

4 - 18 DONCASTER AVENUE, KENSINGTON

LANDSCAPE DA DRAWINGS

Blue Sky Private Real Estate

December 2018

DRAWING REGISTER

Scale	Drawing Title	Scale	Size
L-DA-01	Cover Page	N/A	A3
L-DA-02	Introduction	N/A	A3
L-DA-03	Existing Trees Plan	1:200	A3
L-DA-04	Landscape Plan	1:200	A3
L-DA-05	Planting	N/A	A3

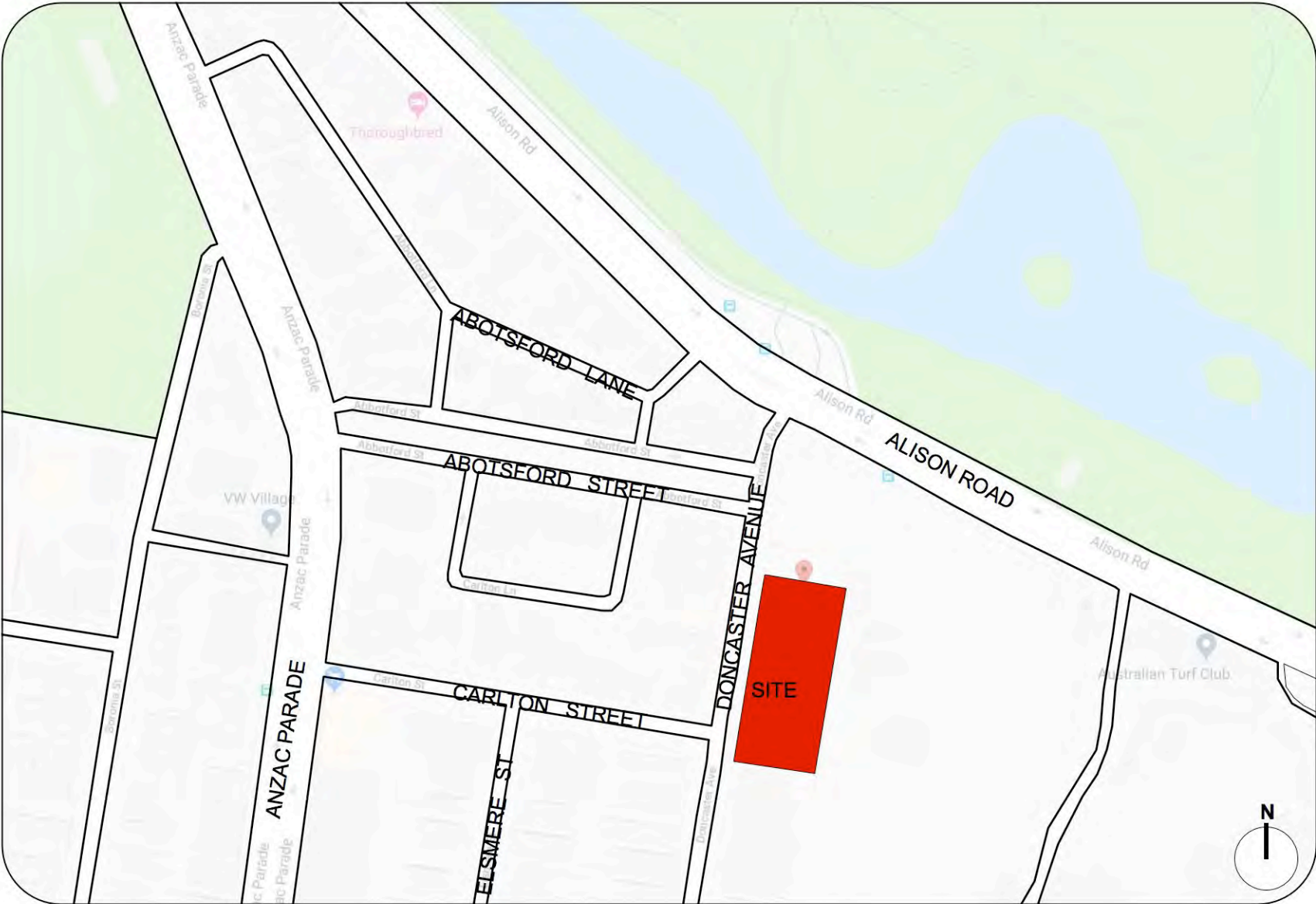
GENERAL NOTES

- * FOR DA ONLY_NOT FOR CONSTRUCTION**
- * Do not scale from drawings.
- * All work to be carried out in accordance with the Landscape Technical Specification.
- * All discrepancies or conflict to be brought to the attention of the Project Landscape Architect prior to construction or installation.
- * Larger scale drawings and written dimensions take preference.
- * All dimensions in mm unless stated otherwise.
- * 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.
- * All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.
- * Structural Details shall be subject to Engineer's Specifications.
- * Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
- * All work shall be carried out in a professional manner by Qualified Tradesperson according to the Landscape Drawings & Technical Specification and Engineer's Specifications.
- *Protect all adjoining property building, walls and paving. Damaged elements are to be replaced at no cost to the client.
- * 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 Engineer or Landscape Architect.
- *Service location on plans are indicative only. *360 Degrees Landscape Architects Pty Ltd* accepts no responsibility for the accuracy of service locations. It is the responsibility of the contractor to determine service locations prior to the commencement of work. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client.
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IRRIGATION NOTES

- * Irrigation by specialist D&C Irrigation Consultant in accordance with the Performance Specification in the Landscape Technical Specification. Refer to Irrigation Consultant documentation for details and requirements of landscape irrigation system.
- * Irrigation is to comply with Council Conditions of Consent and Water Authorities.
- * All turf and garden beds within the site boundary are to be irrigated unless stated otherwise.
- * Irrigation must be spaced at min. 200 centres and adjusted according to plant setout to provide adequate irrigation to all plants.
- * Drip irrigation is to be fully concealed by 75mm minimum of mulch.

LOCATION PLAN



PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
