









**Prepared for:** The Trust Company (Australia) Limited ATF WH Redfern Trust

### Site Location:

104-116 Regent Street

### Prepared by:

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## **1.0 DESIGN INTENT**

- 1.1 Design Inter
- 1.2 Connection
- 1.3 Designing v
- 1.1 Site Design

## **2.0 DESIGN RESPONSE**

- 2.0 15-23 Appro
- 2.1 Ground plan
- 2.2 Through site
- 2.3. Level 2 Re
- 2.4 Level 4 Sky
- 2.6 Level 6 Sky
- 2.7 Section.....
- 2.8 Indicative I
- 2.9 Facade plan
- 2.10 Planting St
- 2.11 Tree Plan ..
- 2.12 Material St
- 2.13 Typical Det
- 2.14 Mainteana

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## **1.1 VISION STATEMENT**

**104-116 REGENT ST, REDFERN WILL CELEBRATE THE INDIGENOUS LANDSCAPE,** 

UNEARTHING A LOST COUNTRY THAT ONCE PROVIDED MEETING PLACES, FOOD

SOURCES AND BUILDING MATERIALS FOR THE TRADITIONAL LAND OWNERS.

A NEW PUBLIC SPACE WILL PROVIDE A CONNECTION TO WATER AND HELP CONNECT

PEOPLE THORUGH THESE IMPORTANT PRODUCTIVE LANDSCAPES.

THIS DOCUMENT ACKNOWLEDGES THE ELDERS, PAST AND PRESENT, OF THE DARUG AND EORA PEOPLE AS THE TRADITIONAL CUSTODIANS OF THE LAND AND ITS KNOWLEDGE



# **1.2 COUNTRY CONNECTIONS**

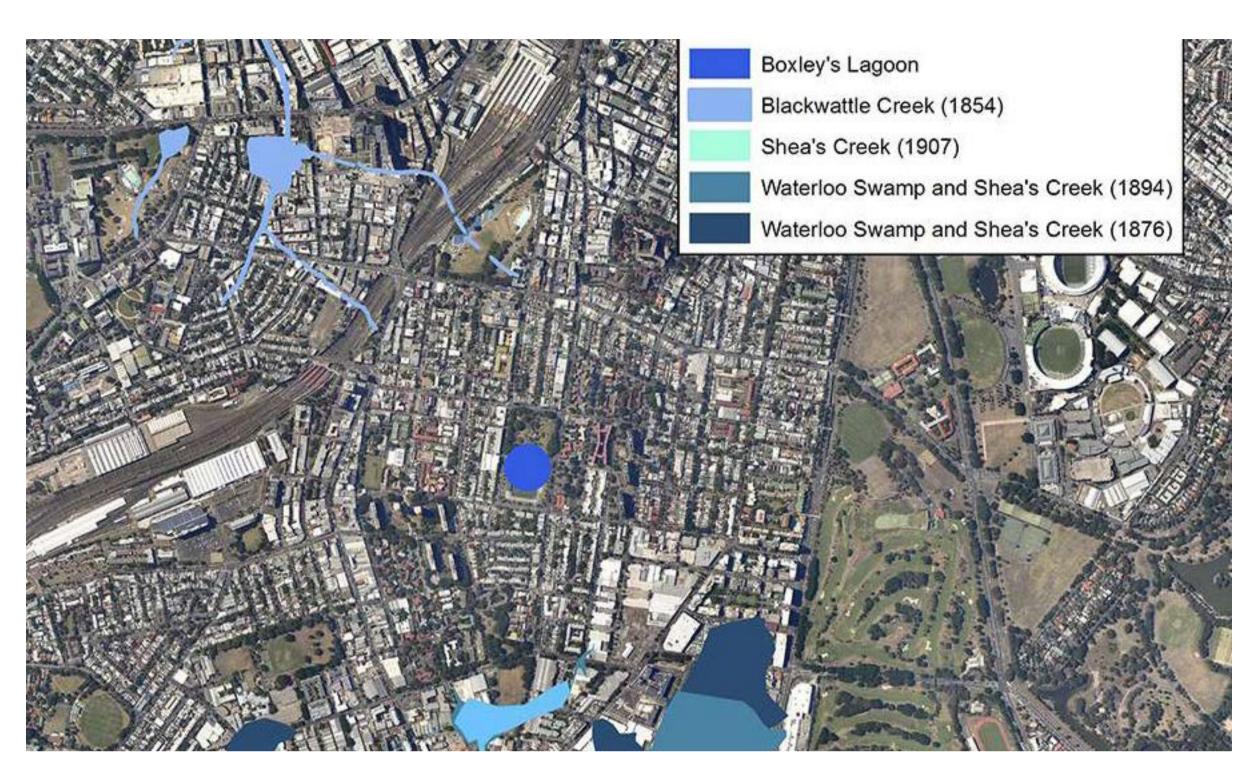
A number of swamps and small waterlines were located within the low-lying areas of the undulating dune landform in the region surrounding the development site.

Historical sources suggest there was a large swamp to the east, where Redfern Park is today, known as Boxley's Lagoon. Blackwattle Creek and Blackwattle Swamp were also located to the northwest of the site.

Many of the swamps in the area would have fed into Shea's Creek (Alexandra Canal) approximately 1.8 kilometres (km) to the southwest of the site, which is a tributary to Cooks River.

Gadi land extends from Burrawara (South Head) through to Warrane (Sydney Cove), Gomora (Cockle Bay-Darling Harbour) and possibly to Blackwattle Creek, taking in the wetland sand and dunes now known as Redfern, Erskineville, Surry Hills and Paddington, down to the Cook's River.

The Gadigal (Cadigal) are a harbour-dwelling saltwater people. The suffix `gal' denotes `people of', and Cadi (gadi) may be the name of the grass trees (Xanthorrhoea species), the flower stalks being used as spear shafts. Another theory is that Cadi is the name of the freshwater creek at Camp Cove, others suggest that it may be Kutti the traditional name of what is now called Watson's Bay.





Sydney Parkland

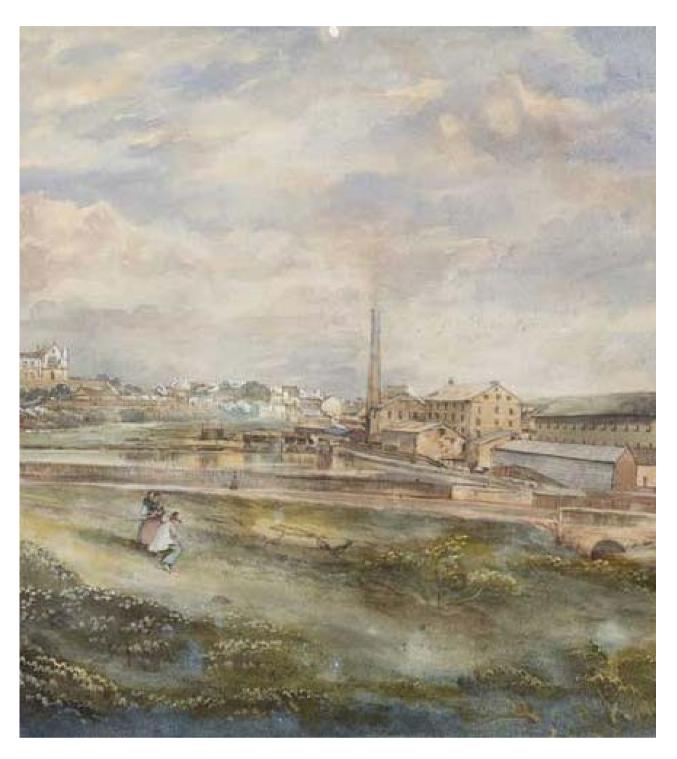


Balga / Xanthorrhoea

https://eveleighstories.com.au/stories/indigenous-place/indigenous-connections



Lost Waterways



Coopers Distillery on Black Wattle Swamp Creek, 1868



Fishing Tools

## **1.3 DESIGNING WITH COUNTRY**





AWAKENING LOST LANDSCAPES

**LEARNING FROM COUNTRY** 

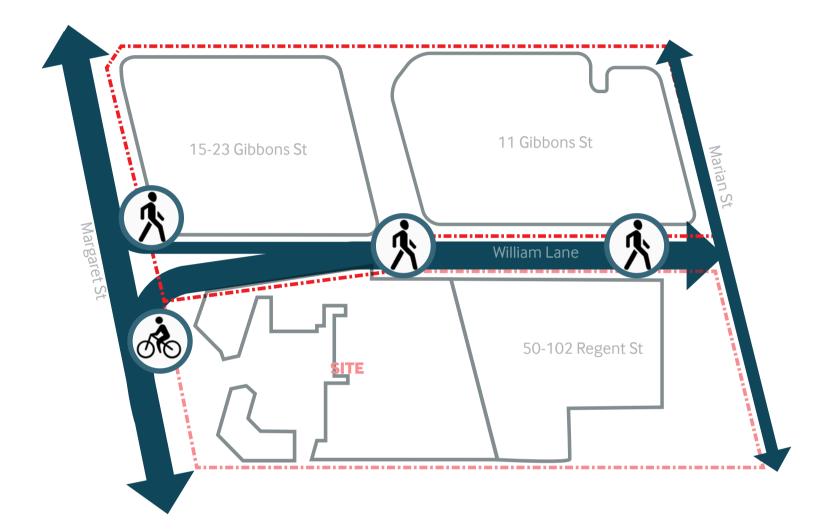


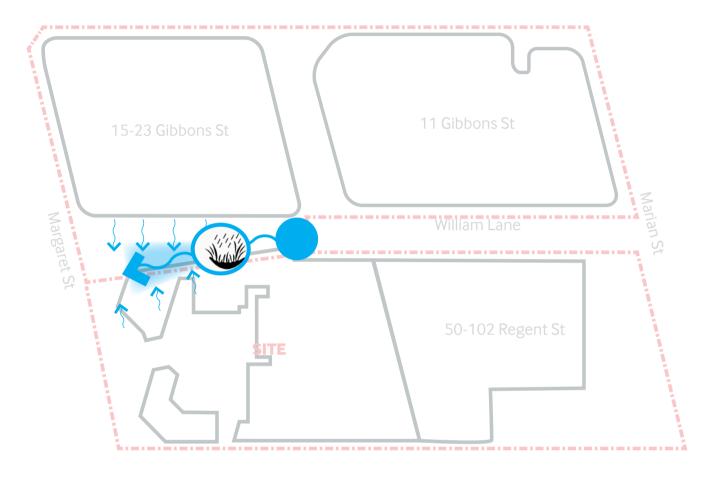
### **BUILDING RELATIONSHIPS WITH WATER**



