLATS 1PM



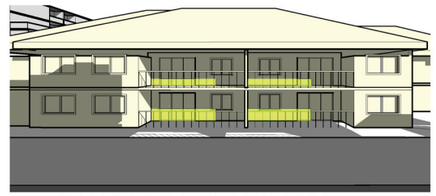
7 TANGARRA FLATS 12 30PM



12 TANGARRA FLATS 3PM



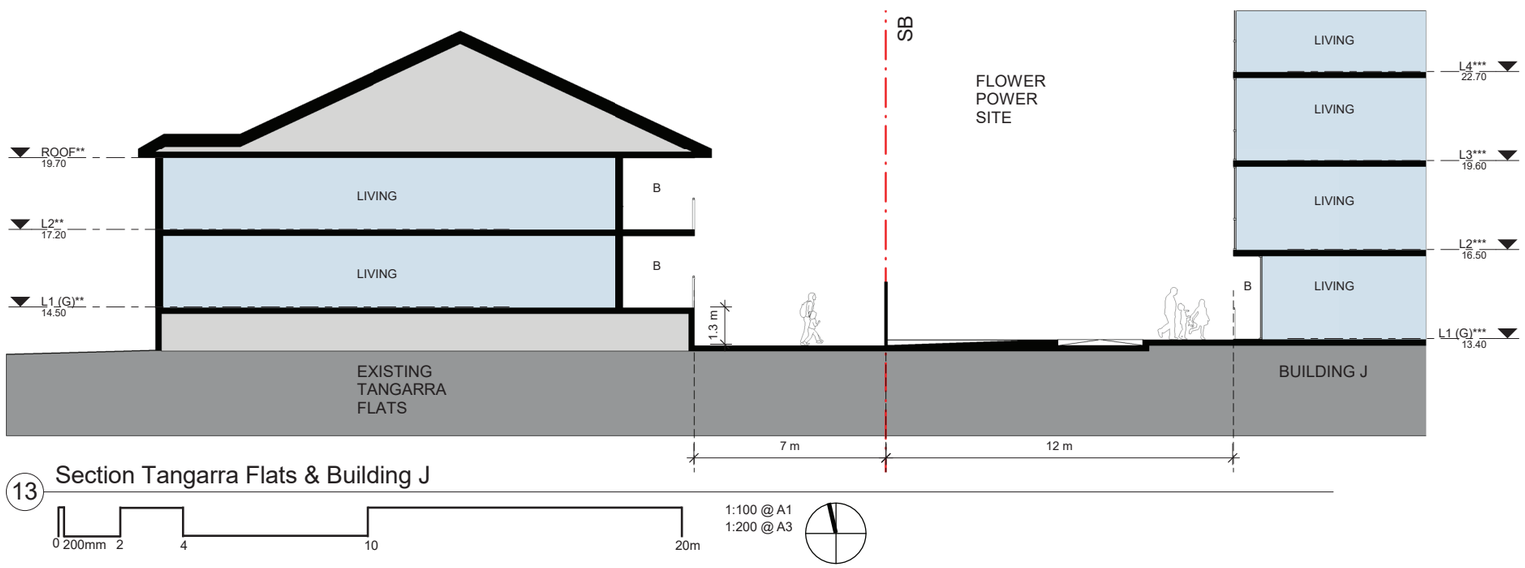
11 TANGARRA FLATS 2 30PM



10 TANGARRA FLATS 2PM

LEGEND

SOLAR ACCESS TO EXISTING LIVING ROOM WALL



13 Section Tangarra Flats & Building J

0 200mm 2 4 10 20m

1:100 @ A1
1:200 @ A3

SHADOWING OF TANGARRA FLATS

Detailed shadow diagrams have been prepared at 30 minute intervals from 9.30am to 3.00pm at mid-winter onto the north-facing balconies and living areas of the 4 units located on the ground and first floors of the eastern part of the Tangarra Flats, ie the area nearest to the site boundary and subject to shadowing. The 4 storey building (bldg J) on the Flower Power site is located 12 metres from the site boundary of the Tangarra Flats (refer to section) The Tangarra flats are located approx. 6 metres from the site boundary.

The shadow diagrams show that all balconies and living areas at both ground and first floor receive between 2.5 and 4.5 hours of sunlight at mid-winter which is in excess of the 2 hour minimum required in the Apartment Design Guide for neighbouring buildings.

VIEW 3: SOUTHERN COURTYARD

5. CONCEPT DESIGN

DESIGN CONCEPT

The key design concept of a ‘comb-like’ network of pedestrian pathways facilitates easy movement through and around the site, while defining a legible framework for the placement of a diverse range of building types. The main north-south pedestrian through-site, pedestrian way connects Tangarra Street East and the blocks to the south of the site to Mitchell Street and Henley Park to the north. It connects to a network of secondary pedestrian pathways that access the site, the ground level entry lobbies and common courtyards.

The footprints and height of the built form envelopes are located within strict design controls of building separation and side boundary setbacks based on the Apartment Design Guide. These controls ensure that the amenity of both site residents and neighbours is maintained.

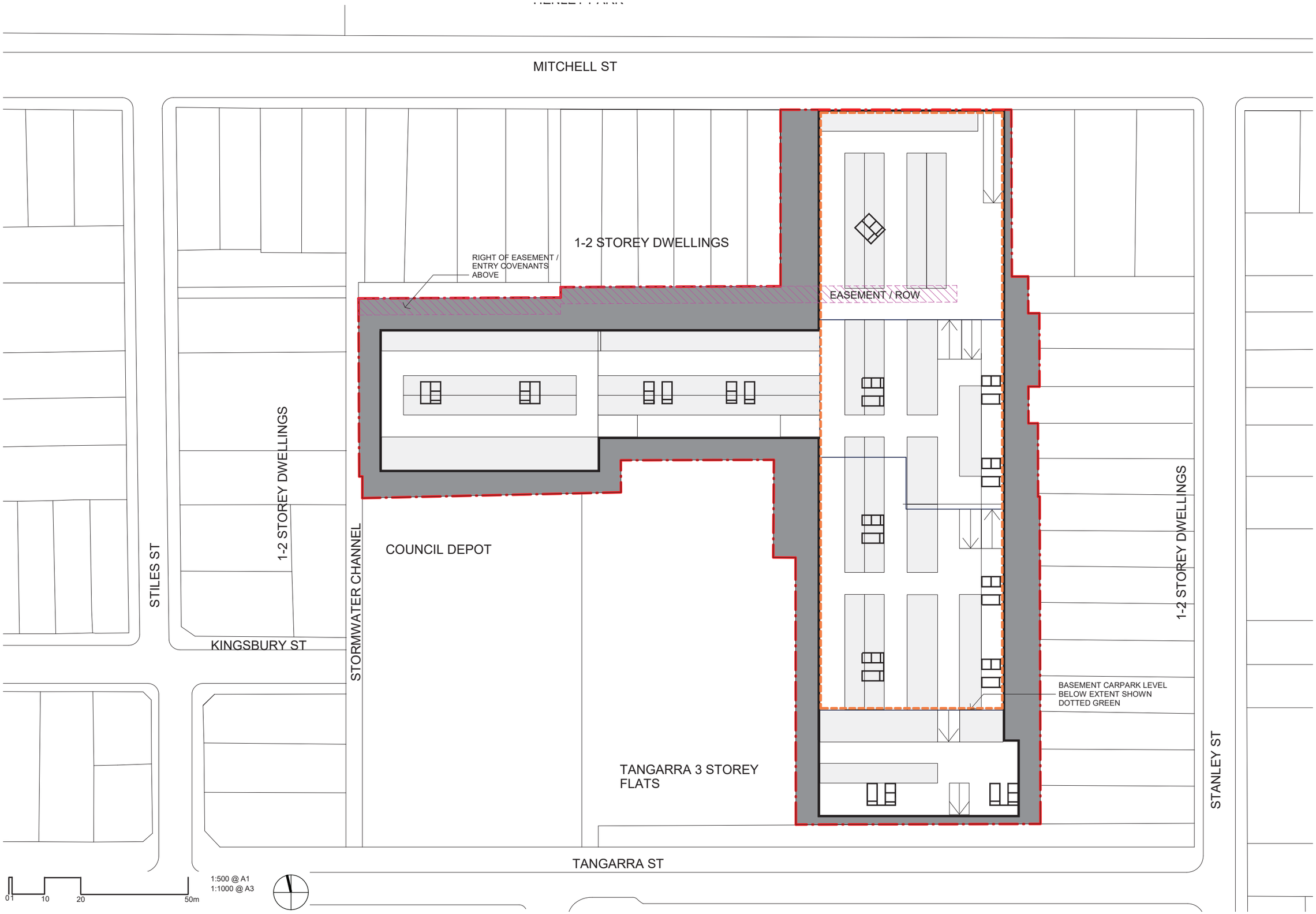
The 3 to 6 storeys height of the proposed built form is calibrated to minimize overshadowing of neighbouring properties. The built form on Mitchell Street is 3 storeys to fit in with 2 storey dwelling houses. The 6 storey built form on Tanagarra Street, East adopts the scale of the double line of mature street trees.

The design concept demonstrates that the key concepts and goals of the vision are achieved.

Specifically, the proposal:

- Achieves design excellence with a site specific architectural response that exceeds the minimum
- Requirements of SEPP 65/ ADG and sets a benchmark for future developments in the precinct;
- Achieves increased housing;
- Creates diverse built forms that contribute to the dwelling mix in the area;
- Decreases building heights to Henley Park;
- Creates an active street frontage of local shops to Mitchell Street;
- Configures apartments to maximise solar access, cross ventilation and outlook;
- Creates diverse built forms that reinforce the through-site pedestrian way and communal courtyards;
- Creates strong urban forms within a landscaped setting with landscaped front setbacks and courtyards with deep soil planting exceeding minimum standards that are suitable for large tree planting.
- Activates Mitchel street with shops, seating and raised terraces with low level planting to footways and common open space to ensure visual privacy is achieved to ground floor apartments;
- Creates an accessible through-site way suitable for pedestrians that connects Mitchell Street and Tangarra Street East;
- Creates an accessible through-site way suitable for access by the fire brigade, ambulances and other emergency vehicles;
- Creates a public forecourt fronting Mitchell Street activated by retail such as a café and fruit shop with an area of appx 408sqm;
- Incorporates retail such as a café and fruit shop on Mitchell Street at the head of the through-site pedestrian way, opposite Henley Park;
- Achieves compliance with the minimum building separation and side setbacks of the ADG;
- Achieves a high open space standard to built forms with the communal courtyard width of 12 metres with ample direct solar access of the ADG;
- Achieves a high amenity standard to built forms with 2 hours of solar access to 70% of apartments and natural cross ventilation to 60% of apartments at the mid-winter;
- Creates a diversity of accommodation suited to a variety of lifestyles with 10% x 1 bed/ 1 bed + study, 80% x 2 bed and 10% x 3 bed apartments; with apartment sizes of 1 bed x 55-60sqm, 1 bed + study x 55-65sqm, 2 bed x 75-85sqm, 3 bed x 90-110sqm;

CAR PARK BASEMENT 1 PLAN



LEVEL 1(G) FRAMEWORK PLAN

HENLEY PARK

MITCHELL ST

1-2 STOREY DWELLINGS

EASEMENT / ROW

STILES ST

1-2 STOREY DWELLINGS

KINGSBURY ST

STORMWATER CHANNEL

COUNCIL DEPOT

TANGARRA 3 STOREY FLATS

TANGARRA ST

1-2 STOREY DWELLINGS

STANLEY ST

A B C D E F G H J K

RETAIL 427 m²

BASEMENT RAMP

x RL 14.76 x RL 15.8 x RL 16.74 x RL 15.86 x RL 14.43 x RL 14.74 x RL 15.8 x RL 15.19 x RL 13.58 x RL 15.60 x RL 14.94 x RL 12.94 x RL 12.82 x RL 13.52 x RL 14.60 x RL 14.43 x RL 12.88 x RL 13.0 x RL 13.4 x RL 13.41 x RL 14.01 x RL 12.9 x RL 13.8 x RL 13.09 x RL 12.64 x RL 13.30 x RL 13.32 x RL 13.30 x RL 13.30 x RL 12.61 x RL 13.30 x RL 12.60 x RL 12.8 x RL 12.90 x RL 12.04

