MERITON THOMAS PLAZA

Section 75W Modification

Content:

CLIENT: Meriton Group
ARCHITECT: PTW Architects
SI JOB NO.SS12-2460
ISSUE: B
DATE:24.05.2012

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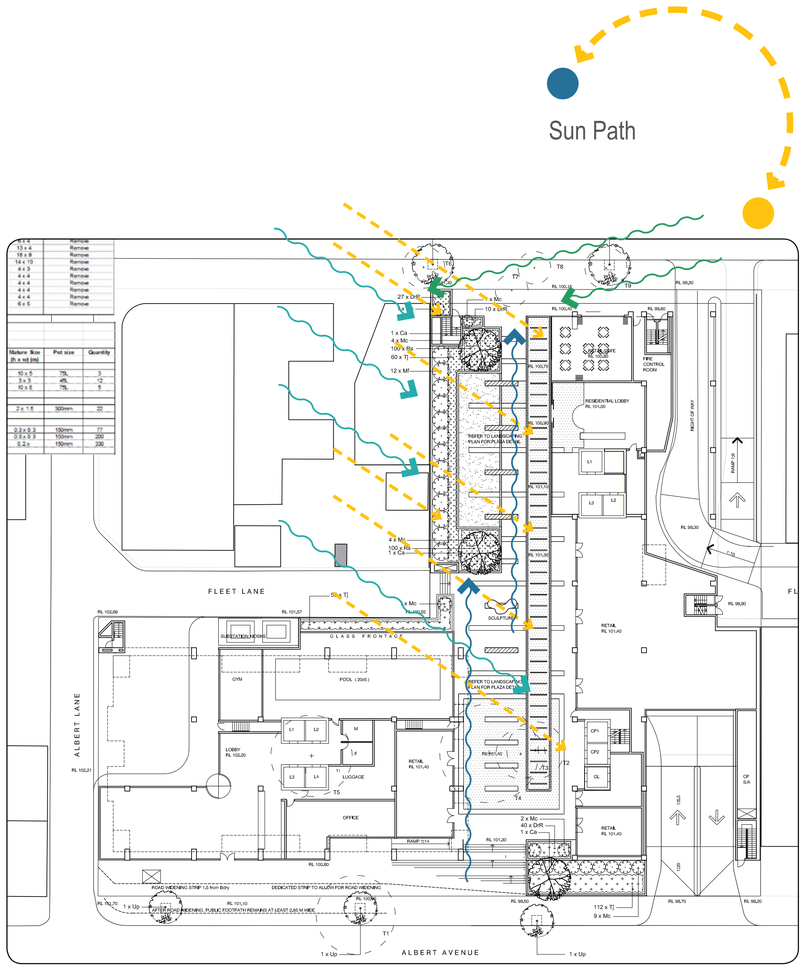
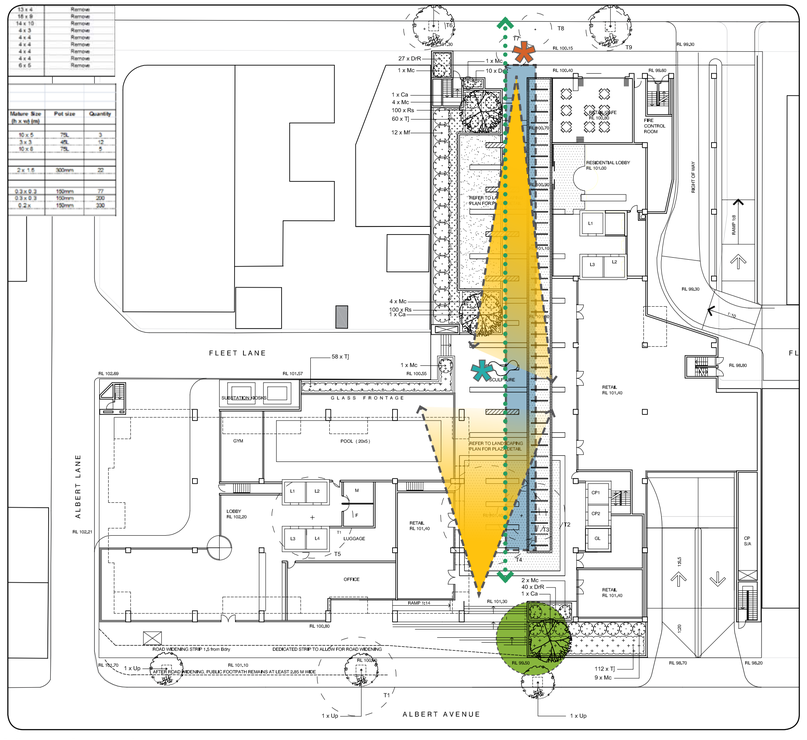


