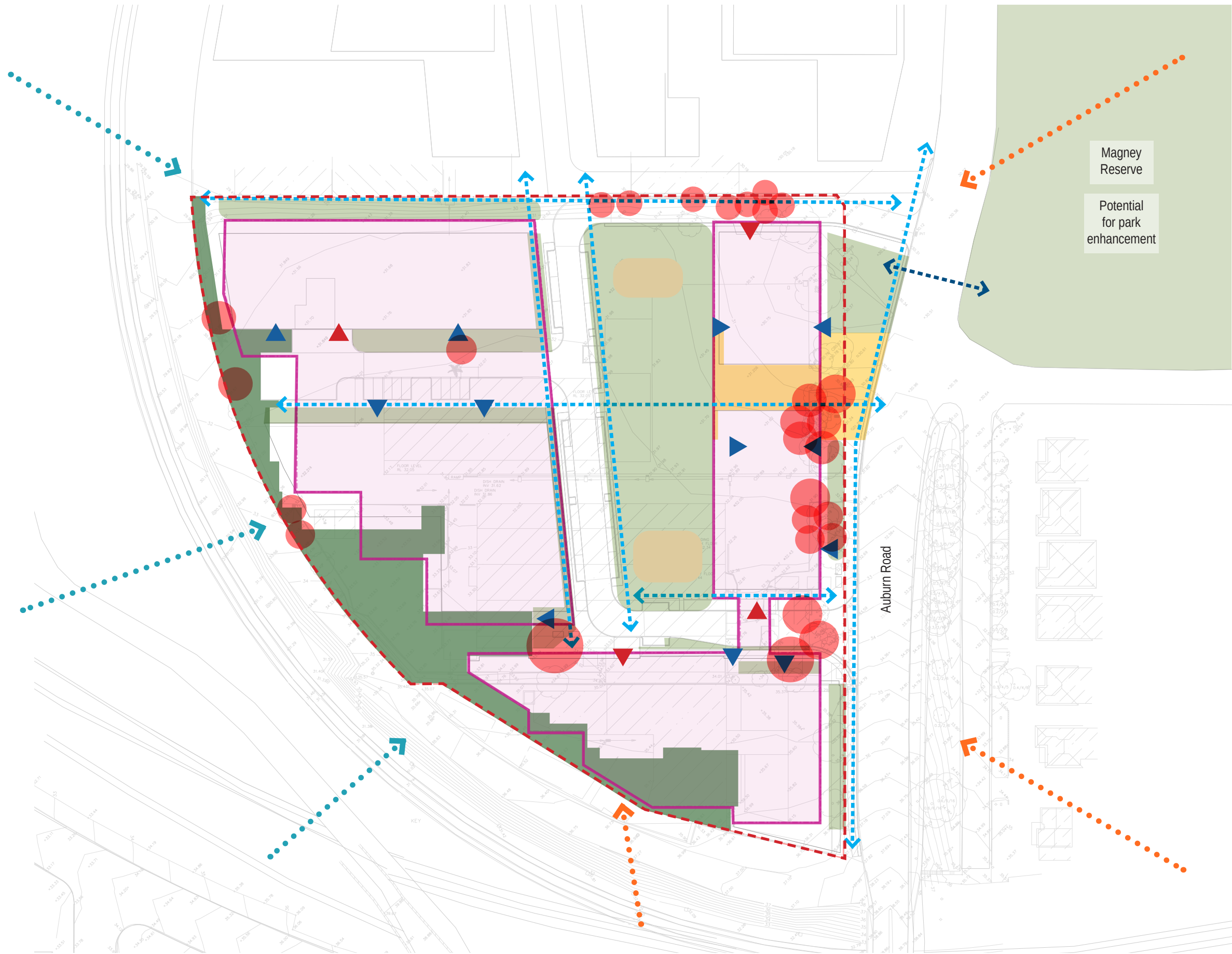





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 Approved Application No: SSD 57703458
 Approved on: 15 June 2026
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 Sheet No: 1 of 23

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.

