

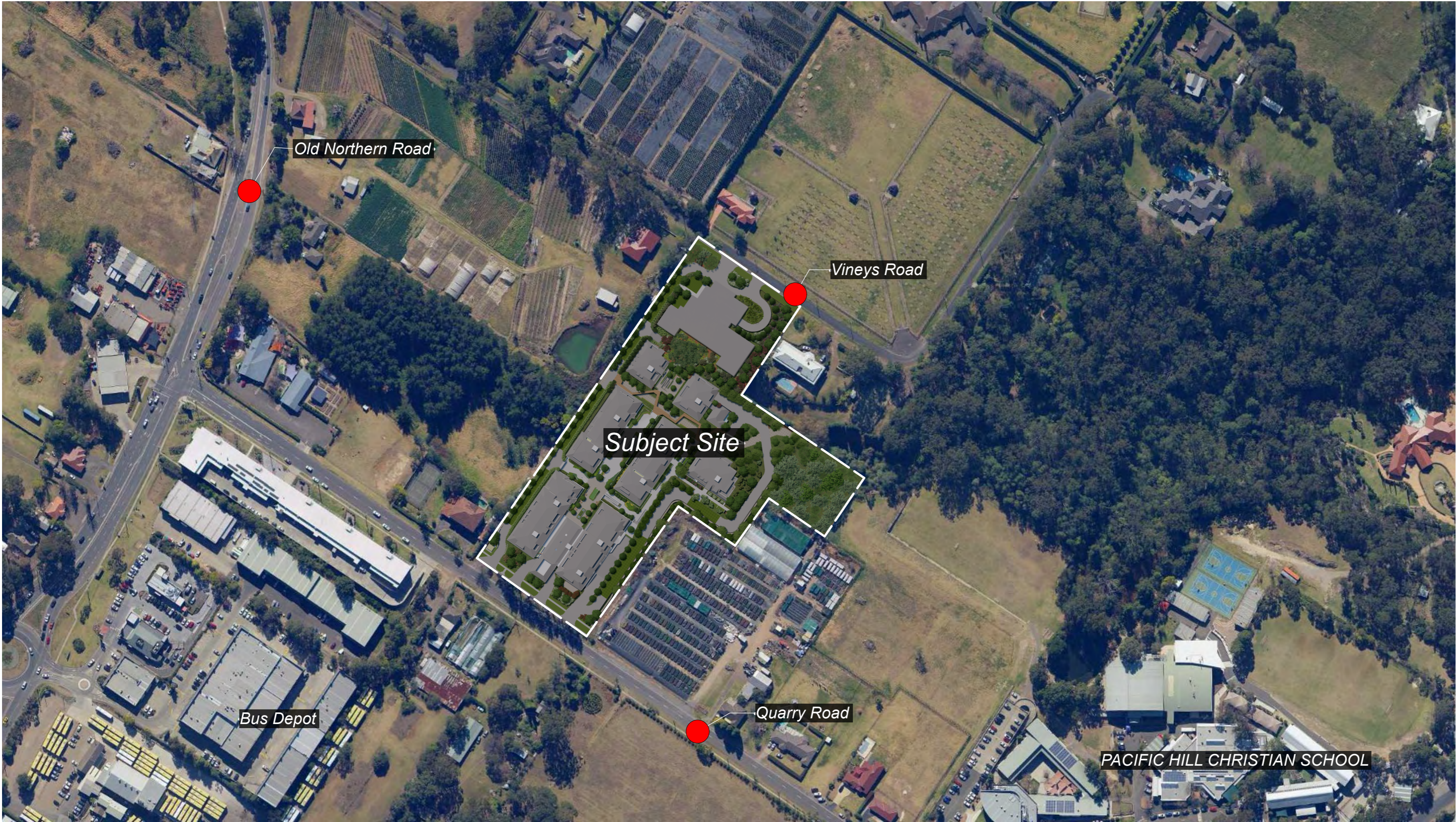
Proposed Retirement Living

3 Quarry Road DURAL

Landscape Design Intent

Revised 11.06.2024





B 05.06.24 Added turf, further details
A 21.12.23 General revisions

NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. *Do Not Scale From Drawings.*

Client
**LIVING CHOICE
AUSTRALIA**

Address
**3 QUARRY RD DURAL
NSW**

Project
**RESIDENTIAL
CHOICE**

Drawing
Locality plan

Deep Rainforest^{co.}
www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

Scale		
Date 21.12.23		
North	Job No. SLI22-34	Dwg No. Sht-3
	Issue.	



● Revision 03.06.24 Turf areas in lieu of hardstand

KEY

- | | |
|--|-------------------------------------|
| 1. Bridge over Swale | 9. Pad Mount Transformer |
| 2. Concrete Driveway | 10. Pedestrian Ramp |
| 3. Drainage Swale - Refer to Engineers Documentation | 11. Ramp to Basement |
| 4. Existing Tree to be Retained - Refer to Arborist Report | 12. Reinforced Turf (Turf Cell) |
| 5. Feature Trees & Shrubs | 13. Screening Shrubs & Grasses |
| 6. Feature Trees to 1m Deep Podium Planters | 14. Screening Trees |
| 7. Lift | 15. Small Screening Trees & Grasses |
| 8. Low Planting to Roof of Basement/Pool egress | 16. Walkway over Swale |

NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. Do Not Scale From Drawings.

Client
Living Choice Australia

Address
3 Quarry Rd DURAL NSW

Project
Residential Choice

Drawing
Landscape Intent
(Revised)

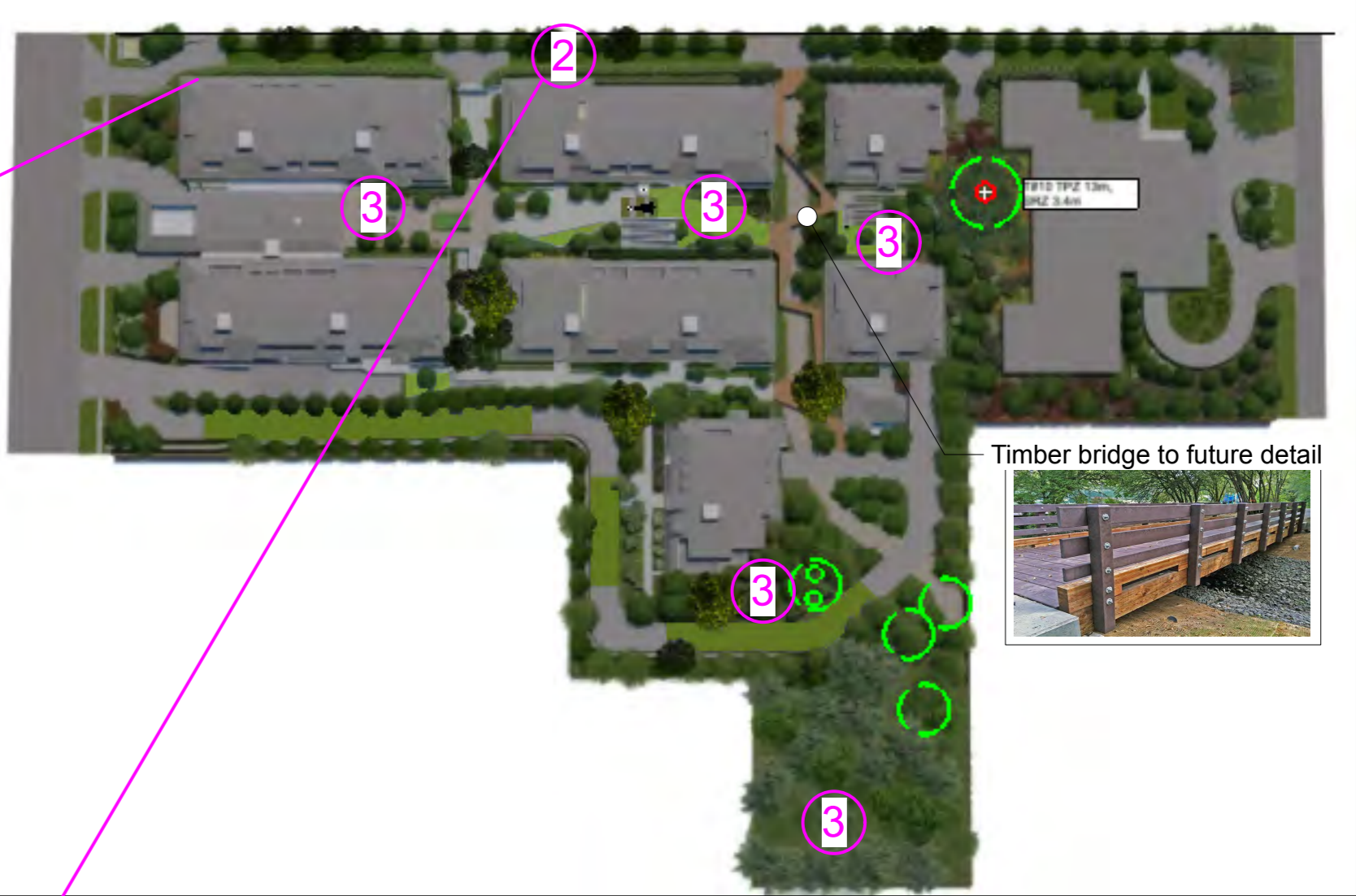
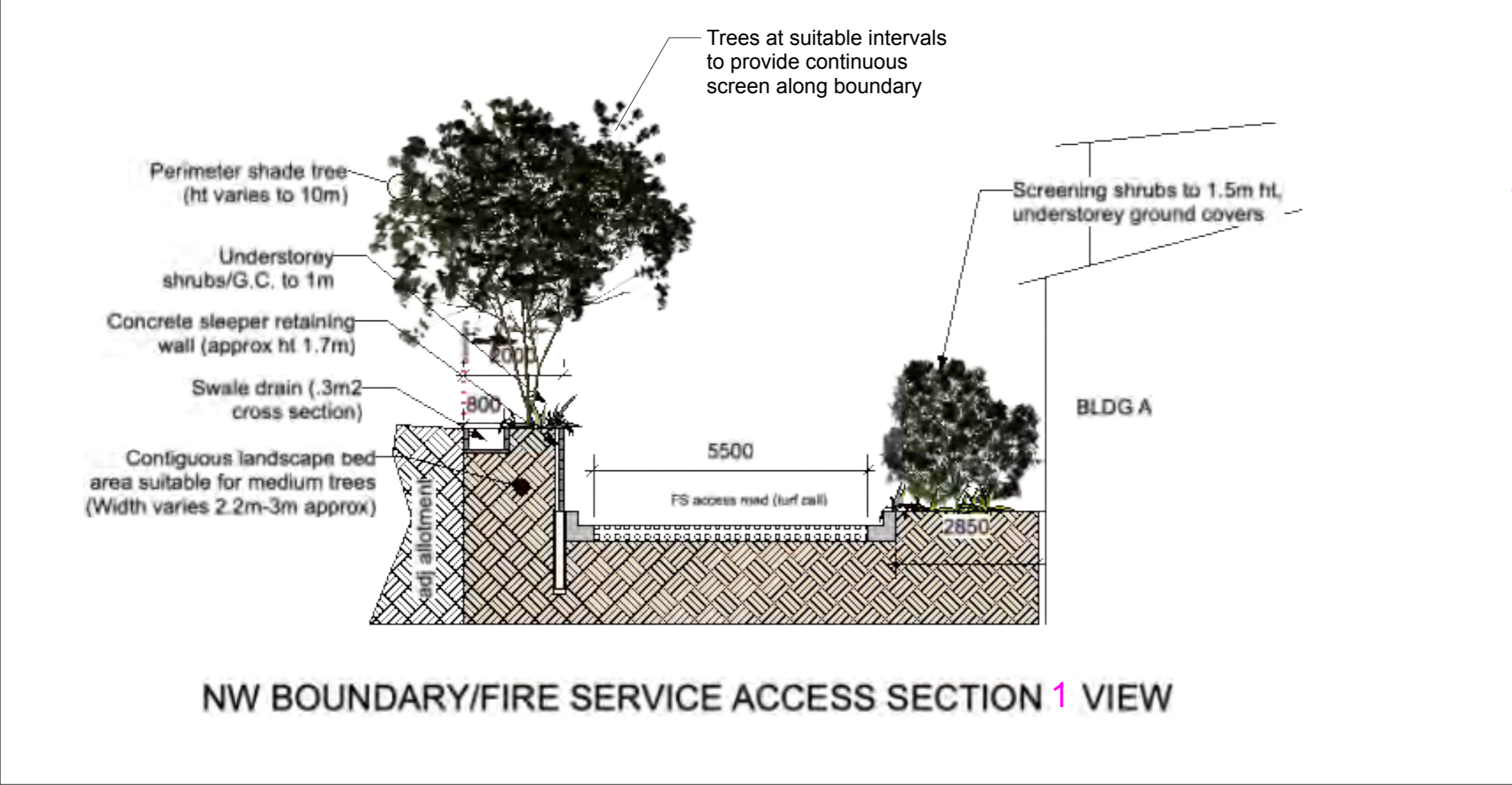
Deep Rainforest^{co.}

