

LANDSCAPE PLAN

134 - 144 PITT STREET - REDFERN

north

RETENTION AND REMOVAL OF EXISTING VEGETATION INCLUDING MATURE TREES IS CONSISTENT WITH ABORICULTURAL ASSESSMENT PREPARED BY LANDSCAPE MATRIX 2007.

ON-STRUCTURE LANDSCAPE BUFFER ALONG SOUTHERN BOUNDARY. MIN SOIL DEPTH 1.2M. PLANTING AREA IS SEPARATED FROM ADJOINING PRIVATE COURTYARDS WITH OPEN BATTEN PRIVACY SCREEN TO:
- ENSURE CONSISTENT MAINTENANCE OF ENTIRE BOUNDARY PLANTINGS.
- PROVIDE LANDSCAPE AMENITY TO ADJOINING PRIVATE OPEN SPACE

DEEP SOIL PLANTING INCLUDING SMALL SHRUBS AND MEDIUM TREE PLANTINGS. SHADE TOLERANT SPECIES CONSISTENT WITH PLANTING SCHEME TO ON-STRUCTURE PLANTERS.

LARGE MASS PLANTERS ARE PROVIDED WHERE POSSIBLE TO IMPROVE GROWING CONDITIONS. EMPHASIS HAS BEEN PLACED ON ESTABLISHING PLANTINGS WITHIN COMMON OPEN SPACE RATHER THAN PRIVATE COURTYARDS TO ENSURE A CONSISTENT AND SUITABLE LEVEL OF MAINTENANCE.

ON-STRUCTURE PLANTERS WITH ACCENT FOLIAGE PLANTINGS TO PROVIDE PRIVACY TO ADJOINING UNIT WINDOWS WHILST ALLOWING FOR PASSIVE SURVEILLANCE.

LIGHTING TO COMMON OPEN SPACE IS TO PROVIDE A SENSE OF SECURITY FOR USERS. ENHANCE SURVEILLANCE OF THE AREA WHILST ENSURING THAT LIGHTING IS NOT A NUISANCE TO BUILDING OCCUPANTS AND EXISTING NEIGHBOURS.

CENTRAL OPEN LAWN 'VILLAGE GREEN' TO ESTABLISH STRONG VISUAL CONNECTION ACROSS THE SITE. 'VILLAGE GREEN' WILL ENSURE CLEAR SIGHTLINES AND ALLOW FOR MAXIMUM SOLAR ACCESS TO ADJOINING BUILDINGS.

ON-STRUCTURE LANDSCAPE BUFFER ALONG SOUTHERN BOUNDARY. MIN SOIL DEPTH 500mm. PLANT SELECTION TO ENSURE EVERGREEN VERTICLE. HABIT TO PROVIDE STRONG SCREEN TO ADJOINING SITE.

SOFT LANDSCAPING PROVIDED TO ALBERT STREET FRONTAGE TO ENHANCE ARCHITECTURAL FACADE TO ALBERT STREET AND PROVIDE FOLIAGE AS INFORMAL SCREENING TO LOWER FLOOR UNITS. REFER TO INDICATIVE PLANT SCHEDULE.

REFER TO DETAIL PLAN A LOWER GROUND FLOOR DWG# IS0075DA2 FOR DETAILS.

REFER TO DETAIL PLAN B LOWER GROUND FLOOR DWG# IS0075DA3 FOR DETAILS.

REFER TO DETAIL PLAN C LOWER GROUND FLOOR DWG# IS0075DA3 FOR DETAILS.

REFER TO PUBLIC DOMAIN DETAIL PLAN DWG# IS0075DA6 FOR DETAILS.

LANDSCAPING TO PUBLIC DOMAIN TO BE CONSISTENT WITH THE DEPT. PANNING GUIDELINES ON CRIME PREVENTION AS FOLLOWS:

- ENSURE CLEAR SIGHTLINES
- PROVISION OF EFFECTIVE LIGHTING
- AVOID SPACES THAT CAN BE USED TO HIDE OR FOR ENTRAPMENT
- ENCOURAGE USE OF THE AREAS FOR GATHERING.

STAIRS UP TO PUBLIC DOMAIN OPEN SPACE @ RL35.50. OVERPASS TO GROUND FLOOR RL 34.90 SHOWN DASHED. REFER TO DWG IS000DA5 FOR DETAILS. CONTROL OF ACCESS TO LOWER GROUND COMMON OPEN SPACE IS VIA SECURITY GATE ADJACENT PUBLIC DOMAIN OPEN SPACE.

IN GENERAL PLANTINGS WILL BE SHADE TOLERANT, ROBUST, LOW MAINTENANCE AND WILL PROVIDE AMENITY FOR PASSIVE RECREATION AND STRONG VISUAL EFFECT FROM OVERLOOKING BALCONIES.

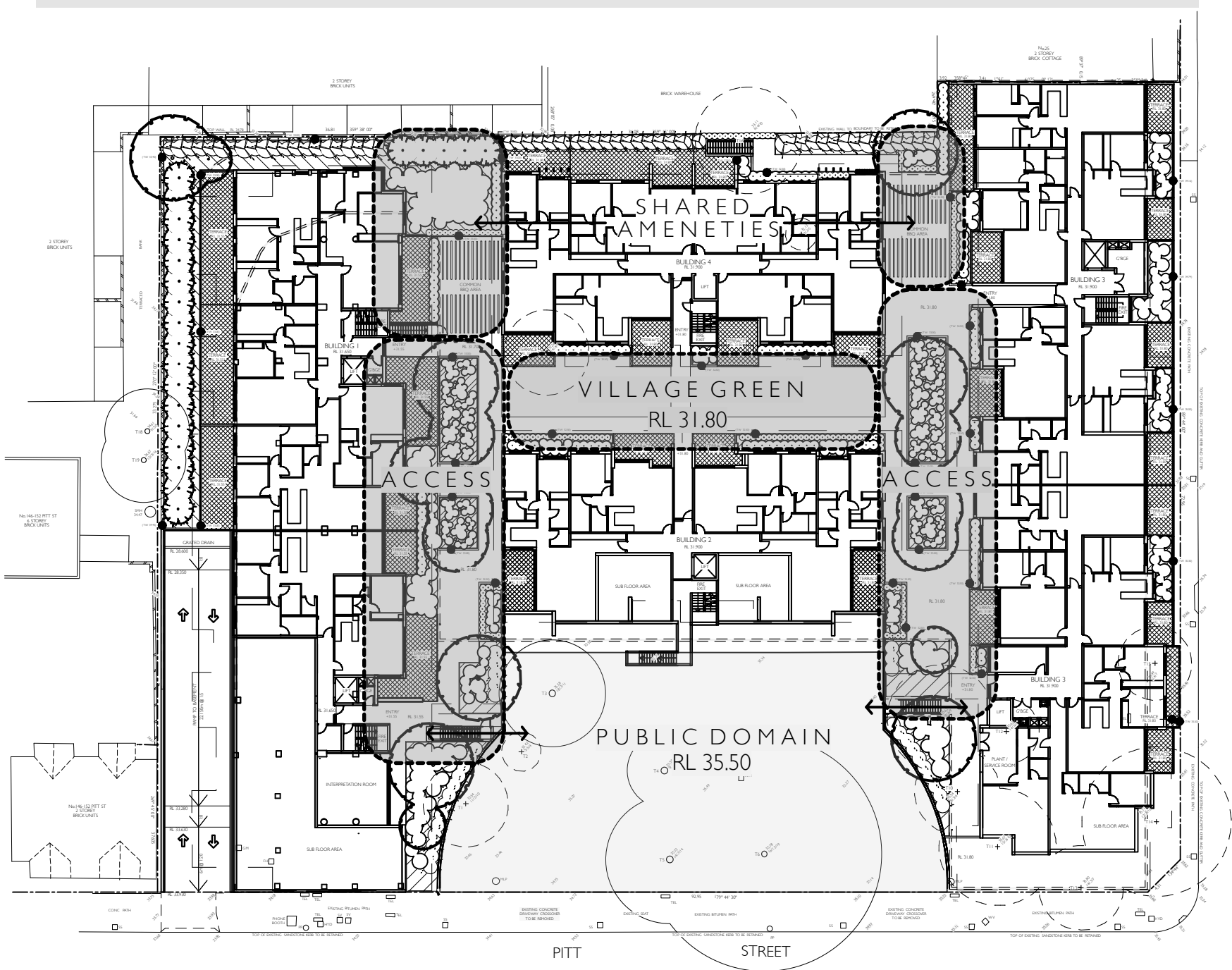
DESIGN INTENTION IS FOR CLEAR AND OPEN ACCESS AND CIRCULATION THROUGHOUT COMMON OPEN SPACE WHILST REDUCING THE SCALE OF THROUGHFARES. ARTICULATION IS PROVIDED TO EAST WEST ACCESS WITH CENTRAL PLANTERS.

CENTRAL ON-STRUCTURE TREE PLANTERS. MIN SOIL DEPTH 1.0 METRES. TREES TO BE DECIDUOUS TREE SPECIES WITH A CLEAR TRUNK HEIGHT OF 2METRES. UNDERSTOREY PLANTINGS TO BE ACCENT FOLIAGE SPECIES TO ENSURE SIGHTLINES THROUGH PLANTINGS.

TO ENSURE CLEAR SIGHTLINES MASS PLANTING SCHEMES WILL INCLUDE GROUNDCOVERS AND SHRUBS TO 1 METRE AND TREES WITH A CLEAR TRUNK HEIGHT OF 2METRES.

LANDSCAPE CONCEPT HAS BEEN DEVELOPED IN COORDINATION WITH LANDSCAPE CONCEPT DIAGRAM AND PRINCIPLES PREPARED BY OCULUS 2007.

