

Landscape Works Approval - Rev A

Cotter Road, Weston Creek, Canberra ACT 2611

Date: 09 July 2021

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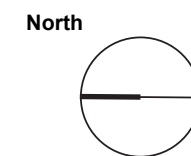
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3. Landscape Inspiration



Localised topography + terrain
 To use the sites topography in a way that creates interesting spaces and experiences



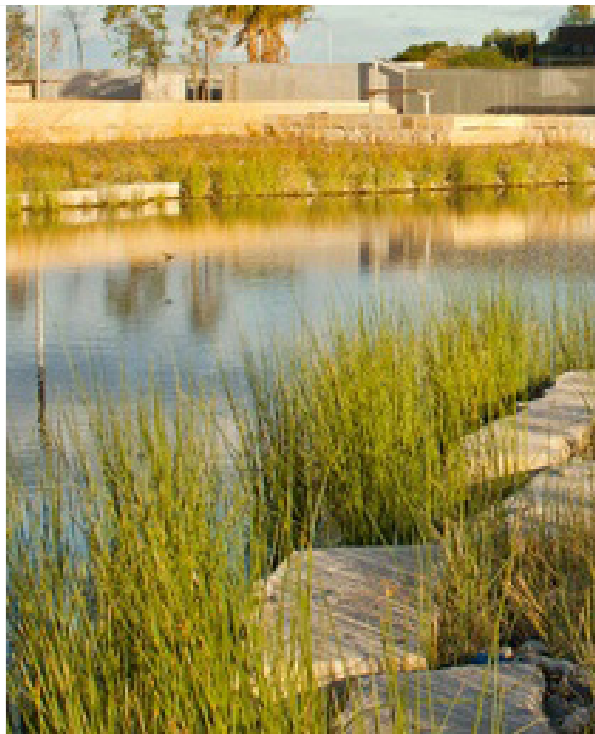
Local waterways + rivers
 To create areas that attract wildlife and allow stimulation but also serve as a functional purpose



Local views
 Designing and creating spaces that provide varied experiences of the wider site



Local materials + salvaging
 Using materials in the landscape that are sympathetic to the character of the site



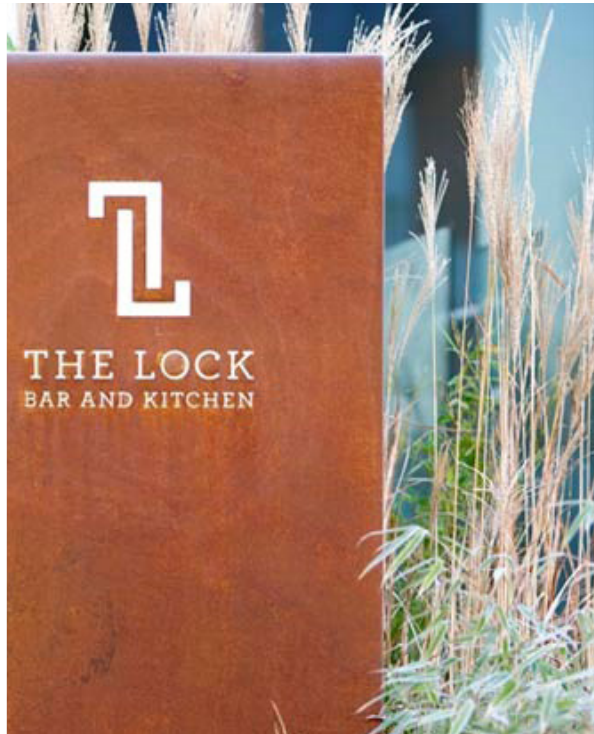
Hydrology + sustainability
 Using the sites topography to integrate through design hydrology and sustainability outcomes

4. 10 Key Principles



Healthy Living

To provide amenities that encourage health and wellbeing



Legibility

To create clear, understandable and intelligible spaces and links



Visual Interest

To create different and distinctive spaces and amenities to help stimulation



Experiences

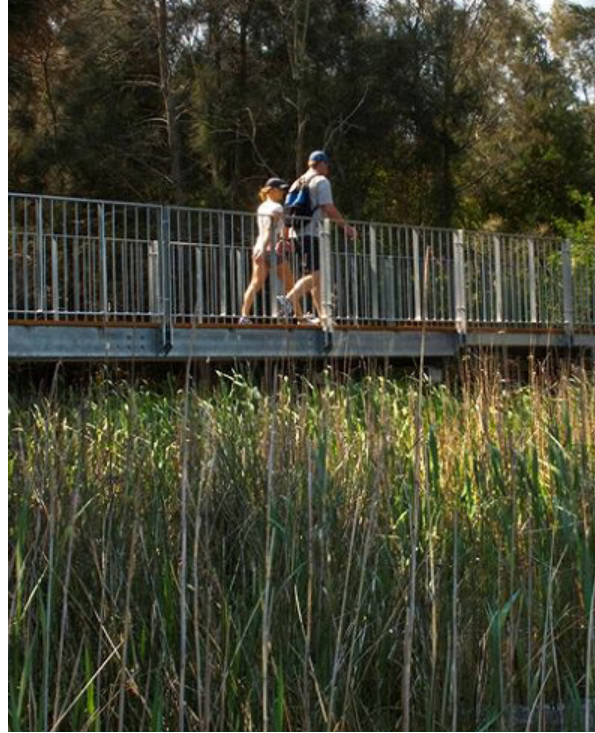
To create multiple experiences throughout site



Safety

To create spaces, circulation and entry exits with minimal risk and ambiguity

5. 10 Key Principles Cont'd



Activity

Walkways that not only act as circulation but create a visual interest and a desirable function of activity and fitness



Sensory

Visually interesting, strong colours and scented for sensory stimulation



Ecology

As many existing native trees as possible and promote the use of local and regionally native vegetation and sustainability.



Contemplation

Create areas for maximising views providing viewing platforms with seating at designated viewing locations

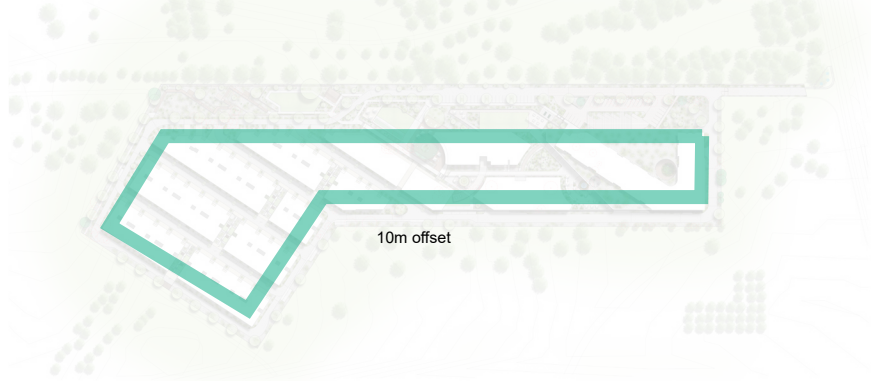


Educational

Provide educational signage about the sites Flora and fauna and wsud treatments

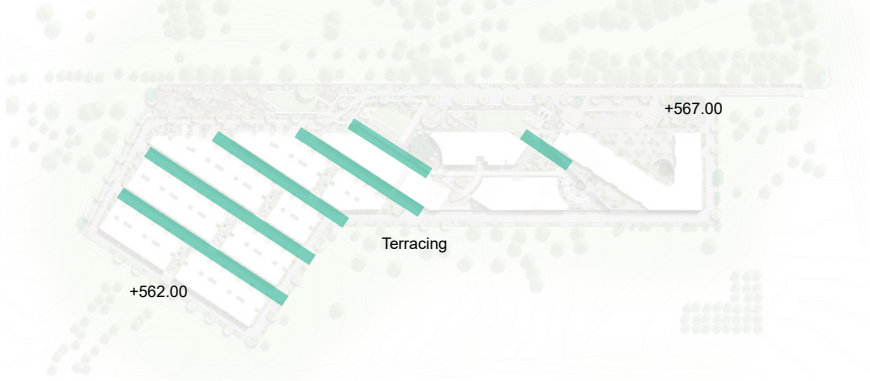
6. Opportunities and Constraints

Constraints



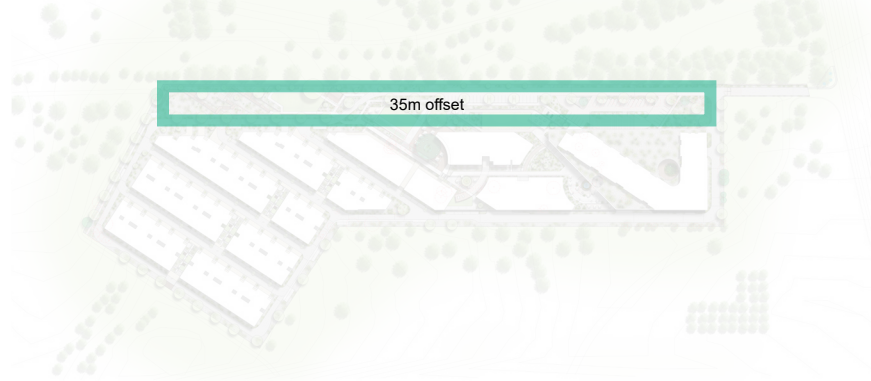
Bush Fire Restraints:

10m offset from all building structures for any plants greater than 4m in height



Terrain:

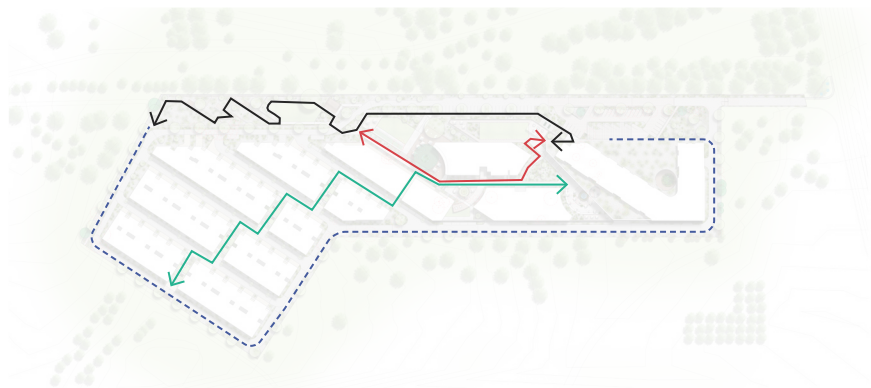
The southern level of +567.00 drops 15m throughout the site to +552.00 at the northern end.



Offsets:

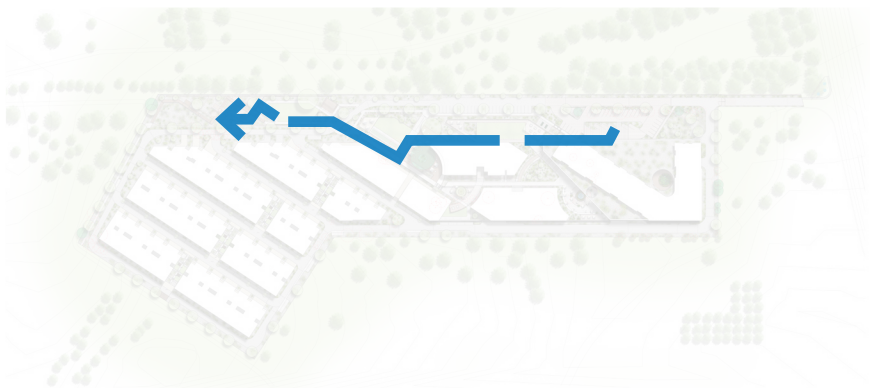
A 35m offset from the eastern boundary limits and reduces the ability for lineal open space

Opportunities



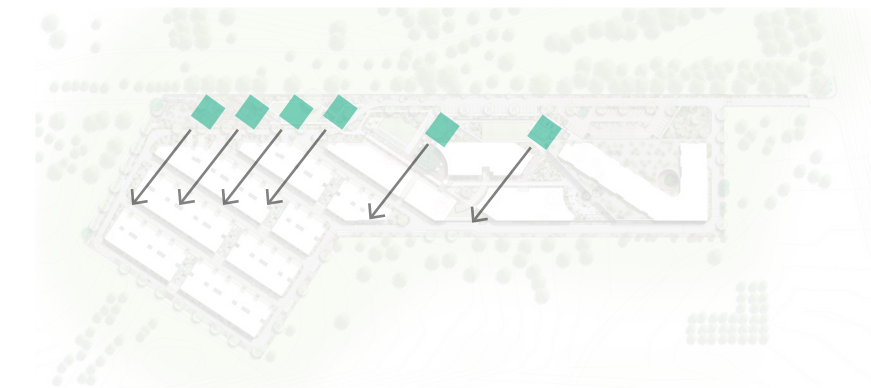
Circulation:

Multiple site links and walking experiences



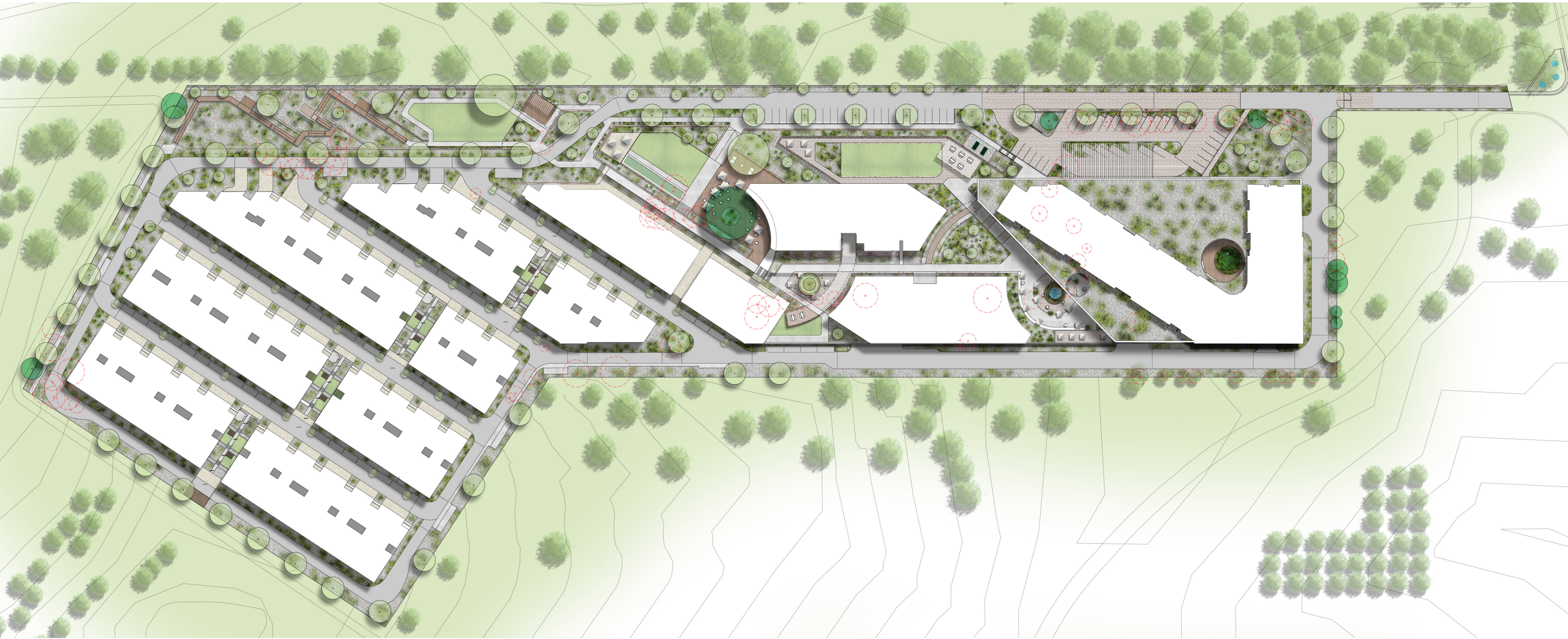
Overland Flow:

Visual water flow / dry creek bed with multiple link and road crossings to create interest / experience and landmarks and to create breaks in planting to minimise fire risk



Terracing + Views:

The steep site provides many opportunities for leveled terracing which accommodate multiple amenities for the residents while maintaining views over

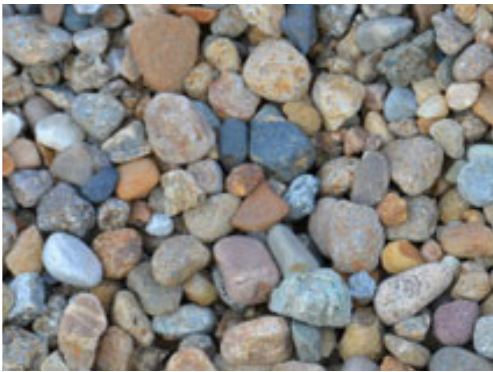
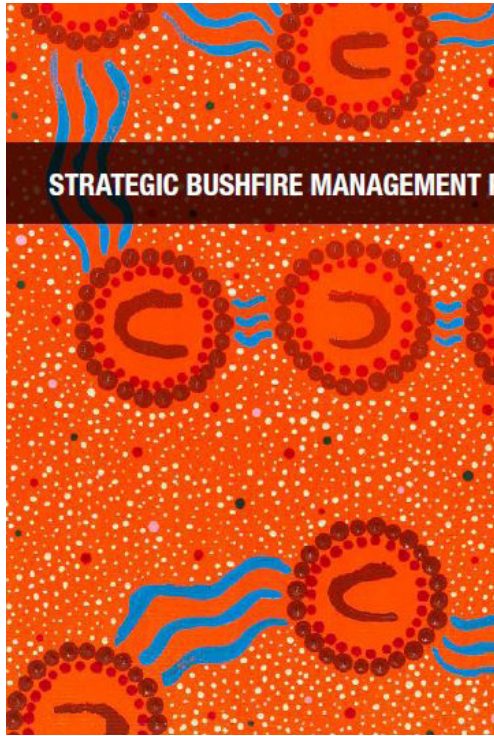


Landscape Bushfire Strategies

8. Landscape Bushfire Strategies

Introduction

The selections of the trees throughout the various areas of the landscape are driven by the following factors:



Selection of Plant Species

- Yarralumla Nursery-Fire Retardant Plants for Canberra
- ACT Smart
- Ozbreed
- Australian Native Plants Society

Tree canopy cover be less than 15% of site at maturity.

Trees at maturity should not touch or overhang buildings.

Llimbs to be removed within 2m above the ground.

Tree canopies to be separated by 2 - 5m.







Preference given to smooth barked and evergreen trees + Non-flammable material will be used as ground cover i.e. pebbles, recycled crushed bricks.

