

40 BRYANT STREET, PADSTOW, NSW 2211

Landscape Documentation for Development Application



IMAGE TAKEN FROM NEARMAP 2023

Design Statement

Planting Design

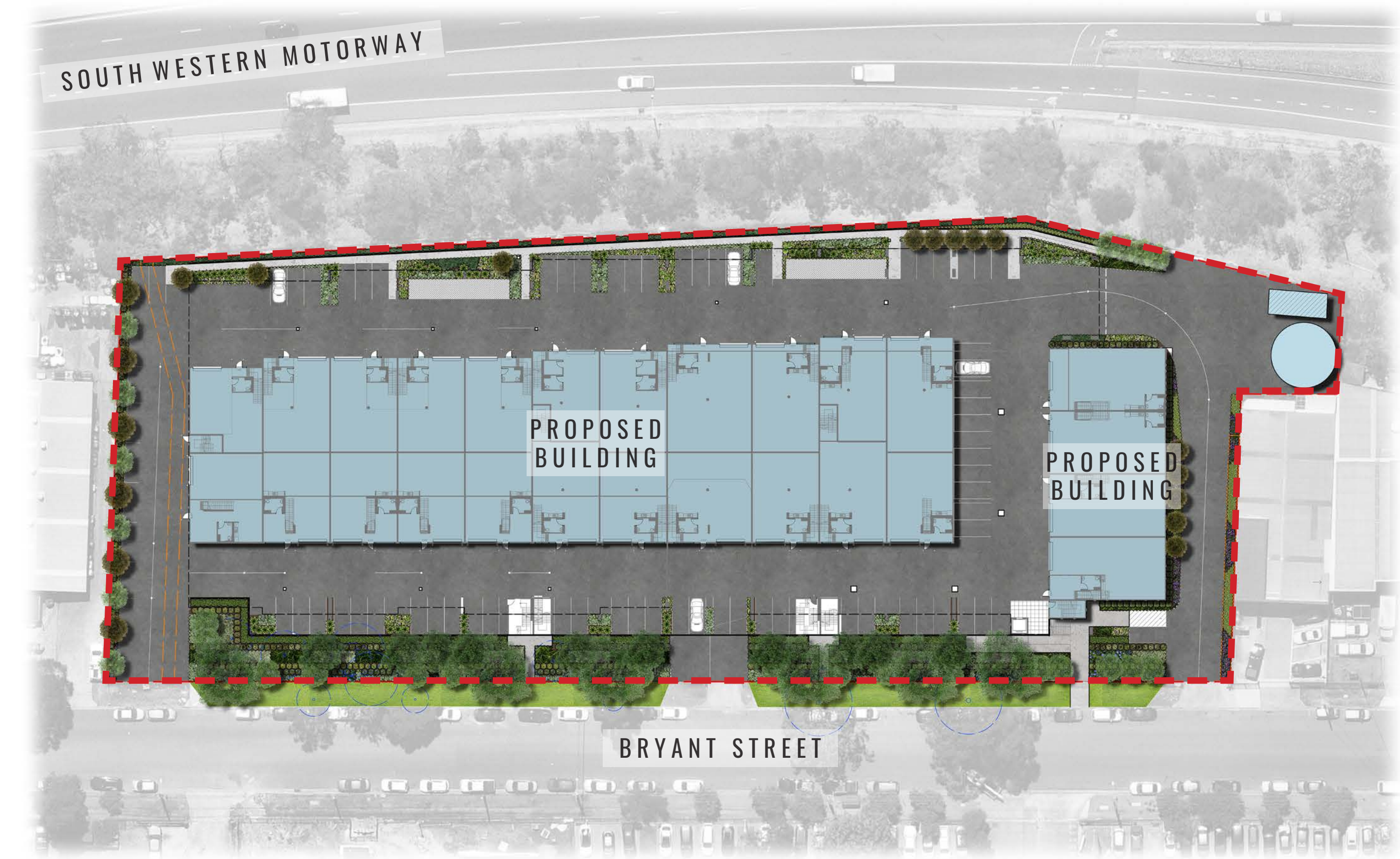
The planting design at 40 Bryant Street, Padstow aims to utilise native species that will provide shade and amenity for the users of the site. Canopy trees of Eucalyptus fibrosa are positioned at the Bryant Street frontage with additional smaller trees of Melaleuca decora and Cupaniopsis anacardioides 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 Register

