



BATA 2 Pagewood (Lot E)

BUNNERONG ROAD, PAGEWOOD

LANDSCAPE DA REPORT

PREPARED BY
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12TH JULY 2021

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1.1 DEVELOPMENT PROPOSAL

This Landscape Architectural report presents the landscape design philosophy for the proposed development Bata 2 (Lot E) at 130-150 Bunnerong Road, Pagewood. The design incorporates ground floor landscaping surrounding private and communal entry points to the property boundary, streetscape, retail alfresco and Level 4 communal terrace / communal pool.

The landscape proposal has been prepared after review of, and in compliance with Council's DCP - Landscape Guidelines and DA application checklist.

The development will include new street frontage to North South Street 1 and, private ground floor entrances with screening planting and high quality materials. Retail frontages will be activated by adjacent Village Heart (Lot B DA Approval) and Community Park (Lot E) open space.

Level 1 communal space provides a variety of programs and destinations for both passive and active use including; arbours with seating pods, BBQ pavilions and open lawn areas that provide an opportunity for soaking in the sun and informal play.

Podium also includes an integrated outdoor pool with associated outdoor seating, lounge chairs, pool lawn and screen & accent planting.



Tingwell Blvd looking West



Tingwell Blvd looking East



LEGEND



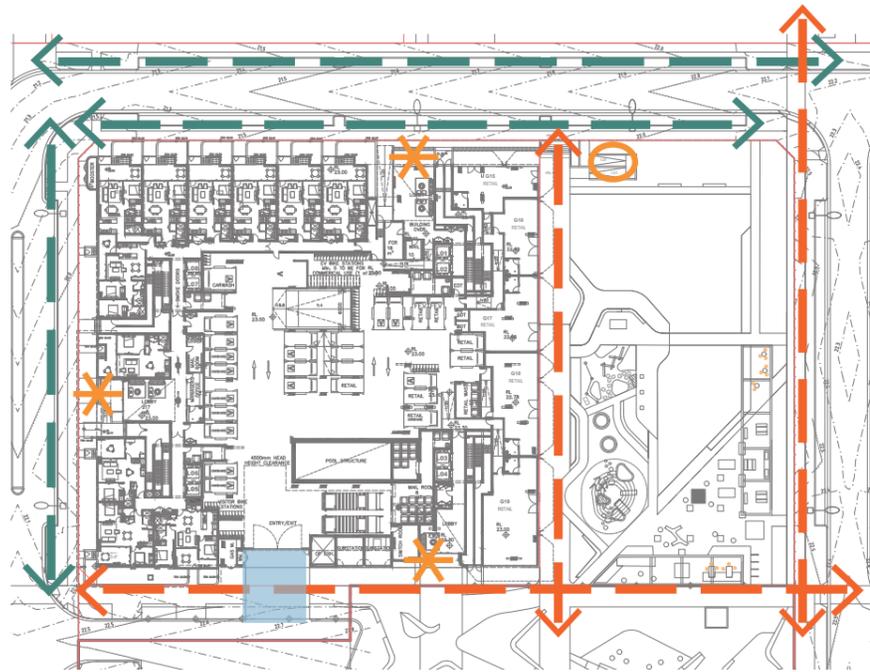
DEVELOPMENT SITE
Bata 2 Lot E

Note:
Refer Appendix B for Scott Carver Landscape DA Report covering Community Park Public Domain landscape strategies and detail plans



2.1 DESIGN PRINCIPLES

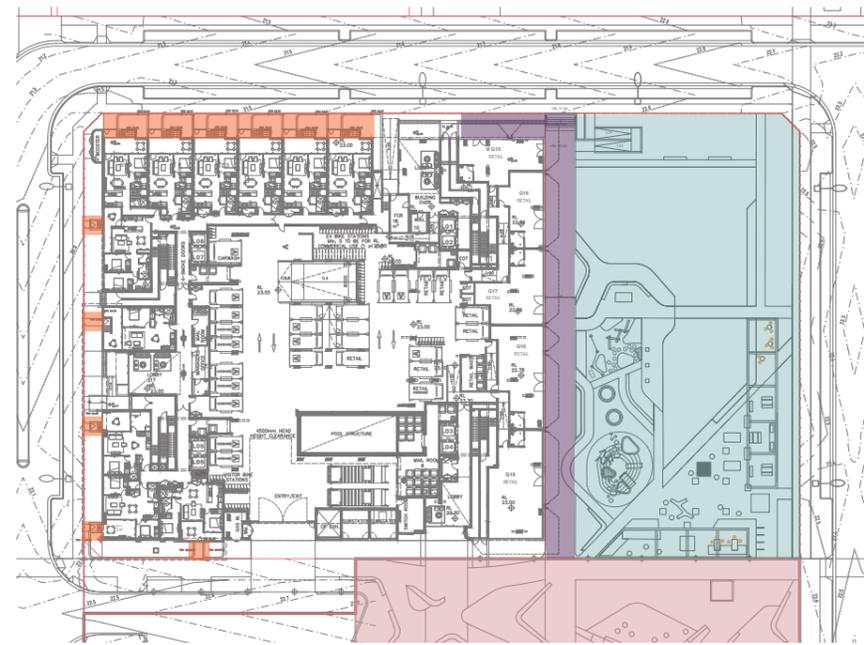
ACCESS + CIRCULATION



Legend

- Key Pedestrian Through Links
- Public Domain street paths
- Building Lobby
- Basement/Vehicular access
- Accessible Ramp

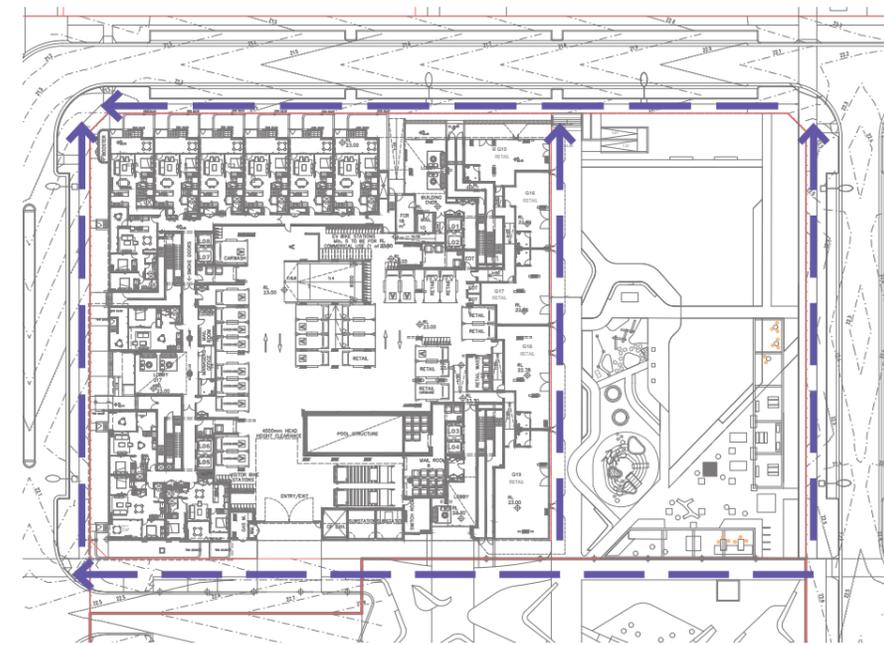
PROGRAM



Legend

- Retail/Alfresco dining
- Residential private access
- Public Domain Community Park 'Refer Appendix B Detail Plans'
- Village Heart. Refer Lot B Landscape DA Plans

