Northcote Village, 25 Separation St, Northcote / Wurundjeri Woi-wurrung Land

Landscape Report for Town Planning

OPENWORK

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PLAN

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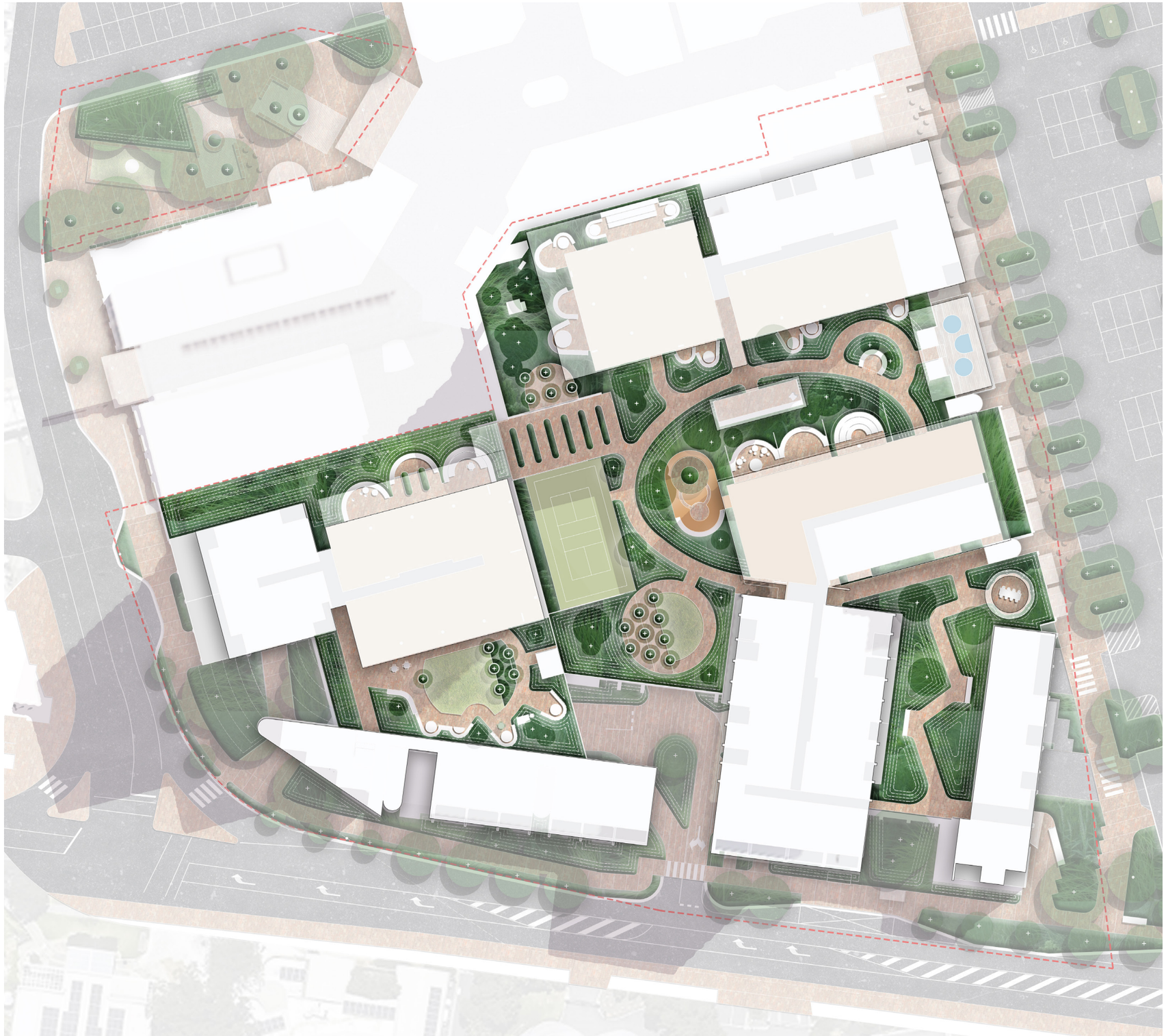

OPENWORK

Rev	Date	Issue
01	05.06.2026	Issued for Town Planning



Issue: 01

Issued by:
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Town Planning Report

Introduction

Overview

This Landscape Architectural Design Report has been prepared by Openwork Pty Ltd in association with Wardle Studio and Time&Place. We acknowledge the Wurundjeri Woi Wurrung People of the Eastern Kulin Nation as the Traditional Custodians of the land on which this development is proposed, who have occupied Naarm for an estimated 60,000 years, and whose culture is ingrained in Country.

This document sets forth the guiding principles for landscape spaces and interfaces for the extended development of the southern part of Northcote Shopping Plaza, at Separation Street, Northcote. The proposal outlined within this report is intended to create an emphatically green, inviting and enduring landscape for the amenity of the project's users, its residents, neighbours and the wider suburb.

The landscape strategy for Northcote Plaza is founded on the proposition of "Park as Agent". Rather than treating All Nations Park as an adjacent amenity, the master plan seeks to understand how the scale, character and public value of the park might condition the future redevelopment of the precinct. The ambition is to ensure that redevelopment expands and enriches the presence of the park rather than diminishing it.

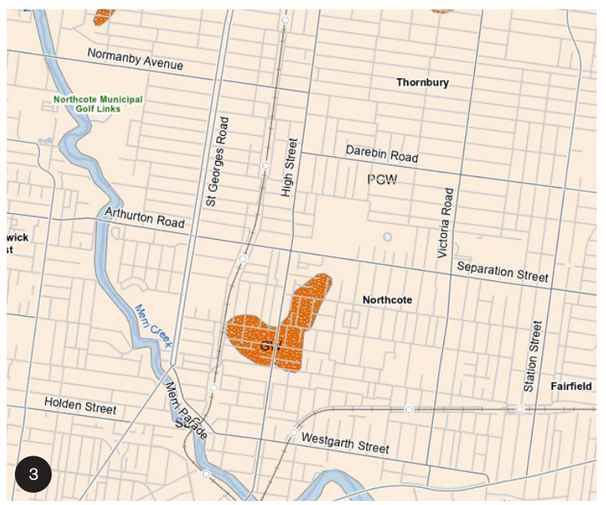
The landscape strategy transforms a tired mixed-use development into an extension of the park and public realm. Rather than concentrating open space in a single location, the proposal stitches together a sequence of planted thresholds, deep soil zones, rain gardens, tree-lined streets, forecourts and pedestrian connections.

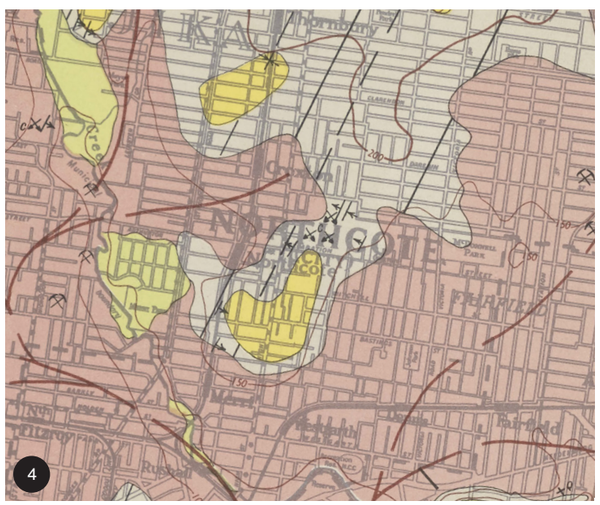
New canopy planting strengthens the landscape character of Separation Street, extends existing tree avenues and softens the transition between development and neighbourhood. Landscape is also deployed as infrastructure, accommodating stormwater, mitigating wind, separating pedestrian and vehicle movement, and creating generous walking and cycling environments.

Together these interventions establish a finer-grained public realm that connects the site to its surrounding streets while embedding ecological performance and everyday amenity into the structure of the project.









1 Aerial image of existing site, February 2026.
2 Existing Ecological Vegetation Classes Mapping.
3 Pre-1750 Ecological Vegetation Classes Mapping.
4 Geological Survey of Victoria, 1959.

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Existing Conditions

The Plaza

Northcote Plaza occupies a prominent position at the intersection of Separation Street, Arthurton Road and Robbs Parade, marking a transition between the fine-grained commercial character of Northcote and the expansive open space of All Nations Park. The subject site is characterised by a juxtaposition of dilapidated suburban retail infrastructure, the scale of adjacent roads and the topography of the park.

Northcote Plaza itself is a large-format shopping centre dating from the early 1980s, constructed on the site of the former Northcote Brickworks. It functions as an everyday destination for the surrounding community, accommodating supermarkets, specialty retail and essential services. The precinct is highly accessible by foot, bicycle, public transport and private vehicle, but much of the public realm remains dominated by surface carparking, vehicle circulation and fragmented pedestrian environments.

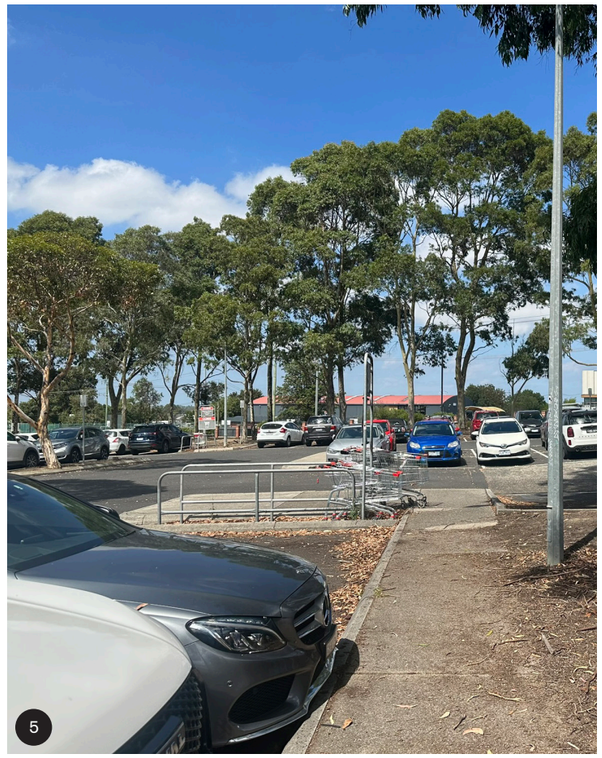
Separation Street forms the primary civic frontage and acts as a significant east-west connector through Northcote. While the street supports substantial pedestrian movement, its public realm is inconsistent, alternating between active edges, wide road reserves and utilitarian parking areas. The precinct is visually open and exposed, with limited canopy cover in some areas and relatively weak spatial definition between buildings, streets and open space. The site's elevated topography, however, affords long views across Melbourne and establishes a strong relationship with the adjoining parklands, creating significant opportunities for landscape-led renewal and place-making.











1-5 Existing site images around the subject site

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Existing Conditions

The Park

All Nations Park is one of Darebin's largest and most distinctive public open spaces. Occupying approximately 13 hectares immediately west of Northcote Plaza, the park is the product of a constructed landscape transformation. The site has evolved from Wurundjeri Country to clay extraction and brickmaking, before later serving as the Northcote municipal landfill. Following extensive remediation works, it was reopened as a public park in 2002 and today stands as a significant example of post-industrial landscape regeneration.

The character of the park is defined by its unusual landform, expansive open spaces and broad views across the surrounding suburbs. A large constructed hill, wetlands, native gardens and extensive lawns create a landscape that feels markedly different from the dense urban fabric that surrounds it. The park accommodates a range of recreation opportunities, including playgrounds, a skate park, sports facilities, walking paths, picnic areas and informal gathering spaces. It also incorporates Indigenous gardens, public art and commemorative landscapes that acknowledge both cultural diversity and the layered histories of the site.

Despite its scale, the park retains a neighbourhood character. It is heavily used by local residents for everyday recreation and exercise, functioning as both a regional destination and a valued piece of community infrastructure. Its openness, ecological diversity and elevated outlooks contribute to a strong sense of identity within Northcote.


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4

1-4 Existing site images within All Nations Park

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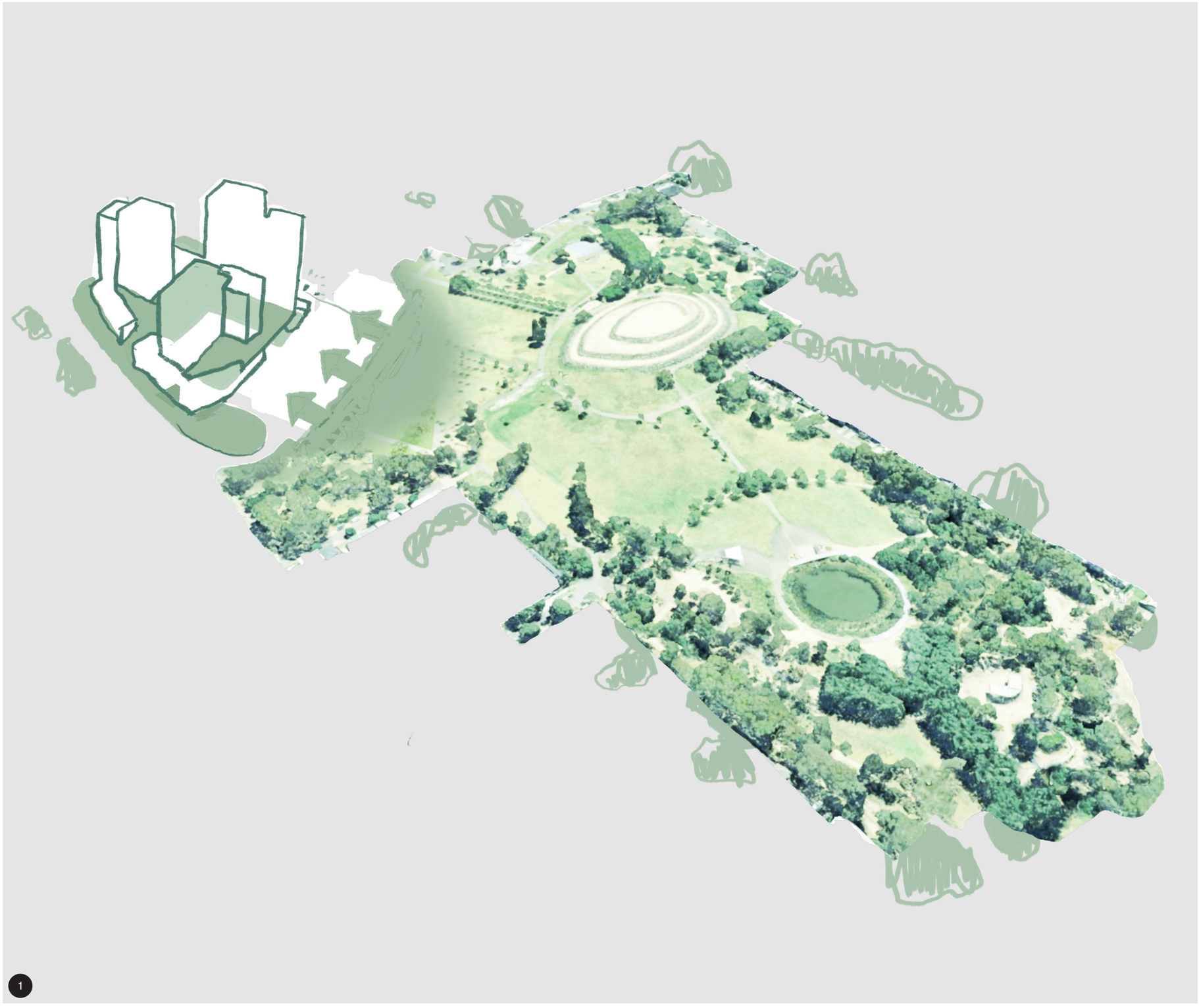
Approach

The Park as Agent

The landscape strategy is founded on the proposition of “Park as Agent”. This approach sees the redevelopment of the Plaza as conditioned by the scale, character and public value of All Nations Park rather than treating the park as an adjacent amenity. Instead of allowing the redevelopment to diminish the presence of the park, the proposal seeks to extend its influence westward through the Plaza precinct, making the redevelopment itself more green, ecological and public.

This approach is achieved by stitching the existing street network through the site and into the park, dissolving the traditional boundary between development and open space. New streets, pedestrian connections, deep soil planting zones, constructed topography and public spaces become park-like extensions of All Nations Park, creating a landscape framework that structures proposed development rather than being inserted afterwards. The result is a precinct where movement, ecology and public life are prioritised alongside built form.

Importantly, the strategy shifts the identity of Northcote Plaza away from that of a shopping centre surrounded by parking and toward that of a mixed-use neighbourhood embedded within a broader landscape. The park becomes the organising principle for development, informing the location of streets, public spaces and vegetation while establishing a coherent ecological and civic identity across the precinct. The ambition is not simply more landscape, but a landscape-led urbanism where public realm and ecology become the primary drivers of renewal.



