

551-561 GARDENERS ROAD, MASCOT DEVELOPMENT APPLICATION

Prepared for DKO
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INTRODUCTION

This Development Application has been prepared for 551-561 Gardeners Road, Mascot. The landscape design philosophy incorporates the ground floor retail frontage and communal outdoor facilities surrounding the private residential occupancies. The level 6 and 7 communal gardens have also been carefully considered in this document.

The landscape proposal has been prepared after review of, and in compliance with Council's DCP (2013) - Landscape Guidelines and DA application checklist and Street Tree Master Plan (2014)

Site Context

The site is located along Gardeners Road and currently exhibits retail to the front on Gardeners Road and residential apartments to the back of the property .

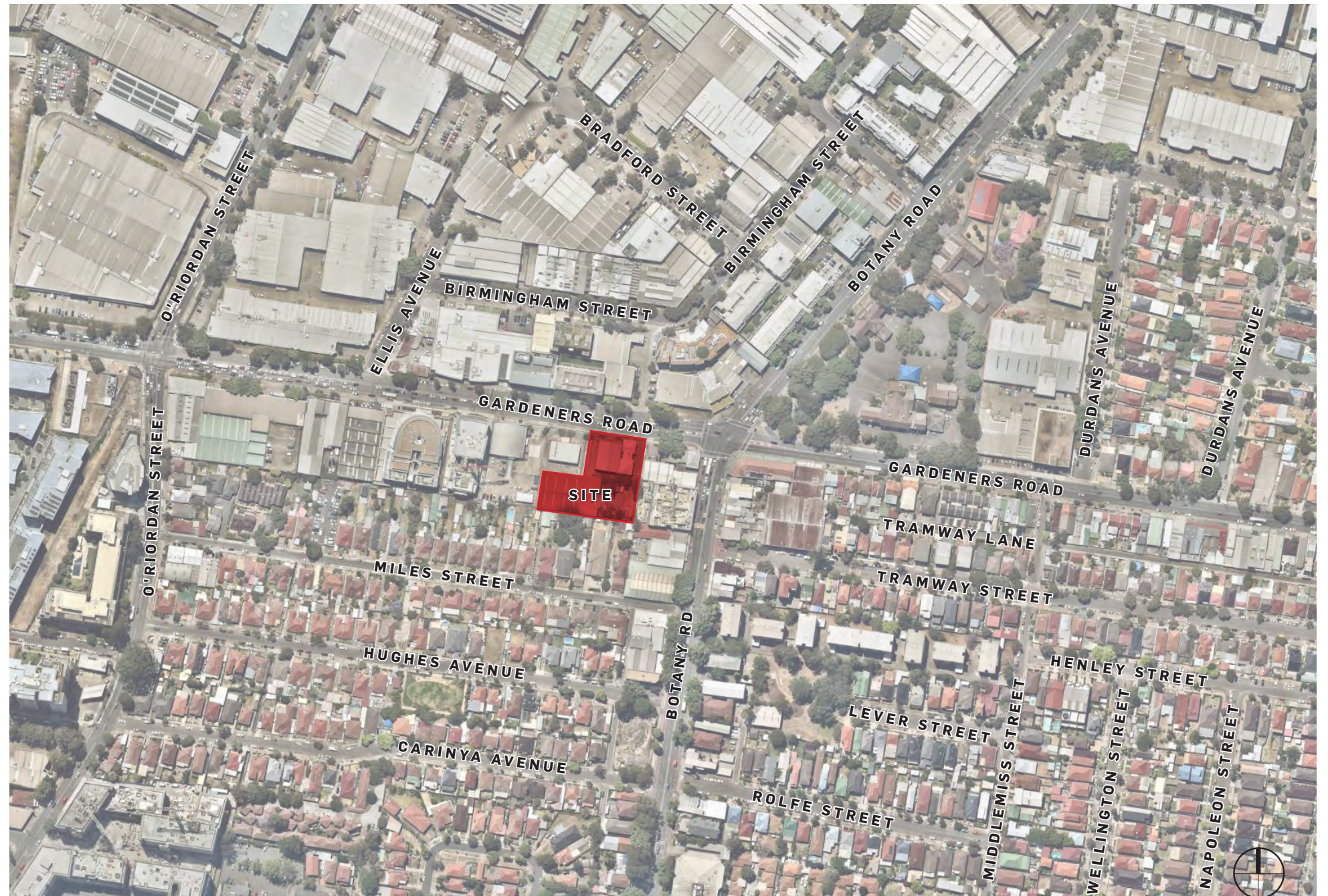
The site is located amongst a busy urban environment where industrial land meets residential land which is flanked by the Australian Golf Course. The Sydney Kingsford Smith Airport is a 5 minute drive to the south and the in a Alexandra Canal is a 5 minute walk to the west.

Development Proposal

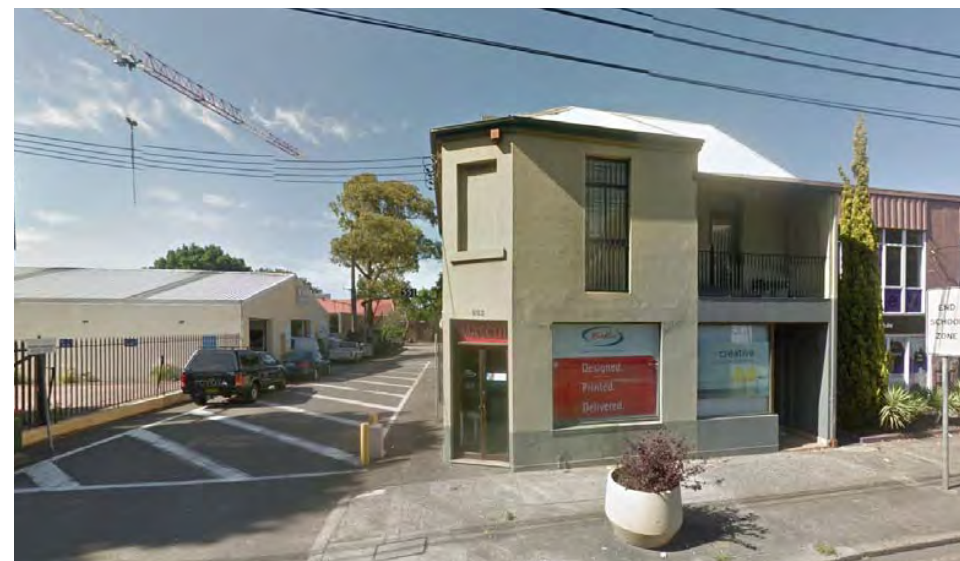
The development will include new street frontage planting within the property boundary; private ground floor residential entrances with screening planting and a communal arrival gardens framed by planting and finished with high quality materials.

The ground level space provides a variety of programs and destinations including a; public retail forecourt, residential lobby forecourt, informal lawn area surrounded by trees and informal seating bosques. The design allows for both active and passive recreation for residents.

The level 6 gardens include; informal seating, passive lawn areas and a BBQ pavilion surrounded by lush shrub and tree planting. Level 7 gardens include; informal seating, lawn terrace and BBQ pavilion to be used with the outdoor dining area. In both rooftop designs pergolas are used to lead residents through the space and provide shelter to key areas.



