202 Byron Road, Leppington, NSW

Landscape Documentation for Development Application

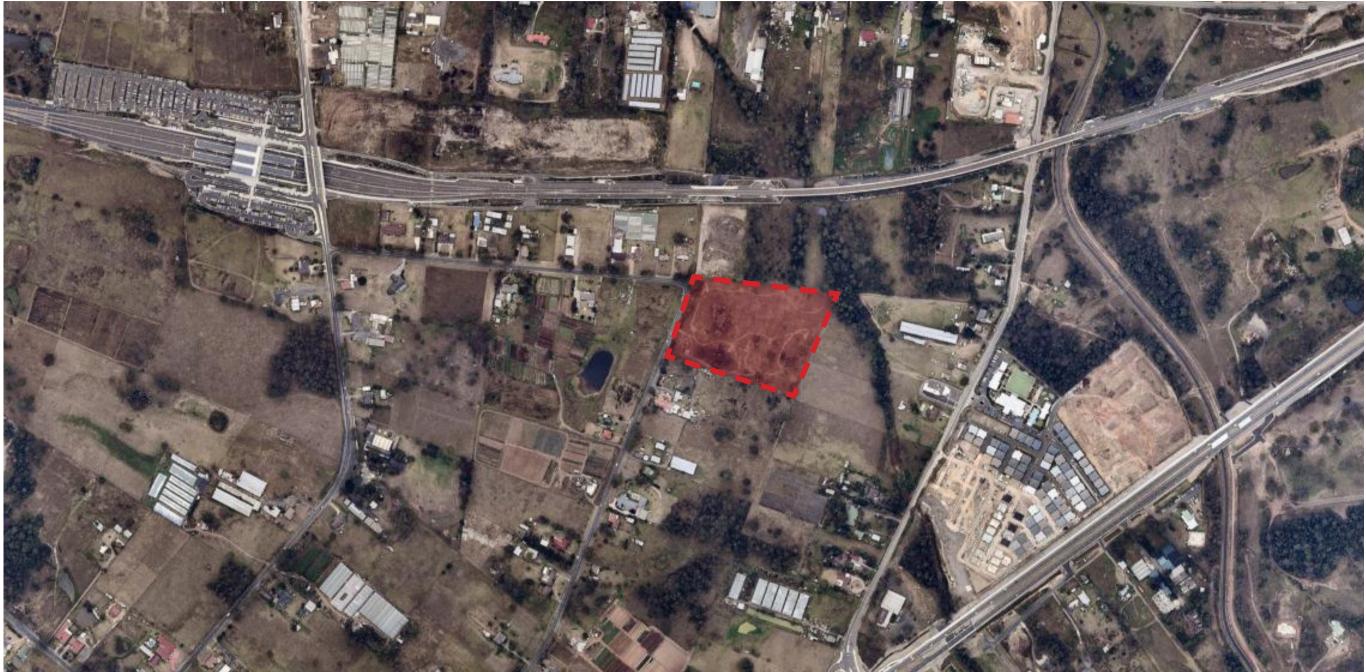


IMAGE TAKEN FROM GOOGLE MAPS FROM 2016

Drawing Register:

- Dwg No. Drawing Name
- LDA-00 Cover Sheet & Design Statement
- LDA-01 Overall Landscape Masterplan
- LDA-02 Byron Communal Courtyard Concept
- LDA-03 Byron Streetscape & Private Space Concept North
- LDA-04 Byron Streetscape & Private Space Concept South
- LDA-05 Byron Detailed Landscape Plan Sheet 1
- LDA-06 Byron Detailed Landscape Plan Sheet 2
- LDA-07 Byron Courtyard Sections
- LDA-08 Street Interface Sections
- LDA-09 Park Landscape Concept Plan (Page No Longer Part Of Application)
- LDA-10 Park Landscape Detaild Plan (Page No Longer Part Of Application)
- LDA-11 Park Sections Sheet 1 (Page No Longer Part Of Application)
- LDA-12 Park Sections Sheet 2 (Page No Longer Part Of Application)
- LDA-13 Landscape Typical Details
- LDA-14 Byron Planting Schedule
- LDA-15 Park Planting Schedule (Page No Longer Part Of Application)

Drawing Title
Cover Sheet & Design Statement



DWG No:

Design Statement

Landscape Philosophy

A network and hierarchy of tree planting is proposed to form identifiable streets and major roads. Within the development site, landscape planting must adhere to the bushfire zones as identified by Travers Ecology. Both IPA and OPA zones exist and therefore landscape planting is achieved by locating trees, shrubs and groundcovers in isolated groups. Feature landscape rocks and pebble mulches help to create breaks in planting. The majority of units facing the internal communal courtyards have their own access to the space in the form of a secure gate.

Byron Residential Development

The landscape design is intended to holistically blend into the surrounding architecture, this is achieved by responding to sweeping lines and curves of the building podium. A number of different spaces have been created that offer areas to relax, play and socialise. The Southern street interface is softened through the use of terracing to reduce the impact of level changes. This allows for a large amount of buffer planting between the street and private units.

Rooftop Gardens (Level 4 and 5)

These provide rooftop communal landscaping to residents and provide amenity in the form of shade, BBQ's and seating. Ornamental trees planted in these spaces will also be visible to residents looking up from the communal courtyards providing a visual link to landscaping elements.

Landscape Management

The common landscape will be maintained by a Community Body Corporate. A low volume drip irrigation system is proposed to optimise establishment of the landscape. Private landscape areas are to be maintained by residents. This will be used within the public environs. Drainage is an important consideration over podium applications. Drainage cell product will be used to the base in conjunction with vertical planter drainage systems that are connected to the engineered hydraulic system.

A planting palette has been chosen that includes shade tolerance species. These will be planted within areas which receive most shade including the south side of the building.



