



View of Banksia Street Common Garden

PROJECT & CLIENT

Seniors Housing-Dalley Ave & Banksia St, Pagewood

Project ID: BGX6V
6-12 Dalley Ave and 212-214 Banksia Street Pagewood, N.S.W. 2035

Prepared for :
NSW Land and Housing Corporation

Landscape Concept Plans

DRAWING INDEX

L-SD-00	Cover	B
L-SD-01	Landscape Approach & Objectives	A
L-SD-02	Landscape Concept Plan	B
L-SD-03	Indicative Perspective Views - Landscape	B
L-SD-04	Indicative Perspective Views - Landscape	B
L-SD-05	Fencing, Access and Circulation Plan	B
L-SD-06	Landscape Area Calculations	B
L-SD-07	Proposed Tree Planting Plan	B
L-SD-08	Proposed Planting Imagery	A
L-SD-09	Proposed Shrub and Groundcover Planting Plan	B
L-SD-10	Proposed Shrub and Groundcover Planting Plan	B
L-SD-11	Proposed Shrub and Groundcover Planting Plan	B
L-SD-12	Landscape Sections	B
L-SD-13	Landscape Details	A
L-SD-14	Landscape Details and Maintenance Schedule	B

DATE :

09 March 2022

ISSUE :

Development Application (Revised)

Guiding Principles

Seniors Housing, Pagewood



Value a sense of place



Contribute to a distinct local character



Grow with a diverse community

Landscape Objectives

- Retain High Value Trees
- Provide Accessible Common Pathways and Building Access
- Logical and Straightforward Circulation Paths
- Privacy of Residents and Neighbours
- Increase Canopy Cover
- Functional Planting
- Low Maintenance Planting
- Cool & Calm Common Area Gardens

Existing mature street tree (*Platanus x acerifolia*) to be retained to provide immediate screening to the proposed building and shade the North-East facing courtyards, as well as maintain the existing streetscape character.

Private courtyards directly adjacent pathways will be screened with hedge planting and vertical slat privacy fencing for the privacy of residents and visitors. Refer to shrub planting plans for detail.

Meters and services located in garden bed. Refer engineer for detail.

1.8m high lapped and capped paling fence proposed along the common boundary. Refer to shrub planting plans for detail.

A 1.5m wide landscape buffer is proposed along the length of the common boundary - with existing levels of the neighbouring properties retained within this buffer. Screening hedges and groundcover underplanting proposed to soften the paling fence and minimise impact on neighbouring properties.

The raked roof of the fire stair riser is proposed to be covered with a green roof consisting of hardy drought and sun tolerant native groundcovers.

Private courtyards located above the basement carpark will include raised garden beds built on structure. This is to allow adequate volume of topsoil for successful planting of screening shrubs and amenity groundcovers.

3 x Exotic deciduous trees proposed for the central common gardens to provide shade in summer while allowing natural light through during the winter months. Refer tree planting plan for species.

Meters and services located in garden bed. Refer engineer for detail.

Private street access for ground floor, street facing units.

2 x additional street trees proposed within the verge to provide additional screening, shade and amenity - endemic species proposed refer tree planting plan.

Internal Common Garden Planting

The shaded common gardens filling the landscape between the two buildings are proposed to be planted with native and endemic shrubs, groundcovers that are suited to cooler, low light environments. Species selection will have a focus on rich green foliage to compliment the broad leaves of the two mature fig trees that are being retained on site.

The intention is to create a cool and calming environment with selected canopy trees extending the green approach to the residents units, and providing much needed shade during hot summer days.

A small seating area proposed within the Banksia St. common garden. The space is located at the intersection of several paths nearby the Banksia St. entrance, and has been aligned to compliment the adjacent retained fig trees. A curved bench is proposed with an adjacent space allowed for a wheelchair or other mobility aid as well as bollard lighting.

Two closely intertwined mature Morton Bay Figs trees are proposed to be retained on-site. They will provide immediate landscape amenity to the residents - shade and localised cooling as well as contributing to a strong identity for the development. The proposed boundary fence is kinked to the North to help them feel like an addition to the streetscape character on Banksia Street.

NOTE:
Refer to separate Arboricultural report and Tree Protection and Removal Plan by Arterra for information on the trees proposed to be retained and removed.

Dalley Avenue Planting

The sunny North-East Dalley Avenue frontage is proposed to be planted with endemic heath-style shrubs, groundcovers and trees

The selected species will be low maintenance, drought tolerant and bird attracting.

The planting will help to ground the building by complimenting the brick podium with a palette of subdued green and brown foliage, highlighted with brightly coloured flowers.

Gardens fronting Dalley avenue are proposed to be punctuated with low impact sandstone log walls to assist with level changes and provide a 'rockery' style setting for endemic heath-style planting.

Additional street tree planting to frame front entry and contribute to the future streetscape character.

Hydrant assembly on concrete pad. Hydrant assembly to be within an enclosure as per the relevant Australian Standard. Screen planting between the assembly and adjacent entry staircase.

Proposed accessible entry from Dalley Avenue to the lower ground level of Building A

Existing mature street trees (*Melaleuca quinquenervia*) to be retained to provide immediate screening to the proposed building and maintain the existing streetscape character.

A low impact landscape wall constructed of sawn sandstone logs is proposed to replace an existing wall at the front boundary. This is to minimise disturbance of existing ground levels around the mature street trees.

Legend

- Site Boundary
- Site Survey
Existing footpath, road, services etc.
- Proposed Building Outline
- Proposed Concrete Footpath
Std grey concrete with non-slip broom finish
- Proposed Unit Paving/Tiling
To match architect specification
- Proposed Garden
On grade
- Proposed On-Structure Garden
Plater box / Garden Bed
- Undisturbed
Refer Arborist plans for full Tree Protection Area
- Existing Turf Verge
To be retained and protected.
- Proposed Retaining Wall
Brick to match ground floor building facade
- Proposed LowImpact Retaining Wall
Sawn Sandstone Logs
- Paling Fence
1.8m High Lapped and Capped - Painted
- Vertical Slat Privacy Fence
Height Varies - Refer L-SD-03
- Existing Sewer Line
- Existing Gas Line
- Existing Water
- Existing Telstra Line
- Existing Tree to be Retained and Protected
- Proposed Tree
Refer to tree planting plan for species
- Stormwater Pit / Trench Grate
Refer to engineer for detail
- Meter/Hydrant Enclosure



ARTERRA DESIGN PTY LTD ABN 40 069 552 610
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 F 02 9957 3977 W ARTERRA.COM.AU



B	Revised DA Application in Response to Bay-side Council & NSW Design Review Panel Comments	RWS	09/03/22
A	For Development Application	RWS	23/08/21
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
Seniors Housing-Dalley Ave & Banksia St, Pagewood

NSW Land and Housing Corporation

DRAWING TITLE
Landscape Concept Plan

Project No : 20.31
Designed : RWS/AJ
Drawn : RWS/AJ
Scale : 1:200@A1/1:400@A3

DRAWING NUMBER
L-SD-02

REVISION
B

Plotted at: 12:14 pm 9/3/2022



01 Accessible Dalley Ave. Entrance to Building A - Ground Level



02 Common Gardens and Banksia Street Entry



03 Dalley Avenue Frontage



04 Banksia Street Frontage



05 Dalley Ave. / Banksia St. Corner



06 Banksia Street Entry Beside Retained Fig Trees



Example of Vertical slat privacy fence

Legend

- Site Boundary
- Site Survey
Existing footpath, road, services etc.
- Common Pathways
- Common Gardens
- Private Open Space
- Proposed Retaining Wall
Brick to match ground floor building facade
- Proposed LowImpact Retaining Wall
Sawn Sandstone Logs
- Paling Fence
1.8m High Lapped and Capped - Painted
- Vertical Slat Privacy Fence
600mm Height On top of 500mm hob
- Vertical Slat Privacy Fence
900mm Height
- Vertical Slat Privacy Fence
1200mm Height - With security gate
- Vertical Slat Privacy Fence
1500mm Height
- Vertical Slat Privacy Fence
1800mm Height - With security gate
- Existing Tree to be Retained and Protected

All ground floor units are proposed to have a discreet maintenance access gate to allow for occasional access to courtyards by maintenance personnel - avoiding the need to bring equipment, plants and soil through the units.