Microclimate and Physical Environment Analysis

LEGEND:

- A Sun access
- B Wind opportunity along space, buffered by trees
- North Easterly
- Westerly
- Southerly



Visual Analysis

LEGEND:

- A. Principal visual axis down civic space
- B. View down Katherine St creates focal point on street front
- C. Central focal point created by vertical sculpture
- D. Linear pavement artwork / lighting to reinforce visual axis
- E. Large tree to terminate vista and screen residential opposite

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SITE ANALYSIS

DRAWING NO:	001	CLIENT:	Meriton Group
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North Western Boundary
The blank wall of the existing two storey building on the adjacent site is to be significantly screened by boundary native shrubs and canopy trees as shown on the plan. The planter elevates the planting above the adjacent lawn. A quality fence will be reinstated to the boundary, and fire egress stairs are located to open onto Thomas Street.

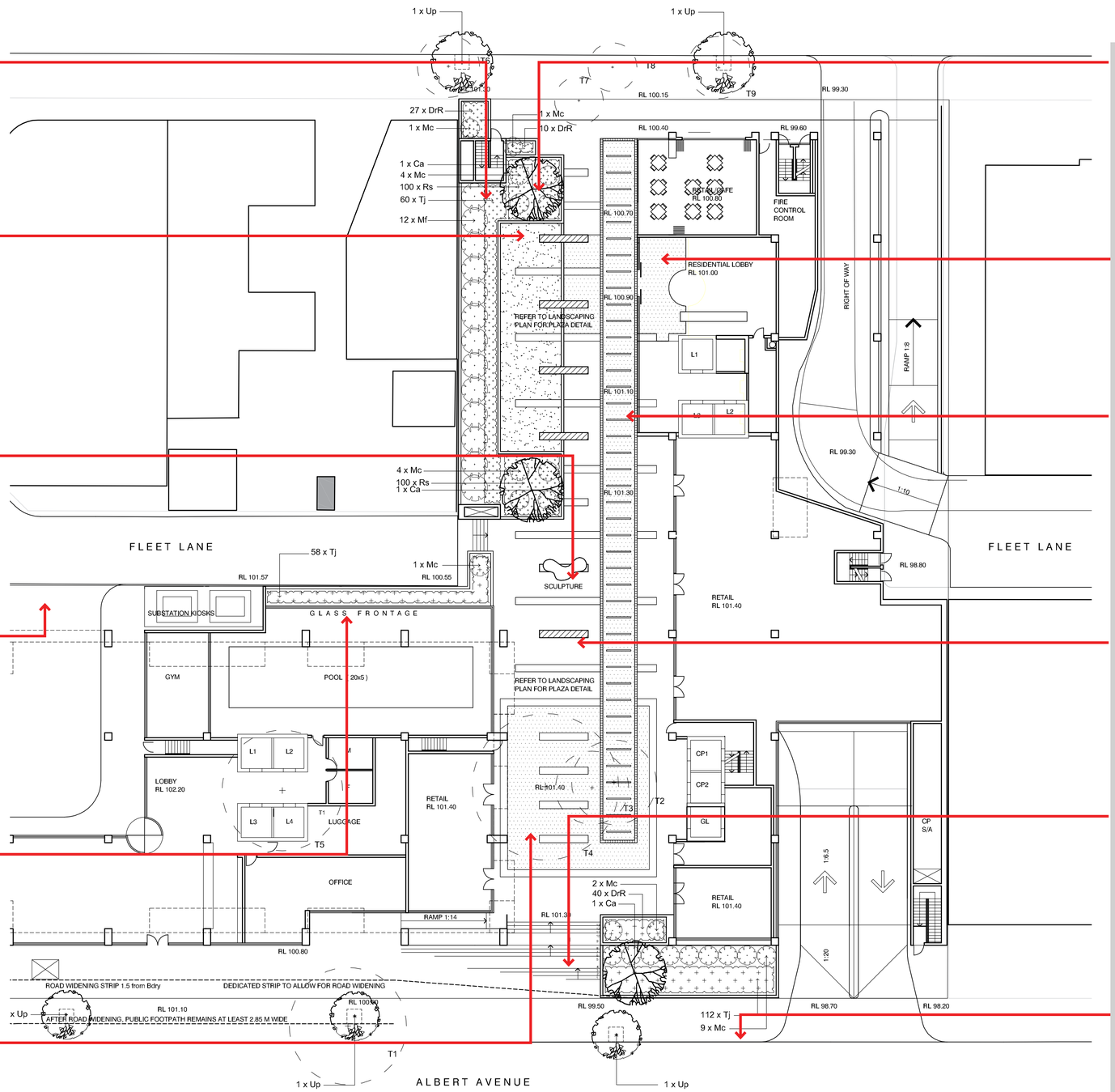
Seating Lawn, Wall and Benches
A broad lawn (12 x 3.5 metres) is provided for passive recreation, with the slight elevation assisting the comfort for users by elevating their position relative to passing pedestrians. The lawn is in a sunny location, and the trees are selected and located to reduce wind. The edging wall and the solid bench elements that intersect 'into' the lawn area will all provide seating.

