

# 12 - 24 STANLEY ST, KOGARAH

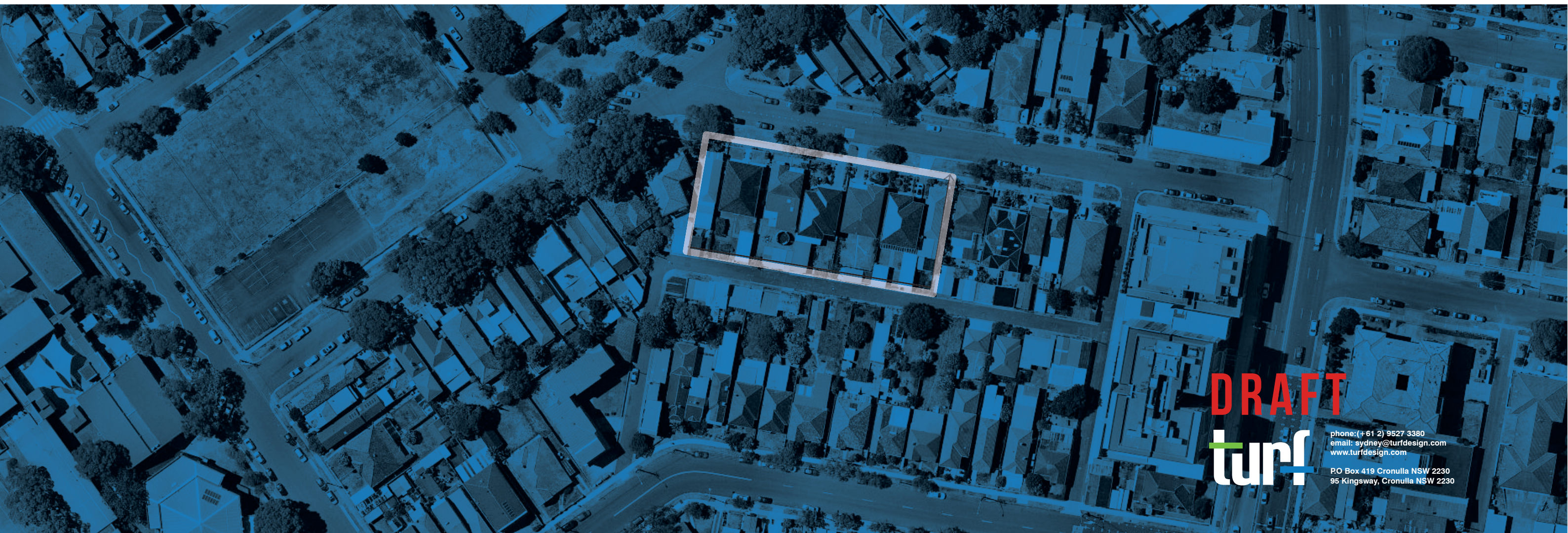
## LANDSCAPE DEVELOPMENT APPLICATION REPORT

ISSUE B

February 2019

Prepared for Poly Australia

By Turf Design Studio



**DRAFT**  
**turf**

phone: (+61 2) 9527 3380  
email: [sydney@turfdesign.com](mailto:sydney@turfdesign.com)  
[www.turfdesign.com](http://www.turfdesign.com)  
P.O. Box 419 Cronulla NSW 2230  
95 Kingsway, Cronulla NSW 2230



# CONTENTS

SITE CONTEXT AND ANALYSIS	3
Site Context	3
DESIGN RESPONSE	4
Design Statement	4
Landscape Plan - Public Domain	5
Landscape Plan - Rooftop Garden	6
Tree Management Plan	7
Sections	8
3D Views - Public Domain	9
3D Views - Rooftop Garden	10
Planting Palette	11
Material Palette	12
Preliminary Construction Details	13

PROJECT. ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC



SITE CONTEXT



- 1. Existing Trees on Stanley Street
- 2. Stanley Lane West View
- 3. Existing Streetscape with Footpath
- 4. Stanley Street West View

