

LANDSCAPE DESIGN CONCEPT

Jennifer Street, Little Bay

ISSUE F - AUGUST 2024

PREPARED FOR

URBAN
PROPERTY

PREPARED BY

turf

CONTENTS

SITE CONTEXT	03
VISION	05
DESIGN STATEMENT	06
PLACE PROGRAM	08
FENCE LAYOUT	09
GROUND COS THE BOARDWALK	10
GROUND COS THE KAMAY WALK	13
ROOFTOP COS SOUTHERN ROOFTOP	14
ROOFTOP COS NORTHERN ROOFTOP	16
PORTAL ENTRY TO BASEMENT - 3D IMAGERY	18
TREE PLANTING PLAN - GROUND LEVEL	19
TREE PLANTING PLAN - ROOFTOP	20
PLANTING PALETTE	21
FEATURE ELEMENTS & MATERIALS PALETTE	22
PRELIMINARY CONSTRUCTION DETAILS	23

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.

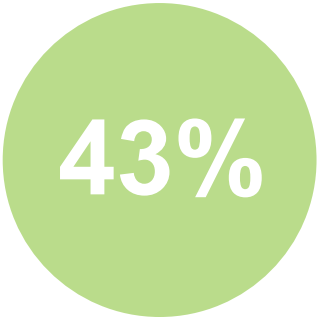
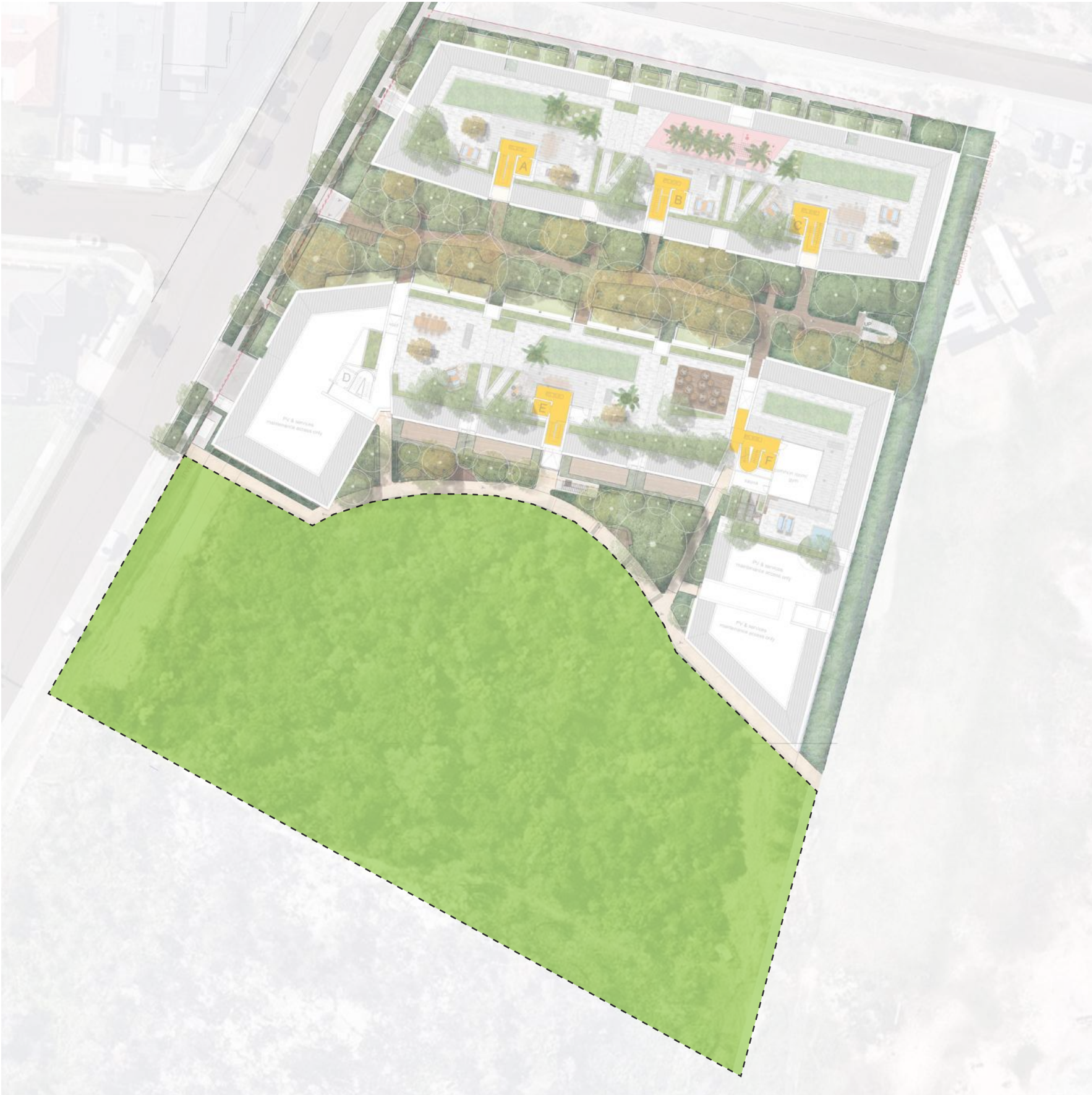
THE LOCAL ENVIRONMENT

