

2024

Landscape Architecture
and Urban Design

511-537 SYDNEY RD, COBURG

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PLAN

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SYDNEY RD DEVELOPMENT 511-537 SYDNEY RD, COBURG TOWN PLANNING - LANDSCAPE DRAWINGS FEBRUARY 2024 - DTP LODGEMENT

PREPARED BY:

MALA STUDIO

1/11 AMSTERDAM STREET
RICHMOND VICTORIA 3121

FOR:

ASSEMBLE

370 SWAN STREET
RICHMOND, VIC 3121

LANDSCAPE DRAWINGS

No	Title	Scale
LD00	Title Sheet	N/A
LD01	Technical Notes	N/A
LD02	Location Plan	1:400 @ A3
LD03	Ground Floor Plan	1:400 @ A3
LD04	Ground Floor Sections	1:50 @ A3
LD05	Ground Floor Sections	1:50 @ A3
LD06	Ground Floor - Pocket Park Blow-up Plan	1:100 @ A3
LD07	Ground Floor - Pocket Park Section	1:50 @ A3
LD08	Level 03 Plan 01/02	1:200 @ A3
LD09	Level 03 Plan 02/02	1:200 @ A3
LD10	Level 03 Sections	1:75 @ A3
LD11	Level 03 Sections	1:150 @ A3
LD12	Level 09 Northern Roof Terrace Plan	1:100 @ A3
LD13	Level 09 Northern Roof Terrace Section	1:50 @ A3
LD14	Level 09 Southern Roof Terrace Plan	1:100 @ A3
LD15	Level 09 Southern Terrace Section	1:50 @ A3

No	Title	Scale
LD16	Typical Details	As Shown @ A3
LD17	Typical Details	As Shown @ A3
LD18	Typical Details	As Shown @ A3
LD19	Planting Palette	N/A
LD20	Planting Palette	N/A
LD21	Planting Palette	N/A
LD22	Planting Palette	N/A
LD23	Planting Palette	N/A
LD24	Planting Schedule	N/A
LD25	Material Palette	N/A
LD26	Artist Impression - Ground Floor - Sydney Rd	N/A
LD27	Artist Impression - Level 03 - Central Courtyard	N/A

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TECHNICAL NOTES

Soil Preparation

Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing topsoil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas. No imported topsoil is to be used within the root zones of existing trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Topsoil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm. Imported topsoil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Soil Mix A

This soil is to be a loamy sand or coarse sandy loam soil with < 1% organic matter by weight.
The soil shall have a saturated hydraulic conductivity of between 40 mm/hr and 100 mm/hr, determined using the methods set out in AS 4419 Soils for Landscapes and Gardens.
The soil used shall have a pH of between 5.5 and 7.5 and a maximum electrical conductivity (before the addition of fertilizer materials) of 0.6 dS/m (1:5 soil water extract). If required, the pH of the soil is to be corrected before delivery to the site.
Fertilize before delivery.
The landscape contractor is not to apply any other organic matter than that specified above.

Soil Mix B

This soil is to be a loamy sand or coarse sandy loam soil with 20% by volume compost incorporated. Any compost used should conform to the description of composted soil conditioner in Australian Standard AS 4454 - 2012.
The soil used for the root zone medium is to have a saturated hydraulic conductivity of between 40 mm/hr and 100 mm/hr, determined using the methods set out in AS 4419 Soils for Landscapes and Gardens. This soil can be the same material as Soil Mix Type A (STA) with composted organic matter added. If Soil Mix Type A (SMA) and Soil Mix Type B (SMB) are prepared from different sands, the SHC of Soil Mix Type A shall be greater than that of Soil Mix Type B.
The soil used shall have a pH of between 5.5 and 7.5 and a maximum electrical conductivity (before the addition of fertilizer materials) of 0.6 dS/m (1:5 soil water extract). If required, the pH of the soil is to be corrected before delivery to the site.
Fertilize before delivery.
The landscape contractor is not to apply any other organic matter than that specified above.

Planting

Planting: Ensure the general appearance and presentation of the landscape and the quality of plant material at date of practical completion is maintained for the full planting establishment period.

Replacements: Replace failed, dead and/or damaged plants at maximum 3 week intervals as necessary throughout the full plant establishment period.

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and ground covers are to be of minimum size 75mm larger than the planting pot in all directions.

Semi-advanced tree planting holes are to be the same depth as the root ball and 2-3 times its diameter, with the top of the root ball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Raised Planters

Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planters must be effectively tanked and lined with core flute to prevent leaking. Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric and a 100mm deep layer of Hydrocell Hard foam RG30.

A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Supply and spread evenly a soil mix comprising of 50% washed sand, 40% Hydrocell flakes, and 10% composed organic matter. Compact lightly and evenly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

Insect and disease control

Period for treatment: Until the problem has been eliminated.
Chemical spray: Apply outside of normal working hours.

Stakes and ties

Generally: If plants are unable to be self supported or if stakes are damaged, stake or restate the plants as follows:
Drive three hardwood stakes placed obliquely with the first stake on the opposite side to the prevailing winds.
Do not single stake large plants.

Removal: If plants are robust with well developed systems and are strong enough to no longer require support, remove stakes and ties.

Weeding

Weeds: Unwanted plants and grasses considered invasive to the locality.

Program:
Trees and shrubs: As required for planted, paved and mulched areas to be weed free when observed at bi-weekly intervals.
Method: Clear and keep clear vigorous ground covers 200 mm from the base of any shrub or tree:
Small areas: By hand.
Herbicide application: Avoid windy days or if rain is likely to follow within 12 hours.
Apply: To the manufacturer's instructions and material data and safety sheets.
When the weather is humid with moderate temperatures and maximum sunlight.
When the ground has recommended soil moisture.

Rubbish removal

Rubbish: Remove loose rubbish such as bottles, papers, and cigarette butts from the site. Execute this work regularly so that all areas are free from rubbish when observed at bi-weekly intervals.
Leaf litter: Remove from all path areas.

Mulched surfaces

Inspection: Bi-weekly to determine mulch requirements.
Depth: Maintain a minimum depth of:
75 mm for organic mulch.
50 mm for gravel mulch.
Remulching: Maintain the original ground levels around the base of plants.

Irrigation

An approved drip irrigation system is to be supplied to all planters.
It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain shut-off device

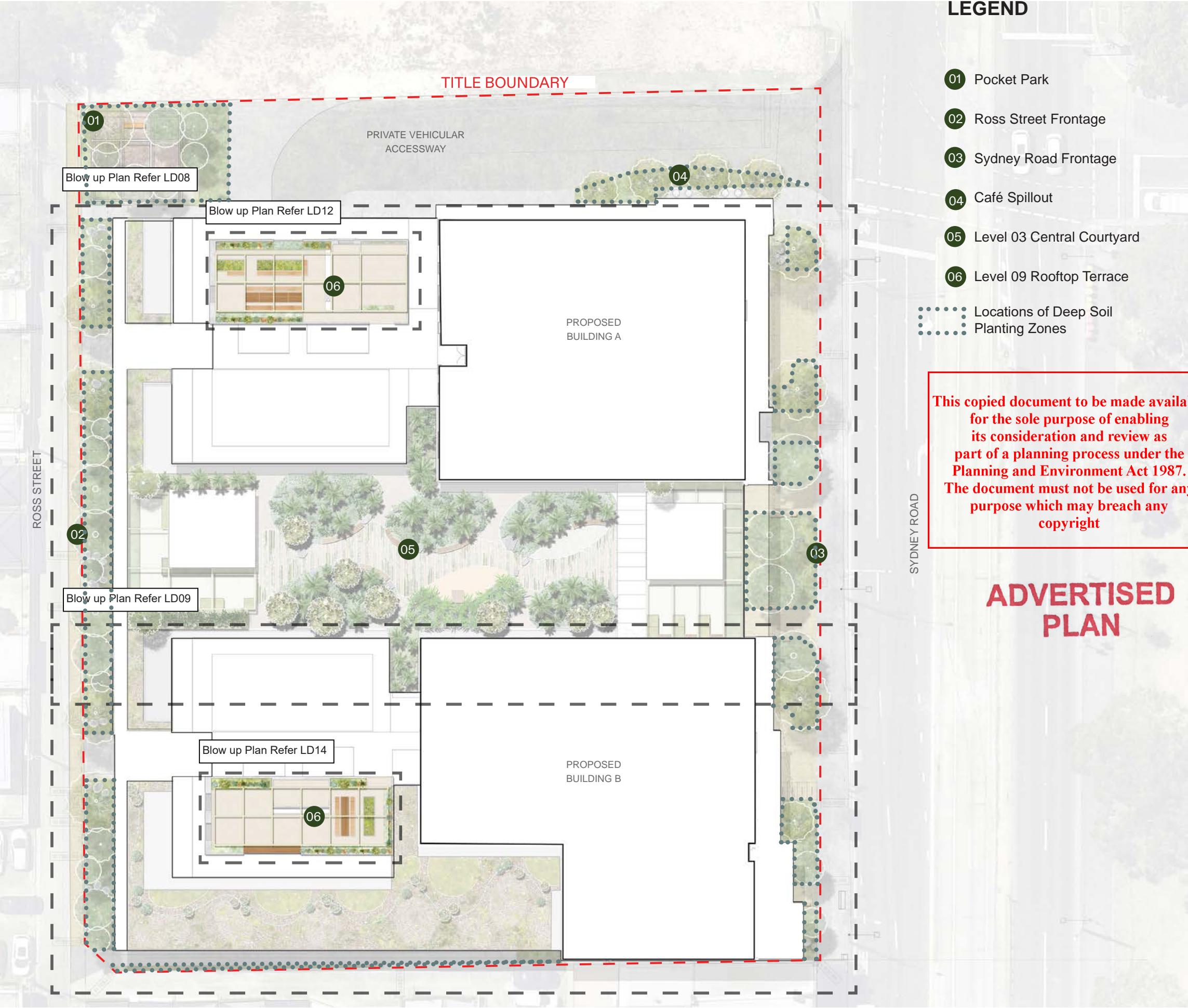
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DEEP SOIL AREA (within title)	
Location	Area
Deep Soil Garden bed	636m2
Deep Soil Permeable Paving (Sydney Rd Entry Thresholds)	140m2
TOTAL DEEP SOIL AREA	776m2
TOTAL DEEP SOIL AREA AS % OF TOTAL SITE AREA	12%