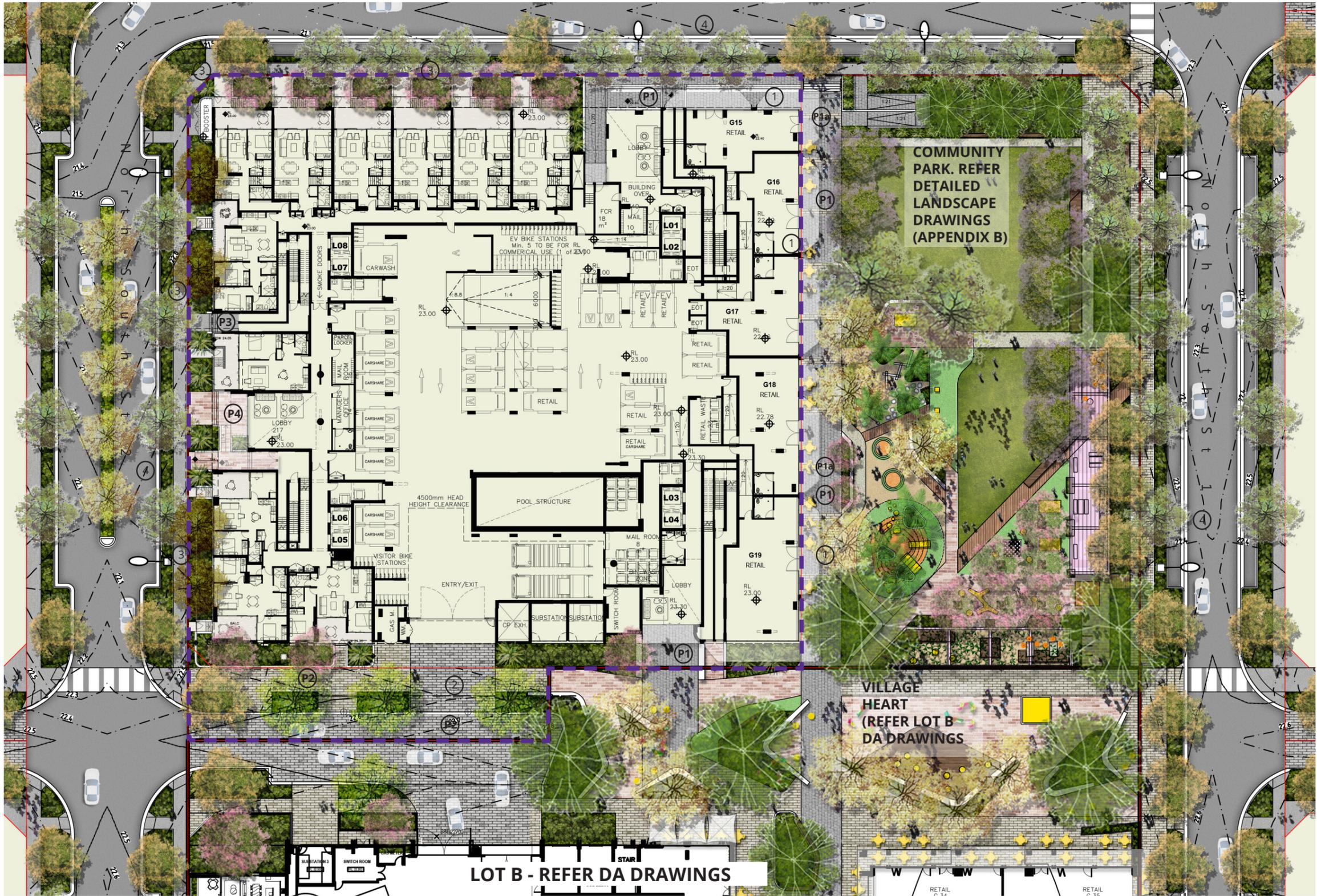
DRAINAGE + WSUD



Legend

- Drainage Direction

2.2 GROUND LEVEL LANDSCAPE PLAN



- Legend**
- ① Outdoor alfresco dining facing parks
 - ② Basement Driveway
 - ③ Private terrace entries / screen planting & canopy trees (Deep Soil)

- ④ Approved Public Domain Streetscape.
- ⑤ Planting over basement
- ⑥ Village Heart open space. Refer Lot B Detail Landscape DA Drawings
- ⑦ Integrated bench seating

- - Lot E Private Site boundary
- Ⓟ P1 Pavement Type 1. Refer Materials Strategy
- Ⓟ P1a Pavement Type 1a. Refer Materials Strategy
- Ⓟ P2 Pavement Type 2. Refer Materials Strategy

- Ⓟ P3 Pavement Type 3. Refer Materials Strategy
- Ⓟ P4 Pavement Type 4. Refer Materials Strategy

Note:
 Refer Appendix A for Private detailed landscape drawings,
 Refer Appendix B for Community Park Public Domain DA Report & detailed landscape drawings, including planter wall heights, planting design & Plant Schedule.



3.1 DESIGN PRINCIPLES

ACCESS + CIRCULATION



Legend

- Pedestrian circulation
- Building Entry
- External pool entries
- Private terrace entries

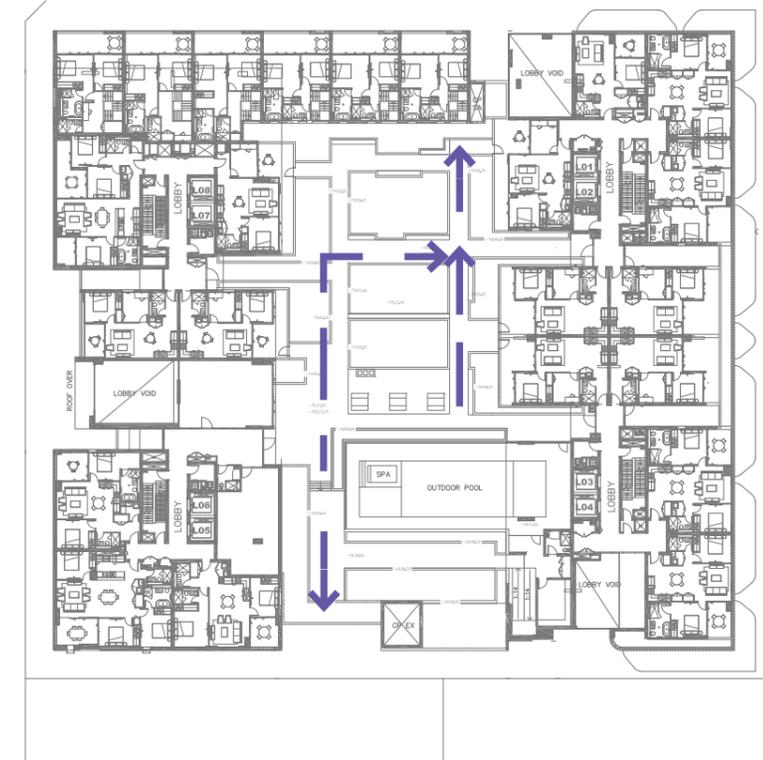
PROGRAM



Legend

- BBQ pavilion & seating
- Passive seating/gathering
- Communal open lawn/seating
- Communal pool & deck

DRAINAGE + WSUD



Legend

- Drainage Direction



3.3 PRECEDENT IMAGES

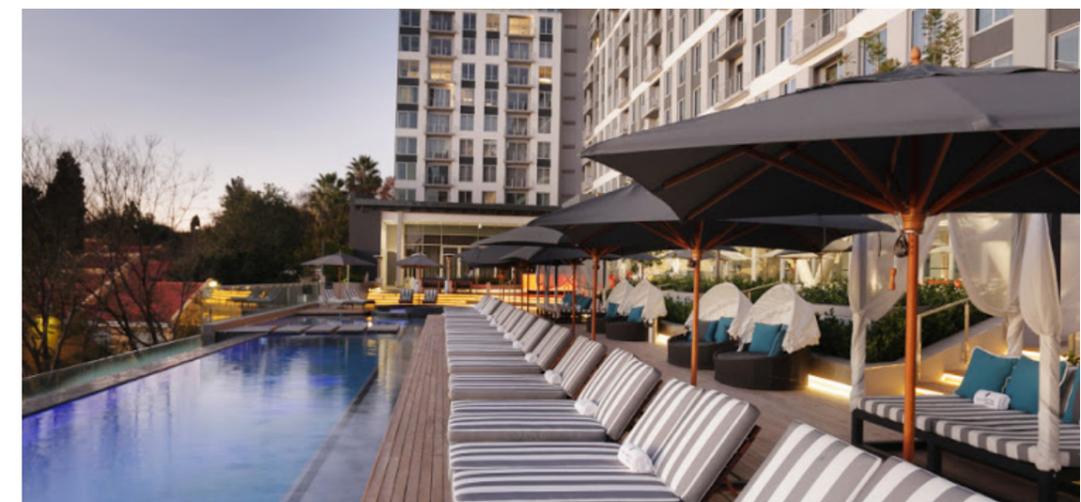


Legend

- ① Passive lawn
- ② Raised buffer/screen planters to private terraces with small canopy trees
- ③ BBQ pavilion / gathering area
- ④ Outdoor pool and decking
- ⑤ Private terraces
- ⑥ Informal seating walls
- ⑦ Pool facilities
- ⑧ Pool stairs & ramp
- ⑨ Mounded planting
- ⑩ Community/productive garden & worm farm
- ⑪ Building green edge planters
- ⑫ Medium canopy trees in raised planters
- Ⓟ P5 Pavement Type 5. Refer Materials Strategy
- Ⓟ P6 Pavement Type 6. Refer Materials Strategy

Note:

Refer Appendix A for detailed landscape drawings, including planter wall heights, planting design & Plant Schedule.