Public Art / Sculpture
A public art piece will provide a central feature to the civic area, also being located to feature in views down Fleet Lane. The artwork sits in front of the adjecent residential tower, and will reinforce the setting of the building as being in a significant public space. An artist will be engaged to develop a site specific response.

Fleet Lane Frontage
The Albert Lane and Fleet Lane frontages will be activated by the new vehicular movement, and the high quality finishes of the adjacent building. The porte cochere type turning circle through the building will feature the lobby entry – with wide paved footpath area to ensure suitable pedestrian amenity.

Terrace
Boundary planting along the glazed frontage will be upright plant species in order that foliage does not press against the glass, but will afford a degree of screening and filtering of views from the internal pool area.

Forecourt
A formal apron of paving marks the entry to the building and creates an appropriate sense of address and setting for this significant building, linking it into the adjacent plaza space. Paving pattern making continues the rythym of benches and paving inlays down the space.



Broad Canopy Trees
Select native trees will be installed to provide a high and broad canopy of foliage at the three locations shown on the plan. A tree species such as Ficus rubiginosa, (but selected with aid of current best available stock and for best result in these conditions) will provide shade that will punctuate the space, and will of course green the view down the plaza, as well as reduce wind to assist pedestrian comfort. Uplighting will highlight the trees at night.

Residential Entry
Select paving will mark this entry creating a minor forecourt that is integral with the broader pattern making of the plaza paving. The forecourt paving extends across to the open lawn area, providing a suitable setting and amenity for the residents. Extensive open space near to the site will provide a high level of amenity.

Sculptural Paving Inlay and Flush Lights
A light coloured paver is to provide a linking, linear element along the length of the space, providing a design element that will provide interest and distinctive identity to the site. Developing of an interpretive layer to the design will refer to the passing generations of people in Chatswood.

