

CENTRAL COAST QUARTER S2

26-30 Mann Street, Gosford, NSW 2250

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DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
201	PLANT SCHEDULE
301	SOFTWORKS PLAN - BAKER STREET
302	SOFTWORKS PLAN - VAUGHAN AVENUE
303	SOFTWORKS PLAN - MANN STREET
400	LANDSCAPE SPECIFICATIONS
500	SOFTWORKS DETAILS

KEY PLAN

SCALE: 1:500@A1



B	Detailed DA	JS	JS	05.12.25
A	Detailed DA	JS/SW	JS	26.11.25

Issue	Revision	Description	Drawn	Check	Date
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Not for Construction

Project

CCQ Stage 2
Gosford

Detailed DA

Client Name

URBAN
PROPERTY

Drawing No. Drawing Name

000 COVER SHEET

Job No.

25-1105

Issue

B

Scale

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ARCADIA

25-1105 CENTRAL COAST QUARTER S2 - PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE
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PM01				
CAL orb	<i>Calathea orbifolia</i>	Orbifolia Prayer Plant	0.5-1m x 0.5-1m	150 mm
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1-0.2m x 1-2m	140 mm
LIR mus	<i>Liriope muscari</i>	Lilyturf	0.3-0.6m x 0.3-0.6m	140 mm
DIA cae	<i>Dianella caerulea 'Breeze'</i>	Blue Flax Lily	0.4-0.6m x 0.5-1m	400 mm
DEI gra	<i>Dietes grandiflora</i>	Wild Iris	0.8-1.2m x 0.8-1m	140 mm

PM02				
CAL orb	<i>Calathea orbifolia</i>	Orbifolia Prayer Plant	0.5-1m x 0.5-1m	150 mm
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1-0.2m x 1-2m	140 mm
LIR mus	<i>Liriope muscari</i>	Lilyturf	0.3-0.6m x 0.3-0.6m	140 mm
DIA cae	<i>Dianella caerulea 'Breeze'</i>	Blue Flax Lily	0.4-0.6m x 0.5-1m	400 mm
DEI gra	<i>Dietes grandiflora</i>	Wild Iris	0.8-1.2m x 0.8-1m	140 mm
SPA wal	<i>Spathiphyllum wallisii</i>	Peace Lily	0.3-1m x 0.3-1m	140 mm
LIG ren	<i>Ligularia reniformis</i>	Tractor Seat Plant	0.5-1m x 0.5-1m	140 mm
PHI ROJ	<i>Philodendron 'Rojo Congo'</i>	Rojo Congo Philodendron	1-1.5m x 1-1.5m	200 mm

PM03				
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1-0.2m x 1-2m	140 mm
DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.05-0.1m x 1-2m	200 mm
CAS gla	<i>Casuarina glauca 'Cousin It'</i>	Cousin It She-Oak	0.2-0.3m x 1-2m	200 mm

PM04				
ALP cae	<i>Alpinia caerulea</i>	Native Ginger	1.5-2m x 1-2m	200mm

PM05				
HAR vio	<i>Hardenbergia violacea</i>	Purple Coral Pea	1-3m x 1-2m	200 mm
KEN rub	<i>Kennedia rubicunda</i>	Red Coral Pea	1-1.5m x 1-2m	200 mm
CAS gla	<i>Casuarina glauca 'Cousin It'</i>	Cousin It She-Oak	0.05-0.1m x 1-2m	200 mm
CIS ant	<i>Cissus Antarctica</i>	Kangaroo Vine	0.2-0.3m x 1-2m	201 mm
CAL orb	<i>Calathea orbifolia</i>	Orbifolia Prayer Plant	0.5-1m x 0.5-1m	150 mm
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1-0.2m x 1-2m	140 mm
LIR mus	<i>Liriope muscari</i>	Lilyturf	0.3-0.6m x 0.3-0.6m	140 mm

PM06				
BAN gia	<i>Banksia 'Giant candles'</i>	Giant Candles Banksia	3-5m x 2-3m	200 mm
MEL cla	<i>Melaleuca 'Claret Tops'</i>	Claret Tops Melaleuca	2-3m x 1-2m	200mm
GRE fir	<i>Grevillea 'Fireworks'</i>	Fireworks Grevillea	1-3m x 1-2m	140 mm
CIS ant	<i>Cissus Antarctica</i>	Kangaroo Vine	0.2-0.3m x 1-2m	201 mm
BIL sca	<i>Billardiera scandens</i>	Bush Bluebell	0.3-0.6m x 0.5-1m	300 mm
CAL orb	<i>Calathea orbifolia</i>	Orbifolia Prayer Plant	0.5-1m x 0.5-1m	150 mm
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1-0.2m x 1-2m	140 mm
PAN pan	<i>Pandorea pandorana</i>	Bower Vine	5-10m x 1-3m	200 mm
HOY aus	<i>Hoya australis</i>	Wax Flower	1-1.5m x 1-2m	200 mm

PM07				
HIB sca	<i>Hibbertia scandens</i>	Golden Guinea Flower	0.3-0.6m x 0.5-1m	140 mm
CIS ant	<i>Cissus Antarctica</i>	Kangaroo Vine	0.2-0.3m x 1-2m	201 mm
DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.2-0.3m x 1-2m	300 mm
PAN pan	<i>Pandorea pandorana</i>	Bower Vine	5-10m x 1-3m	200 mm
MYO par	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Myoporum	0.2-0.3m x 1-2m	200 mm
CAR gla	<i>Carpobrotus glaucescens</i>	Coastal Pig Face	0.2-0.3m x 1-2m	200 mm

PM08				
LEP pac	<i>Leptospermum 'Pacific Beauty'</i>	Pacific Beauty Tea Tree	1-3m x 1-2m	200mm
BAN spi	<i>Banksia spinulosa</i>	Hairpin Banksia	1-3m x 1-2m	140 mm
PEN alo	<i>Pennisetum alopecuroides</i>	Fountain Grass	0.6-1.5m x 0.6-1m	140 mm
LOM win	<i>Lomandra 'Wingarra'</i>	Wingarra Lomandra	0.6-1m x 0.5-1m	200 mm
IMP cyl	<i>Imperata cylindrica 'Yalba'</i>	Yalba Blood Grass	0.3-0.6m x 0.3-0.5m	200 mm
LOM Eve	<i>Lomandra 'Evergreen baby'</i>	Evergreen Baby Lomandra	0.3-0.5m x 0.3-0.5m	150 mm
DIA cae	<i>Dianella caerulea 'Breeze'</i>	Blue Flax Lily	0.4-0.6m x 0.5-1m	140 mm
IMP cyl	<i>Imperata cylindrica 'Yalba'</i>	Yalba Blood Grass	0.3-0.5m x 0.5-1m	140 mm
HAR vio	<i>Hardenbergia violacea</i>	Purple Coral Pea	0.5-1m x 1-2m	400 mm
HIB sca	<i>Hibbertia scandens</i>	Golden Guinea Flower	0.3-0.6m x 0.5-1m	140 mm

PM09				
LOM win	<i>Lomandra 'Wingarra'</i>	Wingarra Lomandra	0.6-1m x 0.6-1m	150 mm
THE tri	<i>Themeda triandra</i>	Kangaroo Grass	1-1.5m x 1-1.5m	140 mm
POA lab	<i>Poa labillardieri</i>	Tussock Grass	0.3-0.6m x 0.5-1m	140 mm
PRA pur	<i>Pratia purpurascens</i>	Creeping Jenny	0.1-0.2m x 0.3-0.5m	400 mm
GOO ova	<i>Goodenia ovata</i>	Common Goodenia	0.3-0.6m x 0.5-1m	140 mm
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1-0.2m x 1-2m	140 mm
BIL sca	<i>Billardiera scandens</i>	Bush Bluebell	0.3-0.6m x 0.5-1m	300 mm
CAL orb	<i>Calathea orbifolia</i>	Orbifolia Prayer Plant	0.5-1m x 0.5-1m	150 mm

PM10				
CAS gla	<i>Casuarina glauca 'Cousin It'</i>	Cousin It She-Oak	0.3-0.5m x 0.5-1m	400 mm
CAR gla	<i>Carpobrotus glaucescens</i>	Coastal Pig Face	0.2-0.3m x 1-2m	200 mm
WES fru	<i>Westringia Fruticosa</i>	Coastal Rosemary	0.3-0.6m x 0.5-1m	200 mm

TREES				
CYA coo	<i>Cyathea cooperi</i>	Tree Fern	4x3m	45Lt
TRI lau (S)	<i>Tristaniopsis laurina</i>	Water Gum - (Street Treet)	5x4m	45Lt
TRI lau	<i>Tristaniopsis laurina</i>	Water Gum	4x3m	100Lt
WAT flo	<i>Waterhousia Floribuna</i>	Weeping Lilly Pilly	6x4m	45Lt

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Not for Construction

Project
CCQ Stage 2
Gosford

Detailed DA
Client Name

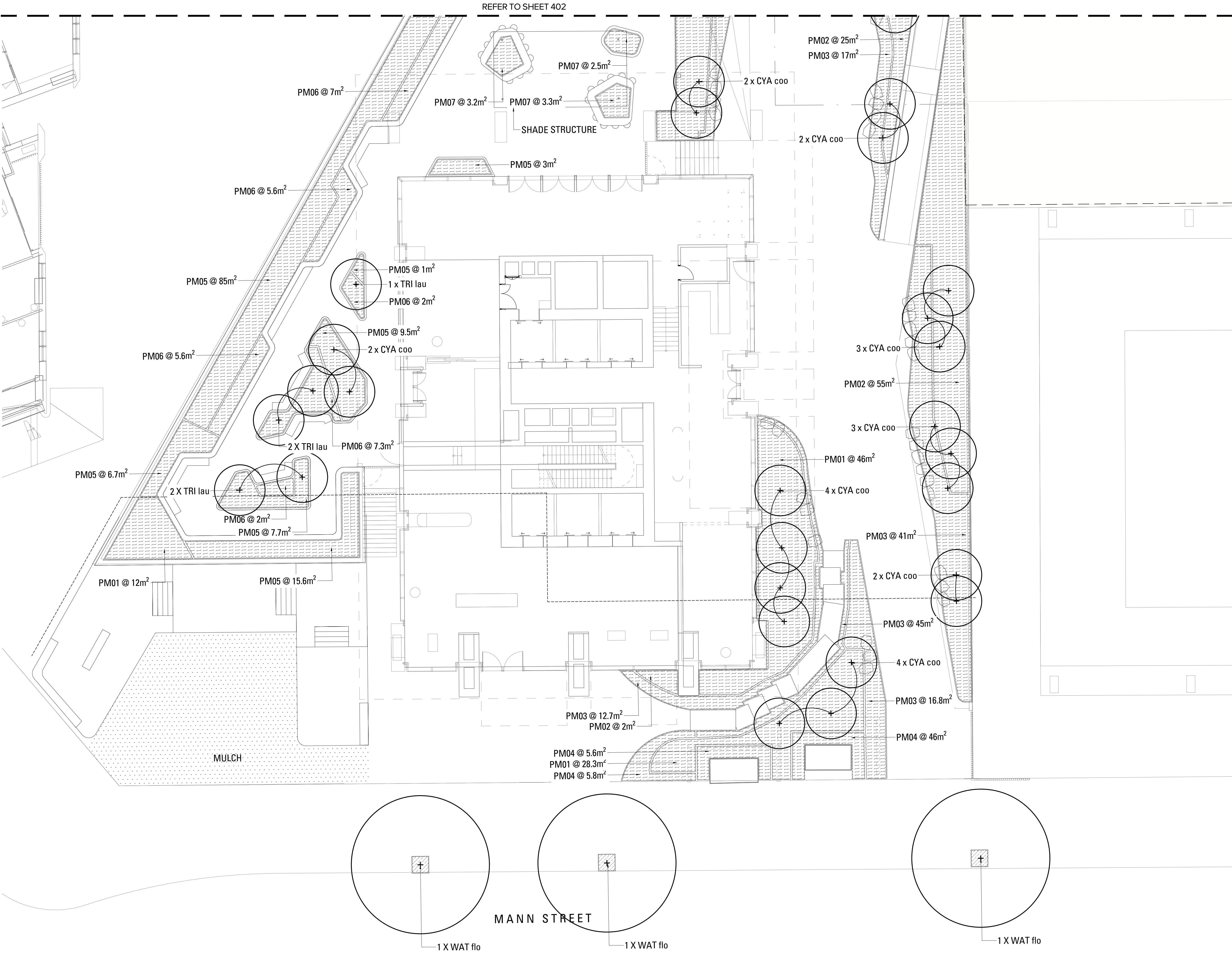


Drawing No. Drawing Name
101 PLANTING SCHEDULE

Job No. 25-1105
Issue B
Scale

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Detailed DA

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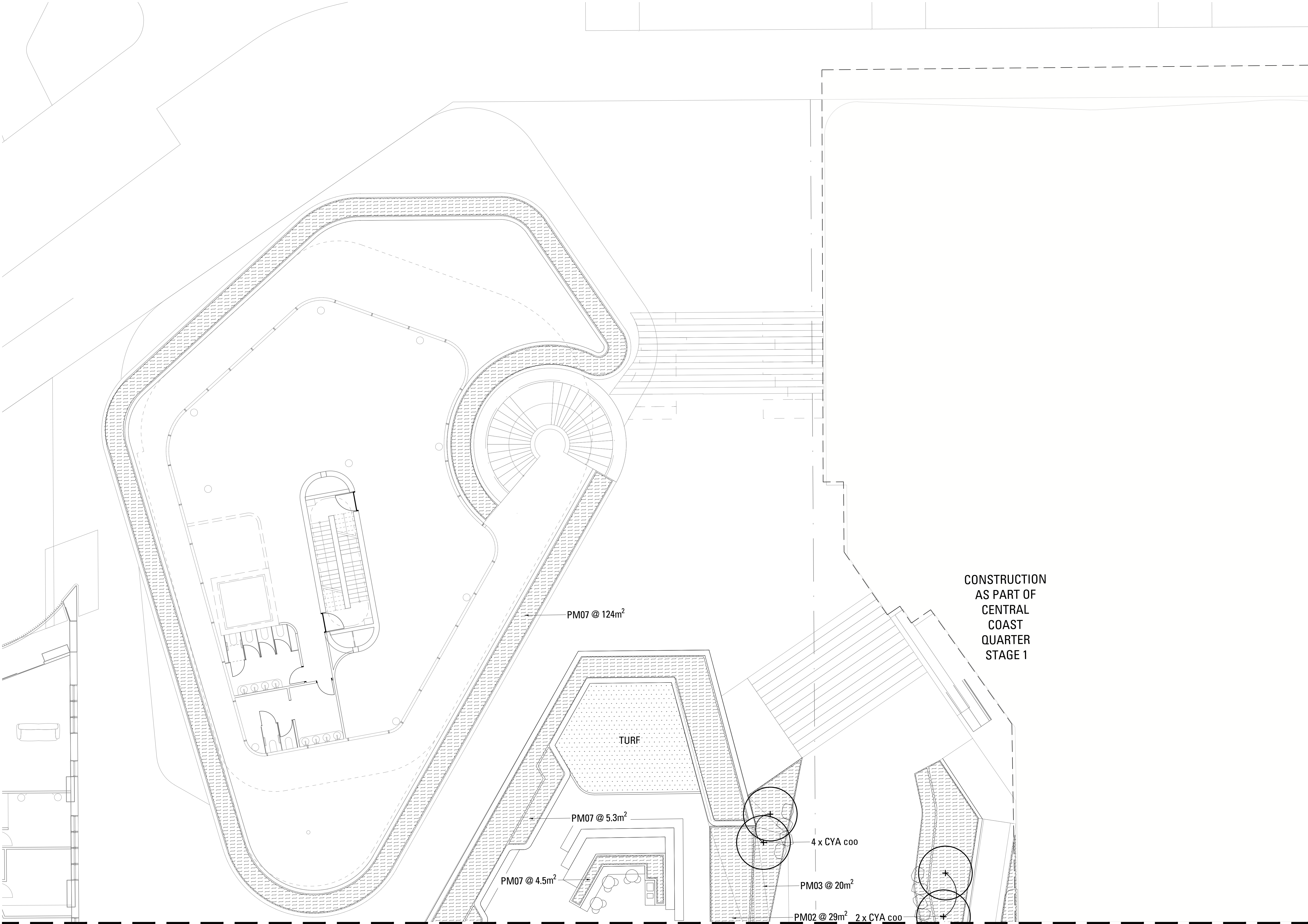
URBAN
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Drawing No. 401
Drawing Name
SOFTWORKS PLAN

