

138 Maroubra Road, Maroubra

LANDSCAPE DEVELOPMENT APPLICATION PACKAGE

March 2026

Contents



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South East Asia

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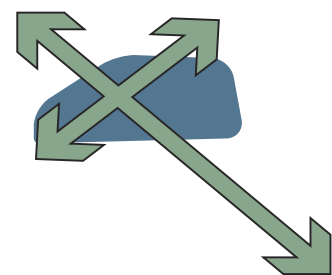
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Landscape Vision - Design Principles

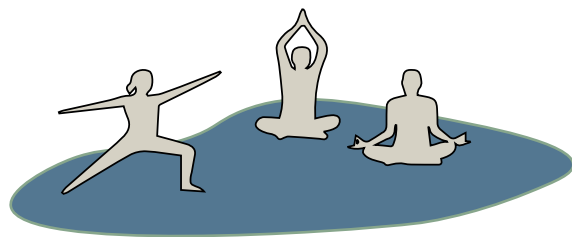
“A JOURNEY THROUGH THE LANDSCAPE SHAPED BY MOMENTS”

FLEXIBLE + ADAPTABLE SPACE



Allow for placemaking opportunities whilst creating spaces for long term use

PROVIDE COMMUNITY FOCUSED SPACES



Design for better living and to promote areas which enrich our sense of community

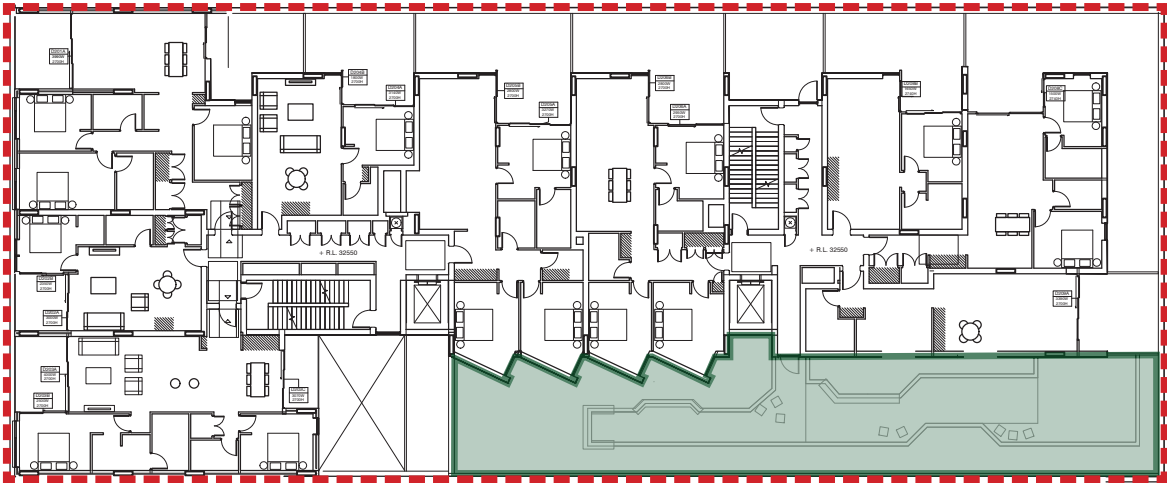
ENHANCING THE URBAN FABRIC



Provide a positive microclimate environment which promotes biodiversity and provides opportunities to embrace nature

Landscape Diagrams - Communal Open Space

LEVEL 2



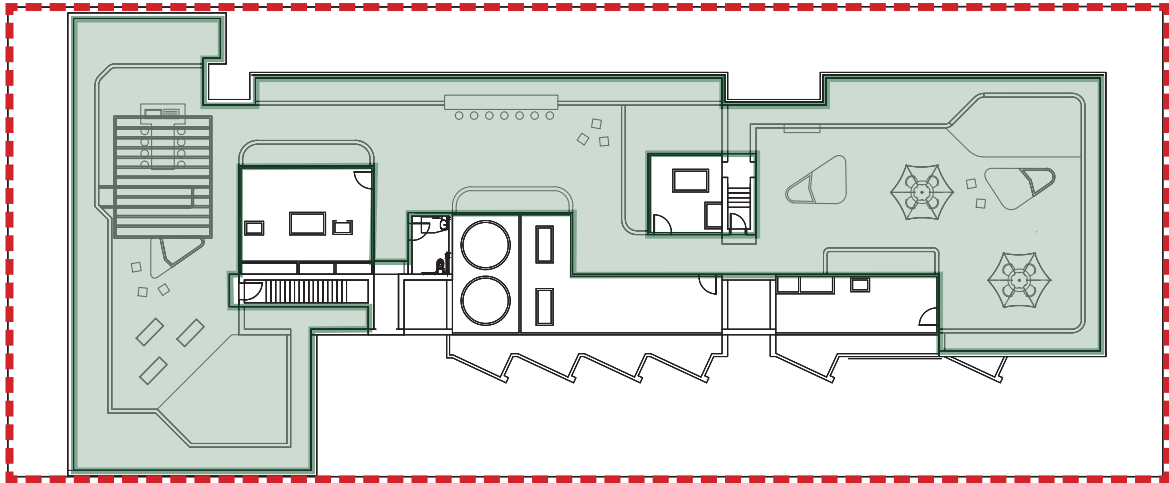
LEGEND

- Site Boundary
- Landscape Area Coverage

NTS

Apartment Design Guide (ADG)	DA
Site area	1,517.4 sqm
Communal Open Space	225 sqm
Total provided	15%

ROOF TOP



LEGEND

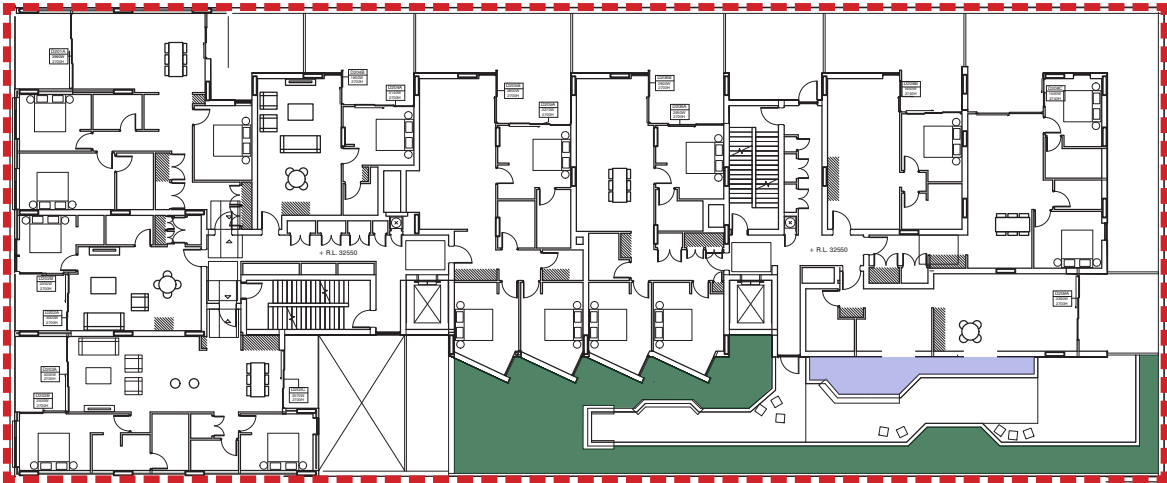
- Site Boundary
- Landscape Area Coverage

NTS

Apartment Design Guide (ADG)	DA
Site area	1,517.4 sqm
Communal Open Space	644 sqm
Total provided	42.5%

Landscape Diagrams - Soil Depths

LEVEL 2

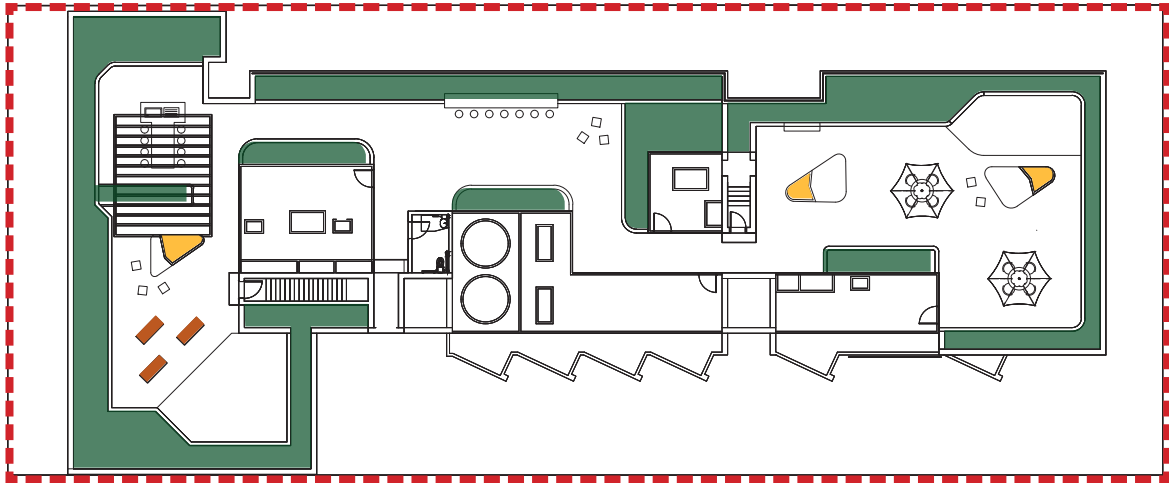


LEGEND

- Site Boundary
- 1200mm planters
- 500mm planters

NTS

ROOF TOP



LEGEND

- Site Boundary
- 1200mm planters
- 1000mm modular seating planters
- 750mm planter boxes