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

Scale
1:1500 A2

Date
17.12.23

North 	Job No. LP22-34	Dwg No. Site overall
	Issue.	



A 21.12.23 General revisions

NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. Do Not Scale From Drawings.

Client
**LIVING CHOICE
AUSTRALIA**

Address
**3 QUARRY RD DURAL
NSW**

Project
**RESIDENTIAL
CHOICE**

Drawing
SECTION VIEWS 1

Deep Rainforest^{co.}

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

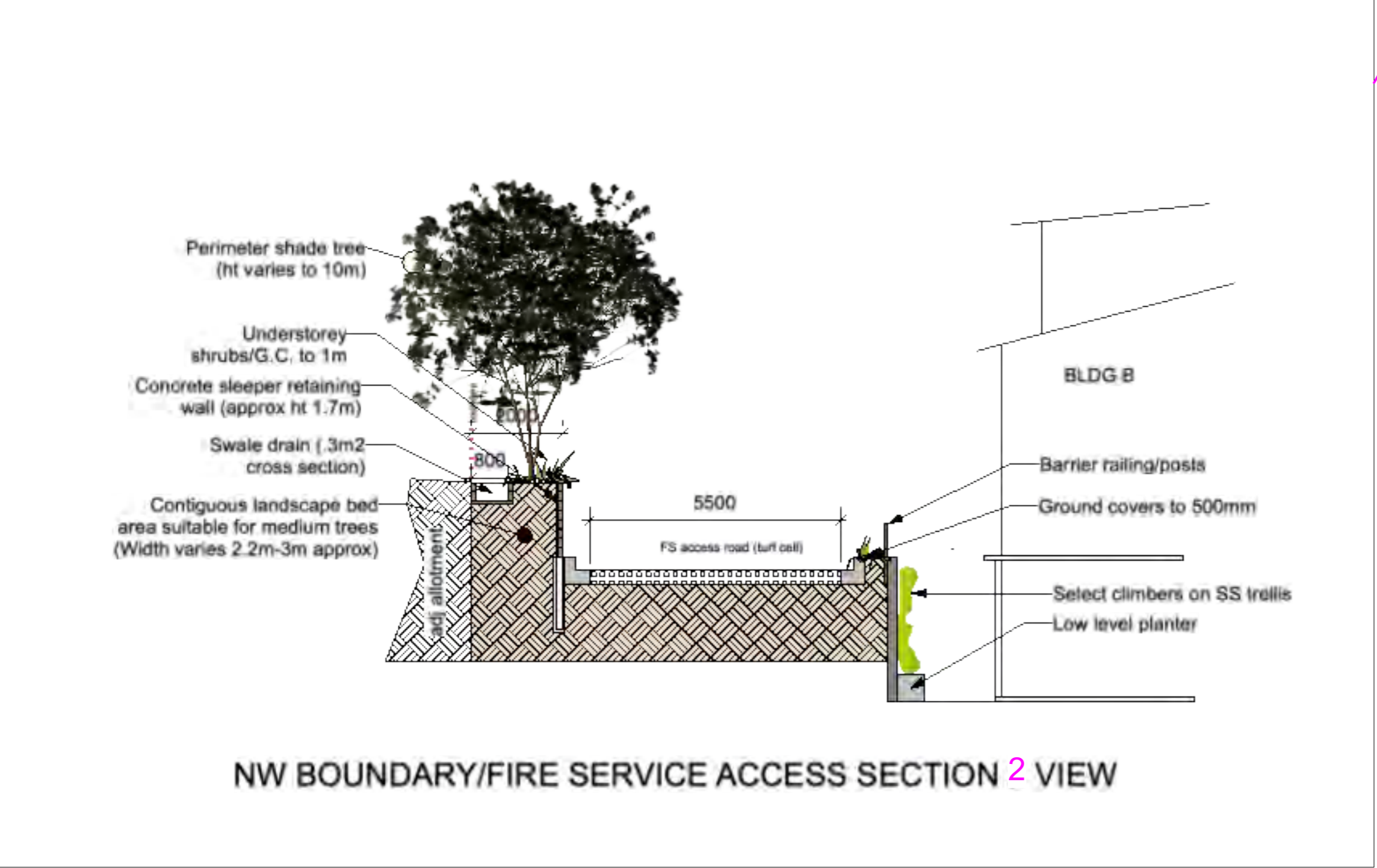
Scale

Date
21.12.23

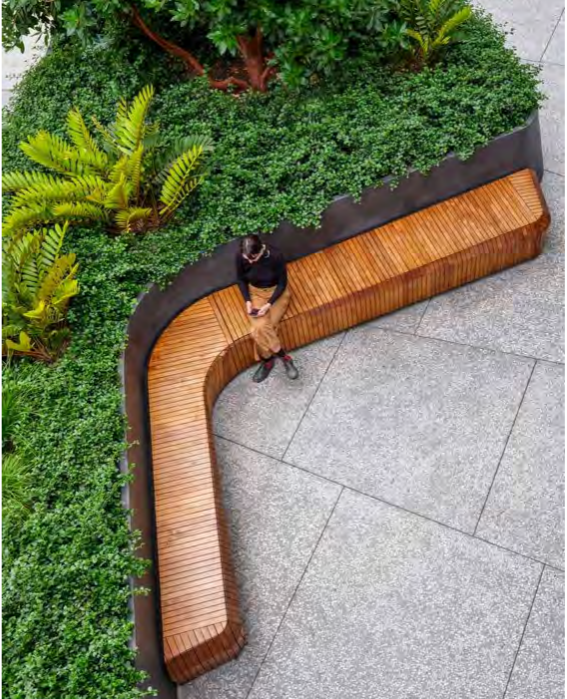
North

Job No.
SLI22-34
Issue.

