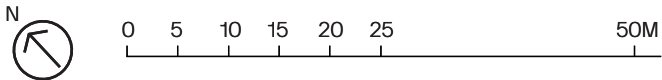


LANDSCAPE
CONCEPT PLAN

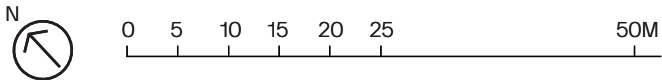
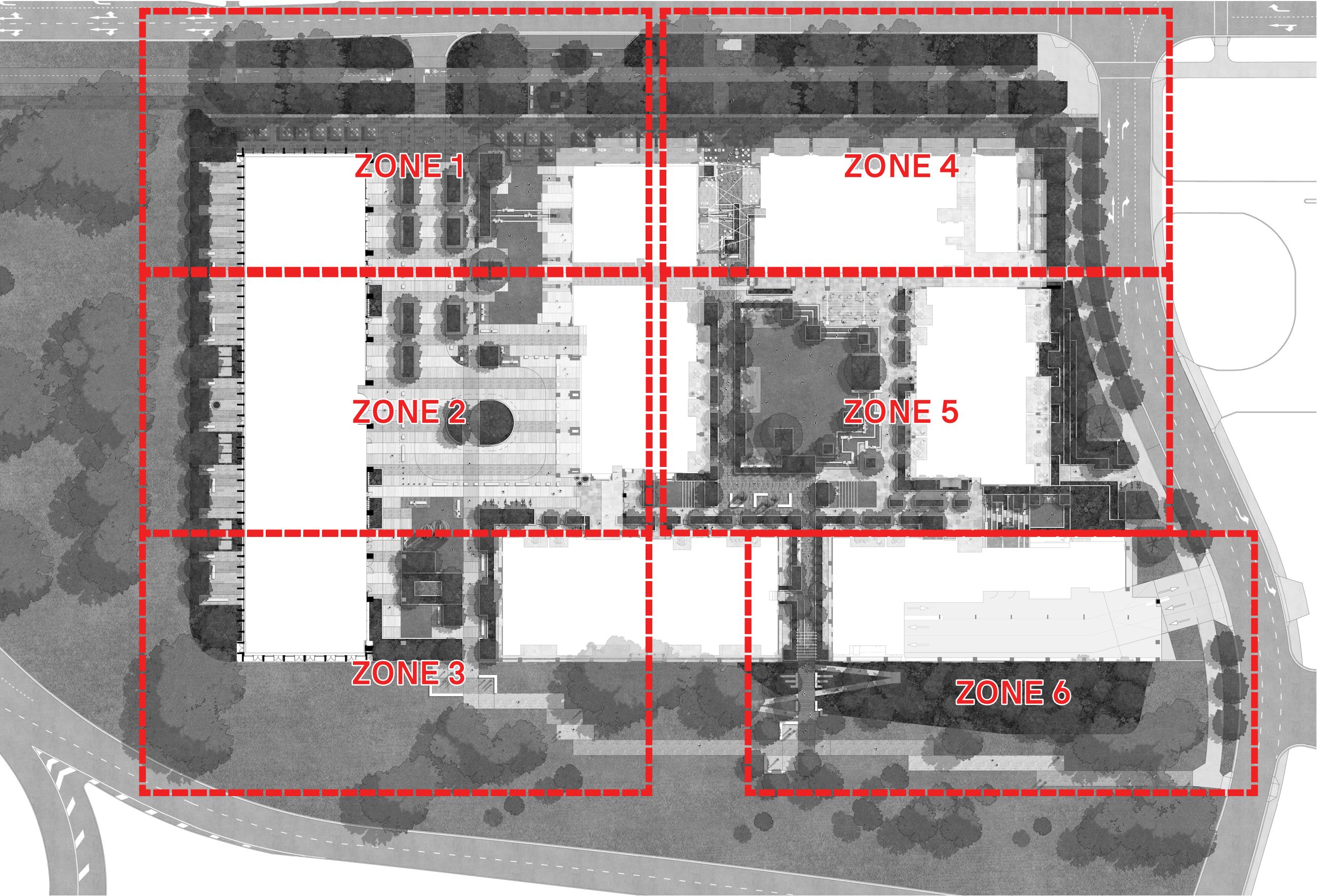


LEGEND

- 1. UPGRADE WORKS TO CONSTITUTION AVENUE
- 2. UPGRADE WORKS TO WENDOUREE AVENUE
- 3. DRIVEWAY CROSSOVER
- 4. INTERNAL ROADWAY / SHARED ZONE WITH SHORT TERM PARKING SETDOWN ZONES
- 5. CENTRAL PLAZA
- 6. VILLAGE GREEN
- 7. LAWN AREA
- 8. OUTDOOR DINING & SEATING AREAS
- 9. RESIDENT'S COMMUNAL RECREATION SPACES & LANDSCAPING
- 10. OFFICE OUTDOOR TERRACES & LANDSCAPING
- 11. PROPOSED NEW 3M SHARED PATH WITH INTEGRATED INDIGENOUS CULTURAL INSTALLATION (TBC)
- 12. PROPOSED LANDSCAPED EMBANKMENT
- 13. FEATURE SCULPTURE/ ARTWORK ELEMENT
- 14. ACTIVATED PEDESTRIAN LANEWAYS
- 15. MID BLOCK PRIVATE PEDESTRIAN CONNECTION



