

DORAN DRIVE PRECINCT | CASTLE HILL | NSW 2154

LANDSCAPE-DEVELOPMENT APPLICATION

PREPARED FOR CLIENT

DEICORP PROJECTS SHOWGROUND PTY LTD



TURNER

29 JUNE 2021

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CONTENTS

- 1.0 INTRODUCTION
- 2.0 DESIGN PRINCIPLES
- 3.0 DORAN DRIVE PLAZA
- 4.0 COMMUNAL SPACES
- 5.0 CLIMATE AND COMMUNITY RESILIENCE SUMMARY
- 6.0 PLANTING SCHEDULE
- 7.0 MATERIALS SCHEDULE
- 8.0 NEXT STEPS
- 9.0 DRAWING APPENDICES

1.0 INTRODUCTION

1.1 SITE CONTEXT

EXECUTIVE SUMMARY

URBIS have been engaged by Deicorp Projects Showground Pty Ltd to prepare a DA for the site at: Doran Drive Precinct Castle Hill, NSW 2154.

This design statement forms part of the Development Application submission seeking approval for a mixed use development.

This report should be read in conjunction with the accompanying architectural drawing package and associated consultants' reports.

The Hills Showground Station Precinct is located adjacent to the Hills Showground Station at Castle Hill within the Hills Local Government Area (LGA). The site is 25km north-west of the Sydney CBD and in proximity to the following centres in the region that will be accessible along the North West Metro: Castle Hill, Norwest Business Park and Rouse Hill Town Centre.

The State Significant Development (SSD) site refers to the 8.4ha of government owned land and is situated within the wider 2017 rezoned Hills Showground Priority Precinct covering 271 hectares, within this context our specific site which is the Deicorp Projects Showground Pty Ltd State Significant Development (SSD) concept is approximately 7969m². The site is bounded by the Castle Hill Showground to the north, Showground Road to the east, Carrington Road to the south and the Cattai Creek riparian corridor to the west. The Design Excellence Strategy proposes a framework of process to ensure the project vision and objectives are retained at each stage of the project lifecycle for achieving design excellence. Through the collaboration with key stakeholders including: Landcom, Sydney Metro, Government Architect of NSW (GANSW), The Hills Shire Council (THSC) and Department of Planning, Industry and Environment.



Figure 2 Site context



Figure 1 Site Aerial (Source NEAR Maps)

1.1 BACK GROUND DOCUMENTS AND COMPLIANCE

THE HILLS DCP- SHOWGROUND PRECINCT

SHOWGROUND PRECINCT PROPOSAL (2012)

We understand the changes the broader area is facing with increasing housing density and the revitalization of the Showground metro station precinct. This concept reflects the changing nature of the area and proposes a high quality outcome for all public and communal open spaces.

The vision for the precinct proposal aims at creating a vibrant, attractive and connected community. The major take away points directly affecting this open space design include -

- Improve accessibility and connection to the new precinct
- Improve and provide new areas of communal open space

APARTMENT DESIGN GUIDE [ADG]

The landscape design is compliant to the following Objectives in the ADG Design Principles and NSW Planning & Environment

Apartment Design Guide

Part 3: 3C Public domain interface

Part 4: 4F Common circulation and spaces

Part 4: 4O Landscape Design

Part 4: 4P Planting on structures

ADG Principles: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, microclimate, tree canopy, habitat values, and preserving green networks with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, microclimate, tree canopy, habitat values, and preserving green networks.

Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management are a result of a collaborative exploration of ideas and knowledge-sharing via strategic partnerships amongst peers and clients alike.

PUBLIC DOMAIN PLAN (SHOWGROUND PRECINCT 2018) -

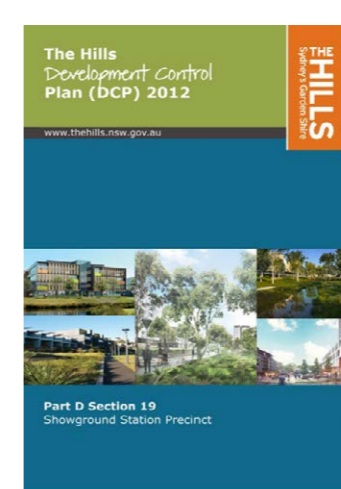
The recent public domain guidelines for the showground precinct have informed many of the streetscape design outcomes. Street tree planting, street dedications and footpath paving materials have all referenced the public domain guidelines to inform a coherent streetscape for the future of the precinct.

The Hills Precinct Development Control Plan 2012

"Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access,

respect for neighbours' amenity, provides for practical establishment and long term management are a result of

a collaborative exploration of ideas and knowledge-sharing via strategic partnerships amongst peers and clients alike."



1.2 OPPORTUNITIES & PRINCIPLES

KEY PRINCIPLES



A SAFE CONNECTED COMMUNITY

A welcoming neighbourhood that creates a sense of belonging and security whilst being connected to the wider local community of quality schools and local lifestyle amenity.

We aim to create resilient communities with shared spaces & encourage community support & engagement



SUSTAINABILITY & INNOVATION

We aim to create resilient spaces harnessing innovation, new technologies and a commitment to a sustainable community for all.

The proposal aims to increase Urban canopy & City greening improve Green infrastructure- with a 80% site coverage to mitigate Heat island effect



HARMONY WITH NATURE

Biophilic design principles influence the urban design to balance built form with natural landscape. Supported by generous open spaces vegetated corridors and extensive tree-planting to enhance the beauty of the site.

We aim to create a Green Heart to the development with an emphasis on tree Canopy , natural materials and sustainability



A HEALTHY LIFESTYLE

A master-plan designed for a healthy, positive lifestyle with parks and open spaces, an early learning centre, sporting facilities and nearby access to township amenities and transport.

We aim to enhance the existing site with connections to existing reserves and wider context

2.0 DESIGN PRINCIPLES

COMMUNITY

The landscape proposal is designed to complement the architecture of the development, while providing environmental amenity within an attractive setting. The design will provide and enhance the community's connection with their site and also with the existing riparian zone and bushland setting.

HAVEN

The landscape master plan seeks to draw from the sites existing ecology in particular the Caddies Creek area the planting will compliment the sites setting through the use of endemic and local species. The proposed planting will have all year round colour , variation , and strong defined forms. The Landscape planting for the site will have a minimum of 70% of indigenous / water sensitive planting species. in the design of the public domain, open spaces and through the development of a material palette/ theme that complements the sites setting The landscape will consider the surrounding urban setting, while creating a high quality retail and residential development and plaza.

PLACE

To create a high quality retail and residential development appropriate to the local urban setting. The sense of place of the site will restore, reinforce and forge a new community identity and ownership. The intent is to design a quality series of private and public spaces, providing amenity for dining, leisure, transportation links, and open spaces. These outcomes are achieved with a contemporary landscape setting that acknowledges the functional requirements of the site, while acknowledging the wider urban context.

COMMUNITY

- Outdoor Rooms
- Connectivity
- Community gatherings
- Sence of Place
- Play
- Active Recreation
- Retail
- Pop up spaces and community facilities
- Active/passive open space
- Communal open space [public and residential]

HAVEN

- Increase Urban canopy
- Improve Green infrastructure
- Retreat
- Water - WSUD
- Soft
- Nature
- Engaging
- Native
- Biodiversity
- Habitat

PLACE

- Local identity
- Public Art
- Series of outdoor rooms
- Active engaging spaces
- Various program for a diversity of uses and demographics
- Active/passive open space
- Flexible spaces

3.0 DORAN DRIVE PLAZA

DESIGN PRINCIPLES

Doran Drive Plaza forms a key piece of open space between Showground Station and Castle Hill Showground. The 1,400m² plaza space (meets the required 1,400m² minimum) is bounded by Doran Drive to the west, De Clambe Drive to the north, Mandala Parade to the south and built form to the east.