A	Draft DA	20.12.18	CB
B	DA	21.12.18	CB

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Cover Page

PROJECT
4 - 18 Doncaster Avenue, Kensington

INTRODUCTION

360 Degrees Landscape Architects have been engaged by Blue Sky Private Real Estate to prepare a Landscape Design for the proposed residential development at 4 - 18 Doncaster Avenue, Kensington. This statement will describe the landscape concept for the site and provide a framework for detailed design and documentation.

As part of a collaborative design team, 360 Degrees Landscape Architects propose to create a community responsive development through an engaging and memorable landscape design. The proposed DA Landscape Plan has been designed and set out in accordance with;

- Randwick City Council DCP
- Architectural plans by Hayball

Careful consideration of the architectural building and conceptual collaboration with the planner, the client, architects and consultant team has contributed to the landscape design solutions.

In general the Landscape Architectural design sets out to provide a stimulating environment responsive to the scale of the development. The plant selection has been made from plant species suited to various microclimatic conditions and site requirements with local native and indigenous species used where applicable, including a review of Council's weed management policy, the Sydney Water Plant Selector and the BASIX Indigenous Plant List.

The sequence of landscape components (Streetscape and Entries, Communal Courtyard and the AHIP, no harm zone) combine to create an integrated, verdant and diverse sequence of spaces that contribute to both the private domain of the residents and the public domain of the neighbourhood.

The overall design aims for an environmental and socially sustainable landscape and an integrated landscape experience with the building architecture and function, activating the site and creating a vibrant precinct and place to live.

The communal open spaces have been designed with the intention to form a focus on the development and provide landscape buffers and pockets between the buildings and common areas. These spaces also provide pleasant outlooks for residents and neighbouring properties, spaces that generate activity and interaction to create a sense of community, providing social and recreational opportunities. The proposed landscape design will contribute to the urban character, visual quality and biodiversity of the area.

