

bangawarra



30-46 AUBURN ROAD, REGENTS PARK
Development Application - STAGE 3

Client: 30 Auburn Road Pty Ltd.

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30-46 AUBURN ROAD, REGENTS PARK
DEVELOPMENT APPLICATION - STAGE 3

Client:

30 Auburn Road Pty Ltd.

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Cover Page. Illustration of Proposed Residential Development at 30-46 Auburn Road, Regents Park (Tim Throsby, 2022).



Figure 1.0 Grove of Trees at nearby Magney Reserve.

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Figure 1.1 Nearby Duck River.

WELCOME TO COUNTRY

WELCOME TO COUNTRY.

Wedayeo galumban gurad (Welcome to sacred Country).

This Country is tucoerah, a place where two waters and many ecologies meet. Country here has been shaped by the constant rising and falling of water from the ocean tides, washing across the land and creating tidal floodplains and vast mud flats.

It is here that we celebrate Parradowee, the eel spirit, as law-keeper of the rivers and streams and the spirit of resilience and adaptation. The Songline of Parradowee traverses many changing environments, from dry to wet, salty to fresh, mud to sand. It is this enduring spirit of Country that we bring with us as we work with Country to create spaces for diverse communities to meaningfully connect to the stories, knowledge and culture of Country today.

As we honour Country, we pay our respects to the people of this place including the D'harawal, Dharug, Gai-mariagal, Gundungurra and Guri-Ngai people and the many others of the kinship system here. We are guided by the Ancestors and Elders as custodians of Country and vital connections to the stories and knowledges of this place.

Ngeeyinee bulima nandiritah

(May you always see the beauty of this place)

Shannon Foster
D'harawal eora Knowledge Keeper

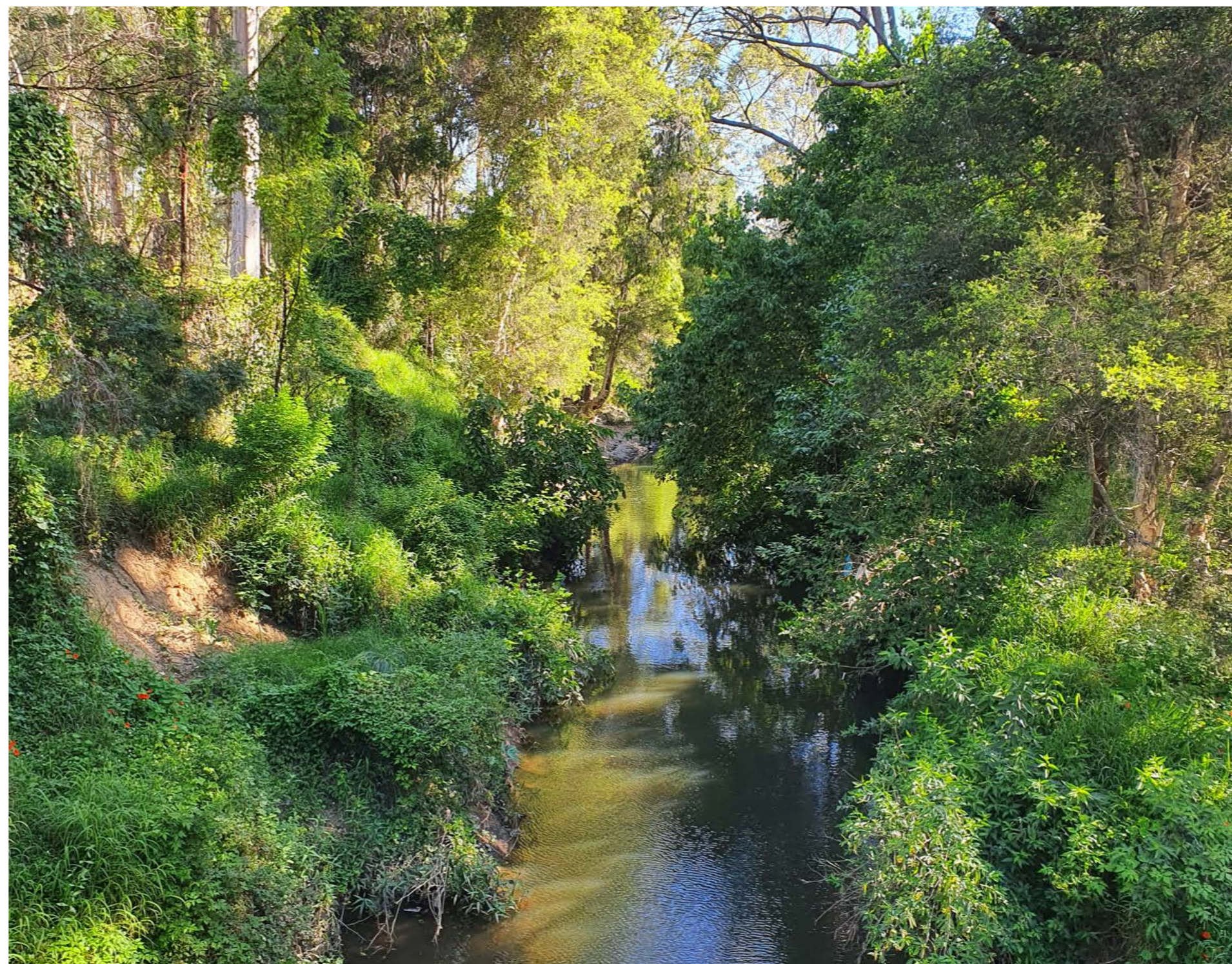


Figure 1.2 Nearby Duck River.

1.0 INTRODUCTION

PROJECT BACKGROUND AND PROPOSAL.

CLOUSTON Associates has been engaged by 30 Auburn Road Pty Ltd. to deliver a high quality landscaped public domain that complements the built form of the proposed development at 30-46 Auburn Road, Regents Park (see Chapter 5.0).

This development application is a high-level strategic design response to the findings of a site analysis process, review of relevant background studies and consideration of the site's context within the CBD and the vision outlined in the City of Canterbury-Bankstown's Connective City 2036 Plan.

The "North Central Local Area Plan" Bankstown 2016 has also been taken into account in the background research material and objectives formed part of the concept design.

The development application provides a summary of:

- Analysis of existing site conditions and context.
- Opportunities and constraints for the public domain.
- Strategic concept design considerations.
- Stage 3 concept design.

Even though it does not form part of the immediate site development, this application identifies and considers the prospect of future growth in the City of Canterbury-Bankstown region to better connect the precinct.

It should be noted that the concept design presented in this application is for master planning purposes and as such are limited in detailed information. The detailed design of the public domain areas will be subject to further refinement, information and documentation during the next phases of the approval process.

OBJECTIVES.

The public domain and landscape works proposed for 30-46 Auburn Road are underpinned by five core objectives:

- Prioritising accessibility and active mobility (walking and cycling)
- Enhancing social engagement and enabling activation
- Offering a diversity of experience and fostering a sense of place
- Optimising functionality, amenity and quality of open space
- Integrating environmental and cultural heritage values.

These objectives are reinforced further in '7.0 Design Intent'.







Figure 1.3 Current Site Photo of The 'Regents Park' Site.

STAGING PLAN.

This document is a guide for the proposed public domain and landscape works for Stage 3 at 30-46 Auburn Road.

The indicative area for Stage 3 works is illustrated in Figure 1.4

LEGEND

-  Stage 1
-  Stage 2
-  Stage 3
-  Stage 4

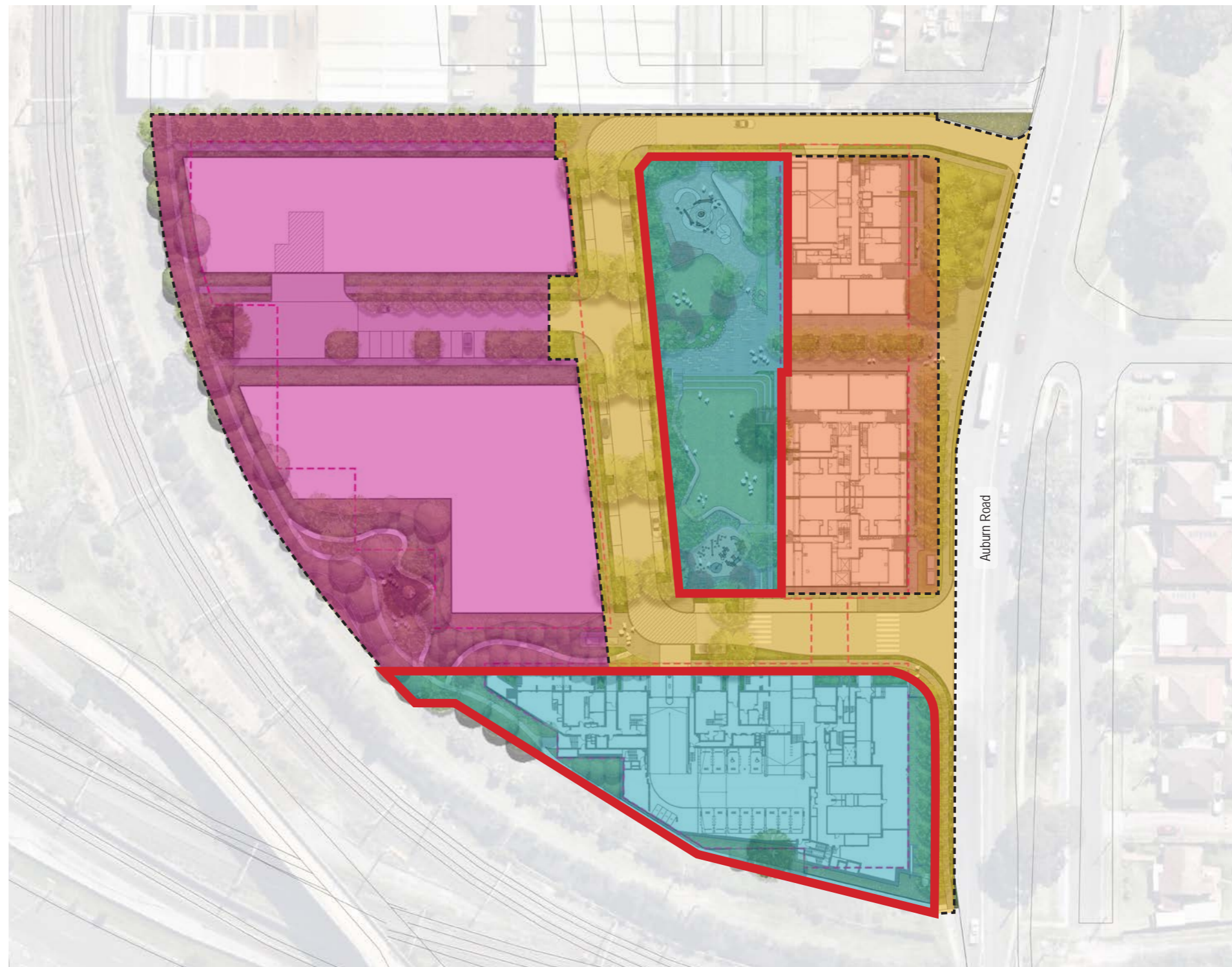


Figure 1.4 Staging plan for the Regents Park site.

2.0 SITE OVERVIEW

THE SITE.

30-46 Auburn Road is centrally located in the Sydney suburb of Regents Park, 17 kilometres west of Sydney's CBD.

The Auburn Road Precinct is approximately 2.117 hectares in area and is bounded on the east by Auburn Road, to the south and west by freight and commuter rail lines, and the north by existing industrial uses.

The subject site is a unique island within a rapidly evolving mixed residential and light industrial area. The site hosts great potential for the local area with opportunities to enhance pedestrian access and active transport movements to and from the site, as well as, the potential to add new streets and open and built spaces.



Figure 2.0 Existing Site Aerial and Site Boundary.

THE SITE'S EVOLUTION TO DATE.

The project's evolution to date is extensive. The site has undergone various submissions and assessments since 2012.

2012

- Proponent applied to amend the LEP for the site to achieve a maximum floor space ratio (FSR) 3:1, with building heights up to 17 storeys.

2013

- The Council deemed the proposal too dense for the site and precinct.
- The Sydney West Joint Regional Planning Panel offered that the site was suitable for a denser housing solution.

2014

- Proponent submitted a second proposal to amend the LEP, seeking the maximum FSR of 2:1, and a maximum height of 8 storeys. Bankstown Council resolved not to support the second proposal.
- Bankstown Council commissioned Architectus to prepare a Structure Plan.

2015

- Proponent submitted a planning proposal for the site at an FSR of approximately 4:1, with a maximum building height ranging from 5 to 20 storeys.
- At the request of Bankstown Council, Architectus conducted a review of the height and floor space controls concluding a maximum FSR of 1.75:1, with heights of up to 6 storeys on Auburn Road and 8 storeys elsewhere.

2016

- The Department of Planning recommended support for the planning proposal with conditions: The Gateway left FSR open to allow a suitable FSR to be selected for the site - 1.75, 2.25 or a more suitable alternative.
- Flood and contamination studies were conducted.
- Architectus conducted a further review to determine an appropriate FSR for the site. It was concluded that 1.75:1 would be the optimum FSR for the site.

2017

- Following multiple applications and reviews, an Independent Hearing and Assessment Panel Review recommended that the planning proposal proceed with the maximum FSR of 1.75:1 for the site - satisfying SEPP65 guidelines.
- Stanistic Architects prepared and lodged a development application for the site - seeking 137 dwellings and an overall site FSR of 0.6:1.
- Canterbury-Bankstown Council commissioned Olsson Architects to conduct a review of the site, the Architectus Structure Plan, and the proponent's proposals for the site. This review concluded that a FSR of 1.75:1 would be appropriate for the site, with a distribution of 6 and 8 storey buildings.
- An Independent Hearing and Assessment Panel review recommended that the planning proposal proceed with the maximum FSR of 1.75:1 for the site.

2018

- The proponents sought a revised Gateway Determination, seeking an increased FSR (from 1.75:1 to 2.25:1).
- DPIE implemented a peer review of the scheme. McGregor Coxall was the expert selected and the outcome of that review process was a revised scheme proposed with a density of 2.4:1.

2020

- Given the discrepancy between the Gateway determination and the recommendation of McGregor Coxall, a Gateway review request was submitted in April 2020.
- The Independent Planning Commission (IPC) recommended on 18 December 2020 that the maximum FSR of 2:1 be maintained, but the heights of 23 metres, 29 metres and 41 metres be adopted.

2021

- In March, the Sydney South Planning Panel was appointed as the Planning Proposal Authority (PPA) as Council had advised that it no longer accepted the role of the PPA.

2022

- On 22 April 2022, amendment no 14 to the Bankstown Local Environmental Plan 2015 was made which provided additional height and floor space to the subject site.



Figure 2.1 Current Site Photos of The 'Regents Park' Site.

3.0 PLANNING CONTEXT

A number of related planning policies and strategies have been sourced to inform and underpin the rationale for the site's access to open space, both within and adjoining the site, a brief summary of which is outlined below.

The fundamental premise guiding all best practice in public realm planning is the goal of a 'Liveable City'. In this regard the concept of the "8-80 City" seeks to offer equity to all; what meets the basic needs of an 8 year old or an 80 year old will likely meet the needs of everyone in between. Central to this objective is the aim of maximising incidental and planned physical activity in which walkability and cycle friendly streets are major drivers. The following policies draw on this notion.

BEST PRACTICE METRICS FOR OPEN SPACE

Over the last thirty years in Australia and throughout much of the developed world a shift has occurred in the approach to planning of public open space that is characterised by a move away from a quantity based approach to a more balanced qualitative rationale in which quantity still remains a key consideration.

The NSW State Government is currently preparing a suite of documents that will integrate best practice metrics for open space planning (see Greener Places overleaf). While there is no clear indication as to the metrics that will be adopted for later guideline documents, the following are some of the key performance indicators that are currently considered best practice in the field - here in Australia and overseas - and which have been adopted for the purposes of this plan:

- **Access** - Accessibility to open space is accepted as a critical metric, with a 400m walking catchment from most residences to public open space suitable for suburban environments. For high density populations (ie 40-60 dwellings/ Ha and above) a 200-250m catchment is considered more appropriate. Access to sports facilities are generally considered to be required at optimally 2kms and no more than 5kms from most residences.
- **Size** - Current guidelines typically recommend an optimal 0.5-2 Ha size for local parks, with a minimum of 0.3Ha in more dense urban environments, while District Level Parks are typically recommended to be of 2-5 Ha (dependent on the setting type and larger for sports facilities - usually 10Ha+). Smaller spaces such as carefully located social spaces (eg street corners) also contribute to the fine grain of the public realm, especially in denser developments.
- **Quality** - Open space in urban developments should be of high quality and well designed to attract use and activation for a broad range of ages, backgrounds and abilities. The design of open space should focus on social needs and minimise user conflicts; it should also be of robust but appealing design to foster engagement while catering for high levels of use.
- **Quantity** - There has been a shift away from calculating the amount of open space required in any locality based on Ha/per 1000 person standard towards a more context specific quantum using access and size metrics as above to establish distribution within denser urban environments. For suburban greenfield sites there remains some focus across Australian States on a percentage of total developable area metric (typically anywhere from 8-12%).

- **Diversity** - While the culture of Sydney's population is highly diverse, for the most part people of all ages and backgrounds share a common desire for basic recreation needs. Accordingly, it is important to provide safe places to walk, to sit in shade or sun according to season, for play, for social interaction, for physical health and fitness and for contact with nature.
- **Social Engagement** - A well-planned public realm is one of the key contributors to social and community cohesion. Features such as clear lines of site, frequency of path crossing, places to sit and talk and 'offline' places from which to observe others without commitment to engagement are critical to fostering social engagement.
- **Activation** - The provision of community and cultural infrastructure will encourage community events, gatherings and activities that foster community capacity building. This infrastructure will allow the public realm to be activation-ready, fostering social cohesion within the community.
- **Contact with Nature** - The direct links between the ecological services that open space can return to urban environments (wildlife corridors, water management, heat island mitigation etc) and the increasing awareness of the health and wellbeing benefits of contact with nature require an integrated approach and commitment to green infrastructure in our streets and open spaces. Native planting and natural materials (eg. stone and timber play an important role here).
- **Health and Wellbeing** - The direct relationship between levels of lifestyle related diseases and accessibility or otherwise to quality open space are widely researched and documented. Ease of access, safety, quality and sense of place for public open space are the critical drivers in enhancing a community's wellbeing.
- **Character and Identity** - A clear sense of place for all public spaces that draws on the heritage and landscape character of a locality generates high levels of community ownership. District views, use of locally endemic planting and local materials as well as the integration of public art all assist in cementing a sense of local identity in the users and the wider community.
- **Safety and Amenity** - A sense of personal safety is critical to the use of open space; in that respect a central tenet of Crime Prevention Through Environmental Design (CPTED) is passive surveillance, both from within the public realm and from adjoining buildings. Clear lines of site, active spaces and good night lighting with minimal shadows enhance a sense of safety. Likewise winter sun, summer shade and cooling breezes enhance amenity in public spaces
- **Green and Grey Infrastructure** - Increasingly the recreational values of natural and infrastructure corridors are being realised, especially for walking and cycling. Providing easy access to such corridors is shown to generate higher levels of recreation participation. The Sydney Green Grid provides a strong framework for such planning (see Figure 4.0).



Figure 3.0 Current Site Photos of The 'Regents Park' Site.

- **Walk and Cycle Friendly Streets** - Pedestrian and cycle friendly streets also encourage physical daily activity for commuting, social or recreation uses. Safety, shade and amenity are key design considerations in this regard.
- **Heat Island Mitigation and WSUD** – The public realm is a critical contributor to moderating temperatures and humidity as well as in managing stormwater run-off. Extensive tree canopy, especially along streets, and planted roof gardens have a direct impact on lowering temperatures as do areas of irrigated grass and planting. In the same vein harvesting stormwater for reuse domestically and in irrigation reduces downstream volumes and impacts while reducing energy costs.

The core elements of these values and metrics will be incorporated in the planning and design of 30-46 Auburn Road, Regents Park.

‘GREENER PLACES’ - GREEN INFRASTRUCTURE POLICY

The recently released draft policy document Greener Places (GANSW 2018) outlines the essential role of Green Infrastructure in the delivery of sustainable landscapes and communities.

Greener Places proposes a design approach for urban environments that promotes nature as a key driver and the policy cites four core principles in realising that objective:

- **Integration:** Combine Green Infrastructure with urban development and grey infrastructure.
- **Connectivity:** Create an interconnected network of open space
- **Multi-functionality:** Deliver multiple ecosystem services simultaneously
- **Participation:** Involve stakeholders in development and implementation.



Figure 3.1 Current Site Photos of The ‘Regents Park’ Site.



Figure 3.2 Current Site Photos of The ‘Regents Park’ Site.