3.4 LEVEL 2 GREEN ROOF



Legend

- ① Green roof

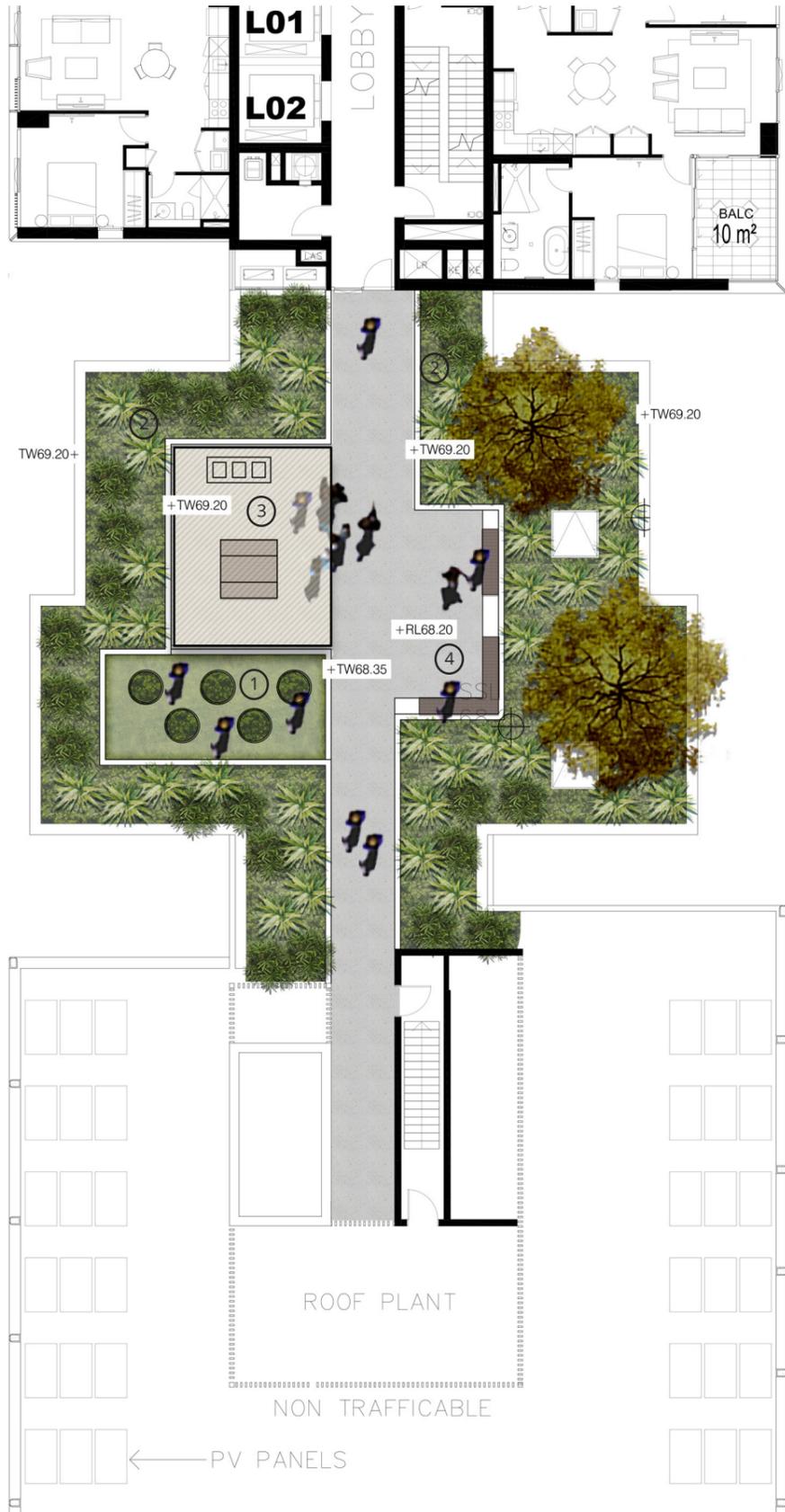
Note:

Refer Appendix A for detailed landscape drawings, including planter wall heights, planting design & Plant Schedule.

SCALE 1:200



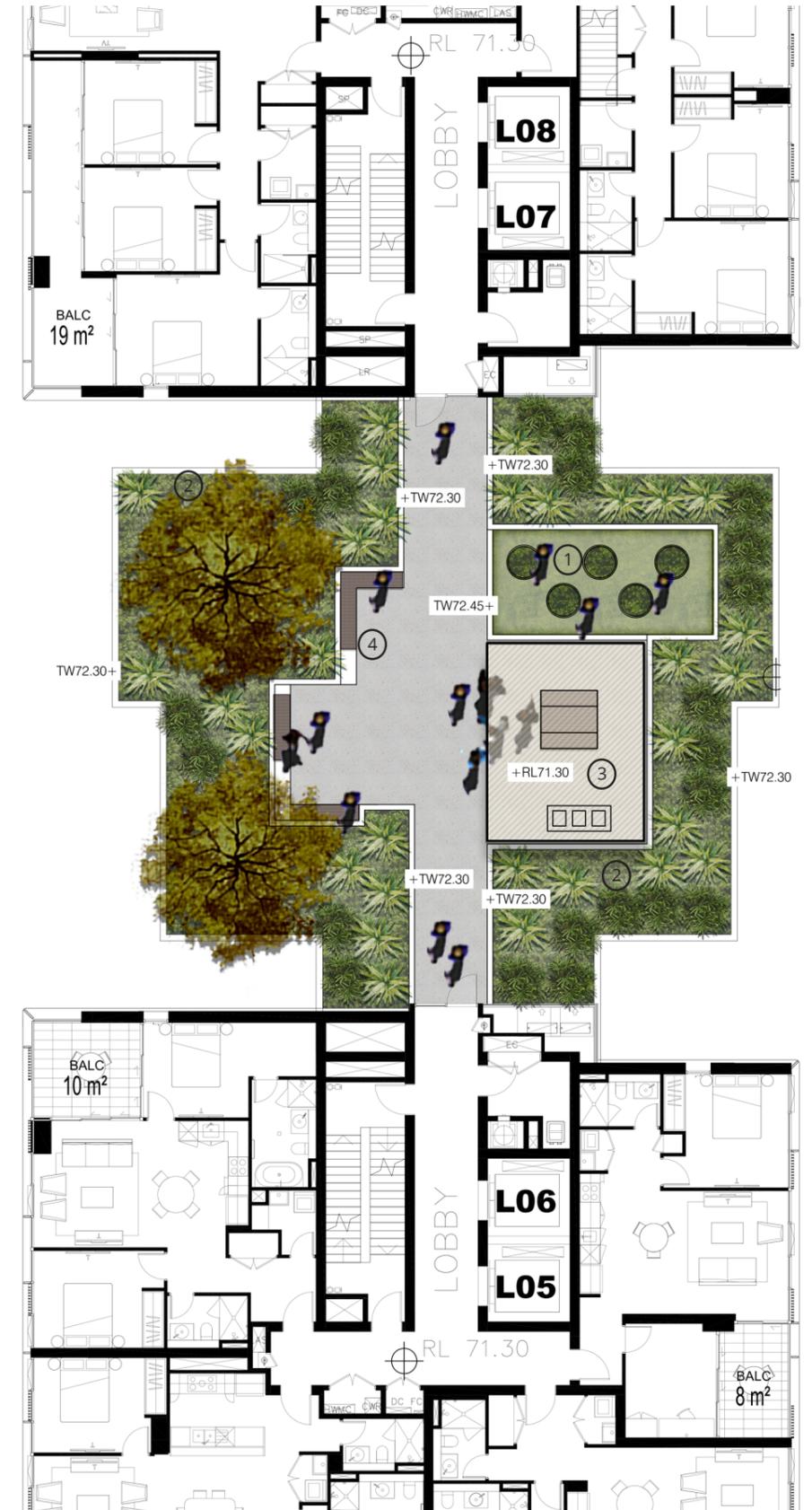
3.5 LEVEL 14 LANDSCAPE PLAN



SCALE 1:100



3.6 LEVEL 15 LANDSCAPE PLAN



Note:

Refer Appendix A for detailed landscape drawings, including planter wall heights, planting design & Plant Schedule.

