Tract

Town Planning Application - Landscape Report

139-149 Boundary Rd, North Melbourne

Prepared for BEG Developments Pty Ltd

29/07/20

Quality Assurance.

Tract
Landscape Architects
Urban Designers
Town Planners

Quality Assurance Report Card	
Project Name	0319-0645-00-L02 Town Planning RFI- Landscape Report
Document Number	RP02
Revision (See below)	01
Prepared By	MW
Reviewed By	KJ
Approved By	JF
Date of Issue	29 July 2020

Revisions

Rev	Issued	Details	Prepared By	Reviewed By	Project Principal
00	23/07/20	RFI Redesign TPA Report - draft	MW	KJ	JF
01	29/07/20	Issue for RFI	MW	KJ	JF

LIST OF REVISIONS TO RP01 ISSUE:

- Updated Ground floor and rooftop designed based on RFIs
- Amended planting, material and furniture palette
- New section to show the new design;
- Addition Labels and notation.

Context & Locality

Tract Consultants, on behalf of ***BEG Developments Pty Ltd*** is pleased to present the following landscape design report for the mixed-use apartment development of **139-149 Boundary Road, North Melbourne**.

The site lies within a mixed use area of North Melbourne. There is a diverse mix of low level Victorian terrace housing, commercial developments, new apartments and existing factories.

The proposal for the site is for a mixed use development, comprising:

- Residential apartments (mixed use lower levels) over a basement footprint;
- Is located within the defined 'Arden-Macaulay Urban Renewal Precinct;
- Planting at ground, intermediate levels and the rooftop level; and
- No removal of any vegetation.

The subject site:

- Has a site area of 4513 sqm;
- Fronts onto the well shaded, leafy street of Boundary Road within the defined, 'Arden-Macaulay' Urban Renewal Precinct;
- Is within close proximity to community facilities such as North Melbourne Community Centre;
- Has good access to various public transport including Flemington Bridge train station, tram route 59 (along Flemington road) and future bus connection along Boundary Road;
- Has good pedestrian access to Moonee Ponds Creek linear park, Debneys Park, Royal Park and the Racecourse Road activity centre;
- Has good cycle links to the Moonee Ponds Creek shared trail, Royal Park network and on-street 'shimmy' streets, such as Melrose St; and future cycle connection along Boundary Road;
- Has good vistas to and from elevated locations such as Citylink Freeway.

Planning considerations:

The site comprises a number of **planning considerations** within the City of Melbourne's planning scheme, which influences the landscape design response, including:

- Is within a Mixed use Zone (MUZ);
- Affected by a Design and Development Overlay - Schedule 26 & 63 (DD026 & DD063/A7);
- Affected by a Development Contributions Plan Overlay - Schedule 2 (DCP2) and an Environmental Audit Overlay (EAO).

Some of the **objectives of the DDO63,** as they relate to the landscape and urban realms are to create:

- Walkable neighbourhoods;
- Compact, but well daylighted streets & public realm areas;
- Positive contributions towards the quality of the public realm; and
- High quality pedestrian links of a pedestrian scale.

The design is to also consider the objectives of the **'Arden-Macaulay Structure Plan 2012'** - primarily:

- Connections to the future Alfred Street public reserve (south of the site);
- Improved pedestrian permeability through the urban fabric;
- Contribute to and interact with the streetscape;
- Strengthening and revitalisation of the Moonee Ponds Creek environs;
- Consideration of adjoining laneway connections and site interfaces;
- Expand the 'urban forest' and enhance the leafyness of Boundary Road;
- Enhance the character and visual amenity of the neighbourhood; and
- Integrate the widened pedestrian realm and footpath along Boundary Road.

In the 'Outcomes for Macaulay '- A discussion paper to inform a refreshed Structure Plan', Nov 2019, the urban design and landscape recommendations as they relate to the subject site include:

- Creation of adjacent local 'streets' in proximity to the site (in lieu of a laneway);
- Relocation of open spaces along Alfred Street and within Street Reserves;
- Integration of a pumping station to the western end of Sutton Street (to mitigate flooding); and
- Enhanced stormwater capture and detention along street edges.

Landscape Design Response

The landscape design employs a number of key principles to the scheme, namely:

- To create an **attractive environment** for the future residents and visitors to the development;
- To provide **in-ground spreading canopy trees** for improved landscape outcomes, biodiversity and occupant amenity;
- To **enhance the streetscape** environment and reduce the 'heat island effect' by proposing a number of street trees;
- To integrate the building with the streetscape and extend the pedestrian realm through and beyond the development site by incorporating **meaningful pedestrian connections with improved community benefit**;
- To provide a diversity of spaces and functions for the future occupants to use, including **provisions for families**;
- To create courtyard spaces with **distinct identities, visual character** and functioning to provide occupants with a variety of choice through seasonal and solar change;
- To provide for a **range of vegetation types**, species, colour and texture including differing planting forms to present horizontal and vertical vegetated spaces (through provision of raised garden beds, arbour structures, climbing wires and other green infrastructure);
- To create an environmentally sensitive design through re-use of stormwater in the irrigation design and integration of **WSUD opportunities**; and
- To employ **safety in design** / CPTED principles within the open space areas.