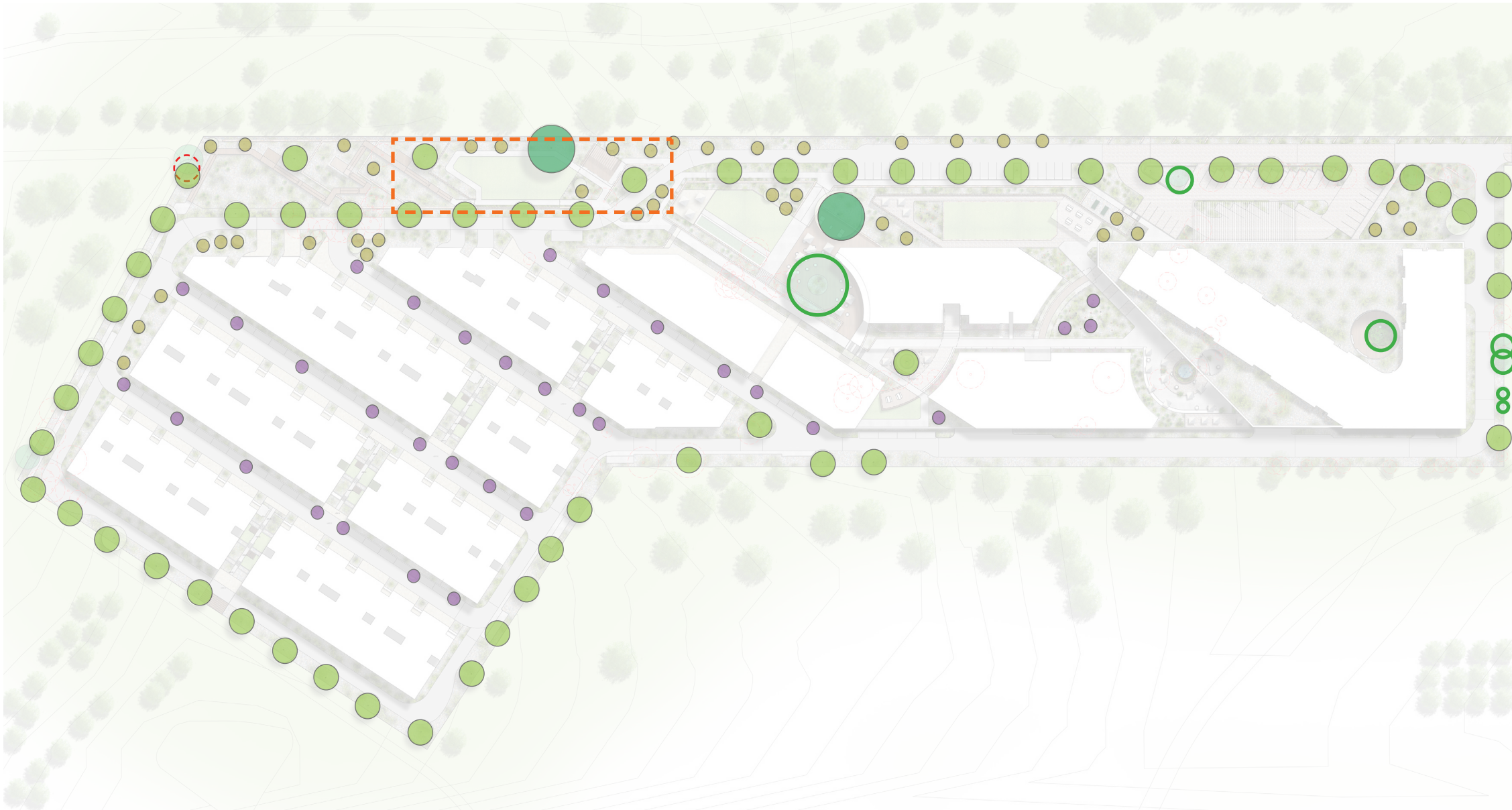
9. Bushfire Strategy - Tree Planting

Bushfire Tree Planting Principals

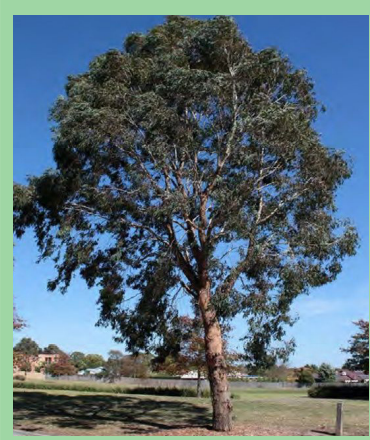
- >Tree canopy cover be less than 15% of site at maturity.
- >Trees at maturity should not touch or overhang buildings.
- >Limbs to be removed within 2m above the ground.
- >Tree canopies to be separated by 2 - 5m.
- >Preference given to smooth barked and evergreen trees.

Legend

-  Proposed Approx 15 Meter Diameter Trees
-  Proposed Approx 8 Meter Diameter Trees
-  Proposed Approx 4 Meter Diameter Trees
-  Proposed Approx 3 Meter Diameter Trees
-  Existing Trees to be retained
-  Zone of Contamination (Max 1m Soil Depth)



Eucalyptus mannifera (12-15m)



Eucalyptus melliodora (6-8m)



Eucalyptus gregsoniana (3-4m)



Pyrus calleryana 'Capital' (1-3m)



Non Combustible Mulch

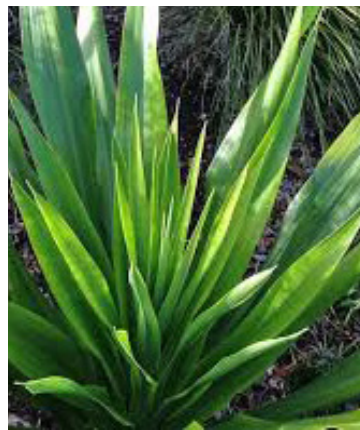


Smooth Bark

10. Bushfire Strategy - Shrub & Groundcover Planting

Shrub & Groundcover Planting Principals

- >To create large discontinuities or gaps in the vegetation
- >Shrubs not located under trees.
- >Shrubs to not form more then 10% of ground cover.
- >Clumps of shrubs to be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.



Accent Shrubs



Large Shrubs



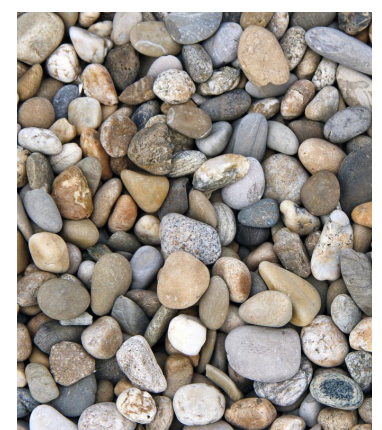
Medium Shrubs



Groundcovers



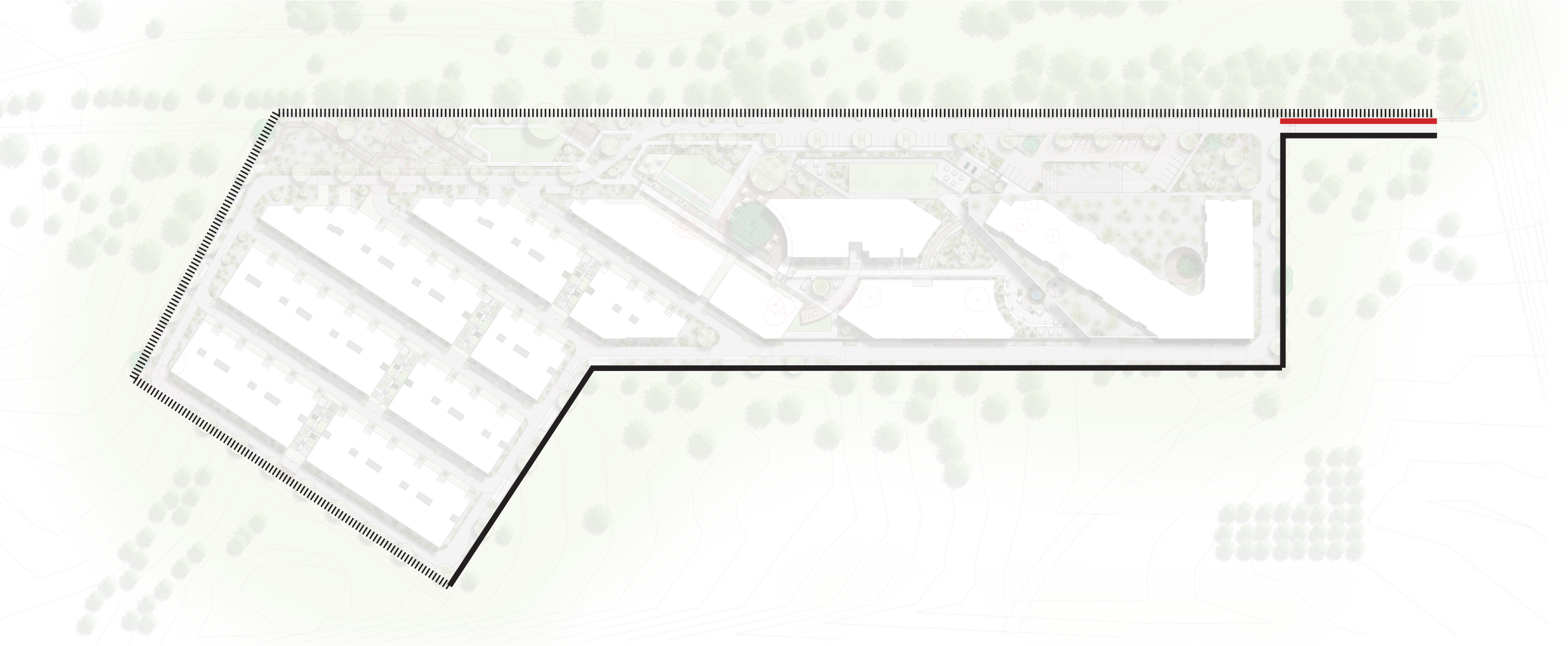
Shade Tolerant Shrubs

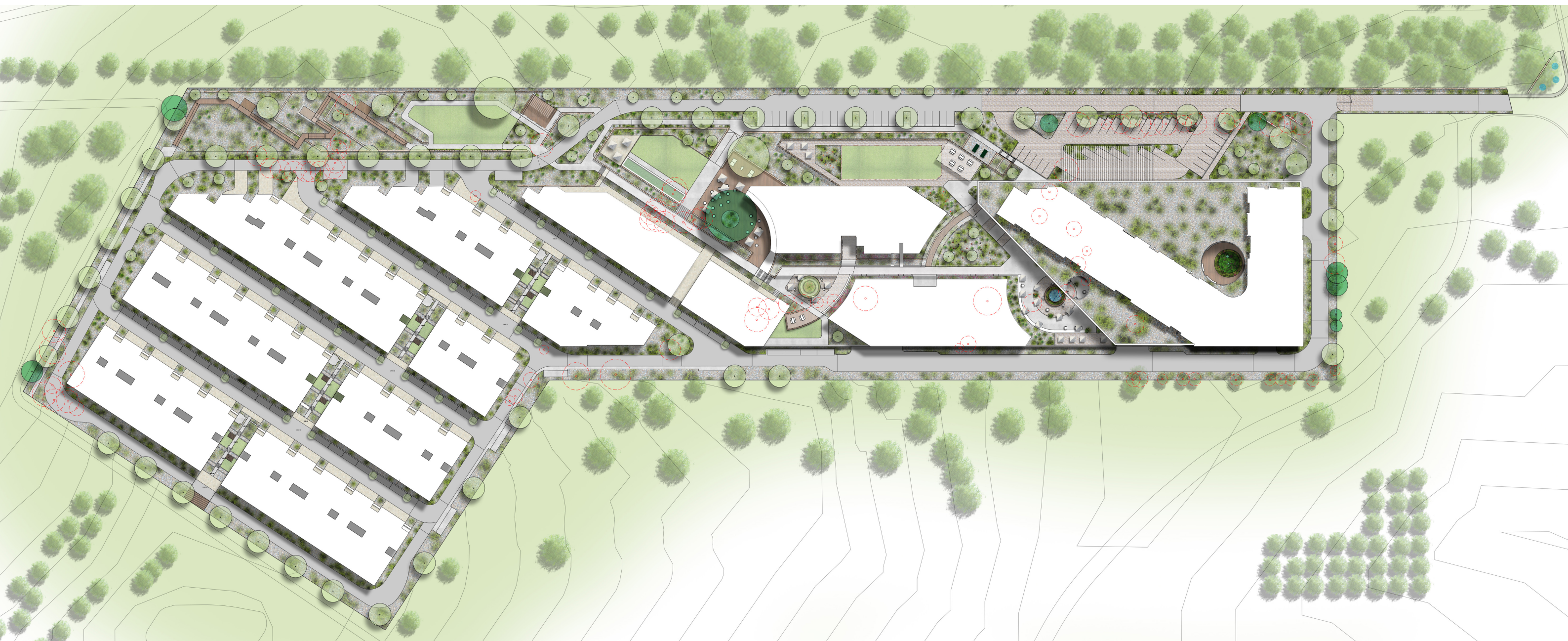


Non Combustible Mulch

11. Bush Fire Strategy - Fencing

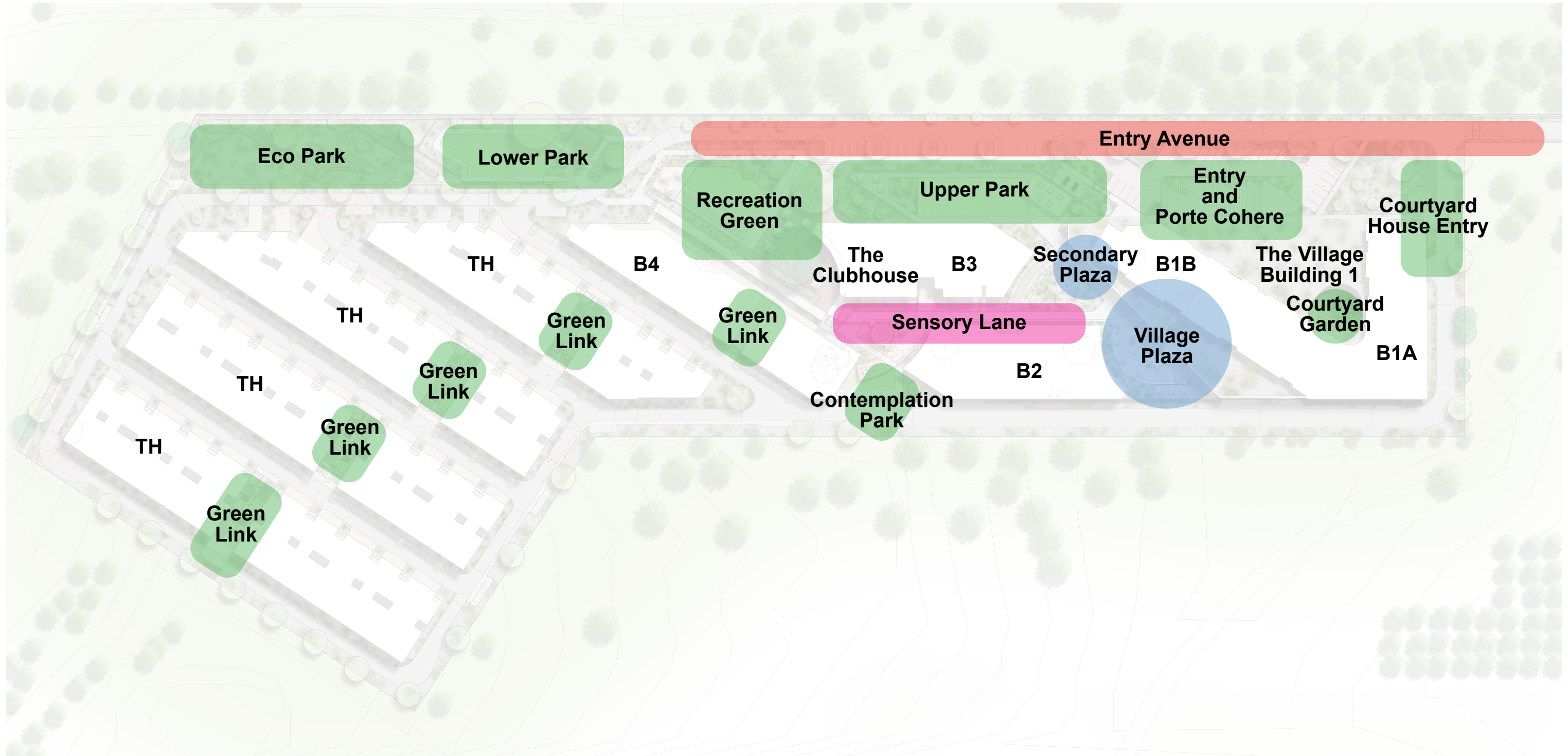
-  2m High Colour Bond Fencing
-  1.8m High Colour Bond Fencing
-  Entry Signage Wall





Landscape Design: Open Spaces and Parklands

13. Open Spaces Strategy



14. Landscape Master Plan

**Eco Park:
(RL 559.50)**

- Meandering board walks
- Series of seating and resting zones
- Educational Posts

**Lower Park:
(RL 562.00)**

- Open lawn
- Shade structure with BBQ
- Dog Park

**Recreation Green:
(RL 563.00)**

- Open lawn
- Table tennis / Foosball
- Lawn bowl lane / Boccie
- Cafe / bar seating

**Upper Park:
(RL 567.00)**

- Open lawn
- Terraced walling
- Kids Wild Play
- Shade structures

**Entry and Porte Cohere:
(RL 566.80)**

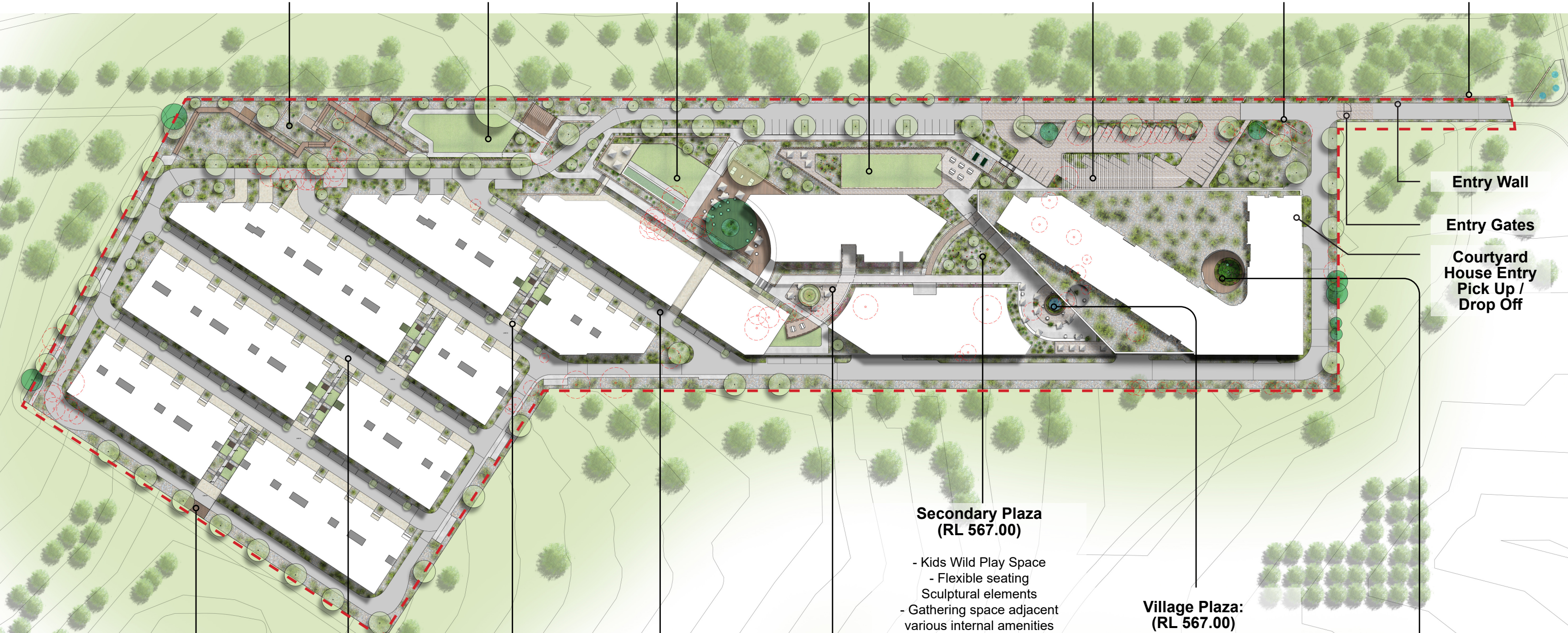
- Carparking
- Porte cochere / drop off

**Entry Avenue:
(RL 566.80)**

- Sculptural entry / signage walls
- Security gate

Entry:

- Avenue
- Signage Wall



Entry Wall

Entry Gates

Courtyard House Entry
Pick Up / Drop Off

**Secondary Plaza
(RL 567.00)**

- Kids Wild Play Space
- Flexible seating
- Sculptural elements
- Gathering space adjacent various internal amenities

**Village Plaza:
(RL 567.00)**

- Multi Purpose Space
- Versatile water feature
- Circular shade structure
- Various seating options
- West facing Sunset Bar with external seating

