

36 Spring Street, Bondi Junction

DA Landscape Report

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Design Statement

Design Strategy

Strong, simple curvilinear forms at roof top level both contrast and complement the design of the built form. This strong geometry in the landscape creates a degree of organised structure and compensates the limited extent of usable space to the roof garden. The planting patterns of ground and level 1 planters have also taken the same principles but with more organic flow forms to create consistence on a three dimensional level. The orthogonal pavement patterns with two tones of grey represent a linear rhythm at atrium level, encourage pedestrian flow from Spring Street and Oxford Street, and draw the visitor to the gravitational centres of the design: the ovate gathering spaces at roof level.

Roof Garden

The roof garden will be a destination point and retreat for local residents and guests. The large recess at roof level enables views down through to the atrium below in addition to preserving access to daylight for habitable windows on all floors. There are two framed composite timber landscape spaces that bracket the central recess, a larger oval space to the north and a smaller barbeque/ outdoor dinning area to the south. Orthogonal pavement patterns replicates and reiterates the pavement pattern on the ground to ensure a holistic design approach and contrast with the curvilinear form. Lightweight steel and glass pergola structures and defined arcs of small to mid-size evergreen trees re-enforce the strong geometry and provide shelter for users from prevailing winds and direct solar access. An area to the south East has been set aside for herb and vegetable production and is in close proximity to the BBQ area.

Atrium Space/ Public through Link

Permeability, form and function were key aspects of the defining brief for this transitional space. The through link has been designed to accommodate for the significant pedestrian flow from Spring Street to Oxford Street and to the internal retail and café spaces. A raised planter with wide concrete seat wall edge is bordered by boundary wall to the west and east, and retail space to the north. Livistona palms have been chosen to reflect the scale and height of the atrium space and provide verticality.

Level 1 Planter

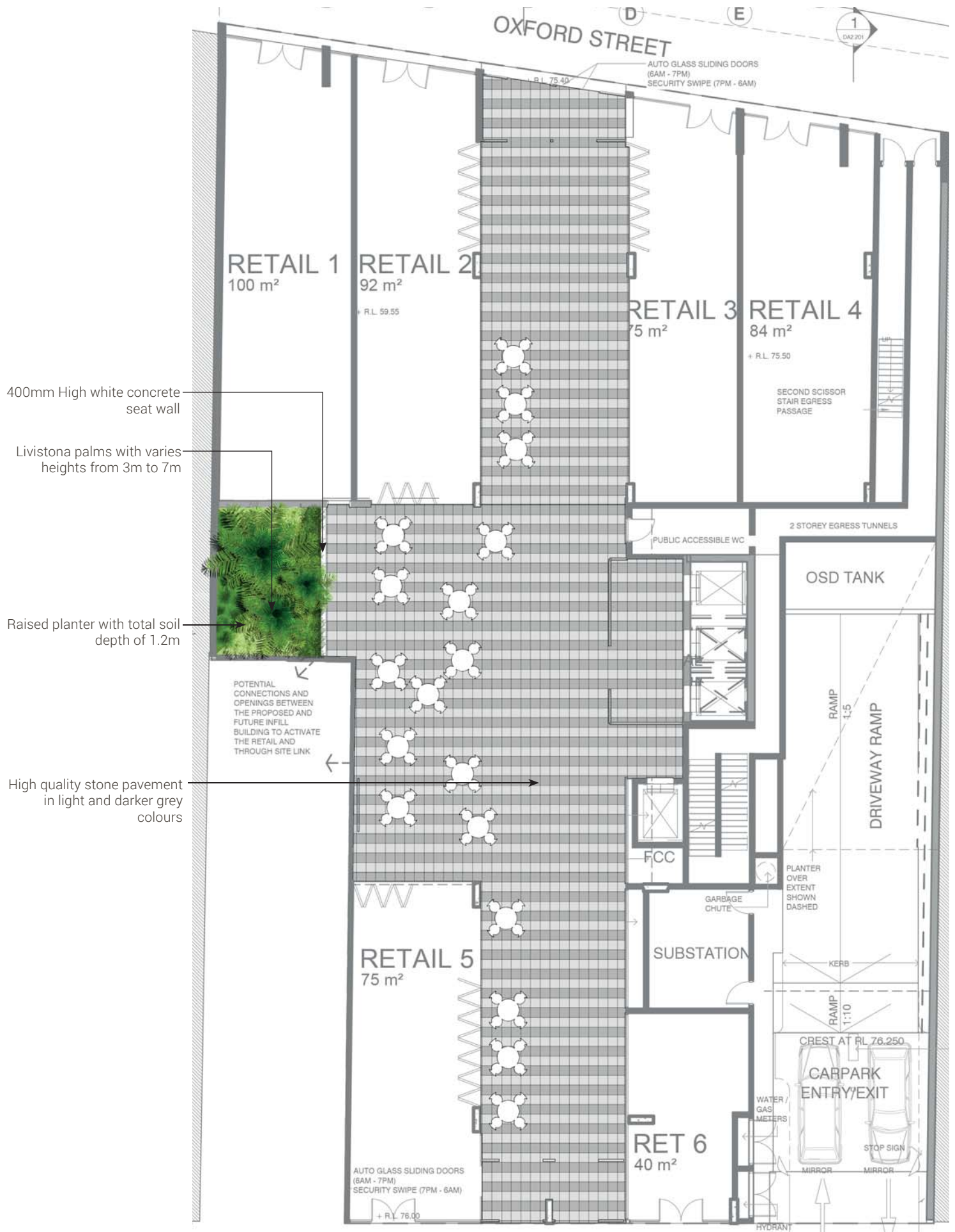
The Level 1 Planter is sitting above the vehicle ramp and enclosed by architectural forms. The design aims to maximise view opportunities at both ground level and form above levels. In addition to emphasis visual aesthetics, clearly defined curvilinear planting patterns have been introduced with groups of Livistona palms to dominate the space and provide verticality.



