

84 Tallawong Road, Rouse Hill, NSW

Darug Country

Landscape Concept Design



ratio:

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Table of Contents

Section

Page No.

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Acknowledgment of Country

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We appreciate the rich cultures and deep spiritual connection to Country and pay our respects to Elders past, present, and emerging.

The Subject Land is part of the Country of the Dharug people, the Traditional Custodians, whose deep connection to land, water, and community is acknowledged and respected.

Introduction

This Landscape Architecture Concept Package has been prepared by Ratio Consultants to accompany a State Significant Development Application (**SSDA**) for residential development with in-fill affordable housing at 84 Tallawong Road, Rouse Hill (the site).

This SSDA seeks consent to amend three existing consents (SPP-17-00031, SPP-17-00032, and SPP-17-00033) for residential development comprising 1 shop-to housing building and 5 residential flat buildings with a combined total of 411 units (including 70 affordable housing units).

The legal description of the site is Lot 63 in Deposited Plan 30186.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-80287510).

1

More particularly this SSDA seeks consent for an additional 78 dwellings (including 70 affordable housing units) and 21 car spaces to deliver a total of 411 apartments and 526 car spaces within the development of 1 shop-to housing building and 5 residential flat buildings consistent with the infill affordable housing provisions of Chapter 2, Part 2, Div. 1 of State Environmental Planning Policy (Housing) 2021.

A comparison of the approved developments and the scope of the modifications are as follows:

Approved Under Existing Consents	Sought For Consent Under This SSDA	Total	Approved Under Existing Consents	Sought For Consent Under This SSDA	Total
Apartment Yield			Retail Floor Space (Lot 1 Only)		
Lot 1			Lot 1		
112	+25 apartments	135	120 sqm	-1.81sqm	118.19 sqm
Lot 2			Parking		
112	+28 apartments	138	Lot 1		
Lot 3			Lot 1		
109	+26 apartments	138	175	-9 car spaces	166
Total			Lot 2		
333	+78 apartments (including 70 affordable housing units)	411	168	+22 car spaces	190
Landscaped areas			Lot 3		
Lot 1			Lot 3		
1,253 sqm.	- 370 sqm.	883 sqm.	168	+2 car spaces	170
Lot 2			Total		
1,362 sqm.	- 533 sqm.	829 sqm.	511	+15 car spaces	526
Lot 3					
1,320 sqm.	+52 sqm.	1,372 sqm.			
Total					
3,935 sqm. (25% of site area)	- 851 sqm.	3,084 sqm. (20% of site area)			

Site Description

The site is located at 84 Tallawong Road, Rouse Hill NSW.

The primary access is provided from Tallawong Road, a road where new medium density and apartment buildings have been constructed for the last years. Please see the architecture design package for reference on existing new developments along Tallawong Road and its surroundings.

To the north of the site, a new school is currently under construction. A road named Road #1 (see map) will provide access to the subject site and neighbouring sites.

A new road named Wilbetree Street will be constructed along the eastern boundary.

Pomany street runs along the southern boundary. The southern edge adjoins established residential land uses, reinforcing the precinct's residential character.

The Site is 15,267 sqm with general dimensions of 237m (north-south) X 70m (east-west)

Existing trees have been removed under a separate approval associated with a local planning consent for a school development adjacent to the subject site, specifically at 24 Macquarie Road. This consent has already been activated.



Methodology

The landscape design for this proposal builds upon the approved landscape plan prepared by Creative Planning Solutions, approved by Blacktown City Council on 19 August 2022 (D22/357477).

We have been instructed by the client, LK Property Group, to closely follow the intent and framework of the approved landscape plan while aligning it with the revised architectural layout prepared by Place Studio and civil engineering plans.

Our landscape design follows the approved landscape plan, providing some minor changes on the ground level. The differences respond to the new conditions presented by the revised architecture plans related to the location of deep soil zones, underground rainwater tanks, and rooftop terrace areas. In general, deep soil areas have been prioritized to allow green spaces and tree planting. Different seating and activity areas, from the original design, have been reaccommodated to avoid being within deep soil zones.

The specific changes on the ground level compared to the approved plan are as follows:

- The fitness area has been relocated slightly to the east responding to the deep soil zones, ensuring that trees and green spaces are prioritized within the deep soil areas.

- Less trees have been planted along Road #1 on the perimeter of the site due to OSD tanks. Building A previous trees within this front was 5; now is 2. Building B previously had 8 trees on that front; now it has 4 trees. Building C previously had 7 trees; now it has 5 trees.
- Planters with climbers have been added along the internal footpath (internal southern facade) to soften high walls caused by level differences.
- 4 benches along the northern side of the main ramp from Tallawong Road have been omitted due to ramps, level changes, and limited space.
- The children's play area has been relocated to the east to avoid placement over the deep soil zones, which are prioritized for tree planting.
- Additional communal open spaces have been provided within the central green space and fronting the vehicle ramps from Road #1. This has been possible due to the changes to the basement car ramp slab.
- Extra shrubs in planters have been added along the site's perimeter to reflect changes in the architectural layout.
- The 6 rooftop terraces has been reduced from 3492sqm (582sqm each) to 1152sqm (192sqm each), reducing the different amenities previously provided including children's play area and fitness area. The current design maintains bbq areas, pergola, and various seating areas.

APPROVED LANDSCAPE PLAN - 2022:



Methodology

ASSESSMENT AND FINDINGS:

This landscape architecture design responds to the following requirements from the **Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (DCP)** which requires a landscape plan to be submitted with every application for multi-dwelling housing and residential flat buildings.

4.1.3.2 Controls

2. Indigenous species are to make up more than 50% of the plant material mix.

- **Proposal:** The proposed landscape design provides a strong emphasis on native species, as outlined in the planting schedule. Of the 15 proposed trees, 8 are native species, representing 53% of the total. For shrubs, 34 of the 48 species are native, representing 71% of the total.

3. The majority of plant species are to be selected from the preferred species listed at Appendix D.

- **Proposal:** This landscape design considers 95 species from Appendix D – 'Prescribed Trees and Preferred Species List', and 10 species that are not included in the list. These additional species were selected for their suitability to site conditions, contribution to seasonal variety, and ability to enhance ecological and amenity outcomes.

4.3.5.2 Controls

6. The first 3m of the side and rear setback must be a deep soil zone.

- **Proposal:** A deep soil zone of approximately 3 m width and minimum 6 m depth is provided along the site perimeter, accommodating tree planting and supporting healthy canopy growth.

11. Ground level common open space must include deep soil planting. Large areas of consolidated planting are preferred over narrow perimeter planting.

- **Proposal:** The total site area is 15,267 m², requiring 2,290 m² of deep soil (15%), including a minimum of 1,069 m² (7%) with a 6 m depth. The proposal provides

2,309 m² (15%) of deep soil. This includes 1226 m² (8%) distributed across seven large deep soil zones within the central connecting green paths, as well as 1,083 m² (7%) located along the site perimeter with a minimum depth of 6 m.

12. Common open space above ground level must not exceed a maximum of 30% on podium, balcony or terrace area and 30% of the total common open space on the roof of the building

- **Proposal:** The proposed communal open space within terraces, within the six buildings is 1152 sqm, which is 7.5% of the total site area. The proposed communal open space within the ground level is 4566 sqm, which is 29% of the total site area (15,327.25 m²).

13. Outdoor spaces on rooftop and podium level common open space must be designed to:

- provide suitable shade, drainage and weather protection

- provide landscaping and sustainable planting (minimum dimension of 1.5 m and 0.6 m minimum soil depth)

- mitigate wind impacts and provide safety around edges for the safety of residents and visitors and pedestrians in the public domain. The Applicant must address how the design will prevent falls and objects being thrown over the side.

- **Proposal:** The main communal open space within the ground level and all rooftop terraces provide different pergolas in seating and bbq areas to provide shade and weather protection. The proposed total area under pergola cover is 404sqm.
- **Proposal:** All landscaped areas (garden beds) are located within a minimum of 0.6m deep soil while most of the proposed canopy cover trees are located within deep soil zones.
- **Proposal:** Rooftop balustrade are positioned 1.9 m from the building edge, providing safety and reducing the risk of falls or objects being thrown down.

Project Description

Project Description Summary:

(detailed plans are provided from page 17 onwards)

This landscape architecture concept package outlines the vision for a vibrant and cohesive outdoor environment supporting a residential development comprising six buildings, a shared basement car park, and a central green space.

The design integrates rooftop terraces for each building, offering residents and users access to elevated green areas that promote relaxation, social interaction, and urban biodiversity.

At the heart of the project lies a generous central open space, designed as a multifunctional green hub that fosters community engagement and supports passive and active recreation.