1:500 @ A1
1:1000 @ A3

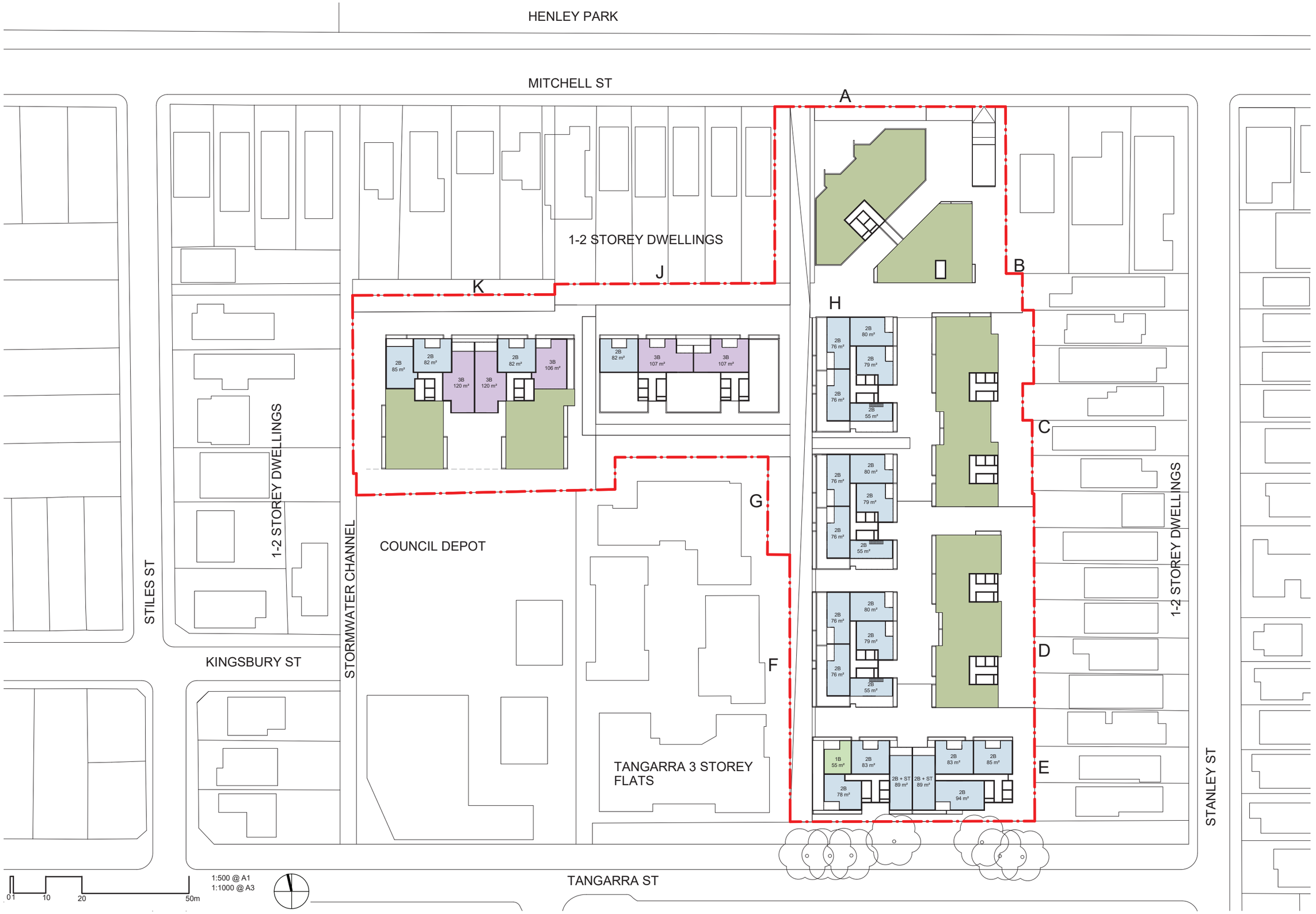
0 1 10 20 50m


HENLEY PARK
MITCHELL ST
1-2 STOREY DWELLINGS
STILES ST
1-2 STOREY DWELLINGS
KINGSBURY ST
STORMWATER CHANNEL
COUNCIL DEPOT
TANGARRA 3 STOREY FLATS
1-2 STOREY DWELLINGS
STANLEY ST
TANGARRA ST
A
B
C
D
E
F
G
H
J
K
1:500 @ A1
1:1000 @ A3
01
10
20
50m

LEVEL 3 PLANS

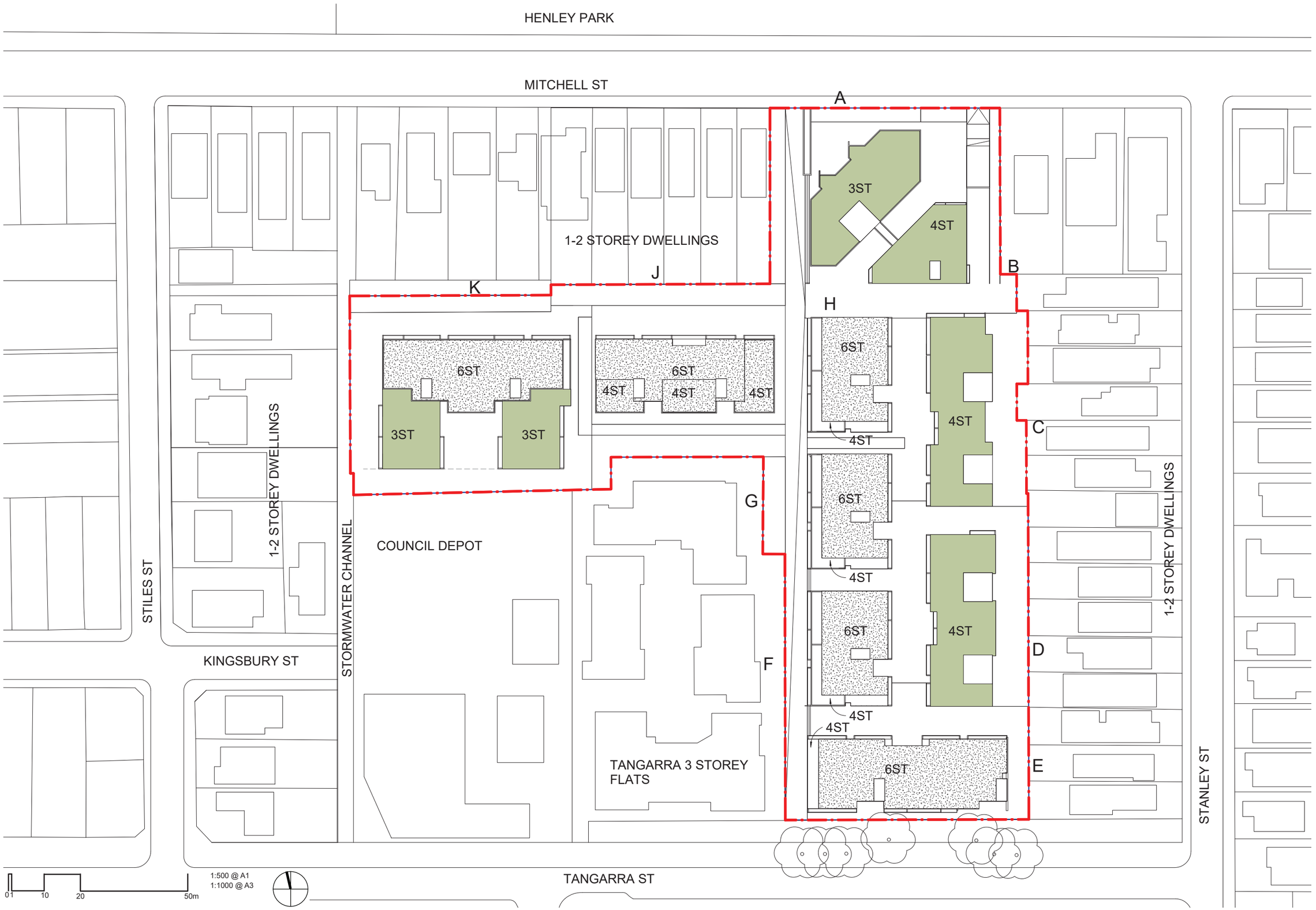

HENLEY PARK
MITCHELL ST
1-2 STOREY DWELLINGS
A
B
C
D
E
F
G
H
J
K
2B 85 m²
2B 82 m²
3B 120 m²
3B 120 m²
2B 82 m²
3B 106 m²
2B 83 m²
2B 83 m²
2B 83 m²
1B + ST 64 m²
2B + ST 103 m²
2B + ST 103 m²
2B + ST 103 m²
2B 82 m²
3B 119 m²
1B 57 m²
1B 52 m²
2B 75 m²
2B + ST 89 m²
2B 80 m²
2B + ST 78 m²
2B + ST 85 m²
1B 55 m²
2B + ST 84 m²
2B 80 m²
1B 58 m²
1B 58 m²
1B + ST 61 m²
2B 72 m²
2B 83 m²
2B + ST 86 m²
2B + ST 72 m²
2B 84 m²
2B 85 m²
2B 83 m²
2B + ST 86 m²
2B 82 m²
2B 82 m²
3B 101 m²
2B 87 m²
2B 77 m²
2B 79 m²
2B 104 m²
2B 94 m²
1-2 STOREY DWELLINGS
STILES ST
KINGSBURY ST
STORMWATER CHANNEL
COUNCIL DEPOT
TANGARRA 3 STOREY FLATS
1-2 STOREY DWELLINGS
STANLEY ST
TANGARRA ST
0 1 10 20 50m
1:500 @ A1
1:1000 @ A3

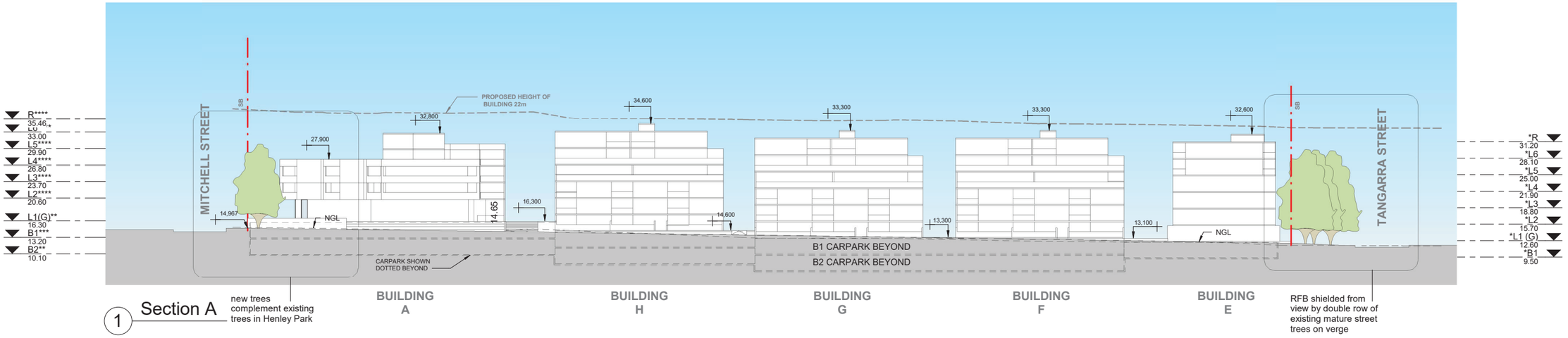
LEVEL 5 PLANS




HENLEY PARK
MITCHELL ST
1-2 STOREY DWELLINGS
A
B
C
D
E
F
G
H
J
K
2B 85 m²
2B 82 m²
2B 82 m²
3B 120 m²
3B 120 m²
3B 106 m²
2B 82 m²
3B 107 m²
3B 107 m²
2B 76 m²
2B 80 m²
2B 79 m²
2B 76 m²
2B 55 m²
2B 76 m²
2B 80 m²
2B 79 m²
2B 76 m²
2B 55 m²
2B 76 m²
2B 80 m²
2B 79 m²
2B 76 m²
2B 55 m²
1B 55 m²
2B 83 m²
2B 83 m²
2B 85 m²
2B 78 m²
2B + ST 89 m²
2B + ST 89 m²
2B 94 m²
1-2 STOREY DWELLINGS
STILES ST
KINGSBURY ST
STORMWATER CHANNEL
COUNCIL DEPOT
TANGARRA 3 STOREY FLATS
1-2 STOREY DWELLINGS
STANLEY ST
TANGARRA ST
0 1 10 20 50m
1:500 @ A1
1:1000 @ A3