Job No. 25-1105
Issue B
Scale
1:100 @ A1

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CCQ Stage 2
Gosford

Detailed DA

Client Name

URBAN
PROPERTY

Drawing No.

402

Drawing Name

SOFTWORKS PLAN

Job No.

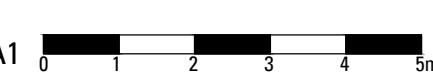
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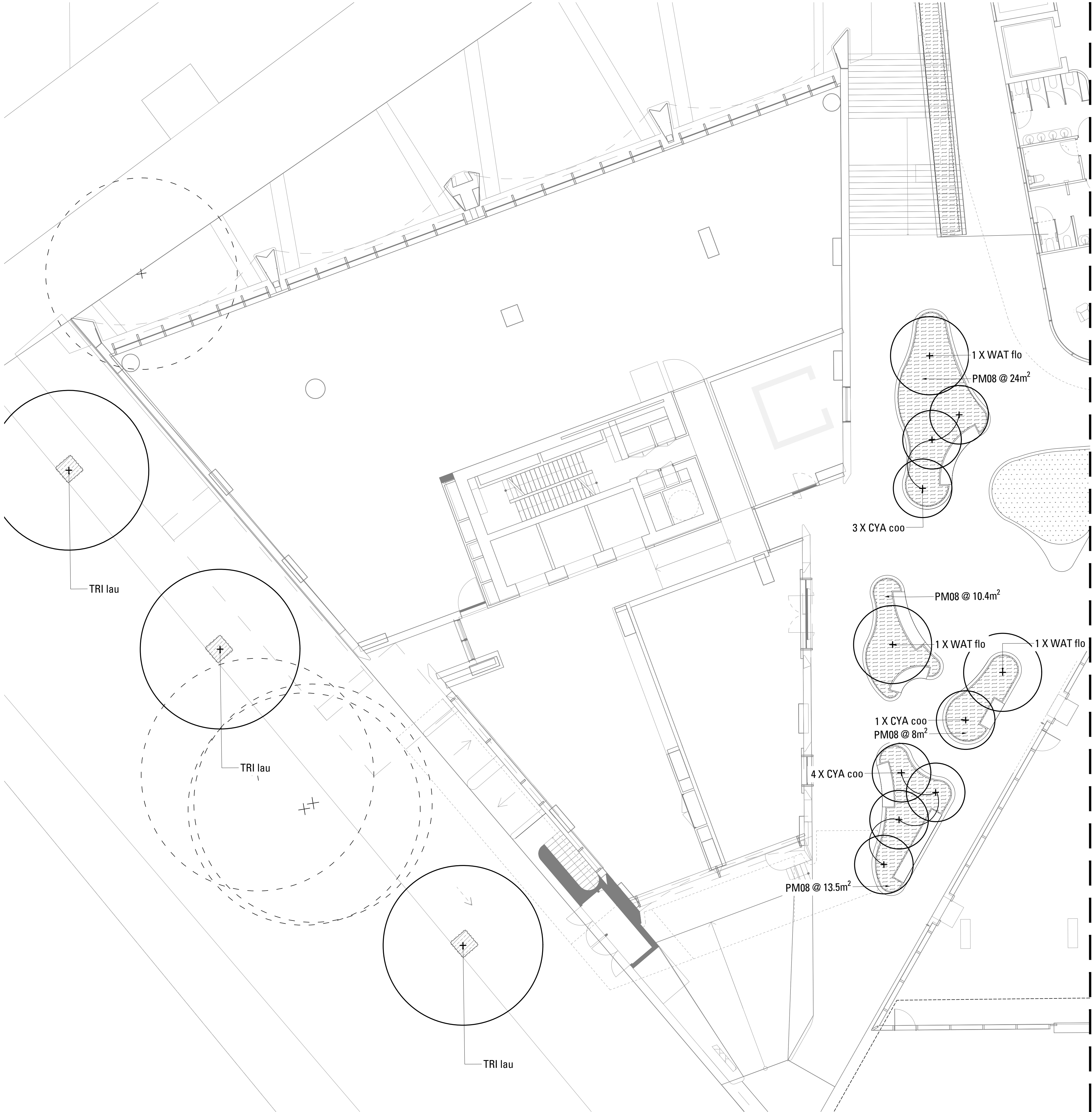
25-1105

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Issue Revision Description		Drawn	Check	Date

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CCQ Stage 2
Gosford

Detailed DA

Client Name

URBAN
PROPERTY

Drawing No. Drawing Name

403 SOFTWARES PLAN

Job No.

25-1105

Issue

B

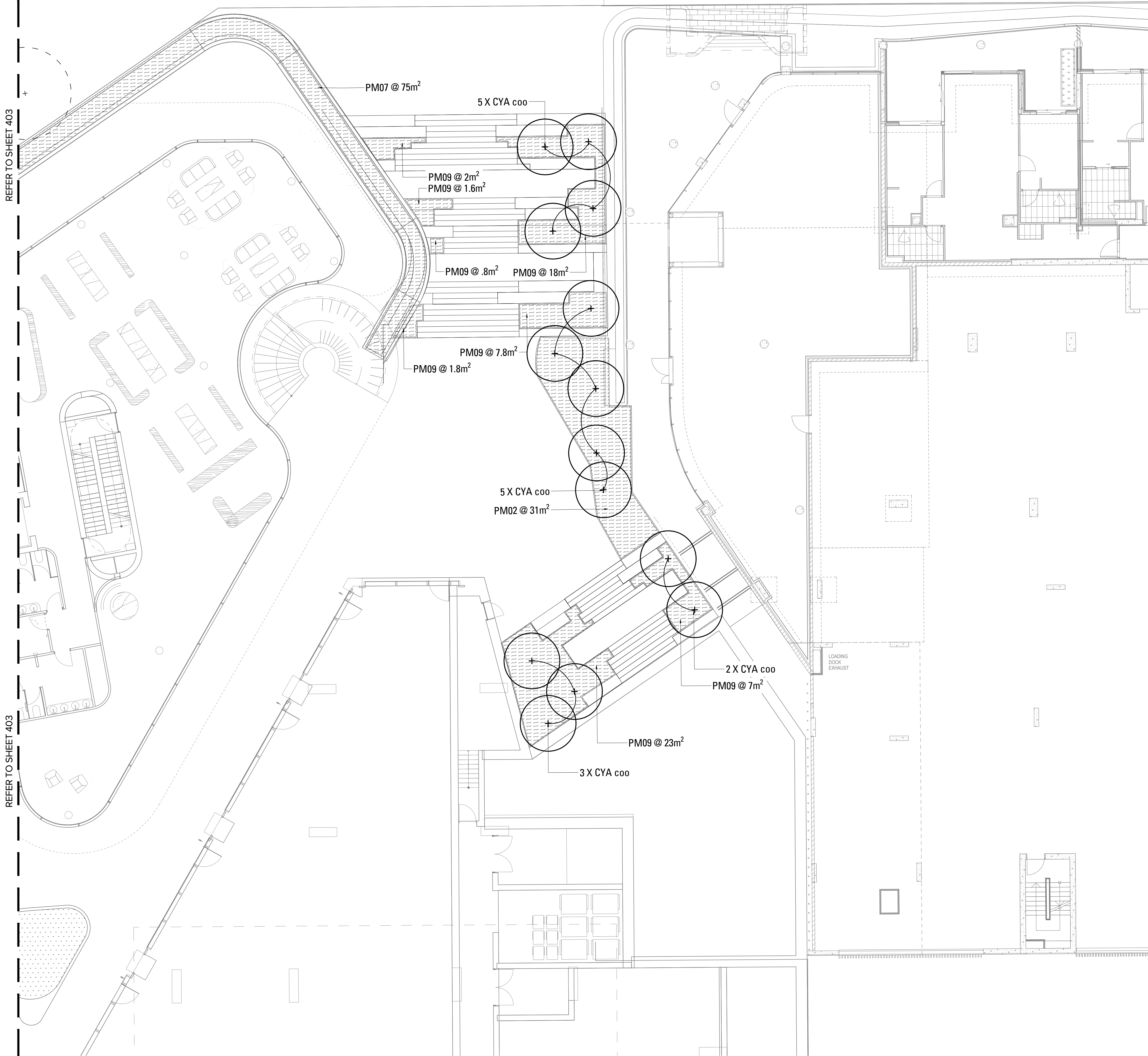
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Detailed DA

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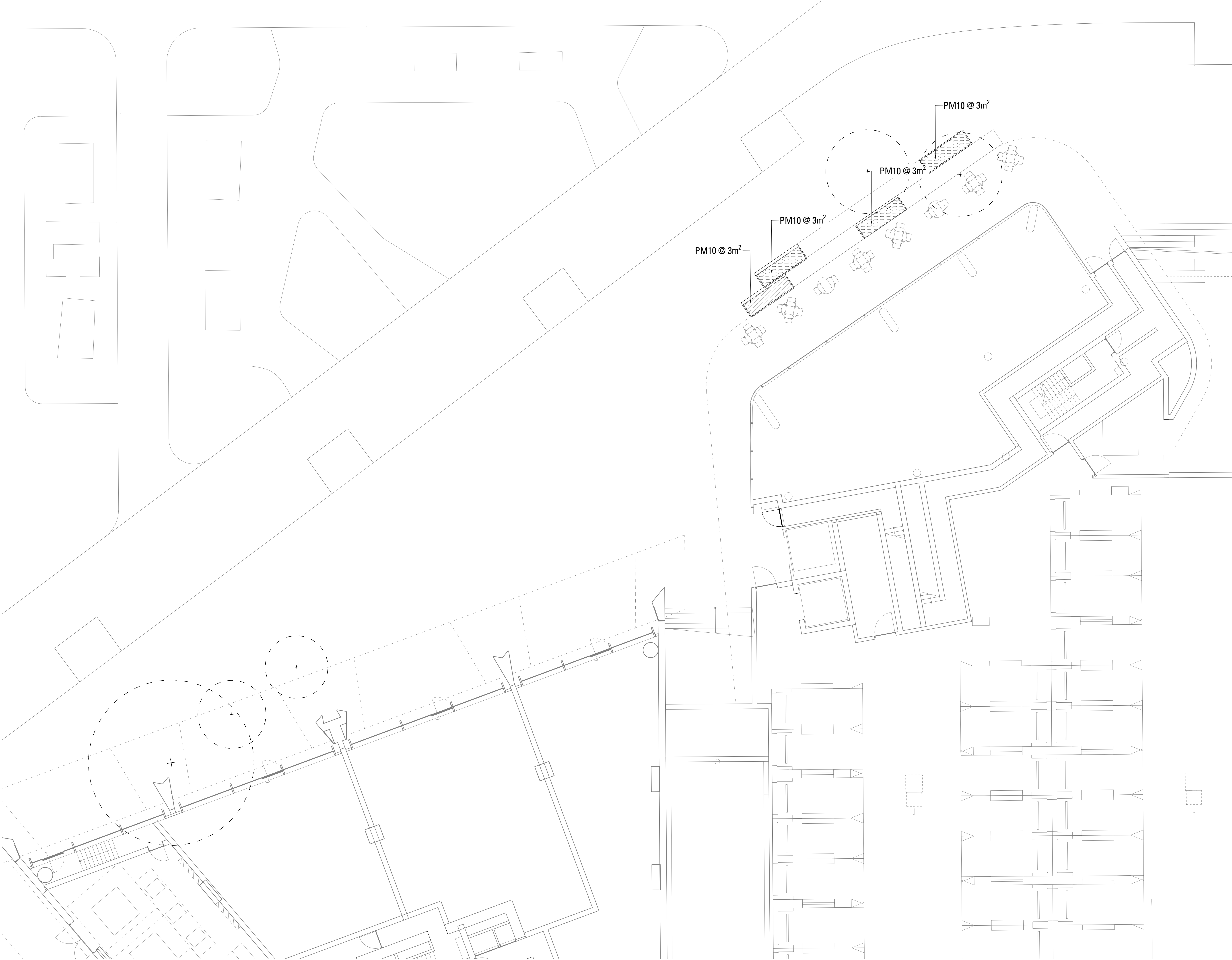
URBAN
PROPERTY

