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MORLEY ACTIVITY CENTRE STREETSCAPE PLAN

Prepared by EEKOS for The City of Bayswater / October 2020 / Revision 1



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We strongly believe that well designed buildings and places allow people to lead healthier and happier lives.



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1.0

INTRODUCTION

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1.1 THE PURPOSE OF THIS DOCUMENT

The purpose of this document is to provide the City of Bayswater with a consistent concept for implementing future streetscape works throughout the Morley Activity Centre Streetscape Plan.

The Morley Streetscape Plan aims to provide a guide to create more usable public spaces that provide consistent and highly legible footway and cycle paths, complement treatments, widened where applicable to adjacent land use and pedestrian traffic; to develop public footways with an emphasis on enhancing pedestrian connections, providing spaces for meeting and increasing shade, amenity and visual quality; to increase vegetation to reduce the urban heat island effect and to create and reinforce the character and Identity of Morley; to provide separated, safe and legible bike lanes to provide safe travel for cyclists of all abilities; and achieve the consistent use of a simplified, standard palette of materials.

REVISED CONCEPT

In response to resolutions of City of Bayswater Councillors meeting of 24.03.2020 the detailed concept design proposed for Russell Street (South) in this document has been updated to reflect the modified street cross section designed by the Director of Works and Infrastructure. The cross section has been provided for reference in appendix 6.4, the revised concept design for Russell Street (South) is located in appendix 6.5, and the revised civil engineers concept documentation is provided in appendix 6.6.

1.2 SUBJECT AREAS

The streetscape plan will address five main streets and entryways within the Morley Activity Centres being;

- Progress Street
- Bishop Street
- Russell Street - South (between Broun Avenue and Rudloc Road)
- Russell Street - North (between Rudloc Road and Walter Road West)
- Rudloc Road (between Coode Street and Russell Street)
- Collier Road (between Walter Road West and Broun Avenue)

1.3 MASTERPLAN THEMES

Four Masterplan themes have been recommended to achieve the Morley Activity Centre Project.



CELEBRATE MORLEY

- Authentic and sophisticated
- A lively and dynamic place to live
- A healthy and active community
- A committed community
- Eclectic and diverse community and industry
- Home to one of Perth's premier shopping precincts



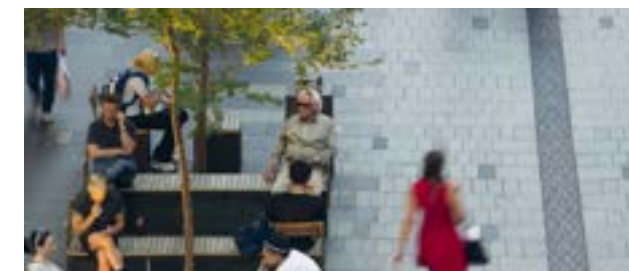
AN URBAN OASIS

- Lush and green tree lined streets
- Sustainable and comfortable public realm for people
- Shaded, cool and protected pedestrian connections
- Bringing the birds back to the area with densely planted native street trees and vegetation
- Safe, comfortable and vibrant spaces for both day and night activity



CONNECTED COMMUNITY

- High quality green streets
- Comfortable and safe pedestrian network
- High frequency public transport
- Safe and efficient cycle network
- Future underground rail infrastructure
- A place to live, work and play
- A social, economic and civic centre



CITY FOR NOW AND THE FUTURE

- High quality public amenity and street finishes
- Celebrating and accommodating social and economic growth
- Nurturing both past and future industry
- World class eat streets and boutique retail precincts
- An around the clock vibrant retail, hospitality and activity lifestyle
- Reduced urban heat island effect by continuous build and vegetated canopies
- Sustainable, energy efficient and controlled urban lighting strategy
- Integrated green infrastructure
- Water Sensitive Urban Design (WSUD) strategies are utilised to promote healthy ecosystems.



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1.4 HOW THE CONCEPT ACHIEVES THIS

KEY ASSUMPTIONS

The following key design assumptions have been developed during the ongoing review and engagement process with internal project team of the City.

- Laneway based development
- Services underground
- Pedestrian & cycle priority to streets in city core
- Consolidated off-street parking as an interim measure to reduce driveways / crossovers.
- 40km/h Russell and Rudloc
- 50km/h Walter and Collier in city core
- Designing for 'future Morley' rather than existing condition.
- Designing toward the future projection where all lots have nil-setback.
- Entries and fore-court setbacks would occur on a location by location basis.
- Built-form including entries, underground carpark entry etc is indicative in location.
- Existing setbacks including builtform, carparks, carpark entries have been disregarded.
- Widen the road reserve to achieve a safe and well designed carriage way and pedestrian movement zones.
- Sprawl of existing carparks are to be consolidated to centralised, multi-storey carparks behind active frontages, further reducing cross-overs.
- Future Morley is based on 'laneway' development; new developments incorporate rear laneways to access parking, servicing, loading ,etc.

1.5 PLANT SELECTION CRITERIA

The plant palette suggested for the Morley Project has been selected for the following criteria

Increasing biodiversity in the City to bring life back into city streets so that there is a greater variety of fauna visiting landscapes. Higher density housing in urban areas has resulted in a large decline of fauna, birds, microbats, frogs, beneficial insects, bees and lizards. Local councils have a responsibility to make developed areas more liveable and inviting for everybody.

Plants must be chosen fit for purpose, a greater diversity of trees need to be planted to ensure greater canopy cover to mitigate the heat island effect. Multi-story buildings will create shady streetscapes, but deciduous trees should be used to allow the winter sun onto buildings and streetscapes. These areas should not be planted with evergreen natives.

All trees have been chosen with consideration to root growth and the services that may be underneath. Poinciana and jacaranda trees will only be situated where there is maximum space for their root system to grow and root guards will be used to encourage deep rooting rather than surface roots.

All native trees selected have safe root systems and the smaller trees will not interfere with services or paving. All the trees to be planted under power lines reach a maximum of 5m in height.

Native plants have been selected for their lower dependence on maintenance to look good all year round. Many native plants end up woody and scrappy without being pruned 4 times a year, grasses in particular look raggy and portray a neglected feel. New improved native plants have been selected because they perform better including longer flowering seasons and their resistance to disease. The palette reflects the commitment to increase biodiversity.

A larger variety of species in landscapes adds colour and interest all year round, different species will flower at different times and provide a source of nectar and pollen for insects and birds over the full 12 months. Deciduous trees add an element of changing seasons and soften the landscape.

Ground covers have been chosen for their ability to grow well under canopy trees and not become too vigorous outcompeting other species planted nearby. Shrubs are selected to provide different shaped flowers to attract a variety of birds and insects. They will be planted in blocks to create rhythm and colour.

Sabrina Hahn,
Horticulturist





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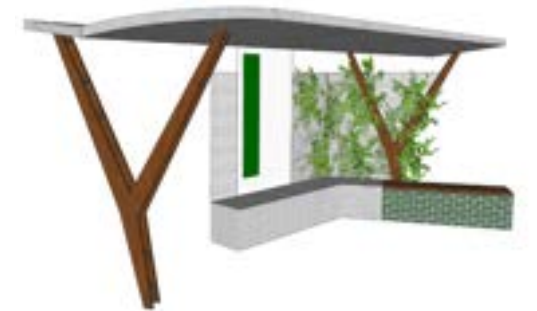
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1.7

TYPICAL MAJOR PEDESTRIAN CROSSING

Showing at grade crossing points for cyclists and pedestrians, physically separating cyclists, pedestrians and vehicles through use of median gardens.



_ Custom Morley Suite Shelter



_ Custom Morley Suite Backless Bench



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1.8

HOW TO USE THIS DOCUMENT

This document is structured in the following parts:

2.0 - MASTERPLAN

Provides a contextual plan of the 6 main streets and entry ways being addressed in the streetscape plans

3.0 - STREETSCAPE PLANS

Provides 1:500 scaled plans clearly showing the streetscape components and strategies for each street, including street layout, major intersections, crossing nodes, bike lanes, footpaths and landscape and structural planting through continuous treed canopy.

STREETSCAPE PARAMETERS

This section provides a graphic overlay of the existing streetscape elements, opportunities, constraints and the proposed.

STREETSCAPE PLANS AND SECTIONS

1:200 scaled plans of each streetscape graphically indicating material use to define space, levels, delineation of use, streetscape furniture and the grouping of amenity.

4.0 – MATERIAL PALETTES

This section provides details of the palette options; including gold, silver and bronze palette applications and details of the proposed furniture and materials for each standard and streetscape.

GOVERNANCE FRAMEWORK

It is important to note that this proposal must be considered alongside the following guiding documents; Morley Activity Centre Structure Plan, Morley Activity Centre Structure Plan Transport Assessment Report, Morley Car Parking Management Plan, Morley Galleria Development Proposal. As the over-arching document, the Structure Plan contains opportunities and constraints that have guided the streetscape proposals.

1.9

APPENDIX

PART 5.1– PLANTING PALETTES

This section provides details of the proposed tree and planting palettes.

PART 5.2 – INITIAL QUOTES FOR PALETTES PROVIDED

This section outlines all quotes provided by the material and surface manufacturers, to achieve the Gold, Silver and Bronze palettes for the detailed Russell streetscape.

PART 5.3 – DETAILED CONCEPT PROPOSAL: RUSSELL STREET SOUTH

This section is provided by JDSI consulting engineers, detailing the proposal for the section of Russell Street between Broun Avenue and Rudloc Street.

PART 5.4 – COUNCIL UPDATED STREET CROSS-SECTION

PART 5.5 – REVISED ARCHITECTURAL CONCEPT DESIGN FOR RUSSELL STREET (SOUTH)

PART 5.6 – REVISED CIVIL ENGINEER'S CONCEPT FOR RUSSELL STREET (SOUTH)



1.9.1 EEKOS STRATEGIES

PEOPLE FIRST



PEDESTRIAN CROSSINGS

Clearly marked, well-lit and regular crossing points provide a highly walkable city. Crossing points are also designed to incorporate pedestrian nodes with planting, seating, amenity and generous footpaths to allow and promote gathering and rest points.



PUBLIC TRANSPORT

In addition to the Bus Station, the public transport system is strengthened through the implementation of regular, comfortable and safe bus stops.



BIKE PATHS

All major connecting streets are provided with safe and allocated bike paths. Paths are buffered by vegetation and clearly marked through surface treatments allowing the network to be used by those of all cycling levels.



RAISED AREAS + ALTERED PAVING

Varied surface treatments provide interest and legibility, helping motorists, cyclists and pedestrians to safely navigate the streetscape. Raised areas calm the traffic, assist with minimising storm-water sheeting by strategically located breaks in kerbs to allow water to enter median and verge Raingardens.

PUBLIC AMENITIES



POST BOX + BIKE STORAGE + BINS

Elements are located at regular intervals along the streets and throughout the nodes to provide practical spaces and encourage walkability.



SEATING

A variety of seating types are included to provide a selection of seating to suit a range of use from individual seats to communal benches. Seating is arranged in clusters to promote interaction and also provide a variety of directional viewing.

SMART TECHNOLOGY



SMART TECHNOLOGY

Innovative and leading technology allows the streetscapes to provide interactive engagement with the community.

WATER SENSITIVE URBAN DESIGN



DECIDUOUS TREES

Deciduous trees allow winter solar access and provide summer shade creating a year round comfortable environment for people and wildlife and reducing the heat island effect. The trees are selected for their relatively small leaf size to reduce the likelihood of drainage system blockages.



BROKEN KERBS

Where traffic volumes are high raised kerbs are required for safety and legibility. Kerbs are broken at regular intervals to allow directional sheeting of water into the Raingardens.



FLUSH KERBS

Where raised kerbs are not required such as in shared zones or on-street parking, flush kerbs can be used to increase infiltration and the discharge of road run-off to raingardens and raingarden tree pits. Flush kerbs can also be used as an aesthetic strategy to define space and strengthen the legibility of the ground plane and it's use.



RAIN GARDENS

Water sensitive stormwater management solutions are integrated into all streets through a variety of strategies. Where possible verges, medians and pedestrian zone tree planting function as rain gardens allowing retention, filtration, litter management and bio-remediation outcomes. Street and pedestrian pavements are designed to sheet stormwater into Raingardens around trees and planting beds to promote passive irrigation.



PERMEABLE PAVING

Permeable asphalt or paving blocks are to be used in all surface treatments of on-street parking bays. A natural granular stone is to be used around all trees located within the pedestrian pavement - with or without a tree grate to allow water to infiltrate to the soil below promoting passive irrigation.



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MASTERPLAN

MORLEY ACTIVITY CENTRE STREETScape PROJECT



MASTERPLAN
1:2500

REVISED CONCEPT

The concept design for Russell Street (South) has been updated to reflect the modified street cross-section provided by the City of Bayswater. Updated plans and sections can be found in **Appendices 5.5**.





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3.0

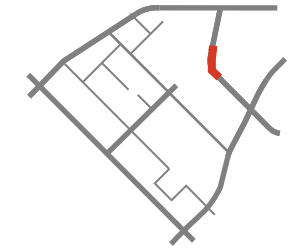
STREETSCAPE PLANS AND SECTIONS

MORLEY ACTIVITY CENTRE STREETSCAPE PROJECT



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COLLIER ROAD PLAN 1:500

Collier Road is a strategic link bisecting the Bayswater Industrial Precinct and linking Guildford Road to Walter Road West. In order to compensate for the narrow off-street path between Beechboro Road and Broun Avenue, physically separated that on-street cycle lanes are proposed on Collier Road from Broun Avenue through to Grey Street (east of Tonkin Highway), providing a highly legible and safe alternative route for cyclists.

CELEBRATE MORLEY

- Aesthetically beautiful and active streets allowing the community to engage and enjoy the public realm in a safe environment with footpaths separated from vehicular traffic by planting and cycle way
- Gateway to the Activity Centre
- A lively and dynamic place to live

CONNECTED COMMUNITY

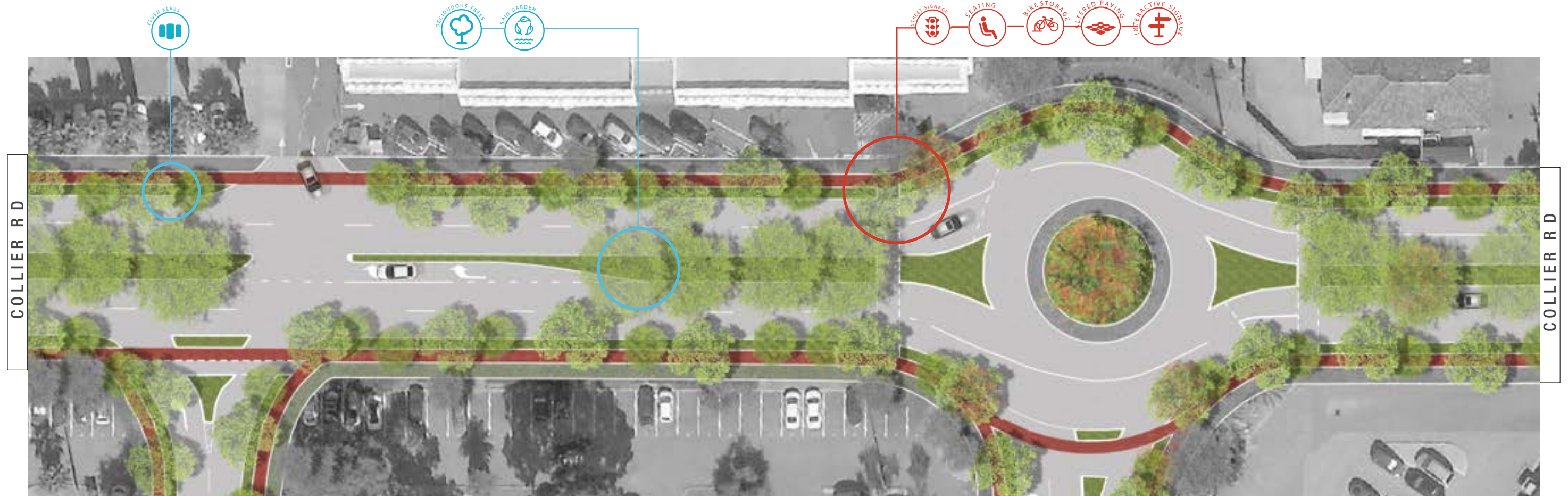
- Dual traffic lanes allowing continuous and high frequency bus infrastructure
- Separated and safe cycle paths
- Designated, generous and frequent pedestrian crossing points with median strip resting nodes to allow safe crossing of dual lanes.

AN URBAN OASIS

- Broad canopy median street tree planting to create a green boulevard of appropriate scale
- Densely planted median and verge strips

CITY FOR NOW AND THE FUTURE

- Mixed use development with active frontages
- High quality amenity and surface finishes



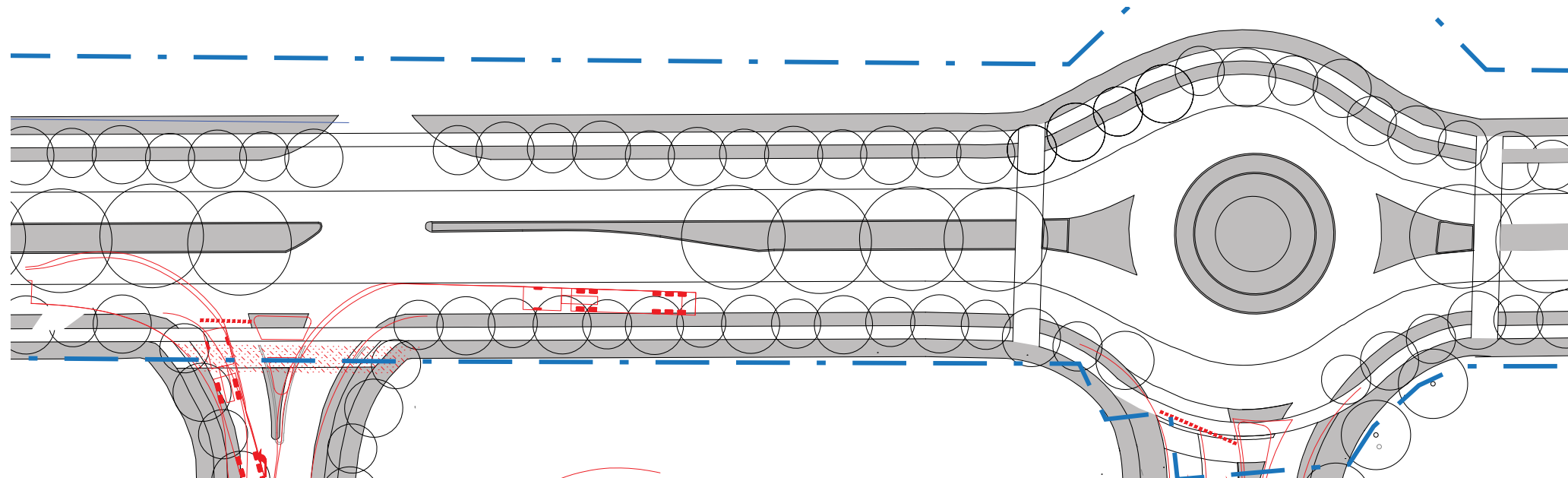


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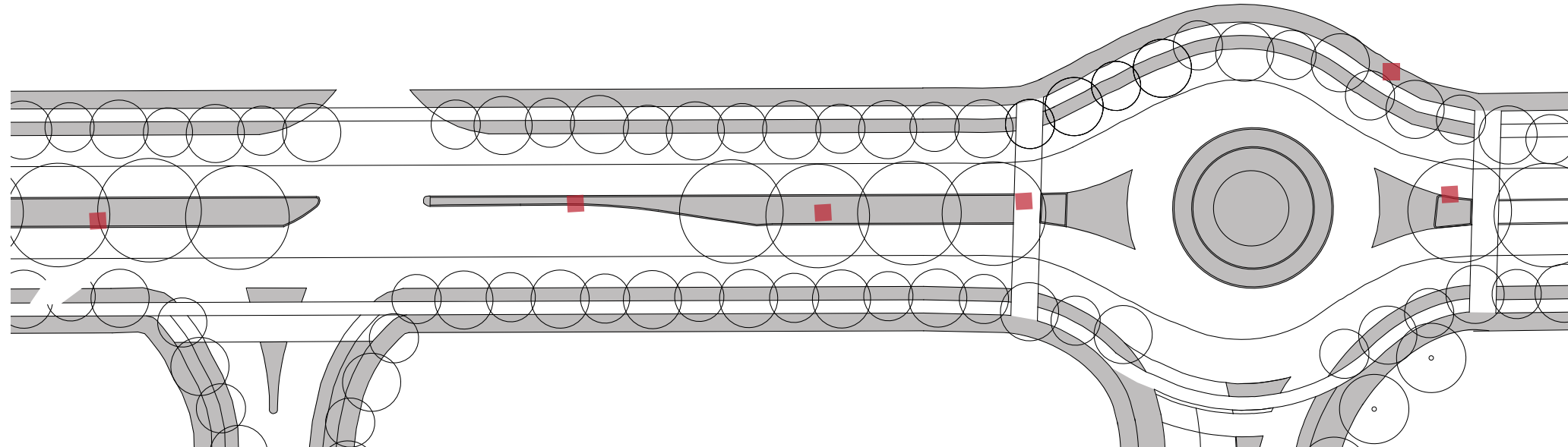
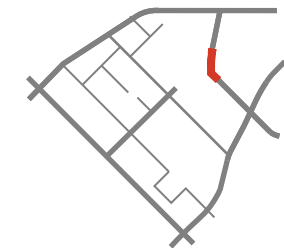
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COLLIER ROAD

STREET PARAMETERS 1:1000



EXISTING CONSTRAINTS
PARAMETERS IDENTIFIED IN EXISTING CITY OF BAYSWATER DOCUMENT

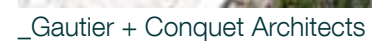


VISIBLE CONSTRAINTS
LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES

- EEKOS Concept
- Existing Boundary
- Uloth Linework included in Structure Plan, 04.08.16.
- Water Main
- Power Poles
- Traffic Lights
- Power Boxes

COLLIER ROAD

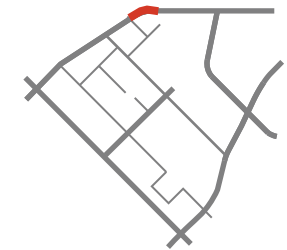
1:200 PLAN + SECTION





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WALTER ROAD PLAN 1:500

Walter Road is a strategic link bisecting the Bayswater Industrial Precinct and linking Guildford Road to Walter Road West. In order to compensate for the narrow off-street path between Beechboro Road and Broun Avenue, physically separated that on-street cycle lanes are proposed on Walter Road.

CELEBRATE MORLEY

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- Gateway to the Activity Centre
- A lively and dynamic place to live

CONNECTED COMMUNITY

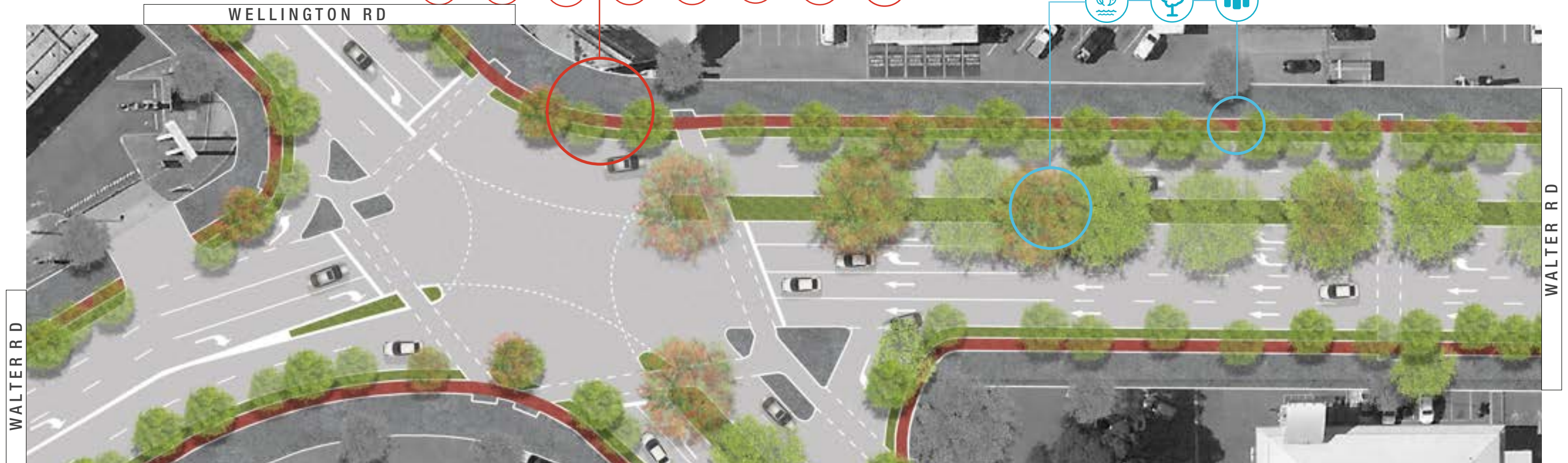
- Dual traffic lanes allowing continuous and high frequency bus infrastructure
- Separated and safe cycle paths
- Designated, generous and frequent pedestrian crossing points with median strip resting nodes to allow safe crossing of dual lanes.

AN URBAN OASIS

- Broad canopy median street tree planting to create a green boulevard of appropriate scale
- Densely planted median and verge strips

CITY FOR NOW AND THE FUTURE

- Mixed use development with active frontages
- High quality amenity and surface finishes
- A network of rain gardens are integrated into median and verge zones. Stormwater is managed by infiltrating into the median raingardens through broken kerbs.
- Flush kerbs on the rear of the verge allows all bike path water to enter buffer rain gardens.



ILLUSTRATIVE PURPOSES ONLY

OLD COLLIER RD

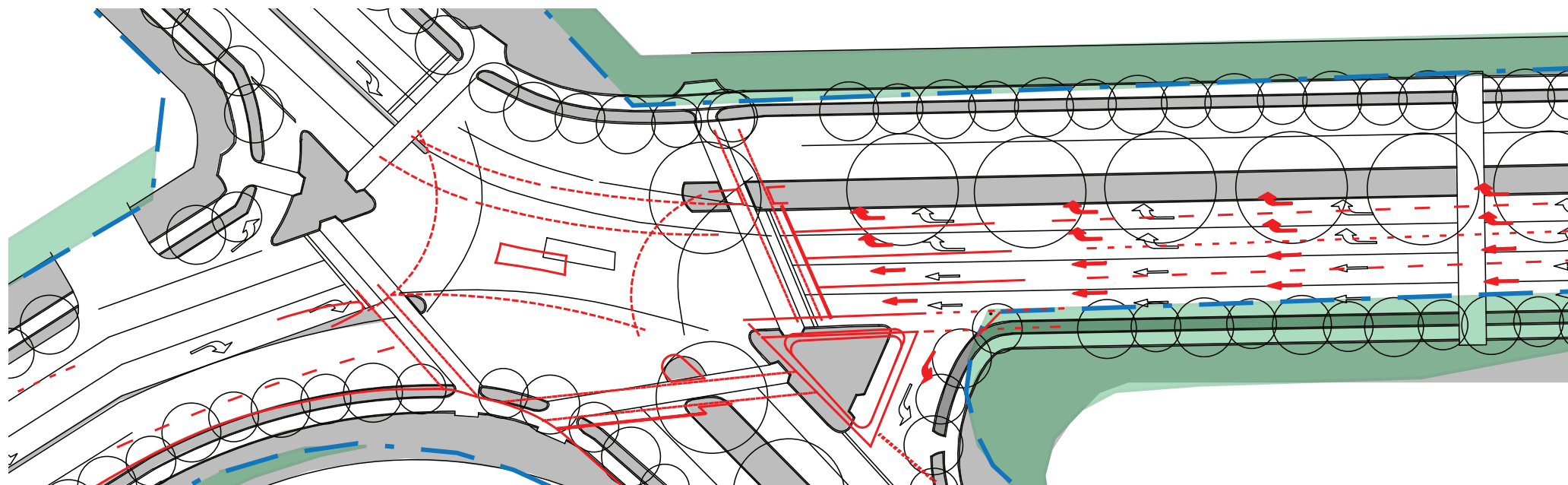




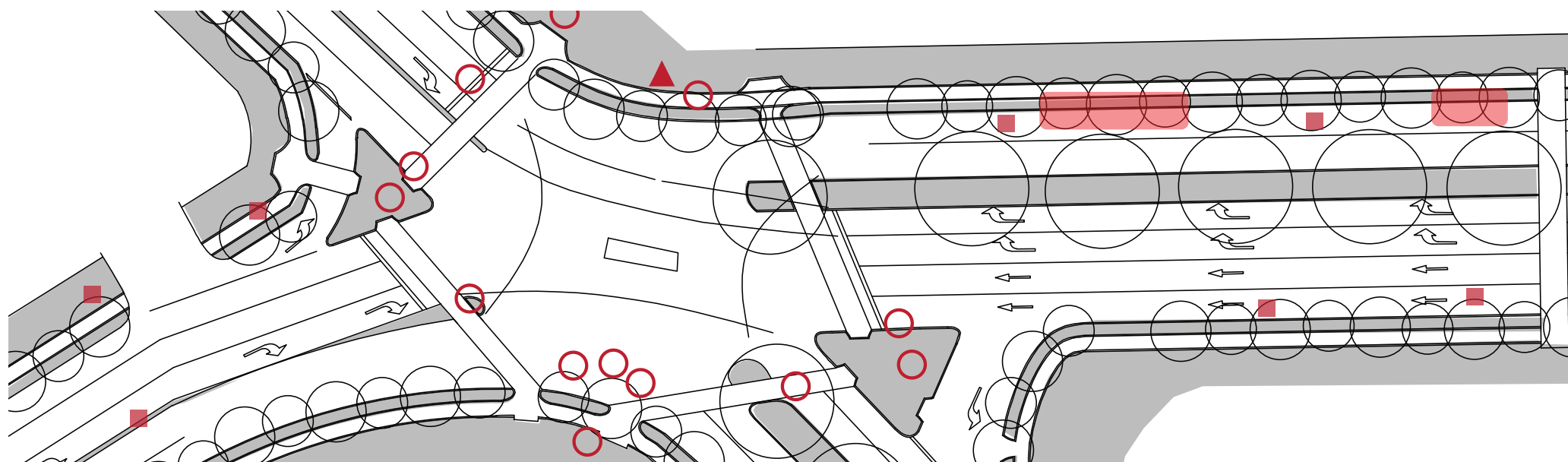
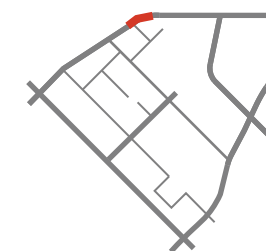
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WALTER ROAD STREET PARAMETERS 1:1000



EXISTING CONSTRAINTS
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LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES

- EEKOS Concept
- Uloth & Assoc. Proposed land acquisition/ easements as per Structure Plan, 04.06.18
- Existing Boundary
- Uloth Linework included in Structure Plan, 04.08.16.
- Water Main
- Power Poles
- Traffic Lights
- Power Boxes
- Existing Crossovers to be deleted to facilitate for uninterrupted cycle and pedestrian foot-path. Where these are to be retained in the interim, refer to page 4 (item 1.6) for typical crossover condition.



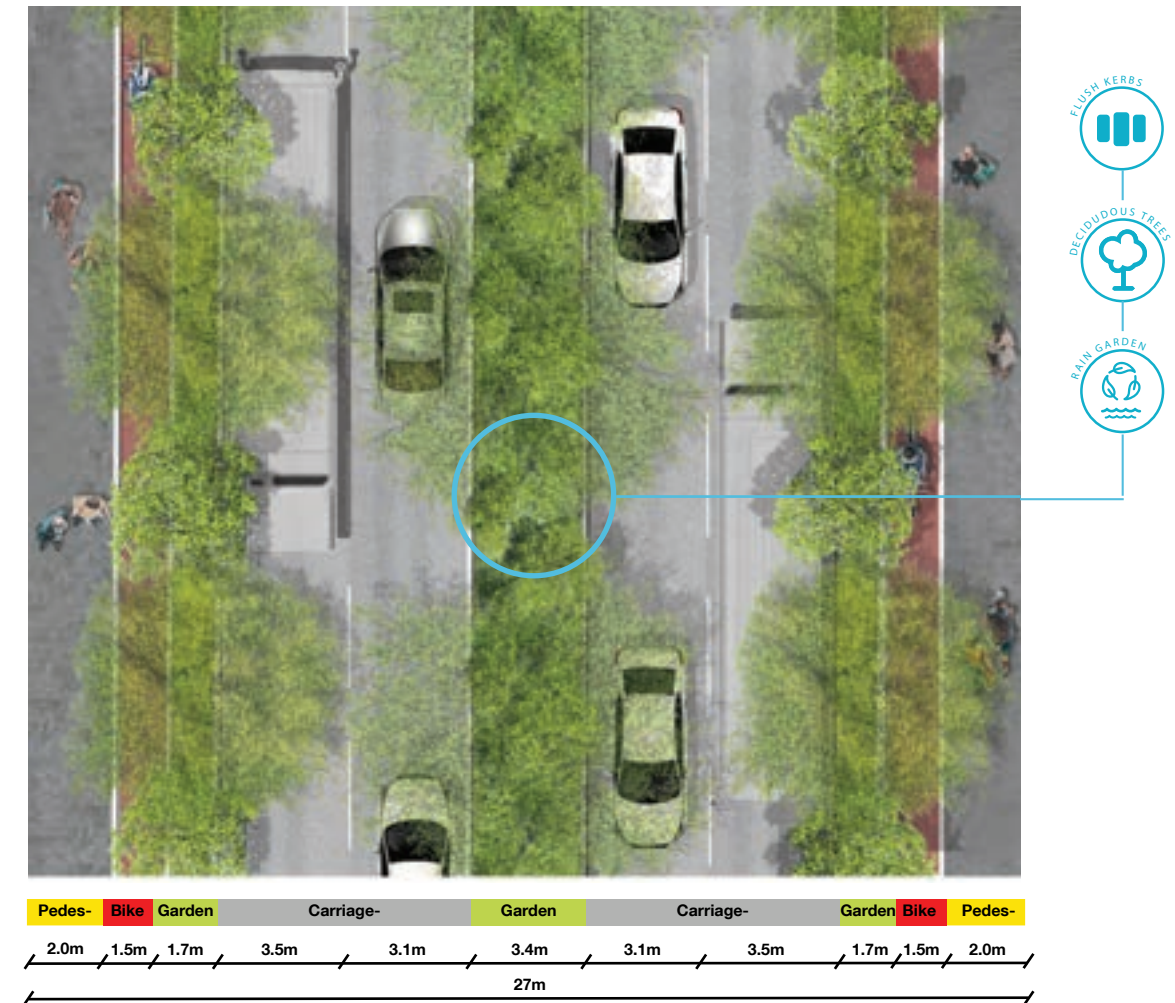
_Calabasitas Project by RRM Design Group



_Gautier + Conquet Architects



1:200 SECTION

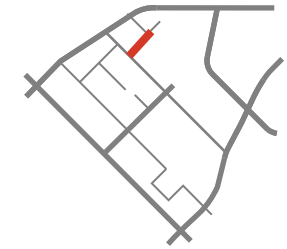


1:200 PLAN



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BISHOP STREET PLAN 1:500

As a major contributor to the central core, Bishop Street will maintain its primary retail function, whilst incorporating increased residential, office, short-stay accommodation and entertainment venues.

CELEBRATE MORLEY

- Bishop Street provides a opportunity for a boutique 'mall' the High Street of Morley.
- A flexible space able to accommodate community events and activities.

