



29 Shirley Street

BYRON BAY, NSW.

STATEMENT OF LANDSCAPE INTENT
NOVEMBER 2024



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
10	14 / 06 / 2024	DA Amendments	GN
11	15 / 11 / 2024	RFI	GN



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01 Site Understanding

Site Understanding

1.1 Location & Context



Site Understanding

1.2 Tree Identification



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



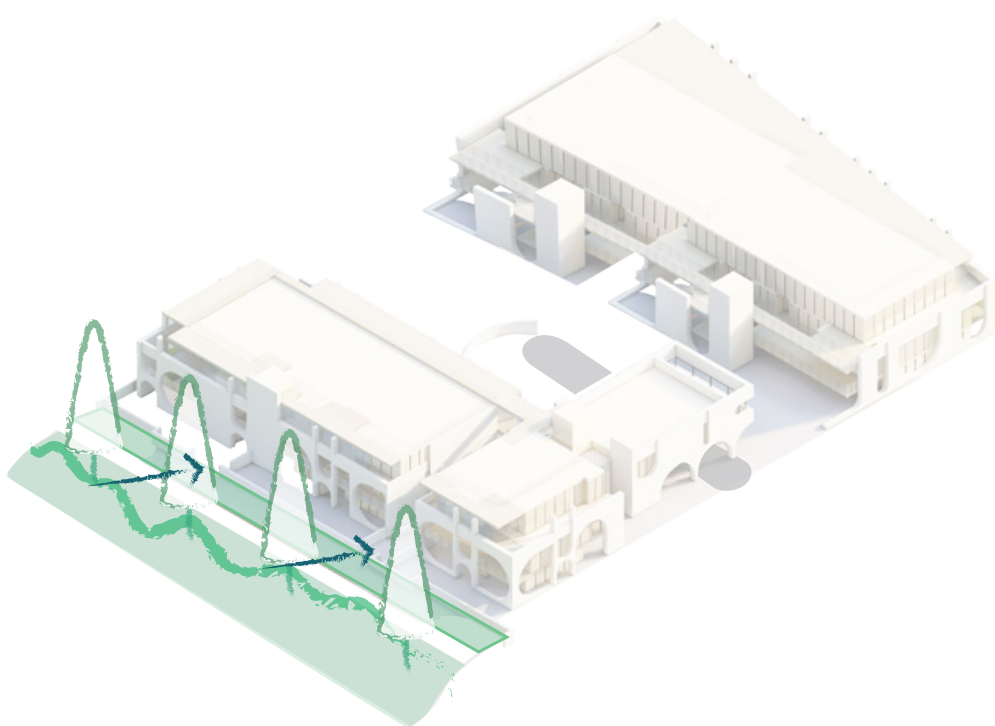
A truly integrated biophilic landscape response that shades, cascades, connects and softens



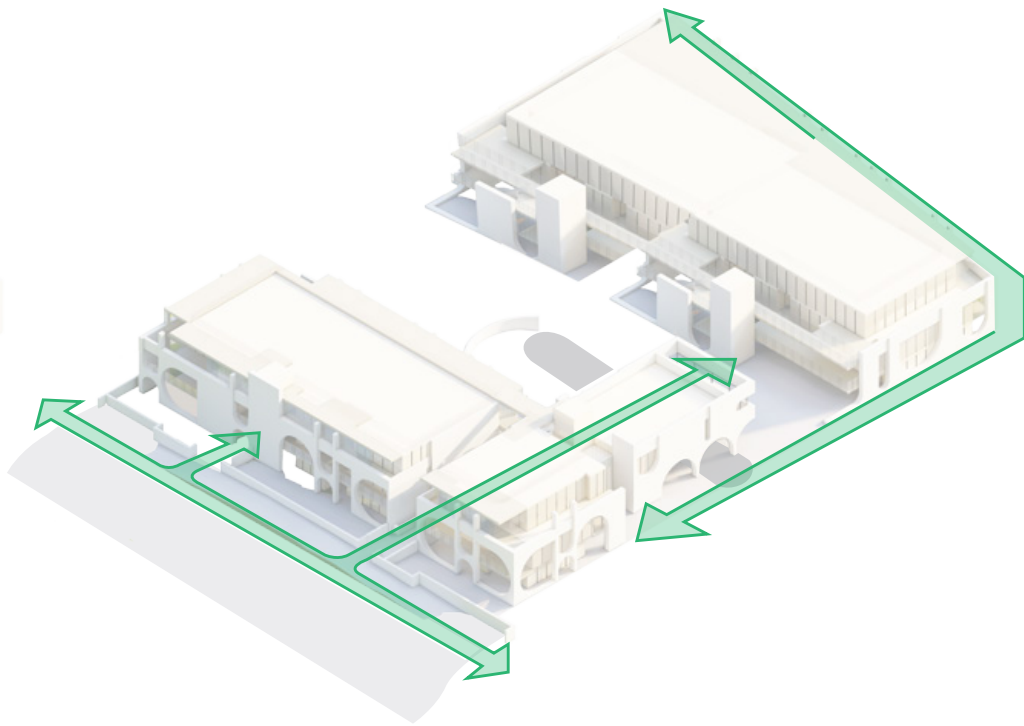
Flexibility to accommodate varied group sizes and activities day and night



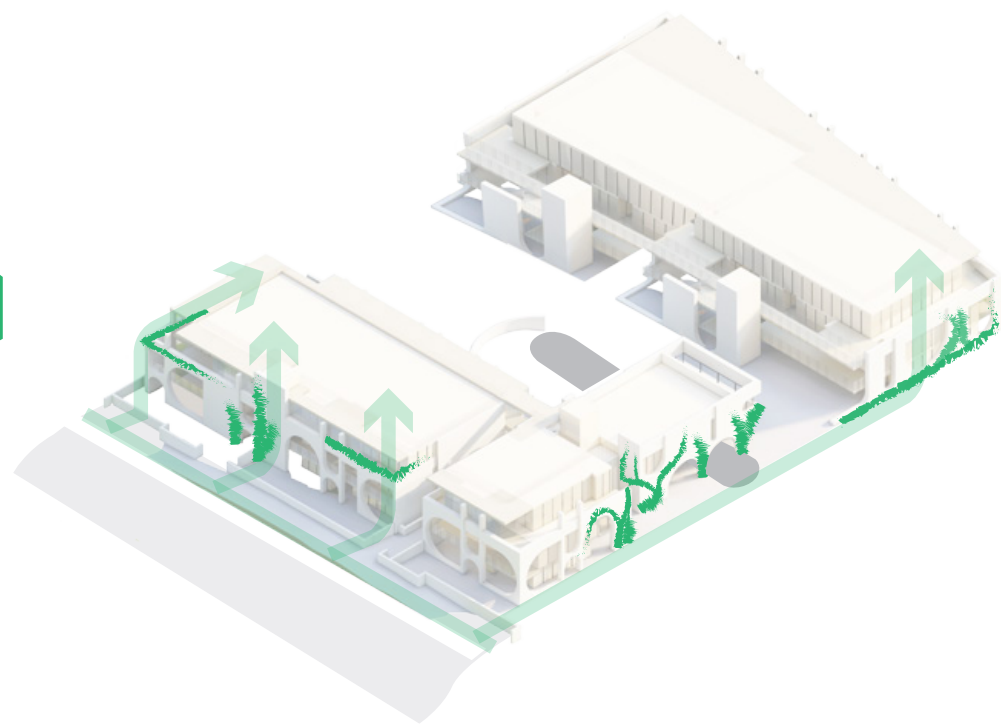
Design Response.