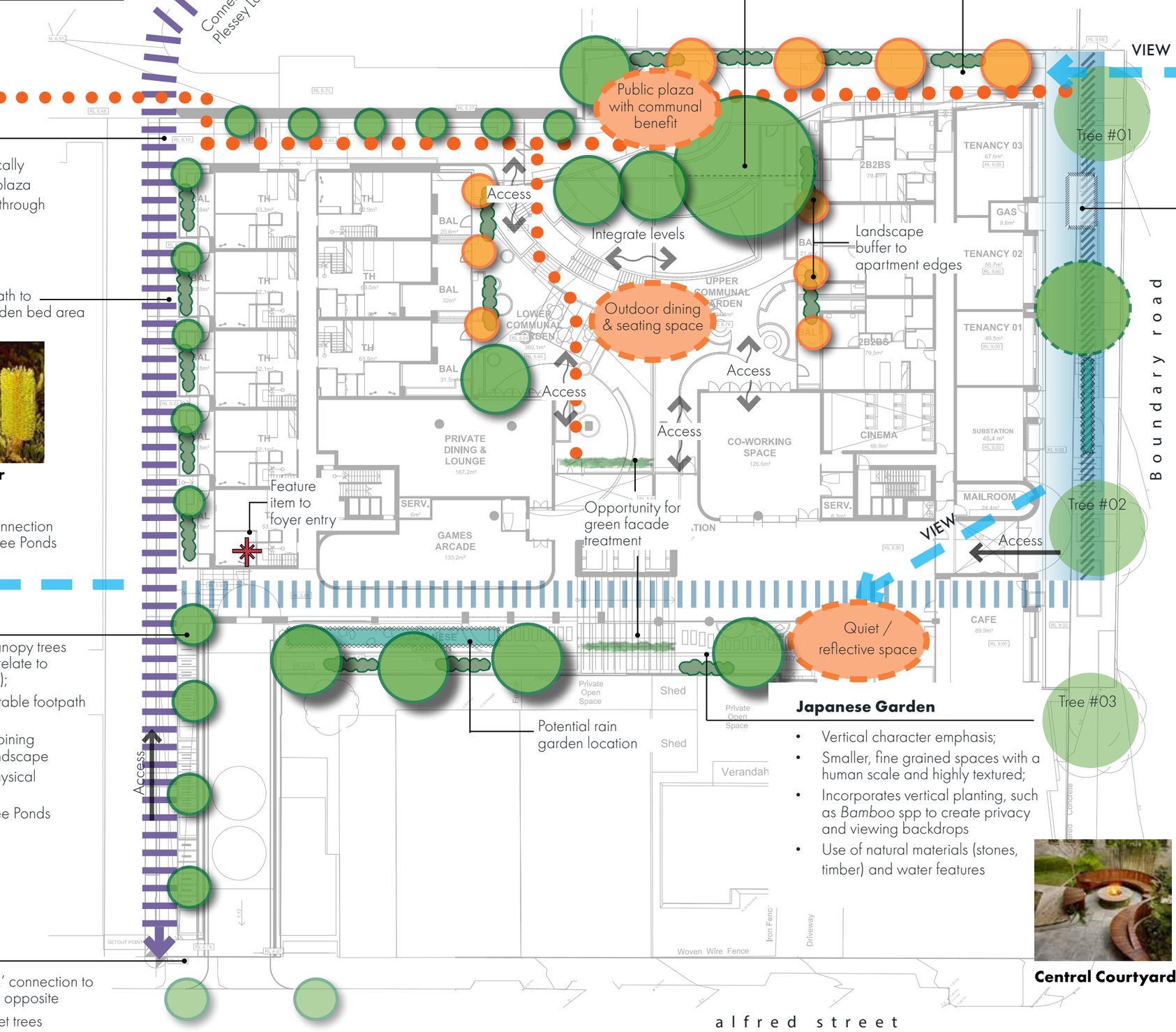
EXISTING AERIAL IMAGE
(Nearmap 2019)

139-149 Boundary Road

Existing Boundary Road Frontage

Site imagery

Landscape Design Response



Plessey Lane

- Opportunity to visually and physically connect with adjoining lane and plaza area to continue the public realm through to the future plaza area

70 Alfred St

1.2m wide footpath to maximise the garden bed area

Western boundary - connector

Visual connection to Moonee Ponds Creek

Western interface

- Opportunity for in-ground Avenue canopy trees between bike parking (evergreen to relate to Moonee Ponds landscape character);
- Inclusion of DDA compliant and equitable footpath along the edge of the site boundary;
- Opportunity to integrate with the adjoining laneway in terms of materials and landscape
- Opportunities to create visual and physical connections (east-west)
- Planting palette to draw from Moonee Ponds Creek

Alfred Street

- Opportunity for visual and 'green link' connection to the future open spaces in streetscape opposite
- Opportunity for provision of new street trees

Northern lane

- Opportunity for new shade tree planting along laneway length & large focal tree at the end of the vista;
- Opportunity for public features including artwork, seating and a small community plaza area at pause points - set in a well-planted settting;
- Seating areas to frontage with contrasting materials (i.e. cobbles or granite).

Boundary Road

- Retain & preserve existing Plane street trees
- Opportunity for new street tree planting;
- Integrated and expanded public realm frontage - to extended future pedestrian footpath (4.0m);
- Potential bus stop location to be integrated into new, extended streetscape design
- WSUD opportunities along frontage.

Boundary Rd frontage

Japanese Garden

- Vertical character emphasis;
- Smaller, fine grained spaces with a human scale and highly textured;
- Incorporates vertical planting, such as *Bamboo* spp to create privacy and viewing backdrops
- Use of natural materials (stones, timber) and water features

Japanese garden

Central Courtyard - Private

Proposed Ground Level Plan

LEGEND

1. Proposed new street tree
2. Streetscape upgrade (cobblestone edging and bluestone paving to City of Melbourne details)
3. WSUD
4. Access to the Japanese Garden from the cafe
5. Japanese Garden with unit pavers, natural rocks, garden bed and gravel
6. Stairs with wire overhead and planting
7. Raised planter with perimeter screen trees and bamboo planting
8. Bike Parking
9. Uniformed planting with trees for continuity
10. Planters to edge of future laneway to provide screening
11. Screening Raised Planter with tree to provide privacy to the private areas'
12. Uniformed tree planting with understory verticality and screening
13. Timber bench seating with additional Bike Parking
14. Gated access to the upper and lower gardens
15. Water Feature
16. Communal area with potential seating to bleed into internal shared spaces
17. Additional Timber Bench seating framed with raised planter
18. Private seating and table areas adjacent internal shared space
19. Raised lawn area
20. Timber decking with bench seating to frame
21. Mounded Garden bed to provide depth to large tree
22. Plaza area with timber seating and feature brick pavement
23. Projection of landscape design into the lift lobby

Proposed Roof Level Plan

Seating nooks
- Timber benches and table - framed with mix of raised planters

Bar Area
- Undercover bar and barbeque area with recycled brick paving, bench & cupboards

Casual seating
- Semi-covered area for external couches as meeting place

VIEWS

Potential play space
- Grid formation rubber floor

Casual seating
- Semi-covered area for external couches as meeting place

Dining area
- Secondary dining area with feature brick pavement

Water feature
- West end of the rooftop a water feature which is framed by low raised planters on either side

Evergreen trees
- Large raised planters to corners for evergreen canopy trees

access

Dining area
- External dining area with overhead pergola in 'sawtooth' profile (to reference local roofing)

