

CROWS NEST OVER STATION DEVELOPMENT SITE B

SECONDARY CONSENT



Landscape Design Report

05/08/2025

FINAL

The RPS project team want to acknowledge the Gamaragal peoples of the Eora Nation as the traditional custodians of the place where this project resides. We want to pay respects to their elders both past and present and extend our gratitude for continuing to care for Country as they've done for time immemorial.

We also acknowledge that the sovereignty of these lands and waters was never ceded and that we're working and living on stolen land.

ALWAYS WAS, ALWAYS WILL BE

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01. INTRODUCTION

1.1 THE PROJECT

THE PROJECT

This Landscape Design Report has been prepared to support the Development Application for the project site known as Site B. The development is one of three proposed buildings that make up the broader Crows Nest Metro precinct. The Project designed by Woods Bagot Architects consists of a 14 storey residential development with commercial tenancies on the ground floor. The landscape design proposal includes ground floor public domain, planters to the building edge/facade, communal rooftop spaces as well as private terraces to apartments.

SITE CONTEXT

The Crow's Nest OSD Site B is located between the Pacific Highway to the west, Hume Street to the north and Clarke Lane to the east in Crow's Nest; within the North Sydney Council LGA.

Site B is approximately five (5) kilometres north of Sydney's Central Business District. The site sits on the south-east corner of the wider Crows Nest Metro station precinct.

To the north of Hume Street is Site A, which currently has concept approval for a 21-storey commercial building. Further north is St Leonards and existing medium to high density commercial buildings. Site B backs onto Clarke Lane which runs parallel to the highway and connects to the Crows Nest village centre and heritage commercial district along Willoughby Road to the south. South of Site B along the highway for several hundred metres are an array of 2-storey mixed use buildings, generally comprising a retail ground floor offering and commercial or residential above.

The western side of Pacific Highway is a similar 2-storey mixed-use array of buildings, which transitions immediately into the low-density residential neighbourhoods of Wollstonecraft.

Topographically, the development sits within a depression on an elevated ridgeline that falls gradually to the north-east to Long Gully and more sharply to the south-west towards Berry Creek and the bay beyond.

DEVELOPMENT SUMMARY

Crows Nest OSD - Site B is a 16 storey tower above the Crows Nest Metro Station.

The site area is 1872sqm. The concept approval includes a maximum height to the top of the service zone of RL 158m and includes a maximum residential FSR of 13,000m².

The Metro Station is comprised of 3 levels:

Ground Level - Hume Street includes the OSD tower lobby, retail, and back of house spaces.

Level 01 includes a retail mezzanine, back of house, and a loading dock which is used for OSD garbage collection and is a future easement for rail authority access.

Level 02 contains plant rooms for the metro station.

The OSD car parking levels are located on level 5, 6, and 7. These are naturally ventilated with 28 car spaces on level 5, 25 car spaces on level 6, and 25 on level 7. There is a total of 78 spaces.

Apartments are located from level 8 to 20.

A roof terrace on level 21 includes communal gardens and pools, as well as private penthouse terraces.



Figure 1: Site context diagram



Figure 2: Exploded axonometric of Crows Nest Station (extracted from Crows Nest SDPP)

1.2 ECOLOGICAL COMMUNITIES

ECOLOGICAL COMMUNITIES

The lower north shore of Sydney was once dominated by the ecological communities Blue Gum High Forest, Coachwood Gallery Rainforest and Sydney Sandstone Coastal Rainforest.

Blue Gum High Forest is dominated by either *Eucalyptus pilularis* (Blackbutt) or *E. saligna* (Sydney Blue Gum), with a mean tree height of 40m. A small tree layer is usually present with a mean height of 15m. Species frequently present include *Pittosporum undulatum* (Sweet Pittosporum), *Elaeocarpus reticulatus* (Blueberry Ash) and *Allocasuarina torulosa* (Forest Oak).

Coachwood Gallery Rainforest is dominated by trees that are all flowering plants. Dominant trees include *Cerapetalum apetulum* (Coachwood), *Callicoma serratifolia* (Black Wattle) *Tristaniosopsis laurina* (Water Gum) and *Acmena Smithii* (Lily Pilly). The ground cover is an open cover of ferns and rushes.



Figure 3: Native ecological communities map



Blue Gum High Forest



Coachwood Gallery Rainforest

02. PROJECT BACKGROUND

2.1 PROJECT BACKGROUND

SYDNEY METRO

Sydney Metro is Australia's biggest public transport project consisting of four metro lines, 46 stations and 113km of new metro rail. Crows Nest Station sits on the 15.5km Chatswood to Sydenham line (part of the City and South West line) with new stations at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo, and new underground platforms at Central.

The Crows Nest station is located on the western fringe of the Crows Nest village, between the Pacific Highway and Clarke Lane (eastern side of the Pacific Highway) and Oxley Street.

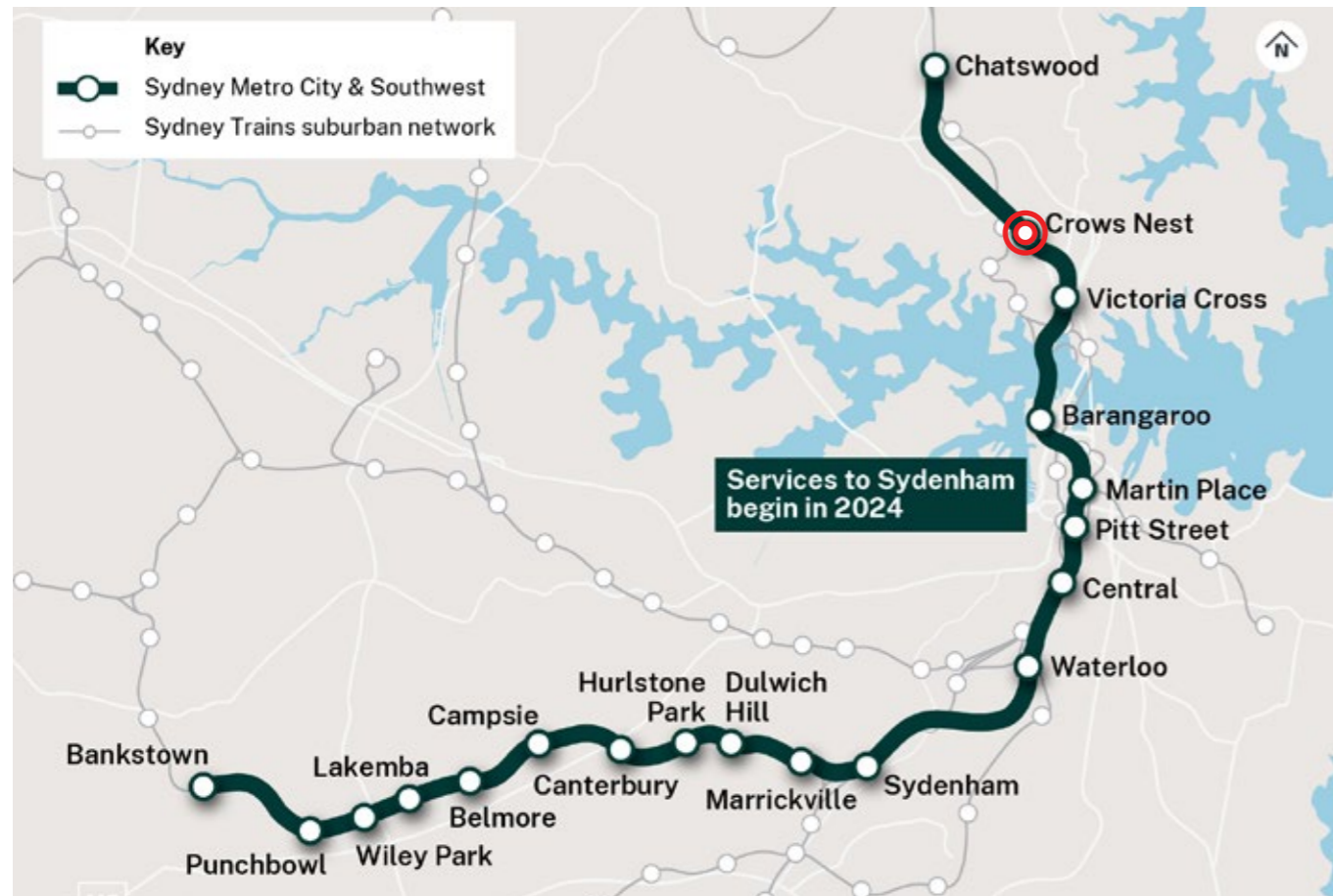


Figure 4: Sydney Metro City and Southwest Line

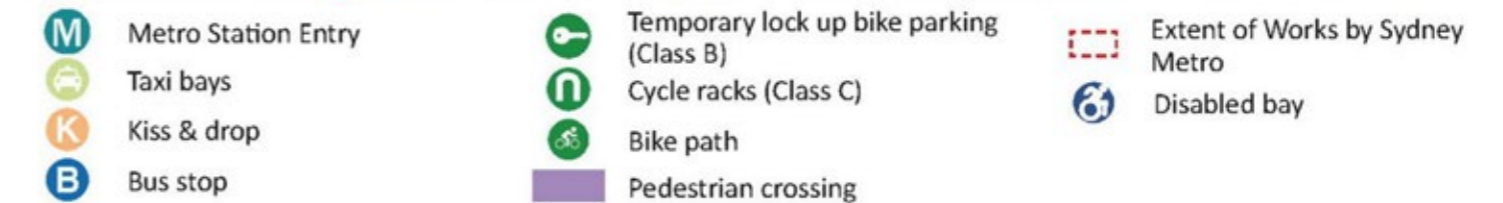


Figure 5: Sydney Metro Transport Infrastructure (extracted from Crows Nest SDPP)

2.2 PLANNING AND POLICY FRAMEWORK

PLANNING CONTEXT

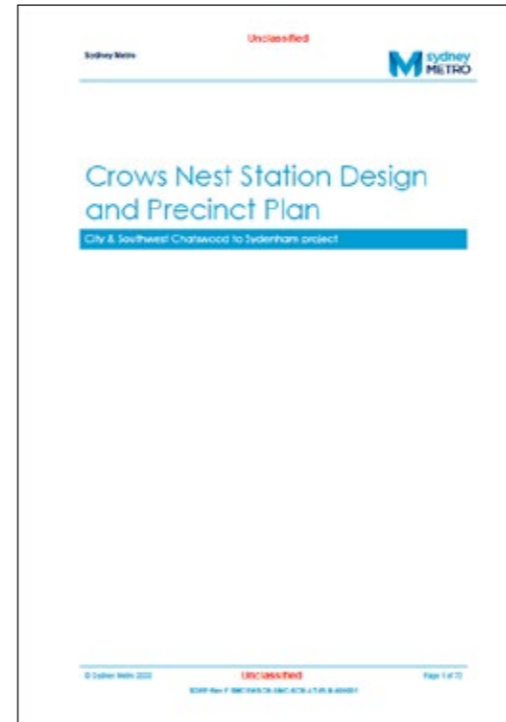
The site is zoned MU1 Mixed Use under the North Sydney Local Environment Plan [2013], which permits a wide range of uses including commercial premises, residential flat buildings, shop top housing and community facilities. The objectives of the zone are:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To Ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings
- To create interesting and vibrant mixed use centres with safe, high quality urban environments with residential amenity
- To maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses concentrated on the lower levels and residential uses predominantly on the higher levels.

KEY POLICY DOCUMENTS

The planning and policy framework presented here inform our design approach to the Landscape Design of the development:

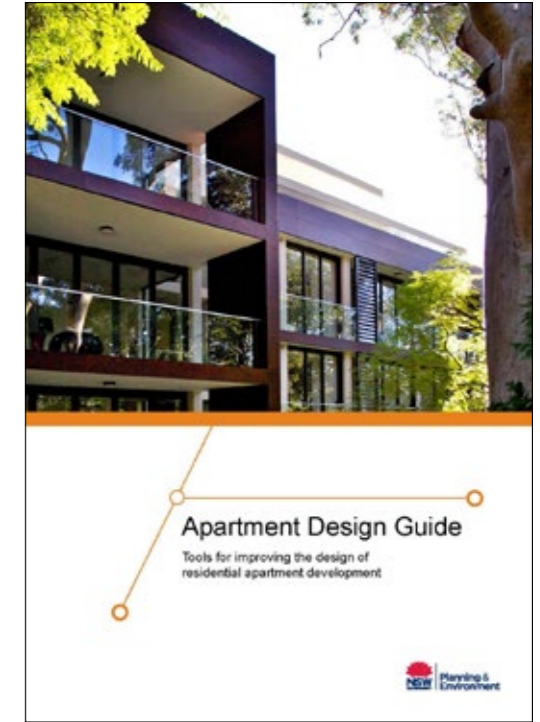
- Crows Nest Station Design and Precinct Plan (SDPP) - provides an integrated urban design and place making strategy for the development.
- North Sydney Public Domain Style Manual and Design Codes - provides comprehensive design objectives to achieve a distinctive look among all the different villages in the North Sydney local government area. Practical guides cover all aspects of urban street design, streetscape furniture and public domain elements.
- NSW Apartment Design Guide - provides guidance to help achieve better design of residential apartment developments that respond appropriately to the character of the area, landscape setting and built form.
- North Sydney Development Control Plan 2013 - supplementary document to the North Sydney LEP 2013 providing more detailed provisions to guide future development, such that impacts on the community and the environment are minimised.
- Greener Placed Deign Guide - provides a design framework to guide the design of green infrastructure in urban areas across NSW.
- Connecting with Country -The Connecting with CountryFramework is a guide for good practice to help respond to Country when you plan, design and deliver built environment projects.



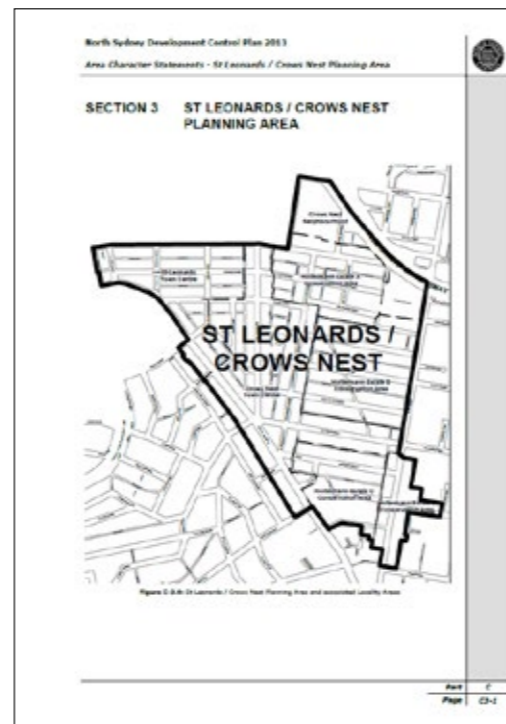
CROWS NEST STATION DESIGN AND PRECINCT PLAN



NORTH SYDNEY PUBLIC DOMAIN STYLE MANUAL & DESIGN CODES



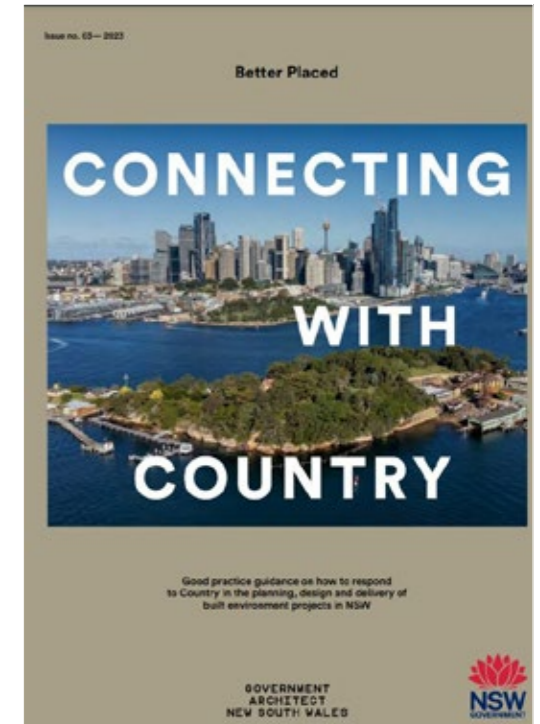
NSW APARTMENT DESIGN GUIDELINES



NORTH SYDNEY DEVELOPMENT CONTROL PLAN - 2013



DRAFT GREENER PLACES DESIGN GUIDE



CONNECTING WITH COUNTRY

03. DESIGN STRATEGIES

3.1 GREEN INFRASTRUCTURE

GREENER PLACES

The draft Greener Places policy document has been produced by Government Architect NSW (GANSW) to guide the design, planning and delivery of green infrastructure across NSW. The aim is to create healthier and more liveable cities and towns by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of our urban areas.

GREEN INFRASTRUCTURE

Green infrastructure is an asset to our built environment that delivers multiple social, environmental, and economic benefits. Green infrastructure can frame and shape the growth of sustainable communities by promoting access to open space, nature, culture, and sport, which will improve the appeal to visitors and the quality of life for all.

PRINCIPLES OF GREEN INFRASTRUCTURE

The key to better management of landscape values lies in understanding how green infrastructure strategies can enhance the places and spaces of NSW. Greener Places makes a case for the importance of green space, how integration is essential and how greener thinking can make our cities healthier and more successful places.

OPPORTUNITIES FOR GREEN INFRASTRUCTURE WITHIN THE DEVELOPMENT THROUGH LANDSCAPE DESIGN

There are four principles that will help deliver green infrastructure in NSW. The following list outlines the identified opportunities to integrate the four principles of the Greener Places guide within the development site.

PRINCIPLE 1. INTEGRATION

Combine green infrastructure with urban development and grey infrastructure

Identified opportunities within the project:
Biophillic integration including the provision of sufficient soil volumes to support tree and plant growth, and planters that support vertical greening to the building facade and green roof

PRINCIPLE 2. CONNECTIVITY

Create an interconnected network of open space

Identified opportunities within the project:
Delivery of a high quality public domain and communal open spaces on the rooftop that support passive and active recreation

PRINCIPLE 3. MULTIFUNCTIONALITY

Deliver multiple ecosystem services simultaneously

Identified opportunities within the project:
Use planting species that are locally indigenous that will support and enhance native biodiversity

PRINCIPLE 4. PARTICIPATION

Involve stakeholders in development and implementation

Identified opportunities within the project:
Consultation with first nations groups to inform a Connecting with Country led design approach.

