



# 165-171 MILTON ST ASHBURY

## DEVELOPMENT APPLICATION

### LANDSCAPE DOCUMENTATION

#### DRAWING REGISTER

| Dwg No.                         | Drawing Title                                       | Scale | Size |
|---------------------------------|-----------------------------------------------------|-------|------|
| <strong>General</strong>        |                                                     |       |      |
| LA-DA-00                        | Cover Page & Drawing Schedule                       | N/A   | A1   |
| LA-DA-01                        | Landscape Statement & Precedents                    | N/A   | A1   |
| LA-DA-02                        | Diagrams                                            | N/A   | A1   |
| <strong>Plans</strong>          |                                                     |       |      |
| LA-DA-03                        | Landscape Masterplan                                | 1:250 | A1   |
| LA-DA-04                        | Landscape Plan 1                                    | 1:100 | A1   |
| LA-DA-05                        | Landscape Plan 2                                    | 1:100 | A1   |
| LA-DA-06                        | Landscape Plan 3                                    | 1:100 | A1   |
| LA-DA-07                        | Landscape Plan 4                                    | 1:100 | A1   |
| LA-DA-08                        | Landscape Plan 5                                    | 1:100 | A1   |
| LA-DA-09                        | Landscape Plan 6                                    | 1:100 | A1   |
| LA-DA-10                        | Landscape Plan 7                                    | 1:100 | A1   |
| LA-DA-11                        | Landscape Plan 8                                    | 1:100 | A1   |
| LA-DA-12                        | Landscape Plan - BLD A2 & E Rooftops                | 1:50  | A1   |
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| LA-DA-14                        | Landscape Section 2                                 | 1:50  | A1   |
| LA-DA-15                        | Landscape Section 3                                 | 1:50  | A1   |
| <strong>Palettes</strong>       |                                                     |       |      |
| LA-DA-16                        | Planting Palette                                    | N/A   | A1   |
| <strong>Planting Plans</strong> |                                                     |       |      |
| LA-3001                         | Ground Floor Planting Plan (Building A1 + A2)       | 1:100 | A1   |
| LA-3002                         | Ground Floor Planting Plan (Building B)             | 1:100 | A1   |
| LA-3003                         | Ground Floor Planting Plan (Building C WEST)        | 1:100 | A1   |
| LA-3004                         | Ground Floor Planting Plan (POOL + Building C EAST) | 1:100 | A1   |
| LA-3005                         | Ground Floor Planting Plan (Building E1)            | 1:100 | A1   |
| LA-3006                         | Ground Floor Planting Plan (Building D1)            | 1:100 | A1   |
| LA-3007                         | Ground Floor Planting Plan (Building D2)            | 1:100 | A1   |
| LA-3008                         | Ground Floor Planting Plan (Building E2)            | 1:100 | A1   |

#### GENERAL NOTES

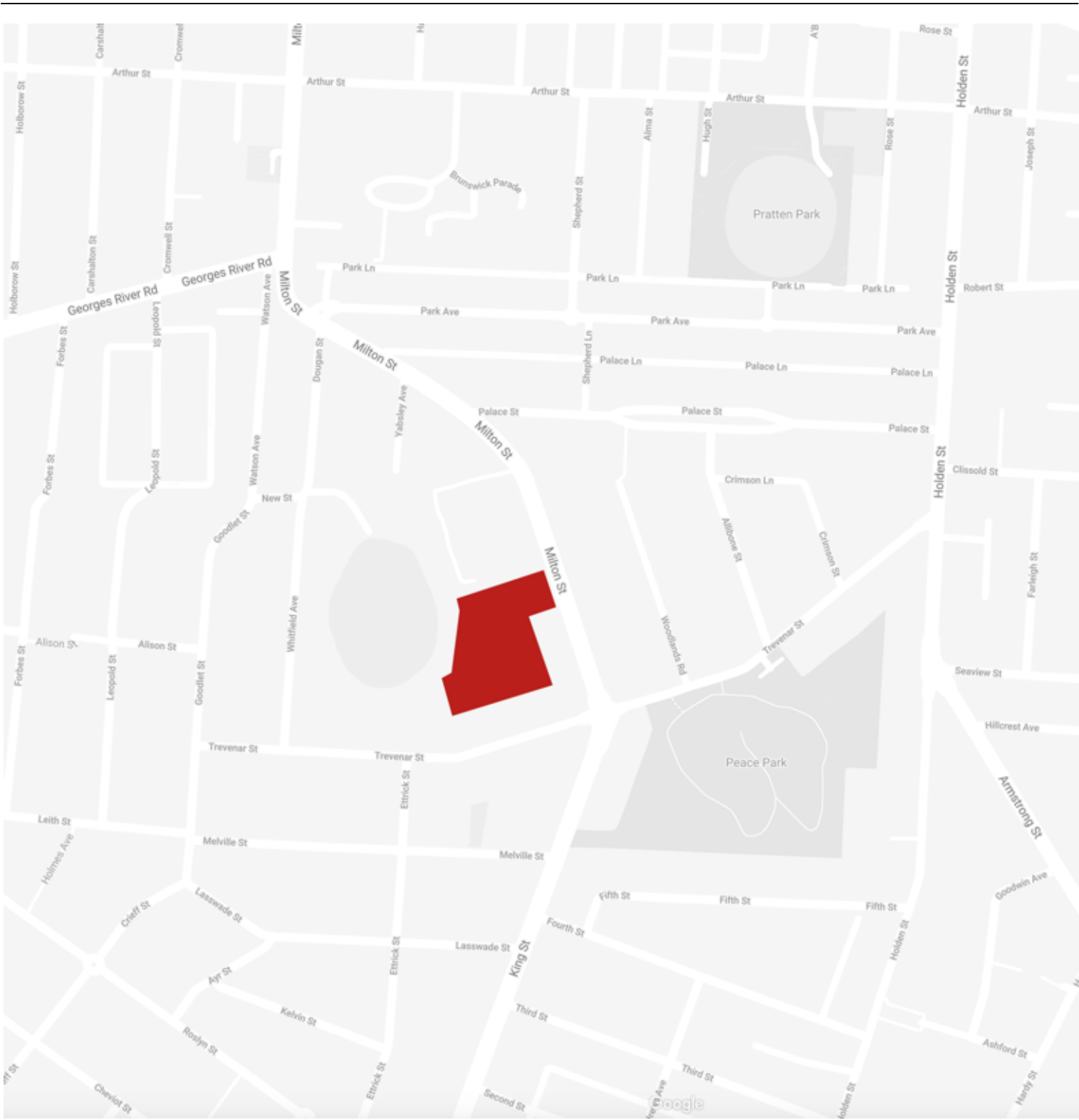
- \* FOR DEVELOPMENT APPLICATION ONLY
- \* All tree dimensions and RLs in metres. All other dimensions in mm unless stated otherwise.
- \* Do not scale from drawings. Use figured dimensions only. Larger scale drawings and written dimensions take preference.
- \* All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.
- \* Structural Details are indicative only and are subject to Structural Engineer's Details and Specifications.
- \* Drainage details are subject to Hydraulic / Civil Engineer's Detail and Specification.
- \* Subbase details including compaction are to Civil and Structural Engineer's Specification.
- \* Lighting Plans are subject to detailed design by a qualified Lighting Consultant or Electrical Contractor.
- \* Water Feature Details are indicative only and are subject to detailed design by a specialist Water Feature designer.
- \* Service location on plans are indicative only. 360 Degrees Landscape Architects Pty Ltd accepts no responsibility for the accuracy of service locations shown or for services not shown. It is the responsibility of the contractor to determine service locations prior to the commencement of work, including contacting *Dial Before You Dig* and performing on site service locations. Locate and protect all services on site and in adjacent public domain. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

\*All adjoining property elements including but not limited to buildings, walls, trees and paving to be protected. Damaged elements remain the responsibility of the contractor and shall be rectified at no cost to the client or any other party. Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZs).

\* No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified and general specifications without permission from the Project Landscape Architect.

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#### LOCATION PLAN



#### KEY

| REV | Amendment                    | Date     | By |
|-----|------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issue | 12.11.21 | KR |
| B   | DA Issue                     | 15.11.21 | KR |
| C   | RFI Issue                    | 21.01.22 | KR |
|     |                              |          |    |
|     |                              |          |    |
|     |                              |          |    |

PRELIMINARY  
NOT FOR CONSTRUCTION

#### GENERAL NOTES

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Contact *Dial Before You Dig*.  
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Drainage & Water Installation Details are subject to Hydraulic Engineer's Specifications.  
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|           |            |         |    |
|-----------|------------|---------|----|
| SCALE     | NA @A1     | DRAWN   | JG |
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

Cover Page & Drawing Schedule

PROJECT

165-171 MILTON STREET, ASHBURY



Level 1, 1 Mary's Place  
Surry Hills, 2010

P 02 9332 3601  
W 360.net.au  
ABN 90 146 901 322

L-DA-00



DESIGN STATEMENT

INTRODUCTION

The site is located at 165 Milton Street, Ashbury. Ashbury is an inner west suburb of Sydney located approximately 12km south-west of Sydney’s CBD and sits between the neighbouring suburbs of Canterbury and Ashfield.

The site is an important link in the identified green corridor of the Cooks River, as well as a link from Peace Park through to Wagener Oval.

Ashbury suburb is predominately residential, with many heritage character Federation homes and Californian bungalows. Gardens are well established and mixed character of heritage European and Native Australian.

DESIGN SUMMARY

The overall design aims for an environmentally and socially sustainable development. Delivering an integrated experience between the architecture, landscape and varied public, communal and private landscape spaces of the site, creating a vibrant precinct to live and visit.

The projects landscape amenities and improvements include;

- Improved pedestrian connections to Wagener Oval
- Communal Pool & Pavilion
- Varied Landscape spaces including lawn & garden areas for residents & visitors
- Generous outdoor courtyards & gardens for residents

COMMUNAL AREAS

Fundamentally the landscape design sets out to provide a stimulating environment responsive to the scale of the development that adheres to the local development controls.

All buildings are surrounded with verdant gardens with varied plantings of native, and exotic species suitable for the local climate and specific microclimates of the site. These gardens will be domestic in character and will generate both private respite opportunities as well as small-scale private gatherings that will combine to create a vibrant and unique sense of community. The communal garden area will offer occupants opportunity for respite, exercise and well-being, leisure (pool & pavilion) and private retreat.

PRIVATE GARDENS, COURTYARDS & ROOFTOPS

All ground floor residences have large courtyards or gardens which provide outdoor amenity for the residents. Hard paved courtyards and terraces provide outdoor dining and breakout to the internal living areas. Front fence lines sit within the garden to blur the boundary between private and communal/public spaces. Several of the apartment types have larger garden areas with lawn areas surrounded by boundary gardens incorporating existing or newly planted canopy trees. Private rooftop gardens private additional outdoor amenity to several of the apartments/terraces with district views, and opportunities for leisure & outdoor living.