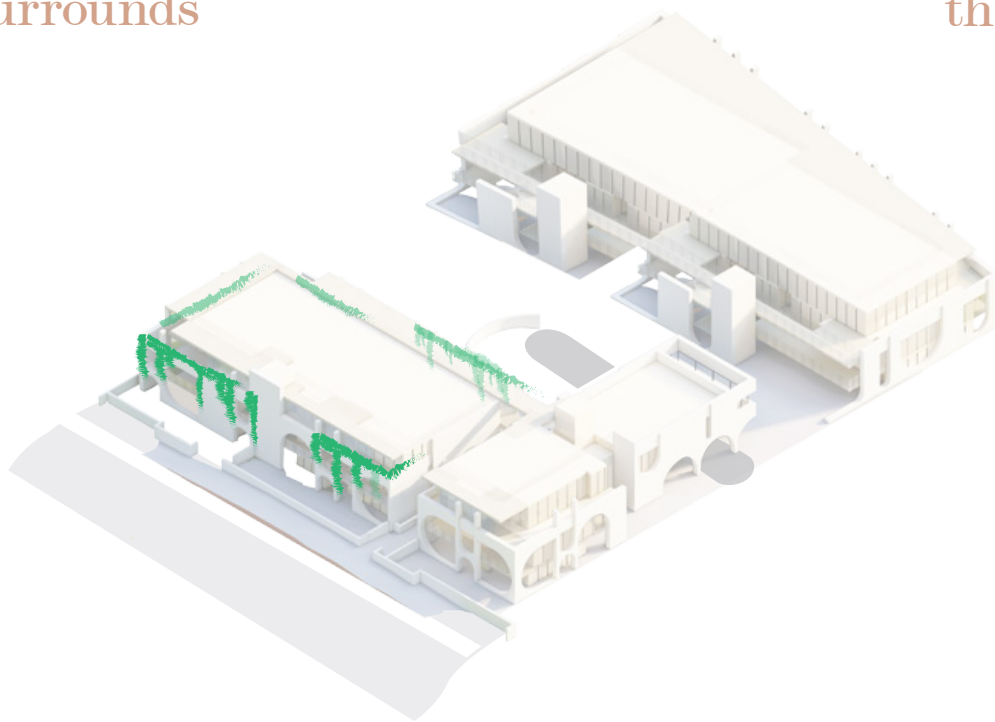
Connect the site to
its surrounds



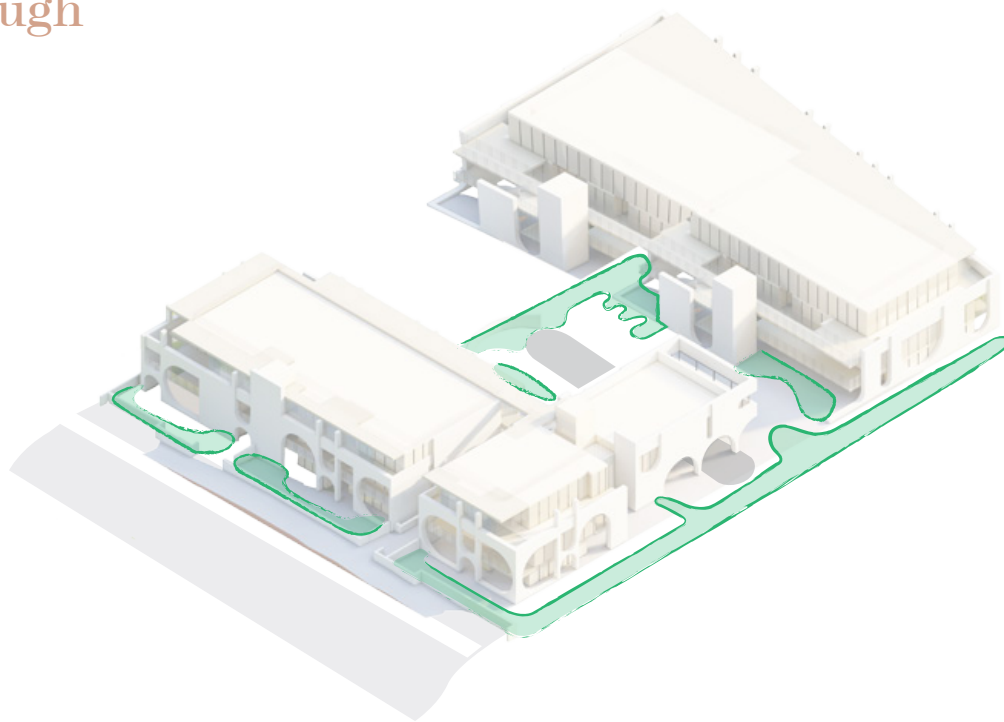
Draw the landscape in and
through



Extend the landscape up



Cascade the landscape over



Define landscape rooms

03

Landscape Design



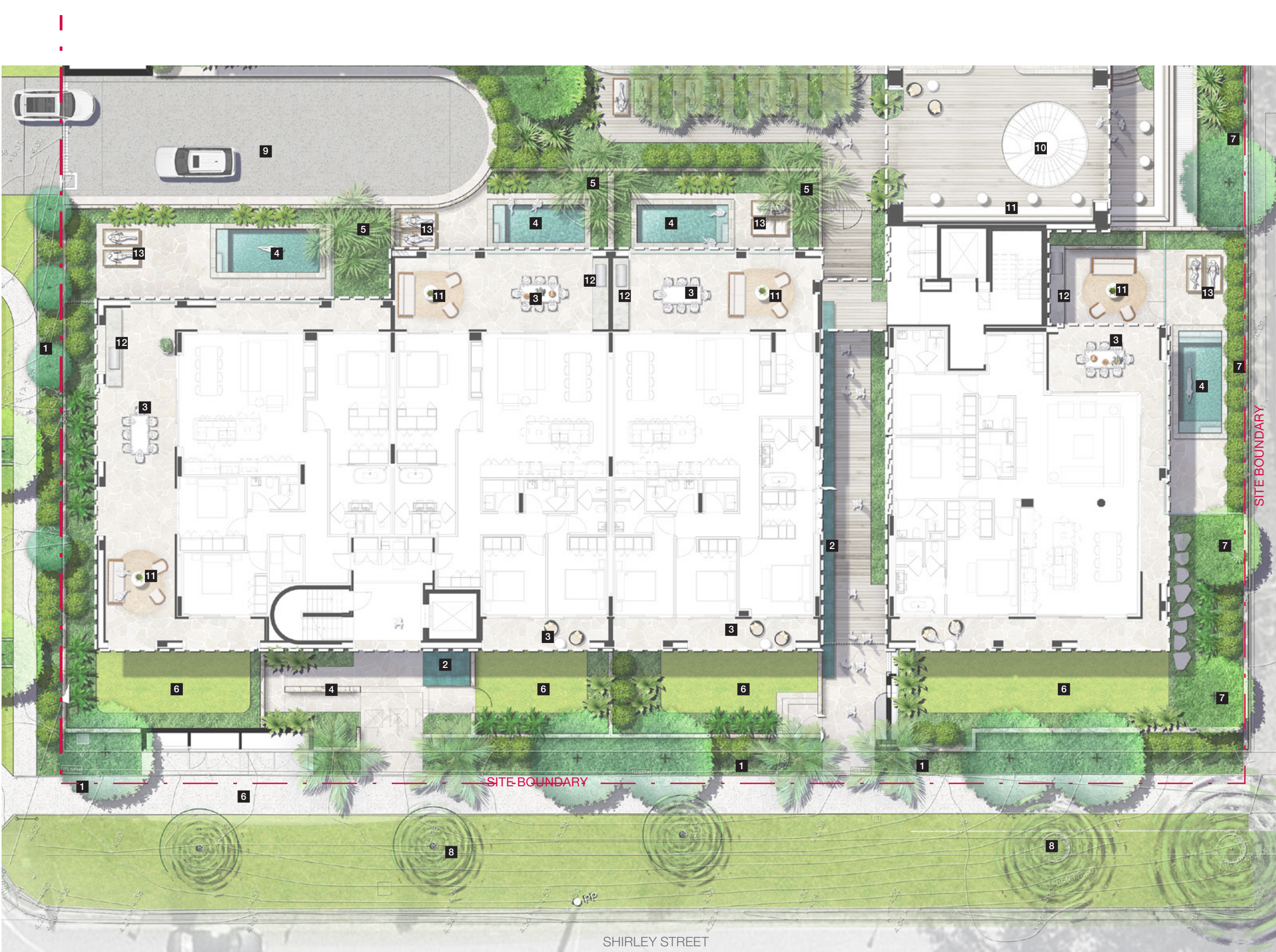
Landscape Design

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 Upgraded verge works
 - 6 4m Sewer Easement
 - 7 Existing pine trees to be retained