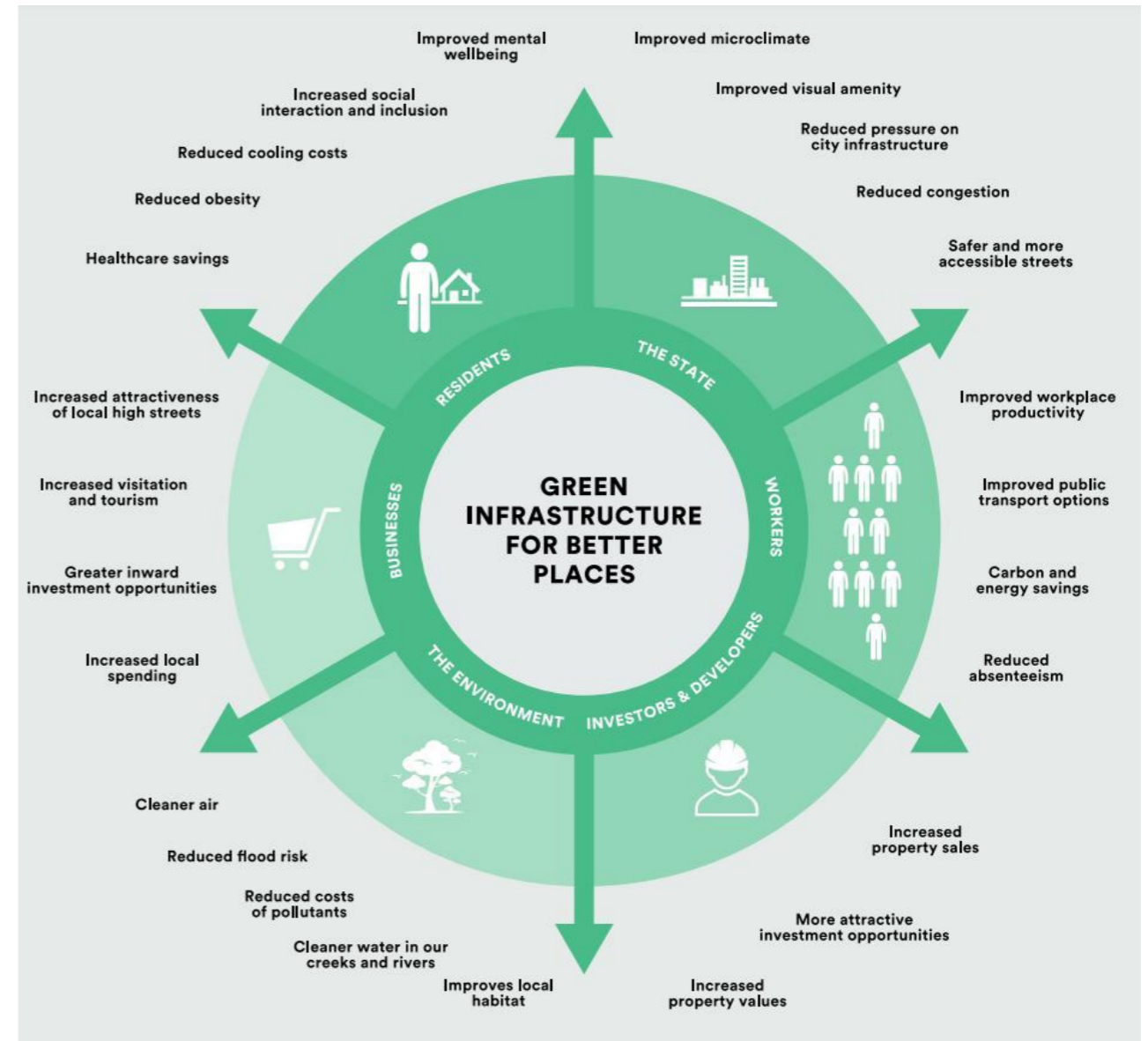


Figure 6: Benefits of Green Infrastructure (extracted from Greener Places)

3.2 CONNECTING WITH COUNTRY

INDIGENOUS CONSULTATION

On Wednesday 6th September 2023, our team met with indigenous elders Auntie Clair, Auntie Jeanie, Vanessa Watson, Florian Claillon (Thirdi Group), Jason Fraser, John Caldwell, Derek Scholes (Woods Bagot Architects) at Thirdi Group (343 Pacific Highway, Sydney).

Woods Bagot presented their Architecture concept package and explained how they had taken on board comments that Auntie Clair and Jeanie had provided at a previous consultation session. Important symbols and stories such as 'mother and calf' and 'sky story' had been identified and realised in their latest design.

WHAT WE HEARD

Auntie Jeanie spoke of the women's symbol 'U' and how this could be integrated into the design. Auntie Clair, who has an artistic background, expressed her desire to see a building façade with blended colours as opposed to one solid colour.

Opportunities for storytelling through the ground paving and awnings were identified. Auntie Jeanie and Auntie Clair expressed their desire to see places for gathering, preferably through utilising organic, circular shapes. Auntie Jeanie expressed her desire to see beach elements on the rooftop, with shells, mitridae and fish hooks.

Auntie Jeanie and Auntie Clair all provided great insights into significant plant species that could be incorporated into the design. They are significant due to their historical and/or medicinal properties.

These were:

- Banksia (moving fire from one place to another)
- Lemon myrtle
- Leptospermum (tonic/tea)
- White kunsia
- Lomandra (basket weaving)
- Dianella (Purple dye, edible berries)
- Themeda (first thread maker)
- Coastal wattle (seed dispersal)
- Gumbi berry (bush medicine)

IDENTIFIED OPPORTUNITIES FOR CONNECTING WITH COUNTRY THROUGH LANDSCAPE DESIGN

The following Connecting with Country approach has been developed:

- Connect to surrounding landforms and watercourses as well as the broader landscape systems and ecology
- Supporting living systems (protecting and restoring biodiversity through biophillic planting design)
- Restoring original ecologies through native plant selections that will create improved, interconnected natural eco-systems

The following strategies for creating an increased sense of place and identity include:

- Artist collaboration - create visual markers could include indigenous mosaic tile artwork in swimming pool of the communal open space
- Use of colour in the materials and finishes that represents the native flora and fauna of the site
- Feature planting reflecting the natural systems and the Aboriginal six seasons calendar
- Prioritising local and natural materials (such as sandstone) for landscape features
- Create 'meeting nooks' where meaningful stories can be shared is also significant.

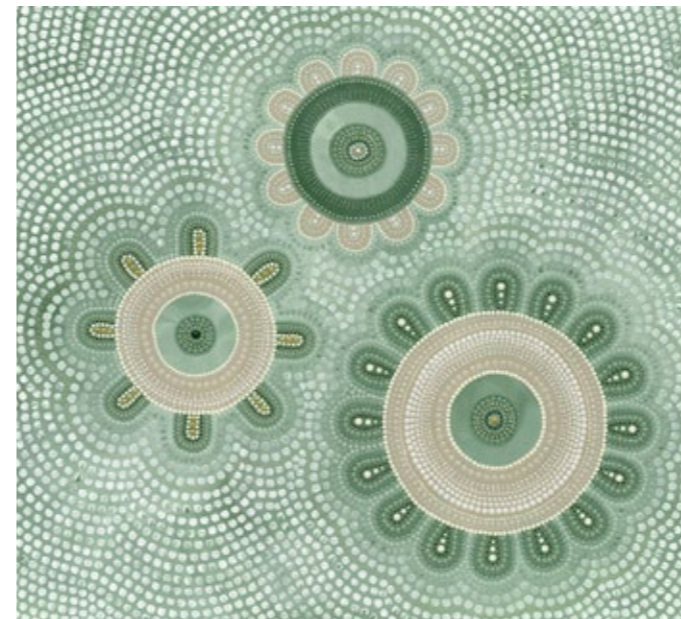


Figure 7: Aboriginal Mosaic Artwork



Figure 8: Six Seasons Calendar

3.3 DESIGN PRINCIPLES

The following design principles have been developed for the project:

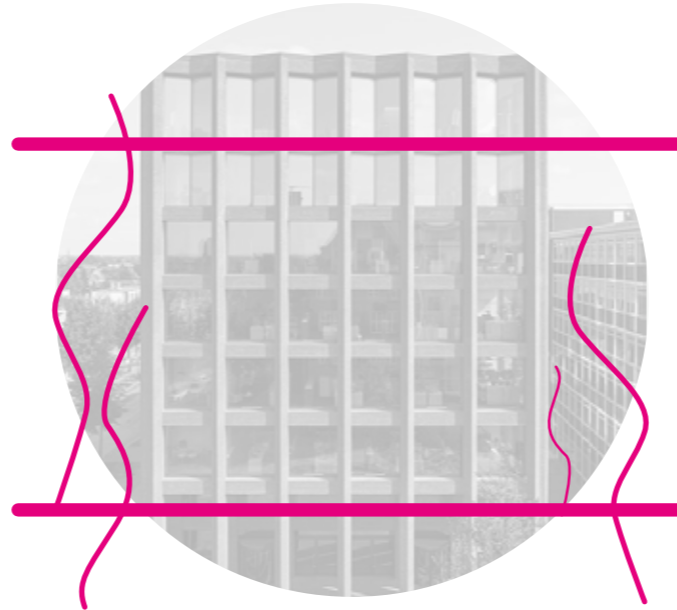


1.0 MASTERPLAN COHERENCE

The landscape elements will be specifically chosen to dovetail into the pre-existing masterplan and architectural design intent.

The landscape design will blend with the direction of the masterplan by embracing the original development principles and complementing them with planting, materiality, and functionality of spaces.

The design outcome aims to future proof the space through ensuring it has the capacity, flexibility, and resilience to adapt and develop overtime.



2.0 UTILISE GREEN INFRASTRUCTURE

The utilisation of green infrastructure will create balance and scale between the built form and the human scale village feel, ensuring a comfortable and intimate experience throughout the space.

The design will strive to nurture a native, endemic palette that focuses on weaving in the history, culture, and community of the place.

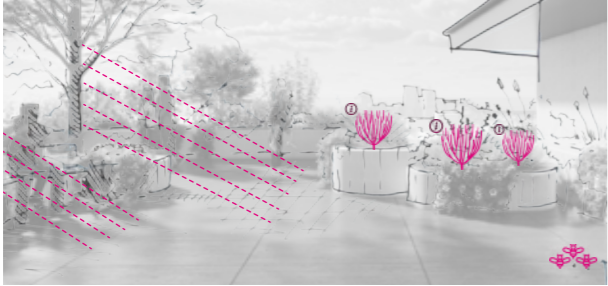


3.0 USER EXPERIENCE

The landscape design will be in tangent with the overall character of the precinct, but with a unique take to create a recognisable landmark within the neighbourhood.

The planting palette and materials chosen will reflect and complement both the overall built form and intention as well as place-responsive collaborations with an Indigenous led consultancy to ensure a sensitive Country-responsive outcome.

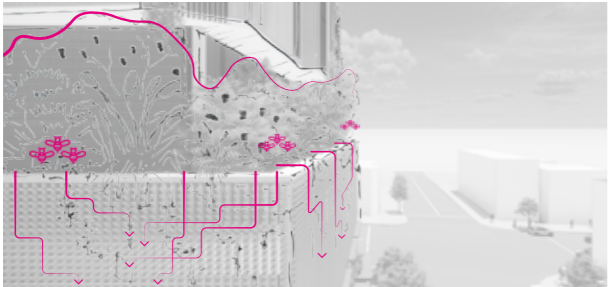
3.4 DESIGN DRIVERS



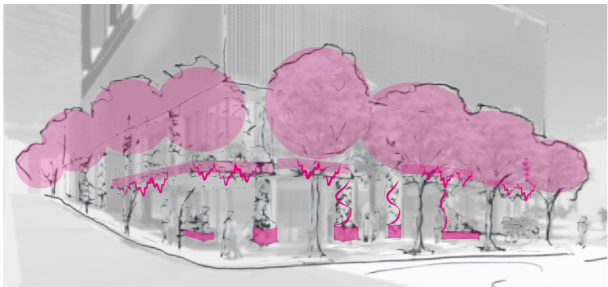
- ROOFTOP**
- A suite of unifying elements
 - Sufficient soil volumes to support tree growth
 - Celebrate harbour views
 - Functional spatial arrangement



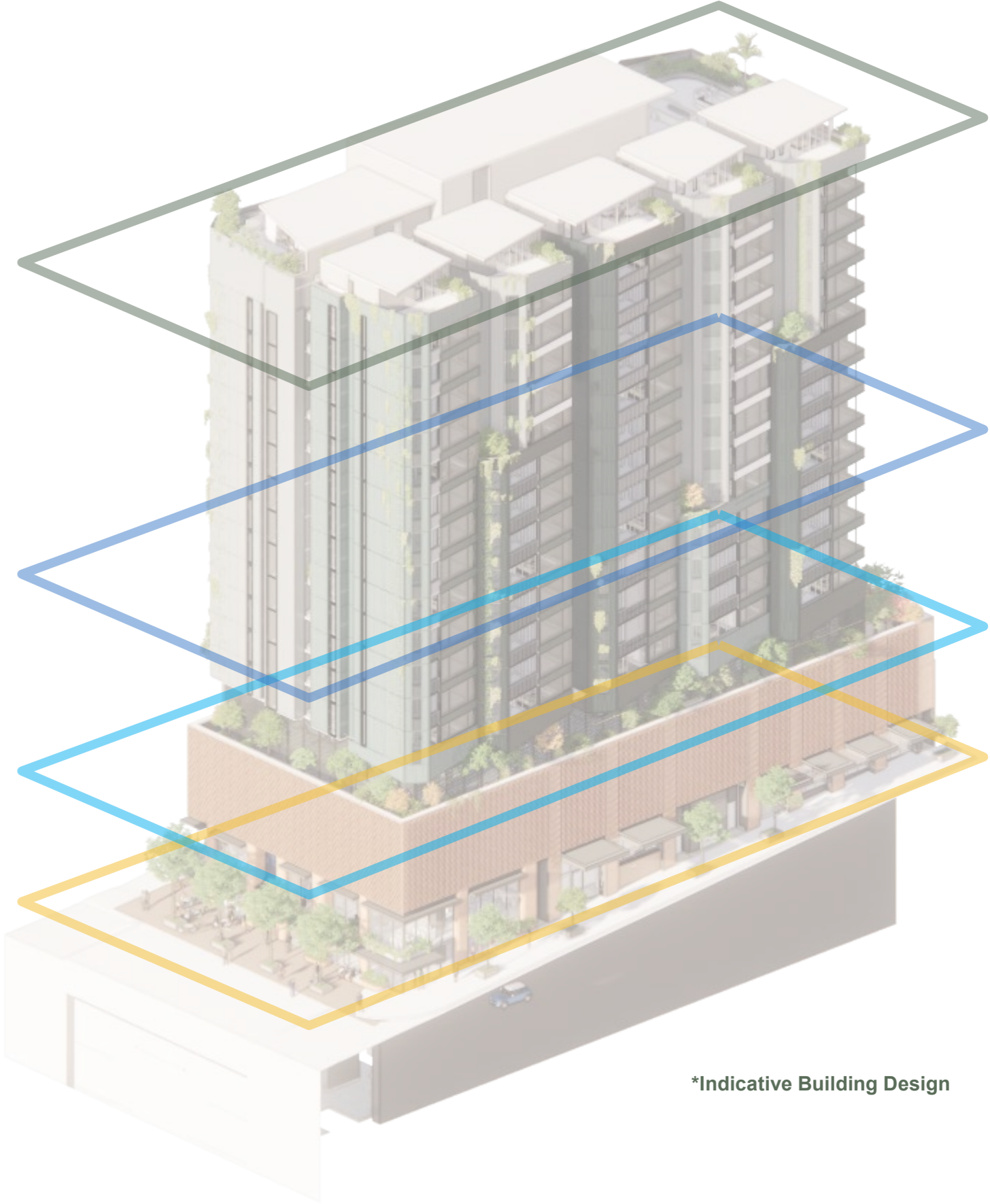
- LEVEL 08 + TYPICAL LEVEL (09-18)**
- High quality GRC planters
 - Design to support community + passive interaction
 - Encourage dwelling near well lit and ventilated areas through planting and furniture
 - Soak up the southward views from level 4



- LEVEL 05**
- Planters to support greening arranged to allow ventilation to carpark
 - Locally indigneous palette that supports biodiversity



- GROUND FLOOR**
- Extensive greening with a limited footprint
 - Distinctive furniture palette
 - 'Village scale' focus
 - Repond to the broader masterplan



*Indicative Building Design

3.5 LANDSCAPE CHARACTER INTENT

GROUND FLOOR



LEVEL 5



TYP. LEVEL 09-18



ROOFTOP



04. LANDSCAPE PLANS

4.1 GROUND FLOOR AND PUBLIC DOMAIN PLAN

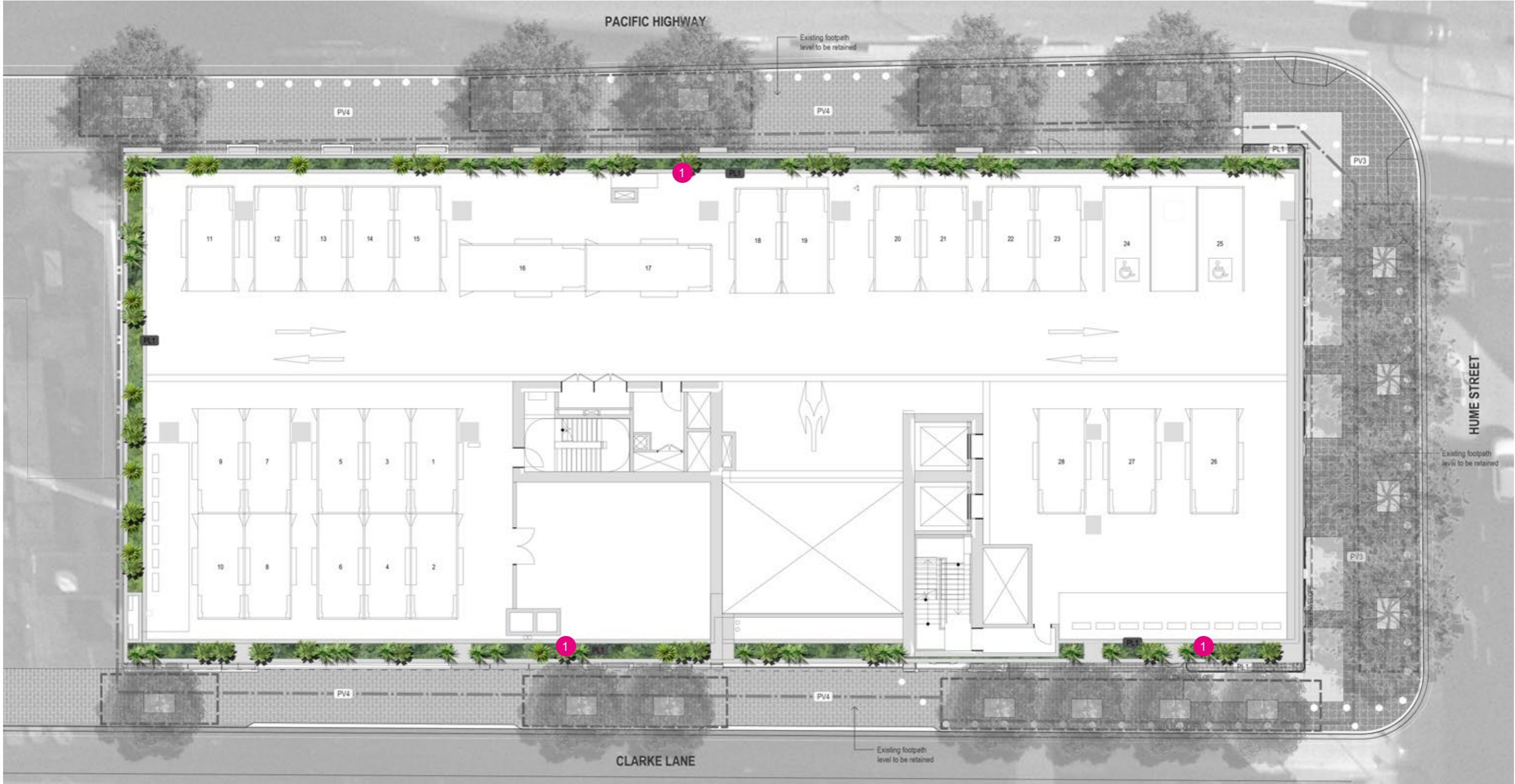


LEGEND

- 1 Planters on awnings
- 2 Street tree planting with strata vault, 1m deep by area shown. Species as per SDPP, refer to planting plans
- 3 HVM Bollards
- 4 Main entrance
- Stormwater capture/WSUD

PV3 - Concrete Paver - Urbanstone Golden Gunmetal (Dark Grey). As per Crows Nest SDPP and North Sydney Council Public Domain Style Manual
 PV4 - Concrete Paver . As per Crows Nest SDPP and North Sydney Council Public Domain Style Manual
 PL1 - On slab planting

4.2 LEVEL 05 PLAN (PODIUM)



LEGEND

1 Large planters accommodating native flowering and pollinator friendly species, and provide some screening to the carpark while allowing for ventilation.

