



FOR DEVELOPMENT APPLICATION ONLY - 21/8/24

11-27 Jennifer St,  
Little Bay NSW 2036

Controls:

Site area 11612m<sup>2</sup>  
FSR LEP 0.75:1

+ 30% additional FSR as per the SEPP Housing

FSR<sub>Bonus</sub> 0.225 : 1  
FSR<sub>max</sub> 0.975 : 1  
GFA<sub>max</sub> 11321.7m<sup>2</sup>

AH Component FSR = 15% of FSR<sub>TOTAL</sub> = 0.14625:1  
AH GFA = 1698m<sup>2</sup>

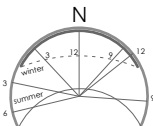
Proposed:

Landscaped area LA 7729m<sup>2</sup> (66.6%)  
Deep soil area 6346m<sup>2</sup> (82% of LA)  
54.7% of the site area

Communal open space 3321.8m<sup>2</sup> (28.6%)  
(excluding an area of 5286.9m<sup>2</sup> (45.5%) protected  
ESBS and buffer zone)

Potential unit mix:  
8 x 1-bedroom apartments = 9%  
34 x 2-bedroom apartments = 36%  
52 x 3-bedroom apartments = 55%  
94 apartments in total

All dwellings are either cross ventilated or their  
primary open space has a northerly aspect.  
No dwellings have single orientation south



A proposal's built form:  
concentrated to the north and tapering in plan form towards the southern  
ESBS.

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Nominated Architects

Amending Concept DA  
Jennifer Street, Little Bay

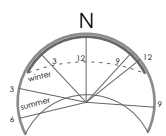
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Title Sheet

DA 0.01 C

1.1000 @ A3 21/8/2024





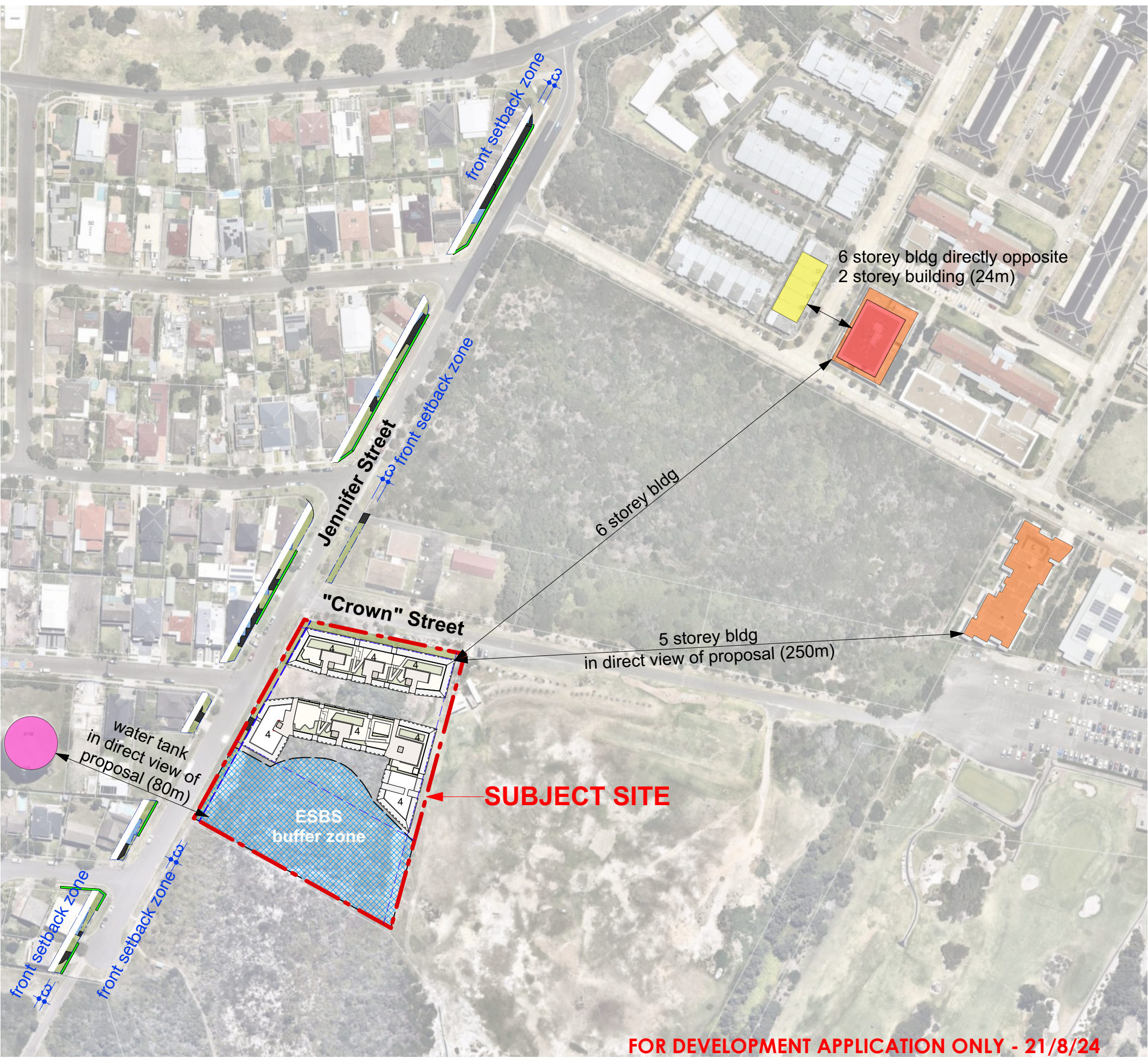
A proposal's built form:  
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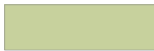


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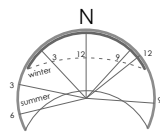
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**Location Plan, Site Analysis**  
DA 2.01 C  
1:5000 @ A3 21/8/2024





-  Hardscape Area
-  Deep soil landscape Area
-  Structure within the 6m front setback zone
-  High boundary wall, metal or timber fence



This design is informed by a thorough analysis of the evolving urban conditions. The scale of neighbouring buildings is diverse; older 1 and 2 storey houses predominate west of Jennifer Street, while heights between 3 and 6 storeys predominate in the new areas directly to the north

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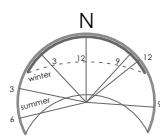
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**Site Analysis**  
DA 2.02 C  
1.5000 @ A3 21/8/2024





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The site plan deliberately leaves open the vista along Reservoir Street eastward towards the horizon, which is an important public view. Overall, the design responds to its particular site conditions, appropriately addressing the street frontage.

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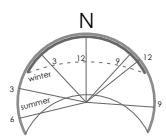
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**Public views analysis**  
DA 2.03 C  
1:1000 @ A3 21/8/2024





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**Private views analysis**  
DA 2.04 C  
1.1000 @ A3 21/8/2024



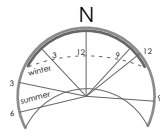


- Legend:**
- Boundary
  - Setback line
  - Approved Detailed DA building envelope (DA/580/2022)
  - Articulation zone
  - Approved Stage 1 / Concept building envelope (DA/698/2020)
  - ESBS and buffer zone
  - 2m Asset protection zone
  - Entries to GF units
  - LA - Refer to Landscape
  - Architect's drawings for detail
  - Private open space

**Notes:**

-Articulation zones comprise a combination of architectural elements, spatial insets, floor space, ADG compliant sized balconies and terraces and to allow for ADG solar access requirements to all living areas.

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The RLs are the proposed ground floor levels of the building envelopes. The building envelopes indicate the layout of cores, apartments, common elements and apartment size, distribution and mix.

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**Ground Floor Envelope Plan**  
 DA 2.10 H  
 1:1000 @ A3 21/8/2024



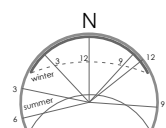


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  - ESBS and buffer zone
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The building envelopes indicate the layout of cores, apartments, common elements and apartment size, distribution and mix. The articulation zones permit balconies, bay windows, projections, eaves and the like.

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**Level 1 Envelope Plan**  
**DA 2.11 H**  
 1.1000 @ A3 21/8/2024



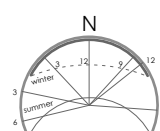


- Legend:**
- Boundary
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  - Approved Detailed DA building envelope (DA/580/2022)
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**Level 2 Envelope Plan**  
 DA 2.12 F  
 1.1000 @ A3 21/8/2024



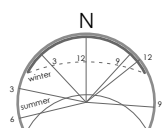


- Legend:**
- Boundary
  - Setback line
  - Eaves line
  - ESBS and buffer zone
  - 2m Asset protection zone
  - LA - Refer to Landscape Architect's drawings

- Notes:**
- Articulation zones comprise a combination of architectural elements, spatial insets, floor space, ADG compliant sized balconies and terraces and to allow for ADG solar access requirements to all living areas.
  - Eaves line typically 0.45m projection

**Cullen's Driving Range**  
Tees plotted from aerial photograph

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The height in storeys is indicated on the building envelopes.  
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**Level 4 Envelope Plan**

DA 2.13a B

1:1000 @ A3 21/8/2024



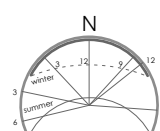


- Legend:**
- Boundary
  - Setback line
  - Approved Detailed DA building envelope (DA/580/2022)
  - Articulation zone
  - Approved Stage 1 / Concept building envelope (DA/698/2020)
  - ESBS and buffer zone
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**Level 3 Envelope Plan**

DA 2.13 G

1:1000 @ A3 21/8/2024





- - boundary  
 - - setback line  
 - - building over

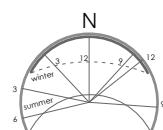
10m ESBS + buffer zone  
 private storage zone  
 S Services  
 G Garbage/ services  
 A Accessible space  
 B Bicycle space  
 M Motorbike space  
 V Visitor space

Use	RCC Requirement	Extent	Requirement
1 bedroom	1 space/ unit	11	11
2 bedroom	1.2 spaces/ unit	42	51
3 bedroom	1.5 spaces/ unit	45	68
Visitors	0.25 spaces per unit	98	25
<b>Total</b>			<b>155</b>

Bicycle Residents	1 space/ 2 units	98	49
Bicycle Visitors	1 space/ 10 units	98	10
Motorbike	5% of car parking req.	155	8

Provision	
Car parking, including 20 accessible bays	155
Bicycle	49
Motorbike	8

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The efficient single level basement car park is predominantly under the building footprint, reserving the entire perimeter and southern part as deep soil landscape. The basement accommodates the required car parking, bikes and motorbikes and indicative garbage rooms, services, cores and escape stairs.

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Indicative Basement Parking

DA 2.14 E

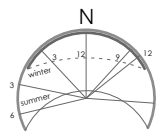
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Site Area		11612 sqm		
Area	RCC Requirement	Requirement (sqm)	Provision (sqm)	%
Landscape Area	50% of Site Area	5806	7729	67%
Deep Soil Area	50% of required LA	2903	6346	219%

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Both the landscape and deep soil areas way exceed the requirements of the Randwick City Council DCP. Indeed more than 50% of the site area is deep soil landscape - more than double the DCP requirement.

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Landscaped Area  
DA 2.15 G  
1.1000 @ A3 21/8/2024



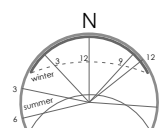


- Legend:**
- Boundary
  - Setback line
  - Communal open space on GF
  - Communal open space on roof terraces and in full sun
  - Building/ structure under

Area	ADG Requirement	Requirement (sqm)	Provision (sqm)	%
Communal Open Space 25% of Site Area		2903	3321.8	28.6%

Communal Open Space on GF	1613.1	56%
Communal Open Space on Roof Terraces in full Sun	1708.7	59%

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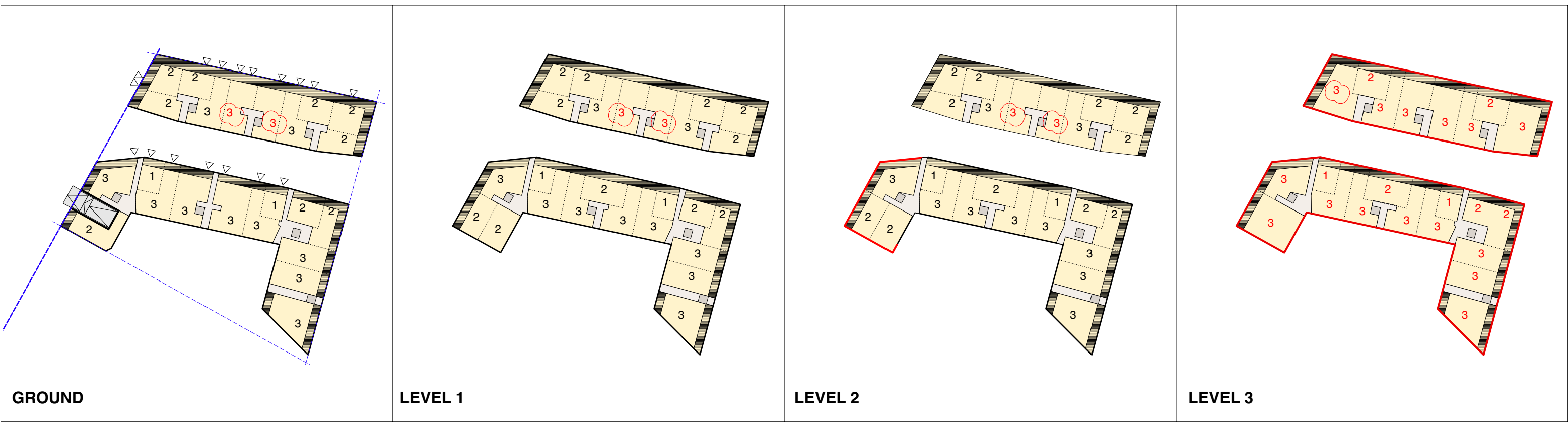
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
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**Communal Open Space**  
**DA 2.16** **D**  
 1.1000 @ A3 21/8/2024

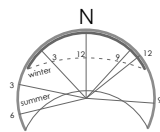




 building envelope  
 articulation zone  
1 number of bedrooms

INDIVATIVE SPLIT PER LEVEL				
Level	1 bed	2 bed	3+ bed	TOTAL
G	2	9	12	23
L1	2	11	12	25
L2	2	11	12	25
L3	2	3	16	21
	8	34	52	94
Split	9%	36%	55%	

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The building footprints accommodate a wide mix of housing types and sizes. Heights are indicated in yellow, while the blue areas are the apartments proposed to be allocated for the 20% Affordable Housing SEPP component.