PROJECT. ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC



DESIGN RESPONSE

# DESIGN STATEMENT



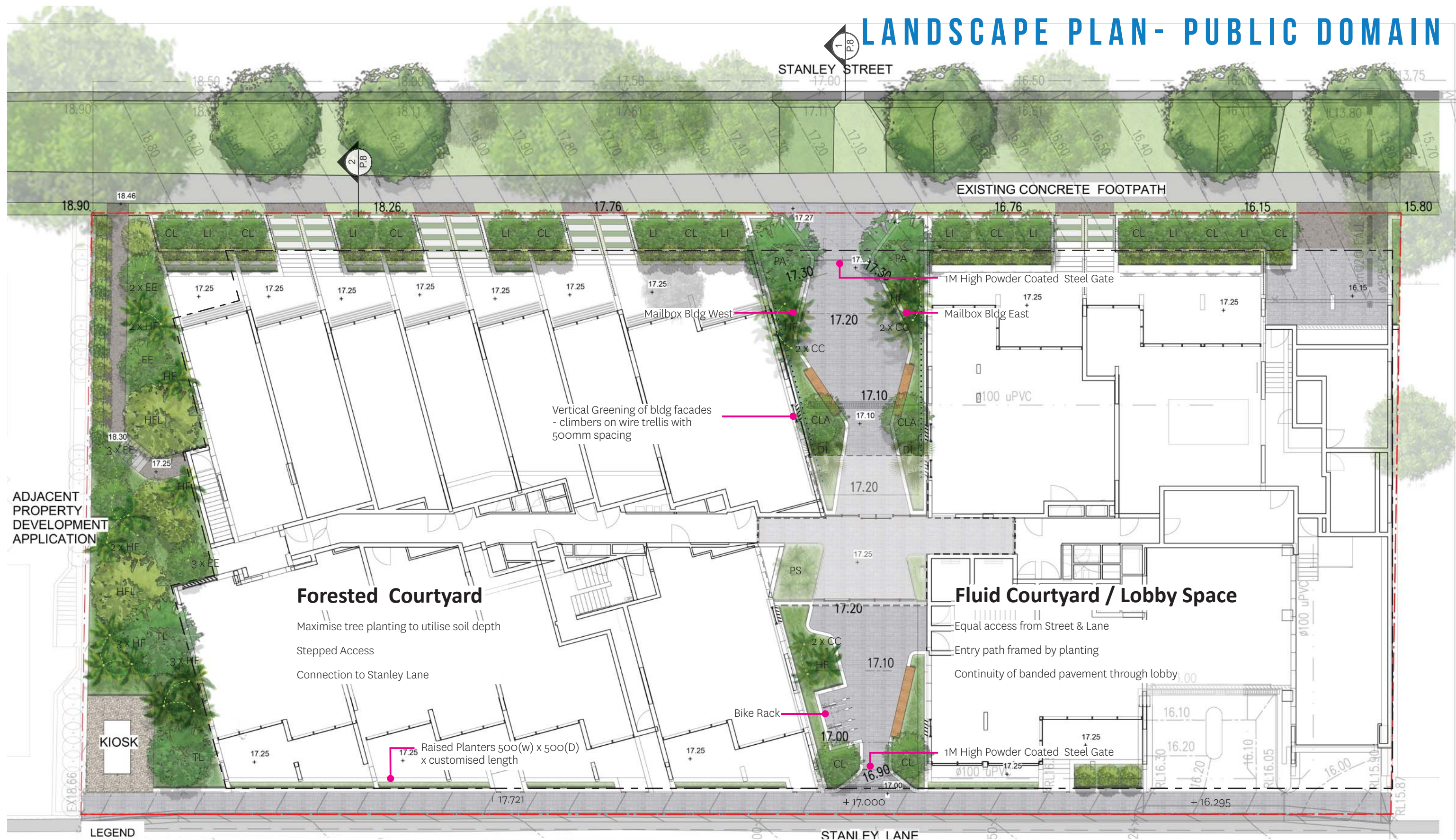
The landscape approach for this project builds on the North Kogarah Precinct urban design strategy for incorporating green roofs and facades into the design of new buildings. Entry paths from the street and lane are framed by lush landscaped gardens, vertical wire trellises, and planters cascading from the series breezeway balconies above; all combining to give a strong landscape presence from the street, and on entry to the common lobby space. The landscape continues seamlessly into the lobby space, blurring the boundaries between inside and out, and creating positive biophilic design outcomes. The landscape design language of fluid forms is underpinned by key principles that help guide an optimum landscape experience for the residents and surrounding community.