1 Openwork. Park as Agent

Town Planning Report

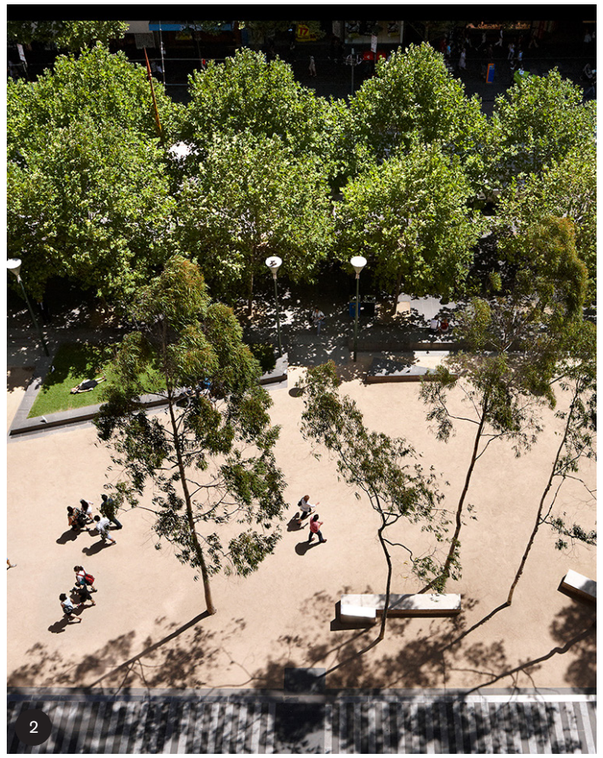
Approach

Our Ambition

Our ambition for the subject site and its surrounds is to use the scale, green character and ecology of All Nations Park as a device to stitch the proposed redevelopment into a rejuvenated street network. New edges, pocket parks, lanes and pedestrian routes establish a fine-grained public realm that improves permeability while creating opportunities for planting, gathering and everyday occupation. Together these spaces form a sequence of public landscapes that are green, connected and civic in character.

Rather than concentrating public life within a singular open space, this ambition establishes a collection of distinct public realm types. A new civic square transforms an existing carpark into a destination for markets, events and everyday use beneath a canopy of large trees. A pedestrian-focused street redefines the character of the carpark and extends movement from Separation Street into the heart of the precinct, creating opportunities for retail activation and social exchange. A landscaped boulevard along the southern edge reclaims human scale from the width of the roadway through generous planting, widened footpaths and slower movement environments. Green corners and landscape buffers provide deep soil planting opportunities, support canopy growth and mediate between buildings, streets and open space.


1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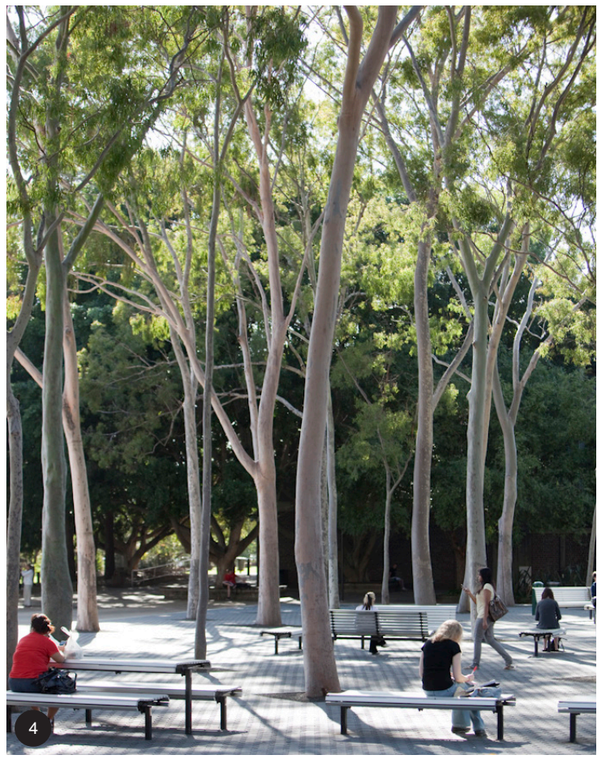
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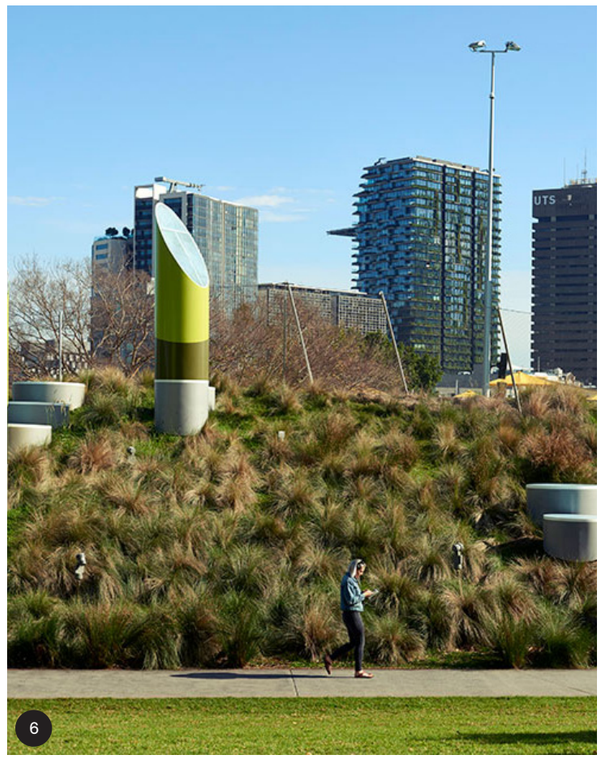
6

1 The Highline, New York City.
2 City Square, Melbourne.
3 Southbank Boulevard, Melbourne.
4 Central Courtyard, Macquarie University.
5 Puckle Street, Moonee Ponds.
6 Prince Alfred Park, Sydney.

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A Bigger Framework

A Speculative Master Plan

Today, Northcote Plaza is defined by a landscape of large-format retail buildings, surface carparking and fragmented public spaces. While All Nations Park provides significant ecological and recreational value immediately to the east, its influence is largely contained within its boundaries.

This master plan, developed as a speculation into connecting Nothcote and the Park through the Plaza site, proposes a different relationship. It seeks to dissolve the distinction between park and development by extending the qualities of the park into the redevelopment itself.

The framework achieves this by stitching the existing street network through the site and reconnecting it to the surrounding neighbourhood. New streets, lanes and pedestrian routes establish a fine-grained public realm that improves permeability while creating opportunities for planting, gathering and everyday occupation. Together these spaces form a sequence of public landscapes that are green, connected and civic in character.



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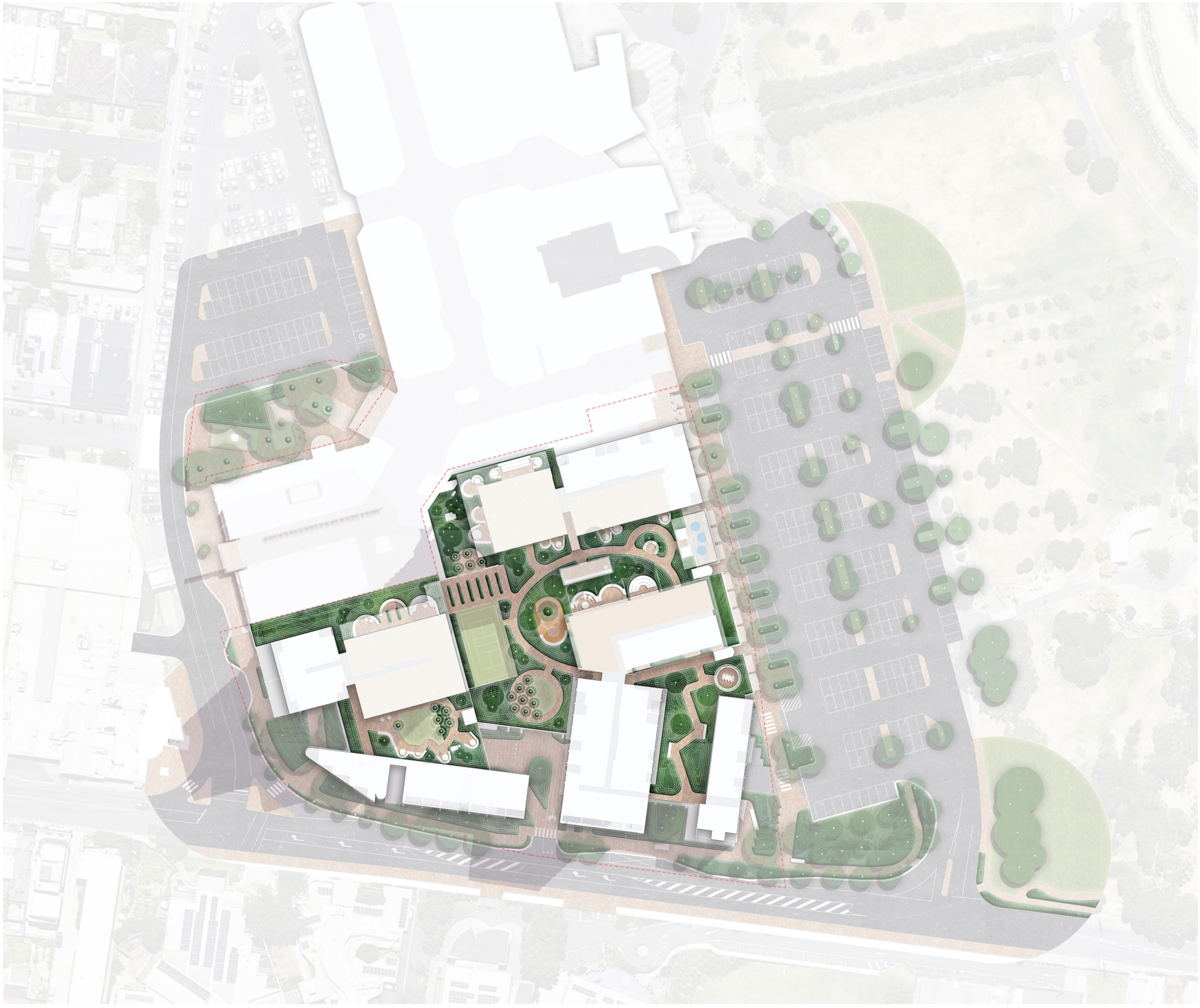
The Subject Site

Landscape Approach

The broader landscape approach translates the idea of “Park as Agent” into a sequence of distinct public realm experiences distributed throughout the precinct. Rather than relying on a single central open space, the proposal establishes a collection of interconnected landscape types including The Square, The Street, The Corner and The Boulevard. Together these spaces create a diverse network of public environments that support everyday occupation, movement, ecology and social exchange.

At the western edge, an existing carpark is transformed into a civic square framed by large canopy trees, generous paving and active frontages, creating a space capable of supporting markets, events and informal gathering. A new pedestrian street extends from Separation Street through the site, connecting retail, public life and the park beyond. Along the southern frontage, a landscaped boulevard uses planting, footpath widening and deep soil zones to reclaim human scale from the width and traffic of Separation Street. At the eastern edge, green wedges and buffers provide substantial tree planting opportunities while mediating between buildings, streets and the park.

Collectively these interventions replace a landscape of surface parking and isolated buildings with one of connected public spaces, generous planting and walkable streets. The approach foregrounds canopy, deep soil, ecological performance and public occupation, creating a precinct that is emphatically green, ecological and public while strengthening its relationship with All Nations Park.



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Guiding a Future landscape

Landscape Principles

Landscape principles are intended to translate the ambition of the plan into a set of enduring design directions that can guide future projects, investment and decision-making.

The future landscape of the subject site will:

Use All Nations Park as an Agent
By allowing the scale, character and ecological value of All Nations Park to shape the redevelopment of the precinct and wider suburb, expanding the asset rather than diminishing it.

Use brick and brick aggregate as material memory
By providing tactile material and formal cues to make a connection with the formative history of the site and precinct.

Prioritise canopy trees in areas of deep soil
By expanding the amenity of the park and its large-scale canopy cover west into the project.

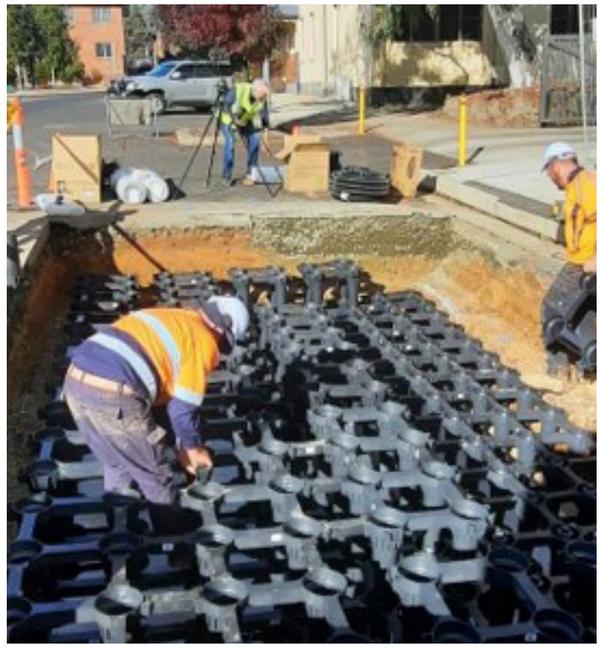
Consider the presence of landfill for future tree health.
By acknowledging the stunted growth of canopy trees within the former quarry, and ensuring that new trees have adequate new soil volume, especially when located within paving.

Create the most canopy where the most people are
By using double rows of trees to locate pedestrians within or next to tree canopy where adjacent to roads or the existing Council carpark.

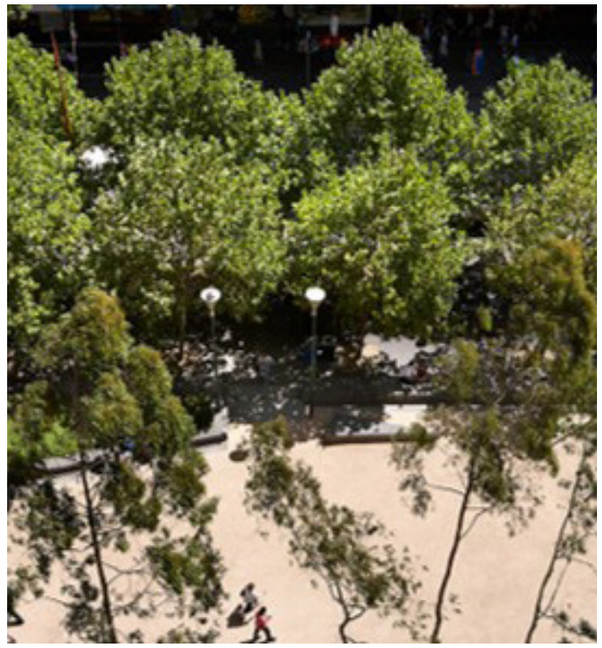
Use mounding and topography to reference the Park
By using large mounding and existing grade changes to evoke the scale and landform of the adjacent landscape.



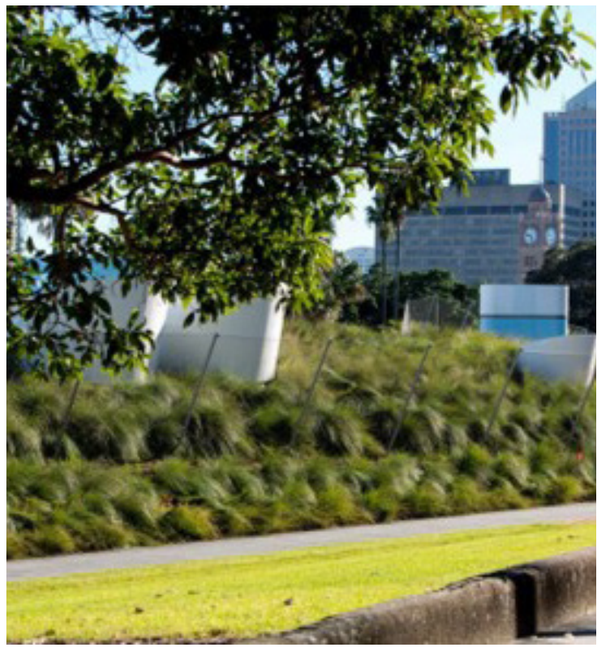
Large canopy trees located in areas of terra firma.



Trees within the influence of landfill in strata vault.



A double row of trees against main pedestrian paths



Mounding and topography to reference All Nations Park.



The use of brick and brick aggregate as material memory.



Opportunistic planting in streets and edges.

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Key Features: South

The Boulevard

Separation Street is one of Northcote's primary movement corridors, carrying significant volumes of traffic while forming the southern edge of the precinct. The landscape strategy seeks to rebalance this relationship by transforming the street from a piece of transport infrastructure into a civic boulevard. Deep soil planting zones, generous footpaths and substantial canopy trees establish a continuous green edge that moderates the scale of the roadway and improves the experience of walking along its edge.

The boulevard provides shade, comfort and protection. The result is a street that feels greener, slower and more connected to the adjoining neighbourhood. In extending the landscape character of All Nations Park beyond its formal boundaries, the boulevard becomes a key public interface between the redevelopment, the park and the wider Northcote community.


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1 Render of the proposed south east corner.
2 Render of the proposed south west corner.
3 Render of the proposed Separation Street elevation.

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Key Features: North

The Square

The proposed square transforms an existing expanse of surface car parking into the civic heart of the precinct. Positioned at the interface between the redevelopment and All Nations Park, the square establishes a new public space that prioritises people, gathering and exchange over vehicle storage. It provides a generous and flexible open space capable of accommodating markets, community events, outdoor dining and informal daily occupation.