Bar bench and seating
- Bar height bench framed with raised planters

VIEWS

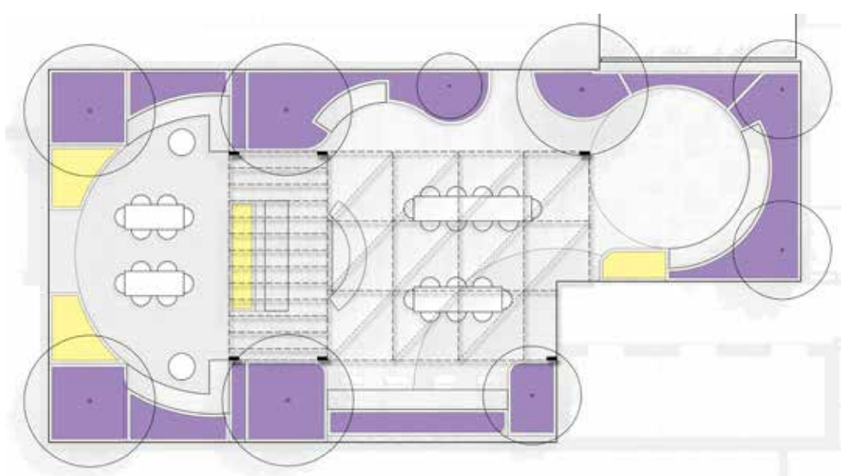
VIEWS

Deep soil planting extent

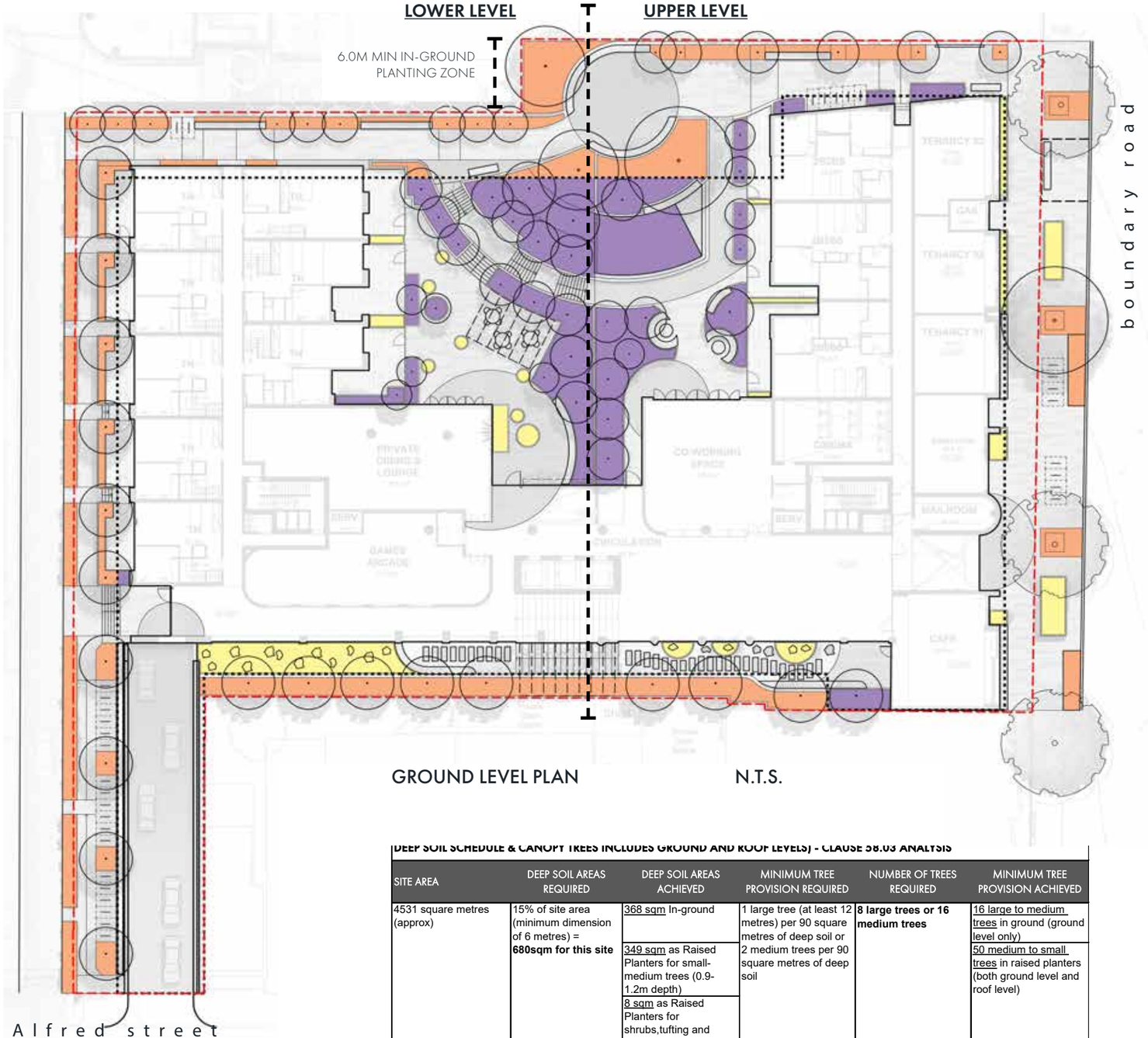
LEGEND

- In-ground planting
- Raised planters for small-medium trees (0.9-1.2m depth) or lawn
- Raised planters for shrubs, tufting and groundcover plants (typically 500mm depth)

This plan to the right illustrates the extent of planting at ground level - both in-ground and within raised planters, while the plan below illustrates the extent of planting at roof level within raised planters. The below table describes the extent of canopy coverage (does not include balcony planters):



ROOF LEVEL PLAN N.T.S.