BLD A FFL's
Roof 25.800
L1 22.700
G 19.600
LG 16.500

BLD B FFL's
Roof 25.772
L1 22.672
G 19.572

All walkways that are not adjacent a wall are proposed to have a 150mmH x 150mmW concrete hob either side. Refer L-SD-13 for typical detail.



B	Revised DA Application in Response to Bayside Council & NSW Design Review Panel Comments	RWS	08/03/22
A	For Development Application	RWS	23/08/21
REVISION	DESCRIPTION	CHKD	DATE



	Area (m2)	Percentage of Total Site Area
Building	1345.7	47.7%
Total Landscape Area	1402.7	49.7%
Driveway	71.5	2.5%
Total Site Area	2820.3	100.0%

The total landscape area shown above is in accordance with the required 35m2 per dwelling specified in clause 50(c)(i) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

33 Dwellings proposed x 35m2 = 1,155m2 required landscape area.

01

Total Site and Landscape Area
Plan

Scale 1:400 @ A1, 1:800 @ A3



	Area (m2)	Percentage of Total Site Area
Total Landscape Area	1402.7	49.7%
Deep Soil Zone	651.8	23.1%
Total Site Area	2820.3	100.0%

The Deep soil zone area shown above is in accordance with the required 15% of total site are specified in clause 50(d) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

02

Deep Soil Zone Landscape Areas
Plan

Scale 1:400 @ A1, 1:800 @ A3



	Area (m2)	Percentage of Total Site Area
Total Landscape Area	1402.7	49.7%
Total Softscape Area	794.4	28.2%
Total Hardscape Area	608.5	21.6%
Total Site Area	2820.3	100.0%

03

Softscape and Hardscape Areas
Plan

Scale 1:400 @ A1, 1:800 @ A3



	Area (m2)	Percentage of Total Site Area
Canopy Cover	799.0	28.3%
Total Site Area	2820.3	100.0%

04

Tree Canopy Coverage Area
Plan

Scale 1:400 @ A1, 1:800 @ A3





ARTERRA DESIGN PTY LTD ABN 40 069 552 610
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 F 02 9957 3977 W ARTERRA.COM.AU



Planning,
Industry &
Environment

B	Revised DA Application in Response to Bayside Council & NSW Design Review Panel Comments	RWS	09/03/22
A	For Development Application	RWS	23/08/21
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT

Seniors Housing-Dalley Ave & Banksia St,
Pagewood

NSW Land and Housing Corporation

DRAWING TITLE

Proposed Tree Planting Plan



Project No : 20.31
Designed : RWS/AJ
Drawn : RWS/AJ
Scale : 1:200@A1/1:400@A3

DRAWING NUMBER
L-SD-07

REVISION
B

Plotted at : 12:14 pm 9/3/2022

Proposed Tree Planting



Angophora costata
(Smooth-Barked Apple)



Backhousia citriodora
(Lemon Myrtle)



Buckinghamia celcissima
(Ivory Curl)



Corymbia eximia
(Yellow Bloodwood)



Corymbia ficifolia 'Summer Red'
(Red Flowering Gum)



Glochidion ferdinandii
(Cheese Tree)



Harpullia pendula
(Tulipwood)



Platanus x acerifolia
(Plane Tree)



Zelkova serrata 'Green Vase'
(Japanese Elm)

Indicative Shrub Planting



Native groundcovers cascading over brick retaining walls with layered planting and small trees behind



Mixed native plantings with bird attracting flowers and varied foliage



Broad leaf feature planting in shaded areas provide a cool and calm environment



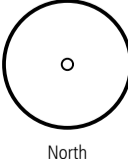
ARTERRA DESIGN PTY LTD ABN 40 069 552 610
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 F 02 9957 3977 W ARTERRA.COM.AU



Planning,
Industry &
Environment

A	For Development Application	RWS	23/08/21
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
Seniors Housing-Dalley Ave & Banksia St,
Pagewood
NSW Land and Housing Corporation
DRAWING TITLE
Proposed Planting Imagery

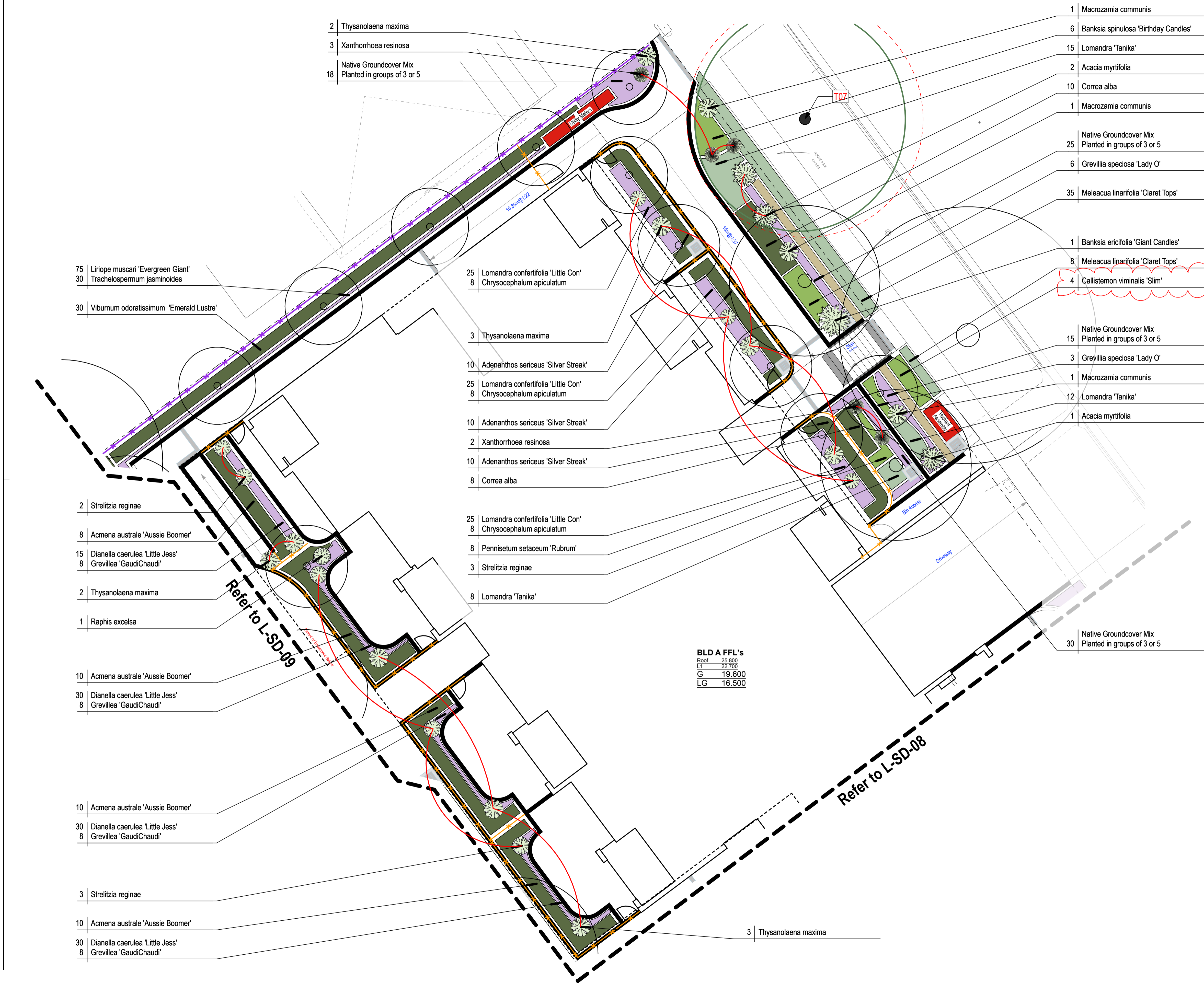


Project No : 20.31
Designed : RWS/AJ
Drawn : RWS/AJ
Scale :