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



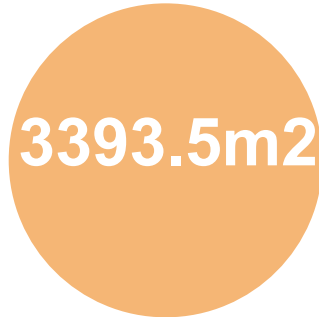
ESBS COMMUNITY



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

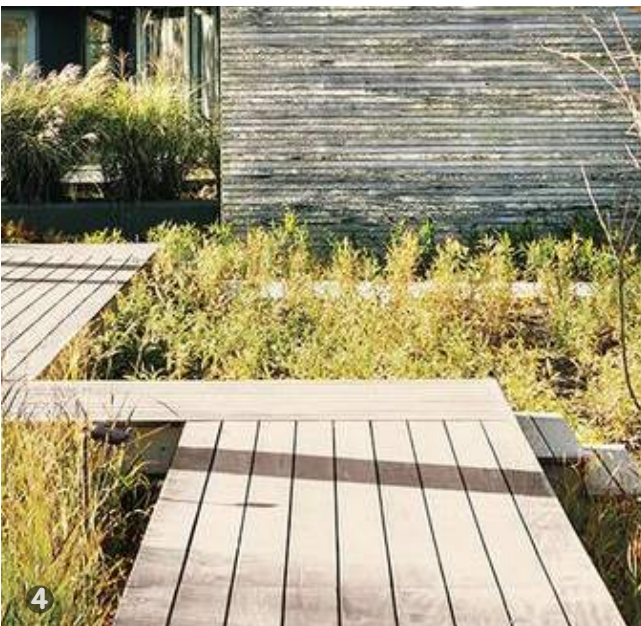
Establish broader connections and amenities for local community.

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

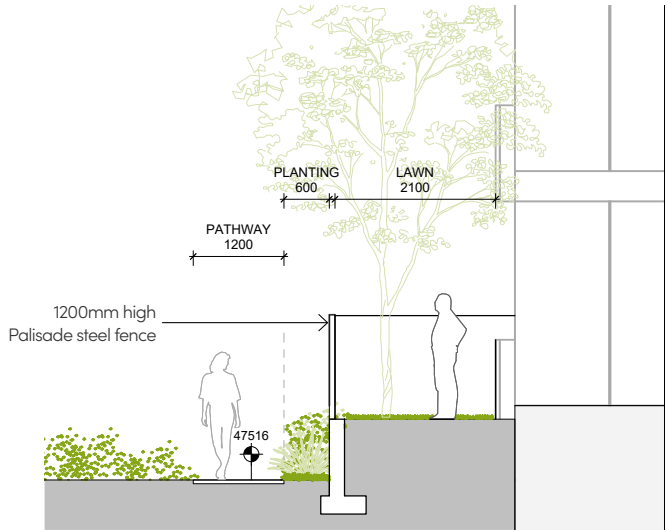
1800mm high S/S Webmesh to South and East Boundary adjacent to ESBS zone and Golf course.