CONNECTED COMMUNITY

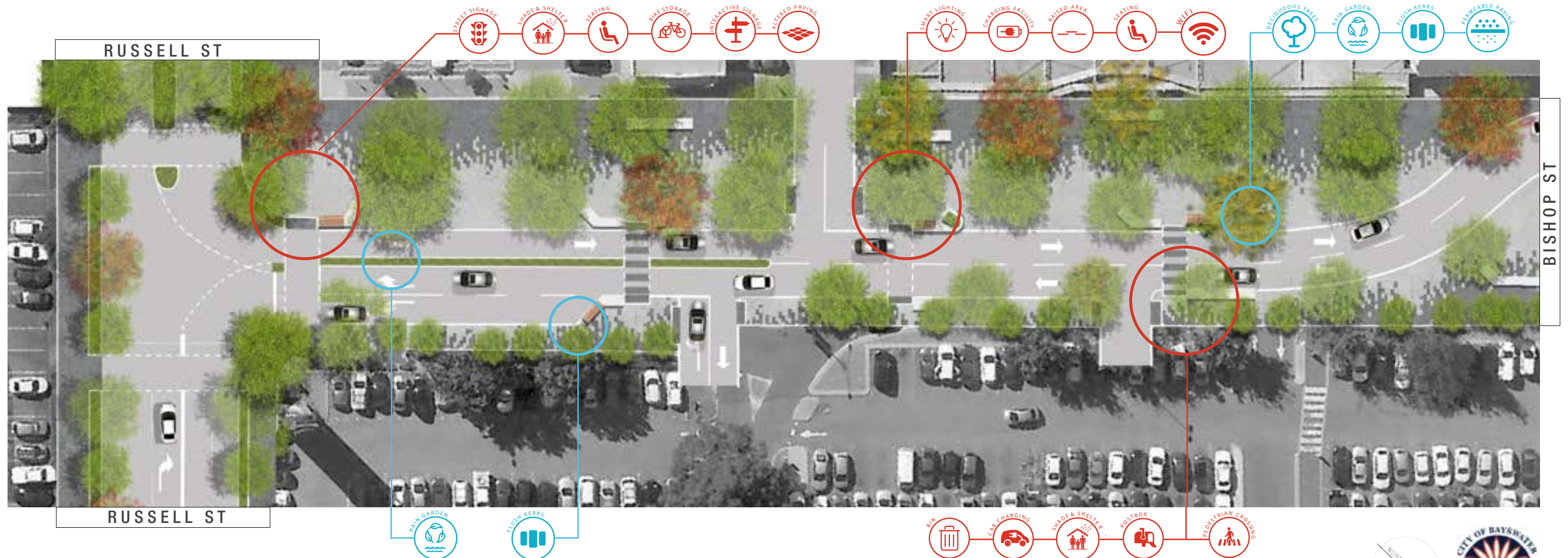
- Improved and reinforced physical and visual connection between Galleria and Coventry
- A connected community via the identifiable association as the Town Square
- Free wi-fi hotspot
- A destination for locals and visitors alike

AN URBAN OASIS

- Continuous canopy of a variety of trees for comfort, seasonal interest and structure
- Lush and densely planted garden beds and raised containers
- Clustered and varied seating opportunities to promote visitors to stay and engage
- Atmospheric and dynamic pedestrian lighting

CITY FOR NOW AND THE FUTURE

- A world class, high quality eat street and boutique retail precinct.
- Gold standard bespoke furniture and material palette
- Feature 'Morley' paving pattern creating an interesting, vibrant and sophisticated identity



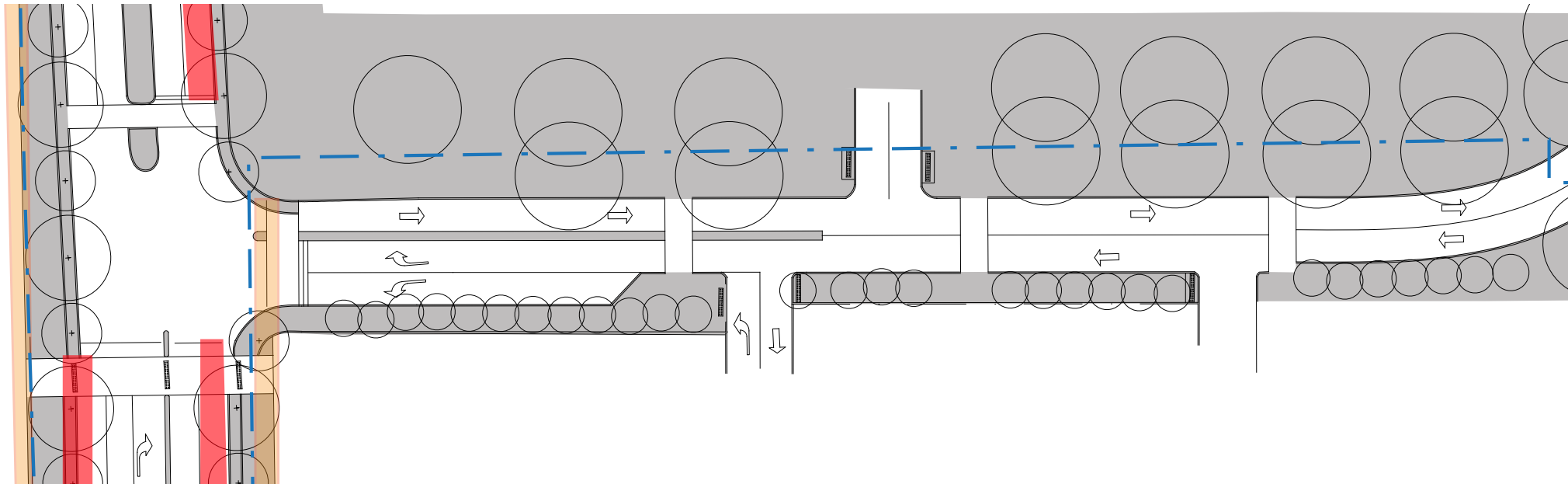


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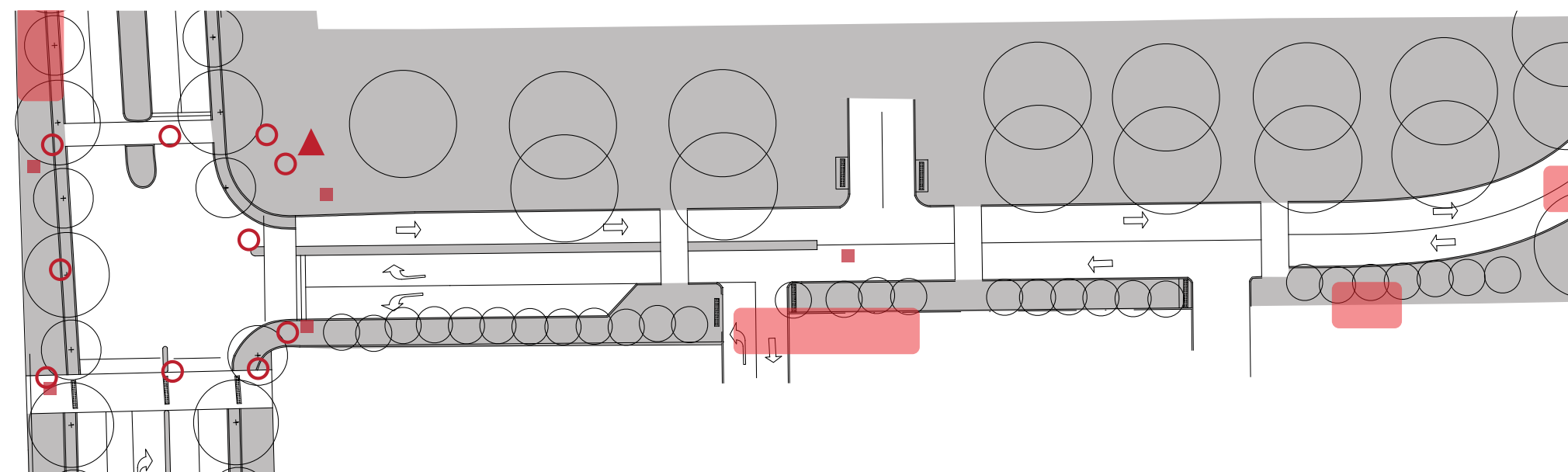
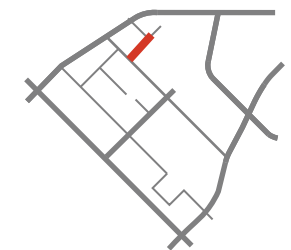
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BISHOP STREET

STREET PARAMETERS 1:1000



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VISIBLE CONSTRAINTS
LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES

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BISHOP STREET 1:200 PLAN + SECTION



_McBurney Lane by Hapa Collaborative



_Stationsstraat by Sweco



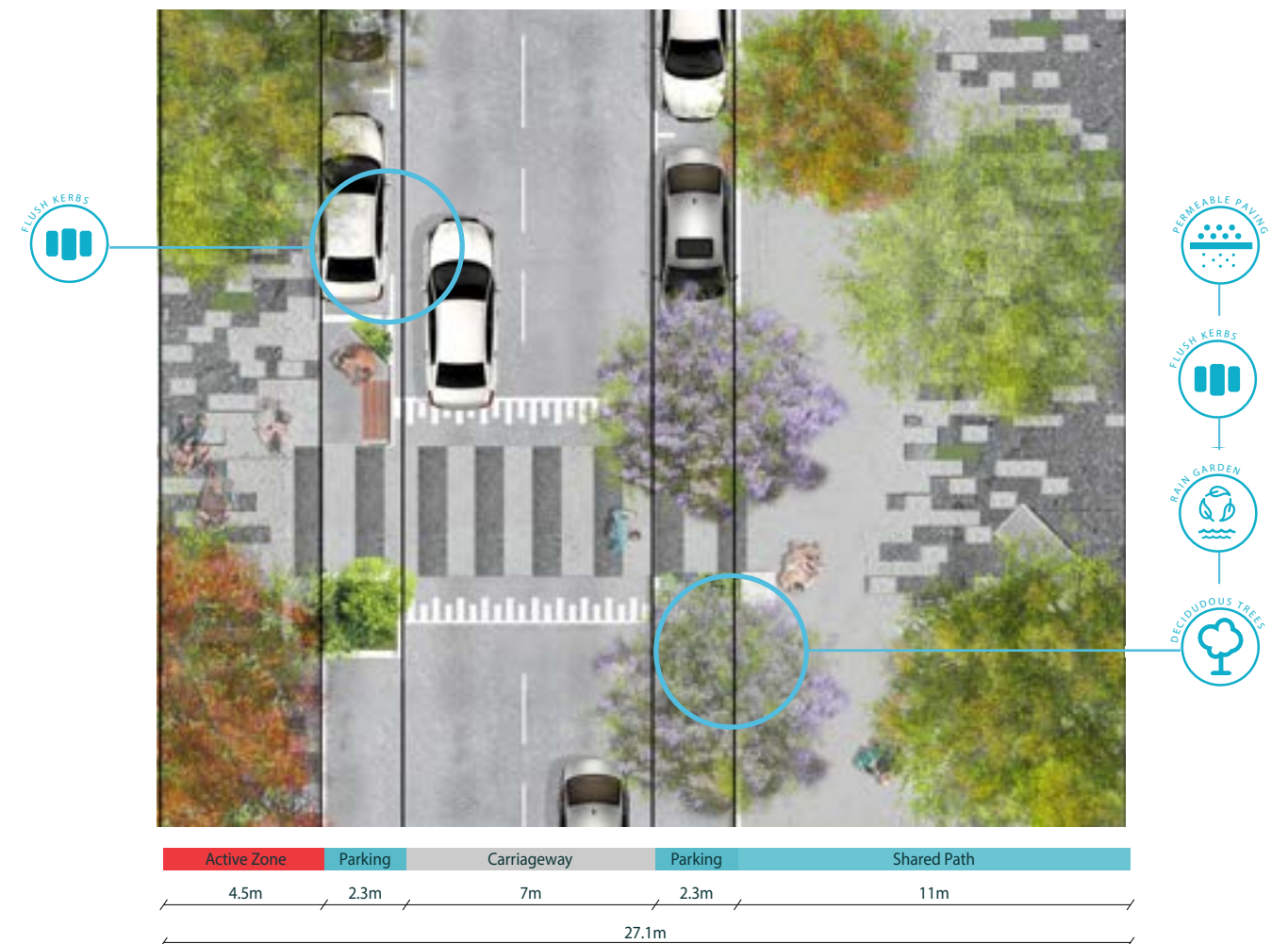
_Pitt street mall by Tony Caro Architecture



_lidashi Plano by Earthscape



1:200 SECTION



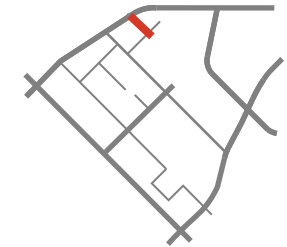
1:200 PLAN





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PROGRESS STREET PLAN 1:500

Progress Street will form the link between the Galleria Shopping Centre and Coventry Village will become a vibrant entertainment/dining precinct with active uses at both day time and night time. There will be a transition away from the existing internalised 'big box' shopping center to a vibrant shopping precinct. The proposed concept plan promotes Coventry Village as revitalisation catalyst for Walter Road West and Progress Street. Progress and Bishop Streets as key public space. Progress Street precinct provides retail, cafes, restaurants and services for new residents.

CELEBRATE MORLEY

- A flexible space able to accommodate community events and activities.

CONNECTED COMMUNITY

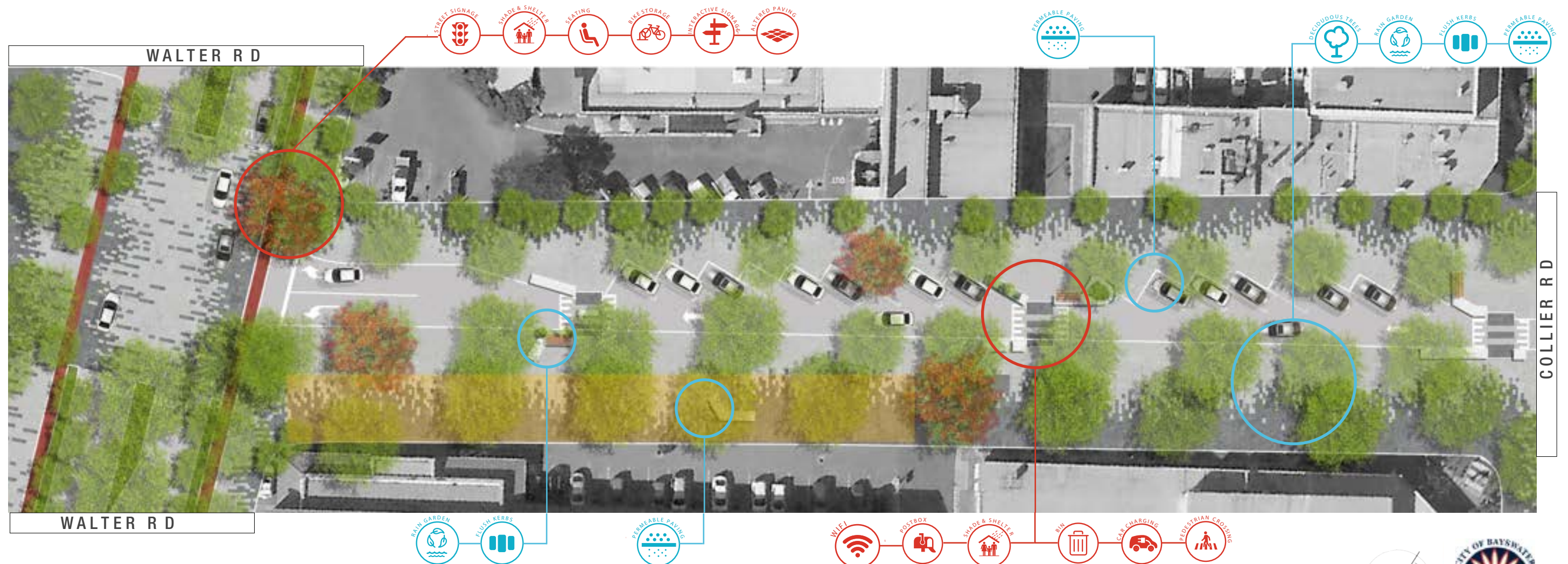
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- Lush and densely planted garden beds and raised containers
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- Atmospheric and dynamic pedestrian lighting

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- Gold standard bespoke furniture and material palette
- Feature 'Morley' paving pattern creating an interesting, vibrant and sophisticated identity

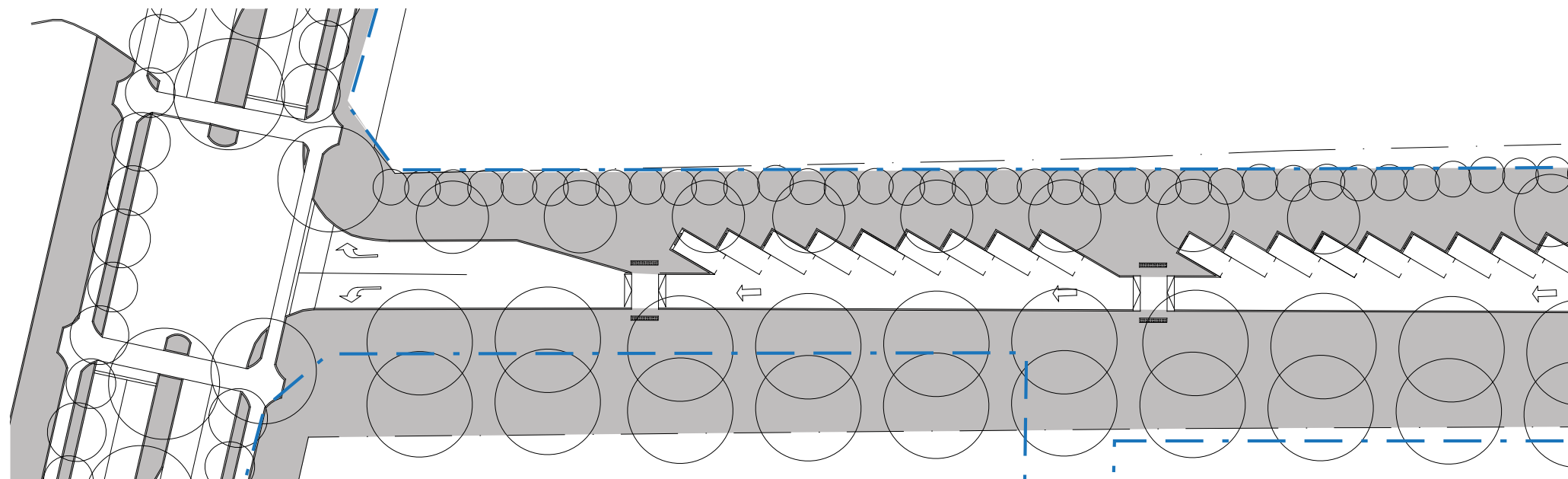




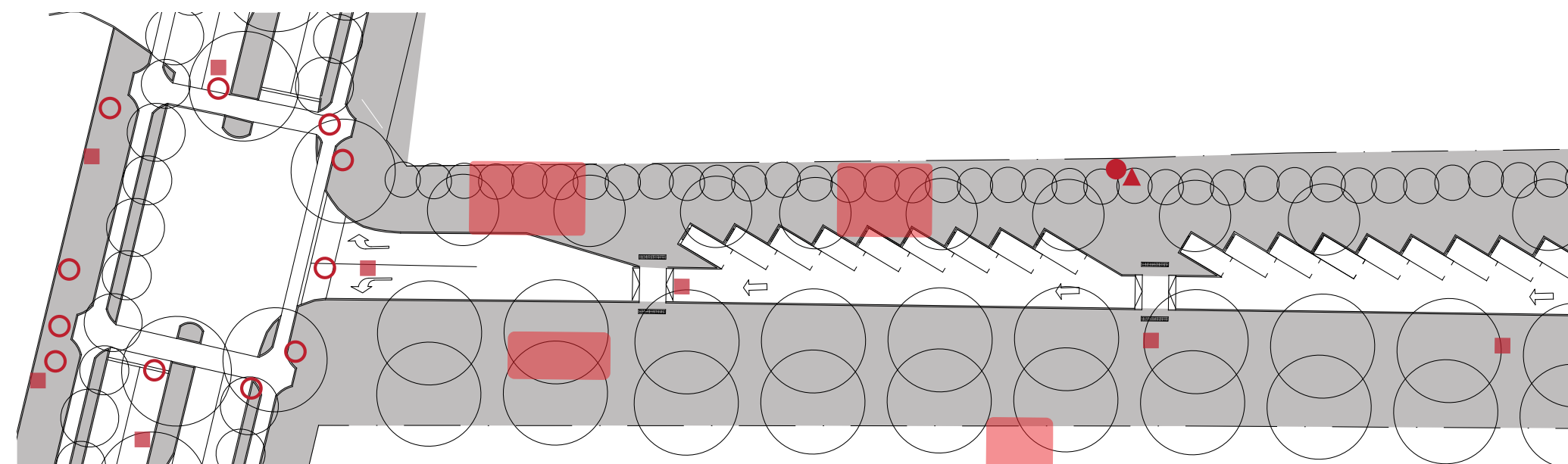
SMART
BEAUTIFUL
RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

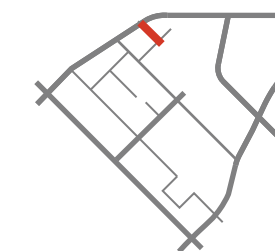
PROGRESS STREET STREET PARAMETERS 1:1000



EXISTING CONSTRAINTS
PARAMETERS IDENTIFIED IN EXISTING CITY OF BAYSWATER DOCUMENT



VISIBLE CONSTRAINTS
LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES



- EEKOS Concept
- Existing Boundary
- Water Main
- Power Poles
- Traffic Lights
- Power Boxes
- Existing Crossovers to be deleted to facilitate for uninterrupted cycle and pedestrian footpath. Where these are to be retained in the interim, refer to page 4 (item 1.6) for typical crossover condition.
- Option for consideration for Landtake of area shown to provide for unbroken pedestrian pathway, and a clear line of site between the Galleria and Coventry Village.



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RESPONSIBLE

PROGRESS STREET

1:200 PLAN + SECTION



_MAX Station by Lango Hansen



_Ashton Shared Space by Ben Hamilton-Baillie



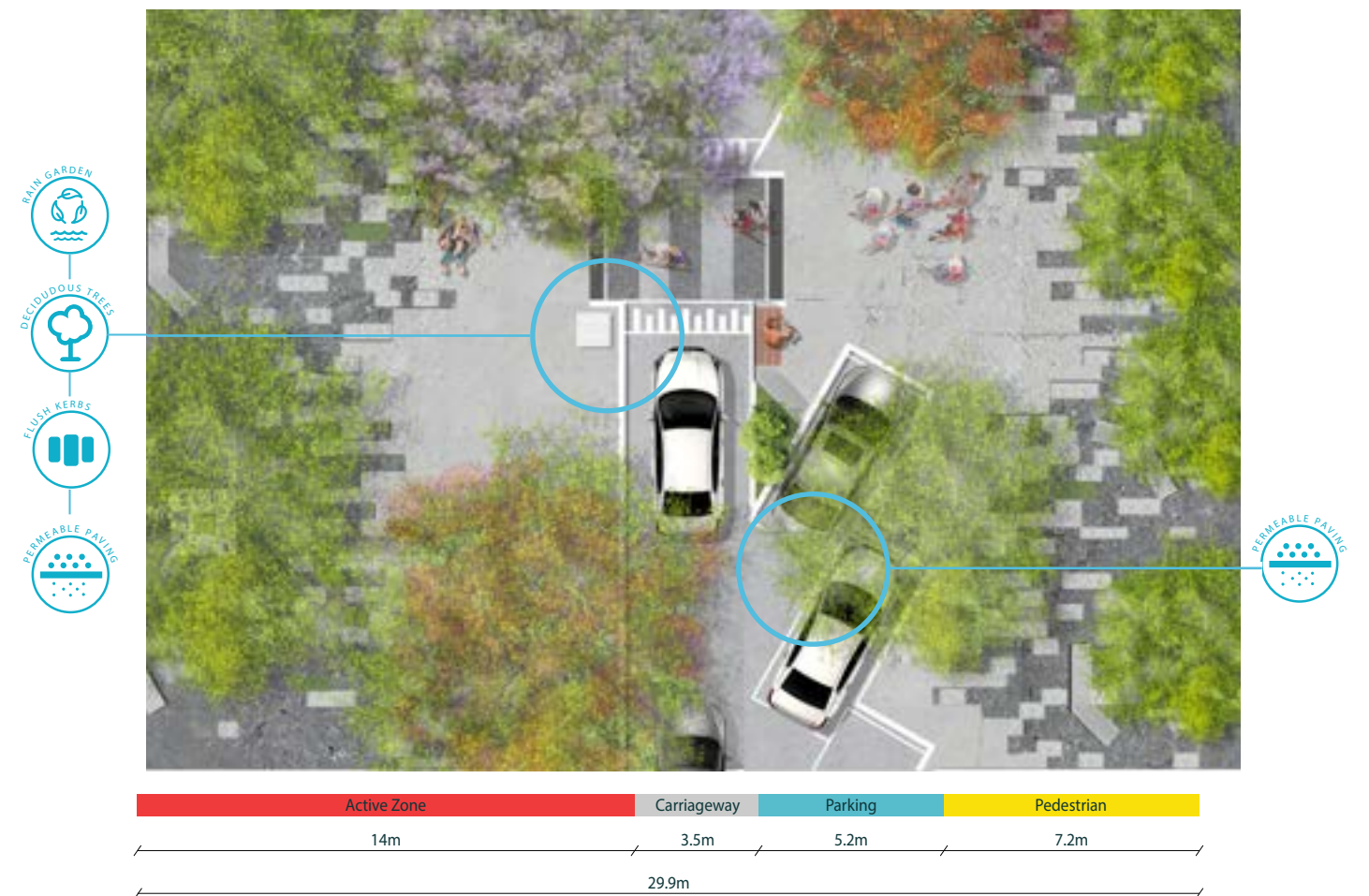
_Lonsdale Street by BKK Architects



_Settlers Square by ASPECT Studios



1:200 SECTION



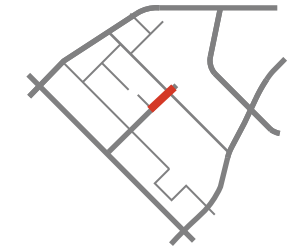
1:200 PLAN





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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING



RUDLOC ROAD PLAN 1:500

The existing form of Rudloc Road is a wide, two-lane road with a central median along a portion of its length. To facilitate a strong connection between Coode Street and the city core. Shared use pathways for cyclists and pedestrians are proposed for Rudloc, which reinforces the area as a more residential precinct. As an inner city residential precinct, Rudloc caters for mixed business, small scale 'shoptop' and residential development.

CELEBRATE MORLEY

- Celebrating the existing industrial fabric and vernacular with opportunities for artist and bespoke collectives to be entwined with future development.
- Village feel with on-street parking and widened footpaths and nodes.

CONNECTED COMMUNITY

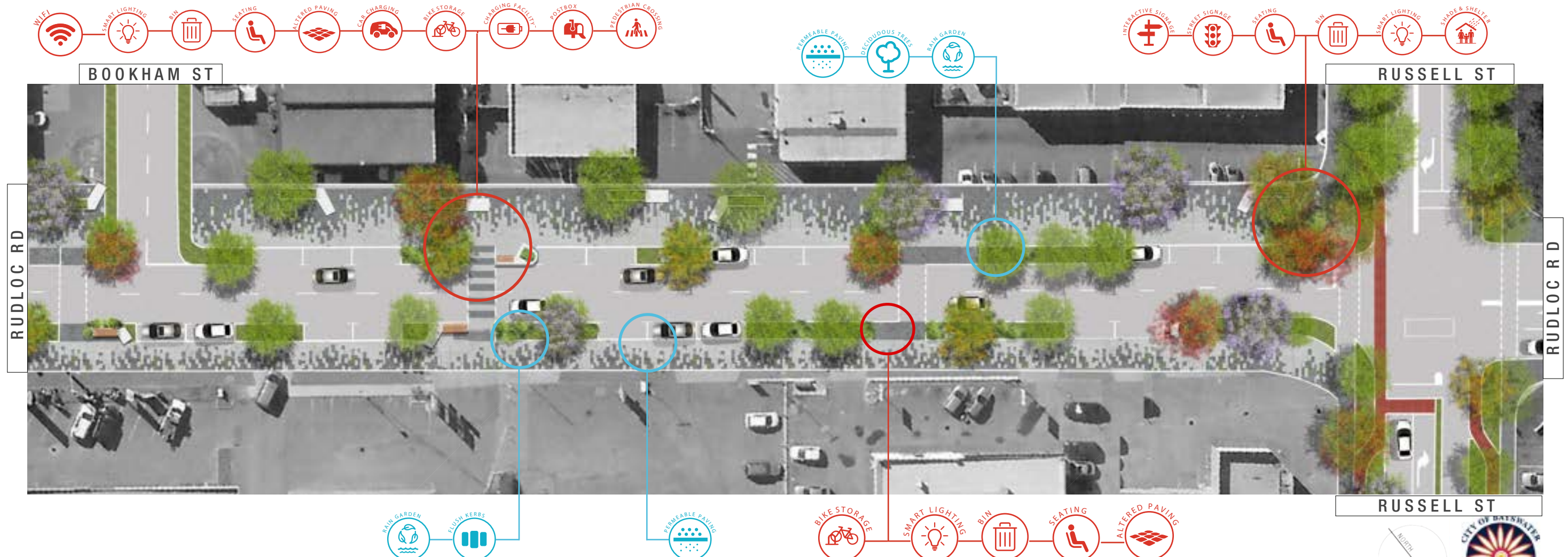
- Shared zones for pedestrians and cyclist
- On-street parking

AN URBAN OASIS

- Informal median street tree planting
- Continuous canopy verge tree planting
- Lush and densely vegetated medians and verges
- Frequent shaded pedestrian amenity and nodes

CITY FOR NOW AND THE FUTURE

- Bespoke Morley suite of street furniture
- Frequent pedestrian nodes with clusters of high quality street furniture to promote people to stay, activate and engage
- Feature 'Morley' paving pattern creating an interesting, vibrant and sophisticated identity.

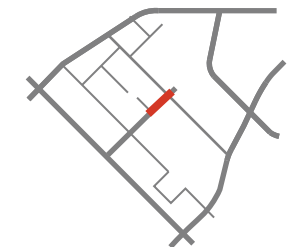
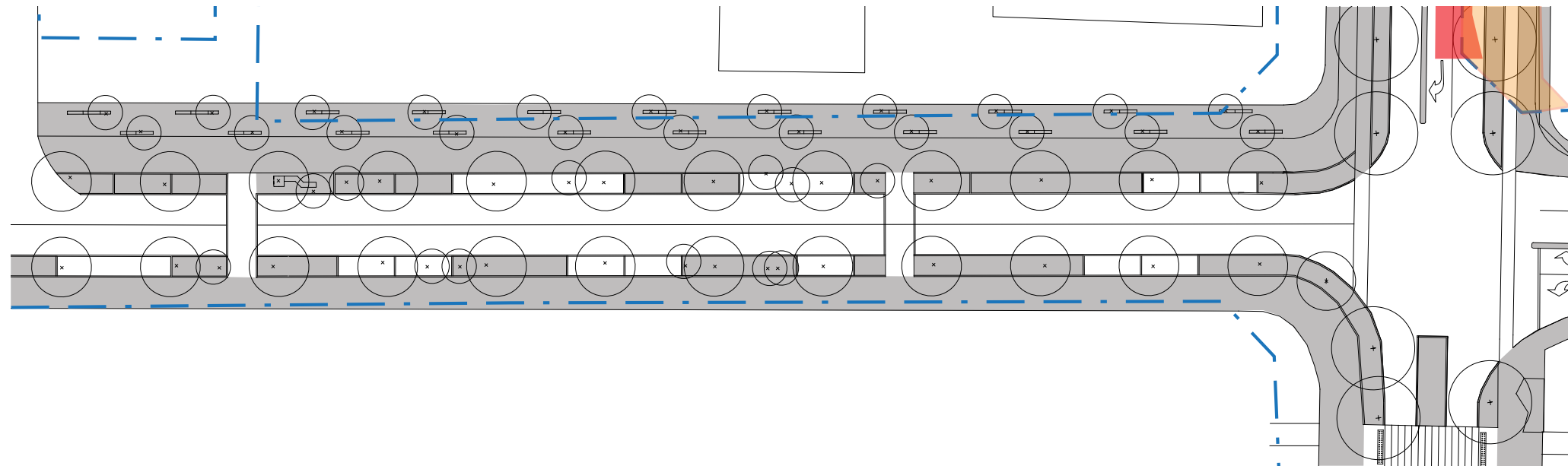




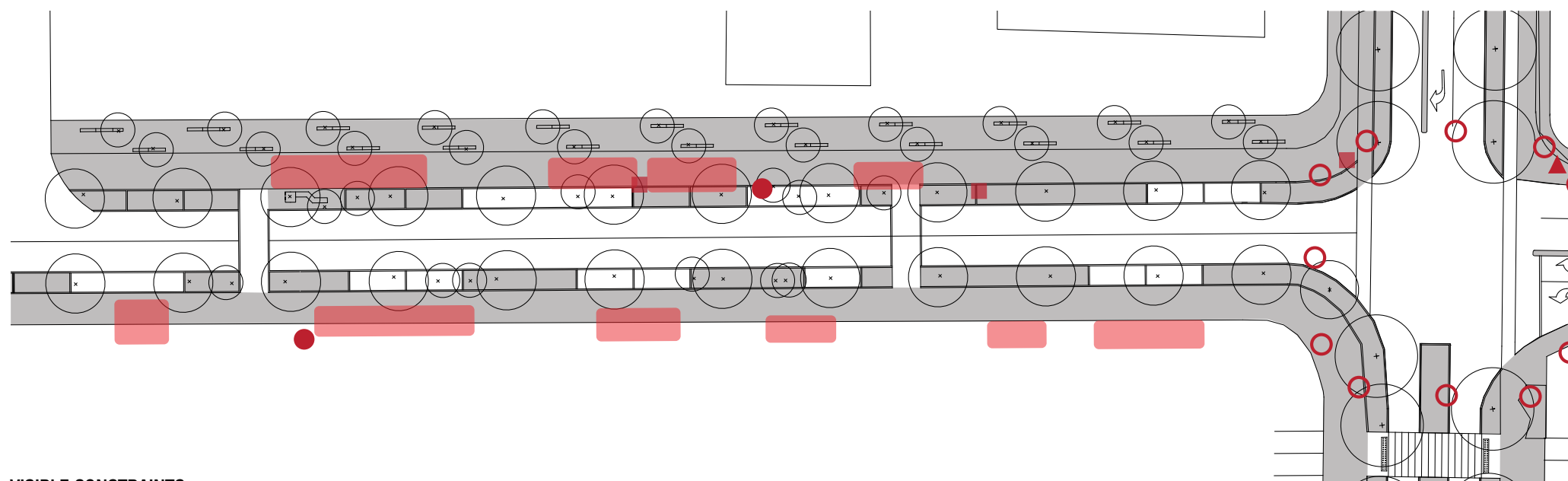
SMART
BEAUTIFUL
RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

RUDLOC ROAD STREET PARAMETERS 1:1000



EXISTING CONSTRAINTS PARAMETERS IDENTIFIED IN EXISTING CITY OF BAYSWATER DOCUMENT



- EEKOS Concept
- Uloth & Assoc. Proposed bus lane
- Uloth & Assoc. Proposed land acquisition/easements as per Structure Plan, 04.06.18
- Existing Boundary
- Power Poles
- Traffic Lights
- Power Boxes
- Existing Crossovers to be deleted to facilitate for uninterrupted cycle and pedestrian footpath. Where these are to be retained in the interim, refer to page 4 (item 1.6) for typical crossover condition.
- Option for consideration for Landtake of area

VISIBLE CONSTRAINTS LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES



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RUDLOC ROAD

1:200



_La Linia Birmingham by Home Pavement Design



_Kensington Street Sydney by Austral Bricks



_Central Dandenong Lonsdale St by BKK Architects



_Central Dandenong Lonsdale St by BKK Architects



1:200 SECTION



Existing	Active Zone	Shared Path	Garden	Carriageway	Garden	Shared Path	Existing
Nil	7.2	4m	2.4m	7m	2.4m	4m	Nil
Setback				27m			Setback

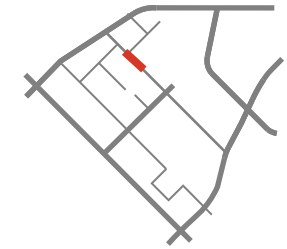
1:200 PLAN





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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING



RUSSELL STREET NORTH

PLAN 1:500

Russell Street North provides shared pedestrian and cycle paths that will provide an important link through the middle of the Activity Centre. Footpaths along Russell Street will be upgraded and widened to allow for a lower speed environment for pedestrians and cyclists that is separate from vehicle traffic. The design for Russell Street provides a landscaped boulevard with enhanced streetscape and active building facades. Russell Street forms the green boulevard and interfaces with the City park and Morley Bus Station.

