



# 29 Shirley Street

BYRON BAY, NSW.

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STATEMENT OF LANDSCAPE INTENT  
SEPTEMBER 2023



ONE  
PROJECT  
MGMT  
GROUP.

Issue	Date	Description	Checked
01	08 / 04 / 2022	Preliminary Issue	AJ
02	13 / 04 / 2022	Preliminary Issue	AJ
03	26 / 07 / 2022	For Approval	AJ
04	02 / 08 / 2022	Final DA	BS
05	24 / 08 / 2022	DA Amendments	AJ
06	11 / 08 / 2023	DA Amendments	PP
07	28 / 08 / 2023	DA Amendments	PP
08	01 / 09 / 2023	DA Amendments	PP
09	12 / 09 / 2023	DA Amendments	PP



# Contents

<b>1.0</b>	<b>Site Understanding</b>	<b>4</b>	<b>4.0</b>	<b>Sections &amp; Elevations</b>	<b>31</b>
1.1	Location & Context	5	4.1	Elevation 01	32
1.2	Tree Identification	6	4.2	Section 01	34
1.3	Surrounding	7			
1.4	Surrounding Built Form Character	8	<b>5.0</b>	<b>Landscape Character</b>	<b>36</b>
1.5	Surrounding Soft Landscape Character	9	5.1	Key Materials	37
1.6	Surrounding Cultural Context	10	5.2	Landscape Character	38
1.7	Site Photographs	11	5.3	Planting Character	40
<b>2.0</b>	<b>Design Approach</b>	<b>12</b>	<b>6.0</b>	<b>Design Details</b>	<b>42</b>
2.1	Design Inspiration	13	6.1	Soil Structure Detail	44
2.2	Landscape Vision	14	6.2	Structure Diagrams	45
2.3	Design Principles	17	6.3	Structure Diagrams - Level 02	47
			6.4	Tree Planting Diagram - Ground Floor	48
<b>3.0</b>	<b>Landscape Design</b>	<b>18</b>	6.5	Materials Palette	49
3.1	Ground Level Master Plan	20			
3.2	Level 01 Masterplan	21	<b>7.0</b>	<b>Planting Palette</b>	<b>50</b>
3.3	Rooftop Master Plan	22	7.1	Planting Composition	52
3.4	Apartments 001 - 004 Plan	23	7.2	Site Response	54
3.5	Private Courtyard Plans - Unit 001 & 002	24	7.3	Palette - Incipient Dune	58
3.6	Private Courtyard Plans - Units 003 & 004	25	7.4	Palette - Exposed Foredune	59
3.7	Communal Recreation Area Plan	26	7.5	Palette - Protected Rear Dune	60
3.8	Apartments 005 - 009 Plan	27	7.6	Palette - Hind Dune	62
3.9	Private Terraces Detail Plan - Unit 005 & Unit 006	28			
3.10	Private Terraces Detail Plan - Unit 007 & 008	29			
3.11	Private Terraces Detail Plan - Unit 009	30			

# 01 Site Understanding

Site Understanding

# 1.1 Location & Context




Site Understanding

# 1.2 Tree Indentification



Legend

 To Be Removed

- 1** Ficus obliqua (*Small-leaved Fig*)
- 2** Cocos nucifera (*Coconut Palm*)
- 3** Corymbia intermedia (*Bloodwood*)
- 4** Cupaniopsis anacardoides (*Tuckeroo*)
- 5** Group of Corymbia intermedia (*Bloodwood*)
- 6** Pandanus Tectorius (*Screw Pine*)
- 7** Cupaniopsis anacardoides (*Tuckeroo*)
- 8** Melaleuca qiunquenervia (*Paperbark*)
- 9** Stenocarpus sinuatus (*Firewheel*)
- 10** Buckinghamia celcissima (*Ivory Curl Tree*)
- 11** Syzygium leuhmannii (*Lilly Pilly*)
- 12** Araucaria columnaris (*Cook Island Pine*)
- 13** Melaleuca qiunquenervia (*Paperbark*)
- 14** Guioa semiglauc ( *Wild Quince*)
- 15** Corymbia intermedia (*Bloodwood*)
- 16** Cupaniopsis anacardoides (*Tuckeroo*)

Site Understanding

# 1.3 Surrounding



Site Understanding

1.4 Surrounding Built Form Character



Site Understanding

# 1.5 Surrounding Soft Landscape Character



Site Understanding

# 1.6 Surrounding Cultural Context



Site Understanding

# 1.7 Site Photographs



Key Plan | Location

02

# Design Approach

Line repetition and  
pattern



Strong Coastal Narrative  
+ Forms



Feature Water Elements



A landscape that celebrates  
our outdoor lifestyle and  
subtropical climate



An open, intimate  
and welcoming public interface



A landscape that blurs the  
boundaries between inside  
and out



Communal amenities that embrace and connect the surrounding coastal and city character



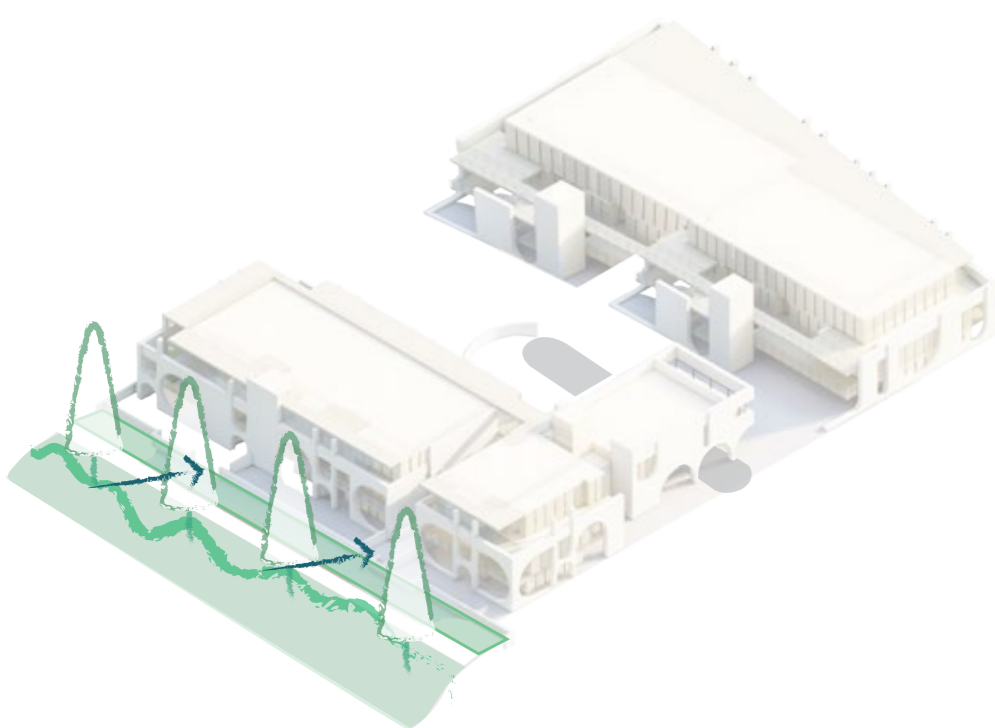
A truly integrated biophilic landscape response that shades, cascades, connects and softens



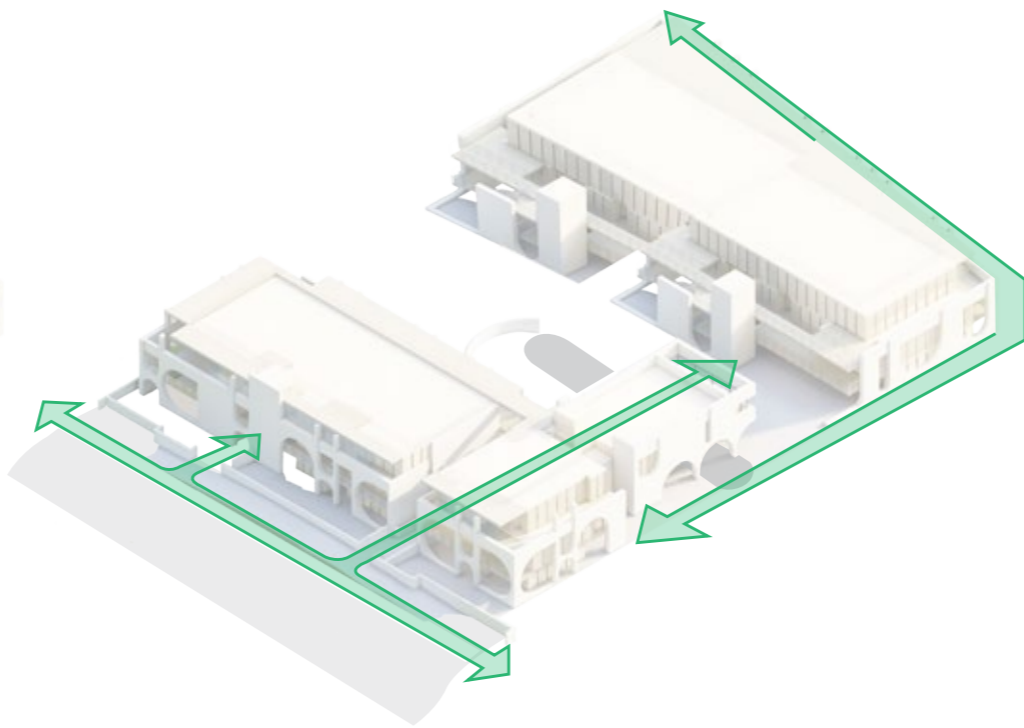
Flexibility to accommodate varied group sizes and activities day and night



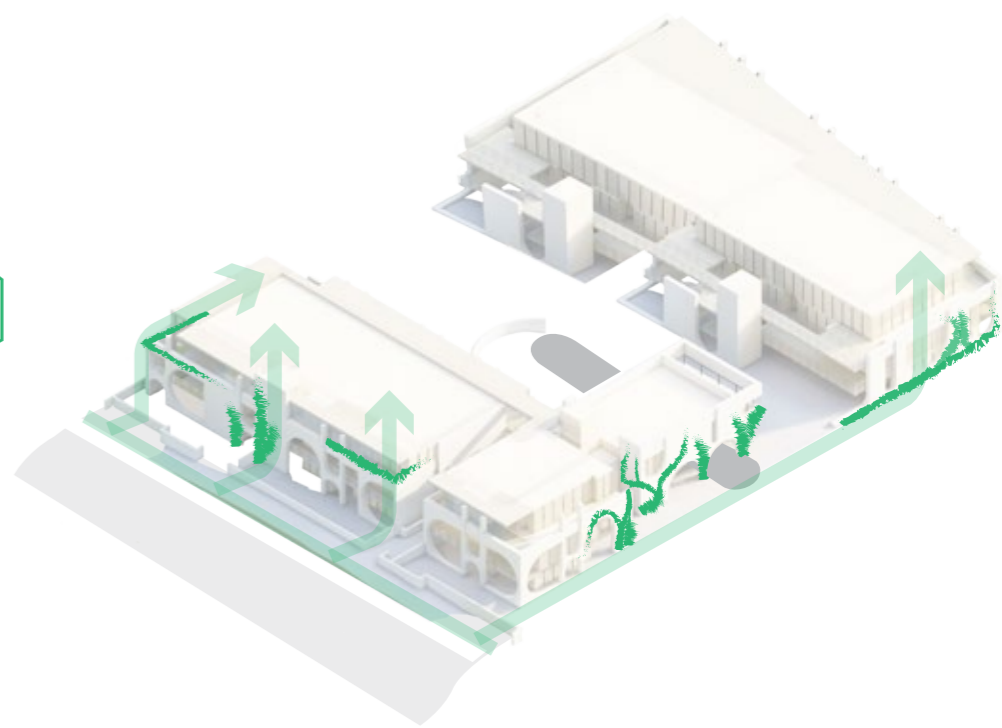
Design Response.