### **PLACES FOR SHARING & MEETING**

## **1.4 SITE DESIGN DRIVERS**





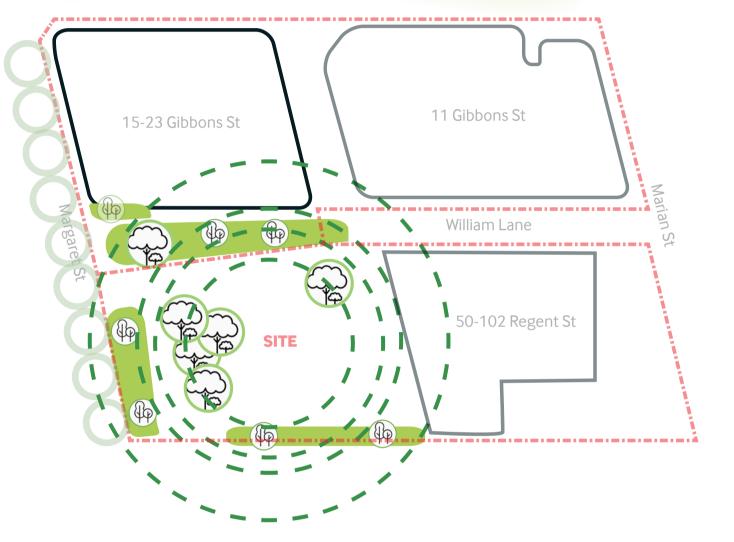




ACCESSIBILITY

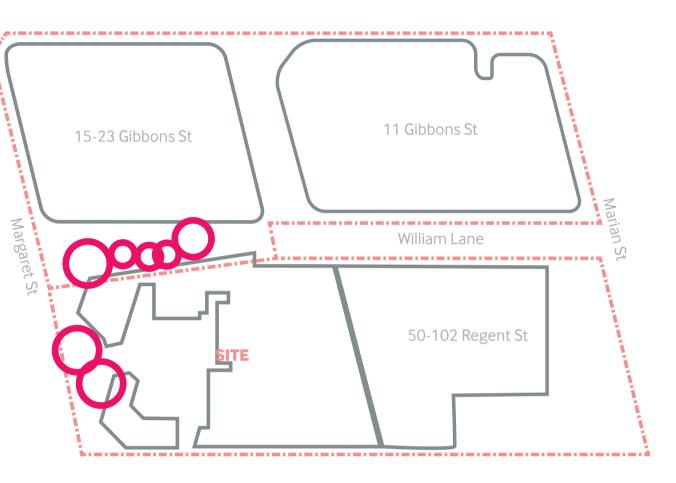
### SUSTAINABLE SYSTEMS

### Rosehill Street Park



**GREENER PLACES** 







### **INTEGRATED ART**

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## 2.0 15-23 GIBBONS ST - APPROVED PLANS

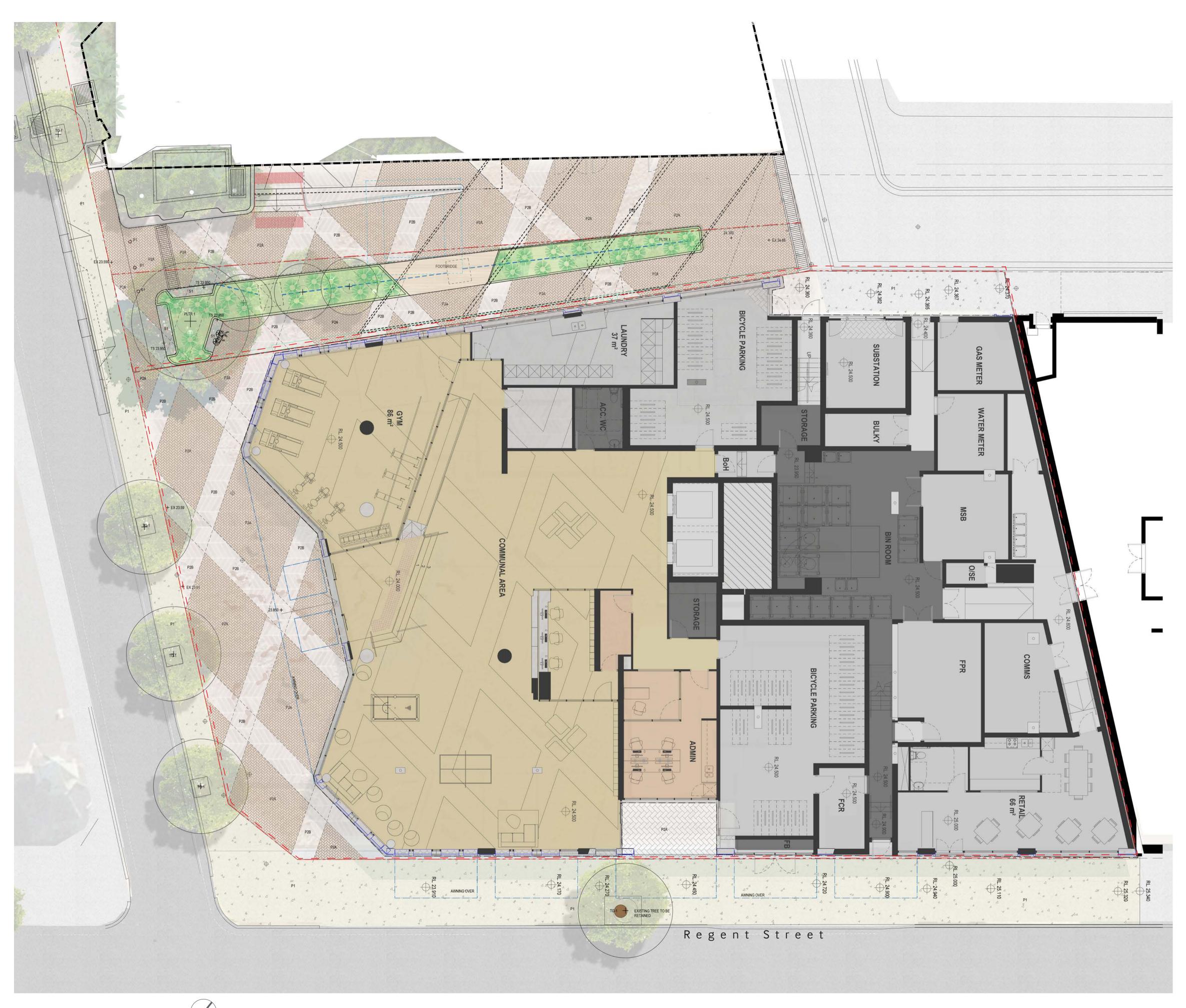


# SCALE 1:100 ଜ୍A1 / 1:200 ଜ୍A3

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# **2.1 PROPOSED GROUND PLAN**



#### General

	Extent of works
	Property boundary
	Basement extent
Grading	9
+ EX 0.000	Existing surface level
+ 0.000	Relative surface level
+ TW 0.000	Top of wall
<b>+</b> ТК 0.000	Top of kerb
<b>+</b> IL 0.000	Invert level
+ SL 0.000	Invert level
+ TS 0.000	Invert level
<u> </u>	Indicates direction of Inclining gradient on ramp
< <u>1:50</u>	Indicates direction of declining gratient
Softsca	pe
Tx	Existing tree To be retained
X	Existing tree To be removed
	Existing tree To be relocated
$(\pm)$	Tree
••	Shrub
PLTR-1	Planting area On Grade
PLTR-2	Planting area On Slab
Lighting	g
-••- L1	Light Type 1
$\mathbb{O}_{L2}$	Light Uplight
Drainac	e/hydraulics
	Surface drain
⊜	Planter drain

Hosecocl

• • • > Subsoil drainage

—— IC ——

Irrigation conduit 90mm pvc sleeve

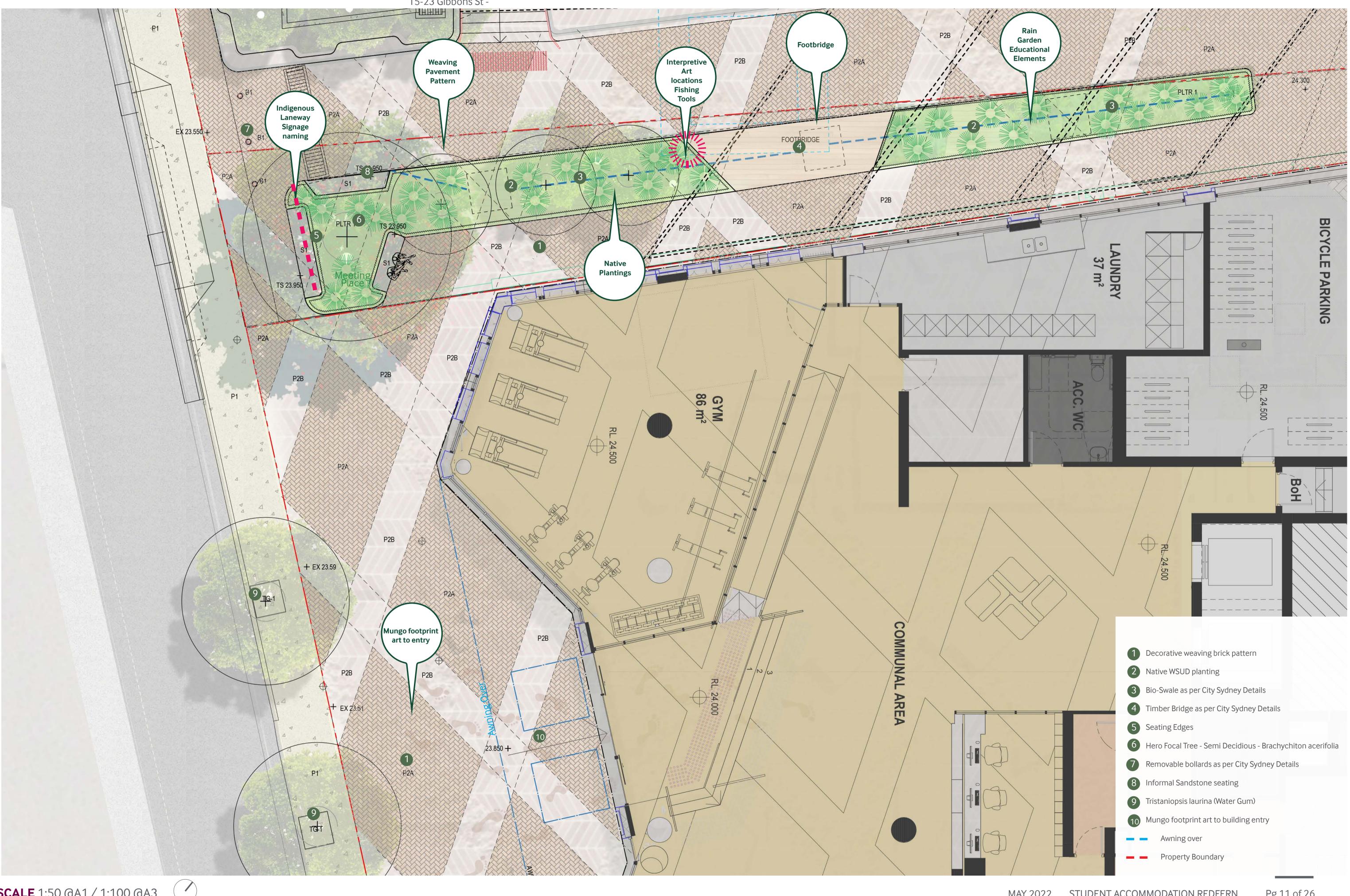
#### Pavement

	••••
P1	Pavement type 1 City of Sydney Pavement
P2a	Pavement type 2a Brick Herringbone
P2b	Pavement type 2b Sandstone Inlay
P3	□ Pavement type 3 Unit Pavers on Poly Pads
P4	Mod Wood Timber Decking
GV-1	Gravel type 1
	Tactile ground surface
Fences	/handrails
——— F1 ———	Fence type 1
Furnitu	re
S1	Seat type 1 Sandstone Boulder Seat
S2	Seat type 2 Insitu Concrete Seat
S3	Seat type 3 Wall Mounted Timber Batten Seat
-B1	Timber bollards as specified
PT1	Planter type 1 GRC 2000x2000x1000
PT2	Planter type 2 GRC 2000x600x1000
PT3	Planter type 3 GRC 2200x1000x1000
PT4	Planter type 4 GRC 1500x1500x1000
TBL-1	Table type 1 GRC Table
er eïte e	_ ■Trellis type 1
Walls	
W1	Wall type 1 ■Insitu Concrete Wall
BBQ-1	BBQ-1 ⊐ Insitu Concrete Bench
Edges	Hot Plate and Sink
E1	– Edge Type 1 Steel Edge
Handra	ails and balustrades
	Balustrade type 1
B1	=