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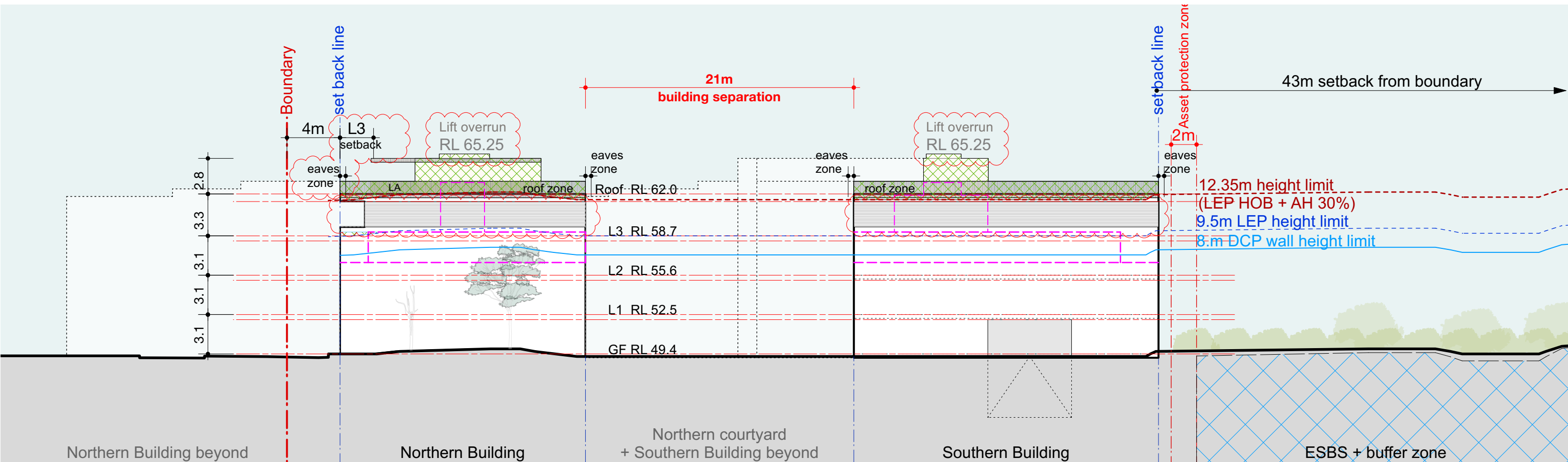
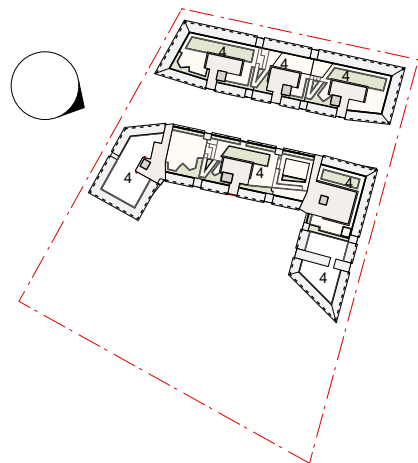
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**Indicative apartment mix**

DA 2.19 D

21/8/2024





SCHEMATIC WEST ELEVATION, JENNIFER ST

- PARTS OF THE BLDG EXCEEDING THE 9.5M HEIGHT LIMIT
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
- APPROVED CONCEPT DA ENVELOPE
- LEVEL 3 SETBACK

The Jennifer Street facade is compliant with LEP height and Randwick Council's wall height, even though it complies with the more recent 3.1m floor to floor height in the ADG.  
All ground floors are set higher than the boundary levels.

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**West Elevation - Jennifer St**  
DA 2.21 F  
1:300 @A3 21/8/2024

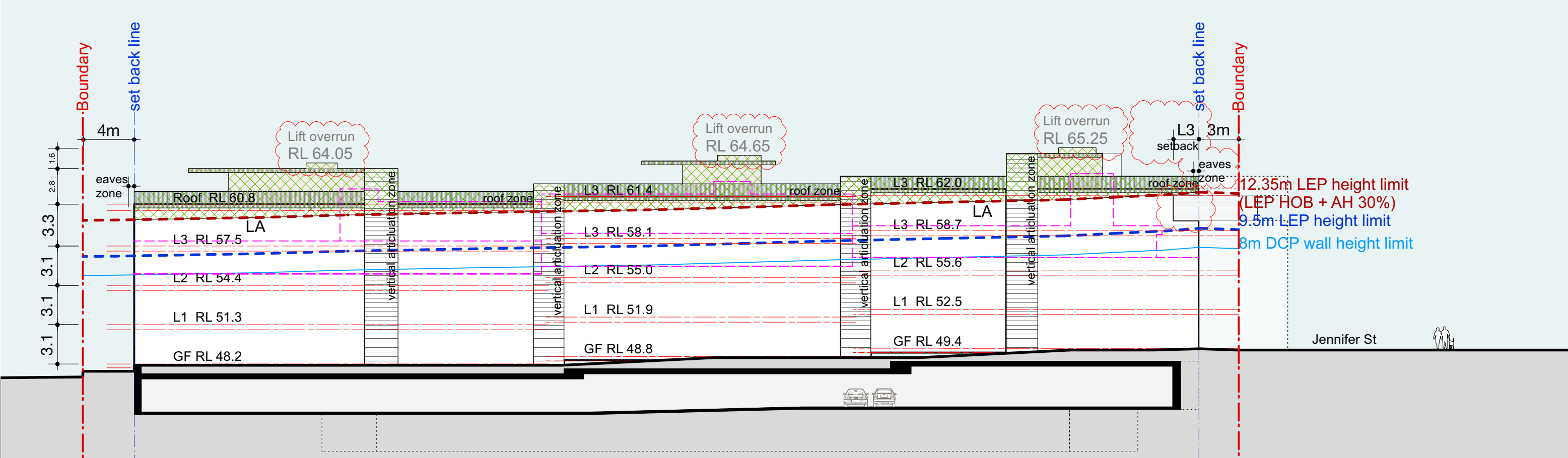
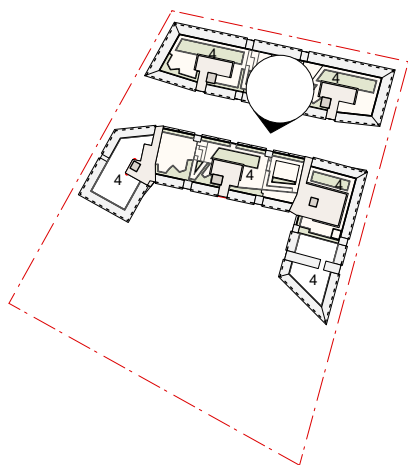












SCHEMATIC NORTH ELEVATION, SOUTHERN BLDG (THROUGH NORTHERN COURTYARD)

- PARTS OF THE BLDG EXCEEDING THE 9.5M HEIGHT LIMIT
- LA** REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
- APPROVED CONCEPT DA ENVELOPE
- LEVEL 3 SETBACK

The building envelope steps with the sloping ground. The 4th storey component is not visible to Jennifer Street. The public view through the site through the northern courtyard is retained and framed.

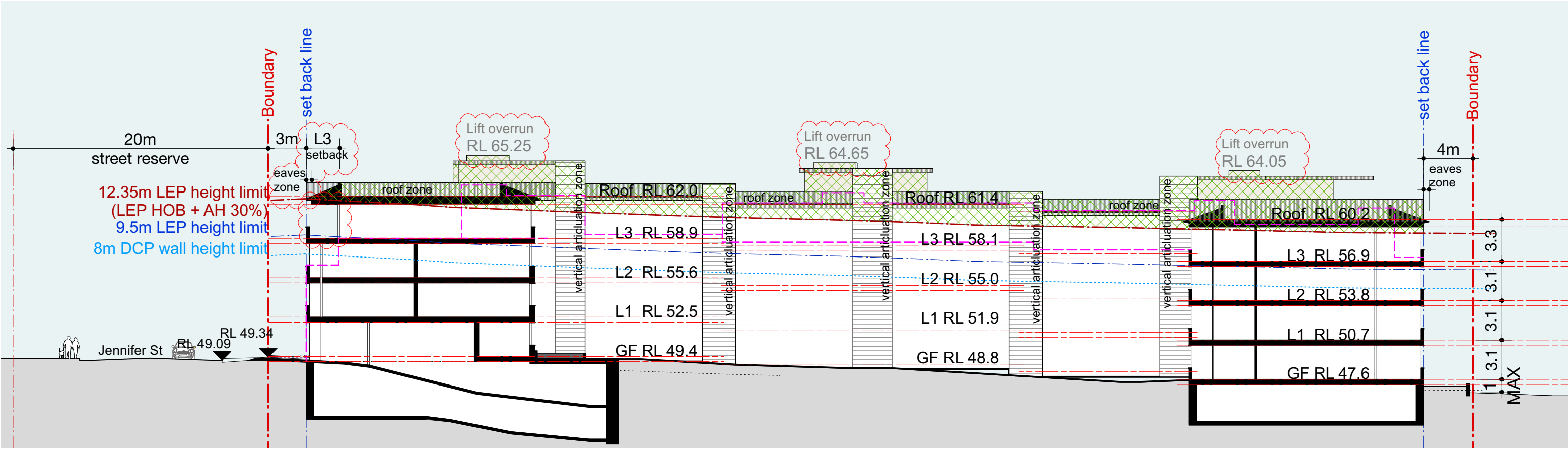
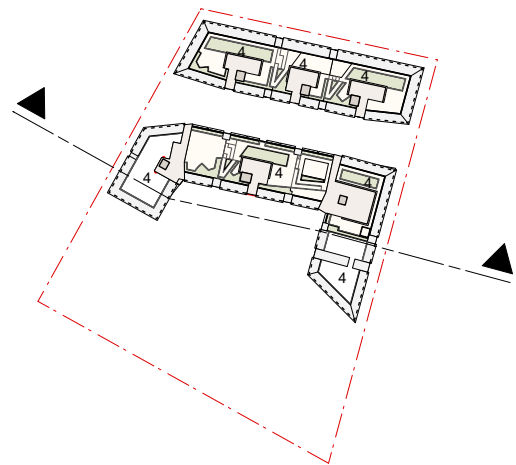
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**North Elevation/ Section**  
**DA 2.24** **G**  
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SCHEMATIC SOUTHERN ELEVATION/ SECTION, THROUGH SOUTHERN COURTYARD

-  PARTS OF THE BLDG EXCEEDING THE 9.5M HEIGHT LIMIT
-  REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
-  APPROVED CONCEPT DA ENVELOPE

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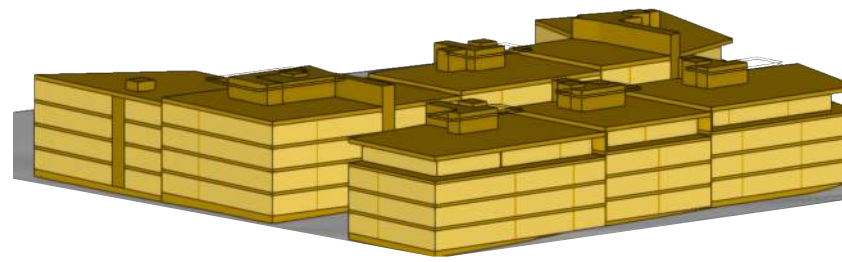
The southern courtyard is a broad deep soil landscaped space, open to ESBS to the south.

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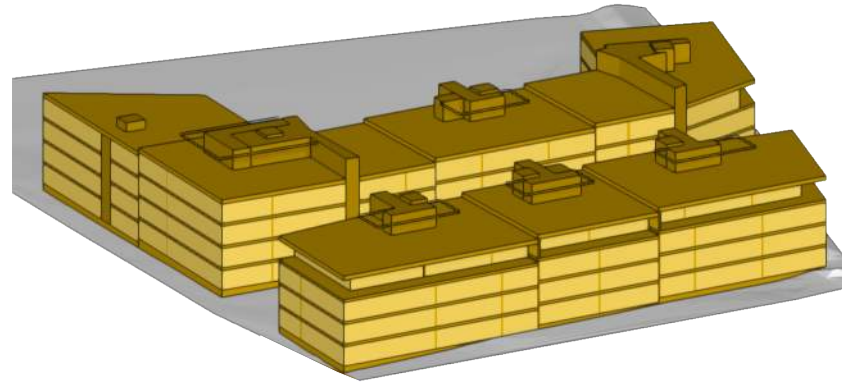
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**Section/ South Elevation**  
DA 2.25 D  
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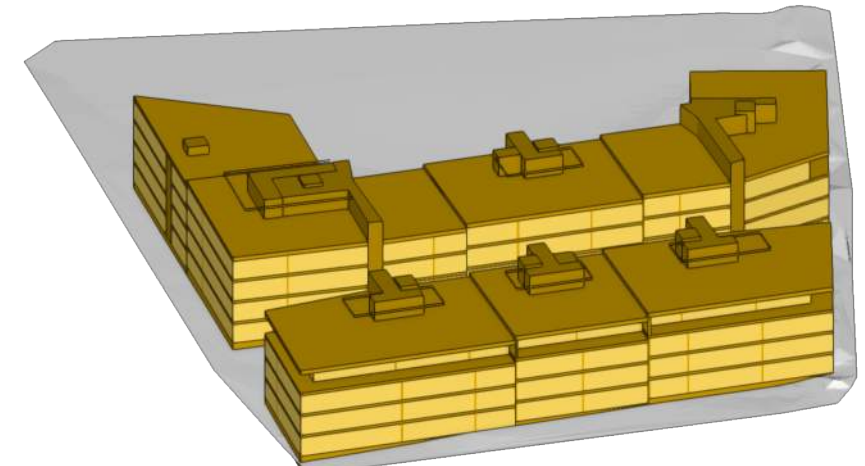