Landscape Design
3.2 Detail Plan - Southern Apartments



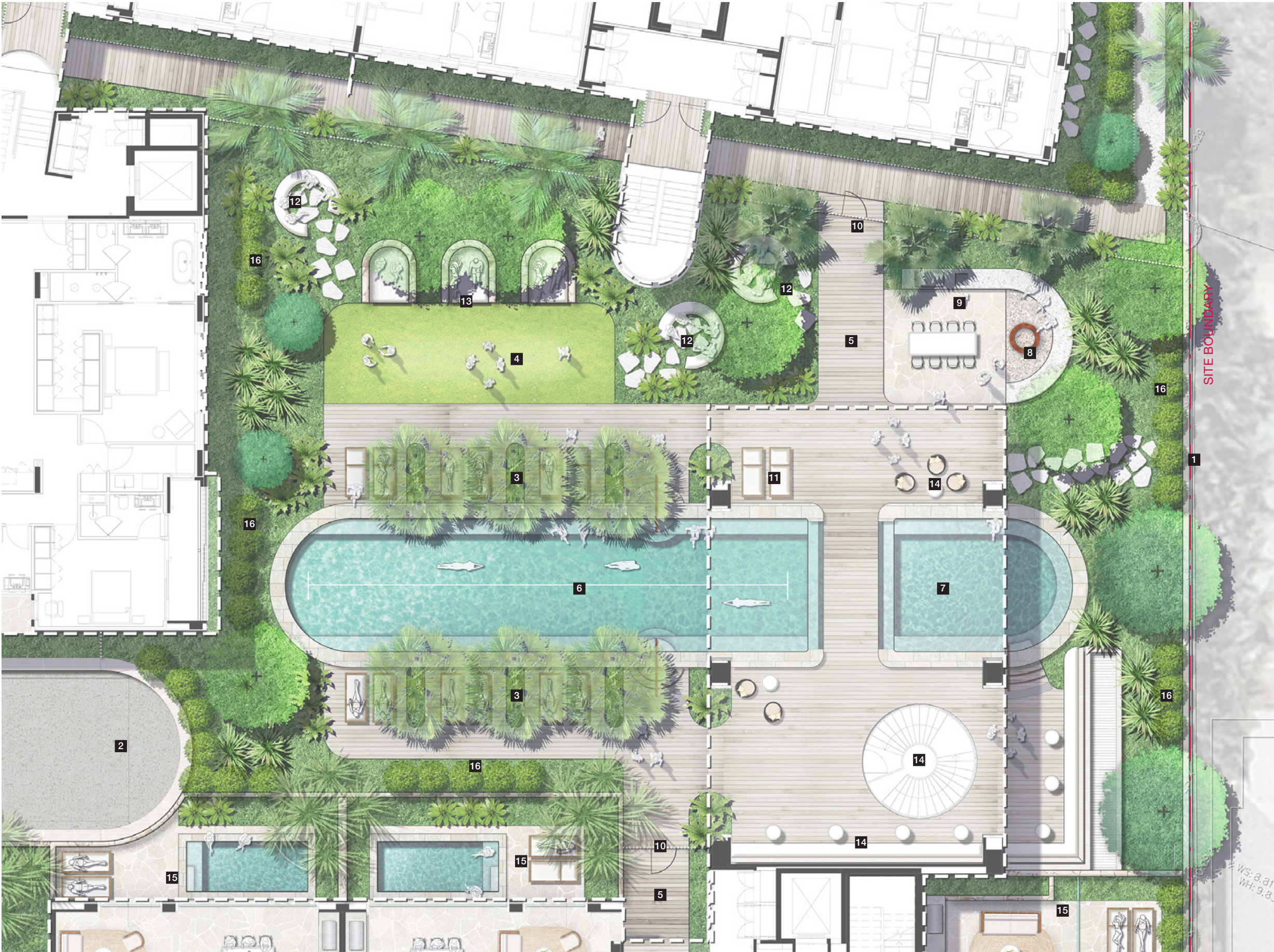
Key Plan | Ground Level

- Legend**
- 1 Large shade trees and feature palms to planted verge
 - 2 Entry water features
 - 3 Private terraces
 - 4 Private pool
 - 5 Shade tree to private terrace
 - 6 Lawn
 - 7 Screening trees & shrubs
 - 8 Existing pine trees to be retained
 - 9 Driveway to basement
 - 10 Stairs to Wellness Centre
 - 11 Lounge space
 - 12 Outdoor BBQ and dining
 - 13 Sun lounges



Landscape Design

3.3 Detail Plan - Communal Recreation Area Plan



Key Plan | Ground Level

Legend

- 1 Boundary wall
- 2 Driveway to basement
- 3 Livistona palms lining pool deck with sun loungers between
- 4 Open lawn area
- 5 Timber pool deck and walkway
- 6 Lap pool
- 7 Plunge pool
- 8 Gravel patio with fire pit
- 9 Outdoor kitchen & dining space
- 10 Pool gate
- 11 Sun loungers
- 12 Organic steppers leading to seating are tucked into garden bed
- 13 Built in day beds
- 14 Stairs to Wellness Centre
- 15 Private terraces
- 16 Screening trees & shrubs
- 17 Lounge space



Landscape Design

3.4 Detail Plan - Northern Apartments



Key Plan | Ground Level

- Legend
- 1 Pool gate
 - 2 Boundary wall
 - 3 Feature dividing walls
 - 4 Private pool
 - 5 Shade tree to private terrace
 - 6 Lawn
 - 7 Screening trees & shrubs
 - 8 3m Easement
 - 9 Access to beach
 - 10 Palms to boundary
 - 11 Lounge space
 - 12 Outdoor BBQ and dining
 - 13 Sun lounges



Landscape Design
3.5 Level 01 Masterplan



- Legend
- 1 Communal Foyers
 - 2 Private Terraces
 - 3 Podium edge planters with coastal cascading species

Level 02 Masterplan



- Legend
- 1 Private terraces
 - 2 Private rooftop
 - 3 Podium edge planters with coastal cascading species

Landscape Design
3.6 Detail Plan - Level 02

- Legend
- 1 Shade tree in mounded garden
 - 2 Pavers to pool terrace
 - 3 Outdoor BBQ & dining
 - 4 Plunge pool
 - 5 Lounge
 - 6 Screening trees & shrubs
 - 7 Maintenance path
 - 8 Sun loungers
 - 9 Built in day bed
 - 10 Glass pool fence to perimeter and maintenance path
 - 11 Steel balustrade to service area and stairs



Landscape Design

3.7 Rooftop Master Plan



Rooftop trafficable areas and landscaping to comply with condition 9 of consent.

Legend

1 Private rooftop



Landscape Design
3.8 Detail Plan - Roof



- Legend**
- 1 Shade tree in mounded garden
 - 2 Pavers to pool terrace
 - 3 Outdoor BBQ & dining
 - 4 Plunge pool
 - 5 Lounge
 - 6 Screening trees & shrubs
 - 7 Maintenance path
 - 8 Sun loungers
 - 9 Built in day bed
 - 10 Glass pool fence to perimeter and maintenance path
 - 11 Steel balustrade to service area and stairs

Rooftop trafficable areas and landscaping to comply with condition 9 of consent.





04

Sections

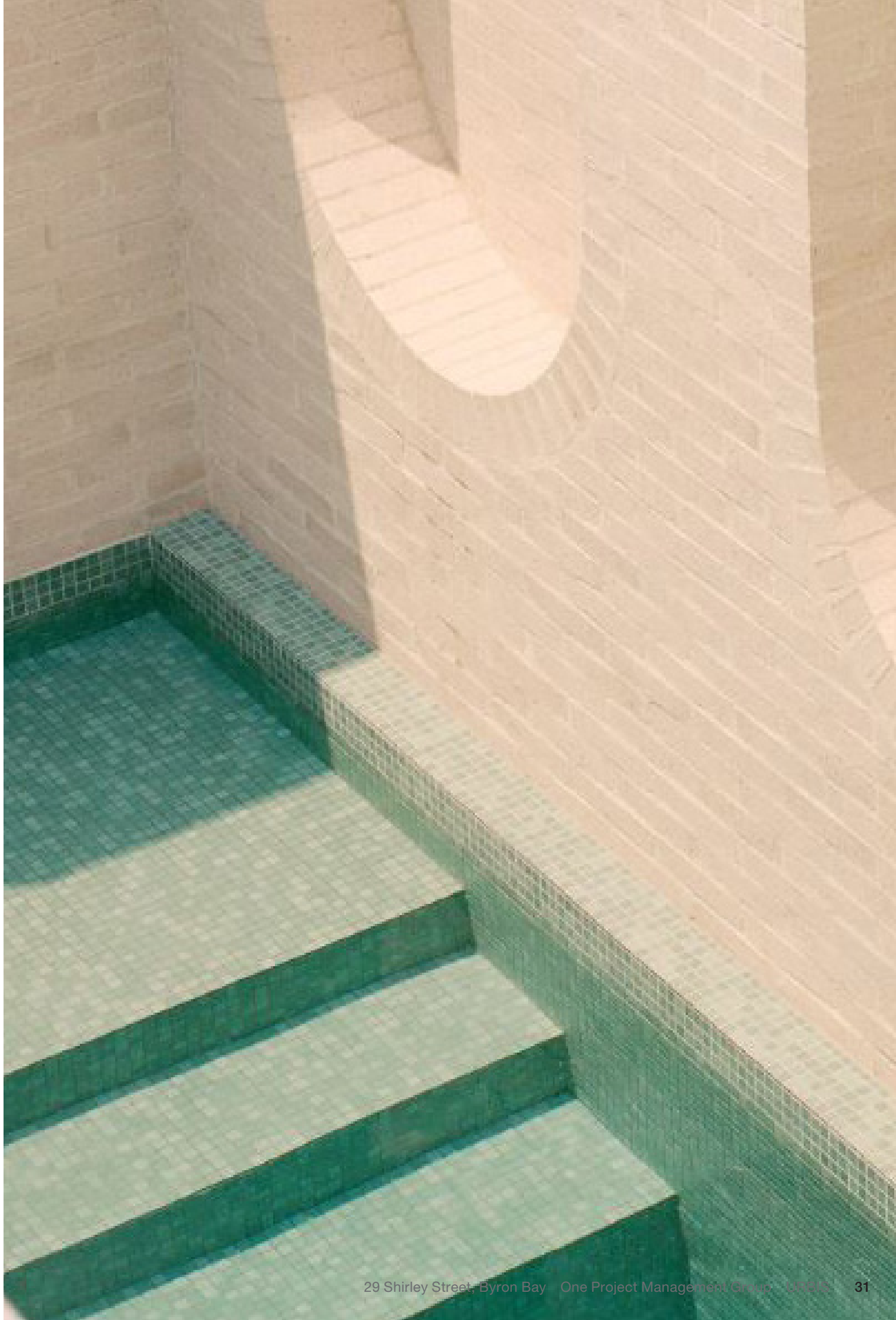




Key Plan | Level 1

Legend

- 1 Boundary wall
- 2 Screening trees & shrubs
- 3 Organic steppers leading to seating are tucked into garden bed
- 4 Open lawn area
- 5 Timber pool deck and walkway
- 6 Outdoor kitchen and lounge space
- 7 Pool gate
- 8 Built in day beds
- 9 Side access to beach
- 10 Shade trees
- 11 Feature palms





