

North Western Boundary
The blank wall of the existing two storey building on the adjacent site is to be significantly screened by boundary native shrubs and canopy trees as shown on the plan. The planter elevates and the planting above the adjacent lawn. A quality fence will be reinstated to the boundary, and fire-egress stairs are located to open onto Thomas Street.

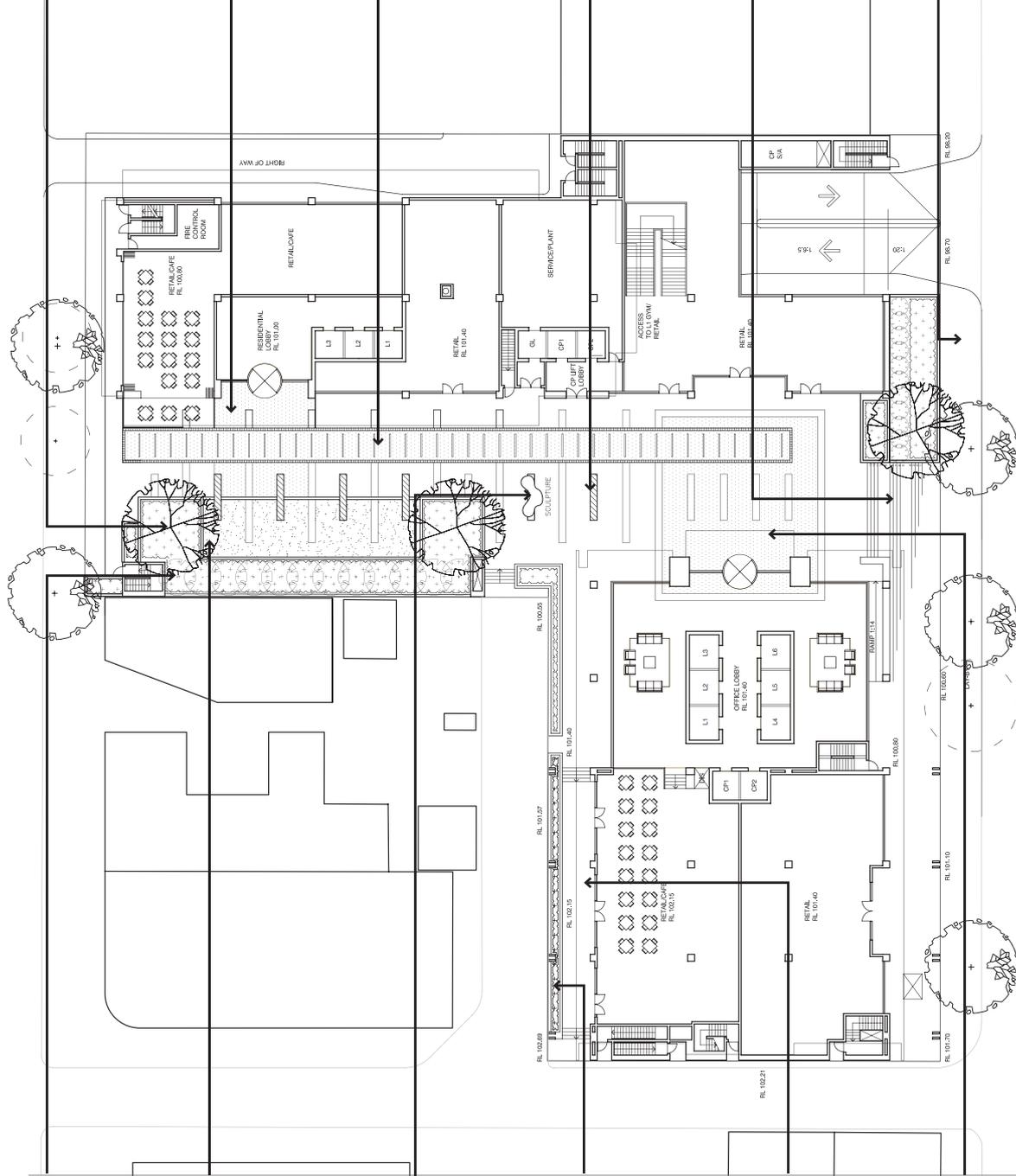
Seating Lawn, Wall and Benches
A broad lawn (12 x 3.5 metres) is provided for passive recreation, with the slight elevation assisting the comfort for users by elevating their position relative to passing pedestrians. The lawn is in a sunny location, and the trees are selected and located to reduce wind. The edging wall and the solid bench elements that intersect into the lawn area will all provide seating.