H1 Handrail type 1

## 2.2 PROPOSED GROUND PLAN - PUBLIC DOMAIN





## 

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## 2.3 LEVEL 2 - RECREATIONAL DECK



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#### General

Extent of works

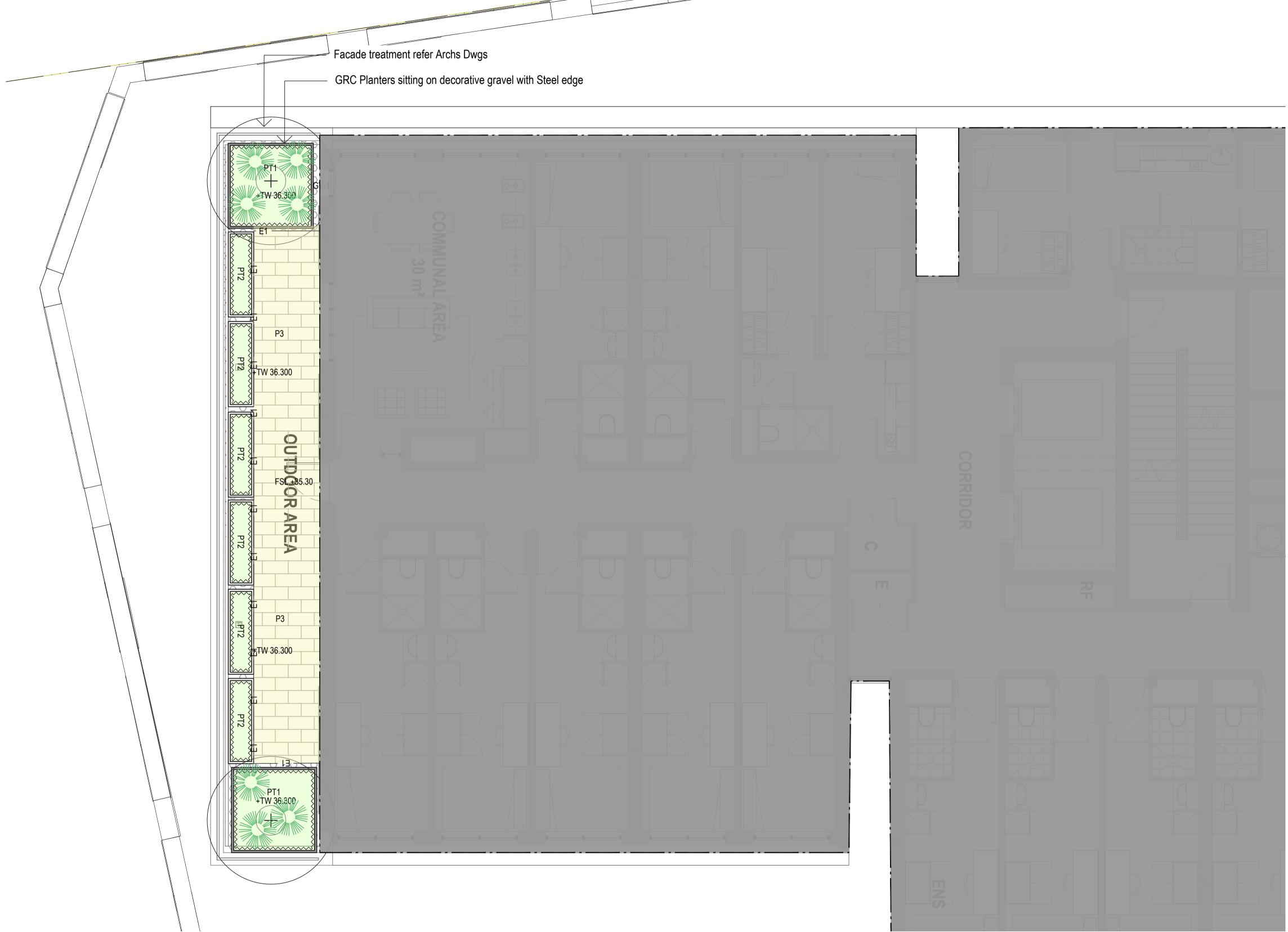
	Property boundary
	Basement extent
Grading	g
+ EX 0.000	Existing surface level
+ 0.000	Relative surface level
+ TW 0.000	Top of wall
<b>+</b> ТК 0.000	Top of kerb
<b>+</b> IL 0.000	Invert level
+ SL 0.000	Invert level
+ TS 0.000	Invert level
<u>     1:14                              </u>	Indicates direction of Inclining gradient on ramp
< <u>1:50</u>	Indicates direction of declining gratient
Softsca	ipe
	Existing tree To be retained
X	Existing tree To be removed
( Tx	Existing tree To be relocated
$(\pm)$	Tree
•	Shrub
PLTR-1	Planting area On Grade
PLTR-2	Planting area On Slab
Lightin	g
- <del>  </del> - L1	Light Type 1
O <sub>L2</sub>	Light Uplight
Drainaç	ge/hydraulics
	Surface drain
٢	Planter drain
⊖+ HC	Hosecock
IC	Irrigation conduit 90mm pvc sleeve
· • • • >	Subsoil drainage

#### Pavement

P1	Pavement type 1 City of Sydney Pavement
P2a	Pavement type 2a Brick Herringbone
P2b	Pavement type 2b Sandstone Inlay
P3	Pavement type 3 Unit Pavers on Poly Pads
P4	Mod Wood Timber Decking
	Gravel type 1
SSSEE	Tactile ground surface
Fences	/handrails
F1	Fence type 1
Furnitu	Ire
S1	Seat type 1 Sandstone Boulder Seat
S2	Seat type 2 Insitu Concrete Seat
S3	Seat type 3 Wall Mounted Timber Batten Seat
B1	Timber bollards as specified
PT1	Planter type 1 GRC 2000x2000x1000
PT2	Planter type 2 GRC 2000x600x1000
PT3	Planter type 3 GRC 2200x1000x1000
PT4	Planter type 4 GRC 1500x1500x1000
TBL-1	Table type 1 GRC Table
<b>-</b> = 11 = =	Trellis type 1
Walls	
W1	Wall type 1 ■ Insitu Concrete Wall
BBQ-1	BBQ-1 ⊐ Insitu Concrete Bench
Edaoo	Hot Plate and Sink
Edges	– Edge Type 1
	Steel Edge
	ails and balustrades
B1	Balustrade type 1

H1 Handrail type 1

## **2.5 LEVEL 4**



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#### General

Extent of works

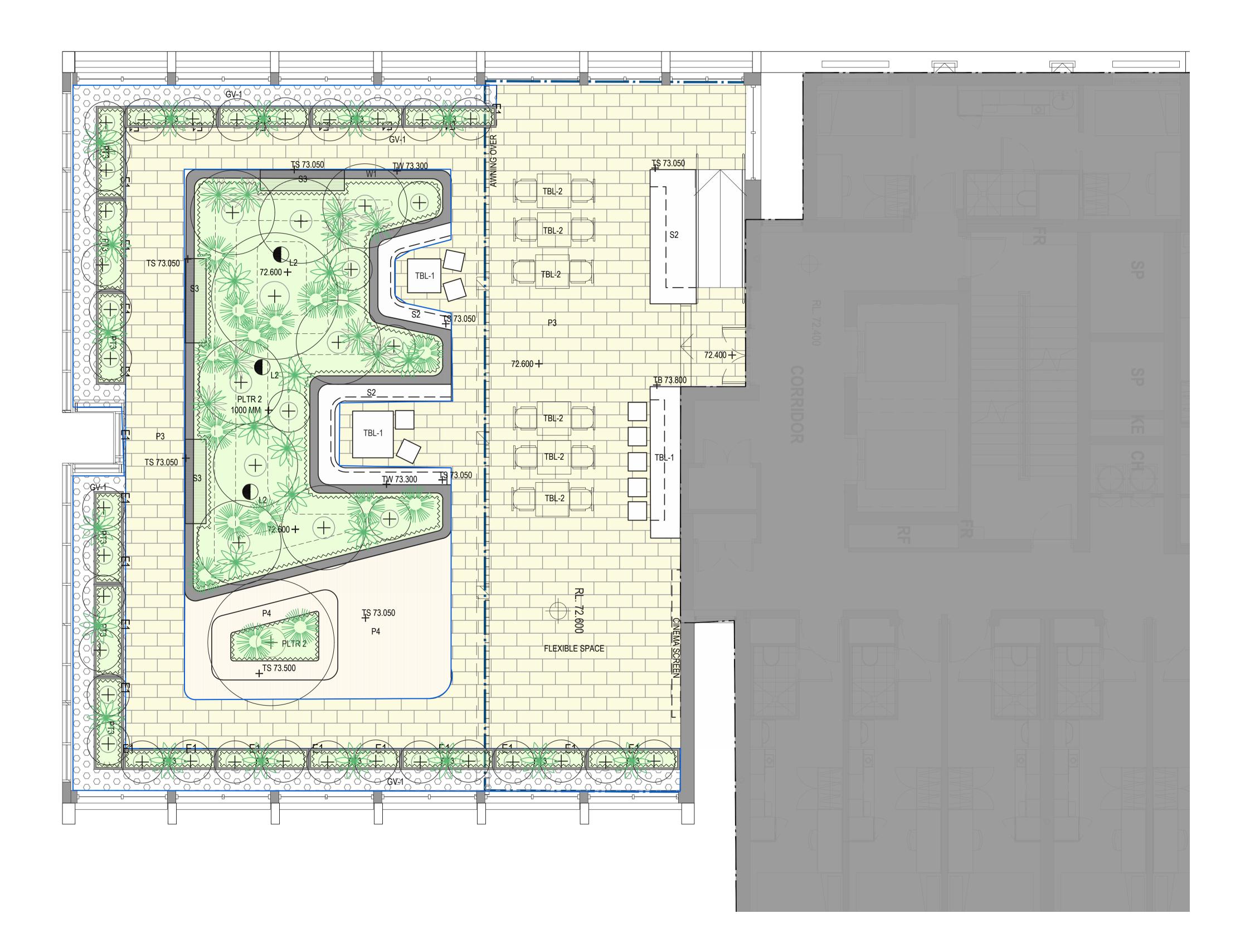
	Property boundary
	Basement extent
Grading	g
+ EX 0.000	Existing surface level
+ 0.000	Relative surface level
+ TW 0.000	Top of wall
<b>+</b> ТК 0.000	Top of kerb
<b>+</b> IL 0.000	Invert level
+ SL 0.000	Invert level
╋ TS 0.000	Invert level
<u>    1:14                               </u>	Indicates direction of Inclining gradient on ramp
< 1:50	Indicates direction of declining gratient
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•	Shrub
PLTR-1	Planting area On Grade
PLTR-2	Planting area On Slab
Lightin	g
- <del>•</del> -L1	Light Type 1
O <sub>L2</sub>	Light Uplight
Drainaç	ge/hydraulics
	Surface drain
٥	Planter drain
⊖+ HC	Hosecock
IC	Irrigation conduit 90mm pvc sleeve
• • • • >	Subsoil drainage