View toward the West of Gardeners Road



View toward 551-561 Gardeners Road



View toward the East of Gardeners Road

DESIGN RESPONSE

METHODOLOGY

Ground Level Design

- Street frontage activated by retail.
- Residential arrival points are to be accented by lush planting and a water feature leading residents into the communal gardens.
- The entrance points are also framed by planting for privacy screening.
- Street tree planting to match 'Street Tree Master Plan (2014)' intent using *Harpulia pendula*.
- The public domain strategy includes an upgraded pedestrian footpath with incorporated turf verge and street trees. A shared vehicle/pedestrian zone to the north eastern corner of site provides access for residential parking, visitors parking, bike parking and garbage trucks.

Communal Gardens

- A primary path network mostly sheltered by arbours provides easy access to residential lobby from Gardeners Road.
- The paths are framed by an open lawn area, water features and a series of lush garden beds containing feature trees.
- Two informal seating bosques provide residents with passive social space and another form of shelter.
- The lawns and bosques are bordered and enhanced with lush planting and a mixture of small and large feature trees, providing shade, colour and greenery in the gardens.

Level 6 & 7 Rooftop Residential Communal Design

- Communal lawn areas framed by bespoke arbours.
- BBQ pavilion with BBQ and dining facilities.
- Lush planting providing screening from neighbouring properties, whilst allowing framed district views.

LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

WATER MANAGEMENT

- Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- Where possible storm water runoff will be directed to the lawn and garden beds.
 - All soft landscape zones on structure will be detailed to have subsurface drainage.
 - Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

PLANT ESTABLISHMENT MAINTENANCE

Planting Procedure:

Refer typical planting details on page 23 for all on grade & on slab planting details

Maintenance Notes:

General

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase.
- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,

- fertilizing,
- pest and disease control,
- adjust / replace stakes and ties
- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

Compliance

Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:

- repairs to planting media completed,
- ground surfaces are covered with the specified treatment to the specified depths,
- pests, disease, or nutrient deficiencies or toxicities are not evident,
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth,
- vegetation is established and well formed,
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole,
- vegetation is not restricting essential sight lines and signage,
- collection and removal of litter,
- all non-conformance reports and defects notifications have been closed out, and
- plant maintenance compliance schedule.

Pruning

- Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.

Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

Plant Material	Acceptable failure per area	Acceptable concentration of failure
Tube stock given location*	<10%	<15% in any
100-150mm given location*	<5%	<15% in any
45L	<nil	nil%
Turf	<5%	nil%
Trees (200L/400L/1000L/Trunk)	< nil%	< nil%

Fertilising

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

Completion

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

Drainage & Watering Strategy

- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls.
- Where possible storm water runoff will be directed to the lawn and garden beds.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.
- Low water demand shrub planting is proposed.
- Refer detail on drawings page 25 for 'on grade' and 'on slab' drainage intent.
- *Watering permits*: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

Safety and Security

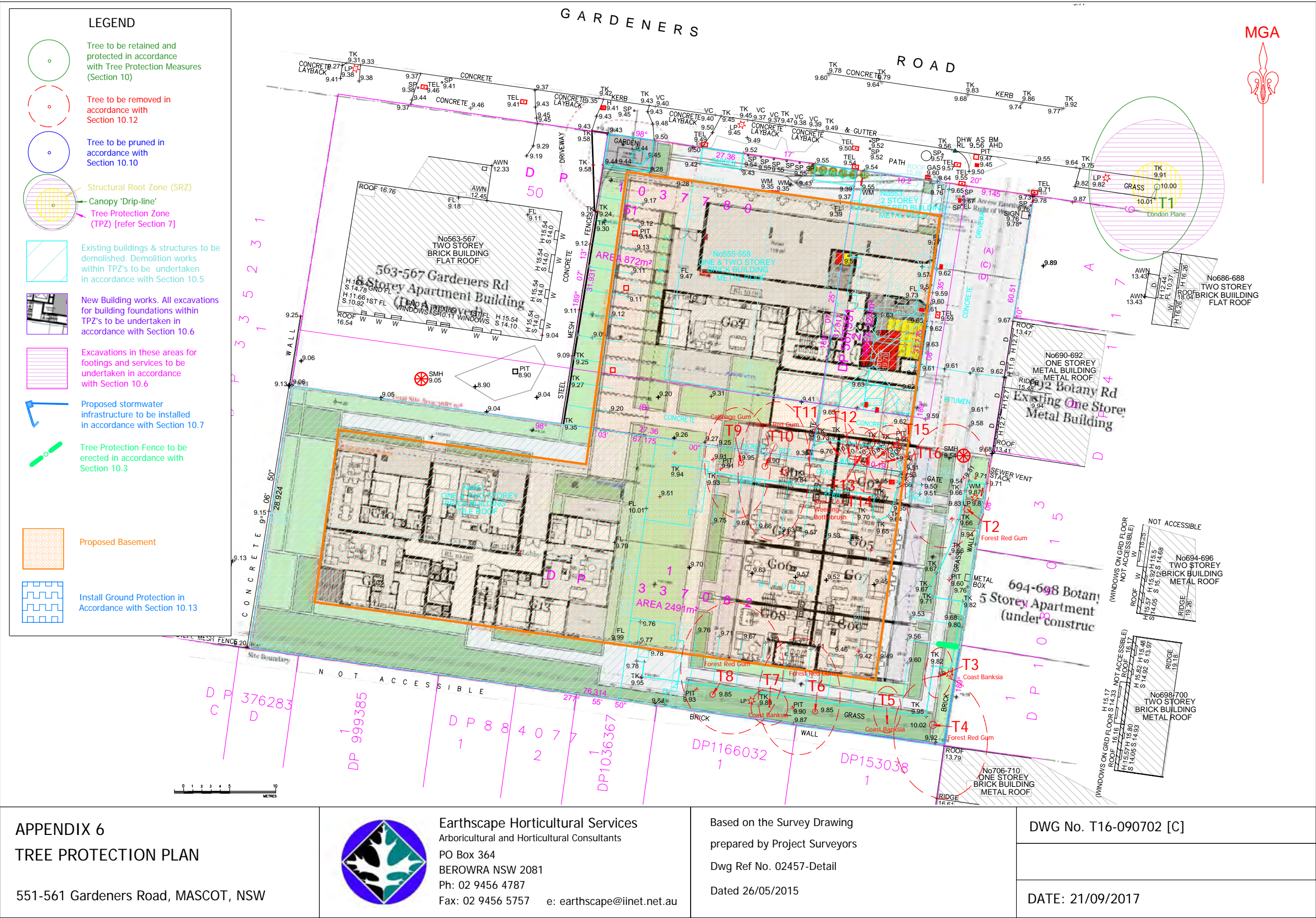
An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance,
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide,
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards, and
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

TREE RETENTION STRATEGY

- See Earthscape Arboricultural Impact Report for detailed analysis of trees, Tree Protection Zones and removal guidelines.
- See tree retention plan on next page for trees to be retained or removed.
- Trees to be retained and protected will comply with councils DCP guidelines and arborist report.