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



SITE PLAN


Drawing Title:
Cover Page
DWG No:

LDA-00

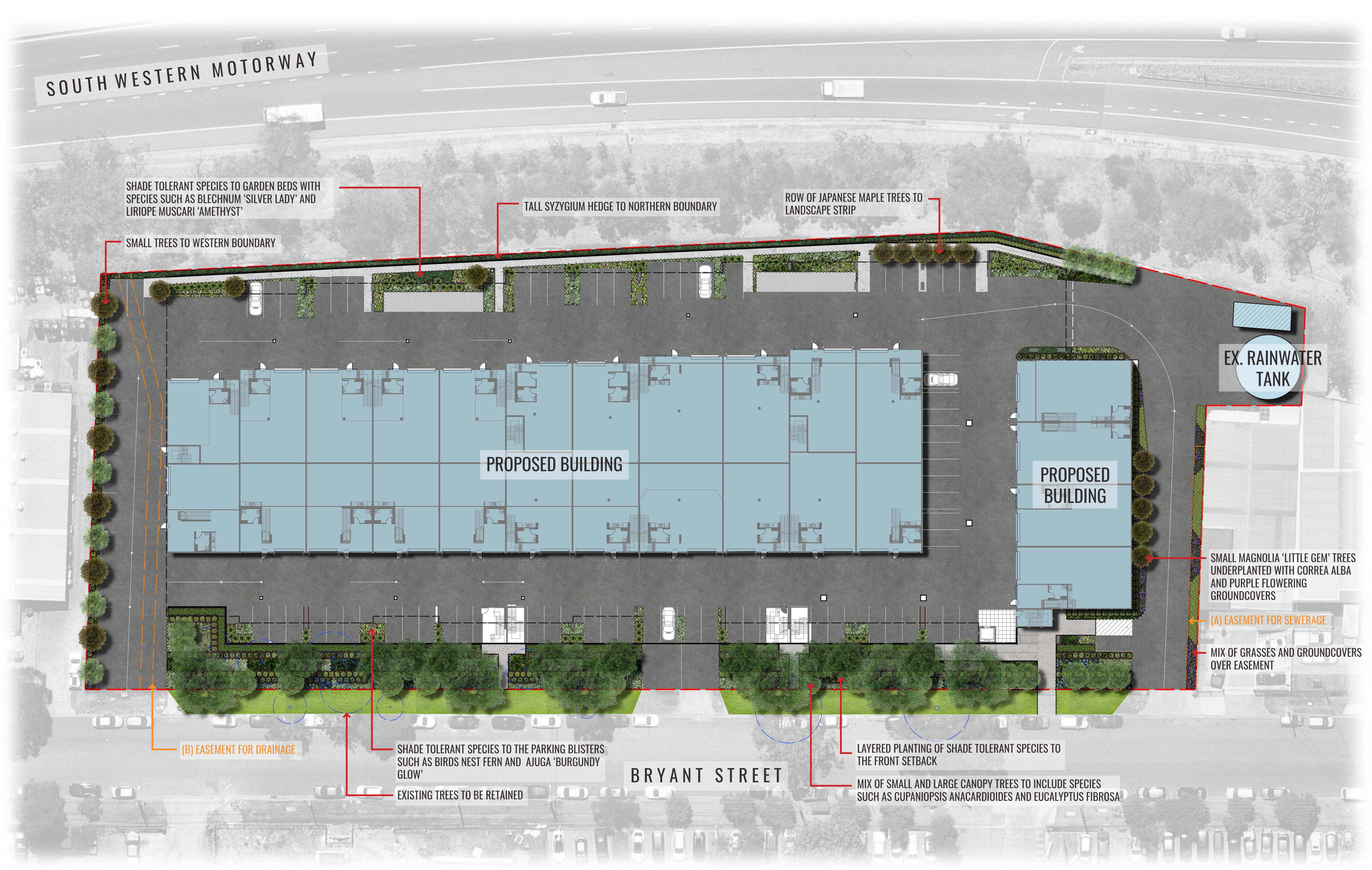
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BUILDING DESIGNERS & CONSULTING CIVIL & STRUCTURAL ENGINEERS