DRAWING NUMBER
L-SD-08

REVISION
A

Plotted at: 12:14 pm 9/3/2022



Legend

- Site Boundary
- Site Survey
Existing footpath, road, services etc.
- Proposed Building Outline
- Proposed Retaining Wall
Brick to match ground floor building facade
- Proposed Low Floor Retaining Wall
Sawn Sandstone Logs
- Paling Fence
1.8m High Lapped and Capped - Painted
- Vertical Slat Privacy Fence
Height Varies - Refer L-SD-03
- Proposed Shrub Planting
- Proposed Feature Shrubs
- Existing Tree to be Retained and Protected
- Stormwater Pit / Trench Grate
Refer to engineer for detail
- Meter/Hydrant Enclosure

Planting Schedule

(Amended City's in Red)

Botanical Name	Common Name	Potential Height Reached	Proposed Container Size	Quantity
TREES				
<i>Angophora costata</i>	Rough-Barked Apple	15-20m	200L	4
<i>Banksia spinulosa</i>	Lemon Myrtle	5-6m	45L	11
<i>Banksia celsissima</i>	Ivory Cud	5-8m	45L	10
<i>Corymbia eximia</i>	Yellow Bloodwood	8-10m	100L	2
<i>Corymbia ficifolia</i>	Red Flowering Gum	3-5m	45L	2
<i>Glochidion ferdinandi</i>	Cheese Tree	10-20m	100L	1
<i>Harpullia pendula</i>	Tulipwood	8-10m	45L	2
<i>Malaleuca quinquenervia</i>	Paperbark	12-15m	100L	1
<i>Platanus x acerifolia</i>	Plane Tree	15-25m	200L	1
<i>Zakona serrata</i>	Green Vase	10-15m	100L	3

SHRUBS COMMON GARDENS

DALLEY AVENUE FRONTAGE				
<i>Acacia myrtifolia</i>	Myrtle Wattle	1-2m	200mm	8
<i>Banksia spinulosa</i>	Birthday Candles Banksia	0.5m	200mm	16
<i>Banksia ericifolia</i>	Heath Banksia	2.5m	200mm	6
<i>Callistemon viminalis</i>	Slim Bottle Brush	2-3m	200mm	6
<i>Correa alba</i>	White Correa	1m	200mm	46
<i>Grevillea speciosa</i>	Lady O	1m	200mm	13
<i>Grevillea mucronulata</i>	Green Spider Flower	1.5m	200mm	6
<i>Lomandra 'Tanika'</i>	Tanika Mat Rush	0.5m	140mm	35
<i>Macrozamia communis</i>	Burrawang	1.5m	25L	5
<i>Mealeuca linariifolia</i>	Honey Myrtle	1m	200mm	58
<i>Pennisetum setaceum</i>	Purple Fountain Grass	1m	140mm	8
<i>Xanthorrhoea resinosa</i>	Grass Tree	1m	200mm	9
Native Groundcover Mix				
<i>Carpobrotus glaucescens</i>	Pigface	0.3m	140mm	50
<i>Chryscephalum apiculatum</i>	Yellow Buttons	0.3m	140mm	50
<i>Grevillea 'GaudiChaudi'</i>	Gaudi Chaudi	0.5m	200mm	50
<i>Senecio serpens</i>	Blue Chalksticks	0.3m	200mm	50

BANKSIA STREET COMMON GARDENS

<i>Abacasia macromiza</i>	Elephant Ear	2m	25L	10
<i>Asplenium elatior</i>	Cast Iron Plant	0.5	200mm	175
<i>Asplenium australasicum</i>	Birds Nest Fern	1m	200mm	19
<i>Cyathea australis</i>	Tree Fern	5m	25L	10
<i>Dianella caerulea</i>	Little Jess	0.5m	140mm	245
<i>Dianella revoluta</i>	Blue Flax Lily	0.5m	140mm	90
<i>Dichondra repens</i>	Kidney Weed	0.3m	140mm	65
<i>Molinia caputata</i>	Palm Grass	0.5-1m	200mm	273
<i>Pholidendron salignum</i>	Xanadu	1.2m	200mm	22
<i>Pholidendron Xanadu</i>	Xanadu	1m	200mm	75
<i>Viola hederacea</i>	Native violet	0.3m	200mm	105

SHRUBS PRIVATE GARDENS

SCREENING SHRUBS				
<i>Acmena australe</i> 'Aussie Boomer'	Lilly Pilly	2-3m	45L	56
<i>Adenanthos sericeus</i> 'Silver Streak'	Woolly Bush	2-3m	25L	56
<i>Murraya paniculata</i>	Orange Jessamine	3m	45L	43
<i>Viburnum odoratissimum</i> 'Emerald Lustre'	Sweet Viburnum	3-4m	45L	80

GRASSES / TUFTED

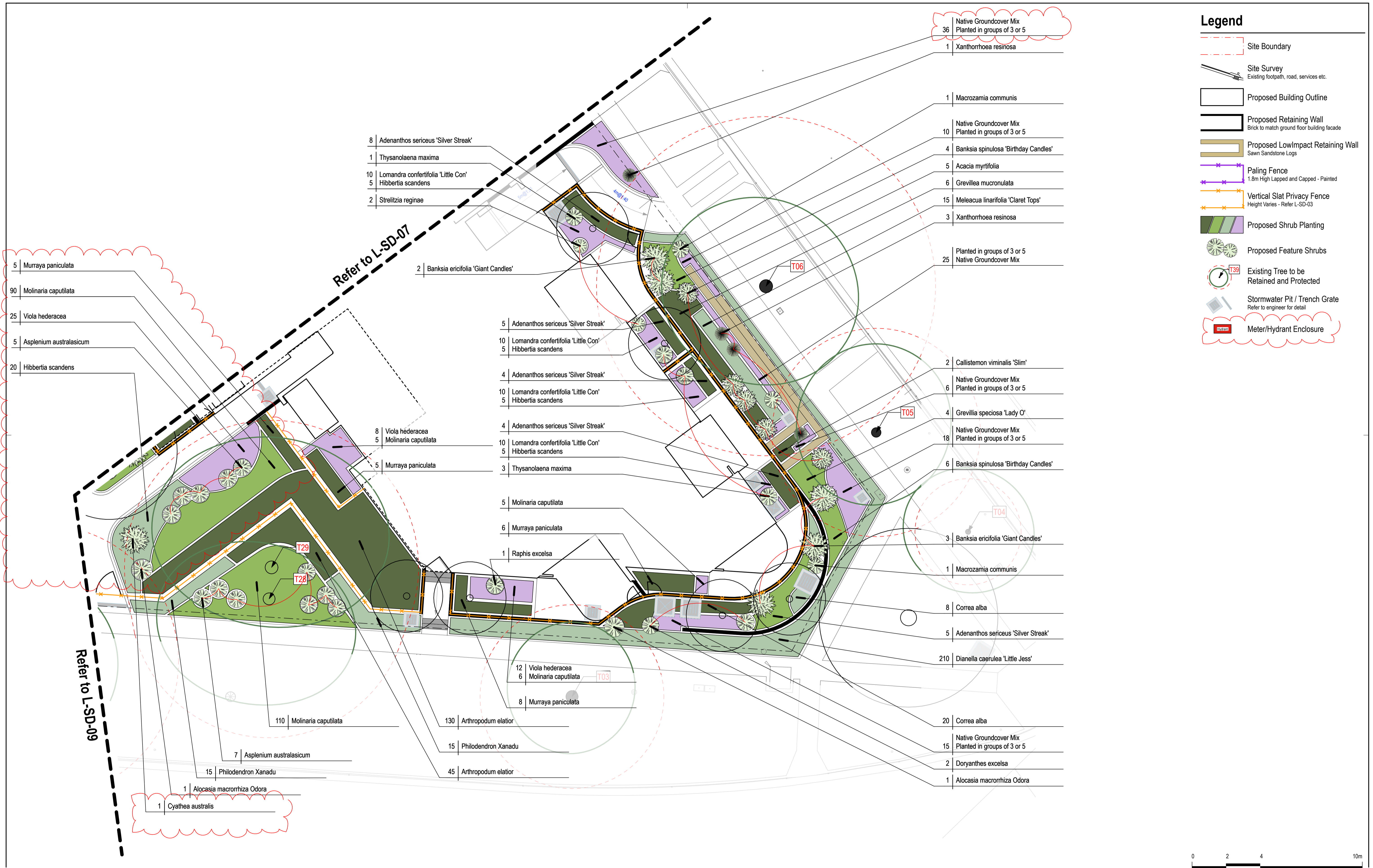
<i>Dianella caerulea</i>	'Little Jess'	Little Jess	0.5m	200mm	105
<i>Liriope muscari</i>	'Evergreen Giant'	Giant Liriope	0.5m	200mm	225
<i>Lomandra confertifolia</i>	'Little Con'	Little Con	0.4m	200mm	195
<i>Tulbaghia violacea</i>	Society Garlic		0.5m	200mm	80