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

SCALE - 1:500 @ A3

GROUND COS | THE BOARDWALK



LEGEND

Planting

Lawn

Timber Decking

Entry

Proposed Trees

OSD Tank

COS Boundary

CANOPY STRUCTURE

SCALE - 1:250 @ A3



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'**.

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.

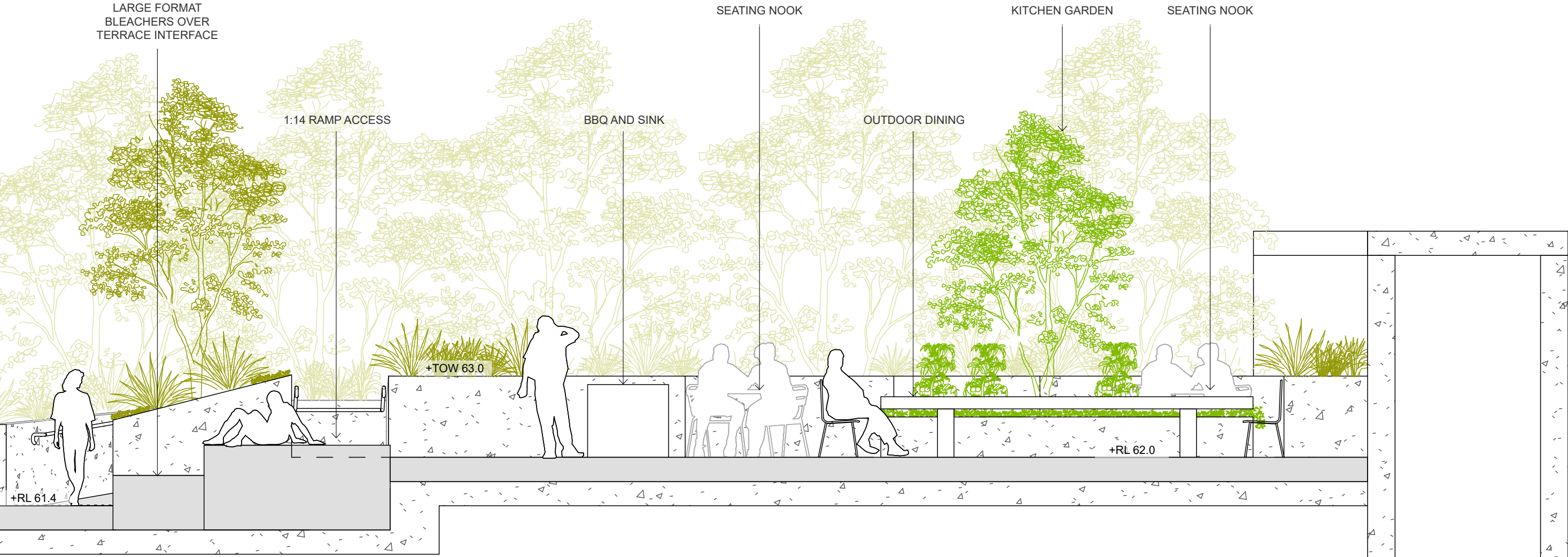
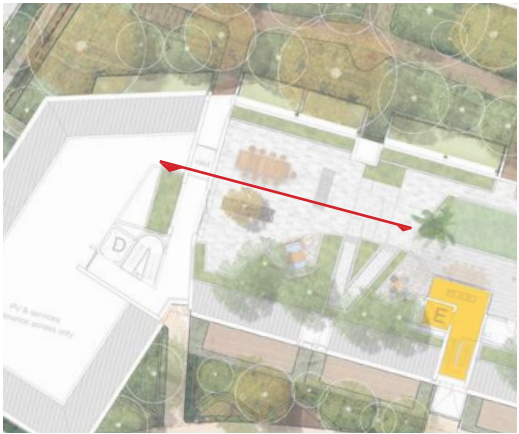