The Plaza is intended to be a high quality, flexible urban open space that functions both as a permeable connection between the station, buses, retail and the Castle Hill Showground, as well as providing an activated and comfortable space for people to use and inhabit day to day.

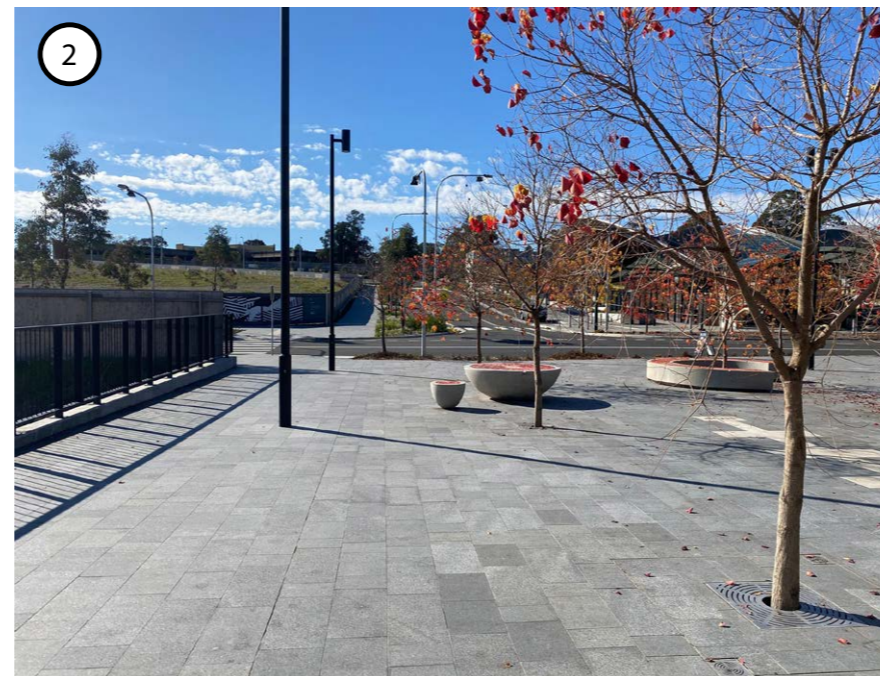
The plaza includes:

- Central **Open lawn** area to cater for informal **Recreation** and small events;
- **Active retail** edge to the east with opportunities for **Outdoor dining**;
- **Shade trees** and low level planting;
- Public **Seating**;
- **Lighting**;
- Paved **Circulation Spaces** including a wide footpath adjacent Doran Drive and a pedestrian connection along the eastern edge. Grade changes to be made up at the edges of the Site to provide minimal grading across the majority of the plaza; and
- Opportunities for **Public Art** and interpretation.