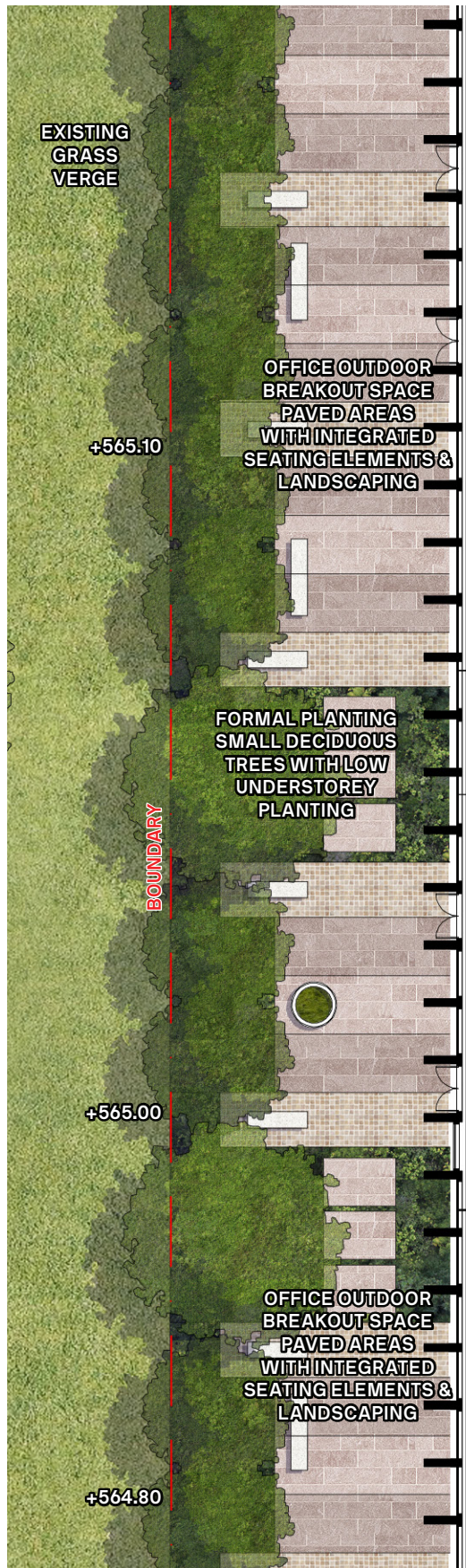
LANDSCAPE
DETAILED STUDY ZONES



LANDSCAPE DETAILED STUDY
ZONE 1



LANDSCAPE DETAILED STUDY
ZONE 2



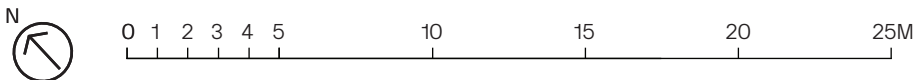
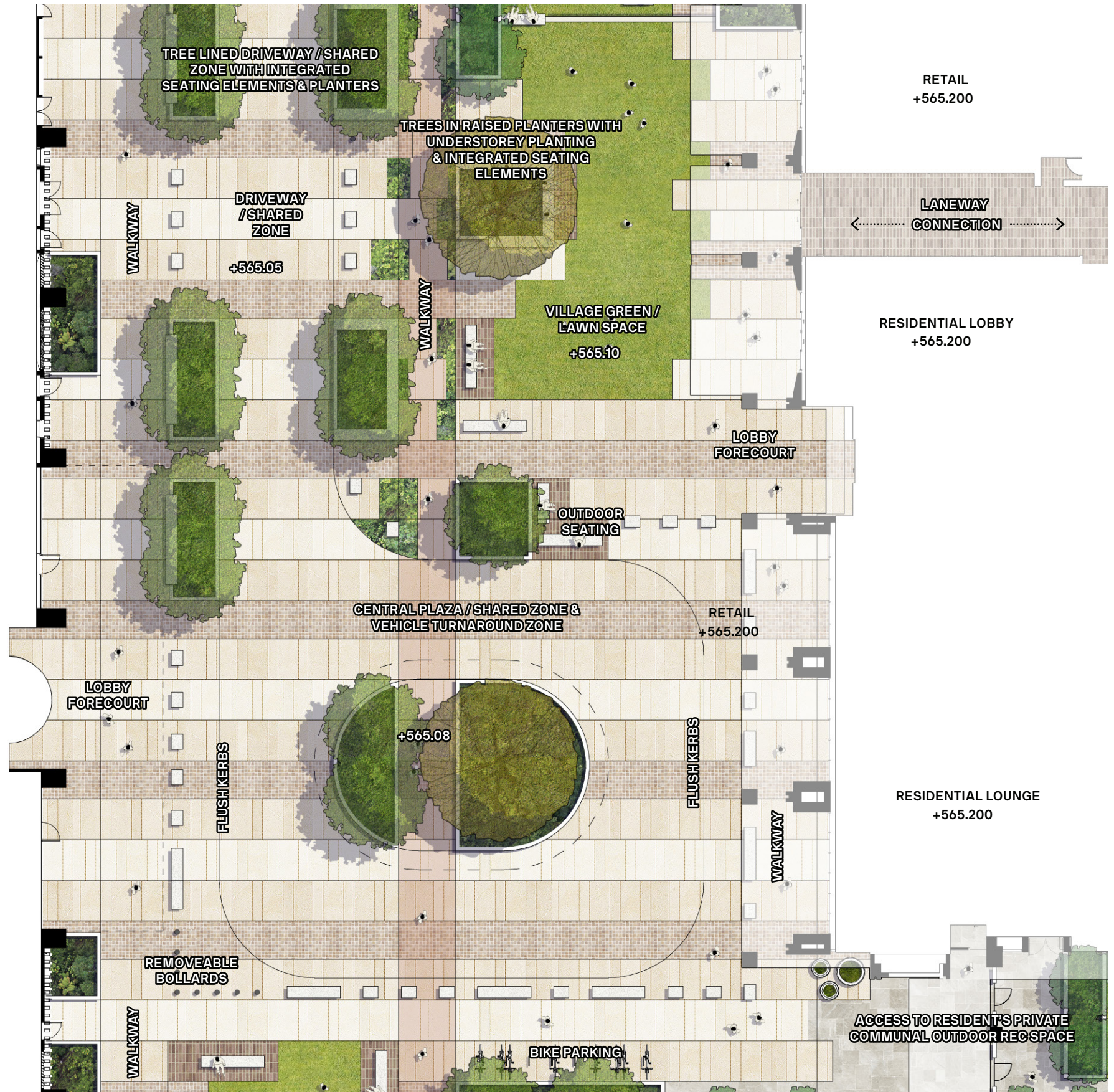
OFFICE

OFFICE PORTAL BUILDING
+565.200

MEMORIAL

FOYER

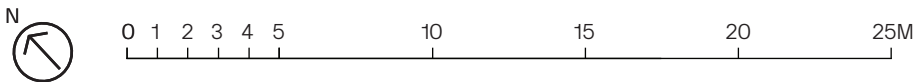
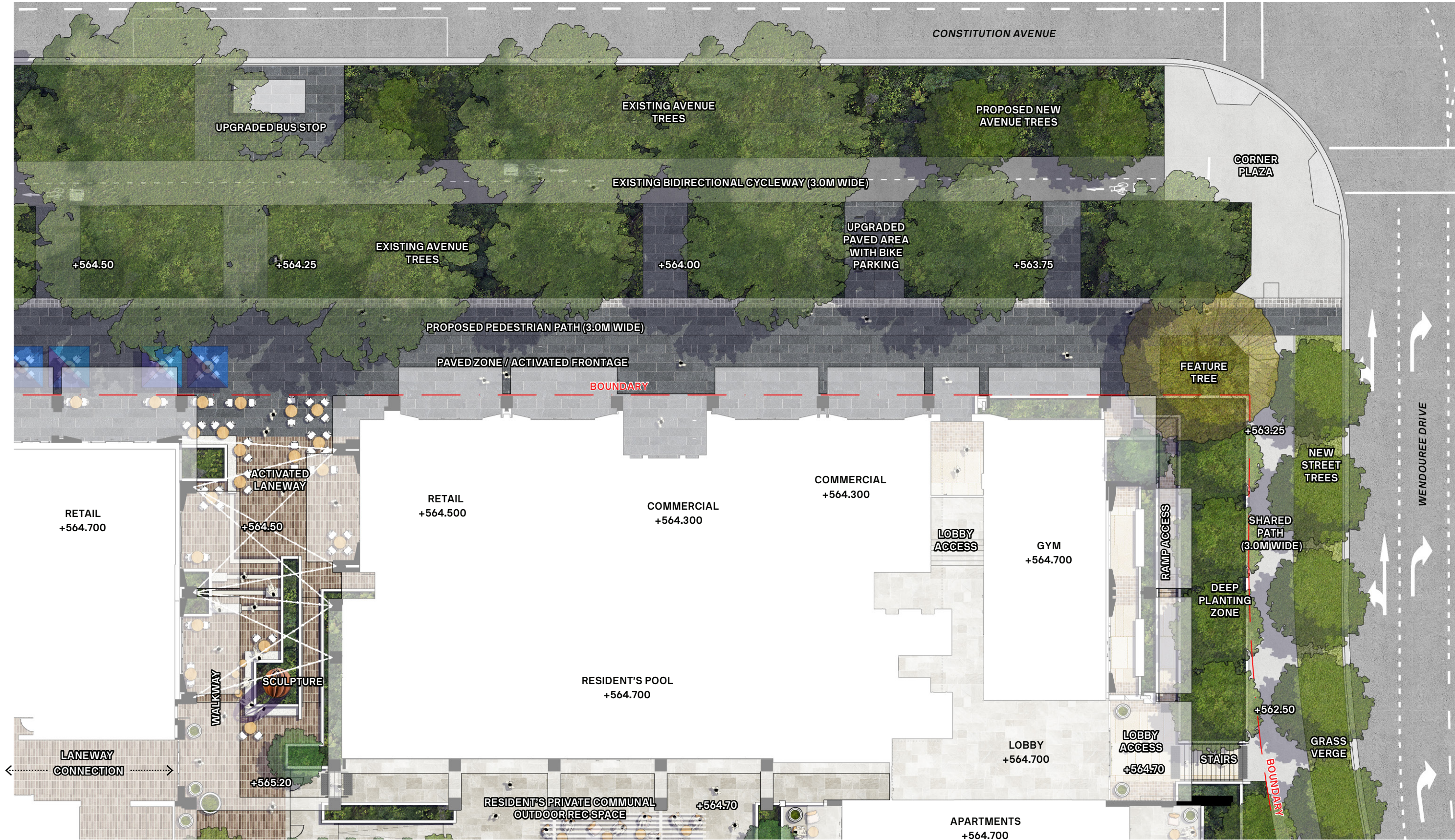
OFFICE



