

Site 4B Sydney Olympic Park

December 2010 MP06_0273 Section 75W Application





Introduction

This design proposal has been prepared by Bates Smart Pty Ltd on behalf of Bovis Lend Lease and Colonial First State. It forms the basis of the Section 75W design submission to the Department of Planning and Sydney Olympic Park Authority.

This proposal separates the commercial office space into two buildings. The first, oriented North - South and fronting Herb Elliott Avenue, known as the North Building, is eight levels including ground level retail and lobby. This building has a total lettable area of approximately 8,500 sq.m.

The second, running East - West and fronting Olympic Boulevard is ten levels including ground level, with four and a half levels of basement parking and a total lettable area of approximately 15,000 sq.m. The loading bay is located between the two buildings and at the southern end of the North Building. The design proposal includes the landscaping of the public domain located between the site and the existing Pullman Hotel.

Brief

The design of the building is a direct response to our client's brief for two separate buildings which will allow for occupation by smaller tenants. The differently sized floorplates and buildings will appeal to a greater range of building users. It is anticipated that the provision of two separate buildings on the site will achieve occupation at a greater rate than through the provision of a single building.

The brief is defined by a best practice approach to office space in today's knowledge economy and includes the following:

- > High quality design response
- > Large simple modular floor plates
- > Flexible and adaptable workspaces achieved through the provision of side cores
- > Consistent floorplates to minimise churn

In addition to addressing the requirements of the new workplace environment, the buildings scale, form and materials respond to the surrounding context and reinforce the unique character of Sydney Olympic Park.



Site 4B Sydney Olympic Park Section 75W

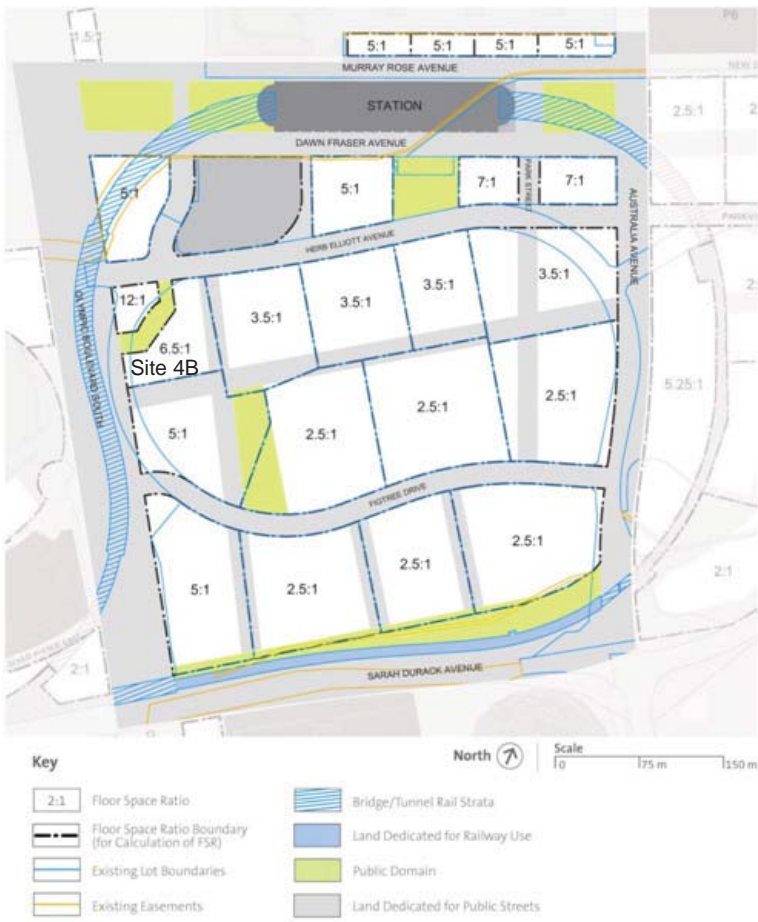
BS Project Number: S10665
17 December 2010



Site Location and 2030 Masterplan

Site 4B is located on the corner of Olympic Boulevard and Herb Elliott Avenue in the South East corner of the Central Precinct. The site is 'L' shaped and wraps around the Pullman Hotel. The approved Project Application (MP06_0273) was prepared under the SOPA masterplan 2025 and achieved 24,143 sq.m of GFA with an FSR of 6.0:1. This application is made under the SOPA 2030 masterplan with an FSR of 6.5:1 identified for the site. The GFA achieved under this S75W application is 26,099 sq.m. This represents an increase of 1,956 sq.m GFA over the approved scheme.

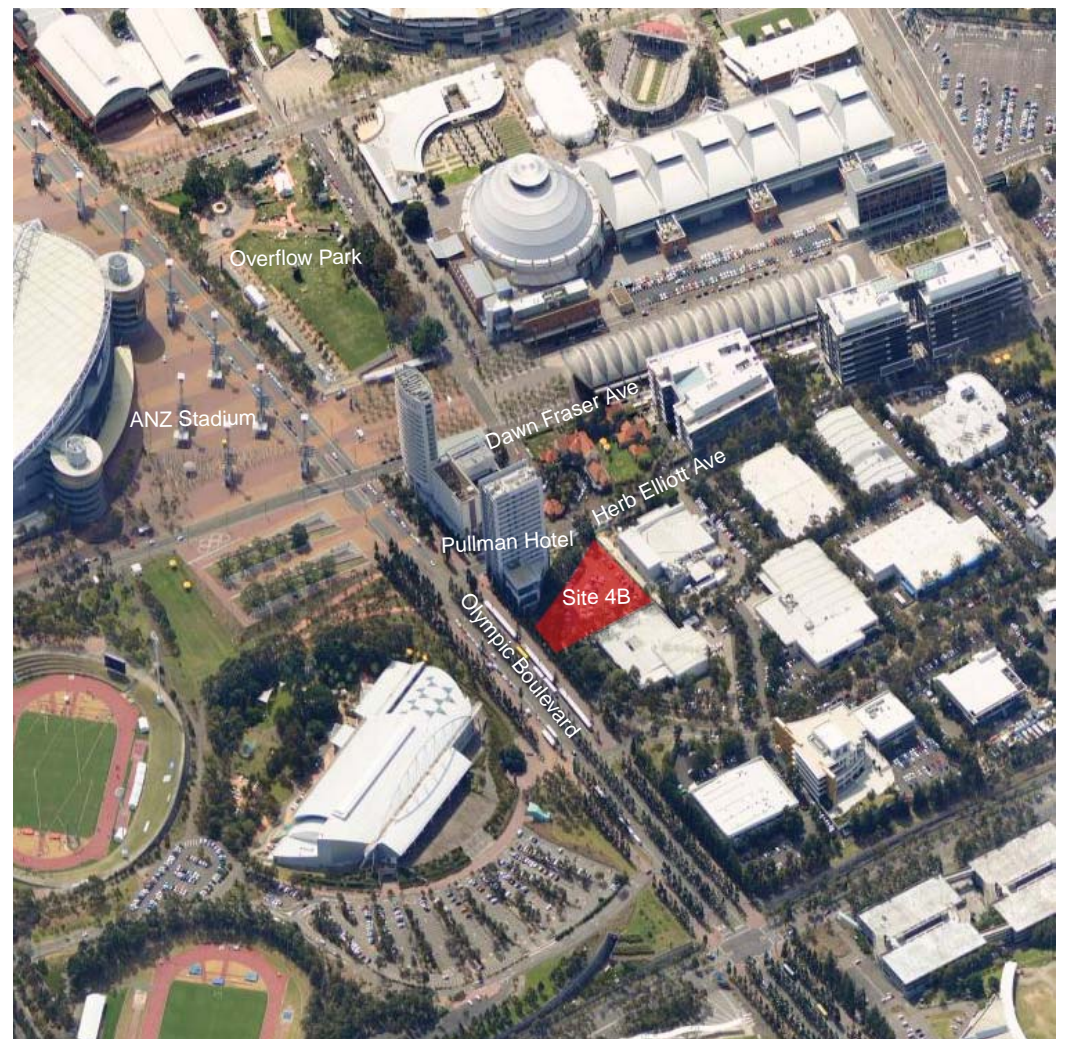
The proposed building at Site 4B has been designed to meet the built form controls of the Sydney Olympic Park Authority Masterplan 2030. The building will comply with the prescribed land use, floor space ratio, building storey height as well as setback and general urban design parameters.



SOPA 2030 Masterplan Floor Space Ratio Plan



SOPA 2030 Masterplan Building Zones and Setbacks Plan



Aerial View of Site

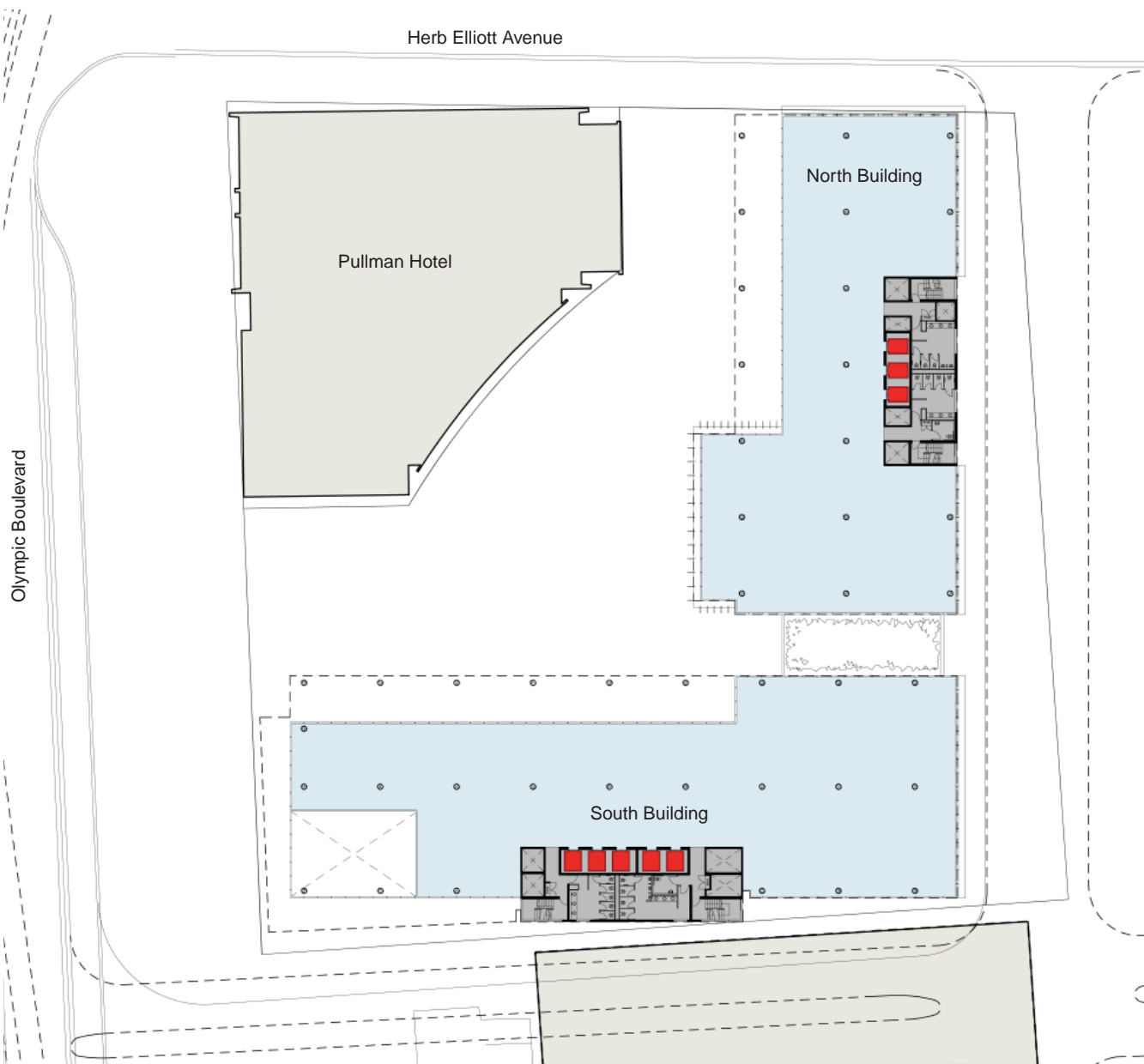


Ground Floor Plan

The buildings are entered off Herb Elliott Avenue and Olympic Boulevard via generous double height colonnades leading into large entry lobbies adjoining the public domain. Continuous glazing provides increased visual and physical connections between the public domain and the interior spaces.

The lobby accommodates reception, waiting and informal meeting facilities. Retail facilities are located on the public domain edges of the two buildings as well as at the south eastern corner of the South Building. Ramps and stairs provide connections between the differing levels. Loading facilities, car park entry and back of house areas are located along the eastern edge of the North and South Buildings.

Car park shuttle lifts are located within the footprint of the south building, allowing for covered access to the north building via the colonnade.



Level 1 Plan

The level 1 floor plates are narrower than the typical floors to allow for the double height colonnade to both buildings. The predominant feature of the North Building is the 'pop out' to the west façade of the building. This has the potential to be a naturally ventilated space with good connection to the public domain. The first floor of the South Building is characterized by a void on the western edge of the building which allows for a double height space to the lobby.



Typical Lower Plan

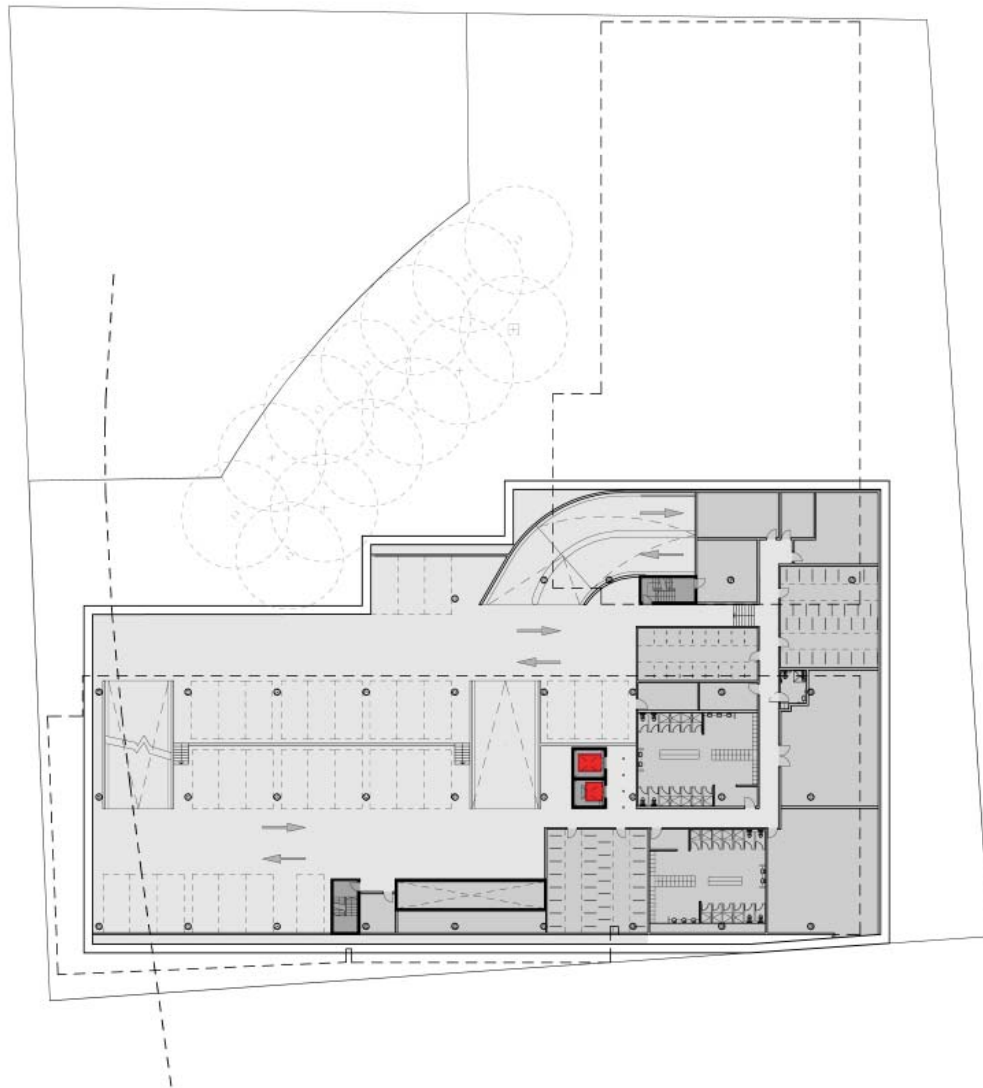
Two 24m wide large open floor plates are located at 90 degrees to each other to accommodate the 'L' shaped geometry of the site. The two buildings are set 6m apart. The floor plate has columns located on the perimeter at 8.25m centres. These span 11.4m to a single centrally located row of columns resulting in a flexible and unencumbered floor plate.

The lift cores and amenities are located on the side of each building to maximise the flexibility of the floor plate. Natural light is provided to the stairs to encourage usage between floors. Natural light is also provided to the amenities to improve the quality of that environment.



Typical Upper Plan

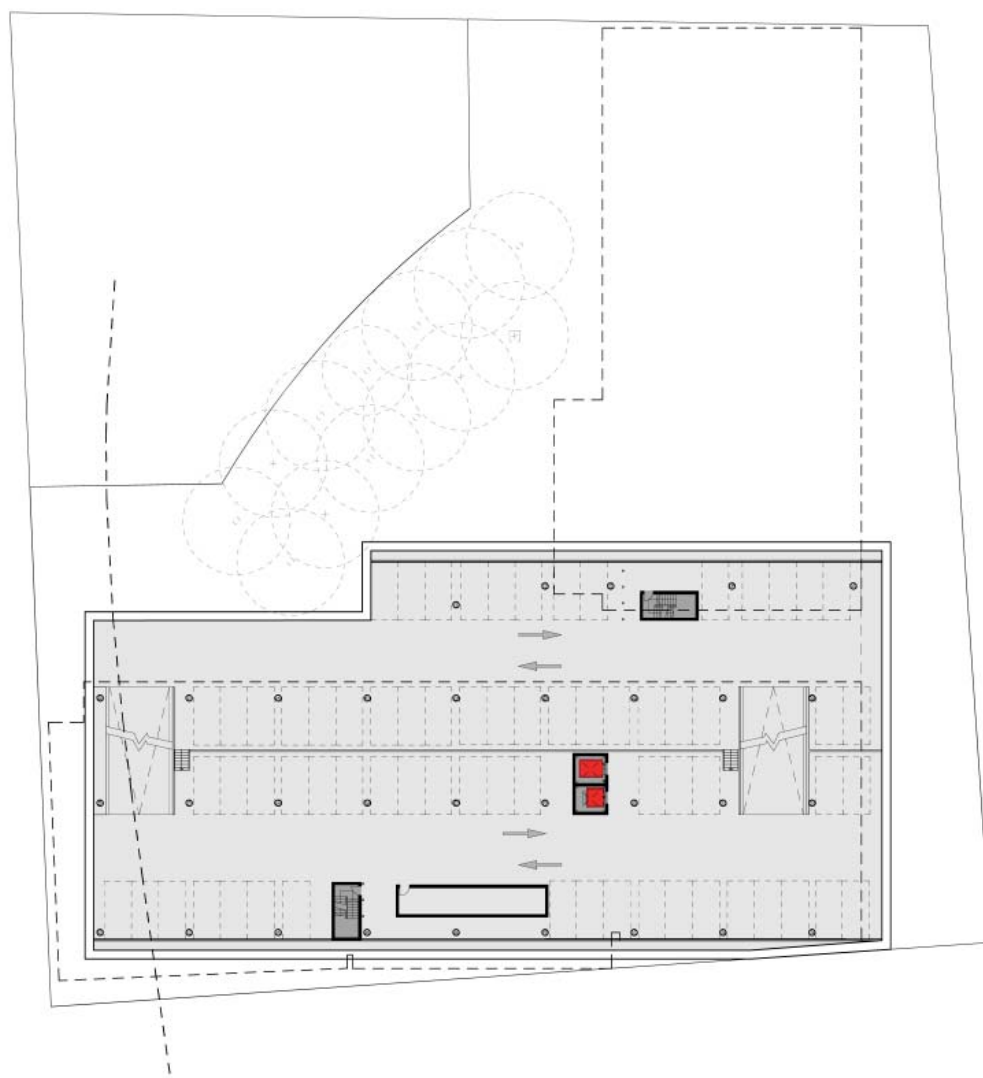
The upper plans are rectangular with terraces provided to the south west corner of the North Building and the western side of the South Building. Potential mixed mode spaces are provided in the north eastern corner of the North Building and the south eastern corner of the South Building.