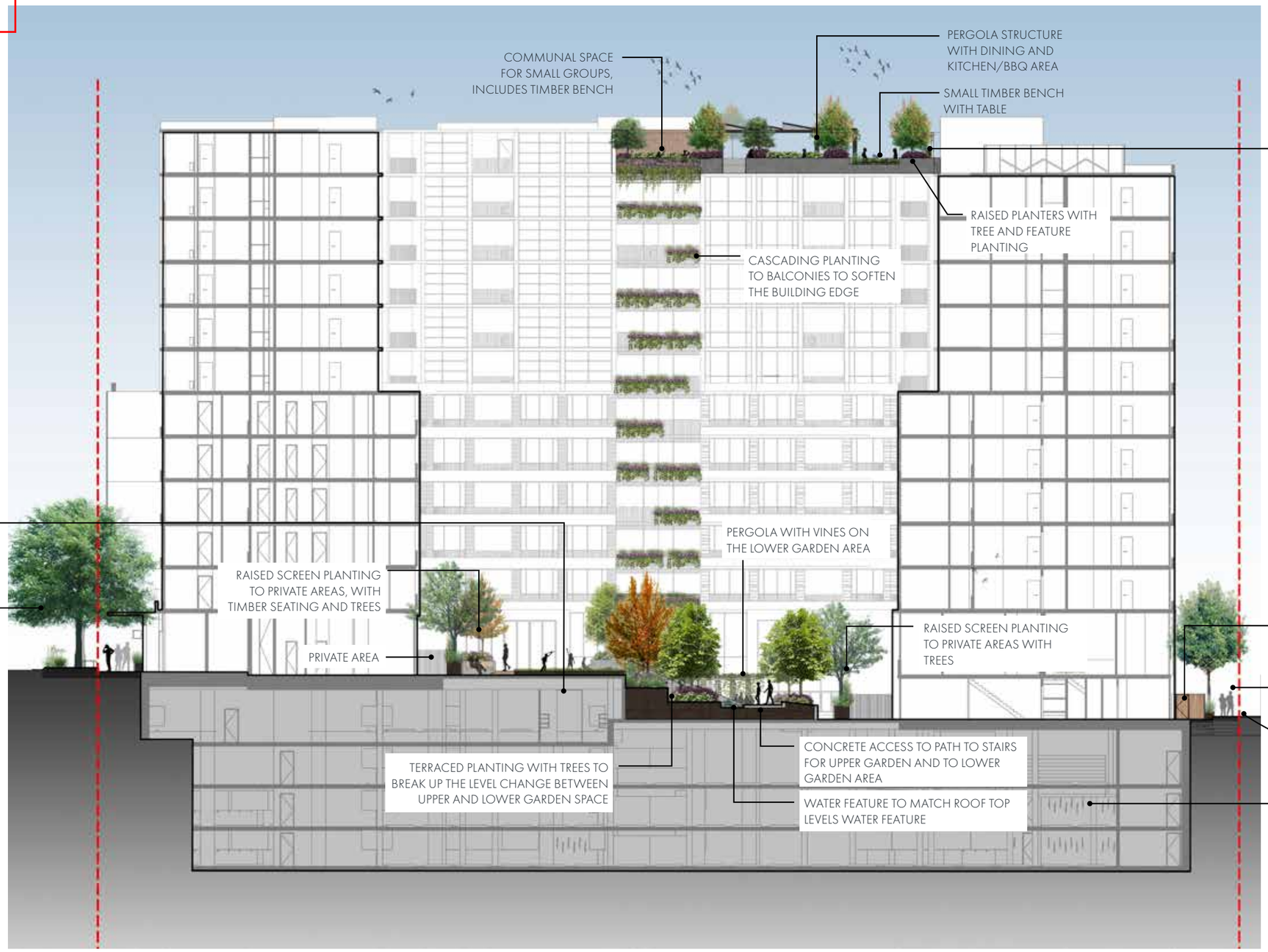
GROUND LEVEL PLAN N.T.S.

DEEP SOIL SCHEDULE & CANOPY TREES INCLUDES GROUND AND ROOF LEVELS) - CLAUSE 58.03 ANALYSIS

SITE AREA	DEEP SOIL AREAS REQUIRED	DEEP SOIL AREAS ACHIEVED	MINIMUM TREE PROVISION REQUIRED	NUMBER OF TREES REQUIRED	MINIMUM TREE PROVISION ACHIEVED
4531 square metres (approx)	15% of site area (minimum dimension of 6 metres) = **680sqm for this site**	368 sqm In-ground	1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil	**8 large trees or 16 medium trees**	16 large to medium trees in ground (ground level only)
		349 sqm as Raised Planters for small-medium trees (0.9-1.2m depth)			50 medium to small trees in raised planters (both ground level and roof level)
		8 sqm as Raised Planters for shrubs,tufting and ground covers (typically 500mm depth)			
		40 sqm as Lawn area			
Total	**765sqm** (achieved - includes both In-ground, lawn and raised planters)		**66 trees** (achieved)		

Section

(South Elevation of Building through the Central Park area)



Materials

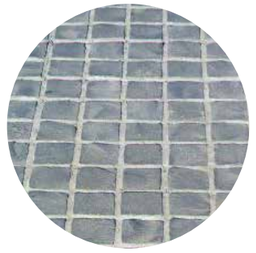
The landscape design proposes the use of durable, textured paving materials in the communal spaces of the development, reflecting the highly urbanised feel of this part of North Melbourne.

The materials transition from larger stone units to smaller, more intimate concrete materials to private yards.

At the roof top level, highly crafted materials, such as reclaimed bricks and timber are proposed to provide a welcoming and warm space.

Cable systems are proposed within the semi-sheltered areas to create green overhead planes and edges for a lush landscape that creates intimate smaller spaces.

Large format bluestone pavers



Cobble stone edging

Timber decking

Tree grates

Public areas / Streetscape

Unit paving to communal areas

Glazed bricks to feature planters

Steel or aluminium planters

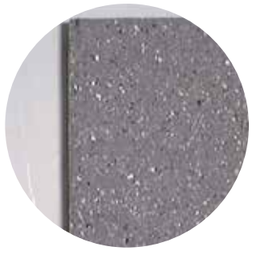
Feature pre-cast concrete planters

Lightweight GRC pots

Furniture

The proposed landscape furniture is simple and robust, allowing for the outdoor spaces to be as flexible as possible. At the rooftop level, fixed timber seating and benches are proposed along perimeter edges to anchor the space whilst allowing loose furniture to be introduced (to be specified by others).

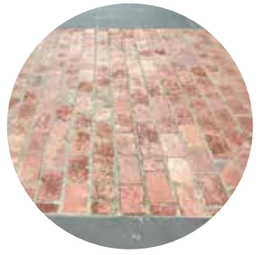
A shade structure and integrated outdoor bench-tops (Polished concrete or stainless steel) enhance the opportunity for regular community gatherings, dining or casual meetings.