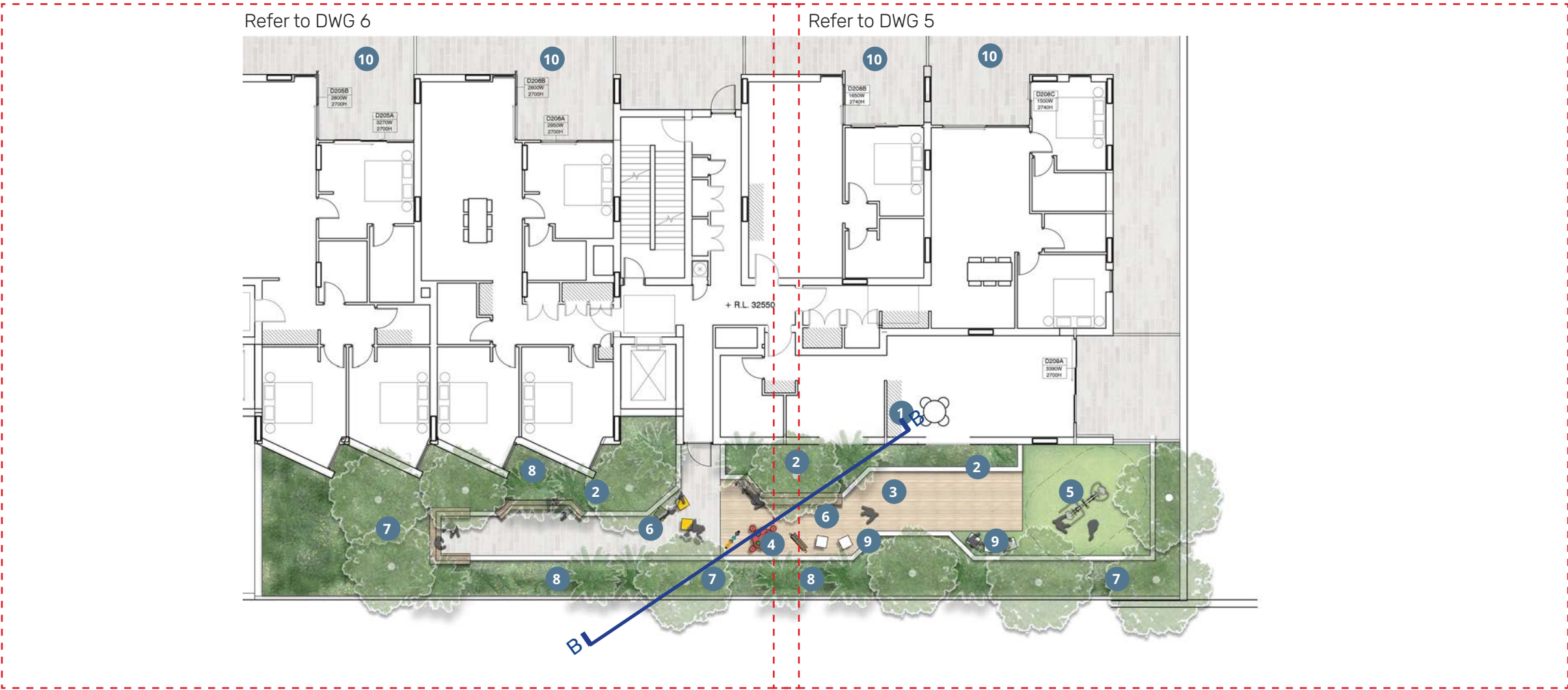
NTS

Level 2 Precedent Images / Look and Feel



“MOMENTS IN THE LANDSCAPE WHICH ACTIVATE THE SENSES”

Level 2 Overview



LEGEND

- 1 Building entry point
- 2 500mm raised planter
- 3 Timber decking access path
- 4 Imaginative play area
- 5 Outdoor gym with artificial turf surfacing

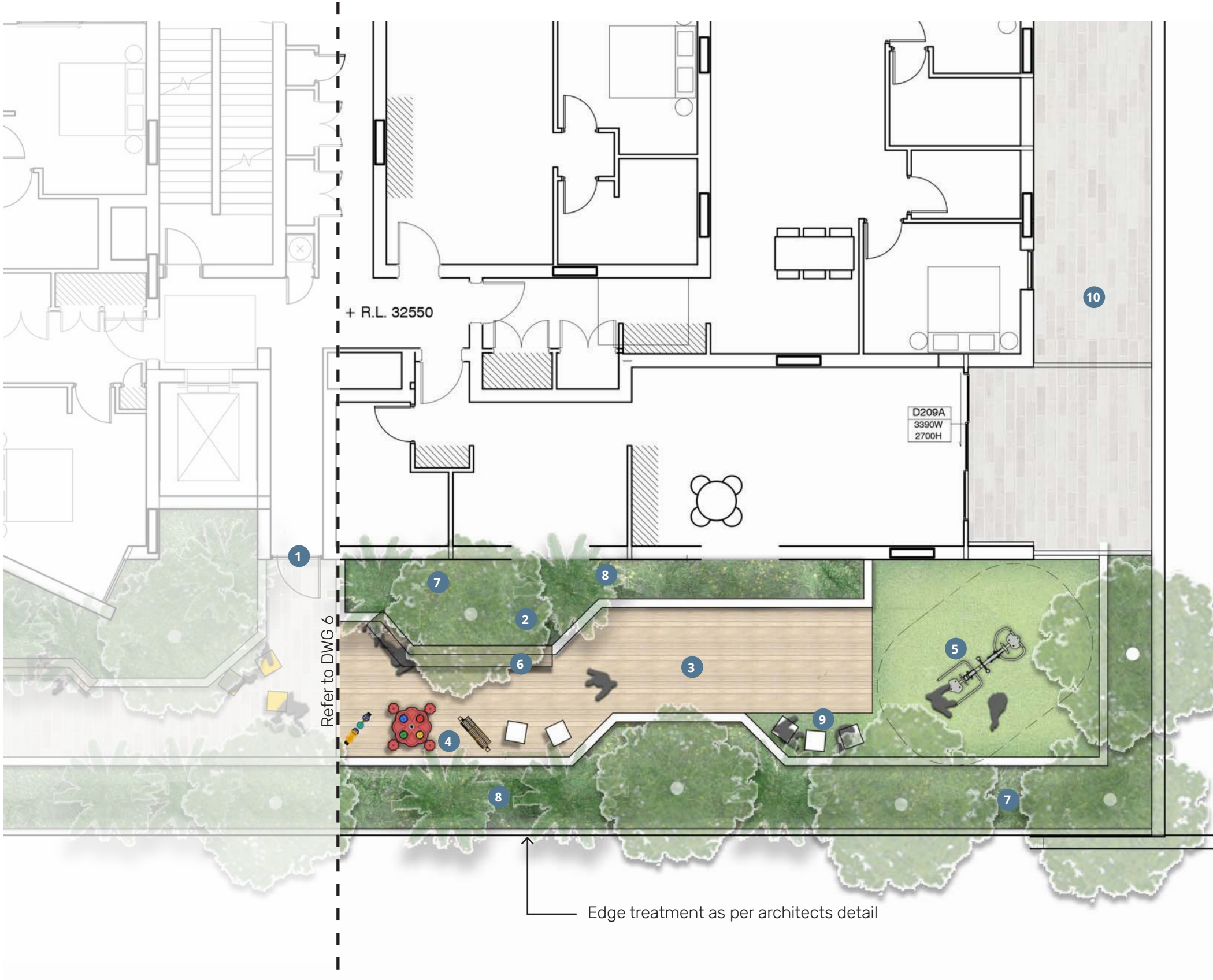
- 6 Timber bench seats with additional cube seats
- 7 Proposed trees for visual canopy screening
- 8 Proposed ferns with understorey planting
- 9 Cube seating
- 10 Private residential terrace

