

716 HIGH ST, THORNBURY
LANDSCAPE - FOR ENDORSEMENT

UDLA

TABLE 1 EDITION DETAILS

APARTMENT DEVELOPMENT
716 HIGH ST, THORNBURY

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TABLE 2 DOCUMENT REGISTER

DOCUMENT REGISTER

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We acknowledge the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation as the Traditional Owners of the land on which *716 High Street, Thornbury* stands today.

We pay respect to the Wurundjeri people and Elders, both past and present, whose knowledge and care for Country ensures the continuation of cultural and traditional practices.

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SITE

716 High Street, Thornbury

This Landscape Design Report has been prepared by UDLA in collaboration with Austin Maynard Architects (AMA) for Antipodean Land Developments Pty Ltd, relating to the proposed development at 716 High Street, Thornbury, on the corner of High Street and Rossmoyne Street. It is to be read in conjunction with AMA's architectural drawing set for a complete understanding of the building. This document references areas with landscape scope only.

This report outlines the landscape strategy for the project, with the aim of delivering high-quality communal spaces that enhance resident amenity, provide meaningful connections to nature, and contribute positively to the local urban context.

Given the compact nature of the site and varying environmental conditions, the design takes a highly considered approach, ensuring that each landscape area—no matter the scale or exposure—adds value to the daily experience of residents and visitors.



LANDSCAPE APPROACH & PRINCIPLES

Landscape Approach

The landscape design for 716 High Street responds directly to the unique challenges of a dense urban site, delivering a highly curated, intensively maintained, and high-performing landscape across all communal areas. This is not a passive or incidental green space—every planting zone is deliberately designed to maximise its contribution to the life of the building. Across the rooftop, lightwells, balconies, and circulation spaces, the landscape is crafted to provide visual richness, seasonal variation, and daily usability, within the site's spatial and environmental constraints.

Lightwells (Ground Level)

Located at ground level, the lightwells provide a quieter, more contemplative landscape experience. With minimal direct sunlight, these spaces feature resilient, shade-tolerant planting selected for texture, robustness, and durability. Planting in the lightwells softens built edges, provides a green outlook from interior spaces, and contributes to the overall garden identity of the building.

Garden (Ground Level)

A ground-level garden sits adjacent to neighbouring properties and is accessible only from two interfacing ground-floor apartments. This area receives minimal sunlight during winter, with sun moving through the space in summer. Although privately owned, the garden plays a critical role in the overall landscape experience, providing a valued green outlook for the apartments above.

To safeguard its long-term contribution to resident amenity, the tree and planting within this space will be maintained in accordance with strata requirements, secured through conditions of sale. As independent maintenance access is not available, and entry via apartments is not considered viable, the planting has been carefully selected for resilience and ease of care.

This space forms part of the development's cohesive landscape strategy, ensuring that every planted area—

whether publicly accessible or privately owned—supports the broader identity, quality, and performance of the project.

Rooftop Terrace (Level 5)

The rooftop terrace is the heart of the communal landscape, supporting a range of uses from quiet retreat to larger gatherings. With year-round full sun exposure, the design focuses on creating comfortable microclimates through shade provision, wind protection, and diverse seating options, ensuring the rooftop is welcoming and functional in all seasons. Layered, high-performing planting contributes to an immersive garden atmosphere with year-round visual interest.

Landscape Principles

- Integrated Design: Landscape is embedded into the architecture to create a seamless, cohesive environment across all levels of the building.
- High Performance and Curation: The landscape is designed as a high-functioning, intensively maintained system that delivers visual richness, environmental benefits, and daily amenity.
- Resilience and Suitability: Planting is carefully selected for specific site conditions—full sun, wind exposure, and deep shade—ensuring longevity and year-round interest.
- Comfortable Microclimates: Spaces are designed to balance sun, shade, and wind, creating usable, inviting environments throughout the day and across the seasons.
- Community and Occupation: Communal areas support a range of social and solitary activities, offering spaces for gathering, rest, and retreat.
- Environmental Responsibility: Water-sensitive design principles are integrated to support efficient irrigation and the long-term health of the garden.
- Identity and Character: The landscape contributes to the building's identity, with layered, textural planting and thoughtful materiality creating a distinct and memorable living environment.

BENCHMARKS



FAMILIAR, INVITING, ACCOMODATING SPACES



LUSH PLANTING



SEASONAL COLOUR



TEXTURED, LAYERED PLANTING



DANCING, DAPPLED SHADE



SURROUNDED BY GREEN

RESPONSE TO CONDITION 10(E)

STREET TREE CUT-OUTS AND IN-GROUND SERVICES REVIEW

Condition 10(e) requires review of in-ground services and confirmation that proposed street trees can be accommodated without conflict and can achieve healthy long-term growth.

- A review has been undertaken of:
- The in-ground services survey (Seeker);
 - CitiPower preliminary design documentation for undergrounding works along Rossmoyne Street; and
 - Existing site conditions along both High Street and Rossmoyne Street frontages.

High Street

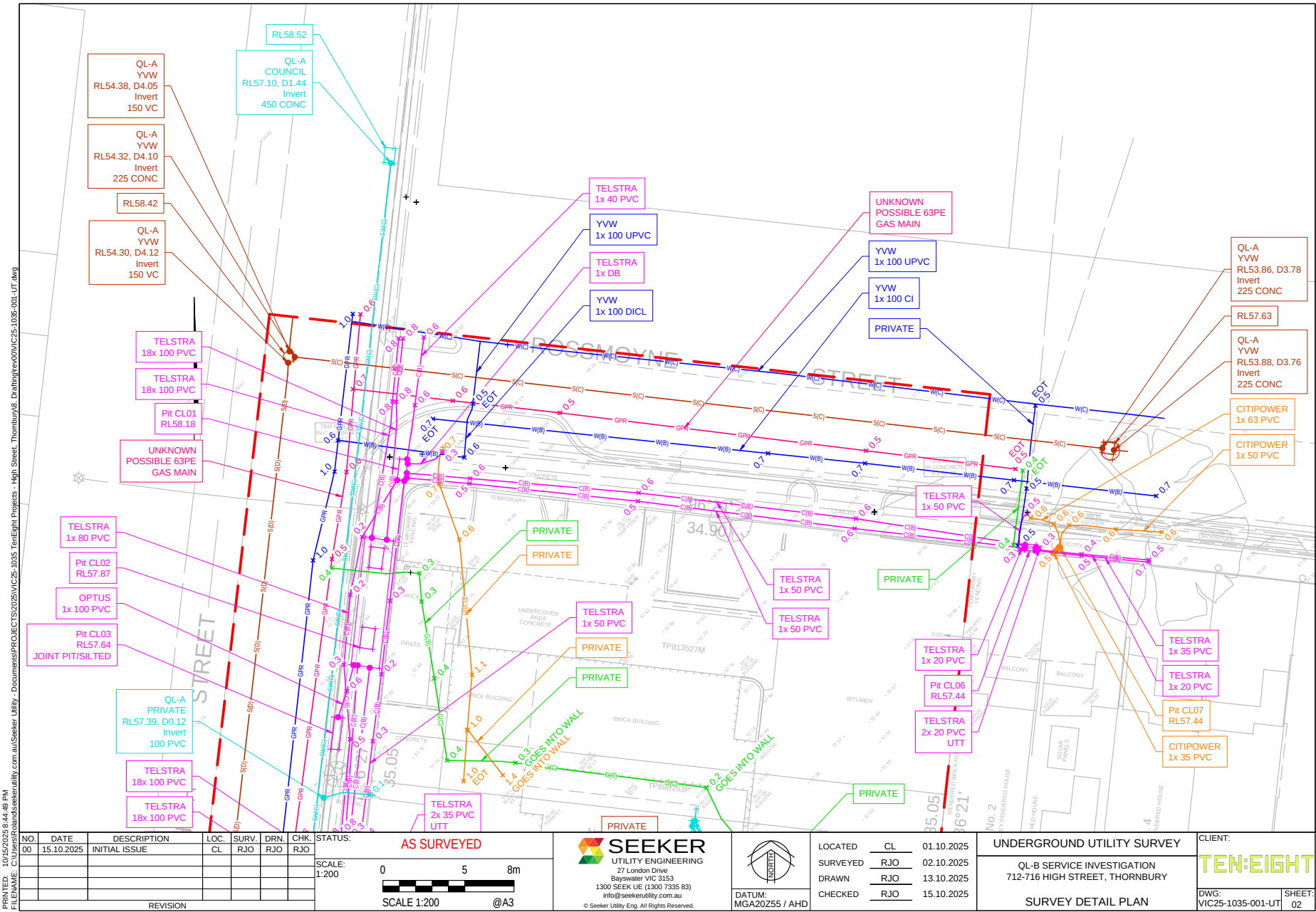
Three street trees have recently been installed along the High Street frontage adjacent to the site.

- Review of the services survey confirms:
- Multiple service pits and chambers within the verge and footpath;
 - Telecommunications infrastructure;
 - Limited clear, continuous soil zones suitable for additional tree planting.

The recently installed trees are offset from the currently proposed locations and appear to have been positioned in response to available service clearances.

Based on the documented service density and existing infrastructure, there is insufficient clear verge width and uncompromised soil volume to accommodate additional street trees without service conflict or compromised tree performance.

Accordingly, no additional street trees are proposed along High Street.



RESPONSE TO CONDITION 10(E)

STREET TREE CUT-OUTS AND IN-GROUND SERVICES REVIEW

Rossmoyne Street

The Rossmoyne Street verge contains:

- An existing water main within the proposed garden bed zone;
- Multiple parallel telecommunications conduits;
- Underground electrical infrastructure associated with the approved CitiPower undergrounding works;
- Limited verge width for meaningful service separation.

The verge effectively operates as a consolidated service corridor.

Relocation of the existing water main would be disproportionate to the scope of works and is outside the Applicant's control.

The CitiPower undergrounding design has been accepted and forms part of the project's critical construction path. Modification to this design is not feasible.