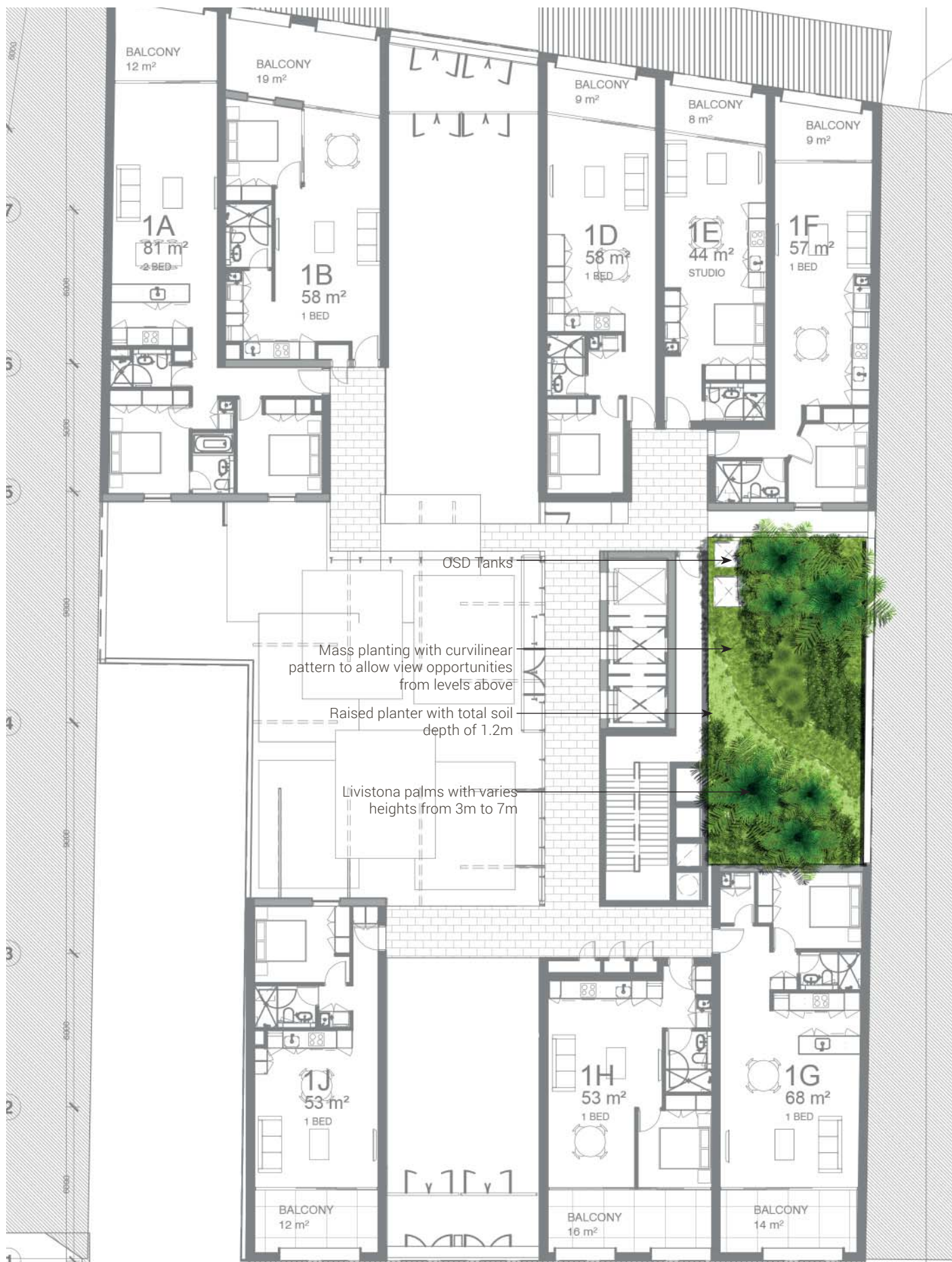
Indicative Character Images - Atrium



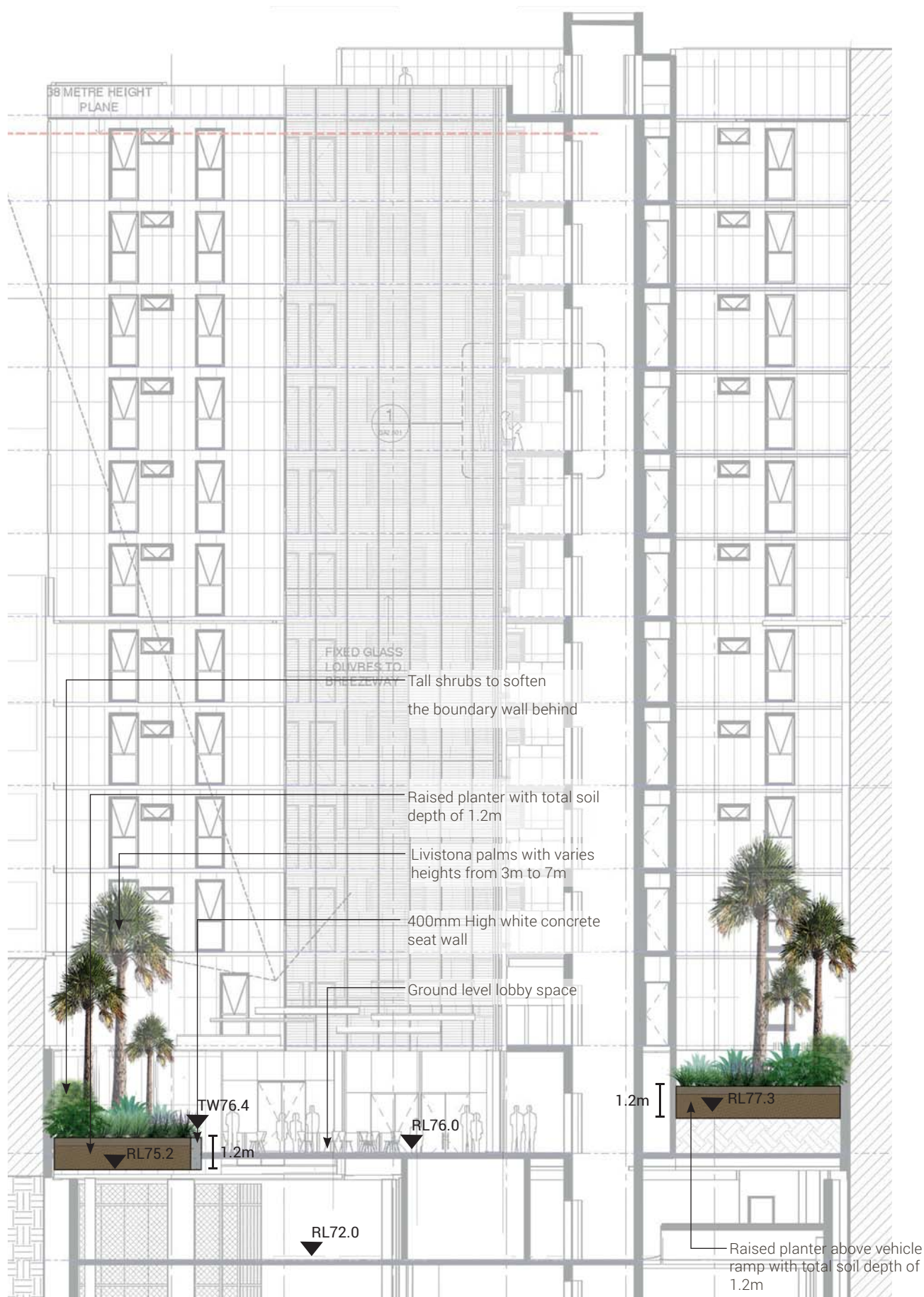