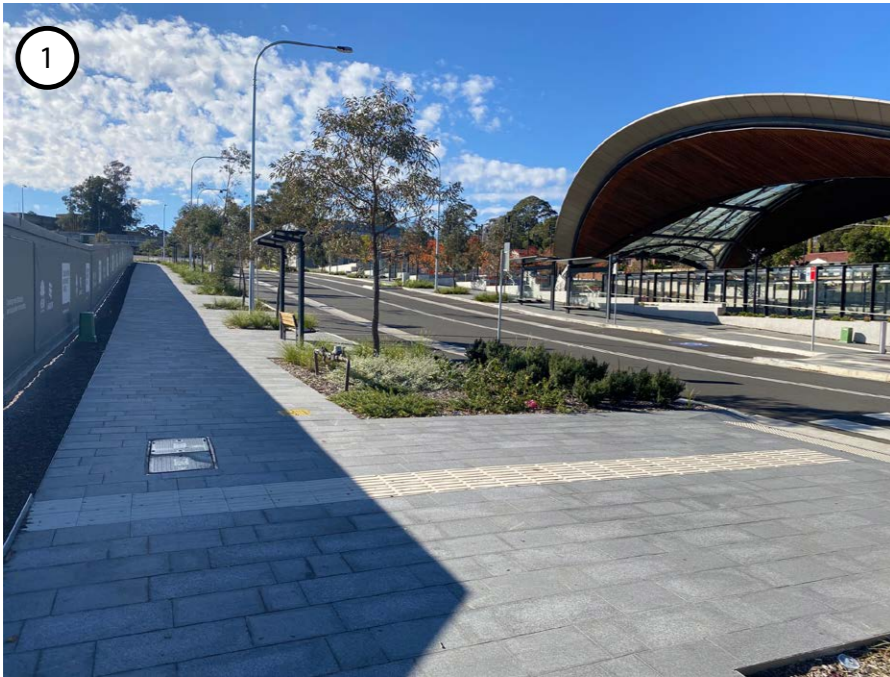
VISION

TO CREATE A **SUSTAINABLE, GREEN,**
ENGAGING & **INCLUSIVE** SERIES OF
PERMEABLE SPACES ROOTED IN
LOCAL IDENTITY & STORY

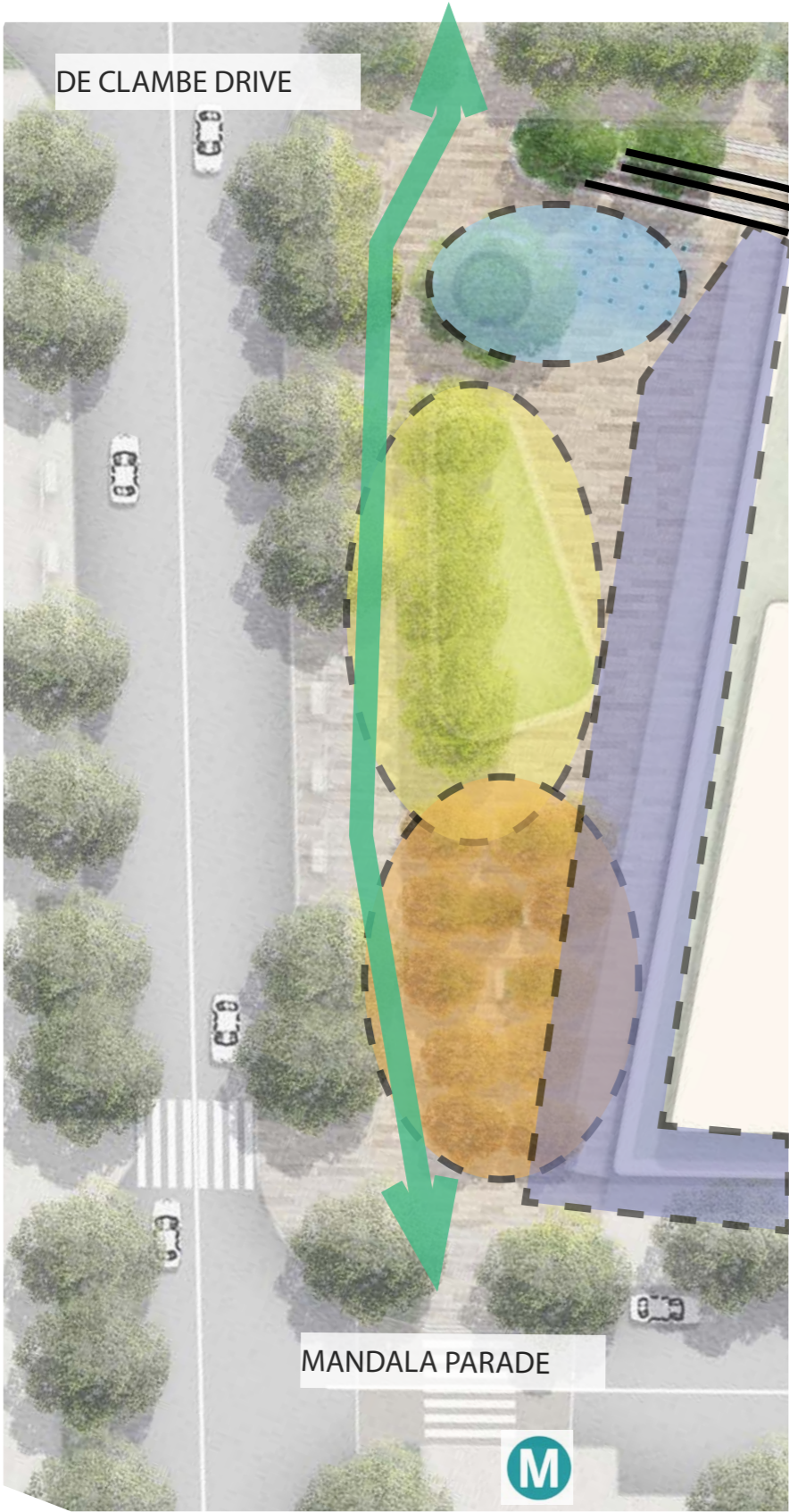
3.1 EXISTING STREETSCAPE & CONTEXT



3.2 EXISTING STREETScape & Context



3.3 DORAN DRIVE PLAZA - OPPORTUNITIES



- LEGEND
-  WATER PLAY
 -  RETAIL / CAFE SPILL OUT
 -  CENTRAL RAISED LAWN
 -  DECIDUOUS TREE GROVE
 -  TERRACED SEATING STEPS
 -  PEDESTRIAN AND CYCLIST LINK
MIN 2.8M

3.4 DORAN DRIVE PLAZA - SSDA CONCEPT



LEGEND

- CENTRAL RAISED LAWN
RETAIL / CAFE SPILL OUT
- DECIDUOUS TREE GROVE
- WATER PLAY
- STEPS
- PEDESTRIAN AND CYCLIST LINK
MIN 3M
- PROPOSED TREE CANOPY

3.5 DORAN DRIVE PLAZA- CURRENT PROPOSAL

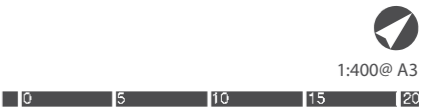


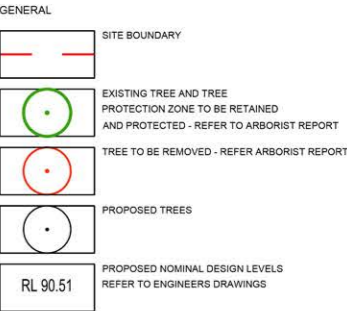
LEGEND

- CENTRAL RAISED LAWN
RETAIL / CAFE SPILL OUT
- DECIDUOUS TREE GROVE
WITH PUBLIC ART PLAZA
FEATURE
- TERRACED PLAZA WITH
SEATING STEPS
- TERRACED SEATING STEPS
- PEDESTRIAN AND CYCLIST LINK
MIN 3M
- PROPOSED TREE CANOPY



- KEY SUSTAINABILITY MEASURES
- 50% OF PLAZA TO RECEIVE EXTENSIVE TREE CANOPY TO
MITIGATE HEAT ISLAND EFFECT
- 37% OF PLAZA TO HAVE VEGETATED & PERMEABLE
SURFACING
- UNDERSTOREY GROUND COVERS - TO MITIGATE HEAT
ISLAND EFFECT AND WSUD





3.7 DORAN DRIVE PLAZA- PROGRAMME



LEGEND

-  Entry Plaza
-  Wayfinding element
-  Outdoor Dining
-  Lawn for flexible informal gatherings
-  Amphitheatre
-  Markets
-  Tree Canopy with seating
-  Public Art

5m minimum width for markets and retail breakout

■ ■ 3m width for pedestrian and cyclist circulation

3.8 DORAN DRIVE PLAZA- CURRENT PROPOSAL



LEGEND- KEY FEATURES

- 1 Entry threshold - with 1:30 gradient ramp to retail edges
- 2 Amphitheatre seating walls for events and gatherings Reflection spaces with Sandstone log seating walls and paving inserts.
- 3 Extended plaza, event and break out space
- 4 Green Stairs with integrated amphitheatre edges
- 5 Central Lawn space located opposite F&B dining for informal gatherings and play
- 6 Central Public Art Sculpture and central meeting space
- 7 Deciduous tree grove - providing shade, seating and permeable under storey planting
- 8 Potential wayfinding nodes providing focal point from metro
- 9 Minimum 5m Hard-stand breakout space adjacent to retail - with awnings for shade
- 10 Entry forecourts