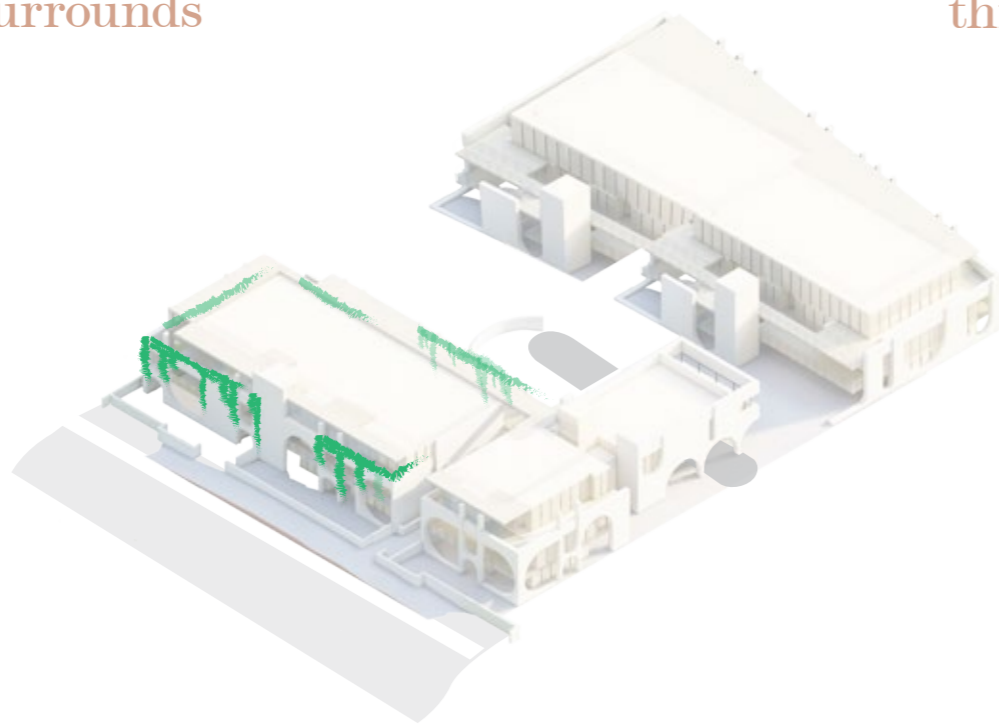
Connect the site to its surrounds



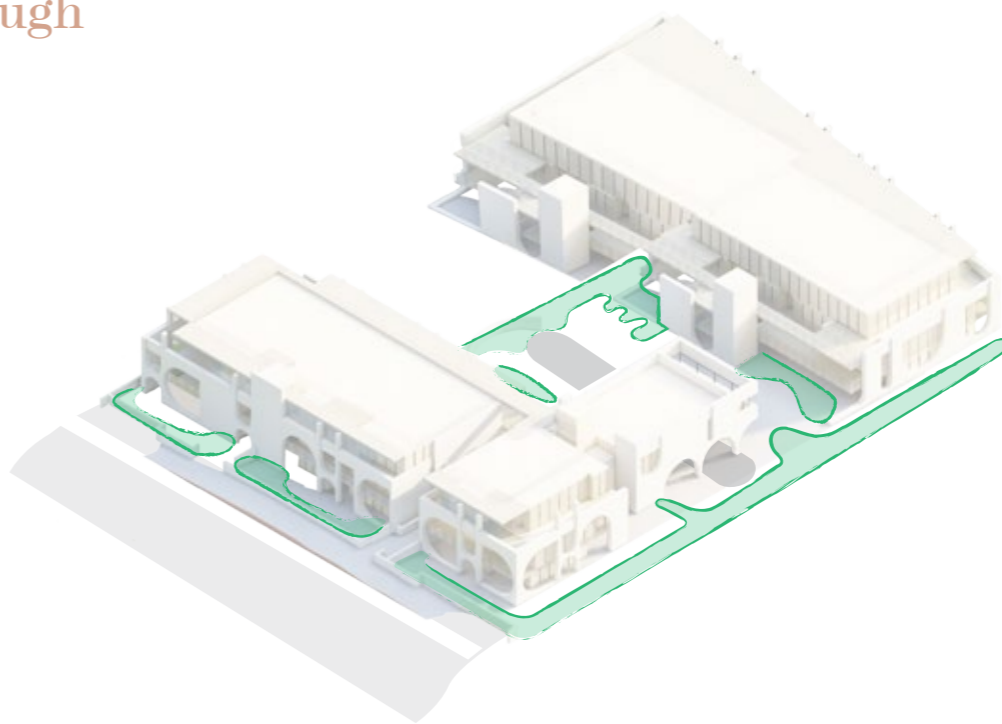
Draw the landscape in and through



Extend the landscape up



Cascade the landscape over



Define landscape rooms

03

# Landscape Design



Landscape Design

# 3.1 Ground Level Master Plan



- Legend**
- 1 Pedestrian Building Entries
  - 2 Driveway Entry from Milton St to Basement Level Carpark
  - 3 Central Communal Open Space
  - 4 Private Terraces
  - 5 Fire Egress
  - 6 3m Sewer Easement
  - 7 Upgraded verge works

Landscape Design  
3.2 Level 01 Masterplan



- Legend
- 1 Communal Foyers
  - 2 Private Terraces

Level 02 Masterplan



- Legend
- 1 Communal Foyers
  - 2 Private Terraces
  - 3 Private stair access to Roof Terrace
  - 4 Podium edge planters with coastal cascading species

