

# COMMERCIAL BUILDING YERONGA LANDSCAPE DATA REPORT

Archipelago

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2021/1257

Date: 7 July 2022



AMENDED IN RED

By: Leila Torrens

Date: 7 JULY 2022





# 01

## CONTEXT

### OVERVIEW

Economic Development Queensland (EDQ) is proposing to deliver a PCA A-Grade, 5-Star commercial building to the corner of Park Road and Villa Street at Yeronga.

The building is comprised of five commercial floor plates over two and a half basement levels. Upper floors enjoy panoramic views from Mt Elphinstone and the D’Aguilar Ranges past the CBD skyline to the eastern suburbs.

The building addresses Park Road to the west, Villa Street to the south and a new street within the Parkside Yeronga development to the north. To the east the building delivers a civic plaza that is bounded to its eastern edge by the proposed Yeronga Community Centre.

Fundamentally this building and its public realm curtelage will provide not only commercial space but also a significant public realm connection between Memorial Park to the south and the newly created Green Spine to the north that embraces an axial visual connection to the CBD skyline. This connection was and is a fundamental design strategy within the master plan.

The public realm itself has been evolved from the master plan to deliver a richly layered and carefully undulating landscape that will be accessible and enjoyable for all ages, abilities and cultures through day, night, weekday and weekend. Equitable access that is enjoyable, shallow in gradient and that achieves high amenity, engaging resting spaces is a key and deliberate intention of the design. The connection between Villa Street and south street is designed to be much more than a connection, rather it will be an enjoyable landscape place in its own right with a strong identity and appeal that will encourage community socialisation, casual use and increased plaza dwell time.

The public realm is inspired by and underpinned by the indigenous meaning of the word ‘Yeronga’ – a place of tidal sands. The design interprets and abstractly references the tidal sands through shifting geometries and subtle level changes that are indicative of the patterns created by tidal waters on tidal flats.

The articulation of the plaza spaces, the interactions of the plaza space with the streetscapes, the layering of the plaza ampitheatre stairs and the deliberately “local” materiality of porphyry, sandstone and indigenous plantings are composed to create a sense of place, a sense of belonging to the site, and a timeless local aesthetic that is warm and inviting yet climatically cool and comforting.



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## 01 CONTEXT

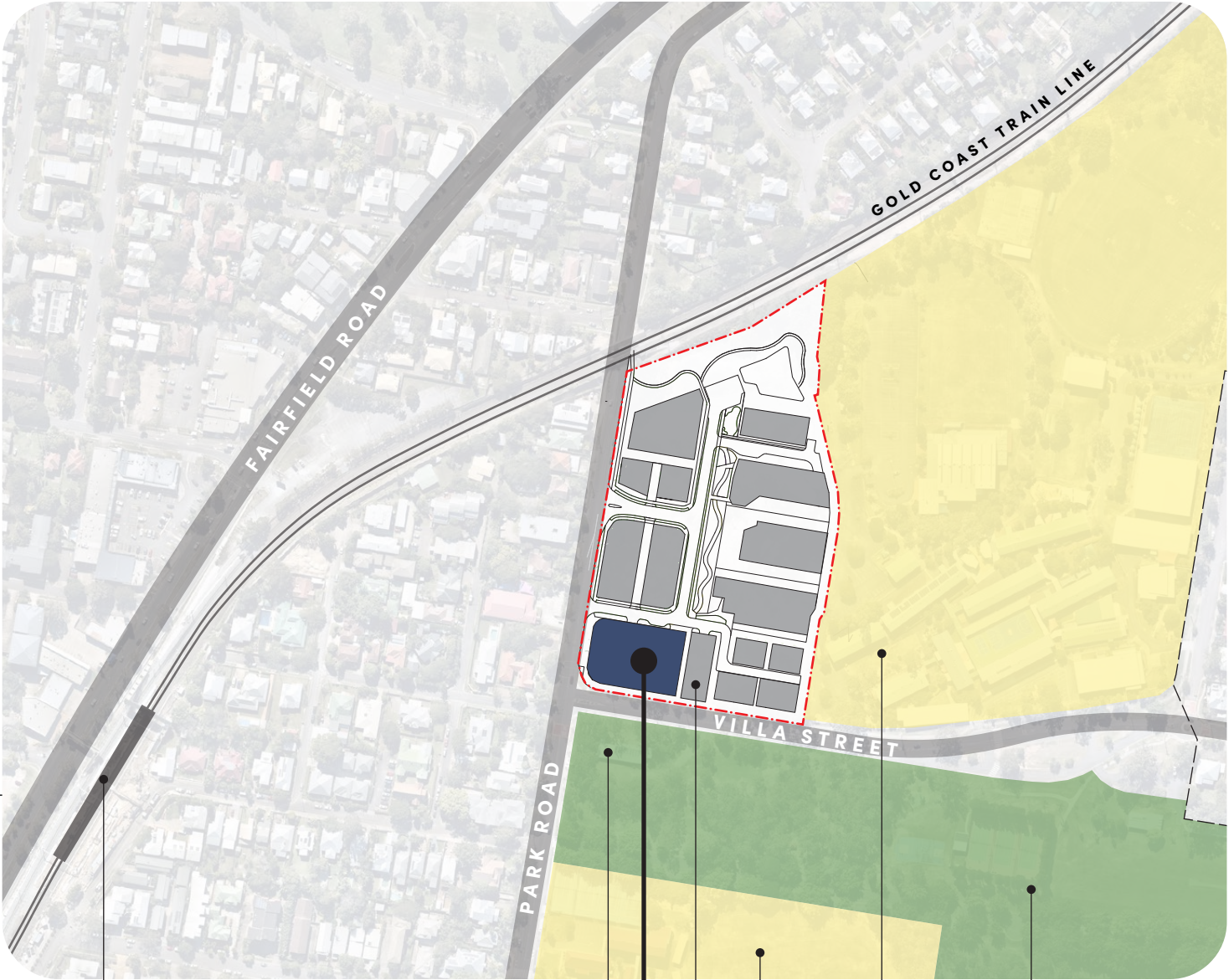
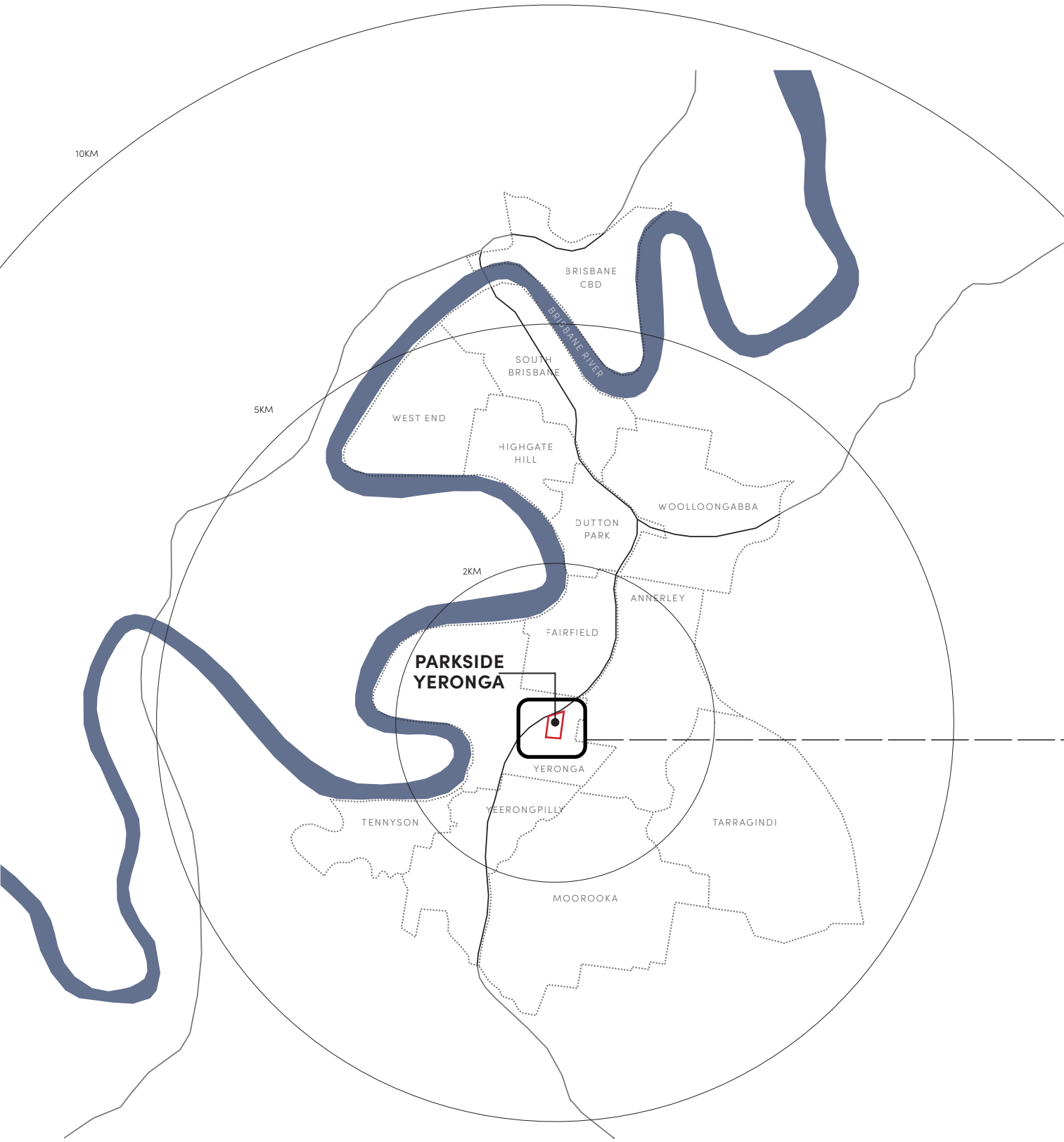
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# LOCATION



