40 BRYANT STREET, PADSTOW, NSW 2211

Landscape Documentation for Development Application



Design Statement

Planting Design

The planting design at 40 Bryant Street, Padstow aims to utilise native species that will provide shade and amenity for the users of the site. Canopy trees of Eucalyptus fibrosa are positioned at the Bryant Street frontage with additional smaller trees of Melaleuca decora and Cupaniopsis anacardioides that will contribute to the urban canopy coverage. Layered hedging, shrubs and groundcovers as the understorey will include shade tolerant species such as Ajuga 'Burgundy Glow' and Hymenosporum 'Gold Nugget' for the south facing garden area. In the car parking areas under Level 2 planting of ferns at the car parking blisters will provide relief between the hard stand surfaces as well as feature Japanese Maple trees.

DCP Review and Compliance

Trees have been proposed to the site frontage at a rate of 1 tree per 12m of front boundary. Native species have been predominantly chosen for the planting and accounts for 5.8% of the plant schedule. The landscape area amounts to 1669m2 which is 14.9% of the overall site area. As per the DCP there is a requirement of one canopy tree per 30m2 which is achieved in the landscape plan with 61 proposed trees; a 3:1 tree replacement ratio for every tree removed is also consistent with the DCP controls and all trees proposed will have a minimum 75L pot size.

Drawing Title: Cover Page DWG No:



Suite 303, 8 Help St, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781

Architect:

IMAGE TAKEN FROM NEARMAP 2023

Drawing Register

Dwg No.	Drawing Name
LDA-00 LDA-01 LDA-02 LDA-03 LDA-04 LDA-05	Cover Page Landscape Master Plan Landscape GF Detail Plan 1 Landscape GF Detail Plan 2 Landscape Level 2 Detail Plan Landscape Section
LDA-06	Specification & Details
LDA-07	Plant Schedule & Imagery