Landscape Design

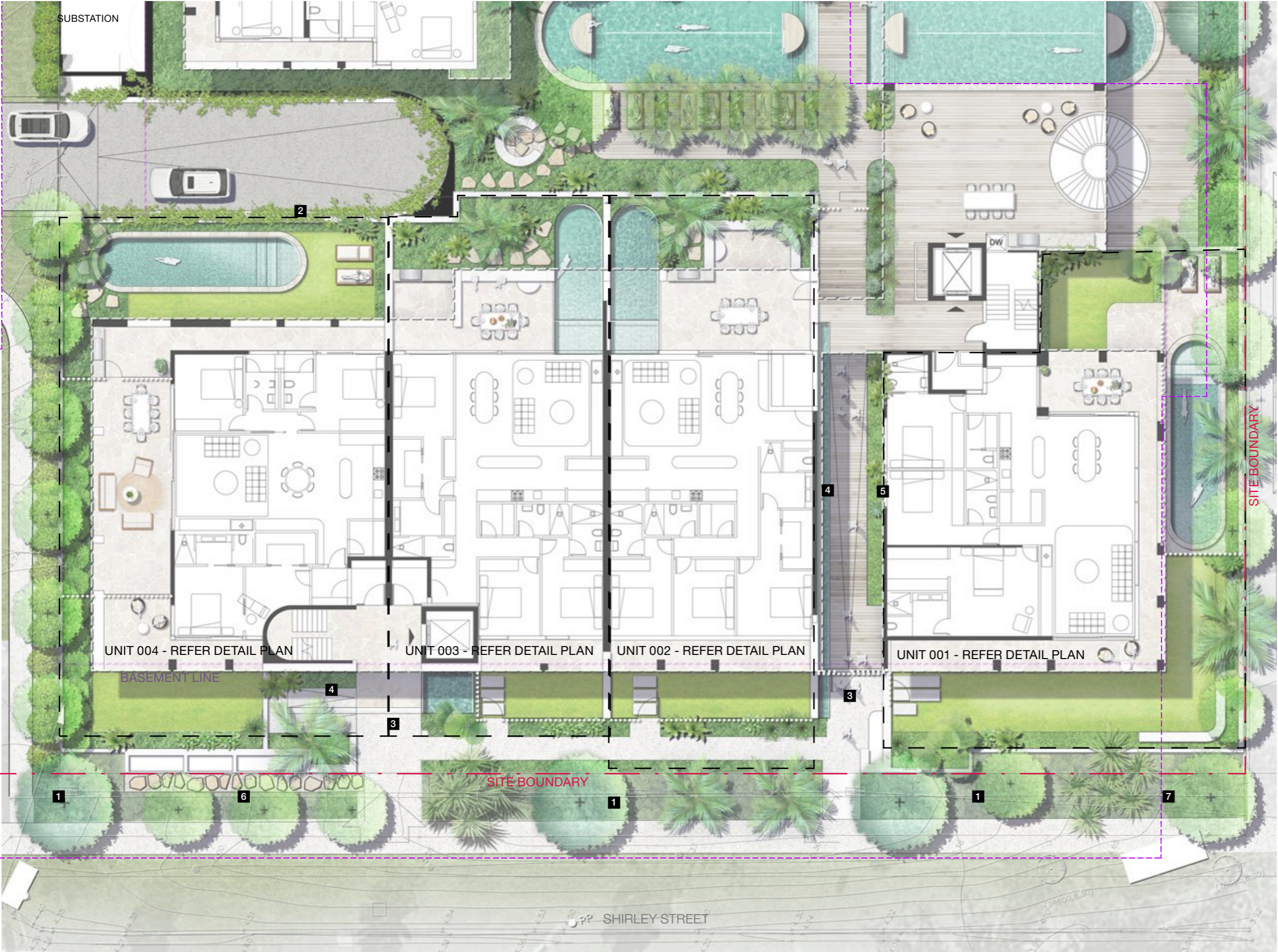
### 3.3 Rooftop Master Plan



- Legend
- 1 Communal Foyers
  - 2 Private Terraces

Landscape Design

# 3.4 Apartments 001 - 004 Plan



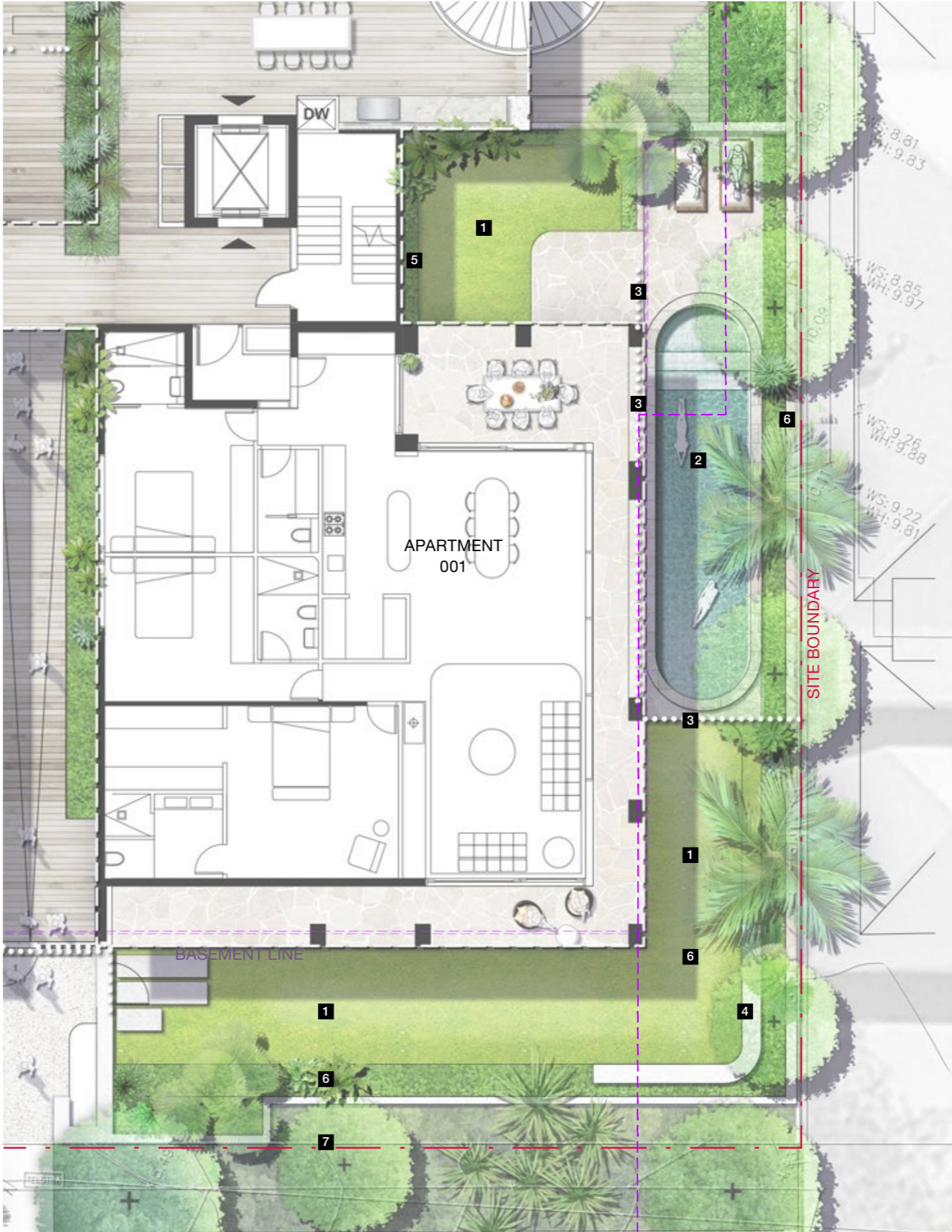
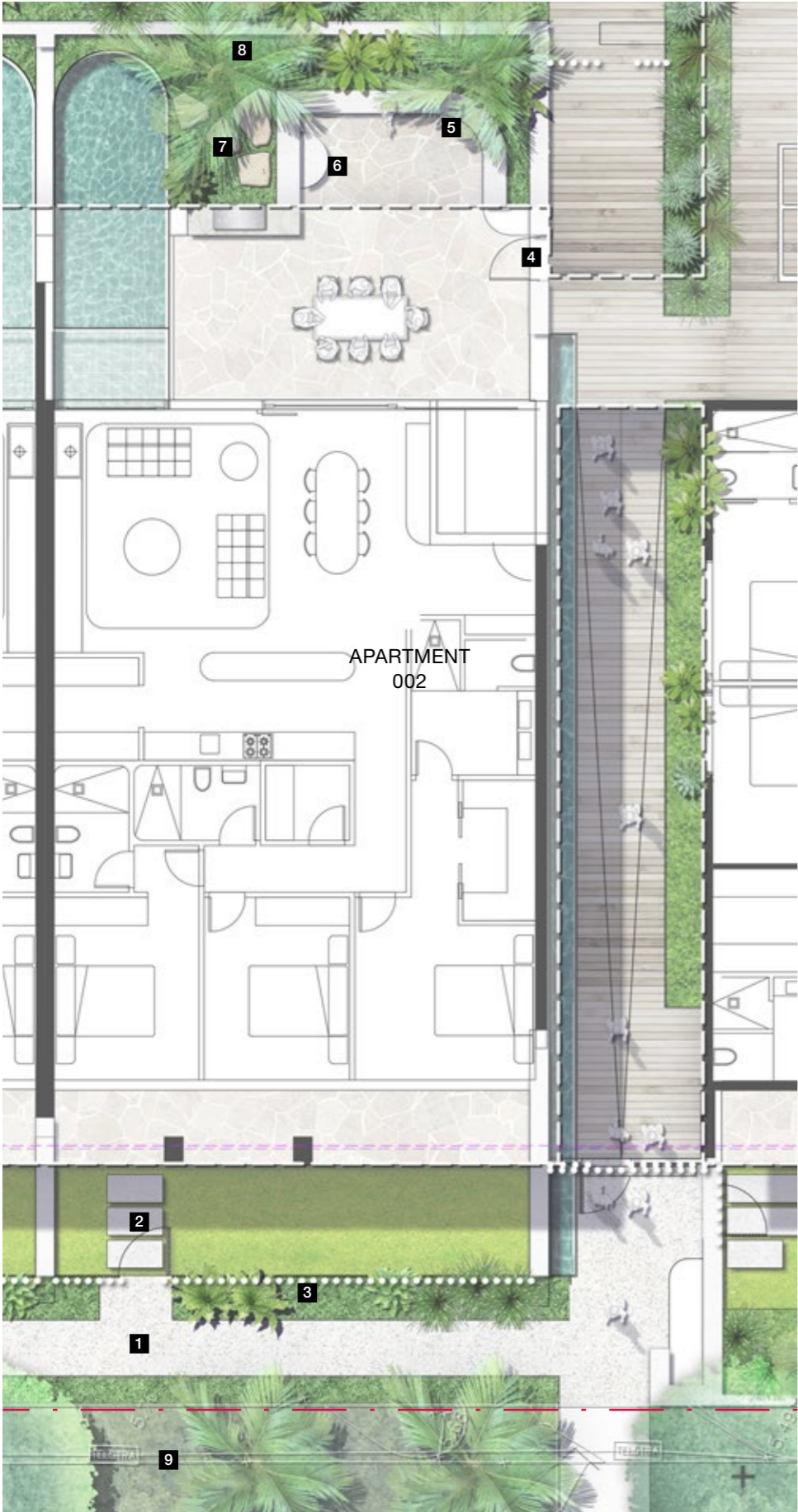
Key Plan | Ground Level

- Legend**
- 1 Large shade trees and feature palms to planted verge
  - 2 Cascading species around basement entry
  - 3 Building Entries
  - 4 Entry water features
  - 5 Feature climbing species to main entry corridor
  - 6 Stepper access to Booster
  - 7 Concrete pad to front of substation for maintenance access



Landscape Design

### 3.5 Private Courtyard Plans - Unit 001 & 002

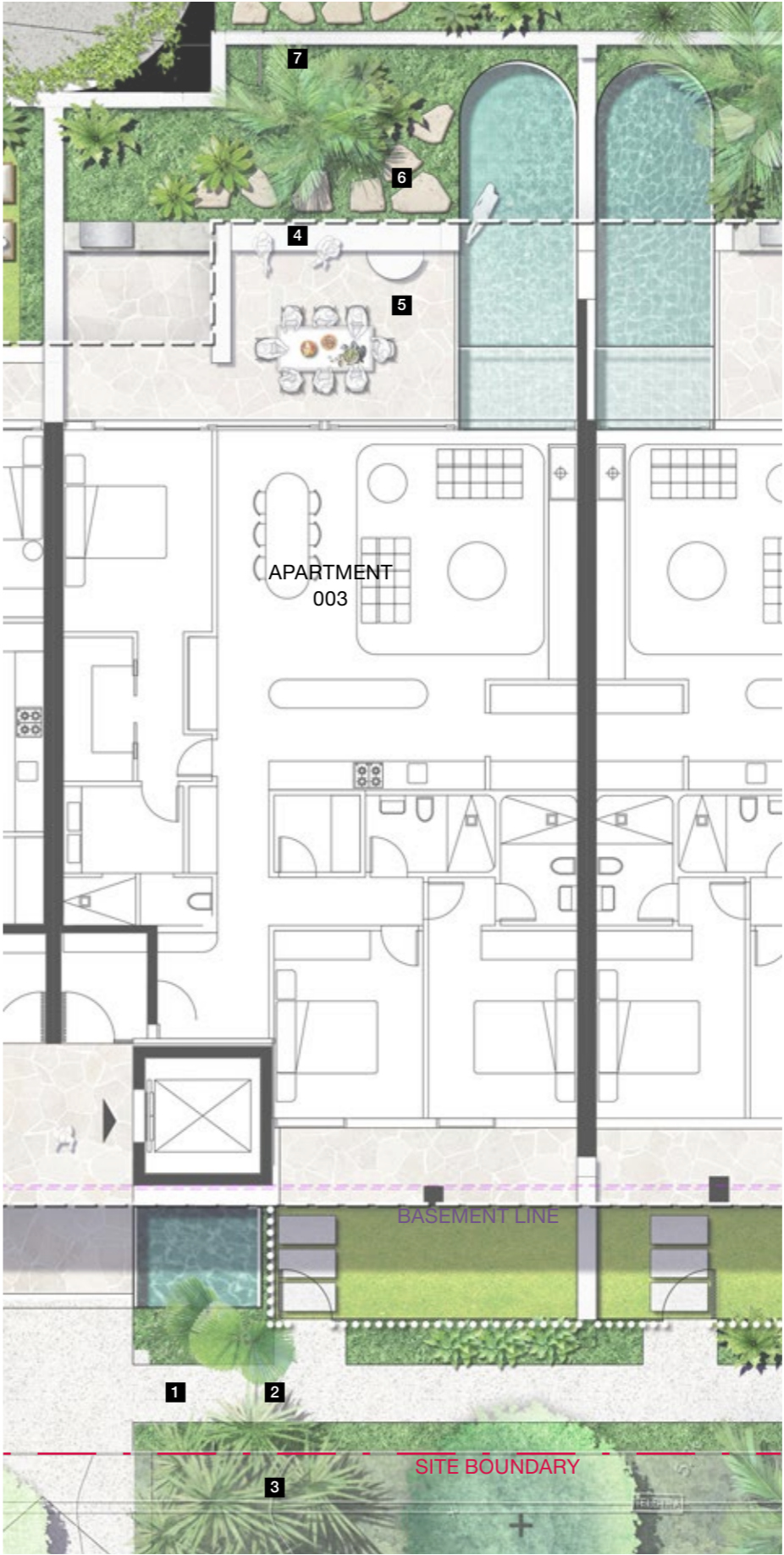
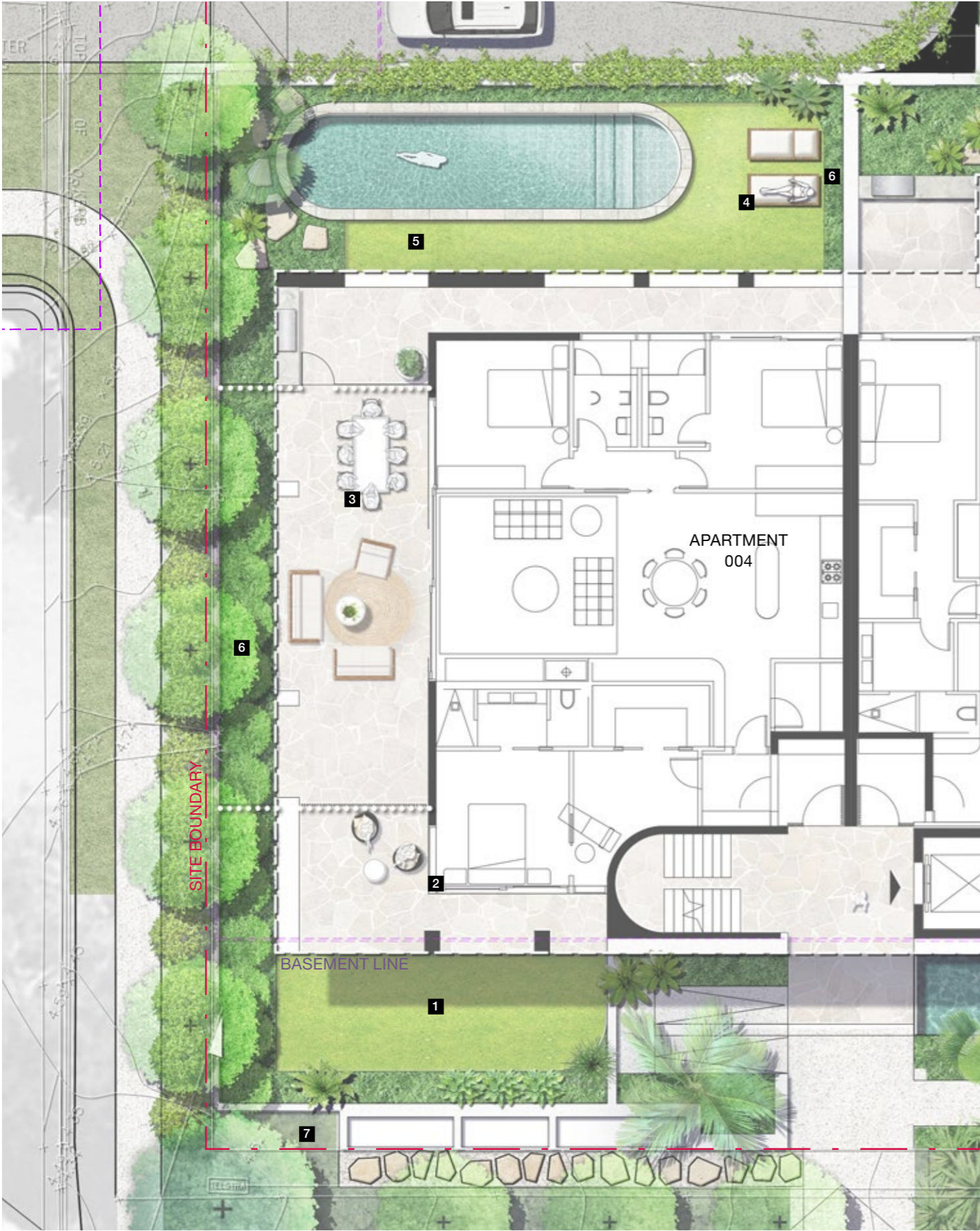


