

GORDON MIXED USE DEVELOPMENT
810 PACIFIC HIGHWAY, GORDON
SSD APPLICATION - LANDSCAPE CONCEPT PACKAGE



REFERENCE IMAGE - PBD ARCHITECTS

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PROJECT HISTORY

Rev	Description	Date
-	SSDA - For Information Package	16.04.2026
A	SSDA - Revised Architecturals	22.05.2026



LOCATION PLAN

Landscape Vision

The landscape vision for the public realm and communal open space is to create a range of outdoor environments that support both the public’s and residents’ lifestyles, fostering an engaged and healthy community within the development. The landscape will also endeavour to ground the development within the local context, showcasing the beauty and complexity of the region’s culture, geology, flora, and fauna.

The landscape design will focus on infusing local First Nations culture to help champion its ongoing connection to the site and surrounding area, with the aim of educating future residents about the region’s history through a traditional lens.

The development’s communal open spaces strive to provide the community with various areas to socialise, engage in an active lifestyle, support everyday tasks, and foster a long-lasting, inclusive community that promotes a sense of pride in their local environment. The landscape will also aim to enrich local biodiversity by introducing native flora to encourage the re-emergence of local fauna in urban areas.

Design Priniciples

- Create a meaningful and inviting groundplane that aids pedestrian circulation.
- Enhance local biodiversity and ecology through the implimentation of native flora throughout the development.
- Create a diverse range of public and communal open spaces that champion the sites location, aspect and topography.
- Leveridge the site and buildings attributes to connect the development to country and help educate pedestrians and residents on the rich history and ongiong occupation of the area by Indeigenous people.

Connection to Country

Connecting to Country is an important and necessary step in the landscape design process, ensuring the development is grounded in its local landscape and culture, and helping to reintroduce the significant benefits of connection to Country. Through the revitalisation of the site with a focus on local culture, flora, and materiality there is potential to heal Country, provide improved physical and mental health outcomes, and connect new residents with the cultural history of the area. This, in turn, can empower local Indigenous people to continue sharing their knowledge, while giving the site its own identity and showcasing the beauty of the local area.

Design Principles:

- Focus on local flora in communal and public open spaces while using local materiality in key structures to ground the sites open spaces within the local landscape.
- Introduce cultural patterns and artwork in aspects of the open space design.
- Introduce local naming practices to the communal open spaces to give a sense of identity to these spaces and ignite conversation around these spaces.

Landscape Spaces

• Public Laneway / Thru-link
The public laneway connecting the Pacific Highway to Radford Place is a critical thoroughfare that reduces the need for pedestrians to navigate the Pacific Highway, enhancing safety in an evolving urban landscape. The laneway’s significant level change provides an opportunity for the landscape design to draw inspiration from the gullies and sandstone gorges of the surrounding creek lines. The laneway design has a focus on improving sightlines for pedestrians thus improving safety through the introduction of CPTED principles. It also presents an opportunity to inject public art through the inclusion of an artwall.

• Level 1 Communal Open Space
The Level 1 communal open space is a key element of the overall Level 1 activation strategy. This outdoor area connects seamlessly to the indoor/outdoor flexible space and the community gym, coming together to create a dynamic environment that encourages self-expression and fosters a strong sense of community among residents.

The Level 1 podium landscape is designed to immerse residents in a setting that reflects the lush, gentle slopes of the local area landscapes once abundant and significant to the local Indigenous people who inhabited the region.

• Level 24 Terrace
The Level 24 roof terrace is envisioned as a contemporary take on the traditional residential courtyard or patio a space for passive recreation, a slower pace of life, and a personal, intimate setting that can be enjoyed alone or in small groups.

The terrace landscape will draw inspiration from the natural outcrops and ledges found throughout the North Shore where people pause, sit, and take in expansive views. Similarly, the terrace is designed to support a slower-paced lifestyle, whether it’s enjoying a morning coffee, working from home, or catching up casually with friends while taking in views across the Lane Cove Valley to Parramatta and the distant Blue Mountains.

The planting palette will establish a resilient plant community capable of thriving in the harsh rooftop environment, while showcasing the hardy yet beautiful native flowering species for which the region is renowned.

• Level 26 Terrace
The Level 26 roof terrace will take on a distinct character from the Level 24 terrace. Significantly larger in scale, it mimics the plateaus of the region rather than the outcrops reflecting its elevated position and uninterrupted views that stretch from the city skyline to the Blue Mountains.

Designed to function as a personal backyard in the sky, the terrace offers a variety of spaces that support both passive and active recreation, allowing residents to use the space in a way that suits their lifestyle. Its connection to the upper-level communal room enhances the terrace’s usability by supporting community gatherings, parties, group activities, and providing much-needed amenity, enabling residents to inhabit and enjoy the space for extended periods.

Importantly, the terrace plays a key role in the Connecting with Country strategy, offering a unique vantage point from which residents can visually engage with the region’s defining landscape featureshighlighting the complexity, beauty, and cultural significance of the local environment.

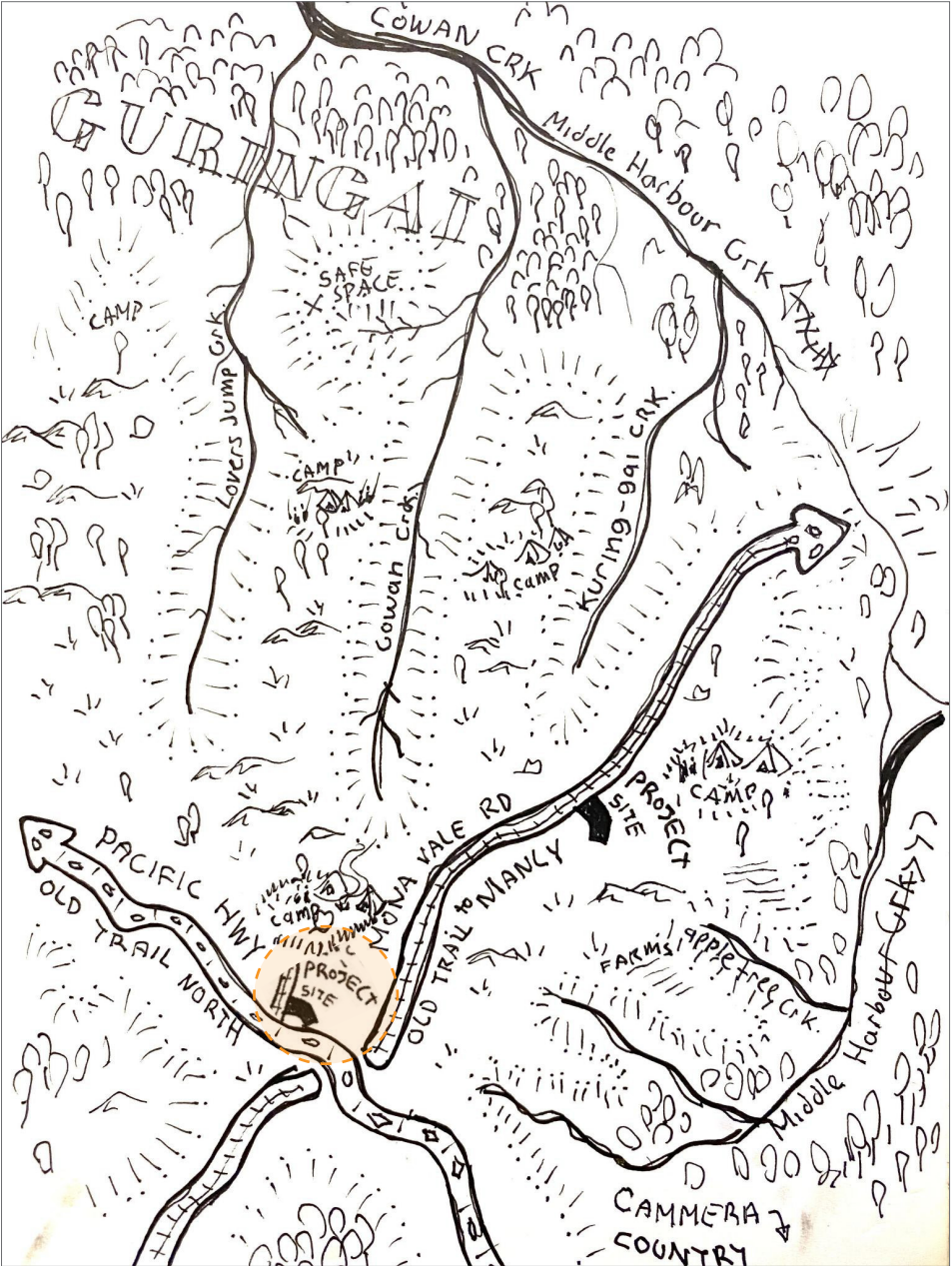


Image: Cultural mapping by Michael Hromek Brown (Badawang Yuin) showing how the site sits within a cultural landscape of topography, water, ridgelines, totems, plants etc.