**Courtyard Garden
(RL 567.00)**

- Circular Space
- Existing tree
- Sensory Design

Viewing Platform

- Extension of Green Link

Laneways

- One way
- Shared pedestrian and vehicle space

Green Links

- Step access
- Resting platforms
- Seating

Laneways

- One way
- Shared pedestrian and vehicle space

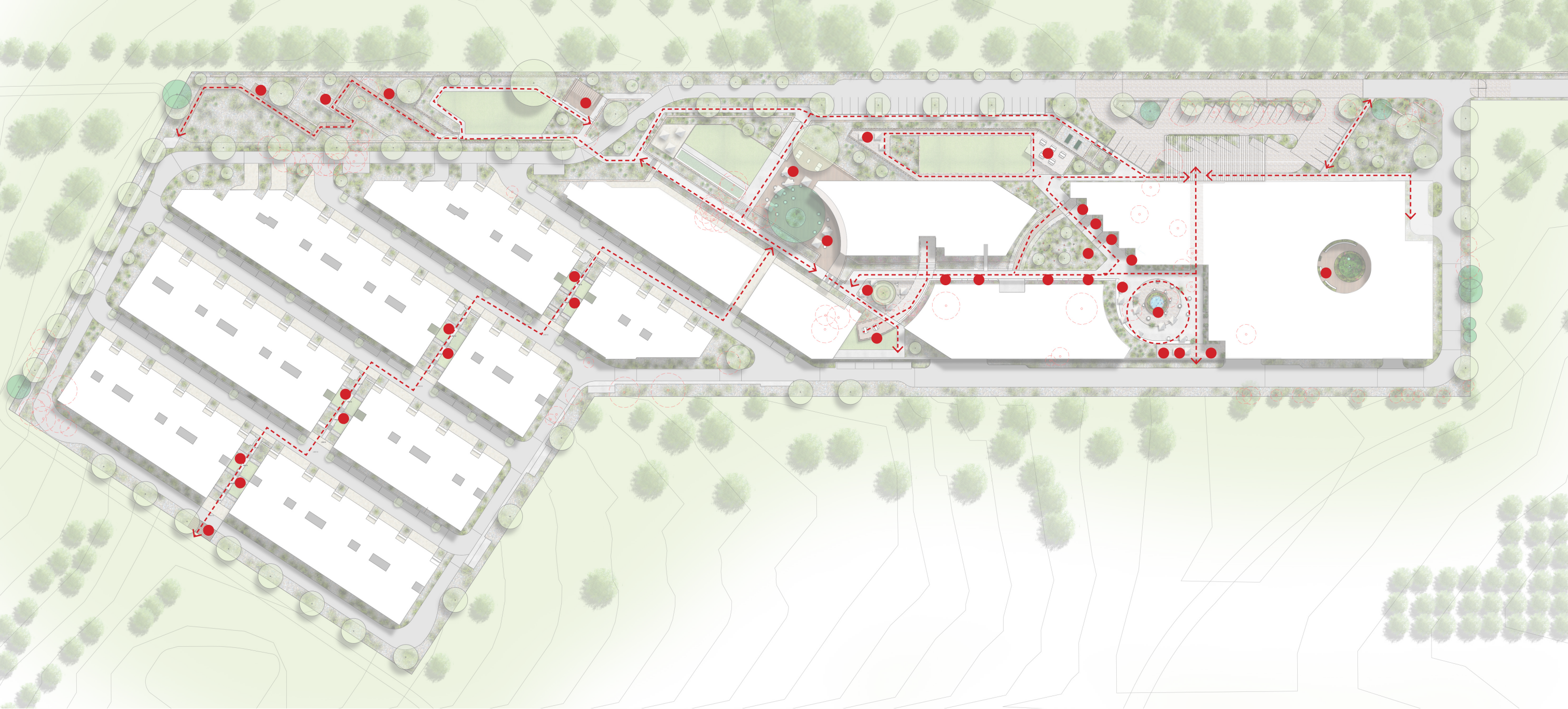
**Sensory Lane
(RL 567.00)**

- Lineal link
- Planted with scented species
- Interactive

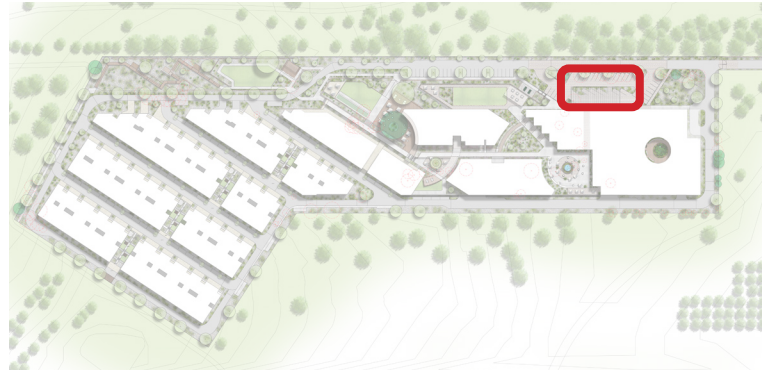
15. Pedestrian Circulation and Resting Point Diagram

Legend

- <---> Circulation Routes
- Resting / Seating elements



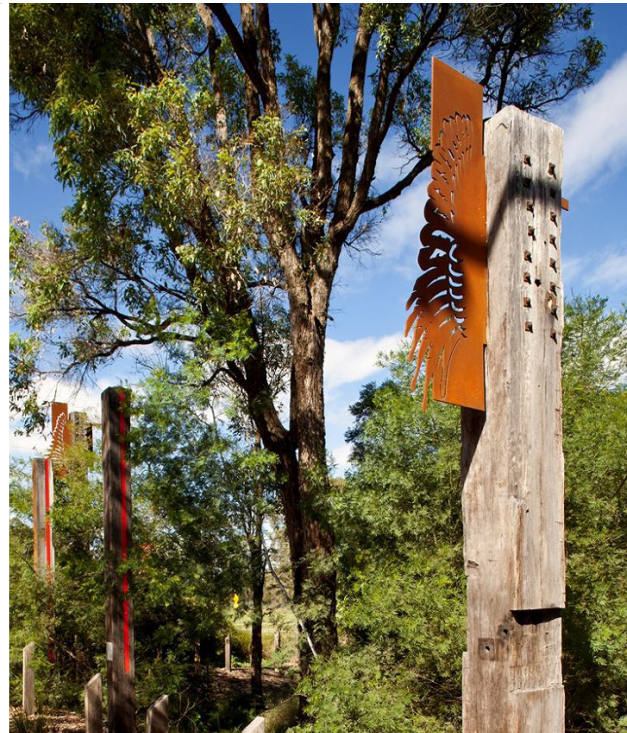
16. Landscape Character - Arrival



Location Plan - Arrival



Existing Tree Lined Avenue

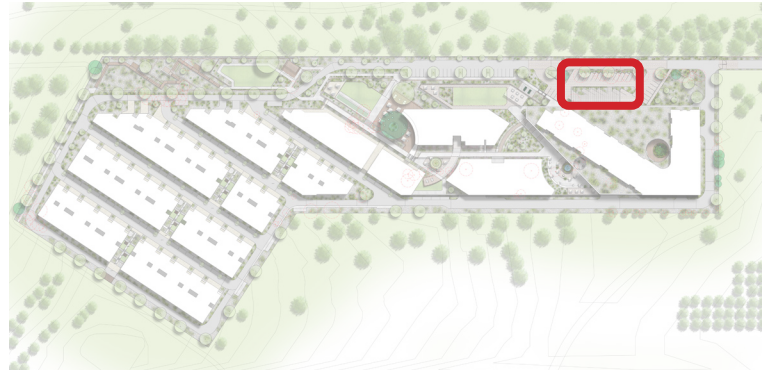


Sculptural Opportunity



Feature Walls with Signage

17. Landscape Plan - Arrival

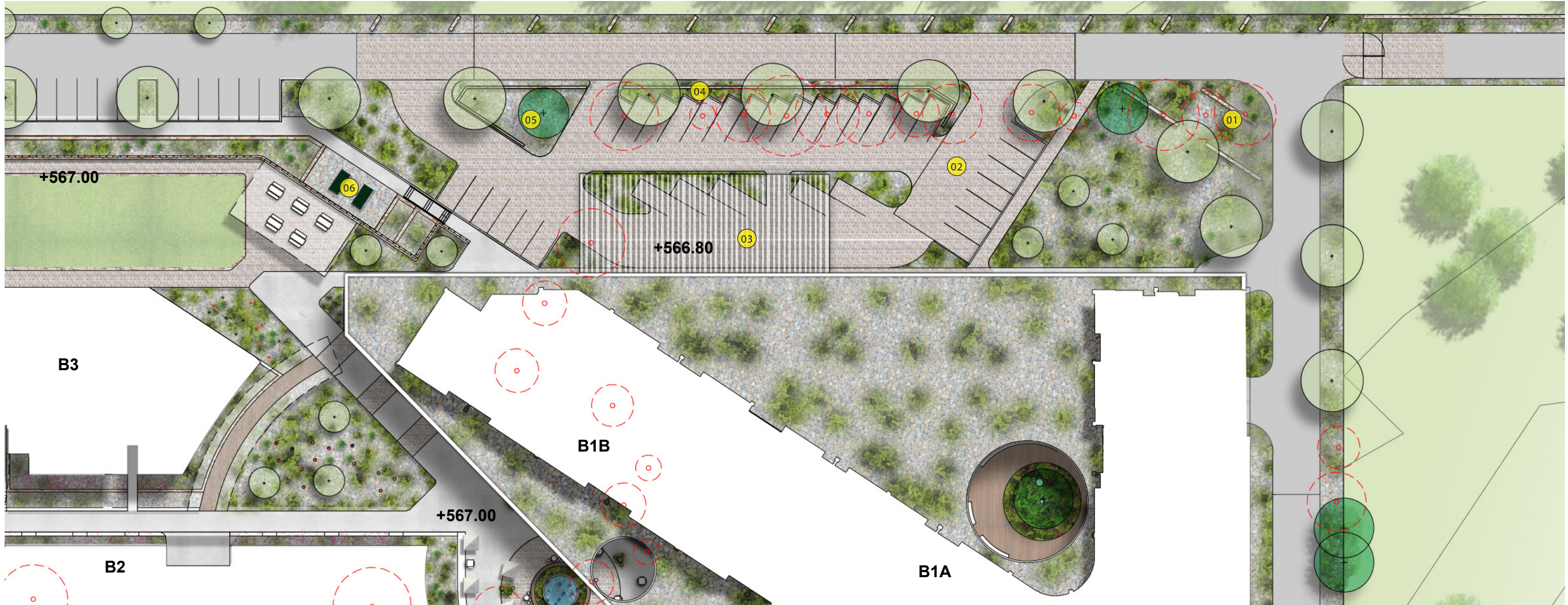
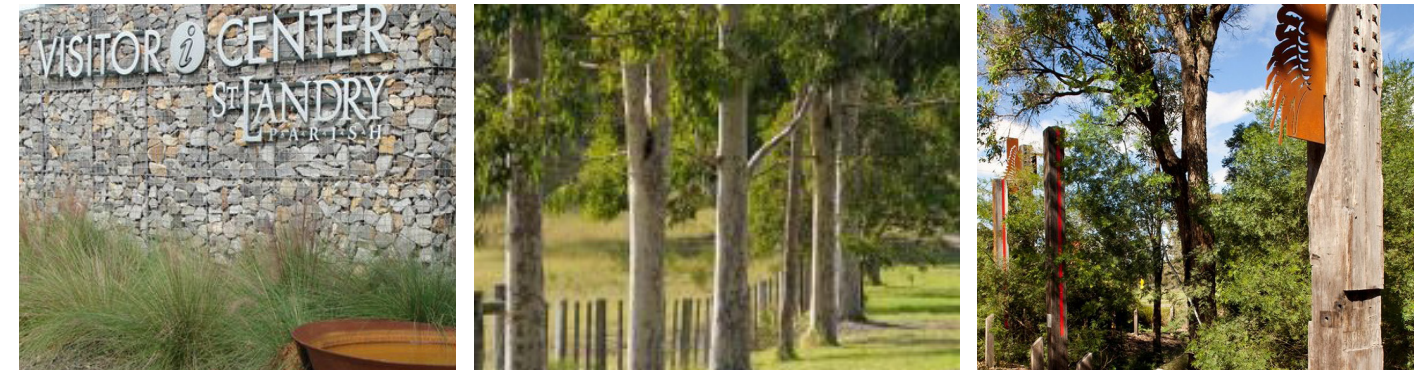


Location Plan - Arrival

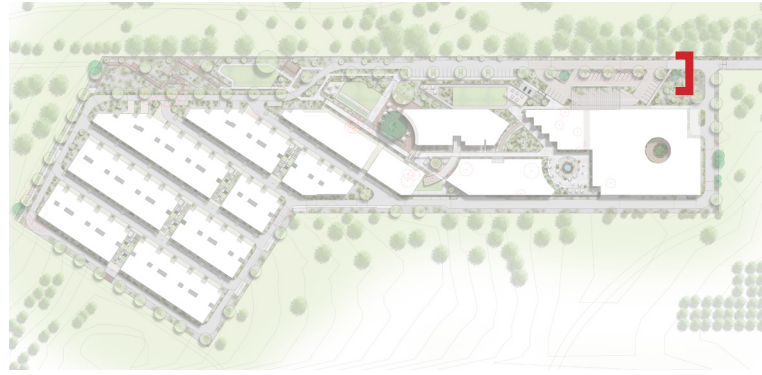
Legend

- 01 Feature entry walls
 - 02 Angled entrance to relate to building
 - 03 Structure to highlight entry zone
 - 04 Low wall separating entry avenue to arrival
 - 05 Existing tree retained at entry
 - 06 Substation
-
- Existing trees to Retain
 - Proposed Trees
 - Existing Trees to be Removed

Precedent Imagery



18. Landscape Section - Arrival

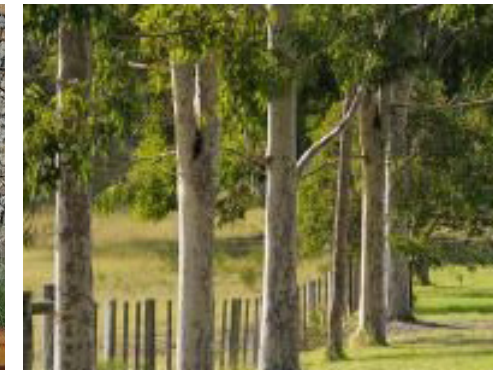


Location Plan - Arrival

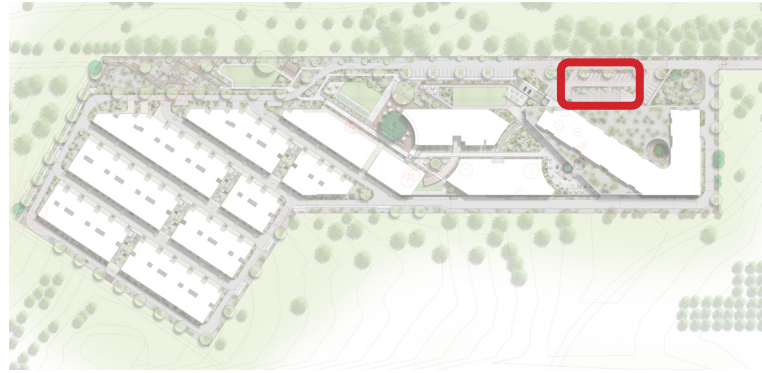
Legend

- 01 Entry feature blade walls
- 02 Entry signage wall
- 03 Native plantings mixture of shrubs and groundcovers
- 04 Native tree plantings
- 05 1.8m High Colour Bond Fencing

Precedent Imagery



19. Arrival Indicative Planting Palette



Location Plan - Arrival

Botanical Name

Eucalyptus gregsoniana
 Eucalyptus mannifera
 Eucalyptus melliodora
 Pyrus calleryana 'Capital'
 Phormium tenax
 Anigozanthos bush ranger
 Teucrium fruticans
 Carex appressa
 Lomandra longifolia
 Juniperus virginiana
 Hebe spp.
 Isolepis nodosa
 Lonicera nitida
 Raphiolepis indica Alba
 Viburnum tinus
 Dianella tasmanica
 Brachychiton populneus

Common Name

Mallee Snow Gum
 Brittle Gum
 Yellow Box
 Ornamental Pear
 Bronze Baby
 Kangaroo Paw Bush Ranger
 Germander
 Tall sedge
 Lomandra
 Grey Owl
 Emerald Green
 Knobby Club Rush
 Box Honeysuckle
 Indian Hawthorn
 Laurus
 Tasmanian Flax Lily
 Kurrajong

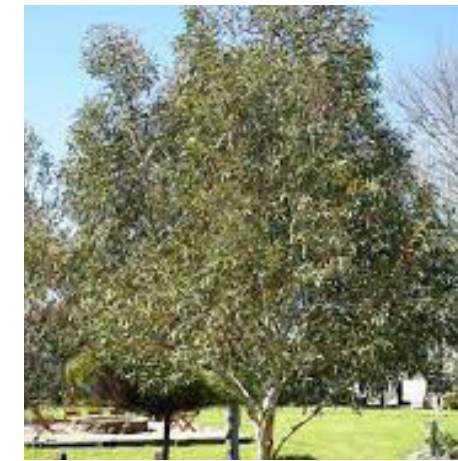
Imagery



Eucalyptus mannifera (12-15m)



Eucalyptus melliodora (6-8m)



Eucalyptus gregsoniana (3-4m)



Pyrus calleryana 'Capital' (1-3m)



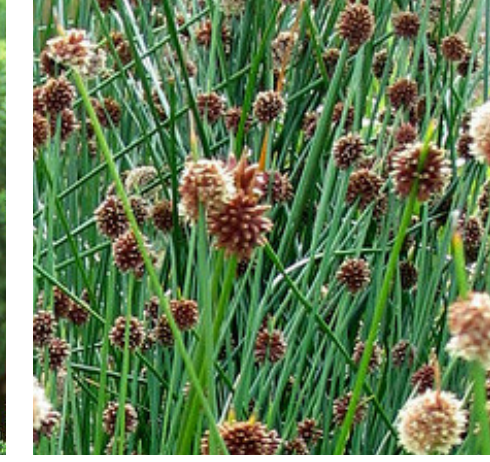
Carex appressa



Juniperus virginiana



Hebe spp.