Given these constraints, additional street trees cannot be accommodated without:

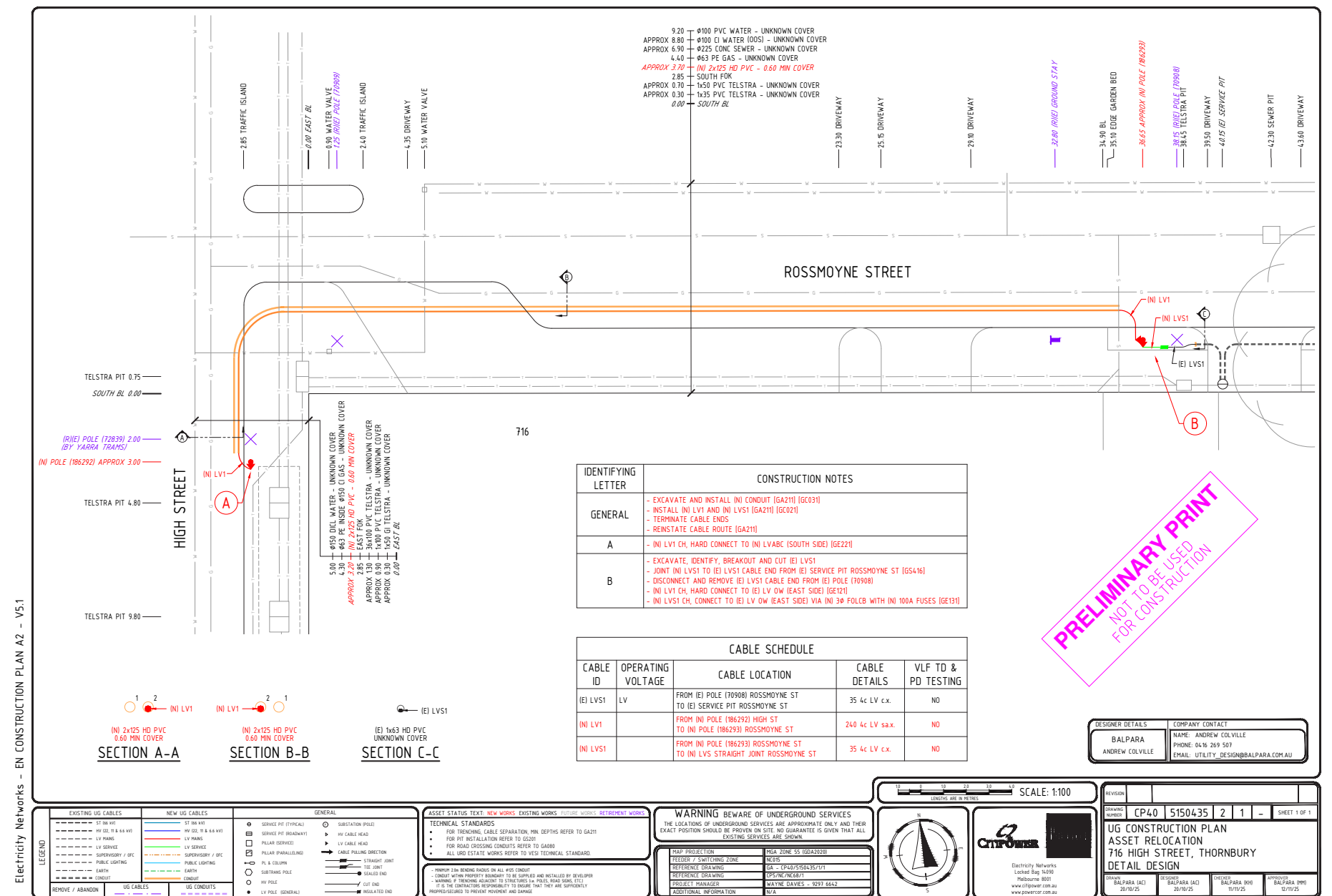
- Direct service conflict;
- Inadequate soil volume; or
- Compromised long-term tree viability.

Conclusion

Following review of the in-ground services documentation and infrastructure constraints, it is confirmed that additional street trees along High Street and Rossmoyne Street are not feasible.

The proposal therefore retains the existing recently installed street trees along High Street and does not introduce additional street tree planting along either frontage.

This approach ensures realistic service coordination while avoiding tree planting in conditions that would compromise long-term canopy performance.



GENERAL ARRANGEMENT

LEGEND

-  Lot Boundary
-  Existing Street Trees
Propose to remove and replace existing trees, improve soil pit conditions, prior to replacement of adjacent existing footpath. Existing trees and surrounds are in poor condition.
-  Proposed Bike Spaces
-  Ground Level Landscape Areas
Refer to Ground Level Plan & Sections
-  Level 1-5 Lightwell Planters - Typical
Refer to Level 5 Plan & Ground Level Sections
-  Level 5 Landscape Area
Refer to Level 5 Plan & Sections
-  Level 7 Landscape Area - Private Balcony
Refer to General Arrangement (this page)



GENERAL ARRANGEMENT / ROOF PLAN, 1:200@A3

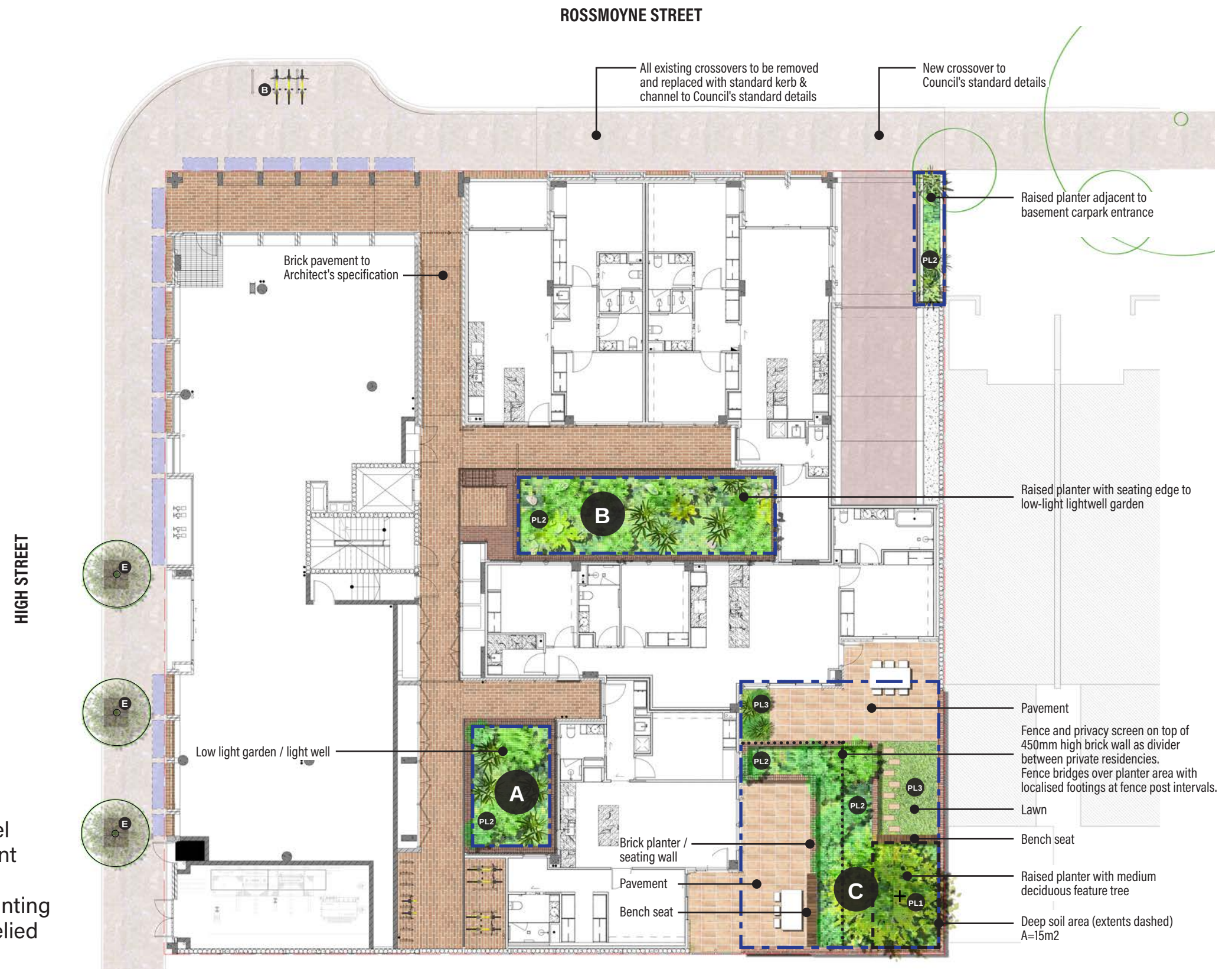
OVERALL SCOPE - GROUND LEVEL PLAN

LEGEND

- | | |
|---|--|
|  | Landscape Scope |
|  | Existing Street Trees |
|  | Proposed Bike Spaces |
|  | Deep Soil Area |
|  | Raised planter over slab
- 600mm overall height |
|  | On grade planter over slab
- 400mm overall height |

Refer to Planting Schedule for proposed plant species.

NOTE: Deep soil provision is located at Ground Level in direct connection with natural ground. The extent of deep soil reflects the structural and basement constraints of the approved built form. Rooftop planting areas supplement canopy outcomes but are not relied upon to satisfy deep soil requirements.



GROUND FLOOR PLAN, 1:200@A3



OVERALL SCOPE - LEVEL 5 AND LEVEL 7

LEGEND

Lot Boundary

Level 1-6 Lightwell Planters - Typical
Refer to Level 5 Plan & Ground Level Sections

Level 5 Landscape Area
Refer to Level 5 Plan & Sections

Level 7 Landscape Area - Private Balcony
Refer to General Arrangement (this page)

HIGH STREET

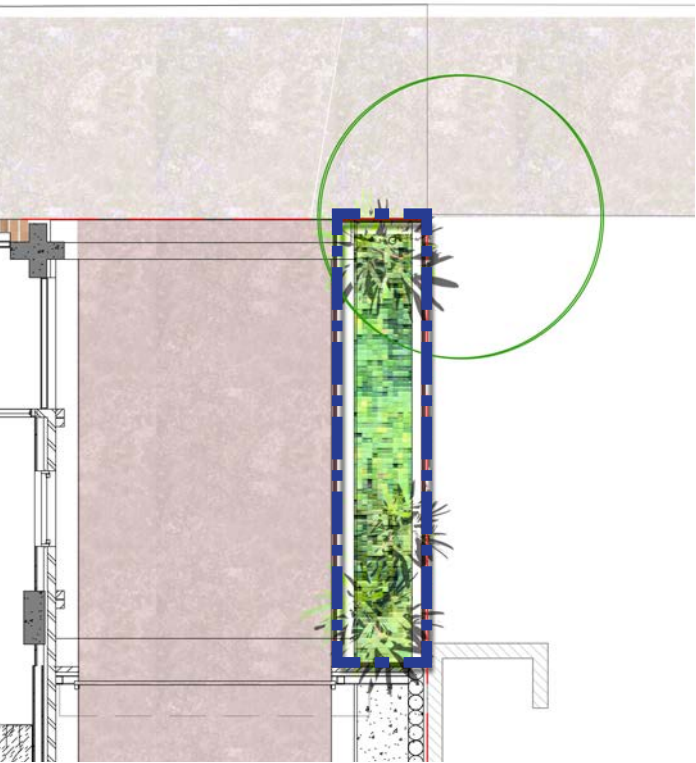
ROSSMOYNE STREET



GENERAL ARRANGEMENT / ROOF PLAN, 1:200@A3



RAISED PLANTER



GROUND FLOOR PLAN, 1:100@A3

RAISED PLANTER - CARPARK ENTRANCE

1. Context and Objectives

- **Condition:** Linear 4 m² raised planter adjacent to the carpark entry, built over basement structure and visible from the street.
- **Depth:** 600 mm overall depth with approximately 450 mm effective lightweight soil depth
- **Microclimate:** Moderate wind exposure, reflected heat from paving, and partial building shade
- **Design intent:** To soften the carpark edge, introduce greenery at pedestrian level, and integrate the entry with the surrounding landscape while maintaining clear sightlines.
- **Target aesthetic:** Compact, layered planting of flowering perennials, grasses and low shrubs providing year-round structure and seasonal colour in a robust, contemporary character.