The landscape strategy emphasizes ecological resilience and local character, with 53% of the proposed trees being native, planting palette consisting of native species to enhance habitat value, reduce maintenance, and celebrate the regional landscape identity.

Key amenities include playgrounds and a dedicated outdoor fitness area, contributing to the health and wellbeing of residents.

Key Metrics:

Overall Project Area: 15,327.25 m²

Deep Soil Area: 2,237 m², with a minimum 6 m deep soil area of 1,082 m² -details refer to Architectural Plan SSDA.00.9004

Tree Canopy Cover: A total of 75 trees are proposed within the deep soil zones, meeting the requirement of one large tree per 80 m² of deep soil area.

Shade Cover (pergola structures): 404 m²

PROPOSED LANDSCAPE PLAN:



Landscape Vision

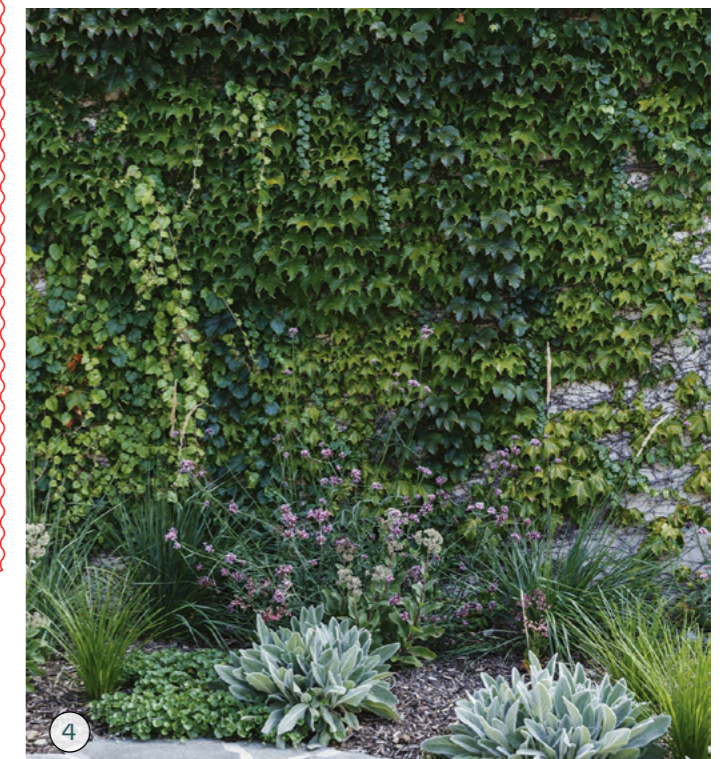
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Landscape Character

Ground Level: Central Green Space

The central green space extends east to west between all buildings, offering a shared landscape outlook for residents. Following the natural slope of the site, the space creates layered views, varied levels, and a sequence of communal pockets connected by stairs and ramps.

Walls created by the building level change is softened with vertical planting and climbers. Across the spine, a mix of BBQ areas, pergolas, garden beds, play zones, fitness stations, and open turf invite diverse activities, while intimate nooks encourage gathering, celebration, and everyday community life.



LEGEND

- ① Seating areas beneath pergolas
- ② Lush native planting with layered textures
- ③ Outdoor Fitness Area - self weight
- ④ Climbers softening walls
- ⑤ Central green space nestled between buildings
- ⑥ Turf mounds creating playful changes in elevation

Landscape Character

Ground Level: Pedestrian Entry Points



Pedestrian Entries are defined as landscaped thresholds, framed by dense planting that creates enclosure and a sense of arrival.

The Pomany Street approach features seating and sculptural elements, providing a clear point of orientation.

Ramps and stairs guide movement, while layered planting softens edges and enhances privacy, making access welcoming and secure for residents.

LEGEND

- ① Stone Steppers within gardenbed
- ② Sculptural elements will be located on the Pomany Street pedestrian access
- ③ Cascading plants softening edges
- ④ Balcony planters on upper levels, cascading down walls along entry points

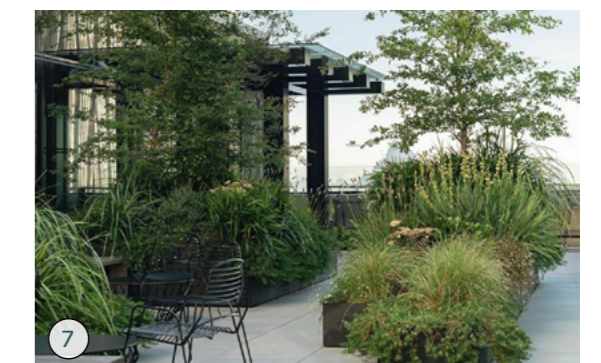
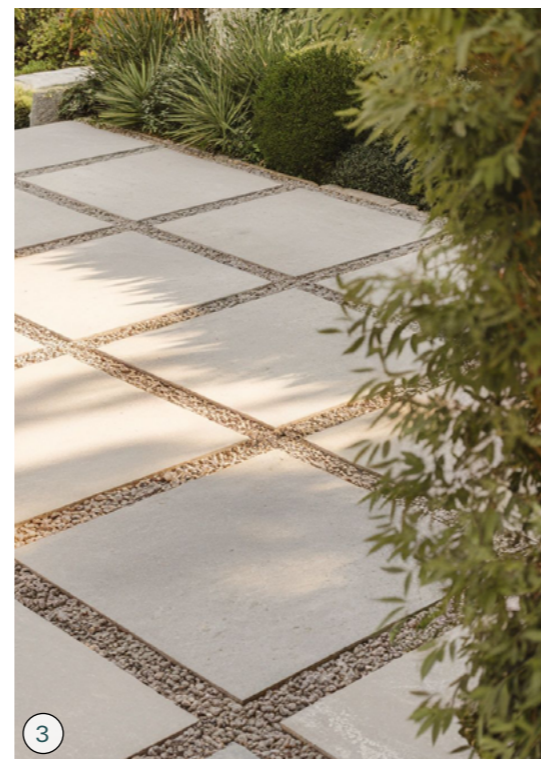
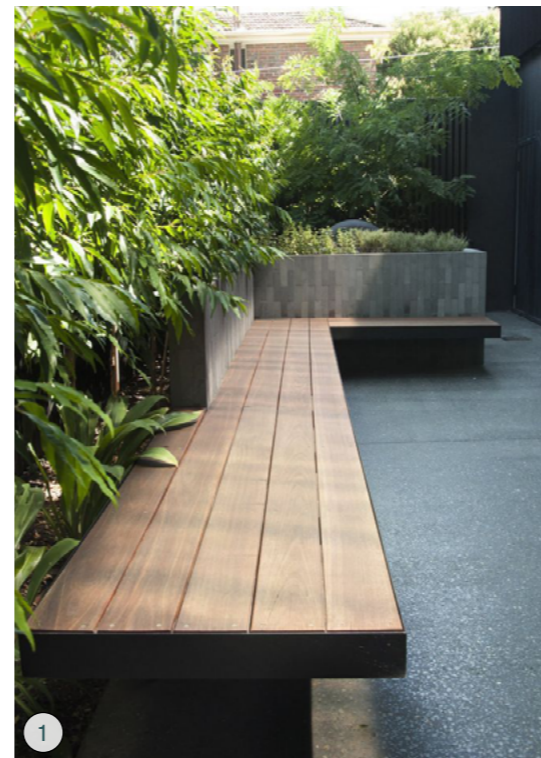
Landscape Character

Level 05 - Rooftop Terrace

The six terraces share a consistent layout, each featuring a covered entry framed by a pergola.

Varied gathering spaces are defined by distinct surface materials, including concrete pavers, decomposed sandstone, and timber decking.

A sheltered BBQ area sits beneath the pergola, with climbing plants softening the pergola and surrounding walls, enhancing enclosure and greenery.



LEGEND

- ① Timber seating integrated into raised planters
- ② Rotating Louvers Pergola over BBQ & seating areas
- ③ Stone Steppers in decomposed sandstone
- ④ Sheltered roof terrace entry
- ⑤ Casual Seating areas
- ⑥ Raised Planters defining and dividing spaces
- ⑦ Pergola adorned with climbing plants

Landscape Concept

3

Design Pillars



Connection to Country

Acknowledge Country and embed stories of place in materiality and planting.



Enhance Urban Ecology

Strengthen biodiversity with layered planting and resilient native species.



Foster Human Connection

Create spaces that invite gathering, interaction, and shared experience.



Architectural Harmony

To deliver a landscape response in harmony with the architecture. Planting, form, and detail work in harmony with the building to create a unified, confident, and timeless expression.