Client:

NLI BYRON DEVELOPMENT

Scale:

Date: 30.05.2018

Job Number: North:	Revi	sion	FOR DEVELOPMENT APPLICATION				
170901		Date	Description	Drawn	Checked		
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I ROAD	Α	02.11.2017	FOR DA	CL	BG		
IRUAD							
202 Byron Road, Leppington, NSW							
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Drawing Title **Overall Landscape Masterplan**

LDA-01

Architect: ES roth ARCHIT ECTS Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781

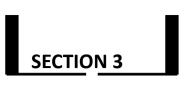
DWG No:

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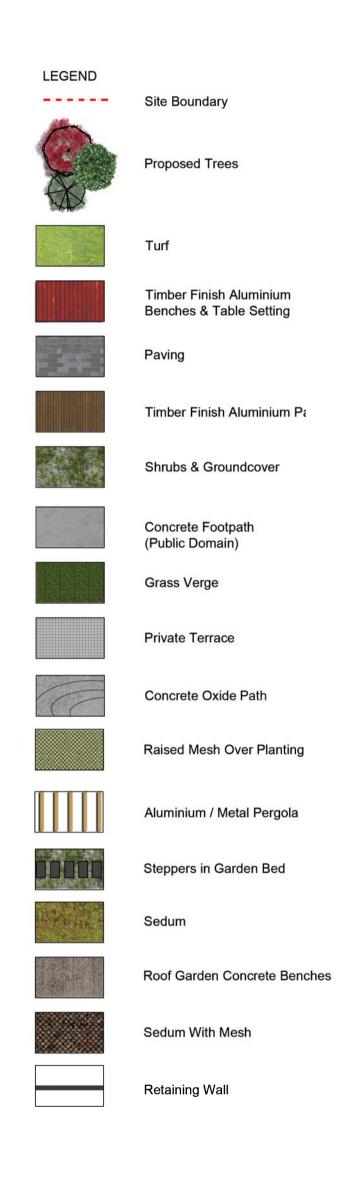
LEGEND



Street Interface Sections



Courtyard



Job Number:	North:	Revi	evision FOR DEVELOPMENT APPLICATION				
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202 Byron Road, Leppi	ngton, NSW						



Byron Communal Courtyard Concept

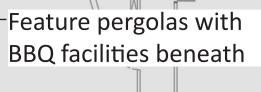
LDA-02

DWG No:

Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781



NLI BYRON DEVELOPMENT 1:200 @ A1 30.05.2018 1:400 @ A3 **202 BYRON** Project:



Level 4 Communal Space

Large raised turf area

recreation. Linear form

focuses views internally

grasses to provide visual

connection between the

Art feature in strappy

spaces

for active/passive

- Space includes raised mesh walkway, sedum planting, gathering opportunities, feature pergola

Breakout spaces for gathering and passive relaxation

Central raised turf area creates secondary Lgathering point and helps deviate primary path

> Mesh walkway with deep soil set down to allow for maximum planting in zone

Large accessible turf area for passive and active recreation

Level 4 Communal Space including raised mesh walkway, sedum planting, gathering opportunities

Border planting helps screen communal space and provide residential privacy

Bespoke curved pergola with tree cut outs

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Job Number:	North:	Revi	evision FOR DEVELOPMENT APPLICATION				
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NUAD							
202 Byron Road, Leppington, NSW							
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Drawing Title Byron Streetscape & Private Space **Concept - North LDA-03** DWG No:

ANDSCAPE ARCHITECTS Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781

rothelowman

Client:

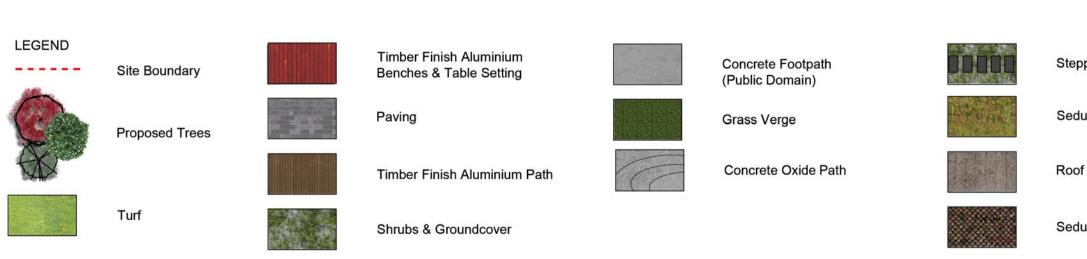
NLI BYRON DEVELOPMENT

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Project:	2

30.05.2018

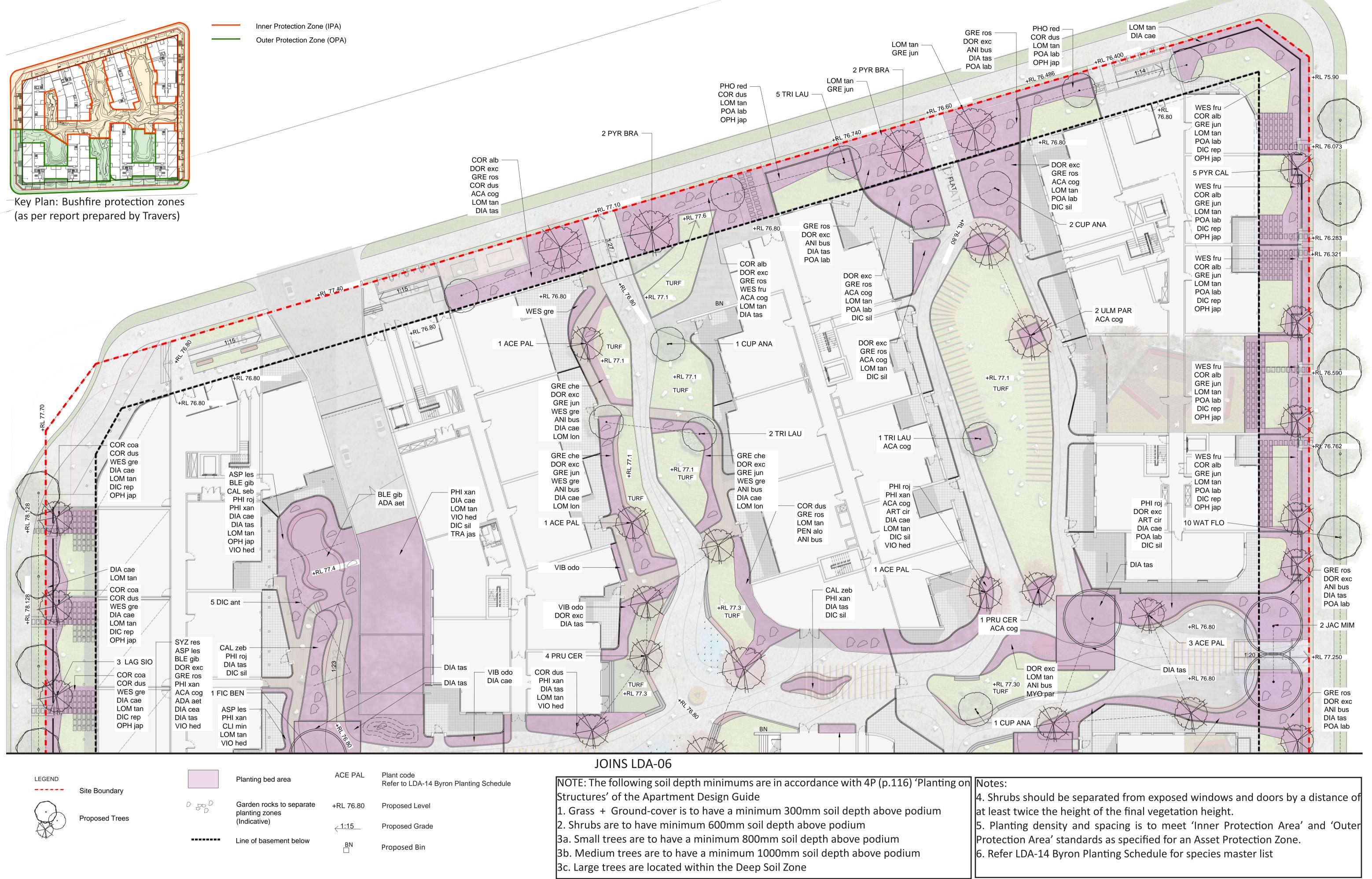
Job Number:	North:	Revi	sion	FOR DEVELOPMENT APPLICATION			
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202 Byron Road, Leppington, NSW							







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202 Byron Road, Leppington, NSW								

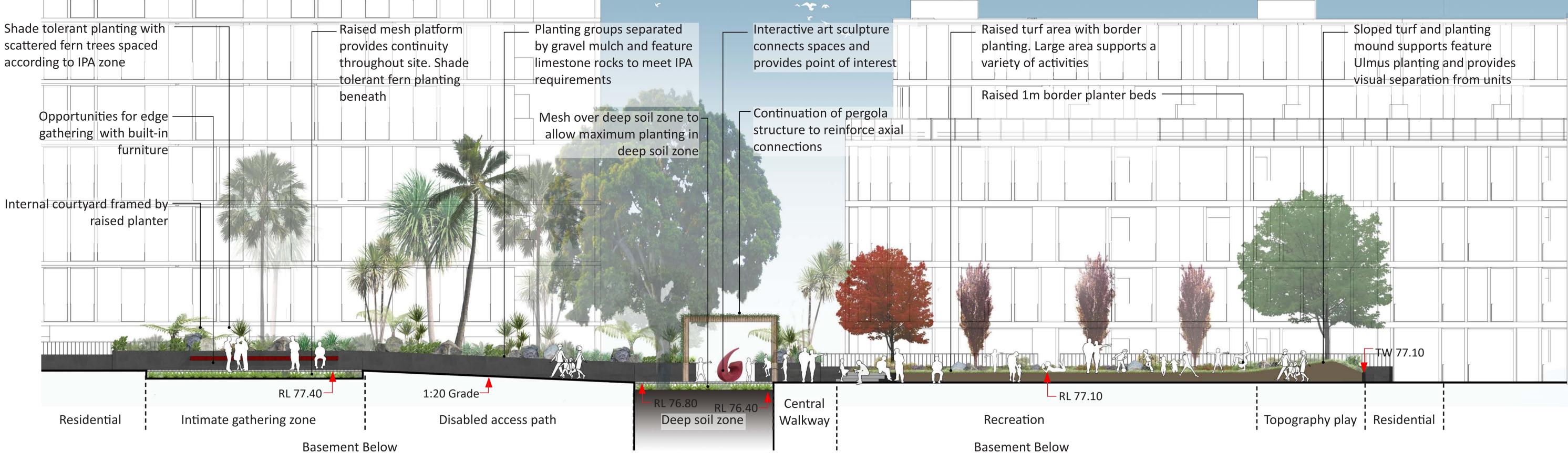


Drawing Title Byron Detailed Landscape Plan -Sheet 1 LDA-05 DWG No:

AND SCAPE A R C H I T E C T S Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781