Upper Basement Level Plan

Vehicle Access has been designed to minimise impact on pedestrians. This has been achieved by locating the basement parking and loading dock entry on the eastern side of the site away from the primary street frontage. A 6m wide temporary driveway provides access to the vehicle entry point until such time as the new eastern road has been constructed.

Bike parking, showers and amenities are provided at the upper level basement shown adjacent. Bike parking spaces are provided in line with Green Star requirements. Plant areas are located on the eastern edge of the basement.



Typical Basement Plan

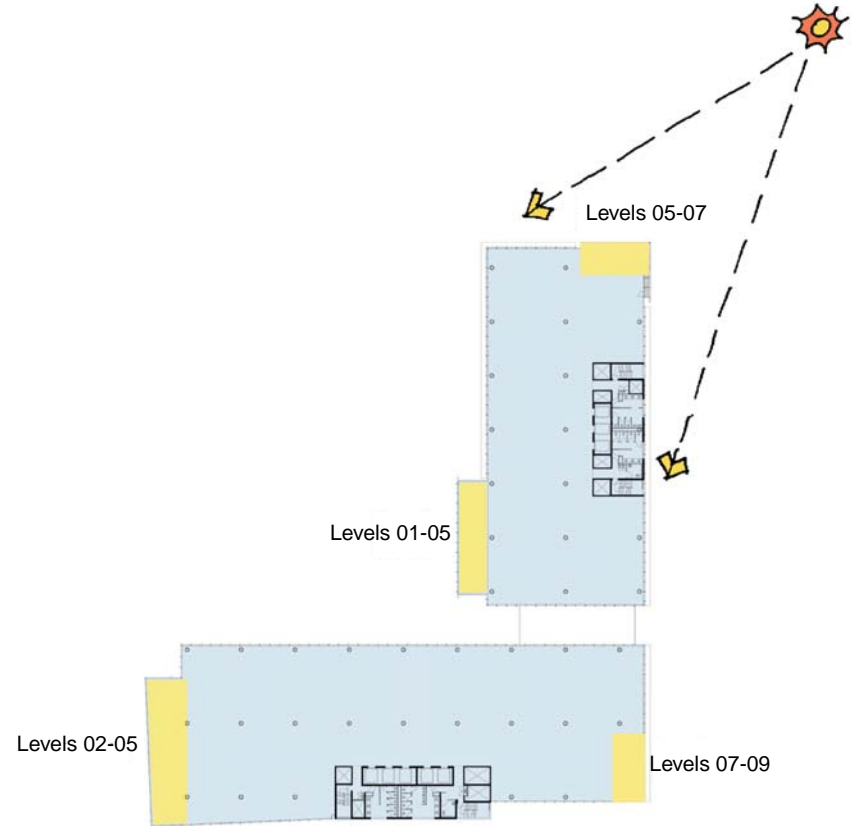
The four and a half level basement accommodates car parking for 273 vehicles. The parking is split level and located almost entirely under the south building. Ramping is provided at the eastern and western ends of the basement which allows for the efficient circulation of vehicles. Stairs are located at the northern and southern sides of the basement at each level. A mezzanine basement level is provided containing some of the accessible parking spaces.

Site 4B Sydney Olympic Park Section 75W

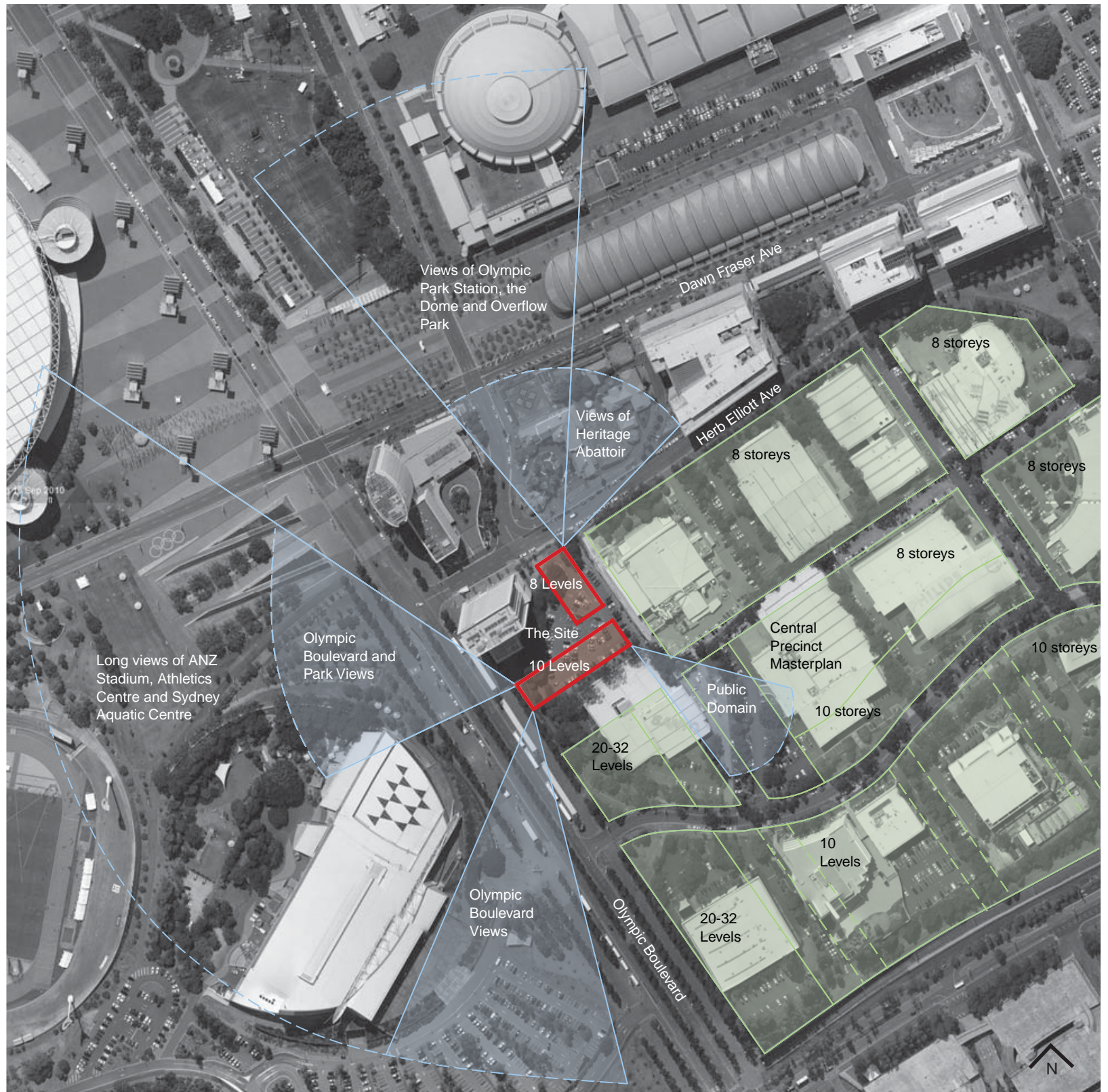
BS Project Number: S10665
17 December 2010

Facade Design View Opportunities Plan

The view analysis shows the potential views achieved from the two buildings. The North Building will benefit from views towards the Heritage Abattoir, Olympic Park Station, the Dome and Overflow Park from the north corner of the building. The south building has good long views west towards ANZ Stadium and the park like setting along Olympic Boulevard. In the short term views can be gained south east back towards the city. In the longer term views will be achieved from the South Building back towards the public domain. The building responds to these views through the provision of naturally ventilated spaces, balconies and through the differentiation of the facades in these areas. The diagram below describes the location of these potential naturally ventilated or mixed mode spaces.

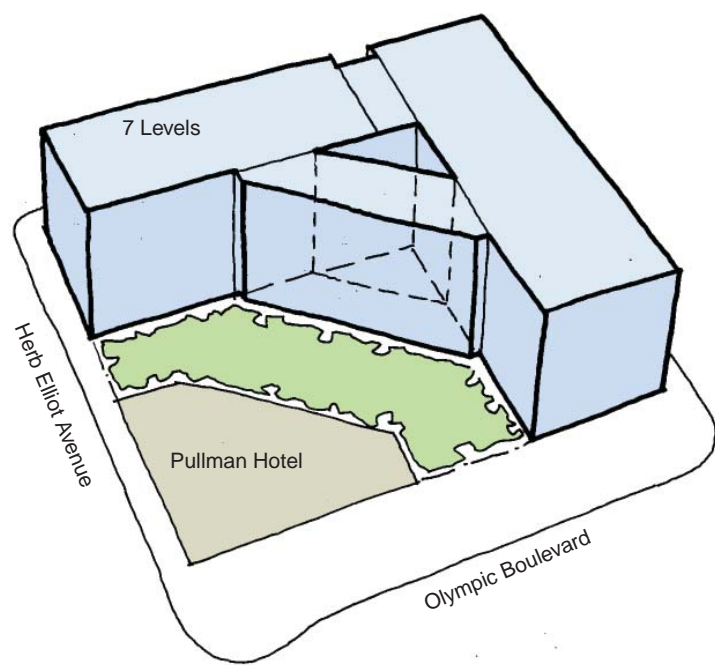


Potential Mixed Mode Spaces



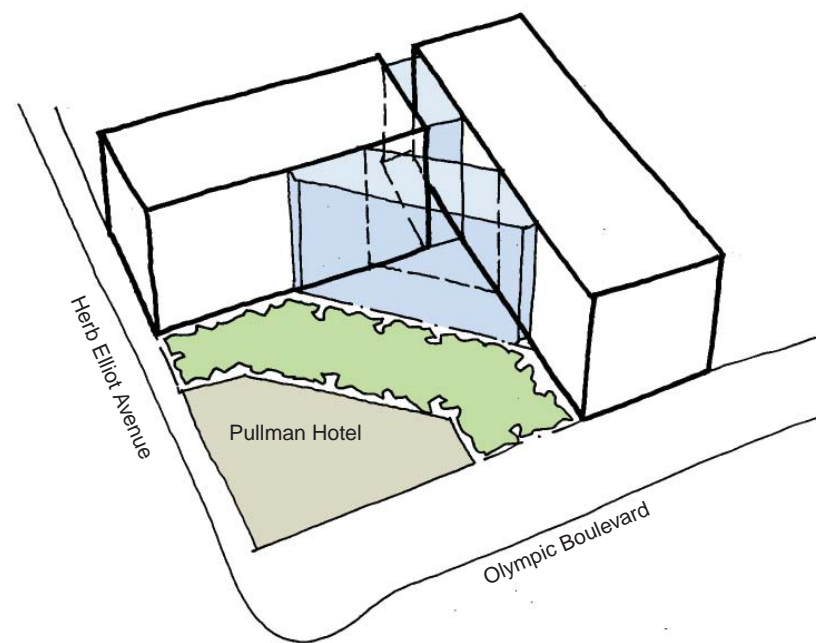
The diagrams below describe the existing Project Approval massing, the area to be redistributed and the impact as a result of uplift in FSR and the resultant two building arrangement.

BS Project Number: S10665
17 December 2010



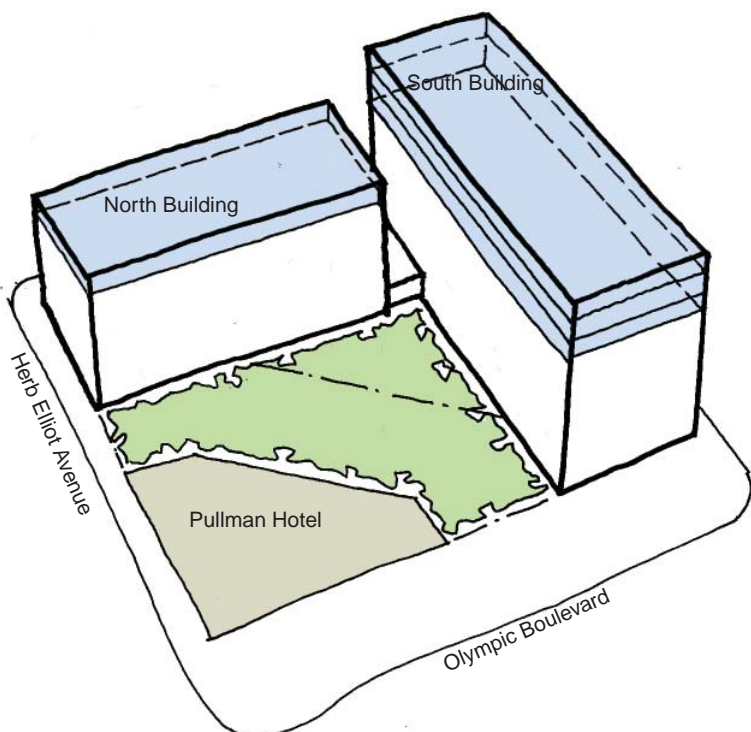
Existing Massing

The existing approved massing shows a seven level 'L' shaped building wrapping around the site with an atrium angled at 45 degrees to the building which also contains the core and circulation. The public domain between the Pullman Hotel and the proposed building is landscaped and resolves the changes in levels across the site.



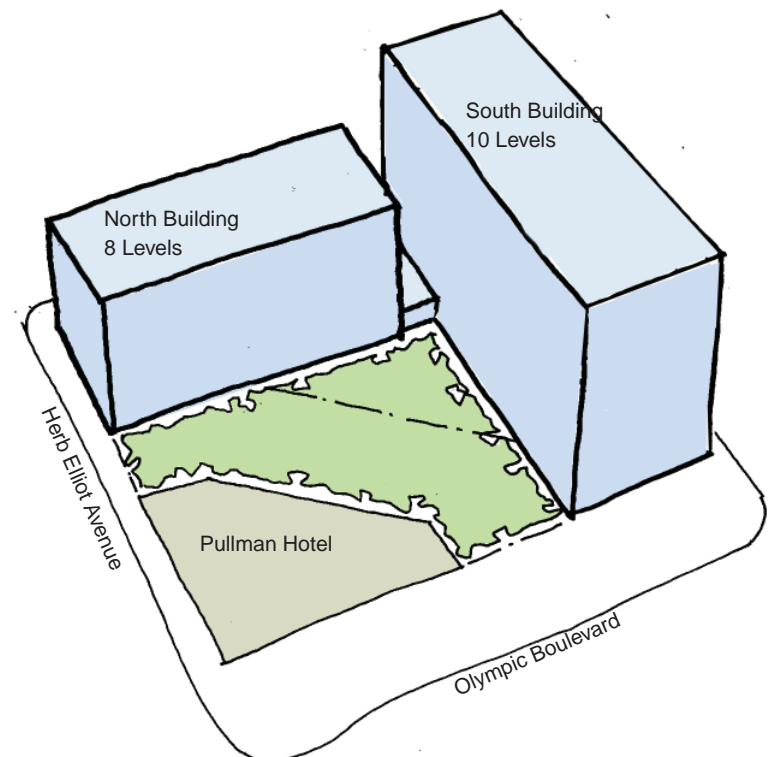
Area to be Redistributed

In order to separate the building and create two unconnected floorplates, the atrium and core areas are relocated and distributed amongst the two buildings. This opens up the site and allows for increased provision of public domain space and increased penetration of sunlight into the site.



Redistributed Area and FSR Uplift

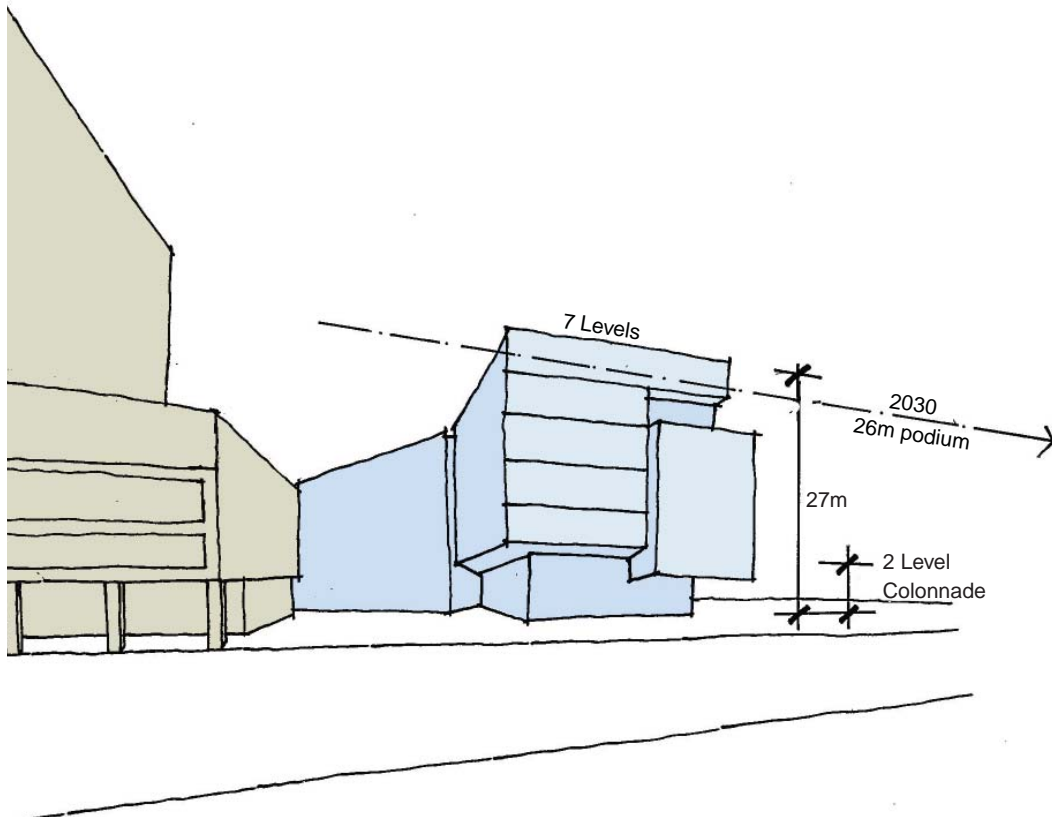
The redistributed area along with the uplift in FSR (1,956 sq.m) is distributed amongst the two buildings. The South building receives an additional three levels and the North building an additional one level.



Proposed Massing

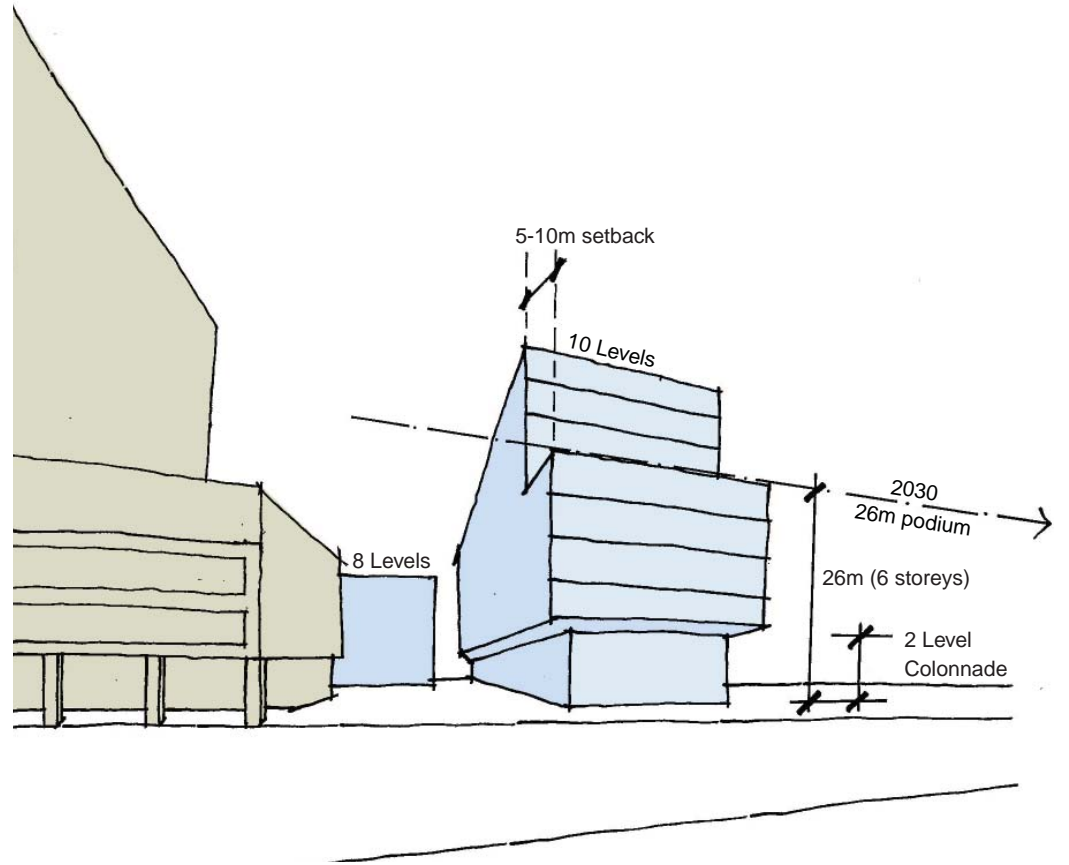
The massing sets up a discernible and different appearance for the two buildings which also responds to the 2030 SOPA masterplan desire to locate taller buildings along Olympic Boulevard. The extent of public domain is increased significantly. A one storey element containing the loading bay sits between the two buildings at the southern end of the north building.

