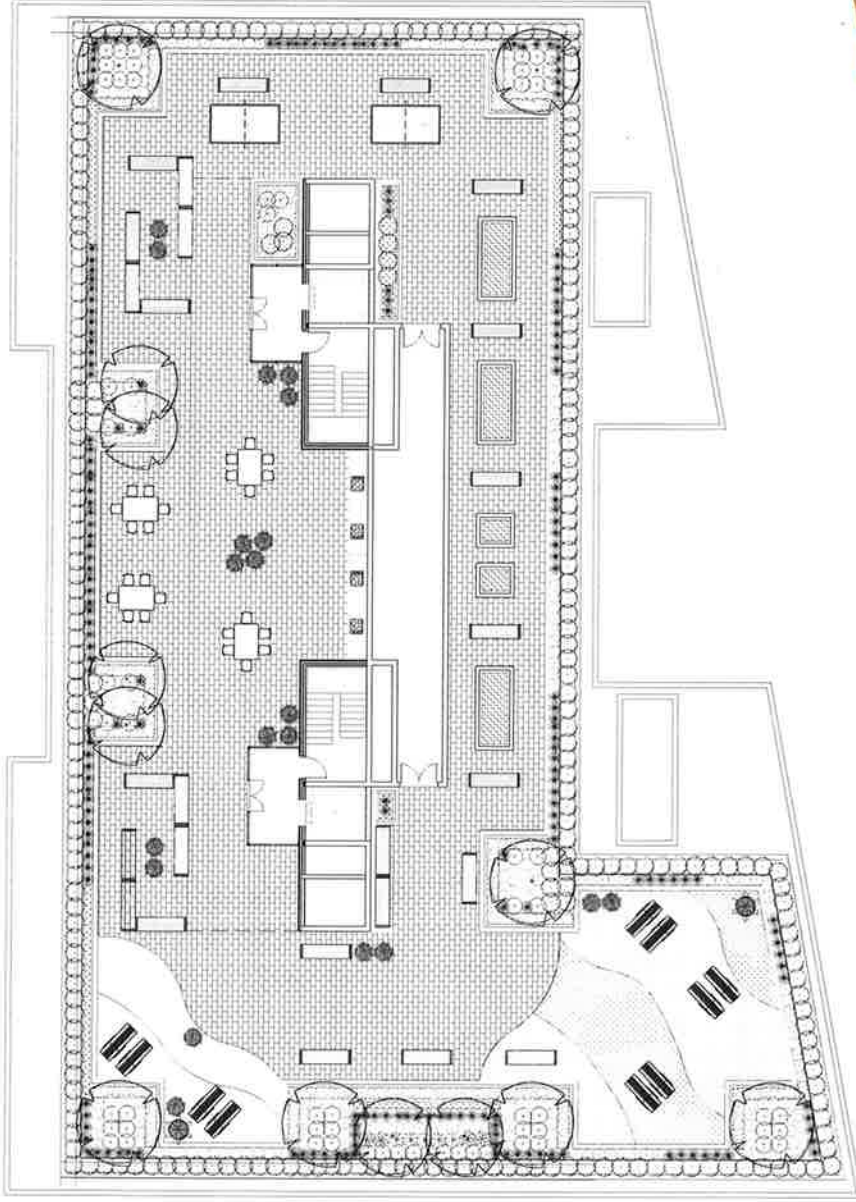
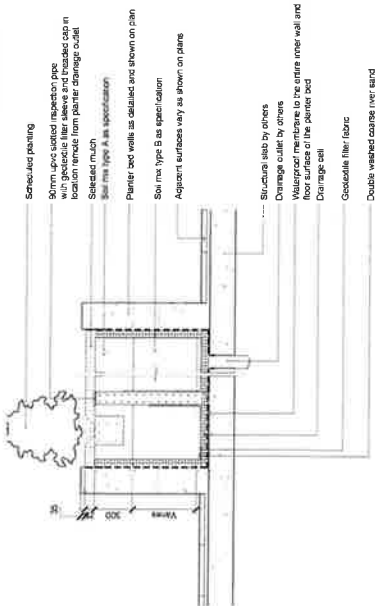


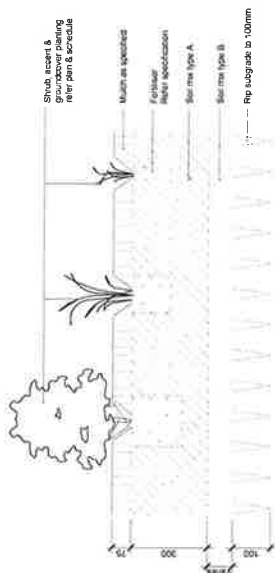


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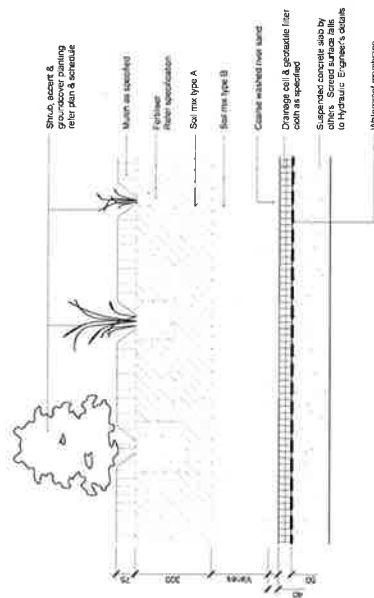
Attachment 5 - Development application plans