Landscape Plan - Ground Level 1_200@A4



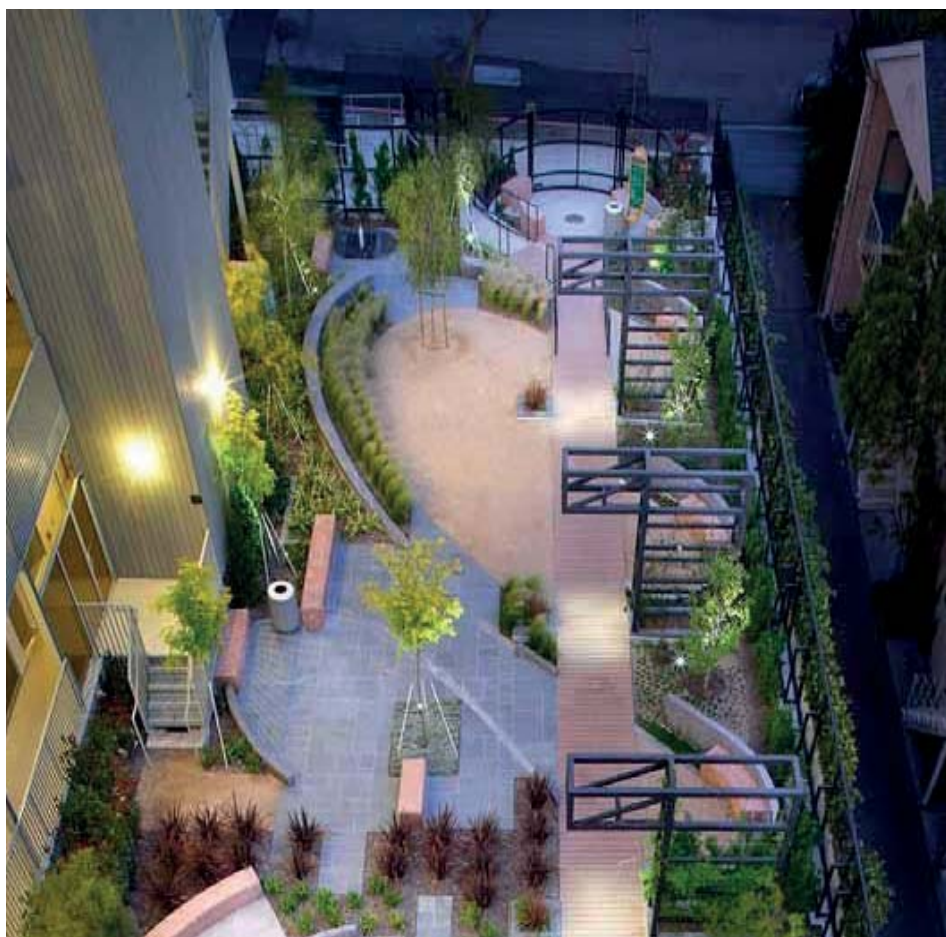
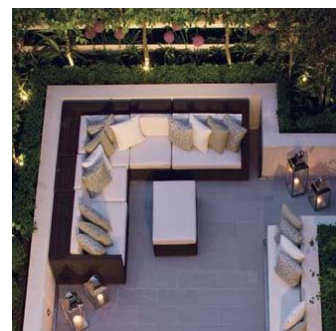
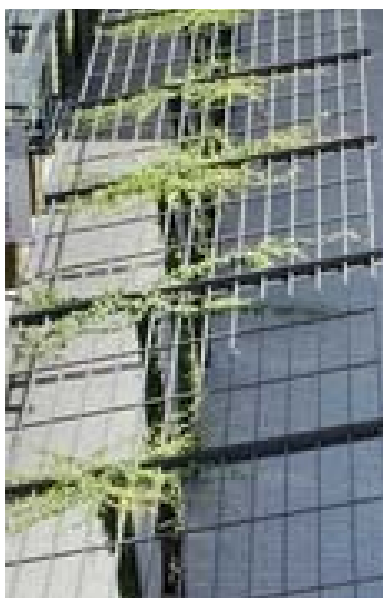
Landscape Plan - Level1 1_200@A4