FEATURE PLANTING

<i>Cordylina fruticosa</i>	Negra	Cordylina	1m	25L	8
<i>Doranthos excelsa</i>		Gymea Lily	1.5m	25L	7
<i>Raphis excelsa</i>		Lady Palm	2m	25L	6
<i>Strelitzia reginae</i>		Bird of Paradise	1.5m	25L	10
<i>Thysanolaena maxima</i>		Tiger Grass	3-4m	25L	15

GROUNDCOVERS

<i>Chryscephalum apiculatum</i>	Yellow Buttons		0.3m	140mm	24
<i>Hibbertia scandens</i>	Guinea Flower		0.3m	200mm	40
<i>Grevillea 'GaudiChaudi'</i>	Gaudi Chaudi		0.5m	200mm	32
<i>Myoporum parvifolium</i>	Creeping Boobialla		0.3m	200mm	40
<i>Trachelospermum jasminoides</i>	Jasmine		0.3m	200mm	88



ARTERRA DESIGN PTY LTD ABN 40 069 552 610
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 F 02 9957 3977 W ARTERRA.COM.AU



Planning,
Industry &
Environment

B	Revised DA Application in Response to Bayside Council & NSW Design Review Panel Comments	RWS	09/03/22
A	For Development Application	RWS	23/09/21
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
Seniors Housing-Dalley Ave & Banksia St,
Pagewood
NSW Land and Housing Corporation



Project No : 20.31
Designed : RWS/AJ
Drawn : RWS/AJ
Scale : 1:100@A1/1:200@A3

DRAWING NUMBER
Proposed Shrub and Groundcover Planting Plan L-SD-10
REVISION
B

Plotted at: 12:14 pm 9/3/2022



ARTERRA DESIGN PTY LTD ABN 40 069 552 610
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 F 02 9957 3977 W ARTERRA.COM.AU



Planning,
Industry &
Environment

B	Revised DA Application in Response to Bayside Council & NSW Design Review Panel Comments	RWS	09/03/22
A	For Development Application	RWS	23/09/21
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
Seniors Housing-Dalley Ave & Banksia St,
Pagewood
NSW Land and Housing Corporation