A framework of large canopy trees creates shade, comfort and seasonal character while helping to moderate the scale of surrounding development. The chimney forms of a light, an arbour and a potted olive evoke the former quarry and brick works.

The space functions as both a destination and a threshold, drawing people through the precinct and strengthening connections between the surrounding streets, retail activity and the park beyond. By replacing asphalt with public life, the square establishes a new civic focus for Northcote Plaza and reinforces the broader ambition of creating a precinct that is emphatically green, ecological and public.







1 Render of the square from the Plaza entry.

2 Render of the square from Robbs Parade.

3 Render of the square from the carpark.



Revision	Date	Description	Initial	Checked
01	260604	Issued for Town Planning	OW	MJ

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Project Number

316

Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client	Time & Place
Architect	Wardle Studio
Scale	1:250@A3
Drawn	OW
Checked	MJ

Drawing No. [Revision]

TP01-01

North

Drawing

Landscape Plan
Lower Ground

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TP02-01

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Landscape Plan
Upper Ground

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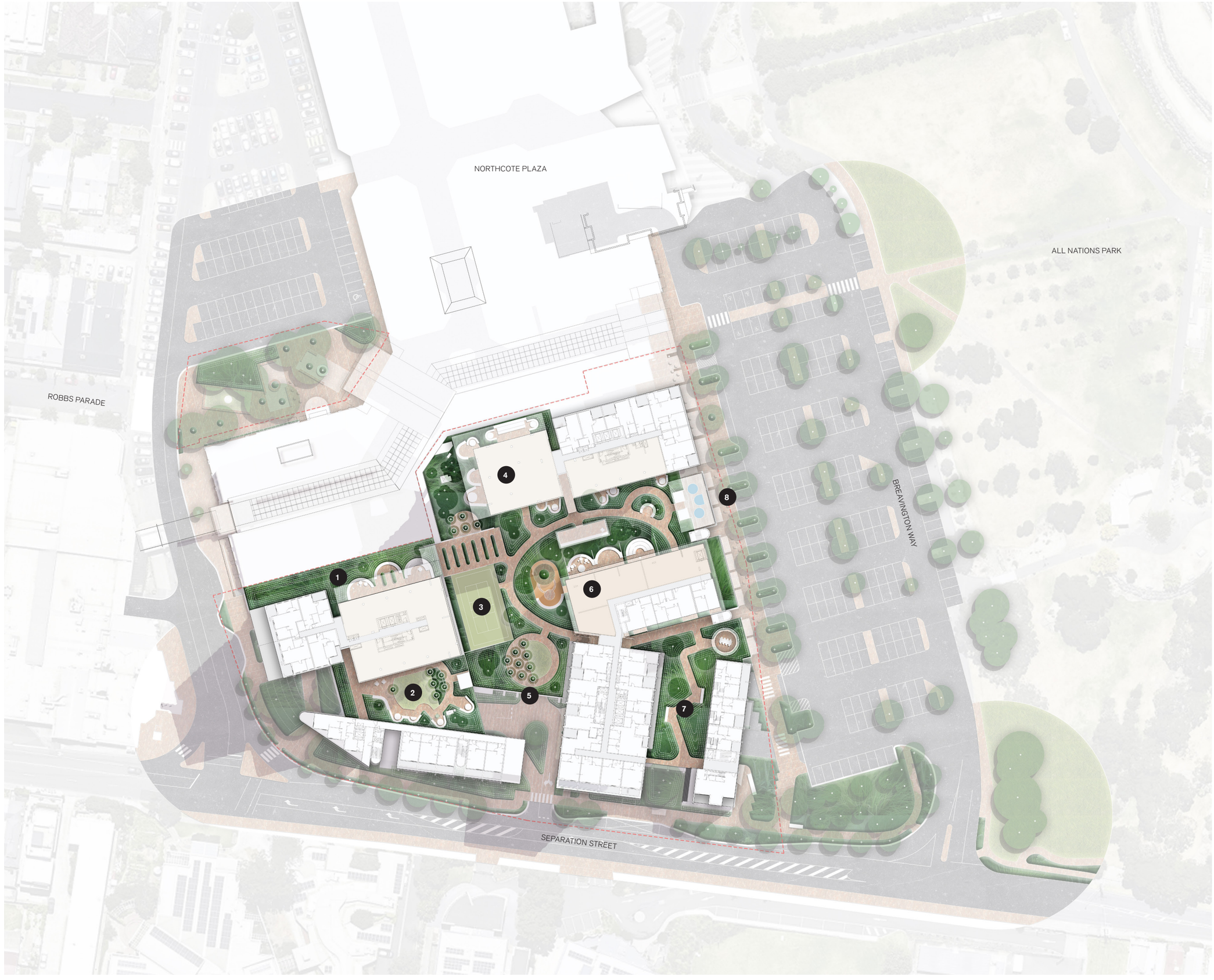

1 Stage 2 communal dining and non-accessible planting to the northern edge of the podium.

2 Stage 2 communal open space and lawn.

3 Multi-use court and event space.

4 Stage 1 communal dining and productive gardens.

5 Stage 1 communal open space and lawn.

6 Stage 1 communal amenity and play space.

7 Residential mews with planting between buildings.

8 Bathing pavilion and amenities.

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TP03-01

North

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Landscape Plan
Level 3

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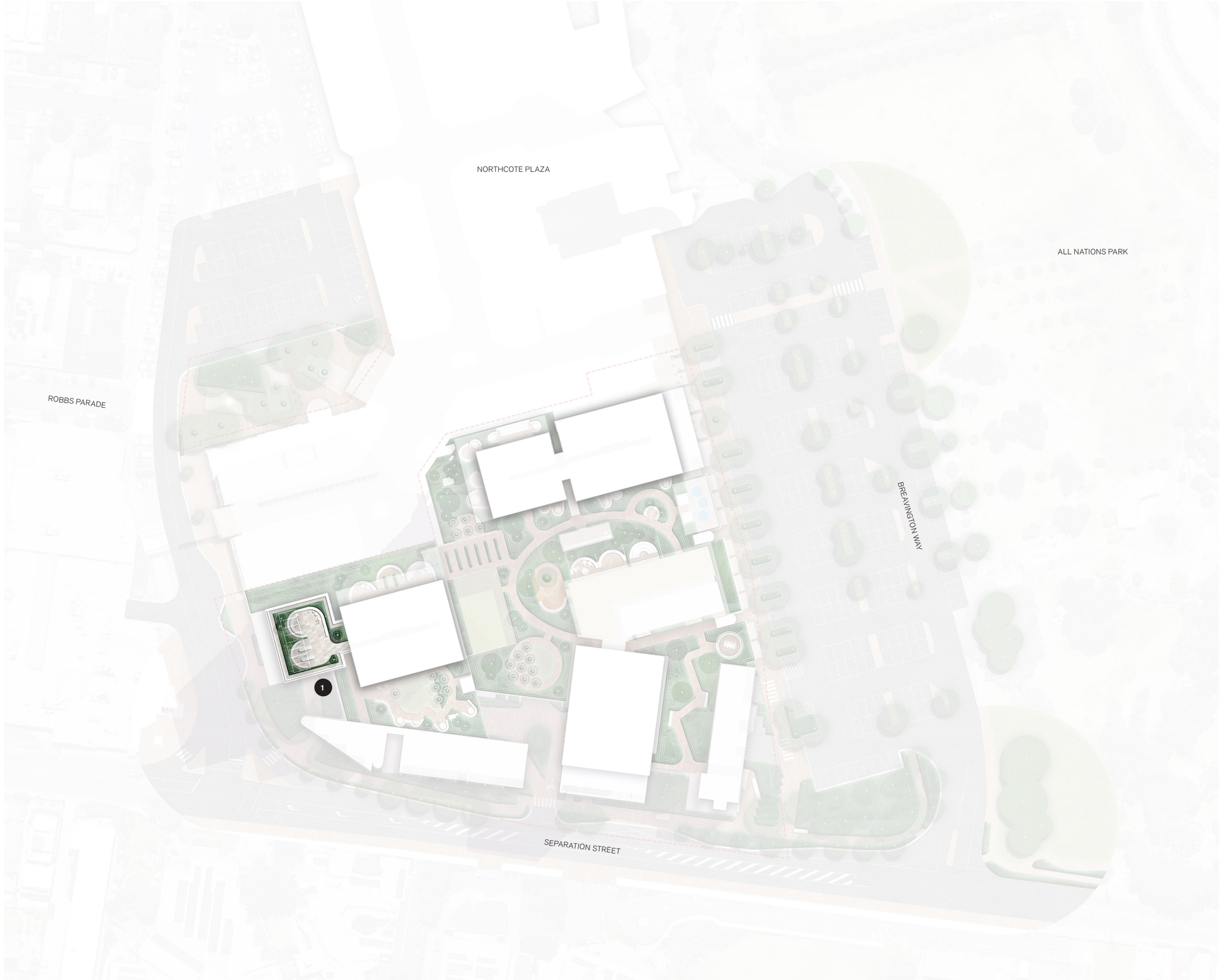

1 Communal roof garden with perimeter access zone, raised planting, integrated seating and BBQ.

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TP04-01

North

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Landscape Plan
Level 17

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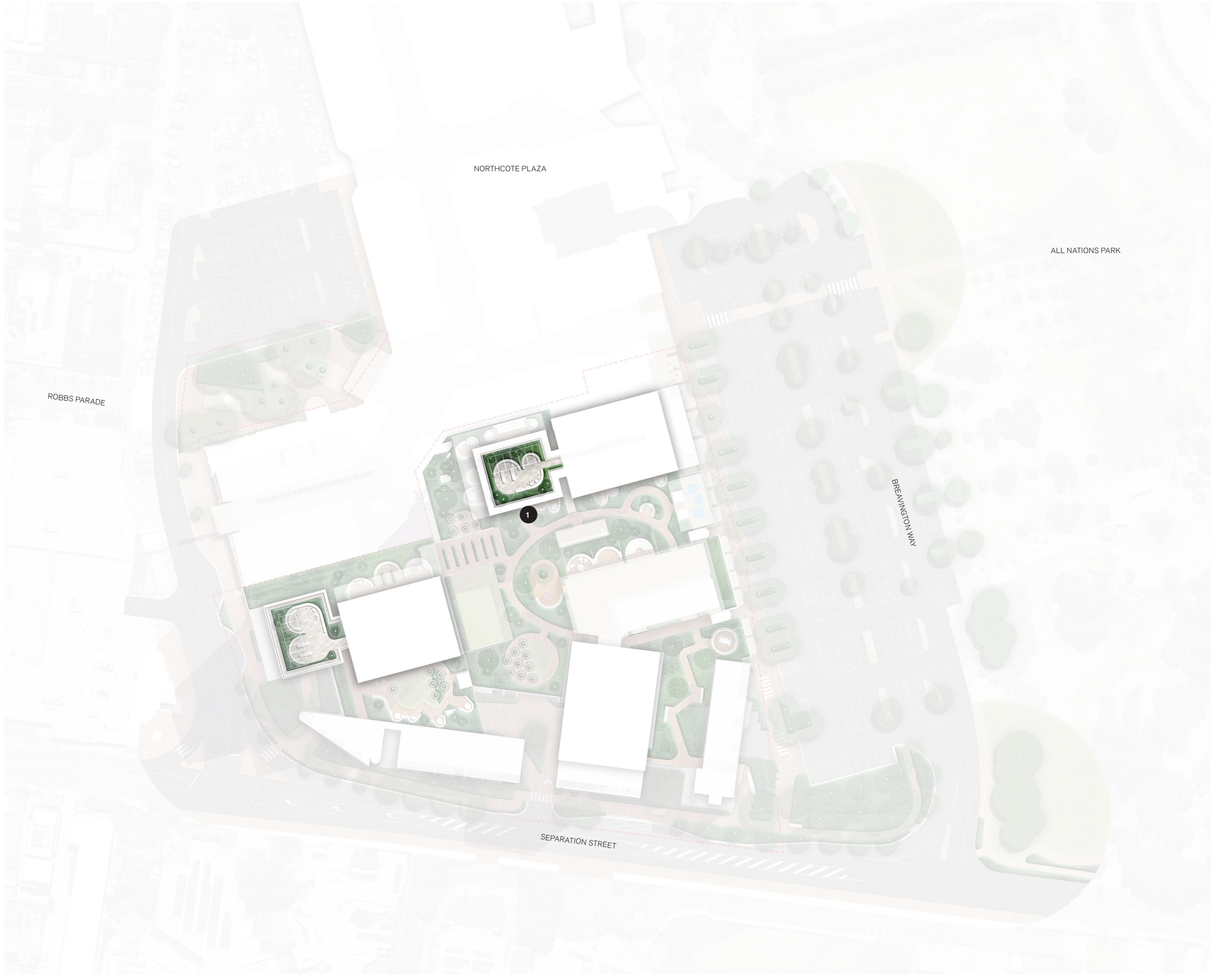

1 Communal roof garden with perimeter access zone, raised planting, integrated seating, BBQ and pergola.

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25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

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Architect: Wardle Studio
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North

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Landscape Plan
Level 20

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Trees to be removed

Reference Documents:
Arboricultural Report, Northcote Village. 24 April 2026. Prepared by John Patrick Landscape Architects Pty Ltd.

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TP06-01

North

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Trees - Removed
Plan 1

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Trees to be retained

Nominal Root Zone (NRZ)

Structural Root Zone (SRZ)

TXX Tree Identification Number

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TP07-01

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Trees - Existing + Retain
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- Planting Palette: Deep Shade
- Planting Palette: Partial Shade
- Planting Palette: Full Sun
- Planting Palette: Balcony

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Planting Palette Types
Plan 1

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BADS Tree Type

- A - Small (min 6mH x4mW)
- B - Medium (min 8mH x8mW)
- C -Large (min 12mH x12mW)

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Planting Tree Types
Plan 1

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			BADS Tree Type
	AcDe	Acacia dealbata	B
	AcPa	Acer palmatum	A
	AgFl	Agonis flexuosa	B
	AnCo	Angophora costata	C
	BaIn	Banksia integrifolia	B
	BrBP	Brachychiton acerifolius x populneus 'Bella Pink'	B
	CeFP	Cercis canadensis 'Forest Pansy'	A
	CoCi	Corymbia citriodora	C
	CoFF	Corymbia ficifolia 'Fairy Floss'	A
	CuAn	Cupaniopsis anacardioides	A

	ElAn	Elaeagnus angustifolia	B
	ElPD	Elaeocarpus 'Prima Donna'	B
	EuCa	Eucalyptus caesia	A
	EuPo	Eucalyptus polyanthemos	C
	EuBB	Eucalyptus pulverulenta 'Baby Blue'	A
	FX	Fruit Tree Cultivar Mix	A
	HyFl	Hymenosporum flavum	B
	KoPa	Koelreuteria paniculata	B
	LaCv	Lagerstroemia indica	A
	OlEu	Olea europaea	B
	PrLa	Prostanthera lasianthos var. lasianthos	A
	SoJa	Styphnolobium japonicum	C
	SyFl	Syzygium floribundum	B
	ToCi	Toona ciliata	C
	ToSi	Toona sinensis	A

Revision	Date	Description	Initial	Checked
01	260604	Issued for Town Planning	OW	MJ

NOT FOR CONSTRUCTION
NOT FOR COSTING

Project Number

316

Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client: Time & Place
Architect: Wardle Studio
Scale: 1:250@A3
Drawn: OW Checked: MJ
Drawing No. [Revision] North

TP10-01

Drawing

Tree Species
Plan 1

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- Site Boundary
- Proposed Canopy at Maturity - On Structure (1,727 2m2)
- Proposed Canopy at Maturity - Deep Soil (1,236 m2)
- Existing Canopy (0 m2)

Total Cover 2,965 m2

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Scale: 1:250@A3
Drawn: OW
Checked: MJ
Drawing No. [Revision]: TP11-01
North

Drawing

Tree Canopy Cover
Plan 1

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1 Existing carpark.

2 New planting in deep soil with canopy trees.

3 Raised turf with feature lighting.

4 Plaza with recycled brick paving and armature for climbing plants.

5 Plaza with recycled brick paving and large pot with olive tree.

6 New planting in deep soil with strata vault to support paving.

7 Removable north-facing furniture and planters to adjacent facades while they are inactive.

8 New paving to match into existing materials and levels.

9 Possible future kiosk.

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Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client	Time & Place
Architect	Wardle Studio
Scale	NTS@A3
Drawn	OW
Checked	MJ

Drawing No. [Revision]

TP12-01

North

Drawing

Lower Ground
Detail Plan 1

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1 Existing power pole and new planting.
2 New footpath to match existing grades.
3 Internal circulation.
4 Retail / active edge.
5 Residential lobby.
6 New planting in deep soil with canopy trees.
7 New planting in with trees to kerb.
8 Footpath to Separation Street.
9 Bermed soil and planting to built edge.

Revision	Date	Description	Initial	Checked
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Project Number

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Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client	Time & Place
Architect	Wardle Studio
Scale	NTS@A3
Drawn	OW
Checked	MJ

Drawing No. [Revision]

TP13-01

North

Drawing

Upper Ground
Detail Plan 1

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1 Residential lobby.
2 2.5m footpath along Separation Street.
3 Apartments on ground with private open space facing the street.
4 New planting in with trees to kerb.
5 Bermed landscape with new planting to build edge.
6 Stage 2 residential carpark access.
7 Stage 1 residential carpark access.
8 New planting with mounded soil over structure to allow for small trees.
9 Raised pedestrian crossing to Separation Street.
10 Drop-off bay.
11 Bus stop
12 Bus shelter.
13 New planting with mounded soil over structure to allow for small trees.