Public Art / Sculpture
A substantial public art piece will provide a central feature to the civic area, also being located to feature in views down Fleet Lane. The artwork sits in front of the commercial tower, and will reinforce the setting of the building as being in a significant public space. An artist will be engaged to develop a site specific response.

Fleet Lane Frontage
Upgrading of Fleet Lane junction with the site along the southern boundary with a cafe terrace, and at the junction with the open space spine across the site, with a feature civic sculpture proposed on the alignment with the laneway to reinforce this as a laneway / pedestrian link.

Terrace
The cafe terrace will have sun through the majority of the day, ameliorated by being just under the edge of the building in a colonnade type arrangement. The slope of Fleet Lane requires small flights of stairs at each end, with flush access midway along the lane. Low boundary planters will separate vehicles from pedestrian areas, whilst allowing visual access and views out from the terrace.

Forecourt
A formal apron of paving marks the entry to the building and creates an appropriate sense of address and setting for this significant building, linking it into the adjacent plaza space. Paving pattern making continues the rhythm of benches and paving inlays down the space.



Broad Canopy Trees

Select native trees will be installed to provide a high and broad canopy of foliage at the three locations shown on the plan. A tree species such as Ficus rubiginosa, (but selected with aid of current best available stock and for best result in these conditions) will provide shade that will punctuate the space, and will of course green the view down the plaza, as well as reduce wind to assist pedestrian comfort. Uplighting will highlight the trees at night.

Residential Entry

Select paving will mark this entry creating a minor forecourt that is integral with the broader pattern making of the plaza paving. The forecourt paving extends across to the open lawn area, providing a suitable setting and amenity for the residents. Extensive open space near to the site will provide a high level of amenity.

Sculptural Paving Inlay and Flush Lights

A light coloured paver is to provide a linking, linear element along the length of the space, providing a signature design element that will provide interest and distinctive identity to the site. Motion sensors will detect passing pedestrians, and lighting will respond and then slowly fade, giving the effect of a 'jet trail' to each person. This has been trialled in a project in Scotland, and would provide a unique feature in Australia. Developing of an interpretive layer to the design will refer to the passing generations of people in Chatswood.

Paving Materials and Colour

Councils footpath paving is a honed concrete paver with a mid-range cream colour. A similar material, or quality stone is proposed on the site, with stone cladding to planter walls. The paving design shows a number of 'overlapping' forms, with the background intended as a light grey, the linear feature inlay as a very light colour, the longer perpendicular paving strips to be a mid-grey, and the benches and shorter inlays to be dark grey.

Ramp and Stair to Albert Avenue

The broad pedestrian stair creates an address to the street, with it's offset from the main alignment of the plaza above placing the large tree as a terminating element on the main visual axis down the space. The residential apartments opposite on Albert Avenue are screened by large trees, already, but it was felt it was appropriate to contain the space with landscape as part of the civic space. The ramp adjacent provides equitable access.

Council Footpaths

The line shown delineates Council's paving from site paving, showing that the footpath widens to suitably engage with the large civic space. This also occurs on Albert Avenue. Street trees are not yet shown, but it is understood that they will be located appropriately in consultation with Council to suit species and tree spacings in the street.