TREE TYPE QUANTITY			
	TREE TYPE (as per council clause 58)		
Location	A	B	C
Pocket Park	4	2	-
Ross St	16	2	-
Sydney Rd / Café spillout	12	2	-
Lvl 03 Central Courtyard	4	-	-
TOTAL	36	6	0

ARBOR CANOPY AT MATURITY	
Arbor location	Arbor size (m2)
Pocket Park	80
Northern Rooftop	90
Southern Rooftop	90
Lvl 03 Western Pavillion	90
Lvl 03 Eastern Pavillion	96
TOTAL ARBOR AREA	446

TOTAL ESTIMATED TREE CANOPY COVER AT MATURITY			
Species	No. Proposed Trees	Mature Canopy Size (m)	Total Canopy Area (m2)
<i>Corymbia citrodora (large)</i>	1	12	113
<i>Corymbia citrodora</i>	6	10	471
<i>Eucalyptus scoporia</i>	6	8	302
<i>Acacia melanoxylon</i>	7	6	198
<i>Eucalyptus sideroxylon</i>	4	8	201
<i>Acacia Implexa</i>	6	8	302
<i>Hymenosporum flavum</i>	4	5	79
<i>Eucalyptus torquata</i>	2	8	101
<i>Tristaniopisis laurina</i>	6	5	118
TOTAL TREE CANOPY AREA <small>(this figure includes the removal of any areas of tree canopy overlap that occur)</small>			1480
TOTAL TREE CANOPY AREA AS % OF TOTAL SITE AREA			26%



LEGEND

- 01 Pocket Park
- 02 Ross Street Frontage
- 03 Sydney Road Frontage
- 04 Café Spillout
- 05 Level 03 Central Courtyard
- 06 Level 09 Rooftop Terrace

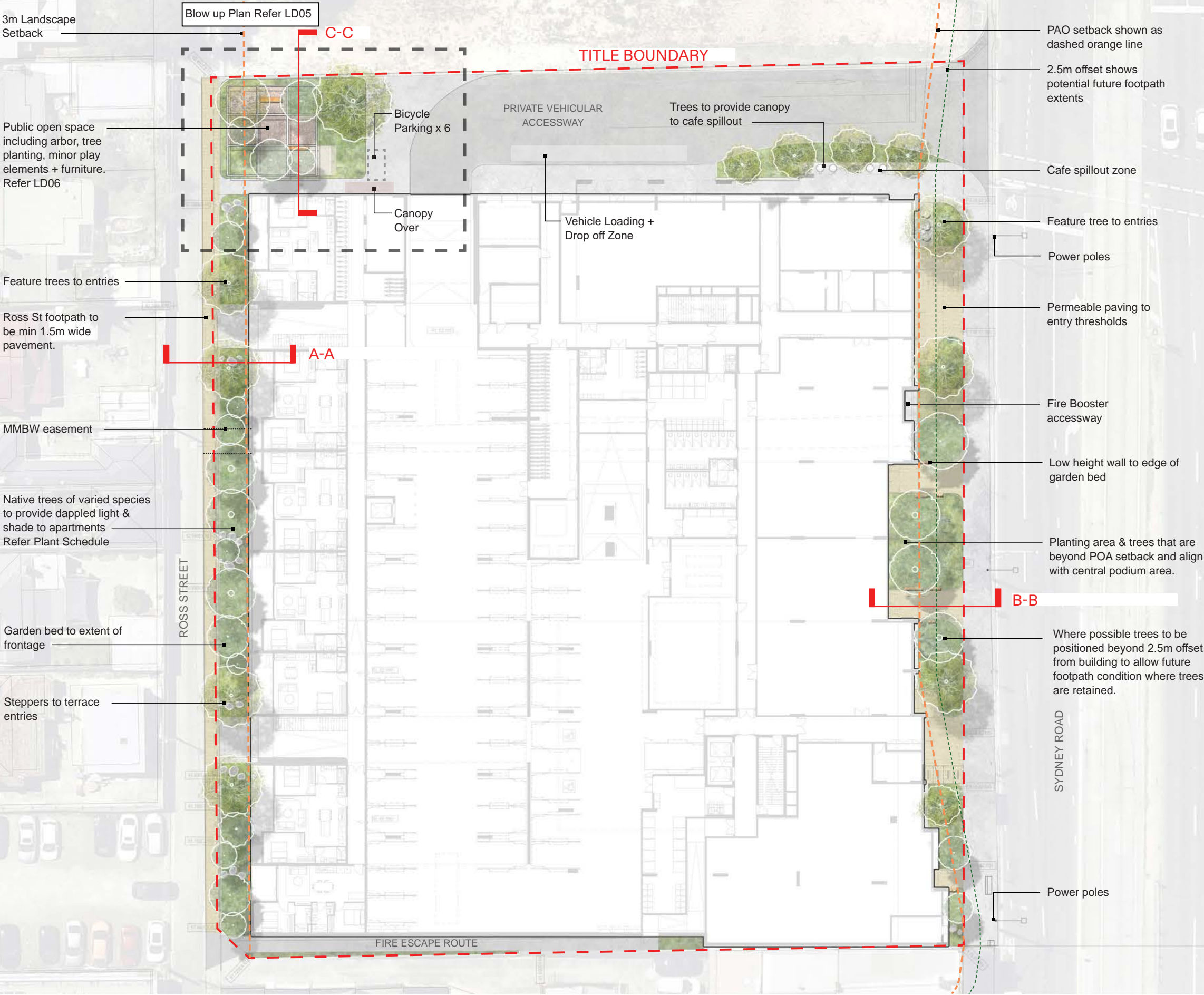
Locations of Deep Soil Planting Zones

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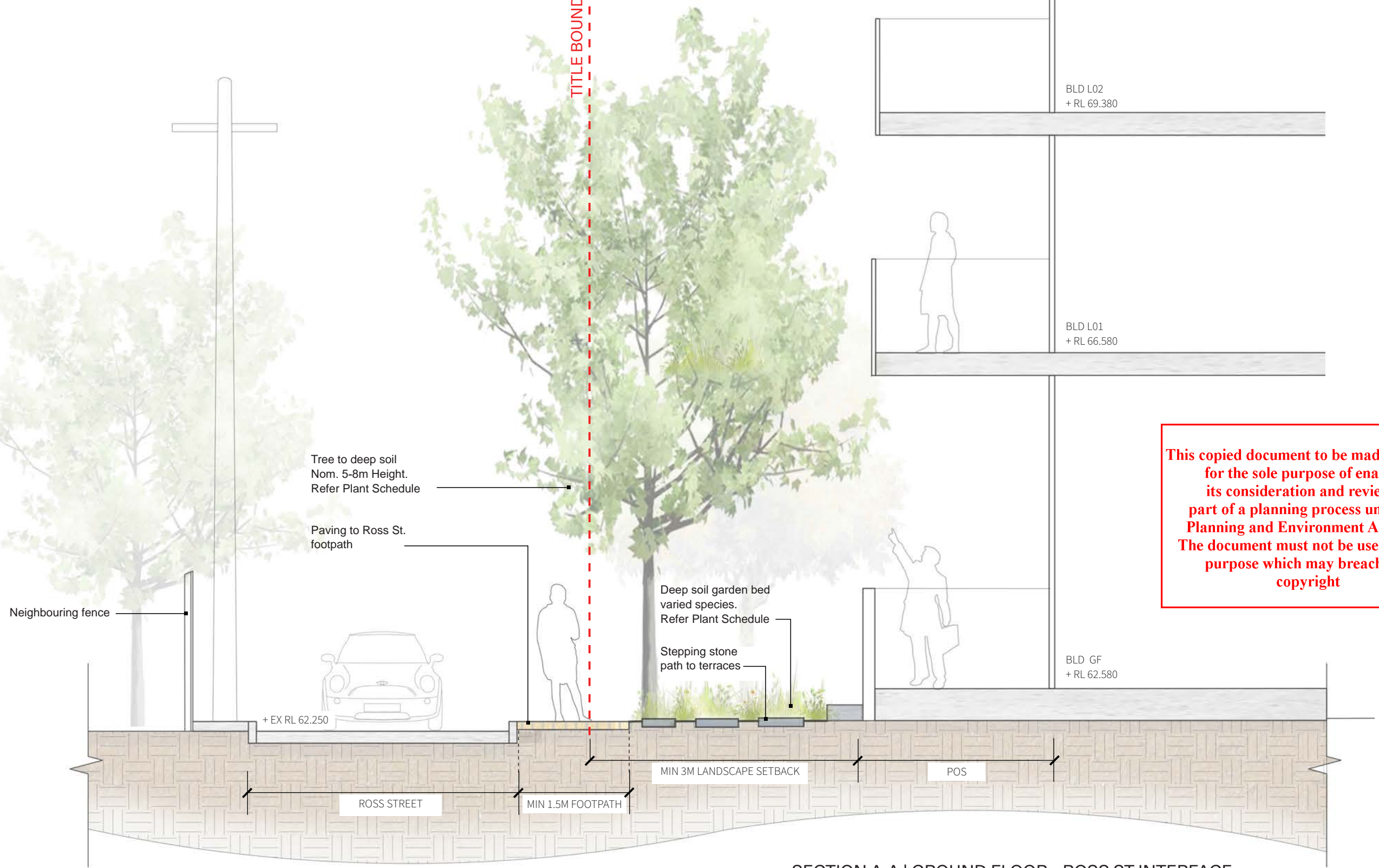
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TITLE BOUNDARY