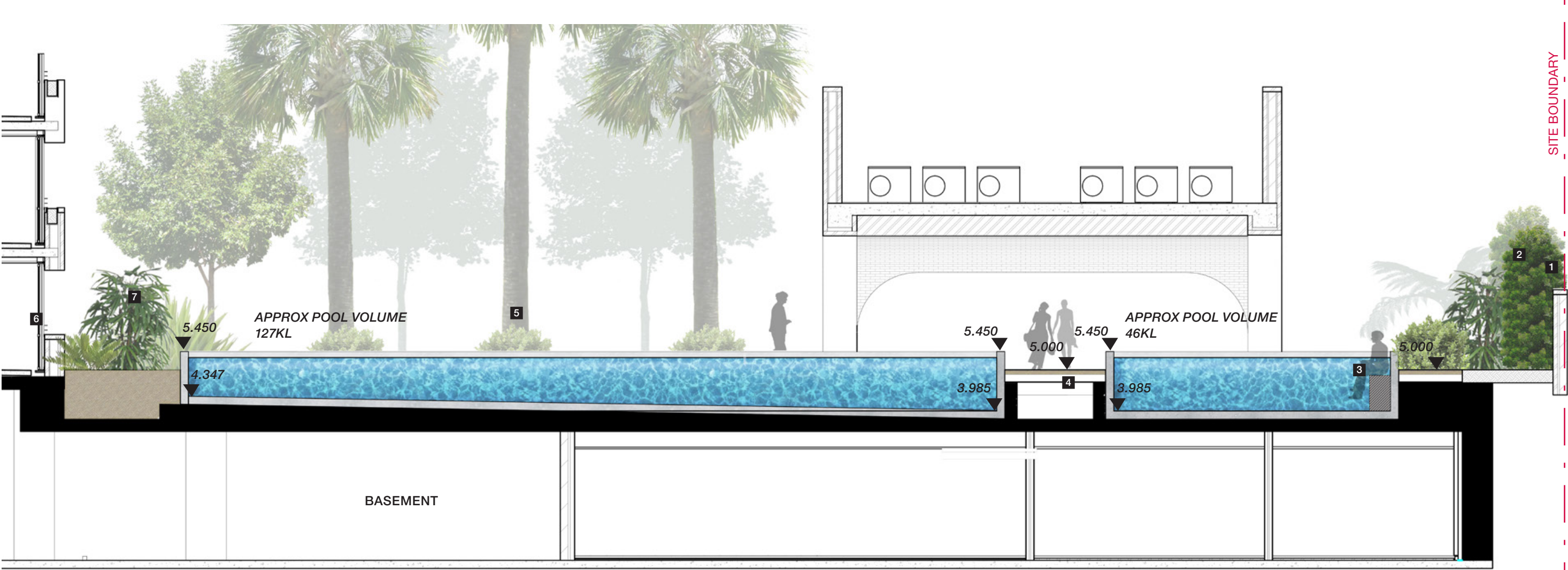
Key Plan | Ground Level

- Legend
- 1 Boundary wall
 - 2 Screening trees & shrubs
 - 3 Podium edge planters with coastal cascading species
 - 4 Timber pool deck and walkway
 - 5 Lounge space
 - 6 Pool gate
 - 7 Shade trees to private terrace
 - 8 Driveway to basement
 - 9 Stairs to Wellness Centre

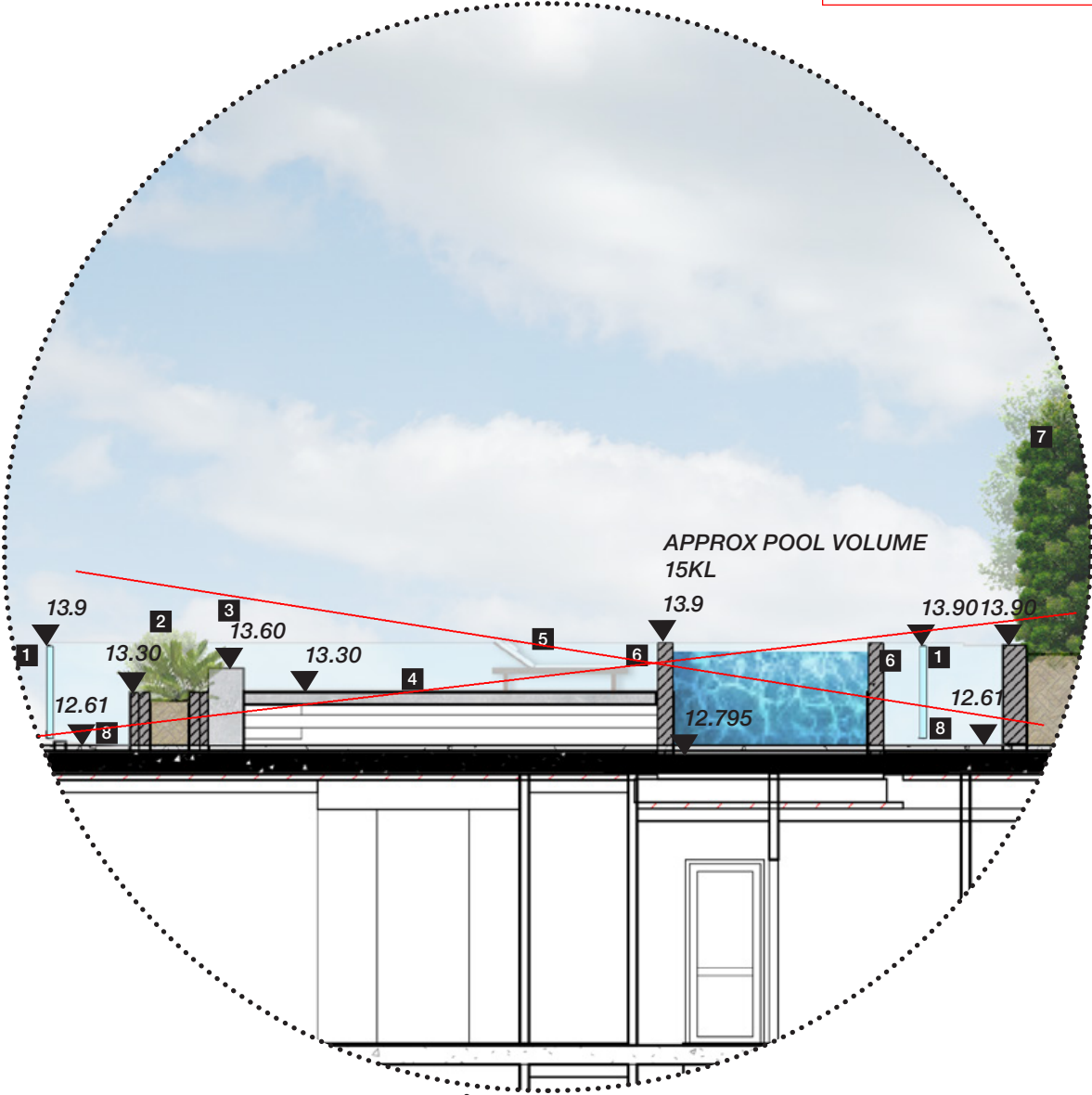
Legend

- 1 Boundary wall with rendered concrete
- 2 Screening trees & shrubs to boundary
- 3 Plunge pool with seat
- 4 Deck path between pools
- 5 Livistona palms and low shrubs
- 6 Private terrace with pool compliant louvres
- 7 Screening shrubs

Key Plan | Ground Level



Rooftop trafficable areas and landscaping to comply with condition 9 of consent.



Steel panel fence to conceal services

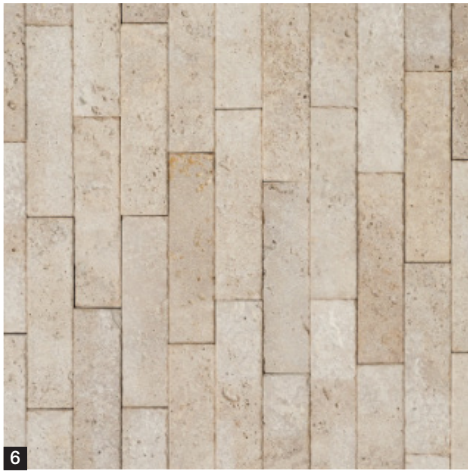


Bagged brick to built in seating wall



Key Plan | Level 2

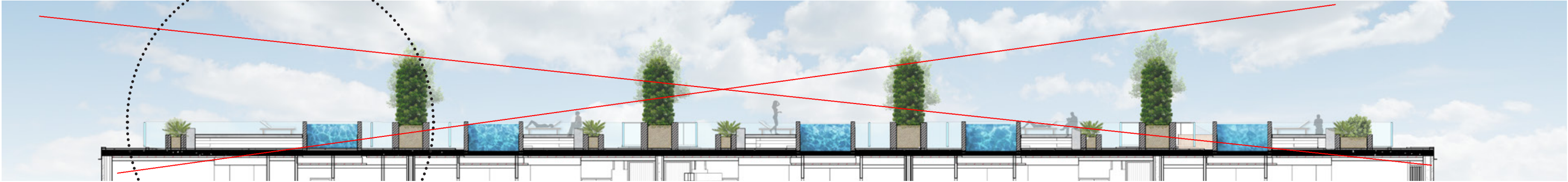
- Legend
- 1 Glass balustrade & pool fence
 - 2 Planter
 - 3 Seating wall
 - 4 Pavers on pedestals
 - 5 Sunlounger
 - 6 Pool with travertine batten to exterior
 - 7 Screening shrubs