PL1 - On slab planting

4.3 LEVEL 08 PLAN



LEGEND

- 1 Perimeter planters providing a green edge
 - 2 Undercover native shade tolerant planting providing winter garden feel
 - 3 Flexible space for loose tables and chairs and moveable pot plant clusters
 - 4 Timber seating bays with tables
 - 5 Deep perimeter planters with small trees.
- PV1 - Travertine crazy paving
 - PV2 - Large Format Paver
 - PL1 - On slab planting
 - WF - Water Feature (Refer Material Palette)
 - LP - Loose Pots (Refer Material Palette)

4.4 LEVELS 09-18 PLAN (TYPICAL)

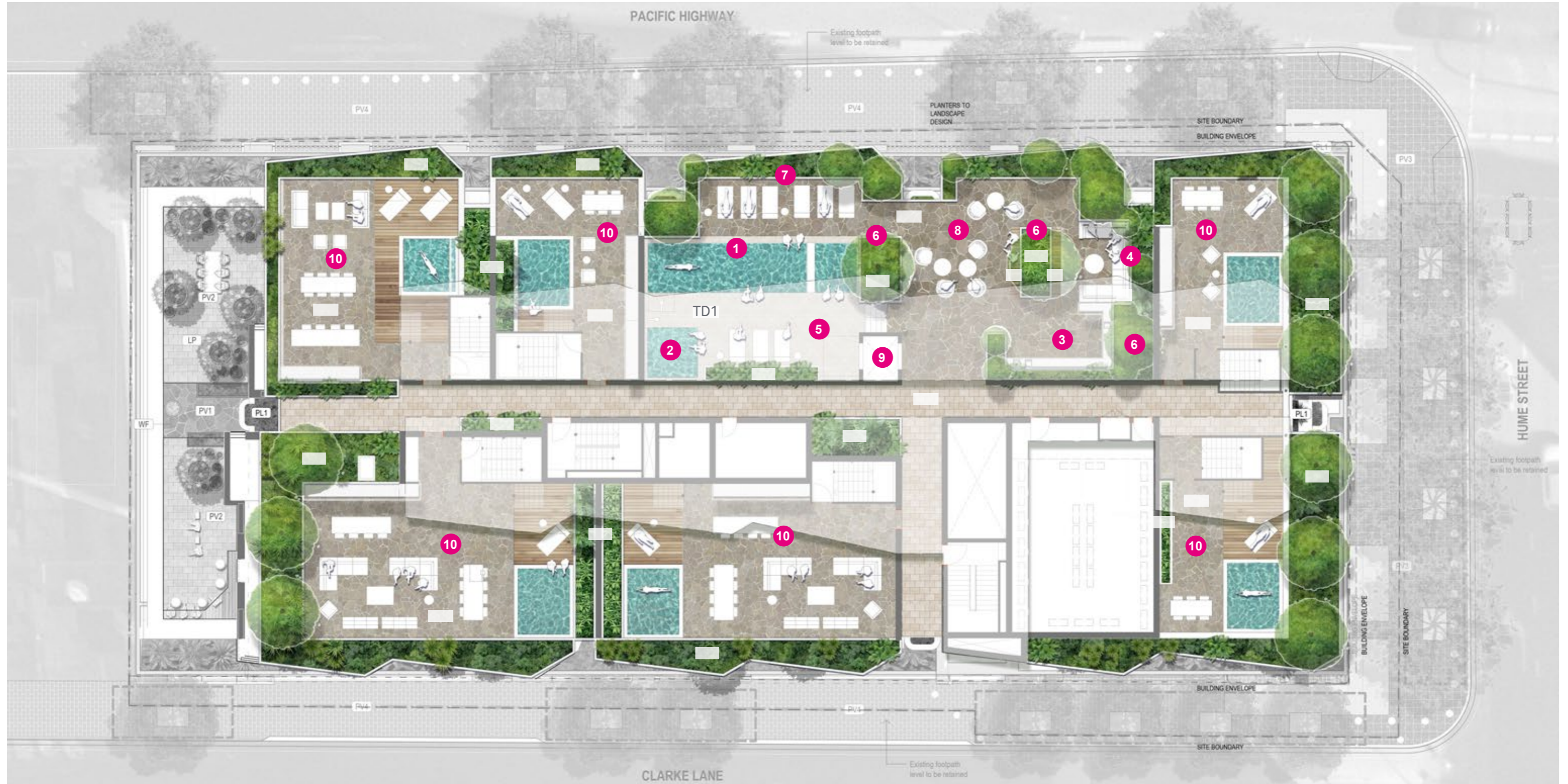


LEGEND

- 1 Perimeter planters providing a green edge
- 2 Undercover native shade tolerant planting providing winter garden feel
- PL1 - On slab planting



4.5 LEVEL 21 PLAN (ROOFTOP)



LEGEND

- 1** Lap pool
- 2** Spa pool
- 3** BBQ area with trellis shade structure over
- 4** Semi-covered outdoor seating/working space with built in side tables and powerpoints
- 5** Pool side decking areas with sun lounging
- 6** Large raised planters for shade trees and feature planting
- 7** Enclosed lounging area
- 8** Alfresco dining
- 9** Lift access to pool deck and pool hoist
- 10** Private rooftop terraces with:
Plunge Pool (1.2m deep)
lounging
Timber Deck
Large planter with shade tree/s
Outdoor kitchen/dining area

- PV1 - Travertine crazy paving
- PV2 - Large Format Paver
- TD1 - Tiled decking
- S1 - Fixed seating
- PL1 - On slab planting



4.6 ELEVATIONS



Eastern Elevation

Southern Elevation



KEY PLAN

EASTERN AND SOUTHERN ELEVATION

- 1 Cascading planting to building perimeter
- 2 Rooftop podium planting
- 3 Planting around carpark podium
- 4 Street tree planting as per SDPP requirements - ELAEOCARPUS eumundii

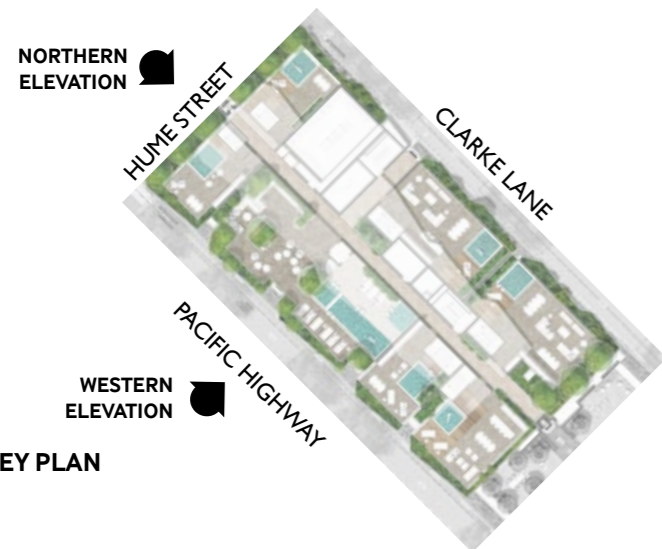
ELEVATIONS



Western Elevation



Northern Elevation



NORTHERN ELEVATION

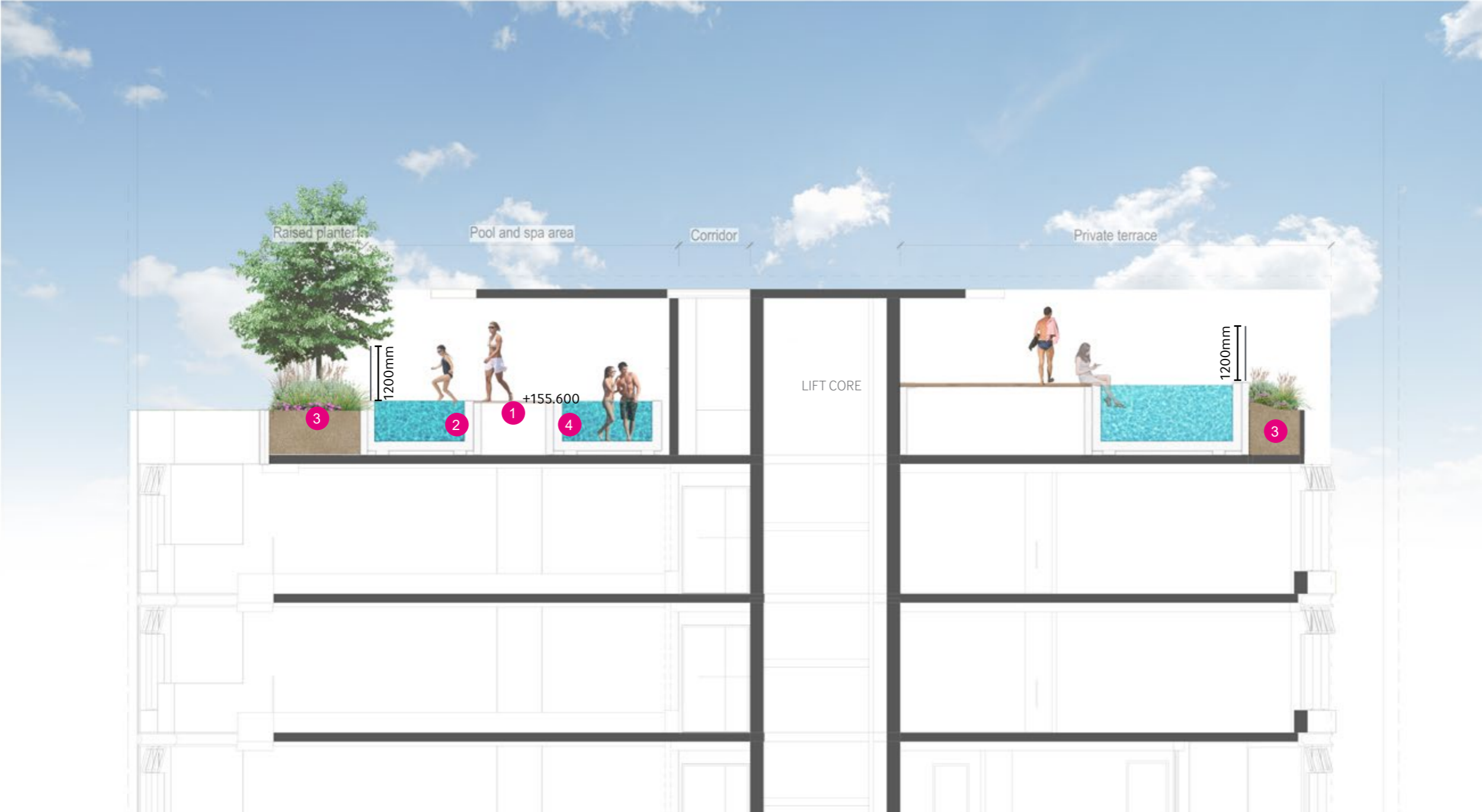
WESTERN ELEVATION

KEY PLAN

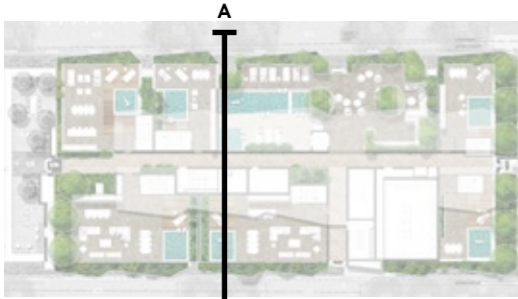
WESTERN AND NORTHERN ELEVATION

- 1 Cascading planting to building perimeter
- 2 Rooftop podium planting - medium canopy tree species
- 3 Planting around carpark podium
- 4 Street tree planting as per SDPP requirements - TRISTANIOPSIS laurina
- 5 Street tree planting as per SDPP requirements - PLATANUS orientalis 'digitata'

4.7 ROOFTOP SECTIONS 1



Section A-A

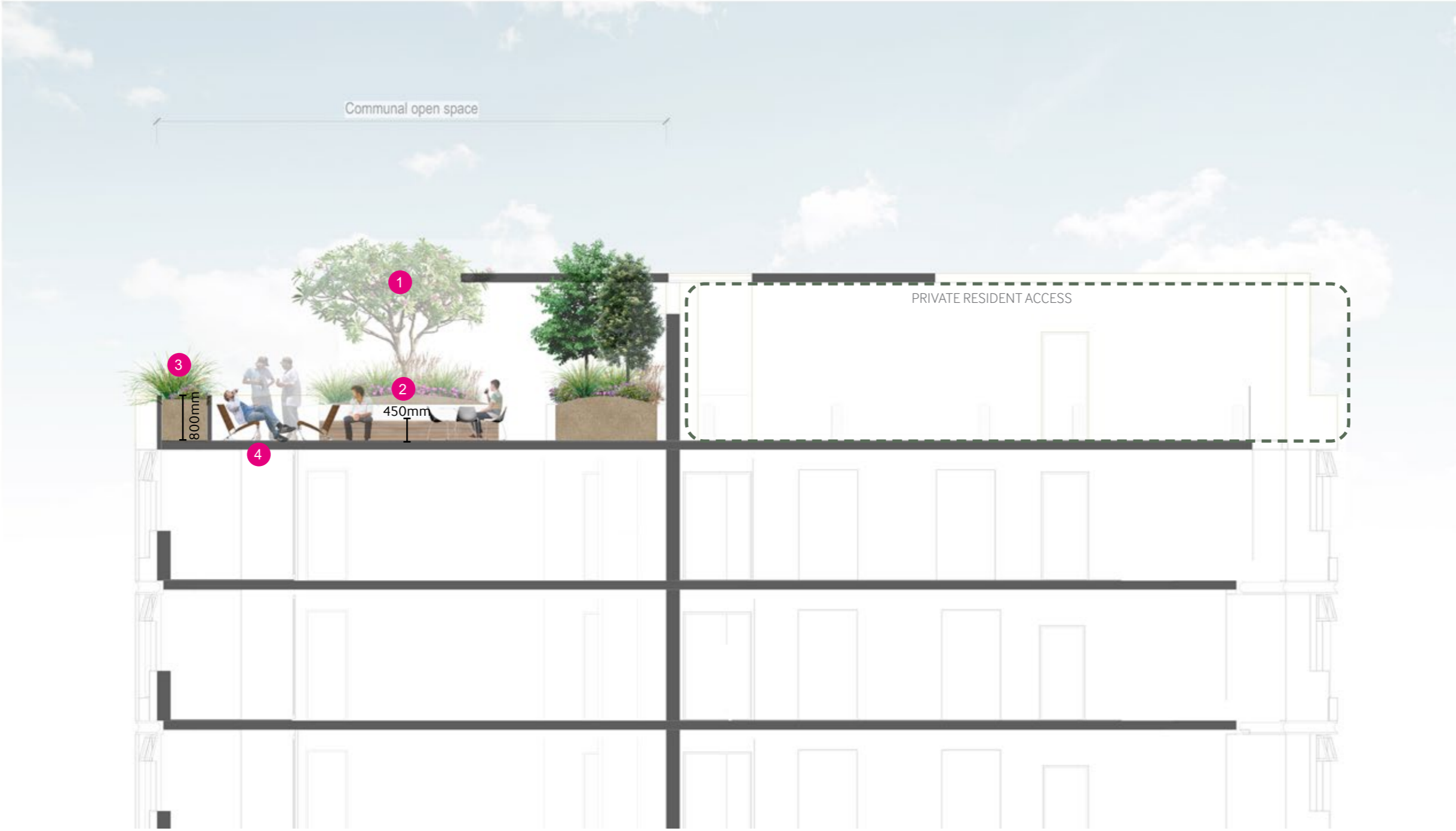


Key Plan

SECTION A-A

- 1 Tiled Pool Deck
- 2 Pool
- 3 Spa
- 4 BBQ area with planter adjacent for herbs

4.8 ROOFTOP SECTIONS 2



Section B-B



Key Plan

SECTION B-B

- 1 Raised planters with medium shade trees
- 2 Seating areas - built in seats
- 3 Perimeter planting
- 4 Loose seating area