2. Planting Schedule

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
Anigozanthos 'Bush Glow'	Dwarf Kangaroo Paw	200mm	0.6 - 1 m	0.5 - 0.7 m	4
Anigozanthos 'Bush Pearl'	Dwarf Kangaroo Paw	200mm	0.6 - 1 m	0.5 - 0.7 m	4
Anigozanthos 'Bush Ranger'	Dwarf Kangaroo Paw	200mm	0.6 - 1 m	0.5 - 0.7 m	4
Casuarina Glauca 'Cousin It'	Cousin It	200mm	0.1 - 0.3 m	1 - 2 m	1
Leucaphyta brownii 'Silver Nugget'	Cushion Bush	200mm	0.5 m	0.5 m	3
Poa Labillardierei	Common Tussock Grass	200mm	0.5 - 1 m	0.4 - 0.5 m	2
Westringia fruticosa 'Mundi'	Native Rosemary	200mm	0.4 - 0.6 m	1 - 1.5 m	1
TOTAL					19

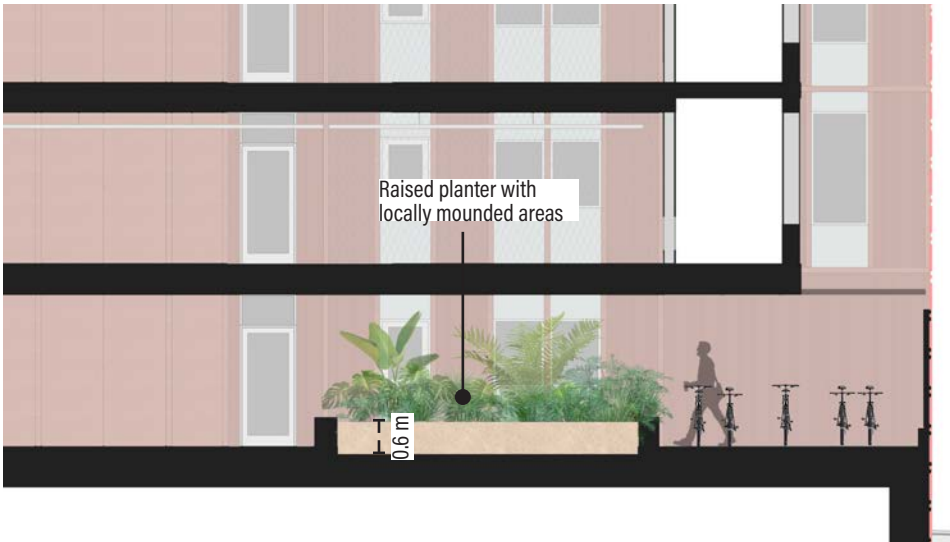
3. Planter Profile

- **Planter build-up:** Approximately 0.45 m lightweight structural planter mix compliant with AS 4419 over a 100 mm drainage layer with geotextile separation.
- **Drainage:** Minimum 1:100 fall to drainage outlets connected to the basement stormwater system with accessible inspection points.
- **Irrigation:** Sub-surface dripline irrigation with pressure-compensating emitters at 300 mm centres connected to an automatic irrigation controller.
- **Mulch:** 50–75 mm fine pine bark mulch to reduce evaporation and suppress weed growth.
- **Maintenance:** Quarterly pruning and seasonal cut-back of perennials, with annual mulch replenishment in accordance with the Plant Management Schedule.

A. LIGHTWELL PLANTER



GROUND FLOOR PLAN, 1:100@A3



SECTION D-D, NTS

LIGHTWELL PLANTER A — 19 m² (0.6 m overall depth, on slab)

1. Context and Objectives

- **Condition:** Planter on slab, 400 mm soil depth
- **Microclimate:** Deep shade / limited daylight – lower lightwell zone
- **Design intent:** Create a lush, soft understorey outlook visible from internal spaces.
- **Target aesthetic:** “Lush from day one” – high foliage density, deep green tonal variation, fine leaf texture and soft edges.

2. Planting Schedule

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
Aechmea SP	Bromeliad	200mm	0.6 m	0.6 m	18
Alocasia Macrorrhizo	Giant Elephant Ears	200mm	0.3 m	0.3 m	1
Anigozanthos 'Bush Ranger'	Dwarf Kangaroo Paw	200mm	0.6 - 1 m	0.5 - 0.7 m	18
Casuarina Glauca 'Cousin It'	Cousin It	200mm	0.1 - 0.3 m	1 - 2 m	3
Clivia Miniata 'Yellow'	Yellow Clivia	200mm	1.0 m	0.6 m	11
Colocasia Esculenta	Black Elephant Ears	200mm	1.5 m	1.2 m	2
Cycas Revoluta	Sago Palm	200mm	7.0 m	2.5 m	1
Doodia Aspera	Rasp Fern	200mm	0.6 m	0.6 m	18
Dicksonia Antarctica	Soft Tree Fern	200mm	1.5 - 15 m	1 - 2 m	1
Philodendron Xanadu	Xanadu	200mm	0.8 m	1.2 m	2
Platycerium bifurcatum	Elkhorn Fern	-	0.5-1 m	0.5-1 m	3
Platycerium superbum	Staghorn Fern	-	1-2 m	1-2 m	2
Trachelospermum Jasminoides	Star Jasmine	200mm	0.4 - 3 m	0.4 - 2 m	4
Zamia Furfuracea	Cardboard Cycad	200mm	1.5 m	1.5 m	1
TOTAL					84

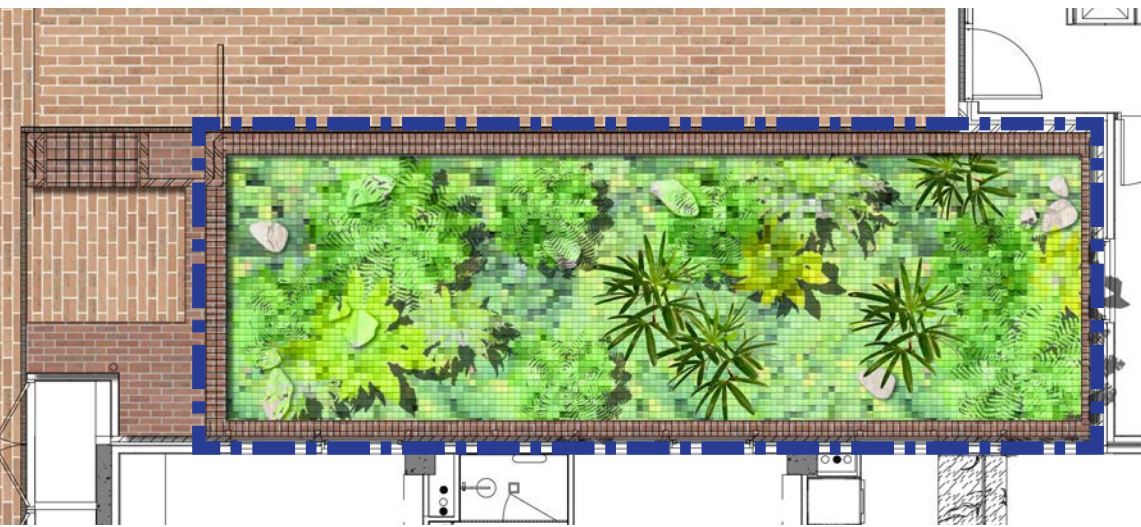
3. Planter Profile

- **Soil build-up:** 100 mm drainage layer (scoria/perlite) + 400 mm lightweight planter mix (AS 4419, bulk density ≤ 1.2 t/m³).
- **Mulch:** Fine pine bark or washed gravel (50–75 mm).
- **Irrigation:** Sub-surface dripline grid (2 L/h @ 300 mm centres); moisture sensor linked to rooftop system.
- **Drainage:** Fall 1:100 to outlets; filter sock over drains; inspection ports at low points.
- **Maintenance:** Quarterly pruning, fertilising and irrigation checks as per Section 21 Plant Management Schedule.

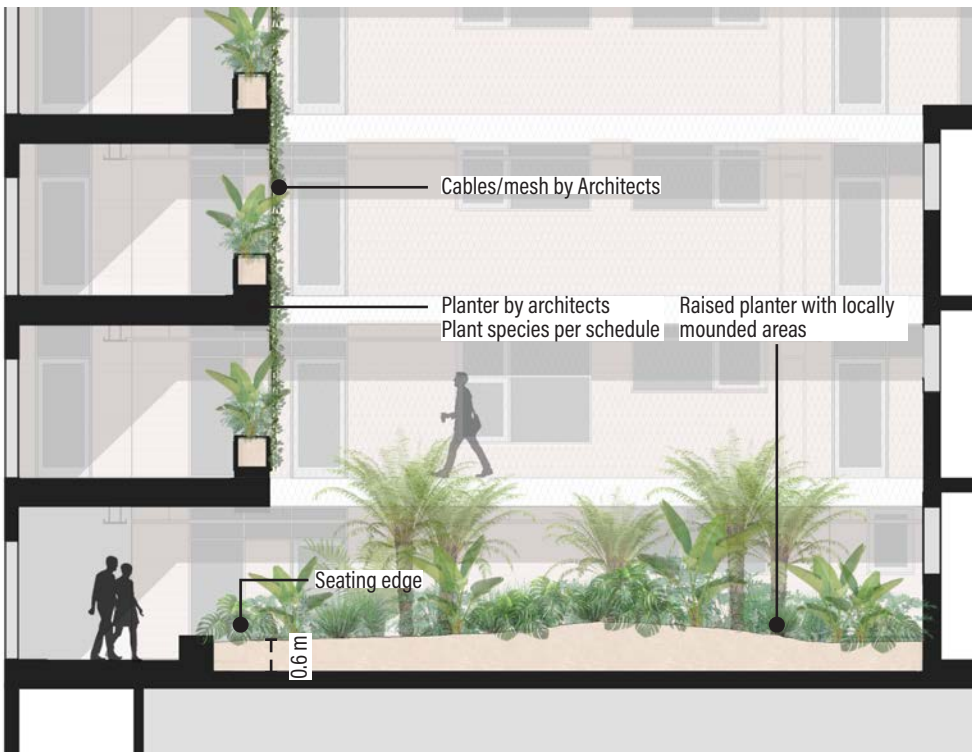
Not in Landscape Scope:

- **Lighting:** Low-glare LED uplights (3000 K, IP65) to animate foliage at night.

