

469-483 BALMAIN ROAD

Landscape Development Application

9th May 2023



Australia
China
South East Asia

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469-483 BALMAIN ROAD LILYFIELD
LANDSCAPE DEVELOPMENT APPLICATION

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01

LANDSCAPE VISION



Landscape Vision / DESIGN PRINCIPLES



Day + Night Activation

Optimise the social and economic value of the site



Links + Destinations

Laneways which attract visitors and respond to its residents



Greening

Enhancing the urban fabric and corridor links



Flexible + Intimate

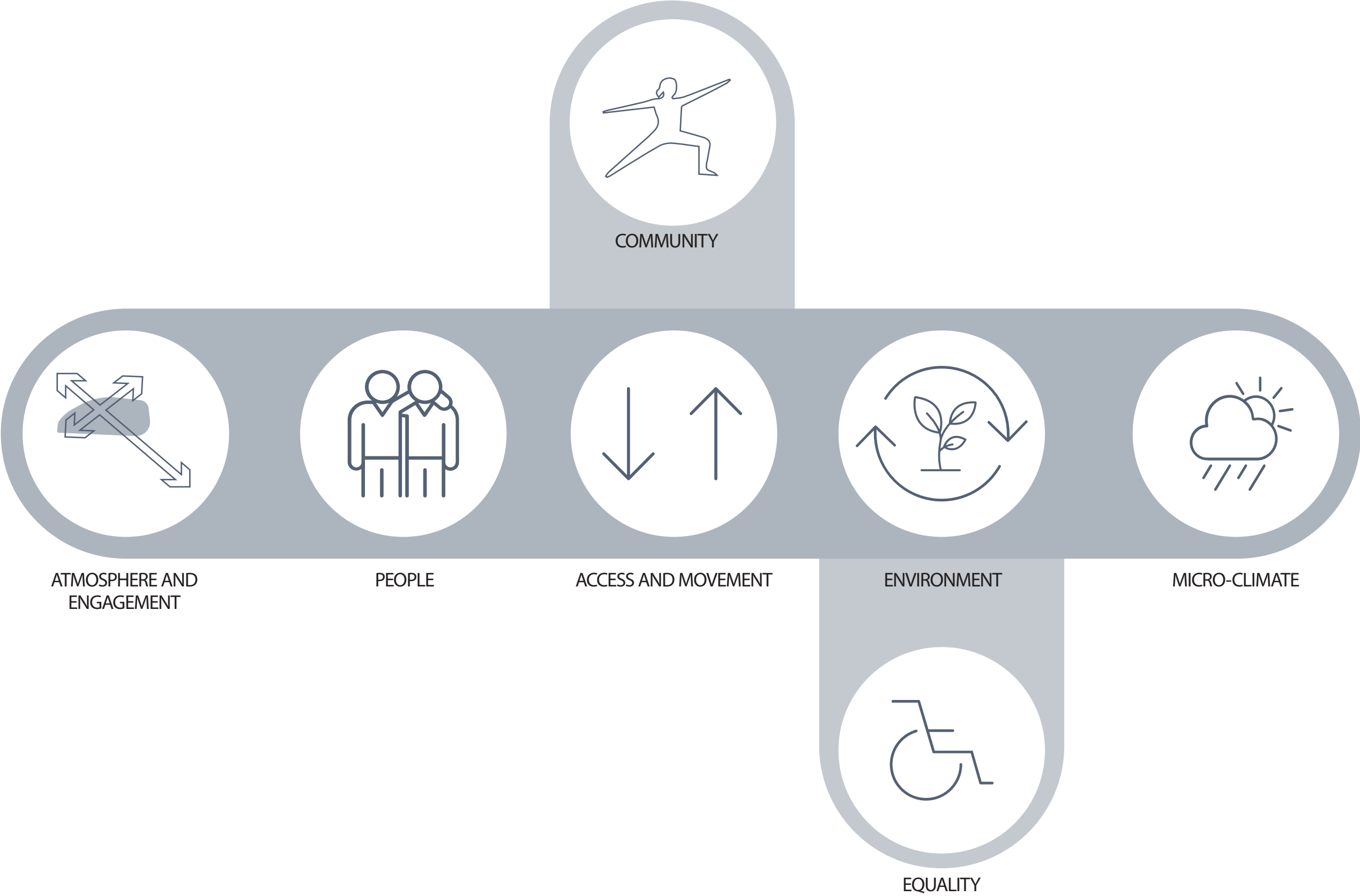
Well orientated, articulated and flexible spaces for long term use



Community Hub

Design for better living and to promote areas which create a greater sense of community

Vision / LANDSCAPE OBJECTIVES

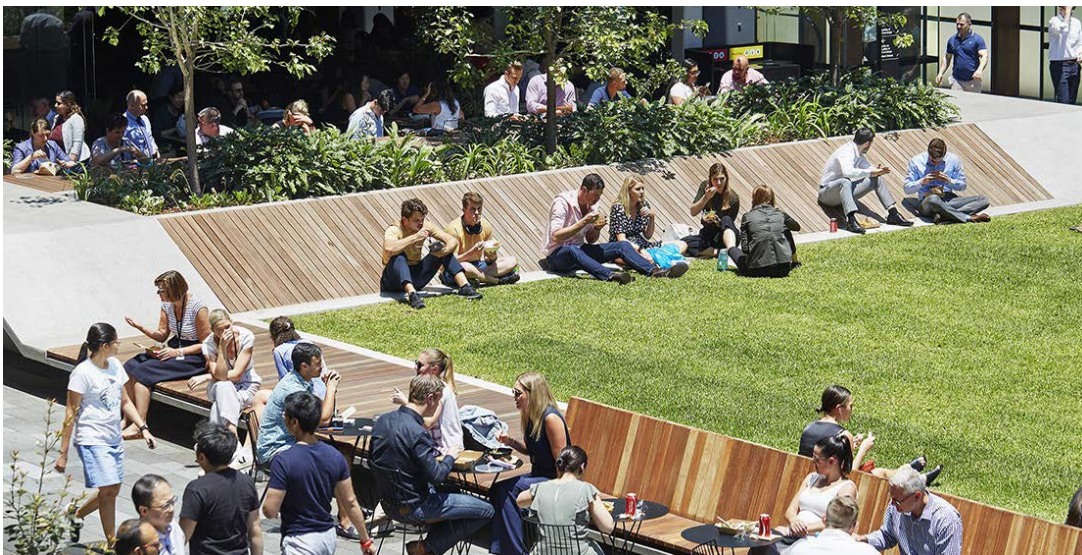


02

GROUND FLOOR LANDSCAPE PRINCIPLES



Ground Floor Precedent Images / LOOK AND FEEL

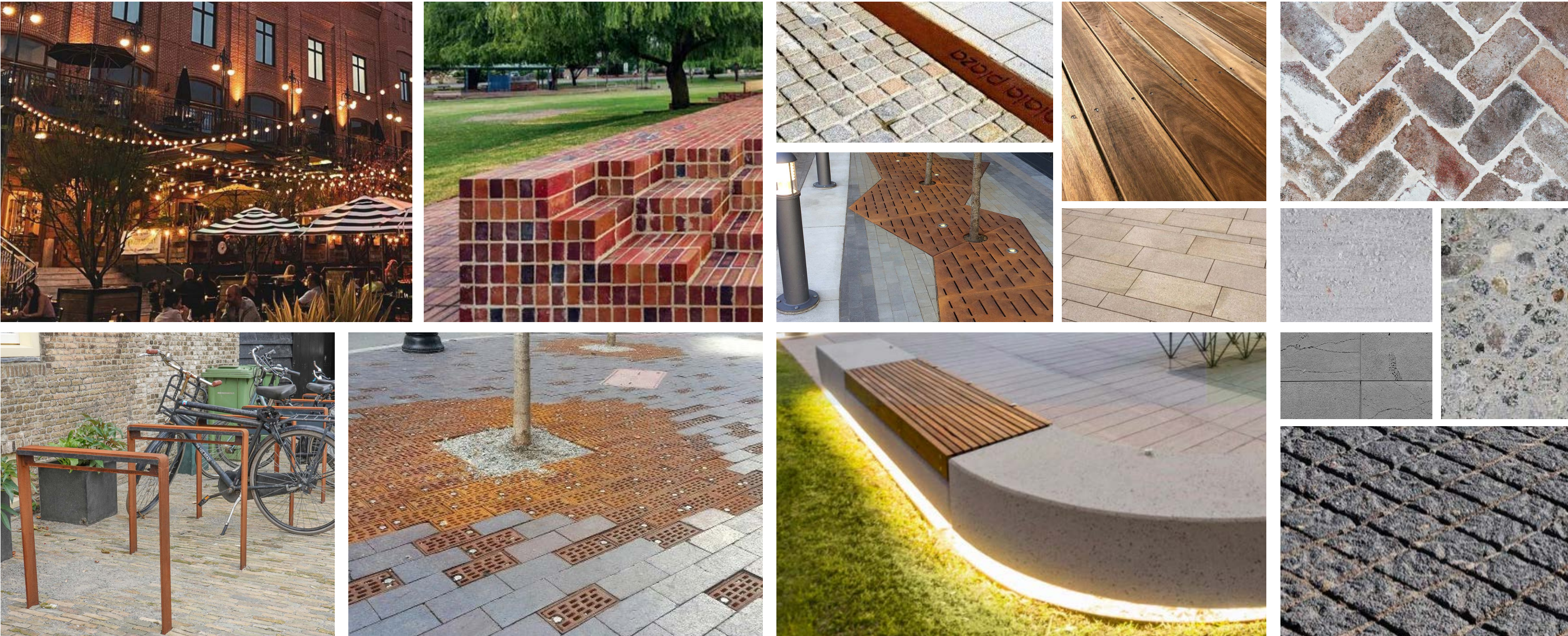


Ground Floor / LANDSCAPE CHARACTER PRECINCTS

BALMAIN ROAD



Ground Floor / MATERIALS PALETTE



Ground Floor / PLANTING PALETTE



Ground Floor / PLANTING SCHEDULE

SYM	Botanical Name	Common name	Mature Height (m)	Pot size	Spacing (m²)
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PROPOSED TREES					
Ab	Acer buergeranum	Trident Maple	6m	100lt	As shown
Ar	Acer rubrum	Canadian Maple	13m	100lt	As shown
Bp	Betula pendula	Silver Birch	12m	100lt	As shown
Cv	Callistemon viminalis	Weeping Bottlebrush	8m	100lt	As shown
Em	Eucalyptus moluccana	Grey Box	20m	100lt	As shown
Ep	Eucalyptus punctata	Grey Gum	20m	100lt	As shown
Er	Eucalyptus robusta	Swamp Mahogany	15m	100lt	As shown
Fp	Fraxinus pennsylvanica	Cimmaron Ash	10m	100lt	As shown
MLG	Magnolia 'Little Gem'	Little Gem Magnolia	4m	100lt	As shown
MI	Melaleuca linariifolia	Snow in Summer	10m	100lt	As shown
PI	Pistacia chinensis	Chinese pistache	7m	100lt	As shown
Py	Pyrus chanticleer	Ornamental Pear	10m	100lt	As shown
TI	Tristaniopsis laurina	Water Gum	10m	100lt	As shown

PROPOSED SHRUBS & ACCENTS					
Aa	Agave attenuata	Foxtail agave	1.5 x 1	300mm	As shown
Ac	Alpinia caerulea	Blue Fruited Ginger	2 x 1	300mm	4/m2
Ae	Aspidistra elatior	Cast Iron Plant	1.2 x 1.5	300mm	As shown
An	Asplenium nidus	Bird's Nest Fern	1 x 1.5	300mm	As shown
Bs	Banksia spinulosa 'Candle Sticks'	Hairpin Banksia	0.5 x 1	300mm	3/m2
BSL	Blechnum gibbum 'Silver Lady'	Silver Lady Fern	1 x 1	300mm	As shown
Bsp	Bursaria spinosa	Sweet Bursaria	4 x 3	300mm	4/m2
Cal	Correa alba	White Coorea	1.5 x 1.5	300mm	4/m2
Cm	Clivia miniata	Kaffir Lily	0.5 x 0.8	300mm	3/m2
Lb	Leucophyta brownii	Cushion Bush	1.2 x 1.2	300mm	4/m2
Mp	Murraya paniculata	Mock Orange	4 x 3	300mm	4/m2
PX	Philodendron 'Xanadu'	Xanadu	0.8 x 0.8	300mm	3/m2
Sr	Strelitzia reginae	Bird of Paradise	1.5 x 1	300mm	As shown
STT	Syzygium australe 'Tiny Trev'	Lilly Pilly	1.2 x 0.7	300mm	3/m2
Vo	Viburnum odoratissimum	Sweet Viburnum	4 x 3	300mm	4/m2
Wf	Westringia fruticosa	Coastal Rosemary	2 x 4	300mm	4/m2

PROPOSED GROUNDCOVERS					
Cg	Carpobrotus glaucescens	Pig Face	0.3 x 2	150mm	6/m2
Dr	Dichondra repens	Kidney Weed	0.3 x 1	150mm	6/m2
DSF	Dichondra 'Silver Falls'	Silver Nickel Vine	0.2 x 2	150mm	6/m2
Go	Goodenia ovata	Hop Goodenia	0.3 x 2	150mm	6/m2
Gt	Gazania tomentosa	Silver Leaf Gazania	0.2 x 0.4	150mm	6/m2
Hs	Hibbertia scandens	Climbing Guinea Flower	3 x 5	150mm	6/m2
Hv	Hardenbergia violacea	Purple Coral Pea	3 x 2	150mm	6/m2
Sa	Scaevola albida	Fan-Flower	0.2 x 2	150mm	6/m2
Ss	Senecio serpens	Blue Chalk Sticks	0.3 x 1	150mm	6/m2
Tj	Trachelospermum jasminoides	Star Jasmine	0.5 x 2	150mm	6/m2
Vh	Viola hederacea	Native Violet	0.2 x 1	150mm	6/m2

PROPOSED GRASSES					
Ca	Carex appressa	Tall Sedge	1x 1	150mm	4/m2
Dc	Dianella caerulea	Blue Flax-lily	1 x 2	150mm	4/m2
Dcr	Dichelachne crinita	Longhair Plumegrass	1 x 0.2	150mm	4/m2
Fn	Ficinia nodosa	Knobby Club Rush	1 x 0.8	150mm	4/m2
Ju	Juncus usitatus	Common Rush	1.2 x 1.5	150mm	4/m2
Ll	Lomandra longifolia	Mat Rush	1 x 0.6	150mm	4/m2
Tt	Themeda triandra	Kangaroo Grass	1.5 x 0.5	150mm	4/m2