Dwg No.
**Section
views 1**



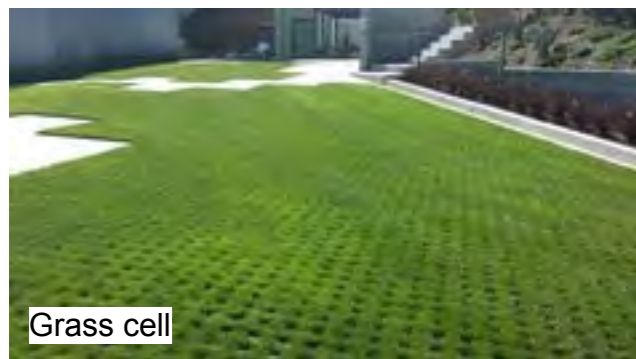
seating options 3



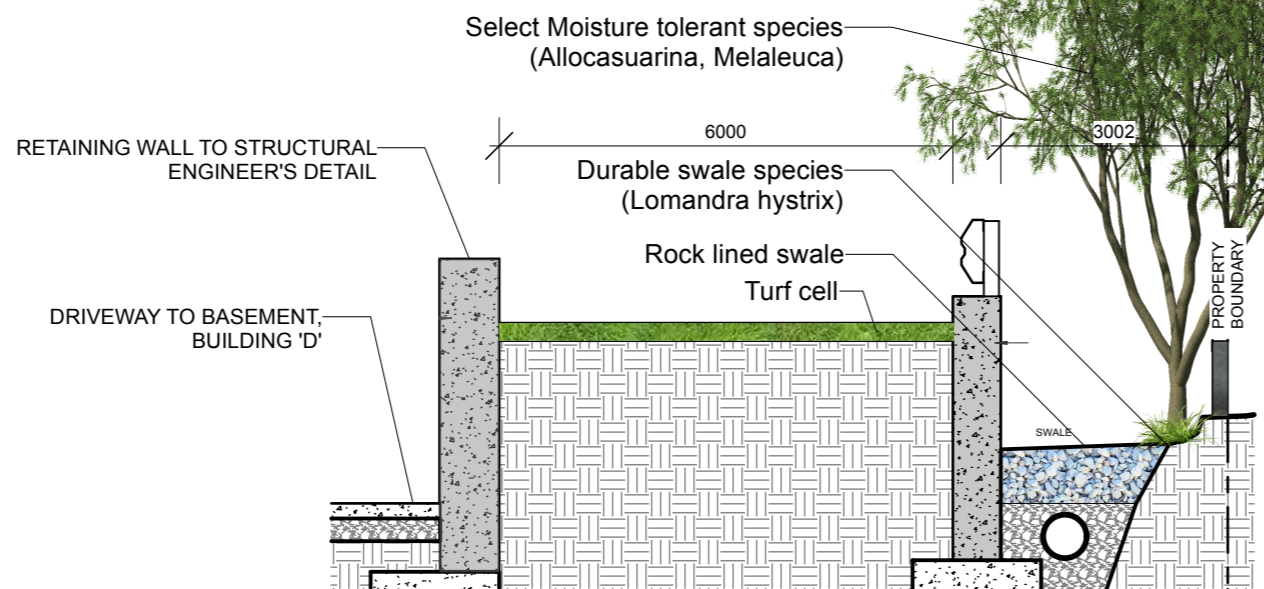
REVISED LANDSCAPE INTENT 11.06.2024



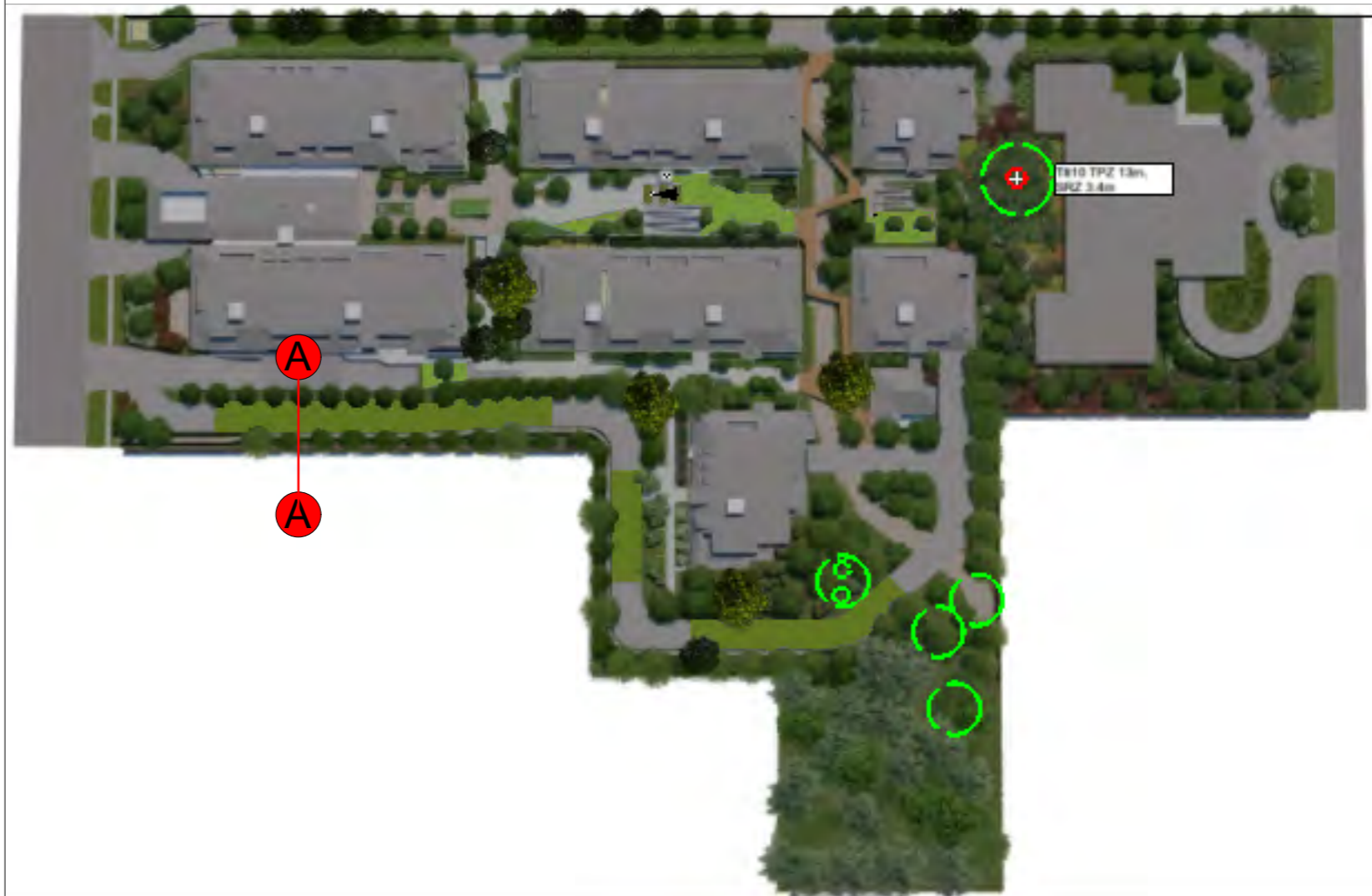
Rock lined swale



Grass cell



EMERGENCY ROADWAY
BLDG 'D' BASEMENT ROAD
and SWALE DRAIN, S BNDRY
Section A-A



Sandstone block
walls to channel



A 5/6/24 Added details

NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd. and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. *Do Not Scale From Drawings.*