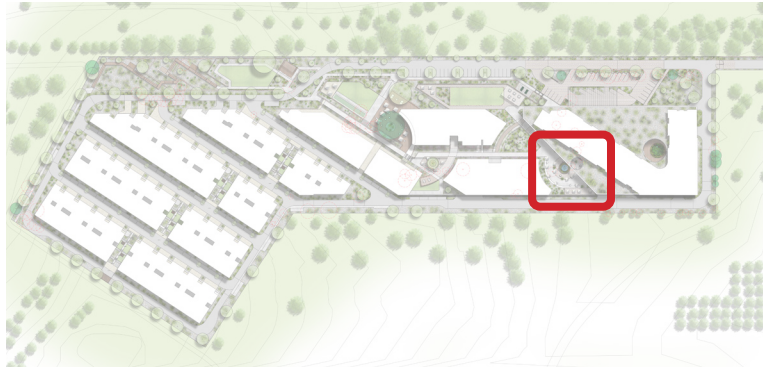


Isolepis nodosa

Note: All species selected from:

- Yarralumla Nursery-Fire Retardant Plants for Canberra
- ACT Smart
- Ozbreed
- Australian Native Plants Society

20. Landscape Character - Village Plaza



Location Plan - Village Plaza



Circulation within the landscape



Raised water feature with edge seating

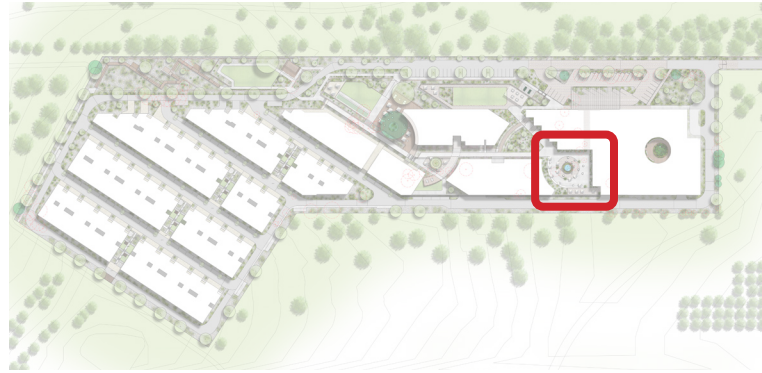


Flexible seating

Design Intent

- Generally wide open space with room for flexibility based on ever changing events and seasons
- Open space for ease of circulation and gathering zones
- The villages 'Village Plaza'
- Water feature for all year round entertainment / movement and noise
- Various seating options for all abilities
- Sunset bar

21. Landscape Plan - Village Plaza



Location Plan - Village Plaza

- Existing trees to Retain
- Proposed Trees
- Existing Trees to be Removed

Legend

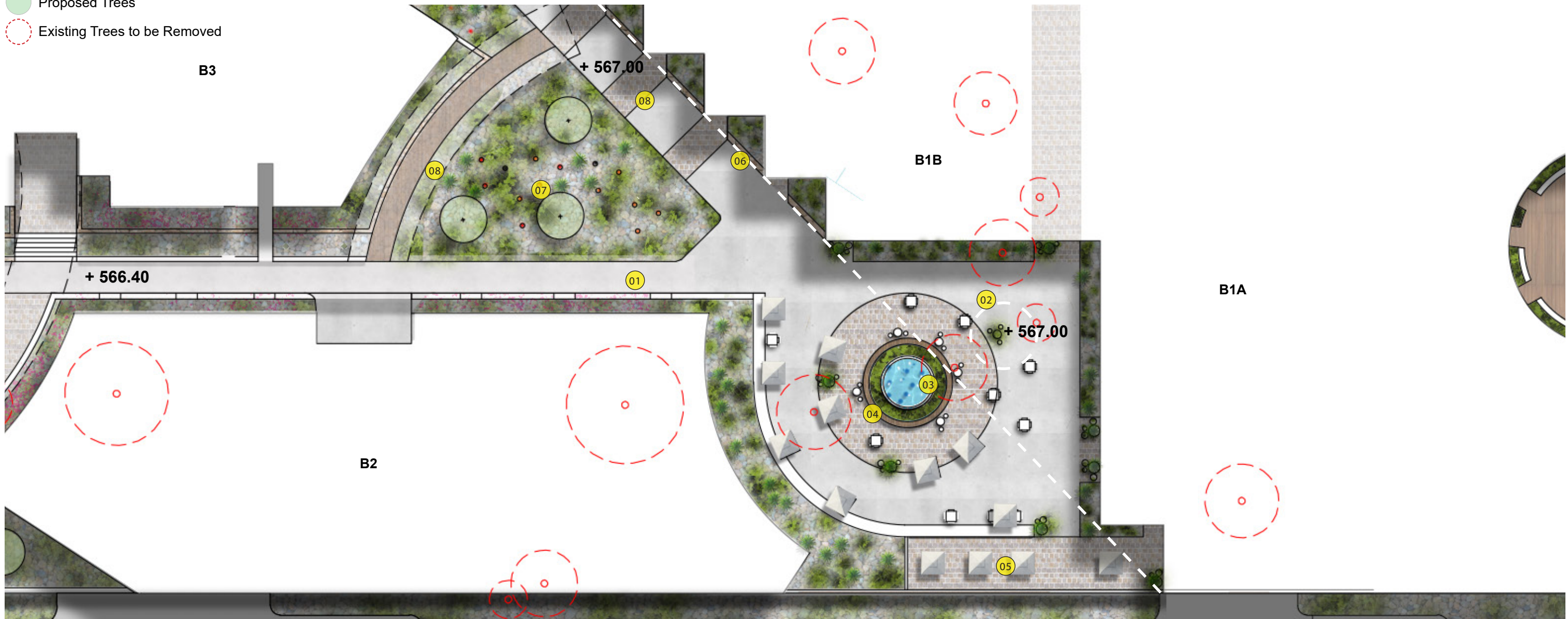
Primary Plaza

- 01 Shade structure
- 02 Open paved area for circulation and events
- 03 Water feature on building axis
- 04 Seating around edges
- 05 External Sun Set Bar seating zone

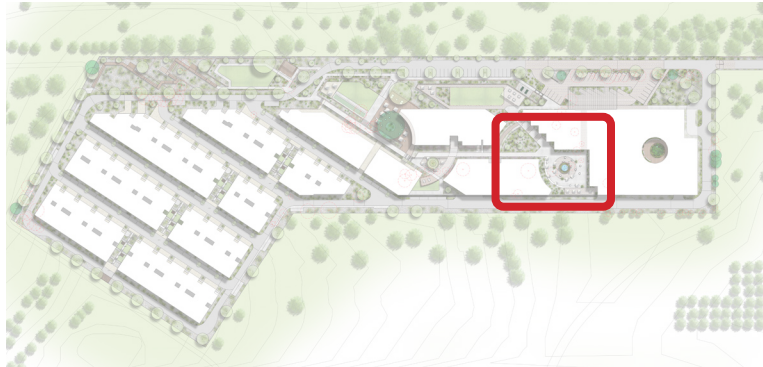
Secondary Plaza

- 06 Seating zone adjacent internal activities
- 07 Integrated kids Wild Play and planting
- 08 Shade structure over head

Precedent Imagery



22. Village Plaza Indicative Planting Palette



Location Plan - Village Plaza

Botanical Name	Common Name
<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear
<i>Pennisetum alopecuroides</i>	Chinese Fountain Grass
<i>Lonicera nitida</i>	Box Honeysuckle
<i>Raphiolepis indica</i> Alba	Indian Hawthorn
<i>Viburnum tinus</i>	Laurus
<i>Hebe</i> spp.	Emerald Green
<i>Dianella tasmanica</i>	Tasmanian Flax Lily
<i>Allocasuarina nana</i>	Dwarf She Oak
<i>Correa alba</i>	White Correa
<i>Dianella caerulea</i>	Flax Lily
<i>Dietes iridioides</i>	Wild Iris
<i>Doryanthes excelsa</i>	Gynea Lily
<i>Dodonea viscosa</i>	Hop Bush
<i>Liriope muscari</i>	Lilyturf
<i>Phebalium squamulosum</i>	Forest Phebelium
<i>Westringia fruticosa</i>	Coastal Rosemary
<i>Brachychiton populneus</i>	Kurrajong

Note: All species selected from:
 - Yarralumla Nursery-Fire Retardant Plants for Canberra
 - ACT Smart
 - Ozbreed
 - Australian Native Plants Society

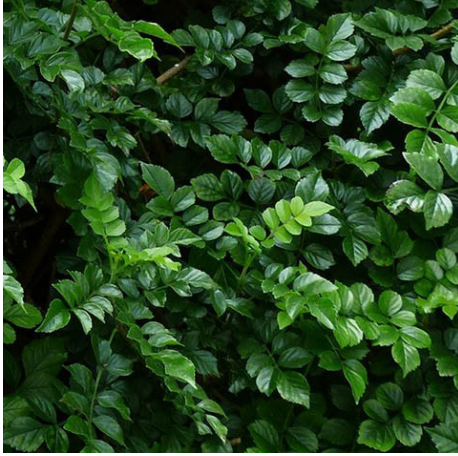
Imagery



Pyrus calleryana 'Capital' (1-3m)



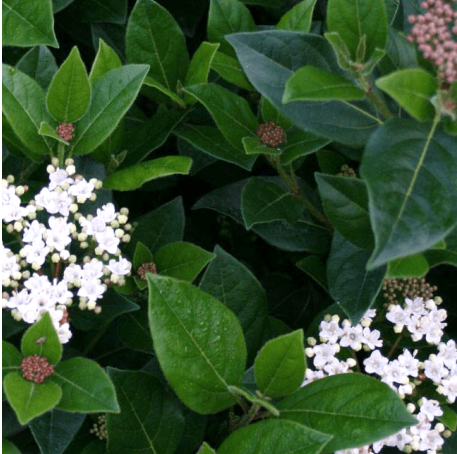
Pennisetum alopecuroides



Lonicera nitida



Raphiolepis indica Alba



Viburnum tinus

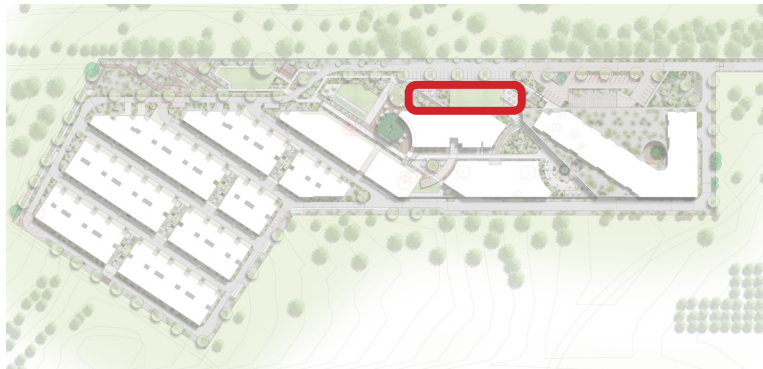


Hebe spp.



Dianella tasmanica

23. Landscape Character - Upper Park and Kids Play



Location Plan - Upper Park and Kids



Mixture of open lawn and wild play adjacent



Native planting



Wild play

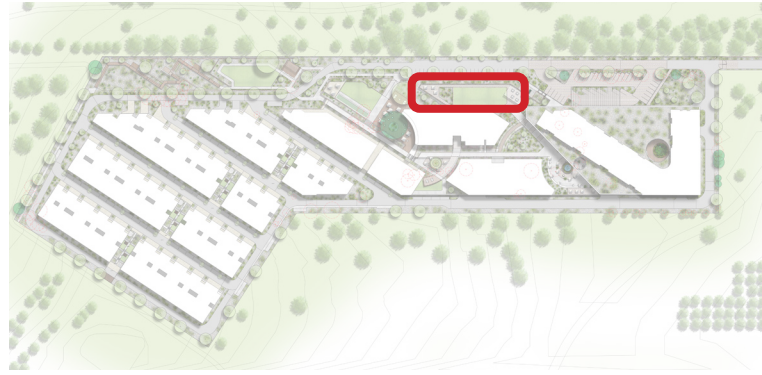


Shade structure and seating

Design Intent

- Elevated park with views
- Connections to village plaza, secondary plaza, drop off / entry space and step access to sports bar
- A mixture of open lawn, kids wild play, areas for adult seating and supervision.
- Viewing platform




24. Landscape Plan - Upper Park and Kids Play



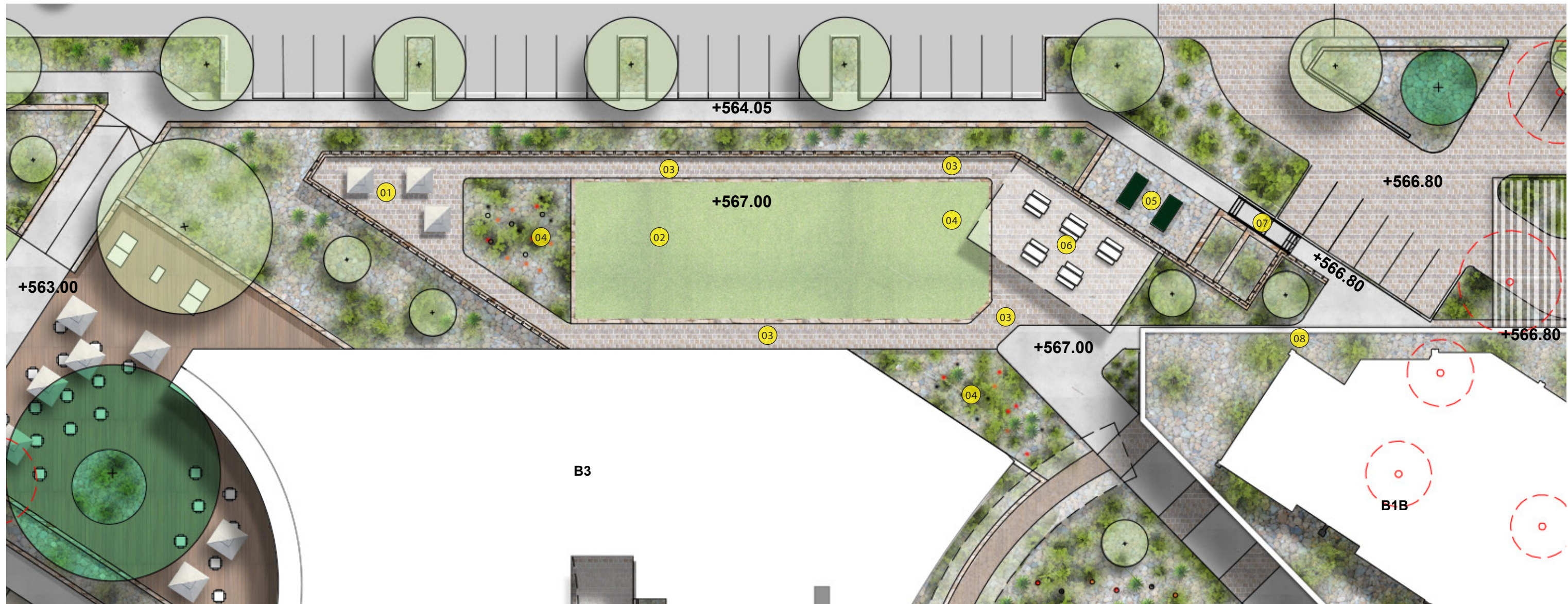
Location Plan - Upper Park and Kids

Legend

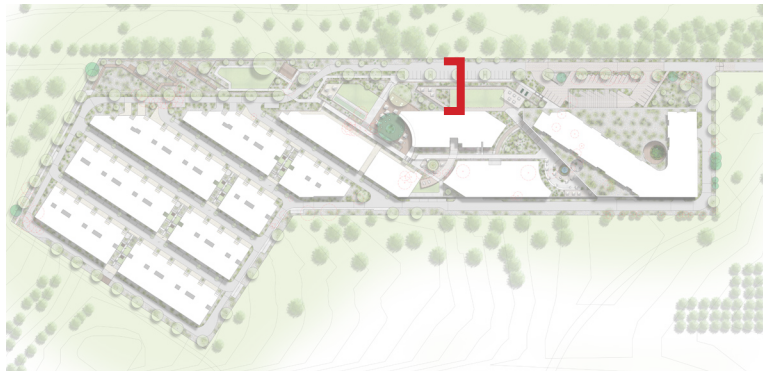
- 01 Viewing platform with seats
- 02 Open lawn
- 03 Loop path
- 04 Kids wild play and with sculpture and planting
- 05 Substation
- 06 Social corner with shade structure
- 07 Step access from street level
- 08 Link to car park and Care Hub

-  Existing trees to Retain
-  Proposed Trees
-  Existing Trees to be Removed

Precedent Imagery



25. Landscape Section - Upper Park and Kids Play

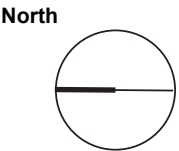


Location Plan - Upper Park and Kids Play

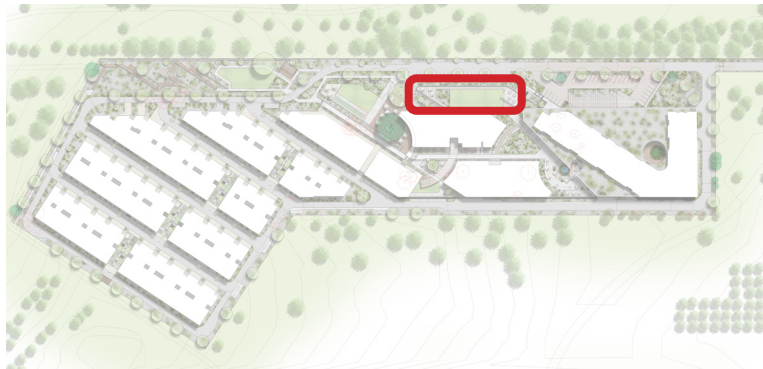
Legend

- 01 Viewing platform with seat and shade structure
- 02 Open lawn
- 03 Loop path
- 04 Kids wild play and with sculpture and planting
- 05 500mm high seating wall
- 06 Concrete footpath
- 07 Native plantings mixture of shrubs and groundcovers
- 08 Native tree plantings
- 09 Fencing on top of retaining wall
- 10 1.8m High Colour Bond Fencing

Precedent Imagery



26. Upper Park and Kids Play Indicative Planting Palette



Location Plan - Upper Park and Kids

Botanical Name	Common Name
<i>Eucalyptus mannifera</i>	Brittle Gum
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Pyrus calleryana 'Capital'</i>	Ornamental Pear
<i>Lomandra longlifolia</i>	Nyalla
<i>Baumea rubiginosa</i>	Soft Twigrush
<i>Wahlenbergia stricta</i>	Tall Bluebell
<i>Imperata cylindrica</i>	Blady Grass
<i>Isolepis nodosa</i>	Knobby Club Rush
<i>Dianella brevipedunculata</i>	Flax Lily
<i>Gahnia sieberiana</i>	Red Fruited Saw Sedge
<i>Lomandra 'Tanika'</i>	Tanika
<i>Lomandra hystrix</i>	Mat Rush
<i>Myoporum parvifolium</i>	Myoporum

Imagery



Eucalyptus melliodora (6-8m)



Eucalyptus gregsoniana (3-4m)



Pyrus calleryana 'Capital' (1-3m)



Lomandra longlifolia



Baumea rubiginosa



Wahlenbergia stricta



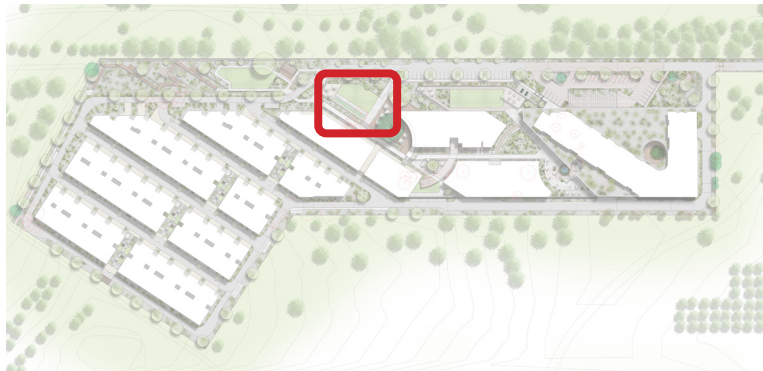
Imperata cylindrica



Isolepis nodosa

Note: All species selected from:
 - Yarralumla Nursery-Fire Retardant Plants for Canberra
 - ACT Smart
 - Ozbreed
 - Australian Native Plants Society

27. Landscape Character - Recreation Green



Location Plan - Recreation Green



Decorated existing tree as centre piece



All age activity play



Open lawn



Boccie / Lawn Bowls

Design Intent

- Ground level sports bar
- Existing tree decorated for visual effects
- Large decking space around tree for outdoor seating adjacent bar
- Multiple activity and sport spaces
- Fun for all ages