Legend

- ① Community Garden
- ② Raised buffer/screen planters to private terraces with small canopy trees
- ③ BBQ pavilion / gathering area
- ④ Informal seating walls
- Ⓟ Pavement Type 5. Refer Materials Strategy

Note:

Refer Appendix B for Community Park Public Domain DA Report & detailed landscape drawings, including paving/finishes and furniture.

PAVING



P1: 800x400x50mm Granite Paving (Raven Black) Pedestrian Pavement



P1a: 600x300x50mm Granite Paving (Diamond White Large Grain Granite) Banding



P2: 600x300x50mm Granite Paving (Raven Black) Pedestrian Pavement



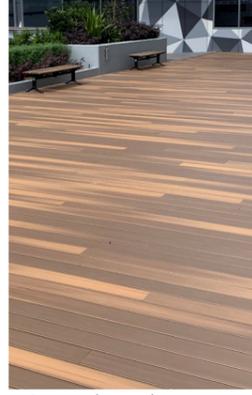
P3: Washed Ag. Insitu Concrete paving (On Grade)



P4: 600x600x20 Porcelain tile



P5: Washed Ag. Insitu Concrete paving (On Podium)



P6: Pool Decking

FURNITURE (PODIUM)



Sun Lounges (Street Furniture Australia)



Picnic Setting (Street Furniture Australia)



Seating (Street Furniture Australia)



Rubbish Bin

Ground Level/Public Domain Furniture & Finishes have been selected in accordance with the Bata2 Master Plan & Bata1 Precinct.

Podium Furniture & Finishes have been selected to be of high quality, durable and to meet Australian Standards.

Ground Level/Public Domain & Podium lighting will be provided to meet all Australian Standards & Green Star energy efficiency requirements.

The Planting palette has been carefully selected to accommodate for different micro-climates around the site, including native and exotic species. The planting will be lush green and colourful, while providing clear sight lines, privacy to residents and creating beauty in common spaces.

Public Domain/Ground Level planting strategy has been developed in collaboration with Bayside Council as an overall Bata 2 public domain master plan, and review of existing Bata 1 species. Refer separate Public Domain DA for street tree species.

Planting Commitments (Ground Level & Communal Podium)
(As per Approved Bata2 Concept Master Plan)

- Trees
- 50% minimum canopy trees to be native.
 - Minimum 30% canopy coverage to

- Shrubs & Ground Covers
- 50% minimum native species

Note:
Refer Appendix B for Scott Carver Landscape DA Package, including Community Park Planting Strategy and Detailed drawings

Refer Appendix A Detailed Landscape Podium Plans for planting locations & planting numbers

PODIUM LEVEL TREES



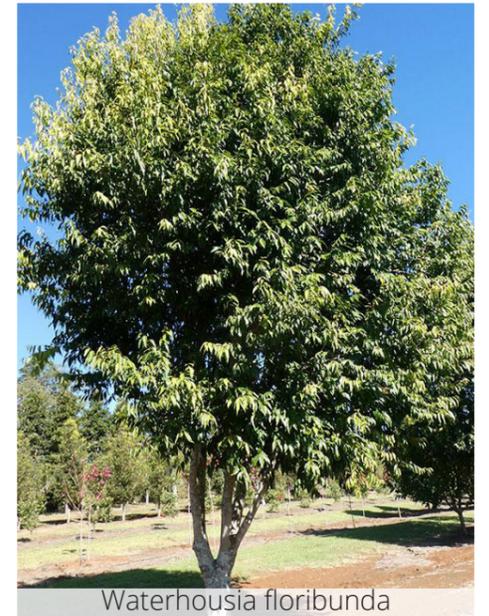
Cupaniopsis anacardioides



Elaeocarpus reticulatus



Magnolia grandiflora 'Exmouth'



Waterhousia floribunda

PODIUM TYPICAL SHRUB + GROUND COVER PLANTS



Metrosideros sp.



Raphiolepis sp.



