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Waverley Council

Application No: DA-498/2017

Date Received: 26/06/2018

place
design
group.

87-99 Oxford Street,
Bondi Junction
Landscape Design Report

Project Reference: 2517043

Development Application [C]

June 2018

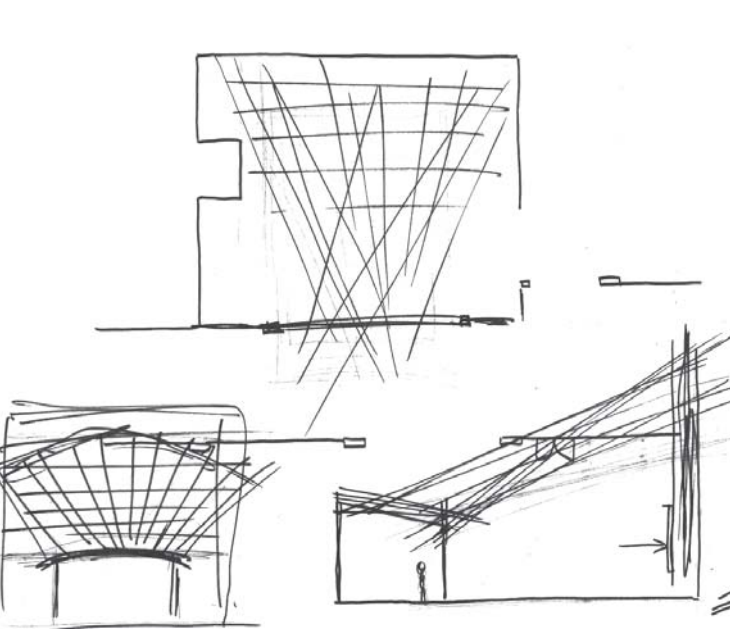
Design Strategy

Roof Garden

The roof top garden will be utilised as a functional space with several communal facilities that will enhance the prospect of the residents using this asset as a community building environment. The roof garden will be a destination point and retreat for the residents and guests. This strong geometry in the building creates opportunity for several usable spaces within the roof top garden. Orthogonal raised planters and pavement patterns replicate and reiterates the strong building form and heritage elements through the use of bricks, travertine, concrete and steel. Providing opportunity for several open spaces for passive recreation within the roof top. They include several seating areas, a semi-covered function space for larger gatherings, including an outdoor kitchen, preparation bench and large dining tables for entertaining. On the other side is another semi-enclosed structure with lounge seating to create a comfortable environment during all seasons for relaxation and reading.

Outside the lift is a semi-enclosed, lightweight structure with glass louvres. The paving pattern continues from within the lobby out into the roof terrace. The structure re-enforce the strong geometry of the building façade and provides shelter for users from prevailing winds and direct solar access.

The planting has been selected to reflect the coastal and high winds. Several small to mid-size evergreen trees have been selected and located in raised planters to with-stand the harsh rooftop location with solar and prevailing winds and provide additional shelter from the winds for the residents.



Arcade / Plaza / Public through Link

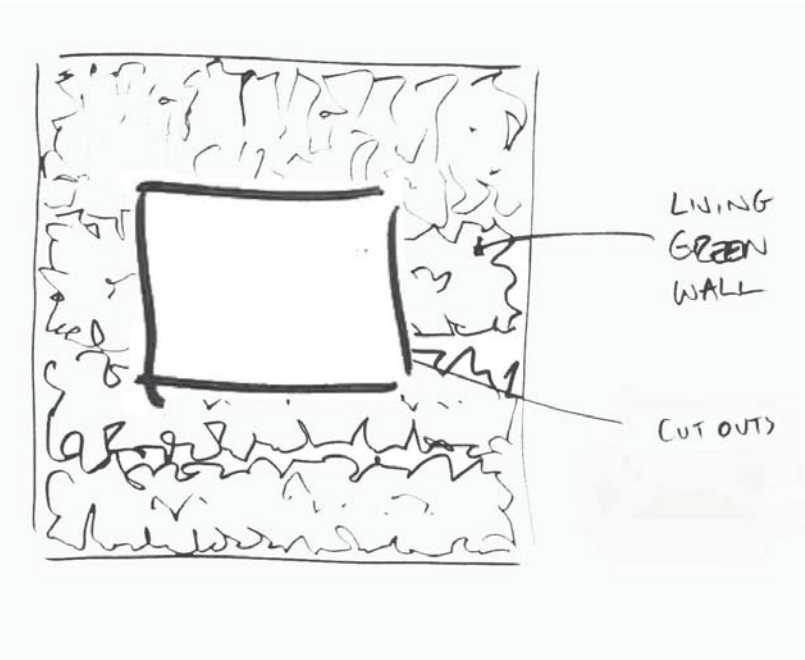
Permeability, form and function were key aspects of the defining brief for this transitional space. The publicly accessible through site link has been designed to accommodate significant pedestrian flow from Spring Street to Oxford Street and to the internal retail and café spaces.

The public domain provides robust surface materials that comply with Waverley Councils Public Domain Guidelines. The heritage pavement patterns with tones of grey, brown and cream represent a linear rhythm at atrium level. The paving is encourage pedestrian flow from Spring Street and Oxford Street, and draw the visitors to the plaza, café and retail core.

The plaza has been designed as part of the public domain as a casual nodal / meeting place with a large green feature wall and a possible location for a future public art piece to engage the visitor.