SEARS REQUIREMENTS.

The specific planning requirements for Stage 3 works at 30-46 Auburn Road have been outlined in the Secretary's Environmental Assessment Requirements (SEARs) for affordable housing.

The table below extracts the requirements from point 14 'Trees and Landscaping', and point 23 'Public Space', which directly relate to this document. The following design responses indicate how these requirements have been incorporated into the landscape design presented within this package.

ISSUE AND ASSESSMENT REQUIREMENTS (SPECIFIC TO STAGE 3)	DESIGN RESPONSE
<i>14. TREES AND LANDSCAPING</i>	
<p><i>Provide a landscape plan, that:</i></p> <p><i>Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</i></p>	<p>In our Stage 3 design, planting has been selected to complement local climatic conditions and define key points of interest, such as the playground, water feature, and lawn areas. This aims to create a lasting and impactful impression for residents and visitors of 30-46 Auburn Road. This involves using a combination of native evergreen species to provide year-round shade, relief from the sun, and protect against harsh winter winds. Additionally, deciduous species are incorporated to maximise sun exposure in winter and provide seasonal colour variation.</p> <p>The following pages detail the proposed site planting for Stage 3.</p> <ul style="list-style-type: none"> • Figure 10.0 on Page 38: Overall master plan illustrating proposed planting for the entire site. • Pages 40-45: Detailed landscape plans showing proposed planting specific to Stage 3. • Page 33: Explanation of the design's planting scheme. • Page 37: Plan detailing the species and location of proposed trees on-site. • Page 46-47: Planting schedule of plants proposed for Stage 3 (trees, shrubs, groundcovers, and grasses), including the number and species of plantings, indicative imagery, and their estimated heights and widths at maturity. • Page 36: Diagram displaying the calculated proposed canopy coverage as a percentage of the site area. <p>Please note that the plant quantities outlined in this document are indicative and will be further refined during the project's design development stage.</p> <p>For additional information on planting schemes for other stages of the project, please refer to their respective stage documents and their planting schedules.</p>
<p><i>Provide a landscape plan, that:</i></p> <p><i>Provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</i></p>	<p>Our evaluation of trees to be removed and retained on-site is based on the 'Arboricultural Impact Assessment' prepared by TreeRepairs. This document is to be read in conjunction with this specific SEARs requirement. A brief overview of the findings of the assessment can be found on page 30 of this document.</p>

<p><i>If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:</i></p> <p><i>Any existing canopy coverage to be retained on-site.</i></p> <p><i>Tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant</i></p>	<p>Our evaluation of trees to be removed and retained on-site is based on the 'Arboricultural Impact Assessment' prepared by TreeRepairs. This assessment recommended the removal of all existing trees due to their low landscape significance, poor structure, and form. While all current trees must be removed, the proposed design will offset this by incorporating additional trees that reflect the local character and Country to which this site belongs.</p> <p>Please refer to Figure 4.4 on page 21 for the number and locations of the trees to be removed. Note that tree root mapping is not required as all existing trees on site are being removed. Further explanation for this removal can be found on page 30.</p>
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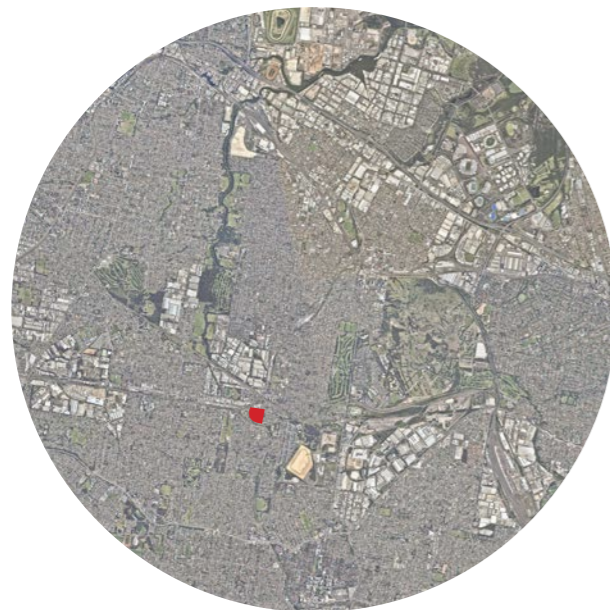
23. PUBLIC SPACE	
<p>Demonstrate how the development:</p> <p><i>Maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</i></p>	<p>From a landscape perspective, our design maximises the amount, access, and quality of public spaces within and beyond the development. We've proposed to relocate the existing bus stop northward, aligning it with the main entry of the development and nearby Magney Reserve. The Central Park, open to the public, will smoothly link to Magney Reserve, with the plaza guiding people to both parks. This ensures seamless access for residents and visitors coming to the development or Magney Reserve on foot, or using existing public transport networks. While new public facilities, including expansive lawns, seating areas, a playground, water feature, and shaded areas in the park, will enhance the overall experience and amenity of public facilities in the area.</p> <p>Please refer to the following pages for information on how we plan to do this:</p> <ul style="list-style-type: none"> • Figure 6.4 on Page 27: This diagram illustrates the design's potential connections to future streets and existing points like Auburn Road and Magney Reserve. • Figure 10.0 on Page 38: Overall master plan. • Pages 40-43: Detailed Central Park and Building C landscape plans. • Page 44-45: Building C courtyard garden design and rooftop garden design.
<p>Demonstrate how the development:</p> <p><i>Provides accessible public space.</i></p>	<p>Our Stage 3 design prioritises universal accessibility and aims to enhance the appeal of the development's public spaces such as the central park, streetscapes, plazas, and western edge areas. Through thoughtful planning and design elements, diverse needs are accommodated, fostering community engagement for all ages, abilities, and backgrounds. The following pages show this.</p> <ul style="list-style-type: none"> • Figure 4.2 on Page 18 : This local context map illustrates the development's ease of access to get to site by foot or public transport. • Figure 6.4 on Page 27: This structure plan outlines circulation, emphasising clear links in and out of the development for pedestrians and vehicles. • Page 31: This page details how our design Connects and Designs with Country. This will aim to create spaces that are culturally welcoming for the local Indigenous community so that they feel welcomed and safe at 30-46 Auburn Road. • Page 32: Our project objectives prioritise creating welcoming, attractive, and accessible spaces across the entire development. • Page 33: Describes key moves across the precinct, outlining how each space plans to be welcoming, attractive, and accessible for all residents and visitors of 30-46 Auburn Road. <p>Refer to the overall master plan and detailed landscape plans on Page 38, and Pages 40-45 for an illustration of this vision.</p>
<p>Demonstrate how the development:</p> <p><i>Maximises permeability and connectivity.</i></p>	<p>Our Stage 3 design aims to maximise permeability and connectivity with clear sight lines and well-planned links to open spaces throughout the development. Figure 6.4 on Page 27 illustrates this, emphasising clear links in and out of the development for pedestrians and vehicles.</p> <p>To add, spaces within the design connect not only within the development (e.g., building entrances) but also with the existing landscape, including Magney Reserve, Auburn Road, and potential future connections. This ensures seamless access for residents and visitors within the broader area and facilitates connections to nearby public transport networks (bus stops and train stations).</p> <p>CPTED principles will also be applied to our design to ensure permeability and safety for residents and visitors of 30-46 Auburn Road. Refer to the overall master plan and detailed landscape plans on Page 38, and Pages 40-45 for an illustration of this vision.</p> <p>Please refer to The Design Partnership's 'CPTED Report' for further information.</p>

<p><i>Demonstrate how the development:</i></p> <p>Maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</p>	<p>From a landscape perspective, our Stage 3 design aims to maximise the amenity of public spaces within the development.</p> <p>The Central Park is positioned and designed to optimise solar exposure, provide shade, and offer wind protection. In doing this, we include diverse facilities such as expansive lawns, seating areas, playgrounds, water features, and an increase in canopy - fostering a versatile and enriched public environment for residents and visitors.</p> <p>Communal spaces, including the rooftop gardens on Building C, will function as unique venues for gatherings, events, workshops, and recreational activities. Please refer to the following pages for an illustration of this vision:</p> <ul style="list-style-type: none"> • Figure 10.0 on Page 38: Overall master plan. • Pages 40-43: Detailed Central Park and Building C landscape plans. • Page 44-45: Building C courtyard garden design and rooftop garden design. • Page 36: Diagram displaying the calculated proposed canopy coverage as a percentage of the site area.
<p><i>Demonstrate how the development:</i></p> <p>Maximises street activation.</p>	<p>The development maximises street activation by giving priority to pedestrians. Internal road speeds are reduced, featuring only one lane for moving traffic in each direction. This improves pedestrian safety and encourages people to walk - activating the local area, encouraging passive surveillance, and enhancing people's sense of safety.</p> <p>Refer to the architectural package for more information into the interface between private, communal open space, and public areas, including the street.</p>
<p><i>Demonstrate how the development:</i></p> <p>Minimises potential vehicle, bicycle and pedestrian conflicts.</p>	<p>The development minimises potential conflicts between vehicles, bicycles, and pedestrians by incorporating the following design moves:</p> <ul style="list-style-type: none"> • Buffer vegetation, particularly trees, in areas where high pedestrian activity intersects with cyclists and vehicles. This separation enhances safety, reducing the risk of conflicts between different modes of transportation. • Clear sightlines and designated pathways will be incorporated to ensure a safer and more organised environment, keeping everything and everyone in view. • Signage and bicycle road markings along the street will serve as reminders for drivers and bicycle riders to stay within their lanes. <p>Refer to the overall master plan and detailed landscape plans on Page 38, and Pages 40-45 for an illustration of this vision.</p>

4.0 SITE CONTEXT

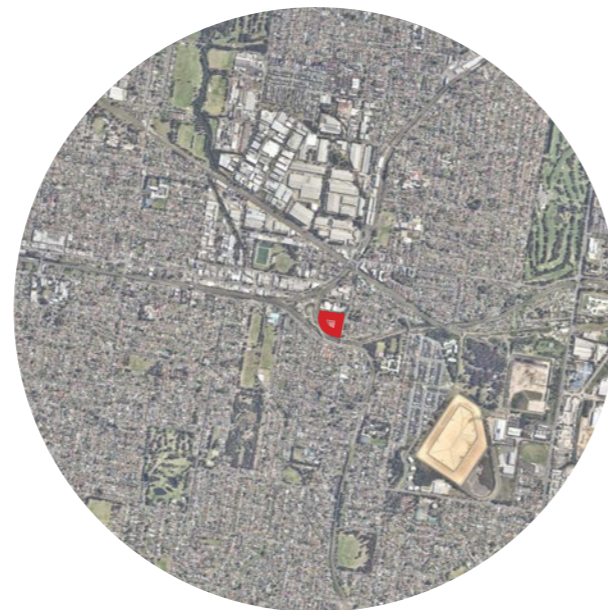
OVERVIEW

Set out overleaf are a series of maps illustrating the site at different scales of context - regional, district, local and site scale.



REGIONAL

At the Regional Scale, 30-46 Auburn Road is presented in context to the Sydney Green Grid's 'West Central' Plan. Here, the site's distance to existing green and creek corridors, and open space is explored.



DISTRICT

At the District Scale, 30-46 Auburn Road is explored in context to the greater City of Canterbury-Bankstown area. At this scale, the site was analysed for its proximity to key spatial features such as parks, waterways, public transport hubs, and transport routes.



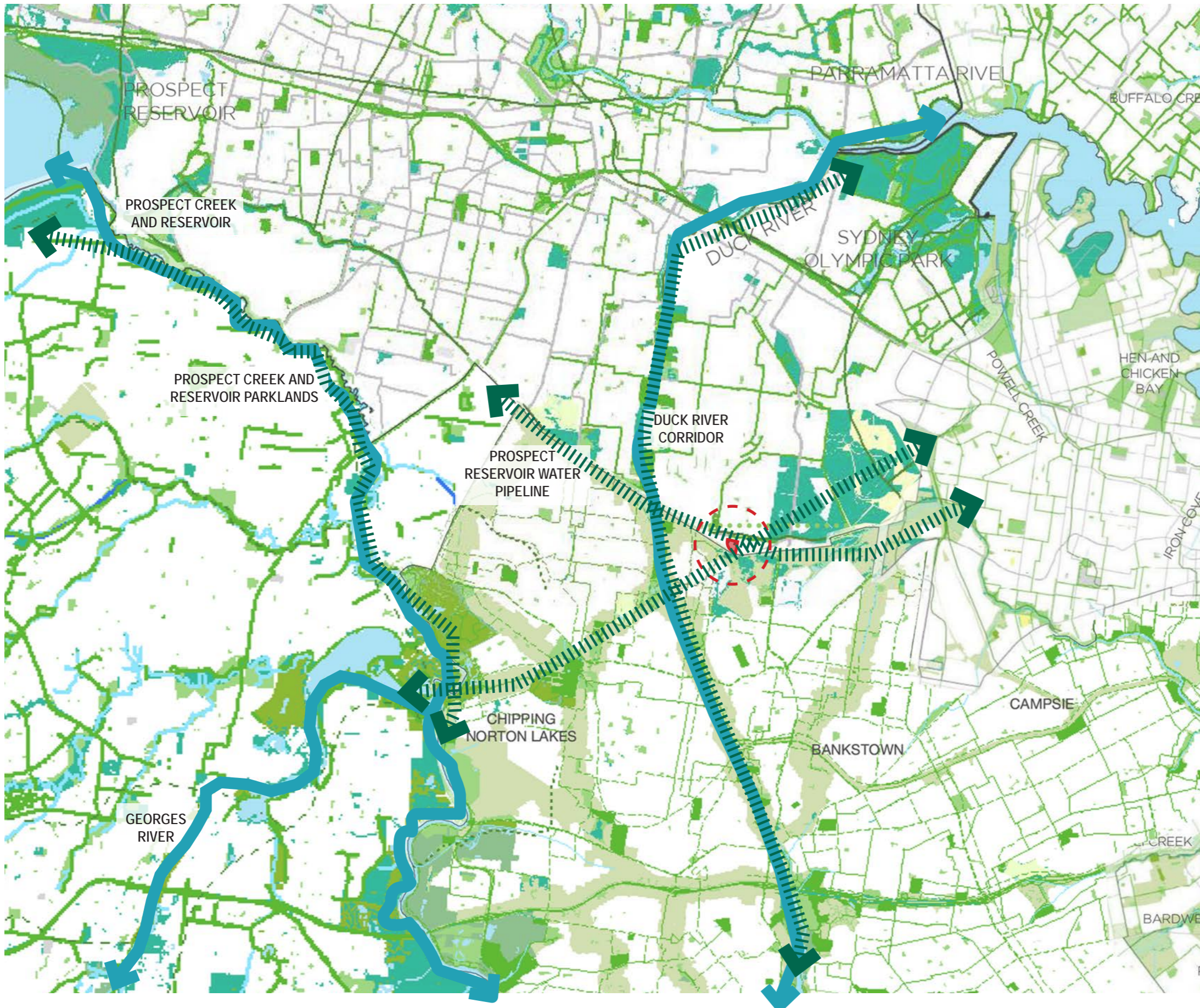
LOCAL

At the Local Scale, consideration of the site's context within the Regents Park Town Centre is illustrated. Here, the site's accessibility to local points of interest such as public transport nodes, schools, local parks and open spaces, and sports facilities were explored.



SITE

At the Site Scale, 30-46 Auburn Road was explored in context to its immediate surroundings - taking into account the proposal site itself and its surrounding open spaces such as Magney Reserve, local streets, and adjacent land.



REGIONAL CONTEXT - THE SYDNEY GREEN GRID

The relevant section of the Green Grid and its relation to the project site is illustrated to the left in Fig 4.0. The corridors of most relevance to this project include:

- Duck River Corridor
- Prospect Reservoir Water Pipeline
- Prospect Creek and Reservoir Parklands

At present the most significant of these is Duck River Corridor as it not only offers an extensive parkland corridor within 800 metres of the centre of the project site, but also incorporates a suite of parks and sports facilities all within 1km of the site.

The project will adopt the three aims of the Green Grid namely:

- Conserve, improve and expand Sydney's strategic network of open spaces.
- Reinforce a sense of place within Sydney's subregions.
- Safeguard and plan the green infrastructure of Sydney.

LEGEND

- High Environmental Lands
- BioMap Regional Corridors
- BioMap Core Areas
- Public Open Space
- Site
- ↔ Green Corridors
- ↔ Existing Creeks



Client:
30 Auburn Road Pty Ltd.



30-46 AUBURN ROAD, REGENTS PARK

15/04/25 • Rev D

Figure 4.0

REGIONAL CONTEXT - SYDNEY GREEN GRID EXISTING VALUES

S21-0043



LEGEND

- Site
- District Parks
- Golf Course
- School
- Town Centre / Shops
- Main Road
- T Rail Station
- 400m / 800m Radius
- Railway Line
- Sydney Water Pipeline
- Creekline
- Sports Field / Sports Facility
- Duck River Green Corridor
- Potts Hill Reservoir
- Bridge



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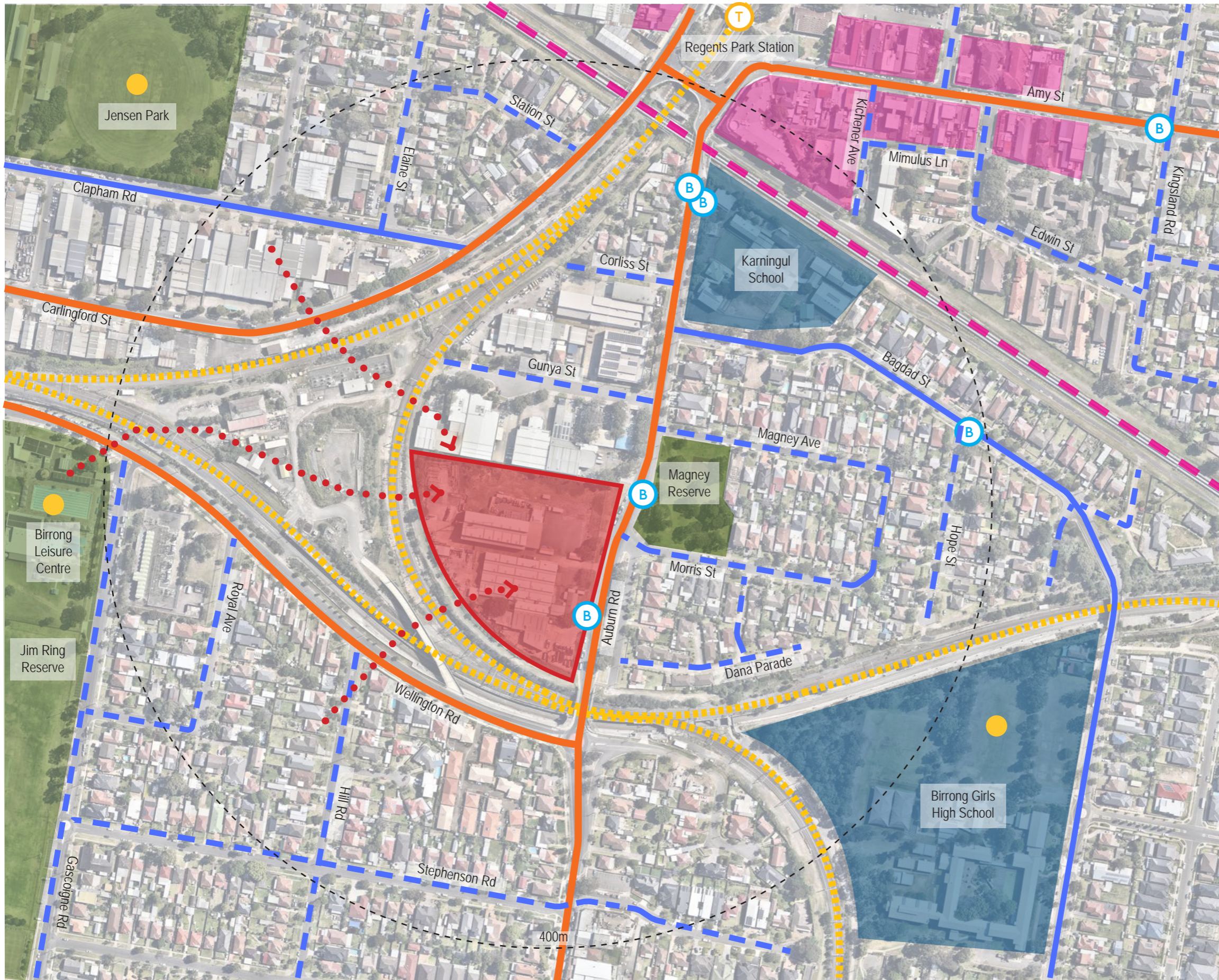
30-46 AUBURN ROAD, REGENTS PARK