2. BBQ Dining
Dining, social and BBQ facility provide space and convenience for communities.



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

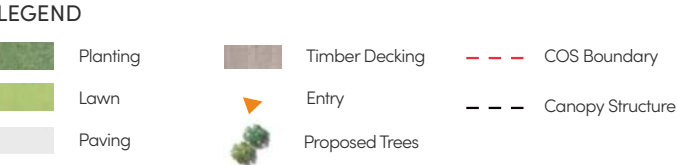
ROOFTOP COS | SOUTHERN ROOFTOP SECTION



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

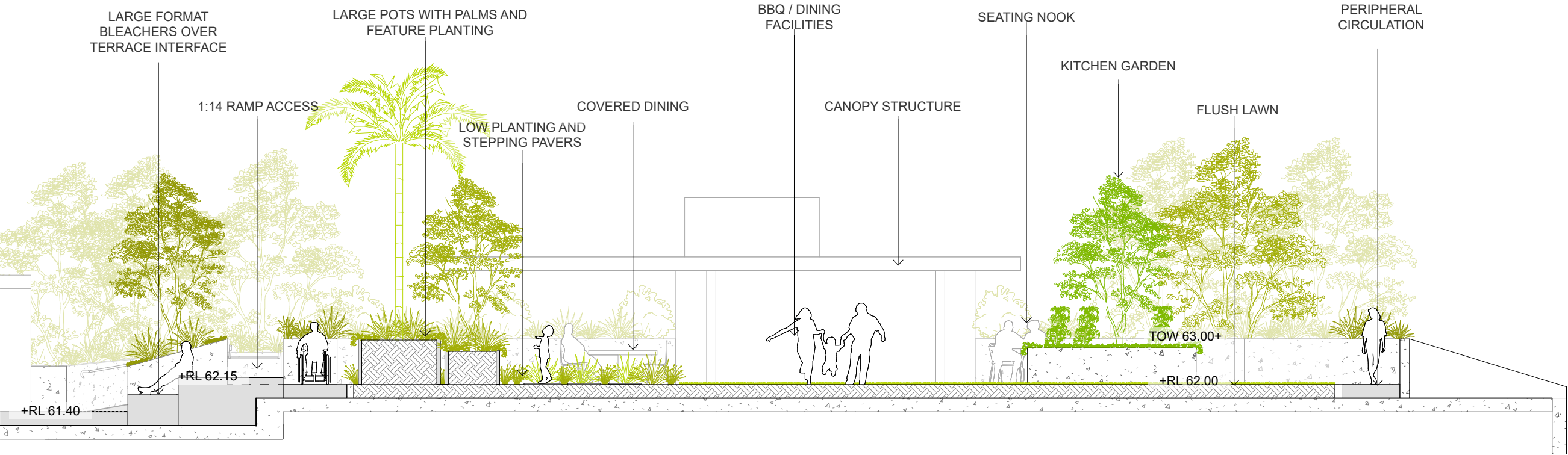
Dining, social and Central Open Lawn interwoven, connecting to views, activity