LANDSCAPE PRECEDENTS



Communal Pool Area with outdoor recreation areas for residents



Lawn pockets for gathering and relaxation



Native plantings integrated through out gardens



Layered canopy plantings of trees, and taller palms for privacy & screening between buildings and to provide green outlooks for all residents



Nature play in communal open space for children

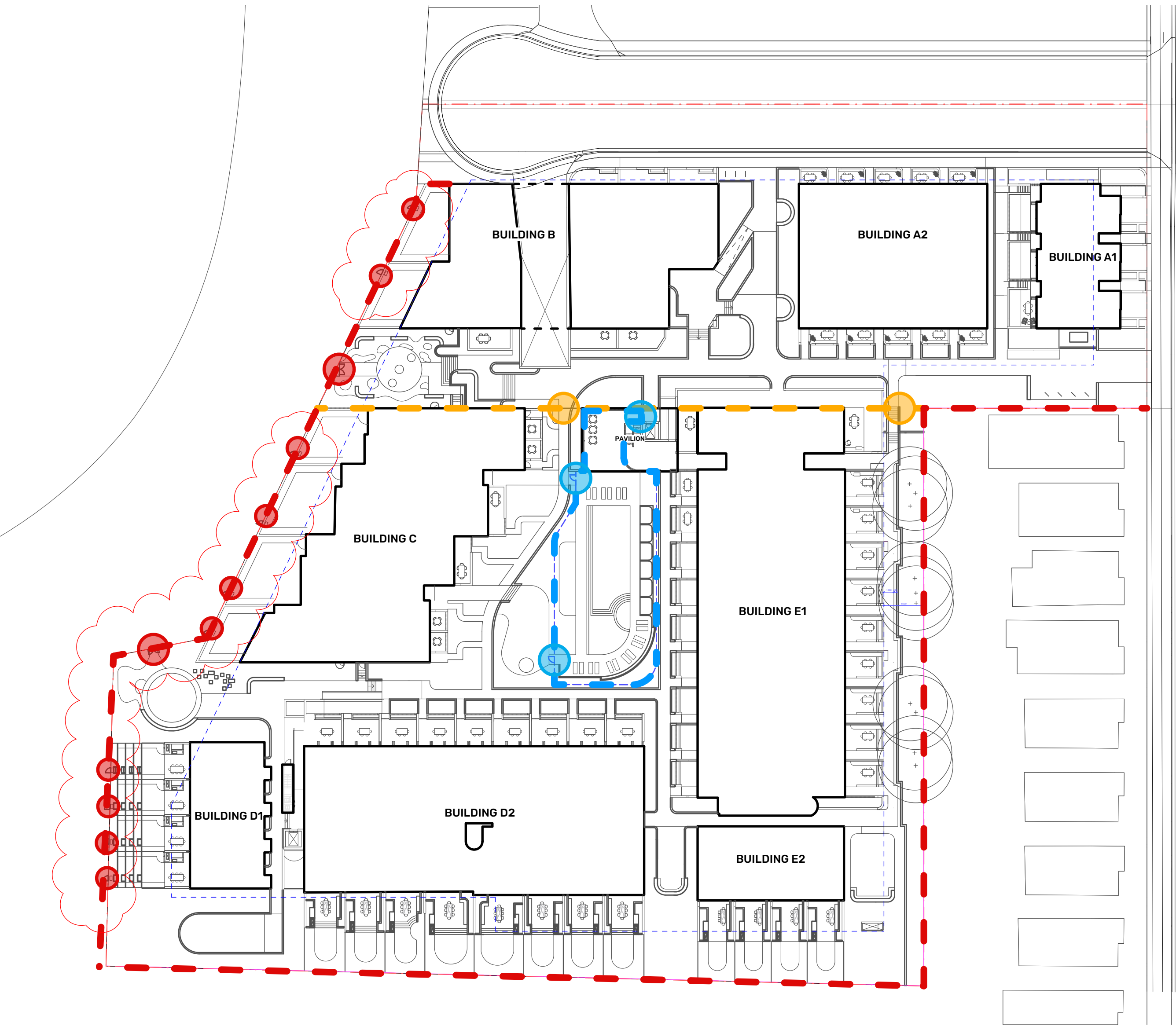


Integration of culinary & sensory trees, and plantings throughout the site

| KEY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |          |    |
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| REV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Amendment                    | Date     | By |
| A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Draft Landscape DA RFI Issue | 12.11.21 | KR |
| B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DA Issue                     | 15.11.21 | KR |
| C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RFI Issue                    | 21.01.22 | KR |
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| PRELIMINARY<br>NOT FOR CONSTRUCTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |          |    |
| GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |          |    |
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| SCALE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NA @A1                       | DRAWN    | JG |
| STAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DD                           | CHECKED  | KR |
| CLIENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Coronation                   |          |    |
| ARCHITECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SJB                          |          |    |
| DWG. TITLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |          |    |
| Introduction & Precedents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |          |    |
| PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |          |    |
| 165-171 MILTON STREET, ASHBURY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                              |          |    |
| <div><div>360</div><div><div></div></div></div> <div>Level 1, 1 Mary's Place<br/>Surry Hills, 2010</div> <div>P 02 9332 3601<br/>W 360.net.au<br/>ABN 90 146 901 322</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |          |    |
| L-DA-01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |          |    |

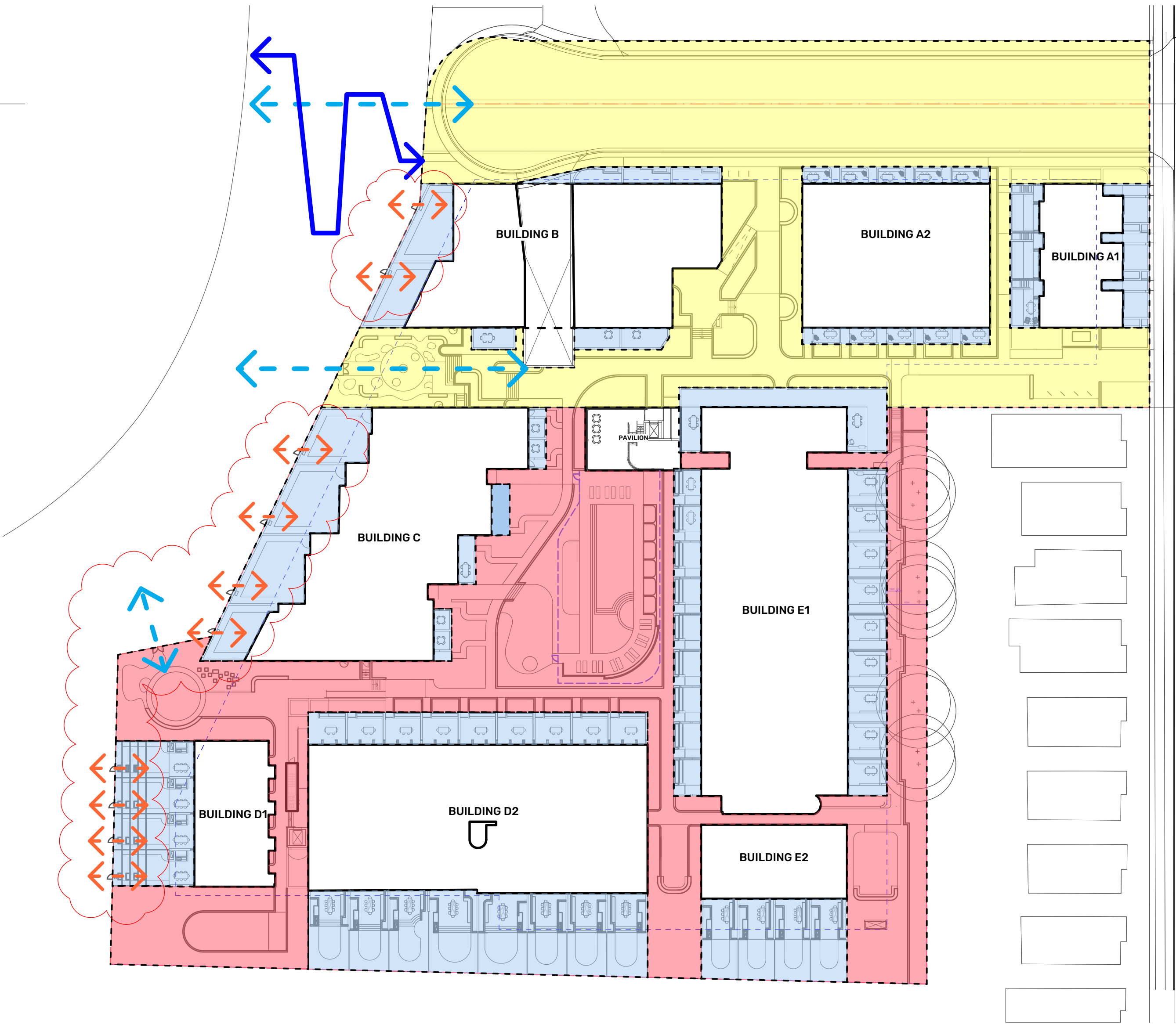


SECURITY LINES



- Secure Line (Residents & Visitors)
- Boundary Fence
- Pool Fence
- Gate Points

PUBLIC/ PRIVATE AREAS



- Public Space
- Communal Development Space
- Private Space
- Accessible Access to Oval
- Stair Access to Oval
- Private Gate Access to Oval

KEY

0 5 10 15 20 25m

1:500@A1 \_ 1:1000@A3

| REV | Amendment                    | Date     | By |
|-----|------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issue | 12.11.21 | KR |
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| C   | RFI Issue                    | 21.01.22 | KR |

PRELIMINARY  
NOT FOR CONSTRUCTION

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|           |            |         |    |
|-----------|------------|---------|----|
| SCALE     | NA @A1     | DRAWN   | JG |
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

Diagrams

PROJECT

165-171 MILTON STREET, ASHBURY

360

Level 1, 1 Mary's Place  
Surry Hills, 2010  
P 02 9332 3601  
W 360.net.au  
ABN 90 146 901 322

L-DA-02





KEY

LEGEND

1

MAIN PEDESTRIAN ENTRY FROM MILTON STREET

2

THROUGH SITE PEDESTRIAN LINK/ VIEW CORRIDOR TO OVAL

3

PEDESTRIAN LINK FROM NEW ROAD

4

NEW ROADWAY

5

BASEMENT VEHICULAR ENTRY

6

COMMUNAL POOL AREA

7

KITCHEN GARDEN & SEATING AREAS

8

ACCESS (VIA STAIR) TO OVAL

9

PLAY LAWN AREA

10

POCKET PARK

11

PRIVATE COURTYARDS/ GARDENS

12

ACCESS VIA STAIR TO OVAL (SOUTHERN LINK)

13

DIRECT PRIVATE GATE ACCESS TO OVAL

14

CONNECTION TO OVAL SUBJECT TO FUTURE COORDINATION WITH COUNCIL

0246810m

1:250@A1\_ 1:500@A3

7

| REV | Amendment                       | Date     | By |
|-----|---------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issuance | 12.11.21 | KR |
| B   | DA Issue                        | 15.11.21 | KR |
| C   | RFI Issue                       | 21.01.22 | KR |
|     |                                 |          |    |
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| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

Landscape Masterplan

PROJECT

165-171 MILTON STREET, ASHBURY

360

Level 1, 1 Mary's Place  
Surry Hills, 2010

P 02 9332 3601  
W 360.net.au  
ABN 90 146 901 322

L-DA-03



**KEY**



| REV | Amendment                       | Date     | By |
|-----|---------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issuance | 12.11.21 | KR |
| B   | DA Issue                        | 15.11.21 | KR |
| C   | RFI Issue                       | 21.01.22 | KR |

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|-----------|------------|---------|----|
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| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