KEY

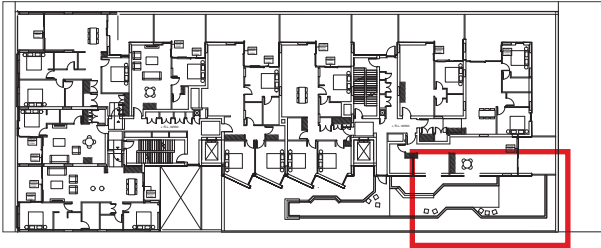
- Timber decking
- Paved surface
- Artificial turf
- Garden bed
- Imaginative play - flower table

- Imaginative play - noughts and crosses
- Imaginative play - spiral abacus
- Upper strength fitness pod
- Timber bench seating
- Proposed trees

Level 2 Landscape Detail Plan/ Northern Building



LOCATION PLAN



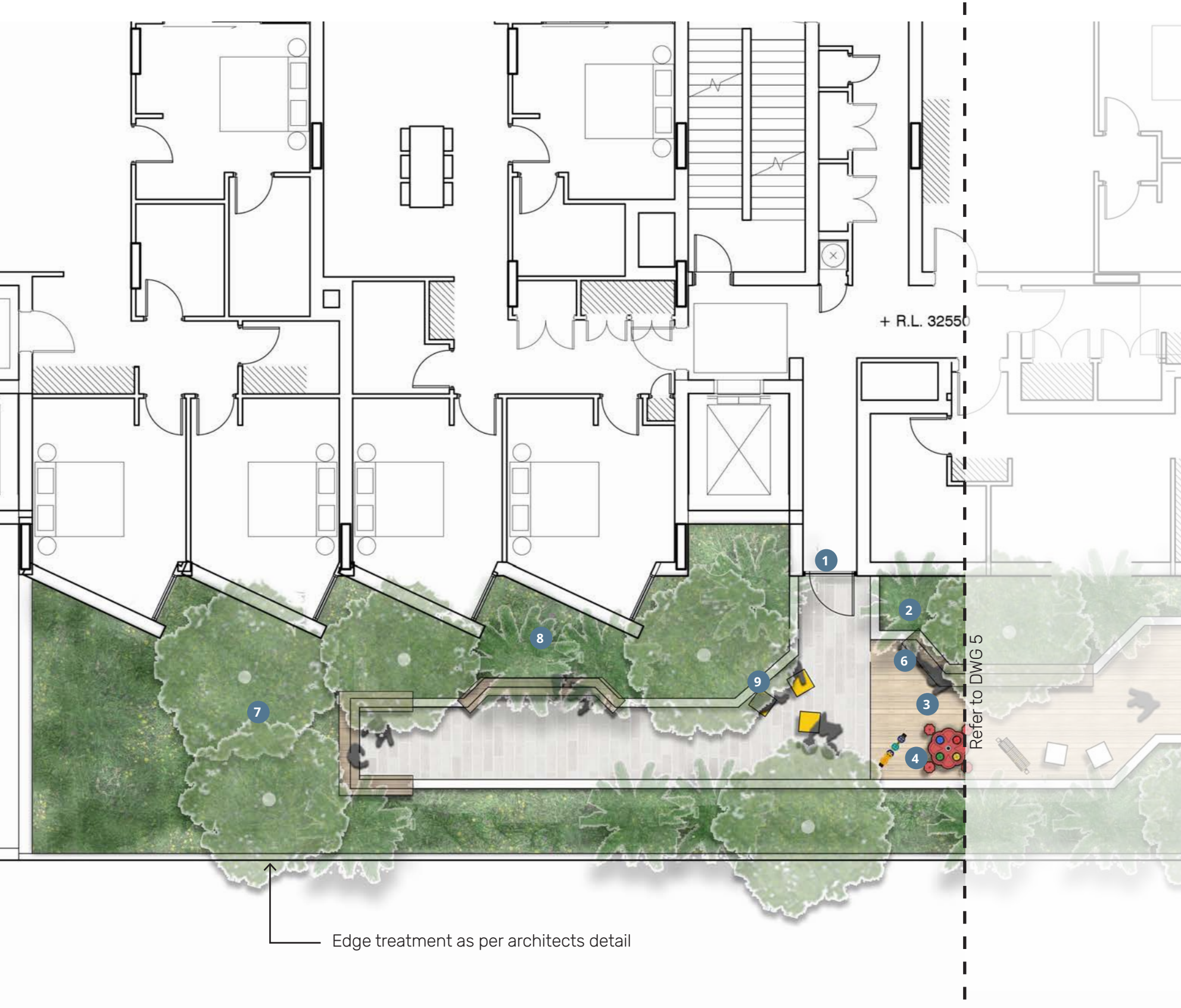
LEGEND

- 1 Building entry point
- 2 500mm raised planter
- 3 Timber decking access path
- 4 Imaginative play area
- 5 Outdoor gym with artificial turf surfacing
- 6 Timber bench seats with additional cube seats
- 7 Proposed trees for visual canopy screening
- 8 Proposed ferns with understorey planting
- 9 Cube seating
- 10 Private residential terrace

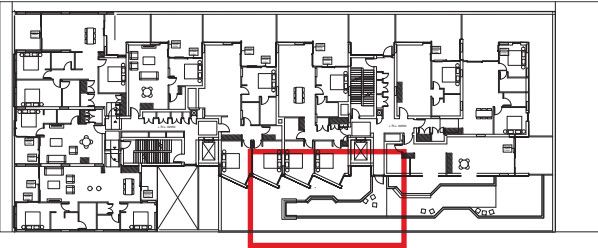
KEY

- Timber decking
- Paved surface
- Artificial turf
- Garden bed
- Imaginative play - flower table
- Imaginative play - noughts and crosses
- Imaginative play - spiral abacus
- Upper strength fitness pod
- Timber bench seating
- Proposed trees

Level 2 Landscape Detail Plan/ Southern Building



LOCATION PLAN



LEGEND

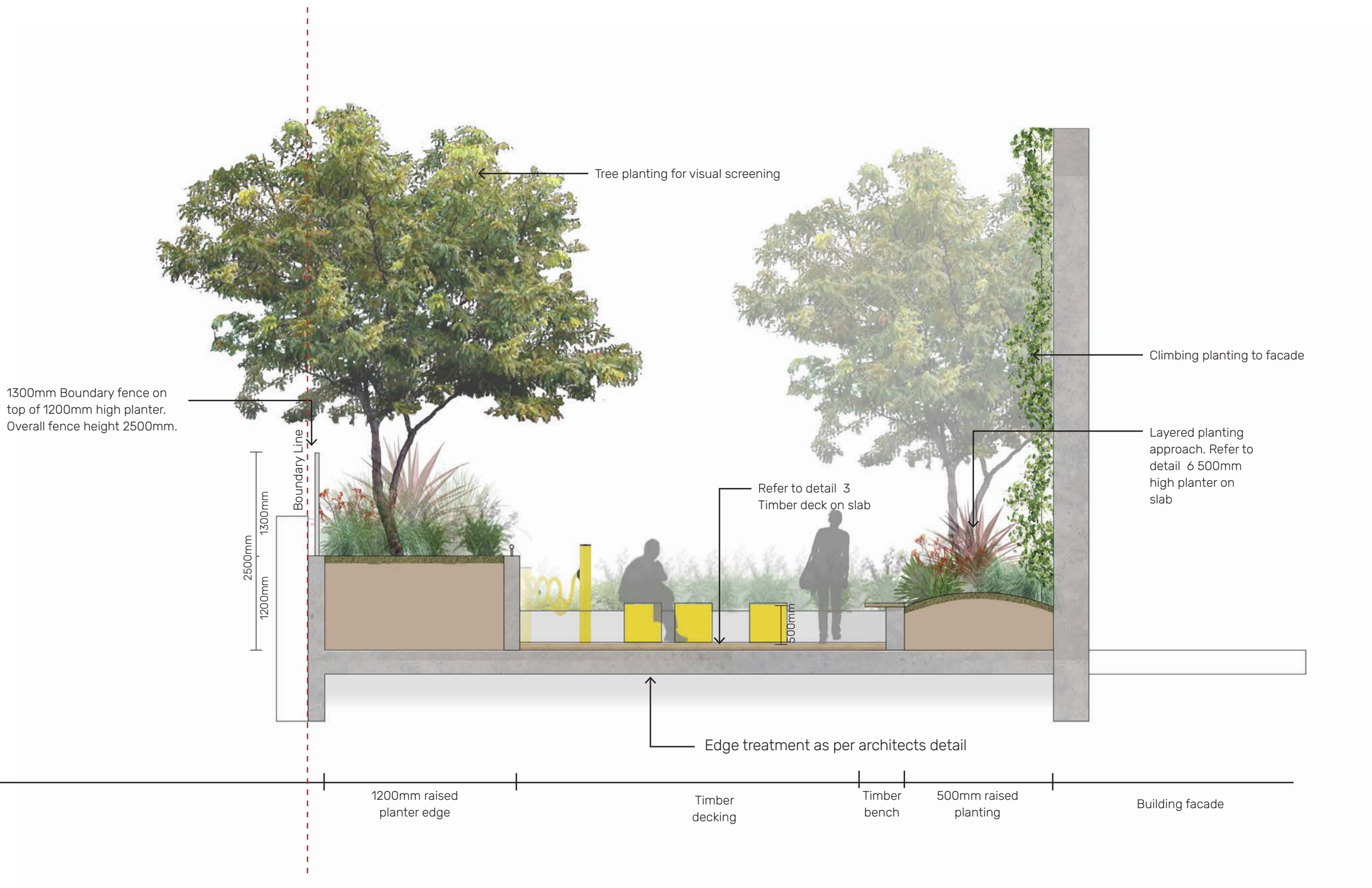
- 1 Building entry point
- 2 500mm raised planter
- 3 Timber decking access path
- 4 Imaginative play area
- 5 Outdoor gym with artificial turf surfacing
- 6 Timber bench seats with additional cube seats
- 7 Proposed trees for visual canopy screening
- 8 Proposed ferns with understorey planting
- 9 Cube seating
- 10 Private residential terrace