Precast pavers to private yards

Steel slat fencing to yards

Pavers on a pedestal system



Recycled Brick paving

Covered Shade Structure

Timber Modular Bench Seat

Cooking facilities

Ground Floor Planting - Part 1 (Private courtyards)

The planting intent seeks to respond to each interface and local climatic condition. Furthermore, the design creates differing characteristics and landscape settings for each courtyard and connecting link. Common throughout all the areas, is the incorporation to plants well suited to 'on-structure' conditions, local context and proposes species endemic to Victoria.

PROPOSED PLANT SCHEDULE				
Botanical Name	Common Name	Typical size	Size at planting	Spacing
CENTRAL COURTYARD				
Evergreen Trees				
Citrus limon 'Meyer Lemon	Lemon	2 x 2	40cm / 1.8m	as shown
Corymbia citriodora	Lemon scented Gum	20 x 12	100Lt / 2.5m	as shown
Eucalyptus caesia 'Silver Princess'	Gungurra	5 x 3	45L / 2.0m	as shown
Deciduous Trees				
Brachychiton acerifolius	Illawarra Flame Tree	12 x 6	100Lt / 3.0m	as shown
Jacaranda mimosifolia	Jacaranda mimosifolia	12-15 x 7-10	100Lt / 2.8m	as shown
Lagerstroemia indica x fauerii cultivars	Crepe Myrtle	5 x 3	45Lt/1.8m/30mmcal	as shown
Medium shrubs (>1.0m high)				
Acacia cognata 'Limelight'	Dwarf River Wattle	1.2 x 1.5	200mm pot	2 per sqm
Correa baeuerlenii	Chef's cap Correa	1.2 x 1.2	200mm pot	2 per sqm
Euphorbia wulfenii	Mediterranean Spurge	1.0 x 1.0	200mm pot	3 per sqm
Tufting, small shrubs & groundcovers				
Brachyscome multifida	Cut-leafed Daisy	0.3 x 0.5	150mm pot	6 per sqm
Cerastium tomentosum	Snow in Summer	0.3 x 0.6	150mm pot	6 per sqm
Dianella revoluta species	Flax Lily (cultivars)	0.5 x 0.5	200mm pot	4 per sqm
Gardenia jasminoides 'Radicans'	Dwarf Gardenia	0.3 x 0.7	200mm pot	3 per sqm
Lomandra cultivars	Spiny Mat Rush (cultivars)	0.7 x 0.7	150mm pot	4 per sqm
Rosmarinus officinalis Prostratus	Prostrate Rosemary	0.4 x 1.0	150mm pot	3 per sqm
Scaevola 'Purple Fanfare'	Purple Fan Flower	0.3 x 1.0	150mm pot	4 per sqm
Westringia 'Mundi'	Dwarf Westringia	0.3 x 0.7	150mm pot	3 per sqm
Climbers & Trailing plants				
Hardenbergia violacea 'Alba'	White Flowering Coral Pea	climbing	200mm pot	2 per lin.m
Trachelospermum asiaticum 'Flat mat'	Prostrate Asiatic Jasmine	0.3 x 3.0	200mm pot	3 per sqm
Trachelospermum jasminioides	Star Jasmine	0.3 x 3.0	200mm pot	3 per lin.m

JAPANESE COURTYARD				
Trees				
Acer palmatum 'Elegans'	Japanese Maple	4 x 3	100Lt / 2.2m	as shown
Hymenosporum flavum	Native Frangipani	8-10 x 3-4	100Lt / 2.6m	as shown
Tall plants (>1.0m high)				
Bambusa textilis 'Gracilis'	'Gracilis' Bamboo	5 x 1.5	200mm / 1.0m high	2 per sqm
Backhousia citriodora	Lemon Myrtle	6-8 x 2	300mm pot	as shown
Shrubs (>1.0m high)				
Nandina domestica	Sacred Bamboo	1.5 x 1.5	200mm pot	as shown
Tufting, small shrubs & groundcovers				
Asplenium australasicum	Bird's Nest Fern	1.2 x 1.2	300mm pot	3 per sqm
Clivia miniata 'Towards White'	Clivia (white)	0.6 x 0.6	150mm pot	4 per sqm
Daphne odora	Daphne	0.7 x 0.7	200mm pot	4 per sqm
Dianella tasmanica	Tasman Flax	0.8 x 0.8	200mm pot	3 per sqm
Hosta 'Hadspen Blue	Blue Hosta	0.6 x 0.6	200mm pot	4 per sqm
Liriope muscari cvs	Turf Lily	0.3 x 0.3	150mm pot	6 per sqm
Ophiopogon planiscapus 'Nigrescens	Black Mondo grass	0.2 x 0.2	150mm pot	8 per sqm
Viola hederacea	Native Violet	0.25 x 0.40m	150mm pot	6 per sqm
Climbers & Trailing plants				
Cissus antarctica	Kangaroo Vine	0.3 x 4.0	150mm pot	4 per sqm
Dichondra reptans	Kidneyweed	Pros x 1-2	150mm pot	6 per sqm

EVERGREEN TREES *(Sample of plant species shown)*


Hymenosporum flavum
Native Frangipani


Corymbia citriodora
Lemon Scented Gum


Eleocarpus reticulatus
Blueberry Ash


Waterhousea floribunda
Weeping Lilly-Pilly

DECIDUOUS TREES


Acer palmatum
Japanese Maple


Brachychiton acerifolius
Illawarra Flame Tree


Jacaranda mimosifolia
Jacaranda


Lagerstroemia indica
Crepe Myrtle

TALL PLANTS (>2.0m HIGH)


Backhousia citriodora
Lemon Myrtle


Bambusa textilis
Weavers Bamboo


Syzygium australe cvs
Lilly Pilly

Ground Floor Planting - Part 2 (Public areas)