B. LIGHTWELL PLANTER



GROUND FLOOR PLAN, 1:100@A3



SECTION C-C, NTS

LIGHTWELL PLANTER B — 40 m² (0.6 m avg depth, mounded to 1.0 m)

1. Context and Objectives

- **Condition:** Planter on slab, 400 mm average soil depth, locally mounded to 1.0 m max.
- **Microclimate:** Low-light well, reflected light and moderate humidity.
- **Design intent:** Visually lush and layered composition with greater height variation than Planter A.
- **Target aesthetic:** Immersive garden atmosphere – more “landscape like” than planter-like; uses mounds to create mini canopy zones.

2. Planting Schedule

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
Aechmea SP.	Bromeliad	200mm	0.6 m	0.6 m	25
Ajuga Reptans 'Catlins Giant'	Carpet Bugle	200mm	0.3 m	0.3 m	44
Anigozanthos 'Bush Ranger'	Dwarf Kangaroo Paw	200mm	0.6 - 1 m	0.5 - 0.7 m	30
Asplenium Australasicum	Birds Nest Fern	200mm	1.5 m	1.5 m	2
Casuarina Glauca 'Cousin It'	Cousin It	200mm	0.1 - 0.3 m	1 - 2 m	6
Clivia Miniata 'Yellow'	Yellow Clivia	200mm	1.0 m	0.6 m	16
Colocasia Esculenta	Black Elephant Ears	200mm	1.5 m	1.2 m	2
Cycas Revoluta	Sago Palm	200mm	7.0 m	2.5 m	2
Dicksonia Antarctica	Soft Tree Fern	200mm	1.5 - 15 m	1 - 2 m	2
Doodia Aspera	Rasp Fern	200mm	0.6 m	0.6 m	16
Fatsia Japonica	Japanese Aralia	200mm	3 m	2 m	1
Ficus Pumila	Creeping Fig	200mm	0.2 m	4 m	2
Philodendron Xanadu	Xanadu	200mm	0.8 m	1.2 m	6
Platycerium bifurcatum	Elkhorn Fern	-	0.5-1 m	0.5-1 m	3
Platycerium superbum	Staghorn Fern	-	1-2 m	1-2 m	2
Zamia Furfuracea	Cardboard Cycad	200mm	1.5 m	1.5 m	3
TOTAL					162

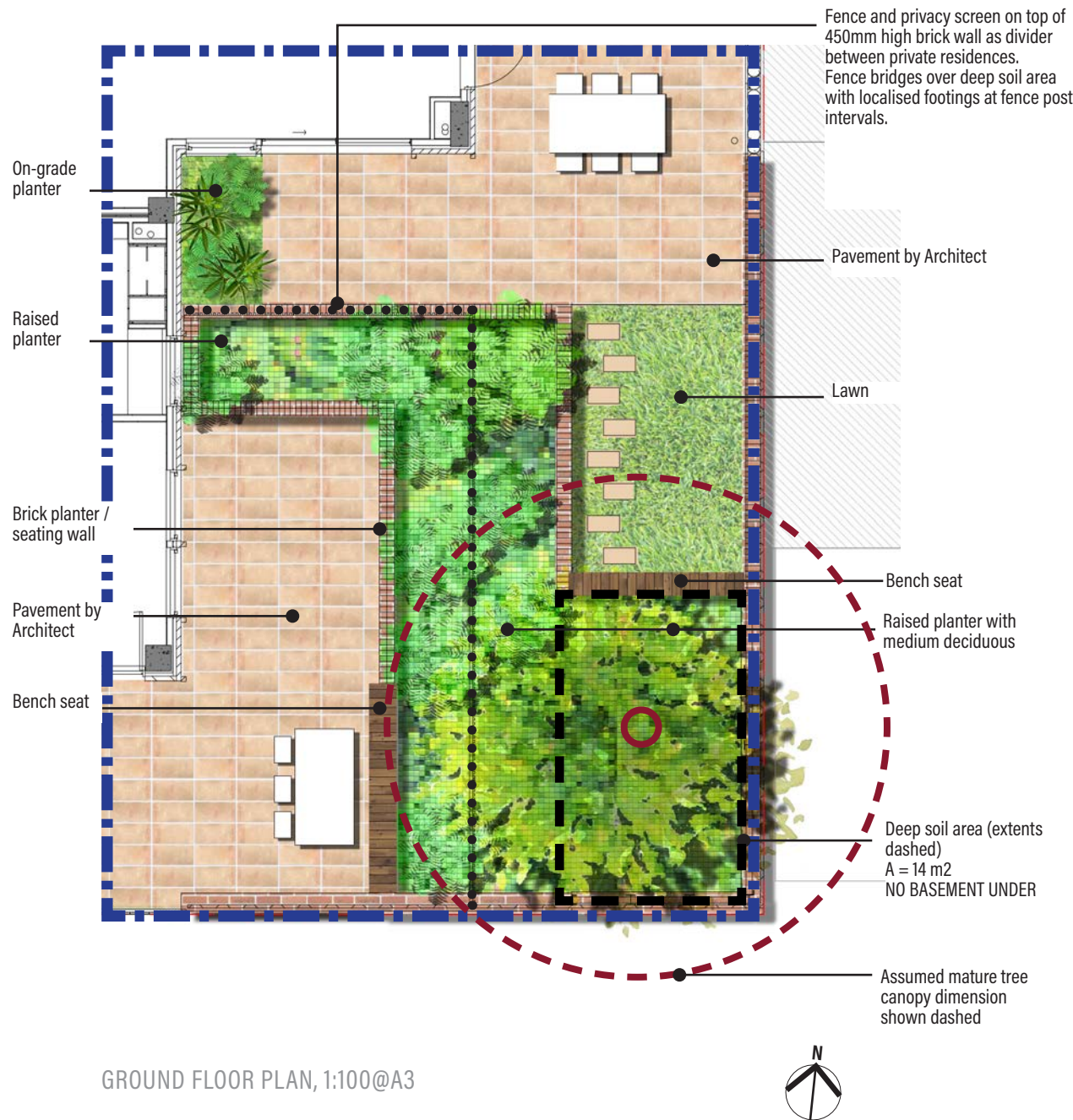
3. Planter Profile

- **Soil build-up:** 100 mm drainage layer (scoria/perlite) + 400–900 mm lightweight planter mix (AS 4419, bulk density ≤ 1.2 t/m³).
- **Mulch:** Fine pine bark or washed gravel (50–75 mm).
- **Irrigation:** Sub-surface dripline grid (2 L/h @ 300 mm centres); moisture sensor linked to rooftop system.
- **Drainage:** Fall 1:100 to outlets; filter sock over drains; inspection ports at low points.
- **Maintenance:** Quarterly pruning, fertilising and irrigation checks as per Section 21 Plant Management Schedule.

Not in Landscape Scope:

- **Lighting:** Low-glare LED uplights (3000 K, IP65) to animate foliage at night.

C. GF SHARED GARDEN 1/2



1. Context and Objectives

- **Condition:** Open communal garden combining a true deep soil zone (natural ground), raised planters, and on-slab planters.
- **Configuration:**
 - Deep soil area: $3 \times 4.6 \text{ m} = 14 \text{ m}^2$ (no basement beneath).
 - Raised planter: 23 m^2 @ 0.7 m overall depth, bounded by 450 mm brick wall.
 - Lawn: $\sim 12 \text{ m}^2$ @ 0.4 m depth.
 - One on-grade planter area: 2.0 m^2 @ 0.4 m depth.
 - Pavement by Architect - approx. 55 m^2
- **Microclimate:** Open to sky, moderate solar exposure, partial shade from boundaries.
- **Design intent:** To form a visually rich, layered garden that provides privacy, shade, and seasonal interest for residents, while maintaining an open, garden-like character when viewed from neighbouring dwellings.
- **Target aesthetic:** "Refined suburban garden" — structured yet soft, with a clear canopy layer, mid-storey rhythm, and ground-cover unity.

2. Planting Schedule

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
Aechmea Spp.	Bromeliad	200mm	0.6 m	0.6 m	34
Ajuga Reptans 'Catlins Giant'	Carpet Bugle	200mm	0.3 m	0.3 m	67
Alocasia Macrorrhizo	Giant Elephant Ears	200mm	2.0 m	1.5 m	1
Asplenium Australasicum	Birds Nest Fern	200mm	1.5 m	1.5 m	1
Clivia Miniata 'Yellow'	Yellow Clivia	200mm	1.0 m	0.6 m	22
Colocasia Esculenta 'Black Magic'	Black Elephant Ears	200mm	1.5 m	1.2 m	1
Cycas Revoluta	Sago Palm	200mm	7.0 m	2.5 m	3
Dichondra Repens	Kidney Weed	200mm	0.05 - 0.1 m	1 - 5 m	4
Dicksonia Antarctica	Soft Tree Fern	200mm	1.5 - 15 m	1 - 2 m	1
Fatsia Japonica	Japanese Aralia	200mm	3.0 m	2.0 m	1
Philodendron Xanadu	Xanadu	200mm	0.8 m	1.2 m	11
Trachelospermum Jasminoides	Star Jasmine	200mm	0.4 - 3 m	0.4 - 2 m	2
Zamia Furfuracea	Cardboard Cycad	200mm	1.5 m	1.5 m	1
Zamioculcas zamiifolia	Zanzibar Gem	200mm	0.6 m	0.6 m	13
Platycerium bifurcatum	Elkhorn Fern	-	0.5-1 m	0.5-1 m	8
Platycerium superbum	Staghorn Fern	-	1-2 m	1-2 m	4
Trees					
Gleditsia triacanthos 'Shademaster'	Gleditsia triacanthos 'Shademaster'	1000L	10-12 m	7-9 m	1
TOTAL					175