1:1000 @A3

0 10 20 30 50m



30-46 AUBURN ROAD, REGENTS PARK

OPPORTUNITIES AND CONSTRAINTS PLAN

15/04/25 • Rev D

Figure 6.1

S21-0043



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Sheet No: 2 of 23

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

0 10 20 30 50m



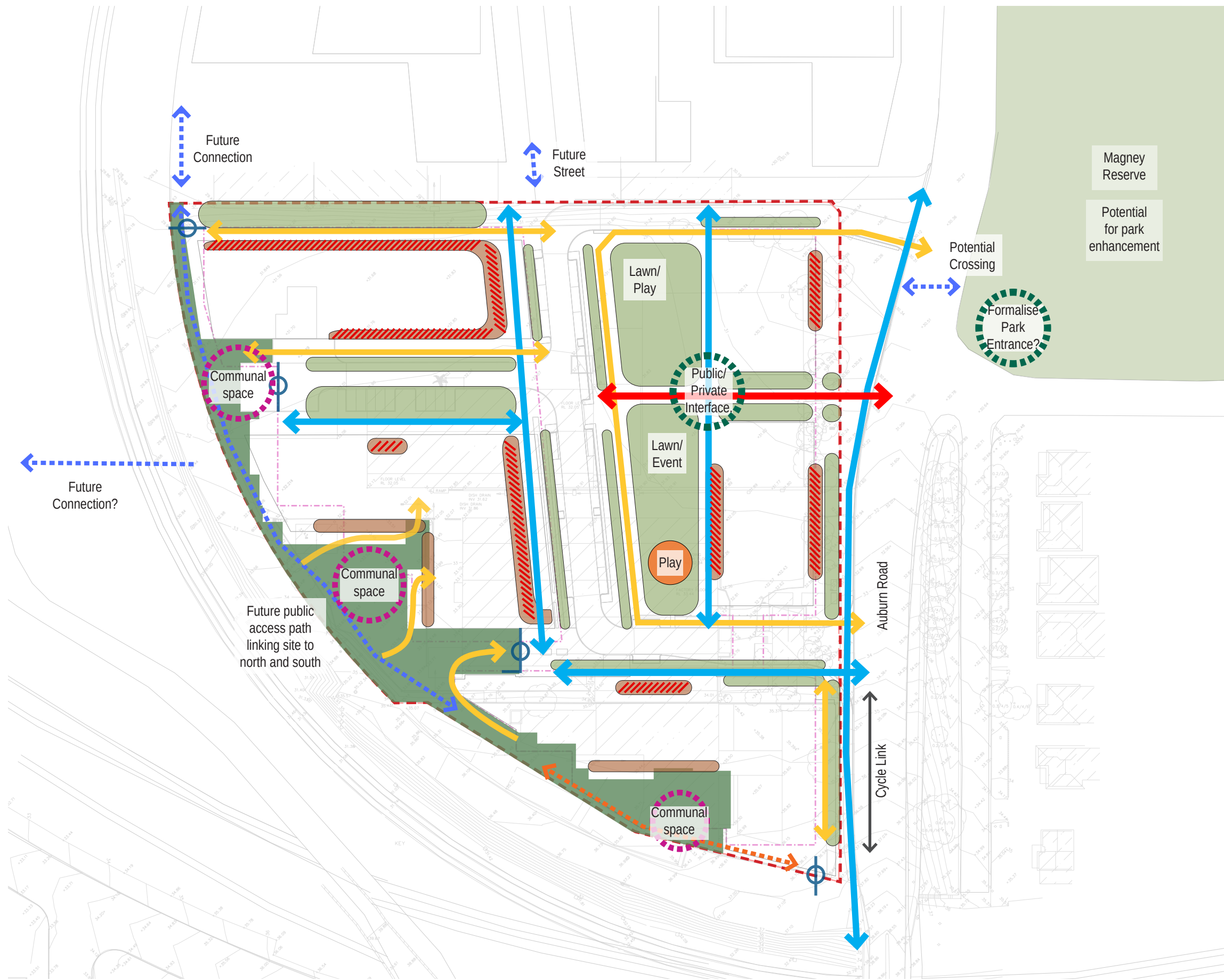
30-46 AUBURN ROAD, REGENTS PARK

OPEN SPACE HIERARCHY

15/04/25 • Rev D

Figure 6.3

S21-0043

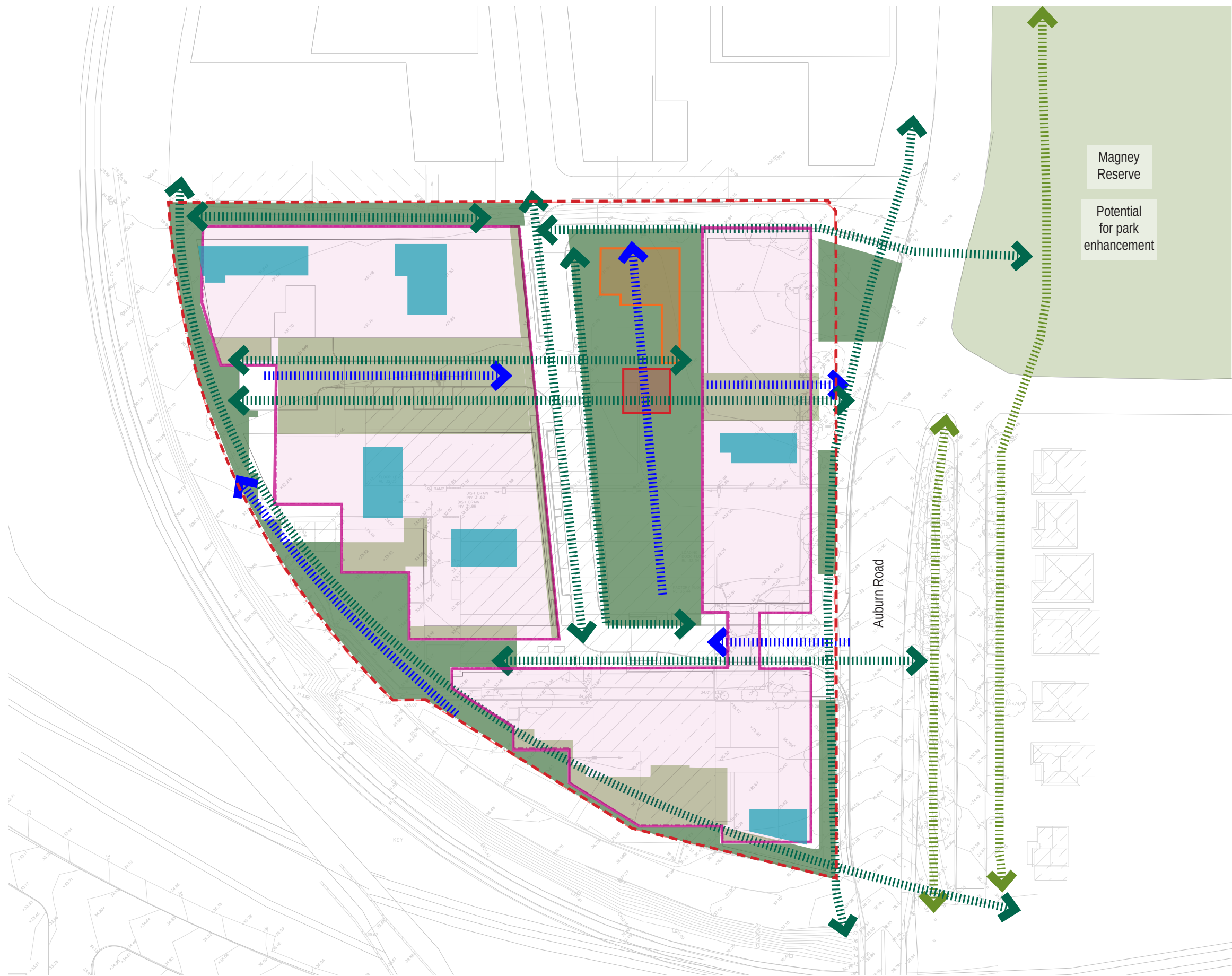



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 Approved Application No: SSD 57703458
 Approved on: 15 June 2026
 Signed: CA
 Sheet No: 3 of 23

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





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.



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Approved Application No: SSD 57703458

Approved on: 15 June 2026

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Sheet No: 4 of 23

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

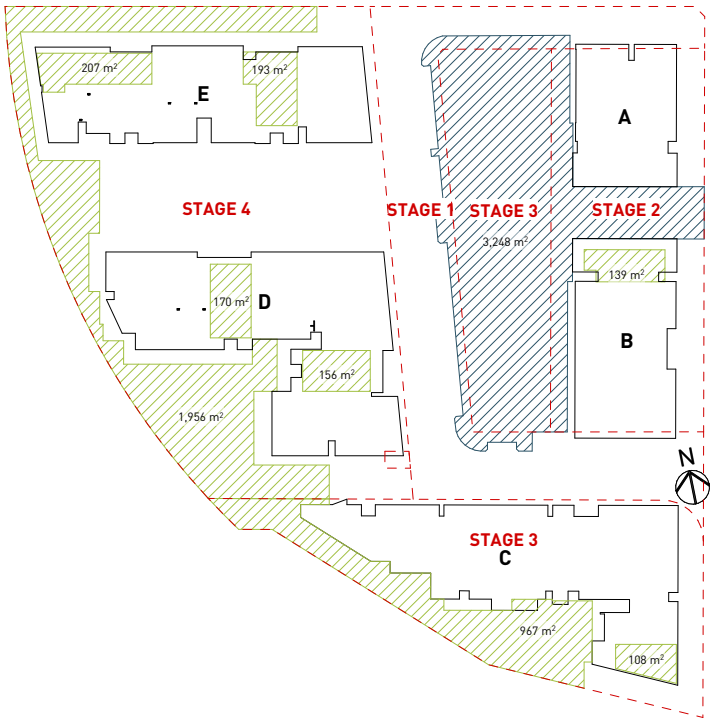


COMMON OPEN SPACE - STAGE 3

HOME STORY	Area
COMMUNAL OPEN SPACE	
LEVEL 0	3,248
LEVEL 1	967
LEVEL 8	108
4,323 m ²	

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 m ²		



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 m ²

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 m ²	20%



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%

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Approved Application No: SSD 57703458
Approved on: 15 June 2026
Signed: CA
Sheet No: 7 of 23

LEGEND

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



Client:
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1:1000 @A3

0 10 20 30 50m



30-46 AUBURN ROAD, REGENTS PARK

9.0 CALCULATION PLANS

15/04/25 • Rev D

Figure 9.2

S21-0043



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*

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Approved Application No: SSD 57703458

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Sheet No: 8 of 23

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





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



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Approved Application No: SSD 57703458

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Sheet No: 9 of 23

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bangawarra

Client:
30 Auburn Road Pty Ltd.