- Apartment 001 Legend**
- 1 Open lawn area
  - 2 Enclosed Pool area (paved area and turf area)
  - 3 Pool fencing with gate
  - 4 450mm high seating wall
  - 5 Climbing species to building edge
  - 6 Screening shrubs and climbing species to boundary wall
  - 7 Garden bed to front of wall for additional screening to Shirley Street footpath

- Apartment 002 Legend**
- 1 Private Front Courtyard Entry into Garden
  - 2 Concrete format steppers in turf leading to Covered Outdoor Living space
  - 3 Planting to edge of turf area
  - 4 Private Back Courtyard Access
  - 5 450mm high seating wall
  - 6 Circular step to access raised garden area
  - 7 Organic Steppers through garden to pool - informal access
  - 8 Screening shrubs and climbing species to wall
  - 9 Garden bed to front of wall for additional screening to Shirley Street footpath

Landscape Design

### 3.6 Private Courtyard Plans - Units 003 & 004



Key Plan | Ground Level

#### Apartment 003 Legend

- 1 Private Front Entry into Garden
- 2 Concrete format steppers in turf leading to Covered Outdoor Living space
- 3 Garden bed to front of wall for additional screening to Shirley Street footpath
- 4 450mm high seating wall
- 5 Circular step to access raised garden area
- 6 Organic Steppers through garden to pool - informal access
- 7 Screening shrubs and climbing species to wall

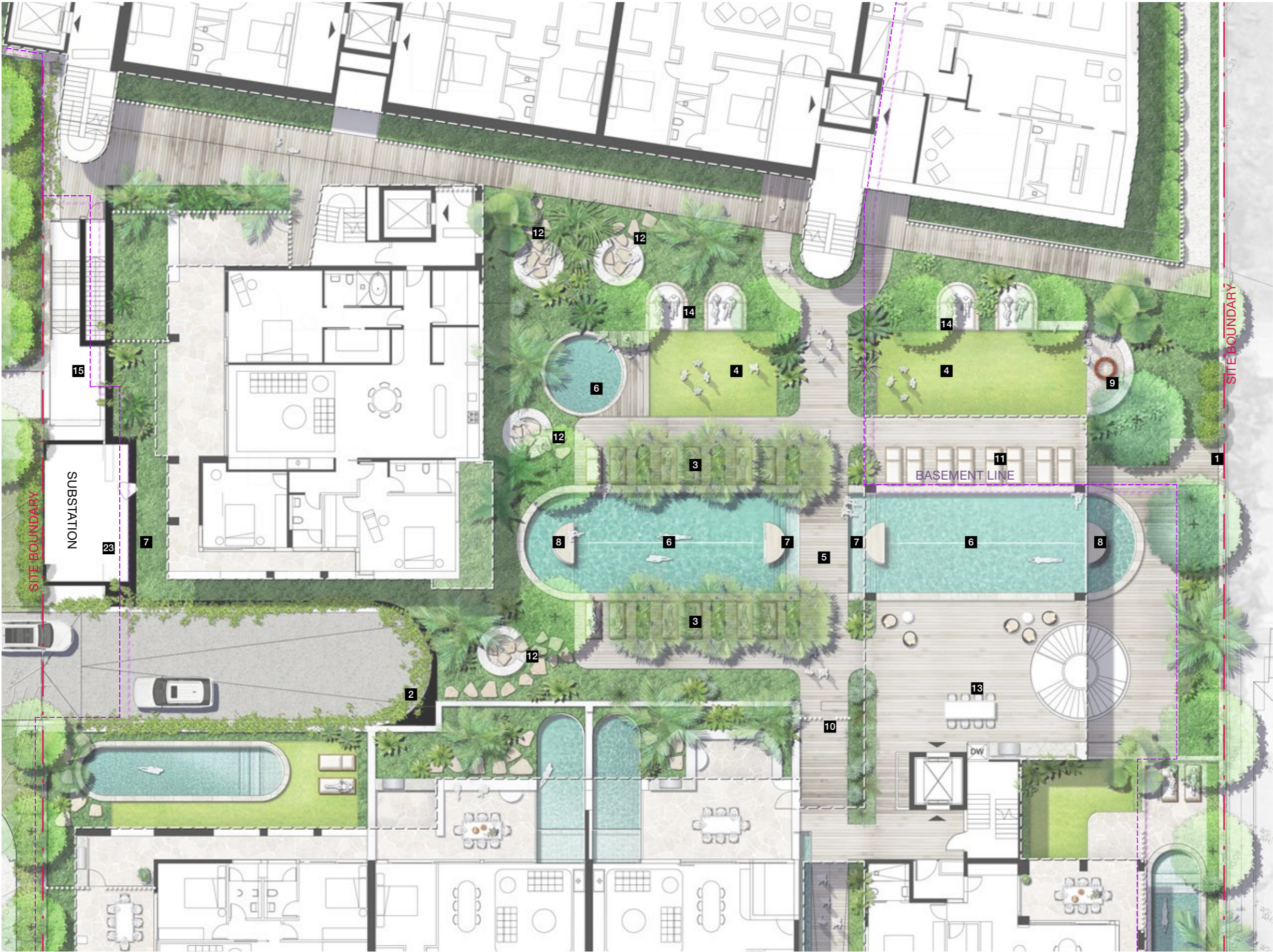
#### Apartment 004 Legend

- 1 Open lawn area
- 2 Covered Outdoor Living space
- 3 Pool fencing with gate
- 4 Enclosed Pool zone
- 5 Organic Steppers through garden to pool - informal access
- 6 Screening shrubs and climbing species to boundary wall
- 7 Garden bed to front of wall for additional screening to Shirley Street footpath + Milton Street footpath



Landscape Design

### 3.7 Communal Recreation Area Plan



Key Plan | Ground Level

Legend

- 1 Boundary wall
- 2 Curved Basement entry with spilling plants
- 3 Livistona palms lining pool deck with sun loungers between
- 4 Open lawn area
- 5 Timber pool deck and walkway
- 6 Pool
- 7 Shallow pool platforms at pool entries
- 8 Pool islands forming 10m lap zone
- 9 Gravel Patio with firepit
- 10 Fence/gate to Communal space entries
- 11 Sunloungers
- 12 Organic steppers leading to seating are tucked into garden bed
- 13 Dining area
- 14 Built in sunlounges



Landscape Design  
3.8 Apartments 005 - 009 Plan



Key Plan | Ground Level

- Legend**
- 1 Open lawn area
  - 2 Enclosed Pool Area
  - 3 Cascading planting to boundary wall
  - 4 Boundary wall
  - 5 Seating wall
  - 6 Maintenance access path
  - 7 3m Sewer Easement (TBC)
  - 8 Fence/Screen with gated entry to apartments 005-009
  - 9 Garden beds to front of screens for increased privacy
  - 10 Internal entry foyer
  - 11 Feature Livistonas to boundary
  - 12 Shrub screening
  - 13 Sunlounges
  - 14 Outdoor kitchen and dining