Wellbeing

Integrate nature into daily life to support health and mindfulness.

Landscape Plan

Overall Ground Level Plan

LEGEND

- Subject Site
- Turf
- Softfall Mulch
- Paving Type 1 - Concrete Pavers
- Paving Type 2 - Travertine Pavers
- Paving Type 3 - Travertine Pavers
- Paving Type 4 - Permeable Pavers
- Street Trees
- Site Trees



Landscape Plan

Ground Level: Buildings A & B

- Subject Site
- Turf
- Softfall Mulch
- Paving Type 1 - Concrete Pavers
- Paving Type 2 - Travertine Pavers
- Paving Type 3 - Travertine Pavers
- Paving Type 4 - Permeable Pavers
- Street Trees
- Site Trees
- ① Entry to Green Spine
- ② Seating Area under Pergola
- ③ BBQ Area under Pergola
- ④ Garden Beds
- ⑤ Raised Planters
- ⑥ Climbers
- ⑦ Sculptures
- ⑧ Mound
- ⑨ Seating Space
- ⑩ Private Open Space / Balconies
- ⑪ Balcony Planters
- ⑫ Apartment Entry
- ⑬ DDA Access Ramp
- ⑭ Vehicle Ramp
- ⑮ Kids Play Area
- ⑯ Fitness Area - Softfall EPDM

LEGEND



KEY PLAN



Landscape Plan

Ground Level: Buildings C & D

- Subject Site
- Turf
- Softfall Mulch
- Paving Type 1 - Concrete Pavers
- Paving Type 2 - Travertine Pavers
- Paving Type 3 - Travertine Pavers
- Paving Type 4 - Permeable Pavers
- Street Trees
- Site Trees
- ① Entry to Green Spine
- ② Seating Area under Pergola
- ③ BBQ Area under Pergola
- ④ Garden Beds
- ⑤ Raised Planters
- ⑥ Climbers
- ⑦ Sculptures
- ⑧ Mound
- ⑨ Seating Space
- ⑩ Private Open Space / Balconies
- ⑪ Balcony Planters
- ⑫ Apartment Entry
- ⑬ DDA Access Ramp
- ⑭ Vehicle Ramp
- ⑮ Kids Play Area
- ⑯ Fitness Area - Softfall EPDM

LEGEND



KEY PLAN



Landscape Plan

Ground Level: Buildings E & F

- Subject Site
- Turf
- Softfall Mulch
- Paving Type 1 - Concrete Pavers
- Paving Type 2 - Travertine Pavers
- Paving Type 3 - Travertine Pavers
- Paving Type 4 - Permeable Pavers
- Street Trees
- Site Trees
- ① Entry to Green Spine
- ② Seating Area under Pergola
- ③ BBQ Area under Pergola
- ④ Garden Beds
- ⑤ Raised Planters
- ⑥ Climbers
- ⑦ Sculptures
- ⑧ Mound
- ⑨ Seating Space
- ⑩ Private Open Space / Balconies
- ⑪ Balcony Planters
- ⑫ Apartment Entry
- ⑬ DDA Access Ramp
- ⑭ Vehicle Ramp
- ⑮ Kids Play Area
- ⑯ Fitness Area - Softfall EPDM