TREE RETENTION PLAN (REFER TO ARBORIST REPORT)



GROUND LEVEL ACCESS + CIRCULATION



- Legend
- Residential lobby
 - Pedestrian lobby link
 - Shared vehicle/pedestrian/cyclist access
 - Private entry points
 - Fire egress & private residential access
 - Public streetscapes/footpath
 - Accessible ramp to retail forecourt
 - Bicycle parking
 - Garbage truck turning bay
- NOT TO SCALE

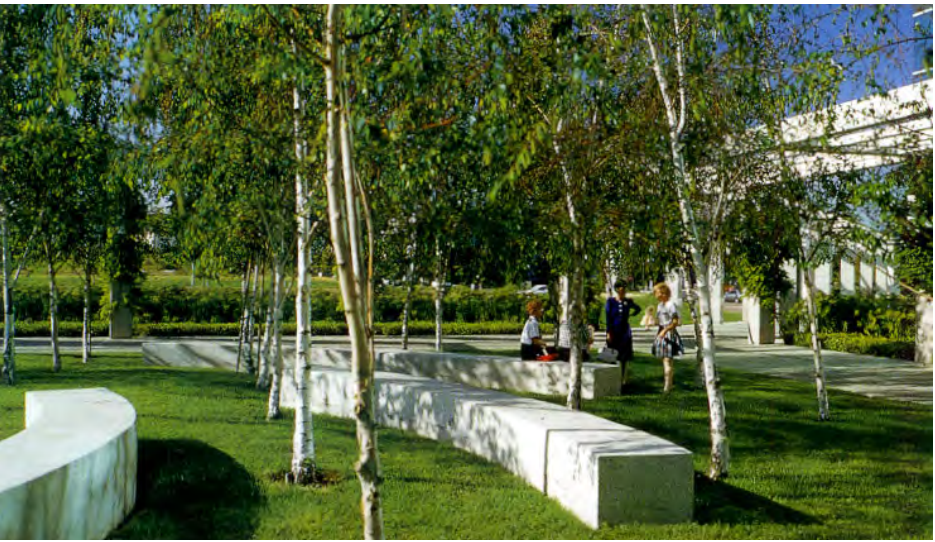
GROUND LEVEL PROGRAM



GROUND LEVEL LANDSCAPE PLAN



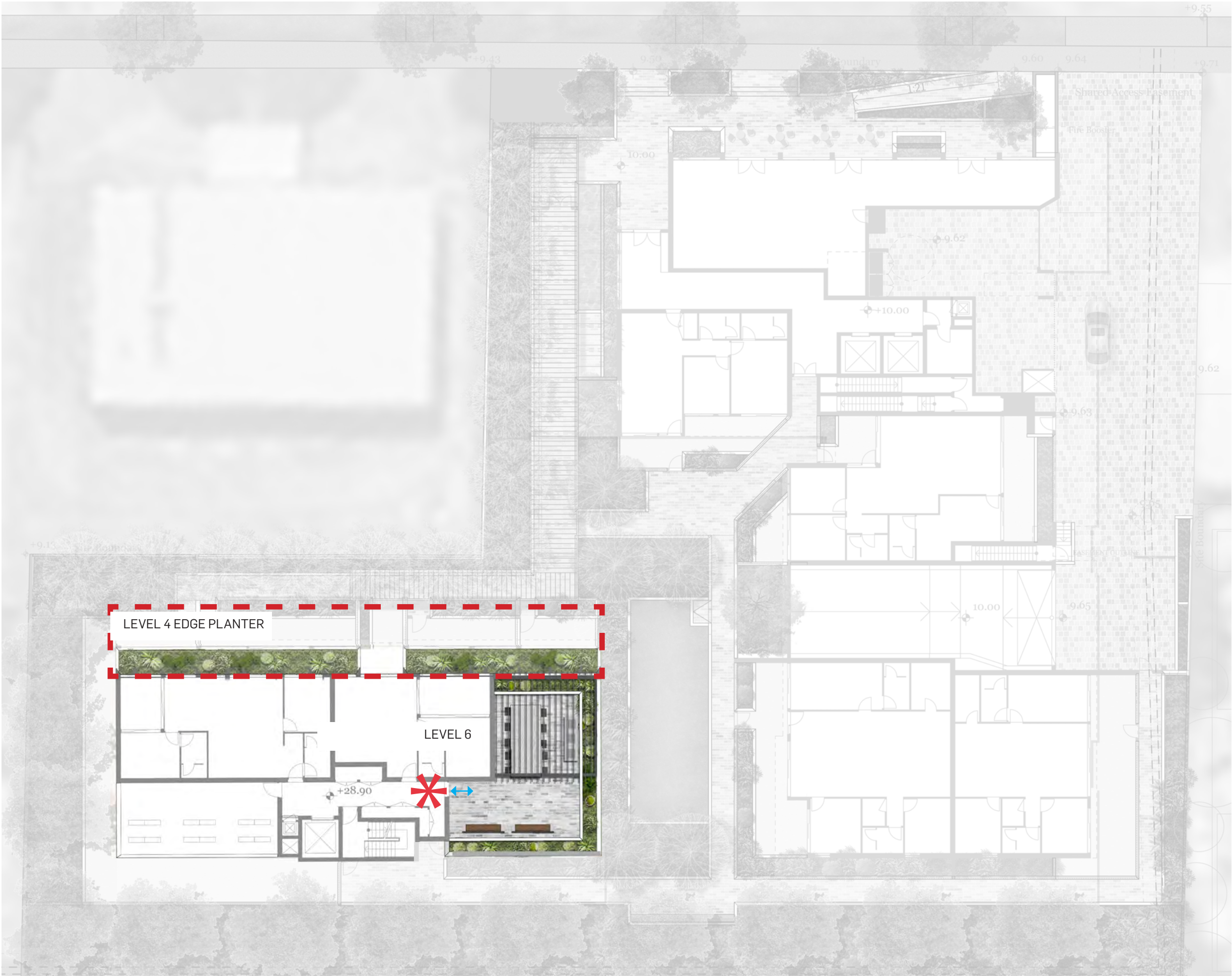
GROUND LEVEL PRECEDENTS







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LEVEL 6 ACCESS + CIRCULATION