Client:
**Australia Silver Lake
Gamma Pty Ltd**

Scale:	Date:	Job Number:	North:	Revision				FOR DA	
	29.02.24	231106		Rev	Date	Description	Drawn	Checked	
Project:	40 Bryant Street Padstow, NSW 2211			-	08.12.23	FOR INFORMATION [DRAFT]	KC	BG	
				A	24.01.24	FOR DA [DRAFT]	KC	BG	
				B	29.02.24	FOR DA	KC	BG	

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SOUTH WESTERN MOTORWAY

LEGEND

- 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
- PROPOSED FINISHED FLOOR LEVEL
- PROPOSED LEVELS
- EXISTING LEVELS

Drawing Title:
Landscape GF Detail Plan 1
DWG No:

LDA-02

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Scale:
1:200 @ A1
1:400 @ A3

Date:
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Job Number:
231106

North:
Padstow, NSW 2211

Revision				FOR DA	
Rev	Date	Description	Drawn	Checked	
-	08.12.23	FOR INFORMATION [DRAFT]	KC	BG	
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SOUTH WESTERN MOTORWAY

- LEGEND
- SITE BOUNDARY
 - PROPOSED TREES
 - PROPOSED GROUNDCOVER PLANTING
 - 1M HIGH RAISED PLANTER BOX
 - PROPOSED TOP OF WALL HEIGHT
 - PROPOSED FLOOR LEVEL



BRYANT STREET

Drawing Title:
Landscape Level 2 Detail Plan
DWG No:

LDA-04

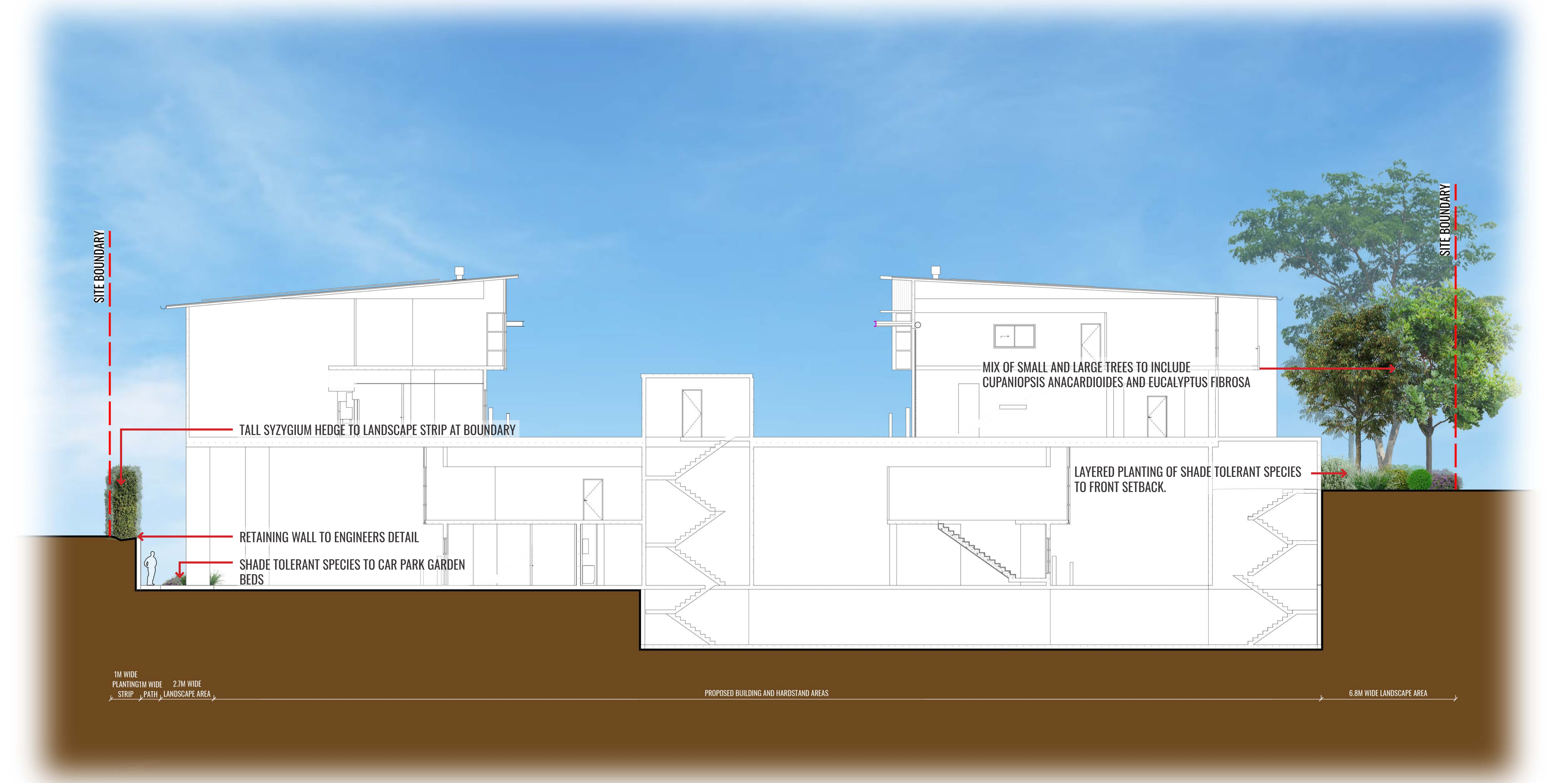
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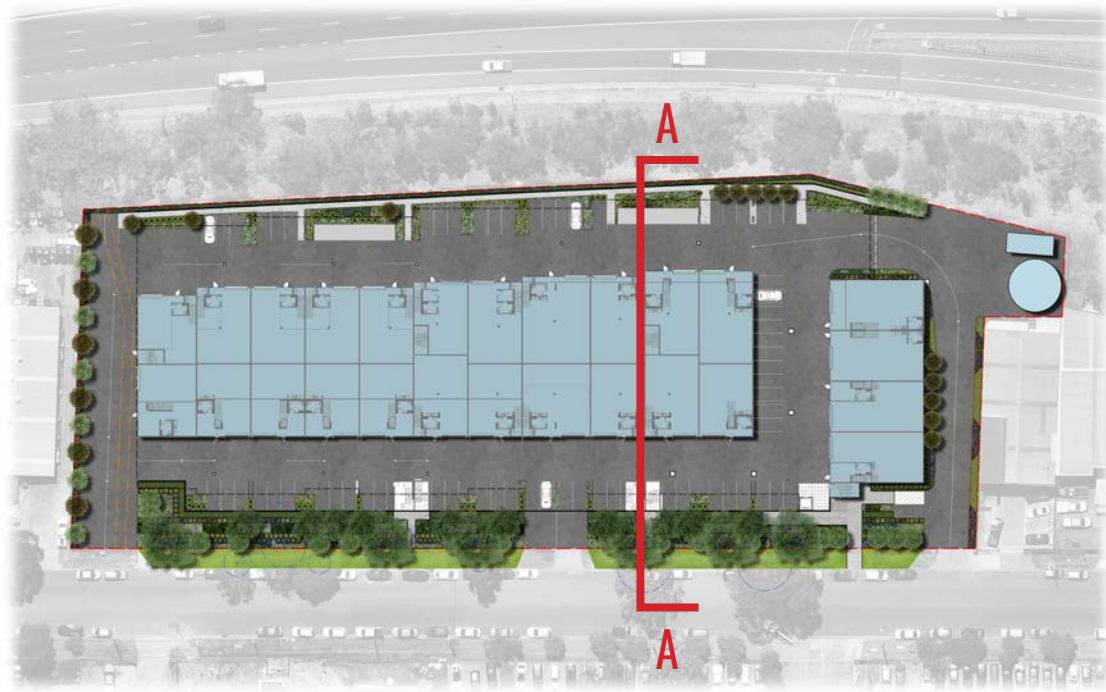
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Project:	40 Bryant Street		Padstow, NSW 2211	A	24.01.24	FOR DA [DRAFT]	KC	BG	
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SECTION AA



KEY PLAN

Drawing Title:
Landscape Section
DWG No:

LDA-05

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40 Bryant Street			Padstow, NSW 2211						

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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