4.9 ROOFTOP MATERIAL PALETTE/IMAGERY

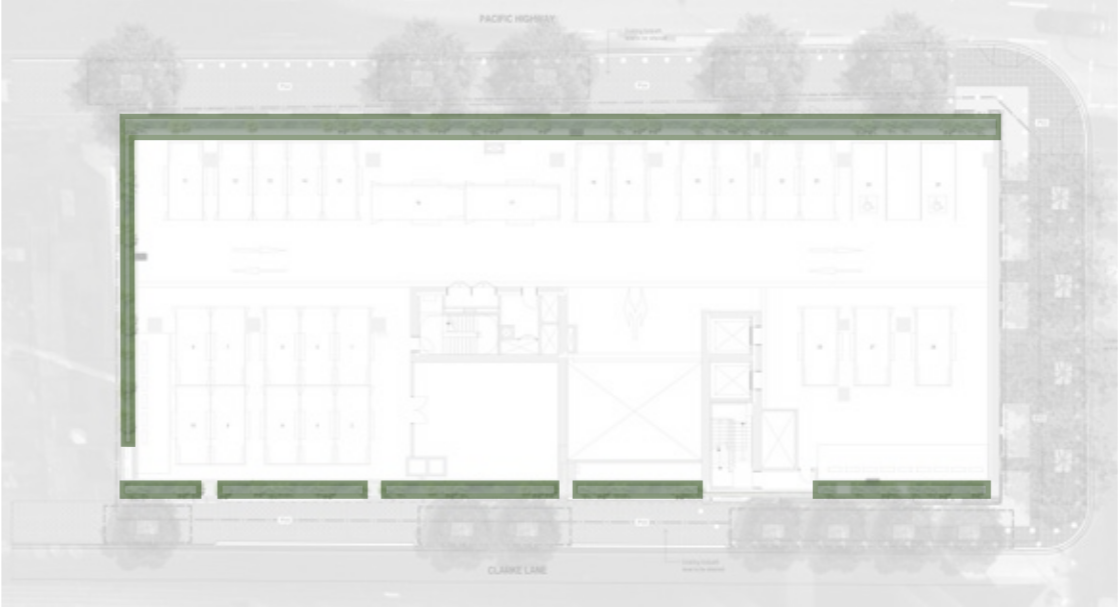


05. GREENING STRATEGY

5.1 SOIL PLANS - GROUND FLOOR TO LEVEL 16



Ground Floor and Upper Ground



Level 05 Podium



Level 08



Typical Level (09 - 18)

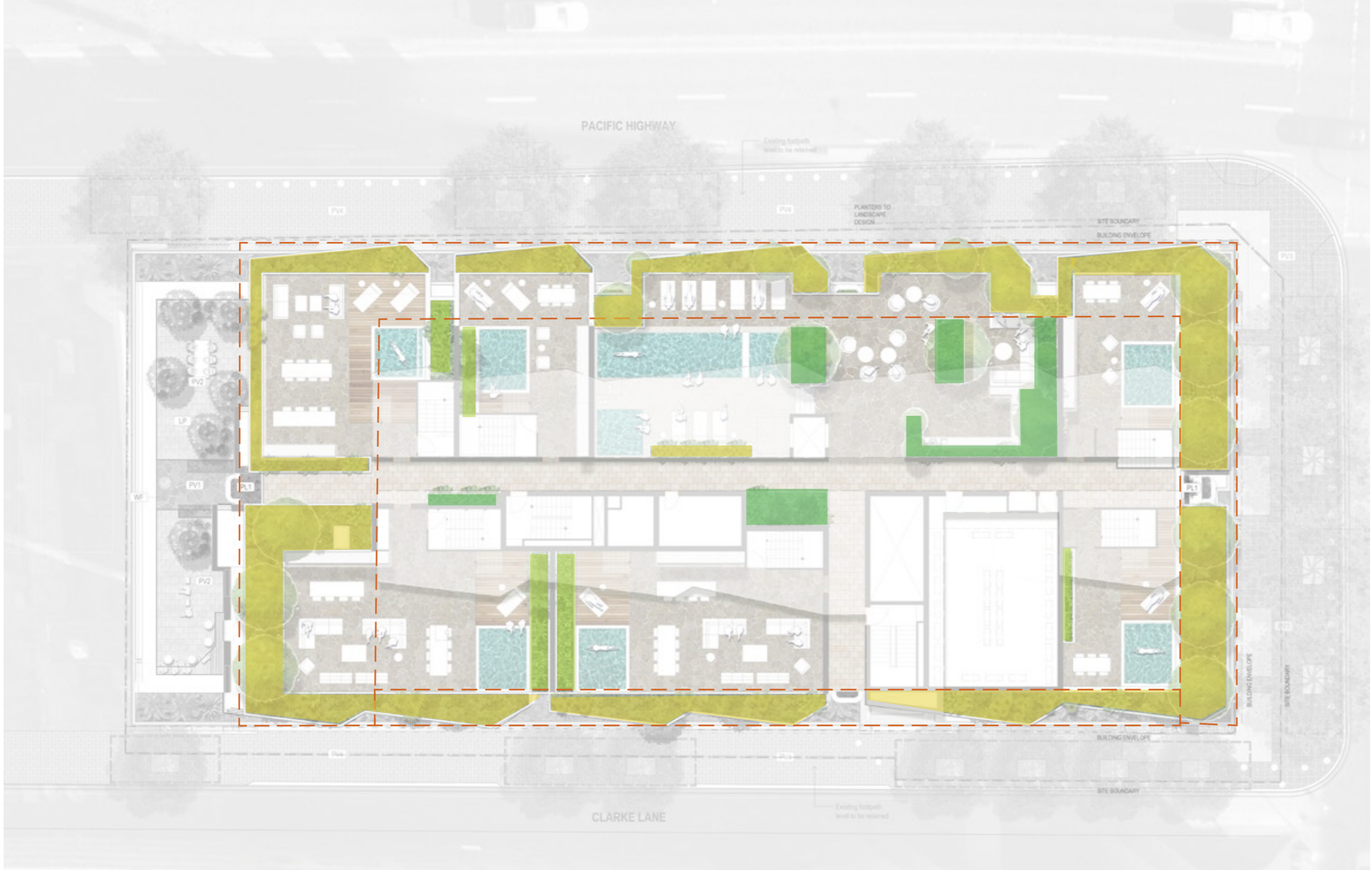
LEGEND

- 1m soil depth - strata vault extent to streetscape
- 250mm soil depth - awning planter
- 1m soil depth
- 500mm soil depth

SOIL AREAS	AREA (m2)
Strata Vault Extent (Approx.)	270
1m	188
250mm	21
500mm	487



5.2 SOIL PLANS - LEVEL 21 ROOFTOP



LEGEND

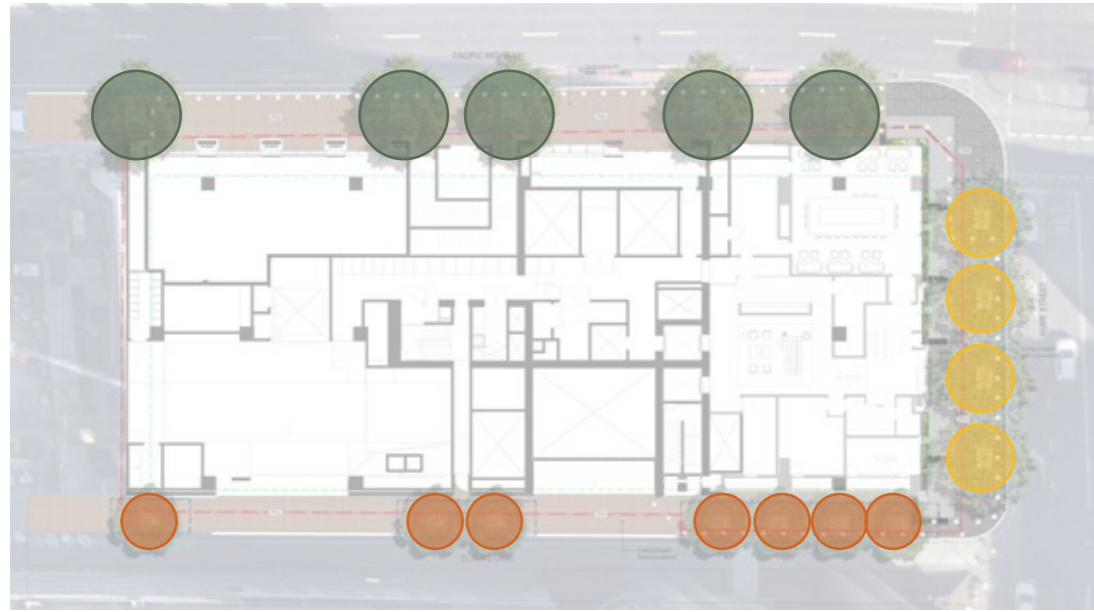
- 800mm - 1000mm (with Mounding) soil depth
- 600mm soil depth
- 500mm soil depth (void former)
- Structural cantilever zone
Low Loading

SOIL AREAS	AREA (m ²)
800-1000mm	37
600mm	25
500mm	224

Level 21



5.3 TREE AND CANOPY COVER PLAN



Ground Floor + Upper Ground Floor



Rooftop



Level 08

LEGEND

- Small tree
- Medium canopy tree
- Large canopy tree

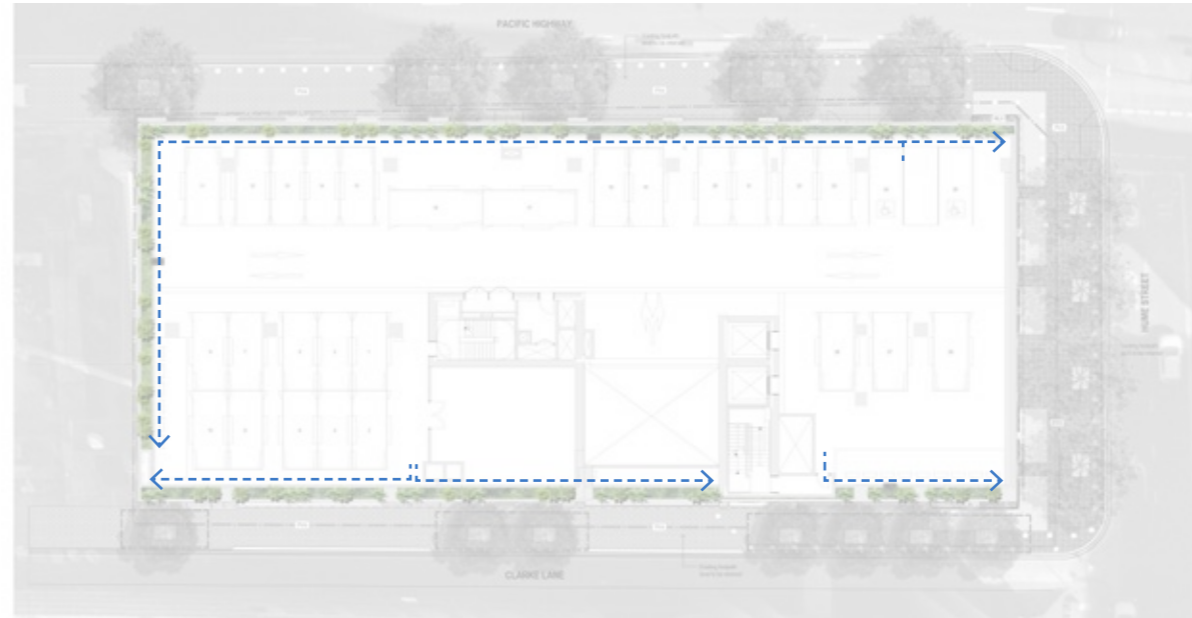
Tree canopy (Area)	SPECIES	QTY	Area (m ²)
SMALL (6m ²)	TRISTANIOSPIS laurina	38	228
	PLUMERIA grandiflora 'little gem'		
MEDIUM (15m ²)	BACKHOUSIA myrtifolia	11	165
	BANKSIA integrifolia		
LARGE (30 m ²)	PLATANUS orientalis digitalis	5	150

06. FUNCTION AND MAINTENANCE

6.1 GROUND FLOOR TO LEVEL 16 - FUNCTION AND MAINTENANCE



Ground Floor + Upper Ground Floor
 Awning planting will be low-maintenance groundcovers and trailing species requiring minimal intervention



Level 05 Podium
 Podium planting will be accessed directly through the facade along a narrow maintenance track within the planter






Typical Level
 Planting will be accessed directly

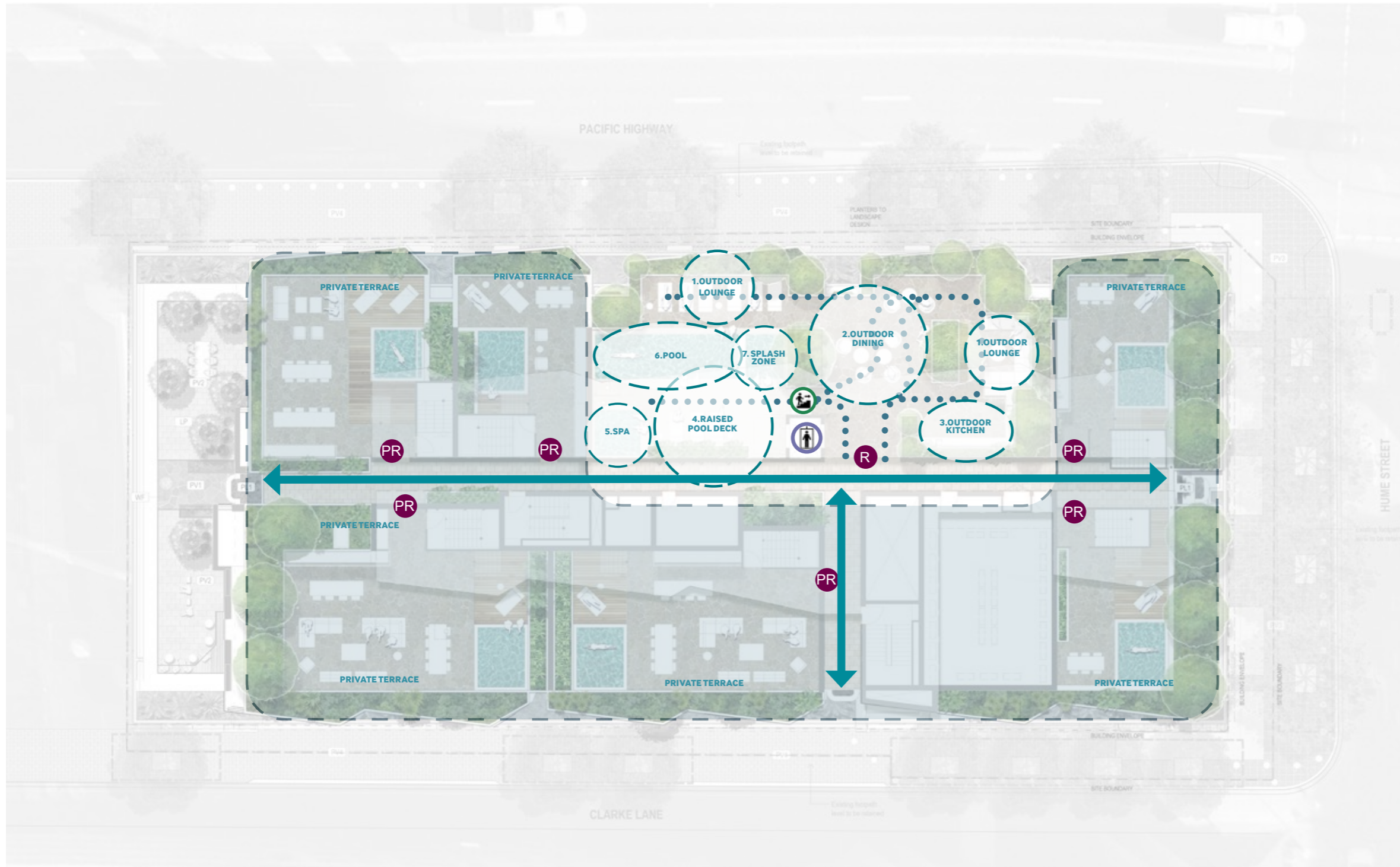


Level 08
 Planting will be accessed directly from the internal corridor

LEGEND

-  Maintenance access
-  Resident access/Private Access
-  Access via abseiling

6.2 ROOFTOP - FUNCTION AND MAINTENANCE



LEGEND

- Maintenance access
- Resident access/Private Access
- Primary walkway
- Secondary movement
- Minor walkway
- Lift Access
- Stair Access
- Programming

Rooftop Level

07. PLANTING DESIGN

7.1 PLANTING DESIGN

PLANTING VISION

By exploring remnant vegetation resources, the planting will seek to draw from the once prominent Blue Gum high forest (wet Sclerophyll Forests) and Sydney foreshore forest (dry Sclerophyll Forests) throughout the vertical strata of the building. The former is dominated by tall Eucalyptus supporting a low light, wet sclerophyll shrub layer; most suited to our shadier areas and internal planters. While the latter is dominated by a heavily exposed, dry sclerophyll shrub layer best suited to our north and west facing aspects.

We're treating the built-form as the large interruption to sun and wind that it is and taking care to consider the aspect and exposure of the various planting areas and matching them with locally indigenous species drawn from the various planting groups found in our two dominant planting typologies. This in effect will create a place-responsive palette that blends the most appropriate locally indigenous species with a small number of additional, reliable Australian natives and exotics to create the lush aesthetic associated with contemporary residential living.

URBAN HEAT ISLAND EFFECT

By concentrating large canopy species on the ground and rooftop levels, as well as a skirt of vegetation around the podium, the development effectively shades and offsets a large amount of once highly exposed hard surface across the ground and upper levels.

A vegetated bio-solar treatment to the roof structure over the rooftop amenity will also contribute to breaking down the hard surface across the development site area.

Overall, this development contributes positively to the NSW government's plan to increase canopy cover and reduced hard surfaces across Sydney.



Planting design look and feel imagery

STREET TREE PLANTING

Tree and landscape plantings will be designed to match with policy guidelines including the SDPP.