DISTRICT CONTEXT

15/04/25 • Rev D

Figure 4.1

S21-0043



LEGEND

- Site
- District Parks
- Local Park
- School
- Town Centre / Shops
- Main Road
- Secondary Road
- Local Road
- T Rail Station
- B Bus Stop
- 400m Radius
- Railway Line
- Sydney Water Pipeline
- Sports Field / Sports Facility
- Access Constraints



Client:
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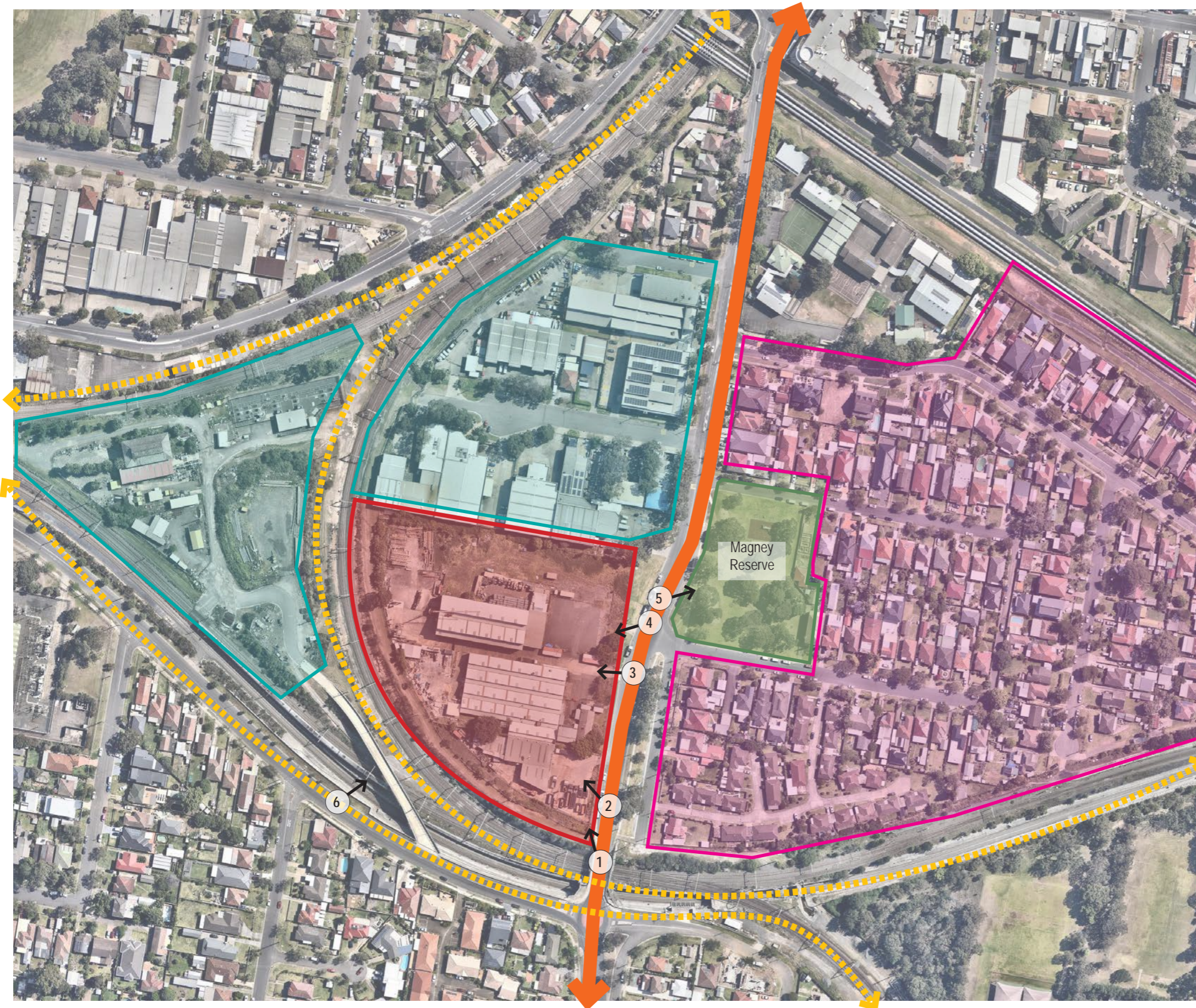
30-46 AUBURN ROAD, REGENTS PARK

LOCAL CONTEXT

15/04/25 • Rev D

Figure 4.2

S21-0043



IMMEDIATE SITE CONTEXT.

The site is located adjacent to Auburn Road, a heavily trafficked connector road that passes by the site. It serves as the primary access route both in and out of the site, and plays a crucial role as the main link to nearby shopping areas and rail stations.

The area is well serviced by transport and shops, with Regents Park Village 500 metres north of the site and Regents Park and Birrong rail stations to the site's north and south.

To the east of Auburn Road is a low scale residential fabric, consisting primarily of one and two-story single-family homes. Also, to the east of the site is Magney Reserve - a local public park that provides much-needed green refuge for local residents and is a spatial focus for the neighbourhood.

To the north and west of the precinct is current and former industrial land.

LEGEND

- Magney Reserve
- Low-Rise Residential Development
- Current and Former Industrial Land
- Site
- Railway Line
- Auburn Road
- 1 Site Photo Locations
(Refer to following page for photos)

SITE PHOTOS.

Shown below are a series of site photographs illustrating the site and its surrounding context. Refer to Figure 4.3 on the previous page for photo locations.



Auburn Road (railway line) looking north-west at the proposed development.



Auburn Road looking north-west at the proposed development.



Auburn Road looking west at the proposed development.



Corner of Auburn Road and Morris Street looking at the proposed development.



Auburn Road looking into Magney Reserve.



View of the proposed development from Wellington Road.






EXISTING TREES

	Botanical Name	Common Name
1	<i>Eucalyptus botryoides</i>	Bangalay
2	<i>Cotoneaster pannosus</i>	Silver Cotoneaster
3	<i>Callistemon viminalis</i>	Weeping Bottlebrush
4	<i>Cotoneaster pannosus</i>	Silver Cotoneaster
5	<i>Europaea subsp. cuspidata</i>	African Olive
6	<i>Phoenix canariensis</i>	Canary Island Date Palm
7	<i>Agonis flexuosa</i>	Weeping Myrtle
8	<i>Jacaranda mimosifolia</i>	Jacaranda
9	<i>Jacaranda mimosifolia</i>	Jacaranda
10	<i>Jacaranda mimosifolia</i>	Jacaranda
11	<i>Jacaranda mimosifolia</i>	Jacaranda
12	<i>Nerium oleander</i>	Oleander
13	<i>Pyracantha crenulata</i>	Firethorn
14	<i>Cinnamomum camphora</i>	Camphor Laurel
15	<i>Eucalyptus sideroxylon</i>	Mugga Mugga
16	<i>Ligustrum lucidum</i>	Large Leaf Privet
17	<i>Ligustrum lucidum</i>	Large Leaf Privet
18	<i>Eucalyptus sideroxylon</i>	Mugga Mugga
19	<i>Phoenix canariensis</i>	Canary Island Date Palm
20	<i>Ligustrum lucidum</i>	Large Leaf Privet
21	<i>Ligustrum lucidum</i>	Large Leaf Privet
22	<i>Cinnamomum camphora</i>	Camphor Laurel
23	<i>Ligustrum lucidum</i>	Large Leaf Privet
24	<i>Casuarina glauca</i>	Swamp oak
25	<i>Casuarina glauca</i>	Swamp oak
26	<i>Casuarina glauca</i>	Swamp oak
27	<i>Casuarina glauca</i>	Swamp oak
28	<i>Casuarina glauca</i>	Swamp oak

Existing Tree List from the Arboricultural Impact Assessment prepared by TREEREPAIRS, 13.11.2023

Note: Most of the trees identified on this page will have already been removed during Stages 1 and 2. This was documented in the Stage 1 and Stage 2 DA packages.

LEGEND

-  Site
-  Existing Trees from the Arborist Report
-  Existing Trees outside of Boundary



Client:
30 Auburn Road Pty Ltd.

NTS



30-46 AUBURN ROAD, REGENTS PARK

EXISTING TREES

15/04/25 • Rev D

Figure 4.4

S21-0043

5.0 THE PROPOSAL

OVERVIEW

CLOUSTON Associates has been engaged by 30 Auburn Road Pty Ltd. to deliver a high quality landscaped public domain that complements the built form of the proposed development at 30-46 Auburn Road, Regents Park (refer to Figure 5.0) The proposed development will be affordable housing and feature a suite of five buildings that range from 23 to 37.7 metres in height.

The proposed development for Stage 3 seeks to consist of the following:

- 15% affordable housing provision.
- Different apartment types and sizes ensure that there are a variety of housing options for the community. 1-4 bedroom homes, as well as smaller and larger apartments in each category.
- A generous 3,000 square metre central park for the use of all residents and the wider community.
- Various communal open spaces for the residents.
- A childcare centre is proposed along Auburn Road.



Figure 5.0 Illustration of Proposed Residential Development at 30-46 Auburn Road, Regents Park (Tim Throsby, 2022).

6.0 SITE ANALYSIS

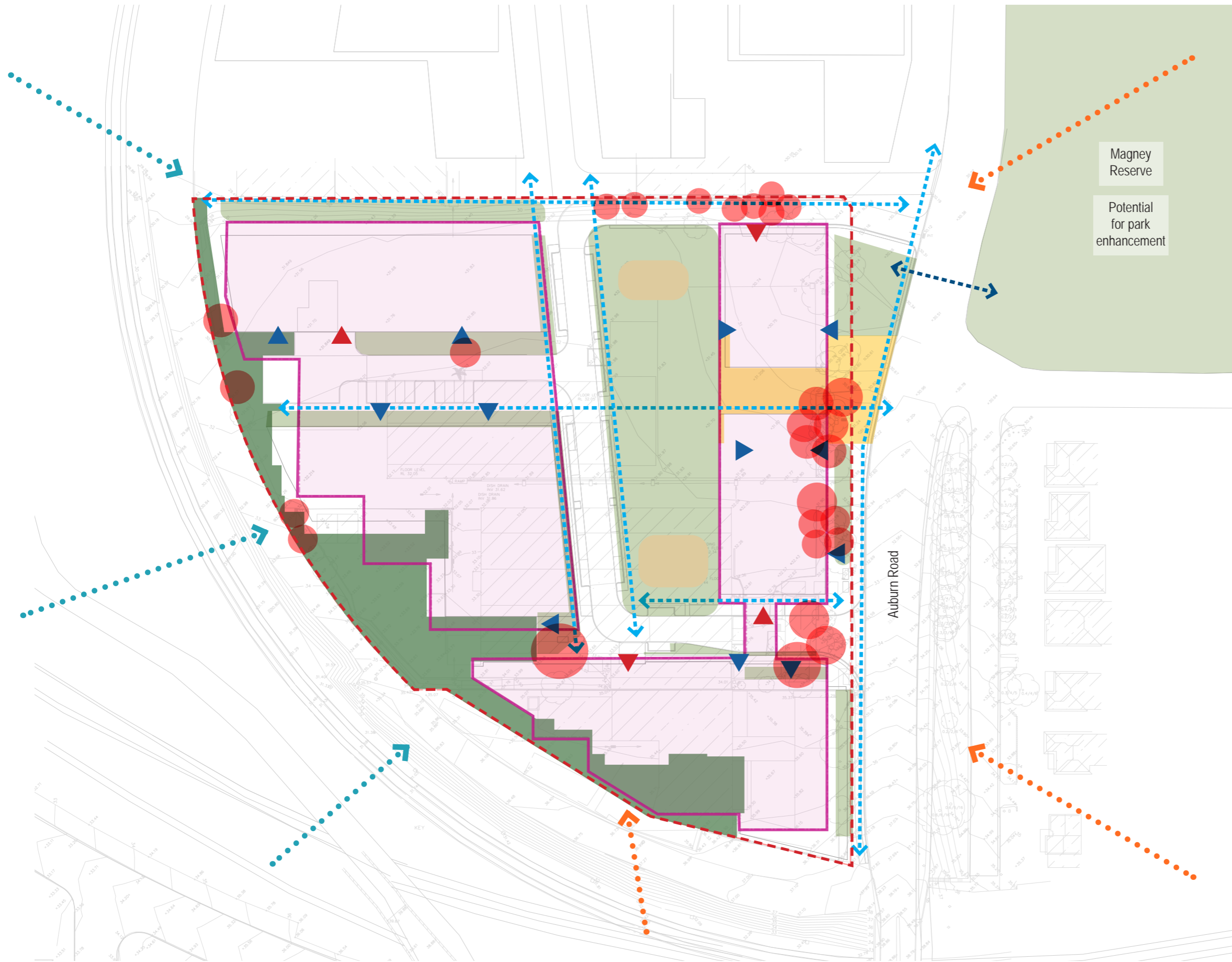
OVERVIEW

The following chapter presents the findings of a detailed site analysis process for 30-46 Auburn Road, Regents Park.

This site analysis process became very important in assessing and developing a design outcome that responds to the unique conditions of the site and its greater context.



Figure 6.0 Nearby Magney Reserve.

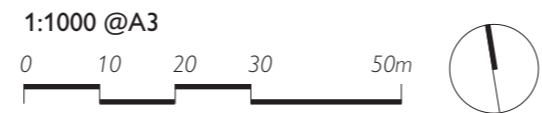


LEGEND

- - - Site Boundary
- Public Green Open Space
- Public Plaza
- Communal Open Space
- Playground
- Extent of Concrete Slab
- ▲ Building Pedestrian Entry / Exit
- ▲ Building Vehicle Entry / Exit
- ↔ Pedestrian Access
- ↔ Potential Road Crossing
- ⋯ Prevailing Winds (Winter)
- ⋯ Prevailing Winds (Summer)
- Existing Trees to Remove



Client:
30 Auburn Road Pty Ltd.



30-46 AUBURN ROAD, REGENTS PARK
OPPORTUNITIES AND CONSTRAINTS PLAN

15/04/25 • Rev D

Figure 6.1

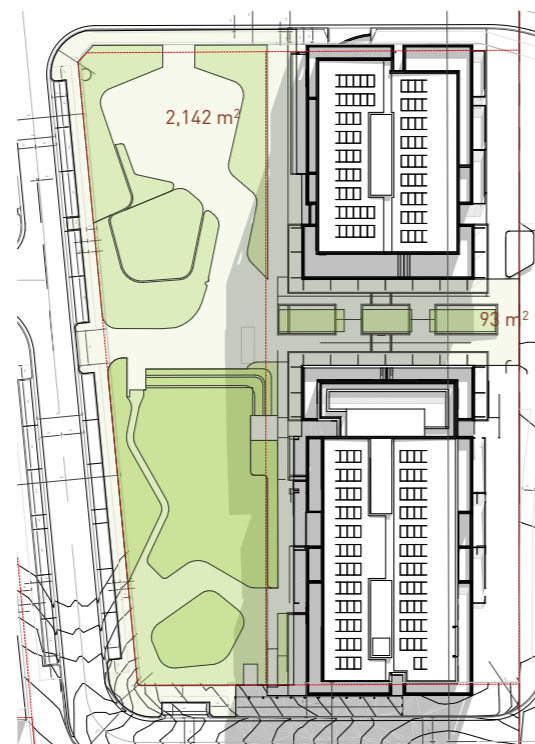
S21-0043

SOLAR ACCESS TO PUBLIC OPEN SPACE

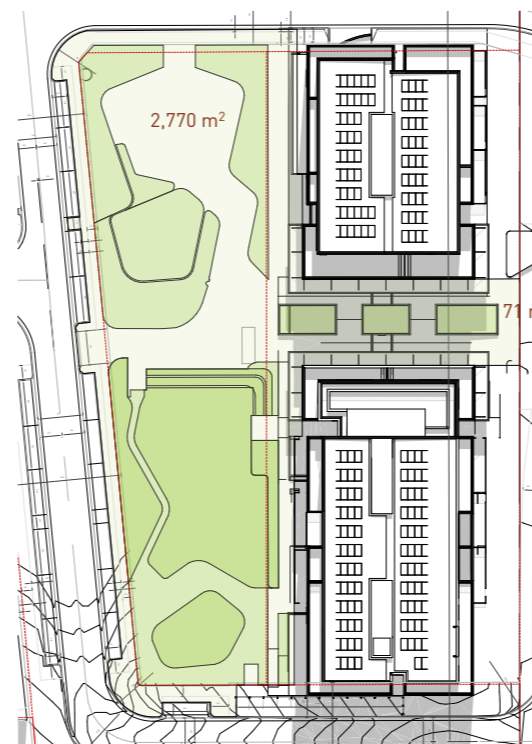
Note. Views are taken during the winter solstice



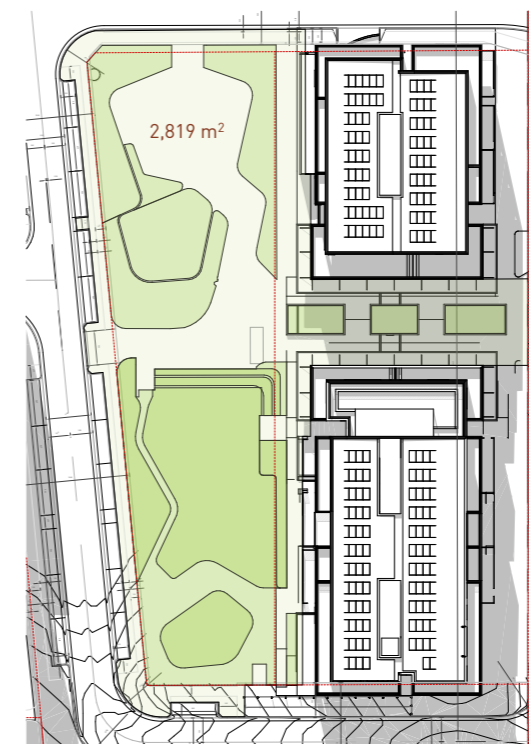
WINTER SOLSTICE - 9AM



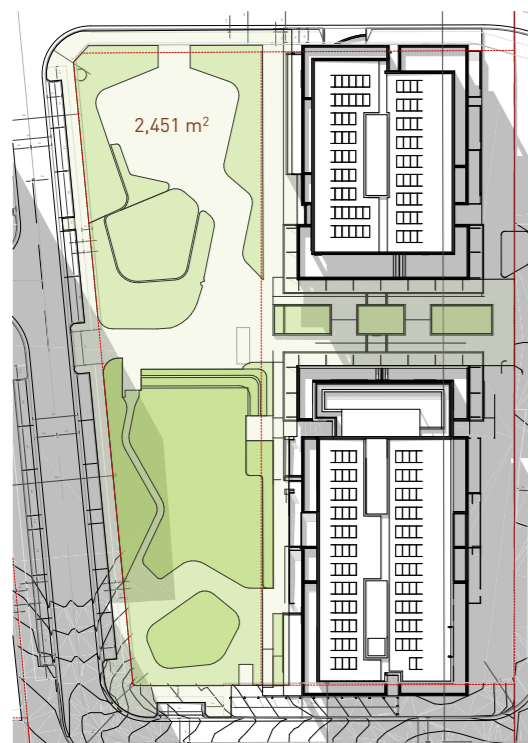
WINTER SOLSTICE - 10AM



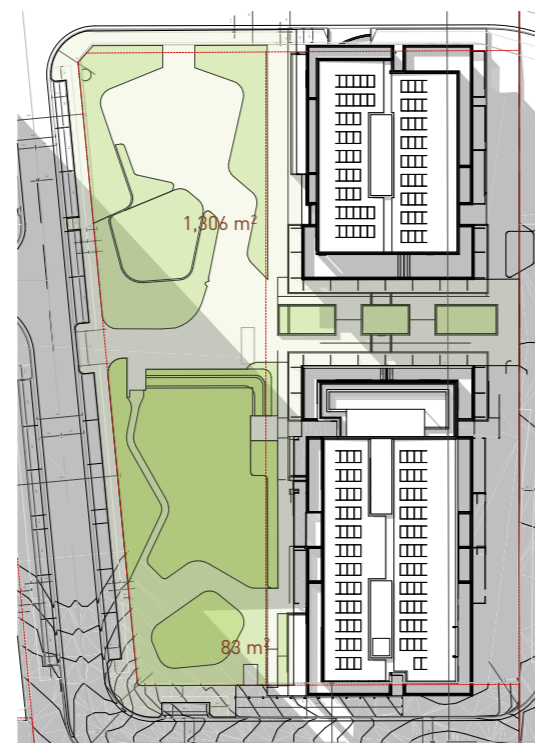
WINTER SOLSTICE - 11AM



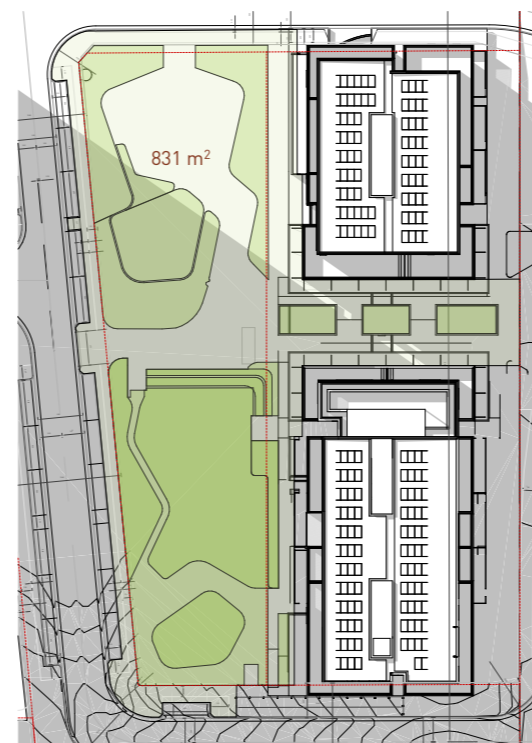
WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 1PM



WINTER SOLSTICE - 2PM



WINTER SOLSTICE - 3PM

PUBLIC OPEN SPACE	
	AREA m2
TOTAL	3,248
REQUIRED 50% 2 HOURS SOLAR ACCESS	1,624
SUPPLIED SOLAR ACCESS AREA	1,975

Note: Information taken from the Architectural Pack dated 27.02.2025.