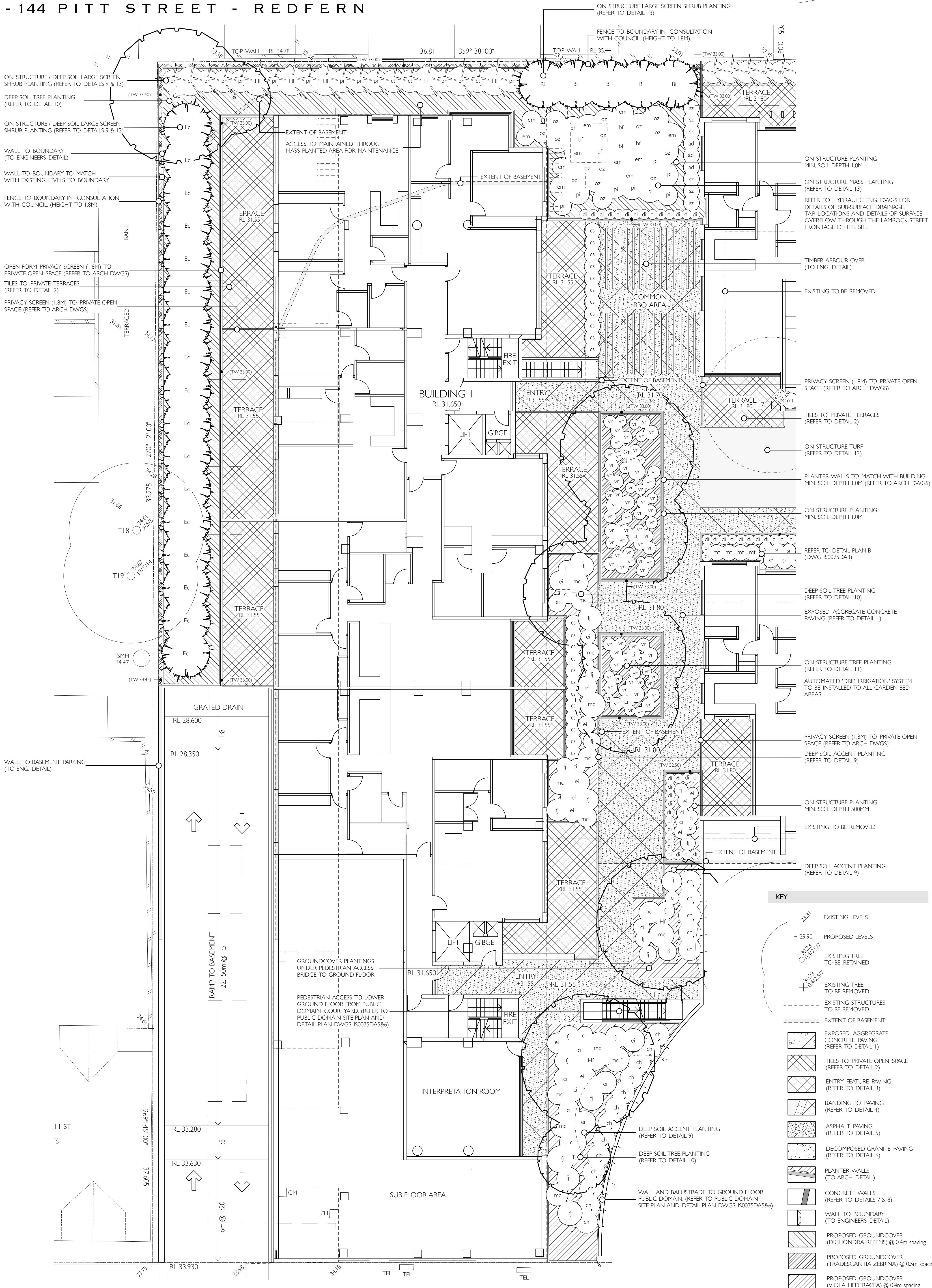
KEY PLAN



LANDSCAPE PLAN

134 - 144 PITT STREET - REDFERN

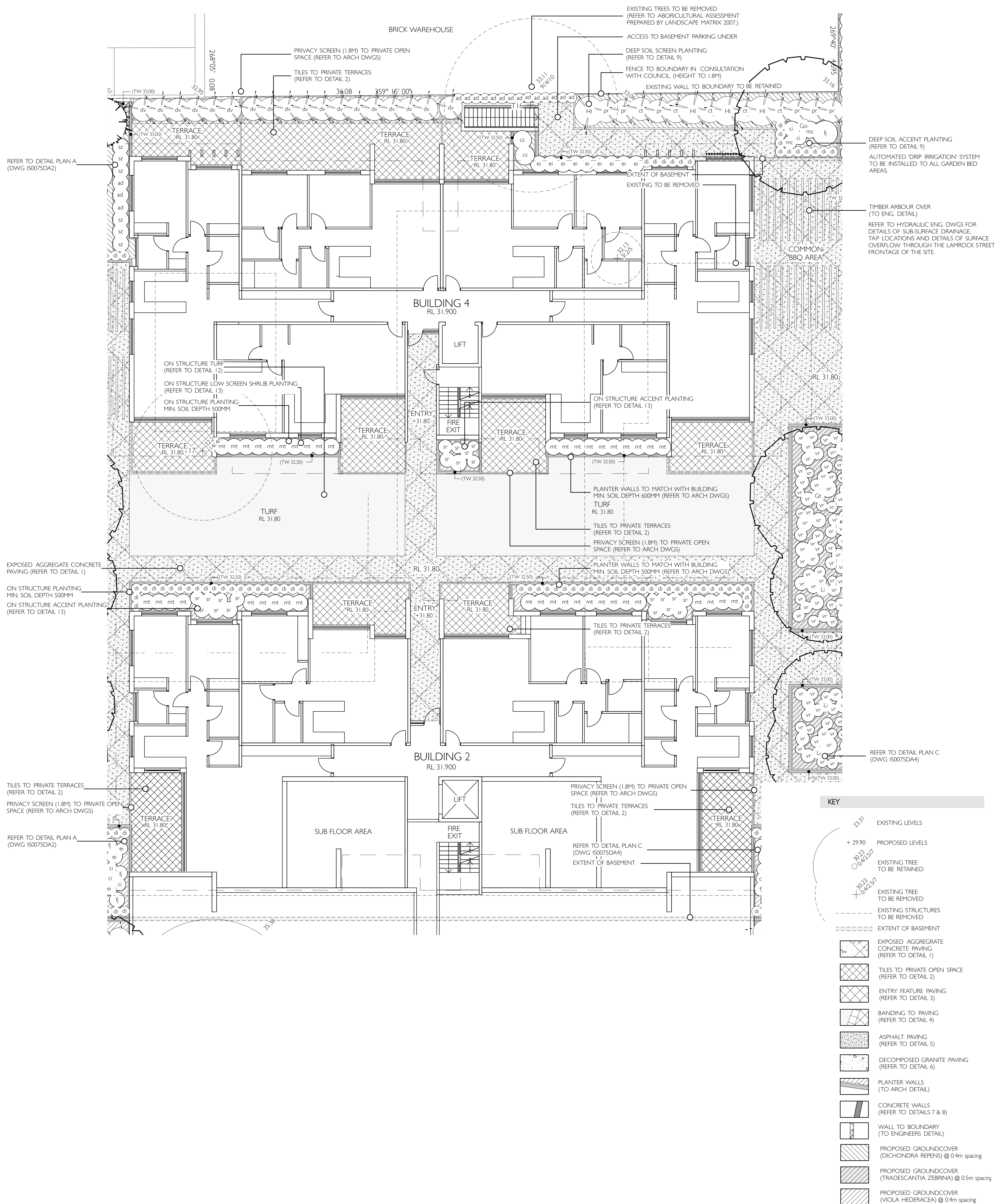
north



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LANDSCAPE PLAN		DWG: IS0075DA2
DETAIL PLAN A - LOWER GROUND FLOOR 134 - 144 PITT STREET, REDFERN 2016		ISSUE: B
DATE:	AUGUST 2012	
SCALE:	1:100 @ A1	

134 - 144 P I T T S T R E E T - R E D F E R N



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LANDSCAPE PLAN		DWG: ISO075DA3
		ISSUE: B
DETAIL PLAN B - LOWER GROUND FLOOR		134 - 144 PITT STREET, REDFERN 2016
DATE: AUGUST 2012		
SCALE: 1:100@A1		

134 - 144 P I T T S T R E E T - R E D F E R N



LANDSCAPE PLAN		DWG: I50075DA4
		ISSUE: B
DETAIL PLAN C - LOWER GROUND FLOOR		134 - 144 PITT STREET, REDFERN 2016
DATE:	AUGUST 2012	
SCALE:	1:100@A1	

LANDSCAPE PLAN

134 - 144 PITT STREET - REDFERN

north

MASS PLANTING SCHEDULE - SCHEME A

Low habit shrubs

Azalea 'kurume' var: 'Hana-No-Hibiki'	Azalea
Azalea 'kurume' var: 'Happy Days'	Azalea
Azalea 'kurume' var: 'Kiri'	Azalea
Azalea 'kurume' var: 'Ostali'	Azalea
Azalea 'kurume' var: 'Snow Prince'	Azalea
Azalea 'kurume' var: 'White Bouquet'	Azalea

BOTANICAL NAME	COMMON NAME
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MATURE HEIGHT (M)

0.75 - 0.9m	0.6m
0.75 - 0.9m	0.6m
0.75 - 0.9m	0.6m
0.75 - 0.9m	0.6m
0.75 - 0.9m	0.6m
0.75 - 0.9m	0.6m

MATURE SPREAD (M)

0.6m	0.6m	0.6m	0.6m	0.6m	0.6m
0.6m	0.6m	0.6m	0.6m	0.6m	0.6m
0.6m	0.6m	0.6m	0.6m	0.6m	0.6m
0.6m	0.6m	0.6m	0.6m	0.6m	0.6m
0.6m	0.6m	0.6m	0.6m	0.6m	0.6m
0.6m	0.6m	0.6m	0.6m	0.6m	0.6m

QUANTITY

57	57	57	57	57	57
57	57	57	57	57	57
57	57	57	57	57	57
57	57	57	57	57	57
57	57	57	57	57	57
57	57	57	57	57	57

SIZE

5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L

STAKING

N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A

NOTE: SPECIES TO PLANTED @0.6M SPACING GENERALLY IN GROUPS OF 3 AND 5. SETOUT IS TO BE INFORMAL WITH AN EVEN DISTRIBUTION OF SPECIES THROUGHOUT ALL AREAS NOTED AS 'MASS PLANTING SCHEME A'.

MASS PLANTING SCHEDULE - SCHEME B

Accent groundcovers

Dianella pruriina 'Utopia'	Flax Lily
Dianella revoluta	Spreading Flax Lily
Dianella tasmanica 'Emerald Arch'	Flax Lily
Festuca glauca	Blue Fescue Grass
Helleborus foetidus sp.	Lenten Rose
Helleborus orientalis sp.	Lenten Rose
Lomandra longifolia 'Tanika'	Spiny-headed mat rush
Ophiopogon planiscapus 'nigrescens'	Black Mondo Grass
Reineckea carnea	Reineckea

BOTANICAL NAME	COMMON NAME
----------------	-------------

MATURE HEIGHT (M)

0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m

MATURE SPREAD (M)

0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m
0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m	0.3 - 0.6m

QUANTITY

42	42	42	42	42	42
42	42	42	42	42	42
42	42	42	42	42	42
42	42	42	42	42	42
42	42	42	42	42	42
42	42	42	42	42	42