The primary landscape architectural components of this project can be divided as follows for descriptive purposes;

- Streetscape and Entries
- Communal Courtyards
- AHIP no harm zone

STREETSCAPE AND ENTRIES

The Streetscape and Entries are for residents and visitors, integrating the private and the public domain. The landscape allows for visual clarity to the building entries and with generous planted areas and feature trees and palms. The combined street planting, landscaped pathways and entry courtyards create a dynamic fine grain at street level.

The landscape plan proposes to retain and protect the existing street trees (*Schinus molle*) and Tree 42 *Eucalyptus saligna* (within the site boundary).

The proposed planting to the street frontage offers the street edge of the development a residential interface and pedestrian scape, the entries from the street and the façade of the new building articulates the main entry points along Doncaster Avenue.

The planting to the development will be maintained as part of the strata management program to ensure planting stays consistent and healthy with common access to the private open spaces being provided for convenience of maintenance.

Views to the Communal Courtyard will be seen from the street, creating a visual link between the public domain and the gardens and a sense of visual permeability.

COMMUNAL COURTYARD (COMMUNAL OPEN SPACE)

The Communal Courtyards will provide residents with a series of spaces for passive & active recreation and seasonal solar access and/or shade. These areas are accessible from either the developments main entry via step/ramp or via a terraced deck, stairs or ramp beside the heritage building, and provide facilities for seating, pedestrian movement and passive and active recreation.

The proposed Communal Courtyards are designed to create a suitable balance of privacy, amenity and solar access. A diversity of plant species is continued through the landscape while a unified canopy species selection of *Archontophoenix cunninghamiana*, *Cyathea cooperi*, *Dicksonia antarctica*, *Acer palmatum*, *Tristanopsis laurina* 'Luscious', *Betula nigra*, *Elaeocarpus reticulatus* and *Lagerstroemia indica* provide seasonal variation and amenity.

Paving materials (brick and sandstone) and timber terraced bench seating and decking will be provided within the Communal Courtyards, continuing a common language in materials throughout the site and creating intimate respites.

The garden beds will be planted with a diversity of species - predominantly native plants, some indigenous plant species and accented with exotics as required to meet the micro-climatic conditions. Screen hedge planting such as *Acmena smithii* 'Sublime', *Syzygium paniculatum*, *Syzygium* 'Cascade', *Syzygium* 'Resilience', *Podocarpus elatus*, *Elaeocarpus reticulatus* and *Backhousia citriodora* will be positioned along the boundaries and *Tristaniopsis laurina* 'Luscious', *Acer palmatum* and *Betula nigra* strategically placed to the building entries to allow delicate patterns and filtered light into the building entries.

Proposed hardy trees and plants to the gardens will include *Banksia serrata*, *Banksia robur*, *Blechnum nudum*, *Blechnum* 'Silver Lady', *Beschomera yuccoides*, *Crassula* sp., *Plectranthus argentatus*, *Plectranthus* 'Mona Lavender', *Alpinia caerulea*, *Michelia figo*, *Indigophora australis*, *Doryanthes excelsa*, *Pachysandra terminalis*, *Rhaphiolepis* 'Snow Maiden', *Rhaphiolepis* 'Oriental Pearl', *Gardenia augusta* 'Florida', *Lavandula dentata*, *Indigophora australis*, *Philodendron* sp., *Lomandra* sp., *Dianella* 'Little Jess', *Ophiopogon jaburan*, *Chryscephalum apiculatum*, *Carportobus glaucescens*, *Hibbertia scandens*, *Automyrtus dulcis*, *Dichondra repens*, *Viola hederacea* and *Trachelospermum jasminoides*.

AHIP NO HARM ZONE (ABORIGINAL HERITAGE IMPACT PERMIT)

The landscape concept embraces the AHIP no harm zone (to the eastern boundary of the site) by creating a secret garden with a bench seat planter with Bush Tucker plants and Tree Ferns (*Dicksonia antarctica*) reflecting the fossilised spores found near the site. The paving may also reflect the history and cultural values of this special site.