PROPOSED PLANT SCHEDULE

Botanical Name	Common Name	Typical size (HxW)m	Size at planting	Spacing
BOUNDARY ROAD FRONTAGE				
Deciduous Street Tree (to be confirmed with Council)				
Platanus x acerifolia	London Plane	25 x 20	45Lt / 2.5m	as shown
Tufting, small shrubs & groundcovers				
Philodendron 'Xanadu'	Xanadu	0.7 x 0.7	250mm pot	3 per sqm
Lomandra cultivars	Spiny Mat Rush (cultivars)	0.7 x 0.7	150mm pot	4 per sqm
Dianella revoluta species	Flax Lily (cultivars)	0.5 x 0.5	200mm pot	4 per sqm
NORTHERN LANEWAY				
Evergreen Trees				
Corymbia citriodora	Lemon-Scented Gum	20 x 12	100Lt / 2.5m	as shown
Elaeocarpus reticulatus	Blueberry Ash	8 x 4	45Lt / 2.0m	as shown
Waterhousea floribundo	Weeping Lily Pily	10 x 5	100Lt / 2.5m	as shown
Deciduous Trees				
Acer palmatum 'Elegans'	Japanese Maple	4 x 3	100Lt / 2.2m	as shown
Lagerstroemia indica x fauerii cultivars	Crepe Myrtle	5 x 3	45Lt/1.8m/30mmcal	as shown
Pyrus calleryana 'Capital'	Calleryana Pear	10 x 3	45Lt / 2.2m	as shown
Zelkova serrata 'Musashino	Upright Zelkova	10 x 4	45Lt / 2.2m	as shown
Tall plants (>2.0m high)				
Backhousia citriodora	Lemon Myrtle	6-8 x 2	300mm pot	as shown
Acacia cognata 'Copper tips	River Wattle	3-4 x 2-3	200mm pot	as shown
Medium shrubs (>1.0m high)				
Syzygium australe 'Tiny Trev'	Dwarf Lilly Pily	1.2 x 1.0	250mm pot	2 per sqm
Tufting, small shrubs & groundcovers				
Dianella revoluta species	Flax Lily (cultivars)	0.5 x 0.5	200mm pot	4 per sqm
Dianella tasmanica 'Destiny'	Varigated Flax Lily	0.5 x 0.5	200mm pot	4 per sqm
Gardenia augusta 'Florida'	Gardenia	0.8 x 1.0	200mm pot	as shown
Euphorbia wulfenii	Mediterranean Spurge	0.9 x 0.9	200mm pot	3 per sqm
Liriope muscari 'Monroe White'	Lily Turf (White flowering)	0.45 x 0.45	150mm pot	4 per sqm
Lomandra cultivars	Spiny Mat Rush (cultivars)	0.7 x 0.7	150mm pot	4 per sqm
Poa species	Native Tussock Grass	0.8 x 0.8	150mm pot	3 per sqm
Scaevola 'Purple Fanfare'	Purple Fan Flower	0.3 x 1.0	150mm pot	4 per sqm
Climbers & Trailing plants				
Hardenbergia violacea 'Alba'	White Flowering Coral Pea	climbing	200mm pot	2 per lin.m
Trachelospermum asiaticum 'Flat mat'	Prostrate Asiatic Jasmine	0.3 x 3.0	200mm pot	3 per sqm
LANEWAY TO ALFRED ST (Western Boundary)				
Trees				
Acacia implexa	Lightwood	8 x 3	45L / 1.8m	as shown
Waterhousea floribunda	Weeping Lily Pily	10 x 5	100Lt / 2.5m	as shown
Medium shrubs (>1.0m high)				
Syzygium australe 'Tiny Trev'	Dwarf Lilly Pily	1.2 x 1.0	250mm pot	2 per sqm
Philotheca 'Winter Rouge'	Wax Flower	1.0 x 1.0	200mm pot	2 per sqm
Cycas revoluta	Sago Palm	1.5 X 1.5	300mm pot	as shown
Tufting, small shrubs & groundcovers				
Calocephalus citreus	Lemon Beauty-heads	0.3 x 0.5	150mm pot	4 per sqm
Correa pulchella 'Little Cate'	Correa	0.3 x 0.8	200mm pot	2 per sqm
Dianella revoluta species	Flax Lily (cultivars)	0.5 x 0.5	200mm pot	4 per sqm
Dianella tasmanica 'Destiny'	Varigated Flax Lily	0.5 x 0.5	200mm pot	4 per sqm
Liriope muscari 'Monroe White'	Lily Turf (White flowering)	0.45 x 0.45	150mm pot	4 per sqm
Lomandra cultivars	Spiny Mat Rush (cultivars)	0.7 x 0.7	150mm pot	4 per sqm
Scaevola 'Purple Fanfare'	Purple Fan Flower	0.3 x 1.0	150mm pot	4 per sqm
Climbers & Trailing plants				
Hardenbergia violacea 'Alba'	White Flowering Coral Pea	climbing	200mm pot	2 per lin.m
Trachelospermum asiaticum 'Flat mat'	Prostrate Asiatic Jasmine	0.3 x 3.0	200mm pot	3 per sqm

MEDIUM SHRUBS (>1.0m HIGH)


Acacia cognata 'Limelight' Limelight Wattle


Gardenia jasminoides Gardenia


Correa alba White Correa

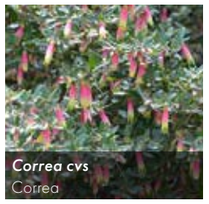

Euphorbia characias 'Wulfenii' Milkweed Spurge


Rosmarinus officinalis Rosemary

TUFTING, SMALL SHRUBS & GROUNDCOVERS


Dianella cvs Varigated Flax Lily


Arthropodium cirratum New Zealand Rock Lily


Correa cvs Correa


Scaevola cvs Purple Fan Flower


Liriope muscari Lily Turf

CLIMBERS & TRAILING PLANTS


Cissus antarctica Kangaroo Vine


Hardenbergia violacea Purple Coral Pea


Myoporum parvifolium Creeping Boobialla


Senecio serpens *Blue Chalk Sticks*


Trachelospermum jasminoides Chinese Star Jasmine

PLANTING TO BOUNDARY ROAD FRONTAGE:

The planting along the street interface with Boundary Road will comprise both in-ground and raised planting areas. The planting design seeks to define entries with feature accent planting (such as Philodendron spp), whilst maintaining visual access to the glazed open areas of the building. This will be achieved through the installation of low level, drought tolerant planting such as Dianella or Lomandra species - suitable to growing below the overhead canopies.

All the planting along the street frontage will have optimal growing conditions as the chosen planting will be suitable to growing below the existing street tree canopy with low levels of sunlight; will be in-ground, automatically irrigated; and with a free drainage sub-base and mulched surface.