Legend

- Property Boundary
- Existing Tree To Be Retained
- Proposed Understorey Planting, Refer Schedule
- Council Standard Paving - Concrete Paver
- Proposed Paving - TBC by Supermarket Client (Aldi)
- Concrete Stairs
- Concrete Paving
- Retaining Wall / Planter Wall - Refer Architects
- Water Main / Services
- Electrical Services
- Telecommunications / Fibre Optics
- LP Light Pole

Compass Rose:
TN mm
winter set
summer set
winter rise
summer rise

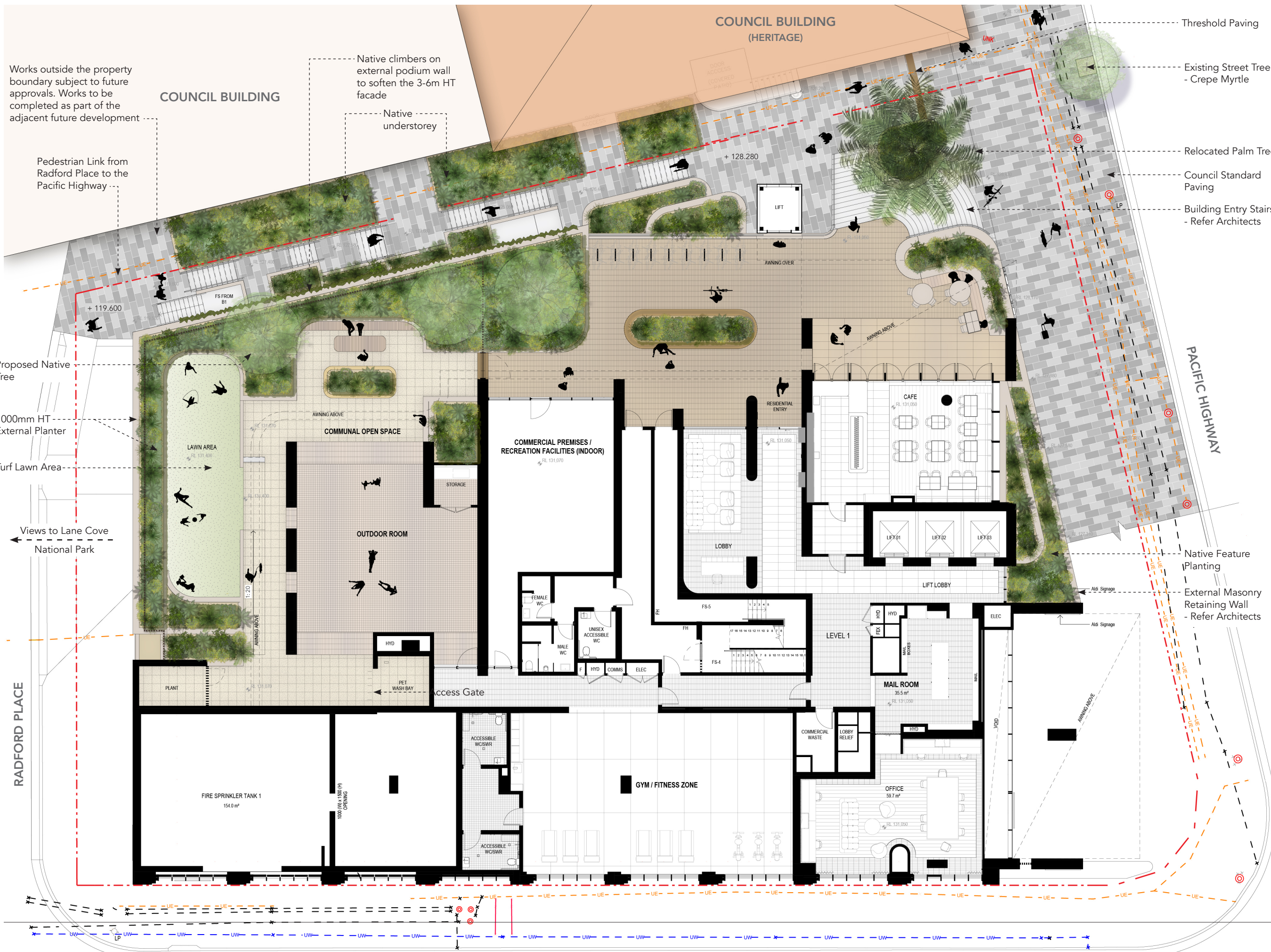
Existing Street Tree
- Crepe Myrtle

Feature Entry Planting

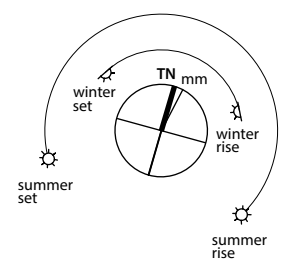
Retail Forecourt
- Refer Architects

Notes:

- Communal open space paving to be designed with local Indigenous Artist.
- Threshold paving to be a key focus for paving pattern design.



- Legend**
- Property Boundary
 - Existing Tree To Be Retained
 - Proposed Evergreen Tree, Refer Schedule
 - Relocated Palm, Refer Schedule
 - Proposed Understorey Planting, Refer Schedule
 - Council Standard Paving - Concrete Paver
 - Proposed Limestone Pavers on Pedestals
Artisan Exterior: Ranta & Montero
 - Concrete Stairs
 - Concrete Paving
 - Threshold Paving
 - Retaining Wall / Planter Wall - Refer Architects
 - Internal Planter Wall - Insitu Concrete Wall
 - Timber Bench Seat / Lounge / Table
 - 1000mm HT Balustrade
 - Water Main / Services
 - Electrical Services
 - Telecommunications / Fibre Optics
 - LP Light Pole



- Notes:**
- Communal open space paving to be designed with local Indigenous Artist.
 - Threshold paving to be a key focus for paving pattern design.
 - All permanent furniture is to be fixed. No movable furniture to occupy the space.
 - Relocated Palm Tree to use stratavault structural soil system to ensure adequate soil is provided without compaction for the sustained growth of the palm. 3m dia minimum.

810 Pacific Highway, Gordon

SCALE 1:100 @ A1

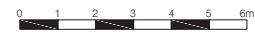
DATE 22.05.2026

DWG NO LA-4

REV A

CLIENT Ecode Group

Level 1 & Public Laneway Landscape Plan



Rev -
A

Description
SSDA - For Information Package
SSDA - Revised Architecturals

Date
16.04.2026
22.05.2026

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RADFORD PLACE

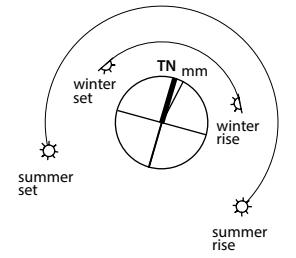
COUNCIL BUILDING

PACIFIC HIGHWAY

DUMERESQ STREET

Legend

- Property Boundary
- Proposed Understorey Planting, Refer Schedule



500mm HT Planter
- Native Feature Planting

Green Roof
Planting

810 Pacific Highway, Gordon

Level 2 Landscape Plan

SCALE 1:100 @ A1



DATE 22.05.2026

Rev -
A
Description
SSDA - For Information Package
SSDA - Revised Architecturals

Date
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22.05.2026

DWG NO LA-5

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RADFORD PLACE

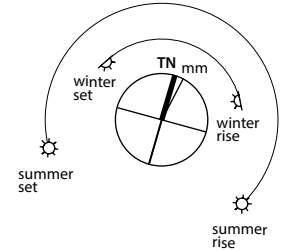
COUNCIL BUILDING

PACIFIC HIGHWAY

DUMERESQ STREET

Legend

- Property Boundary
- Proposed Evergreen Tree, rRfer Schedule
- Proposed Understorey Planting, Refer Schedule
- Proposed Limestone Pavers on Pedestals
Artisan Exterior: Ranta & Montera
- Internal Planter Wall - Insitu Concrete Wall
- Timber Bench Seat / Lounge / Table
- Cafe Table / Stool
- Glass Balustrade - Refer Architects



Views to Lane Cove National Park
& The Blue Mountains

Views to Lane Cove National Park
& Parramatta CBD

Small Native Tree

Glass Balustrade
- Refer Architects

Timber Bench Seats &
Tables

Timber Bench Seat

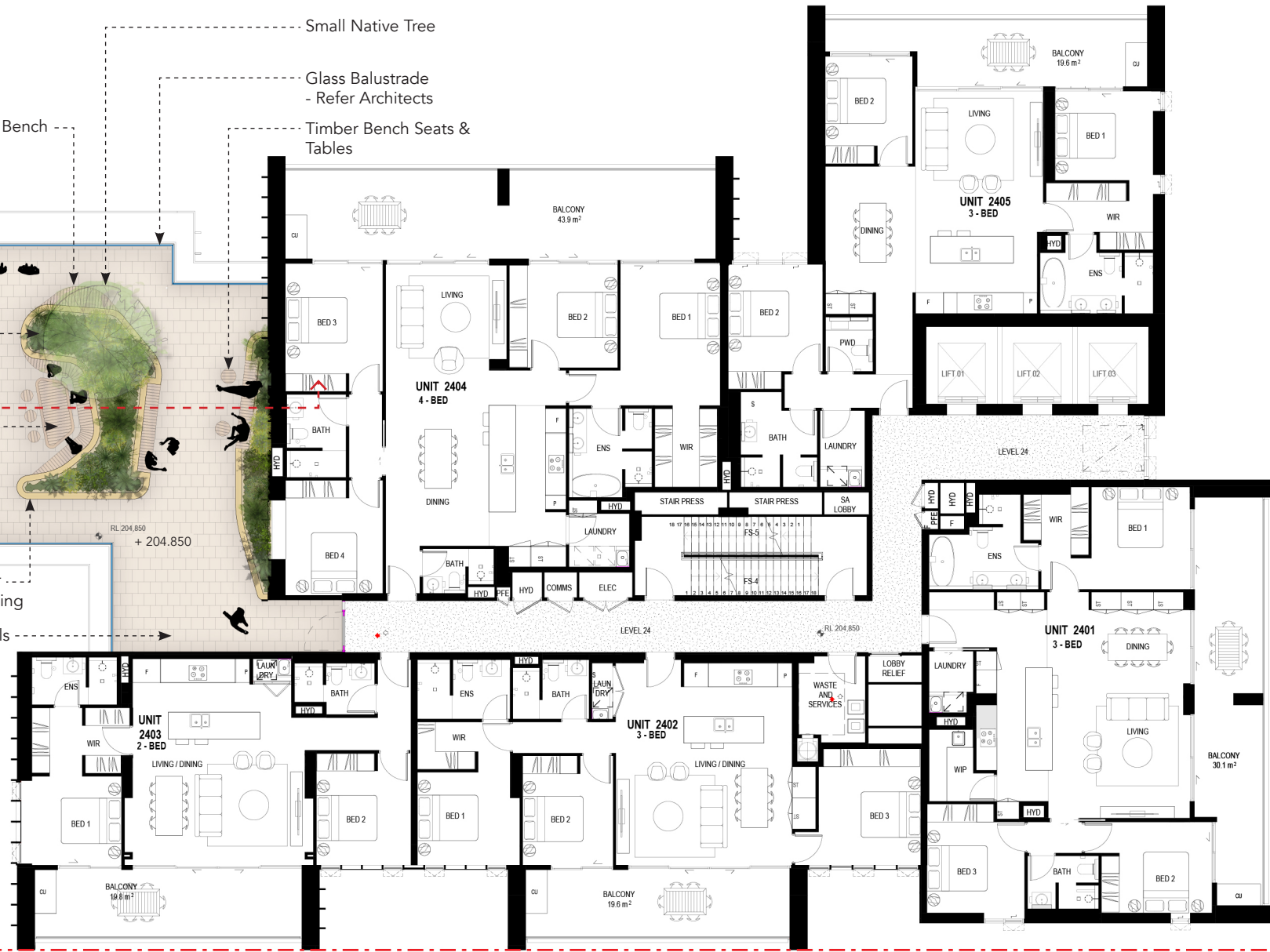
Native Feature
Planting

A-A

Outdoor Table
- Dining
- WFH

800mm HT Planter
- Sandstone Cladding

Pavers on pedestals



- Notes:
- Communal open space paving to be designed with local Indigenous Artist.
 - Threshold paving to be a key focus for paving pattern design.
 - All permanent furniture is to be fixed. No movable furniture to occupy the space.