Paving Materials and Colour
Councils footpath paving is a honed concrete paver with a mid-range cream colour. A similar material, or quality stone is proposed on the site, with stone cladding to planter walls. The paving design shows a number of 'overlapping' forms, with the background intended as a light grey; the linear feature inlay as a very light colour; the longer perpendicular paving strips to be a mid-gray; and the benches and shorter inlays to be dark grey.

Ramp and Stair to Albert Avenue
The broad pedestrian stair creates an address to the street, with it's offset from the main alignment of the plaza above placing the large tree as a terminating element on the main visual axis down the space. The residential apartments opposite on Albert Avenue are screened by large trees already, but it was felt it was appropriate to contain the space with landscape as part of the civic space. The ramp adjacent provides equitable access.

Council Footpaths
The line shown delineates Council's paving from site paving, showing that the footpath widens to suitably engage with the large civic space. This also occurs on Albert Avenue. Street trees are shown, but it is understood that their final species selection will be completed in consultation with Council.

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LANDSCAPE ANALYSIS

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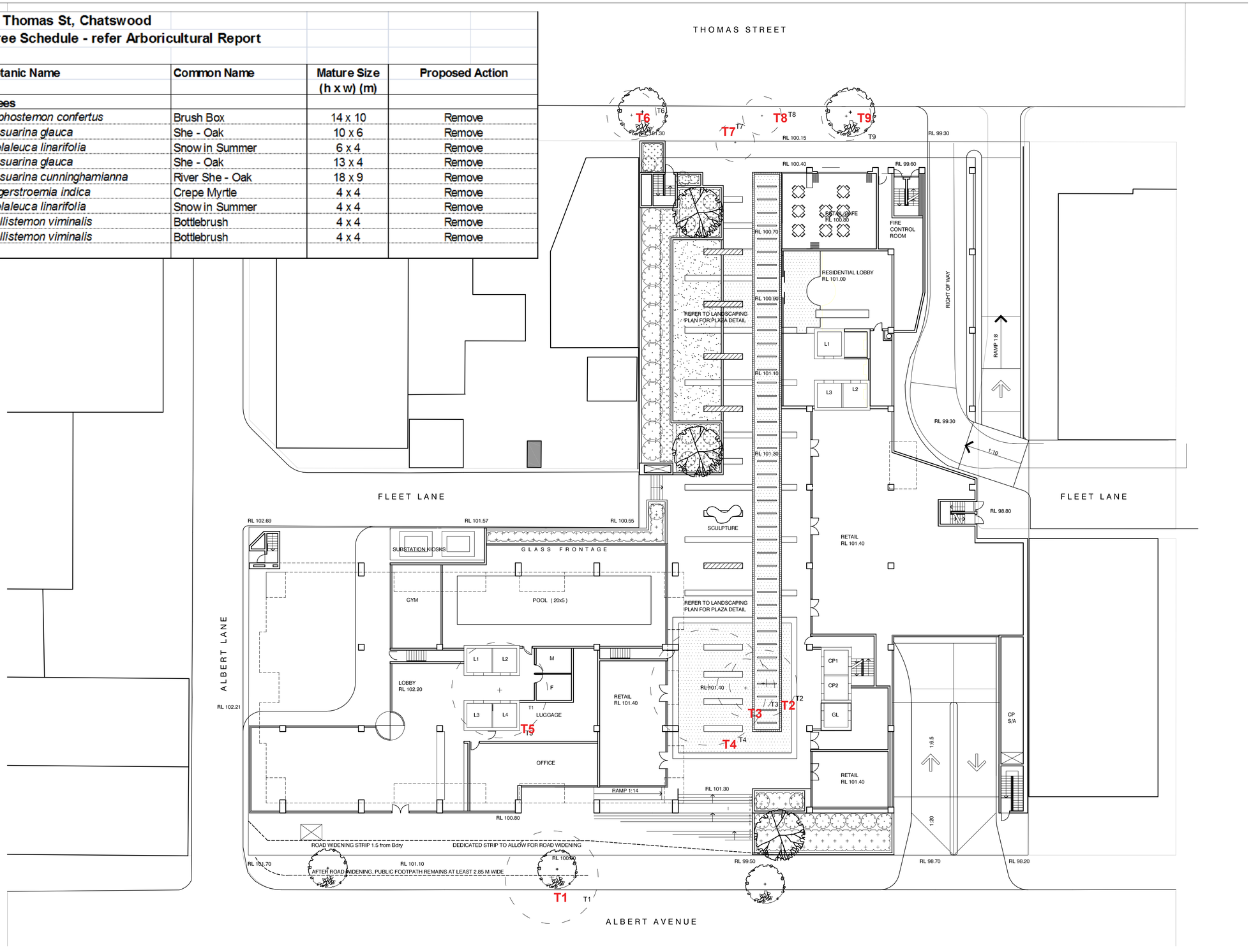
SS12-2460 Thomas St, Chatswood
Existing Tree Schedule - refer Arboricultural Report