A large feature greenwall with a wide seat wall edge is located on the western wall. The size and scale of the greenwall is reflective of the size of the plaza and provides a vertical element skywards. A large LED TV screen protrudes from the green wall. Colour and moving imagery to be incorporated into the design to add a secondary use for the residence at night.

Tension wires fixed to the east and western facades, expand across the 'roof' of the plaza and provide an additional, unexpected sculptural element within the plaza. This provides an opportunity for lighting and the potential for public art to be incorporated.



Level 5 Rooftop Planter

Strong, angular forms at roof top level complement the design of the built form. The strong, linear paving and planting patterns of level 5 roof have also taken the same principles, but with more organic forms through the use of contrasting vegetation and textures to engage the user. The striking colour banding and 3-dimensional pattern has been designed to also create interest when viewed from above.

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Prepared for	Lindsay Bennelong
Authors	Baz Richards, DAanyang Hu
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Indicative Character Images - Rooftop

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Landscape Plan: L05 Rooftop



LEVEL 05: ROOF GARDEN
scale 1:100@A1

Southern Elevation - Spring Street

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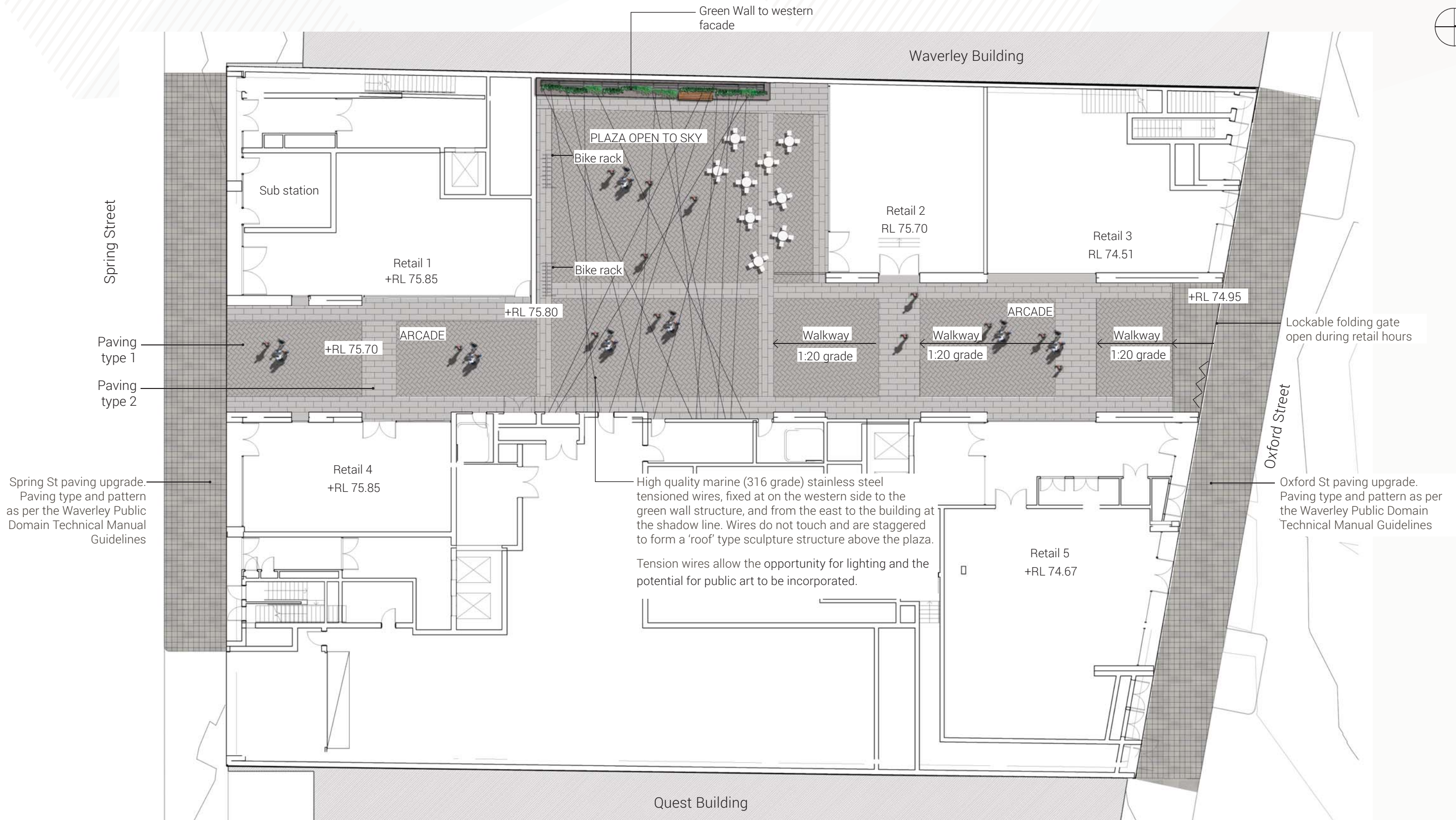
scale NTS @A3



Place Design Group Pty Ltd
49 Reservoir Street
Surry Hills, NSW
2010 Australia
T + 61 2 9290 3300
placedesigngroup.com