810 Pacific Highway, Gordon

Level 24 Landscape Plan

SCALE 1:100 @ A1



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Rev - Description
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22.05.2026

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RADFORD PLACE

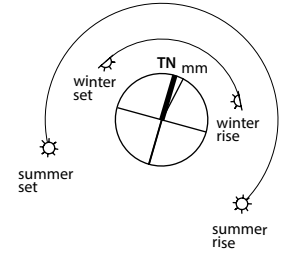
COUNCIL BUILDING

PACIFIC HIGHWAY

DUMERESQ STREET

Legend

- Property Boundary
- Proposed Evergreen Tree, rRfer Schedule
- Proposed Understorey Planting, Refer Schedule
- Proposed Limestone Pavers on Pedestals
Artisan Exterior: Ranta & Montera
- Internal Planter Wall - Insitu Concrete Wall
- Timber Bench Seat / Lounge / Table
- Cafe Table / Stool
- Glass Balustrade - Refer Architects



810 Pacific Highway, Gordon

Level 26 Landscape Plan

SCALE 1:100 @ A1



DATE 22.05.2026

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A
Description
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SSDA - Revised Architecturals

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22.05.2026

DWG NO LA-7

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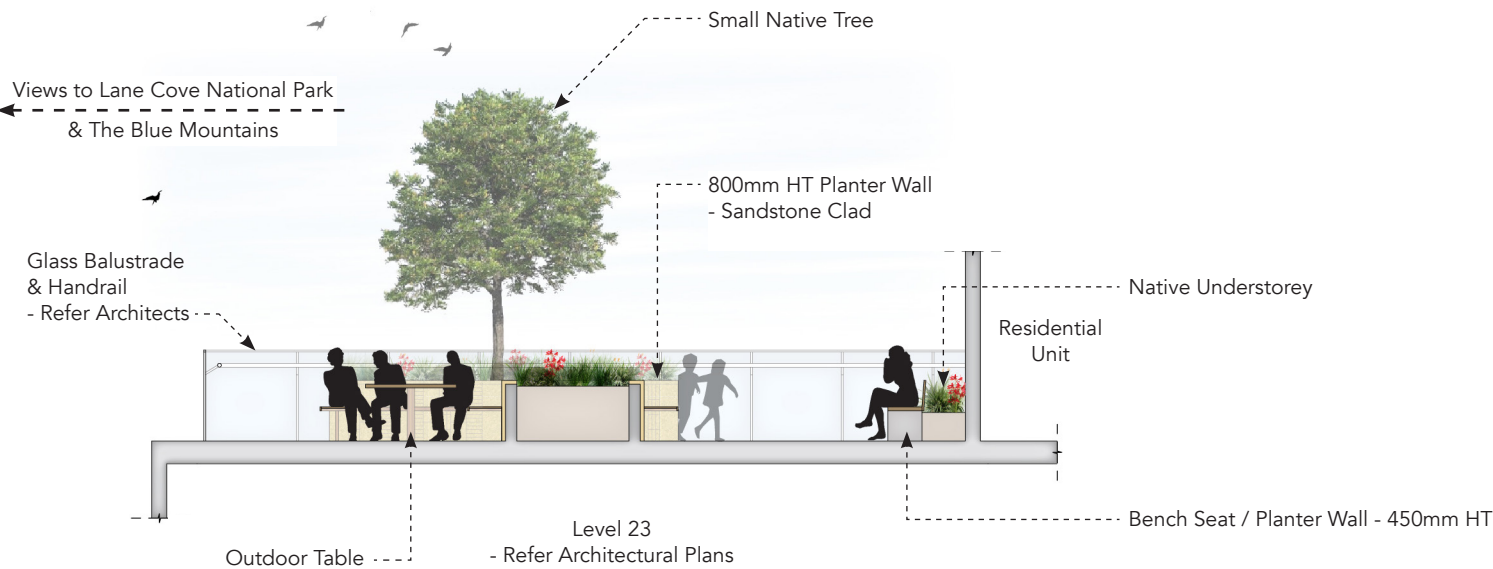
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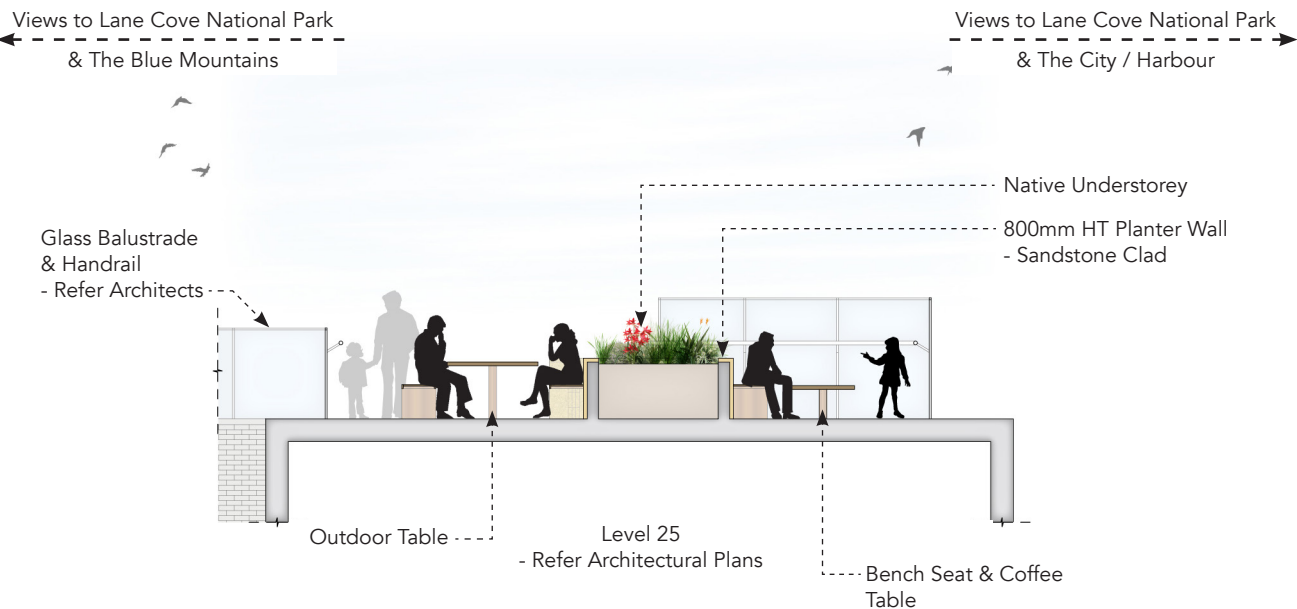
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Notes:

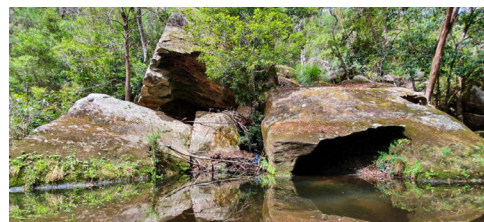
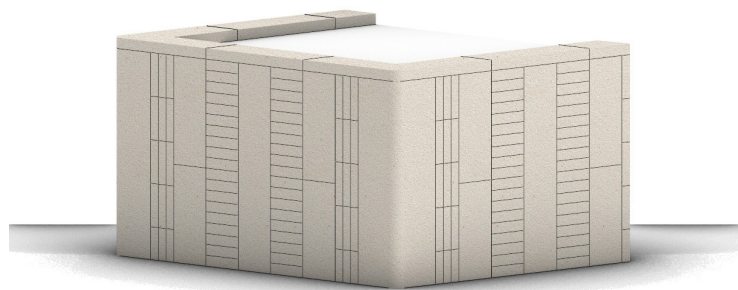
- Communal open space paving to be designed with local Indigenous Artist.
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Landscape Section A-A - SCALE: 1:300 @ A3



Landscape Section B-B - Scale: 1:300 @ A3



Sandstone

The planter wall cladding uses local sandstone to help represent the natural geology of the site within the new structure.



Indigenous Art / Culture

The planter wall cladding design takes cues and inspiration from local indigenous culture and artwork to create a pattern that speaks to country.

Necklace worn by females, Fibre cord necklace made of reed pieces (*Phragmites australis*), Port Jackson, c1860s, British Museum.

Landscape Planters - Cladding Concept

810 Pacific Highway, Gordon

Level 24 & 26 Landscape Sections

SCALE 1:100



DATE 22.05.2026

Rev - A
Description
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22.05.2026

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Design Precedent

The Level 24 and 26 terraces provide residents with access to breathtaking viewpoints that, while primarily focused on vistas, are thoughtfully designed to offer a variety of passive and active spaces. Smartly positioned planters create areas that function like traditional residential terraces or courtyards, helping residents enjoy a familiar, home-like lifestyle.



Design Precedent

The roof terraces use a central planter design strategy to position the built form landscape away from the edges, ensuring residents can enjoy the vistas from anywhere on the terrace. This approach also allows the terrace to be organized into a variety of separate spaces, providing residents with a diverse range of areas that serve different pastimes.