LEGEND



KEY PLAN

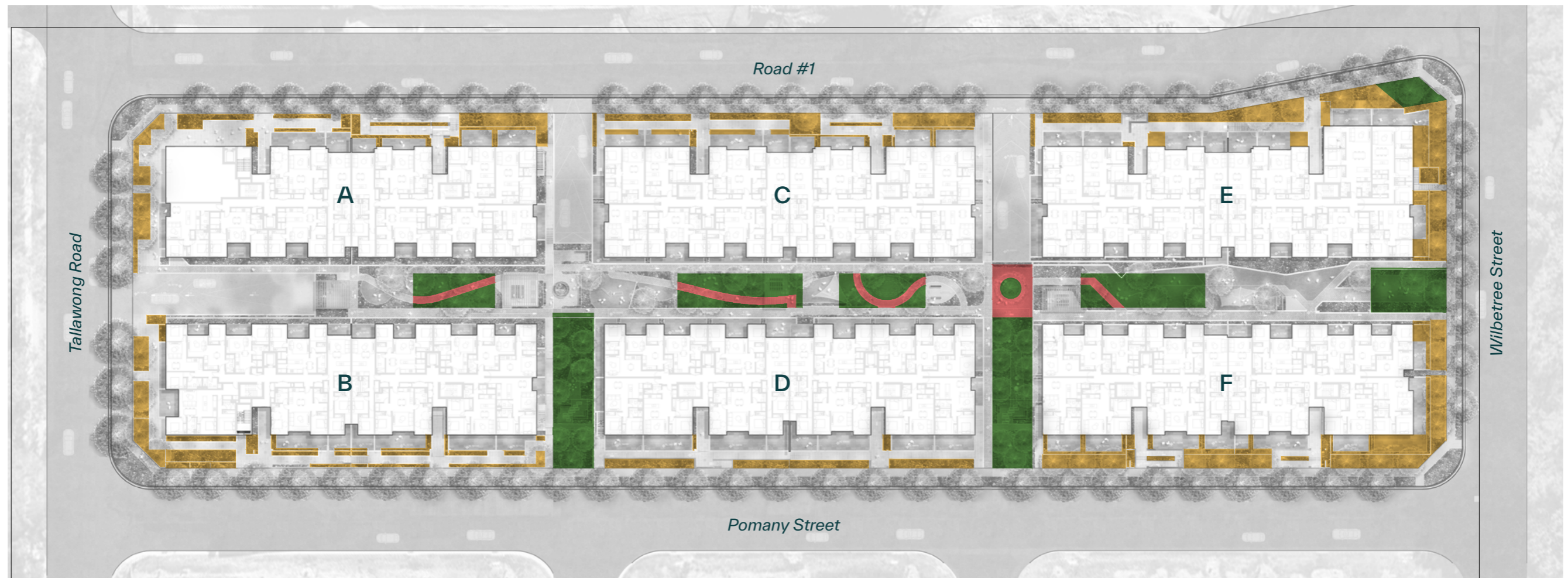


Landscape Plan

Deep Soil Areas

LEGEND

- Deep Soil 6M+
- Deep Soil
- Permeable Paving

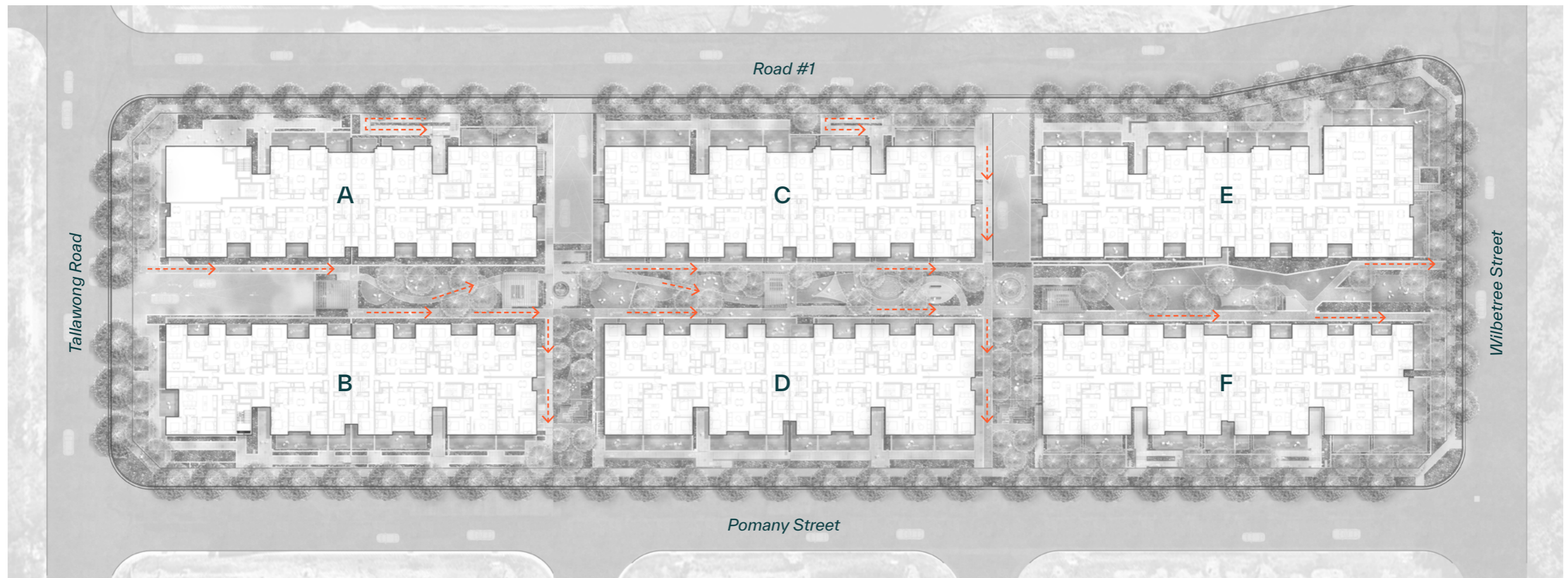


Landscape Plan

DDA Access Ramps

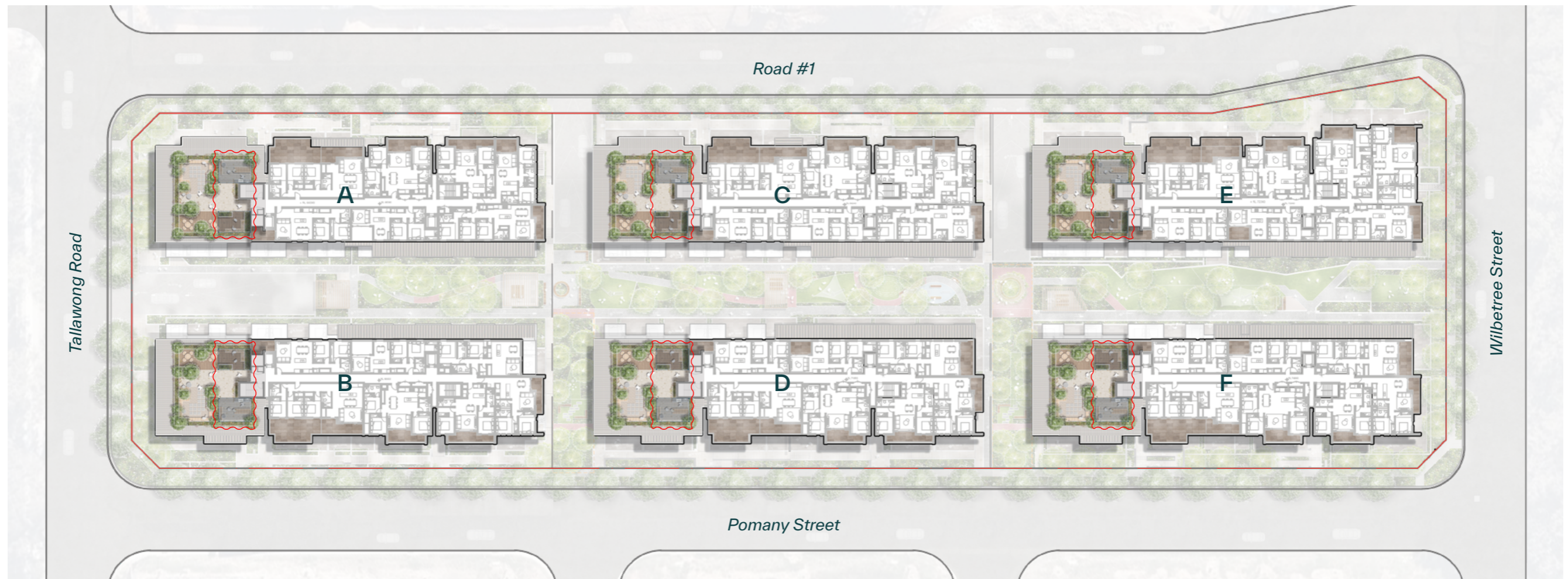
LEGEND

---> DDA Access Ramps



Landscape Plan

Roof Level



Landscape Plan

Typical Roof Terrace

Pergola Details

Product: *Renson 'Capargue'* automated rotating louvre system with perimeter gutters (gutters to connect to posts with dual function as downpipes), operable louvre expressed, 300mm steel PFC, finish: RAL 9011 - Graphite Black
Size: 5.8m(L) x 4m(W) x 3m(H)

Reference Image:



- Glass Balustrade
- ① Entry Door
- ② Pergola
- ③ BBQ Area
- ④ Timber Seating
- ⑤ Timber Deck
- ⑥ Concrete Steppers in Decomposed Sandstone Surface
- ⑦ Raised Planters
- ⑧ Roof

LEGEND



KEY PLAN



Landscape Sections

Section AA: Kids Play Area in Central Green Space

- ① Kids Play Area
- ② Raised Planters
- ③ Dense Climbers on Wall
- ④ DDA Access Pathways
- ⑤ Seating integrated into Planters
- ⑥ Private Open Space / Balconies
- ⑦ Undercroft Carpark

LEGEND



KEY PLAN

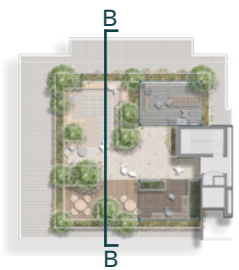


Landscape Sections

Section BB: Roof Terrace

- ① Pergola
- ② Glass Balustrade
- ③ Raised Planters
- ④ Dense Climbers on wall

LEGEND



KEY PLAN

Planting & Materials

4

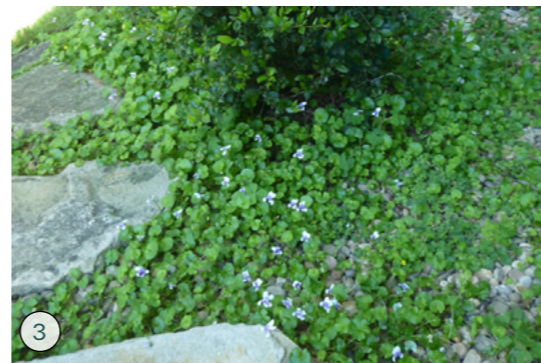
Planting

Ground Level - Central Green Space

The central green space is designed as a shared landscape that balances open lawn with shaded planting areas. A generous turf area of *Stenotaphrum secundatum* (Sapphire Soft Leaf Buffalo) provides space for informal play and recreation. Feature trees such as *Eucalyptus moluccana* (Grey Box), *Melaleuca linariifolia* (Snow in Summer), *Pyrus calleryana* (Chanticleer Pear), *Melia azedarach* (White Cedar), and *Magnolia x soulangeana* (Magnolia) establish canopy, shade, and seasonal interest.

Climbers including *Trachelospermum jasminoides* (Star Jasmine) and *Hardenbergia violacea* (Purple Coral Pea) soften vertical surfaces and boundaries. A mix of shrubs such as *Acmena smithii* 'Hedge Master' (Lilly Pilly), *Dietes bicolor* (Fortnight Lily), *Westringia fruticosa* 'Zena' (Zena Coastal Rosemary), and *Raphiolepis indica* (Indian Hawthorn) provide structure and greenery throughout. Groundcovers including *Viola hederacea* (Native Violet), *Myoporum parvifolium* (Creeping Boobialla), and *Brachycome multifida* (Cut Leaf Daisy) add coverage and resilience at the lower level.

Together, these layers create a durable and welcoming green space that supports everyday use, softens building edges, and enhances the overall landscape character.



LEGEND

- ① *Westringia fruticosa* 'Zena'
- ② *Eucalyptus moluccana*
- ③ *Viola hederacea*
- ④ *Dianella caerulea*
- ⑤ *Myoporum parvifolium*
- ⑥ *Lomandra longifolia* 'Tanika'
- ⑦ *Dichondra repens*

Planting

Street Trees

The perimeter of the site is defined by a distinctive framework of street trees, with each frontage responding to its context through a specific species selection. Along Tallawong Road, *Angophora floribunda* (Rough Barked Apple) provides a textured, sculptural presence.

On Northern Road, *Corymbia maculata* (Spotted Gum) establishes a tall, elegant canopy that reinforces the avenue character. Wilbertree Street is framed by *Melaleuca linarifolia* (Snow in Summer), offering fine-textured foliage and seasonal white blossom.

Pomany Street is anchored by *Casuarina glauca* (Swamp She-Oak), bringing a soft, flowing grain to the streetscape. Together, these species create a layered and legible edge, enhancing ecological diversity while giving each street a distinct identity and sense of place.