1:1000 @A3



30-46 AUBURN ROAD, REGENTS PARK

10.0 OVERALL MASTER PLAN

15/04/25 • Rev D

Figure 10.0

S21-0043



LEGEND

- Site Boundary
- Edge of Basement
- Stage 3

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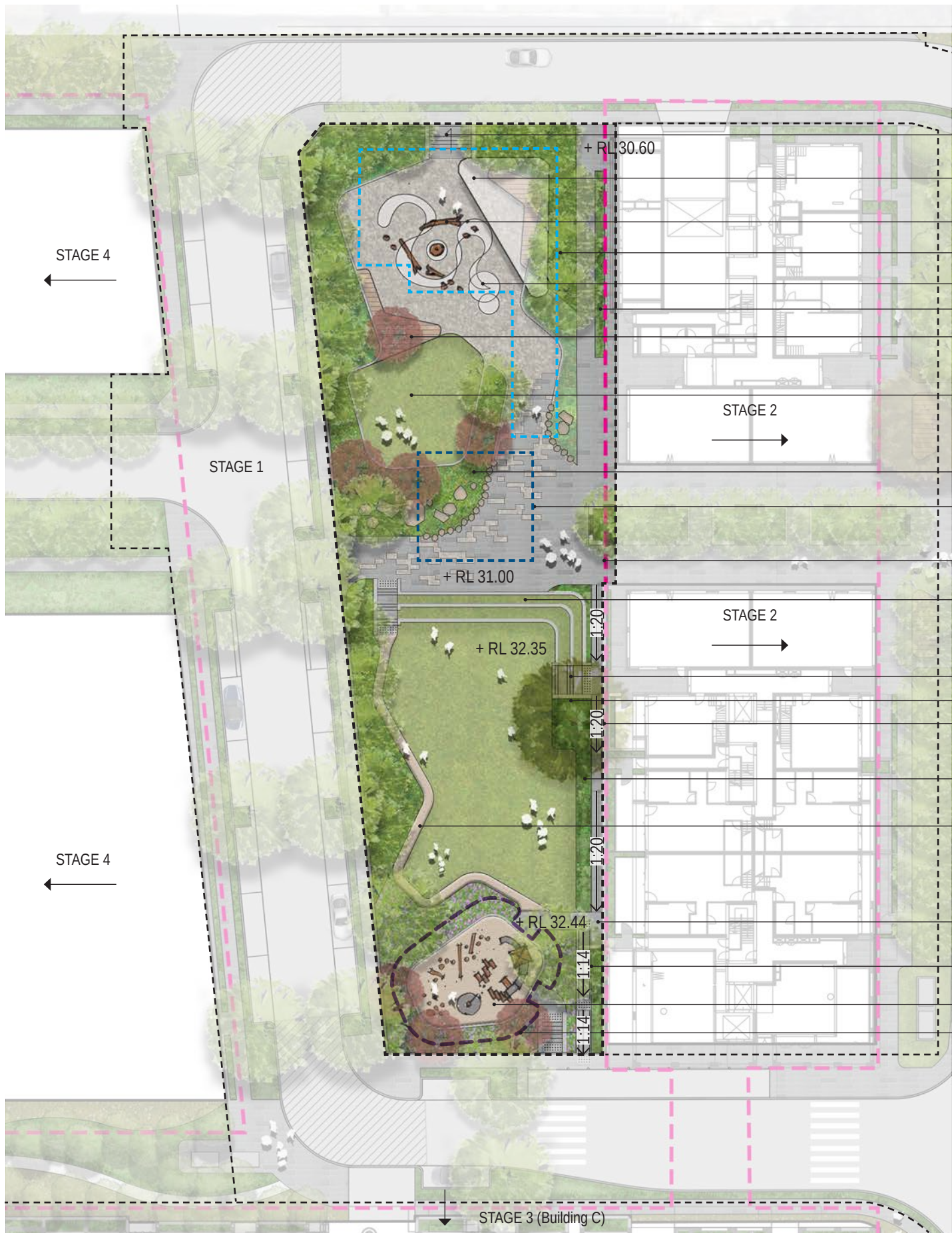
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Approved on: 15 June 2026

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Sheet No: 11 of 23



Key Plan (Not to Scale)

- 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

CHARACTER IMAGES



Note: Design produced in collaboration with Bangawarra.



a division of

BW

Beveridge Williams

bangawarra

Client:
30 Auburn Road Pty Ltd.