C. GF SHARED GARDEN 2/2



3. Ground Level Canopy Allowance

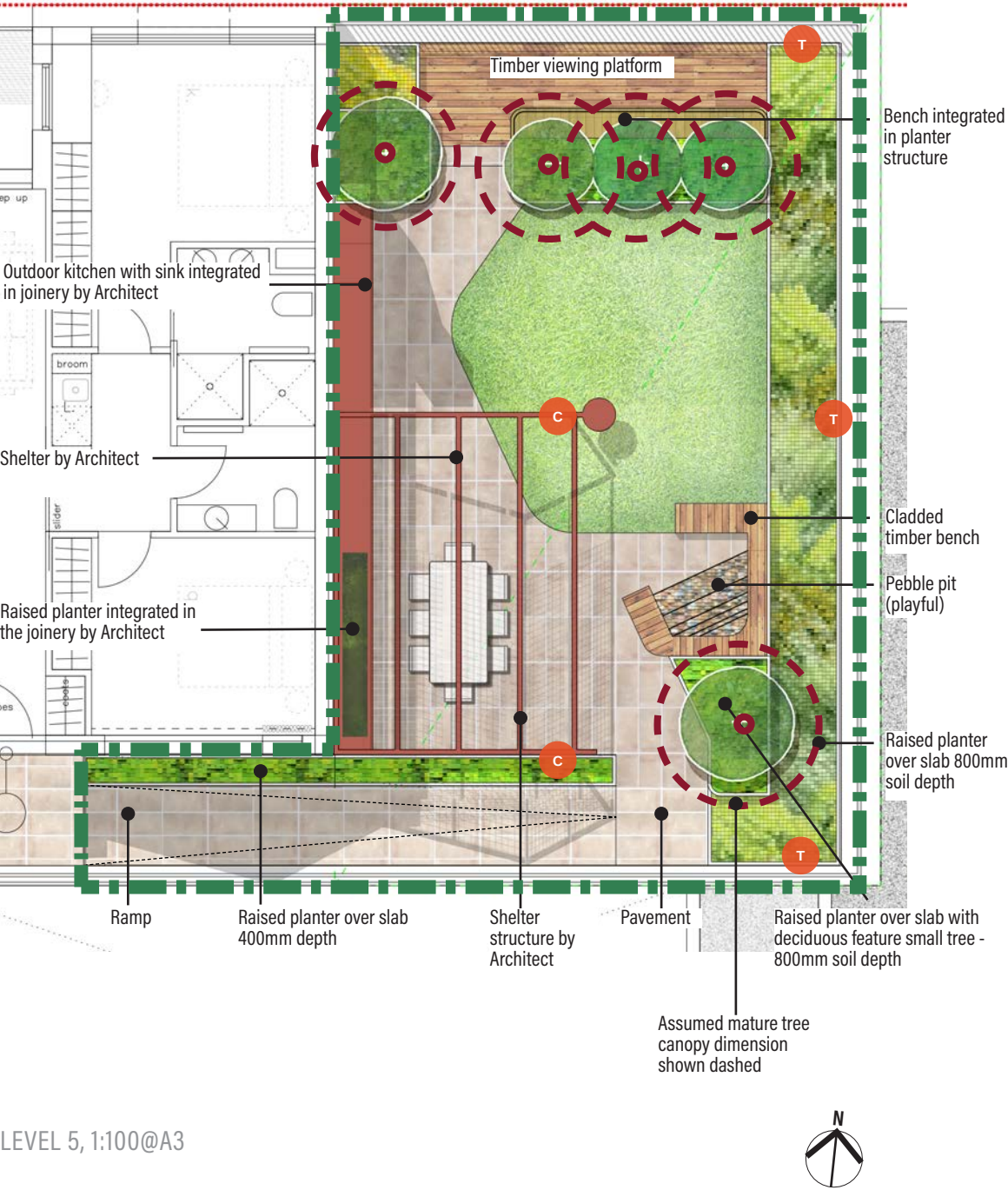
A mature canopy diameter of 8.0 m has been assumed for the nominated Type B tree, equating to an indicative canopy area of approximately 50.3 m². The projected mature canopy extent is illustrated on the Ground Floor plan as a dashed red line.

4. Planter Profile

- **Deep Soil Zone (Natural Ground):**
 - Excavation and backfill with approved sandy loam to AS 4419.
 - Root barrier where adjacent to building structure.
 - The 14 m² deep soil area provides approximately 45–50 m³ of unrestricted natural soil volume, sufficient to support one Type B medium canopy tree in accordance with the objectives of Standard D10 (Clause 58.03-5).
- **Raised Beds (0.7 m depth):** 550 mm lightweight planter mix + 100 mm drainage layer (scoria/perlite); 450 mm brick edge - by Architect
- **On-Slab Planters :** 400 mm lightweight planter mix; geotextile separation; overflows to stormwater.
- **Lawn:** 250 mm sandy loam (AS 4419); fine-grade finish to paving edge.
- **Irrigation:** Sub-surface dripline grid (2 L/h @ 300 mm centres); automatic moisture sensor.
- **Mulch:** 50–75 mm pine bark or fine-washed gravel.
- **Drainage:** 1:100 fall to outlet; inspection ports at low points.

SECTION A-A, 1:100@A3

D. L5 ROOF GARDEN - SHARED AREA



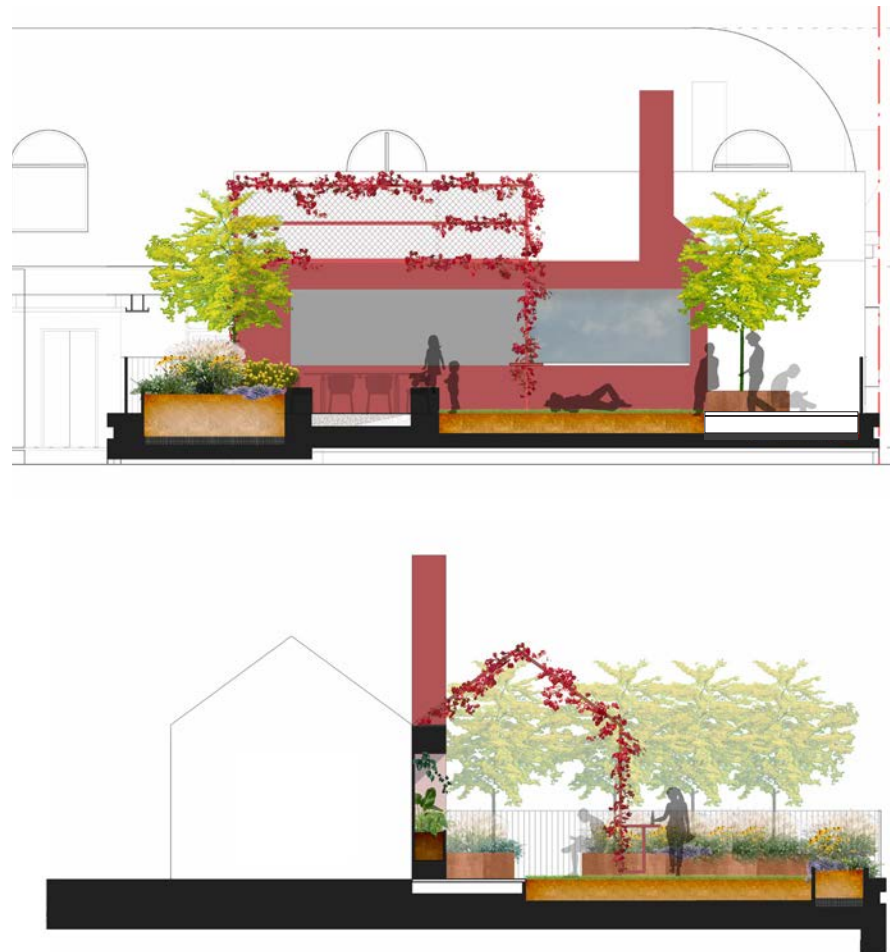
1. Context and Objectives

- Condition:** Mixed rooftop landscape with turf, canopy-supporting tree planters, linear/shallow planters, and small feature elements.
- Configuration (by zone):**
 - Turf:** ~20 m².
 - Planters A & B:** 2 × 2.5 m² @ 0.8 m depth, each with 1 small canopy-supporting tree.
 - Planter C:** 5 m² @ 0.8 m depth, with 3 small canopy-supporting trees.
 - Planter D:** 13 m² @ 0.4 m depth (≈ 1.0 m wide ribbon).
 - Planter E (ramp edge):** 8.0 m × 0.3 m = 2.4 m² (assume 0.4 m depth) for linear, wind-firm groundcovers.
 - Pebble pit:** 2 m² with surrounding custom timber bench
 - Shade structure & "kitchen" joinery:** by Architect (coordinate clearances/irrigation sleeves).
 - Pavement** by Architect - approx. 40 m²
- Microclimate:** Full sun, exposed, windy.
- Design intent:** Create a resilient, high-amenity roof garden with clear focal points (small trees), usable turf, and robust edge planting that handles sun/wind.
- Target aesthetic:** Textural native/coastal feel with seasonal highlights; lush but tidy; easy to maintain.

2. Planting Schedule

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
Anigozanthos 'Bush Glow'	Dwarf Kangaroo Paw	200mm	0.6 m	0.6 m	17
Anigozanthos 'Bush Pearl'	Dwarf Kangaroo Paw	200mm	0.3 m	0.3 m	17
Anigozanthos 'Bush Ranger'	Dwarf Kangaroo Paw	200mm	2.0 m	1.5 m	19
Casuarina Glauca 'Cousin It'	Cousin It	200mm	1.5 m	1.5 m	6
Leucaphyta brownii 'Silver Nugget'	Cushion Bush	200mm	1.0 m	0.6 m	20
Poa Labillardierei	Common Tussock Grass	200mm	1.5 m	1.2 m	10
Platycerium bifurcatum	Elkhorn Fern	-	0.5-1 m	0.5-1 m	3
Platycerium superbum	Staghorn Fern	-	1-2 m	1-2 m	2
Westringia fruticosa 'Mundi'	Native Rosemary	200mm	7.0 m	2.5 m	8
Trachelospermum Jasminoides	Star Jasmine	200mm	0.05 - 0.1 m	1 - 5 m	7
Trees (small canopy supporting)					
Lagerstroemia indica × fauriei	Crepe Myrtle	100L	3-4 m	2-2.5 m	3
Olea europaea	Olive Tree	100L	3-4 m	2-2.5 m	1
Citrus limon 'Eureka'	Eureka Lemon	100L	3-4 m	2-2.5 m	1
TOTAL					114

D. L5 ROOF GARDEN - SHARED AREA



NOTE: Shelter design and materials are by Architect and coordinated with landscape. Refer Architectural Drawing A203, issued for endorsement.