Landscape Plan: Arcade / Plaza

Refer over page for a detailed paving plan of the plaza



Plaza

DETAIL PLAN

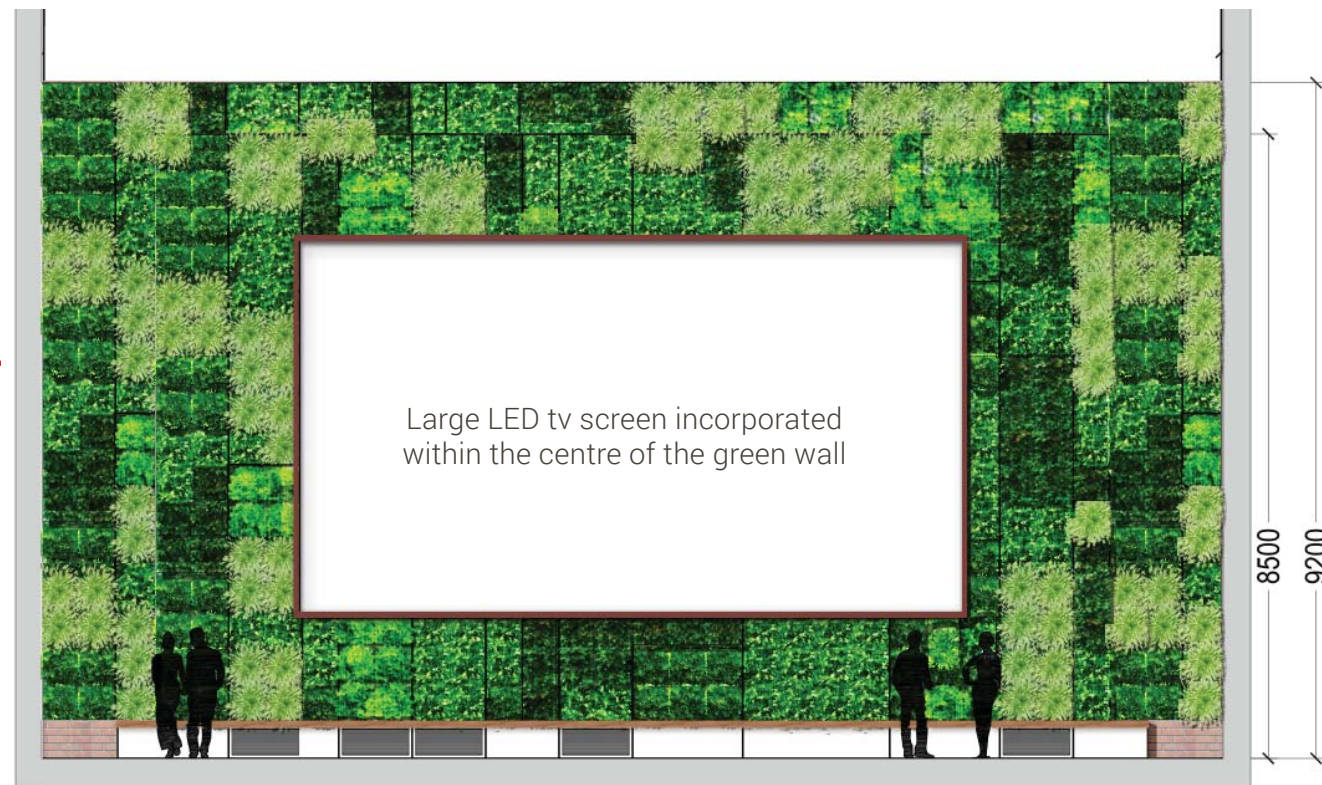
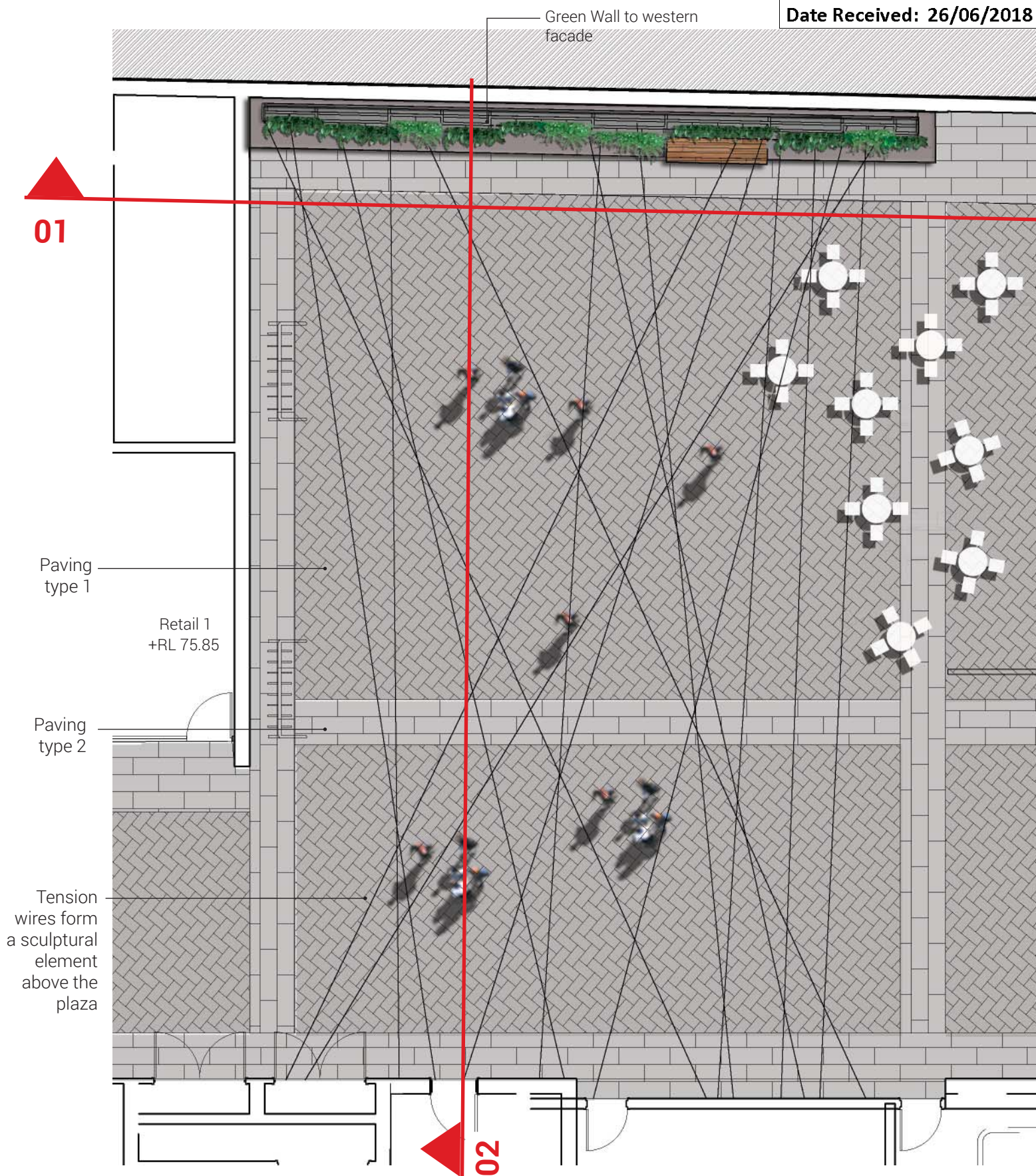