SYM	Botanical Name	Common name	Mature Height (m)	Pot size	Spacing (m²)
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PROPOSED GREEN WALL					
Ca	Cissus antarctica	Kangaroo Vine	4 x 6	150mm	5/m2
HG	Hedera helix 'Glacier'	English Ivy	2.5 x 1	150mm	5/m2
HGC	Hedera helix 'Gold Child'	English Ivy	3 x 0.9	150mm	5/m2
HGH	Hedera helix 'Gold Heart'	Common Ivy	3 x 0.8	150mm	5/m2
Hv	Hedera helix 'Variegata'	English Ivy 'Variegated'	9 x 4.5	150mm	5/m2
Pp	Pandorea pandorana	Wonga Wonga Vine	20 x 9	150mm	5/m2
Tj	Trachelospermum jasminoides	Star Jasmine	4 x 3	150mm	5/m2

PROPOSED RAINGARDEN / BIORETENTION PLANTING					
Ca	Carex appressa	Tall Sedge	1x 1	150mm	4/m2
Dc	Dianella caerulea	Blue Flax-lily	1 x 2	150mm	4/m2
Pa	Pennisetum alopecuroides 'Nafray'	Swamp Foxtail Grass	0.7 x 0.8	150mm	4/m2
Lm	Liriope muscari 'Just Right'	Lilyturf	0.5 x 0.5	150mm	4/m2
Pab	Pennisetum alopecuroides 'Black Lea'	Swamp Foxtail Grass	0.7 x 0.8	150mm	4/m2
Lf	Lomandra fluviatilis 'Shara'	Mat Rush	0.5 x 0.5	150mm	4/m2

Ground Floor / PLANT SPECIES

Trees



Acer buergeranum



Acer rubrum



Betula pendula



Callistemon viminalis



Eucalyptus moluccana



Eucalyptus punctata



Eucalyptus robusta



Fraxinus pennsylvanica



Magnolia 'Little Gem'



Melaleuca linariifolia



Pistacia chinensis



Pyrus chanticleer



Tristaniopsis laurina

Shrubs & Accents



Agave attenuata



Agapanthus orientalis 'Blue'



Alpinia caerulea



Aspidistra elatior



Asplenium nidus



Banksia spinulosa



Blechnum gibbum 'Silver Lady'



Bursaria spinosa



Correa alba



Clivia miniata



Leucophyta brownii



Murraya paniculata



Philodendron 'Xanadu'



Strelitzia reginae

Ground Floor / PLANT SPECIES

Shrubs & Accents



Syzygium australe 'Tiny Trev'



Viburnum odoratissimum



Westringia fruticosa

Groundcovers



Hibbertia scandens



Carpobrotus glaucescens



Dichondra repens



Dichondra 'Silver Falls'



Goodenia ovata



Gazania tomentosa



Hibbertia scandens



Hardenbergia violacea



Pandorea pandorana



Scaevola albida



Senecio serpens



Trachelospermum jasminoides



Viola hederacea

Grasses



Carex appressa



Dianella caerulea



Dichelachne crinita



Ficinia nodosa



Juncus usitatus



Lomandra longifolia



Themeda triandra

Green Wall



Cissus antarctica



Hedera helix 'Glacier'



Hedera helix 'Gold Child'



Hedera helix 'Gold Heart'



Hedera helix 'Variegata'



Pandorea pandorana



Trachelospermum jasminoides

Ground Floor / PLANT SPECIES

Green Roof



Carpobrotus glaucescens



Dianella caerulea



Dichondra repens



Echivera glauca



Stachys bizantina

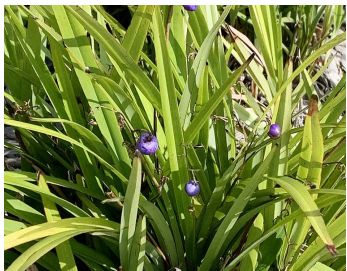


Senecio serpens

Raingarden/
Bioretention



Carex appressa



Dianella caerulea



Pennisetum alopecuroides 'Nafray'



Liriope muscari 'Just Right'



Pennisetum alopecuroides 'Black Lea'



Lomandra fluviatilis 'Shara'

Ground Floor / TREE STRATEGY PLAN



LEGEND

- Melaleuca linarifolia*
- Fraxinus pennsylvanica*
- Eucalyptus punctata*
- Eucalyptus robusta*
- Betula pendula*
- Acer rubrum*
- Tristanopsis laurina*
- Acer buergeranum*
- Eucalyptus moluccana*
- Callistemon viminalis*
- Pistacia chinensis*
- Pyrus chanticleer*
- Cyathea cooperi*
- Lagerstroemia indica x fauriei*
- Magnolia 'Little Gem'*

TREE CANOPY COVERAGE

Total site area: 6825m2

Canopy Cover within the site
= 16.3% (1116.2m2)

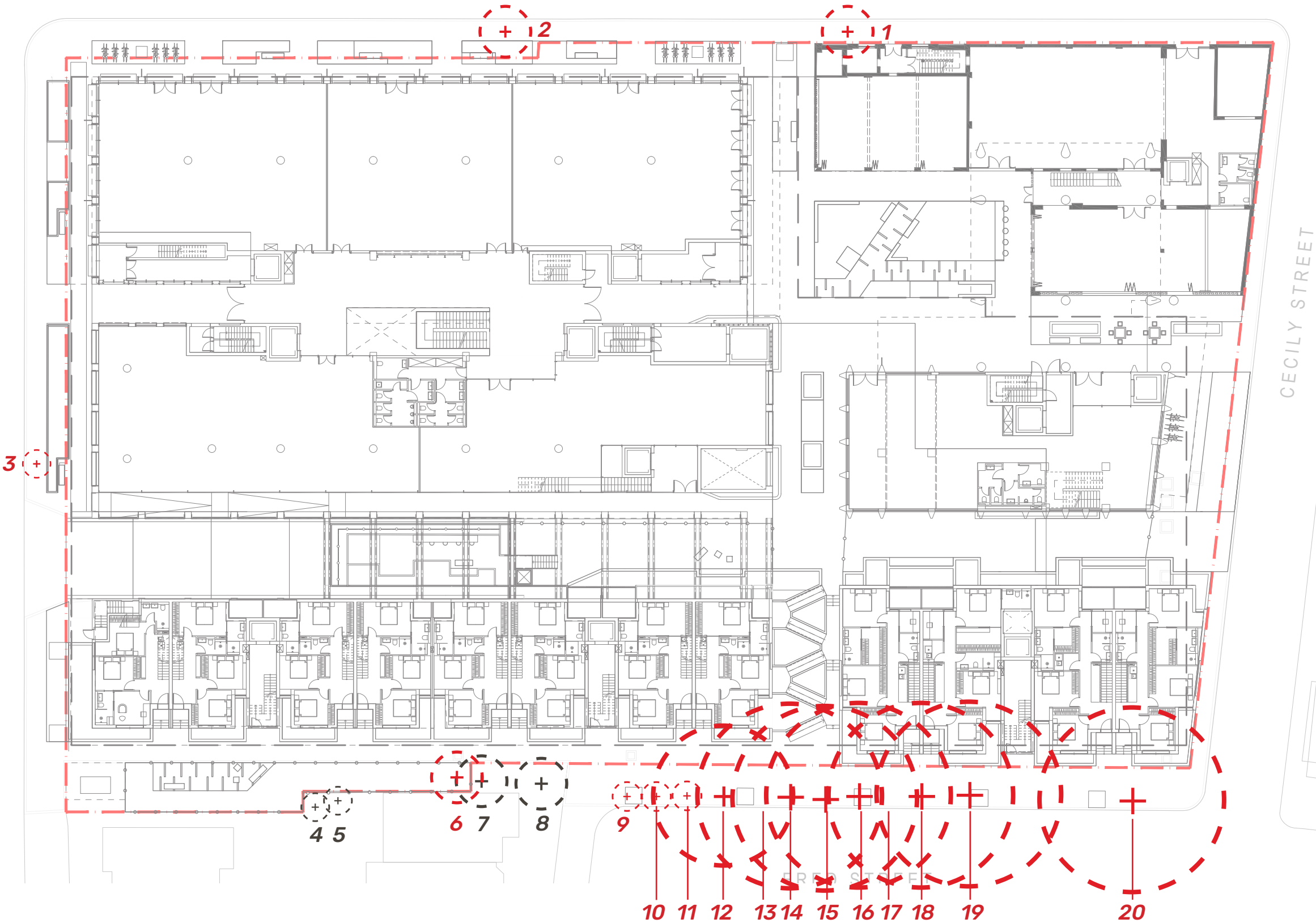
Canopy cover within public
domain (outside side boundary)
= 8.2% (562.3m2)

Total Canopy Coverage= 24.6%
(1678.5m2)

Ground Floor / PLANTING STRATEGY PLAN



Ground Floor / TREE REMOVAL PLAN



LEGEND

Trees to be removed.
Refer arborist report.

Trees to be retained.
Refer arborist report for protection measures.

NOTE:
Arborist report by Australis
Tree Management 20231948

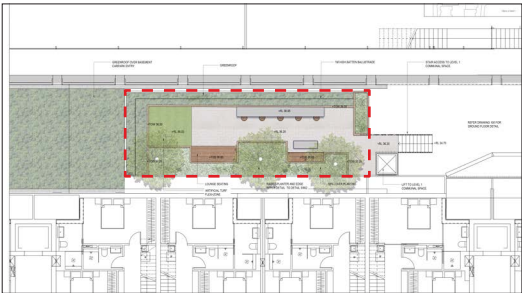
03

COMMUNAL TERRACES LANDSCAPE PRINCIPLES



Ground Floor Communal Terrace / LOOK AND FEEL

KEY PLAN



Ground Floor Communal Terrace / PLANTING

SYM	Botanical Name	Common name	Mature Height (m)	Pot size	Spacing (m²)
PROPOSED TREES					
Cc	Cyathea cooperi	Australian Tree Fern	6m	100lt	As shown
LN	Lagerstroemia indica x fauriei 'Natchez'	Crepe Myrtle	7m	100lt	As shown
MLG	Magnolia 'Little Gem'	Little Gem Magnolia	4m	100lt	As shown
PROPOSED SHRUBS & ACCENTS					
Ac	Alpinia caerulea	Blue Fruited Ginger	2 x 1	300mm	4/m2
Ae	Aspidistra elatior	Cast Iron Plant	1.2 x 1.5	300mm	4/m2
An	Asplenium nidus	Bird's Nest Fern	1 x 1.5	300mm	4/m2
BSL	Blechnum gibbum 'Silver Lady'	Silver Lady Fern	1 x 1	300mm	3/m2
Cm	Clivia miniata	Kaffir Lily	0.5 x 0.8	300mm	3/m2
PX	Philodendron 'Xanadu'	Xanadu	0.8 x 0.8	300mm	3/m2
PROPOSED GROUNDCOVERS					
Ca	Chrysocephalum apiculatum 'Desert Flame'	Yellow Buttons	0.3 x 0.5	150mm	6/m2
DSF	Dichondra 'Silver Falls'	Silver Nickel Vine	0.2 x 2	150mm	6/m2
Hv	Hardenbergia violacea	Purple Coral Pea	3 x 2	150mm	6/m2
Pp	Pandorea pandorana	Wonga Wonga Vine	20 x 9	150mm	6/m2
Tj	Trachelospermum jasminoides	Star Jasmine	0.5 x 2	150mm	6/m2
Vh	Viola hederacea	Native Violet	0.2 x 1	150mm	6/m2
PROPOSED GRASSES					
Dc	Dianella caerulea	Blue Flax-lily	1 x 2	150mm	4/m2
Dcr	Dichelachne crinita	Longhair Plumegrass	1 x 0.2	150mm	4/m2
LI	Lomandra longifolia	Mat Rush	1 x 0.6	150mm	4/m2

Groundcovers



Chrysocephalum apiculatum



Dichondra 'Silver Falls'



Hardenbergia violacea



Pandorea pandorana

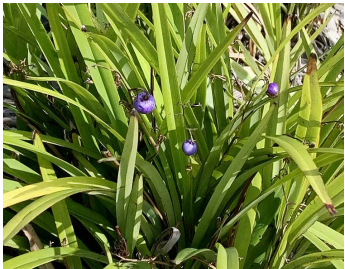


Trachelospermum jasminoides



Viola hederacea

Grasses



Dianella caerulea



Dichelachne crinita



Lomandra longifolia

Trees



Cyathea cooperi



Lagerstroemia indica x fauriei ' Natchez'



Magnolia 'Little Gem'

Shrubs & Accents



Alpinia caerulea



Aspidistra elatior



Asplenium nidus



Blechnum gibbum 'Silver Lady'



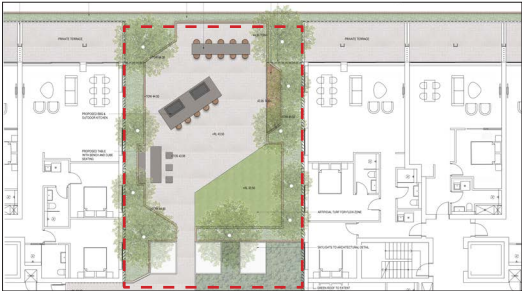
Clivia miniata



Philodendron 'Xanadu'

Level 2 Communal Terrace / LOOK AND FEEL

KEY PLAN



Level 2 Communal Terrace / PLANTING

SYM	Botanical Name	Common name	Mature Height (m)	Pot size	Spacing (m²)
PROPOSED TREES					
Hp	Harpullia pendula	Tulipwood	7m	100lt	As shown
Lf	Lagerstroemia indica x fauriei	Crepe Myrtle	6m	100lt	As shown
Tl	Tristaniopsis laurina	Water Gum	15m	100lt	As shown
PROPOSED SHRUBS & ACCENTS					
Aa	Agave attenuata	Foxtail agave	1.5 x 1	300mm	4/m2
AB	Agapanthus orientalis 'Blue'	African Lily	1 x 1	300mm	3/m2
Bs	Banksia spinulosa	Hairpin Banksia	0.5 x 1.5	300mm	3/m2
Cal	Correa alba	White Coorea	1.5 x 1.5	300mm	4/m2
Lb	Leucophyta brownii	Cushion Bush	1.2 x 1.2	300mm	4/m2
Sr	Strelitzia reginae	Bird of Paradise	1.5 x 1	300mm	4/m2
Vo	Viburnum odoratissimum	Sweet Viburnum	4 x 3	300mm	4/m2
Wf	Westringia fruticosa	Coastal Rosemary	2 x 4	300mm	4/m2
PROPOSED GROUNDCOVERS					
Cg	Carpobrotus glaucescens	Pig Face	0.3 x 2	150mm	6/m2
DSF	Dichondra 'Silver Falls'	Silver Nickel Vine	0.2 x 2	150mm	6/m2
Gt	Gazania tomentosa	Silver Leaf Gazania	0.2 x 0.4	150mm	6/m2
Hv	Hardenbergia violacea	Purple Coral Pea	3 x 2	150mm	6/m2
Pp	Pandorea pandorana	Wonga Wonga Vine	20 x 9	150mm	6/m2
Sa	Scaevola albida	Fan-Flower	0.2 x 2	150mm	6/m2
Ss	Senecio serpens	Blue Chalk Sticks	0.3 x 1	150mm	6/m2
Tj	Trachelospermum jasminoides	Star Jasmine	0.5 x 2	150mm	6/m2
PROPOSED GRASSES					
Ca	Carex appressa	Tall Sedge	1x 1	150mm	4/m2
Dc	Dianella caerulea	Blue Flax-lily	1 x 2	150mm	4/m2
Dcr	Dichelachne crinita	Longhair Plumegrass	1 x 0.2	150mm	4/m2
Fn	Ficinia nodosa	Knobby Club Rush	1 x 0.8	150mm	4/m2
Ju	Juncus usitatus	Common Rush	1.2 x 1.5	150mm	4/m2
Ll	Lomandra longifolia	Mat Rush	1 x 0.6	150mm	4/m2
Tt	Themeda triandra	Kangaroo Grass	1.5 x 0.5	150mm	4/m2