ROOF PLAN

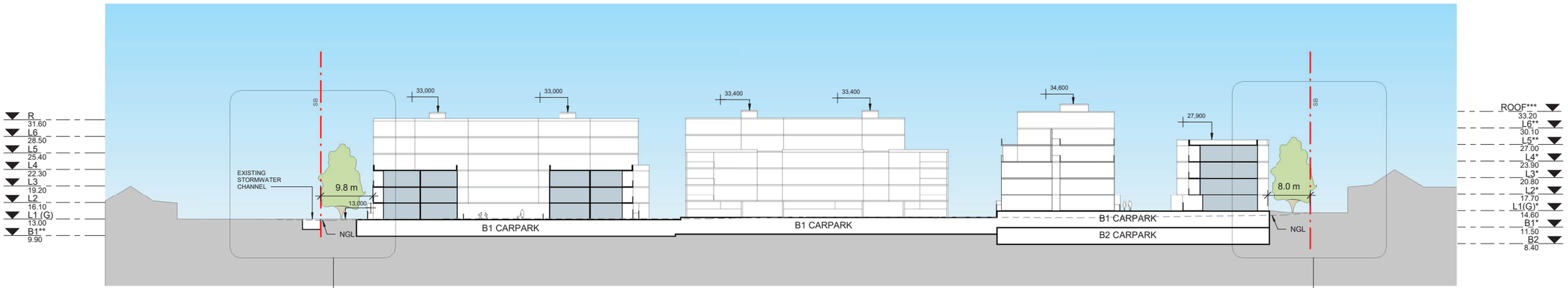

HENLEY PARK
MITCHELL ST
A
B
C
D
E
F
G
H
J
K
1-2 STOREY DWELLINGS
3ST
4ST
6ST
COUNCIL DEPOT
STORMWATER CHANNEL
STILES ST
KINGSBURY ST
TANGARRA 3 STOREY FLATS
TANGARRA ST
STANLEY ST
1:500 @ A1
1:1000 @ A3
0 1 10 20 50m