Legend

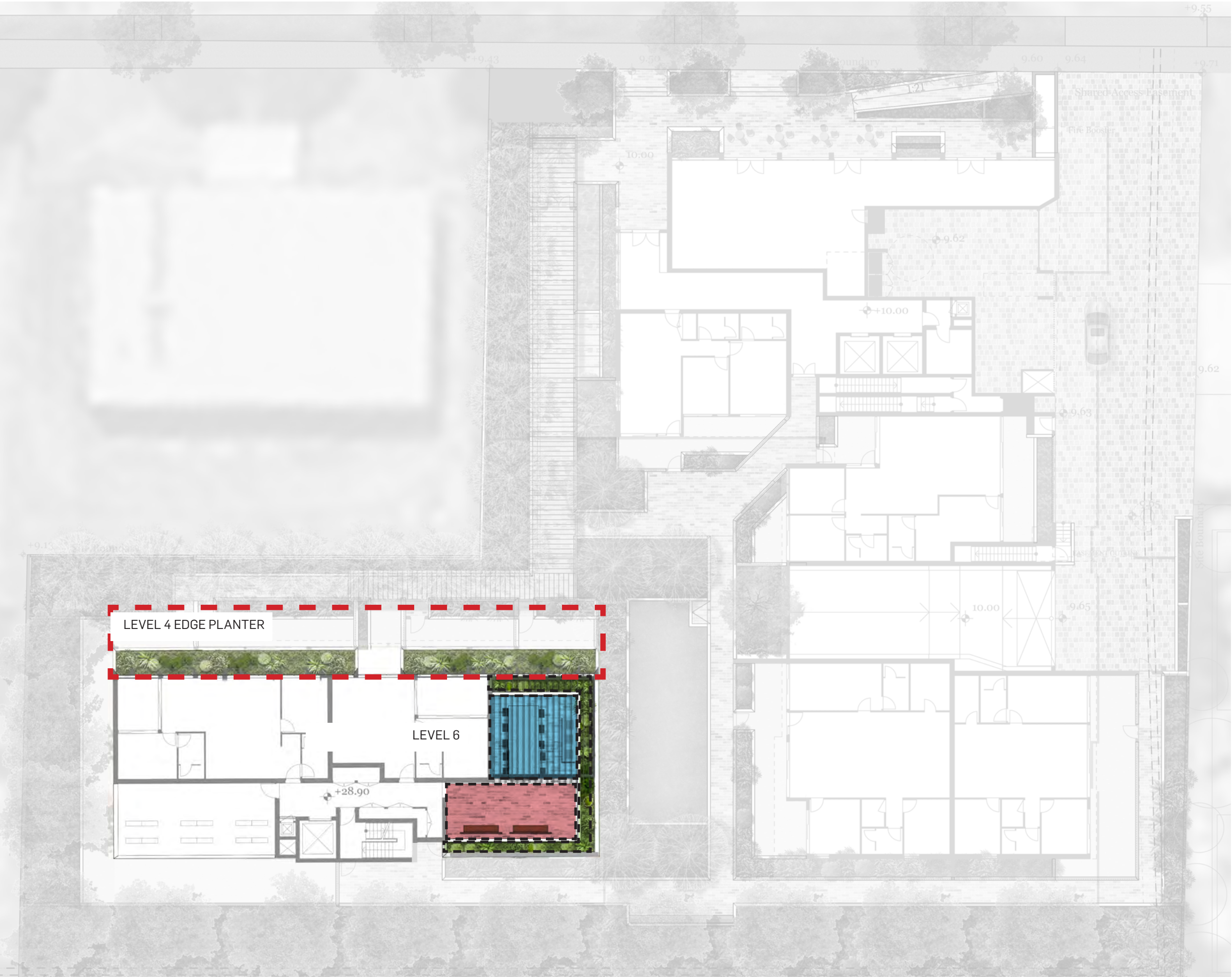
-  Building entry
-  Circulation path



1:250 @ A3



LEVEL 6 PROGRAM



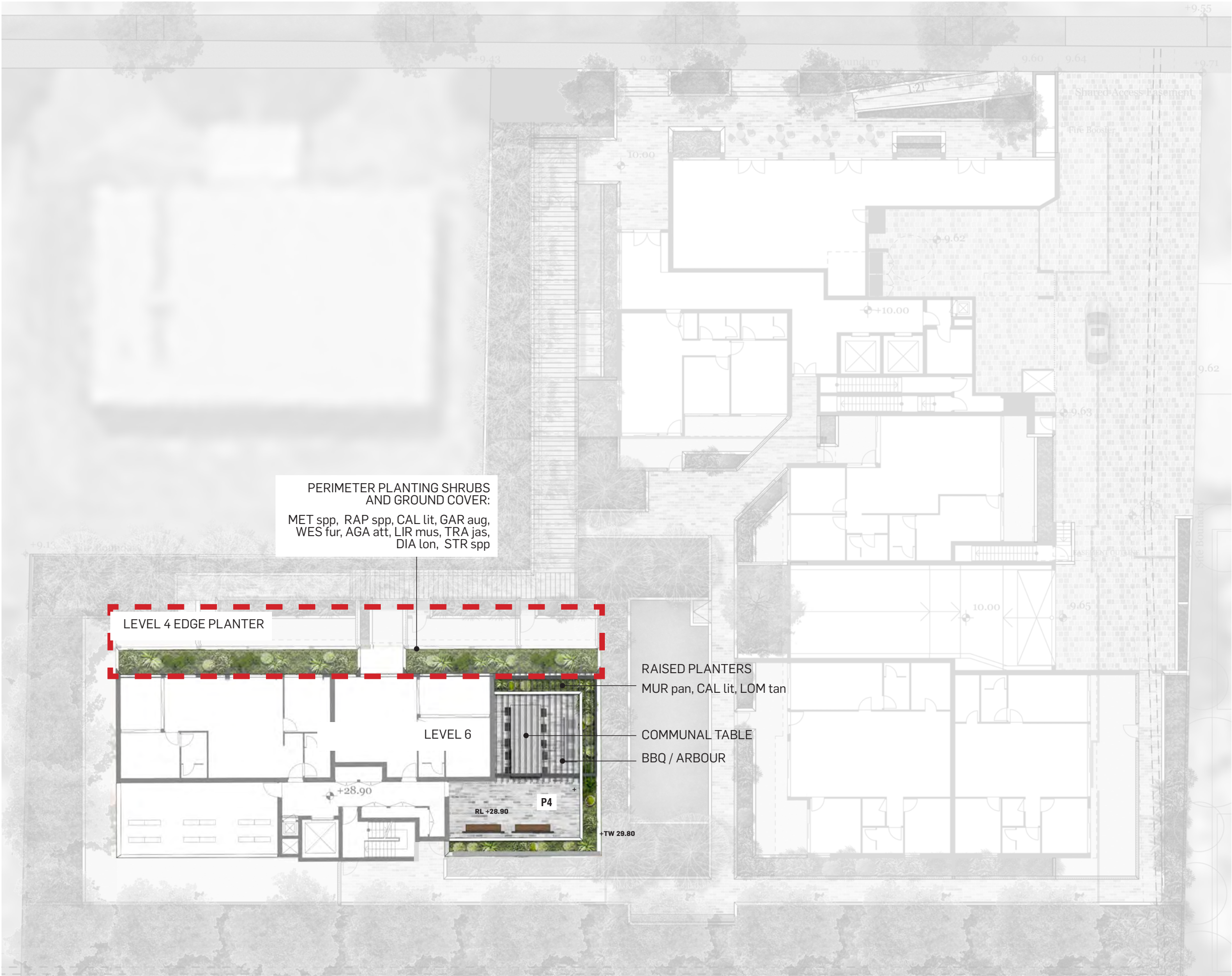
Legend

- BBQ pavilion
- Buffer/screen planting
- Outdoor dining




1:250 @ A3

0 2.5 5 7.5 10 12.5

LEVEL 4 & 6 PLAN



Legend

-  Proposed shrub planting
-  Internal paving
-  Arbour



1:250 @ A3



Planting Note:

Refer Typical Plant Schedule on page 25 for detailed plant species names and instillation sizes.