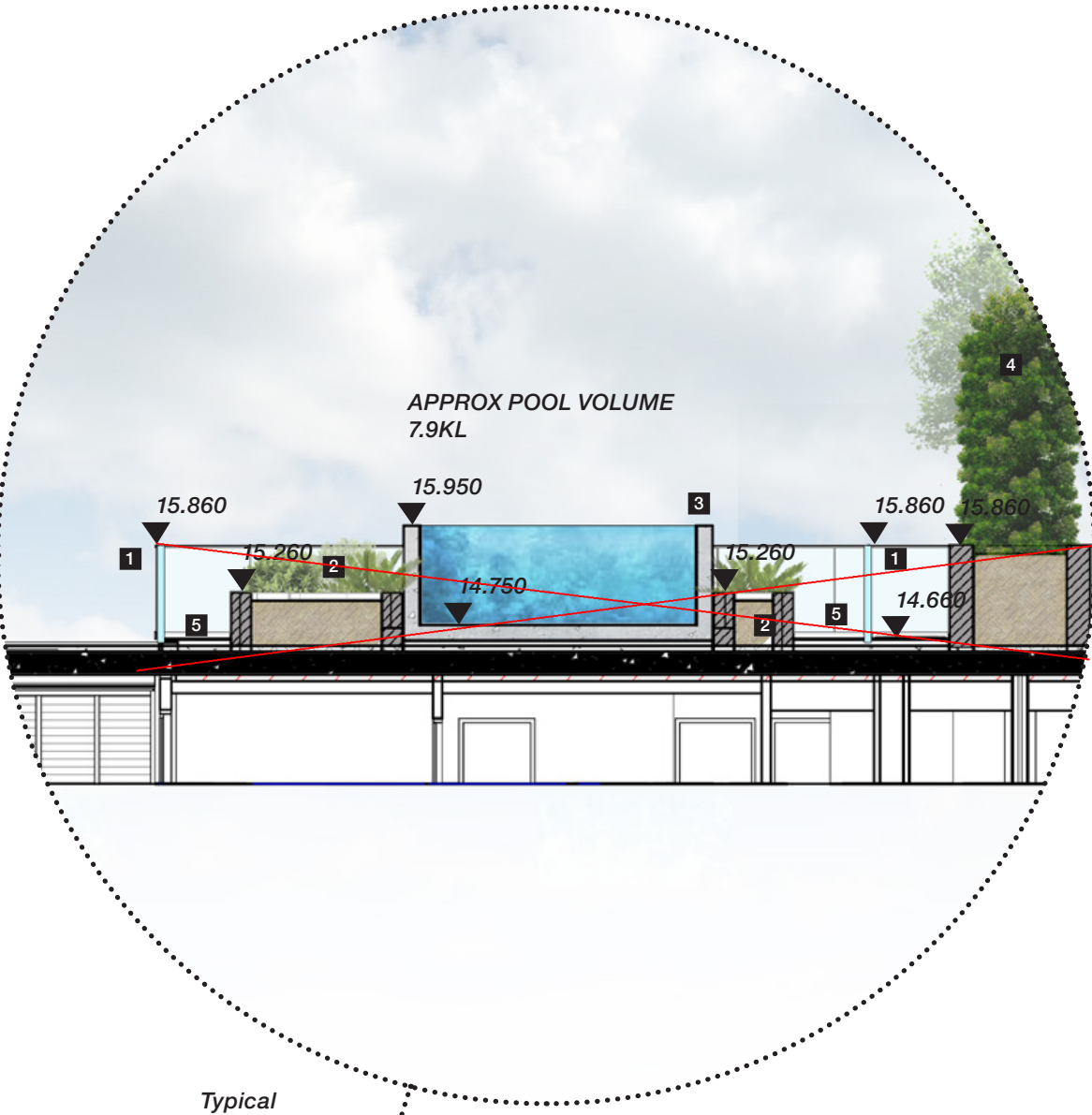


Travertine batten to outside edge of pool, planter walls, built in sun bed



Glass pool fence to perimeter of rooftop





Rooftop trafficable areas and landscaping to comply with condition 9 of consent.

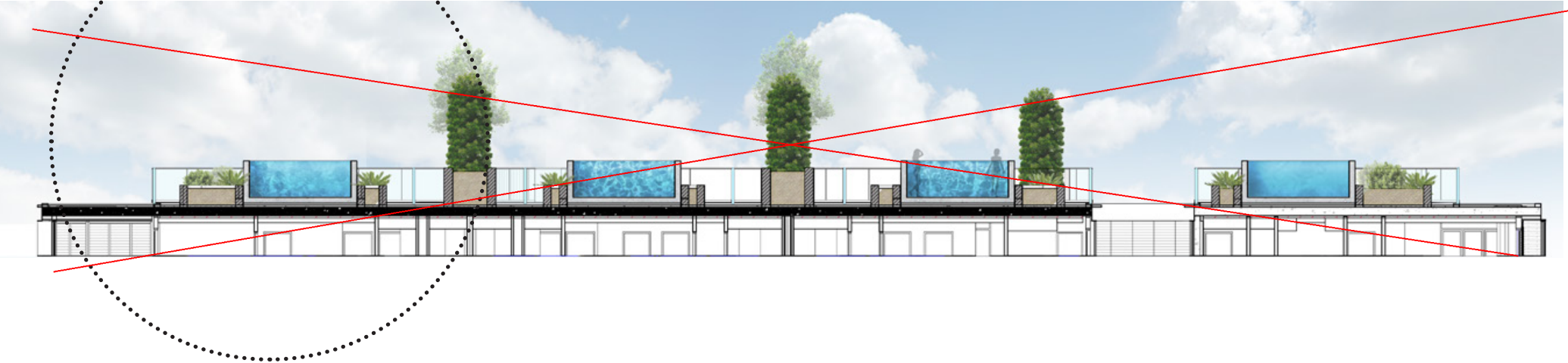
- Legend
- 1 Glass balustrade and pool fence
 - 2 Planter
 - 3 Pool with travertine batten to exterior
 - 4 Screening shrubs