1. Getting the basics right: Physiological needs of people are paramount – getting the right mix of solar access, shade, shelter, and amenities to encourage social interaction. Planting and shade structures are located to create a comfortable environment to be in – mitigating the effects of wind and providing shelter from the elements in key communal rooftop gathering spaces.
2. Outdoor Living Rooms: A series of connected but spatially defined ‘outdoor rooms’ on the rooftop enable a number of groups to co-habit the space at any given time, with equal opportunities to be private or social.
3. A green and welcoming entry: The entry sequence from Stanley St begins with entry through a low 1m high palisade gate, before opening up to a seating courtyard with mail boxes integrated within the planter walls. The seating provides an opportunity to pause, wait and enjoy the landscape. Views through the glazed lobby façade to the southern courtyard give the sense of a much larger space; the north and south courtyards borrowing the landscape from each other.
4. Creating a unique street presence – contributing fine grain to the urban fabric. Planters along the Stanley St frontage and feature trees at the Street and Lane entries contribute to the pedestrian experience. It is proposed that the courtyard unit paving extends across the existing concrete footpath to bring visual interest to the street experience. Street tree planting is proposed to supplement existing street trees where existing driveways are being removed and replaced with lawn, consistent with the existing streetscape.

PROJECT. ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC



## LANDSCAPE PLAN- PUBLIC DOMAIN

ADJACENT  
PROPERTY  
DEVELOPMENT  
APPLICATION**Forested Courtyard**

Maximise tree planting to utilise soil depth

Stepped Access

Connection to Stanley Lane

**Fluid Courtyard / Lobby Space**

Equal access from Street &amp; Lane

Entry path framed by planting

Continuity of banded pavement through lobby

**LEGEND**

CONCRETE UNIT PAVING

PLANTING

RETAINED EXISTING LAWN

RETAINED EXISTING KERB &amp; GUTTER

EXISTING CONCRETE FOOTPATH

EXISTING TREE TO BE REMOVED

PROPOSED STREET TREE - SPECIES TO  
CONFIRMED WITH COUNCIL

BASEMENT LINE

PERMEABLE PAVING

TIMBER SEATING

NEW LAWN TO REPLACE  
EXISTING DRIVEWAY

NEW KERB &amp; GUTTER

STEPPING STONE

EXISTING TREE TO BE RETAINED

PROPOSED TREE

\* Refer Planting Palette for Tree  
Species Codes.**PROJECT ADDRESS****LANDSCAPE DA REPORT**

Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC



SCALE - 1:200 @ A3

Prepared for: Poly Australia

**L-DA-5**

Prepared by: Turf Design Studio



DESIGN RESPONSE

LANDSCAPE PLAN- ROOFTOP GARDEN



- 1. Sun Deck with Day Beds - For Gathering & 'Yoga/Pilates'
- 2. Raised Planter
- 3. 2m High Fence Line (Fall Protection)
- 4. Feature Screen To Plant (eg. Perforated Steel)
- 5. Pergola Above with Climber Plants
- 6. Long Table & Seating - 3m Long
- 7. BBQ Bench with Sink
- 8. Fire Pit & Seating- For Gathering
- 9. Open Lawn - North-Facing Allow for Views
- 10. Bench Seating (500mm high) - Quiet Area for Book Reading
- 11. Planter Pots
- 12. Paved Edge - For both Circulation & Maintenance

\* Refer Planting Palette for Tree Species Codes.

