

ARCADIA

The Timberyards by RTL Co. SSDA Landscape Concept Report

Prepared for RTL.co
December 2024

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

We, as a company that has a long track record in dealing in positive relationships with First Nations Australians, both in consultation prior and continuously through construction developments, we also have positive interaction with First Nations in our philanthropic endeavours. Through this close association we are aware of the cultural importance of the proposed development site and its geographic location on a ridgeline that is elevated and prior to colonial destruction was and remains an important area for First Nations people. Thus, our proposal has approached the development in a sensitive manner.
(Uncle Dennis Foley)

Rev A Issued OCT 2024

Authorised by CT

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Executive Summary

1.0 This Landscape Concept Report has been prepared on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust (‘RTL Co.’) (the Applicant) to support a State Significant Development Application (SSDA) for the proposed Timberyards development. The SSDA (SSD-76927247) seeks consent for a diverse rental housing precinct comprising build-to-rent (BTR), co-living and affordable housing. The precinct development comprises seven buildings ranging from eight to thirteen storeys, with open space that includes a pocket park, through site links and communal open spaces. Specifically, consent is sought for the following:

- Site preparation (including remediation), demolition and bulk excavation for basement parking;
- Residential accommodation (shop top housing, residential flat buildings and mixed use buildings) that includes BTR, co-living and affordable housing;
- Retail premises on the ground floor within the MU1 zoned land and extending up to 25m into the R4 zoned land;
- Publicly accessible recreation area (pocket park) and through site links;
- Neighbourhood shop (within the R4 zoned land);
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

A detailed description of the proposal is provided in the Environmental Impact assessment (EIS) by Ethos Urban. The development is declared State Significant by virtue of being a BTR development on land in Greater Sydney with an Estimated Development Cost (EDC) of greater than \$50 million, with the tenanted component representing greater than 60% of the EDC (Schedule 1, State Environmental Planning Policy (Planning Systems) 2021).

2.0 Project vision

RTL Co. aim to deliver Sydney’s premier neo-industrial residential neighbourhood - a global benchmark for imaginative urbanism. The Timberyards aims to seamlessly integrate diverse residential offerings into the distinctive character of Marrickville, fostering a sense of pride among residents and the local community. The project will deliver a wide range of rental living solutions, complemented by recreation spaces and local retail, all underpinned by Connection to Country and environmentally sustainable design principles.

3.0 Site description

The site is known as the ‘Timberyards’, located in Marrickville within the Inner West Local Government Area (LGA). The site comprises 39 lots with legal identification listed in the table below, and has a total area of 22,770m2 or, for the purpose of calculation of floor space, an area of 22,564m2 (excluding the SP2-zoned Victoria Road widening land, which is within the site boundary). The site is located within Precinct 47: Victoria Road in the Marrickville Development Control Plan 2011 (MDCP 2011). The site is primarily contained in the Timber Yards sub-precinct of Precinct 47, with the lots fronting Victoria Road falling within the Victoria Road Corridor sub-precinct.

The site is approximately 700m walking distance to the newly opened Sydenham Metro Station, with 7-minute travel time to the Sydney CBD.

The site currently comprises primarily industrial and light industrial uses, with residential dwellings to a minor portion of the site on Farr Street (western boundary) and Victoria Road (eastern boundary). The site also has frontage to Sydenham Road to the south and Mitchell Street to the north (and encompassing a small lane off Mitchell Street). An aerial map is provided at page 11

Lot/DP	Property Address	Lot/DP	Property Address	Lot/DP	Property Address
1/724487	119A Sydenham Rd	1/572829	35 Farr St	3/252507	19 Farr St
1/972534	121 Sydenham Rd	12/4590	14 Mitchell St	4/252507	21 Farr St
B/439802	129 Sydenham Rd	13/4590	10 Mitchell St	5/252507	23 Farr St
A/439802	131 Sydenham Rd	14/4590	8 Mitchell St	6/252507	25 Farr St
D/377270	133 Sydenham Rd	15/4590	183 Victoria Rd	7/252507	27 Farr St
1/700223	135 Sydenham Rd	16/4590	4 Mitchell St	8/252507	29 Farr St
B/343286	7 Farr St	17/4590	2 Mitchell St	9/252507	31 Farr St
A/304426	9 Farr St	3/4590	165 Victoria Rd	1/583801	33 Farr St
A/304426	11 Farr St	2/4590	167 Victoria Rd	C/301985	175 Victoria Rd
1/78883	13 Farr St	1/4590	169 Victoria Rd	D/301985	183 Victoria Rd
1/252507	15 Farr St	A/301985	171 Victoria Rd	E/301985	175 Victoria Rd
2/252507	17 Farr St	B/301985	173 Victoria Rd	A/166330	183 Victoria Rd
345/587262	191 Victoria Rd	1/315293	183 Victoria Rd	20/667441	183 Victoria Rd

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1- CONNECTION TO COUNTRY

Site Appreciation **On Cadigal Country**

Marrickville Timberyards development is on the lands of the Cadigal people who were a clan of the Eora Nation. This land is of significant cultural value to Cadigal people, past present and future. Prior to western culture invasion the Cadigal peoples lived and tended to the lands for thousands of years where they embedded deep cultural and spiritual connection to the area.



Site Appreciation On Cadigal Country

Gadigal Country

The traditional owners of the land are Cadigal of the Eora Nation. The Aboriginal name for the area is Bulanaming.

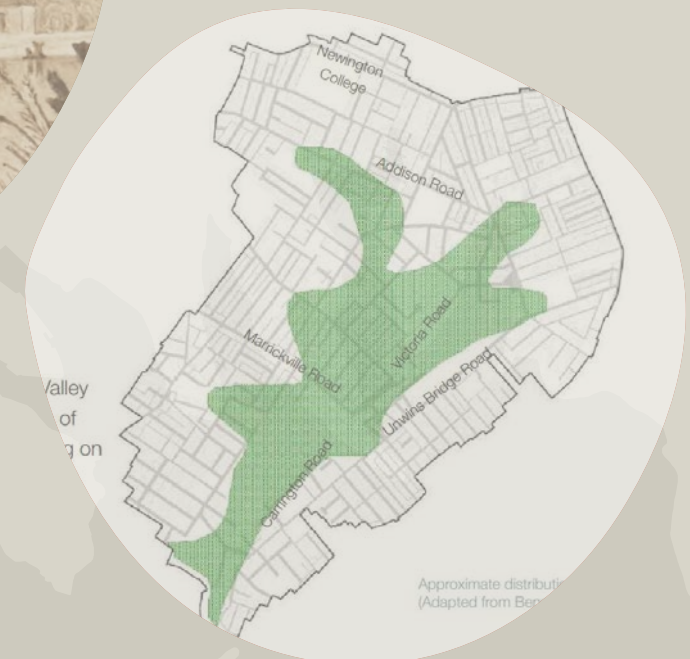
The Gadigal or Cadigal people have lived in the Marrickville area for tens of thousands of years. Their connection continues today. As a part of a national move towards reconciliation, it is essential that we acknowledge and pay respect to the Traditional Custodians of the lands we live and work in, exploring opportunities for us to understand, learn and exchange knowledge and culture. Any design that seeks to connect to Country should look to care for the systems that make up Country, as well as engender stewardship over those systems in the broader community. As a learning environment, there is an exciting opportunity to teach people about these systems and how to care for them.

Gumbramorra Swamp

The role of the swamp wetlands played an important part in First Nations life as a source of plants and animals. It supported a dense growth of thatch reed, providing an excellent habitat for a variety of birds, particularly swamp hens, moorhens, ducks, gulls and the occasional pelican.

Following European settlement, Marrickville was a place where runaway convicts could easily hide out in the bush or disappear quietly into the Gumbramorra swamp, which was a natural boundary between Marrickville and what now comprises the suburbs of St Peters, Sydenham and Tempe. The swamp was almost always impassable.

After European settlement its role in the ecological system was not fully understood or appreciated, and the swamp was drained in the 1890s to facilitate the industrialisation of the suburb.



"..Many live close to the Cooks River and have developed a strong custodial sense for the river, its history and its heritage..."

Country and Landscape

Connecting with Country Design Report

Our Landscape Design in are developed to be in Alignment with Connecting with Country Report develop by Yerrabingin. We support the framework of seeking to honour the rich cultural, ecological, and spiritual heritage of Cadigal Country. By deeply engaging with the six core elements established by the framework below:

We also believe that the landscape is not just a visual enhancement but a living, breathing embodiment of the interconnected elements of Country. Through thoughtful planning and collaboration with local community the design listens to the feedback and creates unified space thats exciting where history, culture, and the natural environment are interwoven, offering an inclusive, while offer educational experience for all who visit.

1. Move with Country

The landscape will integrate pathways that echo natural organic forms, fostering a sense of flow and connection throughout the site. These pathways will include interpretative elements like potential engraved patterns or murals inspired by Cadigal movement and storytelling, as well as strategic placement of permeable paving emphasizing the continuity and maximise the connection with deep soil.

2. Water Country

the Landscape design solutions will prioritize water-sensitive urban design (WSUD) principles by incorporating open OSD strategy. Features such as rain gardens and bioswales that inspired the

emulate the natural water cycles of Gumbramorra Swamp and the inclusion of tristaniopsis laurina (water gum) trees to establish a strong character that acknowledge the cultural significance of Water Country, reinforcing its role as a life-giving element and its connection to seasonal abundance.

3. Sky Country

landscape design will feature open roof existing warehouse structure and elevated viewing platforms to enhance visibility of the sky, allowing for sky connections which are integral to cultural storytelling. Great opportunity for star gazing and educational siganges to be incorporated into the view-deck and areas alike.

4. Non-Human Kin Country

Restoring native flora base on the inner west city nature for backyards plant list with inclusion of a healthy mix of flowing native shrubs sits with in a open woodland like arrangement which will create habitats for native fauna, re-establishing the site as a thriving ecosystem, Edible and medicinal gardens will also be introduced where possible drawing from traditional uses of plants, to educate and nourish the community. As well as water tolerant native ephemeral plant palette being introduce for the open OSD areas

5. Deep Country

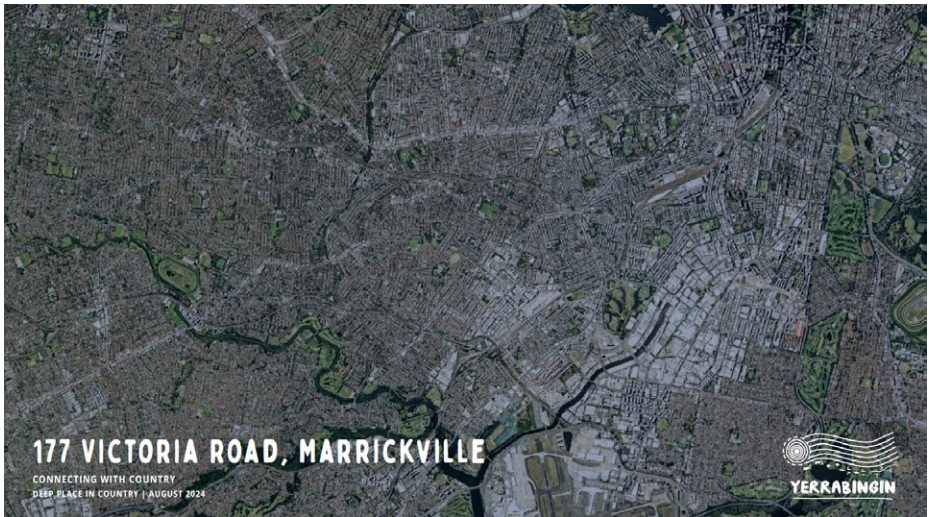
Highlighting geological and historical layers of the site, sandstone outcrops and other reuse of existing site materials will be incorporated into the design to tell the story of history from once thriving wetland

into a bustling industrial precinct. These materials will be strategically placed to create spaces for reflection as well as connection both from history as well as people of today.

6. Wind Country

Landscaping will incorporate elements that interact with the wind, such as grasses, potential kinetic sculpture / play elements, or sound elements, to celebrate seasonal changes and the rhythms of nature. .

The overall landscape design will take a regenerative and adaptive approach, ensuring that all elements are closely interlinked to reflect the interconnectedness of Country. This approach will not only celebrate the natural and cultural heritage of Cadigal Country but also set a precedent for how built environments can honour and care for Country in a sustainable and highly integrated way between built-forms and landscape





Analysis
Suburb Context



Analysis

Relevant Background Documents

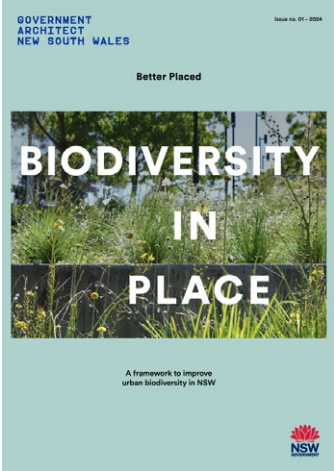
The provision of the landscape design is to be considered within Marrickville’s overall planning framework. There are however other strategic documents that will inform the landscape and public domain design for the development of Marrickville Timberyards

NSW Government Documents

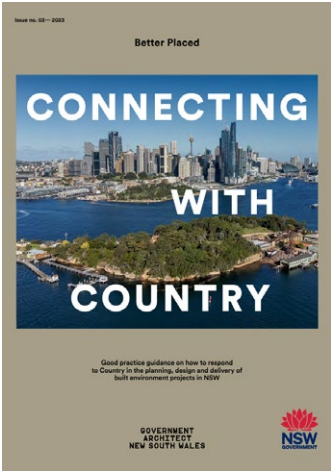


Apartment Design Guide
Tools for improving the design of residential apartment development

APARTMENT DESIGN GUIDELINES



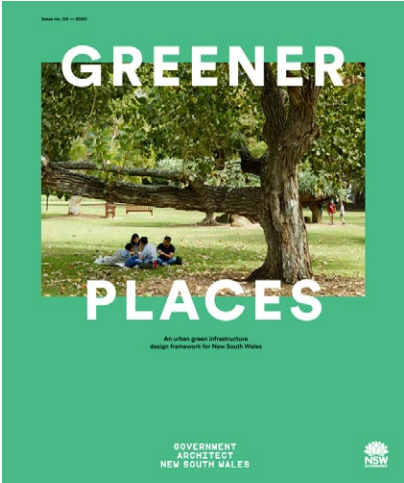
GANSW BIODIVERSITY IN PLACE



GANSW CONNECTING WITH COUNTRY FRAMEWORK

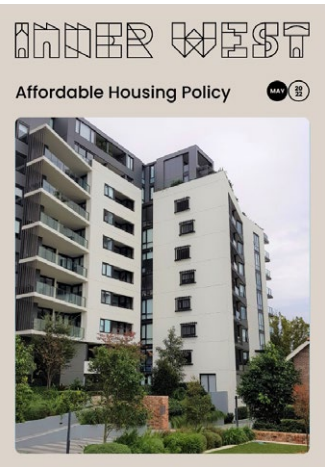


BETTER PLACED



GREENER PLACES

Inner West City Council



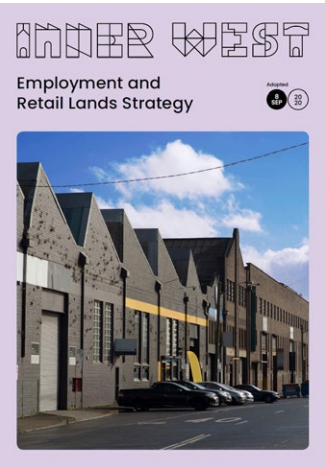
AFFORDABLE HOUSING POLICY [2022]



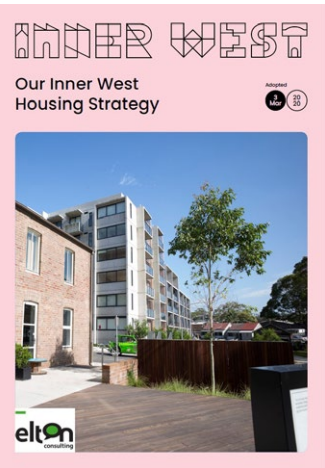
ARTS AND MUSIC RECOVERY PLAN [2023]



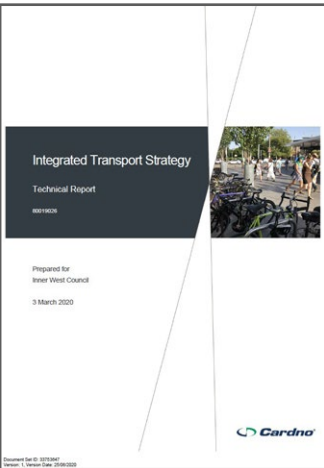
CYCLING STRATEGY [2023]



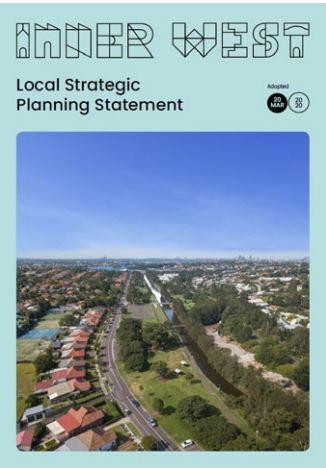
INNER WEST EMPLOYMENT AND RETAIL LANDS STRATEGY [2020]



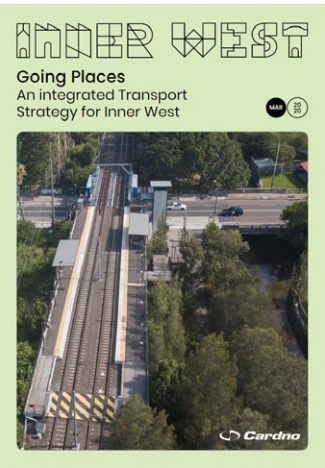
OUR INNER WEST HOUSING STRATEGY [2020]



INTEGRATED TRANSPORT STRATEGY [2020]



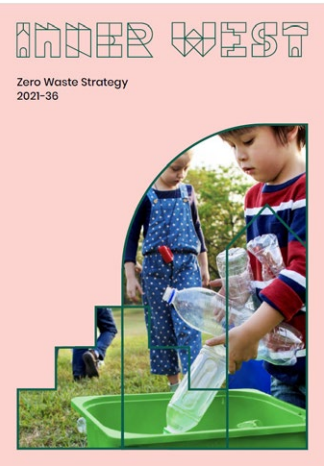
INNER WEST LOCAL STRATEGIC PLANNING STATEMENT [2020]



INNER WEST INTEGRATED TRANSPORT STRATEGY [2020]



VOLUNTARY PLANNING AGREEMENTS POLICY [2022]



ZERO WASTE STRATEGY [2021-36]



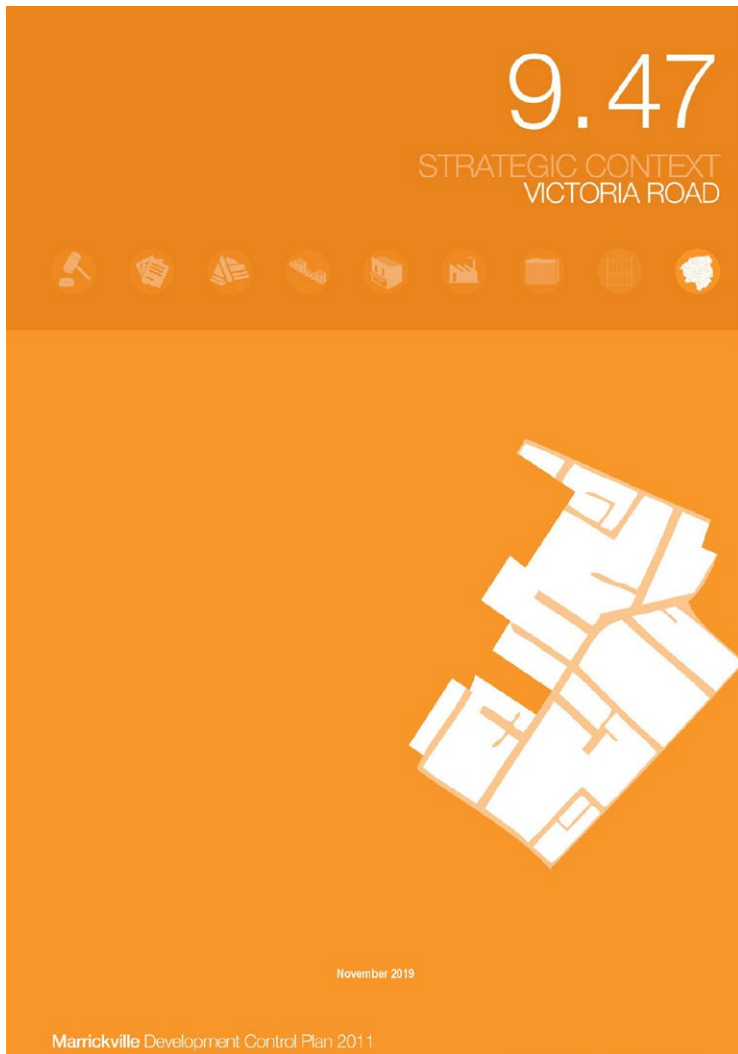
INNER WEST COUNCIL BLUE-GREEN GRID STRATEGY [2023]

Analysis

Relevant Background Documents

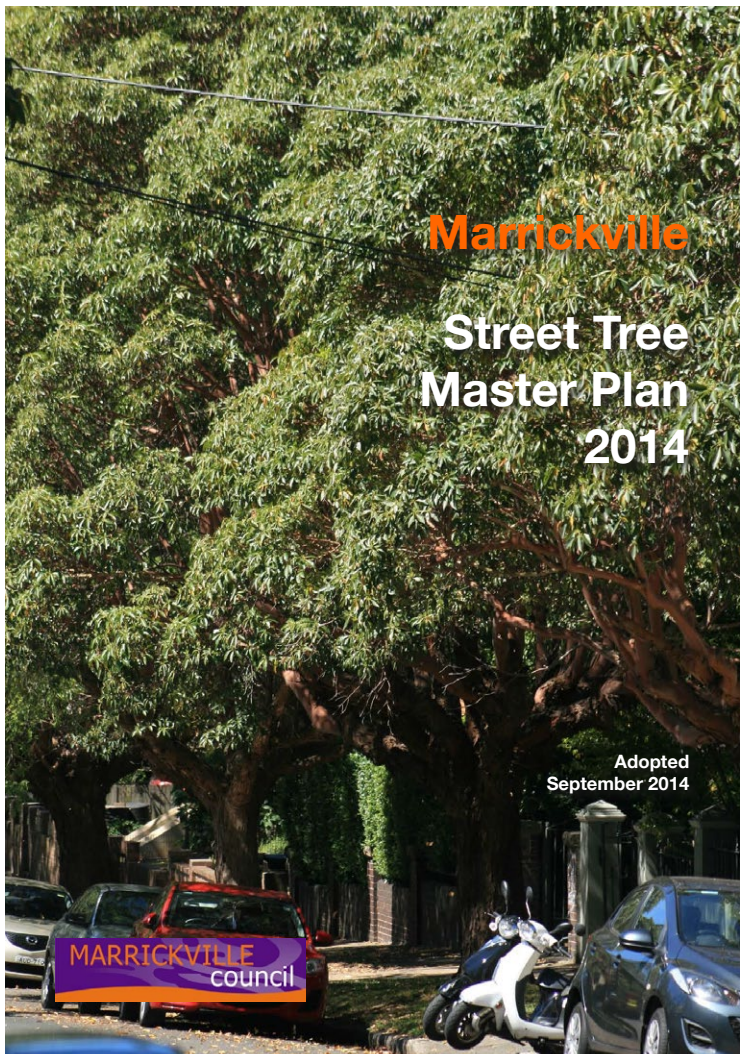
This DCP supplements and supports the Inner West Local Environmental Plan (LEP) 2022. It outlines planning and design guidelines for particular types of development that require Council approval.