SIZE

5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L
5L	5L	5L	5L	5L	5L

STAKING

N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
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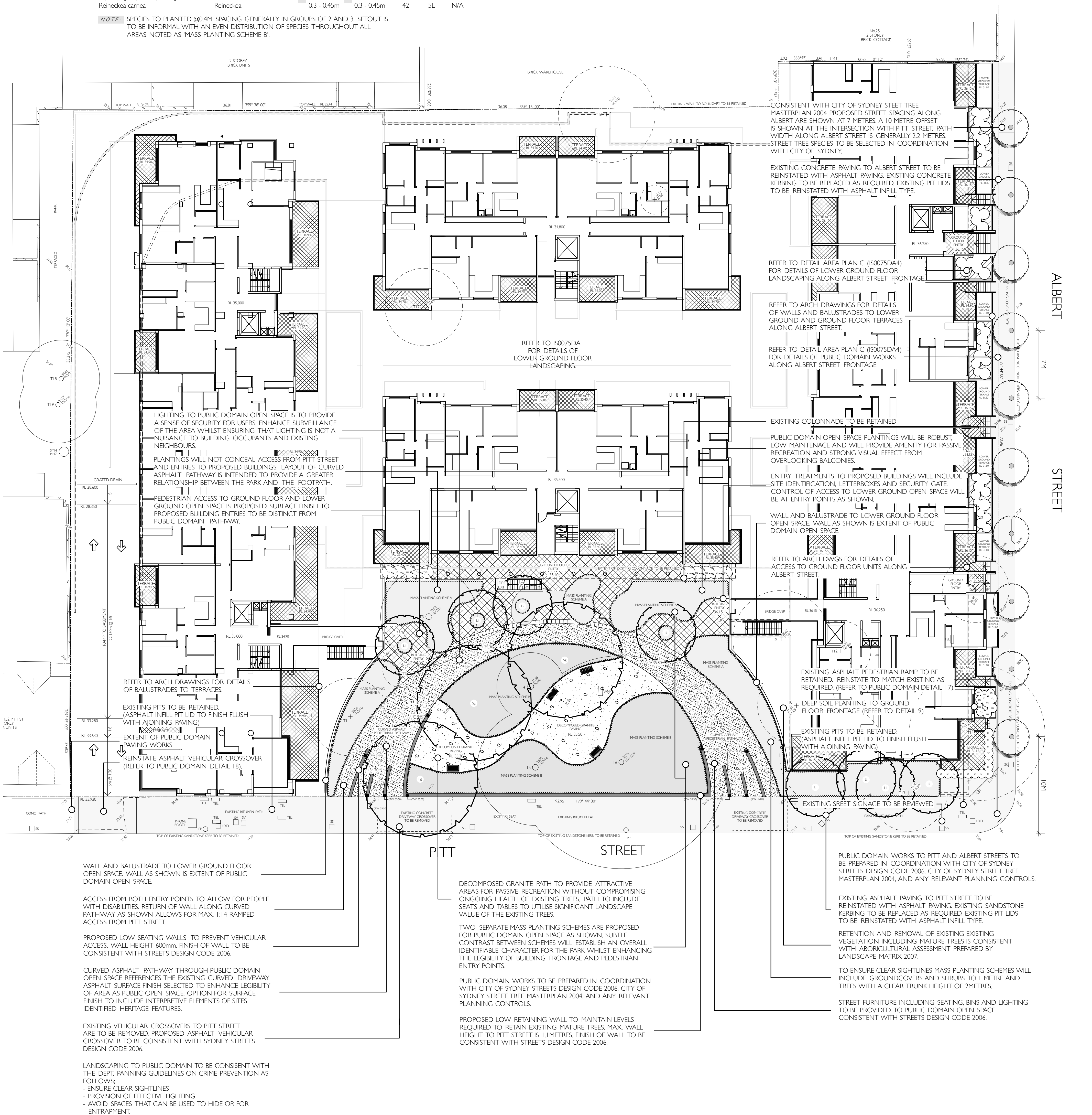
NOTE: SPECIES TO PLANTED @0.4M SPACING GENERALLY IN GROUPS OF 2 AND 3. SETOUT IS TO BE INFORMAL WITH AN EVEN DISTRIBUTION OF SPECIES THROUGHOUT ALL AREAS NOTED AS 'MASS PLANTING SCHEME B'.

MAINTENANCE SPECIFICATION

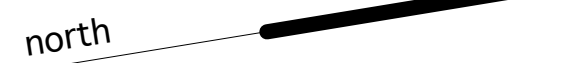
Maintenance shall apply to all soft landscape materials installed as per Landscape Plans IS0075DA1 - 8, and as accepted by City of Sydney Council including tree planting and turfing. Maintenance of softworks shall be for a minimum of 52 weeks after practical completion. The following is a summary of the items to be included in a more detailed landscape maintenance program to be submitted to the satisfaction of the landscape architect upon implementation of landscape works.

Recurrent maintenance shall consist of the following works as a minimum:

- Water all plants and turfing areas, twice per week or as necessary to ensure maximum plant growth.
- Apply appropriate weed control sprays where necessary.
- Regularly cultivate to ensure water penetration to plants and to keep the area in a neat and tidy condition. Re-mulch as necessary to all mass planted areas.
- Spray to control pests and diseases. Apply pest control to Azaleas at the start of the growing season. (spring) Use of organic pest control should be used where possible.
- Replace plants which fail with plants of a similar size and quality as originally specified (at contractors cost), prior to next inspection.
- Report any incidence of plants stolen or destroyed by vandalism. Replace as requested.
- Adjust stakes and ties to plants as necessary. Ensure strangulation of plants does not occur.
- Prune and shape plants as required. Damaged branches are to be pruned. Prune Azaleas back by 1/3 at the end of the flowering season.
- Top dress lawn areas annually (September/ October) with organic top dress soil mix.
- Maintain soil pH in Azalea garden areas at 5.5 - 6.0.
- Defects of faults arising out of defective workmanship are to be made good.
- Where turfing areas do not establish these areas shall be re-turfed with turf of matching type and vigour.
- Irrigation system and components are to be inspected at regular intervals to ensure correct operation. Minor repairs are to be undertaken to components. System failures are to be reported to body corporate representative for action.
- A final inspection shall be made by the landscape architect at the conclusion of the 52 week maintenance period. This report shall be submitted to City of Sydney Council as the 12 month Maintenance Report.



134 - 144 P I T T S T R E E T - R E D F E R N

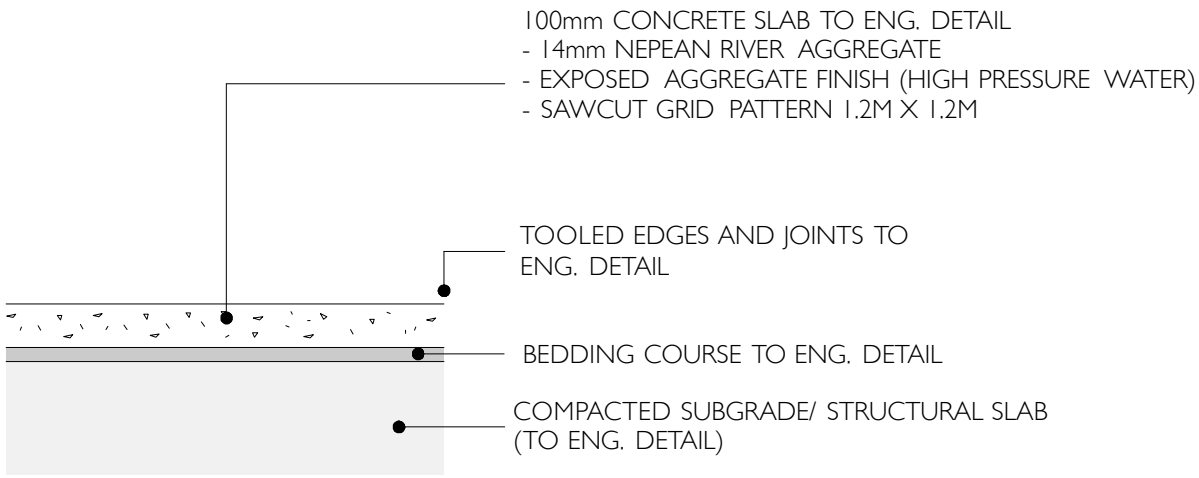


PITT STREET ELEVATION - PUBLIC DOMAIN DETAIL

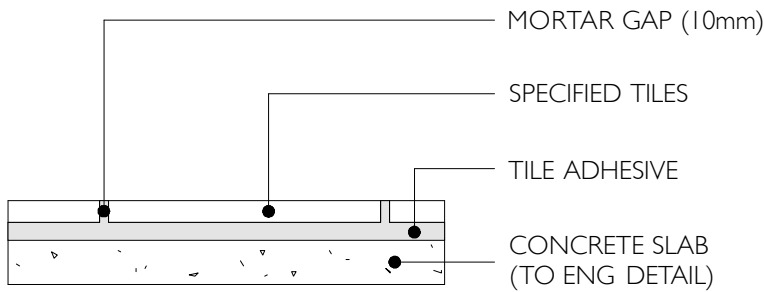
SCALE 1: 100

LANDSCAPE PLAN

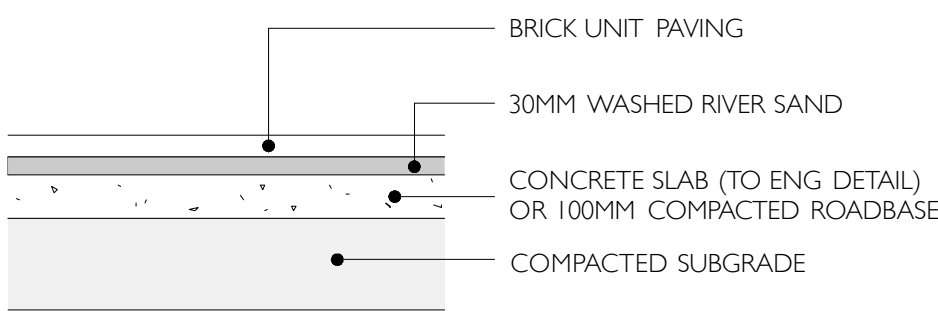
134 - 144 PITT STREET - REDFERN



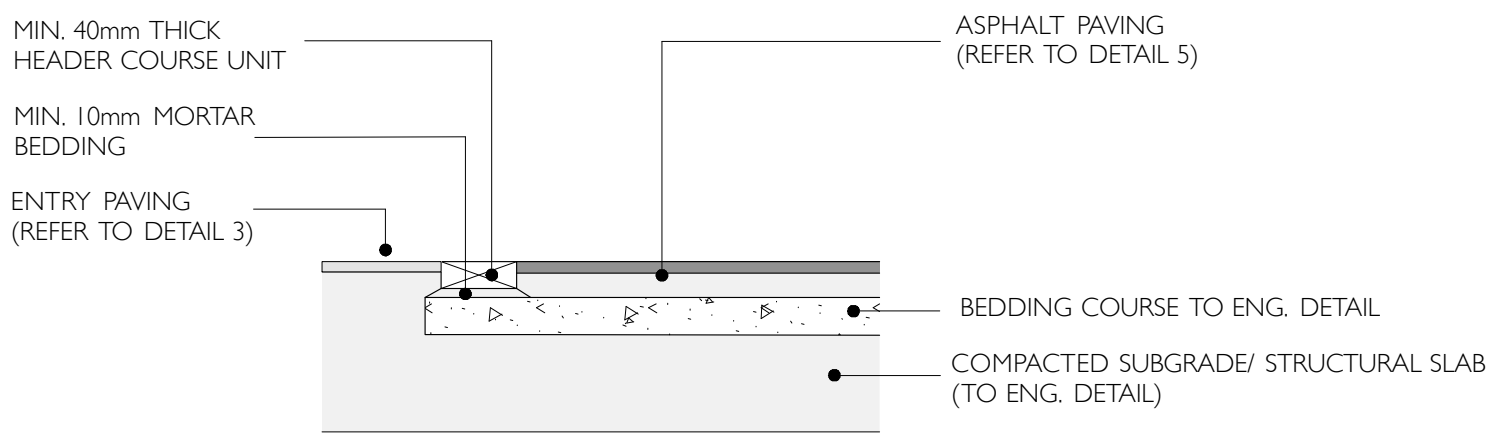
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NOT FOR CONSTRUCTION