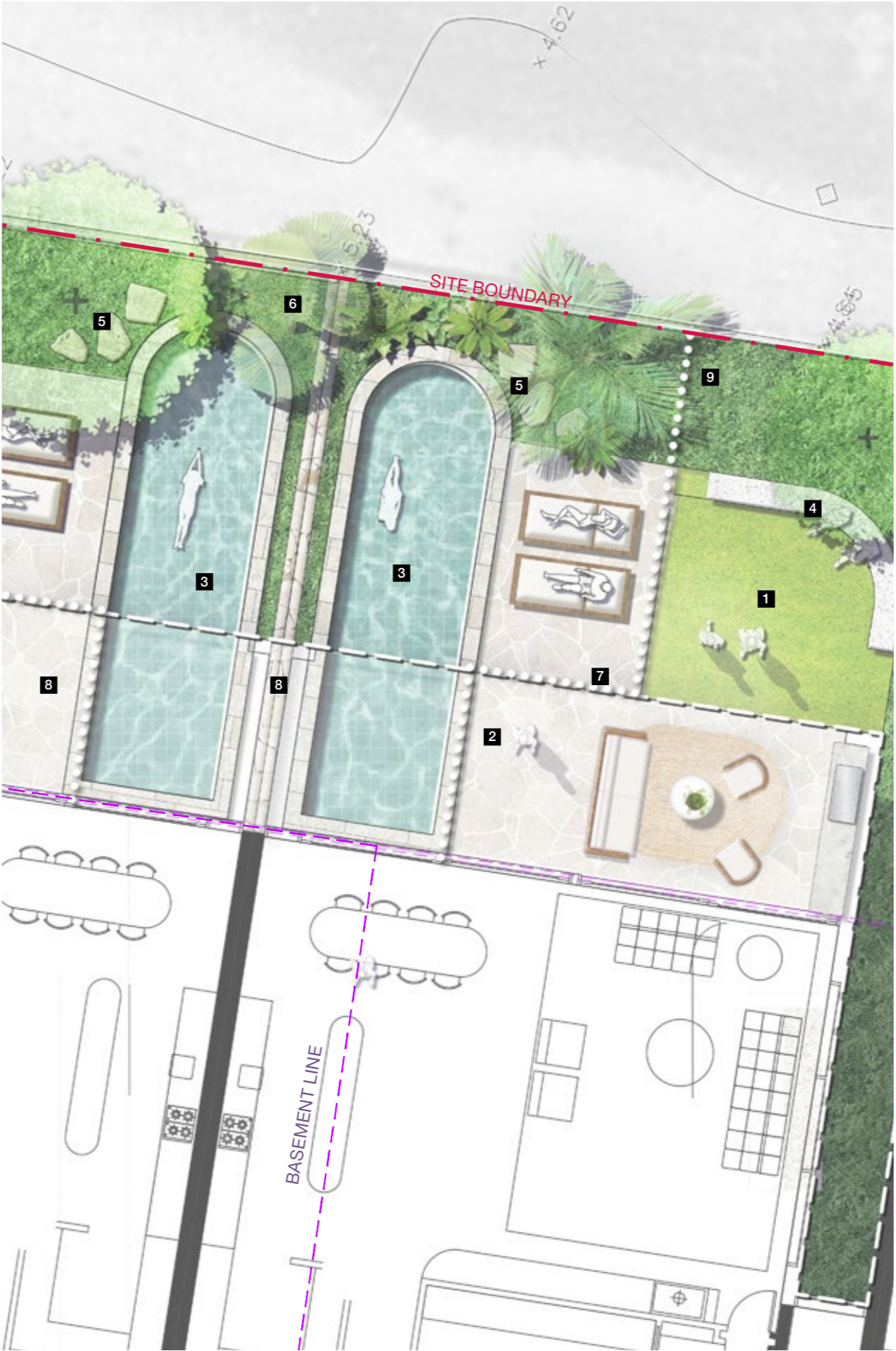
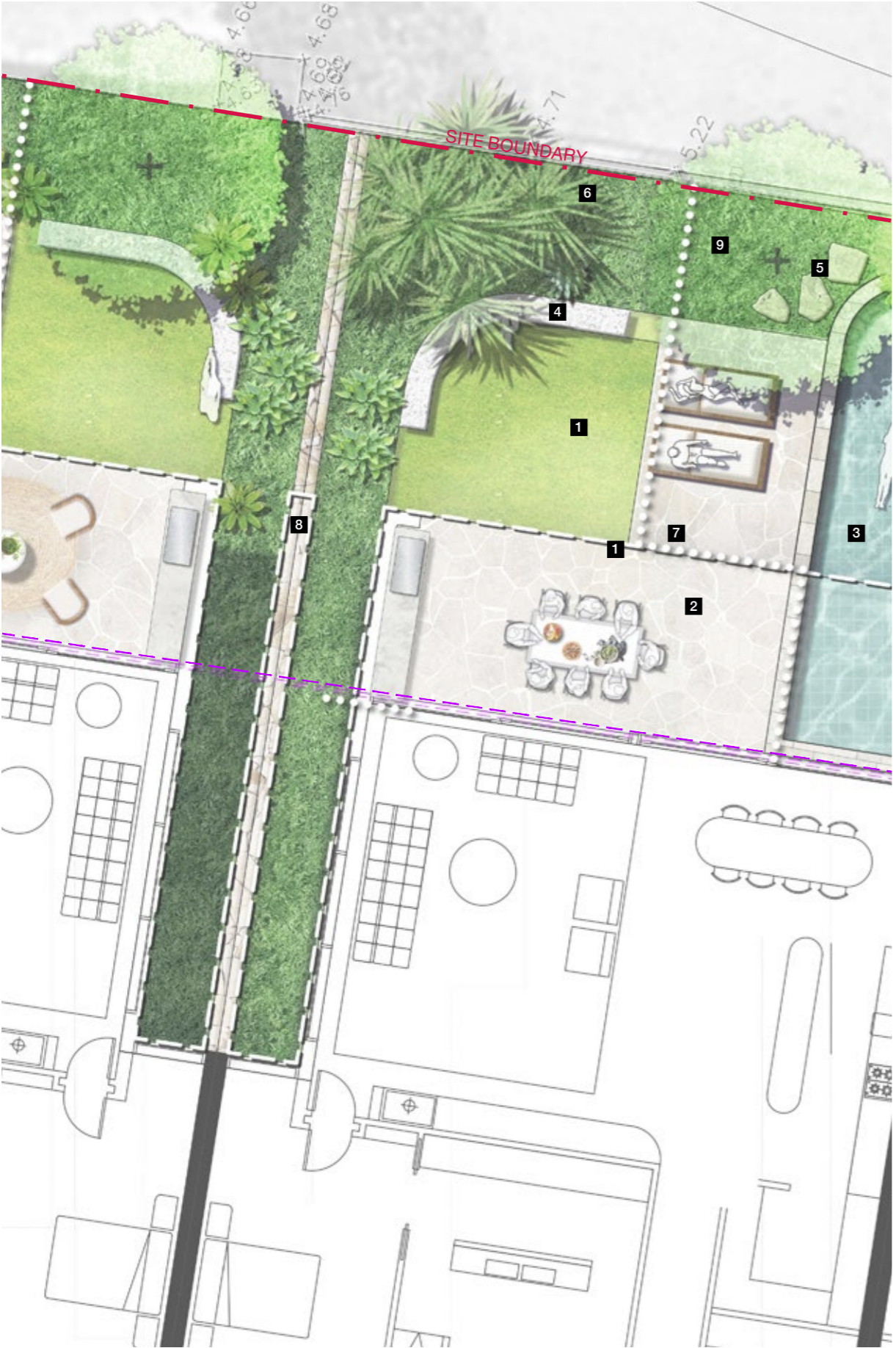




- 1 Open lawn area
- 2 Enclosed Pool area
- 3 Pool
- 4 450mm high seating wall
- 5 Feature steppers in garden for informal pool access
- 6 Landscape Buffer to boundary
- 7 Pool fence
- 8 Feature stone dividing wall between residents
- 9 Mix of palms and shade trees to terrace edges

Landscape Design

# 3.10 Private Terraces Detail Plan - Unit 007 & 008



Key Plan | Ground Level

- Legend**
- 1 Open lawn area
  - 2 Enclosed Pool area
  - 3 Pool
  - 4 450mm high seating wall
  - 5 Feature steppers in garden for informal pool access
  - 6 Landscape Buffer to boundary
  - 7 Pool fence
  - 8 Feature stone dividing wall between residents
  - 9 Mix of palms and shade trees to terrace edges



Landscape Design

### 3.11 Private Terraces Detail Plan - Unit 009



Key Plan | Ground Level

- Legend**
- 1 Open lawn area
  - 2 Enclosed Pool area
  - 3 Pool
  - 4 450mm high seating wall
  - 5 Feature steppers in garden for informal pool access
  - 6 Landscape Buffer to boundary
  - 7 Pool fence
  - 8 Feature stone dividing wall between residents
  - 9 Mix of palms and shade trees to terrace edges



# 04 Sections & Elevations

Sections  
4.1 Elevation 01



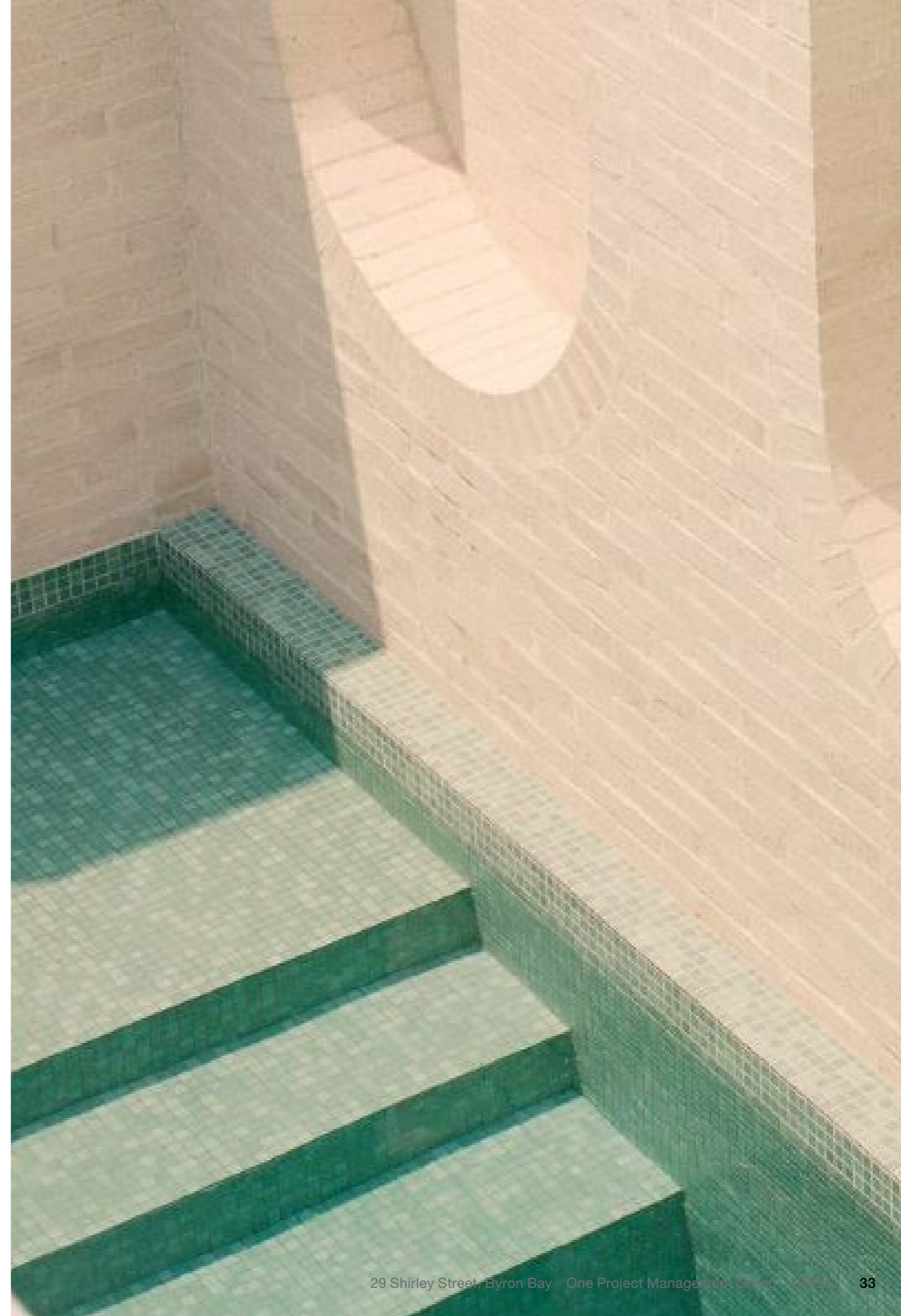


**Key Plan | Level 1**

**Legend**

- 1** Screen planting to boundary
- 2** Daybed nooks with shade structure
- 3** Feature Pandanus tree
- 4** Gravel Patio with fire pit
- 5** Open lawn area
- 6** Central Walkway
- 7** Livistona palms
- 8** Pool