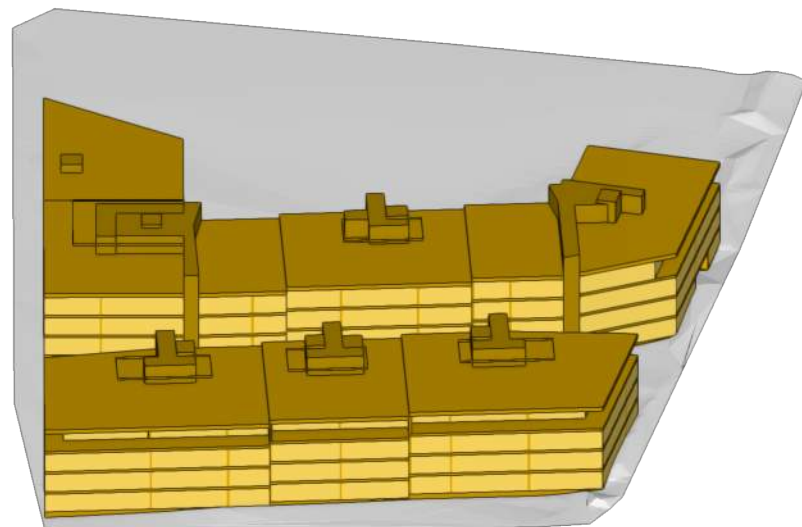
View from sun 21 June 8am



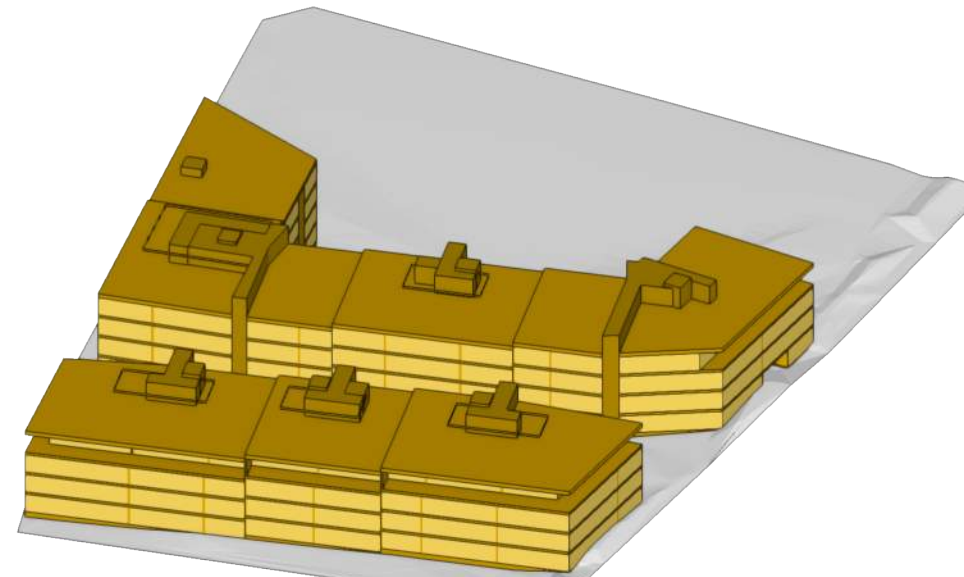
View from sun 21 June 9am



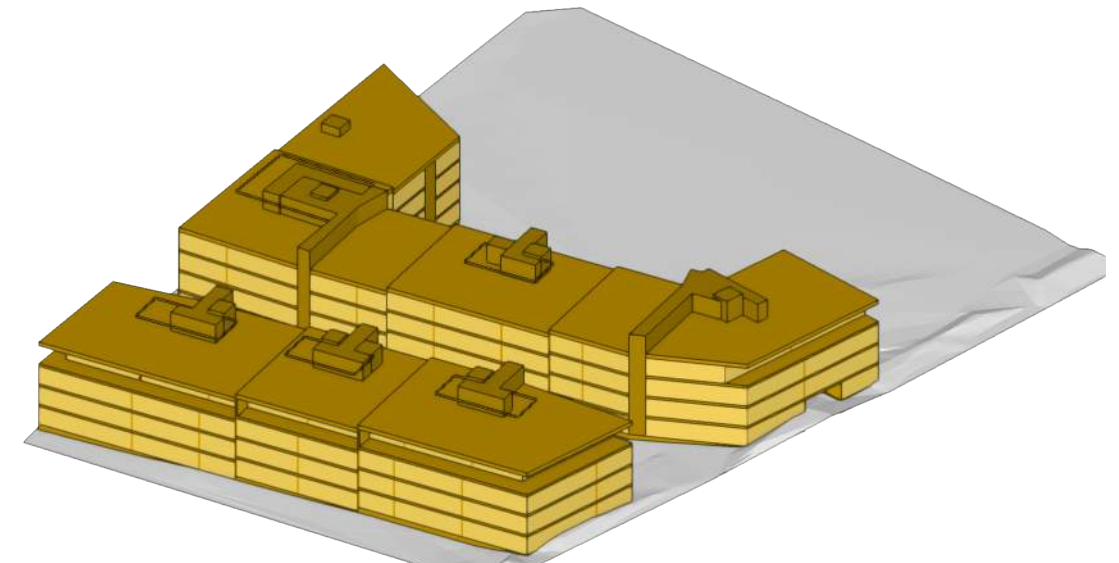
View from sun 21 June 10am



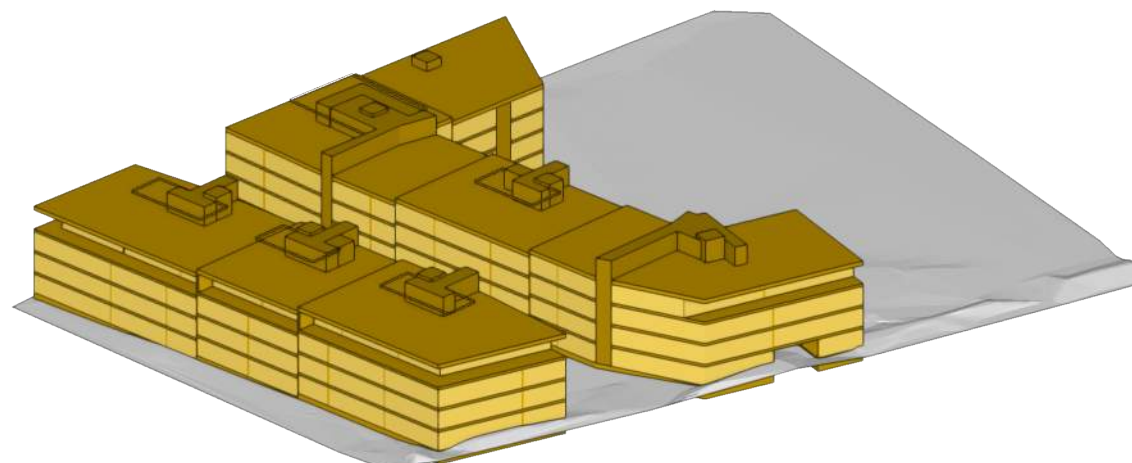
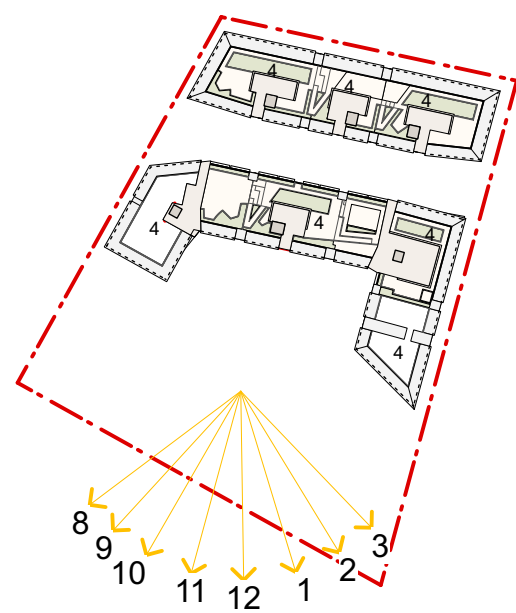
View from sun 21 June 11am



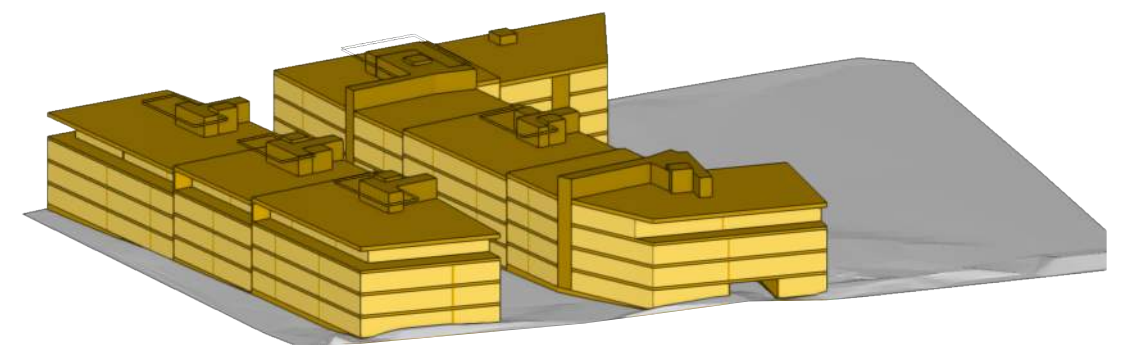
View from sun 21 June 12pm



View from sun 21 June 1pm



View from sun 21 June 2pm



View from sun 21 June 3pm

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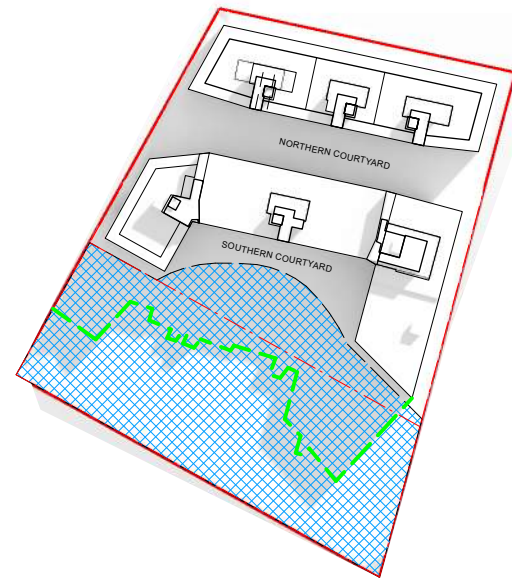
A proposal approximating the permissible floor space ratio, with built form distributed in north south orientation, concentrated to the north and tapering in height and plan form towards the southern ESBS.

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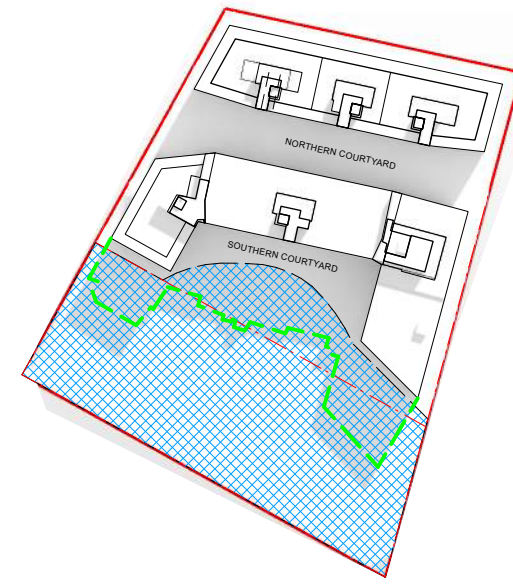
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**Sun Analysis**  
DA 2.51 D  
1:1000 @ A3 21/8/2024