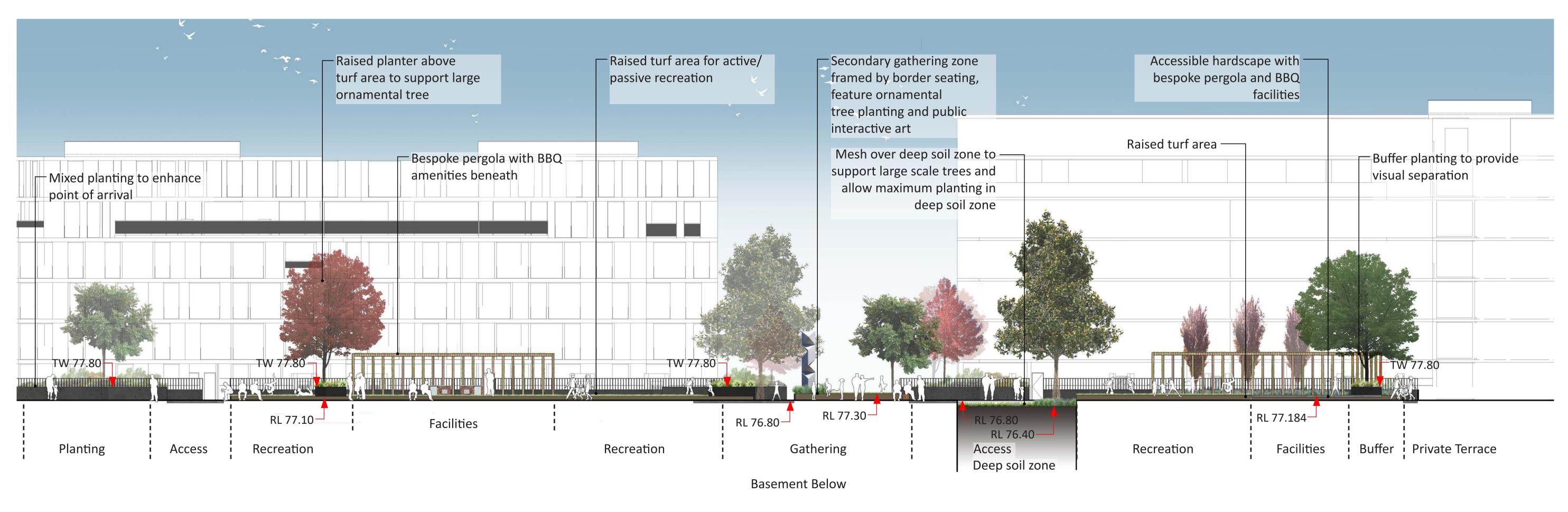
n Planting Schedule	Structures' of the Aparta 1. Grass + Ground-cove 2. Shrubs are to have mi 3a. Small trees are to ha 3b. Medium trees are to	round-cover is to have a minimum 300mm soil depth above podium to have minimum 600mm soil depth above podium es are to have a minimum 800mm soil depth above podium			nould be separate ce the height of t density and spa Area' standards a A-14 Byron Planti	the final ve acing is to as specified	egeta me d for	ation heig et 'Inner an Asset	ht. Protection A Protection Z	Area' and	
Architect:		Client:	Scale: 1:200 @ A1	Date:	Job Number:	North:		ision Date	FOR DEVELOF	I	CATION
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rothelowman		DEVELOPMENT	Project:	202 BYRO	N ROAD		A	02.11.2017	FOR DA	CL	BG
				202 Byron Road, Lep	pington, NSW						