9.47 Victoria Road (Precinct 47)



MARRICKVILLE DCP [2011] - PART 9 PRECINCT 47 VICTORIA RAOD

2014 Marrickville Street Tree Master Plan



MARRICKVILLE DCP [2011] - PART 9 PRECINCT 47 VICTORIA RAOD

Analysis

Historic Setting

The Gumbramorra Swamp

The Gumbramorra Swamp emptied into the Gumbramorra Creek and then into Cooks River. Part of Sydenham and the suburbs of St Peters and Tempe developed to the south east of the swamp and the suburb of Marrickville to the west of it. Gumbramorra Swamp consisted of marshland at the foot of the declining sandstone and shoal ridges of Marrickville, in a relatively narrow area surrounded by low hills. At the mouth of the Gumbramorra Creek were mudflats, which were also evident in the swamp itself. Behind these mudflats and mangroves was the characteristic salt marsh. These conditions supported abundant wildlife. The Gumbramorra Swamp was a good source of food for the Aborigines.



First Colonial Days

In 1794, the area was first granted to Thomas Moore, a shipbuilder, and became part of early agricultural activities around Sydney. Initially used for timber, grazing, and small-scale farming, Marrickville's fertile soil and proximity to the Cooks River made it an attractive location for settlers.

Development of Estates:

By the early 19th century, large estates began to dominate the landscape. Prominent settlers like William Lawson and Robert Wardell acquired significant tracts of land, developing them into agricultural properties. Wardell's estate stretched across much of what is now Marrickville, Dulwich Hill, and Petersham.

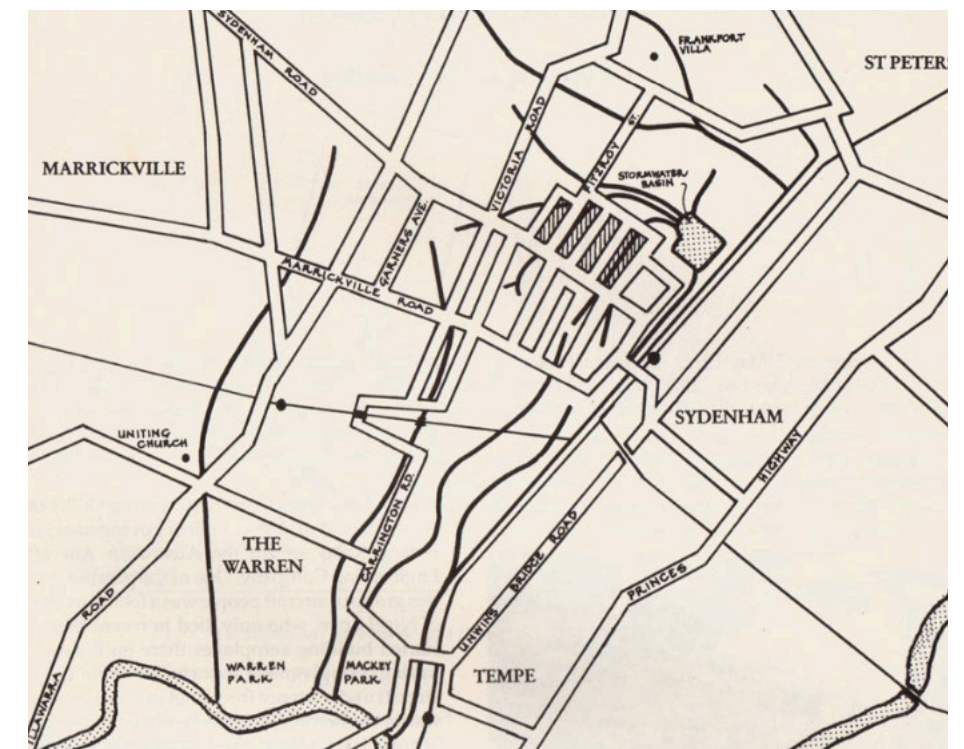


AN EARLY MAP SHOWING GUMBRAMORRA SWAMP AND CREEK AND THE LAND THAT WOULD BECOME MARRICKVILLE. 'PLAN SHEWING THE SUBDIVISION OF PETERSHAM ESTATE 1850-1859' (DETAIL) NATIONAL LIBRARY OF AUSTRALIA. <https://nla.gov.au/nla.obj-229921124>

Industrialisation

During the mid to late 19th century, Marrickville underwent significant industrial growth, transitioning from a predominantly rural area into a thriving industrial and urban hub. This transformation was driven by its proximity to Sydney, the establishment of transport networks, and its location along the Cooks River.

Key Industries include Brickmaking, Tanning and Leather Goods and Textiles manufacturing. As well as Food Processing: Factories producing processed foods, such as bakeries, breweries, and meatworks, began operating in the area, contributing to Marrickville's industrial character.



THE THREE BRICK DRAINS OF THE WSSS DOWN TO COOKS RIVER AND THE SYDENHAM PIT AND DRAINAGE STATION AT THE TOP. TRAM VALE MARKED BESIDE IT. 'THE 1889 MARRICKVILLE FLOODS AND THE TRAMVALE ESTATE SCANDAL', RICHARD CASHMAN. MARRICKVILLE HERITAGE SOCIETY JOURNAL 'HERITAGE' NO.6. PAGE 27.

Analysis

Current Ecologies

The suburb of Marrickville and its surrounds are home to a unique endemic vegetation that defines characteristic plantings for the area. This map identifies several vegetation communities connected to the site, including:

- COASTAL DUNE DRY SCLEROPHYLL FOREST
- ESTUARINE MANGROVE FOREST
- ESTUARINE SALTMARSH
- COASTAL SANDSTONE HEATH-MALLEE
- ESTUARINE SWAMP OAK FOREST
- SITE**
- PARKS AND OPEN SPACE



Vegetation was far more extensive in pre colonial times however the vegetation communities can be interpreted from various factors including slope, orientation and soils.



Analysis

Local Context

The Marrickville Timberyards site, is located on the fringe of the Marrickville industrial zone and adjacent to residential areas. Marrickville is a part of the Inner South-west and is approximately 6km from the CBD.

The site has frontage to Sydenham Road, Victoria Street and Farr Street, and is opposite industrial and residential zones as well as Marrickville Public School.



KEY

- SITE
- T TRAIN STATION
- |||| TRAIN ROUTE
- M FUTURE METRO STATION
- ||||| FUTURE METRO ROUTE
- OPEN SPACE
- HERITAGE CONSERVATION AREA
- MARRICKVILLE PUBLIC SCHOOL

Analysis

Timber Yard Site [Part 1]

Streetscape Conditions

The project site is surrounded by Sydneham Road, Victoria Road, Mitchell Street and Farr Street. The four streets are uniquely different in terms of vehicular traffic, pedestrian verges and footpaths and street trees.

Sydenham Road is a relatively busy street with only four existing street trees. This could be improved by introducing a more consistent street tree rhythm. Similarly, Farr Street has sporadic street tree placement. Enhancements could include trimming existing trees and planting additional infill trees to fill gaps, ensuring alignment with the new crossover locations.



Victoria Road serves as a major east-west connector with plans for future food and beverage activation. New tree planting will need to accommodate outdoor dining spaces, entry portals, and other site-specific considerations such as potential WSUD treatment subject to service location etc. Currently, the street trees along Victoria Road lack a strong presence and do not form a continuous canopy.

Mitchell Street features low-lying street trees that would benefit from trimming and a continuation of the existing tree alignment.

All street tree planting should align with the character and masterplan already developed. Additionally, opportunities to introduce native species will be explored to complement the site's unique identity.

Refer the Arborist, Civil and Traffic Design Report for further information.

Topography

The Marrickville Timber yards project site slope from Farr Street on the North-western side down nominally down to Victoria Road on the South-eastern side of the site adjacent Wicks Park. The North-eastern side down Mitchell Street slopes and a consistent grade and the South-western side down Sydneham Road also slopes at a consistent grade. This making for a typically 3-4m level difference from Farr Street to Victoria Road.

Refer the Civil and Traffic Design Report for further information.



Future Development

The property to the North Eastern on Farr Street has an approved Development Application with Innerwest Council ["37 and 41-47 Farr Street, Marrickville " PDA/2022/0212.

The project has the approval in the design of a 'Pocket Park' that interfaces with Building the Northern corner of Building A.



Analysis

Timber Yard Site [Part 2]

Wind - Proposed development conditions

The landscape design responds to the pedestrian wind study report done by Windtech consultants dated December 13th 2024, the report highlights areas needing improvement to ensure outdoor comfort and safety. Key recommendations include:

Ground-Level Improvements:

Landscape have allowed evergreen canopy trees such as Syncarpia glomulifera - Turpentine Elaeocarpus reticulatus - Blueberry Ash in key areas like the Backyard (Buildings E and G) and the Pocket Park (Buildings A and B) to help increase wind comfort.

Roof terraces:

we have allowed evergreen trees such as banksias and will coordinate with architectural to include 1.8m balustrades and 2m screens to create wind-protected, usable spaces.

Furniture Recommendations:

Landscape design have allow provision for the use of secure, heavy furniture in future furniture selection and where possible integrates seating furnitures that are more fixed will be introduced. No glass top table and lightweight item are proposed .

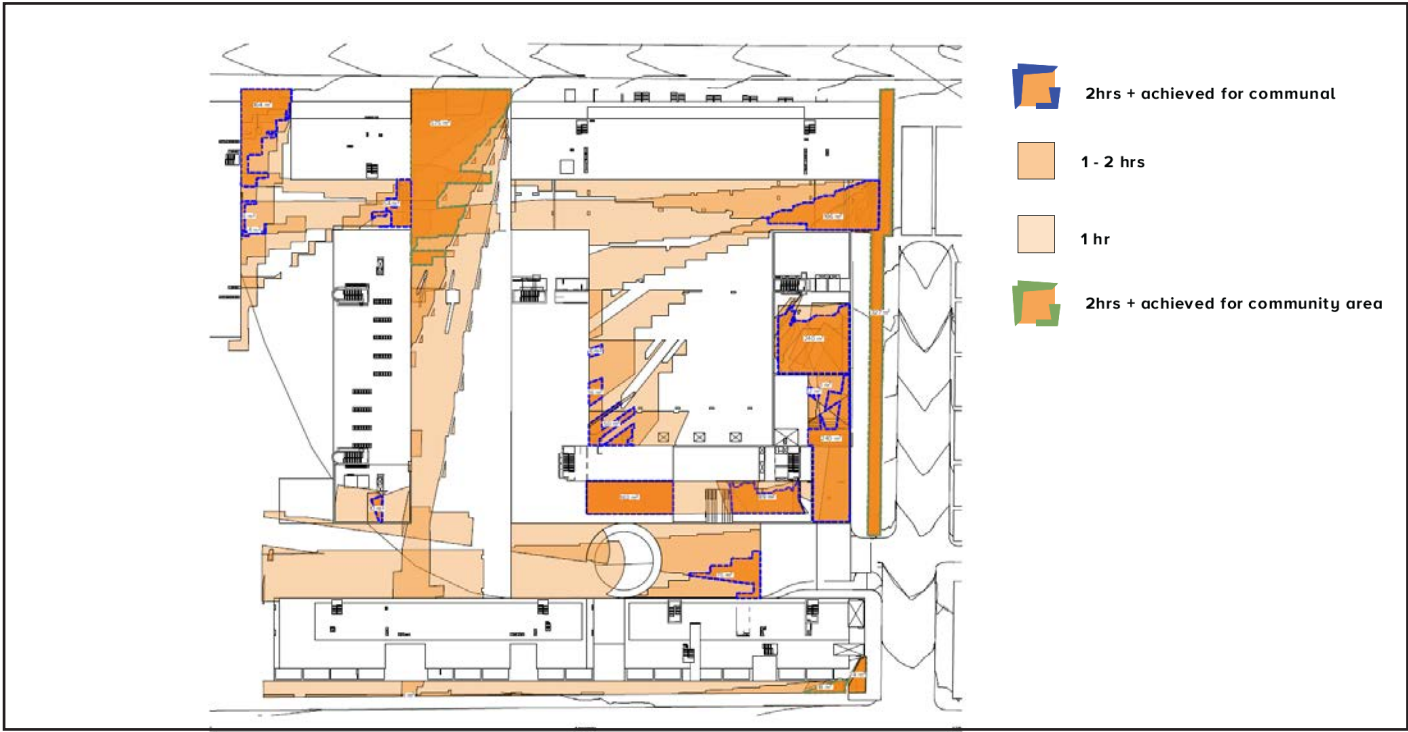
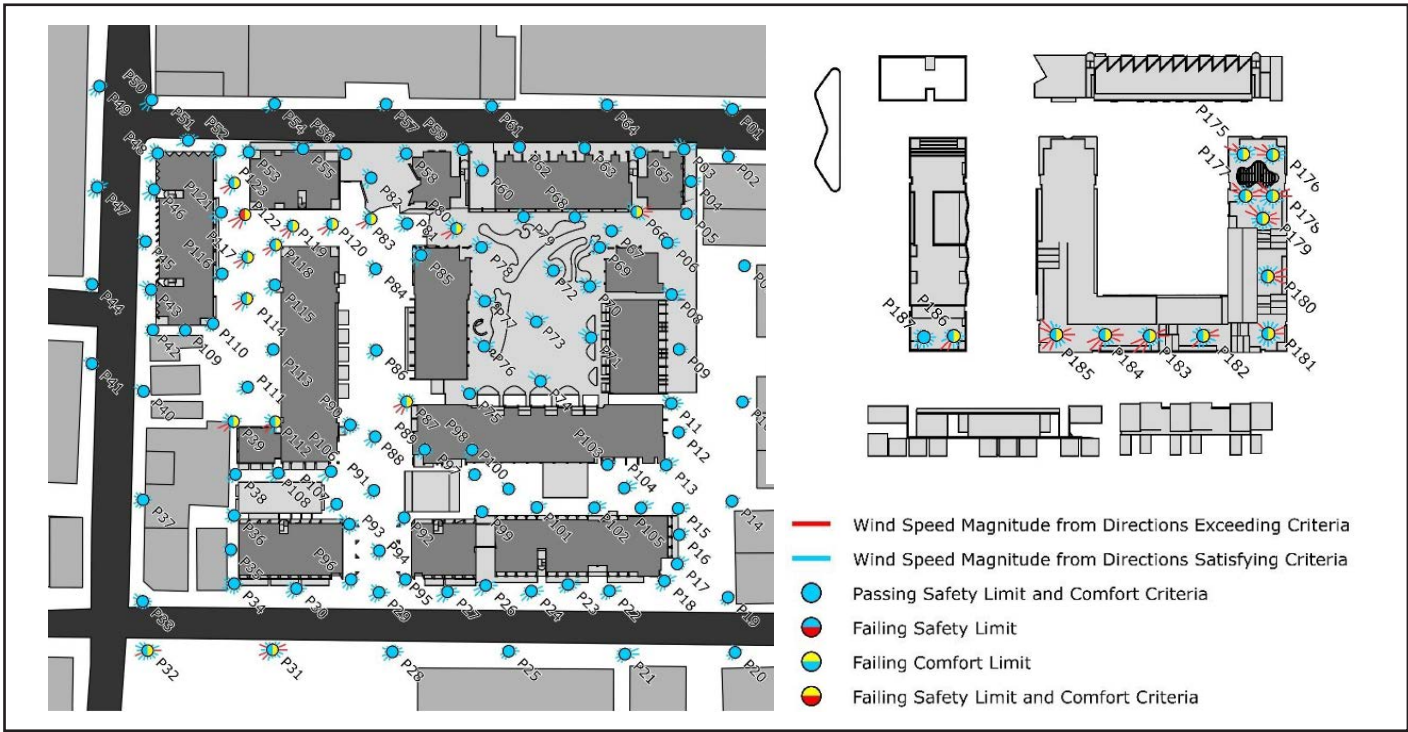
Solar - Proposed development conditions

The landscape design considers the Solar Study Diagram provided by Turner to optimize sunlight exposure and create comfortable, functional spaces. Communal breakout areas in The Commons are strategically positioned to receive ample sunlight throughout the day, while planting with elevated deck structure along Farr Street pocket park maximizes the high solar access opportunity with ample planting opportunities.

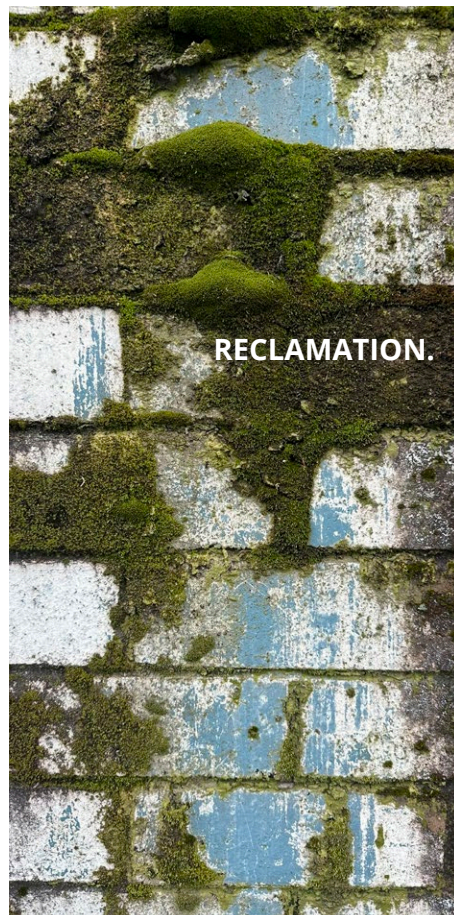
The rooftop Common Open Space (COS) has been strategically located to take full advantage of northern and eastern sunlight, ensuring these areas remain bright and warm, particularly during cooler months. This layout encourages year-round use and supports healthy vegetation growth.

Vegetation selection is carefully planned to balance solar access and shading. Evergreen trees, like Blueberry Ash and Coastal Banksia, provide consistent shade and wind protection without blocking key sunlight areas. Deciduous trees, such as Crepe Myrtle, are placed to offer summer shade while allowing winter sunlight to filter through. Shade-tolerant and sun-tolerant plants are incorporated based on their location and exposure.

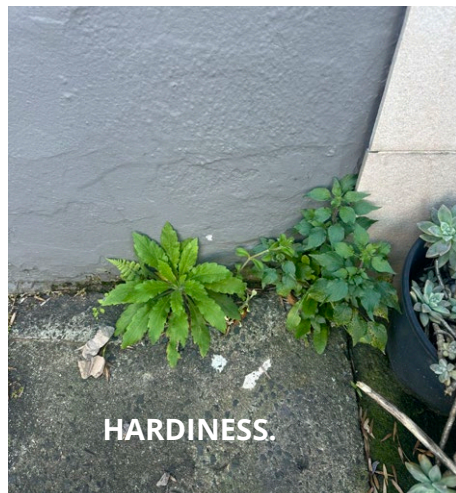
This thoughtful approach ensures that outdoor spaces are comfortable, adaptable to seasonal changes, and sustainably designed to maximize solar benefits.