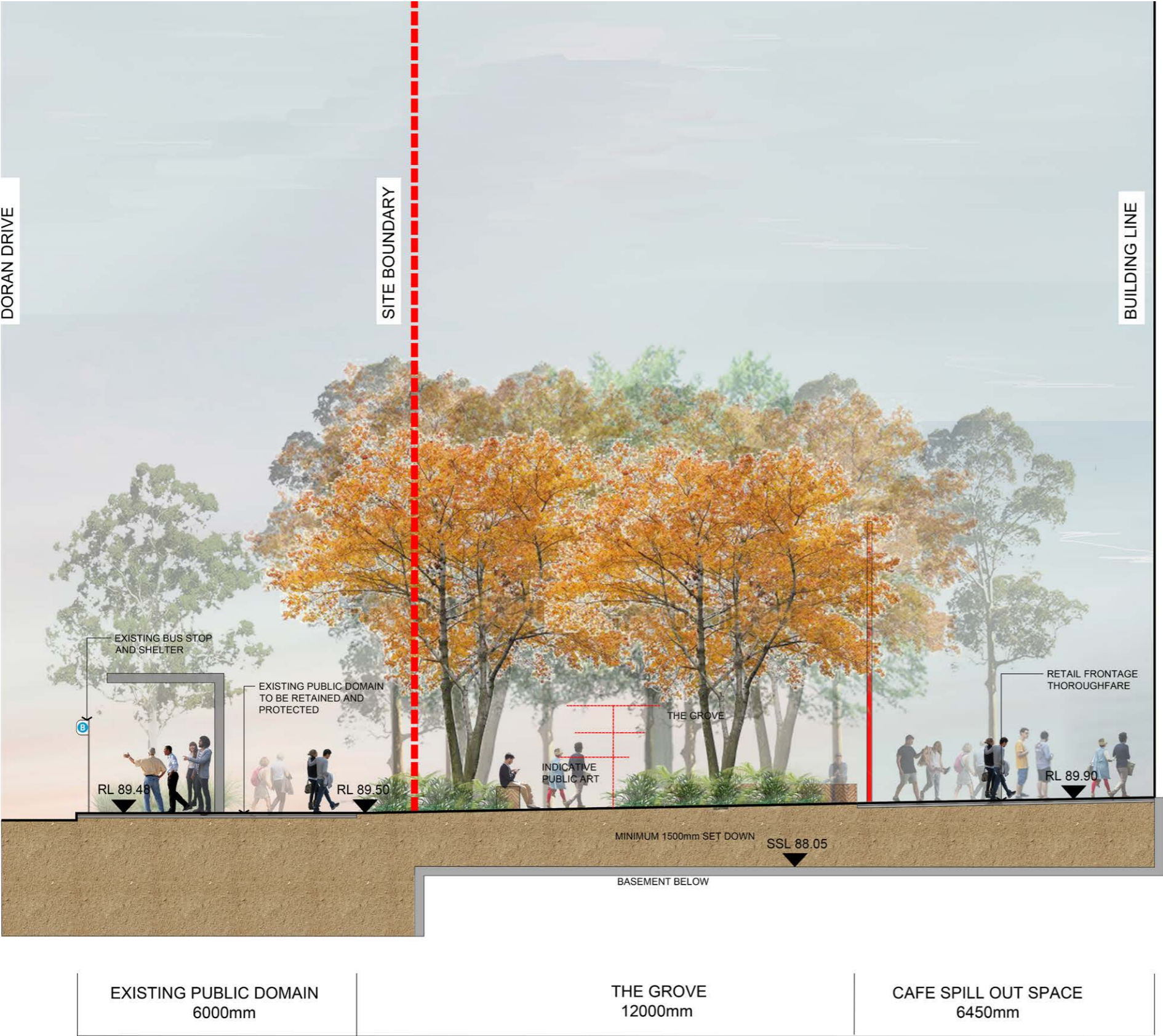
3.9 DORAN DRIVE PLAZA- SECTION A



1:100@ A3

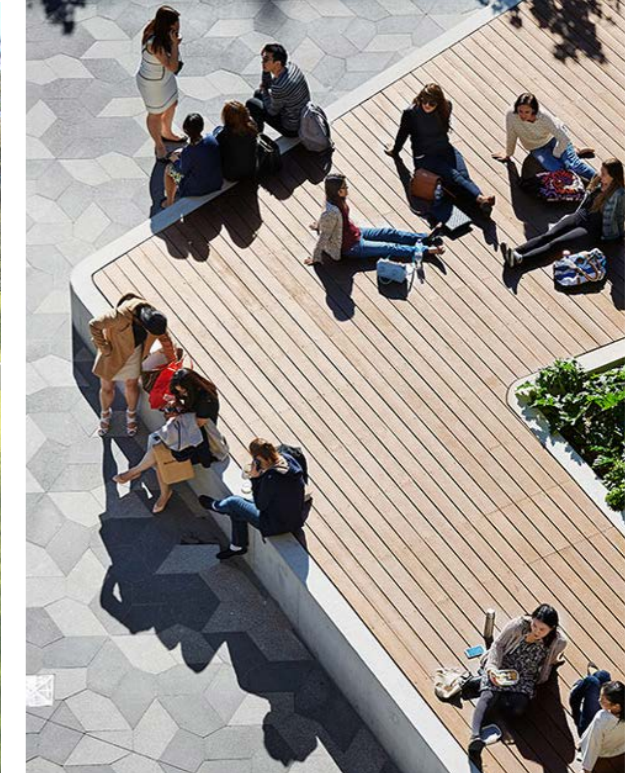
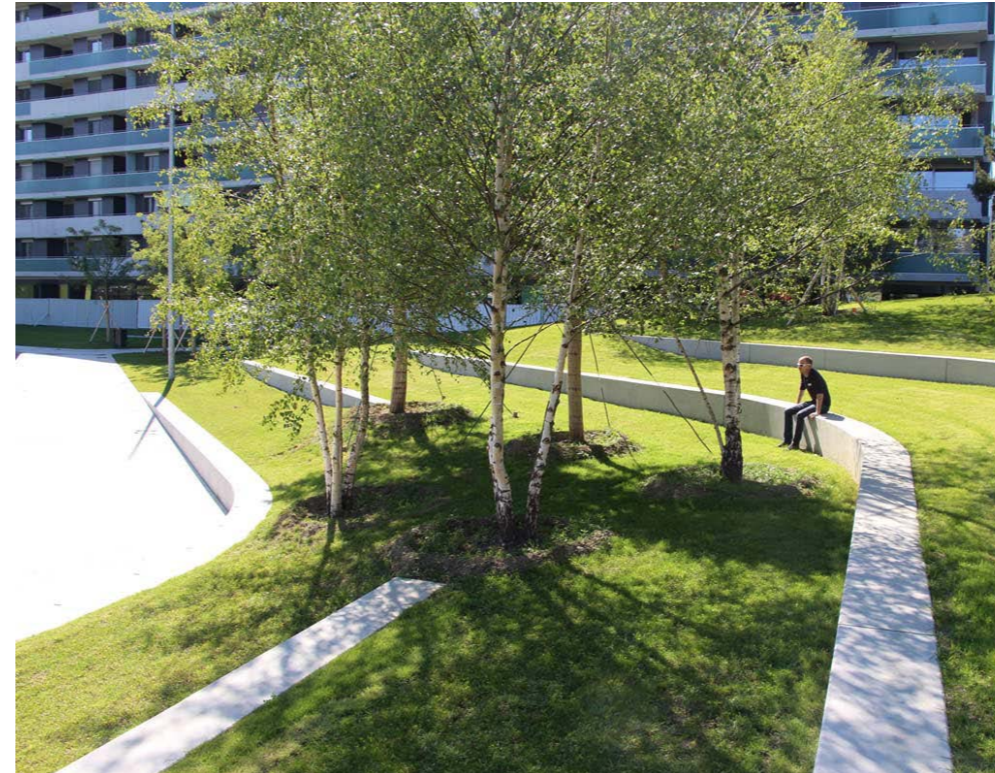
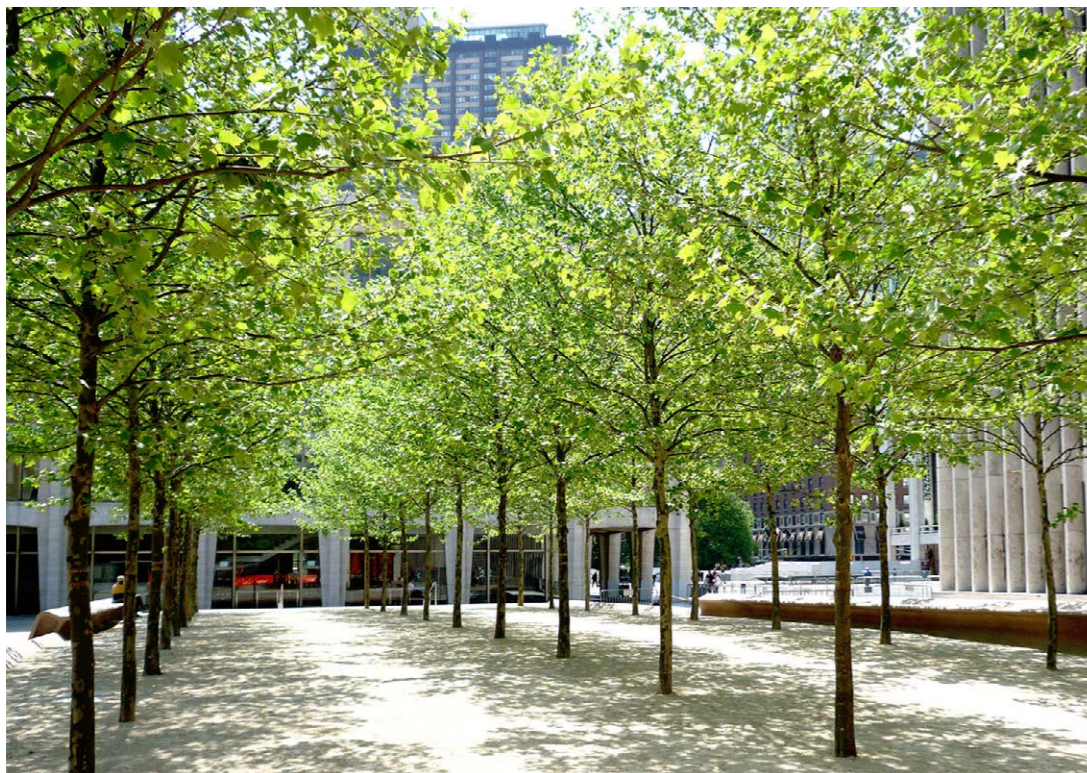
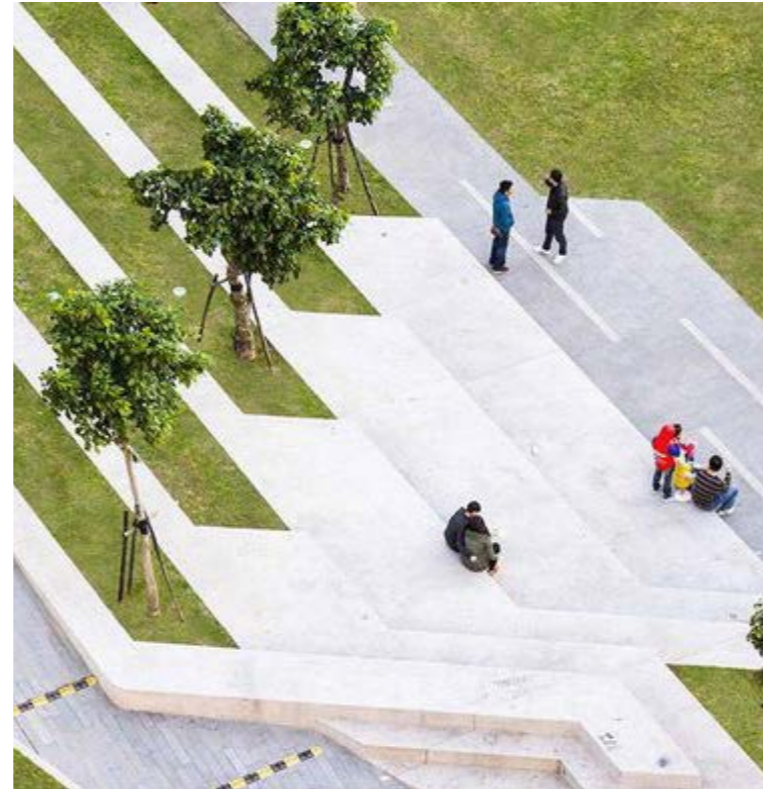
0 1 2 3 4 E