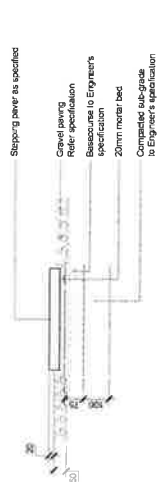
SECTION - TYP. RAISED PLANTER BED ON SUSPENDED SLAB
1:20 INSPECTION RISER PIPE



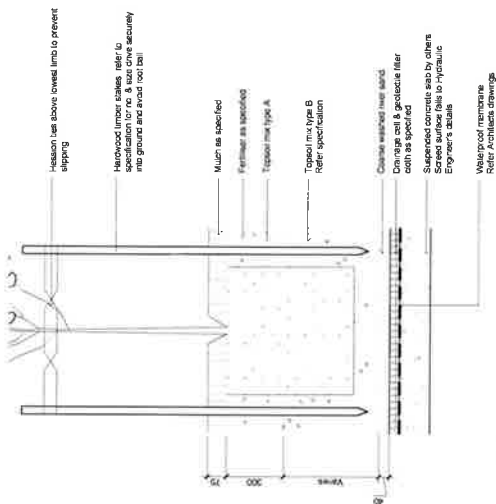
DETAIL - SHRUB, ACCENT & GROUND COVER PLANTING ON GRADE
1-10



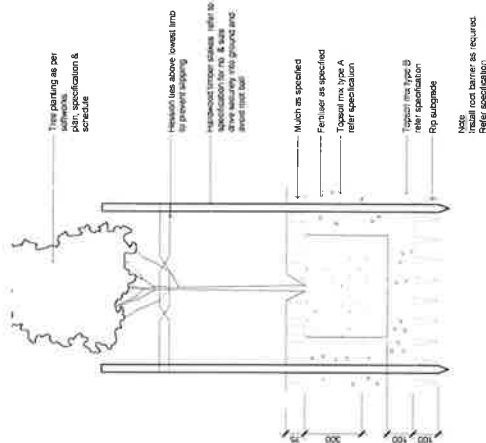
11 DETAIL - SHRUB, ACCENT & GROUND COVER PLANTING ON SLAB
502 1:10



06 STEPPING PAVER IN GRAVEL ON GRADE
502 SCALE 1:10



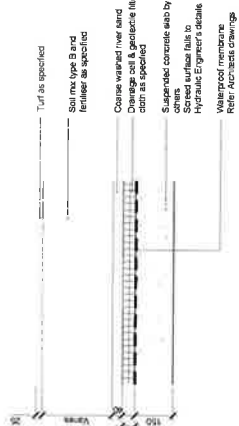
07 DETAIL - 75-200L TREE PLANTING ON SLAB
502 1:10



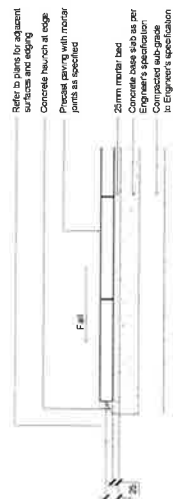
06 DETAIL - 25L-75L TREE PLANTING ON GRADE
502 1:10



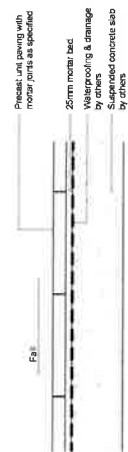
DETAIL - TURF ON EVEN GRADE
1:10



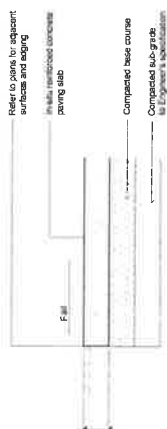
02 DETAIL - TURF ON SUSPENDED SLAB
502 1:10



03 PRECAST UNIT PAVERS ON CONC SLAB
502 SCALE 1:10



04 PRECAST UNIT PAVERS ON SUSPENDED SLAB
502 SCALE 1:10



05 INSITU CONCRETE PAVING
502 SCALE 1:10

NOT FOR CONSTRUCTION

The information presented here was obtained from a review of the literature and is intended to provide a general overview of the field. It is not intended to be a comprehensive review of the literature or to provide specific recommendations for practice. The information presented here is for informational purposes only and should not be used as a basis for clinical decisions.

The contractor must submit and verify all work on site including work by others before commencing the landscape exchange. Any alterations and additions to the landscape exchange must be approved by the Project Manager at Landcare Australia prior to commencing work. If not done first drawing, any required alterations and additions should be referred to the Landscape Architect for confirmation.