Basement Below

SECTION 1 - 1:100



SECTION 2 - 1:150

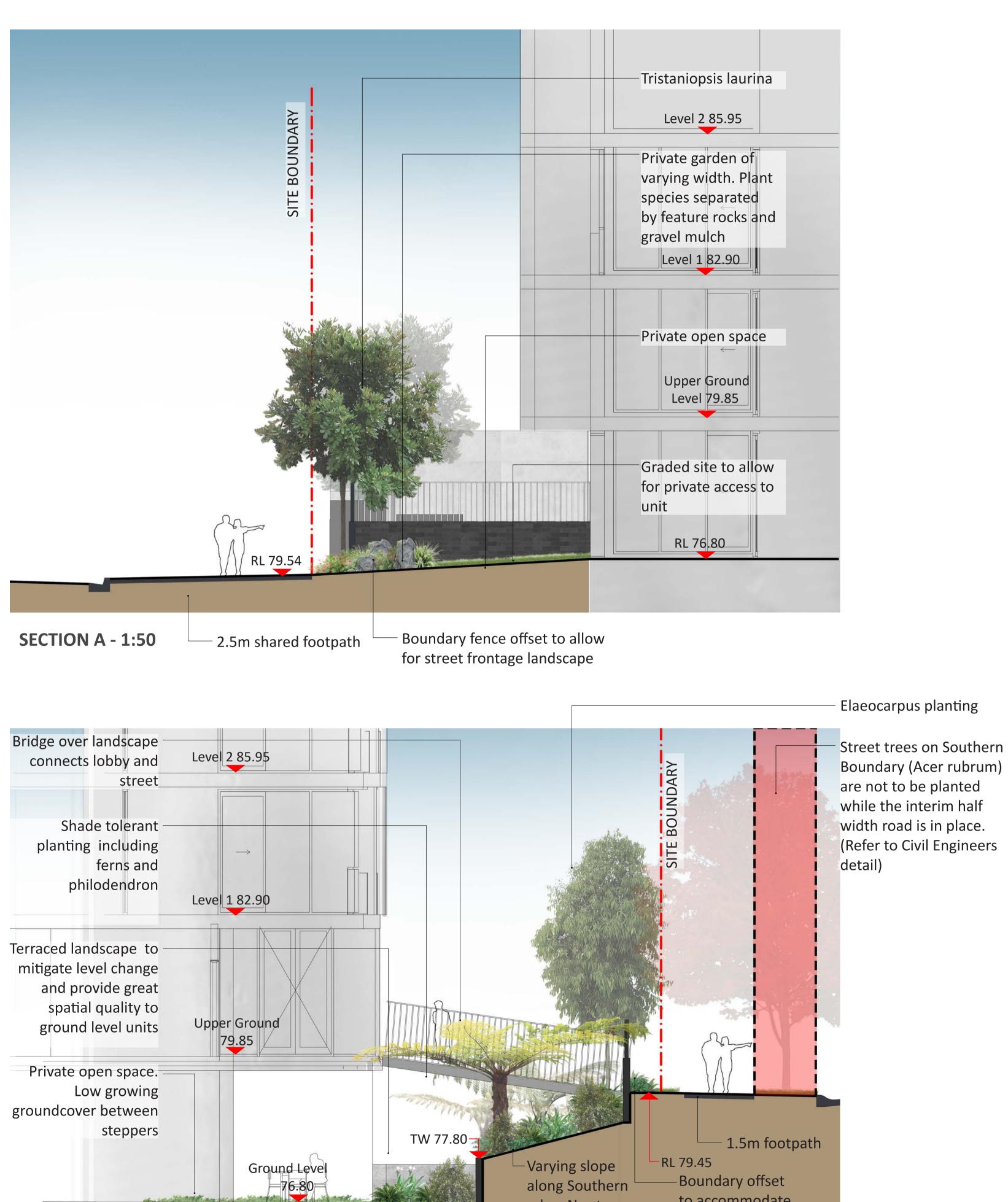




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nelowman	DEVELOPMENT	Project:	202 BYRON
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Job Number:	North:	RevisionFOR DEVELOPMENT APPLICATION					
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ROAD		Α	02.11.2017	FOR DA	CL	BG	
IRUAD							
202 Byron Road, Leppingt	on, NSW						



SECTION C - 1:50

Drawing Title

Street Interface Sections LDA-08

DWG No:

www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781

Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485

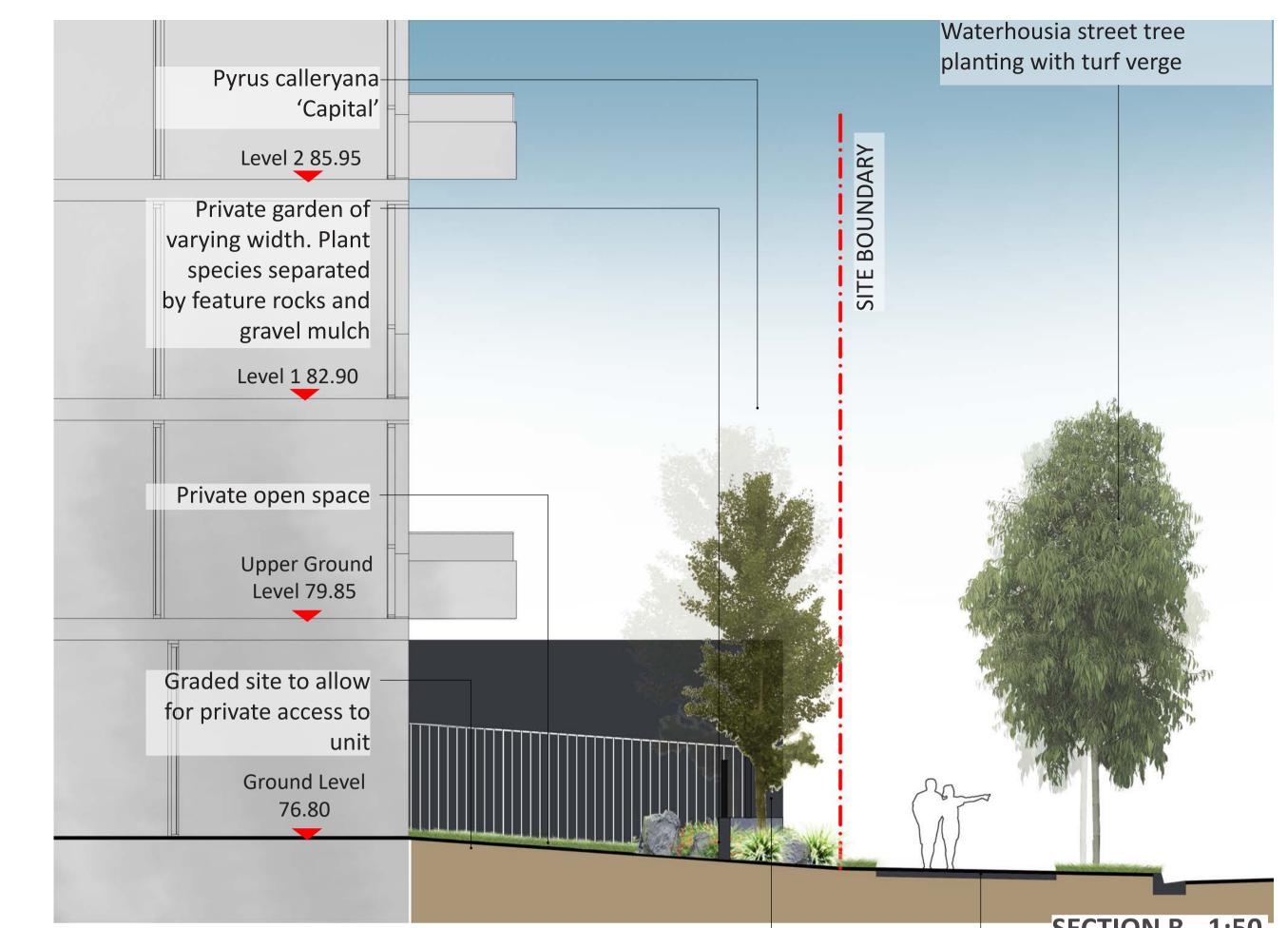
Line of

basement

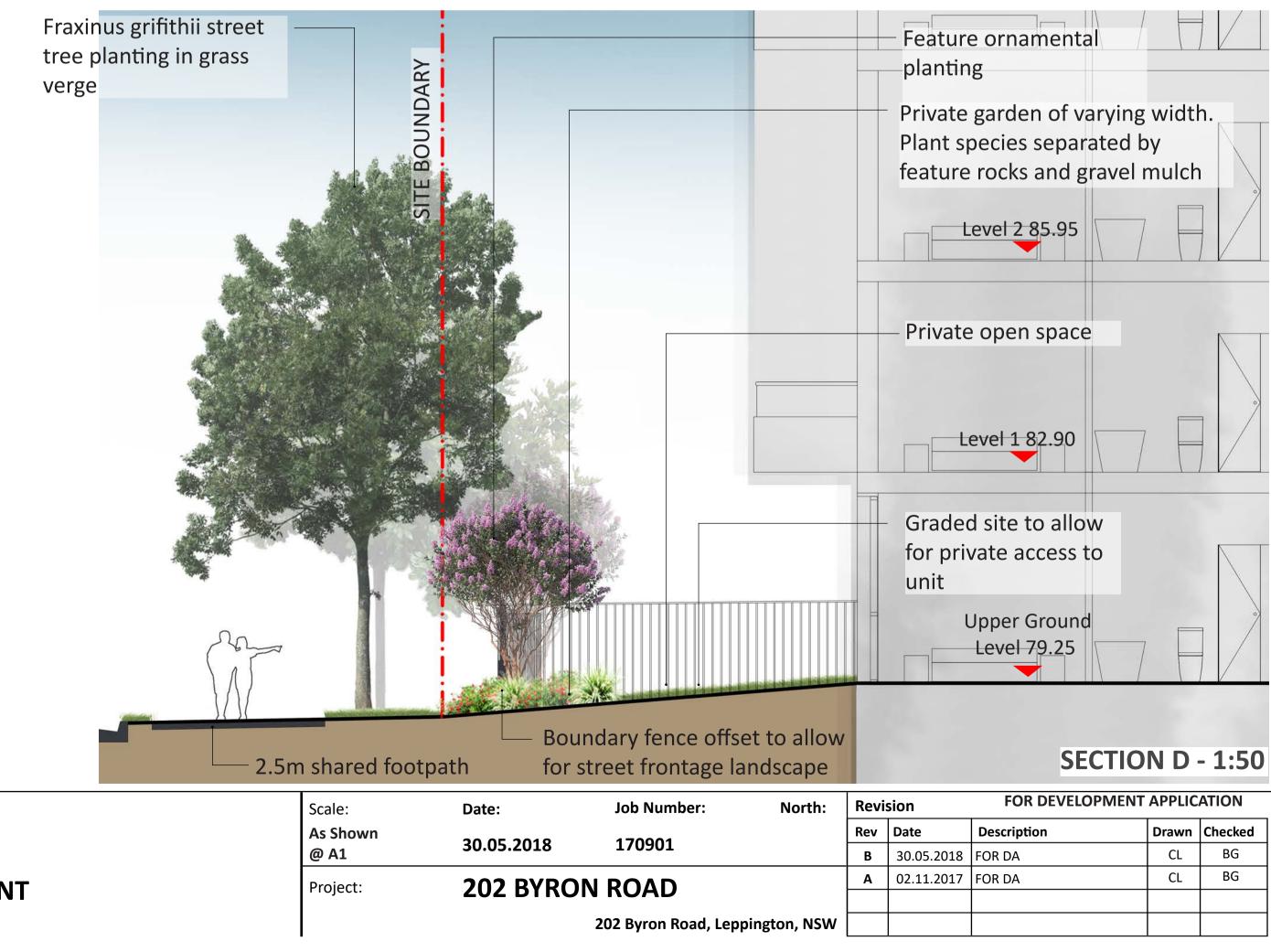
edge. No steeper

Architect:

then 1:3



Boundary fence inset to allow for street frontage landscape



are not to be planted while the interim half width road is in place. (Refer to Civil Engineers

-Boundary offset to accommodate vegetation. Solid wall with blade fence above



Client:

NLI BYRON DEVELOPMENT

SECTION B - 1:50 2.5m shared footpath

General

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 for the term of the maintenance period commencing from practical completion.

Rubbish Removal

During the term of the maintenance period 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. nonresidual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's directions.

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 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 80mm pebble mulch to comply with bushfire requirements. Pebble mulch to be 40-60mm in size

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

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.