Groundcovers



Carpobrotus glaucescens



Dichondra 'Silver Falls'



Gazania tomentosa



Hardenbergia violacea



Pandorea pandorana



Scaevola albida

Trees



Harpullia pendula



Lagerstroemia indica x fauriei



Tristaniopsis laurina

Shrubs and Accents



Agave attenuata



Agapanthus orientalis 'Blue'



Strelitzia reginae



Viburnum odoratissimum



Banksia spinulosa



Westringia fruticosa



Correa alba



Senecio serpens



Leucophyta brownii



Trachelospermum jasminoides

Grasses



Carex appressa



Dianella caerulea



Dichelachne crinita



Ficinia nodosa



Juncus usitatus



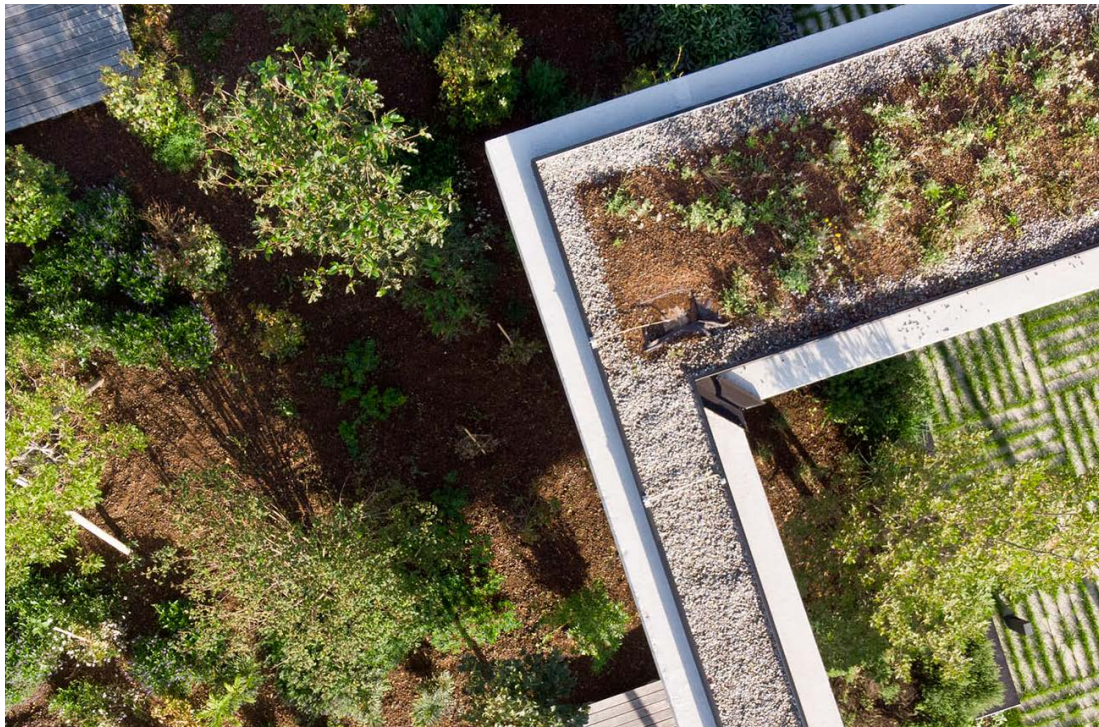
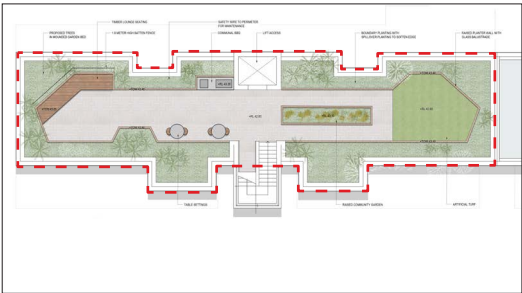
Lomandra longifolia



Themeda triandra

Level 3 Communal Terrace / LOOK AND FEEL

KEY PLAN



Level 3 Communal Terrace / PLANTING

SYM	Botanical Name	Common name	Mature Height (m)	Pot size	Spacing (m²)
PROPOSED TREES					
Hf	Hymenosporum flavum	Native Frangipani	8m	100lt	As shown
LN	Lagerstroemia indica x fauriei 'Natchez'	Crepe Myrtle	7m	100lt	As shown
TI	Tristaniopsis laurina	Water Gum	15m	100lt	As shown
Wf	Waterhousea floribunda 'Green Avenue'	Little Gem	15m	100lt	As shown
PROPOSED SHRUBS & ACCENTS					
AB	Agapanthus orientalis 'Blue'	African Lily	1 x 1	300mm	3/m2
Ng	Neomarcia gracillis	Walking Iris	0.6 x 0.8	140mm	3/m2
Ae	Aspidistra elatior	Cast Iron Plant	1.2 x 1.5	300mm	4/m2
BSL	Blechnum gibbum 'Silver Lady'	Silver Lady Fern	1 x 1	300mm	3/m2
Cal	Correa alba	White Coorea	1.5 x 1.5	300mm	4/m2
Cm	Clivia miniata	Kaffir Lily	0.5 x 0.8	300mm	3/m2
Lb	Leucophyta brownii	Cushion Bush	1.2 x 1.2	300mm	4/m2
Sb	Stachys byzantina	Lamb's Ears	0.5 x 1	150mm	6/m2
Wf	Westringia fruticosa	Coastal Rosemary	2 x 4	300mm	4/m2
PROPOSED GROUNDCOVERS					
Bm	Brachyscome multifida 'White Delight'	Rock Daisy	0.3 x 0.5	150mm	6/m2
DSF	Dichondra argentea 'Silver Falls'	Silver Nickel Vine	0.2 x 2	150mm	6/m2
Gt	Gazania tomentosa	Silver Leaf Gazania	0.2 x 0.4	150mm	6/m2
Sa	Scaevola albida	Fan-Flower	0.2 x 2	150mm	6/m2
Tj	Trachelospermum jasminoides	Star Jasmine	0.5 x 2	150mm	6/m2
Vh	Viola hederacea	Native Violet	0.2 x 1	150mm	6/m2
PROPOSED GRASSES					
Dc	Dianella caerulea	Blue Flax-lily	1 x 2	150mm	4/m2
Dcr	Dichelachne crinita	Longhair Plumegrass	1 x 0.2	150mm	4/m2
Fn	Ficinia nodosa	Knobby Club Rush	1 x 0.8	150mm	4/m2
LI	Lomandra longifolia	Mat Rush	1 x 0.6	150mm	4/m2
PROPOSED GREENROOF					
Cg	Carpobrotus glaucescens	Pig Face	0.3 x 2	150mm	6/m2
Dc	Dianella caerulea	Blue Flax-lily	1 x 2	150mm	4/m2
Dr	Dichondra repens	Kidney Weed	0.3 x 1	150mm	6/m2
Eg	Echivera glauca	Old Hen and Chicks	0.2 x 0.6	150mm	6/m2
Sb	Stachys bizantina	Lamb's ear	0.5 x 1	150mm	6/m2
Ss	Senecio serpens	Blue Chalk Sticks	0.3 x 1	150mm	6/m2

Groundcovers



Brachyscome multifida 'White Delight'



Dichondra argentea 'Silver Falls'



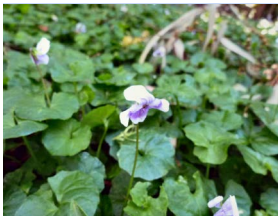
Gazania tomentosa



Scaevola albida



Trachelospermum jasminoides



Viola hederacea

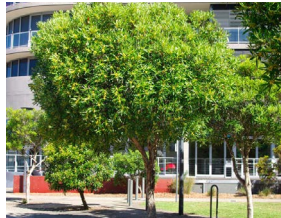
Trees



Hymenosporum flavum



Lagerstroemia indica x fauriei 'Natchez'



Tristaniopsis laurina



Waterhousea floribunda 'Green Avenue'

Shrubs and Accents



Agapanthus orientalis 'Blue'



Neomarcia gracillis



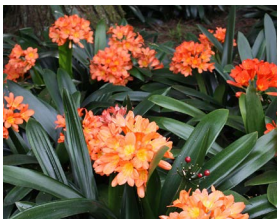
Aspidistra elatior



Blechnum gibbum 'Silver Lady'



Correa alba



Clivia miniata



Leucophyta brownii



Stachys byzantina



Westringia fruticosa

Grasses



Dianella caerulea



Dichelachne crinita

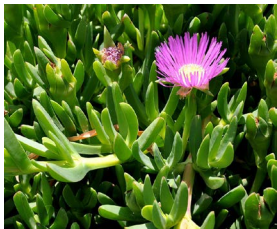


Ficinia nodosa



Lomandra longifolia

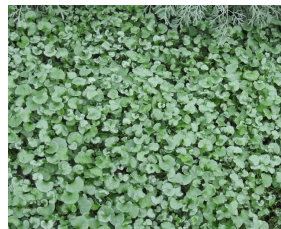
Green roof



Carpobrotus glaucescens



Dianella caerulea



Dichondra repens



Echivera glauca



Stachys bizantina



Senecio serpens

Level 5 Communal Terrace / LOOK AND FEEL

KEY PLAN



Level 5 Communal Terrace / PLANTING

SYM	Botanical Name	Common name	Mature Height (m)	Pot size	Spacing (m²)
PROPOSED TREES					
Hf	Hymenosporum flavum	Native Frangipani	8m	100lt	As shown
Lf	Lagerstroemia indica x fauriei	Crepe Myrtle	6m	100lt	As shown
TI	Tristaniopsis laurina	Water Gum	15m	100lt	As shown
PROPOSED SHRUBS & ACCENTS					
Aa	Agave attenuata	Foxtail agave	1.5 x 1	300mm	4/m2
AB	Agapanthus orientalis 'Blue'	African Lily	1 x 1	300mm	3/m2
Bs	Banksia spinulosa	Hairpin Banksia	0.5 x 1.5	300mm	3/m2
Cal	Correa alba	White Coorea	1.5 x 1.5	300mm	4/m2
Lb	Leucophyta brownii	Cushion Bush	1.2 x 1.2	300mm	4/m2
Sr	Strelitzia reginae	Bird of Paradise	1.5 x 1	300mm	4/m2
Vo	Viburnum odoratissimum	Sweet Viburnum	4 x 3	300mm	4/m2
Wf	Westringia fruticosa	Coastal Rosemary	2 x 4	300mm	4/m2
PROPOSED GROUNDCOVERS					
Cg	Carpobrotus glaucescens	Pig Face	0.3 x 2	150mm	6/m2
DSF	Dichondra 'Silver Falls'	Silver Nickel Vine	0.2 x 2	150mm	6/m2
Gt	Gazania tomentosa	Silver Leaf Gazania	0.2 x 0.4	150mm	6/m2
Hv	Hardenbergia violacea	Purple Coral Pea	3 x 2	150mm	6/m2
Sa	Scaevola albida	Fan-Flower	0.2 x 2	150mm	6/m2
Ss	Senecio serpens	Blue Chalk Sticks	0.3 x 1	150mm	6/m2
PROPOSED GRASSES					
Dc	Dianella caerulea	Blue Flax-lily	1 x 2	150mm	4/m2
Dcr	Dichelachne crinita	Longhair Plumegrass	1 x 0.2	150mm	4/m2
Fn	Ficinia nodosa	Knobby Club Rush	1 x 0.8	150mm	4/m2
LI	Lomandra longifolia	Mat Rush	1 x 0.6	150mm	4/m2

Groundcovers



Carpobrotus glaucescens



Dichondra 'Silver Falls'



Gazania tomentosa



Hardenbergia violacea

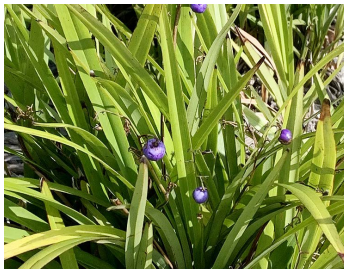


Scaevola albida



Senecio serpens

Grasses



Dianella caerulea



Dichelachne crinita



Ficinia nodosa

Trees



Harpullia pendula



Lagerstroemia indica x fauriei



Tristaniopsis laurina

Shrubs and Accents



Agave attenuata



Agapanthus orientalis 'Blue'



Banksia spinulosa



Correa alba



Leucophyta brownii



Strelitzia reginae



Viburnum odoratissimum



Westringia fruticosa

04

LANDSCAPE DETAIL DRAWINGS



LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- PROPOSED PLANTING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERMEABLE PAVING
- PROPOSED COBBLESTONE PAVING
- PROPOSED GREEN TILE
- PROPOSED STAIR
- PROPOSED RAISED PLANTER BRICK WALL EDGING
- PROPOSED CYCLE RACKS
- PROPOSED TABLE AND STOOLS
- PROPOSED TIMBER SEATING
- RELATIVE LEVEL
- EXISTING LEVEL
- BASEMENT EXTENT
- BUILDING AWINING
- EXISTING TREES TO BE REMOVED REFER ARBORIST REPORT
- SECURED FENCE