The revised building massing has been designed to comply with the SOPA 2030 Masterplan. The sketches below describe the change in approach from the current approval through to this Section 75W proposal as it relates to the massing of the South Building.



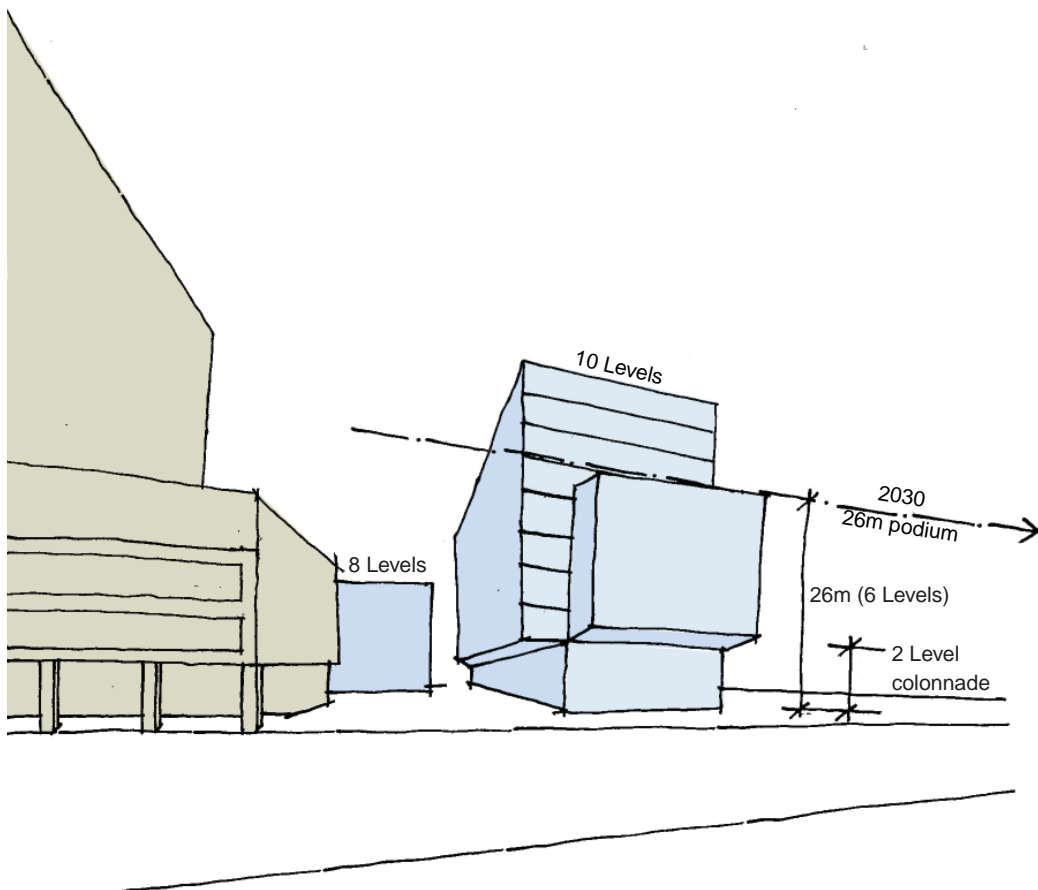
Existing Massing

The existing approved massing along Olympic Boulevard shows a seven level main building with a three and a half level section of the building pulled away on the southern edge. This massing responded to the provisions of Sydney Olympic Park Master Plan 2002 and had regard to SOPA's Draft Master Plan 2025, however does not provide an appropriate response to the SOPA 2030 Masterplan.



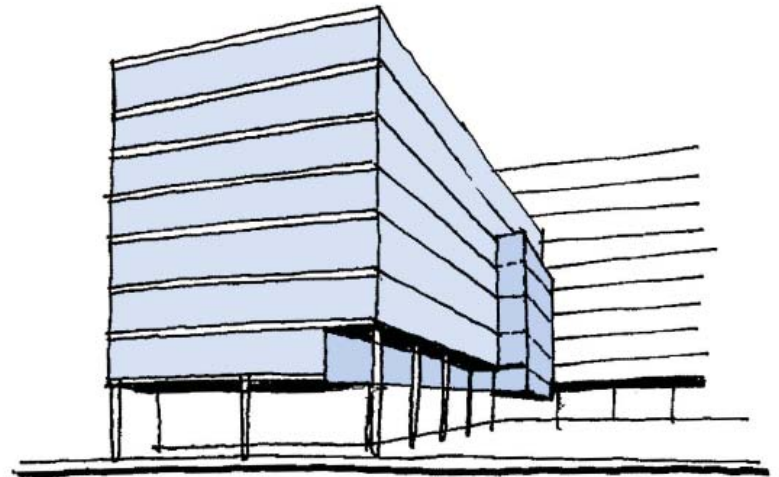
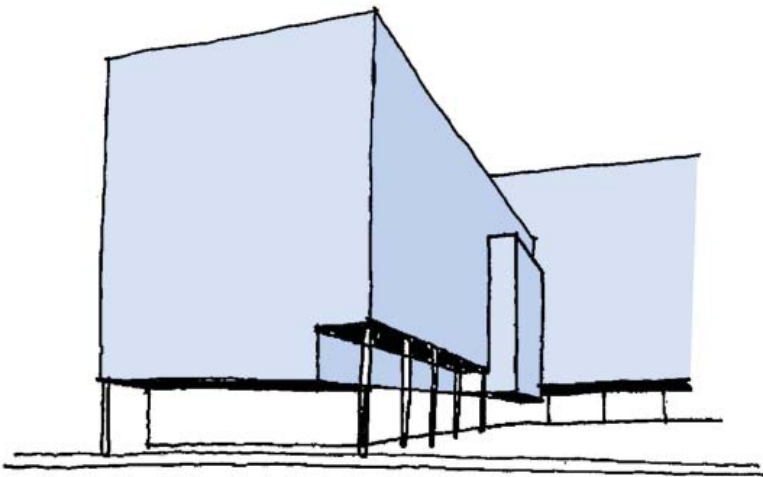
SOPA Masterplan Compliance

The SOPA 2030 Masterplan building zones and setbacks plan requires a two storey colonnade, a 26m podium built to the boundary and a 5-10m setback above this. The result, as shown above is potentially an awkward approach to massing on the site due to the inelegant relationship between main building and podium component.



Proposed Massing

The proposed massing responds to the SOPA 2030 masterplan through the provision of a podium which is not the full width of the building fronting Olympic Boulevard. This allows for the main building component to achieve a more elegant proportion by peeling the podium away from the main building component at the corner as shown on the above diagram.

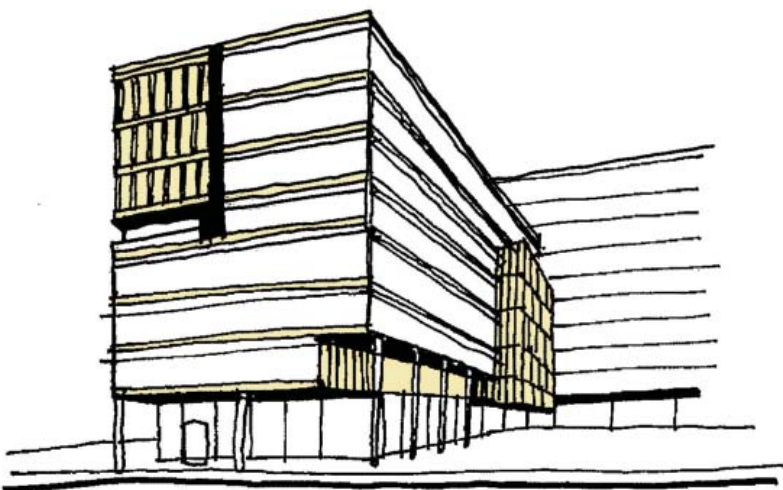


Building Massing

The façade design approach of the north building is consistent with the existing Project Approval. As shown on the building massing diagram, a two storey colonnade steps up on the west face of the building to deal with the change in level across the site as well as responding to the two storey colonnade provided to the south building. Further along the façade and seen in profile is a piece of accommodation which 'pops out' from the façade. This accommodation provides a connection to the landscape through its enhanced proximity.

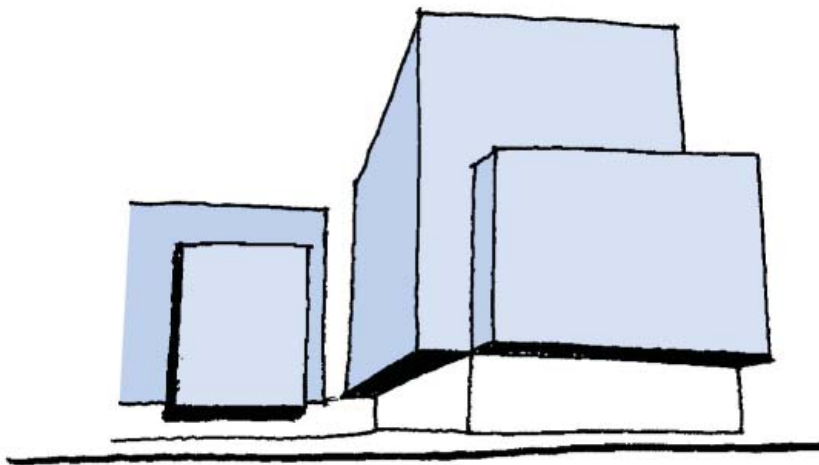
Differentiated Volumes with Horizontal Banding

As with the original approval the horizontal is emphasized. This allows a coherent approach to shadow boxes and horizontal shading where required.



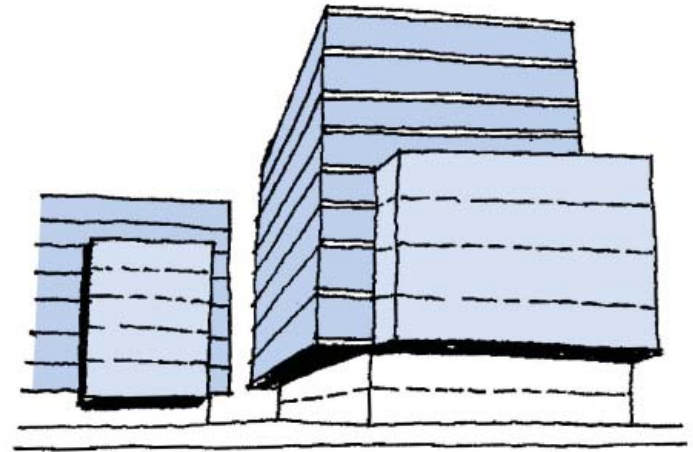
Balcony and Mixed Mode Spaces

On the north face of the north building consistent with the existing approval a three storey 'box' is proposed which will allow potential for a mixed mode zone behind. This box is treated with vertical timber sunshades. At the lowest level the façade steps back allowing for the provision of a 1500mm deep balcony space.



Building Massing

As described on page 9 of this report, the south building massing on Olympic Boulevard is largely determined by the controls contained in the SOPA 2030 Masterplan. At ground level a two storey colonnade is provided, the podium height is approximately 26m and the setback above 26m is 5m.



Differentiated Volumes with Horizontal Banding

The building volumes are differentiated to provide interest and break down the massing. As with the north building, the horizontals are expressed in order to deal with the requirements for shadow boxes and horizontal sunshading for thermal control.



Mixed Mode Spaces

A potential mixed mode space is created in the podium which relates in height and width to the mixed mode space created on the west façade of the South Building as highlighted above. These areas receive a different facade treatment which creates a contrast with the predominantly glazed facade treatment to the rest of the building.



Articulation to Corner

In order to deal with the corner of the South Building, a 'slot' is articulated in the Olympic Boulevard facade which provides contrast and difference between the west and north facades of the south building. This 'slot' also serves to enhance the difference between the podium and the building setback above 26m.

Facade Design - Materials and Finishes

The visualisation below shows the view of the South Building from Olympic Boulevard. As described on previous pages the approach to the façade is to combine a predominant type that is extensively glazed and has a horizontal expression with a textured approach to mixed mode spaces. These mixed mode spaces are treated with timber louvres to the façade and have a concrete expressed slab edge. The materials complement the Homebush context with its extensive tree lined spaces. The use of timber in the soffits and the louvres add a tactile dimension to those areas that are in closest proximity to the building users.

View from Olympic Boulevard



View from Herb Elliott Avenue



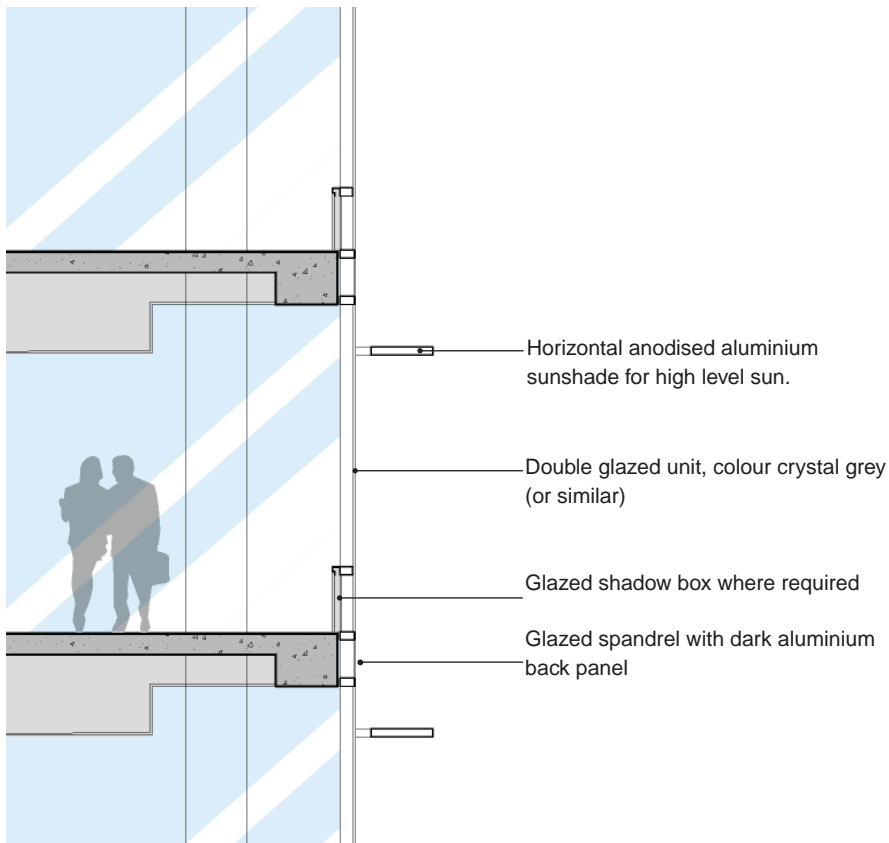
Facade Design - Facade Types

Facade Type A1 and A2 (without horizontal sunshade)

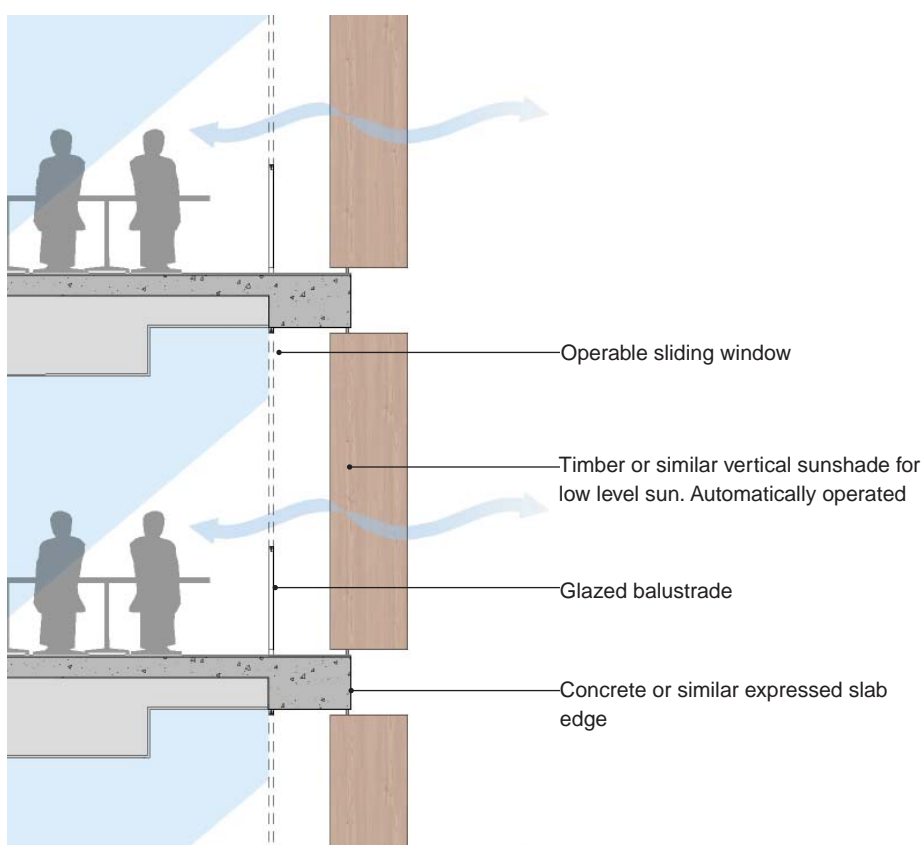
This is the predominant facade type which consists of crystal grey insulating glass which emphasises the openness of the floor plate and maximises the natural light, transparency and outlook from the working environment. This is combined with a 600mm horizontal sunshade to ensure good thermal comfort and energy efficiency is achieved. The facade is expressed in the horizontal through a glazed spandrel with dark aluminium back panel. Type A2 is the same as Type A1 except the horizontal sunshade is deleted where it is not needed, i.e on the south elevation.