28. Landscape Plan - Recreation Green

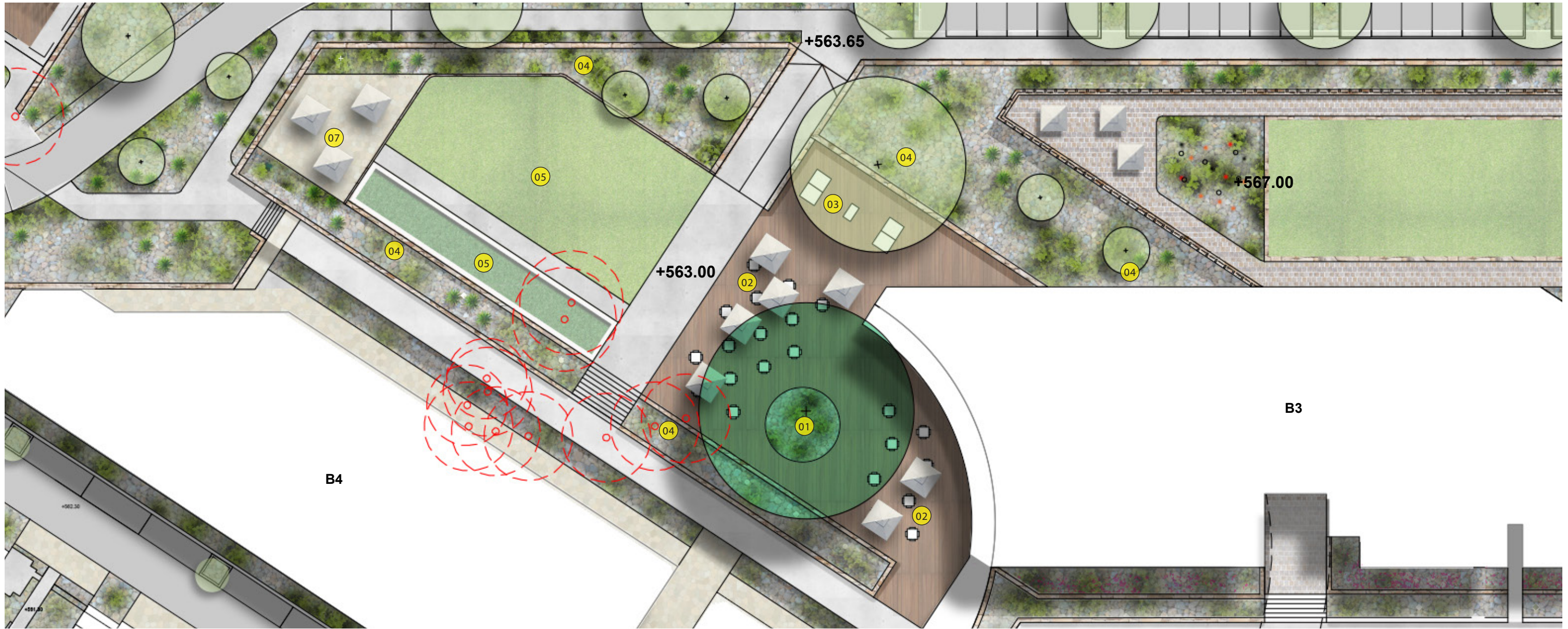


Location Plan - Recreation Green

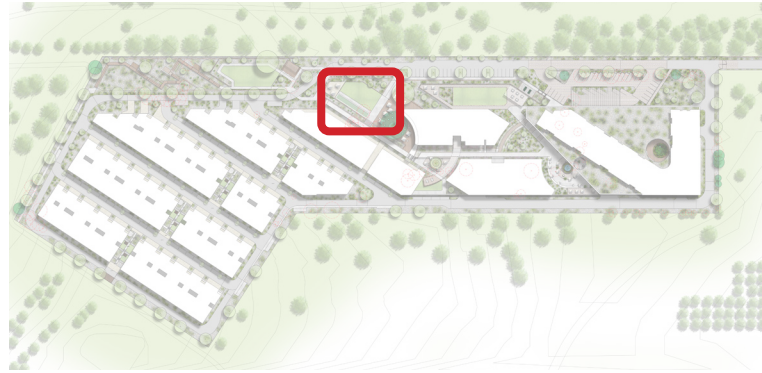
Legend

- 01 Existing tree retained
 - 02 Outside sports bar seating
 - 03 Play zone
 - 04 Dry river bed planting
 - 05 Open lawn
 - 06 Boccie Court
 - 07 Social platform with views
-
- Existing trees to Retain
 - Proposed Trees
 - Existing Trees to be Removed

Precedent Imagery



29. Recreation Green Indicative Planting Palette



Location Plan - Recreation Green

Botanical Name

Eucalyptus mannifera
 Eucalyptus melliodora
 Pennisetum alopecuroides
 Miscanthus sinensis
 Prostanthera ovalifolia
 Brachyscome multifida
 Zoysia tenuifolia
 Dianella tasmanica
 Allocasuarina nana
 Cordyline 'Red Sensation'
 Cordyline 'Torbay Dazzler'
 Clivia miniata
 Dianella caerulea
 Dietes iridioides
 Doryanthes excelsa
 Dodonea viscosa
 Eriostemon myoporoides
 Phormium tenax
 Photinia glabra
 Pittosporum eugenioides
 Westringia fruticosa
 Convolvulus sabatius
 Brachychiton populneus
 Magnolia grandiflora

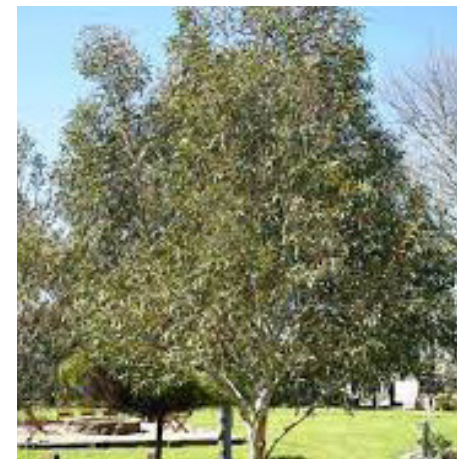
Common Name

Brittle Gum
 Yellow Box
 Chinese Fountain Grass
 Chinese Silver Grass
 Oval Leaf Mint Bush
 Break of Day
 No-Mow Grass
 Tasmanian Flax Lily
 Dwarf She Oak
 Red Sensation Cabbage Palm
 Cordyline
 Bush Lily
 Flax Lily
 Wild Iris
 Gynea Lily
 Hop Bush
 Long Leaf Wax Flower
 NZ Flax
 Japanese Photinia
 Lemonwood
 Coastal Rosemary
 Convolvulus
 Kurrajong
 Magnolia

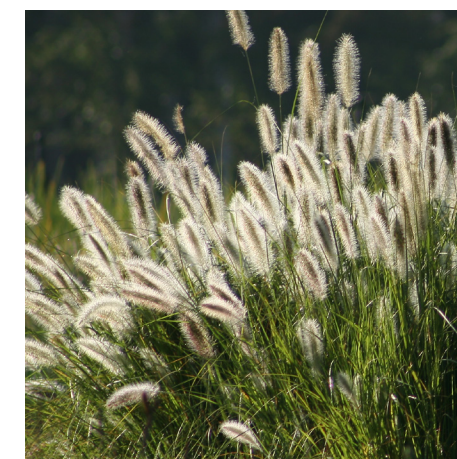
Imagery



Eucalyptus melliodora (6-8m)



Eucalyptus gregsoniana (3-4m)



Pennisetum alopecuroides



Miscanthus sinensis



Prostanthera ovalifolia



Brachyscome multifida



Zoysia tenuifolia

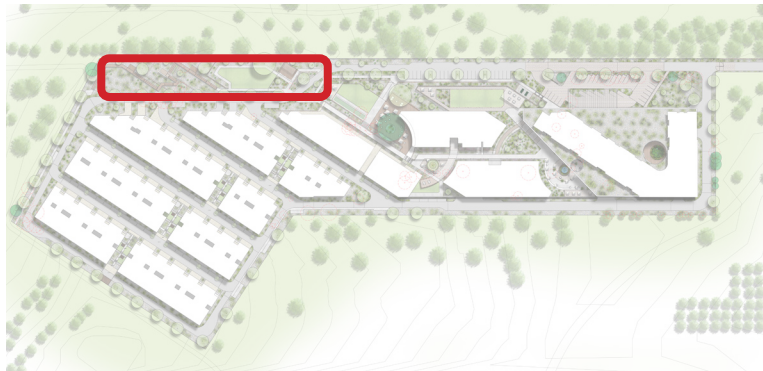


Dianella tasmanica

Note: All species selected from:

- Yarralumla Nursery-Fire Retardant Plants for Canberra
- ACT Smart
- Ozbreed
- Australian Native Plants Society

30. Landscape Character - Eco Park



Location Plan - Eco Park



Open lawn and seating



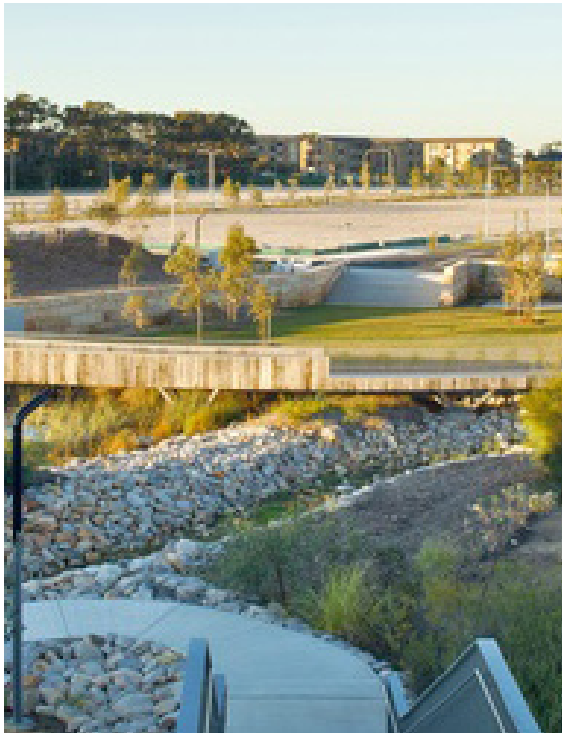
Small bridges



Series of shade structures



Boardwalks

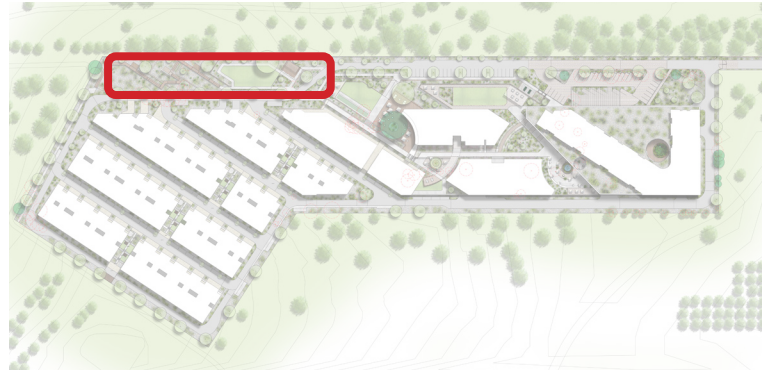


Meandering walkways

Design Intent

- Outdoor active area of the site for residents to exercise and enjoy
- Contemplation / viewing platforms
- Open lawn with BBQ and table tennis
- Boardwalk paths with a series of shade structures and platforms
- Feature stone terraces stone walls
- Educational posts
- Planting to attract native wildlife

31. Landscape Plan - Eco Park

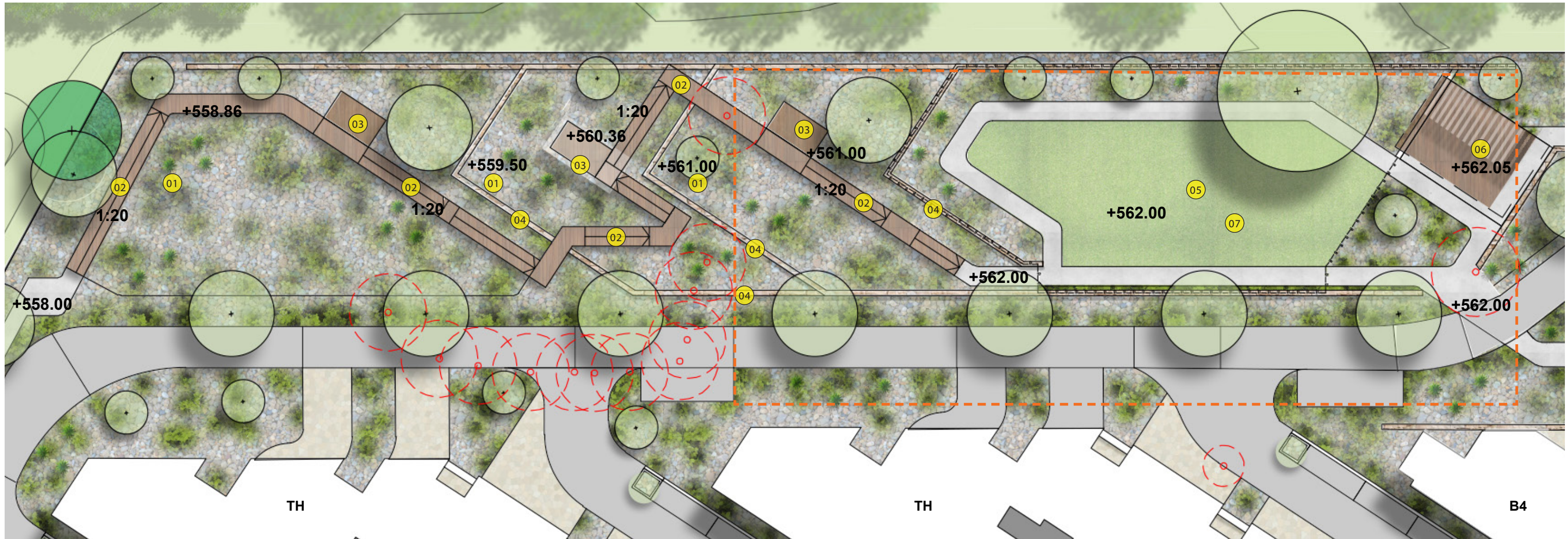


Location Plan - Eco Park

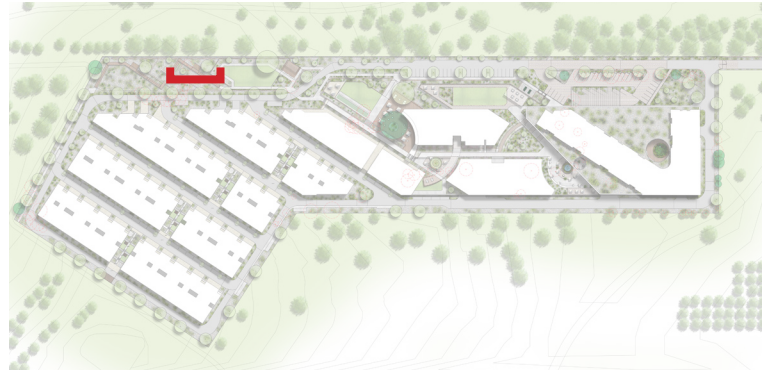
Legend

- 01 Nature park attracting wildlife
- 02 Boardwalk paths and platforms
- 03 Series of seating & resting zones
- 04 Terraced walls
- 05 Open lawn
- 06 Social zone with 2nd BBQ area
- 07 Dog Park
- - - - - Approx Zone of Contamination
- Existing trees to Retain
- Proposed Trees
- Existing Trees to be Removed

Precedent Imagery



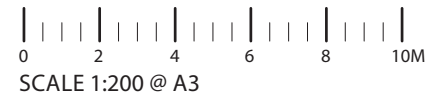
32. Landscape Section - Eco Park



Location Plan - Eco Park

Legend

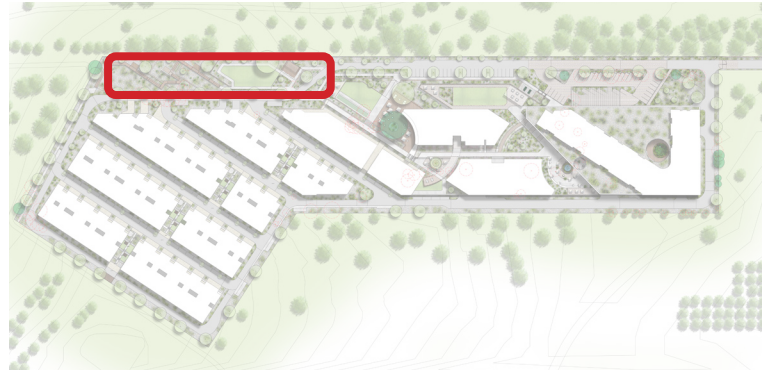
- 01 Feature stone walling
- 02 Boardwalks with balustrade
- 03 Viewing platform
- 04 Towards Recreation Green
- 05 Natural terrain sloped towards boundary
- 06 Native trees



Precedent Imagery



33. Eco Park Indicative Planting Palette



Location Plan - Eco Park

Botanical Name

Common Name

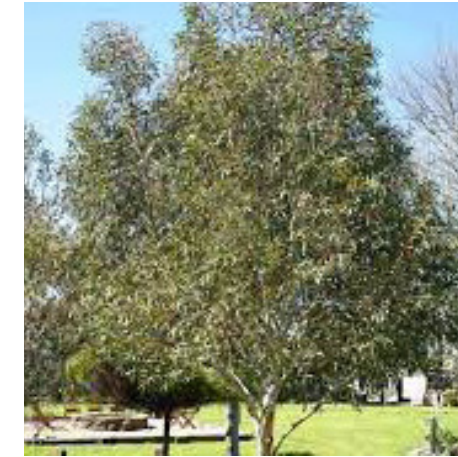
<i>Eucalyptus gregsoniana</i>	Mallee Snow Gum
<i>Eucalyptus mannifera</i>	Brittle Gum
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Anigozanthos flavidus</i>	Yellow Kangaroo Paw
<i>Carex appressa</i>	Tall Sedge
<i>Rhaphiolepis indica Alba</i>	Indian Hawthorn
<i>Dianella longlifolia</i>	Flax Lily
<i>Lomandra longlifolia</i>	Tanika
<i>Imperata cylindrica</i>	Blady Grass
<i>Baumea rubiginosa</i>	Soft Twigrush
<i>Bolboschoenus caldwellii</i>	Marsh Club Rush
<i>Cynodon dactylon</i>	Couch
<i>Dianella brevipedunculata</i>	Flax Lily
<i>Gahnia sieberiana</i>	Red Fruited Saw Sedge
<i>Isolepis nodosa</i>	Knobby Club Rush
<i>Juncus usitatus</i>	Common Rush
<i>Lepidosperma laterale</i>	Variable Saw Sedge
<i>Lomandra hystrix</i>	Mat Rush
<i>Myoporum parvifolium</i>	Myoporum
<i>Callistemon salignus</i>	Bottlebrush
<i>Callistemon citrinus</i>	Bottlebrush
<i>Dianella caerulea</i>	Flax Lily
<i>Doryanthes excelsa</i>	Gynea Lily
<i>Grevillea 'Canberra Gem'</i>	Canberra Gem Grevillea
<i>Leptospermum polygalifolium</i>	Lemon-scented Tea Tree
<i>Phebalium squamulosum</i>	Forest Phebelium
<i>Westringia fruticosa</i>	Coastal Rosemary



Eucalyptus mannifera (12-15m)



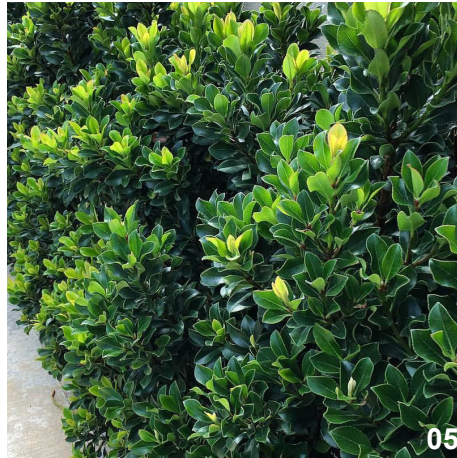
Eucalyptus melliodora (6-8m)



Eucalyptus gregsoniana (3-4m)



Anigozanthos flavidus



Rhaphiolepis indica Alba



Dianella longlifolia



Lomandra longlifolia

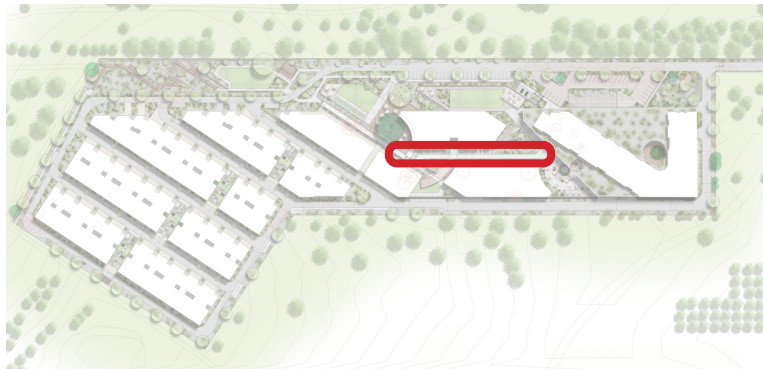


Imperata cylindrica

Note: All species selected from:

- Yarralumla Nursery-Fire Retardant Plants for Canberra
- ACT Smart
- Ozbreed
- Australian Native Plants Society

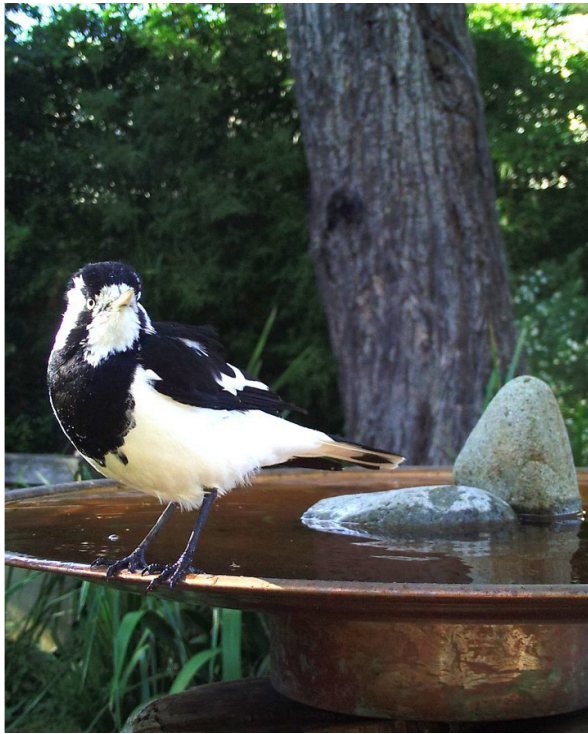
34. Landscape Character - Sensory Lane



Location Plan - Sensory Lane



Experience



Sound



Taste

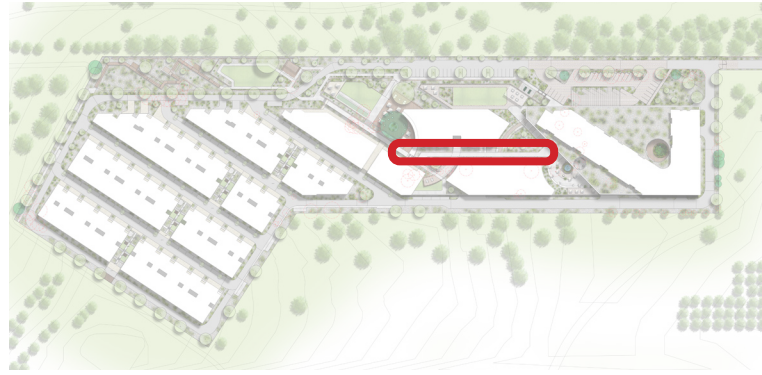


Smell

Design Intent

- This narrow but highly scented lane plays on Canberra’s prevailing wind direction of NNW.
- Densely planted with high scent plants such as rosemary and lavender this space
- Provide scents to apartment private open spaces and the town square as it will drift through with a slight breeze.
- Resting points along the way make this a desirable link.