Item	Free Approve	DC Revision	Approve	Revision Description
1	1	1	1	
2	2	2	2	
3	3	3	3	

LEGEND

WILL Development Pty Ltd

Blacktown Apartments
55 - 61 Newton Road Blacktown

SITE IMAGE

Level 1, 3 x 3 Square 20mm
Resolution 3.00 x 3.00
Aug 02 file

Tel: 011 25 83322 36000
Fax: 011 25 96988 2447
www.siteimage.com.au

Site Image (NSW) Pty Ltd
ABN 44 861 263 360



Landscape Archibotics

DA REVISION
DA No. JREP - 16 - 0415

Country Bureau

Plant Schedule

Scale 1:100 @ A1

6S17-3561

502 C

55 - 61 NEWTON ROAD, BLACKTOWN - RESIDENTIAL

LANDSCAPE DESIGN REPORT

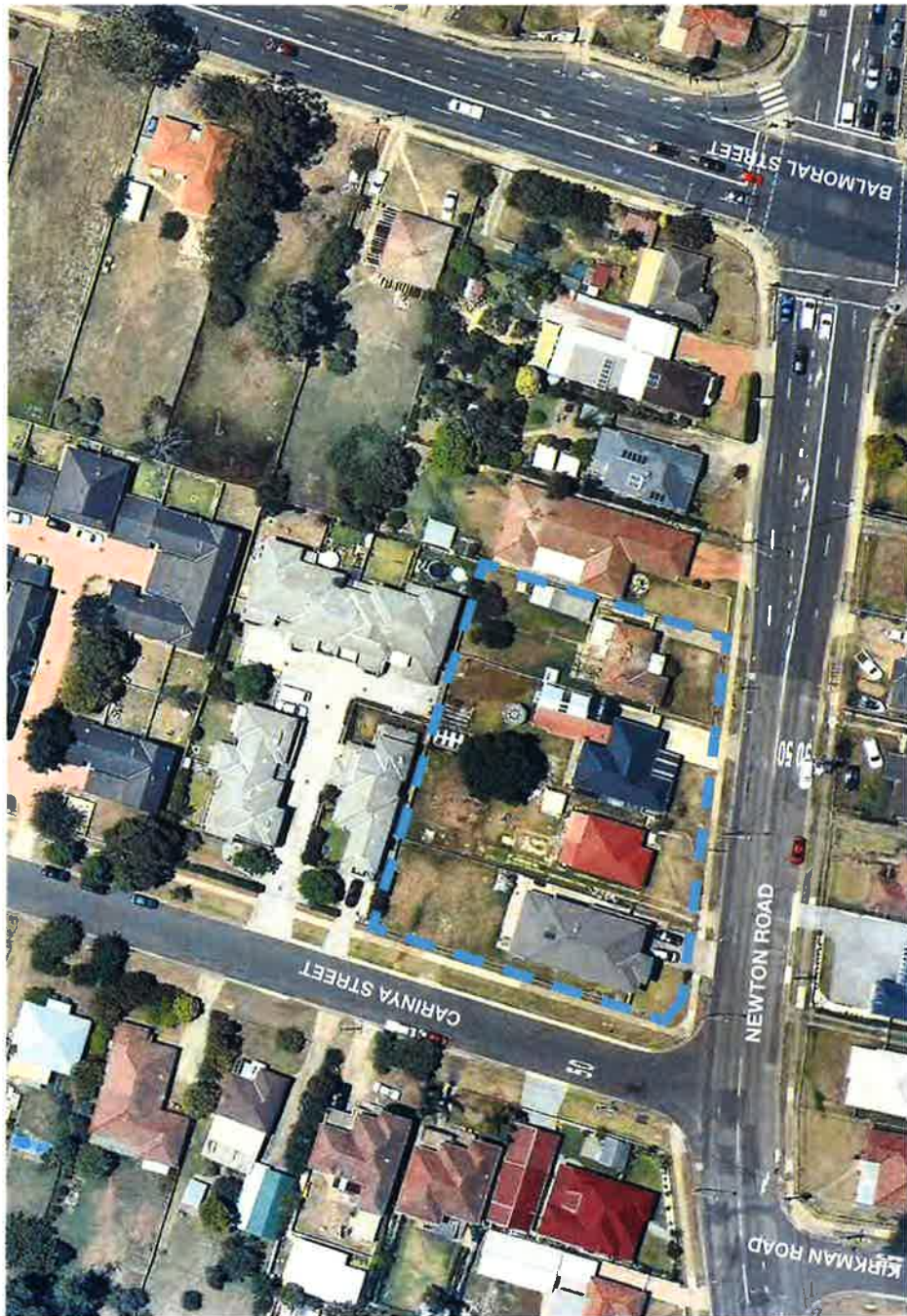


PREPARED BY: SITE IMAGE
FOR: JLL DEVELOPMENT PTY LTD
ARCHITECT: BUREAU OF URBAN ARCHITECTURE
29 JUNE 2017 - FOR DA APPLICATION

SITE IMAGE
Landscape Architecture



The Site: 51-61 Newton Street Blacktown



Aerial Image of Site

The subject site is comprised of four residential buildings and associated gardens, located on the corner of Newton Road and Carinya Street, Blacktown, known as No.s 55-61 Newton Road Blacktown. Multi-residential developments occur on the site adjoining to the north, and further north along Carinya. The streetscape is well formed, with footpaths but no street trees. Street trees are assumed to be able to be provided to both street frontages, but will be subject to guidance from Council as to suitability and tree species to match their street tree masterplan.