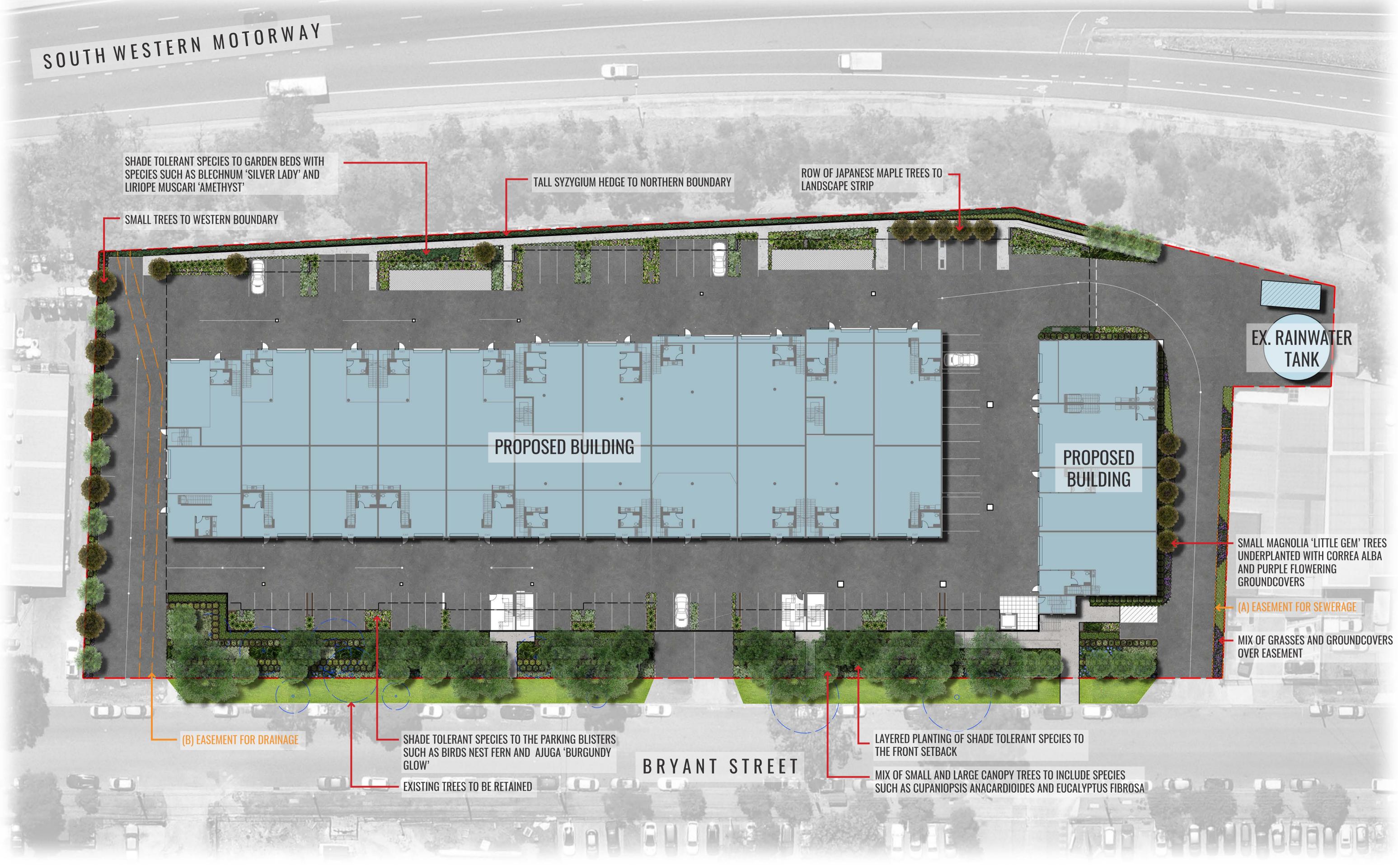


SITE PLAN

Scale: Date: **Client**: Australia Silver Lake 29.02.24 Gamma Pty Ltd 40 Bryant **Project**:

ALGORRY ZAPPIA & ASSOCIATES BUILDING DESIGNERS & CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Number: North: Revision					FOR DA
	Rev	Date	Description	Drawn	Checked
\bigcirc	-	08.12.23	FOR INFORMATION [DRAFT]	KC	BG
	A	24.01.24	FOR DA [DRAFT]	KC	BG
	В	29.02.24	FOR DA	KC	BG
Padstow, NSW 2211					
		Rev - A B	Rev Date - 08.12.23 A 24.01.24 B 29.02.24	Rev Date Description - 08.12.23 FOR INFORMATION [DRAFT] A 24.01.24 FOR DA [DRAFT] B 29.02.24 FOR DA	Rev Date Description Drawn - 08.12.23 FOR INFORMATION [DRAFT] KC A 24.01.24 FOR DA [DRAFT] KC B 29.02.24 FOR DA KC



Client:

Drawing Title: Landscape Master Plan DWG No:

LDA-01

ES -A N D S C A P E Suite 303, 8 Help St, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781

Architect:

ALGORRY BUILDING DESIGNI

Y ZAPPIA & ASSOCIATES
NERS & CONSULTING CIVIL & STRUCTURAL ENGINEERS

Australia Silver Lake Gamma Pty Ltd

Scale: 1:250 @ A1 1:500 @ A3 Project:

Date: 29.02.24

40 Bryan

Job Number:	North: Revision				FOR DA	
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231106	\bigcirc	-	08.12.23	FOR INFORMATION [DRAFT]	KC	BG
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	Padstow, NSW 2211					