Drawing No.	Drawing Name
404	SOFTWORKS PLAN

Job No.	25-1105
Issue	B
Scale	
1:100 @ A1	0 1 2 3 4 5m

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CCQ Stage 2
Gosford

Detailed DA

Client Name

URBAN
PROPERTY

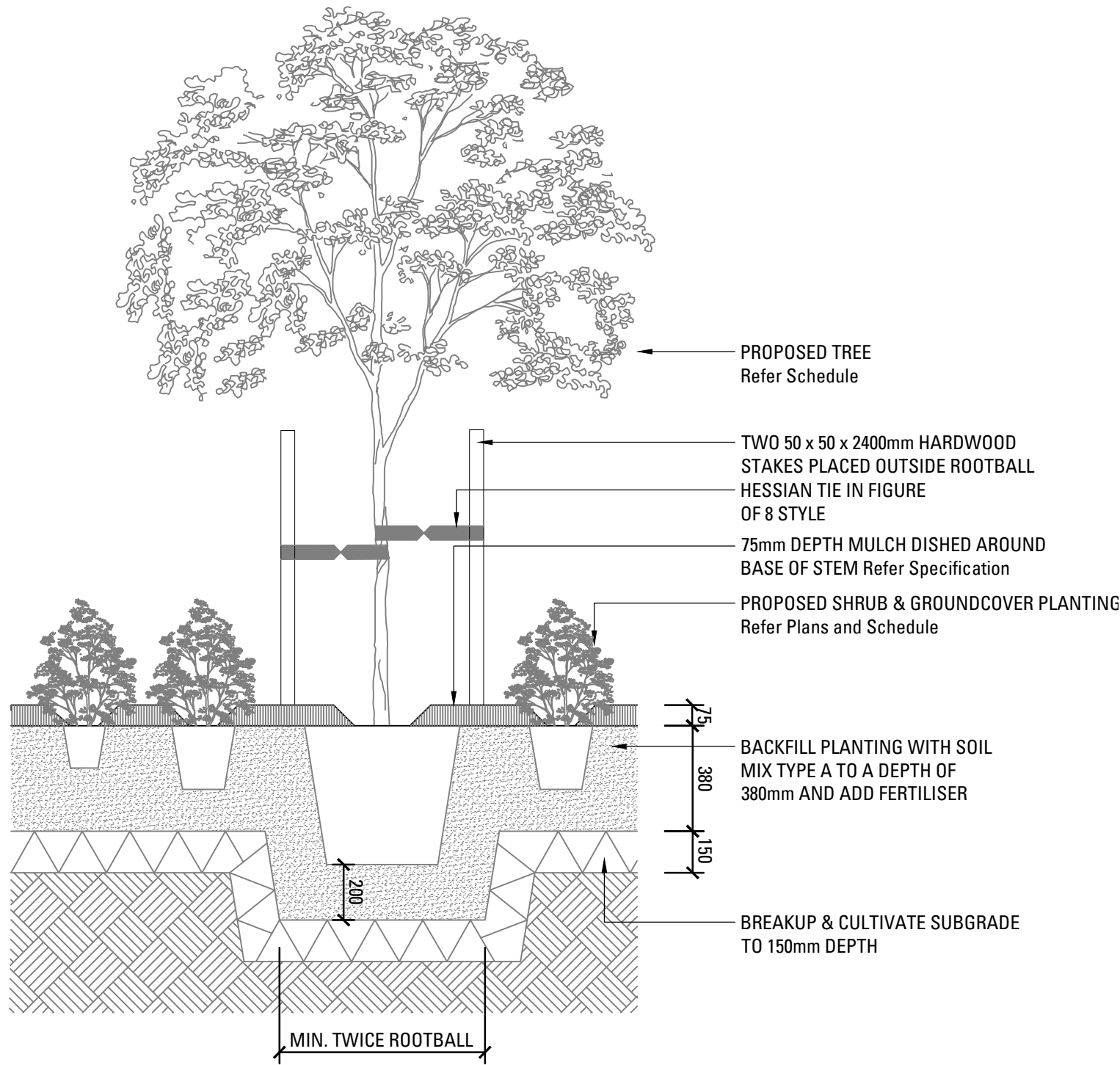
Drawing No. Drawing Name
405 SOFTWORKS PLAN

Job No. 25-1105
Issue B
Scale
1:100 @ A1

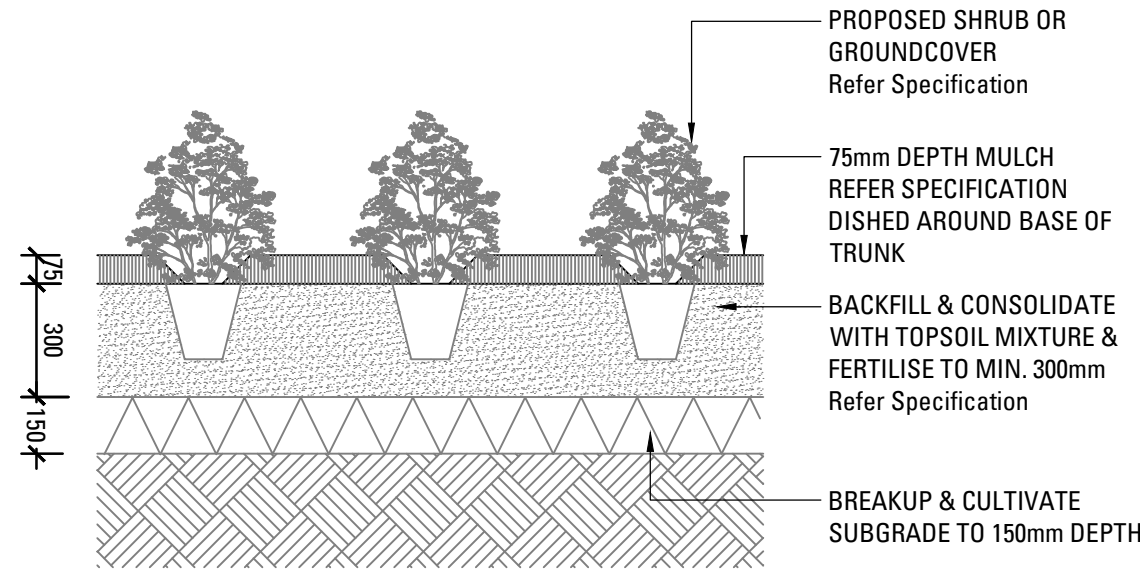


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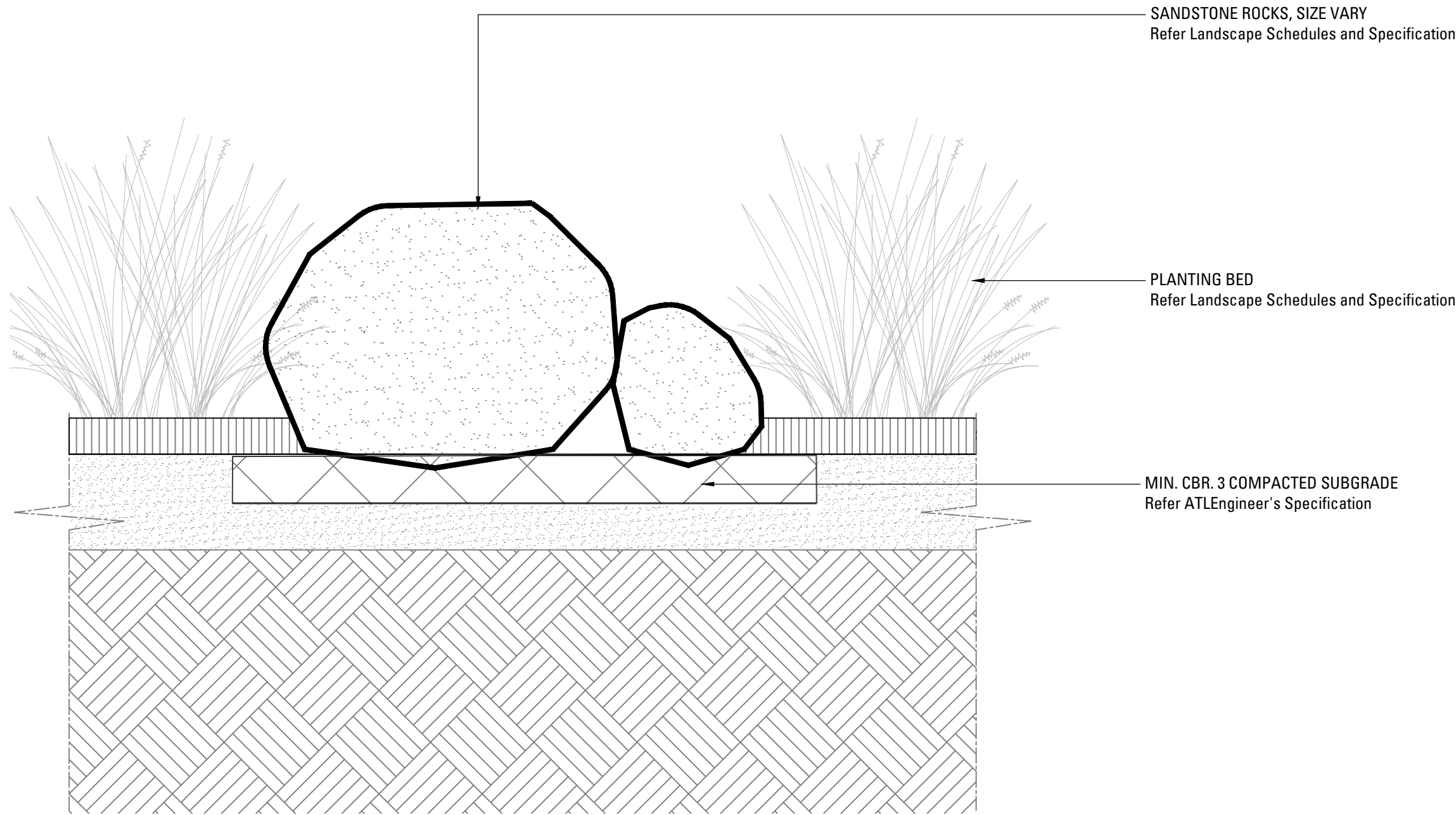
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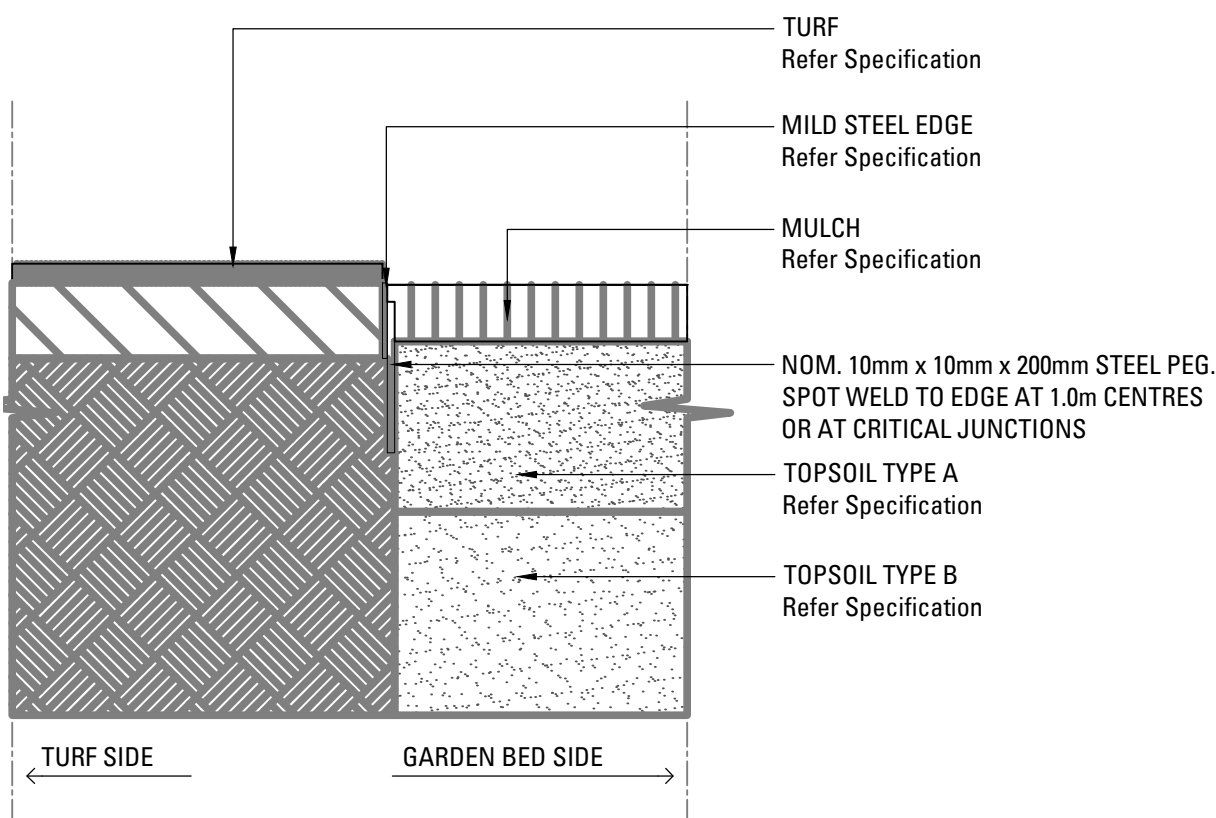
01 MASS PLANTING
SCALE 1:20



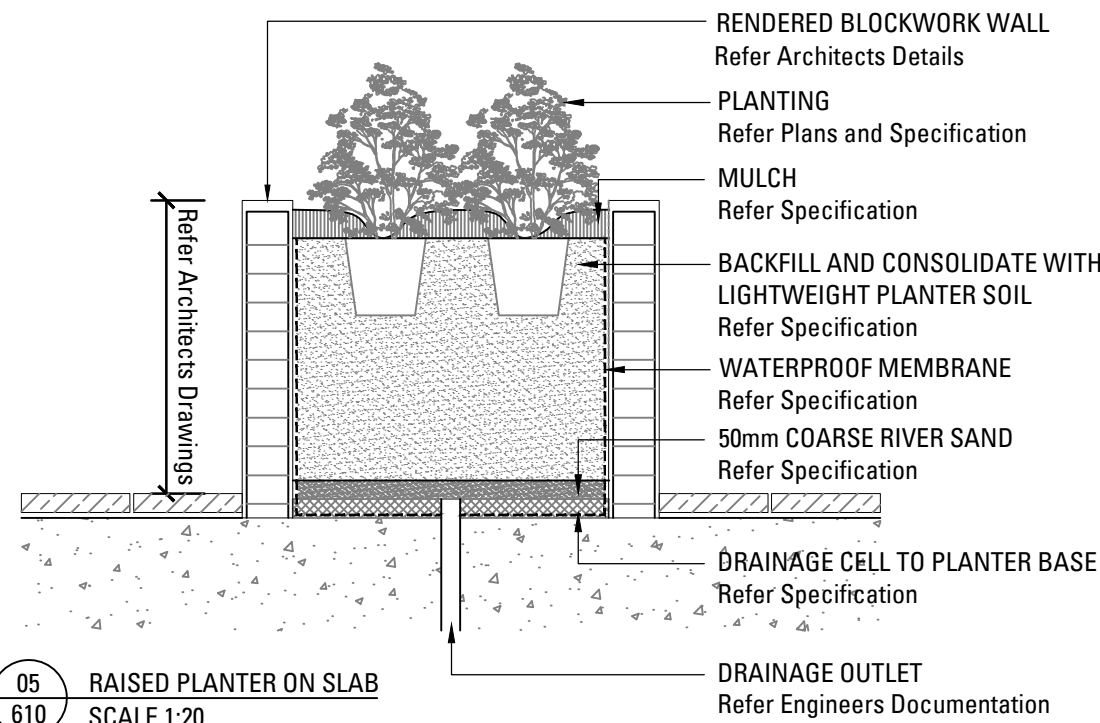
02 SHRUB OR GROUND COVER IN PLANTING BED
SCALE 1:20



03 TYPICAL ROCKS IN PLANTING BED
SCALE 1:10



04 TYPICAL MILD STEEL EDGE
SCALE 1:10



05 RAISED PLANTER ON SLAB
SCALE 1:20

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CCQ Stage 2
Gosford

Detailed DA

Client Name

URBAN
PROPERTY

Drawing No.