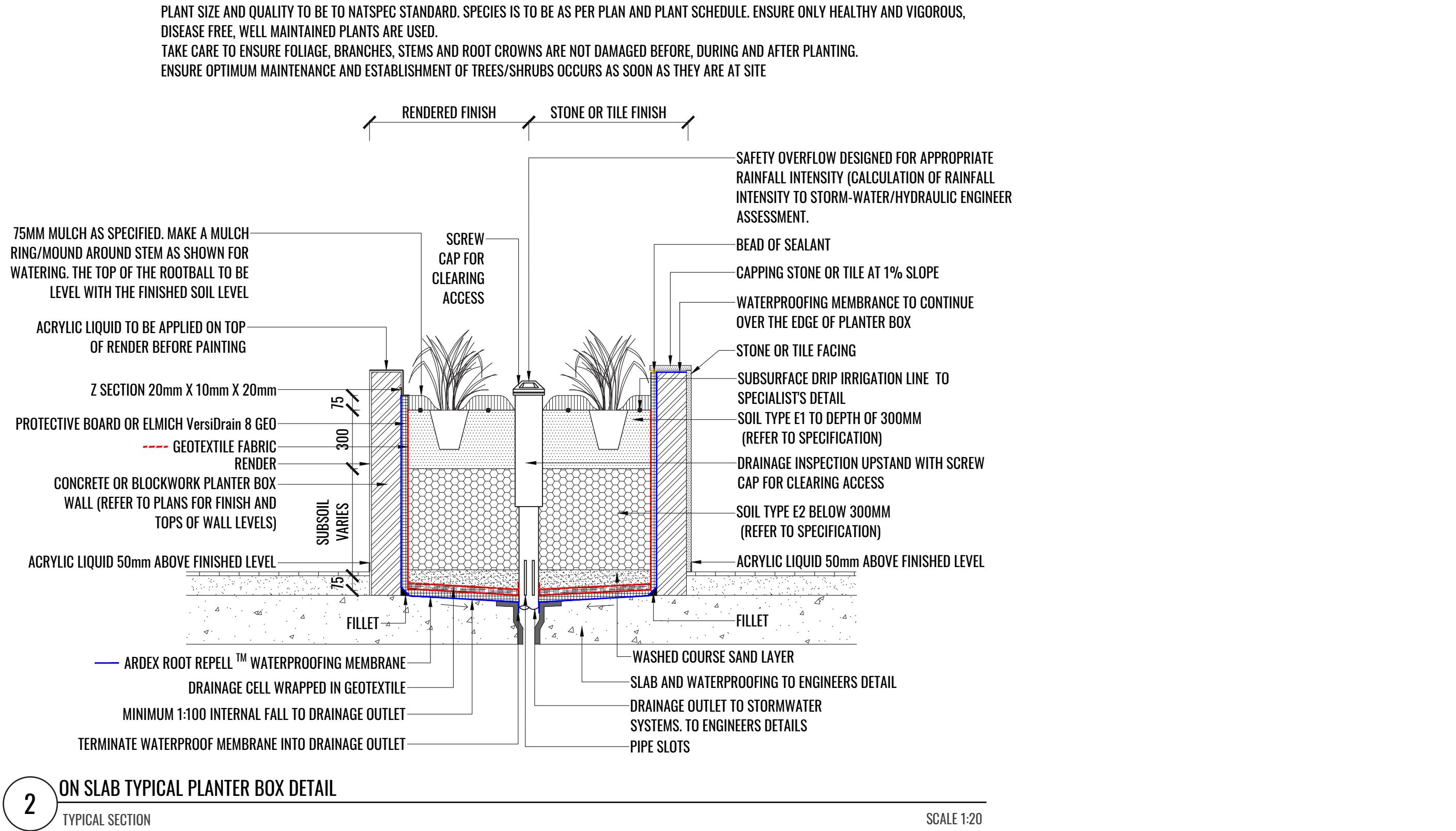