KEY

- | | |
|--|----------------------------|
| Timber decking | Upper strength fitness pod |
| Paved surface | Timber bench seating |
| Artificial turf | Proposed trees |
| Garden bed | |
| Imaginative play - flower table | |
| Imaginative play - noughts and crosses | |
| Imaginative play - spiral abacus | |



Level 2 Landscape Section BB



Level 2 Eastern Elevation

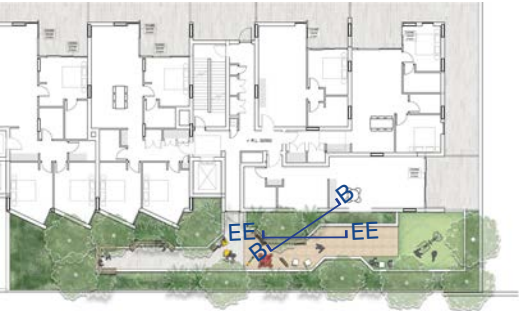
ELEVATION EE



SECTION BB



LOCATION PLAN



FACADE TRELIS
Ronstan climbing frame to facade
to support vertical planting



CLIMBING PLANTS

Cissus antarctica



Trachelospermum jasminoides



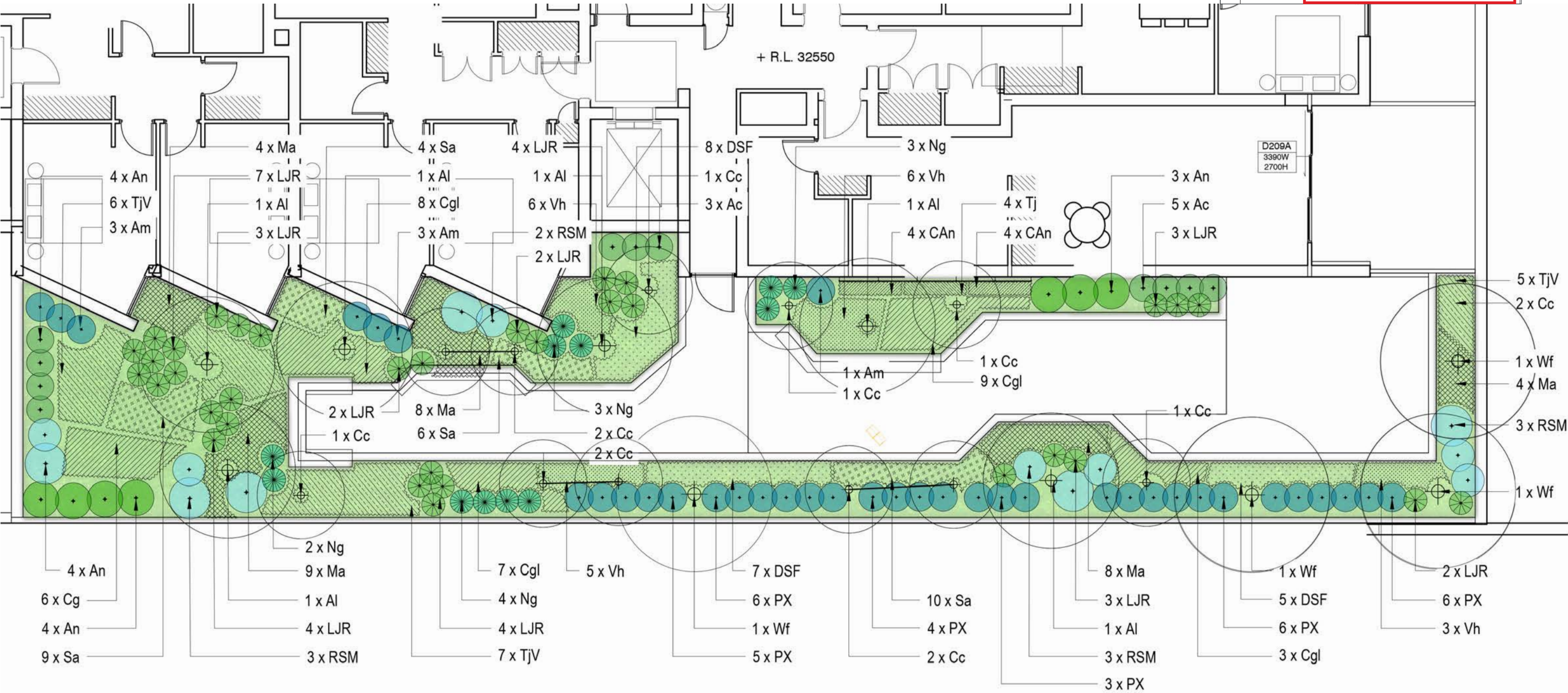
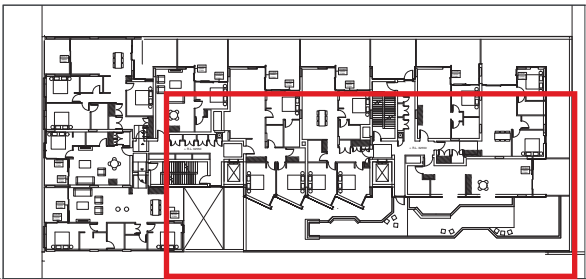
Level 2 Planting Schedule

Level 2						
SYM	Botanical Name	Common name	Mature Height (m)	Pot size	Quantity	Spacing (m²)
TREES						
Al	Acacia longifolia	Sydney Golden Wattle	8m	100L	6	As Shown
Cc	Cyathea cooperi	Australian Tree Fern	6m	100L	9	As Shown
Wf	Waterhousea floribunda 'Sweeper'	Weeping Lilly Pilly	10m	100L	4	As Shown
SHRUBS						
Am	Alocasia macrorrhiza	Giant Elephant Ear	2 x 2	300mm	7	1/m2
Ac	Alpinia caerulea 'Red Back'	Red Black Native Ginger	2 x 1	300mm	8	1/m2
An	Asplenium nidus	Birds Nest Fern	1.5 x 1.5	300mm	15	1/m2
PX	Philodendron 'Xanadu'	Xanadu	1 x 1	300mm	30	3/m2
GROUNDCOVERS						
Cgl	Casaurina glauca	Swamp Oak	0.1 x 1	150mm	27	6/m2
DSF	Dichondra 'Silver Falls'	Silver Falls Kidney Weed	0.2 x 2	150mm	20	6/m2
Ma	Mentha australis	River Mint	0.3 x 0.6	150mm	33	6/m2
Sa	Scaevola aemula 'Aussie Crawl'	Fan Flower	0.5 X 1	150mm	29	6/m2
Tjv	Trachelospermum jasminoides 'Variegata'	Variegated Jasmine	0.5 x 2	150mm	18	6/m2
Vh	Viola hederacea	Native Violet	0.2 x 1	150mm	20	6/m2
GRASSES						
LJR	Liriope muscari 'Just Right'	Lily Turf	0.5 x 0.5	150mm	34	6/m2
Ng	Neomarica gracilis	Walking Iris	0.5 x 0.5	150mm	12	6/m2
CLIMBERS						
CAn	Cissus antarctica	Kangaroo Vine	0.5 x 0.5	150mm	8	6/m2
Tj	Trachelospermum jasminoides	Star Jasmine	0.5 x 2	150mm	4	6/m2