610

Drawing Name

SOFTWORKS DETAILS

Job No.

Issue

Scale

25-1105

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LANDSCAPE SPECIFICATION NOTES

SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE

PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST

SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING

TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING

GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.



ARCADIA

Central Coast Quarter Concept Package

Prepared for Urban Property Group
December 2025

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.

Rev A	14 March 2025	NW
Rev B	1 April 2025	NW
Rev C	15 December 2025	NW
Rev D	26 Novemeber 2025	JS
Rev E	04 December 2025	JS
Rev F	12 December 2025	JS

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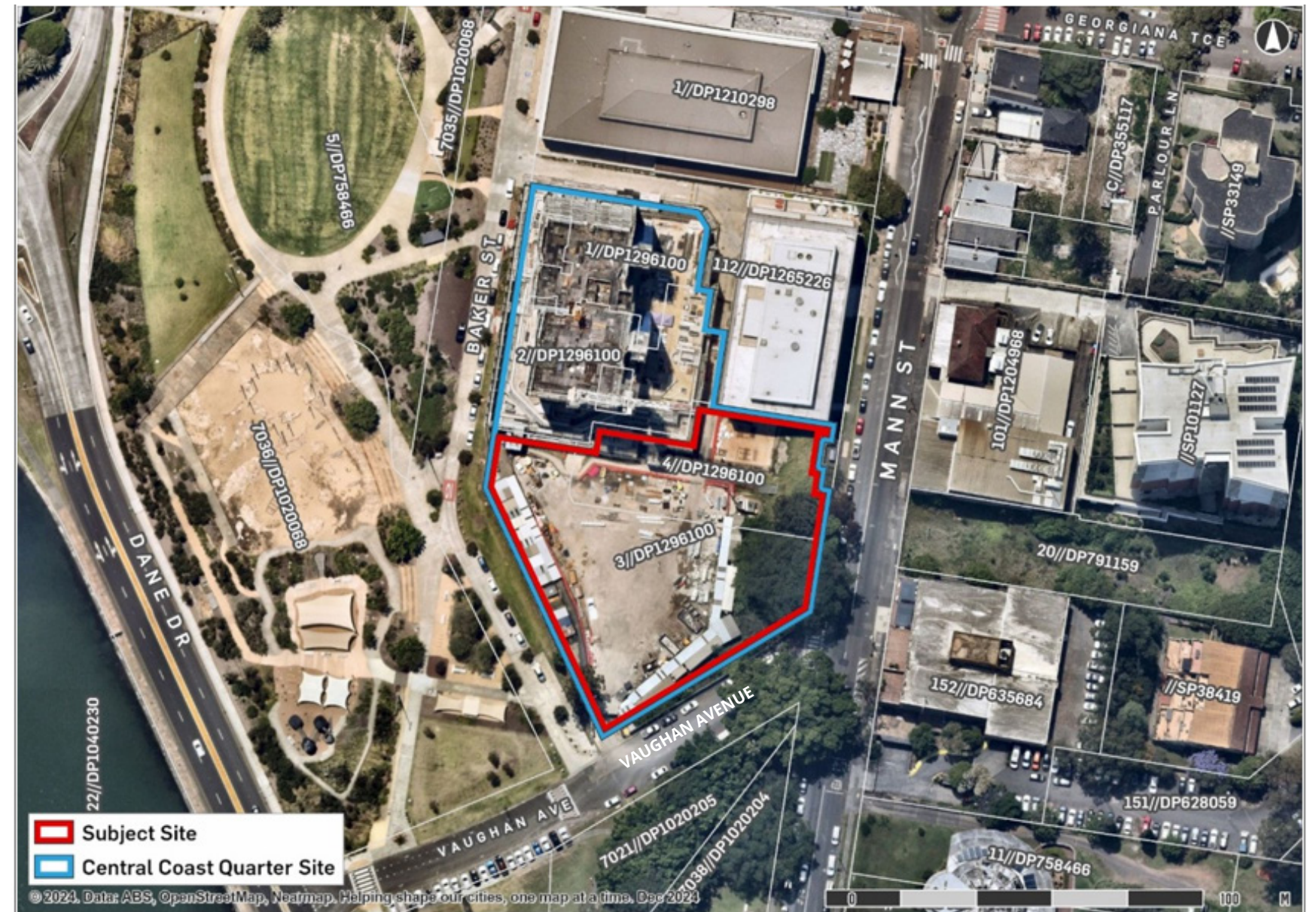
Introduction

The site is located on the Stage 2 component of the Central Coast Quarter site in Gosford City Centre, within the Central Coast Local Government Area (LGA). The Stage 2 site is legally described as Lots 3 and 4 in Deposited Plan 1319239.

SSD-90960208 seeks consent for the detailed design, construction and operation of a mixed-use development comprising:

- Construction of two towers (36 and 42 storeys in height) above a retail podium (including pavilion building), comprising:
 - Retail, residential and hotel gross floor area (GFA).
 - 391 apartments, comprising the following mix:
 - 295 market apartments.
 - 96 affordable housing apartments to be managed by a CHP for 15 years (equating to approximately 20% of the residential GFA).
 - 152 hotel keys (eastern tower).
- Five parking levels, with vehicular access from Vaughan Avenue.
- Storage areas and services.
- Communal open space and deep soil planting (including retention of the Port Jackson Fig).
- Publicly accessible through site links, including stairs, walkways public art and landscaping.
- Provision of utilities and services infrastructure, as required.

To facilitate the built form proposed under SSD-90960208, concurrent amendments are sought to the State Environmental Planning Policy (Precincts – Regional) 2021 (Regional SEPP) pursuant to the concurrent SEPP Amendment process facilitated by the HDA planning pathway.



SOURCE: URBIS

Overview

The public domain proposal has been amended to reflect the revised architectural drawings, enhancing site connectivity and improving public and retail spaces.

Key changes include strengthened sightlines and pedestrian connections through the laneway between Vaughan Ave and Baker Street, along with the removal of the south podium and lawn and BBQ area to expand the public domain around the proposed pavilion. This adjustment allows for increased outdoor amenity, tree canopy, and interactive elements such as water features, encouraging visitor engagement.

The through-site link between Baker and Mann Streets is retained with enhanced planting to soften the built environment.

An expansive residential podium to the northern tower creates a vibrant, active space for residents, offering opportunities for recreation and social connection. The podium design also allows for cascading planting to spill over the parapet, softening the built form and enhancing the development’s visual appeal.

These refinements align with the previous scheme’s key strategies, including the protection of the existing fig tree, activation of the Baker Street frontage, treatment of level changes with wide stairs managing the transition between Baker and Mann Streets.

Response to SEARs

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 20 August 2025 issued for the SSDA (SSD-90960208). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Secretary’s Environmental Assessment Requirement (SEARS) Compliance Table

Item	Issue and Assessment Requirements	Relevant Section of the Report
Public Domain/ Landscaping	8. Trees and Landscaping	
	Details the proposed site planting, including location, number and species of plantings, heihts of trees at maturity and proposed canopy coverage (as a percentage of the site area).	Refer CCQ Stage 2 (Landscape Set). Refer Landscape SSDA Documentation Report Page 29
	Provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.	Refer Landscape SSDA Documentation Report
	Demonstrates how the proposed development would: - Contribute to long term landscape setting in respect of the site and streetscape. - Mitigate the urban heat island effect and ensure appropriate comfort levels on-site. - Contribute to the objective of increased urban tree canopy cover. - Maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.	Refer Landscape SSDA Documentation Report Refer Landscape SSDA Documentation Report Refer Landscape SSDA Documentation Report Page 29 Refer Landscape SSDA Documentation Report

Stakeholder Engagement Guidance

Stakeholder	Facilitator	Date	Attendees	Outcomes/themes
Traditional Owners and Indigenous groups	Ngurra Advisory	28/09/25	DKO UPG Furtado/Sullivan	Team introductions, project presentation and background. Sandstone Country and the use of sandstone. Organic shapes to be used in the landscape. Native planting
	Ngurra Advisory	05/11/25	DKO UPG Tim Selwyn (Girri Girri Experiences)	Embedding stories connected to movement. Importance of traditional planting (plants used for healing and making). Emphasis on ongoing cultural presence. Importance of ongoing consultation and collaboration.



01.

Landscape Context

Background Documents

Government Architect NSW

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

The following reports guide best practice design for the public domain and open spaces, and will be used to underpin the design of Central Coast Quarter sStage 2, Gosford.

Our open space design response pays particular attention to the design objectives detailed in the GANSW Draft Connecting With Country Report (2020).



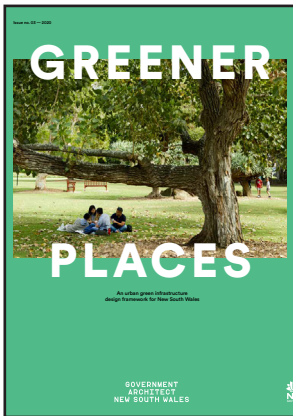
Better Placed (2017)



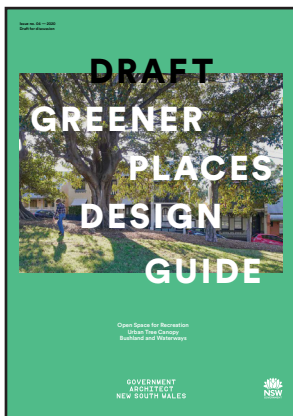
Implementing Good Design (2018)



Evaluating Good Design (2018)



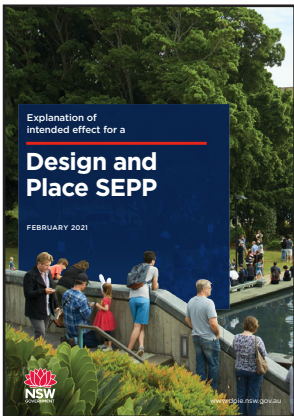
Greener Places (2020)



Draft Greener Places Design Guide (2020)



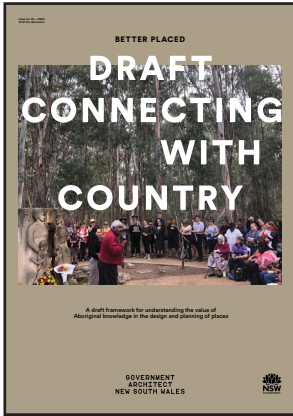
Sydney Green Grid - Central District (2020)



Design and Place SEPP (2021)



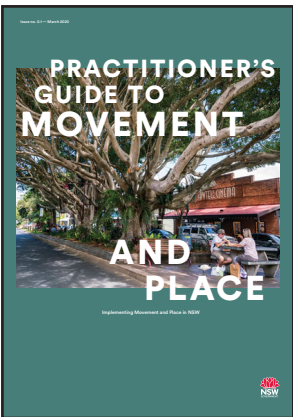
Design and Place in NSW (2021)



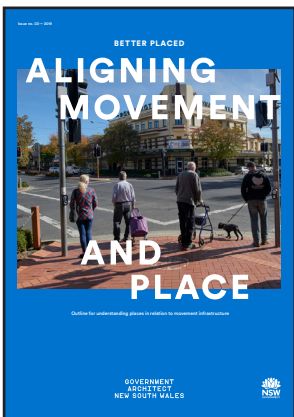
Draft Connecting with Country (2023)



Design Guide for Heritage (2019)



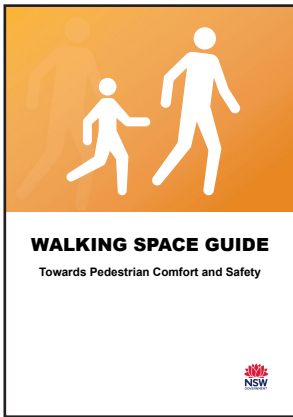
Practitioner's Guide to Movement and Place (2020)



Aligning Movement and Place (2019)



Cycleway Design Toolbox (2020)



Walking Spaces Guide (2020)

Regional Context

Nestled on the shores of Brisbane Water and just an hour by train from Sydney, Gosford serves as a major public transport hub, offering a well-connected rail and bus interchange, along with direct road links to Sydney and the broader Central Coast region.

The project site is situated close to Brisbane Water and directly adjacent to Gosford Leagues Club Park, placing it within a vibrant precinct that hosts many of the region's key civic functions, including the proposed new regional library, local courts, and government services. This area is envisioned as a dynamic and centrally located destination, offering attractive and well-connected open spaces and a vibrant town square.

As a gateway to the Central Coast, Gosford is a key entry point for visitors travelling by road to popular coastal destinations such as Terrigal, Avoca, and The Entrance. The development's strategic location will contribute to enhancing Gosford's role as a welcoming and vibrant arrival point for the region.

- 1 RUMBALARA RESERVE
- 2 WATERVIEW PARK
- 3 GOSFORD GOLF CLUB
- 4 LEAGUES CLUB PARK
- 5 CENTRAL COAST LEAGUES CLUB FIELD
- 6 CENTRAL COAST LEAGUES CLUB
- 7 CENTRAL COAST STADIUM
- 8 GOSFORD ROTARY PARK
- 9 GOSFORD WAR MEMORIAL
- 10 KIBBLE PARK
- 11 BRISBANE WATERS
- 12 GOSFORD SAILING CLUB



Site Context

Centrally located in the heart of Gosford, the proposed development site is poised to become an iconic addition to the Gosford foreshore. Positioned at the prominent corner of Mann, Vaughan, and Baker Streets, the site offers exceptional connectivity to key open space assets, including Gosford League Club Park, the Gosford waterfront, Gosford Rotary Park, the Gosford War Memorial, and Industree Group Stadium—Central Coast's primary sporting venue.