0 0.5 1 2.5







**Key Plan** | *Ground Level*

**Legend**

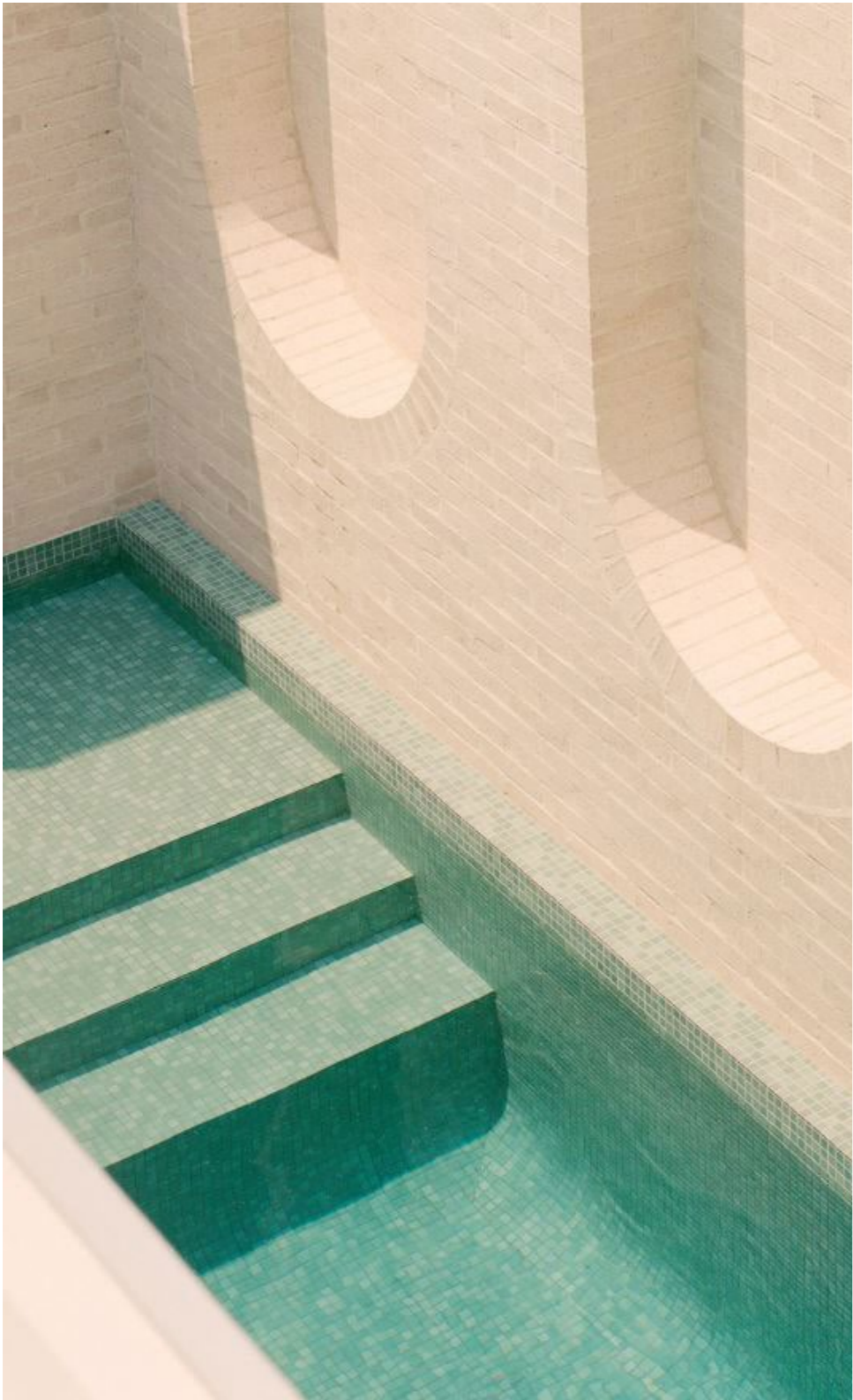
- 1** Private Pool
- 2** Patio with outdoor dining
- 3** 450mm high seating wall
- 4** Spilling plants and coastal succulents to Level 02 edge planters
- 5** Screen planting behind between private garden and communal pool area
- 6** Boundary planting in rear

05

# Landscape Character

Landscape Character

5.1 Key Materials



Landscape Character

5.2 Landscape Character



Landscape Character  
Landscape Character



Landscape Character  
5.3 Planting Character



Landscape Character  
Planting Character



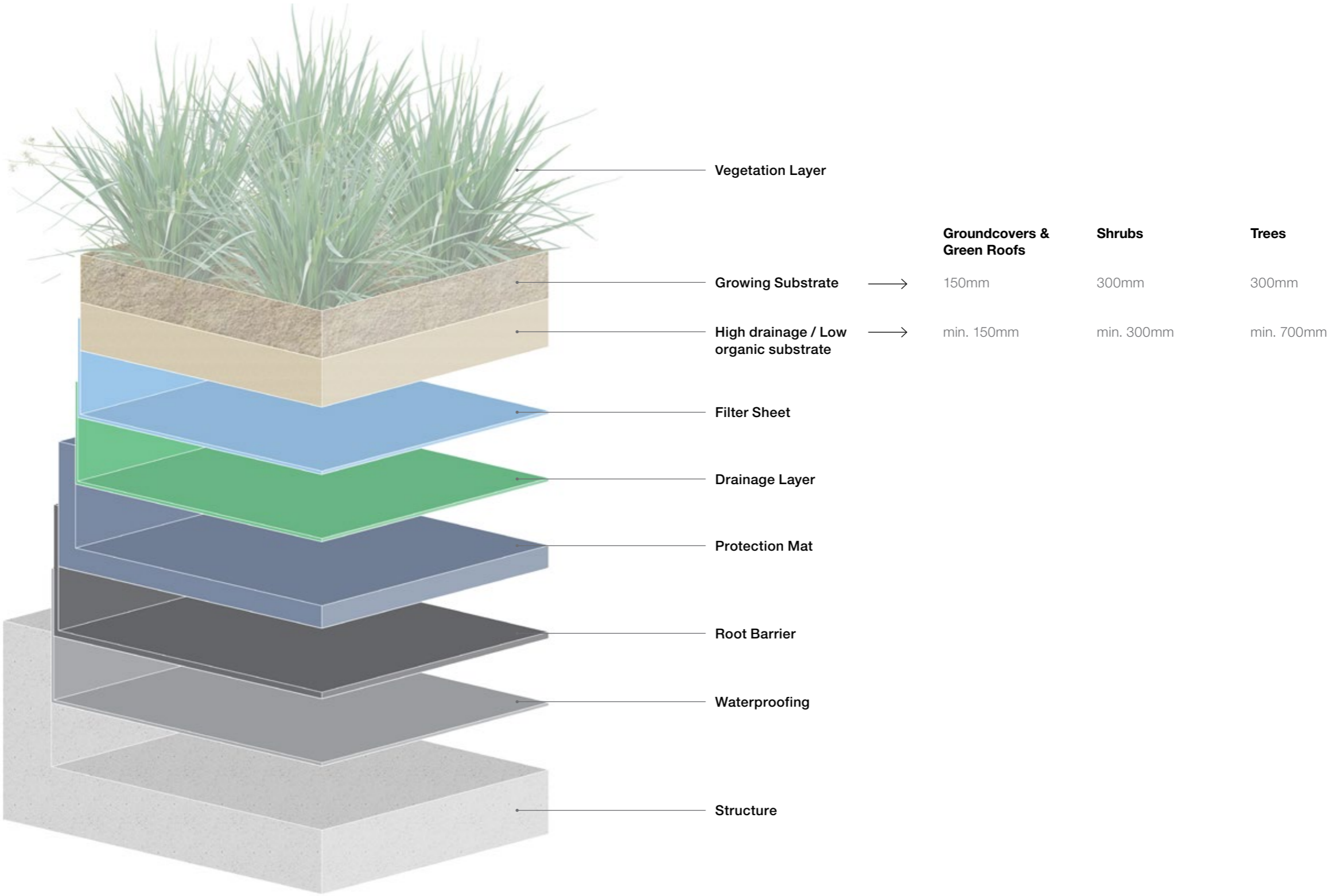
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# Design Details