LEGEND

- CONCRETE UNIT PAVING

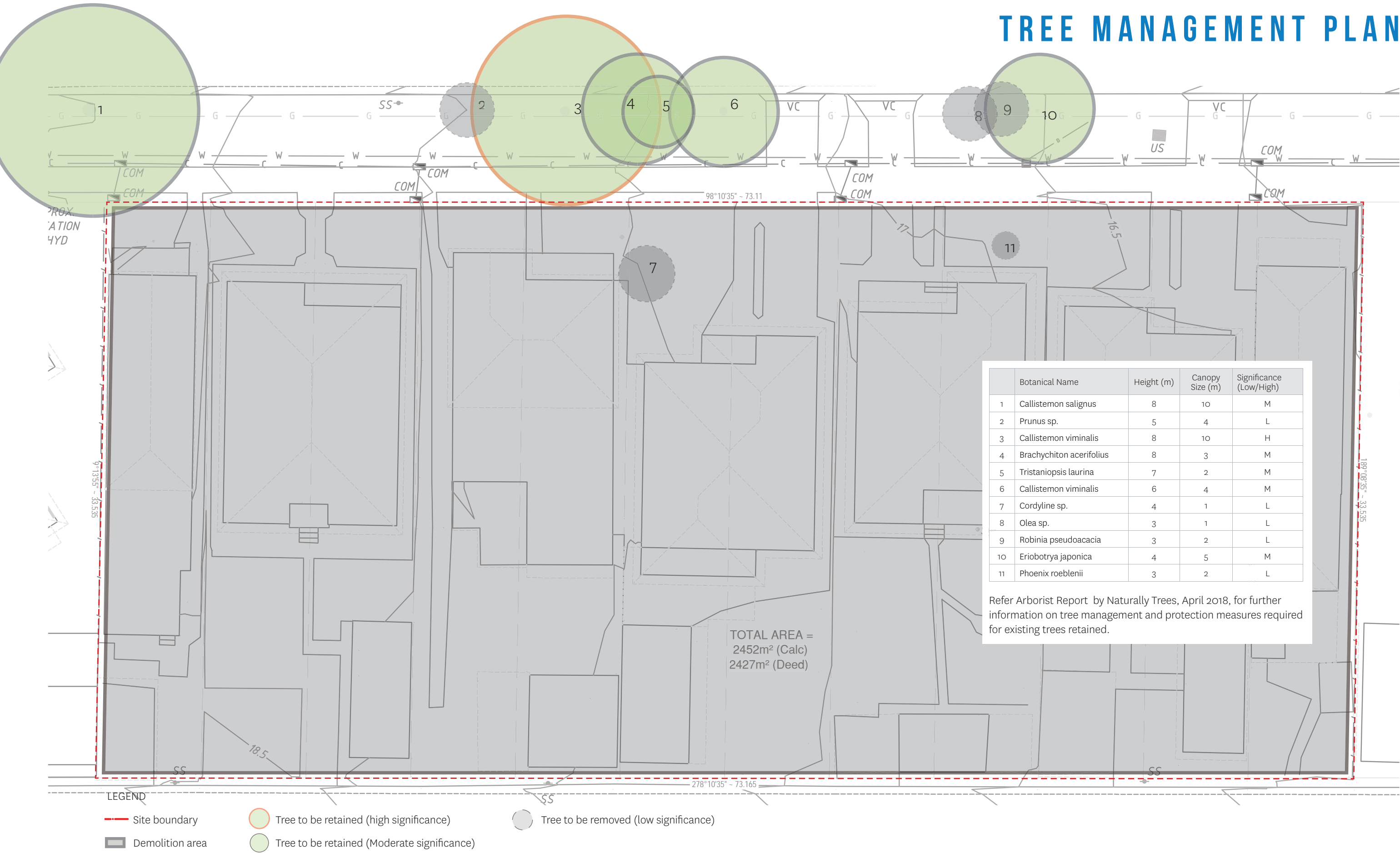
TIMBER SEATING
- PLANTING

PROPOSED TREE

PROJECT. ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC

SCALE - 1:125 @ A3

TREE MANAGEMENT PLAN



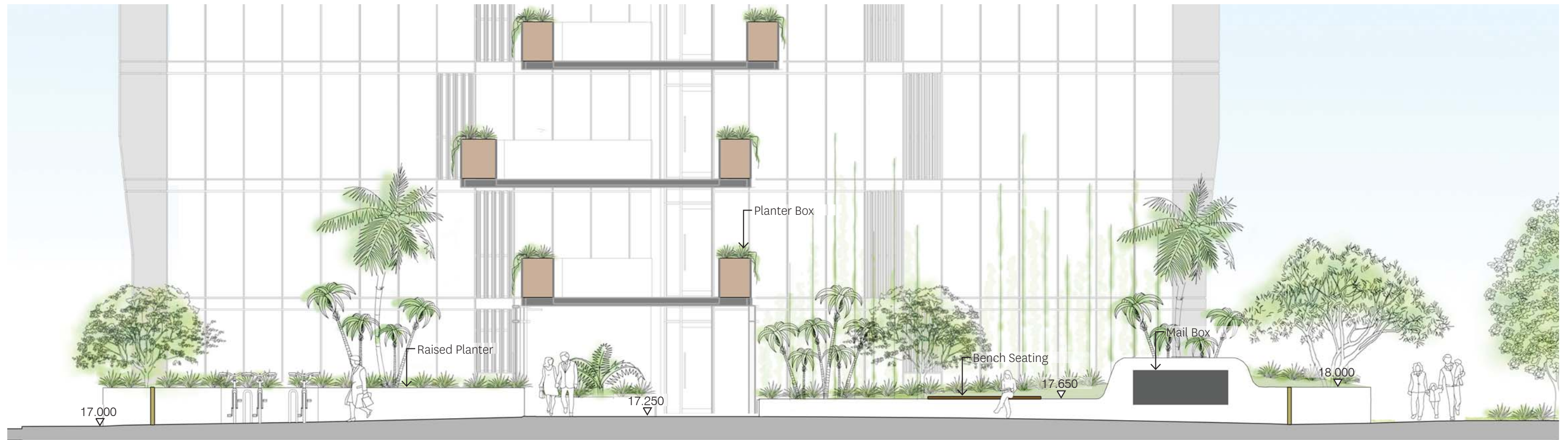
PROJECT ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC

SCALE - 1:200 @ A3



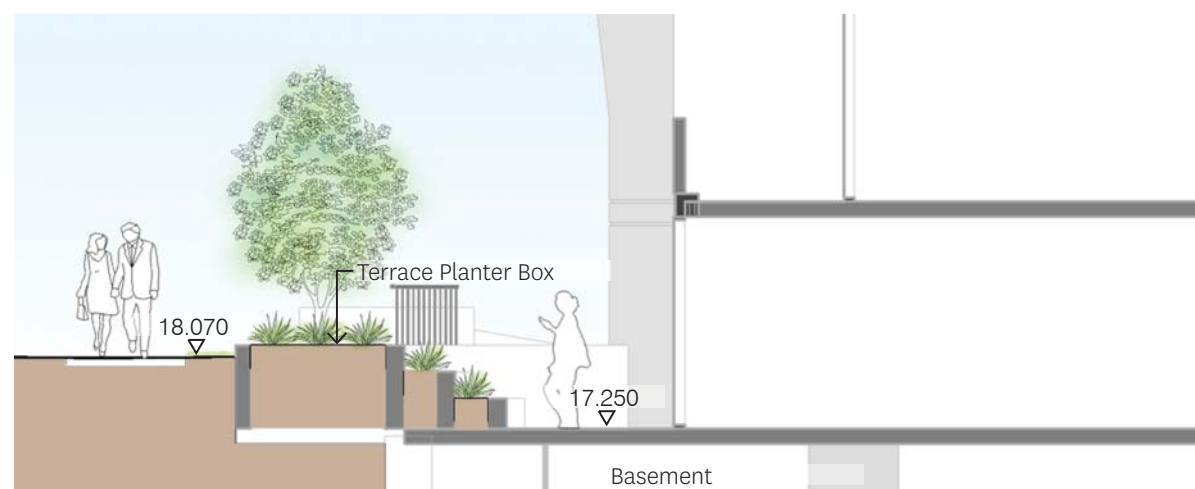
# DESIGN RESPONSE

## SECTIONS



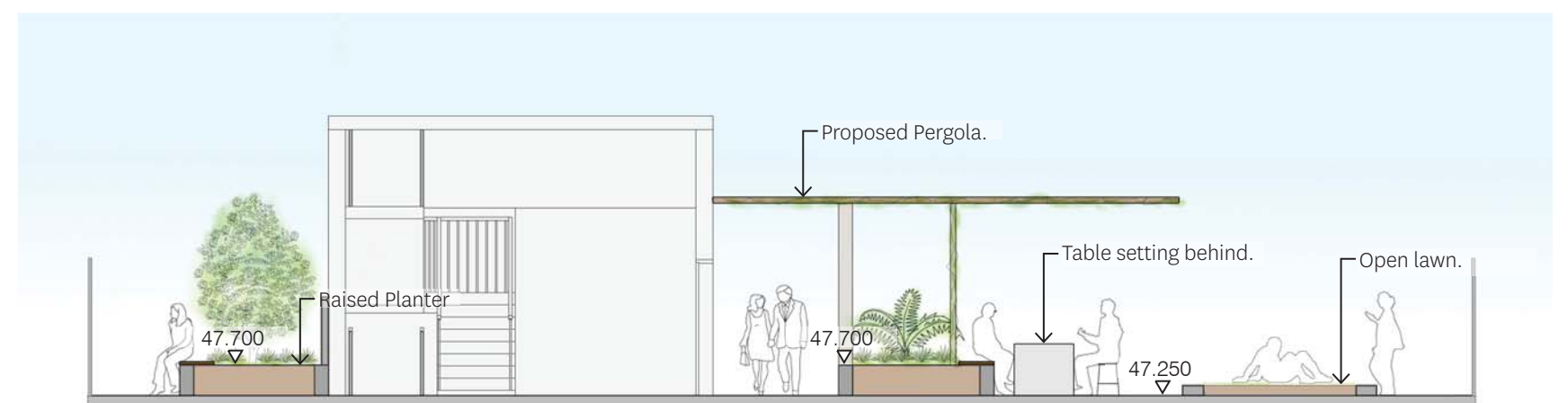
Section 1: Public Domain

SCALE - 1:100 @ A3



Section 2: Public Domain - Terrace & Planter box

SCALE - 1:100 @ A3



Section 3: Roof Top Garden

SCALE - 1:100 @ A3

PROJECT. ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC





VIEW 1



VIEW 2



VIEW 3



LOCATION PLAN - Public Domain

PROJECT ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC



# DESIGN RESPONSE

## 3D VIEWS



VIEW 1



VIEW 2



VIEW 3



LOCATION PLAN - Roof Top Garden

PROJECT ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC



TREE PALETTE

TREES				
ID	Botanical Name	Common Name	Pot Size / Installation size	QTY
CA	Cupaniopsis anacardioides	Tuckeroo	200L	4
CC	Chamaedorea cataractarum	Cascade Palm	100L	6
CL	Citrus limon	Lemon Tree	100L	11
CLA	Citrus latifolia	Lime Tree	100L	2
CS	Citrus sinensis	Orange Tree	100L	2
DL	Dypsis lutescens	Golden Cane Palm	100L	2
EE	Elaeocarpus eumundi	Quandong	400L	12
HF	Howea forsteriana	Kentia Palm	100L	15
HFL	Hymenosporum flavum	Native Frangipani	100L	2
KP	Koelreuteria paniculata	Golden Rain Tree	200L	1
LI	Lagerstroemia indica	Crepe Myrtle	100L	9
PA	Plumeria acutifolia	White Frangipani	400L	3
TL	Tristaniopsis laurina	Water Gum	100L	2



Cupaniopsis anacardioides



Citrus limon



Citrus latifolia



Citrus sinensis



Dypsis lutescens