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

GROUND FLOOR
LANDSCAPE PLAN

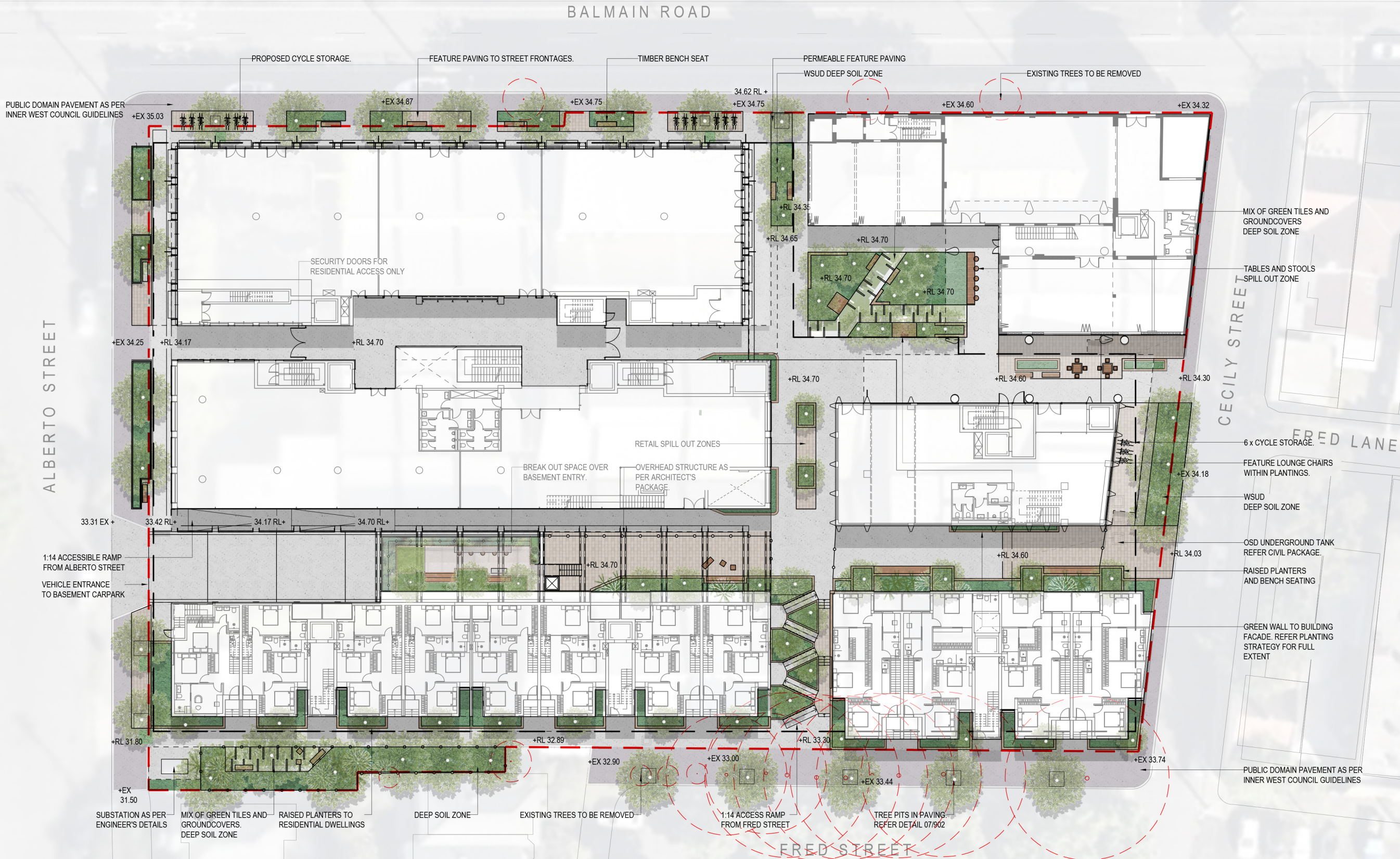
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DOCUMENT : ES
PROJECT : 2522121

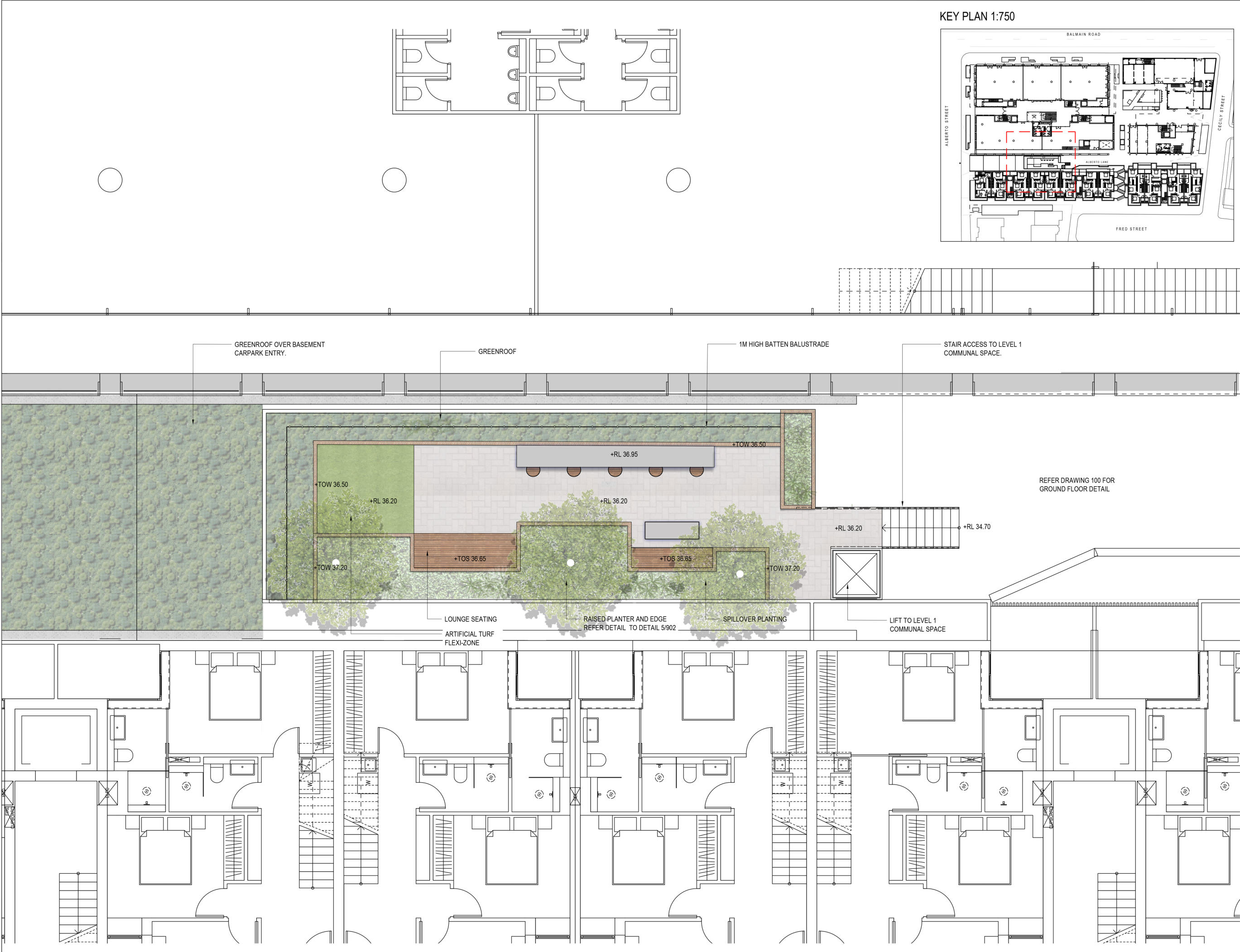


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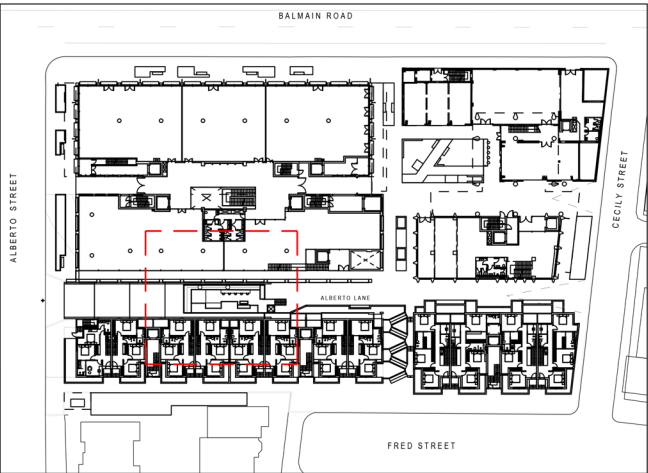
DRAWING NUMBER 100
REVISION 03

GENERAL:
- SURVEY INFORMATION FROM GEOMETRA CONSULTING SURVEYS.
- REFER TO XAVIER KNIGHT PACKAGE FOR DETAILED LEVELS AND GRADING OF SITE.





KEY PLAN 1:750



SYDNEY
UNIT 3B
830-832 Elizabeth Street
Waterloo NSW 2017
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PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

LEGEND

- PROPOSED TREES
- PROPOSED MASS PLANTING
- PROPOSED UNIT PAVING
- GREEN ROOF
- PROPOSED TABLE & BENCH SEAT
- PROPOSED LOUNGE SEATING
- PROPOSED RAISED PLANTER BRICK WALL
- PROPOSED BAR TABLE AND STOOLS
- PROPOSED ARTIFICIAL TURF AREA
- PROPOSED HANDRAIL
- PROPOSED 1M HIGH BATTEN FENCE
- PROPOSED TOP OF WALL LEVEL
- PROPOSED TOP OF SEAT LEVEL
- RELATIVE LEVEL

ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE DRAFT DA	ES	TF	24.03.23
02	PRE ISSUE FOR DA	RH	TF	11.04.23
03	PRE ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

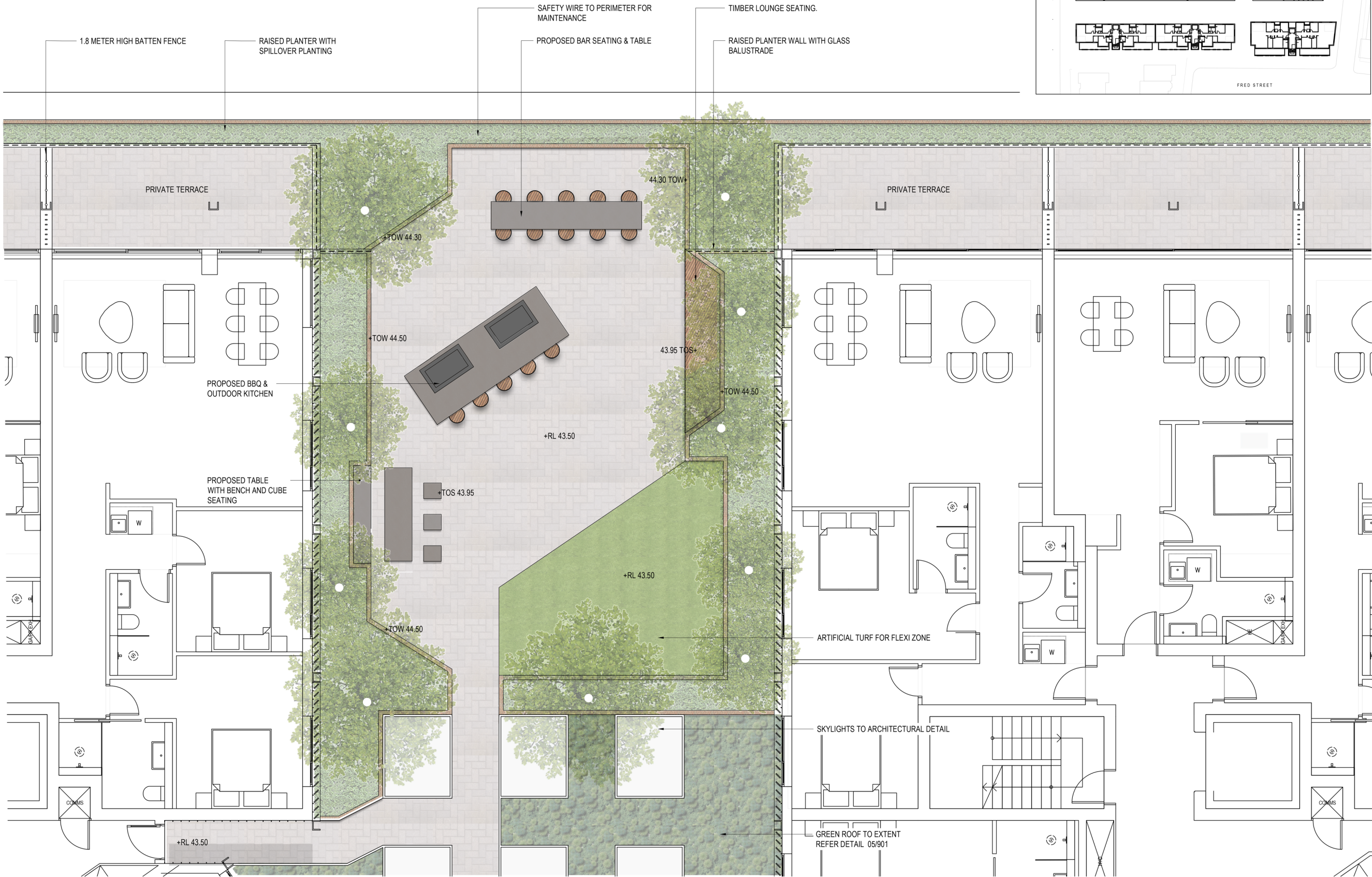
LEVEL 1
LANDSCAPE PLAN

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121

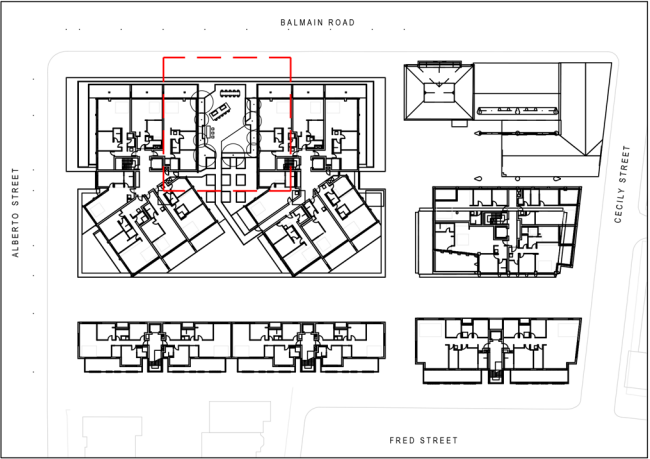


SCALE 1:50 @ A1 1:100 @ A3

DRAWING NUMBER 101 REVISION 03



KEY PLAN 1:750



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PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

LEGEND

- PROPOSED TREES
- PROPOSED PLANTING
- PROPOSED UNIT PAVING
- PROPOSED TIMBER LOUNGE AREA SEATING
- PROPOSED BBQ & OUTDOOR KITCHEN
- PROPOSED BAR STOOLS AND TABLE
- PROPOSED TABLE AND BENCH SEATING
- PROPOSED CUBE SEATING
- PROPOSED BRICK WALL EDGING
- PROPOSED ARTIFICIAL TURF
- PROPOSED GREEN ROOF
- PROPOSED GLASS BALUSTRADE
- PROPOSED BATTEN FENCE
- PROPOSED TOP OF WALL LEVEL
- PROPOSED TOP OF SEAT LEVEL
- RELATIVE LEVEL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	08.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