Upper floors and Rooftop Planting

The landscape setting to the upper levels seeks to create a diverse, colourful and textured visual environment to please the future residents and visitors. The planting design draws upon a drought tolerant palette suitable for low maintenance and a high exposure aspect. Species have been selected from the vegetation communties local to this part of North Melbourne and Moonee Ponds creek catchment.

PROPOSED PLANT SCHEDULE				
Botanical Name	Common Name	Typical size	Size at planting	Spacing
INTERMEDIATE LEVELS & BALCONIES				
Tufting, small shrubs & groundcovers				
Banksia spinulosa 'Birthday candles	Dwarf Hairpin Banksia	0.4 x 0.6	150mm pot	3 per sqm
Lomandra longifolia 'Nyalla'	Lomandra	0.7 x 0.7	150mm pot	3 per sqm
Kniphofia 'Winter Cheer'	Red Hot poker	0.8 x 0.7	200mm pot	3 per sqm
Myoporum parvifolium	Creeping Boobialla	prostrate x1.0	150mm pot	3 per sqm
Casuarina glauca 'Cousin It'	Cousin It	0.2 x 1.0	200mm pot	3 per sqm
Climbers & Trailing plants				
Pandorea jasminoides	Bower of Beauty	n/a	200mm pot	1 per column
Trachelospermum jasminioides	Star Jasmine	0.3 x 3.0	200mm pot	3 per lin.m
ROOFTOP LEVEL (LEVEL 11)				
Trees				
Acacia implexa	Lightwood	8 x 3	45L / 1.8m	as shown
Cupaniopsis anacardioides	Tuckeroo	6 x 6	100L / 3.0m	as shown
Lagerstroemia indica x fauerii cultivars	Crepe Myrtle	4 x 4	45L / 1.8m	as shown
Olea europaea spp.	Olive (cultivars)	6-8 x 4-6	300mm / 1.5m	as shown
Tall shrubs (>1.5m high)				
Acacia cognata 'Copper tips	River Wattle	3-4 x 2-3	200mm pot	as shown
Banksia marginata	Silver Banksia	5 x 1.5	300mm pot	as shown
Juniperus virginiana 'Skyrocket'	Skyrocket Juniper	7 x 0.6	300mm pot	as shown
Low Shrubs				
Leucophyta brownii	Cushion Bush	0.6 x 1.0	200mm pot	2 per sqm
Hebe buxifolia	Boxleaf Hebe	0.8 x 0.7	200mm pot	4 per sqm
Pittosporum 'Miss Muffet'	Pittosporum	1 x 1.5	200mm pot	2 per sqm
Rosmarinus officinalis	Rosemary	1 x 1	150mm pot	2 per sqm
Tufting, groundcovers and small shrubs				
Banksia spinulosa 'Birthday Candles	Birthday Candles	0.4 x 0.5-1	150mm pot	4 per sqm
Dianella longifolia	Flax lily	0.6 x 0.6	150mm pot	4 per sqm
Juniperus sabina 'Tamariscifolia'	Savin Juniper Hybrid	0.6 x 1.0	200mm Pot	4 per sqm
Liriope muscari 'Evergreen Giant'	Lily turf	0.6 x 0.6	150mm pot	4 per sqm
Lomandra longifolia 'Nyalla'	Lomandra	0.7 x 0.7	150mm pot	4 per sqm
Pennisetum alopecuroides	Swamp Foxtail Grass	0.7 x 0.8	150mm pot	3 per sqm
Themeda triandra	Kangaroo Grass	0.5 x 0.5	150mm pot	4 per sqm
Climbers				
Vitis vinifera	Ornamental Grape	n/a	200mm pot	1 per column
Wisteria sinensis	Chinese Wisteria	n/a	200mm pot	1 per column
Trailing plants & Groundcovers				
Casuarina glauca 'Cousin It'	Cousin It	0.2 x 1.0	200mm pot	3 per sqm
Enchylaena tomentosa var. tomentosa	Ruby Saltbush	0.5 x 1.0	150mm pot	3 per lm
Myoporum parvifolium	Creeping Boobialla	prostrate	150mm pot	3 per lm
Carpobrotus modestus	Inland Pigface	prostrate	150mm pot	3 per lm
Senecio serpens	Chalk Sticks	groundcover	150mm pot	3 per lm
WSUD / RAIN GARDENS				
Goodenia ovata	Hop Goodenia	1.5 x 1.2	Tube	2 per lin.m
Dianella tasmanica	Tasman Flax Lily	0.8 x 0.8	Tube	6 per lin.m
Carex appressa	Tall Sedge	1 x 1	Tube	6 per lin.m

TREES


Cupaniopsis anacardioides -Tuckeroo


Acacia implexa
Lightwood


Olea europaea
European Olive


Lagerstroemia indica
Crepe Myrtle

SHRUBS (>2.0m HIGH)