Facade Type B1 (Potential Mixed Mode Spaces)

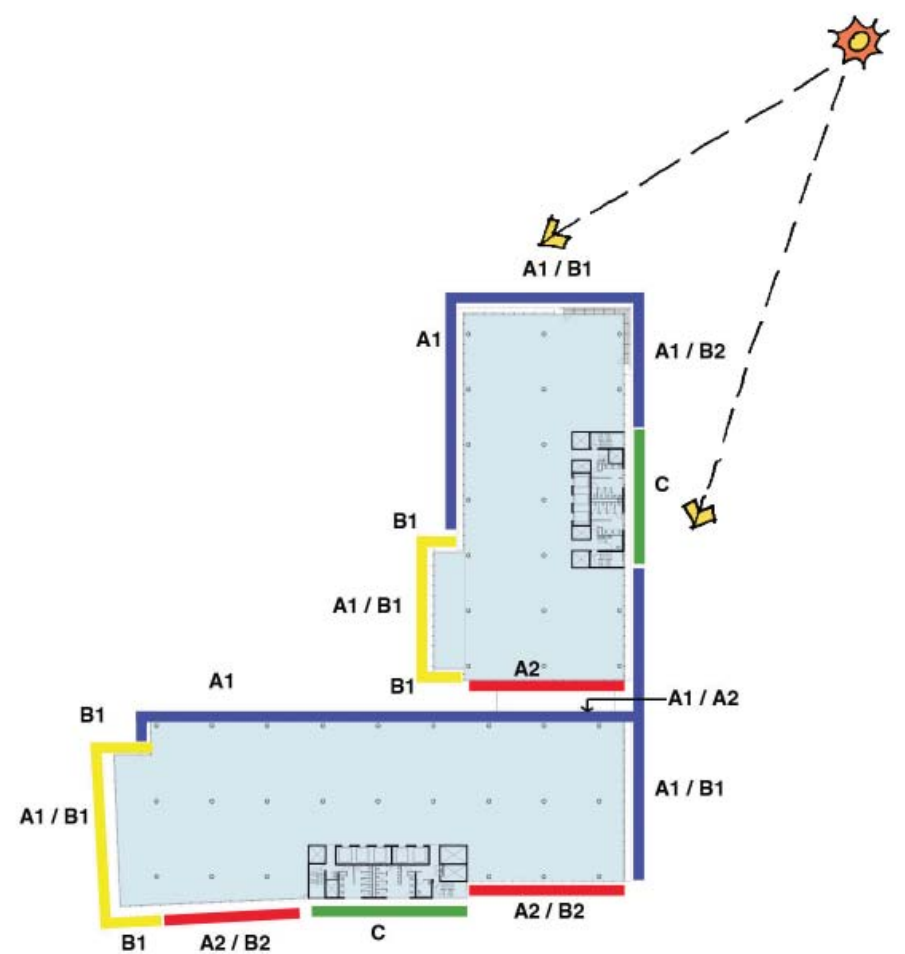
The break out spaces are characterized by a more textured approach to material. Here operable glazing is employed to allow the potential for natural ventilation and vertically arranged timber louvres are located on the edge of the slab to add character and create a point of difference.



Facade Type A1 and A2 (without horizontal sunshade)



Facade Type B1 (Mixed Mode Spaces)



Facade Types Key

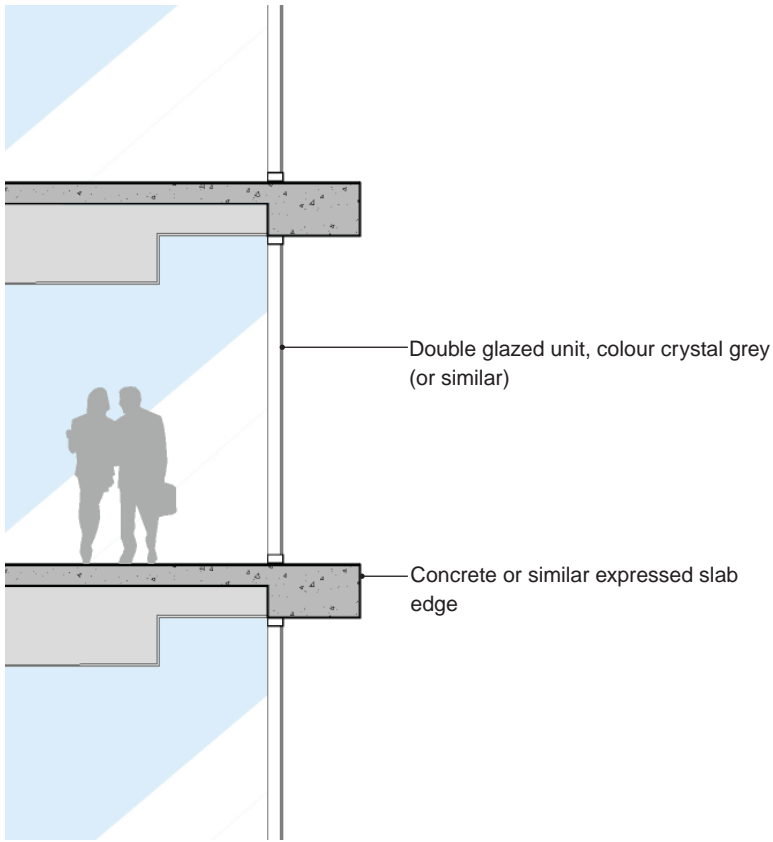
Facade Design - Facade Types

Facade Type B2

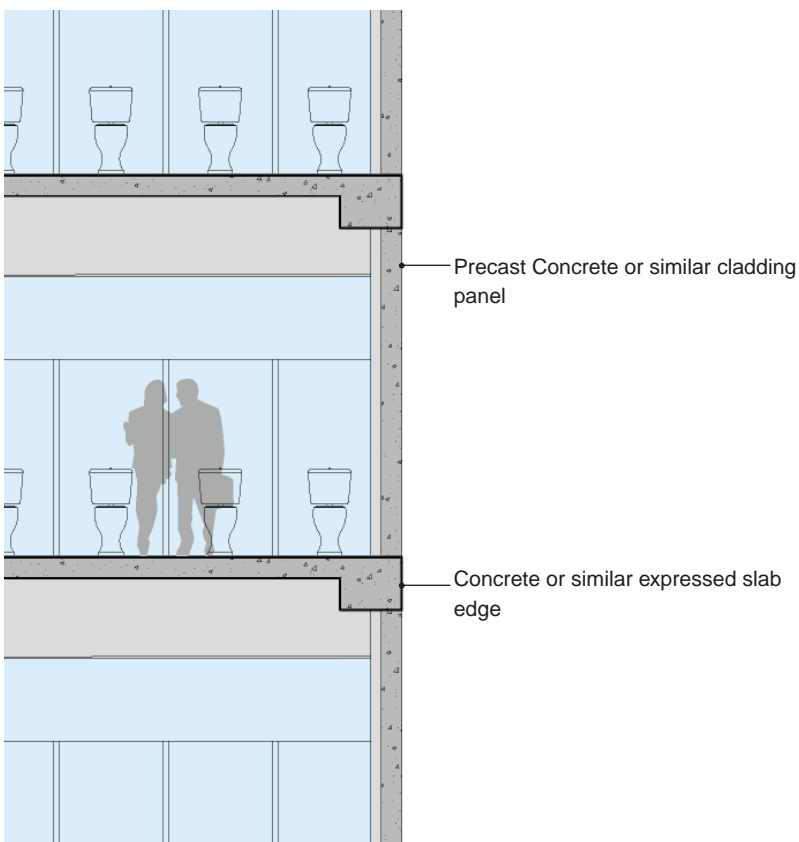
This facade type is related to Type B1 and occurs where no vertical sunshading is required. Instead horizontal shading is achieved through the concrete slab edge extending past the facade line. As with the other facade types the horizontal is expressed in order to achieve a consistent approach to all facades.

Facade Type C (Cores)

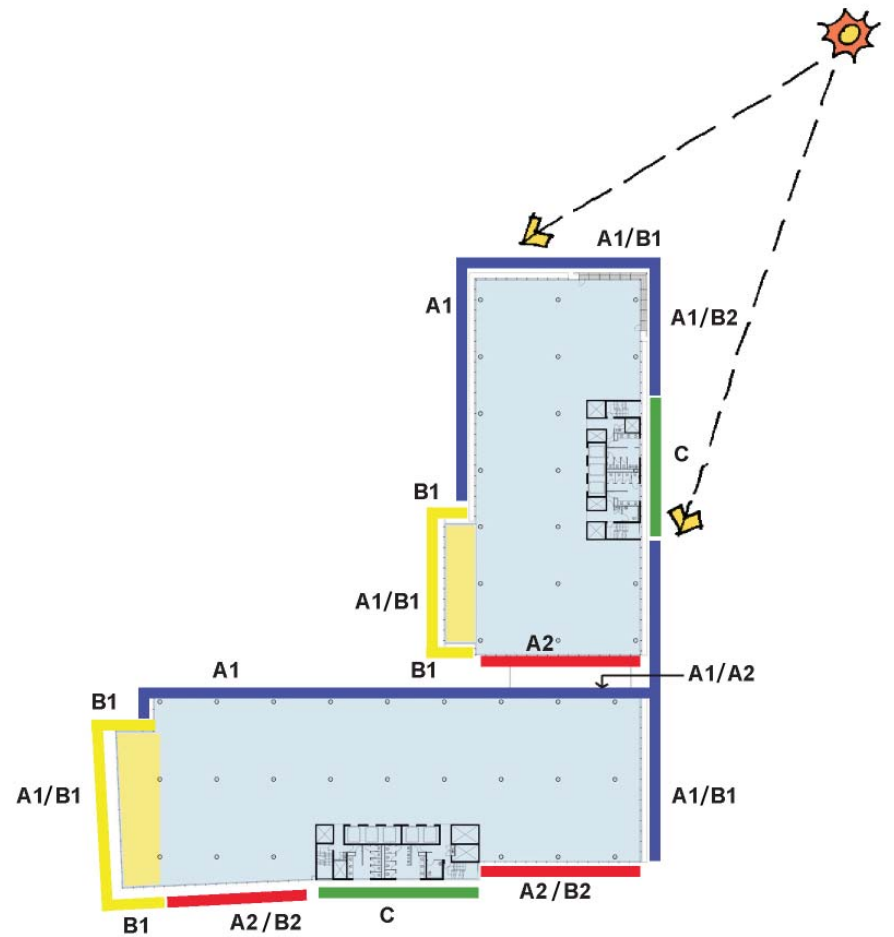
The approach to the cores is to clad them in full height precast concrete panels or a similar material such as glass reinforced concrete. The slab edge is exposed in order to maintain a consistent approach around the building in expressing the horizontal. The stairs in the core are glazed to encourage their use by tenants. Similarly, the amenities are provided with glazed panels to improve energy efficiency and their connection with the outside environment.



Facade Type B2



Facade Type C (Cores)



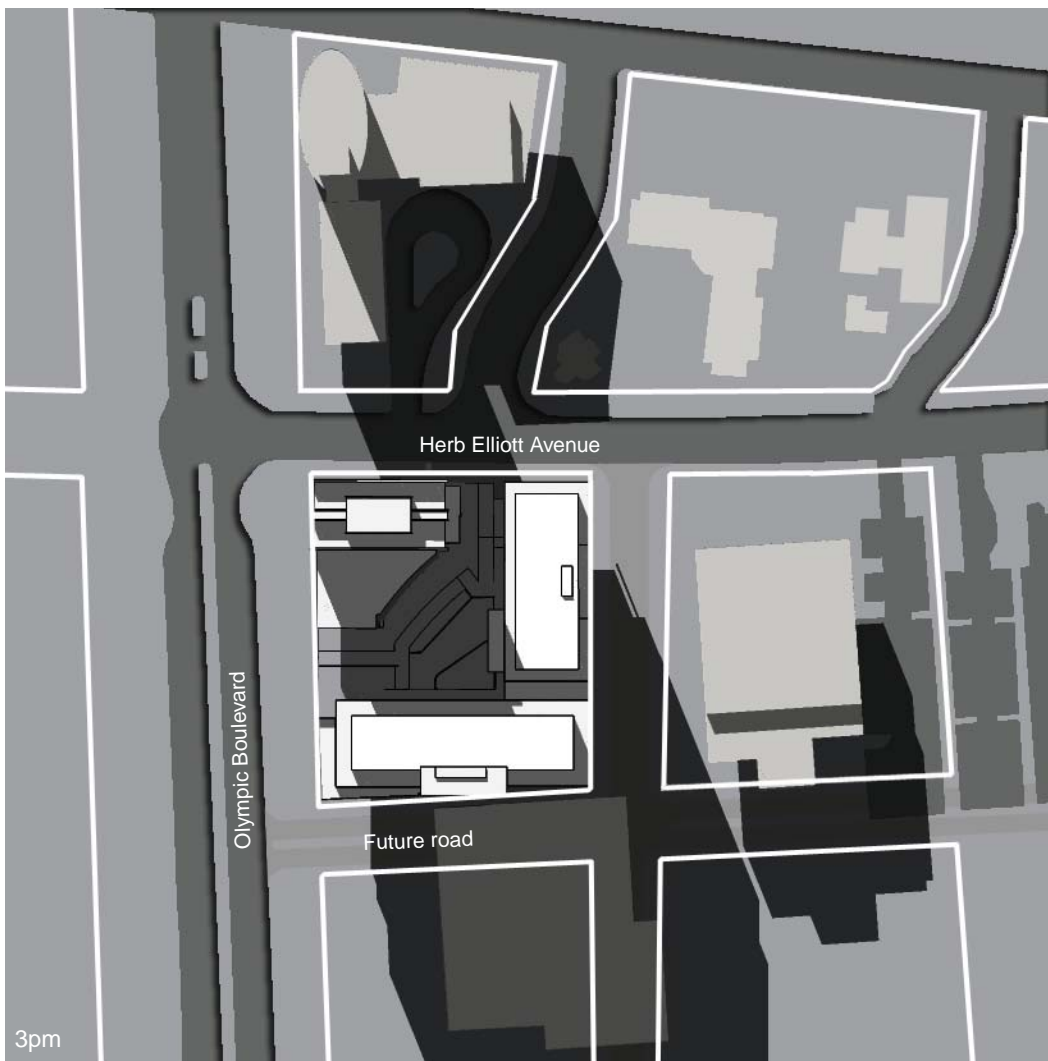
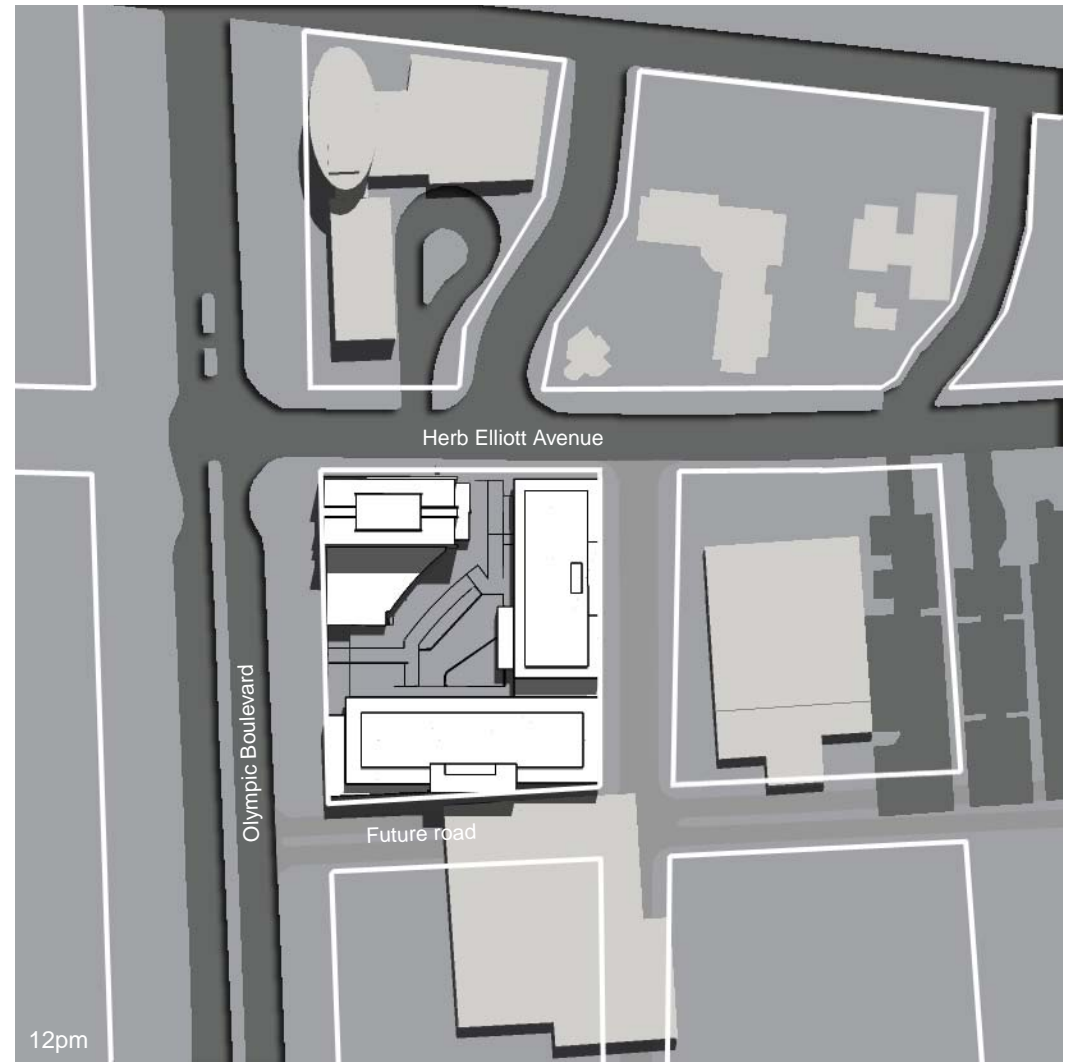
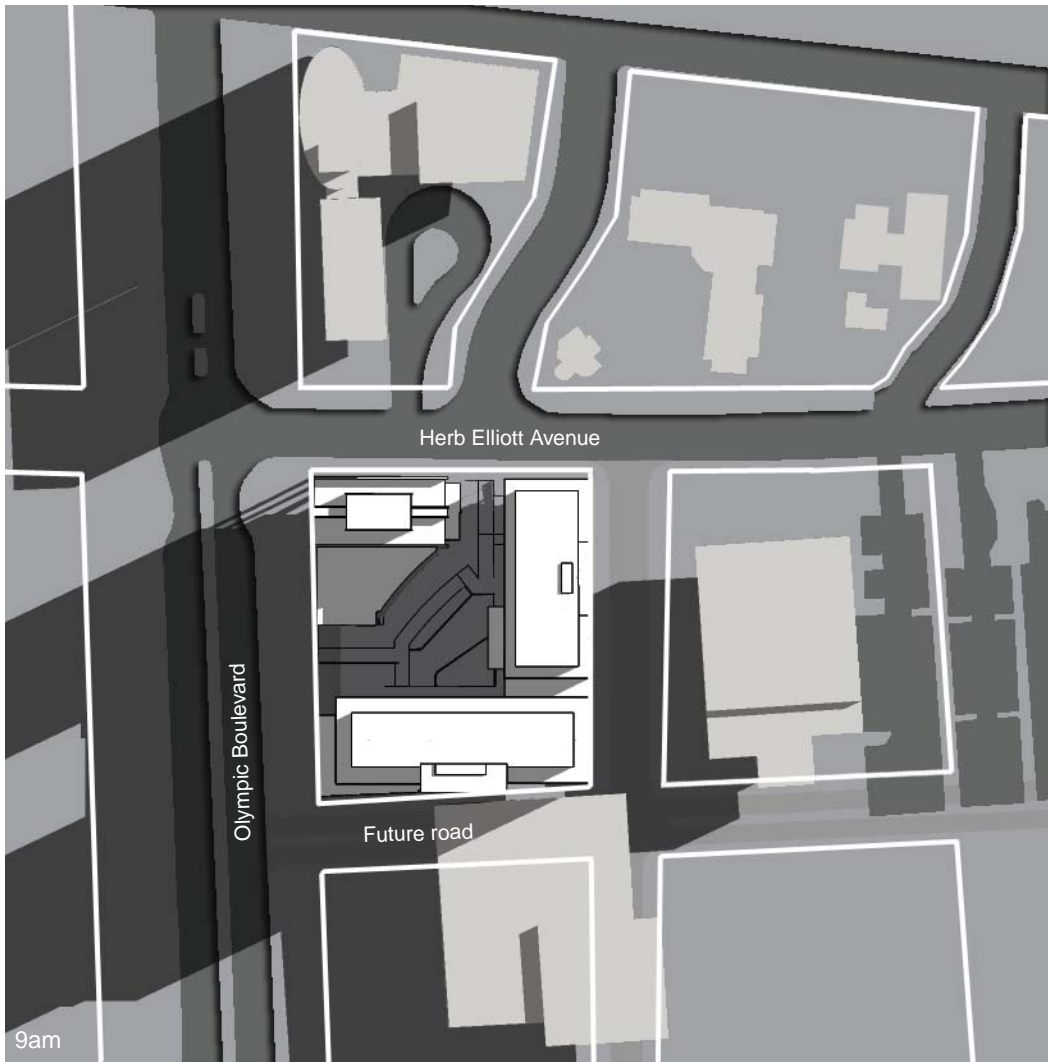
Facade Types Key