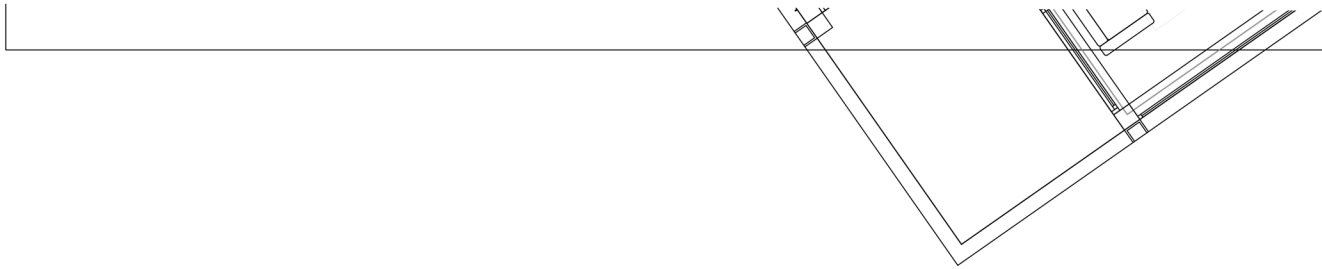
LEVEL 2
LANDSCAPE PLAN

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121

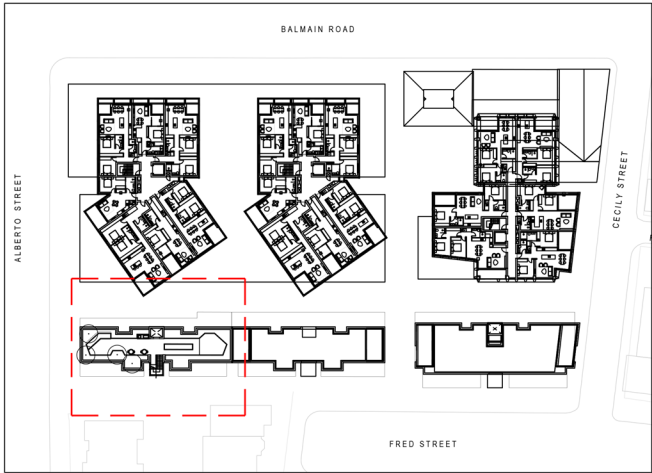


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DRAWING NUMBER 102
REVISION 03



KEY PLAN 1:750



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PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

LEGEND

- PROPOSED PLANTING
- PROPOSED UNIT PAVING
- PROPOSED TIMBER SEATING
- PROPOSED BBQ & OUTDOOR KITCHEN
- PROPOSED RAISED PLANTER BRICK WALL EDGING
- PROPOSED COMMUNITY GARDEN
- MOVEABLE FURNITURE
- PROPOSED ARTIFICIAL TURF
- PROPOSED BATTEN FENCE
- PROPOSED TOP OF WALL LEVEL
- PROPOSED TOP OF SEAT LEVEL
- RELATIVE LEVEL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

LEVEL 3
LANDSCAPE PLAN

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121



SCALE 1:50 @ A1 1:100 @ A3

DRAWING NUMBER 103
REVISION 03

LEGEND

- PROPOSED TREES
- PROPOSED PLANTING
- PROPOSED UNIT PAVING
- PROPOSED TIMBER SEATING
- PROPOSED BBQ & OUTDOOR KITCHEN
- PROPOSED RAISED PLANTER BRICK WALL EDGING
- PROPOSED TABLE AND CUBE SEATING WHICH ACCOMMODATES WHEEL CHAIR USERS
- PROPOSED DAYBED WITH PLANTING
- PROPOSED ARTIFICIAL TURF
- PROPOSED 1M HIGH GLASS BALUSTRADE
- PROPOSED 1.8M HIGH BATTEN FENCE
- PROPOSED TOP OF WALL LEVEL
- PROPOSED TOP OF SEAT LEVEL
- RELATIVE LEVEL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

LEVEL 5
LANDSCAPE PLAN

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121

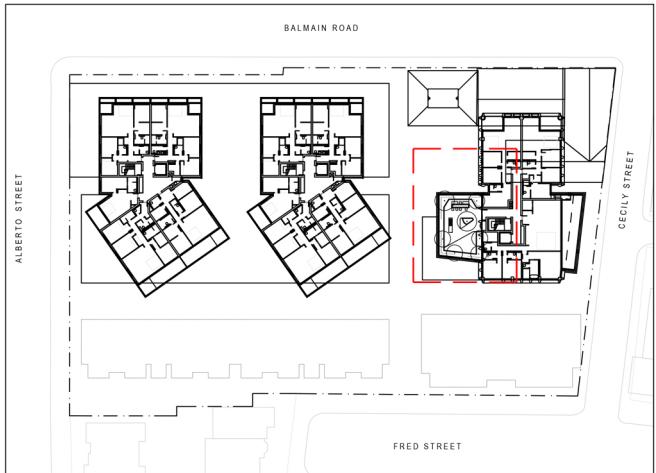
NORTH



SCALE 1:50 @ A1 1:100 @ A3

DRAWING NUMBER 104
REVISION 03

KEY PLAN 1:750



1 METRE HIGH BATTEN FENCE
AMONGST PLANTING

1.8 METRE HIGH BATTEN SCREEN

OUTDOOR TABLE AND SEATING AREA
WITH ACCESSIBLE SEATING

CENTRAL TIMBER DAYBED

OUTDOOR BBQ AND KITCHEN AREA

PROPOSED TREES

BOUNDARY PLANTING WITH SPILLOVER
PLANTING TO SOFTEN BUILDING EDGE

OUTDOOR ARTIFICIAL TURF FOR
ACTIVE/ PASSIVE PLAY

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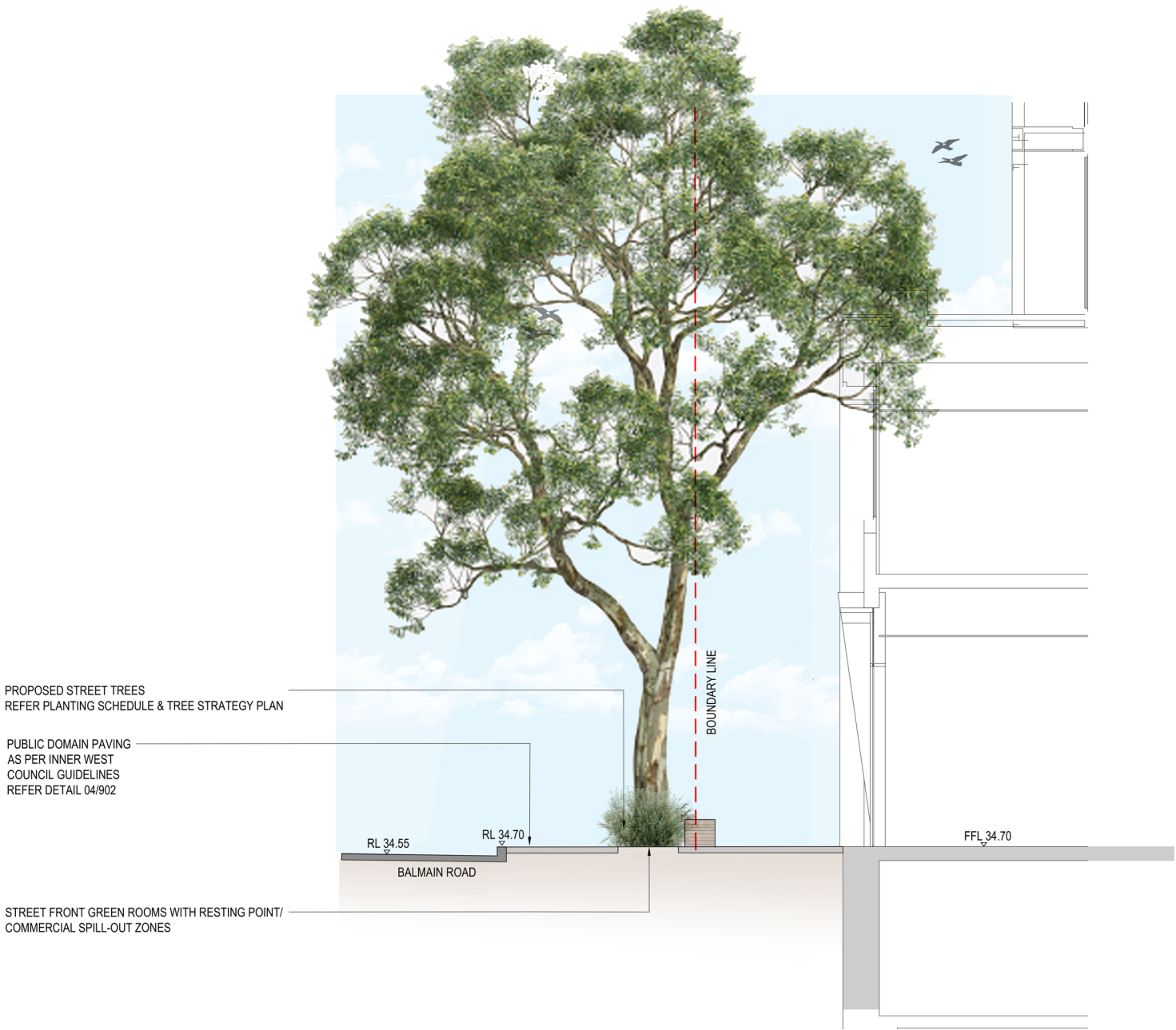
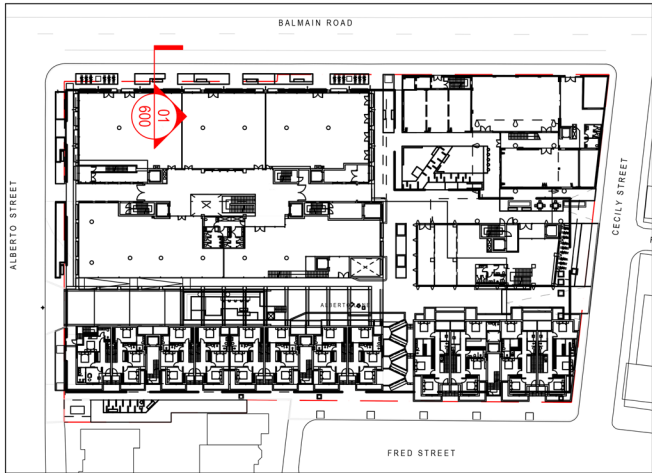
PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

KEY PLAN 1:750



01
600

GROUND FLOOR SECTION
SCALE 1:50

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

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DRAWING TITLE

GROUND FLOOR
SECTION

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121



SCALE 1:50 @ A1 1:100 @ A3

DRAWING NUMBER REVISION
600 03

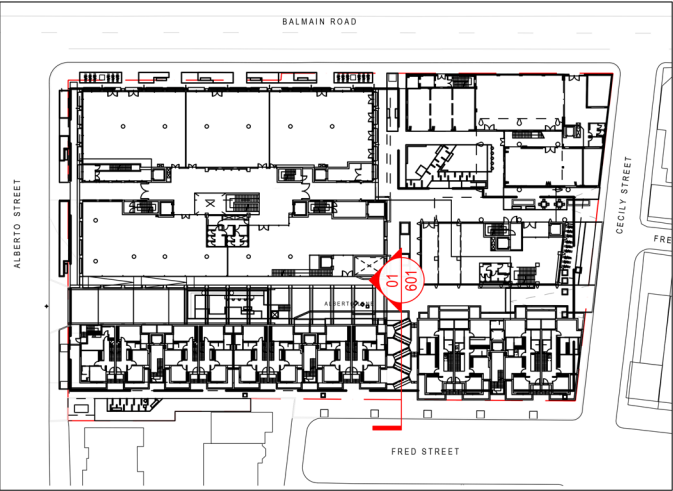
PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

KEY PLAN 1:750



01
601 GROUND FLOOR SECTION
SCALE 1:50

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

GROUND FLOOR
SECTION

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121

NORTH



SCALE 1:50 @ A1 1:100 @ A3

DRAWING NUMBER
601

REVISION
03

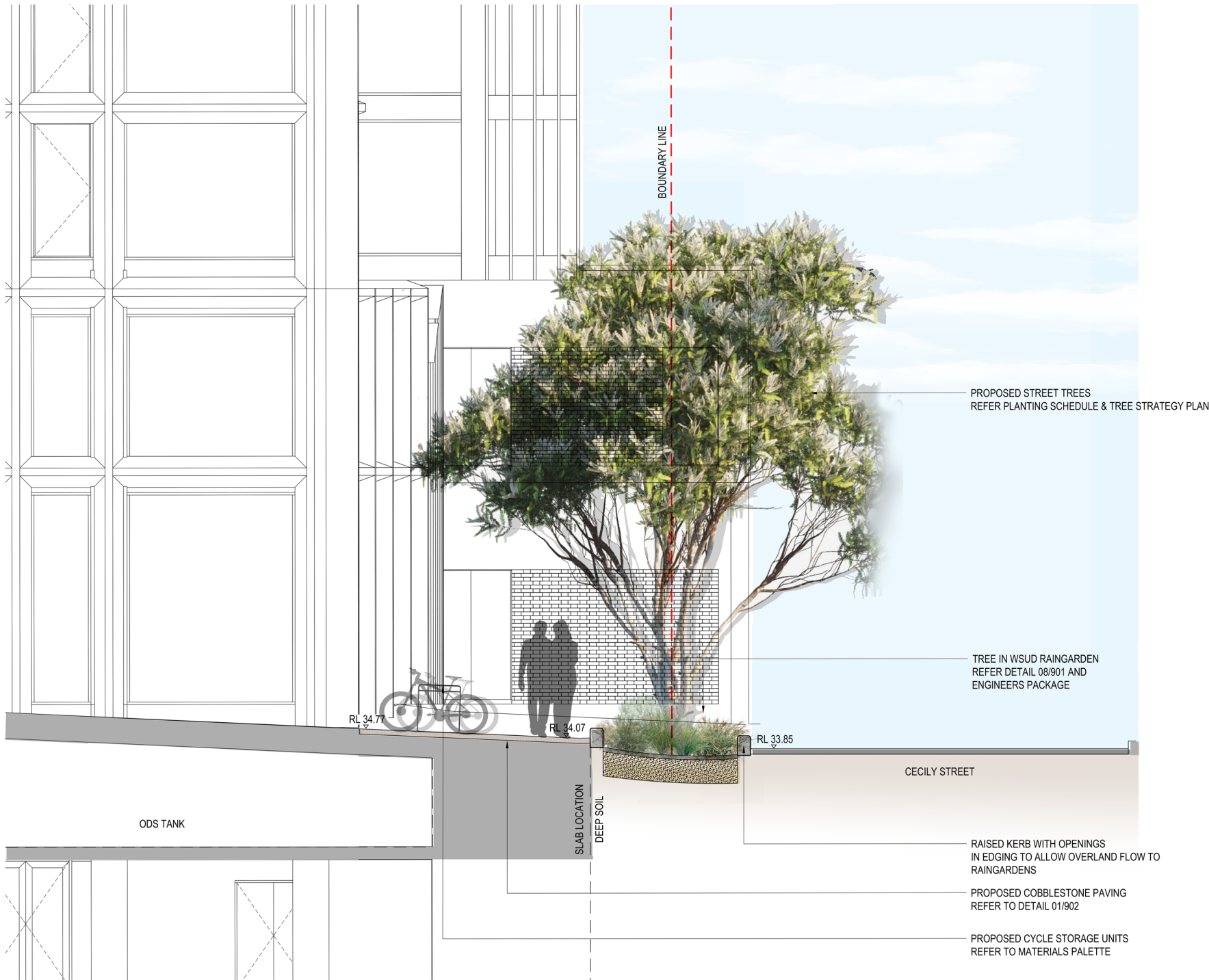
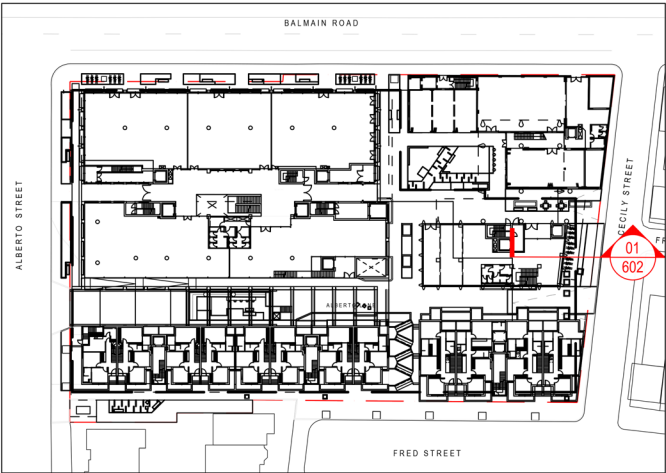
PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