LEVEL 6 PRECEDENT IMAGES




ROOF PLAN ACCESS + CIRCULATION



Legend

-  Building entry
-  Circulation path



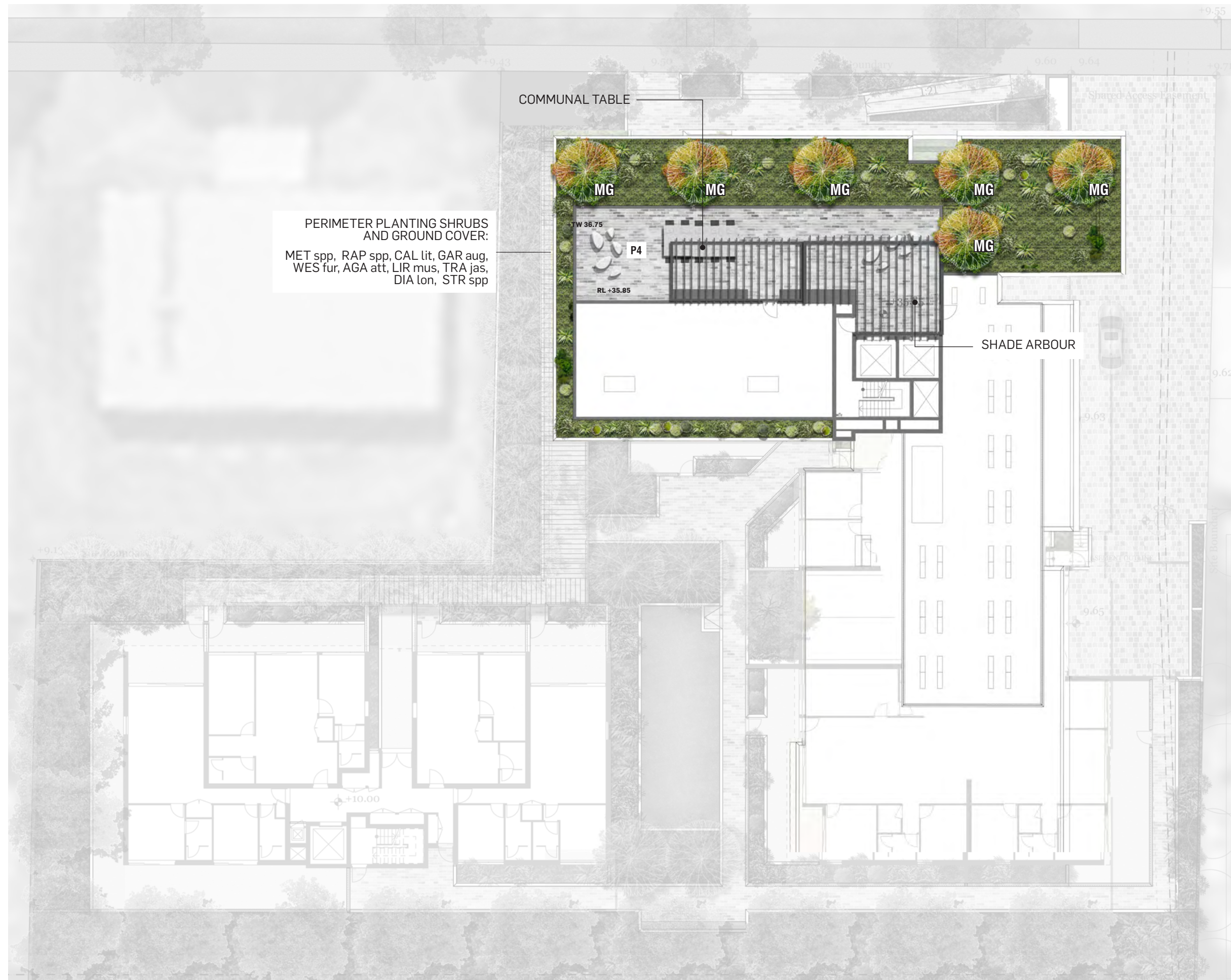
1:250 @ A3

0	2.5	5	7.5	10	12.5
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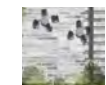
ROOF PLAN PROGRAM



ROOF PLAN



Legend

 Proposed shrub planting

Internal paving



Arbour



Refer Plant Schedule for Tree Species,
Numbers + Pot Sizes



1:250 @ A3



Planting Note:

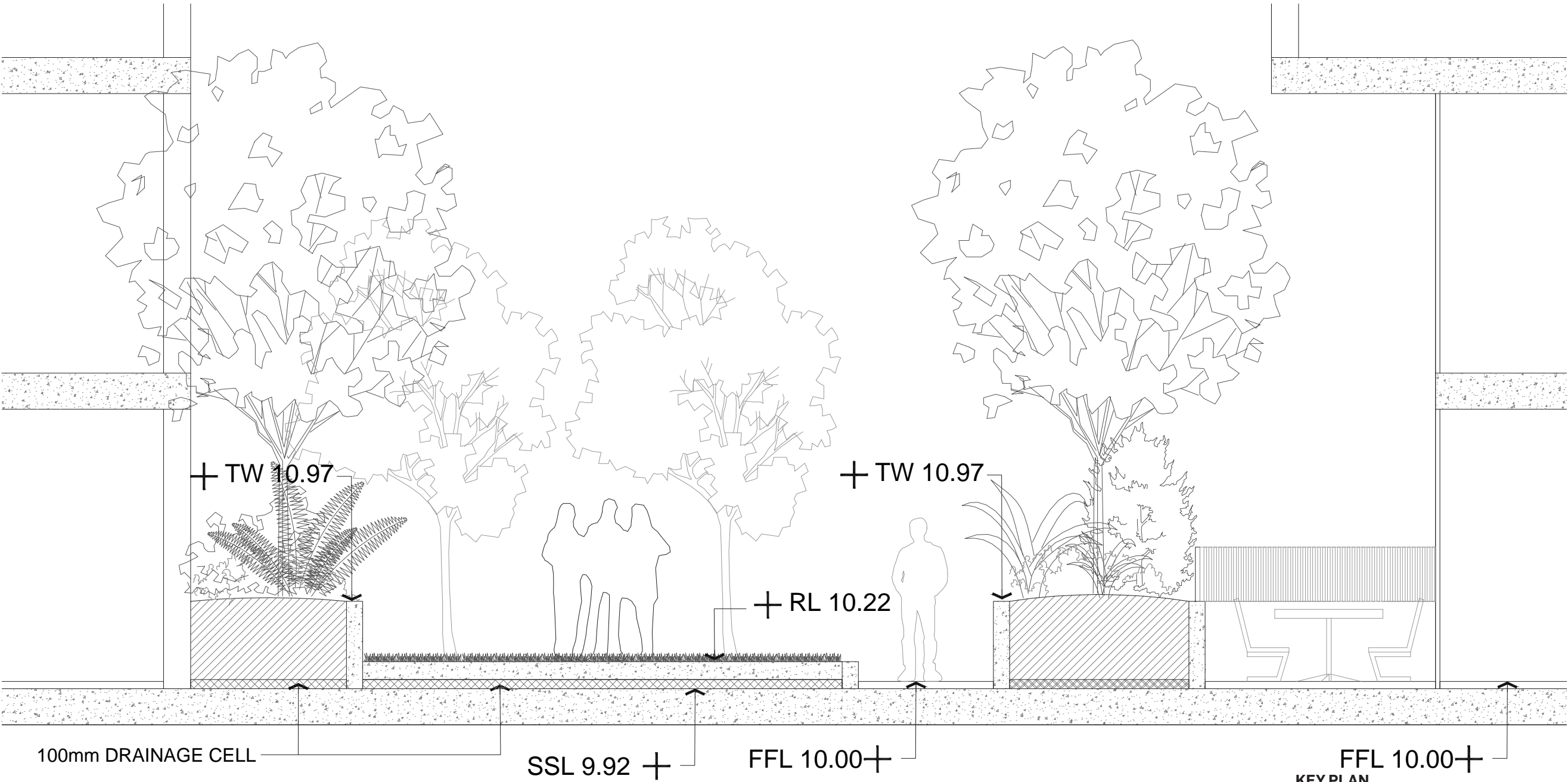
Refer Typical Plant Schedule on page 25 for detailed plant species names and instillation sizes.