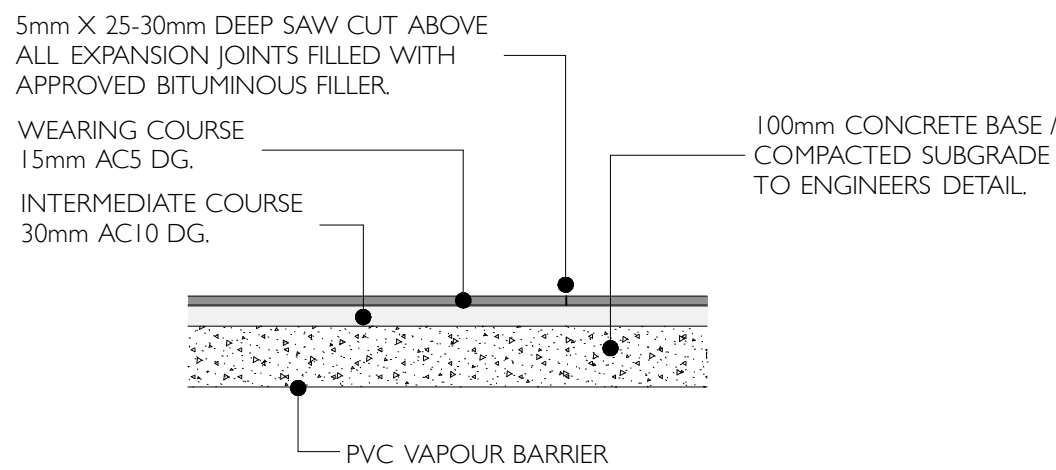
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NOT FOR CONSTRUCTION



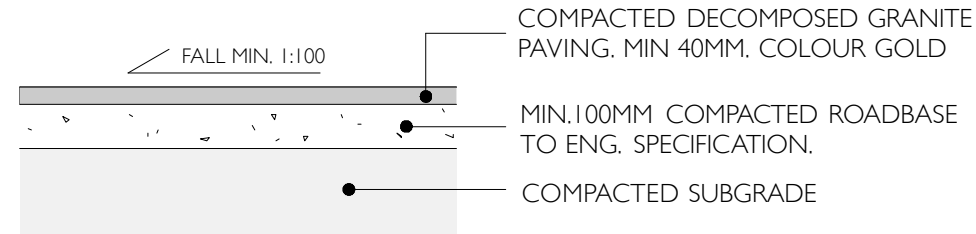
3. BRICK UNIT PAVING NTS
NOT FOR CONSTRUCTION



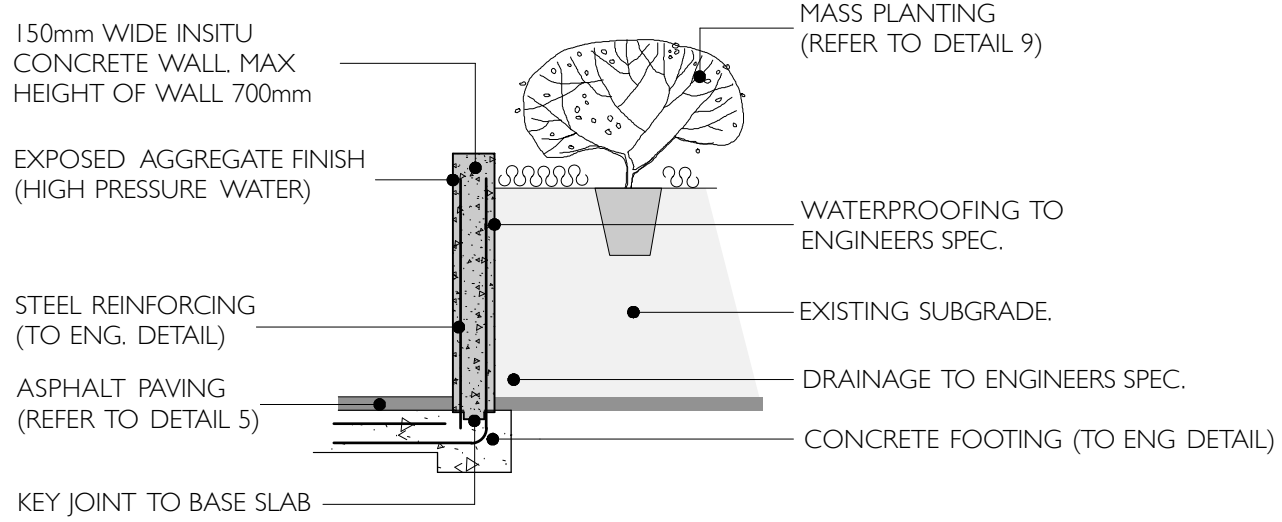
4. UNIT BANDING TO ASPHALT AND BRICK PAVING NTS
NOT FOR CONSTRUCTION



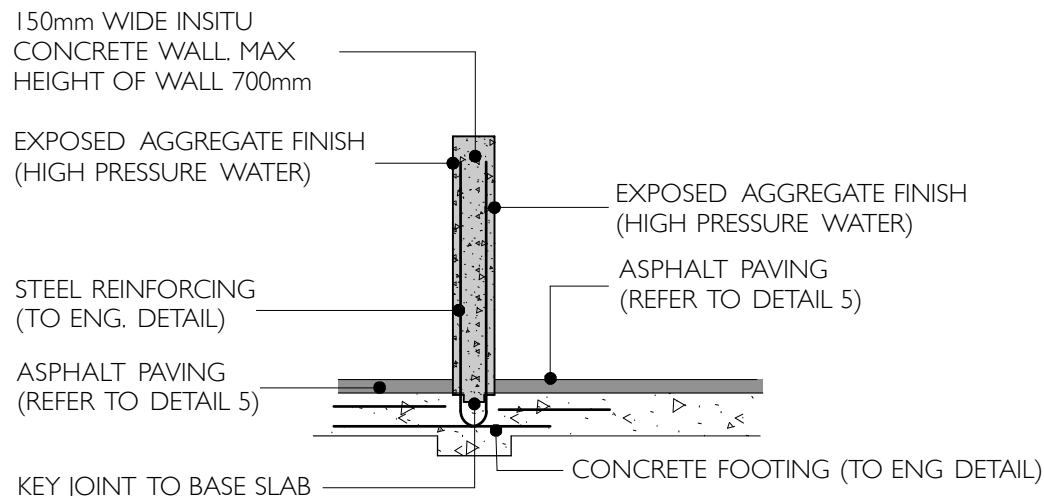
5. ASPHALT PAVING (PEDESTRIAN) NTS
NOT FOR CONSTRUCTION



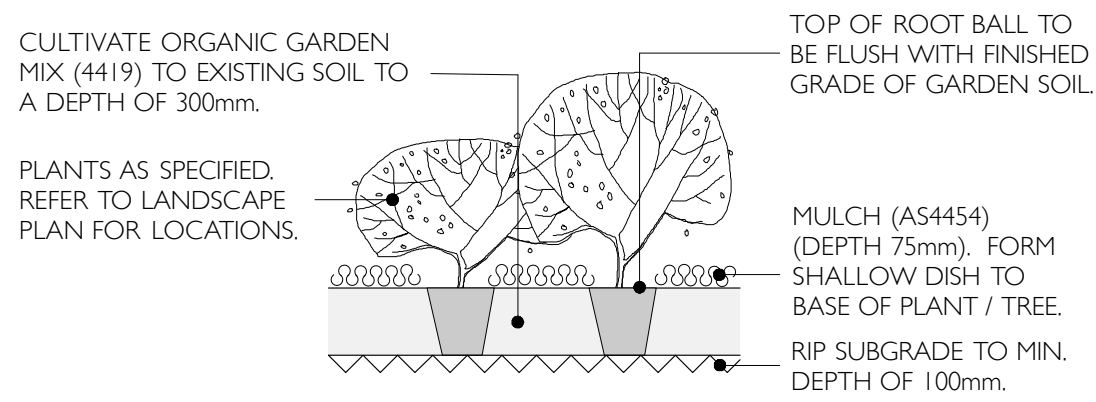
6. DECO. GRAVEL PAVING NTS
NOT FOR CONSTRUCTION



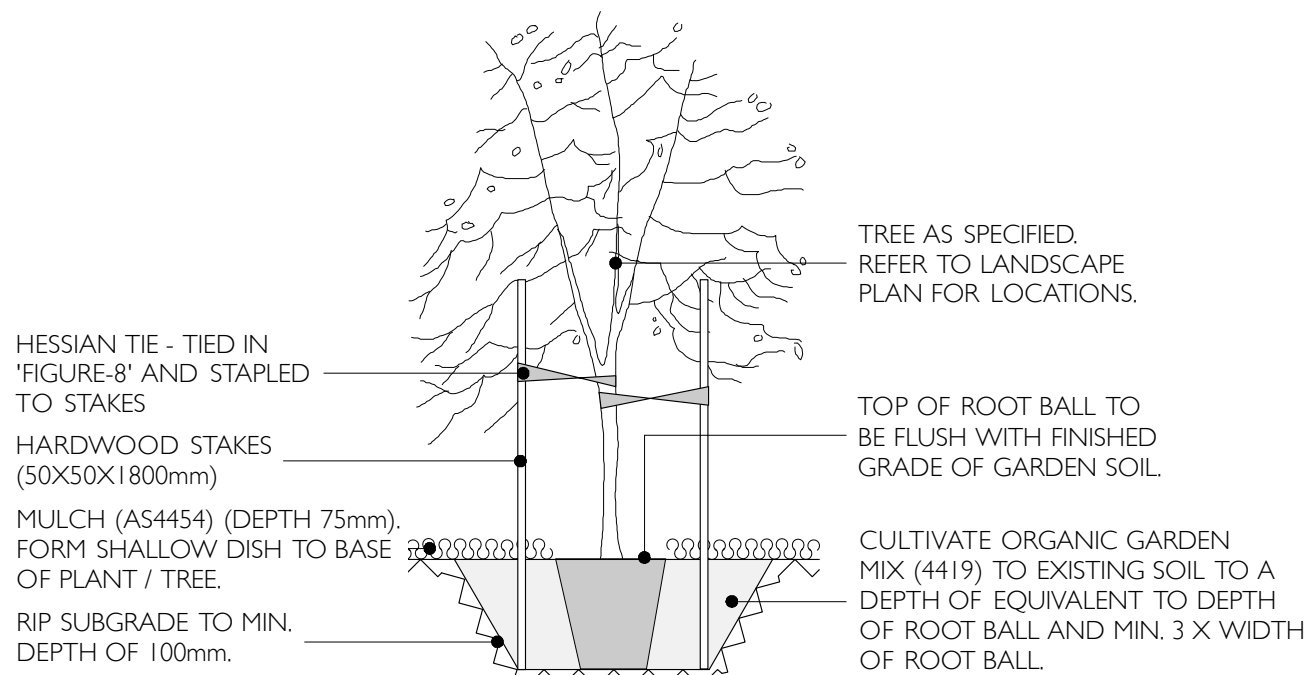
7. INSITU CONCRETE WALL NTS
NOT FOR CONSTRUCTION