Revision	Date	Description	Initial	Checked
01	260604	Issued for Town Planning	OW	MJ

NOT FOR CONSTRUCTION
NOT FOR COSTING

Project Number

316

Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client	Time & Place
Architect	Wardle Studio
Scale	NTS@A3
Drawn	OW
Checked	MJ
Drawing No. [Revision]	TP14-01
North	

Drawing

Upper Ground
Detail Plan 2

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1 Retail / active edge.
2 Retail carpark entrance.
3 Loading entrance.
4 Residential lobby.
5 New planting with mounded soil over structure to allow for small trees.
6 Bus stop / shelter.
7 Parklet with seat adjacent to lobby.
8 New planting in deep soil with canopy trees.
9 Footpath connecting bus stop to the Plaza entrance.
10 Existing mature trees retained.
11 New planting in deep soil with strata vault to support paving.
12 Possible future connection to align with existing path in All Nations Park.

Revision	Date	Description	Initial	Checked
01	260604	Issued for Town Planning	OW	MJ

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Project Number
316

Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client Time & Place
Architect Wardle Studio
Scale NTS@A3
Drawn OW Checked MJ
Drawing No. [Revision] North
TP15-01

Drawing
Upper Ground
Detail Plan 3

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1 Retail / active edge.
2 Residential lobby.
3 Internal circulation.
4 Undercover retail zone.
5 Footpath connecting bus stop to the Plaza entrance.
6 New planting in deep soil with strata vault to support paving.
7 Perpendicular parking bay.
8 Drop-off bay.
9 DDA parking.
10 Existing Plaza entrance / connection to All Nations Park.

Revision	Date	Description	Initial	Checked
01	260604	Issued for Town Planning	OW	MJ

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Project Number

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Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client Time & Place
Architect Wardle Studio
Scale NTS@A3
Drawn OW Checked MJ
Drawing No. [Revision] North

TP16-01

Drawing

Lower Ground
Detail Plan 2

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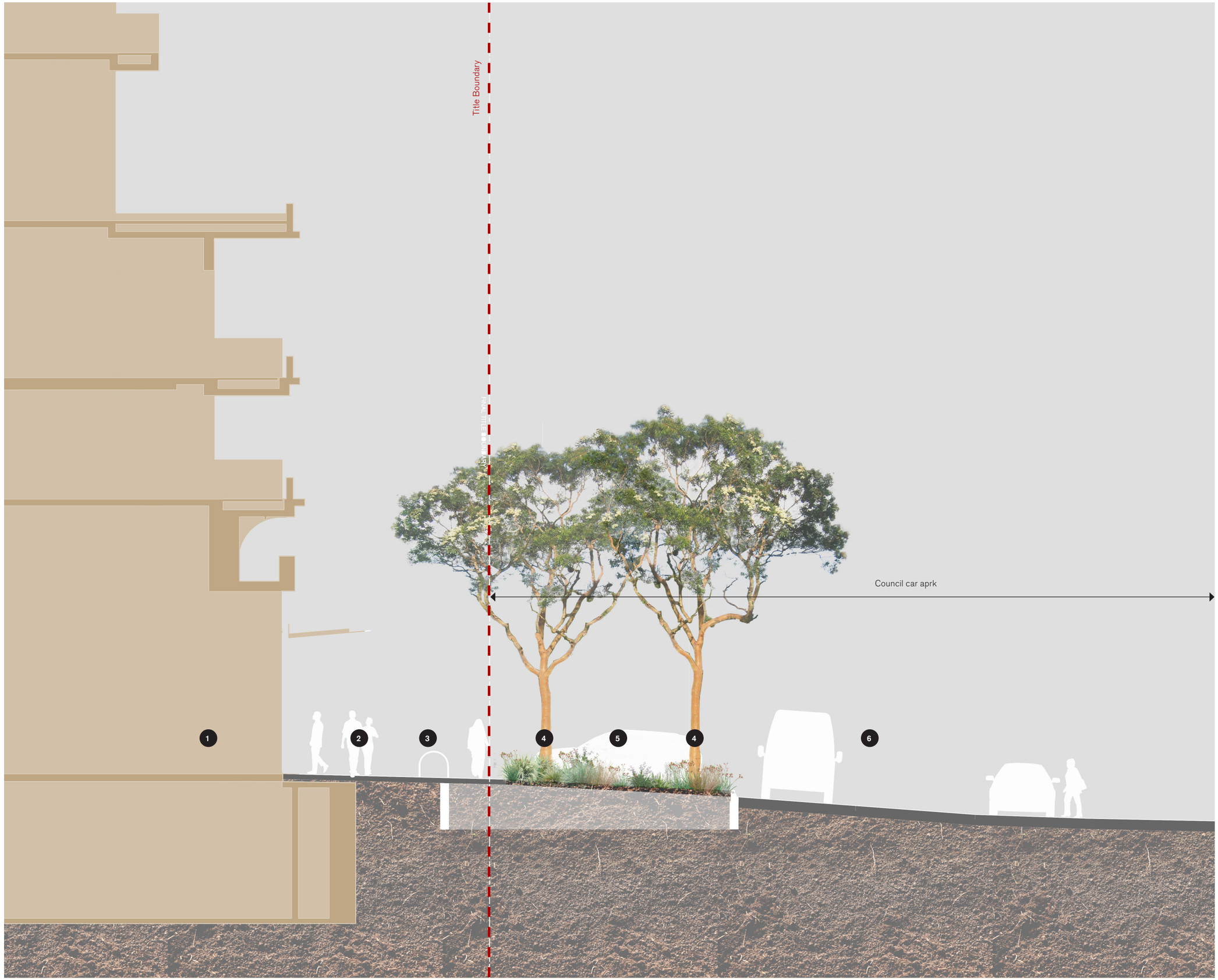

1 Retail / active edge.
2 Footpath connecting bus stop to the Plaza entrance.
3 Trading zone / cycle parking.
4 New planting in deep soil with strata vault to support paving.
5 Perpendicular parking bay (behind).
6 Carpark.

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Project Number

316

Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client: Time & Place
Architect: Wardle Studio
Scale: 1:100@A3
Drawn: OW
Checked: MJ
Drawing No. [Revision]
North

TP17-01

Drawing

Site Section
Section 1

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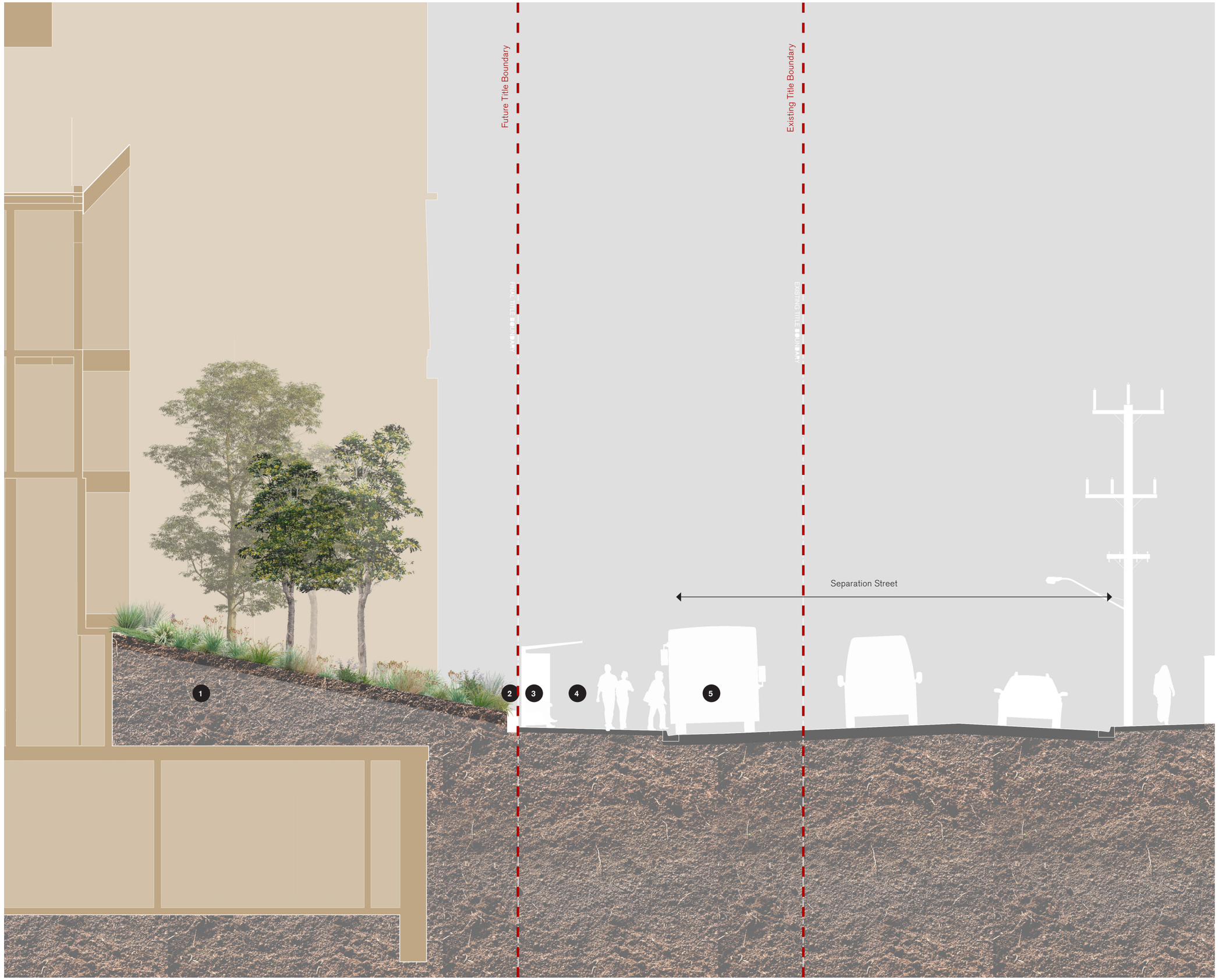

1 New planting with mounded soil over structure to allow for small trees.
2 Retaining wall.
3 Bus shelter
4 Widened footpath at bus stop.
5 Bus stop

Revision	Date	Description	Initial	Checked
01	260604	Issued for Town Planning	OW	MJ

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Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client	Time & Place
Architect	Wardle Studio
Scale	1:100@A3
Drawn	OW
Checked	MJ
Drawing No. [Revision]	TP18-01
North	

Drawing

Site Section
Section 2

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1 New planting with mounded soil over structure to allow for small trees.
2 Retaining wall.
3 Path to residential lobby.
4 New planting in deep soil with canopy trees.
5 Footpath to Separation Street.
6 Existing power pole.
7 New planting in with trees to kerb.

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01	260604	Issued for Town Planning	OW	MJ

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Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client Time & Place
Architect Wardle Studio
Scale 1:100@A3
Drawn OW Checked MJ
Drawing No. [Revision] North

TP19-01

Drawing
Site Section
Section 3

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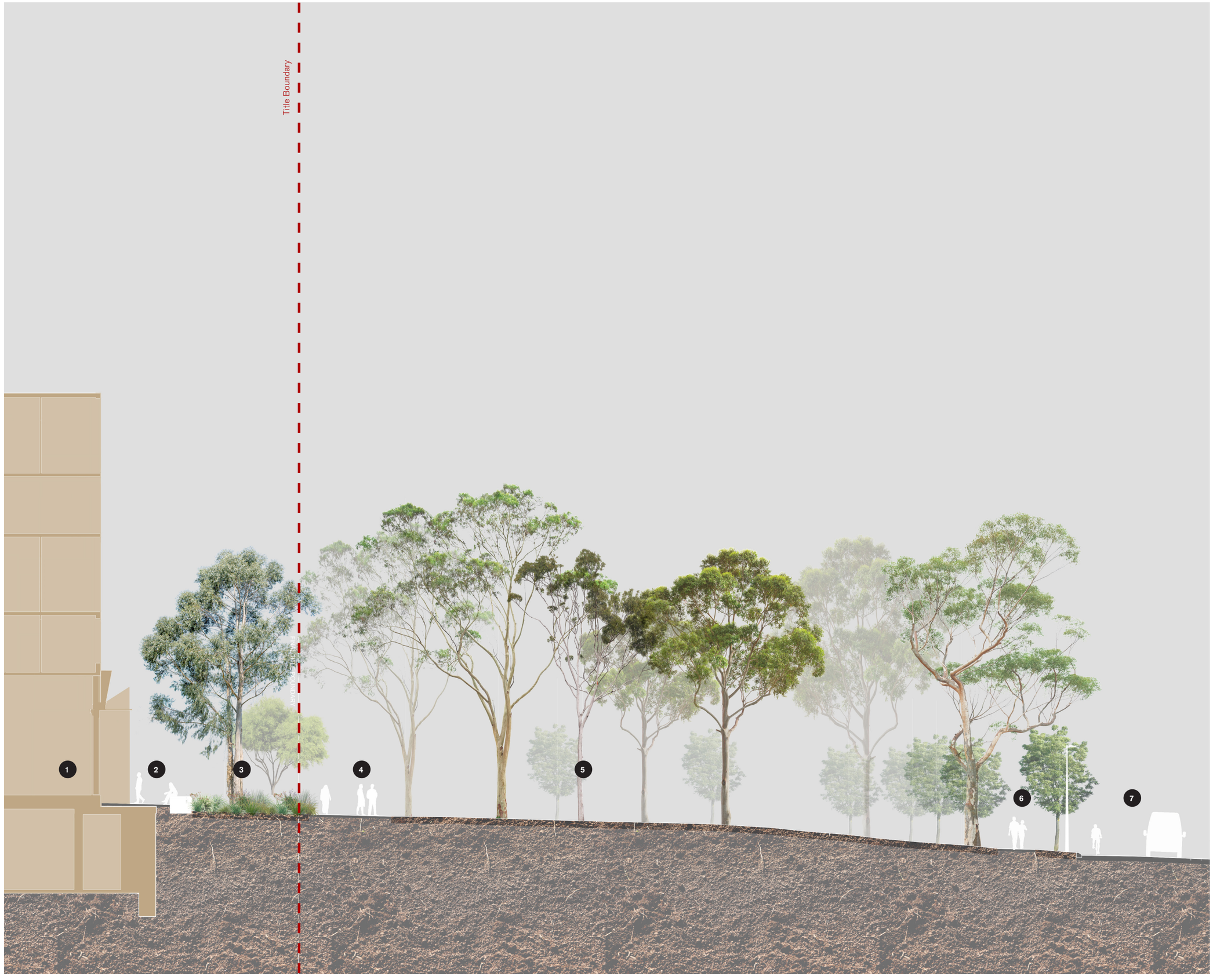

1 Residential lobby.
2 Parklet with seat adjacent to lobby.
3 New planting in deep soil with canopy trees.
4 Footpath connecting bus stop to the Plaza entrance.
5 Existing mature trees retained.
6 Footpath at Breavington Way.
7 Breavington Way.

Revision	Date	Description	Initial	Checked
01	260604	Issued for Town Planning	OW	MJ

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Project Number

316

Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client	Time & Place
Architect	Wardle Studio
Scale	1:200@A3
Drawn	OW
Checked	MJ

Drawing No. [Revision]

TP20-01

North

Drawing

Site Section
Section 4

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1 Existing carpark.