35. Landscape Plan - Sensory Lane



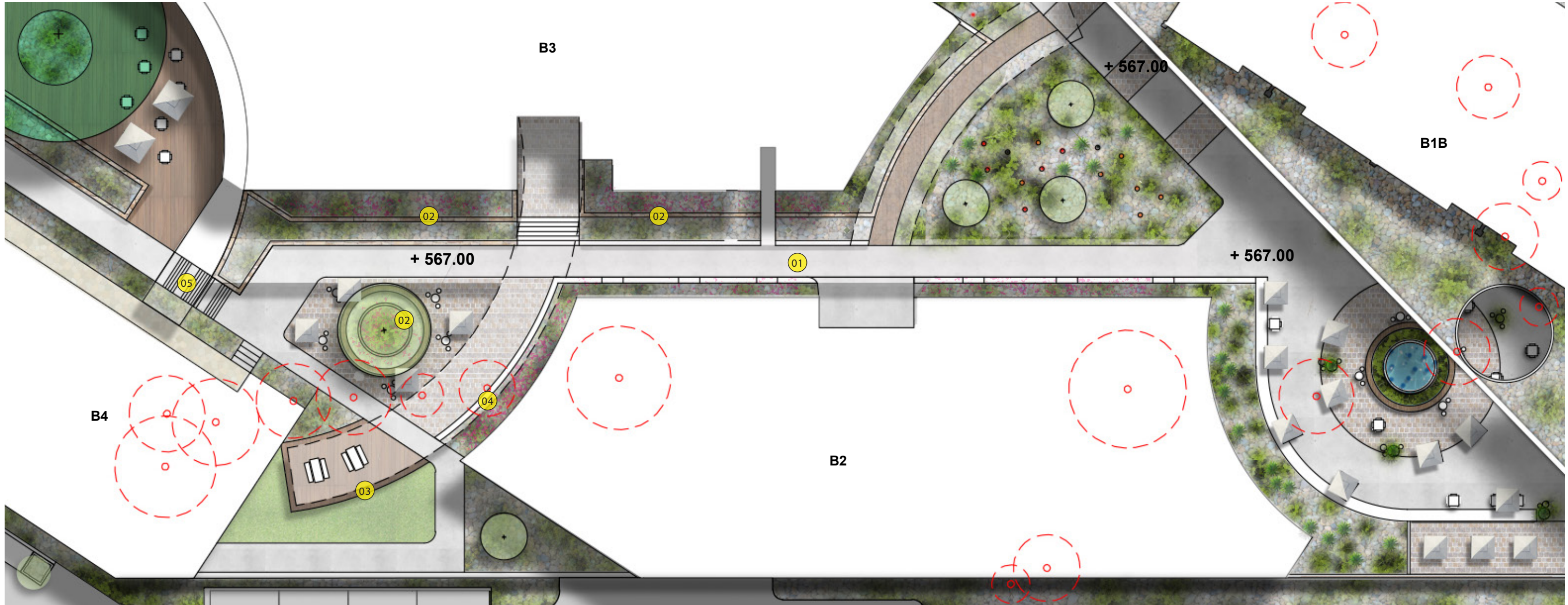
Location Plan - Sensory Lane

Legend

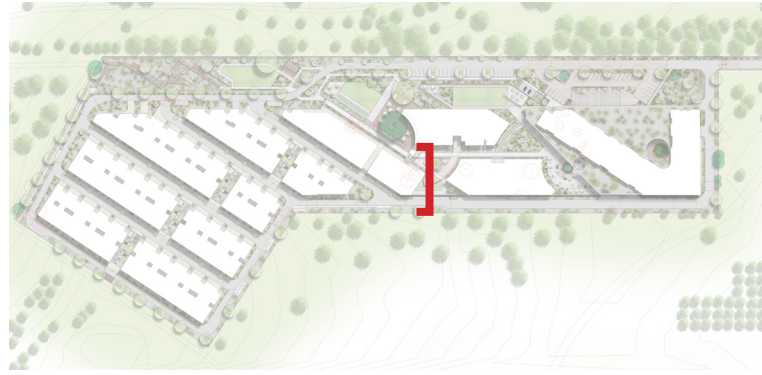
- 01 Central walkway with shade structure
- 02 Scented planting at 500mm high with seating
- 03 Contemplation lawn with undercover seating
- 04 Seating on arc
- 05 Step access between levels with adjacent water feature

- Existing trees to Retain
- Proposed Trees
- Existing Trees to be Removed

Precedent Imagery



36. Landscape Section - Sensory Lane & Contemplation Park

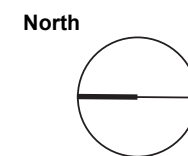
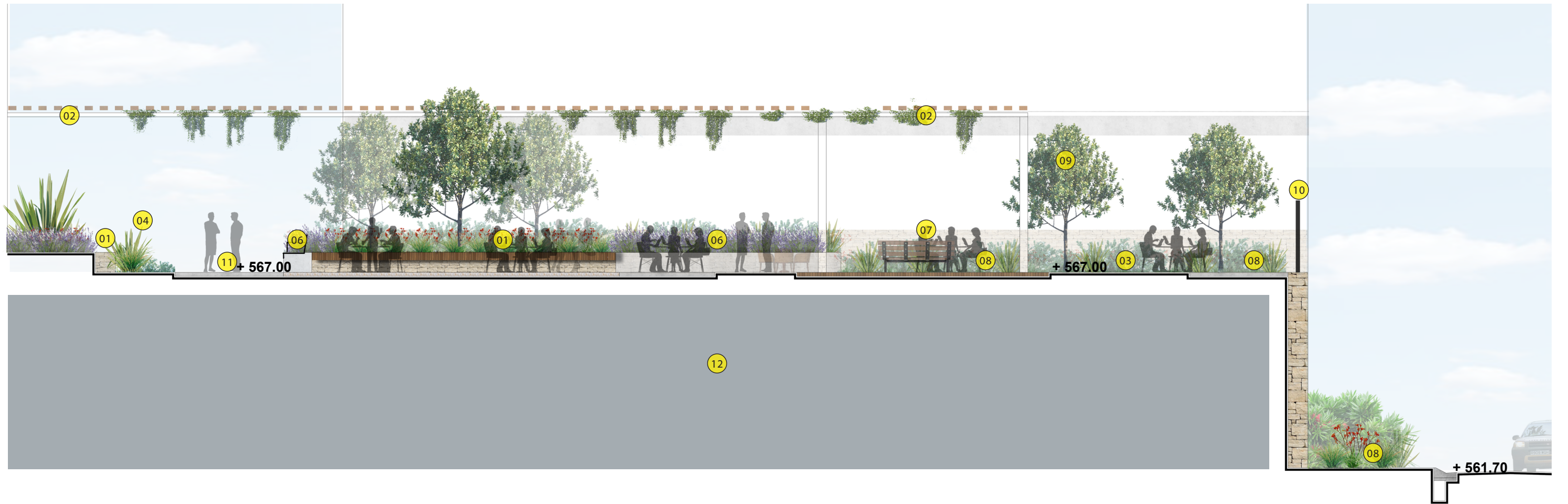


Location Plan - Sensory Lane & Contemplation Park

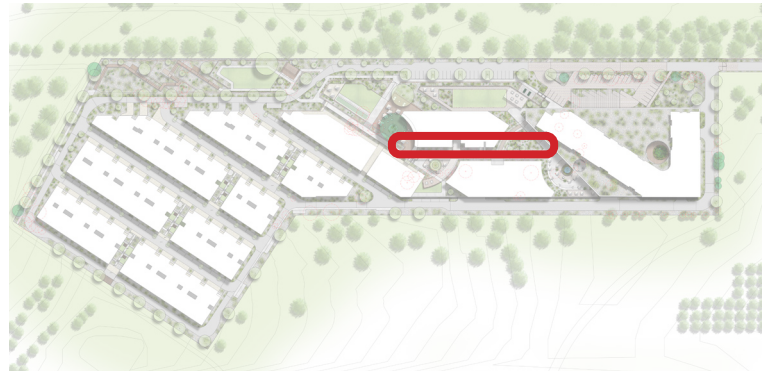
Legend

- 01 Scented planting at 500mm high with seating
- 02 Arc shade structure
- 03 Contemplation lawn
- 04 Lineal water feature connecting social spaces
- 06 Undercover seating on arc
- 07 Seating under arc shade structure
- 08 Native plantings mixture of shrubs and groundcovers
- 09 Native tree plantings
- 10 Fencing on top of retaining wall
- 11 Central concrete walkway
- 12 Basement carpark

Precedent Imagery



37. Sensory Lane Indicative Planting Palette



Location Plan - Sensory Lane

Botanical Name

Lavandula dentata
 Lavandula angustifolia 'munstead'
 Rosemarinus officinalis
 Salvia officinalis
 Gardenia angustifolia
 Escallonia macrantha
 Daphne odora
 Thymus serpyllum
 Dahlia hybrids
 Rosa spp.
 Stachys lanata
 Pelargonium tomentosum
 Trachelospermum asiaticum
 Laurus noblis
 Magnolia grandiflora

Common Name

French Lavender
 English Lavender Munstead
 Blue Lagoon
 Sage
 Gardenia
 Escallonia
 Perfume Princess
 Thyme
 Dahlia
 Roses
 Lambs Ears
 Peppermint-scented Geranium
 Flat Mat Jasmine
 Bay Tree
 Magnolia

Imagery



Lavandula dentata



Lavandula angustifolia



Rosemarinus officinalis



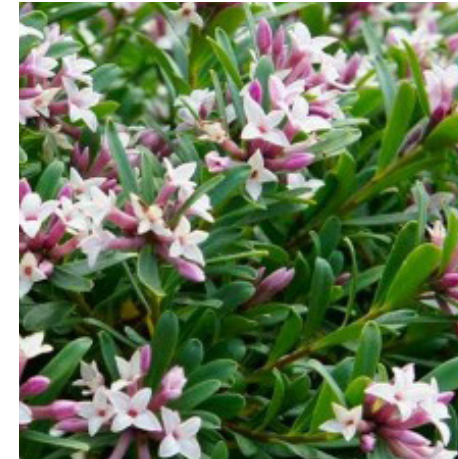
Salvia officinalis



Gardenia angustifolia



Escallonia macrantha



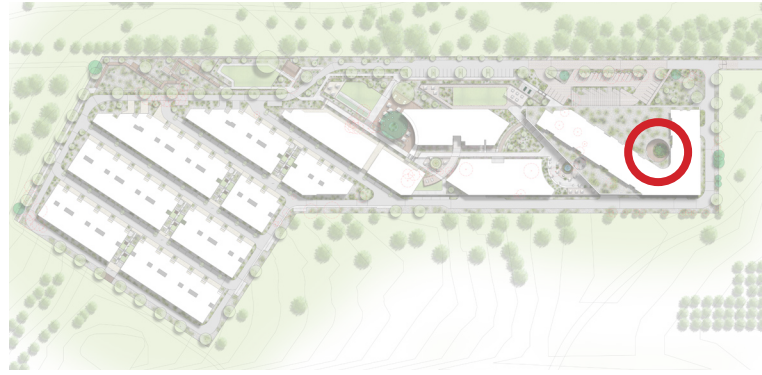
Daphne odora



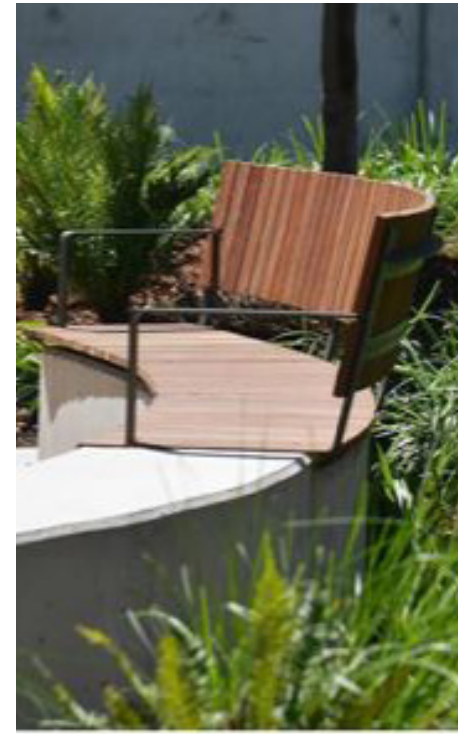
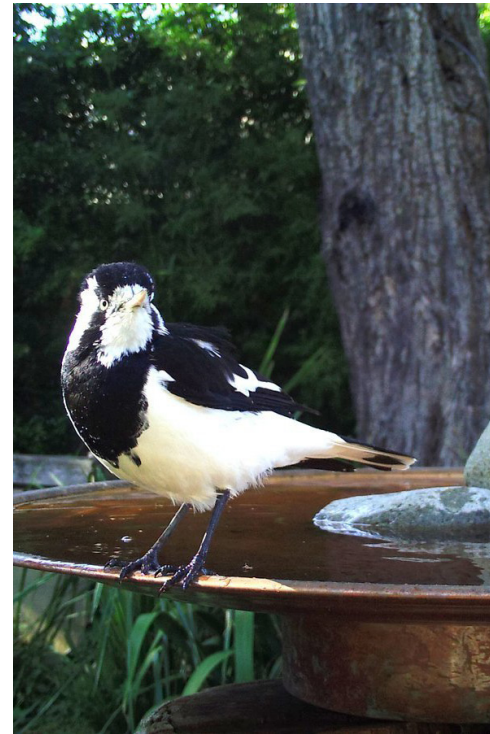
Thymus serpyllum

Note: All species selected from:
 - Yarralumla Nursery-Fire Retardant Plants for Canberra
 - ACT Smart
 - Ozbreed
 - Australian Native Plants Society

38. Landscape Character - Courtyard Garden



Location Plan - Courtyard Garden



Sight, sound, smell, taste and touch.

Noise and movement

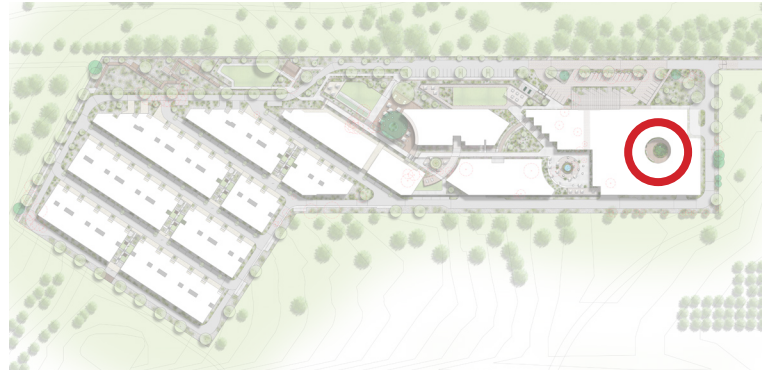
Rest and relaxation

Visibility and safety

Design Intent

- Provide beautiful and therapeutic spaces for relation, rejuvenation and mediation.
- Engage and stimulate all five senses, sight, sound, smell, taste and touch.
- Greater use. Ensure seating areas in particular are sheltered from wind and shaded.