#### Pavement

P1	Pavement type 1 City of Sydney Pavement
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P2b	Pavement type 2b Sandstone Inlay
P3	Pavement type 3 Unit Pavers on Poly Pads
P4	Mod Wood Timber Decking
GV-1	Gravel type 1
SSSEE	Tactile ground surface
Fences	/handrails
F1	Fence type 1
Furnitu	Ire
S1	Seat type 1 Sandstone Boulder Seat
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PT4	Planter type 4 GRC 1500x1500x1000
TBL-1	Table type 1 GRC Table
<b>-</b> = 11 = =	Trellis type 1
Walls	
W1	Wall type 1 ■ Insitu Concrete Wall
BBQ-1	BBQ-1 ⊐ Insitu Concrete Bench
Edaoo	Hot Plate and Sink
Edges	– Edge Type 1
	Steel Edge
	ails and balustrades
B1	Balustrade type 1

H1 Handrail type 1

## 2.6 LEVEL 16 SKY PARK



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#### General

Extent of works

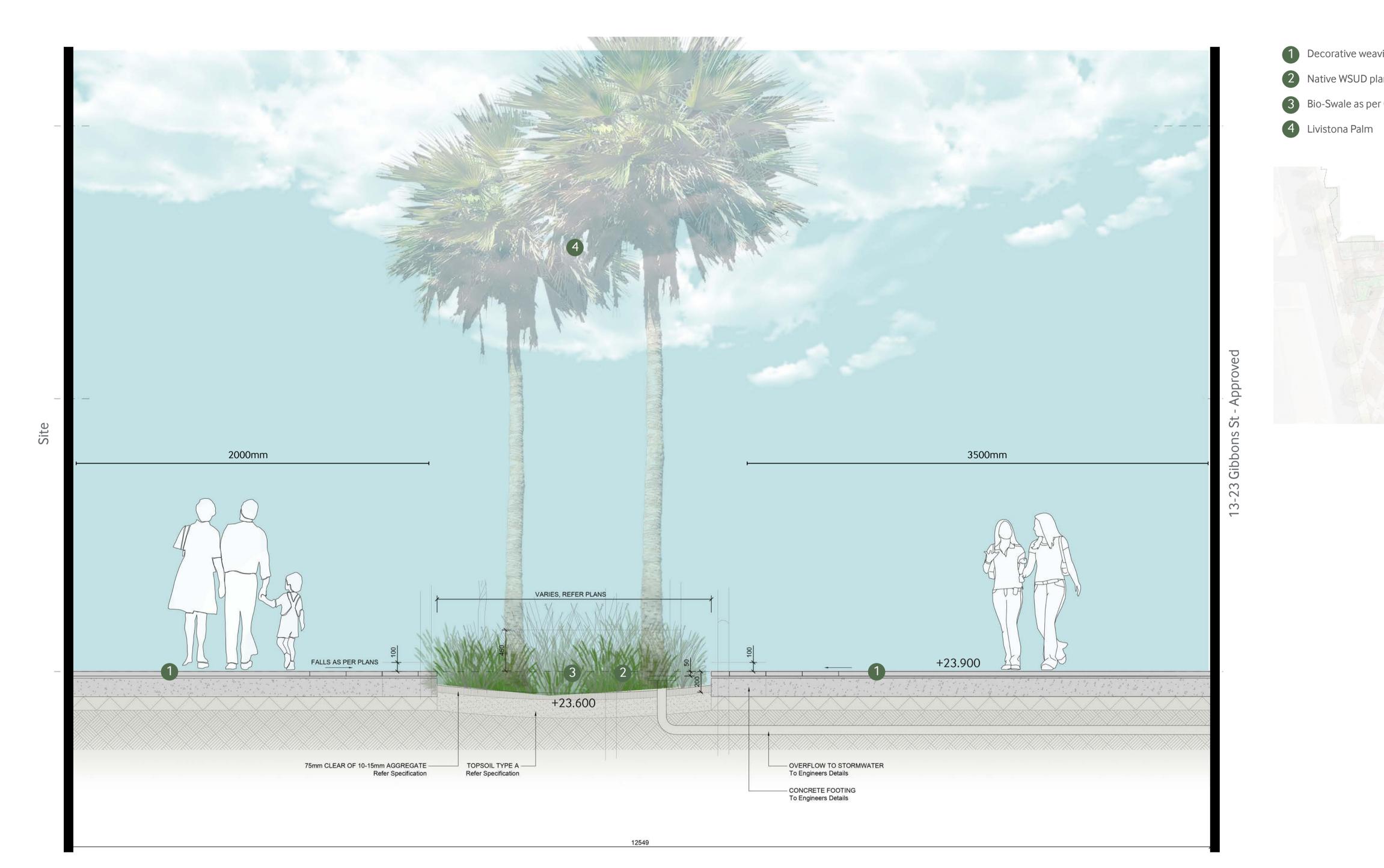
	Property boundary
	Basement extent
Grading	q
+ EX 0.000	Existing surface level
+ 0.000	Relative surface level
+ TW 0.000	Top of wall
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<b>+</b> 1∟ 0.000	Invert level
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Drainag	ge/hydraulics
	Surface drain
٥	Planter drain
⊖+ HC	Hosecock
IC	Irrigation conduit 90mm pvc sleeve
· • • • >	Subsoil drainage

#### Pavement

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P2a	Pavement type 2a Brick Herringbone
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P4	Mod Wood Timber Decking
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—— F1 ——	Fence type 1
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Edges	
—— E1 ———	– Edge Type 1 Steel Edge
Handra	ails and balustrades

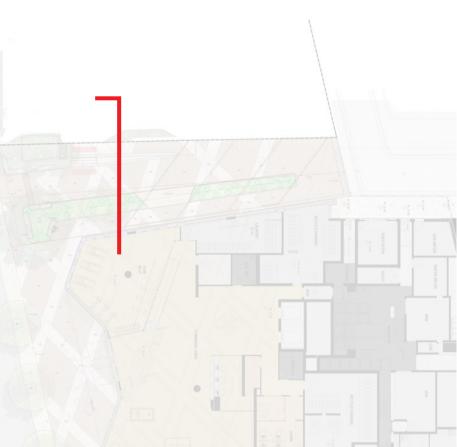
Handrail type 1

# **2.7 THOUGH SITE SECTION**



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- 1 Decorative weaving brick pattern
- 2 Native WSUD planting
- Bio-Swale as per City Sydney Details



# **2.8 INDICATIVE ILLUSTRATION - P1**

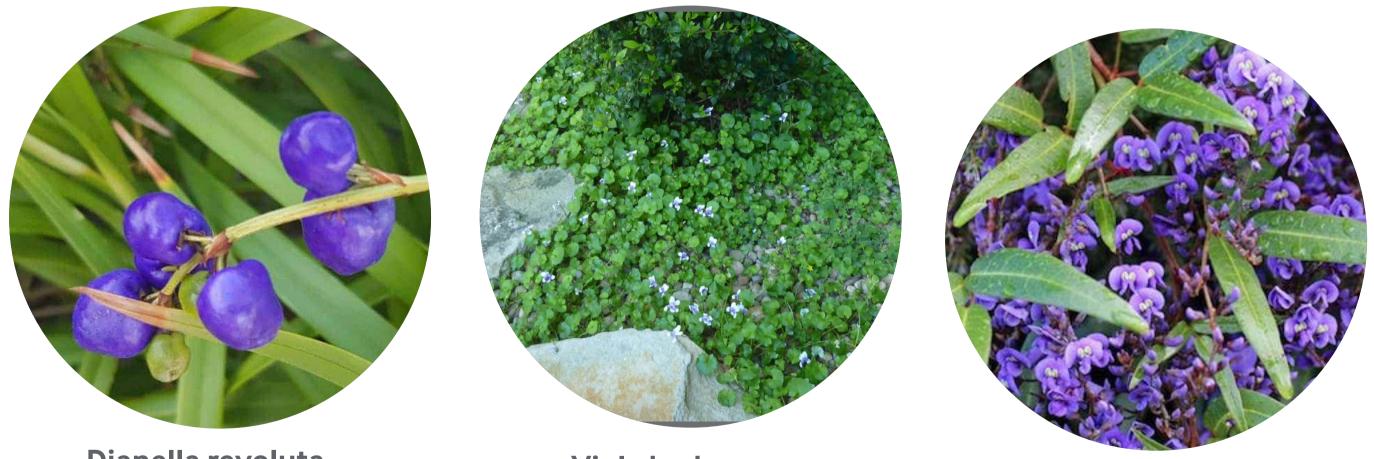


# **2.9 FACADE GREENING**

### WILLIAM LANE ELEVATION 1:100



## **SPECIES**



**Dianella revoluta** Blueberry Lily

**Viola hederacea** Native Violet

- GRC Planter 800mm Wide X 650mm Deep Sitting Behind brick facade
- Drip irrigation to be installed and integrated drainage
- Maintenance can be achieved within building or outside in public realm with a cherry picker

Hardenbergia Violacea Happy Wanderer"



Cissus antarctica Kangaroo Vine



**Carpobrotus glaucescens** *Pig face* 





•••••

**GRC Fyto Green Planter** 

# 2.10 PLANTING PALETTE

The planting palette celebrates the native landscapes of Sydney. Species proposed are either used as tools such as weaving, provide a food source or provide environmental benefits with waterways and attracting native birds and insects