Client
**LIVING CHOICE
AUSTRALIA**

Address
**3 QUARRY RD DURAL
NSW**

Project
**RESIDENTIAL
CHOICE**

Drawing
SECTION VIEWS 2

Deep Rainforest ^{co.}

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T. 07 55 330211

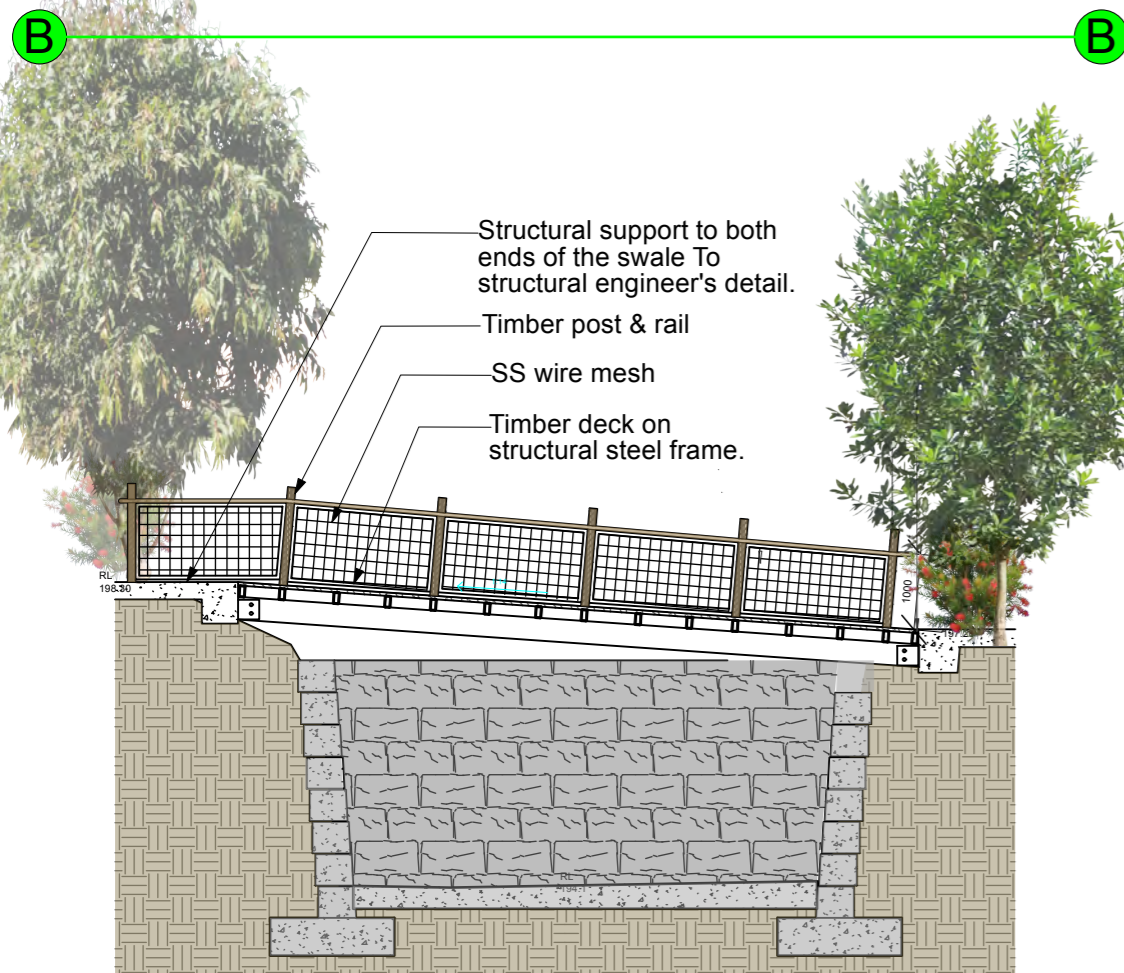
Scale

Date
21.12.23

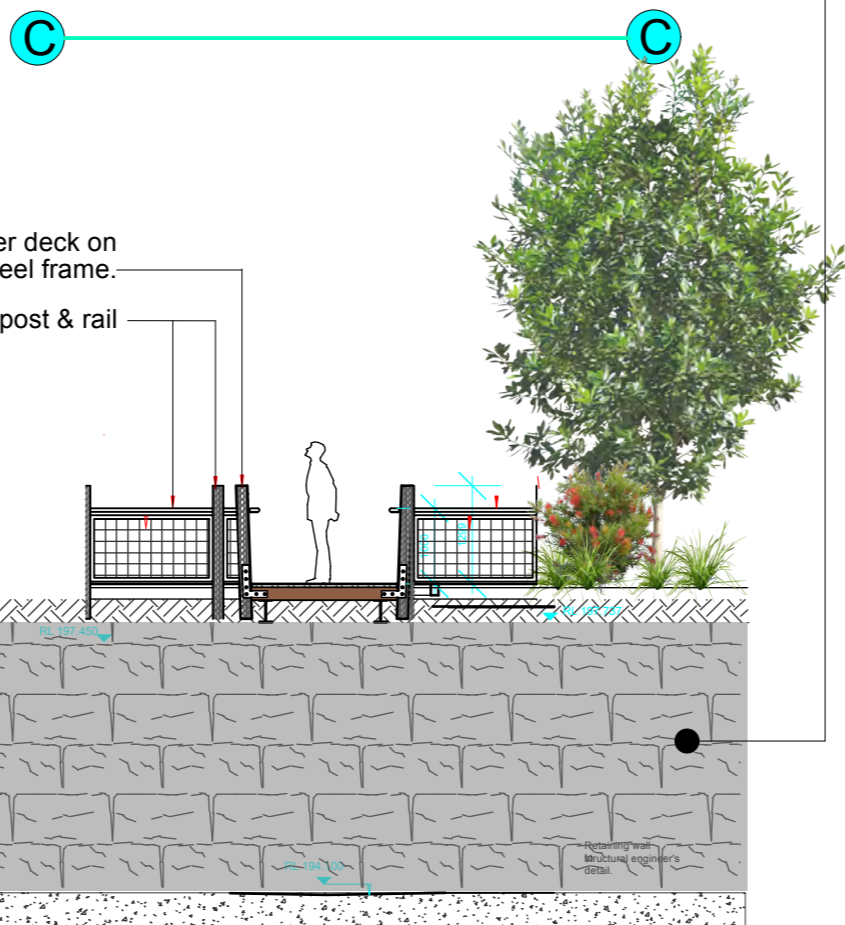
North

Job No.
SLI22-34
Issue.

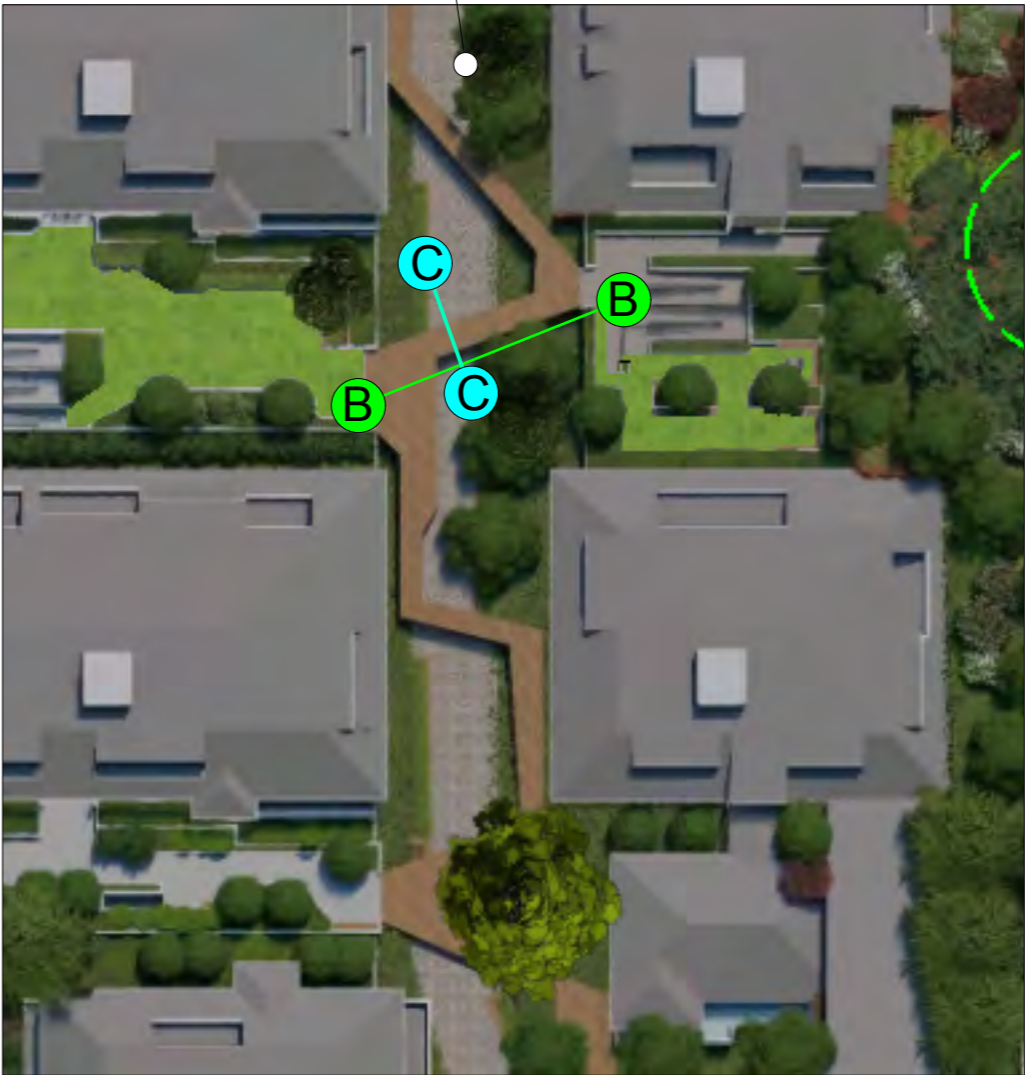
Dwg No.
Sht-4



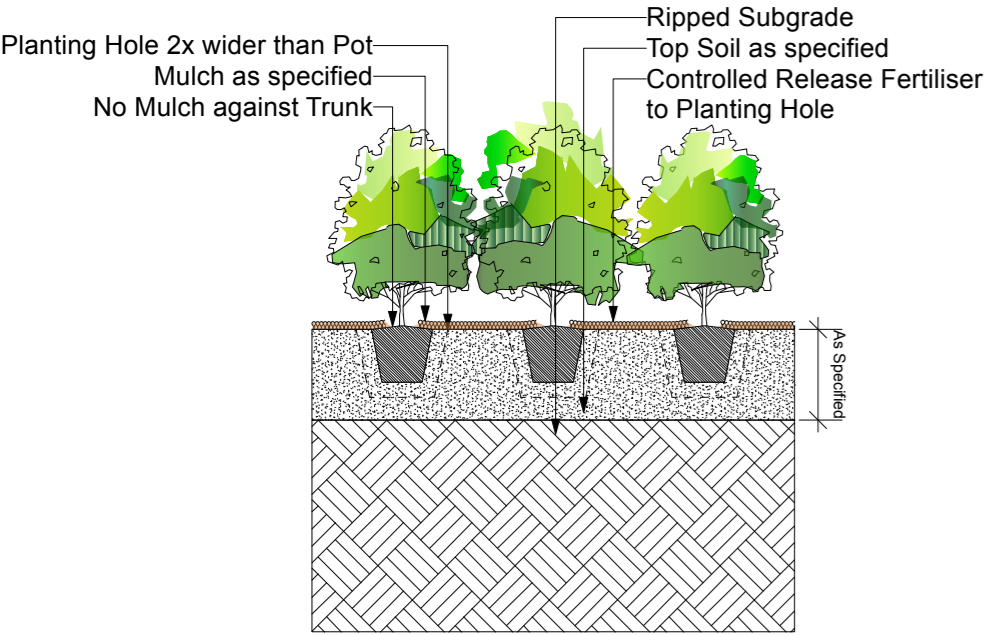
N-S DRAINAGE CHANNEL
BOARDWALK AND BRIDGE
Section B-B