KEY PLAN 1:750



01
602 GROUND FLOOR SECTION
SCALE 1:50

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

GROUND FLOOR
SECTION

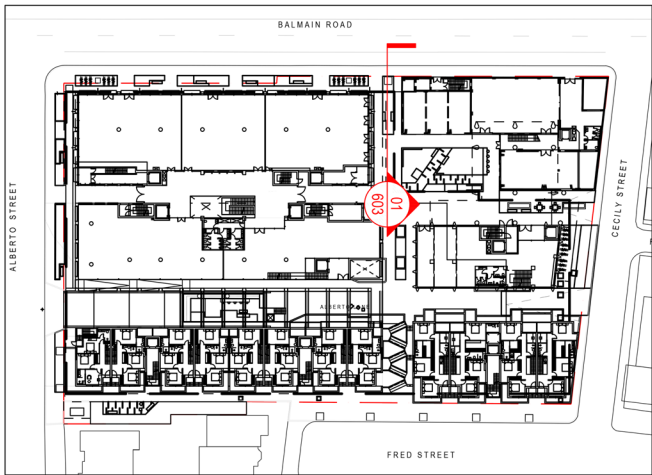
DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121



0.5 0 0.5 1 1.5 2.0 2.5 metres
SCALE 1:50 @ A1 1:100 @ A3

DRAWING NUMBER REVISION
602 03

KEY PLAN 1:750



01
603 GROUND FLOOR SECTION
SCALE 1:50

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

GROUND FLOOR
SECTION

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121



SCALE	1:50 @ A1	1:100 @ A3
DRAWING NUMBER	603	REVISION
		03

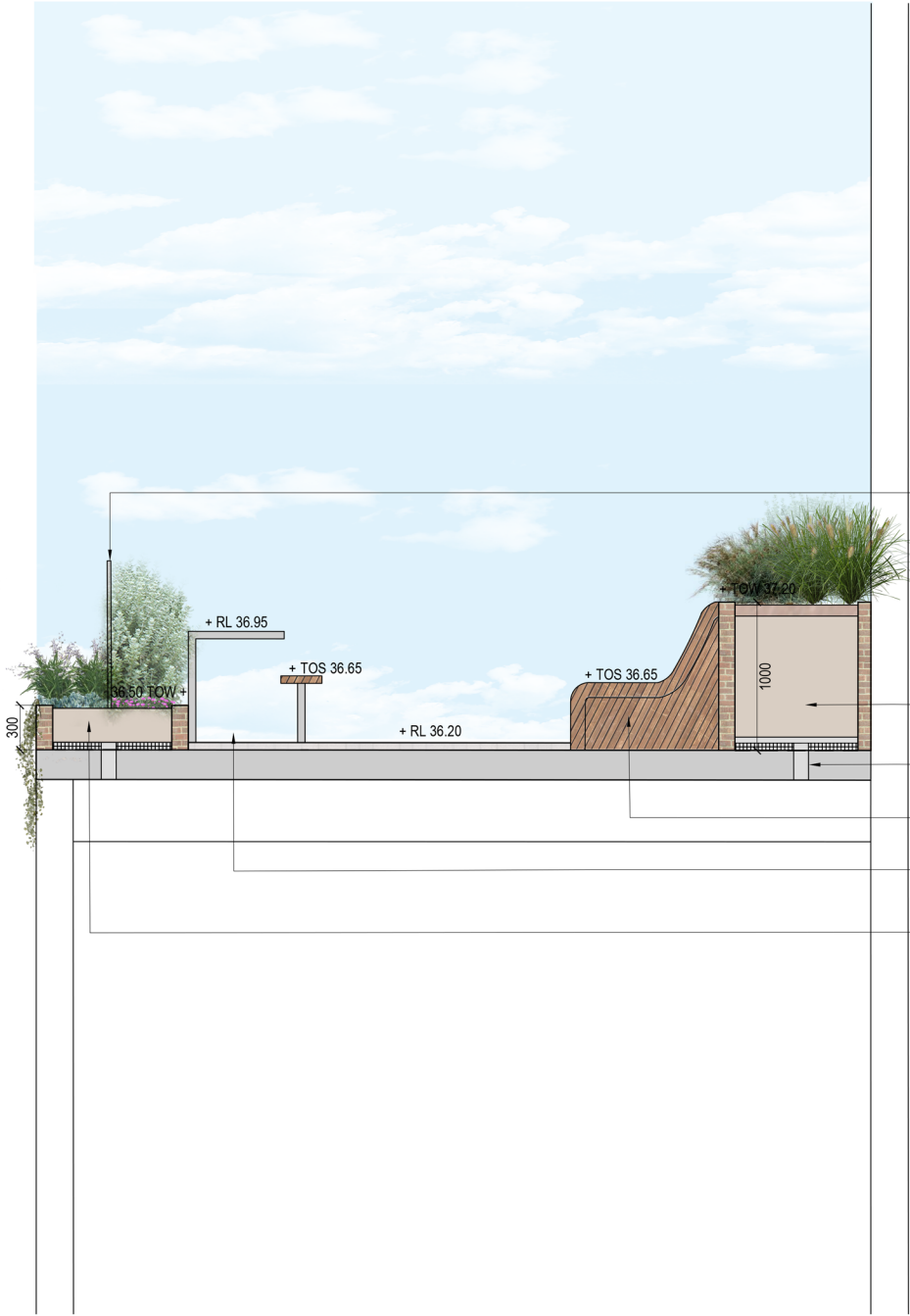
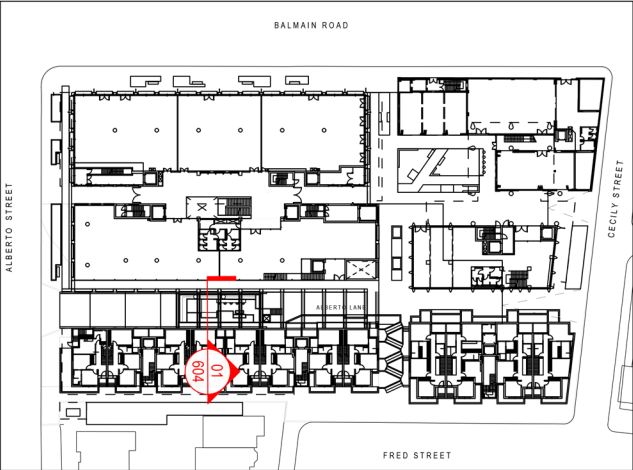
PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

KEY PLAN 1:750



1 METRE HIGH BATTEN BALUSTRADE
AMONGST GREEN ROOF.

RAISED BRICK PLANTER WITH BOUNDARY PLANTING.
REFER TO TYPICAL DETAILS 05/902

DRAINAGE OUTLET BY OTHERS.

TIMBER LOUNGE .

BAR TABLE AND STOOLS

GREEN ROOF PLANTING
REFER TO TYPICAL DETAILS 05/901.

01
604 LEVEL 1 SECTION
SCALE 1:25

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

LEVEL 1
SECTION

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121

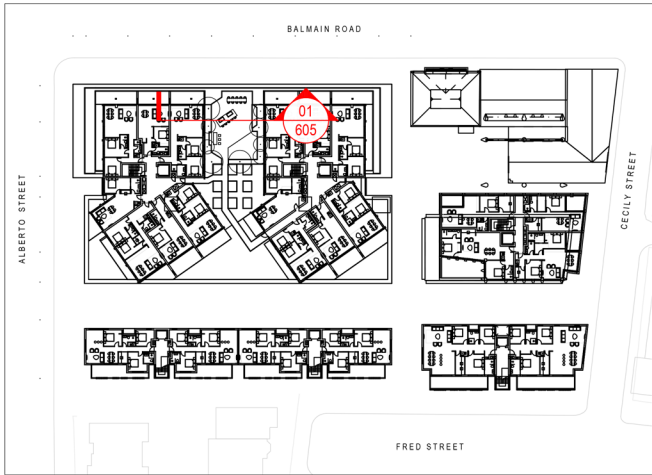


SCALE 1:25 @ A1 1:50 @ A3

DRAWING NUMBER
604

REVISION
03

KEY PLAN 1:750



01 LEVEL 2 SECTION
605 SCALE 1:25

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

LEVEL 2
SECTION

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121



SCALE 1:25 @ A1 1:50 @ A3

DRAWING NUMBER
605

REVISION
03

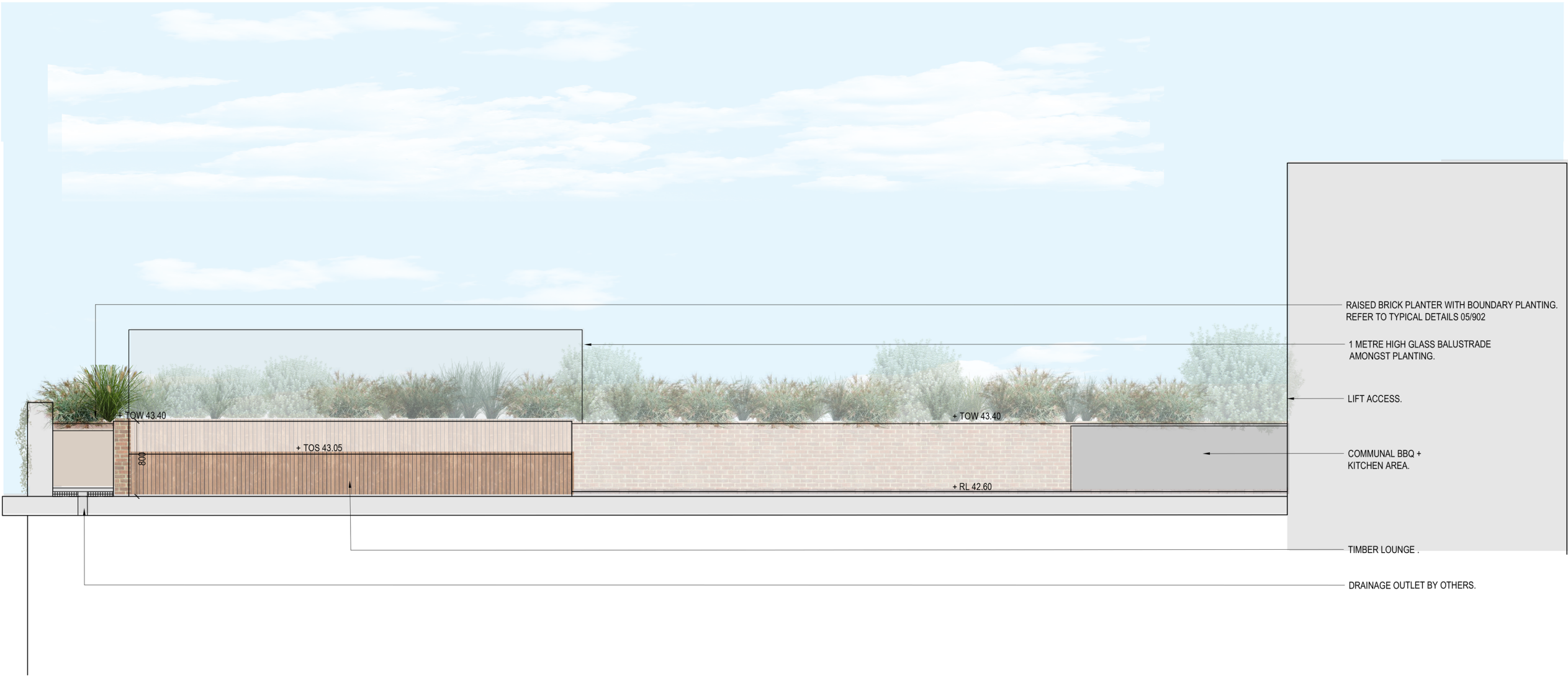
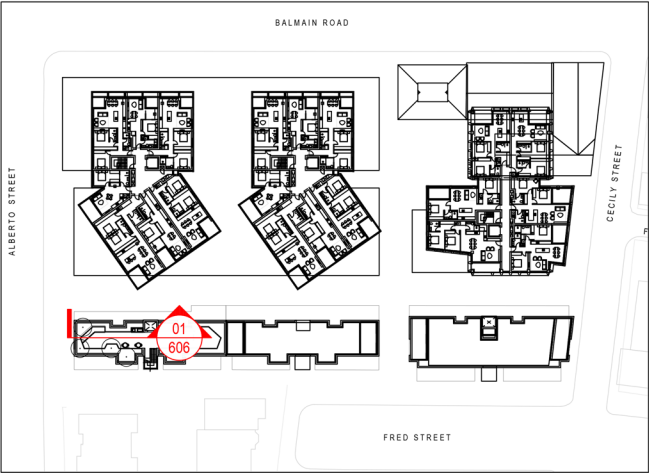
PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

KEY PLAN 1:750



01 LEVEL 3 SECTION
606 SCALE 1:25

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	DRAFT DA	ES	TF	24.03.23
02	PRE	ISSUE FOR DA	RH	TF	11.04.23
03	PRE	ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