Design Precedent

Just as the Level 1 podium offers a variety of flexible spaces for residents to use as they wish, the Level 26 roof terrace also provides a range of areas that can be adapted to suit residents' different moods and needs.



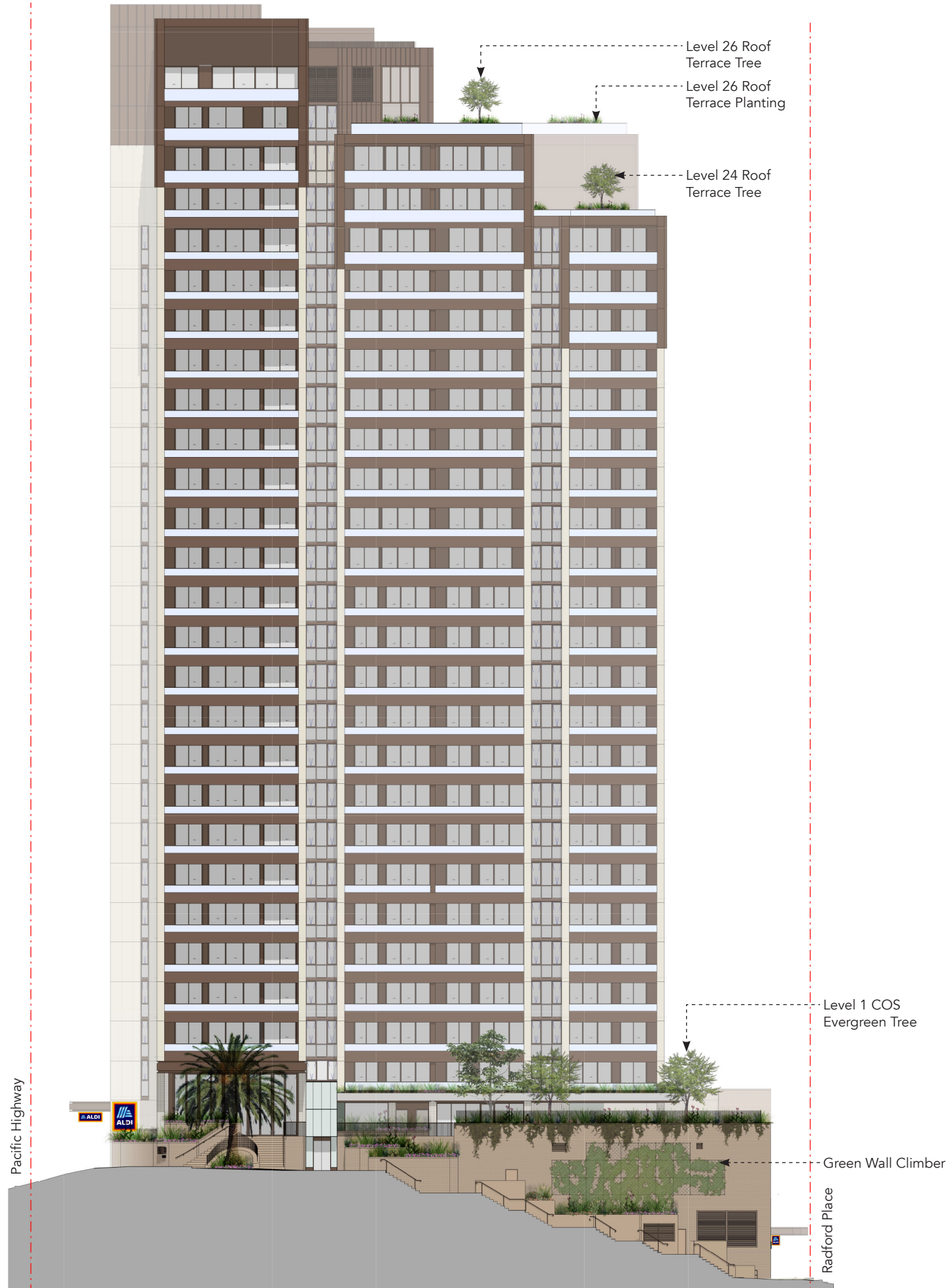
Design Precedent

Both terraces aim to uplift traditional backyard life such as outdoor dinner parties, work-from-home stints, lunch, and coffee breaks. The opportunity to enjoy these activities alongside world-class views of the city, Blue Mountains, local bushland, and national parks adds significant value, helping to set the development apart from others in the area. Additionally, the terraces play a key role in the Connecting with Country strategy.

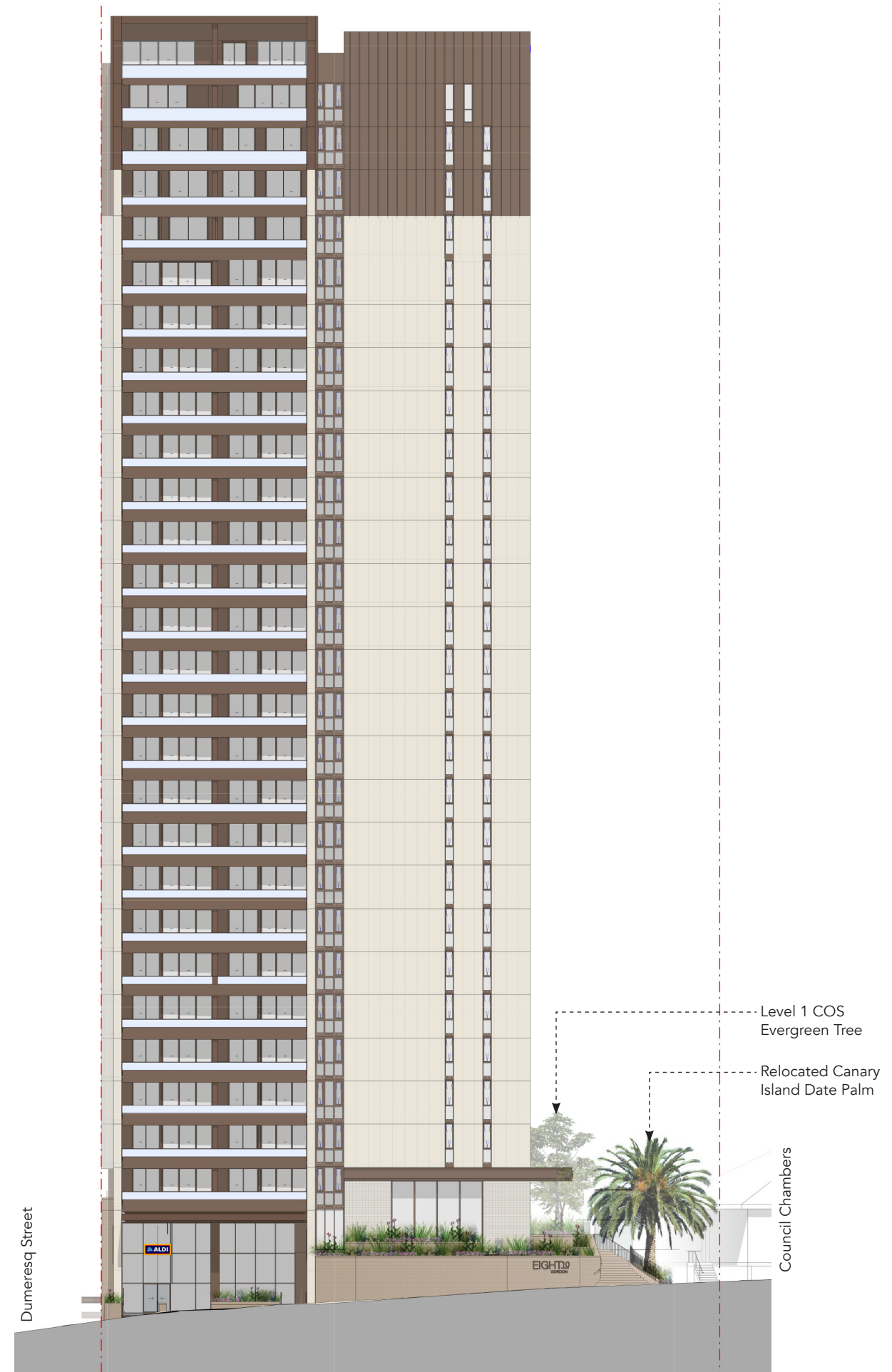


Design Precedent

The internal planters on both terraces have been designed to mimic the sandstone outcrops of the region, which support tough and resilient plant communities. These plant communities are essential to ensure the terrace landscapes can thrive in the challenging climate created by the rooftop environment. The planters will also accommodate a range of fixed furniture options to support prolonged passive recreation.