Yeronga Train Station

Kurilpa Scout Group

Yeronga State School

Yeronga Community Centre

Yeronga State High School

Memorial Park

**YERONGA COMMERCIAL BUILDING**



# MASTER PLAN

**Parkside Yeronga** is an important inner city redevelopment showcasing how infill development can deliver diversity in form, use, and tenure.

It will be a place that is sensitive to its context and respectful to its neighbours whilst providing an engaging new public realm and parkland offer expanding on the valued green space amenity of Memorial Park.

As part of the built form strategy for Parkside Yeronga, Economic Development Queensland (EDQ) will develop a new commercial building on the corner of Park Road and Villa Street to deliver ‘front-line’ community-based child health and development, mental health services, and support functions. The A-Grade office building is designed and will be delivered to achieve a 5-Star Green Star Rating.

To the east of the commercial building and located at the head of the Parkside Yeronga Green Spine on Villa Street, EDQ will also deliver a new home for the Yeronga Community Centre for the Department of Communities, Housing and Digital Economy. Community Plus will occupy the head lease and sub-let part of the building to the Annerley-Stephens History Group and the All Gauge Model Railway Club.

A key element of the master plan will be the construction of these two new civic style buildings along Villa Street. These buildings will establish some of the key principles and fabric of the master plan. These two buildings, a five storey commercial building and a two storey Yeronga Community Centre, will be engagingly bifurcated by a new public plaza connecting Memorial Park and Villa Street. Activated by and activating the buildings to the east and west, the lush green urban public plaza provides an gentle, all hours, equitable access community connection between Villa Street and the Parkside Yeronga street network and Green Spine approximately 3.25m lower.

This new accessible space between the buildings will create a plaza that provides break out space for the Yeronga Community Centre and places for the general community to sit and relax with a coffee and take in the view to the Brisbane CBD. A rich diversity of spaces composed within the plaza will provide opportunities for large and small gatherings whilst enabling the public of all abilities to connect through an active lush sub tropical landscape.

The opportunity for this key civic space is uniquely afforded to this project given that both buildings will be delivered by the same developer. It will result in a high quality urban space that will create a positive addition to the wider Yeronga neighbourhood and create a new and memorable place for all.





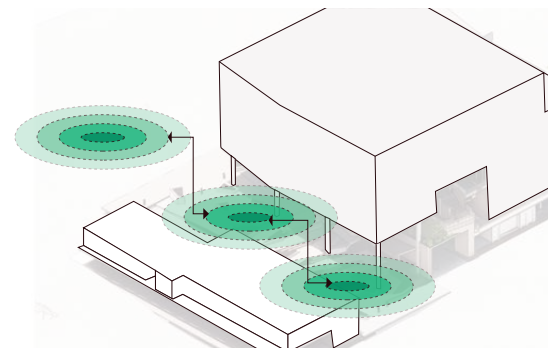
VISION & DESIGN DRIVERS

**“Delivering a curated, lush and comfortable landscape for those from near and far, for all abilities and every stage of life, the public realm for this landmark commercial building will be of and for all communities, be they existing, newly forming and first nations.**

The public realm, interior landscapes, building curtelage and streetscape design for this building will carefully engage with not only the built form aesthetics, language and articulation of the project architecture but also the vernacular visual language of Memorial Park and the local residential community.

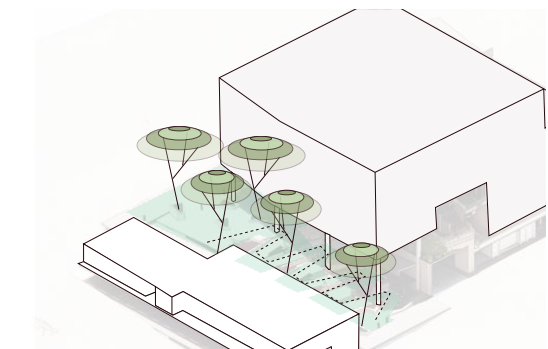
Abstractly reflecting the first nations history of the site, the public realm is inspired by and underpinned by the indigenous meaning of the word ‘Yeronga’ – yerongpa, a place of tidal sands. The design through this underpinning and as captured in the design drivers is intended to interpret and abstractly reference the tidal sands through shifting geometries and subtle level changes that are indicative of the patterns created by tidal waters on tidal flats.

To achieve the aspirations of the vision, the Yerongpa inspiration and to deliver on the place potential of the site and development built form, the five design drivers to the right were established to guide the development of the public realm.



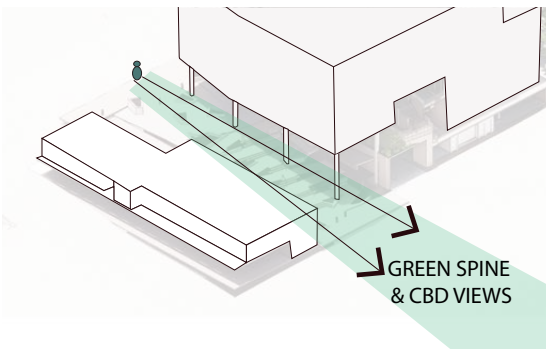
Nurture a Nexus

Establish an urban green community plaza heart at the sites core that forms the nucleus of the Green Spine uniting Parklands Yeronga with Memorial Park and the wider community.  
Compose and furnish this public plaza to create a safe, comfortable and inviting destination that brings people together, connecting them with each other socially whilst also unlocking a new activated and equitable connection between Villa Street and Parklands Yeronga.  
Whilst the plaza draws people together through functional provision for larger social gatherings and events, it should also offer a suite of more intimate places for respite, to retreat, to seek refuge, dwell and reflect.



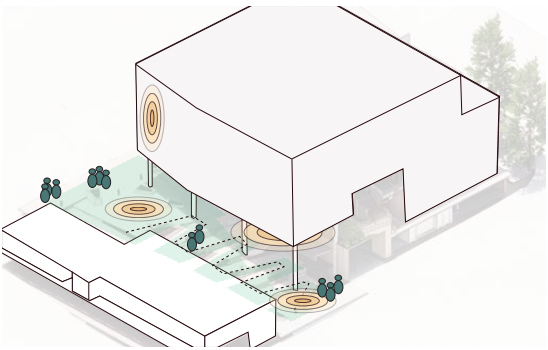
Lushly Layer

Create a rich urban sub-tropical tapestry of public realm experience by layering local materials, indigenous plantings,furniture and art from local suppliers in compositions that are engaging and speak to the Yerongpa inspiration of tidal sands.  
Adopt layered and heavily articulated geometries of shallow walkways and staggered stairs to create a cascading lushly textured landscape place unfolding down from Villa Street to open up and out to reveal a cool inviting layered plaza address to Parkside Yeronga.  
In open spaces articulate the plaza and built form edges to engage and create a conversational design language between the built form and the public realm that provokes a public desire to occupy the places in between inside and outside.