SECTION A-A | GROUND FLOOR - ROSS ST INTERFACE

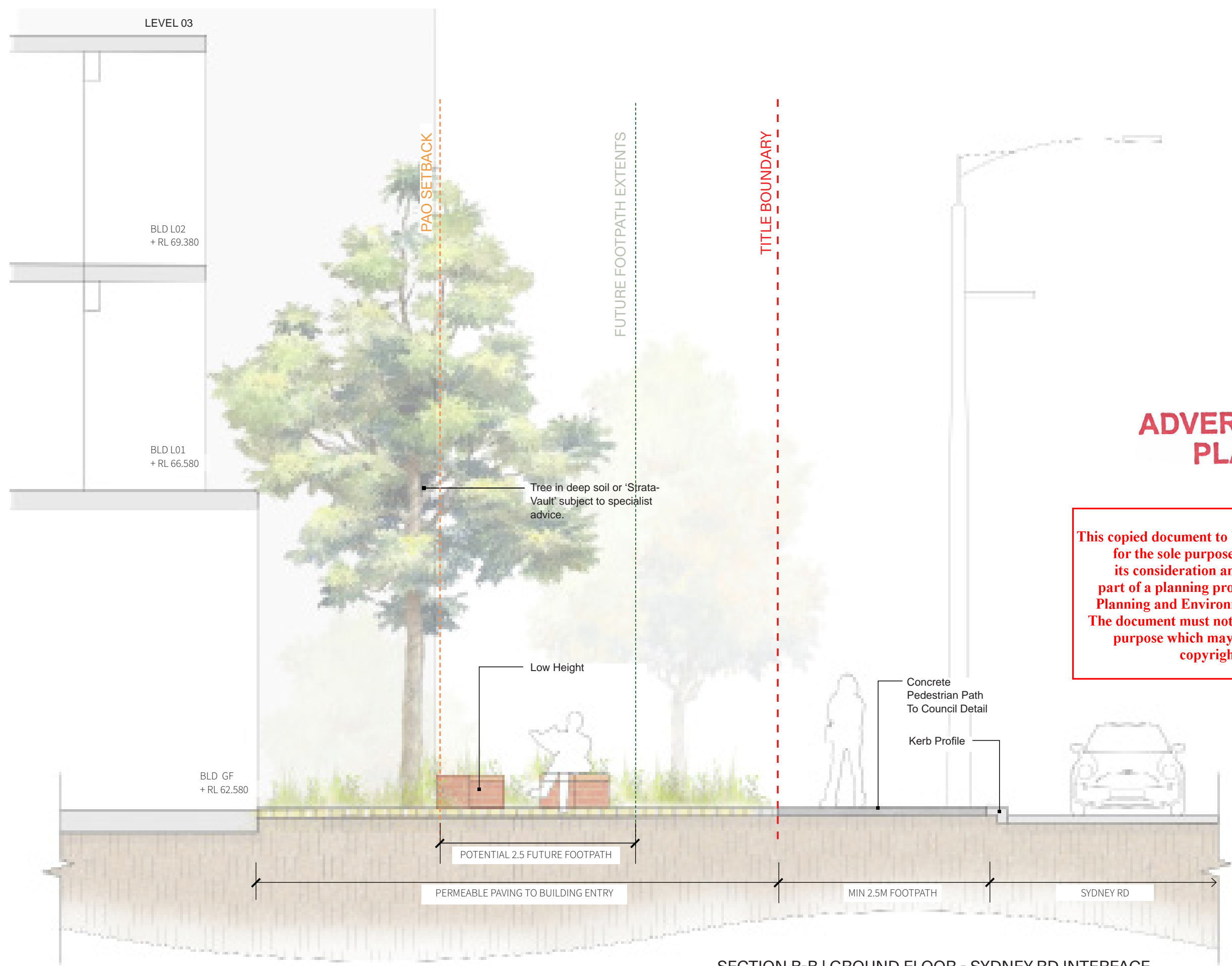
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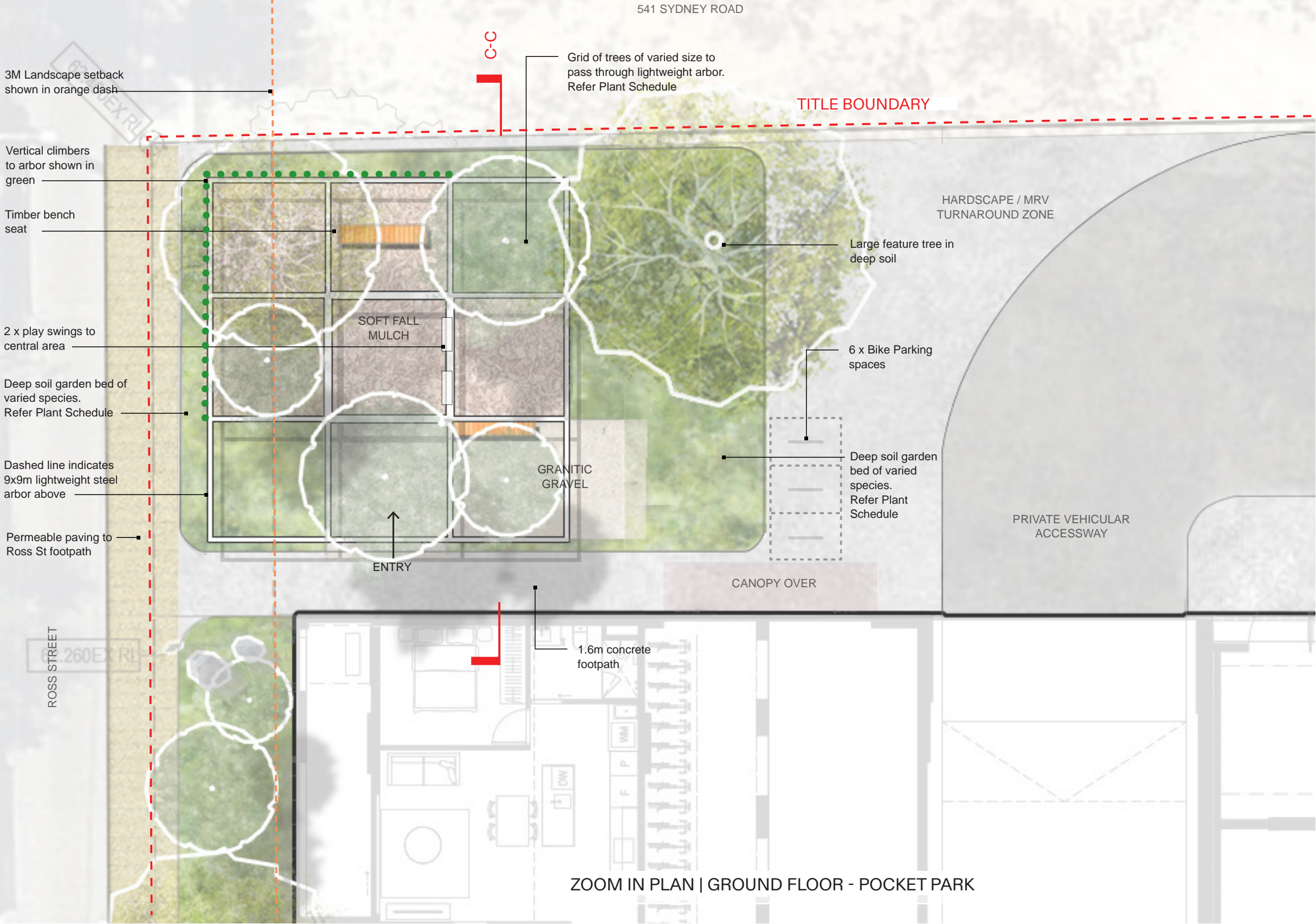
Drawing Title: Ground Floor SectionA-A
Drawing No: LD04
Issue: Town Planning - DTP Lodgement
Date: 29/02/2024

