

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 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.

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.

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.

Upgrading of Fleet Lane junction with the site along the southern boundary with a café 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.

The café 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 lush access midway along the lane. Low boundary planters will separate vehicles from pedestrian areas, whilst allowing visual access and views out from the terrace.

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.

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 *Frax ruginosa*, (but selected with aid of current best available stock that will perform 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.

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.

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 trained in a project in Scotland, and would provide a unique feature in Australia. Developing an interpretive layer to the design will refer to the passing generations of people in Chatswood.

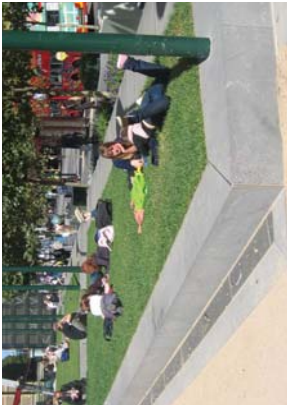
Councils footpath paving is a toned concrete paver with a mid-range cream colour. A similar material, or quality stone is proposed on the site, with stone cladding to planter walls. The paving design shows a number of 'overlapping' forms, with the background intended as a light grey, the linear feature 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.

The broad pedestrian stair creates an address to the street, with its 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.

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



Syzygium "Cascade" - Pink Flowering Lilly Pilly



Cupaniopsis anacardioides - Tuckeroo



Agave attenuata - Agave



Doryanthes excelsa - Gynea Lily



Grevillea 'Robyn Gordon' - Grevillea



Carpobrotus glaucescens - Pig Face

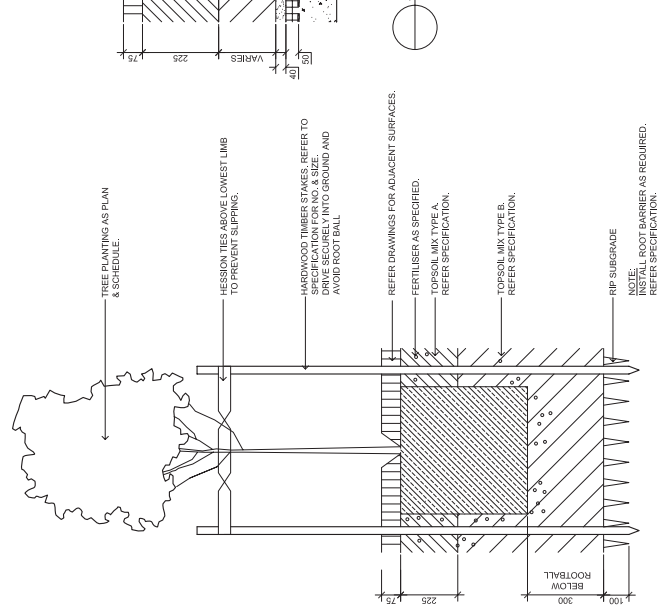
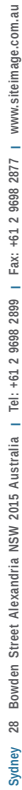


Dianella revoluta 'Little Rev'

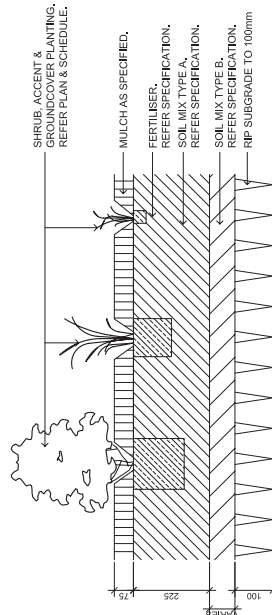


Viola hederacea - Native Violet

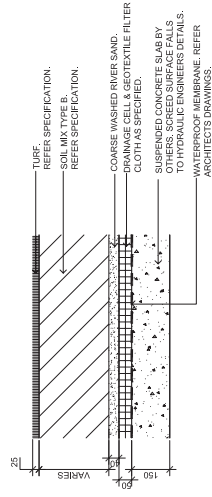




75-200L TREE PLANTING ON GRADE
SCALE 1:10



SHRUB, ACCENT & GROUND COVER PLANTING ON GRADE
SCALE 1:10



TURF ON SUSPENDED SLAB
SCALE 1:10

INDICATIVE LANDSCAPE SPECIFICATION

1.0 GENERAL NOTES

1.1 Workmanship and Materials

1.1 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 Building Contractors License and / or be a financial member of the Landscape Contractors Association.

2.0 SOFTSCAPE ELEMENTS

3.1 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.

3.2 Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to surface drainage areas by bringing the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to further design areas where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 50mm, clots of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to surface during cultivation. Do not disturb services or tree roots. If necessary, remove and replace any damaged services. Obtain professional advice from a suitably qualified person if necessary. Carry out soil testing as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after compaction.

3.3 Top:

Import 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;

- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without ponding, to catchment points.
- Graded evenly to adjoining surfaces, and
- Ready for planting.

3.4 Compost

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Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

3.5 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

3.6 Plan

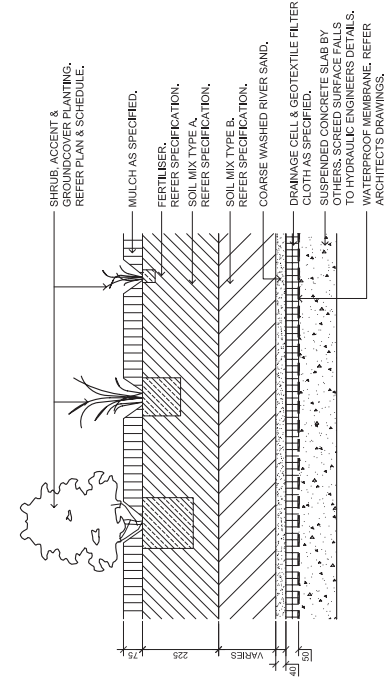
Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage.

- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions.
- 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.

3.7 Installation of the

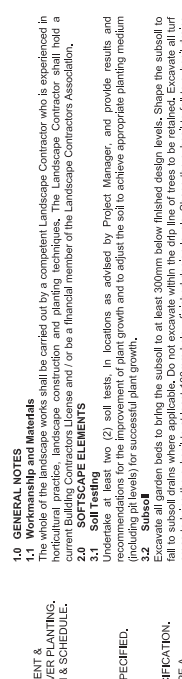
Following excavation of the planting hole place and spread 15gms of wetting agent equal to 'terra-sorb', pre-mixed with one (1) litre of water, at the bottom of each planting hole. Backfill the planting holes with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is 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.



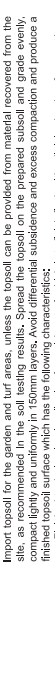
SHRUB, ACCENT & GROUND COVER PLANTING ON SLAB
SCALE 1:10

PRECAST UNIT PAVERS ON GRADE
SCALE 1:10

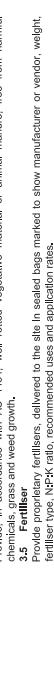
75-200L TRE
SCALE 1:10



- Plan
- Sem
- Adv:



- To fl



5.0 PL

5.1 Ge

The Land
normal us
contract



- Fertiliser
- Main
- Mow



SITE IMAGE
Landscape Architects