## Landscape Plan 1

PROJECT

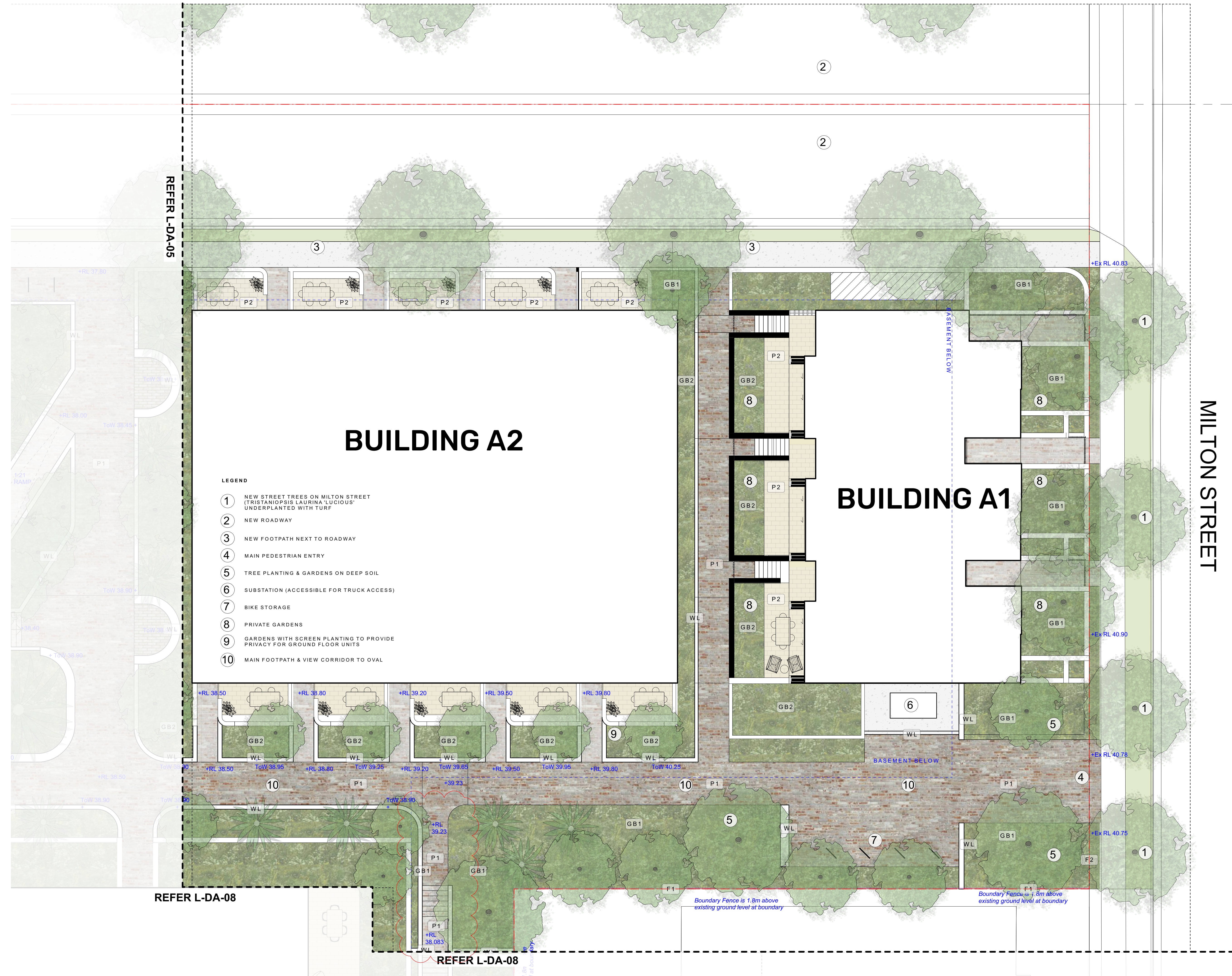
**165-171 MILTON STREET, ASHBURY**

# 360d

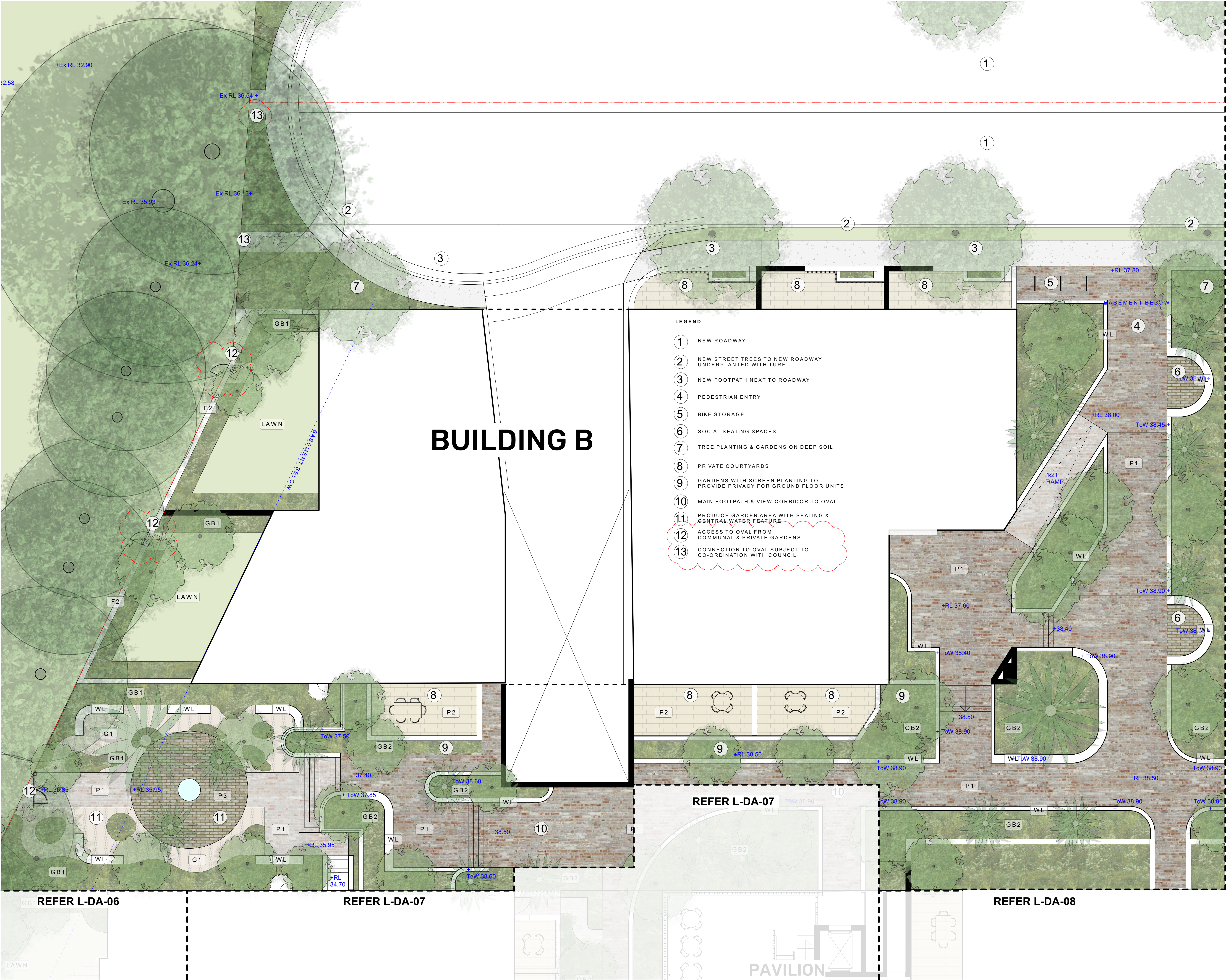
Level 1, 1 Mary's Place  
Surry Hills, 2010

**P 02 9332 3601**  
**W 360.net.au**  
**ABN 90 146 901 32**

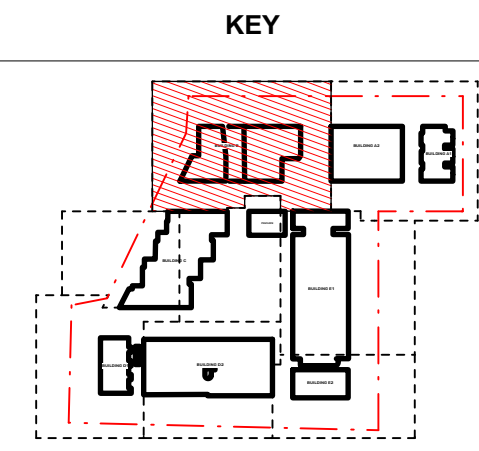
**L-DA-04**



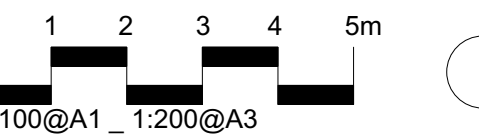




- LEGEND**
- 1 NEW ROADWAY
  - 2 NEW STREET TREES TO NEW ROADWAY UNDERPLANTED WITH TURF
  - 3 NEW FOOTPATH NEXT TO ROADWAY
  - 4 PEDESTRIAN ENTRY
  - 5 BIKE STORAGE
  - 6 SOCIAL SEATING SPACES
  - 7 TREE PLANTING & GARDENS ON DEEP SOIL
  - 8 PRIVATE COURTYARDS
  - 9 GARDENS WITH SCREEN PLANTING TO PROVIDE PRIVACY FOR GROUND FLOOR UNITS
  - 10 MAIN FOOTPATH & VIEW CORRIDOR TO OVAL
  - 11 PRODUCE GARDEN AREA WITH SEATING & CENTRAL WATER FEATURE
  - 12 ACCESS TO OVAL FROM COMMUNAL & PRIVATE GARDENS
  - 13 CONNECTION TO OVAL SUBJECT TO CO-ORDINATION WITH COUNCIL



- KEY**
- SITE BOUNDARY
  - EXISTING TREE TO BE RETAINED
  - NEW TREE
  - GB1 GARDEN BED ON GRADE
  - GB2 GARDEN BED ON SLAB
  - LAWN
  - G1 GRAVEL
  - P1 BRICK PAVERS
  - P2 PRIVATE COURTYARD PAVING (BY ARCH)
  - P3 PERMIABLE UNIT PAVING
  - P4 BRICK PAVERS POOLSIDE
  - WL WALL/ SEATING WALL
  - F1 TIMBER FENCE
  - F2 FENCE (BY ARCH)
  - POOL FENCE



| REV | Amendment                       | Date     | By |
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| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

**Landscape Plan 2**

PROJECT

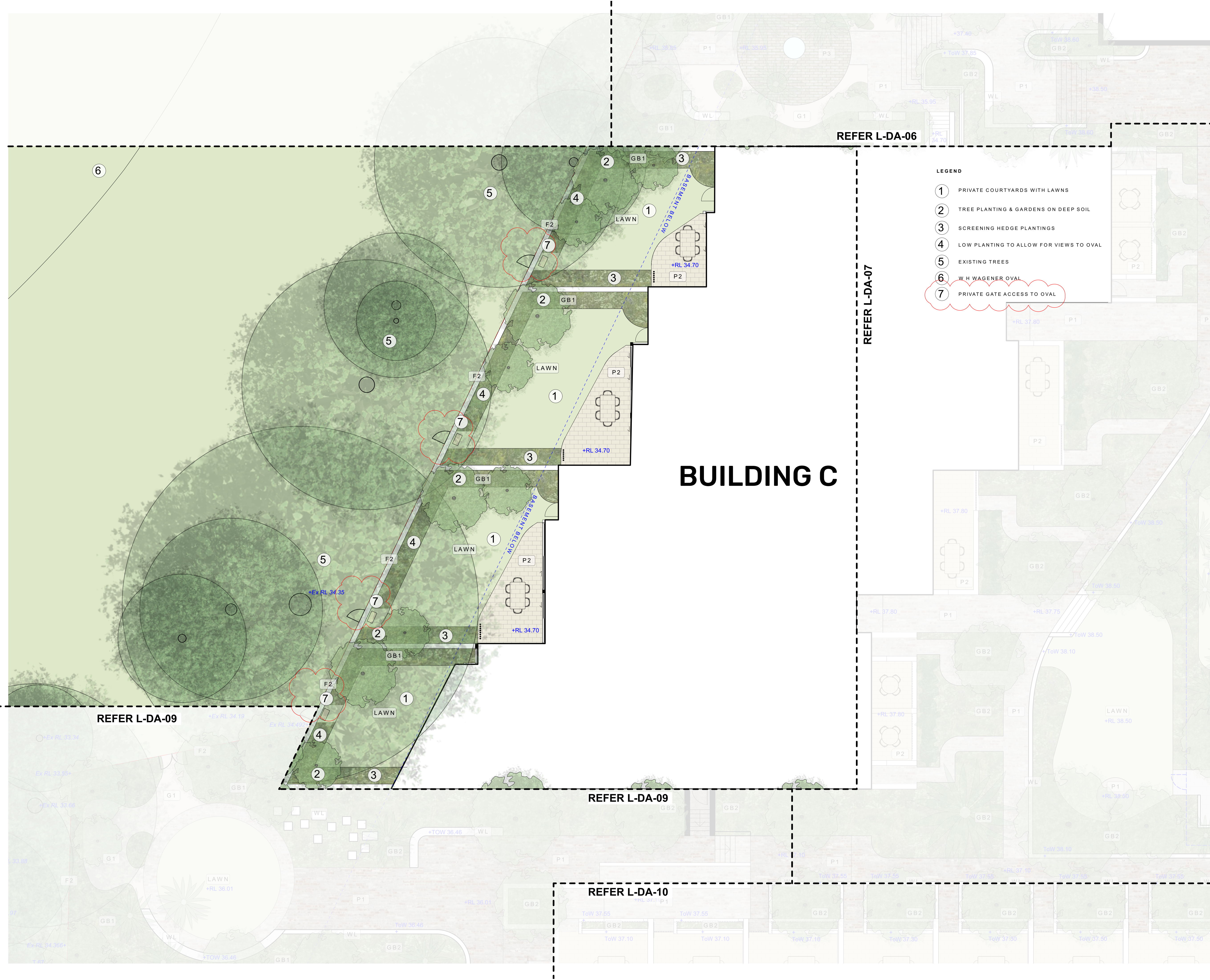
**165-171 MILTON STREET, ASHBURY**



Level 1, 1 Mary's Place  
Surry Hills, 2010  
P 02 9332 3601  
W 360.net.au  
ABN 90 146 901 322