Analysis
Marrickville Today



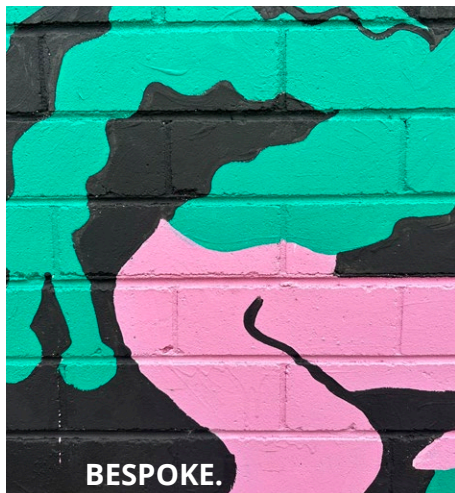
RECLAMATION.



HARDINESS.



INTRICATE.



BESPOKE.



ALIVE.



UNIQUE.



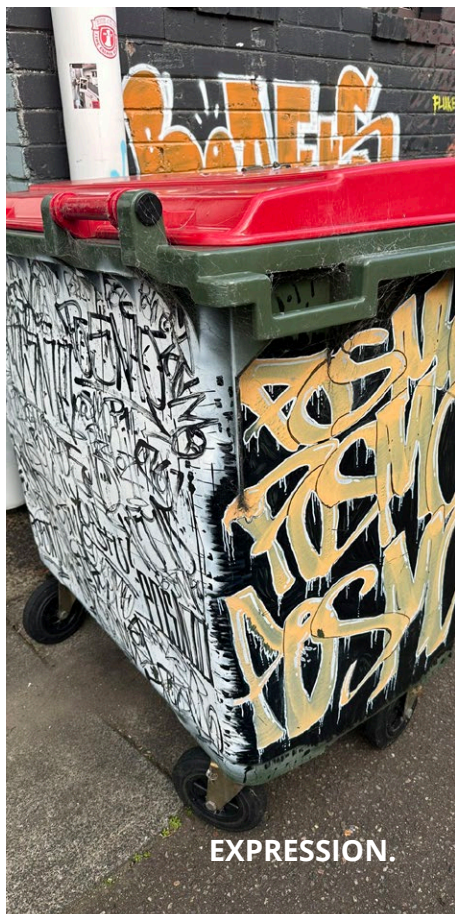
DETAILS.



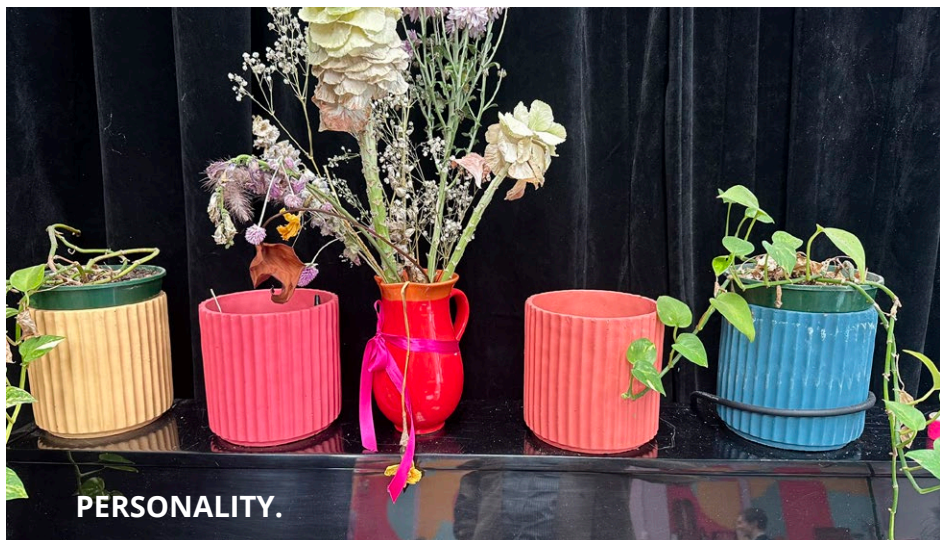
CHARACTER.



GRIT.



EXPRESSION.



PERSONALITY.



NURTURING.



3 - VISION

Vision Landscape

The landscape of the
Marrickville Timber Yards

The public domain and landscape design is in unison with Marrickville - shifting of focus to making, creation and experiences to really make a 'Place.'

Design Principles:



Restoring Ecologies

Organisms are able to adapt fairly quickly to the specific conditions of cities, which are characterised by rising temperatures, the increasing scarcity of pollinators, and fragmentation - Marrickville Timberyards will help restore the wild in the landscape and encourage natural processes.

Authenticity

The site optimises the diverse neighbourhoods and cultures of Marrickville by replicating the urban fabric. Celebrate all the users and cultures of people in the Marrickville community - welcome them to the landscape and supported their ideas and sense of community.

Thresholds & Layers

A Landscape and Public Domain with Variety of Open Space and Offering.
This is informed by an urban structure that weaves into a series of open space typologies offering different interface and activation experience for future residents. Respond to the complex yet rich history of the site.

Hyperlocal

Promote a variety of experiences within the landscape and flexible spaces for three main modes: Day-to-day mode, interim mode and event mode.
Less built-in furnitures / big size planters, leave more space for seamless circulation & large group events/programs

Vision Public Domain

This landscape package has been carefully crafted to align with its public domain strategy report developed by Aileen Sage, emphasizing community engagement, ecological restoration, and integration with Marrickville's unique urban character.

The landscape design integrates endemic plantings and soft landscaping to restore Marrickville's natural ecology. Spaces like **"Farr Street Pocket Park"** feature heavily planted native landscapes that enhance biodiversity.

The historical industrial character is authentically preserved through retained warehouse structures in **"Warehouse Place,"** which incorporate public art and adaptive reuse of paving materials.

Layered and Diverse Public Spaces with various different intimacy level for the community to interact and create multiple scale events while introducing cleverly introduce greenery where possible especially below the heritage structure, to soften and create a unique habitable urban setting for the development.

The precinct offers a mix of public, communal, and private spaces, providing opportunities for diverse interactions. Large community-focused spaces are complemented with intimate external gathering areas, provide a seamless indoor and outdoor connection / extension. **"Timberyard Commons"** promote activation and inclusivity through thoughtful design, such as the integration of playscapes, incidental seating, lawn and strong way finding pathways, and planting areas that also acts as an open OSD for passive irrigation with native ephemeral planting.

The landscape design also establishes a network of accessible pathways with canopy trees and aid the visual connections across

the precinct, linking key spaces like Victoria Road, Farr Street, and the central axis **"The Gateway"** with feature paving below to emphasis on the arrival experience. Elevated decks close to Farr street offer interaction with native vegetation from an elevated perspective, while provide seamless movement and creates a unique experiential urban gesture.

Features such as **"Hardware Lane"** and **"Commerce Lane"** have unified material character with ensure connectivity while creating vibrant communal areas for dining and retail breakouts which also offer a more intimate scale of laneway typology that's complimentary to scale of the development

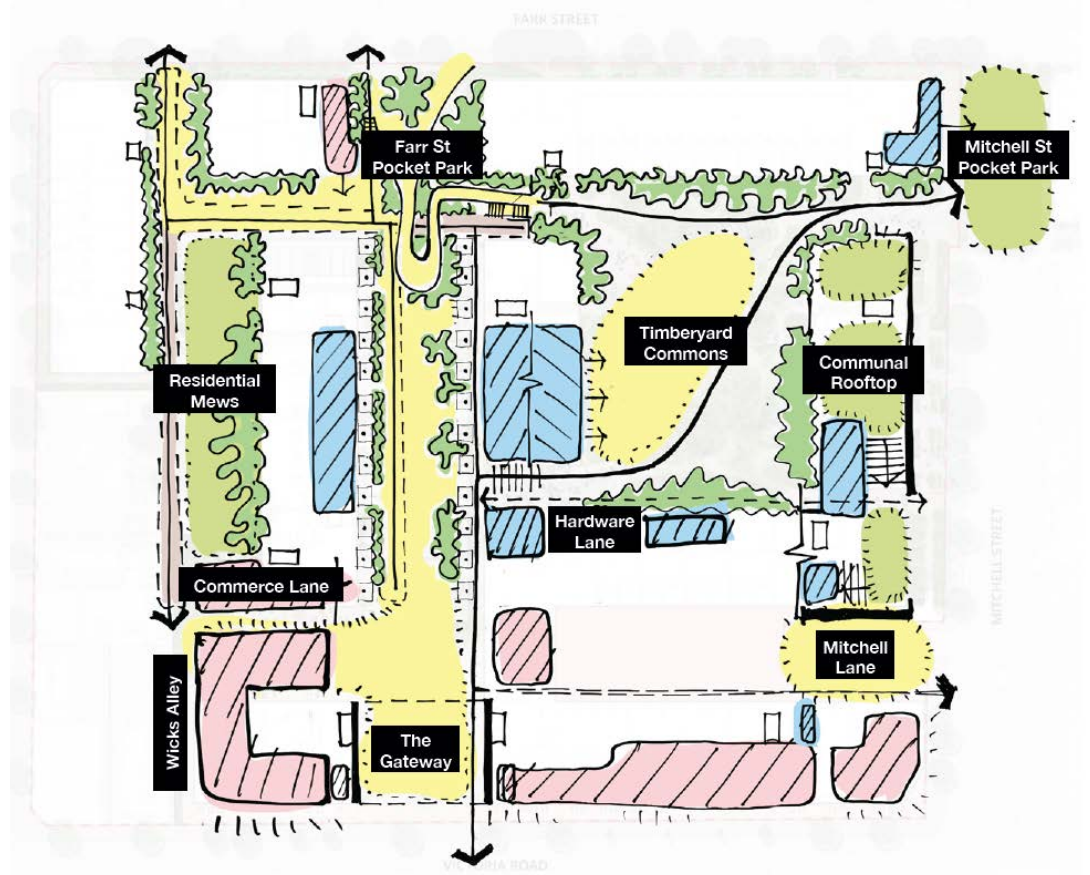
The Landscape design fosters a sense of spontaneity by respecting with Marrickville's creative community. We support the Public artworks and adaptable spaces like the reconfigurable timber sleeper seating in Warehouse Place, support events, gatherings, and cultural activities in an authentic way.

The landscape area carefully arranged planting location to supports informal gatherings, offering flexible spaces that adapt to different community needs.

The Landscape design also try to maximise the inclusion of deep soil zones, create connected large tree canopies, and rain gardens that supports the overall site drainage strategy, which reflects a commitment to sustainable urban design. These elements not only enhance the precinct's green infrastructure but also contribute to long-term ecological health.

In summary, the landscape design effectively responds to the public domain strategy by blending ecological restoration with urban activation, fostering a connected community, and

celebrating Marrickville's unique identity. The careful layering of public and private spaces, integrated pathways, and cultural elements ensures that the precinct remains accessible, vibrant, and ecologically sustainable.





4 - LANDSCAPE MASTERPLAN

Masterplan Landscape

The Landscape Masterplan illustrates the collaborative efforts of the entire design team, serving as a valuable tool to convey the qualities of complex, highly specialized mixed-use precincts like the Marrickville Timber Yards.

The landscape design reflects and evolves in response to the client’s commitment to creating a world-class living precinct. It is designed to be adaptive to change, growth pressures, contextual challenges, emerging trends, and shifting dynamics.

Supported by the client’s unique management framework, the Landscape Masterplan comprehensively implements the landscape vision across the precinct, ensuring a cohesive and forward-thinking approach.

- LEGEND
- SITE BOUNDARY
- 1

RESIDENTIAL MEWS
- 2

FARR ST POCKET PARK
- 3

THE DECK
- 4

TIMBERYARD COMMONS
- 5

WAREHOUSE PLACE
- 6

ACCESS TO UPPER LEVEL
- 7

HARDWARE LANE
- 8

COMMUNAL ROOFTOP LEVEL 8
- 9

COMMUNAL ROOFTOP LEVEL 9
- 10

COMMUNAL ROOFTOP LEVEL 10
- 11

COMMUNAL ROOFTOP LEVEL 11





LOWER AND UPPER GROUND FLOOR LANDSCAPE MASTERPLAN

Landscape Masterplan

Lower Ground Floor

The Marrickville Timber Yards lower ground floor Landscape Masterplan is composed of five distinct experiences, each supporting the public domain strategy and responding to the building programs.

Situated on natural ground, this level features a generous tree canopy, providing shade while supporting pollinators and wildlife. The design emphasizes lush pockets of planting to enhance biodiversity, utilizing stormwater runoff to increase water infiltration and create diverse microclimates with endemic native species.

A central axis connecting Victoria Road to Farr Street is framed by a retained warehouse structure, creating a spacious, paved open area known as Warehouse Place. This space captures and showcases the authentic ‘vibe’ of Marrickville.

The lower ground floor also includes unique lanes that offer pedestrian permeability and fine-grain experiences, enhancing the site’s walkability and charm.

These spaces will require the integration of sensitive management practices, combining thoughtful place activation with ecological knowledge to ensure their long-term sustainability and vibrancy.

LEGEND

- SITE BOUNDARY
- 1 RESIDENTIAL MEWS
- 2 WAREHOUSE PLACE
- 3 HARDWARE LANE
- 4 THE GATEWAY
- 5 COMMERCE LANE



Landscape Masterplan
Upper Ground Floor

The upper ground level offers an exceptional range of amenities for residents and the wider community, inviting exploration and discovery in Australia’s newest and most extraordinary Inner West living precinct.

The Deck serves as a stunning vantage point, while The Commons forms the heart of the living amenity. The spaces on the upper ground floor are thoughtfully designed to complement the uses and experiences offered by the lower ground floor landscape.

Visitors can enjoy a walk through the seasonal gardens, inspired by the Gadigal natural indicators of Sydney’s six unique seasons and climatic conditions. The Commons strikes a harmonious balance between natural beauty and destination appeal, catering to both relaxation and exploration.

Designed to meet a wide range of functional and performative requirements, The Commons is a vital hub for the future community. Its centerpiece is The Deck, which sits elevated above the landscape floor and within the lower canopies, offering a unique stage for performances and events.

- LEGEND
- SITE BOUNDARY
 - 1 FARR ST POCKET PARK
 - 2 THE DECK
 - 3 TIMBERYARD COMMONS



Landscape Masterplan

General Materials Strategy

The Marrickville Timber Yard Public Domain and Landscape materials have been carefully selected to align with the overarching narrative and vision while meeting key performance requirements.

This narrative and vision support the ambitions of the architectural and overall design team, as well as the client, in creating an activated, vibrant living precinct with unique character. The materials are cohesive yet adaptable, varying by location to celebrate lighting, art, and immersive experiences.

The performative requirements are extensive, focusing on durability, long-term maintenance, and replaceability. These considerations are guided by a strategy emphasizing recycling, reuse, and sustainability.

Finally, the streetscape materials have been designed to comply with Inner West Council requirements, ensuring alignment with local standards and expectations.



P1 - Porphyry Cobble Paving



P2 - Cobbles Soldier Course Bays



P3 - Timber End Grain Cobbles



P4 - Concrete With Recycled Brick / Glass



F1 - Curved Timber Seating



P5 - Recycled Brick Paving



P5 - Recycled Brick Paving



P5 - Recycled Brick Paving



S1 - Sandstone Steps



F2-Circular Timber Furniture



P6 - Permeable with turf



P6 - Permeable with turf



P6 - Permeable Paving



P8 - Compacted Cement Stabilized Sand



T1 - Timber Bridge To Swale



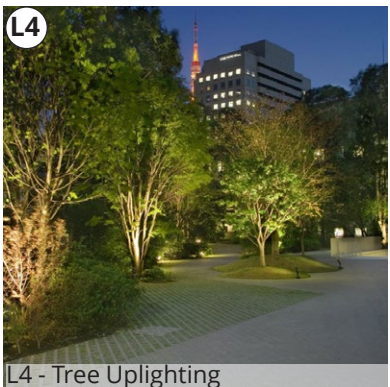
L1 - Pole Top Lighting



L2 - Low Level Lighting



L3 - Bespoke Irish Lighting



L4 - Tree Uplighting



W1 - Raised Planter Wall

Landscape Masterplan

General Planting Strategy

Local Character, Comfort, Diversity

Connecting to the beautiful character of Cadigal Country, the planting strategy seeks to connect to the broader endemic bushland character while providing a comfortable and welcoming learning space.

Connecting to the beautiful character of endemic vegetation communities such as those present along the edge of Cooks River and Wolli Creek. The planting design aims to use Indigenous species from the various plant communities in the area, with a particular focus on drawing from the remnant beauty from the following ecological communities:

- / Coastal Formations:
 - Coastal Dune Dry Sclerophyll Forest
 - Coastal Sandstone Heath Mallee
- / Estuarine Formations:
 - Estuarine Mangrove Forest
 - Estuarine Saltmarsh
 - Estuarine Swamp Oak Forest

As such, three broad strategies will be employed, incorporating a palette that:

Utilise locally native species to enhance sense of place

Utilise native species from around Australia to showcase the diversity of native flora

Utilise known Indigenous cultural planting



Landscape Strategies

Access and Circulation

The Marrickville Timber Yards project site is strategically positioned between several key local focal points, with pedestrian access from Wicks Park to Marrickville Public School being essential. Arrival at the site is designed to be porous and intuitive for residents and event attendees alike. The landscape and streetscape design aims to seamlessly integrate with the existing traffic and bus network. The streetscapes have been rigorously tested for their ability to facilitate pedestrian movement, provide curbside parking, and create active edges.

The project prioritizes free pedestrian movement while ensuring an equitable and engaging experience along the way. Features such as rest stops, weather protection, shade, and wind shielding have all been thoughtfully incorporated.

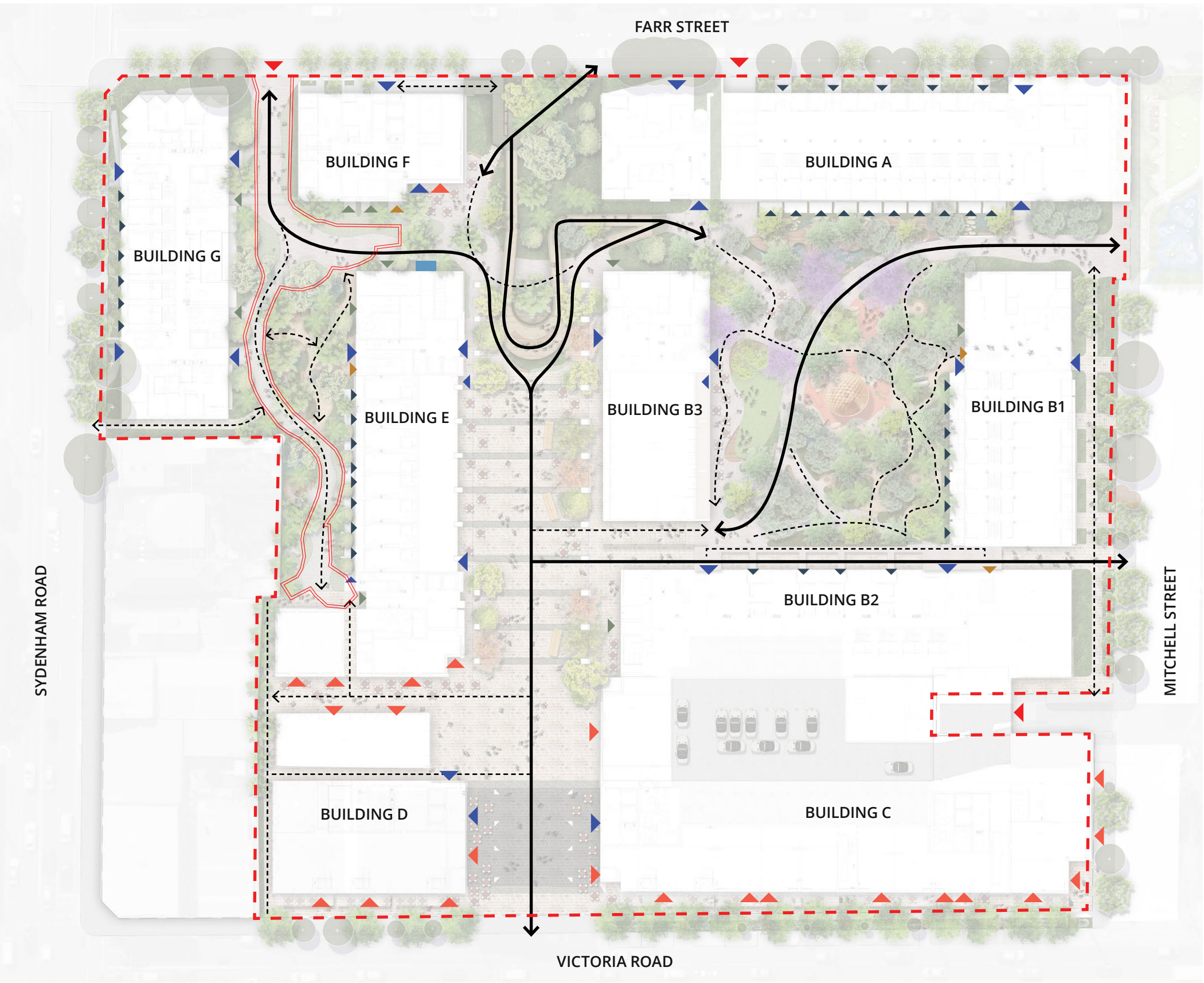
Cyclist movement has also been carefully considered, with provisions for bicycle storage, pump stations, and repair facilities. The design minimizes potential conflict between pedestrians and cyclists, promoting a harmonious shared environment.

The landscape is designed to accommodate internal vehicular movement for waste management, deliveries, drop-offs, and emergency access. Additionally, it addresses the logistical needs of major events, including setup and teardown (bump in and bump out) for performances, entertainment, markets, community and cultural events, and maker or art installations—all with an intuitive, harmonious, and enjoyable approach.

Finally, the design supports the functionality of building entries, lobbies, and fire egress routes, ensuring safety and accessibility throughout the site.