Magney Reserve

Auburn Road

LEGEND

- - - Site Boundary
- Public Green Open Space
- Public Plaza
- Green Roofs (Indicative location)
- Communal Open Space
See Page 34 for COS Calculation



Client:
30 Auburn Road Pty Ltd.

1:1000 @A3



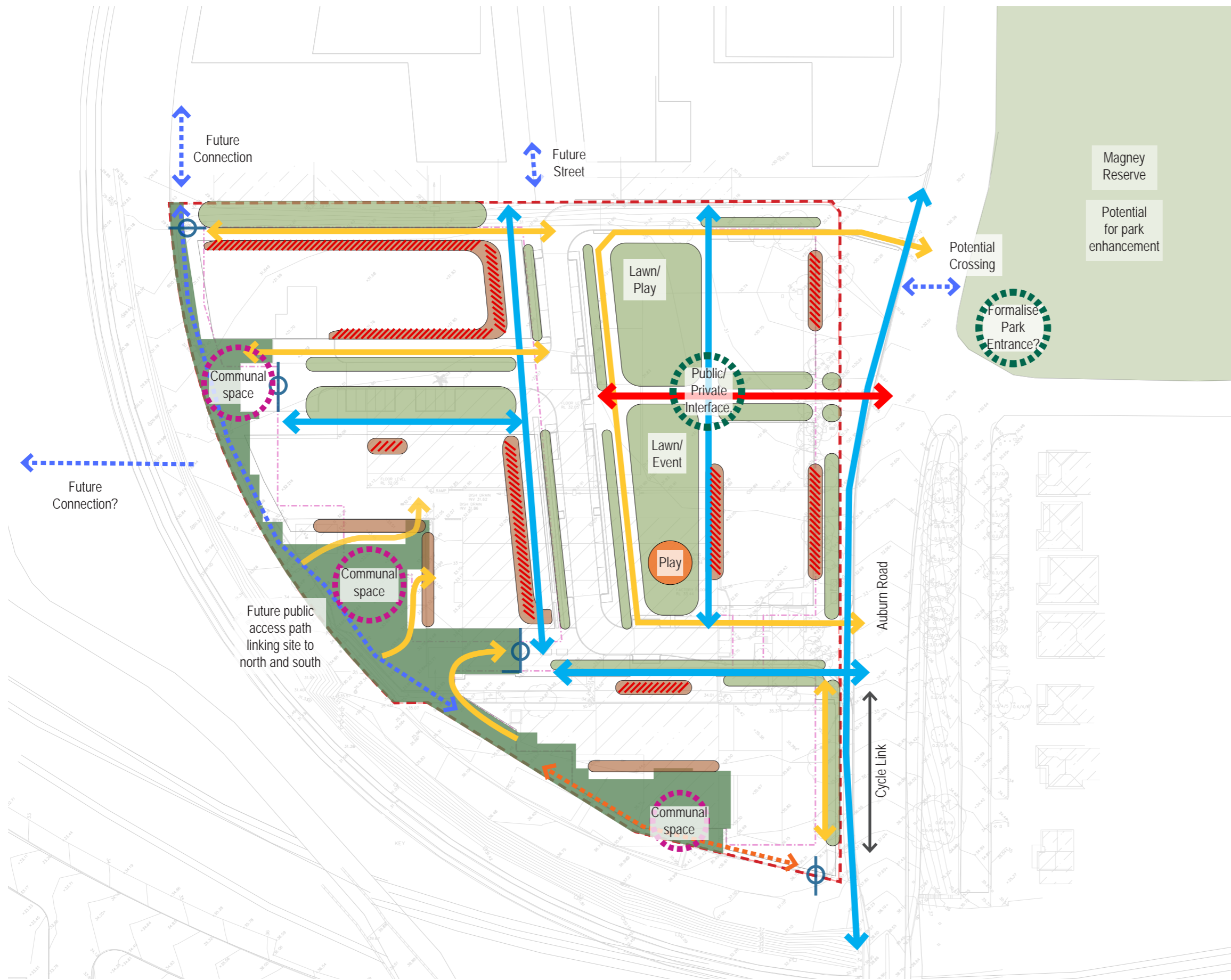
30-46 AUBURN ROAD, REGENTS PARK

OPEN SPACE HIERARCHY

15/04/25 • Rev D

Figure 6.3

S21-0043



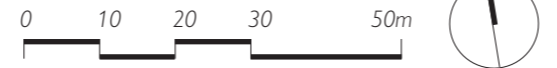
LEGEND

- - - Site Boundary
- ↔ Primary Pedestrian Circulation
- ↔ Secondary Pedestrian Circulation
- ↔ Tertiary Pedestrian Circulation
- ⋯ Potential Private Pedestrian Circulation
- ⋯ Maintenance Walkway
- ⊕ Gated Opportunities
- //// CPTED Opportunities
- Communal Open Space
- Public Green Open Space
- Private Space



Client:
30 Auburn Road Pty Ltd.

1:1000 @A3



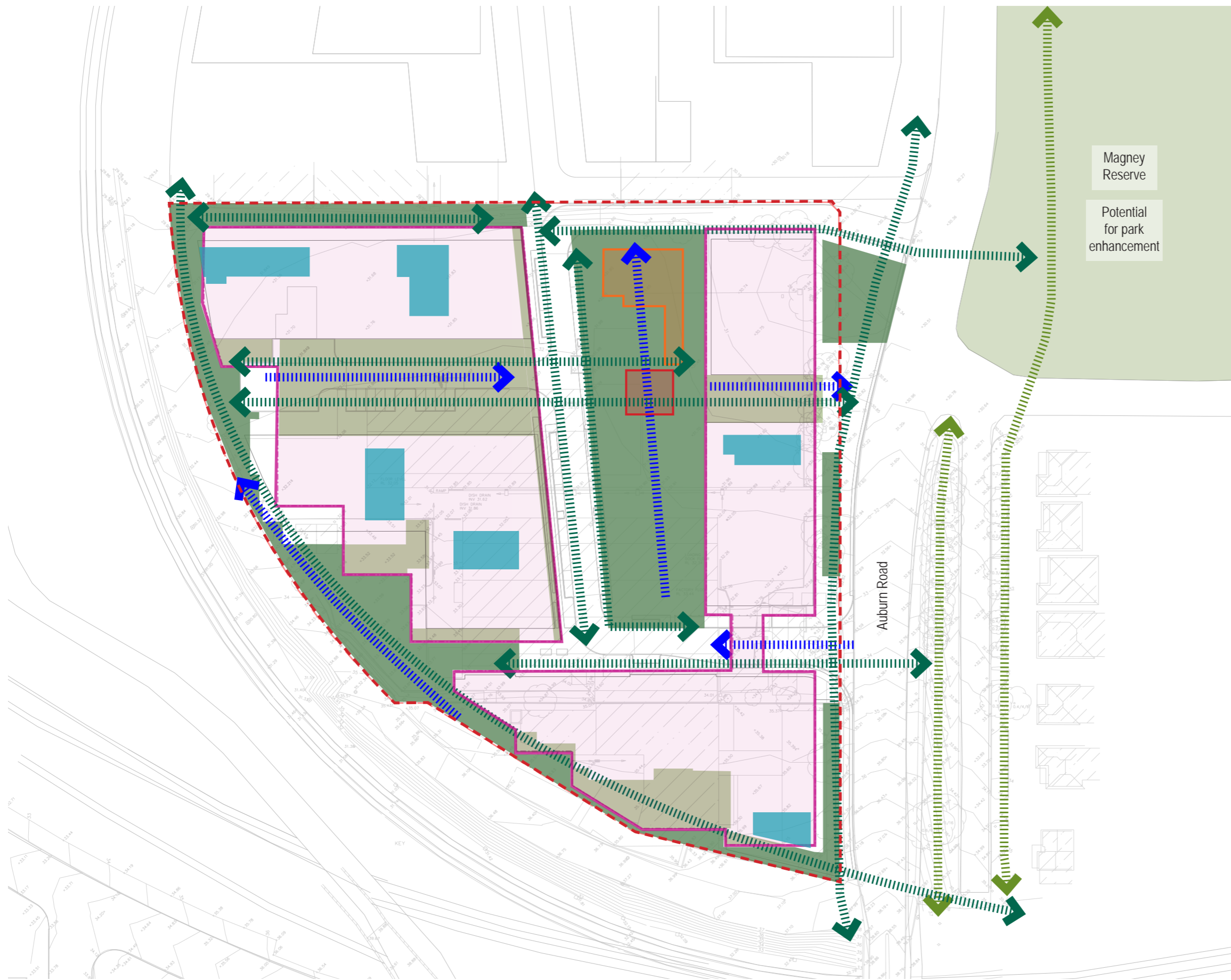
30-46 AUBURN ROAD, REGENTS PARK

STRUCTURE PLAN

15/04/25 • Rev D

Figure 6.4

S21-0043



GREEN INFRASTRUCTURE.

At 30-46 Auburn Road, integrating environmental values into the site's urban fabric is a key objective that underpins all design moves presented in this report.

Taking the form of 'Green Infrastructure', integrating these environmental values will serve to create an overall network of connected natural spaces and corridors that will:

- Mitigate urban heat.
- Promote climate resiliency - with the aim to reduce the precinct's carbon footprint.
- Provide the opportunity for recreation and physical activity.
- Promote local urban biodiversity.
- Enhance ecological services and functions.

At 30-46 Auburn Road, 'Green Infrastructure' assets will take form in open spaces such as parks and gardens, courtyards, green roofs, and green streets. To create a connected network of these spaces, we propose deep soil zones off slab to be connected with soil on slab.

LEGEND

- Site Boundary
- Soil on Slab
- Deep Soil Zone on Ground
- Green Roofs (Indicative location)
- Extent of Concrete Slab
- Potential Tree Canopy Linkage
- Existing Tree Canopy Linkage
- Urban Water (Site Slope)
- OSD Tank
- Rainwater Tank



7.0 DESIGN INTENT

PROJECT PRINCIPLES.

The public domain and landscape works for 30-46 Auburn Road illustrated in the following pages has addressed the four project principles as follows.

“Ngeeyinee bulima nandiritah”

May you always see the beauty of this earth.

- Shannon Foster (D'harawal Eora Knowledge Keeper)



WATER, EARTH AND SKY

Celebrate the elements of water, earth and sky as connections in the landscape (ie river topography, environmental corridors etc) and people (recreational links and experiences).



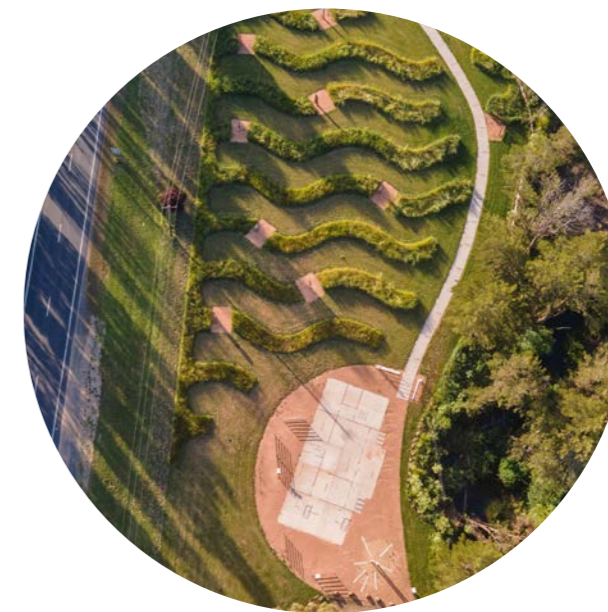
MEETING PLACES

Reflect the transitional nature of this landscape where fresh and saltwater meet on the Duck River to create diversity of landscape (ie species transitions) and community (ie spaces to meet and engage).



KNOWLEDGE AND STORIES

Build knowledge of Country through design of landscape (connection to nature, native foods etc) through art (performance, celebration and installation) and interpretation.



RESILIENCE AND HEALING

Draw on the story of Pardowee (the Eel Spirit) to build resilience to change in the landscape (such as design responses to climate change and spaces that strengthen community wellbeing).

KEY LANDSCAPE SPACES.

The character and function of the landscape can be split into several distinct spaces as follows:

Central Park Open Space:

Focus for this area lies in the celebration of the elements of water, earth and sky as connections in the landscape (ie. play area has specific water elements connecting with country, using the site slope and level difference to create an amphitheatre area enhancing recreational links and experiences).

The transitional nature of this landscape where fresh and saltwater meet on the Duck River has informed the design by having the park divided in a northern and southern area portraying the fresh and salt water meeting place. In addition some arrival nodes and smaller "off-line" meeting spaces have been provided that forms part of the larger lawn areas for recreational activities.

Entry and Plaza Space:

Creating clear sight lines with ease of circulation through the plaza space. A transitional zone from the broader community and Magney Reserve into the central local park. Opportunities for social interaction where knowledge and stories can be transferred.

Western Edge Space:

Intention is for resident use only and comprises of some communal areas where connection to nature, story telling and native foods are explored. Opportunity for connecting with Country artwork integrated with the water harvesting theme. Creating a very lush landscape through specific native and exotic planting selections with cultural walks and smaller reflective zones.

Primary Green Street:

The principle of Resilience and healing has informed this section through the use of connected soils on slab through to off slab by the use of stratavault system. Providing conditions for optimal growth and in turn greater canopy coverage reducing urban heat island effect.

LANDSCAPE SPECIFICS.

Tree Retention and Removal:

The proposed construction design requires the removal of all existing trees on site. An 'Arboricultural Impact Assessment' by TreeRepairs revealed that most, if not all, of these trees exhibit low landscape significance concerning heritage, ecological, and amenity. Additionally, many existing trees on-site demonstrate poor general structure and form.

The overall assessment suggests low retention value for all trees, except for two identified as moderately significant. Consequently, the removal of these trees for the development will not result in the loss of any significant trees.

Planting:

Planting has been selected to best respond to the local climatic conditions and to provide ecological and aesthetic value to the area whilst minimising maintenance requirements.

Some of the planting within 30-46 Auburn Road is located on structure/basement slab and species selected in these locations best responds to these conditions. A mixture of native and exotic species suitable for shade and full sun are proposed. Where planting is not located on structure, species have been selected to take full advantage of the deep soils. In the Western Edge Space, plant selection includes species which cope with shaded conditions.

CPTED:

All landscape works at 30-46 Auburn Road will follow the guidelines outlined in The Design Partnership's 'CPTED Report'. For detailed information on the landscape-related CPTED guidelines, please refer to the report.

Hard Materials:

Paving materials have been chosen for aesthetics, durability, and easy maintenance.

Furniture and Fixtures:

Benches, seats, bins, picnic tables, BBQ's and shade structures will be selected for their durability, ease of maintenance, ergonomics and aesthetic appeal.

Water Collection and Irrigation:

The residential development will collect all run-off for storage and treatment before release into the local stormwater network. Collected stormwater will provide water for irrigation systems covering all ground floor areas of garden planting.

Lighting:

Lighting within the residential development will focus on providing adequate levels of light based on CPTED principles for circulation whilst minimising light spill into dwellings. Feature 'mood' lighting will be incorporated to highlight landscape elements. In the Western Edge Space Area, the lighting will be suitable for safe pedestrian movement during night time hours.



Figure 7.0 Local planting character at nearby Magney Reserve.

CONNECTION TO COUNTRY.

Wann Country - "over there, that way"

Wategora/ Wadi(g)ora - "woods (as opposed to coastal) people from here"

Connecting to Country to:

- Create spaces to share language and stories.
- Connect a diverse range of people and cultures to the knowledges of Country
- Create a natural, human habitat in an urban/industrial context
- Create a space where residents and the local communities can experience the healing qualities of Country using local, endemic species and elements of water.

Local plant species found in area surrounding site:

- Eucalyptus woodland grey box gum and broad leaved ironbark
- Melaleuca
- Cheese tree
- Red mahogany
- Coffee bush

CONNECTING TO WATER

A landscape shaped by water:

- Country shaped by water, tidal inundation and an estuarine environment.
- Connection to local water stories fresh, salt and sour water environments
- Duck River connects Country to the nearby saltwater Parramatta River
- Nearby Wategora Reserve contains remnant forest for reference (Wadi ora woods people as opposed to coastal)

CONNECTING TO LOCAL COUNTRY

Creating "Green Corridors":

- Connect to and create 'green' corridors to surrounding green spaces.
- Magney Reserve located to north east of the site has established clusters of local trees and plants.

Please Note. Information on this page is sourced from Shannon Foster (D'harawal Eora Knowledge Keeper).

PARRADOWEE

The Eel Spirit:

On this Country we celebrate the Parradowee the eel spirit who is the lawkeeper of the Rivers.

- Parradowee is able to adapt to diverse environmental conditions from saltwater to freshwater and back again on their migration to the Coral Sea to breed.
- Parradowee can even traverse the land if necessary absorbing oxygen through its skin and is a symbol of resilience and persistence in difficult conditions.
- The journey of Parradowee reminds us that all things are connected.
- The season of Parradowee is marked by the flowering of Kai'arrewan (Coastal Myall) Wattle (refer to Figure 7.2).

DESIGNING WITH COUNTRY

Suggested directions respecting topography:

- Leverage the sloping topography of the site to connect with water stories
- Create spaces to engage with the healing qualities of water Country
- Sloping topography speaks to the concept of the "Urban Escarpment" from the high points to the valleys. This can be reflected across the site through the creation of micro ecologies that reflect the natural aspects of Country from dry forest high points to watery rainforest valleys (low points of the topography).



Figure 7.1 Parradowee (short finned eel) travelling through diverse ecologies to make its way out to the Coral Sea to breed.



Figure 7.2 Kai'arrewan (Coastal Myall) Wattle

PROJECT OBJECTIVES.

The following project objectives, as outlined in the introduction, will be applied to achieve the project principles set out in the previous page.

1. Prioritising accessibility and active mobility (walking & cycling) .

- Extensive path systems on and off street.
- Short block lengths increasing access and permeability.
- Accessible grades on all paths (meeting AS 1426).
- Dedicated as well as shared cycle paths.
- Direct access to and from local points of interest i.e. Regents Park/Birrong/ Sefton Railway Stations and Village Centres.

2. Enhancing social engagement and enabling activation.

- Public open spaces offering a meeting place for all users.
- Ample shade and social seating.

- Clear lines of sight encouraging incidental meetings.
- Activities that foster community engagement (plaza, stalls, play etc.)
- 'Offline' spaces for people watching.
- Vibrant and active building frontages including cafes.
- Communal spaces within courtyards.
- Strong passive surveillance "eyes on the street".
- Well lit, safe spaces and streets.

3. Offering diversity of experience and fostering a sense of place.

- A diversity of private, communal and public spaces.
- A combination of safe, open and more enclosed spaces.
- Recreation and leisure facilities for all ages and backgrounds (play, seating, plaza, gardens etc.)
- Materials and planting that reflect local identity.
- Public art that reflects local heritage.

4. Optimising functionality, amenity and quality of open space.

- Extensive tree canopy offering shade and heat mitigation.
- Irrigated lawns reducing temperature through evapo-transpiration.
- Ample and frequent access to seats.
- Comfortable and accessible grades on all paths.
- Strong presence of planting with seasonal variety of colour and texture.
- Balanced summer shade and winter sun.
- Public art focused on local heritage and character.
- Safe spaces with high levels of visibility and permeability.