1:500 @A3



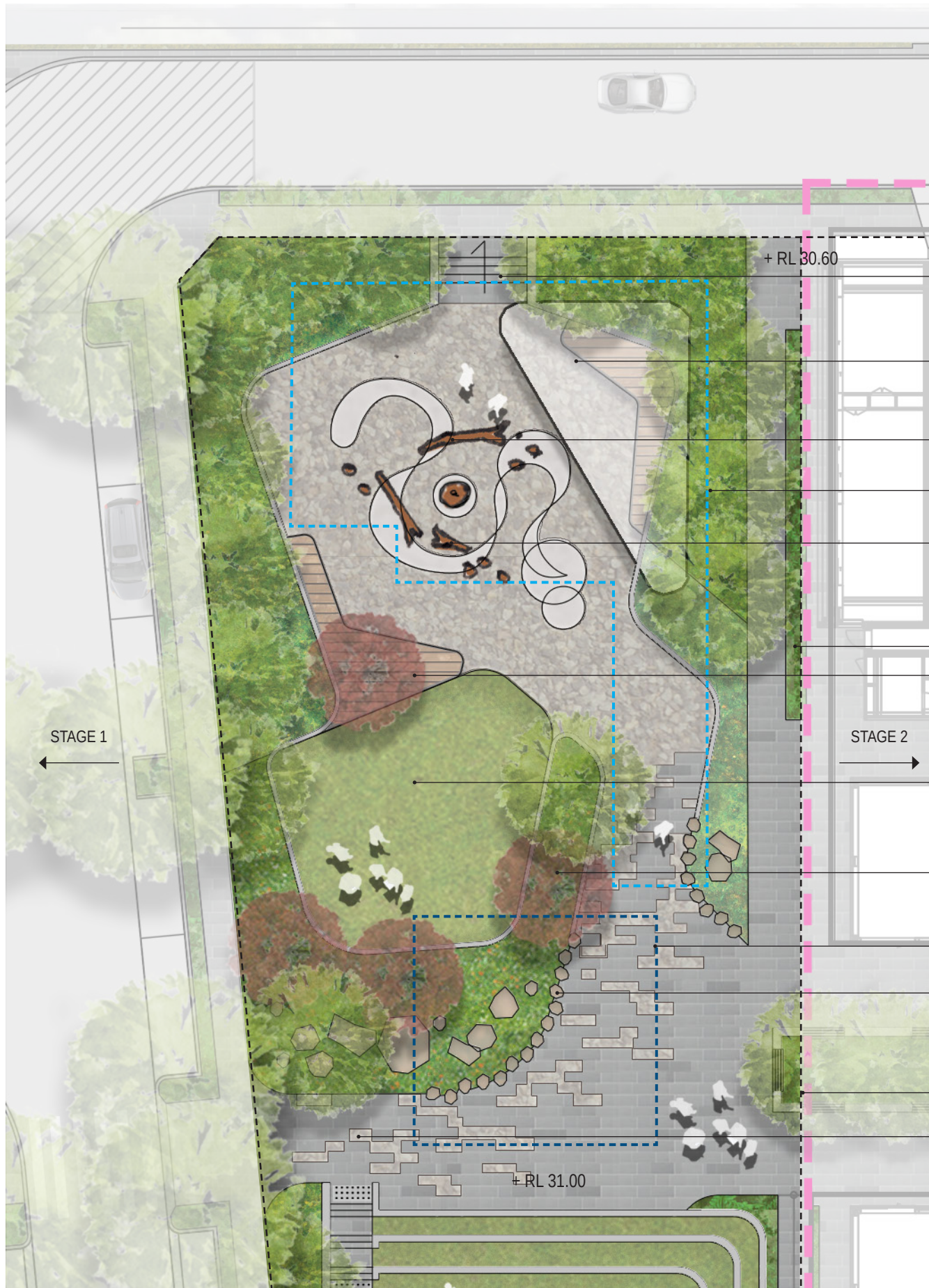

30-46 AUBURN ROAD, REGENTS PARK

CENTRAL PARK DESIGN

15/04/25 • Rev D

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

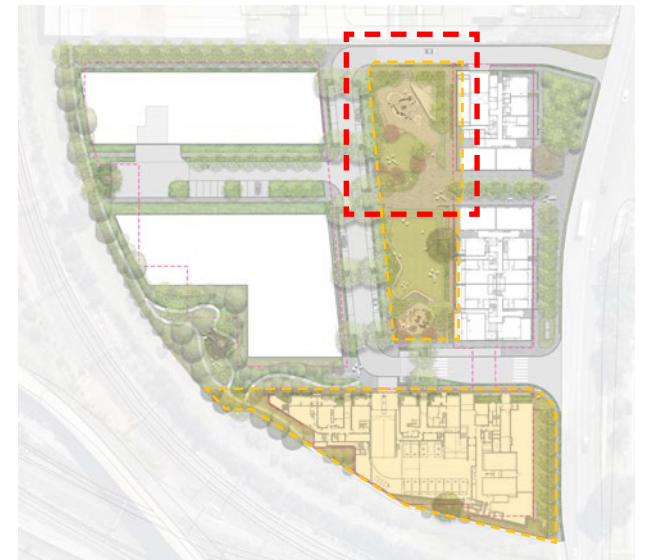
Mass planting reflects local plant species and is arranged according to the seasonal calendar (six seasons).

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 Parawdowee (the eel spirit) as it moves through the seasonal calendar (six seasons).



Key Plan (Not to Scale)

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Approved on: 15 June 2026
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Sheet No: 12 of 23

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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 Parrawdowee (the eel spirit) through the seasonal calendar (six seasons) planting.

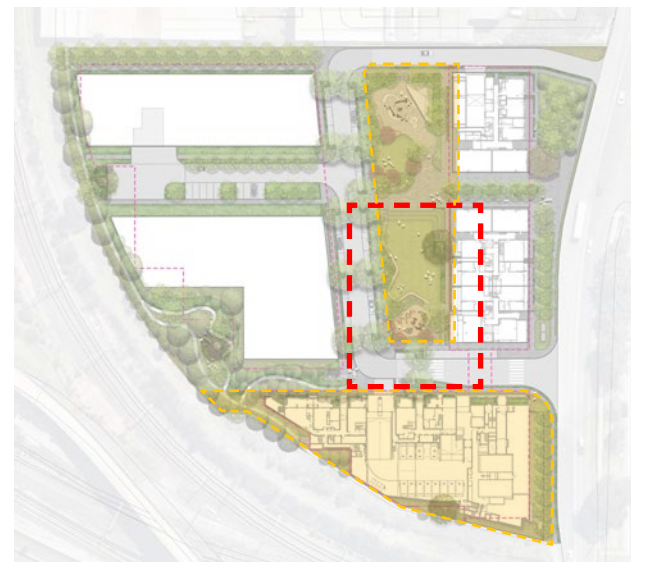
Universal Access to Level Lawn Area / Playground

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)

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NSW GOVERNMENT

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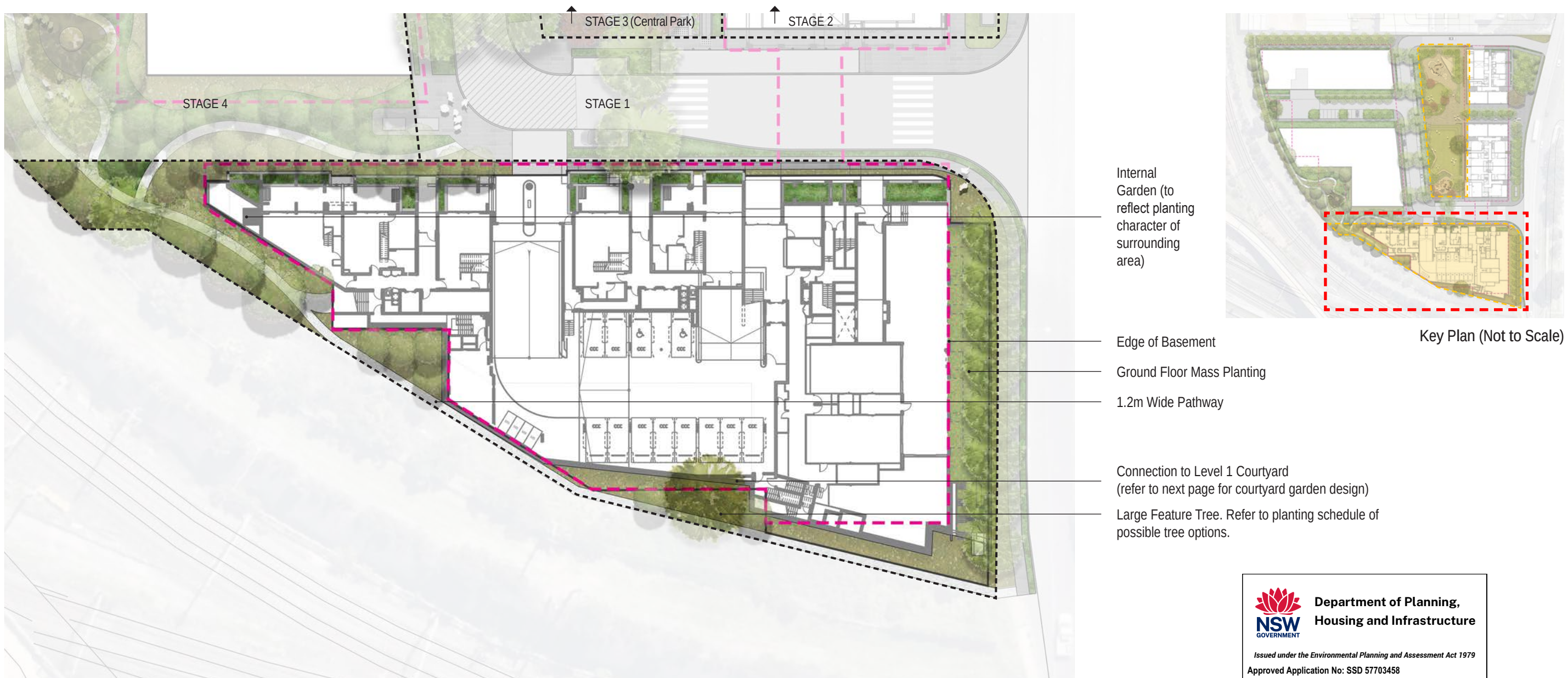
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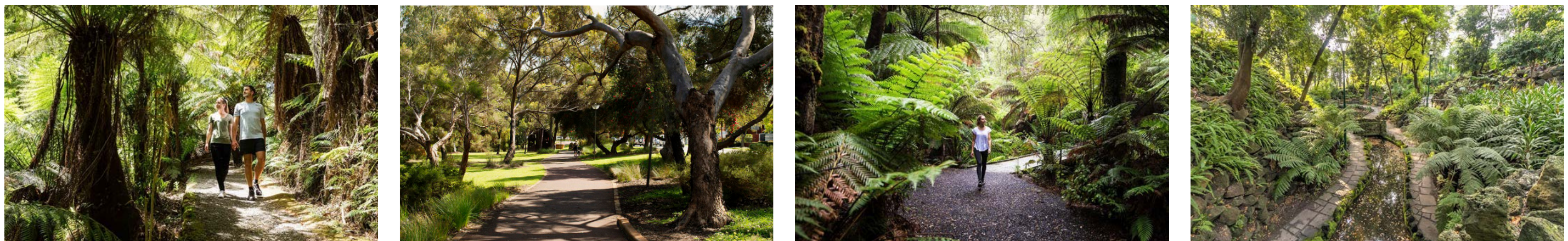
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Note: Design produced in collaboration with Bangawarra.