1 Section A

new trees complement existing trees in Henley Park

RFB shielded from view by double row of existing mature street trees on verge



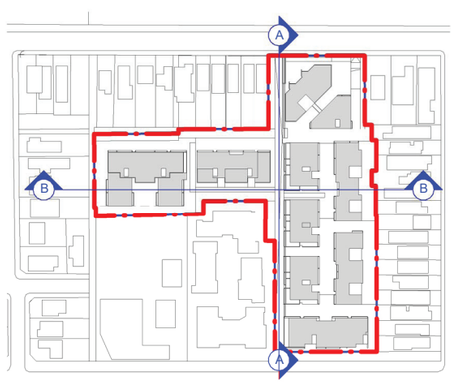
2 Section B

tree & mass planting in common open space to screen RFB from existing houses

tree & mass planting in common open space to screen RFB from existing houses

0 4 8 16 40 80m

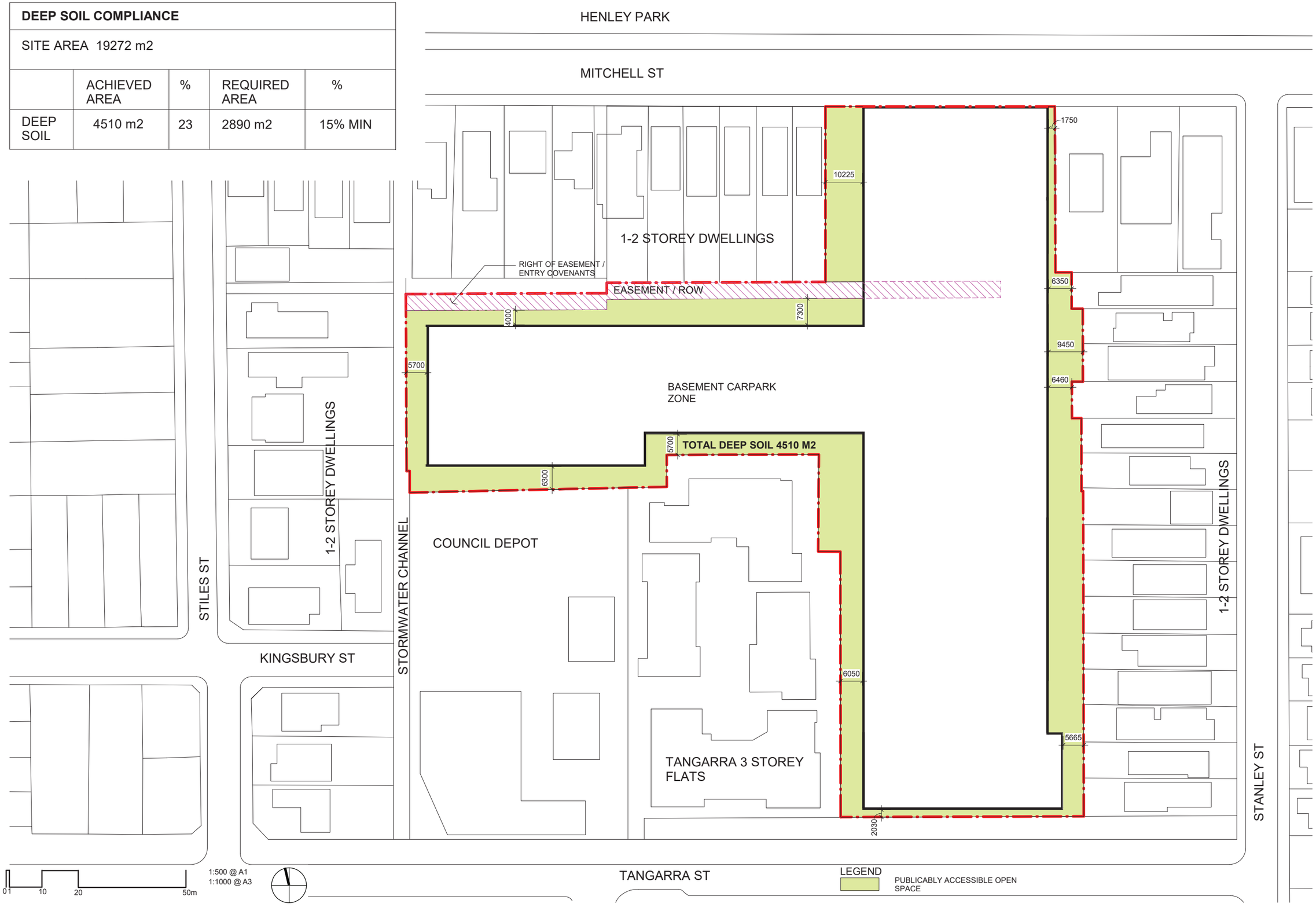
1:400 @ A1
1:800 @ A3



KEY PLAN

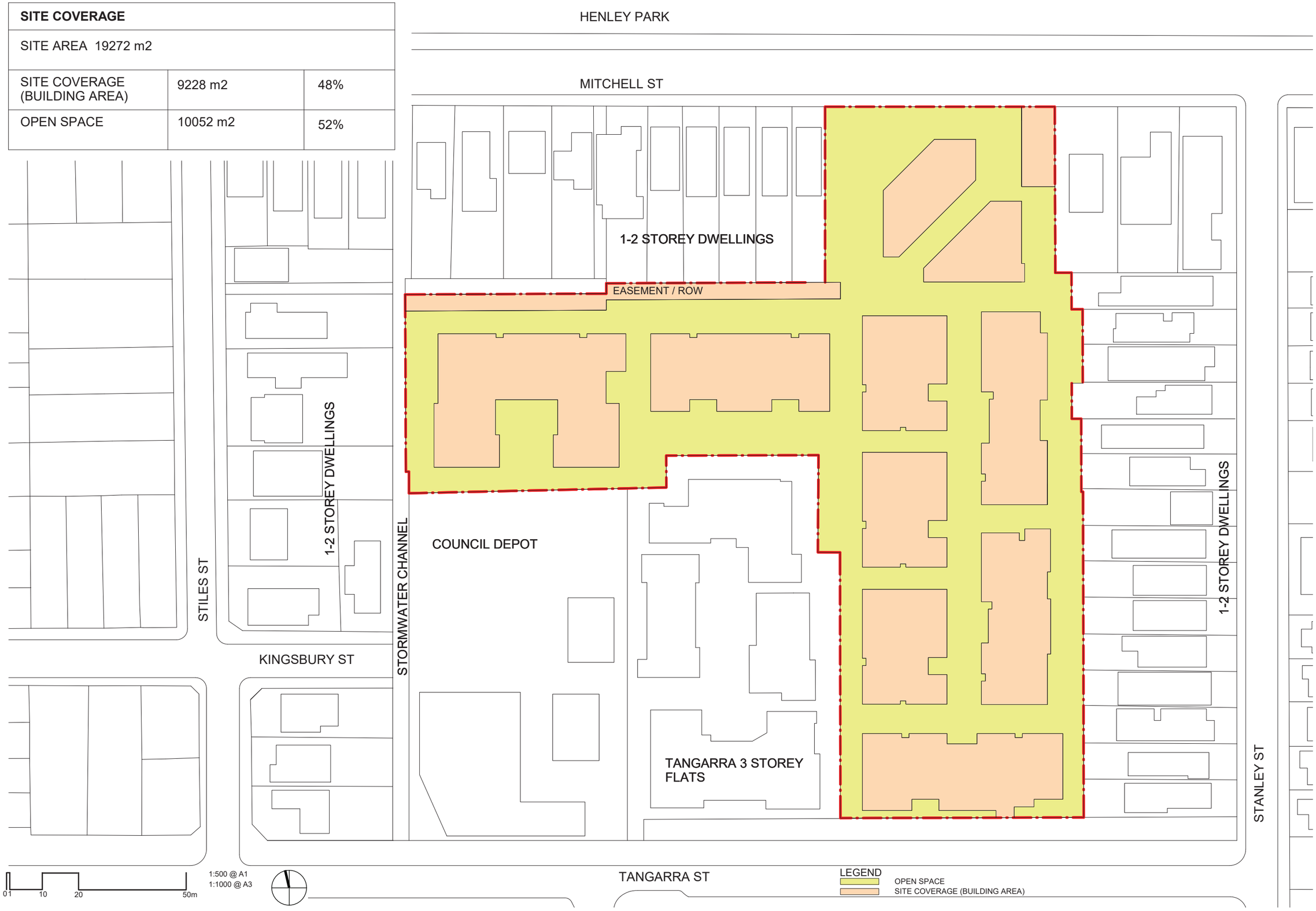
DEEP SOIL DIAGRAM

DEEP SOIL COMPLIANCE				
SITE AREA 19272 m2				
	ACHIEVED AREA	%	REQUIRED AREA	%
DEEP SOIL	4510 m2	23	2890 m2	15% MIN



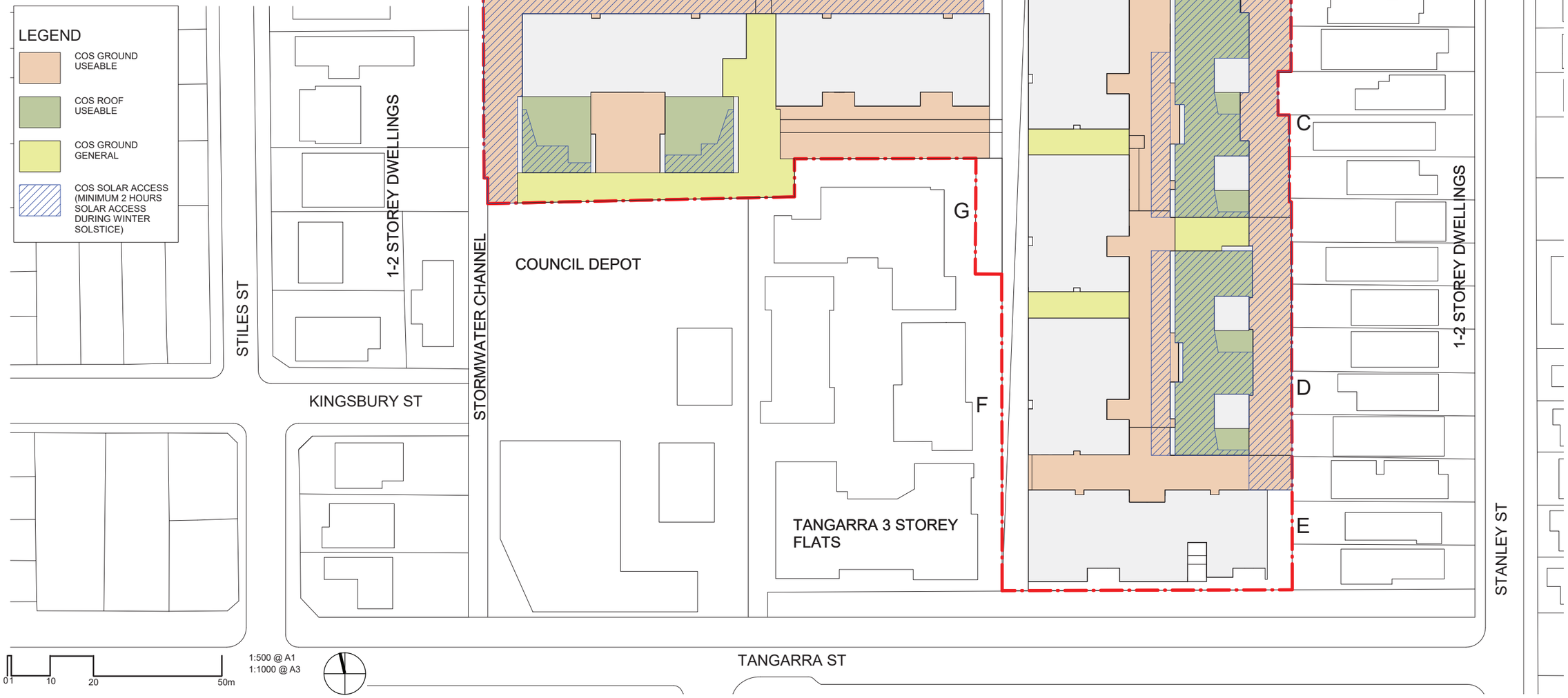
SITE COVERAGE DIAGRAM

SITE COVERAGE		
SITE AREA 19272 m2		
SITE COVERAGE (BUILDING AREA)	9228 m2	48%
OPEN SPACE	10052 m2	52%



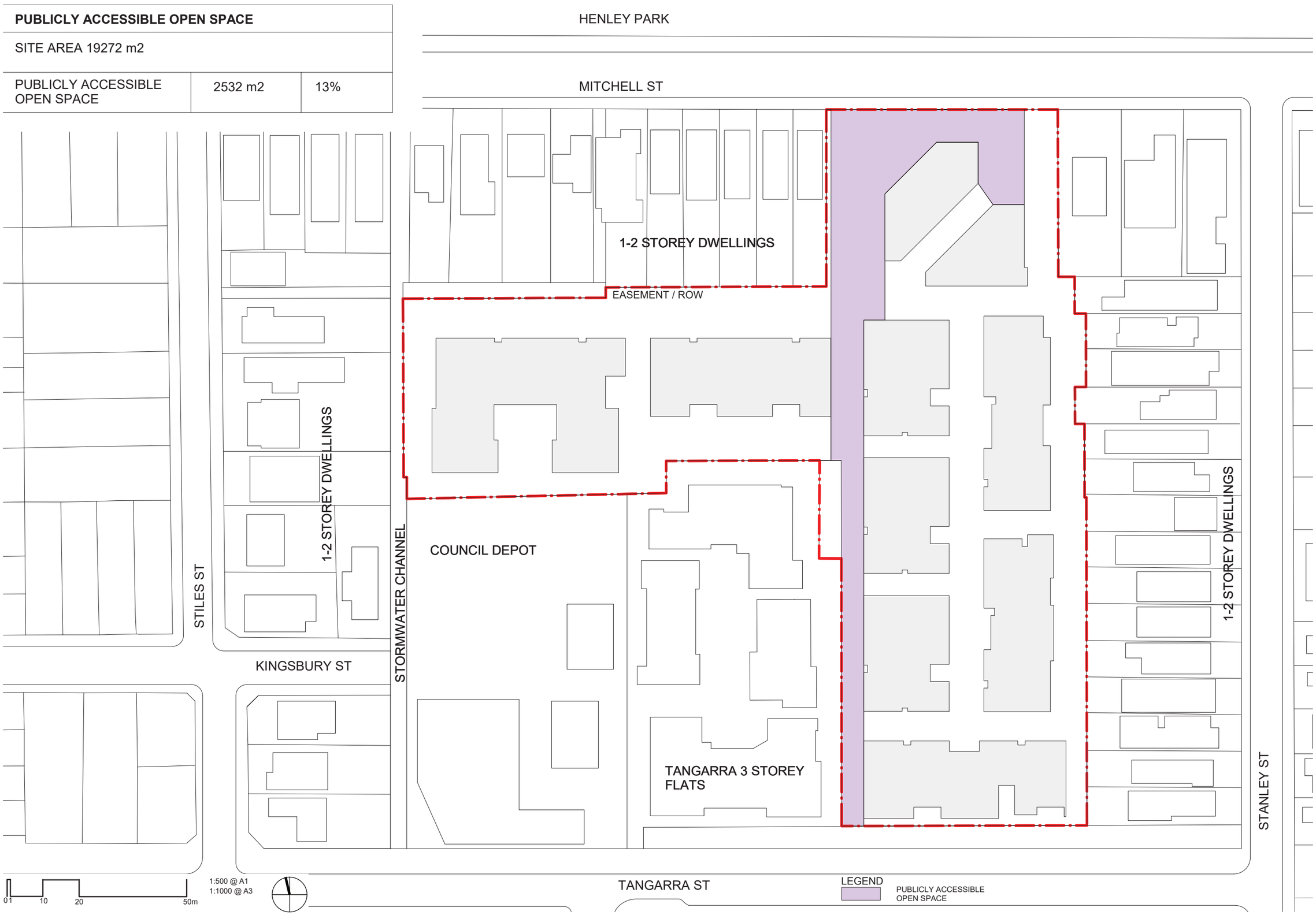
COMMUNAL OPEN SPACE DIAGRAM

COMMON OPEN SPACE COMPLIANCE				
SITE AREA 19272 m2				
	ACHIEVED AREA	%	REQUIRED AREA	
COS GROUND USEABLE	5650 m2	29%		
COS ROOF USEABLE	2973 m2	16%		
COS GROUND GENERAL	1426 m2	7%		
COS TOTAL	10,049 m2	52%	4818 m2	25% MIN
COS SOLAR TOTAL	5558 m2	115% OF MIN COS	2409 m2	50% OF MIN COS



PUBLICLY ACCESSIBLE SPACE DIAGRAM

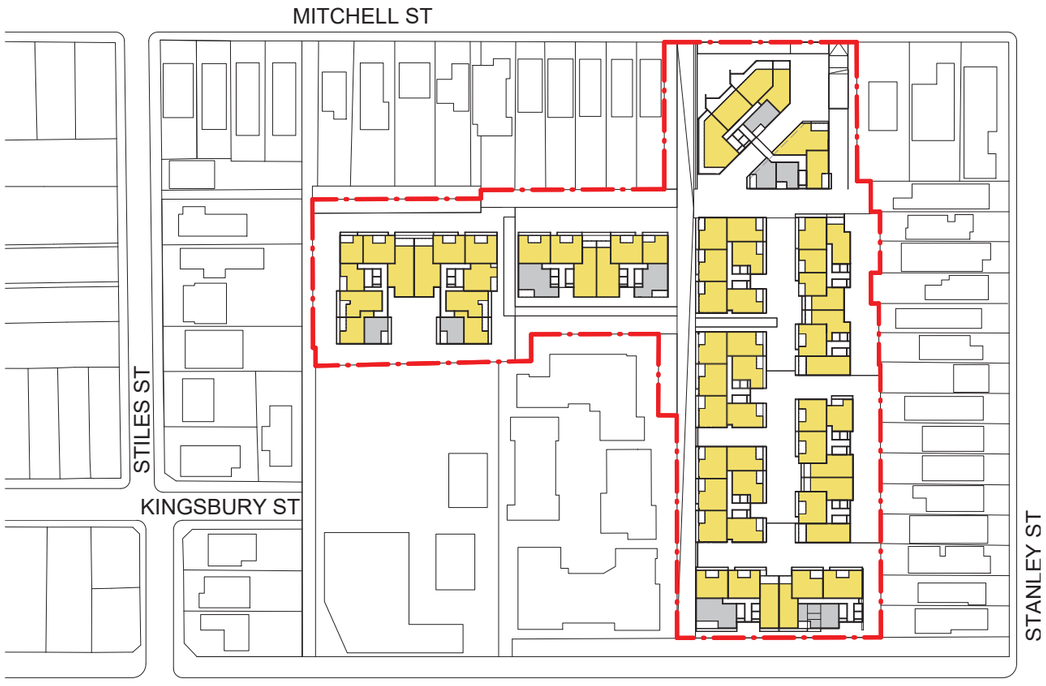
PUBLICLY ACCESSIBLE OPEN SPACE		
SITE AREA 19272 m2		
PUBLICLY ACCESSIBLE OPEN SPACE	2532 m2	13%