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

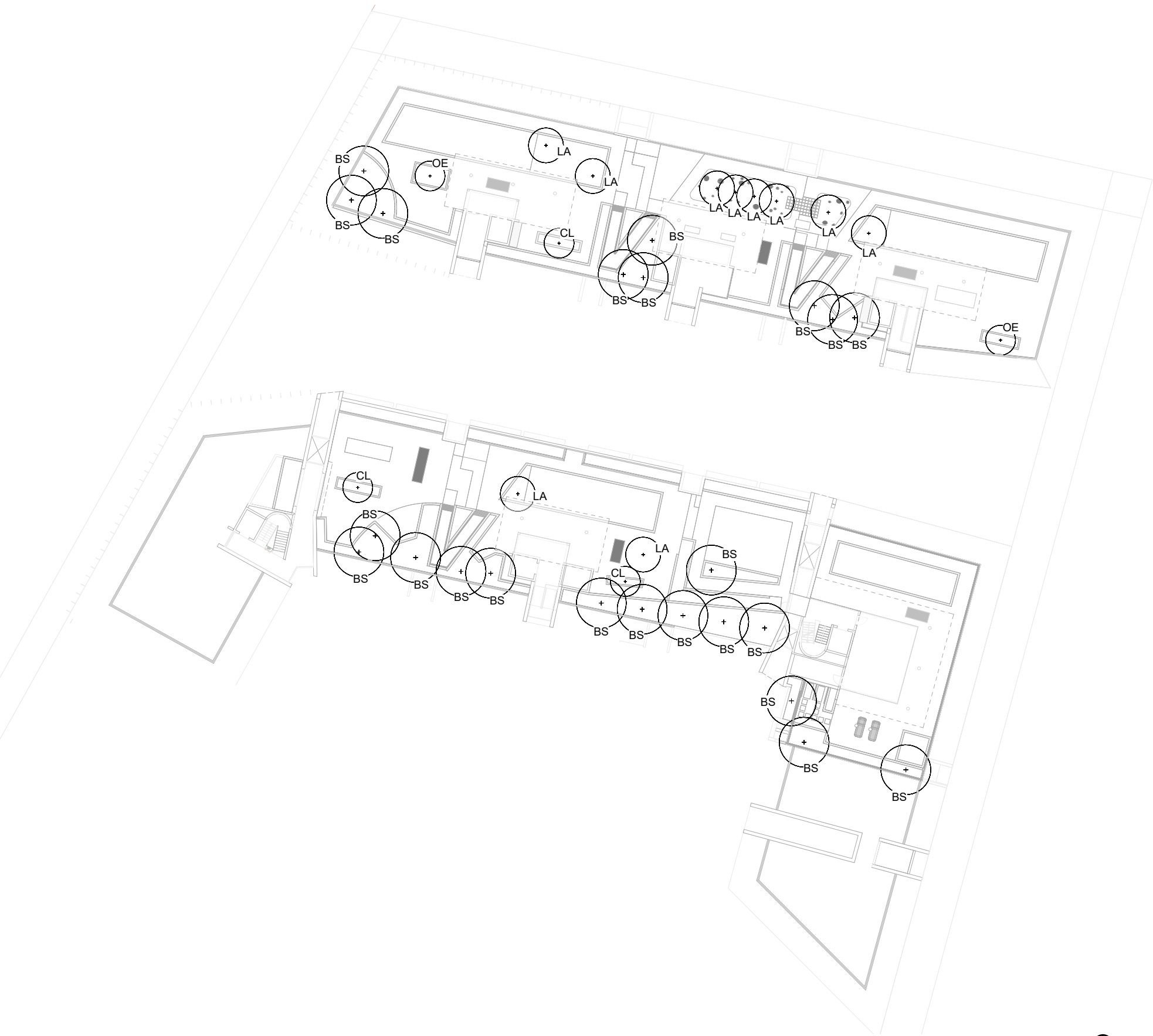
TREE PLANTING PLAN | GROUND LEVEL



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



SCALE - 1:500 @ A3



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