LEGEND

- ① *Melaleuca linarifolia*
- ② *Corymbia maculata*
- ③ *Angophora floribunda*
- ④ *Casuarina glauca*

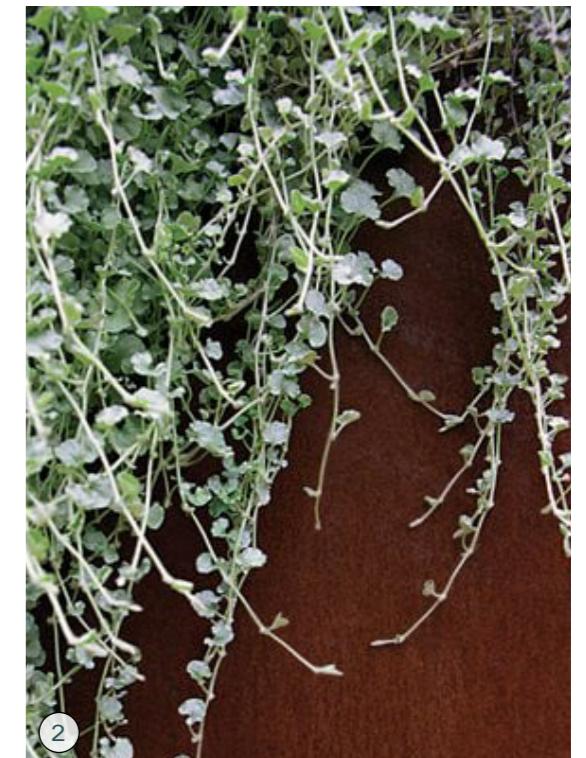
Planting

Integrated Balustrade & Planters

Balcony edge planters introduce a soft green buffer between the apartments and the central spine, enriching outlooks while enhancing privacy.

Planting combines the fine textures of *Acacia cognata* 'Lime Light' (Dwarf River Wattle) and *Westringia fruticosa* 'Flat'n'Fruity' (Coastal Rosemary cultivar) with the cascading forms of *Dichondra argentea* 'Silver Falls' and *Dichondra repens* 'Emerald Falls'.

Together, these species create layered greenery that spills over the balustrades, extending the landscape vertically and reinforcing a lush, biophilic character.



LEGEND

- ① *Acacia cognata* 'Lime Light'
- ② *Dichondra argentea* 'Silver Falls'
- ③ *Dichondra repens* 'Emerald Falls'
- ④ *Westringia fruticosa* 'Flat'n'Fruity'

Planting

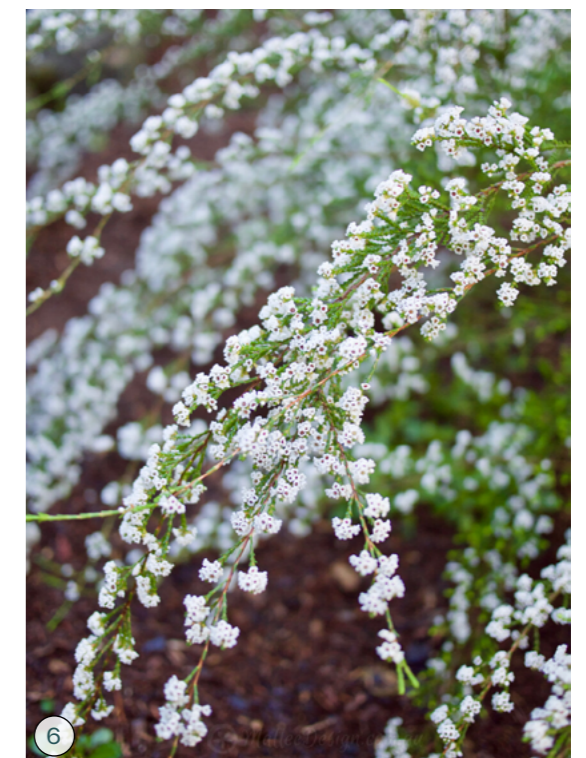
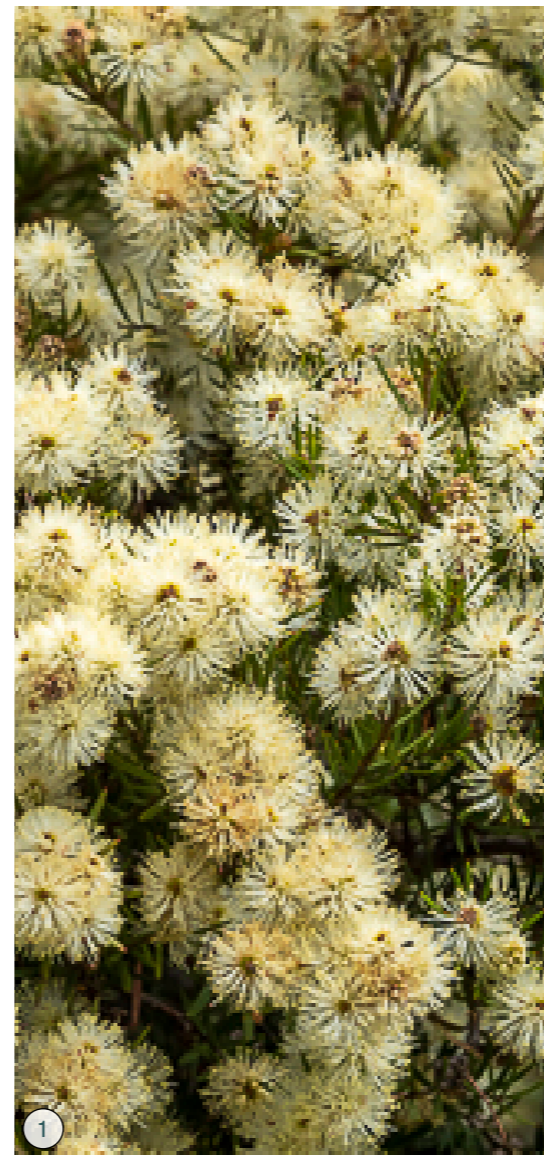
Level 14 - Rooftop

The rooftop planting is designed as a resilient and diverse landscape that brings shade, colour, and texture to shared spaces.

Feature trees including *Jacaranda mimosifolia* (Jacaranda), *Lagerstroemia indica* (Crepe Myrtle), *Fraxinus 'Raywoodii'* (Claret Ash), and *Melaleuca nodosa* (Ball Honey myrtle) provide canopy and seasonal variation. Mid-storey shrubs such as *Banksia spinulosa* (Hairpin Banksia), *Micromyrtus ciliata* (Fringed Heath Myrtle), *Thryptomene saxicola* (Rock Thryptomene), and *Callistemon linariifolius* (Narrow-leaved Bottlebrush) add structure and habitat.

Groundcovers including *Brachycome multifida* (Cut Leaf Daisy), *Grevillea 'Bronze Rambler'*, and *Wahlenbergia gracilis* (Australian Bluebell) soften the edges and bring year-round cover.

Together, these species establish a practical and enduring rooftop landscape that supports biodiversity, amenity, and resident wellbeing.



LEGEND

- ① *Melaleuca nodosa*
- ② *Brachycome multifida*
- ③ *Thryptomene saxicola*
- ④ *Banksia spinulosa*
- ⑤ *Grevillea poorinda* 'Royal Mantle'
- ⑥ *Micromyrtus ciliata*

Planting Schedule

Note:

- Planting Schedule has been referenced to the Blacktown City Council GCP DCP 2010 Appendix D- Prescribed trees and preferred species.
- Tree native species with overall 53% based on types of species.
- Shrubs and groundcovers native species with overall 71% based on types of species.

