



T.C.L.V

**3 & 4 Llanfoyst Street, Randwick  
Development Application  
Landscape Architecture**

31.01.2024



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REPORT TITLE

Rev	Date	Purpose
D	31.01.2024	Updated DA Issue



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# SCHEDULE OF AMENDMENTS

## NOTES

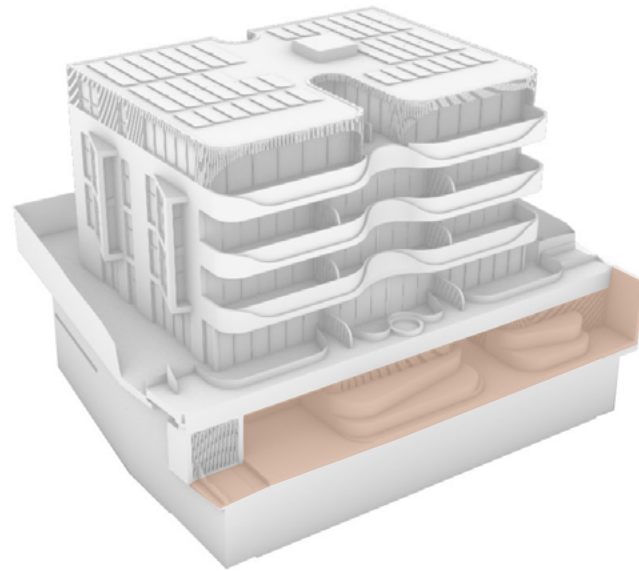
Architectural drawings to match Orosi Development Application Drawings Revision O issued 31/01/2024.  
Contentions listed in the Schedule of Amendments refers to the Statement of Facts and Contentions, 19th December 2023.

Drawing Number	Item Number	Item No.	TCL Preliminary Response	Revision
L001	1	Contention 5 (a) Landscaping along the front boundary is restricted by the basement being built to the boundary and the creation of a stepping landscape form to the street that is not a characteristic element in the street.	<p>The stepped planters provide bio-diverse, green amenity which compliments local topography and allows the building to sensitively settle into it's hillside location while providing additional greening to the streetscape.</p> <p>We consider the additional greening of the street edge to be desirable over a built form solution. Updated planting species and intent have been detailed in this report, pages 6-9.</p>	Rev D
L001 & L002	2 (Refer No.8 Landscape Diagram Page DA7001,Orosi Architects Development Application Drawings)	Contention 5 (b) The applicant has not demonstrated that the proposal provides 30% of its site area as landscaped area noting the landscaped area definition under the SEPP (Housing) 2021 refers to that part of the site not occupied by a building. The plans do not clearly illustrate compliance and the basement is considered to be part of the building.	The total landscape area is at 370.12 m2, which equals to 47.17% site area. Refer No.8 Landscape Diagram Page DA7001, Orosi Architects Development Application Drawings.	Rev D
L001	3	Tree 01 Removed	Advice as per 'Botanics Tree Wise People' Arborist Report, Jan 2024. 4.1. <i>Tree 1 has been identified as a Cupaniopsis anacardiodes , or Tuckeroo located on the site's front verge. The tree has grown to approximately 8m in height and is supported on a co dominant basal structure. The tree has been allocated a Moderate Landscape Significance and a retention value of Consider for Removal.</i>	Rev D
L001 & L002	4	Updated Architectural drawings to Match Orisi Development Application Drawings Revision O.		Rev D
L001	5	Front of building landscape design amended to allow for OSD tank maintenance access;		Rev D
L001	6	The north end of the street landscape planter box design amended to conceal the newly proposed location for gas meter and water meter;		Rev D
L001	7	Entry foyer wall amended to show battened metal gate, batten spaced at 100mm apart.		Rev D
L001	8	The south end of the street landscape planter box design amended to conceal the Fire Hydrant Booster;		Rev D
L301	9	Updated Planting Plan and numbers to suit amended design.		
L303	10	Landscape Maintenance Schedule		Rev D



# L001 BASEMENT 1

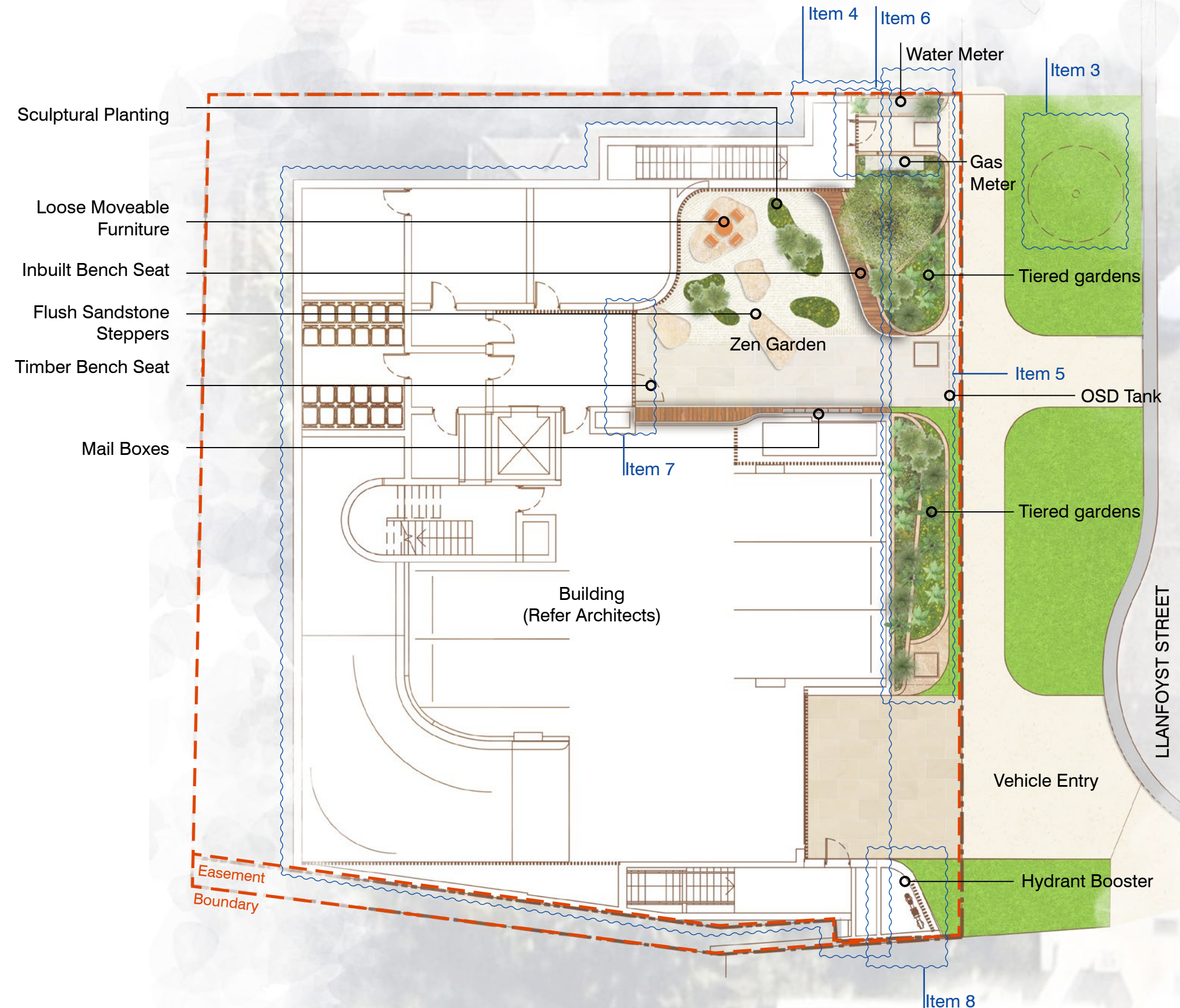
Location Digram:



The basement internal landscape area will function as a tranquil and peaceful space for users to rest and relax. The focus is on celebrating and showcasing high quality materials, in a playful and contrasting manor.

Landscape elements include:

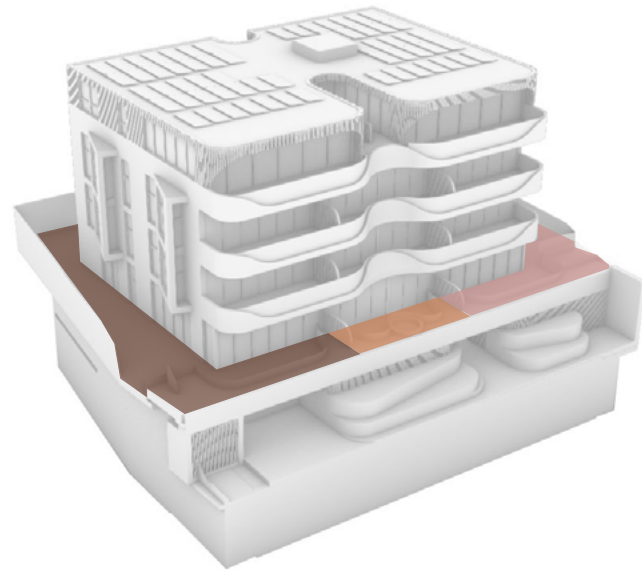
- Timber Bench Seating
- Sculptural Planting
- Crushed Gravel
- Large Sandstone Steppers
- Terraced Gardens
- Loose Moveable Furniture





# L002 GROUND FLOOR

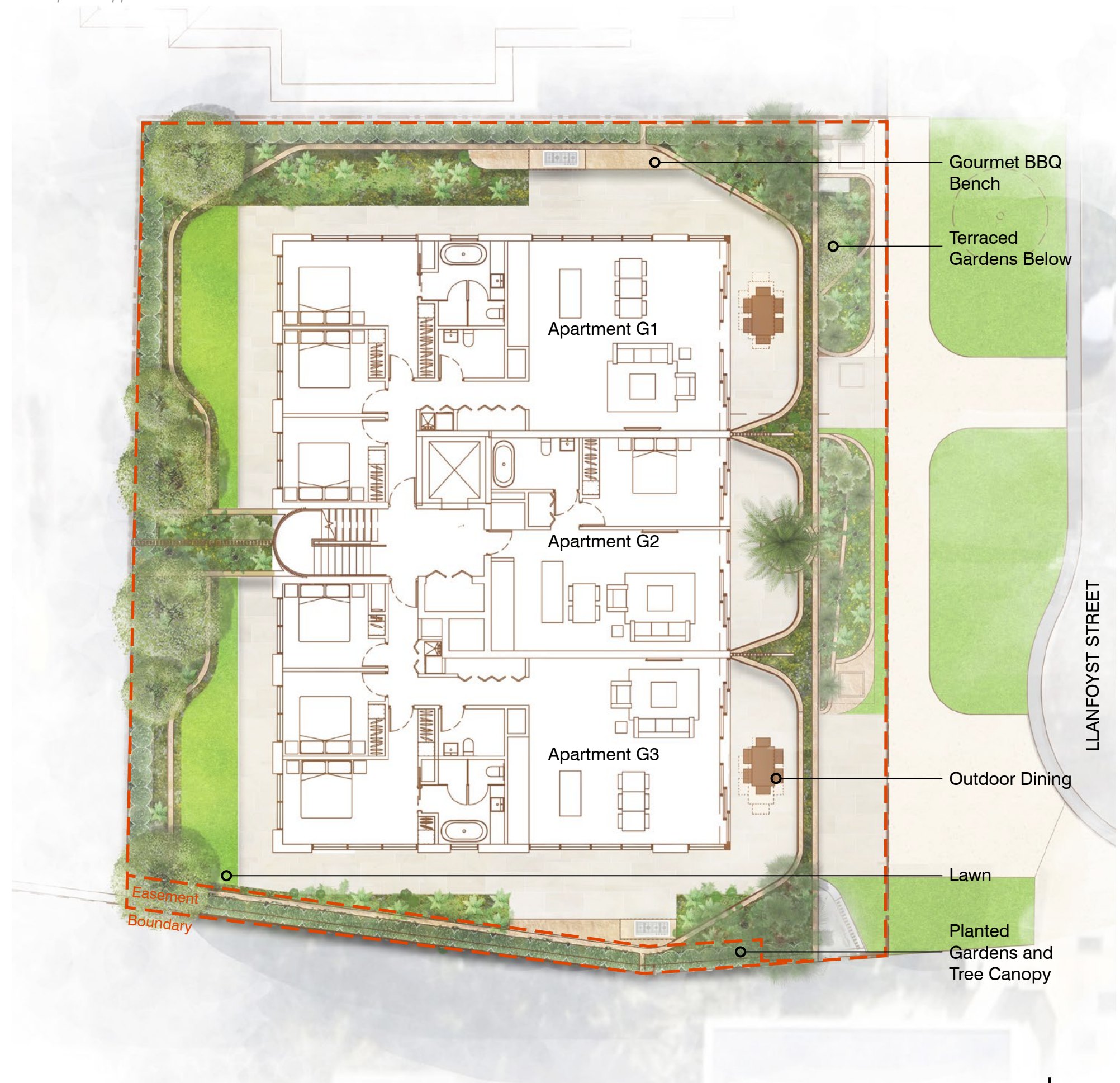
Location Digram:



The Ground Floor external living spaces are abundant in greenery and tree canopy coverage. The external spaces provide a balance of passive areas for rest and respite, alongside more active areas for play and gathering.

Landscape elements include:

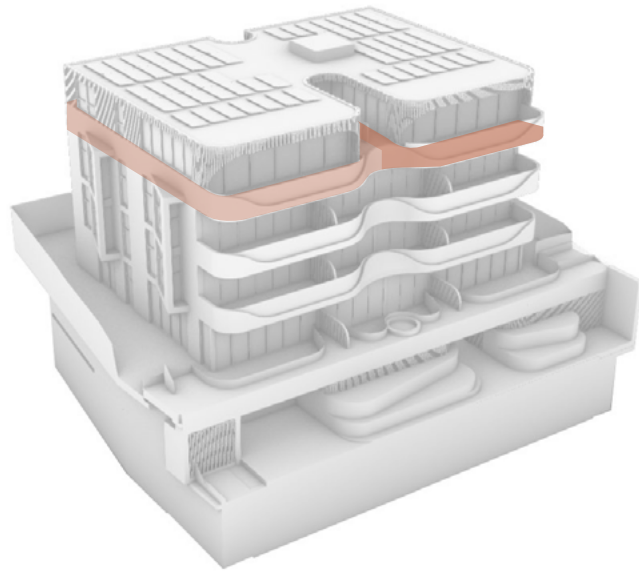
- Tactile Lawn.
- Hedging as screening.
- Layered raised planters and planting.
- Loose/movable furniture.
- Tree Canopy and Dense Planting





# L003 THIRD FLOOR

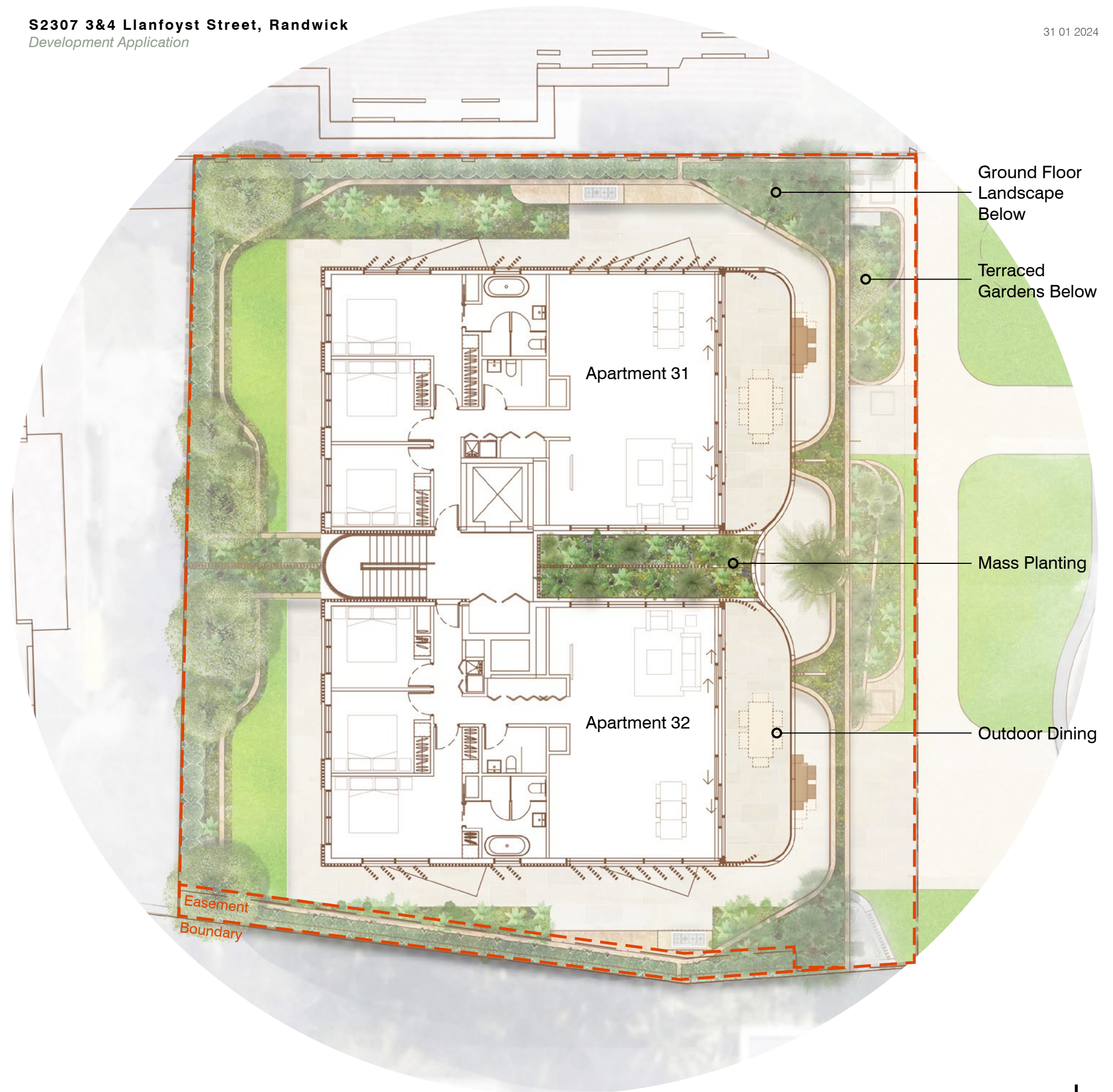
Location Digram:



The third floor is host to penthouse Apartments 31 and 32. The external areas will be a luxurious experience of outdoor living. Using fine quality materials and greening to soften the landscape.

Landscape elements include:

- Outdoor Dining
- Planting in Pots
- Edible Plants
- Dense Planted Buffer





# L301 PLANTING | BASEMENT 1

The planting design for the basement level is comprised of two planting mixes.

Planting Mix BA is intended to be a sculptural garden of which moulds the landscape design. Being a low-light area, Planting Mix BA is comprised of plants which are tolerant to shade and can grow in these conditions. The following pages discuss several options of planting species which would be suitable for this location.

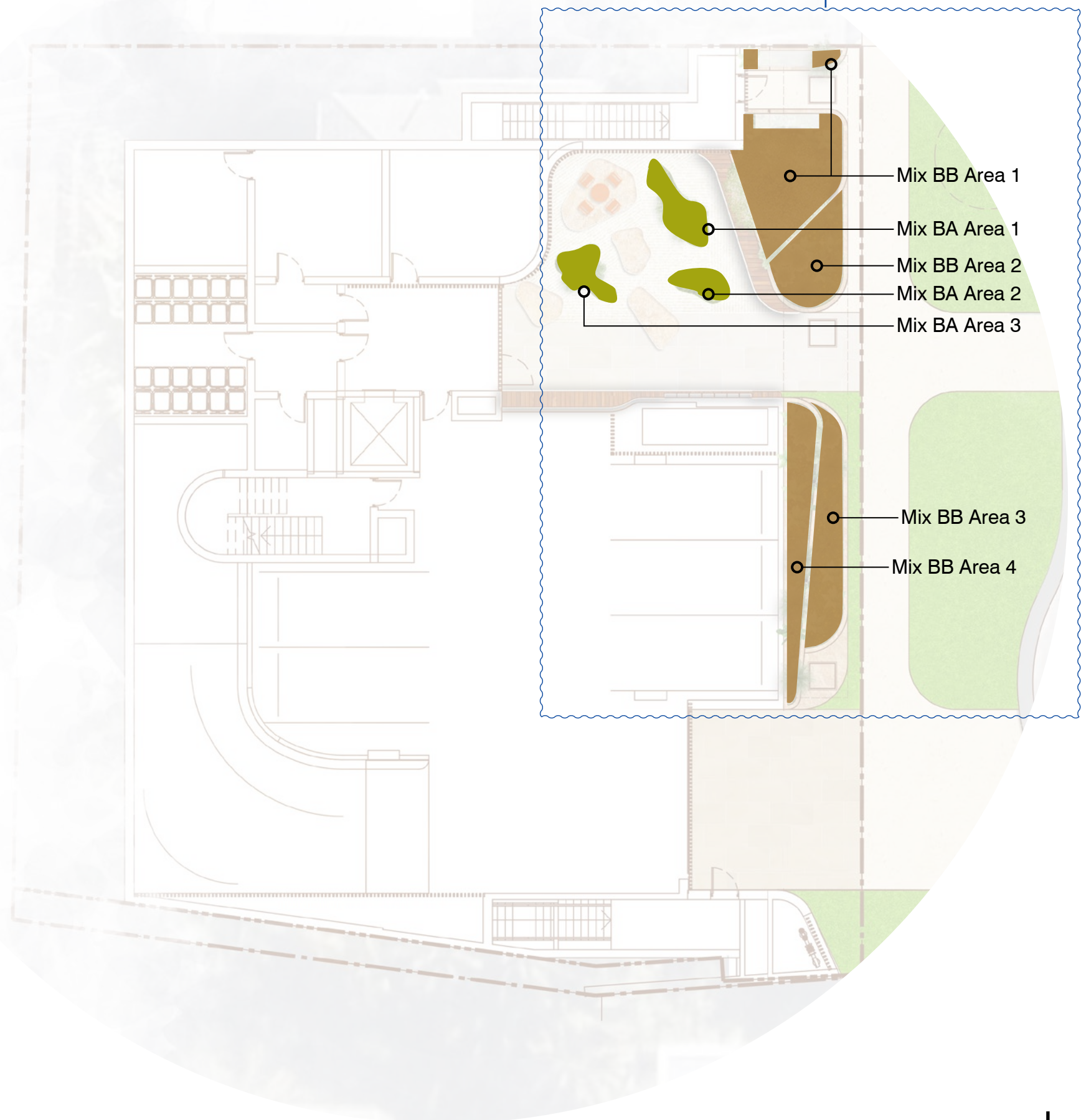
Planting Mix BB is comprised of a mixture of plants which both architectural in form and provide a full, green outlook. The selected plant species include a mixture of exotic and native plants. The later of which contributes to the biodiversity of the area and the overall character of Randwick.

## LEGEND



Planting Inspiration Images

Item 9





## L301A PLANTING | BASEMENT 1

The undercover Japanese inspired garden in is south facing and receives low light. The options below indicate plant species options that could work in this space, subject to a detailed design study. The brief this space is low maintenance planting to create the curvaceous forms depicted in the design. Over their lifespan, all plants require some form of maintenance, the planting in this location will require ongoing irrigation.