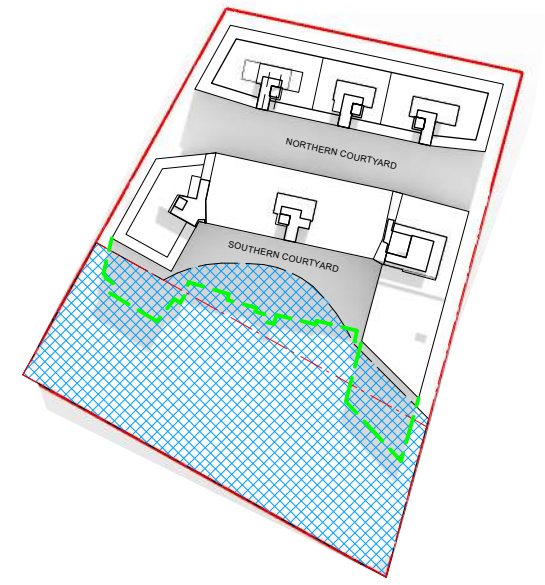




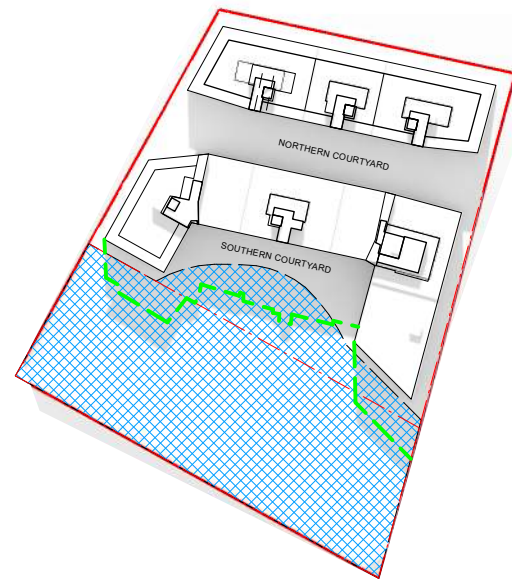
Shadow analysis 21 June 9am



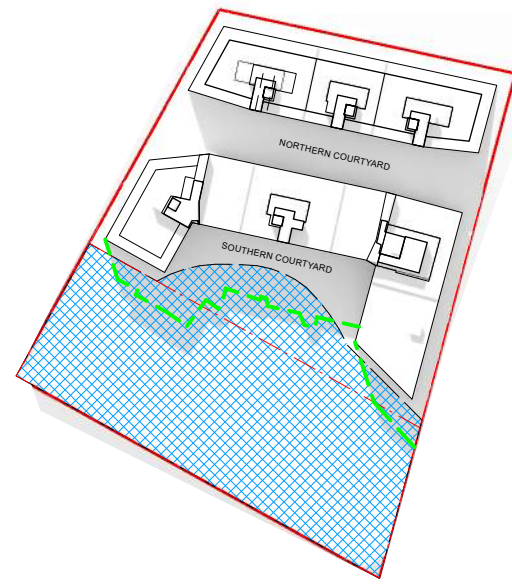
Shadow analysis 21 June 10am



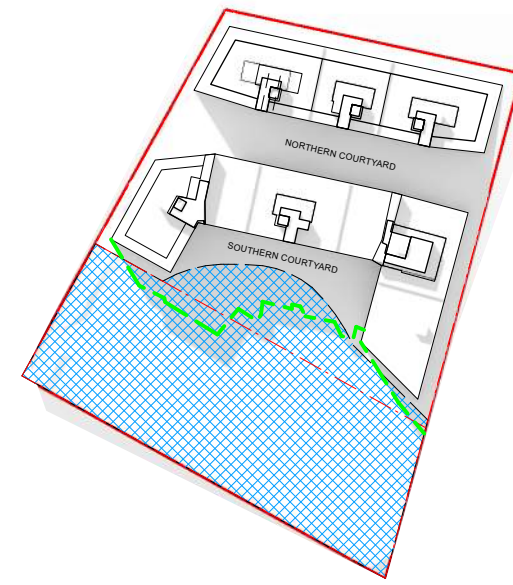
Shadow analysis 21 June 11am



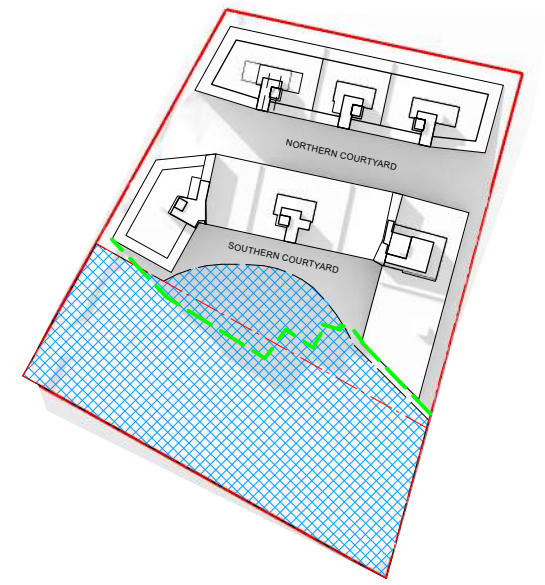
Shadow analysis 21 June 12pm





Shadow analysis 21 June 1pm



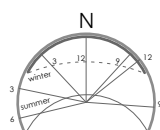
Shadow analysis 21 June 2pm



Shadow analysis 21 June 3pm

-  ESBS + buffer zone
-  Shadow extent of previous scheme

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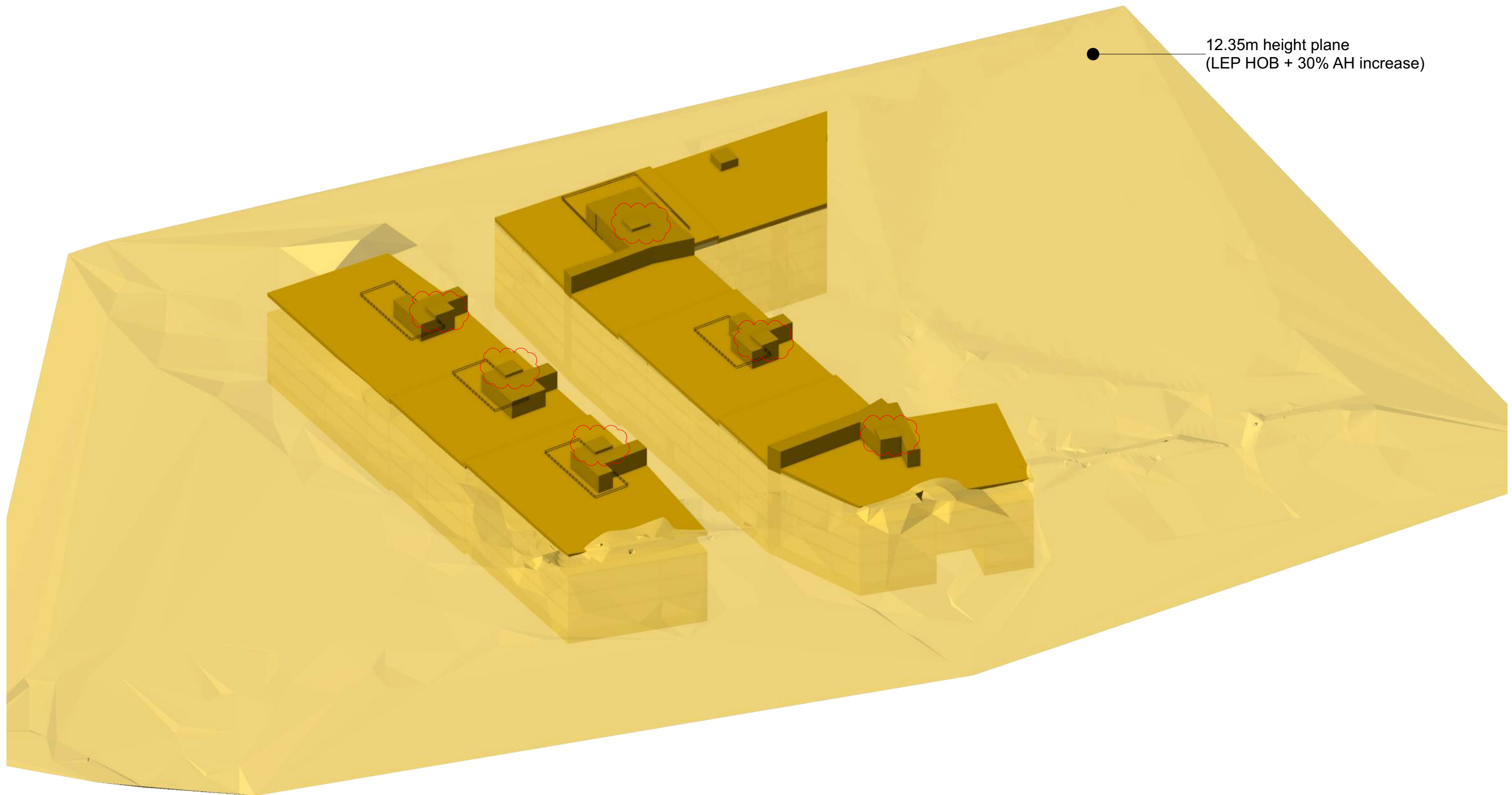
The mid winter shadow diagrams show that the ESBS retained on site receives excellent sun throughout the day.

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**Shadow Analysis**  
DA 2.52 C  
1.5000 @ A3 21/8/2024





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**Height Plane**  
DA 2.60 E  
NTS 21/8/2024

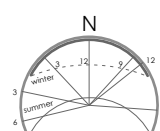




- Legend:**
- Boundary
  - Setback line
  - ESBS and buffer zone
  - 2m Asset protection zone

**Cullen's Driving Range**  
Tees plotted from aerial photograph

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The height in storeys is indicated on the building envelopes.  
The articulation zones permit balconies, bay windows, projections, eaves and the like.

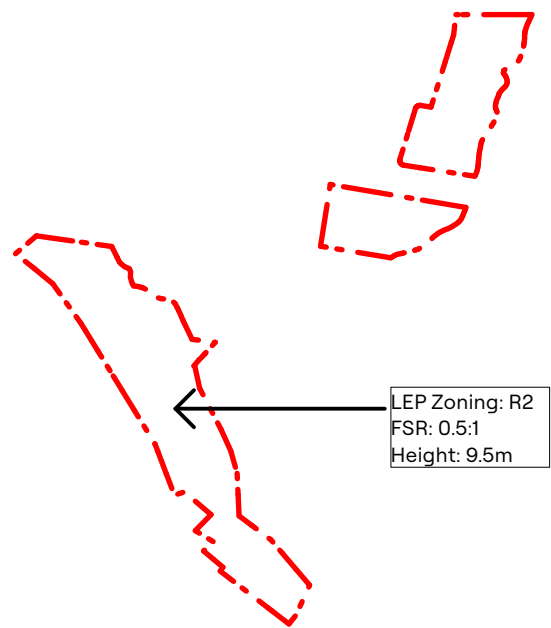
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**Indicative Roof Plan**  
DA 3.01 C  
1:1000 @ A3 21/8/2024



Urban Comparison between individual houses and 4 storey buildings – South Coogee (R2)



Randwick Local Environmental Plan 2023

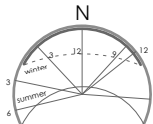


Aerial Image (Source: Nearmap)



Looking East from Waterside Avenue (Source: Google Earth street view)

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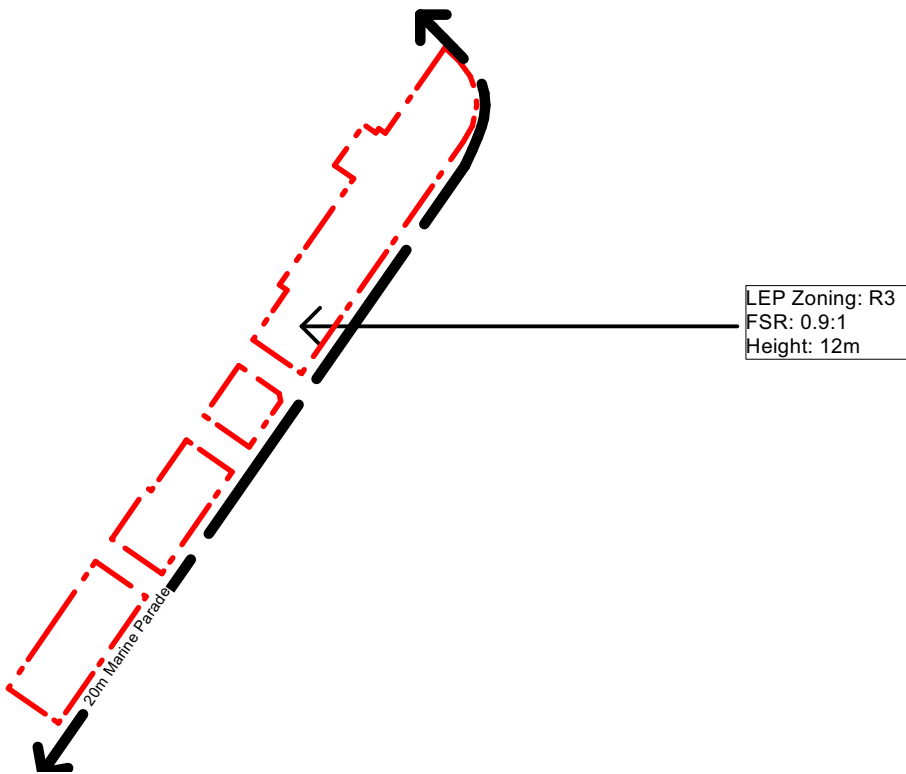
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Urban Comparison 1  
DA 4.00 A  
21/8/2024



Urban Comparison between individual houses and 4 storey buildings - Marine Parade - 20m (R3)



Randwick Local Environmental Plan 2023

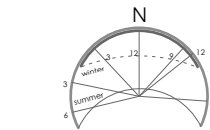


Aerial Image (Source: Nearmap)



Looking North from Marine Parade (Source: Google Earth street view)

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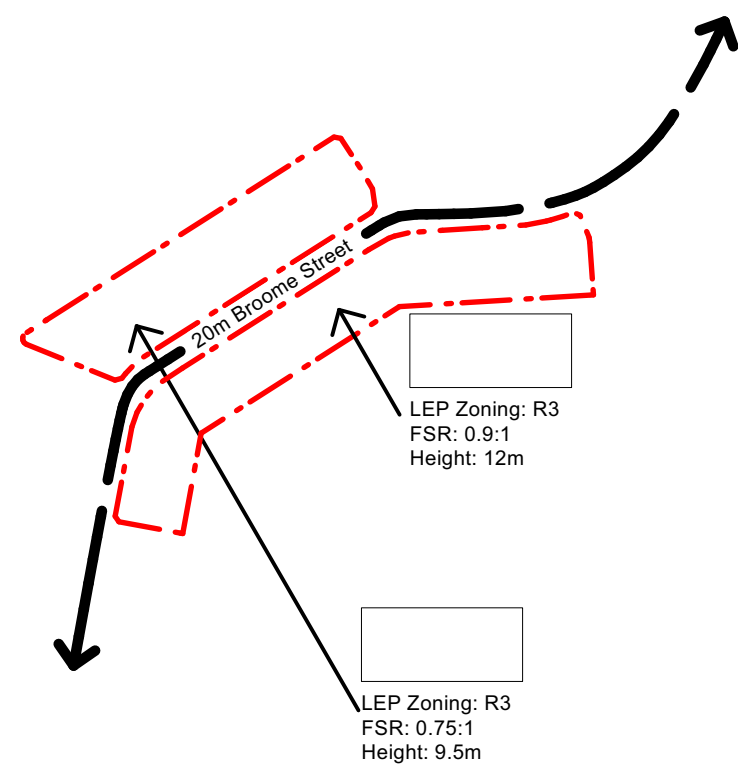
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**Urban Comparison 2**  
DA 4.01 A  
21/8/2024



Urban Comparison between individual houses and 4 storey buildings - Broome Street - 19.6m (R3 to R3 interface)



Randwick Local Environmental Plan 2023

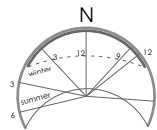


Aerial Image (Source: Nearmap)



Looking South from Broome Street (Source: Google Earth street view)

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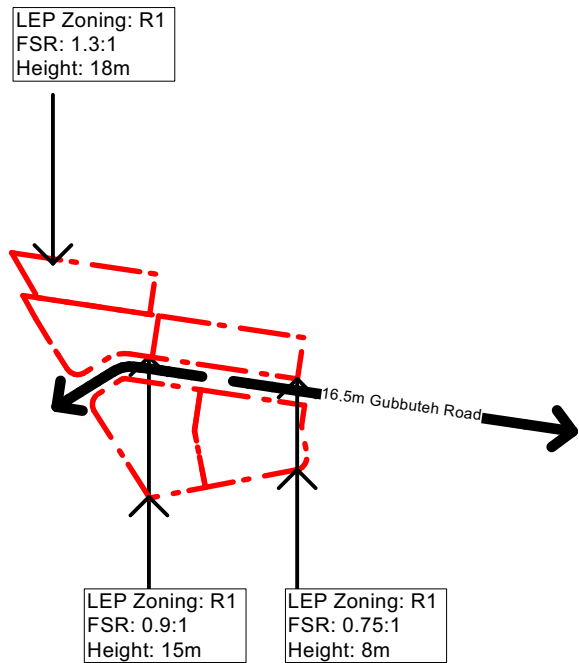
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**Urban Comparison 3**  
DA 4.02 A  
21/8/2024



Urban Comparison between individual houses and 4 storey buildings – Gubbuteh Road – 20m (R1 to R1 interface)



Randwick Local Environmental Plan 2023

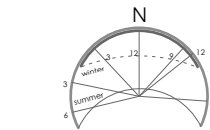


Aerial Image (Source: Nearmap)



Looking West from Gubbuteh Road (Source: Google Earth street view)

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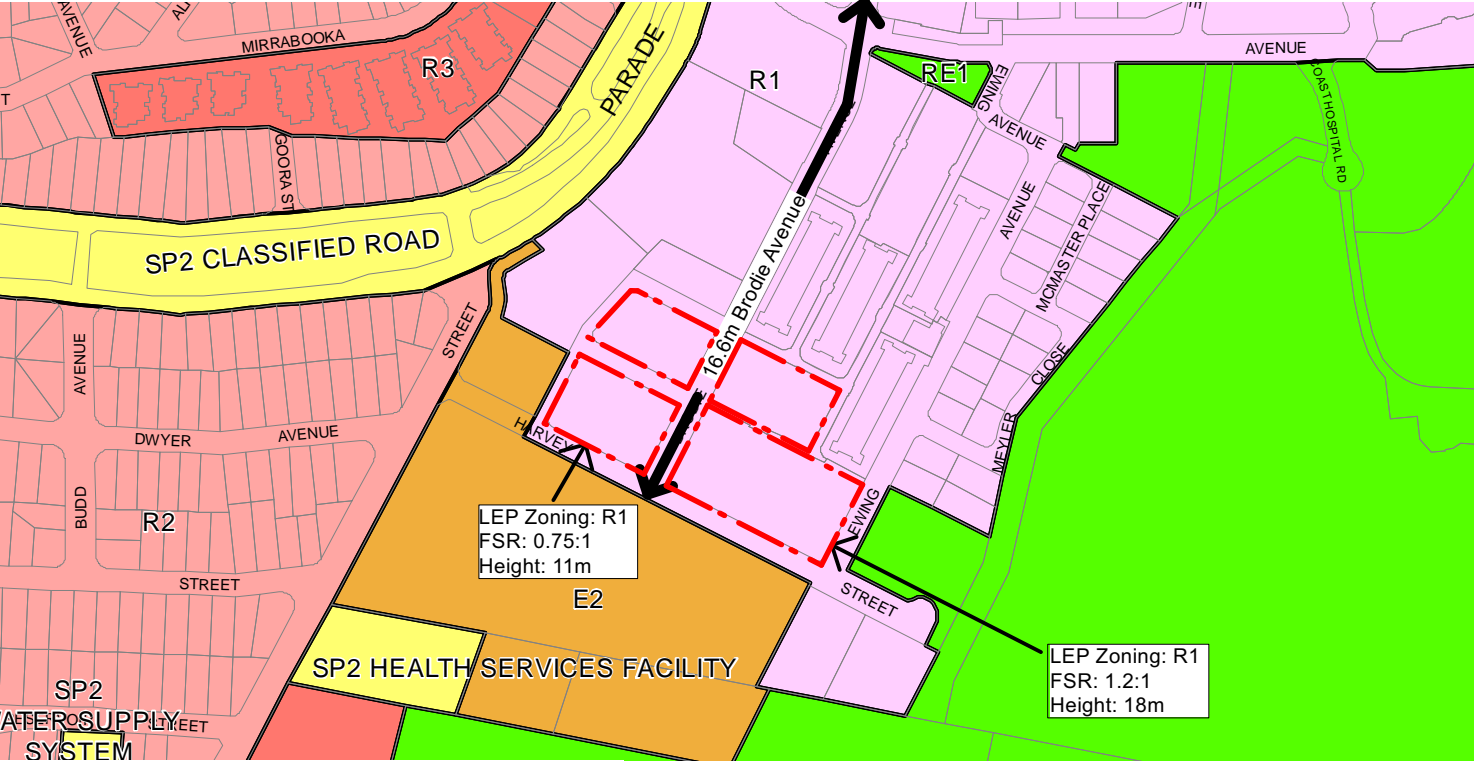
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**Urban Comparison 4**  
DA 4.03 A  
21/8/2024