Native Violet



**Elaeocarpus eumundii** *Quandong* 



Lomandra longifolia spiny-head mat-rush



**Elaeocarpus reticulatus** Blueberry ash



Blechnum gibbum silver lady



**Cupaniopsis anacardioides** *Tuckeroo* 



Alpinia nutans Dwarf Cardamon



**Ajuga reptans** bugle weed



Hardenbergia Violacea Happy Wanderer"



**Cissus antarctica** Kangaroo Vine



Waterhousea floribunda weeping lillypilly



**Banksia spinulosa** Hairpin Banksia



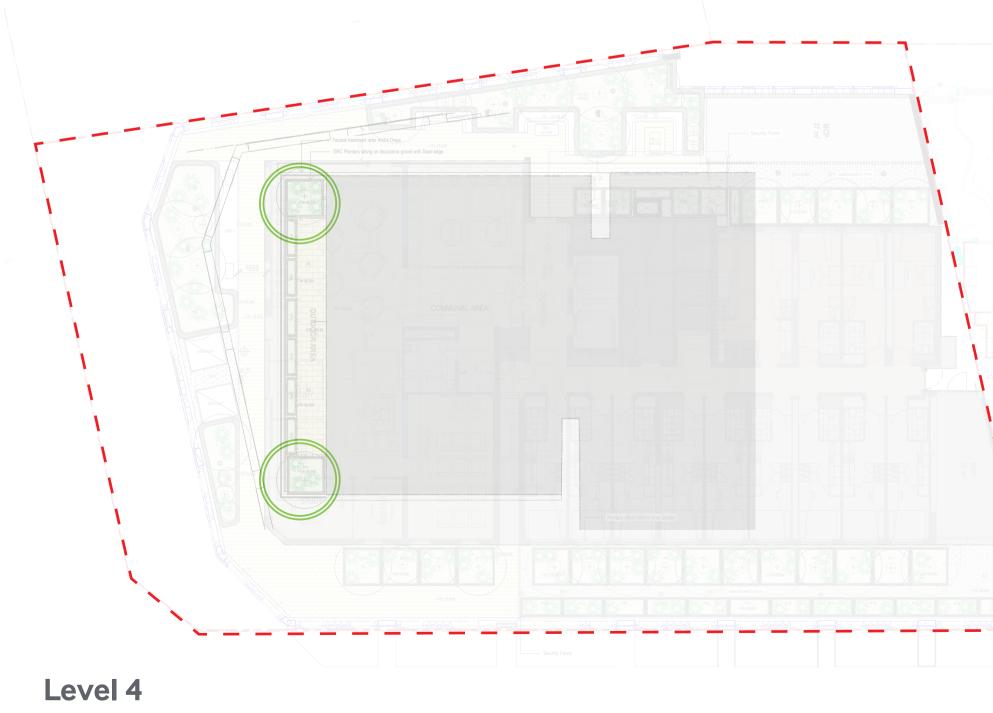
**Carpobrotus glaucescens** *Pig face* 

# **2.10 PLANTING PALETTE**

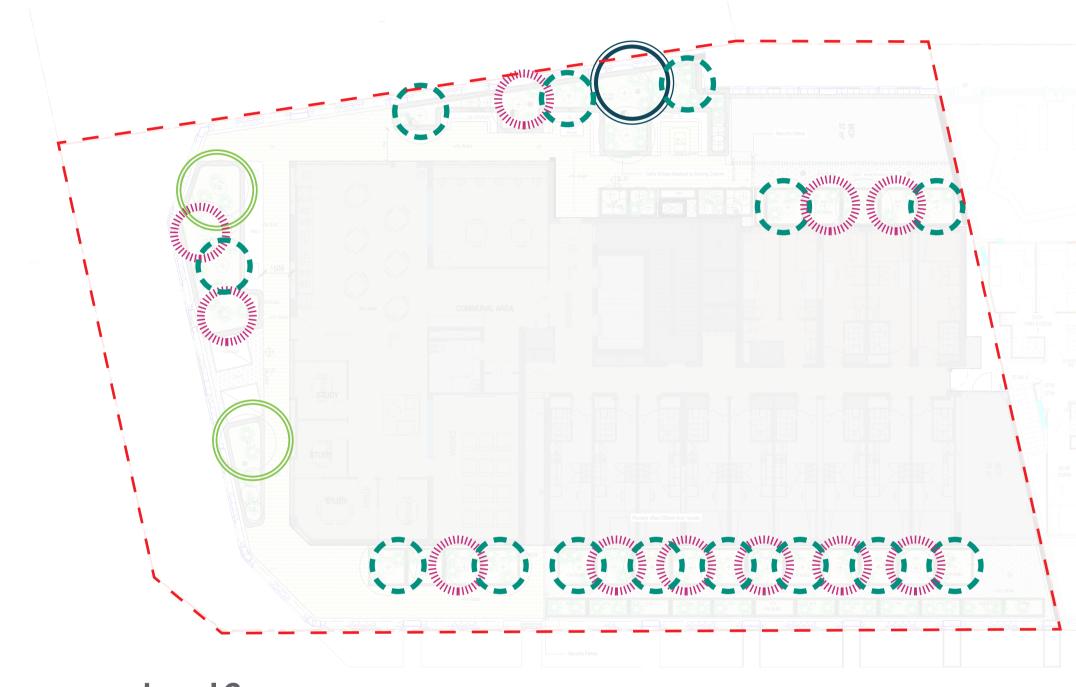
Indicational and a probability of National Additional Additi	Code	Botanical Name	Common Name	Native	Minimum Potsize	Minimum Install	Estimated Mature	QTY	Ground	Level 2 & 4	Level 16 Sky Park
BRADE     Part And Profession     Part Tau     NSX Nutries     Status     Status <td>Trees</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>L</td> <td></td> <td></td> <td></td> <td></td>	Trees						L				
Markal of the Calabita         Data the         Data t	CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	NSW Native	200L	3.5m x 1.5m	15m x 5m	4			
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	BRA ace	BRACHYCHITON acerifolius	Flame Tree	NSW Native	600L	5.5m x 3.5m	25m x 15m	1	*		
N'asL'05700A audialeCatoge PainN597 Meler4000.Ser der Units158 r.7 m3**1000.**ELANLADOARDUS reloxationSurse hay AnnN597 Meler2000.2.50 x.1 5m30x x.6m1718	TRI lau	TRISTANIOPSIS laurina	Kanooka	NSW Native	200L	3.5m x 1.5m	15m x 7m	3	*		
In the Decomposition       Oxfore the large in the Decomposition       Oxfore the Decomposition       Decomposition       Decomposition <td>CYA coo</td> <td>CYATHEA cooperi</td> <td>Lacy tree Fern</td> <td>NSW Native</td> <td>200L</td> <td>2.5m x 1.5m</td> <td>8m x 4m</td> <td>4</td> <td></td> <td></td> <td></td>	CYA coo	CYATHEA cooperi	Lacy tree Fern	NSW Native	200L	2.5m x 1.5m	8m x 4m	4			
NameDecision of the large functionAnd NoticeCodeLobit A LobitCitIn<	LIV aus	LIVISTONA australis	Cabbage Palm	NSW Native	400L	5m clear trunk	15m x 7m	3	*		
Arrene Water Arrene Schuldberfühlund Water Wate	ELA ret	ELAEOCARPUS reticulatus	Blue Berry Ash	NSW Native	200L	3.5m x 1.5m	8m x 4m	17		*	
Name Particul Docubin Robinskin Particul Particul Particu	ELA eum	ELAEOCARPUS eumundi	Smooth Leafed Quandong	NSW Native	200L	3.5m x 1.5m	7m x 2m	16		*	
DN acc     DNY Native     300 mm     0.5m hgh     1m x 1m     1 Per redu     **     **       CM acc     DNY ANTH'ES exodia     Grass tree     NSW Native     200 mm     0.3m hgh     0.8m x 0.5m     1 Per redu     **     **     **       CM aus     XANTH ORRH-OCA australis     Grass tree     NSW Native     140mm     0.5m hgh     0.8m x 0.5m     1 Per redu     **     **     **       CM aus     XANTH ORRH-OCA australis     Sprity-head mat-rusin     NSW Native     140mm     0.5m hgh     2m x 1m     2 Per redu     **     **     **       CM aus     XANTH ORRH-OCA australis     Leey Paim     Exotic     48L     0.5m hgh     4m x 2m     1 Per redu     **     **     **       RLE De     SLECHUM globum     Silver Lady     Exotic     200mm     0.5m hgh     2m x 1m     2 Per redu     **     **     **       ALP nd     Hafrin Banksia     NSW Native     200mm     0.5m hgh     2m x 1m     2 Per redu     **     **     **       SN ng Street T2X nucleis     Malor     Par redu     **     **     **     **     **       ALP nd     Hafrin Banksia     NSW Native     200mm     0.5m hgh     2m x 1m     2 Per redu     **     ** <td>WAT flo</td> <td>WATERHOUSEA floribunda</td> <td>Weeping Lilly Pilly</td> <td>NSW Native</td> <td>200L</td> <td>3.5m x 1m</td> <td>15m x 9m</td> <td>1</td> <td></td> <td>*</td> <td>*</td>	WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	NSW Native	200L	3.5m x 1m	15m x 9m	1		*	*
Concerned <td>Shrubs</td> <td>,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Shrubs	,									
Art Mark Mark Mark Mark Mark Mark Mark Mark	DOR exc	DORYANTHES excelsa	Gymea lily	NSW Native	300mm	0.5m high	1m x 1m	1 Per sqM	*	*	*
Charlen Control Control RHANSControl ControlCarlen Control 	XAN aus	XANTHORRHOEA australis	Grass tree	NSW Native	200mm	0.3m high	0.8m x 0.5m	1 Per sqM	*		
Number of the base of the	LOM lon	LOMANDRA longifolia	Spiny-head mat-rush	NSW Native	140mm	0.5m high	2m x 1m	2 Per sqM	*		
Lee of Lee from the spectral conditionSince LedyLedoLeo of Leo of Leo of Leo of NSW NativeLeo of Leo of NSW NativeContinginContin	RHA exc	RHAPIS excelsa	Lady Palm	Exotic	45L	0.5m high	4m x 2m	1 Per sqM		*	*
Alt Pick Alt Protect Altains       Contrains       Contrains <thcontend in="" th="" thein<="">       Contrains</thcontend>	BLE gib	BLECHNUM gibbum	Silver Lady	Exotic	200mm	1.0m high	0.8m x 0.5m	2 Per sqM	*	*	
Driving in String in <td>ALP nut</td> <td>ALPINIA nutans</td> <td>Dwarf Cardamon</td> <td>NSW Native</td> <td>200mm</td> <td>0.5m high</td> <td>2m x 1m</td> <td>1 Per sqM</td> <td>*</td> <td>*</td> <td>*</td>	ALP nut	ALPINIA nutans	Dwarf Cardamon	NSW Native	200mm	0.5m high	2m x 1m	1 Per sqM	*	*	*
Of Nice       Sink Curr 2 Kind of Paradose       Cache       Out       Of Nice       Of Paradose	BAN spi	BANKSIA spinulosa	Hairpin Banksia	NSW Native	200mm	0.5m high	2m x 1m	2 Per sqM		*	*
AJUGA reptans       bugleweed       Exotic       140mm       0.2m high       0.6m x 0.5m       5 Per sqM       ***       ***         AN IBR       ANIGOZANTHOS 'Big Red'       Red Kangaroo Paw       Australian Native       200mm       0.3m high       2m x 1.5m       6 Per sqM       ***       ****       *****         APT cor       APTENIA cordifolia       Heartleaf loeplant       Exotic       140mm       0.1m high       0.2m x 0.6m       5 Per sqM       ************************************	STR nic	STRELITZIA nicolai	Giant Bird of Paradise	Exotic	45L	1.5m x 0.6m	5m x 4.5m	1 Per sqM		*	*
No Control       No Control       Output No Contro       Output No Control       Output No Control	Groundo	overs		-							
ANT BAR       ANT BOLARY IN SO BIG Red       Red Kangaloo Paw       Adstalian Native       2.00mm       0.0mm (0.0mm)       2.01mm       0.9 et sq/m       0.9 et sq/m       0.9 et sq/m       0.0mm       0.0mm       5.0 et sq/m       0.0mm       0.0mm       0.0mm       0.0mm       5.0 et sq/m       0.0mm       0.0mm <td>AJU rep</td> <td>AJUGA reptans</td> <td>bugleweed</td> <td>Exotic</td> <td>140mm</td> <td>0.2m high</td> <td>0.6m x 0.5m</td> <td>5 Per sqM</td> <td>*</td> <td></td> <td></td>	AJU rep	AJUGA reptans	bugleweed	Exotic	140mm	0.2m high	0.6m x 0.5m	5 Per sqM	*		
Are related an loginary       Preside an loginary       Period       Holin Active       Holin Active Ac	ANI BR	ANIGOZANTHOS 'Big Red'	Red Kangaroo Paw	Australian Native	200mm	0.3m high	2m x 1.5m	6 Per sqM		*	*
CAR yie       CAR OBSOL 103 gladescells       Figure       Astralial Native       Induitin       0.43mingin       Im x 1m       0.4 Figure       Car of a strain       Car of a strain <thc< td=""><td>APT cor</td><td>APTENIA cordifolia</td><td>Heartleaf Iceplant</td><td>Exotic</td><td>140mm</td><td>0.1m high</td><td>0.2m x 0.6m</td><td>5 Per sqM</td><td></td><td>*</td><td></td></thc<>	APT cor	APTENIA cordifolia	Heartleaf Iceplant	Exotic	140mm	0.1m high	0.2m x 0.6m	5 Per sqM		*	
PEN NA       PEN NISET UM alopecuroides 'Nafray'       Fountain Grass       NSW Native       140mm       0.25m high       0.60m x 0.65m       5 Per sqM       Image: Constraint of the state	CAR gla	CARPOBROTUS glaucescens	Pig face	Australian Native	140mm	0.45m high	1m x 1m	5 Per sqM		*	*
PHILODENDRON xahaduParladuPa	PEN NA	PENNISETUM alopecuroides 'Nafray'	Fountain Grass	NSW Native	140mm	0.25m high		5 Per sqM			*
DIA revDIANELLA revolutaBlueberry LilyNSW Native140mm0.1m high0.3m x 0.5m6 Per sqM********VIO hedVIOLA hederaceaNative VioletNSW Native140mm0.1m high0.3m x 0.5m6 Per sqM**********GOO panGOODENIA paniculataBranched goodeniaNSW Native140mm0.1m high0.3m x 0.5m6 Per sqM********ISO nodISOLEPIS nodosaKnobby Club RushNSW Native140mm0.1m high0.3m x 0.5m6 Per sqM********HAR vioHARDENBERGIA ViolaceaHanny Wanderer"NSW Native140mm0.45m high	PHI xan	PHILODENDRON xanadu	Xanadu	Exotic	140mm	0.45m high	0.8m x 1m	4 Per sqM		*	
INDUCE Rederated       Native violet       NSW Native       140mm       0.1m high       0.3m x 0.5m       0 Per sqM       0 Per	DIA rev	DIANELLA revoluta	Blueberry Lily	NSW Native	140mm	0.1m high		6 Per sqM	*	*	*
BOOD pair BOODENIA particulata       Branched goodenia       NSW Native       140mm       0.1m high       0.3m x 0.5m       6 Per sqM       *       *       *         ISO nod       ISOLEPIS nodosa       Knobby Club Rush       NSW Native       140mm       0.1m high       0.3m x 0.5m       6 Per sqM       *<	VIO hed	VIOLA hederacea	Native Violet	NSW Native	140mm	0.1m high	0.3m x 0.5m	6 Per sqM	*	*	*
HAR vio HARDENBERGIA Violacea Happy Wanderer" NSW Native 140mm 0.45m high 6 Per sqM * * *	GOO pan	GOODENIA paniculata	Branched goodenia	NSW Native	140mm	0.1m high	0.3m x 0.5m	6 Per sqM			*
	ISO nod	ISOLEPIS nodosa	Knobby Club Rush	NSW Native	140mm	0.1m high	0.3m x 0.5m	6 Per sqM	*		
	HAR vio	HARDENBERGIA Violacea	Happy Wanderer"	NSW Native	140mm	0.45m high	0.2m x 1m	6 Per sqM	*	*	*
Climbers	Climbers										
CIS ant CISSUS antarctica Kangaroo Vine Sydney Area Native 200mm 0.9m Length $6  { m Per sqM}$	CIS ant	CISSUS antarctica	Kangaroo Vine	Sydney Area Native	e 200mm	0.9m Length	4m x 6m	6 Per sqM		*	*
	EPI aur	EPIPREMNUM aureum	Devil's Ivy	Exotic	200mm	0.25m high		6 Per sqM		*	*
PAN RB PANDOREA pandorana 'Ruby Belle' Wonga Wonga Vine Sydney Area Native 200mm 0.9m Length 15m x 9m 6 Per sqM	PAN RB	PANDOREA pandorana 'Ruby Belle'	Wonga Wonga Vine	Sydney Area Native	e 200mm	0.9m Length	15m x 9m	6 Per sqM		*	*

