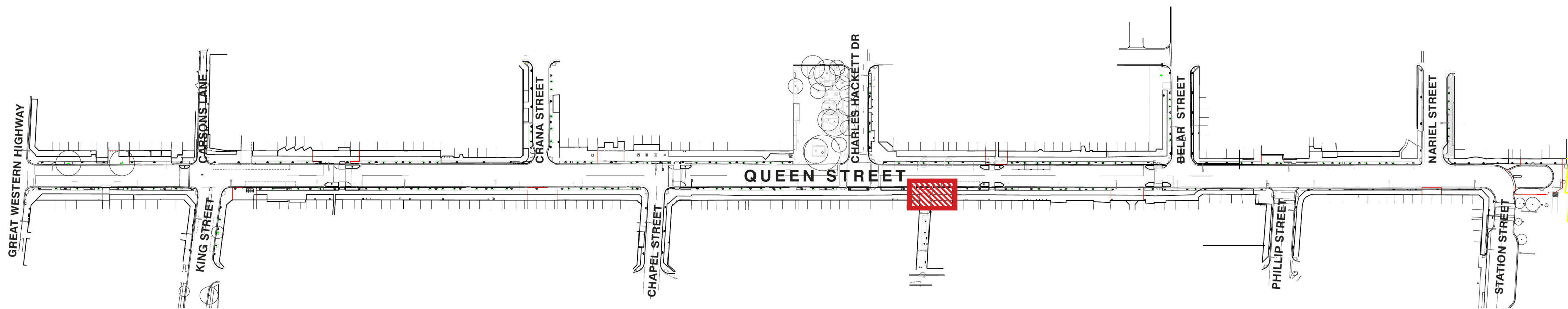


# ST MARY'S SPECIAL PLACES

## 100a Queen St

### LANE - DEVELOPMENT APPLICATION

FEBRUARY, 2016



LOCATION PLAN - NTS



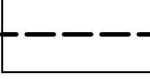
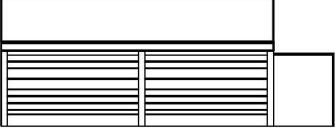

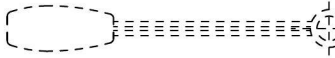

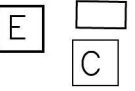

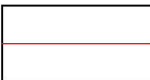

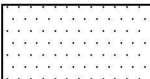
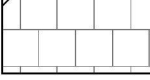
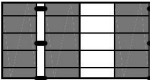
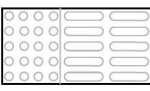


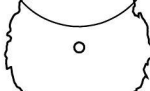
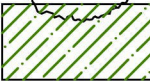



DRAWING REGISTER:

DRAWING NO.	NAME	SCALE	REVISION
L-100	COVER PAGE AND KEY PLAN	NTS	C
L-002	DRAWING REGISTER AND LEGEND	NTS	C
L-003	LANDSCAPE ELEVATION AND DESIGN STATEMENT	NTS	C
L-004	MATERIALS SELECTION	NTS	C
L-005	MATERIALS SELECTION	NTS	C
L-006	PLANT SCHEDULE	NTS	C

APPENDIX			
DRAWING NO.	NAME	SCALE	REVISION
L-106	LANDSCAPE PLAN	1:50 @ A1	C
L-500	DETAIL SHEET & PLANTING PLAN - PLANTING	AS SHOWN	C
L-510	DETAIL SHEET - PAVING	AS SHOWN	A
L-520	DETAIL SHEET - CUSTOM ELEMENT: CANOPY STRUCTURE	AS SHOWN	C
L-521	DETAIL SHEET - CUSTOM ELEMENT: CANOPY STRUCTURE	AS SHOWN	C
L-523	DETAIL SHEET - CUSTOM ELEMENT: INTERACTIVE PLAY ELEMENT	AS SHOWN	A
L-530	DETAIL SHEET - CUSTOM FURNITURE: BENCH TYPE 4 - TYPICAL PROFILES	AS SHOWN	C
L-531	DETAIL SHEET - CUSTOM FURNITURE: BENCH TYPE 5 - TYPICAL PROFILES	AS SHOWN	B

LEGEND:

	PROPERTY BOUNDARY		BENCH SEAT TYPE 5
	AWNINGS		BENCH SEAT TYPE 4 WITH BACKRESTS AND ARMRESTS AND INTERPRETATION PANEL
	EXISTING PEDESTRIAN LIGHTS		
	EXISTING STREET LIGHTING		
	DOWN PIPE STREET DISCHARGE POINTS (CONFIRM ON SITE)		
	SERVICE PITS INFILL TO MATCH ADJACENT SURFACE		
	SERVICES TELSTRA		
	SERVICES ELECTRICITY		
	SERVICES WATER		
	PAVING TYPE 1 ASPHALT		
	PAVING TYPE 2 PEBBLECRETE PPX 1687 35D		
	PAVING TYPE 3 230x115 / 230x55mm TWO TONE BRICK PAVING		
	TACTILE INDICATORS STAINLESS STEEL 'SAFE SPOT' TGSIs - WARNING AND DIRECTIONAL		
	STEEL EDGE GALVANISED STEEL 100x5mm		
	EXISTING TREE RETAIN AND PROTECT		
	PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE		
	MASS PLANTING REFER TO PLANT SCHEDULE		
	IN GROUND STRIP LIGHT REFER TO LIGHTING ENGINEER'S DETAIL		

**DESIGN STATEMENT:**

Baldo's laneway is to be an activated, engaging space for the community, evolving beyond its existing role as bus stop and thoroughfare.