LEGEND

- [Red dashed line] SITE BOUNDARY
- [Blue triangle pointing right] BUILDING ACCESS - LOBBIES
- [Blue triangle pointing down] BUILDING ACCESS - RESIDENTIAL UNITS
- [Red triangle pointing right] BUILDING ACCESS - RETAIL
- [Green triangle pointing right] BUILDING ACCESS - BINS/BOH/BUMP IN
- [Orange triangle pointing right] BUILDING ACCESS - STAIRS
- [Red triangle pointing left] VEHICLE ENTRY/EXIT
- [Thick black arrow] PRIMARY PEDESTRAIN MOVEMENT
- [Dashed black arrow] SECONDARY PEDESTRAIN MOVEMENT
- [Red double line] VEHICLE SWEEP PATH - REFER TO ENGINEERS
- [Blue square] BICYCLE PARKING



Landscape Strategies

Tree Canopy Coverage

Tree Canopy area on ground floor is 4617 m², on rooftop is 90 m². Total canopy cover area is 4707 m², which is 20.8% of total site area.

Assumed mature canopy diameter: small tree - 6m
medium tree - 12m

CANOPY COVERAGE METHODOLOGY

The overall canopy coverage across the site has been calculated using the combined area of all existing and proposed tree canopy that overhangs within the site boundary.

To ensure the proposed trees were accurately calculated, the selected species were first drawn to scale to reflect the expected canopy spread at full maturity and located accurately within the current design layout.

As noted above, any portion of tree canopy that overhangs outside of the site boundary has been excluded from the overall calculation.

As outlined in the table right of page, the combined figures based on the current design meet the DCP canopy coverage requirement.

Canopy sizes shown are an estimate only, and provided to the best of our knowledge. No Urban Growth Factor has been applied.

LEGEND

 SITE BOUNDARY

 TREE CANOPY



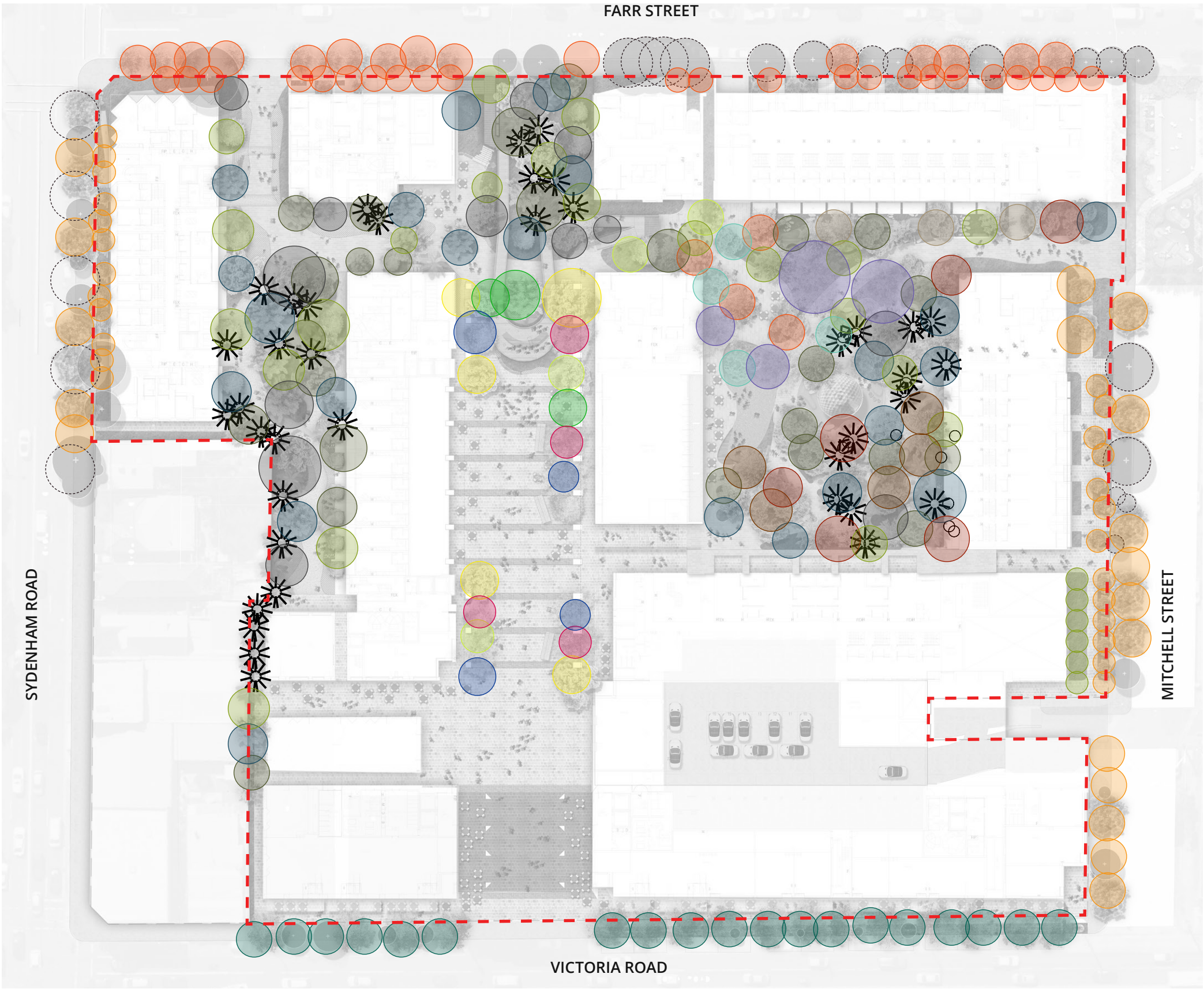
Landscape Strategies

Tree Species Masterplan

The tree palette reflects the diverse uses and needs of the Marrickville Timberyard site. The tree strategy incorporates a connection to country by using a blend of indigenous trees that create a variety of experiences as you move through the site. Native and endemic tree and understory plant species are combined with exotic trees and understory plants to create a rich layer of color and textural diversity. The multi-layered canopy not only provides shade and amenity to the open space areas but also contributes to wind mitigation and privacy.

LEGEND

-  LIVISTONA AUSTRALIS - CABBAGE PALMS
-  EXISTING STREET TREES TO BE RETAINED
-  PISTACIA CHINENSIS
-  TRISTANIOPSIS LAURINA
-  LOPHOSTEMON CONFERTUS
-  PYRUS CALLERYANA 'CHANTICLEER'
-  KOELREUTERIA PANICULATA
-  ZELKOVA SERRATA 'GREEN VASE'
-  ULMUS GLABRA 'LUTESCENS'
-  LAGERSTROEMIA INDICA
-  SYNCARPIA GLOMULIFERA - TURPENTINE
-  ELAEOCARPUS RETICULATUS - BLUEBERRY ASH
-  EUCALYPTUS HAEMASTOMA - SCRIBBLY GUM
-  EUCALYPTUS PANICULATA - GREY IRONBARK
-  EUCALYPTUS PUNCTATA - SPOTTED GUM
-  ANGOPHORA COSTATA - SYDNEY RED GUM
-  WATERHOUSEA FLORIBUNDA 'GREEN AVENUE'
-  JACARANDA MIMOSIFOLIA
-  MELALEUCA DECORA



Landscape Strategies

Spaces and Seating

The seating opportunities within the space offer a diverse range of options designed to cater to different group sizes and experiences. F1 features a custom long bench, ideal for communal seating that allows for sufficient movement around it. While F2 and F3 provide cosy booth settings, with F2 accommodating 3-4 people and F3 offering space for 5-8 people, great for more intimate gatherings or larger groups meetings. F4 are more extension of indoor activity such as Food & Beverage or cafe seating fostering a relaxed flexible atmosphere. F5 are a series of linear seating bench, strategically placed to maximize the view and connection to the surrounding green spaces GB and offer seating on key pedestrian routes. F7 brings a seating deck around the communal area creating an elevated space for comfort and socialization. F8 integrates bleacher seating with stairs on Mitchell St interface. F9 provides playful seating within a kids' play space, as an opportunity to encourage engagement and fun for younger age group.

LEGEND

SITE BOUNDARY

F1

F1 - CUSTOM FEATURE LONG BENCH SEATING

F2

F2 - 3-4 PEOPLE BOOTH SEATING

F3

F3 - 5-8 PEOPLE BOOTH SEATING

F4

F4 - F&B OUTDOOR SEATING

F5

F5 - LINEAR SEATING BENCH TO EDGE OF GB

F6

F6 - HAMOCKS

F7

F7 - SEATING DECK

F8

F8 - BEACHER SEATING INTERGRATED WITH STAIRS

F9

F9 - KIDS PLAY SPACE WITH PLAYFUL SEATING

TIMBER SEATING NOOKS / BENCHES

LOOSE FURNITURE

TIMBER SLEEPER LOOSE FURNITURE

SANDSTONE LOGS



Landscape Strategies

Stormwater Management

The Public Domain and Landscape Design will implement best practice Water Sensitive Urban Design Principals. The diagram adjacent looks to provide a series of solutions that look to manage the storm-water to both passively irrigate the landscape and treat the water in a high flow event.

We have identified water sensitive urban design site-wide opportunities and constraints through design including the overview of safety, capital management, water quality, urban content, impervious catchment and geology and soils.

The use of on-site detention, bioretention, urban basins, porous and permeable pavements all contribute to a cohesive water sensitive urban design outcomes. Water re-use and integration within is made visible, demonstrating sustainability and linking directly to the historic narrative of the site.



LEGEND

■ OSD AREAS

- - - DRAINAGE PIPES

Landscape Strategies

Night Environment

The night-time environment of Marrickville Timberyards is crucial to its success—whether it’s for night markets, walking back from the Metro on winter weekdays, or enjoying beautiful artworks. The approach needs to be carefully considered.

The illustrative lighting plan adopts a layered approach, with a primary focus on safety and compliance. Best practice design will adhere to accessibility standards, support extended night-time economy use, and enhance safety. There will be a stronger emphasis on the needs of pedestrians and cyclists over vehicles. This may require new street lighting on Farr Street, Mitchell Street, Sydenham Road, and Victoria Road, pending further studies.

Additionally, a series of pole-top lights will be necessary in certain areas to meet public domain lighting standards.

The public domain and landscape will also feature uplighting for trees and integrated low-level lighting in walls and seating areas.

Finally, art will play a key role at night, with soft yet evocative lighting displays.

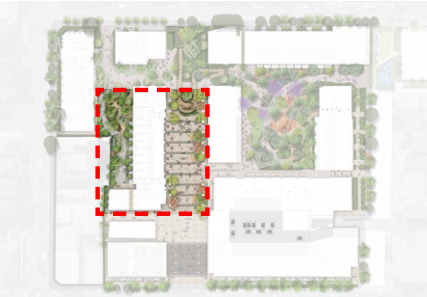


- LEGEND**
- SITE BOUNDARY
 - L1 - POLE LIGHTS
 - L2 - LED STRIP LIGHTING
 - L3 - BESPOKE FEATURE LIGHTING FOR ART AND
 - L4 - TREE UPLIGHTING
 - L5 - STREET LIGHTING
 - L6 - CUSTOM PLAYGROUND LIGHTING

An architectural rendering of a modern urban courtyard. The scene features terraced buildings with a mix of light-colored brick and reddish-brown panels. A large, mature tree stands in the center, casting shade over a paved plaza with a pattern of light and dark tiles. A white, perforated metal bridge spans across the courtyard. People are shown walking, sitting, and interacting in the space. The sky is bright with some clouds.

LOWER AND UPPER GROUND FLOOR LANDSCAPE ZONES

Landscape Zones
Residential Mews Plan



KEY PLAN

The passive experience of the residential mews is unique to the Marrickville Timberyards. Walking through the residential Mews, you're unlikely to notice what's beneath your feet, but in fact it's healthy soil that was a crucial first step in the Country-led approach to recreate the landscape. Taking cues from regenerative planting and the Soils for Life and Microbiology.

The biodiversity in the Residential Mews will ensure species diversity, plant functional type, habitat for fauna and canopy structure.

Communal, bench, hammocks and single seats clustered under tree planting provide opportunities for meeting, socialising and resting with the benefit of natural shade. The balance of privacy and passive surveillance is keen to not only ground floor lobbies and living environments but also the balconies and windows overlooking the Residential Mews.

LEGEND

- SITE BOUNDARY
- VEHICLE ACCESS FROM FARR ST
- "RESIDENTIAL MEWS"
- MAINTENANCE VEHICLE ACCESS ROUTE
- LINK TO SYDENHAM ROAD
- PORPHYRY PAVING COBBLES
- INSITU CONCRETE
- RECYCLED BRICK PAVING
- PERMEABLE PAVING WITH TURF
- DECOMPOSED GRANITE
- STEPPING STONES TO TERRACES
- CURVED TIMBER BENCH
- TIMBER SEATING NOOK
- HAMMOCKS
- NATURE PLAY/LOGS/STEPPING STONES
- TIMBER DECK BRIDGE TO SWALE



Landscape Zones

Residential Mews Section



KEY PLAN

The Residential Mews is surrounded by living spaces, it is located on deep soil so a large and layer planting strategy that look to provide a passive experience also ensuring privacy at ground floor interfaces. There is a require maintenance and access pathway that is the man pedestrian footpath running through the space.

- LEGEND
- 1 NATIVE PLANTING MIX ON GRADE
 - 2 PROPOSED NATIVE TREE
 - 3 PUBLIC SEATING ELEMENTS
 - 4 NATURE PLAY ELEMENTS
 - 5 SWALE ELEMENTS AND WATER RETENTION WITHIN NATURE PLAY



Landscape Zones

Residential Mews Materials Character



P1 - Porphyry Cobble Paving



P6 - Permeable with turf



P9 - Stepping Stones



P4 - Concrete With Recycled Brick / Glass



P5 - Recycled Brick



P6 - Permeable with turf



Circular Timber Furniture



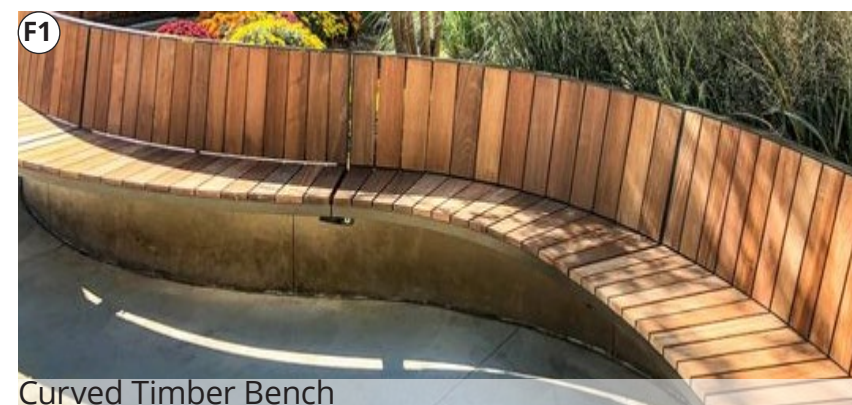
T1 - Timber Bridge To Swale



P4 - Concrete With Recycled Brick / Glass



F3 - Swinging Hammocks



Curved Timber Bench



P8 - Decomposed Granite



PL - Nature Play/Logs/Stepping Stones

Landscape Zones

Residential Mews Planting Character

Shrubs / Accents

General Planting Area










Acacia longifolia
Banksia spinulosa
Bursaria spinosa
Grevillea linearifolia
Indigofera australis
Kunzea ambigua
Livistona australis
Westringia fruticosa

Shrubs / Accents

Riparian Planting Area






Bursaria spinosa
Dillwynia retorta
Hakea sericea
Leptospermum trinervium

Grasses / Groundcovers

General Planting Area







Carex appressa
Dianella caerulea
Anigozanthos 'Yellow Gem'
Carpobrotus glaucescens
Lomandra 'Tanika'

Grasses

Riparian Planting Area







Carex appressa
Doodia aspera
Dianella caerulea
Hardenbergia violacea
Pteridium esculentum

Trees



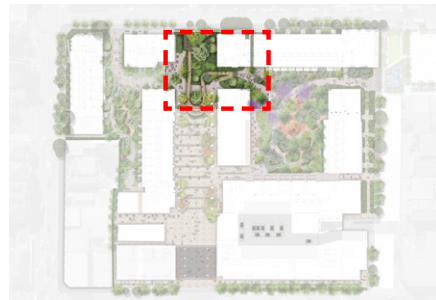




Elaeocarpus reticulatus
Livistona australis
Eucalyptus haemastoma
Eucalyptus paniculata
Syncarpia glomulifera

Landscape Zones

Farr St Pocket Park Plan



KEY PLAN

The landscape design of the Farr Street Pocket Park is to provide a rich biodiversity and landscape driven space that respond the Farr Street and creates a Green Anchor to the Northwest portion of the site. An assortment of trees and

An assortment of trees and palms cast shade over this thriving landscape. A mosaic of sandstone elements to reinforce the narrative character of a sandstone gully that sits within the planting and provide seating and habitat. The location of the stairs provides pedestrian key links, 24/7, and the deck element seamlessly hovers through the planting.

LEGEND

 SITE BOUNDARY

- 1 FLEXIBLE URBAN PLAZA
- 2 RAISED WALKWAY "THE DECK"
- 3 FARR ST POCKET PARK
- 4 SLOPED GARDENBED
- 5 FLEXIBLE FURNITURE
- 6 ACCESS TO UPPER LEVEL
- P1 PORPHYRY PAVING COBBLES
- P5 RECYCLED BRICK PAVING
- P6 PERMEABLE PAVING WITH TURF
- T2 TIMBER DECK TO WALKWAY
- T3 GRATE PLATFORMS TO BOARDWALK
- S1 SANDSTONE STEPS
- S2 TIMBER STAIRS
- F1 CURVED TIMBER BENCHES
- F2 SEATING NOOKS
- F4 SANDSTONE LOGS



Landscape Zones
Farr St Pocket Park Section



KEY PLAN

This illustrative section shows how the Farr Streetscape and Farr Street Pocket Park works together to provide essential peace of open space for Marrickville. The sloped landscape will have a diverse understorey species selection, The planting design is inspired by Country, that will grow well under the Deck element.

- LEGEND
- SITE BOUNDARY
 - PUBLIC SEATING ELEMENTS
 - PROPOSED NATIVE PLANTING ON GRADE
 - PROPOSED NATIVE TREES
 - PROPOSED STREET TREES IN ALIGNMENT WITH COUNCIL GUIDELINES



Landscape Zones
Farr St Pocket Park



Landscape Zones

Farr St Pocket Park Material Character



P1 - Porphyry Cobble Paving



P6 - Permeable with turf



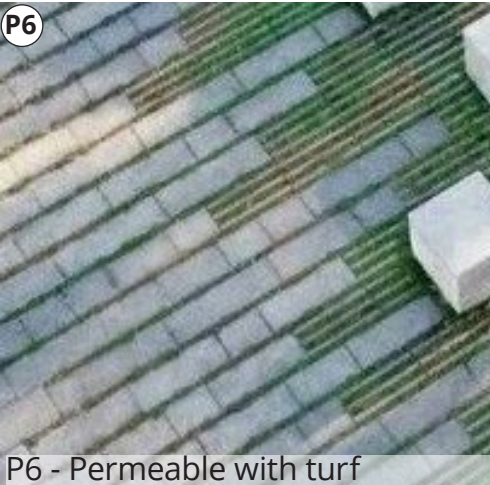
F4 - Sandstone Logs



T3 - Grate Platforms To Boardwalk



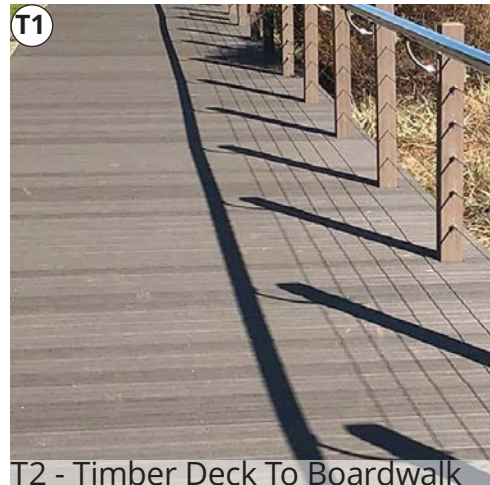
P5 - Recycled Brick



P6 - Permeable with turf



Circular Timber Furniture



T2 - Timber Deck To Boardwalk



Boardwalk Character



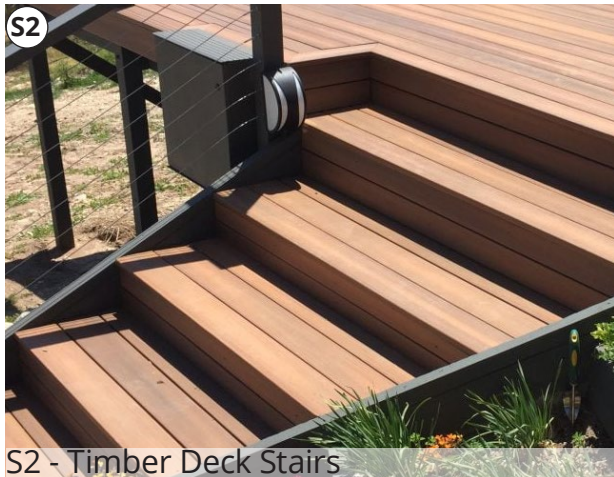
S1 - Sandstone Steps



Curved Timber Bench



Boardwalk Character



S2 - Timber Deck Stairs

Landscape Zones

Farr St Pocket Park Planting Character

Shrub / Accent

2 per m2 minimum density



Acacia cognata 'Limelight'