Key Plan | Level 1



Indicative Render View from



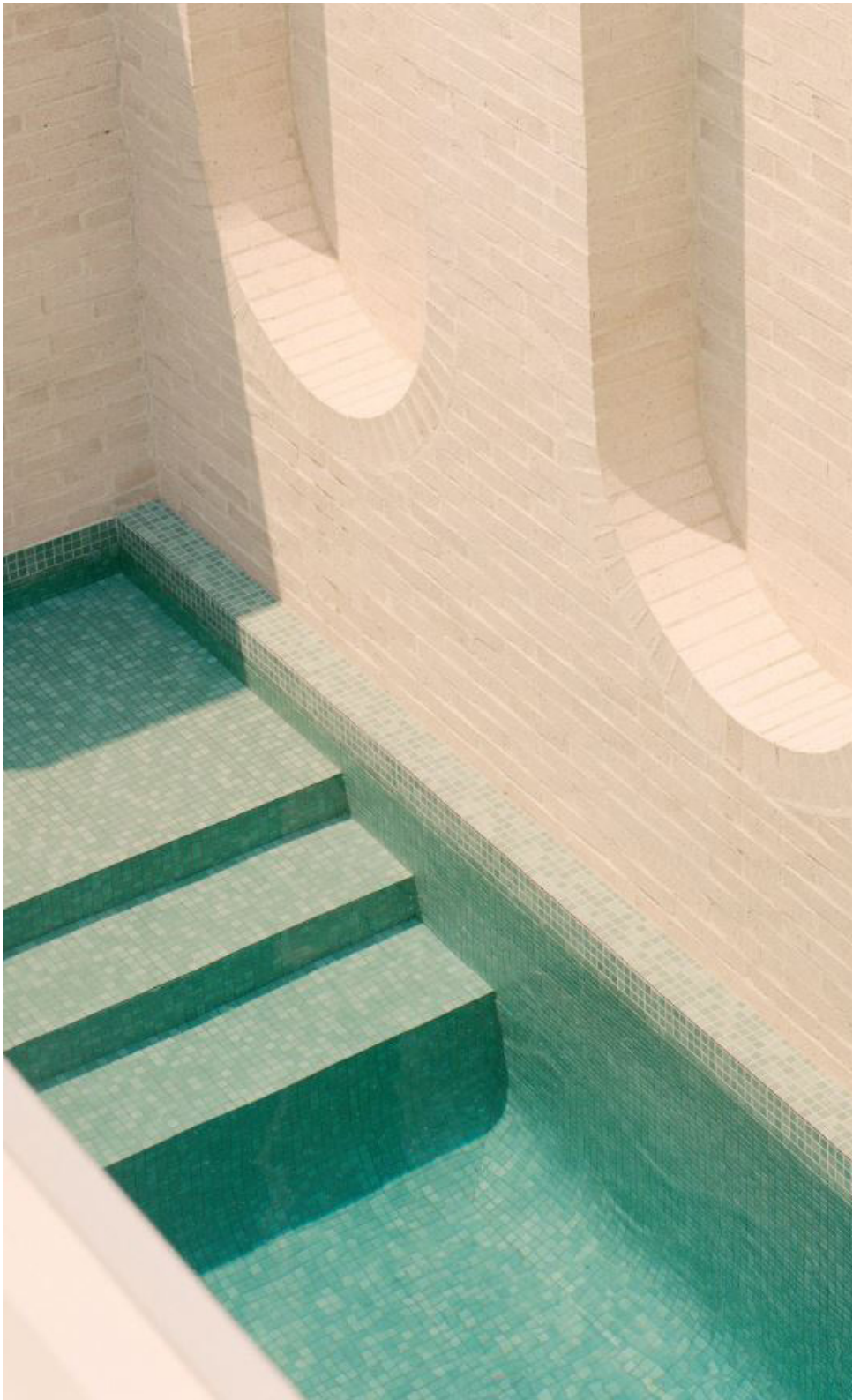


05

Landscape Character

Landscape Character

5.1 Key Materials



Landscape Character

5.2 Landscape Character

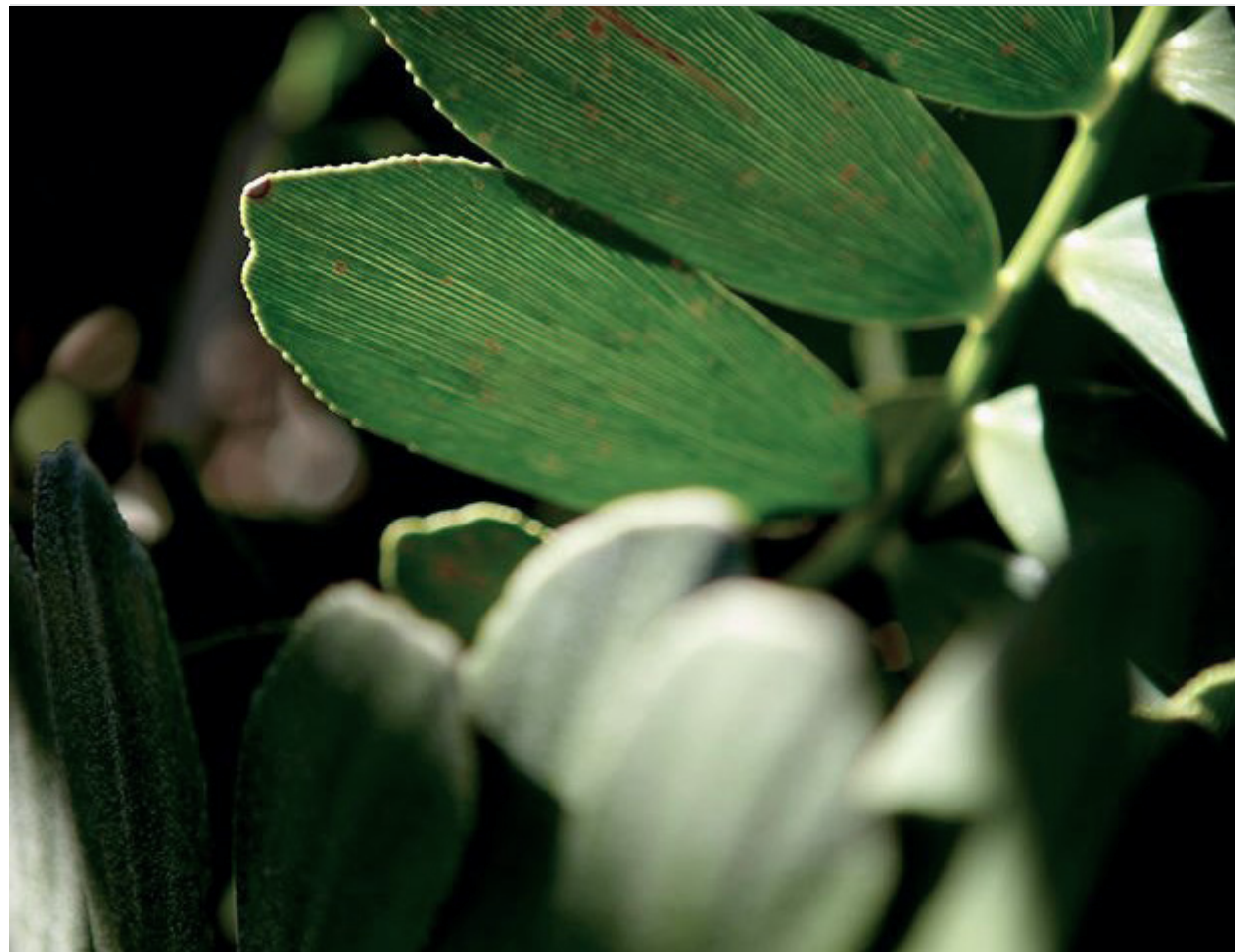


Landscape Character

Landscape Character



Landscape Character
5.3 Planting Character



Landscape Character
Planting Character



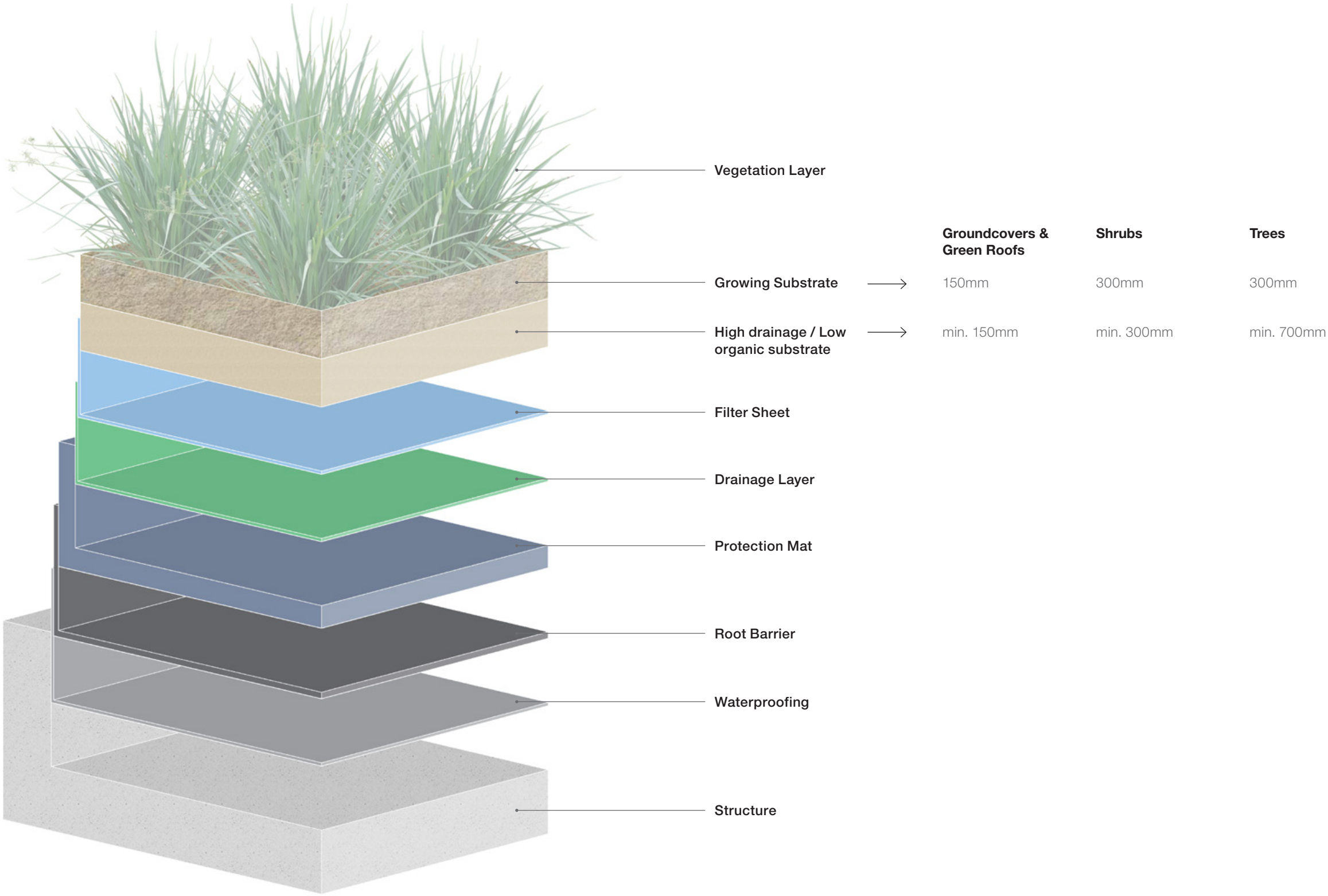
06

Design Details



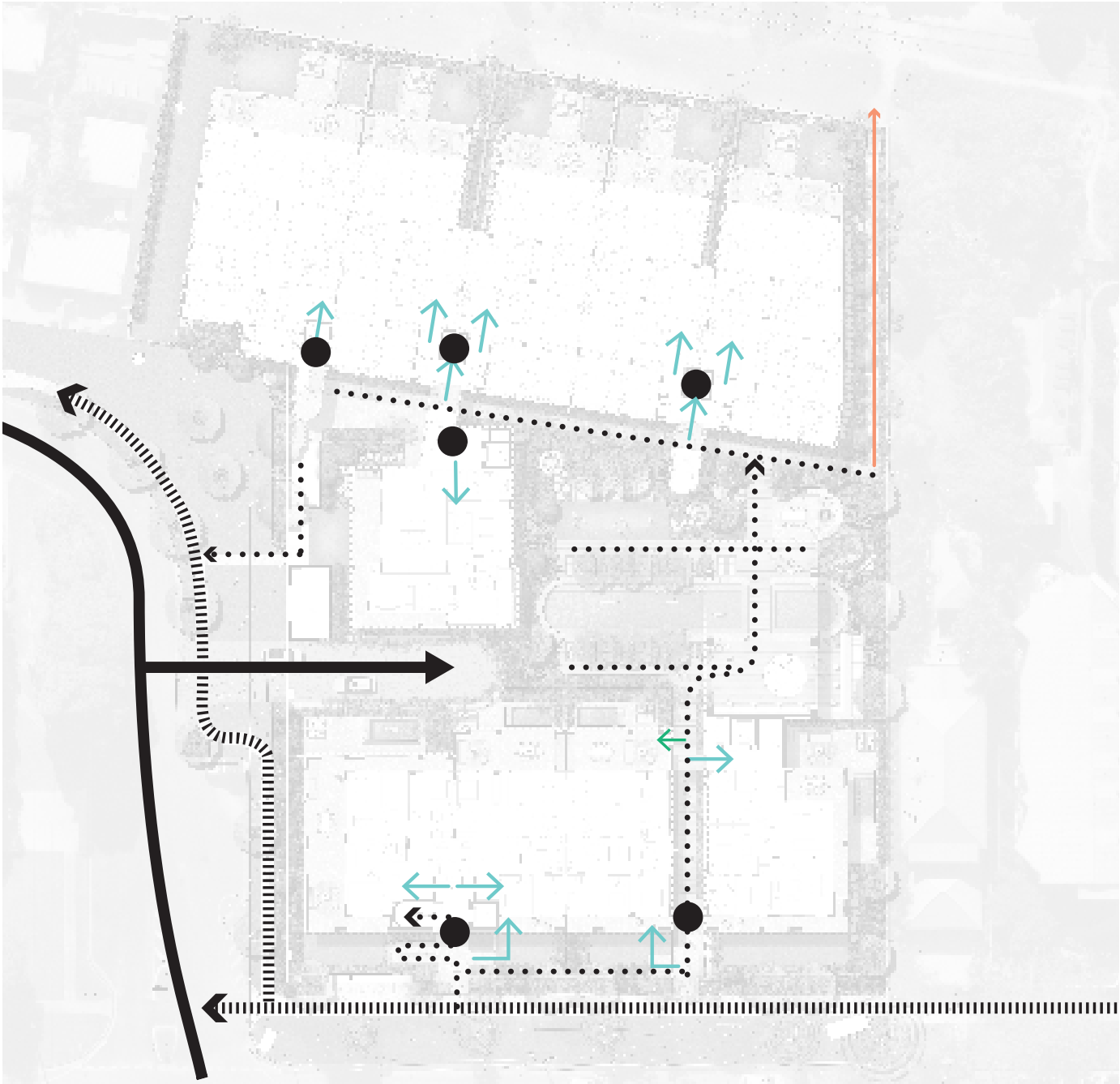
Design Details

6.1 Soil Structure Detail



Design Details

6.2 Structure Diagrams



CIRCULATION
GROUND

- Legend
- Pedestrian entry / exit
 - ...➔ Pedestrian circulation
 - - - ➔ Streetscape footpath
 - ➔ Vehicular
 - ➔ Private access
 - ➔ Service Entry
 - ➔ Bushfire maintenance access



PLANTING
GROUND

- Legend