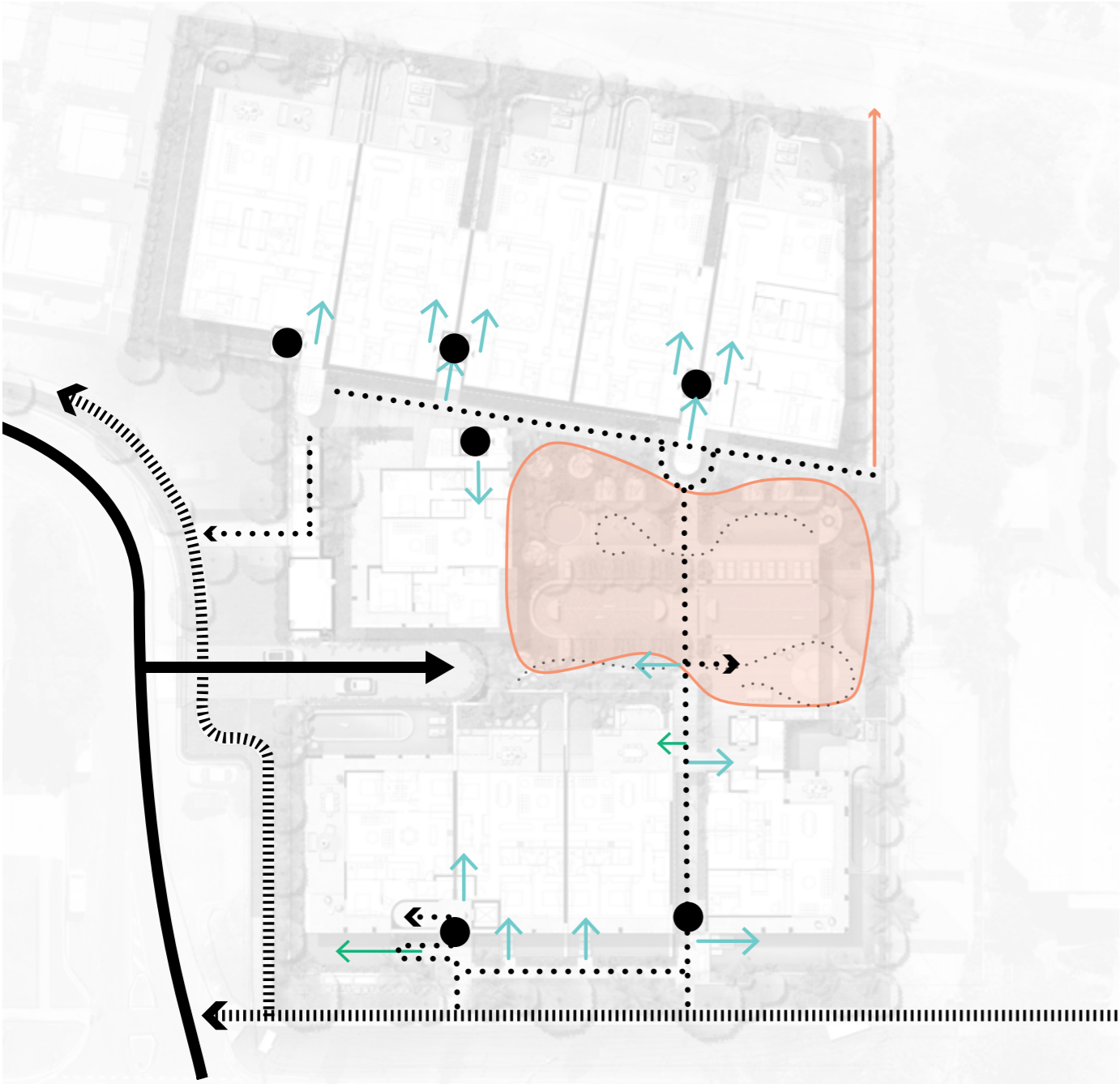
Design Details

# 6.1 Soil Structure Detail



Design Details

# 6.2 Structure Diagrams



CIRCULATION

- Legend
- Pedestrian entry / exit
  - ...➔ Pedestrian circulation
  - ||||➔ Streetscape footpath
  - ➔ Vehicular
  - ➔ Private access
  - ➔ Service Entry
  - ➔ Bushfire maintenance access
  - Communal Space (1,392m<sup>2</sup>)



PLANTING

- Legend
- Deep planting on natural ground (1,384m<sup>2</sup>)
  - Podium planting — min. 1200mm depth
  - Turf Area on Podium— 250mmm depth
  - Turf Area on Natural Ground— 3m Width

Design Details

Structure Diagrams



FENCES

- Legend
 

Type 1 — 1800 High Timber batten entry fence

Type 5 — 1200 High Pool Fencing

Type 1 - Entry Gate

Type 2 - Glass Pool Gate

Type 1 - Private Resident Gate

Internal Residence Screening - Timber batten screening



WALLS

- Legend
 

Type 1 — 450mm High Seating Wall - boardform concrete finish

Type 2 — 700mm High Feature Wall - stacked dry stone finish

Type 3 — 1500mm Feature Entry Walls - bagged brick finish

Type 4 — 1800mm High Privacy wall - bagged brick finish

Type 5 — 1800mm High Feature Wall - stacked dry stone finish

Type 7 — 2000mm Boundary wall - bagged brick finish

Type 8 — 2000mm High Solid Concrete Boundary Wall

Design Details

# 6.3 Structure Diagrams - Level 02



CIRCULATION

- Legend
- Pedestrian entry / exit
  - > Pedestrian circulation
  - Private access





PLANTING

- Legend
- Podium Edge planter- 1000mm depth
  - Podium planter pots- 500mm depth min

6.4 Tree Planting Diagram - Ground Floor



Legend

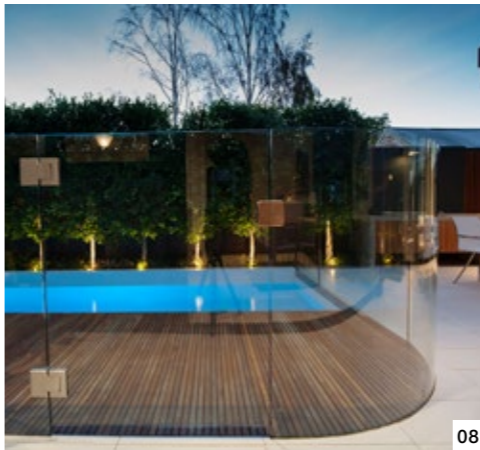
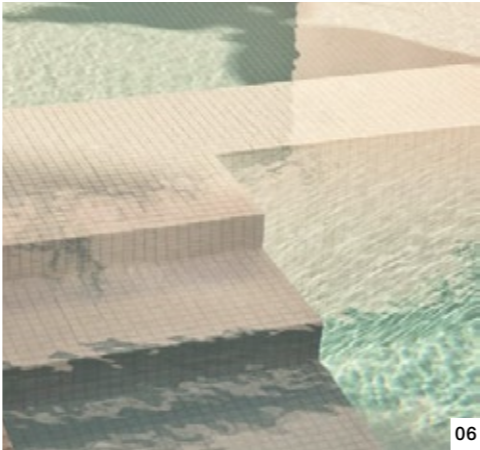
-  Proposed Rainforest Canopy Tree
-  Proposed Coastal Feature Tree
-  Proposed Coastal Shade Tree
-  Proposed Coastal Feature Palm
-  Proposed Rainforest Canopy Tree
-  Proposed Rainforest Palms
-  Proposed Coastal Feature Tree

Note: all tree species to come from littoral rainforest palette

**NOTE:**  
ALL TREE SPECIES AND LOCATIONS  
TO BE REVIEWED AGAINST ARBORIST  
REPORT - REPLACEMENT TREES TBC  
PENDING FURTHER REVIEW

Design Details

# 6.5 Materials Palette



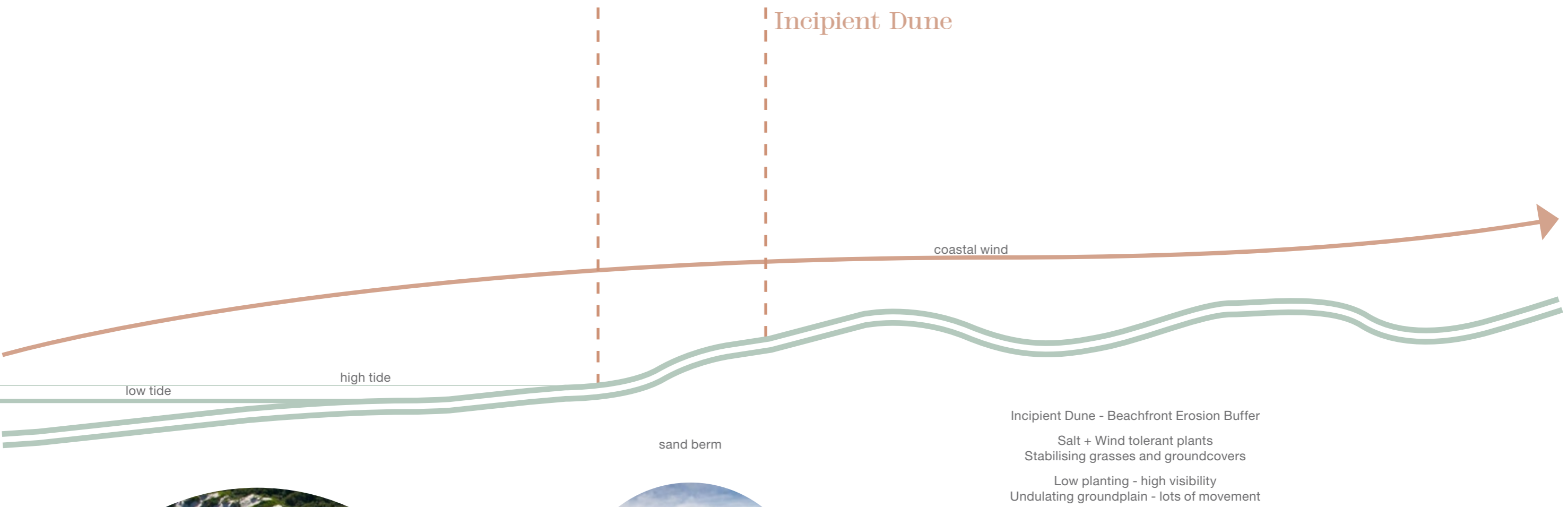
HARDSCAPE		
01	Paving	Timber Decking 200mm wide Accoya Decking
02	Paving	Feature Paving Scala Crazy Paving
03	Wall	Stone Feature Walls Chunky freeform stone walls
04	Paving	Gravel Patio Warm toned pea-gravel
05	Wall Type 1	Concrete Seating Walls Formed white concrete
06	Pool Finish	Internal Pool Tile Sandhill Mosaic tile - Eco Outdoor
SOFTSCAPE		
07	Turf Type 1	Turf Grade A Couch
FENCING		
08	Fence Type 1	Frameless Pool Fence 1200mm high
09	Fence Type 2	Steel Rod Fence 1200mm high