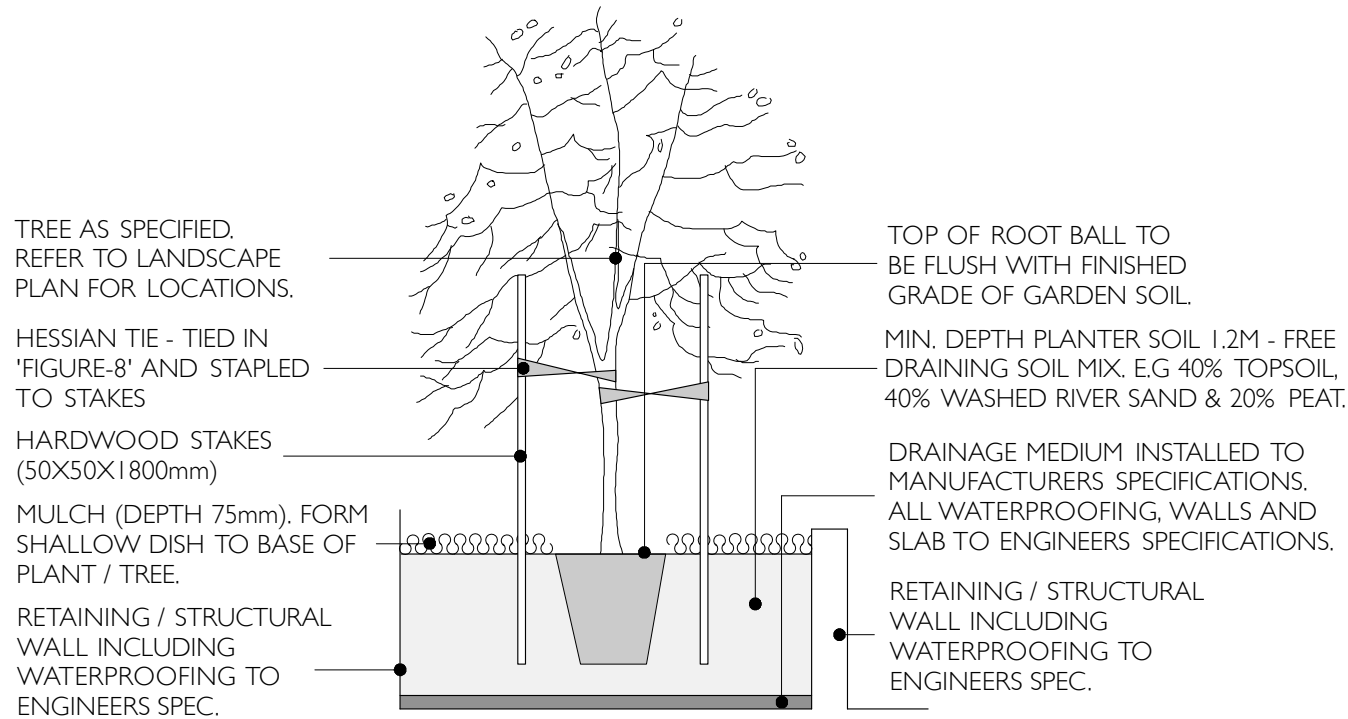
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NOT FOR CONSTRUCTION



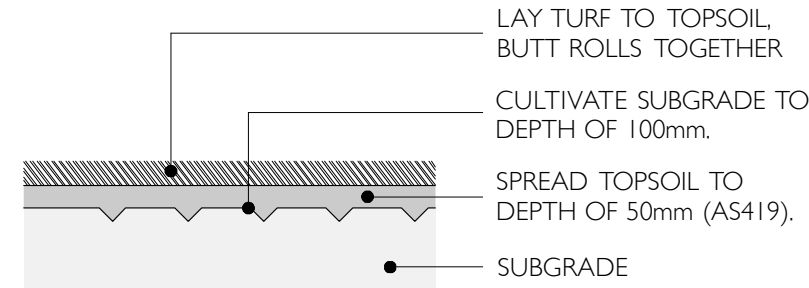
9. GARDEN BED PLANTING NTS
NOT FOR CONSTRUCTION



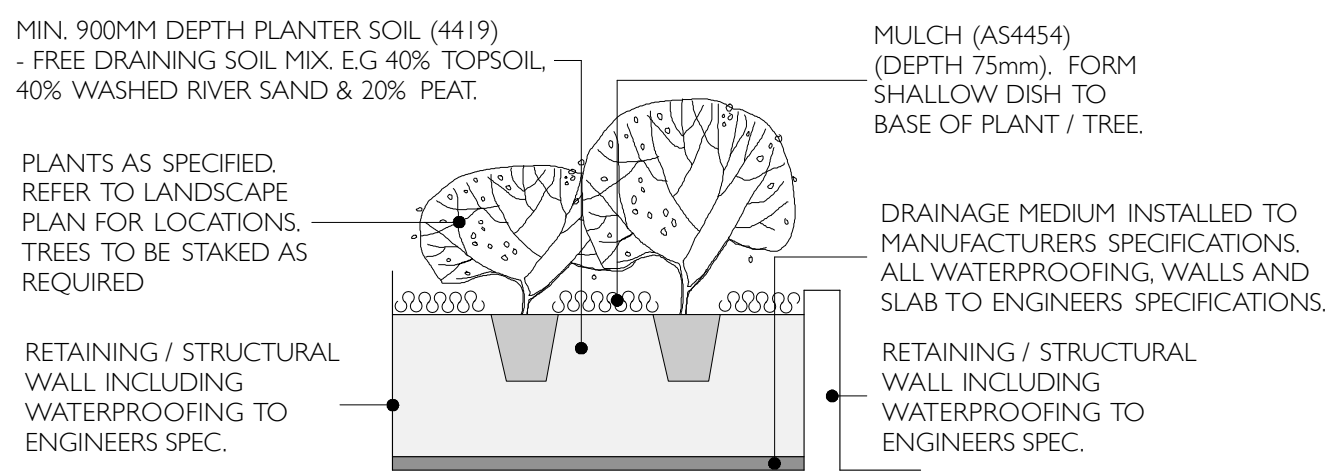
10. TREE PLANTING NTS
NOT FOR CONSTRUCTION



11. TREE PLANTING ON STRUCTURE NTS
NOT FOR CONSTRUCTION



12. TURF NTS
NOT FOR CONSTRUCTION



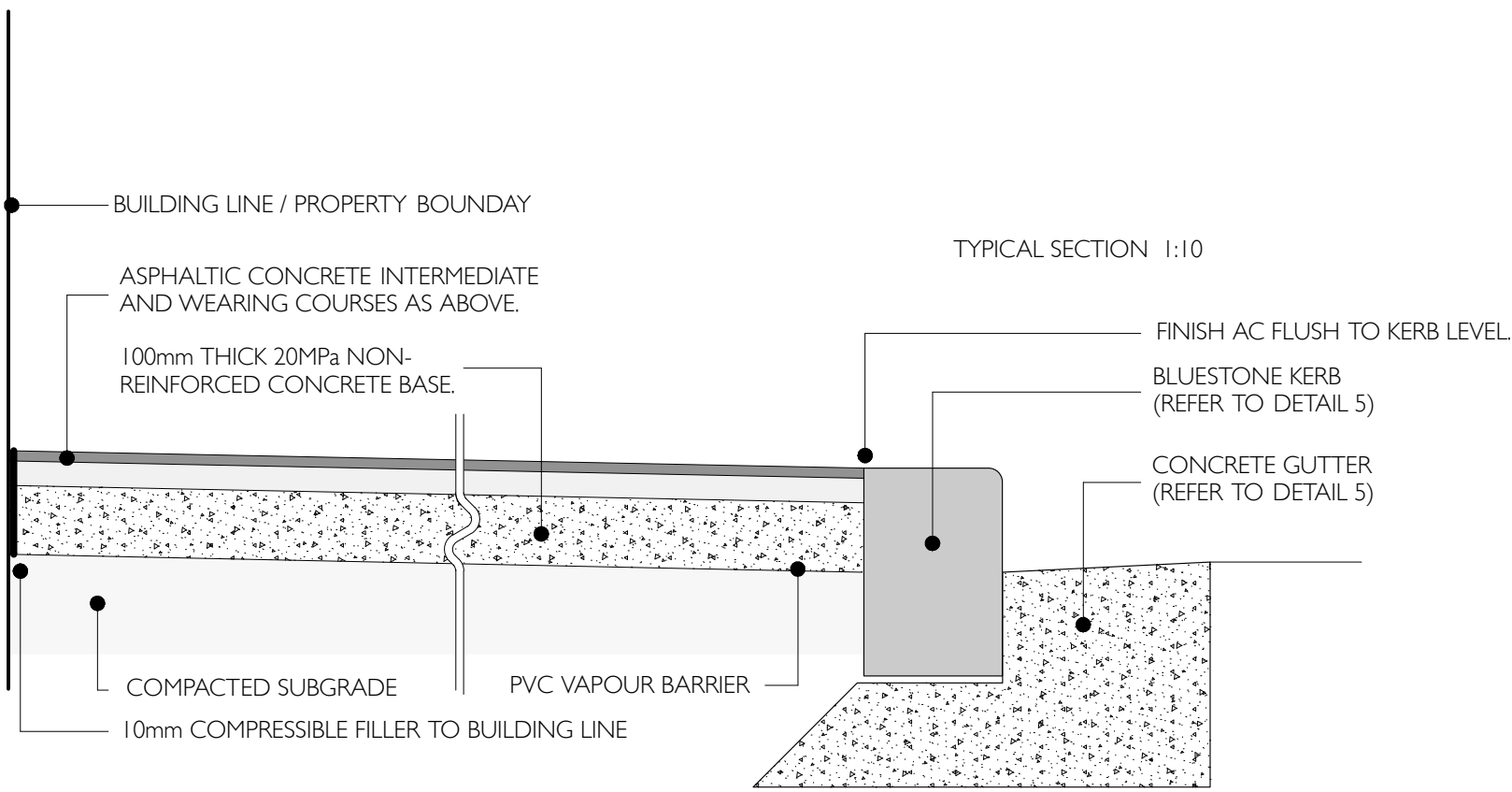
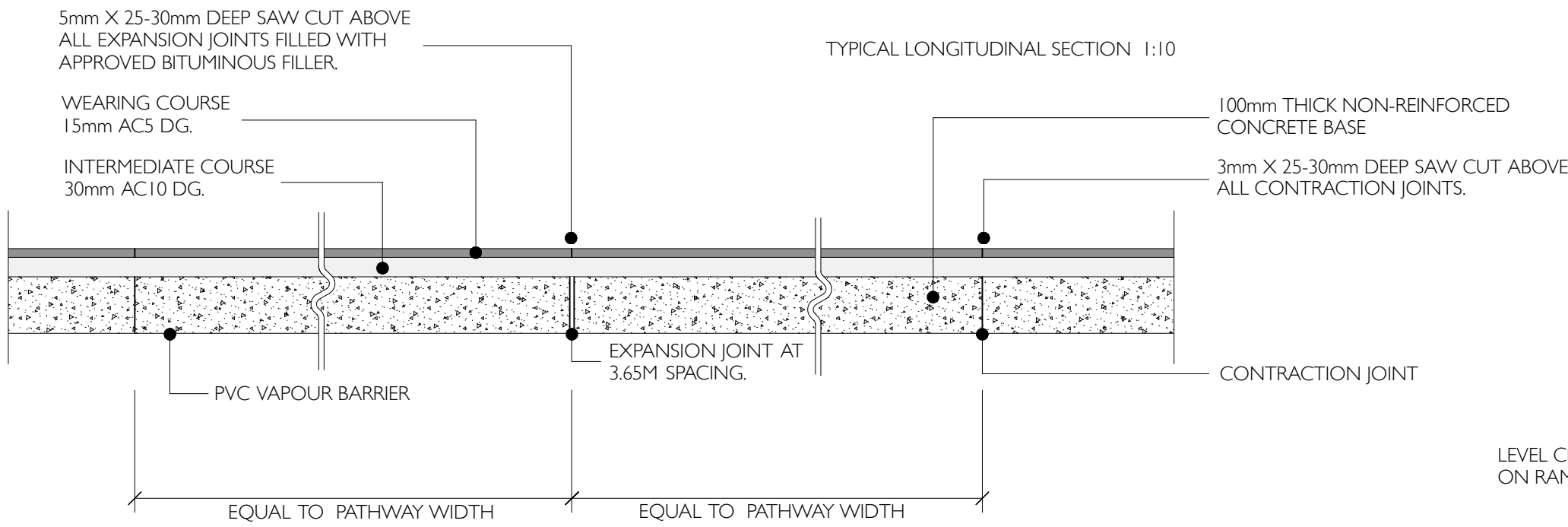
13. ON STRUCTURE PLANTING NTS
NOT FOR CONSTRUCTION