3.10 DORAN DRIVE PLAZA- SECTION B



1:100@ A3
0 1 2 3 4 5

3.11 DORAN DRIVE PLAZA -CHARACTER IMAGES



4.0 COMMUNAL SPACES

TO CREATE A SERIES OF **SUSTAINABLE PRODCUTIVE GARDEN** SPACES FOR RESIDENTS **TO CALL THEIR OWN**

4.1 LEVEL 02 - OPPORTUNITIES



1:400@ A3

0 5 10 15 20

4.2 LEVEL 02 - SKETCH PLAN



LEGEND- KEY FEATURES

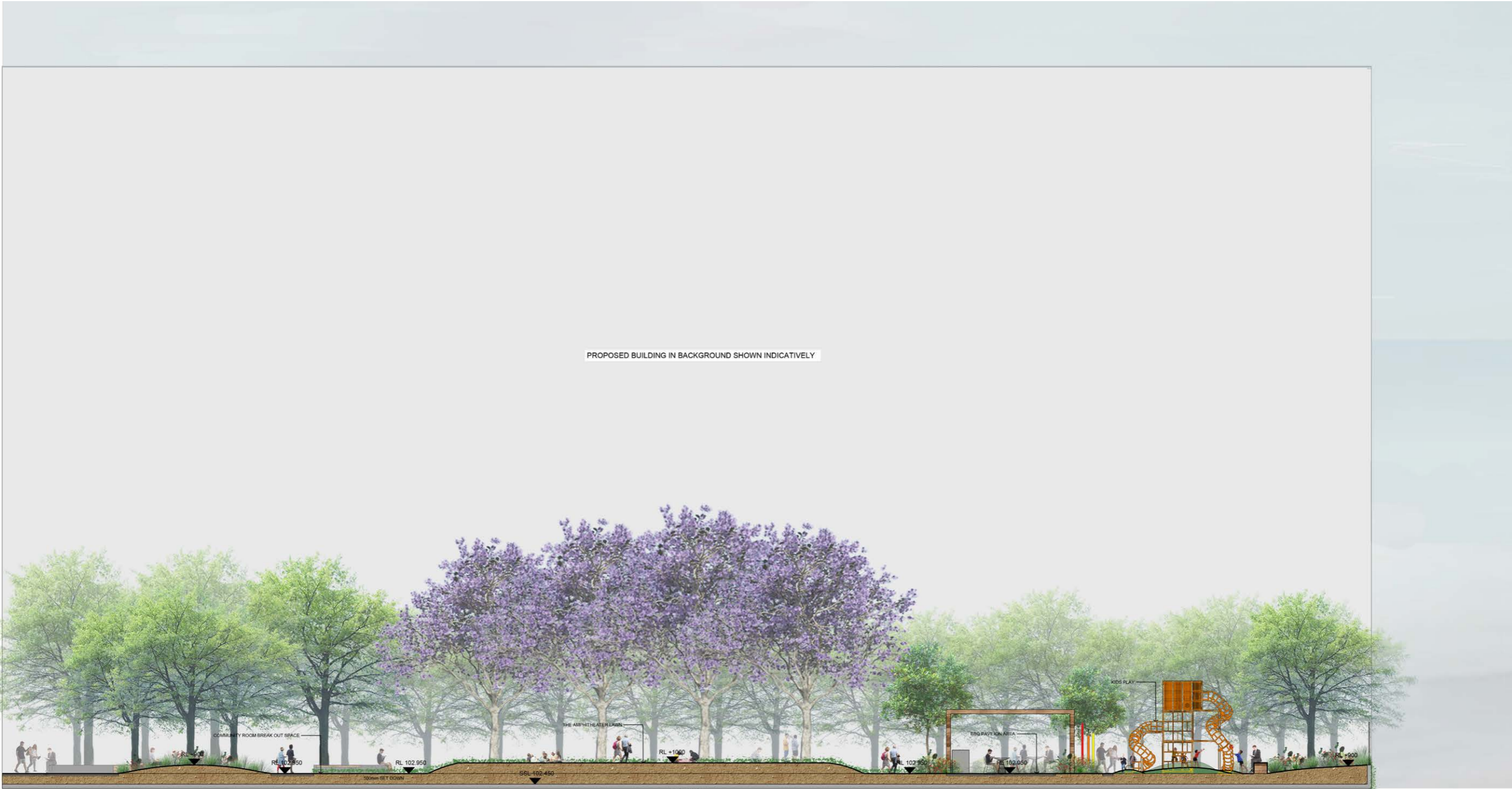
- 1 Raised central lawn space centrally located for informal gatherings and play- positioned to get maximum solar aspect
- 2 Community gardens position to get maximum solar aspect and views over the show ground precinct
- 3 Community room and breakout spaces
- 4 Green Stairs with integrated amphitheatre edges
- 5 BBQ pavilion positioned to face both play and lawn
- 6 Informal play space with seating for passive surveillance
- 7 Intimate seating spaces
- 8 Cascading planters to building edges
- 9 Breaks in planters for POS access to podium