CELEBRATE MORLEY

- Gateway to Morley
- Bespoke 'Morley' suite of furniture and surface materials to create identity

CONNECTED COMMUNITY

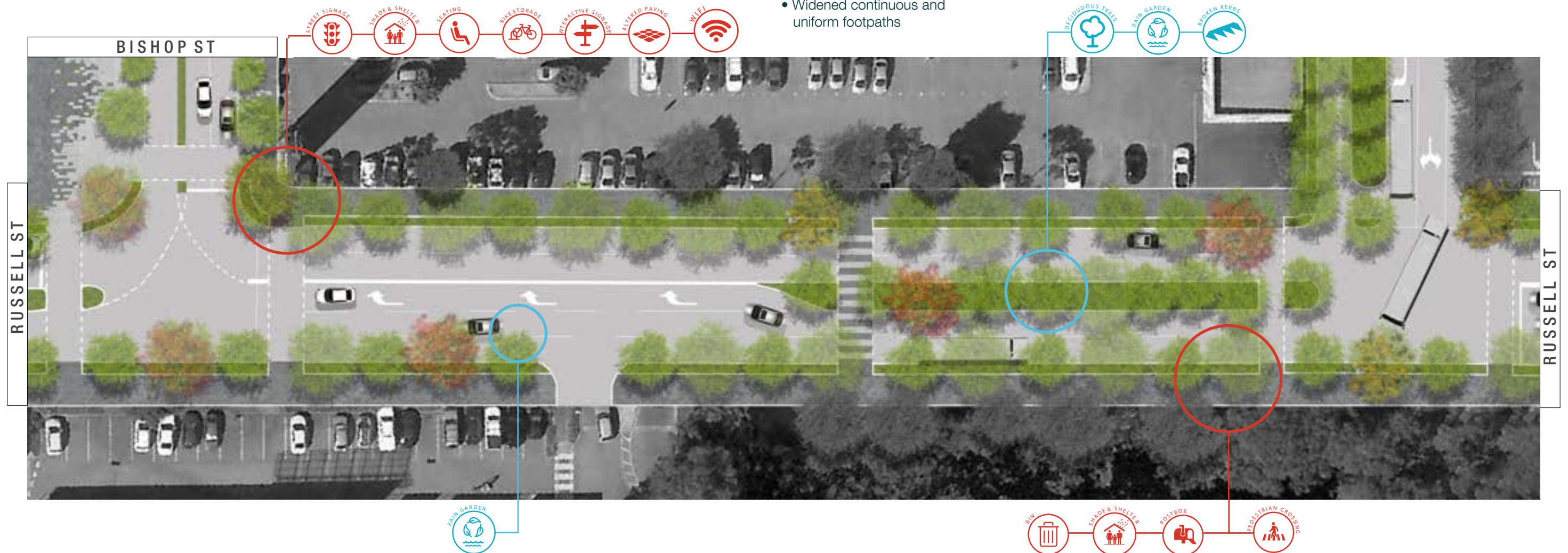
- High frequency bus infrastructure
- Transport hub
- Separated and safe cycle paths
- Designated, generous and frequent pedestrian crossing points with median strip resting nodes to allow safe crossing of dual lanes.
- Innovative integrated 'cyber wall'
- Widened continuous and uniform footpaths

AN URBAN OASIS

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- Continuous canopy verge tree planting
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CITY FOR NOW AND THE FUTURE

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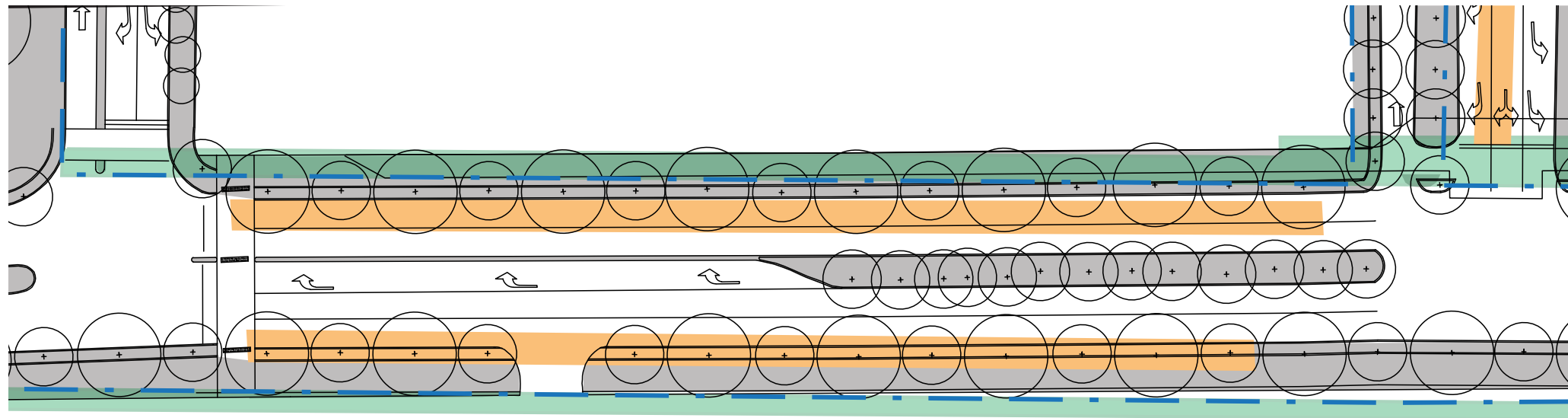


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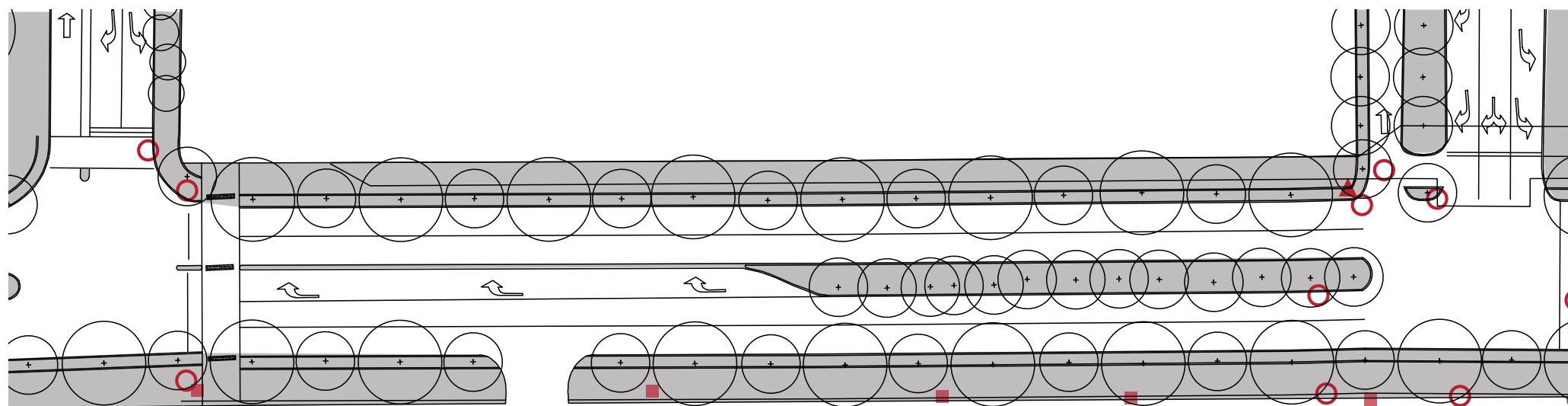
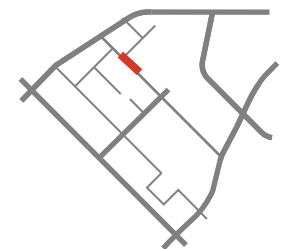
ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

RUSSELL STREET NORTH

STREET PARAMETERS 1:1000



EXISTING CONSTRAINTS
PARAMETERS IDENTIFIED IN EXISTING CITY OF BAYSWATER DOCUMENT



VISIBLE CONSTRAINTS
LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES

- EEKOS Concept
- Uloth & Assoc. Proposed bus lane
- Uloth & Assoc. Proposed land acquisition/easements as per Structure Plan, 04.06.18
- Existing Boundary
- Uloth Linework included in Structure Plan, 04.08.16.
- Power Poles
- Traffic Lights
- Power Boxes

RUSSELL STREET NORTH

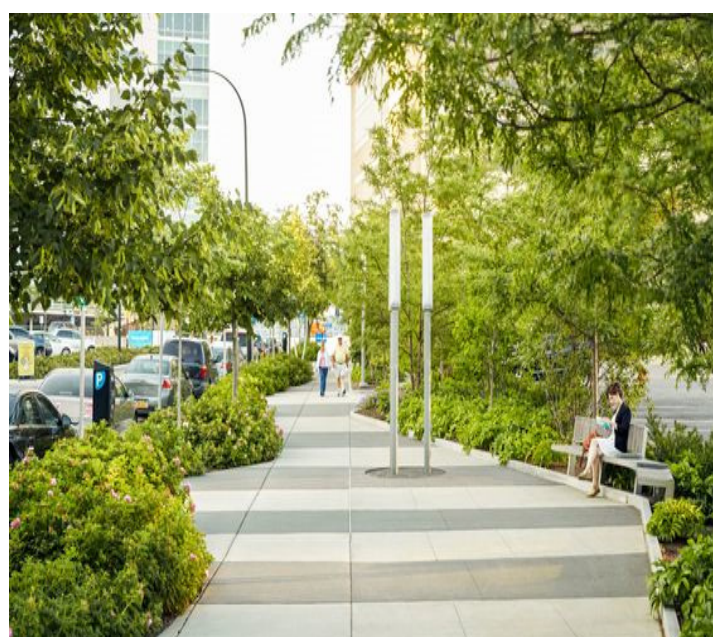
1:200 PLAN + SECTION



Flinders Street Revitalisation by COX Rayner Architects



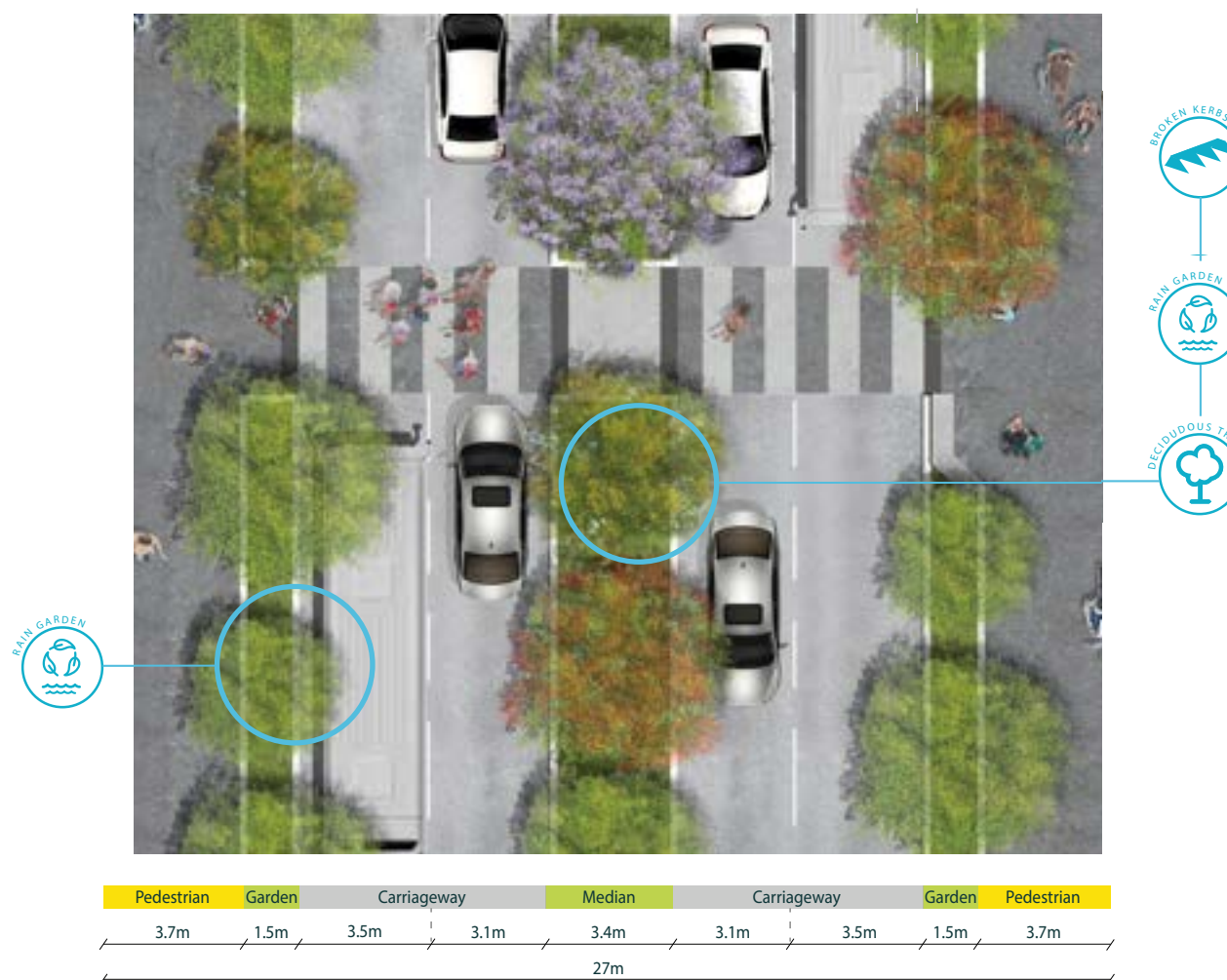
_Rain Garden by City of Sydney



_Buffalo Niagara Medical Campus by nARCHITECTS



1:200 SECTION

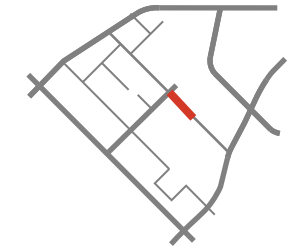


1:200 PLAN



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DESIGN LANDSCAPE ARCHITECTURE
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RUSSELL STREET DETAILED PLAN 1:500

Russell Street provides clearly defined pedestrian and cycle lanes, which will provide an important link through the middle of the Activity Centre. Footpaths along Russell Street will be upgraded to allow for a lower speed environment for pedestrians and cyclists, physically separating them from vehicle traffic. The design for Russell Street provides a landscaped boulevard, enhanced streetscape and active building facades. Russell Street forms the green boulevard and interfaces with the City park and Morley Bus Station.

CELEBRATE MORLEY

- Gateway to Morley
- Bespoke 'Morley' suite of furniture and surface materials to create identity

CONNECTED COMMUNITY

- High frequency bus infrastructure
- Transport hub
- Separated and safe cycle paths
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AN URBAN OASIS

- Informal median street tree planting
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CITY FOR NOW AND THE FUTURE

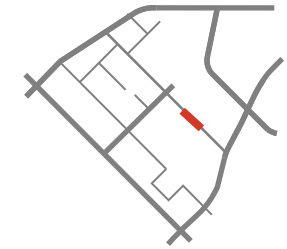
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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING



RUSSELL STREET

DETAILED PLAN 1:500

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- Bespoke 'Morley' suite of furniture and surface materials to create identity

CONNECTED COMMUNITY

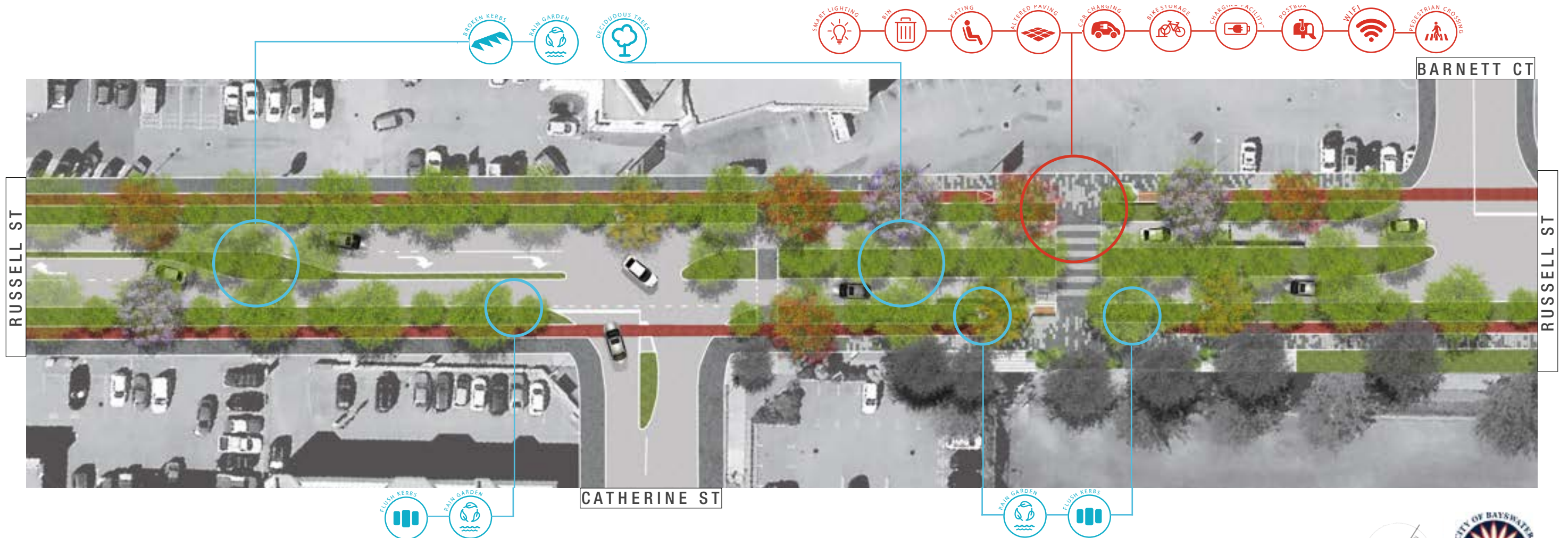
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CITY FOR NOW AND THE FUTURE

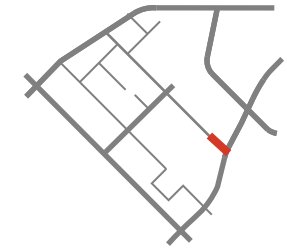
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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING



RUSSELL STREET

DETAILED PLAN 1:500

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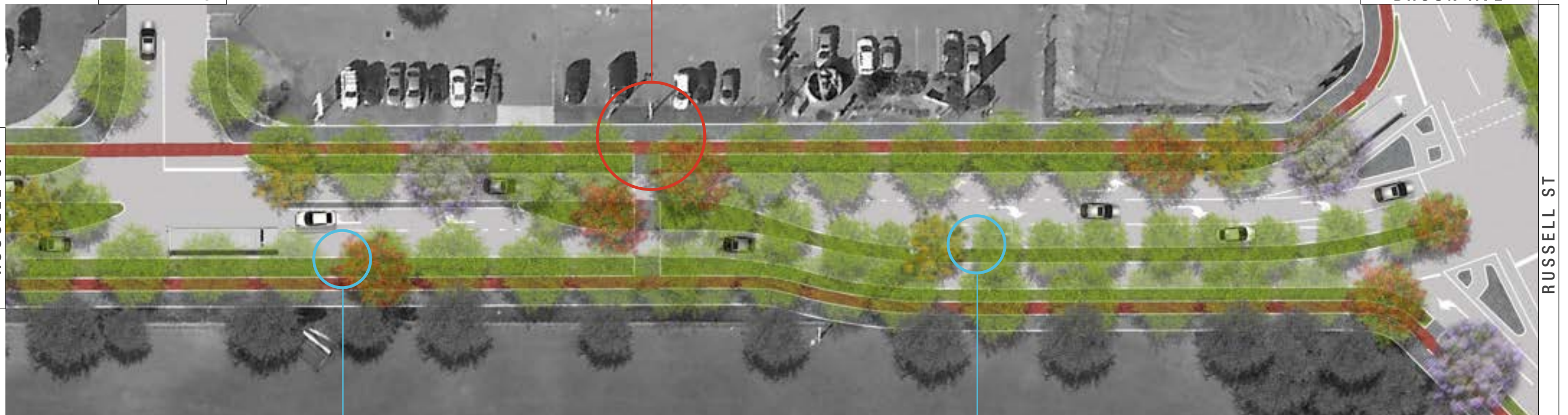


BARNETT CT

BROUN AVE

RUSSELL ST

RUSSELL ST





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RUSSELL STREET SOUTH

1:200 PLAN + SECTION



_Burke Street Cycleway by City of Sydney



_Burke Street Cycleway by City of Sydney



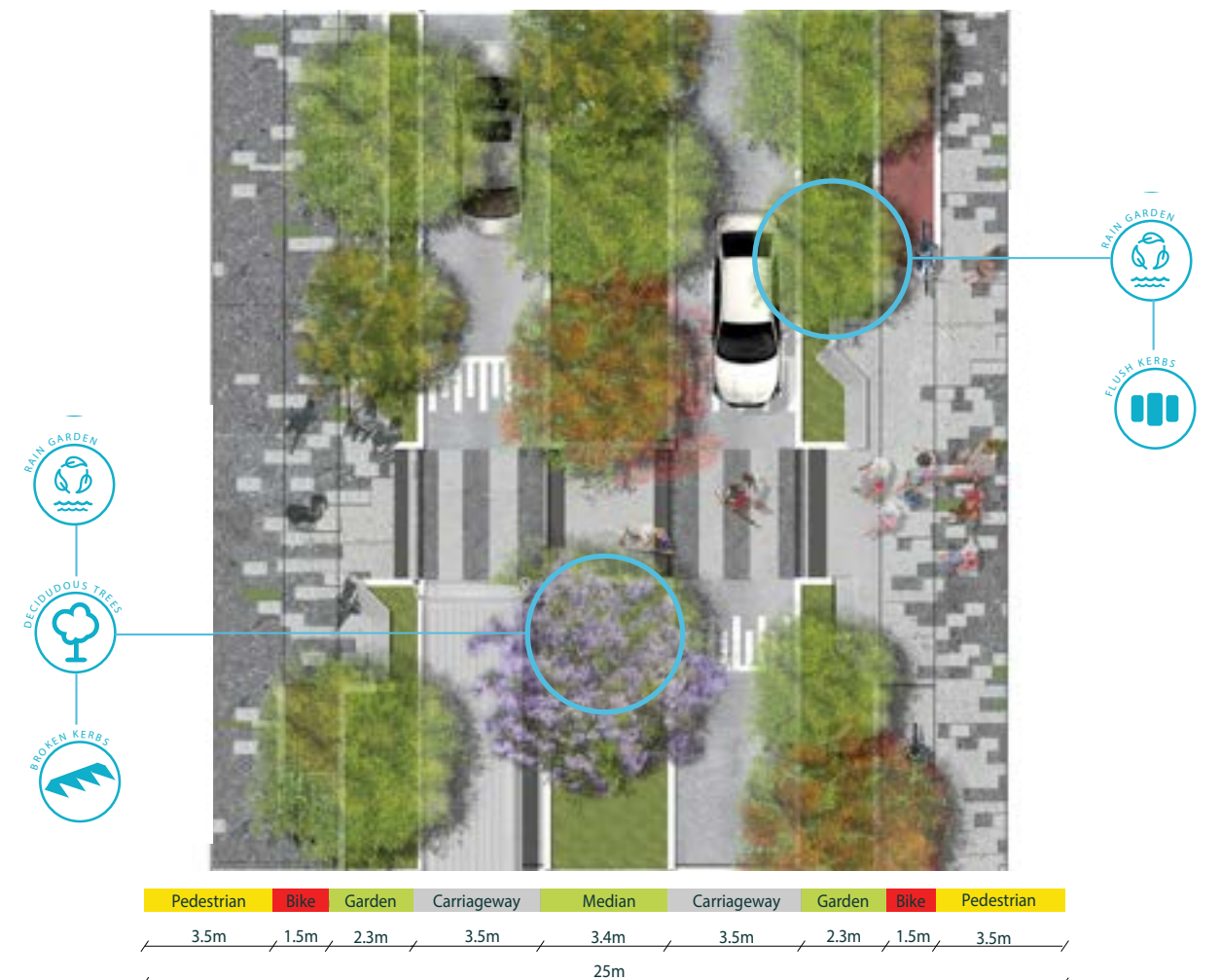
_Ekka Plaza by Lat27



_Jellicoe Street by Wraight and Associates

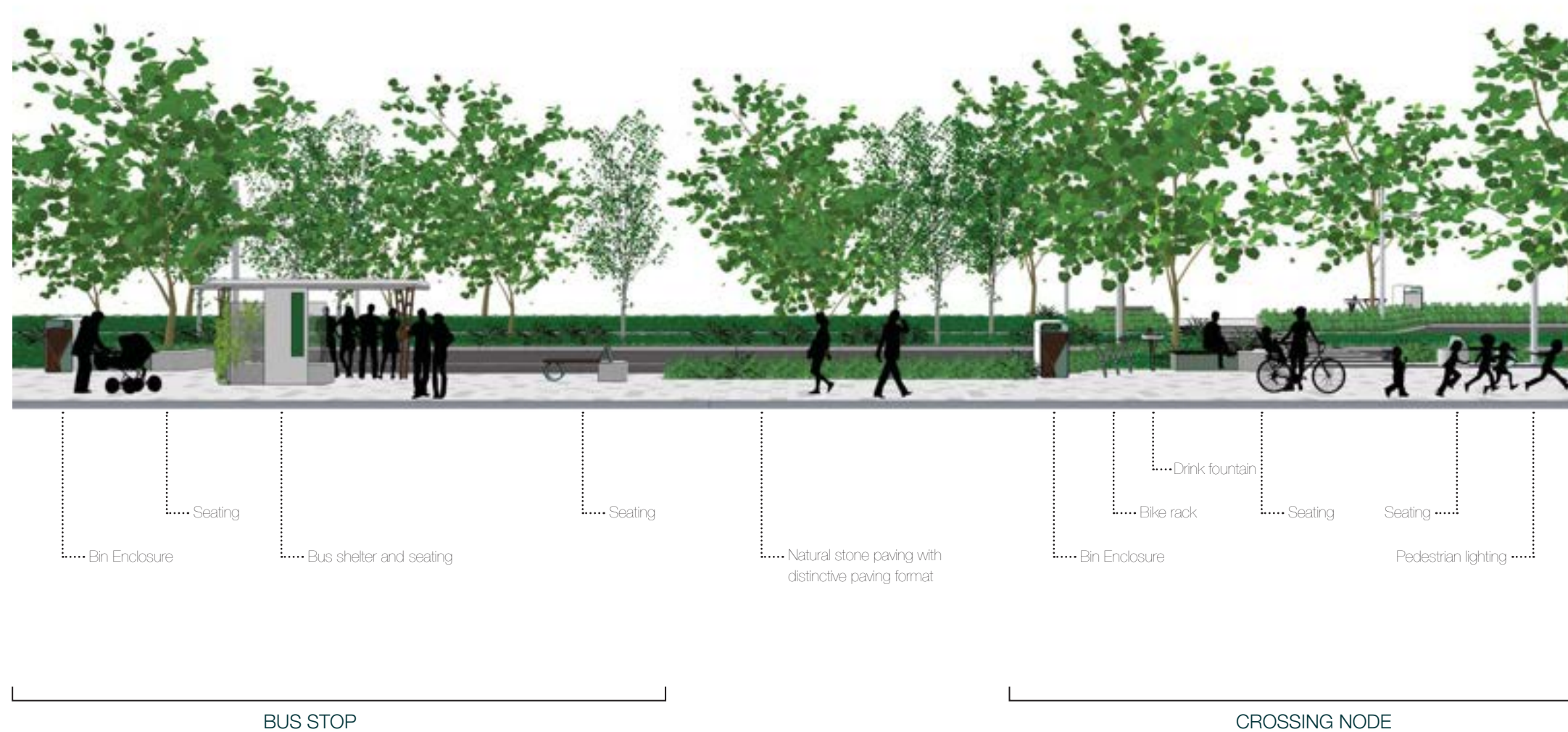


1:200 SECTION



1:200 PLAN





TYPICAL STREET NODE

FURNITURE PLACEMENT AND DISTRIBUTION

The consistent use and repetition of colour, materials or design (form/motif/graphic) within the streetscape helps to unify the space and define the character and identity of Morley. The placement and distribution of furniture in streets and the public realm is critical to the effective use of the respective elements. If too much furniture is located in the one area then it becomes cluttered and the furniture will be under-utilised, relative to its cost to provide and maintain. Reduce clutter by consolidating furniture into clusters which will also ignite gathering of people and activation.

The plan proposes clusters of furniture (ie. Seating, bike racks, drink fountains and bins) at streetscape nodes. These nodes are areas of increased space allowing the public to rest, stay and gather. Appropriately selected furniture elements will further promote this activation. At regular ~150m intervals along the street, reduced clusters of elements are placed such as seating and bins.



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DESIGN LANDSCAPE ARCHITECTURE
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4.0

STREETSCAPE MATERIAL PALETTES

MORLEY ACTIVITY CENTRE STREETSCAPE PROJECT

STREETSCAPE MATERIAL PALETTES

MATERIAL PALETTES

The intention in developing a material palette to guide development of the Morley Activity Centre is to encourage the creation of future public and community spaces that are consistent in identity and 'feel', are safe, comfortable, accessible, and vibrant - spaces that engender pride and ownership in it's users. It shall promote flexibility of use, be easily maintainable, and set a quality and aesthetic standard specific for its location.

This reference guide enables consistent planning, design and placement approach to streetscape furniture and planting in the City to be used for City staff, developers, and consultants; those fundamental to the design, specification, purchase and maintenance of streetscape furniture and materials.

The Morley Activity Centre is one of the City of Bayswater's premium retail and active street networks, thus it's public realm should be considered holistically and be of a quality to reflect its unique character and significance. Three palettes for furniture, materials and planting have been developed to balance overall unity of the Morley Activity Centre as a whole, with special focus given to significant, more localised places. The intention is to provide an appropriately specified backdrop to support Morley's ongoing economic, social, community and environmental health by improving the public amenity, character and physical amenities within the streetscapes.

The three-tiered palettes of Gold, Silver and Bronze are representative of product quality, cost and customisation. This allows for a localised application of the guide to particular places reflecting a unique aesthetic within an overall, highly-legible Morley Activity Centre identity. The tiered palettes can be used independently or in combination to define areas of importance such as Progress Street Precinct, Russell Street Bus Terminal or priority nodes such as key pedestrian crossing points.

Identified as the 'high street', it is proposed that Progress Street and Bishop Street adopt the gold palette with bespoke furniture elements and premium materials to create a vibrant, strong and uniquely 'Morley City' feel for visitors and locals. The Silver palette is applied to street nodes, bus stops, high priority areas and landmark sites. Whilst Bronze is applied generally throughout

APPLICATION OF THE PALETTES

A 'family' of paving materials has been selected to provide a standard (Bronze) and premium (Silver and Gold) range for use throughout the Activity Centre streetscapes. This range comprises:

- Insitu exposed aggregate concrete in two different colours/mixes for footpaths and nodes.
- Brick interlocking pavers for major shared vehicle/pedestrian zones such as crossing points and on-street parking
- Asphalt for traffic, cycle paths and precinct parking areas.
- Natural stone for footpath paving and crossing nodes at special locations and nominated precincts.

GOLD PALETTE



- Gold material palette throughout all Activity Centre streetscapes

GOLD PALETTE SUMMARY

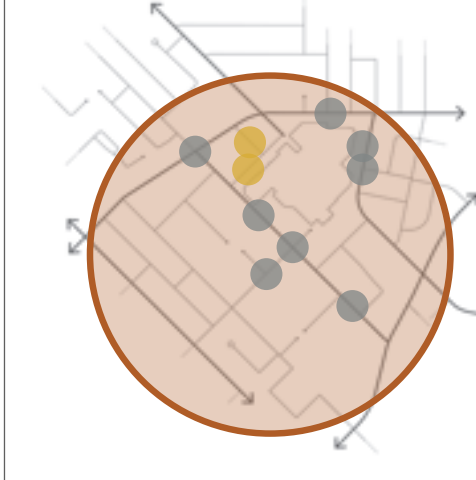
The Gold palette represents the highest quality components and selections, applying bespoke furniture elements and premium materials throughout all streetscapes:

Pavement treatments – Natural Stone

Furniture – Customised furniture elements designed to be specific to the Morley Activity Centre.

Generally – patterns, branding and / or unique materials incorporated into pavement surfaces, to convey the unique Morley story. Public art and smart controlled lighting throughout

SILVER PALETTE



- Bronze material palette throughout all Activity Centre streetscapes, excluding;
- Silver palette to all street nodes, bus stops, high priority areas and landmark sites
- Gold palette to Progress and Bishop Streets

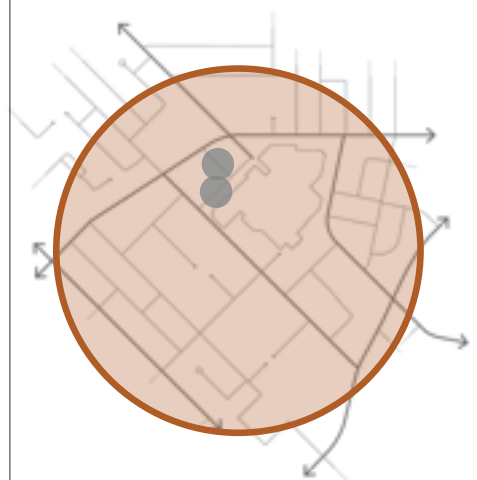
SILVER PALETTE SUMMARY

The Silver palette applies a combination of the Gold, Silver and Bronze tiered materials and furniture elements.

Higher-quality elements are proposed for significant spaces and pedestrian areas.

The vision is to reinforce distinct precincts and character through the application of the nominated palette.

BRONZE PALETTE



- Bronze material palette throughout all Activity Centre streetscapes, excluding;
- Silver palette to Progress and Bishop Streets

BRONZE PALETTE SUMMARY

The Bronze palette sees bronze tiered materials and furniture elements applied throughout with the exception of Progress Street and Bishop Street receiving silver tiered palettes.



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THE PALETTES

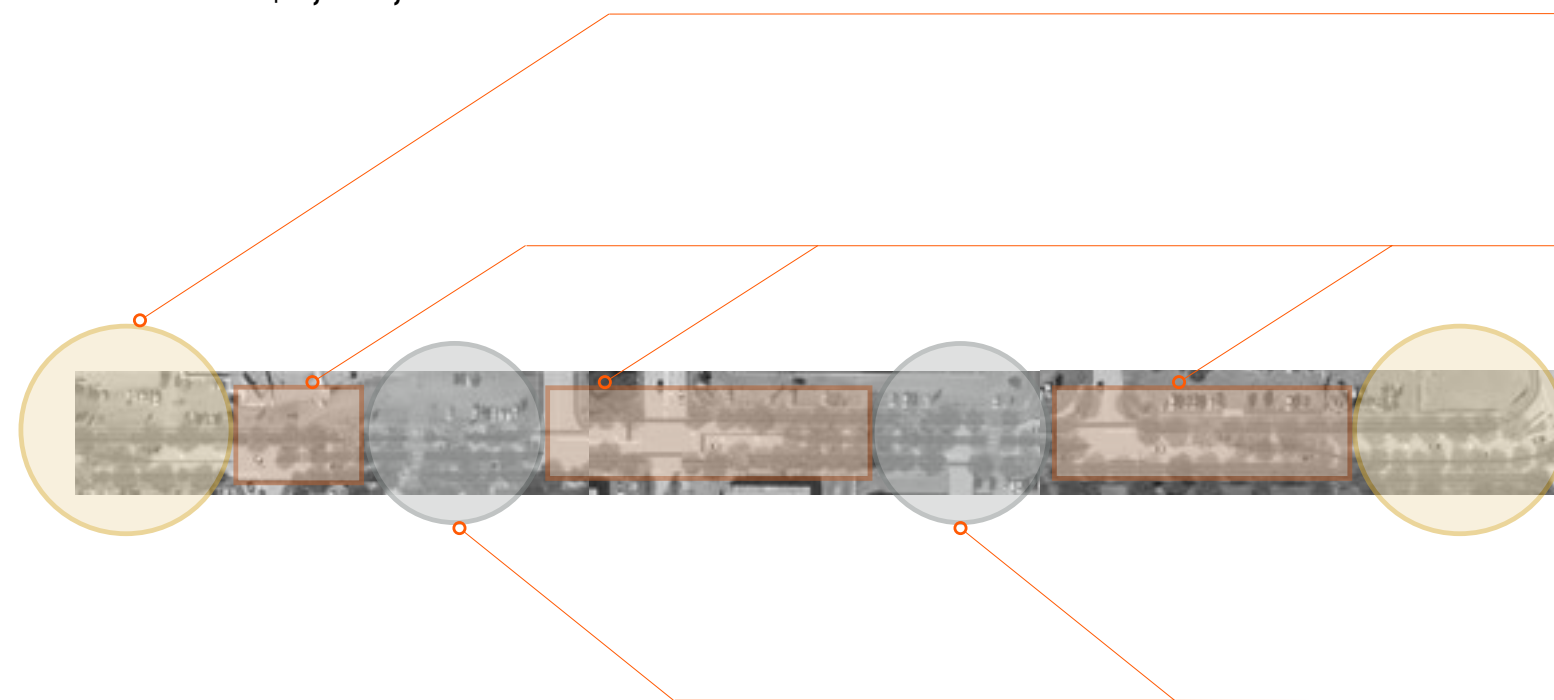
CONCEPT COSTINGS

The following provides a high level indication of estimated costs based on concept work to date. We recommend that a Quantity Surveyor is engaged prior to Tender.