LEVEL 3
SECTION

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121



SCALE 1:25 @ A1 1:50 @ A3

DRAWING NUMBER 606
REVISION 03

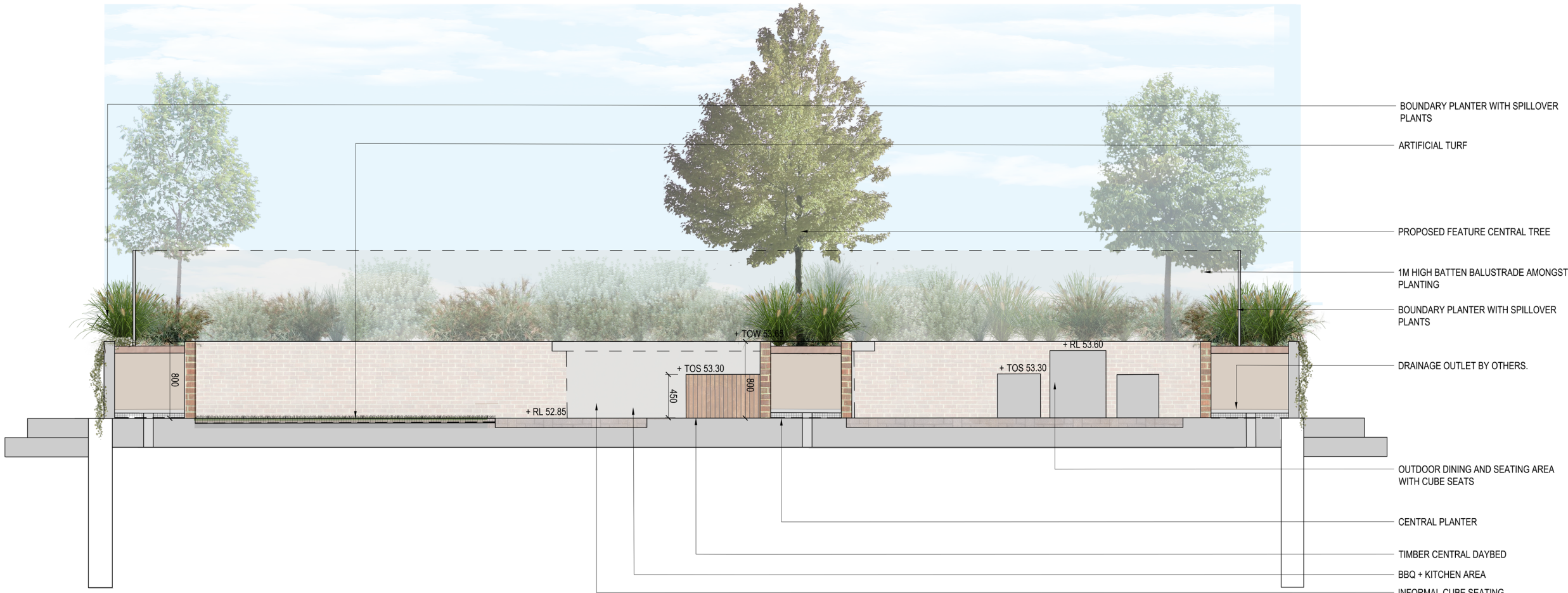
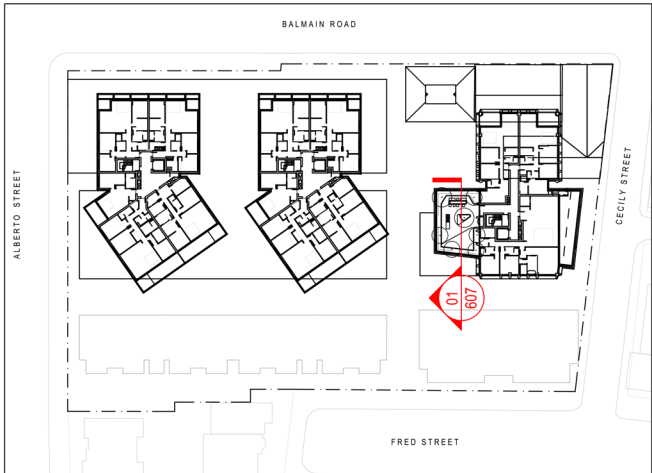
PROJECT

469 - 483 BALMAIN ROAD

CLIENT

ROCHE GROUP

KEY PLAN 1:750



01
607 LEVEL 5 SECTION
SCALE 1:25

ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE DRAFT DA	ES	TF	24.03.23
02	PRE ISSUE FOR DA	RH	TF	11.04.23
03	PRE ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

LEVEL 5
SECTION

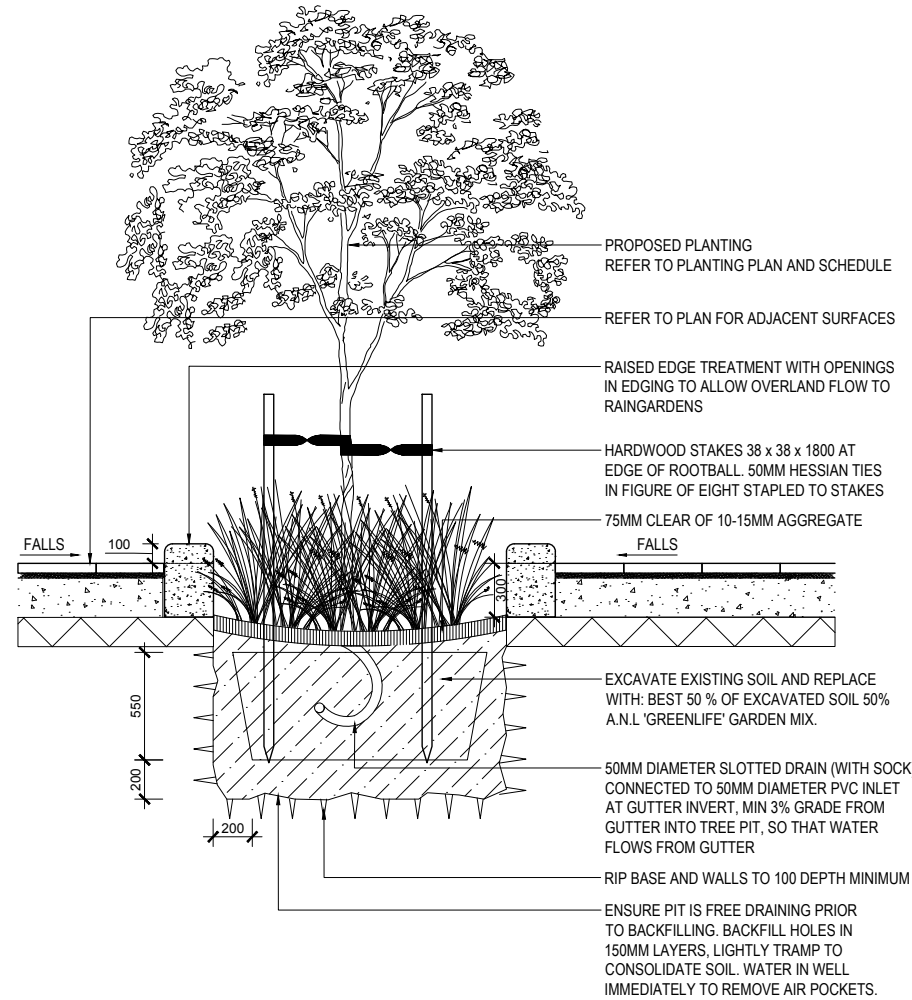
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DOCUMENT : ES
PROJECT : 2522121



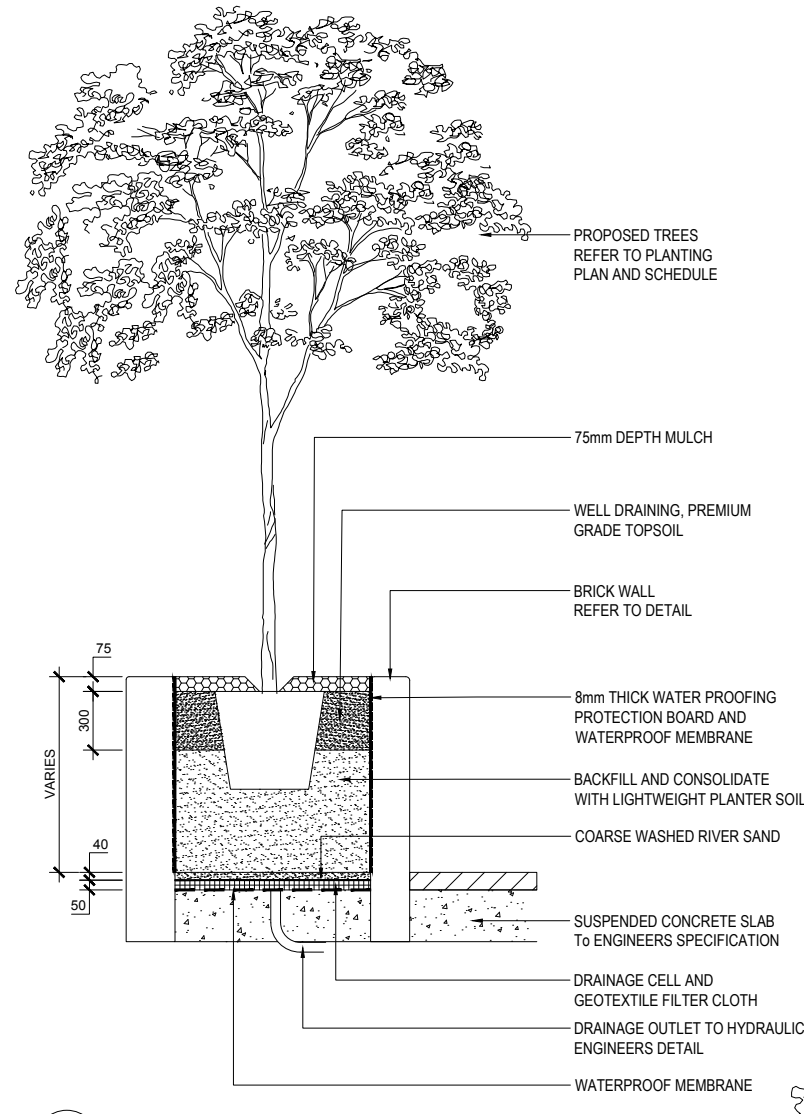
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DRAWING NUMBER
607

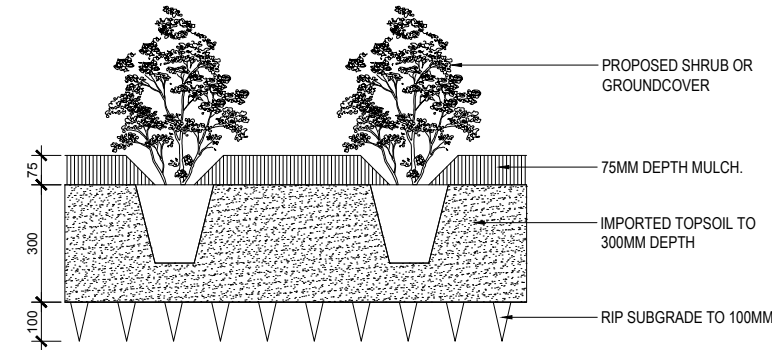
REVISION
03



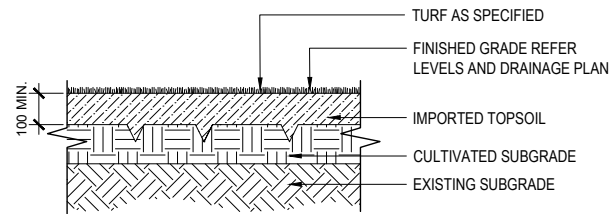
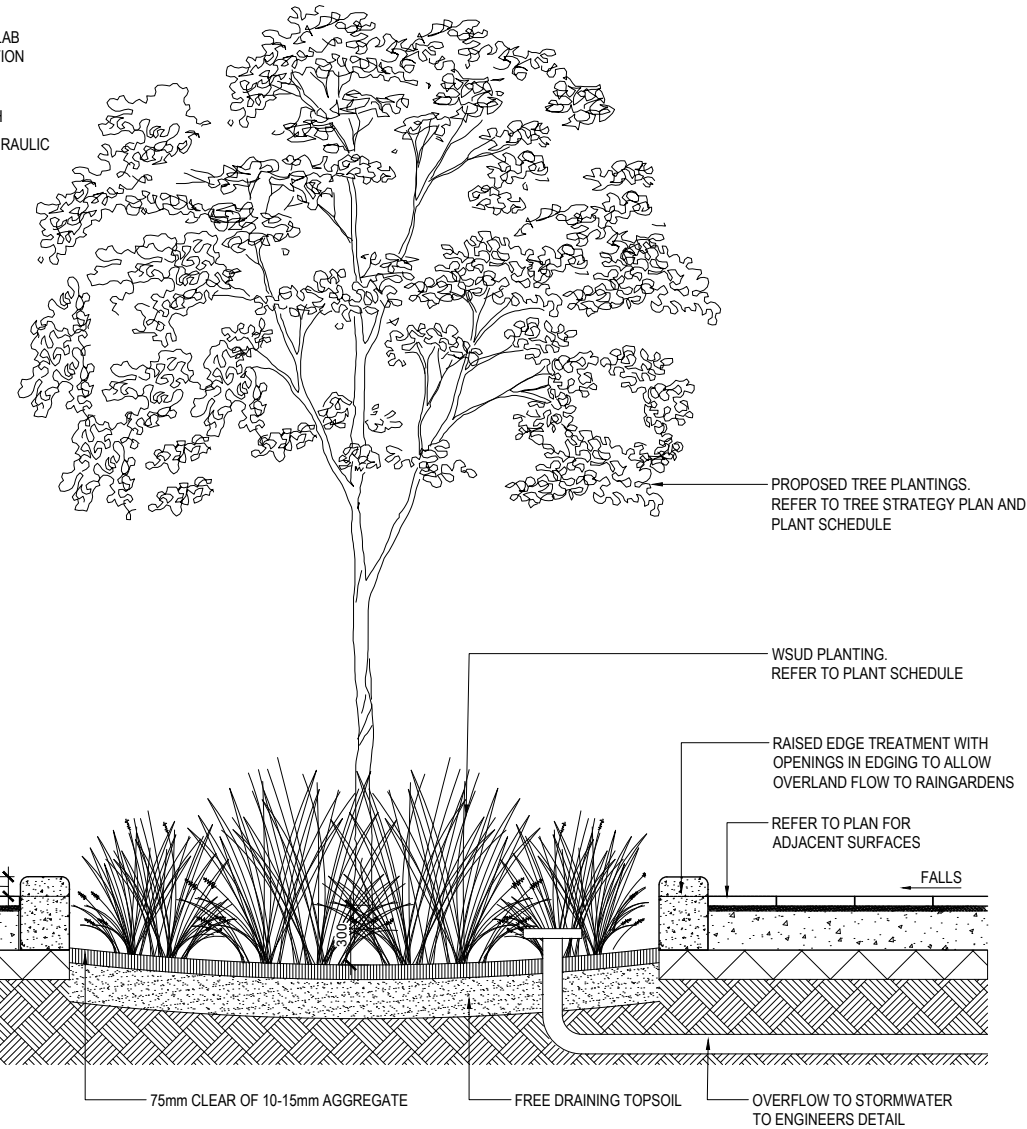
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901 TREE PLANTING IN RAINGARDEN ON GRADE
SCALE 1:20