39. Landscape Plan - Courtyard Garden



Location Plan - Courtyard Garden

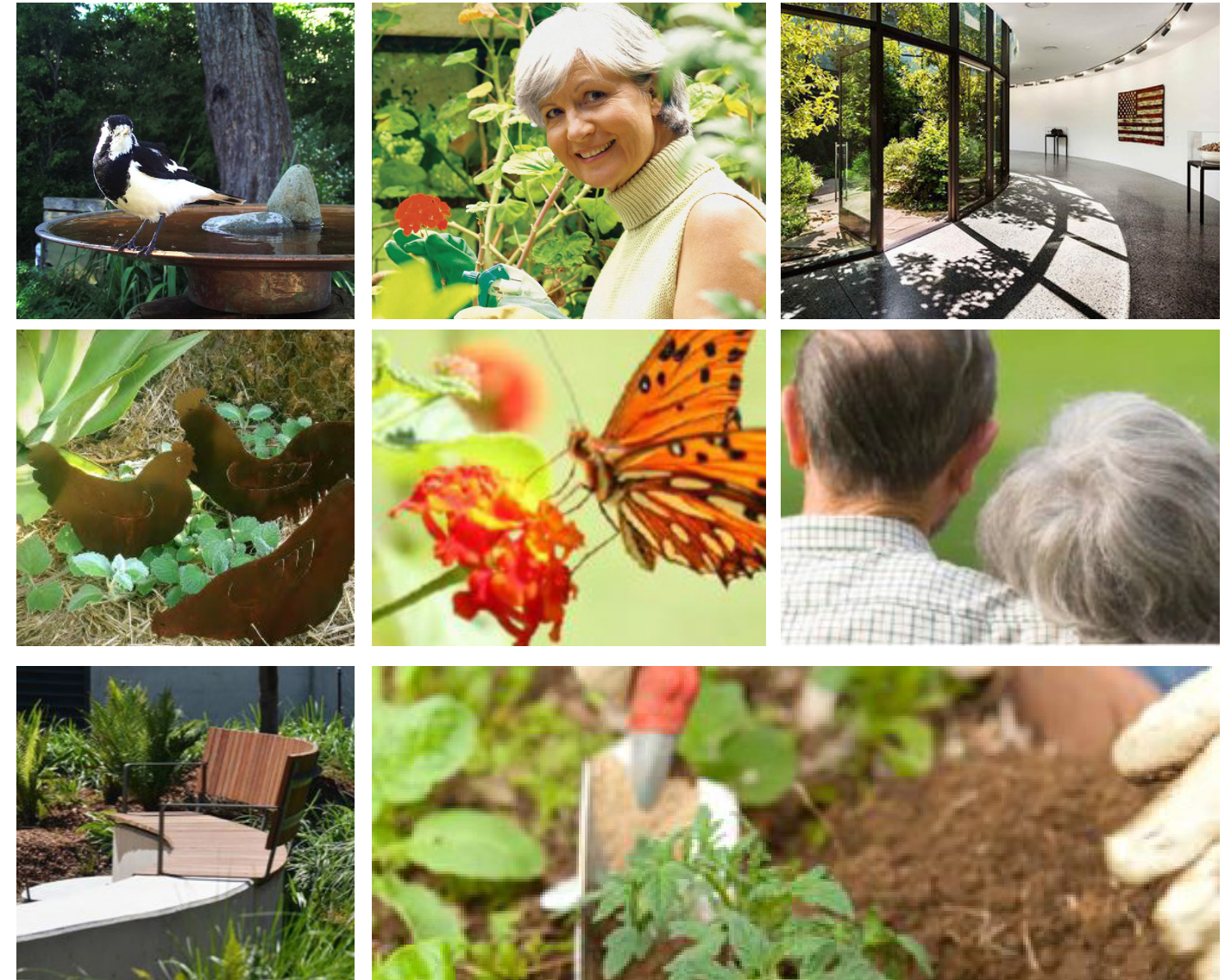
Legend

- 01 Existing tree to be retained
- 02 Circulation
- 03 Circular seating
- 04 Scented garden
- 05 Doors / Access
- 06 Birdbath with water
- 07 Hanging plants from tree branches

- Existing trees to Retain
- Proposed Trees
- Existing Trees to be Removed

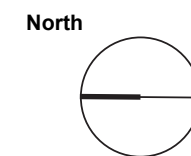


Precedent Imagery

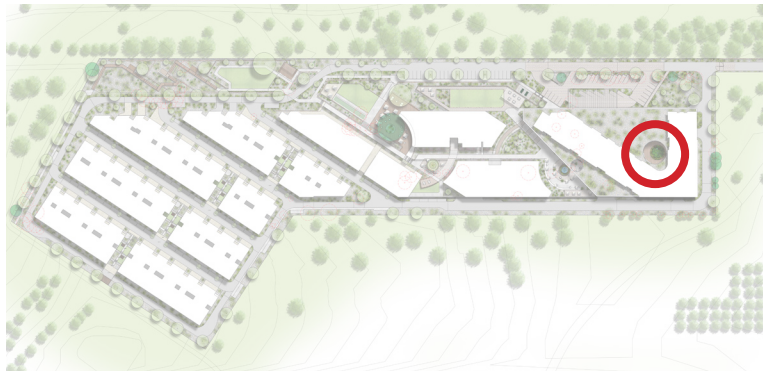


Amenities Include

- 01 Circular seating for resting and contemplation
- 02 Birdbath with water
- 03 Hanging plants
- 04 Scented planting
- 05 Garden bed sculptures



40. Courtyard Garden Indicative Planting Palette



Location Plan - Courtyard Garden

Botanical Name	Common Name
Dicksonia antarctica	Soft Tree Fern
Blechnum penna-marina	Alpine Water Fern
Doodia aspera	Prickly Rasp Fern
Blechnum nudum	Fishbone waterfern
Dianella revoluta	Flax Lily
Rhagodia spinescens	Aussie Flat Bush
Correa alba white	White Correa
Dianella tasmanica	Tasmanian Flax Lily

Note: All species selected from:
 - Yarralumla Nursery-Fire Retardant Plants for Canberra
 - ACT Smart
 - Ozbreed
 - Australian Native Plants Society

Imagery



Dicksonia antarctica



Blechnum penna-marina



Doodia aspera



Blechnum nudum



Dianella revoluta



Rhagodia spinescens

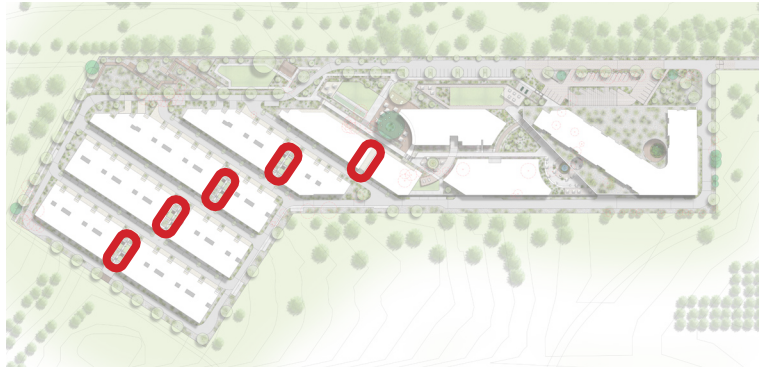


Correa alba white



Dianella tasmanica

41. Landscape Character - Green Links



Location Plan - Green Links



Signage



Step access through planting

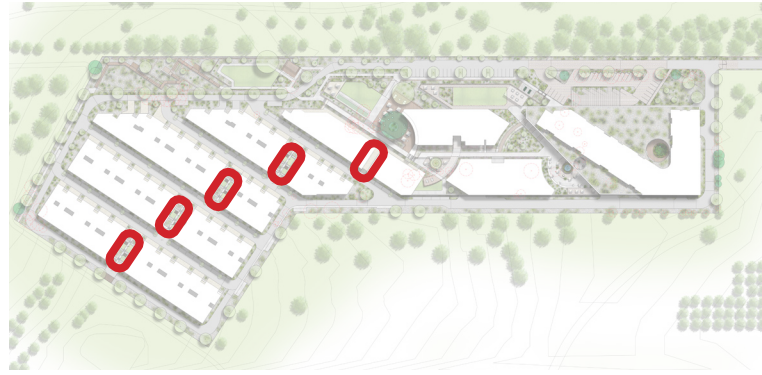


Step access through planting

Design Intent

- Green links through gaps in townhouse buildings
- Connections through laneways to upper communal spaces
- Direct paths for ease of access and desire lines
- Resting platforms

42. Landscape Plan - Green Links

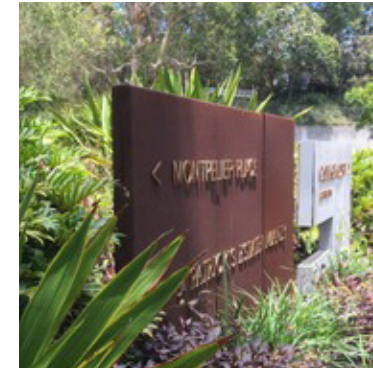


Location Plan - Green Links

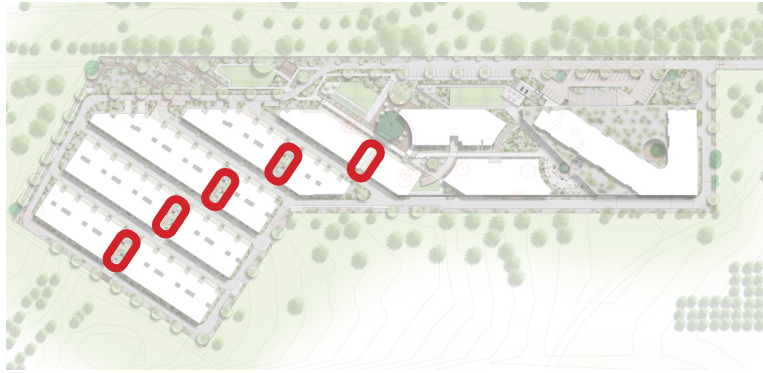
Legend

- 01 Gabion feature walls
 - 02 1.2m access paths
 - 03 Street trees
 - 04 Green link trees and understorey planting
 - 05 Entry wall and signage
 - 06 Entry paving
- Existing trees to Retain
 - Proposed Trees
 - Existing Trees to be Removed

Precedent Imagery



43. Landscape Section - Green Links

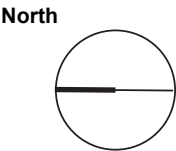
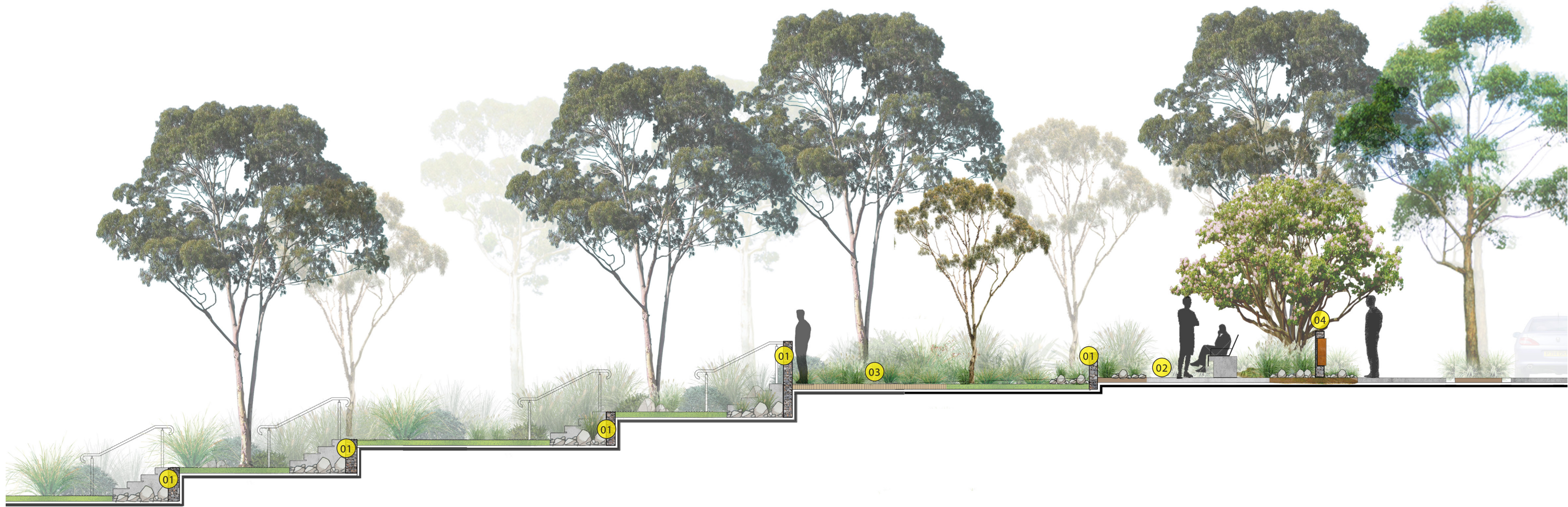


Location Plan - Green Links

Legend

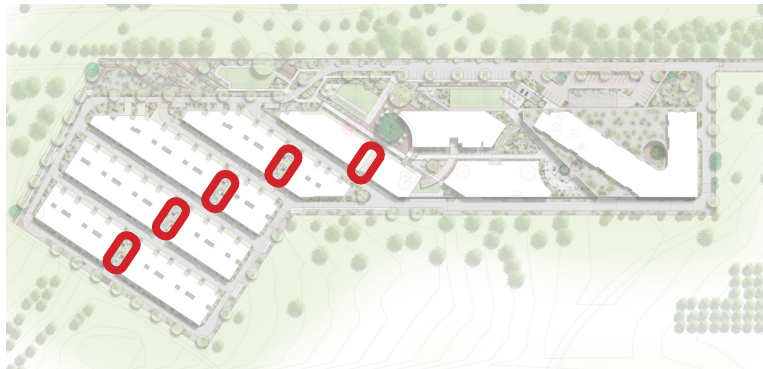
- 01 Gabion feature walls
- 02 1.2m access paths
- 03 Green link trees and understorey planting
- 04 Entry wall and signage

Precedent Imagery



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44. Green Links Indicative Planting Palette



Location Plan - Green Links

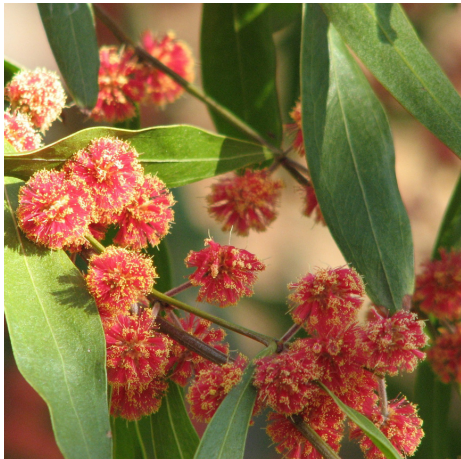
Botanical Name

Common Name

Acacia leprosa
 Westringia hybrid
 Lomandra longifolia 'Nyalla'
 Dianella revoluta
 Rhagodia spinescens
 Correa alba white
 Myoporum parvifolium
 Eucalyptus mannifera 'Little Spotty'
 Banksia integrifolia 'Rollercoaster'
 Abelia x grandiflora
 Banksia spinulosa Dwarf
 Callistemon viminalis 'Little John'

Scarlet Blaze
 Aussie Box
 Nyalla
 Flax Lily
 Aussie Flat Bush
 White Correa
 Creeping boobialla
 Dwarf Brittle Gum
 Rollercoaster
 Abelia
 Banksia Hairpin Dwarf
 Bottlebrush Little John

Imagery



Acacia leprosa



Westringia hybrid



Lomandra longifolia 'Nyalla'

Note: All species selected from:
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 - ACT Smart
 - Ozbreed
 - Australian Native Plants Society



Dianella revoluta



Rhagodia spinescens



Correa alba white

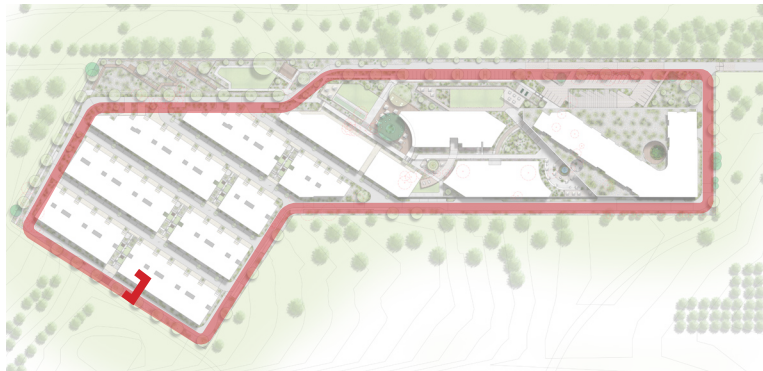


Myoporum parvifolium



Streets and Laneways

46. Landscape Section - Typical Loop Road



Location Plan: Loop Road

Legend

- 01 Street tree (Eucalyptus melliodora)
- 02 Sparse buffer planting
- 03 Retaining wall
- 04 Loop Road
- 05 Townhouse

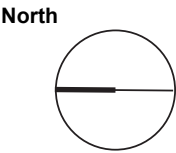


Loop Road Street Tree

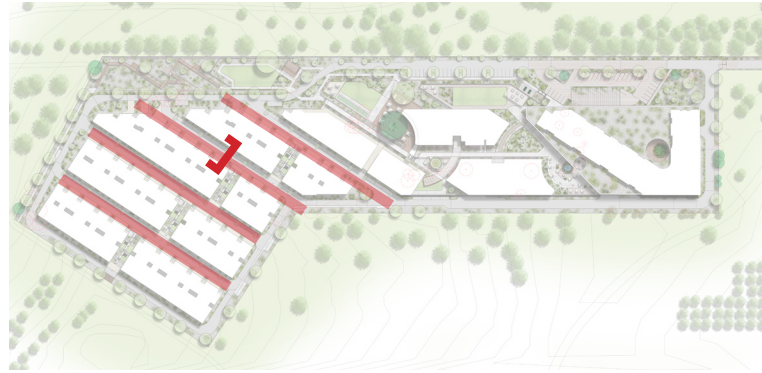


One Way Loop Road. (Refer Civil Plans for dimensions) | Buffer Planting to Townhouses | Townhouse Private Openspace

0 2 4 6 8 10M
SCALE 1:50 @ A3



47. Landscape Section - Typical Laneway



Location Plan: Loop Road

Legend

- 01 Private open space to townhouse
- 02 Laneway Tree (Pyrus calleryana 'Capital')
- 03 Retaining wall
- 04 Typical Laneway
- 05 Landscape zone / parallel parking



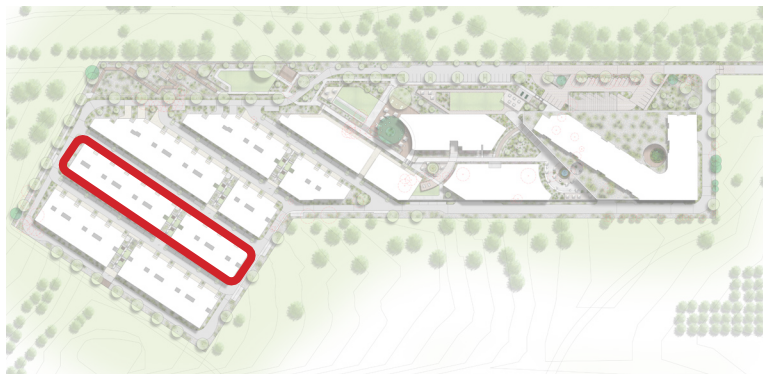
Pyrus calleryana 'Capital' (1-3m spread)





Townhouses

49. Typical Landscape Design - Townhouse Type A

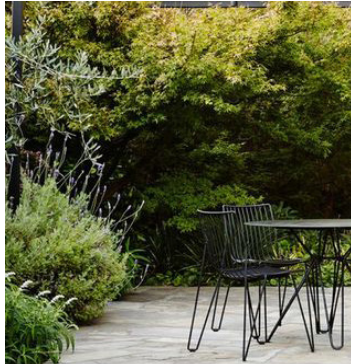


Location Plan

Legend

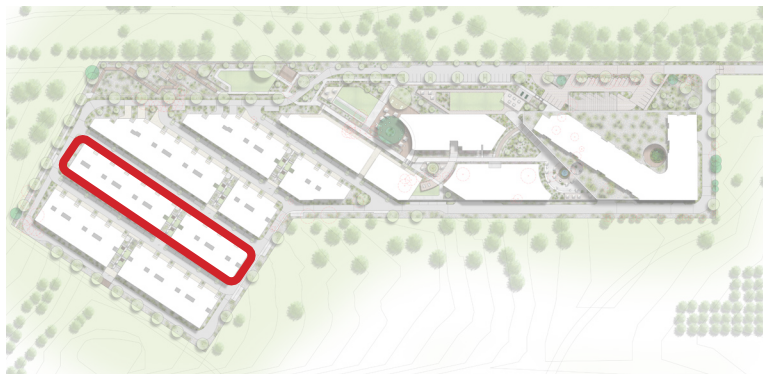
- 01 Adjacent Laneways
- 02 Planting in front of Townhouse
- 03 Townhouse driveways
- 04 Townhouse entry
- 05 Front and Mid Courtyard
- 06 Rear Terrace
- 07 Buffer Planting
- 08 Balustrade