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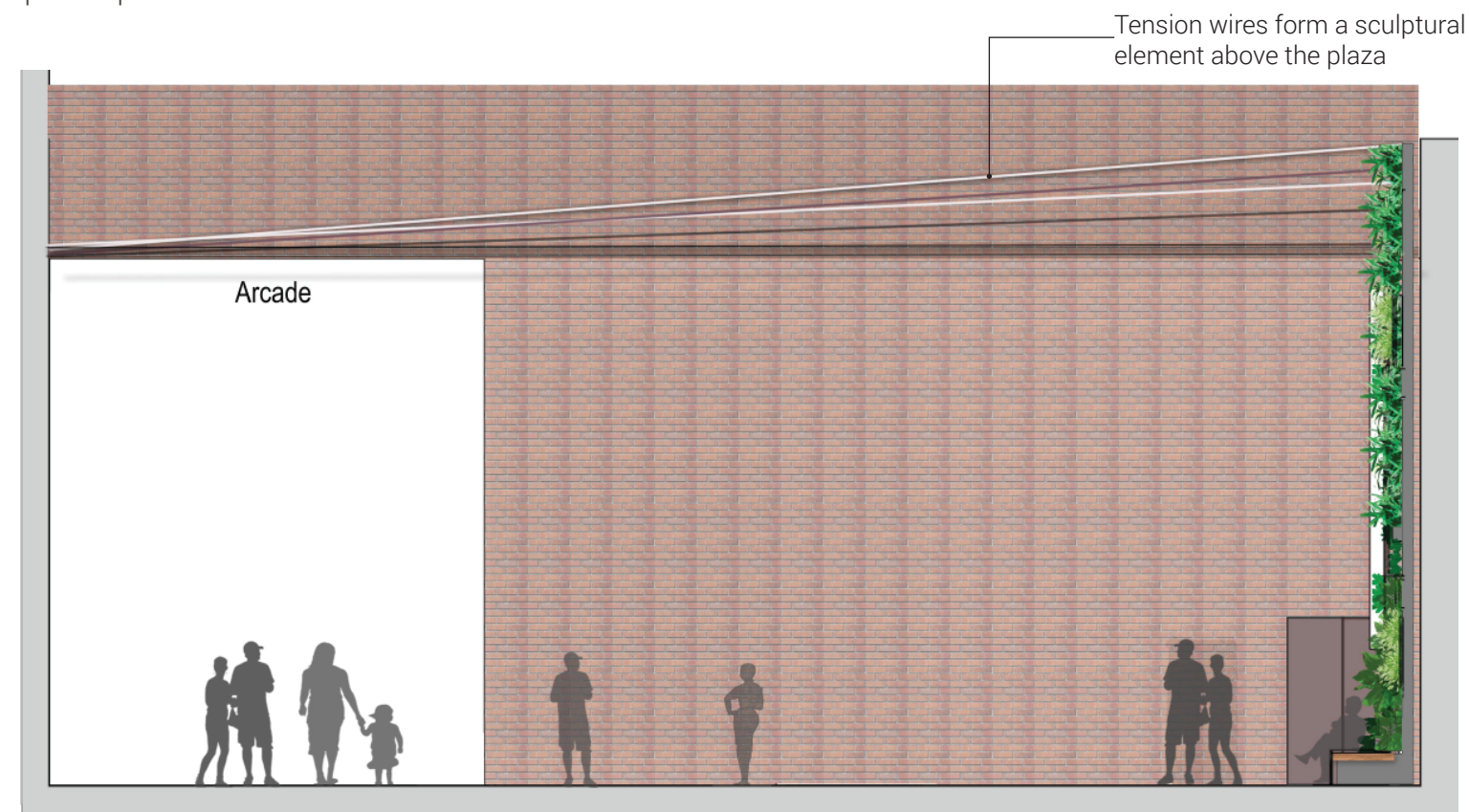
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DETAIL ELEVATION