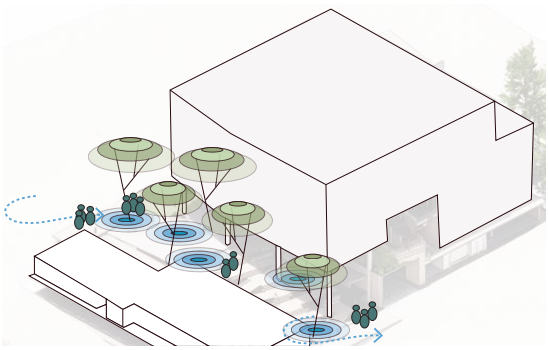
Curate Views

Feature and compose plaza and landscape places to frame and maximise the availability of expansive City Skyline and Memorial Park views.  
Create a suite of landscape places throughout the public realm that sequence views of the CBD so that each view reveals a new angle, a skyline or building detail or is framed in a different and engaging way.  
Curate the streetscape design to frame views toward the building, plaza landscape and retained street tree and site trees.  
Retain the locally character significant Hoop Pines along Park Road and the Handroanthus along Villa Street to soften and integrate the built form edge.



Culturally Stitch

Integrate cultural design opportunities throughout the public realm that abstractly reflect the Yerongpa inspiration and the storied histories of first nations and immigrant cultures together with the historic educational uses of the site.  
Develop design that is engaging, richly textured, articulated and well resolved whilst preserving the future potential to intertwine and embed artistic and cultural meaning through installations and integration.

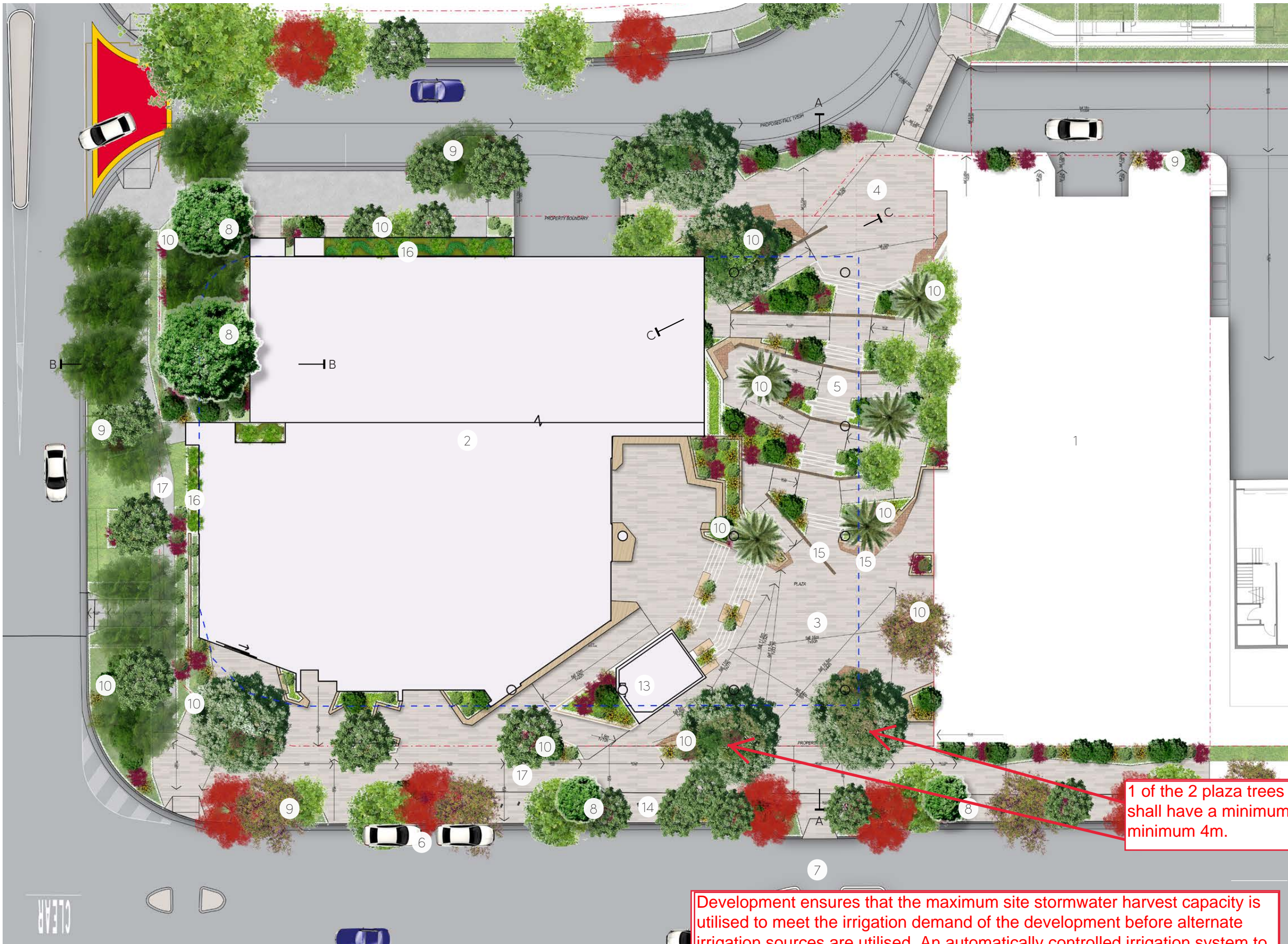


Sustainably Seed

Celebrate and retain existing trees along Villa Street and Park Road whilst concurrently expanding the biodiversity and growing the local sub-tropical experience through the extensive integration of new site and street tree and understorey plantings.  
Create opportunities to directly inject surface drainage into the landscape to naturally irrigate planting on natural ground and in podium planters.  
Engage with the local streetscape network through positive and activated interactions with the street that support place creation and hence sustainable and engaged communities.  
Adopt materials that are predominantly local and embodied energy and use these within a consistent and durable hard and soft landscaping palette comprising subtropical advanced street trees and landscaping to passively cool the site both physically and perceptively through evapotranspiration from maximised shade and vegetative cover.



SITE PLAN



- Legend
- 1 Yeronga Community Centre
  - 2 Commercial Building
  - 3 Public Plaza (Villa Street)
  - 4 South Street Plaza
  - 5 Cascading Stair
  - 6 Drop Off / Pick Up
  - 7 Informal crossing
  - 8 Existing trees to remain
  - 9 Subtropical streetscape plating
  - 10 Subtropical feature planting
  - 11 Subtropical tree species
  - 12 Turf
  - 13 Cafe
  - 14 Bike parking
  - 15 Feature pavement inserts
  - 16 Cascading planting
  - 17 1.8m path width
- Note:
- Street tree species are selected and arranged as to not impact sight distances (narrow trunks, clear trunked with foliage above sight lines) and will be set back from the kerb in accordance with BCC standards.



EXISTING TREES



Site photo of Tree no. 95



Site photo of Tree no. 99

Table 1. Excerpt of Tree Schedule provided by Consult Arborist Pty Ltd.

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (M)	SPREAD (M)	DBH (M)	TPZ (M)	SRZ (M)	AGE	HEALTH	STRUCTURE
95	Araucaria cunninghamii	Hoop Pine	16	4	.45	5.4	2.6	Mature	Good	Good
99	Araucaria cunninghamii	Hoop Pine	25	6	.5	6	2.7	Mature	Fair	Good

**Existing tree impact Assessment**

An impact assessment report was undertaken by an arborist to understand the impact of the master plan on the existing trees. The trees were reviewed against the Brisbane City council Development Scheme and none were found to meet the relevant criteria for Significant Landscape Trees.