North Elevation - Public Thru-link & Level 1 Communal Open Space



East Elevation - Aldi Retail Entry & Pacific Highway Interface

810 Pacific Highway, Gordon

Landscape Elevations

SCALE 1:400 @ A1

DATE 22.05.2026

DWG NO LA-9

REV A

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Rev -
A

Description
SSDA - For Information Package
SSDA - Revised Architecturals

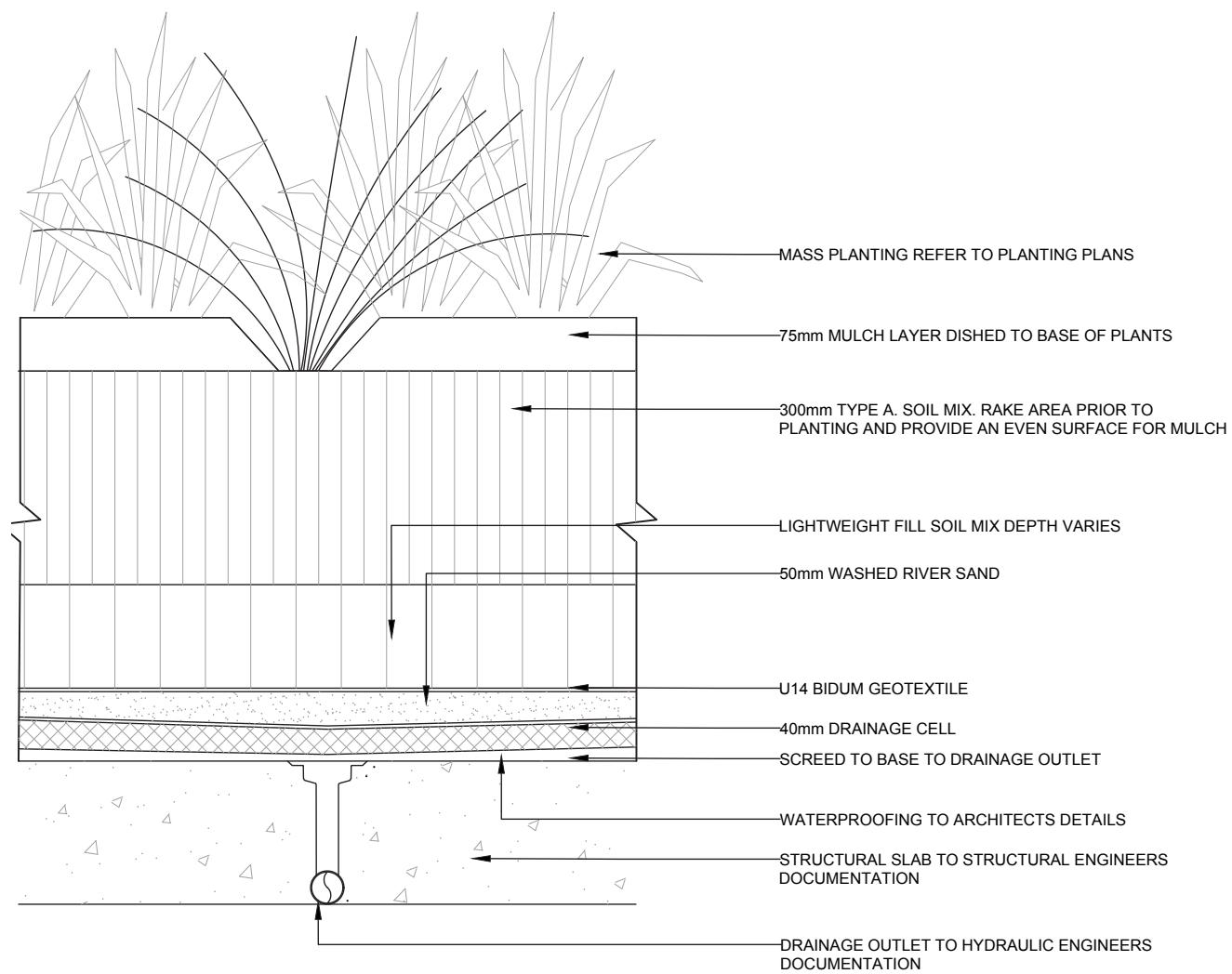
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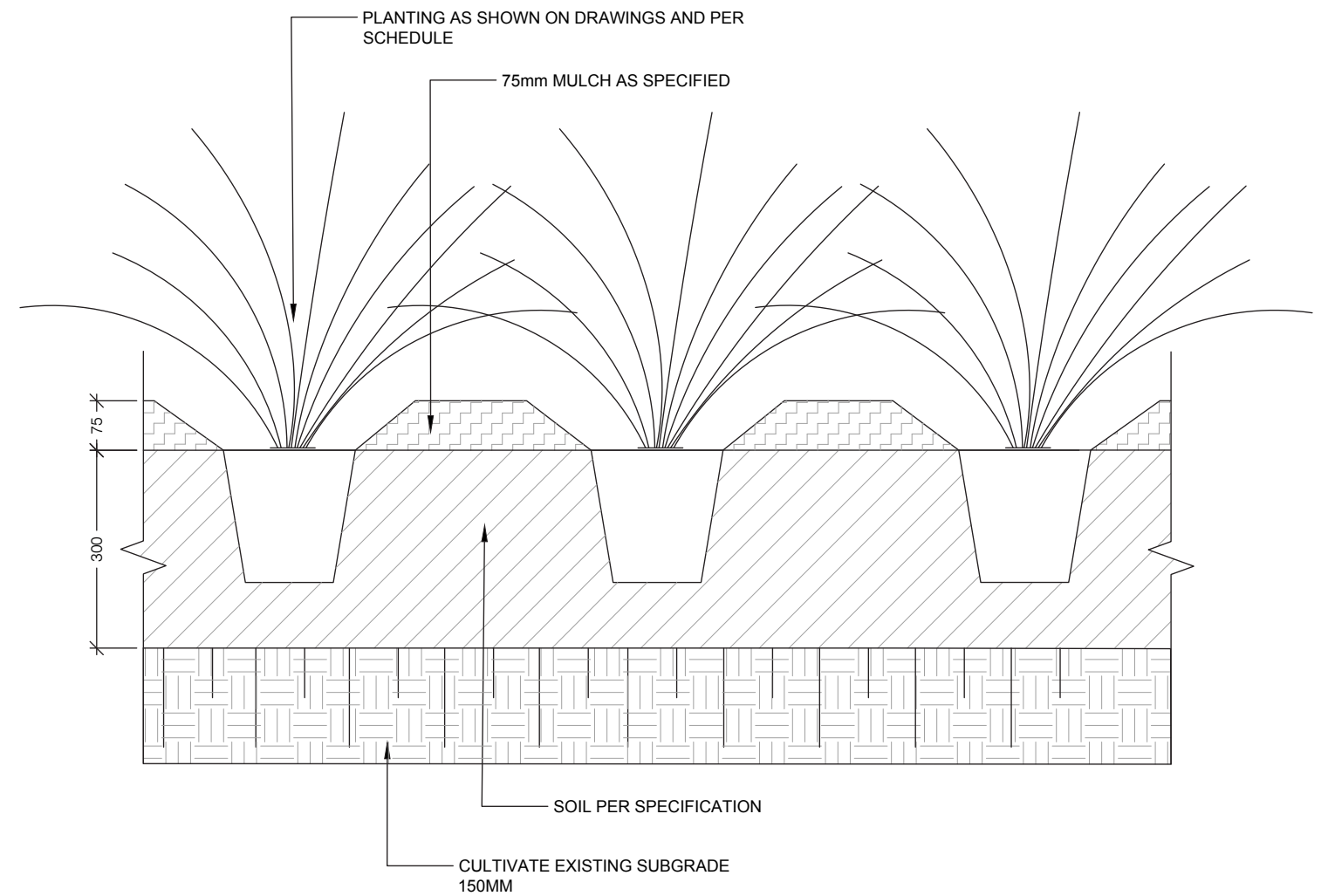
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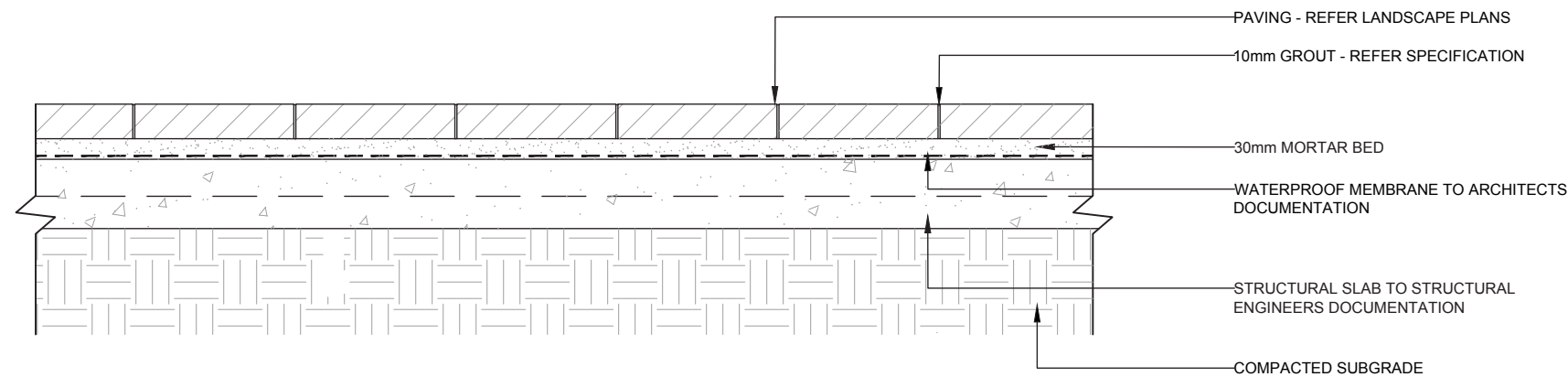
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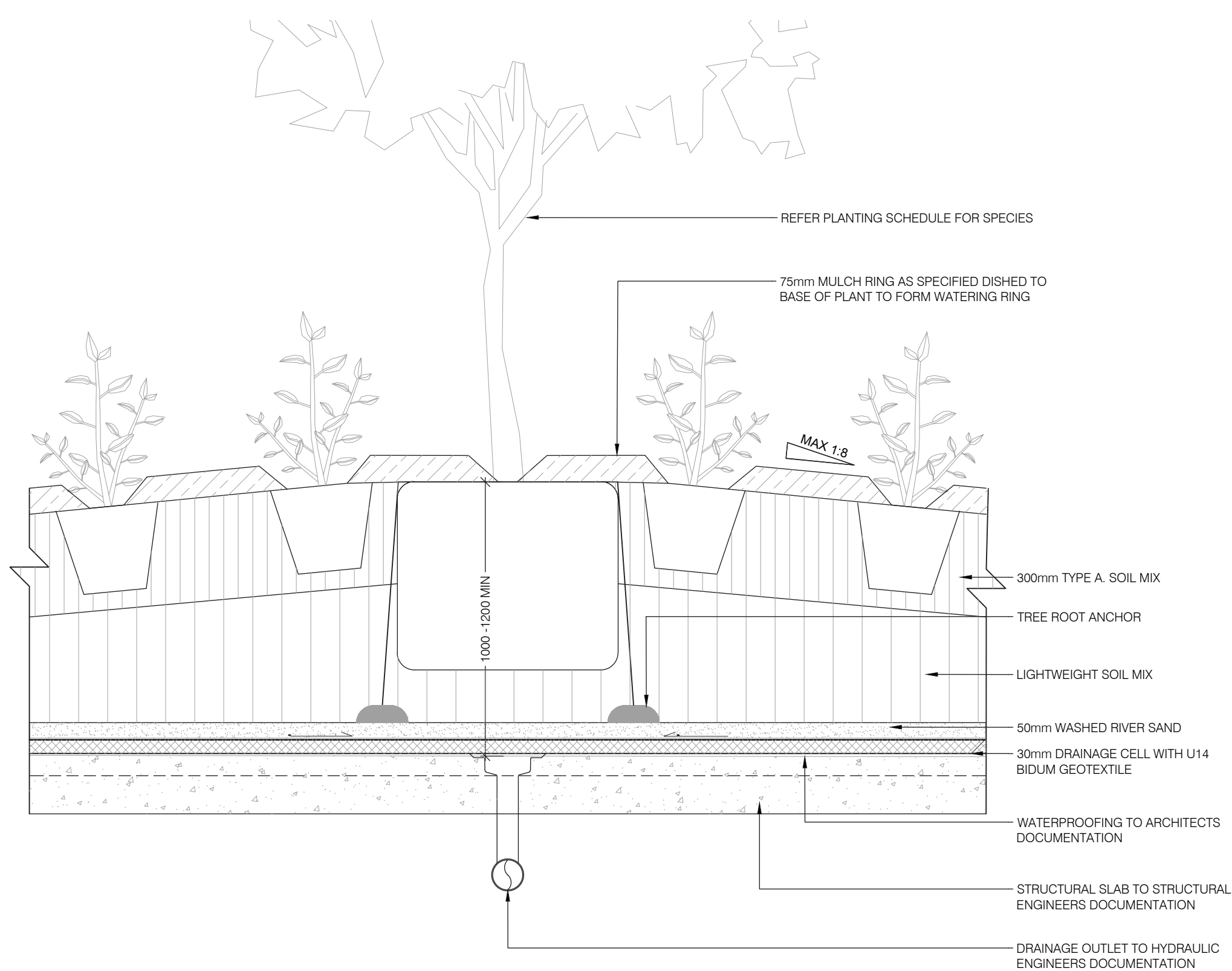
Typical Landscape Detail 1 - Planting on Structure