SECTION 1 GREEN WALL WEST ELEVATION

Elevation shows indicative pattern and texture of the green wall through plant species selection.



SECTION 2 TENSION WIRES SOUTHERN ELEVATION

Green Wall Indicative Species (full shade)

Botanical name	pot size
Abutilon 'Lightning'	75mm tube
Adiantum raddianum	75mm tube
Aeschynanthes species	75mm tube
Alternanthera dentata	75mm tube
Asplenium nidus	75mm tube
Baeckea imbricata	75mm tube
Barleria cristata	75mm tube
Bauera rubioides 'Candy Stripe'	75mm tube
Begonia Dragon Wing	75mm tube
Billbergia species	75mm tube
Blechnum nudum	75mm tube
Bossiaea prostrata	75mm tube
Breynia nivea	75mm tube
Breynia oblongifolia	75mm tube
Brunnera sp.	75mm tube
Calathea Makoyana	75mm tube
Ceropegia woodii	75mm tube
Chlorophytum comosum Green	75mm tube
Chlorophytum comosum variegated	75mm tube
Columnea species	75mm tube
Coprosma repens 'Karo Red'	75mm tube
Darwinia citriodora prostrata	75mm tube
Dianella tasmanica	75mm tube
Dichondra argentea Silverfalls	75mm tube
Dichorisandra thyrsiflora	75mm tube
Epipremnum sp.	75mm tube
Fuschia species	75mm tube
Geranium sp	75mm tube
Gastrolobium celsianum	75mm tube
Gibasis geniculata	75mm tube
Heliotropium arborescens	75mm tube
Hemizygia	75mm tube
Hydrocotyle geraniifolia	75mm tube
Hypoestes phyllostachya	75mm tube
Impatiens repens	75mm tube
Iresine herbstii	75mm tube
Isotoma fluviatilis	75mm tube
Justicia brandegeana	75mm tube
Lomandra fluviatilis	75mm tube

Botanical name	pot size
Lomandra hystrix	75mm tube
Lamium maculatum	75mm tube
Liriope muscari	75mm tube
Mazus pumilio	75mm tube
Microsorium scolopendrium	75mm tube
Microstrobos fitzgeraldii	75mm tube
Neomarica gracilis	75mm tube
Nephrolepis pendula	75mm tube
Patersonia occidentalis Purple	75mm tube
Patersonia occidentalis White	75mm tube
Pelargonium australe	75mm tube
Pelargonium rodneyanum	75mm tube
Peperomia obtusifolia	75mm tube
Phebalium squamulosum 'Stary Clusters'	75mm tube
Philodendron 'Congo'	75mm tube
Pilea libanensis	75mm tube
Plectranthus argentatus	75mm tube
Pteris ensiformis	75mm tube
Ruellia brittoniana	75mm tube
Rulingia hermanniifolia	75mm tube
Saxifraga stolonifera	75mm tube
Setcreasea pallida	75mm tube
Soleirolia soleirolii	75mm tube
Spiraea cantoniensis dwarf	75mm tube
Streptocarpus caulescens	75mm tube
Strobilanthes anisophyllus	75mm tube
Strobilanthes gossypinus	75mm tube
Tecoma capensis	75mm tube
Thelionema caespitosum Blue	75mm tube
Thelychiton speciosus	75mm tube
Thomasia purpurea	75mm tube
Thunbergia erecta	75mm tube
Tillandsia Cyanea	75mm tube
Tradescantia fluminensis	75mm tube
Viola hederacea	75mm tube
Vitex trifolia purpurea	75mm tube
Wedelia trilobata	75mm tube
Zebrina pendula	75mm tube
Zieria littoralis	75mm tube

NOTE: This is not an exhaustive list. Further consultation with Green Wall consultant and nursery will determine each indiviual wall appropriate species based on microclimatic conditons of the plaza, eventual design and aspect.