- Platanus x acerifolia (London Plane) trees will typically be installed at sizes 200L along the Pacific Highway due to site constraints of bollards
- Tristaniopsis laurina (Watergum) will be installed along Hume Street. These trees are a locally endemic evergreen tree species that will provide shade to the footpaths.
- Elaeocarpus eumundi (Eumundi Quandong) trees will typically be installed at 600L size along Clarke Lane.
- All trees will be installed as per the North Sydney Council Technical Specifications and Guidelines

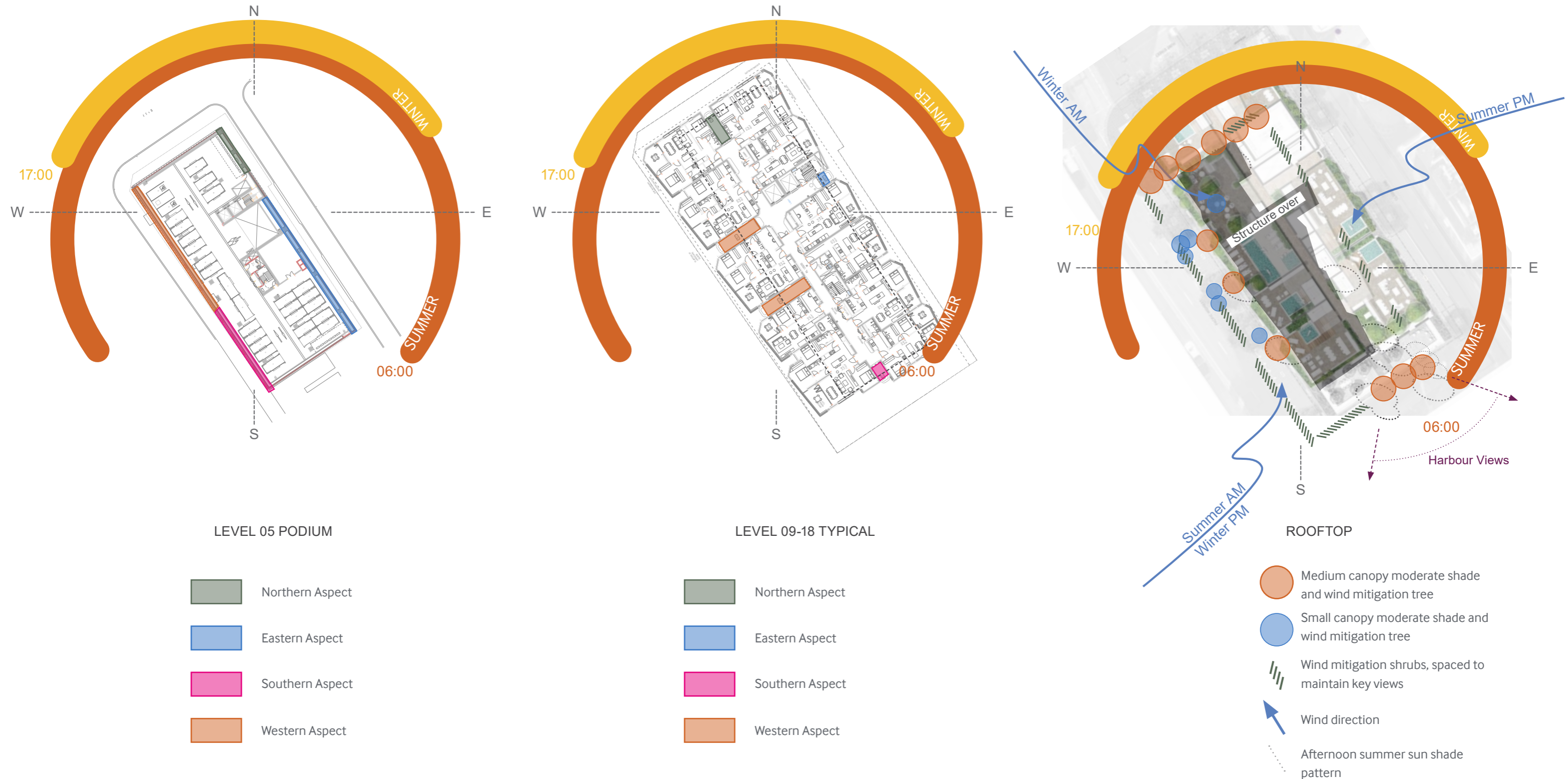


Figure X: Street trees proposal (extracted from Crows Nest SDPP)

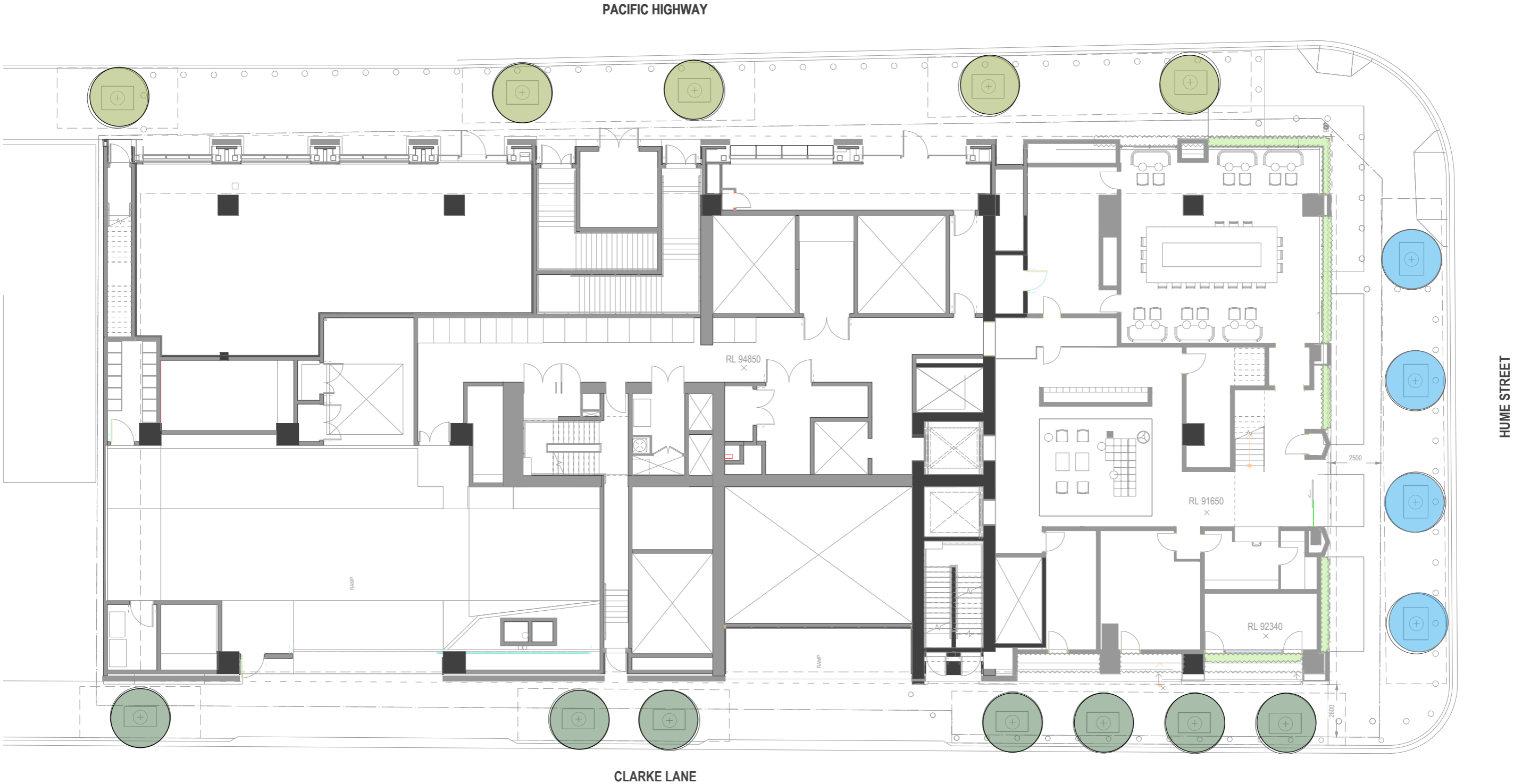
7.2 PLANTING STRATEGY

PLANTING STRATEGY

The following diagrams represent design thinking for the upper levels of the development. For Levels 2 - 16, the planting selection will respond to the light levels and microclimate conditions associated with site aspect. The rooftop planting design will respond to sun and shade and wind conditions with an overarching intention to provide user comfort whilst take advantage of views.



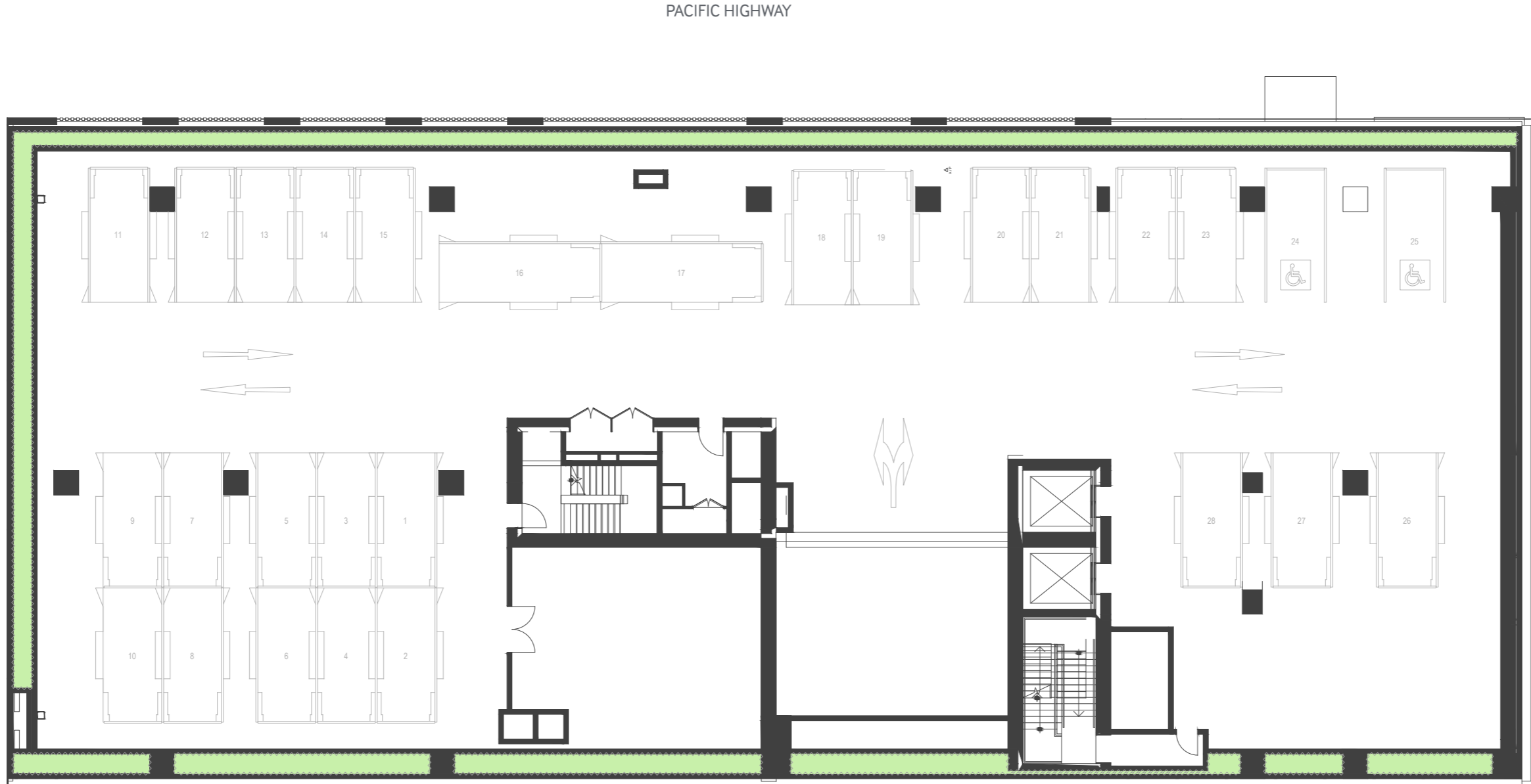
7.3 PLANTING PLAN - GROUND FLOOR/PUBLIC DOMAIN



LEGEND

- Platanus orientalis digitalis
- Tristaniopsis laurina
- Elaeocarpus eumundii
- PLANTING MIX A

7.4 PLANTING PLAN - LEVEL 5



PACIFIC HIGHWAY

HUME STREET

CLARKE LANE

LEGEND

PLANTING MIX B

7.5 PLANTING PLAN - LEVEL 8



LEGEND

- PLANTING MIX B
- POT PLANTS
- Banksia integrifolia
- Magnolia grandiflora 'Little Gem'



7.6 PLANTING PLAN - TYPICAL LEVELS 09-18

PACIFIC HIGHWAY



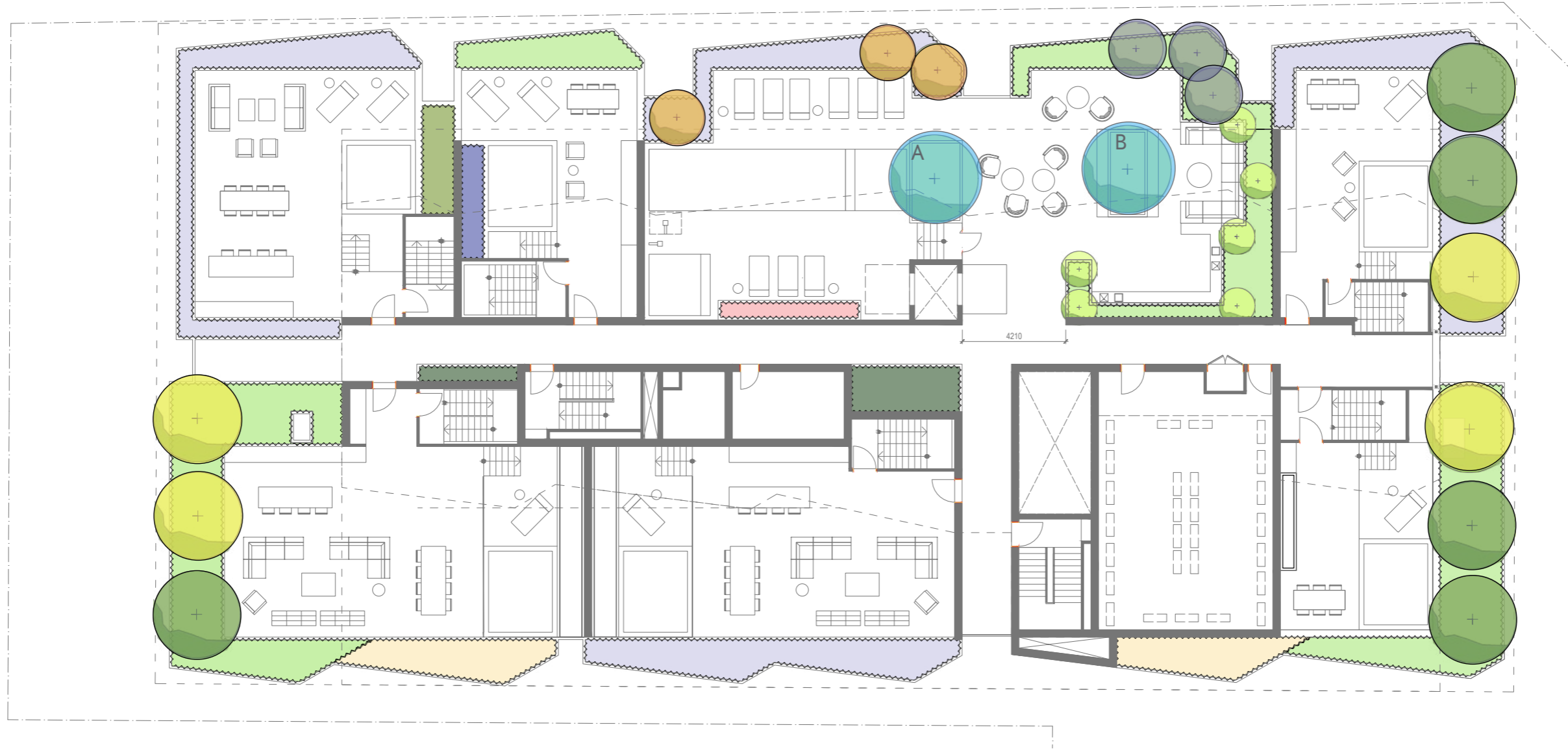
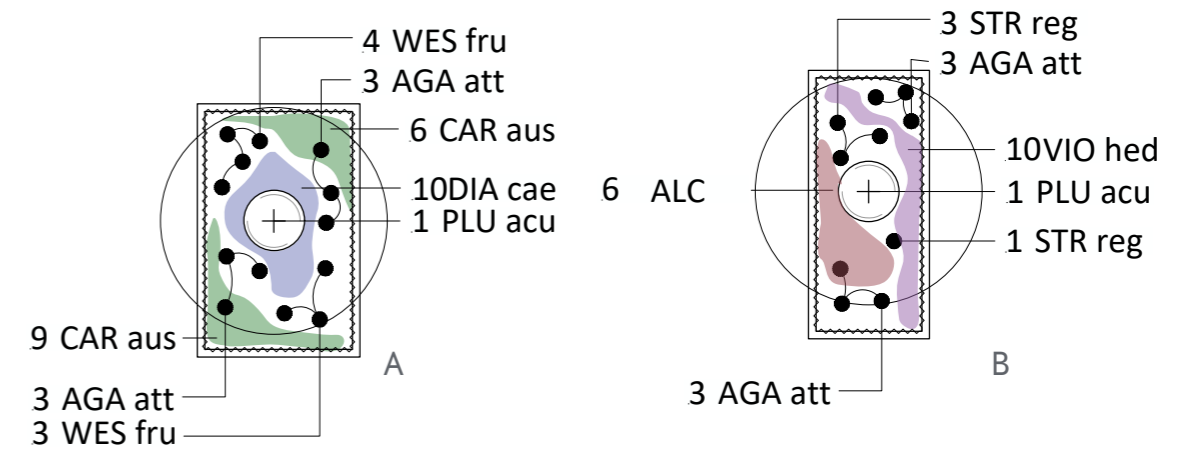
HUME STREET

CLARKE LANE

LEGEND

 PLANTING MIX B

7.7 PLANTING PLAN - LEVEL 17 ROOFTOP



LEGEND

- | | | | | | | |
|-----------------------------|------------------------------|----------------------------|--|-----------------------------|----------------|----------------|
| PLANTING MIX C | PLANTING MIX D | PLANTING MIX E | PLANTING MIX F | PLANTING MIX G | PLANTING MIX H | PLANTING MIX I |
| <i>Tristanopsis laurina</i> | <i>Backhousia myrtifolia</i> | <i>Plumeria acutifolia</i> | <i>Magnolia grandiflora</i> 'Little Gem' | <i>Banksia integrifolia</i> | | |



7.8 PLANTING SCHEDULE -TREES

PUBLIC DOMAIN AND PODIUM

The following trees are selected for the public domain (deep soil) and podium (raised planters)

CODE	BOTANICAL NAME	COMMON NAME	ORIGIN	POT SIZE
PUBLIC DOMAIN				
ELA ret	ELAEOCARPUS eumundi	Eumundi Quandong	Locally Indigenous	600L
PLA ori	PLATANUS orientalis digitalis	Oriental Plane	Exotic	200L
TRI Lus	TRISTANIOPSIS laurina 'Luscious'	Water Gum	Locally Indigenous	600L
PODIUM				
BAN int	BANKSIA integrifolia	Coast Banksia	Locally Indigenous	200L
BAC myr	BACKHOUSIA myrtifolia	Grey myrtle	Locally Indigenous	200L
MAG gra	MAGNOLIA grandiflora 'Little Gem'	Little Gem	Exotic	200L
PLU acu	PLUMERIA acutifolia	Frangipani	Exotic	200L
TRI lus	TRISTANIOPSIS laurina 'Luscious'	Water Gum	Locally Indigenous	200L