5. Integrating environmental and cultural heritage values.

- Increasing tree canopy cover to reduce the precinct's carbon footprint.
- Integrating green infrastructure.
- Connecting to Sydney's Green Grid.
- Incorporating WSUD into streets and landscapes.



Figure 7.3 Pancras Square, London.

8.0 LANDSCAPE PLAN & OVERALL PLANTING SCHEME

OVERVIEW OF LANDSCAPE PLAN

The overall master plan on page 38 illustrates the Public Domain and Landscape Concept for 30-46 Auburn Road, Regents Park. The following is a brief description of key moves happening across the precinct. This document will focus on Stage 3 works which relate to the 'Central Park Open Space' and 'Western Edge Spaces' precincts.

CENTRAL PARK OPEN SPACE

- Plaza space capable of hosting community events and markets.
- Deep soil tree plantings allowing for shade and increased tree resilience.
- Irrigated turf lawn and social seating in areas of shade and sun.
- Play space suitable for children of all ages.
- Connected network of pathways, steps and ramps providing all abilities access throughout.
- Planting for improved micro-climate and seasonal interest.
- Increase the precinct's tree canopy cover.

ENTRY AND PLAZA SPACE

- Entry sign and wayfinding signage mark the main entry and help direct pedestrians and cyclists.
- Provide clear lines of site throughout the precinct.
- Plaza space provides areas to sit under the shade of trees.
- Trees and shrubs provide shade, seasonal colour and define areas around social seating.
- Increase permeability and connection to neighbouring Magney Reserve.

WESTERN EDGE SPACES

- Small paved spaces for some ground floor residences - suitable for outdoor eating and seating.
- Raised planters/slated sleepers integrated with fencing to allow for planting of small shrubs and herbs while also facilitating passive surveillance and neighbour interaction.
- Maximise sunlight in areas not impacted by shade from surrounding buildings.
- Engage with local First Nations peoples to design spaces and features that connect with Country.

PRIMARY GREEN STREET

- On road cycle links.
- Wide pedestrian pathways.
- Tree lined streets with inset parking.

DETAIL AREAS AND SECTIONS

In the following pages detailed plans expand on the concept and are supported by selected site cross-sections and images to illustrate spatial relationships, character, critical dimensions and land ownership.

OVERVIEW OF PLANTING SCHEME

The planting character of the proposed works at 30-46 Auburn Road varies according to the zones identified in the figure on the right. These planting choices have been made to ensure that they:

- Define open spaces across the precinct;
- Respond to the site's local conditions;
- Reduce the site's energy consumption; and
- Are resilient to changes in climate conditions in the future.

The following is a brief description of key planting moves happening in each zone across the precinct. This document will focus on Stage 3 works which relates to the 'Central Park Open Space' and 'Western Edge Spaces' zones.

ZONE 1: CENTRAL PARK OPEN SPACE

This zone contains a combination of deciduous and evergreen planting choices.

Native evergreen trees, such as *Lophostemon confertus* are used to define the perimeter of the space. These trees provide year round shade and relief from the sun, as well as protect park users from harsh, prevailing winter winds.

Deciduous trees, such as *Fraxinus raywoodii* and *Brachychiton acerifolius* allow for sun exposure during the winter, whilst also act as features to points of interest across this zone - i.e. playgrounds and raised stage area found here.

ZONE 2: ENTRY AND PLAZA SPACE

A selection of feature trees, such as *Brachychiton acerifolius* have been used to formalise and frame views towards the main entry and plaza space.

Creating this entrance will provide a long lasting impression to those entering 30-46 Auburn Road.

ZONE 3: WESTERN EDGE SPACES

Located on the western edge of the proposed development, these spaces contain a mix of foliage plants that create a 'lush' atmosphere that complements the sheltered and shady area, with filtered afternoon sunlight.

At the ground level, key plants include *Lomandra longifolia* 'Hystrix', *Carex appressa*, and *Juncus usitatus*. Mid-level species include *Asplenium australasicum*, *Philodendron 'Xanadu'* and *Cordyline fruticosa 'Rubra'*. Standing tall are trees such as *Corymbia maculata*, with most of the area's canopy created by native eucalypts, namely *Eucalyptus fibrosa* and *Eucalyptus tereticornis*.

ZONE 4: PRIMARY GREEN STREET

The central green street proposed at 30-46 Auburn Road comprises of a main avenue of *Pittosporum undulatum*.

This avenue planting is complemented by a combination of shrubs, grasses and groundcovers.



Figure 8.0 Public Domain, Landscape and Planting Concept Plan

LEGEND

- Central Park
- Entry and Plaza Space
- Western Edge Open Space
- Primary Green Street



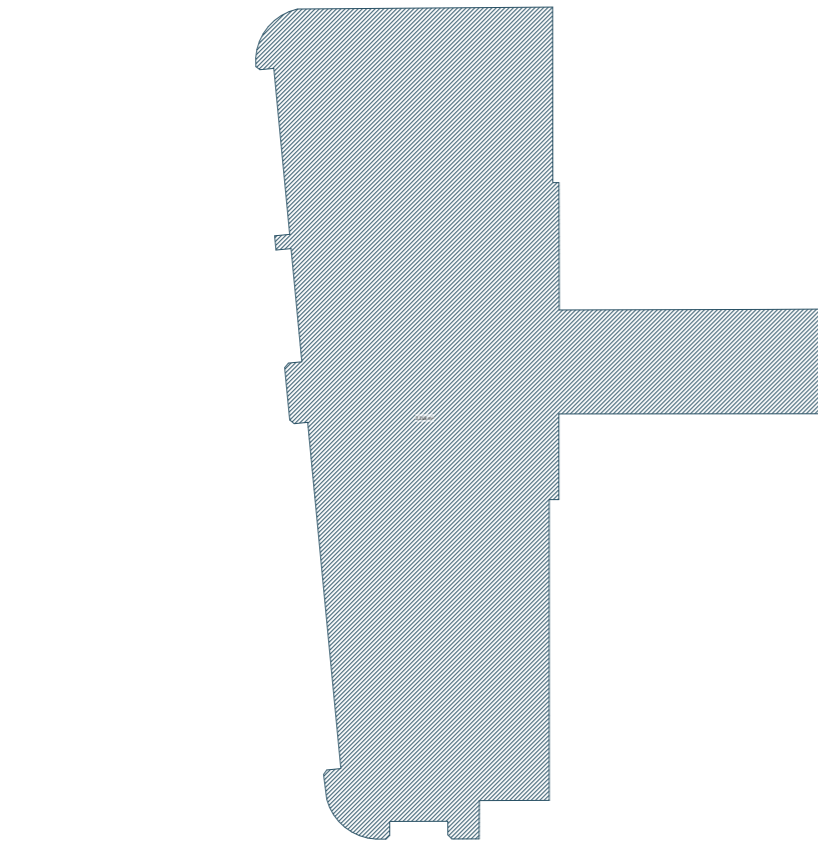
Note: Design produced in collaboration with Bangawarra.

COMMON OPEN SPACE - STAGE 3

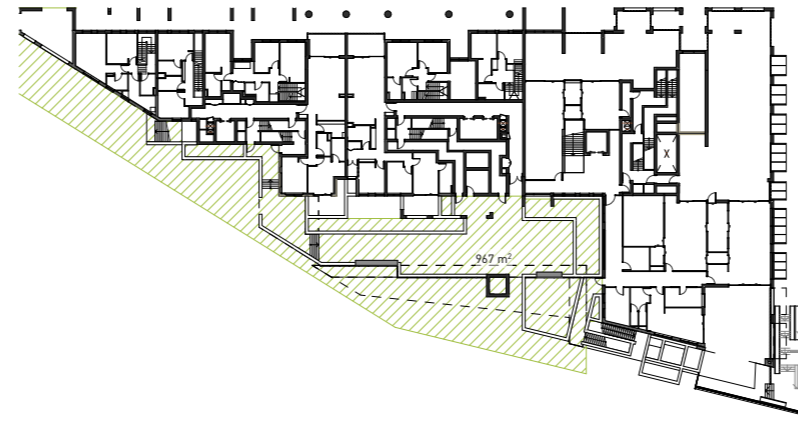
HOME STORY	Area
COMMUNAL OPEN SPACE	
LEVEL 0	3,248
LEVEL 1	967
LEVEL 8	108
	4,323 m²

COMMON OPEN SPACE CALCULATION

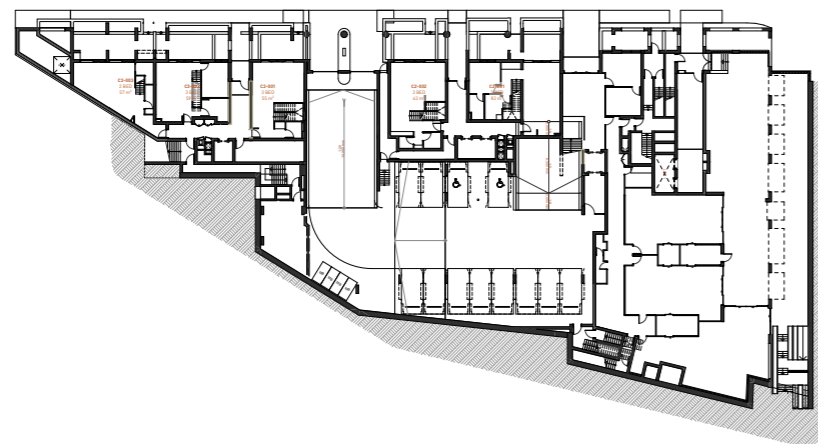
	AREA m2	SITE %
COMMON		
STAGE 2	139	0.6 %
STAGE 3	1,075	5 %
STAGE 4	2,682	12.6 %
PUBLIC		
STAGE 3	3,248	13.5 %
	7,144 m²	



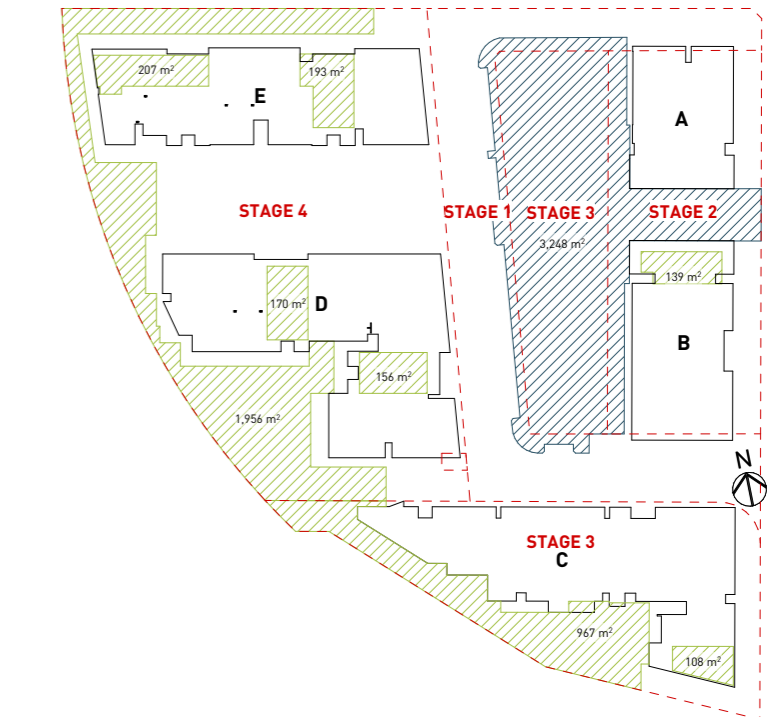
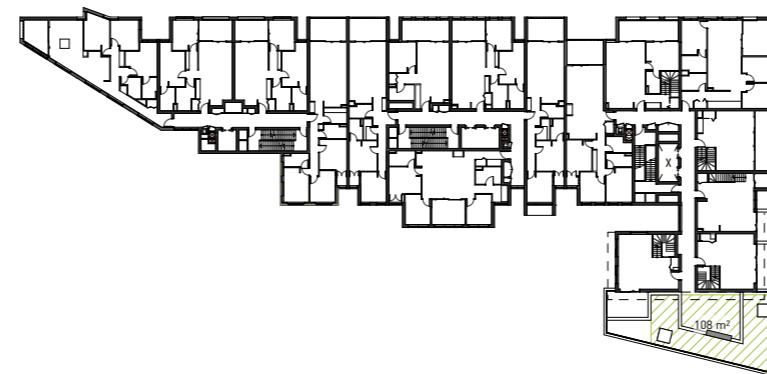
1 STAGE 3 COS LEVEL 0



2 STAGE 3 COS LEVEL 1



3 STAGE 3 COS LEVEL 8



4 OPEN SPACE FULL SITE

Note: Information taken from the Architectural DA Set Issue E, dated 10.04.2025.



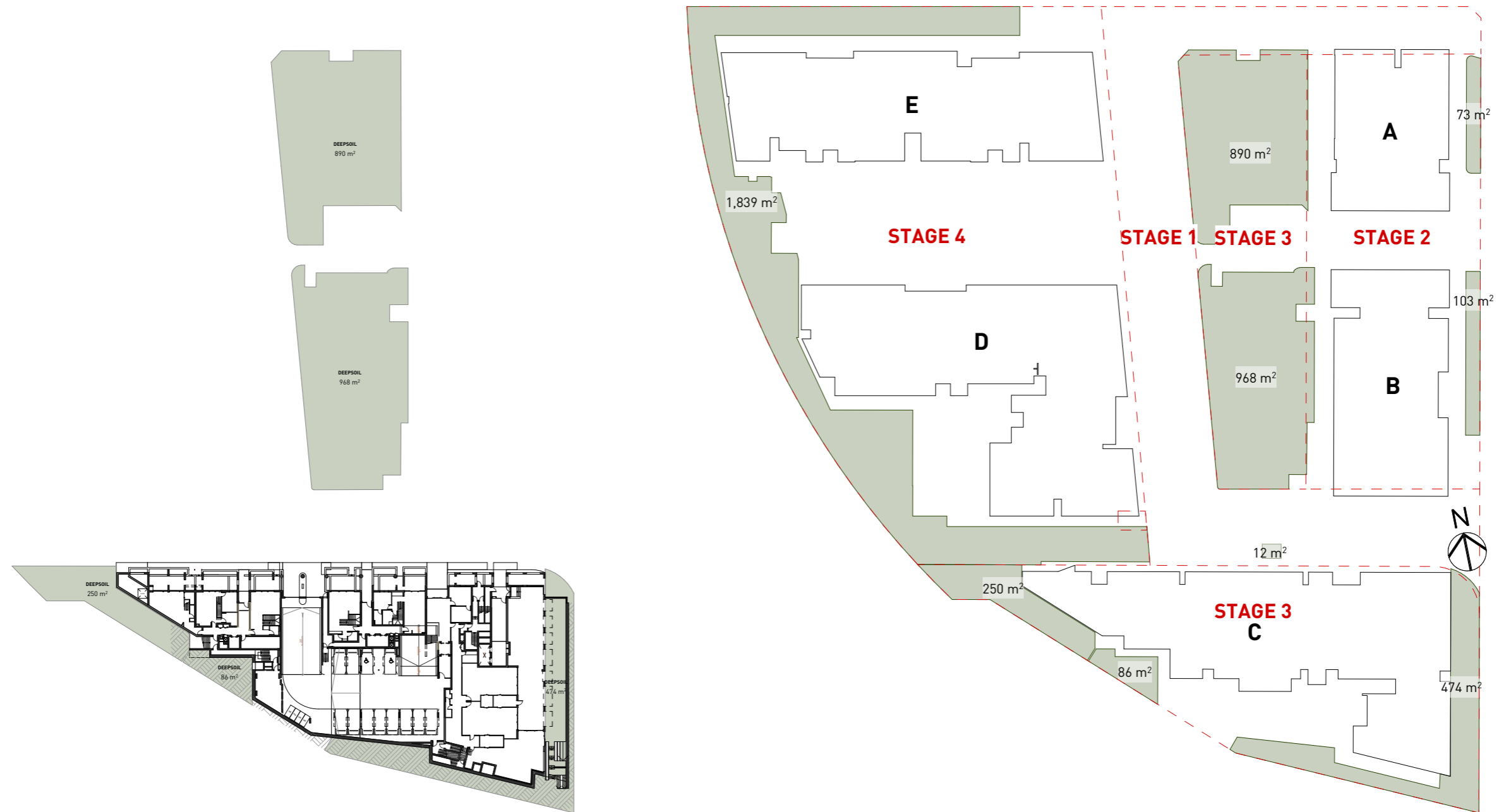
DEEP SOIL CALCULATION STAGE 3

TYPE	AREA
DEEP SOIL	2,668
	2,668 m²

DEEP SOIL CALCULATION

TARGET 20%

	AREA m2	SITE %
STAGE 1	12	0 %
STAGE 2	176	0.8 %
STAGE 3	2,668	11.8 %
STAGE 4	1,839	7.4 %
	4,695 m²	20%



1 DEEP SOIL WHOLE SITE

2 DEEP SOIL PLAN

Note: Information taken from the Architectural DA Set Issue E, dated 10.04.2025.

TREE CANOPY COVER

OVERVIEW

Description	Existing	Proposed
Total Site Area	21,170m ²	21,170m ²
Total Trees Removed	-	22
Total Trees Proposed	-	206
Canopy Cover Area Within Site Boundary	1,486.6m ²	5,376.2m ²
Canopy Cover % Within Site Boundary	7.0%	25.4%



LEGEND

- - - Site Boundary
- Proposed Canopy Cover Within Site Boundary
- Proposed Canopy Cover Outside Site Boundary



TREE STRATEGY

LEGEND

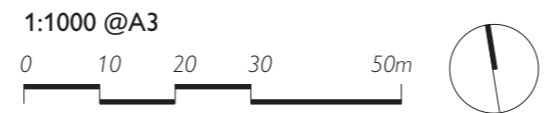
- - - Site Boundary
- *Waterhousea floribunda*
- *Fraxinus raywoodii*
- *Tristaniopsis laurina* 'Luscious'
- *Brachychiton acerifolius*
- *Eucalyptus tereticornis*
- *Koelreuteria bipinnata*
- *Backhousia citriodora*
- *Pittosporum undulatum*
- *Eleocarpus reticulatus* 'Prima Donna'
- *Melaleuca quinquenervia*
- *Corymbia ficifolia*
- *Lophostemon confertus*
- **Western Edge Open Space Tree Species**
Acacia decurrens
Acacia parramattensis
Eucalyptus crebra
Eucalyptus fibrosa
Eucalyptus tereticornis
Licula ramsayi
Notelaea longifolia



Note: Input from Bangawarra is required in the Design Development stage for planting species.



Client:
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30-46 AUBURN ROAD, REGENTS PARK

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Figure 9.3

9.0 CALCULATION PLANS

S21-0043



- LEGEND**
- - - Site Boundary
 - - - OSD Tank
 - - - Rainwater Tank
 - - - Edge of Basement
 - Retaining wall
 - Paving
 - Concrete Roadway
 - Feature Paving
 - Stage Seating
 - Pathway
 - Kids Playground
 - Parking Space
 - Stepped Seating
 - Water Garden
 - Shade Structure
 - Raised planter
 - Feature Deciduous Tree
 - Feature Evergreen Tree
 - Evergreen tree
 - Small Feature Tree
 - Street Tree
 - Lawn
 - Mass Planting
 - Understory Planting

Design and layout of Building E to be confirmed by Architects during the Design Development stage.

Design and layout of Building D to be confirmed by Architects during the Design Development stage.

Primary Green Street.

Western edge landscape interface between private / communal / private areas.

Arrival node into Magney Reserve to be developed further in consultation with TfNSW and Council.

Entry and Plaza Space

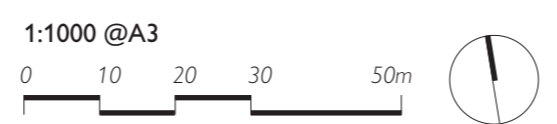
Central Park

Auburn Road

Note: Design produced in collaboration with Bangawarra.