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

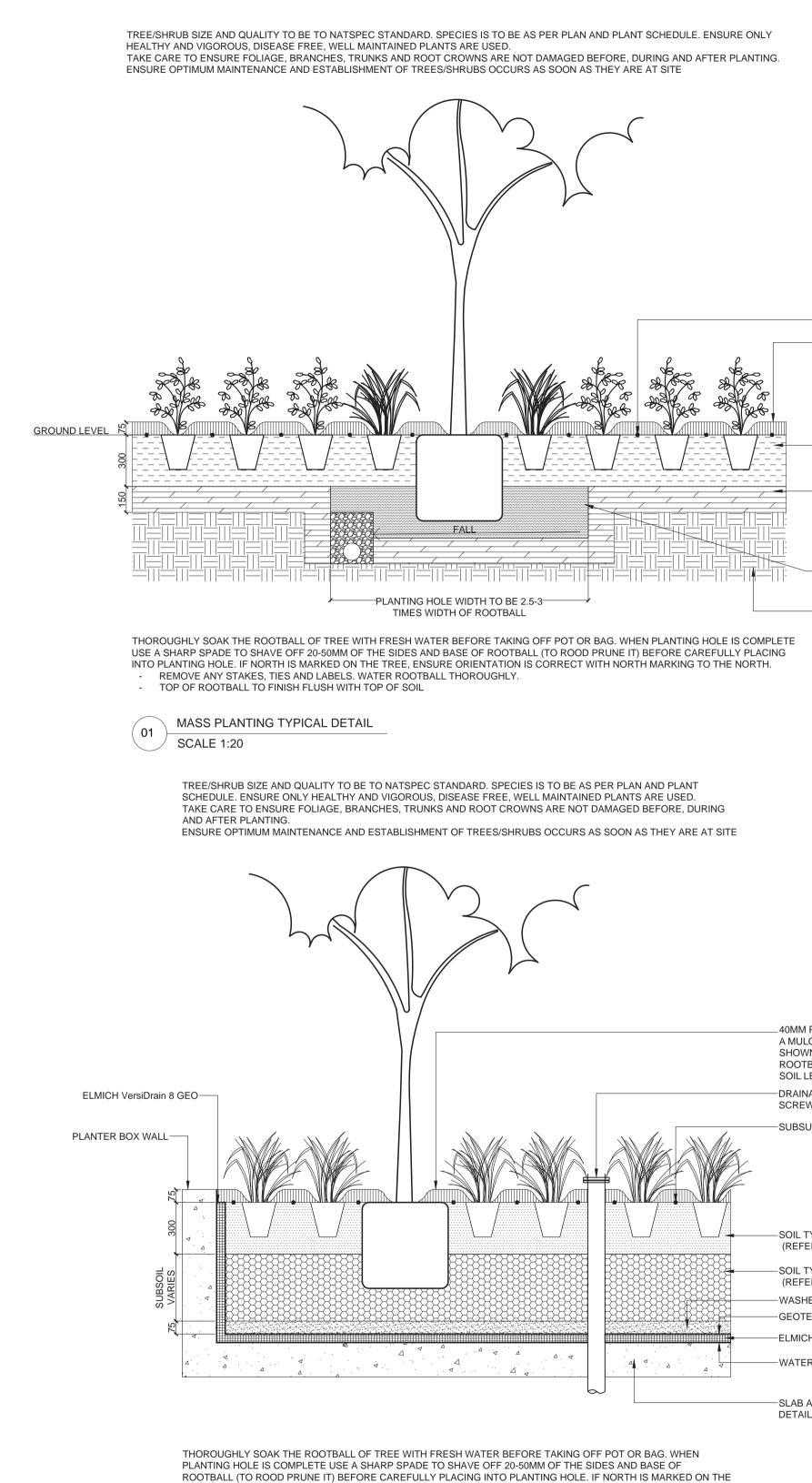
Fertilising

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.

Drawing Title Landscape Typical Details



DWG No:



TREE, ENSURE ORIENTATION IS CORRECT WITH NORTH MARKING TO THE NORTH. REMOVE ANY STAKES, TIES AND LABELS. WATER ROOTBALL THOROUGHLY. TOP OF ROOTBALL TO FINISH FLUSH WITH TOP OF SOIL

(02

MASS PLANTING OVER SLAB TYPICAL DETAIL SCALE 1:20



SUBSURFACE DRIP IRRIGATION LINE 40MM PEBBLE MULCH AS SPECIFIED. MAKE A MULCH RING/MOUND AROUND TRUNK AS SHOWN FOR WATERING. THE TOP OF THE TREE ROOTBALL TO BE LEVEL WITH THE FINISHED SOIL LEVEL

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

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 II

NEEDED -SOIL TYPE D4 (REFER TO SPECIFICATION)

-CONSOLIDATED EARTH

BELOW 300MM DEPTH

40MM PEBBLE MULCH AS SPECIFIED. MAKE A MULCH RING/MOUND AROUND TRUNK AS SHOWN FOR WATERING. THE TOP OF THE TREE ROOTBALL TO BE LEVEL WITH THE FINISHED SOIL LEVEL -DRAINAGE INSPECTION UPSTAND WITH

SCREW CAP FOR CLEARING ACCESS -SUBSURFACE DRIP IRRIGATION LINE

-SOIL TYPE E1 TO DEPTH OF 300MM (REFER TO SPECIFICATION) -SOIL TYPE E2 BELOW 300MM (REFER TO SPECIFICATION WASHED COURSE SAND LAYER -GEOTEXTILE FABRIC -FI MICH VERSICELI WATERPROOF MEMBRANE

-SLAB AND WATERPROOFING TO ENGINEERS

FOR DEVELOPMENT APPLICATION Revision Job Number: North: Rev Date Description Drawn Checked 170901 BG **B** 30.05.2018 FOR DA CL BG **A** 02.11.2017 FOR DA CL 202 Byron Road, Leppington, NSW

Byron Development Master Plant Schedule

Code	Botanical Name	Common Name	Mature Height	Spacing	
Street trees	5				
ACE RUB	Acer rubrum 'October Glory'	Red Maple	12m	As shown	200L
FRA GRI	Fraxinus grifithii	Evergreen Ash	6m	As shown	200L
COR MAC	Corymbia maculata	Spotted Gum	20m	As shown	200L
WAT FLO	Waterhousia floribunda	Weeping Lily Pily	8m	As shown	200L

Trees					
ACE PAL	Acer palmatum	Japanese Maple	8m	As shown	100L
CUP ANA	Cupaniopsis anacardioides	Tuckeroo	8m	As shown	75L
DIC ANT	Dicksonia antarctica	Tree Fern	4m	As shown	75L
ELA RET	Elaeocarpus reticulatus	Blueberry Ash	8m	As shown	75L
FIC BEN	Ficus benjamina	Weeping Fig	20m	As shown	75L
FRA OXY	Fraxinus oxycarpa 'Raywoodii'	Raywood Ash	12m	As shown	100L
JAC MIM	Jacaranda mimosifolia	Jacaranda	10m	As shown	100L
LAG SIO	Lagerstroemia indica x L.faurieri 'Sioux'	Crepe Myrtle	4m	As shown	75L
LAG ZUN	Lagerstroemia indica x L.faurieri 'Zuni'	Crepe Myrtle	4m	As shown	75L
LIV AUS	Livistona australis	Cabbage Tree Palm	20m	As shown	75L
MAG GRA	Magnolia grandiflora	Magnolia	20m	As shown	100L
MAG LIT	Magnolia 'Little Gem'	Little Gem	5m	As shown	100L
PIS CHI	Pistacia chinensis	Chinese Pistachio	8m	As shown	75L
PRU CER	Prunus cerasifera 'Nigra'	Cherry Plum 'Nigra'	8m	As shown	75L
PYR BRA	Pyrus calleryana 'Bradford'	Bradford Pear	7m	As shown	100L
PYR CAP	Pyrus calleryana 'Capital'	Capital Pear	6m	As shown	100L
TRI LAU	Tristaniopsis laurina	Water Gum	8m	As shown	75L
ULM PAR	Ulmus parvifolia 'Todd'	Chinese Elm	10m	As shown	75L