Carinya Street



SITE IMAGE

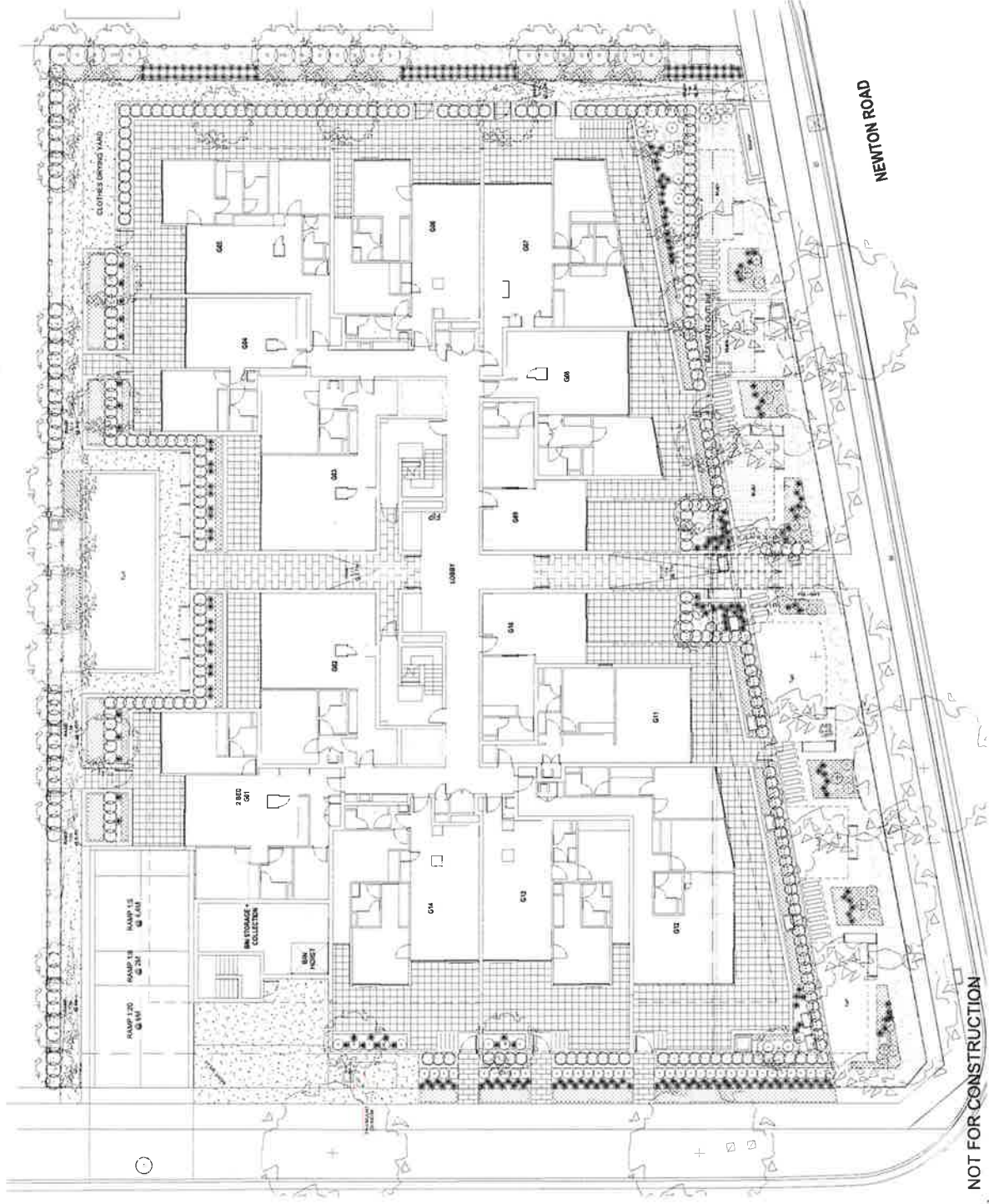
55 - 61 Newton Road, Blacktown
Landscape Design Report



Client: JLL DEVELOPMENT PTY LTD
Architect: Bureau of Urban Architecture
Site Image Job Number: 8517-3581
Issue: 24/09/2017
Date: 24/09/2017
Author: [Name]
Approved: [Name]