Demolition, civil, services related costs = \$2,676,700.00
(as per JDSI breakdown - refer to appendices for details)

Surface treatments, planting and lighting = \$618,899.92
(as per estimates included in appendices)

TOTAL = \$3,295,599.92



GOLD

- 4 CUSTOM DRINK FOUNTAINS
- 4 CUSTOM BIN ENCLOSURES
- 8 CUSTOM TREE GRATES
- 6 CUSTOM BIKE RACKS
- 1 CUSTOM BUS SHELTER
- 12 CUSTOM BENCHES

= \$276, 605. 94

SILVER

- 1 DRINK FOUNTAIN WITH 'MORLEY' DETAIL
- 1 BIN ENCLOSURE WITH 'MORLEY' DETAIL
- 6 BOLLARDS WITH 'MORLEY' DETAIL
- 2 TREE GRATES WITH 'MORLEY' DETAIL
- 3 BIKE RACKS WITH 'MORLEY' DETAIL
- 2 TIMBER BACKED BENCHES
- 8 CONCRETE BACKLESS
- 1 BUS SHELTER

= \$50, 473. 59

BRONZE

- 32 LED STREET LIGHT
- 10 LED PEDESTRIAN LIGHT
- 4 DRINK FOUNTAINS
- 4 BIN ENCLOSURES
- 6 BOLLARDS
- 12 TREE GRATES
- 4 BIKE RACKS
- 22 BACKED BENCHES
- 16 SINGLE BACKED SEATS

= \$291, 820. 39

DISCLAIMER :

Costings are indicative based on concept work to date and exclude fees such as those relating to consultants, approvals, contingency sums, and are exclusive of GST



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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

THE PALETTES

FURNITURE

Nominated off the shelf and bespoke furniture elements have been designed to convey a unique identity for Morley; one that is vibrant, sophisticated and dynamic. This is achieved through combining industrial and natural materials, colour, and locally expressive detailing.

Furniture is clustered at nodes to promote activation of common spaces and include seating, bins and bikeracks. Drinking fountains are to be distributed at key public areas such as nodes, pause points and landmark sites such as major intersections and entry points.

SURFACES

Paving in the public footway will provide a surface for pedestrian traffic and contribute to the streetscape's backdrop. It is not intended to be a prominent element. Emphasis in the streetscape is placed on the vertical elements including built form, trees and furniture.

The materials selected for the streetscape types reflect the relative importance of the street in the streetscape hierarchy, to ensure that the most appropriate materials are used – aesthetically, economically, environmentally and for maintenance.

WSUD

Water Sensitive Urban Design (WSUD) strategies to significantly reduce stormwater pollutant loads being discharged downstream must be investigated for integration into footways and capital works projects. There are several opportunities available to achieve this, such as bio-retention 'tree pits' and 'tree trenches'. Permeable and porous pavement can be a suitable alternative to impervious pavement materials and can assist in improving and maintaining downstream waterway health.

Locations for porous pavement are to be negotiated in conjunction with Council on a site-by-site basis.

In order to reflect pedestrian priority over vehicles, footway surfacing materials shall extend across the driveway/vehicle

GOLD PALETTE

FURNITURE

Refer page 55 for breakdown of specification / costing

Fully custom designed suite of street furniture to be used throughout the Morley Activity Center TBC



SEATING

'Cruiser' - backed bench
Supplier - Street & Garden
Locations - Street nodes, bus stops, and high priority zones



BOLLARDS

Fully custom designed bollard
Locations - All streets and public realm



BIKE RACK

Fully custom designed bike rack
Locations - All streets and public realm



TREE SURROUND

Fully custom designed tree surrounds
Locations - All streets and public realm



DRINKING FOUNTAIN

Fully custom designed water fountain
Locations - All streets and public realm



STREET LIGHTING

'Lavinia' - Guzzini
Supplier - Monodluce
Locations - All streets and street nodes
Feature - Smart controlled street lighting



BIN ENCLOSURE

Fully custom designed bin enclosure
Locations - All streets and public realm



PEDESTRIAN LIGHTING

'Lavinia' - Guzzini
Supplier - Monodluce
Locations - All street nodes
Feature - Smart controlled street lighting

SURFACE MATERIALS

Refer page 58 for breakdown of specification / costing



PAVING

Footpaths
Material - Natural Stone
Type - Imported Limestone
Colour - Brown limestone
Locations - All footpaths



PAVING

Roadway
Material - Asphalt
Colour - Light grey
Locations - All roads



PAVING

Street nodes
Material - Natural Stone
Type - Imported Limestone
Colour - Brown limestone
Locations - All nodes, bus stops, high priority areas, around the base of all street furniture and high use areas



PAVING

Pedestrian crossings
Material - Natural Stone
Type - Imported Limestone
Colour - Brown limestone and Ramses
Locations - All pedestrian crossings



PAVING

Street Parking
Material - Asphalt
Colour - Dark grey
Locations - On-street parking, bus stops



PAVING

Bike paths
Material Asphalt
Colour - Light red
Locations - All designated bike paths



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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

SILVER PALETTE

FURNITURE

Refer page 60 for breakdown of specification / costing



SEATING

Fully custom designed seating range.
Locations - all streets and public realm



BOLLARDS

'Sit' - bollard with Morley branding
Supplier - Street & Garden
Locations - All streets, street nodes, bus stops, and high priority zones



BIKE RACK

'Cruiser' - bike rack with Morley branding
Supplier - Street & Garden
Locations - All streets and public realm



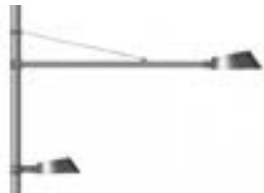
TREE SURROUND

'Sit' - tree grate with Morley branding
Supplier - Street & Garden
Locations - All streets and public realm



DRINKING FOUNTAIN

'DEK' - drinking fountain and bottle refill station with Morley branding
Supplier - Street & Garden
Locations - All streets and public realm



STREET LIGHTING

'Lavinia' - Guzzini
Supplier - Monodluce
Locations - All streets and street nodes



BIN ENCLOSURE

'Sit' - bin enclosure with Morley branding
Supplier - Street & Garden
Locations - All streets and public realm



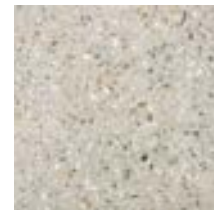
PEDESTRIAN LIGHTING

'Argo' - Guzzini
Supplier - Monodluce
Locations - Progress Street and Bishop Street

Morley branding shown indicatively only. Branding to be achieved through colour, motif or

SURFACE MATERIALS

Refer page 62 for breakdown of specification / costing



PAVING

Footpaths
Material - Holcim insitu concrete with lightly exposed aggregate
Colour - TBC
Locations - All footpaths



PAVING

Roadway
Material - Asphalt
Colour - Light grey
Locations - All roads



PAVING

Street nodes
Material - Natural Stone
Type - Imported Limestone
Colour - Brown limestone
Locations - All nodes



PAVING

Pedestrian crossings
Material - Natural Stone
Type - Imported Limestone
Colour - Brown limestone and Ramses
Locations - Major pedestrian crossings



PAVING

Furniture surrounds
Material - Natural Stone
Type - Imported Limestone
Colour - Brown limestone
Locations - Around the base of all street furniture and high use areas



PAVING

Bike paths
Material Asphalt
Colour - Light red
Locations - All designated bike paths



PAVING

Street Parking
Material - Asphalt
Colour - Dark grey
Locations - On-street parking, bus stops



BRONZE PALETTE

Refer page 64 for breakdown of specification / costing



SEATING
'Cruiser' - backed bench
Supplier - Street & Garden
Locations - Street nodes, bus stops, and high priority zones



BOLLARDS
'Sit' - bollard
Supplier - Street & Garden
Locations - Street nodes, bus stops, and high priority zones



BIKE RACK
'Cruiser' - bike rack
Supplier - Street & Garden
Locations - Street nodes, bus stops, and high priority zones



TREE SURROUND
'Sit' - tree grate
Supplier - Street & Garden
Locations - Bus stops, and high priority zones



DRINKING FOUNTAIN
'DEK' - drinking fountain
Supplier - Street & Garden
Locations - Street nodes, bus stops, and high priority zones



STREET LIGHTING
'Lavinia' - Guzzini
Supplier - Monodluce
Locations - All streets and street nodes



BIN ENCLOSURE
'Sit' - bin enclosure
Supplier - Street & Garden
Locations - Street nodes, bus stops, and high priority zones

PEDESTRIAN LIGHTING
'Lavinia' - Guzzini
Supplier - Monodluce
Locations - All streets nodes

Refer page 66 for breakdown of specification / costing



PAVING
Footpaths
Material - Holcim insitu concrete with lightly exposed aggregate
Colour - TBC
Locations - All footpaths



PAVING
Roadway
Material - Asphalt
Colour - Light grey
Locations - All roads



PAVING
Street nodes
Material - Holcim insitu concrete with lightly exposed aggregate
Colour - tBC
Locations - All nodes



PAVING
Pedestrian crossings
Material - Interlocking paver
Colour - Charcoal stonewash
Locations - All raised pedestrian crossings



PAVING
Furniture surrounds
Material - Natural Stone
Type - Imported Limestone
Colour - Brown limestone
Locations - Around the base of all street furniture and high use areas



PAVING
Bike paths
Material Asphalt
Colour - Light red
Locations - All designated bike paths



PAVING
Street Parking
Material - Interlocking paver
Colour - Charcoal stonewash
Locations - On-street parking, bus stops



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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

RUSSELL STREET NODE



Natural stone paving.
Mixed warm grey tone layed
in a random pattern

Dual bike path
Light red asphalt

Raised pedestrian crossing
Banded natural stone paving





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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

SHELTER - BUS STOP





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RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

5.0

APPENDICES

- 5.1 STREET PLANTING PALETTE
- 5.2 PALETTE QUOTE SUMMARY
- 5.3 JDSI CIVIL WORKS FOR DETAILED RUSSELL ST PLAN
- 5.4 COUNCIL UPDATED STREET CROSS-SECTION
- 5.5 REVISED ARCHITECTURAL CONCEPT DESIGN FOR RUSSELL STREET (SOUTH)
- 5.6 REVISED CIVIL ENGINEER'S CONCEPT DESIGN FOR RUSSELL STREET (SOUTH)

MORLEY ACTIVITY CENTRE STREETScape PROJECT



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PLACEMAKING

5.1

STREET PLANTING PALETTE

MORLEY ACTIVITY CENTRE STREETScape PROJECT



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STREET TREES



AIM

Significant street tree planting is to be undertaken as part of any streetscape upgrade. Species and layout are detailed specific to each street to ensure that they are complementary to the scale and function of the footway and street corridor. Street tree planting will provide increased shade, legibility of routes, softening of the urban landscape, provide character and identity and add colour and visual interest.

The trees have been selected on their capacity to grow well in our climate particularly the long summers. They must also provide canopy cover and attract birds and insects to bring life to the streets. The emphasis on landscapes is to create beauty without compromising sustainability. This includes water usage, maintenance, ability to increase habitat and encourage residents and visitors to become more active outdoors.



STREET TREE LAYOUT

Structured and informal street tree planting will be promoted within the Morley Activity Centre. The streetscape will be characterised by a mix of tree species planted in singles, pairs and/or groups. Alignment will be determined by whether the nominated tree is a structure or informal tree and located in the median or on the footway. Above and below ground services will also determine the layout.



STREET TREE SPACING

Spacing of trees is species specific with all single planted trees to provide a continuous canopy. Clustered and pairs of trees must be planted at a minimum of 2m centres.

All trees to have a minimum clear trunk of 1.8m measured from the top of tree grate or finished soil level where planted in garden beds, to the lowest branch.



PLANTING

All median and street planting is to be dense, varied in foliage texture, provide seasonal change and to be low maintenance.

It is vitally important that we create more diversity on our median strips and street planting to create better habitat outcomes for urban spaces.



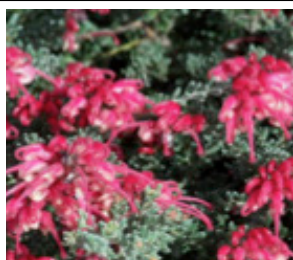


Plants are to be planted in repeated patterns of 3 different species.



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PLACEMAKING

RECOMMENDED STREET PLANTING

CODE	IMAGE	PLANT SPECIES	USE / LOCATION	SPACING	MATURE HEIGHT / WIDTH	STOCK SIZE
PL01		<i>Lomandra Lonifolia</i> Tanika	All medians and verges	2-3 per linear metre	50-60cm x 65cm	14cm
PL02		<i>Lomandra Longifolia</i> Lime Tuff	All medians and verges	1-2 per linear metre	30-50cm x 30-50cm	14cm
PL03		<i>Grevillea</i> sp.	All medians and verges	2-3 per linear metre	40-30cm	14cm
PL04		<i>Anigozanthus</i> sp. Kangaroo paw	All medians and verges	2-4 per linear metre	50cm x 40cm	14cm
PL05		<i>Melaleuca pentagona</i> Honey Myrtle Little penta	All medians and verges	3m	0.4mH x 2mW	14cm






CODE	IMAGE	PLANT SPECIES	USE / LOCATION	SPACING	MATURE HEIGHT / WIDTH	STOCK SIZE
PL06		<i>Myoporum parvifolium</i> Creeping boobialla	All medians and verges	1m	10cmH x 1.5mW	14cm
PL07		<i>Arctotis</i> sp.	All medians and verges	1.5m	30cmH x 1mW	14cm
PL08		<i>Darminia citriodora</i> Prostrate	All medians and verges	1m	50cmH - 1mW	14cm
PL09		<i>Correa</i> sp.	All medians and verges	1m	50cmH x 50cmW	14cm
PL10		<i>Banksia attenuata</i> dwarf	All medians and verges	2m	1mH - 2mW	14cm







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PLACEMAKING

RECOMMENDED STREET PLANTING

CODE	IMAGE	PLANT SPECIES	USE / LOCATION	SPACING	MATURE HEIGHT / WIDTH	STOCK SIZE
PL11		<i>Banksia nivea</i> 'Couch honeypot'	All medians and verges	1m	1mH x 1mW	14cm
PL12		<i>Banksia blechnifolia</i> <i>prostrate</i>	All medians and verges	2m	0.5mh x 3mW	14cm
PL13		<i>Adenanthus obovatus</i> <i>Basket flower</i>	All medians and verges	1m	1mH x 1mW	14cm
PL14		<i>Boronia crenulata</i> <i>Aniseed Boronia</i>	All medians and verges	1m	70cm x 70cm	14cm
PL15		<i>Hypocalymma angustifolium</i> <i>Myrtle</i>	All medians and verges	1m	1.5mH x 1.5mW	14cm






CODE	IMAGE	PLANT SPECIES	USE / LOCATION	SPACING	MATURE HEIGHT / WIDTH	STOCK SIZE
PL16		<i>Isopogon</i> <i>Candy cones</i>	All medians and verges	1m	1.2mH x 1mW	14cm
PL17		<i>Eremophila calorhabdos</i> <i>Emu bush</i>	All medians and verges	1m	1mH x 1mW	14cm
PL18		<i>Pandorea pandorana</i> <i>Ruby Belle</i> *climber	Bus stop shelter trellis	1m	3-8mh x 3-5mW	14cm
PL19		<i>Sollya heterophylla</i> <i>Blue bell creeper</i> *climber	Bus stop shelter trellis	1m	1.5mh x 1.5mW	14cm



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DESIGN LANDSCAPE ARCHITECTURE
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RECOMMENDED STREET TREES


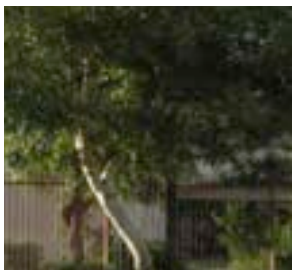



CODE	IMAGE	TREE SPECIES	USE / LOCATION	SPACING	MATURE HEGHT/ WIDTH	STOCK SIZE	PLANTIING SITES	NOTES
TR01		<i>Delonix regia</i> Royal Poinciana *Deciduous	Walter Road Collier Road Landmark sites Roundabouts and intersections	10 m	8mH x 10mW	100 Ltr *Mature transplant for landmark sites and roundabouts	Nature/median Strips, Roundabouts	Root barrier required when used within 3 metres of paved areas or narrow spaces
TR02		<i>Pyrus calleryana</i> Bradford Pear *Deciduous	Russell Street - Verge Rudloc Street - Verge	8 m	11mH x 8mW	100 Ltr	Nature/median Strips	
TR03		<i>Jacaranda mimosifolia</i> Purple Jacaranda *Deciduous	Walter Road Collier Road Rudloc Road Roundabouts and intersections	10 m	10mH x 8mW	100 Ltr	Nature/median Strips, Round- abouts, cut-outs	Root barrier required when used within 3 metres of paved areas or narrow spaces
TR04		<i>Melaleuca viridiflora</i> Red flowering paperbark *Evergreen	Russell Street - median Rudloc Road - verge Walter Road - verge Collier Road - verge	6 m	8mH x 4mW	30 or 100 Ltr	Nature/median Strips	
TR05		<i>Banksia littoralis</i> Swamp Banksia *Evergreen	Walter Road - verge Collier Road - verge Rudloc Road - verge	8 m	12mH x 4mW	30 Ltr	Nature/Median Strips Cut outs	



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RECOMMENDED STREET TREES


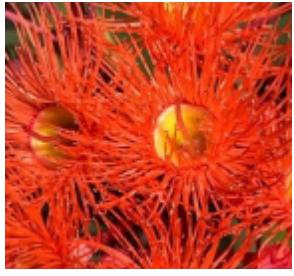



CODE	IMAGE	TREE SPECIES *DECIDUOUS	USE / LOCATION	SPACING	MATURE HEGHT/WIDTH	STOCK SIZE	PLANTIING SITES	NOTES
TR06		<i>Elaeocarpus reticularis</i> Blueberry Ash *Evergreen	Bishop Street Progress Street	6 m	6mH x 4mW	30 Ltr	Nature/Median strips, Roundabouts, Cut-outs, Beneath electrical wires	
TR07		<i>Eucalyptus cladocalyx nana</i> Dwarf sugar gum *Evergreen	Bishop Street Progress Street Rudloc Road	6 m	6mH x 6mW	12 Ltr	Nature/Median Strips	
TR08		<i>Buckinghamia celessima</i> Ivy Curl tree *Deciduous	Progress Street Bishop Street	5 m	10mH x 4mW	30 Ltr or 75 Ltr	Nature/Median Strips, Cut-outs	
TR09		<i>Pistacia chinensis</i> Ornamental Pistachio tree *Deciduous	Progress Street Bishop Street Walter Road - verge Collier Road - verge	6 m	8mH x 6mW	75 Ltr	Nature/Median Strips, Cut-outs	
TR10		<i>Eucalyptus eremophila</i> Sand mallee *Evergreen	Russell Street - median Rudloc Street	3 m	5mH x 5mW	30 Ltr	Nature/Median Strips, Cut-outs	



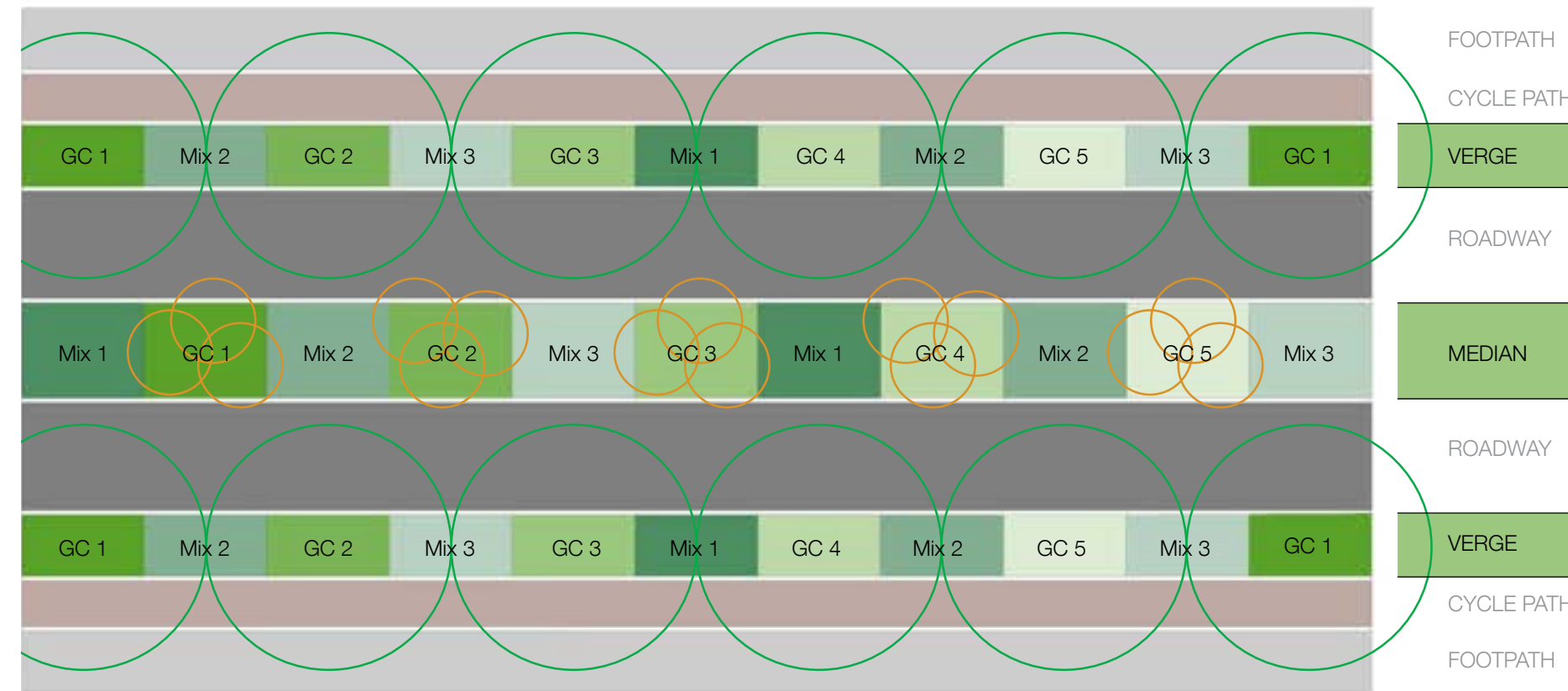
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PLACEMAKING

RECOMMENDED STREET TREES

CODE	IMAGE	TREE SPECIES *DECIDUOUS	USE / LOCATION	SPACING	MATURE HEGHT/WIDTH	STOCK SIZE	PLANTIING SITES	NOTES
TR11		<i>Crataegus phaenopyrum</i> Washington thorn *Deciduous	Russell Street - median Bishop Street Progress Street	5 m	5mH x 4mW	75 Ltr	Nature/Median strips, Cut-outs, Beneath electrical wires	
TR12		<i>Corymbia</i> Living legend *Evergreen	Walter Road - verge Collier Road - verge Russell Street - median Rudloc Road	4 m	4mH x 3mW	75 Ltr	Nature/Median Strips	
TR13		<i>Arbutus unedo</i> Irish Strawberry tree *Evergreen	Progress Street Bishop Street	6 m	6mH x 6mW	100 Ltr	Nature/Median Strips, Cut-outs	
TR14		<i>Angophora costata</i> Smooth barked apple *Evergreen	Walter Road - median Collier Road - median	12 m	20mH	100 Ltr	Median Strips	
TR15		<i>Eucalyptus lane poolei</i> Salmon white gum *Evergreen	Walter Road - median Collier Road - median	12 m	8mH x 5mW	100 Ltr	Nature/Median Strips,	

TYPICAL STREET PLANTING PLAN



4 mtrs | Typical 4 metre zones of planting; alternating shrub mix with groundcover.

TREES

*All trees to be planted within the groundcover zones.



Verge Tree



Pyrus calleryana 'Bradford pear'
Spacing- 8 mts



Median Trees *group in 3's



Crataegus phaenophrum 'Washington thorn'



Melaleuca viridiflora 'Red flowering paper bark'



Eucalyptus eremophila 'Swamp mallee'



Corymbia 'Living legend'

SHRUBS AND GRASSES



Mix 1



Darwinia citriodora prostrate



Correa sp.



Eremophila calorhabdos



Lomandra 'Tanika'



Anigozanthus sp.



Mix 2



Anigozanthus sp.



Mix 3



Banksia attenuata dwarf



Melaleuca pentagona



Isopogon



Hypocalymma angustifolium



Lomandra 'Lime tuff'

GROUNDCOVERS



GC 1



Myoporum parvifolium



GC 2



Arctotis sp.



GC 3



Banksia nivea



GC 4



Grevillea sp.



GC 5



Banksia blechnifolia



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5.2

PALETTE QUOTE SUMMARY

MORLEY ACTIVITY CENTRE STREETScape PROJECT







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GOLD FURNITURE PALATTE

APPLIED TO RUSSEL ROAD INTERSECTIONS AT BROUN AVE AND RUDLOC ST

CODE	IMAGE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USE/LOCATION	QUANTITY	UNIT COST (SUPPLY ONLY)	TOTAL COST	FINISH
RECOMMENDED FURNITURE SELECTIONS								
FN1a		Street lighting - LED Street lighting system	_Guzzini 'Lavinia' BM02 Supplier - Monoduce 10 Weir Road Malaga WA 6090 (08) 9321 0101	Walter Road West, Collier Road, Rudloc Road and Russell Street, Median or kerb locations specific to each road	4	\$2,810.11	\$12,364.44	Die-cast aluminium optical assembly; hot dip galvanized steel tubular arms; sodium-calcium sealing glass. 5mm thick, siliconed to frame that closes the LED compartment with a hinge and 2 screws.
FN1b		Pedestrian lighting - LED Street lighting system	_Guzzini 'Lavinia' BM02 Supplier - Monoduce 10 Weir Road Malaga WA 6090 (08) 9321 0101		8	\$2,596.09	\$22,845.50	Die-cast aluminium optical assembly; hot dip galvanized steel tubular arms; sodium-calcium sealing glass. 5mm thick, siliconed to frame that closes the LED compartment with a hinge and 2 screws.
FN1c	SMART CONTROLLED LIGHTING SYSTEM	Smart City Light Control Management System	_Smart City Light Control Management System Supplier - Eco-FX Lighti Solutions 1/52 Albert St, North Perth, Western Australia 6101 0434 242 019	Throughout Morley Activity Centre	Quantity and cost unable to be provided without Electrical Consultancy			
FN2		Drink fountain and refill stations	_Custom Morley Suite Drink Fountain Supplier - Respoke	Throughout Morley Activity Centre	4	\$2,970	\$11,880	
FN3		Bin Enclosure	_Custom Morley Suite 120Ltr Bin Supplier - Respoke	Throughout Morley Activity Centre	4	\$4,750	\$19,000	








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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

GOLD FURNITURE PALETTE

APPLIED TO RUSSEL ROAD INTERSECTIONS AT BROUN AVE AND RUDLOC ST

CODE	IMAGE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USE / LOCATION	QUANTITY	UNIT COST (SUPPLY ONLY)	TOTAL COST	FINISH
RECOMMENDED FURNITURE SELECTIONS								
FN4		Bollard	_Custom Morley Suite Bollard Supplier - Respoke	Throughout Morley Activity Centre	6	\$1,950	\$11,700	
FN5		Tree Grate	_Custom Morley Suite Tree Grate Supplier - Respoke	Throughout Morley Activity Centre	8	\$1,450	\$11,700	
FN6		Seating / Benches	_Custom Morley Suite Seating and Benches Supplier - Respoke	Throughout Morley Activity Centre	12	\$3,960	\$47,520	Pre-cast concrete and powdercoated mild steel
FN7		Drainage Grates and Pit Covers	_Steel drainage grates with custom 'Morley' motif/detail All grates and pit covers must be bicycle safe.	Throughout Morley Activity Centre	TBA	TBA	TBA	Steel or sand-cast bronze
FN8		Bike Rack	_Custom Morley Suite Bike Rack Supplier - Respoke	Throughout Morley Activity Centre	6	\$1,430	\$11,600	Powdercoated steel






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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

GOLD FURNITURE PALETTE

APPLIED TO RUSSEL ROAD INTERSECTIONS AT BROUN AVE AND RUDLOC ST

CODE	IMAGE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USE / LOCATION	QUANTITY	UNIT COST (SUPPLY ONLY)	TOTAL COST	FINISH
RECOMMENDED FURNITURE SELECTIONS								
FN9		Bollard	_Custom Morley Suite Backed Seating Supplier - Respoke	Throughout Morley Activity Centre	TBA	TBA	TBA	
FN10		Tree Grate	_Custom Morley Suite Backless Seating Supplier - Respoke	Throughout Morley Activity Centre	TBA	TBA	TBA	
FN11		Seating / Benches	_Custom Morley Suite Tree Surround Bench Supplier - Respoke	Throughout Morley Activity Centre	TBA	TBA	TBA	




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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

SURFACE GOLD PALETTE

RUSSEL ROAD NINTERSECTIONS AT BROUN AVENUE AND RUDLOC STREET

CODE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USES/ LOCATION	COMPLIANCE WITH DESIGN PRINCIPLE	DURABILITY	AREA	SUPPLY COST	TOTAL COST	PROVEN TRACK RECORD	MAINTENANCE	OPERABILITY	FINISH	H&S	AESTHETIC
PV1a	Asphalt	Asphalt Dark Grey	Russell Street, Collier Road, Walter Road West, Rudloc Road			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour 'Dlorite' (dark grey) Hot rolled asphalt		
PV1b	Asphalt	Asphalt Light Grey	Parking areas including on-street parking			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour 'Granite' (light grey) Hot rolled asphalt		
PV1c	Asphalt	Asphalt Red/Brown	Cycle paths			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour red/brown Hot rolled asphalt		
PV3a	Natural stone paver (shared and active zones) 	Imported Limestone; Brown Limestone 600x400x40mm on compacted subsurface Supplier - Absolute Stone 15 Sundercombe Street Osborne Park WA 6017 (08)92447888	High priority pedestrian zones, shared zones and active zones. Entry forecourts and feature detailing ie. Trim around trees	Cost effective, durable, maintainable. safe, attractive, sustainable (local product)	Extreme durability for vehicle and pedestrian use when installed correctly	424.2m ²	\$110 per m ²	\$46,970	Used in many commercial through Perth, Perth Library, City of Perth	Very low maintenance, extremely resistant to stains and chemicals	As a modular unit paver, reinstallation and changes to pavement is possible. Varied colour pattern also easy integration of new pavers or amendments to paving	Exfoliated	Extremely high slip resistance	Selected stone reflects the character and identity of Morley through a consistent colour palette and sophistication whilst bringing a unique quality to the precinct





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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

SURFACE GOLD PALETTE

RUSSEL ROAD NINTERSECTIONS AT BROUN AVENUE AND RUDLOC STREET

CODE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USES/ LOCATION	COMPLIANCE WITH DESIGN PRINCIPLE	DURABILITY	AREA (M2)	SUPPLY COST	TOTAL COST	PROVEN TRACK RECORD	MAINTENANCE	OPERABILITY	FINISH	H&S	AESTHETIC
PV3b	Natural stone paver (shared and active zones) 	Imported Lime-stone; acid wash 600x400x40mm on compacted subsurface Supplier - absolute Stone 15 Sundercombe Street Osborne Park WA 6017 (08)92447888	High priority pedestrian crossings, Progress St, Bishop St, Russel St (bus port), Russel St (school)	Cost effective, durable, maintainable, safe, attractive, sustainable	Extreme durability for vehicle and pedestrian use when installed correctly	181.8m ²	\$89 per m ²	\$16,180.20	Used in many commercial application throughout Perth	Very low maintenance, extremely resistant to stains and chemicals	As a modular unit paver, reinstallation and changes to pavement is possible. Varied colour pattern also easy integration of new pavers or amendments to paving	Exfoliated	Extremely high slip resistance	Selected stone reflects the character and identity of Morley through a consistent colour palette and sophistication whilst bringing a unique quality to the precinct
PV3c	Natural Stone Paver (shared and active zones) 	Black Granite with White Veining Supplier - Absolute Stone 15 Sundercombe Street Osborne Park WA 6017 (08)92447888	High use areas such as bin surrounds and seating surrounds	cost effective, durable, maintainable, safe, attractive, sustainable	Extreme durability for vehicle and pedestrian use when installed correctly	138.6m ²	\$109	\$15,107.40	Used in many commercial application throughout Perth; perth Library, City of Perth	Very low maintenance. Extremely resistant to stains and chemicals	As a modular unit paver, reinstallation and changes to pavement is possible. Varied colour pattern also easy integration of new pavers or amendments to paving	Exfoliated	Extremely high slip resistance	Selected stone reflects the character and identity of Morley through a consistent colour palette and sophistication whilst bringing a unique quality to the precinct









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DESIGN LANDSCAPE ARCHITECTURE
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SILVER FURNITURE PALETTE

RUSSEL ROAD FROM BROUN AVE TO RUDLOC STREET

CODE	IMAGE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USE/LOCATION	QUANTITY	UNIT COST (SUPPLY ONLY)	TOTAL COST	FINISH
RECOMMENDED FURNITURE SELECTIONS								
FN1a		Street lighting - LED Street lighting system	_Guzzini 'Lavinia' BM02 Supplier - Monoduce 10 Weir Road Malaga WA 6090 (08) 9321 0101	Walter Road West, Collier Road, Rudloc Road and Russell Street, Median or kerb locations specific to each road	2	\$2,810.11	\$6,182.22	Die-cast aluminium optical assembly; hot dip galvanized steel tubular arms; sodium-calcium sealingglass, 5mm thick, siliconed to frame that closes the LED compartment with a hinge and 2 screws.
FN1b		Pedestrian Lighting - LED Lighting system	_Guzzini 'Lavinia' BM02 Supplier - Monoduce 10 Weir Road Malaga WA 6090 (08) 9321 0101	Shared paths and active zones. Street lighting for Progress Street and Bishop Street	2	\$2,596.09	\$5,711.37	Die-cast aluminium optical assembly; hot dip galvanized steel tubular arms; sodium-calcium sealing glass. 5mm thick, siliconed to frame that closes the LED compartment with a hinge and 2 screws.
FN2		Drink fountain and refill stations	_DEK8 'DEK' Water Fountain Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	1	\$4,220	\$4,220	
FN3		Bin Enclosure	_SIT5-1 'SIT' 120 Ltr Bin Enclosure Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	1	\$4,165	\$4,165	
FN4		Bollard	_SIT8 'SIT' Bollard Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	6	\$405	\$2,430	
FN5		Tree Grate	_SIT5 'SIT' Bollard Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	2	\$3,405	\$6,810	



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SILVER FURNITURE PALETTE

RUSSEL ROAD FROM BROUN AVE TO RUDLOC STREET

CODE	IMAGE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USE/LOCATION	QUANTITY	UNIT COST	TOTAL COST	FINISH
RECOMMENDED FURNITURE SELECTIONS								
FN8		Bike Rack	_CRU7 'Cruiser' Bike Rack Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	At intersections of Russell St and Broun Ave, and Russell St and Rudloc Rd	3	\$545	\$1,635	
FN6		Seating/ Benches	_FLNT1-4 Four seater 'Flinders' timber backed bench (bridging element only) Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	At intersections of Russell St and Broun Ave, and Russell St and Rudloc Rd	2	\$1,925	\$3,850	
FN9a		Seating/ Benches	_FLNC2-5 Three seat elbow 'Flinders' Concrete Backless Bench Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	At intersections of Russell St and Broun Ave, and Russell St and Rudloc Rd	5	\$2,080	\$10,400	
FN9b		Seating/ Benches	_FLNC2-6 Five seat elbow 'Flinders' Concrete Back- less Bench Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	At intersections of Russell St and Broun Ave, and Russell St and Rudloc Rd	1	\$3,280	\$3,280	
FN9c		Seating/ Benches	_FLNC2-1 Two seat straight 'Flinders' Concrete Backless Bench Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	At intersections of Russell St and Broun Ave, and Russell St and Rudloc Rd	2	\$1,395	\$2,790	
FN10		Bus Stop / Shelter		All bus stops throughout Morley Activity Centre	2	\$15,000	\$15,000	Precast concrete and perforated mesh with powdercoat finish