Tree No.	Botanic Name	Common Name	Mature Size (h x w) (m)	Proposed Action
	Trees			
T1	*Lophostemon confertus*	Brush Box	14 x 10	Remove
T2	*Casuarina glauca*	She - Oak	10 x 6	Remove
T3	*Melaleuca linarifolia*	Snow in Summer	6 x 4	Remove
T4	*Casuarina glauca*	She - Oak	13 x 4	Remove
T5	*Casuarina cunninghamianna*	River She - Oak	18 x 9	Remove
T6	*Lagerstroemia indica*	Crepe Myrtle	4 x 4	Remove
T7	*Melaleuca linarifolia*	Snow in Summer	4 x 4	Remove
T8	*Callistemon viminalis*	Bottlebrush	4 x 4	Remove
T9	*Callistemon viminalis*	Bottlebrush	4 x 4	Remove



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REMOVED TREE PLAN

North

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LANDSCAPE MASTERPLAN

DRAWING NO:	102	CLIENT:	Meriton Group
ISSUE:	SECTION 75W	ARCHITECT:	PTW Architects
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A.Raised Turf with seating edge

B. Blade Wall / Benches as Wind Buffers and Plaza amenity

C. Identity Scultpure

D. Raised Planter to negotiate level change to plaza

E. Feature Lighting Inlay Strip

F. Lighting Inlay

G. Paving Banding

H. Raised Planter Box

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LANDSCAPE DESIGN FEATURES

DRAWING NO:	103	CLIENT:	Meriton Group
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SS12-2460 Thomas St, Chatswood
Proposed Plant Schedule

Symbol	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot size	Quantity
	Trees				
Ca	*Cupaniopsis anacardioides*	Tuckeroo	10 x 5	75L	3
Mf	*Michelia figo*	Port Wine Magnolia	3 x 3	45L	12
Up	*Ulmus parvifolia*	Chinese Elm	10 x 8	75L	5
	Shrubs and Accents				
Mc	*Macrozamia communis*	Burrawang / Cycad	2 x 1.5	300mm	22
	Grass & Groundcovers				
DrR	*Dianella revoluta 'Little Rev'*	Little Rev	0.3 x 0.3	150mm	77
Rs	*Rhoeo spathacea*	Rhoeo	0.3 x 0.3	150mm	200
Tj	*Trachelospermum jasminoides*	Star Jasmine	0.2 x	150mm	330

Ulmus parvifolia

Trachelospermum jasminoides

Michelia figo

Cupaniopsis anacardioides

Rhoeo spathacea

Dianella revoluta 'Little Rev'