3. Level 5 Canopy Allowance

A mature canopy diameter of 2.0–2.5 m has been assumed for the nominated small canopy trees located on Level 5, reflecting the selected species and the available soil volume (800 mm depth over slab).

This equates to an indicative mature canopy area of approximately:

- 3.1 m² (at 2.0 m diameter), or
- 4.9 m² (at 2.5 m diameter).

The projected mature canopy extents are illustrated on the Level 5 plan as dashed red circles.

The assumed canopy spread is consistent with the species selection (100 L stock) and rooftop growing conditions, including limited soil volume and exposure.

Summary

- **Soils:** Lightweight planter mix to AS 4419; organic 30–40%; bulk density ≤ 1.2 t/m³; saturated Ksat ~50–150 mm/h.l6
- **Depths:** 0.8 m (tree planters), 0.6 m (ribbon planter), 0.4 m (ramp edge). Root directors where planters abut structures.
- **Drainage:** 100 mm scoria/perlite + geotextile; min 1:100 falls to outlets; inspection ports and overflow weirs.
- **Irrigation:** Sub-surface drip (13 mm pressure-compensating @ 300 mm centres); zone-valved; moisture sensor;
- **Mulch:** Washed gravel or fine pine bark 50–75 mm; prefer gravel on windy edges and around kitchen/joinery to reduce litter.
- **Trees** (canopy-supporting): 100 L stock, staked/guyed short-term; clear trunk to 1.6–1.8 m near circulation; crown pruned for wind.
- **Turf- 20 m²**
 - Species: TifTuf Hybrid Bermuda (heat/wear; best for roof) or Sir Walter DNA Buffalo
 - Profile (on slab): 75–100 mm drainage + 200–250 mm AS 4419 turf sand/loam.
- **Edges & coordination:** Maintain 1.0 m setback from balustrade with raised planters; coordinate with shade structure and kitchen joinery services (sleeves, GPO, water).
- **Pebble pit (2 m²):** Smooth rounded pebbles (20–40 mm) at 75–100 mm depth; geofabric underlay; neat termination to bench plinth.

E. L7 TERRACE - S-E CORNER



LEVEL 7, 1:100@A3



SOUTH-EAST CORNER (FULL SUN, EXPOSED)

1. Context and Objectives

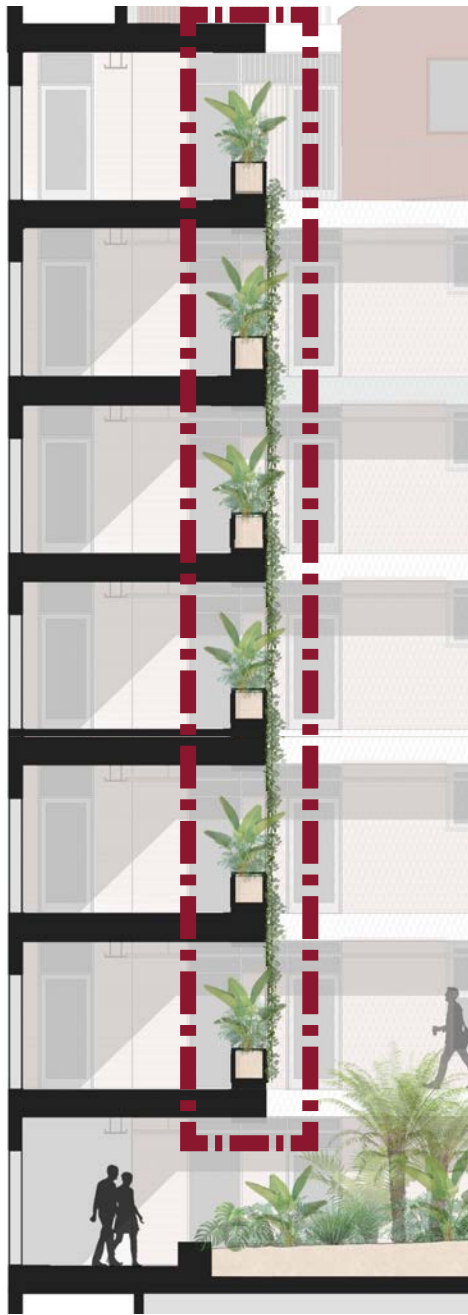
- **Condition:** 14 m² private/common terrace at Level 7 comprising unit paving, constructed over slab.
- **Microclimate:** High sun exposure, reflective heat and elevated wind conditions typical of upper-level rooftop environments.
- **Design intent:** To provide a simple, usable open surface suitable for informal recreation and passive use, while maintaining durability and low maintenance in exposed rooftop conditions.
- **Target aesthetic:** A clean, open plane that provides access to the rooftop terrace.

3. Paved Terrace

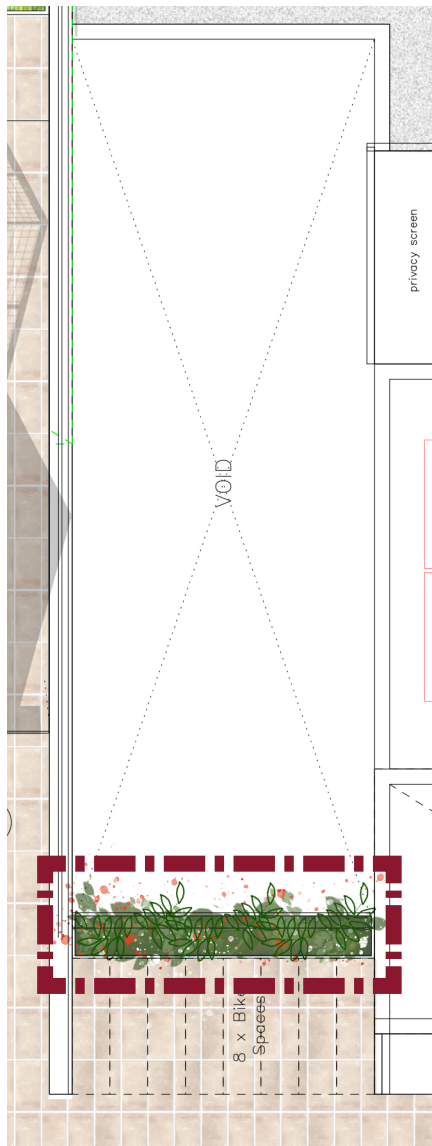
- **Condition:** 12 m² private/common terrace at Level 7 comprising unit paving, constructed over slab
- **Microclimate:** High sun exposure, reflective heat and elevated wind conditions typical of upper-level rooftop environments.
- **Design intent:** To provide a simple, usable open surface suitable for informal recreation and passive use, while maintaining durability and low maintenance in exposed rooftop conditions.
- **Target aesthetic:** A clean, open plane that provides access to the rooftop terrace.

F. GREEN VEIL PLANTERS

LEVEL 1 TO 6 - LIGHTWELL B



SECTION / ELEVATION LEVEL 1-6, 1:100@A3



PLAN LEVEL 1-6, 1:100@A3

1. Context and Objectives

- **Condition:** Series of five identical raised planters, each approximately 1.5 m²) and 0.5 m high, located along Levels 1–6 and overlooking Lightwell B.
- **Configuration:** Planters are fixed to the slab edge with waterproofed bases, supporting a vertical stainless-steel cable system (Ronstan or equivalent) that extends from each planter up the full height of the lightwell (refer to Architect's details).
- **Microclimate:** Shaded to partially shaded; limited direct sun at lower levels, increasing light at upper levels; sheltered from wind.
- **Design intent:** To establish a continuous green veil that visually softens the lightwell façade, enhances privacy, and provides vertical greening visible from apartments and common areas.
- **Target aesthetic:** Layered vertical greenery with climbers and small companion plants, forming a light, textural screen that reads as a living façade.

2. Planting Schedule

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
Anigozanthos 'Bush Pearl'	Dwarf Kangaroo Paw	200mm	0.6 - 1 m	0.5 - 0.7 m	20
Casuarina Glauca 'Cousin It'	Cousin It	200mm	0.1 - 0.3 m	1 - 2 m	10
Trachelospermum Jasminoides	Star Jasmine	200mm	0.4 - 3 m	0.4 - 2 m	5
TOTAL					35

3. Planter Profile

- Planter construction: Waterproofed reinforced planter (0.5 m high, 350 mm soil depth + 100 mm drainage layer), connected to slab via structural brackets and drain outlet to stormwater.
- Soil mix: Lightweight planter mix to AS 4419, pH 6.0–7.0, with free-draining texture and 30–40 % composted organics.
- Support system: Stainless-steel cable system to Architect's details.
- Irrigation: Integrated with building irrigation network—subsurface dripline @ 300 mm spacing; moisture sensor and automatic control.
- Drainage: 100 mm scoria layer with geotextile filter and inspection ports.
- Mulch: Fine pine bark or washed gravel (50–75 mm depth).
- Maintenance: Annual inspection and re-tensioning of cables; pruning of climbers to maintain density and avoid façade obstruction.

Not in Landscape Scope:

- **Lighting:** Optional concealed uplights (3000 K) at base for evening activation.