CODE	BOTANICAL NAME	COMMON NAME	Mature size (H X W)m	Planting Density	BLACKTOWN LIST (Appendix D)	Native(N)/ Exotic(E)
STREET TREES - TALLAWONG ROAD						
Af	<i>Angophora floribunda</i>	Rough Barked Apple	20 x 6	As Shown	Yes	N
STREET TREES - 'ROAD#1'						
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 8	As Shown	Yes	N
STREET TREES - 'WILBERTREE STREET'						
MI	<i>Melaleuca linariifolia</i>	Snow In Summer	10 x 4	As Shown	Yes	N
STREET TREES - 'POMANY STREET'						
Cg	<i>Casuarina glauca</i>	Swamp She-Oak	20 x 8	As Shown	Yes	N
GROUND FLOOR - CENTRAL GREEN SPACE						
TREES						
Eum	<i>Eucalyptus moluccana</i>	Grey Box	20 x 10m	As Shown	Yes	N
Mel	<i>Melaleuca linariifolia</i>	Snow in Summer	4 x 4m	As Shown	Yes	N
Pyc	<i>Pyrus calleryana</i>	Chanticleer Pear	12 x 4m	As Shown	No	E
Mes	<i>Melaleuca stypheloides</i>	Prickly Paperbark	15 x 5 m	As Shown	Yes	N
Mea	<i>Melia azedarach</i>	White Cedar	15 x 5 m	As Shown	Yes	E
Acb	<i>Acer buergeranum</i>	Trident Maple	6 x3m	As Shown	Yes	E
Mas	<i>Magnolia x soulangeana</i>	Magnolia	6 x 4	As Shown	No	E
GROUNDCOVERS AND GRASSES						
Ase	<i>Aspidistra elatior</i>	Cast Iron Plant	1 m x0.8	2 per m2	Yes	E
Dir	<i>Dichondra repens</i>	Kidney Weed	0.1 m x0.3	12 per m2	Yes	N
Vih	<i>Viola hederacea</i>	Native violet	0.2 m x0.5	3 per m2	Yes	N
Bm	<i>Brachycome multifida</i>	Cut Leaf Daisy	0.3 x0.6	3 per m2	Yes	N
Drt	<i>Dichondra repens</i>	Kidney Weed	0.1 x 1m	2 per m2	Yes	N
Mp	<i>Myoporum parvifolium</i>	Creeping Boobiolla	0.2 x 1.5	2 per m2	No	N
Vh	<i>Viola hederacea Native Violet</i>	Native Violet	0.15 x 0.8	2 per m2	Yes	N
SHRUBS						
Ago	<i>Agapanthus orientalis</i>	Agapanthus	0.75 x0.4 m	7 per m2	Yes	E
Acs	<i>Acemena smithii 'Hedge Master'</i>	Lilly Pilly	2 x1 m	2 per m2	Yes	N
Bra	<i>Brunoniella australis</i>	Blue Trumpet	0.3 x0.4 m	7 per m2	Yes	N
Crp	<i>Crinum pedunculatum</i>	Crinum Lily	2.5 x2.5 m	0.5 per m2	Yes	N
Dib	<i>Dietes bicolor</i>	Fortnight Lily	1.0 x0.75 m	2 per m2	Yes	E
Gaa	<i>Gardenia augusta</i>	Common Gardenia	1.5 x1 m	1 per m2	Yes	E
Lim	<i>Liriope muscari</i>	Turf Lily	0.6 x0.5 m	3 per m2	Yes	E
Mis	<i>Microlaena stipoides var. stipoides</i>	Microlaena	0.25 x0.3m	12 per m2	Yes	N
Opj	<i>Ophiopogon japonicus</i>	Mondo Grass	0.35 x0.3 m	12 per m2	Yes	E
Dic	<i>Dianella caerulea</i>	Flax Lily	0.5 x 1m	1 per m2	Yes	N
Lol	<i>Lomandra longifolia</i>	Mat Rush	0.7 x1 m	1 per m2	Yes	N
Ash	<i>Acmena smithii 'Hedge Master'</i>	Lilly Pilly	4 x 2 m	1 per m2	Yes	N
Db	<i>Dietes Bicolour</i>	Fortnight Lily	0.6 x0.8	2 per m2	Yes	E
Dv	<i>Dodenea viscosa</i>	Giant Hop Bush	3 x 2	1 per m2	Yes	N
Ga	<i>Gardenia augusta</i>	Common Gardenia	1 x 1	2 per m2	Yes	E
GpR	<i>Grevillea poorinda 'Royal Mantle'</i>	Poorinda Grevillea	0.5 x1	2 per m2	Yes	N
Pt	<i>Phormium tenax 'Baby Bronze'</i>	"Baby Bronze NZ Purple Flax"	0.8 x 0.8	2 per m2	Yes	E
Px	<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	1 x 1.2	2 per m2	No	E
Ri	<i>Raphiolepis indica</i>	Indian Hawthorn	1 x 1	2 per m2	No	E
Wf	<i>Westringia fruticosa 'Zena'</i>	Zena Coastal Rosemary	0.8 x 1	2 per m2	Yes	N
CLIMBERS						
Trj	<i>Trachelospermum jasminoides</i>	Star Jasmine	climbs to 6 x1.5 m	2 per wire	Yes	E
Hav	<i>Hardenbergia violaceae</i>	Purple Coral Pea	climbs to 1.5 x1.5 m	2 per wire	Yes	N
LAWN						
Ri	<i>Raphiolepis indica</i>	Indian Hawthorn	1 x 1	2 per m2	No	E

Planting Schedule

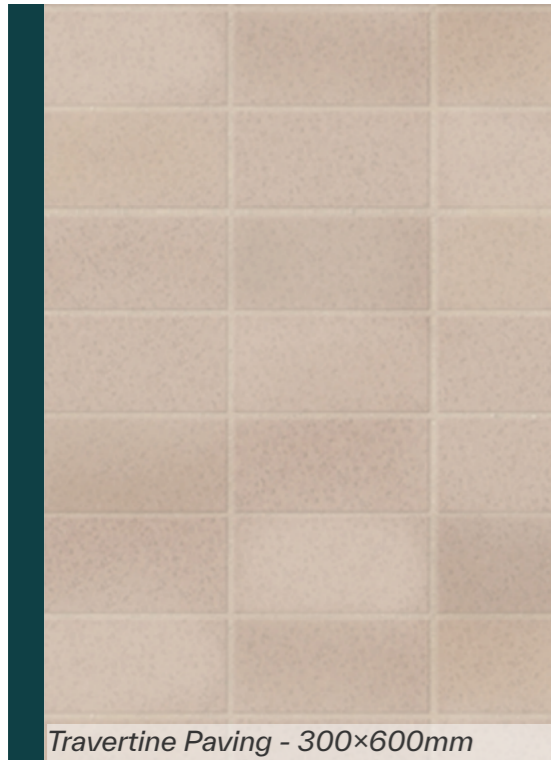
Note:

- Planting Schedule has been referenced to the Blacktown City Council GCP DCP 2010 Appendix D- Prescribed trees and preferred species.
- Tree native species with overall 53% based on types of species.
- Shrubs and groundcovers native species with overall 71% based on types of species.

CODE	BOTANICAL NAME	COMMON NAME	Mature size (H X W)m	Planting Density	BLACKTOWN LIST (Appendix D)	Native(N)/ Exotic(E)
ROOFTOP TERRACES						
TREES						
Jm	<i>Jacaranda mimosifolia</i>	Jacaranda	10 x 8m	As Shown	Yes	E
Li	<i>Lagerstroemia indica</i>	Crepe myrtle	8 x 5 m	As Shown	No	E
Fr	<i>Fraxinus 'Raywoodii'</i>	Claret Ash	20 x8 m	As Shown	Yes	E
Mn	<i>Melaleuca nodosa</i>	Ball Honeymyrtle	4 x2.5m	As Shown	Yes	N
GROUNDCOVERS AND GRASSES						
Brm	<i>Brachycome multifida</i>	Cut Leaf Daisy	0.3 x1m	4 per m2	Yes	N
Grb	<i>Grevillea 'Bronze Rambler'</i>	Grevillea cultivar	0.3 x0.4 m	7 per m2	Yes	N
Wag	<i>Wahlenbergia gracilis</i>	Australian Bluebell	0.3 x0.25 m	12 per m2	Yes	N
SHRUBS						
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	0.15 x1.5 m	1 per m2	Yes	N
Mic	<i>Micromyrtus ciliata</i>	Fringed Heath Myrtle	0.15 x1.5 m	1 per m2	Yes	N
Ths	<i>Thryptomene saxicola</i>	Rock Thryptomene	1 x0.5m	4 per m2	Yes	N
Wef	<i>Westringia fruticosa</i>	Coastal Rosemary	2.0 x1.5 m	2 per m2	Yes	N
Anf	<i>Anigozanthos flavidus</i>	Tall Kangaroo Paw	2 x1 m	2 per m2	Yes	N
Bas	<i>Banksia spinulosa</i>	Hairpin Banksia	3 x2m	1 per m2	Yes	N
Bus	<i>Bursaria spinosa</i>	Tasmanian Christmas Bush	2 x 2m	1 per m2	Yes	N
Cal	<i>Callistemon linariifolius</i>	Narrow-leaved Bottlebrush	3.5 x2m	1 per m2	Yes	N
Dov	<i>Dodonea viscosa</i>	Giant Hop Bush	3x3 m	1 per m2	Yes	N
Gpr	<i>Grevillea poorinda 'Royal Mantle'</i>	Grevillea	1.5 x1.5 m	1 per m2	Yes	N
Has	<i>Hakea sericea</i>	Silky Hakea	6 x3m	1 per m2	Yes	N
INTEGRATED BALUSTRADE AND PLANTERS						
Acc	<i>Acacia cognata 'Lime Light'</i>	Dwarf River Wattle	1 x 1m	1 per m2	No	N
Wef	<i>Westringia fruticosa 'Flat'n'Fruity'</i>	Coastal Rosemary cultivar	0.3 x 0.8	2 per m2	No	N
Dia	<i>Dichondra argentea Silver Falls</i>	Silver Fall	0.1x0.8	3 per m2	No	E
Dir	<i>Dichondra repens Emerald Falls</i>	" Kidney Weed"	0.1 x0.8	3 per m2	No	N