Rooftop Planter Typical Details

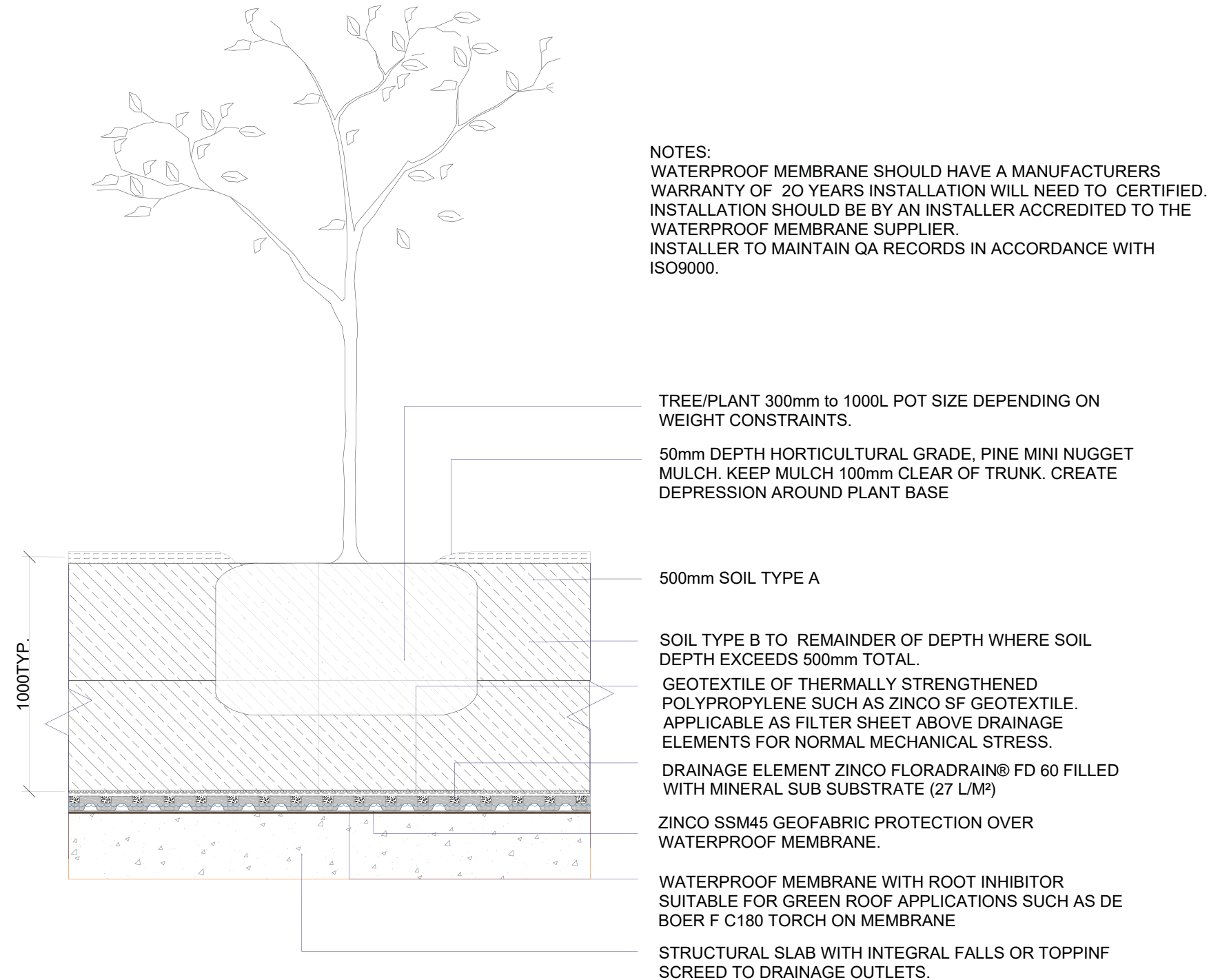
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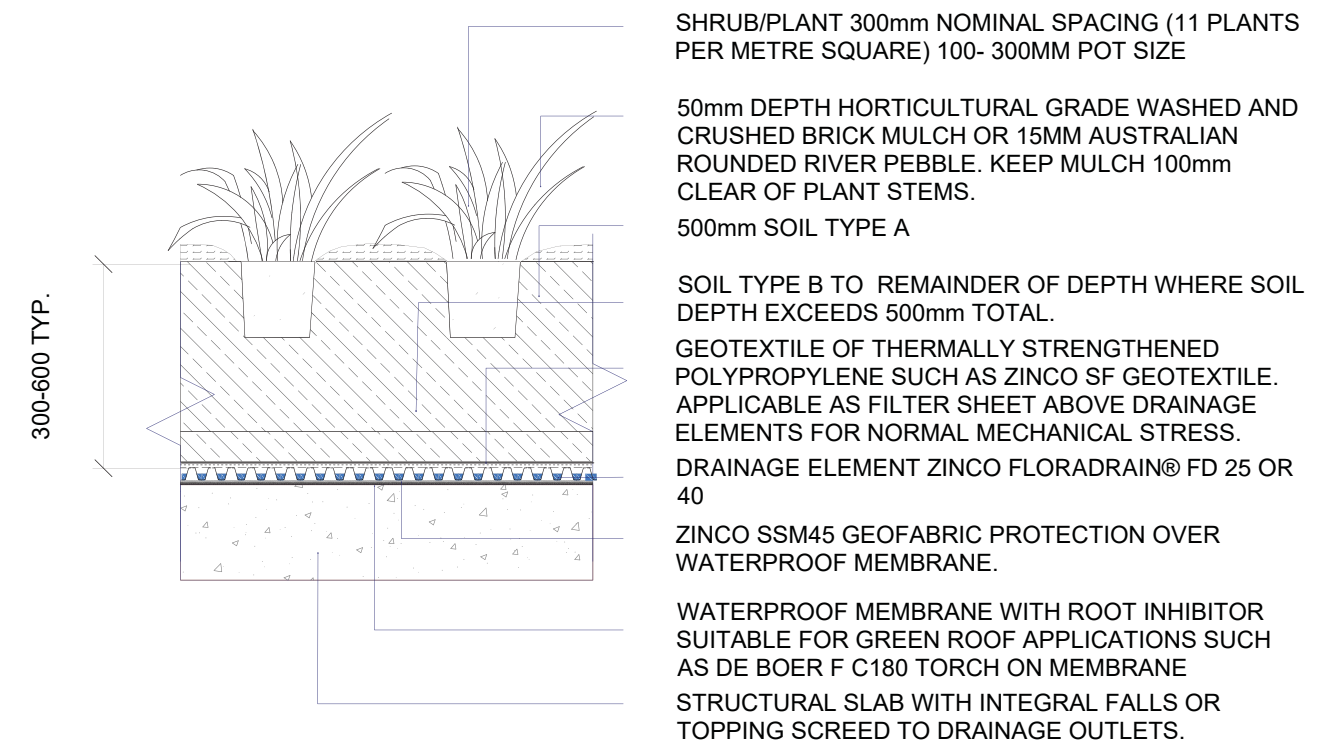
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*Details provided by Jungleyfy