Scale: 1:50 @ A3
Rev No: 01
Drawn by: CC
Approved: BB

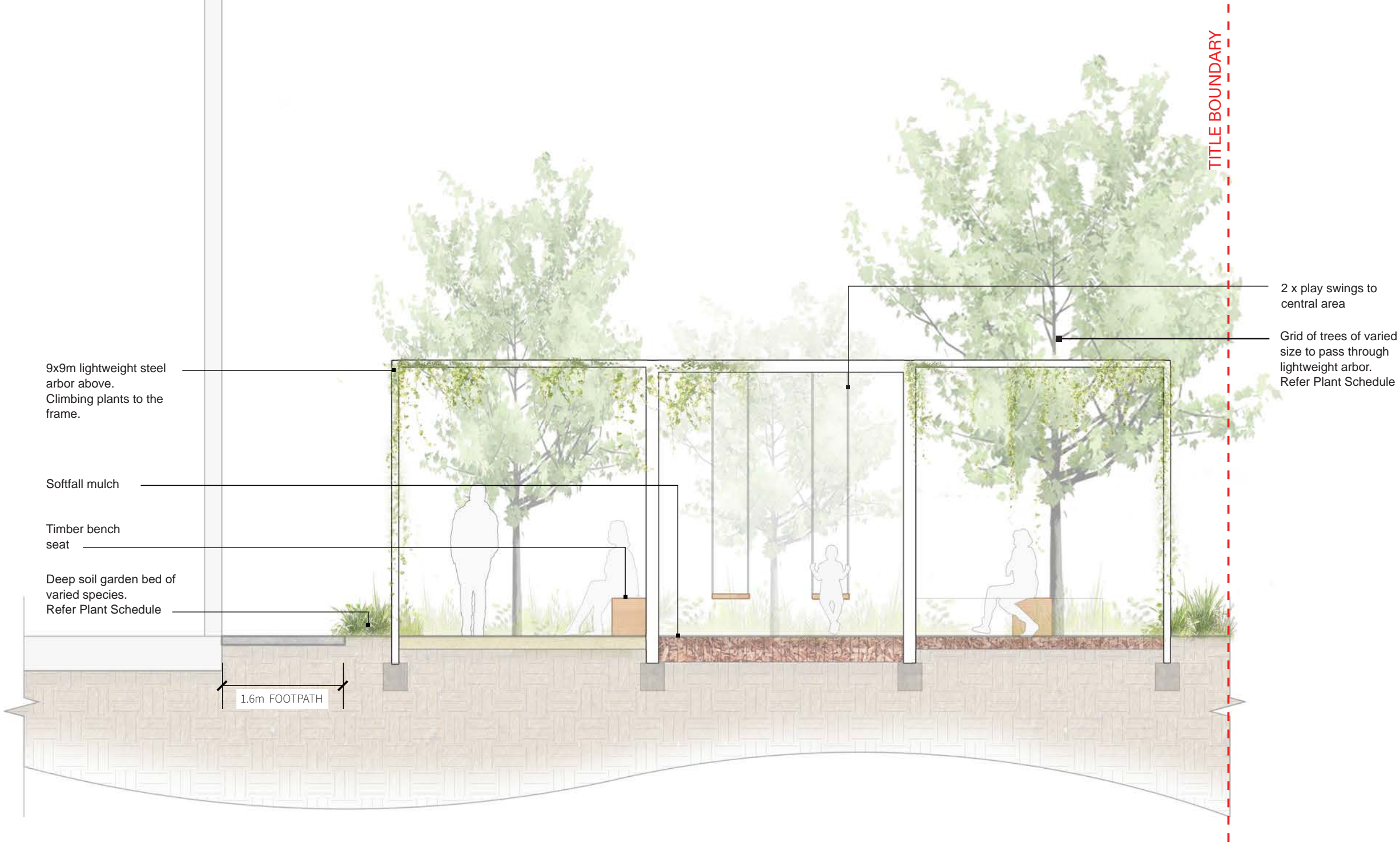


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SECTION C-C | GROUND FLOOR - POCKET PARK

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Brown roof to
front of terrace

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Brown roof to
front of terrace

Raised Planter
(+1100mm)

Planter flush with
deck (300mm
min soil depth)

Open mesh 'lookout'
with planting under

Lightweight arbor
above

'Foodcube'
garden beds

Mounded garden bed to 800mm
high with shade planting
species.
Gravel path

Curved timber bench
seats to mound edge

D-D

Gravel stopping
area
Natural
boulders inset
to mounds

Undercover
walkway

Raised Planter
(+1100mm)

Planter flush
with deck
(300mm min
soil depth)

E-E

Lightweight arbor
above

Open mesh 'lookout'
with planting under

Raised planter
(+400mm)
ASSEMBLE
WESTERN PAVILLION
(+300mm FFL)

ASSEMBLE
EASTERN PAVILLION
(+300mm FFL)

Raised Planter
(+1100mm)

Mounded garden bed to 800mm
high with shade planting
species.

Central concrete path
Play area with simple
play structure

Bench seat

'Foodcube'
garden beds

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Drawing Title: Level 03 Plan
Drawing No: LD08
Issue: Town Planning - DTP Lodgement
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Drawing Title: Level 03 Plan
Drawing No: LD09
Issue: Town Planning - DTP Lodgement
Date: 29/02/2024

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SECTION D-D | LEVEL 03 - CENTRAL COURTYARD

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Drawing Title: Level 03 Sections
Drawing No: LD10
Issue: Town Planning - DTP Lodgement
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SECTION E-E | LEVEL 03 - CENTRAL COURTYARD

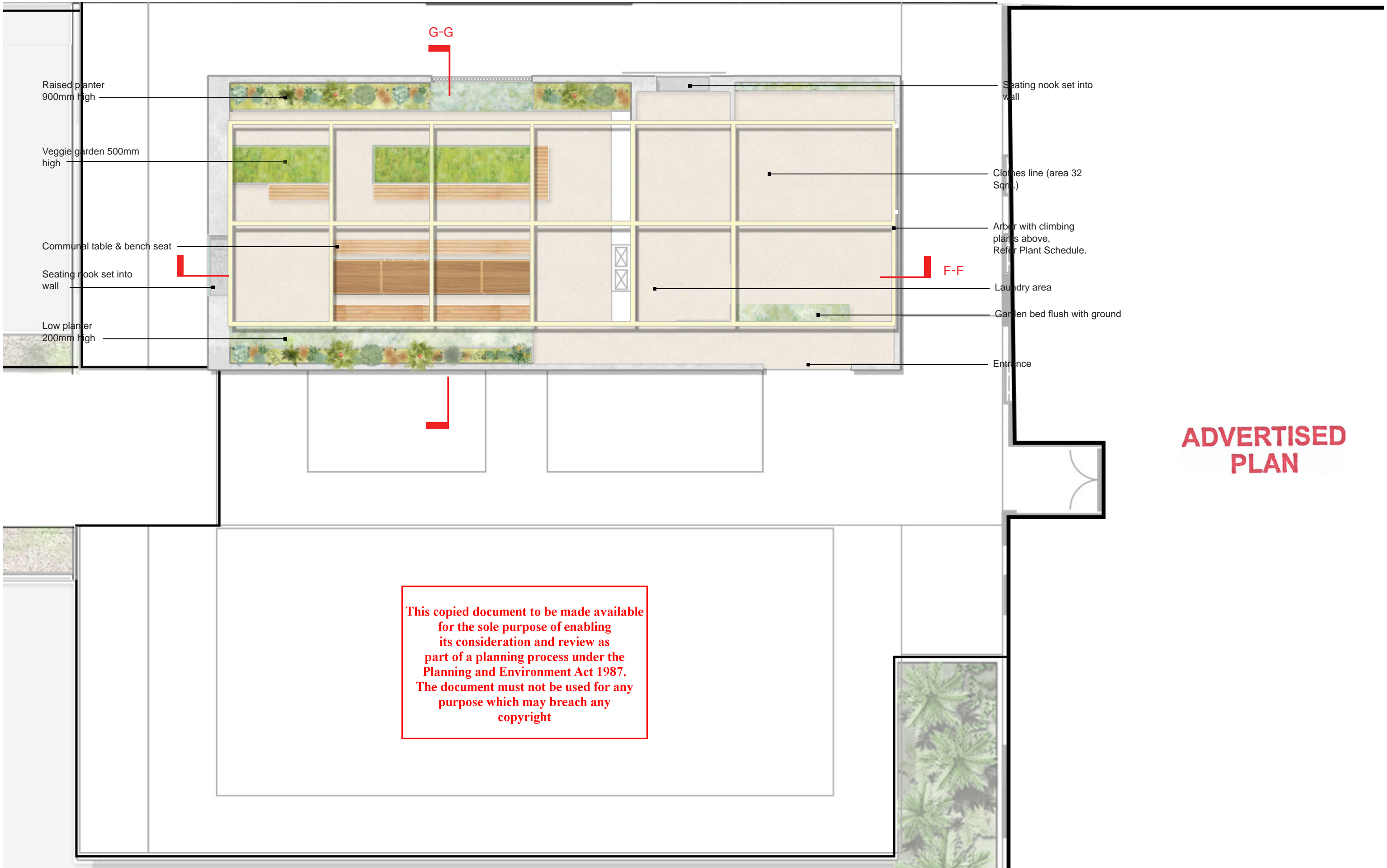
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Drawing Title: Level 03 Sections
Drawing No: LD11
Issue: Town Planning - DTP Lodgement
Date: 29/02/2024

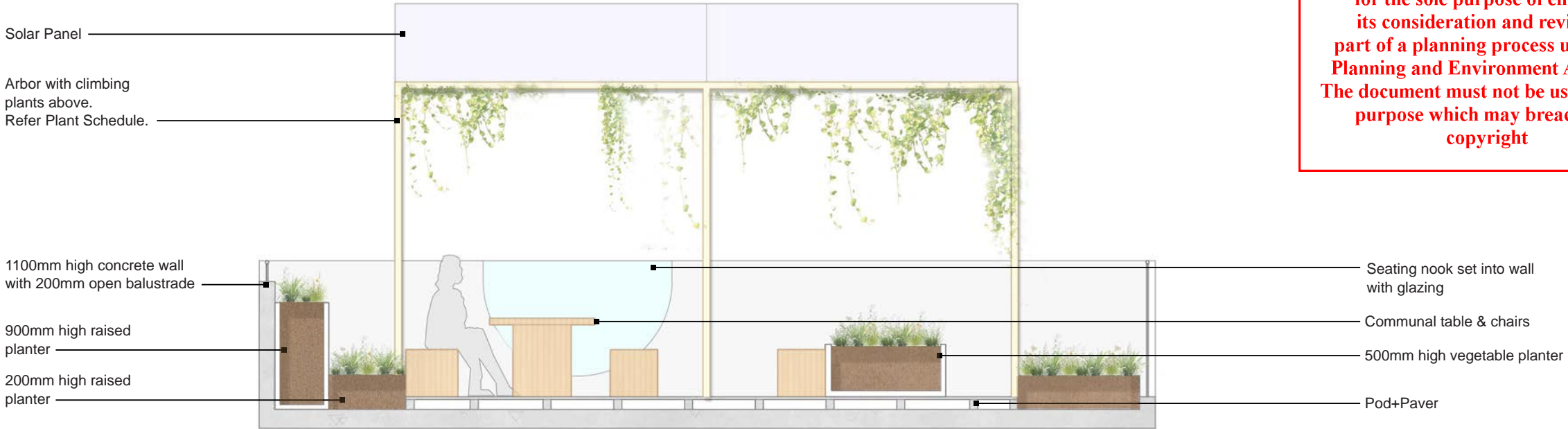
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SECTION F-F | LEVEL 09 - NORTHERN ROOF TERRACE SECTION 1