Ferns are a great option of low-light spaces. They like moist environments and there a variety of species to choose from. Bracken, Waterferns and the Mother Shield fern are examples of attractive ferns which can be incorporated into the landscape.

Groundcovers such as Kidney Weed, Native Violet and Mondo Grass provide a dense carpet of greenery and can grow within shade. They require limited pruning due to their low height and form.

Leopard Plants, Hostas and Philodendrons are examples of shade tolerant plants with lush green leaves and an attractive larger form. Hostas are available in a wide range of different colours and form as too are Philodendrons, they can provide a full shape when planted in mass and are very attractive when used as a feature plant.

**Fishbone Waterfern**  
*Blechnum nudum*

**Mother Shield Fern**  
*Polystichum proliferum*

**Kidney Weed**  
*Dichondra repens*

**Leopard Plant**  
*Farfugium japonicum*

**Winterboun**  
*Philodendron xanadu*



**Soft Bracken**  
*Calochlaena dubia*



**Native Violet**  
*Viola banksii*

**Mondo Grass**  
*Ophiopogon japonicus*



**Plantain lilies**  
*Hosta*

### FERNS

### GROUNDCOVERS

### LUSH & GREEN



# L301B BASEMENT 1 | PLANTING MIX BA



**Fishbone Waterfern**  
*Blechnum nudum*



**Mother Shield Fern**  
*Polystichum proliferum*



**Soft Bracken**  
*Calochlaena dubia*



**Kidney Weed**  
*Dichondra repens*



**Native Violet**  
*Viola banksii*



**Mondo Grass**  
*Ophiopogon japonicus*



**Plantain lilies**  
*Hosta*



**Winterboun**  
*Philodendron xanadu*



**Leopard Plant**  
*Farfugium japonicum*

Mix BA 6m2   Option 1 - Ferns				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Blechnum nudum</i>	Silver Lady Fern	1m x 1m	1/m <sup>2</sup>	6
<i>Calochlaena dubia</i>	Soft Bracken	2m x 1.5m	1/m <sup>2</sup>	6
<i>Polystichum proliferum</i>	Mother Shield Fern	0.4m x 0.4m	2/m <sup>2</sup>	12
Mix BA 6m2   Option 2 - Groundcovers				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Dichondra repens</i>	Kidney Weed	0.1m x 1m	2/m <sup>2</sup>	12
<i>Ophiopogon japonicus</i>	Mondo Grass	0.5m x 0.3m	2/m <sup>2</sup>	12
<i>Viola banksii</i>	Native Violet	0.2m x 1m	2/m <sup>2</sup>	12
Mix BA 6m2   Option 3 - Lush & Green				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Farfugium japonicum</i>	Leopard Plant	0.6m x 0.6m	2/m <sup>2</sup>	12
<i>Hosta</i>	Plantain Lillies	Sizes Varie	1/m <sup>2</sup>	6
<i>Philodendron xanadu</i>	Winterboun	1.5m x 1.5m	1/m <sup>2</sup>	6



## L301C BASEMENT 1 | PLANTING MIX BB

**Cousin It***Casuarina glauca 'Cousin It'***Silver Falls***Dichondra repens***Chalk Sticks***Senecio serpens***Cushion Bush***Leucophyta brownii***Kalanchoe Silver Spoons***Kalanchoe bracteata***Pig Face***Carpobrotus rossii***Sago Palm***Cycad revoluta***Kangaroo Paw***Anigozanthos flavidus***Grass Tree***Xanthorrhoea resinosa*

Mix BB 30m2				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Anigozanthos flavidus</i>	Kangaroo Paw	1m x 1m	1/m <sup>2</sup>	30
<i>Carpobrotus rossii</i>	Pig Face	0.4m x 2m	1/m <sup>2</sup>	30
<i>Casuarina glauca 'Cousin It'</i>	She-oak	0.2m x 2m	1/m <sup>2</sup>	30
<i>Cycad revoluta</i>	Sago Palm	2m x 1.5m	Feature Plant	3
<i>Dichondra repens 'Silver Falls'</i>	Kidney Weed	0.8m x 0.5m	2/m <sup>2</sup>	60
<i>Kalanchoe bracteata</i>	Silver Spoons	1m x 1m	1/m <sup>2</sup>	30
<i>Leucophyta brownii</i>	Cushion Bush	1.2m x 1.2m	1/m <sup>2</sup>	30
<i>Senecio serpens</i>	Blue Chalk Sticks	0.2m x 1m	1/m <sup>2</sup>	30
<i>Xanthorrhoea resinosa</i>	Grass Tree	2m x 1.5m	Feature Plant	3



# L302 PLANTING | GROUND FLOOR





The planting design for the ground floor is comprised of four planting mixes. Planting Mix GA pays homage to Planting Mix BB on the below street level. Feature plants have been incorporated to provide interest and visual appeal.

Planting Mix GB is comprised of a mixture of lush plants which will create an overall full form of deep green hues. It is intended to be a dense understorey layer.

Planting Mix GC is a selection of plants intended to provide a screening affect from neighbouring properties. It is comprised of three hedging options and a variety of climbing plants to soften the walls.