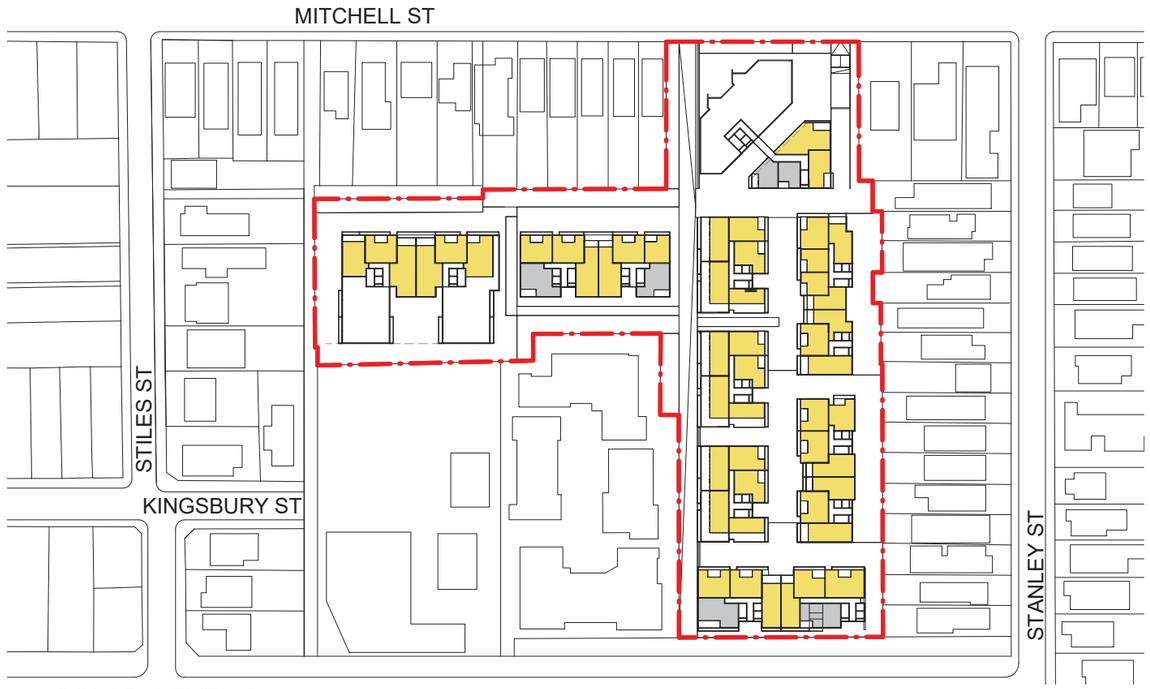
VIEW 4: COMMUNAL COURTYARD

5. CONCEPT DESIGN

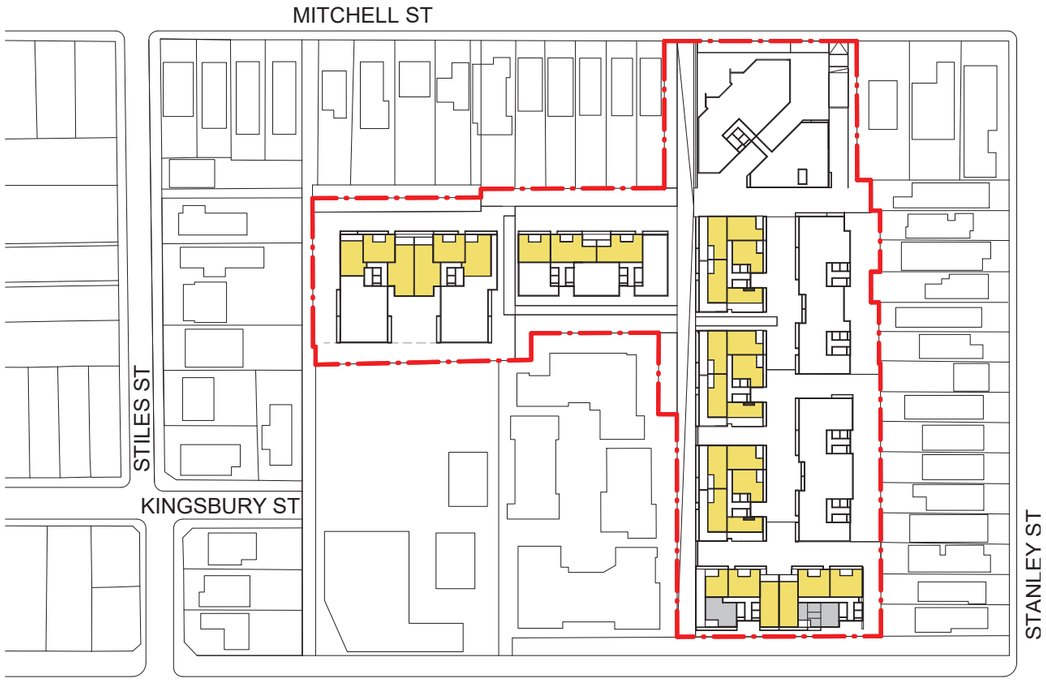
1 SOLAR_LEVEL 1(GROUND) 35 APPARTMENTS



2 SOLAR_LEVEL 2&3 104 APPARTMENTS



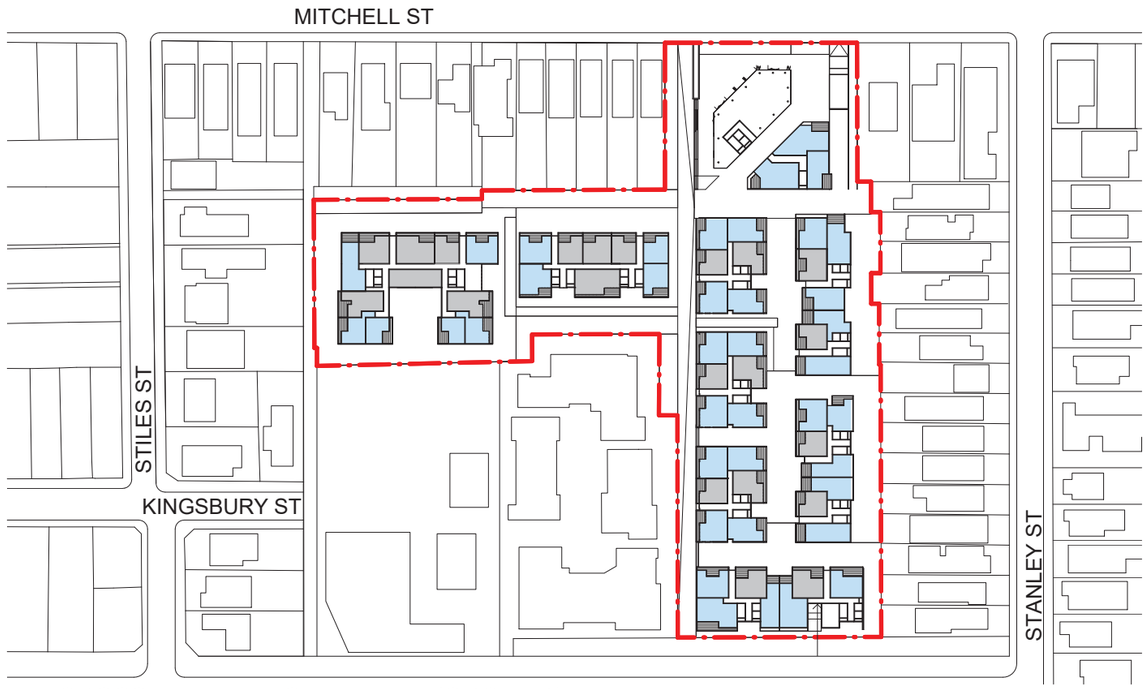
3 SOLAR_LEVEL 4 50 APPARTMENTS



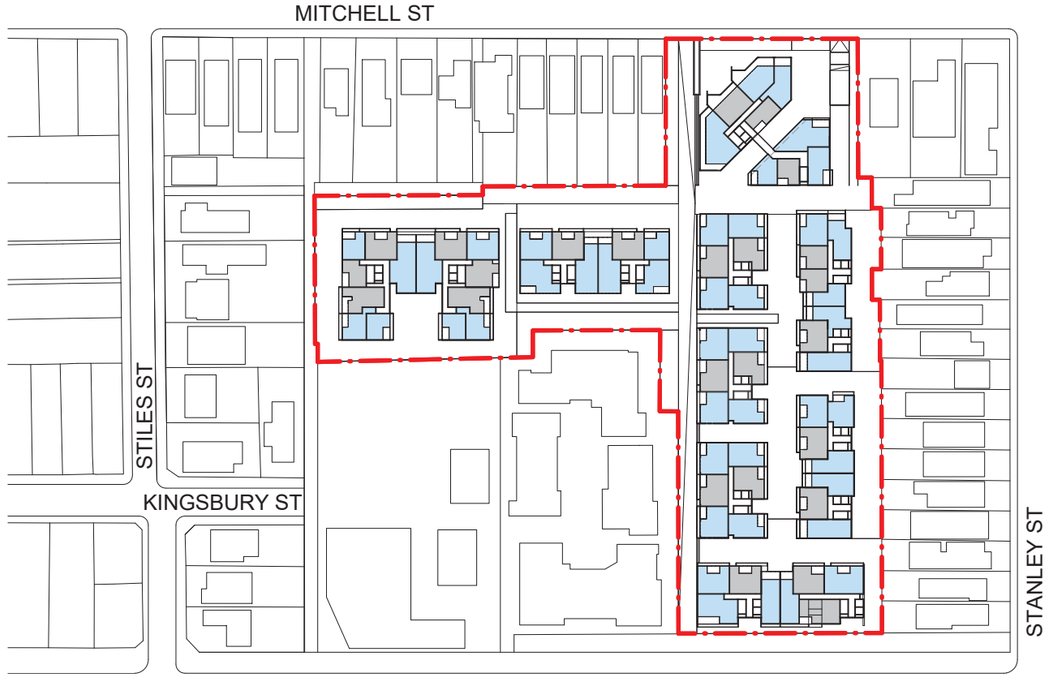
4 SOLAR_LEVEL 5&6 58 APPARTMENTS

TOTAL = 247A

CROSS VENTILATION

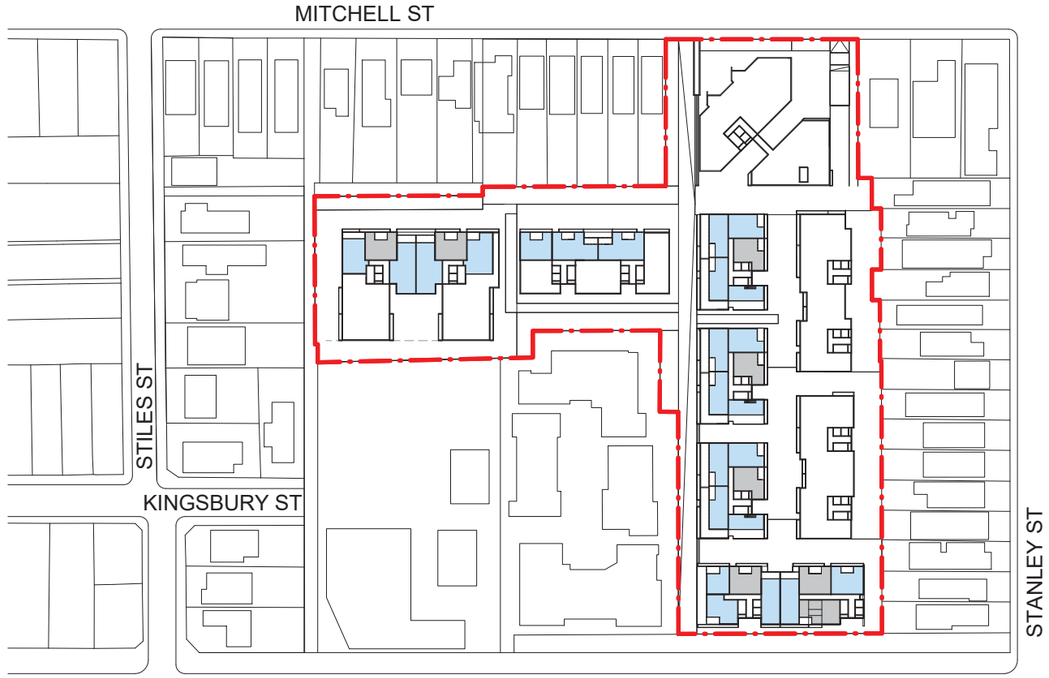


1 CROSS VENTILATION_LEVEL 1(GROUND) 40 APPARTMENTS



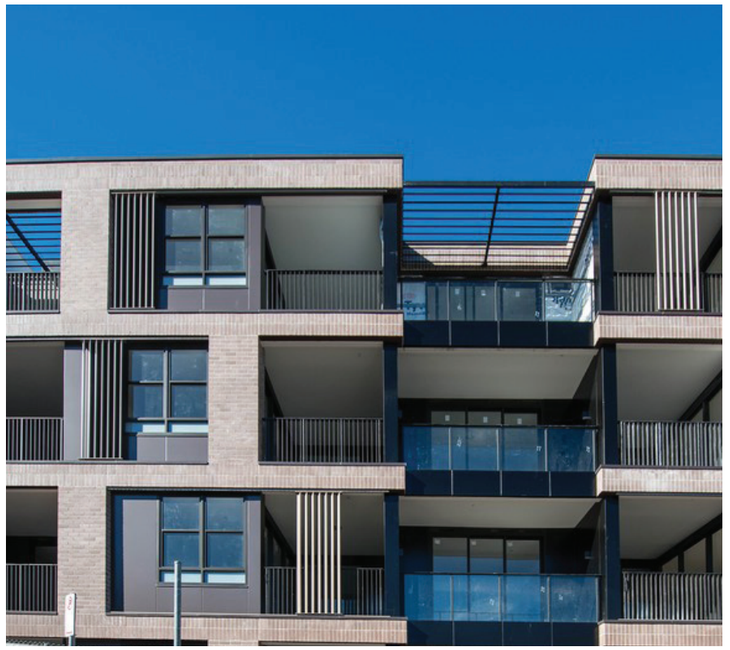
2 CROSS VENTILATION_LEVEL 2&3 94 APPARTMENTS

3 CROSS VENTILATION_LEVEL 4 40 APPARTMENTS



4 CROSS VENTILATION_LEVEL 5&6 45 APPARTMENTS

TOTAL = 219A



DEVELOPMENT DATA & SCHEDULES

DEVELOPMENT DATA

SITE AREA	19,272 m2
ZONE BLEP 2012 (EXISTING)	R1 ZONE GENERAL RESIDENTIAL R2 ZONE LOW DENSITY RESIDENTIAL
MAX FSR PERMITTED	0.5/1.2 : 1
MAX GFA POTENTIAL	21,142 m2
MAX HOB PERMITTED	8.5/11m (2/3 STOREYS POTENTIAL)
ZONE BLEP 2012 (PROPOSED)	R1 ZONE GENERAL RESIDENTIAL
FSR PROPOSED	1.6:1
GFA PROPOSED POTENTIAL	30,835 m2
HOB PROPOSED	11m (3 STOREYS POTENTIAL) 15m (4 STOREYS POTENTIAL) 18m (5 STOREYS POTENTIAL) 22m (6 STOREYS POTENTIAL)

ACCOMMODATION MIX SCHEDULE

LEVEL	1BED	2BED	3BED	TOTAL
L1(G)	14	41	7	62
L2	13	54	5	72
L3	13	54	5	72
L4	9	42	5	56
L5	1	26	5	32
L6	1	23	5	29
TOTAL	51	240	32	323
PERCENTAGE	(16%)	(74%)	(10%)	(100%)

AREA SCHEDULE (GFA/FSR)

LEVEL	AREA m2	TYPE
L1(G)	427	RETAIL
L1(G)	5954	RESIDENTIAL
L2	6545	RESIDENTIAL
L3	6606	RESIDENTIAL
L4	5240	RESIDENTIAL
L5	3006	RESIDENTIAL
L6	2978	RESIDENTIAL
GFA	30,835	
FSR	1.6:1	

PARKING SCHEDULE

	RATE	UNITS	NO
1B	1	51	51
2B	1	240	240
3B	2	32	64
VISITORS	1 PER 5	323	65
RETAIL	1/50 M2		10
TOTAL			430

NOTE : RATES AS PER TRAFFIC REPORT
PREPARED FROM TRAFFIC CONSULTANT

ADG COMPLIANCE SCHEDULE (COMPLYING + OPTION)

	ACHIEVED	%	REQUIRED	%
CV	219	68	196	60% MIN
SA	247	76	229	70% MIN
SOUTH	35 UNITS	11	49 UNITS MAX	15% MAX
COS	10049 m2	52	4818 m2	25% MIN OF SITE
COS(DS)	5558 m2	55	2409 m2	50% MIN OF COS
DEEP SOIL	4510 m2	23	2890 m2	15% MIN OF SITE

RECOMMENDATIONS

The concept design demonstrates a clear vision for the site: to create a rich and complex, socially and environmental sustainable living environment within an existing low-rise residential setting. Key concepts underlying the vision are Diversity, Connectivity and Community outlined in the Vision statement in the Introduction of this report.