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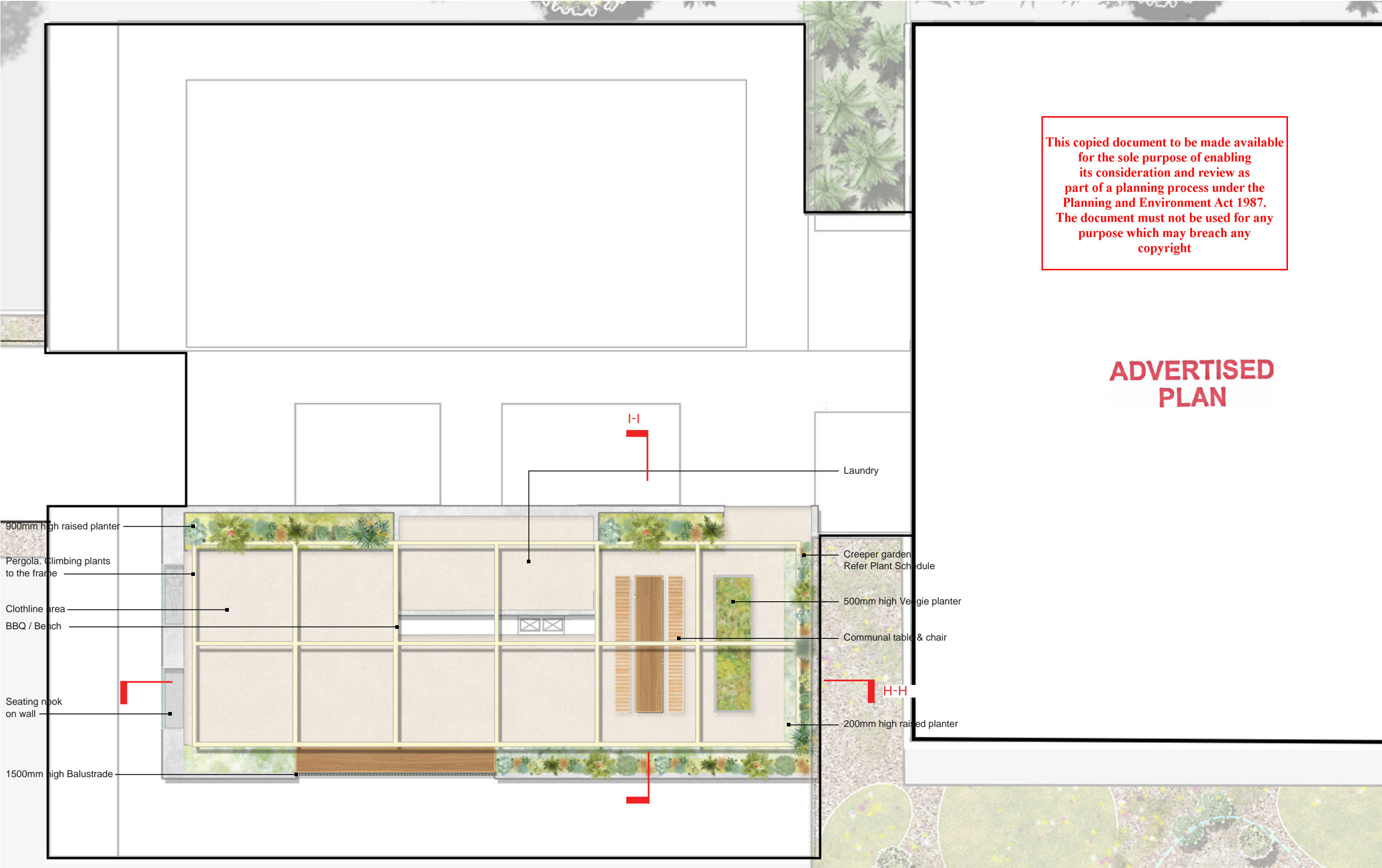


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SECTION G-G | LEVEL 09 - NORTHERN ROOF TERRACE SECTION 2

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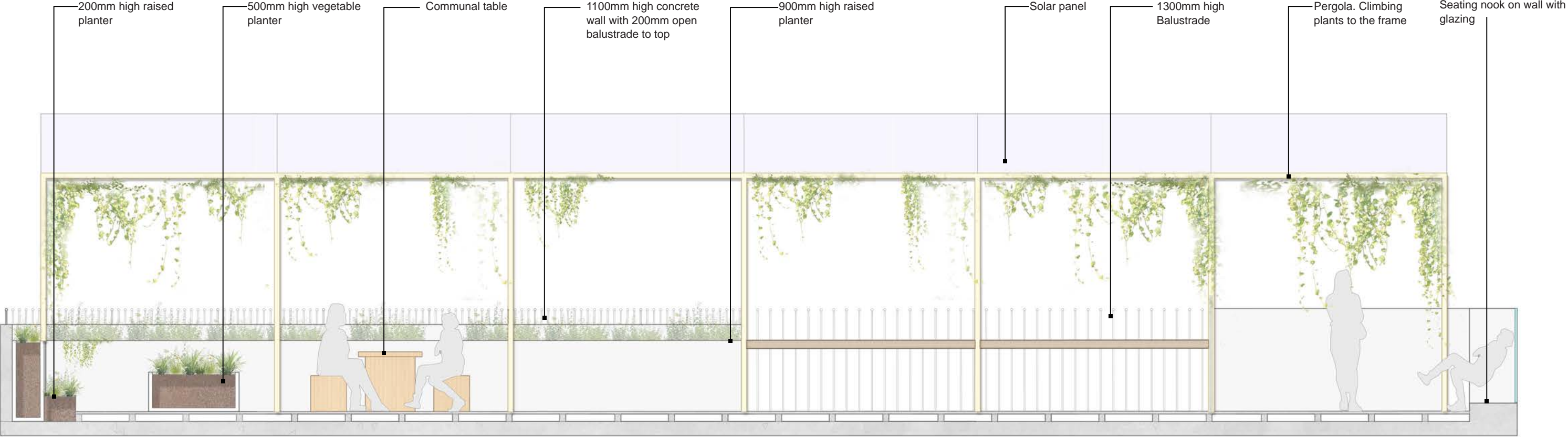
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Drawing Title: Southern Roof Terrace Plan
Drawing No: LD14
Issue: Town Planning - DTP Lodgement
Date: 29/02/2024

Scale: 1:100 @ A3
Rev No: 01
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SECTION H-H | LEVEL 09 - SOUTHERN ROOF TERRACE SECTION 1

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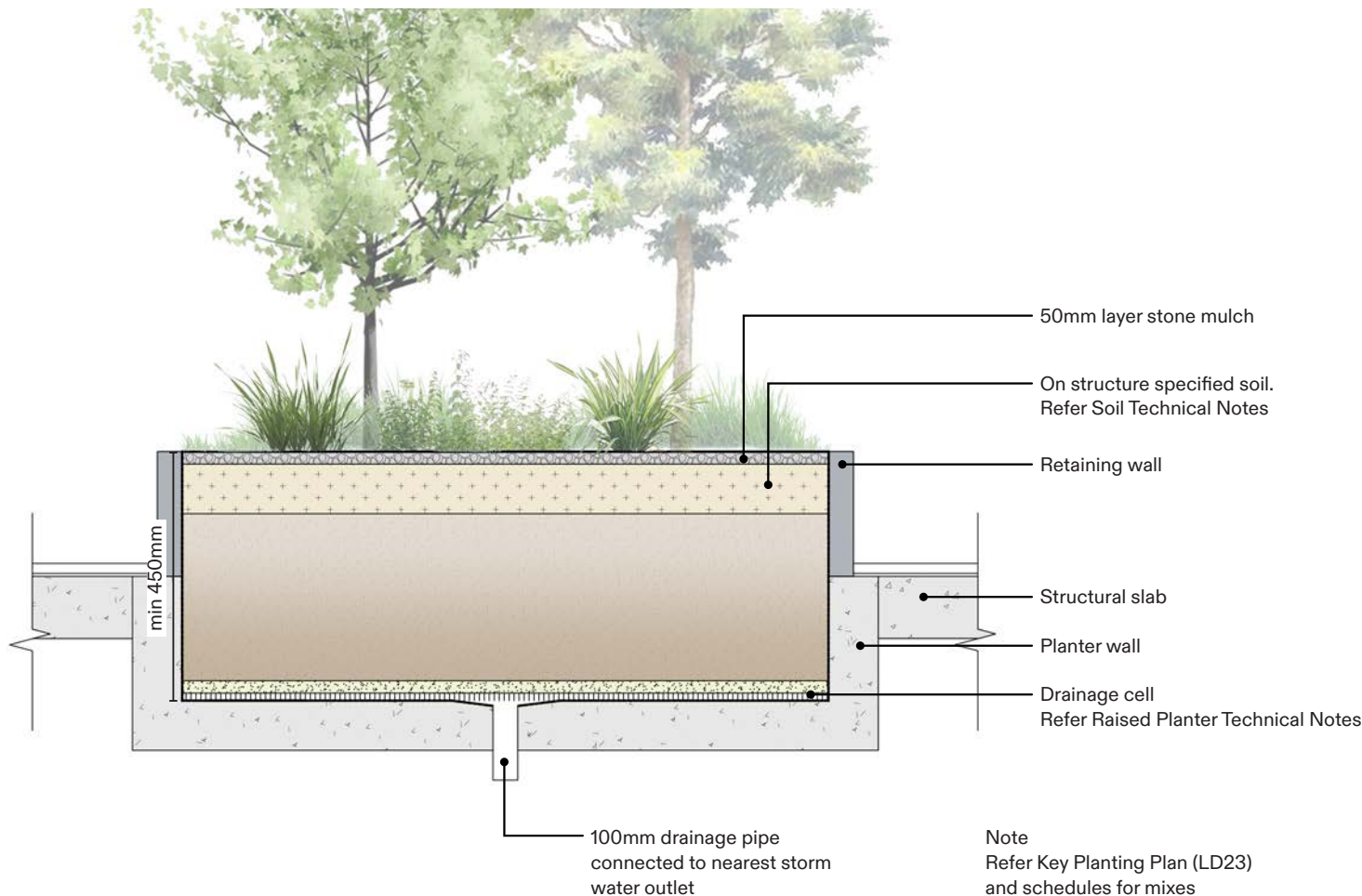