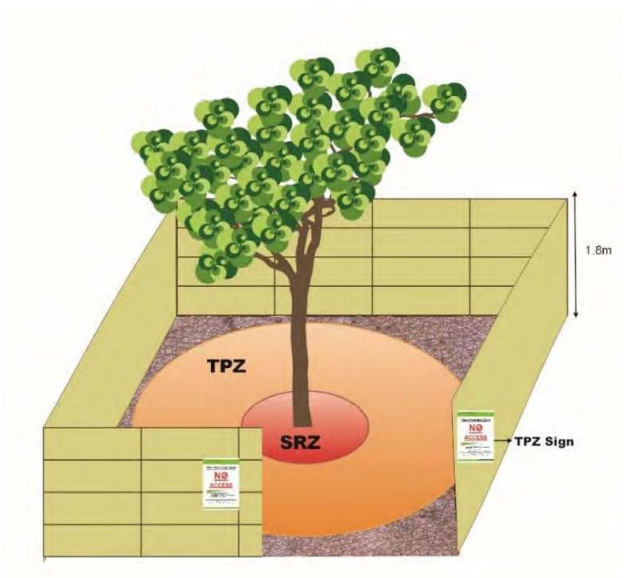
Two existing hoop pines on the north western boundary have been identified as having the potential to be retained and protected on site. Tree protection methods provided by the arborist assessment is guided by the Australian Standard, AS4970–2009 Protection of trees on development sites, industry best practice and professional experience.

Street trees located on Villa Street have not been assessed as part of the impact assessment report. These trees will be assessed during detailed design to evaluate their protection requirements.

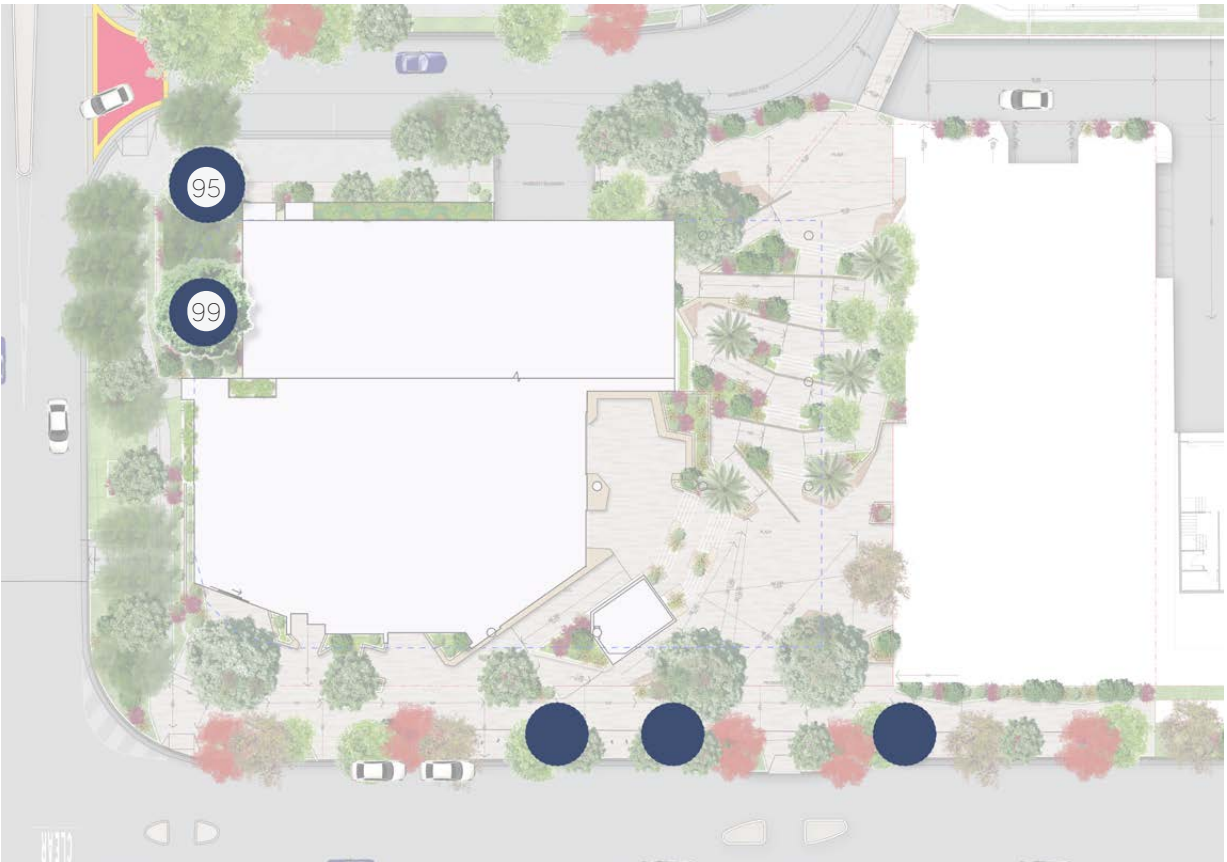
**Tree Protection Zone (TPZ)**

The function of the TPZ (Tree Protection Zone) is to ensure that the tree has a viable root system, so the tree has a functional future as an amenity asset within the development. The development will aim to implement a tree protection strategy that uses the TPZ identified in the arborist assessment as shown in the excerpt table above.

The health and structure of the trees will be reviewed during the design process to ensure their retention is still in the best interest of the development.



Artist visualisation of proposed tree retention on the N-W boundary



Proposed TPZ zones to be confirmed during detailed design





# GREEN PLAZA



Artist impression of view from South Street Plaza to Cascading Stair, Wandering Walkway and Nature Nooks



Artist impression of Nature Nook



Artist impression of Cascading Stair

## Legend

- 1 Yeronga Community Centre
- 2 Commercial Building
- 3 Public Plaza (Villa Street)
- 4 South Street Plaza
- 5 Cascading Stair
- 6 Drop Off / Pick Up
- 7 Informal crossing



## Public Plaza

The Public Plaza is a community space located on the green spine axis linking Memorial Park to the public green spine and CBD. This community social place is designed to take maximum advantage of its green spine connectivity to open up and unlock public access to expansive CBD skyline views.

The Public Plaza provides the welcome mat to the precinct with access from the informal crossing at Villa Street and full block interfaces to the Yeronga Community Centre (east) and Children's Health Queensland (west).

The Public Plaza provides the community with a destinational gathering space planned to offer integrated food and beverage, YCC community event break out spaces and a safe and equitable path of travel between Villa Street, South and East Roads. It will provide for clear sight-lines and intuitive movement between the upper level plaza at Villa Street and the lower level plaza on South Road via articulated broad stairs with integrated informal seating nooks and an equitable shallow gradient wandering walkway.

Underpinning the Public Plaza design is the overarching and originating "Yerongpa" indigenous generative theming. This theming of "tidelands in sand" is abstractly expressed through the Public Plaza design arrangement and materiality. Specifically the wandering walkway, cascading stairs and nature nooks have been geometrically composed as a representation of the "irregular erosive patterns" of water on sands, a metaphor for natural systems and process.

The materiality of the plaza will be composed to speak to the public building architecture on its eastern and western edges. Specifically the plaza will draw upon and draw through the low civic brick language established in the YCC walling by selectively wrapping the seating and planter walls within the plaza in matching brick cladding albeit in different size formats and arrangements.

Within this cladding selective speckled use of select brown porphyry and white sandstone will be considered to introduce "natural" material highlights that elevate the plaza aesthetic to reflect its special place qualities.

Complimenting the "vertical" brick carried though in the walling, the ground plane will adopt a warm toned honed coloured concrete with the honing process revealing brown and white aggregates that visually reinforce the "shifting sands" inspiration. At the interface between the walling and the brick a ground plane apron or puddle of red brick and porphyry is proposed to wrap and elegantly and engagingly stitch together the horizontal and vertical ground planes.