1:400@ A3



4.3 LEVEL 02 - SECTION C



EDGE PLANTING AND COMMUNITY ROOM BREAK OUT SPACE 20000mm	RAISED AMPHITHEATER LAWN 22000mm	BBQ PAVILION AND DINING AREA 8000mm	KIDS PLAY WITH PLAY TOWER 8000mm	EDGE PLANTING WITH SEATING 6000mm
1:200@ A3				
0 2 4 6 8 10				

4.4 LEVEL 02 -CHARACTER IMAGES

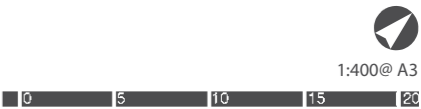


4.5 LEVEL 03 - SKETCH PLAN

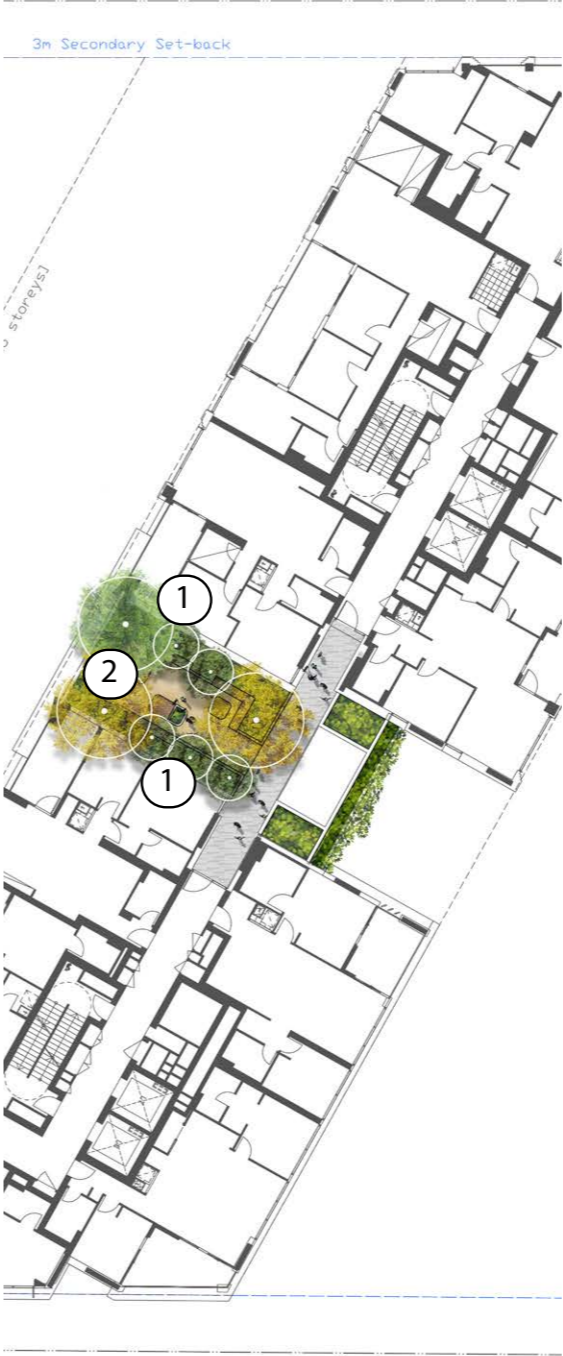


LEGEND- KEY FEATURES

- 1 Raised planter edges to POS providing a lush sanctuary setting and planted buffer with SS tensioned steel wires to grow vines and create an intimate setting
- 2 Series of communal seating spaces with integrated seating and retreat areas. Decomposed gravel to provide a feeling of scale
- 3 Raised timber pods and breakout spaces
- 4 Cascading planters to building edges



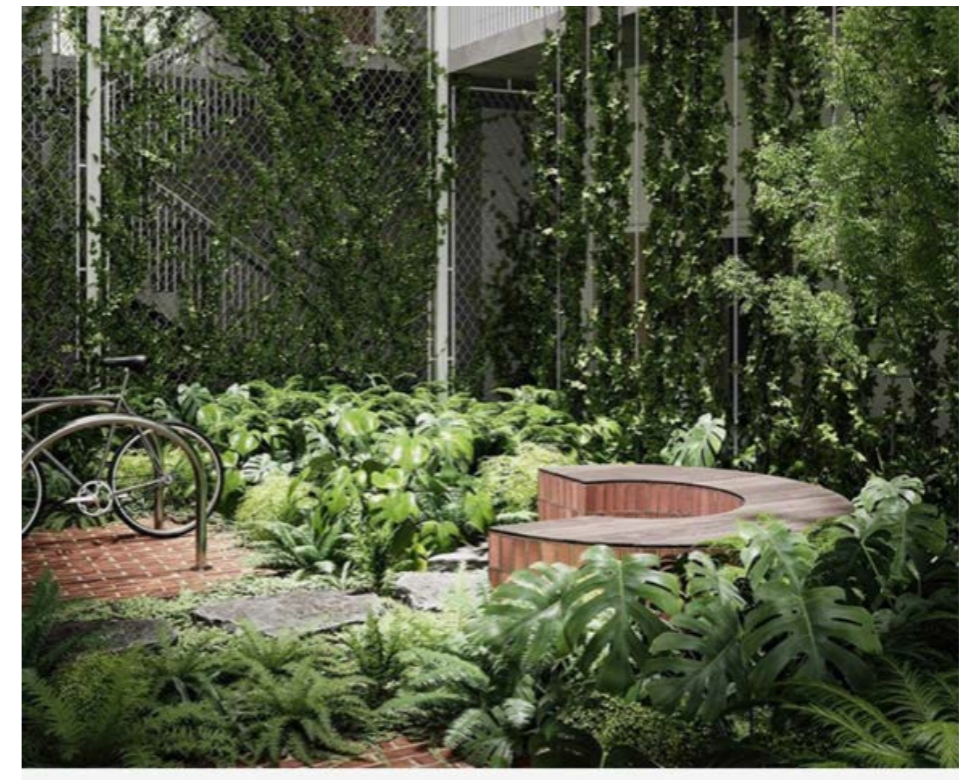
4.6 LEVEL 08 & 16 SKETCH PLANS



LEGEND- KEY FEATURES

- 1 Raised planter edges to POS providing a lush sanctuary setting and planted buffer with SS tensioned steel wires to grow vines and create an intimate setting
- 2 Series of communal seating spaces with integrated seating and retreat areas. Decomposed gravel to provide a feeling of scale
- 3 Raised timber pods and breakout spaces