The site's elevated position at the top of Mann Street ensures unobstructed views over the surrounding parklands and across the picturesque Brisbane Water. The development also benefits from its proximity to the foothills of Rumbalara Reserve, offering a unique blend of urban and natural landscapes.

The site features a natural slope towards the east, with a significant seven-meter level change between Mann Street and Baker Street, presenting both opportunities and design considerations for the proposed development and activation of the public domain.



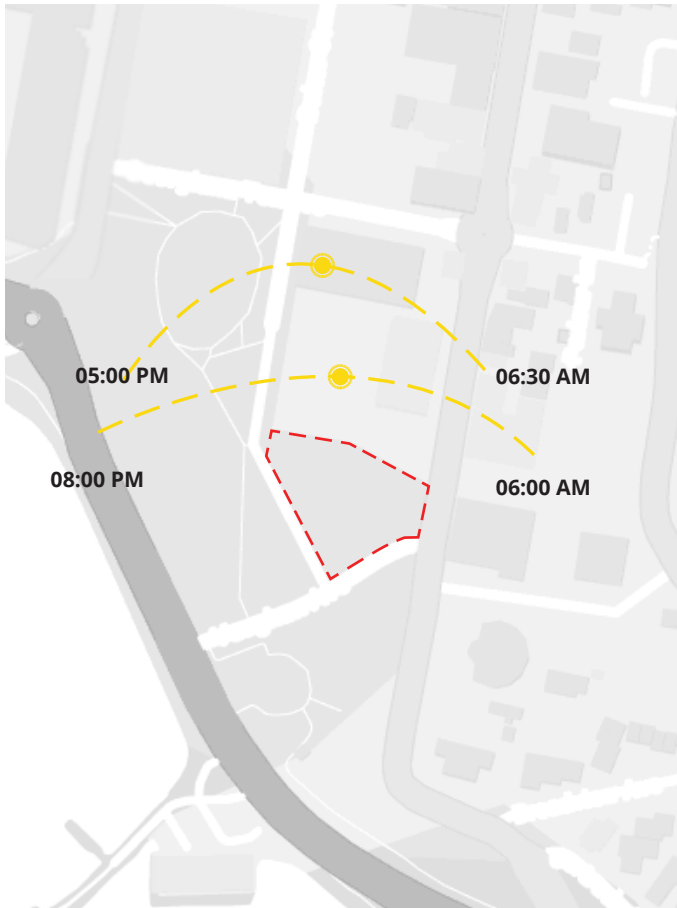
Site Analysis



Wind Movement

A comprehensive wind analysis has been conducted, considering the proposed building's footprint, form, and scale, along with the surrounding built environment. The study identified high wind corridors at the corners of Baker Street and Vaughan Avenue due to southerly winds, as well as westerly breezes affecting the interface between Central Coast Quarter Stage 1 and the proposed site. To create a welcoming and accessible public domain, mitigation measures will need to be carefully considered and applied to soften these wind impacts.

- KEY
- WIND PATH
 - AREAS OF HIGH WIND



Solar Exposure

The development predominantly faces west, offering expansive views of Brisbane Water. A detailed architectural solar exposure study has been conducted to assess sunlight penetration across the ground plane throughout the day. The study indicates that built form associated with Gosford Quarter Stage 1 and 32 Mann Street will cast shadows over portions of the ground plane. The public domain design will carefully consider the solar exposure patterns, ensuring that both the planting strategy and public space programming respond thoughtfully to these conditions.

- KEY
- SUN PATH



Significant Existing Trees

Well-established and significant trees are clustered within the Gosford War Memorial and Gosford Rotary Park, forming a green belt along Mann Street. This greenery creates a visually appealing streetscape while enhancing biodiversity and providing heat mitigation. Two large fig trees mark the intersection of Mann and Vaughan Streets, with the northernmost tree located within the proposal's property boundary. The design seeks to retain and protect this existing tree, integrating it into the public domain as a celebrated natural asset.

- KEY
- EXISTING SIGNIFICANT TREE



Pedestrian Links

The proposal site is highly accessible for pedestrians, offering direct connections to the Gosford Foreshore Walk and adjacent green spaces. Its strategic location encourages seamless pedestrian movement, enhancing connectivity between key destinations. Baker Street, in particular, experiences significant foot traffic due to its proximity to Gosford Leagues Club Park and its level topography, making it an inviting and well-used pedestrian corridor. The design of the public domain will prioritize safe, comfortable, and intuitive pedestrian movement, further reinforcing the area's walkability and accessibility.

- KEY
- PEDESTRIAN MOVEMENT

Contextual History

Early History

The area surrounding Gosford is the traditional home of the Darkinjung people, who were principally coastal-dwellers of the Guringai Nation. An abundance of resources were available to the people of the Guringai Nation. An area of high rainfall, their diet consisted predominately of seafood found within the many rivers and estuaries, and bushtucker harvested from the verdant bushland in the hinterland. Trade with other tribal groups within the Guringai was well established also, assisting with the development of a rich society with strong connections to the land.

Guringai and Darkinjung people

The Guringai people's territory extended from the northern side of Sydney Harbour along the coast to the lower reaches of Lake Macquarie. Meanwhile, the Darkinjung occupied land from west of Mangrove Creek to Rylstone, reaching north of Cessnock and into the Wollombi areas.

The Guringai made the most of nature's bounty. They gathered local fruits and vegetables, including seeds from Lillypilly and Tamarind trees, wild potatoes, blossoms, Blueberry ash berries, sweet blue Dianella berries, Warrigal spinach, and the hearts of Cabbage tree palms. They hunted native animals, fished in rivers and the sea, and enjoyed shellfish from the shores.

Before European colonisation, the Darkinjung people moved seasonally between the coast and inland areas. Their territory stretched from the Hawkesbury River in the south to Wollombi and the Hunter River in the north. Despite being inland dwellers, they consumed a significant amount of seafood. During summer, when fish were plentiful, the Darkinjung travelled to the Hawkesbury River and the coast, where women used lines and men used spears to catch fish.

The Darkinjung used a variety of tools and weapons, including spears, spear throwers (woomera), clubs (waddy), wooden shields, boomerangs, stone hatchets, and fishing spears (mootims). Women carried items in woven bags and wooden vessels. These string or net bags were made from knotted and braided fibrous cords from tree bark and grasses, ideal for carrying food and fishing gear. Often, the bags were slung from the forehead and hung down the back. Their canoes were crafted from a sheet of bark, with each end skewered and sealed with xanthorrhoea gum.



Photograph of man engraving, one of the Bulgrandy Aboriginal Engravings in Brisbane Water National Park.



Photograph of fish being speared engraving, one of the Bulgrandy Aboriginal Engravings in Brisbane Water National Park.



Site History



Aboriginal History

Gosford is situated at the northern end of Brisbane Water in the Central Coast region. For thousands of years before European settlement, the Darkinjung and Guringai Peoples called this Country home.

Living primarily along the harbour's foreshores, they fished, hunted in the waters, and gathered food from the surrounding bushland. Their rich and complex culture included a unique language, customs, spirituality, and law, all deeply rooted in their profound connection to the land.



European settlement

Gosford was first explored by Governor Phillip in 1788, but European settlement did not begin until 1823. The area's rugged terrain had previously made it difficult to access and navigate.

The rich soils around Gosford supported a thriving agricultural market, fueling the town's growth. In 1885, Gosford was officially proclaimed a town. From around 1880 to the 1940s, citrus growing became a major industry in the region. Early settlers quickly learned that basic crops were not sustainable and shifted to high-yield options such as citrus fruits, apples, seeds, and nurseries. Additionally, Gosford sandstone, prized for its beauty and durability, became another valuable contributor to the local economy.



19-20th Century

In 1887, the completion of the rail link to Sydney spurred even faster development in the region. As Gosford grew, agriculture's prominence waned, giving way to a booming holiday and service industry.

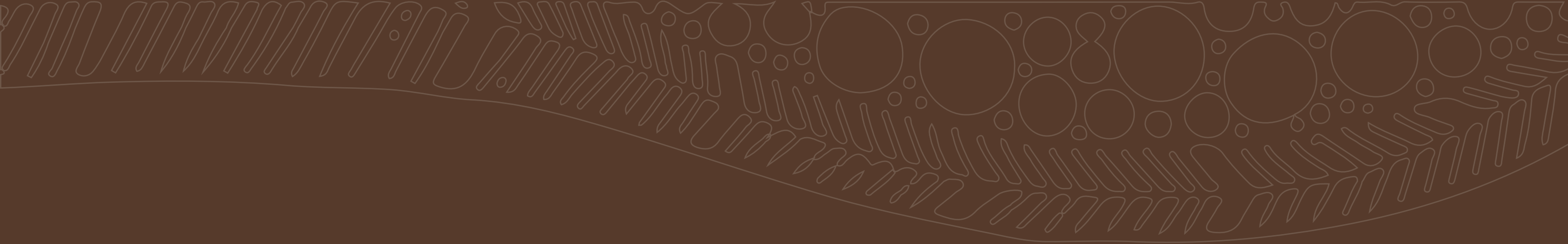
By the 1930s, the Pacific Highway had become the primary route for travellers heading north from Sydney. With the rise in private car ownership, traffic along this road surged. At the time, the highway ran straight through the heart of Gosford, following Mann Street, the city's main thoroughfare.



Present

Today, Gosford serves as the administrative hub and Central Business District of the Central Coast region, the third-largest urban area in New South Wales, following Sydney and Newcastle.

Situated at the heart of the Central Coast, Gosford attracts a diverse community, including retirees, commuters, and young families. The area's appeal lies in its mild climate, beautiful ocean beaches, lush bushland and forests, and convenient access to Sydney via the Pacific Motorway and a fast train service. To the west, rugged terrain and expansive state forests create a natural boundary, while the Tuggerah Lakes stretch out to the north.



02.

Connection With Country

People and Process

An initial walk-on-Country was facilitated by the Darkinjung LALC, guided by Uncle Gavi Duncan. During this walk, the significance of Sky Country, Sandstone Country, and the Rumbalara Reserve was discussed in detail. These elements were emphasised as important cultural touchstones within Darkinjung culture and were identified as themes that should be meaningfully expressed and embedded within the proposal's design. Following the walk on Country, it was evident in the original design work that these cultural themes had been acknowledged and explored through both material selections and early conceptual development.

In subsequent rounds of engagement, the Darkinjung LALC advised that they were unable to continue participating in the consultation process due to resourcing and capacity constraints. As a result, Urban Property Group engaged Ngurra Advisory to facilitate the remaining Indigenous consultation. Ngurra Advisory organised a half-day workshop with local knowledge holder Tim Selwyn of Girri Girri Aboriginal Experiences. During this session, several key themes were identified, including the importance of sandstone, planting, and water. Tim supported the idea of reconnecting the site to water, noting its historical condition as a mangrove swamp. Due to certain constraints with water, discussions focused on representing water in the ground plane through paving choices and colour variation.

Sandstone featured prominently in discussions, with Tim explaining the cultural practice of burning holes in sandstone shelves to create small freshwater reservoirs.

Endemic planting was identified as another important consideration, with a preference for native species throughout the landscape. Species such as *Lomandra hystrix* were specifically recommended, acknowledging their cultural significance and traditional use in basket weaving.

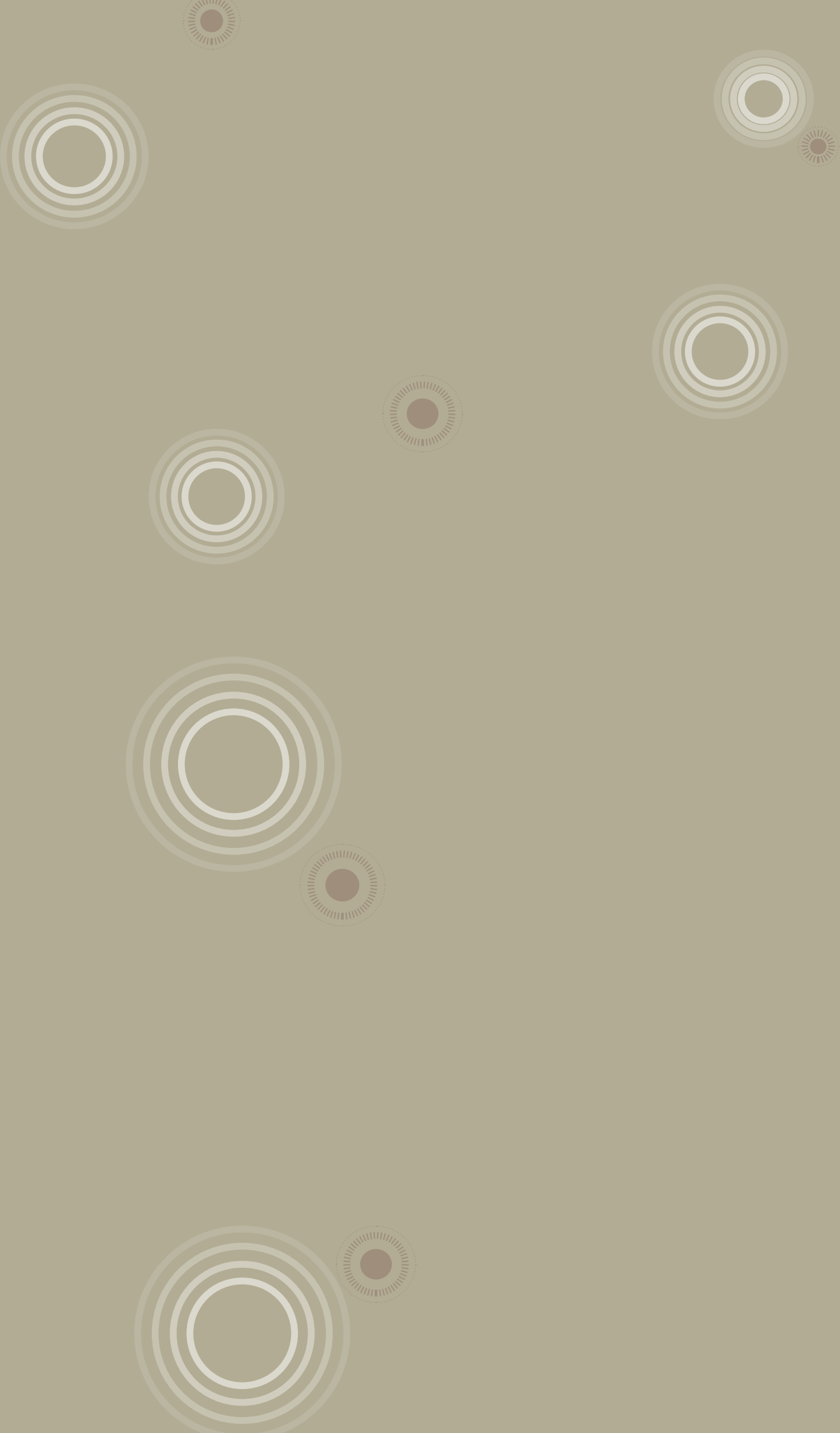
Finally, the significance of Narara—an Indigenous word for black snake—was also highlighted, reflecting its strong cultural relevance to the region and had potential to be represented in the design proposal. Other significant fauna discussed includes eagles (Birriban), wallabies, kangaroos and whales, and thier significance to Darkinjung culture explained.

