

# 103 PATERSON STREET, BYRON BAY

STATEMENT OF LANDSCAPE INTENT



C O N S U L T I N G

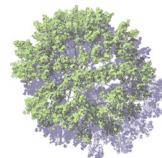


# LANDSCAPE MASTER PLAN



## LEGEND

- ① ENTRY AND SHARED DRIVEWAY
- ② TRANSFORMER/ KIOSK
- ③ BIN COLLECTION/REFUSE HARDSTAND
- ④ HARDSTAND PATHWAY (TO ARCHITECTS/ENGINEERS DETAIL)
- ⑤ ELEVATED PATHWAY AND STAIRS TO GROUND LEVEL (TO ARCHITECTS/ENGINEERS DETAIL)
- ⑥ RESIDENTS POOLS (1.5m MIN SETBACK FROM ADJACENT EASEMENT)
- ⑦ GENERAL PLANTING AND SCREENING  
Shade is provided by various species of Native trees, softening the visual-effect of the proposed buildings. Layered planting of Acmena's and Banksia's provide dense screening and privacy while ground covers such as Lomandra and Dianella and sprawlers including Viola and Myoporum are used for focal interest and weed suppression. A 1.5m wide planting screen adjacent to the overall lot boundary improves privacy for residents.
- ⑧ STEPPER PATH TO REAR COURTYARDS  
Access to rear gardens with underplanting to base of existing tree to be retained/proposed tree.
- ⑨ PODIUM PLANTERS  
Groundcovers including Dianella and Crinum will feature in planters, with Viola and Myoporum sprawling over edge of beds to minimise impacts of hardscape materials.
- ⑩ REAR ENTERTAINMENT SPACE
- ⑪ PRIVATE OPEN SPACE  
Turf is used to maximise usage of area that extends from the rear entertainment areas.
- ⑫ BIO-BASIN PLANTING  
Dense plantings of native Carex and Gahnia species will feature in bio-basin to aid in water-retention and cleaning of overland flow.



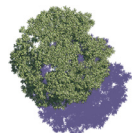
EXISTING TREES TO BE RETAINED - Tree numbers and species as per Arboricultural Impact Assessment Report. Existing tree levels to be maintained.



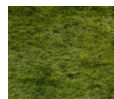
PROPOSED PALMS - Palms to be relocated from on-site where possible or of minimum 3m height at installation. Refer to planting palette for indicative species.



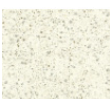
PROPOSED TURF



PROPOSED TREES - Refer to planting palette for indicative species.



PROPOSED PLANTING - Installation size and density of planting determined by Landscape Architect at detailed design phase. Refer to planting palette for indicative species.



HARDSTAND AREAS- Refer to Architectural package for details.

0 2.5 5 7.5 10 12.5

SCALE - 1:250



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Date: MARCH, 2021  
Scale: AS SHOWN  
Rev: A

Drawn: MD  
Checked: RS

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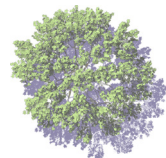


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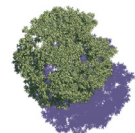
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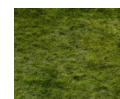
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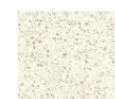
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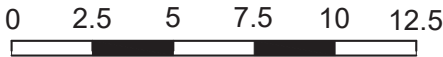


# LANDSCAPE ROOF TOP PLAN



## LEGEND

- ① TIMBER DECK TO ROOF TERRACE
- ② RAISED PODIUM PLANTER WITH SHRUBS. REFER TO PLANTING PALETTE FOR INDICATIVE SPECIES
- ③ ROOF OVER (REFER TO ARCHITECTURAL PACKAGE FOR DETAILS)
- ④ LOWER ROOF (REFER TO ARCHITECTURAL PACKAGE FOR DETAILS)



SCALE - 1:250



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# LANDSCAPE ROOF TOP PLAN & SEC

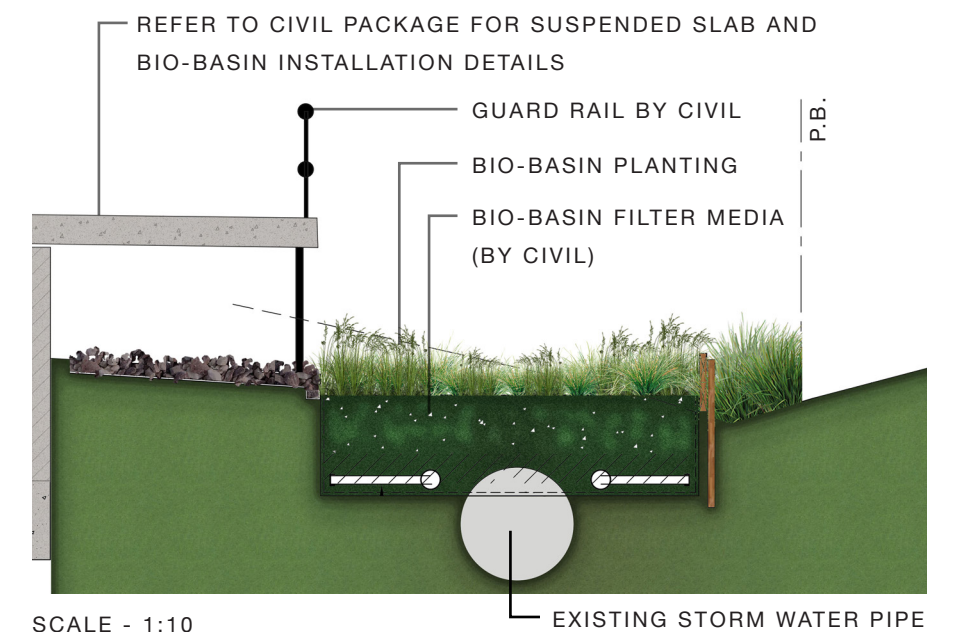


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## INDICATIVE SECTION A-A



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# EXISTING & RETAINED SITE TREES