Section - North 1_200@A4



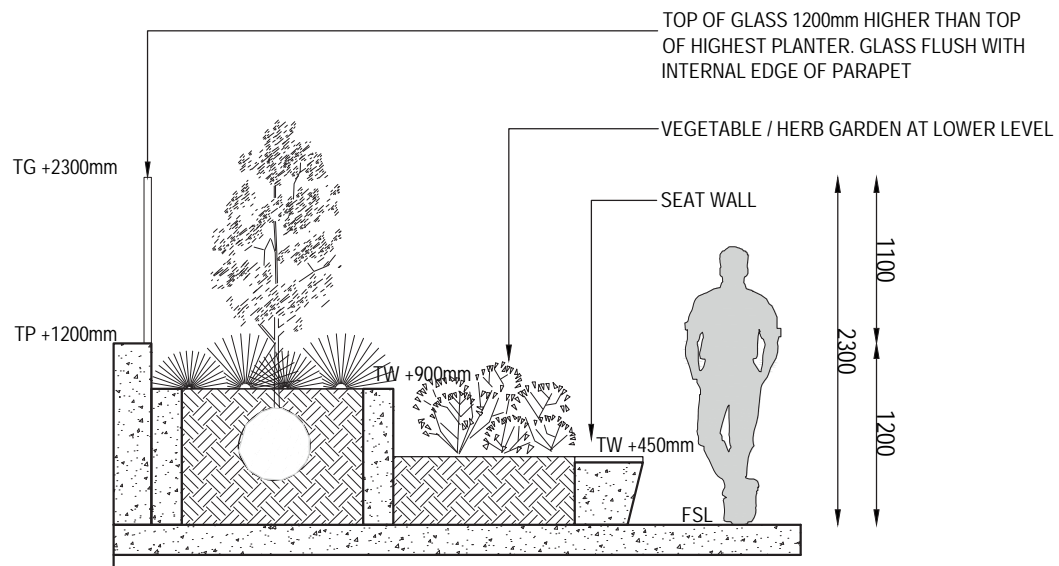
Indicative Character Images - Rooftop



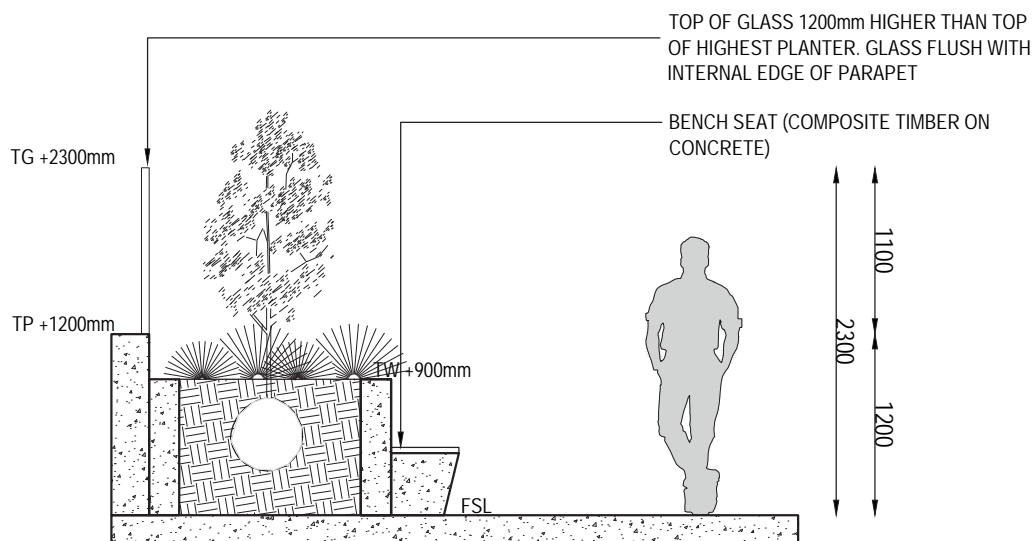
Landscape Plan- Communal Rooftop 1_200@A4



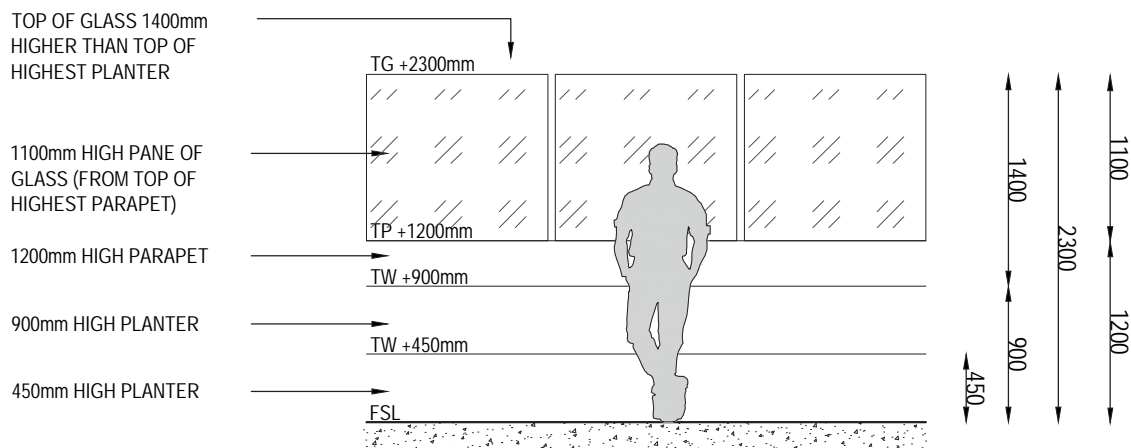
Typical Balustrade Details



TYPICAL GARDEN EDGE/ BALUSTRADE DETAIL (SECTION) - Herb Garden:
Planter Walls / Parapet / Glass Interface scale 1:50 @ A4