Located at the termination of Baldo's Laneway and including a busy bus stop, the existing site provides little amenity for the community, with limited, isolated seating and inadequate shade provision.

The development application for this precinct encompasses the area immediately in front of Baldo's laneway, and extends to include the bus stop to the south. To the north the site extends the length of the existing St George Bank street Frontage.

The aims and objectives of the interventions here include:

- Promote use of laneway for access
- Provide amenity and interest for those waiting for the bus
- Encourage informal play and social gathering.

The proposal for Baldo's Laneway includes:

- Improvements to the public domain and amenity;
- Provision of shade structure and custom seating;
- Improvements to lighting including feature lighting; and
- Interpretive elements to convey important themes and stories for the area.

The site is defined by a sculptural shade structure, which announces the location of this special place at the termination of Baldo's laneway. The structure acts as both landmark and way-finding element, providing shade and increased amenity for those waiting for the bus or engaging with local businesses. The canopy will cast playful shadows onto the ground surface, resulting in a visually interesting and dynamic space. The structure will also feature integrated lighting to assist in shadow casting and play.

The ground plane is defined by a generous 'carpet' of brick paving, which acts as an anchor to the shade structure and frames the entrance to Baldo's Laneway.

The broader site is punctuated by a suite of custom furniture, both comfortable and playful in nature. Timber, concrete and powder-coated steel elements provide a light and warm touch, enabling an increase in amenity without the sense of the site being cluttered. This custom furniture provides opportunities for climbing and playing as well as sitting and reclining. The furniture integrates interpretive elements with the addition of a screen for interpretive display, wrapping to the ground from the backrests of the seats forming a sculptural presence for the space. A formal play element in the form of dance chimes flush with the ground provides an opportunity for imaginative play.

The remaining ground surface is asphalt with continuation of the concrete unit pavers along the footpath.



MATERIALS SELECTION:



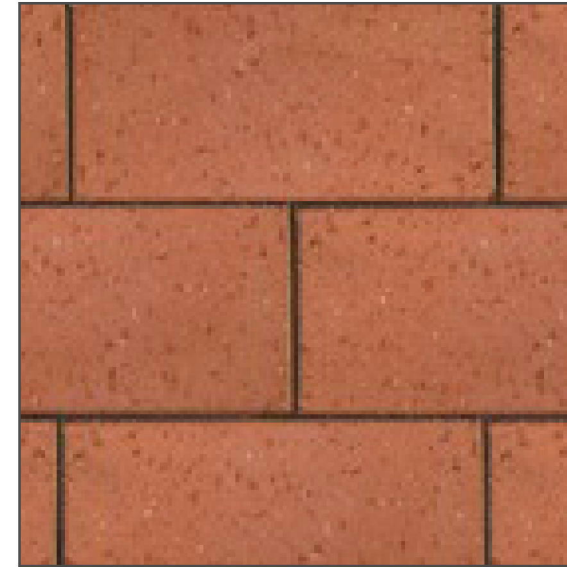
**CONCRETE UNIT PAVER:**  
Selection: PPX 1687 35D  
Size: 300x300x40mm  
Colour: Grey  
Supplier: Pebblecrete



**ASPHALT PAVING:**  
Specification: 15mm AC5, Densely Graded on 35mm AC10 DGB20 Compacted sub-base to CBR4 - to match streetscape works



**BRICK PAVER:**  
Selection: Austral Bricks Everyday Life Paver  
Size: 230x114x55mm  
Colour: Cream  
Supplier: Boral Bricks



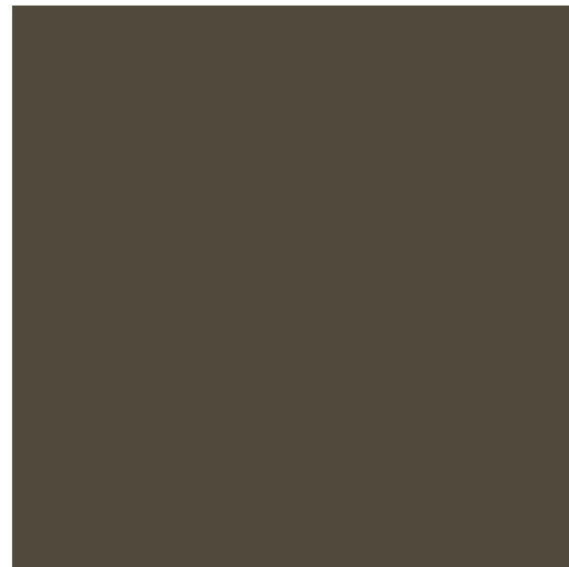
**BRICK PAVER:**  
Selection: Austral Bricks Everyday Life Paver  
Size: 230x114x55mm  
Colour: Red  
Supplier: Austral Bricks