# 2.11 TREE PLAN

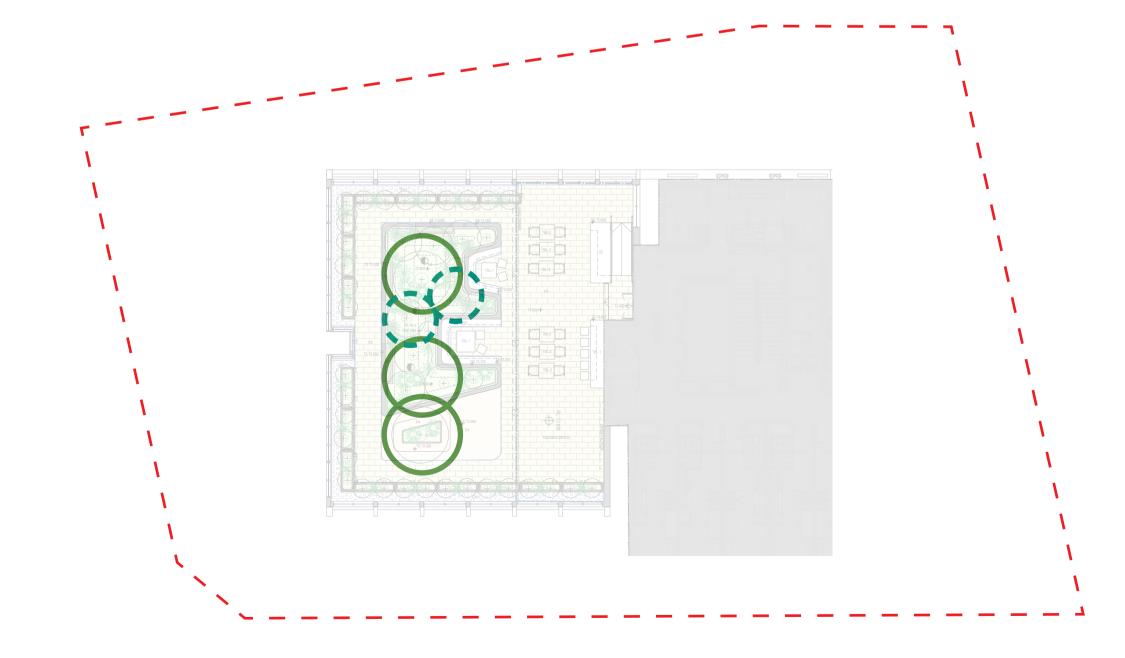




W:\PROJECTS\CONICS\_SYDNEY\PR149106 - 104-116 REGENT STREET, REDFERN\C\_TECHNICAL\C4\_INDESIGN\C4\_1\_A3 REPORT\149106 LANDSCAPE REPORT.INDD