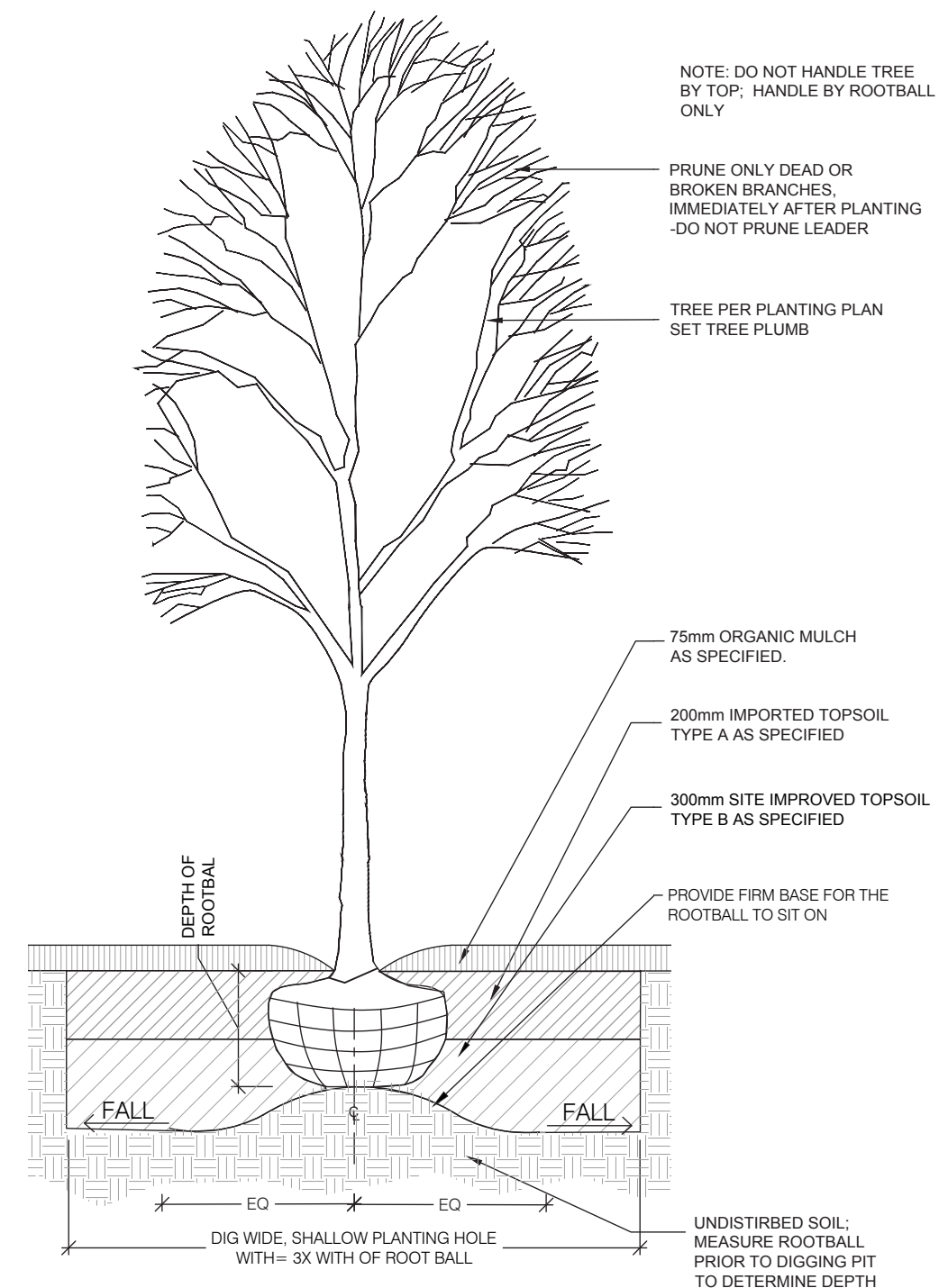
Typical Landscape Detail 2 - Planting in Soil



Typical Landscape Detail 3 - Paving on Slab



Typical Landscape Detail 4 - Tree Planting on Structure

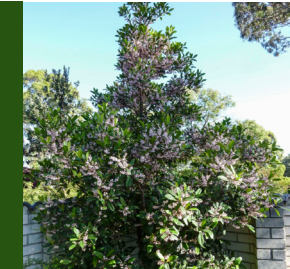


Typical Landscape Detail 5 - Tree in Soil

Evergreen & Deciduous Trees



Cupaniopsis anacardioides
Size (Height x Spread): 6-8m H x 4-6m S
Native: Yes
Description: Cupaniopsis anacardioides, commonly known as tuckeroo, is a hardy, medium-sized evergreen tree with a dense, rounded crown, glossy green foliage, and bright orange-yellow fruit that attracts birds.



Eleaocarpus reticulatus
Size (Height x Spread): 8m H x 4m S
Native: Yes
Description: Elaeocarpus reticulatus, commonly known as blueberry ash, is an elegant small to medium-sized rainforest tree with glossy green leaves, fringed pink or white bell-shaped flowers, and ornamental blue berries.



Phoenix canariensis
Size (Height x Spread): 9-15m H x 5-7m S
Native: No
Description: The Canary Island date palm is a large, ornamental palm tree with a thick, rugged trunk and a dense crown of long, arching feather-like fronds.



Tristaniopsis laurina 'Luscious'
Size (Height x Spread): 5-8m H x 4-6m S
Native: Yes
Description: Tristaniopsis laurina 'Luscious' is a striking evergreen tree with lush, glossy green foliage, copper-toned new growth, and clusters of fragrant yellow flowers in summer, ideal for feature planting.

Feature Plants



Aloe hybrid 'Mighty Gold'
Size (Height x Spread): 0.5-1m H x 0.5-1m S
Native: No
Description: Aloe hybrid 'Mighty Gold' is a compact, drought-tolerant succulent featuring thick, spiky, golden-yellow leaves and vibrant orange-red flower spikes, perfect for adding bold color to xeriscapes and container gardens.



Alpinia caerulea
Size (Height x Spread): 1.5-2m H x 1-1.5m S
Native: Yes
Description: Alpinia caerulea, commonly known as native ginger, is a robust Australian rainforest plant with large, lush green leaves and striking clusters of small, blue edible fruits, often used in culinary and medicinal applications.



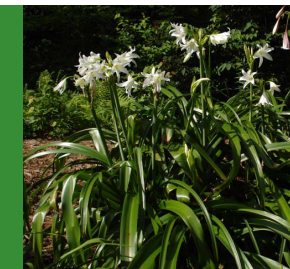
Asplenium nidus
Size (Height x Spread): 0.5-1m H x 1-2m S
Native: Yes
Description: Asplenium nidus, commonly known as bird's nest fern, is a lush, tropical epiphytic fern with large, glossy, bright green fronds that radiate from a central rosette, resembling a bird's nest and thriving in shaded, humid environments.



Bracteantha bracteata 'Diamond Head'
Size (Height x Spread): 0.5m H x 1m S
Native: Yes
Description: Bracteantha bracteata 'Diamond Head' is a vibrant, long-flowering native perennial featuring dark green foliage and bright, papery golden-yellow to orange flowers that attract pollinators and thrive in sunny garden beds.



Crinum pendunculatum
Size (Height x Spread): 1-2m H x 1.5m S
Native: Yes
Description: Crinum pedunculatum, commonly known as swamp lily or river lily, is a hardy, large, strappy-leaved plant that produces clusters of fragrant white, spider-like flowers and thrives in coastal and wetland environments.



Crinum powellii
Size (Height x Spread): 1-1.5m H x 1-1.5m S
Native: No
Description: Crinum powellii is a large, clumping bulbous plant with long, strap-like leaves and striking clusters of fragrant, trumpet-shaped white or pale pink flowers, often blooming in summer.



Cyathea australis
Size (Height x Spread): 2-4m H x 1-2m S
Native: Yes
Description: Cyathea australis, commonly known as the rough tree fern, is a fast-growing, ever-green fern with a fibrous trunk and a graceful crown of arching, feathery fronds, typically found in moist, shaded forests.