The concept focuses on a ‘comb-like’ network of pedestrian pathways that facilitate easy movement through and within the site, while defining a legible framework for the placement of a diverse range of residential building form and types. The main north-south, through-site pedestrian way connects Tangarra Street East and the blocks to the south of the site with Mitchell Street and neighbouring Henley Park to the north. It inter-connects to a network of secondary pedestrian pathways that access ground level entry lobbies and communal courtyards.

The mid-block location of the site is most suitable for a through-site pedestrian way that retains the existing access through the Flower Power site for the community and extends connectivity from the area to the south of the site to Henley Park. A retail court on Mitchell Street with ground level shops will enhance the streetscape and provide a public threshold space opposite Henley Park. The streetscape and built form along Mitchell Street and Tangarra Street East will be improved.

The concept design will be developed to achieve design excellence in accordance with the Director General Design Excellence Guidelines of the DP&E. The built form, open space and apartments will comply with the principles of SEPP 65 and guidelines of the Apartment Design Guidelines; compliance will ensure that the amenity of site residents is neighbours is optimised and maintained.

The proposal will be developed to achieve architectural integrity and aesthetically appealing buildings;
The character of the proposed buildings will evolve from environmental response, orientation, internal configuration and amenity requirements, and add the diverse character of the existing building fabric.

Built form testing has confirmed that the concept design can achieve an FSR of 1.6:1 within building heights of 11 to 22m(3 to 6 storeys), without adverse amenity impacts on the site or neighbouring residences.

Specific recommendations related to existing development standards are:

Main site

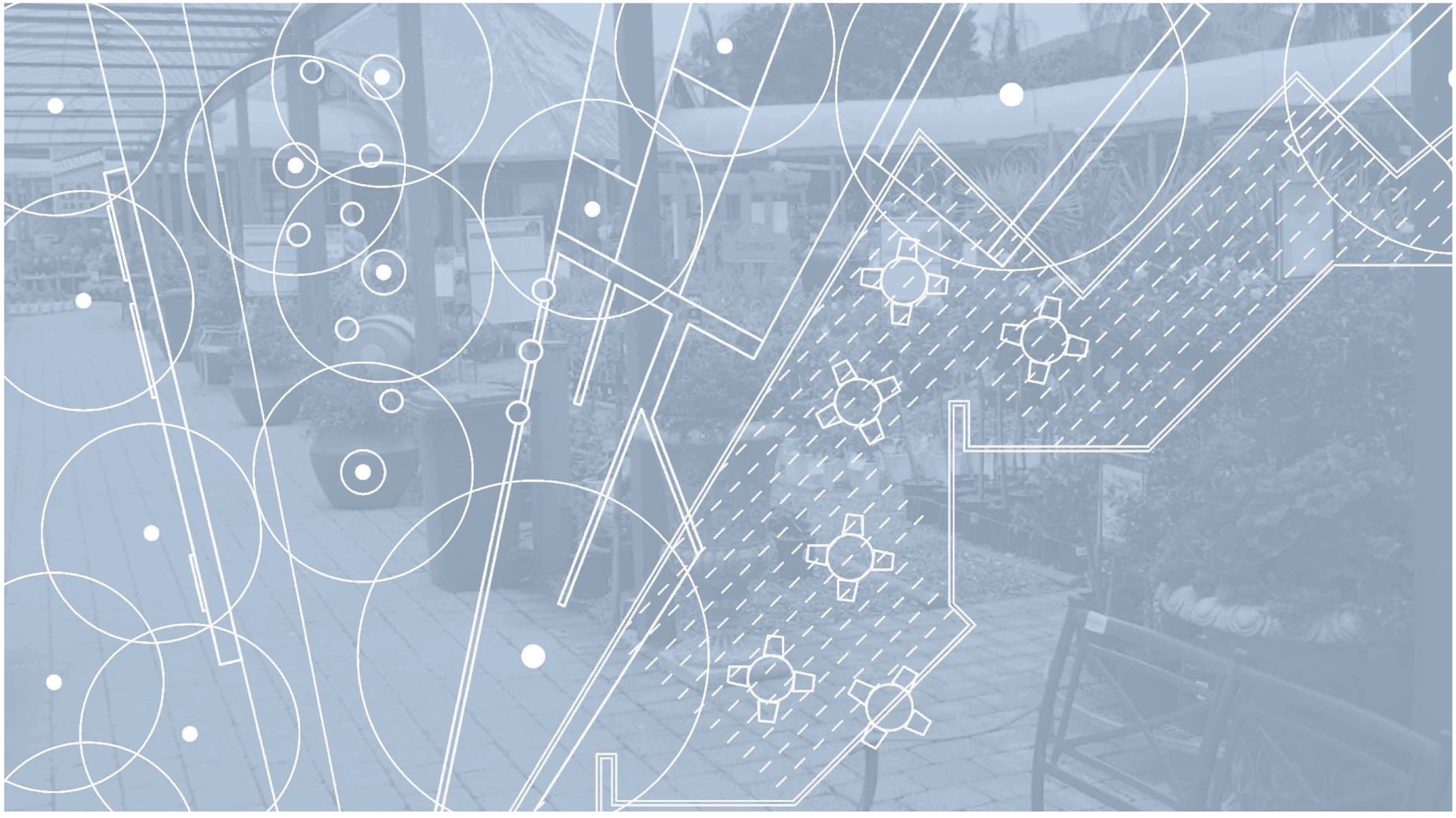
- Amend the FSR from 1.2:1 to 1.6:1 in the R1 Zone General Residential
- Amend the HOB from 11 to 22m in the R1 Zone General Residential

Small site fronting Mitchell Street

- Rezone the land from R2 Zone Low Density Residential to R1 Zone General Residential
- Amend the FSR from 0.5:1 to 1.6:1 in the R1 Zone General Residential
- Amend the HOB from 8.2 to 22m in the R1 Zone General Residential

APPENDIX A : LANDSCAPE

LANDSCAPE



FLOWER POWER SITE, CROYDON PARK

LANDSCAPE ARCHITECTURAL MASTERPLAN
Issue: A
Date: 07.02.2018

FOR:
FLOWER POWER GROUP

Sturt Noble Associates

LANDSCAPE

LOCATION & CONTEXT

The site is located in the north-eastern part of Croydon Park, a 20 minute drive from the Sydney CBD. The site is in close proximity to Henley Park, Enfield Aquatic Centre and Enfield Public School.

The site is approximately 29 600m2 with the main entry facing north onto Mitchell Street. The entry is connected to Tangarra St via a north/south publicly accessible through site link. The site is well serviced by public transport with major bus routes along Geroges River Road, Burwood Road and Coronation Parade as well as Croydon Station and Campsie Station just a short trip away.

The site is a short drive away from Burwood City Centre which provides a variety of restaurants and cafes, Burwood Plaza shopping centre, Burwood Train Station, Westfield Burwood as well as various financial institutions and healthcare facilities for locals and visitors.

CONTEXT

View 01 - Facing south on Tangarra Street

View 02 - Facing south on Mitchell Street

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landscape architecture
environmental & urban design

PROJECT
FLOWER POWER SITE, CROYDON PARK

CLIENT
FLOWER POWER GROUP

DRAWING
LOCATION AND CONTEXT

DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-01	A	br/gm	07.02.2018

NOTES

1. Open lawn area for passive and active recreation
2. 2.5 metre shared path
3. 4 to 6m wide shared way for emergency and service vehicles
4. Raised seating platform provides seating opportunities and an informal stage/viewing area
5. Pre-cast concrete seating edges bordering planting areas
6. Informal seating areas with pre-cast concrete stools
7. Outdoor dining area with picnic tables
8. Outdoor exercise equipment
9. New tree plantings
10. Resident paths stepping up through the planting to private apartments
11. Low maintenance planting offering privacy to open facades of apartment
12. Private courtyards
13. Driveway
14. New street tree planting

LEGEND

Site Boundary

Basement edge below

LANDSCAPE

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PROJECT
FLOWER POWER SITE, CROYDON PARK

CLIENT
FLOWER POWER GROUP

DRAWING
MASTERPLAN

DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-02	A	br/gm	07.02.2018

Scale 0 4 20m
1:400@A1
1:800@A3

ACN: 164 245 514 ABN: 99 164 245 514

LANDSCAPE

NOTES

1. Dense buffer around site including native trees and understorey planting
2. Communal gathering spaces providing a mix of seating options such as concrete barrel stools, large picnic table settings, concrete seat edges as well as large format ornamental planted pots to provide interest
3. Informal path made of large format concrete slabs through dense planting providing users with a sense of exploration
4. Extensive raised concrete island garden beds with widened edges for seating as well as layers of dense native planting, ornamental trees and water features
5. Densely planted raised concrete garden beds to screen private courtyards
6. Two tone paving to reinforce forms and setouts
7. Free standing concrete retaining walls with mounding and an ornamental shade tree
8. Green wall cable system to building face with native flowering vines

LEGEND

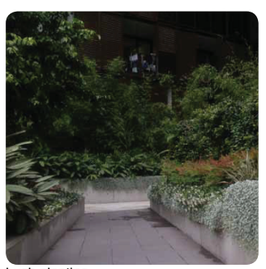
Site Boundary

Basement edge below

INDICATIVE MATERIALS AND PLANTING IMAGES


Two tone paving


Large format blocks


Lush planting


Buffer planting to adjacent site


Concrete seating walls


Circular forms and shapes

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PROJECT
FLOWER POWER SITE, CROYDON PARK

CLIENT
FLOWER POWER GROUP

DRAWING
DETAIL PLAN 1

DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-03	A	br/gm	07.02.2018

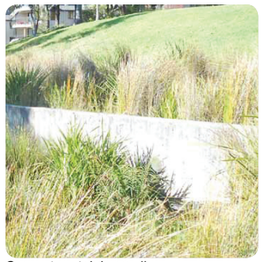
Scale 0 2 10m
1:200@A1
1:400@A3

ACN: 164 245 514 ABN: 99 164 245 514

MATERIALS AND PLANTING IMAGES


Shade tolerant planting

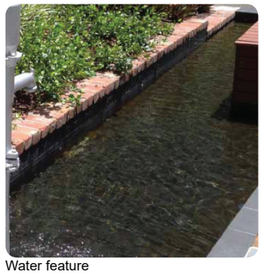

Large concrete pots

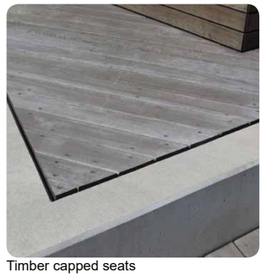

Concrete retaining walls


Concrete stairs


Pockets of planting inset in paving


Concrete stools


Water feature


Timber capped seats

NOTES

1. Free standing concrete retaining walls with mounding and an ornamental shade tree
2. Extensive raised concrete island garden beds with widened edges for seating as well as layers of dense native planting, ornamental trees and water features
3. Communal gathering spaces providing a mix of seating options such as concrete barrel stools, large picnic table settings, concrete seat edges as well as large format ornamental planted pots to provide interest
4. Densely planted raised concrete garden beds to screen private courtyards
5. Informal garden path through dense tree and understorey planting
6. Raised concrete island water feature
7. Dense buffer around site including native trees and understorey planting
8. Two tone paving to reinforce forms and setouts
9. Green wall cable system to building face with native flowering vines

LEGEND

Site Boundary

Basement edge below

LANDSCAPE

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PROJECT
FLOWER POWER SITE, CROYDON PARK