Callistemon linearis



Eremophila nivea



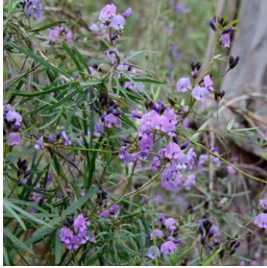
Pittosporum 'Miss Muffet'



Rhagodia spinescens

Grasses

4 per m2 minimum density



Glycine clandestina



Hardenbergia violacea



Anigozanthos 'Yellow Gem'



Senecio serpens

Trees



Elaeocarpus reticulatus



Eucalyptus haemastoma



Eucalyptus paniculata



Syncarpia glomulifera



Angophora costata

Landscape Zones
**Warehouse Place +
Hardware Lane Plan**



KEY PLAN

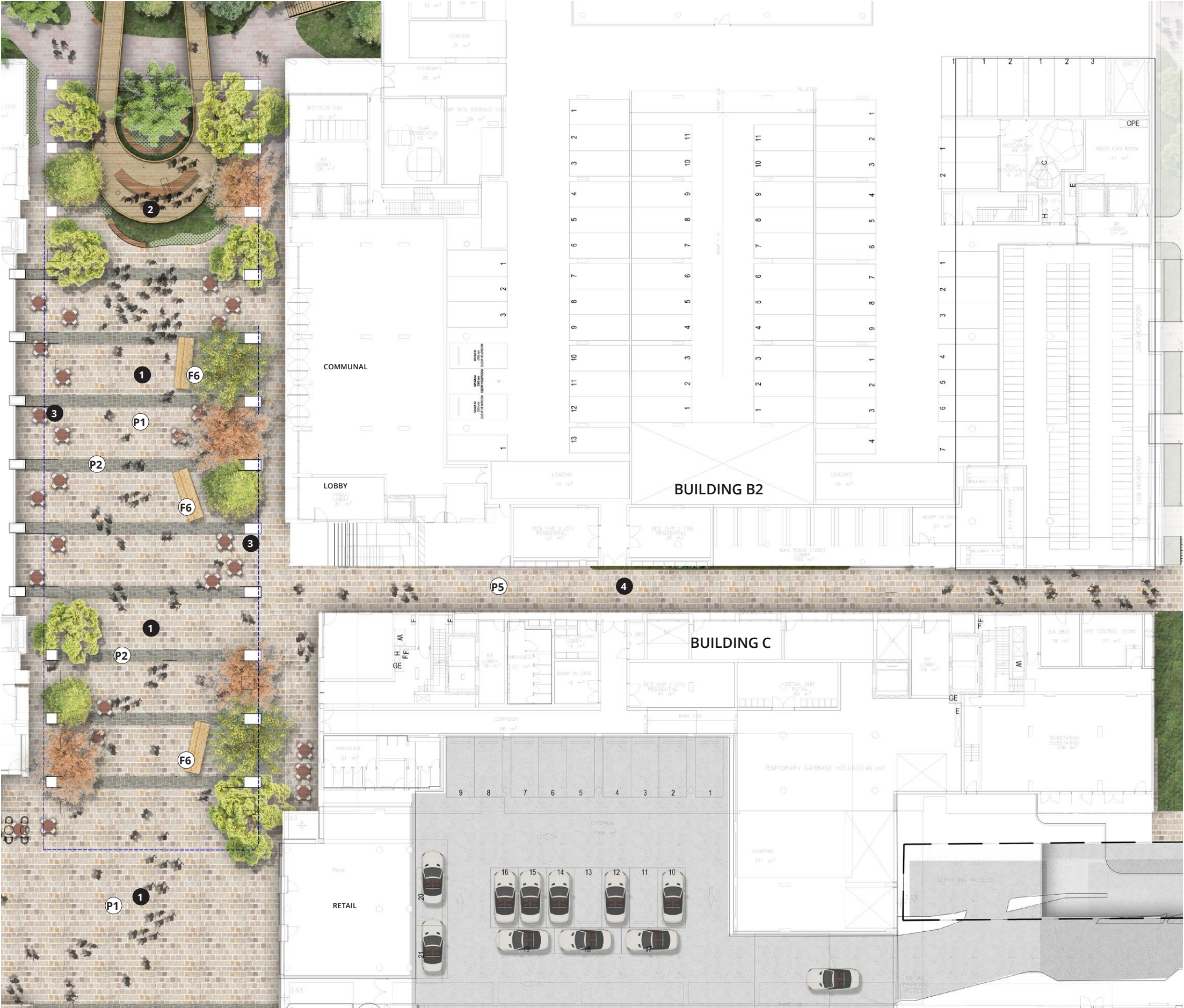
The public domain and landscape sit under the retaining warehouse structure. The structure above will provide an unique and gritty artful approach to a fairly under programmed ground plan. This space has trees that are placed planted in deep soil with paving up to the trunk to maximise the potential use of the space. The tree selection is crucial as the height is restricted due to the existing retained structure and micro-climate. The paving is simple but textural to resemble the character of Marrickville.

The Warehouse Place will look to host the below activities:

- Large events and performance (Marrickville Laneway festival)
- 3m x 3m Markers Market Stalls
- Outdoor Movies and Theatre
- Loose seating and tables for day to day uses
- Temporary gardens/play/yard games and floral/ art displays
- Specialist events – Christmas Tree / Chinese New Year / Australia Day

LEGEND

- SITE BOUNDARY**
- FLEXIBLE URBAN PLAZA**
- RAISED WALKWAY “THE DECK”**
- COLUMNS TO STRUCTURE**
- HARDWARE LANE - LINK TO MITCHELL ST**
- PORPHYRY PAVING COBBLES**
- DARK COBBLES IN SOLDIER COURSE**
- RECYCLED BRICK PAVING TO HARWARE LANE**
- TIMBER SLEEPER SEATING**
- TREE GRATE TO PAVING**



Landscape Zones

Warehouse Place Section



KEY PLAN

Warehouse Place supports – food and beverage restaurant, busking and events, gigs, temp kids play, markets, dining, bar, florists – a range of reasons to visit, physical and soft (events) appealing to wide demographic

Good comfortable environment that will attracts parents, urbanists, tradies, local workers, suburban families - big trade and makers area!

With beautifully existing structure that has planting climbing up, twisting around and hanging! There are scattered trees, to help create a place where people feel emotional and physically connected to. The micro-climate is an important part of this to drive visitation, activation and social and economic success through increased activation and retail sales. Trees are critical to managing the micro-climate as they can reduce the perceived temperature by up to 10 degrees.



- LEGEND**
- 1 WAREHOUSE STRUCTURE
 - 2 PROPOSED ELEVATED BOARDWALK STRUCTURE
 - 3 CONNECTION TO UPPER GROUND FLOOR
 - 4 PROPOSED CLIMBERS ALONG HERITAGE ARBOUR
 - 5 PROPOSED NATIVE PLANTING MIX ON GRADE
 - 6 PROPOSED NATIVE TREES

Landscape Zones
Warehouse Place



Landscape Zones

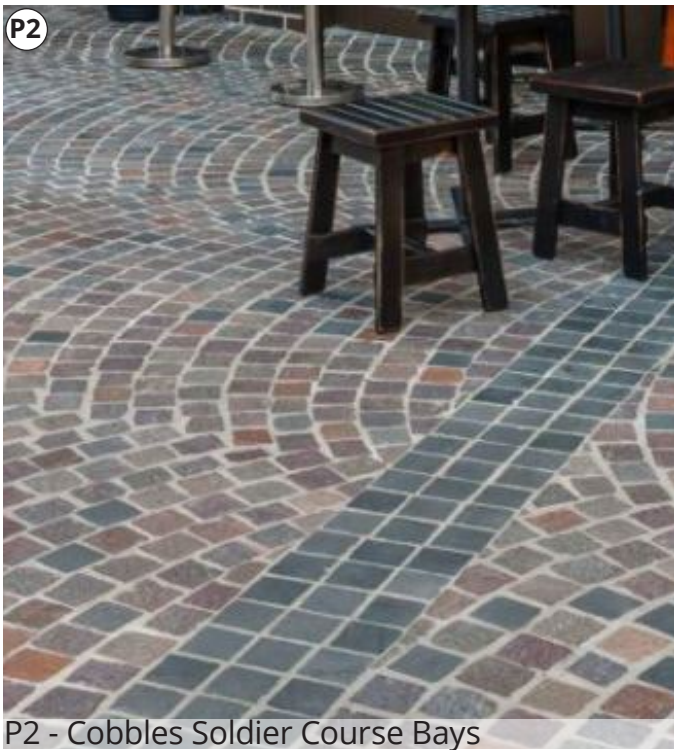
Warehouse Place + Hardware Lane Material Character



P1 - Porphyry Cobble Paving



P5 - Recycled Brick Paving



P2 - Cobbles Soldier Course Bays



Tree Grates To Paving



F6 - Timber Sleeper Seating

Landscape Zones

Warehouse Place + Hardware Lane Planting Character

Trees



Pyrus calleryana



Ulmus glabra 'lutescens'



Lagerstroemia indica



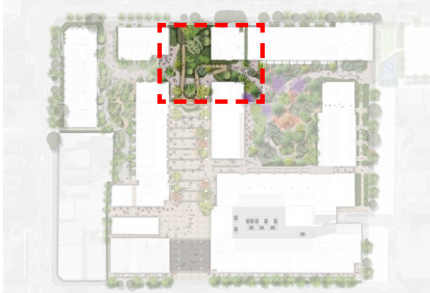
Zelkova serrata



Koelreuteria paniculata

Landscape Zones

The Gateway + Commerce Lane + Wicks Alley Plan



KEY PLAN

The Victoria Road interface, 'The Gateway' is the front door to the Marrickville Timberyard Development.

The landscape design is simple to allow the visual and physical connection to Wicks Park and then through Warehouse Place and on to Farr Street Pocket Park.

The experience will ever-changing and as the long-term activation and artful approach to the Gateway will forever be the immersive experience that resembles the narrative and vision of the development.

LEGEND

- SITE BOUNDARY
- 1 THE GATEWAY
- 2 FLEXIBLE URBAN PLAZA
- 3 COLUMNS TO STRUCTURE
- 4 COMMERCE LANE
- 5 ACTIVE STREETScape
- P1 PORPHYRY COBBLE PAVING
- P2 DARK COBBLES IN SOLDIER COURSE
- P3 TIMBER END GRAIN COBBLES
- P5 RECYCLED BRICK PAVING TO HARWARE LANE
- F5 LOOSE FURNITURE
- F6 TIMBER SLEEPER SEATING
- G TREE GRATE TO PAVING



Landscape Zones
The Gateway



Landscape Zones

The Gateway Character



Landscape Zones
The Commons Plan



KEY PLAN

The public domain and landscape of the Commons will exhibit an innovative approach to planting design that is of its place and inspired by the floristic diversity of the Country.

We're at the heart of one of Australia's most highly populated and multicultural suburbs, but in the park, we never forget Indigenous cultures that precedes us all. The planting will also sometimes be lowered to help with directing overland flow and provide onsite detention capacity with a tank located under the playground.

The experience and place within the landscape will have a diverse range of amenity – from passive elements of hammock and small seating area nestled within the planting to play and stage elements with a star-gazing, sun-basking lawn.

The movement of people and standing positions of people have been considered along with all the ground floor interfaces.

The Commons is above the car park, so the design team have strategically approached the park staging, weight restrictions and constructability to ensure a seamless ground plane, play and built elements, and even growth of the vegetation layers.

LEGEND

- 1

2

3

4

5

P5

P8
- SITE BOUNDARY

FLEXIBLE URBAN PLAZA

BRIDGES TO UNITS

CONNECTION TO LOWER LEVEL

FLEXIBLE LAWN WITH DECKING

ACCESS TO MITCHELL STREET

RECYCLED BRICK PAVING

DECOMPOSED GRANITE
- P9

F1

F2

F3

F5

PL2

PL2

PL2
- STEPPING STONES TO UNITS

CURVED TIMBER BENCH

SEATING NOOK

HAMMOCKS

FLEXIBLE / LOOSE FURNITURE

CENTRAL PLAY ELEMENT

NATURE PLAY / STEPPING STONES

SOFTFALL MOUNDING PLAY



Landscape Zones

The Commons Section

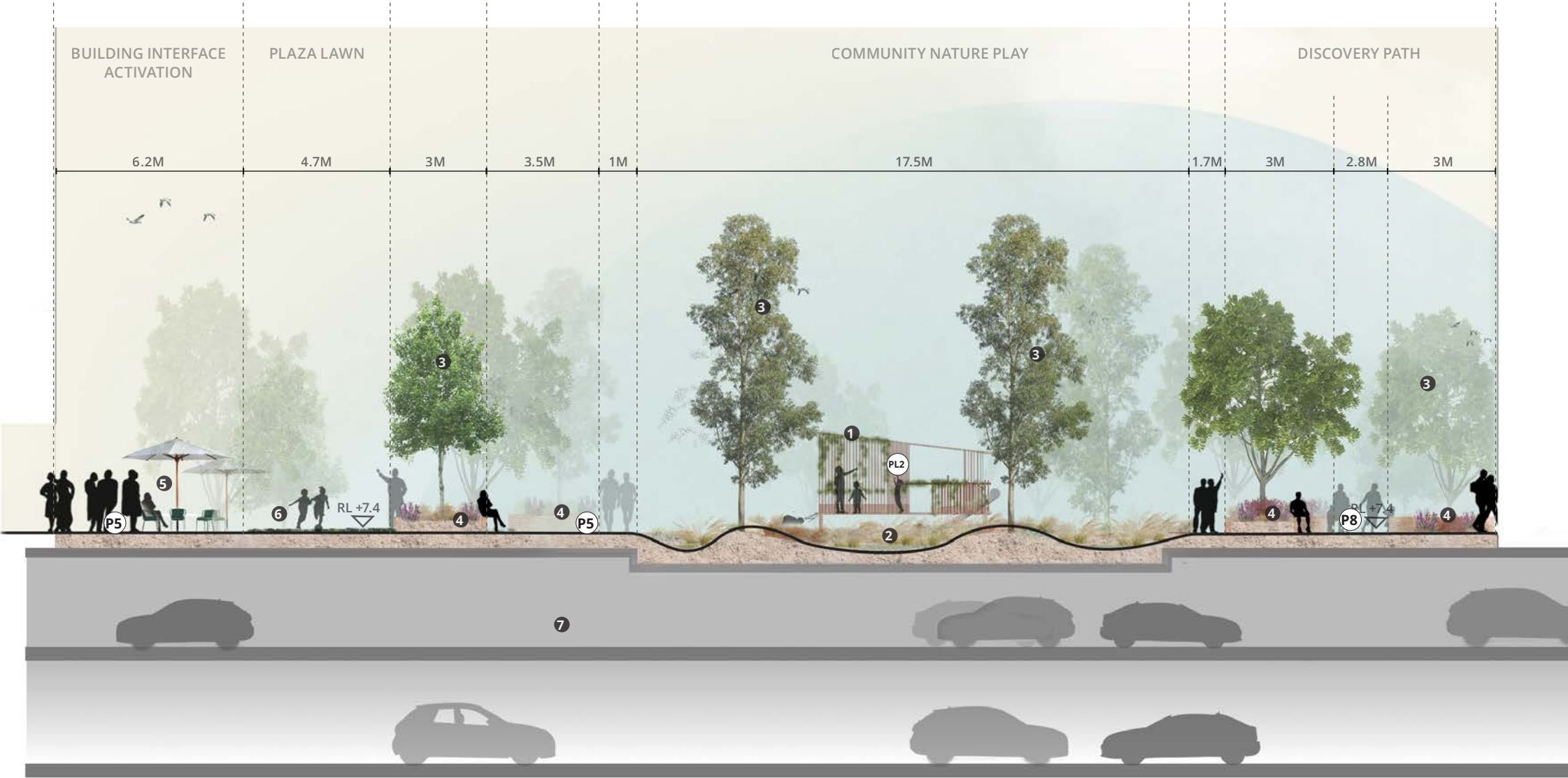


KEY PLAN

The Commons increases urban greening, including tree canopy cover, provides shade and reduces urban heat impacts. It is also shown to improve health and wellbeing, reduce runoff and filter stormwater pollution, filter and improve air quality, and provide habitat and connection to nature in Marrickville. The onsite detention requirements in high flow events will lower the finished level of planting but creates a unique experience with have the landscape at the footpath level. The play structure will immerse itself amount trees and be linked to the vision and narrative of country. The scale of trees and plants provides privacy to ground floor living environments, while letting in sun and providing shade.

As part of the Marrickville Timber Yards objectives for Crime Prevention Through Environmental Design (CPTED), the planting design will consider the growth, mature height, habit and landscape management plan to prevent the creation of ‘hiding spots’ and unintended obstacles, barriers or hiding places in the public open space and landscape ensure that the planting does not obscure sightlines over time.

- LEGEND**
- 1 NATURE PLAY STRUCTURE
 - 2 SWALE-LIKE FEATURES WHICH PERIODICALLY FILL WITH SHALLOW WATER [WATER RETENTION]
 - 3 PROPOSED NATIVE TREES
 - 4 RAISED PLANTER BEDS
 - 5 PLAZA FURNITURE
 - 6 FLEXIBLE OPEN LAWN SPACE
 - 7 UNDERGROUND CARPARK



Landscape Zones
The Commons



Landscape Zones

The Common Material Character



P5 - Recycled Brick Paving



P5 - Recycled Brick Paving



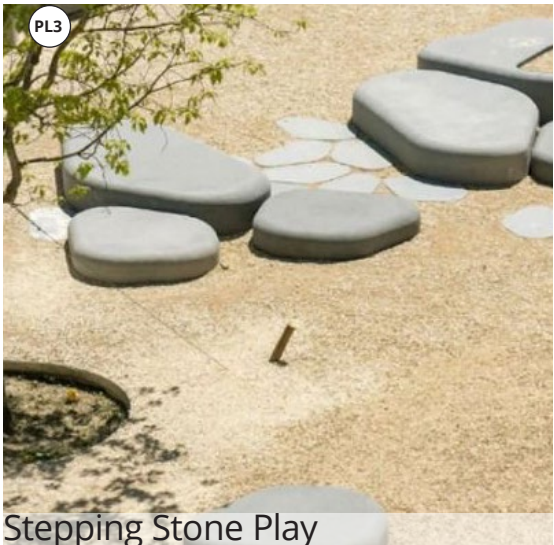
P8 - Decomposed Granite



F5 - Flexible Loose Furniture



Central Play Element



Stepping Stone Play



Softfall



F2 - Seating Nook



P9 - Stepping Stones To Terraces



T1 - Timber Boardwalk Over OSD



Timber Deck + Edge Seating



F3 - Hammocks

Landscape Zones

The Commons Planting Character

Shrubs / Accents

General Planting Area










Acacia longifolia
Banksia spinulosa
Correa alba
Goodenia ovata
Hakea sericea
Kunzea ambigua
Livistona australis
Westringia fruticosa

Shrubs / Accents

Riparian Planting Area







Bursaria spinosa
Dillwynia retorta
Grevillea linearifolia
Acacia terminalis
Hakea sericea

Grasses / Groundcovers

General Planting Area







Carex appressa
Casuarina glauca 'Cousin It'
Poa labillardieri
Carpobrotus glaucescens
Lomandra 'Tanika'

Grasses

Riparian Planting Area






Carex appressa
Poa affinis
Dianella caerulea
Pteridium esculentum

Trees








Elaeocarpus reticulatus
Livistona australis
Eucalyptus haemastoma
Eucalyptus paniculata
Syncarpia glomulifera
Jacaranda mimosifolia

Trees planted on structure require a deep substrate and anchorage points to prevent wind throw and provide support during establishment. Various penetration-free anchoring systems are available that will be tested and implemented, in coordination with the consultant team, as part of the next design phase.

STREETSCAPES LANDSCAPE

Streetscapes

Mitchell Street Place



KEY PLAN

Mitchell street is a local focal point. The Mitchell Street landscape design accommodates a setback with lush tree and understorey planting, replacing existing trees where required and working with existing trees. The design has a unique feature that celebrates the ideas of a ‘stoop’ which is a raised structure with steps or stairs that lead to a home’s entrance. The streetscape will provide seating amount trees that take up level changes allowing the community to connect and interact on the streetscape. The Mitchell Streetscape with deep soil verges are provided for street tree planting for infiltration of stormwater with the street trees providing shade and enhance the level of thermal comfort within the public domain.