TYPICAL SOIL PROFILE INTENSIVE (700-1000mm DEPTH)



TYPICAL SOIL PROFILE SEMI-INTENSIVE (300-600mm DEPTH)

Indicative Planting Schedule (roof terrace)

*species list appropriate for rooftop garden suitable for coastal location, detail of location and final species selected to be determined during later phase

**all species are contained within rooftop planters

BOTANICAL NAME	COMMON NAME	NATIVE Y/N	INDICATIVE HEIGHT	INDICATIVE SPREAD	PREFERRED POT SIZE
TREES					
Banksia integrifolia	Coastal Banksia	Y	4-5.0m	4-5.0m	200L
Dracena draco	Dragon Tree	N	3m	3m	200L
Metrosideros excelsa	New Zealand Christmas bush	N	4-5.0m	4-5.0m	200L
Olea eurporean	Olive	N	3-4.0m	3-4.0m	200L
SHRUBS					
Agava attenuata 'Boutin Blue'	Agave	N	0.45m	0.5m	200mm
Aloe arborescens	Cadelabra Plant	N	1.5m	2.0m	200mm
Anigozanthos hybrid 'Ruby Velvet'	Kangaroo Paw	Y	1.0m	10.0m	25L
Beschorneria yuccoides	Mexican lily	N	1.0m	1.0m	150mm
Cordyline australis "Purpurea"	Cabbage Tree Purple	Y	2.0m	1.0m	150mm
Doryanthes excelsa	Gymea Lily	Y	1.45m	0.5m	150mm
Echium fastuosum 'Candicans'	Pride of Madeira	N	1.5m	0.8m	150mm
Leptospermum laevigatum	Coastal Tea Tree	Y	2-3.5m	2-3.5m	25L
Metrosideros excelsa	New Zealand Christmas Bush	N	1.5m	1.5m	300mm
Metrosideros excelsa 'Dalese'	New Zealand Christmas Bush	N	1.0m	1.0m	200mm
Murraya paniculata	Orange Jassamine	N	3.0m	3.0m	200mm
Myrtus communis 'compacta'	Myrtle	N	1.0m	1.0m	200mm
Phormium cv Yellow Wave	Dwarf NZ Flax	N	0.6m	0.8mm	300mm
Santolina chamaecyparissus	Lavender Cotton	N	0.5m	0.6m	150mm
Sansevieria trifasciata	Monther-in-Laws Tongue	N	0.4m	0.9m	200mm
Strelitzea reginae	Bird of Paradise	N	1.0m	0.5m	200mm
Teucrium fruticans	Purple Leaf Hop Bush	N	0.5m	0.5m	200mm
Hibiscus tiliaceus		Y	3.0m	2.0m	25L
Viburnum odoratissimum	Sweet Viburnum	N	4.0m	2.0m	25L
Westringia 'Wynyabbie gem' (low hedge)	Native Rosemary	Y	2.0m	2.0m	150mm
Yucca cv Bright Edge	Dwarf Yucca	N	1.5m	0.5m	300mm

AMENDED

BOTANICAL NAME	COMMON NAME	NATIVE Y/N	INDICATIVE HEIGHT	INDICATIVE SPREAD	PREFERRED POT SIZE
GROUNDCOVERS & GRASSES					
Acorus gramineus	Yellow Sweet Flag	N	0.3m	0.3m	150mm
Alternanthera dentata	Little Ruby	N	0.4m	0.8m	150mm
Carpobrotus menziesii	Native Pigface	N	0.15m	0.8m	150mm
Crassula ovata	Jade Plant	N	2.0m	1.0m	150mm
Dianella caerulea	Flaz Lily	Y	0.3m	0.3m	150mm
Gazania X 'Hybrida'	Gazania Hybrid	N	0.2m	0.3m	150mm
Hibbertia scandens	Snake Vine	Y	0.2m	0.3m	150mm
Lomandra 'Tanika'	Lomandra	Y	0.5m	0.3m	150mm
Lomandra hystrix	Tropicbelle	N	0.6m	0.6m	150mm
Liriope muscari	Turf Lily	N	0.4m	0.3m	150mm
Ophiopogon japonicus	Mondo Grass	N	0.15m	0.15m	150mm
Pennisetum alopecuroides	Swamp Foxtail Grass	Y	1.2m	0.8m	150mm
Rhoeo spathacea	Moses in the Cradle	N	0.3m	0.5m	150mm
Salvia greggii 'Crimson & Black'	Crimson and Black Sage	N	0.7m	0.7m	150mm
Salvia greggii 'Sierra Pink'	Salvia 'Sierra Pink'	N	0.7m	0.7m	150mm
Salvia microphylla Huntington	Salvia 'Huntington Red'	N	0.7m	0.7m	150mm
Sansevieria trifasciata 'Hahnii'	Bird's Nest Sansevieria	N	0.4m	0.4m	150mm
Scaevola aemula 'Purple Fanfare'	Fan Flower	N	0.3m	1.0m	150mm
Scaevola 'Mauve Clusters'	Fairy Fan-flower, Fan Flower	N	0.3m	0.1m	150mm
Sedum nussbaumerianum	Coppertone Stonecrop	N	0.2m	0.07m	150mm
Senecio cv.	Blue Chalk Sticks	N	0.2m	0.4m	150mm
Trachelospermum jasminoides	Star Jasmine	N	0.4m	1.0m	150mm
Zoysia tenuifolia	No Mow Grass	N	0.1m	0.4m	150mm

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Indicative Planting Schedule (LEVEL 5 Roof Terrace)