Level 16



**Brachychiton acerifolius** Flame tree 15m H x 10m W



Cyathea cooperi Lacy Tree Fern 7m H x 5m W



**Tristaniopsis laurina** kanooka 15m H x 7m W



**Cupaniopsis anacardioides** tuckeroo 15m H x 10m W



**Eleocarpus eumundii** Eumundi quandong 15m H x 7m W



**Waterhousea floribundas** weeping lilly pilly 15m H x 10m W



**Elaeocarpus reticulatus** blueberry ash 15m H x 10m W

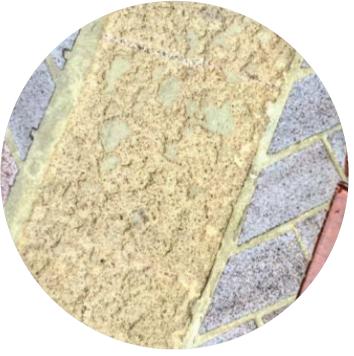


Livistona australis cabbage palm 15m H x 7m W

# **2.12 MATERIALITY STRATEGY**



**Pavement Type 2A** Brick Decorative Pavement



**Pavement Type 2B** Sandstone inlay



**Pavement Type 2** City Sydney Bridge



PLTR 3 GRC Facade Planter



Wall Type 1 Insitu Concrete Wall



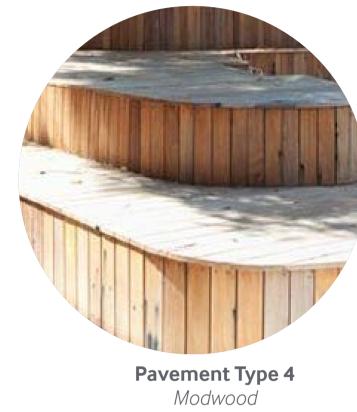
B1 - Bollard City Sydney Bollard



**Pavement Type 3** Pavers on Poly Pads



**Pavement Type 1** City Sydney Footpath





**TG-1** City SydneyTree Grate



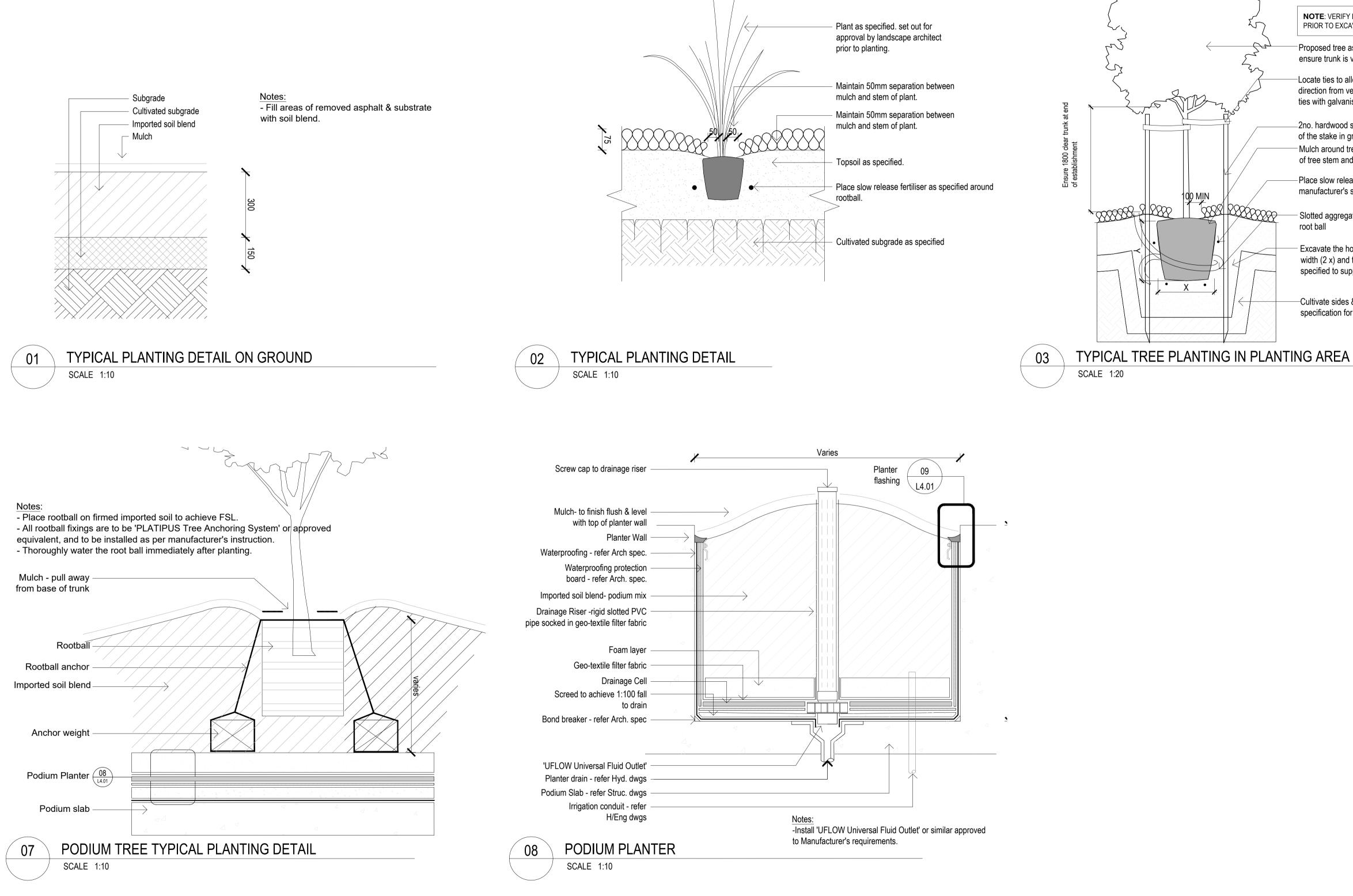
**Seat Type 1** Sandstone Seating



**Seat Type 2** Integrated Concrete Seating



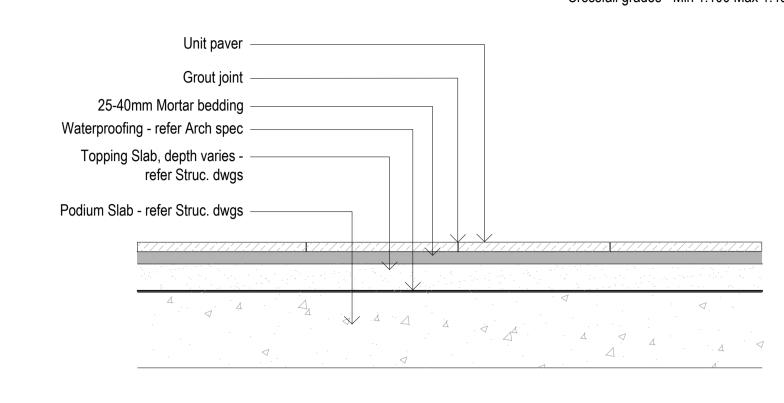
# 2.13 TYPICAL DETAILS



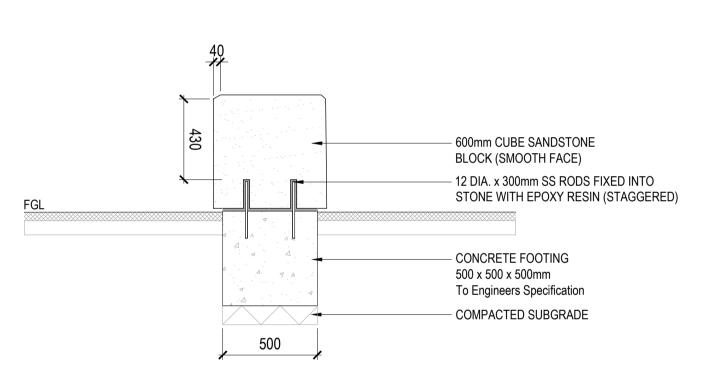
<b>NOTE</b> : VERIFY LOCATION OF SERVICES PRIOR TO EXCAVATION OF TREE HOLE.
Proposed tree as specified (refer to plant schedule) ensure trunk is vertical
-Locate ties to allow the tree to move 30 degrees in either direction from vertical, and return to an upright position. attach ties with galvanised nails or staples to stakes.
-2no. hardwood stakes 1800x25x25mm. one third of the stake in ground
Mulch around tree base as specified. ensure mulch 75mm clear of tree stem and edges overlap edge of the hole
<ul> <li>Place slow release fertiliser as specified around the rootball to manufacturer's specifications.</li> </ul>
<ul> <li>Slotted aggregate pipe to be wrapped once around root ball</li> </ul>
<ul> <li>Excavate the hole twice the width (2 x) and twice the depth (2 y). Fill with topsoil mix as specified to support tree growth.</li> </ul>
Cultivate sides & base of planting hole - refer to specification for extent



### Notes: - Mortar mix must be compatible with waterproofing system - Crossfall grades - Min 1:100 Max 1:40









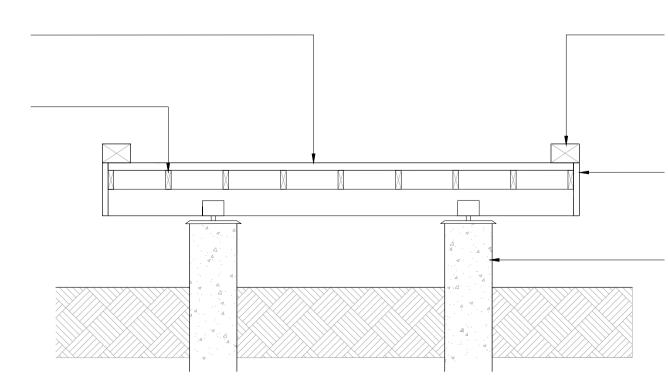
SANDSTONE CUBE SEAT

SCALE 1:20

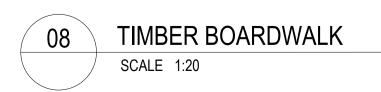
150 x 40mm DRESSED HARDWOOD DECKING FIXED TO JOISTS WITH GALVANISED COUNTERSUNK SCREWS (FINISH FLUSH WITH SURFACE)

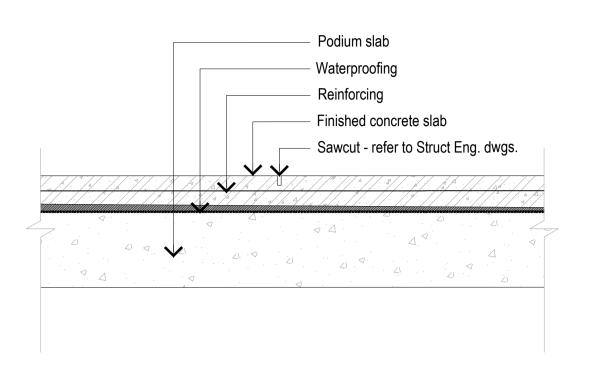
> BEARERS AND JOISTS To Engineers Specification

TYPICALLY 200 x 100mm HARDWOOD BEARERS AND 200 x 75mm HARDWOOD JOISTS



07





### **INSITU CONCRETE - ON PODIUM**

SCALE 1:10

02



Notes: Gravel mulch to cover all beams and

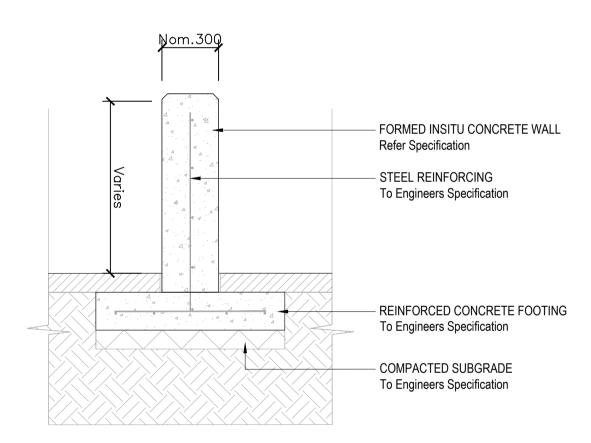
extrusions in the surface of the roof /

Undulations in the finished surface will not

planter with a flat and even finish.

be accepted.