For the meandering walkway a narrow line of brown porphyry with random white sandstone highlights will form a continuous journey line between the upper and lower plaza whilst forming an Equitable access contrast edge on the lower walkway edge.

Bespoke robust furniture will be integrated within the plaza in discrete functional locations for ease of use, hostile vehicle protection and refuse collection. Bollards, seating and walling will in most circumstances be wrapped fully or partially in brick or stone with class 2 off-form insitu concrete cores. Visitor bicycle racks will be strategically located between planting bays along Villa Street to discourage crossing the street away from the informal crossing.

Planting within the Plaza will be naturally composed with subtropical species at strategic scales to maintain sight-lines, and deliver ample plaza shade whilst cossetting the community within a lush native Brisbane environment.

Under planting will be lush low maintenance species deliberately composed as a counterpoint to the monolithic plaza pavement with its stone and brick highlights.



GREEN PLAZA



Artist impression of entry plaza



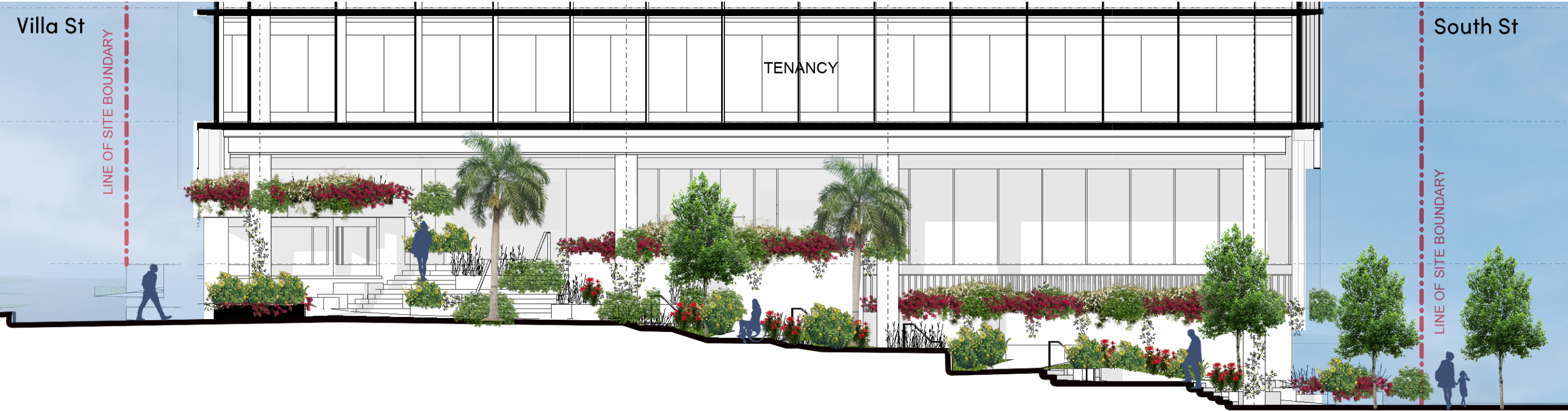
Artist impression of aerial view from Park Road



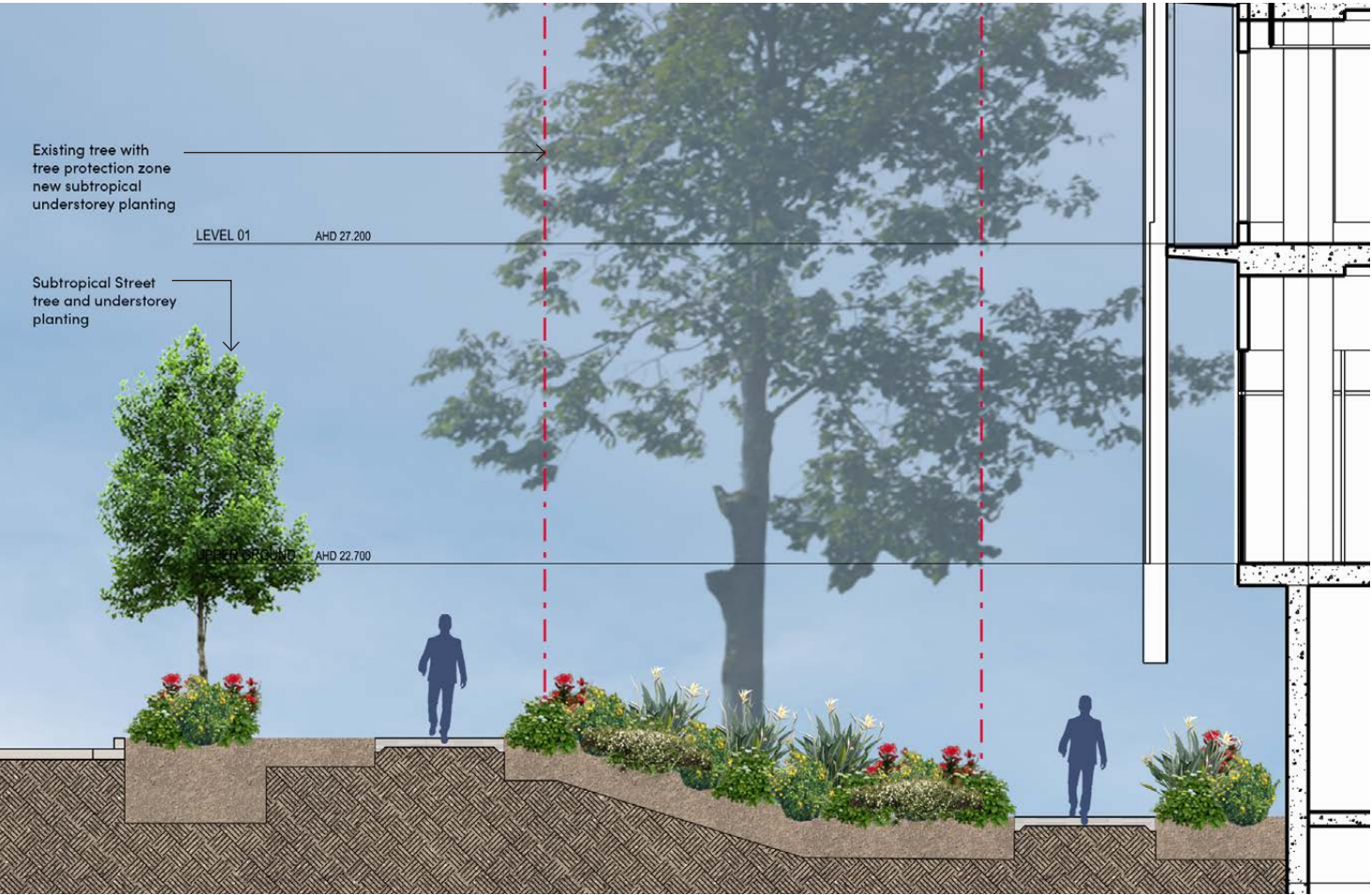
Artist impression of view across Villa Street