CHARACTER IMAGES





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)

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Approved Application No: SSD 57703458

Approved on: 15 June 2026

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Sheet No: 15 of 23

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

CHARACTER IMAGES



Client:
30 Auburn Road Pty Ltd.

1:200 @A3



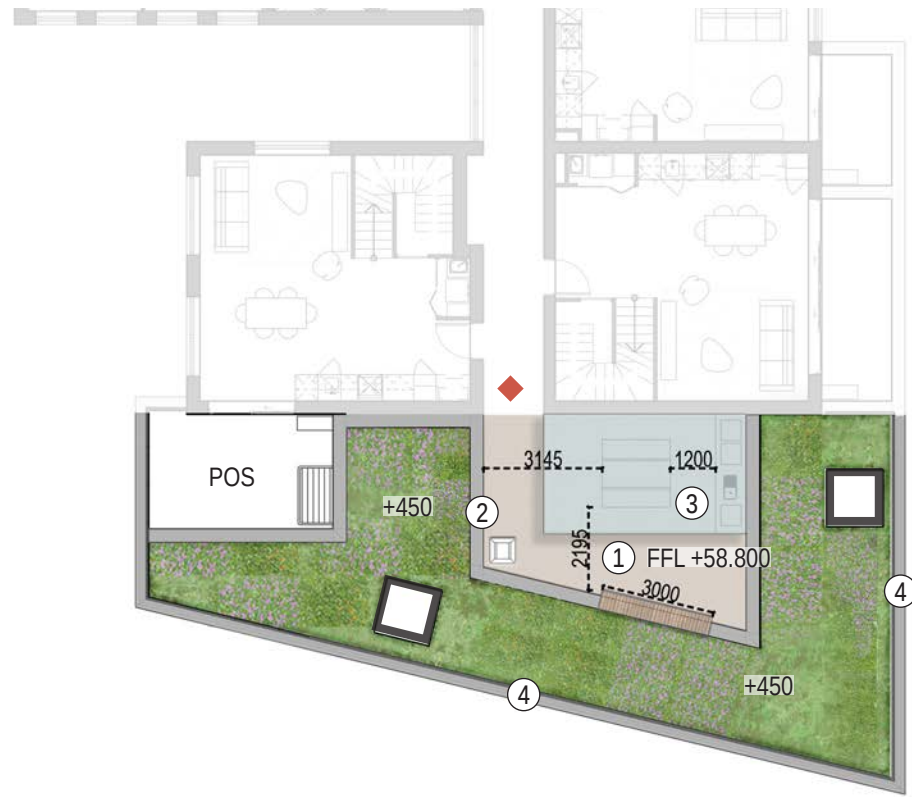
30-46 AUBURN ROAD, REGENTS PARK

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

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Sheet No: 16 of 23

CHARACTER IMAGES



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	Brachychiton acerifolius	Flame Bottle Tree	15	10	400L	1
Bci	Backhousia citriodora	Lemon Myrtle	5	2	200L	4
Fra	Fraxinus raywoodii	Claret Ash	10	8	200L	3
Lco	Lophostemon confertus	Brush Box	10	5	200L	21
TOTAL						29
PLANTING TYPE 1 - NGOONUNGI						
Ahe	Actinotus helianthi	Flannel Flower	1.2	0.5	140mm	246
Dre	Dianella revoluta	Flax lilies	0.5	0.5	140mm	246
Mau	Mentha australi	River Mint	0.7	1	140mm	246
Tspr	Telopea speciosissima (Red)	Red Waratah	3	3	140mm	123
Tspw	Telopea speciosissima (White)	White Waratah	3	3	140mm	123
PLANTING TYPE 2 - PARRADOWEE						
Acb	Acacia binervia	Coast Myall	8	8	200mm	177
Ran	Rhodanthe anthemoides	Chamomile Sunray	0.5	1	140mm	265
Tht	Themeda triandra	Kangaroo Grass	0.6	0.6	140mm	265
Vhe	Viola hederacea	Native Violet	0.2	1	140mm	275
PLANTING TYPE 3 - BURRAN						
Bse	Banksia serrata	Old Man Banksia	15	4	200L	369
Csa	Crowea saligna	Rosy Glow	1	1	200mm	123
Gas	Gastrodia sesamoides	Cinnamon Bells	0.5	0.5	140mm	492
PLANTING TYPE 4 - MARRAI'GANG						
Dgl	Daucus glochidiatus	Australian Carrot	0.6	0.4	140mm	492
Per	Persoonia	Geebung	5	4	200mm	246
Ssm	Syzygium smithii	Lilly Pilly	5	3	200mm	246
PLANTING TYPE 5 - BURRIGIN						
Dex	Doryanthes excelsa	Gymea Lily	4	3	200mm	369
Lfo	Lambertia formosa	Moutain Devil	2	2	200mm	369
Lla	Leptospermum laevigatum	Coastal Tea Tree	0.5	1.2	200mm	246
PLANTING TYPE 6 - WIRITJIRIBIN						
Hvi	Hardenbergia violacea	Happy Wanderer	5	3	200mm	98
Lol	Lomandra longifolia	Lomandra	1	0.6	200mm	393
Bas	Banksia Spinulosa	Hairpin Banksia	3	3	200mm	393
Ade	Acacia decurrens	Sydney Green Wattle	10	5	200L	98
TOTAL						5,898
TURF						
	Buffalo	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	Acacia decurrens	Black Wattle	6	3	100L	4
Apa	Acacia parramattensis	Parramatta Green Wattle	2	2	100L	4
Lra	Licuala ramsayi	Australian Fan Palm	15	3	200L	2
Nlo	Notelaea longifolia	Native Olive	9	5	75L	2
Tla	Tristaniaopsis laurina 'Luscious'	Dwarf Water Gum	6	4	200L	4
Wfl	Waterhousea floribunda	Weeping Lilli Pilli	8	5	200L	4
TOTAL						20
PLANTING TYPE 1 - LOW MASS PLANTING						
Afa	Aechmea fasciata 'Silver King'	Silver Vase	0.6	0.4	140mm	130
Ael	Aspidistra elatior	Cast Iron Plant	0.7	0.7	140mm	130
Ghe	Goodenia hederacea	Ivy Goodenia	0.8	1	140mm	65
Jta 'Lut'	Juniperus taxifolia 'Lutchuensis'	Juniperus Lutchuensis	0.2	3	140mm	65
Ppa	Plectranthus parviflorus	Cockspar Flower	0.4	0.3	HIKO	130
Pxa	Philodendron 'Xanadu'	Xanadu	0.5	0.5	140mm	87
PLANTING TYPE 2 - GRASS						
Mst	Microlaena stipoides	Weeping Grass	0.3	0.3	HIKO	228
Oja	Ophiopogon Japonicus	Mondo Grass	0.2	0.3	200mm	228
Tau	Themeda australis	Kangaroo Grass	1.5	0.5	140mm	152
PLANTING TYPE 3 - MEDIUM MASS PLANTING						
Aze	Alpinia zerumbet	Shell Ginger	2.4	2	200mm	36
Cfr 'Rub'	Cordyline fruticosa 'Rubra'	Palm Lily	1	0.5	200mm	107
Dre	Dianella revoluta	Blue Flax-lily	1	0.5	HIKO	143
Pta	Philodendron tatei ssp melanochlorum Congo	Philodendron Congo	1.5	0.7	200mm	107
Vsp	Vriesea splendens	Flaming Sword	1	0.3	140mm	215
TOTAL						1,824