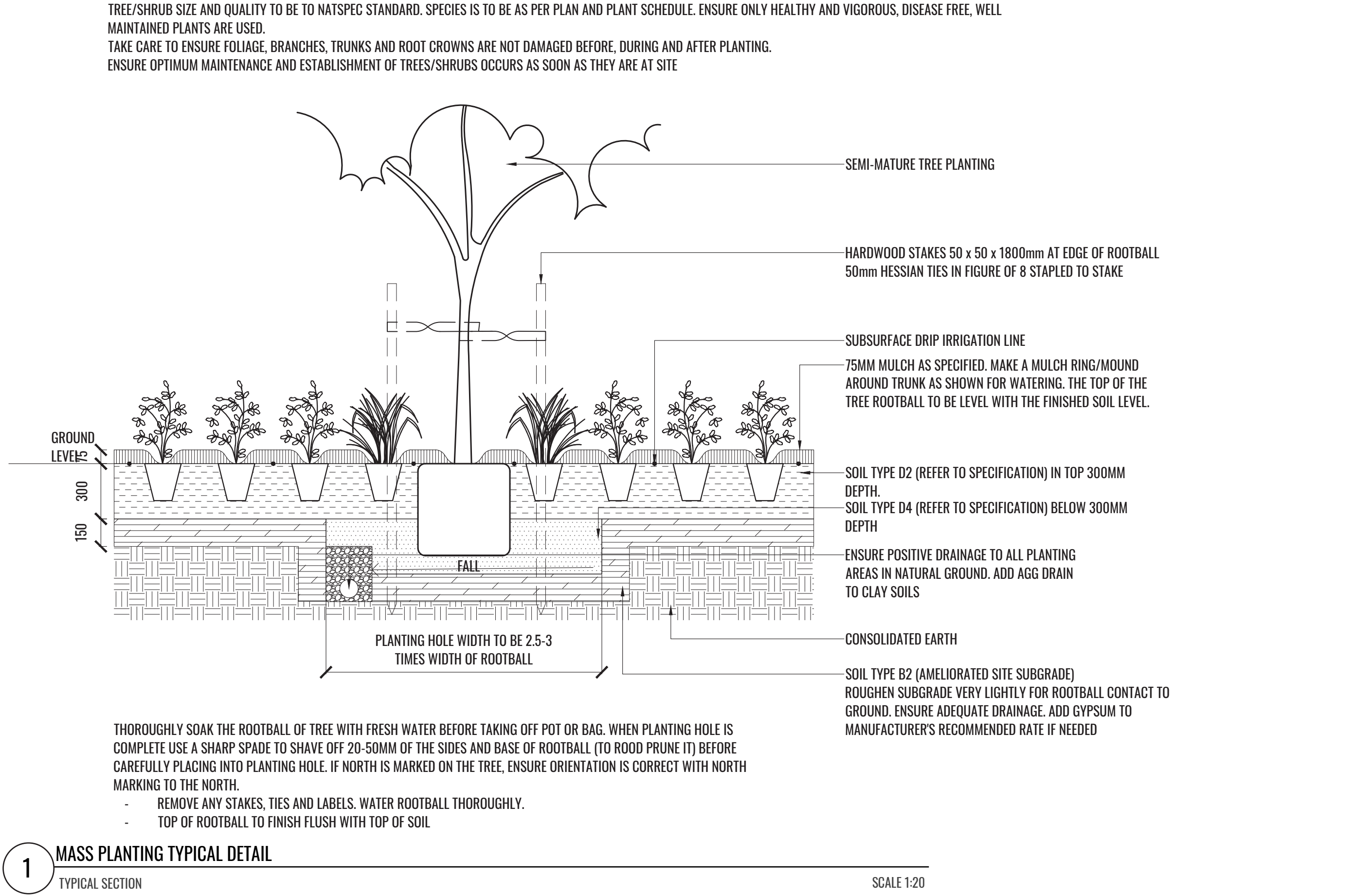
Fertilising