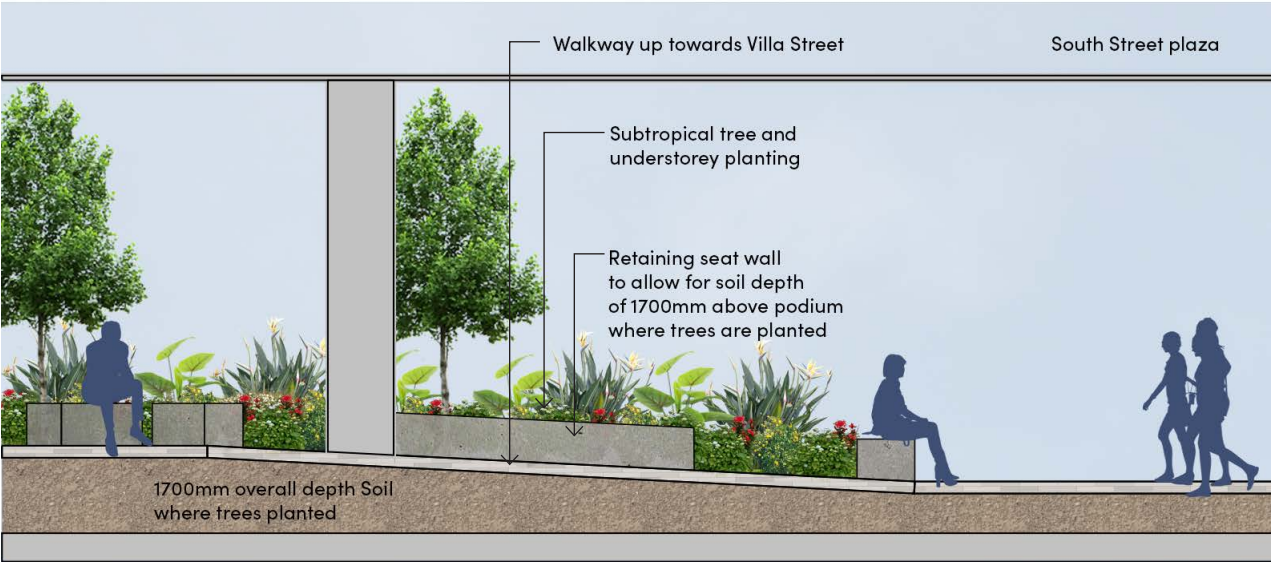
GREEN PLAZA



Section A-A\_ Green Plaza



Section B-B\_ Existing tree



Section C-C\_ South Plaza walkway



LEVEL 3 TERRACE



Legend

- 1 Standing area with views towards the city.
- 2 Integrated sculptural seating on artificial lawn
- 3 Artificial turf mound with integrated seating
- 4 Fixed or movable furniture
- 5 Raised garden
- 6 Raised garden bed with tree planting for shade
- 7 BBQ
- 8 Integrated seating
- 9 Transparent balustrade 2.6m HGT
- 10 Programable space. Softfall on ground plane.
- 11 Shade structure with climbing plants

Level 3 terrace

The level 3 terrace will provide a outdoor therapeutic environment that is comfortable, tranquil and flexible to allow for programmed activities.

The terrace has been divided into 3 zones (sitting and standing, eating and programmed space). Each zone is divided by raised garden beds 800mm in height to allow for easy surveillance and supervision by staff. The terrace is framed by a green edge with a transparent balustrade protecting the terrace from prevailing winds whilst framing and maximising the city views to the north.

Sitting and Standing

This zone is a passive space that will provide discrete areas for sitting and relaxing, or standing to take in the view to the north. Artificial grass and timber will create a comfortable, warm, tactile organic and welcoming environment.

Eating Zone

The eating zone will allow for integrated BBQ facilities set within a lockable enclosure. Dining furniture can be fixed or flexible to suit the users needs.

Programmed Zone

50m2 of flexible space is provided to allow for programmed activities to be undertaken. Coloured softfall on the ground plane will cater to different activities whilst a shade structure provides weather protection.



Sculptural seating



Artificial turf mound



Transparent balustrade

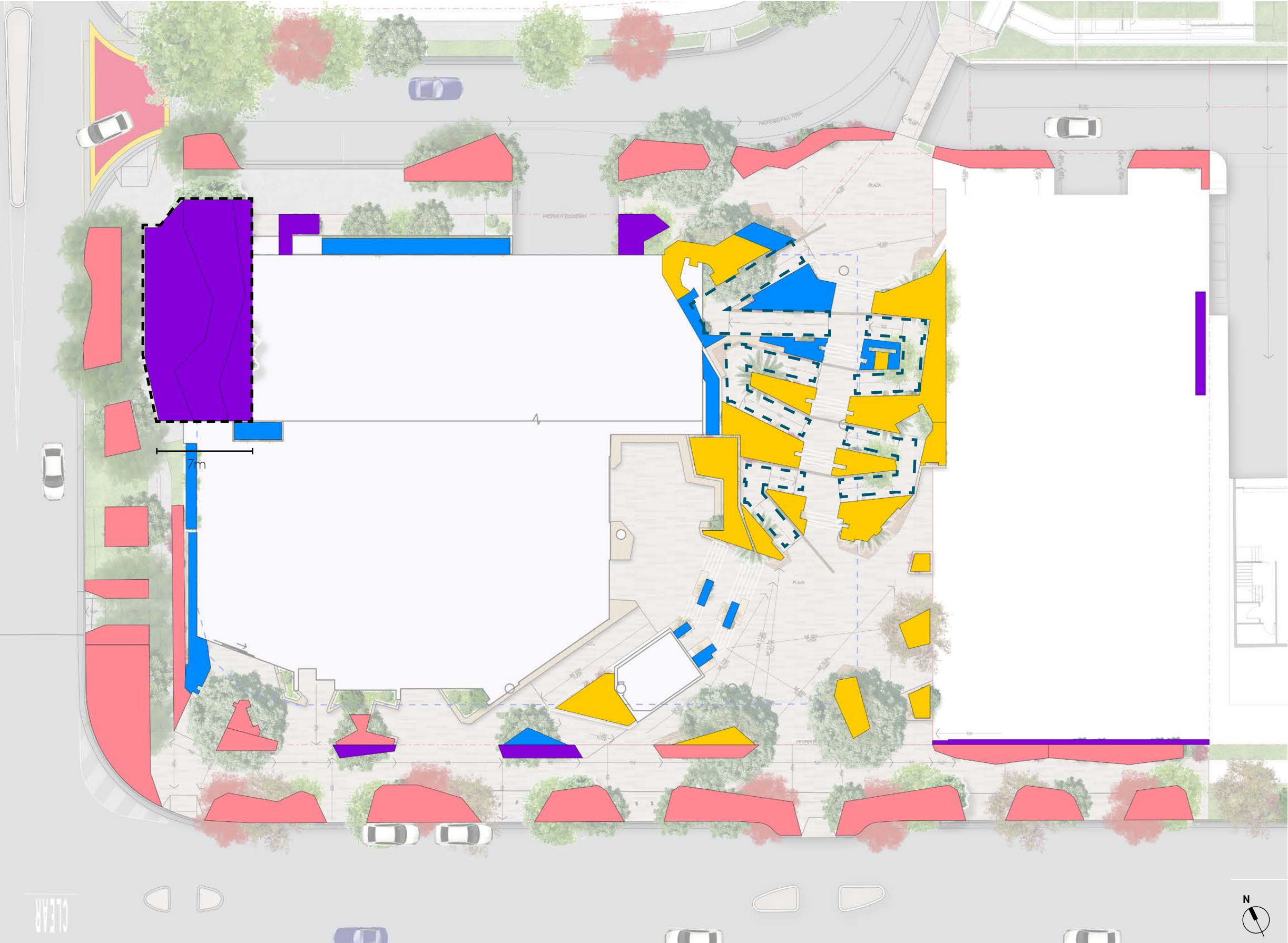


Artist impressions of terrace





# PLANTING MEDIA DEPTH



## PLANTING MEDIA

All planting media is to be installed in accordance with Brisbane City Council Standard drawings with an emphasis on achieving soil volume at appropriate depths on both natural ground and on podium.

### Deep planting

Areas of planting that are in natural ground and 100% open to the sky with no underground development or infrastructure that is encased in concrete have been prioritised at the building interfaces with the streetscape to ensure a vigorous green interface.

The area of deep planting with a minimum dimension of 5m shown on the Ground floor plan equates to 116m<sup>2</sup> which equates to 5% of the site area. Note that this deep planting does straddle the revised site boundary but does so to accommodate retention of the character trees.