A. Raised Turf with seating edge



B. Blade Wall / Benches as Wind Buffers and Plaza amenity



C. Identity Sculpture



D. Raised Planter to negotiate level change to plaza



E. Feature Lighting Inlay Strip



F. Lighting Inlay



G. Paving Banding



H. Raised Planter Box



INDICATIVE PLANT SCHEDULE

BOTANIC NAME	COMMON NAME	MATURE HEIGHT [M]	MATURE SPREAD [M]
TREES			
<i>Backhousia citrifolia</i>	LEMON SCENTED MYRTLE	7	3
<i>Cupaniopsis anacardioides</i>	TUCKEROO	10	5
<i>Elaeocarpus reticulatus</i>	BLUEBERRY ASH	10	4
<i>Ficus rubiginosa</i>	PORT JACKSON FIG	20	6
<i>Ficus microcarpa</i> var. <i>hillii</i>	HILLS WEEPING FIG	20	5
<i>Michelia figo</i>	PORT WINE MAGNOLIA	3	3
<i>Tristanopsis laurina</i>	WATER GUM	8	5
SHRUBS			
<i>Acacia cognata</i>	BOWER WATTLE	0.6	0.8
<i>Grevillea 'Robyn Gordon'</i>	GREVILLEA	1.5	1.5
<i>Ptilosporum tobra</i> 'Miss Muffet'	DWARF PITTIOSPORUM	0.8	0.5
<i>Syzygium australe</i> 'Tiny Trev'	DWARF LILLY PILLY	0.5	0.5
<i>Syzygium 'Cascade'</i>	PINK FLOWERING LILLYPILLY	3	2
<i>Viburnum odoratissimum</i>	SWEET VIBURNUM	3	2
ACCENTS			
<i>Agave attenuata</i> 'Nerva'	AGAVE	1	1
<i>Doryanthes excelsa</i>	GYMEA LILY	3	2
<i>Macrozamia communis</i>	BURRAWANG/CYCAD	2	1.5
GRASSES			
<i>Dianella revoluta</i> 'Little Rev'	LITTLE REV	0.3	0.3
<i>Lomandra longifolia</i> 'Tanika'	MATT RUSH GRASS	0.6	0.6
<i>Poa polyformis</i> 'Kingsdale'	BLUE COASTAL TUSsock GRASS	0.45	0.45
GROUNDCOVERS			
<i>Carpobrotus glaucescens</i>	PIG FACE	0.2	1
<i>Trachelospermum jasminoides</i>	STAR JASMINE	to 7m	
<i>Viola hederacea</i>	NATIVE VIOLET	50mm	150mm