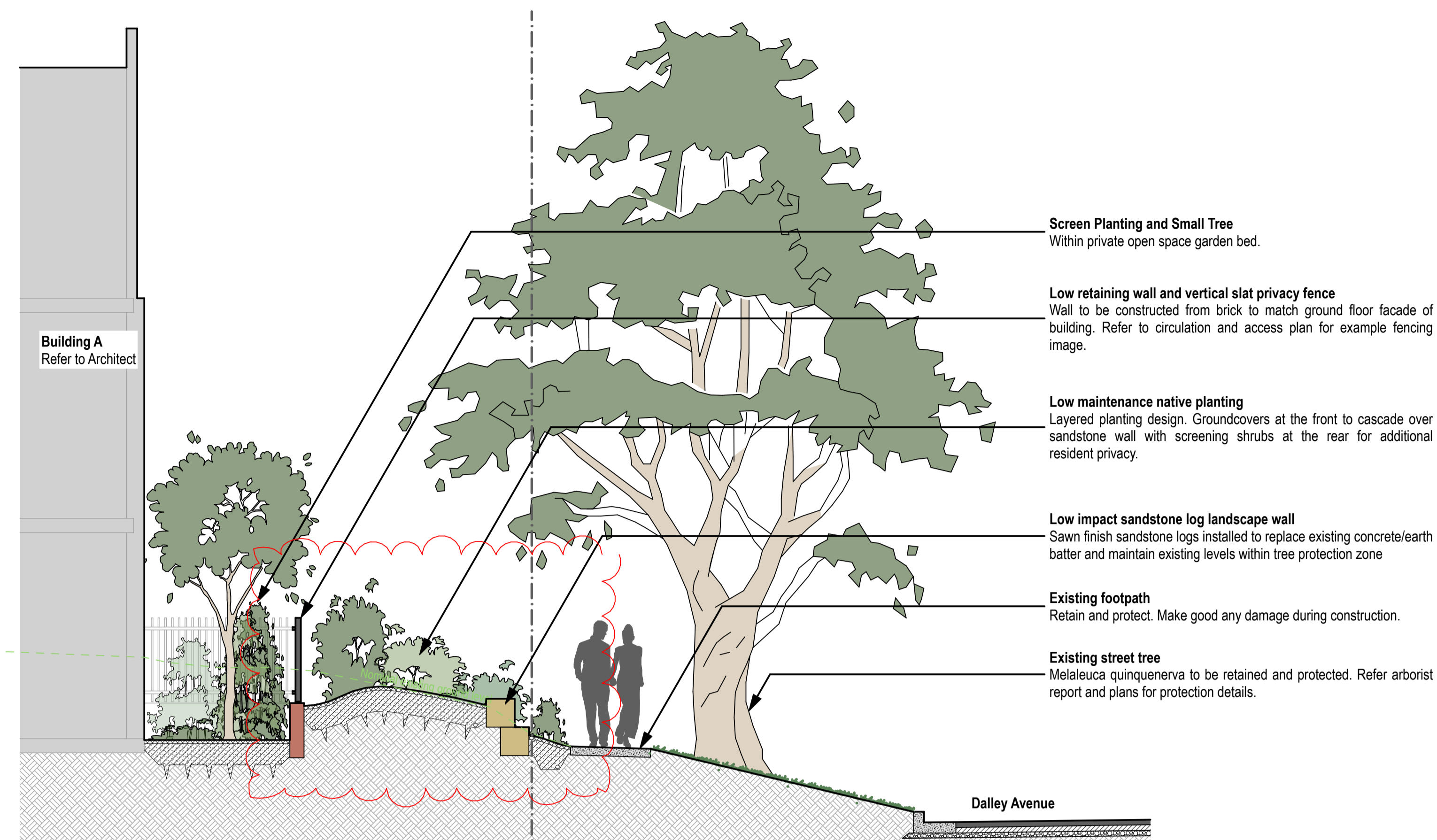


Project No : 20.31
Designed : RWS/AJ
Drawn : RWS/AJ
Scale : 1:100@A1/1:200@A3

DRAWING TITLE
Proposed Shrub and Groundcover Planting Plan
L-SD-11

REVISION
B

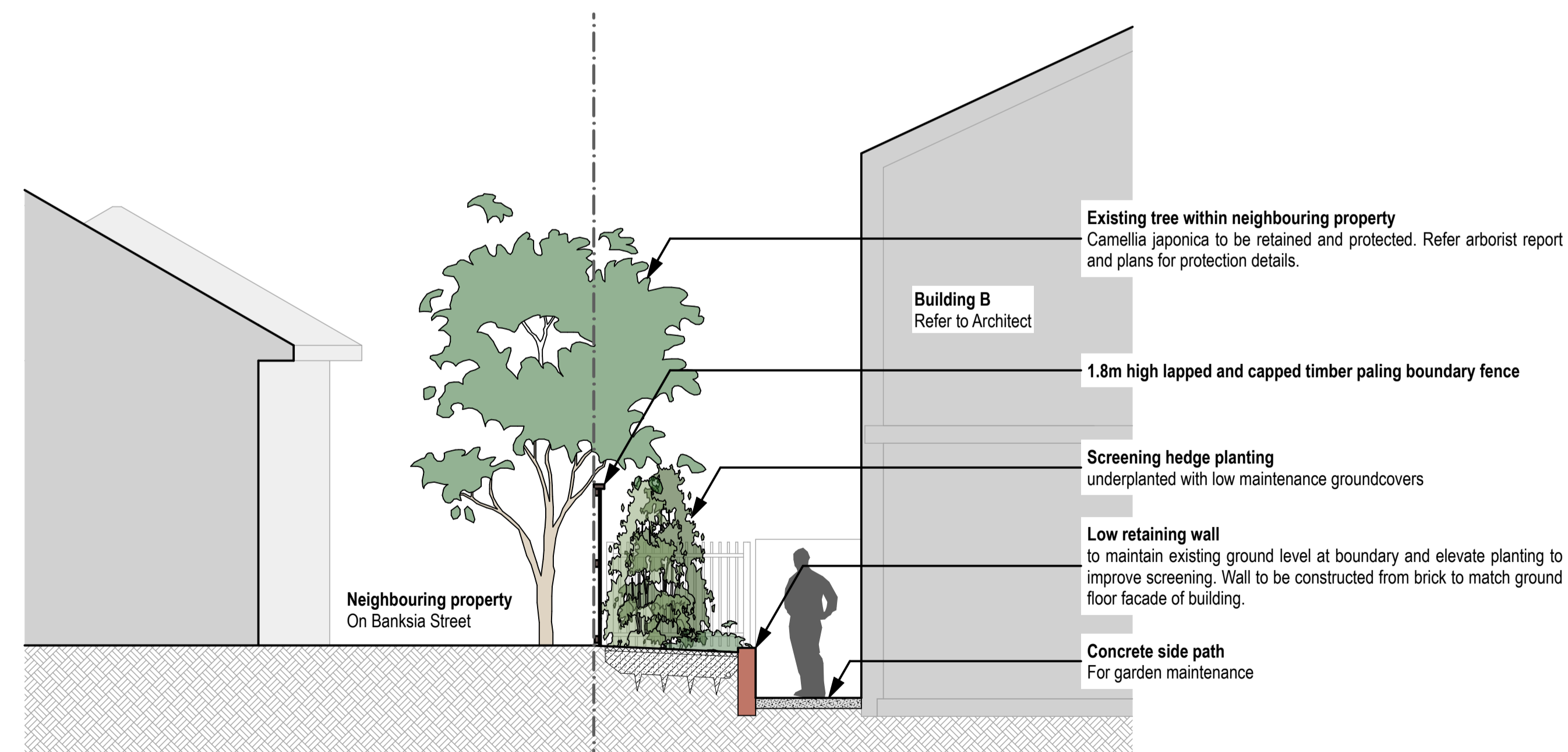
Plotted at : 12:14 pm 9/3/2022



01

Building A - Dalley Avenue
Section