Elaeocarpus eumundi



Howea forsteriana



Hymenosporum flavum



Koelreuteria paniculata



Plumeria acutifolia



Philodendron selloum



Tristaniopsis laurina



Chamaedorea cataractarum



Lagerstroemia indica

UNDERSTOREY PALETTE

Botanical Name	Common Name	Pot Size / Installation size
Alcantarea imperialis 'Rubra'	Giant Bromeliad	250-300mm
Alocasia macrorrhizos	Elephant Ear	300mm
Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	300mm
Cordyline glauca	Ti Plant	300mm
Cordyline rubra	Red-fruited Palm Lilyw	300mm
Canna 'Red Stripe'	Canna 'Red Stripe'	300mm
Fatsia japonica	Japanese Araia	300mm
Hibbertia scandens	Climbing Guinea Flower	150-200mm
Philodendron 'Xanadu'	Xanadu	300mm
Philodendron selloum	Horsehead philodendron	500mm
Syngonium podophyllum	Arrow Head Vine	200mm
Strelitzia reginae	Bird of Paradise	100lt
Stromanthe 'Triostar'	Stromanthe	300mm
Tradescantia spathacea	Moses in the Cradle	150mm
Trachelospermum jasminoides	Star Jasmine	150mm



Alcantarea imperialis 'Rubra'



Elephant Ear



Alpinia zerumbet 'Variegata'



Cordyline glauca



Cordyline rubra



Canna 'Red Stripe'



Fatsia japonica



Hibbertia scandens



Philodendron 'Xanadu'



Syngonium podophyllum



Strelitzia reginae



Stromanthe 'Triostar'



Tradescantia spathacea



Trachelospermum jasminoides

\* Planting of 150mm, 200mm & 300mm Pots @ Ratio with 60:20:20 Density @ an average of 6 plants per m².