PLATANUS x acerifolia



TRISTANIOPSIS laurina



ELAEOCARPUS eumundii



BANKSIA integrifolia



BACKHOUSIA myrtifolia



MAGNOLIA grandiflora 'Little Gem'



PLUMERIA acutifolia

7.9 PLANTING SCHEDULE - LEVEL 02 - LEVEL 16

GROUND FLOOR

The following planting mixes are for the Ground Floor

GROUND FLOOR				
CODE	BOTANICAL NAME	COMMON NAME	ORIGIN	POT SIZE
MIX A - NATIVE EDGE MIX				
CHR api	CHRYSOCEPHALUM apiculatum	Yellow Buttons	Locally Indigenous	140mm
DIA rev	DIANELLA revoluta	Blueberry Lily	Locally Indigenous	140mm
HAR vio	HARDENBERGIA violacea	False Sarsaparilla	Locally Indigenous	140mm
LOM tan	LOMANDRA longifolia 'Tanika'	Mat Rush	Locally Indigenous	140mm

LEVEL 02, 04-16

The following planting mixes are for Levels 2 and 4 - 16

CODE	BOTANICAL NAME	COMMON NAME	ORIGIN	POT SIZE
MIX B - NATIVE MIX				
NORTHERN ASPECT				
CIS ant	CISSUS antarctica	Kangaroo Vine	Locally Indigenous	140mm
HAR vio	HARDENBERGIA violacea	False Sarsaparilla	Locally Indigenous	140mm
PAN pan	PANDOREA pandorana	Wonga Vine	Locally Indigenous	140mm
HIB fas	HIBBERTIA fasciculata	Bundled Guinea Flower	Locally Indigenous	140mm
DIA rev	DIANELLA revoluta	Blueberry Lily	Locally Indigenous	140mm
MYO par	MYPORUM parvifolium	Boobialla	Native	140mm
POD spi	PODOCARPUS spinulosus	Dwarf Plum Pine	Locally Indigenous	140mm
EASTERN ASPECT - N/A				
GOO ova	GOODENIA ovata	Hop Goodenia	Locally Indigenous	140mm
Men sat	MENTHA satureioides	Bush Mint	Locally Indigenous	140mm
MEL thy	MELALEUCA thymifolia	Honey Myrtle	Native	200mm
KUN amb	KUNZEA ambigua	White Kunzea	Locally Indigenous	200mm
PAT fra	PATTERSONIA fragilis	Short Purple-flag	Locally Indigenous	200mm
WESTERN ASPECT				
AUS dul	AUSTROMYRTUS dulcis	Midyim Berry	Locally Indigenous	140mm
TRA sta	Trachelospermum jasminoides	Star Jasmine	Exotic	140mm
TRA asi	Trachelospermum asiaticum	Asiatic Jasmine	Exotic	140mm
PRO inc	PROSTANTHERA incisa	Native Thyme	Locally Indigenous	140mm
POD spi	PODOCARPUS spinulosus	Dwarf Plum Pine	Locally Indigenous	200mm
HIB fas	HIBBERTIA fasciculata	Bundled Guinea Flower	Locally Indigenous	200mm
KUN amb	KUNZEA ambigua	White Kunzea	Locally Indigenous	200mm
MEL thy	MELALEUCA thymifolia	Honey Myrtle	Native	200mm
HAR vio	HARDENBERGIA violacea	False Sarsaparilla	Locally Indigenous	200mm
SOUTHERN ASPECT				
TRA sta	Trachelospermum jasminoides	Star Jasmine	Exotic	140mm
APH res	APHANOPETALUM resinosum	Shining Gum Vine	Locally Indigenous	140mm
CIS ant	CISSUS antarctica	Cissus	Locally Indigenous	140mm
ART mill	ARTHROPODIUM milleflorum	Pale Vanilla Lily	Locally Indigenous	140mm
COR str	CORDYLINAE stricta	Slender Palm Lily	Locally Indigenous	140mm
DIA rev	DIANELLA revoluta	Blueberry Lily	Locally Indigenous	140mm
VIO hed	VIOLA hederacea	Native Violet	Locally Indigenous	140mm



CHRYSOCEPHALUM apiculatum



DIANELLA revoluta



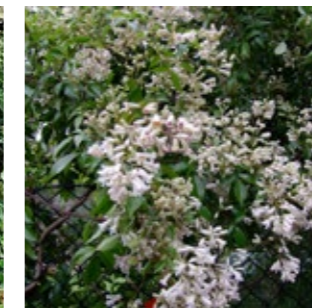
HARDENBERGIA violacea



LOMANDRA longifolia 'Tanika'



CISSUS antarctica



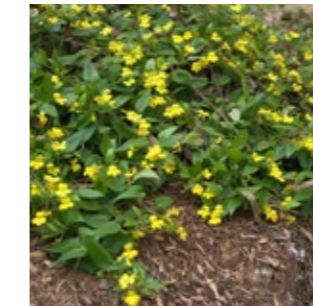
PANDOREA pandorana



MYPORUM parvifolium



PODOCARPUS spinulosus



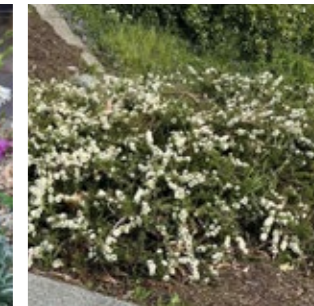
GOODENIA ovata



MENTHA satureioides



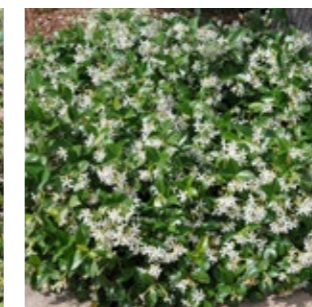
MELALEUCA thymifolia



KUNZEA ambigua



AUSTROMYRTUS dulcis



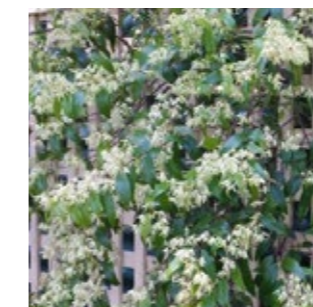
Trachelospermum jasminoides



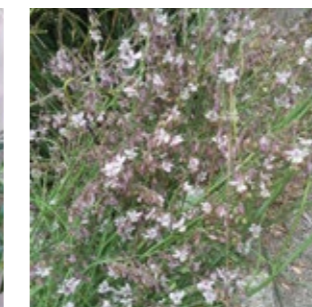
PROSTANTHERA incisa



HIBBERTIA fasciculata



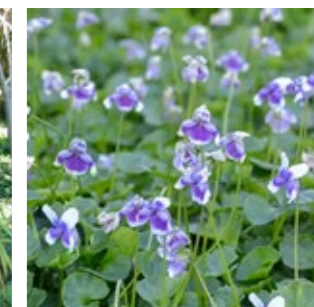
APHANOPETALUM resinosum



ARTHROPODIUM milleflorum



CORDYLINAE stricta



VIOLA hederacea

7.10 PLANTING SCHEDULE - LEVEL 17 ROOFTOP

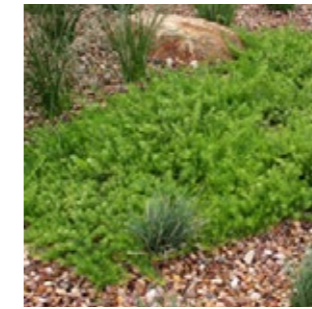
ROOFTOP PLANTING

The following planting mixes are for Level 17 Rooftop

CODE	BOTANICAL NAME	COMMON NAME	ORIGIN	POT SIZE
ROOFTOP				
MIX C - NATIVE EDGE				
COR alb	CORREA alba	White correa	Native	200mm
DIC rep	DICHONDRA repens	Kidney weed	Native	140mm
LOM tan	LOMANDRA longifolia 'Tanika'	Mat Rush	Locally Indigenous	140mm
MYO yar	MYOPORUM parvofolium 'Yareena'	Yareena	Native	140mm
RHA spi	RHAGODIA spinescens	Aussie flat bush	Native	200mm
WES fru	WESTRINGIA fruticosa	Coastal Rosemary	Locally Indigenous	200mm
MIX D - NATIVE EDGE				
DIA cae	DIANELLA cearula	Blue Flax	Locally Indigenous	140mm
HAR vio	HARDENBERGIA violacea	False Sarsaparilla	Locally Indigenous	140mm
MEL thy	DIANELLA cearula	Honey Myrtle	Native	200mm
POA lib	POA labillardierei var. labillardierei	Common Tussock grass	Locally Indigenous	140mm
VIO hed	VIOLA hederacea	Native Violet	Locally Indigenous	140mm
MIX E - TROPICAL MIX				
ALC	ALCANTAREA 'silver plum'	Alcantarea	Exotic	300mm
LIR jus	LIRIOPE muscari 'Just Right'	Liriope	Exotic	140mm
STR reg	STRELITZIACEAE reginae	Strelitzia	Exotic	140mm
VIO hed	VIOLA hederacea	Native Violet	Locally Indigenous	140mm
MIX F - WALKWAY SHADE MIX				
DIC rep	DICHONDRA repens	Kidney weed	Native	140mm
PHI on	PHILODENDRON rojo congo	Congo Philodendron	Exotic	140mm
TRA spa	TRADESCANTIA spathacea	Moses in the cradle	Exotic	140mm
MIX G - DEEP SHADE MIX				
ASP aus	ASPLENIUM australasicum	Bird's nest fern	Native	200mm
MON del	MONSTERA deliciosa	Monstera	Exotic	200mm
PHI xan	PHILODENDRON xanadu	Xanadu	Exotic	200mm
MIX H- TERRACE MIX				
ROS pro	ROSMARINUS Officinalis 'Prostrate'	Prostrate rosemary	Exotic	140mm
DRA tri	DRACEANA trifasciata	Snake plant	Exotic	140mm
AGA att	AGAVE attenuata	Foxtail agave	Exotic	140mm
SYN POD	SYNGONIUM Podophyllum	Syngonium	Exotic	140mm
MIX I - CLIMBER				
TRA jas	Trachelospermum jasminoides	Star jasmine	Exotic	140mm
MIX J - GREEN ROOF MIX				
CAR Aus	CARPOBROTUS 'Aussie Rambler'	Pig Face	Native	140mm
LOM flu	LOMANDRA fluviatilis shara	Shara	Native	140mm
SED sex	SEDUM sexanagulare	Sedum	Exotic	140mm



CORREA alba



MYOPORUM parvofolium 'Yareena'



RHAGODIA spinescens



WESTRINGIA fruticosa



DIANELLA cearula



ALCANTAREA 'silver plum'



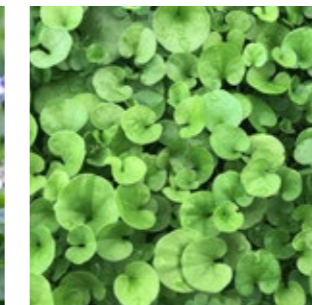
LIRIOPE muscari 'Just Right'



STRELITZIACEAE reginae



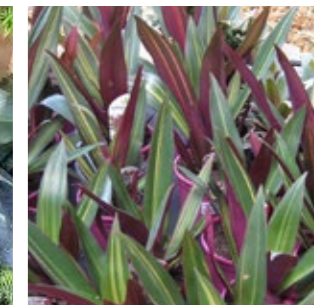
VIOLA hederacea



DICHONDRA repens



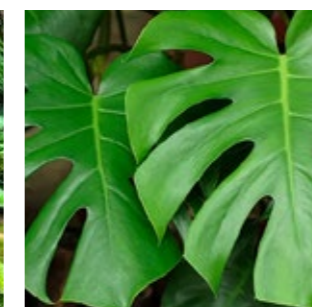
PHILODENDRON rojo congo



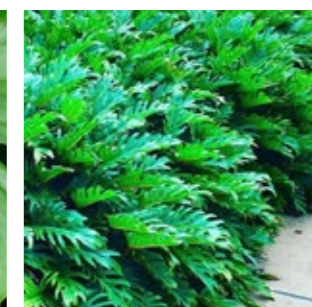
TRADESCANTIA spathacea



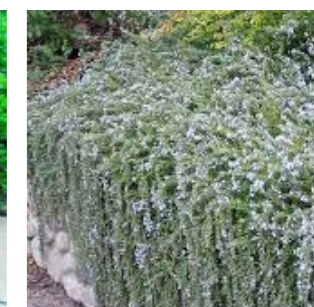
ASPLENIUM australasicum



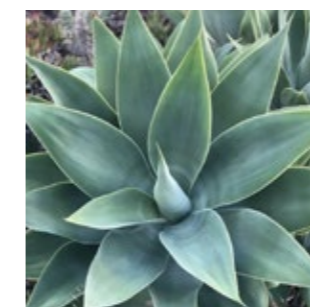
MONSTERA deliciosa



PHILODENDRON xanadu



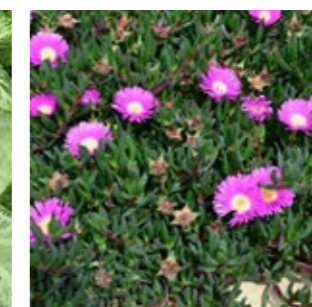
ROSMARINUS Officinalis 'Prostrate'



AGAVE attenuata



SYNGONIUM Podophyllum



CARPOBROTUS 'Aussie Rambler'



LOMANDRA fluviatilis shara

7.11 PLANTING MAINTENANCE STRATEGY



MINIMISING MAINTENANCE NEEDS

The maintenance of the landscape will be important to its success both in the critical establishment phase (the first 12 months) and ongoing for its life span. The reduction and practicality of ongoing maintenance requirements has been intrinsic in the design with key considerations as follows:

- Use of endemic and native species and those known to do well in the local area.
- Selection of species by their size and habit, which do not require frequent pruning to maintain their form as a hedge or to contain them within the desired planting zone.
- Species selected for each area determined based on the micro-climatic conditions, particularly in respect to sun and shade conditions.
- Selection of low water plants to reduce the need for additional watering.
- Roof water to be collected for use in irrigation to reduce the need for the use of potable water for this purpose. Automatic irrigation provided throughout the landscape areas.



MAINTENANCE SCHEDULE

The maintenance of the landscape will be undertaken by the contractor for the first 12 months to ensure successful establishment. Following this the maintenance will be taken over by a maintenance contractor.

The maintenance to be undertaken will be detailed in the landscape specification in the form of a Landscape Maintenance Plan. The Landscape Maintenance Plan will ensure the necessary scope and level of maintenance is achieved to ensure the plants remain healthy and other landscape elements are maintained in a safe, functional and attractive condition and will include the following:



SHRUB PRUNING & TRIMMING

- Tip prune shrubs and ground covers to encourage density in spring and winter. Length removed depending on vigor of previous plant growth.
- Pruning should reflect the natural growth, flowering and regrowth habit of the individual species. Generally prune after flowering. Inspect for failed or dying plants requiring replacement monthly and record probable cause.
- All plants that have died or failed (lost more than 50% of their normal foliage cover) shall be replaced with the same species and commercially available size as the plant to be replaced.
- Generally plant material shall be uniformly high quality stock equal to best available for 'retail sale'. The root systems shall be balanced in relation to the size of the plant.
- Plants shall be healthy well grown, hardened off specimens of good shape and free from pests and diseases and in accordance with 'Specifying Trees: a guide to assessment of tree quality' (Clark 2006). Should the contractor believe that alternative species should be utilised a proposal is to be put to POLY for approval. Inspect climbers, trailing plants monthly, train leaders onto supports as required. Prune long leaders which cannot be reattached to climbing frame or mesh supports in summer.



TREE MAINTENANCE

- Inspect trees monthly during the first 12 months and annually thereafter. Ensure trees are not showing any signs of stress, adjust watering as required to ensure good health and top up mulch to specified depths as required.
- Avoid unnecessary pruning during the first three years. Prune only critical branches and remove damaged or dead wood. Remove branches that limit public access or present a safety risk.
- Lift the crown of the trees to maintain clear site lines where required to a level of 2.5m.
- Structural tree work including the removal of large branches should be undertaken by a qualified arborist with appropriate applications for the works made to Council.



TURF MAINTENANCE

- Mow turf every 2 weeks in summer, 3 weeks in Spring / Autumn and 4 weeks in winter. Mow at heights of between 40 to 60mm & remove no more than 1/3 of the leaf blade at any one time. Do not mow under wet conditions.
- Apply fertiliser at rates as recommended by manufacturer in Spring and Autumn. Apply fertiliser at rates as recommended by manufacturer
- Inspect for compaction and thatching in Spring. Carry out aeration treatment if required using dethatching or verticutting equipment
- Inspect for failed turf requiring replacement and record probable cause in Winter. Remove failed turf, prepare surface & lay new turf in accordance with original turf specified.



FERTILISING, SOIL IMPROVEMENT & PEST CONTROL

- Soil testing is to be undertaken at the commencement of the maintenance contract and shall include taking samples from a cross section of planting areas. Slow release fertiliser selected to take into account the soil testing results and the insitu plants should be applied annually in spring and in accordance with the manufacturer's recommended rate. Prior approval required for fertiliser use.
- Check for incidence of fungal and insect attack monthly.
- Apply appropriate treatment for fungal and insect attack if necessary subject to approval.
- Avoid use of chemical sprays. If chemical control is considered necessary, these should be mixed and applied in strict accordance with manufacturer's directions. Do not spray in windy or extreme weather. Prior approval required of chemical to be applied.
- Do not remove leaf litter from planted areas unless depth of litter is impacting on plant growth.



MULCHING & WEEDING

- Prevent reproduction of weeds by removal of seedlings and established weeds before seed set. This work should be carried out regularly so that the planted and mulched areas are weed free when observed at monthly intervals.
- Weed garden areas manually or with approved herbicide monthly. Prior approval required for Herbicide use. Approved Herbicide use to be in accordance with regulation rates and manufacturer's recommendation. Protect plants from overspray and avoid if rain is likely within 12 hour period
- Surface mulch is to be replenished as required, at least annually in spring, to maintain a consistent depth as specified at installation. Mulching materials to be consistent with those specified at installation.



ADJUSTMENT OF TREE STAKES & TIES

- Inspect stakes and ties monthly, replace as required. Check the straps during spring and autumn, ensuring they are loose around the tree to prevent damage to the trunk.
- Remove all stakes and ties at the completion of the 12 month establishment period.