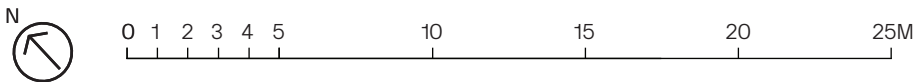
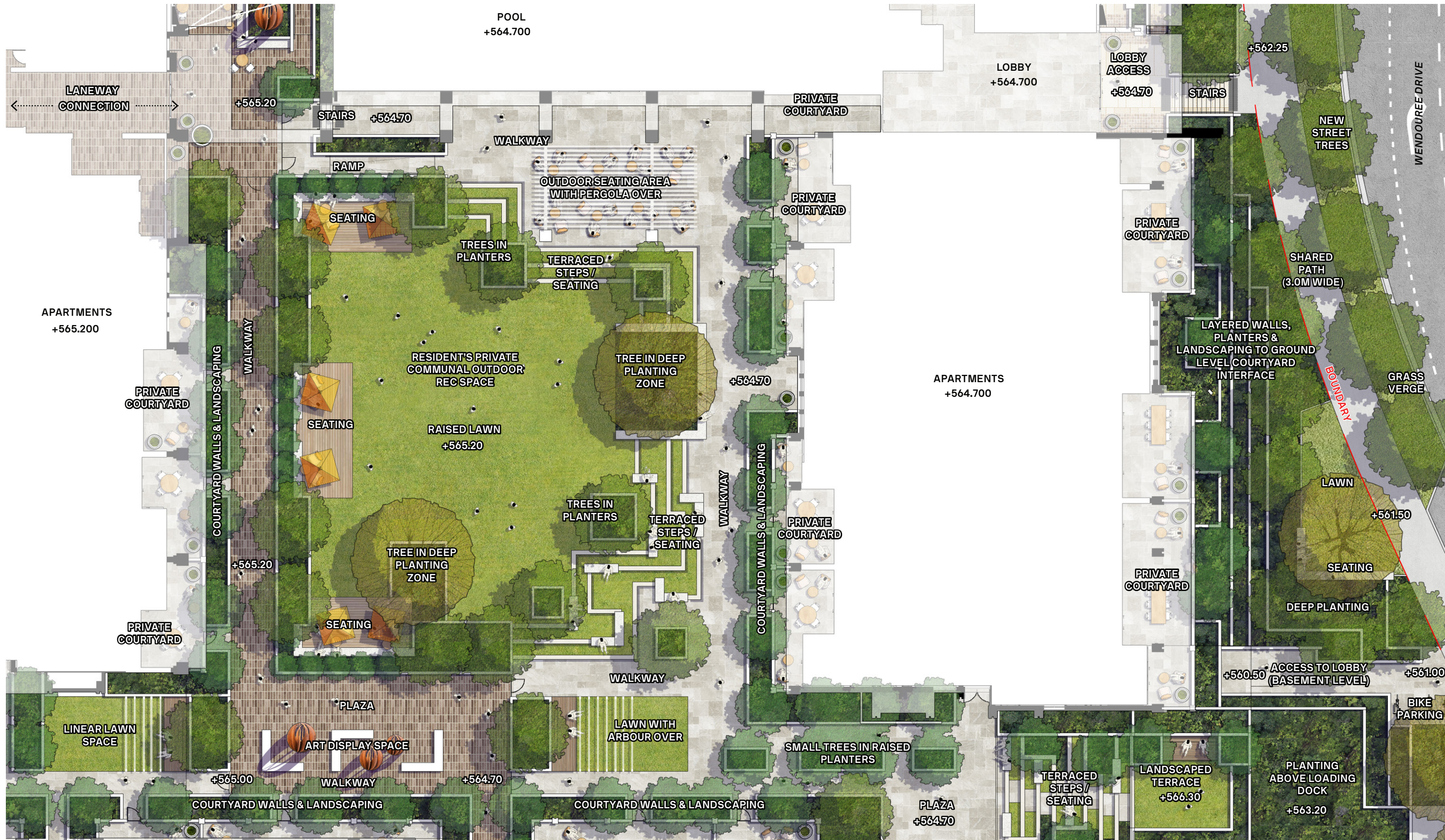
LANDSCAPE DETAILED STUDY
ZONE 3



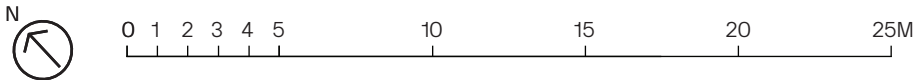
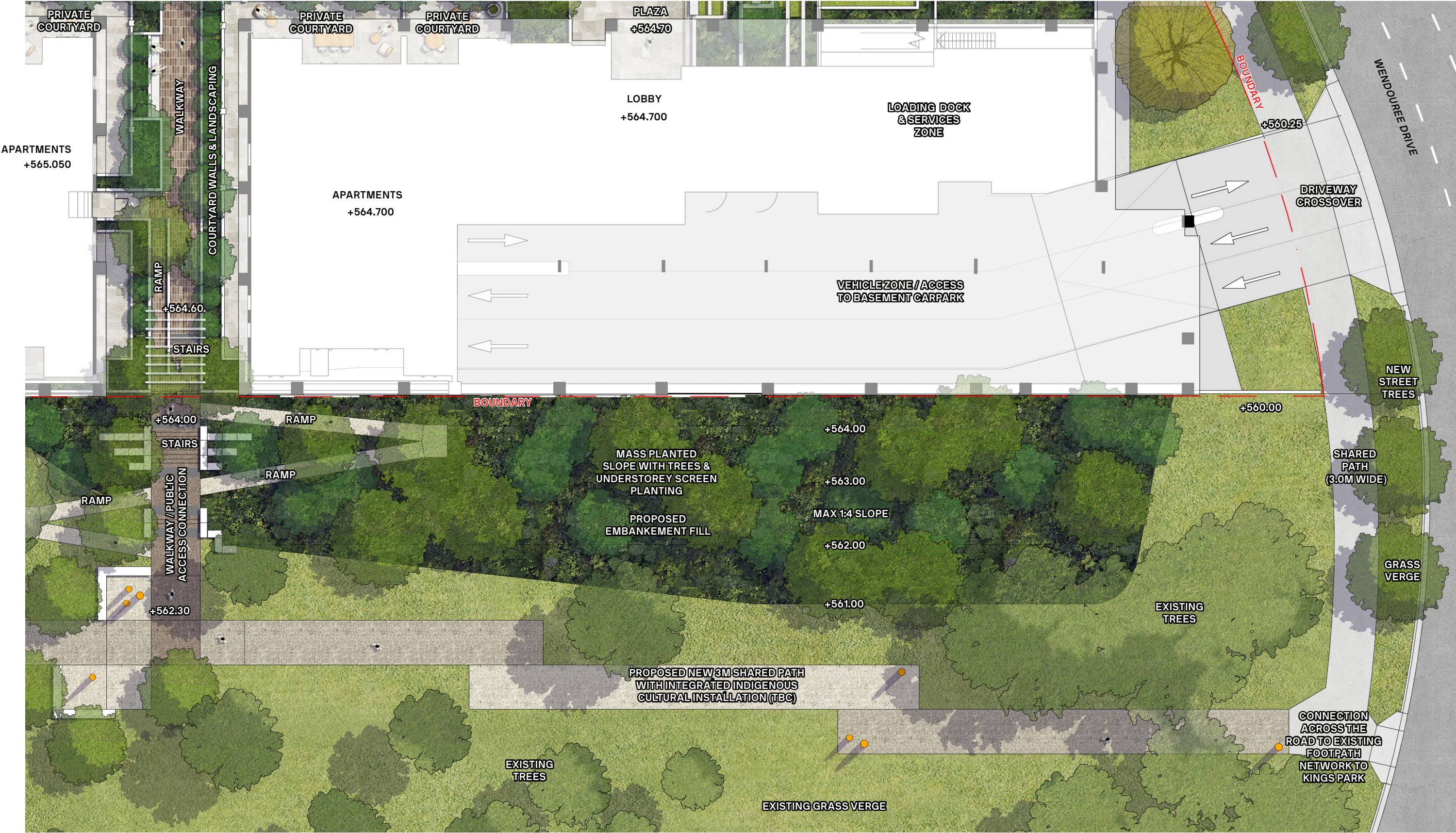
LANDSCAPE DETAILED STUDY
ZONE 4