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

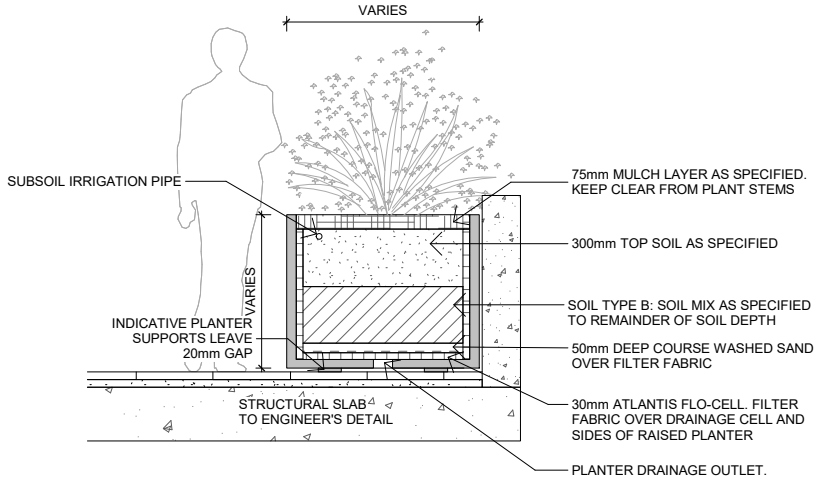


CONCRETE WALL

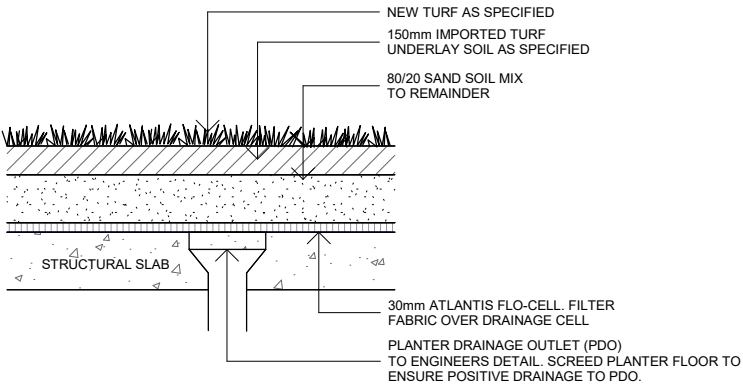
PRELIMINARY CONSTRUCTION DETAILS

NOTES:
ALL SOIL MUST BE LIGHTLY COMPACTED
IN MAX 75mm LAYER TO MINIMISE
DEGREE OF FUTURE SETTLEMENT.