Macrozamia communis

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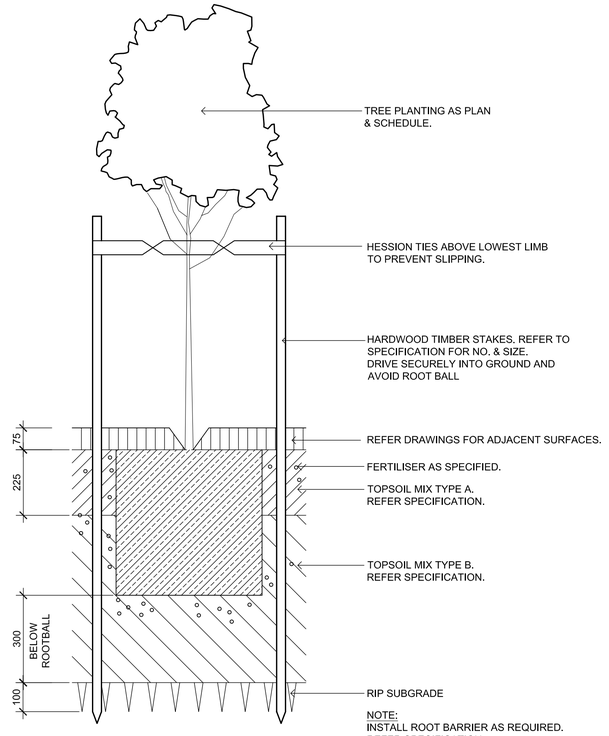
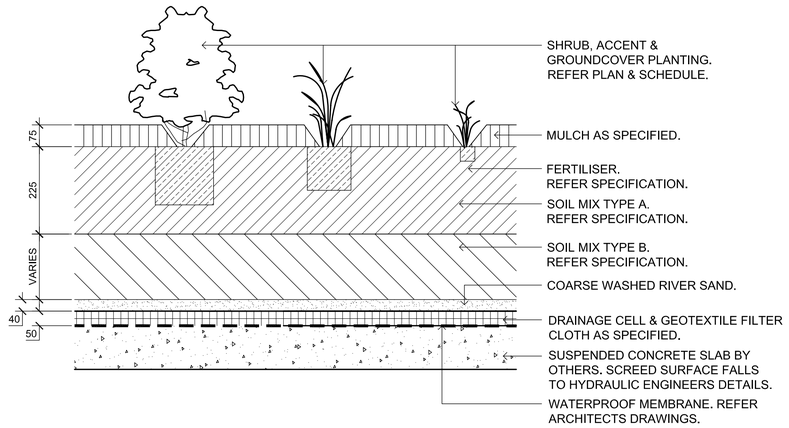
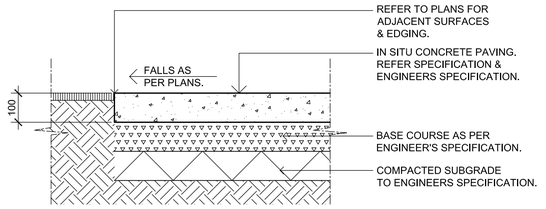


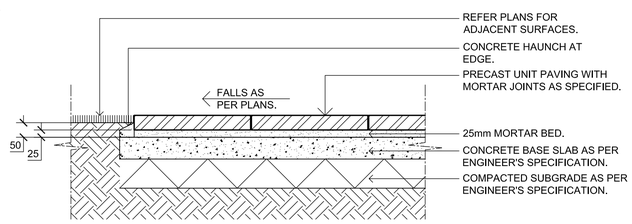
75-200L TREE PLANTING ON GRADE
SCALE 1:10



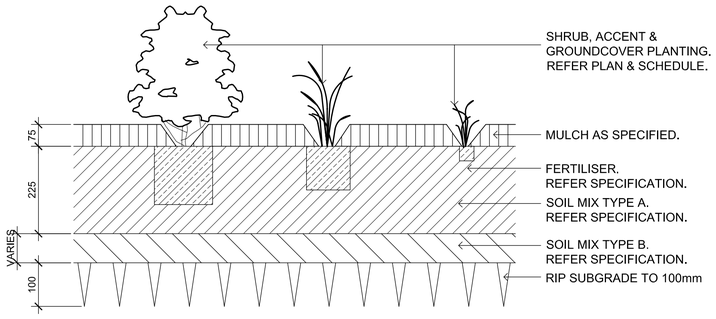
SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB
SCALE 1:10