Level 2 Detail Planting Plan

LOCATION PLAN



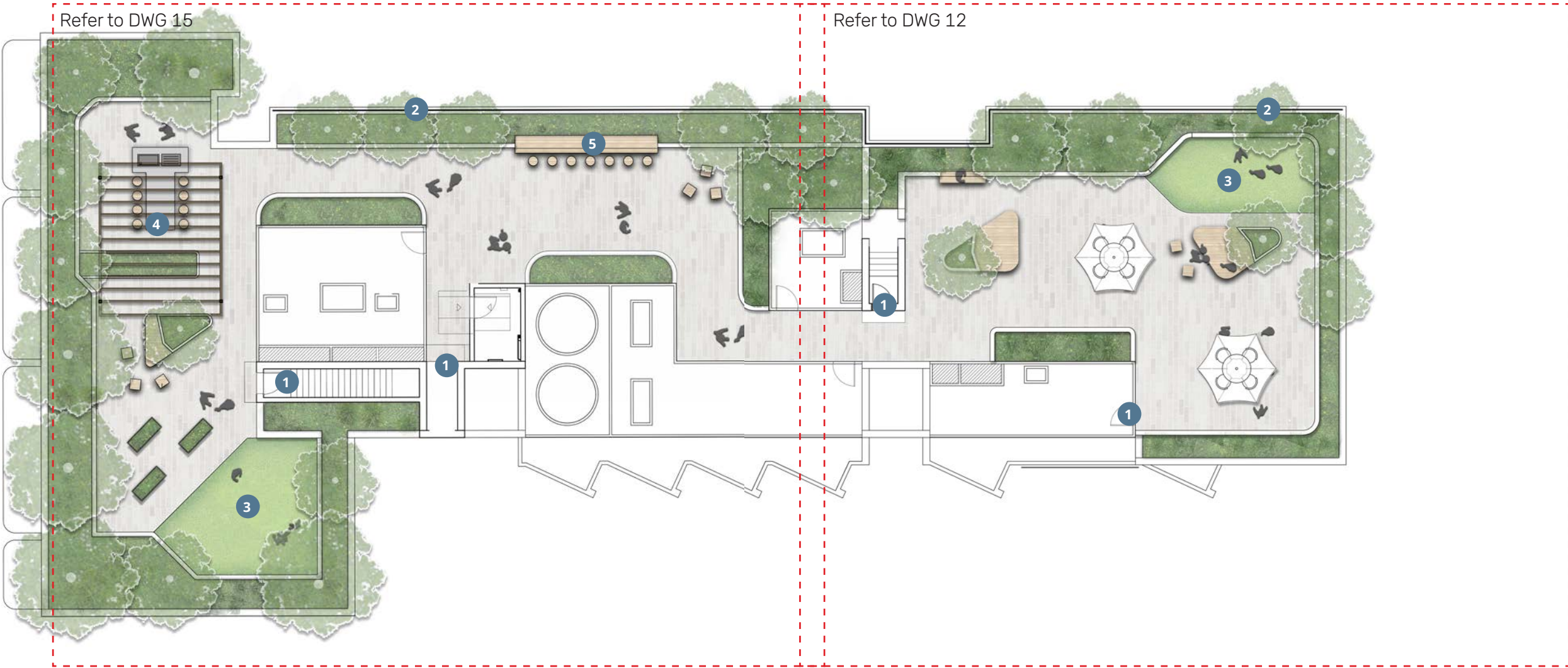
Roof Terrace Precedent Images / Look and Feel



“DESIGN WHICH INSPIRES A GREATER SENSE OF COMMUNITY”



Roof Terrace Overview



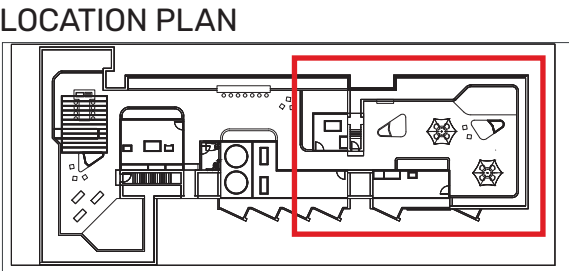
LEGEND

- 1 Building entry point
- 2 1000mm screen fence above 1200mm high planter
- 3 Passive artificial turf area
- 4 Outdoor barbecue and kitchen area
- 5 Outdoor workspace/ bar table and stools

KEY

- Paved surface
- Artificial turf
- Garden bed
- Raised planter with day bed
- Outdoor BBQ and communal dining table and seats
- Community garden planters
- Cube seating
- Proposed trees
- Outdoor table and stools
- Pergola

Roof Terrace Landscape Detail Plan / Northern Building

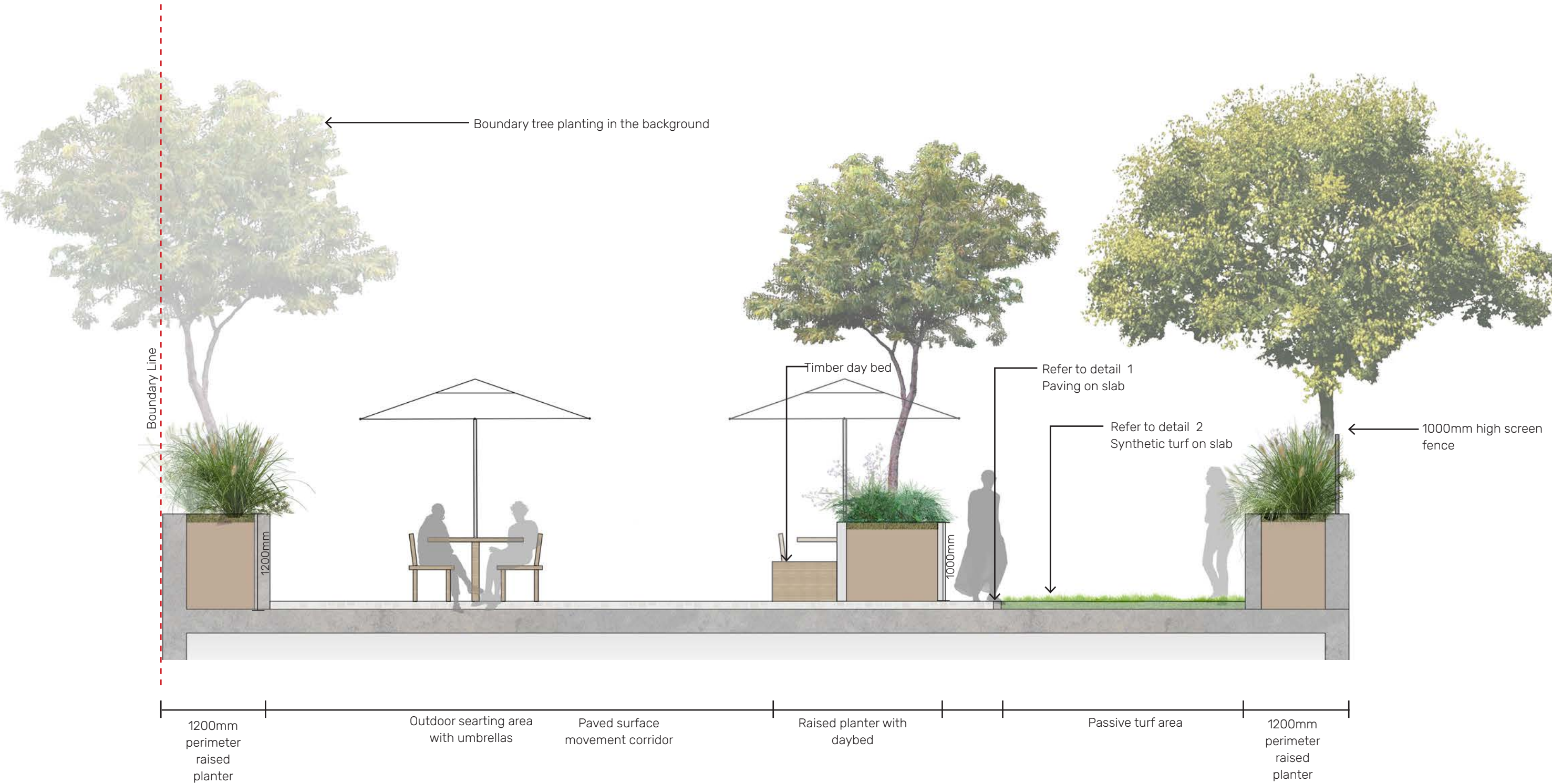


- LEGEND**
- 1 Building entry point
 - 2 1200mm high raised planters with spillover planting
 - 3 Outdoor umbrellas
 - 4 Passive artificial turf area
 - 5 Raised planter with day bed
 - 6 Paved surface
 - 7 Cube seating
 - 8 Timber Bench
 - 9 Raised planter with understorey and canopy planting