LANDSCAPE DETAILED STUDY
ZONE 5



LANDSCAPE DETAILED STUDY
ZONE 6

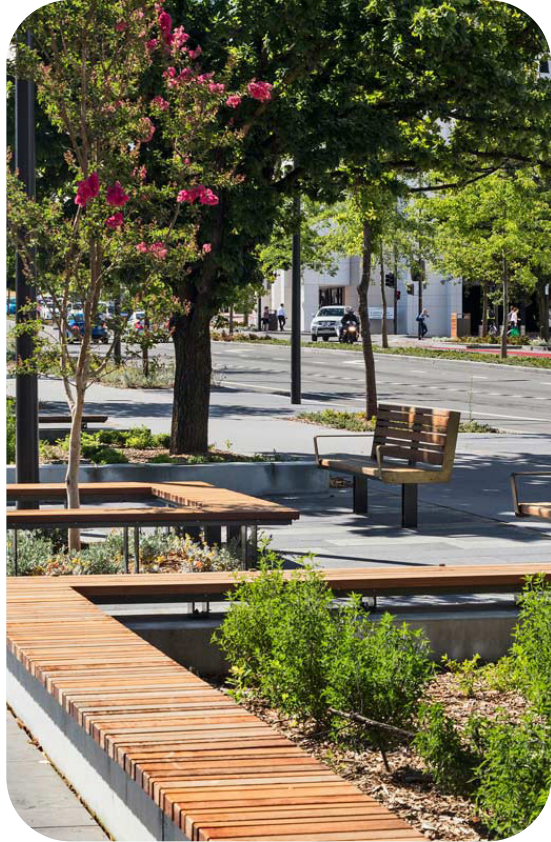
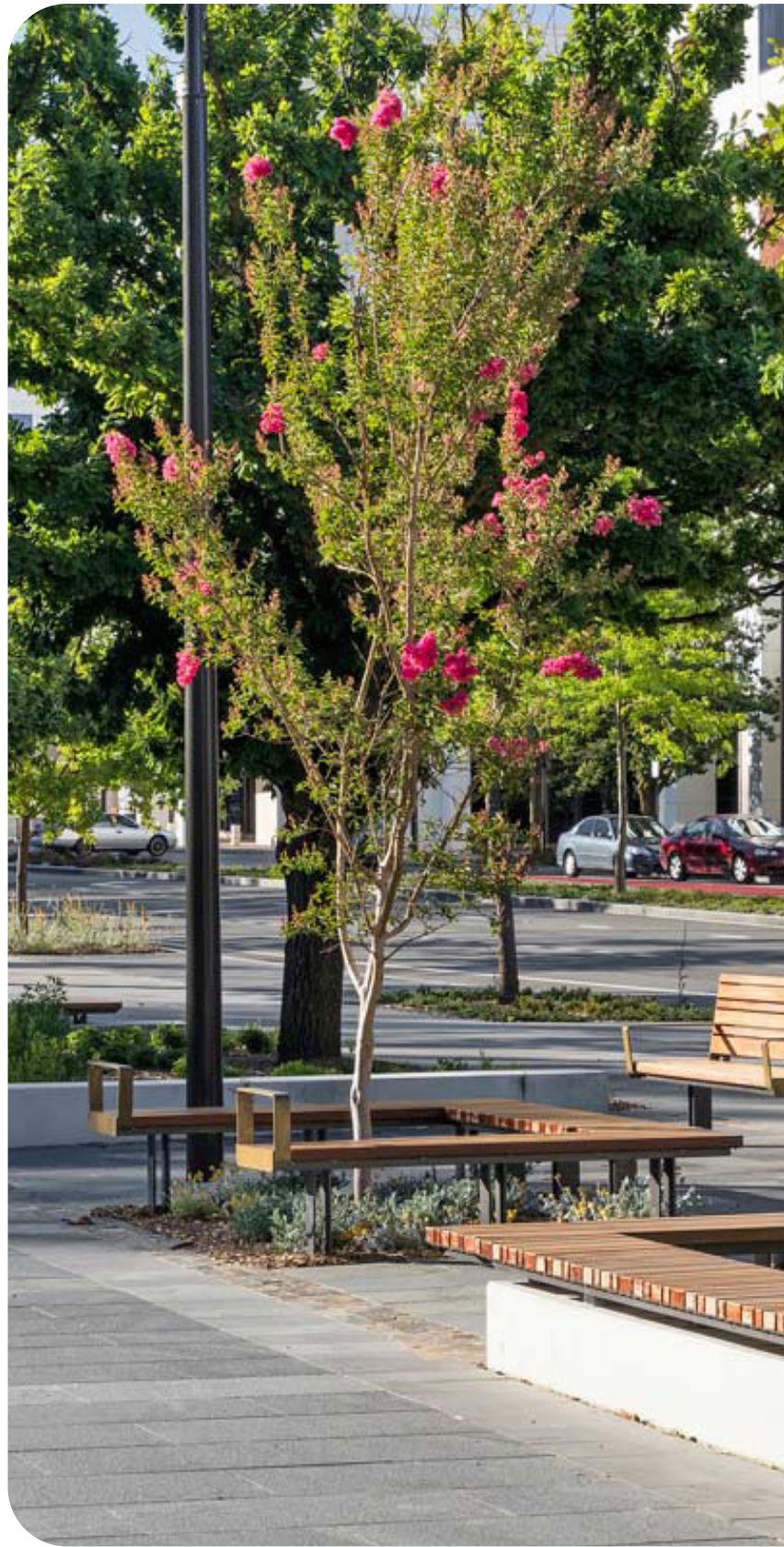
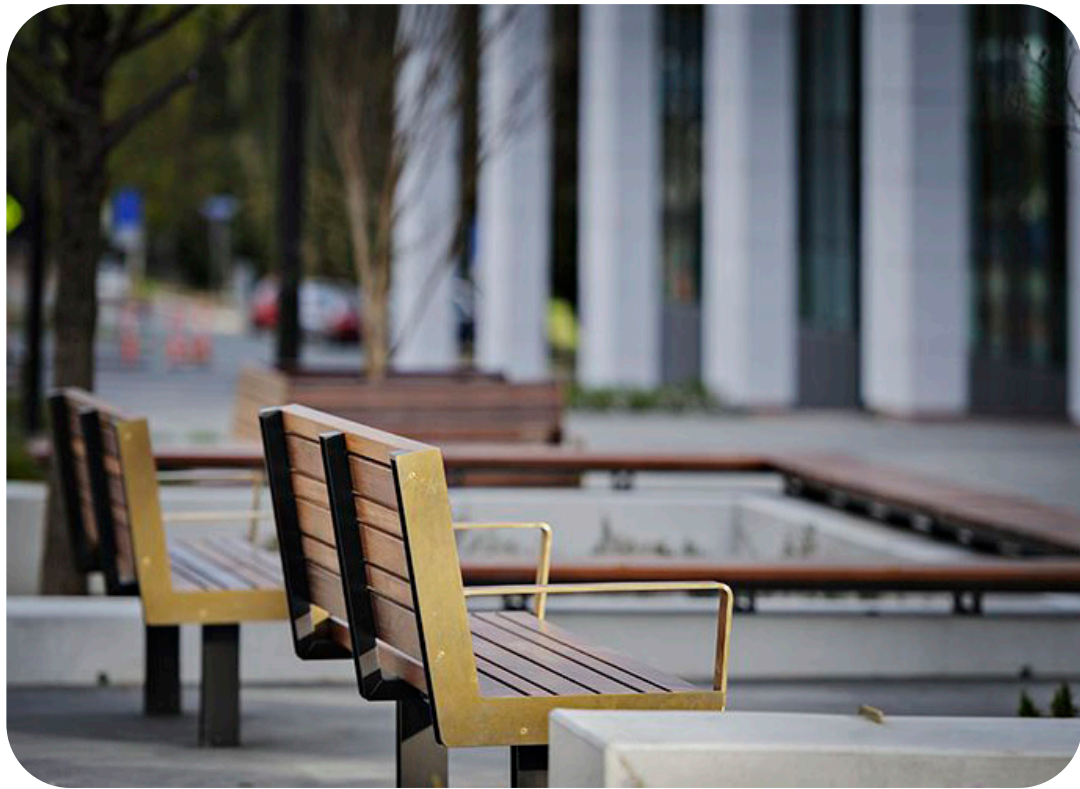


The background is a dark, textured gradient of brown and black. A vertical dotted line runs from the top to the bottom of the page, positioned to the left of the page number. At the bottom of the page, there is a layer of autumn leaves in shades of orange, yellow, and brown, some of which are in sharp focus while others are blurred.