CLIENT
FLOWER POWER GROUP

DRAWING
DETAIL PLAN 2

DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-04	A	br/ gm	07.02.2018

Scale 1:200@A1 1:400@A3

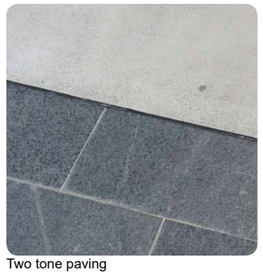
ACN: 164 245 514 ABN: 99 164 245 514

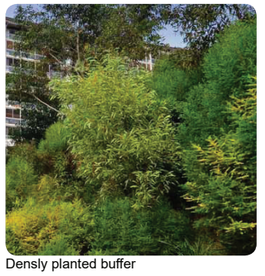
LANDSCAPE

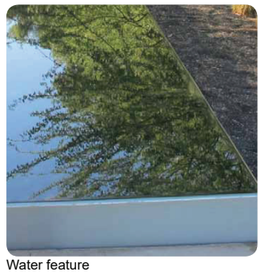
MATERIALS AND PLANTING IMAGES


Planting beds

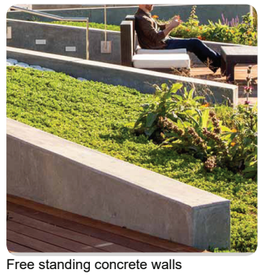

Cable wire green wall to frame


Two tone paving


Densly planted buffer


Water feature


Plaza tree planting


Free standing concrete walls


Dense planting to private courtyards

NOTES

1. Main northern through site link entry from Mitchell Street
2. Dense buffer around site including native trees and understorey planting
3. Feature ornamental shade trees with dense planted garden beds against free standing concrete retaining walls
4. Pergola, painted steel and frame creates interest and provides shade for users. Grow flowering native vines to pergola.
5. Outdoor dining table and stools
6. Driveway carpark entry with facade planted with flowering vines
7. Densely planted raised concrete garden beds to screen private courtyards
8. Extensive raised concrete island garden beds with widened edges for seating as well as layers of dense native planting, ornamental trees and water features
9. Two tone paving to reinforce forms and setouts
10. Communal gathering spaces providing a mix of seating options such as concrete barrel stools, concrete seat edges as well as large format ornamental planted pots to provide interest
11. Free standing concrete retaining walls with mounding and an ornamental shade tree
12. Informal garden path through dense tree and understorey planting
13. Green wall cable system to building face with native flowering vines

LEGEND

Site Boundary

Basement edge below

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PROJECT
FLOWER POWER SITE, CROYDON PARK

CLIENT
FLOWER POWER GROUP

DRAWING
DETAIL PLAN 4

DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-05	A	br/gm	07.02.2018

Scale 0 2 10m
1:200@A1
1:400@A3

ACN: 164 245 514 ABN: 99 164 245 514

NOTES

1. Main northern through site link entry from Mitchell Street
2. Large off-form concrete bench with back rest provides users with a spot to relax
3. Large ornamental feature tree planting bring interest and colour to the space
4. Feature ornamental shade trees with dense planted garden beds against free standing concrete retaining walls
5. Outdoor dining table and stools
6. Communal gathering spaces providing a mix of seating options such as concrete barrel stools and widened concrete planter edges
7. Driveway carpark entry with facade planted with flowering vines
8. Two tone paving to reinforce forms and setouts
9. Dense buffer around site including native trees and understorey planting
10. Pergola, painted steel and frame creates interest and provides shade for users. Grow flowering native vines to pergola.

LEGEND

Site Boundary

Basement edge below

LANDSCAPE

INDICATIVE MATERIALS AND PLANTING IMAGES

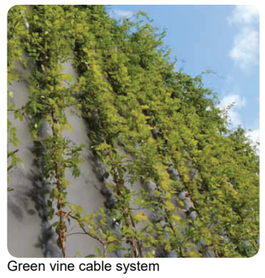

Free standing concrete walls


Outdoor dining space


Concrete barrel stools


Mounding to tree planting


Feature tree planting


Green vine cable system

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PROJECT
FLOWER POWER SITE, CROYDON PARK

CLIENT
FLOWER POWER GROUP

DRAWING
DETAIL PLAN 5

DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-06	A	br/gm	07.02.2018

Scale 1:100@A1 1:200@A3

ACN: 164 245 514 ABN: 99 164 245 514

LANDSCAPE

BLOCK K - LEVEL 6 ROOF TOP

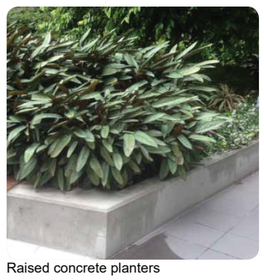
NOTES

1. Pergola, painted steel and frame creates interest and provides shade for users. Grow flowering native vines to pergola.
2. Extensive raised concrete island garden beds with widened edges for seating and layers of dense planting and ornamental shade trees
3. Astro turf to ground surface to reinforce forms and create interest and passive recreational areas.
4. Communal BBQ
5. Concrete barrel stools create alternative small gathering spaces
6. Large table and stool setting allows individuals and small groups to gather
7. Two tone paving to reinforce forms and setouts
8. Raised concrete planted beds to frame views and buffer private courtyards
9. Pallisade fence to perimeter of rooftop
10. Add large ornamental pots and planting

LEGEND

Site Boundary

MATERIALS AND PLANTING IMAGES

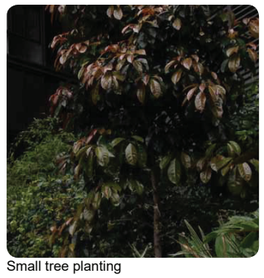

Raised concrete planters

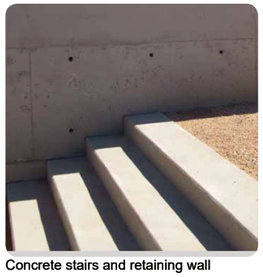

Two tone paving


Variety of planting


Pergola structure


Board finish to concrete walls


Small tree planting


Concrete stairs and retaining wall


Planting in pots


Grouped concrete stools


Astro turf

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PROJECT
FLOWER POWER SITE, CROYDON PARK

CLIENT
FLOWER POWER GROUP

DRAWING
ROOFTOP PLAN 1

DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-07	A	br/gm	07.02.2018

Scale 1:100@A1 1:200@A3

0 1 5m

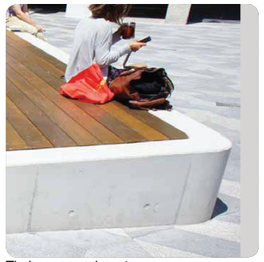
ACN: 164 245 514 ABN: 99 164 245 514

BLOCK A & B - LEVEL 6 ROOFTOP

MATERIALS AND PLANTING IMAGES


Extensive green roof

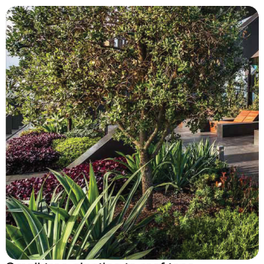

Stepping stones inset

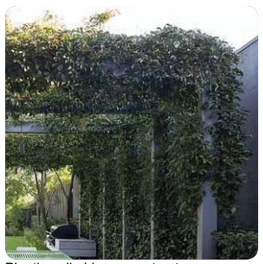

Timber capped seats


Planting spilling over structure


Astro turf


Sun beds


Small tree planting to roof tops


Planting climbing over structure

NOTES

1. Astro turf to ground surface to reinforce forms and create interest and passive recreational areas.
2. Extensive raised concrete island garden beds with widened edges for seating and layers of dense planting and small trees
3. Communal BBQ
4. Large table and stool setting allows individuals and small groups to gather
5. Pergola, painted steel and frame creates interest and provides shade for users. Grow flowering native vines to pergola.
6. Extensive green roof with a variety of plant species providing interest. Maintanence access only to this area.
7. Outdoor excercise equipment on coloured softfall
8. Outdoor sunbeds provide users with a place to relax in the sun
9. Multiple small gathering areas with a variety of seating options
10. Two tone paving to reinforce forms and setouts
11. Pallisade fence to perimetre of rooftop
12. Timber capped ends to concrete planters provide places for users to relax
13. Raised concrete planted beds to frame views and provide enclosure to rooftops

LEGEND

Site Boundary

LANDSCAPE

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PROJECT
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CLIENT
FLOWER POWER GROUP

DRAWING
ROOFTOP PLAN 1

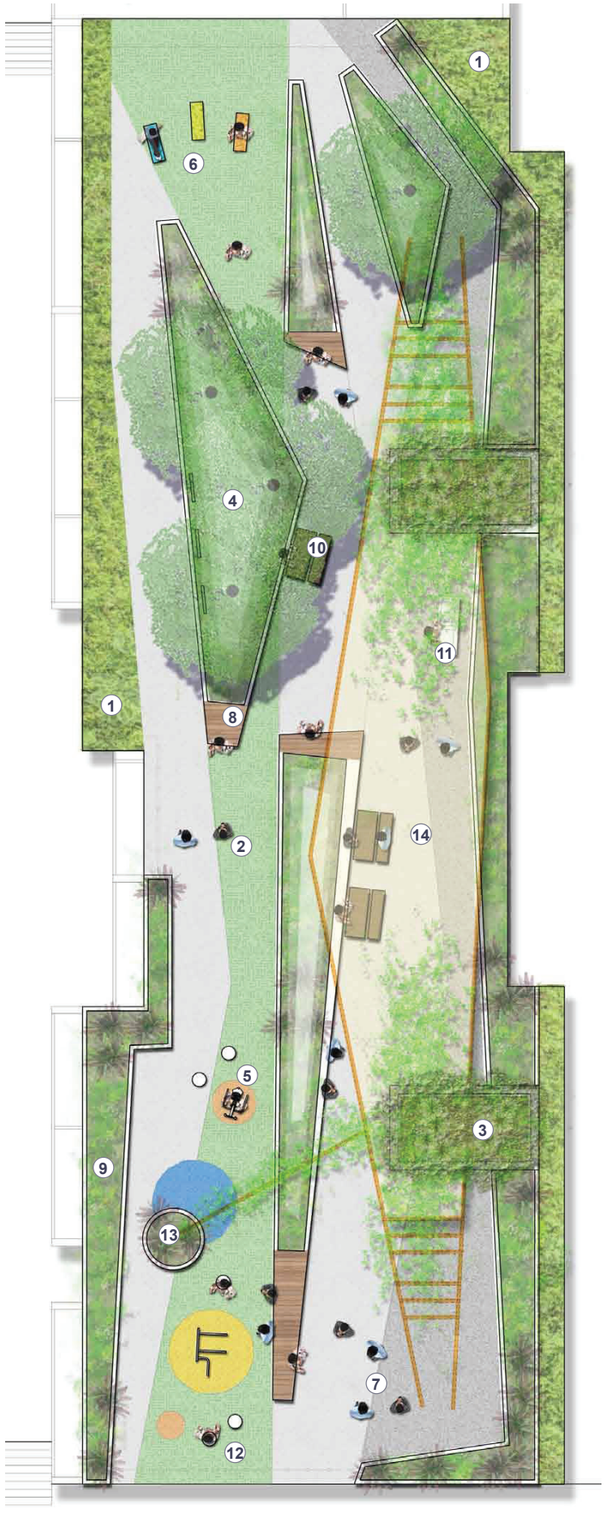
DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-08	A	br/gm	07.02.2018

Scale 1:100@A1 1:200@A3 (0 1 5m)