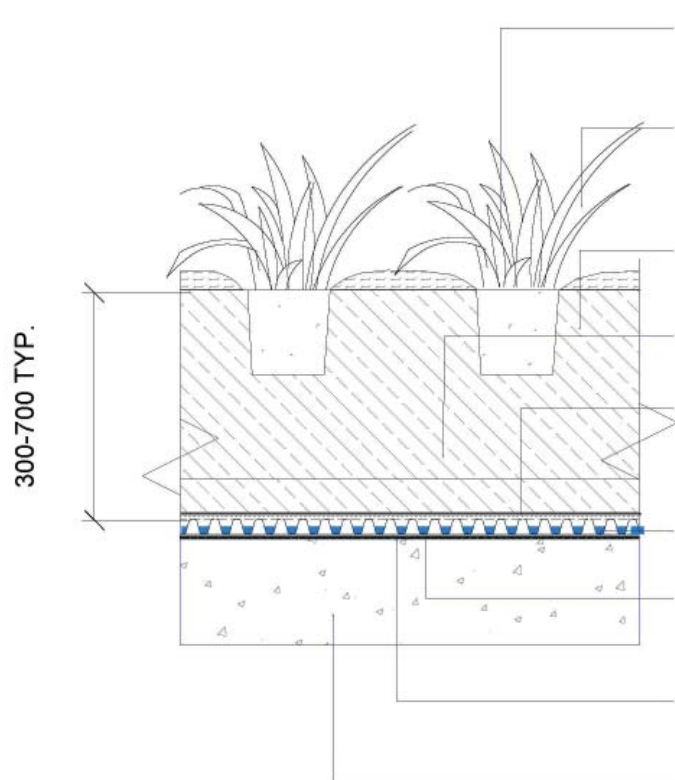


TYPICAL GARDEN EDGE/ BALUSTRADE DETAIL (SECTION):
Planter Walls / Parapet / Glass Interface scale 1:50 @ A4



TYPICAL BALUSTRADE DETAIL ELEVATION:
Planter Walls / Parapet / Glass Interface scale 1:50 @ A4

Rooftop Planter Details



SHRUB/PLANT 300mm NOMINAL SPACING (11 PLANTS PER METRE SQUARE) 100- 300MM POT SIZE

50mm DEPTH

15MM AUSTRALIAN ROUNDED RIVER PEBBLE. KEEP MULCH 100mm CLEAR OF PLANT STEMS.

500mm SOIL TYPE A

SOIL TYPE B TO REMAINDER OF DEPTH WHERE SOIL DEPTH EXCEEDS 500mm TOTAL.

GEOTEXTILE OF THERMALLY STRENGTHENED POLYPROPYLENE SUCH AS ZINCO SF GEOTEXTILE. APPLICABLE AS FILTER SHEET ABOVE DRAINAGE ELEMENTS FOR NORMAL MECHANICAL STRESS.

DRAINAGE ELEMENT ZINCO FLORADRAIN® FD 25 OR 40

ZINCO SSM45 GEOFABRIC PROTECTION OVER WATERPROOF MEMBRANE.

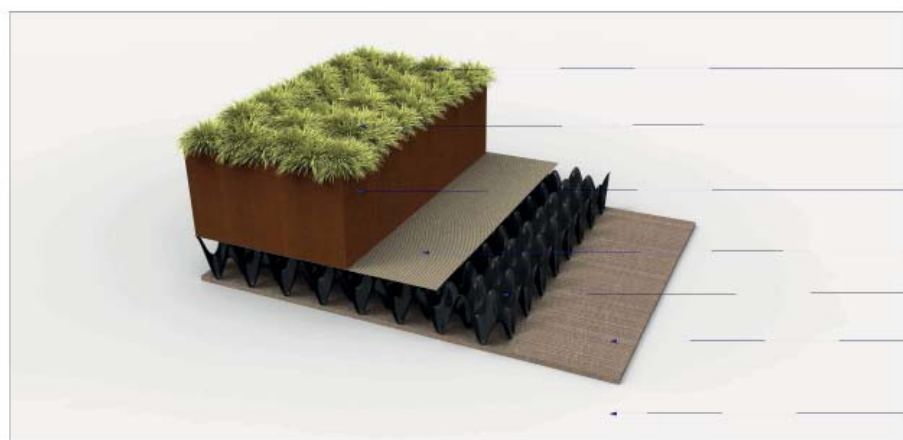
WATERPROOF MEMBRANE WITH ROOT INHIBITOR SUITABLE FOR GREEN ROOF APPLICATIONS SUCH AS DE BOER F C180 TORCH ON MEMBRANE

STRUCTURAL SLAB WITH INTEGRAL FALLS OR TOPPING SCREED TO DRAINAGE OUTLETS.



SOIL PROFILE TYPICAL- SEMI-INTENSIVE ROOFTOP 300-700MM DEPTH
1:20 @ A4

TYPICAL PLANTER DETAIL



MASSED PLANTING -5-10 PLANTS PER SQUARE METRE AS SPECIFIED BY THE DESIGNER

20-50MM WASHED ROUNDED PEBBLE MULCH IF PLANTING LESS THAN 10 PLANTS PER SQUARE METRE.

JUNGLEFY ROOFTOP SOIL PROFILE FROM 80-500MM. IF PROFILE GREATER THAN 500MM A HORTICULTURAL GRADE LOAMY SAND DRAINAGE SOIL IS REQUIRED

ZINCO SF GEOTEXTILE FILTER SHEET TO PREVENT SOIL FROM MIXING WITH DRAINAGE SYSTEM.