Urban Comparison between individual houses and 4 storey buildings - Brodie Avenue - 16.6m (R1 to R1 interface)



Randwick Local Environmental Plan 2023

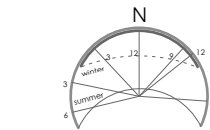


Aerial Image (Source: Nearmap)



Looking North from Brodie Avenue (Source: Google Earth street view)

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**Amending Concept DA**  
**Jennifer Street, Little Bay**  
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**Urban Comparison 5**  
DA 4.04 A  
21/8/2024



Amendments:

1. Revise Residential Accommodation Schedule
2. Allowance for thickening of wall to accommodate new structural loads of level 3 and roof setback
3. Increased vertical articulation zones to break up length of facade
4. Remove 1 bed unit. Units B01 and B02 become 3 bed.
5. Increase setback to 2.5m.
6. Revise unit layout and riser location to accommodate Level 3 setback
7. Increase setback to Level 3
8. Openings in roof
9. Remove concrete hood over articulation zone
10. Shift canopy east and revise landscape for more privacy to Jennifer Street
11. Reduce eaves overhang
12. Reduce height of lift overrun.
13. Additional windows
14. Increased garbage bin rooms

Legend

GFA  
GFA AH

CONTROLS

	Court controls	LEP	30%BONUS	Total	AH
Site Area				11612 sqm	
FSR max	0.7	0.75	0.225	0.975 :1	0.14625 :1
GFA max	8128.4	8709	2612.7	11321.7 sqm	1698 sqm
Proposed GFA				11321.7 sqm	
Proposed FSR				0.975 :1	
Proposed GFA AH				GFA of dedicated apartments	1712 sqm

PROPOSED GFA and FSR

CORE	Level	APARTMENTS				GFA sqm	
		1 bed	2 bed	3+ bed	TOTAL	ACCESSIBLE	Private Common
A	G		3	1	4	1	412.4
	1		3	1	4	1	412.4
	2		3	1	4	1	412.4
	3		1	2	3	0	381.6
B	G	0	0	2	2	2	271.5
	1	0	0	2	2	2	271.5
	2	0	0	2	2	2	271.5
	3			2	2	2	271.5
C	G		3	1	4		421.7
	1		3	1	4		421.7
	2		3	1	4		421.7
	3		1	2	3		396.1
D	G	1	1	2	4	1	420.8
	1	1	2	2	5	1	510.1
	2	1	2	2	5	1	510.1
	3	1		3	4	1	489.6
E	G			2	2	2	323.7
	1		1	2	3	1	342.2
	2		1	2	3	1	342.2
	3		1	2	3	1	342.2
F	G	1	2	2	5	1	497.1
	1	1	2	2	5	1	497.1
	2	1	2	2	5		497.1
	3	1		3	4		497.3
G	G			2	2		287.9
	1			2	2		287.9
	2			2	2		287.9
	3			2	2		287.9
Split		8	34	52	94	22	10787.1
Accessible (20%)		9%	36%	56%		19	
						Total GFA	11321.7
						max GFA	11321.7
						FSR	0.975

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- Use figured dimensions only.  
- Do not scale.  
- Comply with relevant Authorities' requirements  
- Comply with the Building Code of Australia  
- Comply with all relevant Australian Standards  
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Chippendale NSW 2008

ENVIRONMENTAL  
E-Lab Consulting  
Level 11/10 Carrington St  
Sydney NSW 2000

SURVEYOR  
RGM Property Surveys  
Suite 402, 49 Queens Road  
Five Dock NSW 2046

REV	DATE	BY	AMENDMENTS
A	28/5/2024	AR	Amending Development Application
B	2/8/2024	MR	Revision to Amending Development Application
C	20/8/2024	AR	Revision to Amending Development Application
D	8/10/2024	AR	Revision to Amending Development Application
E	8/11/2024	AR	Information added for clarification
F	12/11/2024	AR	Revision to Amending Development Application

ARCHITECT

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PROJECT  
11 Jennifer St  
Little Bay NSW 2036

CLIENT  
Urban Property Group

PACKAGE  
AMENDING  
DEVELOPMENT APPLICATION

DRAWING

FSR

DRAWN  
AR

CHECKED  
PT

PLOT DATE  
12/11/2024

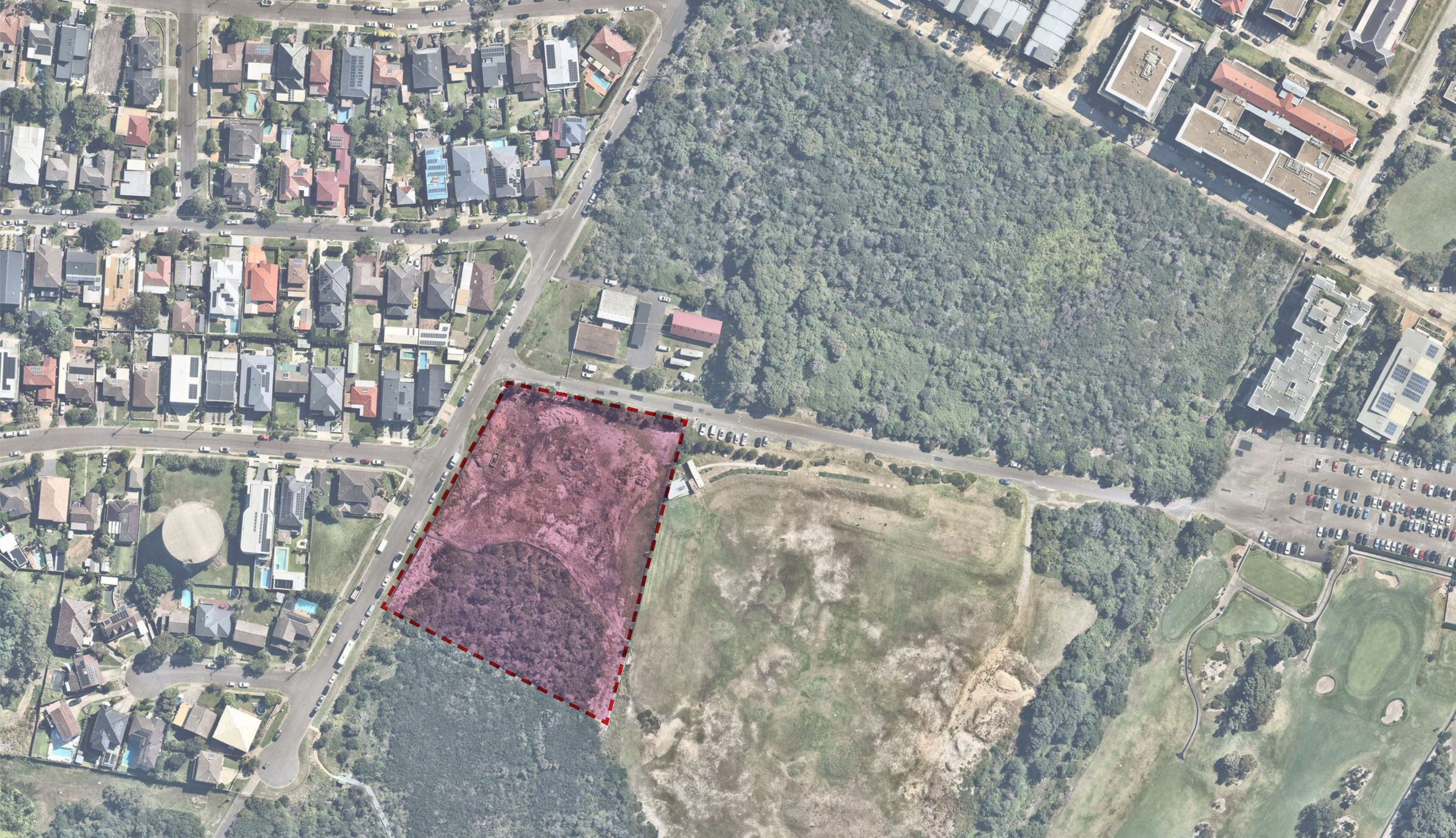
JOB NO  
22.27

SCALE  
1:200

DRAWING NO  
A 2.020

REV  
F





# LANDSCAPE DESIGN CONCEPT

Jennifer Street, Little Bay

ISSUE E - MAY 2024

PREPARED FOR

**URBAN**  
PROPERTY

PREPARED BY

**turf**



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# SITE | CONTEXT



Aerial Image of Context – Not to scale



## INTRODUCTION

Little Bay is a coastal suburb in south-eastern Sydney, in the state of New South Wales, Australia located 14 kilometres south-east of the Sydney central business district and is part of the local government area of the City of Randwick.

## SITE LOCATION

- Next to The Coast Golf and Recreation Club and La Perouse Depot NSW National Parks and Wildlife. Along Anzac Parade corridor.
- Built form to respond to natural context, close to large green open space and shoreline.





## CONTEXT

The site is adjacent to coastal landscape and high dense residential community. Major open space opportunities includes, Bontany Bay National Park, NSW Golf Club, The Coast Golf and Recreation Club. These spaces are often occupied by local sporting clubs, local walking enthusiasts and families.

## THE LOCAL ENVIRONMENT

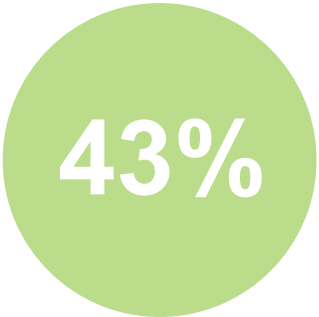
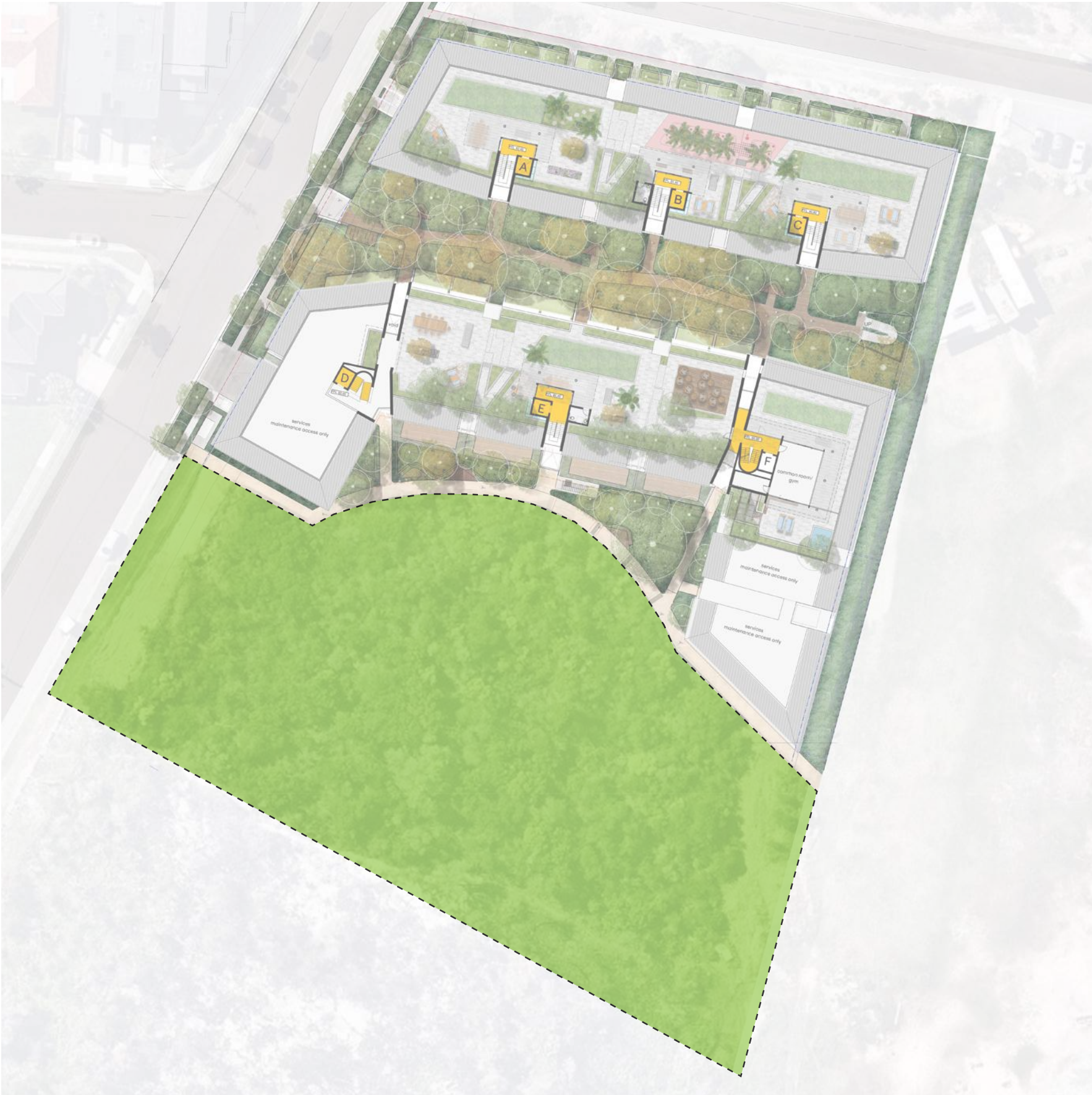
The most significant natural landmark in Little Bay is Bontany Bay National Park. The design focuses on bringing the local ecology and environment to the site for residents. East of site, adjacent is a sensitive coastal landscape which would require a more sensitive holistic response.

### LEGEND

-  Site
-  Green open space
-  National Park
-  Anzac Parade



SITE | KEY LANDSCAPE METRICS



ESBS COMMUNITY



LANDSCAPED AREA



DEEP SOIL AREA m2



COMMUNAL OPEN SPACE m2

This site provide total 3393.5 sqm of communal open space, with 2090.1sqm on ground floor and 1302.6sqm on roof terraces.

LEGEND

 Remaining ESBS



# MASTERPLAN | VISION



The landscape vision for this site celebrates the direct interface of these new dwellings with the valuable ESBS community. Landscape design and materiality combines to tread lightly and seamlessly integrate with the surrounding landscape - blurring the line between the natural and man made. The key view lines are maintained in the design to establish broader connections and amenities provided to support the development of the happy and healthy residential community.