2 New planting in deep soil with canopy trees.

3 Retaining wall / seat to plaza.

4 Plaza with recycled brick paving.

5 Chimney form interpreting the former quarry and brickworks.

6 New planting in deep soil with strata vault to support paving.

7 Removable north-facing furniture and planters to adjacent facades while they are inactive.

8 Existing retail tenancy.

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316

Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client Time & Place

Architect Wardle Studio

Scale 1:50@A3

Drawn OW Checked MJ

Drawing No. [Revision] North

TP21-01

Drawing

Site Section
Section 5

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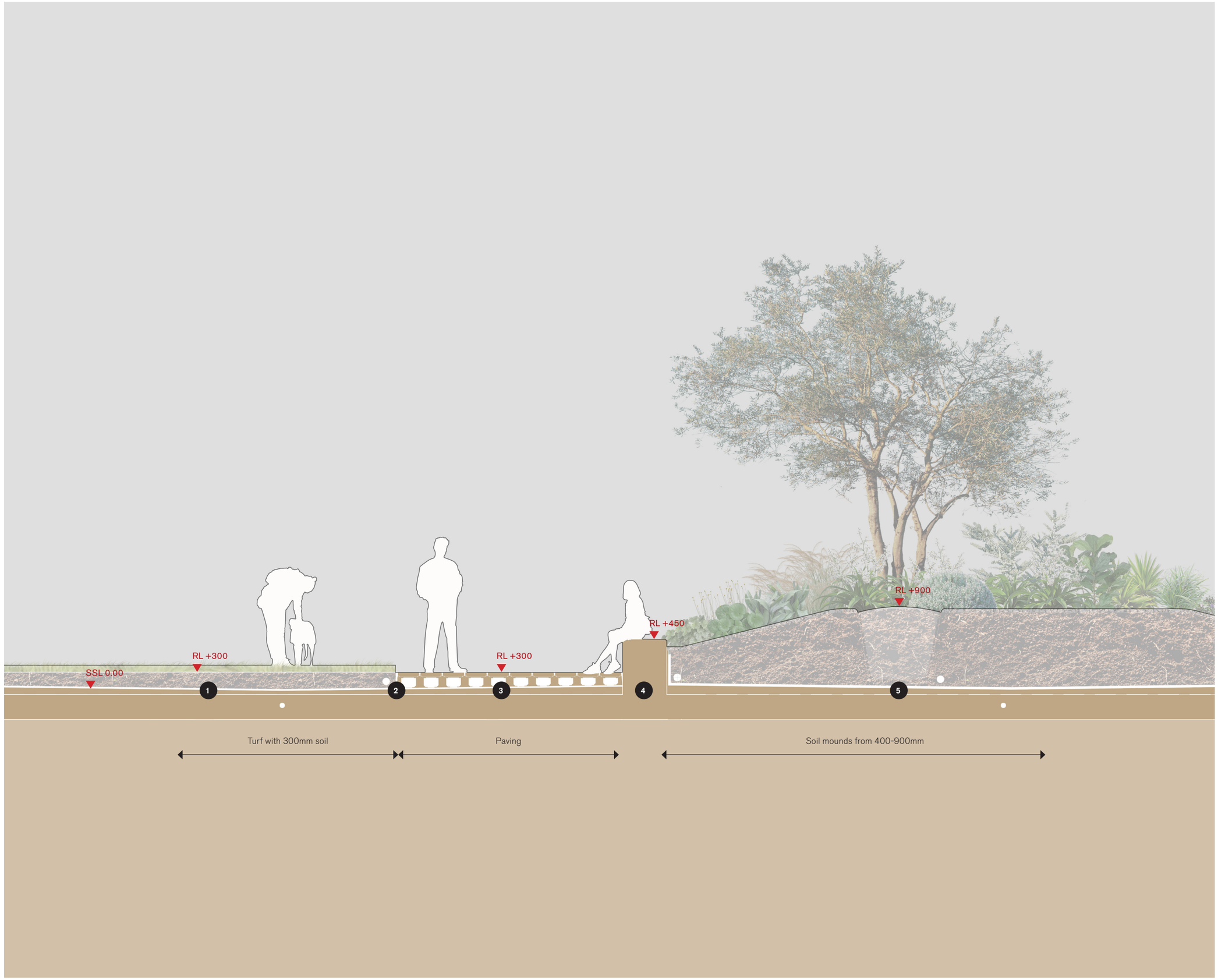

1 Slab poured to fall with water proofing, drainage cell and geo textile.

2 Steel edge fixed to hob.

3 Precast pavers on pedestals.

4 Seat / retaining wall to hob.

5 Soil mounded at maximum 1:5 to achieve minium 900 mm depth for tree volumes.

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Northcote Village
25 Separation Street, Northcote

Land of the Wurundjeri Woi-wurrung People

Client Time & Place

Architect Wardle Studio

Scale 1:100@A3

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Drawing No. [Revision] North

TP22-01

Drawing

Typical Rooftop Section
Section 6

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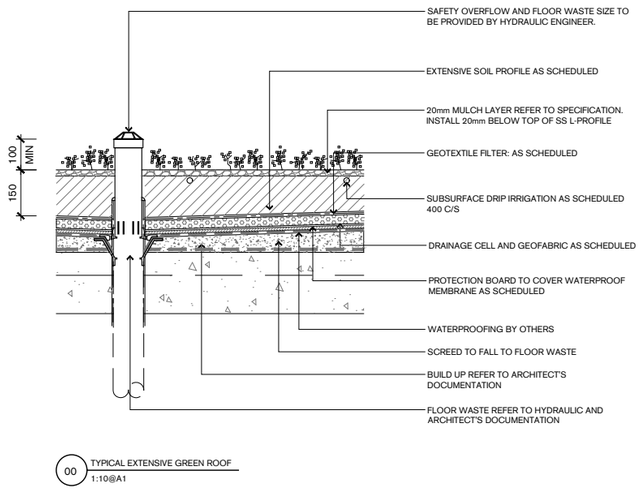
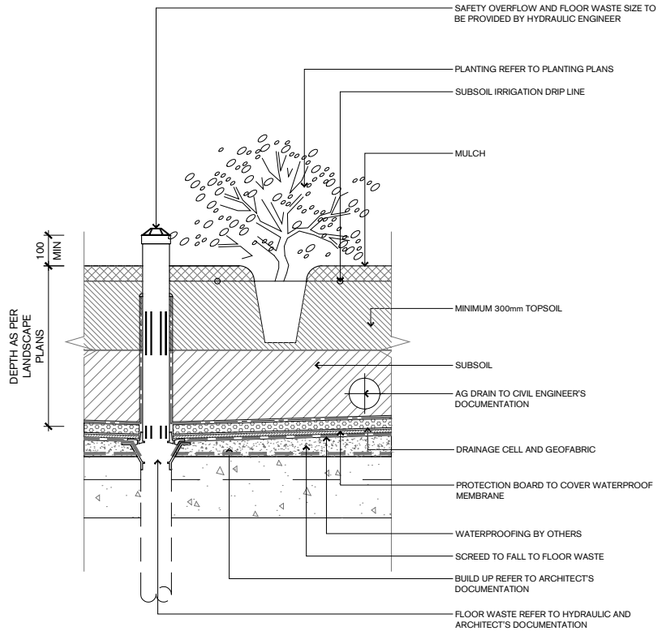
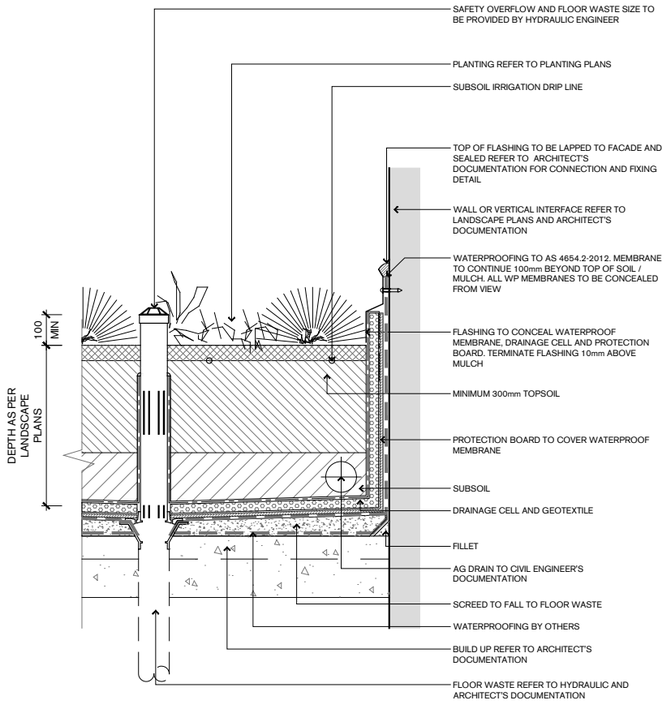


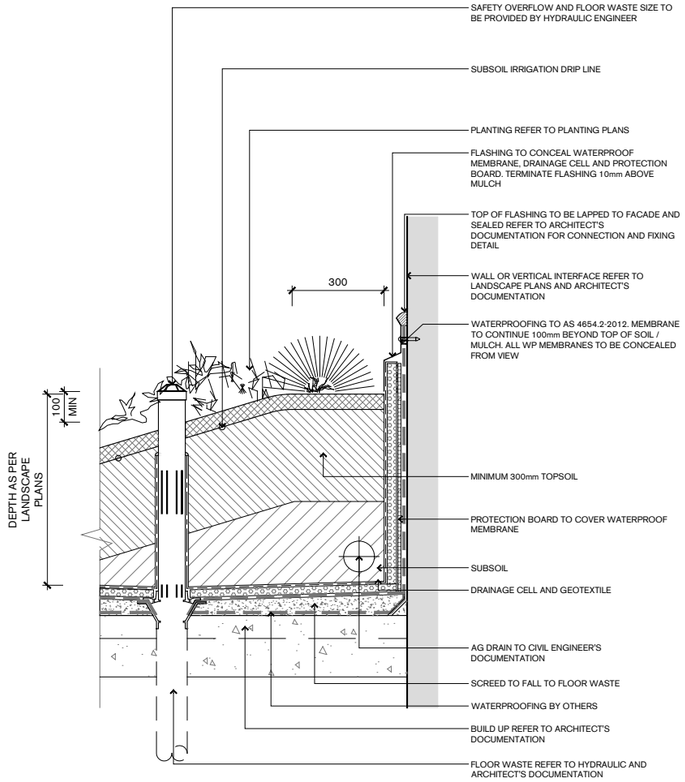
00 TYPICAL EXTENSIVE GREEN ROOF
1:10@A1



00 TYPICAL MASS PLANTING ON STRUCTURE
1:10@A1



00 TYPICAL MASS PLANTING ON STRCUTURE TO VERTICAL ARCHITECTURAL INTERFACE
1:10@A1



00 TYPICAL MOUNDED MASS PLANTING ON STRUCTURE TO VERTICAL ARCHITECTURAL INTERFACE
1:10@A1

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Land of the Wurundjeri Woi-wurrung People

Client	Time & Place
Architect	Wardle Studio
Scale	1:10@A3
Drawn	OW
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Drawing No. [Revision] North

TP23-01

Drawing

Typical Details
Soil on Structure

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Town Planning Report

Technical Notes

Planting Design

The proposed palette has been selected to express a textural, and verdant setting using combinations of indigenous and native plants that are robust and fit for purpose. Where possible, the larger growing trees, feature plants, ferns shall be installed as advanced specimens, ensuring that they provide scale and amenity from the first day of occupation. The planting scheme uses a mix of plants chosen for their sculptural characteristics.

Planting is intended to:

+ Establish the groundplane, courtyard, terraces, rooftop garden and interior plantings as a diverse green space;
+ Work with the available soil volume and proposed irrigation regime;
+ Use landscape elegantly to create identity and maximise amenity for occupants and users of the project; and
+ Be robust, suited to the available aspect, should work with ambient wind levels and should minimise water use.
+ Respond to altered conditions- areas of deep shade and identified potential for high winds will be planted with suitable species which succeed in such environments.
+ On ground the palette will consist of mainly ground covers, small shrubs and grasses, with anchor trees in key locations. This will ensure the maintenance of clear sightlines through the public realm.
+ On upper levels planting will be layered and mid level shrubs will be used to provide protection for smaller plants as well as providing habitat and protection from wind.
+ Each level is unique in its conditions and its theming and planting reflects this character.

Irrigation

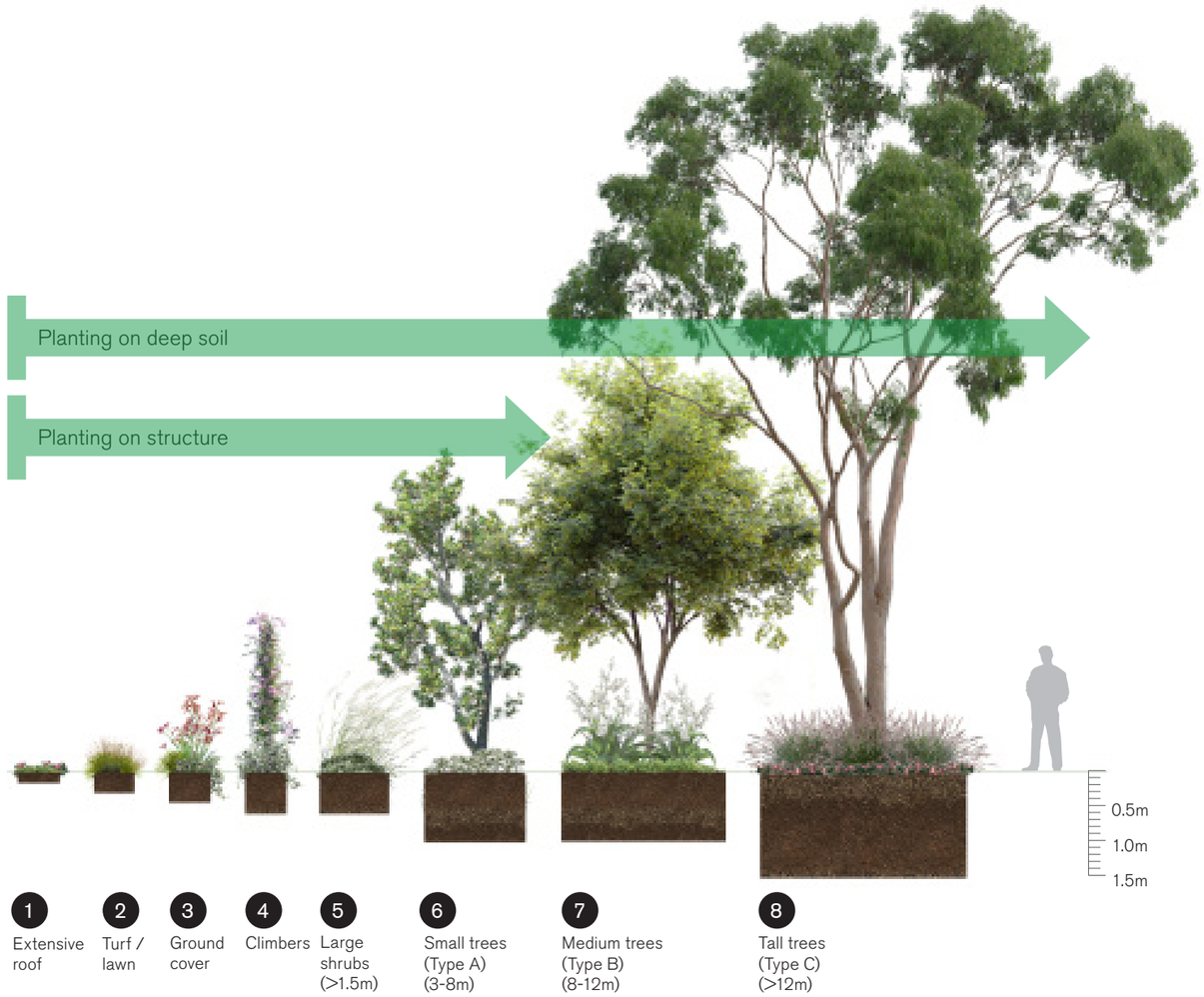
Automatic irrigation will be provided for the watering of all garden beds and fixed planters including trees. Irrigation supply will be sourced from rainwater tanks which will be equipped with mains top-up. An irrigation design is to be procured as part of the detailed design of each project and shall include the following:

+ Surface irrigation to be installed to all garden beds.
+ Micro-spray emitters to be used for low-light garden areas.
+ Irrigation to utilise harvested rainwater with mains back-up.
+ Irrigation zones are to include an automatic irrigation controller with manual cycle and individual control valve operation, ≥ 24 hour battery program backup and power surge protection.
+ Integrated drip line systems of polyethylene micro-irrigation pipe with integral drippers inserted into the tube during manufacture. Drip line is to be installed at nominally 300mm spacings.
+ Each water source point shown on the drawings to be connected to a battery operated controller connected to low pressure drip system. This will be an integral pressure compensating continuously self cleaning, anti-siphon 13mm brown drip-line.
+ Contractor to provide 2x50mm or 1x100mm HD conduit/s under paving areas to all isolated zones of garden beds.
+ A detailed irrigation specification is included in the material schedule appended to this report.

Soil Depth and Volume Summary Table

Unlike in-ground deep soil zones, structural planters must accommodate specific soil depth, support root anchorage, irrigation, drainage, and account for structural load and wind uplift.

The following table summarises planting types and the minium soil volumes and minimum planter dimensions for those types. These minimums are for single plants, but efficiencies can be gained when soil volumes are shared between multiple individual plants.



	Plant type and size	Min. Volume	Min. Depth	Min. Width	Min. Length
1	Extensive roof	-	150mm	-	-
2	Turf and lawn	-	300mm	-	-
3	Ground cover	-	450mm	600mm	-
4	Climbers	-	600mm	600mm	1,200mm
5	Large shrubs	150L / lm	600mm	1,000mm	1,200mm
6	Small trees (Type A)	12m3	800mm	2,500mm	2,500mm
7	Medium trees (Type B)	28m3	1,000mm	4,500mm	4,500mm
8	Tall trees (Type C)	64m3	1,500mm	6,500mm	6,500mm

Town Planning Report

Technical Notes

Overview

This section briefly outlines the scope, duration and responsibilities for maintenance, and provides a schedule of required tasks, performance outcomes or standards, record-keeping, as well as any hand over tasks at the conclusion of the contract. This work will be expanded after Town Planning to form a Green Infrastructure Maintenance Plan.

The maintenance needs of any landscape are tied to the resolution of the design at planning level. This proposal attempts to negotiate the desire for a verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment. The proposal includes:

+ A strong palette of proven performing plants;
+ A planting palette that utilises several species for each application ensuring seasonal change as well a consistent level of amenity should one of the species under perform; and
+ Small scale mass planting within a well-designed suite of hardscape elements ensuring that the failure of an individual specimen will be contained, permitting delayed maintenance.

The works will include the upkeep and maintenance of the landscape works associated with the ground floor, balcony planting, podium terraces and rooftop landscape and will include tree planting, mass planting, vine planting and planting in fixed raised planters.