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Figure 10.0

10.0 OVERALL MASTER PLAN

S21-0043



LEGEND

- - - Site Boundary
- - - Edge of Basement
- Stage 3

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1:1000 @A3



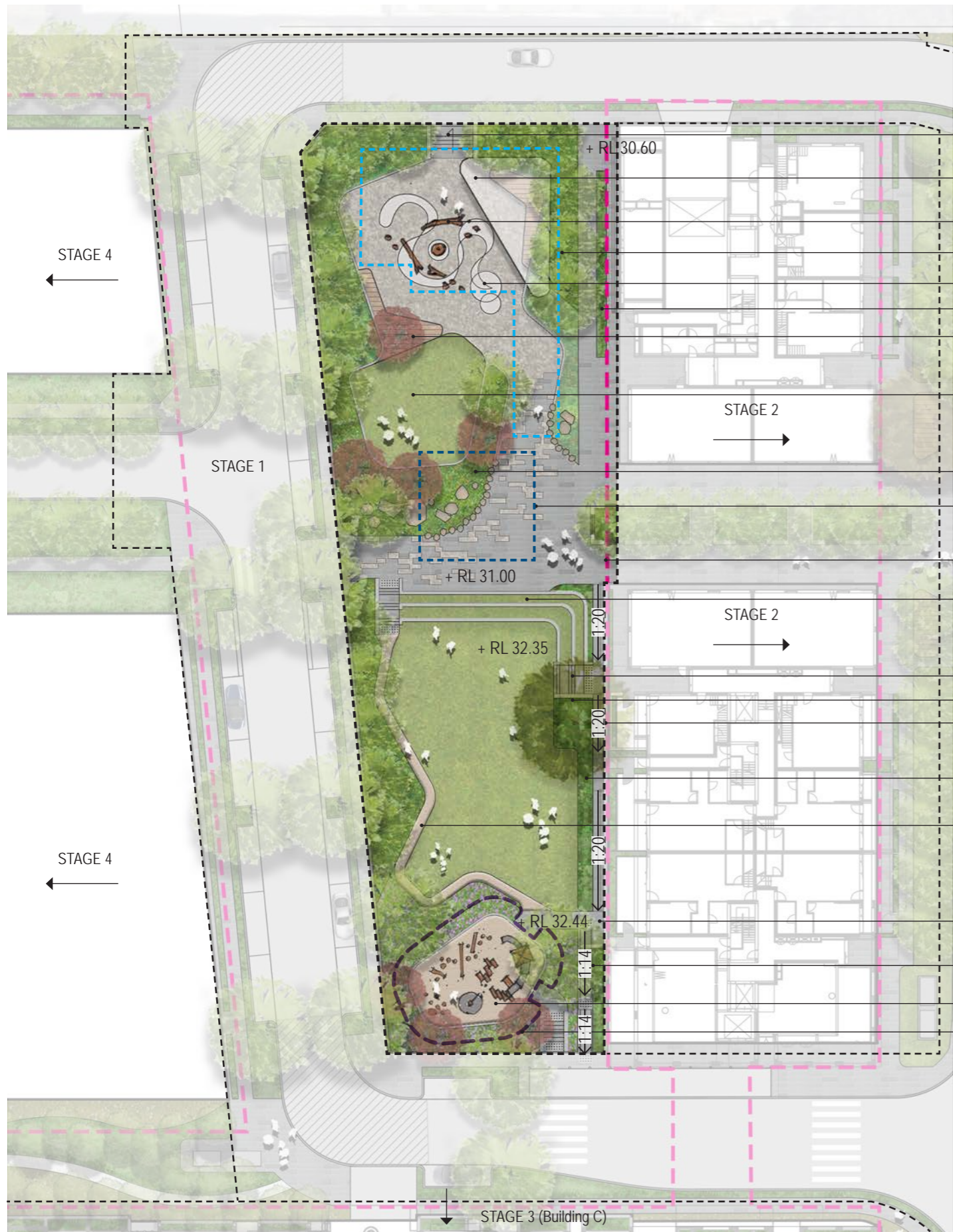
30-46 AUBURN ROAD, REGENTS PARK

11.0 STAGE 3

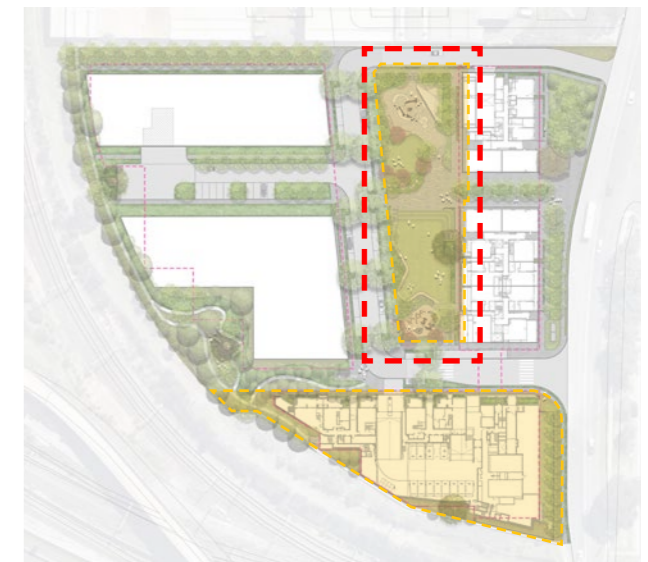
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Figure 11.0

S21-0043

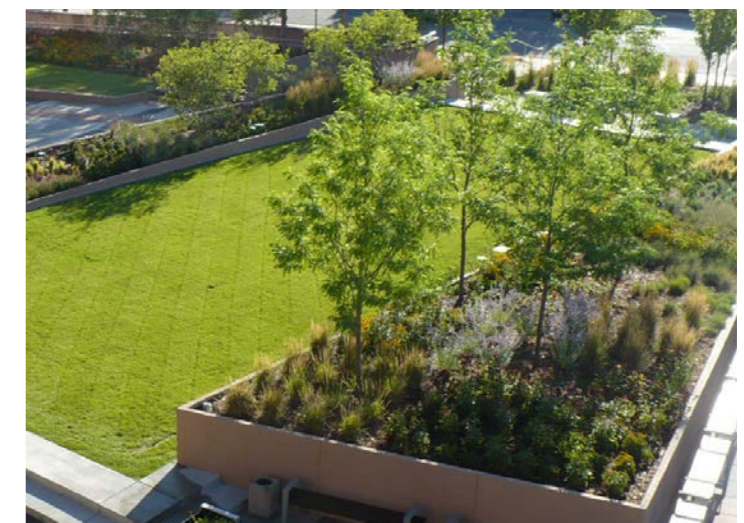


- Steps
- Pergola with Seating
- Toddler's Play
- OSD Tank
- Water Feature (Connecting With Country)
- Screen Planting
- Small Flowering Deciduous Trees with Seating
- Lawn Area
- Planting (Divided into 6 Seasons - Connecting With Country)
- Rainwater Tank
- Edge of Basement
- Stepped Amphitheatre Seating
- Steps to Levelled Lawn
- Large Feature Tree
- 3 x Sets of Ramps (1:20)
- Border Planting
- Gravel Pathway Along Mass Planting
- Universal Access to Level Lawn Area / Playground
- 2x Sets of Ramps (1:14) with Railing
- Children's Playground (below 8 years)
- Fence / Gate Access to Playground



Key Plan (Not to Scale)

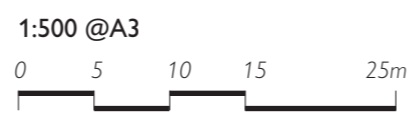
CHARACTER IMAGES



Note: Design produced in collaboration with Bangawarra.



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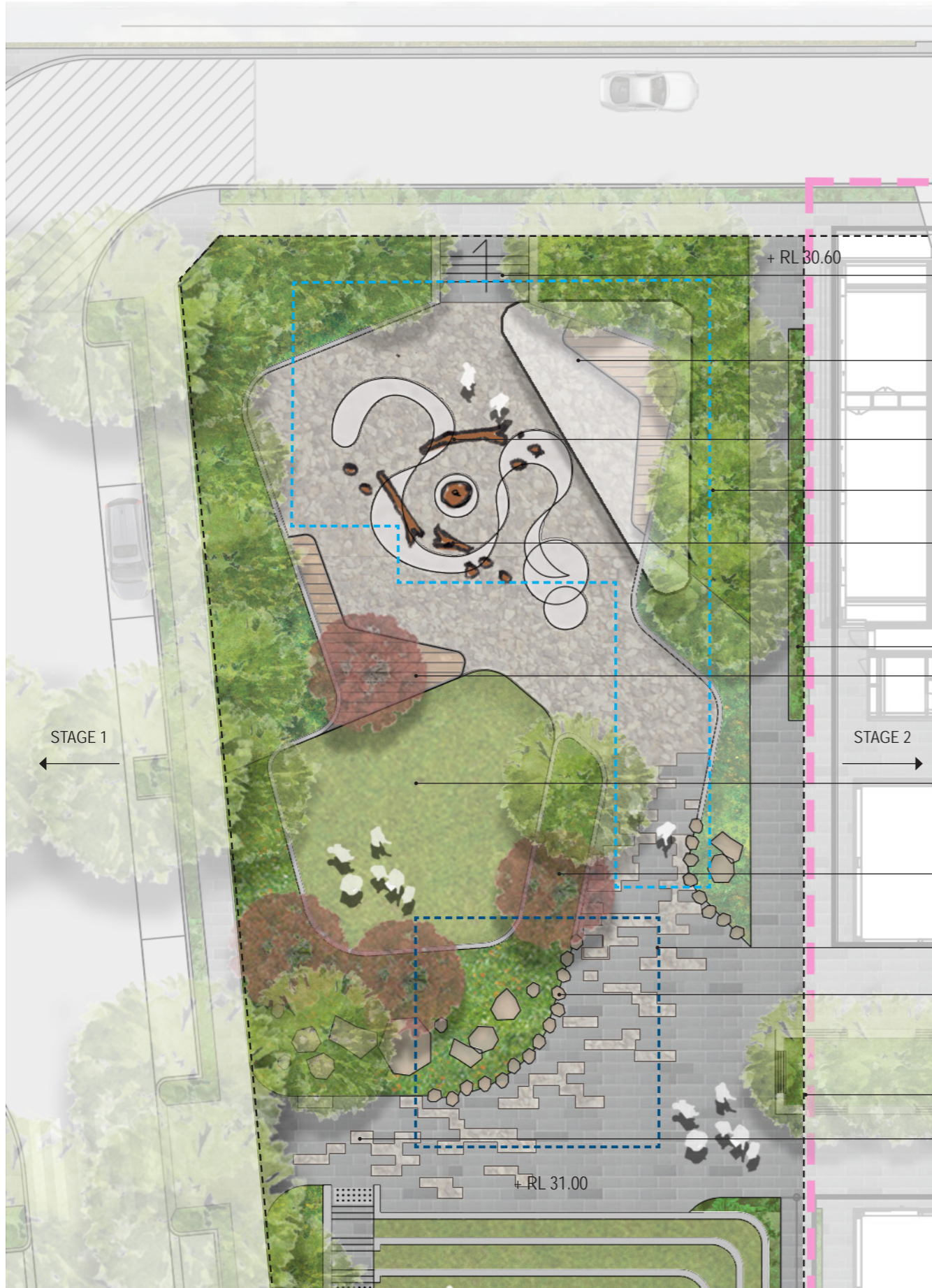
30-46 AUBURN ROAD, REGENTS PARK

CENTRAL PARK DESIGN

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Figure 11.1

S21-0043



- Steps
- Pergola with Seating
- Toddler's Play
- OSD Tank
- The northern part of the central park celebrates Water Country through a series of water features connecting to local water stories.
- Screen Planting
- Small Flowering Deciduous Trees with Seating
- Lawn Area
- Mass planting reflects local plant species and is arranged according to the seasonal calendar (six seasons).
- Rainwater Tank
- Natural materials, such as sandstone and rocks, to create 'naturalistic' and organic forms
- Edge of Basement
- Feature paving used to represent the journey of Parradowee (the eel spirit) as it moves through the seasonal calendar (six seasons).



Key Plan (Not to Scale)

Note: Design produced in collaboration with Bangawarra.



Client:
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1:250 @A3
0 2 4 6 8 10m



30-46 AUBURN ROAD, REGENTS PARK

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Figure 11.1.1

CENTRAL PARK DESIGN - ZOOM IN PLAN SHEET 1 OF 2

S21-0043



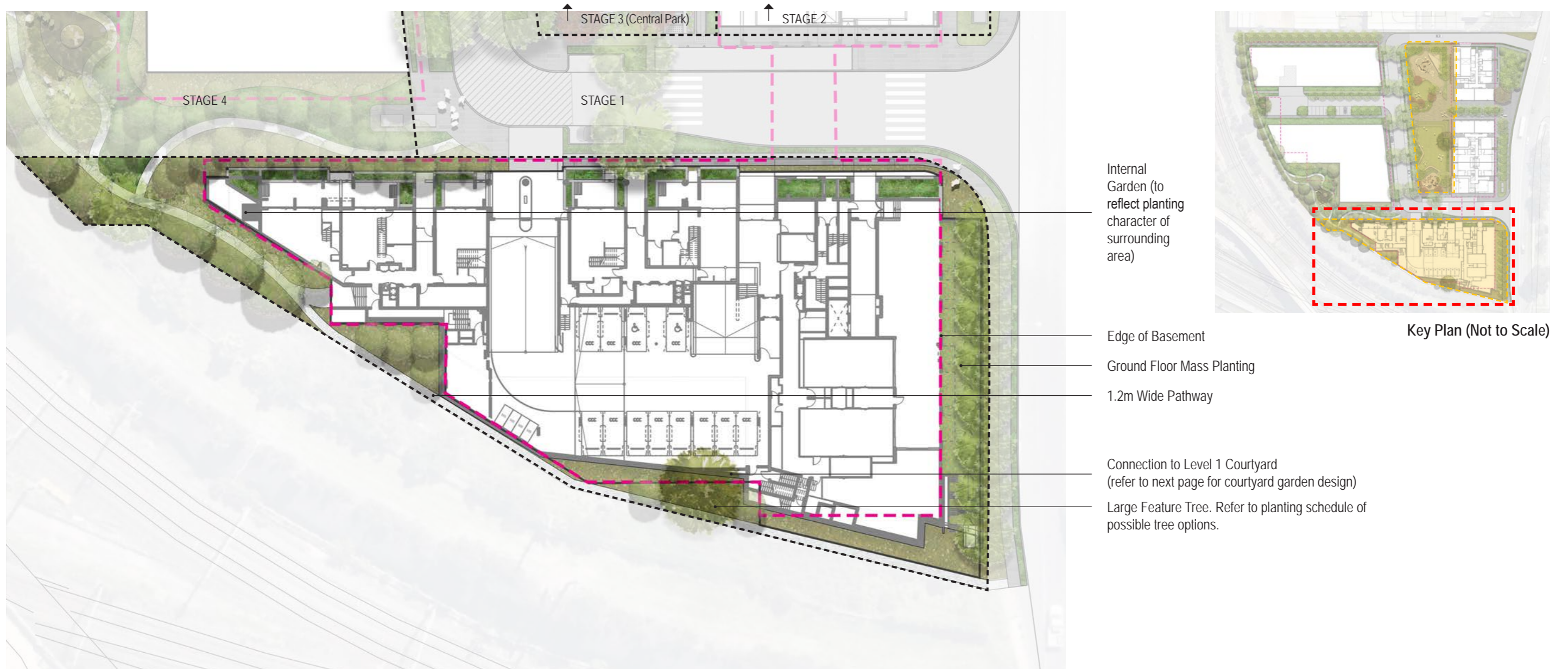
- Stepped Amphitheatre Seating
- Steps up to Levelled Lawn
- Large Feature Tree
- Mass planting reflects local plant species and is arranged according to the seasonal calendar (six seasons).
- Edge of Basement
- The central lawn represents Earth Country, serving as the main gathering space.
- 3 x Sets of Ramps (1:20)
- Border Planting
- A gravel pathway follows the journey of Parradowee (the eel spirit) through the seasonal calendar (six seasons) planting.
- Universal Access to Level Lawn Area / Playground
- The play area highlights Sky Country, incorporating vertical elements while keeping views to the sky open.
- 2x Sets of Ramps (1:14) with Railing
- Children's Playground (below 8 years)
- Fence / Gate Access to Playground



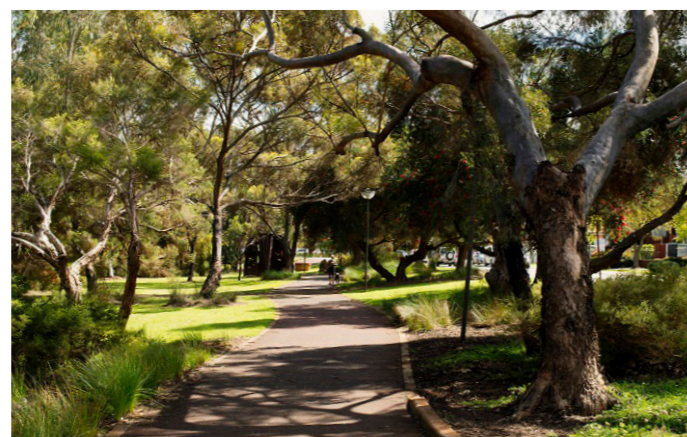
Key Plan (Not to Scale)

Note: Design produced in collaboration with Bangawarra.

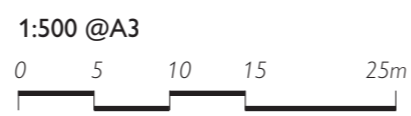




CHARACTER IMAGES



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30-46 AUBURN ROAD, REGENTS PARK

BUILDING C LANDSCAPE DESIGN

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Figure 11.2

S21-0043



LEGEND

- ① Stone tile paving or similar
- ② Bin
- ③ BBQ with seats and table under freestanding awning
- ④ Staircase connection to lower level
- ◆ Entry
- Mass planting
- Paving
- Masonry bricks, refer to architectural drawings



Key Plan (Not to Scale)

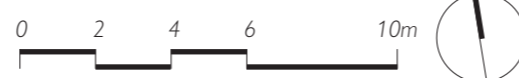
BUILDING C LEVEL 1 COURTYARD GARDEN PLAN 1:200@A3

CHARACTER IMAGES



Client:
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1:200 @A3



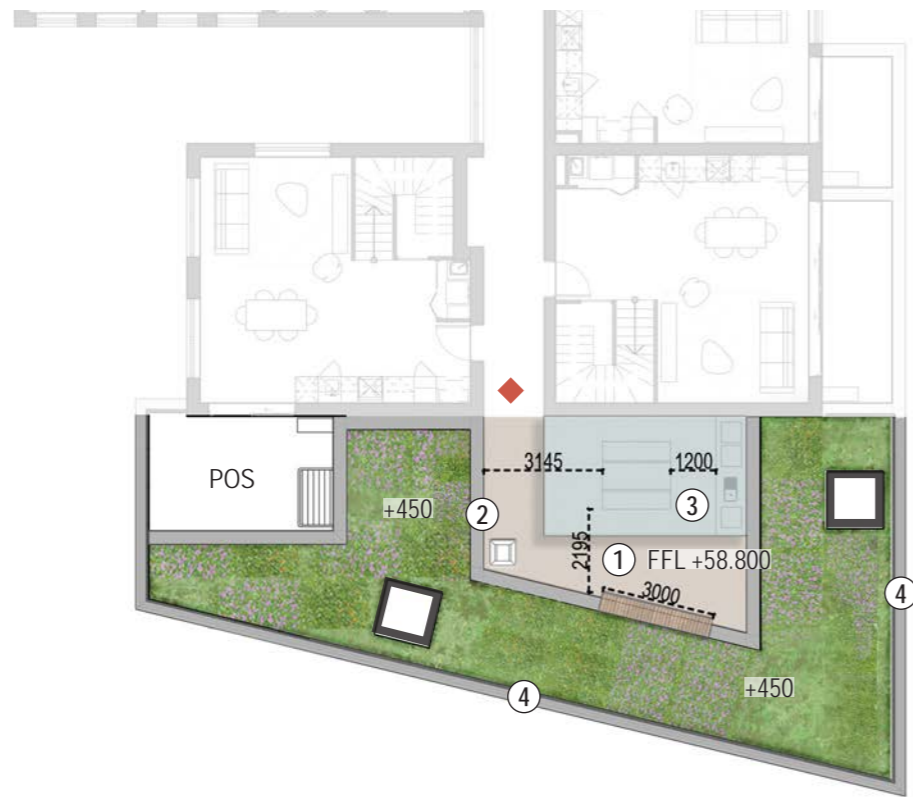
30-46 AUBURN ROAD, REGENTS PARK

BUILDING C LEVEL 1 COURTYARD GARDEN DESIGN

15/04/25 • Rev D

Figure 11.3

S21-0043



- LEGEND**
- ① Stone tile paving or similar
 - ② Bin
 - ③ BBQ with seats and table under awning
 - ④ 1.2m high glass balustrade along the wall
 - ◆ Entry
 - Mass planting
 - Paving
 - Skylight, refer to architectural drawings



Key Plan (Not to Scale)