SECTION I-I | LEVEL 09 - SOUTHERN ROOF TERRACE SECTION 2

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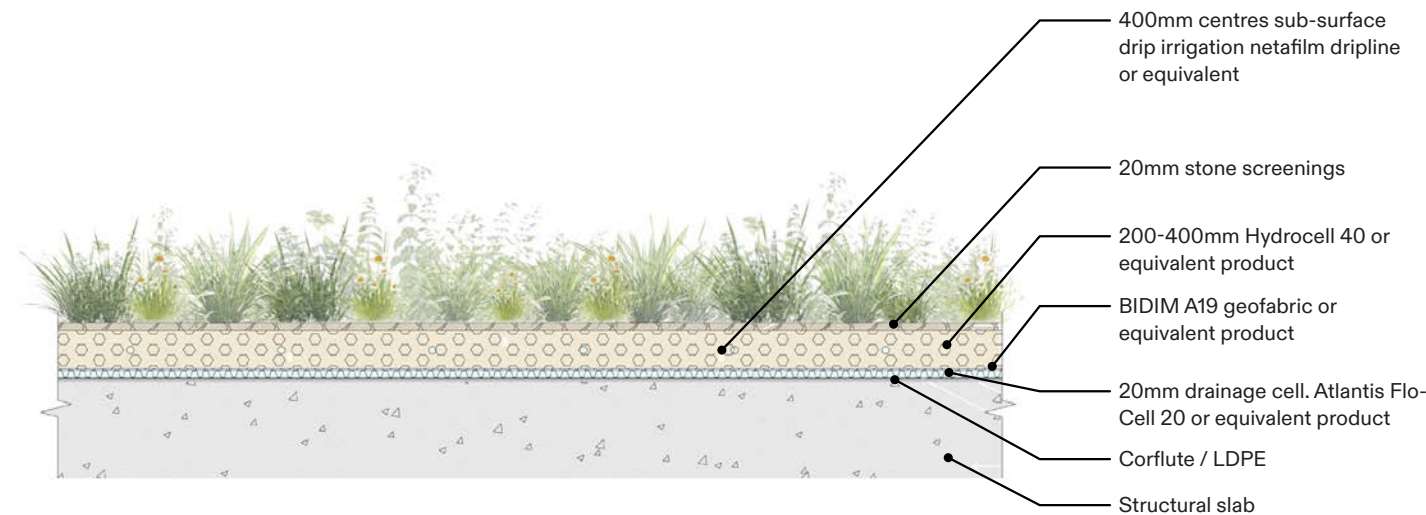
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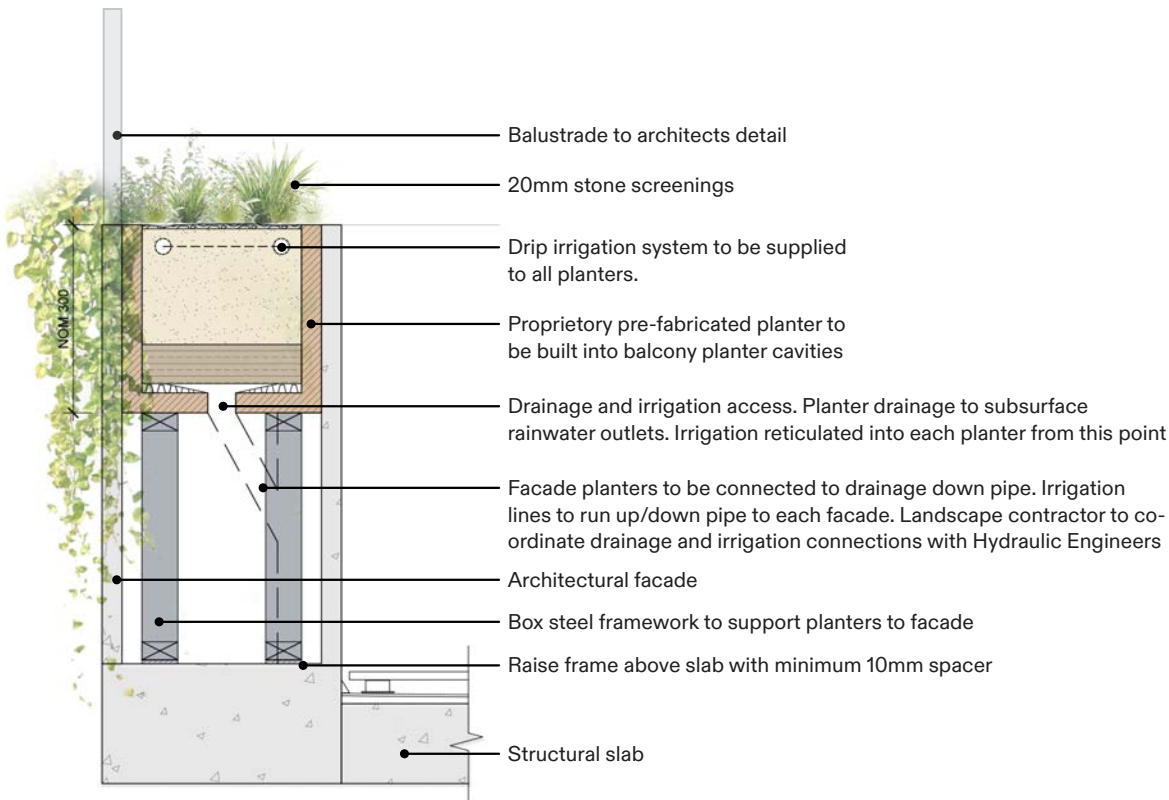
01 PLANTER ON STRUCTURE - RAISED
Section

Scale 1:20 @ A3



02 TYPICAL ROOF PLANTER DETAIL
Section

Scale 1:20 @ A3



03 TYPICAL FACADE PLANTER
Section

Scale 1:10 @ A3

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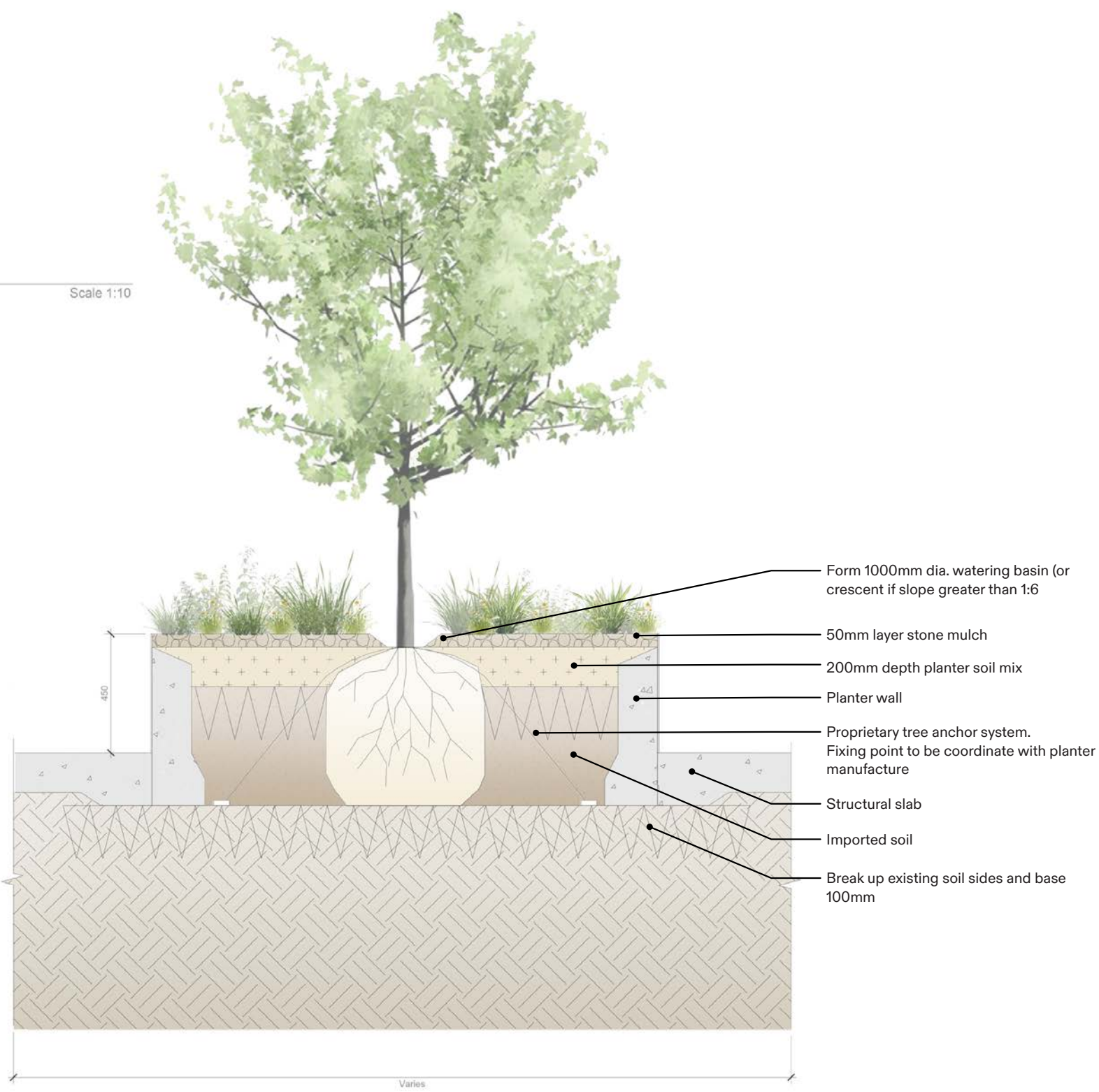
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Drawing Title: Typical Details
Drawing No: LD16
Issue: Town Planning - DTP Lodgement
Date: 29/02/2024