Maintenance Objective

The design objective at the end of establishment is that the project will be characterised by flourishing plants that provide at least 90% coverage across beds at all times. Plant communities will retain the diversity of species, the form of the original design, are largely be self-generating. Weed levels will be low, with weeds not competing with, or overgrowing, plants. Substrate depths should remain consistent. Roof perimeters will be weed free, drains free of blockages and guttering and flashing in good condition. Roof waterproof membrane and green roof layers will be intact with no leakage into underlying structures.

Plants and other habitat features will be maintained to provide ecological resources - primarily habitat and food - for a range of biota, including target species where appropriate. Biodiversity on the roof will increase, ensuring connectivity with ground-level populations. Plants will be healthy and weeds will not negatively impact plants, habitat features or biota. Species diversity will be maintained to 80% of original plant list in routine maintenance.

Establishment Period

Establishment maintenance for the landscape works will be 52 weeks.

Maintenance Report

All tasks will be performed and detailed in a comprehensive maintenance report that flags issues requiring action. The report will be filed in a maintenance manual for the site or computerised maintenance management system (CMMS) within three business days of visit and follow-up tasks completed within agreed time frame. The maintenance schedule should be kept up to date.

+ Frequency: Every maintenance visit.

The maintenance report should include the following:

+ Date and time on site.
+ Person/people performing maintenance and completing report.
+ Summary list of all tasks completed.
+ Visual inspection records and notes, including images, site plan annotations and further actions/recommendations.
+ Identification of potential hazards or problems that may impact next maintenance visit.
+ Details of all vegetation maintenance tasks, including new plantings (species, location, plant supplier), plant deaths, plant removals (dead or alive), plant health interventions (pests/disease treatments, fertiliser application - types, rates, locations)
+ Details of any hard landscape or facility maintenance completed, including irrigation testing and routine maintenance, substrate testing (e.g. pH, Electrical Conductivity) including sample location and results, hard surfaces, balustrade, structure or perimeter drainage treatments, cleaning, rubbish removals and any other interventions on the roof.
+ Follow-up tasks for completion in next maintenance visit and items requiring specialist input.

Replacement

Plant failure should be monitored through regular inspections. In all cases an investigation should be undertaken before plant replacement. This may include evaluating the original plant selection and examining any localised problems. Replanting with suitable species should seek to maintain the design intent of the project. Any replanting activities should be scheduled seasonally to maximise plant growth outcomes (e.g. winter/spring).

Outline Maintenance Requirements Schedule

Provision	Requirement
General inspection: of all pavements, fixtures and planting to check condition (particularly for damage, vandalism, etc).	Weekly.
Cleaning: of all fixtures and pavements.	Weekly.
Litter collection: Removal of litter and debris from lawn and planting beds.	Weekly.
Graffiti removal: from all fixtures.	As required.
Intensive Cleaning: of all fixtures and pavements.	Quarterly/ Biannually and as required.
Mowing and edge trimming of lawn.	Weekly (November to March) Fortnightly (April to October).
Weeding of lawn.	Quarterly, and as required.
Fertilising of lawn.	Regular application: Each September and April. Additional application (at reduced rates): Each November and February .
Soil (pH) Testing of lawn and garden bed areas.	Every two years.
Weeding of mass planting.	Monthly.
General pruning and trimming of mass planting (perennials/herbs/ climbers).	Quarterly, particularly during Spring and Summer and as required fertilising of mass planting.
Re-mulching of planted areas.	Quarterly, particularly during Spring and Summer and as required.
Topping up and re- leveling garden beds.	Annually or as required.
Plant replacement.	As required.
Checking irrigation precipitation rates and adjusting controller.	Weekly via remotely monitored flow controller.
Arborists inspection and report.	Annually or as required.

Green Roof Visual Inspection Checklist

Item	Task
Safety systems.	Look for damage/deterioration of fall protection systems. Check clear and safe access to and across roof for maintenance personnel.
Plant coverage	Assess plant coverage noting unintended and/or persistent bare patches over consecutive visits. Take photos of any issues and file for future reference and training.
Plant health	Assess plant health and condition, noting signs of possible nutrient deficiencies, pests and diseases, damaged plants, pruning needs and any decline/deaths. Take photos of any issues and file for future reference and training.
Weeds	Assess the weeds present, noting the dominant species and if particular areas are more impacted than others.
Substrate	Check the substrate, noting any erosion or any obvious changes in substrate depth across the roof.
Planters	Check the planters, noting any roots emerging from bottom of planters, particularly at drainage points, or any surface damage of the planter profile.
Irrigation system	Check any damage/ deterioration of irrigation components, and any visual signs of over/under-watering, check water meter for usage and any other applications (e.g. moisture sensors and remote monitoring devices).
Underlying layers	Check for any evidence of damage/ deterioration of exposed layers, including around roof penetrations and edges. Care is needed during physical inspection to avoid damage to underlying layers, especially waterproofing membrane.
Hard landscape elements	Check for damage/deterioration of balustrades, edges, paving, decks, furniture and vegetation supports. Record and remove rubbish or other debris on the roof.

Town Planning Report

Materiality

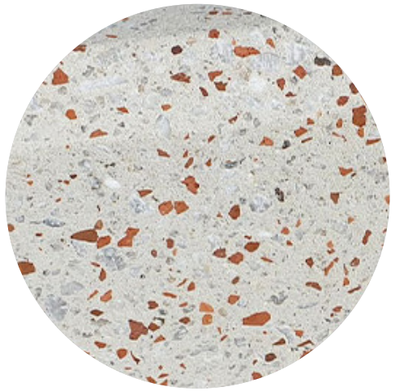
Material Selection Strategy

The material selection strategy is founded in a durable and contextual response that enhances the relationship between built form and landscape. The palette prioritises materials that carry both geological / quarry memory and contemporary environmental performance, ensuring the development sits comfortably within the Northcote character.

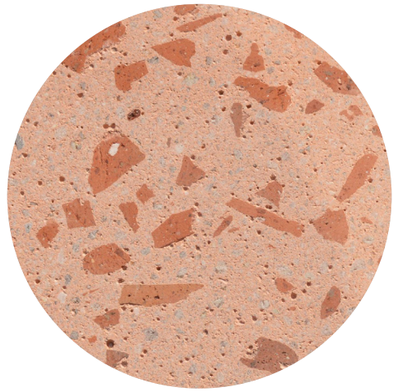
Insitu concrete, brick and precast concrete forms the primary paving materials. The concrete will incorporate a high proportion of recycled brick content. This aggregate warms the surface tone, giving the concrete a stratified, sedimentary quality. The inclusion of recycled brick also anchors the building within the surrounding inner-north fabric, where brick is a defining and widely visible material.

Complementing this is the use of pink mudstone, present within the broader geological system. Mudstone appears at key thresholds and within the landscape terraces. Its application in large, irregular pieces allows planting to be hosted in cracks, gaps and set-downs—integrating ecology within the material fabric.

Together, these materials form a cohesive strategy: robust, low-maintenance surfaces that weather gracefully; a palette that expresses the site's geological identity.



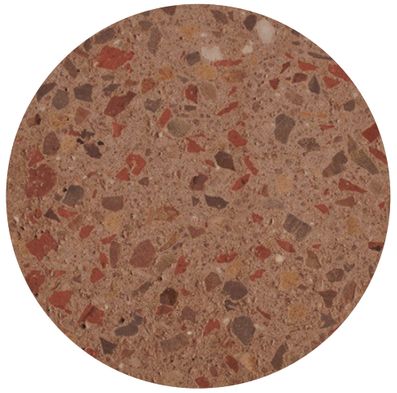
Precast paver with brick and oxide



Precast paver with brick and oxide



Precast paver with brick and oxide



Precast paver with brick and oxide



Crushed brick mulch



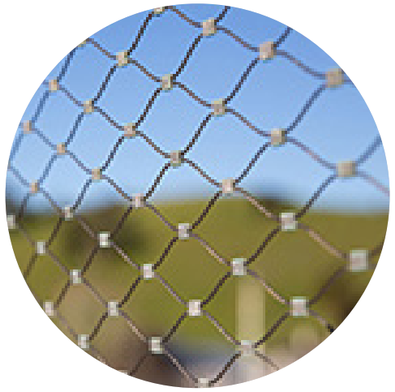
Pink mudstone



Painted steel edge



Brick paving



Stainless steel mesh



Chain armature



Brick seating



Stone seating

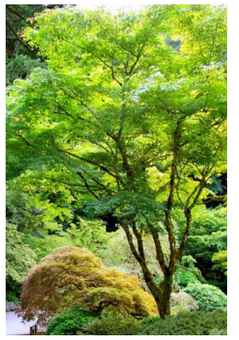
Town Planning Report

Plant Schedule

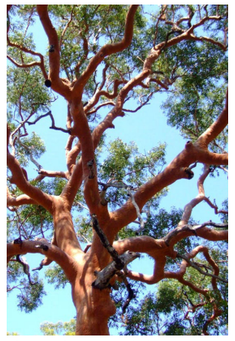
Code	Species	Common Name	BADS Tree Type	Install	H (M)	W (M)	Ind.	Nat.	Exo.	Pro.
TREES										
Site Trees										
AcDe	*Acacia dealbata*	Silver Wattle	B	100L	6.0-30.0m	5.0-10.0m	+	+		
AcPa	*Acer palmatum*	Japanese Maple	A	400L	4.0-5.0m	4.0-5.0m			+	
AgFl	*Agonis flexuosa*	Willow Myrtle	B	200L	6.0-12.0m	3.0-10.0m		+		
AnCo	*Angophora costata*	Smooth-barked Apple Myrtle	C	200L	10.0-25.0m	5.0-10.0m		+		
BaIn	*Banksia integrifolia*	Coast Banksia	B	200L	1.0-20.0m	5.0-10.0m	+	+		
BrBP	*Brachychiton acerifolius x populneus 'Bella Pink'*	Brachychiton 'Bella Pink'	B	200L	5.0-12.0m	3.0-6.0m		+		
CeFP	*Cercis canadensis 'Forest Pansy'*	Forest Pansy	A	200L	5.0m	5.0-6.0m			+	
CoCi	*Corymbia citriodora*	Lemon-scented Gum	C	200L	10.0-25.0m	5.0-25.0m		+		
CoFF	*Corymbia ficifolia 'Fairy Floss'*	Fairy Floss' Dwarf Flowering Gum	A	100L	5.0m	4.0m		+		
CuAn	*Cupaniopsis anacardioides*	Tuckeroo	A	100L	5.0m	5.0m		+		
ElAn	*Elaeagnus angustifolia*	Russian Olive	B	100L	6.0-10.0m	1.6-10.0m			+	
ElPD	*Elaeocarpus 'Prima Donna'*	Prima Donna' Blueberry Ash	B	200L	4.0-10.0m	3.0-5.0m		+		
EuCa	*Eucalyptus caesia*	Silver Princess	A	100L	5.0-10.0m	3.0-5.0m		+		
EuPo	*Eucalyptus polyanthemos*	Red Box	C	200L	7.0-25.0m	5.0-15.0m	+	+		
EuBB	*Eucalyptus pulverulenta 'Baby Blue'*	Silver-Leaved Mountain Gum	A	100L	6.0m	3.0m		+		
HyFl	*Hymenosporum flavum*	Native Frangipani	B	200L	6.0-15.0m	4.0-5.0m		+		
KoPa	*Koelreuteria paniculata*	Golden Rain Tree	B	200L	6.0-15.0m	3.0-8.0m			+	
LaCv	*Lagerstroemia indica (mix cv.)*	Crepe Myrtle (light pink, white, lavender)	A	200L	4.0m	3.0m			+	
OlEu	*Olea europaea*	European Olive	B	400L	5.0-10.0m	4.0-9.0m			+	+
PrLa	*Prostanthera lasianthos var. lasianthos*	Victorian Christmas Bush	A	200L	2.0-8.0m	2.0-4.0m	+	+		
SoJa	*Styphnolobium japonicum*	Japanese Pagoda Tree	C	200L	5.0-25.0m	4.0-12.0m			+	
SyFl	*Syzygium floribundum*	Weeping Lilly Pilly	B	200L	6.0-12.0m	3.0-6.0m		+		
ToCi	*Toona ciliata*	Australian Red Cedar	C	400L	20.0-30.0m	10.0-15.0m		+		
ToSi	*Toona sinensis*	Chinese Cedar	A	200L	5.0m	2.0-3.0m		+		
Fruit Trees										
FX	*Backhousia citriodora*	Lemon Myrtle	A	100L	8.0m	3.5m		+		+
FX	*Citrus australasica 'Red Champagne'*	Red Champagne' Finger Lime	A	75L	4.0-6.0m	2.0m		+		+
FX	*Citrus limon 'Lisbon Lemon'*	Lisbon Lemon	A	100L	8.0m	4.0m			+	+
FX	*Cydonia oblonga 'Smyrna'*	'Smyrna' Quince	A	100L	3.0-4.0m	3.0-4.0m			+	+
FX	*Ficus carica 'Brown Turkey'*	Brown Turkey' Fig	A	100L	6.0m	6.0m			+	+
FX	*Malus domestica 'Pink Lady'*	Pink Lady' Apple	A	100L	2.0-5.0m	2.0-4.0m			+	+
FX	*Prunus dulcis 'All In One Almond'*	All In One Almond' Almond	A	100L	4.0m	4.0m			+	+
FX	*Pyrus communis ' Baby Face'*	'Baby face' Corella Pear	A	100L	4.0m	3.0m			+	+
FX	*Pyrus pyrifolia 'Nashi Nijisseik'*	Nashi Nijisseik' Fruiting Pear	A	100L	4.0m	4.0m			+	+



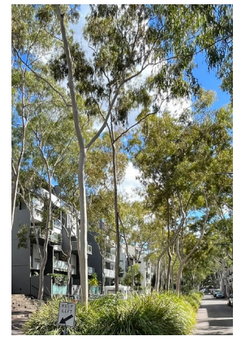
Acacia dealbata
(Silver Wattle)



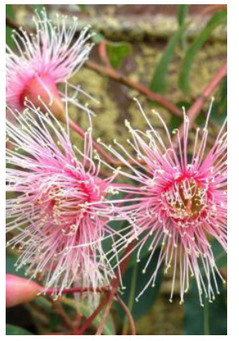
Acer palmatum
(Japanese Maple)



Angophora costata
(Smooth-barked Apple Myrtle)



Corymbia citriodora
(Lemon-scented Gum)



Corymbia ficifolia 'Fairy Floss'
(Dwarf Flowering Gum)



Elaeagnus angustifolia
(Russian Olive)



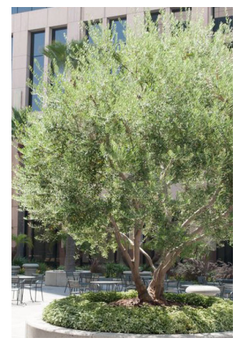
Elaeocarpus 'Prima Donna'
(Blueberry Ash)



Eucalyptus polyanthemos
(Red Common Box)



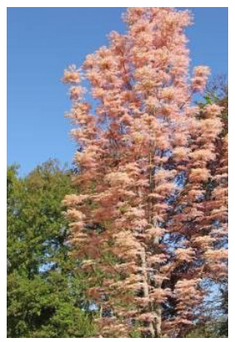
Lagerstroemia indica
(Crepe Myrtle)



Olea europaea
(European Olive)



Syzygium floribundum
(Weeping Lilly Pilly)



Toona sinensis
(Chinese Cedar)