Facade Design

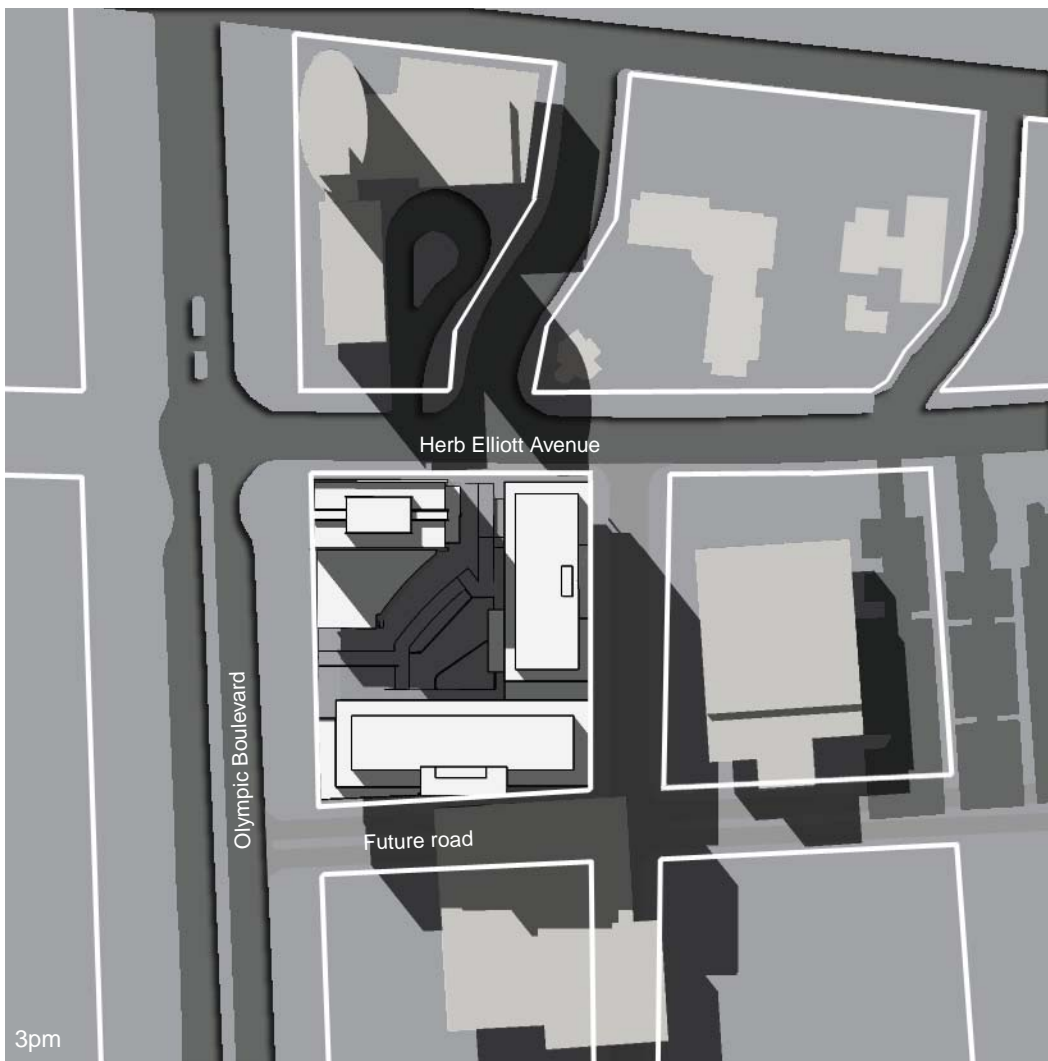
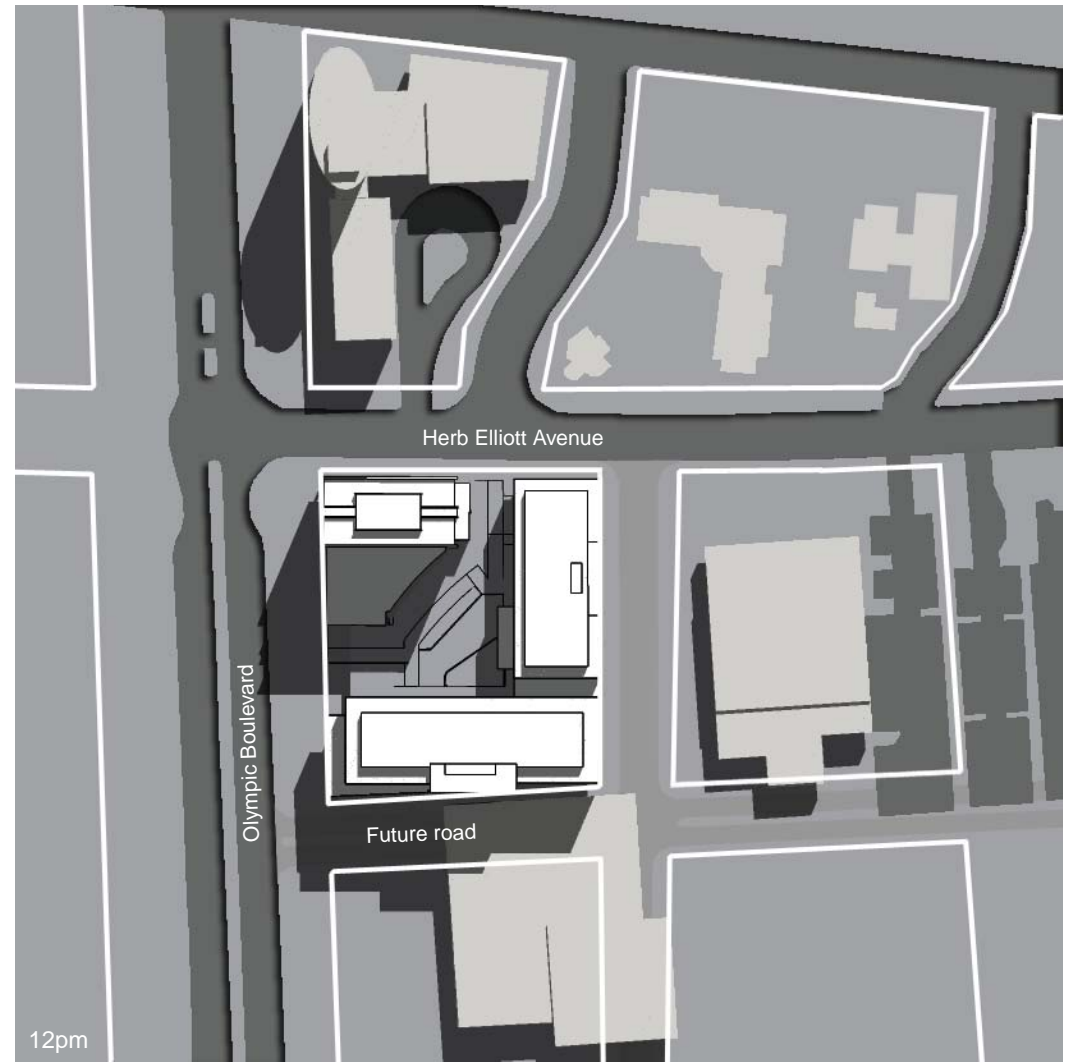
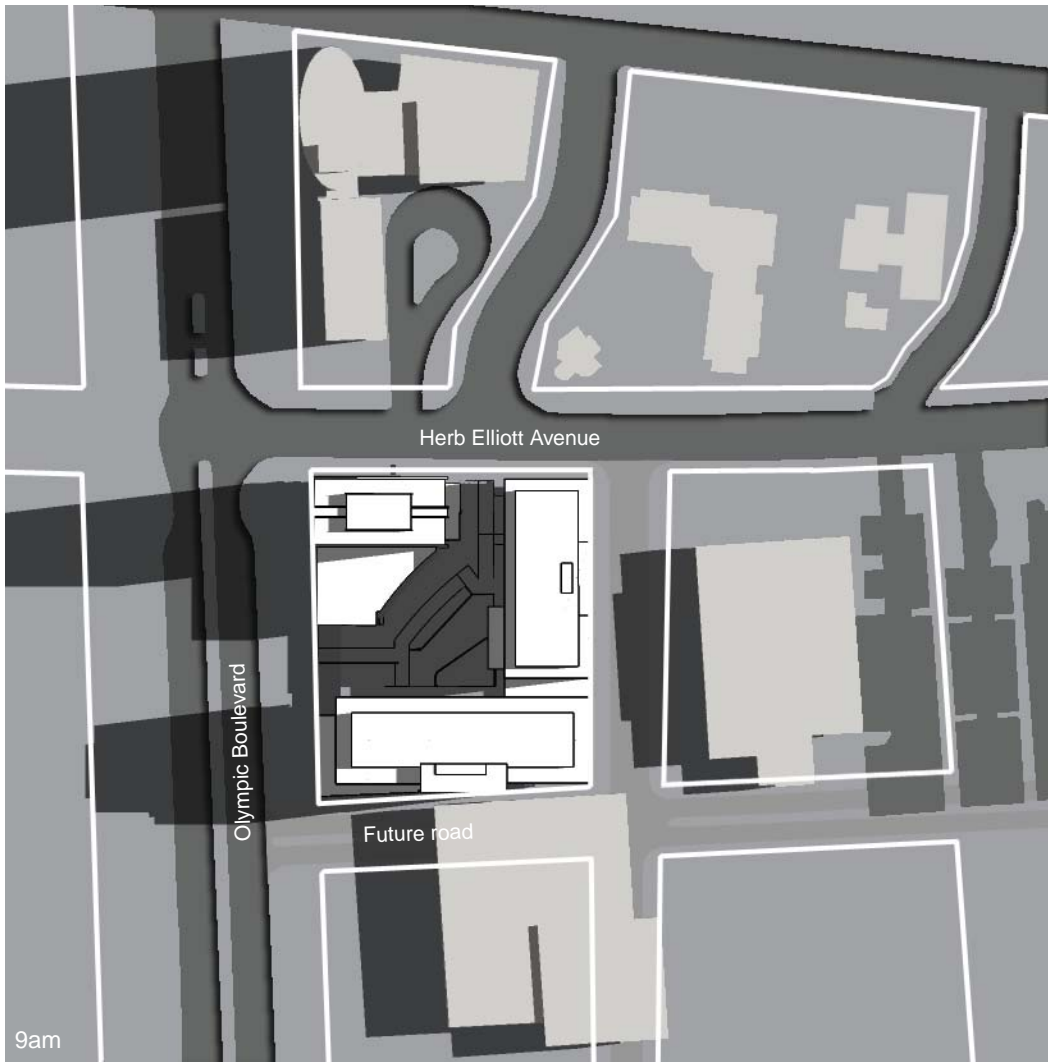
External Finishes Legend

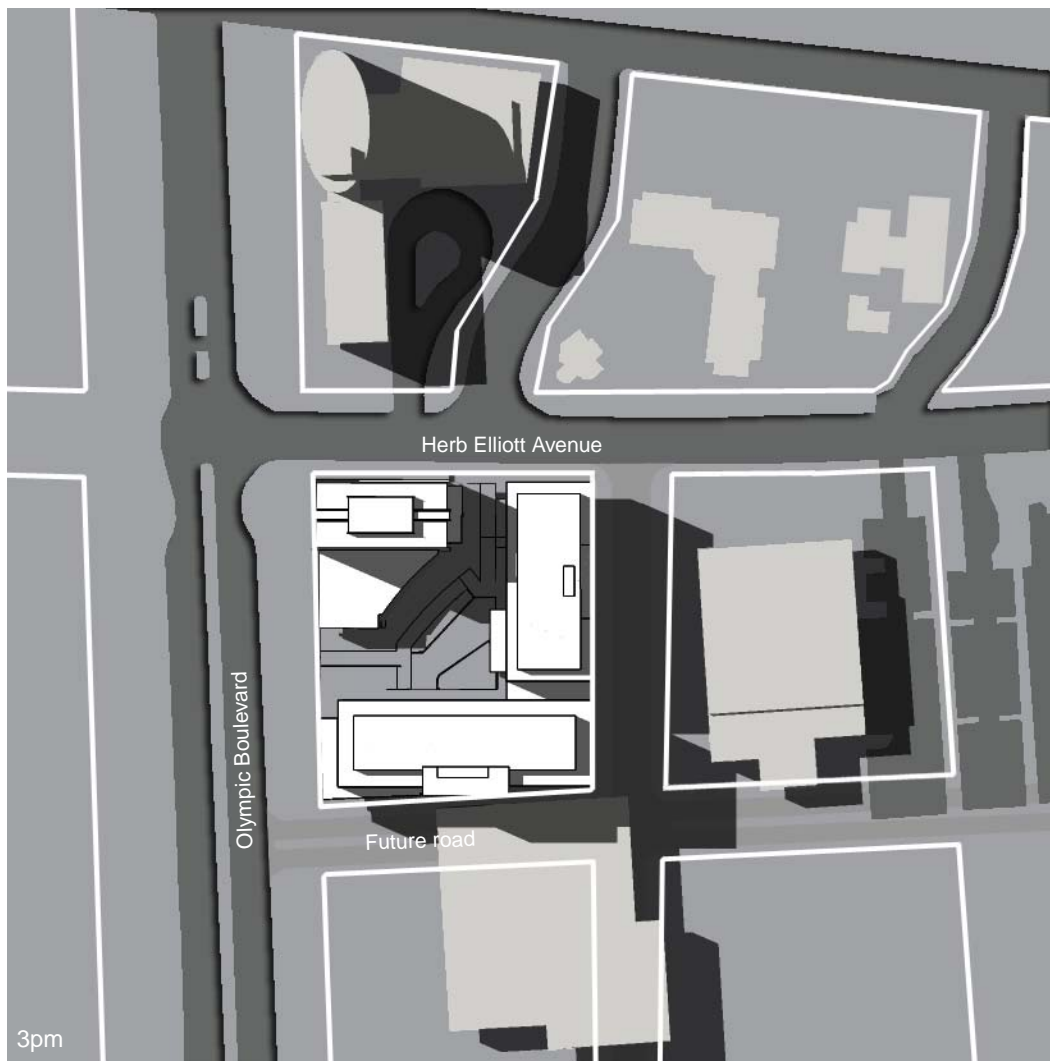
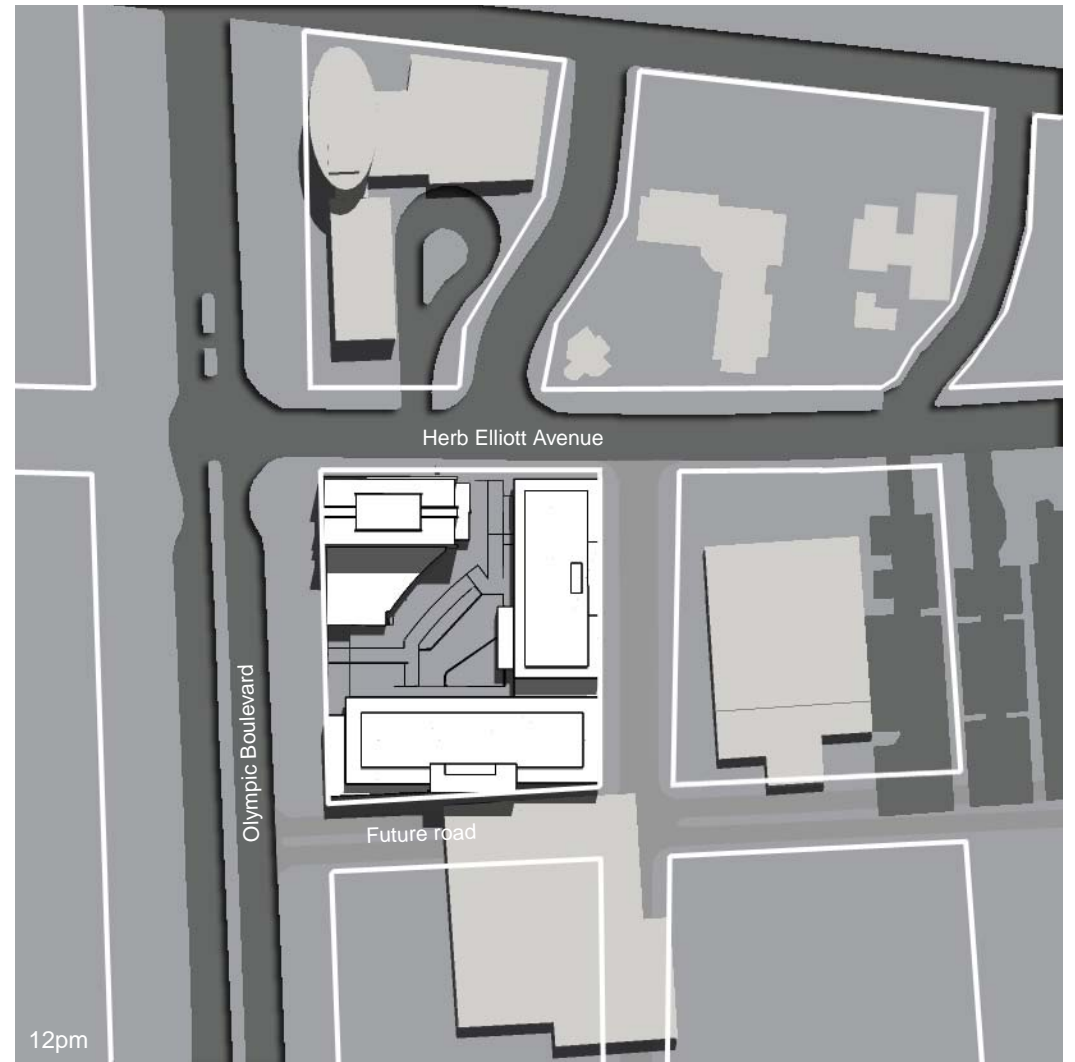
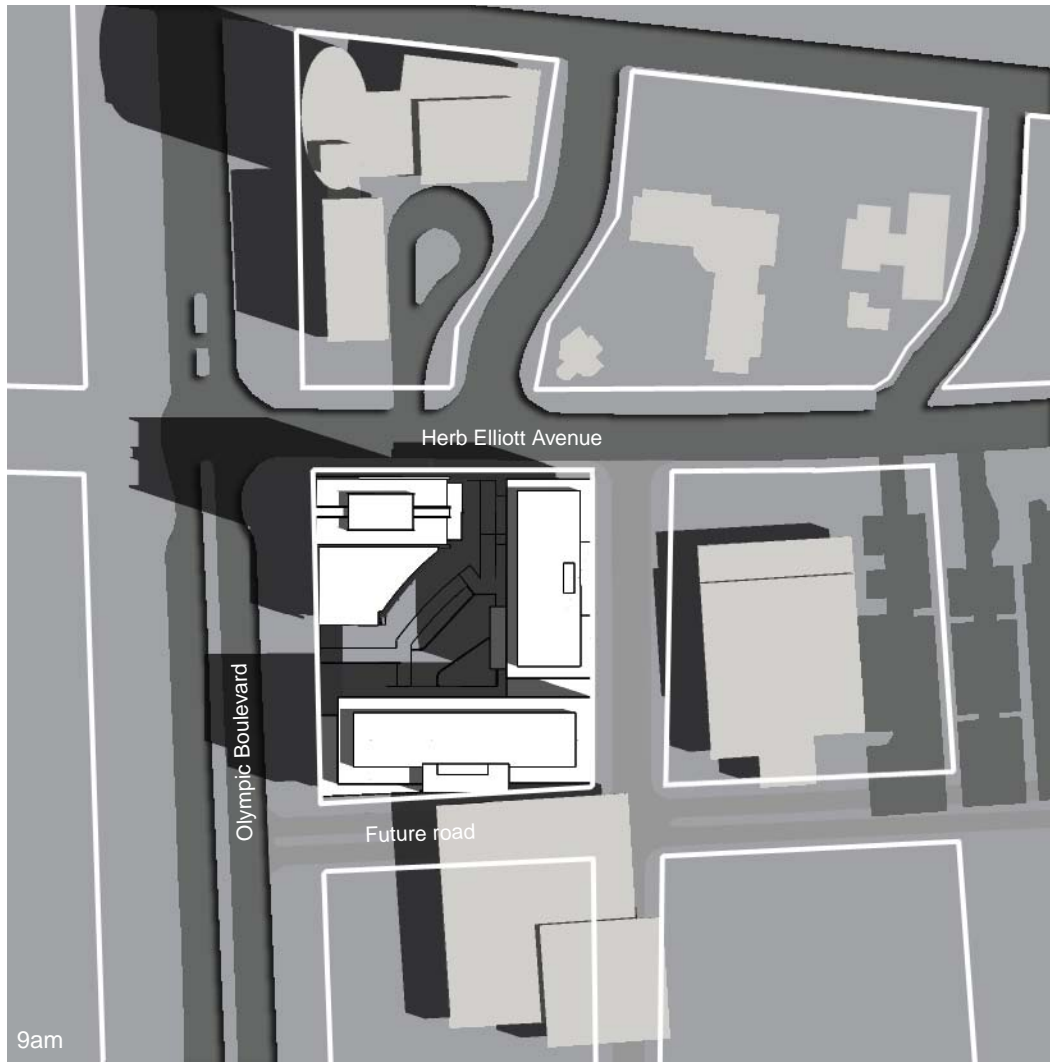
- 1. Glazed spandrel with dark aluminium back panel. Glazed shadow box provided where required.
- 2. Horizontal anodised aluminium sunshade.
- 3. Double glazed unit, colour crystal grey or similar.
- 4. Ceiling stops short of facade to maximise views and light penetration.