- LEGEND**
- SITE BOUNDARY
 - 1 NATIVE VEGETATION ON GRADE
 - 2 KERB SIDE PLANTING AND SEATING
 - 3 PROPOSED STREET TREES IN ALIGNMENT WITH COUNCIL GUIDELINES
 - 4 PROPOSED NATIVE TREES



EXISTING CONDITIONS



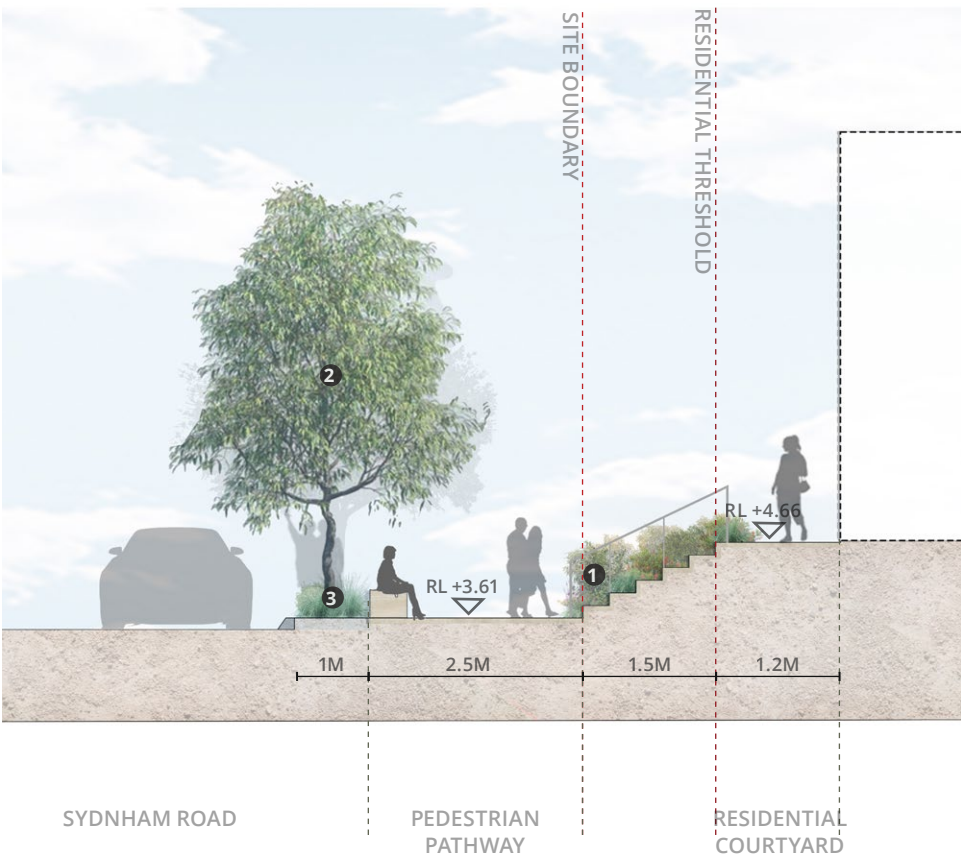
Streetscapes Sydney Road



KEY PLAN

Currently Sydenham Road is a busy arterial road, and the Marrickville Timberyards will integrate a tree canopy while respecting the existing trees to provide a green link that primarily serve a movement function, but which also improve environmental performance, visual amenity and comfort of the public domain. The noise that is created by Sydenham Road will be mitigated by planting at lower levels and footpaths upgraded to provide a safe consistent public domain.

- LEGEND**
- SITE BOUNDARY
 - 1** NATIVE PLANTING ON GRADE
 - 2** PROPOSED STREET TREES IN ALIGNMENT WITH COUNCIL GUIDELINES
 - 3** KERB SIDE PLANTING AND SEATING



EXISTING CONDITIONS



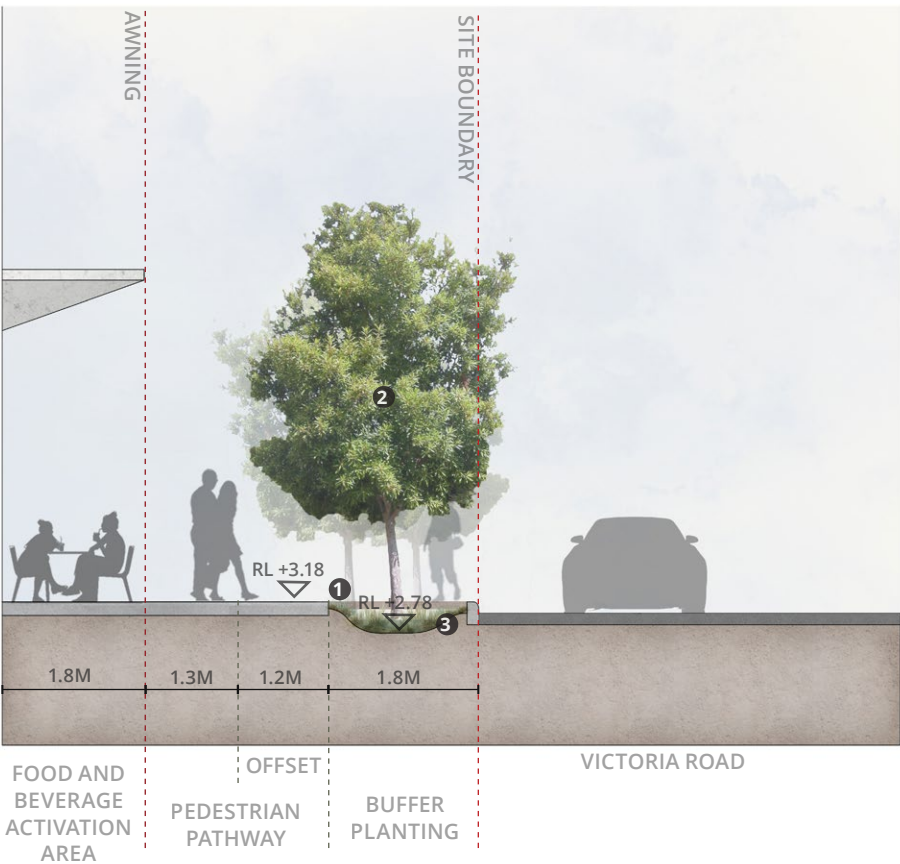
Streetscapes Victoria Road



KEY PLAN

The Victoria Road current condition is typically - "Amenity for pedestrians and cyclists in the precinct is poor, with little permeability, landscaping or public domain improvements within the precinct. Traffic is generally heavy, and conflicts can arise between vehicles, pedestrians and cyclists. Footpaths are narrow, often interrupted by laybacks and are in poor condition." Marrickville DCP 2011 9.47 Strategic Context Victoria Road

The landscape design look to provide a streetscape design with an activated retail edge, with a footpath to accommodate future pedestrian movement and street trees while acknowledging the existing character of the area.



EXISTING CONDITIONS



LEGEND

- SITE BOUNDARY
- 1** ELEVATED BOARDWALK OVER SWALE TO ALLOW FOR ACCESS FROM VICTORIA ROAD
- 2** PROPOSED WSUD SPECIES [TRISTANIOPSIS LAURINA]
- 3** NATIVE PLANTING

Streetscapes Farr Street



KEY PLAN

Farr Street currently has inconsistent tree canopy with varying footpath qualities. The Landscape design looks to provide tree canopy and pedestrian pathways that are located at the periphery of the development to maximise usability for passive recreation, linking pocket parks, and maintain usability for passive recreation and maintain an open landscape character.

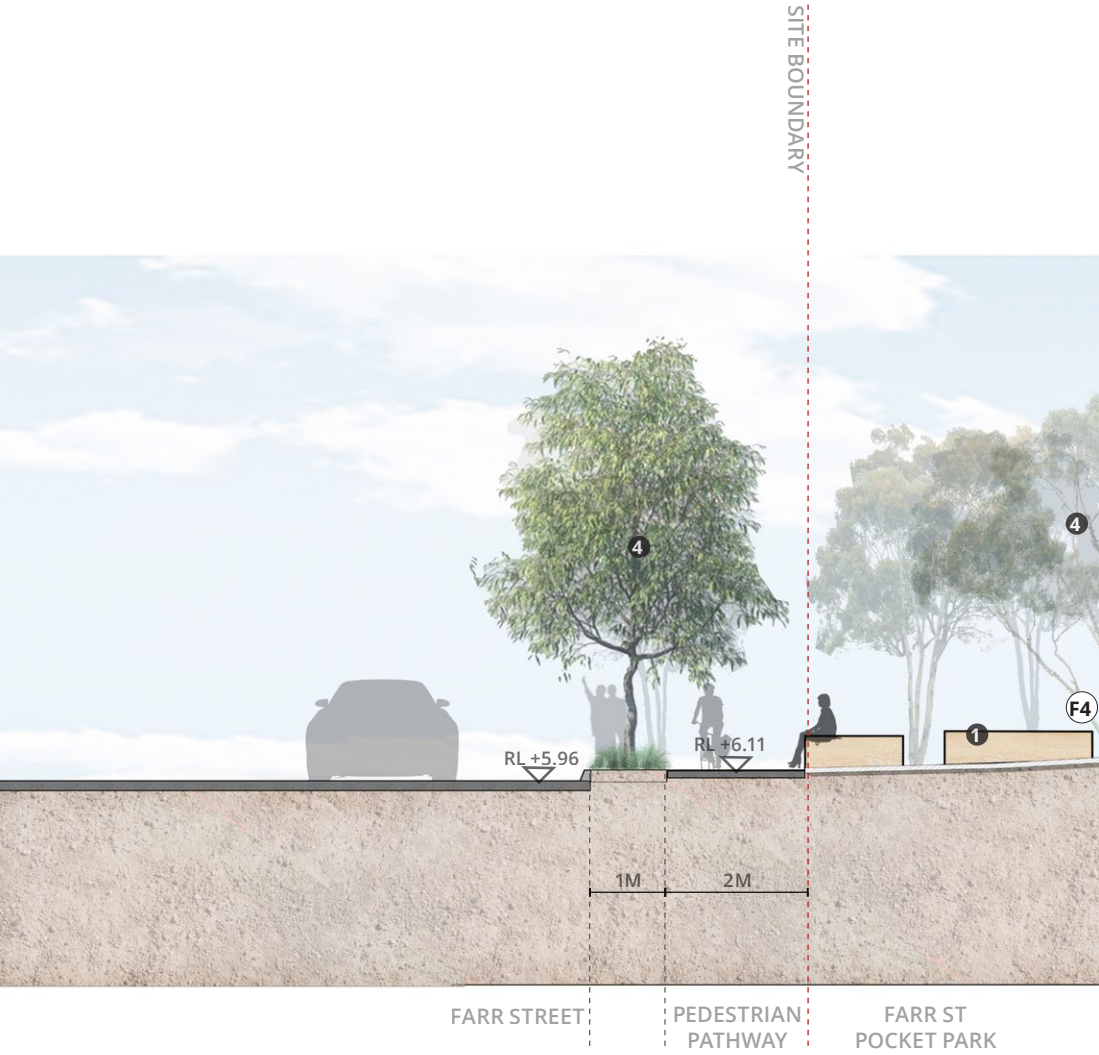
- LEGEND
- SITE BOUNDARY
- 1

PUBLIC SEATING ELEMENTS
- 2

PROPOSED NATIVE PLANTING ON GRADE
- 3

PROPOSED NATIVE TREES
- 4

PROPOSED STREET TREES IN ALIGNMENT WITH COUNCIL GUIDELINES



An architectural rendering of a modern, multi-story building with a terracotta-colored facade. The building features a large, light blue, gabled section on the left and a series of terraces and balconies on the right. A prominent rooftop landscape is visible, featuring a large, open area with trees, a climbing wall, and a seating area. The sky is blue with scattered white clouds. The text "ROOFTOPS LANDSCAPE" is overlaid in white, bold, sans-serif font on the left side of the image.

ROOFTOPS LANDSCAPE

Rooftops

Landscape Master Plan

The rooftops for Marrickville Timber Yards are unique as they are all connected by Bleacher Seating and Stairs. Each rooftop space considers the aircraft noise, solar access, wind impacts and looks to provide a very diverse amenity option.

The different cultures and aged groups that will live in the Marrickville Timber Yards Living Precinct need a place to Play, Meet, Celebrate and get some respite – the rooftop looks to provide all these options.



- LEGEND
- SITE BOUNDARY
- 1

COMMUNAL ROOF LEVEL 08
- 2

COMMUNAL ROOF LEVEL 09
- 3

COMMUNAL ROOF LEVEL 10
- 4

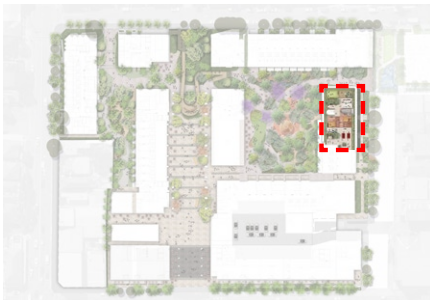
COMMUNAL ROOF LEVEL 11
- 5

INACCESSIBLE ROOF PLANTING / GRAVEL MIX
- 6

INACCESSIBLE ROOF - PV PANELS

Rooftops

Building B - Level 08 Landscape



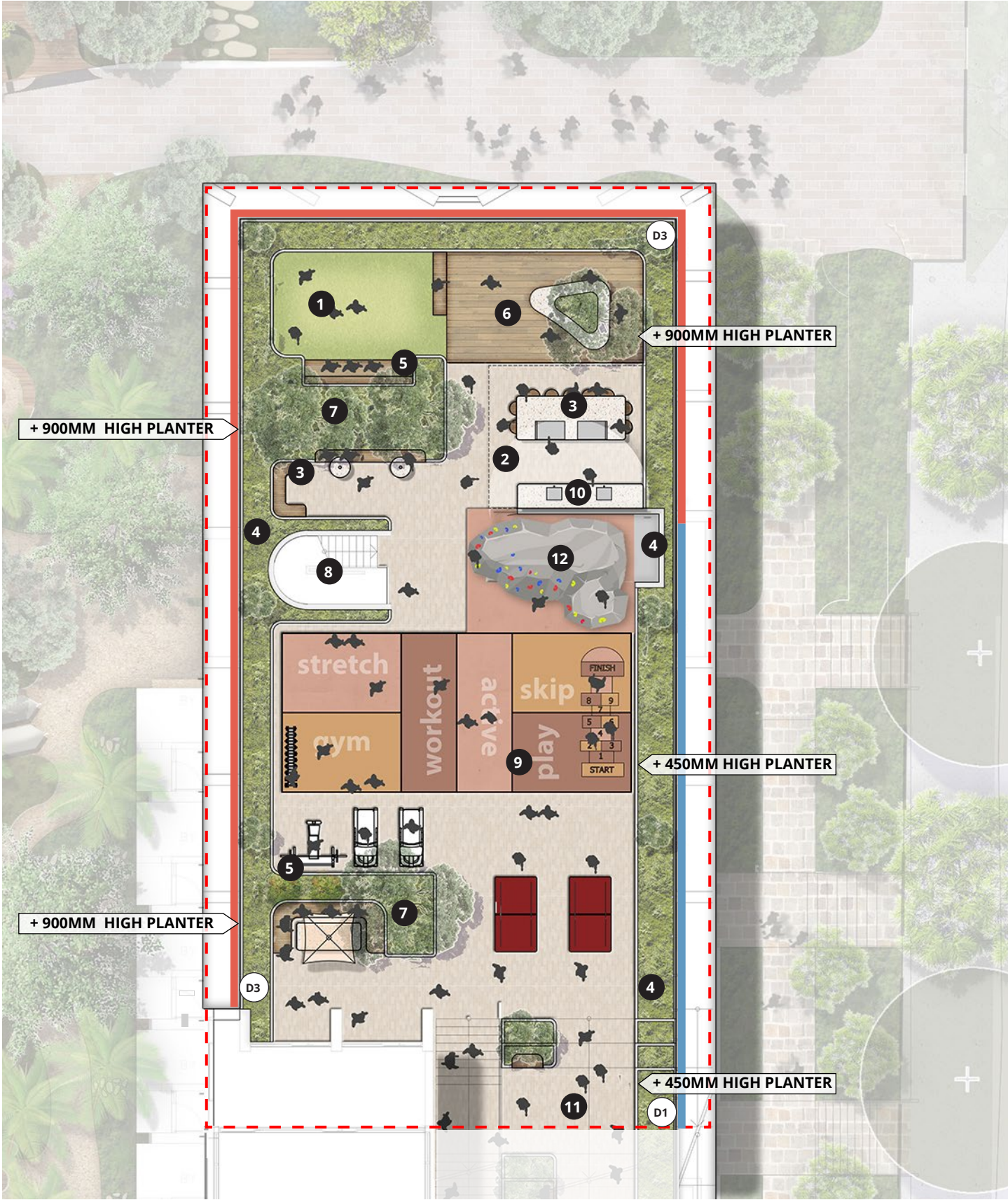
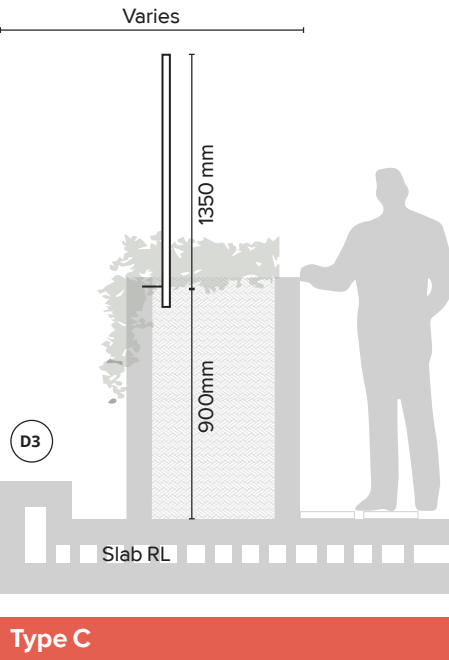
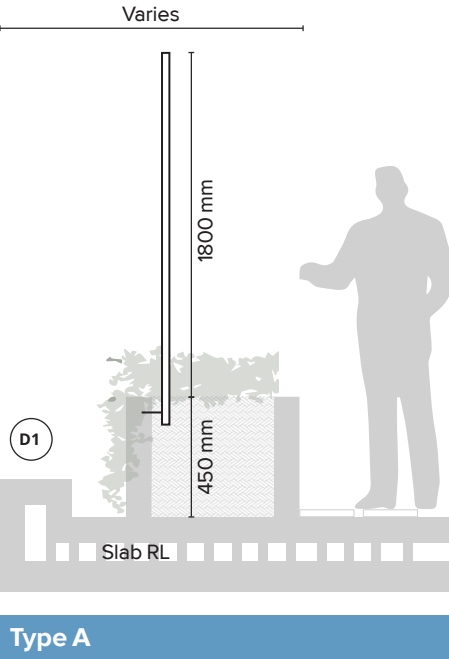
The landscape design for this rooftop takes advantage of the lower height from the aircraft noise and maximise exposure to the sun with fantastic view north to the Sydney CBD cityscape and over Wicks Park. This is a highly active rooftop with lots of amenity balanced to support the living community with opportunity to improve physical and mental health by way of active amenity. At the southern end of the rooftop there is a series of bleachers and stairs that not only provide access to the Level 09 rooftop but can be used as an amphitheatre to view performance, outdoor rooftop movies or have various events, with of course an outdoor Kitchen area. This rooftop is accessible via a lift and allows for readily accessible to people in wheelchairs or with mobility or visual problems.

LEGEND

- 1 ACTIVITY LAWN - YOGA & PILATES, FITNESS, SUN BASKING
- 2 CANOPY FIXED TO STRUCTURE - UNDERCOVER KITCHEN OPPORTUNITY
- 3 RESIDENT COMMUNITY TABLE + BBQ
- 4 PLANTED EDGE
- 5 LOUNGE SEATING - LAZY BOY
- 6 YOGA DECK
- 7 FEATURE TREE PLANTING PROVIDING SHADE
- 8 INTERNAL STAIRS - SEPARATION AND ALLOW FOR CONTAINED BALL SPORTS ZONE
- 9 ACTIVE PLAY / FITNESS ZONE / HITTING WALL/ BOULDER WALL/ TABLE TENNIS/ HOPSCOTCH
- 10 OUTDOOR KITCHEN
- 11 STAIRS CONNECTION TO LV9
- 12 BOULDERING WALL ABOVE LIFT OVERUN

ROOFTOP BOUNDARY

LANDSCAPE STRATEGIES // BALUSTRADE AND WALLS



Rooftops Building B - Level 09 Landscape



The Level 09 rooftop is design to be an extension of the clubhouse. A large generous community dinning table for eating and drinking with a rich biodiversity of plant species that will flourish, considering the elevated aspect. We have selected plants that thrive in the sun and wind conditions of your site. All rooftops have a glass balustrade for both safety and wind mitigation. Like most rooftops the southern end of the rooftop there is a series of bleachers and stairs that provide access to level above and seating opportunities.