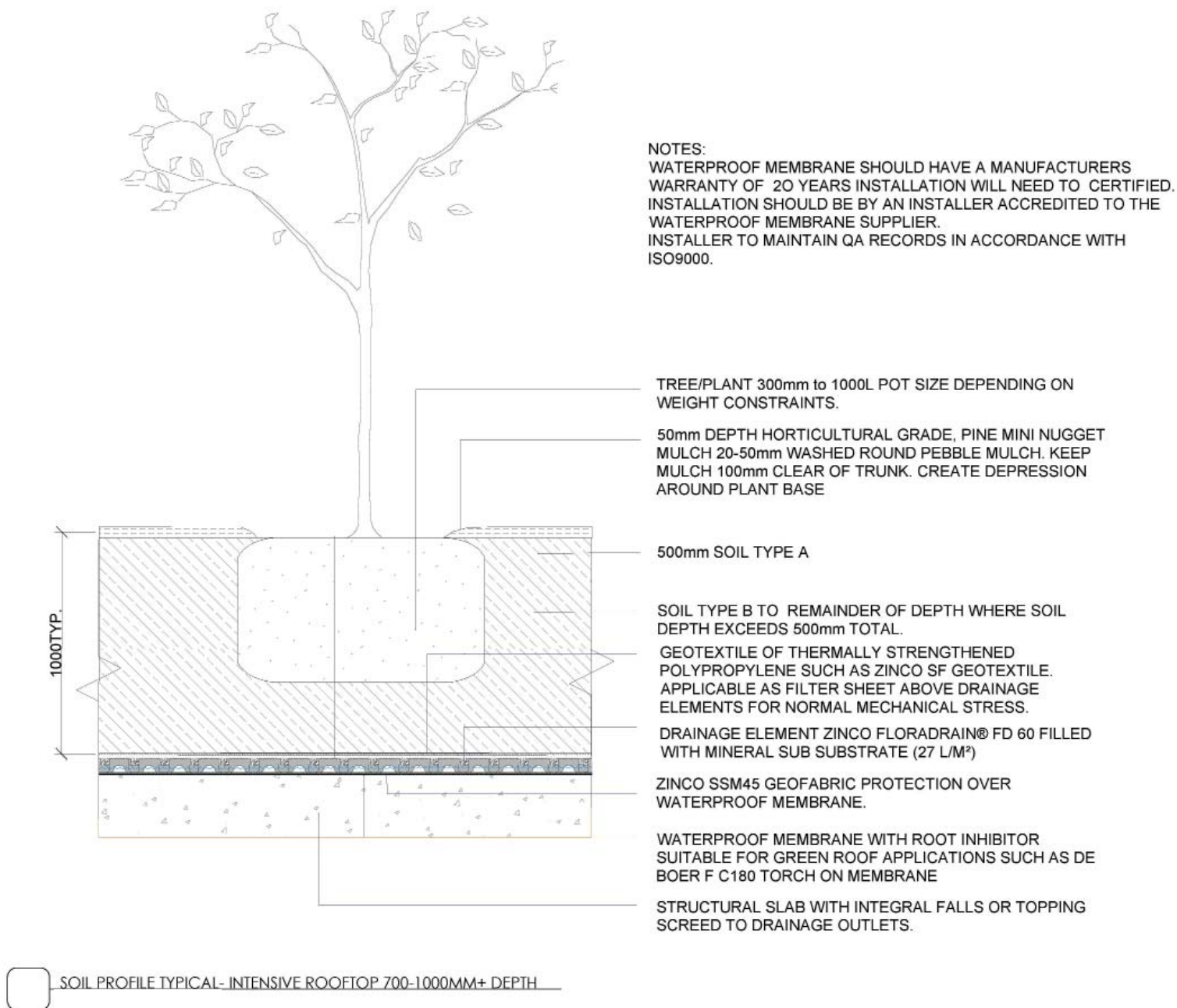
ZINCO FLORADRAIN (FD25/FD40MM OR FD60 DEPENDING ON SOIL PROFILE DEPTH- REFER TO DETAILS J02-ROOF_1 OVER)

GEOTEXTILE PROTECTION, ZINCO SSM45 OVER TORCH ON WATERPROOF MEMBRANE WITH ROOT INHIBITOR. NOTE WATERPROOFING IS TO BE WARRANTED TO 20YEARS MINIMUM.

CONCRETE SLAB OR STEEL ROOF, ENGINEERED TO HANDLE SATURATED SOIL LOADS, WEIGHT OF PLANTS AND ANY LIVE LOADS FROM PEOPLE OR STRUCTURES.