### 1. ENDEMIC ESBS LANDSCAPE

Endemic specie palette embodying a local 'coastal character'.

### 2. OPEN SPACE

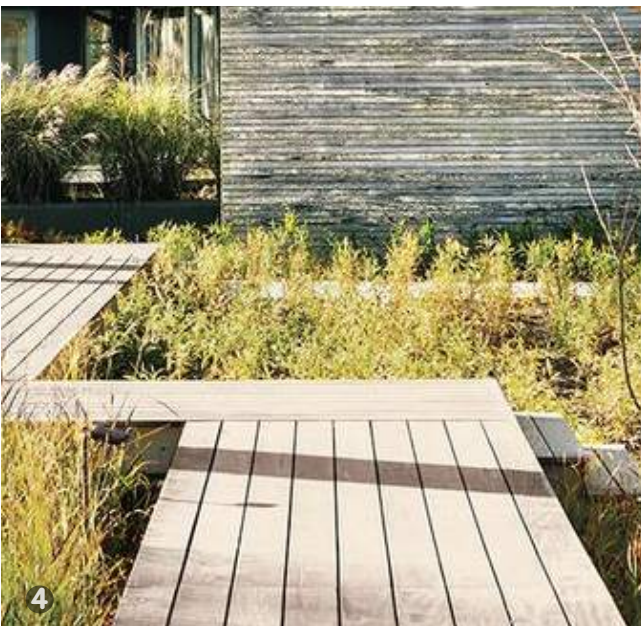
Establish broader connections and amenities for local community.

### 3. PRIVATE COURTYARD

Private courtyards accompanied by 2m wide deck look onto endemic ESBS providing a visual barrier to the street.

### 4. BOARDWALK ACCESS 'TREAD LIGHTLY'

Raised boardwalks creating a sense of full immersion provide direct access to and from building entries.





# DESIGN STATEMENT | LANDSCAPE



## PUBLIC DOMAIN

### STREETSCAPES

The streetscape will be designed in accordance with Council requirements, and planting inside the lot boundaries to provide a comfortable balance of privacy and passive surveillance of the street from ground floor apartments.

A feature tree will act as a icon for the entry – guiding people off Crown road and into the open lawn and central garden.

The open lawn and central COS will feature a planting buffer along the edges, buffering the spaces from the adjacent property. The central COS and open lawn will be lit at night with LEDs for visual effect and to address legibility and CPTED issues, whilst ensuring no impacts on adjacent apartments.

### COMMUNAL OPEN SPACE

The proposed range of communal open spaces combine to create a diverse offering of urban amenities, and will be an important agent for developing a happy, healthy, and social residential community.

### OPEN LAWN

A generous lawn space is located in the north of the central communal open space, framed by trees and a range of amenities that cater for all ages and abilities. This space allows for a flexible range of activities, from fitness and recreation to pet exercise.

### SEATING CABANAS

Seating nooks amongst the featured ESBS planting community to offer intimate and rest moments in the landscape. Considering the climatic conditions of site, specific attention has been given to providing from feature planting and screening elements.

### FOOD AND DINING TERRACE WITH KITCHEN GARDENS

The food and dining terraces enjoys outlook to the ground level COS and lush feature planting.

An outdoor kitchen / BBQ bench & wetbar combines with large dining tables to accommodate gatherings/social events, and outdoor lounges provide a more casual alternative adjacent the cooking facilities. The planting palette to this area incorporates culinary species, including:

- Perennial shrub and ground cover species with a culinary use
- Seasonal herbs (conveniently located adjacent the outdoor kitchen)

### ROOFTOP COS

North and South terraces offer a larger open space including open lawn to residents allowing opportunity for more active and leisure activity. Open space to provide popular exercise opportunity to cater to a broad demographic. The terraces offer a range of amenities whilst also providing views of local ecology south. The communal space allows sheltered dining

with the addition of a BBQ and Wetbar. The amenities provided is varied from a traditional dining setting to Wall projector entertainment and casual lounging. The lush greening and materiality of the spaces creates a series of ‘rooms’ on the rooftop COS whilst providing weathering protection and visual amenity. The generous planting to the edges of the space provides visual screening from the adjacent residences and some wind protection.

### MATERIALITY

Natural earthy tones feature in the palette and soft timber elements. Mid-range paving colour tones reduce heat gain, whilst ensuring no excessive glare. A diversity of sandstone unit paving surfaces, pebble, and in-situ concrete surfaces contributes to a rich landscape experience.

Architectural elements including the pergola structures and cabanas reference the material palette of the building to bring cohesion to the design aesthetic.

### LIGHTING

Area lighting for the common spaces focuses on featuring the vegetation, with higher levels of lighting provided to specific areas, such as the Central COS and Open lawn space. The lighting design incorporates downlighting wherever practicable to minimise light pollution and impact on adjacent residences.

### URBAN ELEMENTS

The palette of elements selected are in response to the environmental factors, including extreme summer heat. Elements such as paving, furniture and lighting will be developed further during detailed design, though current palettes for the ground level and podium can be found further in the document.

### AMENITY

#### GROUND LEVEL

The ground level amenity focuses on ensuring ease of access for residents and visitors. A feature tree at Crown road entry will define the space and serve as a beacon guiding residents and visitors down the planted COS. Jennifer st will adopt an entry portal form suiting the design and material aesthetic.

#### ACCESSIBILITY

#### GROUND LEVEL

The site allows connection from Jennifer st to Crown road. The pathway ensures optimal access for wheelchairs, pedestrians and bicycle users.

#### ROOFTOP COS

All residents of the new development can access and enjoy the communal areas. Universal access has been considered in the design of the communal space, connecting walkways and building entries without compromising design quality.



# DESIGN STATEMENT | LANDSCAPE



## LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of the communal open spaces will ensure safe levels of illumination for movement, whilst considering impact on private residences. Unobtrusive lighting will be incorporated where appropriate to enable early evening use of key spaces. All external lighting will be designed to meet relevant Australian lighting standards.

## SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species.

For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Specified material will equal Australian Native Landscapes 'Low P' mixture.

In areas where exotic species are to be planted an industry standard organic soil mixture will be provided.

## DRAINAGE AND IRRIGATION

The detailed design will specify drainage cell to all soft landscape zones.

Where possible storm water runoff will be directed to the lawn and garden beds. Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water. A proprietary subsurface drip irrigation system will be provided to all soft landscape areas.

## PLANT ESTABLISHMENT AND MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour for a period of 52 weeks after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include 'works to date' information with all progress payment invoices. Works will include, but not be limited to:

- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- Replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- Suppression of weed growth and weed removal
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements.
- Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.



PLACE PROGRAM



1 North Active Terrace

Area: 795m2



2 North Play

Area: 102m2



3 The Boardwalk

Area: 1,063m2



4 Kamay Walk

Area: 313m2



5 South Active Terrace

Area: 682m2



6 South Health and Wellness Deck

Area: 242m2



# FENCING PLAN



## 316 STAINLESS STEEL WEB MESH

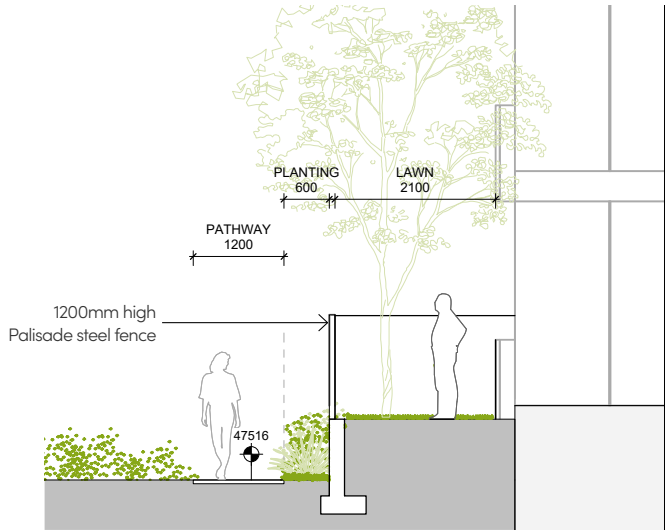
1800mm high S/S Webmesh to South and East Boundary adjacent to ESBS zone and Golf course.



## PALISADE STEEL FENCE

1200mm high fences to residential courtyards and street boundaries.

1500mm high fence as noted



Crown Rd - Typical private courtyard frontage

- LEGEND
- Palisade steel fence
  - 316 Stainless steel web mesh
  - COS Boundary
  - Section line



# GROUND COS | THE BOARDWALK



## 1. Raised boardwalks



**Raised boardwalks** create a sense of full immersion and provide direct access to and from building entries.

## 2. Seating



**Seating Opportunities** look onto endemic ESBS whilst providing a secluded experience.

### 3. Coastal Character



Endemic species palette embodying a local **'coastal character'**.

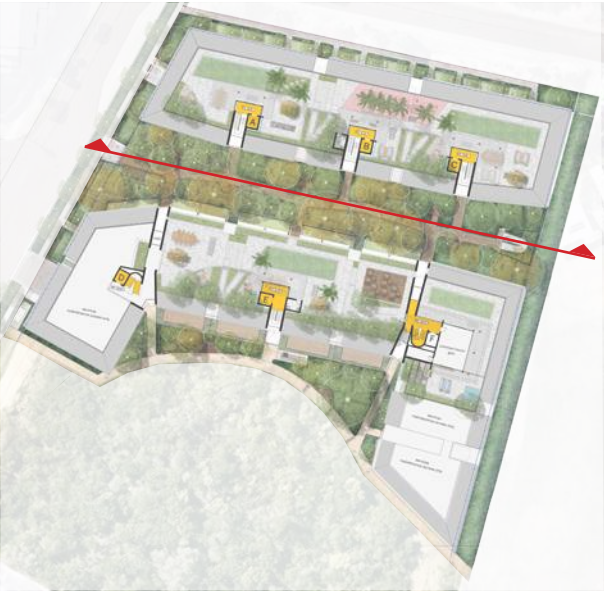
### LEGEND

-  Planting
  Timber Decking
  Proposed Trees
  COS Boundary
-  Lawn
  Entry
  OSD Tank
  CANOPY STRUCTURE

SCALE - 1:250 @ A3



GROUND COS | SECTION THROUGH CENTRAL COS



SCALE - 1:300 @ A3 ⓘ



PORTAL ENTRY TO BASEMENT | 3D IMAGERY





# GROUND COS | SECTION THROUGH CENTRAL COS



Section through COS Boardwalk and private courtyard.

SCALE - 1:250 @ A3



# GROUND COS | THE KAMAY WALK



LEGEND

Planting

Lawn

Timber Decking

Entry

Proposed Trees

OSD Tank

COS Boundary

SCALE - 1:250 @ A3

## 1. ESBS



Nestled in ESBS Planting and providing physical and visual connection

## 2. Path Network



Path network creates a circuit to connect lobby entries whilst framing the edge of retained ESBS.

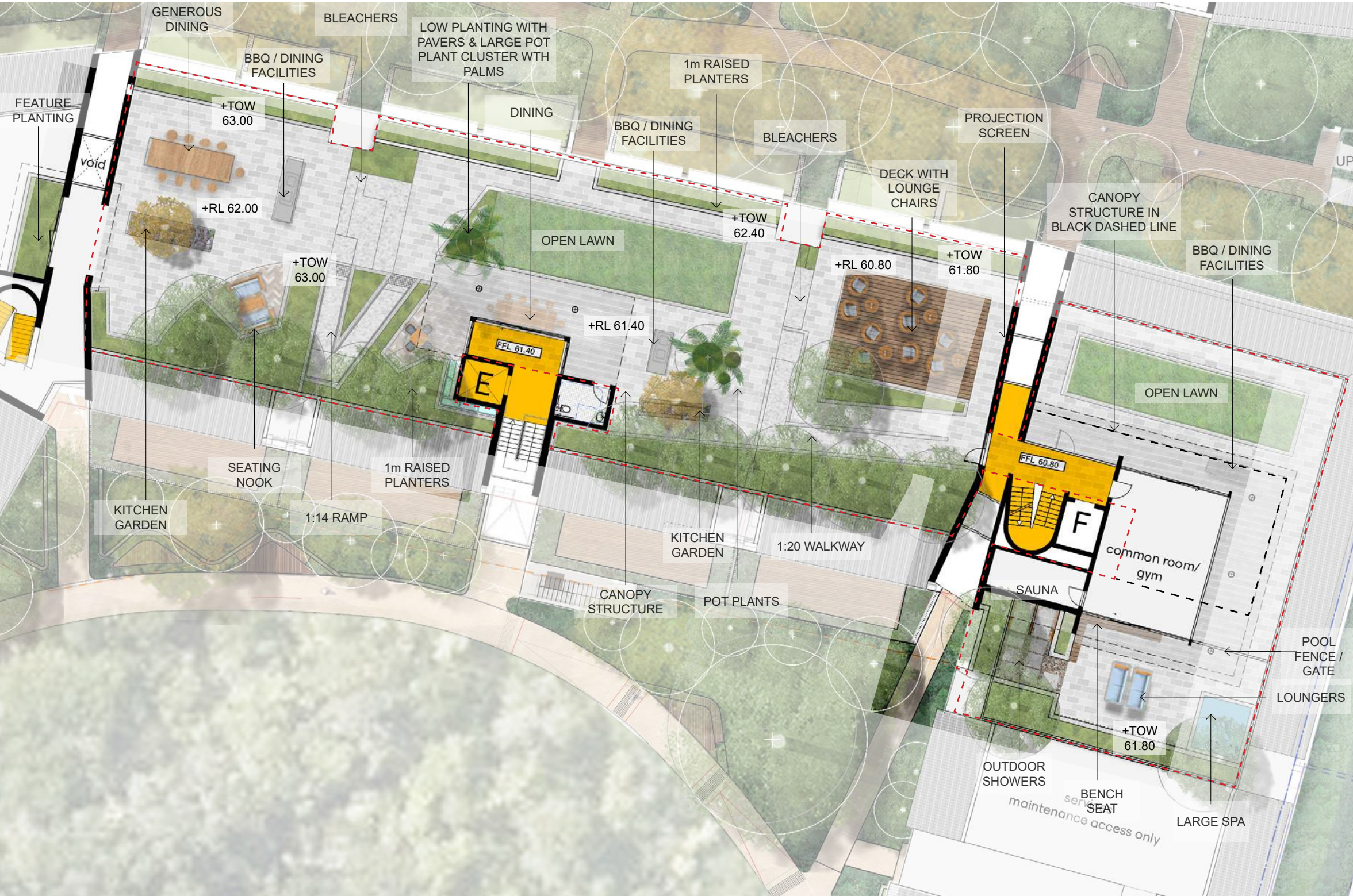
## 3. Lounging



Lounging within forest and viewing through Seating nooks.