MAINTENANCE OF HARD LANDSCAPE ELEMENTS

- Sweep paved areas, particularly in high use areas monthly. Oil stains in any key areas to be removed using a mild dish washing liquid and warm water solution.
- Inspect paving and walls for areas of moss or mold and remove if found using a mild ammonia solution.
- Weeds are to be removed from all landscape walls, paving and gravel areas monthly.
- Leaf Litter to be removed from all paving areas, paths and gravel areas monthly.
- Drainage pits are to be cleared of mulch and other material regularly so that all pits are cleared when observed at monthly intervals or after significant storm events.
- Inspect seats, benches, tables and other furniture monthly. Undertake any repairs or replacement as required.
- Inspect garden bed edges between soft surfaces annually. Repair any damage or replace as specified.
- Inspect all retaining and planter walls annually. Should any cracking, settling or displacement be observed notify SHMH and determine required rectification actions to be undertaken.
- Inspect all pergolas, mesh screens, climbing structures and shelters annually. Should any rust, damage or structural issues be identified notify Stockland and determine required rectification actions to be undertaken.



IRRIGATION

Automatic irrigation system to be inspected monthly as per manufacturers specifications. The following are to be checked:

- Controller and soil moisture sensor
- Cabinets clean / clear
- Wiring condition and electrical connections
- Back flow prevention device
- Battery replacement
- Valve covers, valve boxes
- Heads missing, clogged, leaking, broken, tilted or misdirected
- Drip emitters connected to flex line, flex line connected to riser, micro adjustment nozzles connected
- Service filter strainer
- Automatic flush valves
- Operational pressures
- Frequency adjusted to maintain healthy plant growth.

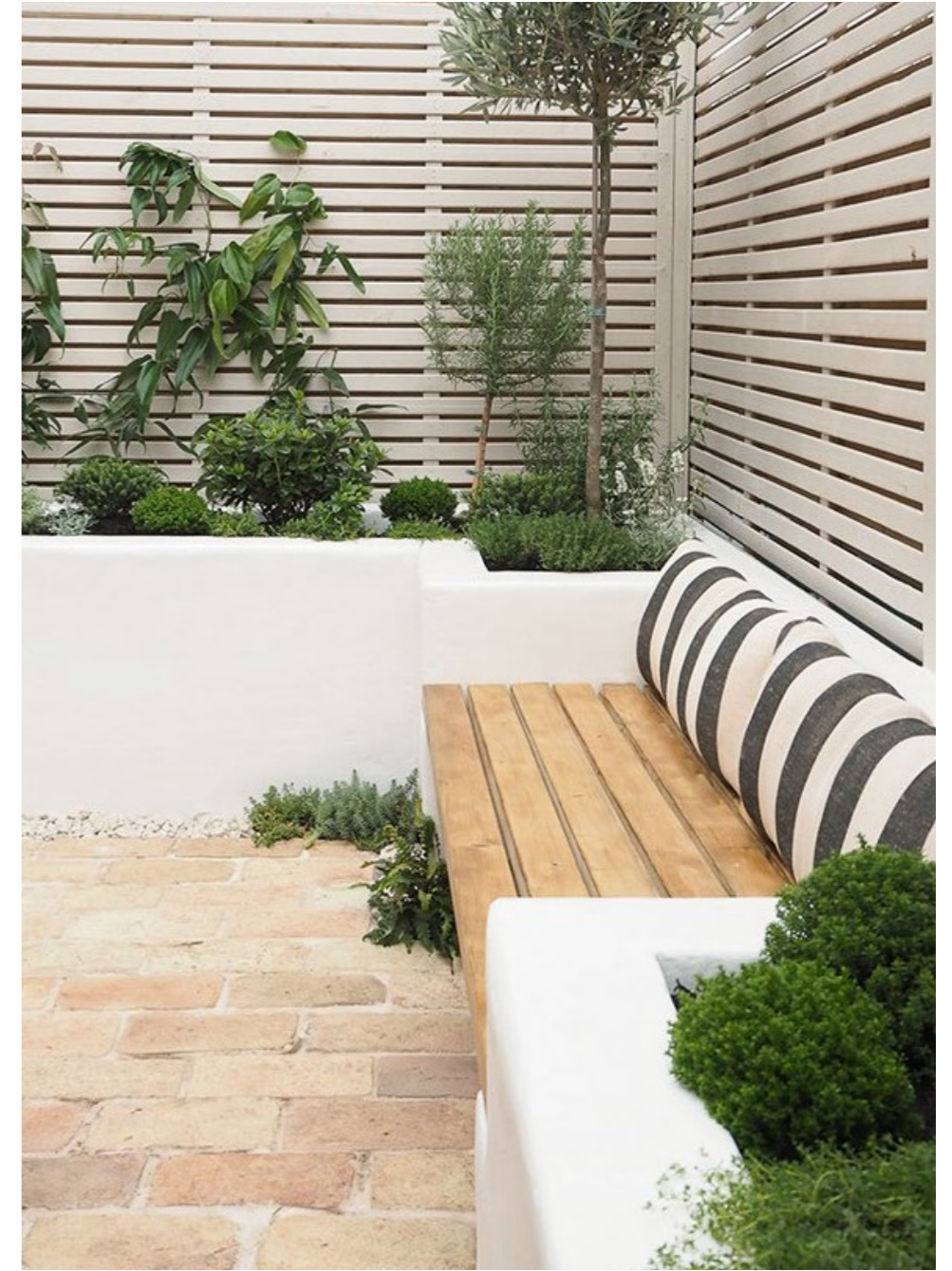
Planting areas not covered by the irrigation system will be covered by the provision of hose cocks at regular intervals which will allow for hose watering as required during establishment and during particularly dry conditions to ensure healthy plant growth.

08 • **MATERIALS AND FINISHES**

9.1 MATERIALITY VISION

The core of our vision for the materiality revolves around being PLACE RESPONSIVE and creating a SENSE OF PLACE. Considering not only, the sun exposure, wind, light, noise and views; but also the user experience and ensuring we create a space that's inviting enough to dwell in. Our use of predominately native plants lends itself to a grounded, backyard type approach to materiality that balances high wearing with finer detailing.

We're taking cues from the architectural language through colour and materiality, as well as intent. Using materials that are either of the area or representative of them, we're creating spaces that feel like an upward extension of Country and Place.



9.2 MATERIALS PALETTE

Code	Material	Supplier
PV1 Crazy Pave	Crazy Pave	EcoOutdoor or similar
PV2 Large Format Paver 2	Limestone unit paver 600x400	Gather Co. Name: JAMILA
TD1 Timber Deck	Silvered Timber	Local Approved
W1 Planter Wall	Rendered Block White/off white	Local Approved
PT1 Pool Tile 1 Wet area	48mm Tile 300x300 Sheet Suka bumi	Pool Tile Company
Pool Fence	Galvanised roll top wire mesh panels	Local Approved
Arbour Structure	Custom fabricated steel structure with a mesh trellis	Fabricated
Side Tables	Custom fabricated steel, fixed to seat	Fabricated
Back rests	Built in timber back rests	Fabricated



PV1



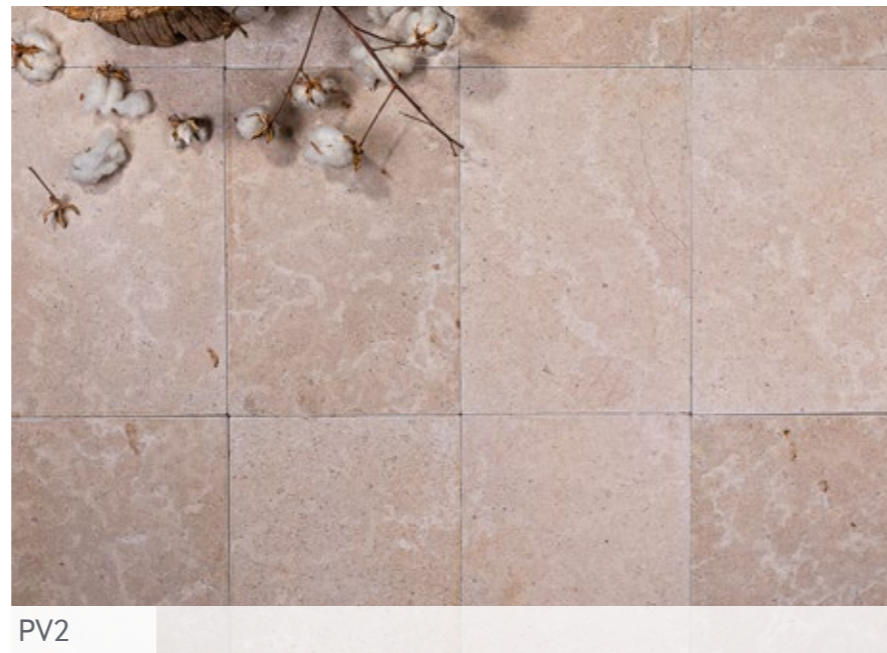
W1



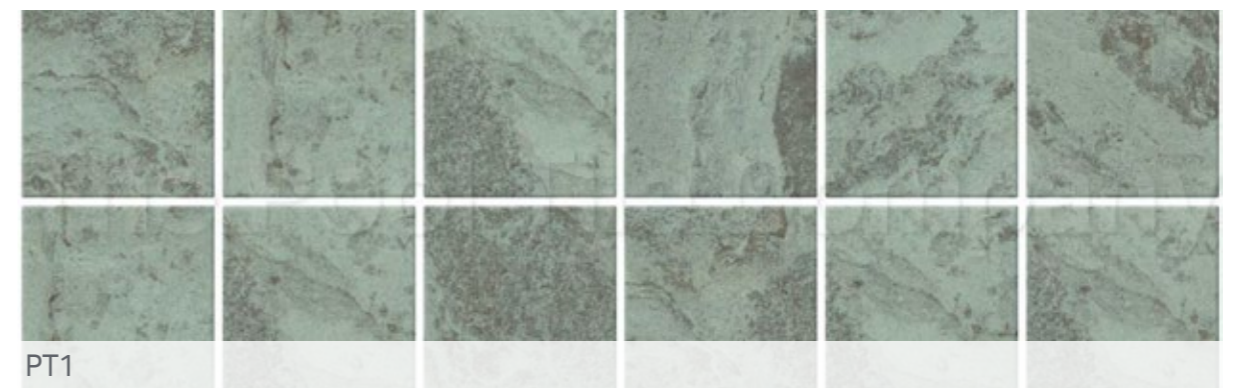
TD1



SIDE TABLES - general intent



PV2



PT1

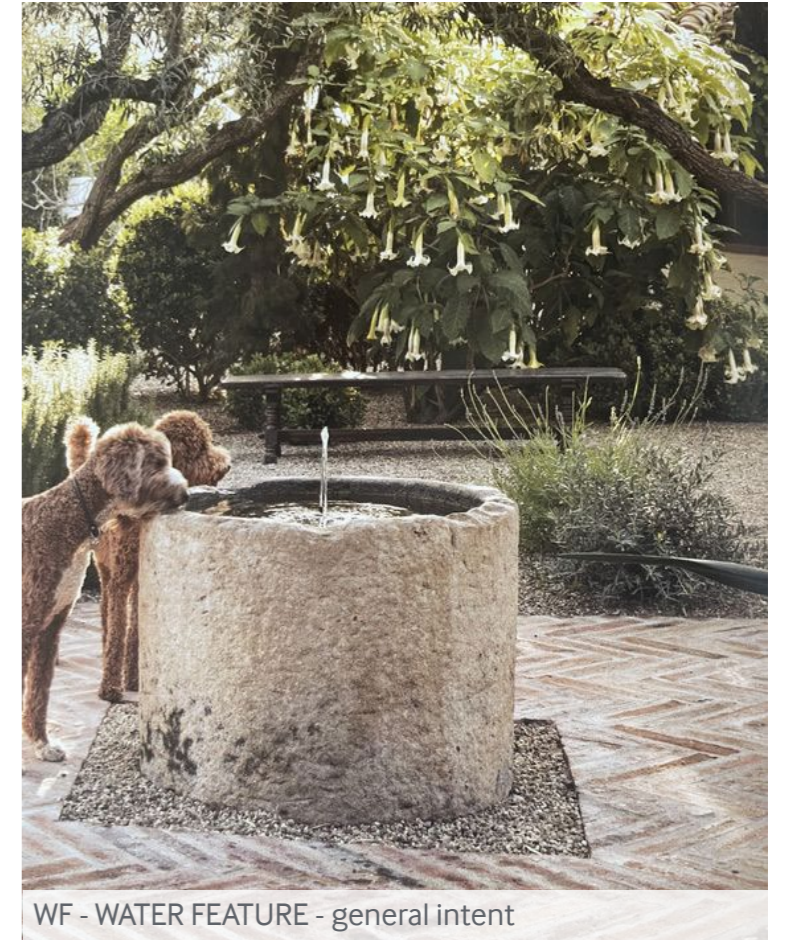
MATERIALS PALLETTE



POOL FENCE



TRELLISING



WF - WATER FEATURE - general intent



BBQ AREAS - general intent



BENCH SEATS - general intent



LP - LOOSE POTS

09. APPENDIX

10.1 LANDSCAPE DETAILS

Notes:
Verify location of services prior to excavation of tree hole.
Refer plan for extent of root barrier (if required).
Topography to be formed with the lowest nominated horizon. Overlaying horizons to be of uniform depth.
Tree dimensions to conform with AS2303 size index range corresponding to specified container size.

Tree planting set vertical and with central leader intact. Ensure top of rootball finishes level with finished surface level. Trees must have a definable straight trunk, with lower branches cleared.

25mm hessian tie installed in figure '8'. Hessian ties positioned at 1/3 height of tree. Attach tie with galvanised nails or staples. Loosen ties progressively during establishment period.

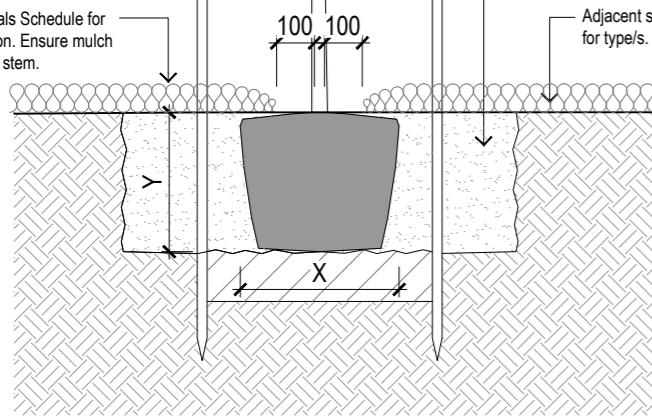
2 No. 50 x 50 HWD stakes. Remove stakes and ties at the end of establishment period.

Mulch - refer to Materials Schedule for depths and specification. Ensure mulch is 100mm clear of tree stem.

Width of mulch collar as specified.

Excavate the hole two to three times the width (2-3 X) and 1x the depth (1Y) of the rootball. Adjust planting hole depth to ensure top of rootball is flush with adjoining soil surface level. Ensure top of rootball aligns with the finish level of surrounding soil. Required addition of soil to the base of planting hole is to be lightly compacted.

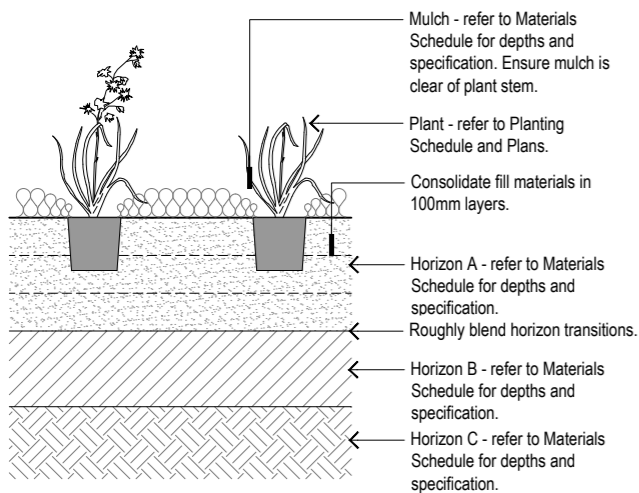
Adjacent surfaces - refer to plans for type/s.



01 TYPICAL TREE PLANTING - 45-200L

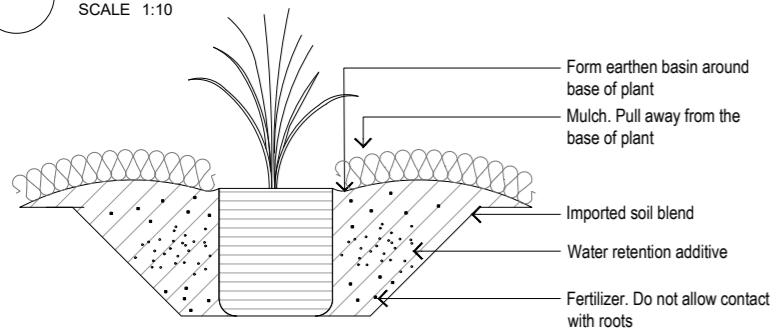
SCALE 1:10

Notes:
Topography to be formed with the lowest nominated horizon. Overlaying horizons to be of uniform depth.