Materials

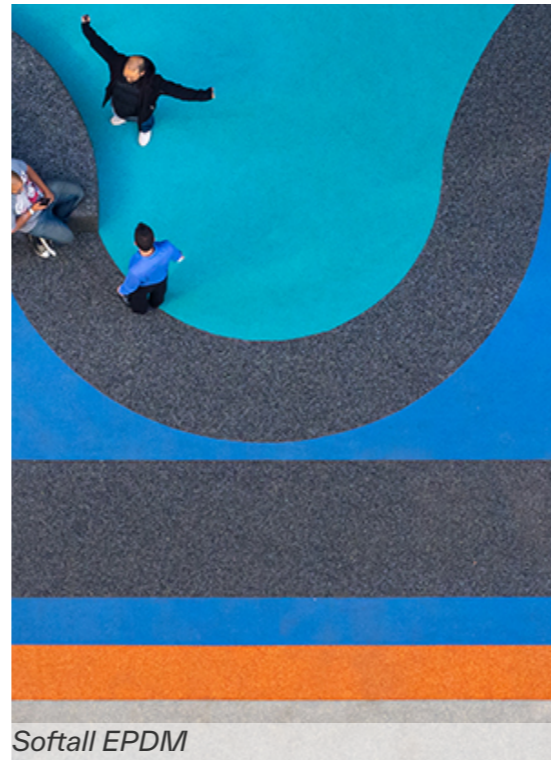
Palette



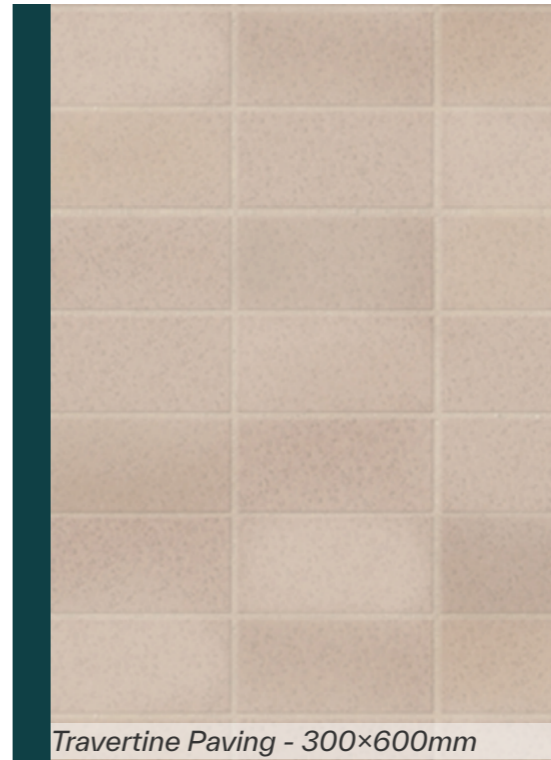
Travertine Paving - 300x600mm



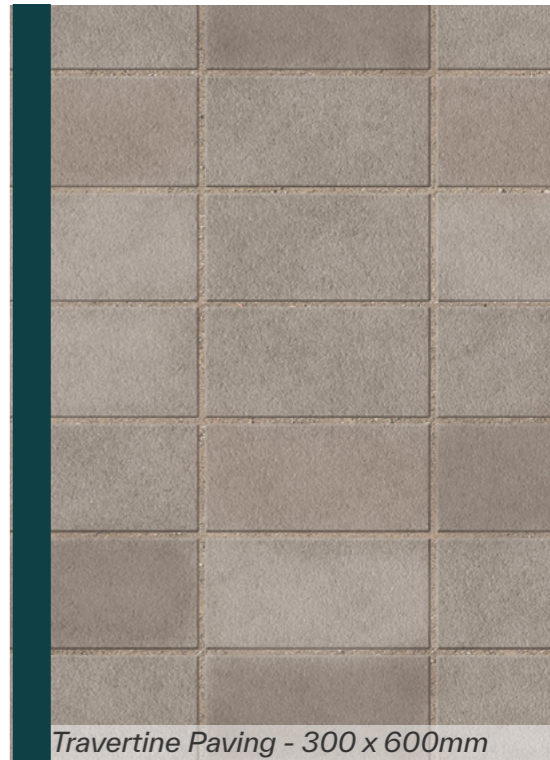
Natural Turf



Softfall EPDM



Travertine Paving - 300x600mm



Travertine Paving - 300 x 600mm



Timber Decking/ Seat



Permeable Pavers HydroSTON 50
(colour to be confirmed)