BS Project Number: S10665
17 December 2010





| Level | Zone | Use | GBA(m2) | GFA(m2) | NLA(m2) | GBA(m2) | GFA(m2) | NLA(m2) | Parking Numbers |
|---------------|--------------------|-------------------|----------------|--------------|--------------|----------------|---------------|---------------|-----------------|
| | | | North Building | | | South Building | | | |
| L10 | Roof | Plant | | | | 1,095 | 0 | 0 | |
| L09 | Tower | Commercial | | | | 1,788 | 1,721 | 1,568 | |
| L08 | Tower | Plant/ Commercial | 675 | 0 | 0 | 1,788 | 1,721 | 1,568 | |
| L07 | Tower/ Roof | Commercial | 1,296 | 1,247 | 1,114 | 1,788 | 1,721 | 1,568 | |
| L06 | Tower | Commercial | 1,296 | 1,247 | 1,114 | 1,771 | 1,704 | 1,552 | |
| L05 | Tower | Commercial | 1,363 | 1,314 | 1,180 | 1,892 | 1,825 | 1,672 | |
| L04 | Tower | Commercial | 1,345 | 1,296 | 1,164 | 1,892 | 1,825 | 1,672 | |
| L03 | Tower | Commercial | 1,363 | 1,314 | 1,180 | 1,892 | 1,825 | 1,672 | |
| L02 | Tower | Commercial | 1,363 | 1,314 | 1,180 | 1,892 | 1,825 | 1,672 | |
| L01 | Tower | Commercial | 1,191 | 1,142 | 1,009 | 1,425 | 1,358 | 1,206 | |
| Ground* | Tower | Commercial/Retail | 777 | 600 | 474 | 1,387 | 1,100 | 925 | |
| B001 | Basement | Parking/Plant | | | | | | | 31 |
| B001A | Basement Mezzanine | Parking | | | | | | | 35 |
| B002 | Basement | Parking | | | | | | | 68 |
| B003 | Basement | Parking | | | | | | | 68 |
| B004 | Basement | Parking | | | | | | | 71 |
| TOTALS | | | 9,994 | 9,474 | 8,415 | 17,515 | 16,625 | 15,075 | 273 |

| | GBA(m2) | GFA(m2) | NLA(m2) |
|----------------------------------------|---------------|---------------|---------------|
| TOTAL NORTH AND SOUTH BUILDINGS | 27,509 | 26,099 | 23,490 |

Planning Controls

Site Area: 4,028 sq.m

Maximum Allowable Site FSR 6.5:1 = 26,182 sq.m GFA

Parking

1/ 95 sq.m GFA

1/ 86 sq.m NLA

* Assumes Ground Floor Lobby included in NLA calculation

Definitions

Gross Floor Area (GFA)

Environmental Planning and Assessment Act

Model Provisions 1980

gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1 400 millimetres above each floor level excluding:

- (i) columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external wall,
- (ii) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts,
- (iii) car-parking needed to meet any requirements of the council and any internal access thereto,
- (iv) space for the loading and unloading of goods.

any space used for the loading or unloading of goods (including access to it), terraces and balconies with outer walls less than 1.4 metres high, and voids above a floor at the level of a storey or storey above.

Net Lettable Area (NLA)

has been calculated based on the definition of the Property Council of Australia's Method of Measurement 1997

BS Project Number: S10665
17 December 2010

Architecture

| | |
|----------|-------------------------|
| A 3.000 | Ground Floor Plan |
| A 3.001 | Level 01 Plan |
| A 3.002 | Level 02 - 03 Plan |
| A 3.006 | Level 06 Plan |
| A 3.008 | Level 08 Plan |
| A 3.009 | Level 09 Plan |
| A 3.010 | Level 10 Plan |
| A 3.012 | Roof Plan |
| A 3.B01 | Basement Level Plan |
| A 3.B01A | Basement Mezzanine Plan |
| A 3.B02 | Basement Typical Plan |

| | |
|---------|-----------------|
| A 7.001 | Elevation North |
| A 7.002 | Elevation East |
| A 7.003 | Elevation South |
| A 7.004 | Elevation West |

| | |
|---------|---------------|
| A 8.001 | Section A - A |
| A 8.002 | Section B - B |

Landscape

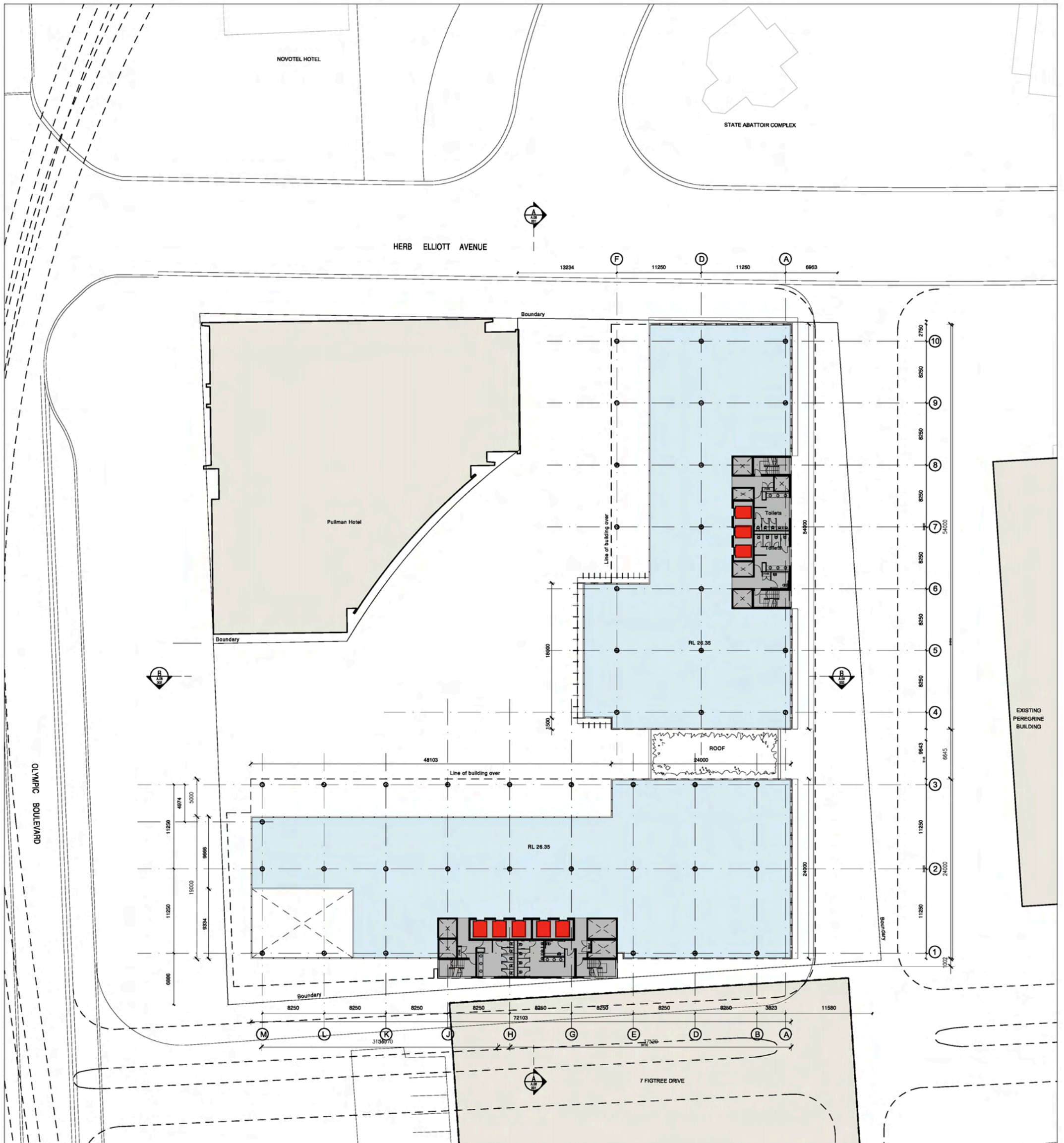
| | |
|--------------|---------------------------|
| 10045 - L001 | Landscape Plan Rev D |
| 10045 - L002 | Sections and Perspectives |
| 10045 - L003 | Planting Schedule |