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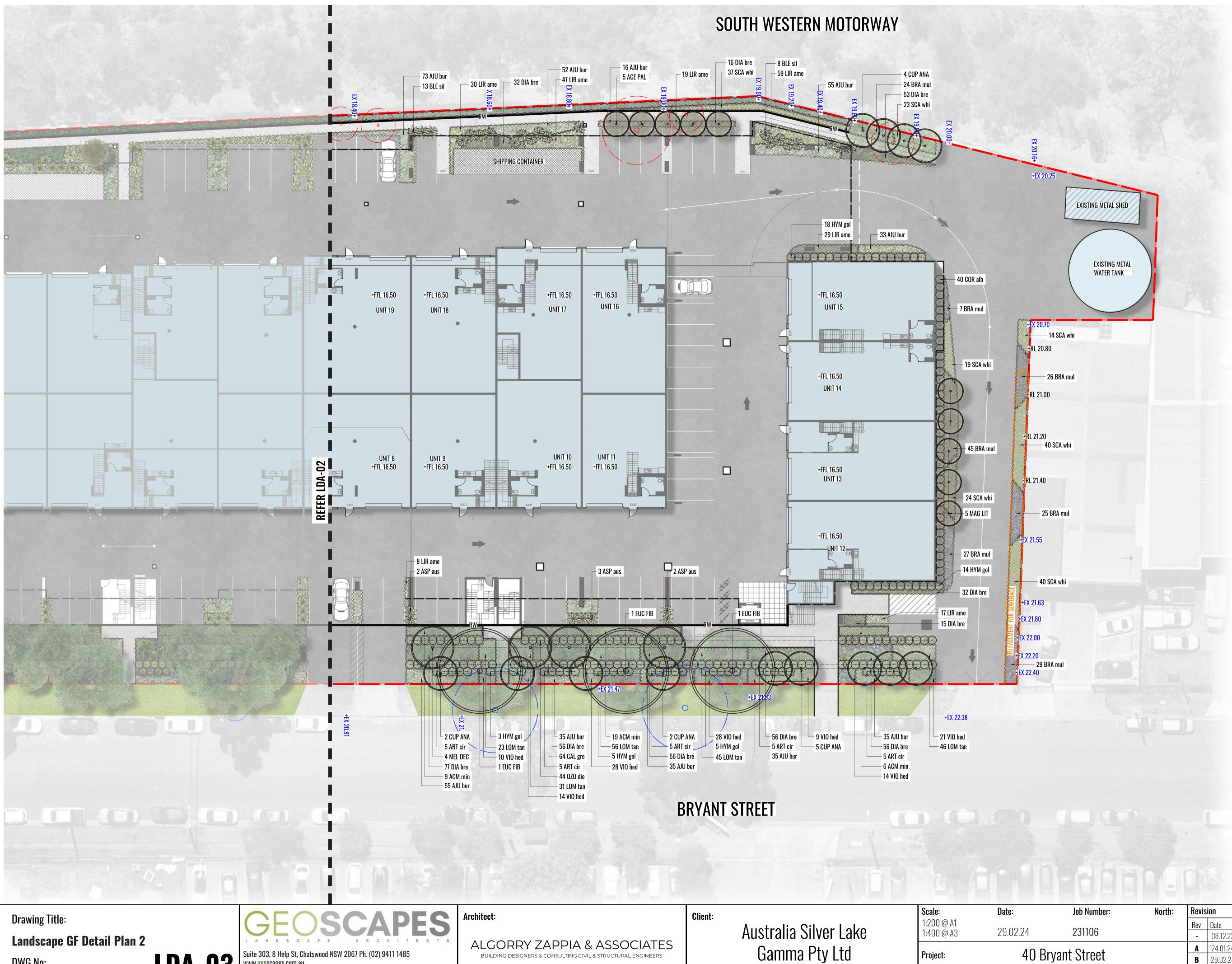
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SITE BOUNDARY PROPOSED TREES EXISTING TREES TO BE RETAINED EXISTING TREES TO BE REMOVED MASS HEDGE/SHRUB PLANTING **ACCENT/FEATURE PLANTING** PROPOSED GROUNDCOVER PLANTING PROPOSED SHRUBS EASEMENTS RETAINING WALL TO ENGINEERS DETAIL +FFL XX.XX PROPOSED FINISHED FLOOR LEVEL +RL XX.XX PROPOSED LEVELS +EX XX.XX EXISTING LEVELS

Job Number:	North:	Revision				FOR DA
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	Padstow, NSW 2211					



DWG No:

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BUILDING DESIGNERS & CONSULTING CIVIL & STRUCTURAL ENGINEERS

LEGEND

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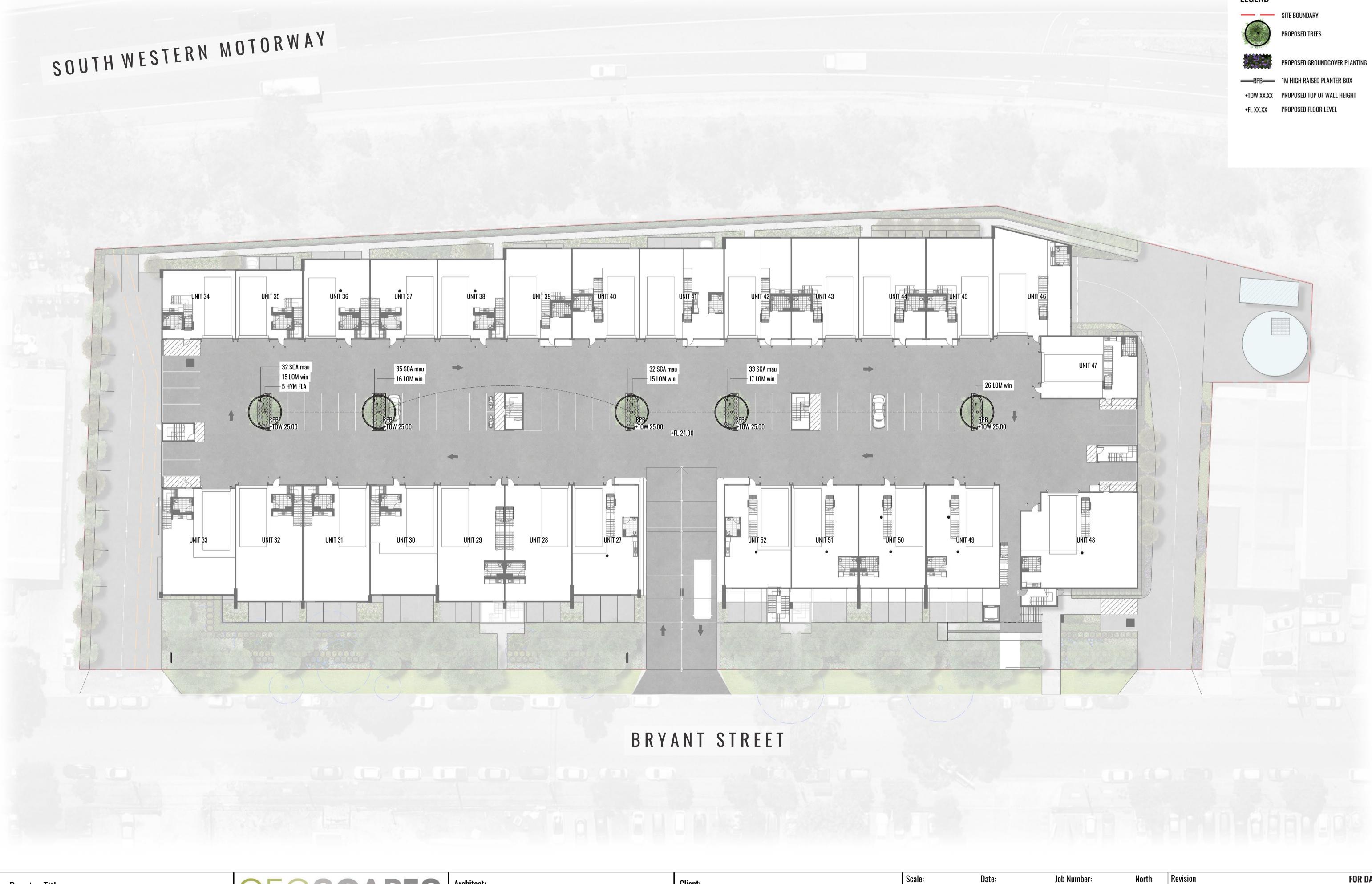
SITE BOUNDARY

PROPOSED TREES

+RL XX.XX

REES TO BE RETAINED REES TO BE REMOVED E/SHRUB PLANTING ATURE PLANTING PROPOSED GROUNDCOVER PLANTING PROPOSED SHRUBS EASEMENTS RETAINING WALL TO ENGINEERS DETAIL +FFL XX.XX PROPOSED FINISHED FLOOR LEVEL PROPOSED LEVELS +EX XX.XX EXISTING LEVELS

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	Padstow, NSW 2211					



Drawing Title: Landscape Level 2 Detail Plan DWG No:

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Architect:

Client:

Australia Silver Lake Gamma Pty Ltd

Scale:
1:250 @ A1
1:500 @ A3

Project:

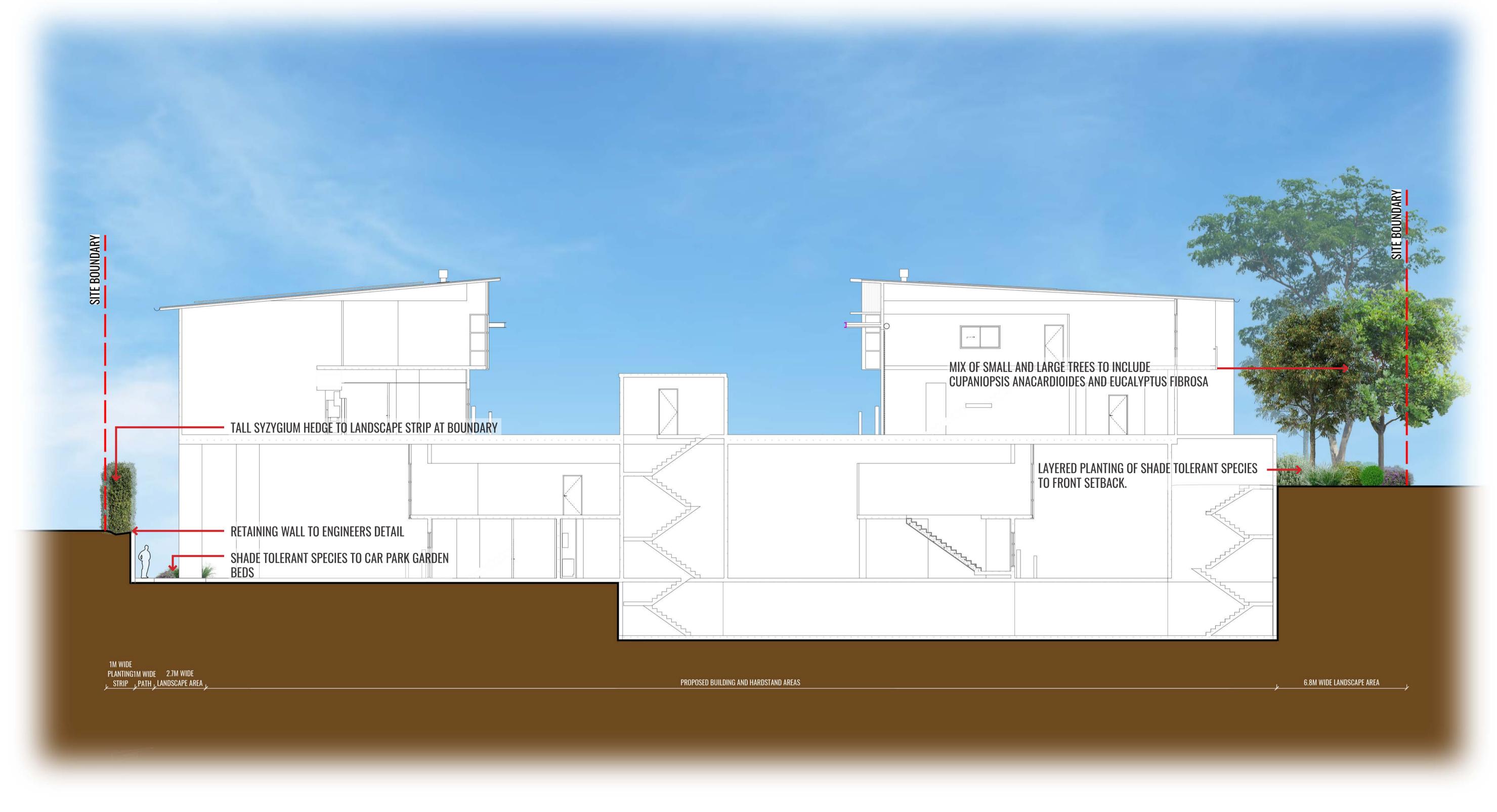
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ALGORRY ZAPPIA & ASSOCIATES BUILDING DESIGNERS & CONSULTING CIVIL & STRUCTURAL ENGINEERS

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	Padstow, NSW 2211					



SECTION AA

Drawing Title: Landscape Section DWG No:



ALGORRY BUILDING DESIGNE

	Client:	Australia Silver Lake	Scale: 1:100 @ A1 1:200 @ A3	Date: 29.02.24
ZAPPIA & ASSOCIATES ers & consulting civil & structural engineers		Gamma Pty Ltd	Project:	40 Bryan



KEY PLAN

Job Number:	North:	Revision				FOR DA
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	Padstow, NSW 2211					

MAINTENANCE PLAN

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a **weekly basis** to maintain the landscape works commencing from practical completion.