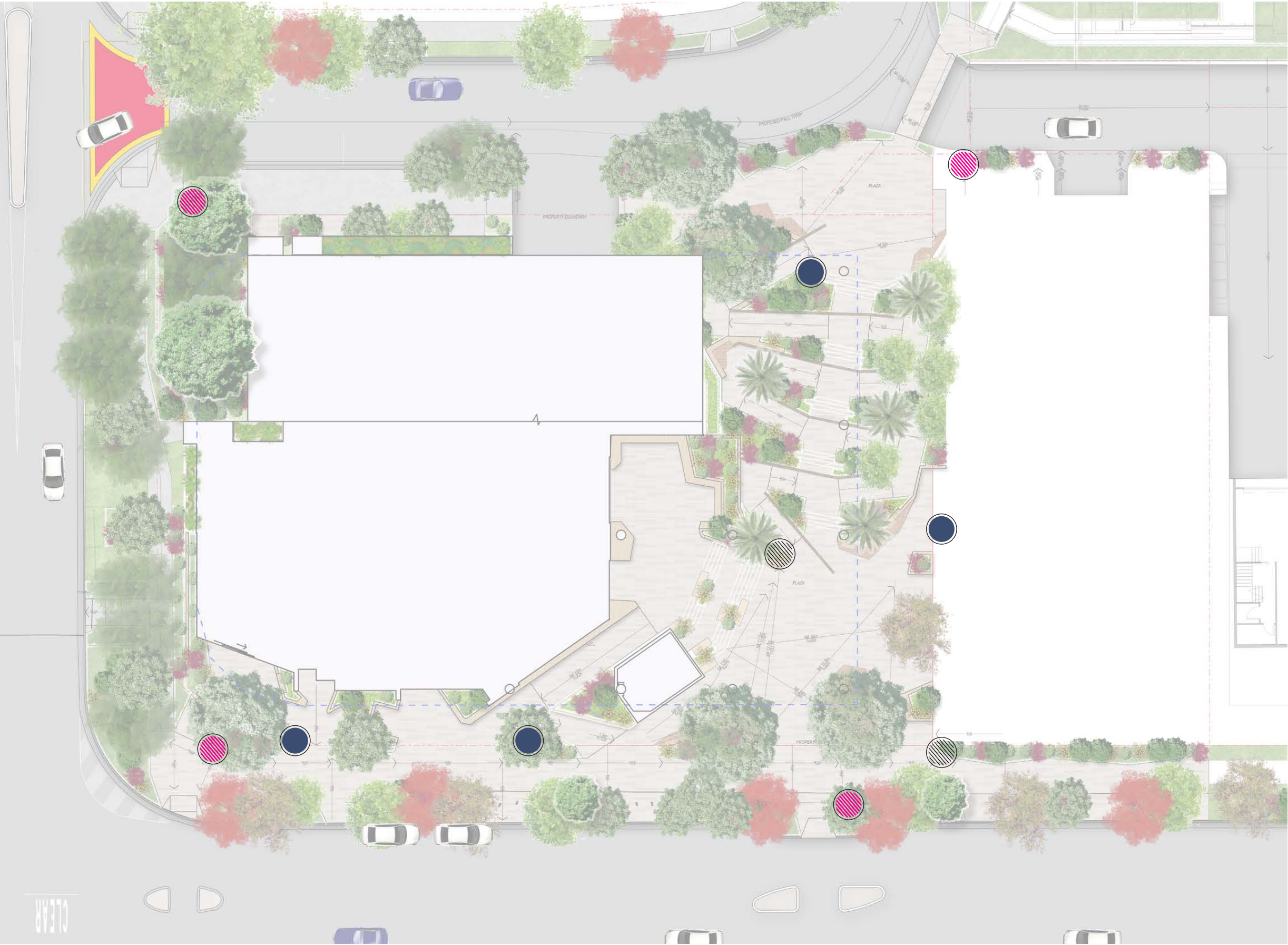
Broadly the overall media strategy is to provide generous media volumes across the site that will facilitate vigorous and enduring legacy planting outcomes delivering a lush subtropical urban landscape. A key investigation moving forward in design development will be establishing structural voids on the walkway structure that will achieve continuous subsurface media connections between planters to realise efficacious planting volumes to drive a high performing landscape.

### Legend

- 500mm on Podium
- 1700mm on Podium
- 400mm on Natural ground
- 700mm on Natural ground
- 1200mm on Natural ground
- Deep planting (natural ground) with minimum 5m dimension
- Planting media extends below walkway to increase media volume and deliver contiguous beds



# WAYFINDING






The wayfinding strategy has been designed to aid navigation and orientation for all users of the site. It will be well integrated into the site and the architectural built form.

The strategy has been designed to minimise signage clutter so as to not overwhelm the user with information.

The Wayfinding signage will be integrated within the design, contain clear and concise messaging that is inclusive and allows people with visual or physical impairment to comfortably read the signage.

In order to increase the accessibility of wayfinding information, a kit of parts will be created to provide a bespoke mix of static and digital sign types incorporating, bilingual messaging, and Braille type.

Signage will be located on the main routes of travel where key decision points are made.

- Legend
-  Primary Site Entrance Sign with integrated directional signage and DDA access information
  -  Directional signage with DDA compliant route
  -  Precinct directional signage



# PLANTING PALETTE

Trees general (other than significant plaza tree): all trees should be advanced species, conform to requirements of AS2303 and have a minimum height at time of installation of 4.4m for tall slender species , 3.8m for general species and 3m for thick stemmed species.



TREE TYPE 1  
T1

SPECIES

Ficus microcarpa var. hillii - Hill's Weeping Fig

SIZE	MATURE SIZE
200Ltr	10m H x 6m W.

DESCRIPTION  
This is a very tall spreading shade tree with weeping foliage.



TREE TYPE 4  
T4

SPECIES

Handroanthus palmeri, 'Pink Trumpet Tree'

SIZE	MATURE SIZE
100Ltr	8m H x 5m W

DESCRIPTION  
A native of Mexico with a rounded canopy. Has upright growth habit with attractive grey bark. Leaves are mid green and has masses of pink flowers in late winter to summer.

New planting throughout the site will seek to contribute to the subtropical landscape character of Brisbane. The planting palette will include predominately native species but will also include non-invasive plant species which are appropriate to Brisbane's climate and the character of the site.

Species will be selected in accordance with the Brisbane City Council street tree palette to ensure they are species that are good performers, have low maintenance needs and are climate resilient. Street tree species are selected and arranged so as to not impact sight distances (narrow trunks, clear trunked with foliage above sight lines) and will be set back from the kerb in accordance with BCC standards and in anticipation of future left turn pocket delivery.



TREE TYPE 2  
T2

SPECIES

Elaeocarpus eumundii - Eumundi Quandong

SIZE	MATURE SIZE
200Ltr	10m H x 3m W.

DESCRIPTION  
Native foliage tree with bronzed red new growth and deep green glossy leaves arranged in a fan. Flowers late spring to early summer with clusters of sweetly scented cream flowers.



TREE TYPE 5  
T5

SPECIES

Backhousia citriodora - Lemon scented Myrtle

SIZE	MATURE SIZE
200Ltr	15m H x 4m W

DESCRIPTION  
Hardy, native, fluffy white flowers, lemon-scented foliage. Lemon Myrtle is sometimes referred to as the “Queen of the Lemon Herbs”. It boasts an intensely citrus fragrance and flavour, and has long been used in Aboriginal cuisine and medicine



TREE TYPE 3  
T3

SPECIES

Randia fitzalanii - Native Gardenia

SIZE	MATURE SIZE
200Ltr	Up to 5 m H x 2-4 m W.

DESCRIPTION  
Australian native also known as yellow mangosteen. Clusters of small highly fragrant flowers above glossy evergreen foliage. Flowers in spring followed by large yellow-brown edible fruit which are ready to eat when soft.



TREE TYPE 6  
T6

SPECIES

Wodyetia bifurcata - Foxtail palm

SIZE	MATURE SIZE
200Ltr	4m H x 10m W

DESCRIPTION  
Slender, tall and compact palm.



# PLANTING PALETTE

New planting surrounding the built form will seek to contribute to the subtropical landscape character of Brisbane. The planting palette will include predominately native species but will also include non-invasive plant species which are appropriate to Brisbane’s climate and the character of the site.

Street tree species will be selected in accordance with the Brisbane City Council street tree palette to ensure they are species that are good performers, have low maintenance needs and are climate resilient.