*Details provided by Junglefy

Rooftop Planter Details



*Details provided by Junglery

Indicative Planting Schedule - Atrium

BOTANICAL NAME	COMMON NAME	INDICATIVE HEIGHT	INDICATIVE SPREAD	PREFERRED POT SIZE
TREES				
Livistona australis	Cabbage Tree Palm	10m-12m (Mature palms to be installed - indicative height at installation 3m-7m)	4-5m	1000L
SHRUBS / SMALL PALMS				
Agava attenuata 'Boutin Blue'	Agave	0.45m	0.5m	200mm
Agave flexispina	Century Plant	0.45m	0.5m	200mm
Aloe arborescens	Cadelabra Plant	1.5m	2.0m	200mm
Cistus monpeliensis	Dwarf Rock Rose	0.45m	0.2m	200mm
Clivia miniata 'Kaffir Lily'	Bush Lily	0.45m	0.5m	150mm
Cordyline fruticosa Pink Tips	Cabbage Plant 'Pink Tips'	1-2.0m	1.0m	200mm
Metrosideros X thomsoniae	New Zealand Christmas Bush	1.5m	1.5m	200mm
Philodendron xanadu	Xanadu	1.0m	1.0m	200mm
Phormium cv Yellow Wave	Dwarf NZ Flax	0.6m	0.8mm	200mm
Rhapis Humilis	Slender Lady Palm	3.0m	1.5m	45L
GROUNDCOVERS & GRASSES				
Acorus gramineus	Yellow Sweet Flag	0.3m	0.3m	140mm
Gazania X 'Hybrida'	Gazania Hybrid	0.2m	0.3m	140mm
Hibbertia scandens	Snake Vine	0.2m	0.3m	140mm
Liriope muscari	Turf Lily	0.4m	0.3m	140mm
Ophiopogon japonicus	Mondo Grass	0.15m	0.15m	140mm
Poa labillardieri	Common Tussock Grass	1.0m	0.5m	140mm
Viola hederacea	Native Violet	0.17m	0.2m	140mm
Gardenia augusta 'Radicans'	Dwarf Gardenia	0.3m	0.3m	140mm
Trachelospermum jasminoides	Star Jasmine	NA	spreading	140mm

Indicative Planting Schedule - Rooftop

BOTANICAL NAME	COMMON NAME	INDICATIVE HEIGHT	INDICATIVE SPREAD	PREFERRED POT SIZE
TREES				
Acer palmatum 'Bloodgood'	Japanese Maple 'Bloodgood'	6.0m	6.0m	200L
Lagerstroemia indica	Crepe Myrtle	4-5.0m	4-5.0m	200L
Magnolia grandiflora 'Little Gem'	Magnolia Little Gem	4.0m	2.5m	100L
SHRUBS / SMALL PALMS				
Agave attenuata 'Boutin Blue'	Agave	0.45m	0.5m	200mm
Agave flexispina	Century Plant	0.45m	0.5m	200mm
Bambusa chungii	Blue Bamboo	3.0m	10.0m	45L
Cordyline fruticosa Pink Tips	Cabbage Plant 'Pink Tips'	1-2.0m	1.0m	200mm
Myrtus communis 'compacta'	Myrtle	3.0m	3.0m	200mm
Philodendron xanadu	Xanadu	1.0m	1.0m	200mm
Philodendron martianum	Flask Philodendron	2.0m	1.5m	300mm
Phormium cv Yellow Wave	Dwarf NZ Flax	0.6m	0.8mm	200mm
Rhapis excelsa	Lady Palm	2.0m	1.5m	45L
Rhapis Humilis	Slender Lady Palm	3.0m	1.5m	45L
Spathiphyllum 'Wallisii'	Peace Lily	0.4m	0.9m	200mm
Spathiphyllum 'Mauna Loa'	Peace Lily	0.9m	1.2m	200mm
Strelitzia reginae	Bird of Paradise	1.0m	0.5m	200mm
Teucrium fruticans	Purple Leaf Hop Bush	0.5m	0.5m	200mm
Viburnum odoratissimum	Sweet Viburnum	4.0m	2.0m	45L
Westringia 'Wynyabbie gem' (low hedge)	Native Rosemary	2.0m	2.0m	150mm
Yucca cv Bright Edge	Dwarf Yucca	1.5m	0.5m	200mm
GROUNDCOVERS & GRASSES				
Acorus gramineus	Yellow Sweet Flag	0.3m	0.3m	140mm
Gazania X 'Hybrida'	Gazania Hybrid	0.2m	0.3m	140mm
Hibbertia scandens	Snake Vine	0.2m	0.3m	140mm
Liriope muscari	Turf Lily	0.4m	0.3m	140mm
Ophiopogon japonicus	Mondo Grass	0.15m	0.15m	140mm
Poa labillardieri	Common Tussock Grass	1.0m	0.5m	140mm
Viola hederacea	Native Violet	0.17m	0.2m	140mm
Gardenia augusta 'Radicans'	Dwarf Gardenia	0.3m	0.3m	140mm
Trachelospermum jasminoides	Star Jasmine	NA	spreading	140mm

Planting Palette - (Examples of planting theme + character)





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