Rubbish Removal

The Landscape Contractor shall undertake rubbish removal from the site on a **weekly basis** to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's direction.

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the initial maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants. Frequency: as required.

Stakes

Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces

All planter beds and garden areas shall have a minimum depth of 75mm organic mulch. All mulch is to be free of deleterious matter such as soil, weeds, sticks and should conform to AS 4454. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client & estate management.

Watering

Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.

Frequency: Weekly or as required.

Soil In Natural Ground

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Soil to conform to AS4419 refer to typical detail.

Pest and Disease Control

The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions. Frequency: weekly inspection

Fertilising

Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

Standards

All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haege 2017).

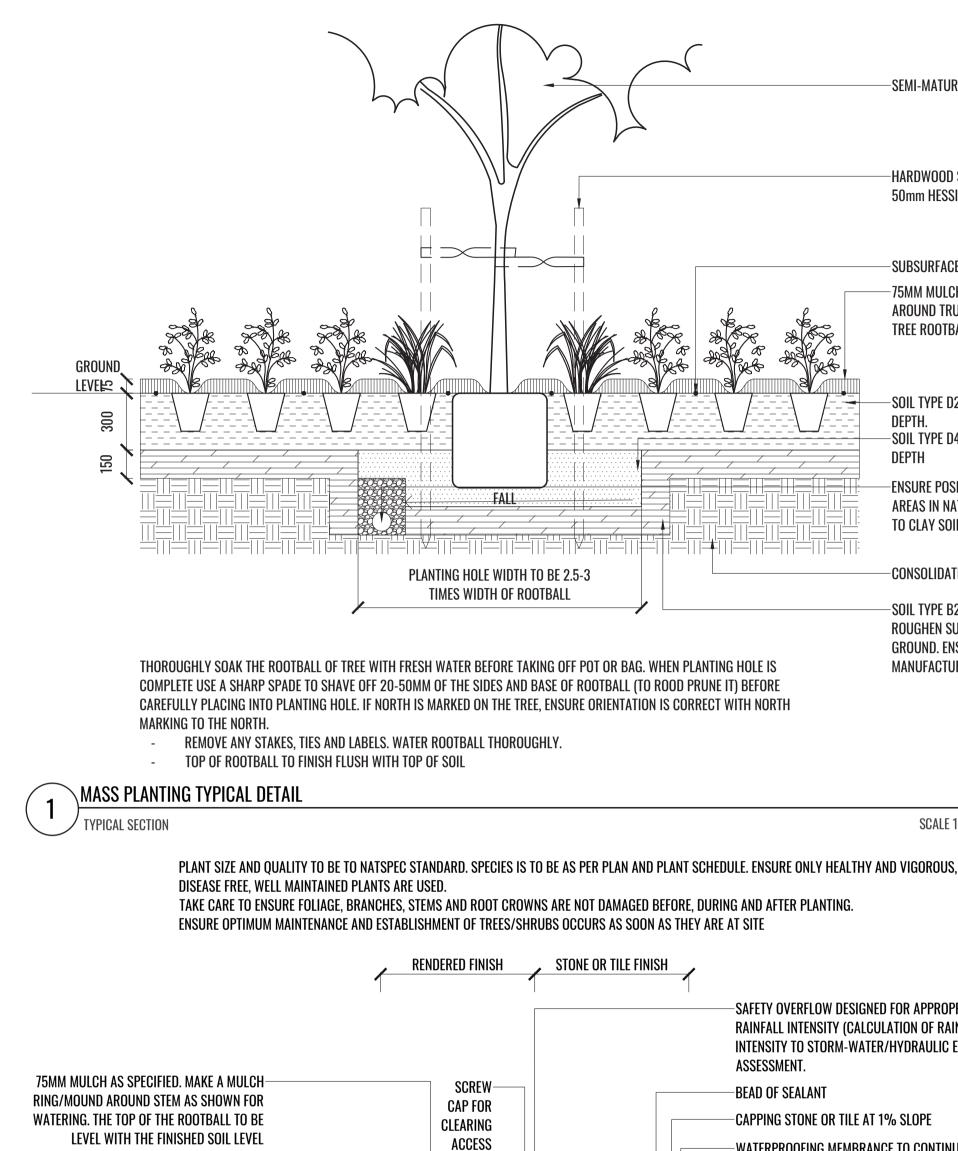
Drawing Title: Specification & Details DWG No:

Architect: Suite 303, 8 Help St, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781 LDA-06

TYPICAL LANDSCAPE DETAILS

TREE/SHRUB SIZE AND OUALITY TO BE TO NATSPEC STANDARD. SPECIES IS TO BE AS PER PLAN AND PLANT SCHEDULE. ENSURE ONLY HEALTHY AND VIGOROUS. DISEASE FREE. WEL MAINTAINED PLANTS ARE USED. TAKE CARE TO ENSURE FOLIAGE, BRANCHES, TRUNKS AND ROOT CROWNS ARE NOT DAMAGED BEFORE, DURING AND AFTER PLANTING.

ENSURE OPTIMUM MAINTENANCE AND ESTABLISHMENT OF TREES/SHRUBS OCCURS AS SOON AS THEY ARE AT SITE



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─── ARDEX ROOT REPELL TM WATERPROOFING ME	EMBRANE	WASHED C
DRAINAGE CELL WRAPPED IN GE	OTEXTILE	SLAB AND
MINIMUM 1:100 INTERNAL FALL TO DRAINAG	E OUTLET	
TERMINATE WATERPROOF MEMBRANE INTO DRAINAG		SYSTEMS. T ————————————————————————————————————
ON SLAB TYPICAL PLANTER BOX DETAIL		
TYPICAL SECTION		
	Scale:	Date:

EV.

Client:

Australia Silver Lake Gamma Pty Ltd

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ACRYLIC LIQUID TO BE APPLIED ON TOP

PROTECTIVE BOARD OR ELMICH VersiDrain 8 GEO

ACRYLIC LIQUID 50mm ABOVE FINISHED LEVER

OF RENDER BEFORE PAINTING

CONCRETE OR BLOCKWORK PLANTER BOX -

WALL (REFER TO PLANS FOR FINISH AND

Z SECTION 20mm X 10mm X 20mn

---- GEOTEXTILE FABRIC-

TOPS OF WALL LEVELS)

RENDER-

29.02.24

-SEMI-MATURE TREE PLANTING

HARDWOOD STAKES 50 x 50 x 1800mm AT EDGE OF ROOTBALL **50mm HESSIAN TIES IN FIGURE OF 8 STAPLED TO STAKE**

SUBSURFACE DRIP IRRIGATION LINE

75MM MULCH AS SPECIFIED. MAKE A MULCH RING/MOUNI AROUND TRUNK AS SHOWN FOR WATERING. THE TOP OF T TREE ROOTBALL TO BE LEVEL WITH THE FINISHED SOIL LEVEL

-SOIL TYPE D2 (REFER TO SPECIFICATION) IN TOP 300MM DEPTH. -SOIL TYPE D4 (REFER TO SPECIFICATION) BELOW 300MM

ENSURE POSITIVE DRAINAGE TO ALL PLANTING AREAS IN NATURAL GROUND. ADD AGG DRAIN TO CLAY SOILS

-CONSOLIDATED EARTH

SOIL TYPE B2 (AMELIORATED SITE SUBGRADE) ROUGHEN SUBGRADE VERY LIGHTLY FOR ROOTBALL CONTACT TO GROUND. ENSURE ADEQUATE DRAINAGE. ADD GYPSUM TO MANUFACTURER'S RECOMMENDED RATE IF NEEDED

SCALE 1:20

	-SAFETY OVERFLOW DESIGNED FOR APPROPRIATE Rainfall intensity (calculation of rainfall intensity to storm-water/hydraulic engineer assessment.
	-BEAD OF SEALANT
	-CAPPING STONE OR TILE AT 1% SLOPE
	-WATERPROOFING MEMBRANCE TO CONTINUE Over the Edge of Planter Box
_	-STONE OR TILE FACING
	-SUBSURFACE DRIP IRRIGATION LINE TO Specialist's detail -Soil type E1 to depth of 300mm
	(REFER TO SPECIFICATION)
	-DRAINAGE INSPECTION UPSTAND WITH SCREW CAP FOR CLEARING ACCESS
	-SOIL TYPE E2 BELOW 300MM (REFER TO SPECIFICATION)
•	ACRYLIC LIQUID 50mm ABOVE FINISHED LEVEL