Acacia cognata 'Copper tips'
River Wattle


Banksia marginata
Silver Banksia

TUFTING & SMALL SHRUBS


Banksia spinulosa 'Birthday Candles'
Dwarf Hairpin Banksia


Pennisetum alopecuroides
Nafray Fountain Grass


Dianella longifolia
Flax Lily


Leucophyta brownii
Cushion Bush

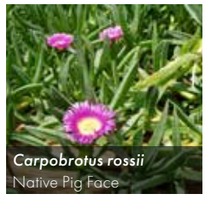

Rosmarinus officinalis
Rosemary

CLIMBERS


Wisteria sinensis
Chinese Wisteria

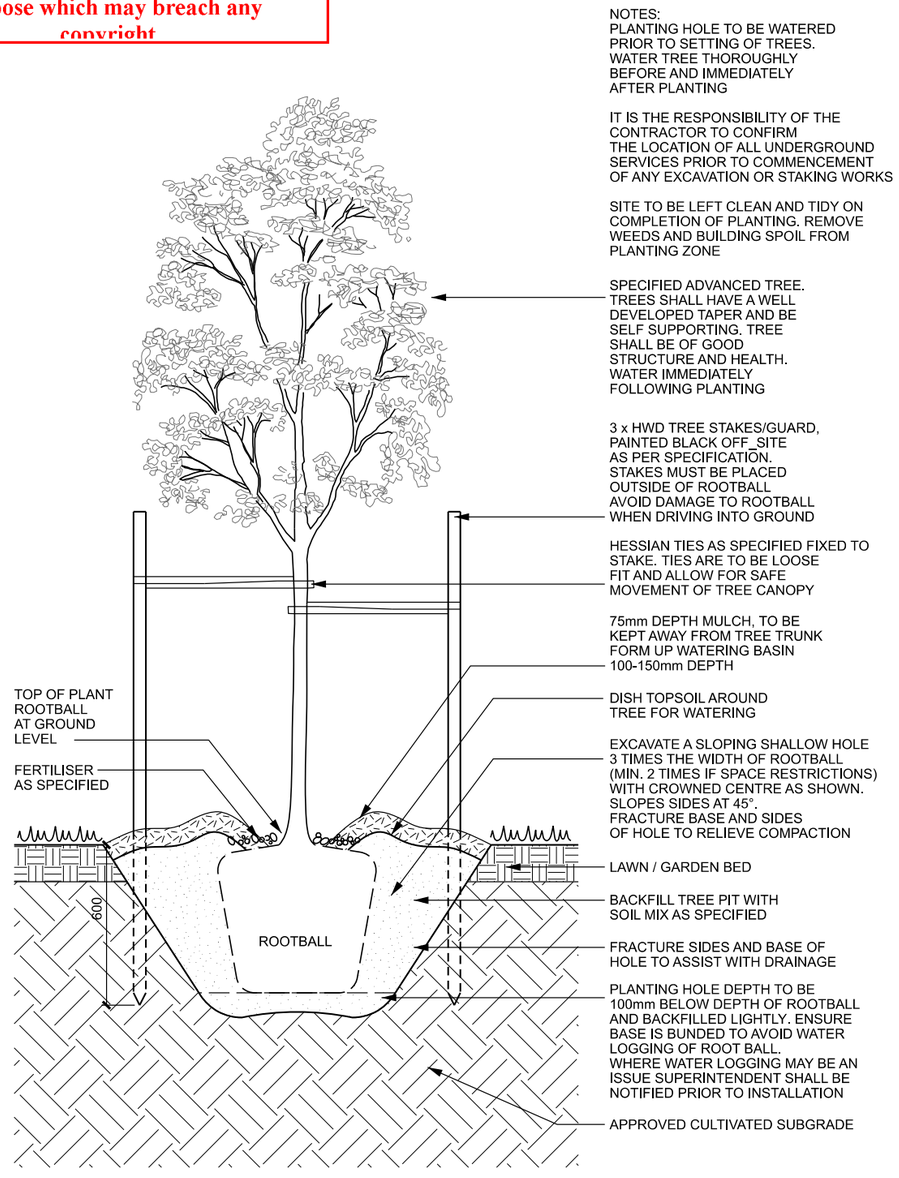

Vitis vinifera
Ornamental grape

TRAILING PLANTS & GROUNDCOVERS


Carpobrotus rossii
Native Pig Face


Senecio serpens
Blue Chalk Sticks


Myoporum parvifolium
Creeping Boobialla



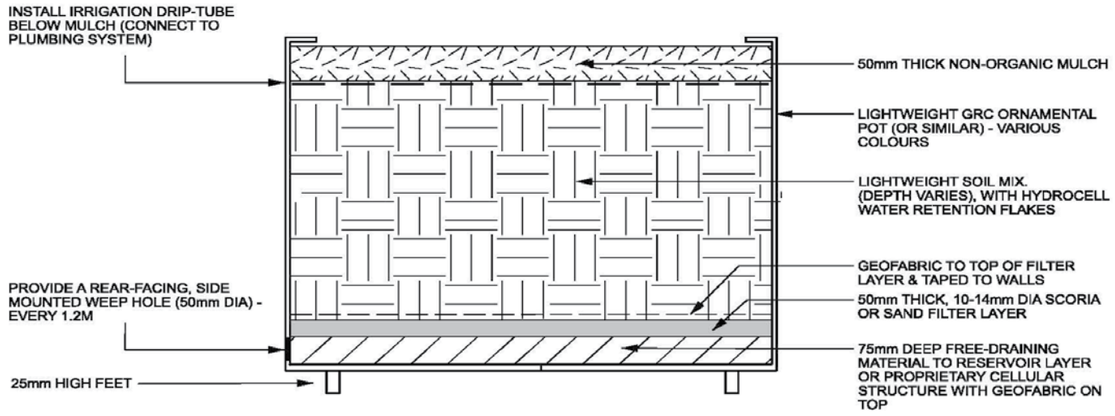
Typical Advanced Tree Detail

Maintenance & Irrigation

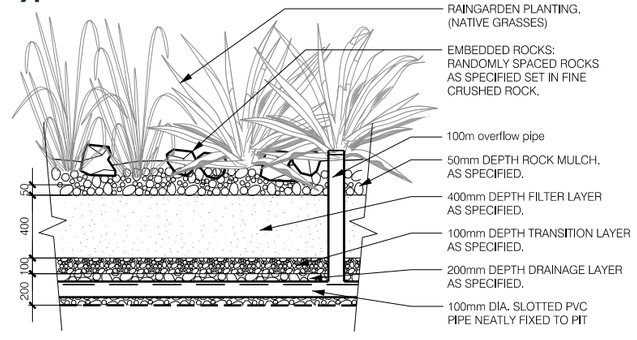
All proposed garden beds are to be maintained by a landscape maintenance contractor facilitated & managed by body corporate. Maintenance activities will include; fertilizer application; weed removal, replenishment of mulch, monitoring of plant health and performance and the implementation of appropriate horticultural measures to ensure optimal growth at all times.

All proposed planting within the site will be serviced by an automatic drip irrigation system, to be specified within the Landscape Specification and connected to on site rain water tanks, with mains supply top up. Regular maintenance, flushing and testing will ensure a satisfactory performance of the irrigation system and the long term success of the landscape.

Typical Planter Pot Detail - NTS



Typical Rain Garden Detail - NTS



NOTE: RAIN GARDEN SIZE AND PITS TO BE DETERMINED BY ENGINEERS

TYPICAL RAISED PLANTER - MINIMUM SOIL DEPTH REQUIREMENTS

TREES :	900MM TO 1200MM
SHRUBS/TUFTING:	500MM
GRASSES & TRAILING:	300MM

(NOTE: DETAIL IS AN EXAMPLE ONLY AND SUBJECT TO COUNCIL APPROVAL.)