Scale 1:500@A3
Scale 1:250@A1



BS PROJECT NO. S10665

17th December 2010

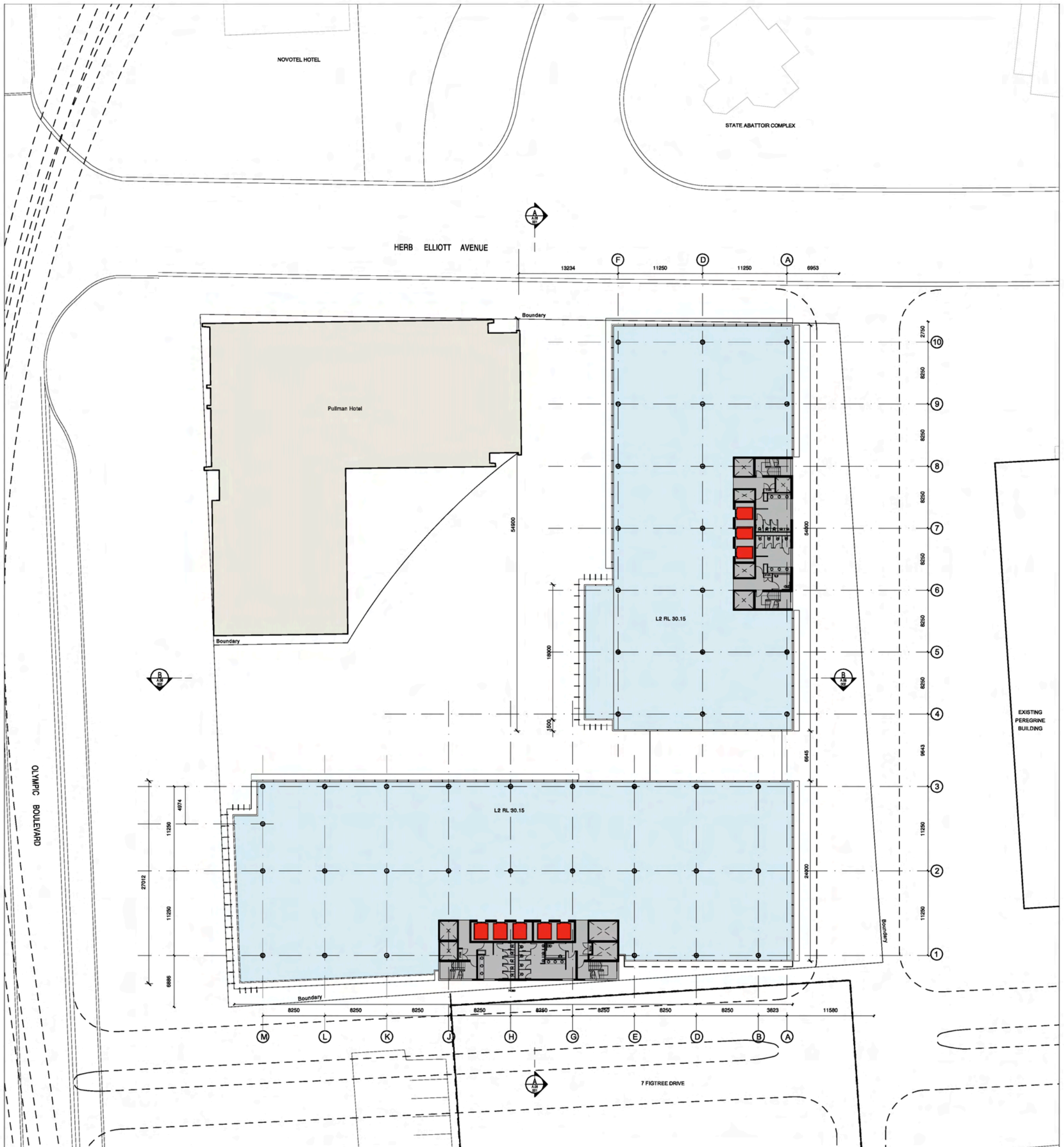


Scale 1:500@A3
Scale 1:250@A1



BS PROJECT NO. S10665

17th December 2010

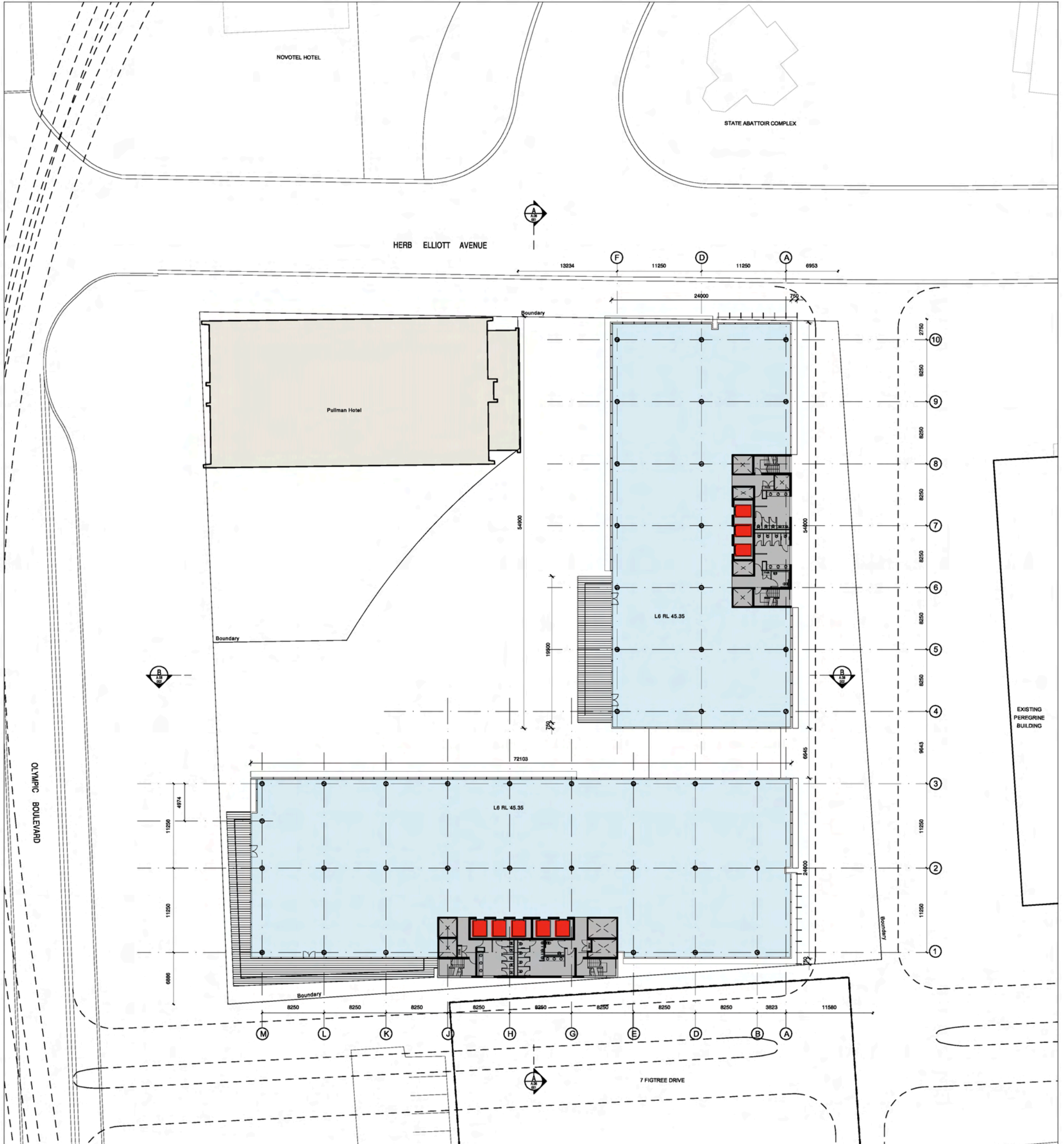


Scale 1:500@A3
Scale 1:250@A1



BS PROJECT NO. S10665

17th December 2010

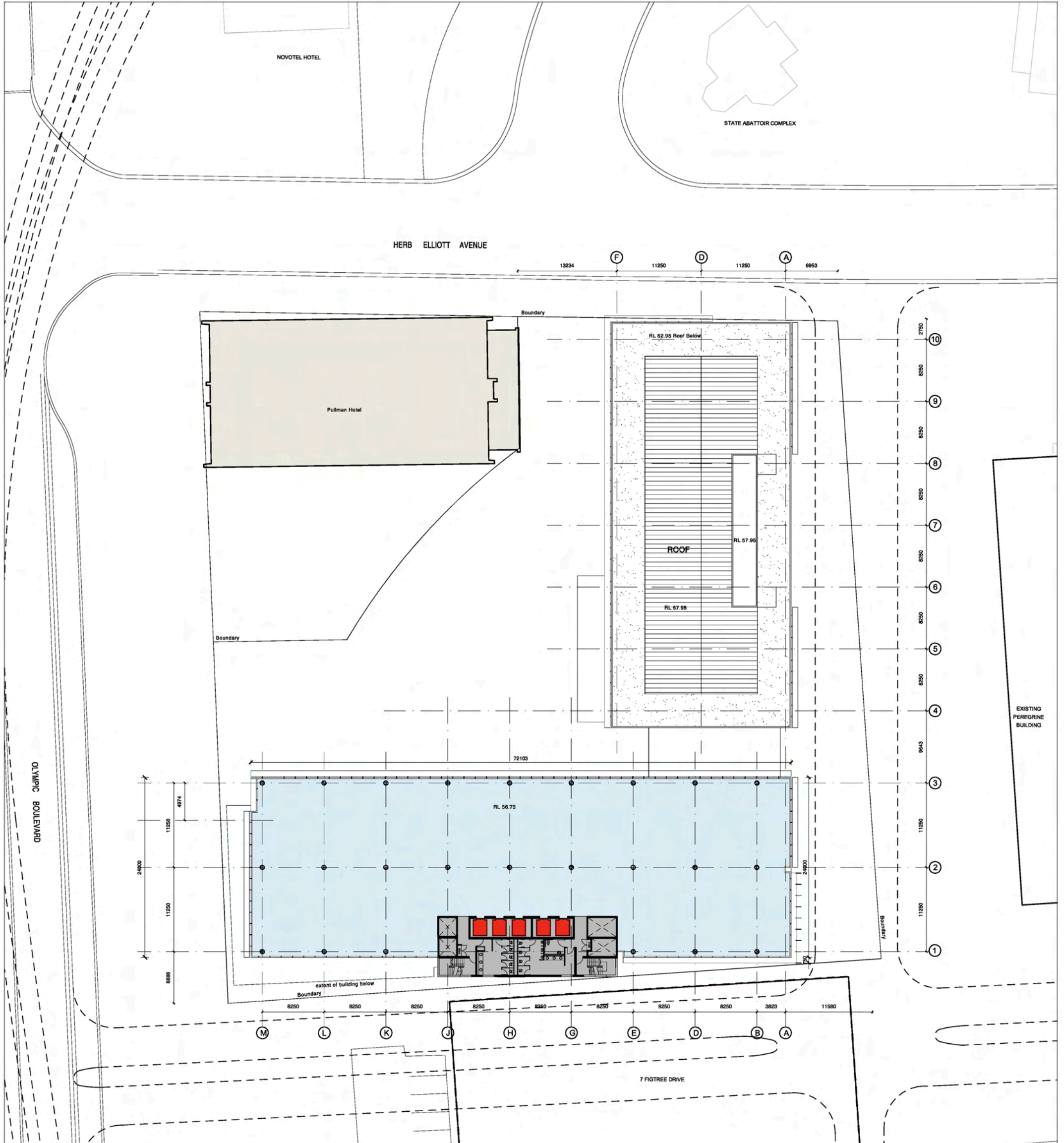


Scale 1:500@A3
Scale 1:250@A1



BS PROJECT NO. S10665

17th December 2010

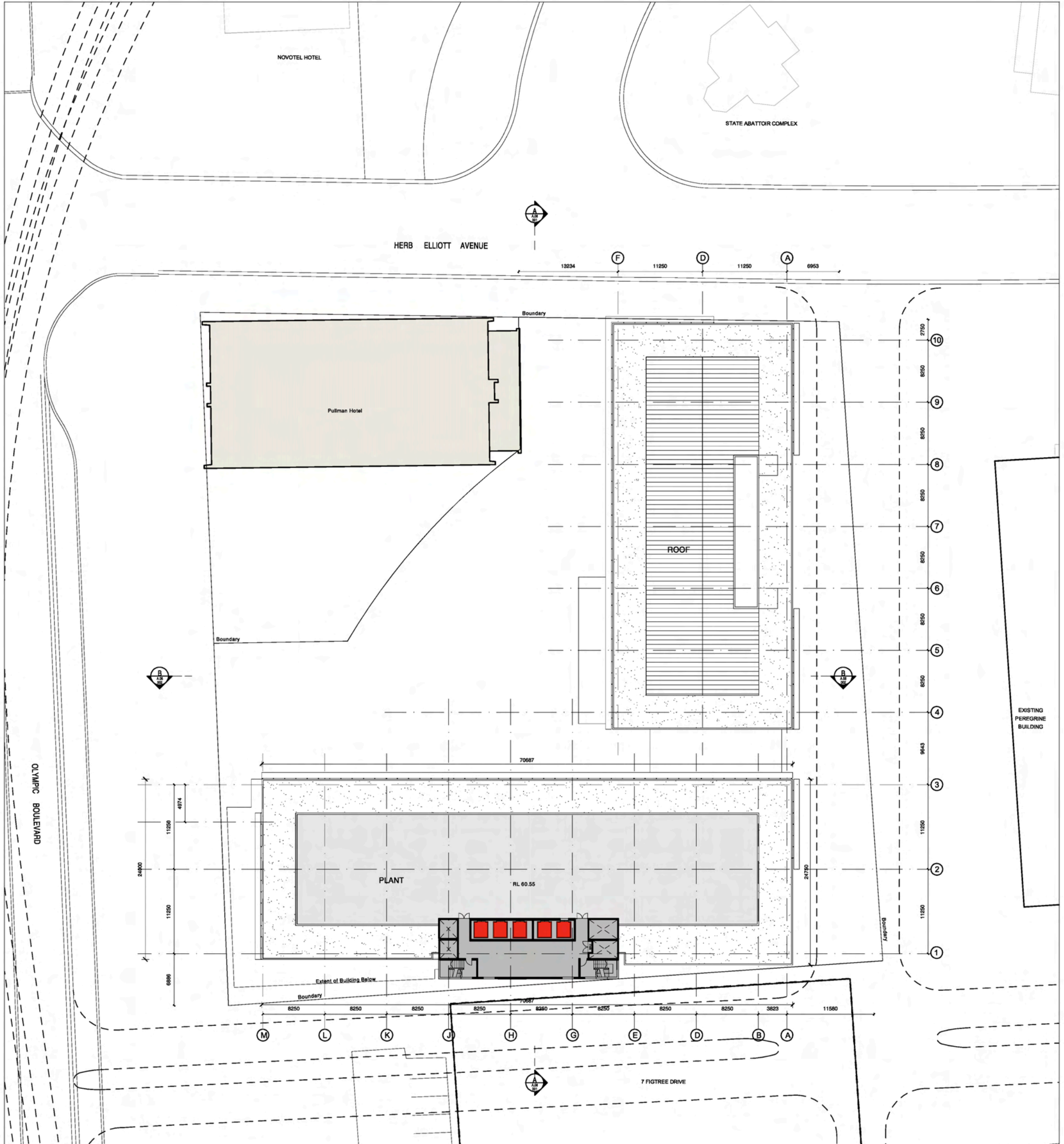


Scale 1:500@A3
Scale 1:250@A1



BS PROJECT NO. S10665

17th December 2010

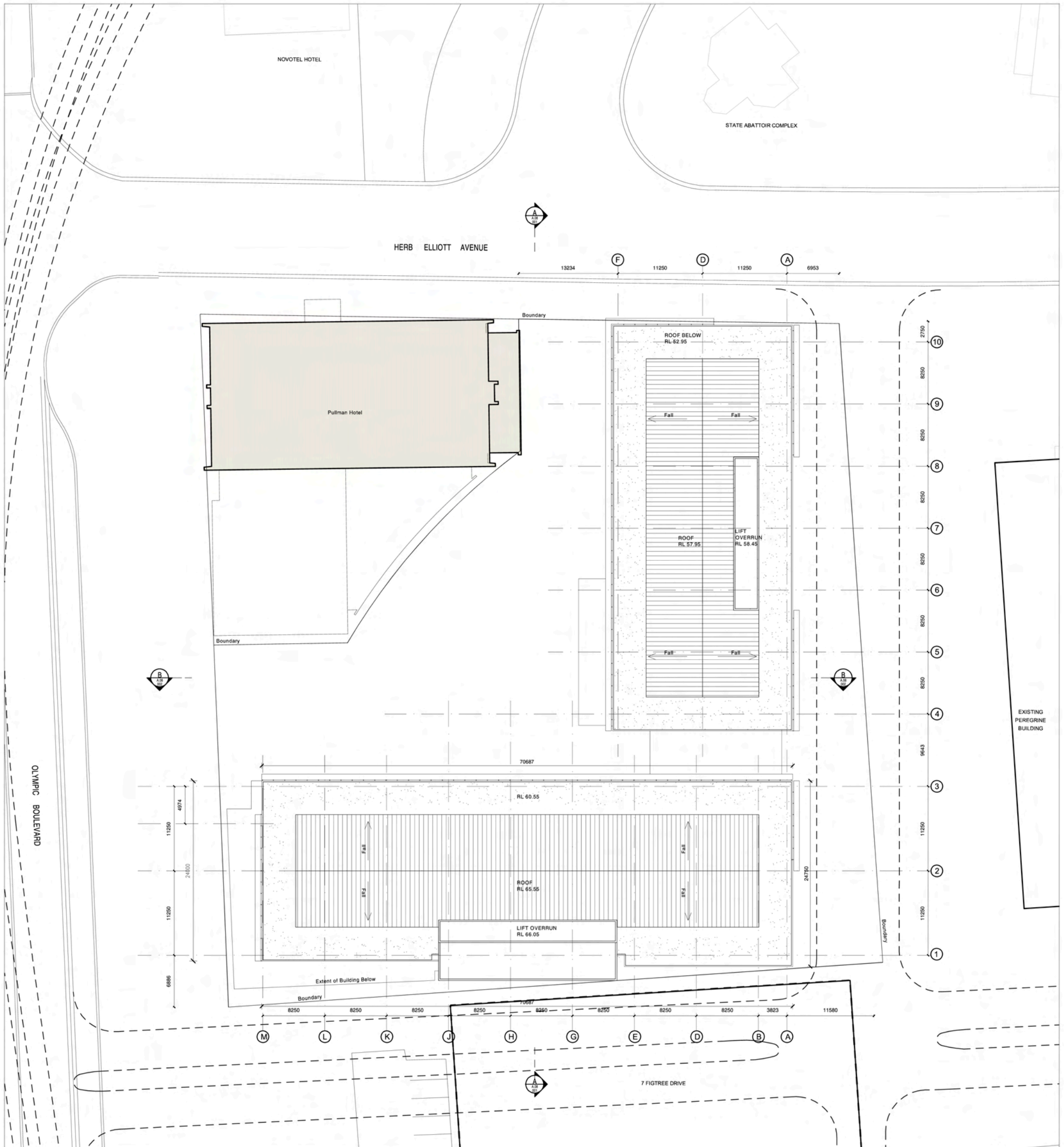


Scale 1:500@A3
 Scale 1:250@A1



BS PROJECT NO. S10665

17th December 2010



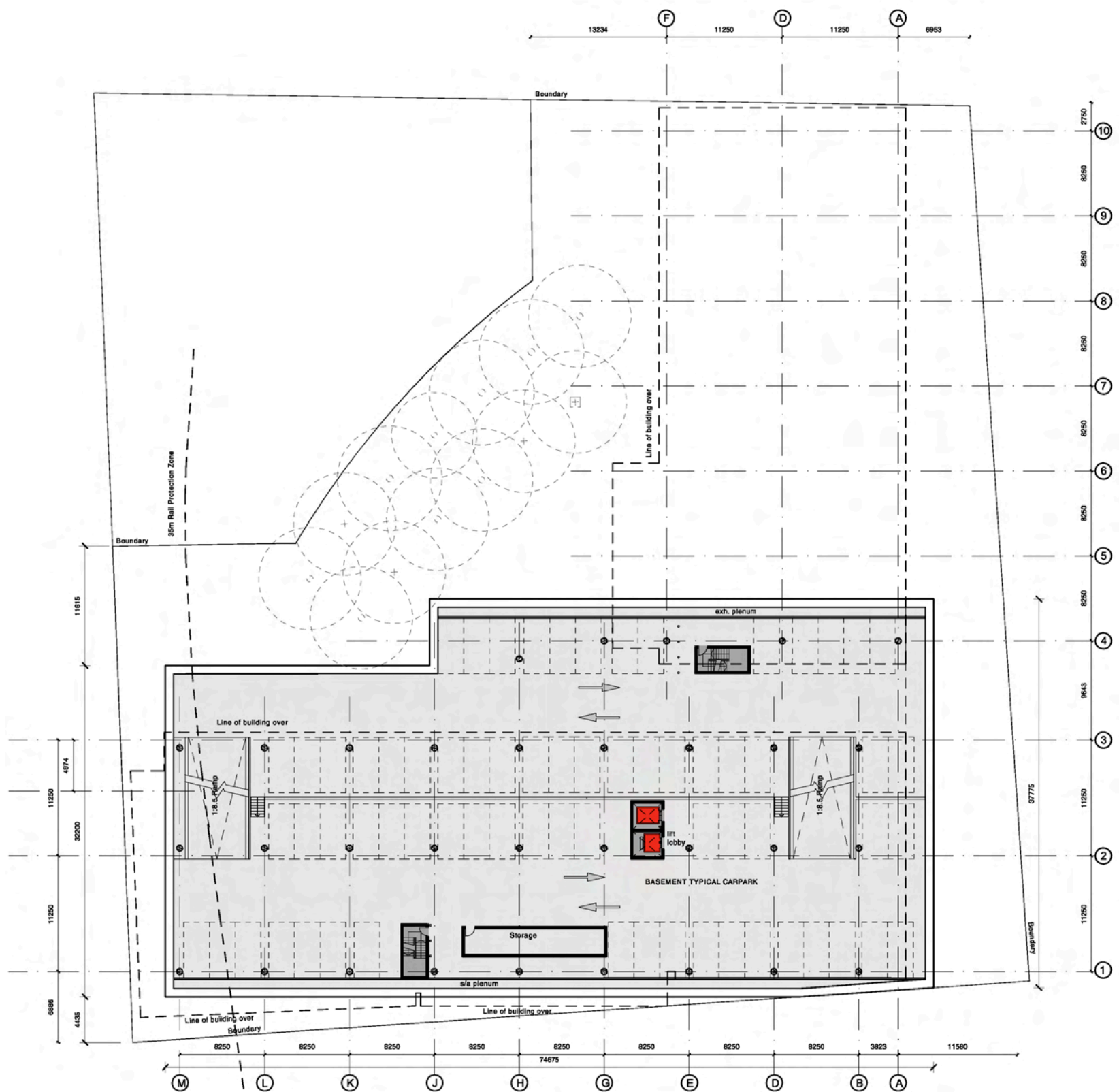
Scale 1:500@A3
 Scale 1:250@A1



BS PROJECT NO. S10665

17th December 2010

| | |
|--------------|-------------------|
| B1 | - 31 cars |
| B1 Mezzanine | - 35 cars |
| B2 | - 68 cars |
| B3 | - 68 cars |
| B4 | - 71 cars |
| Total | - 273 cars |