FILLET

COURSE SAND LAYER WATERPROOFING TO ENGINEERS DETAIL **OUTLET TO STORMWATER TO ENGINEERS DETAILS**

SCALE 1:20

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PLANTING SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Native	Qty*
Ground Floo	r Planting				· · ·		•
Trees							
ACE PAL	Acer palmatum	Japanese Maple	10m	As Shown	75L		8
CUP ANA	Cupaniopsis anacardioides	Tuckeroo	6-12m	As Shown	75L	\checkmark	32
EUC FIB	Eucalyptus fibrosa	Red Ironbark	15-30m	As Shown	75L	\checkmark	6
MAG LIT	Magnolia grandiflora 'Little Gem'	Magnolia	4m	As Shown	75L		5
MEL DEC	Melaleuca decora	White Feather Honeymyrtle	12 m	As Shown	75L	\checkmark	10
Shrubs					· · · · ·		
ACM min	Acmena smithii 'Minor'	Lilly Pilly	2.5m	1m Ctrs	200mm	\checkmark	103
ART cir	Arthropodium cirratum	New Zealand Rock Lily	0.8m	As Shown	200mm		51
ASP aus	Asplenium australasicum	Birds Nest Fern	1-2m	As Shown	200mm	\checkmark	26
BLE sil	Blechnum gibbum 'Silver Lady'	Blechnum 'Silver Lady'	1.2m	As Shown	200mm		54
CAL gre	Callistemon 'Green John'	Dwarf Callistemon	0.8m	As Shown	200mm	\checkmark	147
COR alb	Correa alba	White Correa	1.5m	As Shown	200mm	\checkmark	77
HYM gol	Hymenosporum flavum 'Gold Nugget'	Native Frangipani	1m	As Shown	200mm	\checkmark	70
OZO dio	Ozothamnus diosmifolius	Rice Flower	1.5m	As Shown	200mm	\checkmark	114
SYZ nor	Syzygium australe 'Northern Select'	Lilly Pilly	5m	1.5m Ctrs	200mm	\checkmark	96
Grasses & G	roundcovers						
AJU bur	Ajuga 'Burgundy Glow'	Bugleherb	0.15m	5/m2	140mm	\checkmark	1023
BRA mul	Brachyscome multifida 'Mauve Delight'	Rock Daisy	0.3m	3/m2	140mm	\checkmark	269
DIA bre	Dianella caerulea DCNCO 'Breeze'	Flax Lily	0.7m	5/m2 or 3/Lm	Tubestock	\checkmark	905
LIR ame	Liriope muscari 'Amethyst'	Lily Turf	0.4m	5/m2	140mm		580
LOM tan	Lomandra longifolia 'Tanika'	Mat Rush	0.6m	5/m2	Tubestock	\checkmark	580
SCA whi	Scaevola albida 'White Carpet'	Fan Flower	0.5m	3/m2	140mm	\checkmark	275
VIO hed	Viola hederacea	Native Violet	0.2m	4/m2	140mm	\checkmark	263
Level 1 Plan	ting						
Trees							
HYM FLA	Hymenosporum flavum	Native Frangipani	8m	As Shown	75L	\checkmark	5
Grasses & G	roundcovers						
LOM win	Lomandra confertifolia 'Wingarra'	Mat Rush	0.4m	5/m2	Tubestock	\checkmark	89
SCA mau	Scaevola aemula 'Mauve Cluster'	Fan Flower	0.3m	3/m2 or 3/Lm	140mm	\checkmark	132
*Quantities t	o be finalised during CC-Tender stage		-				-

Drawing Title: **Planting Schedule & Imagery** DWG No:



Architect:

PLANT IMAGES



	Client:	
ATEC		Australia Silver Lake
ATES INEERS		Gamma Pty Ltd

Scale:	Date:
	29.02.24
Project:	40 Bryant

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