**L-DA-05**





BUILDING C

- LEGEND
- 1 PRIVATE COURTYARDS WITH LAWNS
  - 2 TREE PLANTING & GARDENS ON DEEP SOIL
  - 3 SCREENING HEDGE PLANTINGS
  - 4 LOW PLANTING TO ALLOW FOR VIEWS TO OVAL
  - 5 EXISTING TREES
  - 6 W H WAGENER OVAL
  - 7 PRIVATE GATE ACCESS TO OVAL

KEY

KEY

- SITE BOUNDARY
- EXISTING TREE TO BE RETAINED
- NEW TREE
- GB1 GARDEN BED ON GRADE
- GB2 GARDEN BED ON SLAB
- LAWN
- G1 GRAVEL
- P1 BRICK PAVERS
- P2 PRIVATE COURTYARD PAVING (BY ARCH)
- P3 PERMIABLE UNIT PAVING
- P4 BRICK PAVERS POOLSIDE
- WL WALL/ SEATING WALL
- F1 TIMBER FENCE
- F2 FENCE (BY ARCH)
- POOL FENCE

0 1 2 3 4 5m

1:100@A1 \_ 1:200@A3

| REV | Amendment                       | Date     | By |
|-----|---------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issuance | 12.11.21 | KR |
| B   | DA Issue                        | 15.11.21 | KR |
| C   | RFI Issue                       | 21.01.22 | KR |

PRELIMINARY  
NOT FOR CONSTRUCTION

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|           |            |         |    |
|-----------|------------|---------|----|
| SCALE     | NA @A1     | DRAWN   | JG |
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

Landscape Plan 3

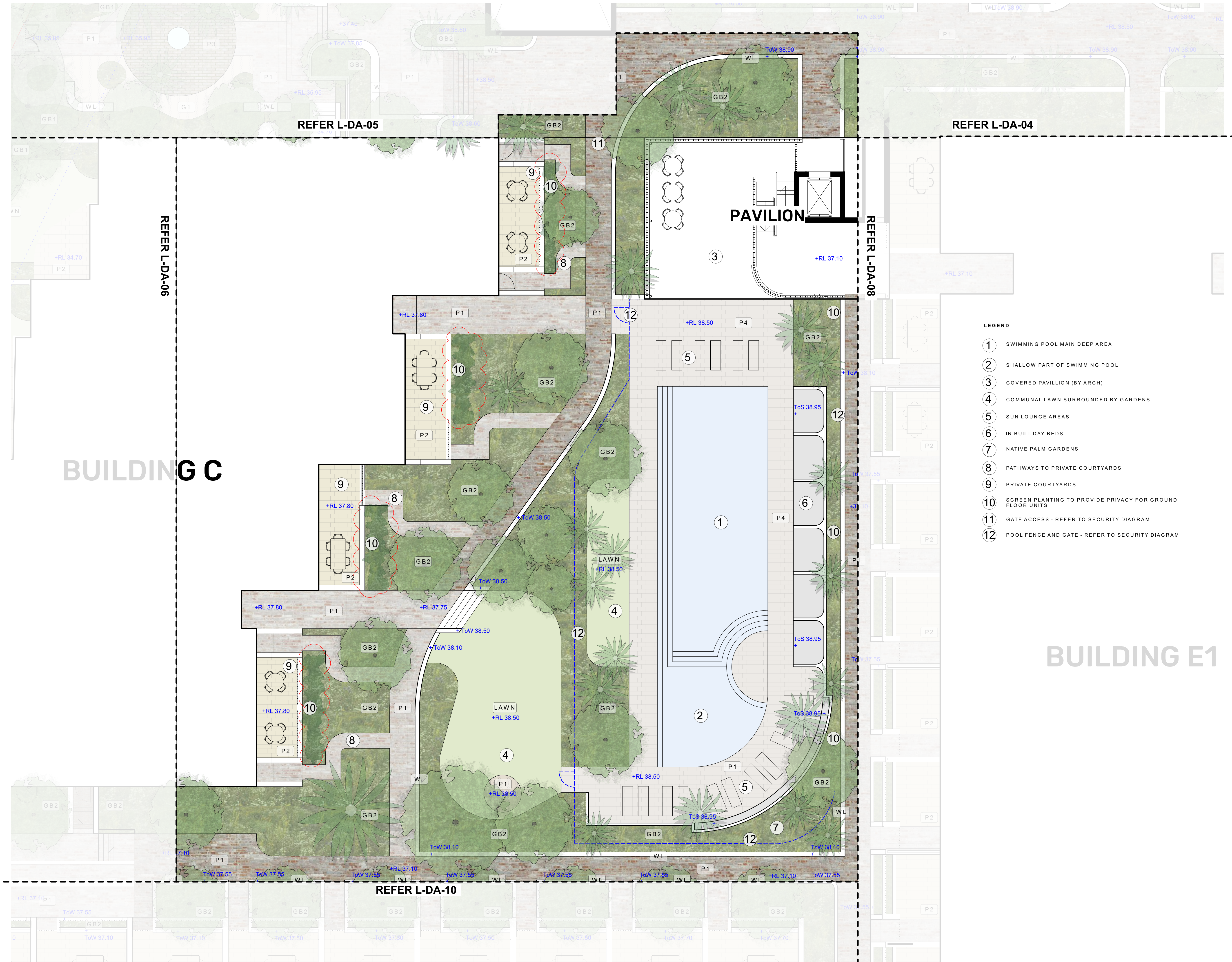
PROJECT

165-171 MILTON STREET, ASHBURY

Level 1, 1 Mary's Place  
Surry Hills, 2010  
P 02 9332 3601  
W 360.net.au  
ABN 90 146 901 322

L-DA-06





**KEY**

**KEY**

- SITE BOUNDARY
- EXISTING TREE TO BE RETAINED
- NEW TREE
- GB1 GARDEN BED ON GRADE
- GB2 GARDEN BED ON SLAB
- LAWN
- G1 GRAVEL
- P1 BRICK PAVERS
- P2 PRIVATE COURTYARD PAVING (BY ARCH)
- P3 PERMIABLE UNIT PAVING
- P4 BRICK PAVERS POOLSIDE
- WL WALL/ SEATING WALL
- F1 TIMBER FENCE
- F2 FENCE (BY ARCH)
- POOL FENCE

0 1 2 3 4 5m

1:100@A1 \_ 1:200@A3

| REV | Amendment                       | Date     | By |
|-----|---------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issuance | 12.11.21 | KR |
| B   | DA Issue                        | 15.11.21 | KR |
| C   | RFI Issue                       | 21.01.22 | KR |
|     |                                 |          |    |
|     |                                 |          |    |

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| SCALE     | NA @A1     | DRAWN   | JG |
|-----------|------------|---------|----|
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

**Landscape Plan 4**

PROJECT

**165-171 MILTON STREET, ASHBURY**

Level 1, 1 Mary's Place  
Surry Hills, 2010

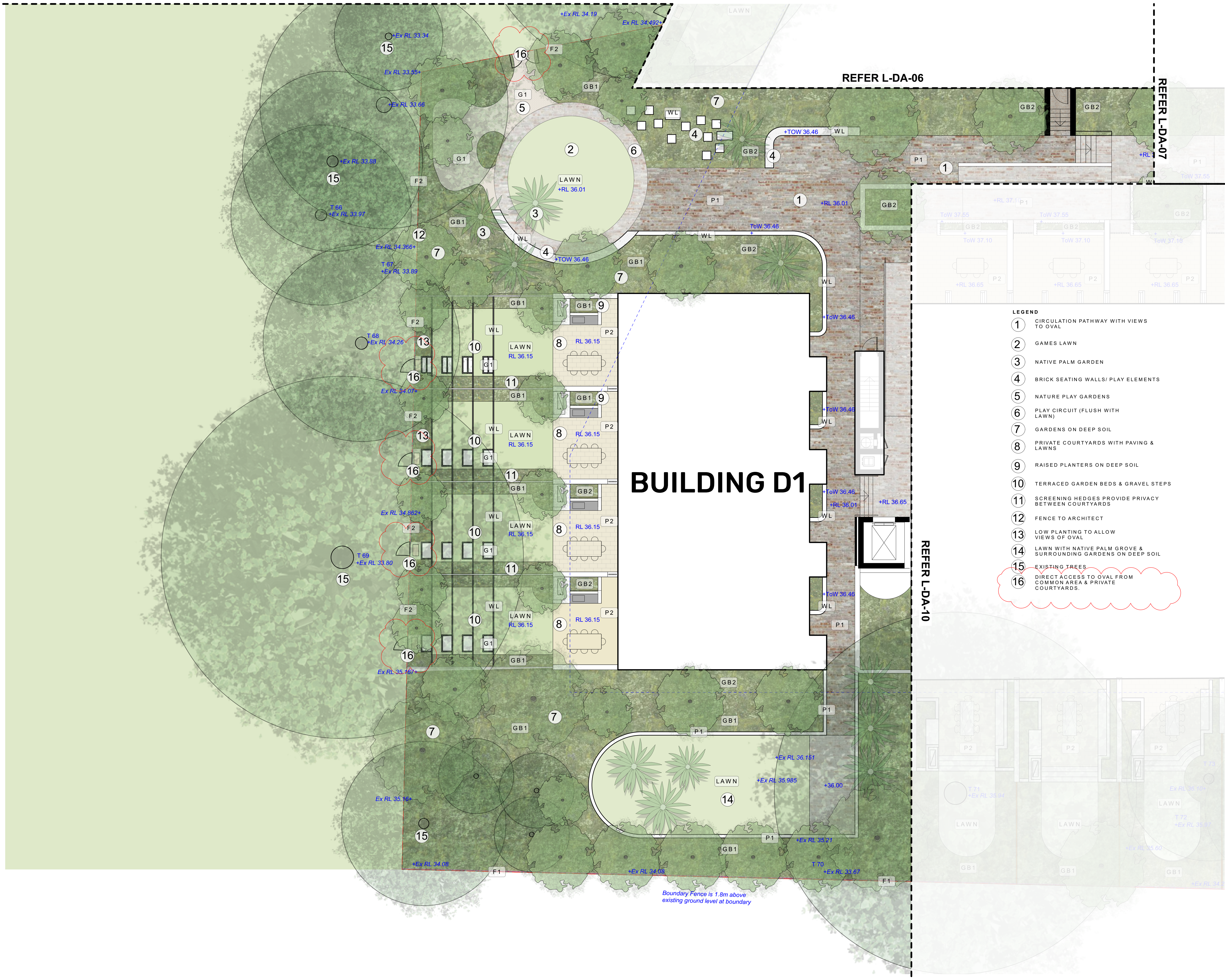
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ABN 90 146 901 322