INDICATIVE ONLY



INDICATIVE PLANT PALETTE (AND ALTERNATIVES)

LIGHTWELL & PLANTERS: LOW-LIGHT

Notes	Scientific Name	Common Name	Height (m)	Width (m)
	Climbers/Creepers			
Victoria	<i>Cissus antarctica</i>	Kangaroo Vine	5	
	<i>Ficus pumila</i>	Creeping Fig	indef.	
	<i>Hedera canariensis</i>	Canary Island Ivy	indef.	
	<i>Hoya carnosa</i>	Wax Flower	3	
Deciduous	<i>Parthenocissus henryana</i>	Chinese Silver Vein Creeper	3.5	
Deciduous	<i>Parthenocissus tricuspidata</i>	Boston Ivy	indef.	
	<i>Philodendron hederaceum</i>	Heartleaf Philodendron	2.5	
	<i>Trachelospermum jasminoides</i>	Star-jasmine	3	
	Ferns			
Victoria	<i>Adiantum aethiopicum</i>	Common Maidenhair Fern	0.3-0.5	0.5
Victoria	<i>Adiantum formosum</i>	Giant Maidenhair Fern	1-1.5	1
Native	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5	1.5
Native	<i>Blechnum cartilagineum</i>	Gristle Fern	0.5	0.5
Victoria	<i>Blechnum nudum</i>	Fishbone Water Fern	0.5-1.0	1
Victoria	<i>Blechnum wattsii</i>	Hard Water Fern	0.6-1.5	1
Victoria	<i>Cyathea australis</i>	Rough Tree Fern	4	2
Native	<i>Dicksonia antarctica</i>	Soft Tree Fern	4	3
Victoria	<i>Doodia aspera</i>	Rasp Fern	0.3-0.6	0.6
Victoria	<i>Pellaea falcata</i>	Sickle Fern	0.3-0.6	0.6



FICUS PUMILA



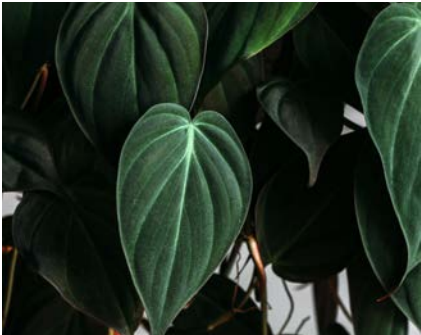
HEDERA CANARIENSIS



HOYA CARNOSA



PARTHENOCISSUS HENRYANA



PHILODENDRON HEDERACEUM



TRACHELOSPERMUM JASMINOIDES



ADIANTUM AETHIOPICUM



ASPLENIUM AUSTRALASICUM



BLECHNUM CARTILAGINEUM



DICKSONIA ANTARCTICA



DOODIA ASPERA



PELLAEA FALCATA

INDICATIVE PLANT PALETTE: LOW-LIGHT (AND ALTERNATIVES)

LIGHTWELL & PLANTERS: LOW-LIGHT (CONTINUED)

Notes	Scientific Name	Common Name	Height (m)	Width (m)
	Surface-mounted Ferns			
Native	<i>Platycerium bifurcatum</i>	Elkhorn Fern	0.5–1.0	0.5–1.0
Native	<i>Platycerium superbum</i>	Staghorn Fern	1.0–2.0	1.0–2.0
	Palms and Cycads			
	<i>Cycas Revoluta</i>	Sago Palm	7	2.5
	<i>Rhapis excelsa</i>	Lady Palm	3	1.5
	<i>Zamia furfuracea</i>	Cardboard Cycad	1.5	1.5
	<i>Zamioculcas zamiifolia</i>	Zanzibar Gem	0.6	0.6
	Groundcovers			
	<i>Ajuga Reptans 'Catlins Giant'</i>	Carpet Bugle	0.3	0.25
Native	<i>Dichondra repens</i>	Kidney Weed	0.1	1.3
Victoria	<i>Viola hederacea</i>	Native Violet	0.3	0.5
	Accent Plants			
	<i>Aechmea sp.</i>	Bromeliad	0.6	0.6
	<i>Alocasia macrorrhizo</i>	Giant Elephant Ears	2	1.5
	<i>Aspidistra elatior</i>	Cast Iron Plant	0.5	0.5
	<i>Begonia 'Angel Wing'-White</i>	Cane Stemmed Begonia	2.5	1.5
	<i>Clivia miniata 'Yellow'</i>	Yellow Clivia	1	0.6
	<i>Colocasia esculenta 'Black Magic'</i>	Black Elephant Ears	1.5	1.2
	<i>Dizygotheca elegantissima</i>	False Aralia	3	1.5
	<i>Epipremnum aureum</i>	Golden Pothos Plant	3.5	
	<i>Fatsia japonica</i>	Japanese Aralia	3	2
	<i>Philodendron Xanadu</i>	Xanadu	0.8	1.2



PLATYCERIUM BIFURCATUM



CYCAS REVOLUTA



RHAPIS EXCELSA



ZAMIA FURFURACEA



AJUGA REPTANS 'CATLINS GIANT'



DICHONDRA REPENS



AECHMEA SP.



ALOCASIA MACRORRHIZO



CLIVIA MINIATA 'YELLOW'



COLOCASIA ESCULENTA 'BLACK MAGIC'



FATSIA JAPONICA



PHILODENDRON XANADU

INDICATIVE PLANT PALETTE: FULL SUN (AND ALTERNATIVES)

GROUND LEVEL & ROOTOP: FULL SUN

Notes	Scientific Name	Common Name	Height (m)	Width (m)
	Tree			
Native	<i>Agonis flexuosa</i> 'After Dark'	After Dark Willow Myrtle	3–5	2–3
NSW/VIC	<i>Eucalyptus cinerea</i>	Baby Blue	5–7	3–5
Deciduous	<i>Gleditsia triacanthos</i> 'Sunburst'	Golden Honey Locust	5–6	4–5
Deciduous	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honey Locust	10–12	7–9
Deciduous	<i>Pyrus calleryana</i> 'Capital'	Capital Ornamental Pear	5–6	2–3
Deciduous	<i>Robinia pseudoacacia</i> 'Lace Lady'	Twisty Baby Locust	4–5	3–4
	Shrub			
Native	<i>Acacia leprosa</i> 'Lime Magik'	Lime Magik Wattle	2–3	2–3
Native	<i>Anigozanthos</i> 'Bush Ranger'	Scarlet Kangaroo Paw	0.6–1.0	0.5–0.7
Deciduous	<i>Cotinus</i> 'Grace'	Grace Smoke Bush	3–4	3–4
Native	<i>Grevillea</i> 'Moonlight'	Moonlight Grevillea	3–4	2–3
Native	<i>Ozothamnus diosmifolius</i> 'Red Gingham'	Riceflower 'Red Gingham'	1–2	0.8–1.5



EUCALYPTUS CINEREA



GLEDITSIA TRIACANTHOS 'SUNBURST'



ROBINIA PSEUDOACACIA 'LACE LADY'



ACACIA LEPROSA 'LIME MAGIK'



ANIGOZANTHOS 'BUSH RANGER'



COTINUS 'GRACE'



GREVILLEA 'MOONLIGHT'



OZOTHAMNUS DIOSMIFOLIUS 'RED GINGHAM'



WESTRINGIA FRUTICOSA 'MUNDI'

INDICATIVE PLANT PALETTE: FULL SUN (AND ALTERNATIVES)

GROUND LEVEL & ROOTOP: FULL SUN (CONTINUED)

Notes	Scientific Name	Common Name	Height (m)	Width (m)
Native	<i>Westringia fruticosa</i> 'Mundi'	Mundi Coastal Rosemary	0.4–0.6	1–1.5
	Grass			
Native	<i>Austrostipa stipoides</i>	Coast Spear Grass	0.6–1.0	0.5–1.0
Deciduous	<i>Miscanthus sinensis</i>	Maiden Grass	1.5–2.5	1–1.5
Native	<i>Poa labillardierei</i>	Common Tussock	0.5–1.2	0.5–1.0
	Groundcover			
Native	<i>Carpobrotus glaucescens</i> 'Yellow'	Yellow Pigface	0.2	1–2
Native	<i>Casuarina glauca</i> 'Cousin It'	Prostrate Casuarina	0.1–0.3	1–2
Native	<i>Dichondra repens</i>	Kidney Weed (Green)	0.05–0.1	Spreading
Native	<i>Lobelia pedunculata</i> (Pratia pedunculata)	Pratia	0.05–0.1	Spreading
Native	<i>Myoporum parvifolium</i> 'Purpurea'	Purple Creeping Boobialla	0.1–0.2	2–3
Native	<i>Scaevola aemula</i> 'Clusters'	Fan Flower	0.2–0.3	1–1.5
Native	<i>Viola hederacea</i>	Native Violet	0.1–0.2	1–1.5



AUSTROSTIPA STIPOIDES



MISCANTHUS SINENSIS



POA LABILLARDIEREI



CARPOBROTUS GLAUDESCENS 'YELLOW'



CASUARINA GLAUCA 'COUSIN IT'



DICHONDRA REPENS



LOBELIA PEDUNCULATA (PRATIA PEDUNCULATA)



MYOPORUM PARVIFOLIUM 'PURPUREA'



SCAEVOLA AEMULA 'CLUSTERS'



VIOLA HEDERACEA



PARTHENOCISSUS HENRYANA

GREEN INFRASTRUCTURE MAINTENANCE 1/3

1. LANDSCAPE MAINTENANCE STATEMENT

The proposed landscape design is proposed to provide the basis for effective, sustainable maintenance.

The proposed design considers the maintenance of landscape and irrigation elements through:

- Suitable species selections that respond to project microclimates.
- Efficient, waterwise irrigation delivery.
- The coordination of softscape works with access, built form structure and utility services for effective maintenance delivery.

The selected plant palette incorporates both species well-suited to low-light environments, (incorporating a mix of Victorian native plants and complementary non-native species) appropriate for shaded urban settings and hardy, maintenance friendly, ornamental plants for rooftop areas. This schedule is intended to be further developed alongside detailed planting plans and site-specific considerations.

The following maintenance recommendations have been designed to support healthy plant establishment, promote long-term resilience, and enhance the visual and ecological value of the landscape. The strategy aims to ensure the landscape performs to a high standard, both functionally and aesthetically, in line with best practice for urban development in Victoria.

Key Focus

- Supporting healthy and sustainable plant development.
- Keeping landscaped areas in an attractive and manageable state.
- Maintaining consistent soil moisture (without waterlogging).
- Ensuring effective drainage.
- Carefully controlling of leaf litter build-up.
- Avoiding over-fertilisation – foliage plants typically thrive on low to moderate feeding.
- Encouraging natural leaf drop to contribute to the organic layer in garden beds, particularly with ferns.

This high-level maintenance schedule has been prepared as a preliminary guide to inform the ongoing care and management of landscaped areas within the proposed development, with key considerations summarised in the following table:

Table 1: Landscape Operations and Maintenance Considerations

Considerations	Landscape Design Response
Façade maintenance	▪ Refer to the Architectural Design Report for façade maintenance strategies.