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).

Typical Landscape Details



Drawing Title:

Specification & Details

DWG No:

LDA-06

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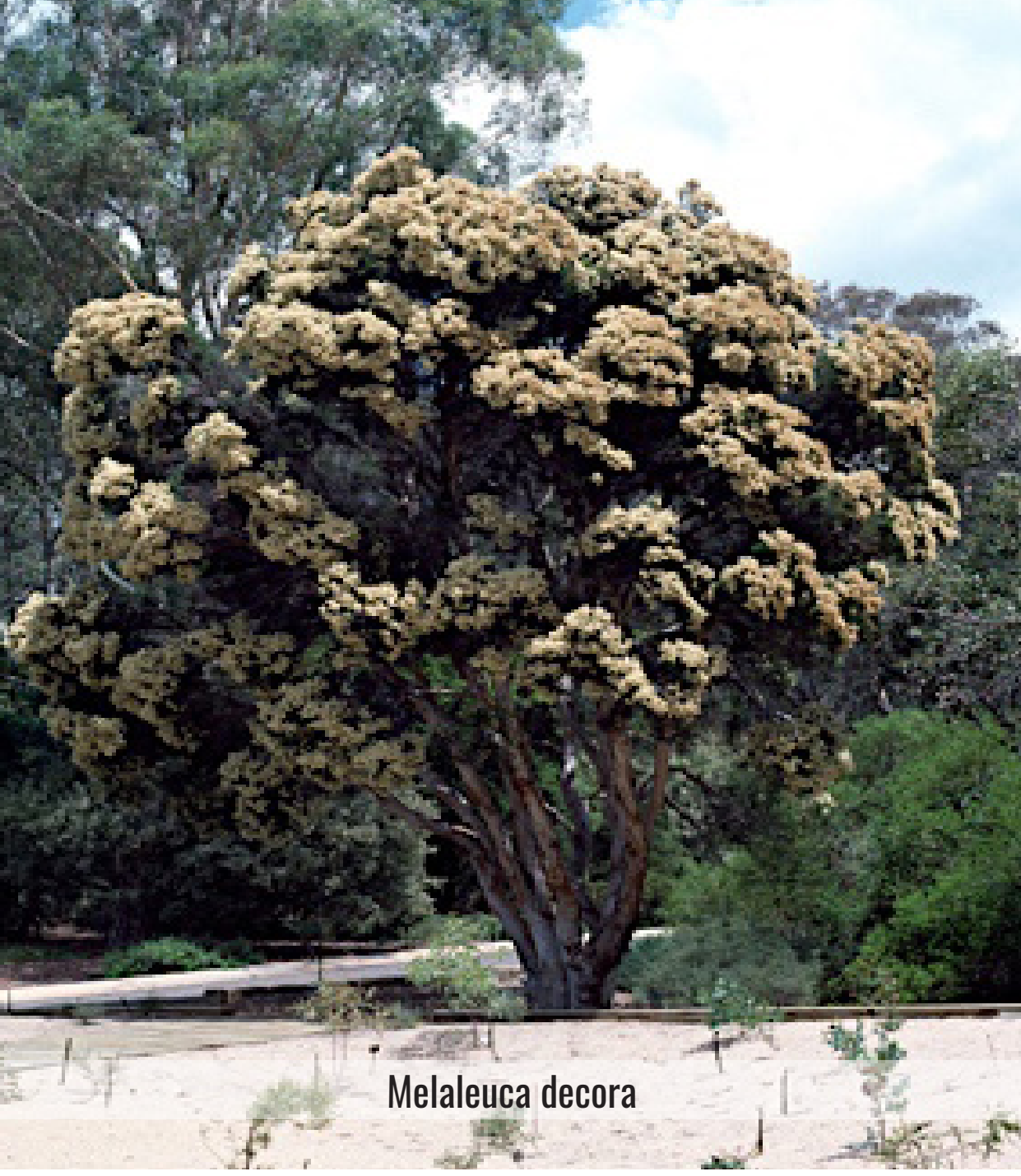
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PLANTING SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Native	Qty*
Ground Floor Planting							
Trees							
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	10m	As Shown	75L		8
CUP ANA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	6-12m	As Shown	75L	✓	32
EUC FIB	<i>Eucalyptus fibrosa</i>	Red Ironbark	15-30m	As Shown	75L	✓	6
MAG LIT	<i>Magnolia grandiflora 'Little Gem'</i>	Magnolia	4m	As Shown	75L		5
MEL DEC	<i>Melaleuca decora</i>	White Feather Honeymyrtle	12m	As Shown	75L	✓	10
Shrubs							
ACM min	<i>Acmena smithii 'Minor'</i>	Lilly Pilly	2.5m	1m Ctrs	200mm	✓	103
ART cir	<i>Arthropodium cirratum</i>	New Zealand Rock Lily	0.8m	As Shown	200mm		51
ASP aus	<i>Asplenium australasicum</i>	Birds Nest Fern	1-2m	As Shown	200mm	✓	26
BLE sil	<i>Blechnum gibbum 'Silver Lady'</i>	Blechnum 'Silver Lady'	1.2m	As Shown	200mm		54
CAL gre	<i>Callistemon 'Green John'</i>	Dwarf Callistemon	0.8m	As Shown	200mm	✓	147
COR alb	<i>Correa alba</i>	White Correa	1.5m	As Shown	200mm	✓	77
HYM gol	<i>Hymenosporum flavum 'Gold Nugget'</i>	Native Frangipani	1m	As Shown	200mm	✓	70
OZO dio	<i>Ozothamnus diosmifolius</i>	Rice Flower	1.5m	As Shown	200mm	✓	114
SYZ nor	<i>Syzygium australe 'Northern Select'</i>	Lilly Pilly	5m	1.5m Ctrs	200mm	✓	96
Grasses & Groundcovers							
AJU bur	<i>Ajuga 'Burgundy Glow'</i>	Bugleherb	0.15m	5/m2	140mm	✓	1023
BRA mul	<i>Brachyscome multifida 'Mauve Delight'</i>	Rock Daisy	0.3m	3/m2	140mm	✓	269
DIA bre	<i>Dianella caerulea DCNCO 'Breeze'</i>	Flax Lily	0.7m	5/m2 or 3/Lm	Tubestock	✓	905
LIR ame	<i>Liriope muscari 'Amethyst'</i>	Lily Turf	0.4m	5/m2	140mm		580
LOM tan	<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	0.6m	5/m2	Tubestock	✓	580
SCA whi	<i>Scaevola albida 'White Carpet'</i>	Fan Flower	0.5m	3/m2	140mm	✓	275
VIO hed	<i>Viola hederacea</i>	Native Violet	0.2m	4/m2	140mm	✓	263
Level 1 Planting							
Trees							
HYM FLA	<i>Hymenosporum flavum</i>	Native Frangipani	8m	As Shown	75L	✓	5
Grasses & Groundcovers							
LOM win	<i>Lomandra confertifolia 'Wingarra'</i>	Mat Rush	0.4m	5/m2	Tubestock	✓	89
SCA mau	<i>Scaevola aemula 'Mauve Cluster'</i>	Fan Flower	0.3m	3/m2 or 3/Lm	140mm	✓	132