Intergration of Connection with Country is an ongoing process, and the principles and discussions had thus far are continuing the guide and steer the built form outcomes of the project.

Please refer Design Themes and Consideration Report, authored by Ngurra Advisory, for detailed synopsis of faciliation process, outcome and next steps.



Grinding Grooves - Somersby Falls



03.

Public Domain Vision

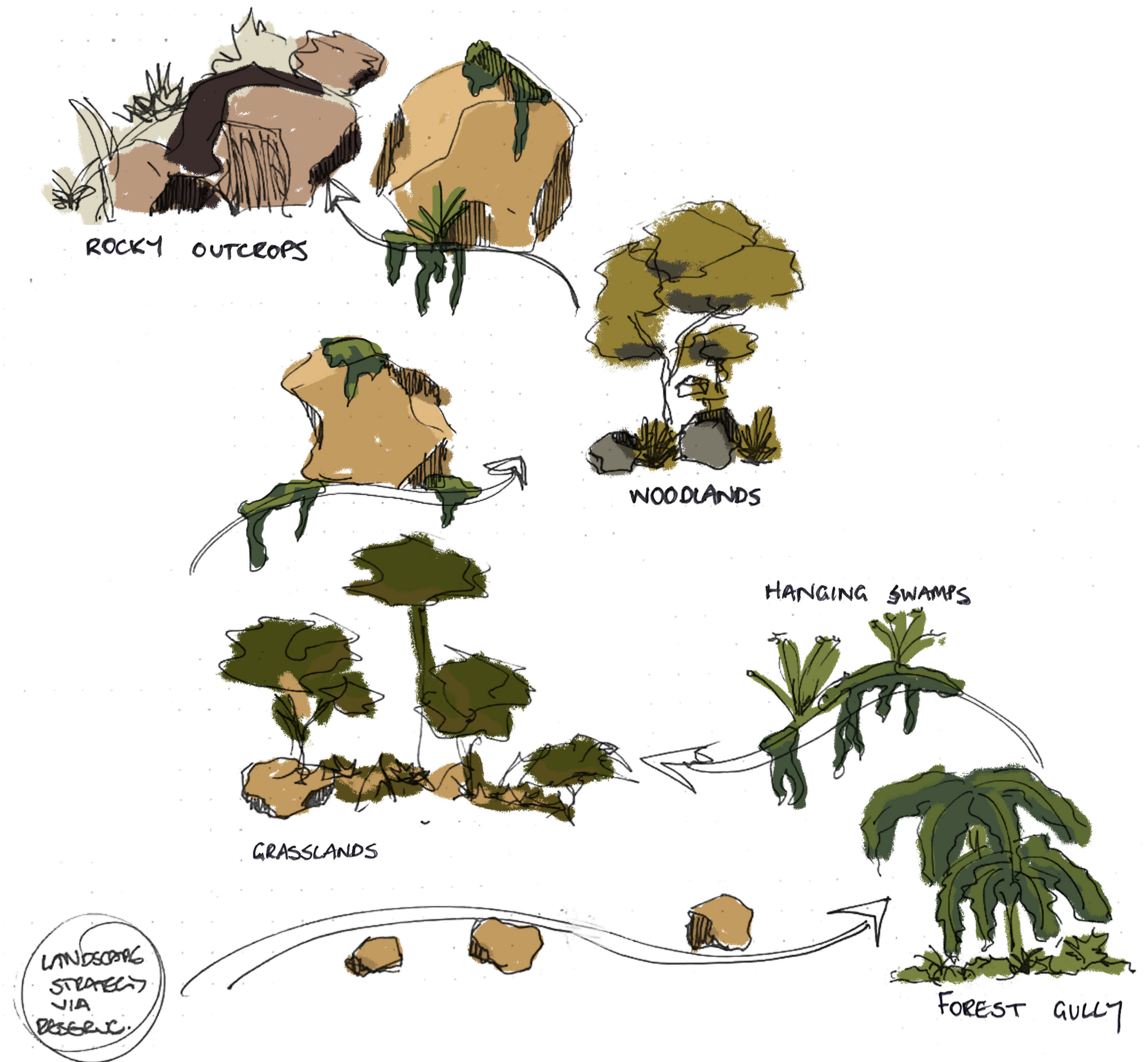
A Journey Through the Landscape

Our vision for the public domain design is to create a landscape experience that mirrors the natural journey through the adjacent Rumbalara (Mount Elliot), replicating the diverse ecological communities encountered along the ascent to Rumbalaras peak. The design draws inspiration from the unique ecological transitions of this local landmark, guiding visitors through a dynamic representation of the Central Coast's natural beauty.

Beginning at the lower level on Baker Street, the landscape will evoke the lowland forests and rich forest floor, echoing the initial stages of a walk through Rumbalara Reserve. As visitors move through the development, they will experience a natural progression to the hanging swamps, marked by their moisture-rich plant communities and vibrant ecological diversity.

The design then transitions to the open eucalyptus forests, capturing the resilience and openness of the woodland environments found further up the mountain. Finally, as the development reaches Mann Street, the landscape will culminate in a depiction of the rocky outcrops and heathlands that characterise the summit.

Water will play a central role in tying these spaces together, acting as a unifying element that reflects its importance as a life source for the environment. Water features will also strengthen the connection to the adjacent foreshore, reinforcing the landscape's natural flow and ecological narrative.



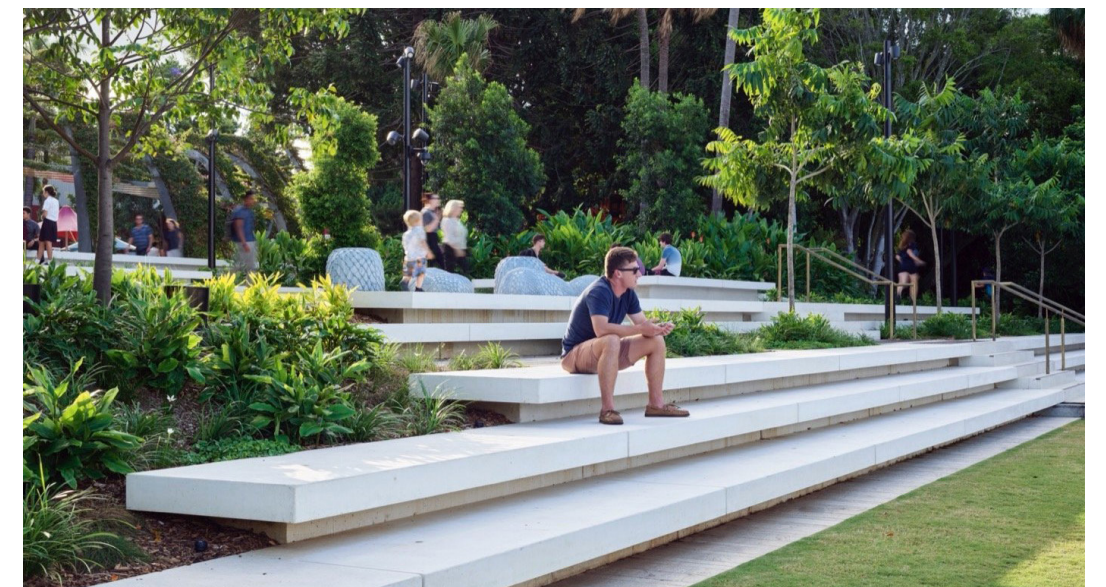
Bridging the landscapes



Look and feel

The public domain design aims to create an inviting and vibrant precinct, encouraging movement and social interaction within the development. It seeks to integrate endemic plantings inspired by the adjacent Rumbalara Reserve, establishing a green oasis that softens the built environment.

Materials will be carefully selected to complement the local vernacular, with opportunities to incorporate natural and raw elements that reflect the broader Central Coast character. The public domain will also feature sheltered seating areas to promote activation, alongside thoughtfully designed spaces that enhance movement and safety.



Landscape Concept Plan

KEY

- 1 EXISTING FIG TREE TO BE RETAINED
- 2 VAUGHAN AVE ENTRY FEATURE
- 3 MANN STREET ENTRY
- 4 RAISED FRP PLATFORMS AROUND TREE
- 5 THROUGH SITE LINK
- 6 RAISED PLANTER SEATING
- 7 ACCESS STAIRS
- 8 RAMP LINK TO CCQ STAGE 1
- 9 RESIDENTIAL ROOF TERRACE
- 10 OUTDOOR SEATING/DINING
- 11 STREET TREES
- 12 OUTDOOR DINING
- 13 SEATING TERRACES
- 14 STAGE 1 INTERFACE



N.T.S.

BAKER STREET

VAUGHAN AVENUE

CONSTRUCTION AS PER CENTRAL COAST QUARTER STAGE 1

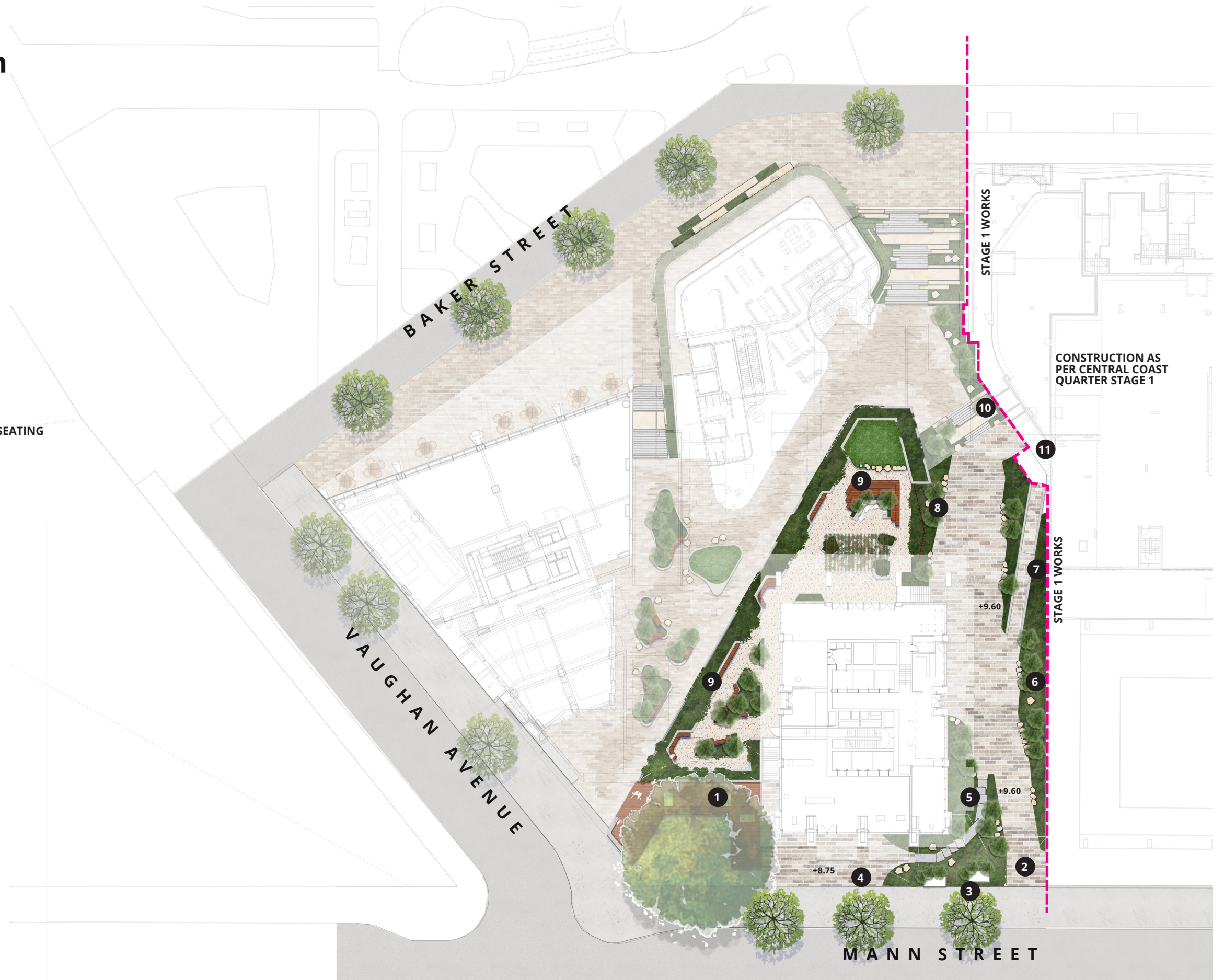
EXISTING BUILDING

STAGE 1 WORKS

MANN STREET

Level 3 (Mann St) Plan

- 1 PLATFORMS UNDER EXISTING FIG TREE
- 2 MANN STREET ENTRY
- 3 SCREENING OF EXISTING SUBSTATIONS
- 4 HOTEL PAVED ENTRY
- 5 ACCESS STAIRS
- 6 DENSE SCREEN PLANTING
- 7 ACCESS RAMP TO STAGE 1
- 8 ACCESS RAMP AND STAIR TO HOTEL DECK
- 9 BAR-STYLE AND INTIMATE SEATING
- 10 STAIR ACCESS WITH PLANTING AND BOULDER SEATING
- 11 CONNECTION TO STAGE 1