Scale 1:50 @ A1, 1:100 @ A3



03

Building B - Neighbouring Property (Banksia Ave)
Section

Scale 1:50 @ A1, 1:100 @ A3



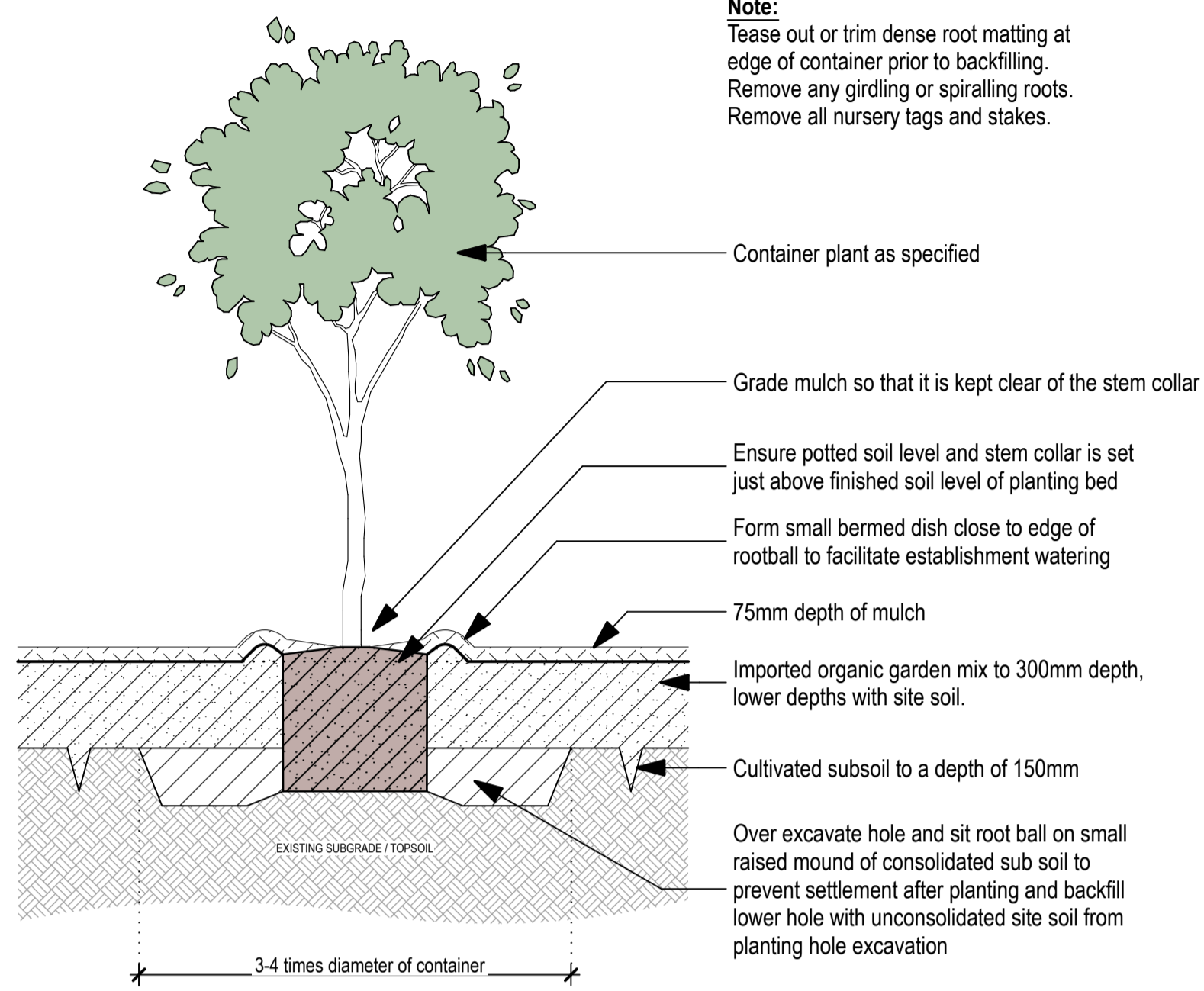
02

Dalley Avenue Frontage
Indicative Perspective View



04

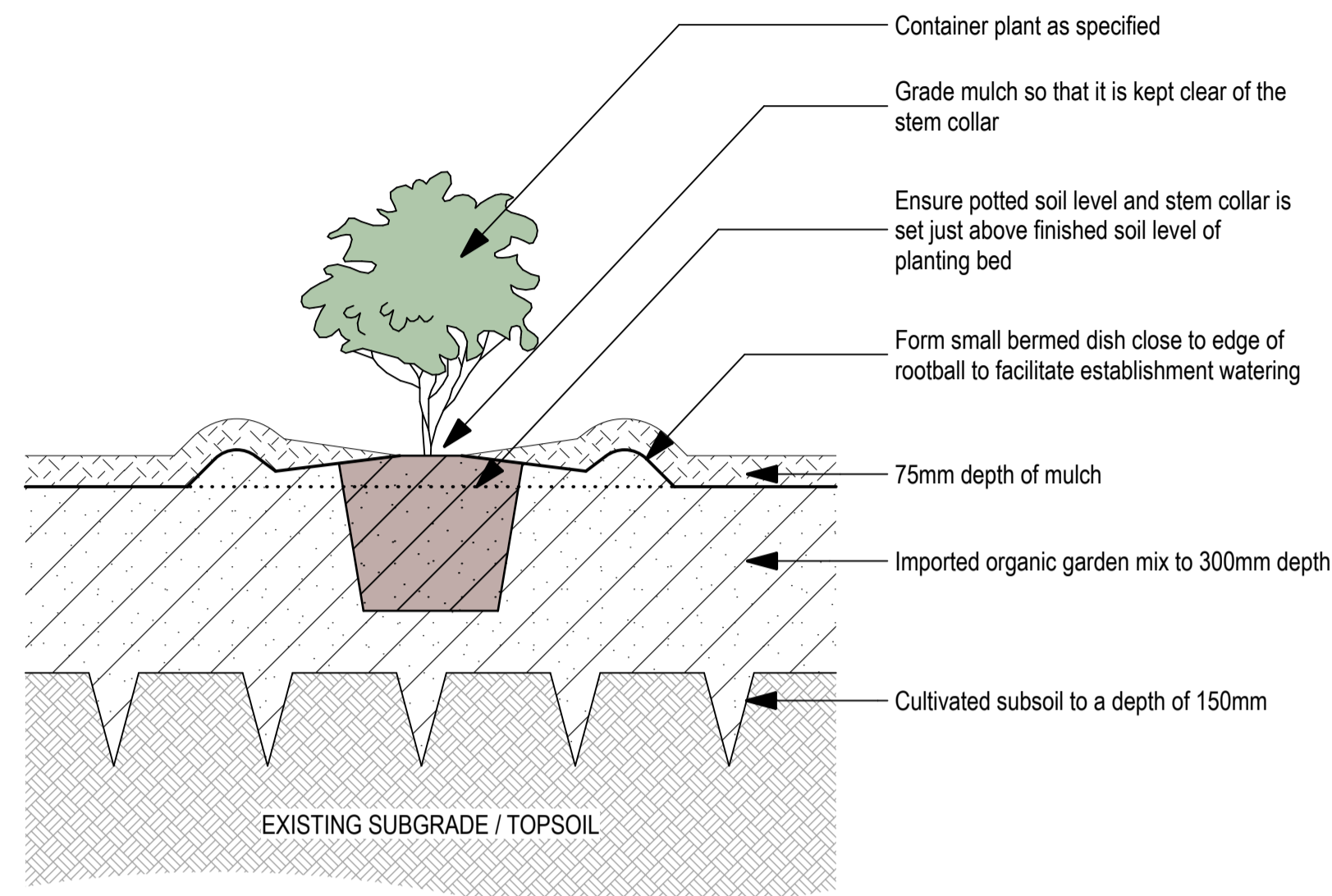
Banksia Avenue Side Boundary
Indicative Perspective View