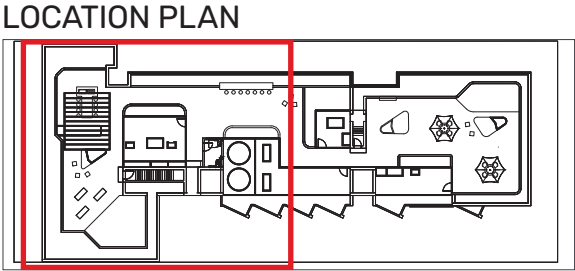
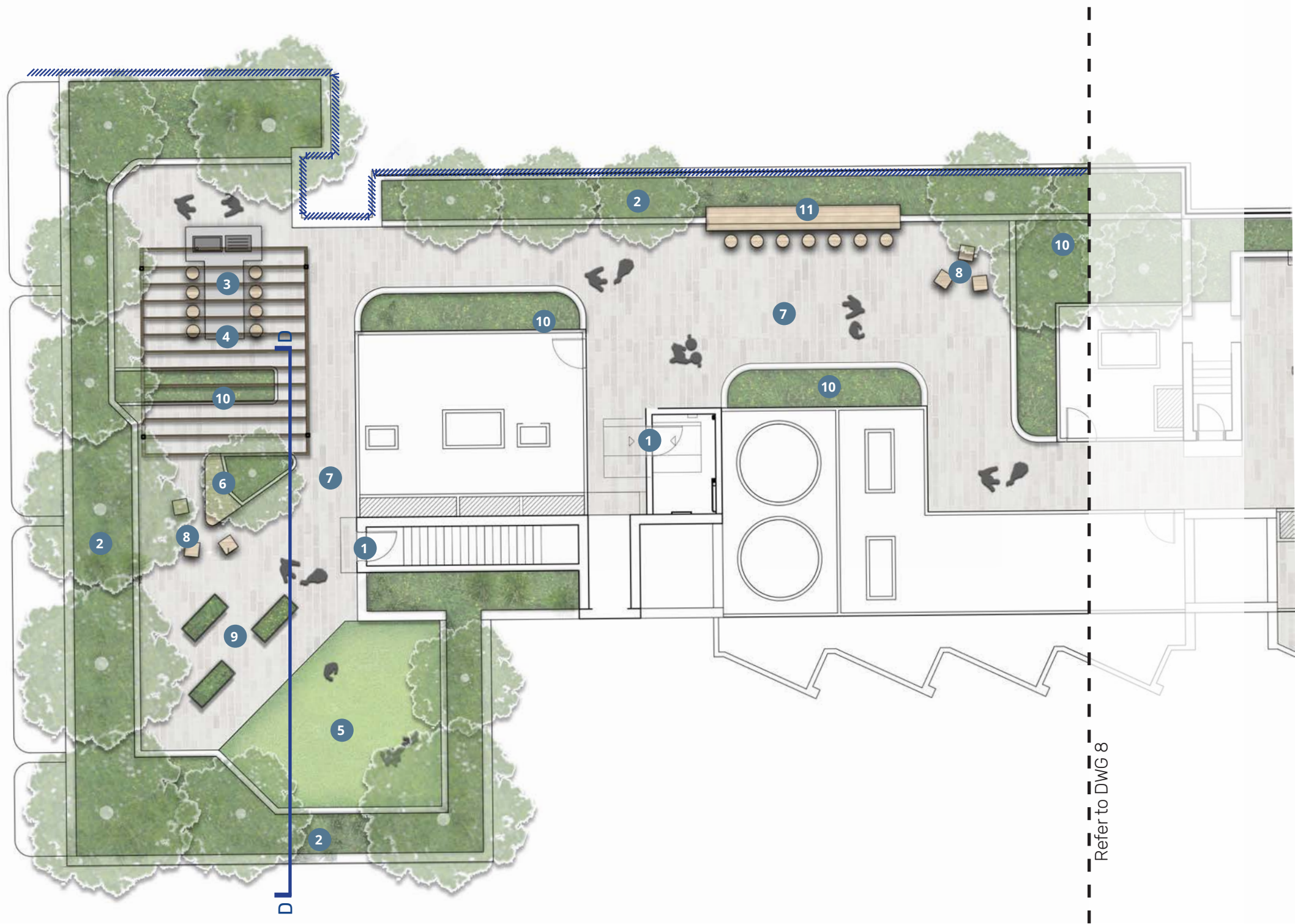
- KEY**
- Paved surface
 - Artificial turf
 - Garden bed
 - Raised planter with day bed
 - Outdoor BBQ and communal dining table and seats
 - 1000mm high screen fence



Roof Terrace Section CC / Northern Building



Roof Terrace Landscape Detail Plan / Southern Building



- LEGEND**
- 1 Building entry point
 - 2 1200mm high raised planters with spillover planting
 - 3 Outdoor barbecue and kitchen area
 - 4 Communal dining table and seats
 - 5 Passive artificial turf area
 - 6 Raised planter with day bed
 - 7 Paved surface
 - 8 Cube seating
 - 9 Raised Vegetable Planter boxes
 - 10 Raised planter with understorey/ canopy planting
 - 11 Outdoor workspace/ bar table and stools

- KEY**
- | | |
|---|---------------------------|
| Paved surface | Community garden planters |
| Artificial turf | Cube seating |
| Garden bed | Proposed trees |
| Raised planter with day bed | Outdoor table and stools |
| Outdoor BBQ and communal dining table and seats | 1000mm high screen fence |