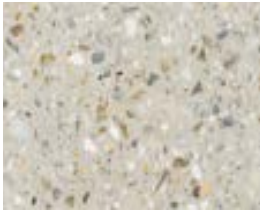



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SURFACE SILVER PALETTE

RUSSELL ROAD EAST MAJOR CROSSING NODE STREET

CODE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USES / LOCATION	COMPLIANCE WITH DESIGN PRINCIPLE	DURABILITY	AREA (M²)	UNIT COST	TOTAL COST	PROVEN TRACK RECORD	MAINTENANCE	OPERABILITY	FINISH	H&S	AESTHETIC
PV1a	Asphalt	Asphalt Dark Grey	Russell Street, Collier Road, Walter Road West, Rudloc Road			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour 'Dlorite' (dark grey) Hot rolled asphalt		
PV1b	Asphalt	Asphalt Light Grey	Parking areas including on-street parking			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour 'Granite' (light grey) Hot rolled asphalt		
PV1c	Asphalt	Asphalt Red/Brown	Cycle paths			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour red/brown Hot rolled asphalt		
PV2	Insitu concrete pavement (shared and active zones) 	Holcim Insitu Concrete Lightly exposed aggregate. Colour TBC Saw cut control lines.	All footpaths and street nodes	Compliance effective, durable, maintainable, safe, attractive, sustainable	The wet-cast high-density cement matrix surrounding the aggregate provides strength and stability providing an excellent wearing surface	TBA	TBA	TBA	Used extensively throughout recently completed Scarborough Beach foreshore		Standard council installation	Lightly exposed aggregate	Slip resistance high/medium high	Aggregate and concrete colour selected to reflect the character and identity of Morley
PV3a	Natural stone paver (shared and active zones) 	Imported Limestone; Brown Limestone 600x400x40mm on compacted subsurface Supplier - Absolute Stone 15 Sundercombe Street Osborne Park WA 6017 (08)92447888	High priority pedestrian zones, shared zones and active zones. Entry forecourts and feature detailing ie. Trim around trees	Cost effective, durable, maintainable, safe, attractive, sustainable (local product)	Extreme durability for vehicle and pedestrian use when installed correctly	1007m²	\$110 p/m²	\$110,770	Used in many commercial throughout Perth, Perth Library, City of Perth	Very low maintenance, extremely resistant to stains and chemicals	As a modular unit paver, reinstallation and changes to pavement is possible. Varied colour pattern also easy integration of new pavers or amendments to paving	Exfoliated	Extremely high slip resistance	Selected stone reflects the character and identity of Morley through a consistent colour palette and sophistication whilst bringing a unique quality to the precinct






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SURFACE SILVER PALETTE

RUSSEL ROAD EAST MAJOR CROSSING NODE

CODE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USES/ LOCATION	COMPLI- ANCE WITH DESIGN PRINCIPLE	DURABILITY	AREA (M2)	UNIT COST	TOTAL COST	PROVEN TRACK RECORD	MAINTENANCE	OPERABILITY	FINISH	H&S	AESTHETIC
PV3b	Natural stone paver (shared and active zones) 	Imported Limestone; acid wash 600x400x-40mm on compacted subsurface Supplier - absolute Stone	As above	As above	As above	432m ²	\$38,448		As above	As above	As above	Exfoliated	Extremely high slip resistance	As above
PV3c	Natural Stone Paver (Shared and active zones) 	Black Granite with White Veining Supplier - Absolute Stone 15 Sundercombe Street Osborne Park WA 6017 (08)92447888	High use areas such as bin surrounds and seating surrounds	Cost effective, durable, maintainable, safe, attractive, sustainable	Extreme durability for vehicle and pedestrian use when installed correctly	181.1m ²	\$109	\$19,739.90	Used in man commercial application throughout Perth	Very low maintenance Extremely resistant to stains and chemicals	As a modular unit paver reinstallment and changes to pavement is possible. Varied colour pattern also easy integration of new pavers or amend-ments to paving	Exfoliated	Extremely high slip resistance	Seleted stone reflects the character and identity of Morley through a consistent colour palette and sophistication whilst bring- ing a unique quality to the precinct
PV4	Natural Stone Paver (Vehicular zones) 	Imported Limestone: 50% Brown Limestone 50% Acid Wash 600x400x40mm on compacted subsurface Supplier - Absolute Stone 15 Sundercombe Street Osborne Park WA 6017 (08)92447888	Major pedestrian crossings Laid in banding pattern to create 'zebra' crossing		Extreme structural performance wit complex profile to fully interlock on all sides. Suitable for heavy vehicular traffic	126m ²	\$99	\$12,474	Interlocking pavers in herringbone pattern are proven to have extreme structural integrity. Used extensively around the globe as a standard vehicle application	Brickmakers recommend sealing all concrete pavers to prevent staining and contribute to easy cleaning. Pressure washing is not recommended.	As a modular unit paver, reinstallment and changes to pavement is possible.	Standard	All blockpave pavers meet or exceed slip resistance guidelines in Austalia Standards AS/NZS 4586	Common, understated



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BRONZE FURNITURE PALETTE

RUSSEL ROAD FROM BROUN AVE TO RUDLOC STREET

CODE	IMAGE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USE / LOCATION	QUANTITY	UNIT COST (SUPPLY ONLY)	TOTAL COST	FINISH
RECOMMENDED FURNITURE SELECTIONS								
FN1a		Street lighting - LED Street lighting system	_Guzzini 'Lavinia' BM02 Supplier - Monoduce 10 Weir Road Malaga WA 6090 (08) 9321 0101	Walter Road West, Collier Road, Rudloc Road and Russell Street, Median or kerb locations specific to each road	32 Light Poles (16 either side of Russel Rd)	\$2,810.11	\$98,915.52	Die-cast aluminium optical assembly; hot dip galvanized steel tubular arms; sodium-calcium sealing glass, 5mm thick, siliconed to frame that closes the LED compartment with a hinge and 2 screws.
FN1b		Pedestrian Lighting - LED Lighting system	_Guzzini 'Lavinia' BM02 Supplier - Monoduce 10 Weir Road Malaga WA 6090 (08) 9321 0101	Shared paths and active zones. Street lighting for Progress Street and Bishop Street	10 Light Poles 2x (Major crossing points x3 lights) (Minor node x1 light)	\$2,875.44	\$63,259.44	Die-cast aluminium optical assembly; hot dip galvanized steel tubular arms; sodium-calcium sealing glass. 5mm thick, siliconed to frame that closes the LED compartment with a hinge and 2 screws.
FN2		Drink fountain and refill stations	_DEK8 'DEK' Water Fountain Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	4 (1 at Rudloc intersection, 1 at Broun intersection, 2 at major crossing node - either side of road)	\$4,220	\$16,880	Stainless steel
FN3		Bin enclosure	_SIT5-1 'SIT' 120 Ltr Bin Enclosure Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	4 (1 at Rudloc intersection, 1 at Broun intersection, 2 at major crossing node - either side of road)	\$3,855	\$15,420	Powdercoated steel
FN4		Bollard	_SIT8 'SIT' Bollard Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	6	\$504	\$2,430	Powdercoated steel







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BRONZE FURNITURE PALETTE

RUSSEL ROAD FROM BROUN AVE TO RUDLOC STREET

CODE	IMAGE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USE / LOCATION	QUANTITY	UNIT COST (SUPPLY ONLY)	TOTAL COST	FINISH
RECOMMENDED FURNITURE SELECTIONS								
FN5		Tree Grate	_SIT5 'SIT' Bollard Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	12	\$2,810	\$33,720	Powdercoated steel
FN8		Bike Rack	_CRU7 'Cruiser' Bike Rack Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	4 (1 at Rudloc intersection, 1 at Broun intersection, 2 at major crossing node - either side of road)	\$545	\$2,180	
FN6a		Seating/ Benches	_VERSA backed bench Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	22	\$1,650	\$36,300	Aluminium frame with powder coated finish. Hardwood Kwilla slats with oiled finish.
FN6a		Seating/ Benches	_VERSA backed bench Supplier - Street + Garden Unit 1, 11 Donkin Street West End, Brisbane QLD 4101, Australia (07) 3844 1951	Throughout Morley Activity Centre	16	\$1,240	\$19,840	Aluminium frame with powder coated finish. Hardwood Kwilla slats with oiled finish.





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SURFACE BRONZE PALETTE

RUSSELL ROAD EAST FROM BROUN AVE TO RUDLOC STREET

CODE	MATERIAL DESCRIPTION AND IMAGE	PRODUCT SPECIFICA- TION	USES/ LOCATION	COMPLIANCE WITH DESIGN PRINCIPLE	DURABILITY	AREA (M ²)	UNIT COST	TOTAL COST	PROVEN TRACK RECORD	MAINTENANCE	OPERABILITY	FINISH	H&S	AESTHETIC
PV1a	Asphalt	Asphalt Dark Grey	Russell Street, Col- lier Road, Walter Road West, Rud- loc Road			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour 'Dlorite' (dark grey) Hot rolled asphalt		
PV1b	Asphalt	Asphalt Light Grey	Parking ar- eas includ- ing on-street parking			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour 'Granite' (light grey) Hot rolled asphalt		
PV1c	Asphalt	Asphalt Red/Brown	Cycle paths			TBA	TBA	TBA	Standard road treatment	Standard council maintenance regime for roads	Road patching as per council standard	Colour red/ brown Hot rolled asphalt		
PV2	Insitu concrete pave- ment (shared and active zones) 	Holcim Insitu Concrete Lightly exposed aggregate. Colour TBC Saw cut control lines.	All footpaths and street nodes	Compliance effective, durable, maintainable, safe, attractive, sustainable	The wet-cast high-density cement matrix surrounding the aggregate provides strength and stability providing an excellent wearing surface	TBA	TBA	TBA	Used extensively throughout recently completed Scarborough Beach foreshore		Standard council installation	Lightly exposed aggregate	Slip resistance high/medium high	Aggregate and concrete colour selected to reflect the character and identity of Morley
PV3c	Insitu concrete pave- ment (shared and active zones) 	Black granite with white veining Supplier - Absolute Stone 15 Sunder- combe St, Osborne Park WA 6017 (08) 9244 7888	High use areas such as furniture surrounds	Compliance effective, durable, maintainable, safe, attractive, sustainable	Extreme durability for vehicle and pedestrian use when installed correctly		\$109	\$15,107.40	Used in many commercial application throughout City of Perth	Very low maintenance. Extremely resistant to stains and chemicals	As a modular unit paver, reinstallment and changes to pavement is possible. Varied colour pattern also east integration of new pavers or a mmendments to paving.	Exfoliated	slip resistance - extremely high	Selected stone reflect the character and identity of Morley through a consis- tent colour palette and sophisticaion whilst bringing a unique quality to the precinct.




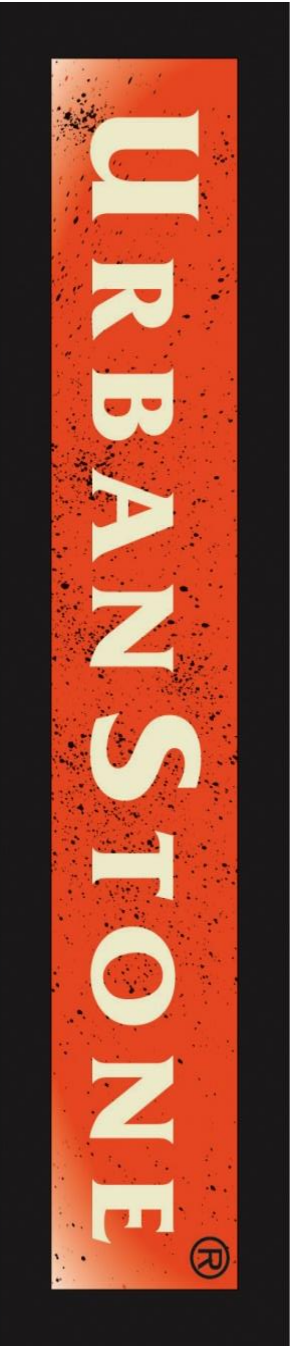
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SURFACE BRONZE PALETTE

RUSSEL ROAD EAST FROM BROUN AVE TO RUDLOC STREET

CODE	MATERIAL DESCRIPTION	PRODUCT SPECIFICATION	USES / LOCATION	COMPLI- ANCE WITH DESIGN PRINCIPLE	DURABILITY	AREA (M²)	UNIT COST	TOTAL COST	PROVEN TRACK RECORD	MAINTENANCE	OPERABILITY	FINISH	H&S	AESTHETIC
PV5		Blokpave Interlock 80 225x12x80mm Charcoal Stone-wash	Pedestrian crossings		Extreme structural performance with complex profile to fully interlock on all sides. Suitable for heavy vehicular traffic	315m2	34.53		interlocking pavers in herringbone pattern are proven to have extreme structural integrity. Used extensively around the globe as a standard vehicle application	Brikmakers recommend sealing all concrete pavers to prevent staining and contribute to easy cleaning. Pressure washing is not recommended.	as a modular unit paver, re-installment and changes to pavement is possible.	Standard	All Blockpave paves meet or exceed slip resistance guidelines in AS/NZS 4586	Common, understated.
PV7		Concrete kerbs	Reinforced light grey standard concrete	All raised and flush kerbs, kerb ramps, on-street parking demarcation	Cost effective, durable, maintainable, safe, attractive, sustainable	TBA	TBA	TBA	Used in many commercial applications throughout Perth					
PV8	Concrete Tactile Pavers	Urbanstone Tactile Paver DIM 300x300x-40mm, 300x300x60mm 'Swinbourne Black' and 'Granite Cream' Supplier - Urbanstone 27 Jandakot Rd Jandakot Perth WA 6164 (08)94172444	Tactile surface for all kerb ramps and pedestrian crossing zones	Compliance effective, durable, maintainable, safe, attractive, sustainable	The wet-cast high-density cement matrix surrounding the aggregates provides strength and stability providing an excellent wearing surface	315m2	\$141.00	\$44,415	Used in many commercial application throughout Perth	UrbanStone is not a hard product to keep clean and staining or graffiti can be removed without excessive costs or harsh treatments	As a modular unit paver, reinstallation and changes to pavement is possible.	Shotblast	Slip resistance - high/medium high	aggregate and concrete colour selected to reflect the identity of Morley



EEKOS
Morley Activity Centre

TYPE	DESCRIPTION	Nominal Size	QUANTITY as given		RATE (Excl GST)	TOTAL VALUE (Excl GST)
1	Urbanstone Tactile Dots Shotblast	300 x 300 x 40	315	m2	\$141.00	\$44,415.00
Alt	Urbanstone Tactile Dots Shotblast	300 x 300 x 60	1	m2	\$149.00	\$149.00
	Delivery(minimum \$150)		315	m2	\$4.00	\$1,260.00
					Sub Total	\$45,824.00
					GST	\$4,582.40
					TOTAL	\$50,406.40



Terms and Conditions of Sale

- 1 All orders are subject to our full General Terms and Conditions of Sale appearing on our Account Application Form and Sales
2 Order Forms. This can be also be viewed on our website. www.urbanstone.com.au
- 3 UrbanStone will not accept retentions on this contract.
- 4 UrbanStone will not accept Liquidated Damages on this contract.
- 5 Any lead times quoted are our best estimates only.
- 6 All pricing is strictly confidential and not to be shared.
- 7 Automatically issuing a contract with terms and conditions that negate or alter our offered terms will not be accepted by
8 UrbanStone Pty Ltd and could increase our price or void our offer altogether.
- 9 **UrbanStone may require a 30% deposit on order placement.**
- 10 **A tax invoice will be issued when the goods are despatched from our factory.**
- 11 This order will be customised to your requirements. Please allow approximately **4-6 weeks** for start of deliveries.
- 12 As the products quoted above are non-standard products, they will be manufactured to order therefore will be invoiced and must
13 be paid for. No cancellations or returns will be accepted for product that has been manufactured.
- 14 **Please take care when estimating the quantities of each product, as over ordered product will be delivered and invoiced
15 accordingly. UrbanStone takes no responsibility for errors in estimated quantities.**
- 16 The above prices will be held firm for 30 days from the date of this quotation. After this UrbanStone reserves the right to re-quote
17 this project. Granite rates may be subject to change due to currency exchange rates.
- 18 This quotation is to be read in whole and not part.
- 19 Any samples or photo's provided are indicative of colour only. As the surface is predominately natural stone some colour variations
20 may occur.
- 21 UrbanStone cannot accept responsibility in the event of unforeseen circumstances that effect deliveries, such as inclement weather
22 or shipping delays.

Thank you for the opportunity to tender for this work. Please do not hesitate to contact me if you require any further assistance

Kind Regards

Ian Muir



3rd July 2018

EEKOS
Per email

Re. Morley Activity Centre

Please find below our current pricing for the above project . These prices are firm until 1st December 2018 and exclude G.S.T. . Prices are on a supply basis only i.e. no retention.

Please see our website : www.brikmakers.com for terms and conditions of sale.

	Ex works	Delivery
Interlock 80 Stonewash Collection Charcoal 225 x 112 x 80mm (6.8 square metres per pack)	\$34.53 per square metre	\$2.94 per square metre

Interlock 80 is a made to order product. Minimum order quantity is 300 square metres. Lead times for manufacture will apply. Current lead time is 4 weeks from order.

Minimum combined delivery charge per drop is \$110.00 plus G.S.T.

If you require any further information please do not hesitate to contact me.

Yours sincerely

CHRIS WILLIAMS
Commercial Manager
Brikmakers
Ph. 6313 1042
Mobile 0411 656 860



10 Weir Road
Malaga WA 6090

PO Box 2705
Malaga WA 6944

T +61 8 9321 0101
F +61 8 9321 3430

mondoluce.com.au
ABN 14 336 408 099 ACN 067 958 874

A WELL LIT
PASSION

Form F018

PROJECT PROPOSAL

Proposal Date: 28/06/2018
Sales Person: Andrea de Wind
Client Liaison: Christian Hopkins
Project Name: Morley Activity Centre
Project Number: 21020-00-T-ADW
Quote pages: 2

Attention: CLAIRE BUSCOMBE

Company: EEKOS

Telephone:

Mobile:

Email: claire.buscombe@gmail.com

Billing Acc:

Delivery Address:

Customer Order #:

Special Instructions:

Specifications: Items offered are to manufacturers' standard specification unless noted.

Prices: Quoted prices are valid for 60 days. Any amendments to specifications or quantities may result in a revision of the prices.

Conditions of Sale: This offer is subject to the Mondoluce Terms & Conditions of Sale which are available on our web site or request.

Payment: Trading account holders must make payment as per our normal terms.

Non-account holders can purchase on the basis of a 30% deposit on placement of order, with the balance payable 60 days from date of order or upon collection / arrival of goods, whichever occurs first.

Payment Methods: Payment can be made by: cash, cheque, Visa, Mastercard, bank deposit or electronic funds transfer (EFTPOS).

Additional charges may apply if payment is made by credit card

Special Notes: **Please note that the quantities shown are an indication only. Clients are responsible for any/all take-offs and confirming, at the time of order, the final quantities required.**

Delivery Fees: Unless otherwise stated, only one standard Perth Metro delivery is included. Any non-Perth Metro area or additional deliveries will incur additional charges.

Delivery Date: When placing your order, please state on your purchase order the date you require delivery by, taking into account the delivery lead times we have indicated. Confirmation of the delivery date will be available after we receive your order.

Assistance: Please contact the Client Liaison person shown above if you have any questions or require a copy of the Mondoluce Terms & Conditions of Sale.



Form F018

PROJECT PROPOSAL

10 Weir Road
Malaga WA 6090

PO Box 2705
Malaga WA 6944

T +61 8 9321 0101
F +61 8 9321 3430

mondoluce.com.au
ABN 14 336 408 099 ACN 067 958 874

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PASSION

Proposal Date: 28-Jun-18

Company: EEKOS

Attention: CLAIRE BUSCOMBE

Project Name: Morley Activity Centre

Project Number: 21020-00-T-ADW

Type:	Qty:	Code Number:	Item Description:	Unit Price excl GST:	Line Total excl GST:	Line Total inc GST:
			FURNITURE GOLD PALETTE			
FN1A	4	EAEH3115	PROIETT.LAVINIA C/48 LED NEUTRAL/WHITE A45C HO	\$ 2,187.66	\$ 8,750.62	\$ 9,625.68
FN1A	4	EAB44115	Lavinia - single arm diam 120 - length 1500mm - Grey	\$ 622.45	\$ 2,489.78	\$ 2,738.76
FN1B	8	EAEH3115	PROIETT.LAVINIA C/48 LED NEUTRAL/WHITE A45C HO	\$ 2,187.66	\$ 17,501.24	\$ 19,251.36
FN1B	8	EAB45015	Lavinia Protruding single-projector pole top, attachment 102 mm - Colour: Grey POLE TOP FOR SINGLE MOUNTING.	\$ 179.38	\$ 1,435.02	\$ 1,578.53
FN1B	8	EAB45115	Lavinia Protruding double-projector pole top, attachment 102 mm - Colour: Grey POLE TOP FOR DOUBLE MOUNTING.	\$ 229.05	\$ 1,832.38	\$ 2,015.61
			FURNITURE SILVER PALETTE			
FN1A	2	EAEH3115	PROIETT.LAVINIA C/48 LED NEUTRAL/WHITE A45C HO	\$ 2,187.66	\$ 4,375.31	\$ 4,812.84
FN1A	2	EAB44115	Lavinia - single arm diam 120 - length 1500mm - Grey	\$ 622.45	\$ 1,244.89	\$ 1,369.38
FN1B	2	EAEH3115	PROIETT.LAVINIA C/48 LED NEUTRAL/WHITE A45C HO	\$ 2,187.66	\$ 4,375.31	\$ 4,812.84
FN1B	2	EAB45015	Lavinia Protruding single-projector pole top, attachment 102 mm - Colour: Grey POLE TOP FOR SINGLE MOUNTING.	\$ 179.38	\$ 358.76	\$ 394.63
FN1B	2	EAB45115	Lavinia Protruding double-projector pole top, attachment 102 mm - Colour: Grey POLE TOP FOR DOUBLE MOUNTING.	\$ 229.05	\$ 458.09	\$ 503.90
Page Total					\$ 42,821.40	\$ 47,103.54

PROJECT PROPOSAL

Project Number: 21020-00-T-ADW

[illegible]

\$	147,431.78	\$	162,174.96
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\$ 190,253.18	\$ 209,278.50
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Street & Garden Furniture Company PTY. LTD
Unit 1 / 11 Donkin Street
West End, QLD, 4101
Australia
P: 07 3844 1951
E: sales@streetandgarden.com

QUOTE

EEKOS (WA)
951 Beaufort Street Inglewood WA 6052

Quote Number
11866B
Date
01 Aug 2018
Expiry
03 Aug 2018

Reference
Morely Activity Centre - Bronze Palette

Product Code	Description	QTY	Unit Price	Amount AUD
DEK8	Dek Drinking Fountain w/ Tap L700x W250x H900mm Grade 316 Stainless Steel Body w/ No.4 Brushed Finish Grade 316 Stainless Steel Water Dish w/ No.4 Brushed Finish Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options	4	4,220.00	16,880.00
SIT5-1	Sit 120L Bin Enclosure L740x W580 x H1190mm Galvanised Mild Steel Body w/ Dulux Duratec Intensity 'Coast' Satin 9005233S Powder Coat Finish Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options - Laser Cut Pattern Options	4	3,855.00	15,420.00
SIT6	Sit Bollard L163x W115x H750mm Galvanised Mild Steel Frame w/ w/ Dulux Duratec Intensity 'Coast' Satin 9005233S Powder Coat Finish Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Laser Cut Pattern Options	6	405.00	2,430.00
SIT15	Sit Tree Grate L1500x W1500mm Galvanised Mild Steel Panels w/ Standard Sit Pattern and w/ Dulux Duratec Intensity 'Coast' Satin 9005233S Powder Coat Finish Galvanised Mild Steel Frame	12	2,810.00	33,720.00

Product Code	Description	QTY	Unit Price	Amount AUD
CRU7	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Laser Cut Pattern Options			
	Cruiser Bike Rack L900x W120x H900mm Grade 316 Stainless Steel Body w/ No.4 Finish	4	545.00	2,180.00
	Optional Extras Available (refer bottom of quote for details) - Finish Options - Secondary Finish Options			
DEK1	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options			
	Dek Backed Bench w/ Armrest L1800x W843x H726mm Grade 316 Stainless Steel Frame w/ Bead Blasted Finish Hardwood Kwila Slats w/ Oiled Finish	22	3,460.00	76,120.00
	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options			
DEK1	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options			
	Dek Backed Bench L600x W843x H726mm Grade 316 Stainless Steel Frame w/ Bead Blasted Finish Hardwood Kwila Slats w/ Oiled Finish	16	3,175.00	50,800.00
	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options			
VSA1	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options			
	Versa Backed Bench L1930x W560x H800mm Aluminium Frame w/ Dulux Duratec Intensity 'Coast' Satin 9005233S Powder Coated Finish Hardwood Kwila Slats w/ Oiled Finish	1	1,650.00	1,650.00
	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options - Laser Cut Pattern Options			
VSA2	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options - Laser Cut Pattern Options			
	Versa Backless Bench L1930x W440x H450mm Aluminium Frame w/ Dulux Duratec Intensity 'Coast' - Satin 9005233S Powder Coated Finish Hardwood Kwila Slats w/ Oiled Finish	1	1,240.00	1,240.00
	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options - Laser Cut Pattern Options			
VSA3-2	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options - Laser Cut Pattern Options			
	Versa Backless Platform Bench - Large L1930 x W1490 x H450mm Aluminium Frame w/ Dulux Duratec Intensity 'Coast' - Satin 9005233S Powder Coated Finish Hardwood Kwila Slats w/ Oiled Finish	1	3,195.00	3,195.00
	Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options - Laser Cut Pattern Options			
DELIVERY	Delivery to Morley TBC* Once Quantities Confirmed - Delivery to site only - Placement of product on site by others	1	0.00	0.00



Street & Garden Furniture Company PTY. LTD
Unit 1 / 11 Donkin Street
West End, QLD, 4101
Australia
P: 07 3844 1951
E: sales@streetandgarden.com

QUOTE

EEKOS (WA)
951 Beaufort Street Inglewood WA 6052

Quote Number
11866A
Date
28 Jun 2018
Expiry
28 Jul 2018
Reference
Morely Activity Centre - Silver Palette

Product Code	Description	QTY	Unit Price	Amount AUD
DEK8	Dek Drinking Fountain w/ Tap L700x W250x H900mm Grade 316 Stainless Steel Body w/ No.4 Brushed Finish Grade 316 Stainless Steel Water Dish w/ No.4 Brushed Finish Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options	1	4,220.00	4,220.00
SIT5-1	Sit 120L Bin Enclosure L740x W580 x H1190mm Galvanised Mild Steel Body w/ Dulux Duratec Intensity 'Coast' Satin 9005233S Powder Coat Finish Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Accessory Options - Laser Cut Pattern Options	1	4,165.00	4,165.00
SIT6	Sit Bollard L163x W115x H750mm Galvanised Mild Steel Frame w/ Dulux Duratec Intensity 'Coast' Satin 9005233S Powder Coat Finish Optional Extras Available (refer bottom of quote for details) - Material/Finish Options - Secondary Finish Options - Laser Cut Pattern Options	6	405.00	2,430.00
SIT15	Sit Tree Grate L1500x W1500mm Galvanised Mild Steel Panels w/ Standard Sit Pattern and Dulux Duratec Intensity 'Coast' Satin 9005233S Powder Coat Finish Galvanised Mild Steel Frame	2	3,405.00	6,810.00

Product Code	Description	QTY	Unit Price	Amount AUD
LEAD TIME	Estimate lead time is 8-10 weeks from receipt of deposit - Production DOES NOT proceed until deposit has been received			

Subtotal	203,635.00
Total GST 10%	20,363.50
TOTAL AUD	223,998.50

Product Code	Description	QTY	Unit Price	Amount AUD
CRU7	Optional Extras Available (refer bottom of quote for details)			
	- Material/Finish Options			
	- Secondary Finish Options			
	- Laser Cut Pattern Options			
CRU7	Cruiser Bike Rack	3	545.00	1,635.00
	L900x W120x H900mm			
	Grade 316 Stainless Steel Body w/ No.4 Finish			
FLNT1-4	Optional Extras Available (refer bottom of quote for details)			
	- Finish Options			
	- Secondary Finish Options			
FLNC2-5	Optional Extras Available (refer bottom of quote for details)			
	- Material/Finish Options			
	- Secondary Finish Options			
FLNC2-6	Optional Extras Available (refer bottom of quote for details)			
	- Finish Options			
	- Secondary Finish Options			
FLNC2-1	Optional Extras Available (refer bottom of quote for details)			
	- Finish Options			
	- Secondary Finish Options			
FLNC2-1	Flinders Backless Bench	2	1,395.00	2,790.00
	2 Seater			
	L935 x W480 x H450mm			
FLNC2-6	Standard Grey Glass Fibre Reinforced Concrete (GRC) w/ Class 2 off Form			
	Finish w/ Anti-graffiti Coating			
	Optional Extras Available (refer bottom of quote for details)			
FLNC2-5	Optional Extras Available (refer bottom of quote for details)			
	- Material/Finish Options			
	- Secondary Finish Options			
FLNC2-5	Optional Extras Available (refer bottom of quote for details)			
	- Material/Finish Options			
	- Secondary Finish Options			
FLNC2-6	Optional Extras Available (refer bottom of quote for details)			
	- Finish Options			
	- Secondary Finish Options			
FLNC2-1	Optional Extras Available (refer bottom of quote for details)			
	- Finish Options			
	- Secondary Finish Options			
DELIVERY	Delivery to Morley TBC* Once Quantities Confirmed	1	0.00	0.00
	- Delivery to site only			
	- Placement of product on site by others			
LEAD TIME	Estimate lead time is 8-10 weeks from receipt of deposit			
	- Production DOES NOT proceed until deposit has been received			

From: **Kirsten Masgai** masgai@respoke.com.au 
Subject: Estimates of unit price
Date: 5 July 2018 at 3:01 pm
To: Claire Buscombe claire.buscombe@gmail.com
Cc: EEKOS I MICHAEL SPARTALIS mbs@EEKOS.com.au



ESTIMATES - GST inc doesn't include engineering costs where necessary.
We can do reduced costing for large orders.

[Water Fountain w/ Concrete basin](#)
\$2,970

[Light up bollards](#)
\$1,950

[Easy install no footings concrete bin enclosure](#)
\$4,750.00

[Powder coated Bike rack](#)
\$1,430

[Counter balance bench with back rest](#)
\$3,960

[Funtime multidirectional bench](#)
\$3400

[Stainless Informative tree cover](#)
\$1450

Talk soon,

Kirsten I Chieftain

w www.respoke.com.au
a 47- 49 Cheriton St, Perth WA
p +61407994941

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Product Code Description

QTY Unit Price Amount AUD

Subtotal	39,580.00
Total GST 10%	3,958.00
TOTAL AUD	43,538.00

Notes

Estimate lead time is 8-10 weeks from receipt of deposit

- Production DOES NOT proceed until deposit has been received

Optional Extras

- Refer to product specification sheets attached or via our website for details on all optional extras
- Please specify any optional extras you may want to include in the quote
- Optional extras may come at an additional cost

Critical Product Notes

- All products specified with Hardwood Kwila Timber contain tannins
- Tannins may lead to staining of surrounding concrete
- The removal of tannins is available upon request
- Alternatively a Hardwood Timber (Tonka) which contains no tannins is available upon request
- Tannin removal and or Hardwood Timber alternatives may come at an additional cost
- For more information regarding S+G products please refer to the S+G Warranty & Care document located on the S+G website

Terms and Conditions

By accepting this quote, you confirm that you have read and agree to our Terms and Conditions of Trade, which can be located here:
<http://streetandgarden.com/download/1952/>

For your convenience only, we note some of the following more salient terms from that document below:

1. S&G agrees to provide goods to you on the terms and conditions set out herein.
2. Unless S&G otherwise agrees in writing, these terms and conditions shall be the only terms and conditions of the contract between S&G and you.
3. Quotations from S&G shall remain valid for a period of thirty (30) days only from the date of their issue.
4. Upon acceptance of the quotation, you agree to enter into a contract on the terms and conditions set out herein and you confirm that all quantities, products, colour, material, specification and dimensions in the quotation are exactly as required.
5. Unless otherwise agreed in writing, the price quoted by S&G excludes GST, delivery and installation costs.
6. You shall pay to S&G all monies due and owing within the time shown on the invoice and if no time is shown within thirty days
7. thereof. You will not hold money due and owing to S&G in relation to retention or any other reason.
8. S&G require a 50% deposit on all orders.
9. S&G will only consider, in their sole discretion, cancellation requests made in writing and you further acknowledge that cancellations accepted by S&G can still attract fees as outlined herein.
10. Unless and until you purchase and pay for the products in full, you acknowledge that:
 - (a) The products will not form part of the inventory of you for the purposes of the PSA ; and
 - (b) S&G holds a Security Interest ("SI") and/or a Purchase Money Security Interest ("PMSI") in the products supplied.
11. Any express or implied warranty given by S&G is void if the products are improperly used by any person at any time.



SMART
BEAUTIFUL
RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

5.3

JDSI CIVIL WORKS FOR DETAILED RUSSEL ST PLAN

MORLEY ACTIVITY CENTRE STREETScape PROJECT

AREAS BASED ON JDSI PLANS



Green (landscape) = 2700 m²



Pink (cycle paths) = 1600 m²



Grey Hatch (footpaths) = 2500 m²

From: **Peter Royle** Peter.Royle@jdsi.com.au
Subject: FW: JDS181486 - Russell Street Concept Drawings

Date: 28 June 2018 at 3:08 pm

To: EEKOS I MICHAEL SPARTALIS mbs@EEKOS.com.au

Cc: David Hellmuth david.hellmuth@jdsi.com.au, Steve Park steve.park@jdsi.com.au, claire.buscombe@gmail.com

PR

Hi Michael,

Please see attached revised layout drawings following our meeting on Tuesday.

One thing to note about the “minor” pedestrian crossings that are at grade – if we are to put pram ramps in the footpath leading down to the cycle lane, we may need to widen out the road reserve at these points to allow some footpath widening. Alternatively we could ramp up the cycle lane as is being done with the “major” crossings, but it wouldn’t be the best result for the cyclists. Another option might be to use a reduced kerb height of say 75mm where the cycle lane is to reduce the depth of a pram ramp, allowing sufficient path width at the back of the ramp. Happy to discuss options further on this.

Feel free to give me a call to discuss the attached should you have any queries/concerns.