4.7 LEVELS 03, 08, 16 - CHARACTER IMAGES



5.0 CLIMATE AND COMMUNITY RESILIENCE SUMMARY



GROUND FLOOR

- 50% OF PLAZA TO RECEIVE EXTENSIVE TREE CANOPY TO MITIGATE HEAT ISLAND EFFECT
- 37% OF PLAZA TO HAVE VEGETATED & PERMEABLE SURFACING
- UNDER STOREY GROUND COVERS - TO MITIGATE HEAT ISLAND EFFECT AND WSUD
- PAVING MATERIALS PROPOSED TO BE STONE IN BUFF AND LIGHT VARIANTS TO AVOID HEAT ABSORPTION
- PROPOSED BUILDING AWNING AND SHADE DEVICES TO MITIGATE HEAT ISLAND EFFECT
- WSUD AND OTHER GREEN SPACE INCREASED IN THE DESIGN OF THE PUBLIC OPEN SPACE TO MINIMISE IMPACTS OF FLOODING
- USE LOW RISK BUSHFIRE VEGETATION ON PLANNED GREENSPACE.
- CYCLE AND WALKING PATHS AND CYCLE INFRASTRUCTURE IN THE DESIGN
- APPROPRIATE NATIVE PLANT SPECIES TO MITIGATE WATER USAGE - OSD TANK USED FOR IRRIGATION



COMMUNAL SPACES

- 45% OF COMMUNAL OPEN SPACES TO RECEIVE EXTENSIVE TREE CANOPY TO MITIGATE HEAT ISLAND EFFECT
- 60% OF PODIUM TO HAVE VEGETATED & PERMEABLE SURFACING
- INCREASE IN PERMEABLE AREAS- LAWN EXPANSION TO AVOID EXCESSIVE PAVED HANDSTAND AREAS
- UNDER STOREY GROUND COVERS - TO MITIGATE HEAT ISLAND EFFECT AND WSUD
- PAVING MATERIALS PROPOSED TO BE STONE IN BUFF AND LIGHT VARIANTS TO AVOID HEAT ABSORPTION
- BBQ SHADE DEVICES TO MITIGATE HEAT ISLAND EFFECT
- WSUD AND OTHER GREEN SPACE INCREASED IN THE DESIGN OF THE PUBLIC OPEN SPACE TO MINIMISE IMPACTS OF FLOODING
- APPROPRIATE NATIVE PLANT SPECIES TO MITIGATE WATER USAGE - OSD TANK USED FOR IRRIGATION
- COMMUNITY GARDENS PROVIDED WITH WATER TANKS TO ENCOURAGE URBAN AGRICULTURE AND INCREASE THE DEVELOPMENTS SUSTAINABILITY AND RESILIENCE MEASURES
- ACTIVE PLAY AREAS PROPOSED TO ENCOURAGE ACTIVE AND FITNESS OPPORTUNITIES

5.1 CLIMATE AND COMMUNITY RESILIENCE SUMMARY

DORAN PLAZA AREA - 1400m²

Planting – 245 m²

Lawn – 280 m²

Total - 525m² of Vegetated surface = 37% of the Plaza

LEVEL 2 COMMUNAL OPEN SPACE AREA - 1500m²

Planting – 580.8 m²

Lawn – 352.1 m²

Total - 932.9 m² of Vegetated surface = 62% of the COS

LEVEL 3 COMMUNAL OPEN SPACE AREA - 456m²

Planting – 270 m²

LEVEL 8 COMMUNAL OPEN SPACE AREA - 345m²

Planting – 193 m²

LEVEL 16 COMMUNAL OPEN SPACE AREA - 125.9m²

PLANTING – 81 m²

Total vegetated communal areas = 2001.9m²

Total Site area = 7,969m²

Approx 25% vegetated areas on site

6.0 PLANTING SCHEDULE

LANDSCAPE SPECIFICS

The plant palette used for the site should reinforce all the themes as previously discussed. The environmental theme requires that the planting palette draw from the existing local vegetation communities.

In general;

Street trees should respond to the street hierarchy and Council’s street tree list.

The following list outlines the signature planting for the site and has been established with reference to:

Hills shire DCP 2012: Section C3- Landscape

APPENDIX A - RECOMMENDED SPECIES

Office of Environment and Heritage: River-flat Eucalpyt Forest on Coastal Floodplain - species list

OBJECTIVES:

To increase the number of indigenous species planted in Hills shire region

To eliminate the use of noxious weeds of potentially invasive species in developments

To use plants in such a way to foster energy efficient developmnt that relies on passive energy principles for heating and cooling

To reduce maintnance and water consumption through appropriate species selection

To create buffer zones and add to existing areas of remnant vegetation with locally indigeneous species including supplementary River-Flat Eucalypt Forest on Coastal Floodplains planting.

The Landscape planting for the site will have a minimum of 75% of indigenous / water sensitive planting species.

OVERVIEW

The planting palette has been carefully selected in direct response to a variety of site specific conditions. Key planting zones of the landscape proposal include:

Streetscape:

This will include Corymbia maculata street trees with an understorey of lomandra and pennisetum species. The development will be set within a native bushland setting with tree species such as Angophora, Eucalyptus and Waterhousia’s. A developed understorey will provide visual relief from the scale of the building with shrubs and groundcovers including Acacia, Grevillea, Lomandra and Westringia species.

Northern and Southern Boundary Planting [River-flat on Coastal Flood Plains:

The northern and southern boundary planting will be comprised of a native palette inspired by the sites ecological setting. The planting scheme will create seperation from the adjoining site to the south and tie into the existing parkland to the north. Species will include Acmena, Eucalptus and Melaleuca.

Communal Open Space:

A shade tolerant planting scheme has been developed for the communal open space on podium level. The planting scheme also seeks to create privacy for adjoining units to the podium whilst achieving year round seasonal interest. Species include Elaeocarpus, Tristaniopsis, Clivia, Dicksonia and Philodendron. All planting on structure will be in accordance with the NSW Planning and Environment Apartment Design Guide: Section 4P Planting on Structures.

Rooftop Terrace:

A drought tolerant and wind resistant planting palette has been selected for the rooftop area. The planting palette will include a mix of native shrubs including Syzygium and grevillea species to create a series of outdoor rooms with feature plantings of Agave and Cordyline species. Shade trees will include Waterhousia and Magnolia species. All planting on structure will be in accordance with the NSW Planning and Environment Apartment Design Guide: Section 4P Planting on Structures.