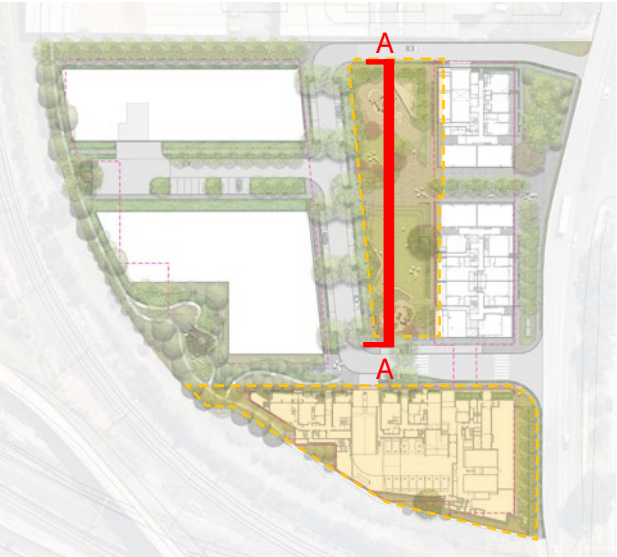
LEVEL 8 ROOFTOP GARDEN

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

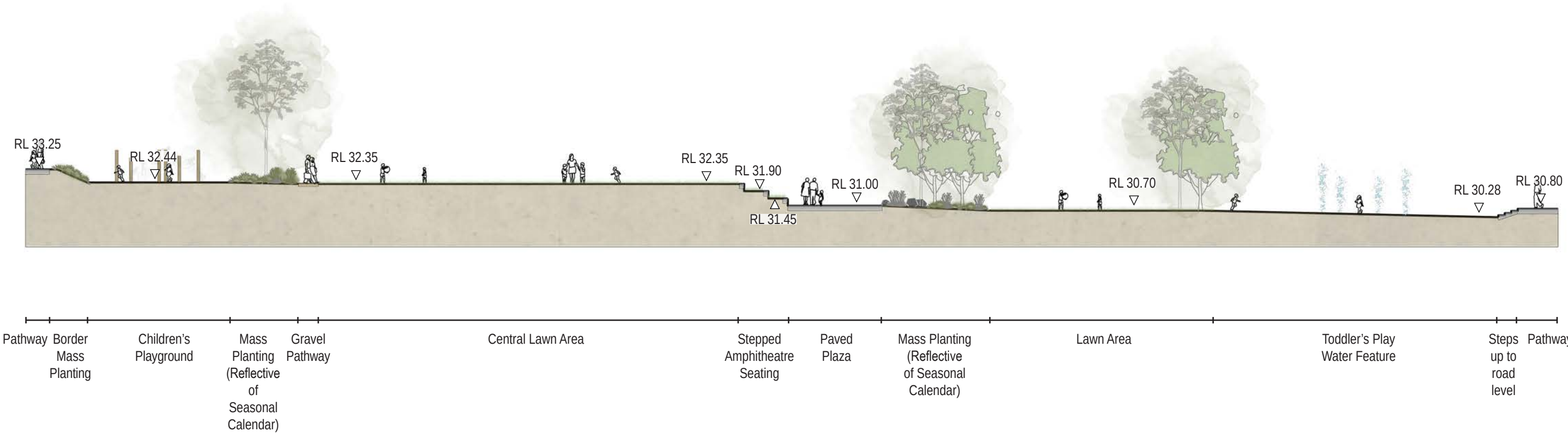
WESTERN EDGE OPEN SPACE

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

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



Key Plan (Not to Scale)