- Deep planting on natural ground (551m²)
 - Podium planting — min. 1200mm depth
 - Turf Area on Podium— 250mmm depth
 - Turf Area on Natural Ground

Design Details

Structure Diagrams



FENCES
GROUND

- 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
GROUND

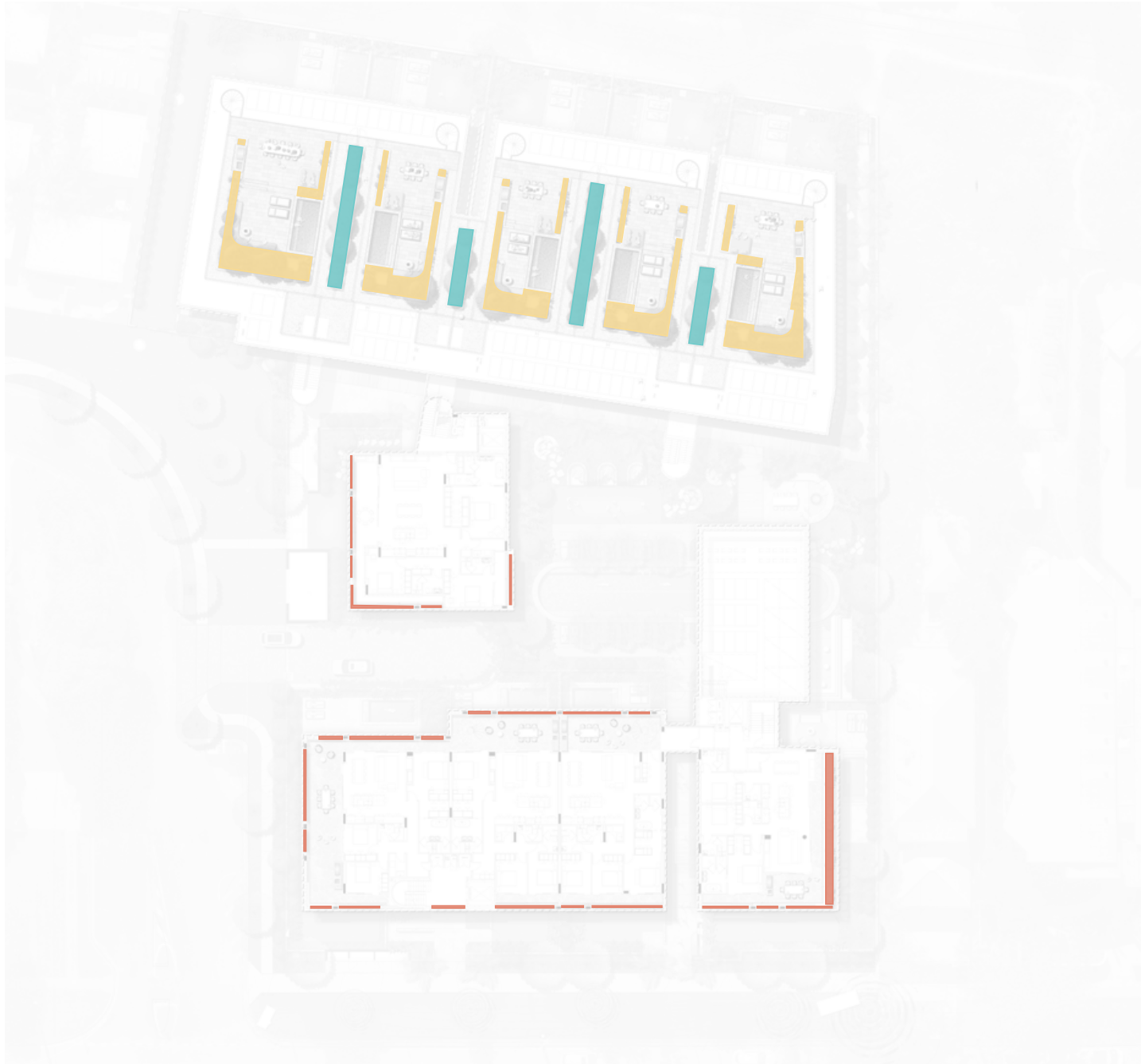
- Legend

 - Type 1 — 450mm High Seating Wall
 - Type 2 — 900mm High Feature Wall - stacked dry stone finish
 - Type 3 — 1800mm High Privacy wall - bagged brick finish
 - Type 4 — 1800mm High Feature Wall - stacked dry stone finish
 - Type 5 — 2000mm High Solid Concrete Boundary Wall



PLANTING
LEVEL 01

- Legend
- Podium Edge planter- 1000mm depth



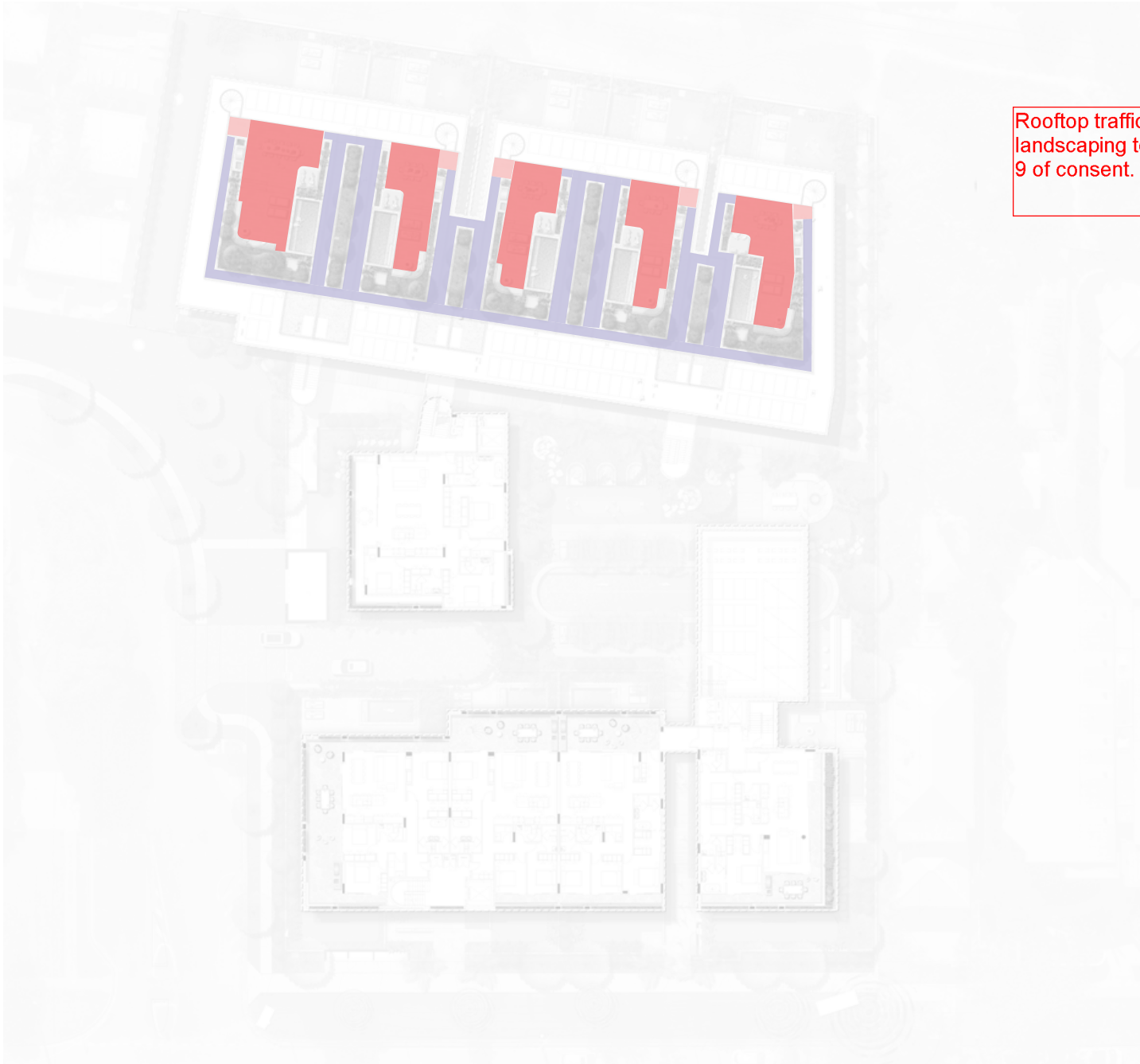
PLANTING
LEVEL 02

Rooftop trafficable areas and landscaping to comply with condition 9 of consent.