01 Tree Planting

Typical Section

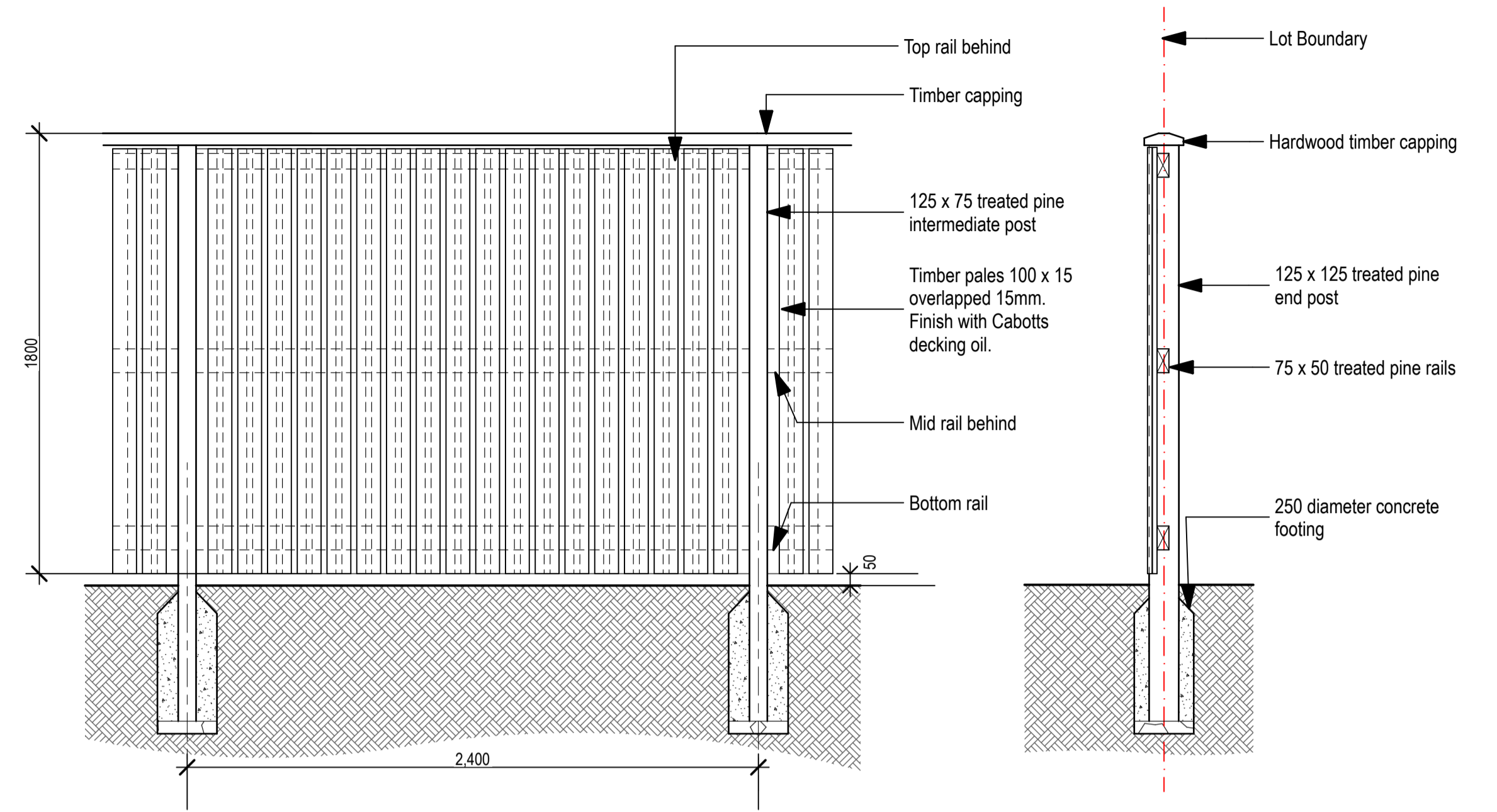
Scale 1:20 @ A1, 1:40 @ A3



02 Shrub Planting

Typical Section

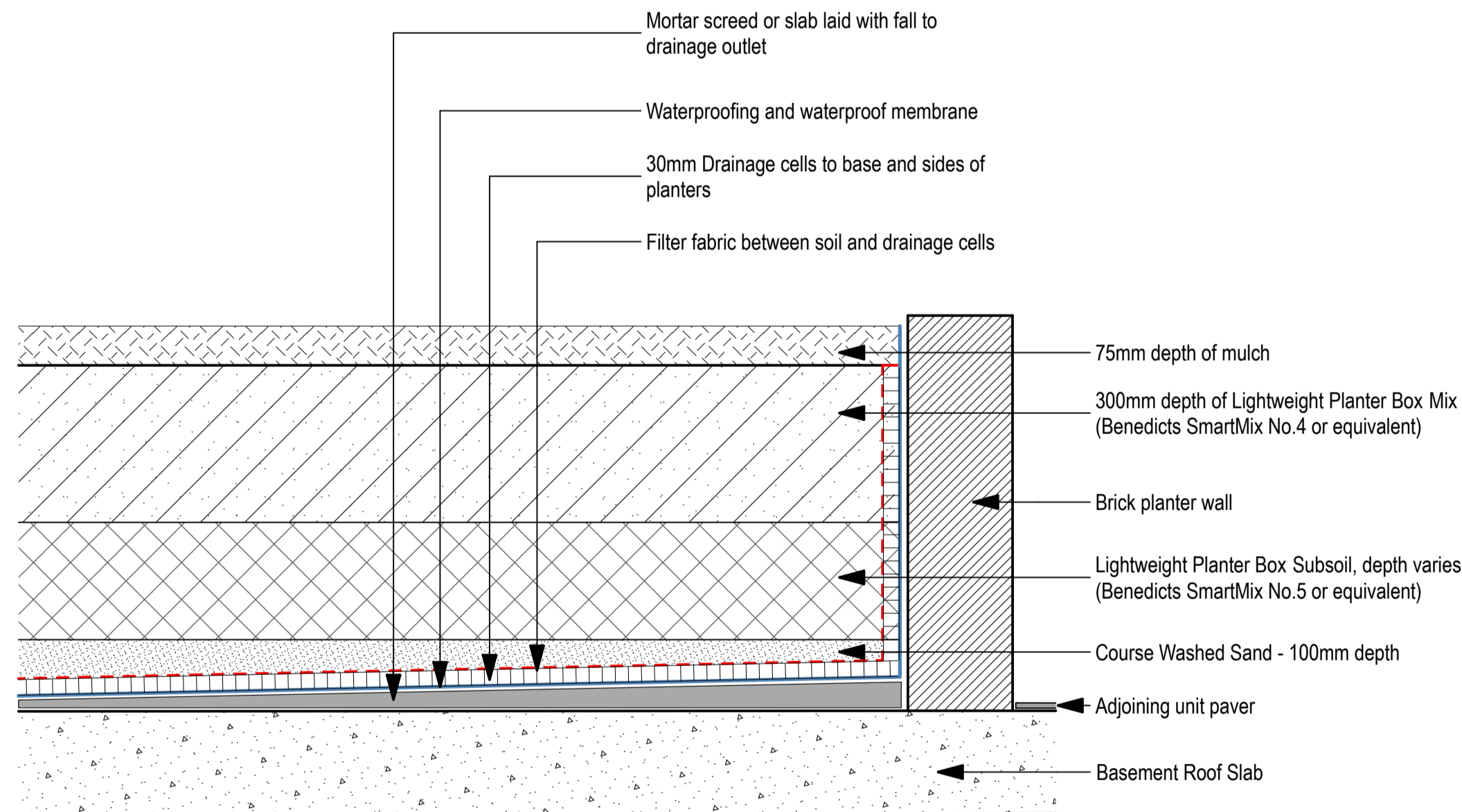
Scale 1:10 @ A1, 1:20 @ A3



03 Paling Fence

Typical Elevation and Section

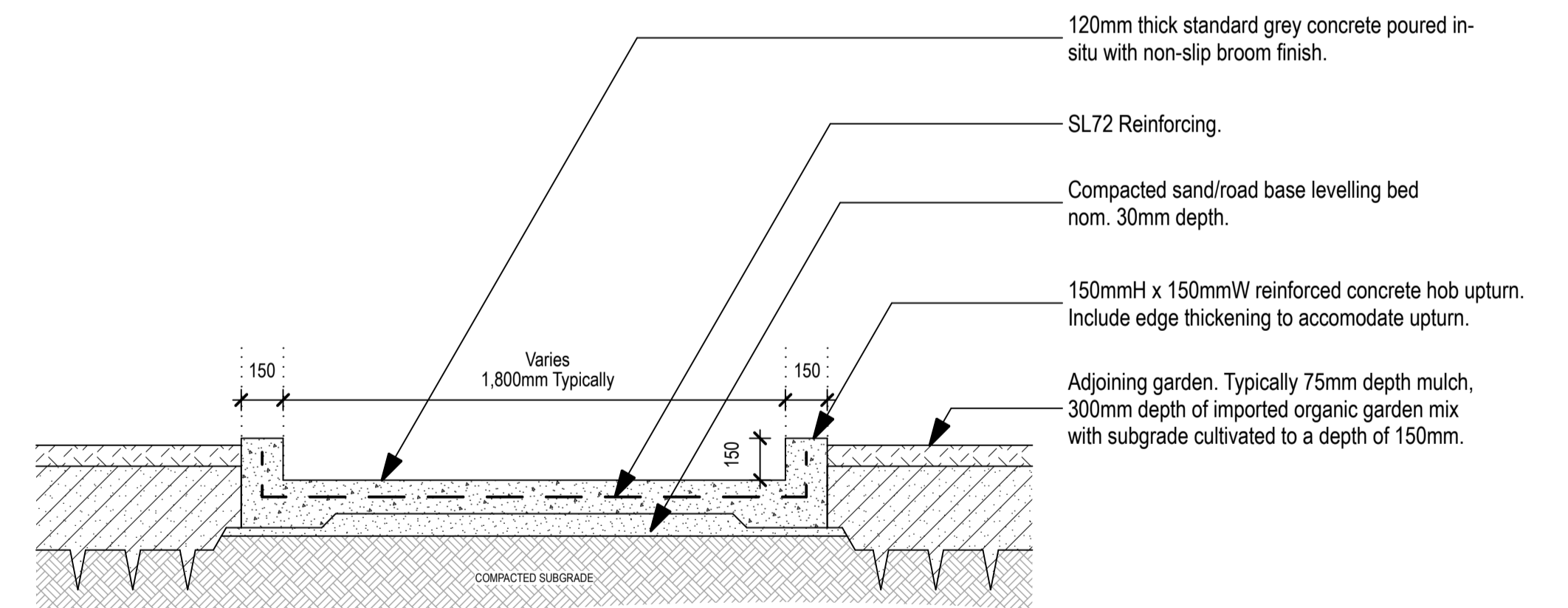
Scale 1:20 @ A1, 1:40 @ A3



04 Raised Planter Garden Bed

Typical Section

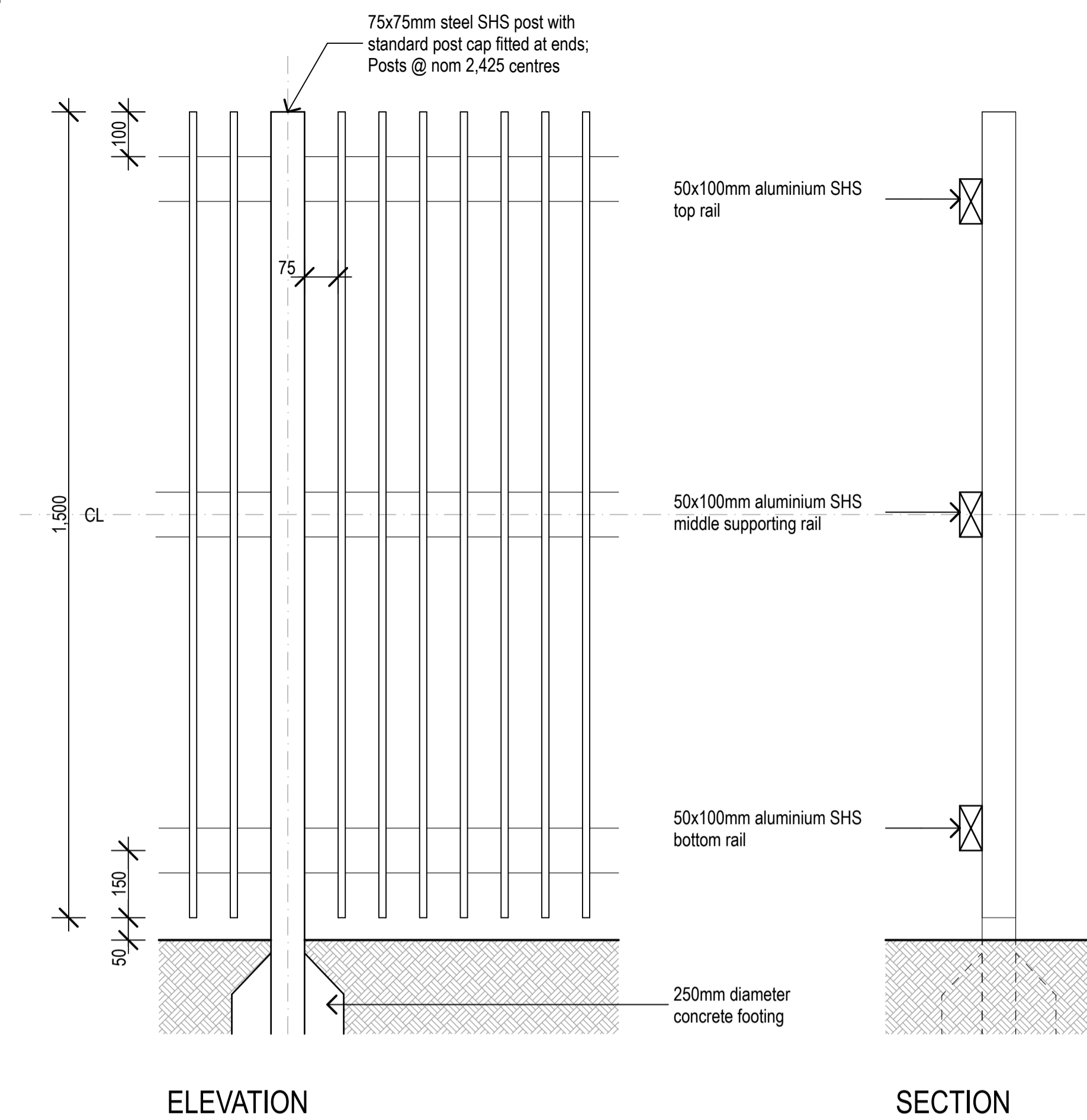
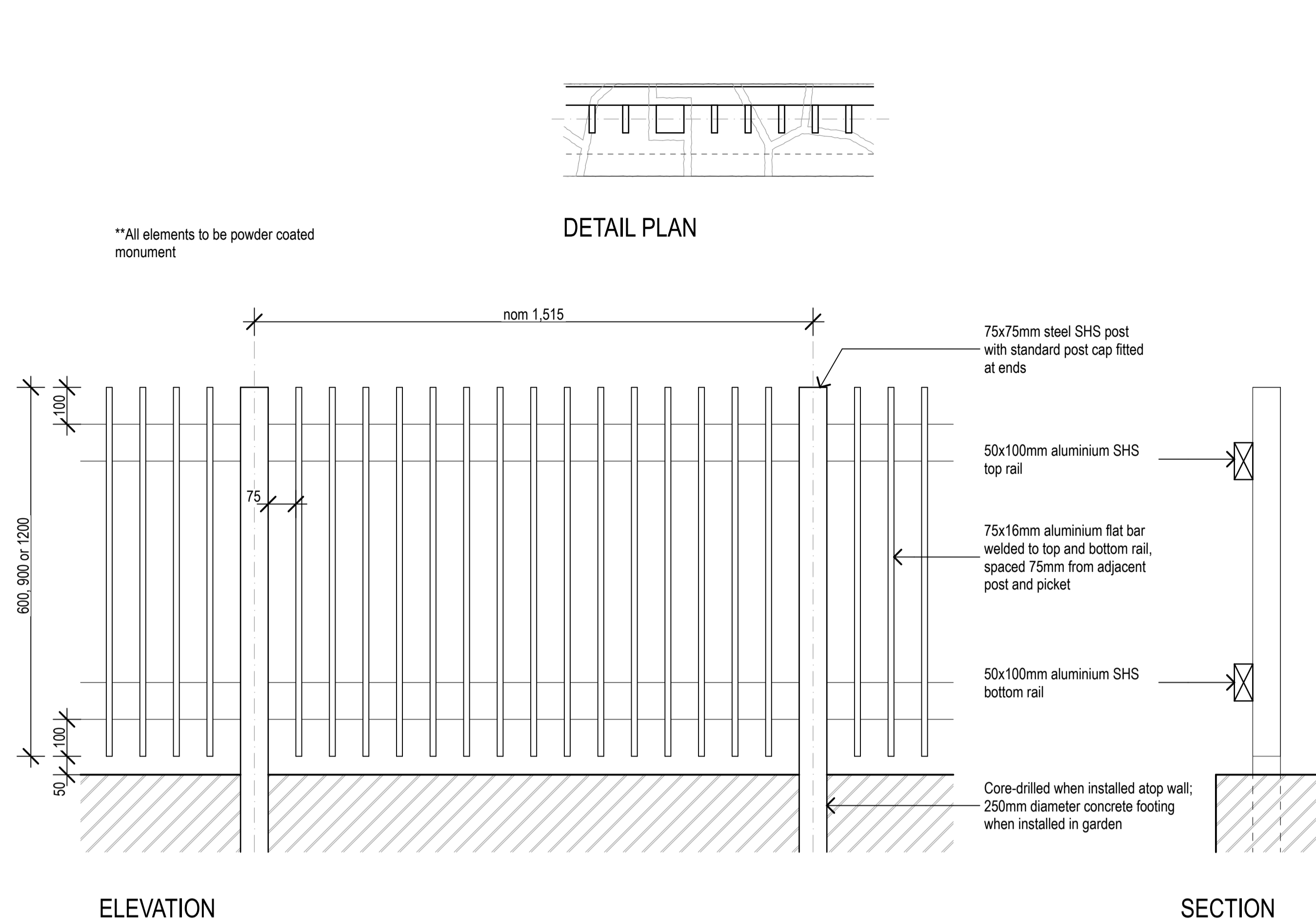
Scale 1:10 @ A1, 1:20 @ A3



05 Concrete Path with Hob Upturn

Typical Section

Scale 1:20 @ A1, 1:40 @ A3



Establishment Maintenance Procedure

Extent & Tasks

The Contractor shall monitor and maintain all planting and associated landscaping works for the duration of the maintenance period. The establishment maintenance period shall be for a period of 52 weeks. This shall generally include, watering, failed plant replacements, pest and disease control, weed control and monitoring. Maintenance is to be carried out to all areas where new planting, is installed. Weeding shall extend around and in between individual plants and up to path, kerbs or other become established within the maintenance period and are kept in a healthy and tidy state in accordance with best horticultural practices.

Watering

Plants are to be watered upon completion of planting and then monitored for water stress by the Contractor. All plants are to be adequately watered. The minimum acceptable watering required is equal to 25mm of natural rainfall or its applied equivalent during each period of one (1) week. Around individual plants, maintain a completely weed and grass free watering saucer with a minimum diameter of one (1) metre. Plants that fail due to wilting and water stress shall be replaced at the Contractors expense. Ongoing irrigation to be supplied by water storage tank in basement of building.

Pests and Diseases