Kind regards

Peter Royle
SENIOR CIVIL ENGINEER

M: 0413 025 039 Workzone
P: 08 9227 0595 Level 6, 1 Nash Street PO Box 8523
F: 08 9227 8617 Perth WA 6000 Perth BC WA 6849

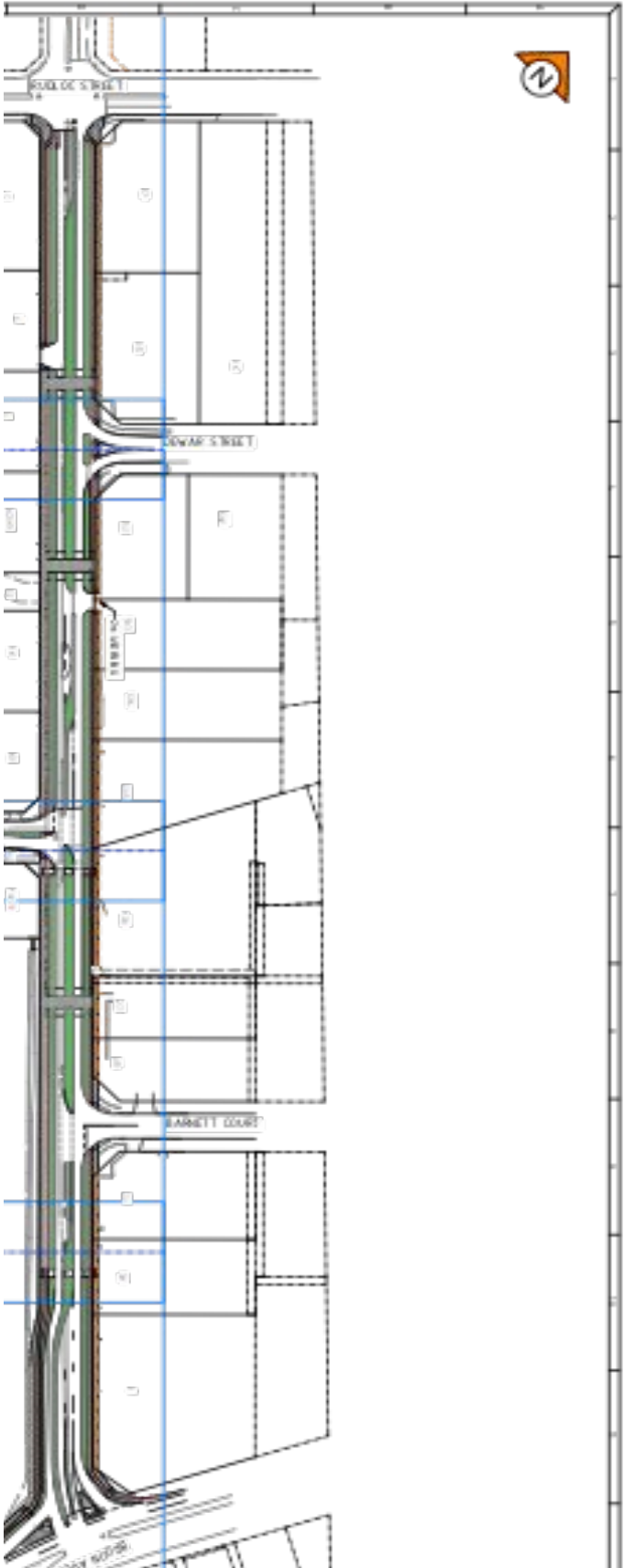
www.jdsi.com.au

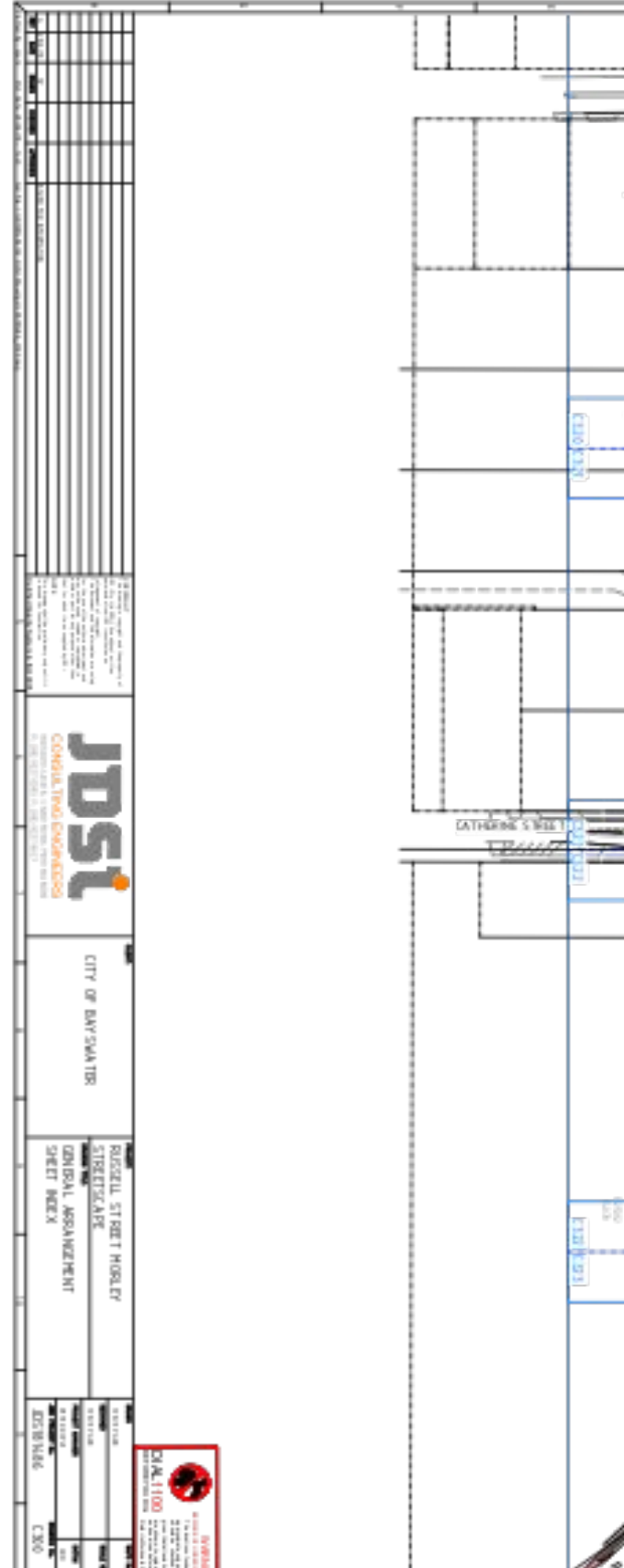
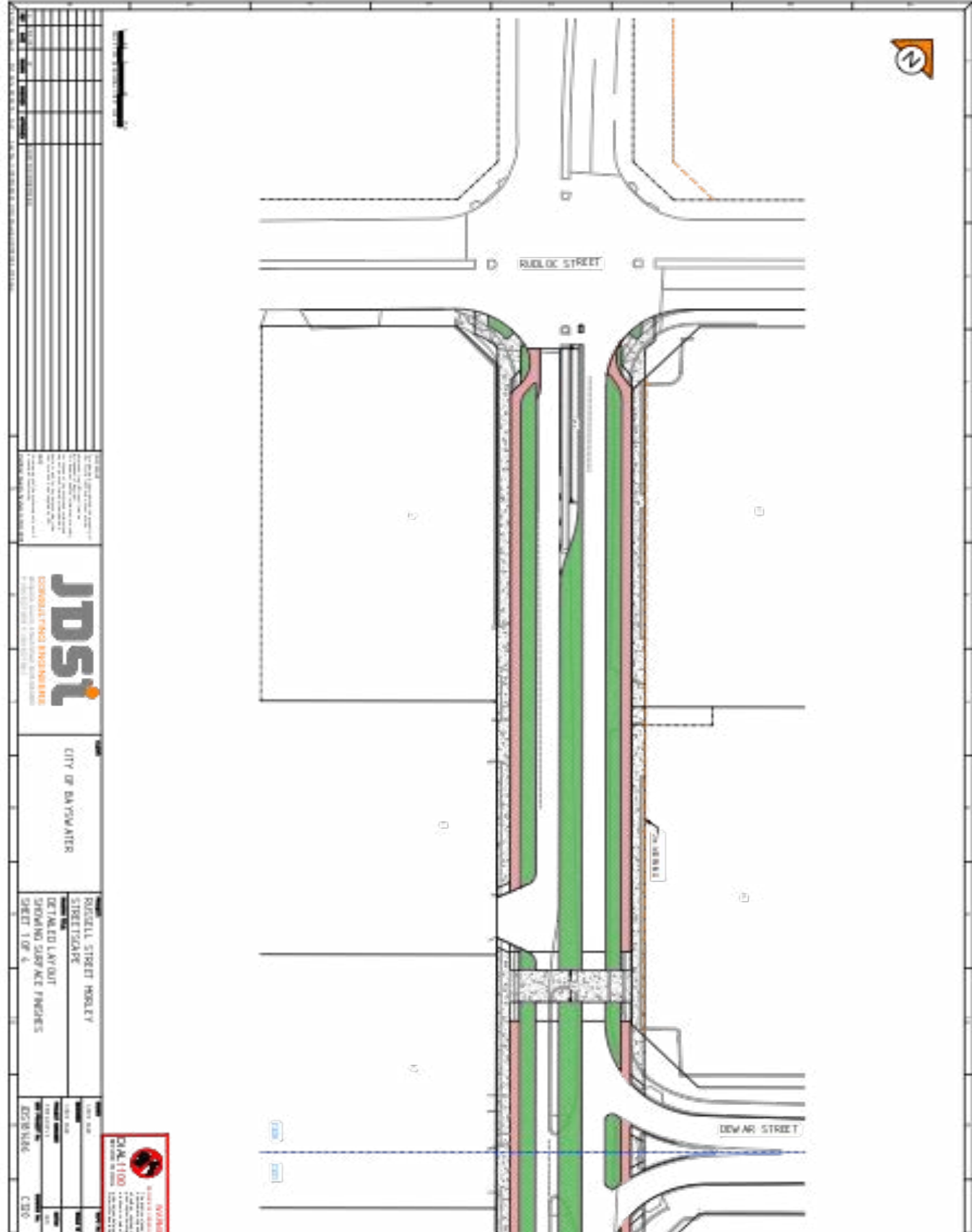
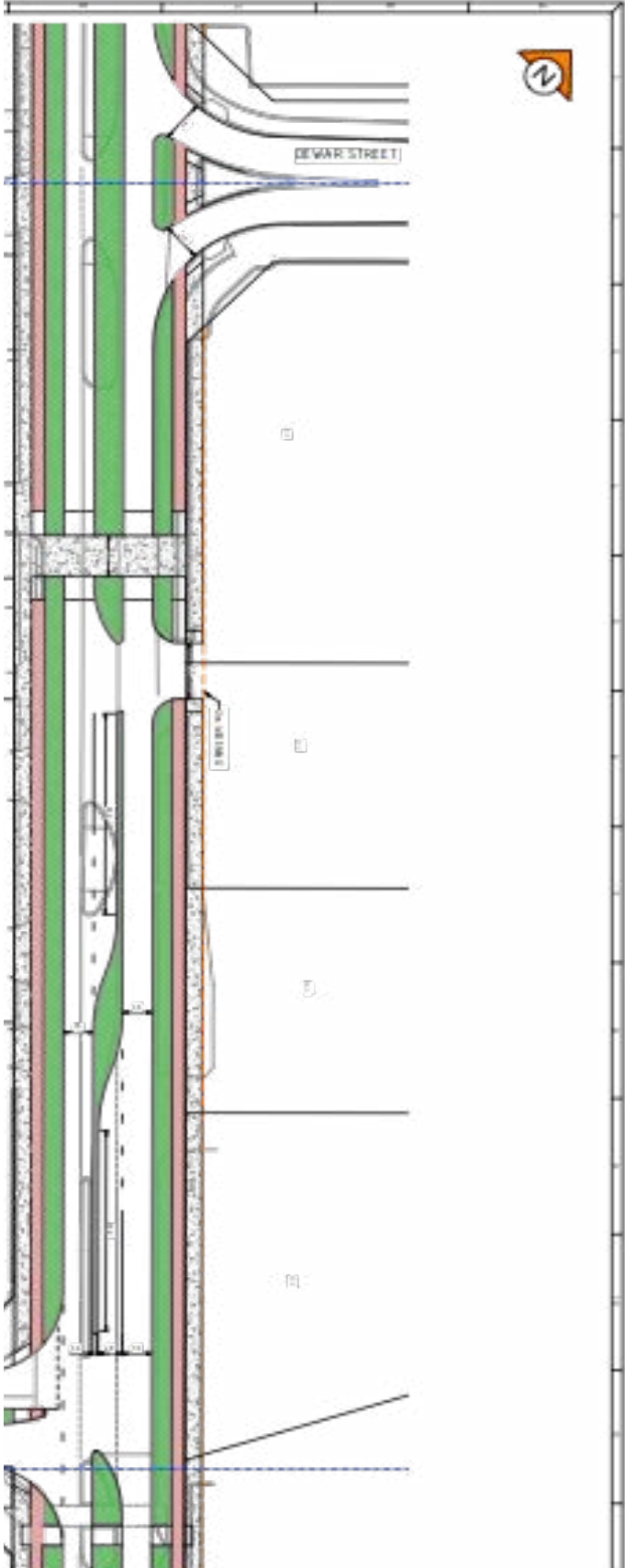


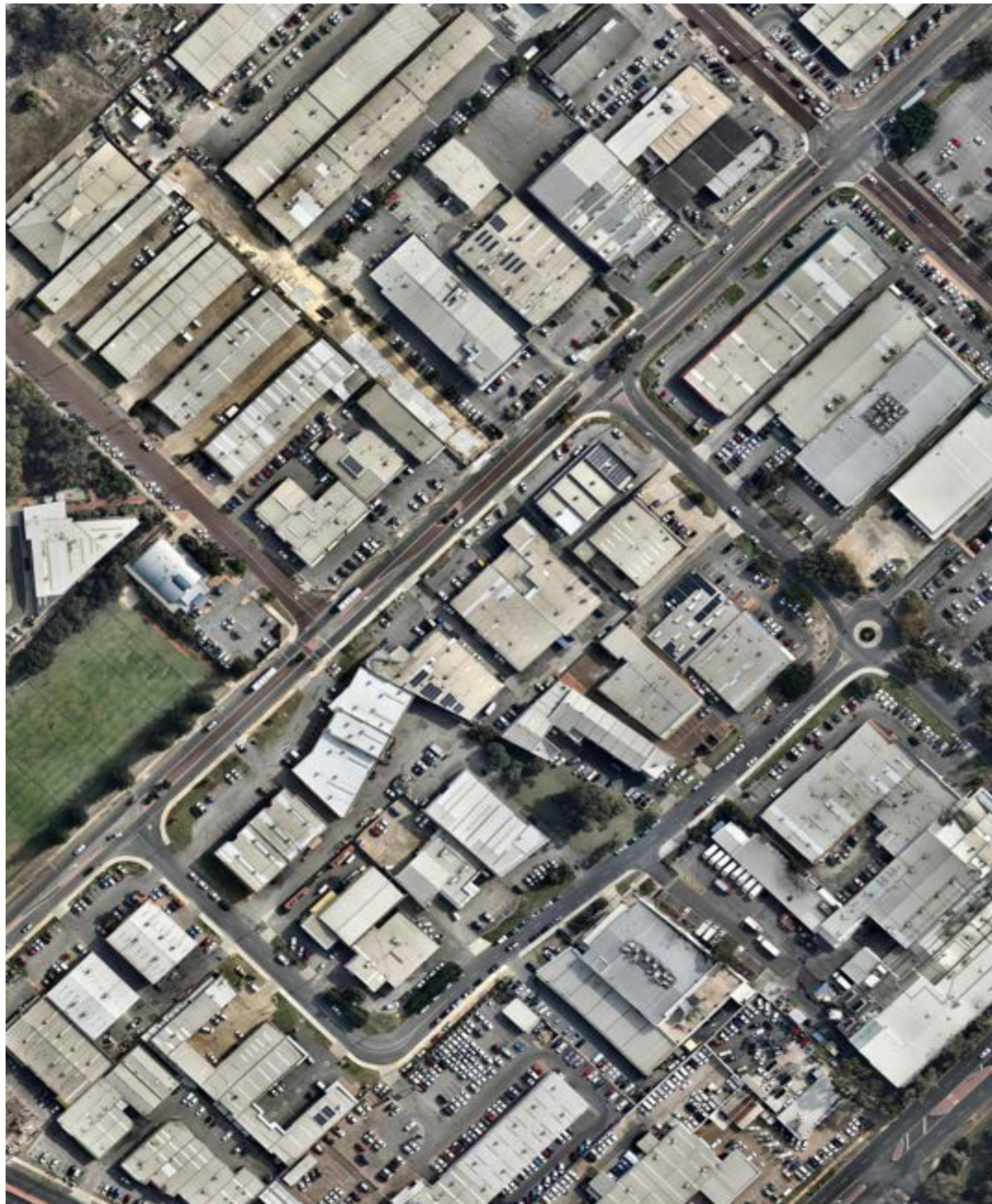
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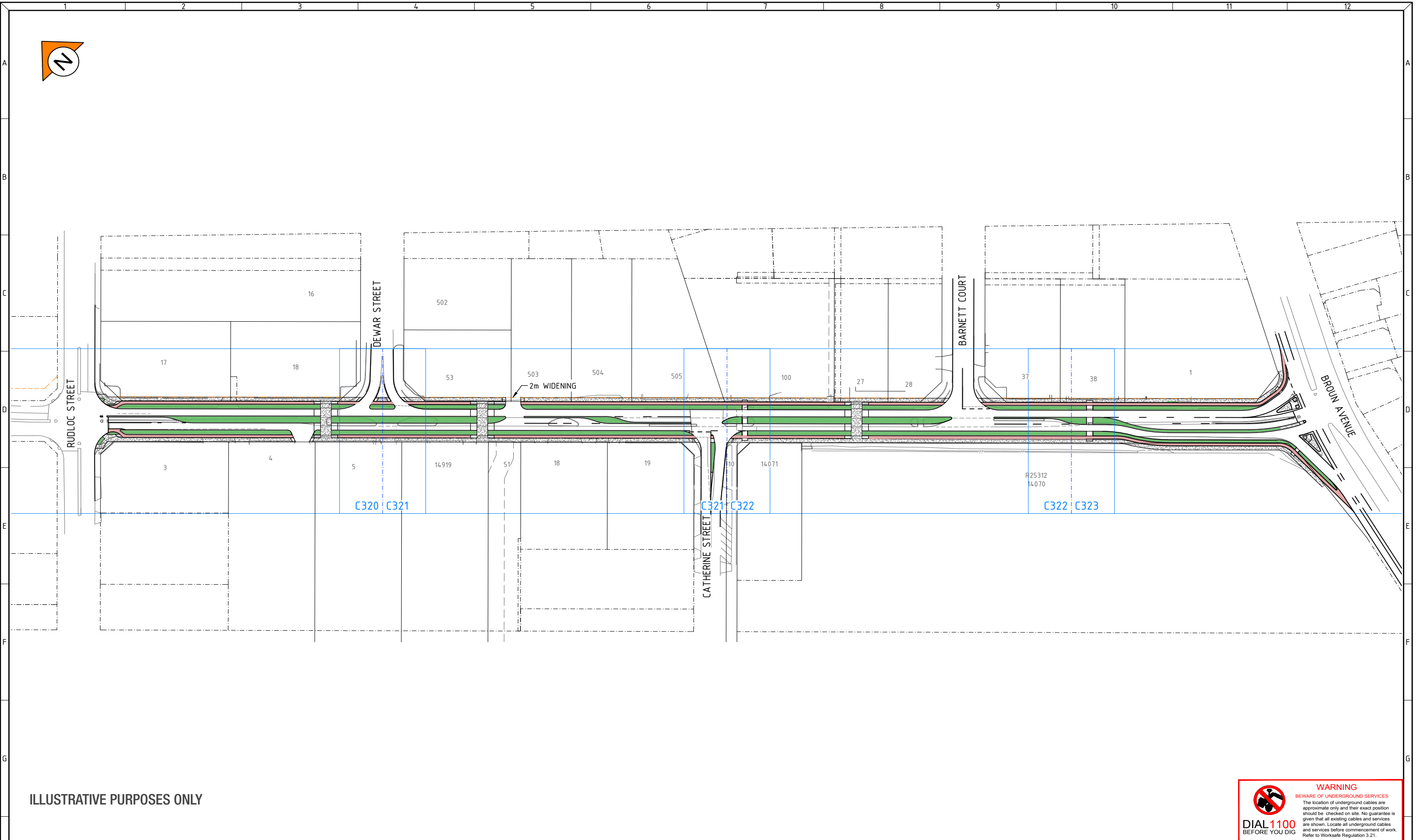
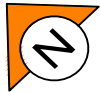


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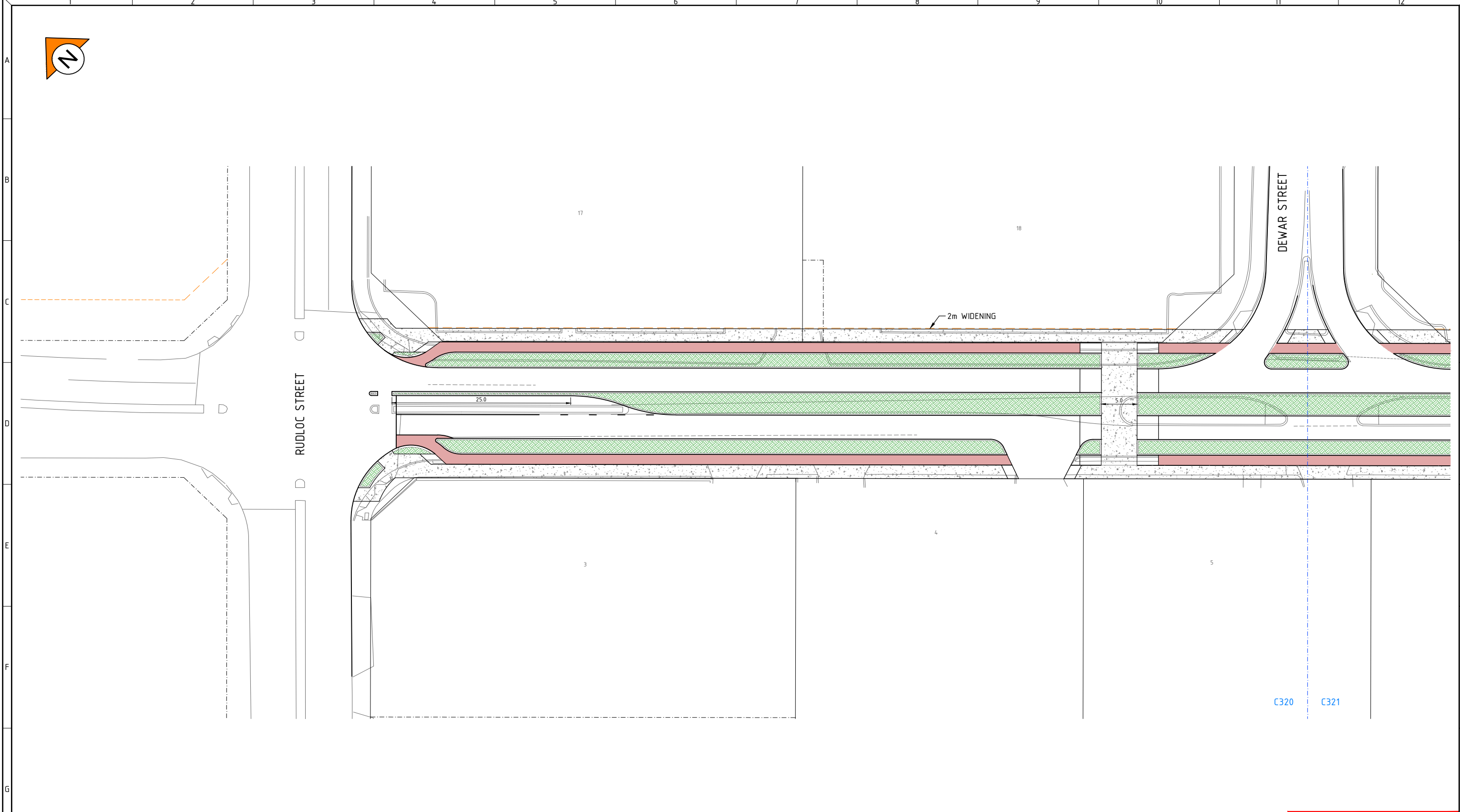
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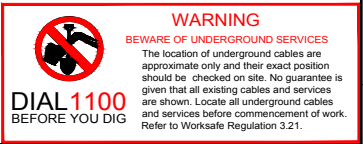
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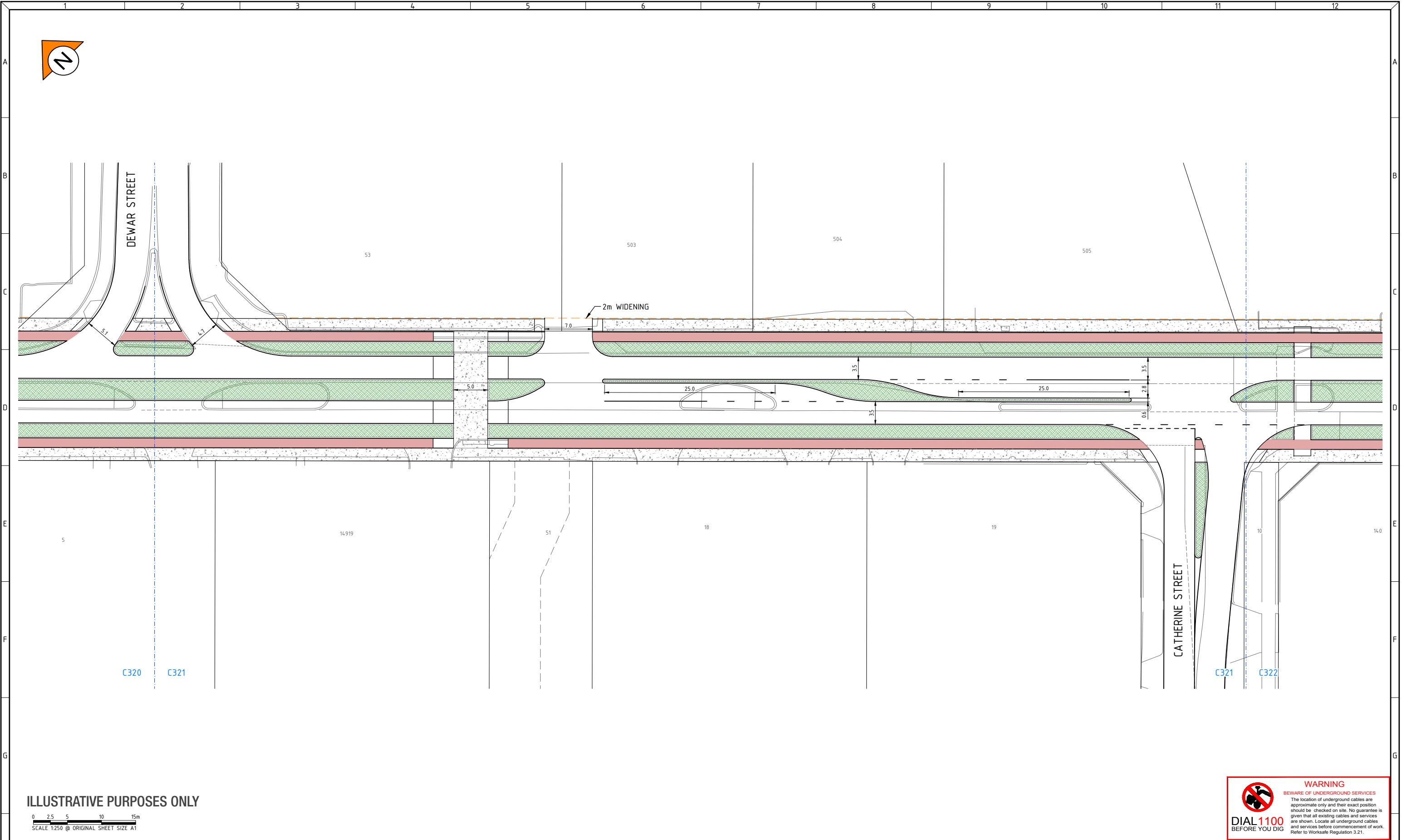
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SCALE 1:250 @ ORIGINAL SHEET SIZE A1



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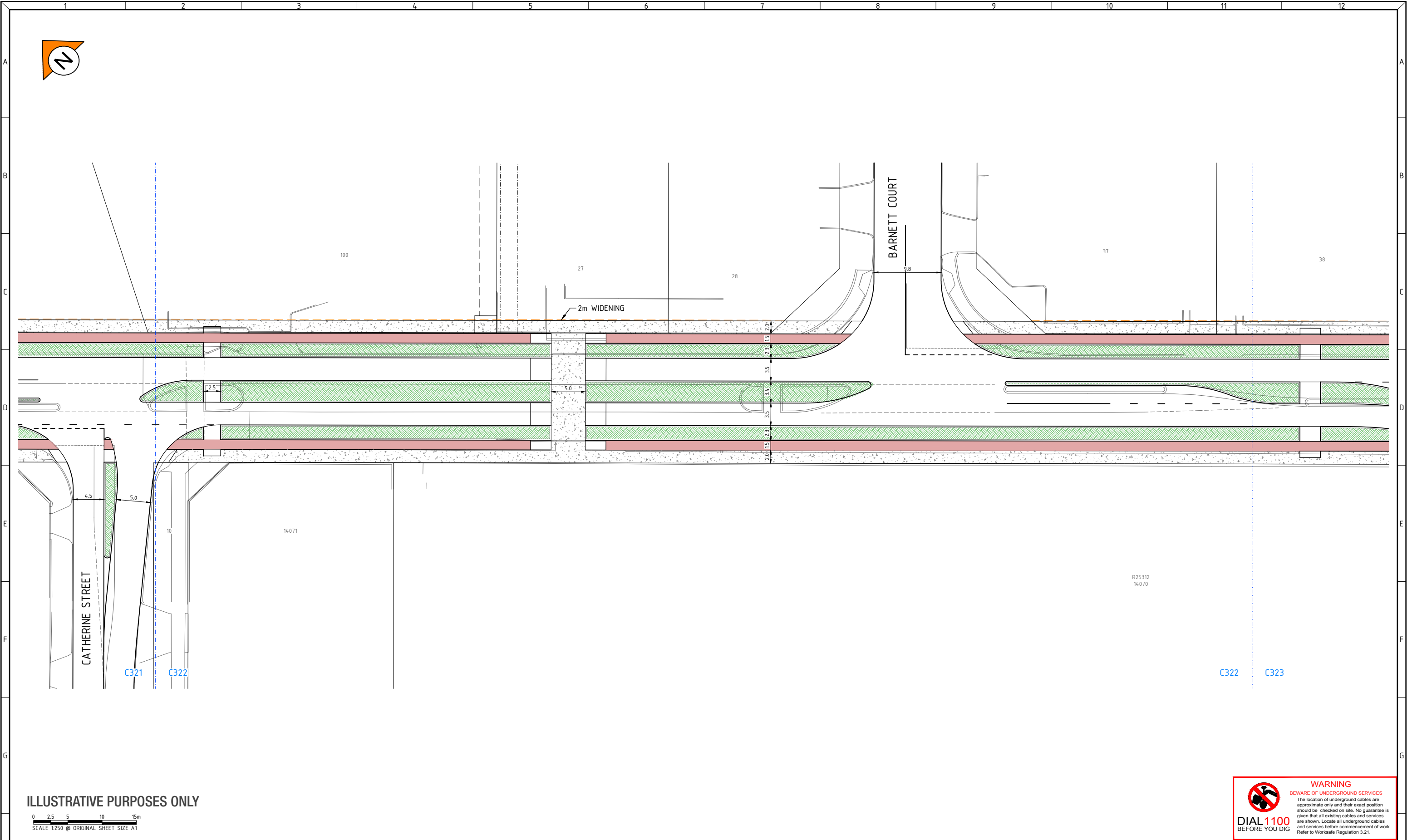
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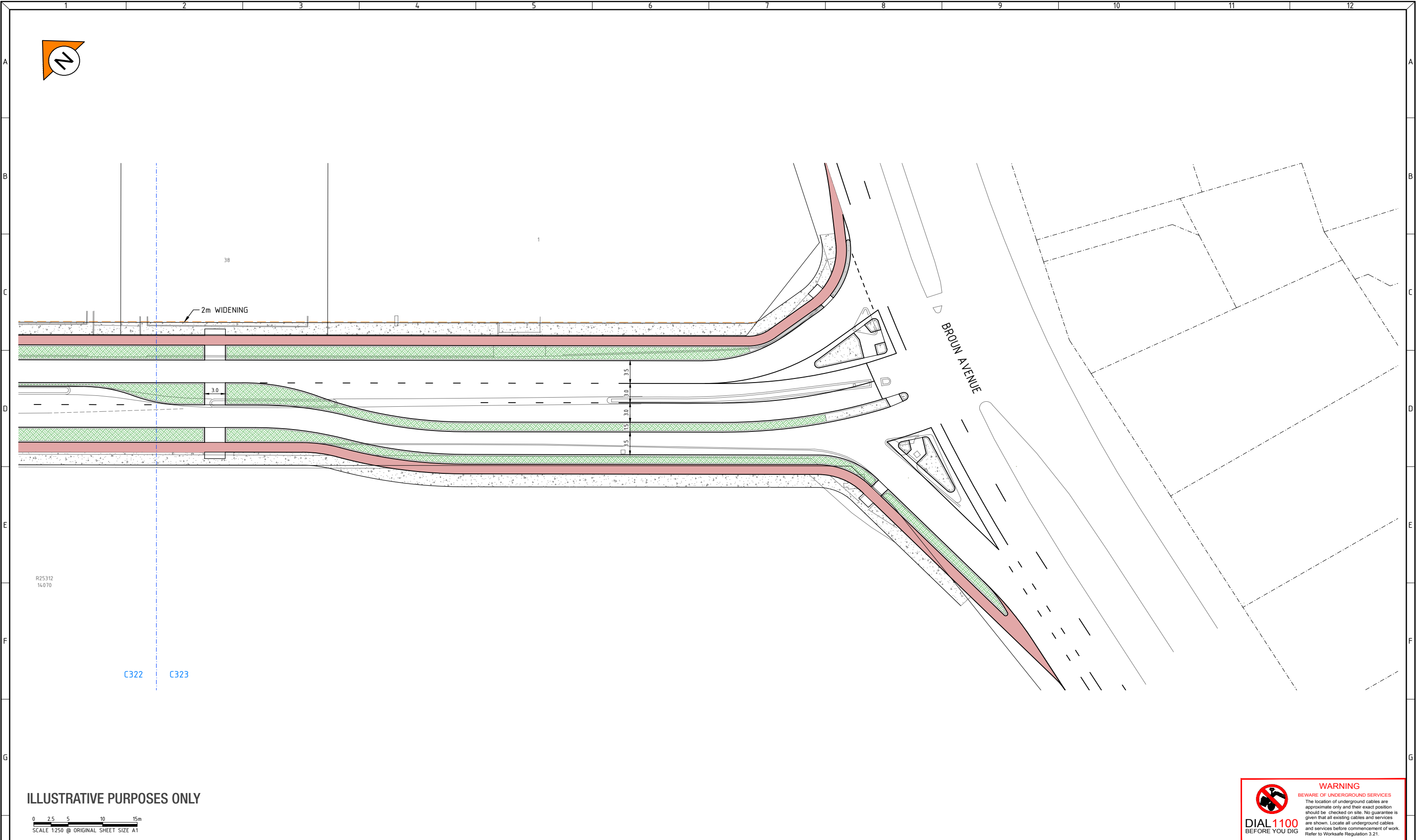
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Russell St Upgrade

Client: EEKOS
Date: 26/07/2018
Revision: A
Subject: Preliminary Order of Probable Costs

Lots: N/A
Stages: 1

1	Internal Construction Works								
1.01	Preliminaries & Management								
1.02	Demolition								
1.03	Earthworks								
1.04	Retaining Walls								
1.05	Sewer Reticulation								
1.06	Roadworks								
1.07	Stormwater Drainage								
1.08	Water Reticulation								
1.09	Electrical Reticulation								
1.10	Communications								
<table><tr><td>Total Internal Construction</td><td>\$ 2,059,000</td></tr><tr><td>30% Contingency</td><td>\$ 617,700</td></tr><tr><td>Total Internal Construction (inc 30% Contingency)</td><td>\$ 2,676,700</td></tr><tr><td>Internal Construction Cost per Lot</td><td>N/A</td></tr></table>		Total Internal Construction	\$ 2,059,000	30% Contingency	\$ 617,700	Total Internal Construction (inc 30% Contingency)	\$ 2,676,700	Internal Construction Cost per Lot	N/A
Total Internal Construction	\$ 2,059,000								
30% Contingency	\$ 617,700								
Total Internal Construction (inc 30% Contingency)	\$ 2,676,700								
Internal Construction Cost per Lot	N/A								
2	Fees & Charges								
2.01	Water Corporation Standard Headworks Contributions								
2.02	Water Planning Fee								
2.03	Western Power DIP, DCR and QA fees								
2.04	HV Systems Charge								
2.05	Supervision Fees (1.5%)								
2.06	Maintenance Bond (5%)								
2.07	NBN Co Deployment Charge								
2.08	NBN Co Backhaul Charge								
<table><tr><td>Total Fees & Charges</td><td>\$ -</td></tr></table>		Total Fees & Charges	\$ -						
Total Fees & Charges	\$ -								
3	Total Budget Estimate								
4	Total Cost per Lot								

5	Notes and Assumptions
5.01	General
a)	Costs are based on concept layout only. Detailed design needs to be completed for a detailed budget estimate. A contingency of 30% has been allowed due to the preliminary nature of information at hand.
b)	Rates are based on current market contract rates, but will need to be proved at time of tender.
c)	The effect of GST has not been included in these costings.
d)	Cost estimate is based on no external civil works being required i.e. no infrastructure upgrades or service network reinforcement.
e)	Estimate is based on preliminary information only and is subject to further studies.
g)	No allowance for landscaping and irrigation.
5.02	Demolition
a)	Estimate includes indicative allowance for the demolition of existing roads, footpaths and kerbing only.
5.03	Earthworks
a)	No allowance has been made for any earthworks.
5.04	Retaining Walls
a)	No allowance has been made for any retaining walls.
5.05	Sewer Reticulation
a)	Allowance has been made for adjustments to existing lids only.
b)	No allowance has been made for the realignment of any sewer mains or other assets.
5.06	Stormwater Drainage
a)	Allowance has been made to modify the existing drainage to suit the proposed concept plan.
5.07	Roadworks
a)	Estimate includes no allowance for feature pavement treatments. This is assumed to be allowed in the landscape estimate.
b)	Allowance has been made for modifications to the Broun Street intersection (\$250k for Russell St side of intersection only).
5.08	Water Reticulation
a)	Allowance has been made for adjustments to existing furniture only.
b)	No allowance has been made for the realignment of any water mains or other assets.
5.09	Electrical and Communications
a)	Allowance to underground the existing overhead HV & LV lines only.
b)	No allowance has been made for new street lighting.
c)	Allowance has been made for adjustments to existing communications lids only.
d)	No allowance has been made for the realignment of any communications services or other assets.
5.10	Gas
a)	No allowance has been made for the realignment or adjustment of any gas services.
5.11	Fees
a)	No fees or charges from any service authorities have been allowed for.