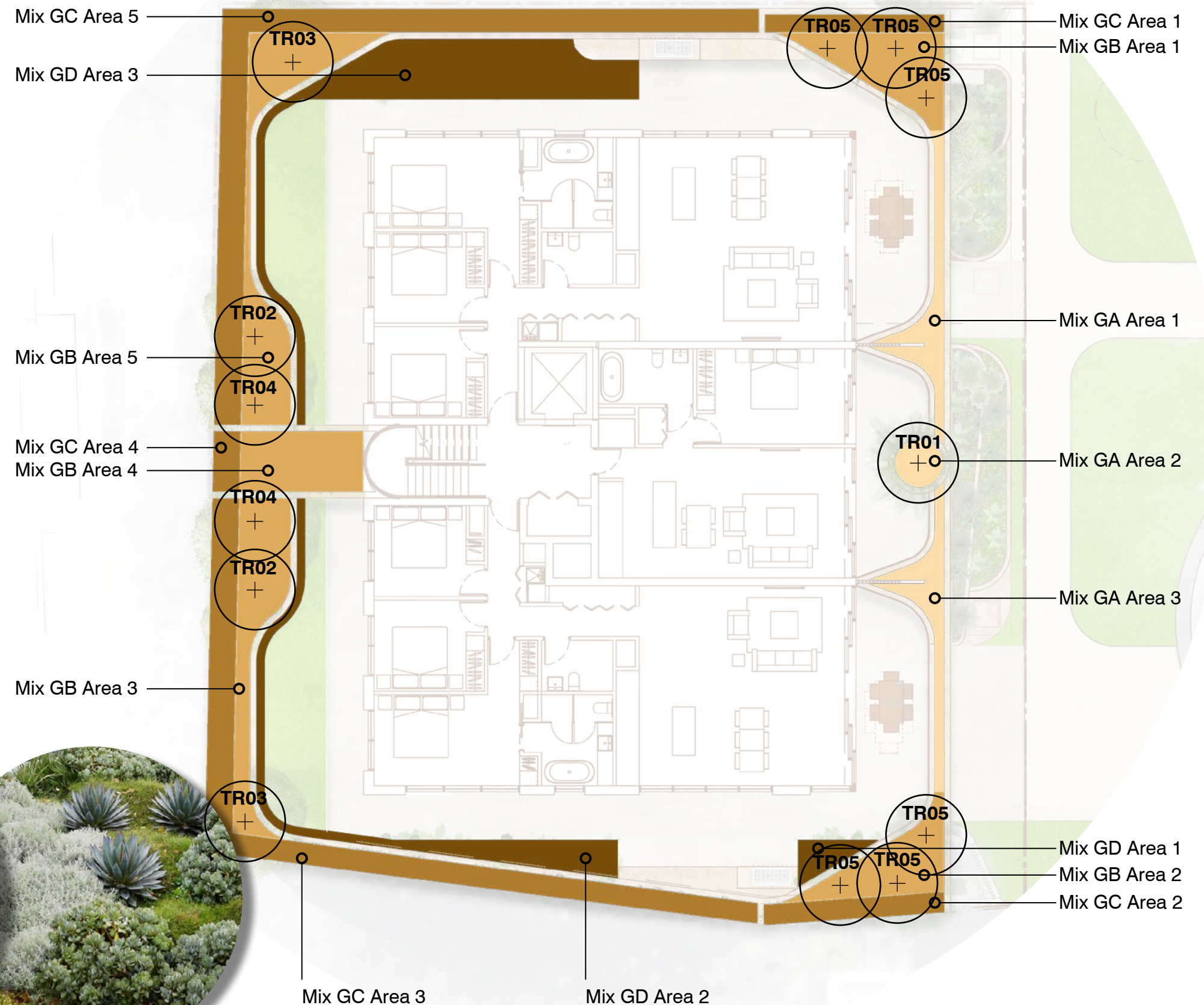
Planting Mix GD offers a range of small groundcover plants which will be situated in a low planter adjacent to the landscape walls.

## LEGEND

	Planting Mix GA
	Planting Mix GB
	Planting Mix GC
	Planting Mix GD



Planting Inspiration Images





## L302A GROUND FLOOR | PLANTING MIX GA

**Cousin It***Casuarina glauca 'Cousin It'***Silver Falls***Dichondra repens***Chalk Sticks***Senecio serpens***Cushion Bush***Leucophyta brownii***Kalanchoe Silver Spoons***Kalanchoe bracteata***Pig Face***Carpobrotus rossii***Imperial Bromeliad***Alcantarea imperialis 'rubra'***Agave Blue Glow***Agave attenuata x agave ocahui***Aloe Baby Bush Yellow***Aloe hybrid 'LEO 4520'*

Mix GA 10m2				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Agave attenuata x agave ocahui</i>	Agave Blue Glow	0.6m x 0.6m	1/m <sup>2</sup>	10
<i>Alcantarea imperialis 'rubra'</i>	Imperial Bromeliad	2m x 2m	1/m <sup>2</sup>	10
<i>Aloe hybrid 'LEO 4520'</i>	Aloe Baby Bush Yellow	0.3m x 0.3m	1/m <sup>2</sup>	10
<i>Carpobrotus rossii</i>	Pig Face	0.4m x 2m	1/m <sup>2</sup>	10
<i>Casuarina glauca 'Cousin It'</i>	She-oak	0.2m x 2m	1/m <sup>2</sup>	10
<i>Dichondra repens 'Silver Falls'</i>	Kidney Weed	0.8m x 0.5m	2/m <sup>2</sup>	20
<i>Kalanchoe bracteata</i>	Silver Spoons	1m x 1m	1/m <sup>2</sup>	10
<i>Leucophyta brownii</i>	Cushion Bush	1.2m x 1.2m	1/m <sup>2</sup>	10
<i>Senecio serpens</i>	Blue Chalk Sticks	0.2m x 1m	1/m <sup>2</sup>	10



# L302B GROUND FLOOR | PLANTING MIX GB



**Cousin It**

*Casuarina glauca 'Cousin It'*



**Dwarf Acacia**

*Acacia cognata 'Limelight'*



**Silver Lady Fern**

*Blechnum gibbum*



**Blue Flax Lily**

*Dianella caerulea*



**Winterboun**

*Philodendron 'Xanadu'*



**Birds Nest Fern**

*Asplenium australasicus*



**Night-Scented Lily**

*Alocasia odora*



**Fruit Salad Plant**

*Monstera deliciosa*



**Tractor Seat**

*Ligularia reniformis*

Mix GB 55m2				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Acacia cognata 'Limelight'</i>	Dwarf Acacia	0.7m x 1m	1/m <sup>2</sup>	55
<i>Alocasia odora</i>	Night-Scented Lily	1.5m x 0.9m	1/m <sup>2</sup>	55
<i>Asplenium australasicus</i>	Birds Nest Fern	1.5m x 1.5m	1/m <sup>2</sup>	55
<i>Blechnum gibbum</i>	Silver Lady Fern	1m x 1m	1/m <sup>2</sup>	55
<i>Casuarina glauca 'Cousin It'</i>	She-oak	0.2m x 2m	1/m <sup>2</sup>	55
<i>Dianella caerulea</i>	Blue Flax Lily	1m x 1.5m	1/m <sup>2</sup>	55
<i>Ligularia reniformis</i>	Tractor Seat	0.8m x 0.8m	1/m <sup>2</sup>	55
<i>Monstera deliciosa</i>	Fruit Salad Plant	1.5m x 1.5m	1/m <sup>2</sup>	55
<i>Philodendron 'Xanadu'</i>	Winterboun	1.5m x 1.5m	1/m <sup>2</sup>	55