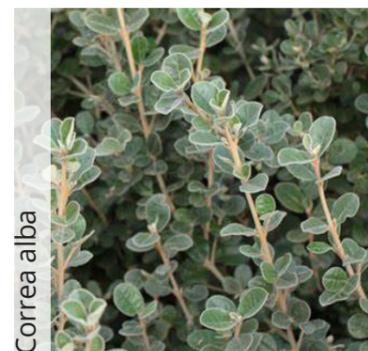
Agave attenuate



Syzygium cascade



Cordyline Red Sensation



Correa alba



Viburnum Dense Hedge



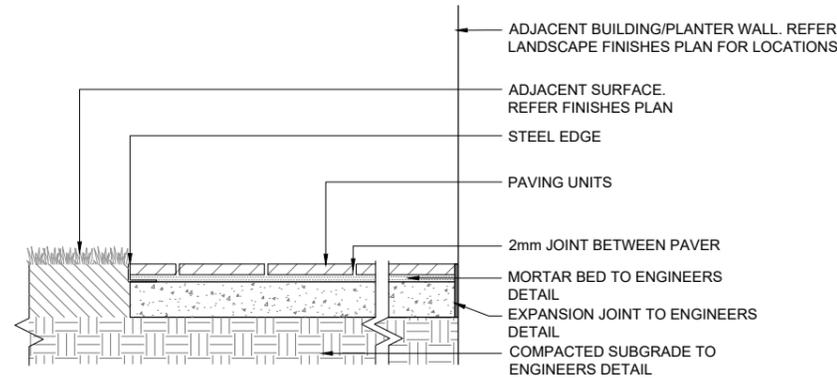
Westringia fruticosa



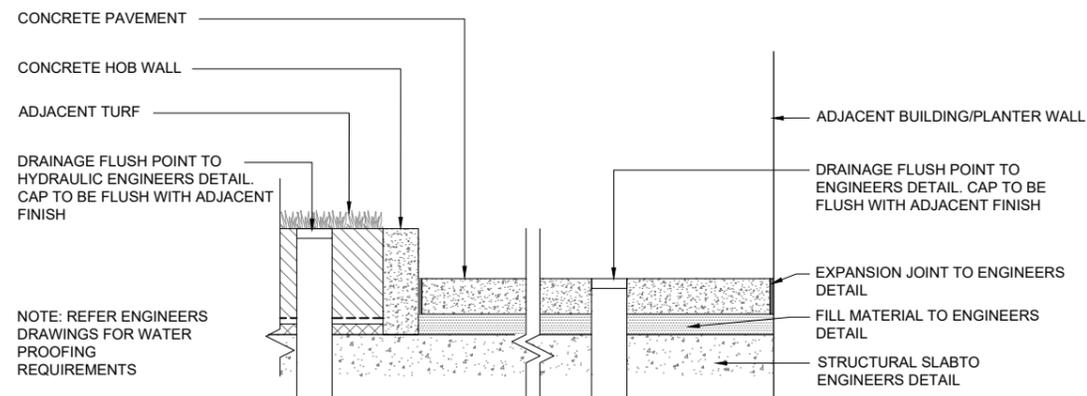
Banksia spinulosa



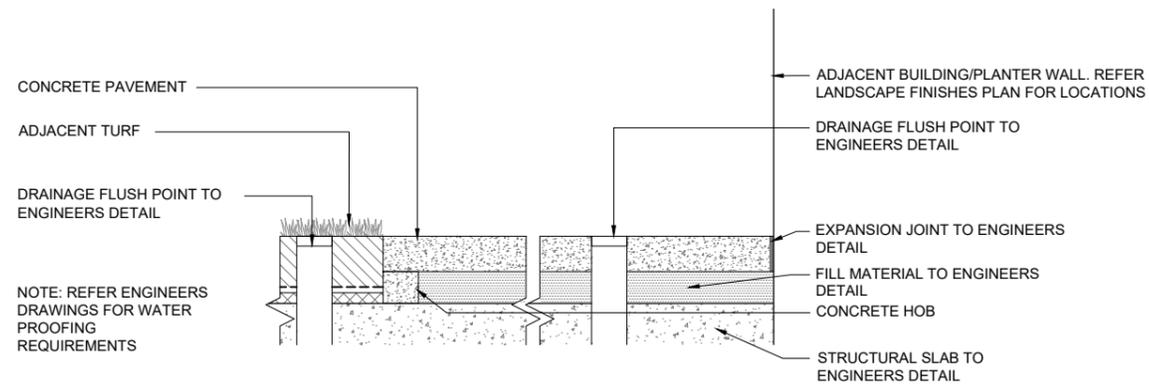
Lomandra Verday



ON GRADE

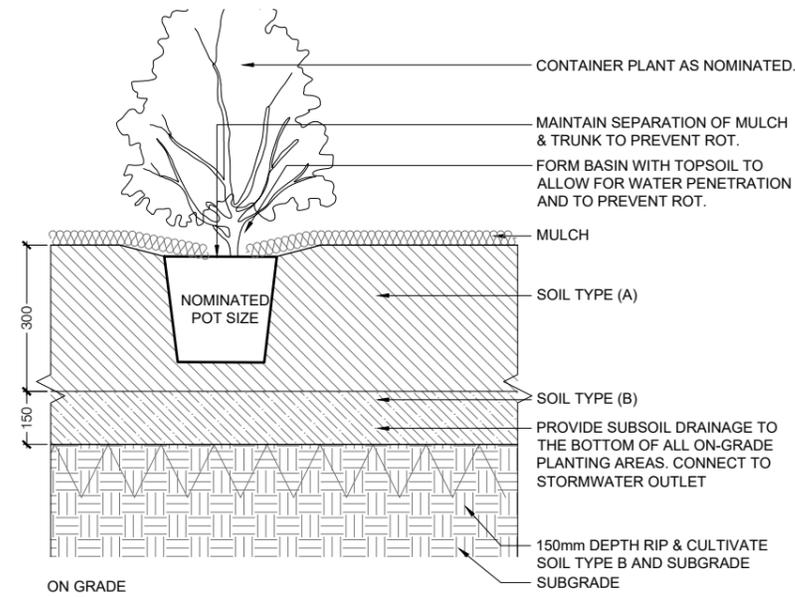


EXPOSED HOB



HIDDEN HOB

TYPICAL PAVING INTERFACE DETAILS

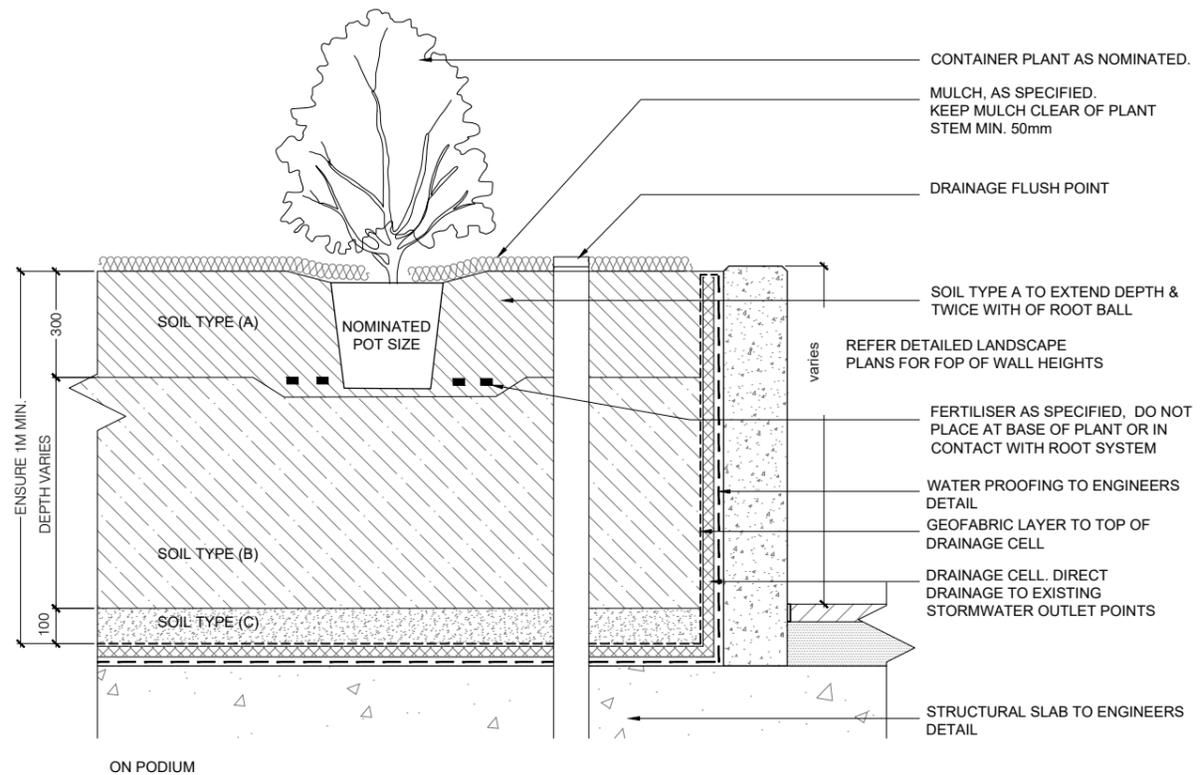


SOIL SPECIFICATION

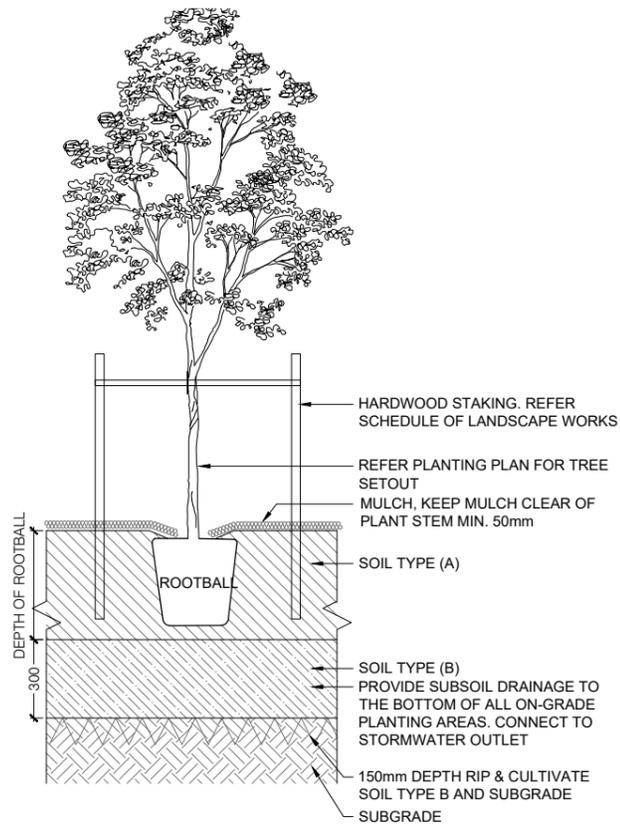
SOIL TYPE A: 300 MM DEEP BENEDICT SMARTMIX NO.4 LEIGHT WEIGHT PLANTER BOX MIX (OR APPROVED EQUIVALENT)

SOIL TYPE B: DEPTH VARIES - BENEDICT SMARTMIX NO.5 LEIGHT WEIGHT PLANTER BOX SUB-SOIL (OR APPROVED EQUIVALENT)