Doryanthes excelsa
Size (Height x Spread): 1-2m H x 1-2m S
Native: Yes
Description: Doryanthes excelsa, known as the Gymea lily, is a striking Australian native plant with large, sword-shaped leaves and tall, dramatic flower spikes bearing clusters of bright red, tubular flowers.



Doodia aspera
Size (Height x Spread): 0.5m H x 0.6m S
Native: Yes
Description: Doodia aspera, commonly known as rough rasp fern, is a hardy, fast-growing fern with coarse, textured fronds that emerge reddish before turning green, thriving in shaded or semi-shaded garden areas.



Parablechnum nudum
Size (Height x Spread): 0.5-1m H x 0.5-1m S
Native: Yes
Description: Parablechnum nudum, commonly known as the fishbone water fern, is a hardy, evergreen fern with glossy, lance-shaped fronds that resemble a fish skeleton, thriving in moist, shaded environments.



Macrozamia communis
Size (Height x Spread): 1-2m H x 1-2m S
Native: Yes
Description: Macrozamia communis is a slow-growing, palm-like cycad native to Australia, featuring a stout trunk and stiff, glossy, dark green pinnate leaves with sharp leaflets.



Xanthorrhoea arborea
Size (Height x Spread): 1-3m H x 1-2m S
Native: Yes
Description: Xanthorrhoea arborea, commonly known as a grass tree, is a slow-growing Australian native with a thick, often blackened trunk and a striking crown of long, narrow, grass-like leaves, producing tall flower spikes.

Shrubs



Acmena smithii spp.
Size (Height x Spread): 4-6m H x 1-2m S
Native: Yes
Description: Acmena smithii, commonly known as the Lilly Pilly, is a dense, fast-growing evergreen tree with glossy dark green leaves, fragrant white flowers, and bright red to pink edible berries that attract wildlife.



Banksia 'Birthday Candles'
Size (Height x Spread): 0.5m H x 1m S
Native: Yes
Description: Banksia 'Birthday Candles' is a dwarf, compact shrub featuring vibrant golden-yellow, cylindrical flower spikes and fine, needle-like foliage, ideal for small gardens and containers.



Bauera rubioides
Size (Height x Spread): 1m H x 1-2m S
Native: Yes
Description: Bauera rubioides, commonly known as pink bauera, is a sprawling, fast-growing shrub with delicate, wiry stems and abundant small, pink, star-shaped flowers that bloom prolifically in spring and summer.



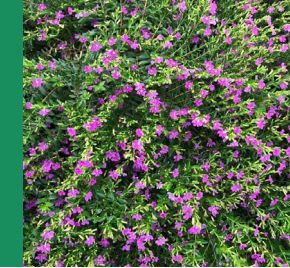
Convolvulus cneorum
Size (Height x Spread): 0.8m H x 0.8m S
Native: No
Description: Convolvulus cneorum, commonly known as silverbush or bush morning glory, is a compact evergreen shrub with silky silver foliage, trumpet-shaped white flowers with yellow centers that bloom profusely in spring and summer.



Correa alba
Size (Height x Spread): 0.7m H x 1m S
Native: Yes
Description: Correa alba, commonly known as white correa, is a hardy, compact shrub with soft, gray-green leaves and bell-shaped, white to pale pink flowers that attract birds and thrive in coastal gardens.



Correa pulchella
Size (Height x Spread): 0.7m H x 1m S
Native: Yes
Description: Correa pulchella is a compact, rounded shrub with soft, velvety, grey-green leaves and abundant, tubular, pink to red flowers that attract birds and thrive in well-drained soils.



Cuphea hyssopifolia
Size (Height x Spread): 0.6m H x 0.6m S
Native: No
Description: Cuphea hyssopifolia, commonly known as false heather, is a compact, bushy shrub with small, narrow leaves and abundant tiny lavender to purple tubular flowers, blooming profusely from spring to fall.



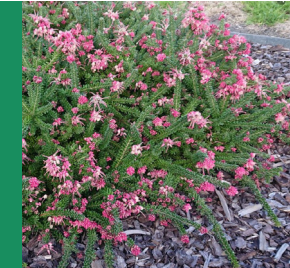
Eremophila glabra prostrate
Size (Height x Spread): 0.7m H x 1-1.5m S
Native: Yes
Description: Eremophila glabra 'Prostrate' is a low-growing, spreading shrub with silvery-green leaves and vibrant, tubular orange to red flowers that thrive in dry, sunny conditions.



Gardenia augusta 'Superstar'
Size (Height x Spread): 1-1.5m H x 0.7-1.2m S
Native: No
Description: Gardenia augusta 'Superstar' is a lush, evergreen shrub known for its large, intensely fragrant white flowers and glossy dark green leaves, blooming repeatedly through the warmer months.



Grevillea 'Firecracker'
Size (Height x Spread): 1m H x 1m S
Native: Yes
Description: Grevillea 'Firecracker' is a compact, evergreen shrub featuring vibrant red, tubular flowers with yellow tips that attract birds and provide year-round color in gardens.



Grevillea 'Mt Tamboritha'
Size (Height x Spread): 0.5m H x 1-2m S
Native: Yes
Description: Grevillea 'Mt Tamboritha' is a dense, compact shrub with fine, needle-like foliage and vibrant, spider-shaped red flowers that bloom prolifically, attracting birds and adding striking color to gardens.



Grevillea rosmarinifolia
Size (Height x Spread): 1-1.5m H x 1m S
Native: Yes
Description: Grevillea rosmarinifolia, commonly known as rosemary grevillea, is a compact shrub with narrow, aromatic, rosemary-like leaves and clusters of spider-shaped pink to red flowers that attract birds.



Hebe buxifolia spp.
Size (Height x Spread): 0.9m H x 0.9m S
Native: No
Description: Hebe buxifolia spp. is a group of compact, evergreen shrubs with small, leathery leaves resembling boxwood, producing spikes of purple or white flowers that attract pollinators.



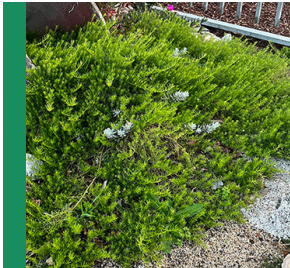
Hebe box 'Chocolate Box'
Size (Height x Spread): 0.6m H x 0.6m S
Native: No
Description: Hebe 'Chocolate Box' is a compact evergreen shrub with glossy, dark chocolate-brown leaves and spikes of small, pale pink flowers, adding rich color and texture to gardens year-round.



Lavandula pedunculata
Size (Height x Spread): 0.7m H x 0.7m S
Native: No
Description: Lavandula pedunculata, also known as French or Spanish lavender, is a hardy perennial with fragrant gray-green leaves and distinctive, butterfly-shaped purple flower spikes that bloom in late spring to summer.



Leucadendron laureolum x strobilinum
Size (Height x Spread): 1-2m H x 1-1.5m S
Native: No
Description: Leucadendron laureolum x strobilinum is a hybrid Proteaceae shrub featuring striking, colorful bracts and dense, leathery foliage, valued for its dramatic, sculptural appearance in gardens and floral arrangements.



Myoporum parvifolium
Size (Height x Spread): 0.5m H x 1-2m S
Native: Yes
Description: Myoporum parvifolium is a fast-growing, drought-tolerant groundcover with small, narrow leaves and star-shaped white to pale pink flowers, commonly used for erosion control and landscaping.



Raphiolepis indica
Size (Height x Spread): 1-3m H x 1-3m S
Native: No
Description: Raphiolepis indica, commonly known as Indian hawthorn, is a compact, evergreen shrub with leathery dark green leaves and clusters of pink or white flowers in spring, followed by small blue-black berries.

Sedges, Grasses & Climbers



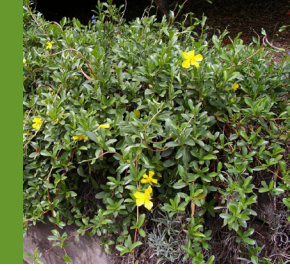
Cenchrus purpurascens
Size (Height x Spread): 0.7m H x 0.7m S
Native: Yes
Description: Cenchrus purpurascens, commonly known as purple fountain grass, is an ornamental grass with arching, purple-tinged foliage and striking, fluffy, purple flower spikes that add texture and color to gardens.



Dianella caerulea
Size (Height x Spread): 0.7m H x 0.7m S
Native: Yes
Description: Dianella caerulea, commonly known as blue flax-lily, is a versatile, clumping perennial with strappy green leaves, vibrant blue-purple flowers, and striking blue berries, thriving in a range of garden conditions.



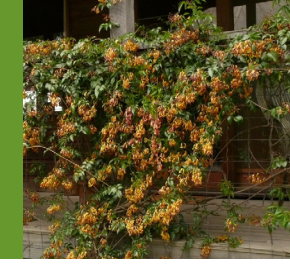
Dianella tasmanica
Size (Height x Spread): 0.7m H x 0.7m S
Native: Yes
Description: Dianella tasmanica, commonly known as Tasman flax-lily, is a hardy, clumping perennial with broad, strappy green leaves, delicate pale blue to purple flowers, and attractive blue berries, thriving in shaded or semi-shaded garden areas.



Hibbertia scandens
Size (Height x Spread): 0.4m H x 1-2m S
Native: Yes
Description: Hibbertia scandens, commonly known as climbing guinea flower, is a vigorous, twining vine with glossy green leaves and bright yellow, five-petaled flowers that bloom profusely in spring and summer.



Lomandra longifolia spp.
Size (Height x Spread): 0.7m H x 0.7m S
Native: Yes
Description: Lomandra longifolia, commonly known as spiny-headed mat-rush, is a tough, tufted perennial with long, strap-like leaves and small, fragrant cream-colored flowers, valued for its drought tolerance and versatility.



Pandorea pandorana
Size (Height x Spread): 0.4m H x 1-3m S
Native: Yes
Description: Pandorea pandorana, commonly known as wonga wonga vine, is a fast-growing, woody climber with glossy green leaves and trumpet-shaped, creamy white to pink flowers, often used to cover fences and trellises.