Imagery



Typical Townhouse Type A . 1:100@A3

50. Typical Landscape Design - Townhouse Type B



Location Plan

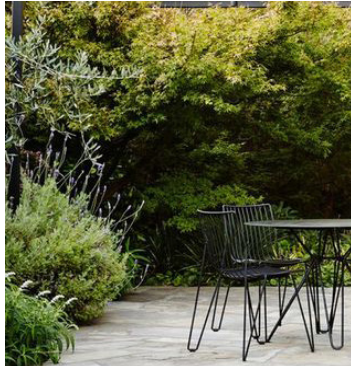
Legend

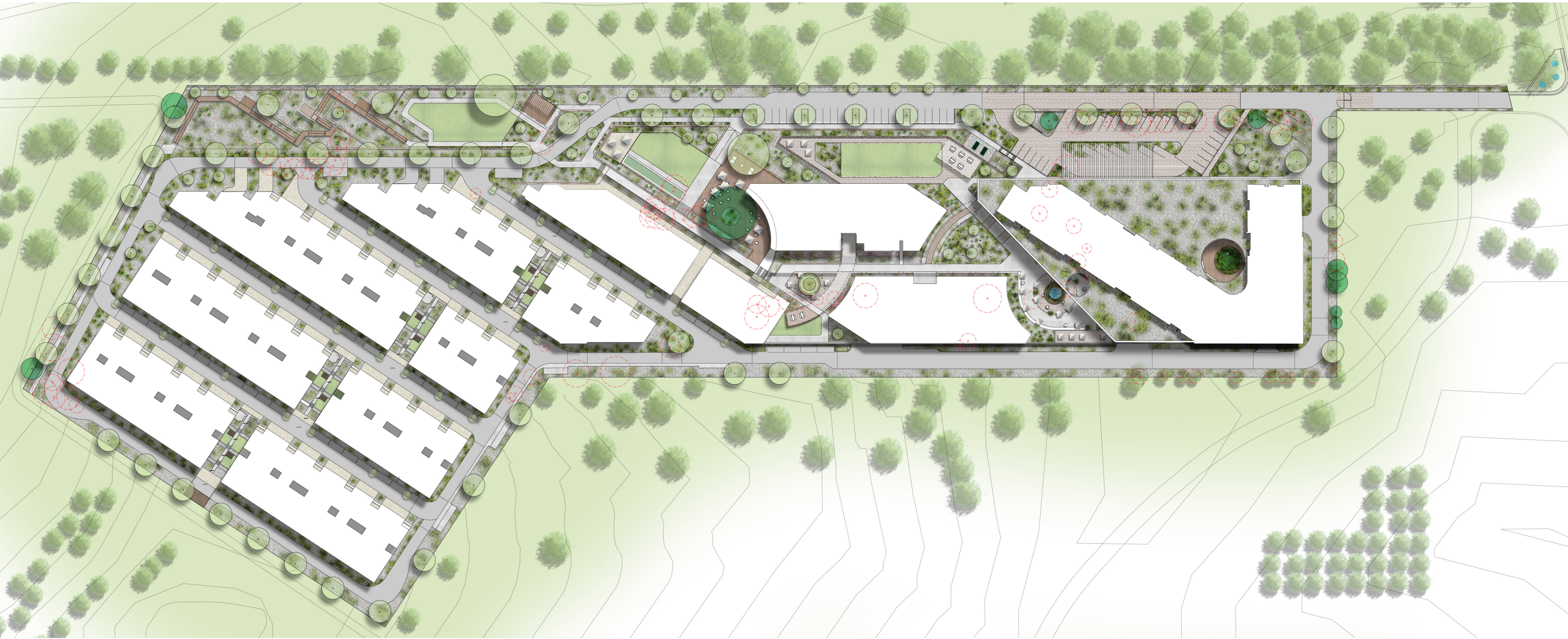
- 01 Adjacent Laneways
- 02 Adjacent Footpath
- 03 Townhouse driveways
- 04 Townhouse entry
- 05 Courtyard
- 06 Rear Terrace
- 07 Buffer Planting
- 08 Balustrade



Typical Townhouse Type B . 1:100@A3

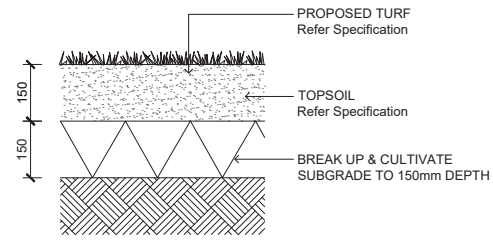
Imagery



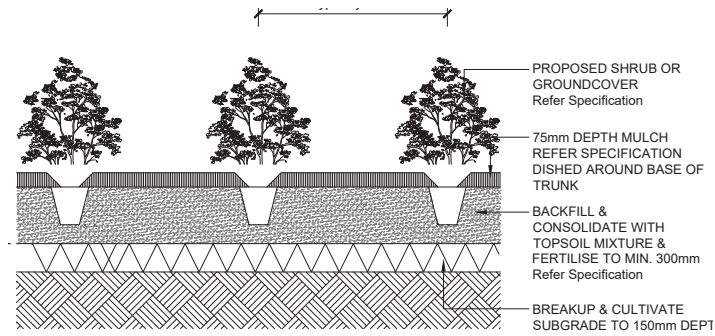


Details and Specifications

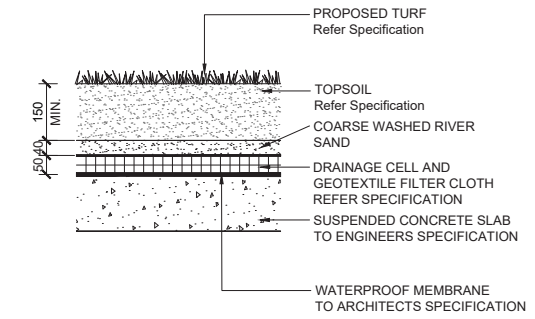
52. General Softworks Details



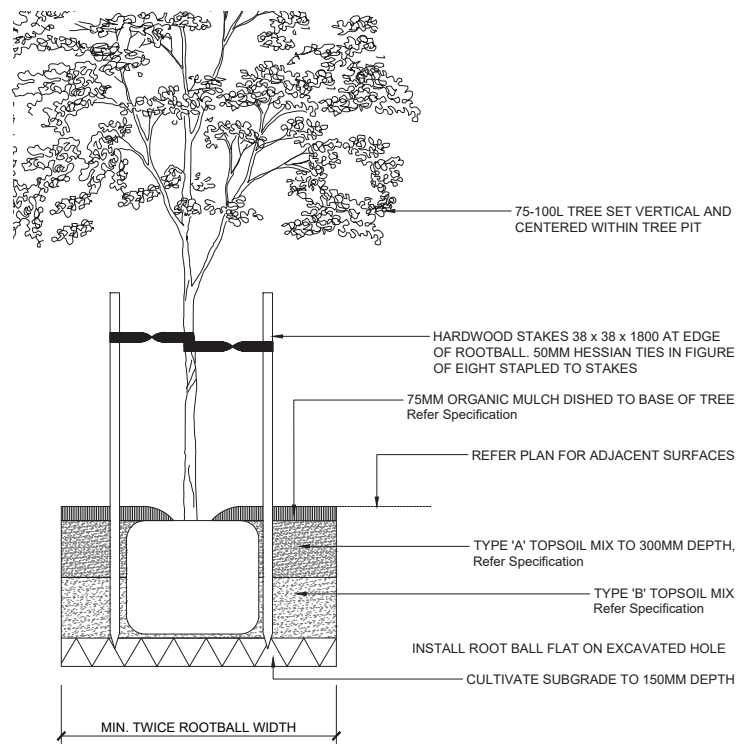
01 / 52 CONCRETE ON GRADE / 1:20 @ A3



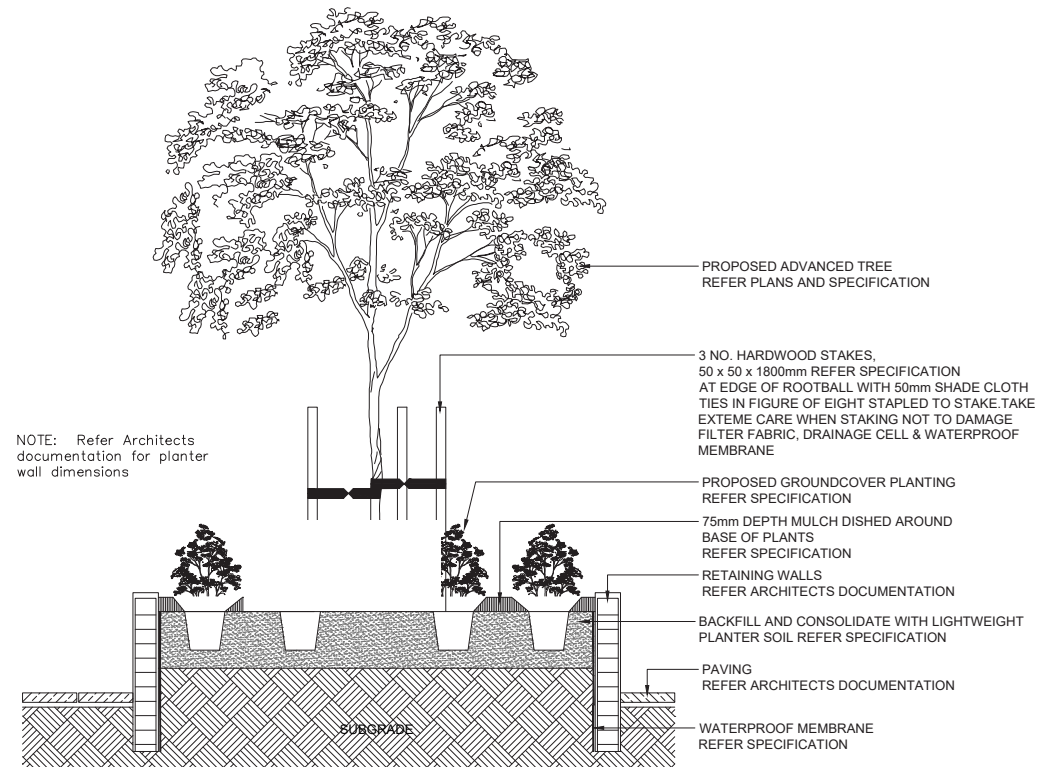
02 / 52 TYPICAL MILD STEEL EDGING / 1:20 @ A3



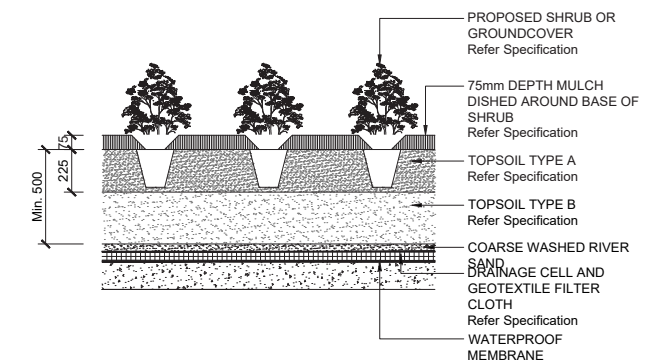
03 / 52 TYPICAL CONCRETE EDGING / 1:20 @ A3



04 / 52 TYPICAL TREE T ON GRADE / 1:50 @ A3

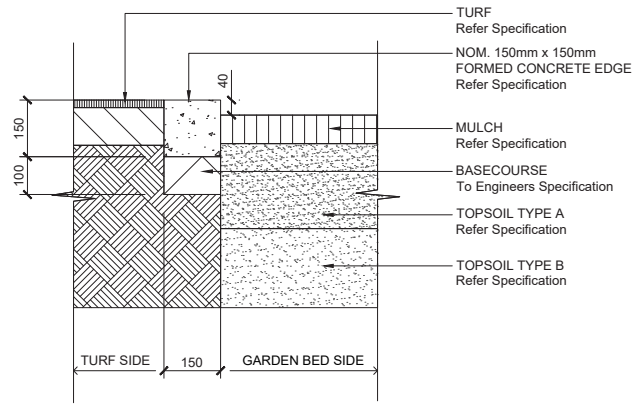


05 / 52 TYPICAL SHRUB PLANTING ON GRADE / 1:20

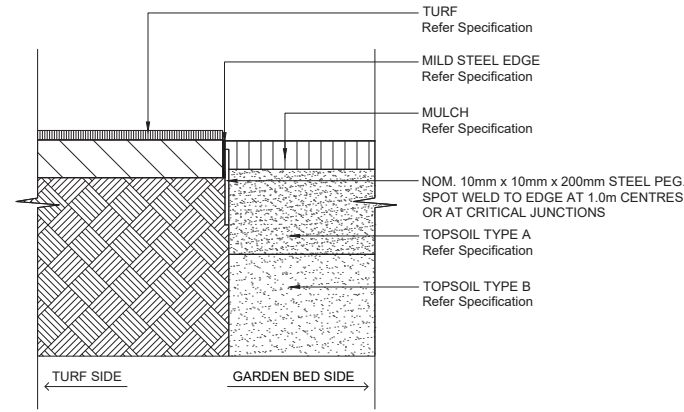


06 / 52 TYPICAL SHRUB PLANTING ON SLAB / 1:20 @ A3

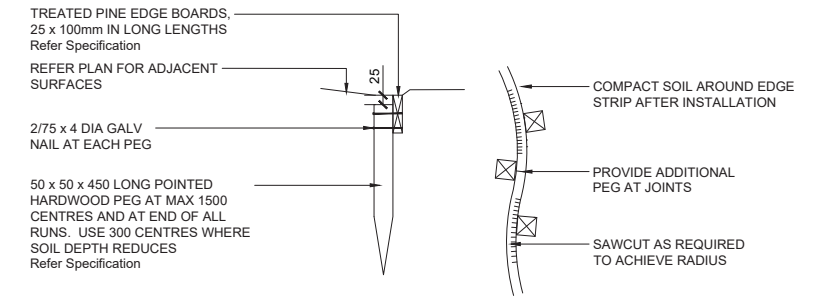
53. General Hardworks Details



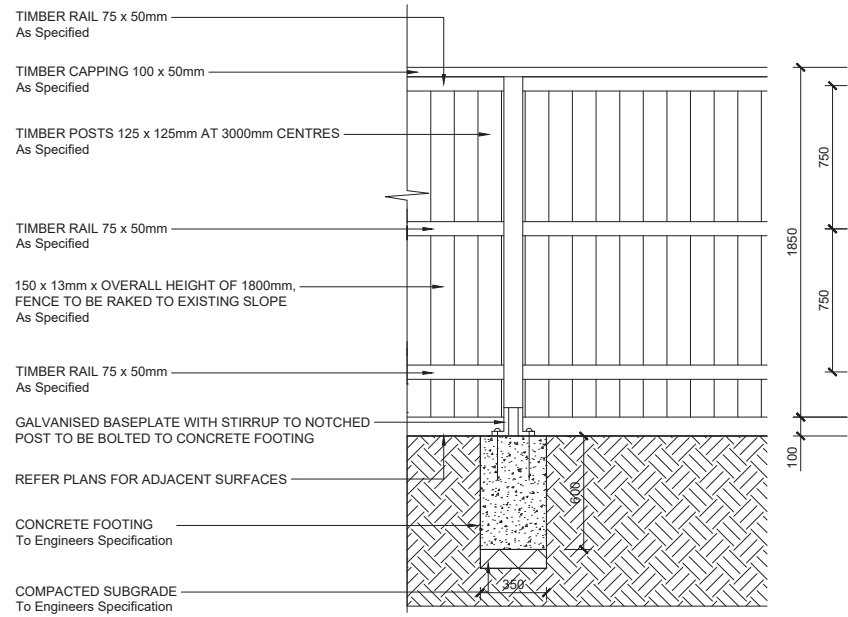
01 / 53 CONCRETE EDGE GRADE / 1:20 @ A3



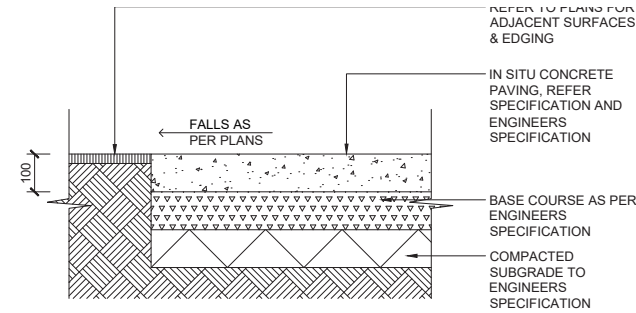
02 / 53 TYPICAL MILD STEEL EDGING / 1:20 @ A3



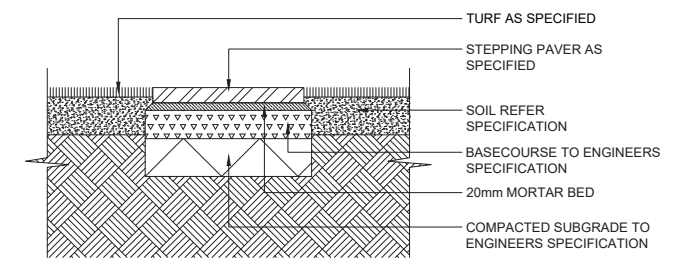
03 / 53 TYPICAL TIMBER EDGING / 1:20 @ A3



04 / 53 TIMBER LARCH LAP FENCE / 1:50 @ A3



05 / 53 EXPOSED AGGREGATE ON GRADE / 1:20 @



06 / 53 STEPPING STONE ON GRADE / 1:20 @ A3

54. General Landscape Specification

Landscape specification notes

Services

Before landscape work is commenced the landscape contractor is to establish the Position of all service lines and ensure tree planting is carried out at least 3 metres Away from these services. Service lids, vents and hydrants shall be left exposed and not Covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining Surfaces flush with pit lids.

Arborist management of tree protection

A qualified and approved arborist is to be contracted to undertake or manage the Installation of protective fencing, and to undertake such measures as he deems appropriate to preserve the subject trees to be retained. The arborist is to be retained for the entire contract period to undertake ongoing management and review of the Trees.

Drainage cell and filter fabric

For on-slab areas install an approved 'drainage cell' product to comprehensively cover the bottom of all planters. Over drainage cell to on-slab areas, a polyfelt geotextile lining (as supplied by 'polyfelt ts' or approved equivalent) is to be installed to cover the bottom of all planters, turned up 300mm and taped to the planter sides to ensure soil mix does not escape into drainage outlets/holes. Install min. 50Mm coarse river sand over all geotextile lining prior to installation of soil mix.

Planting mixture

Shall be homogenous blend of soil and additives in the following proportions: Existing site soil if suitable or imported topsoil 50% Compost 30% D/w sand 20% soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with Australian standards.(As4419 - soils for landscaping)

Mulch application

Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

Compost

Shall be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral ph. Provide a Certificate of proof of ph upon request.

Plant material

All plants supplied are to conform with those species listed in the plant schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or Unhealthy plant material before planting. All stock is to be container grown for a Minimum of six (6) months prior to delivery to site

Fertiliser mass planting areas:

Fertiliser shall be 'nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.

Trees in grass and super advanced trees:

Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to shirleys kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum From the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree. Tree trunks to be a minimum of 700mm from street kerb or guttering. All tree planting holes are minimum 1.5M diameter and twice the depth of the rootball Root directors Install root directors to manufacturers specifications to protect assets, structures and underground services

Staking and tying

Stakes shall be straight hardwood, free from knots and twists, pointed at one end. Size shall be 2x38x38x1800mm and shall sit 600mm within ground. Secure the tree firmly with 2no. Hessian ties fitted to the stem separately in opposite directions. Of plants to be staked. A. 5-15 Litre size plant 1x(1200x25x25mm) B. 35-75 Litre size plant 2x(1500x38x38mm) C. 100-Greater than 200litre 3x(1800x50x50mm) Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on The windward side of the plant.

Irrigation system

Supply an automatic watering system using 'toro irrigation system' or similar approved, with micro-jet sprinkler heads and low density, rubber modified polypropylene reticulation, to include filters, bends junctions, ends and other ancillary equipment. The Landscaper shall nominate his source of supply for the watering system and obtain approval from the superintendent before placing orders for equipment or supply. A schematic plan of the proposed irrigation system is to be prepared by the contractor, showing solenoids, pipe diameters, and all nozzle and trickle attachment types (including spray/head angle), for review by the superintendent prior to installation the contractor is to liaise with the hydraulic engineer and council as necessary, to ensure the irrigation system conforms with all the council and water board codes and requirements. Provide an automatic controller that provides for two week scheduling and hourly multi-cycle operation. The controller shall manual override. Programming shall be undertaken by the contractor who shall advise on the operation of the system. provision of secure housing for the automatic irrigation controller to be located in association with the landscape contractor and location confirmed by the superintendent. Wiring to connect remote solenoid locations is to be provided. The controller shall be located in a dry place, protected from the weather, and all cable connections shall be made with waterproof connectors.

Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory.

Timber or steel edging

N/a

Soft edges

All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with Adjacent surface treatment.

Turf

Turf all landscape areas as shown on the landscape drawings. Turf is to have To prepare graded areas to receive turf, excavate the area and cultivate so as to allow For importing of 100mm of turf underlay soil. Remove all stones over 50mm ø and remove All weeds and foreign matter. Spread soil mix a.B.S to a depth of 100mm and grade to Appropriate levels to achieve general even grades to drainage outlets installed by Others.

Lay the turf along the land contours with staggered, close butted joints, so that the Finished turf surface is flush with adjacent finished surfaces of paving and the like. As Soon as practicable after laying, roll the turf with a roller weighing not more than 90kg Per metre of width for sandy or light soils.

Water as necessary to keep the soil moist to a depth of 100mm. Protect newly turfed Areas against traffic until grass is established. Fertilise two weeks after laying fertilise A.B.S

'Top dress' the turf when it is established to a depth of 10mm with coarse washed river Sand. Rub the dressing well into the joints and correct any unevenness in the turf Surfaces.