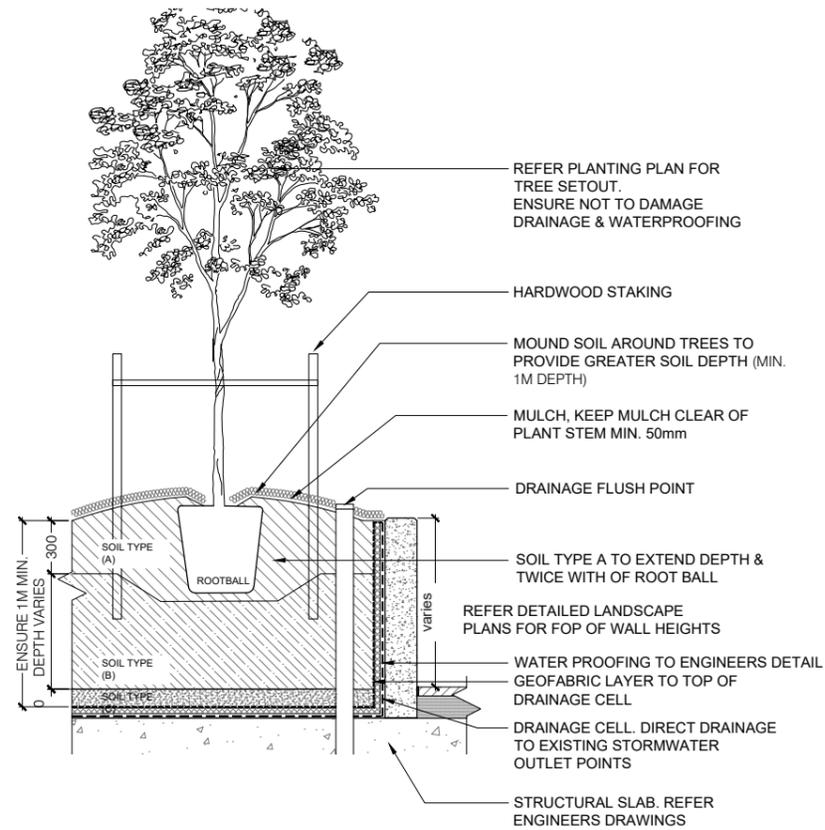
SOIL TYPE C: 100 MM DEEP BENEDICT WASHED COARSE SAND (OR APPROVED EQUIVALENT)



TYPICAL PLANTING DETAILS



TYPICAL TREE IN GARDEN BED (ON GRADE)



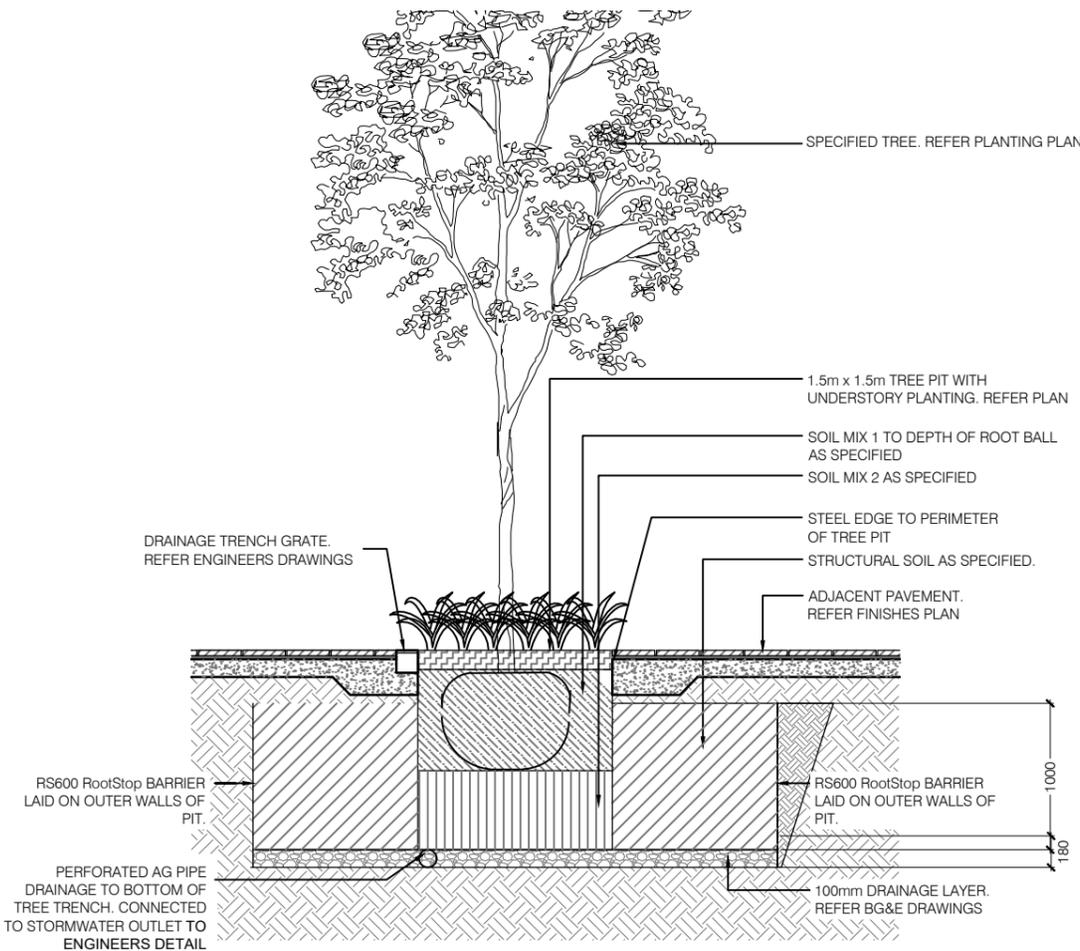
TYPICAL TREE IN GARDEN BED (ON PODIUM)

SOIL SPECIFICATION

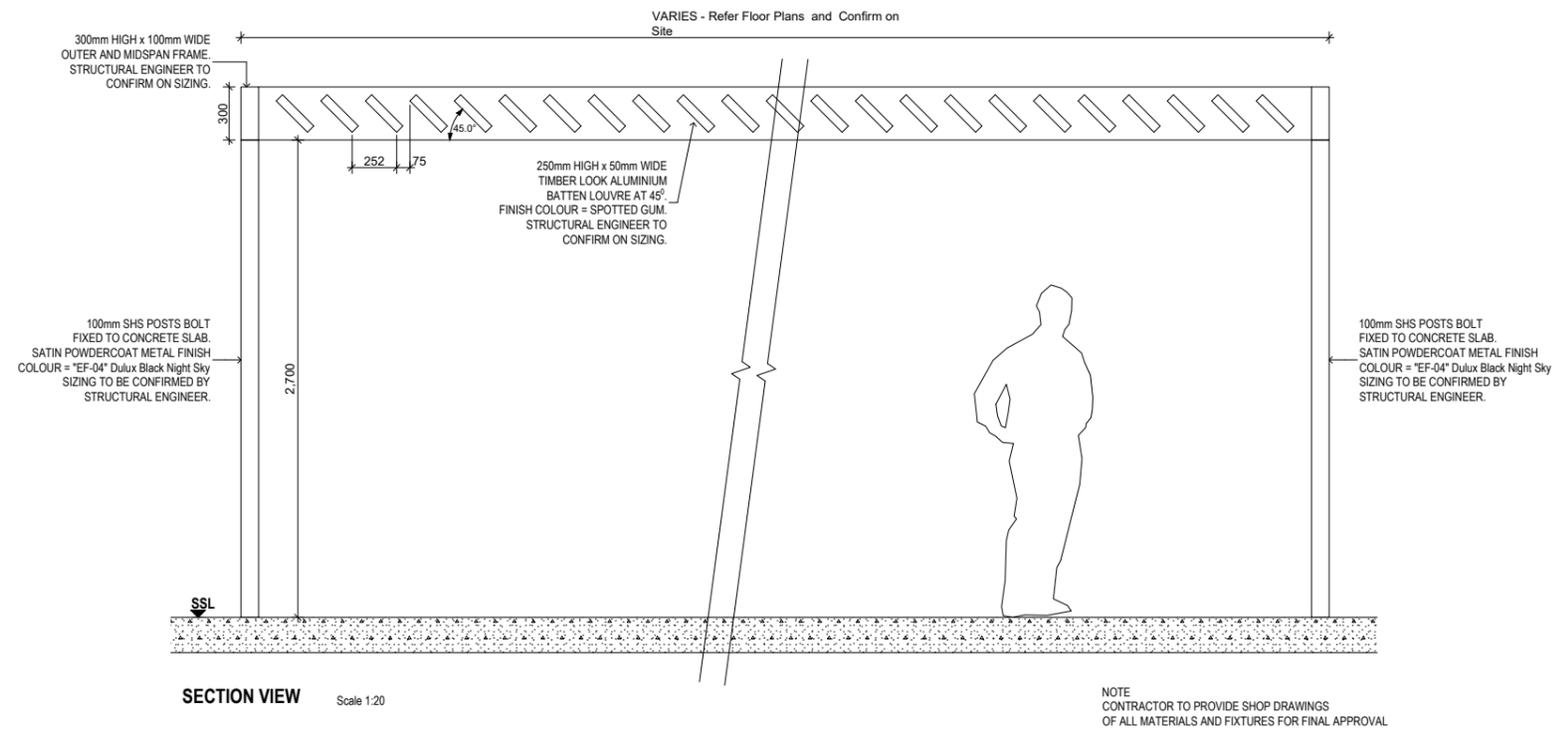
SOIL TYPE A: 300 MM DEEP BENEDICT SMARTMIX NO.4 LEIGHT WEIGHT PLANTER BOX MIX (OR APPROVED EQUIVALENT)