Groundcovers



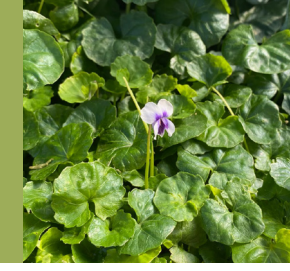
Chrysocephalum apiculatum
Size (Height x Spread): 0.4m H x 1-2m S
Native: Yes
Description: Chrysocephalum apiculatum, commonly known as common everlasting, is a low-growing, drought-tolerant perennial with silvery-gray foliage and abundant bright yellow, daisy-like flowers that attract pollinators.



Dichondra repens
Size (Height x Spread): 0.1m H x 1-2m S
Native: Yes
Description: Dichondra repens, commonly known as kidney weed, is a low-growing, spreading groundcover with small, round, kidney-shaped green leaves that form a dense, soft mat, ideal for lawns and shaded areas.



Trachelospermum jasminoides
Size (Height x Spread): 0.4m H x 1-2m S
Native: No
Description: Trachelospermum jasminoides, commonly known as star jasmine, is a woody, evergreen climber with glossy green leaves and highly fragrant, star-shaped white flowers that bloom in late spring to summer.

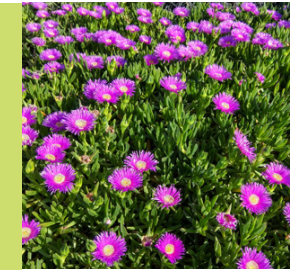


Viola hederacea
Size (Height x Spread): 0.1m H x 1-2m S
Native: Yes
Description: Viola hederacea, commonly known as native violet, is a delicate, low-growing ground-cover with heart-shaped green leaves and charming pale purple to white flowers, often found in shaded or woodland gardens.

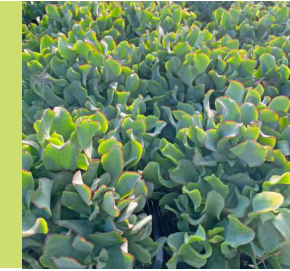
Succulents



Agave geminiflora
Size (Height x Spread): 0.8m H x 0.8m S
Native: No
Description: Agave geminiflora is a striking, slow-growing succulent with narrow, dark green leaves that form a dense, symmetrical rosette and produce thread-like filaments along the edges.



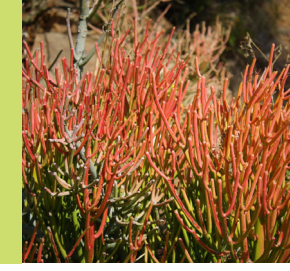
Carpobrotus glaucescens spp.
Size (Height x Spread): 0.3m H x 1-2m S
Native: No
Description: Mesembryanthemum is a genus of low-growing, sun-loving succulents known for their fleshy leaves and vibrant, daisy-like flowers that open in sunlight, often used as colorful ground cover in dry climates.



Crassula arborescens 'Bluebird'
Size (Height x Spread): 0.9m H x 0.9m S
Native: No
Description: Crassula arborescens 'Bluebird' is a compact succulent with rounded, silvery-blue leaves edged in red, forming a bushy, tree-like shape ideal for containers or rock gardens.



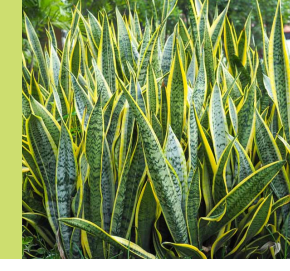
Euphorbia characias ssp.
Size (Height x Spread): 0.7-1.5m H x 0.7-1m S
Native: No
Description: Euphorbia characias is a striking evergreen shrub with upright stems, narrow blue-green leaves, and large, chartreuse flower heads topped with dark central glands, adding bold structure to gardens.



Euphorbia tirucalli rosea ssp.
Size (Height x Spread): 1-1.5m H x 1-2m S
Native: No
Description: Euphorbia tirucalli 'Rozea', also known as the pink pencil tree, is a striking succulent shrub with slender, coral-like branches that turn vibrant pink in bright light, adding bold color and architectural interest to xeriscapes.



Kalanchoe bracteata
Size (Height x Spread): 0.6m H x 0.6m S
Native: No
Description: Kalanchoe bracteata is a shrubby succulent with silvery, felted leaves and occasional clusters of small, tubular flowers, prized for its foliage and drought tolerance.



Sansevieria trifasciata
Size (Height x Spread): 0.6-1.2m H x 0.6m S
Native: No
Description: Sansevieria trifasciata, commonly known as snake plant or mother-in-law's tongue, is a hardy, low-maintenance succulent with upright, sword-shaped leaves marked by green banding.

DA Planting Schedule

810 PACIFIC HIGHWAY, GORDON - DA PLANT SCHEDULE							
CODE	BOTANTICAL NAME	POT SIZE	DENSITY	HEIGHT @ PLANTING	CALIPER	STAKING	TOTAL
TREES							
Cup ana	Cupaniopsis anacardioides	200L	As Shown	3.5m	40mm	Platypus Anchor System	2
Ela ret	Eleoacarpus reticulatus	200L	As Shown	3.5m	40mm	Platypus Anchor System	1
Pho can	Phoenix canariensis	Transplanted	As Shown	Existing - 6-8m	n/a	Platypus Anchor System	1
Tri lau	Tristaniopsis laurina 'Luscious'	200L	As Shown	3.5m	40mm	Platypus Anchor System	2
FEATURE PLANTS							
Alo gol	Aloe hybrid 'Mighty Gold'	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Alp cae	Alpina caerulea	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Asp nid	Asplenium nidus	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Bra hea	Bracteantha bracteata 'Diamond Head'	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Cri pen	Crinum pendunculatum	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Cri pow	Crinum powellii	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Cya aus	Cyathia australis	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Dor exc	Doryanthes excelsa	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Doo asp	Doodia aspera	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Par nud	Parablechnum nudum	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Mac com	Macromzamia communis	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Xan arb	Xanthorrhoea arboorea	300mm Pot	As Shown	n/a	n/a	n/a	n/a
SHRUBS							
Acm smi	Acmena smithii spp.	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Ban can	Banksia 'Birthday Candles'	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Bau rub	Bauera rubioides	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Con cne	Convolvulus cneorum	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Cor alb	Correa alba	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Cor pul	Correa pulchella	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Cup hys	Cuphea hyssopifolia	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Ere pro	Eremophila glabra prostrate	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Gar sup	Gardenia augusta 'Superstar'	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Gre fir	Grevillea 'Firecracker'	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Gre tam	Grevillea 'Mt Tamboritha'	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Gre ros	Grevillea rosmarinifolia	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Heb bux	Hebe buxifolia spp	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Heb box	Hebe box 'Chocolate Box'	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Lav ped	Lavendula pedunculata	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Leu str	Leucadendron laureolum x strobilinum	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Myo par	Myoporum parvifolium	300mm Pot	As Shown	n/a	n/a	n/a	n/a
Rha ind	Rhaphiolepis indica	300mm Pot	As Shown	n/a	n/a	n/a	n/a
SEDGES, GRASSES & CLIMBERS							
Cen pur	Cenchrus purpurascens	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Dia cae	Dianella caerulea	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Dia tas	Dianella tasmanica	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Hib sca	Hibbertia scandens	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Lom lon	Lomandra longifolia spp.	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Pan pan	Pandorea pandorana	140mm Pot	As Shown	n/a	n/a	n/a	n/a
GROUNDCOVERS							
Chr api	Chrysocephalum apiculatum	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Dic rep	Dichondra repens	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Tra jas	Trachelospermum jasminoides	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Vio hed	Viola hederacea	140mm Pot	As Shown	n/a	n/a	n/a	n/a
SUCCULENTS							
Ag gem	Agave geminiflora	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Car gla	Carpobrotus glaucescens spp.	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Cra blu	Crassula arborescens 'Bluebird'	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Eup cha	Euphorbia characias spp.	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Eup tir	Euphorbia tirucalli rosea spp.	140mm Pot	As Shown	n/a	n/a	n/a	n/a
Kal bra	Kalanchoe bracteata	140mm Pot	As Shown	n/a	n/a	n/a	n/a
San tri	Sansevieria trifasciata	140mm Pot	As Shown	n/a	n/a	n/a	n/a

1.0 LANDSCAPE WORK SPECIFICATION

1.1 PRELIMINARIES

1.1.1 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.1.2 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works.

1.1.3 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 “A Guide to Assessing Tree Quality”. Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.1.4 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

1.2 SOIL WORKS

1.2.1 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to “Botany Humus”, as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported “Organic Garden Mix” as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, cXXlay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

1.2.2 INSTALLATION

Establishing Subgrade Levels: Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds: 300mm below existing levels with specified imported soil mix.
- Turf areas: 100mm below finished surface level. Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.
- Subgrade Cultivation: Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

- Drainage Works: Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.
- Placement and Preparation of Specified Soil Conditioner & Mixes: Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported “Organic Garden Mix” as supplied by ANL or approved equal.
- Mass Planting Beds: Install specified soil conditioner to a compacted depth of 100mm. Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas: Install specified soil mix to a minimum compacted depth of 75mm. Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

1.3 PLANTING

1.3.1 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide t0 assessing tree quality. Natspec Guide No. 2. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council’s Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

- Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is
- apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

- Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark’s book.
- All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by theLandscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to “Forest Blend” as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

1.4 3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass.

Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as “Trees” on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching.

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

1.5 HARDSCAPE WORKS

1.5.1 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332

1.6 IRRIGATION WORKS

1.6.1 5.01 GENERAL (PERFORMANCE SPECIFICATION)

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water. The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council

By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.
- Design Requirements: The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas. It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.
- Services Co-ordination: Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.
- Testing & Defects: Upon completion of installation, the system shall be tested, including:
 - Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
 - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation: On request, a detailed irrigation performance specification report can be issued.

1.7 12 MONTH MAINTENANCE

1.7.1 6.01 GENERAL

The consolidation and maintenance period shall be 3 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

END OF SPECIFICATIONS