**L-DA-07**









**KEY**

**KEY**

- SITE BOUNDARY
- EXISTING TREE TO BE RETAINED
- NEW TREE
- GB1 GARDEN BED ON GRADE
- GB2 GARDEN BED ON SLAB
- LAWN
- G1 GRAVEL
- P1 BRICK PAVERS
- P2 PRIVATE COURTYARD PAVING (BY ARCH)
- P3 PERMIABLE UNIT PAVING
- P4 BRICK PAVERS POOLSIDE
- WL WALL/ SEATING WALL
- F1 TIMBER FENCE
- F2 FENCE (BY ARCH)
- POOL FENCE

0 1 2 3 4 5m

1:100@A1 \_ 1:200@A3

| REV | Amendment                       | Date     | By |
|-----|---------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issuance | 12.11.21 | KR |
| B   | DA Issue                        | 15.11.21 | KR |
| C   | RFI Issue                       | 21.01.22 | KR |

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NOT FOR CONSTRUCTION**

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| SCALE     | NA @A1     | DRAWN   | JG |
|-----------|------------|---------|----|
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

**Landscape Plan 6**

PROJECT

**165-171 MILTON STREET, ASHBURY**

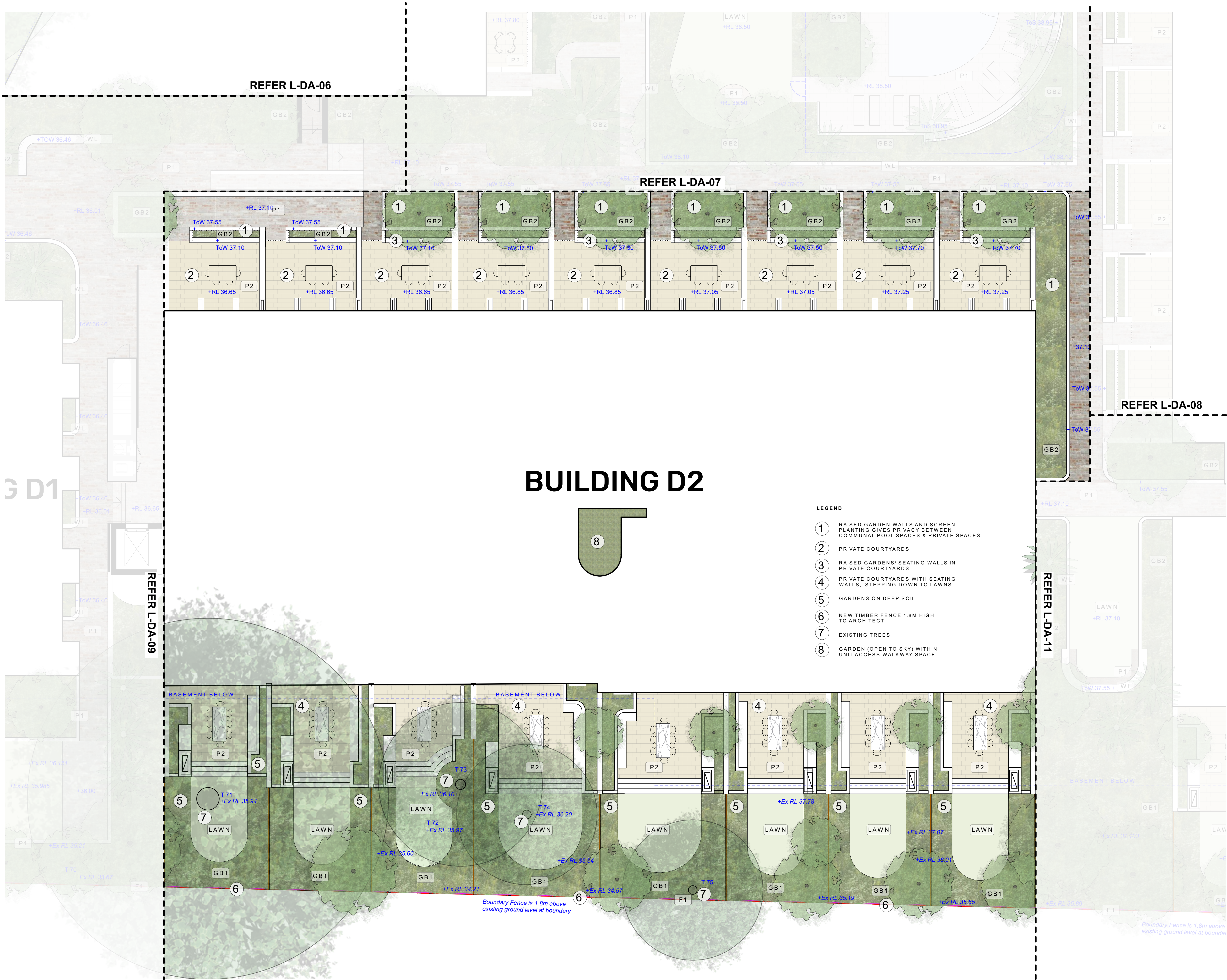
**360**

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Surry Hills, 2010

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W 360.net.au  
ABN 90 146 901 322

**L-DA-09**





# BUILDING D2

- LEGEND**
- 1 RAISED GARDEN WALLS AND SCREEN PLANTING GIVES PRIVACY BETWEEN COMMUNAL POOL SPACES & PRIVATE SPACES
  - 2 PRIVATE COURTYARDS
  - 3 RAISED GARDENS/ SEATING WALLS IN PRIVATE COURTYARDS
  - 4 PRIVATE COURTYARDS WITH SEATING WALLS, STEPPING DOWN TO LAWNS
  - 5 GARDENS ON DEEP SOIL
  - 6 NEW TIMBER FENCE 1.8M HIGH TO ARCHITECT
  - 7 EXISTING TREES
  - 8 GARDEN (OPEN TO SKY) WITHIN UNIT ACCESS WALKWAY SPACE

**KEY**

- SITE BOUNDARY
- EXISTING TREE TO BE RETAINED
- NEW TREE
- GB1 GARDEN BED ON GRADE
- GB2 GARDEN BED ON SLAB
- LAWN
- G1 GRAVEL
- P1 BRICK PAVERS
- P2 PRIVATE COURTYARD PAVING (BY ARCH)
- P3 PERMIABLE UNIT PAVING
- P4 BRICK PAVERS POOLSIDE
- WL WALL/ SEATING WALL
- F1 TIMBER FENCE
- F2 FENCE (BY ARCH)
- POOL FENCE

0 1 2 3 4 5m

1:100@A1 \_ 1:200@A3

| REV | Amendment                       | Date     | By |
|-----|---------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issuance | 12.11.21 | KR |
| B   | DA Issue                        | 15.11.21 | KR |
| C   | RFI Issue                       | 21.01.22 | KR |

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NOT FOR CONSTRUCTION**

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| SCALE     | NA @A1     | DRAWN   | JG |
|-----------|------------|---------|----|
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

**Landscape Plan 7**

PROJECT

**165-171 MILTON STREET, ASHBURY**

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Surry Hills, 2010  
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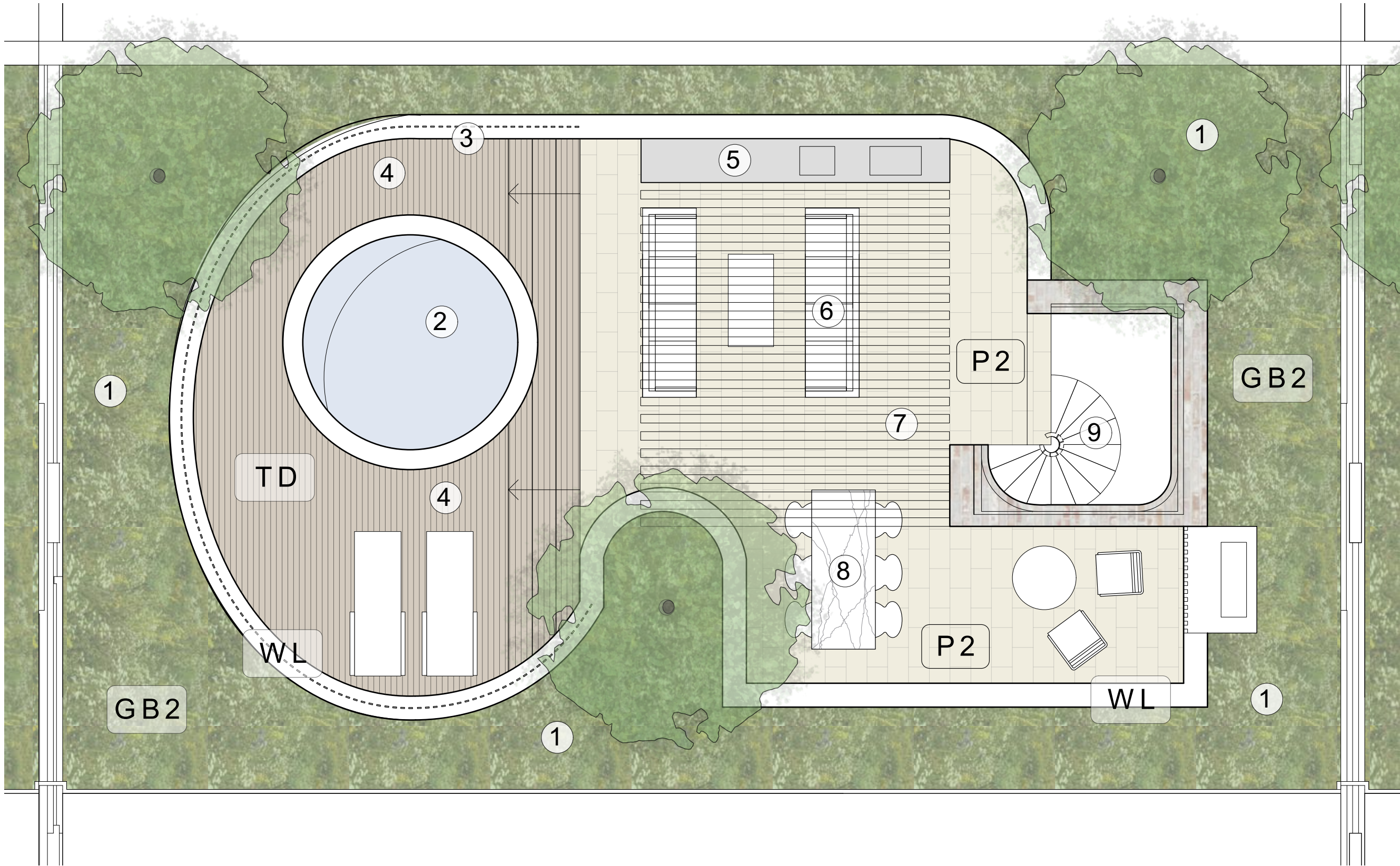
**L-DA-10**