PUBLIC DOMAIN PLANTING SCHEDULE

Botanic Name	Common Name	Na- tive/ Exotic	Size	Spacing
Trees				
Acmena smithii	Lilly Pilly	Native	200L	As shown
Angophora floribunda	Rough Barked Apple	Native	200L	As shown
Eucalyptus longifolia	Woollybutt	Native	200L	As shown
Eucalyptus tereticornis	Forest Red Gum	Native	200L	As shown
Ficus macrophylla	Moreton Bay Fig	Native	200L	As shown
Jacaranda mimosifolia	Blue Jacaranda	Exotic	200L	As shown
Livistona australis	Cabbage Tree Palm	Native	200L	As shown
Liquidambar styraciflua	Sweet Gum	Exotic	200L	As shown
Liriodendron tulipifera	Tulip Tree	Exotic	200L	As shown
Melaleuca decora	White Feather Honeymyrtle	Native	200L	As shown
Melaleuca linariifolia	Narrow-leaved Paperbark	Native	200L	As shown
Melaleuca styphelioides	Prickly-leaved Paperbark	Native	200L	As shown
Pyrus calleryana	Callery Pear	Exotic	200L	As shown
Tristaniopsis laurina	Water Gum	Native	200L	As shown
Shrubs, and Ground Covers				
Acacia floribunda	White Sally Wattle	Native	150mm	1/m2
Aiantum aethiopicum	Maiden Hair Fern	Native	150mm	2/m2
Backhousia myrtifolia	Grey Myrtle	Native	150mm	0.5/m2
Banksia spinulosa	Hair Pin Banksia	Native	200mm	0.5/m2
Casuarina glauca	Swamp She-oak	Native	150mm	3/m2
Dichondra repens	Kidney Weed	Native	150mm	4/m2
Grevillea 'Robyn Gordon'	Grevillea	Native	150mm	1/m2
Lomandra longifolia	Spiny Head Mat Rush	Native	150mm	3/m2
Pandorea pandorana	Wonga Vine	Native	150mm	3/m2
Themeda australis	Kangaroo Grass	Native	150mm	4/m2
Viola hederacea	Native Violet	Native	150mm	4/m2



6.1 PLANTING SCHEDULE

COMMUNAL OPEN SPACE PLANTING SCHEDULE

Botanic Name	Common Name	Native/ Exotic	Size	Spacing
Trees				
Elaeocarpus eumundi	Eumindi Quandong	Native	100L	As shown
Elaeocarpus reticulatus	Blue Berry Ash	Native	100L	As shown
Brachychiton acerifolius	Illawarra flame tree	Native	100L	As shown
Howea forsteriana	Kentia Palm	Native	100L	As shown
Hymenosporum flavum	Native frangipani	Native	100L	As shown
Livistona australis	Cabbage Tree Palm	Native	45L	As shown
Pyrus calleryana 'Capital'	Capital Ornamental Pear	Exotic	100L	As shown
Tristaniopsis laurina	Water Gum	Native	100L	As shown
Liquidambar styraciflua	Sweet Gum	Exotic	100L	As shown
Waterhousia floribunda	Weeping Lilli Pilli	Native	100L	As shown
Shrubs, Ground Covers and Climbers				
Acanthus mollis	Oyster Plant	Exotic	300mm	1/m2
Alcantarea imperialis	Bromeliad	Exotic	300mm	0.1/m2
Acmena smithii 'Allyn Magic'	Lilly Pilly	Native	200mm	0.5/m2
Asplenium australasicum	Bird's Nest Fern	Native	200mm	2/m2
Cordyline terminalis 'Rubra'	Cordyline 'Rubra'	Native	200mm	1/m2
Clivia miniata	Clivia	Exotic	200mm	3/m2
Cycas revoluta	Sago Palm	Exotic	200mm	1/m2
Dianella caerulea	Blue Flay-lily	Native	150mm	3/m2
Dicksonia antarctica	Soft Tree Fern	Native	200mm	0.5/m2
Hardenbergia violacea	False sarsaparilla	Native	200mm	2/m2
Liriope muscari	Lily Turf	Exotic	150mm	4/m2
Lomandra Longifolia	Mat Rush	Native	200mm	4/m2
Philodendron 'Xanadu	Philodendron Xanadu	Exotic	150mm	3/m2
Phormium tenax	New Zealand Flax	Exotic	200mm	2/m2
Monstera deliciosa	Swiss Cheese Plant	Exotic	150mm	1/m2
Murraya paniculata	Orange Jasmine	Exotic	150mm	1/m2
Rhapis excelsa	The Lady Palm	Exotic	150mm	1/m2
Strelitzia reginae	Bird of Paradise	Exotic	150mm	1/m2
Trachelospermum jasminoides	Star Jasmine	Exotic	150mm	4/m2
Viola hederacea	Native Violet	Native	150mm	5/m2
Viburnum odoratissimum	Sweet Viburnum	Exotic	200mm	1/m2
Zamia furfuracea	Cardboard Palm	Exotic	200mm	2/m2



ROOFTOP TERRACE PLANTING SCHEDULE

Botanic Name	Common Name	Na- tive/ Exotic	Size	Spacing
Trees				
Citrus x meyeri	Meyer lemon	Exotic	100L	As shown
Magnolia grandiflora 'Little Gem'	Magnolia 'Litte Gem'	Native	100L	As shown
Plumeria rubra acutifolia	Frangipani	Exotic	100L	As shown
Waterhousia floribunda	Weeping Lilli Pilli	Native	100L	As shown
Shrubs, Ground Covers and Climbers				
Agave attenuata	Fox Tail Agave	Exotic	150mm	1/m2
Anigozanthos hybrid 'Gold Velvet'	Kangaroo Paw 'Gold Velvet'	Native	150mm	3/m2
Banksia ericifolia	Heath-leaved Banksia	Native	300mm	0.5/m2
Carpobrotus Menziesii	Pigface	Native	200mm	4/m2
Cordyline terminalis 'Rubra'	Cordyline 'Rubra'	Native	200mm	1/m2
Grevillea rosmarinifolia	Crimson Villea	Native	300mm	2/m2
Ricinocarpos pinifolius	Wedding Bush	Native	150mm	1/m2
Syzygium australe 'Pinnacle'	Lilly Pilly	Native	300mm	1/m2



7.0 MATERIALS PALETTE

MATERIALS & QUALITY

The design strategy is to provide a durable and high quality landscaped building setting with a consistency of quality and treatments across the site selected to compliment the character of the architecture. Consideration has been given to durability and practicality for ongoing maintenance.

Feature granite paving is provided throughout . Paving in the public domain will be in accordance Council’s standards for public domain works. Material, finishes, furniture and fixtures will be selected with consideration to whole of life costs, detailed and installed to minimize ongoing maintenance needs.

FURNITURE

Furniture proposed will be durable, easily cleaned and include anti-graffiti coatings where necessary to reduce vandalism. Tactiles and other pedestrian safety devices will be installed as required by the relevant standards. Bike racks are provided on Entry thresholds- to facilitate to Bike parking provisions.



Materials, Finishes and Furniture Schedule

ITEM	FINISH
Wall Type 1: Insitu off white formed concrete walls,	-
Wall type 2: Sandstone blocks , locally sourced 500mm wide x 450mm high.	Gosford quarries [or similar sourced] to Common areas
Paving Type 1: Brick Paving to match Architectural brickwork - to breakout spaces	Match Architectural
Paving Type 2: Granite Paving: 50% diamond gold / 25% Diamond Grey / 25% Diamond White	-Ex-foliated , laid half staggered stretcher bond Grout joints to have an oxide buff colour
Paving Type 3: Paving Type 3: Nepean river gravel - 10mm	Ex-foliated Emu granite paving mid grey in colour to all footpath areas
Fence type 1: 1.0m high SHS Powder-coated aluminium fence to boundary with Brick pillar [wall type 1]	Tubular Powder-coated aluminium Black - flat top
Bench seating	Frame powder coated steel leg. powder coated aluminium frame
Light poles At nominal 15m spacings	Subject to Engineers details
Pergola Structure SS wire trellis- Black with BBQ , and seats	powdercoated black with SS wires for vines:



8.0 DRAWING APPENDICIES