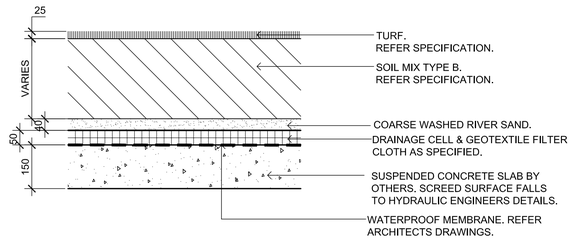
INSITU CONCRETE PAVING
SCALE 1:10



PRECAST UNIT PAVERS ON GRADE
SCALE 1:10



SHRUB, ACCENT & GROUNDCOVER PLANTING ON GRADE
SCALE 1:10



TURF ON SUSPENDED SLAB
SCALE 1:10

INDICATIVE LANDSCAPE SPECIFICATION

1.0 GENERAL NOTES

1.1 Workmanship and Materials

The whole of the landscape works shall be carried out by a competent Landscape Contractor who is experienced in horticultural practice, landscape construction and planting techniques. The Landscape Contractor shall hold a current Building Contractors License and / or be a financial member of the Landscape Contractors Association.

2.0 SOFTSCAPE ELEMENTS

3.1 Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

3.2 Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

3.3 Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge,
- Smooth and free from stones or lumps of soil,
- Graded to drain freely, without ponding, to catchment points,
- Graded evenly to adjoining surfaces, and
- Ready for planting.

3.4 Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

3.5 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

3.6 Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage,
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety,
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions,
- Grown in their final containers for not less than twelve weeks,
- Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
- Containers shall be free from weeds and of appropriate size in relation to their container.

3.7 Installation of Plants

Following excavation of the planting hole place and spread 15gms of wetting agent equal to 'terra-sorb', pre-mixed with one (1) litre of water, at the bottom of each planting hole. Backfill the planting holes with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball, so that the plant stem remains the same height above the ground as it was in the container. Apply fertiliser pellets, as recommended in the soil testing results and in accordance with the manufacturer's recommendations around the plants at the time of planting.

3.8 Root Barrier

Supply and install root control barriers to all new tree and shrub plantings adjoin the wall or the high voltage cable, where their proximity poses a threat to the stability of the infrastructure.

Root barriers shall be equal to Root Wall, as supplied by Treemax, and installed alongside the landscape element to be protected in accordance with manufacturer's recommendations.
unt of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft,

3.10 Mulching

Mulch shall be approved recycled mulch recovered from site clearing, if available, otherwise pine bark equal "Horticultural Graded Pine Bark 15mm" as supplied by Australian Native Landscapes. Place mulch in all garden beds to a depth of 75mm, when all specified plants are installed, clear of all plant stems, and rake to an even surface flush with the surrounding finished levels and evenly graded between design surface levels. The specified depth shall be achieved after the mulch has settled.

3.11 Stakes and Ties

Stakes shall be durable hardwood, straight, free from knots or twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (≥25L): One (1) of 38 x 38 x 1200mm,
- Semi-advanced plants (≥75L): Two (2) of 50 x 50 x 1800mm, or
- Advanced (≥100L): Three (3) of 50 x 50 x 2400mm.

3.12 Turf

Turf shall be Soft Leaf Buffalo or approved equal, delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted,
- Parallel with the long sides of level areas, and with contours on slopes, and
- To finish flush, after tamping, with adjacent finished surfaces of ground.

4.0 IRRIGATION

4.1 System

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

5.0 PLANT ESTABLISHMENT

5.1 Generally

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants,
- Pruning,
- Insect and pest control,
- Fertilising,
- Maintaining mulch,
- Mowing,
- Watering,
- Rubbish removal, and
- Cleaning of the surrounding areas.

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MERITON THOMAS PLAZA
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LANDSCAPE STANDARD DETAILS

NORTH

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