Roof Terrace Section DD / Southern Building

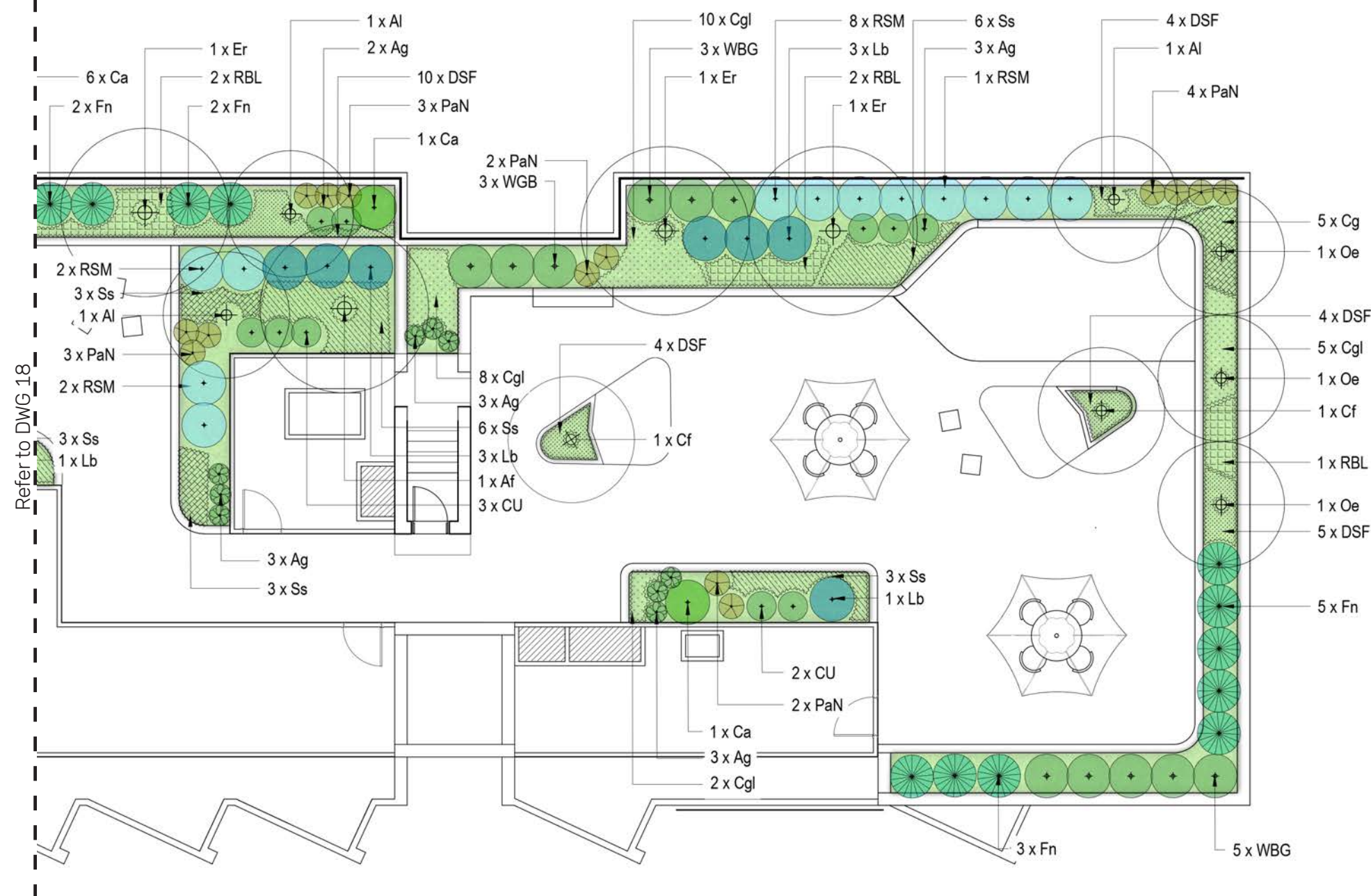


Roof Terrace Planting Schedule

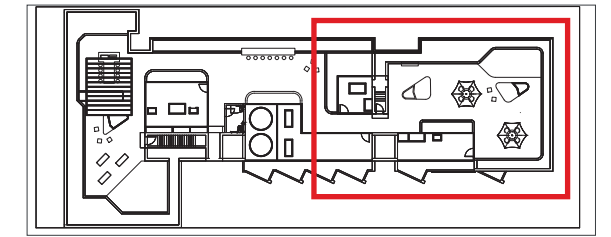
Roof Terrace						
SYM	Botanical Name	Common name	Mature Height (m)	Pot size	Quantity	Spacing (m²)
TREES						
Al	Acacia longifolia	Sydney Golden Wattle	8m	100L	4	As Shown
Af	Agonis flexouosa	Weeping Myrtle	10m	100L	2	As Shown
Bi	Banksia integrifolia	Coast Banksia	15m	100L	5	As Shown
Cf	Corymbia ficifolia 'Fairy Floss'	Flowering Gum	5m	100L	3	As Shown
Er	Elaeocarpus reticulatus	Blueberry Ash	9m	100L	6	As Shown
Oe	Olea europaea 'Correggiola'	Orreggiola Olive	6m	100L	6	As Shown
SHRUBS						
Ag	Agave attenuata x Agave ocahui	Agave 'Blue Glow'	0.5 x 0.5	300mm	30	3/m2
CU	Crassula ovata 'Undulata'	Curly Jade Plant	0.9 x 0.9	300mm	20	3/m2
Ca	Correa alba	White Correa	1.5 x 1.5	300mm	13	1/m2
Lb	Leucophyta brownii	Cushion Bush	1 x 1.5	300mm	16	1/m2
RSM	Rhaphiolepis 'Snow Maiden'	White Indian Hawthorn	1 x 1	300mm	29	1/m2
WBG	Westringia fruticosa 'Blue Gem'	Coastal Rosemary	1.5 x 1.3	300mm	21	1/m2
GROUNDCOVERS						
Cg	Carpobrotus glaucescens	Pigface	0.3 x 2	150mm	82	2/m2
DSF	Dichondra 'Silver Falls'	Silver Falls Kidney Weed	0.2 x 2	150mm	53	4/m2
Cgl	Casaurina glauca	Swamp Oak	0.1 x 1	150mm	42	3/m2
RBL	Rosmarinus officinalis 'Blue Lagoon'	Trailing Rosemary	1x1	150mm	8	2/m2
Ss	Senecio serpens	Blue Chalk Sticks	0.3 x 1	150mm	46	2/m2
GRASSES						
Fn	Ficinia nodosa	Knobby Club Rush	0.6 x 0.6	150mm	20	4/m2
LW	Lomandra Wingarra	Mat Rush	0.2 x 0.5	150mm	12	6/m2
PaN	Pennisetum alopecuroides 'Nafray'	Swamp Foxtail Grass	0.7 x 0.8	150mm	46	4/m2



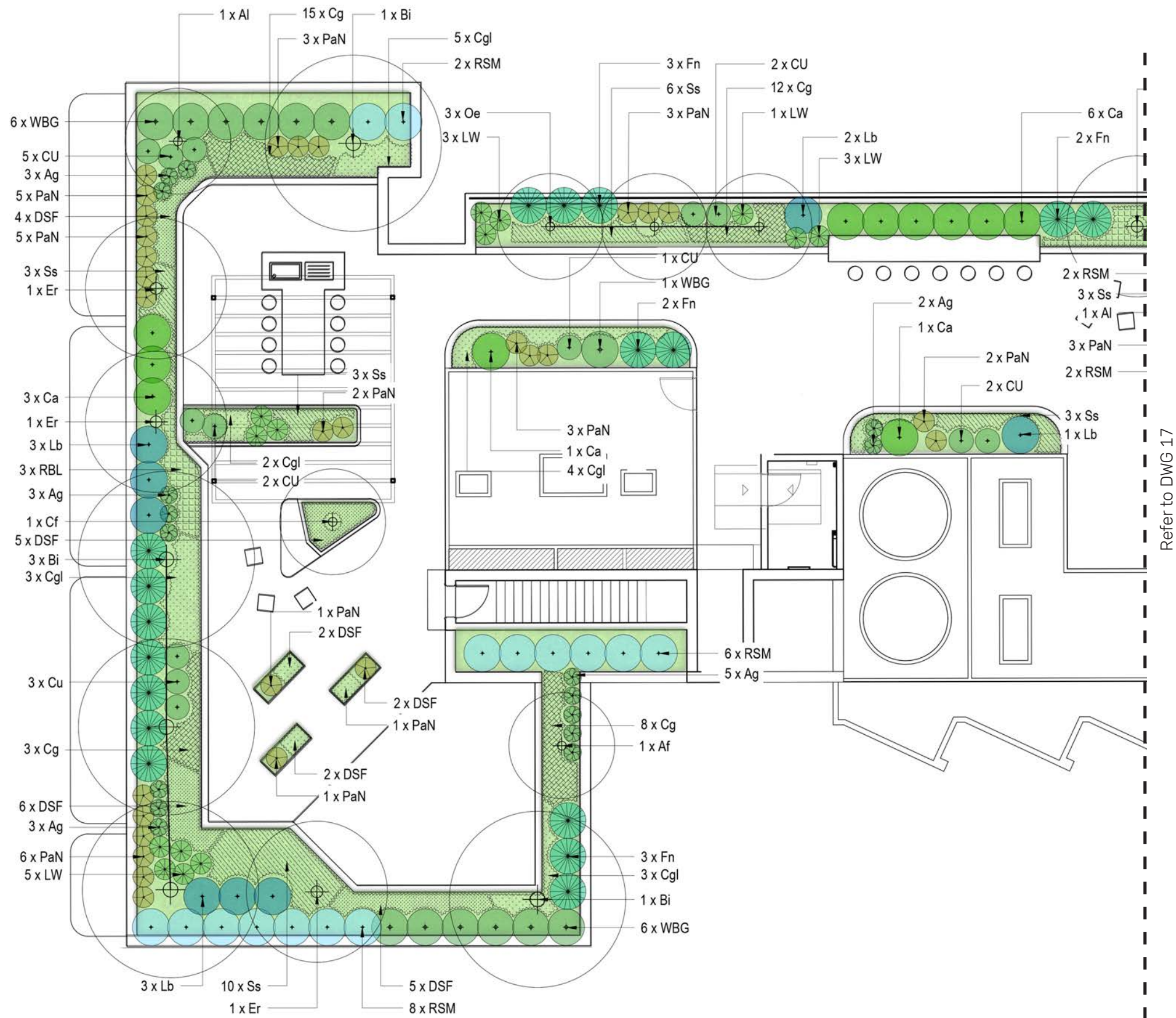
Roof Terrace Detail Planting Plan / Northern Building



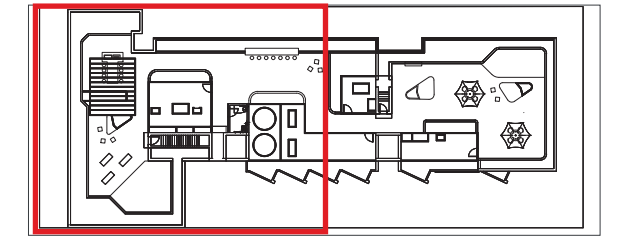
LOCATION PLAN



Roof Terrace Detail Planting Plan / Southern Building



LOCATION PLAN



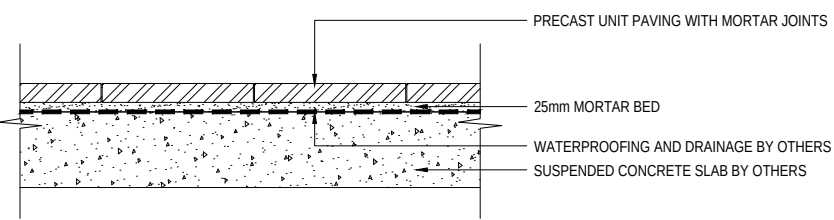
Precedent Images/ Planting



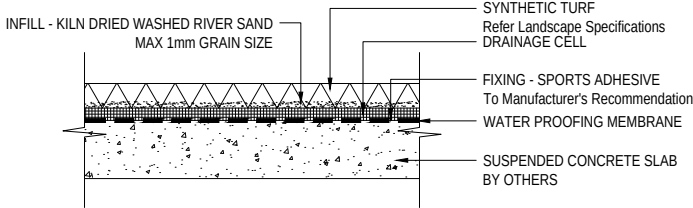
Precedent Images/ Materiality



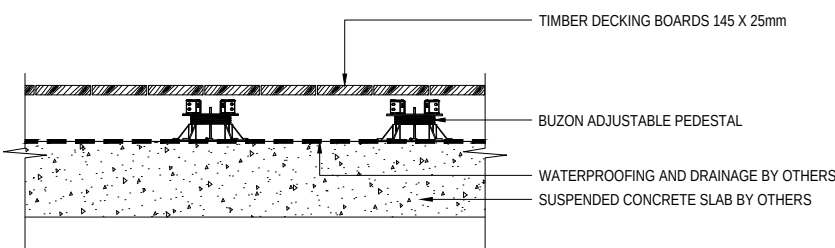
Typical Details/ Hardscape and Softscape