07

# Planting Palette



Planting Palette  
7.1 Planting Composition



Established Foredune

Hind Dune



Frontal dune

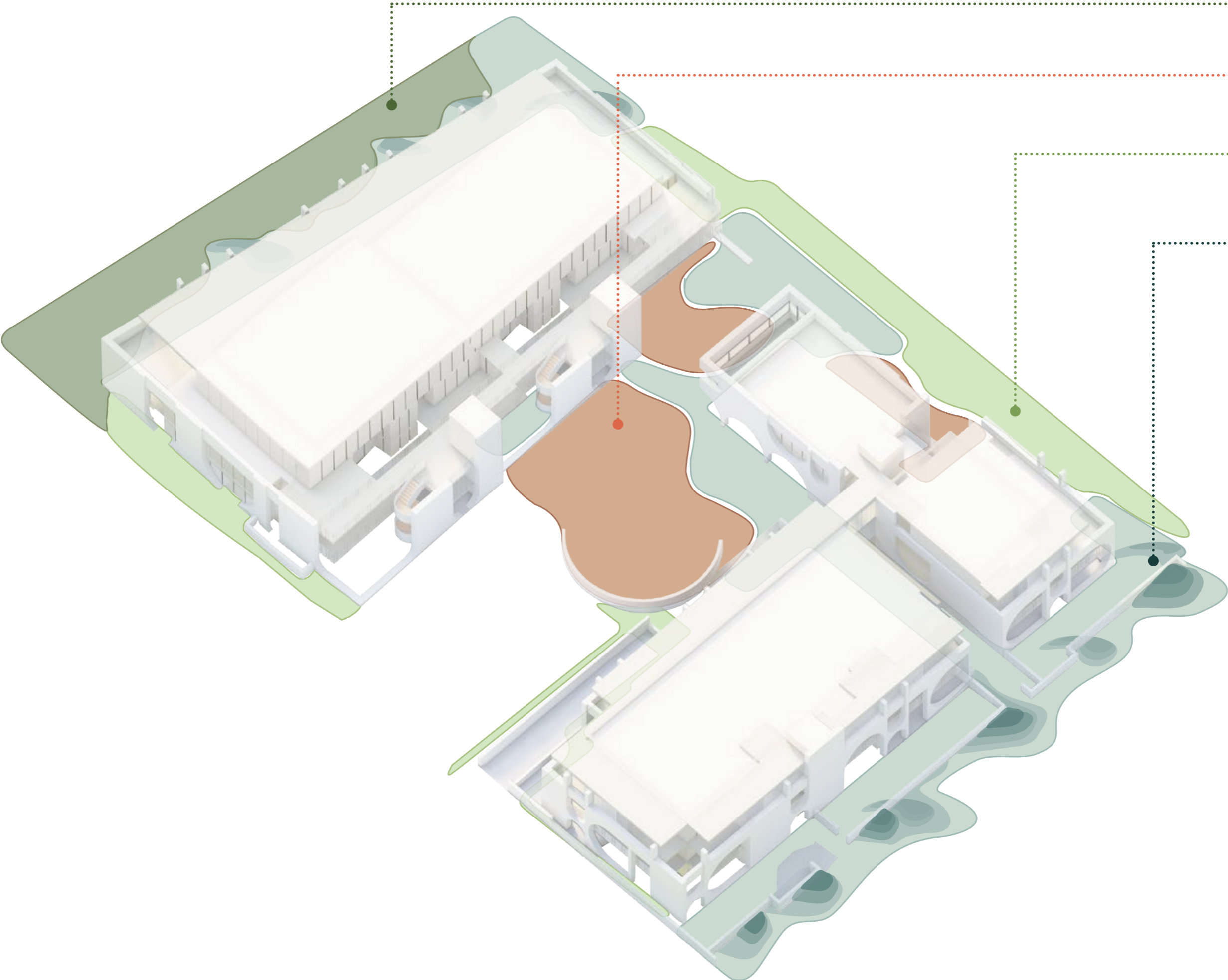
High exposure to coastal elements  
Salt + Wind tolerant shrubs and groundcovers  
Open views/sightlines due to plant species that hug the dune slope

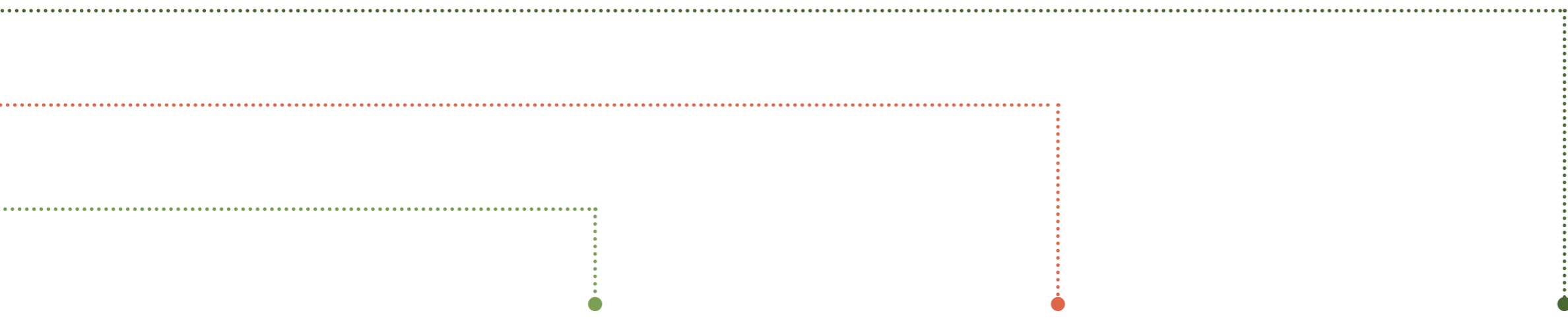
Protected rear dune

Lower exposure to coastal elements  
Larger shrubs and small trees  
that include species more tolerant to wet feet  
Canopy and Dune formation create cocoon

Protected Vegetation  
Larger Tree species  
Coastal forest







Exposed Incipient Dune



Exposed Foredune

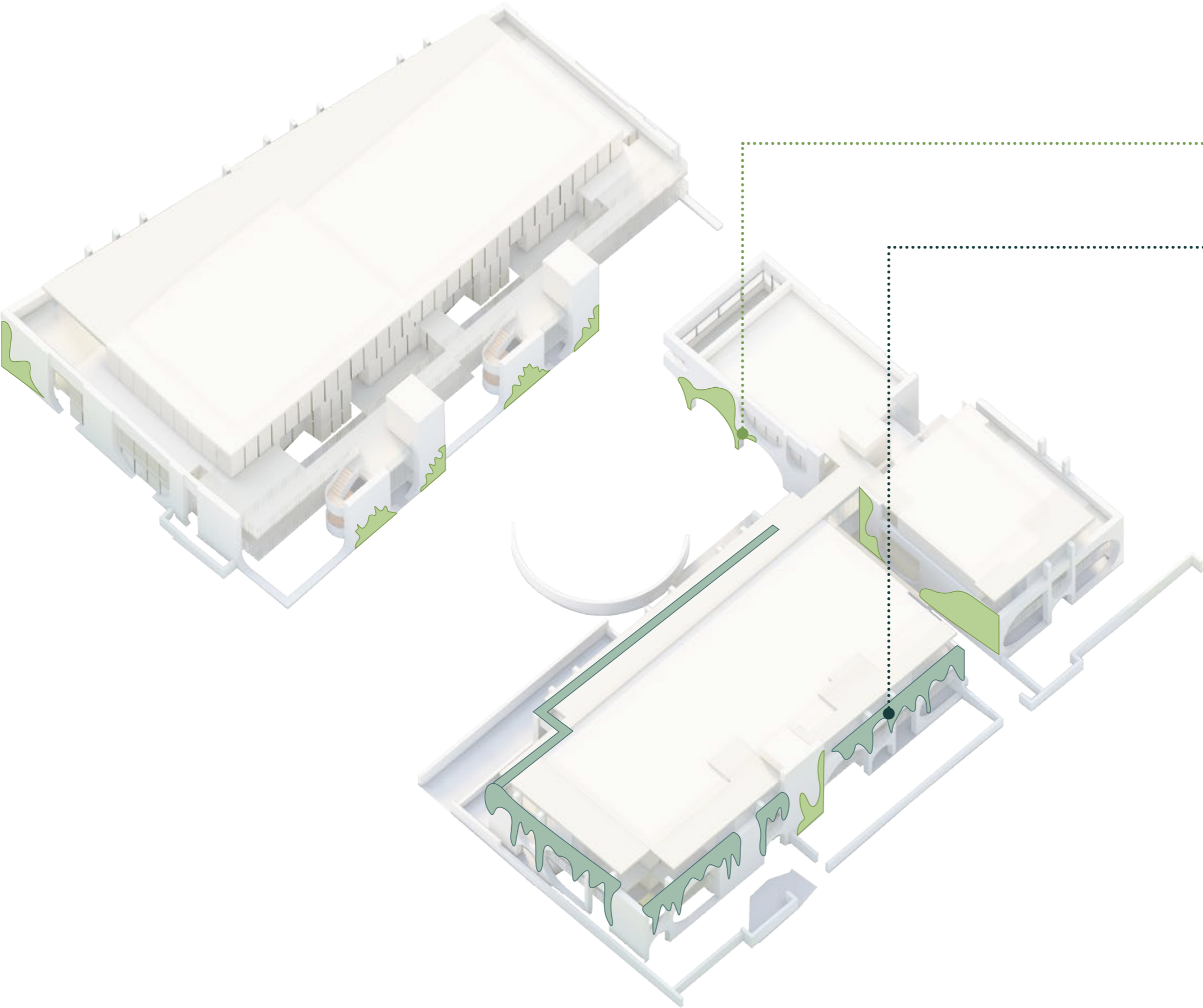


Protected Rear Dune



Hind Dune





Coastal Cascading Species



Climbing





Livistona australis



Hibiscus tiliaceus



Lomandra verday



Conostylis 'Silver Sunrise'



Myrsine variabilis



Myoporum parvifolium



Melaleuca thymifolia



Lomandra confertifolia



Casuarina glauca



Acmena hemilampra



Acmena smithii



Hoya australis



Parsonsia straminea



Ficinia nodosa



Pittosporum undulatum

Planting Palette  
7.4 Palette - Exposed Foredune

**Note:** The total number of planting will be a mix of 90% native species and 10% exotic species



Banksia aemula



Pandanus tectorius



Cupaniopsis anacardioides



Banksia integrifolia



Cordyline petiolaris



Doryanthes palmeri



Banksia oblongifolia



Callistemon pachyphyllus



Banksia robur



Lomandra longifolia



Leptospermum polygalifolium



Melaleuca nodosa



\*Westringia fruticosa 'Zena'



Breynia oblongifolia



Myoporum parvifolium



Pandanus tectorius



Hibiscus tiliaceus



Livistona australis



Alocasia brisbanensis



Eremophila nivea



\*Licuala elegans



\*Licuala ramsayi



Blechnum cartilagenium



Austromyrtus dulcis



Banksia spinulosa



Asplenium australasicum



Viola hederacea



Dianella caerulea



Cissus antarctica



Anigozanthos flavidus

Planting Palette

# Palette - Protected Rear Dune

**Note:** The total number of planting will be a mix of 90% native species and 10% exotic species



Archontophoenix cunninghamiana



Anigozanthos flavidus



Cordyline congesta



Asplenium australasicum



Dichondra repens



\*Zoysia tenuifolia



Pandorea pandorana



Baekea virgata



*Pandanus tectorius*



*Hibiscus tiliaceus*



*Livistona australis*



*Elaeocarpus obovatus*



*Elaeocarpus reticulatus*



*Eremophila nivea*



*Pittosporum tobira*



*Blechnum cartilagenium*



*Westringia fruticosa* 'Zena'



*Hibbertia scandens*



\**Asplenium australasicum*



*Dianella caerulea*



*Dichondra repens*



\**Zoysia tenuifolia*



*Cissus antarctica*

**Note:** The total number of planting will be a mix of 90% native species and 10% exotic species



Polyscias elegans



Baeckea frutescens



Pittosporum undulatum



Acmena smithii



Acmena hemilampra



Cordyline congesta



Asplenium australasicum



Alocasia brisbanensis



Myoporum parvifolium



Melaleuca thymifolia