Concrete Pavers



Softfall Mulch



Timber Decking/Seat



Decomposed Sandstone Surface

HARDSCAPING / ground floor

HARDSCAPING / Roof Terraces

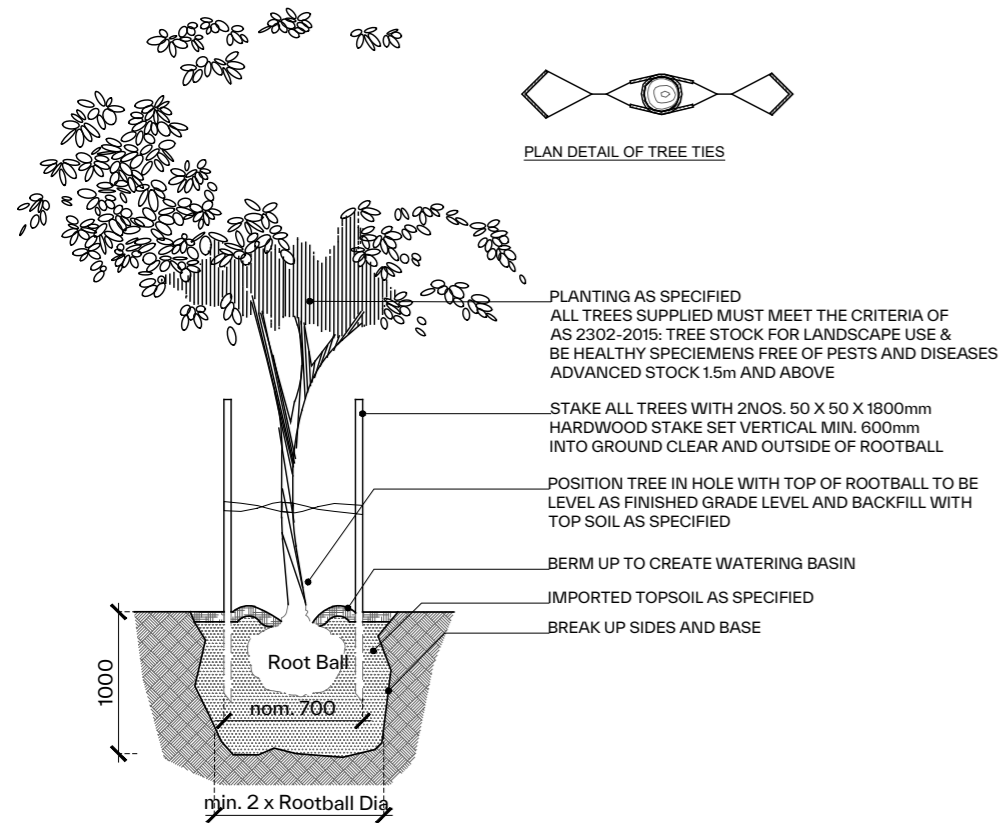
HARDSCAPING / balconies

Details & Specifications

5

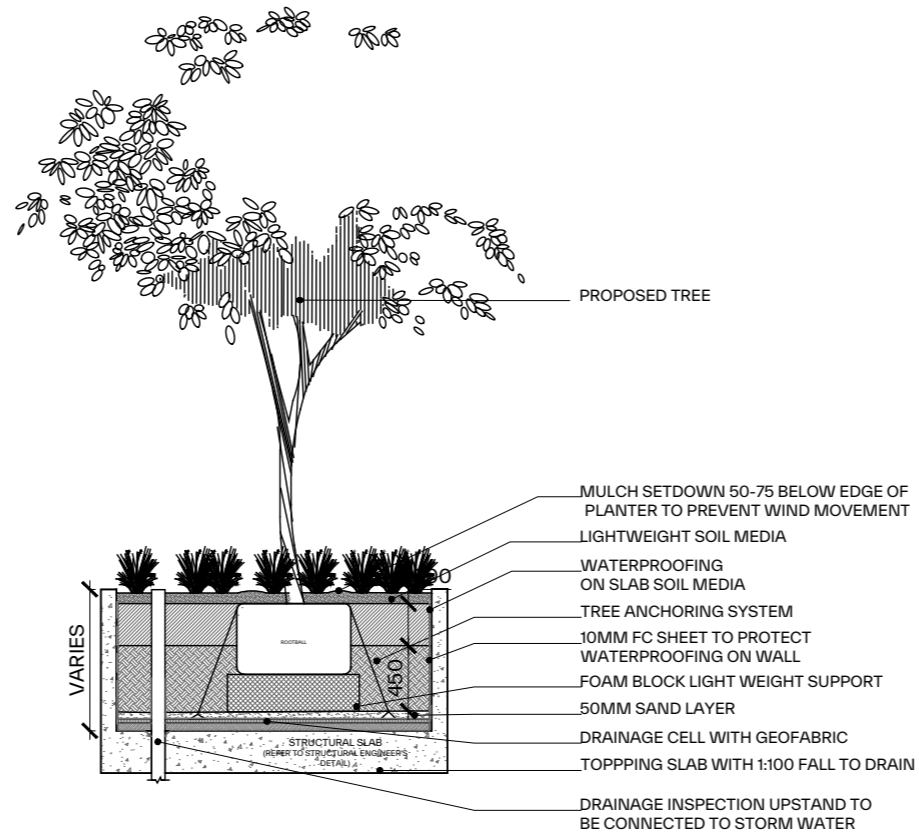
Details

Planting



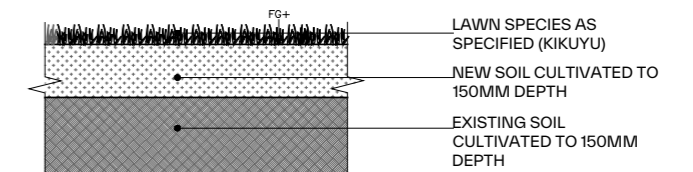
Typical Tree Planting

Detail



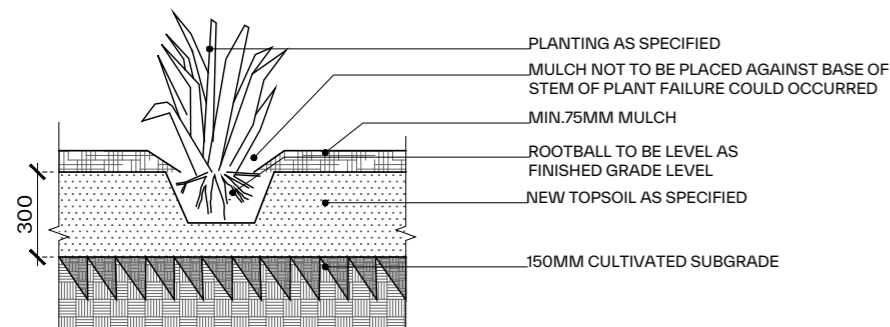
Semi- Advance Tree Planting on Slab

Detail



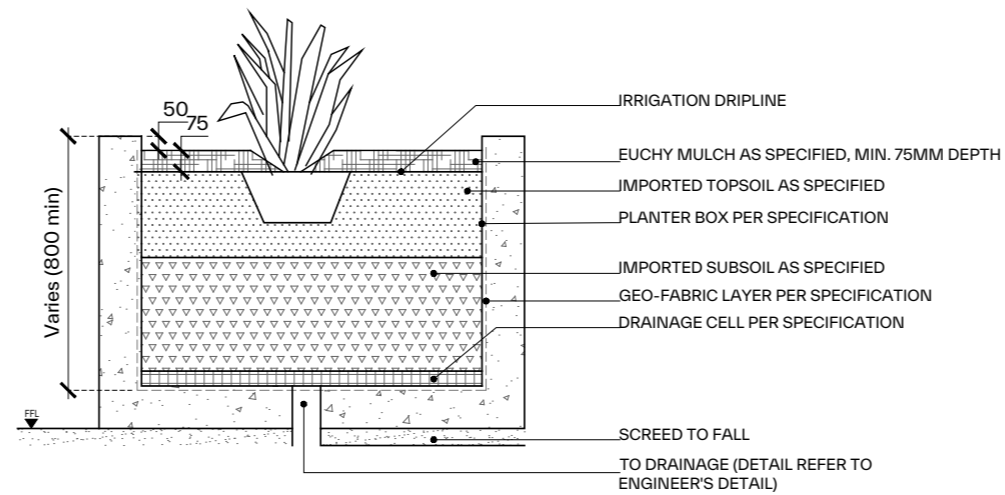
Typical Lawn

Detail



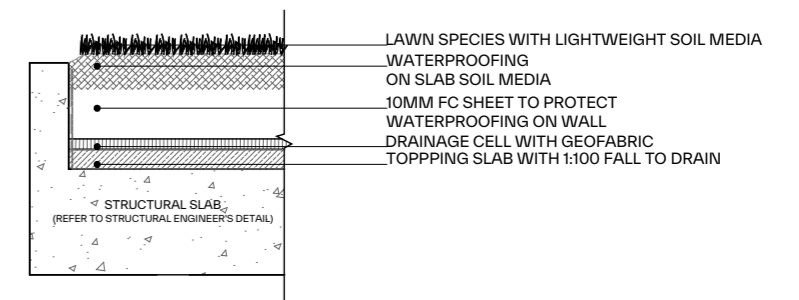
Typical Shrub Planting

Detail



Typical Planterbox on Slab

Detail



Typical Lawn on Slab

Detail

Specifications

Performance Notes

PLANTING

These notes are to read as a general guide for implementation of the landscape plan. This drawing is not for construction and is to be used for Town Planning purposes only. Final locations of all services and other assets may not be known at the Town Planning stage. It is the responsibility of the contractor to locate and identify all services prior to commencement of works and protect all services during the works. Contractor shall undertake dial before you dig before commencing work.

SOIL PREPARATION

Imported topsoil is to be free of weeds, rubble and other materials damaging to plant

Imported top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Ensure the soils comply with the latest Australian Standards (AS 4419-2018-Soils for landscaping and garden use). Imported top soil is to be lightly and uniformly compacted in 150mm layers.

PLANTING

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants should be locally sourced.

Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. Deep watering will encourage deep rooting.

Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and Planting hole to be twice as deep as root ball with at least 150mm around sides for backfilling with imported soil.

MULCH

Fine 'Euchy Mulch' is to be supplied to all garden beds laid to a minimum depth of 75mm, with a surrounding berm constructed at edge of root-ball to hold water. Mulch is to consist of fine dark coloured chipped or shredded euca with not more than 5% fines content by volume (preferably zero fines). Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot. Alternative non- combustible mulch materials from sustainability sourced pebbles, finely crushed recycled bricks or similar.

IRRIGATION

GENERAL

All garden bed, turf areas and raised planters are to be irrigated.

RESPONSIBILITIES

General Requirement: Provide automatically controlled, dripline irrigation systems, as documented.

Performance Requirements:

Achieve the documented flow rates over the irrigated area.

Meet statutory requirements for backflow prevention.

STANDARDS

Water supply General: To AS/NZS 3500.1 (2021).

Backflow prevention and water efficiency: To PCA (2022).

INTERPRETATION

Abbreviations General: For the purposes of this worksection, the following abbreviations apply:

LDPE: Low-density polyethylene.

Definitions General: For the purposes of this worksection, the following definitions apply:

Emitter: A device used to control the rate at which water is applied to a specific area.

SUBMISSIONS

Shop drawings General: Submit drawings and schedules showing the layout and details of the system, including the following:

Micro-irrigation stake layout.

Irrigation controller cabinets.

INSPECTION

Notice Inspection: Give notice so that inspection may be made of the following:

Excavated surfaces ready for installation.

Concealed or underground services ready for backfilling.

PRODUCTS

AUTOMATIC CONTROL VALVES

General Type: 24 V solenoid actuated hydraulic valves with flow control and a maximum operating pressure rating of at least 1 MPa and able to be serviced without removal from the line.

Materials:

≤ DN 50: Dezincification resistant copper alloy body and bonnet, screwed ends. Stainless steel bonnet holding down bolts and internal metal parts.

≥ DN 65: Cast iron body and bonnet, flanged ends. Stainless steel bonnet holding down bolts and internal metal parts.

Isolating valve: Provide a ball or gate valve of the same size immediately upstream of each automatic control valve.

Housing: House both valves in the same valve box large enough to permit easy operation and servicing of the valves.

ratio:

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Geelong

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Geelong VIC 3220
P (03) 4224 0240

Sydney

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388 George Street,
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