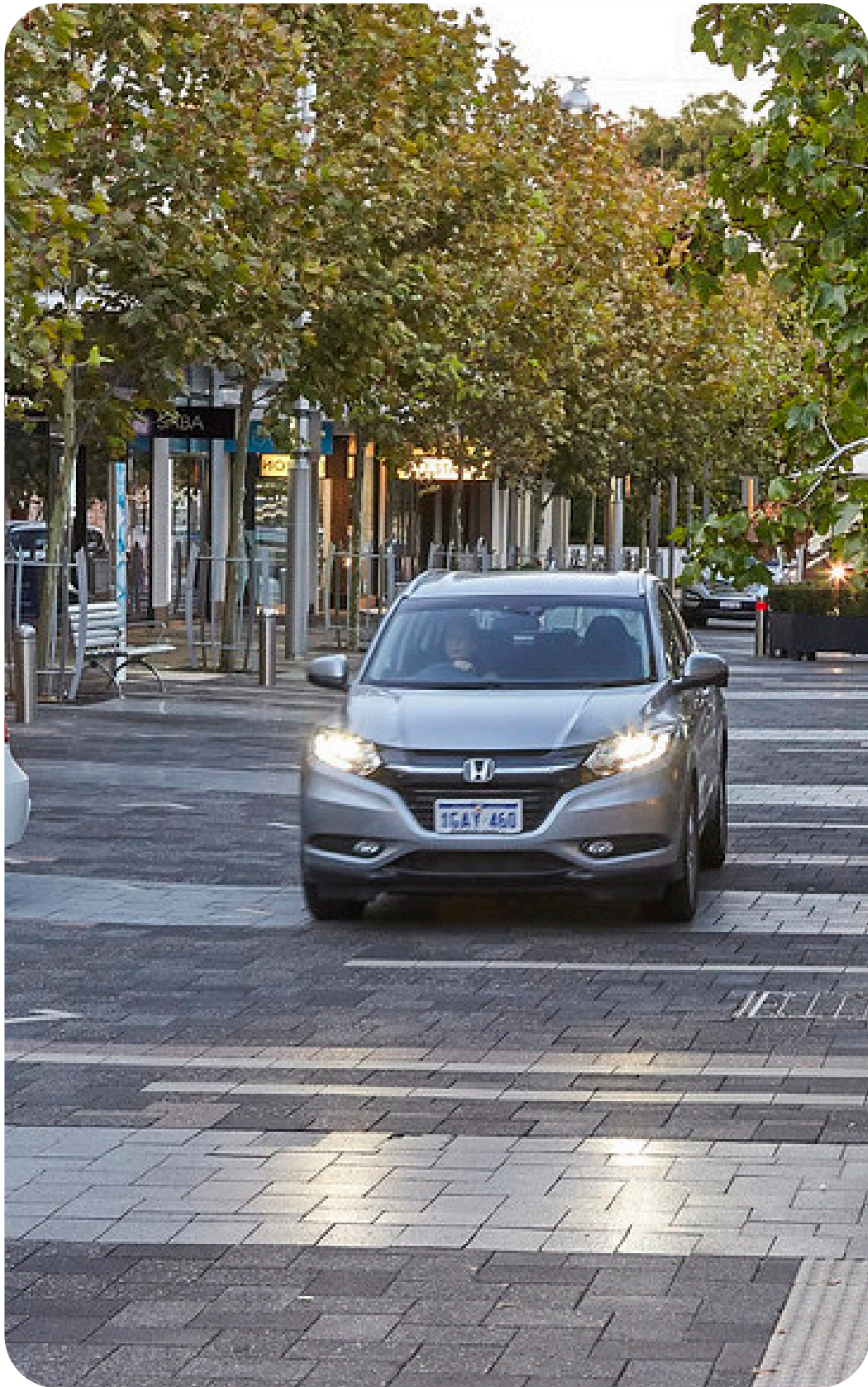
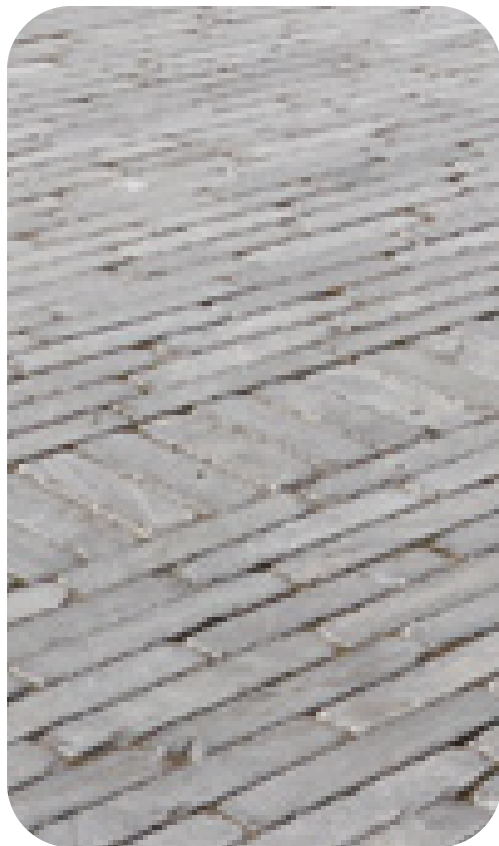
05