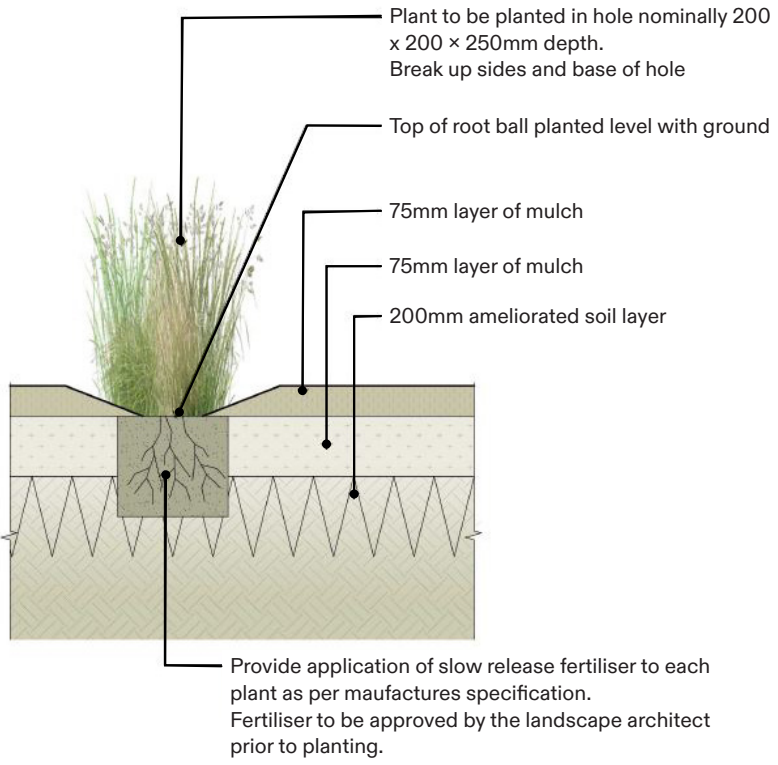
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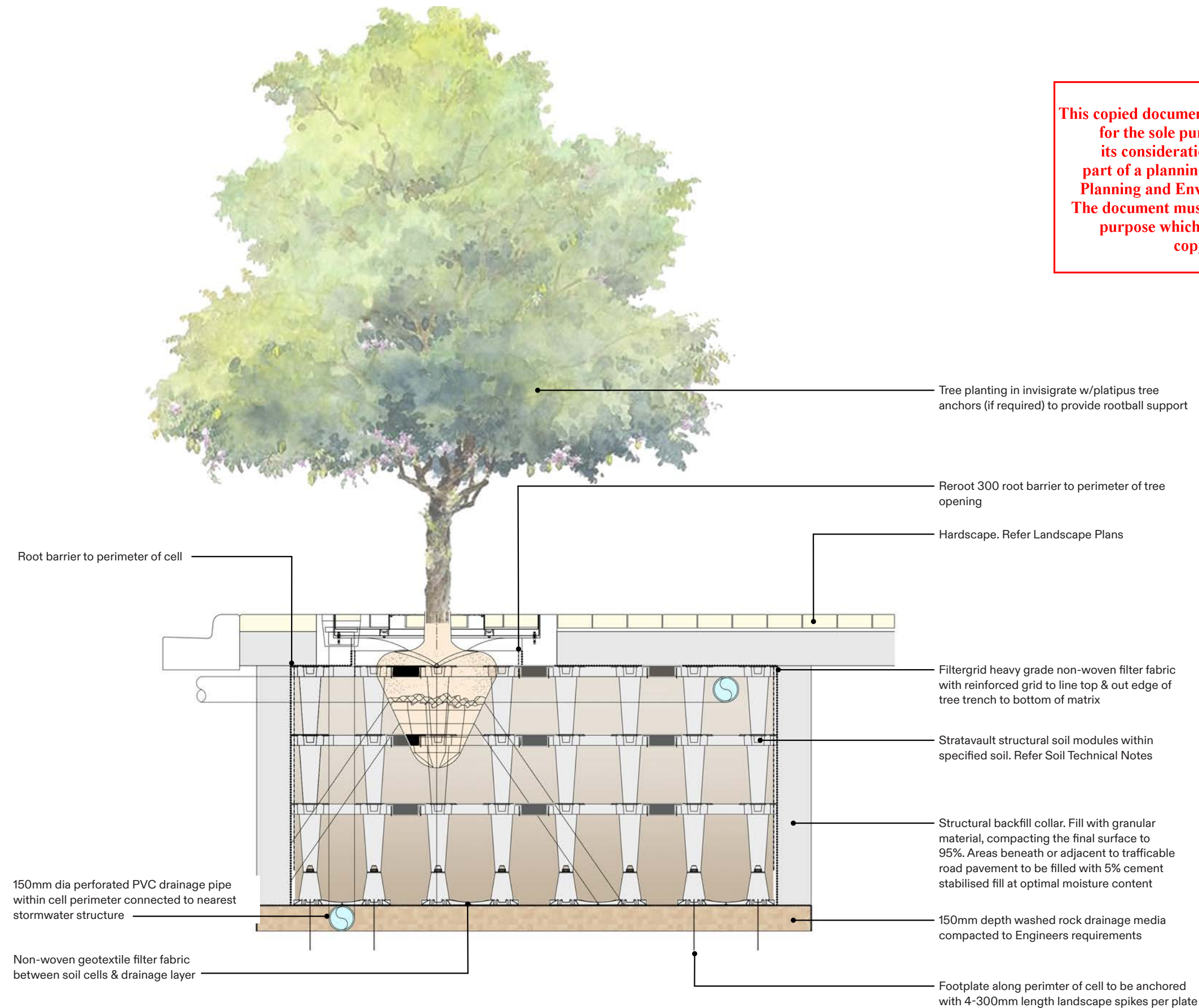


01 PLANTER IN DEEP SOIL
Section
Scale 1:20 @ A3



02 SHRUB PLANTING IN DEEP SOIL
Section
Scale 1:10 @ A3

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01 | TREE IN STRUCTURAL SOIL
Section

Scale 1:20 @ A3

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Drawing No: LD18
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Large Trees



*Corymbia citriodora**
Lemon Scented Gum



Eucalyptus scoparia
Wallangarra White Gum



Acacia melanoxylon
Australian Blackwood



Eucalyptus sideroxylon
Red Ironbark

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Small - Medium Trees



Acacia implexa
Lightwood



Hymenosporum flavum
Native Frangiapani



Eucalyptus torquata
Coral Gum



Tristaniopsis laurina "luscious"
Water Gum

ADVERTISED PLAN

Low-Mid Storey Plants



Lomandra
Seascape



Lomandra tanika
Matt Rush



Anigozanthus flavidus 'Big Red'
Kangaroo Paw



Ficinia nodosa
Club Rush



Juncus flavidus
Yellow Rush



Lomandra longifolia 'Tanika'
Basket Grass

PRELIMINARY

Low-Mid
Storey
Plants

Poa labillardieri
Tussock Grass



Chrysocephalum apiculatum
Common Everlasting



Casuarina 'Cousin It'
Swamp Oak



Alyxia buxifolia
Sea box

Ground-
covers &
Climbers

Banksia blechnifolia
Ground-cover Banksia



Leucophyta brownii
Cushion Bush



Rosmarinus officinalis
'Prostrate' Rosemary



Ficus pumila
Climbing Fig

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Trees &
Feature
Plants

Tristaniopsis laurina "luscious"
Water Gum



Hymenosporum flavum
Native Frangiapani



Dicksonia antarctica
Soft Tree Fern



*Cyathea australis**
Rough Tree Fern



Cordyline stricta
Slender Palm Lily



*Doryanthes excelsa**
Gymea Lily

Low-Mid
Storey
Plants

*Zamia furfuracea**
Cardboard Palm



Thaumtophyllum xanadu
Philodendron Xanadu



Asplenium australasicum
Bird's nest fern



*Blechnum gibbum**
Hard Fern



Microsorium diversifolium
Kangaroo Fern



Ligularia reniformis
Tractor Seat

Low-Mid
Storey
Ferns

*Blechnum nudum**
Fishbone Water Fern



Asplenium australasicum
Bird's nest fern



*Calochlaena dubia**
Soft Bracken



Rumohra adiantiformis
Leather Leaf Fern



Pteris umbrosa
Jungle Brake Fern



*Asplenium bulbiferum**
Hen and Chicken Fern

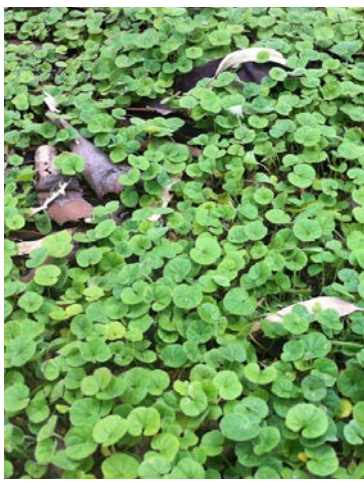
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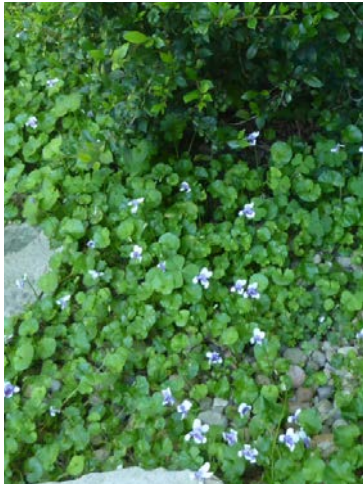
Ground-
covers &
Climbers