PLANT SCHEDULE

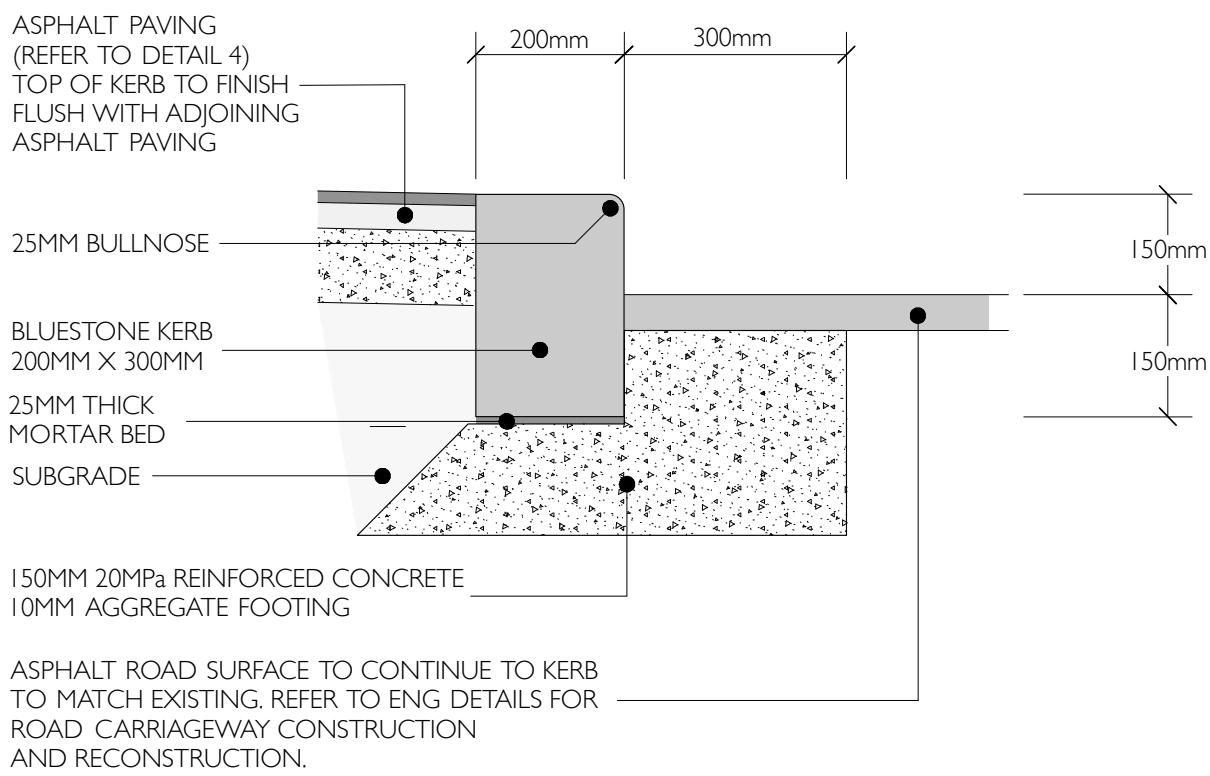
Trees											
BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	MATURE SPREAD (M)	QUANTITY	SIZE	STAKING	YES	NO	YES	NO	YES
Bi Banksia integrifolia	Coastal Banksia	5 - 10m	3.5 - 6m	5	25L	YES	YES				
Eg Corymbia gummitera	Red Bloodwood	15 - 20m	6 - 10m	1	45L	YES	YES				
Ec Elaeocarpus reticulatus	Blueberry Ash	5 - 10m	6 - 10m	17	25L	YES	YES				
Gt Gleditsia triacanthos	Thornless Honeylocust	10 - 15m	10 - 15m	2	45L	YES	YES				
Go Glochidion ferdinandii	Cheese Tree	5 - 10m	6 - 10m	2	45L	YES	YES				
Hi Hakea laurina	Pincushion Hakea	3 - 5m	2.0 - 3.5m	9	25L	YES	YES				
Hf Hymenosporum flavum	Native frangipani	5 - 10m	6 - 10m	3	45L	YES	YES				
Li Lagerstroemia indica 'Yuma'	Crepe Myrtle	3 - 5m	2.0 - 3.5m	14	25L	YES	YES				
Sg Syncarpia glomulifera	Turpentine	15 - 20m	6 - 10m	2	45L	YES	YES				
Ti Tabebuia palmeri	Pink Trumpet Tree	5 - 10m	6 - 10m	3	45L	YES	YES				
Shrubs											
as Acmena smithii 'Minor'	Lillypilly	1.5 - 3m	1.2 - 2.0m	6	25L	YES	YES				
ad Austromyrtus dulcis	Narrow-leaf Myrtle	0.45 - 0.6m	0.3 - 0.6m	17	5L	NO	NO				
bf Boronia floribunda	Pale Pink Boronia	0.9 - 1.5m	0.9 - 1.2m	6	15L	NO	NO				
ct Callistemon citrinus	Lemon-scented Bottlebrush	1.5 - 3m	1.2 - 2.0m	9	25L	YES	YES				
cs Camellia sasanqua	Camellia, Japanese camellia	1.5 - 3m	0.9 - 1.2m	25	25L	YES	YES				
dv Dodonaea triquetra	Common Hop Bush	1.5 - 3m	1.2 - 2.0m	18	25L	YES	YES				
em Eriostemon australis	Pink Wax-flower	0.9 - 1.5m	0.6 - 0.9m	11	15L	NO	NO				
mt Metrosideros 'Tahiti'	New Zealand Christmas Bush	0.75 - 0.9m	0.6 - 0.9m	43	5L	NO	NO				
oz Ozothamnus diosmifolius	Rice Flower	1-2m	1.2 - 2.0m	15	15L	NO	NO				
pi Pimelea linifolia	Slender Rice-flower	0.45 - 0.6m	0.0 - 0.3m	8	5L	NO	NO				
pr Prostanthera rotundifolia	Round-leaved Mint Bush	1.5 - 3m	1.2 - 2.0m	18	25L	YES	YES				
ru Rhipidolepis umbellatum	Yedda Hawthorn	1.5 - 3m	1.2 - 2.0m	20	15L	NO	NO				
sr Streptozia reginae	Bird of Paradise	0.9 - 1.5m	0.6 - 0.9m	21	5L	NO	NO				
sz Syzygium 'Southern Form'	Lilly Pilly	1.5 - 3m	1.2 - 2.0m	32	25L	YES	YES				
vr Vineya Rhododendron sp	Vineya	0.45 - 0.6m	0.6 - 0.9m	167	15L	NO	NO				
Ferns, Grasses and Features											
bc Blechnum cartilagineum	Gristle Fern, Water Fern	0.9 - 1.5m	0.6 - 0.9m	26	5L	N/A	N/A				
ch Chamaedorea elegans	Parlor Palm	1.5 - 3m	2.0 - 3.5m	31	15L	N/A	N/A				
cd Cordyline petiolaris	Palm lily	3 - 5m	1.2 - 2.0m	19	15L	NO	NO				
ci Ctenanthe lubbersiana	Bamburanta	0.75 - 0.9m	0.9 - 1.2m	29	5L	NO	NO				
di Dianella 'Breeze'	Flax Lily	0.3 - 0.45m	0.3 - 0.6m	127	25L	N/A	N/A				
ei Elettaria cardamomum	Cardamomum	1.5 - 3m	1.2 - 2.0m	33	5L	NO	NO				
fj Farugium japonicum 'Aureomaculatum'	Leopard Plant	0.75 - 0.9m	0.6 - 0.9m	35	15L	N/A	N/A				
mc Molineria capitata (C. capitata)	Weevil Lily	0.9 - 1.5m	0.3 - 0.6m	24	5L	N/A	N/A				
nd Nandina domestica	Sacred Bamboo	1.5 - 3m	0.9 - 1.2m	20	15L	NO	NO				
Groundcovers and Climbers											
Dichondra repens	Kidney Weed	N/A	0.6 - 0.9m	420	150mm	N/A	N/A				
Tradescantia zebrina	Silver Inch Plant	N/A	0.6 - 0.9m	390	150mm	N/A	N/A				
Viola Hederacea	Native Violet	N/A	0.6 - 0.9m	210	150mm	N/A	N/A				