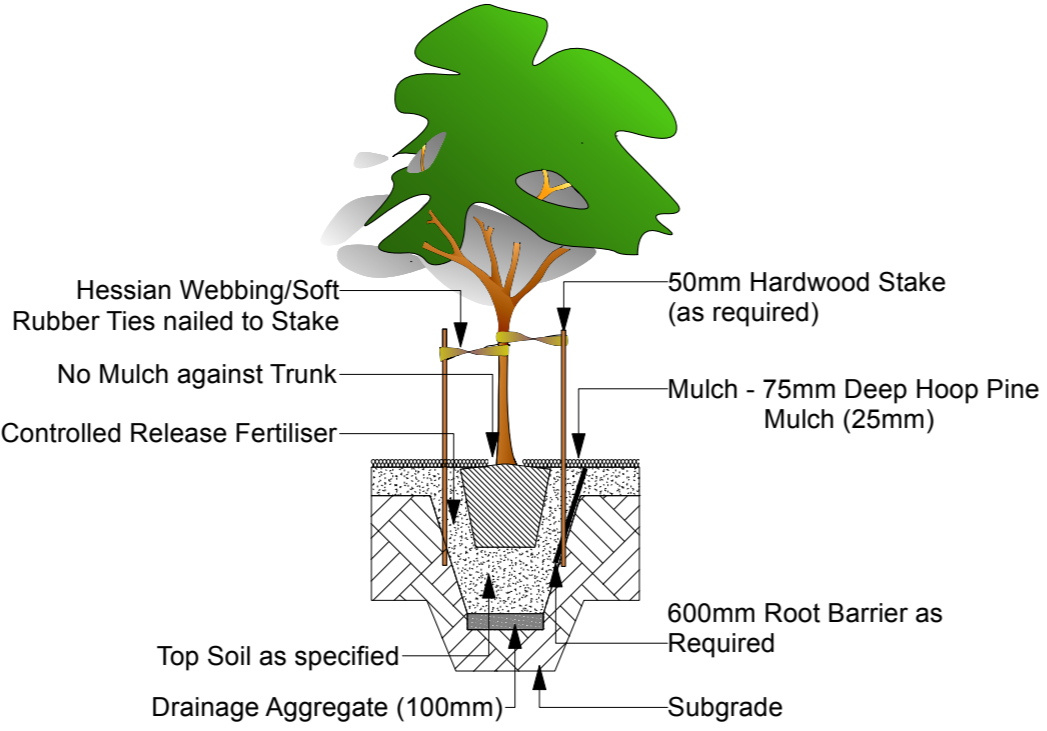
N-S DRAINAGE CHANNEL
BOARDWALK AND BRIDGE
Section C-C



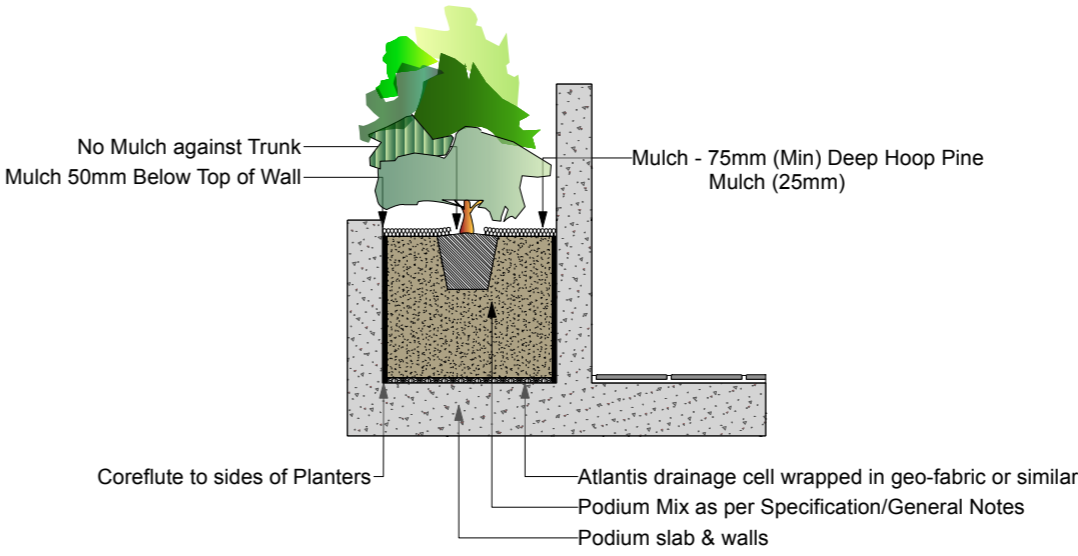
BOARDWALK LAYOUT Scale 1:500



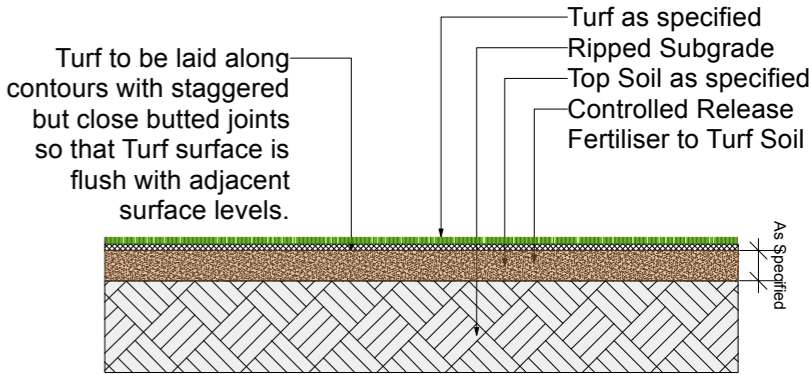
1 STANDARD SHRUB PLANTING DETAIL
Scale: 1:100



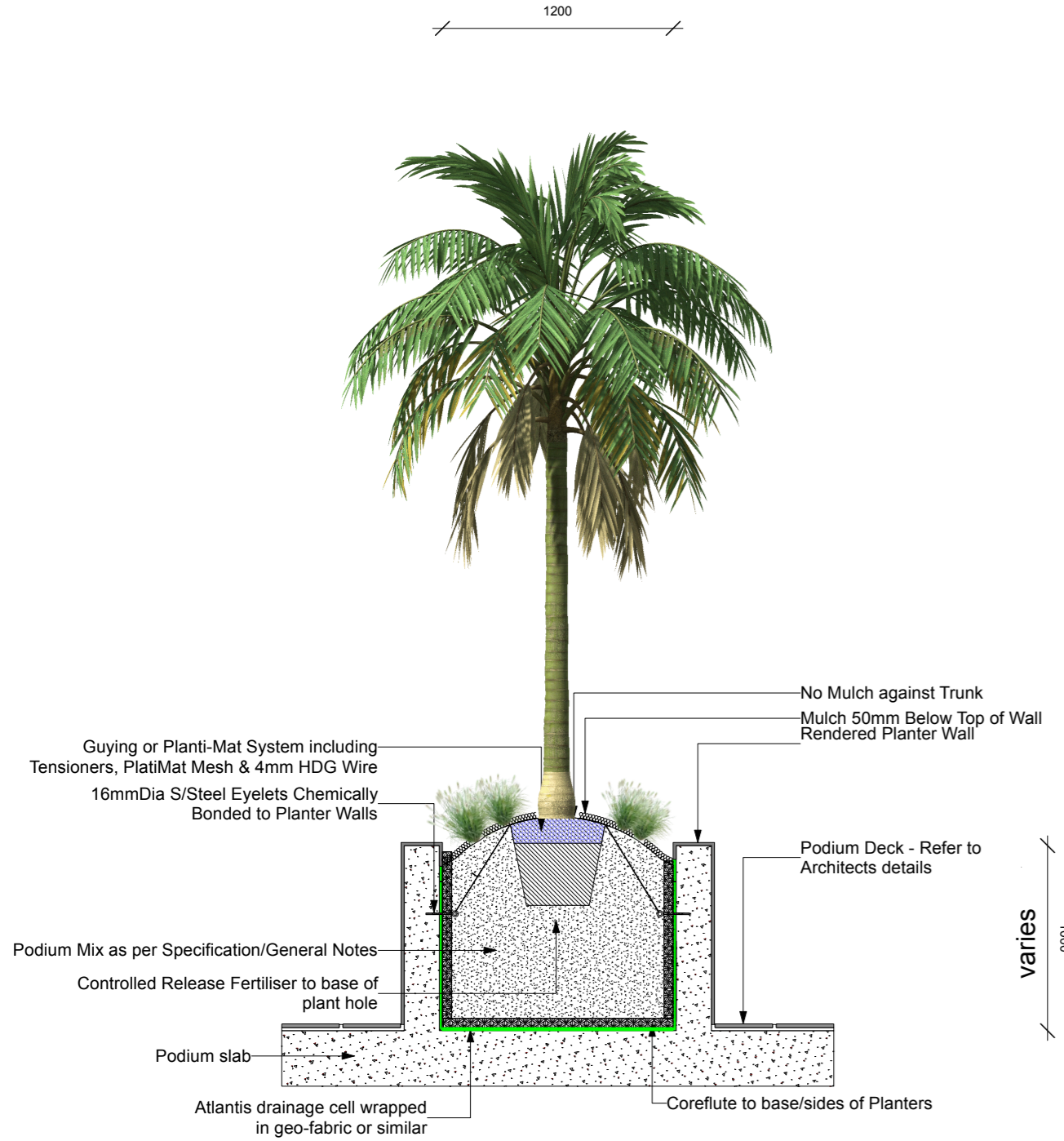
2 STANDARD TREE PLANTING DETAIL
Scale: 1:100