Attachment 5 - Development application plans

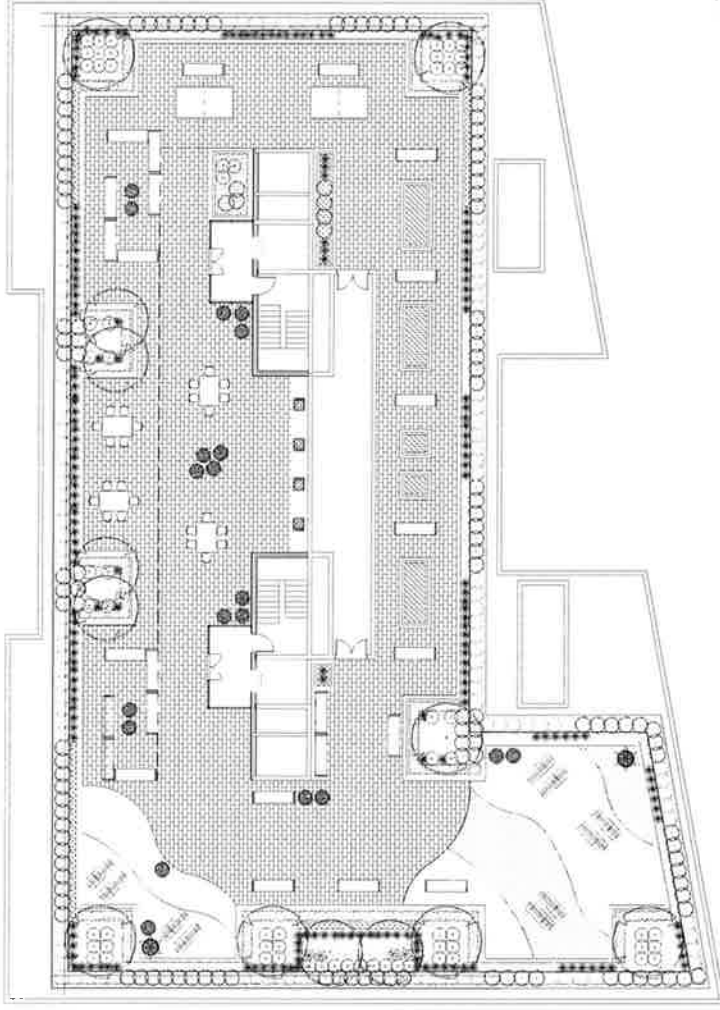
Ground Floor Landscape Design Features



The landscape for the project includes deep soil provision to the corner of Newton Road and Newton Street, achieving the 7% requirement of the total area of the site. The location for this deep soil is considered beneficial in terms of allowing for large canopy trees to the corner location to complement the scale of the building and provide strong greening to the streetscape. Common open space coincides with this deep soil area, and continues along the Newton Street boundary, providing a series of distinct garden alcove areas with allied seating. The main pedestrian entry is central to this frontage, and is provided a landscape pergola to allow climbers to green this arrival area, with secure pedestrian gated entry, letter-boxes, and seating to allow this as both a meeting point and pleasant general seating area for residents. A circulation walkway is accessed from the eastern end of the site frontage, and continues right around the boundary to a gate at Carinya Street. Along this walkway are numerous access points to private courtyards, with the boundaries having screening mass planting. A feature open space area to the north provides a lawn area and allied seating, as well as community garden, taking advantage of the northerly aspect. The ground floor apartments to the ground floor are almost all provided paved terraces areas and allied landscape mass planting, and afforded direct streetfront access, or street access via the common open space. Street trees are indicated to both frontages, but are subject to final assessment of services, and Council guidance as to whether required and species selection to be in accordance with Council's Street Tree Masterplan requirements.



Rooftop Landscape Design Features



The landscape design for the rooftop area takes advantage of the privacy, sun access and cooling breezes of this elevated location, and sets back activity areas from the perimeter so as to protect the privacy of neighbouring properties.

A range of amenity and activity areas are provided, all designed to complement the range of open space amenity provided on the ground floor. The activity areas include:

- Barbecue provision with adjacent covered area with tables and chairs, and also adjacent area with pergola over tables and chairs;
- A meeting and seating location for small groups with the pair of facing angled bench seats;
- Two outdoor table tennis tables, and adjacent allied seating for 'teenaged / adult play' ;
- Community garden planters with allied seating;
- Contemporary 'sun-lounge' passive seating area with artificial grass finish in varying colours;

A perimeter planter set back from the edge of the rooftop allows the green fringe of planting to discretely present to views up from the streetscape below, and provide safe working access for future building maintenance (with suitable fixing points and the like). The planter widths allow for all landscape maintenance to be completed from the inside edge of planters.

Shade is selectively provided for passive seating areas, also providing weather protection.

Generally, the rooftop aims to provide a high level of outdoor amenity and recreation that , in combination with the ground floor landscape areas, responds directly to the number of residents and provides a broad variety of recreation and relaxation opportunities. The aim is to encourage outdoor activities in a secure and pleasant setting, that also allows for social interaction between residents.

The total common open space provision across the site has been maximised given the configuration of the site, and is thought to provide a diverse and generous provision that will more than reasonably provide for the outdoor social and recreation activities of residents.



SITE IMAGE

55 - 61 Newton Road, Blacktown
Landscape Design Report

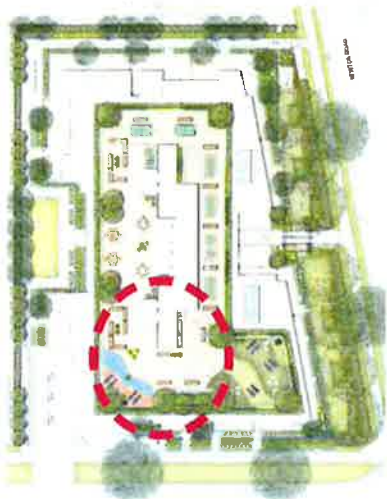


Client: JILL DEVELOPMENT PTY LTD
Architect: Bureau of Urban Architecture
Site Image Job Number: SS17-3551
Issue: 0
Date: 19/06/2017

Scale: 1:1000
Project: 55-61 Newton Road, Blacktown
Drawing: Landscape Design Report

Rooftop Amenity - Rooftop Play & Relaxation Space

This area features a contemporary 'sun-lounge' passive seating area with artificial grass finish in varying colours, and a small playground with softfall type finish with allied parent / family seating.