SMART
BEAUTIFUL
RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

5.4

COUNCIL UPDATED STREET CROSS-SECTION

MORLEY ACTIVITY CENTRE STREETScape PROJECT



SMART
BEAUTIFUL
RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

5.5

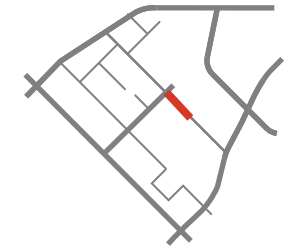
REVISED ARCHITECTURAL CONCEPT DESIGN FOR RUSSELL STREET (SOUTH)

MORLEY ACTIVITY CENTRE STREETScape PROJECT



SMART
BEAUTIFUL
RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING



RUSSELL STREET (SOUTH) DETAILED PLAN 1:500

Russell Street provides clearly defined pedestrian and cycle lanes, which will provide an important link through the middle of the Activity Centre. Footpaths along Russell Street will be upgraded to allow for a lower speed environment for pedestrians and cyclists, physically separating them from vehicle traffic. The design for Russell Street provides a landscaped boulevard, enhanced streetscape and active building facades. Russell Street forms the green boulevard and interfaces with the City park and Morley Bus Station.

CELEBRATE MORLEY

- Gateway to Morley
- Bespoke 'Morley' suite of furniture and surface materials to create identity

CONNECTED COMMUNITY

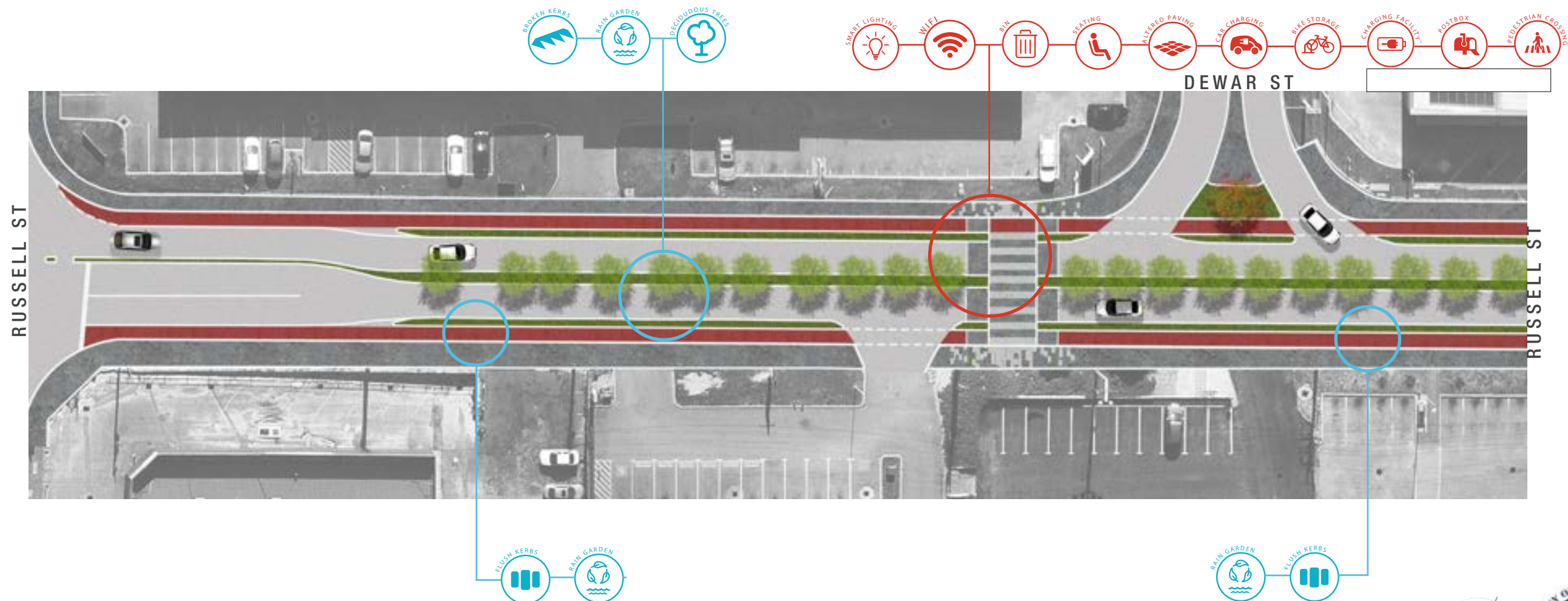
- High frequency bus infrastructure
- Transport hub
- Separated and safe cycle paths
- Designated, generous and frequent pedestrian crossing points with median strip resting nodes to allow safe crossing of dual lanes.
- Innovative integrated 'cyber wall'
- Widened continuous and uniform footpaths

AN URBAN OASIS

- Informal median street tree planting
- Vegetated median strips and garden strips with ground cover and verge planting.
- Frequent shaded pedestrian amenity and nodes

CITY FOR NOW AND THE FUTURE

- Bespoke Morley suite of street furniture
- Frequent pedestrian nodes with clusters of high quality street furniture to promote people to stay, activate and engage
- Feature 'Morley' paving pattern creating an interesting, vibrant and sophisticated identity.



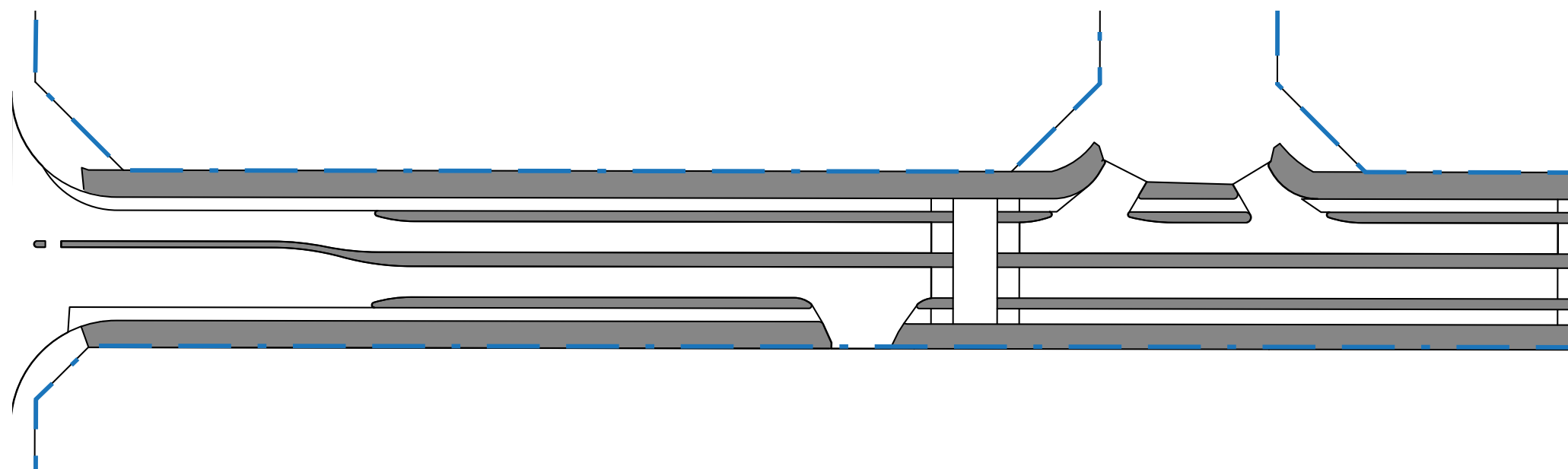


SMART
BEAUTIFUL
RESPONSIBLE

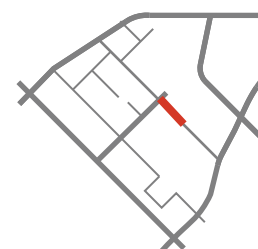
ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

RUSSELL STREET

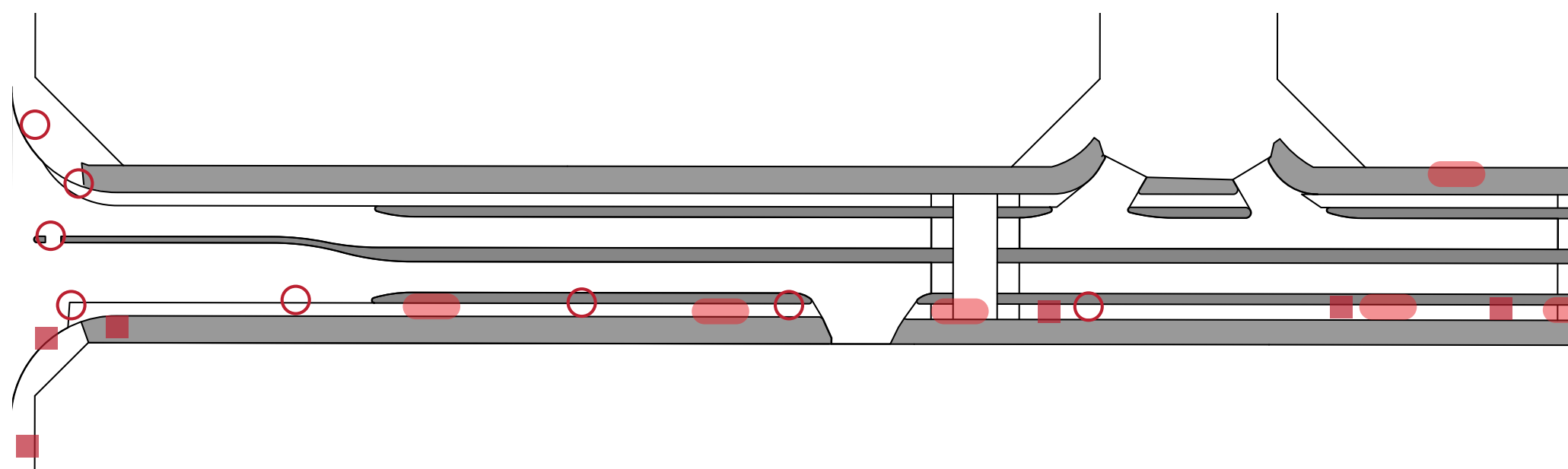
STREET PARAMETERS 1:1000



EXISTING CONSTRAINTS
PARAMETERS IDENTIFIED IN EXISTING CITY OF BAYSWATER DOCUMENT



- EEKOS Concept
- Existing Boundary
- Water Main
- Power Poles
- Traffic Lights
- Power Boxes
- Existing Crossovers to be deleted to facilitate for uninterrupted cycle and pedestrian foot-path. Where these are to be retained in the interim, refer to page 4 (item 1.6) for typical crossover condition.

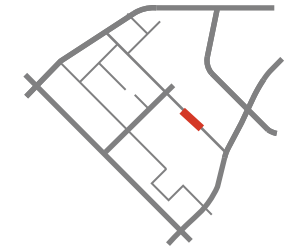


VISIBLE CONSTRAINTS
LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES



SMART
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RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING



RUSSELL STREET (SOUTH)

DETAILED PLAN 1:500

Russell Street provides clearly defined pedestrian and cycle lanes for Russell Street which will provide an important link through the middle of the Activity Centre. Footpaths along Russell Street will be upgraded and widened to allow for a lower speed environment for pedestrians and cyclists that is separate from vehicle traffic. The design for Russell Street provides a landscaped boulevard, enhanced streetscape and active building facades. Russell Street forms the green boulevard and interfaces with the city park and Morley Bus Station.

CELEBRATE MORLEY

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- Bespoke 'Morley' suite of furniture and surface materials to create identity

CONNECTED COMMUNITY

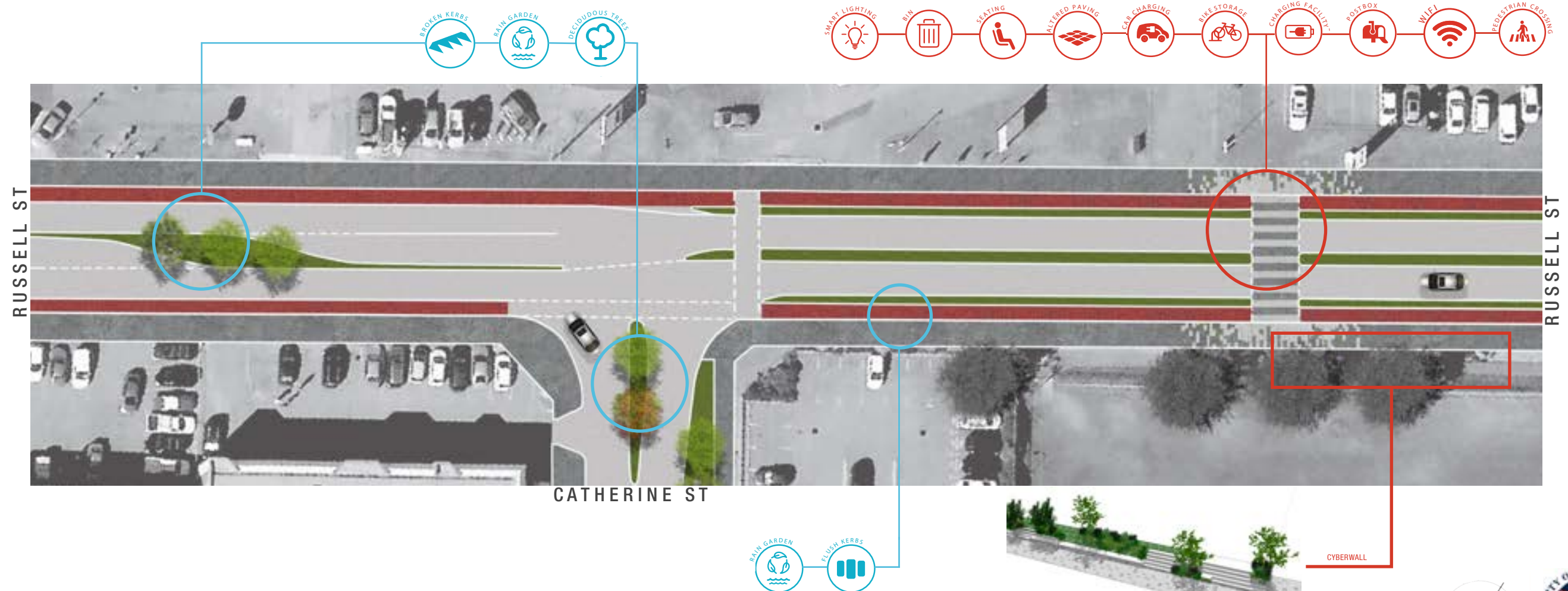
- High frequency bus infrastructure
- Transport hub
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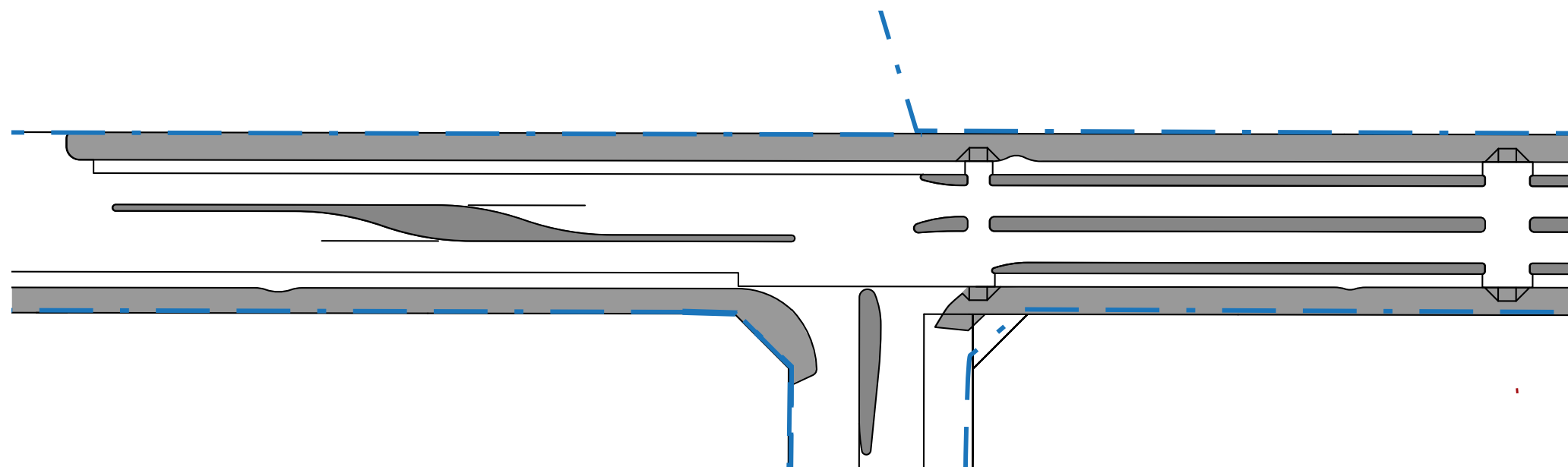


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RESPONSIBLE

ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

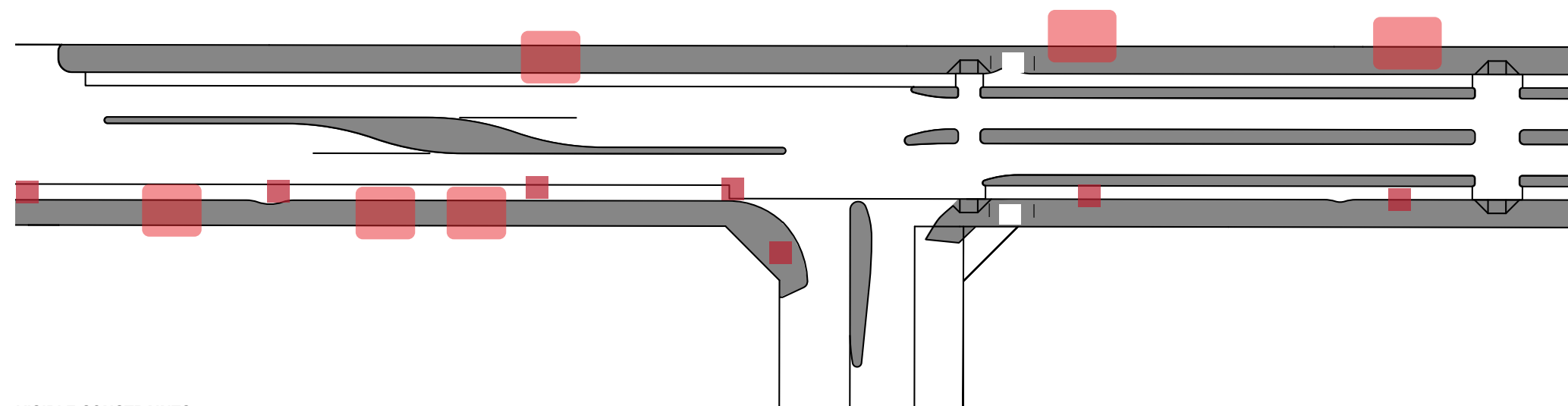
RUSSELL STREET

STREET PARAMETERS 1:1000



EXISTING CONSTRAINTS

PARAMETERS IDENTIFIED IN EXISTING CITY OF BAYSWATER DOCUMENT



VISIBLE CONSTRAINTS

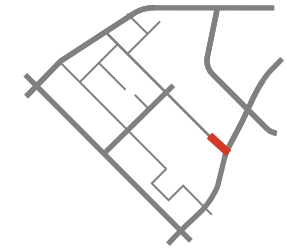
LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES

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- Existing Boundary
- Water Main
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- Traffic Lights
- Power Boxes
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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING



RUSSELL STREET (SOUTH)

DETAILED PLAN 1:500

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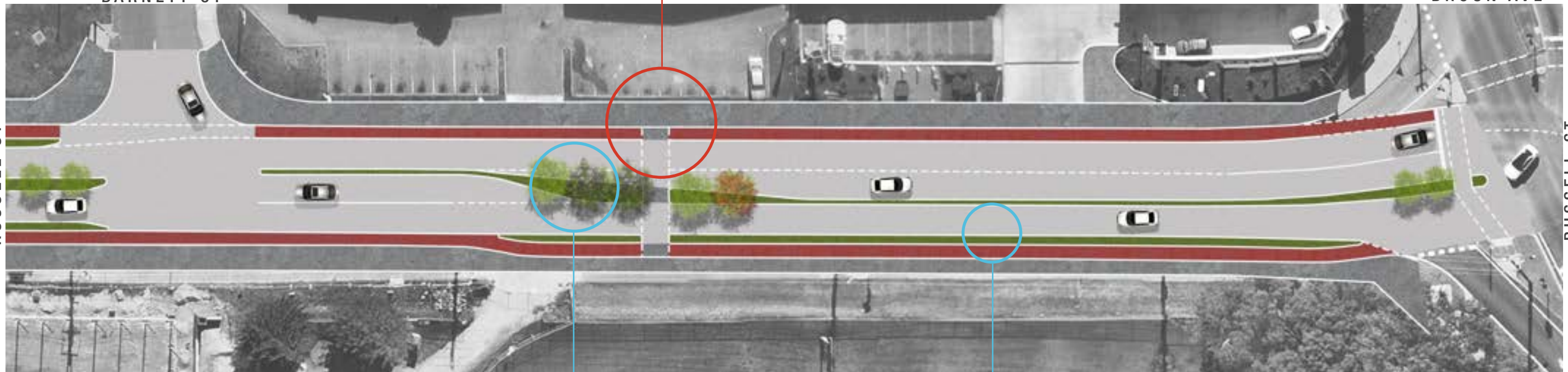


BARNETT CT

BROUN AVE

RUSSELL ST

RUSSELL ST



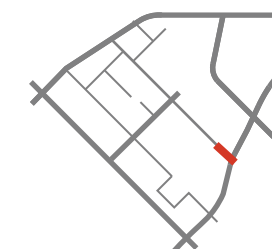
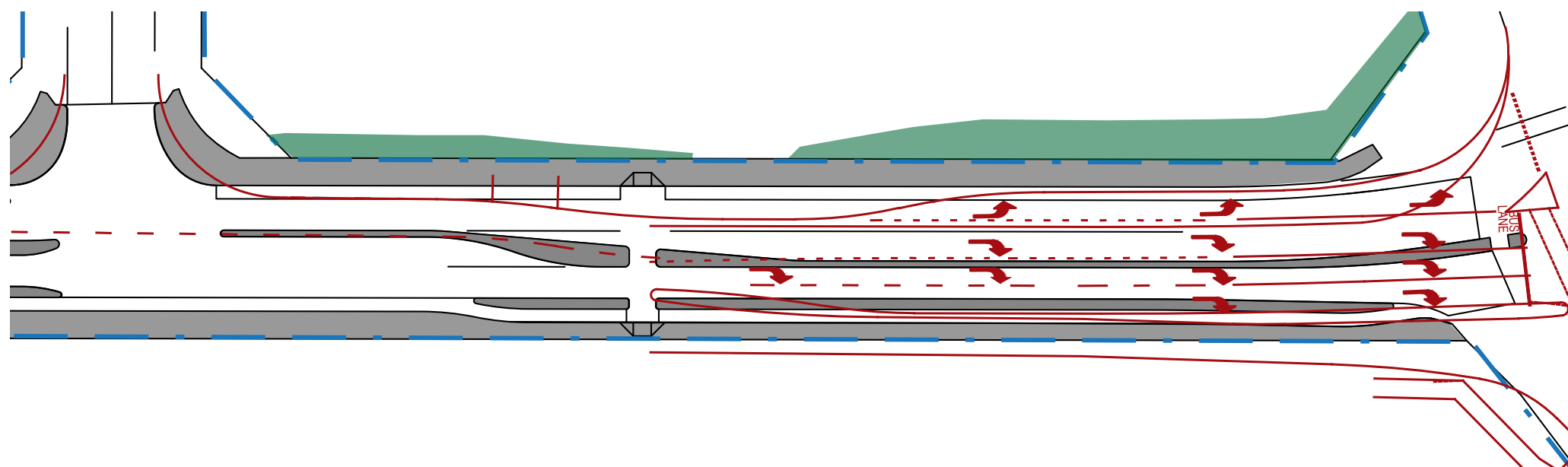


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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

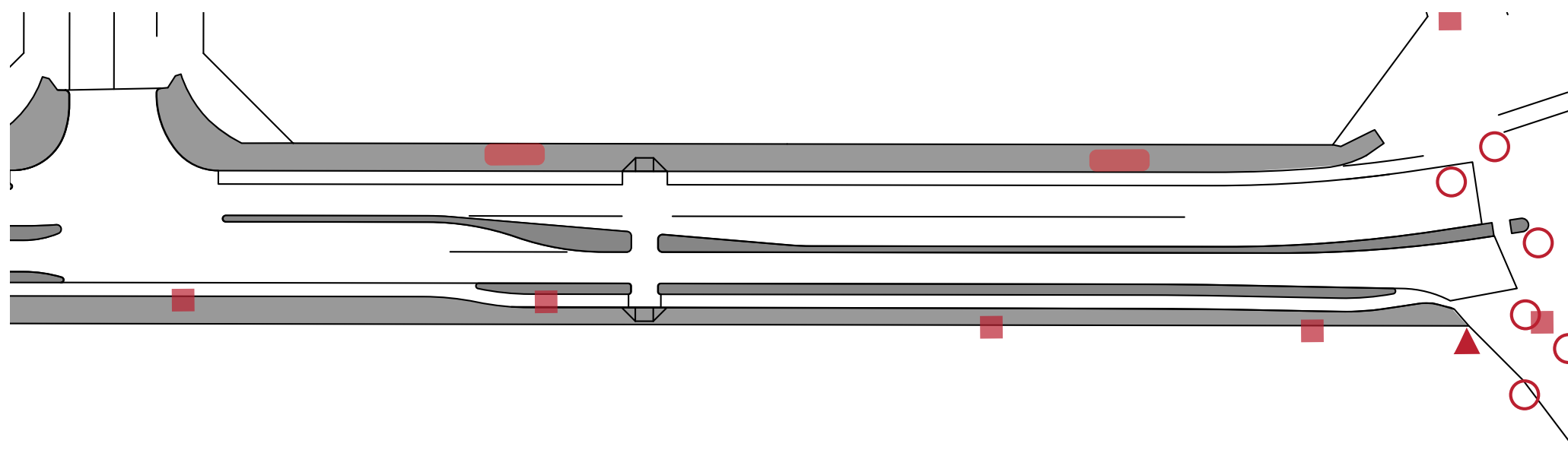
RUSSELL STREET

STREET PARAMETERS 1:1000



EXISTING CONSTRAINTS

PARAMETERS IDENTIFIED IN EXISTING CITY OF BAYSWATER DOCUMENT



VISIBLE CONSTRAINTS

LOCATION OF EXISTING VISIBLE SERVICES AND RELEVANT FEATURES

- EEKOS Concept
- Uloth & Assoc. Proposed land acquisition/ easements as per Structure Plan, 04.06.18
- Existing Boundary
- Uloth Linework included in Structure Plan, 04.08.16.
- Water Main
- Power Poles
- Traffic Lights
- Power Boxes
- Existing Crossovers to be deleted to facilitate for uninterrupted cycle and pedestrian footpath. Where these are to be retained, refer to page 4 (item 1.6) for typical crossover condition.



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RUSSELL STREET SOUTH

1:200 PLAN + SECTION



_Burke Street Cycleway by City of Sydney



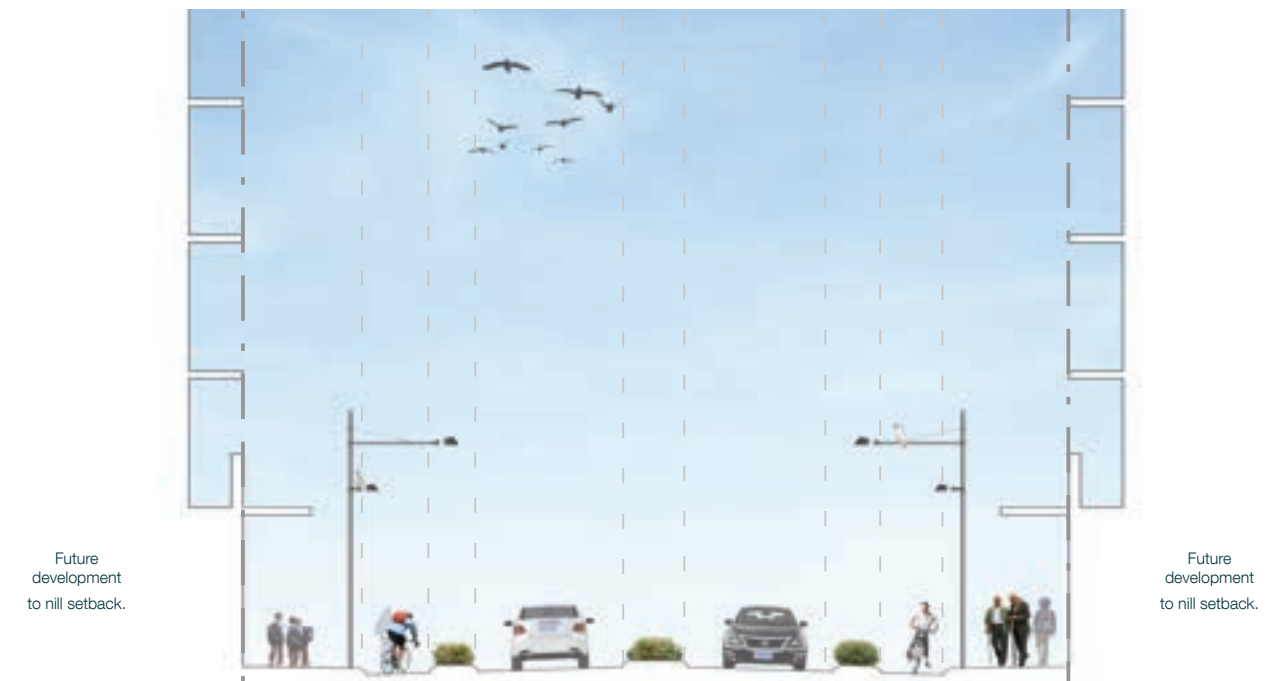
_Burke Street Cycleway by City of Sydney



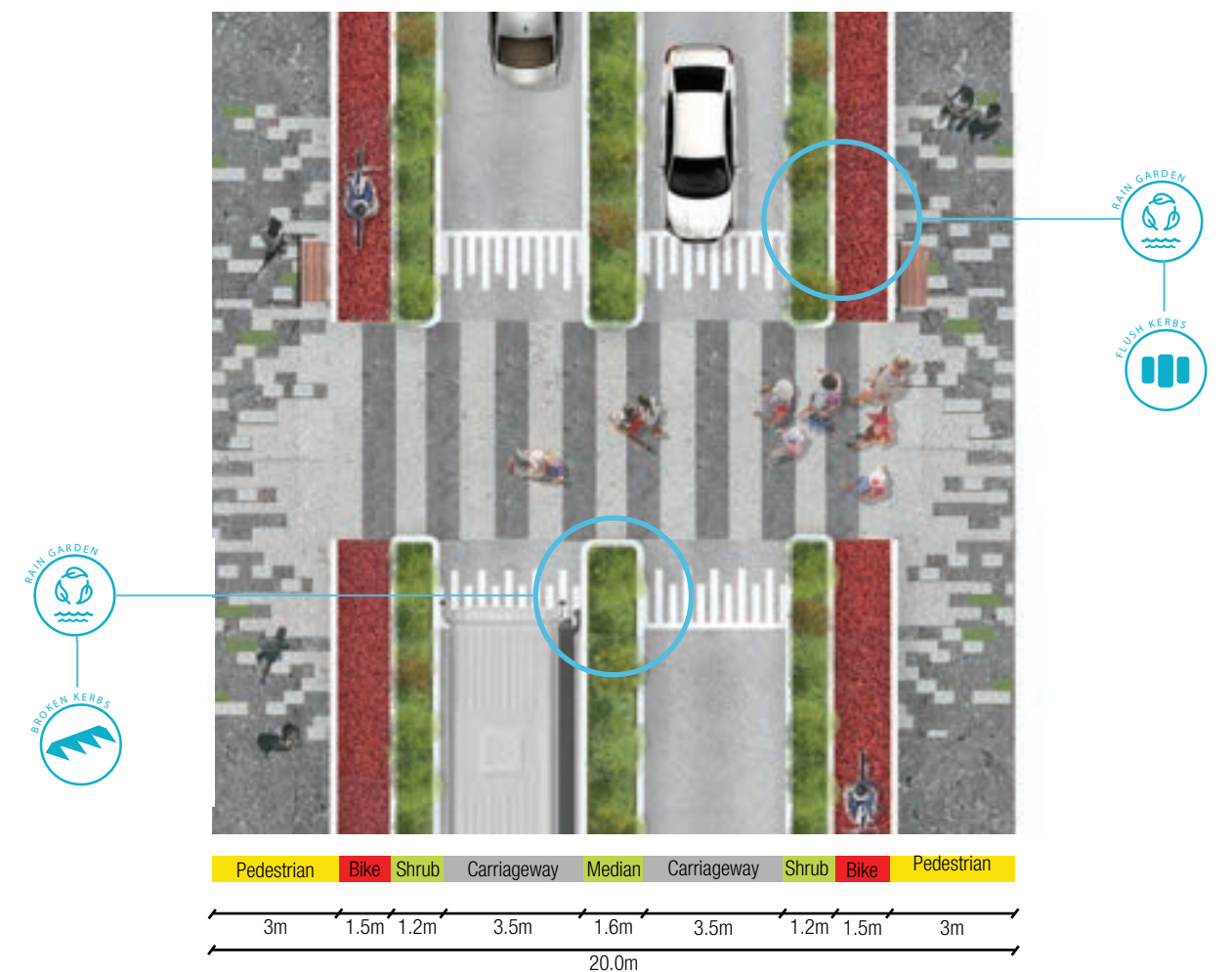
_Ekka Plaza by Lat27



_Jellicoe Street by Wraight and Associates



1:200 SECTION



1:200 PLAN





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ARCHITECTURE INTERIOR
DESIGN LANDSCAPE ARCHITECTURE
PLACEMAKING

5.6

REVISED CIVIL ENGINEER'S CONCEPT DESIGN FOR RUSSELL STREET (SOUTH)

MORLEY ACTIVITY CENTRE STREETScape PROJECT

AREAS BASED ON JDSI PLANS



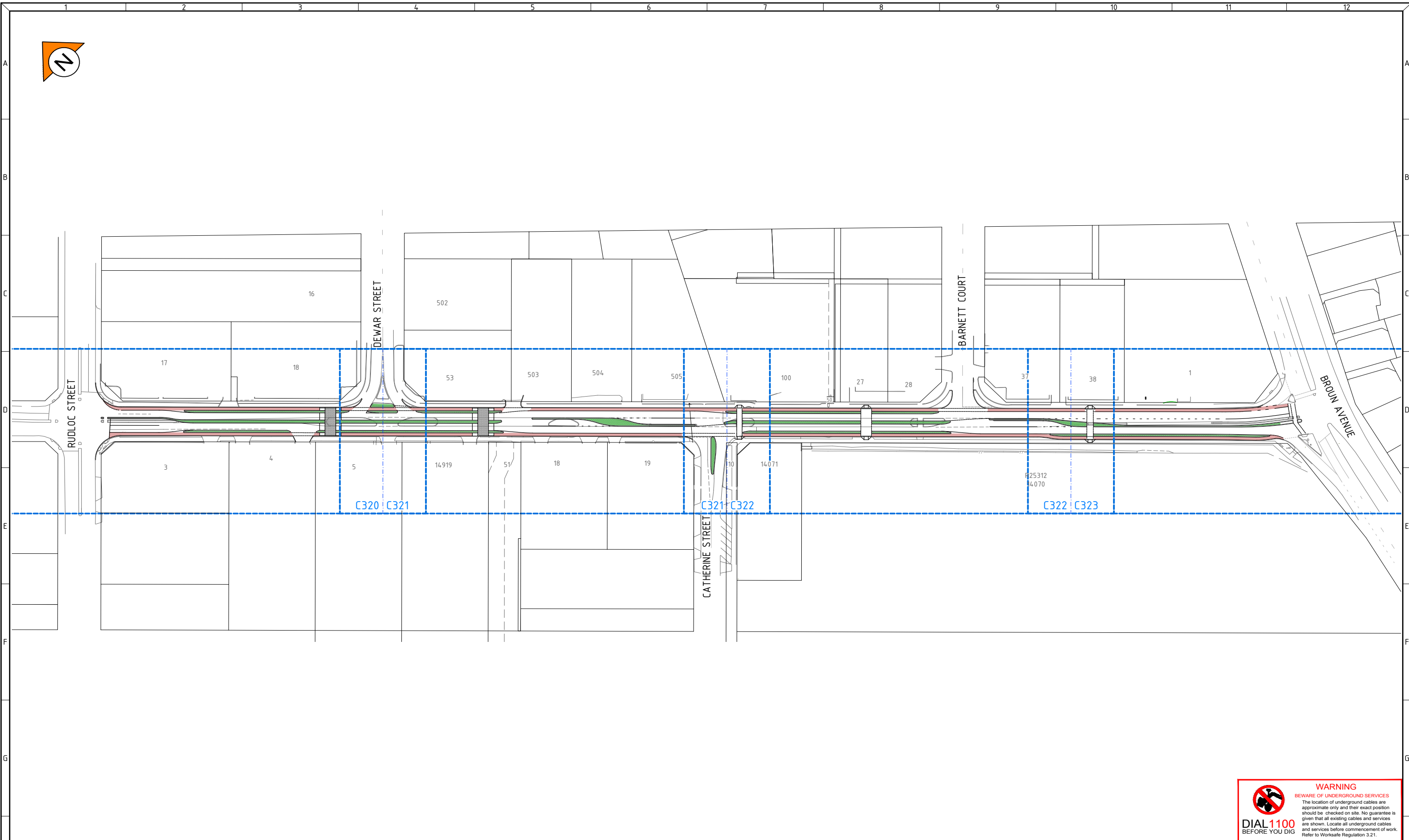
Green (landscape) = 715m²



Pink (cycle paths) = 1420m²



Grey Hatch (pedestrian crossing) = 140m²



REV

DATE

DRAWN

CHECKED

APPROVED

Plotted By: SPark

Plot Date: 09/09/20 - 13:20

Cad File: I:\JDS181486\02 CIVIL\Drawings\JDS181486_C300-C343.dwg

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JDSi

CONSULTING ENGINEERS

Workzone, Level 6, 1 Nash Street, Perth WA 6000

P: (08) 9227 0595 F: (08) 9227 8617

CLIENT:

CITY OF BAYSWATER

PROJECT:

RUSSELL STREET MORLEY STREETSCAPE

DRAWING TITLE:

GENERAL ARRANGEMENT SHEET INDEX

DRAWN

STEVE PARK

DESIGNED

STEVE PARK

PROJECT MANAGER

D HELLMUTH

JDSi PROJECT No.