# ROOFTOP COS | SOUTHERN ROOFTOPS



LEGEND

Planting

Lawn

Paving

Timber Decking

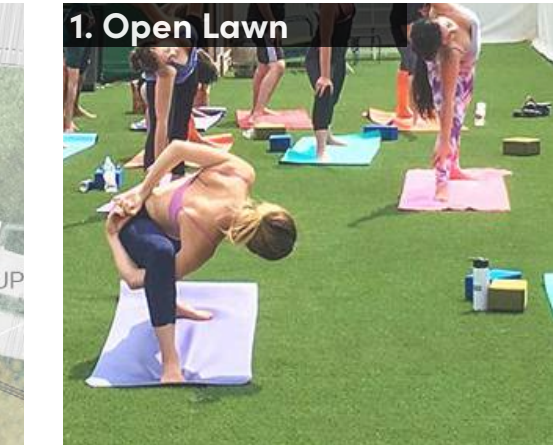
Entry

Proposed Trees

COS Boundary

Canopy Structure

SCALE - 1:250 @ A3



**1. Open Lawn**  
Open Lawn area as **flexible space** to lounge or exercise. Opportunity for exercise equipment to be utilised.



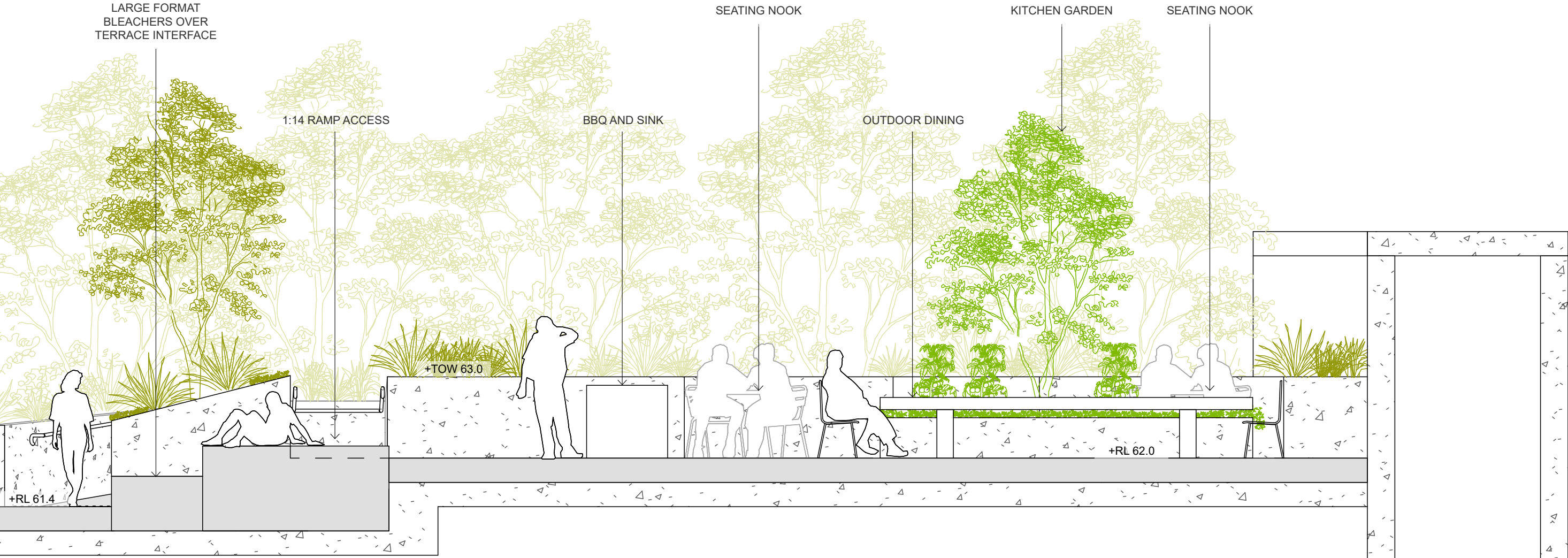
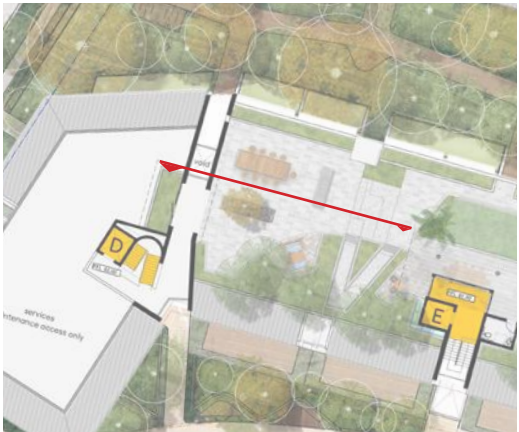
**2. BBQ Dining**  
Dining, social and BBQ facility provide space and convenience for communities.



**3. Outdoor Seating**  
Lush planted edges define the spaces, whilst providing a continuum of green as a unifying element.



# ROOFTOP COS | SOUTHERN ROOFTOP SECTION

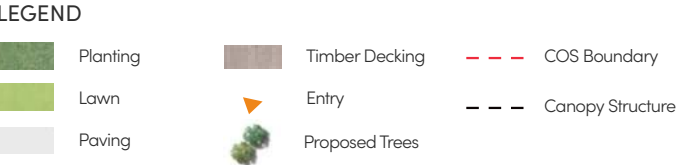
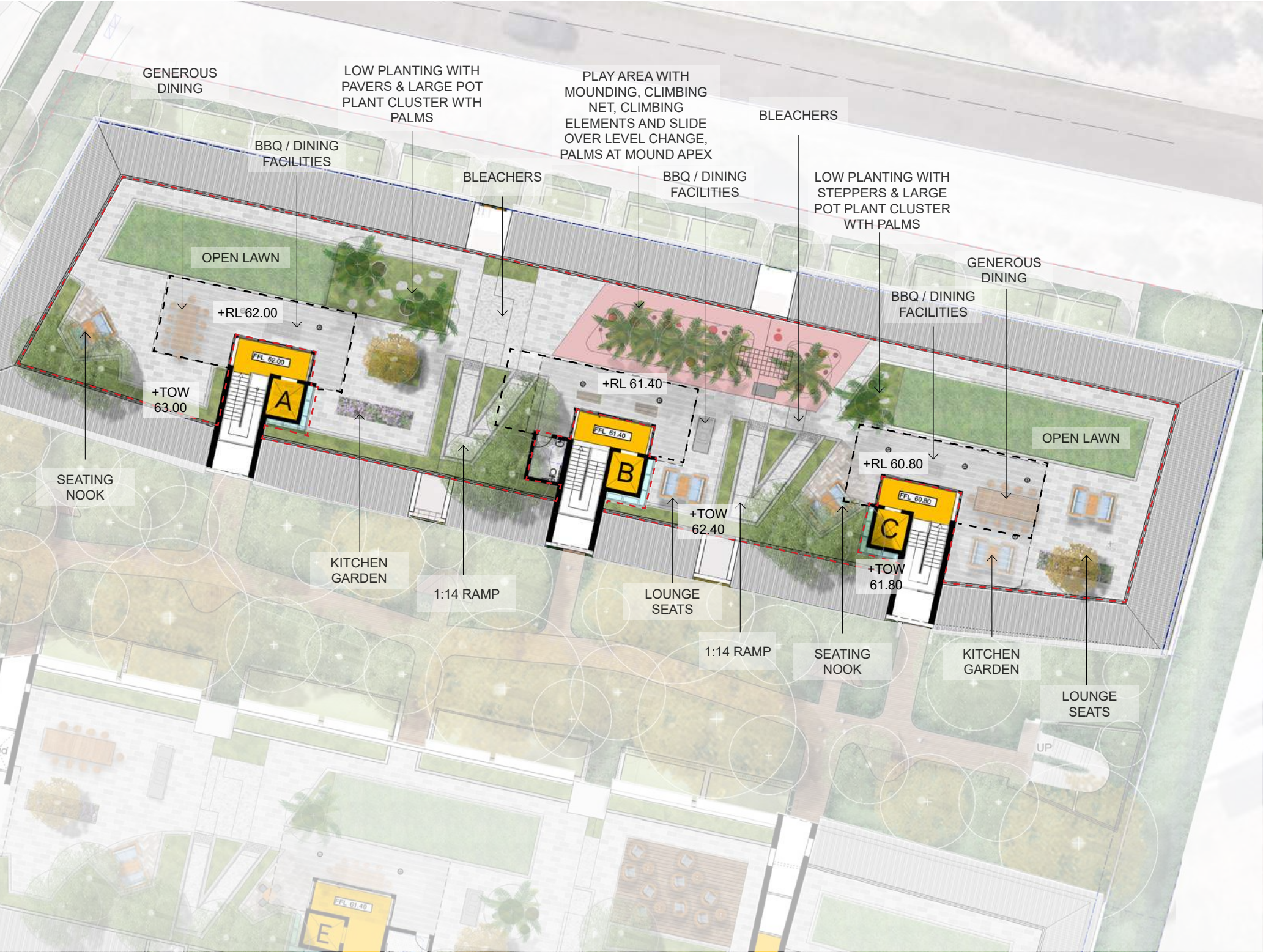


Section through seating nook and outdoor dining.

SCALE - 1:50 @ A3



# ROOFTOP COS | NORTHERN ROOFTOPS



SCALE - 1:250 @ A3 ①



1. Bleachers

Large format bleachers increase amenity across the rooftops and mitigate the level change between terraces



2. BBQ Facility

Dining, social and BBQ facility provide space and convenience for communities.



3. Outdoor Seating

Dining, social and Central Open Lawn interwoven, connecting to views, activity

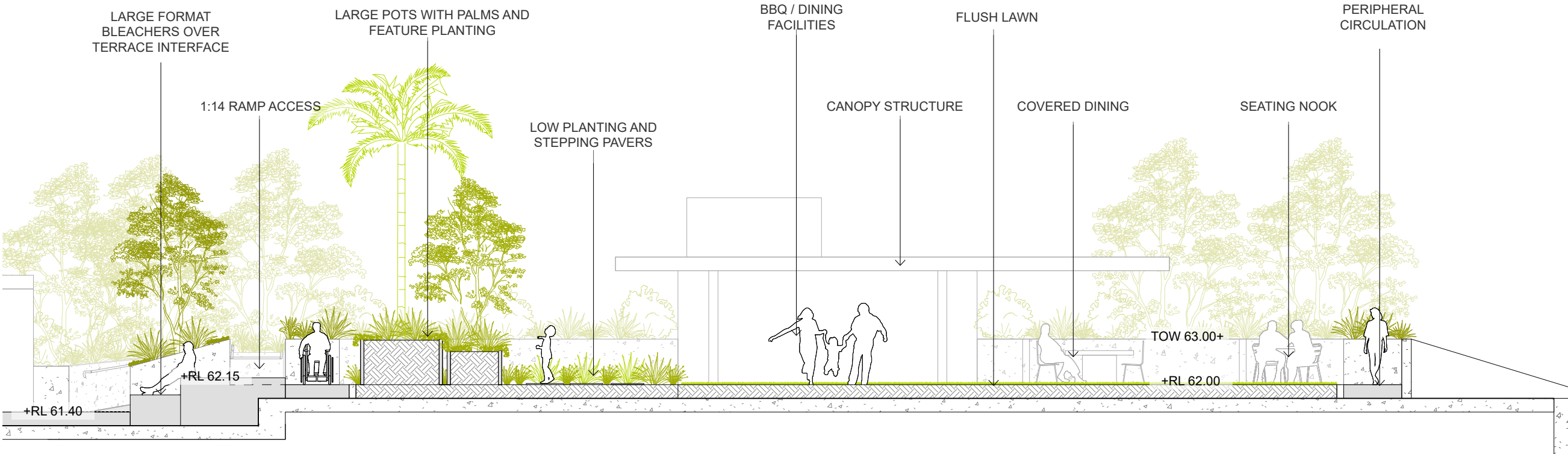
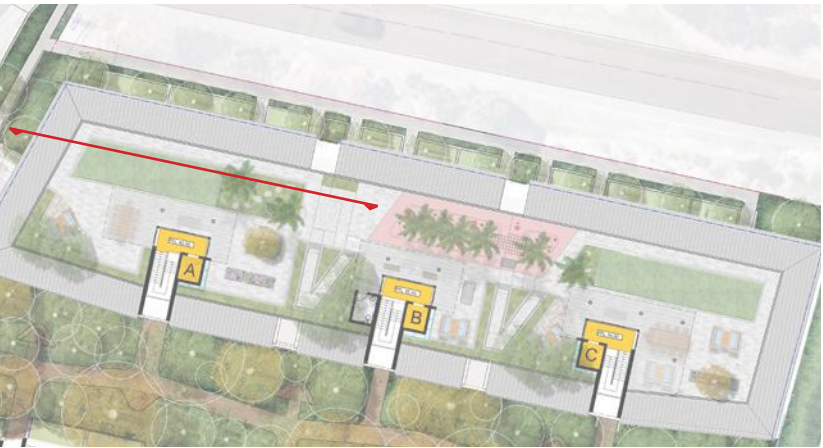


4. Food & Growing Terrace

Kitchen Garden opportunity to foster Participation and Growing with residents and amenity.



ROOFTOP COS | NORTHERN ROOFTOPS SECTION



Section through open lawn, dining under canopy structure, planters, ramp and bleacher system.