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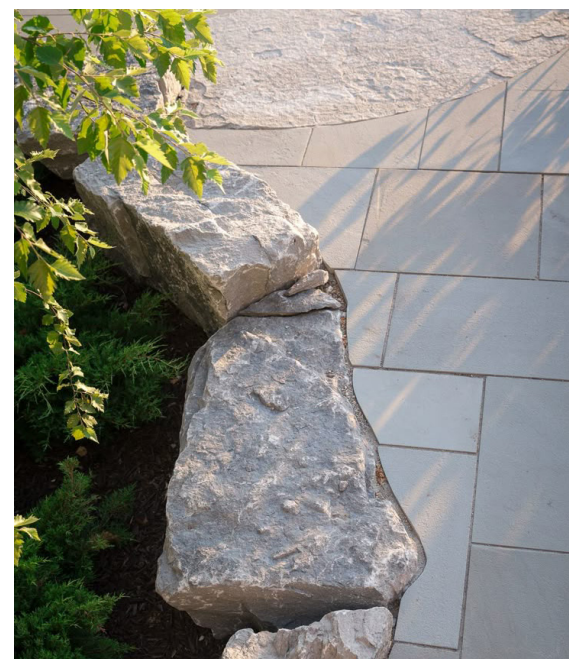
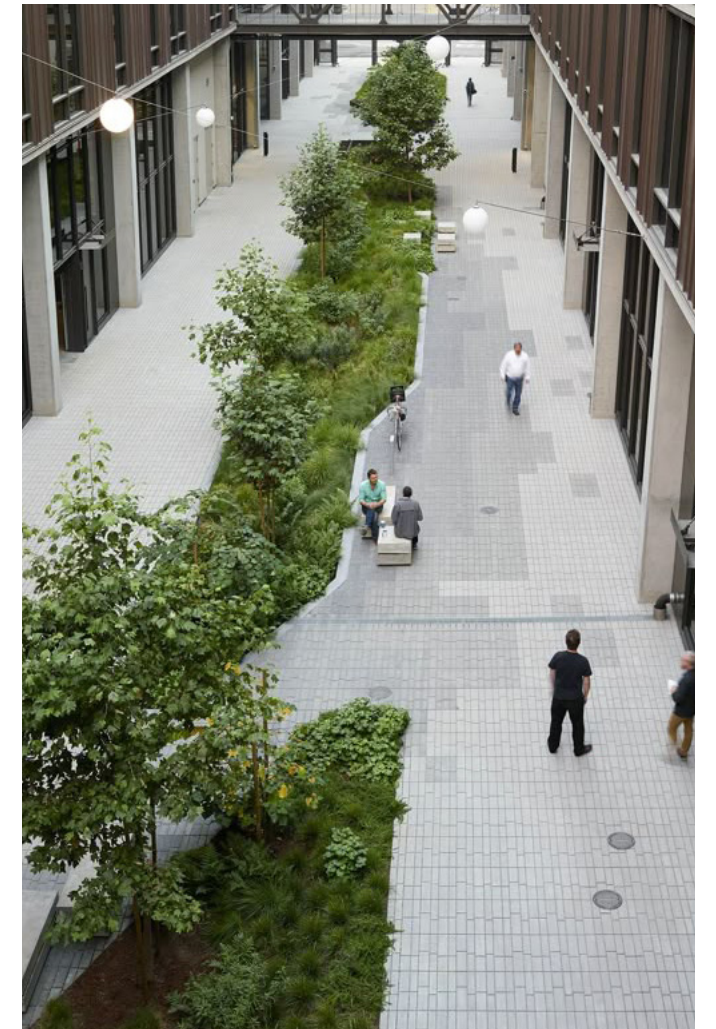
Level 3 (Mann St) Intent, Look & Feel

Level 3, accessible via Mann Street, is envisioned as a lush green movement corridor, allowing connections to Gosford Quarter Stage 1 and Baker Street. This space will be densely vegetated, providing a natural buffer that softens and screens the surrounding built environment while enhancing overall visual amenity.

The podium level offers a diverse range of amenities for residents of the tower, enhancing overall amenity and liveability. The podium incorporates opportunities for outdoor dining and seating for both small and large groups, as well as a small yoga lawn positioned to capture views to the water.

Planter beds along the south-western edge of the podium create a strong green backdrop, with cascading vegetation extending down to the public domain below.

The existing mature fig tree will be celebrated and enhanced through the introduction of a series of sensitively designed platforms that provide access to Vaughan Street. These elements are carefully designed to minimise impacts on the tree while creating opportunities for activation, gathering, and feature lighting.



Level 2 (Vaughan Ave) Plan

- KEY
- 1

VAUGHAN AVENUE ENTRY WALL
- 2

FEATURE PAVING
- 3

TIMBER/CONC./BOULDER SEATING NODES
- 4

RAISED TURF AREA
- 5

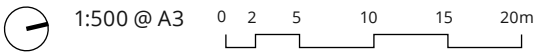
SANDSTONE BOULDER SEATING
- 6

STAIR ACCESS WITH PLANTING AND BOULDER SEATING
- 7

STAIR ACCESS TO BAKER STREET
- 8

RETAIL INTERFACE
- 9

PROPOSED STREET TREES



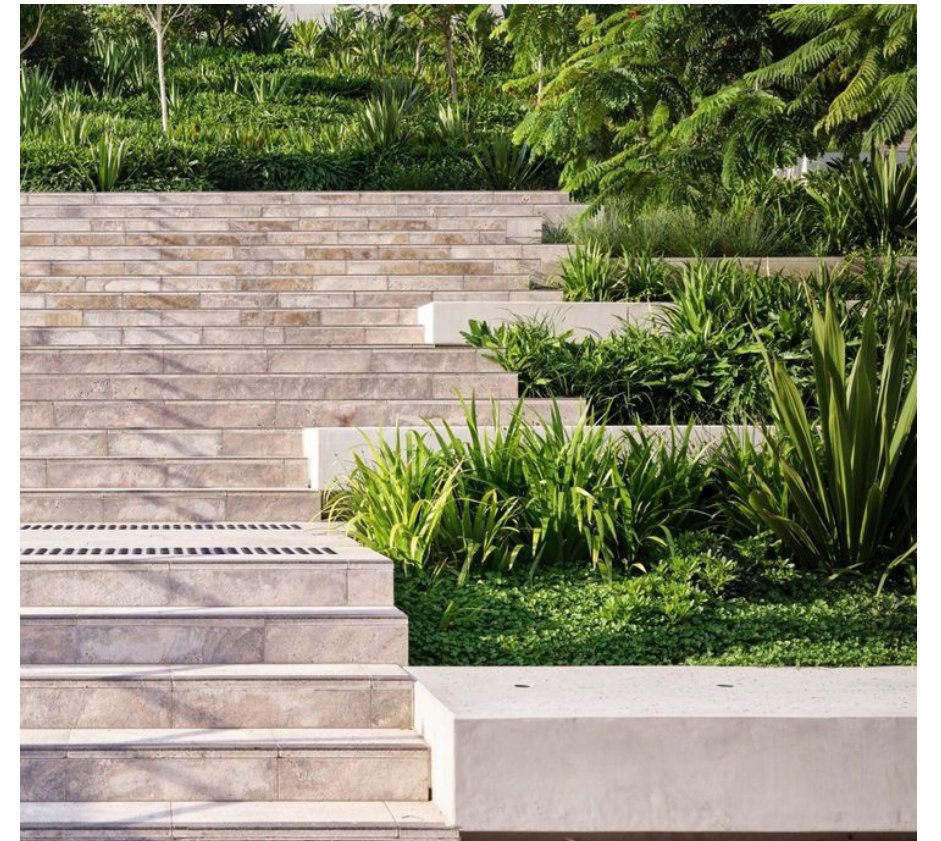
Level 2 (Vaughan Ave) Intent, Look & Feel

Level 2 will serve as the vibrant heart of the development, encouraging visitors to engage with retail spaces and linger in the area.

An entry signage element along Vaughan Street will help mitigate level changes while creating an exciting and welcoming arrival experience. Upon entry, visitors will be greeted by an open plaza designed to accommodate outdoor dining, allowing retailers to activate the space.

At the center of the plaza, a mix of timber, concrete, and cut stone seating elements will provide comfortable gathering spots beneath a canopy of native tree plantings. A small water feature will add an element of play for children while offering ambient cooling. This central space will be framed by cascading greenery from the upper levels, enhancing the sense of immersion in nature.

Pedestrian movement has been carefully considered, with generous pathways ensuring free-flowing circulation while balancing visual interest and urban greening. Level 2 will also provide direct access to Baker Street via a lift, a formal staircase, and a feature staircase integrated with seating terraces, natural boulders, and a cascading water feature—further strengthening the development's connection to Gosford Leagues Club and Brisbane Water.



Ground (Baker Street) Plan

- KEY
- 1 STREETScape PAVING TO MATCH STAGE1
 - 2 EXISTING STREET TREE PLANTING TO BAKER STREET
 - 3 OUTDOOR DINING AREA
 - 4 AWNING OVER
 - 5 PLANTED SEATING TERRACE
 - 6 SEAMLESS INTERFACE WITH STAGE 1

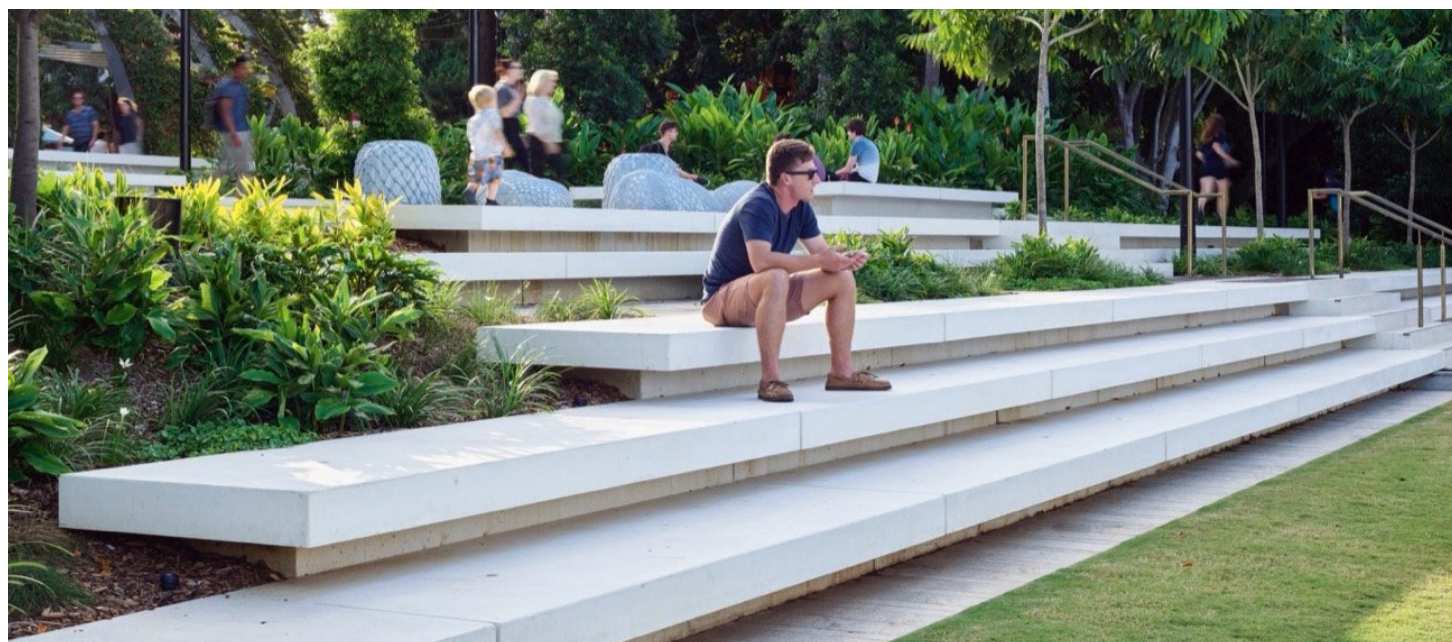
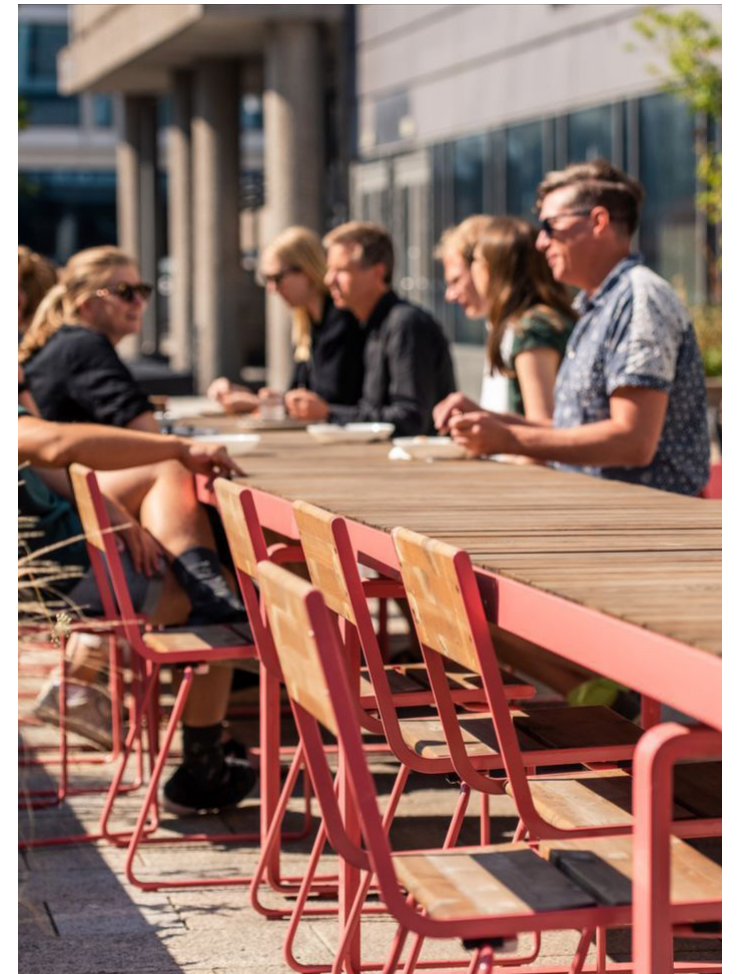
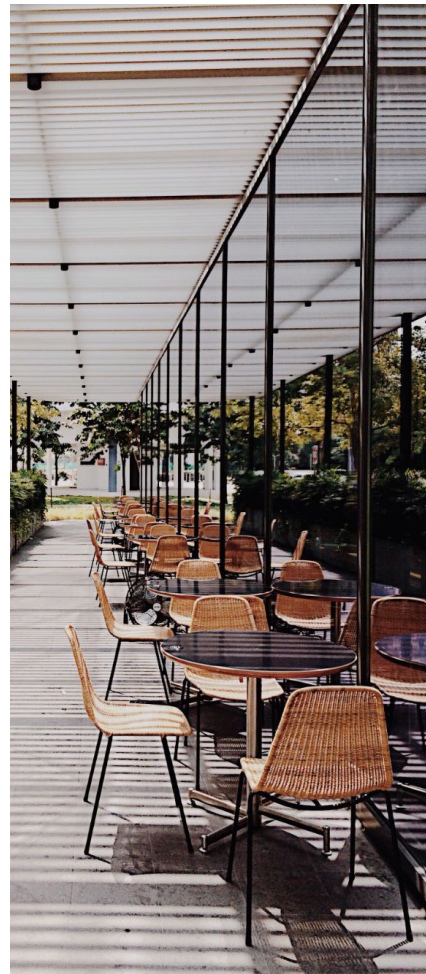


1:500 @ A3 0 2 5 10 15 20m

Ground (Baker Street) Intent, Look & Feel

The Baker Street interface is envisioned as a highly activated street frontage that fosters a vibrant, engaging public realm supported by flexible, adaptable spaces. The proposal provides generous opportunities for outdoor dining and spill-out areas along Baker Street, encouraging activity throughout the day.