# L302C GROUND FLOOR | PLANTING MIX GC



Screening Hedge Option 1 |  
**Blueberry Ash**  
*Elaeocarpus reticulatus*



Screening Hedge Option 2 |  
**Common Lily Pilly**  
*Syzygium smithii*



Screening Hedge Option 3 |  
**Weeping Fig**  
*Ficus benjamina*



**Bower of Beauty**  
*Pandorea jasminoides*



**Wonga Wonga Vine**  
*Pandorea pandorana*



**Black Coral Pea**  
*Kennedia nigricans*

Mix GC 60m2				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9m x 3m	1/m <sup>2</sup>	60
<i>Ficus benjamina</i>	Weeping Fig	10 x 7m To be pleached	1/m <sup>2</sup>	60
<i>Kennedia nigricans</i>	Black Coral Pea	5m x 5m	Feature Plant	5
<i>Pandorea jasminoides</i>	Bower of Beauty	4m x 4m	Feature Plant	5
<i>Pandorea pandorana</i>	Wonga Wonga Vine	2m x 2m	Feature Plant	5
<i>Syzygium smithii</i>	Common Lily Pilly	5m x 3m	1/m <sup>2</sup>	60



L302D GROUND FLOOR | PLANTING MIX GD



Yareena  
*Myoporum parvifolium*



Kidney Weed  
*Dichondra repens*



Native Violet  
*Viola banksii*



Bugle  
*Ajuga reptans*



Lily Turf  
*Liriope muscari*



Silver Spurflower  
*Plectranthus argentatus*

Mix GD 57m2				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Ajuga reptans</i>	Bugle	0.2m x 0.3m	2/m²	114
<i>Dichondra repens</i>	Kidney Weed	0.1m x 1m	1/m²	57
<i>Liriope muscari</i>	Evergreen Giant	0.6m x 0.2m	2/m²	114
<i>Myoporum parvifolium</i>	Yareena	0.3m x 2m	1/m²	57
<i>Plectranthus argentatus</i>	Silver Spurflower	0.4m x 0.7m	2/m²	114
<i>Viola banksii</i>	Native Violet	0.2m x 1m	1/m²	57



## L302E GROUND FLOOR | TREES



TR01 Option 1 | Bottle Tree

*Brachychiton rupestris*

TR01 Option 2 | Dragon Tree

*Dracaena draco*

TR02 | Water Gum

*Tristaniopsis laurina*

TR03 | Tuckeroo

*Cupaniopsis anacardioides*

TR04 | Coastal Banksia

*Banksia integrifolia*

TR05 | Cabbage Tree Palm

*Livistona australis*

Ground Floor Trees				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Banksia integrifolia</i>	Coastal Banksia	12m x 6m	As per plan	2
<i>Brachychiton rupestris</i>	Bottle Tree	8m x 4m	As per plan	1
<i>Cupaniopsis anacardioides</i>	Tuckeroo	8m x 7m	As per plan	2
<i>Dracaena draco</i>	Dragon Tree	8m x 5m	As per plan	1
<i>Livistona australis</i>	Cabbage Tree Palm	20m x 8m	As per plan	6
<i>Tristaniopsis laurina</i>	Water Gum	8m x 6m	As per plan	2