BUILDING E - TYPICAL ROOFTOP LANDSCAPE

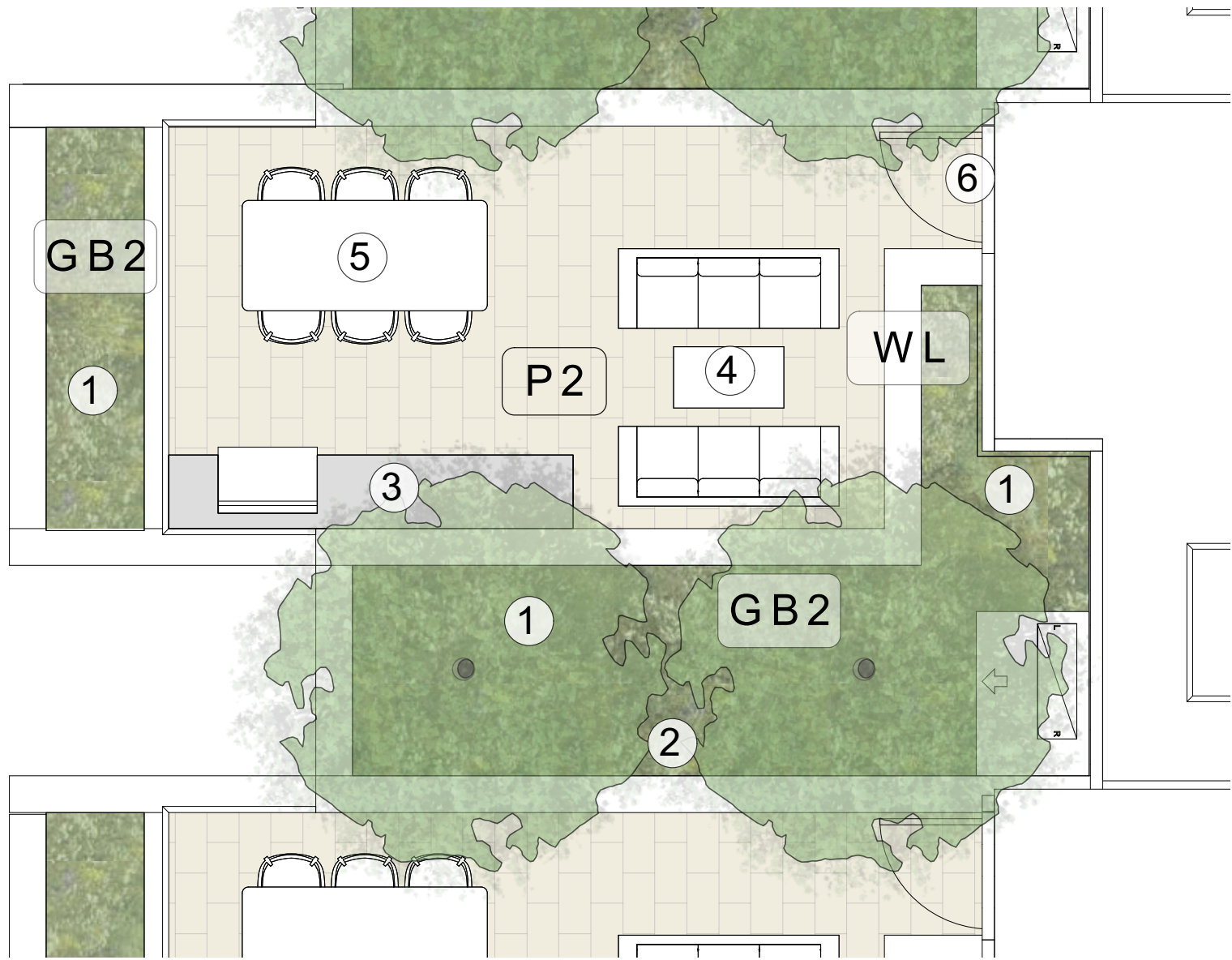


1 Landscape Plan  
1:50

LEGEND BUILDING E ROOFTOP

- 1 RAISED GARDEN BEDS FOR TREE AND SHRUB PLANTING
- 2 SPA/ PLUNGE POOL
- 3 PALISADE BALUSTRADE EXTENSION TO TOP OF WALL
- 4 RAISED POOL DECK
- 5 OUTDOOR KITCHEN
- 6 LOUNGE AREA
- 7 PERGOLA WITH RETRACTABLE FABRIC OR FIXED BATTENS
- 8 OUTDOOR DINING AREA
- 9 STAIRWELL DOWN TO FLOOR BELOW

BUILDING A2 - TYPICAL ROOFTOP LANDSCAPE



2 Landscape Plan  
1:50

LEGEND BUILDING A2 ROOFTOP

- 1 RAISED GARDEN BEDS FOR TREE AND SHRUB PLANTING
- 2 SCREEN PLANTING BETWEEN ROOFTOPS
- 3 OUTDOOR KITCHEN
- 4 LOUNGE AREA
- 5 OUTDOOR DINING AREA
- 6 ACCESS DOOR TO UNIT

KEY

KEY

- NEW TREE
- GB2 GARDEN BED ON SLAB
- P2 PRIVATE COURTYARD PAVING (BY ARCH)
- WL WALL/ SEATING WALL
- TD TIMBER DECKING
- HANDRAIL

0 1 2m  
1:50@A1 \_ 1:100@A3

| REV | Amendment                       | Date     | By |
|-----|---------------------------------|----------|----|
| A   | Draft Landscape DA RFI Issuance | 12.11.21 | KR |
| B   | DA Issue                        | 15.11.21 | KR |
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|     |                                 |          |    |
|     |                                 |          |    |

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|-----------|------------|---------|----|
| SCALE     | NA @A1     | DRAWN   | JG |
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

Landscape Plan - BLD A2 & E Rooftops

PROJECT

165-171 MILTON STREET, ASHBURY

**360**

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L-DA-12

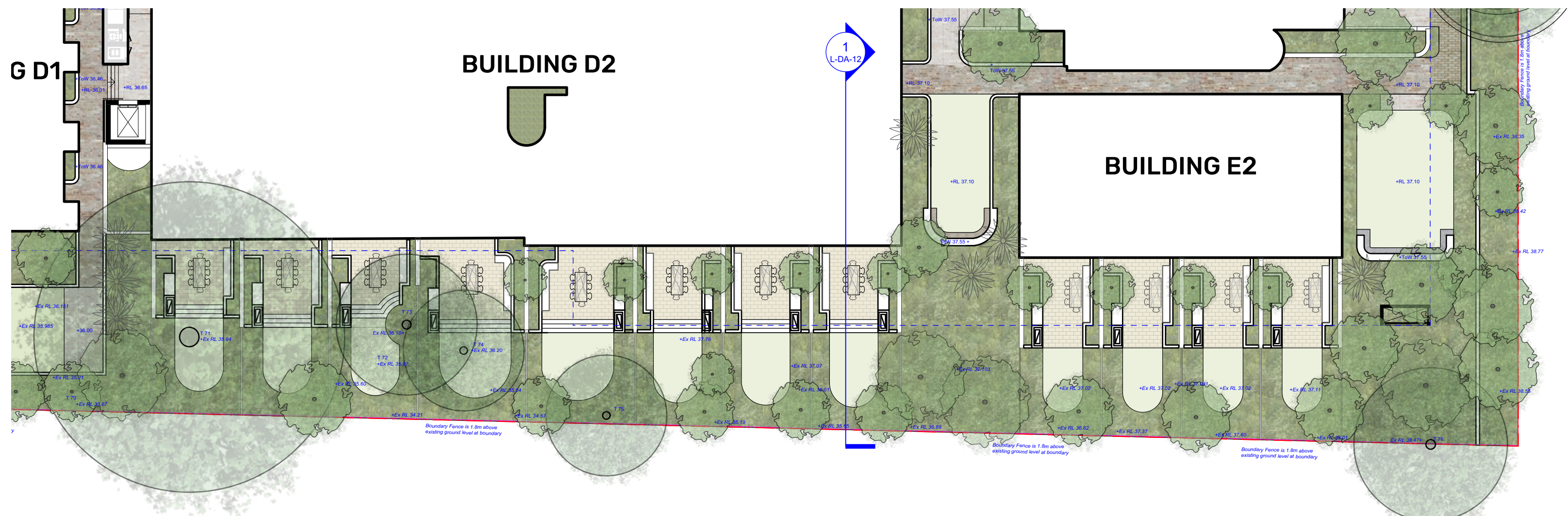




1 Section - Southern Boundary Fence  
Scale 1:50

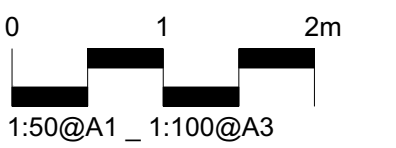
LEGEND

- 1 PAVED TERRACE WITH OUTDOOR SEATING AREA
- 2 RAISED PLANTER WITH SMALL TREE
- 3 LAWN AREA
- 4 GARDEN BANK & SMALL RETAINING WALL DOWN TO EXISTING BOUNDARY LEVELS
- 5 PRIVACY PLANTING TO BOUNDARY
- 6 PROPOSED CANOPY TREES
- 7 MIXED SHRUB PLANTING. REFER TO PLANT SCHEDULE



2 Plan - Southern Boundary Fence  
Scale 1:250 @ A1

KEY



| REV | Amendment                    | Date     | By |
|-----|------------------------------|----------|----|
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|-----------|------------|---------|----|
| SCALE     | NA @A1     | DRAWN   | JG |
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

Landscape Section 1

PROJECT

165-171 MILTON STREET, ASHBURY

360

Level 1, 1 Mary's Place  
Surry Hills, 2010

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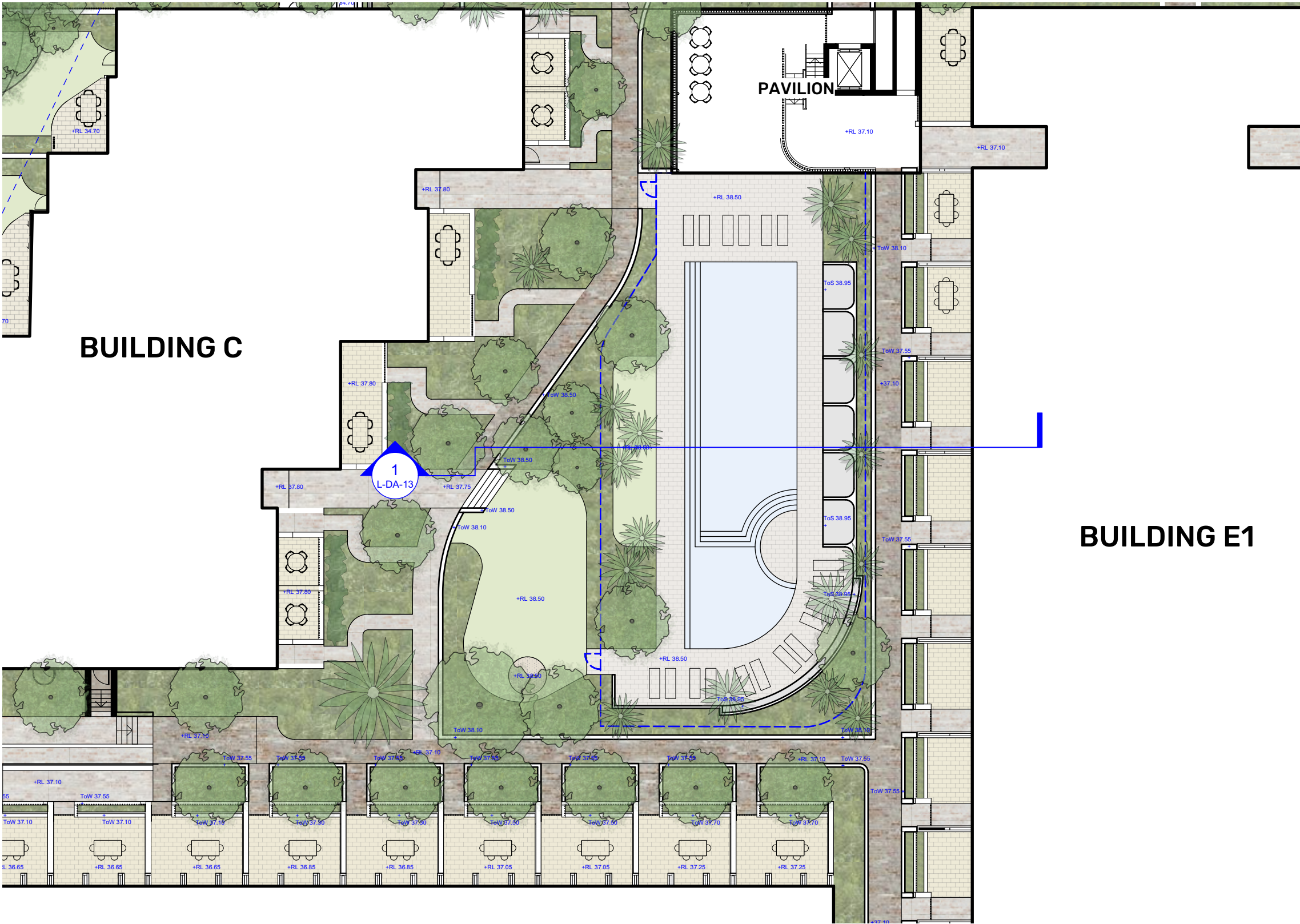
L-DA-13