Precinct Plan

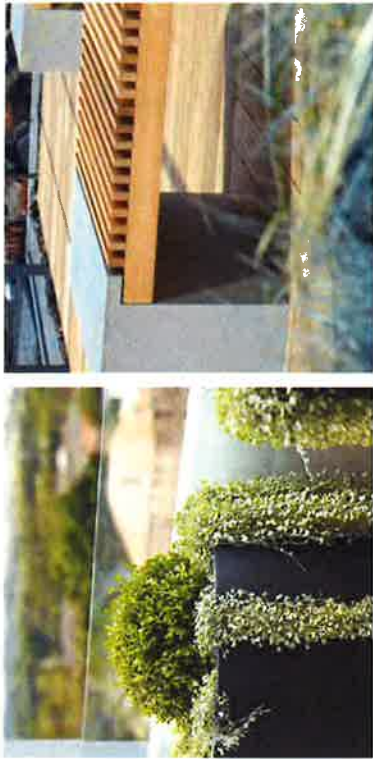
SITE IMAGE

55 - 61 Newton Road, Blacktown
Landscape Design Report

Client: JLL DEVELOPMENT PTY LTD
Architect: Bureau of Urban Architecture
Site Image Job Number: SS17-3561

Issue: 1
Date: 27/06/2017

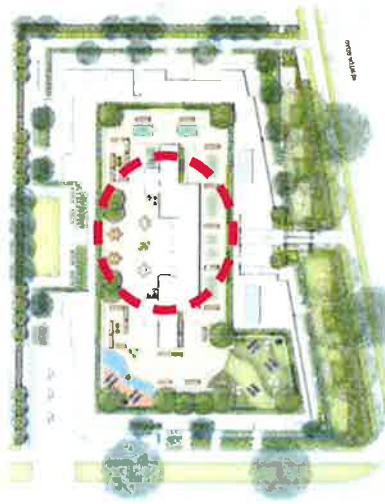
Scale: 1:1000
Author: J. L. L. Development Pty Ltd
Landscape Design Report



Design Imagery

Rooftop Amenity - Play, BBQ & Community Garden Space

This area features a barbecue provision with adjacent covered area with tables and chairs. To the south side of the canopy there is a community garden planters proposed, with allied seating



Precinct Plan



Design Imagery



SITE IMAGE

55 - 61 Newton Road, Blacktown
Landscape Design Report



Client: JUL DEVELOPMENT PTY LTD
Architect: Bureau of Urban Architecture
Site Image Job Number: SS/P-3501

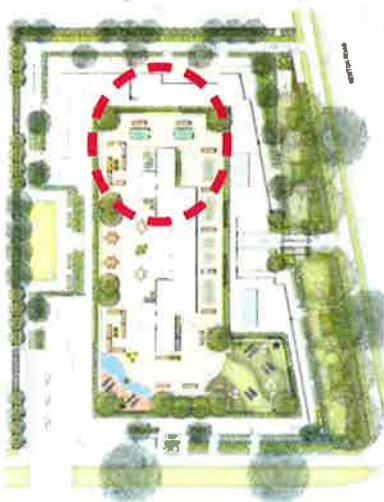
Issue Date:

23.06.2017

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Landscape Design Report SS/P-3501

Rooftop Amenity - Play, BBQ & Community Garden Space

This area features a meeting and seating location for small groups with the pair of facing angled bench seats, and also two outdoor table tennis tables, and adjacent allied seating for 'teenaged / adult play'.