Considerations	Landscape Design Response
Traffic management	▪ Minimal traffic management is expected to be required for general landscape maintenance due to the proposed species selections and the planting scheme. An occasional small light-vehicle and trailer will need to be parked for short periods in the adjacent car bays on Rossmoyne Street to support maintenance operations.
Coordination with in-ground / on-slab services	▪ Tree locations will be coordinated with in-ground / adjacent services to avoid conflicts, with root barrier and other forms of protection provided. ▪ Garden beds in planter boxes will be hydraulically isolated from general drainage and fitted with inspection tubes to support effective drainage maintenance. ▪ Service pit-lid access will be coordinated to support sustainable maintenance operations as part of the landscape design response.
General landscape maintenance access	▪ Periodic landscape maintenance will be required, including pruning and replacement of trees and shrubs, fertilising, mulch-top-ups, lawn mowing and litter removal. Access agreements with occupants / building management will be required for ground floor and level 6 private landscape spaces. ▪ Landscape maintenance access for levels 1 – 6 will be via the residential lift, which measures 2.1m x 1.4m (internal dimensions). Landscape maintenance for upper stories will typically be undertaken by hand or with small battery-powered tools, with controls enforced in the maintenance contract to avoid despoilment from maintenance operations of any areas accessed for that purpose.

GREEN INFRASTRUCTURE MAINTENANCE 2/3

2. ESTABLISHMENT MAINTENANCE

Establishment maintenance will be subject to a slightly higher frequency of maintenance inspections and adjustments to support the healthy, sustainable development of the landscape scheme. The general maintenance schedule is set out in Section 3 (Ongoing Maintenance) below, with the initial establishment period expected to entail the first 13-weeks post-installation. Higher frequency tasks anticipated to be conducted in this period include:

- Monitoring of plant stock and replacement of failed plants,
- Monitoring and adjustment of irrigation systems,
- Inspection and adjustment of fixings and anchoring systems for structures supporting plants, (e.g. anchor systems, trellises, canopies, etc), and,
- Inspection and clearing (if required) of drainage outlets.

Depending on the season of initial implementation, watering rates for lawns and garden beds may be increased in line with Melbourne Water requirements for the establishment period to support the acclimatisation of plant stock to the project environment and encourage root and foliage development.

Any required emergency maintenance will be addressed as soon as practicable within the maintenance contract, with areas made safe as a priority pending the implementation of repairs.

3. ONGOING MAINTENANCE

An indicative schedule of maintenance activities is set out below:

Table 2: Landscape Maintenance Activity Schedule

Week	Spring (Sept, Oct, Nov)	Summer (Dec, Jan, Feb)	Autumn (Mar, Apr, May)	Winter (Jun, Jul, Aug)
1	Check and clear drainage outlets; check and adjust fixings for planted structures; mow and trim lawns	Weed; check and clear drainage outlets; check and adjust fixings for planted structures; mow and trim lawns	Check and clear drainage outlets; check and adjust fixings for planted structures; mow and trim lawns	Weed; check and clear drainage outlets; check and adjust fixings for planted structures
2	▪ Weed; trim and adjust trees and shrubs; replace failed plants; check and clear drainage outlets	▪ Weed; trim and adjust trees and shrubs; replace failed plants; check and clear drainage outlets; mow and trim lawns	▪ Weed; trim and adjust trees and shrubs; replace failed plants; check and clear drainage outlets; mow and trim lawns	▪ Trim and adjust trees and shrubs; replace failed plants; check and clear drainage outlets
3	▪ Treat plant material for pests and disease; check and clear drainage outlets; mow, trim and fertilise lawns	▪ Weed; treat plant material for pests and disease; check and clear drainage outlets; mow and trim lawns	▪ Mow and trim lawns	▪ Weed; check and clear drainage outlets
4	▪ Weed; check and clear drainage outlets; replace failed plants; check and adjust fixings for planted structures; top-dress and condition lawns; issue maintenance report	▪ Weed; check and clear drainage outlets; replace failed plants; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report	▪ Weed; check and clear drainage outlets; replace failed plants; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report	▪ Check and clear drainage outlets; replace failed plants; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report
5	▪ Fertilise all trees and shrubs in garden beds; check and clear drainage outlets	▪ Weed; check and clear drainage outlets; mow and trim lawns	▪ Check and clear drainage outlets; mow and trim lawns	▪ Check and clear drainage outlets; mow and trim lawns
6	▪ Weed; replace failed plants; inspect mulch for deficiencies in cover; check and adjust irrigation; check and clear drainage outlets	▪ Check and adjust irrigation; replace failed plants; check and clear drainage outlets; mow and trim lawns	▪ Weed; replace failed plants; inspect mulch for deficiencies in cover; check and adjust irrigation; check and clear drainage outlets	▪ Treat for pests and disease; replace failed plants; check and adjust irrigation; check and clear drainage outlets; mow and trim lawns
7	▪ Reinstate mulch as required; treat plant material for pests and disease; check and clear drainage outlets; mow and trim lawns	▪ Weed; check and clear drainage outlets; mow and trim lawns	▪ Reinstate mulch as required; check and clear drainage outlets; mow, trim and fertilise lawns	▪ Weed; check and clear drainage outlets

GREEN INFRASTRUCTURE MAINTENANCE 3/3

4. PLANT REPLACEMENT

Plant replacement will be typically undertaken within one to two weeks of failure.

5. ACCESS REQUIREMENTS

Periodic landscape maintenance will be required to all habitable levels of the development. Typical maintenance activities will include pruning and replacement of trees and shrubs, fertilising, mulch-top-ups, lawn mowing and litter removal.

Access agreements between occupants, building management and contracted maintenance services will be required for ground floor and level 6 private landscaped spaces where contracted maintenance services are required to undertake activities in private space.

Landscape maintenance access for levels 1 – 6 will be via the residential lift, which measures 2.1m x 1.4m (internal dimensions). Landscape maintenance for upper stories will typically be undertaken by hand or with small battery-powered tools, with any debris (e.g. lawn clippings, leaf litter, etc) to be bagged and sealed prior to entering internal spaces.

On days of scheduled maintenance attendance, the two contiguous on-street parking bays located on Rossmoyne Street are proposed to be reserved for the landscape maintenance contractor’s vehicle for a defined period of time to support their activities.

6. GREEN INFRASTRUCTURE STRUCTURES MAINTENANCE SCHEDULE

Refer to the Landscape Maintenance Activity Schedule in Section 3.

3. ONGOING MAINTENANCE

Week	Spring (Sept, Oct, Nov)	Summer (Dec, Jan, Feb)	Autumn (Mar, Apr, May)	Winter (Jun, Jul, Aug)
8	▪ Weed; replace failed plants; inspect condition of paving and furniture; check and clear drainage outlets; check and adjust fixings for planted structures; issue maintenance report	▪ Inspect condition of paving; replace failed plants; check and clear drainage outlets; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report	▪ Weed; replace failed plants; inspect condition of paving; check and clear drainage outlets; check and adjust fixings for planted structures; issue maintenance report	▪ Inspect condition of paving; replace failed plants; check and clear drainage outlets; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report
9	▪ Check and clear drainage outlets; mow and trim lawns	▪ Treat plant material for pests and disease; check and clear drainage outlets; mow and trim lawns	▪ Check and clear drainage outlets; mow and trim lawns	▪ Weed; check and clear drainage outlets
10	▪ Weed; replace failed plants; check and clear drainage outlets; mow and trim lawns	▪ Replace failed plants Check and clear drainage outlets; mow, trim and top-dress lawns	▪ Weed; replace failed plants; treat plant material for pests and disease; check and clear drainage outlets; mow and trim lawns	▪ Weed; replace failed plants; check and clear drainage outlets; mow and trim lawns
11	▪ Trim and adjust trees and shrubs; check and clear drainage outlets; mow, trim and fertilise lawns	▪ Weed; check and clear drainage outlets; mow and trim lawns	▪ Trim and adjust trees and shrubs; check and clear drainage outlets; mow and trim lawns	▪ Prune back trees and shrubs after flowering; check and clear drainage outlets
12	▪ Weed; replace failed plants; treat plant material for pests and disease; check and clear drainage outlets; mow and trim lawns	▪ Replace failed plants; Check and clear drainage outlets; mow, trim and fertilise lawns	▪ Weed; replace failed plants; check and clear drainage outlets	▪ Treat plant material for pests and disease; replace failed plants; check and clear drainage outlets; mow and trim lawns
13	▪ Check and adjust irrigation; check and clear drainage outlets; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report	▪ Check and adjust irrigation; check and clear drainage outlets; weed; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report	▪ Check and adjust irrigation; weed; check and clear drainage outlets; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report	▪ Check and adjust irrigation; weed; check and clear drainage outlets; check and adjust fixings for planted structures; mow and trim lawns; issue maintenance report

IRRIGATION AND CONTROL SYSTEMS

GENERAL NOTES

All landscaped areas including deep soil zones, raised planters, on-grade garden beds and lawn areas will be serviced by a fully automatic irrigation system designed to support reliable plant establishment and long-term health.

Irrigation water will be supplied via the building’s potable water connection in accordance with the hydraulic documentation. The system will be designed to ensure consistent and reliable operation under varying site conditions.

A specialist irrigation contractor will design, document and install the system as part of the detailed design and construction phase.

UDLA is not responsible for detailed hydraulic design. The irrigation contractor will certify compliance with relevant standards and coordinate with hydraulic, structural and building services consultants.

System Objectives

The irrigation system will:

- Provide uniform water distribution across all planted areas
- Prioritise tree and deep soil establishment
- Minimise overspray, runoff and water wastage
- Ensure durability, maintainability and long-term performance

PERFORMANCE REQUIREMENTS

System Type and Components

The system will include, as a minimum:

- Pressure-compensated sub-surface dripline to all garden beds and planters
- Dedicated tree irrigation via deep root watering or bubbler systems for all canopy trees
- Micro-spray or low-flow emitters where required for vertical planting or narrow beds
- Isolation valves to each planting zone
- Flush valves and filtration as required

Water Source and Plumbing

The irrigation system will be connected to the building’s potable water supply and include an automatic control system. A compliant connection arrangement and approved backflow prevention device will be provided in accordance with AS/NZS 3500 and WSAA standards.

This arrangement ensures:

- Reliable and consistent water supply
- Compliance with Condition 10(g)
- Operational resilience under varying climatic conditions

Electrical & Control

A smart irrigation controller will be installed incorporating rain and/or soil moisture sensing, seasonal adjustment capability, independent zone programming and manual override functionality. The controller will include battery backup and will be located in a secure, accessible position coordinated with the building services engineer.

Testing & Commissioning

Prior to practical completion, the irrigation system will be pressure tested, balanced to ensure uniform coverage and fully commissioned with seasonal programming. As-installed documentation and operation and maintenance manuals will be provided. A minimum 12-month warranty period will apply.

Establishment Period

During the initial 52-week establishment period, irrigation frequency will be seasonally adjusted with priority given to tree establishment watering. System performance will be monitored and modified as required. Following establishment, irrigation will transition to a long-term maintenance regime appropriate to species selection and site conditions.

UDLA

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