 $\Delta$ 



TYPICAL WALL SCALE 1:20

> - 150 x 100mm DRESSED HARDWOOD TIMBER EDGE WITH CHAMFERED TOP CORNERS, FIXED TO TIMBER DECK WITH RECESSED HEAD COACH SCREWS (FLUSH FINISH WITH DECK SURFACE) Refer Specification

- 280 x 30mm HARDWOOD FASCIA FIXED TO JOISTS AND BEARERS WITH RECESSED HEAD COACH SCREWS (FLUSH FINISH) **Refer Specification** 

- CONCRETE PIERS To Engineers Specification

GAGAAAA Gravel mulch

- Geotextile fabric

- Drainage cell

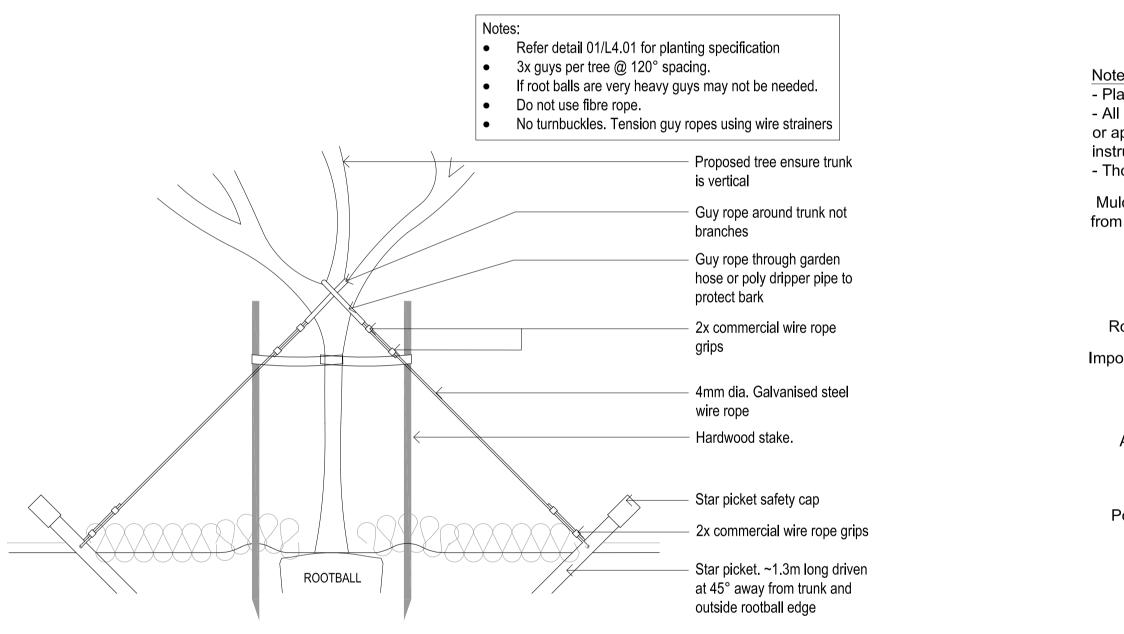
 Waterproofing - To Arch's Specification.

– Roof slab - refer Arch. dwgs.

# 2.14 WIND DETAILS

### LANDSCAPE STRATEGY - WIND PROTECTION

Canopy cover is extremely important in helping reduce temperatures and helping increase biodiversity. New developments often create wind tunnels that effect landscapes on podium spaces which can damage tree species in storm conditions. A series of details including guying, rootball anchoring and deep soil podium planters can help provide trees the infrastructure and stability during early establishment periods and ensuing mature vegetation will not be damaged in high wind conditions.



TREE GUYING DETAIL -SCALE 1: 20@A1

tes: lace rootball on firmed imported soil to achieve FSL.
Il rootball fixings are to be 'PLATIPUS Tree Anchoring System' approved equivalent, and to be installed as per manufacturer's truction.
horoughly water the root ball immediately after planting.
ulch - pull away
m base of trunk
Rootball
Rootball anchor $\lambda$
ported soil blend
Anchor weight
Podium Planter
Podium slab

ROOT BALL ANCHOR TYPICAL -SCALE 1:10 @A1

H/Eng dwgs

plans

Mulch- to finish flush & level

Waterproofing - refer Arch spec.

Imported soil blend- podium mix

Screed to achieve 1:100 fall to drain

Bond breaker - refer Arch. spec

'UFLOW Universal Fluid Outlet'

Planter drain - refer Hyd. dwgs

Podium Slab - refer Struc. dwgs

Irrigation conduit - refer

Drainage Riser -rigid slotted PVC pipe socked

with top of planter wall

Waterproofing protection

board - refer Arch. spec.

in geo-textile filter fabric

Geo-textile filter fabric

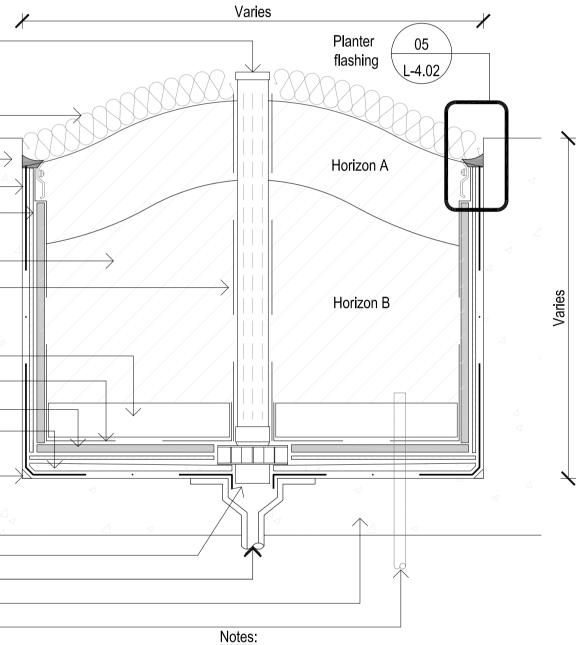
Planter Wall

Sand layer

Drainage Cell

Screw cap to drainage riser. Install surface drain to

termination of drainage riser where nominated on



-Install 'UFLOW Universal Fluid Outlet' or similar approved to Manufacturer's requirements.

## TYPICAL PODIUM PLANTER DETAIL -SCALE 1:10

# 2.15 MAINTENANCE GUILDELINES



### **MINIMISING MAINTENANCE NEEDS**

The maintenance of the landscape will be important to its success both in the critical establishment phase (the first 12 months) and ongoing for its life span. The reduction and practicality of ongoing maintenance requirements has been intrinsic in the design with key considerations as follows:

- Use of endemic and native species and those known to do well in the local area.
- Selection of species by their size and habit, which do not require frequent pruning to maintain their form as a hedge or to contain then within the desired planting zone.
- Species selected for each area determined based on the micro-climatic conditions, particularly in respect to sun and shade conditions.
- Selection of low water plants to reduce the need for additional watering.
- Roof water to be collected for use in irrigation to reduce the need for the use of potable water for this purpose. Automatic irrigation provided throughout the landscape areas.



### **MAINTENANCE SCHEDULE**

The maintenance of the landscape will be undertaken by the contractor for the first 12 months to ensure successful establishment. Following this the maintenance will be taken over by a maintenance contractor.

The maintenance to be undertaken will be detailed in the landscape specification in the form of a Landscape Maintenance Plan. The Landscape Maintenance Plan will ensure the necessary scope and level of maintenance is achieved to ensure the plants remain healthy and other landscape elements are maintained in a safe, functional and attractive condition and will include the following:



### **SHRUB PRUNING & TRIMMING**

- Tip prune shrubs and ground covers to encourage density in spring and winter. Length removed depending on vigor of previous plant growth.
- Pruning should reflect the natural growth, flowering and regrowth habit of the individual species. Generally prune after flowering. Inspect for failed or dying plants requiring replacement monthly and record probable cause.
- All plants that have died or failed (lost more than 50% of their normal foliage cover) shall be replaced with the same species and commercially available size as the plant to be replaced.
- Generally plant material shall be uniformly high quality stock equal to best available for 'retail sale'. The root systems shall be balanced in relation to the size of the plant.
- Plants shall be healthy well grown, hardened off specimens of good shape and free from pests and diseases and in accordance with 'Specifying Trees: a guide to assessment of tree quality' (Clark 2006). Should the contractor believe that alternative species should be utilised a proposal is to be put to SHMH for approval. Inspect climbers, trailing plants monthly, train leaders onto supports as required. Prune long leaders which cannot be reattached to climbing frame or mesh supports in summer.



### **TREE MAINTENANCE**

- Inspect trees monthly during the first 12 months and annually thereafter. Ensure trees are not showing any signs of stress, adjust watering as required to ensure good health and top up mulch to specified depths as required.
- Avoid unnecessary pruning during the first three years. Prune only critical branches and remove damaged or dead wood. Remove branches that limit public access or present a safety risk.
- Lift the crown of the trees to maintain clear site lines where required to a level of 2.5m.
- Structural tree work including the removal of large branches should be undertaken by a qualified arborist with appropriate applications for the works made to Council.











### **TURF MAINTENANCE**

• Mow turf every 2 weeks in summer, 3 weeks in Spring / Autumn and 4 weeks in winter. Mow at heights of between 40 to-60mm & remove no more than 1/3 of the leaf blade at any one time. Do not mow under wet conditions.

• Apply fertiliser at rates as recommended by manufacturer in Spring and Autumn. Apply fertiliser at rates as recommended by manufacturer

• Inspect for compaction and thatching in Spring. Carry out aeration treatment if required using dethatching or verticutting equipment

 Inspect for failed turf requiring replacement and record probable cause in Winter. Remove failed turf, prepare surface & lay new turf in accordance with original turf specified.

### **FERTILISING, SOIL IMPROVEMENT & PEST CONTROL**

• Soil testing is to be undertaken at the commencement of the maintenance contract and shall include taking samples from a cross section of planting areas. Slow release fertiliser selected to take into account the soil testing results and the insitu plants should be applied annually in spring and in accordance with the manufacturer's recommended rate. Prior approval required for fertiliser use. • Check for incidence of fungal and insect attack monthly.

• Apply appropriate treatment for fungal and insect attack if necessary subject to approval.

• Avoid use of chemical sprays. If chemical control is considered necessary, these should be mixed and applied in strict accordance with manufacturer's directions. Do not spray in windy or extreme weather. Prior approval required of chemical to be applied.

• Do not remove leaf litter from planted areas unless depth of litter is impacting on plant growth.

### **MULCHING & WEEDING**

• Prevent reproduction of weeds by removal of seedlings and established weeds before seed set. This work should be carried out regularly so that the planted and mulched areas are weed free when observed at monthly intervals.

• Weed garden areas manually or with approved herbicide monthly. Prior approval required for Herbicide use. Approved Herbicide use to be in accordance with regulation rates and manufacturer's recommendation. Protect plants from overspray and avoid if rain is likely within 12 hour period

• Surface mulch is to be replenished as required, at least annually in spring, to maintain a consistent depth as specified at installation. Mulching materials to be consistent with those specified at installation.

• Plant and other litter to be removed from paths and garden areas where required.

### **ADJUSTMENT OF TREE STAKES & TIES**

Inspect stakes and ties monthly, replace as required. Check the straps during spring and autumn, ensuring they are loose around the tree to prevent damage to the trunk.

• Remove all stakes and ties at the completion of the 12 month establishment period.

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