ROOF PLAN PRECEDENT IMAGES

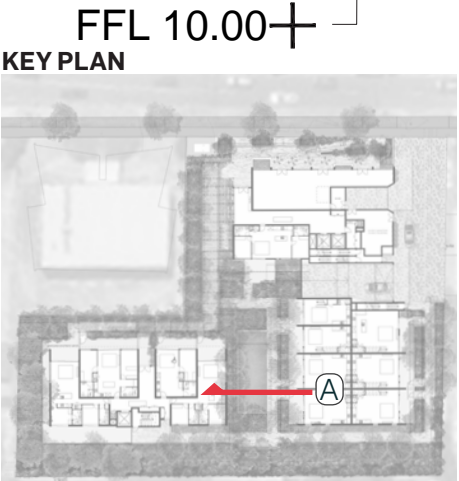


LANDSCAPE SECTIONS

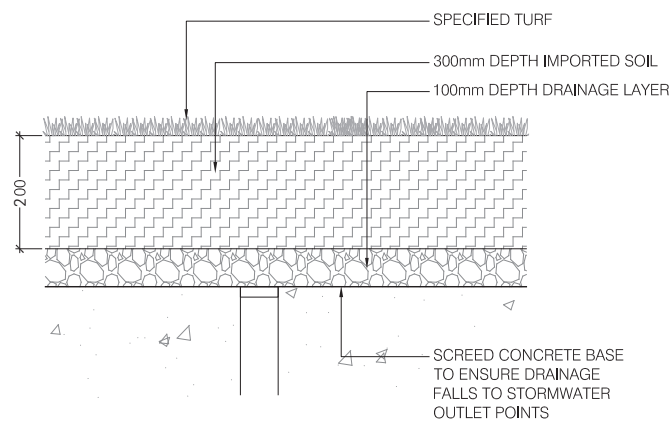
GROUND LEVEL SECTION



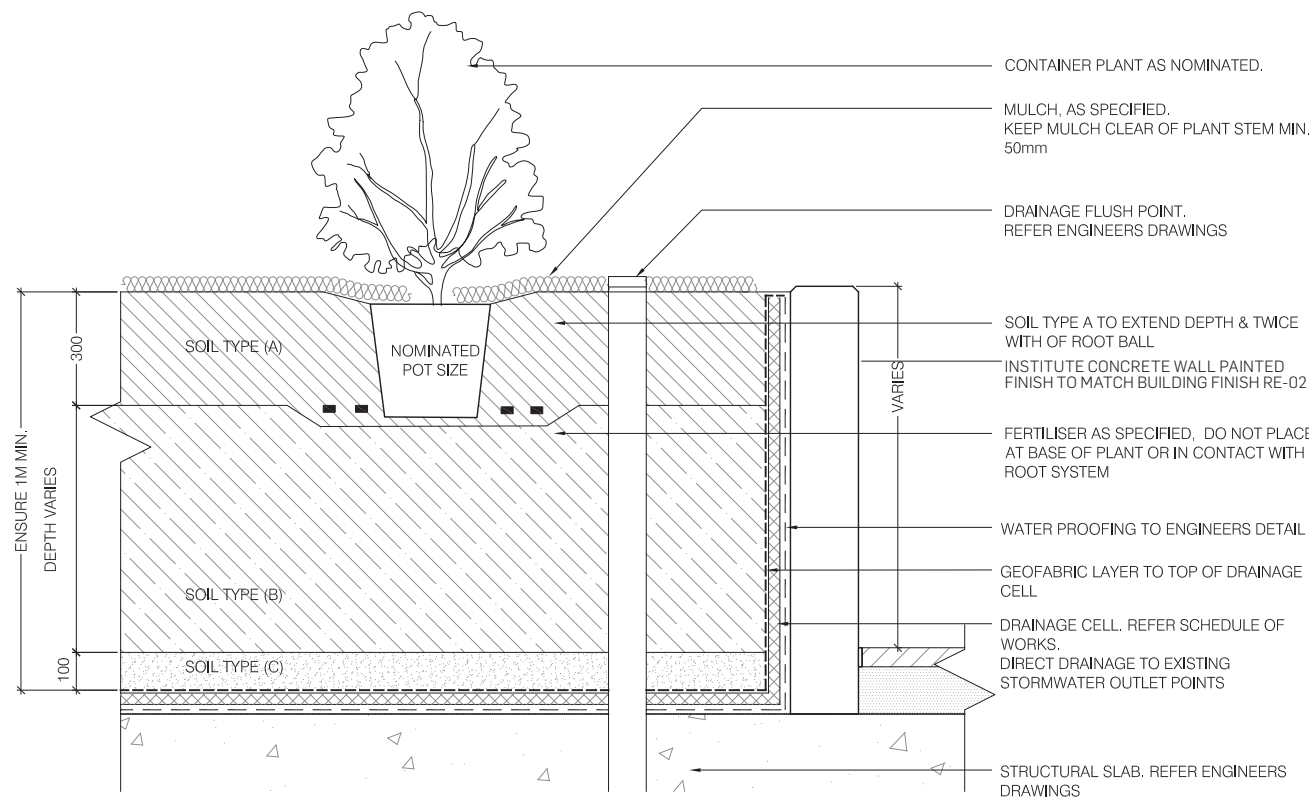
SECTION A - COMMUNAL LAWN AREA INTERFACE WITH RESIDENTIAL TERRACE
1:50 @ A3



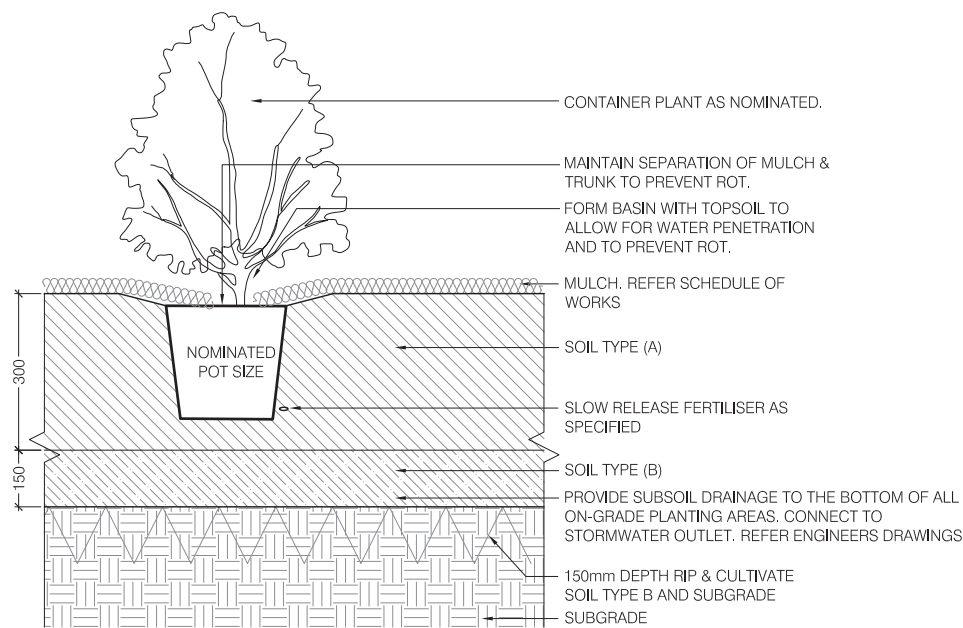
TYPICAL LANDSCAPE DETAILS



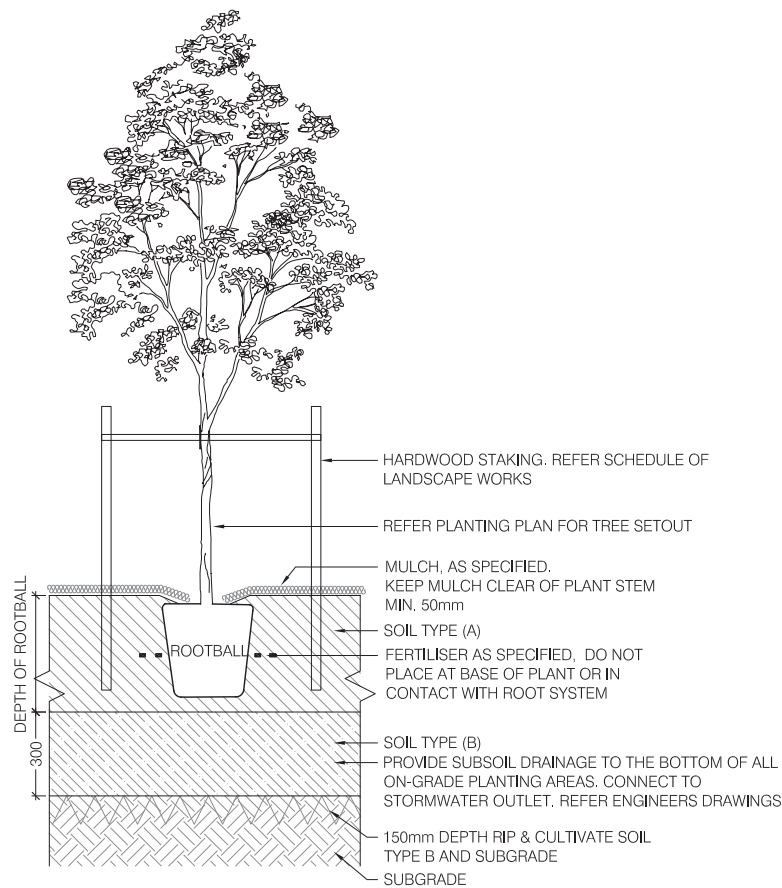
Turf on podium 1:20@A3 - 110@A1



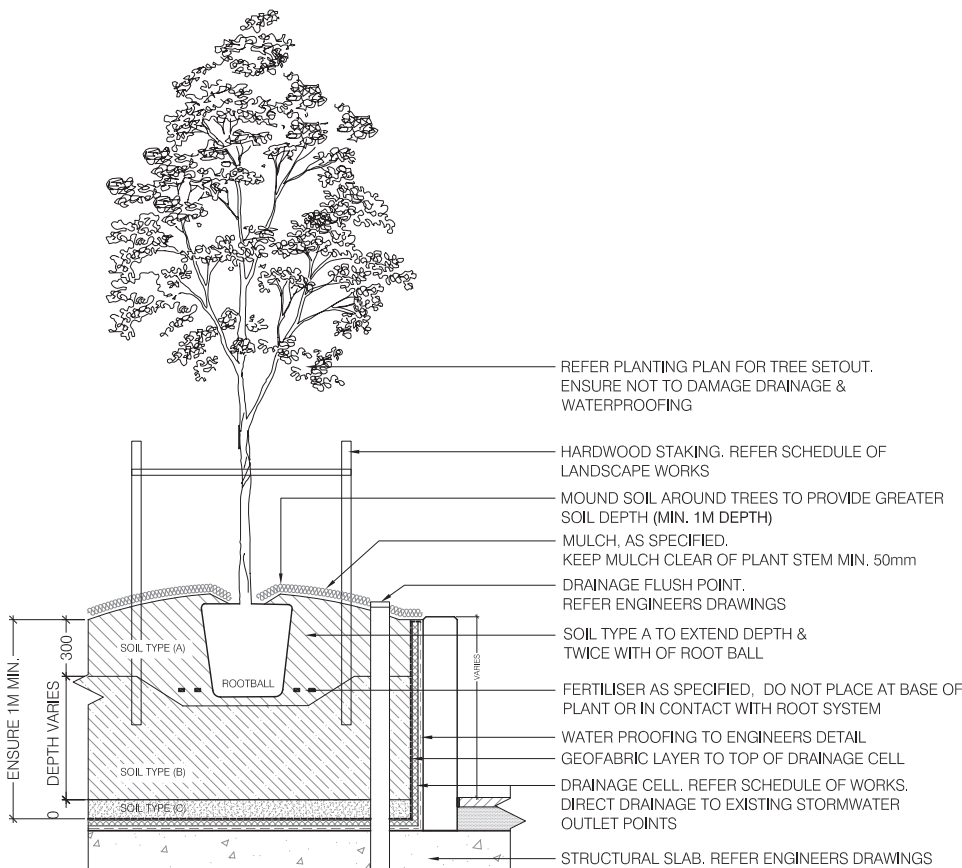
Shrubs/grasses/groundcovers on podium 1:20@A3 - 1:10@A1



Shrubs/grasses/groundcovers on grade 1:20@A3 - 1:10 @A1



Tree on grade 1:40@A3 - 1:20 @A1



Tree on podium 1:40@A3 - 1:20 @A1

PLANTING STRATEGY

Plant species have been carefully chosen to form a lush garden character and create pleasurable spaces, whilst also providing privacy screening to the adjacent apartments on the same level. Plants will combine exotic and native species to create a sub-tropical feel.

Soil depths to comply with Botany Bay councils DCP landscape requirements for on grade landscaping. A minimum of 1000mm for medium canopy trees, 500mm for shrubs and 300mm for grasses/turf. All planted areas must include sub surface drainage, usually an additional 100mm depth beneath planting media.



Lophostemon confertus



Harpulia pendula



Magnolia grandiflora 'Exmouth'



Elaeocarpus reticulatus



Tristaniopsis laurina



Syzygium sp



Muraya paniculata



Cycas revoluta



Phormium tenax



Doryanthes excelsa



Strelitzia reginae



Philodendron xanadu



Trachleospermum jasminoides



Poa labillardieri



Pennisetum 'Nafray'