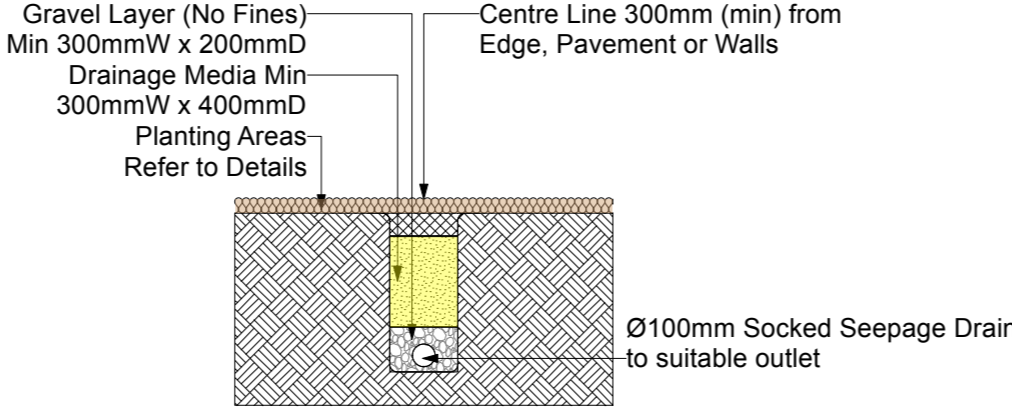
3 PODIUM PLANTING DETAIL
Scale: 1:100



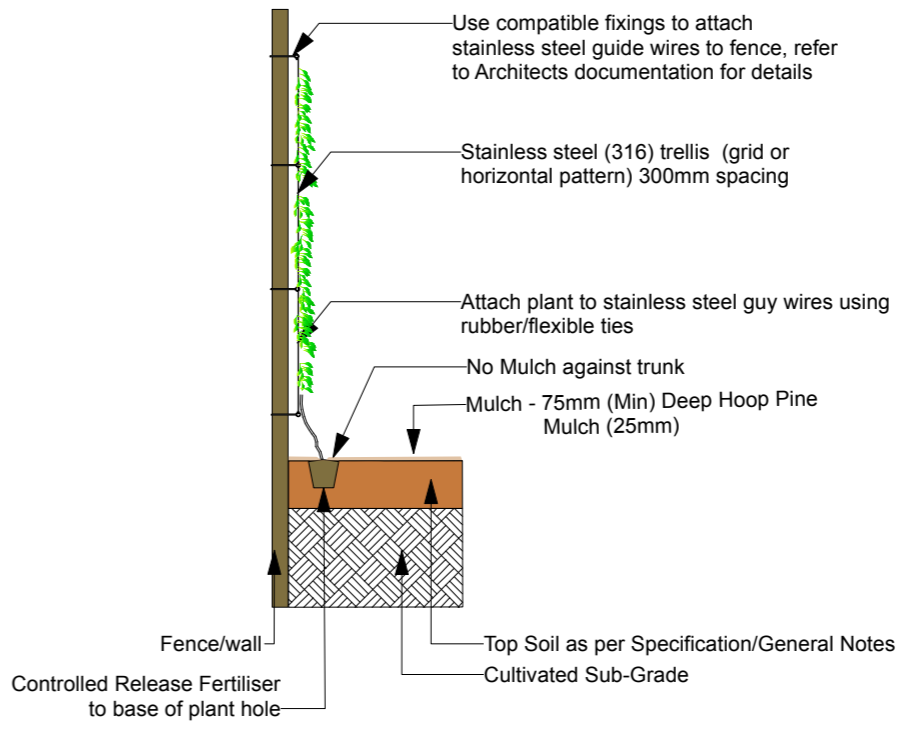
5 TURF DETAIL
Scale: 1:100



4 PALM GUYING DETAIL
Scale: 1:100



6 SUB SURFACE DRAIN DETAIL
Scale: 1:100



7 CLIMBER DETAIL
Scale: 1:100

A 21.12.23 General revisions

NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. **Do Not Scale From Drawings.**

Client
**LIVING CHOICE
AUSTRALIA**

Address
**3 QUARRY RD DURAL
NSW**

Project
**RESIDENTIAL
CHOICE**

Drawing
Standard details

Deep Rainforest co.
www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

Scale		
Date 21.12.23		
North	Job No. SLI22-34	Dwg No. Sht-5
	Issue.	

Proposed plant species list comprising native and exotic species.
Quantities of each species will be nominated at detailed drawings stage.
Scheduled size to Honsby Shire Council requirements.
Planting density to achieve bed coverage within 24 months.

Plant List							
ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Remarks
Trees							
BACcit	1	Lemon Myrtle	Backhousia citriodora	100lt	6m	4m	
BACmyr	1	Grey Myrtle, Lancewood	Backhousia myrtifolia	100lt	5-10m	3.5-6m	
BRAace	1	Illawarra Flame Tree	Brachychiton acerifolius	45lt	10m	7m	
BRACla	1	'Clarabelle'	Brachychiton acerifolius 'Clarabelle'	100lt	8m	3.5-6m	
CASgla2	1	Grey (Swamp) She-oak	Casuarina glauca	native tube	10-15m	3.5-6m	
CERgum-1	1	NSW Christmas Bush	Ceratopetalum gummiferum 'Alberys	100lt	1m	5m	
ELAeum	1	Eumundii	Elaeocarpus eumundii	45lt	8m	5m	
ELApri	1	Prima Donna	Elaeocarpus ret Prima Donna	45lt	6m	5m	
LIVaus	1	Cabbage-tree Palm	Livistonia australis	100lt	10-15m	6m	
SYNglo	1	Turpentine	Syncarpia glomulifera	45lt	over 30m	10-20m	
TRllus	1	Luscious	Tristaniopsis 'Luscious' PBR	100lt	10m	5m	
WODbif	1	Foxtail Palm	Wodyetia bifurcata	100lt	5-10m	4-5m	
Shrubs							
ACAdwa	1		Acacia fimbriata dwarf	140mm	1m	1m	
ACAmol	1	Oyster plant	Acanthus mollis	200mm	1.5m	.6m	
ACMcche	1	Cherry Surprise	Acmena 'Cherry Surprise'	200mm	3-5m	1-2m	
ALCrub	1	Giant Bromeliad	Alcantarea imperialis Rubra	300mm	1m	1m	
ALObri	1	Elephant's Ear, Cunjevoi	Alocasia brisbanensis	200mm	0.9-1.5m	1.2-2.0m	
BABmin	1	Dwarf Baecchia	Babingtonia vir. Miniature	140mm	1m	1m	
BAEmtT	1		Baecchia Mt Tozer	140mm	1m	1m	
BANbir	1		Banksia 'Birthday Candles'	200mm	0.6m	1m	
BANrob	1	Swamp Banksia, Large-leaf Banks	Banksia robur	200mm	0.9-1.5m	1.2 - 2.0m	
BANpyg	1		Banksia serrata 'Pygmy Possum'	200mm	0.75m	2m	
BUXjap	1	Japanese Box	Buxus japonica	200mm	0.75m	0.5m	
CALcan	1	Pink Bottlebrush	Callistemon 'Candy Pink'	200mm	3m	2.5m	
CHAEle	1	Parlour palm	Chamaedora elegans	200mm	2m	0.6m	
CORpur	1	Cordyline	Cordyline 'Purple Sensation'	300mm	4m	1.25m	
CORAus	1	Chocolate Dracaena Palm	Cordyline australis	200mm	5-6m	2.0-3.5m	
CORpet	1		Cordyline petiolaris	200mm	4m	1.2m	
CYAcoo	1	Tree Fern	Cyathea cooperii	300mm	3m	2.5m	
DORexc	1	Spear Lilly	Doryanthes excelsa/palmerii	300mm	3m	1.7m	
GARflo	1	Florida	Gardenia 'florida'	200mm	1m	1m	
GARoce	1	Ocean pearl	Gardenia 'Ocean Pearl'	200mm	.7m	0.8m	
PHIroj	1	Rojo Congo	Philodendron 'Rojo Congo'	200mm	0.75m	0.75m	
PITmuf	1	Miss Muffet	Pittosporum tobira 'Miss Muffet'	200mm	1m	1.5m	
RHAexc	1	Lady Palm	Rhapis excelsa	300mm	3 - 5m	2.0 - 3.5m	
STRreg	1	Bird of Paradise	Strelitzia reginae	300mm	1.5m	1m	
THAxan	1	Xanadu	Thaumatococcus 'xanadu'	200mm	0.75m	0.75m	
ZAMfur	1	Cardboard Palm	Zamia furfuracea	200mm	1m	1m	
Ground Covers							
ALTden	1	Lesser Joyweed	Alternanthera dentata ' Little Ruby'	140mm	0.3-0.6m	0.3 - 0.6m	
CAScou	1		Casuarina glauca 'Cousin It'	140mm	0.4m	1m	
CLImin-1	1	Clivea	Clivea miniata Belgian hybrid	200mm	0.4m	0.4m	
GREgra	1		Grevillea 'Grassfire'	140mm	0.25m	1.5m	
SCAAem	1	Blue Fanflower	Scaevola aemula 'Mauve Clusters'	140mm	0.3	0.6-1m	
SEDIiz	1	Autumn Joy Stonecrop	Sedum 'Lizard'	140mm	0.6-0.75m	0.3-0.6m	
TRAtri	1	Tricolour Star Jasmine	Trachelospermum jasminoides 'Trico	140mm	0.75m	0.75m	
VIOhed	1	Native Violet	Viola hederacea	140mm	0.75m	0.75m	
Grasses							
DIALit-1	1	Little jess	Dianella 'Little Jess'	140mm	0.6m	0.6m	
DIAcae	1	Dianella	Dianella caerulea	140mm	0.6m	0.6m	
ISONod	1	Knobby Club-rush	Isolepis nodosa	Native Tube	0.6 - 0.75m	0.3 - 0.6m	
JUNusi	1	Common Rush	Juncus usitatus	Native Tube	0.9-1.5m	0.6-0.9m	
LIRgnt	1	Giant Lilyturf	Liriope muscari 'Evergreen Giant'	140mm	0.5m	0.3-0.6m	
LIRjus	1	Giant Lilyturf	Liriope muscari 'Just Right'	140mm	0.45-0.6m	0.3-0.6m	
LIRwhi	1	Stripey White	Liriope muscari 'stripey white'	140mm	0.4m	0.4m	
Climbers							
PANwed	1	Wedding Bellz	Pandorea jasminoides 'Wedding Bell	200mm	3 - 5m	3.5 - 6m	
TRAjas	1	Star Jasmine	Trachelospermum jasminoides	200mm	3-5m	3.5-6m	
Ferns							
ASPaus	1	Bird's nest fern	Asplenium australasicum	200mm	0.6m	0.75m	
DOOasp	1	Prickly Rasp Fern	Doodia aspera	140mm	0.6-0.75m	0.3m	
Total	57						



NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. Do Not Scale From Drawings.

Client
Living Choice Australia

Address
3 Quarry Rd DURAL NSW

Project
Residential Choice

Drawing
Schedule

Deep Rainforest^{co.}
www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

Scale		
Date 17.12.23		
North	Job No. LP22-34	Dwg No. Sht-1
	Issue.	

Trees



Backhouse citriodora



Stenocarpus sinuatus



Elaeocarpus reticulatus 'Prima Donna'



Elaeocarpus eumundi



Livistona australis



Strelitzia nicolai



Tristaniopsis laurina 'Luscious'



Wodyetia bifurcata

Shrubs



Acanthis mollis



Acmena Cherry Surprise



Alcantara



Chamaedorea elegans



Clivia 'Belgian hybrid'



Cordyline australis 'Purpurea'



Cyathea cooperi



Doryanthes



Acacia fimbriata dwarf



Philodendron 'Congo Rojo'



Philodendron Xanadu



Raphis excelsa



Banksia Birthday Candles



Babingtonia sp



Callistemon Pink



Banksia robur

Climbers Grasses & Ground Covers



Alternanthera 'Little Ruby'



Asplenium nidus



Ctenanthe setosa



Dianella tasmanica 'Tasred'



Dianella streetscape



Dianella caerulea 'Little Jess'



Dianella brevipedunculata



Iris



Liriope 'Just Right'



Liriope muscari 'Evergreen Giant'



Ophiopogon 'Stripey White'



Pratia pedunculata



Scaveola 'Purple Fanfare'



Sedum sediforme 'Silver'



Trachelospermum



Trachelospermum jasminoides 'Tricolour'



Viola hederacea

NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. Do Not Scale From Drawings.

Client
Living Choice Australia

Address
3 Quarry Rd DURAL NSW

Project
Residential Choice

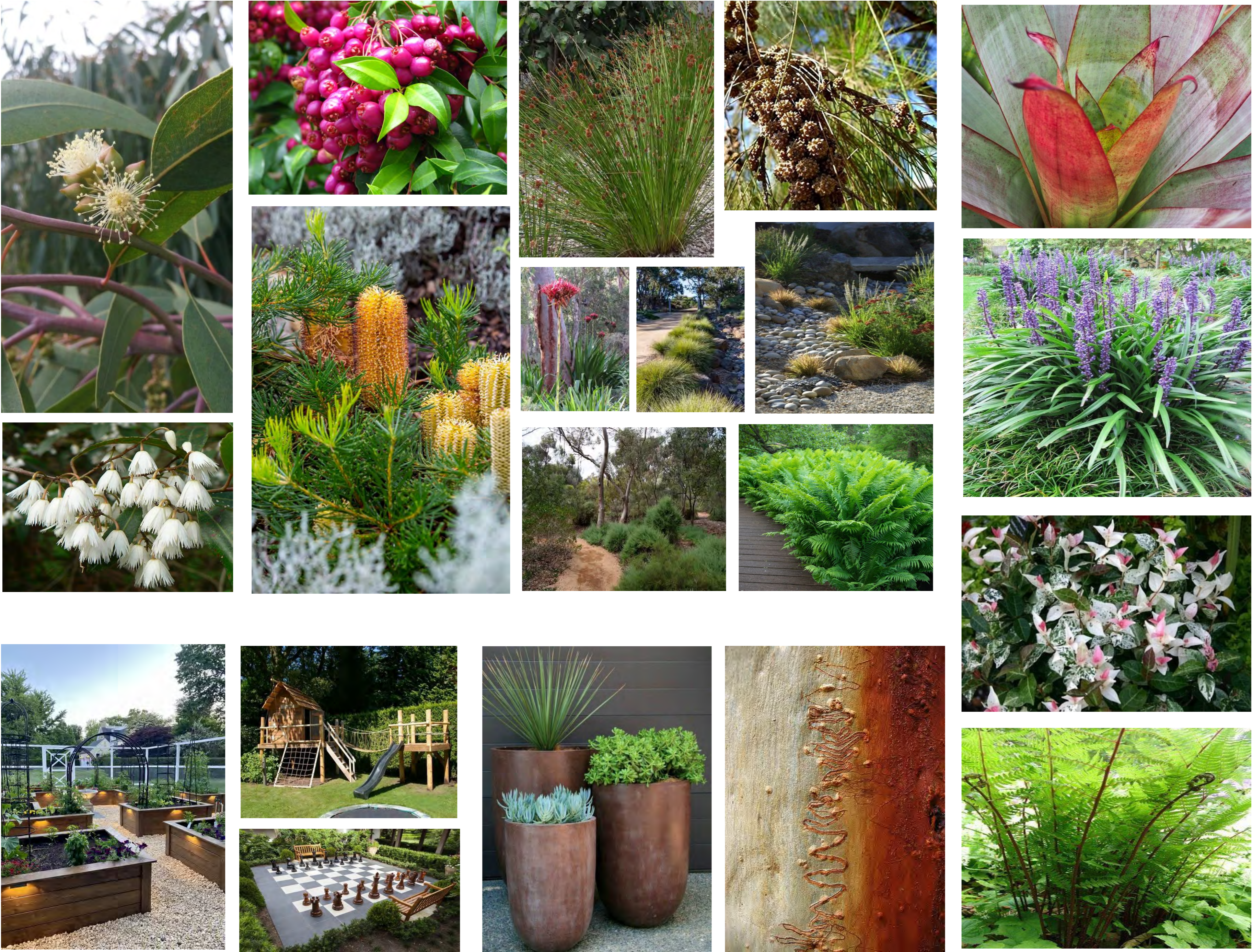
Drawing
Plant images

Deep Rainforest^{co.}

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

Scale		
Date 17.12.23		
North	Job No. LP22-34	Dwg No. Sht-2
	Issue.	