Syzygium "Cascade" - Pink Flowering Lilly Pilly



Cupaniopsis anacardioides - Tuckeroo



Agave attenuata - Agave



Doryanthes excelsa - GyMEA Lily



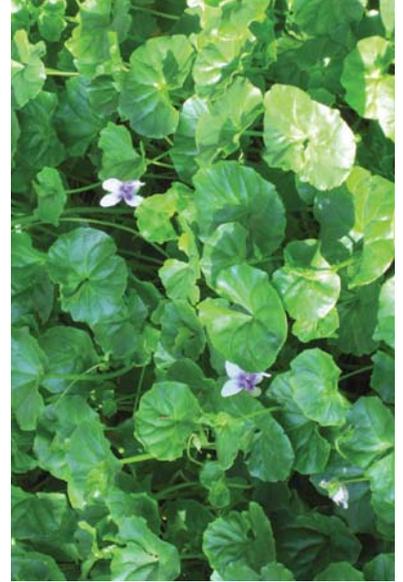
Grevillea 'Robyn Gordon' - Grevillea



Carpobrotus glaucescens - Pig Face

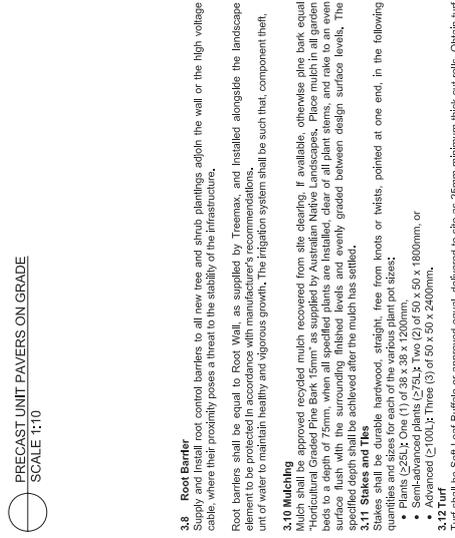
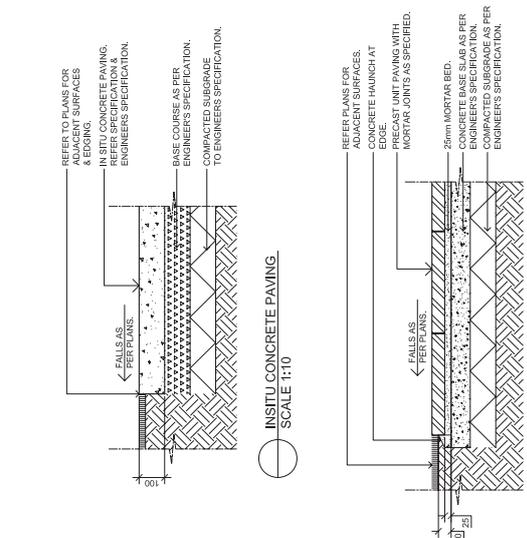
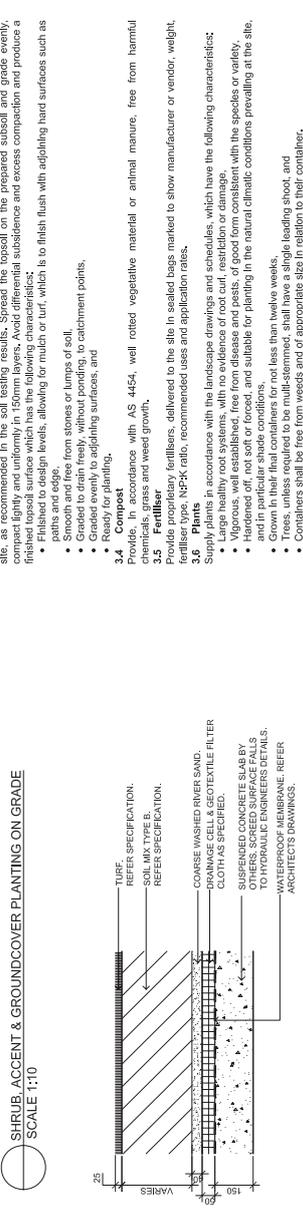
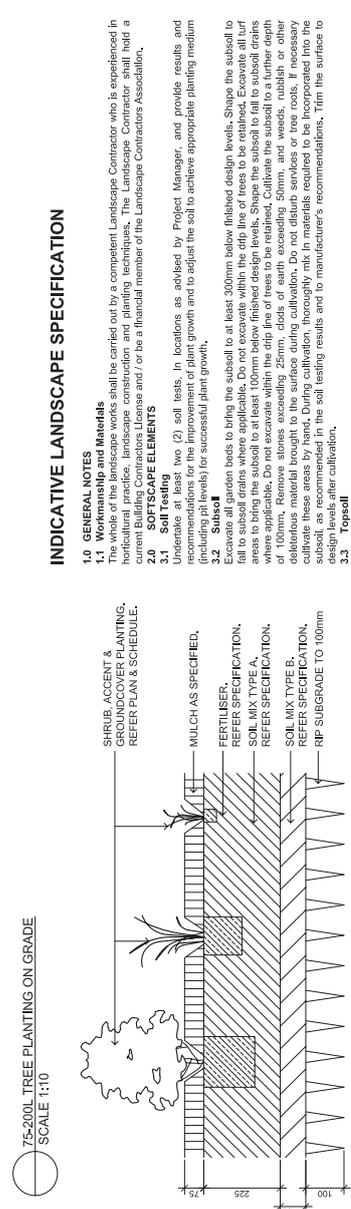
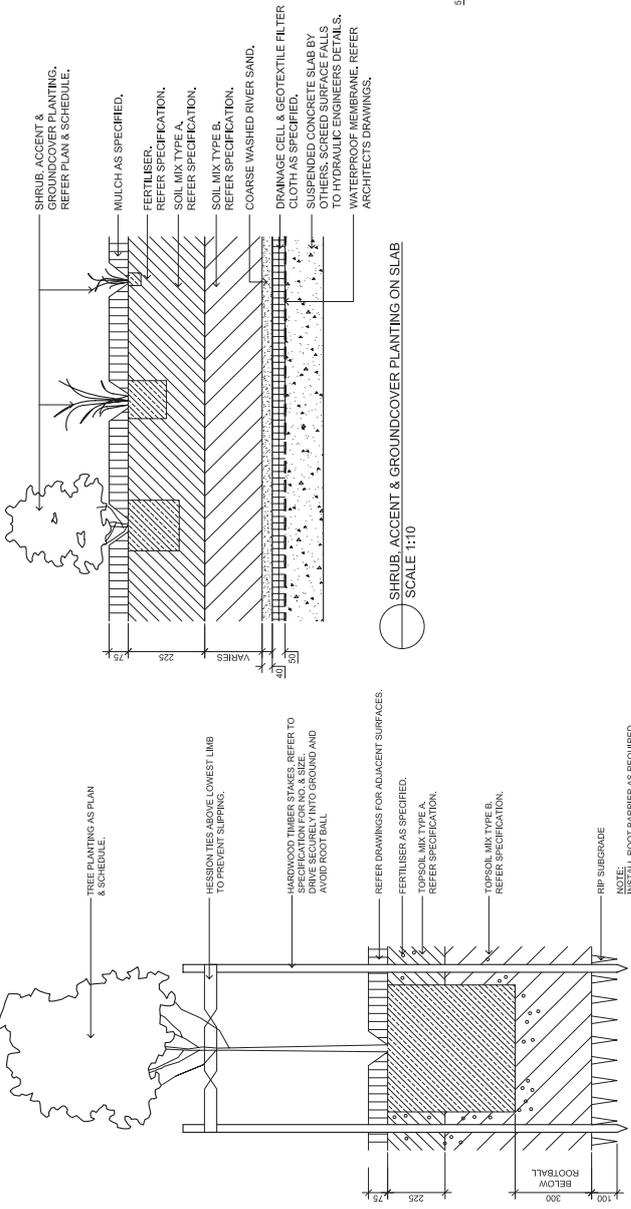