SOIL TYPE B: DEPTH VARIES - BENEDICT SMARTMIX NO.5 LEIGHT WEIGHT PLANTER BOX SUB-SOIL (OR APPROVED EQUIVALENT)

SOIL TYPE C: 100 MM DEEP BENEDICT WASHED COARSE SAND (OR APPROVED EQUIVALENT)

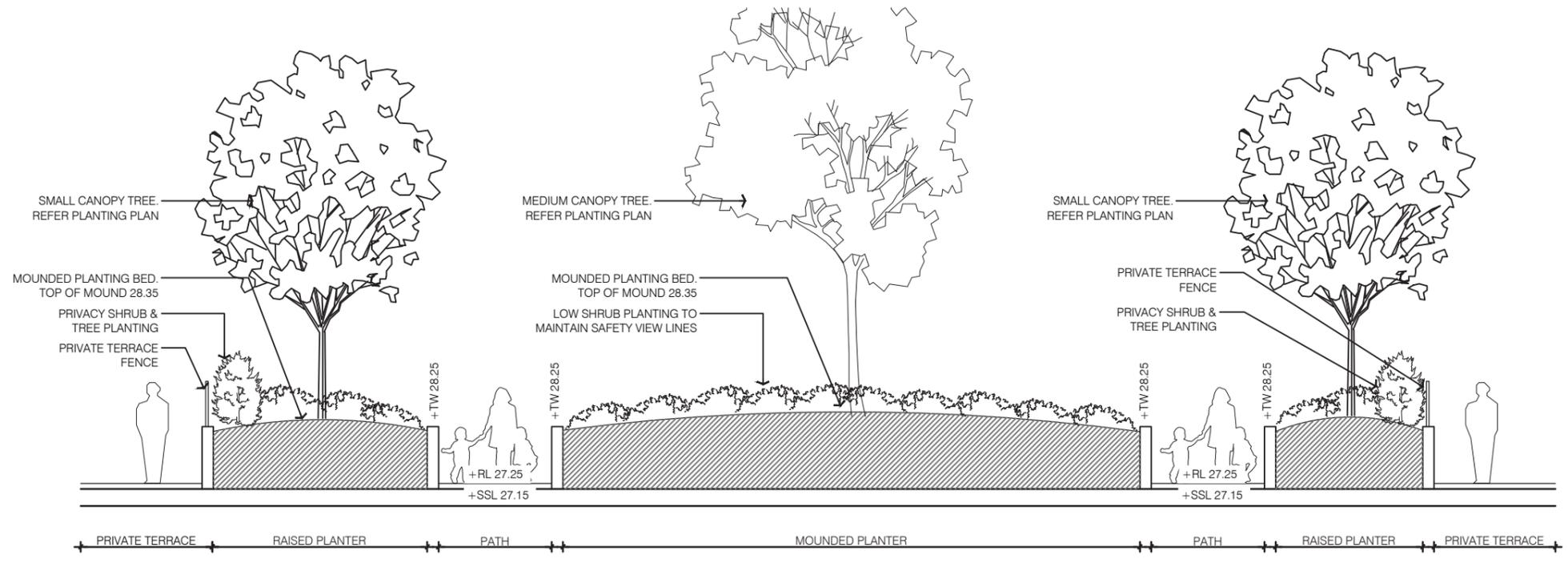


TYPICAL TREE IN PAVING

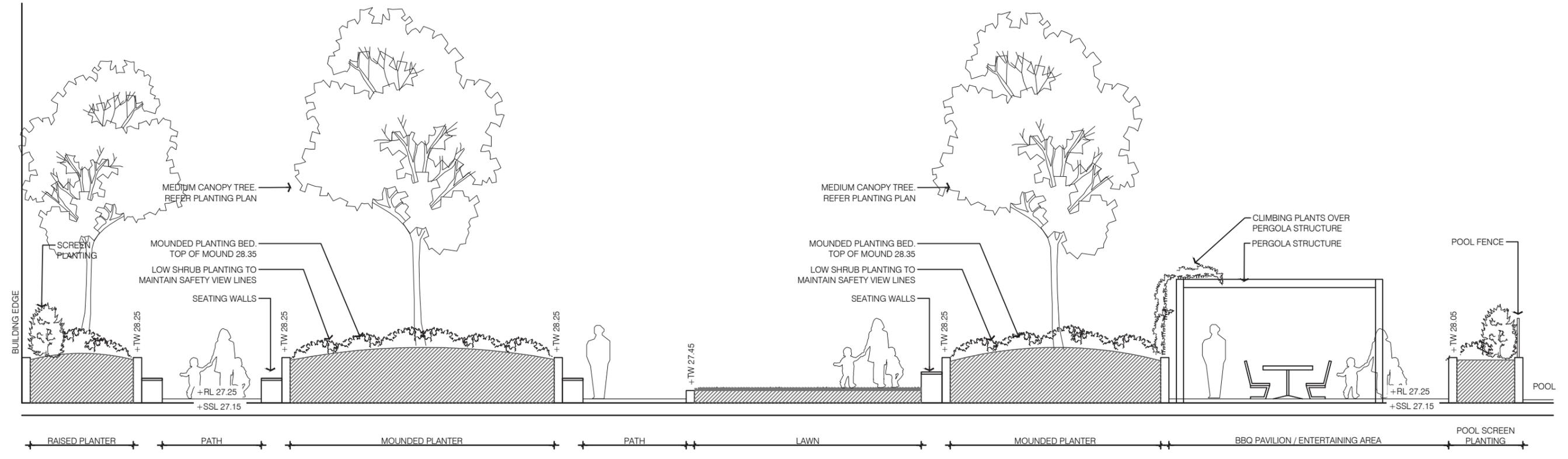
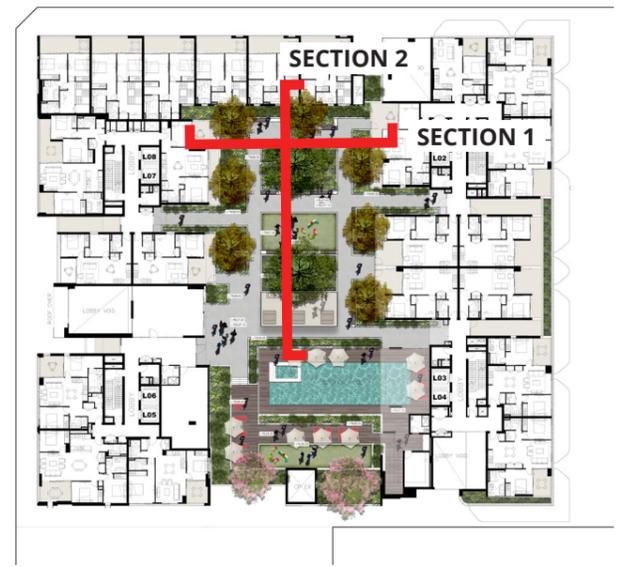