1 Section - Through Central Courtyard & Pool Area  
Scale 1:50

- LEGEND**
- 1 COMMUNAL POOL
  - 2 SUN BEDS
  - 3 LAWN AREA WITH PALM PLANTINGS
  - 4 DENSELY PLANTED GARDENS
  - 5 SCREEN PLANTING ALONG WALKWAY
  - 6 CANOPY PALMS, LIVISTONIA & HOWEA
  - 7 PRIVATE TERRACE COURTYARD WITH BOUNDARY SCREEN PLANTING



2 Plan - Central Courtyard & Pool Area  
Scale 1:250 @ A1

**KEY**



| REV | Amendment                    | Date     | By |
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|           |            |         |    |
|-----------|------------|---------|----|
| SCALE     | NA @A1     | DRAWN   | JG |
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

**Landscape Section 2**

PROJECT

**165-171 MILTON STREET, ASHBURY**

**360**

Level 1, 1 Mary's Place  
Surry Hills, 2010

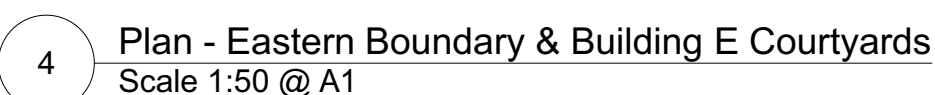
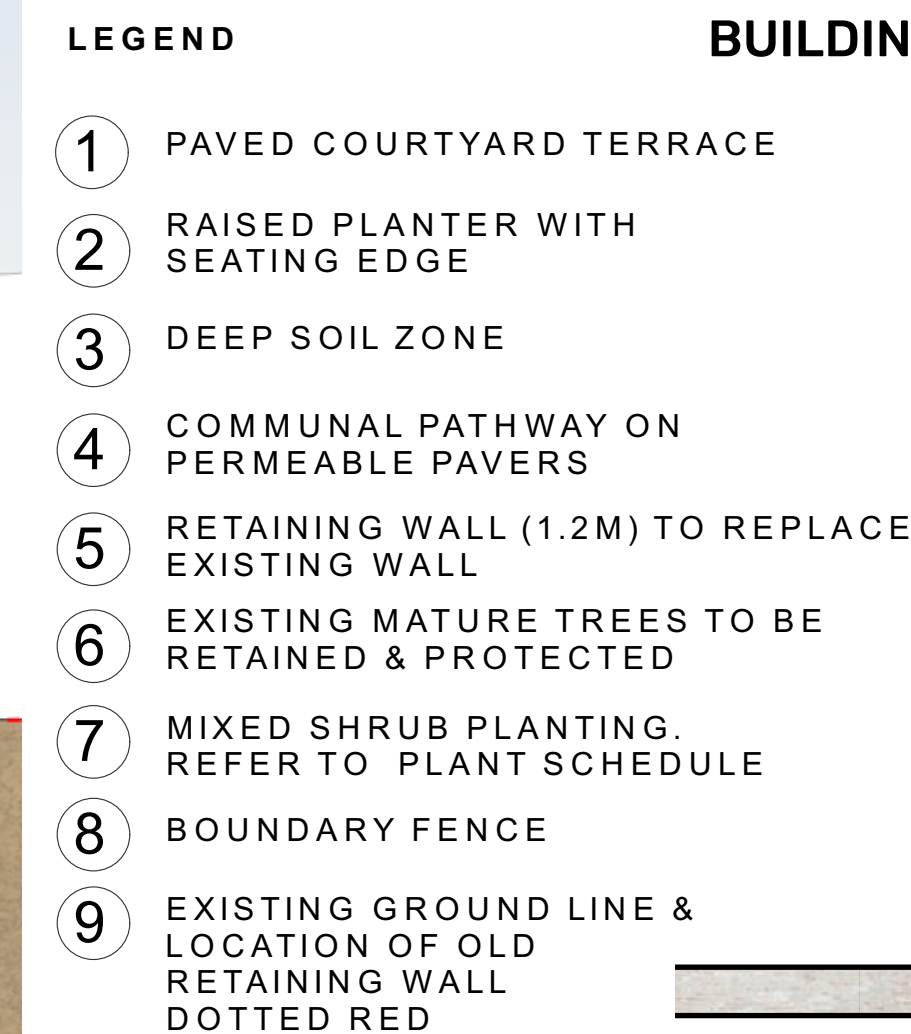
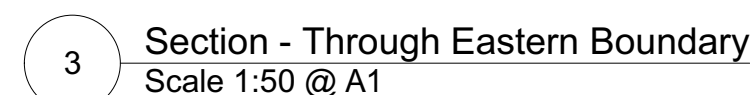
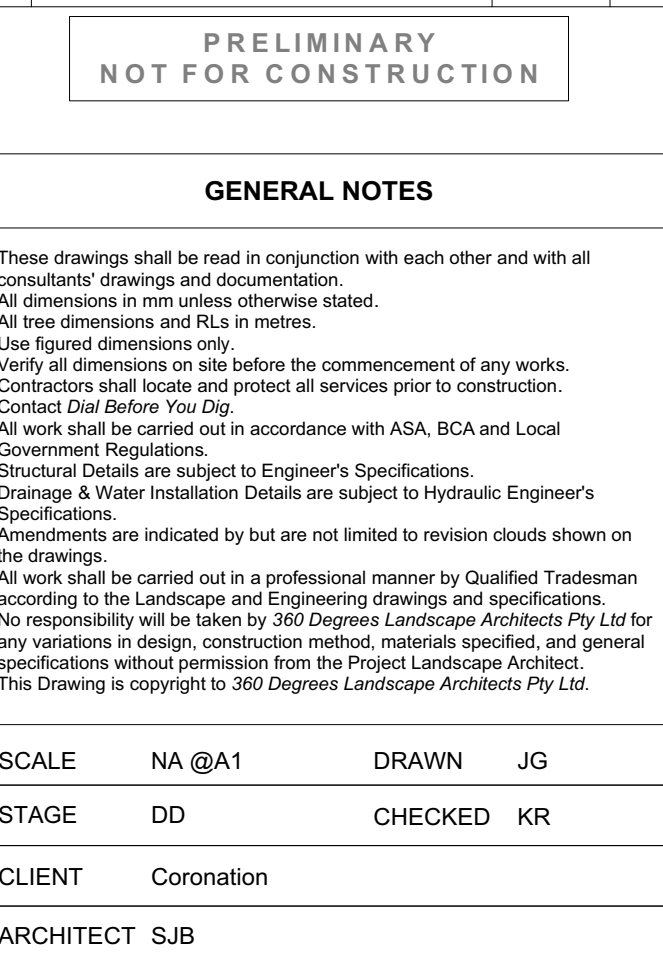
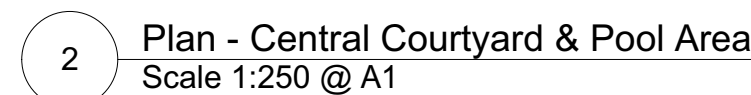
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ABN 90 146 901 322

**L-DA-14**





1 Section - Through Building D Private Courtyard & Gardens  
Scale 1:50





PLANT PALETTE

TREES & PALMS



SHRUBS & PERENNIALS



GRASSES, FERNS & LILIES



GROUND COVER & CLIMBERS



PLANT SCHEDULE

| Legend & Schedule - Planting         |                         |           |     |
|--------------------------------------|-------------------------|-----------|-----|
| Botanical Name                       | Common Name             | Pot Size  | Qty |
| GROUND FLOOR COMMON AREAS            |                         |           |     |
| Trees & Palms                        |                         |           |     |
| Citrus limon                         | Lemon Tree              | 100L      | 4   |
| Citrus x sinensis                    | Orange Tree             | 100L      | 3   |
| Citrus reticulata                    | Imperial Mandarin       | 100L      | 3   |
| Howea forsteriana                    | Kentia Palm             | ex ground | 24  |
| Olea europea                         | Olive Tree              | 400L      | 15  |
| Lagerstoremis indica                 | Crepe Myrtle            | 400L      | 25  |
| Livistonia australis                 | Cabbage Tree Palm       | ex ground | 20  |
| Pandanus pedunculatus                | Screw Pine              | 400L      | 5   |
| Phoenix canariensis                  | Canary Island Date Palm | ex ground | 3   |
| Tristanopsis 'Luscious'              | Water Gum               | 400L      | 35  |
| Waterhousea floribunda 'Sweeper'     | Weeping Lilly Pilly     | 200L      | 20  |
| Shrubs & Perennials                  |                         |           |     |
| Acca sellowiana                      | Feijoa                  | 300mm     | 47  |
| Megaskepasma erythochlamys           | Brazilian Red Cloak     | 200mm     | 47  |
| Pittosporum 'Miss Muffet'            | Miss Muffet             | 200mm     | 427 |
| Plectranthus argenteus               | Silver spurlflower      | 150mm     | 285 |
| Rhipiopsis 'Oriental Pearl'          | Oriental Pearl          | 300mm     | 427 |
| Rhipiopsis 'Snow Maiden'             | Snow Maiden             | 200mm     | 190 |
| Rosmarinus 'Blue Lagoon'             | Blue Lagoon Rosemary    | 200mm     | 95  |
| Syzygium 'Cascade'                   | Cascade Lilly Pilly     | 300mm     | 123 |
| Viburnum tinus                       | Laurustinus             | 200mm     | 190 |
| Westringia 'Blue Gem'                | Coastal Rosemary        | 200mm     | 285 |
| Laurus nobilis                       | Bay Tree                | 200mm     | 38  |
| Grasses, Ferns, Lillies & Succulents |                         |           |     |
| Agave attenuata                      | Century Plant           | 200mm     | 32  |
| Alocasia brisbanensis                | Brisbane Lily           | 200mm     | 53  |
| Alpinia nutans                       | Dwarf Ginger            | 200mm     | 214 |
| Arthropodium cirratum                | NZ Renga Lily           | 150mm     | 299 |
| Asplenium australasicum              | Birds Nest Fern         | 200mm     | 53  |
| Blechnum nudum                       | Silver Lady             | 150mm     | 160 |
| Crinum pedunculatum                  | Swamp Lily              | 200mm     | 53  |
| Dianella 'Little Jess'               | Little Jess             | 150mm     | 641 |
| Hymenocallis littoralis              | Spider Lily             | 150mm     | 224 |
| Ligularia dentata                    | Tractor Seat Plant      | 150mm     | 160 |
| Liriope 'Just Right'                 | Lily Turf               | 150mm     | 427 |
| Miscanthus transmorienensis          | Feather Grass           | 150mm     | 53  |
| Molineria capitata                   | Palm Grass              | 200mm     | 160 |
| Monstera deliciosa                   | Swiss Cheese Plant      | 200mm     | 32  |
| Neomarica gracilis                   | Brazilian Walking Iris  | 150mm     | 214 |
| Philodendron 'Congo'                 | Congo Philodendron      | 200mm     | 64  |
| Zamia furfuracea                     | Cardboard Pant          | 300mm     | 21  |
| Ground covers & Climbers             |                         |           |     |
| Bougainvillea spp.                   | Bougainvillea           | 200mm     | 18  |
| Dichondra repens                     | Kidney Weed             | 150mm     | 267 |
| Pratia pedunculata                   | White Star Creeper      | 150mm     | 267 |
| Rosmarinus 'Irene'                   | Trailing Rosemary       | 150mm     | 107 |
| Ficus pumila                         | Climbing Fig            | 150mm     | 18  |
| Trachelospermum asiaticum            | Asian Jasmine           | 150mm     | 267 |
| Viola hederacea                      | Native Violet           | 150mm     | 356 |