Screening shrubs

Screening	Siliups				
COR coa	Correa alba 'Coastal Pink' Coastal Pink Correa		2m	1m centres	150mm
PHO red	Photinia 'Red Robin'	Photinia	1.5m	0.75m centres	150mm
SYZ res	Syzygium australe 'Resiliance'	Lilly Pilly	2m	0.75m centres	150mm
VIB odo	Viburnum odoratissimum	Sweet Viburnum	2m	0.75m centres	150mm
WES fru	Westringia fruticosa	Coastal Rosemary	1.2m	0.75m centres	150mm

0			
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			•

Shrubs					
ASP les	Asplenium leslie	Crested Bird's Nest Fern	1m	1m centres	150mm
BLE gib	Blechnum gibbum	Silver Lady Fern	1m	1m centres	150mm
CAL zeb	Calathea zebrina	Zebra Plant	0.8m	0.5m centres	150mm
COR alb	Correa alba	Native Fuschia	1m	0.7m centres	150mm
COR dus	Correa 'Dusky Bells'	Dusky Bells Fuschia	1m	0.7m centres	150mm
DOR exc	Doryanthes excelsa	Gymea Lily	3m	As shown	150mm
GRE jun	Grevillea juniperina 'Gold Cluster'	Prostrate Grevillea	0.3m	0.7m centres	150mm
GRE ros	Grevillea rosmarinifolia 'Crimson Villea'	Grevillea	0.8m	0.7m centres	150mm
PHI roj	Philodendron 'Rojo Congo'	Rojo Congo	1.5m	0.7m centres	150mm
PHI xan	Philodendron Xanadu	Xanadu	0.7m	0.6m centres	150mm
WES gre	Westringia fruticosa 'Grey Box'	Grey Box Coastal Rosemary	0.4m	0.5m centres	150mm

Groundco	vers / Low Shrub				
ACA cog	Acacia cognate 'Mini Cog'	Mini Cog Wattle	0.6m	3/m2	150mm
ADA aet	Adiantum aethiopicum	Maidehair Fern	0.4m	6/m2	150mm
ANI bus	Anigozanthos 'Bush Gems'	Bush Gem	0.5m	4/m2	150mm
ART cir	Arthropodium cirratum	NZ Rock Lily	0.6m	4/m2	150mm
CLI min	Clivea miniata	Clivea	0.6m	4/m2	150mm
DIC sil	Dichondra argentea 'Silver Falls'	Silver Falls	0.2m	6/m2	150mm
DIC rep	Dichondra repens	Kidney Weed	0.2m	6/m2	150mm
DIA cae	Dianella caerulea	Dianella	0.5m	5/m2	150mm
DIA tas	Dianella tasmanica TR20	Dianella	0.45m	5/m2	150mm
LOM tan	Lomandra longifolia 'LM300'	Lomandra Tanika	0.6m	5/m2	150mm
MEL pen	Melaleuca pentagona 'Little Penta'	Honey Myrtle	0.4m	4/m2	150mm
MYO par	Myoporum parvifolium	Creeping Boobialla	0.2m	4/m2	150mm
OPH jap	Ophiopogon japonicus	Mondo Grass	0.2m	7//m2	150mm
PEN alo	Pennisetum alopecuroides 'Pennstripe'	Pennstripe Fountain Grass	0.45m	5/m2	150mm
POA lab	Poa labillardierei	Tussock Grass	0.8m	5/m2	150mm
VIO hed	Viola hederacea	Native Violet	0.2m	10/m2	150mm
TRA jas	Trachelospermum jasminoides	Star Jasmine	0.5m	4/m2	150mm

Extensive rooftop garden planting					
BRA mul	Brachyscome multifida	Cut-Leafed Daisy	0.45cm	150mm Centres	Viro-Cell
CAR gla	Carpobrotus glaucescens	Pig Face	0.45cm	150mm Centres	Viro-Cell
MYO par	Myoporum parvifolium	Creeping Boobiala	0.15cm	150mm Centres	Viro-Cell
SED alb	Sedum album	White Stonecrop	0.10cm	150mm Centres	Viro-Cell
SED ang	Sedum anglicum	English Stonecrop	0.10cm	150mm Centres	Viro-Cell
SED spu	Sedum spurium 'Tricolour'	Tricolour Sedum	0.10cm	150mm Centres	Viro-Cell
SED sex	Sedum sexangulare	Tasteless Stonecrop	0.10cm	150mm Centres	Viro-Cell

Drawing Title Byron Planting Schedule



DWG No:

Planting Palette Imagery



Acer palmatum



Jacaranda mimosifolia



Photinia 'Red Robin'



Agapanthus 'Cloudy Days'



Liriope muscari 'Variegata'



Cupaniopsis anacardioides





Magnolia 'Exmouth'



Westringia fruticosa







Lomandra longfolia

Doryanthes excelsa



Client:

NLI BYRON DEVELOPMENT

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	30.05.2018	-
Project:	202 BYRC	N R
		202



Elaeocarpus reticulatus



Pyrus calleryana 'Capital'

Clivea miniata

Pennisetum alopecuroides



Fraxinus griffithii



Tristaniopsis laurina



Gardenia 'Florida'



Dianella caerulea



Trachelospermum jasminoides

Job Number:	North:	Revision		FOR DEVELOPMENT APPLICATION		
470004		Rev	Date	Description	Drawn	Checked
170901		В	30.05.2018	FOR DA	CL	BG
N ROAD		A	02.11.2017	FOR DA	CL	BG
202 Byron Road, Leppington, NSW						