TYPICAL PODIUM BBQ ARBOUR DETAIL

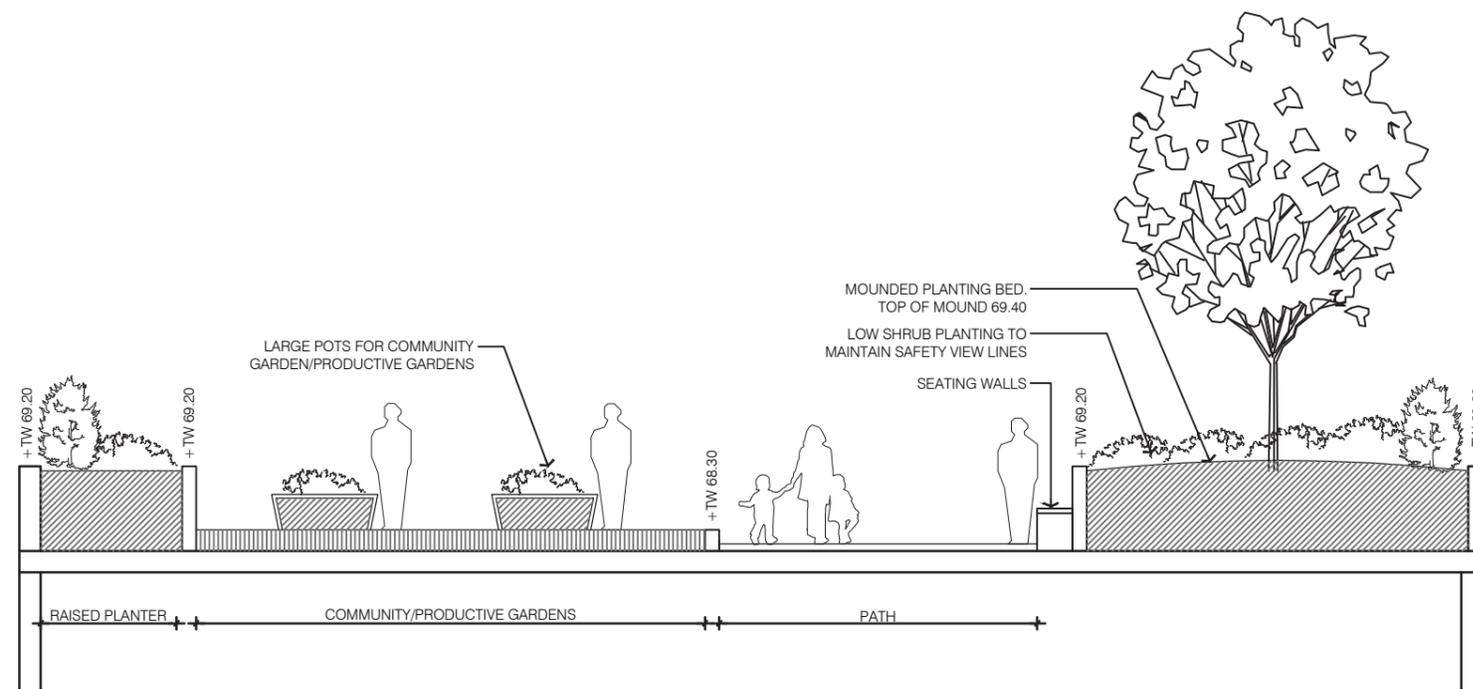
TYPICAL SECTIONS



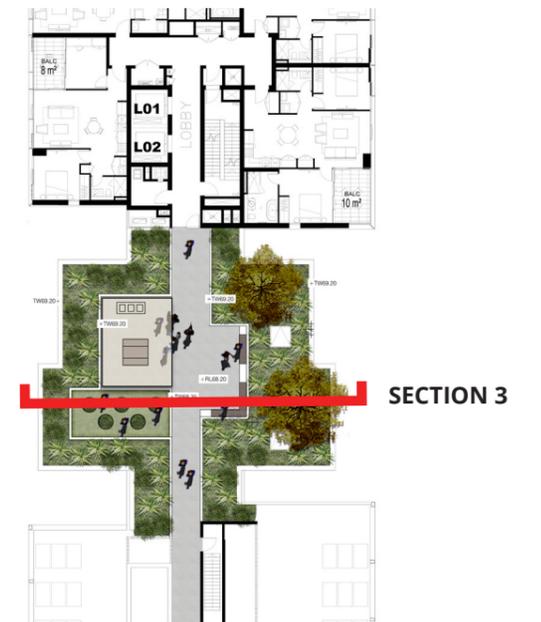
SECTION 1 (1:100)



SECTION 2 (1:100)



SECTION 3 (1:100)



General

- **Planting maintenance period:** the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- **Planting maintenance program:** 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialed by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- **Product warranty:** submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- **Insurance:** the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

Watering

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the planting is in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,
- adjust / replace stakes and ties
- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

Compliance

Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:

- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident.
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter
- all non-conformance reports and defects notifications have been closed out.
- plant maintenance compliance schedule: *as defined by the superintendent

Pruning

- Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.
- Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

Plant Material	Acceptable failure per area	Acceptable concentration of failure
Tube stock given location	<10%	<15% in any
100-150mm given location	<5%	<15% in any
45L	<nil	nil%
Turf	<5%	nil%
Trees (200L/Trunk)	<nil%	<nil%

Fertilising

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

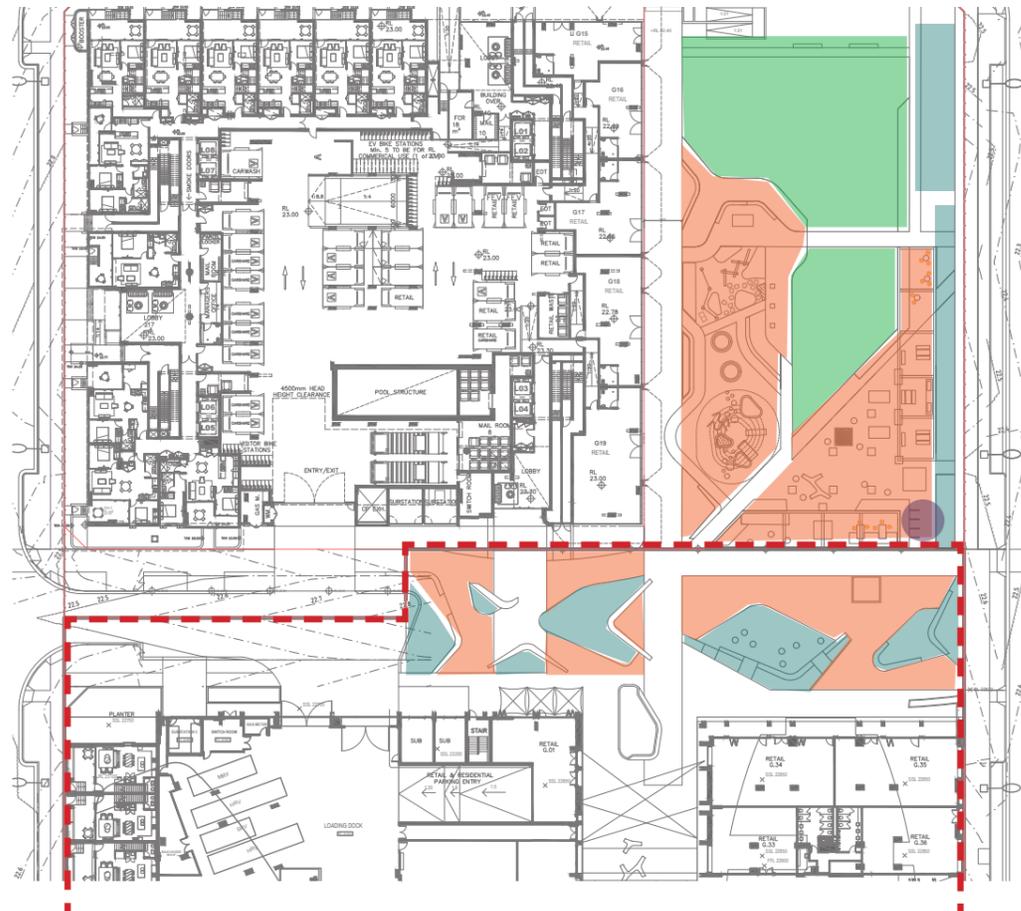
Completion

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

Drainage & Watering Strategy

- Water sensitive urban design (WSUD) principles have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- Where possible storm water runoff (ongrade & podium) will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;

GROUND LEVEL / PUBLIC DOMAIN



Legend

- Permeable Paving / surfaces
- WSUD/ Rain Gardens / Native Planting
- Electric Bike charging points
- Permeable communal open lawn

LEVEL 14 & 15 PODIUM



Legend

- Integrated community / productive garden & compost worm farm

APPENDIX A

APPENDIX B