- Legend
- Podium Edge planter- 1000mm depth
 - Podium planters - 600-1000mm depth
 - Podium planters - 1200mm depth

Design Details

6.4 Structure Diagrams



Rooftop trafficable areas and landscaping to comply with condition 9 of consent.

TRAFFICABLE AREA
LEVEL 02

- Legend
- Maintenance area
 - Circulation area
 - Trafficable area

Refer to Hayball's drawings for calculations.

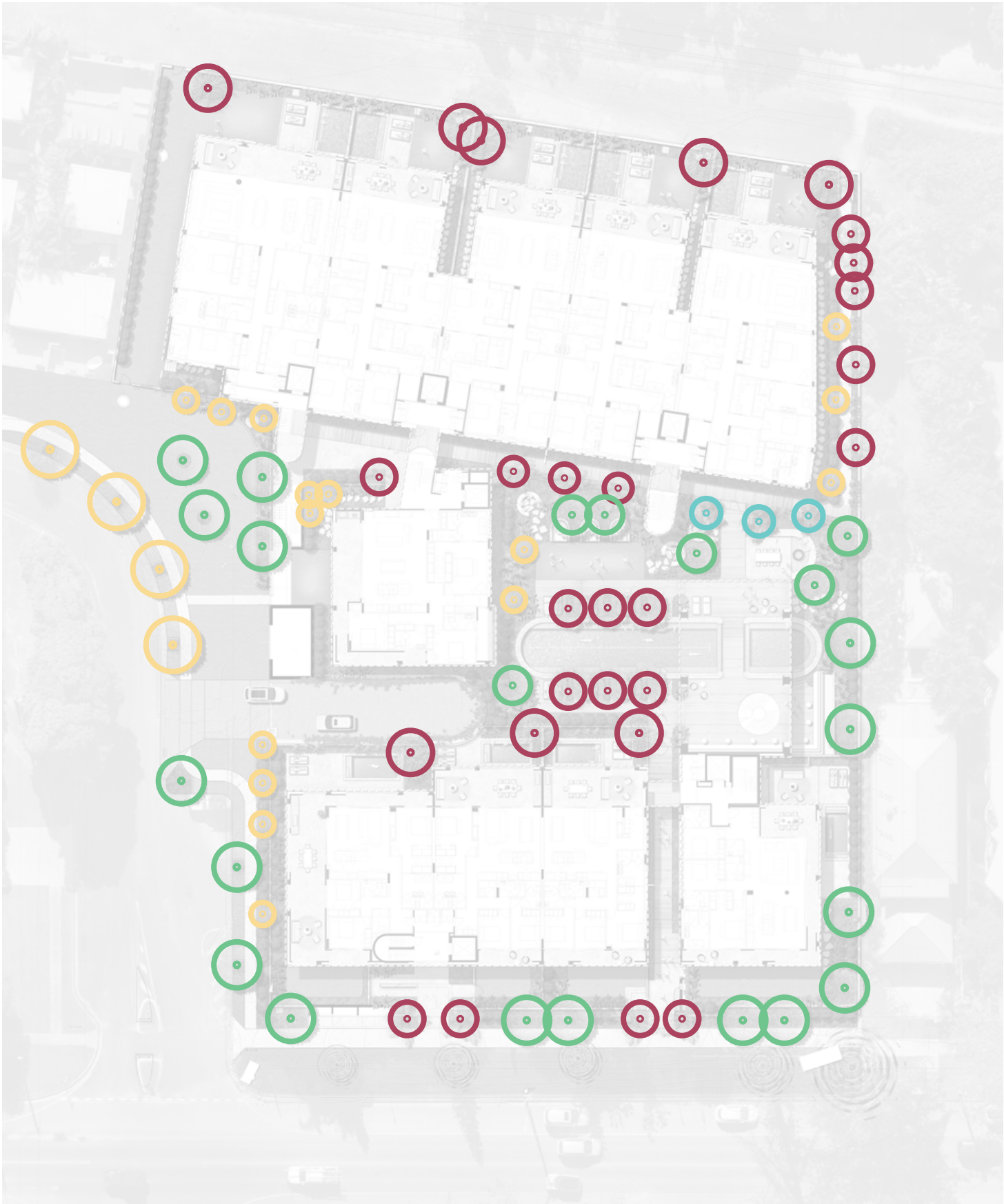


PLANTING
ROOF

- Legend
- Podium planters - 600-1000mm depth
 - Podium planters - 1200mm depth

Design Details

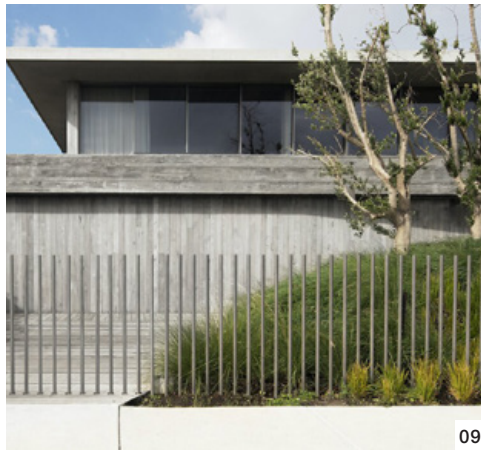
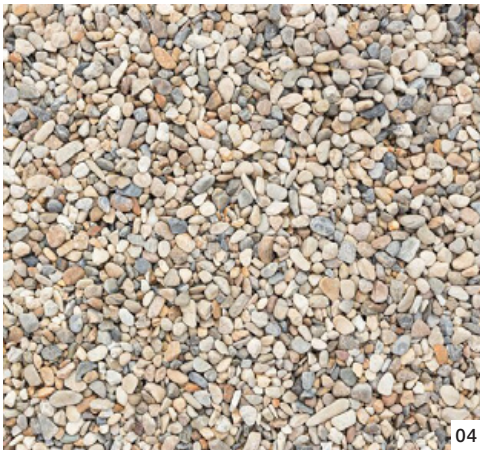
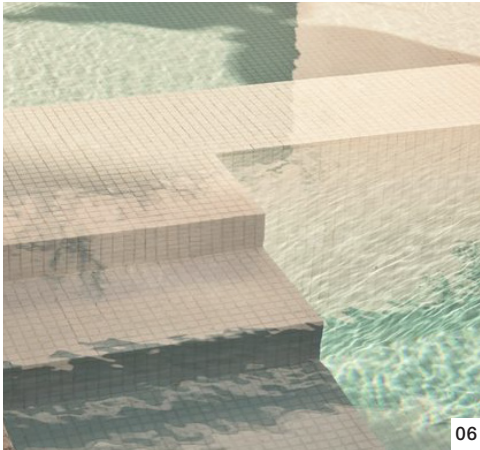
6.5 Tree Planting Diagram - Ground Floor



- Legend
- Proposed rainforest tree - Local
 - Proposed rainforest palm - Local
 - Proposed rainforest tree - Native
 - Proposed rainforest palm - Native

Design Details

6.6 Materials Palette



HARDSCAPE		
01	Paving	Composite Timber Decking Bushfire rated
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

Design Details
6.7 Plant Palette

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



Acmena smithii



Archontophoenix cunninghamiana



Banksia integrifolia



Cupaniopsis anacardioides



Elaeocarpus eumundi



Licuala ramsayi



Livistona australis



Pandanus tectorius



Syzygium hemilampra



Syzygium smithii



Acmena smithii 'Allyn Magic'



Alocasia brisbanensis



Asplenium australasicum



Austromyrtus dulcis



Banksia spinulosa



Blechnum cartilagenium



Cordyline congesta



Dianella caerulea

Design Details

Plant Palette

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



Doryanthes palmerii



Hibiscus heterophyllus



Lomandra longifolia



Melaleuca linariifolia 'Claret Tops



Melaluca thymifolia



Pittosporum tobira "Miss Muffett



Psychotria loniceroides



Westringia fruticosa 'Zena



Chrysocephalum apiculatum



Cissus antarctica



Ficus pumila



Hibbertia scandens



Myoporum parvifolium



Plectranthus australis



Viola hederacea



Zoysia tenuifolia