Total planting area: X m². Total understorey QTY: X Plants.

PROJECT ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC



PAVING



Concrete Unit Paving: Urbanstone



Permeable Paving: HydroCON

FURNITURE & FIXTURES



Open Lawn



Outdoor Barbeque



Bike Rack: MosUrban

Eyre Bike Rack

Dimensions: 750mm D:50mm  
H:800mm

BODY: Brushed 304 grade stainless  
steel



Seating on wall



Pergola Structure



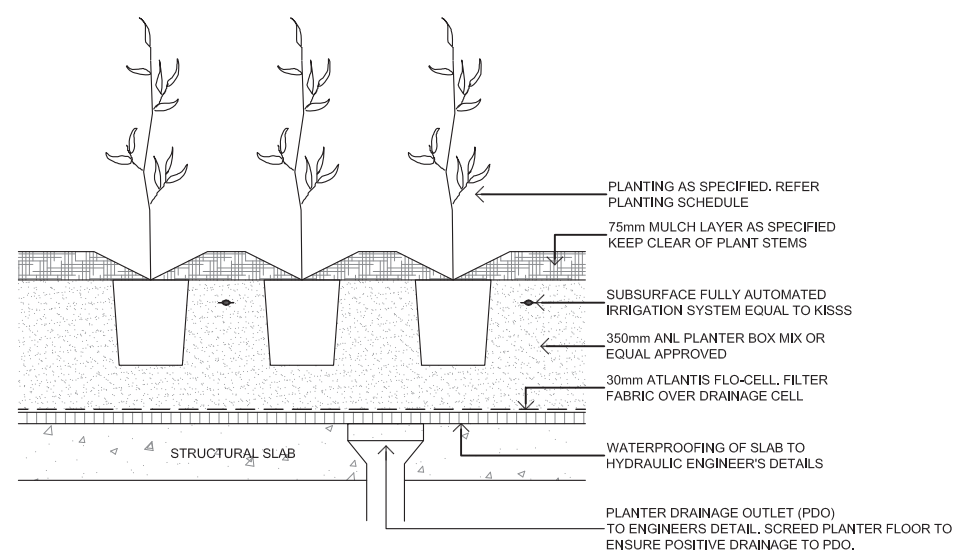
Vertical Wire Trellis