Town Planning Report

Plant Schedule

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.	Pro.
DEEP SHADE									
Tree Like / Tall Shrubs									
AlMa	*Alocasia macrorrhiza*	Giant Taro	52L	4.0m	2.0m			+	
AlCu	*Alsophila cunninghamii*	Slender Tree-fern	75L	10.0-20.0m	3.0-6.0m	+	+		
CoSt	*Cordyline stricta*	Australian Dracaena	27L	0.2-3.0m	2.0m		+		
DiAn	*Dicksonia antarctica*	Australian Tree Fern	4-6ft	2.0-12.0m	4.0-6.0m	+	+		
Medium Shrubs									
AlRB	*Alpinia caerulea 'Red Back'*	'Red Back' Native Ginger	27L	2.2m	3.0m		+		+
ArCi	*Arthropodium cirratum*	Renga Renga Lily	5L	0.6-1m	0.6-1m			+	
AsEl	*Aspidistra elatior*	Cast Iron Plant	15L	0.6m	0.4m			+	
AsAu	*Asplenium australasicum*	Birds Nest Fern	52L	1.5m	1.5m		+		
AsBu	*Asplenium bulbiferum*	Mother Spleenwort	5L	1.0m	1.0m	+	+		
BlSL	*Blechnum gibbum 'Silver Lady'*	Silver Lady Fern	27L	1.2m	1.5m		+		
InAu	*Indigofera australis*	Austral Indigo	52L	1.5-2.5m	2.0m	+	+		
LiRe	*Ligularia reniformis*	Tractor Seat Plant	5L	0.6-1m	0.6-1m			+	
MoCa	*Molineria capitulata*	Palm Grass	5L	0.6m	1.0m		+		
PlAr	*Plectranthus argentatus*	Silver Plectranthus	5L	1.0m	1.0m		+		
StGl	*Stypandra glauca*	Nodding Blue Lily	140mm	0.6-1.0m	1.0m	+	+		
ThXA	*Thaumatophyllum 'Xanadu'*	Xanadu Plant	27L	0.8m	0.6m			+	
Climbers									
CiAn	*Cissus antarctica*	Kangaroo Vine	5L	5.0m	indef.		+		
FiPu	*Ficus pumila*	Creeping Fig	5L	8.0m	Spreading			+	
PaSN	*Pandorea pandorana 'Snowbells'*	Snowbell Pandorea Vine	5L	5.5m	Spreading		+		
PaHe	*Parthenocissus henryana*	Chinese Silver-vein Creeper	5L	3.5m	Spreading			+	
PaTr	*Parthenocissus tricuspidata*	Boston Ivy	5L	4.5m	Spreading			+	
TrJa	*Trachelospermum jasminoides*	Star jasmine	5L	4.0m	4.0m			+	
Groundcovers + Cascaders									
AjCG	*Ajuga reptans 'Catlins Giant'*	Carpet Bugle	140mm	0.3m	0.25m		+		
DiRe	*Dichondra repens*	Kidney-weed	140mm	0.1–0.15 m	indefinite	+	+		
ViHe	*Viola hederacea*	Native violet	140mm	0.3m	0.6-1.0m	+	+		
Understorey									
ClMi	*Clivia miniata 'Cream'*	'Cream' Bush Lily	140mm	0.5m	0.5m			+	
DoAs	*Doodia aspera*	Prickly Rasp Fern	140mm	0.4m	0.6m		+		
HeSP	*Heuchera 'Sugar Plum'*	Sugar Plum Coral Bells	140mm	0.45m	0.45m			+	
LiPa	*Libertia paniculata*	Grass Flag	140mm	0.6m	0.5m		+		
DiLR	*Dianella revoluta 'Little Rev'*	'Little Rev' Flax Lily	140mm	0.4m	0.4m		+		
LiEG	*Liriope muscari 'Evergreen Giant'*	Evergreen Giant Lilyturf	140mm	0.45-0.6m	0.3-0.6m			+	
MiDi	*Microsorum diversifolium*	Kangaroo Fern	140mm	1.0m	0.4-0.6m	+	+		
OrMu	*Orthrosanthus multiflorus*	Morning Flag	140mm	0.6m	0.7m		+		
PhBS	*Phlebodium aureum 'Blue Star'*	Blue Star Kanagroo Fern	140mm	0.5m	0.6m			+	
PlNl	*Plectranthus ambiguus 'Nico'*	'Nico' Swedish Ivy	140mm	0.3m	1.0m			+	



Alocasia macrorrhiza
(Giant Taro)



Cordyline stricta
(Australian Dracaena)



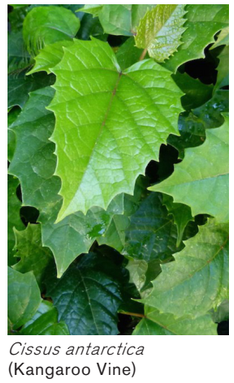
Dicksonia antarctica
(Australian Tree Fern)



Asplenium bulbiferum
(Mother Spleenwort)



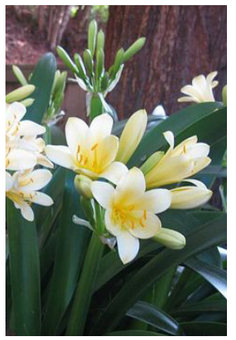
Thaumatophyllum 'Xanadu'
(Xanadu Plant)



Cissus antarctica
(Kangaroo Vine)



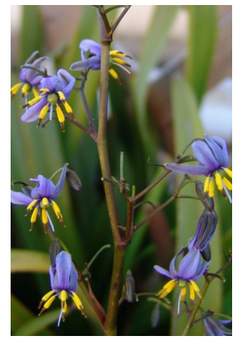
Dichondra repens
(Kidney-weed)



Clivia miniata 'Cream'
('Cream' Bush Lily)



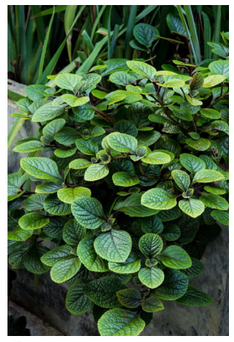
Doodia aspera
(Prickly Rasp Fern)



Dianella revoluta 'Little Rev'
('Little Rev' Flax Lily)



Microsorum diversifolium
(Kangaroo Fern)



Plectranthus ambiguus 'Nico'
('Nico' Swedish Ivy)

Town Planning Report

Plant Schedule

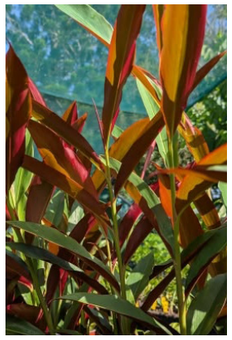
Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.	Pro.
PART SHADE									
Tree Like / Tall Shrubs									
AlMa	*Alocasia macrorrhiza*	Giant Taro	52L	4.0m	2.0m			+	
BuSp	*Bursaria spinosa*	Sweet Bursaria	75L	5.0-8.0m	3.0m	+	+		
CaLo	*Cassinia longifolia*	Shiny Cassinia	45L	2.0-4.0m	2.0-3.0m	+	+		
CoSt	*Cordyline stricta*	Australian Dracaena	27L	0.2–3.0m	2.0m		+		
Medium Shrubs									
AlRU	*Alcantarea imperialis 'Rubra'*	Red Imperial Bromeliad	27L	1.5m	1.5m			+	
AlRB	*Alpinia caerulea 'Red Back'*	'Red Back' Native Ginger	27L	2.2m	3.0m		+		+
ArCi	*Arthropodium cirratum*	Renga Renga Lily	5L	0.6-1m	0.6-1m			+	
BeYu	*Beschorneria yuccoides*	Mexican Lily	27L	1.5m	2.0m			+	
CoAl	*Correa alba*	White Correa	5L	1.5m	1.0-2.0m	+	+		
CoGl	*Correa glabra*	Rock Correa	5L	1.0-2.0m	2.0-3.0m	+	+		
DoEx	*Doryanthes excelsa*	Gymea Lily	27L	2.5m	2.0m		+		
ErNi	*Eremophila nivea*	Emu Bush	5L	1.5m	1.5m		+		
InAu	*Indigofera australis*	Austral Indigo	52L	1.5-2.5m	2.0m	+	+		
LiRe	*Ligularia reniformis*	Tractor Seat Plant	15L	0.6-1m	0.6-1m			+	
MiTr	*Miscanthus transmorrisonensis*	Evergreen Feather Grass	27L	1.5m	1.5m			+	
MoCa	*Molineria capitulata*	Palm Grass	5L	0.6m	1.0m		+		
PePL	*Pennisetum alopecuroides 'Purple Lea'*	Purple Lea' Fountain Grass	140mm	1.2m	1.0m			+	
PlAr	*Plectranthus argentatus*	Silver Plectranthus	5L	1.0m	1.0m		+		
PoLa	*Poa labillardierei*	Common Tussock-grass	140mm	0.5-1.3m	0.3-1.5m	+	+		
StGl	*Stypandra glauca*	Nodding Blue Lily	140mm	0.6-1.0m	1.0m	+	+		
ThXA	*Thaumatophyllum 'Xanadu'*	Xanadu Plant	27L	0.8m	0.6m			+	
ThTr	*Themeda triandra*	Kangaroo Grass	140mm	0.4-1.5m	0.5m	+	+		
ThSo	*Thomasia solanacea*	Solanum-leaved Thomasia	15L	1.0-2.0m	1.0-1.5m		+		
VePe	*Veronica perfoliata*	Digger's speedwell	5L	0.5-0.9m	1.0-1.5m		+		
WeWG	*Westringia 'Wynyabbie Gem'*	'Wynyabbie Gem' Coastal Rosemary	27L	2.0m	2.0m		+		
Climbers									
CiAn	*Cissus antarctica*	Kangaroo Vine	5L	5.0m	indef.		+		
FiPu	*Ficus pumila*	Creeping Fig	5L	8.0m	Spreading			+	
HaVi	*Hardenbergia violacea*	False Sarsparilla	5L	2.0-4.0m	2.0-4.0m	+	+		
KeNi	*Kennedia nigricans*	Black Coral Pea	5L	4.0m	6.0m		+		
PaSN	*Pandorea pandorana 'Snowbells'*	Snowbell Pandorea Vine	5L	5.5m	Spreading		+		
PaHe	*Parthenocissus henryana*	Chinese Silver-vein Creeper	5L	3.5m	Spreading			+	
PaTr	*Parthenocissus tricuspidata*	Boston Ivy	5L	4.5m	Spreading			+	
TrJa	*Trachelospermum jasminoides*	Star jasmine	5L	4.0m	4.0m			+	
Groundcovers + Cascaders									
AcWA	*Acacia cognata 'Waterfall'*	River Wattle 'Waterfall'	140mm	1.2m	2.5m		+		
AcNo	*Acaena novae-zelandiae*	Bidgee Widgee	140mm	0.15m	1.0m	+	+		
CaMo	*Carpobrotus modestus*	Pigface	140mm	Prostrate	1.0-3.0m	+	+		
CoSa	*Convolvulus sabatius*	Bindweed	140mm	0.1m	2.0m			+	
DiSF	*Dichondra argentea 'Silver Falls'*	Dichondra Silver Falls	140mm	0.05-0.1m	0.3-0.7m			+	
GoPR	*Goodenia ovata 'Prostrate'*	Prostrate Hop Goodenia	140mm	0.2m	1.0-3.0m	+	+		
MiCi	*Micromyrtus ciliata*	Fringe Heath-myrtle	140mm	1.0m	3.0m		+		
MyFL	*Myoporum parvifolium 'Fine Leaf'*	Creeping Boobialla	140mm	0.3m	1-2m		+		
SaPR	*Salvia rosmarinus 'Prostratus'*	Salvia rosmarinus 'Prostratus Prostrate Rosemary	140mm	0.3-0.6m	0.6-0.9m			+	+
ScAC	*Scaevola aemula 'Aussie Crawl'*	Aussie Crawl' Fairy Fan Flower	140mm	0.4m	1.5m		+		



Cassinia longifolia
(Shiny Cassinia)



Alcantarea imperialis 'Rubra'
(Red Imperial Bromeliad)



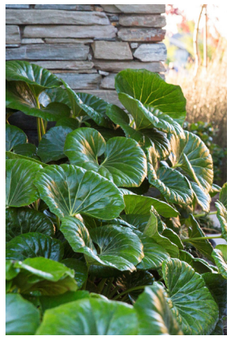
Alpinia caerulea 'Red Back'
('Red Back' Native Ginger)



Arthropodium cirratum
(Renga Renga Lily)



Correa alba
(White Correa)



Ligularia reniformis
(Tractor Seat Plant)



Plectranthus argentatus
(Silver Plectranthus)



Westringia 'Wynyabbie Gem'
(Coastal Rosemary)



Ficus pumila
(Creeping Fig)



Hardenbergia violacea
(False Sarsparilla)



Micromyrtus ciliata
(Fringe Heath-myrtlee)



Scaevola 'Aussie Crawl'
(Fairy Fan Flower)

Town Planning Report

Plant Schedule

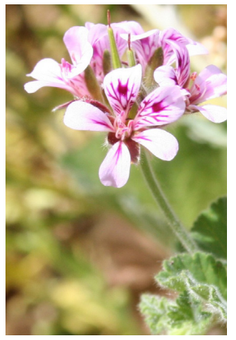
Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.	Pro.
PART SHADE (CONTINUED)									
Understorey									
BeWl	*Bergenia cordifolia 'Winterglow'*	Heartleaf Bergenia	140mm	0.3m	0.6m			+	
BrMu	*Brachyscome multifida*	Cut-leaf Daisy	140mm	0.2 m	0.75m	+	+		
BuBu	*Bulbine bulbosa*	Bulbine Lily	140mm	0.5m	0.3m	+	+		
ChAp	*Chrysocephalum apiculatum*	Common Everlasting	140mm	0.3m	1.0m	+	+		
DiLR	*Dianella revoluta 'Little Rev'*	Little Rev Flax Lily	140mm	0.4m	0.4m		+		
DiCr	*Dichelachne crinita*	Long-hair Plume-grass	140mm	0.5-1m	0.3m	+	+		
FiNo	*Ficinia nodosa*	Knobby Club-rush	140mm	0.5-1.5m	1.0-2.0m	+	+		
IrCC	*Iris × germanica cv.*	Tall Bearded Iris cultivar	Rhizome	0.7-1.0m	0.5-0.8m			+	
IsAx	*Isotoma axillaris*	Rock Isotome	140mm	0.3-0.6m	0.3-1.0m	+	+		
LoTA	*Lomandra longifolia 'Tanika'*	Tanika' Spiny-headed Mat-rush	140mm	0.5-0.6m	0.65m	+	+		
OrMu	*Orthrosanthus multiflorus*	Morning Flag	140mm	0.6m	0.7m		+		
PeAu	*Pelargonium australe*	Austral Stork's-bill	140mm	0.3-0.5m	0.3-1.0m	+	+		
PlNl	*Plectranthus ambiguus 'Nico'*	Swedish Ivy	140mm	0.3m	1.0m			+	
RuGW	*Rudbeckia 'Green Wizard'*	Green Wizard Coneflower	140mm	0.8m	0.6m			+	
FULL SUN									
Tree Like / Tall Shrubs									
AlHu	*Alyogyne huegelii*	Native Hibiscus	27L	1.0-2.5 m	1.5-3.0m		+		
BuSp	*Bursaria spinosa*	Sweet Bursaria	75L	5.0-8.0m	3.0m	+	+		
CaLo	*Cassinia longifolia*	Shiny Cassinia	45L	2.0-4.0m	2.0-3.0m	+	+		
DoEx	*Doryanthes excelsa*	Gymea Lily	27L	2.5m	2.0m		+		
GrML	*Grevillea 'Moonlight'*	'Moonlight' Grevillea	27L	3.0-5.0m	2.0-4.0m		+		
Medium Shrubs									
AcGl	*Acacia glaucoptera*	Clay Wattle	5L	0.6-1.0m	1.0m		+		
AnFG	*Anigozanthos flavidus 'Landscape Green'*	'Landscape Green' Tall Kangaroo Paw	5L	1.2m	0.6m		+		
AuEl	*Austrostipa elegantissima*	Feather Spear-grass	140mm	0.8-1.0m	0.5-1.0m	+	+		
BeYu	*Beschorneria yuccoides*	Mexican Lily	27L	1.5m	2.0m			+	
CoAl	*Correa alba*	White Correa	5L	1.5m	1.0-2.0m	+	+		
ErNi	*Eremophila nivea*	Emu Bush	5L	1.5m	1.5m		+		
KnJa	*Kniphofia 'James Nottle'*	Torch Poker 'James Nottle'	5L	1.2m	0.8m			+	
MiTr	*Miscanthus transmorrisonensis*	Evergreen Feather Grass	5L	1.5m	1.5m			+	
PePL	*Pennisetum alopecuroides 'Purple Lea'*	Purple Lea' Fountain Grass	140mm	1.2m	1.0m			+	
PoLa	*Poa labillardierei*	Common Tussock-grass	140mm	0.5-1.3m	0.3-1.5m	+	+		
ThTr	*Themeda triandra*	Kangaroo Grass	140mm	0.4–1.5m	0.5m	+	+		
WeWG	*Westringia 'Wynyabbie Gem'*	'Wynyabbie Gem' Coastal Rosemary	27L	2.0m	2.0m		+		
XeBW	*Xerochrysum bracteatum 'White'*	'White' Strawflower	5L	0.8m	0.4m		+		
XeAP	*Xerochrysum bracteatum 'Apricot & Peach'*	'Apricot & Peach' Strawflower	5L	0.8m	0.4m		+		
Climbers									
ClAr	*Clematis aristata*	Old Man's Beard	5L	4.5m	6.0m	+	+		
FiPu	*Ficus pumila*	Creeping Fig	5L	8.0m	indef.			+	
GlCl	*Glycine clandestina*	Twining Glycine	5L	0.3-2.0m	2.0-4.0m	+	+		
HaVi	*Hardenbergia violacea*	False Sarsparilla	5L	2.0-4.0m	2.0-4.0m	+	+		
KeNi	*Kennedia nigricans*	Black Coral Pea	5L	4.0m	6.0m		+		
PaSn	*Pandorea pandorana 'Snowbells'*	Snowbell Pandorea Vine	5L	5.5m	Spreading		+		



Ficinia nodosa (Knobby Club-rush)



Isotoma axillaris (Rock Isotome)



Pelargonium australe (Austral Stork's-bill)



Bursaria spinosa (Sweet Bursaria)



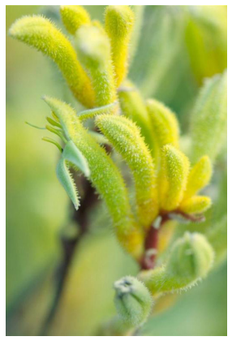
Doryanthes excelsa (Gymea Lily)



Grevillea 'Moonlight' ('Moonlight' Grevillea)



Acacia glaucoptera (Clay Wattle)



Anigozanthos 'Landscape Green' (Tall Kangaroo Paw)



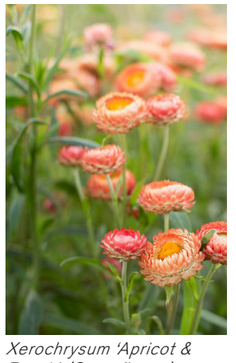
Austrostipa elegantissima (Feather Spear-grass)



Eremophila nivea (Emu Bush)



Themeda triandra (Kangaroo Grass)