CODE	COMMON NAME	SCIENTIFIC NAME	HEIGHT + SPREAD (M)	POT SIZE
STREET TREES (TO FUTURE DA APPROVAL)				
HP	Tulipwood	Harpullia pendula	7-9x2-4	200L
PRIVATE LOT TREES				
ER	Blueberry Ash	Elaeocarpus reticulatus	15x7	200L
AC	Rough-barked Apple	Angophora floribunda	25x15	200L
MG	Bull Bay Magnolia	Magnolia grandiflora 'Exmouth'	15x8	200L
CA	Tuckeroo	Cupaniopsis anacardioides	12x5	200L
LC	Brush Box	Lophostemon confertus	15x10	200L
ML	Little Gem Magnolia	Magnolia 'Little Gem'	10x5	200L
PC	Ornamental Pear	Pyrus calleryana 'Chanticleer'	11x6	200L
TL	Water gum	Tristaniopsis laurina	12x7	200L
SHRUBS + HEDGES				
ADE ser	Wooly Bush	Adenanthos seiceus	1.5x1	200mm
COL esc	Elephant Ear	Colocasia esculenta	1.5x1.5	200mm
CYA	Rough Tree Fern	Cyathea australis	10x3	200mm
MUR pan	Mock Orange	Murraya paniculata	2x1	300mm
MET spp	Dwarf NZ Chirstmas bush	Metrosideros spp	1x1	200mm
MON del	Swiss Cheese Plant	Monstera deliciosa	3.5x3.5	200mm
Phi xan	Xanadu	Philodendron xanadu	1x1	200mm
RAP spp	Indian Hawthorn	Raphilolepsis	1x1	200mm
CAL lit	Little Jon Bottle Brush	Callistemon 'Little John'	1x1	200mm
CAL han	Hannah Ray Bottle Brush	Callistemon 'Hannah Ray'	2.4x1.8	300mm
GAR aug	Gardenia	Gardenia auguta 'Florida'	1.2x1.2	200mm
STR nic	Bird of Paradise Tree	Strelitzia nicholi	6x3.5	200mm
SYZ leu	Lilly Pilly	Syzygium luehmanni	5x3	300mm
WES fru	Coastal Rosemary	Westringia fruticosa	1x1	200mm
GROUNDCOVERS + GRASSES				
ADE ser	Wooly Bush	Adenanthos sericeus	1.2x1	200mm
Dia lon	Pale Flax Lilly	Dianella longifolia	0.5x0.5	150mm
Gre bro	Bronze Rambler	Grevillea 'Bronze Rambler'	0.7x1	150mm
Hib sca	Twining Guinea Flower	Hibbertia scandens	0.2x1.5	150mm
Lom tan	Spiny-Headed Matrush	Lomandra longifolia 'Tanika'	1x1	150mm
Myo par	Creeping Boobialla	Myoporum parvifolium	0.2x1	150mm
AGA ori	African Lily	Agapanthus orientalis	0.6x0.6	150mm
CLI min	Bush Lily	Clivia miniata	0.6x0.6	150mm
LIR mus	Evergreen Giant	Liriope muscari	0.5x0.5	150mm
CAR gla	Pig Face	Carpobrotus glauceces	0.3x1	150mm
Tra jas	Chinese Star Jasmine	Trachleospermum jasminoides	0.2x1	150mm
ACCENT				
Aga att	Agave	Agave attenuate	0.5x0.6	300mm
Asp ela	Cast Iron Plant	Aspidistra elatior	0.4x0.6	300mm
Cyc rev	Cycad	Cycas revoluta	1.2x1	300mm
Dor exc	Gynea Lily	Doryanthes excelsa	2x1.5	300mm
Pho ten	New Zealand Flax	Phormium tenax	1.5x1	300mm
Str spp	Bird of Paradise	Strelitzia reginae	2x1	200mm
CLIMBERS				
Ari mac	Aristolochia macrophylla durior	Dutchman's Pipe	9x6	200mm

MATERIALS STRATEGY + PALETTE

All paving materials and street furniture would be subject to relevant Australian Standards and comply with Council's guidelines.

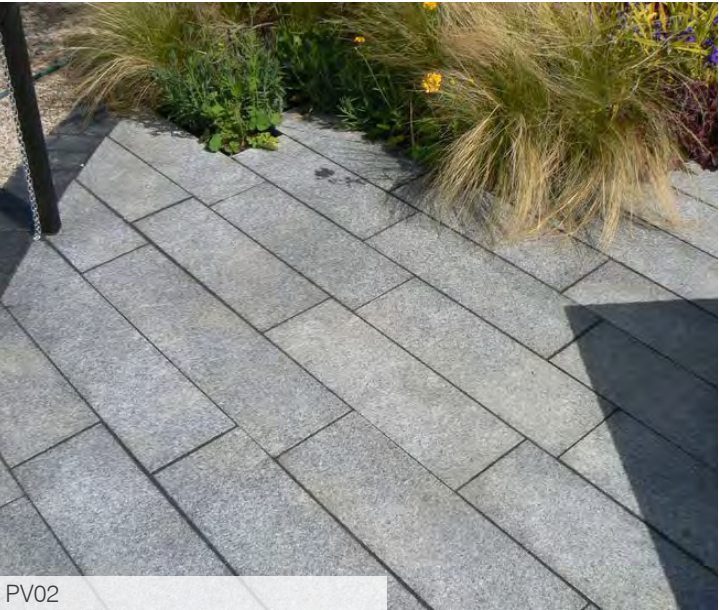
- Paving will consist of contrasting finishes, textures and materials (stone, brick and concrete) providing a seamless connections throughout the site.
- Timber seating elements will be integrated within the raised planter walls and provide a contrast between materials.
- Lighting will be provided to meet all Australian standards and Green Star energy efficiency requirements. Feature lights will highlight distinguished interest areas & landscape elements.
- Arbour structures will be installed as a timber pergola attached to podium.



PV01
Paver size: 600x300x50mm Concrete Paver

Colour: Merlo (or similar) - Shot Finish

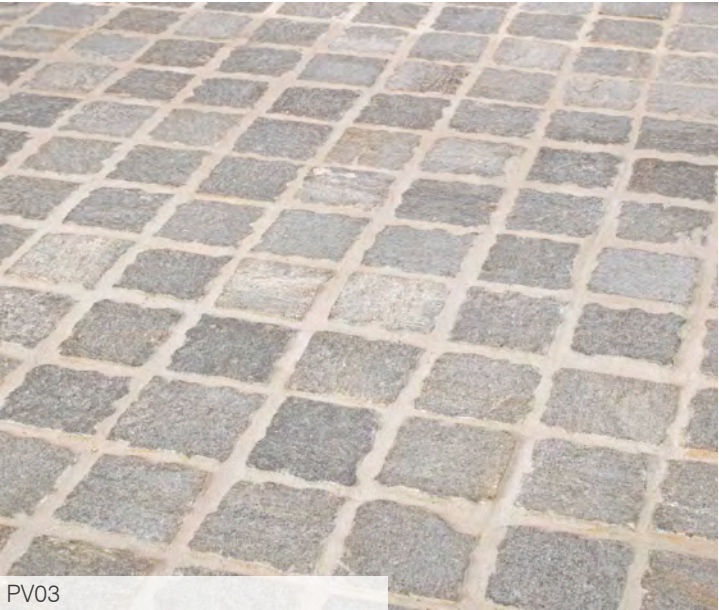
Supplier: StoneView



PV02
Paver size: 600x100x50mm Concrete Paver

Colour: Merlo (or similar) - Shot Finish

Supplier: StoneView



PV03
Paver size: 50x50x80mm Concrete Paver

Colour: Botanical (or similar) - Shot Finish

Supplier: StoneView



PV04
Paver size: 600x100 + 600x200 + 300x100 x40mm, Concrete Paver

Colour: Merlo (or similar) - Shot Finish

Supplier: StoneView



PV05
Insitu Concrete Planter Wall (180mm thick x varied heights

Painted Colour: Pewter (Concrete Colour Systems)