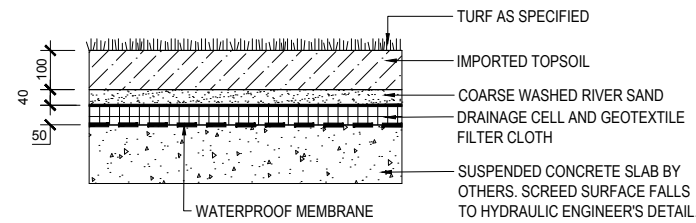
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901 TREE PLANTING ON SLAB
SCALE 1:20



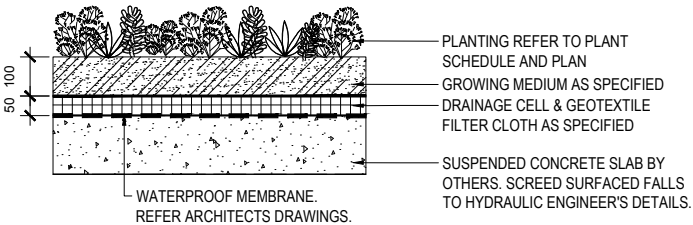
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901 PLANTING ON GRADE
SCALE 1:10



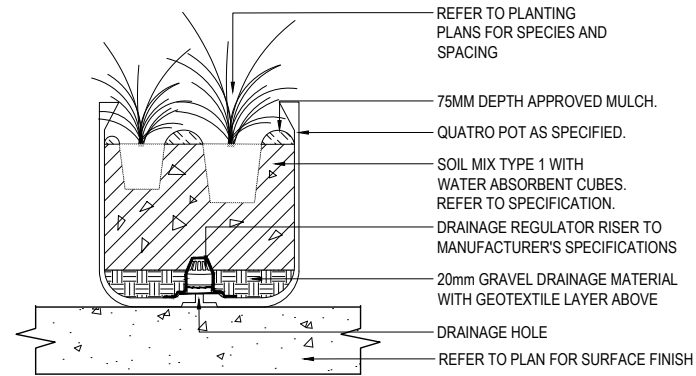
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901 TURF ON GRADE
SCALE 1:20



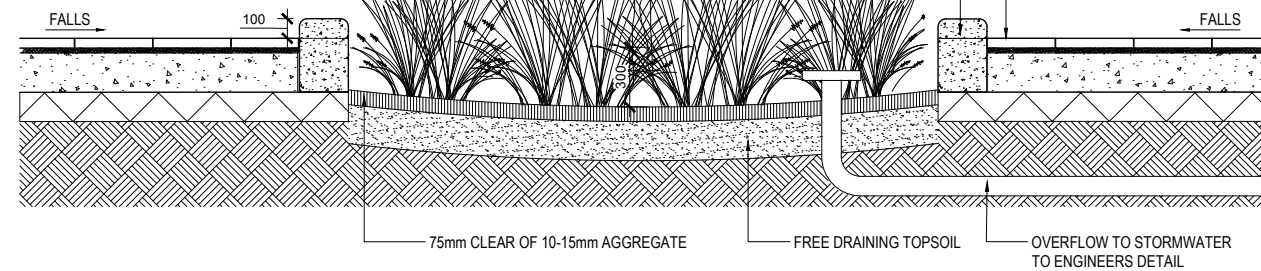
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901 TURF ON SLAB
SCALE 1:10



6
901 GREEN ROOF PLANTING
SCALE 1:10



7
901 POT PLANTING
SCALE 1:10



8
901 BIORETENTION RAINGARDEN
SCALE 1:20

ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE DRAFT DA	ES	TF	24.03.23
02	PRE ISSUE FOR DA	RH	TF	11.04.23
03	PRE ISSUE FOR DA	MH	TF	09.05.23

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

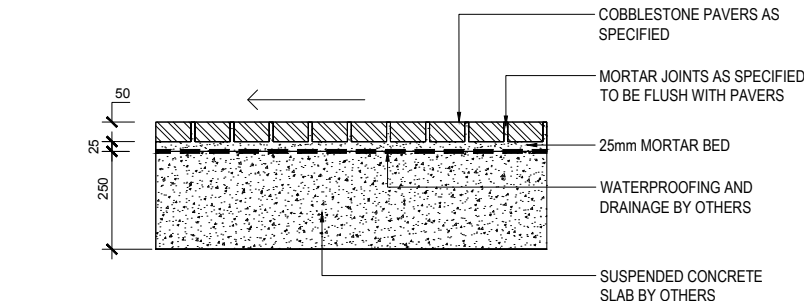
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TYPICAL DETAILS

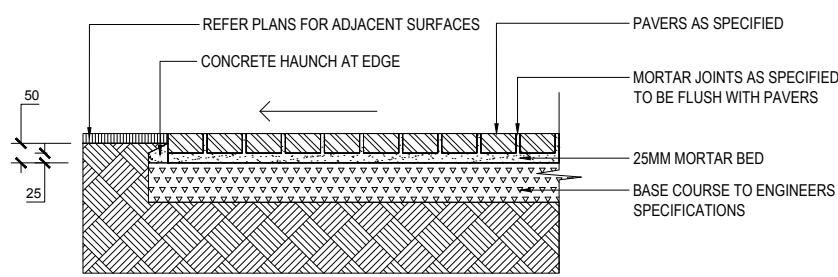
DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121



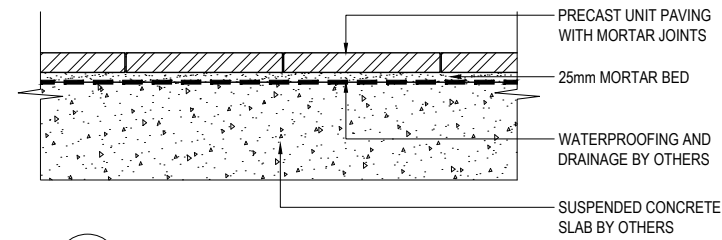
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REVISION : 03



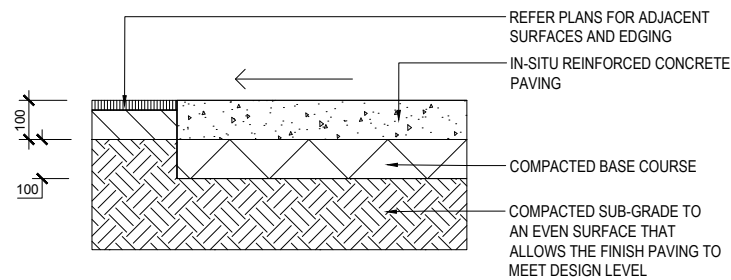
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902 COBBLESTONE ON SLAB
SCALE 1:10



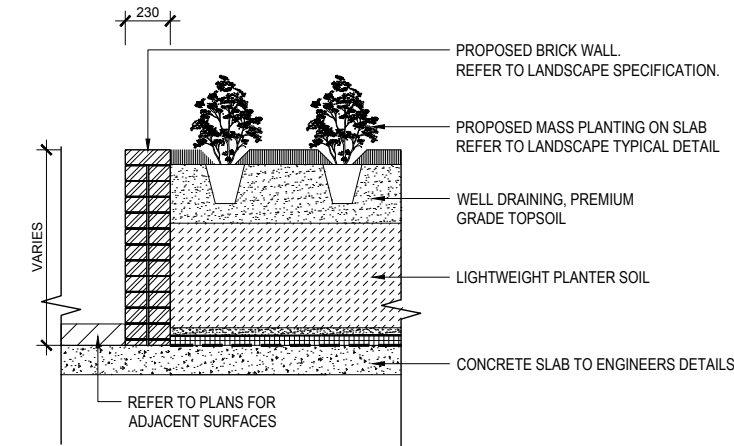
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902 PAVING AT GRADE
SCALE 1:10



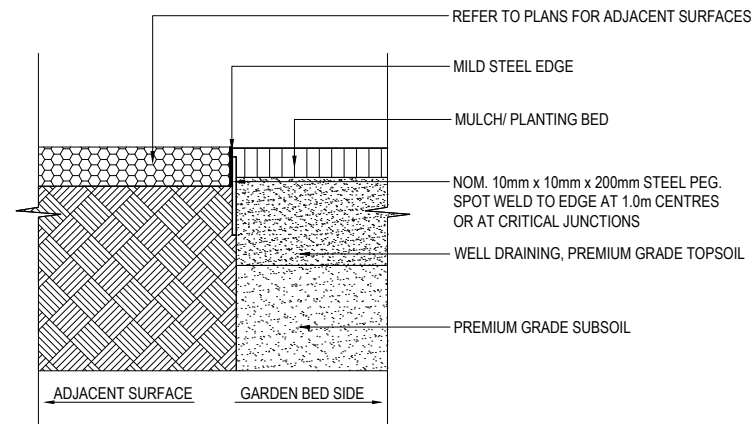
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902 UNIT PAVERS ON SLAB
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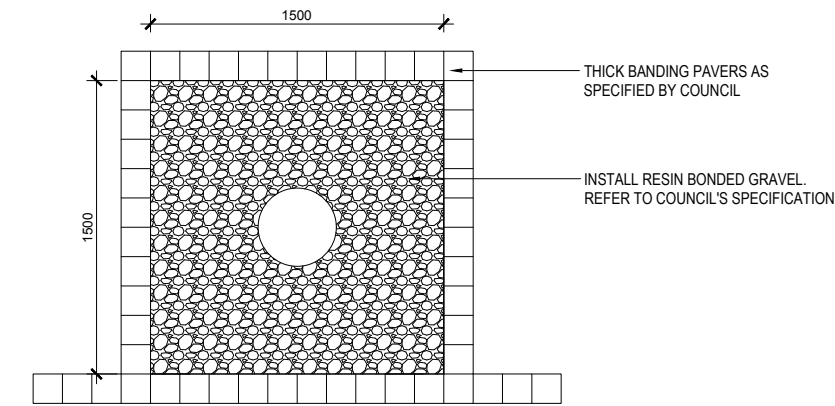
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902 INSITU CONCRETE ON GRADE
SCALE 1:10



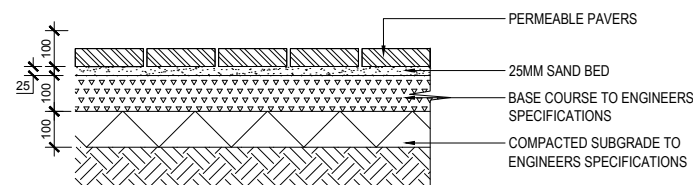
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902 BRICK WALL WITH PLANTING ON SLAB
SCALE 1:20



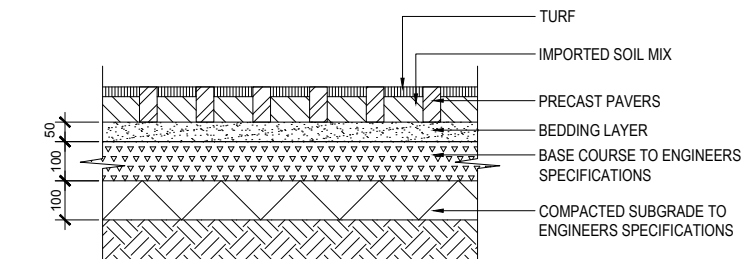
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902 STEEL EDGING ON GRADE
SCALE 1:10



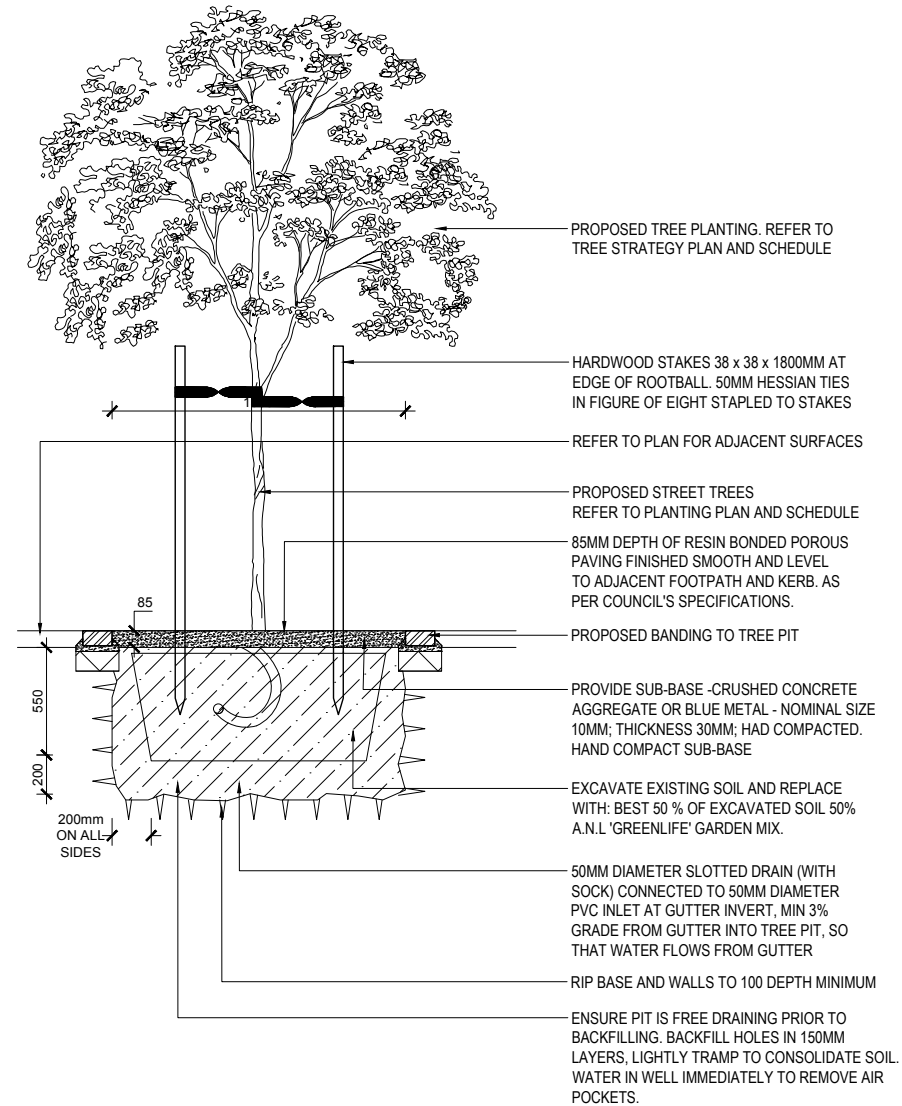
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902 TREE IN RESIN BONDED GRAVEL - PLAN VIEW
SCALE 1:20



9
902 PERMEABLE PAVING AT GRADE
SCALE 1:10



10
902 GREEN TILES AT GRADE
SCALE 1:10



8
902 TREE PLANTING IN RESIN BONDED GRAVEL
SCALE 1:20

ISSUE CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE DRAFT DA	ES	TF	24.03.23
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DRAWING TITLE

TYPICAL DETAILS

DESIGN : TF
DOCUMENT : ES
PROJECT : 2522121



DRAWING NUMBER
2522121-901

REVISION
03