Dianella revoluta 'Little Rev'



Viola hederacea - Native Violet





INDICATIVE LANDSCAPE SPECIFICATION

- 1.0. WORKMANSHIP AND MATERIALS**
The whole of the landscape works shall be carried out by a competent Landscape Contractor who is experienced in horticultural practice, landscape construction and planting techniques. The Landscape Contractor shall hold a current Licensing Contractors License and / or be a financial member of the Landscape Contractors Association.
- 1.1. Soil Testing**
Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pH levels) for successful plant growth.
- 1.2. Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be related. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm below finished design levels. Do not disturb sods or tree roots. If necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.**
- 1.3. Topsoil**
Topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results, Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
 - Fitted to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as
 - Smooth and free from stones or lumps of soil,
 - Graded to drain freely, without ponding, to catchment points,
 - Ready for planting,
 - Graded evenly to adjoining surfaces, and
 - Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.
- 1.4. Fertiliser**
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, NPK ratio, recommended uses and application rates.
- 1.5. Plants**
Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:
 - Vigorous, well established, free from disease and pests, of good form consistent with the species or variety,
 - Large in particular shade conditions, or suitable for planting in the natural climatic conditions prevailing at the site,
 - Grown in their final containers for not less than twelve weeks,
 - Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
 - Containers shall be free from weeds and of appropriate size in relation to their container.
- Following excavation of the planting hole place and spread 150mm of wetting agent equal to 'terra-sorb', pre-mixed with one (1) litre of water, at the bottom of each planting hole. Backfill the planting holes with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball, so that the plant stem remains the same height above the ground as it was in the container. Apply fertiliser pellets, as recommended in the soil testing results and in accordance with the manufacturer's recommendations around the plants at the time of planting.

- 3.8. Root Barrier**
Supply and install root control barriers to all new trees and shrub plantings adjoin the wall or the high voltage cable, where their proximity poses a threat to the infrastructure.
Root barriers shall be equal to Root Wall, as supplied by Treemax, and installed alongside the landscape element to be protected in accordance with manufacturer's recommendations.
Use of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, 3.10 Mulching
3.10.1 Mulching
Horticultural Graded Pine Bark 15mm" as supplied by Australian Native Landscapes. Place mulch in all garden beds to a depth of 75mm. When all specified plants are installed, clear of all plant stems, and rake to an even surface flush with the surrounding finished levels and evenly graded between design surface levels. The mulch shall be durable hardwood, straight, free from knots or twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
 - Plants (25L): One (1) of 38 x 38 x 1200mm,
 - Plants (50L): One (1) of 50 x 50 x 1800mm, or
 - Advanced (200L): Three (3) of 50 x 50 x 2400mm.
- 3.12 Turf**
Turf shall be Spot Leaf Buffalo or approved equal, delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter, and store in a well covered area for a maximum of 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:
 - In stretcher pattern with the joints staggered and close butted,
 - Parallel with the long sides of level areas, and with contours on slopes, and
 - To finish flush, after tamping, with adjacent finished surfaces of ground,
- 4.0. IRRIGATION**
4.1. System
The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water requirement. Where appropriate adjustable and fully servicable. The layout of the entire irrigation is to ensure that each individual emitter is able to deliver the required amount of water to the plant. The system shall be designed to a minimum or completely eliminated by the use of drip, pop-up sprinklers and watering of paths shall be reduced to a minimum or use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.
- 5.0. PLANT ESTABLISHMENT**
5.1. Generally
The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the correct areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance, but not be limited to, the following:
 - Reaching failed plants,
 - Pruning,
 - Insect and pest control,
 - Fertilising,
 - Mowing,
 - Watering,
 - Rubbish removal, and
 - Clearing of the surrounding areas.