# L303 PLANTING | THIRD LEVEL

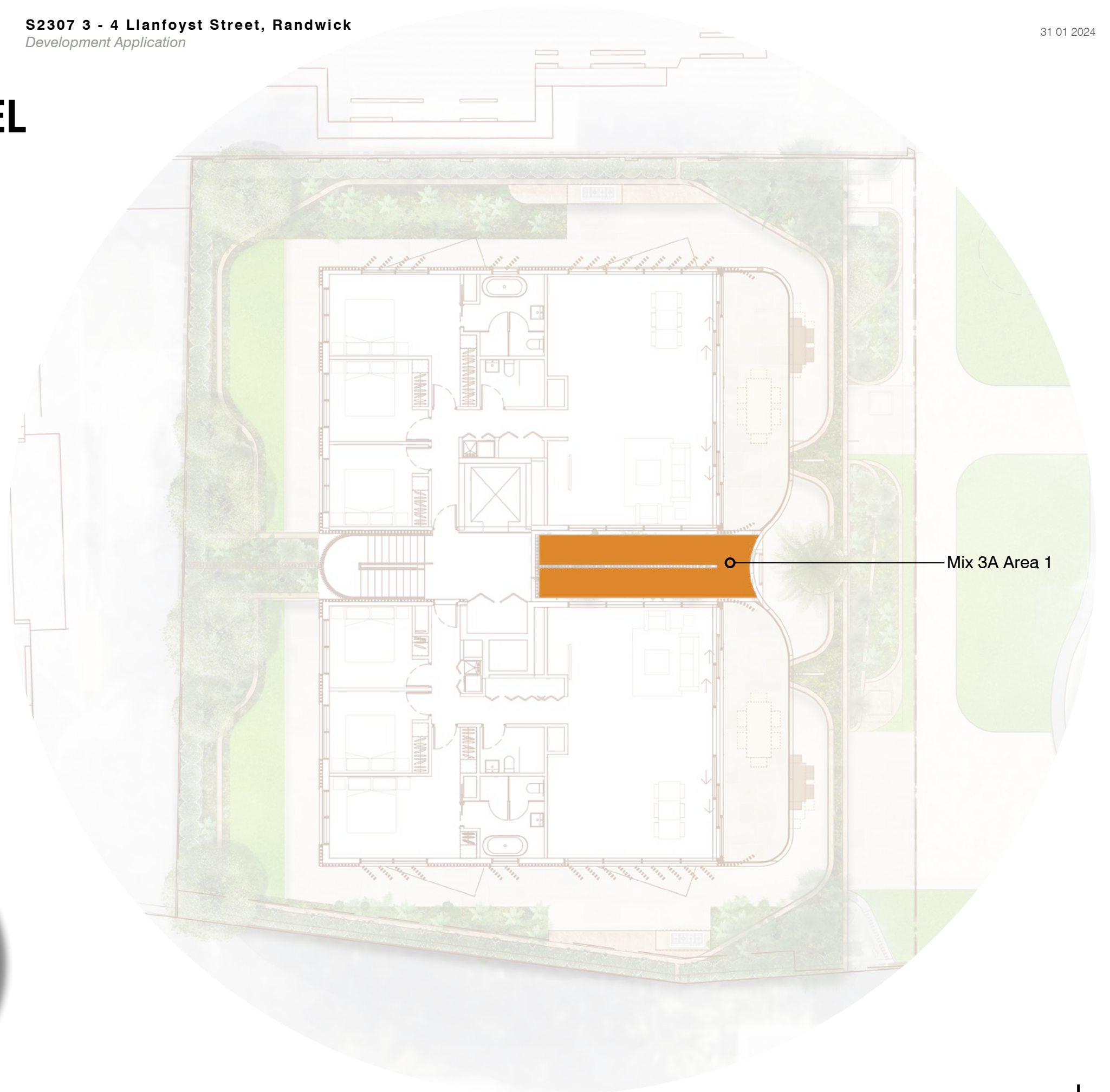
Planting Mix 3A is intended to provide a green outlook from the adjacent apartments, as well as moment of colour. The planting composition is varied with plants of different shapes, sizes and textures. Cascading plants intend to soften the front facade of the building.

## LEGEND

 Planting Mix 3A



Planting Inspiration Images





# L302A THIRD LEVEL | PLANTING MIX 3A



**Cousin It**  
*Casuarina glauca 'Cousin It'*



**Silver Falls**  
*Dichondra repens*



**Grass Tree**  
*Xanthorrhoea resinosa*



**Kangaroo Paw**  
*Anigozanthos flavidus*



**Costal Rosemary**  
*Westringia fruticosa*



**Lomandra**  
*Lomandra longifolia 'Verday'*

Mix 3A 18m2				
Botanical Name	Common Name	Mature HxW	Spacings	QTY
<i>Anigozanthos flavidus</i>	Kangaroo Paw	1m x 1m	Feature Plant	5
<i>Casuarina glauca 'Cousin It'</i>	She-oak	0.2m x 2m	1/m <sup>2</sup>	18
<i>Dichondra repens 'Silver Falls'</i>	Kidney Weed	0.8m x 0.5m	1/m <sup>2</sup>	18
<i>Lomandra longifolia 'Verday'</i>	Lomandra	0.6m x 0.6m	1/m <sup>2</sup>	18
<i>Westringia fruticosa</i>	Coastal Rosemary	1m x 1m	1/m <sup>2</sup>	18
<i>Xanthorrhoea resinosa</i>	Grass Tree	2m x 1.5m	Feature Plant	3



## L303 MAINTENANCE SCHEDULE

Item 10

ITEM	DESCRIPTION	FREQUENCY	NOTES
Fertilising	Garden beds/Green Wall	Monthly	Appropriate to season
Replacement Planting	Inspect all plant material to maintain active healthy growth. Plants shall be healthy, pest and disease free. Dead and senescent shrubs shall be removed. Replacement of failed/ damaged plants and grass areas. Surface of garden bed areas shall be 95% covered by plant growth.	Weekly	Replacements planted at the appropriate time of the year, or at the direction of the Landscape Architect/ Principal
Soil Testing	Undertake on a regular basis to ensure water holding capacity is optimal, nutrient levels are optimal, compaction of soil is not affecting growth. Soil pH shall be maintained at a level between 6.0 and 7.0	Quarterly	
Plant care, Arboricultural maintenance, pruning	Prune to maintain true to form appearance and remove any dead or damaged branches. Prune street trees to ensure vehicle sightlines are maintained at all times. Prune shrubs to promote dense foliage, maintain the condition and shape and to remove any broken or damaged growth. Dead head plants within 7 days of flower heads declining, with the exception of native grasses which shall be dead-headed annually after summer. Replace any missing plants from garden beds to maintain original plant densities.	Quarterly  Monthly  Weekly	As required, appropriate to season
Mulching	Maintain min. 75mm depth of mulch to planting beds. Maintain 150mm depth Tree surrounds. Ensure stems of shrubs and trunks of trees are free of mulch.	Monthly	
Cleaning and maintenance of all furniture, structures, garden beds, timber decking etc.	Repair of vandalism and removal of graffiti.  Sand down any timber in any structure or fence where splinters are protruding to create a flat surface  Oil timber seats, decking, etc.  Clean furniture with warm soapy water quarterly. Cleaning all paved areas of building dirt and mud. Monitoring of all landscape lighting.	Weekly  Annually Annually  Quarterly	As required
Repair of Vandalism	Notify Superintendent / Principal asap	Weekly	As required
Water / Irrigation	Monitoring of irrigation system of the podium rooftop including management, maintenance, programming and supervision.	Monthly  As required	
Weed Control	Treat noxious, broadleaf weeds and paspalum in all garden bed areas with approved herbicides. Ensure garden bed areas are min. 95% weed free and all noxious weed infestations eliminated	Quarterly  Monthly	As required, appropriate to season.
Litter Removal	Remove by hand any litter/ plant debris/ weed growth/ spoil/ dumped rubbish/ debris off site.	Weekly	



T.C.L