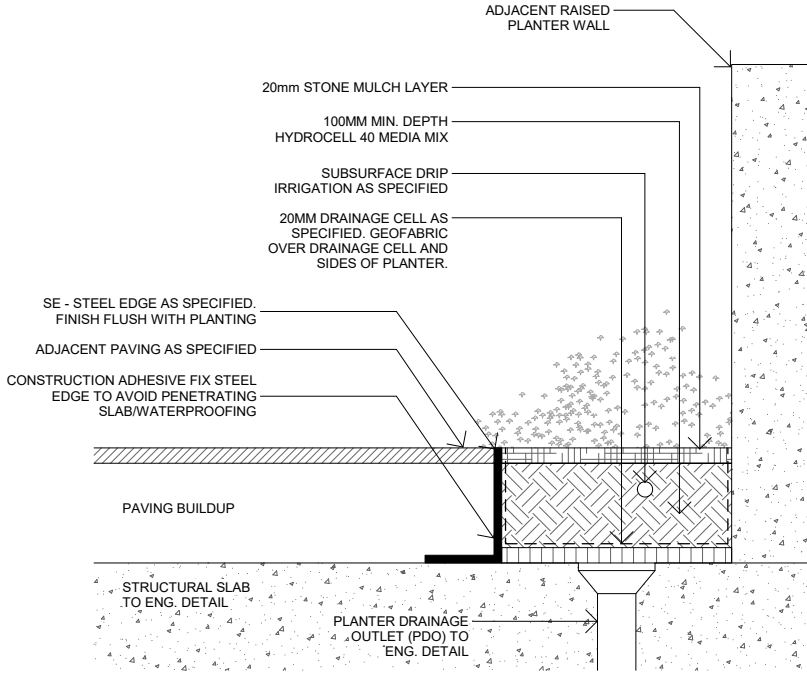
MULCH MUST FINISH FLUSH WITH
ADJACENT TOP OF WALLS AS DETAILED



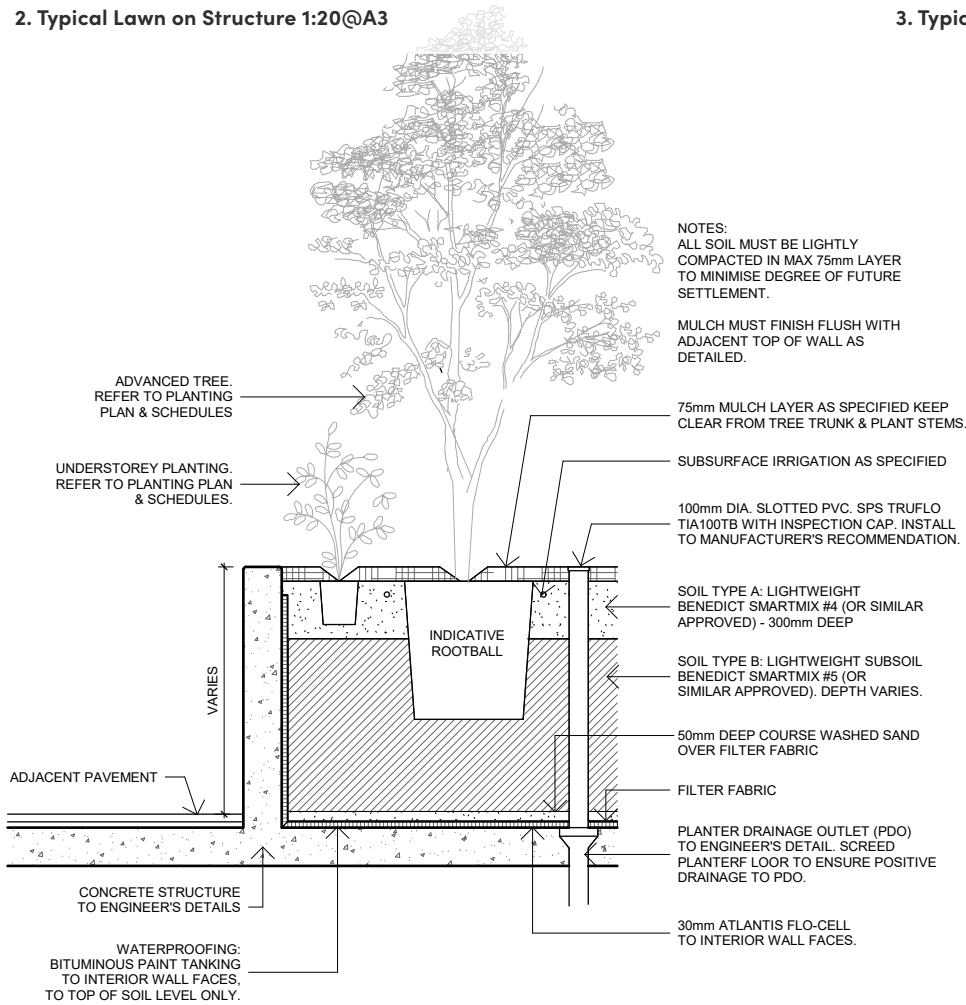
1. Typical GRC Planter 1:40@A3



2. Typical Lawn on Structure 1:20@A3



3. Typical Planted edge 1:10@A3



4. Raised Planter on structure 1:40@A3