**FEATURE PLANTING TYPE 1  
FP1**

**SPECIES**  
Melaleuca thymifolia - honey myrtle

SIZE	MATURE SIZE
200mm	1.5 m H x 1.5 m W

**DESCRIPTION**  
Fine-leaved bushy native shrub with purple-pink feathery flowers in summer-autumn.



**FEATURE PLANTING TYPE 2  
FP2**

**SPECIES**  
Grevillea sp - Grevillea

SIZE	MATURE SIZE
300mm	0.3 m H x 1.0 m W

**DESCRIPTION**  
Strappy leaf evergreen clumping plant suited to shaded areas of the garden. Flowers late winter and early spring in clusters of gentle pastel trumpet-shaped flowers with green centres, followed by red cherry-like seedpods..



**FEATURE PLANTING TYPE 3  
FP3**

**SPECIES**  
Callistemon spp - Bottle brush

SIZE	MATURE SIZE
300mm	1.m H x 1.m W

**DESCRIPTION**  
Fast growing, hardy, woody shrub that produces beautiful blooms in a variety of single colours in spring and summer and sometimes again in autumn.



**FEATURE PLANTING TYPE 4  
FP4**

**SPECIES**  
Crinum pedunculatum - Brisbane River lily

SIZE	MATURE SIZE
300mm	1.5 m H x 1.2 m W

**DESCRIPTION**  
Tufting plant with strappy leaves up to two metres. Open white flowers on thick stems from November to March. Prefers a damp spot in full sun or part shade



**FEATURE PLANTING TYPE 5  
FP5**

**SPECIES**  
Philodendron Xanadu

SIZE	MATURE SIZE
300mm	1.2 m H x 1.2 m W

**DESCRIPTION**  
Luscious evergreen foliage with compact growth habit. Decoratively shaped leaves.



**FEATURE PLANTING TYPE 6  
FP6**

**SPECIES**  
Doryanthes excelsa - Gumea lily

SIZE	MATURE SIZE
45L	1.5m H x 1.5m W

**DESCRIPTION**  
Large native clumping plant with upright long sword-shaped leaves and giant 2-4m red flower spikes on mature plants in spring. The flowers start as a teardrop-shaped bud and open into a cluster of starry flowers, rich in nectar, each with green pollen.

Planting areas general:  
Planting densities and stock sizes are to achieve a minimum of 60% coverage of the mulched planting areas at time of practical completion and full coverage within 2 years. Ratio of mulch coverage to planting is to be maintained at not less than 80% at any time following practical completion.



# PLANTING PALETTE



FEATURE PLANTING TYPE 7  
FP7

**SPECIES**  
Anigozanthos spp - Kangaroo Paw

SIZE	MATURE SIZE
140mm	0.6 m H x 0.6 m W

**DESCRIPTION**  
Perennial herb with strap like leaves, flowers occur in clusters on stalks that emerge from the base of the leaves.



FEATURE PLANTING TYPE 8  
FP8

**SPECIES**  
Banksia spinulosa - Costal Cushion

SIZE	MATURE SIZE
140mm	0.6m H x 0.6 m W

**DESCRIPTION**  
Low growing and low maintenance Banksia with dense foliage and spreading habit. Flowers from autumn to winter.



FEATURE PLANTING TYPE 9  
FP9

**SPECIES**  
Brachyscome multifida                      Native Daisy

SIZE	MATURE SIZE
140mm	0.2m - 0.3m

**DESCRIPTION**  
Hardy, low growing native perennial plant. Masses of mauve daisy like flowers year round



FEATURE PLANTING TYPE 10  
FP10

**SPECIES**  
Dichondra argentea - Silver falls

SIZE	MATURE SIZE
140mm	0.1m H x 1.0m W

**DESCRIPTION**  
Vigorous growing plant that forms a mass of soft pewter leaves on silver stems.



FEATURE PLANTING TYPE 11  
FP11

**SPECIES**  
Senecio serpens - Chalksticks

SIZE	MATURE SIZE
120mm	0.15 m H x 0.6m W

**DESCRIPTION**  
Dwarf perennial succulent with bluish-white colouring



FEATURE PLANTING TYPE 12  
FP12

**SPECIES**  
Westringia fruticosa - Native Rosemary

SIZE	MATURE SIZE
200mm	1.5m H x 1.5m W

**DESCRIPTION**  
Hardy, low-growing evergreen shrub with a dense, bushy rounded habit. Mauve to white flowers through out the year.

Planting areas general:  
Planting densities and stock sizes are to achieve a minimum of 60% coverage of the mulched planting areas at time of practical completion and full coverage within 2 years. Ratio of mulch coverage to planting is to be maintained at not less than 80% at any time following practical completion.



# HARDSCAPE PALETTE



PAVEMENT TYPE 1  
PT1

**MATERIAL**  
Honed Insitu coloured concrete CCS Paperbark

**SIZE**  
125mm Depth

**DESCRIPTION**  
Honed Insitu coloured concrete with caspian aggregate and penetrative sealant.



PAVEMENT TYPE 3  
PT3 - RED BRICK AND BROWN PAVERS

**MATERIAL**  
Red- Brown Porphyry pavers

**SIZE**  
200mm x 600mm

**DESCRIPTION**  
20% of plaza edge with Sawn finish



PAVEMENT TYPE 5  
PT1

**MATERIAL**  
Insitu natural concrete

**SIZE**  
125mm Depth

**DESCRIPTION**  
Insitu concrete with broom finish and penetrative sealant to Park Road



PAVEMENT TYPE 2  
PT2

**MATERIAL**  
Mount White Sandstone - White,

**SIZE**  
200mm x 600mm

**DESCRIPTION**  
80% of plaza edge with diamond Sawn finish



PAVEMENT TYPE 4  
PT4

**MATERIAL**  
TGSI - Concrete paver

**SIZE**  
300x 300x 40mm

**DESCRIPTION**  
Chelmstone Precast concrete hazard TGSI (Tactile Ground Surface Indicator).



SEAT TYPE 1  
ST1 - PRECAST CONCRETE WITH STONE / BRICK FACING

**MATERIAL**  
Concrete with stone facing and top

**SIZE**  
Custom length 300mm depth

**DESCRIPTION**  
Precast concrete seat with white sandstone and porphyry stone facing to match surrounding pavement



# HARDSCAPE PALETTE



SEAT TYPE 2  
SFA - ARQUA STATION

**MATERIAL**  
Powder coated SS 304

**SIZE**  
1520mm x 450mm x 1495mm

**DESCRIPTION**  
Arqua Dog bubbler and Arqua Refill pole



BIN TYPE 1  
SFA ESCOLA eBIN ENCLOSURE 120L

**MATERIAL**  
Powder coated mild steel

**SIZE**  
590mm x 1180mm

**DESCRIPTION**  
Bin fitted with smart sensor to geolocate each bin, detect fire and fill monitoring



BIKE PARKING  
SFA SLIM HOOP

**MATERIAL**  
Powder coated SS 304

**SIZE**  
270mm x 120mm x 850mmH

**DESCRIPTION**  
Discrete secure bicycle parking



BOLLARD TYPE 1  
HOSTILE VEHICLE MITIGATION BOLLARD

**MATERIAL**  
Polished concrete

**SIZE**  
400mm x 400mm x 600mm

**DESCRIPTION**  
Polished concrete to contrast with adjacent pavement colour



SEAT TYPE 1  
ST1 - ARIA SMART BENCH WITH POWER ME TABLE

**MATERIAL**  
Anodised aluminium

**SIZE**  
540mm x 1800mm

**DESCRIPTION**  
Wireless Charging table to be placed next to custom seats



SIGNAGE  
BLADE SIGN

**MATERIAL**  
Anodised aluminium

**SIZE**  
Varies as required. Will be detailed during detailed design phase

**DESCRIPTION**  
Wayfinding signage kit of parts to be coordinated with the architectural design.



# INTEGRATED ART



Manly Harbour - Series of four light projections that represent local community stories



Sunnybank Village - brass inlay text within pavement

Public art will be integrated into the plaza design to provide a community focal point and celebrate the local history and character of the precinct.

The public art could take many forms ranging from sculptures, creative lighting, pavement treatments and bespoke street furniture.

An art installation may be developed during detailed design as a collaborative and participatory process that will include commission of an artist and stakeholder engagement during the design process to ensure any artwork is integrated into the precinct design.



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