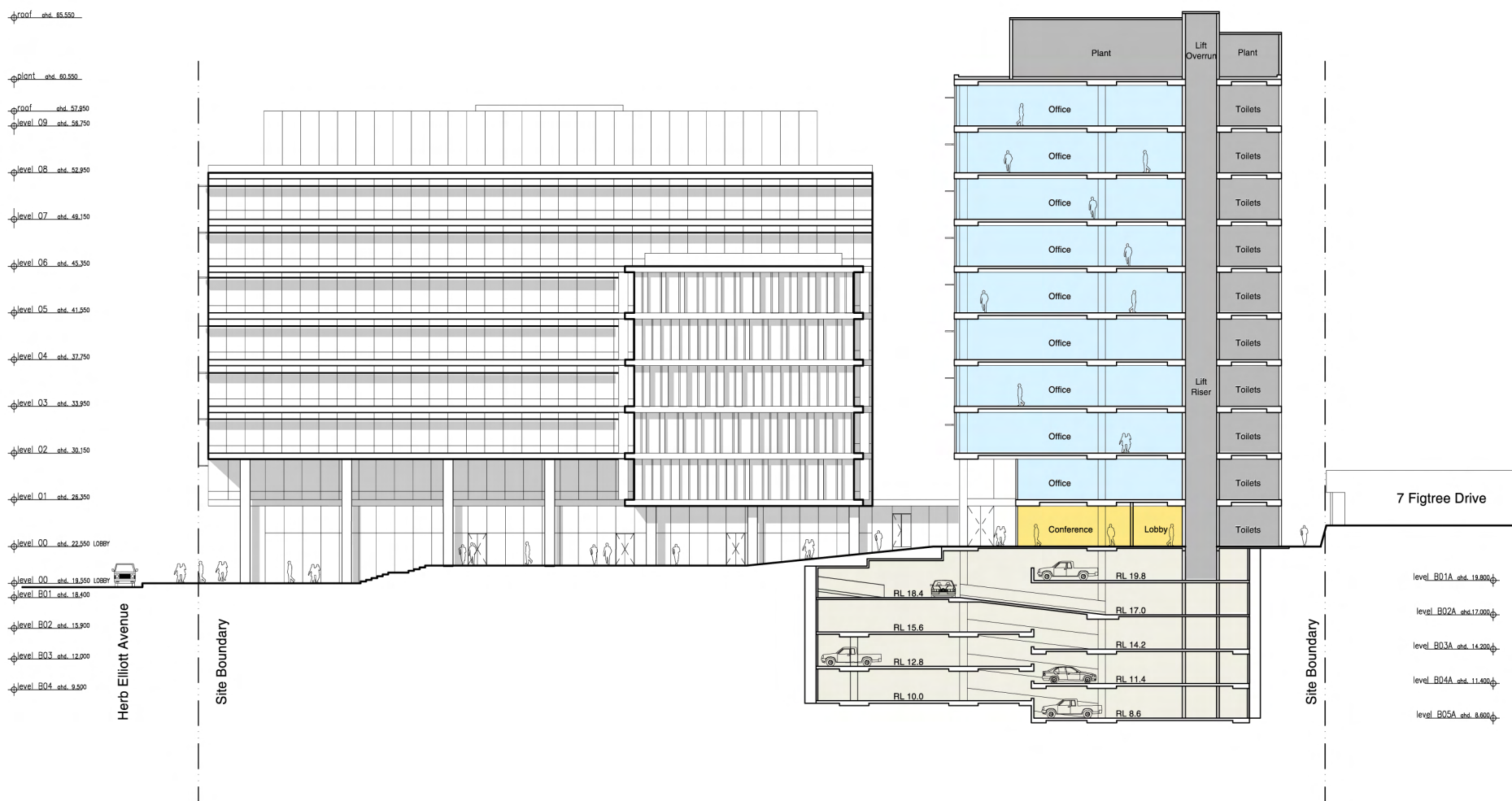


Scale 1:500@A3



BS PROJECT NO. S10665

17th December 2010

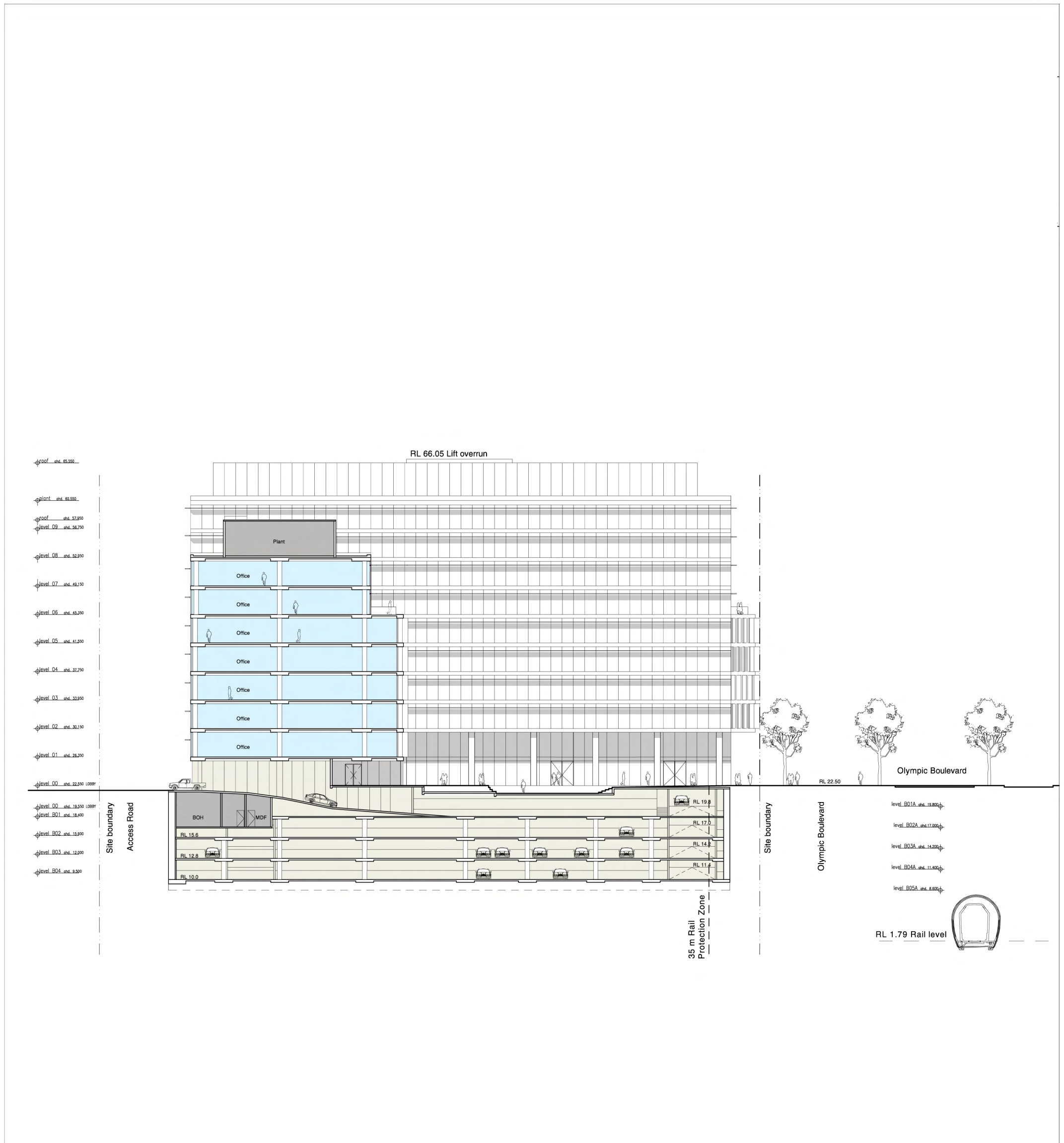


Scale 1:500@A3



BS PROJECT NO. S10665

17th December 2010

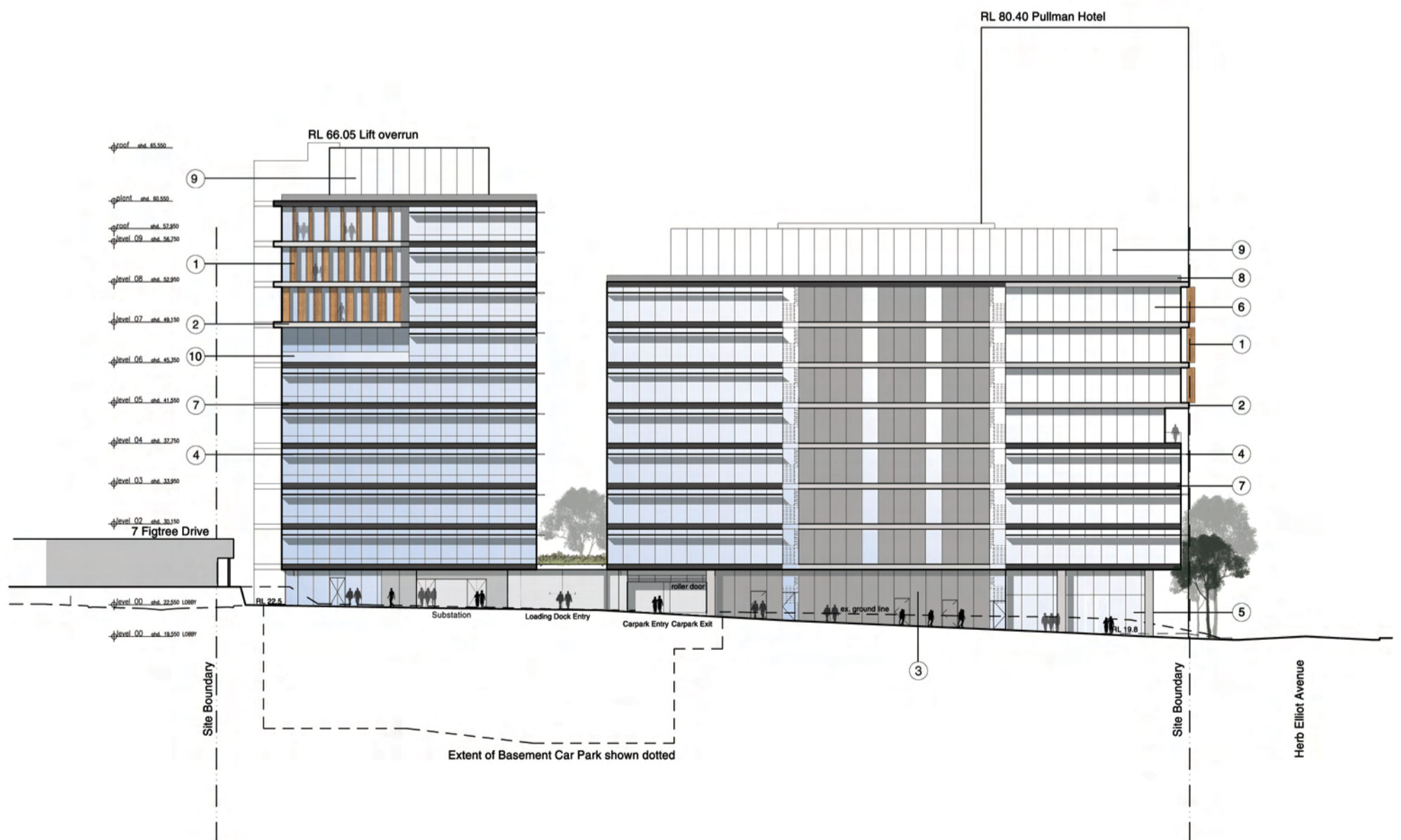


Scale 1:500@A3



BS PROJECT NO. S10665

17th December 2010



External Finishes Legend

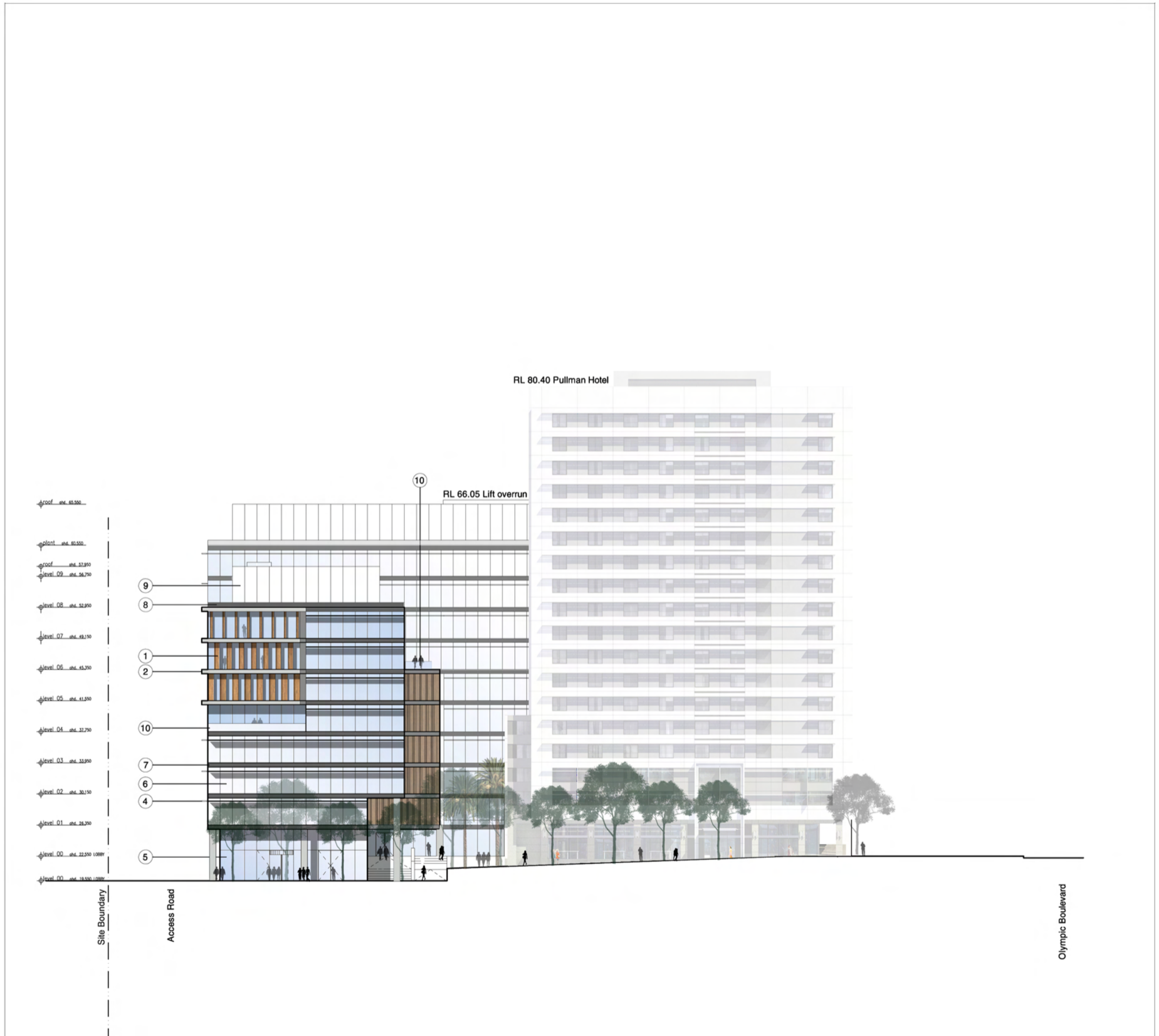
1. Vertical timber (or similar) louvre
2. Concrete (or similar) slab edge
3. Concrete (or similar) cladding
4. Horizontal anodised aluminium sunshade
5. Aluminium framed clear glass shopfront glazing
6. Double glazed unit, colour crystal grey (or similar)
7. Glass spandrel with dark aluminium back panel
8. Anodised aluminium cladding to parapet
9. Powdercoated aluminium louvre
10. Glazed balustrade

Scale 1:500@A3



BS PROJECT NO. S10665

17th December 2010



External Finishes Legend

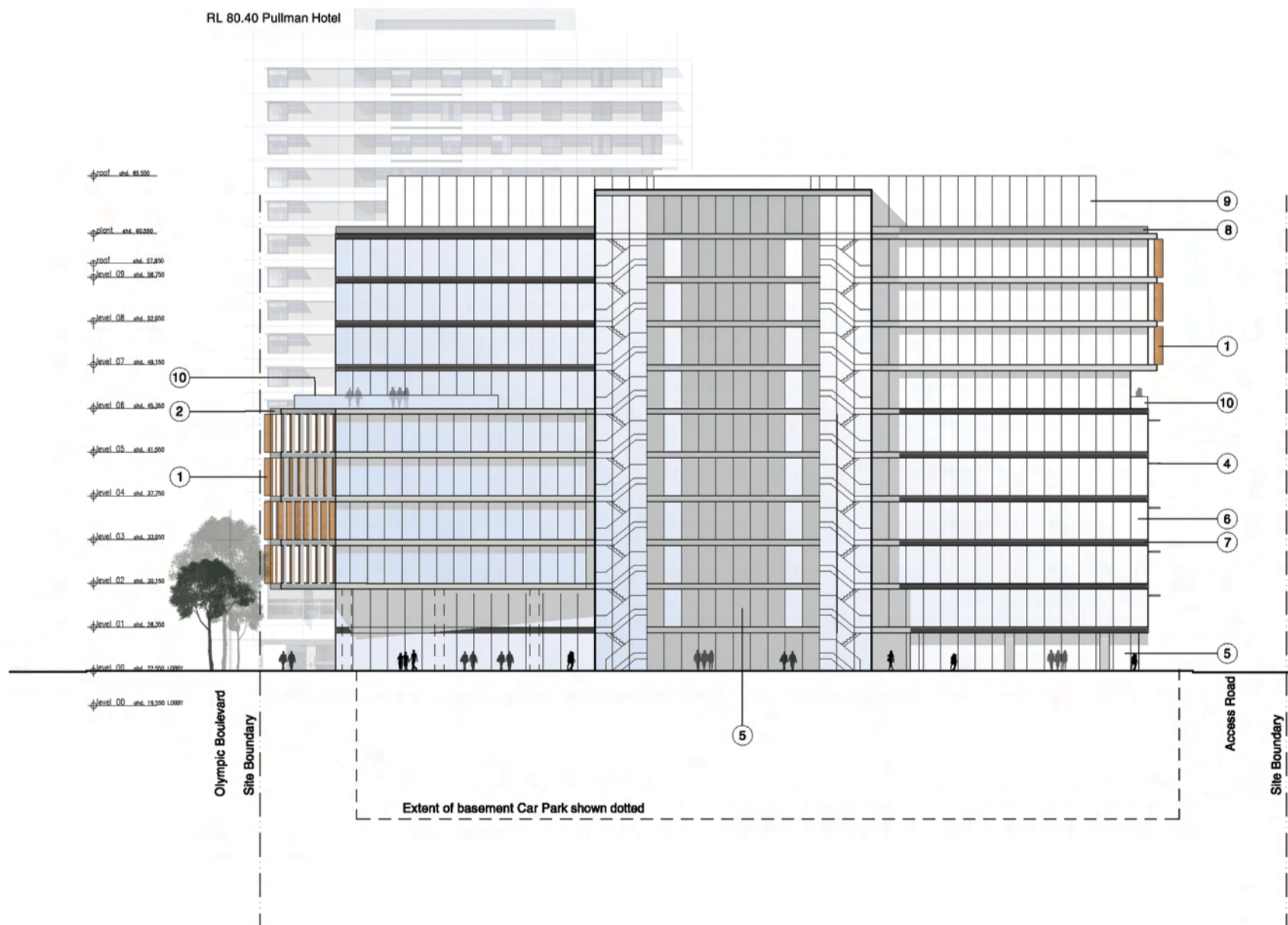
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Scale 1:500@A3



BS PROJECT NO. S10665

17th December 2010



External Finishes Legend

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4. Horizontal anodised aluminium sunshade
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8. Anodised aluminium cladding to parapet
9. Powdercoated aluminium louvre
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Scale 1:500@A3



BS PROJECT NO. S10665

17th December 2010




External Finishes Legend

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Landscape Key:

- 01. Existing footpath to Olympic Boulevard
- 02. Existing trees to Olympic Boulevard to be retained
- 03. High quality large format pavers as per SOPA guidelines
- 04. Access/ egress path to back of Hotel
- 05. Screen planting area with new trees
- 06. 180mm max. high concrete step flush with paving between existing trees to Olympic Boulevard
- 07. Lobby Entry
- 08. Screen planting to back of Hotel
- 09. Battered planting zone with native grasses
- 10. Seating with backrest in between the trees creating a screen to the back of Hotel
- 11. Timber boardwalk between double row of trees, raised to protect the existing trees from damage
- 12. Sun lawn / office break-out space
- 13. Palm groves in lawn area
- 14. Seating edge, steps to level change
- 15. Upper terrace with small scale paving and loose furniture
- 16. Palm grove at Upper terrace in gravel with feature circular bench
- 17. Temporary retaining wall to Future Road
- 18. Temporary mass planting area in front of retaining wall to Future Road

-  Existing Brushbox trees retained (9x)
 -  Proposed Brushbox trees interplanted to complement the existing double arc
 -  Existing trees to be removed
- Total Deep Soil Landscape Area = 718.5m²



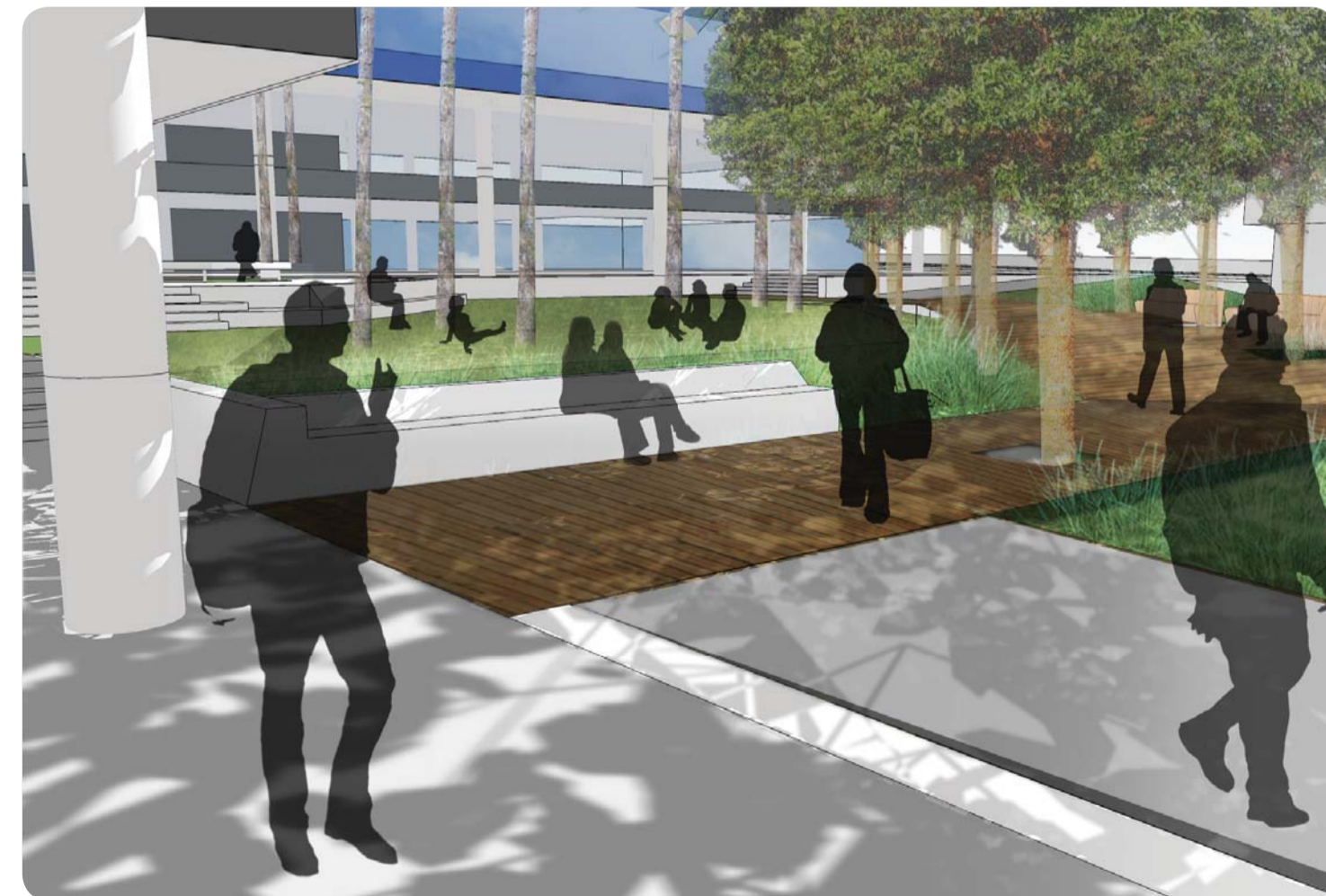
Landscape Section AA: scale 1:75@A1



Key Plan



01: Indicative Perspective



02: Indicative Perspective



03: Indicative Perspective



04: Indicative Perspective

Precedent Images



Feature seating
ASPECT Image Library



Seating incorporated within deck
ASPECT Image Library



Timber seating
Highline, NY; ASPECT Image Library



Loose cafe seating
Paley Park, NY; ASPECT Image Library



Timber seating
Pirrama Park; ASPECT Image Library



Precast Concrete Wall
Pirrama Park; ASPECT Image Library



Timber stairs
ASPECT Image Library



Raised timber decking
ASPECT Image Library



Tree planting within timber deck
Victoria Park; ASPECT Image Library



Raised timber decking
ASPECT Image Library

Indicative Plant Schedule

| Species | Common Name | Spacing | Pot Size |
|------------------------------|-----------------|----------|----------|
| Trees | | | |
| <i>Acacia floribunda</i> | Sally Wattle | as shown | 25L |
| <i>Corymbia maculata</i> | Spotted Gum | as shown | 200L |
| <i>Populus simonii</i> | Simon's Poplar | as shown | 1000L |
| <i>Lophostemon confertus</i> | Brushbox | as shown | 1000L |
| <i>Washingtonia robusta</i> | Washington Palm | as shown | 400L |

Plant Images



Corymbia maculata
ASPECT Image Library



Populus simonii
ASPECT Image Library



Lophostemon confertus
ASPECT Image Library



Washingtonia robusta
ASPECT Image Library



Alpinia caerulea
ASPECT Image Library



Dianella caerulea
ASPECT Image Library

| Mass Planting | | | |
|------------------------------------------|---------------------------|--------|-------|
| <i>Alpinia caerulea</i> | Native Ginger | 1000mm | 300mm |
| <i>Dianella caerulea 'Breeze'</i> | Breeze' Flax Lily | 400mm | 150mm |
| <i>Dianella caerulea 'King Alfred'</i> | King Alfred' Flax Lily | 400mm | 150mm |
| <i>Poa poliformis 'Kingsdale'</i> | Kingsdale | 400mm | 150mm |
| <i>Diets robinsonia</i> | Wedding Iris | 500mm | 150mm |
| <i>Liriope muscari 'Just Right'</i> | Just Right' Lily Turf | 300mm | 150mm |
| <i>Lomandra hystrix 'Tropic belle'</i> | Lomandra 'Tropic Belle' | 400mm | 150mm |
| <i>Neomarica gracilis</i> | Walking Iris | 500mm | 200mm |
| <i>Pennisetum alopecuroides 'Nafray'</i> | Nafray' Fountain Grass | 400mm | 150mm |
| <i>Philodendron 'Rojo Congo'</i> | Philodendron 'Rojo Congo' | 400mm | 200mm |
| <i>Philodendron 'Xanadu'</i> | Philodendron 'Xanadu' | 400mm | 200mm |
| <i>Westringia fruticosa</i> | Coastal Rosemary | 500mm | 200mm |



Dianella caerulea 'King'
ASPECT Image Library



Poa poliformis 'Kingsdale'
ASPECT Image Library



Diets robinsonia
ASPECT Image Library



Liriope muscari 'Just Right'
ASPECT Image Library



Lomandra hystrix
ASPECT Image Library



Neomarica gracilis
ASPECT Image Library



Pennisetum alopecuroides 'Nafray'
ASPECT Image Library



Philodendron 'Rojo'
ASPECT Image Library



Philodendron 'Xanadu'
ASPECT Image Library



Westringia fruticosa
ASPECT Image Library