*Quantities to be finalised during GC-Tender stage

PLANT IMAGES



Melaleuca decora



Correa alba



Callistemon 'Green John'



Acmena smithii 'Minor'



Hymenosporum 'Gold Nugget'



Blechnum gibbum 'Silver Lady'



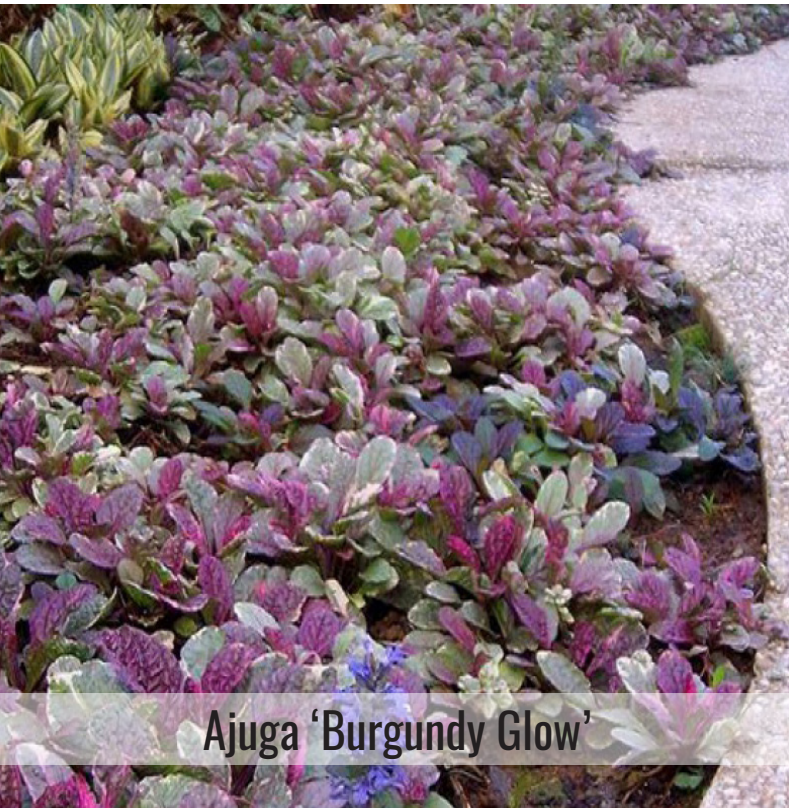
Arthropodium cirratum



Asplenium australasicum



Magnolia grandiflora 'Little Gem'



Ajuga 'Burgundy Glow'



Eucalyptus fibrosa



Lomandra longifolia 'Tanika'



Dianella caerulea 'Breeze'



Scaevola albida 'White Carpet'



Cupaniopsis anacardioides

Drawing Title:
Planting Schedule & Imagery
DWG No:

LDA-07

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