1 TYPICAL DETAIL - PAVING ON SLAB
SCALE 1:20



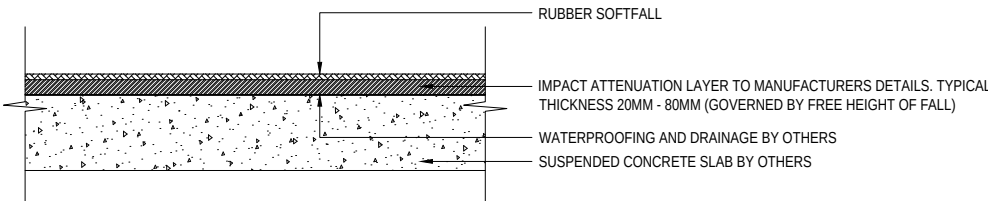
2 TYPICAL DETAIL - SYNTHETIC TURF ON SLAB
SCALE 1:20



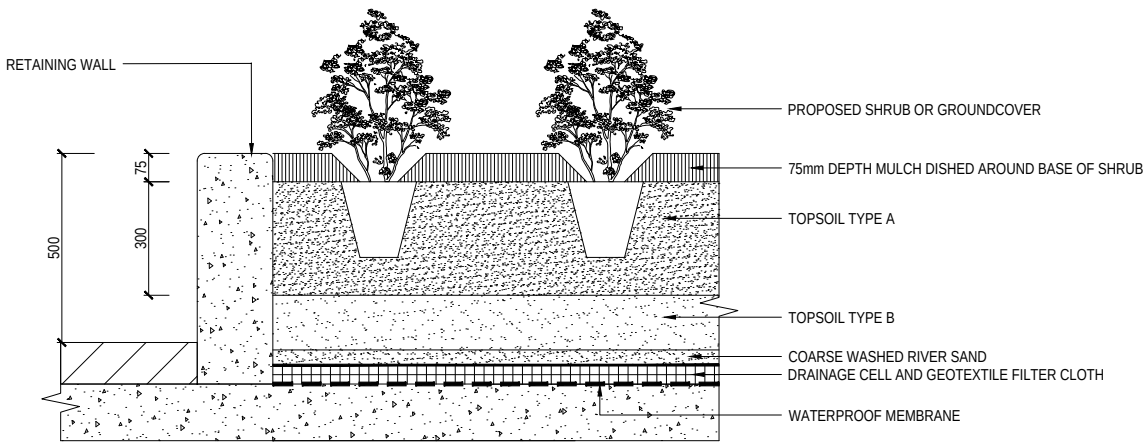
3 TYPICAL DETAIL - TIMBER DECK ON SLAB
SCALE 1:20



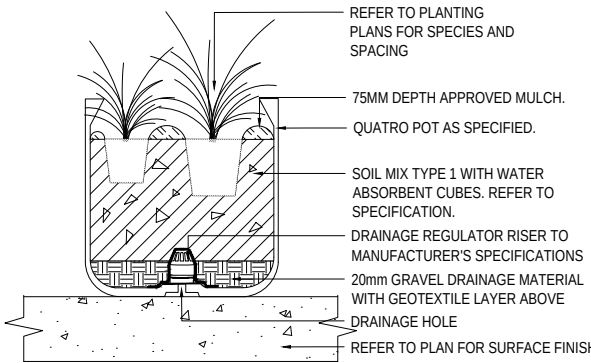
4 TYPICAL DETAIL - 1200mm HIGH PLANTER ON SLAB
SCALE 1:40



5 TYPICAL DETAIL - SOFTFALL ON SLAB
SCALE 1:20



6 TYPICAL DETAIL - 500mm HIGH PLANTER ON SLAB
SCALE 1:20



7 TYPICAL DETAIL - PLANTING IN POT
SCALE 1:20

Maintenance Schedule / Softscape

PLACE Design Group Pty Ltd		
PROPOSED MAINTENANCE SCHEDULE		
Client:	Lindsay Bennelong	
Project Name:	138 Maroubra Road	
Precinct Name:	All areas with softscaping	
Works Description:	Maintenance of Soft Landscape areas	
Maintenance Period:	12 Months from Practical Completion	
SOFTSCAPE AREAS:	Car Park Planting, External Laneway, Front Entry	
TASK DESCRIPTION:	FREQUENCY: 0-6 Months	FREQUENCY: 6 - 12 Months
Trees		
Visual inspection of all trees	Fortnightly in summer/ Monthly in Winter	Monthly in summer/ Once in Winter
Manually inspect water levels to trees	Fortnightly in summer/ Monthly in Winter	Monthly in summer/ Once in Winter
Inspect damage to trees	Fortnightly in summer/ Monthly in Winter	Monthly in summer/ Once in Winter
Replace any taping to trees	Fortnightly in summer/ Monthly in Winter	Monthly in summer/ Once in Winter
Prune dead or damaged branches	Fortnightly in summer/ Monthly in Winter	Monthly in summer/ Once in Winter
Check for and report pests & diseases	Fortnightly	Monthly
Replace failed or damaged trees	Fortnightly/ As required	Monthly/ As required
Spray in accordance with manufacturers recommendations	As required	As required
Adjust &/ or replace stakes & ties where necessary	As required	As required
Mulch		
Remove litter & debris from mulch areas	Fortnightly	Monthly
Remove weed growth in mulch areas	Fortnightly	Monthly
Top up mulch levels	Annually	Annually
Plants		
Check for and report pests & diseases	Fortnightly	Monthly
Spray in accordance with manufacturers recommendations	Fortnightly	Monthly
Prune damaged or dead branches	Fortnightly	Monthly
Remove weed growth in plant areas	Fortnightly	Monthly
Replace failed or damaged plants	Fortnightly/ As required	Monthly/ As required
Adjust &/ or replace stakes & ties where necessary	Fortnightly/ As required	Monthly/ As required
General Watering		
Irrigation to all garden beds	Weekly first 6 months/ Fortnightly there after dependent on	Monthly dependent on rainfall conditions
Hand water to individual pots	Weekly first 6 months/ Fortnightly there after dependent on	Monthly dependent on rainfall conditions
Urgent works		
Report any theft, damage or vandalism	Weekly	As required
ADDITIONAL WORKS / COMMENTS:		
Post practical completion. Refer Goodman standard maintenance specification.		
Maintenance to be undertaken weekly by Goodman maintenance staff.		

Maintenance Schedule / Hardscape

PLACE Design Group Pty Ltd		
DEVELOPER MAINTENANCE & DEFECTS LIABILITY PROGRAM		
Client:	Lindsay Bennelong	
Project Name:	138 Maroubra Road	
Precinct Name:	All landscape areas	
Works Description:	Maintenance for all Hard Landscape areas	
Maintenance Period:	12 Months from Practical Completion	
TASK DESCRIPTION:	FREQUENCY: 0-6 Months	FREQUENCY: 6 - 12 Months
Raised Planters / Walls		
Visual inspection of all walls for damage, cracks or other imperfections	Fortnightly	Monthly
Visual inspection of walls for graffiti. Remove graffiti as recommended by the anti graffiti coatings manufacturer.	Fortnightly As Required	Monthly As Required
Visual inspection of all cladding & capping material for stains & defects	Fortnightly	Monthly
Clean in accordance with manufacturers recommendations	As Required	As Required
Replace failed or damaged cladding and capping material	As Required	As Required
Paved Surfaces		
Visual inspection of all paving for damage, cracks or stains	Fortnightly	Monthly
Visual inspection of all paving for lifting of sub base	Fortnightly	Monthly
Visual inspection of all paving for mortar damage / re-pointing	Fortnightly	Monthly
Clean in accordance with manufacturers recommendations	As required	As required
Replace failed or damaged pavers or tiles	As required	As required
Clear away all Leaf and debris with blower	Monthly	Quarterly
Furniture		
Inspect, maintain & repair all furniture elements	Monthly/ As required	Monthly/ As required
Allow for re-application of timber exterior paint or oil based stain every two years where timber is used		2 years
Drainage		
Replace failed or damaged surface drains or grates	As required	As required
Replace failed or damaged sub surface drains or outlets	As required	As required
Remove all leaf and debris from field gullies & surface drains	Monthly	Quarterly
Clear away all Leaf and debris with blower	Monthly	Quarterly
Irrigation		
Inspect, maintain & repair all defects to lines & emitters	Monthly/ As required	Quarterly
Inspection of water storage tank	Bi-Annually	Annually/ As Required
Inspection & service of irrigation pump and UV filter	Monthly	Quarterly
Inspection & service of irrigation control panel	Monthly	Quarterly
Urgent works		
Report any theft, damage or vandalism	Weekly	As required
ADDITIONAL WORKS / COMMENTS:		
Site Foreman		

place
design
group.