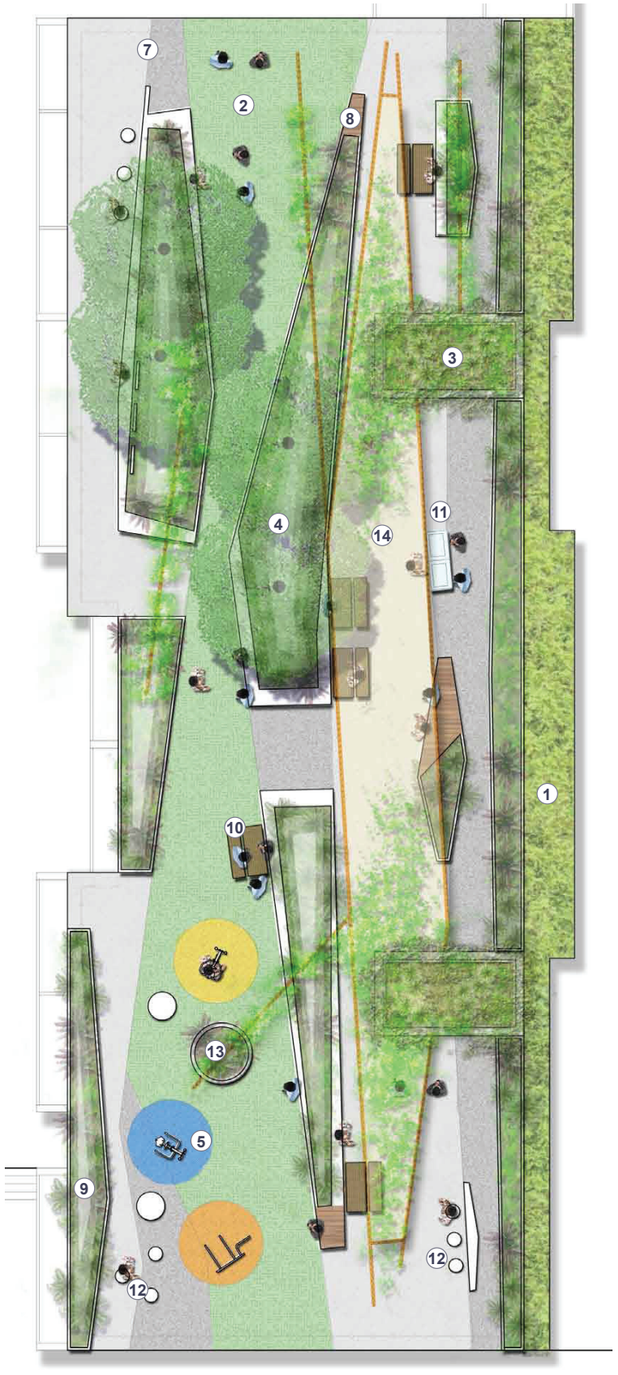
ACN: 164 245 514 ABN: 99 164 245 514

LANDSCAPE

BLOCK C - LEVEL 6 ROOFTOP



BLOCK D - LEVEL 6 ROOFTOP



MATERIALS AND PLANTING IMAGES


Outdoor gym equipment


Angled concrete walls

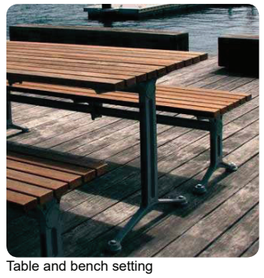


Table and bench setting


Planting climbing over structure


Dense roof planting


Extensive green roof


Astro turf


Large concrete planters

NOTES

1. Maintanence access only extensive green roof with a variety of plant species providing interest
2. Astro turf to ground surface to reinforce forms and create interest and passive recreational areas.
3. Add hob and plant on roof of lift overrun with cascading species.
4. Extensive raised concrete island garden beds with widened edges for seating and layers of dense planting and small trees
5. Outdoor excercise equipment on coloured softfall
6. Outdoor sunbeds provide users with a place to relax in the sun
7. Two tone paving to reinforce forms and setouts
8. Timber capped ends to concrete planters provide places for users to sit
9. Raised concrete planted beds to frame views and provide enclosure to rooftops
10. Large picnic table and stool settings allow more formal gatherings between individuals and groups
11. Communal BBQ
12. Multiple small gathering areas with alternative seating options such as concrete stools and large format concrete benches
13. Large format concrete pots with planting climbers trained to pergola frame
14. Pergola, painted steel and frame creates interest and provides shade for users. Grow flowering native vines to pergola.

LEGEND

Site Boundary

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PROJECT
FLOWER POWER SITE, CROYDON PARK

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DRAWING
ROOFTOP PLAN 2

DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-09	A	br/gm	07.02.2018

Scale 0 1 5m
1:100@A1
1:200@A3

ACN: 164 245 514 ABN: 99 164 245 514

PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE
	TREES		
Ac	*Archontophoenix cunninghamiana*	Bangalow Palm	200L
Bi	*Banksia integrifolia*	Coast Banksia	100L
Ee	*Elaeocarpus eumundi*	Quandong	100L
Er	*Elaeocarpus reticulatus*	Blueberry Ash	100L
Pm	*Polyscias murrayi*	Pencil Cedar	100L
Tl	*Tristaniopsis laurina 'Luscious'*	Water Gum	200L
	SHRUBS & GROUNDCOVERS		
	Alpinia caerulea	Native Ginger	5L
	Alcantarea imperialis	Giant Bromiliad	5L
	Anigozanthos flavidus	Kangaroo Paw	150mm
	Asplenium australasicum	Birds Nest Fern	5L
	Bambusa lako	Bamboo	25L
	Banksia robur	Swamp Banksia	45L
	Blechnum nudum	Water Fern	5L
	Blechnum 'Silver Lady'	Silver Lady Fern	5L
	Cordyline glauca	Green Ti Plant	5L
	Cordyline terminalis 'Rubra'	Cordyline Rubra	5L
	Ctenanthe setosa 'Grey star'	Grey Star Ctenanthe	5L
	Dianella caerulea	Blue flax lily	150mm
	Dianella revoluta 'Silver streak'	Dianella Silver Streak	150mm
	Dichondra argentea 'Silver falls'	Dichondra Silver Falls	150mm
	Doodia media	Rasp Fern	150mm
	Doryanthes excelsa	Gymea Lily	25L
	Hibbertia scandens	Guinea Flower	150L
	Liriope spicata 'Variegata'	Creeping Lilyturf	TUBE
	Lomandra hystrix	Spiny-head mat rush	TUBE
	Lomandra longifolia	Mat Rush	TUBE
	Lomandra tanika	Lomandra Tanika	TUBE
	Macrozamia communis	Burrawang	25L
	Philodendron xanadu	Xanadu	5L
	Rhaphiolepis indica	Indian Hawthorn	5L
	Rhapis excelsa	Broadleaf Lady palm	25L
	Strelitzia reginae	Birds of Paradise	5L
	Trachelospermum jasminoides	Star Jasmine	150mm
	Viola hederacea	Native Violet	150mm
	Westringia fruiticosa 'Naringa'	Naringa	5L
	Zamia furfuracae	Cardboard Palm	5L

INDICATIVE SELECTION FROM PROJECT SCHEDULE


Polyscias murrayi


Lomandra tanika


Philodendron xanadu


Doryanthes excelsa


Zamia furfuracae


Banksia robur


Anigozanthos flavidus


Liriope spicata 'Variegata'


Archontophoenix cunninghamiana


Strelitzia reginae


Bambusa lako


Blechnum 'Silver Lady'


Tristaniopsis laurina 'Luscious'


Dichondra argentea 'Silver falls'


Lomandra hystrix


Cordyline glauca


Banksia integrifolia


Cordyline terminalis 'Rubra'


Dianella revoluta 'Silver streak'


Westringia fruiticosa 'Naringa'

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PROJECT
FLOWER POWER SITE, CROYDON PARK

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FLOWER POWER GROUP

DRAWING
PLANTING SCHEDULE & IMAGES

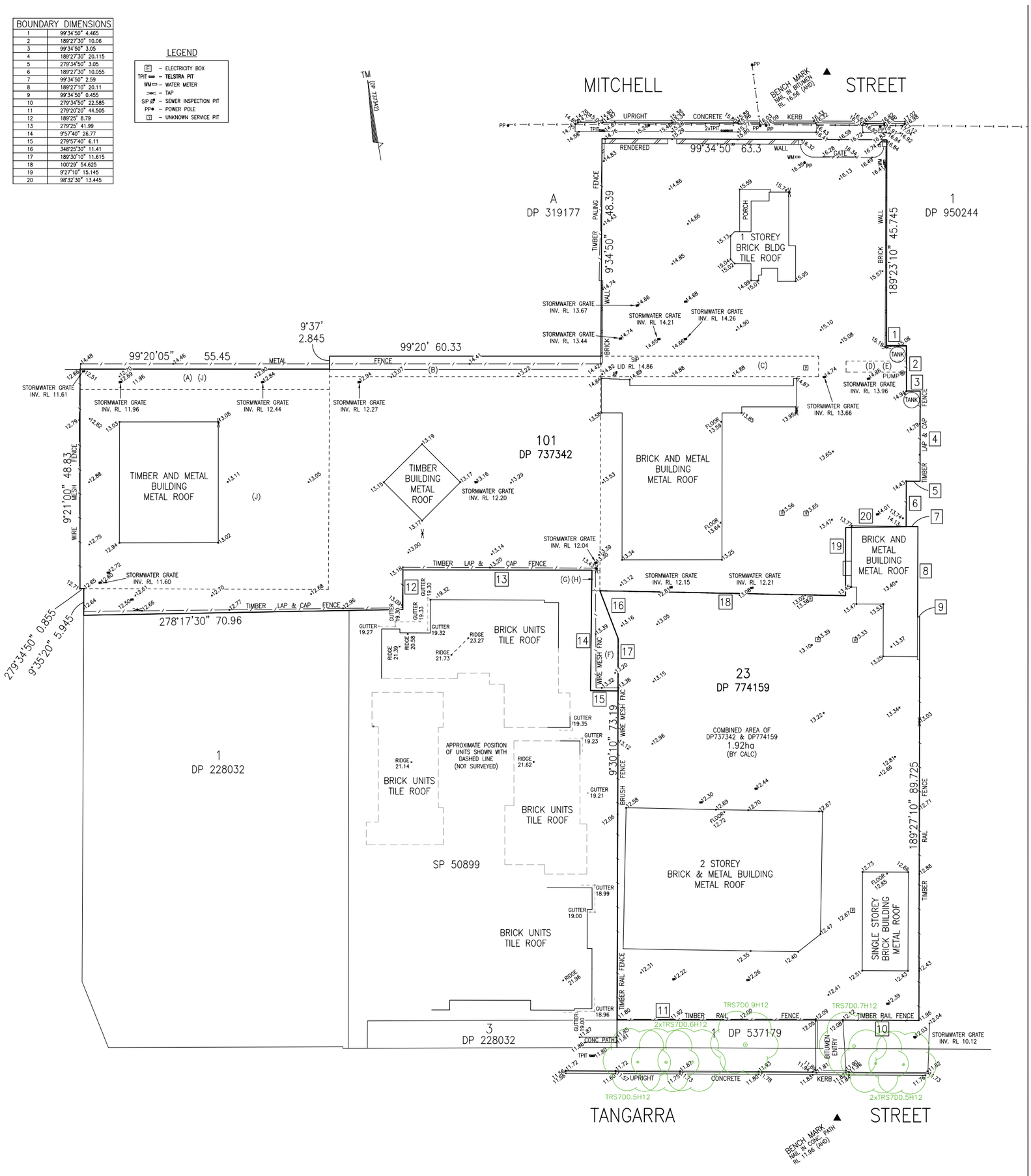
DRAWING No.	ISSUE	DRAWN	DATE
MP-1741-10	A	br/gm	07.02.2018

APPENDIX B : SURVEY

BOUNDARY DIMENSIONS	
1	99°34'50" 4.465
2	189°27'30" 10.06
3	99°34'50" 3.05
4	189°27'30" 20.115
5	279°34'50" 3.05
6	189°27'30" 10.055
7	99°34'50" 2.59
8	189°27'10" 20.11
9	99°34'50" 0.455
10	279°34'50" 22.585
11	279°20'20" 44.505
12	189°25' 8.79
13	279°25' 41.99
14	9°57'40" 26.77
15	279°57'40" 6.11
16	348°25'30" 11.41
17	189°30'10" 11.615
18	100°29' 54.625
19	9°27'10" 15.145
20	98°32'30" 13.445

LEGEND

- [E] – ELECTRICITY BOX
- TPIT – TELSTRA PIT
- WM – WATER METER
- TAP
- SIP – SEWER INSPECTION PIT
- PP – POWER POLE
- [?] – UNKNOWN SERVICE PIT



NOTES

* BOUNDARY DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM THE DEPOSITED PLAN.
* IF ANY WORK IS TO BE UNDERTAKEN ON OR NEAR THE BOUNDARIES IT IS RECOMMENDED TO CARRY OUT FURTHER SURVEY WORK TO DEFINE THE BOUNDARIES.
* RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC AND IF CRITICAL SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY.
* NO SERVICE SEARCH HAS BEEN UNDERTAKEN, ONLY THOSE SERVICES WITHIN THE PROPERTY VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED.
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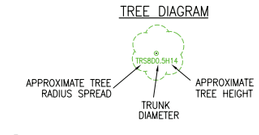
TREE DIAGRAM



(A) – SITE OF EASEMENT 4.57 WIDE CREATED BY TRANSFER No.C365011
(B) – SITE OF EASEMENT 4.57 WIDE CREATED BY TRANSFER No.A200514
(C) – RIGHT OF ENTRY 4.57 WIDE CREATED BY TRANSFER No.A213256
(D) – RIGHT OF ENTRY 2.44 WIDE CREATED BY TRANSFER No.A525925
(E) – COVENANT CREATED BY TRANSFER No.A525925
(F) – COVENANT CREATED BY TRANSFER No.J509804
(G) – COVENANT CREATED BY TRANSFER No.H351022
(H) – COVENANT CREATED BY TRANSFER No.H363356
(J) – LAND EX. MINERALS – A405007

DIAL 1100 BEFORE YOU DIG

CLIENT	The Flower Power Group			
REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECK BY
A 07.06.2013	AS SURVEYED ON SITE	MG	KL	MG

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DATE OF SURVEY	04 - 06.06.2013
ORIGIN OF LEVELS	SSM 91835 RL 11.89 AHD
CONTOUR INTERVAL	N/A
CAD FILE No.	12385_DET_A.dwg

DRAWING TITLE
PLAN SHOWING DETAIL & LEVELS OVER LOT 101 DP 737342 & LOT 23 DP 774159
25-29 MITCHELL STREET, CROYDON PARK

SCALE	1:400 @ A1
REVISION	A
SHEET	1 OF 1
JOB No.	12385

SURVEY

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