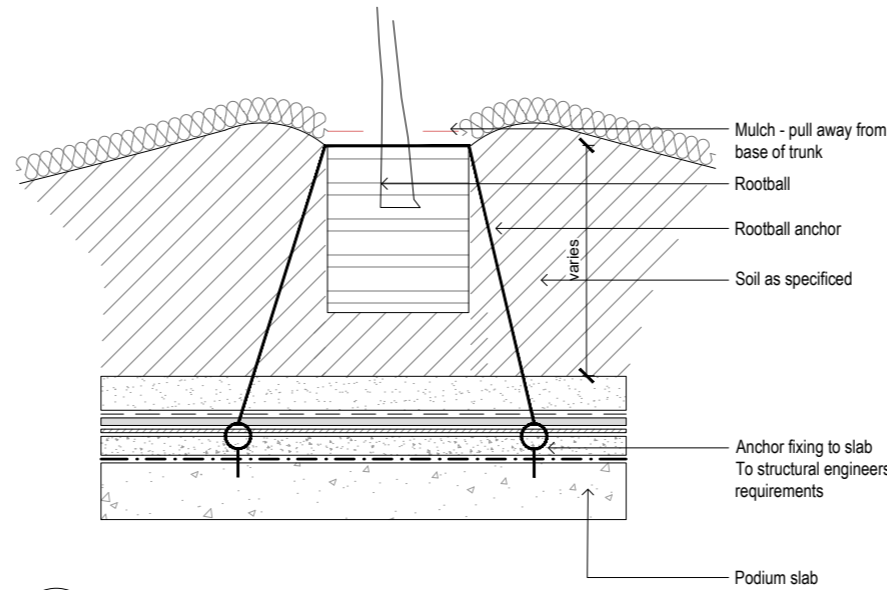
02 TYPICAL PLANTING

SCALE 1:10



03 150MM - 300MM PLANTING

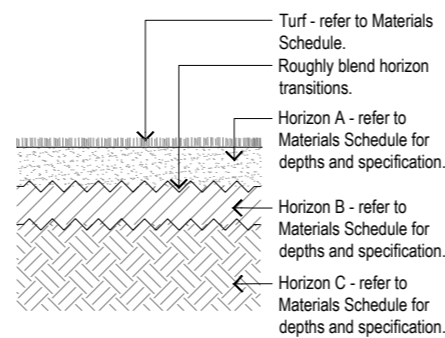
SCALE 1:10



04 Tree Planting on Podium

SCALE 1:10

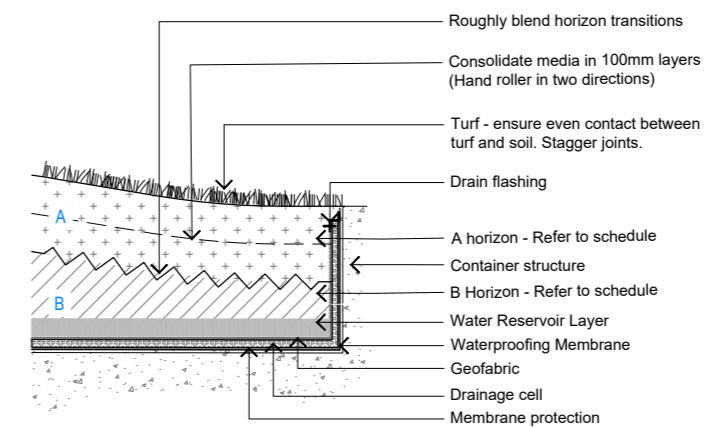
Notes:
Topography to be formed with the lowest nominated horizon. Overlaying horizons to be of uniform depth.



05 TYPICAL TURF

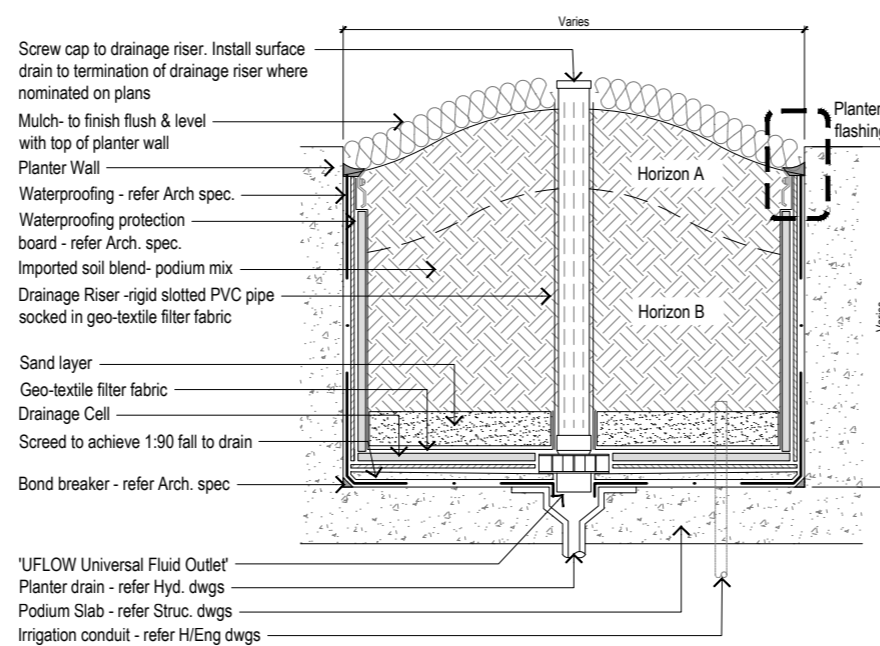
SCALE 1:10

Notes:
• Topography to be formed with the lowest nominated horizon. Overlaying horizons to be of uniform depth.



06 Turf on podium

SCALE 1:10

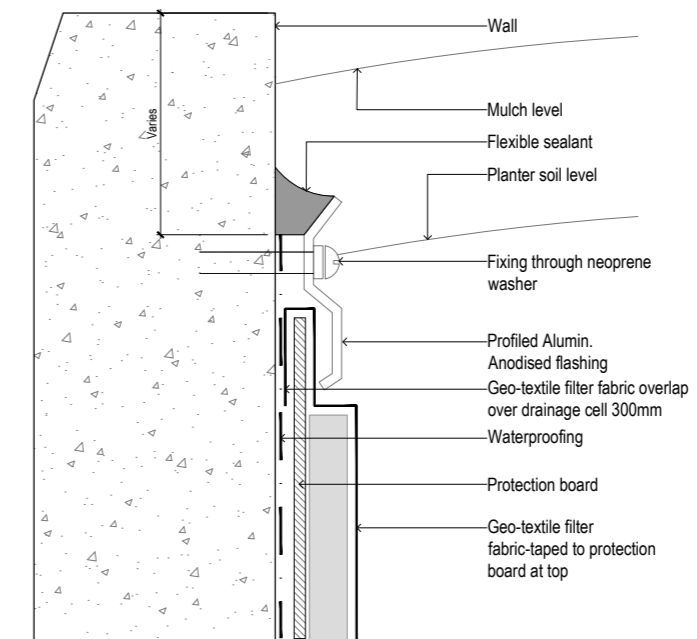


PODIUM PLANTER

07 PODIUM PLANTER

SCALE 1:10

Notes:
-Install 'U'FLOW Universal Fluid Outlet' or similar approved to Manufacturer's requirements.



PLANTER FLASHING 1:2



10.2 LEVEL 02 PLANTING APPROACH

TYPICAL SPECIES



BANKSIA integrifolia

WESTRINGIA fruticosa

Northern Aspect



ELAEOCARPUS reticulatus

GOODENIA ovata

Eastern Aspect



RANDIA fitzalanii

CORDYLINA stricta

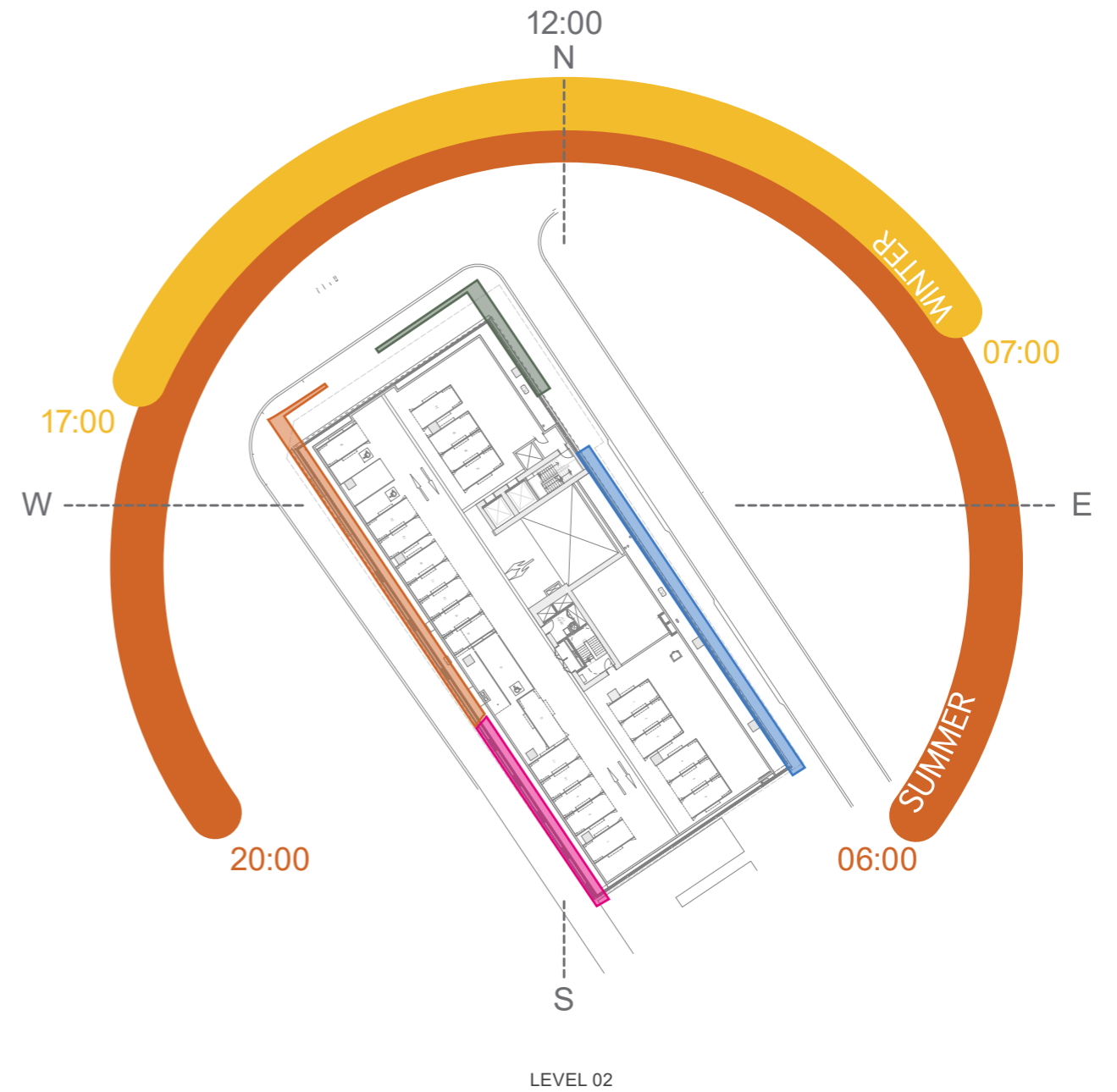
Southern Aspect



BANKSIA ericifolia

LEPTOSPERMUM laevigatum

Western Aspect



TO BE UPDATED

- Northern Aspect
- Eastern Aspect
- Southern Aspect
- Western Aspect

10.3 LEVEL 05-16 - TYPICAL CORRIDOR PLANTING

TYPICAL SPECIES



DIANELLA revoluta

MYOPORUM parvifolium

PODOCARPUS spinulosus
(Edible)



PATTERSONIA fragilis

GOODENIA ovata

MENTHA saturoides
(Edible)



CORDYLINA stricta

APHANOPETALUM resinosum

VIOLA hederacea
(Edible)



HARDENBERGIA violacea

AUSTROMYRTUS dulcis
(Edible)

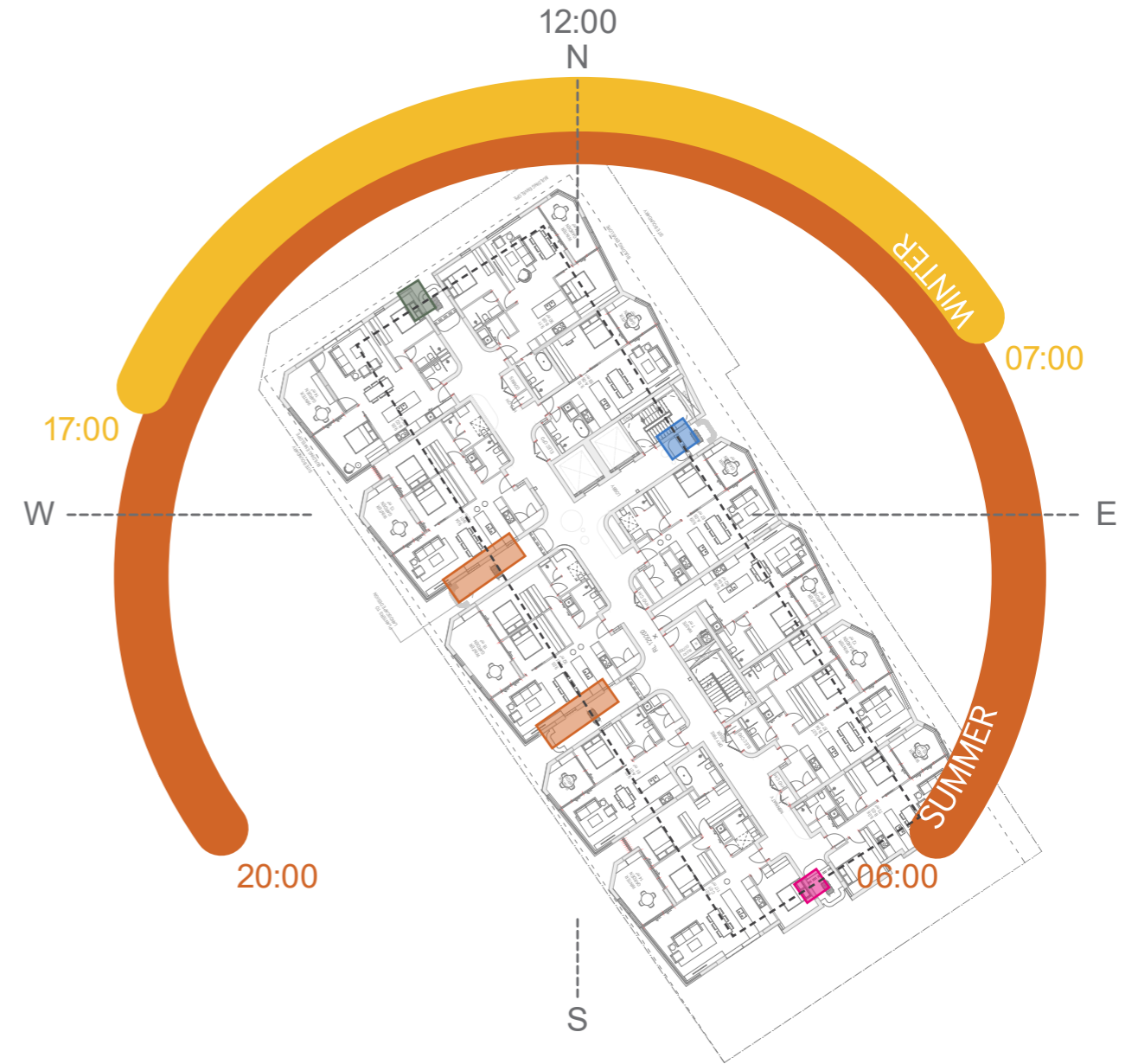
PROSTANTHERA incisa
(Edible)

Northern Aspect

Eastern Aspect

Southern Aspect

Western Aspect



- Northern Aspect
- Eastern Aspect
- Southern Aspect
- Western Aspect
- Accessible edible Natives area

TO BE UPDATED

10.4 ROOFTOP SUN AND WIND MITIGATION

TYPICAL SPECIES



Medium Canopy

CUPANIOPSIS anacardoides

LOPHOSTEMON confertus



Small Canopy

BANKSIA integrifolia

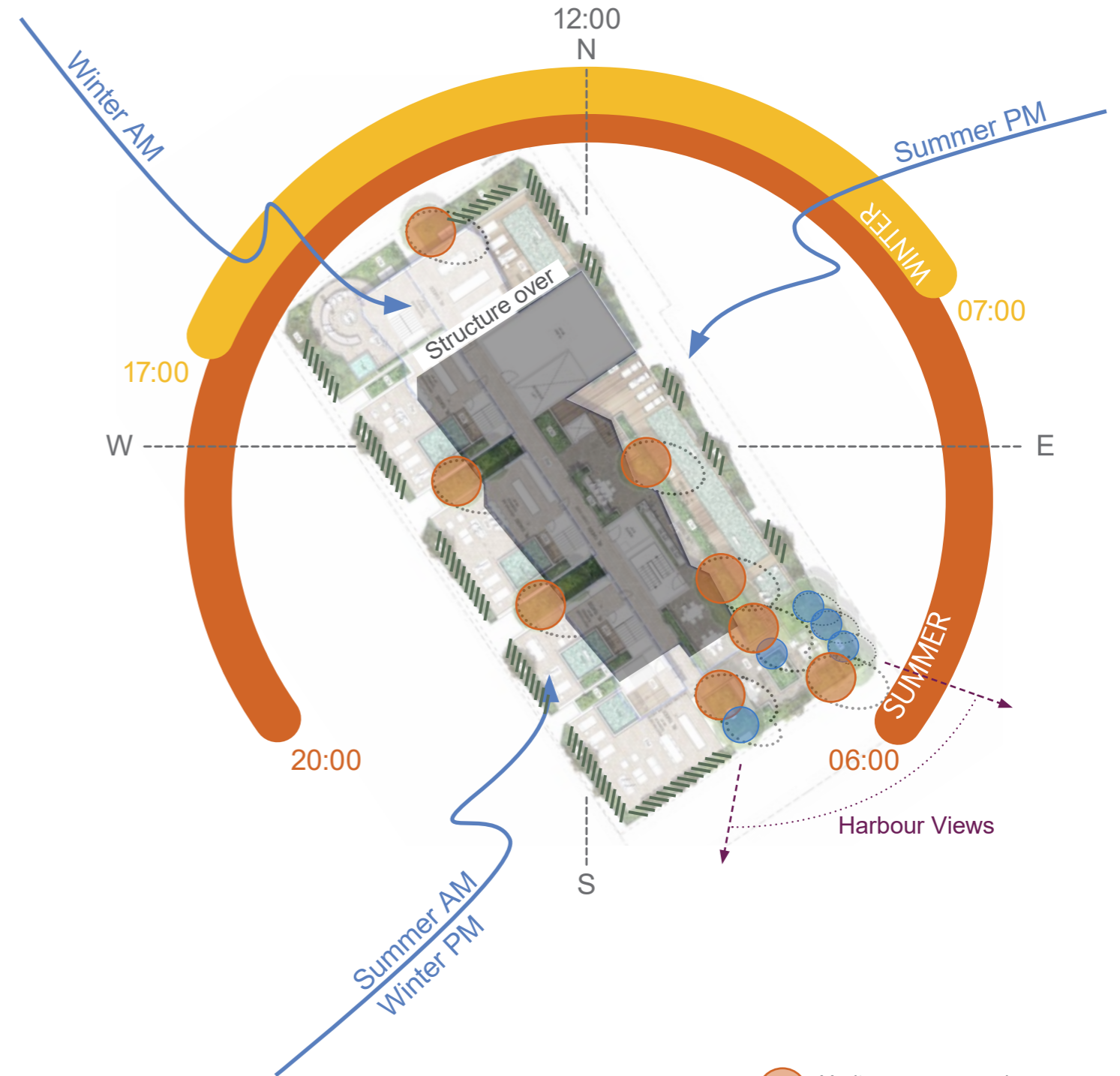
ELAEOCARPUS reticulatus



Shrubs

LEUCOPOGON ericifolia

LOMANDRA longifolia



TO BE UPDATED