Precinct Plan



Design Imagery



SITE IMAGE

55 - 61 Newton Road, Blacktown
Landscape Design Report



Client
Architect
Site Image Job Number

JUL DEVELOPMENT PTY LTD
Bureau of Urban Architecture
SS17-3501

Issue
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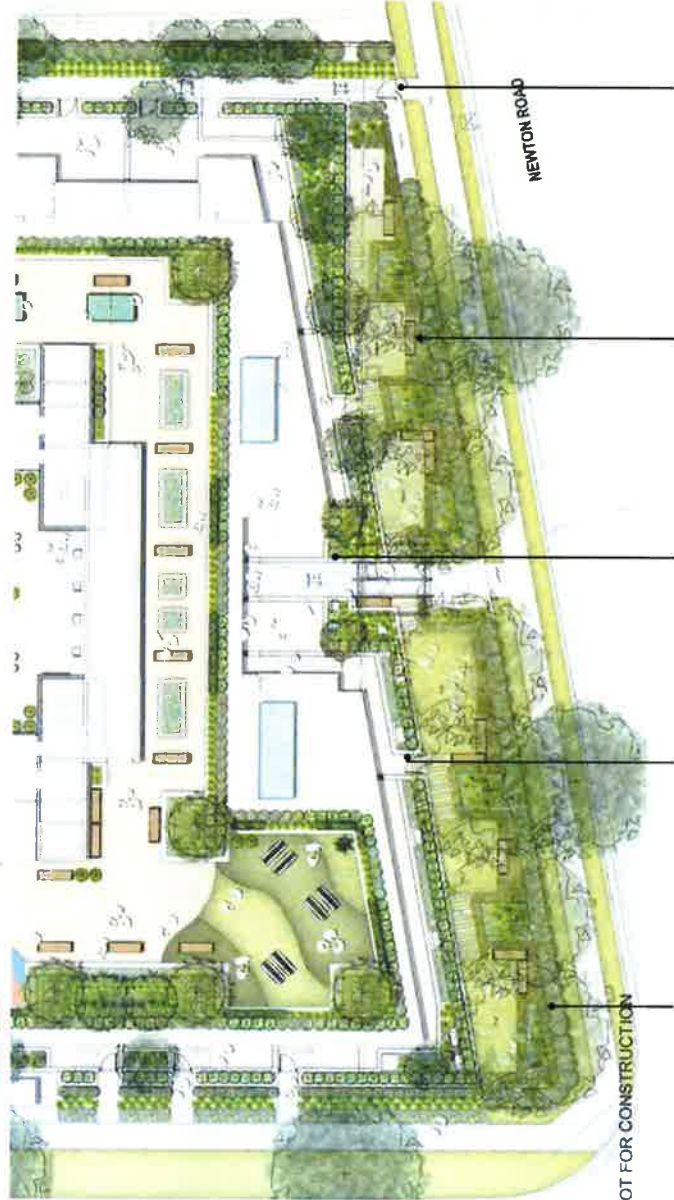
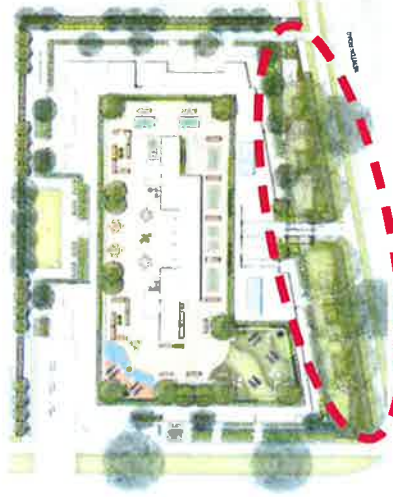
314/1

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316/1

Streetfront and Common Open Space Landscape Features

The location for this deep soil is considered beneficial in terms of allowing for large canopy trees to the corner location to complement the scale of the building and provide strong greening to the streetscape. Common open space coincides with this deep soil area, and continues along the Newton Street boundary, providing a series of distinct garden alcove areas with allied seating. The main pedestrian entry is central to this frontage, and is provided a landscape pergola to allow climbers to green this arrival area, with secure pedestrian gated entry, letter-boxes, and seating to allow this as both a meeting point and pleasant general seating area for residents.



Precinct Plan



Design Imagery



SITE IMAGE

55 - 61 Newton Road, Blacktown
Landscape Design Report



Client
Architect
Site Image Job Number

JLL DEVELOPMENT PTY LTD
Bureau of Urban Architecture
SS17-3551

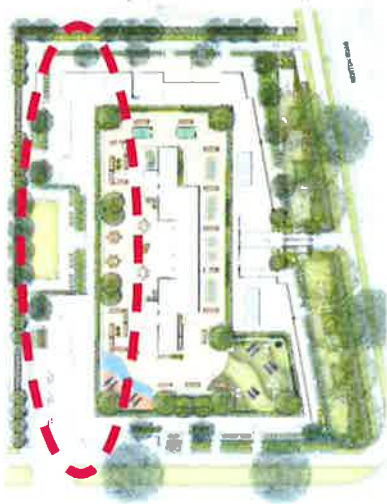
Issue
Date

22/01/2017

Site Image Job Number
SS17-3551
JLL DEVELOPMENT PTY LTD
Bureau of Urban Architecture
22/01/2017

Northern Open Space & Boundary Gardens Landscape Features

A circulation walkway is accessed from the eastern end of the site frontage, and continues right around the boundary to a gate at Carinya Street. Along this walkway are numerous access points to private courtyards, with the boundaries having screening mass planting. A feature open space area to the north provides a lawn area and allied seating, as well as community garden, taking advantage of the northerly aspect. The ground floor apartments to the ground floor are almost all provided paved terraces areas and allied landscape mass planting, and afforded direct streetfront access, or street access via the common open space.



Side access to perimeter walkway / open space

Private courtyard open space

Feature lawn / community garden & rear lobby access

Perimeter walkway and gardens

Boundary screening landscape

Precinct Plan



SITE IMAGE

55 - 61 Newton Road, Blacktown
Landscape Design Report



Client: JLL DEVELOPMENT PTY LTD
Architect: Bureau of Urban Architecture
Site Image Job Number: SS17- 3561

Issue Date: 23.06.2017

Design Imagery





Landscape Design Detailed Considerations

Generally

All materials are to be installed new or recycled so that they are the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmanlike and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards. Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements. Pavement finishes are to be of a type that has adequate slip resistance and does not present an uneven surface to avoid trip hazards. Landscape lighting will provide security lux levels and will accent feature elements (seating walls, water features and advanced tree planting) as well as providing an ambient light source to minimise glare.