BUILDING C LEVEL 8 ROOFTOP GARDEN PLAN 1:200@A3

CHARACTER IMAGES



Client:
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1:200 @A3



30-46 AUBURN ROAD, REGENTS PARK

BUILDING C LEVEL 8 ROOFTOP GARDEN DESIGN

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Figure 11.4

S21-0043

12.0 PLANTING

STAGE 3 PLANTING IMAGES



Backhousia citriodora



Brachychiton acerifolius



Melaleuca quinquenervia



Lophostemon confertus



Fraxinus raywoodii



Corymbia ficifolia

WESTERN EDGE OPEN SPACE TREE SPECIES



Acacia decurrens



Notelaea longifolia



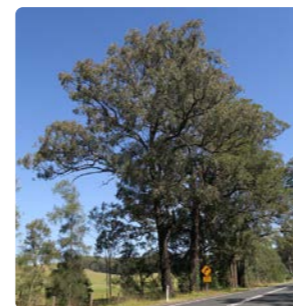
Licula ramsayi



Eucalyptus crebra



Acacia parramattensis



Eucalyptus fibrosa



Eucalyptus tereticornis

STAGE 3 PLANTING SCHEDULE

CENTRAL PARK

CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	PLANT TOTALS
CENTRAL PARK						
TREES						
Bac	<i>Brachychiton acerifolius</i>	Flame Bottle Tree	15	10	400L	1
Bci	<i>Backhousia citriodora</i>	Lemon Myrtle	5	2	200L	4
Fra	<i>Fraxinus raywoodii</i>	Claret Ash	10	8	200L	3
Lco	<i>Lophostemon confertus</i>	Brush Box	10	5	200L	21
TOTAL						29
PLANTING TYPE 1 - NGOONUNGI						
Ahe	<i>Actinotus helianthi</i>	Flannel Flower	1.2	0.5	140mm	246
Dre	<i>Dianella revoluta</i>	Flax lilies	0.5	0.5	140mm	246
Mau	<i>Mentha australi</i>	River Mint	0.7	1	140mm	246
Tspr	<i>Telopea speciosissima (Red)</i>	Red Waratah	3	3	140mm	123
Tspw	<i>Telopea speciosissima (White)</i>	White Waratah	3	3	140mm	123
PLANTING TYPE 2 - PARRADOWEE						
Acb	<i>Acacia binervia</i>	Coast Myall	8	8	200mm	177
Ran	<i>Rhodanthe anthemoides</i>	Chamomile Sunray	0.5	1	140mm	265
Tht	<i>Themeda triandra</i>	Kangaroo Grass	0.6	0.6	140mm	265
Vhe	<i>Viola hederacea</i>	Native Violet	0.2	1	140mm	275
PLANTING TYPE 3 - BURRAN						
Bse	<i>Banksia serrata</i>	Old Man Banksia	15	4	200L	369
Csa	<i>Crowea saligna</i>	Rosy Glow	1	1	200mm	123
Gas	<i>Gastrodia sesamoides</i>	Cinnamon Bells	0.5	0.5	140mm	492
PLANTING TYPE 4 - MARRAI'GANG						
Dgl	<i>Daucus glachidiatus</i>	Australian Carrot	0.6	0.4	140mm	492
Per	<i>Persoonia</i>	Geebung	5	4	200mm	246
Ssm	<i>Syzygium smithii</i>	Lilly Pilly	5	3	200mm	246
PLANTING TYPE 5 - BURRIGIN						
Dex	<i>Doryanthes excelsa</i>	Gymea Lily	4	3	200mm	369
Lfo	<i>Lambertia formosa</i>	Mountain Devil	2	2	200mm	369
Lla	<i>Leptospermum laevigatum</i>	Coastal Tea Tree	0.5	1.2	200mm	246
PLANTING TYPE 6 - WIRITJIRIBIN						
Hvi	<i>Hardenbergia violacea</i>	Happy Wanderer	5	3	200mm	98
Lol	<i>Lomandra longifolia</i>	Lomandra	1	0.6	200mm	393
Bas	<i>Banksia Spinulosa</i>	Hairpin Banksia	3	3	200mm	393
Ade	<i>Acacia decurrens</i>	Sydney Green Wattle	10	5	200L	98
TOTAL						5,898
TURF						
	<i>Buffalo</i>	Buffalo			Roll	600m2

Note: Input from Bangawarra is required in the Design Development stage for planting species.

12.0 PLANTING

STAGE 3 PLANTING SCHEDULE

COURTYARD GARDEN

CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	PLANT TOTALS
COURTYARD						
TREES						
Ade	<i>Acacia decurrens</i>	Black Wattle	6	3	100L	4
Apa	<i>Acacia parramattensis</i>	Parramatta Green Wattle	2	2	100L	4
Lra	<i>Licuala ramsayi</i>	Australian Fan Palm	15	3	200L	2
Nlo	<i>Notelaea longifolia</i>	Native Olive	9	5	75L	2
Tla	<i>Tristaniopsis laurina</i> 'Luscious'	Dwarf Water Gum	6	4	200L	4
Wfl	<i>Waterhousea floribunda</i>	Weeping Lilli Pilli	8	5	200L	4
TOTAL						20
PLANTING TYPE 1 - LOW MASS PLANTING						
Afa	<i>Aechmea fasciata</i> 'Silver King'	Silver Vase	0.6	0.4	140mm	130
Ael	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7	0.7	140mm	130
Ghe	<i>Goodenia hederacea</i>	Ivy Goodenia	0.8	1	140mm	65
Jta 'Lut'	<i>Juniperus taxifolia</i> 'Lutchuensis'	Juniperus Lutchuensis	0.2	3	140mm	65
Ppa	<i>Plectranthus parviflorus</i>	Cockspur Flower	0.4	0.3	HIKO	130
Pxa	<i>Philodendron 'Xanadu'</i>	Xanadu	0.5	0.5	140mm	87
PLANTING TYPE 2 - GRASS						
Mst	<i>Microlaena stipoides</i>	Weeping Grass	0.3	0.3	HIKO	228
Oja	<i>Ophiopogon japonicus</i>	Mondo Grass	0.2	0.3	200mm	228
Tau	<i>Themeda australis</i>	Kangaroo Grass	1.5	0.5	140mm	152
PLANTING TYPE 3 - MEDIUM MASS PLANTING						
Aze	<i>Alpinia zerumbet</i>	Shell Ginger	2.4	2	200mm	36
Cfr 'Rub'	<i>Cordyline fruticosa</i> 'Rubra'	Palm Lily	1	0.5	200mm	107
Dre	<i>Dianella revoluta</i>	Blue Flax-lily	1	0.5	HIKO	143
Pta	<i>Philodendron tatei</i> ssp <i>melanochlorum</i> Congo	Philodendron Congo	1.5	0.7	200mm	107
Vsp	<i>Vriesea splendens</i>	Flaming Sword	1	0.3	140mm	215
TOTAL						1,824

LEVEL 8 ROOFTOP GARDEN

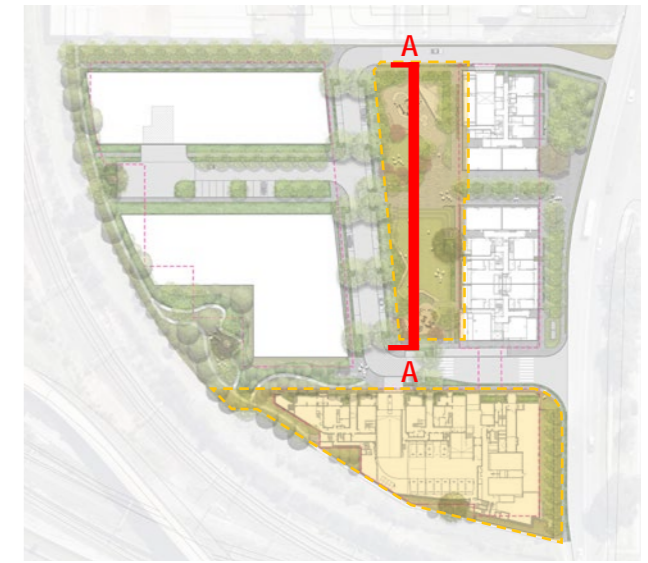
CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	PLANT TOTALS
LEVEL 8 ROOFTOP GARDEN						
PLANTING TYPE 1 - LOW MASS PLANTING 1						
Ael	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7	0.7	140mm	62
Cmi	<i>Clivia miniata</i>	Bush Lily	0.5	0.4	140mm	62
Dre	<i>Dichondra repens</i>	Kidney Weed	0.1	0.5	140mm	62
Jta 'Lut'	<i>Juniperus taxifolia</i> 'Lutchuensis'	Juniperus Lutchuensis	0.2	3	140mm	31
PLANTING TYPE 2 - LOW MASS PLANTING 2						
Pxa	<i>Philodendron 'Xanadu'</i>	Xanadu	0.5	0.5	140mm	59
Dca 'LJ'	<i>Dianella caerulea</i> 'Little Jess'	Dianella Little Jess	0.4	0.4	140mm	59
Lmu 'Ame'	<i>Liriope muscari</i> 'Amethyst'	Liriope Amethyst	0.4	0.4	140mm	59
Gli	<i>Guzmania Lingulata</i>	Scarlet Star	0.4	0.3	200mm	39
PLANTING TYPE 3 - MEDIUM MASS PLANTING / SCREENING PLANTING						
Ade	<i>Alternanthera dentata</i>	Little Ruby	0.9	0.9	140mm	66
Aze	<i>Alpinia zerumbet</i>	Shell Ginger	2.4	2	200mm	17
Cfr 'Rub'	<i>Cordyline fruticosa</i> 'Rubra'	Palm Lily	1	0.5	200mm	50
Sre	<i>Strelitzia reginae</i>	Bird of Paradise	1.5	1	200mm	34
Wfr	<i>Westringia fruticosa</i>	Coastal Rosemary	2	2	200mm	50
TOTAL						648

WESTERN EDGE OPEN SPACE

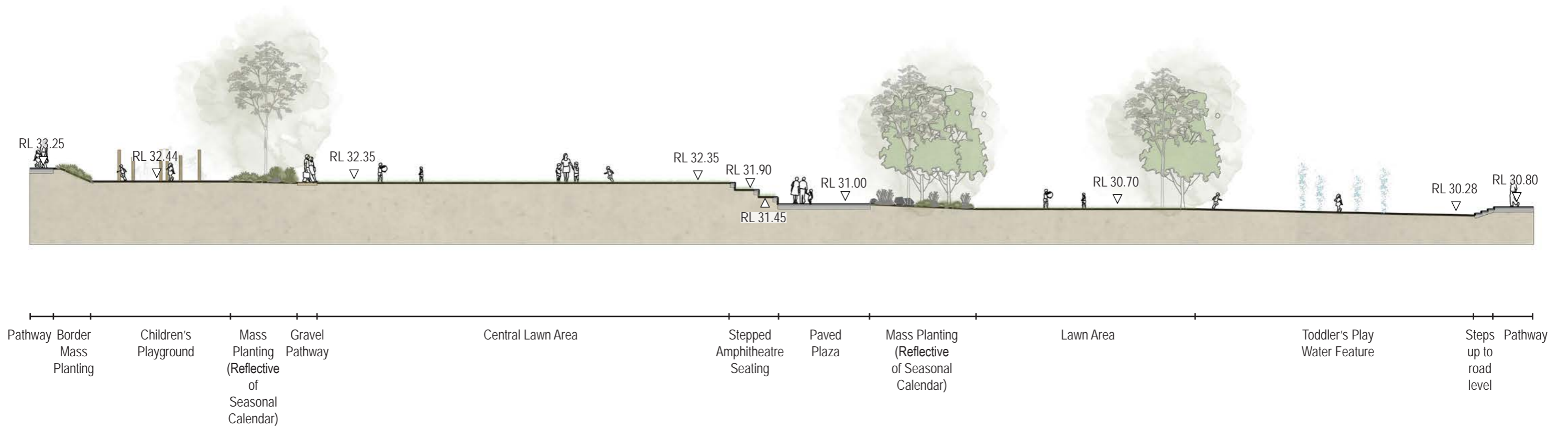
CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)	Indicative mature width (metre)	Pot Sizes	PLANT TOTALS
WESTERN EDGE OPEN SPACE						
TREES						
Ade	<i>Acacia decurrens</i>	Black Wattle	6	3	100L	1
Apa	<i>Acacia parramattensis</i>	Parramatta Green Wattle	2	2	100L	1
Cma	<i>Corymbia maculata</i>	Spotted Gum	20	10	100L	2
Ecr	<i>Eucalyptus crebra</i>	Narrow Leafed Ironbark	20	8	100L	2
Ete	<i>Eucalyptus tereticornis</i>	Forest Red Gum	20	10	400L	1
Fra	<i>Fraxinus raywoodii</i>	Claret Ash	10	8	200L	1
Lra	<i>Licuala ramsayi</i>	Australian Fan Palm	15	3	200L	2
Tla	<i>Tristaniopsis laurina</i> 'Luscious'	Dwarf Water Gum	6	4	200L	2
Wfl	<i>Waterhousea floribunda</i>	Weeping Lilli Pilli	8	5	200L	2
TOTAL						14
PLANTING TYPE 1 - LOW MASS PLANTING						
Afa	<i>Aechmea fasciata</i> 'Silver King'	Silver Vase	0.6	0.4	140mm	118
Ael	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7	0.7	140mm	118
Ghe	<i>Goodenia hederacea</i>	Ivy Goodenia	0.8	1	140mm	60
Jta 'Lut'	<i>Juniperus taxifolia</i> 'Lutchuensis'	Juniperus Lutchuensis	0.2	3	140mm	60
Ppa	<i>Plectranthus parviflorus</i>	Cockspur Flower	0.4	0.3	HIKO	118
Pxa	<i>Philodendron 'Xanadu'</i>	Xanadu	0.5	0.5	140mm	80
PLANTING TYPE 2 - GRASS						
Mst	<i>Microlaena stipoides</i>	Weeping Grass	0.3	0.3	HIKO	208
Oja	<i>Ophiopogon japonicus</i>	Mondo Grass	0.2	0.3	200mm	208
Tau	<i>Themeda australis</i>	Kangaroo Grass	1.5	0.5	140mm	139
PLANTING TYPE 3 - MEDIUM MASS PLANTING						
Aze	<i>Alpinia zerumbet</i>	Shell Ginger	2.4	2	200mm	33
Cfr 'Rub'	<i>Cordyline fruticosa</i> 'Rubra'	Palm Lily	1	0.5	200mm	98
Dre	<i>Dianella revoluta</i>	Blue Flax-lily	1	0.5	HIKO	130
Pta	<i>Philodendron tatei</i> ssp <i>melanochlorum</i> Congo	Philodendron Congo	1.5	0.7	200mm	98
Vsp	<i>Vriesea splendens</i>	Flaming Sword	1	0.3	140mm	196
PLANTING TYPE 4 - SHRUB / FERN						
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	25L	16
Bob	<i>Breynia oblongifolia</i>	Common Breynia	3	3	200mm	16
Bsp	<i>Bursaria spinosa</i>	Native Blackthorn	4	3	200mm	16
Cto	<i>Clerodendrum tomentosum</i>	Hairy Clerodendrum	5	3	200mm	16
Dtr	<i>Dodonaea triquetra</i>	Large-leaf Hop Bush	3	2	140mm	16
Gov	<i>Goodenia ovata</i>	Hop Goodenia	2	2	140mm	16
Pre	<i>Pittosporum revolutum</i>	Rough Fruit Pittosporum	3	2	140mm	16
Pvi	<i>Pultenaea villosa</i>	Hairy Bush-pea	1.5	2	200mm	16
Wfr	<i>Westringia fruticosa</i>	Coastal Rosemary	2	2	200mm	16
TOTAL						1,805

Note: Input from Bangawarra is required in the Design Development stage for planting species.

13.0 SECTIONS



Key Plan (Not to Scale)



CENTRAL PARK SECTION AA (NORTH-SOUTH)

Note: Design produced in collaboration with Bangawarra. Detail design to be resolved during design development stage.



Client:
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30-46 AUBURN ROAD, REGENTS PARK

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Figure 13.0

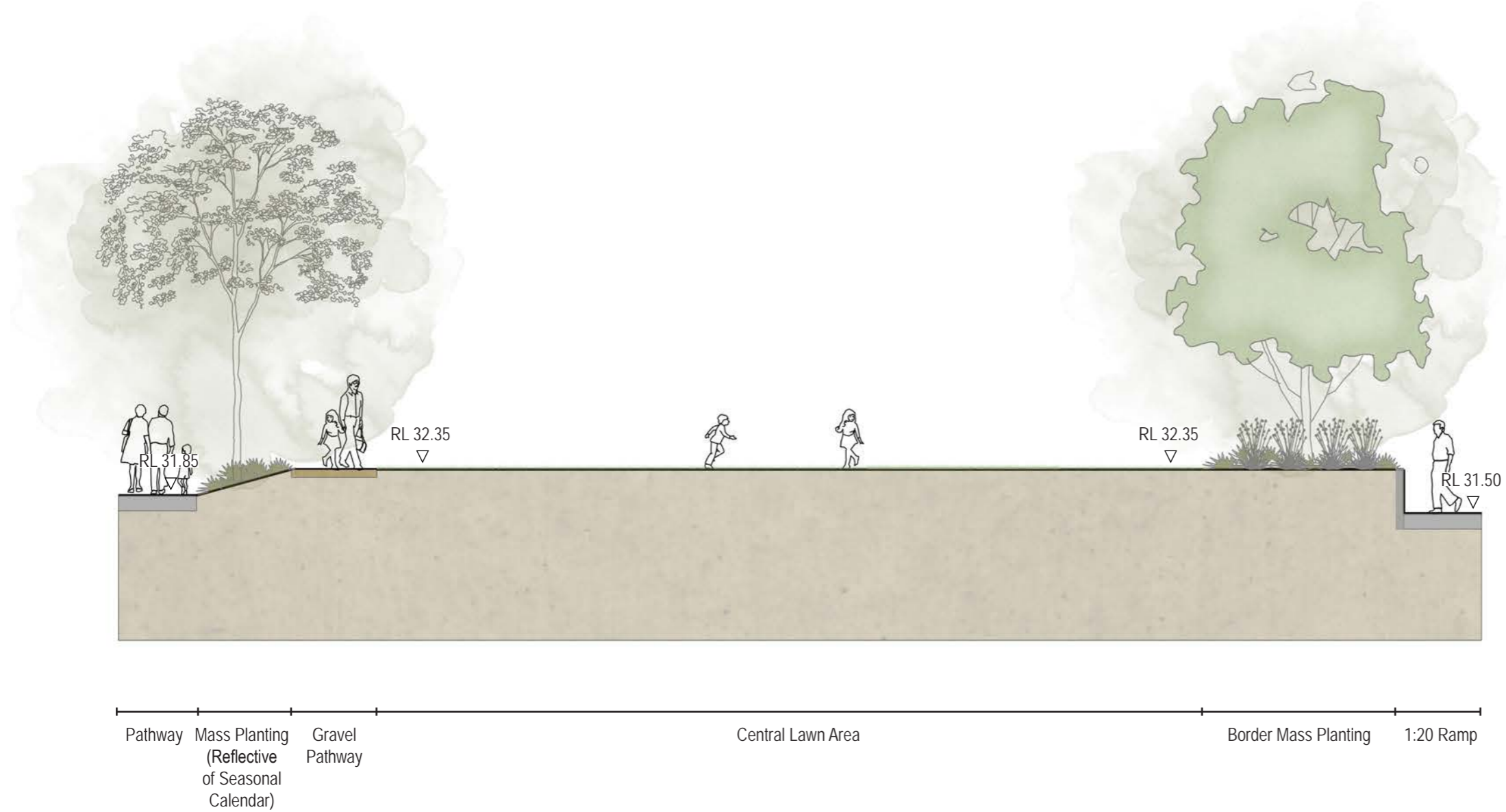
13.0 SECTIONS

S21-0043

13.0 SECTIONS



Key Plan (Not to Scale)

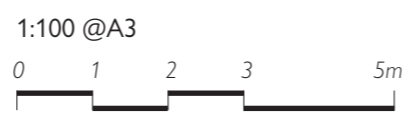


CENTRAL PARK SECTION BB (EAST-WEST)

Note: Design produced in collaboration with Bangawarra. Detail design to be resolved during design development stage.