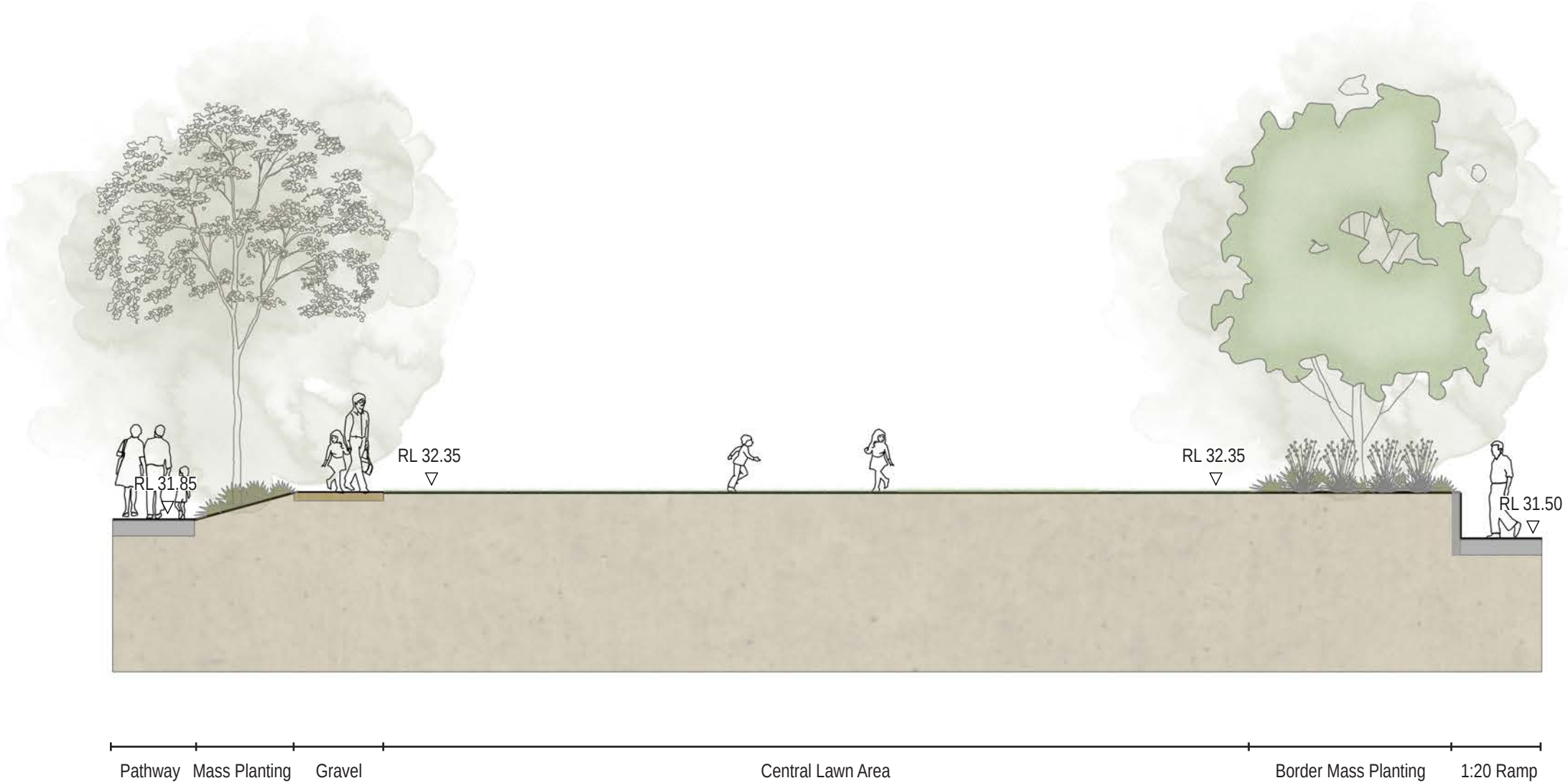
CENTRAL PARK SECTION AA (NORTH-SOUTH)

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

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.

 **Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 57703458
Approved on: 15 June 2026
Signed: CA
Sheet No: 20 of 23

 **CLouston associates**

a division of
 **bangawarra**
Beveridge Williams

Client:
30 Auburn Road Pty Ltd.