LANDSCAPE PLAN

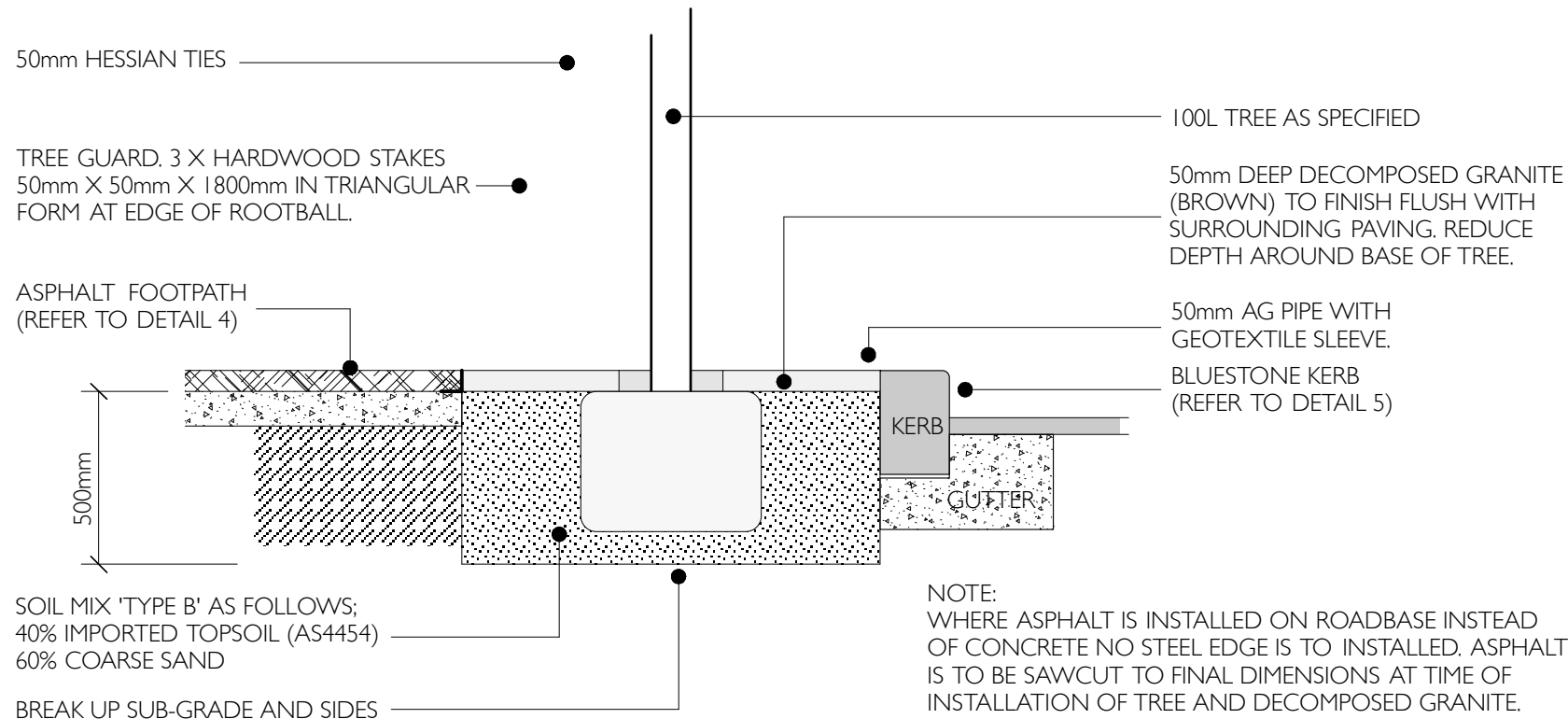
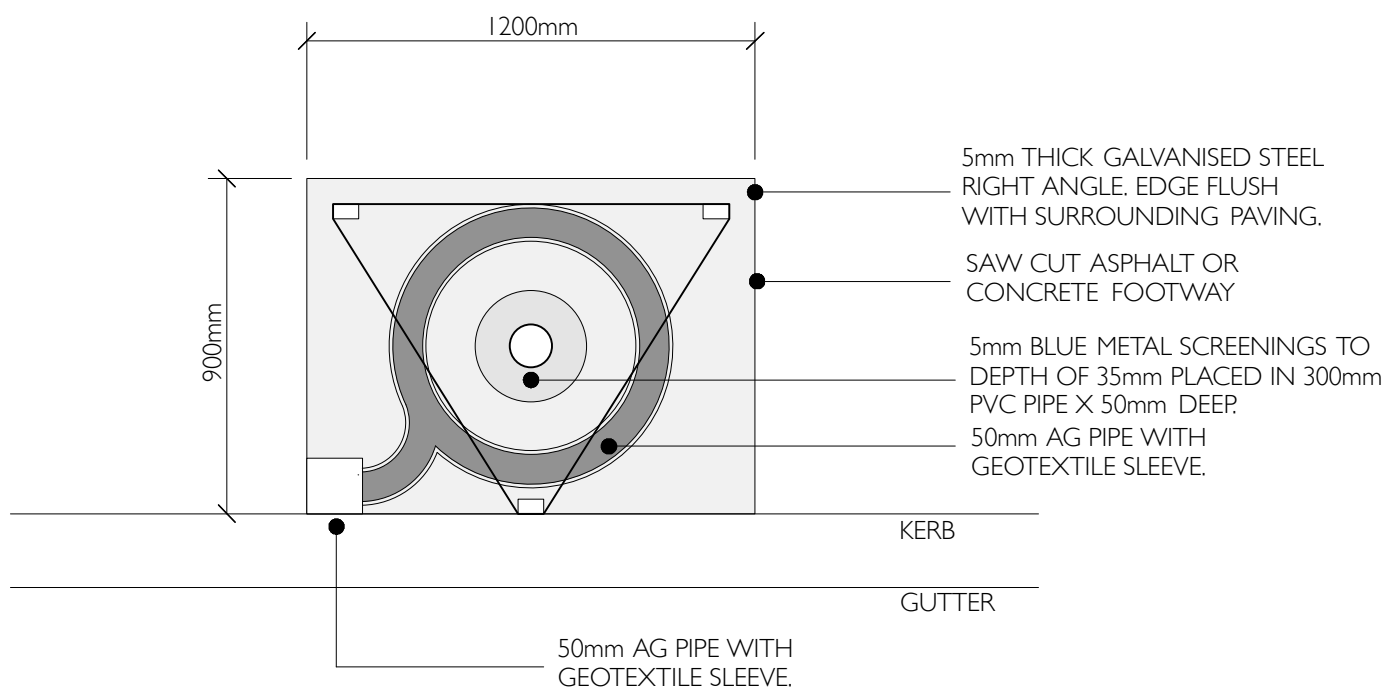
134 - 144 PITT STREET - REDFERN



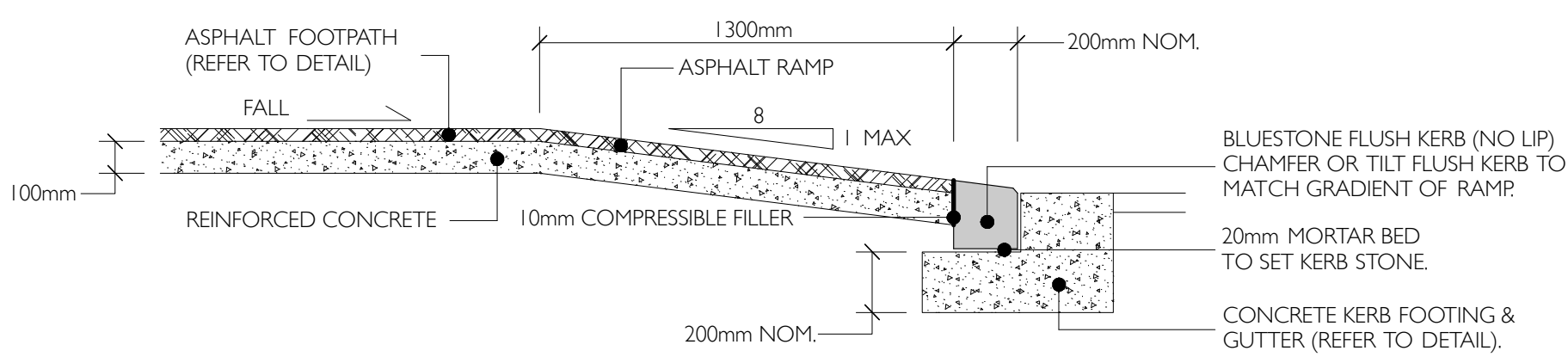
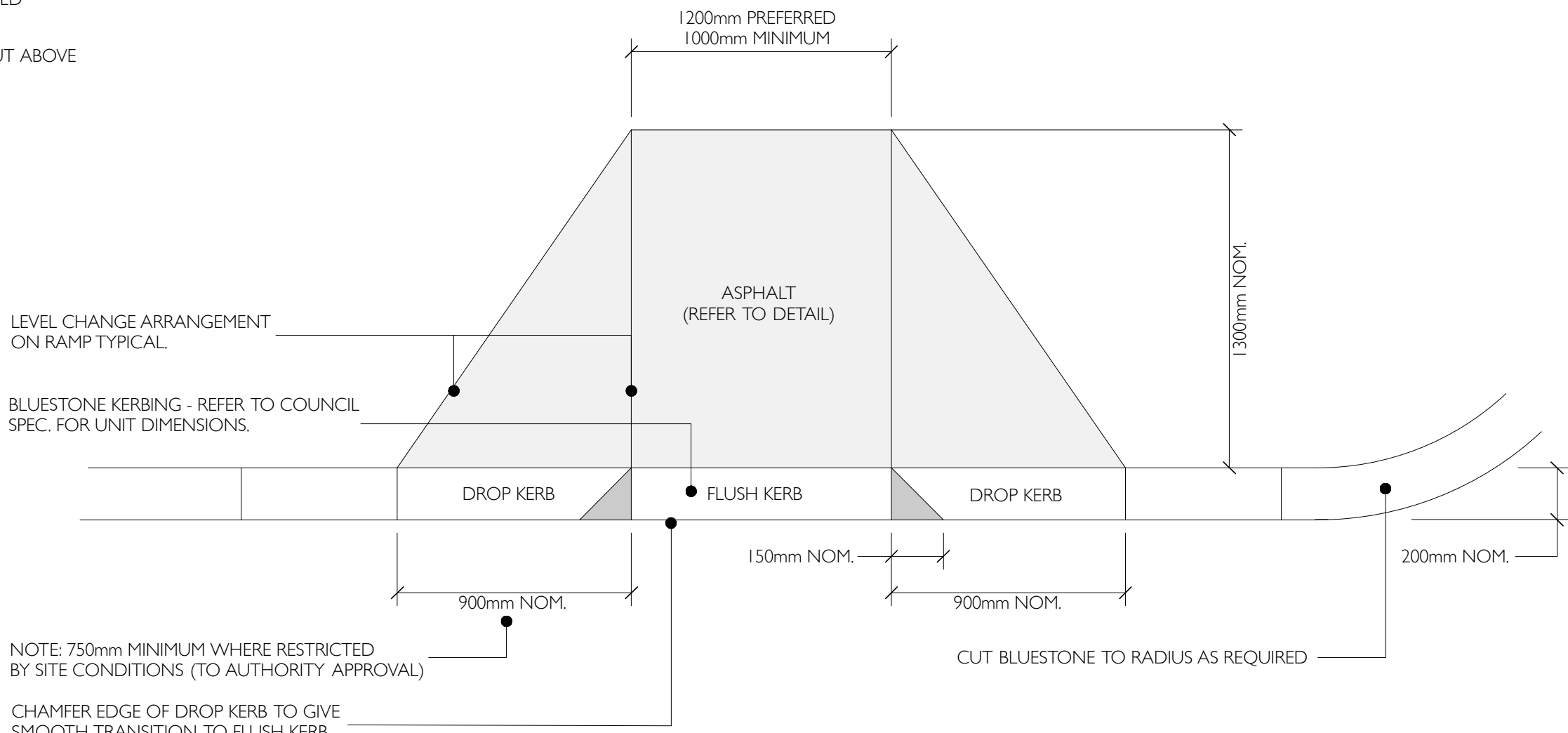
1/4 ASPHALT PAVING NTS