*species list appropriate for a semi-enclosed rooftop garden. Detail of location and final species selected to be determined during later phase

**all species are contained within rooftop planters

BOTANICAL NAME	COMMON NAME	NATIVE Y/N	INDICATIVE HEIGHT	INDICATIVE SPREAD	PREFERRED POT SIZE
TREES					
Acmena smithii	Common Lilly Pilly	Y	5.0m	4.0m	200L
Backhousia citriodora	Lemon Ironwood	Y	5.0m	3.0m	200L
Lagerstroemia indica x fauriei 'Biloxi	Crepe Myrtle	N	5.0m	4.0m	200L
Plumeria rubra	Frangipani	N	3.0m	3.0m	200L
SHRUBS					
Camellia sasanqua	Sasanqua Camellia	N	2.0m	1.5m	45L
Cycas revoluta	Sago Palm	N	1.0m	1.0m	25L
Doryanthes excelsa	Gynea Lily	Y	1.5m	2m	300mm
Phormium tenax	Candy Stripe	N	1.0m	1.0m	300mm
Rhapis excelsa	Rhapis Palm	N	3.0m	1.5m	25L
Syzygium australe	Brush Cherry	Y	3.0m	1.5m	300mm
GROUNDCOVER AND GRASSESS					
Alternanthera dentata	Little Ruby	Y	0.3m	0.5m	150mm
Dianella tasmanica	Blue Flax Lily	Y	0.6m	0.2m	150mm
Dichondra argentea 'Silverfalls'	Silver Falls	N	0.2m	0.8m	150mm
Dietes grandiflora	Wild Iris	N	0.5m	0.5m	150mm
Liriope muscari 'Variegata'	Lilyturf	N	0.5m	0.5m	150mm
Liriope giganteum	Evergreen Giant	Y	0.2m	0.4m	150mm
Iresine herbstii	Bloodleaf	Y	0.8m	0.8m	150mm
Pachysandra terminalis	Green Carpet	N	0.5m	0.5m	150mm
Plectranthus argentatus	Silver Spurflower	Y	0.5m	1.0m	150mm
Philodendron 'Congo'	Rojo Congo	N	0.5m	0.5m	150mm
Philodendron 'Xanadu'	Xanadu	Y	0.5m	0.5m	150mm
Trachelospermum jasminoides	Star Jasmine	Y	0.4m	0.8m	150mm

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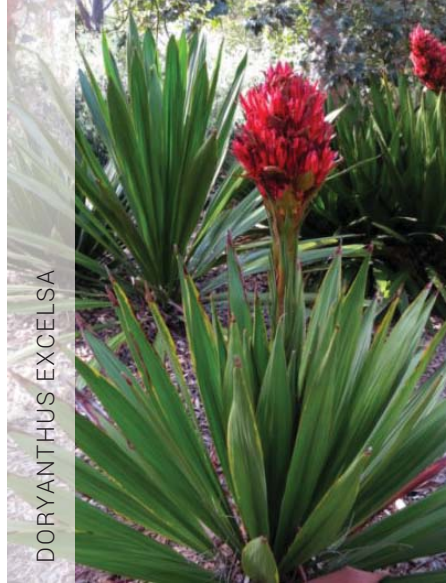
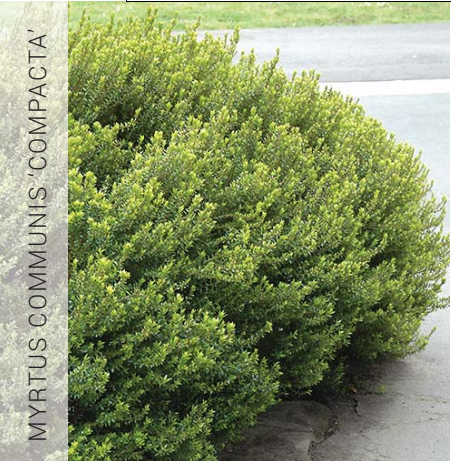
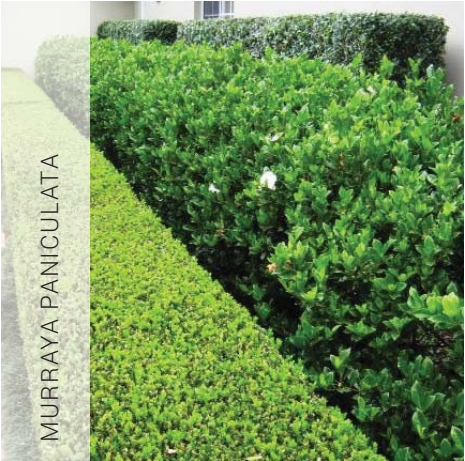
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Planting Palette

(examples of coastal planting theme + character)



Materials Palette + Schedule

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Warmth and natural textured finishes including brick, travertine, porcelain tiles, glass and timber complimenting the buildings material palette.

ROOF TOP

PAVING

Paving 1 - Brick Tiles - herringbone pattern



Paving 3 - Porcelain Tiles



Paving 2 - Brick Tiles - Stretcher Bond



Paving 4 Porcelain Tiles - Stretcher Bond



FURNITURE

Industrial Style Glass, Steel & Timber Shade Structures



Furniture - Fixed Timber Seating & Table



Concrete Rendered Outdoor Kitchen & Prep Area



Timber & Concrete Furniture



PLANTER RETAINING WALL

Wall Type 1 - Brick Retaining Wall



Wall Type 2 - Rendered blockwork Retaining Wall