Active frontages will be reinforced by dedicated outdoor dining zones that create a lively atmosphere from morning into the evening. A series of public seating terraces will offer informal places to gather, relax in the sun, and enjoy views over the adjoining green space, further enhancing the street's social and recreational appeal.





04.

Design Strategies

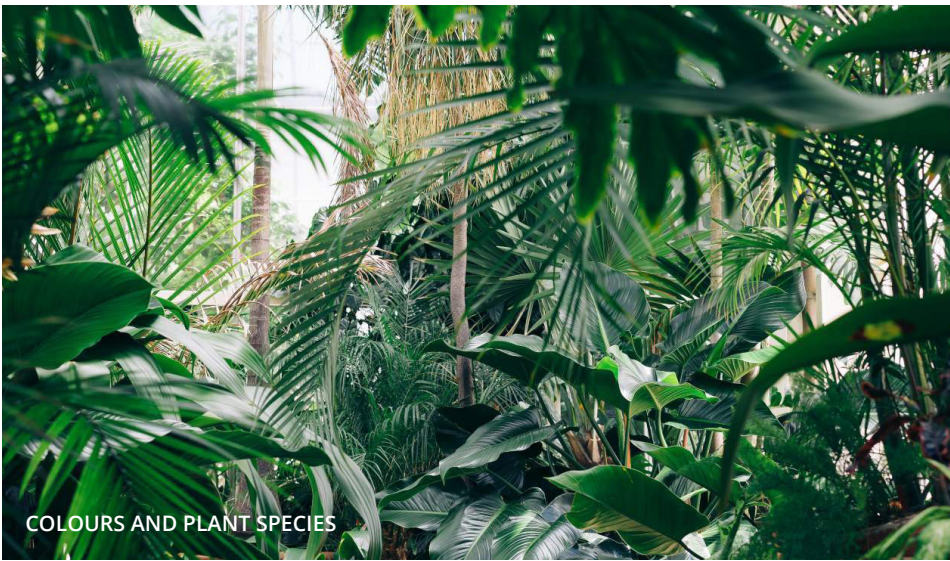
Connection to Country Public Art Overlay

- 1 Journey Through Country.**
The through-site link provides an opportunity to interpret the site's history and to tell the story of Country. These narratives can be embedded into the landscape through integrated design elements, creating moments of intrigue, discovery, and whimsy.
- 2 Baker Street Soffit.**
There is an opportunity to activate the soffit of the Baker Street awning through a kinetic installation that responds to prevailing winds. This moving element would create a subtle, ever-changing experience that connects people to the forces and rhythms of Country.
- 3 Night Sky.**
There is an opportunity for an overhead sculptural element linking the two buildings, drawing people into the development and creating an attractive arrival sequence from Vaughn Street. This feature can help tell the story of Sky Country while contributing to improved nighttime safety through increased visibility and passive surveillance.
- 4 Water Story.**
A water-themed paving inlay presents an opportunity to reflect the site's history and its connection to water through the ground plane. This may be achieved through feature paving, artistic inlays, or other integrated landscape expressions.



Jounrey Through Country.

Connection to Country
Public Art and Materials

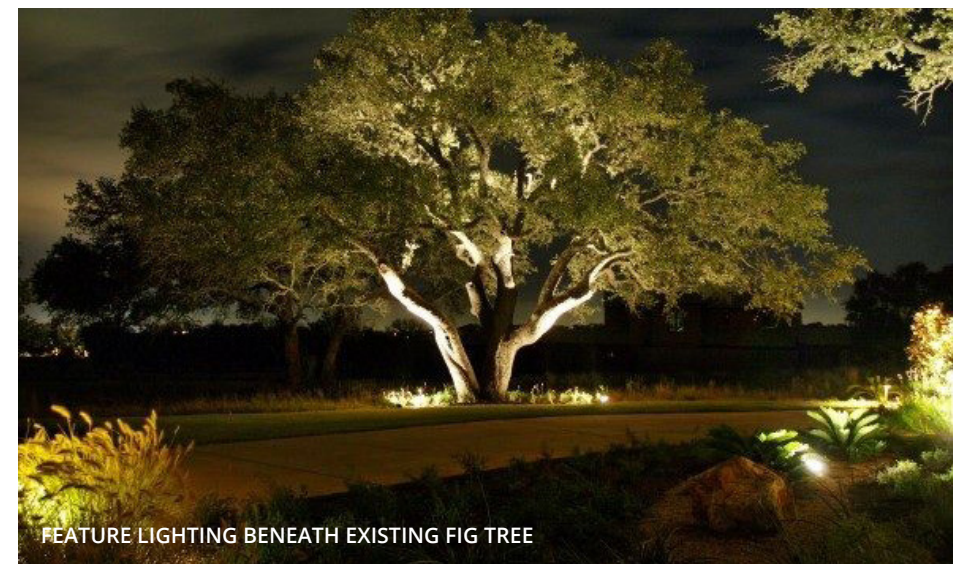
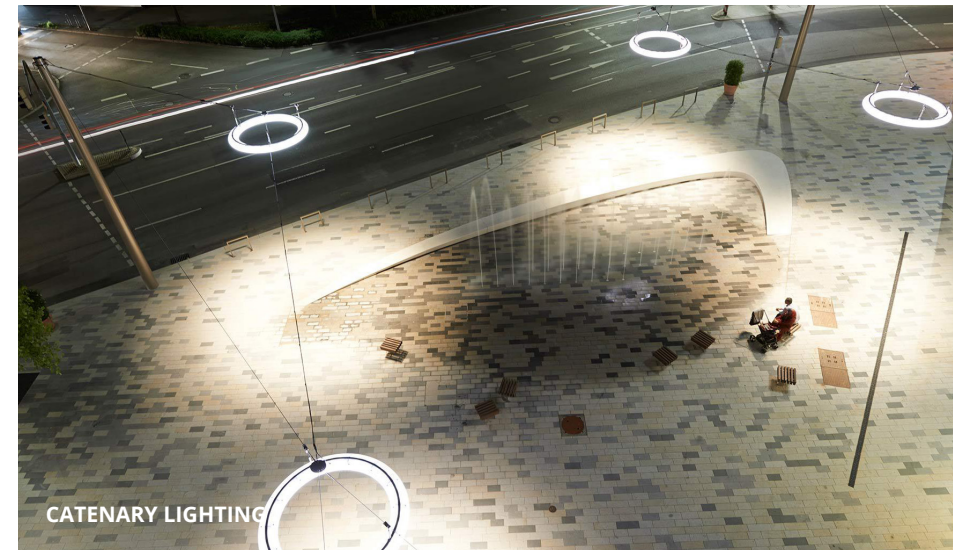
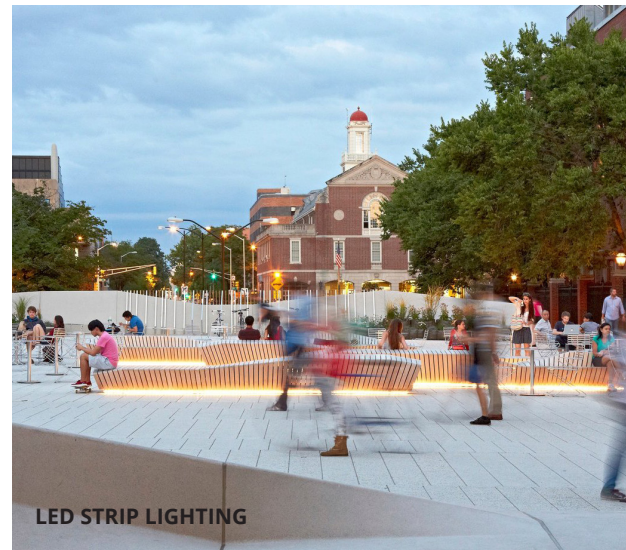


Connection to Country Lighting

Lighting for the public domain areas will be further developed during the Design Development (DD) phase. The interpretation of Connection to Country through lighting will be both culturally responsive and contemporary, with strategies to be refined in collaboration with our Aboriginal consultant.

Lighting opportunities include:

- + Feature uplighting beneath the existing fig tree
- + Catenary lighting that reflects the concept of 'Big Sky' and interprets the Emu in the Night Sky
- + Integrated LED strip lighting within furniture and along pathways
- + Programmable lighting elements within the central doamin



Planting Strategy

Tree Canopy Plan

KEY

-  TREE CANOPY - STREETSCAPE
117.5m²
-  TREE CANOPY - PUBLIC DOMAIN
261m²
-  TREE CANOPY - PODIUM
49.5m²

LAWN AREA
62m²

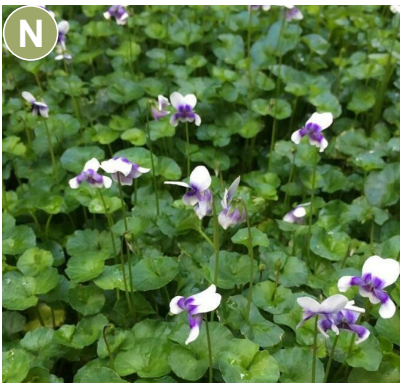
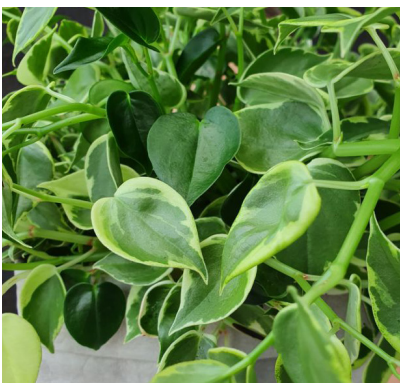
GENERAL PLANTING
902.5m²



Planting Palette



N = NATIVE SPECIES

Trees & Ferns	N  <i>Tristaniopsis laurina</i> 'Luscious'	N  <i>Asplenium australis</i>	N  <i>Blechnum cartilagineum</i>	N  <i>Cyathea australis</i>	N  <i>Doodia aspera</i>
Shrubs	N  <i>Alpinia caerulea</i>	 <i>Spathiphyllum wallisii</i>	 <i>Ligularia reniformis</i>	 <i>Philodendron</i> 'Rojo Congo'	 <i>Aspidistra elatior</i>
Grasses & Groundcovers	 <i>Calathea orbifolia</i>	N  <i>Viola hederacea</i>	 <i>Liriope muscari</i>	N  <i>Dianella caerulea</i> 'Breeze'	 <i>Dietes grandiflora</i>
Cascading & Climbers	N  <i>Dichondra repens</i>	 <i>Peperomia scandens</i> variegata	N  <i>Casuarina glauca</i> 'Cousin It'	N  <i>Cissus antarctica</i>	N  <i>Hoya australis</i>

Planting Palette



Trees	N  Corymbia maculata	N  Eucalyptus microcorys			
Shrubs	N  Melaleuca 'Claret Tops'	N  Grevillea 'Fireworks'	N  Callistemon 'Great balls of fire'	N  Banksia 'Giant candles'	N  Acmena smithii 'Allyn Magic'
Grasses & Groundcovers	N  Lomandra 'Evergreen baby'	N  Dianella caerulea 'Breeze'	N  Imperata cylindrica 'Yalba'	N  Hardenbergia violacea	N  Hibbertia scandens
Cascading & Climbers	N  Pandorea pandorana	N  Hoya australis	N  Myoporum parvifolium 'Yareena'	N  Casuarina glauca 'Cousin It'	N  Dichondra repens

N = NATIVE SPECIES

Planting Palette

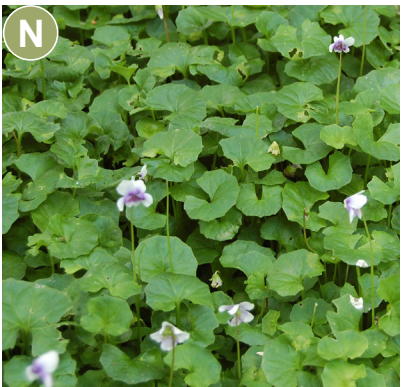


Ferns	 <i>Angophora hispida</i>	 <i>Glochidion ferdinandi</i>					
Shrubs	 <i>Banksia spinulosa</i>	 <i>Grevillea 'Fireworks'</i>	 <i>Leptospermum 'Pacific beauty'</i>	 <i>Persoonia levis</i>	 <i>Melaleuca 'Claret Tops'</i>		
Grasses & Groundcovers	 <i>Lomandra 'Wingarra'</i>	 <i>Themeda triandra</i>	 <i>Poa labillardieri</i>	 <i>Pratia purpurascens</i>	 <i>Goodenia ovata</i>		
Cascading & Climbers	 <i>Hardenbergia violacea</i>	 <i>Kennedia rubicunda</i>	 <i>Casuarina glauca 'Cousin It'</i>	 <i>Cissus Antarctica</i>	 <i>Billardiera scandens</i>		

N = NATIVE SPECIES

Planting Palette



Trees	N  <i>Glochidion ferdinandi</i>	N  <i>Lophostemon confertus</i>	N  <i>Waterhousea floribunda</i>		
Shrubs & Grasses	N  <i>Leptospermum 'Pacific Beauty'</i>	N  <i>Banksia spinulosa</i>	N  <i>Pennisetum alopecuroides</i>	N  <i>Lomandra 'Wingarra'</i>	N  <i>Imperata cylindrica 'Yalba'</i>
Cascading & Groundcover	N  <i>Hibbertia scandens</i>	N  <i>Viola hederacea</i>	N  <i>Myoporum parvifolium 'Yareena'</i>	N  <i>Casuarina glauca 'Cousin It'</i>	N  <i>Dichondra repens</i>

N

 = NATIVE SPECIES

ARCADIA