CONCEPTUAL
IMAGERY

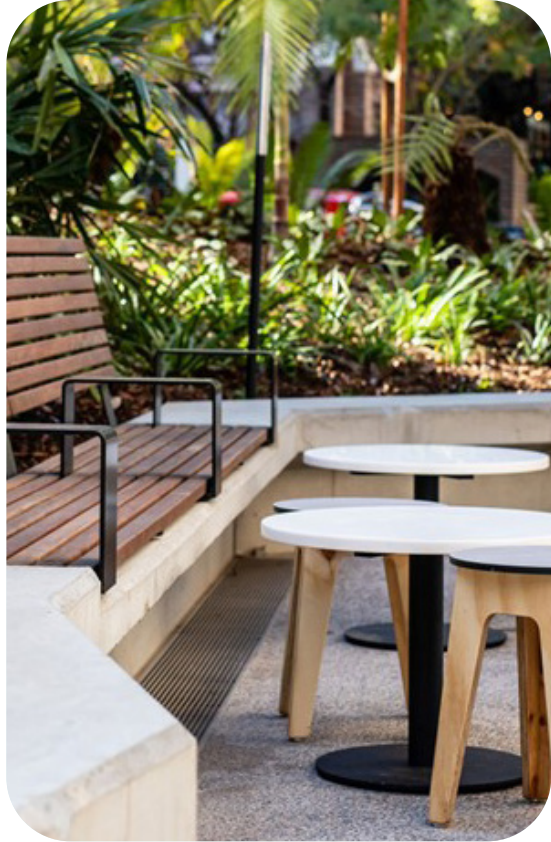
CONCEPTUAL IMAGERY
CONSTITUTION AVENUE



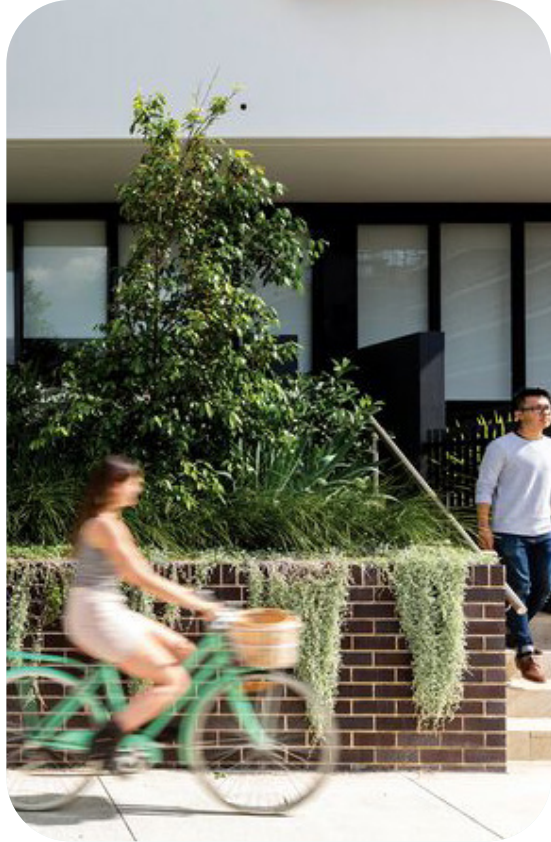
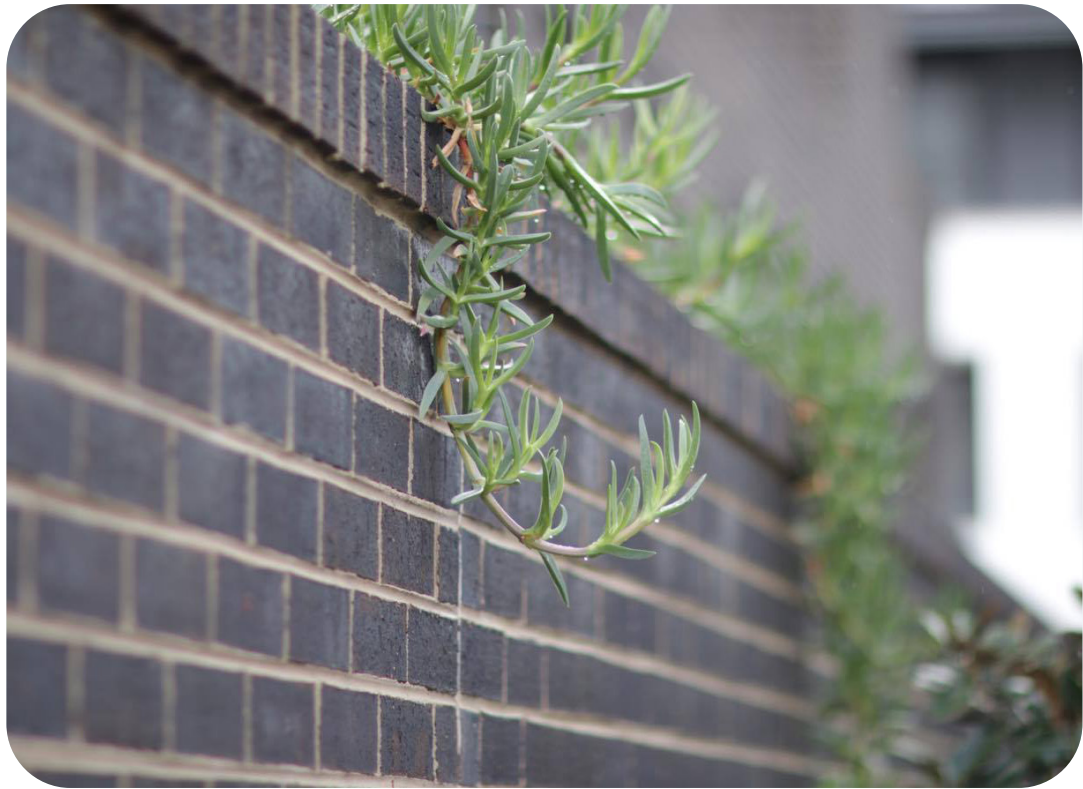
CONCEPTUAL IMAGERY
SHARED ZONE



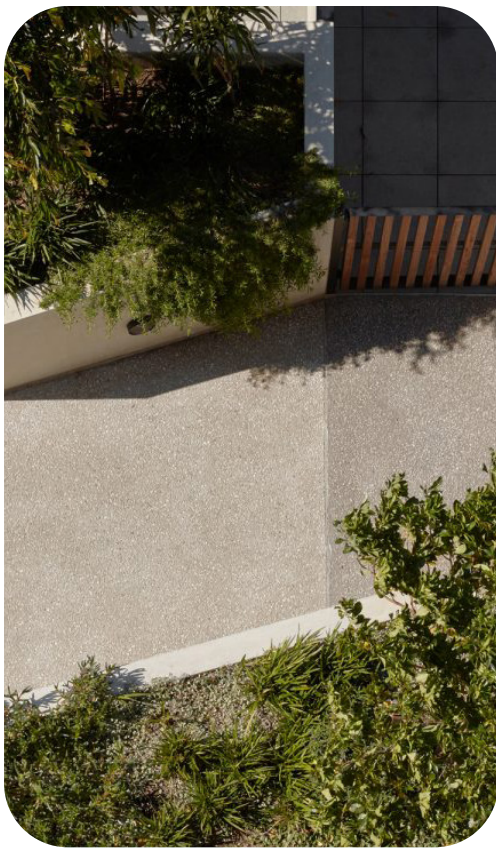
CONCEPTUAL IMAGERY
RETAIL & VILLAGE GREEN



CONCEPTUAL IMAGERY
RESIDENT'S COMMUNAL RECREATION SPACES



CONCEPTUAL IMAGERY
LANDSCAPING



The background of the entire page is a close-up photograph of autumn leaves. The leaves are in various shades of orange, yellow, and brown, with some showing detailed vein patterns. They are scattered across the bottom and sides of the frame, creating a textured, organic feel. The lighting is soft, highlighting the edges and surfaces of the leaves.

06

HARDSCAPE
PLANS &
SCHEDULE

HARDSCAPE
FINISHES
SCHEDULE

 Denotes materials & finishes to comply with 'Constitution Avenue Public Realm Handbook'



 **CODE:** K1
ELEMENT: STONE KERB
MATERIAL: BLUESTONE
FINISH: TBC
COLOUR: NATURAL
SIZE: TBC



 **CODE:** P1
ELEMENT: PAVING
MATERIAL: GRANITE
FINISH: EXFOLIATED (NON-SLIP)
COLOUR: AUSTRAL BLACK
SIZE: TBC



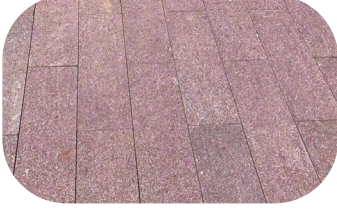
 **CODE:** P2
ELEMENT: FOOTPATH
MATERIAL: CONCRETE
FINISH: MEDIUM SHOT-BLAST FINISH
COLOUR: OFF-WHITE PORTLAND CEMENT
SIZE: TBC



CODE: P2A
ELEMENT: FOOTPATH
MATERIAL: CONCRETE
FINISH: MEDIUM SHOT-BLAST FINISH
COLOUR: COLOURED CONCRETE (TBC)
SIZE: TBC



CODE: P3
ELEMENT: COBBLES (DRIVEWAY)
MATERIAL: NATURAL STONE
FINISH: EXFOLIATED (NON-SLIP)
COLOUR: WARM TONES
SIZE: 200 X 50 X 30MM



CODE: P4
ELEMENT: PAVING
MATERIAL: GRANITE
FINISH: EXFOLIATED (NON-SLIP)
COLOUR: RED
SIZE: 200/600 X 400 X 30MM



CODE: P5
ELEMENT: COBBLES (BANDING)
MATERIAL: QUARTZ
FINISH: TUMBLED (NON-SLIP)
COLOUR: GREY MIX
SIZE: 90 X 90 X 20MM



CODE: P6
ELEMENT: PAVING
MATERIAL: NATURAL STONE
FINISH: HONED (NON-SLIP)
COLOUR: WARM TONES
SIZE: 200/600 X 400 X 30MM



CODE: P7
ELEMENT: PAVING
MATERIAL: SPLIT STONE
FINISH: HAND CHIPPED (NON-SLIP)
COLOUR: GREY MIX
SIZE: ASHLAR PATTERN



CODE: P8
ELEMENT: PAVING
MATERIAL: BRICK PAVER
FINISH: (NON-SLIP)
COLOUR: WARM MIX (BROWN/BEIGE TONES)
SIZE: TBC



CODE: W1
ELEMENT: WALL CLADDING
MATERIAL: NATURAL STONE
FINISH: VARIES (TEXTURED)
COLOUR: TO MATCH ARCHITECTURE
SIZE: VARIES



CODE: W2
ELEMENT: WALL CLADDING
MATERIAL: BRICK VENEER
FINISH: TO MATCH ARCHITECTURE
COLOUR: TO MATCH ARCHITECTURE
SIZE: TO MATCH ARCHITECTURE



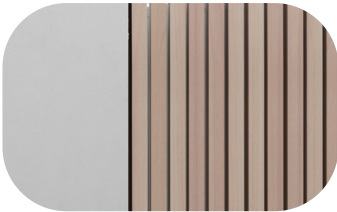
CODE: W3
ELEMENT: WALL/BENCH FINISH
MATERIAL: INSITU CONCRETE / TIMBER
FINISH: HONED
COLOUR: OFF WHITE
SIZE: TBC