**INSITU CONCRETE:**  
Use: Custom Bench Seat  
Finish: Class Two



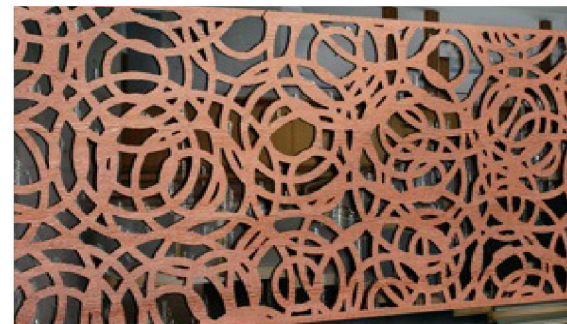
**HARDWOOD TIMBER:**  
Use: Custom Furniture battens  
Selection: Spotted Gum  
Finish: Oiled



**STEEL PAINT SYSTEM:**  
Use: Steel Canopy Structure  
Paint System: Duratec Powdercoat Range  
Colour: Eternity Bronze Pearl Satin 90088393  
Supplier: Dulux



**POWDERCOAT FINISH:**  
Use: Steel Elements on Custom Furniture  
Selection: Alphatec Powdercoat Range  
Colour: Flame Red Gloss 98419959  
Supplier: Dulux



**LASER CUT STEEL:**  
Use: Shade Canopy  
Size: shown on details  
Pattern: Geometric Cultural Pattern TBC  
Finish: Alphatec Powdercoat Range  
Colour: Flame Red Gloss 98419959  
Supplier: Dulux



**POWDERCOAT FINISH**  
Use: Steel Frame and Armrest on Custom Furniture  
Paint System: Duralloy Powdercoat Range  
Colour: Charcoal Satin 26088351  
Supplier: Dulux

PLANT SCHEDULE:

**StMary's Special Places - Baldos Laneway**  
**Indicative Plant Schedule**

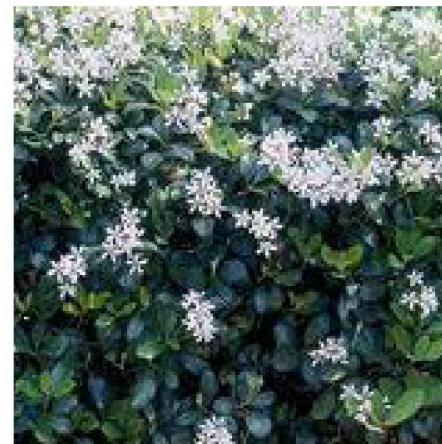
Botanic Name	Common Name	Pot Size	Spacing	Mature Height	Mature Spread	Total
<b>Trees</b>						
<i>Prunus cerasifera</i> 'Oakville Crimson'	Cherry plum	200L	As shown	6m	2m	1
<b>Small Shrubs, Grasses &amp; Groundcovers</b>						
<i>Raphiolepis indica</i> 'Snow Maiden'	Indian hawthorn	200mm	300mm	750mm	500mm	10
<i>Hardenbergia violacea</i> 'Meema'	False Sarsaparilla	200mm	300mm	0.6m	1-1.5m	7
<i>Lomandra longifolia</i> 'Tanika'	Tanika	150mm	300mm	0.5-0.6m	0.65m	17

**TREES**



*Prunus cerasifera* 'Oakville Crimson'

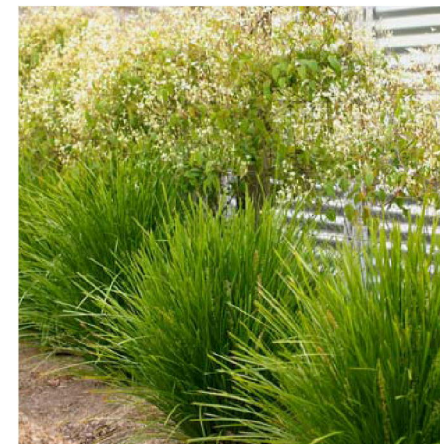
**SMALL SHRUBS, GRASSES + GROUNDCOVERS**



*Raphiolepis indica* 'Snow Maiden'



*Hardenbergia violacea* 'Meema'



*Lomandra longifolia* 'Tanika'