- LEGEND

1

OUTDOOR COMMUNITY TABLE

2

SEAT FOR VIEWING

3

QUIET INTERMEDIATE SPACES -
RELAXED SEATING NOOKS

4

PLANTING ALONG STAIRS

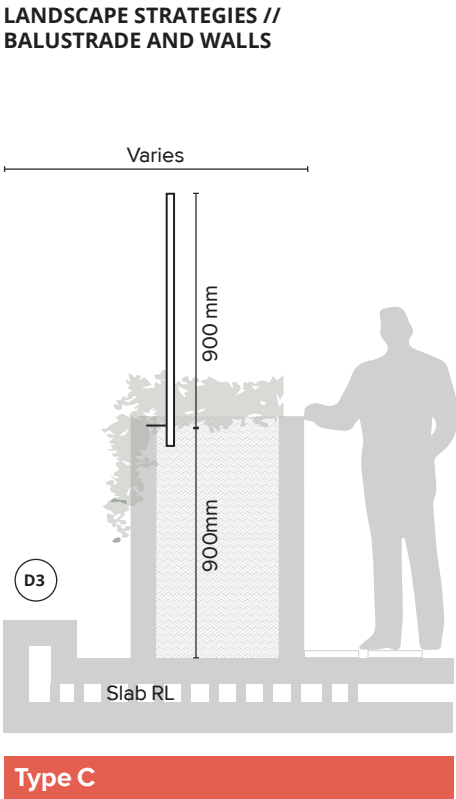
5

2M WIDE STAIRS CONNECTION TO
LEVEL ABOVE

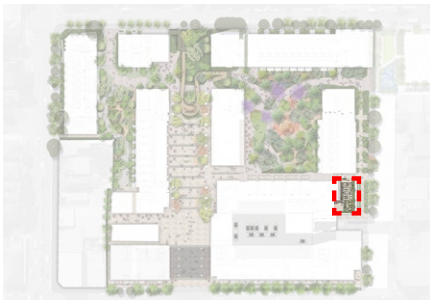
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ROOFTOP TREE PLANTING

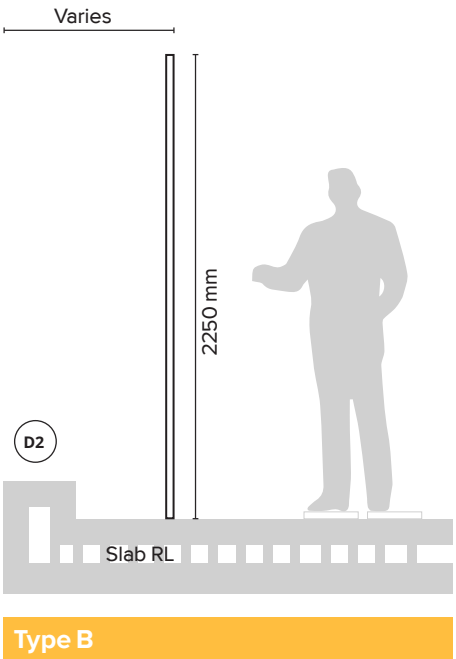
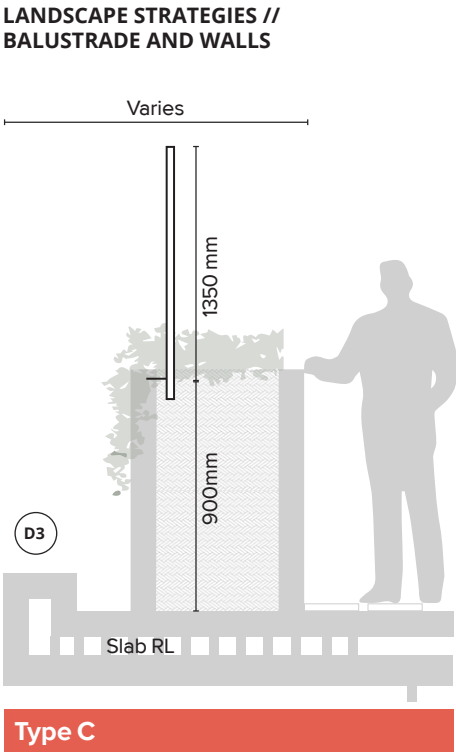
ROOFTOP BOUNDARY



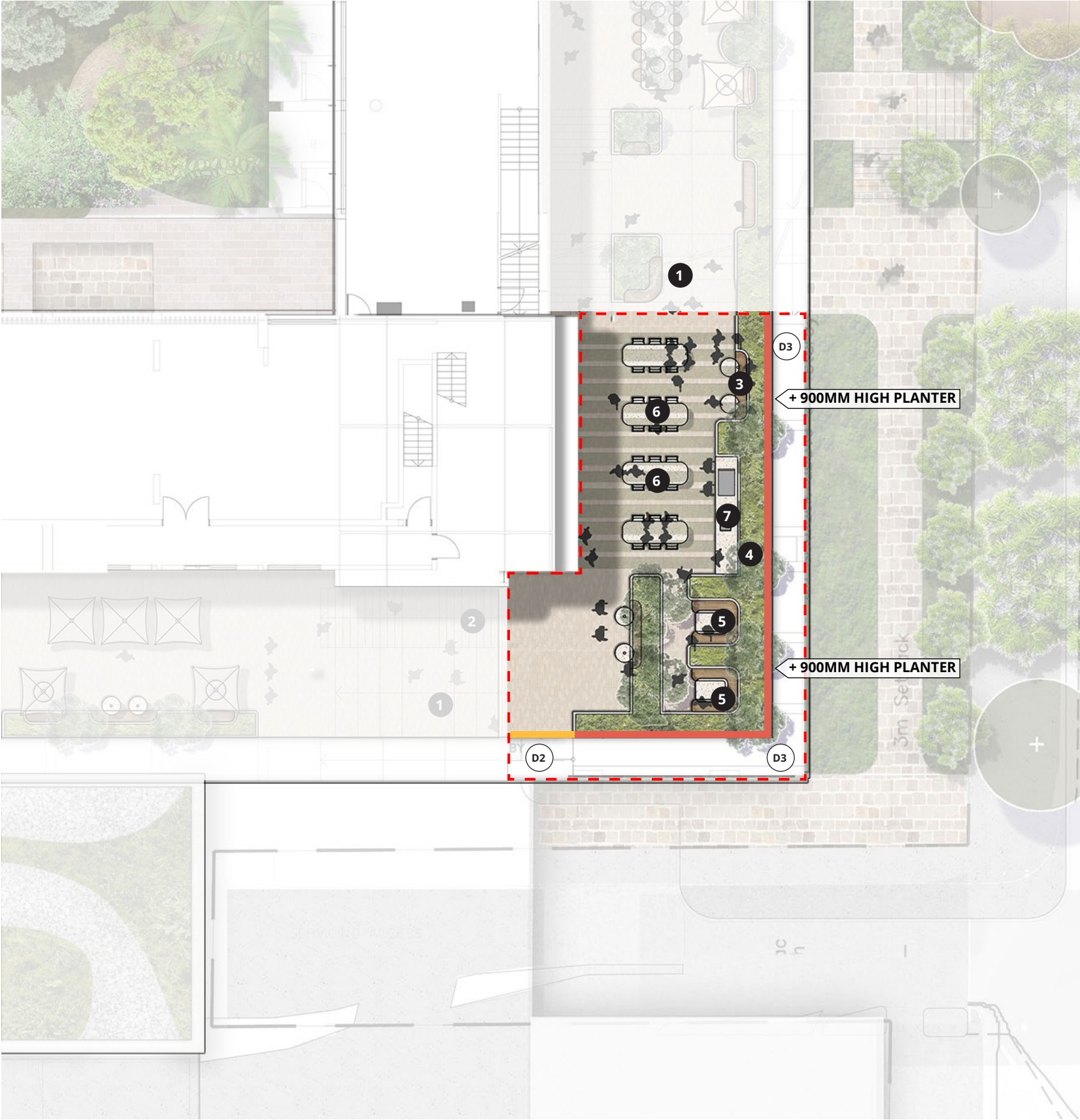
Rooftops Building B - Level 10 Landscape



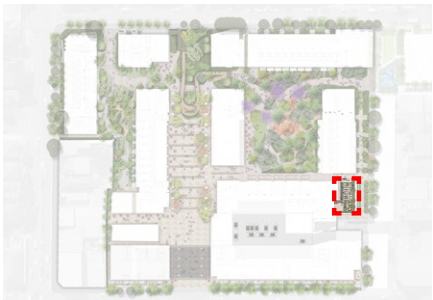
The Level 10 rooftop on Building B provides view Northeast to Southeast over the ocean and botany bay. There is a generous amount of dinning and socialising opportunities to accommodate the level of amenity required for the project – the outdoor kitchen supports these areas There are all types of seating opportunity, larger groups, lazy boy, banquet, individual areas for respite.



- LEGEND
- 1 BLEACHER SEATING
 - 2 2M WIDE STAIRS CONNECTION TO LEVEL ABOVE
 - 3 INTERMEDIATE SPACES - RELAXED SEATING NOOKS
 - 4 PLANTED EDGES
 - 5 LAZY BOY SEATING
 - 6 COMMUNITY TABLE
 - 7 OUTDOOR KITCHEN
- ROOFTOP BOUNDARY



Rooftops Building E - Level 10 Landscape



This Building E Level 10 rooftop required a balanced amount of amenity for residents. Undercover outdoor kitchen facilities, community tables, different seating arrangements boundary edge planting with rich planting diversity - protecting biodiversity, rooftop planting is critical habitat for threatened species for Marrickville. These small patches of habitat can also significantly contribute towards the overall ecological connectivity of the landscape for smaller organisms. The rooftop will be surrounded by a glazed balustrade for safety and wind mitigation

- LEGEND

1

AWNING CANOPY TO AND WEATHER PROTECTION

2

COMMUNITY TABLE WITH TREE PLANTING

3

OUTDOOR KITCHEN

4

QUIET SEATING AREA

5

ROOFTOP TREE PLANTING

6

RELAX SEATING - SEATING BOOTH

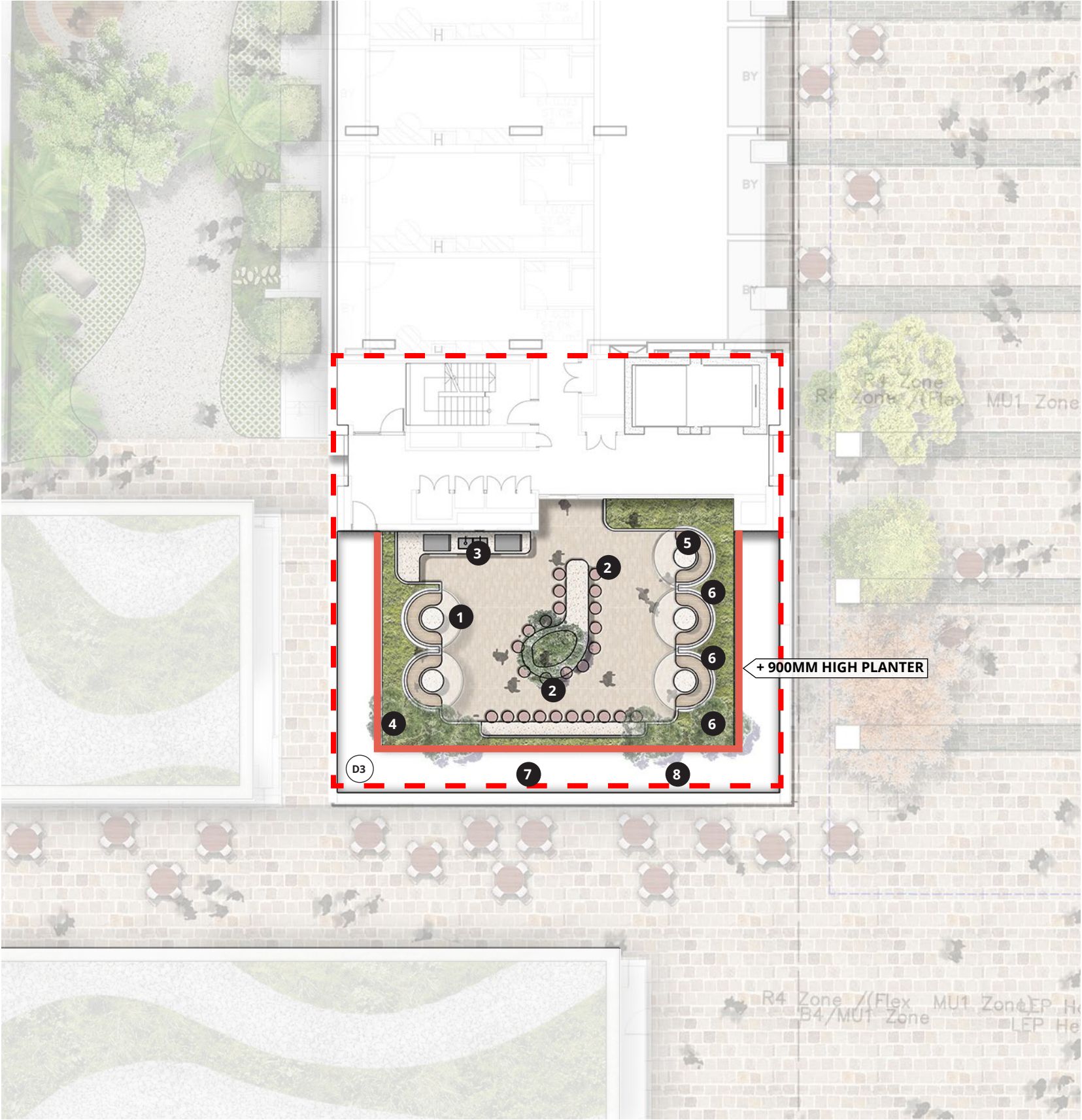
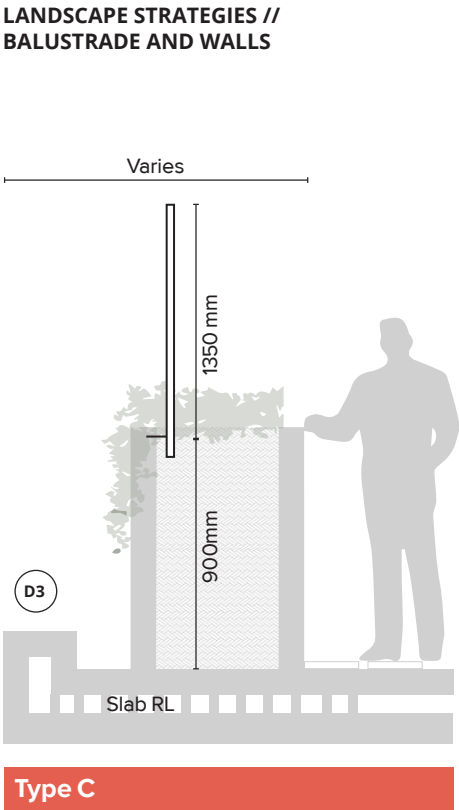
7

BAR TABLE

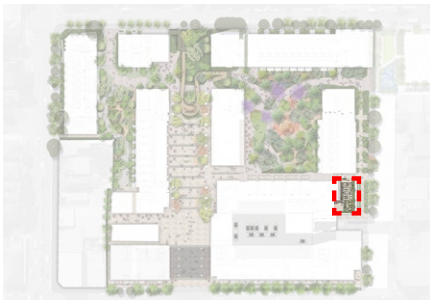
8

PLANTED EDGE

ROOFTOP BOUNDARY

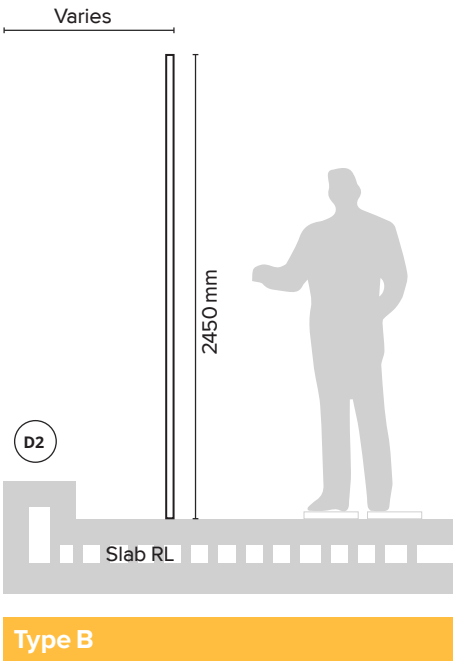
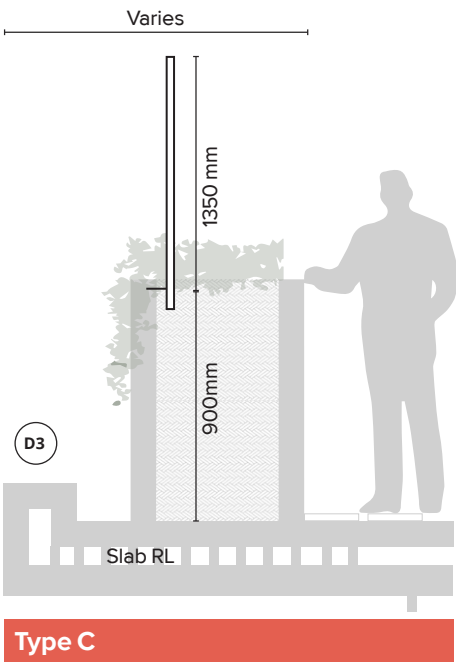


Rooftops Building B - Level 11 Landscape



The Level 11 Rooftop has long east and south views looking back to Botany Bay. The height of the roof top is an opportunity and is visually and physically connected to the rooftop below and above by bleacher and steps. The level 11 rooftop can be used for several under programmed amenity – pet zone, kids birthday parties, book reading club event which will require bringing furniture into the space.

LANDSCAPE STRATEGIES // BALUSTRADE AND WALLS



- LEGEND
- 1 PLANTING TO EDGE
 - 2 SEATING WITH UMBRELLA
 - 3 BLEACHER SEATING
 - 4 ROOFTOP BEE CORRIDOR
 - 5 BUREAU BOOTH PODS
 - ROOFTOP BOUNDARY



Rooftops

Building B - Typical Section



KEY PLAN



Rooftops

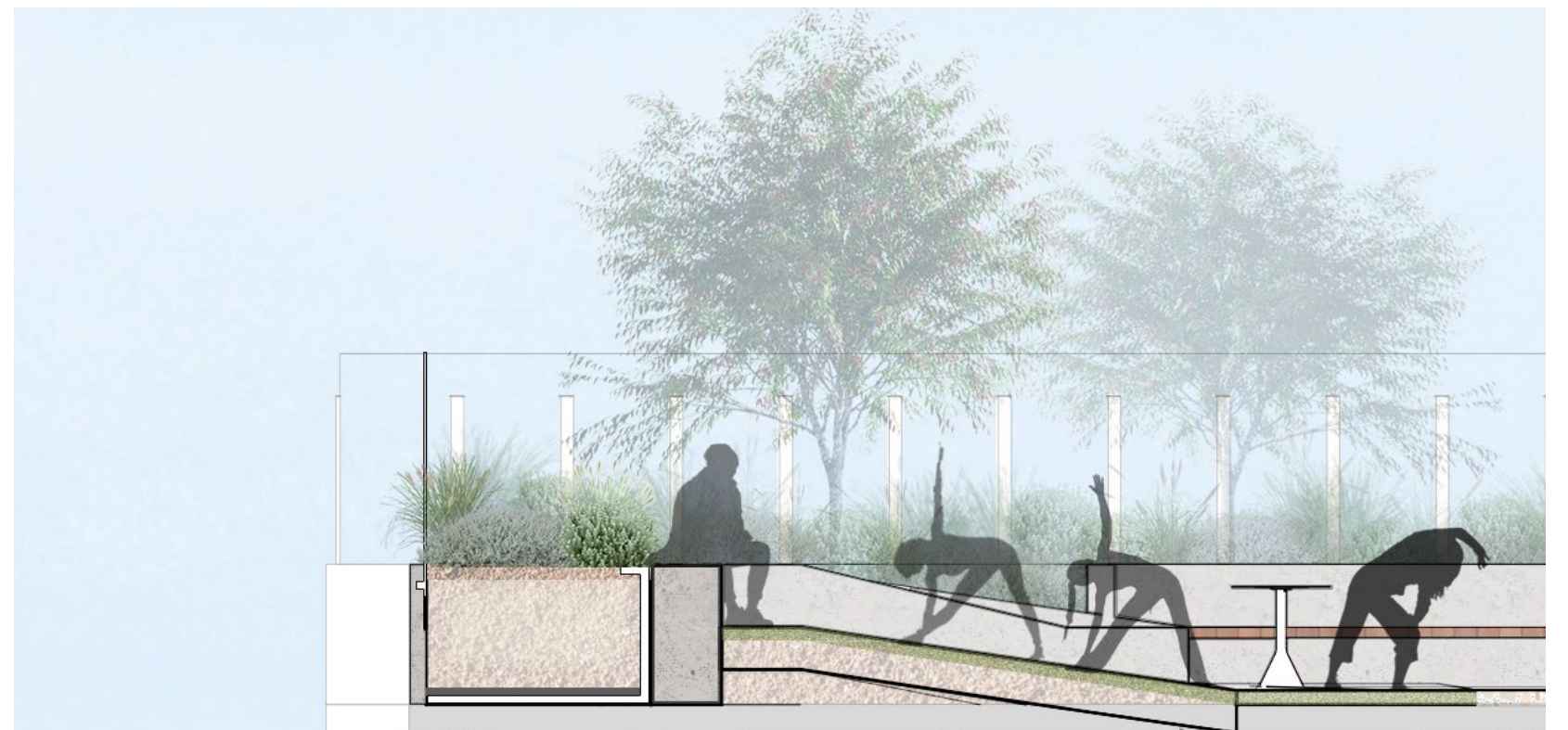
Landscape strategies // Balustrade and walls