*Myoporum parvifolium**
White Creeping Boobialla



Dichondra repens
Kidney Weed



*Viola hederacea**
Native Violet



Ficus pumila
Climbing Fig



Casuarina 'Cousin It'
Swamp Oak



Trachelospermum jasminoides
Star Jasmine

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PLAN

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Trees &
Feature
Plants

Cordyline stricta
Slender Palm Lily



*Doryanthes excelsa**
Gymea lily

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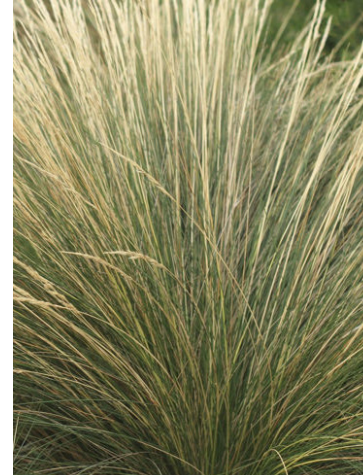
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Low-Mid
Storey
Plants

Banksia blechnifolia
Ground-cover Banksia



Leucophyta brownii
Cushion Bush



Austrostipa stipoides
Spear grass



Ficinia nodosa
Club Rush



Alyxia buxifolia
Sea box



Anigozanthos hybrid
'Orange Cross'

Ground-
covers &
Climbers

*Myoporum parvifolium**
White Creeping
Boobialla



Rosmarinus officinalis
'Prostrate' Rosemary



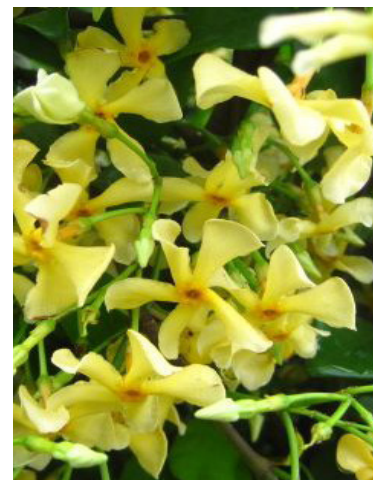
Senecio mandraliscae
Blue Chalksticks



Lotus maculatus
Lotus Vine



Pandorea pandorana
Wonga Wonga Vine



Trachelospermum
jasminoides lutea
Yellow Star Jasmine

Planting Schedule

Ground Floor

	Botanical Name	Common Name	Height	Width	"Pot Size
Large Trees	Corymbia citriodora*	Lemon Scented Gum	15.0m	12.0m	50L
	Eucalyptus scoparia	Wallangarra White Gum	15.0m	8.0m	50L
	Acacia melanoxylon	Australian Blackwood	12.0m	6m	50L
	Eucalyptus sideroxylon	Red Ironbark	15.0m	8.0m	140mm
Small- Medium Trees	Acacia implexa	Lightwood	10.0m	8.0m	27L
	Hymenosporum flavum	Native Frangipani	7.0m	5.0m	27L
	Eucalyptus torquata	Coral Gum	8.0m	7.5m	27L
	Tristaniopsis laurina "luscious'	Water Gum	7.0m	5.0m	27L
Low-Mid Storey	Lomandra'Seascape'	Mat Rush	0.75m	0.5m	140mm
	Lomandra tanika	Mat Rush	0.6m	0.65m	140mm
	Anigozanthus flavidus 'Big Red'	Kangaroo Paw	2m	1m	140mm
	Ficinia nodosa	Club rush	1.0m	1.0m	140mm
	Juncus flavidus	Yellow Rush	1.2m	1.0m	140mm
	Lomandra longifolia 'Tanika'	Basket Grass	1.0m	0.6m	200mm
Low-Mid Storey Plants	Poa labillardieri	Tussock Grass	1.2m	0.5m	140mm
	Chrysocephalum apiculatum	Common Everlasting	0.5m	0.9m	140mm
	Casuarina 'Cousin It'	Swamp Oak	0.15m	1m	140mm
	Alyxia buxifolia	Sea box	1.2m	1.2m	140mm
Ground cover & climbers	Banksia blechnifolia	Ground-cover Banksia	0.3m	2.0m	140mm
	Leucophyta brownii	Cushion Bush	1m	1m	Tube
	Rosmarinus officinalis	'Prostrate' Rosemary	1.2m	0.8m	Tube
	Ficus pumila	Climbing Fig	0.1m	2.0m	Tube

Level 03 Shade Garden

Trees & Feature	Dicksonia antarctica	Soft Tree Fern	15.0m	2.0m	200mm
	Cyathea australis	Rough Tree Fern	12.0m	4.5m	200mm
	Tristaniopsis laurina "luscious'	Water Gum	10.0m	5.0m	27L
	Hymenosporum flavum	Native Frangiapani	6.0m	5.0m	27L
	Cordyline stricta	Slender Palm Lily	5.0m	2.0m	200mm
	Doryanthes excelsa*	GyMEA Lily	3.0m	3.0m	200mm
Low-Mid Storey	Zamia furfuracea*	Cardboard Palm	1.0m	1.0m	140mm

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Ground cover & climbers	Thaumatophyllum xanadu	Philodendron Xanadu	0.8m	0.8m	140mm
	Asplenium australasicum	Bird's nest fern	1.0m	1.0m	140mm
	Blechnum gibbum*	Hard Fern	0.9m	0.3m	140mm
	Lomandra longifolia 'Tanika'	Basket Grass	0.6m	0.65m	140mm
	Blechnum nudum*	Fishbone Water Fern	1.0m	1.0m	140mm
	Microsorium diversifolium	Kangaroo Fern	0.4m	0.5m	140mm
	Ligularia reniformis	Tractor Seat	1m	1m	140mm
	Rumohra adiantiformis	Leather Leaf Fern	1.0m	1.0m	140mm
	Pteris umbrosa	Jungle Brake Fern	0.25m	0.5m	140mm
	Asplenium bulbiferum*	Hen and Chicken Fern	1.2m	0.9m	140mm
	Blechnum gibbum*	Hard Fern	0.9m	0.3m	140mm
	Asplenium australasicum	Bird's nest fern	1m	1m	200mm
	Calochlaena dubia*	Soft Bracken	1.2m	1.2m	200mm
	Dichondra repens	Kidney Weed	0.15m	0.8m	Tube

Ground cover & climbers	Myoporum parvifolium*	White Creeping Boobialla	0.75m	1.0m	Tube
	Viola hederacea*	Native Violet	0.15m	1.0m	Tube
	Ficus pumila	Climbing Fig	0.8m	0.8m	140mm
	Casuarina 'Cousin It'	Swamp Oak	0.25m	0.25m	140mm
	Trachelospermum jasminoides	Star Jasmine	0.5m	2-5m	140mm

Level 09 Communal Rooftops

Trees & Feature	Cordyline stricta	Slender Palm Lily	3.0m	2.0m	200mm
	Doryanthes excelsa	GyMEA Lily	2.0m	2.0m	140mm
Low-Mid Storey	Banksia blechnifolia	Fern Leaf Banksia	0.5m	2.0m	140mm
	Leucoplyta Brownii	Cushion Bush	1.2m	1.2m	140mm
	Austrostipa stipoides	Coast spear-grass	1.0m	1.0m	140mm
	Ficinia nodosa	Club rush	1.0m	1.0m	140mm
	Alyxia buxifolia	Sea Box	0.8m	0.8m	200mm
	Anigozanthos hybrid	Orange Cross'	1.m	0.6m	140mm
Ground cover & climbers	Myoporum parvifolium	White Creeping Boobialla	0.5m	2.0m	140mm
	Rosmarinus officinalis	'Prostrate' Rosemary	1,2m	0.8m	140mm
	Senecio mandraliscae	Blue Chalksticks	0.5m	0.5m	140mm
	Lotus Maculata	Lotus Vine	0.3m	0.5m	140mm
	Pandorea pandorana	Wonga Wonga Vine	2.0m	5.0m	140mm
	Trachelospermum jasminoides 'Lutea'	Yellow Star Jasmine	2.0m	2.0m	140mm

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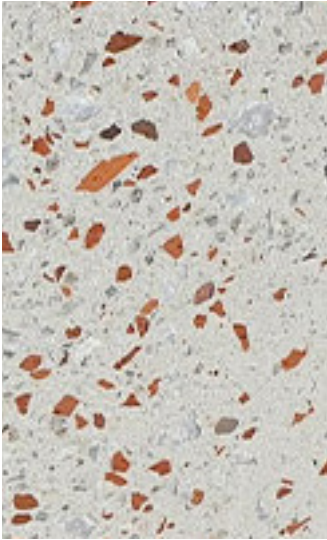
MATERIAL PALETTE



Paving on Pods



Permeable paving



Brick Aggregate Concrete



Recycled Brick Mulch



Concrete Raised Planter



Timber Seat

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Steel Pergola



Steel Edge

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Drawing Title: Artist Impression - Ground Floor - Sydney Rd
Drawing No: LD26
Issue: Town Planning - DTP Lodgement
Date: 29/02/2024

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