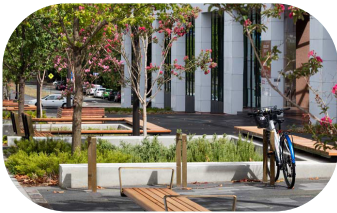
CODE: W4
ELEMENT: WALL FINISH
MATERIAL: INSITU CONCRETE
FINISH: OFF FORM
COLOUR: OFF WHITE
SIZE: TBC



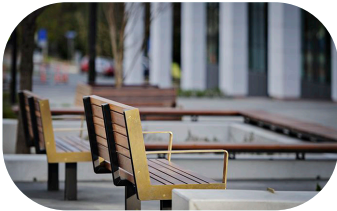
CODE: S1
ELEMENT: ARBOUR
MATERIAL: STEEL
FINISH: POWDERCOATED
COLOUR: TO MATCH ARCHITECTURE
SIZE: TBC



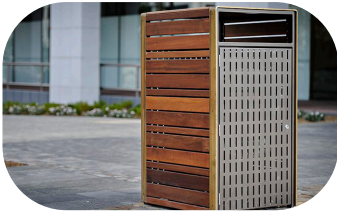
CODE: S2
ELEMENT: FENCE / SCREEN
MATERIAL: ALUMINIUM
FINISH: POWDERCOATED
COLOUR: TO MATCH ARCHITECTURE
SIZE: 1200 - 1800MM HEIGHT



 **CODE:** F2
ELEMENT: BIKE RACKS
MATERIAL: TBC
FINISH: TBC
COLOUR: TBC
SIZE: TBC



 **CODE:** F3
ELEMENT: BENCH
MATERIAL: TIMBER SEAT / METAL FRAME
FINISH: TBC
COLOUR: TBC
SIZE: TBC

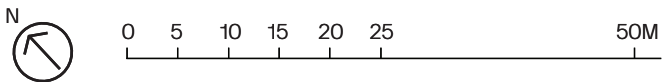
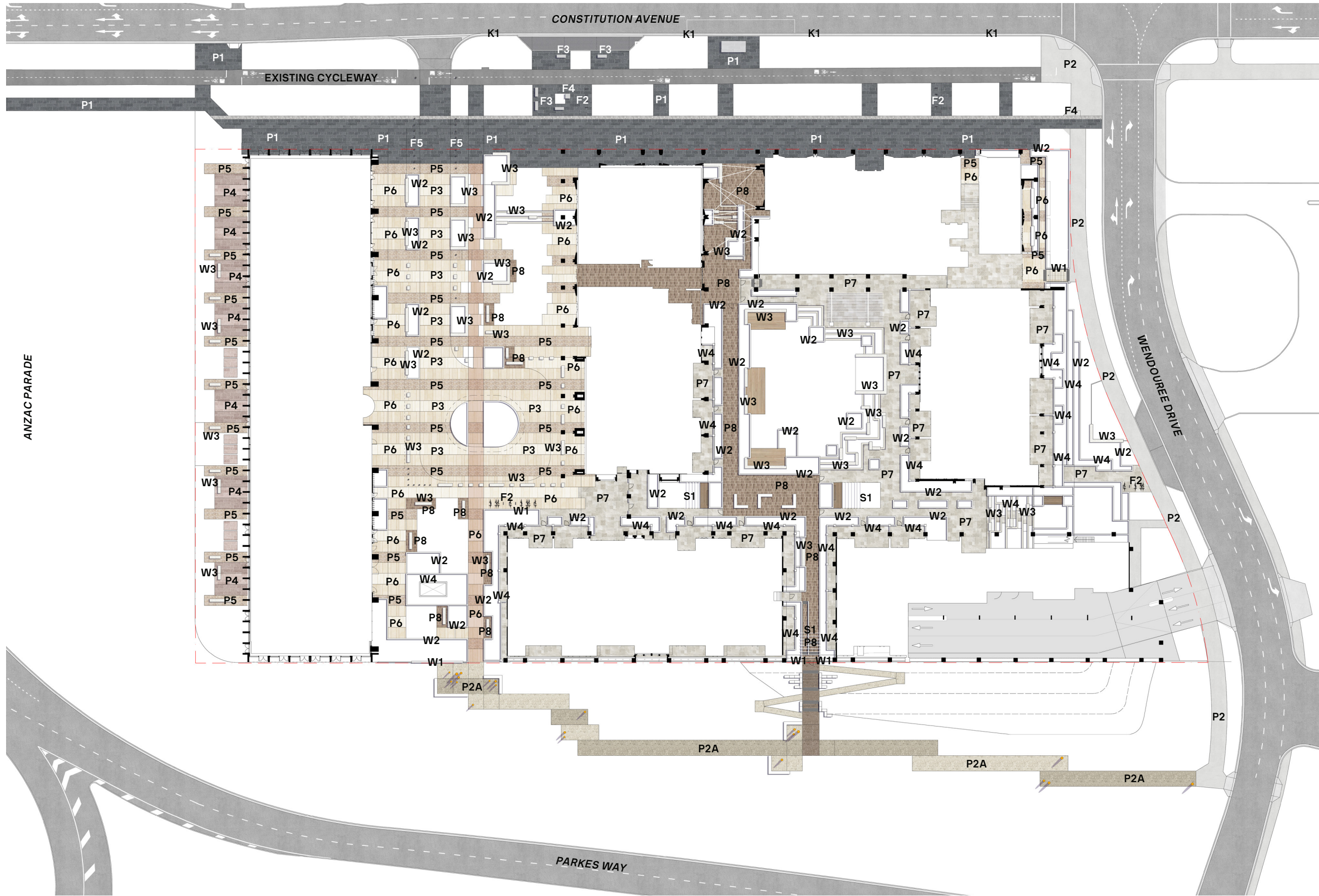


 **CODE:** F4
ELEMENT: BIN
MATERIAL: TIMBER / METAL
FINISH: TBC
COLOUR: TBC
SIZE: TBC



CODE: F5
ELEMENT: BOLLARDS
MATERIAL: TBC
FINISH: TBC
COLOUR: TBC
SIZE: TBC

HARDSCAPE
PLAN



The background of the entire page is a close-up photograph of autumn leaves. The leaves are in various shades of orange, yellow, and brown, with some showing detailed vein patterns. They are scattered across the bottom and sides of the frame, creating a textured, organic feel. The lighting is soft, highlighting the edges and surfaces of the leaves.

07

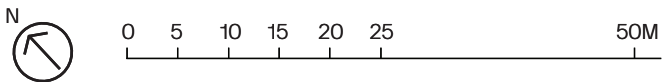
SOFTSCAPE
PLANS &
SCHEDULE

SOFTSCAPE
PLAN



LEGEND

- ZONES TO BE IRRIGATED
- 1 DEEP PLANTING ON NATURAL GRADE
 - 2 PLANTING ON PODIUM (1-1.2M SOIL DEPTH)
 - 3 PLANTING ON PODIUM (0.5-1.0M SOIL DEPTH)
 - 4 GRASS ON PODIUM (0.4M SOIL DEPTH)
 - 5 CONSTITUTION AVENUE EXISTING TREES & UPGRADED PLANTING ZONES (NATURAL GRADE)
 - 6 PROPOSED EMBANKMENT (NATURAL GRADE)



TREE
SCHEDULE

CODE	SPECIES	COMMON NAME	POT SIZE	QUANTITY
ACEpla	ACER platanoides 'Crimson Sentry'	Maple	100LTR	8
BRApop	BRACHYCHITON populneus	Kurrajong	100LTR	12
CERcan	CERCIS canadensis 'Forest Pansy'	Redbud	100LTR	13
EUCcin	EUCALYPTUS cinerea	Argyle Apple	100LTR	15
GLEtri	GLEDITSIA triacanthos 'Sunburst'	Golden Honey Locust	400LTR	9
FRARay	FRAXINUS oxycarpa 'Raywoodii'	Claret Ash	100LTR	13
LAGnat	LAGERSTROEMIA x fauriei 'Natchez'	Crepe Myrtle (White)	100LTR	28
MAGted	MAGNOLIA 'Teddy Bear'	Magnolia Cultivar	75LTR	31
MALple	MALUS ioensis 'Plena'	Crab Apple	100LTR	29
PYRcha	PYRUS calleryana 'Chanticleer'	Ornamental Pear	200LTR	29
PYRsun	PYRUS fauriei 'Korean Sun'	Ornamental Pear	200LTR	3
QUElus	QUERCUS lusitanica	Lusitanian Oak	200LTR	10