## LEGEND

① Coastal Cypress ( <i>Callitris columellaris</i> )	⑧ Sweet Viburnum ( <i>Viburnum odoratissimum</i> )	⑬ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )	⑳ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )
② Swamp Mahogany ( <i>Ecualyptus robusta</i> )	⑨ Paperbark <i>Melaleuca</i> sp.	⑭ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )	㉑ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )
③ Swamp Mahogany ( <i>Ecualyptus robusta</i> )	⑩ Silky Oak ( <i>Grevillea robusta</i> )	⑮ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )	㉒ Cheese Tree ( <i>Glochideon sumatramum</i> )
④ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )	⑪ Alexander Palm ( <i>Archontophoenix alexandrae</i> )	⑯ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )	㉓ Pink Euodia ( <i>Melicope elleryana</i> )
⑤ Tuckeroo ( <i>Cupaniopsis anacardioides</i> )	⑫ Bangalow Palm ( <i>Archontophoenix Cunninghamiana</i> )	⑰ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )	㉔ Broad-Lead Paperbark ( <i>Melaleuca Quinquenervia</i> )
⑥ Swamp Mahogany ( <i>Ecualyptus robusta</i> )	⑬ Swamp Mahogany ( <i>Ecualyptus robusta</i> )	⑱ Broad-Lead Paperbark ( <i>Melaleuca quinquenervia</i> )	
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	⑮ Broad-Lead Paperbark ( <i>Melaleuca</i>		

NOTE: Replacement/compensatory plantings and species for trees removed on site are as per Byron Shire Council's DCP 2014 Chapter B2 and Table 4 of the Arboricultural Impact Assessment Report compiled by Northern Tree Care, March 2021.

0 5 10 15 20 25  
SCALE - 1:500







COMPENSATORY PLANTING

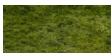
Byron Shire Council's 'No Net Vegetation Loss' policy requires replacement trees to replace those removed. The proposed planting palette and indicative densities will achieve the 62 replacement plantings recommended in the Arboricultural Impact Assessment Report compiled by Northern Tree Care (March 2021).

REQUIRED PLANTING AREAS			
GARDEN NUMBER	AREA (m2)	SHRUBS (1/3m2) (30%)	GROUNDCOVERS (3/m2) (40%)
PROPOSED PLANTING	555	83.3	666.0
PODIUM PLANTING	32.35	4.9	38.8
BIO-BASIN PLANTING	86.3	12.9	103.6
TOTAL AREA	673.65	101.0	808.4

NOTE: Proposed tree species have been selected in conjunction with the Arboricultural Impact Assessment Report compiled by Northern Tree Care, March 2021 and the Byron Shire Council DCP, 2014. Proposed shrub and ground cover species numbers and densities are indicative. Plant species and final densities to be confirmed by Landscape Architect in detailed design phase.

PROPOSED AND COMPENSATORY PLANTINGS

PROPOSED TREES/PALMS = 27



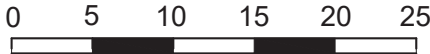
PROPOSED PLANTING = 555m2



PODIUM PLANTING = 32.35m2  
Inclusive of roof top podium planters.



BIO-BASIN PLANTING = 86.3m2



SCALE - 1:500





PLANTING PALETTE

TREES



Acacia longifolia  
Coastal Wattle



Alphitonia excels  
Red Ash



Archontophoenix cunninghamiana  
Bangalow Palm



Cupaniopsis anacardioides  
Tuckeroo



Elaeocarpus reticulatus  
Blueberry Ash



Banksia aemula  
Wallum Banksia



Homalanthus populifolius  
Bleeding Heart



Livistona australis  
Cabbage Tree Palm



Lophostemon suaveolens  
Swamp Terpentine



Melaleuca linarifolia  
Snow in Summer



Eucalyptus robusta  
Swamp Mahogany



Melaleuca styphelioides  
Prickly Leaf Tea Tree

**NOTE:** Replacement/compensatory plantings and species for trees removed on site are as per Byron Shire Council's DCP 2014 Chapter B2 and Table 4 of the Arboricultural Impact Assessment Report compiled by Northern Tree Care, March 2021.



SHRUBS



Acmena smithii  
Lilli Pilli



Syzygium spp.  
Lilli Pilli



Banksia spinulosa  
Banksia Birthday Candles



Cordyline congesta  
Clumping Palm Lily



Banksia robur  
Swamp Banksia



Dodonaea triquetra  
Large Leaf Hop Bush

NOTE: Replacement/compensatory plantings and species for trees removed on site are as per Byron Shire Council's DCP 2014 Chapter B2 and Table 4 of the Arboricultural Impact Assessment Report compiled by Northern Tree Care, March 2021.

GROUNDCOVERS AND GRASSES



Crinum pedunculatum  
Swamp Lily



Dianella caerulea  
Blue Flax Lily



Gahnia clarkei  
Tall Saw Sedge



Isolepis inundata  
Swamp-Club Rush



Lomandra longifolia  
Ribbon Grass



Myoporum ellipticum  
Coastal Boobiala



Viola hederaceae  
Native Violet





C O N S U L T I N G

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