Planting Strategy

The proposed plant material will be substantially selected from Blacktown Council and relevant authorities approved plant species lists, and for hardiness, ease of maintenance and proven ability to tolerate site conditions. Of importance are the foliage characteristics and floral displays to create garden character. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to all planting beds will allow for ease of trimming of groundcovers. Indigenous planting will be selected for its ability to attract native bird life. Exotic plants will be incorporated to garden spaces and courtyard areas where suitable to provide variety and consistency with the character of the locality.

Garden Detailing

Gardens are to be mulched with a pine bark or decorative gravel products. Areas of lawn and gardens are to be defined by raised concrete edges, capped with a high quality paver. Imported and improved site soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of Australian native plants. On slab garden beds will be have a specially blended light weight and free draining soil mix with sand bed drainage layer to establish minimum soil depths of 450 mm depth for grass areas, 600 mm depth for shrub planting and 800 mm depth with wider horizontal dimension for tree planting, with soil volume to be carefully considered to be appropriate for tree species and to create a suitable mature size. The detailing of the on slab planters incorporate a free draining soil mix specially blended for planter box use; a washed sand drainage layer placed beneath the soil mix; a drainage cell product with filter fabric to establish a drainage void above the slab; and falls in slabs to drainage outlets with inspection pipes over drainage outlets All on slab planters will be made accessible for maintenance. Where safety issues exist for working in areas above ground, anchor points and the like will be provided for safety harnesses. Definition of secure areas with suitable non-scalable edges and fencing is a key issue addressed in the design given the elevated podium garden areas. Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public footpaths and hardstand areas are to be paved to meet BCC paving standards, details and public domain manual. Street trees and public domain detailing will be meet BCC and relevant Authority codes and requirements.

Landscape Irrigation

The use of an irrigation system will aid the successful establishment and long-term development of the landscape. Harvested and recycled water will be suitably utilised, and landscape designed to meet the principles of WSUD.

Establishment and Maintenance

The installation of the residential landscape gardens and terraces shall be subject to a 52 weeks defects liability period, with a further manual for on-going contract maintenance with strong guidelines and design notes to ensure continuity of landscape design intent. The establishment maintenance landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective. As a part of the Construction Documentation the landscape specification shall describe a full Maintenance Schedule.



SITE IMAGE

55 - 61 Newton Road, Blacktown
Landscape Design Report

Authorities and Code Requirements

The concept design through to the DA documentation is to our best knowledge substantially accorded with the requirements of ADG, SEPP65, and Council in terms of general landscape provisions for private and common open space, streetscape design, and the specific requirements of Blacktown Council DCP and relevant codes and policies. It is noted that the process of concept and design development has included a pre-DA meeting with Council officers, and the design has been developed to respond to this input. We believe the design suitably addresses the issues raised in these meetings, including providing private and common open space areas for individual apartment and communal spaces amenity.

Generally, the Apartment Design Guide has been used to guide landscape and public domain design, with the substantially completed design reviewed and adjusted against the requirements, guidelines, and checklists provided in the guide. Generally, the landscape design concept is understood to provide a high level of amenity, social interaction, and suitably integrates and contributes to landscape character of the streetscape and neighbourhood (ADG Principle 5).

The local character and context (ADG 1B, 2G and 3C) have been key considerations in creating an deep soil common open space area to the street frontage with taller canopy trees providing shade and amenity but also suitable setting for building corner.

Communal open space on occurs on ground and roof levels (ADG 3D) provides a substantial amenity for residents and for shared use areas. Recommendations have been adopted for supplementary approaches for rooftop landscape areas and larger terraces. The BCC criteria guidelines for communal open space has not been achieved, but this is understood to be offset by the quality and diversity of the open space and amenity provisions. Greater than 50% direct sunlight has been achieved to the principal part of the communal open space between 9am and 3pm in mid winter has been achieved. A broad range of activity and passive recreation amenity (objective 3D-2) has been achieved in the various common open space areas.

Deep soil requirement (3E) is met on this site as shown. Tall, medium and small height trees are proposed in numerous areas, with small trees to smaller terrace common open space areas, with suitable ADG soil depth and volume provisions.

Water management and conservation strategies (4V) are incorporated in the landscape design, including water collection and recycling / storage and dripper irrigation, along with selection of low-water use plant species (both native and proven exotic species were appropriate to landscape character). Suitable maintenance specification and scheduling of activities is provided for the on-going management of landscape to achieve design outcomes as described in the landscape documents.

Conclusion

The landscape proposals for the 55-61 Newton Road project will provide a comprehensive landscape setting for the proposed buildings, and provide a diverse range of activity and amenity spaces for residents. The proposals have suitably considered the specific landscape features and environment of the site and surrounds and future context, relevant Council policies, codes and requirements; and have been coordinated with the project team. Based on our review of the proposals against BCC DCP, and other relevant residential development and landscape codes, we believe the landscape proposals are suitable for Development Application consideration and approval by Council and relevant authorities.

Ross Shepherd BLArch (UNSW) MArt, AAILA, Registered Landscape Architect No. 449
Partner, Site Image (NSW) Pty Ltd – Landscape Architects

Client: JLL DEVELOPMENT PTY LTD
Architect: Bureau of Urban Architecture
Site Image Job Number: SS17-3601
Issue Date: 23/06/2017

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(Level 10, 100 Market Street, Sydney, NSW 2000)