JDS181486

WAPC No.

SCALE

A1

1:800

DATUM

AHD

CO-ORDS

PCG94

DRAWING No.

C300

REVISION

B

PRELIMINARY

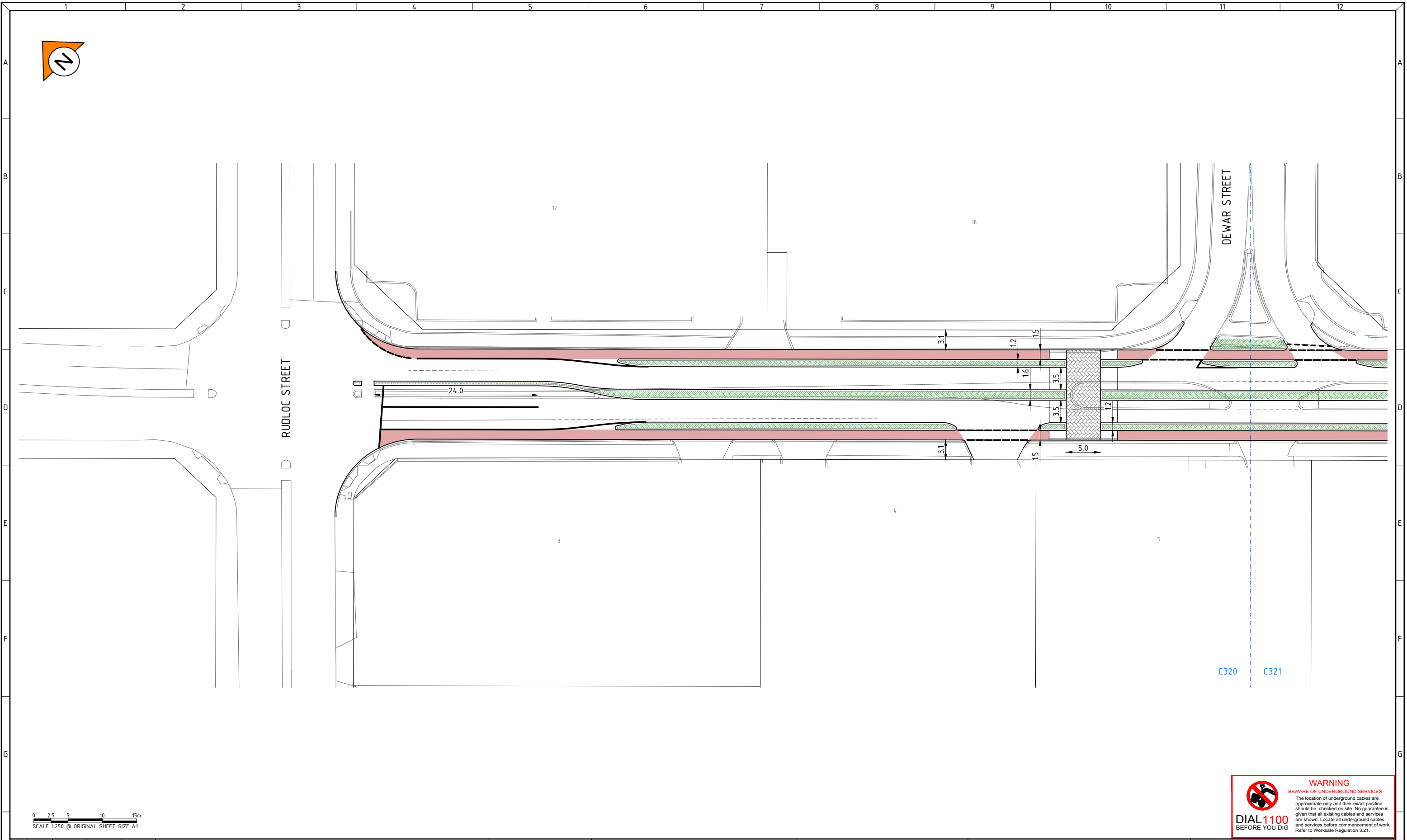
WARNING

BEWARE OF UNDERGROUND SERVICES

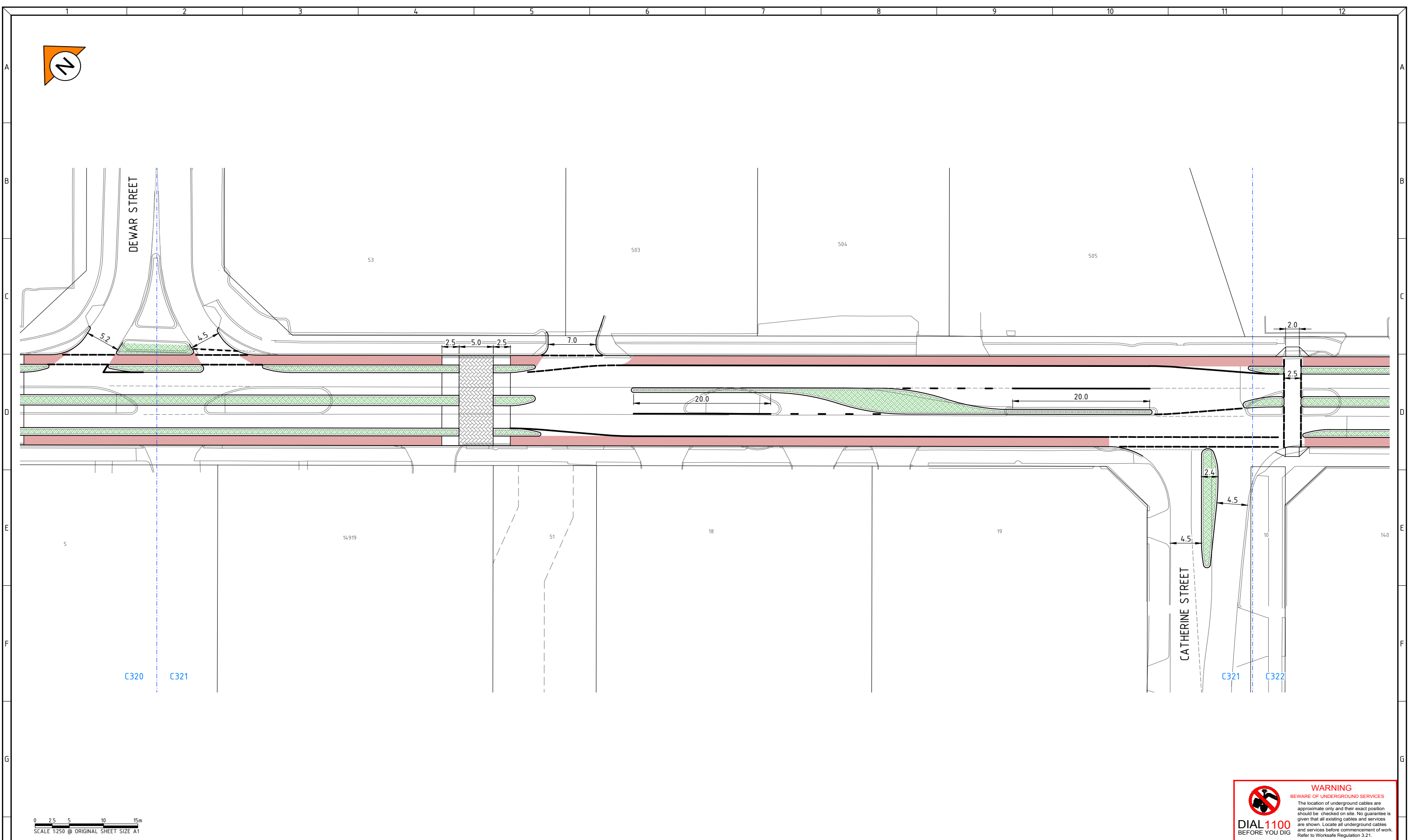
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

DIAL 1100

BEFORE YOU DIG



<div>PRELIMINARY</div>										CITY OF BAYSWATER										PROJECT: RUSSELL STREET MORLEY STREETSCAPE										DRAWN STEVE PARK										WAPC No.																			
																				DRAWING TITLE: DETAILED LAYOUT SHOWING SURFACE FINISHES SHEET 1 OF 4										DESIGNED STEVE PARK										SCALE • A1 1:250																			
																														PROJECT MANAGER D HELLMUTH										DATUM AHD										CO-ORDS PCG94									
																														JDSI PROJECT No. JDS181486										DRAWING No. C320										REVISION B									
Plotted By: Spark										Plot Date: 09/09/20 - 13:20										Cad File: I:\JDS181486\02 CIVIL\Drawings\JDS181486_C300-C343.dwg																																							



0251015

PRELIMINARY

Plotted By: SPark Plot Date: 09/09/20 - 13:19 Cad File: I:\JDS181486\02 CIVIL\Drawings\JDS181486_C300-C343.dwg

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Workzone, Level 6, 1 Nash Street, Perth WA 6000

P: (08) 9227 0595 F: (08) 9227 8617

CLIENT:

CITY OF BAYSWATER

PROJECT:

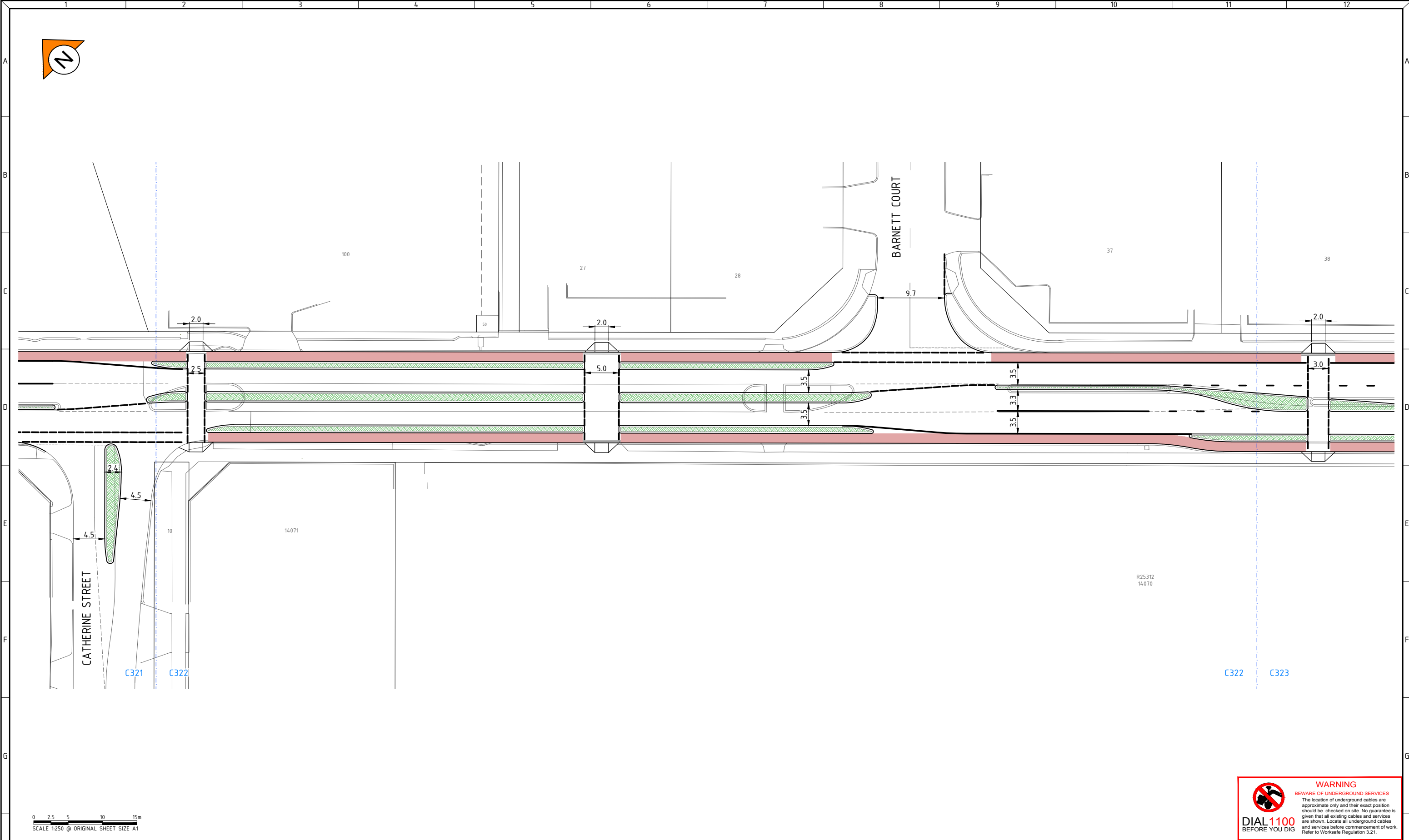
RUSSELL STREET MORLEY STREETScape

DRAWING TITLE:

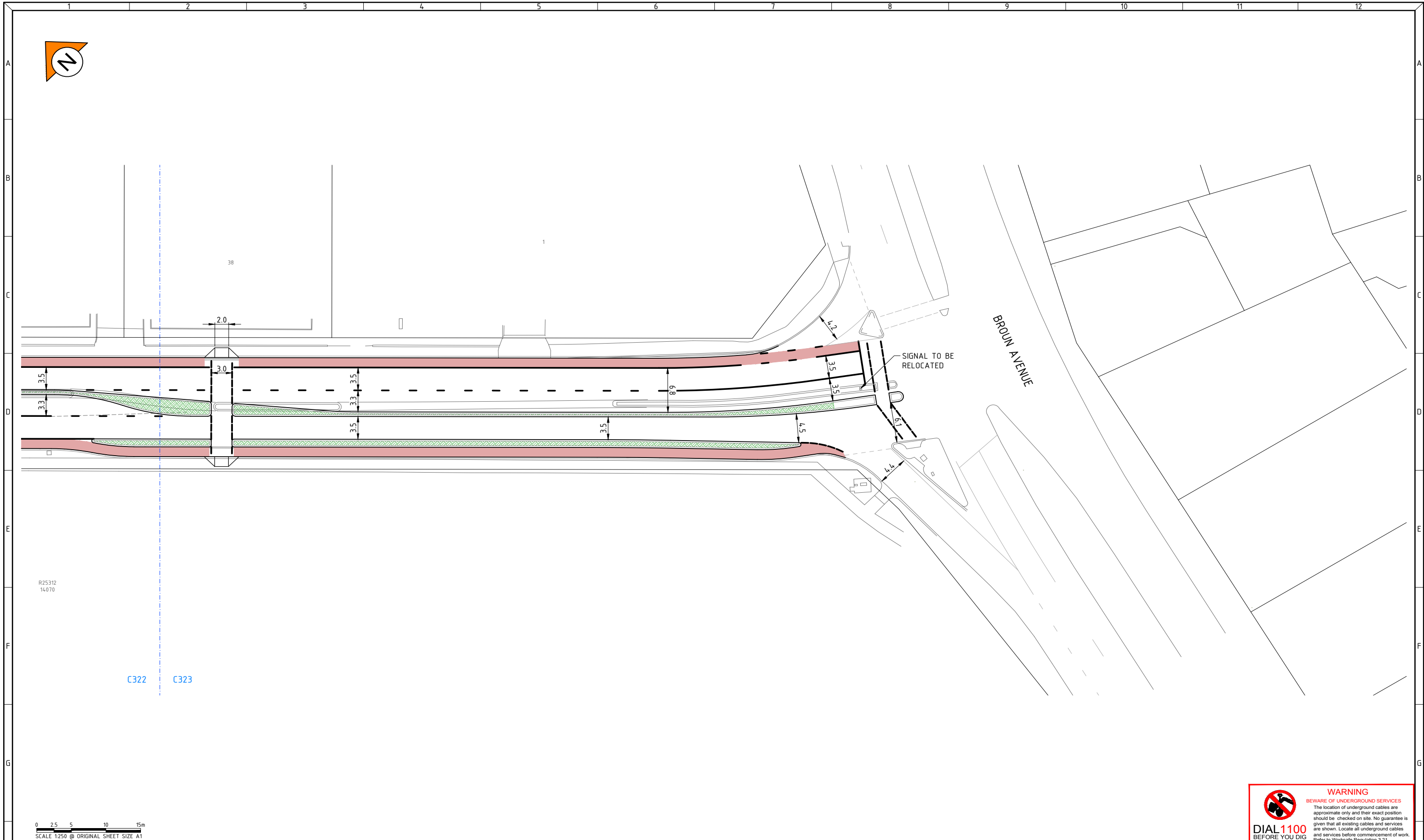
DETAILED LAYOUT SHOWING SURFACE FINISHES

SHEET 2 OF 4

DRAWN	STEVE PARK	WAPC No.
DESIGNED	STEVE PARK	SCALE • A1
PROJECT MANAGER	D HELLMUTH	DATUM
JDSi PROJECT No.	JDS181486	AHD
DRAWING No.	C321	CO-ORDS
REVISION		PCG94



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<div>REV</div> <div>DATE</div> <div>DRAWN</div> <div>CHECKED</div> <div>APPROVED</div> <div>Plotted By: SPark</div> <div>Plot Date: 09/09/20 - 13:19</div> <div>Cad File: I:\JDS181486\02 CIVIL\Drawings\JDS181486_C300-C343.dwg</div>										<div>SWATER CROSS SECTION APPLIED</div> <div>TION</div>										<div>5</div>										<div>6</div>										<div>7</div>										<div>8</div>										<div>9</div>										<div>10</div>										<div>11</div>										<div>12</div>									



PRELIMINARY

SWATER CROSS SECTION APPLIED
TION

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Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

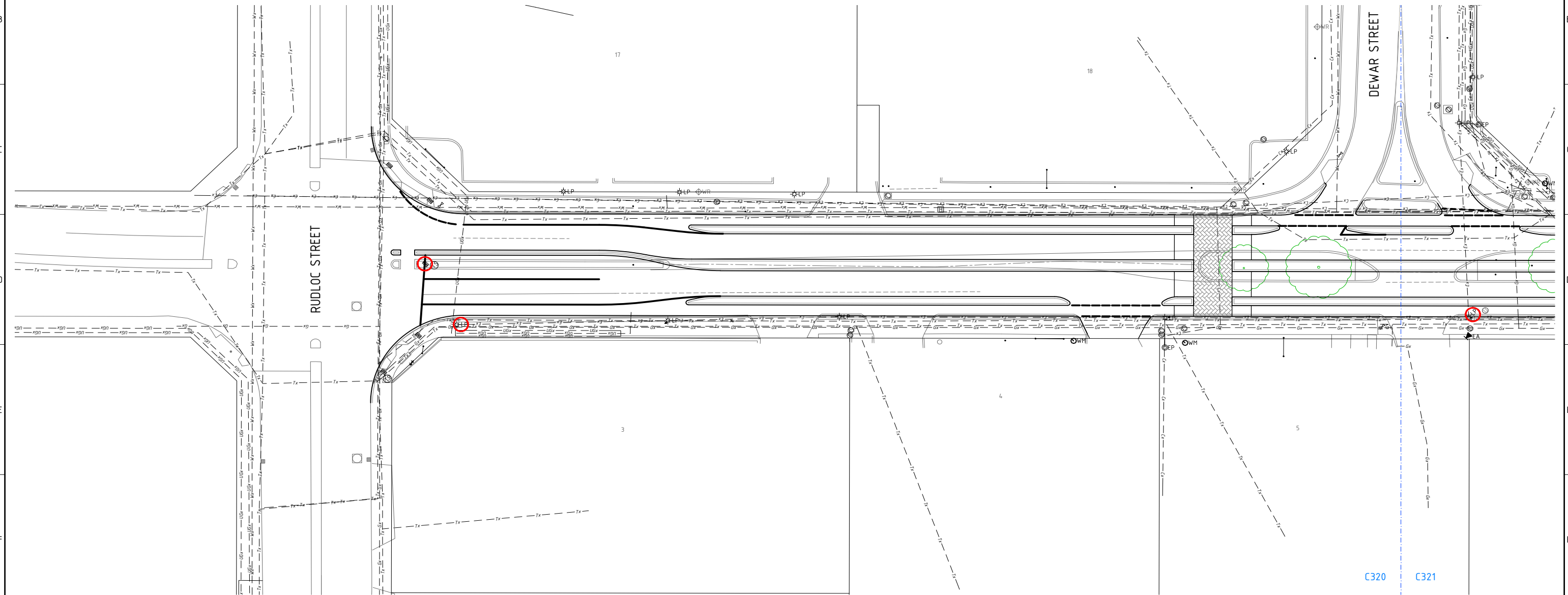
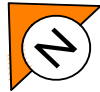
CLIENT:

CITY OF BAYSWATER

PROJECT:
RUSSELL STREET MORLEY
STREETSCAPE

DRAWING TITLE:
DETAILED LAYOUT
SHOWING SURFACE FINISHES
SHEET 4 OF 4

DRAWN STEVE PARK		WAPC No.	
DESIGNED STEVE PARK		SCALE \bullet A1 1:250	
PROJECT MANAGER D HELLMUTH		DATUM AHD	CO-ORDS PCG94
JDS/ PROJECT No.		DRAWING No.	REVISION
JDS181486		C323	B

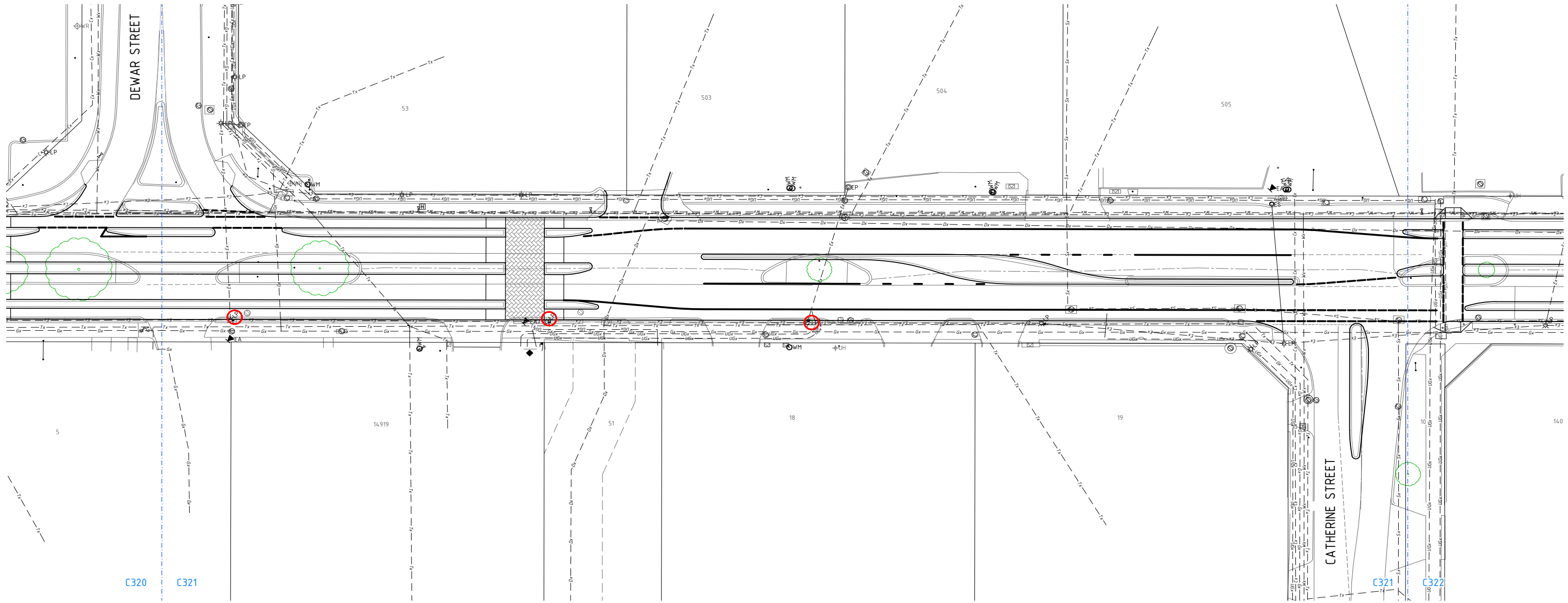
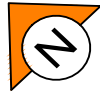


WARNING
BEWARE OF UNDERGROUND SERVICES

The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

DIAL 1100
BEFORE YOU DIG

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Plotted By: SPark												Plot Date: 09/09/20 - 13:19												Cad File: I:\JDS181486\02 CIVIL\Drawings\JDS181486 C300-C343.dwg											



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PRELIMINARY

SWATER CROSS SECTION APPLIED
TION

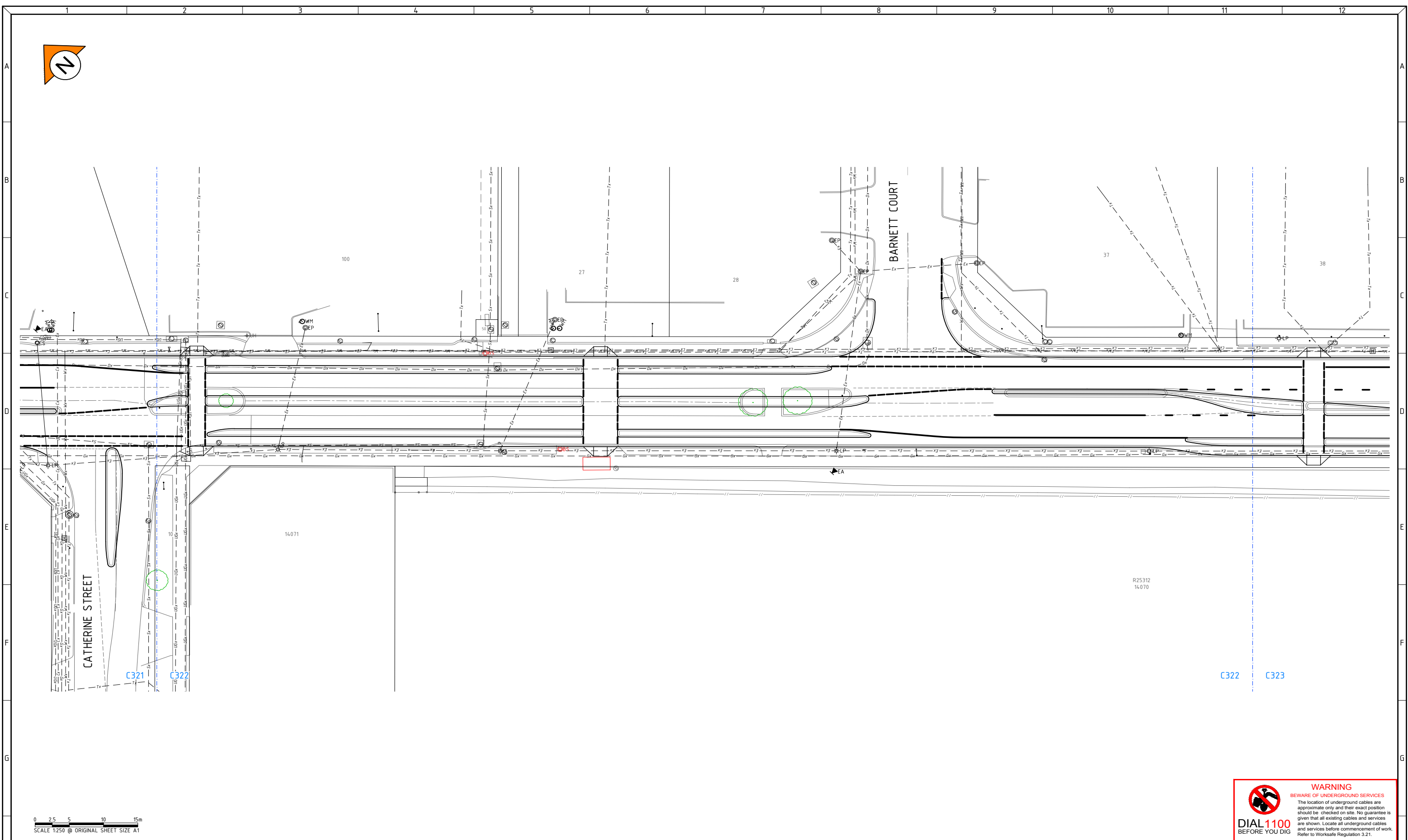
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CLIENT:
CITY OF BAYSWATER

PROJECT:
**RUSSELL STREET MORLEY
STREETSCAPE**
DRAWING TITLE:
**DETAILED LAYOUT
SHOWING SERVICE LOCATIONS
SHEET 2 OF 4**


DRAWN STEVE PARK	WAPC No.	
DESIGNED STEVE PARK	SCALE • A1 1:250	
PROJECT MANAGER D HELLMUTH	DATUM AHD	CO-ORDS PCG94
JDSi PROJECT No. JDS181486	DRAWING No. C341	REVISION B

SWATER CROSS SECTION APPLIED
TION

JDSI
CONSULTING ENGINEERS
Workzone, Level 6, 1 Nash Street, Perth WA 6000
P: (08) 9227 0595 F: (08) 9227 8617

PROJECT:	RUSSELL STREET MORLEY STREETSCAPE
DRAWING TITLE:	DETAILED LAYOUT SHOWING SERVICE LOCATIONS SHEET 3 OF 4

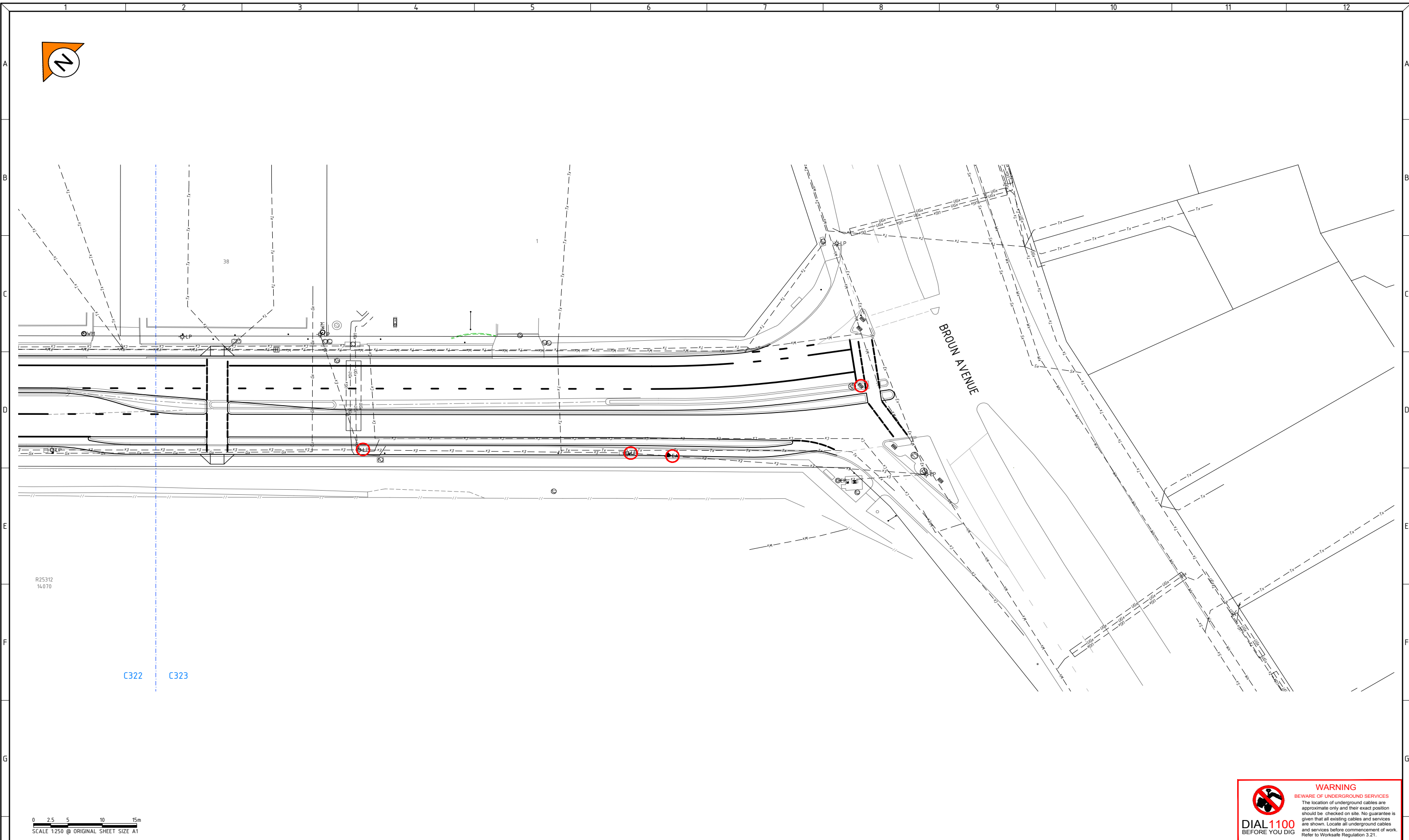
DRAWN		WAPC No.	
STEVE PARK		SCALE ϕ A1	
DESIGNED		1:250	
STEVE PARK			
PROJECT MANAGER		DATUM	CO-ORDS
D HELLMUTH		AHD	PCG94
JDSI PROJECT No.		DRAWING No.	
JDS181486		C342	
			REVISION
			B



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