1:100 @A3

0 1 2 3 5m

30-46 AUBURN ROAD, REGENTS PARK

13.0 SECTIONS

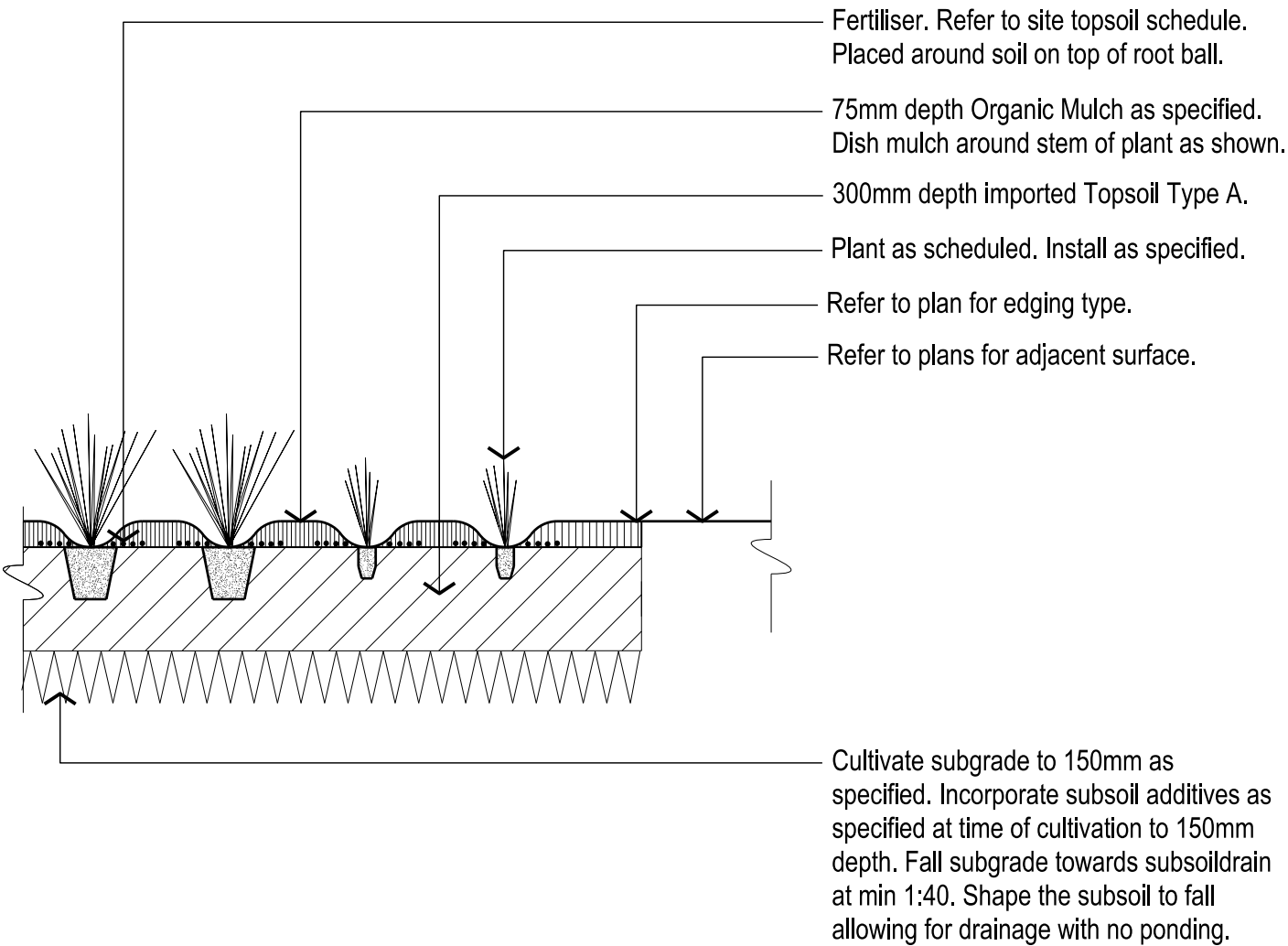
15/04/25 • Rev D

Figure 13.1

S21-0043

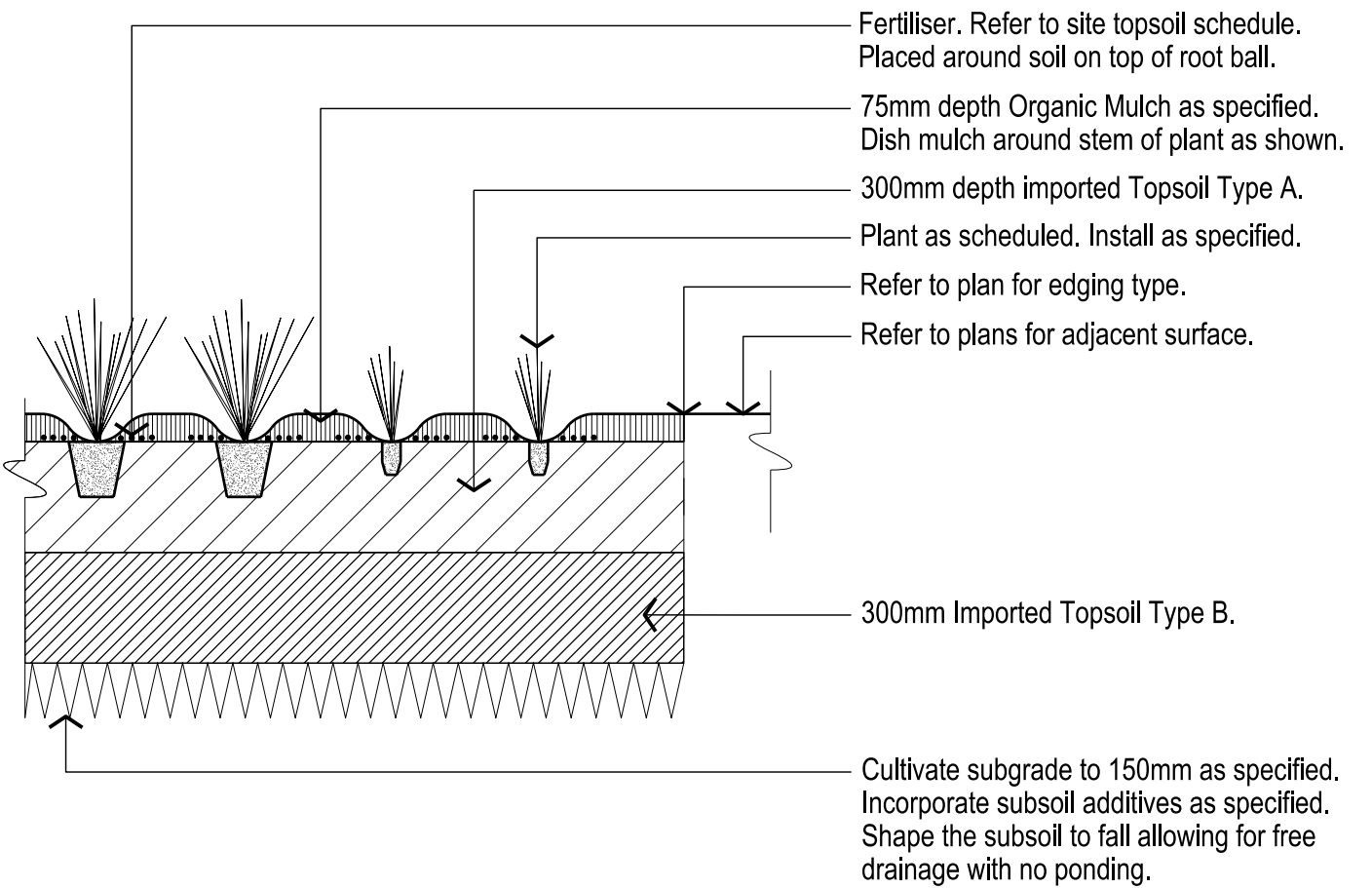
15.0 TYPICAL DETAILS

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.



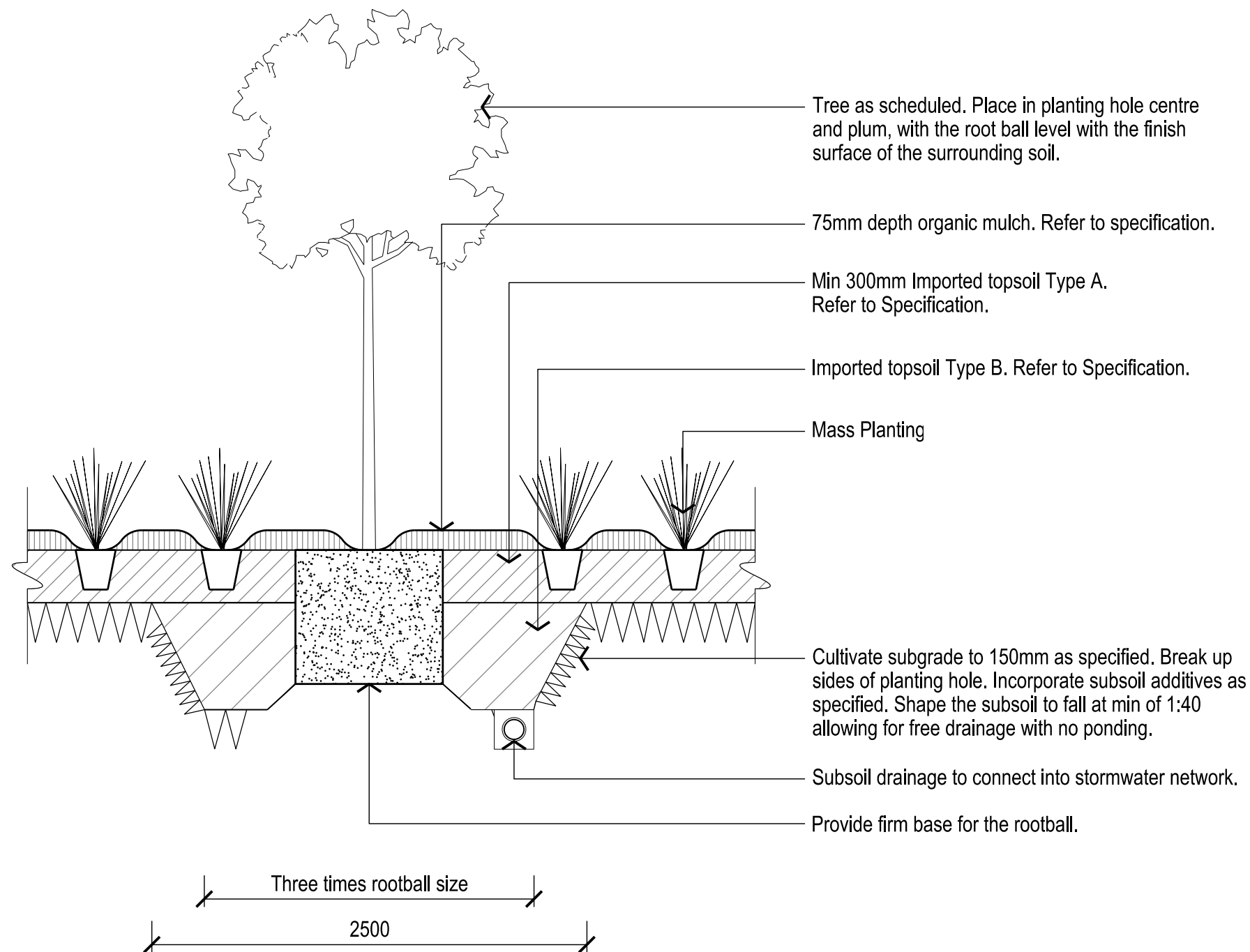
MASS PLANTING TYPE 1 TYPICAL DETAIL

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.