**** CONSTITUTION AVENUE PLANTING**
SPECIES & QUANTITIES TO BE COORDINATED WITH LOCAL AUTHORITIES



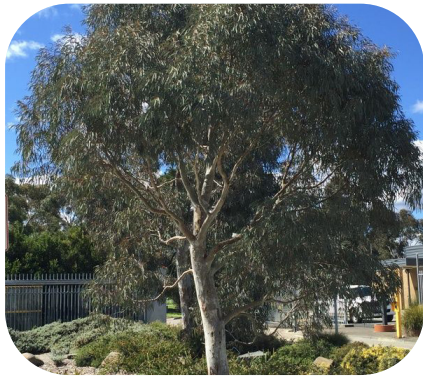
ACEpla



BRApop



CERcan



EUCcin



GLEtri



FRARay



LAGnat



MAGted



MALple



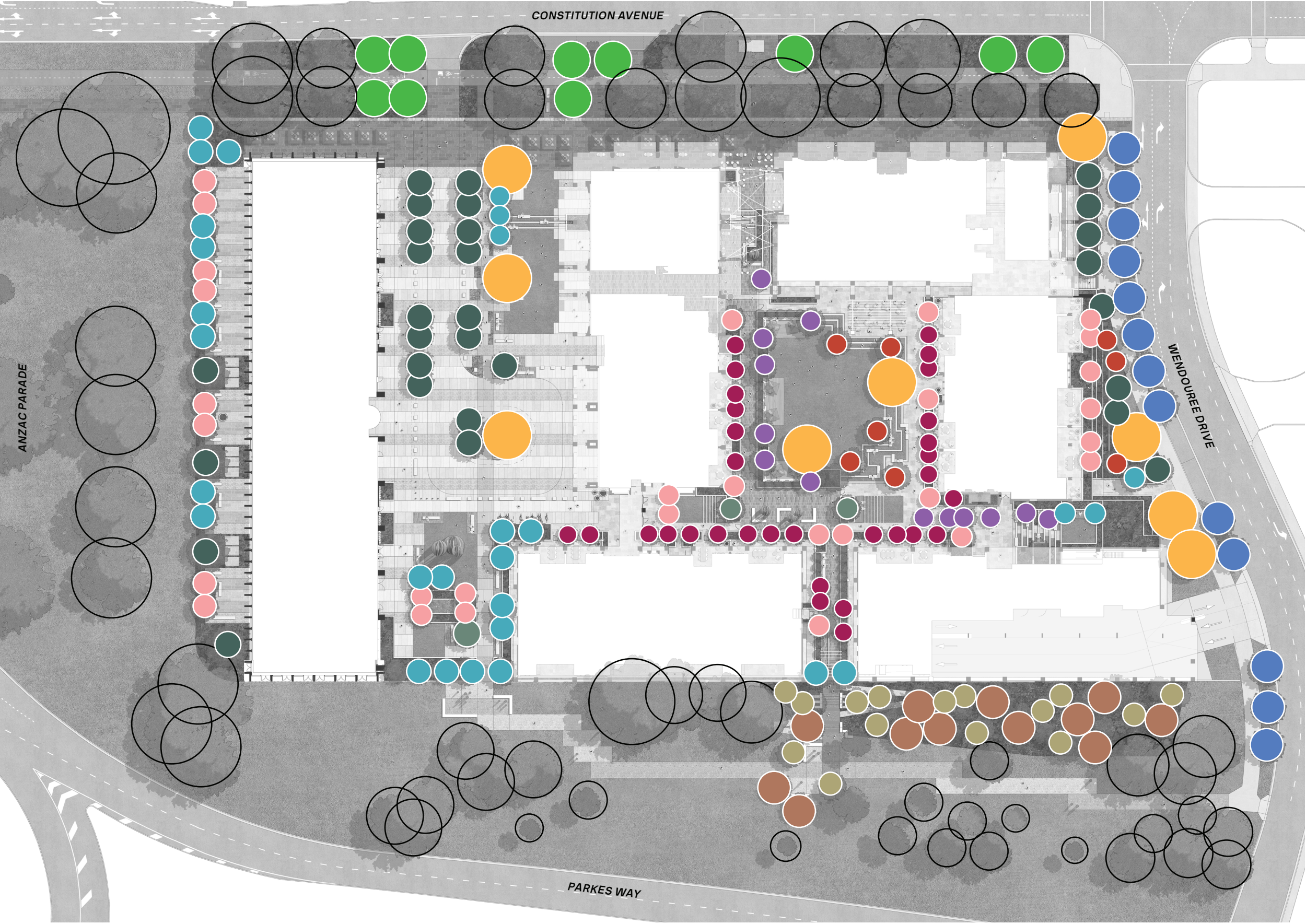
PYRcha



PYRsun



QUElus



LEGEND

- ACER platanoides 'Crimson Sentry'
- BRACHYCHITON populneus
- CERCIS canadensis 'Forest Pansy'
- EUCALYPTUS cinerea
- GLEDITSIA triacanthos 'Sunburst'
- FRAXINUS oxycarpa 'Raywoodii'
- LAGERSTROEMIA x L. fauriei 'Natchez'
- MAGNOLIA 'Teddy Bear'
- MALUS ioensis 'Plena'
- PYRUS Calleryana 'Chanticleer'
- PYRUS fauriei 'Korean Sun'
- QUERCUS lusitanica
- EXISTING TREE

PLANTING
SCHEDULE

CODE	SPECIES	COMMON NAME	POT SIZE	QUANTITY
ABEgra	ABELIA grandiflora	Glossy Abelia	200MM	7
ACAmin	ACACIA cognata 'Mini Cog'	Dwarf River Wattle	140MM	157
AJUrep	AJUGA reptans	Blue Bugle	140MM	121
BLEnud	BLECHNUM nudum	Fishbone Water Fern	140MM	117
CALend	CALLISTEMON citrinus 'Endeavour'	Bottlebrush	200MM	67
CONcne	CONVOLVULUS cneorum	Silverbush	140MM	188
CONmau	CONVOLVULUS mauritanicus	Ground Morning Glory	140MM	526
CORalb	CORREA alba	White Correa	140MM	55
CHRpai	CHRYSOCEPHELM apiculatum	Yellow Buttons	140MM	183
DAPpur	DAPHNE 'Eternal Fragrance'	Daphne	140MM	136
DIAstr	DIANELLA 'Streetscape'	Flax Lily	140MM	346
DIEgra	DIETES grandiflora	Wild Iris	140MM	634
GREroy	GREVILLEA 'Poorinda Royal Mantle'	Prostrate Grevillea	140MM	83
HEBgre	HEBE 'Emerald Green'	Hebe Cultivar	140MM	20
JUNpro	JUNIPERUS procumbens	Garden Juniper	140MM	419
LIReve	LIRIOPE 'Evergreen Giant'	Ribbon Grass	140MM	720
LOMspe	LOMANDRA species	Spiny Headed Mat Rush	140MM	1117
LONnit	LONICERA nitida	Box Honeysuckle	200MM	17
MICfig	MICHELIA figo	Port Wine Magnolia	200MM	54
MYOpar	MYOPORUM parvifolium	Boobialla	140MM	402
OPHjap	OPHIOPOGON japonicus	Mondo Grass	140MM	228
PHOten	PHORMIUM tenax	New Zealand Flax	200MM	46
POAlab	POA labillardieri 'Eskdale'	Tussock Grass	140MM	190
RAPpin	RAPHIOLEPIS 'Cosmic Pink'	Indian Hawthorne	200MM	276
SCAmau	SCAEVOLA 'Mauve Clusters'	Fan Flower	140MM	148
TRAasi	TRACHELOSPERMUM asiaticum	Star Jasmine	140MM	918
VIBtin	VIBURNUM tinus	Laurustinus	200MM	57
VIOhed	VIOLA hederacea	Native Violet	140MM	8
WESsaus	Westringia 'Aussie Box'	Coastal Rosemary	200MM	211
WESfla	Westringia 'Flat n Fruity'	Coastal Rosemary Prostrate	140MM	140

** CONSTITUTION AVENUE PLANTING
SPECIES & QUANTITIES TO BE COORDINATED WITH LOCAL AUTHORITIES