SCALE - 1:100 @ A3



# TREE PLANTING PLAN | GROUND LEVEL

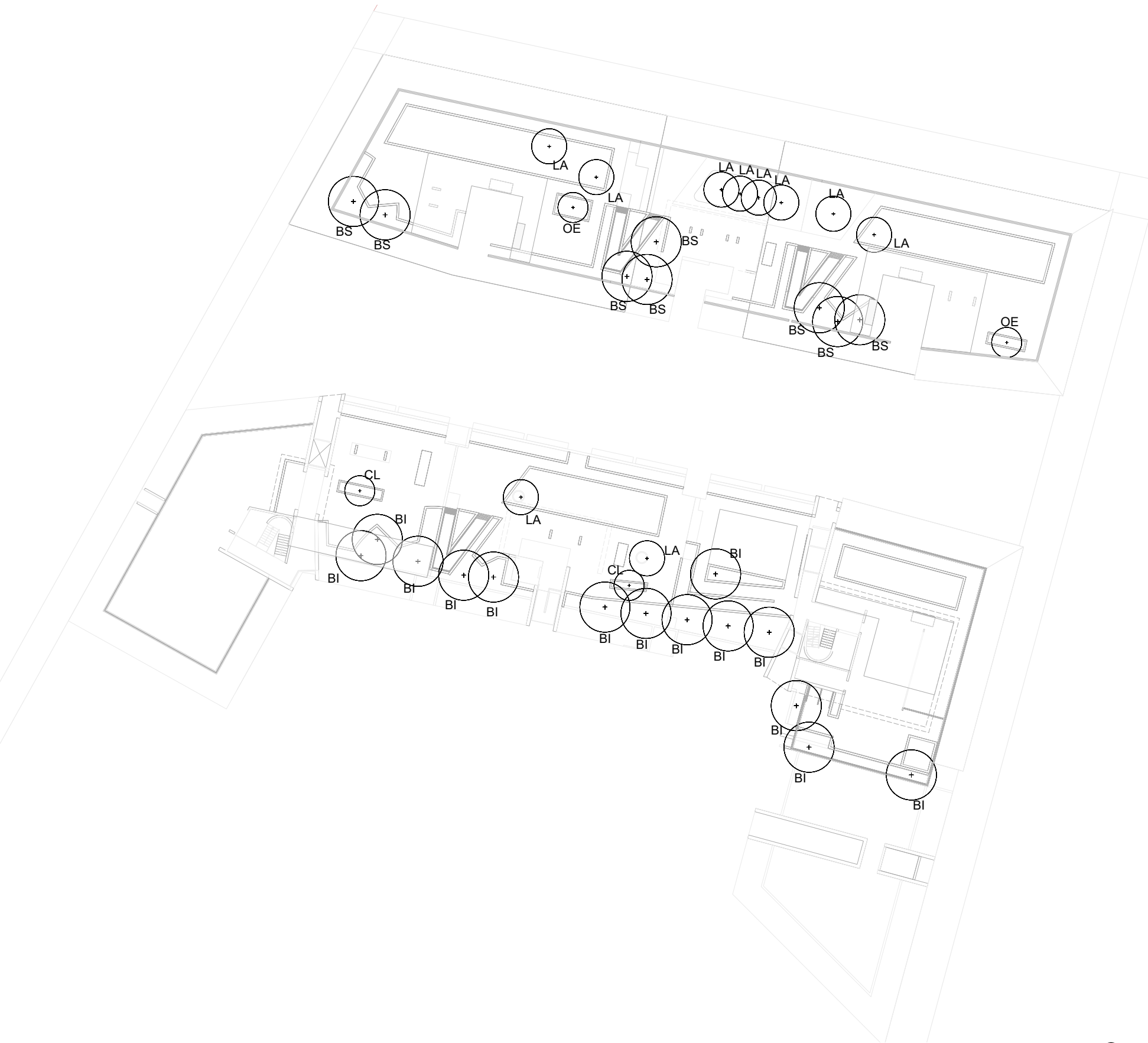


CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
TREES				
AC	Angophora costata	Sydney red gum	10m	10m
BI	Banksia integrifolia	Coastal Banksia	8m	5m
BS	Banksia serrata	Old Man Banksia	8m	5m
CG	Corymbia gummifera	Red Bloodwood	15m	10m
TL	Tristaniopsis laurina	Water Gum	10m	5m
LL	Leptospermum laevigatum	Coast Tea Tree	5m	5m
KA	Kunzea ambigua	Tick Bush	2.5m	3m
ER	Elaeocarpus reticulatus	Blueberry Ash	8m	3m

SCALE - 1:500 @ A3



## TREE PLANTING PLAN | ROOFTOP



CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
TREES				
BI	Banksia integrifolia	Coastal Banksia	8m	5m
BS	Banksia serrata	Old Man Banksia	8m	5m
CL	Citrus limon	Lemon Tree	3m	2m
LA	Livistona australis	Cabbage Tree Palm	6m	3.5m
OE	Olea europaea	Olive Tree	6m	4m

SCALE - 1:500 @ A3 



PLANTING PALETTE INDICATIVE

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
TREES				
AC	Angophora costata	Sydney red gum	10m	10m
BI	Banksia integrifolia	Coastal Banksia	8m	5m
BS	Banksia serrata	Old Man Banksia	8m	5m
CG	Corymbia gummifera	Red Bloodwood	15m	10m
CL	Citrus limon	Lemon Tree	3m	2m
ER	Elaeocarpus reticulatus	Blueberry Ash	10m	5m
KA	Kunzea ambigua	Tick Bush	2.5m	3m
TL	Tristaniopsis laurina	Water Gum	10m	5m
LL	Leptospermum laevigatum	Coast Tea Tree	5m	5m
LA	Livistona australis	Cabbage Tree Palm	6m	3m
KA	Kunzea ambigua	Tick Bush	3m	2m
OE	Olea europaea	Olive Tree	6m	4m
UNDERSTOREY				
Al	Acacia longifolia	Golden Wattle	3m	4m
Ah	Actinotus helianthii	Flannel Flower	1m	0.6m
Bi	Baeckea imbricata	Heath Myrtle	1m	1m
Ba	Banksia aemula	Wallum Banksia	4m	3m
Be	Banksia ericifolia	Heath-leaved Banksia	3m	3m
Br	Bauera rubioides	Dog Rose	1m	1m
Bs	Billardiera scandens	Apple Berry	1.5m	1m
Bp	Boronia parviflora	Swamp Boronia	1m	5m
Bh	Bossiaea heterophylla	Variable Bossiaea	1m	3m
Cp	Caustis pentandra	Thick Twist-rush	1.5m	2m
Df	Darwinia fascicularis	A Darwinia	0.3m	1m
Drv	Dianella revoluta	Blue Flax-lily	0.8m	0.6m
Drt	Dillwynia retorta	Small-leaf Parrot-pea	1.5m	1m
Ea	Eriostemon australasius	Pink Wax Flower	1.5m	1m
Hv	Hardenbergia violacea	False Sarsaparilla	2.5m	1.5m
Ka	Kunzea ambigua	Tick Bush	1.5m	4m
Lf	Lambertia formosa	Mountain Devil	2m	2m
Lle	Lepidosperma laterale	Variable Swordsedge	1.5m	2m
Le	Leucopogon ericoides	Pink Beard-heath	1m	3m
Lla	Lomandra Longifolia	Spiny-head Mat-rush	.6m	.6m
Ms	Melaleuca squamea	swamp honey-myrtle	2.5m	3m
Pl	Persoonia lanceolata	Lance-leaf Geebung	3m	3m
Xr	Xanthorrhoea resinosa	Oval Grass Tree	2m	1.5m
UNDERSTOREY - Dispersal Trench				
As	Acacia suaveolens	Sweet scented wattle	2.5m	2.0m
Dr	Dillwynia retorta	Small-leaf Parrot-pea	2.0m	2.0m
El	Epacris longiflora	Fuchsia Heath	1.5m	1.0m
Ht	Hakea teretifolia	Dagger Hakea	2.0m	1.5m
Ka	Kunzea ambigua	Tick Bush	2.5m	3.0m
Ls	Lomandra glauca	Mat Rush	0.5m	0.2m
Ls	Lomandra longifolia	Spiny-head Mat Rush	0.5m	0.2m
Sv	Styphelia viridis	Green Five Corners	1.5m	3.0m

TREES



Angophora costata



Banksia integrifolia



Banksia serrata



Corymbia gummifera



Kunzea ambigua



Livistona australis



Olea europaea



Tristaniopsis laurina

SHRUBS



Acacia longifolia



Baeckea imbricata



Banksia ericifolia



Boronia parviflora



Caustis pentandra



Darwinia fascicularis



Dianella revoluta



Hardenbergia violacea



Kunzea ambigua



Lepidosperma laterale



Lomandra Longifolia



Xanthorrhoea resinosa



# FEATURE ELEMENTS & MATERIALS PALETTE

## STRATEGY

The material palette for the podium levels will echo the architectural character of the development. The hardscape elements will use earthy tones and textures, softening the ground plane and complimenting the planting buffer that guides pedestrian movement across the podiums.

All furniture and fixtures for the site will be:

- Durable, functional and aesthetically pleasing
- Able to facilitate social and communal activities.
- Adaptable to the needs of the community, including being childsafe.
- Well-wearing and resistant to the changing extremes in climate in Little Bay.



HONED CONCRETE



SANDSTONE UNIT PAVING



LAWN



TIMBER DECKING



TIMBER SEATING



KITCHEN GARDEN



OUTDOOR BBQ FACILITIES



BLEACHERS



OUTDOOR FURNITURE

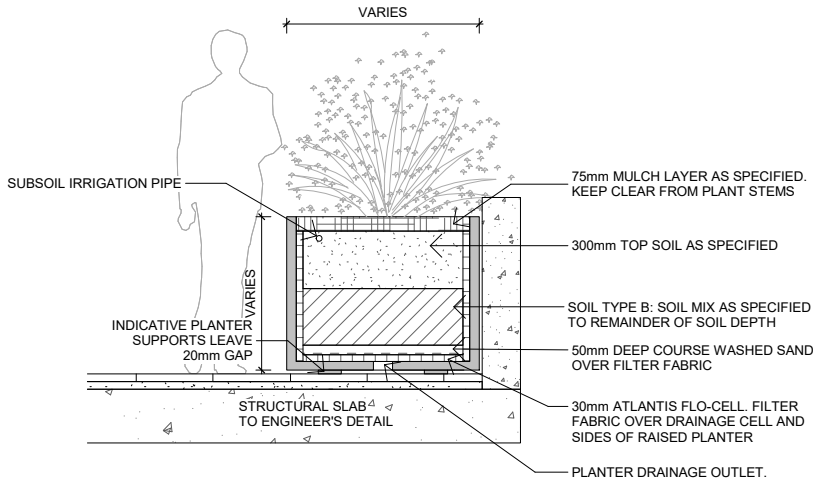


CONCRETE WALL

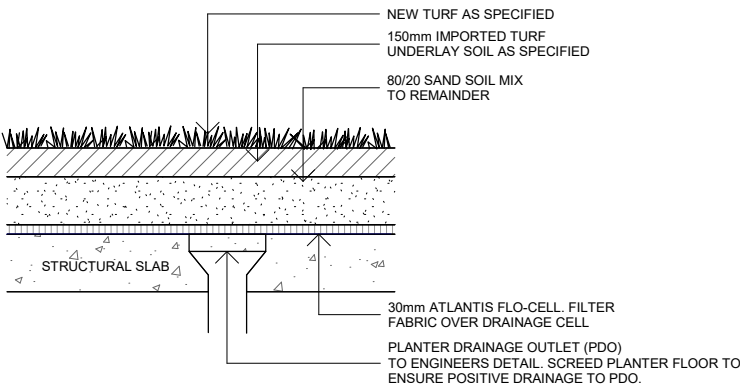


# PRELIMINARY CONSTRUCTION DETAILS

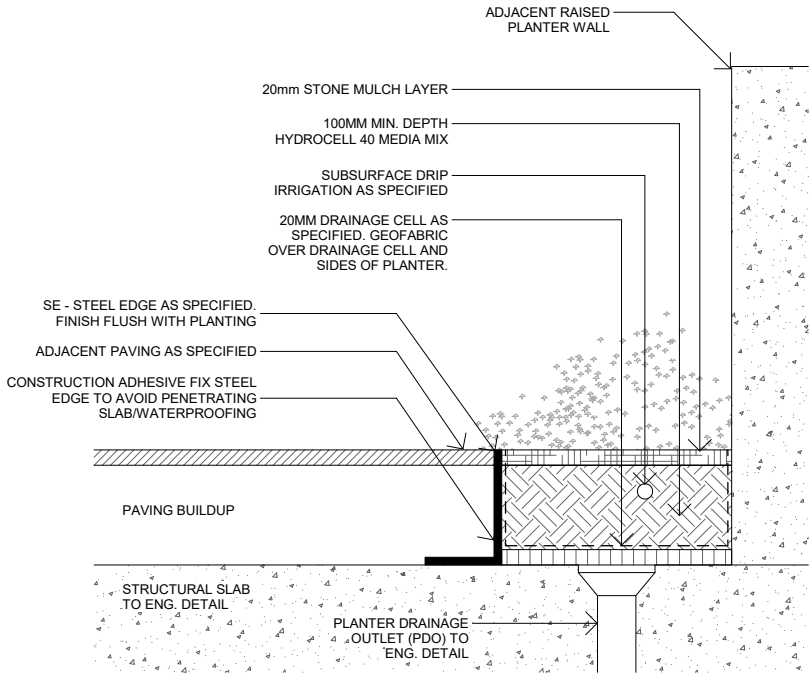
NOTES:  
ALL SOIL MUST BE LIGHTLY COMPACTED  
IN MAX 75mm LAYER TO MINIMISE  
DEGREE OF FUTURE SETTLEMENT.  
  
MULCH MUST FINISH FLUSH WITH  
ADJACENT TOP OF WALLS AS DETAILED



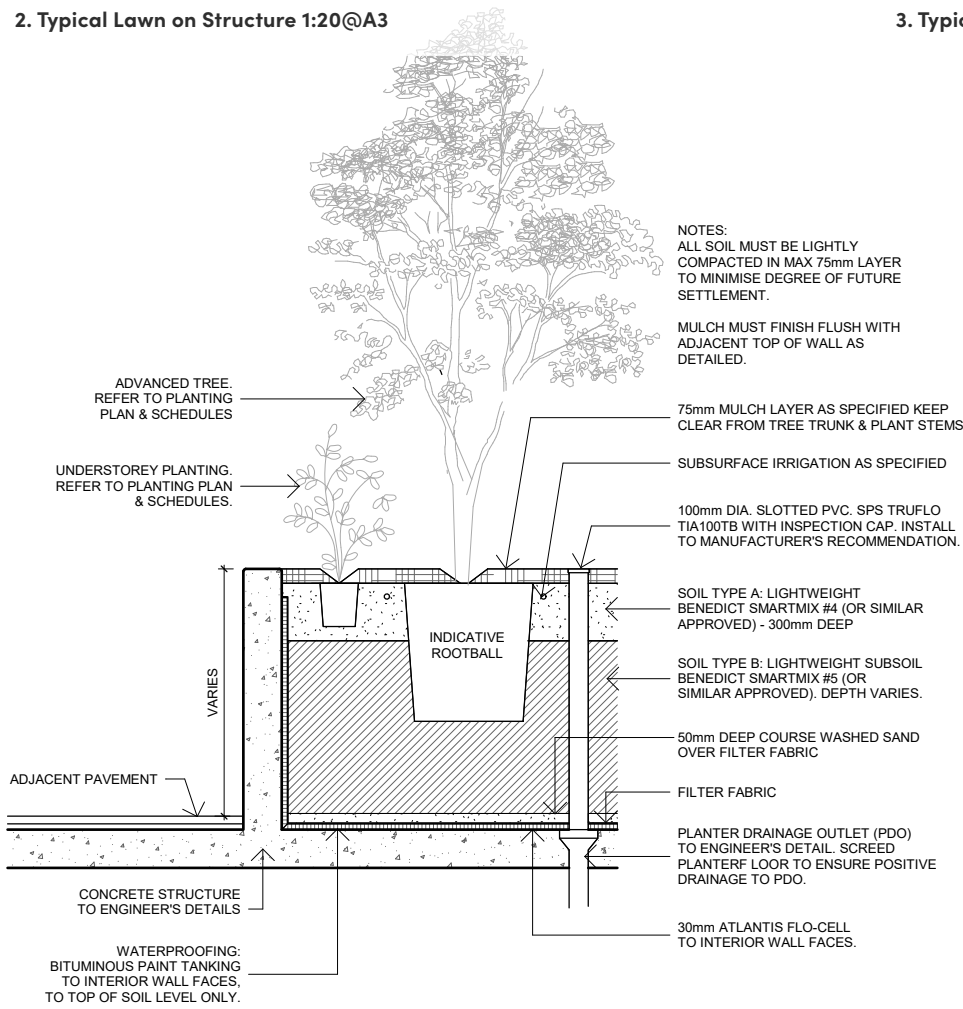
1. Typical GRC Planter 1:40@A3



2. Typical Lawn on Structure 1:20@A3



3. Typical Planted edge 1:10@A3



4. Raised Planter on structure 1:40@A3