PROJECT. ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC

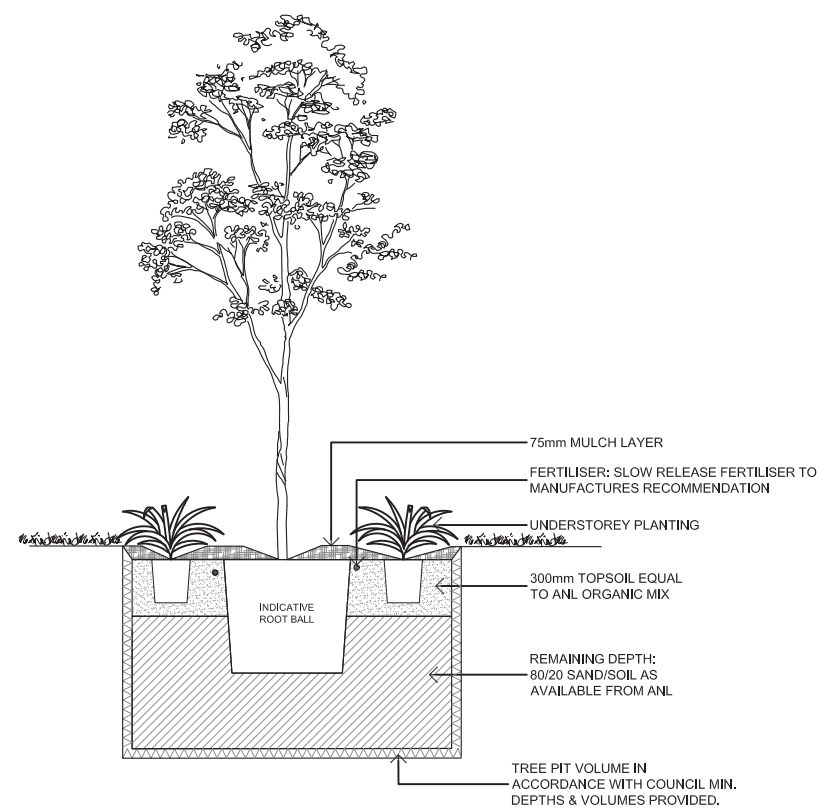


DESIGN RESPONSE

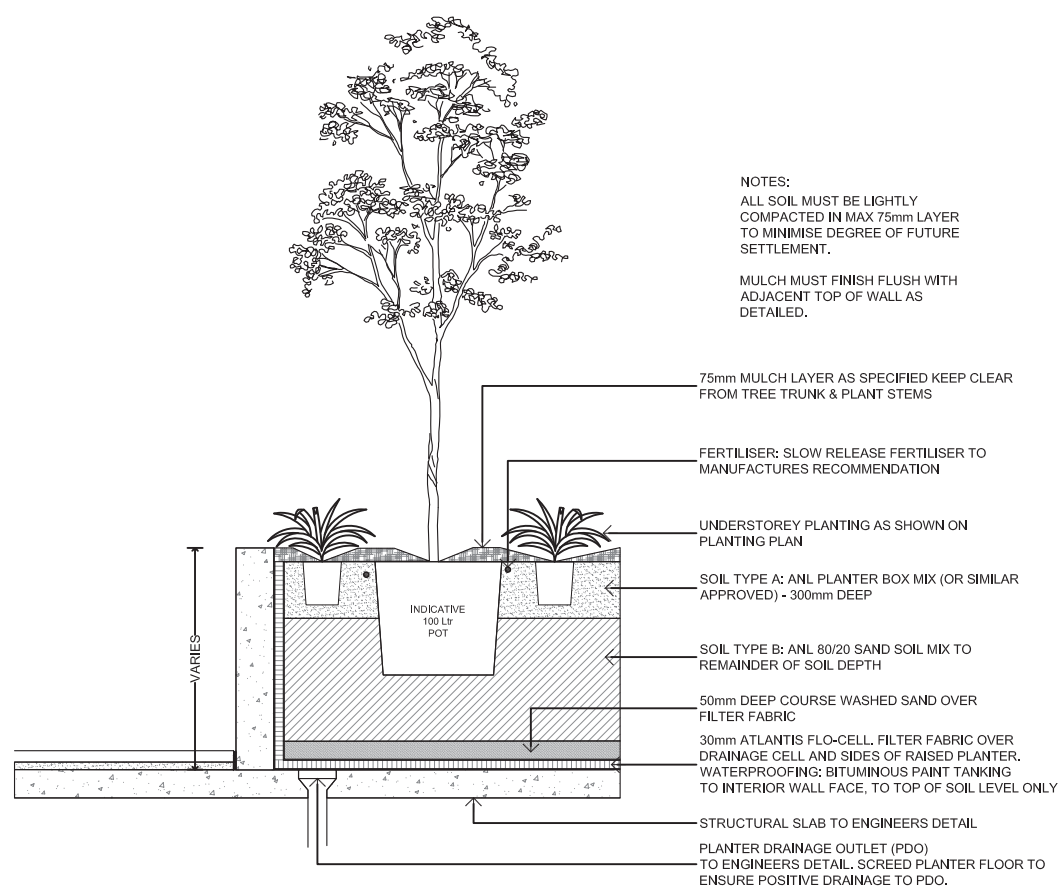
PRELIMINARY CONSTRUCTION DETAILS



TYPICAL MASS PLANTING ON STRUCTURE 1:20@A3



TYPICAL TREE PLANTING ON DEEP SOIL 1:40@A3



TYPICAL RAISED PLANTER ON STRUCTURE 1:40@A3

PROJECT. ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Development Application	07.05.18	MC
B	Development Application	14.02.19	MC