All trees are to be visually inspected for the presence of persistent and damaging insect pests or diseases at least once every 4 weeks, or upon written notification from the Contract Manager of a potential problem. The pest and / or disease and its extent and prevalence is to be identified and recorded along with the recommended control and action to be taken. Control pathological diseases or insect pests by physical removal. Where physical removal is not possible use registered non- toxic sprays, applied in accordance with manufacturer's instructions.

Weeding

All areas are to be visually inspected by the Contractor for the presence of woody and herbaceous weed species once every 4 weeks. All occurrences of weeds are to be spot sprayed using a glyphosate based herbicide no later than 7 days after being identified. Weeds are to be re-inspected by the Contractor 7 days after spraying and retreated if required.

Weeds higher than 200mm in height shall be removed by hand before general herbicide treatment. Smaller weeds shall be allowed to wither and rot in place.

Plant Replacements

The cost of replacement plants that have failed due to failure of the Contractor to perform adequate maintenance, or implementing inappropriate handling procedures or planting operations shall be at born by the Contractor. Replacements shall be undertaken within 7 days of the plant being identified as failed or unacceptably damaged. Note, severe wilting or water logging leading to death of foliage, breakage or wounding of main stem, damage to apical leaders or damage to significant second order branches shall be deemed to constitute failure.

The cost of plants that are damaged or killed by environmental factors outside the Contractors control such as severe storms, high winds, hail, flooding, vehicular accident, or are stolen or maliciously damaged shall be born by Contractor if prior to Practical Completion. The Contractor is advised to take out all necessary Construction Insurance to cover all the costs associated with re-supply, delivery and replanting prior to this time. The costs of replacing damaged, stolen or maliciously damaged plants shall be covered by the Principal after Practical Completion has been granted.