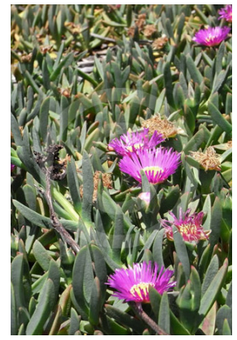


Xerochrysum 'Apricot & Peach' (Strawflower)

Town Planning Report

Plant Schedule

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.	Pro.
FULL SUN (CONTINUED)									
Groundcovers + Cascaders									
AcWA	*Acacia cognata 'Waterfall'*	River Wattle 'Waterfall'	140mm	1.2m	2.5m		+		
CaMo	*Carpobrotus modestus*	Inland Pigface	140mm	Prostrate	1.0-3.0m	+	+		
CoSa	*Convolvulus sabatius*	Bindweed	140mm	0.1m	2.0m			+	
HePe	*Helichrysum petiolare*	Licorice Plant	140mm	0.6m	1.5m				
MyFL	*Myoporum parvifolium 'Fine Leaf'*	Creeping Boobialla	140mm	0.3m	1-2m		+		
ScAC	*Scaevola aemula 'Aussie Crawl'*	Aussie Crawl' Fairy Fan Flower	140mm	0.4m	1.5m		+		
Understorey									
AMiT	*Achillea millefolium 'Terracotta'*	'Terracotta' Yarrow	140mm	0.6m	0.3-0.6m				
ArSt	*Arthropodium strictum*	Chocolate Lily	140mm	0.3-1.0m	0.3m	+	+		
BuBu	*Bulbine bulbosa*	Bulbine Lily	140mm	0.5m	0.3m	+	+		
CaCi	*Calocephalus citreus*	Lemon Beauty-heads	140mm	0.5 m	0.3m	+	+		
CaLa	*Calocephalus lacteus*	Milky Beauty-heads	140mm	0.3-0.5m	0.3-1.0m	+	+		
ChTr	*Chloris truncate*	Windmill Grass	140mm	0.3-0.6m	0.5m	+	+		
ChAp	*Chrysocephalum apiculatum*	Common Everlasting	140mm	0.3m	1.0m	+	+		
ChSe	*Chrysocephalum semipapposum*	Clustered Everlasting	140mm	0.4-1.0m	0.5-2.5m	+	+		
EcPW	*Echinacea 'Primadonna White'*	Coneflower 'Primadonna White'	140mm	0.6m	0.4m			+	+
EuRi	*Euphorbia rigida*	Gopher Plant	140mm	0.6-1.0m	0.6-1.0m			+	
FiNo	*Ficinia nodosa*	Knobby Club-rush	140mm	0.5-1.5m	1.0-2.0m	+	+		
KaCS	*Kalanchoe orgyalis 'Copper Spoons'*	Copper Spoons	140mm	0.5m	0.4m			+	
KaTh	*Kalanchoe thyrsiflora*	Silver Paddles	140mm	0.3m	0.6m			+	
LiPe	*Limonium perezii*	Sea Lavender	140mm	0.6m	0.6m			+	
PeAu	*Pelargonium australe*	Austral Stork's-bill	140mm	0.3-0.5m	0.3-1.0m	+	+		
PeAt	*Perovskia atriplicifolia*	Russian Sage	140mm	1.2m	0.7m			+	
PoJa	*Podolepis jaceoides*	Showy copper wire daisy	140mm	0.3-0.45m	0.3m	+	+		
PyGl	*Pycnosorus globosus*	Billy Buttons	140mm	1.0m	0.5-0.9m	+	+		
RoAn	*Rhodanthe anthemoides*	Chamomile Sunray	140mm	0.3m	0.3-0.6m		+		
RuGW	*Rudbeckia 'Green Wizard'*	Green Wizard Coneflower	200mm	0.8m	0.6m			+	
SeSA	*Sedum spectabile 'Autumn Joy'*	Ice Plant	140mm	0.7m	0.6m			+	
WL	*Wahlenbergia luteola*	Bronze Bluebell	140mm	0.4m	0.2m	+	+		
KITCHEN GARDEN (SEASONAL - TBC)									
Climbers									
BiSc	*Billardiera scandens*	Apple Berry	5L	1.5m	0.7m	+	+		+
PaEd	*Passiflora edulis*	Edible Passionfruit	5L	3.0m	Spreading			+	+
ViCo	*Vitis coignetiae*	Crimson Glory Wine	5L	15m	6.0m			+	+
Groundcovers + Cascaders									
EnTo	*Enchylaena tomentosa var. tomentosa*	Ruby Saltbush	140mm	0.3m	0.30m	+	+		+
MeAu	*Mentha australis*	River Mint	140mm	0.2-0.3.0m	1.0m	+	+		+
OrVu	*Origanum vulgare*	Common Oregano	140mm	0.2m	0.5m			+	+
SaRP	*Salvia rosmarinus 'Prostratus'*	Prostrate Rosemary	140mm	0.3-0.6m	0.6-0.9m			+	+
ThCi	*Thymus citriodoris*	Lemon Thyme	140mm	0.3m	1.2m			+	+
ThVu	*Thymus vulgaris*	Common Thyme	140mm	0.3m	1.2m			+	+



Carpobrotus modestus (Inland Pigface)



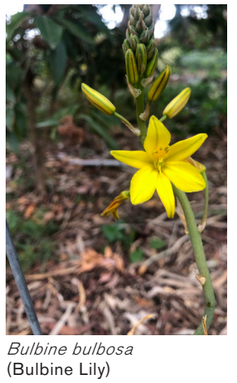
Convolvulus sabatius (Bindweed)



Helichrysum petiolare (Licorice Plant)



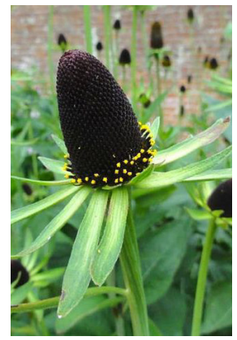
Achillea millefolium 'Terracotta' (Yarrow)



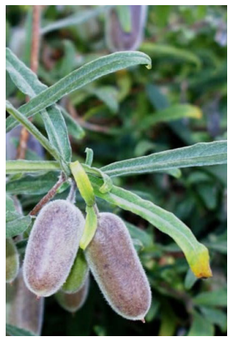
Bulbine bulbosa (Bulbine Lily)



Pycnosorus globosus (Billy Buttons)



Rudbeckia 'Green Wizard' (Coneflower)



Billardiera scandens (Apple Berry)



Vitis coignetiae (Crimson Glory Wine)



Enchylaena tomentosa (Ruby Saltbush)



Mentha australis (River Mint)



Salvia rosmarinus 'Prostratus' (Prostrate Rosemary)

Town Planning Report

Plant Schedule

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.	Pro.
KITCHEN GARDEN (SEASONAL - TBC) (CONTINUED)									
Shrubs									
AlAm	*Allium ampeloprasum*	Elephant Garlic	Bulb	1.5m	0.3m			+	+
BrOl	*Brassica oleracea 'Lacinato'*	Tuscan Kale	140mm	0.45m	0.45m			+	+
XxXx	*Companion plant mix*	Companion plant mix	Multi-Punnet	0.45-0.5m	0.45-0.5m			+	+
CyAm	*Cymbopogon ambiguus*	Native Lemongrass	140mm	0.5m	0.5m		+		+
CyCt	*Cymbopogon citratus*	Lemongrass	140mm	1.6m	1.0m			+	+
CySc	*Cynara scolymus*	Globe Artichoke	5L	1.5m	1.5m			+	+
ErSa	*Eruca sativa*	Rocket	Punnet	0.3m	0.2m			+	+
FoVR	*Foeniculum vulgare 'Rubrum'*	Bronze Fennel	5L	1.5m	0.6m			+	+
LaAn	*Lavandula angustifolia*	English Lavender	5L	0.5m	0.75m			+	
PeCr	*Petroselinum crispum*	Curly Parsley	140mm	0.4m	0.2m			+	+
PeCN	*Petroselinum crispum var. neapolitanum*	Continental Parsley	140mm	0.4m	0.2m			+	+
RoOf	*Rosmarinus officinalis*	Rosemary	140mm	0.3-1.5m	1.0-2.0m			+	+
SaRo	*Salvia rosmarinus*	Culinary Sage	140mm	0.3-0.45m	0.6-0.75m			+	+
TuVi	*Tulbaghia Violacea*	Society Garlic	140mm	0.7m	0.3m			+	+
ViSp	*Viola sp.*	English Violets	Punnet	0.4m	0.2m			+	+
TURF / GRASS									
Turf 01	*Cynodon dactylon x transvaalensis*	TifTuf Bermuda (Rolled Turf)	Roll						
Turf 02	*Zoysia tenuifolia*	No Mow Grass	Tiles						
BALCONY PLANTERS - SHADE / PART SHADE									
Climbers									
FiPu	*Ficus pumila*	Creeping Fig	5L	8.0m	Spreading				
HaVi	*Hardenbergia violacea*	False Sarsparilla	5L	2.0-4.0m	2.0-4.0m	+	+		
HiSc	*Hibbertia scandens*	Snake Vine	5L	1.5-4.0m	2.0-3.0m		+		
KeNi	*Kennedia nigricans*	Black Coral Pea	5L	4.0m	6.0m		+		
PaSN	*Pandorea pandorana 'Snowbells'*	Snowbell Pandorea Vine	5L	5.5m	Spreading		+		
PaHe	*Parthenocissus henryana*	Chinese Silver-vein Creeper	5L	3.5m	Spreading			+	
PaTr	*Parthenocissus tricuspidata*	Boston Ivy	5L	4.5m	Spreading			+	
TrJa	*Trachelospermum jasminoides*	Star jasmine	5L	4.0m	4.0m			+	
Groundcovers + Cascaders									
AcWA	*Acacia cognata 'Waterfall'*	River Wattle 'Waterfall'	140mm	1.2m	2.5m		+		
AcNo	*Acaena novae-zelandiae*	Bidgee Widgee	140mm	0.15m	1.0m	+	+		
CaMo	*Carpobrotus modestus*	Inland Pigface	140mm	Prostrate	1.0-3.0m	+	+		
GoPR	*Goodenia ovata 'Prostrate'*	Prostrate Hop Goodenia	140mm	0.2m	1.0-3.0m	+	+		
MiCi	*Micromyrtus ciliata*	Fringe Heath-myrtle	140mm	1.0m	3.0m				
MyFL	*Myoporum parvifolium 'Fine Leaf'*	Creeping Boobialla	140mm	0.3m	1.0-2.0m		+		
SaPR	*Salvia rosmarinus 'Prostratus'*	Prostrate Rosemary	140mm	0.3-0.6m	0.6-0.9m			+	+
Small Shrubs + Grasses									
BrMu	*Brachyscome multifida*	Cut-leaf Daisy	140mm	0.2 m	0.75m	+	+		
ChAp	*Chrysocephalum apiculatum*	Common Everlasting	140mm	0.3m	1.0m	+	+		
CoAl	*Correa alba*	White Correa	140mm	1.5m	1.0-2.0m	+	+		
ErNi	*Eremophila nivea*	Emu Bush	140mm	1.5m	1.5m		+		
LoTA	*Lomandra longifolia 'Tanika'*	Tanika' Spiny-headed Mat-rush	140mm	0.5-0.6m	0.65m	+	+		
PeAu	*Pelargonium australe*	Austral Stork's-bill	140mm	0.3-0.5m	0.3-1.0m	+	+		



Allium ampeloprasum
(Elephant Garlic)



Brassica oleracea 'Lacinato'
(Tuscan Kale)



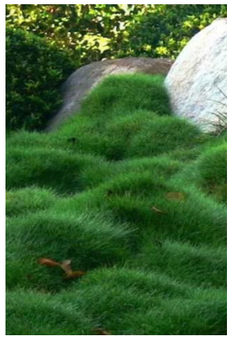
Cymbopogon ambiguus
(Name)



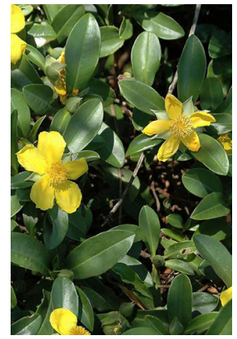
Cynara scolymus
(Globe Artichoke)



Viola sp.
(English Violets)



Zoysia tenuifolia
(No Mow Grass)



Hibbertia scandens
(Snake Vine)



Parthenocissus henryana
(Chinese Silver-vein Creeper)



Parthenocissus tricuspidata
(Boston Ivy)



Trachelospermum jasminoides
(Star Jasmine)



Acaena novae-zelandiae
(Bidgee Widgee)

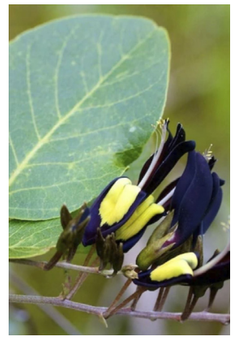


Goodenia ovata 'Prostrate'
(Hop Goodenia)

Town Planning Report

Plant Schedule

Code	Species	Common Name	Install	H (M)	W (M)	Ind.	Nat.	Exo.	Pro.
BALCONY PLANTERS FULL SUN / PART SUN									
Climbers									
FiPu	*Ficus pumila*	Creeping Fig	5L	8.0m	indef.				
HaVi	*Hardenbergia violacea*	False Sarsparilla	5L	2.0-4.0m	2.0-4.0m	+	+		
KeNi	*Kennedia nigricans*	Black Coral Pea	5L	4.0m	6.0m		+		
PaSN	*Pandorea pandorana 'Snowbells'*	Snowbell Pandorea Vine	5L	5.5m	Spreading		+		
Groundcovers + Cascaders									
AcWA	*Acacia cognata 'Waterfall'*	'Waterfall' River Wattle	140mm	1.2m	2.5m		+		
CaMo	*Carpobrotus modestus*	Inland Pigface	140mm	Prostrate	1.0-3.0m	+	+		
CoSa	*Convolvulus sabatius*	Bindweed	140mm	0.1m	2.0m			+	
MiCi	*Micromyrtus ciliata*	Fringe Heath-myrtle	140mm	1.0m	3.0m				
MyFL	*Myoporum parvifolium 'Fine Leaf'*	Creeping Boobialla	140mm	0.3m	1.0-2.0m		+		
SaPR	*Salvia rosmarinus 'Prostratus'*	Prostrate Rosemary	140mm	0.3-0.6m	0.6-0.9m			+	+
ScMC	*Scaevola albida 'Mauve Carpet'*	Fan Flower	140mm	0.3m	2.0m		+		
Small Shrubs + Grasses									
ArSt	*Arthropodium strictum*	Chocolate Lily	140mm	0.3-1.0m	0.3m	+	+		
BrMu	*Brachyscome multifida*	Cut-leaf Daisy	140mm	0.2 m	0.75m	+	+		
BuBu	*Bulbine bulbosa*	Bulbine Lily	140mm	0.5m	0.3m				
CaCi	*Calocephalus citreus*	Lemon Beauty-heads	140mm	0.5m	0.3m	+	+		
CaLa	*Calocephalus lacteus*	Milky Beauty-heads	140mm	0.3-0.5m	0.3-1.0m	+	+		
ChAp	*Chrysocephalum apiculatum*	Common Everlasting	140mm	0.3m	1.0m	+	+		
CoAl	*Correa alba*	White Correa	140mm	1.5m	1.0-2.0m	+	+		
ErNi	*Eremophila nivea*	Emu Bush	140mm	1.5m	1.5m		+		
EuRi	*Euphorbia rigida*	Gopher Plant	140mm	0.6-1.0m	0.6-1.0m				
LoTA	*Lomandra longifolia 'Tanika'*	Tanika' Spiny-headed Mat-rush	140mm	0.5-0.6m	0.65m	+	+		
PeAu	*Pelargonium australe*	Austral Stork's-bill	140mm	0.3-0.5m	0.3-1.0m	+	+		
RoAn	*Rhodanthe anthemoides*	Chamomile Sunray	140mm	0.3m	0.3-0.6m		+		
WL	*Wahlenbergia luteola*	Bronze Bluebell	140mm	0.4m	0.2m	+	+		



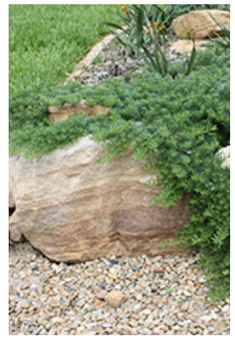
Kennedia nigricans
(Black Coral Pea)



Pandorea 'Snowbells'
(Pandorea Vine)



Acacia cognata 'Waterfall'
('Waterfall' River Wattle)



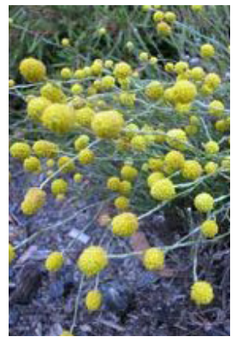
Myoporum parvifolium
(Creeping Boobialla)



Arthropodium strictum
(Chocolate Lily)



Brachyscome multifida
(Cut-leaf Daisy)



Calocephalus citreus
(Lemon Beauty-heads)



Chrysocephalum apiculatum
(Common Everlasting)



Euphorbia rigida
(Gopher Plant)



Lomandra 'Tanika'
(Tanika' Mat-rush)



Rhodanthe anthemoides
(Chamomile Sunray)



Wahlenbergia luteola
(Bronze Bluebell)

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