Indicative Bleacher Detail



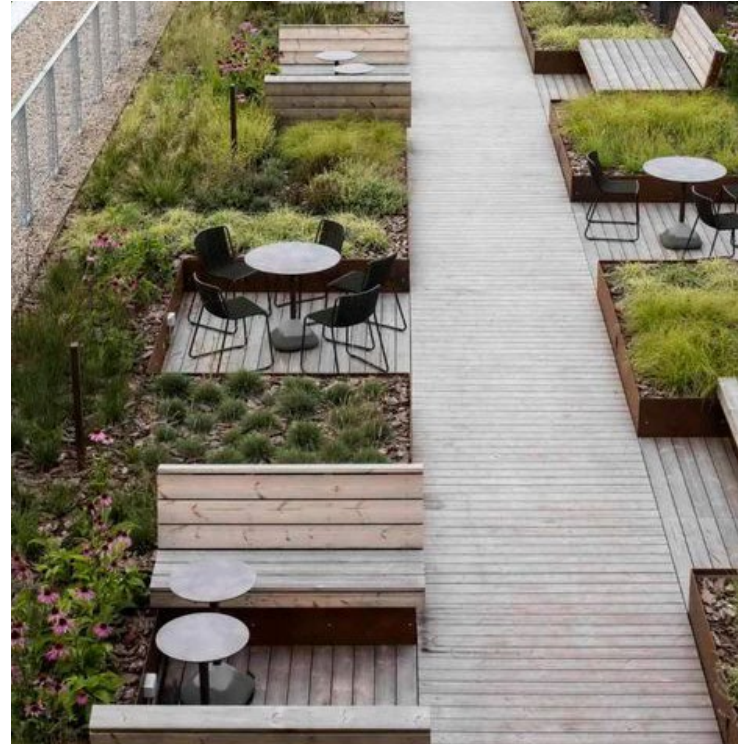
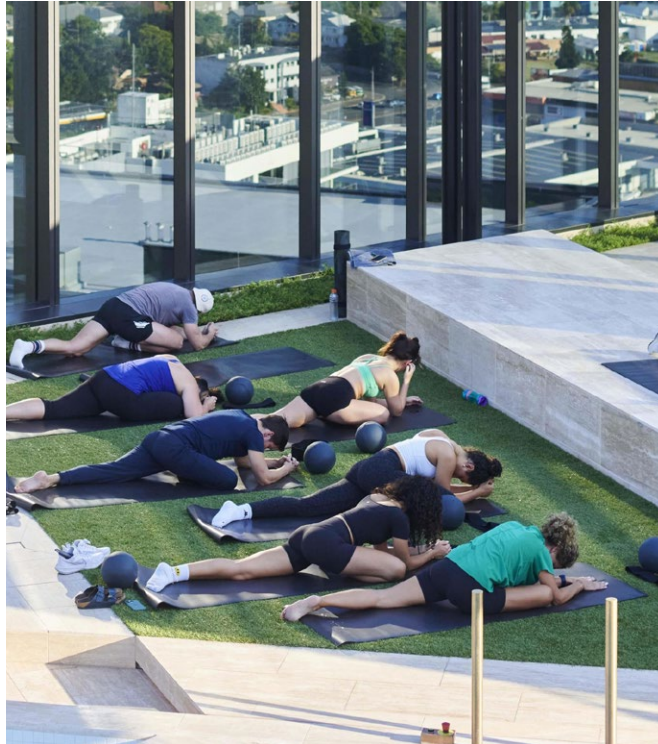
Indicative 900mm High Planter Edge Detail



Indicative 450mm High Planter Edge Detail

Rooftops

Material Character



Rooftops Planting Character

Shrub / Accent



Banksia spinulosa



Indigofera australis



Melaleuca thymifolia



Westringia fruticosa

Grasses /
Groundcover



Anigozanthos 'Yellow Gem'



Dianella caerulea



Anigozanthos 'Yellow Gem'



Libertia paniculata



Lomandra longifolia 'Tanika'



Casuarina glauca 'Cousin It'



Dichondra repens



Hardenbergia violacea

Trees



Backhousia myrtifolia



Banksia serrata



Corymbia ficifolia 'Summer Beauty'

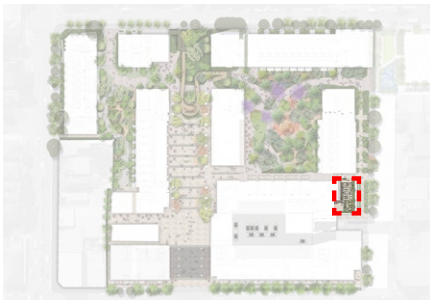


Eucalyptus leucoxylon 'Euky Dwarf'



Melaleuca viridiflora 'Burgundy Weeper'

Rooftops Building E - Level 2 Landscape



The non-accessible green roofs are very important part of the Marrickville Timberyards project. These roofs provide an important opportunity to increase the available area of under-story vegetation in dense urban areas when deep soil beds are not possible. Water requirements and soil depth are important considerations when designing on-slab planting. Many of the plant species that we have selected grow prolifically in our urban environments they provide food for pollinators, clean the air, can absorb toxins, and improve water retention.

- LEGEND

1

AWNING CANOPY TO AND WEATHER PROTECTION

2

COMMUNITY TABLE WITH TREE PLANTING

3

OUTDOOR KITCHEN

4

QUIET SEATING AREA

5

ROOFTOP TREE PLANTING

6

RELAX SEATING - SEATING BOOTH

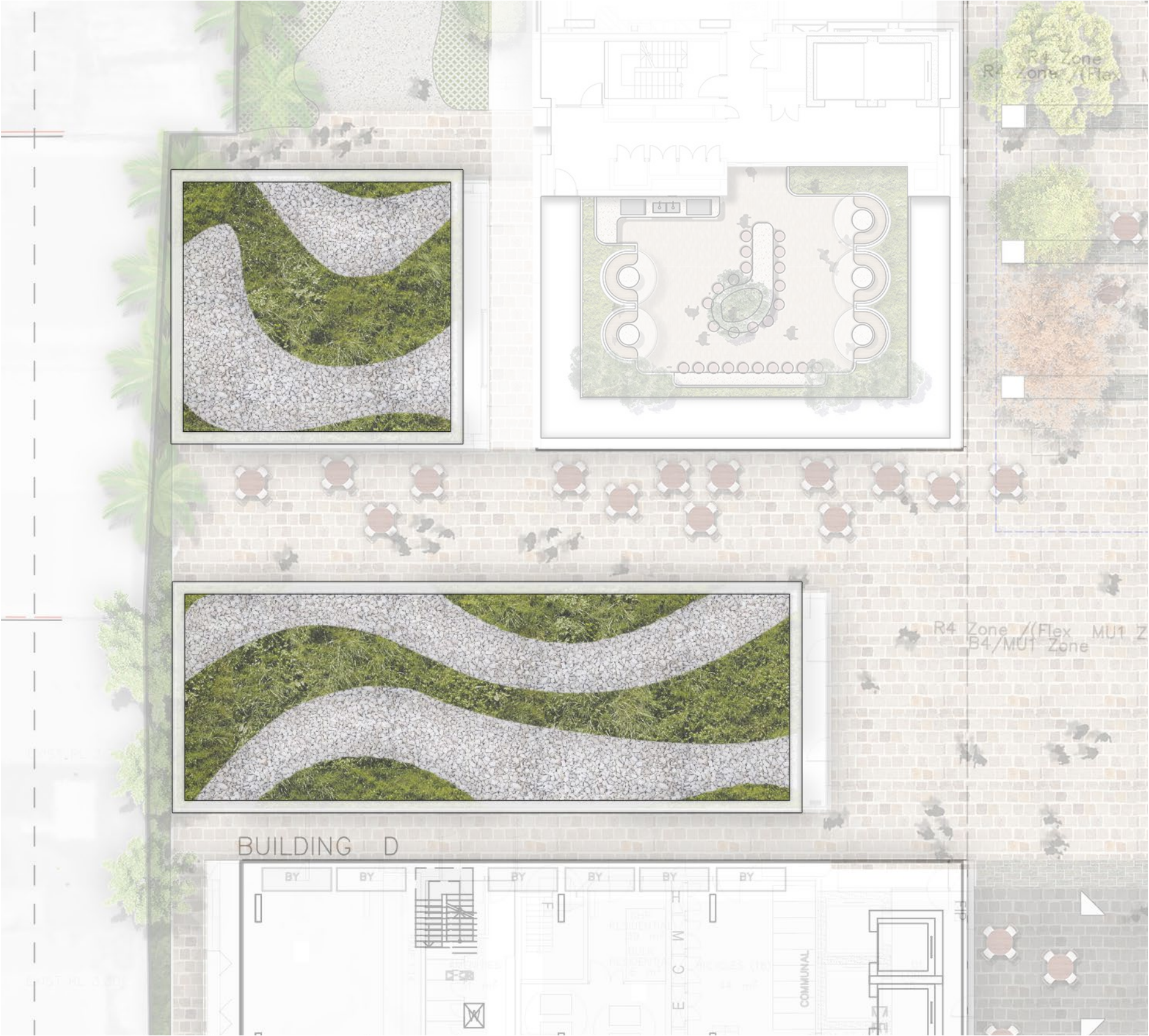
7

BAR TABLE

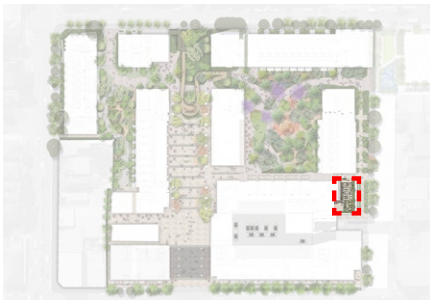
8

PLANTED EDGE

ROOFTOP BOUNDARY



Rooftops
Building B - Level 2 Landscape



- LEGEND**
- 1 AWNING CANOPY TO AND WEATHER PROTECTION
 - 2 COMMUNITY TABLE WITH TREE PLANTING
 - 3 OUTDOOR KITCHEN
 - 4 QUITE SEATING AREA
 - 5 ROOFTOP TREE PLANTING
 - 6 RELAX SEATING - SEATING BOOTH
 - 7 BAR TABLE
 - 8 PLANTED EDGE
 - ROOFTOP BOUNDARY

Rooftops

Planting Character

Grasses /
Groundcover

4 per m2 minimum density



Myoporum parvifolium



Dichondra repens



Lomandra longifolia



Causina glauca



Causina glauca

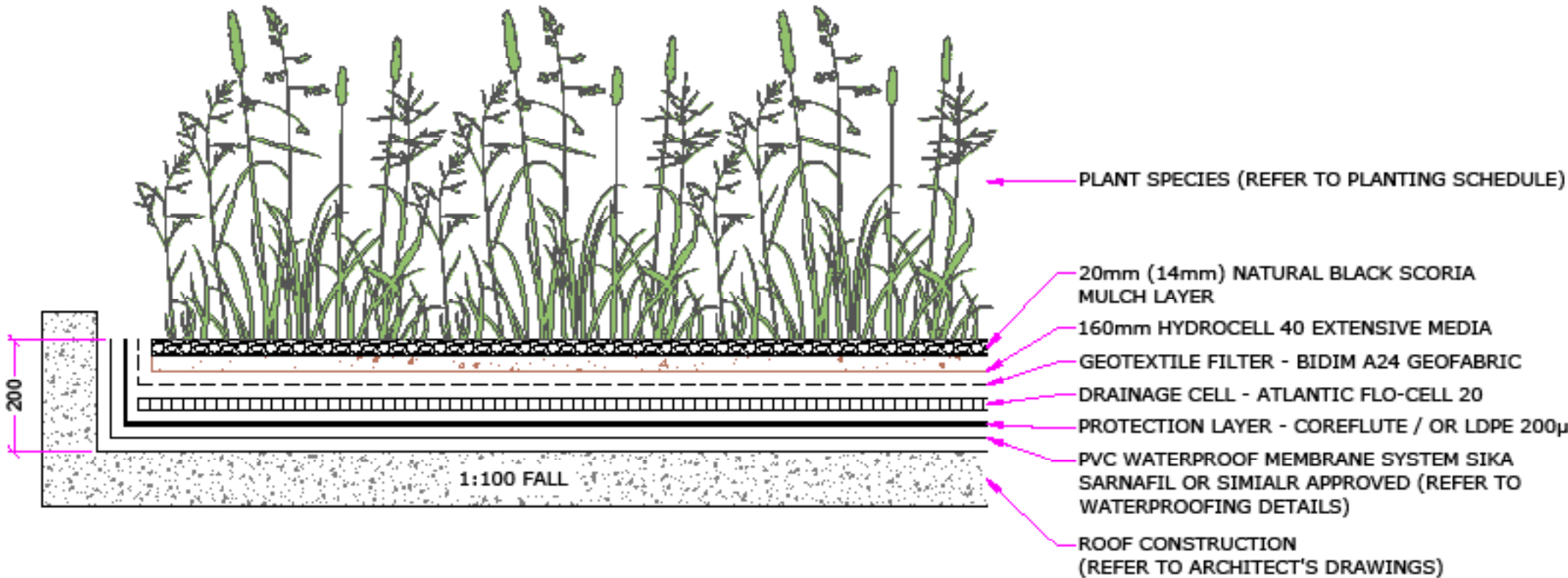
Green Roof Strategy

A large extent of the roof area for both new and refurbished buildings in the precinct is proposed to have green roofs. The environmental advantages of installing green roofs are widely known and include thermal insulation, minimising surface run-off and reducing emissions through minimising the need for heating and cooling.

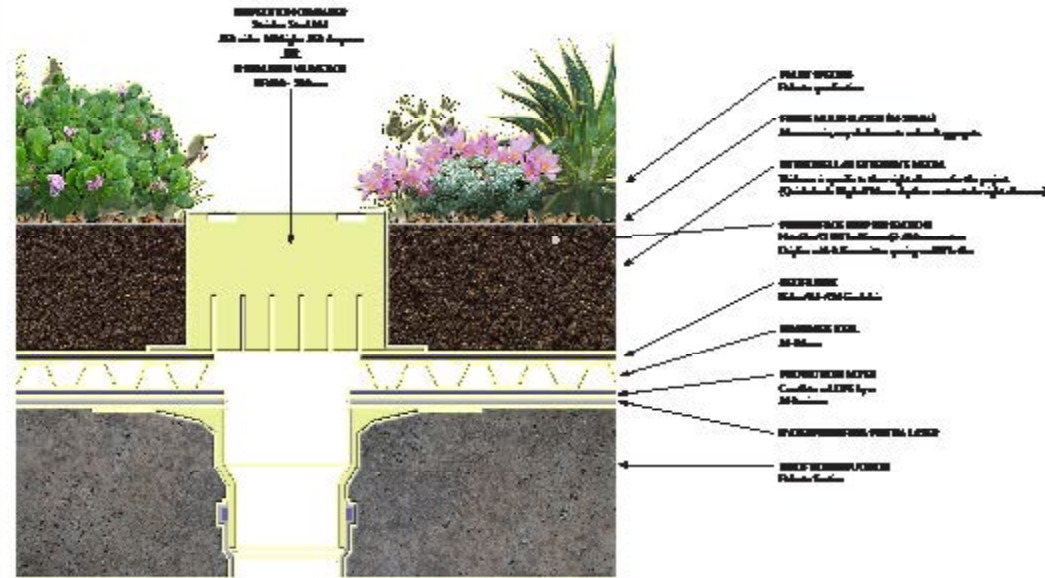
INDICATIVE PRECEDENTS



INDICATIVE DETAILS



DETAIL SECTION - EXTENSIVE GREEN ROOF SYSTEM - TYPICAL SECTION DETAIL
Scale 1:10



DETAIL SECTION - EXTENSIVE GREEN ROOF SYSTEM - DRAINAGE OUTLET



5 - LANDSCAPE MANAGEMENT

Landscape Management Practices

General Vegetation Management and Maintenance Tasks

Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable and organic debris, scrub, trees (except trees to be retained), stumps, boulders and rubble.

Watering: Generally ensure that all planting is receiving sufficient water to ensure vigorous growth and maintenance in a healthy condition.

Litter and debris. Ensure that the site is kept clean, free of all litter landscape construction waste, and general debris at all times.

Re-mulch as necessary throughout the Landscape Maintenance Period to maintain mulched areas to the specified depths.

Equipment/ features maintenance. Monitor all features within the public domain for damage. Repair all elements as soon as notified to minimise further deterioration and prevent harm or access where security is compromised.

Eradicate weeds using environmentally acceptable methods, such as non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas.

Remove weed growth from an area 750mm diameter around the base of the trees in grassed areas.

Continue eradication throughout the course of the works and during the planting establishment period.

The Tree Management involves the following

The Management of Tree Planting involves the following:

- Tree Periodic Inspection
- Watering
- Re-mulch
- Weed Management
- Pruning
- Fertilizing
- Replacement
- Ties and tree stakes

Tree Periodic Inspection

Review all tree periodical to ensure there health:

Trees with foliage size, texture and colour at the time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species. Supply trees with extension growth consistent with that exhibited by vigorous specimens of the nominated species.

Trees shall not be diseased or show evidence of pest attack that could affect the long term health of the tree or adjoining plantings. Supply trees with foliage and soil free from attack by pests and diseases. For Australian native trees with a history of attack by native pests (eg. some Eucalyptus), evidence of previous attack must be restricted to less than 15% of the foliage and there must be no actively feeding insects or evidence of fungi.

Watering
Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required.
Provide additional watering, if necessary.

Re-mulch
As necessary throughout the Landscape Maintenance Period to maintain mulched areas to the specified depths.

Weed management
Use approved weedicides and insecticides.

Pruning
Pruning for safety, especially with regard operations of rail line, safety of public domain and CPTED surveillance. All pruning shall be a clean-cut at the branch collar, no lopping or topping of trees is to be carried out and the diameter of any wound must not exceed 50% of the caliper immediately above the point of pruning.

All pruning shall be clean-cuts at the branch collar complying with AS4373: Pruning of Amenity Trees.

Fertilizing
As appropriate to the species.
Replacement
Replacement of dead, diseased or struggling stock - may need assessment by Level 5 AQF Arborist.

Ties and tree stakes
Adjustment of tree ties and tree stakes, or replacement if required.

Landscape Management Practices

ALL Plant Species Management and Maintenance

The Management of Understory Planting involves the following:

- Plant Replacement
- Plant Growth
- Weed Management
- Pruning
- Lawn/Turf
- Spraying and Insect and pest control
- Fertilizing,
- Maintaining mulch
- Slashing/Mowing
- Watering
- Stakes and Ties
- Rubbish removal
- Cleaning of the surrounding areas
- Regenerating or re-vegetating areas of poor quality vegetation

Plant Replacement
Replace failed plants. A “failed” plant may not mean complete death of soft tissue but failure due to poor growth, appearance, or unacceptable time for plant to re-establish new growth following damage or vandalism. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the Landscape Contractor unless advised otherwise. Failure of the plant shall be at the sole discretion of the Landscape Architect.

Plant Growth
Trees, shrubs, native grasses and groundcovers shall at all times show signs of healthy vigorous growth. Spent flower heads or stalks shall be removed immediately following flowering.

Use approved weedicides and insecticides.

Pruning of Understorey ground cover planting management
Pruning for safety, especially with regard operations of rail line, safety of public domain and CPTED surveillance

Any pruning of damaged growth or miscellaneous pruning considered as beneficial to the condition of the plants.

All pruning works shall be undertaken in a manner equal to acceptable horticultural practice.

Lawn/Turf/Native Grasses
Mowing of turf and grassed lawns to occur where grass in turfed areas reach greater than 100mm

Topdressing of grass seeded areas as required to maintain healthy grass surface and coverage.

Fertilizing as appropriate to the species.

Spraying and Insect and pest control
Avoid spraying if ever possible. Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work.

Avoid spraying if ever possible.
Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material
Submit all proposals to apply chemicals and obtain approval before starting this work.

When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers’ recommendations. Record in a logbook.

When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers’ recommendations. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer’s name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.

Fertilizing
Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer’s directions and recommendations.

Maintaining mulch
Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as before specified.

Slashing/Mowing
Different native grassland species such as warm season or cool season grasses have growth periods at different times of the year
All native dry land grass maintenance to be compliant with Roads and Maritime Services IC-QA-R178

Slash/Mow the turf to maintain a grass height consistent with the APZ Requirements. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm as necessary to fill depressions and hollows in the surface.

Watering
Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required.

Provide additional watering, if necessary.

Stakes and Ties
Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).

Rubbish removal
During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas.

Remove all rubbish and debris left by you within the area of landscape planting, and recycle or dispose of them in a responsible manner, and leave the Site in a clean and tidy condition.

Cleaning of the surrounding areas
Ensure all planting areas have rock larger than 50mm removed to provide vigorous plant growth and avoid damaging of maintenance equipment.

Maintenance Log Book (Action Plan)

Recording when and what maintenance work has been done and what materials, as an example: including chemical materials, have been used. The records shall show when and where identified chemicals were used and why.

Landscape Management Practices

Table	ACTIVITY	FREQUENCY						ACTION
		D	W	2W	M	3M	3or6M	
1	Logbook					+		Complete a logbook entry every day at site. All actions listed below require a logbook entry. Upon request, make the logbook available for inspection. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis. Please note that more frequent, short, occasional inspection should result in less maintenance work when problems are observed earlier than they might otherwise have been seen.
2	Plant replacement				+			Inspect and replace failed plants within 2 weeks of observation of failure. Match species, size (original) and location of new with old.
3	Mulch				+			Inspect and replace mulch deficiencies within 2 weeks of observation. Prior to placing new mulch aerate the soil by fork turning to a depth of at least 100mm, roughly level the soil and then place mulch. Do not disturb major plant roots while aerating soil.
4	Erosion control			+				Inspect every two weeks and repair ground, soil and mulch immediately. Maintain erosion control device as necessary.
5	Stakes and ties			+				Inspect every two weeks, adjust and/or replace as necessary but remove as plants mature and are able to support themselves.
6	Weed and rubbish removal			+				Inspect and remove immediately upon observation. Leave no waste on site. Dispose of waste material at a designated waste disposal site.
7	Pruning			+				Inspect every 2 weeks and prune as necessary to remove dead wood, improve plant shape and promote healthy vigorous new growth.

Table	ACTIVITY	FREQUENCY						ACTION
		D	W	2W	M	3M	3or6M	
8	Spraying			+				Inspect every 2 weeks and action as necessary. Do not spray if other non-chemical methods will satisfy the need to remove insects. Spray for disease control only when absolutely necessary.
9	Urgent works		+					Complete within 1 week (7 days) of notification. Inspect and clear drains.
10	Planting and fertilising			+			3m+	Inspect every 2 weeks and remove spent flowers and dead stalks as they become apparent. Fertilise gardens every 3 months or other frequency in accordance with fertiliser manufacturer's directions.
11	Watering			+				On Slab planting when and where necessary every day at site and at least every 2 weeks generally. Do not allow soil and plants to dehydrate. Allow for prolonged rain, windy and dry periods. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day.

ARCADIA