| Legend & Schedule - Planting              |                        |          |     |
|-------------------------------------------|------------------------|----------|-----|
| Botanical Name                            | Common Name            | Pot Size | Qty |
| GROUND FLOOR PRIVATE COURTYARDS & ATRIUMS |                        |          |     |
| Trees                                     |                        |          |     |
| Tristanopsis 'Luscious'                   | Water Gum              | 200L     | 25  |
| Lagerstromia 'Natchez'                    | Crepe Myrtle           | 200L     | 15  |
| Gleditsia triacanthos 'Elegantissima'     | Honey Locust Dwarf     | 200L     | 10  |
| Shrubs & Perennials                       |                        |          |     |
| Acmena smithii 'Sublime'                  | Sublime Lilly Pilly    | 300mm    | 71  |
| Philodendron 'Xanadu'                     | Xanadu                 | 200mm    | 143 |
| Pittosporum 'Miss Muffet'                 | Miss Muffet            | 200mm    | 143 |
| Rhipiopsis 'Oriental Pearl'               | Oriental Pearl         | 300mm    | 214 |
| Rhipis excelsa                            | Lady Palm              | 300mm    | 95  |
| Syzygium 'Cascade'                        | Cascade Lilly Pilly    | 300mm    | 71  |
| Viburnum tinus                            | Laurustinus            | 300mm    | 95  |
| Grasses, Ferns, Lillies & Succulents      |                        |          |     |
| Alpinia nutans                            | Dwarf Ginger           | 200mm    | 143 |
| Liriope 'Just Right'                      | Lily Turf              | 150mm    | 190 |
| Neomarica gracilis                        | Brazilian Walking Iris | 150mm    | 253 |
| Ground covers & Climbers                  |                        |          |     |
| Trachelospermum asiaticum                 | Asian Jasmine          | 150mm    | 143 |
| Viola hederacea                           | Native Violet          | 150mm    | 253 |
| Cissus rhombifolia                        | Grape Ivy              | 200mm    | 95  |
| Botanical Name Common Name Pot Size Qty   |                        |          |     |
| BALCONIES & GREEN ROOFS LEVEL 01 - 04     |                        |          |     |
| Shrubs & Perennials                       |                        |          |     |
| Monstera deliciosa                        | Swiss Cheese Plant     | 200mm    | 16  |
| Philodendron 'Xanadu'                     | Xanadu                 | 200mm    | 142 |
| Pittosporum 'Miss Muffet'                 | Miss Muffet            | 200mm    | 95  |
| Rhipiopsis 'Oriental Pearl'               | Oriental Pearl         | 300mm    | 95  |
| Grasses, Ferns, Lillies & Succulents      |                        |          |     |
| Aloe 'Sirius'                             | Aloe                   | 150mm    | 71  |
| Crassula 'Max Cook'                       | Max Cook               | 200mm    | 89  |
| Liriope 'Just Right'                      | Lily Turf              | 150mm    | 106 |
| Lomandra 'Lime Tuff'                      | Lime Tuff              | 150mm    | 106 |
| Ground covers & Climbers                  |                        |          |     |
| Delospermum cooperi                       | Trailing Ice Plant     | 150mm    | 118 |
| Rosmarinus 'Irene'                        | Trailing Rosemary      | 150mm    | 71  |
| Russelia 'Lemon'                          | Firecracker plant      | 150mm    | 53  |
| Trachelospermum asiaticum                 | Asian Jasmine          | 150mm    | 106 |
| Botanical Name Common Name Qty            |                        |          |     |
| ROOF TERRACES                             |                        |          |     |
| Small Trees                               |                        |          |     |
| Olea 'Swan Hill'                          | Fruitless Olive        | 100L     | 10  |
| Tristanopsis 'Luscious'                   | Water Gum              | 100L     | 10  |
| Shrubs & Perennials                       |                        |          |     |
| Pittosporum 'Miss Muffet'                 | Miss Muffet            | 200mm    | 98  |
| Rhipiopsis 'Oriental Pearl'               | Oriental Pearl         | 300mm    | 98  |
| Rhipiopsis 'Snow Maiden'                  | Snow Maiden            | 300mm    | 41  |
| Viburnum tinus                            | Laurustinus            | 300mm    | 24  |
| Westringia 'Mundi'                        | Dwarf Westringia       | 200mm    | 73  |
| Grasses, Ferns, Lillies & Succulents      |                        |          |     |
| Aloe 'Sirius'                             | Aloe                   | 150mm    | 49  |
| Crassula 'Max Cook'                       | Max Cook               | 200mm    | 61  |
| Liriope 'Just Right'                      | Lily Turf              | 150mm    | 73  |
| Lomandra 'Lime Tuff'                      | Lime Tuff              | 150mm    | 73  |
| Ground covers & Climbers                  |                        |          |     |
| Delospermum cooperi                       | Trailing Ice Plant     | 150mm    | 81  |
| Rosmarinus 'Irene'                        | Trailing Rosemary      | 150mm    | 49  |
| Russelia 'Lemon'                          | Firecracker plant      | 150mm    | 37  |
| Trachelospermum asiaticum                 | Asian Jasmine          | 150mm    | 73  |

KEY

PRELIMINARY  
NOT FOR CONSTRUCTION

| REV | Amendment    | Date     | By |
|-----|--------------|----------|----|
| A   | DA Issue     | 15.11.21 | KR |
| B   | DA RFI Issue | 21.01.22 | KR |
|     |              |          |    |
|     |              |          |    |

PRELIMINARY  
NOT FOR CONSTRUCTION

GENERAL NOTES

These drawings shall be read in conjunction with each other and with all consultants' drawings and documentation.  
All dimensions in mm unless otherwise stated.  
All tree dimensions and RLs in metres.  
Use figured dimensions only.  
Verify all dimensions on site before the commencement of any works.  
Contractors shall locate and protect all services prior to construction.  
Contact Dial Before You Dig.  
All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.  
Structural Details are subject to Engineer's Specifications.  
Drainage & Water Installation Details are subject to Hydraulic Engineer's Specifications.  
Amendments are indicated by but are not limited to revision clouds shown on the drawings.  
All work shall be carried out in a professional manner by Qualified Tradesman according to the Landscape and Engineering drawings and specifications.  
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|           |            |         |    |
|-----------|------------|---------|----|
| SCALE     | NA @A1     | DRAWN   | JG |
| STAGE     | DD         | CHECKED | KR |
| CLIENT    | Coronation |         |    |
| ARCHITECT | SJB        |         |    |

DWG. TITLE

Planting Palette

PROJECT

165-171 MILTON STREET, ASHBURY

360

Level 1, 1 Mary's Place  
Surry Hills, 2010

P 02 9332 3601  
W 360.net.au  
ABN 90 146 901 322

L-DA-16



# NEW STREET

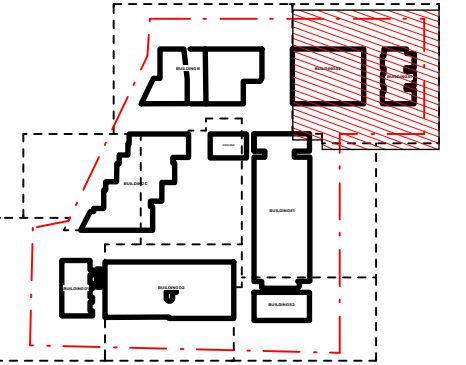
REFER LA-3002

## BUILDING A2

# BUILDING A1

MILTON STREET

EY

[illegible]

PRELIMINARY  
NOT FOR CONSTRUCTION

## GENERAL NOTES

These drawings shall be read in conjunction with each other and with all consultants' drawings and documentation.

All dimensions in mm unless otherwise stated.

At tree dimensions and RL in the landscape.

Use figured dimensions only.

Dimensions on site before the commencement of any works.

Contractors shall locate and protect all services prior to construction.

Contact Dial Before You Dig.

Drawings shall be carried out in accordance with AS, BCA, SCA and Local Government Regulations.

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|-----------|---------------------|---------|----|
| SCALE     | 1:100               | DRAWN   | JG |
| STAGE     | DD                  | CHECKED | KR |
| CLIENT    | Coronation Property |         |    |
| ARCHITECT | SJB Architects      |         |    |

DWG. TITLE

### Ground Floor Planting Plan [A1 + A2]

PROJECT

**Ashbury Terraces**  
**165-171 Milton Street, Ashbury**

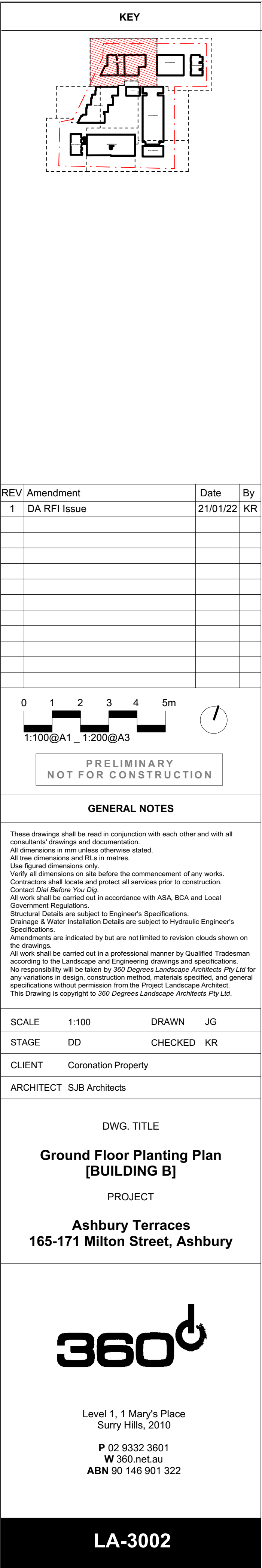


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**LA-3001**





| REV | Amendment    | Date     | By |
|-----|--------------|----------|----|
| 1   | DA RFI Issue | 21/01/22 | KR |



## GENERAL NOTES

These drawings shall be read in conjunction with each other and with all consultants' drawings and documents.

All dimensions in mm unless otherwise stated.

All tree dimensions and RLs in metres.

Use figured dimensions only.

Verify all dimensions on site before the commencement of any works.

Contractors shall locate and protect all services prior to construction.

Drawings shall be for your Use Only.

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Structural Details are subject to Engineer's Specifications.

Drainage & Water Installation Details are subject to Hydraulic Engineer's Specifications.

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|           |                     |         |    |
|-----------|---------------------|---------|----|
| SCALE     | 1:100               | DRAWN   | JG |
| STAGE     | DD                  | CHECKED | KR |
| CLIENT    | Coronation Property |         |    |
| ARCHITECT | SJB Architects      |         |    |

DWG. TITLE

## Ground Floor Planting Plan [BUILDING B]

PROJECT

**Ashbury Terraces**  
**165-171 Milton Street, Ashbury**



Level 1, 1 Mary's Place  
Surry Hills, 2010

**P 02 9332 3601**  
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**ABN 90 146 901 32**

LA-3002