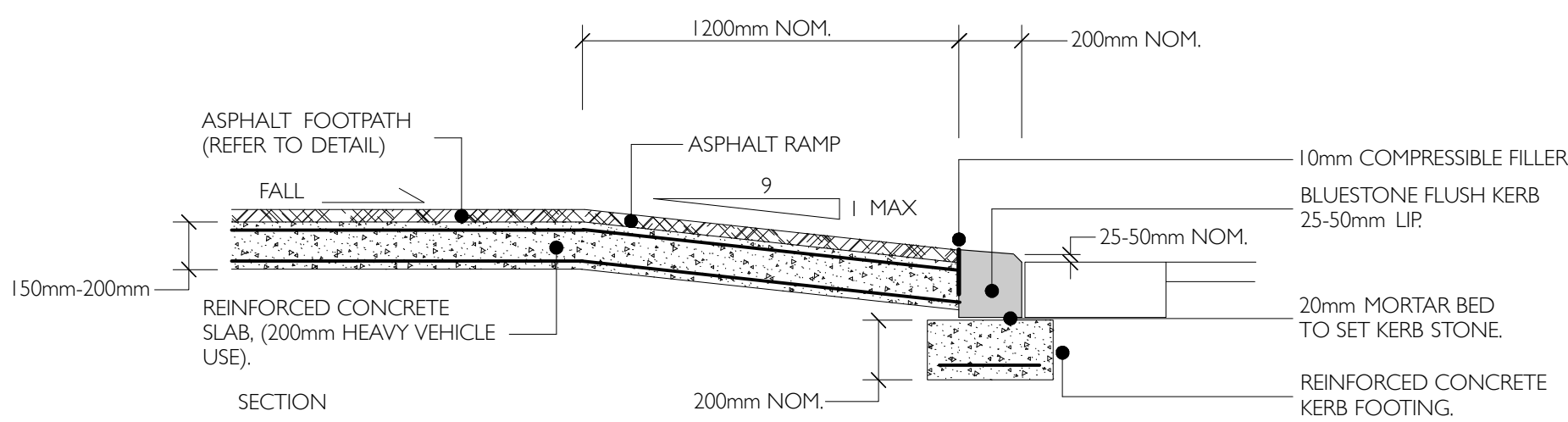
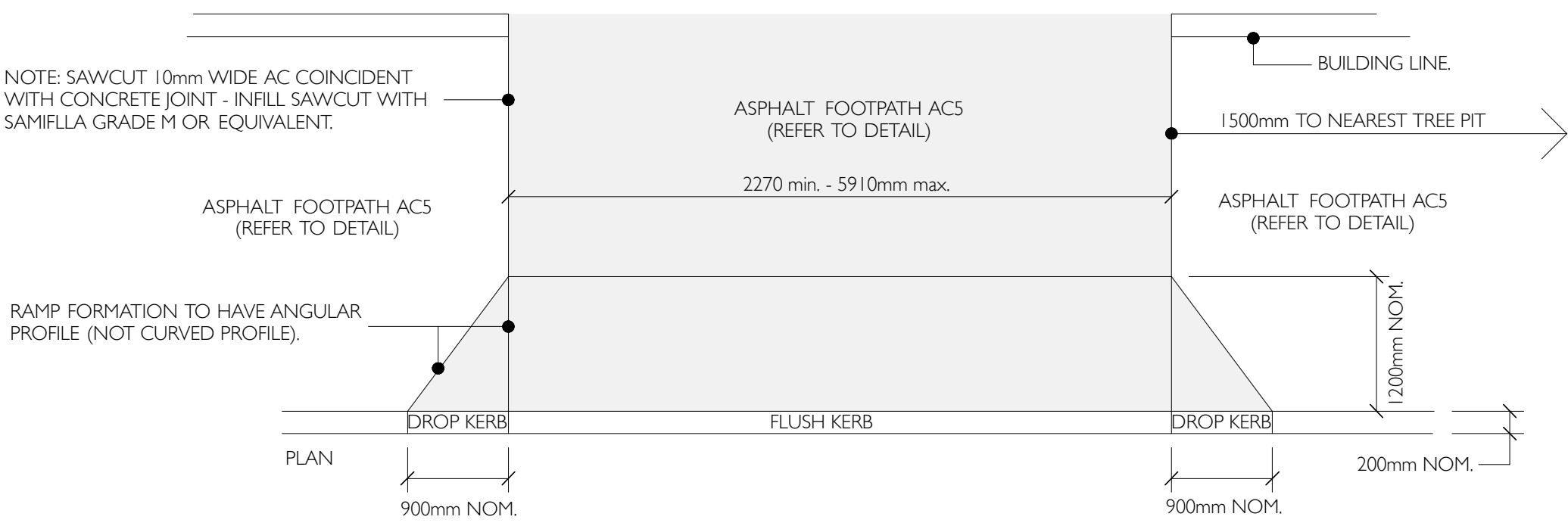
1/5 BLUESTONE KERB / ASPHALT GUTTER NTS



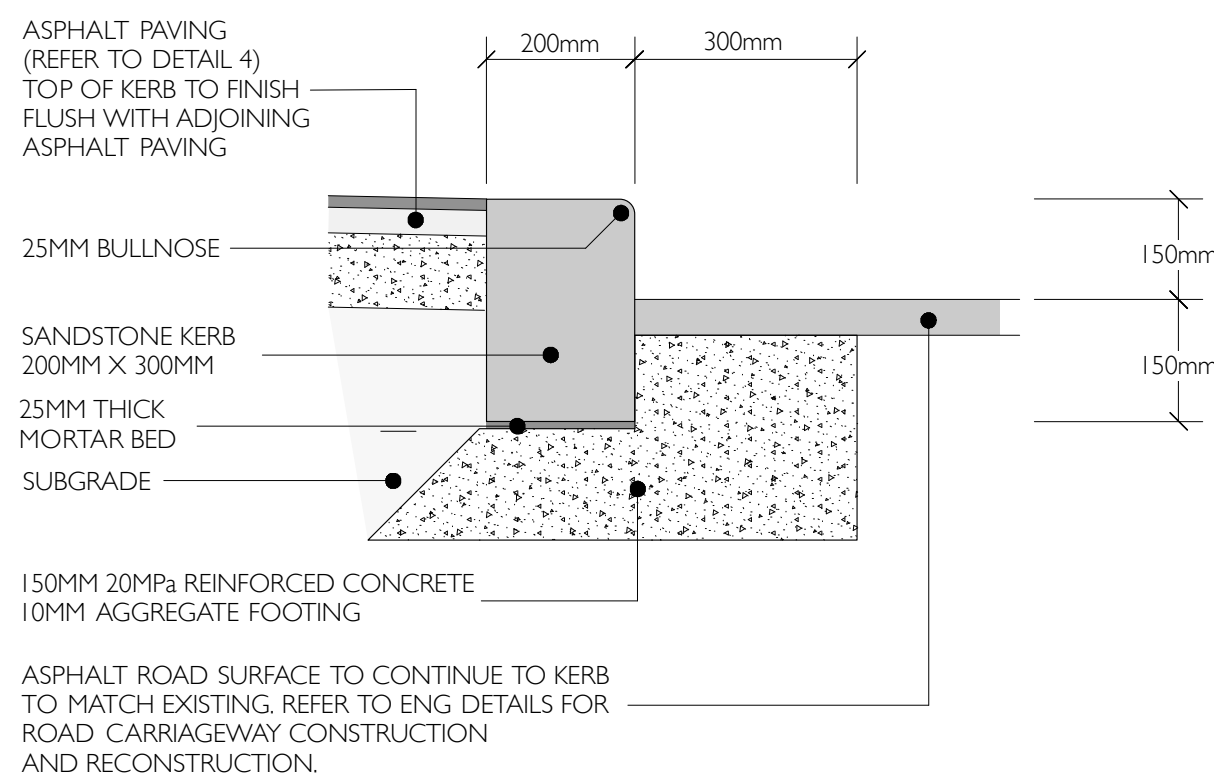
1/6 TREE PLANTING DETAIL NTS



1/7 ASPHALT PEDESTRIAN RAMP NTS



1/8 ASPHALT VEHICULAR CROSSOVER NTS



1/9 SANDSTONE KERB / ASPHALT GUTTER NTS

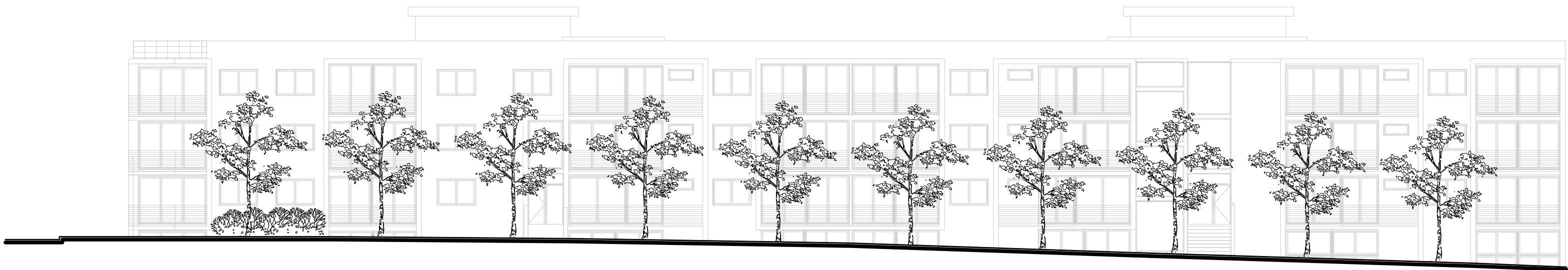
LANDSCAPE PLAN

134 - 144 PITT STREET - REDFERN



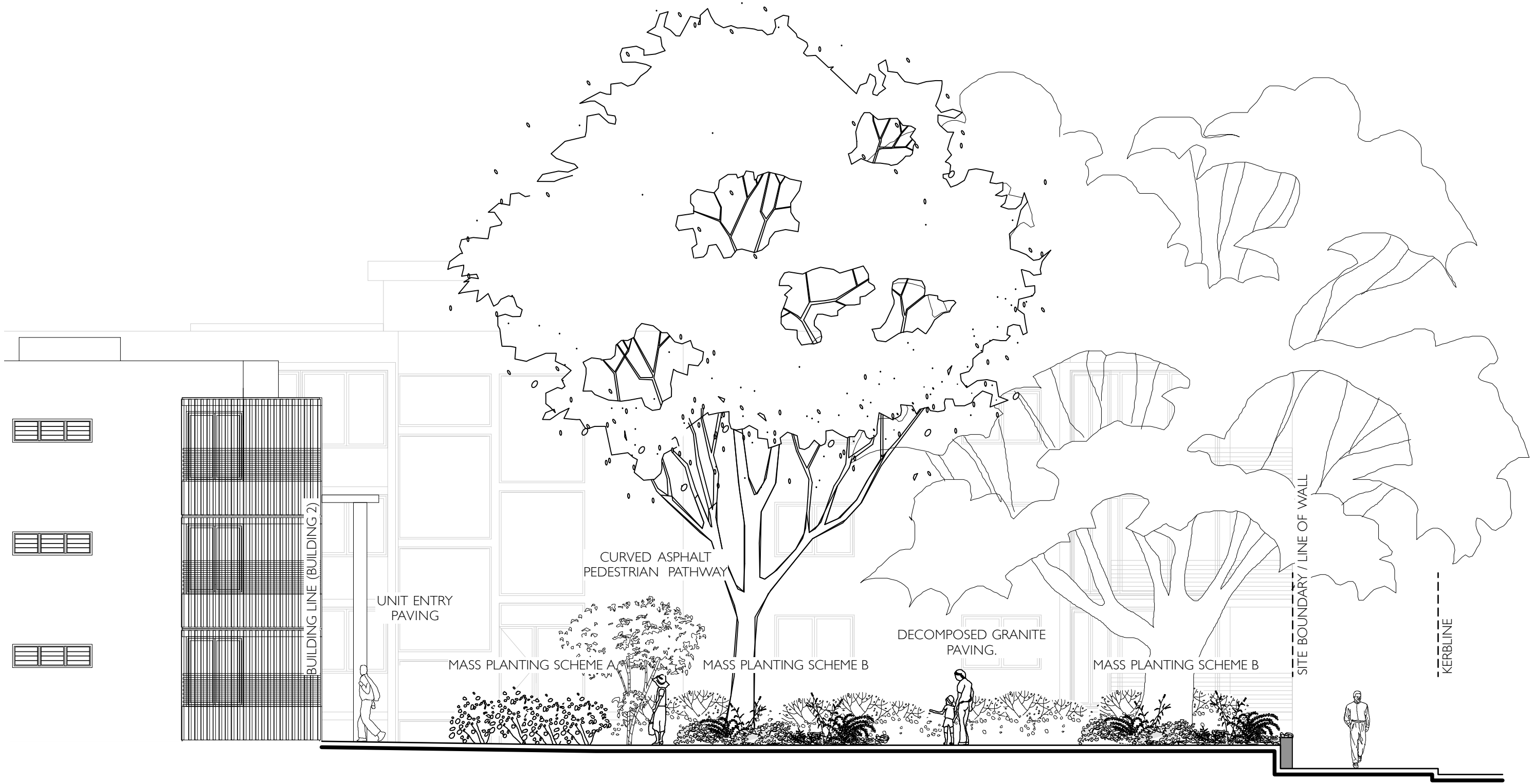
PITT STREET ELEVATION

SCALE 1: 200



ALBERT STREET ELEVATION

SCALE 1: 200



PUBLIC DOMAIN - DETAIL SECTION AA

SCALE 1: 100