Client:
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30-46 AUBURN ROAD, REGENTS PARK

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Figure 13.1

13.0 SECTIONS

S21-0043

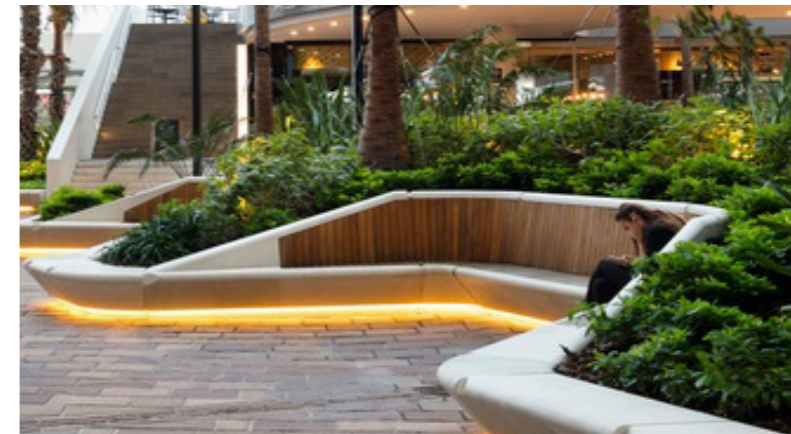
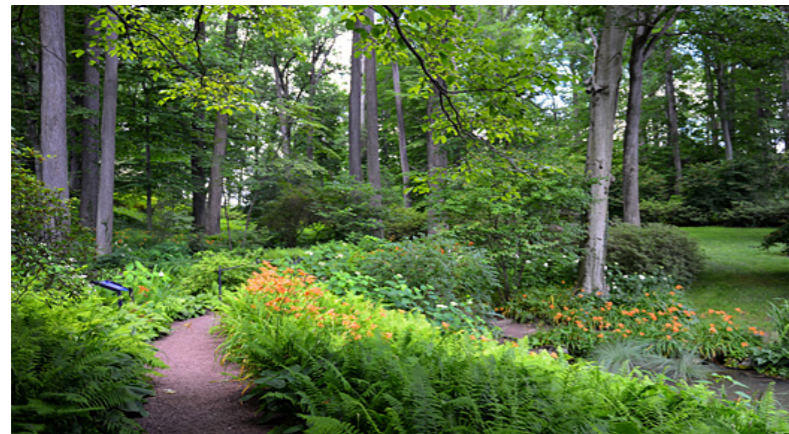
14.0 CHARACTER IMAGES

STAGE 3 CHARACTER BOARD

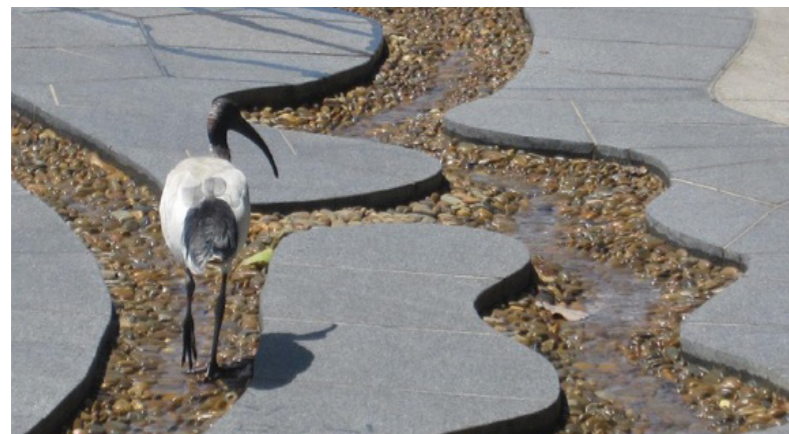
PARK & PLAY SPACE



WESTERN EDGE SPACES

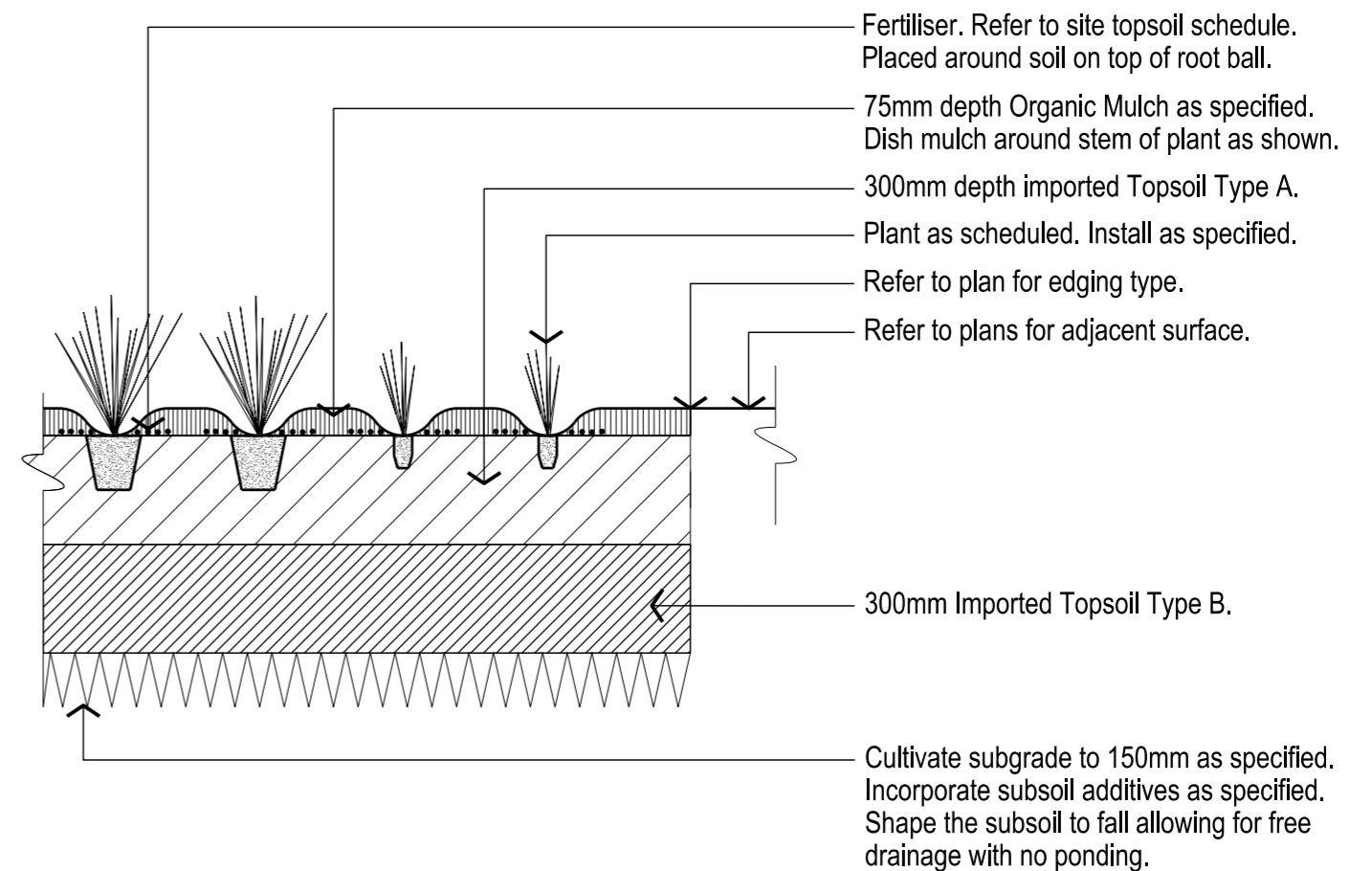
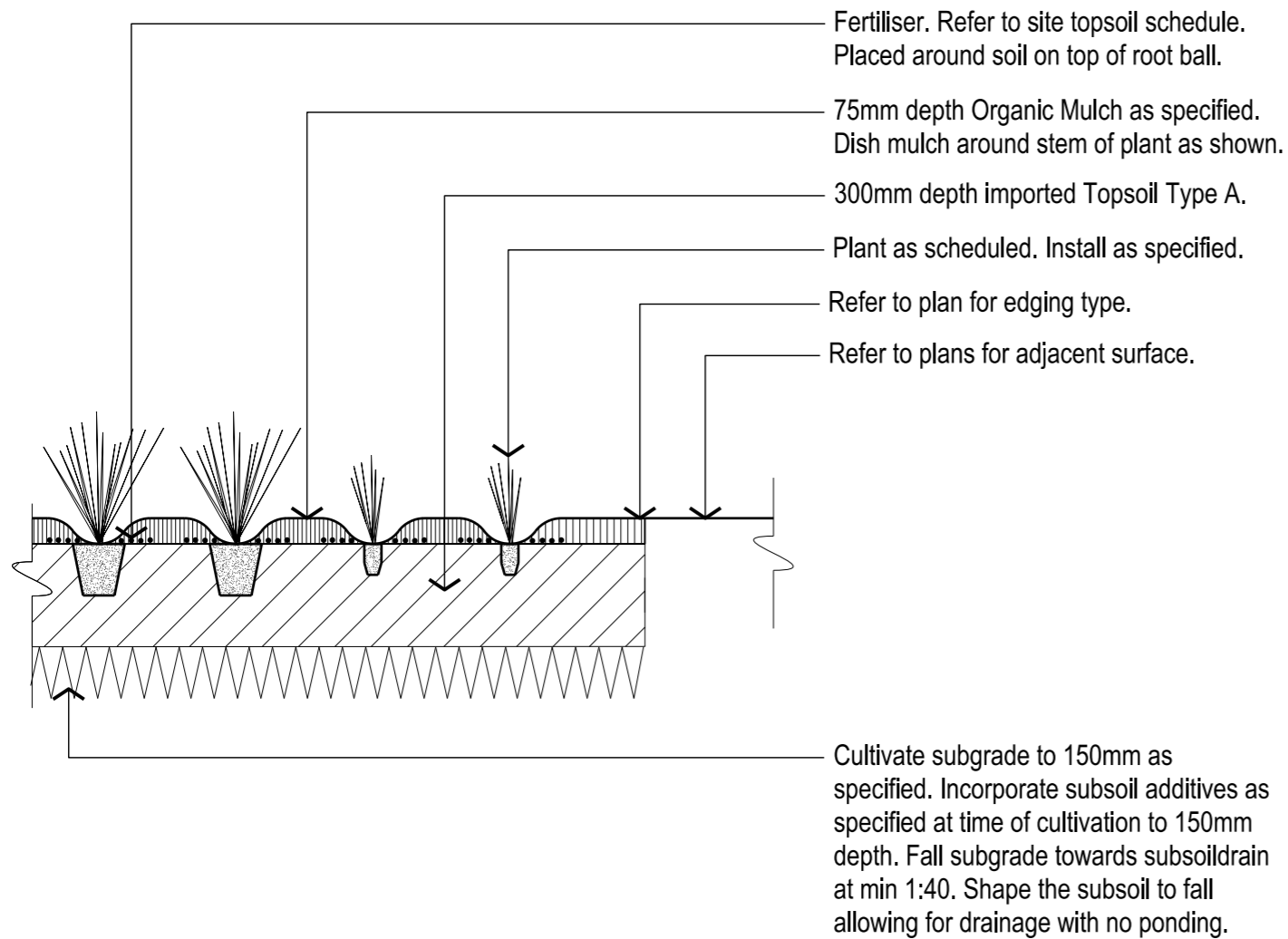


WATER FEATURE, PAVING AND MATERIALS



15.0 TYPICAL DETAILS

Set out overleaf are a collection of typical details that will apply during Stage Three at 30-46 Auburn Road, Regents Park. These typical details are subject to further refinement, however, demonstrate compliance to relevant building code requirements and regulations.

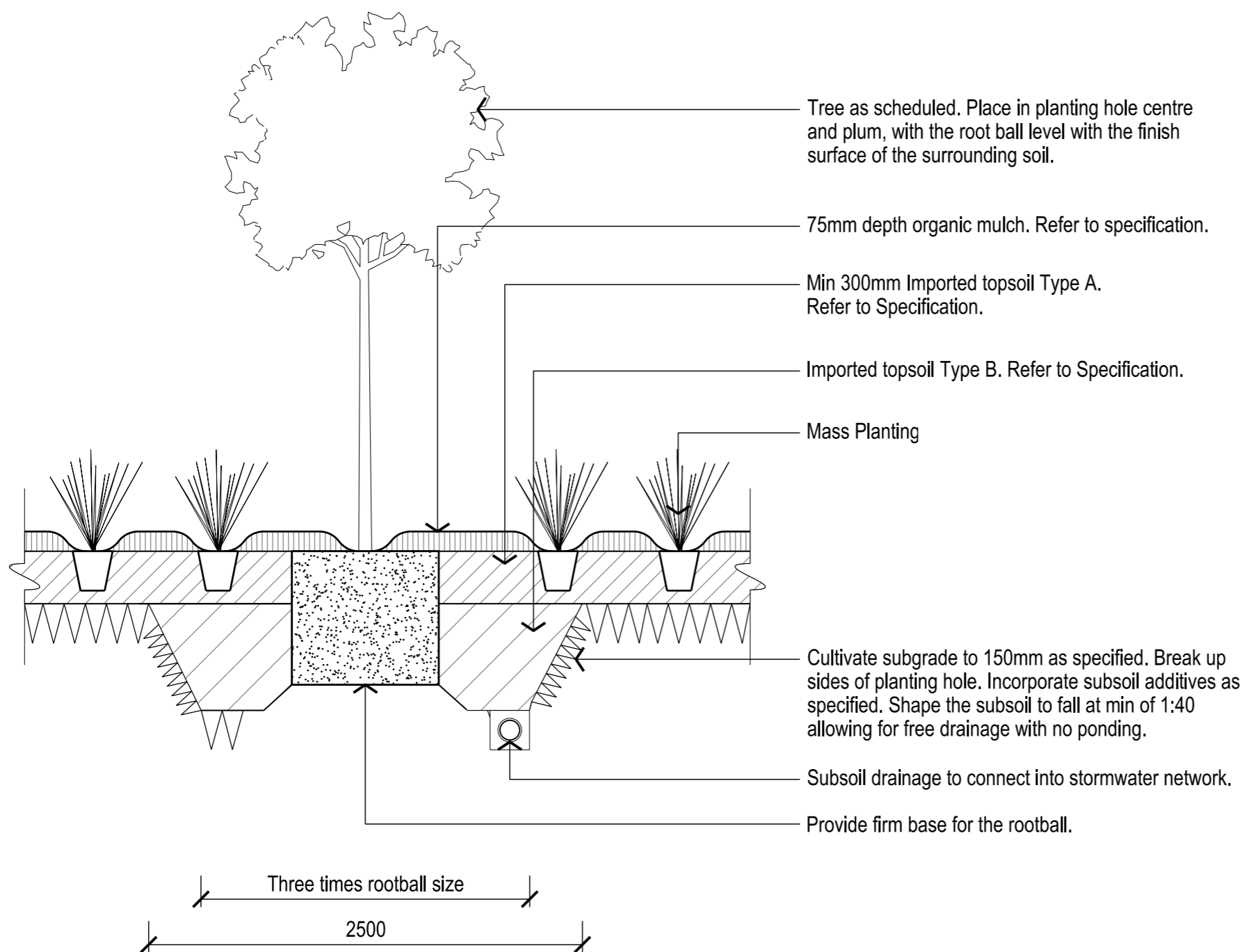


MASS PLANTING TYPE 1 TYPICAL DETAIL

SCALE - 1:20 @ A3

MASS PLANTING TYPE 2 TYPICAL DETAIL

SCALE - 1:20 @ A3



TREE PLANTING IN MASS PLANTING TYPICAL DETAIL

SCALE - 1:20 @ A3

16.0 INDICATIVE LANDSCAPE MAINTENANCE

The Following is a list of landscape maintenance activities proposed for the landscape areas within the development. Maintenance activities are based on the NATSPEC landscape specification.

GENERAL

Summary of maintenance responsibilities:

- Watering of lawn, garden bed areas, pots.
- Weeding of lawn, garden bed areas, and pavement.
- Supply and spreading of fertiliser to lawn, garden bed areas and pots.
- Supply and installation of mulch to existing garden bed areas and pots.
- Pruning, trimming and tree surgery.
- Pest and disease control of lawn, shrubs and trees.
- Mowing and edge trimming to all lawn areas including collection and removal of clippings.
- Replacement of dead or failed plants.
- Maintenance of irrigation systems.
- Removal of rubbish and debris in garden areas.
- Keeping of a log book.
- Monthly reports.
- Maintenance procedures: To accepted horticultural and arboricultural practice.

WEEDING

Weeds: Unwanted broadleaf plants and grasses considered invasive to the locality.

Program:

- Lawns: Quarterly and as determined by the relationship of the general lawn condition and weed growth.
- Trees and Shrubs: As required for planted, paved and mulched areas to be weed free when observed at bi-weekly intervals.

Method:

- Clear and keep clear vigorous ground covers 200 mm from the base of any shrub or tree:
- Small Areas: By hand.
- Large Areas: Proprietary herbicides.
- Herbicide Application: Avoid windy days or if rain is likely to follow within 12 hours.

PEST AND DISEASE CONTROL

The landscape contractor is responsible for the control of any pest or disease which may affect the lawn and garden bed areas. Actions:

- Identify the problem.
- Execute the correct treatment until the problem has been eliminated.
- Apply hazardous material out of normal working hours.
- Protect staff and public.

LAWN

Mowing and Trimming:

- **Height:** Consistent with the growth habit of the grass variety and maintained at 25 mm to 40 mm throughout the year.
- **Program:** Weekly during the mowing season, November to March, and at bi-weekly intervals during April to October. Do not mow under wet conditions.
- **Raking:** Once every month before mowing, during the mowing season, with a flexible rake. On alternate mowings, adopt a north-south and east-west pattern.
- **Edges:** At the same time as mowing, trim lawn edges to plant beds, pathways, base of trees and other obstacles. Ensure trees and shrubs are not damaged.

Fertilising:

- Apply lawn fertiliser as required to maintain healthy grass cover.

TREES AND SHRUBS

Pruning and Trimming:

- **General:** Prune to reflect the natural growth flowering and regrowth habit of the individual species.
- **Shrubs:** Prune after flowering.
- **Program:** Spring and Summer and on a spot basis as required.

Hedge Trimming:

- Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.

Tip Pruning:

- Do not remove buds before the flowering season in those plants that have terminal flowers.
- **Purpose:** To encourage development of new shoots during the active growing season.
- **Method:** The removal of the top 25 mm or growing tip of each branch.

Radical Pruning:

- **Purpose:** To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
- Clear and keep clear vigorous groundcovers 200mm from the base of any shrub or tree.
- Use only tools fit for purpose.

Trees, Prune to:

- Eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner.
- Maintain sight lines to signs and lights.
- Maintain visibility for personal security.

Tree Branch Removal:

- To AS 4373.
- Give notice and engage a suitably qualified 'arborist'.

Plant Replacements

- **General:** Replace all evergreen plants that have died or lost 50% of their normal foliage cover.

Provide replacement plants as follows:

- Of the same species and variety and of the closest commercially available size.
- Of uniformly high quality stock equal to the best commercially available.
- Representative of optimum growth for the species as restricted by the container size.
- With a balanced root system in relation to the size of the plant and conducive to successful transpiration.
- Inspect the root conditions of plants by knocking plants from their containers.
- Without signs of having been stressed at any stage during their development due to inadequate watering, excessive shade/sunlight, suffered physical damage or have restricted habit due to growth in nursery rows.
- Healthy, well grown, hardened off specimens of good shape and free from pests and disease.
- Well rooted and without any indication of having been restricted (pot bound) or damaged at any time.
- Been grown in their final containers for not less than twelve (12) weeks.

Watering:

- **Planting:** Water as required to maintain growth rates free of stress.
- **Turfing:** Water to maintain moisture to this depth.

MULCHING

- **Clean up:** Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.
- **Depth:** Maintain a minimum depth of:
 - 75 mm for organic mulch.
 - 50 mm for gravel mulch.
- **Top up:** Areas of excessive wear.
- **Appearance:** Maintain to keep clean and tidy with no soil disturbance evident on the surface of the mulch.

INCIDENTAL WORKS

Supplementary Works:

General: Execute the following:

- Removal of rubbish arising from maintenance work.
- Removal of leaf litter fortnightly during leaf fall.
- Wash paving on completion of herbicide application.

Paving:

Slip resistance tests:

- Test to AS 4663 annually.
- Notify deviation from the design value.
- Rectify the surface and re-test as required to comply with the design value.

Furniture, Signage, Barriers and Play Equipment:

- **Scope:** All fixed and movable features noted in the record drawings.
- **Furniture and pots:**
 - Move and relocate as required for maintenance of the area.
 - Repair or replace items damaged by the maintenance contract staff.
- **Signage:** Maintain sight line visibility.
- **Play Equipment:** Inspect on a regular basis and inform building manager of any faults.

Drains:

- **General:** Inspect and clean all drainage structures and pit covers and ensure that they are in proper working order.
- **Frequency:** As required so that all overflow drains are cleared when observed at fortnightly intervals.

IRRIGATION

Irrigation system program: To suit the following:

- The precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors seasons, evaporation, exposure, topography, local authority restrictions.
- An allowance for adjustment or shut down during and after periods prolonged heavy rains.
- To co-ordinate water supply and to confirm watering regime against federal and state government legislation and restrictions at the time.

Equipment maintenance:

- Check all components for proper operation.
- Repair or replace damaged component with equivalent parts.
- Flush any dirt or foreign matter from the system and clear all blockages.

Operation:

- Ensure by adjustment or replacement of components, that the overall operation of the system is efficient and operational.

Supervision:

- Prevent excessive use of water.



Figure 16.0 Neighbouring Magney Reserve.

Client:

30 Auburn Road Pty Ltd.

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Figure 16.1 Nearby Duck River.