REVISED LANDSCAPE INTENT 11.06.2024



NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. *Do Not Scale From Drawings.*

Client
Living Choice Australia

Address
3 Quarry Rd DURAL NSW

Project
Residential Choice

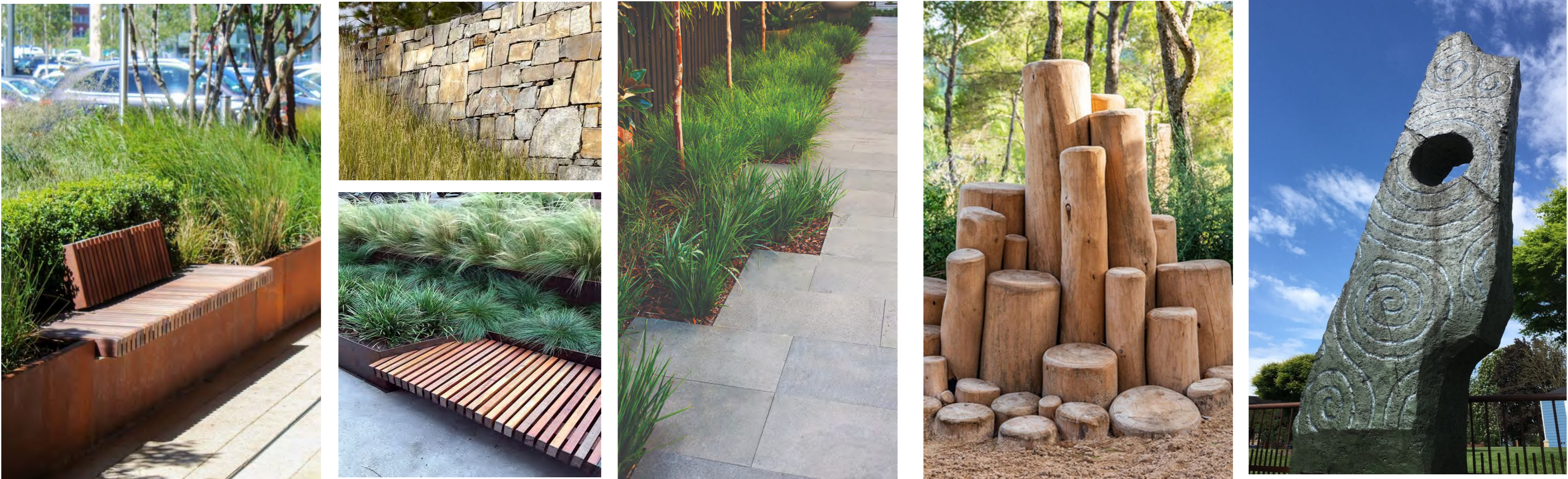
Drawing
Design Intent images

Deep Rainforest^{co.}

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

Scale		
Date 17.12.23		
North	Job No. LP22-34	Dwg No. Sht-8
	Issue.	

REVISED LANDSCAPE INTENT 11.06.2024



NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. *Do Not Scale From Drawings.*

Client
Living Choice Australia

Address
3 Quarry Rd DURAL NSW

Project
Residential Choice

Drawing
Design Intent images 2

Deep Rainforest^{co.}

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

Scale		
Date 17.12.23		
North	Job No. LP22-34	Dwg No. Sht-9
	Issue.	

REVISED LANDSCAPE INTENT 11.06.2024

This *revised* (June 2024) landscape concept document forms part of a Development Application for construction of an aged care and independent living residential development across eight towers at Quarry Rd Dural.

Site identity-

Described as Lot 2A in DP 158064 and Lot 1 in DP 230172, 3 Quarry Rd and 4 Vineys Rd Dural NSW and is within Hornsby local government area. Cadastral survey plans show levels are AHD 208m at the north west corner on Quarry Rd descending north across the site to a central gully at approximately 200m AHD then rising to 205mAHD at the northern Vineys road boundary. The terrain also descends from the western boundary to a low height of 193m at the eastern boundary. Presently the approximately 2.96 Ha site contains two residential dwellings and associated driveways and out buildings. A portion of the site (NE corner) is nominated as a ‘Blackbutt Gully forest’ dominated by Turpentine trees (*Eucalyptus glomulifera*). These will be retained and rehabilitated following weed removal. The balance of the site comprises pasture grasses and an assortment of native and exotic vegetation. Reference is made to earlier Arboricultural assessments which describe plant communities in detail. Adjacent landuse includes rural residential dwellings , plant nursery and ovals associated with a private school.

Landscape direction-

Landscape direction is governed by Hornsby local authority DCP policy 2.1.3 (Landscaping) with goals stated as ‘*Development in rural areas will be environmentally sustainable and protect and improve water quality, native flora and fauna, soil, air and other environmental values. Development will also protect and enhance the visual qualities and characteristics of the rural environment by being compatible with the scale, form, design, colour, height, materials, setbacks and landscaping of the surrounding rural area.*’ Setbacks integrate the built form with landscaping and include screening from neighbouring properties on the western and eastern boundaries.

Landscaping also references Bushfire management plans where all weather access is provided to large fire fighting vehicles (structural grass cell), plants are selected on the basis of low flammability, have non contiguous planting arrangement and incorporate other measures as outlined in the RFS summary of January 2021.

Landscape initiatives in general terms reflect the local endemic vegetation type. Plantings are used to soften the building mass, provide texture, colour and resident amenity.

Amendments to the court approved plans include differing (improved) access roads, bridges/pathways and central plaza arrangement. Landscaping is modified to respond to these changes.

Landscape locations-

Landscaping is nominated on the site frontages (Quarry and Vineys Rd), western and eastern boundaries and southern boundaries adjoining the neighbouring nursery. Significant landscaping is proposed within the central paved plaza (podium deck).

1. *Site frontages* for street appeal. Concept plans (plan and isometric views) show the use of a range of plants that soften the built form and establish site identity in five beds along Quarry road corresponding to the vehicle crossovers. Vegetation height provided at maturity will assist in ‘layering’ the vegetation to the second level and above. Other plantings buffer the required built elements (pad mount, fire service booster cabinet and bin service where proposed on other’s drawings). CPTED principles are observed. Night time lighting will be included. Similar plantings will be detailed for the Vineys Road side.

2. *Street tree planting* may include Syzygium, Ceratopetalum, Tristania Luscious and Pittosporum, endemic to the area.

3. *Site boundaries* are populated with medium shrubs to screen the development. On the western boundary a line of Elaeocarpus will be planted and provide a buffer and colourful hedge when flowering. On the southern facing boundaries planting of taller species (Allocasuarina) adjacent to the proposed rock lined swale will limit views into and out of the site. The use of endemic and native species diverges from the original design to one that is more harmonious with Hornsby Shire policy. The use of natives provides fauna habitat by way of food and nesting opportunities.

4. *Within the building precinct* some use of exotic species is indicated for reasons of diversity and colour.

5. *Internal roadways* are shown on the eastern and western sides of the site. The eastern roadway services the basement carparks and as shown on the site plan are surfaced alternately in concrete and turf cell. Turf cells may assist in limiting the extent of paved surfaces, reduce heat and provide visual appeal through differing surface textures. Lines of appropriately sized trees and shrubs flank this roadway. On the western road which is primarily designed for Fire Service vehicles, the surface is again segmented (concrete and turf cell). Screening plants are provided between this road and the buildings for privacy.

6. *Central plaza* is where an effort has been made to provide a more functional space. Turf areas have increased to promote cooling and decrease paved areas. Beds have been redesigned to allow better pedestrian access from the upper cafe level through to the main swale area down flights of steps or wheelchair ramps/lifts. The flanking beds will be of sufficient area, volume to support trees of modest habit (to 15m). Beds will be 400mm to 1m in height. It is anticipated that the trees will be pruned/maintained to provide a long view down this space. Seating against beds are also nominated in several areas. As the space is aligned north south and constrained either side by the proposed buildings, tree and shrub species tolerant of a semi shade aspect will be nominated at the detailed design stage.

7. *Main swale* runs North to South and bisects the site. Storm events may see overland flow through this constructed channel. It is anticipated that parent rock material will be excavated, cut appropriately to be reused for constructed beds within the channel. These constructed beds may be 2400mm in height and backfilled with suitable material to support the growth of riparian vegetation (Livistonia palms, Cyathea, hemholtzia, Lomandra) to emulate a natural plant association. The civil engineering design shows two bridges crossing this swale which should be a pleasing element of the overall design.

8. *The Blackbutt gully* is to be retained and rehabilitated. Rehabilitation includes the removal of weed species and the technique of assisted regeneration using endemic species. Plantings from the building precinct to the gully will transition from native/exotic to endemic. An informal surfaced serpentine pathway is also proposed through the gully area (detailed at construction drawing stage, similar to previous design).

In broad terms the landscaping proposed is appropriate for the climate, provides visual interest and uses plant species that minimise the building bulk. Species are durable and therefore require minimal maintenance.

At maturity the landscaping should be a pleasing element to the street and to neighbours alike. Landscaping for the site will accord with current Hornsby Shire Council landscape requirements and be a positive element to the development.



Blackbutt flowers

NO. DATE NOTE

Copyright 2020. The design illustrated in these documents is the exclusive property of Deep Rainforest Company Pty Ltd and must not be reproduced, or used in whole or in any part without the expressed written permission of Deep Rainforest Company. *Do Not Scale From Drawings.*

Client
Living Choice Australia

Address
3 Quarry Rd DURAL NSW

Project
Residential Choice

Drawing
Text resolution

Deep Rainforest^{co.}

www.deeprainforest.com.au
e. john@deeprainforest.com.au
T: 07 55 330211

Scale

Date
17.12.23

North

Job No.
LP22-34
Issue.

Dwg No.
Sht-7



Blackbutt forest