MAINTENANCE

All systems, setout and plant selection has been closely considered to minimise maintenance. Simple durable materials and appropriate planting species have been implemented to minimise maintenance requirements for the successful continuance of the site. Drip irrigation shall be provided to all garden beds. Maintenance of all communal landscape elements are to be conducted by qualified maintenance staff.

CONCLUSION

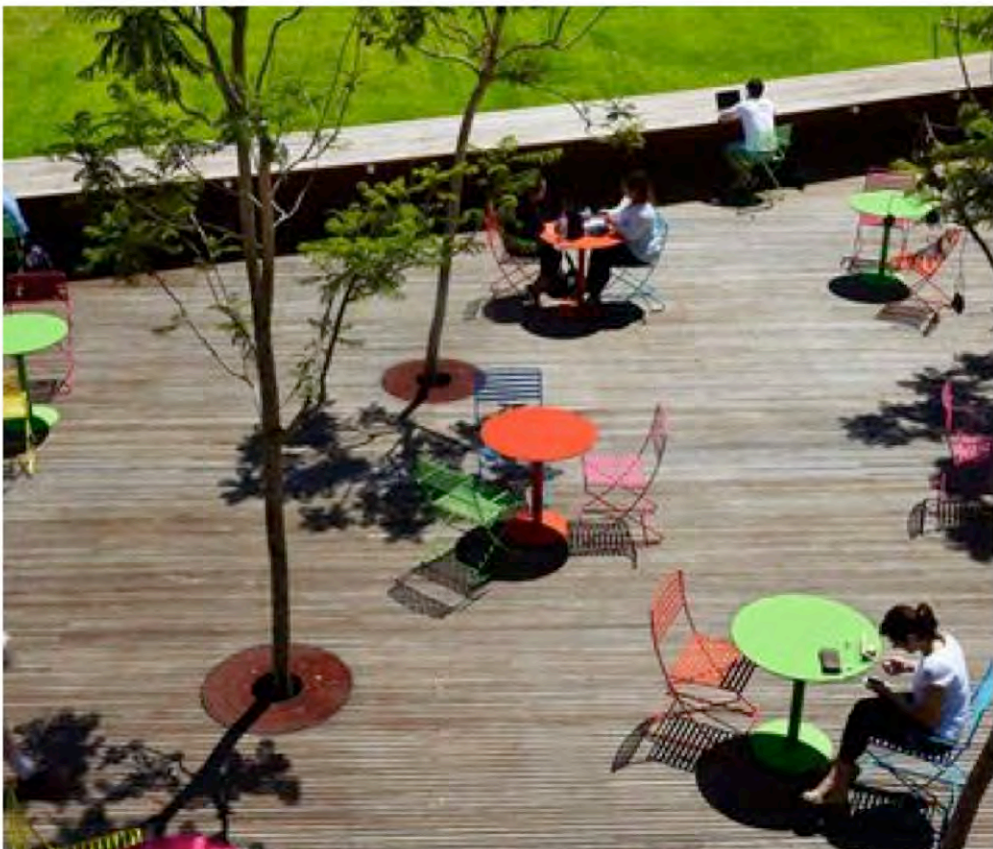
The landscape itself is conceived as an urban garden, an extension of the neighbouring Centennial Park. It is a counterpoint to the modern architecture and a complement to the district's residential scale and garden character. It is a juxtaposition of wild urban oasis and a familiar domestic courtyard, always with an air of relaxed informality. This garden demonstrates a progressive approach to landscape in our urban centres; in this residential development, the garden contributes as much to the character of the suburb and its inhabitants as it does to the enjoyment of its residents.

The proposed landscape plan encourages indoor/outdoor relationships, the buildings edge seamlessly transitions to the surrounding landscape, offering a unified internal and external spatial experience. The arrangement of these courtyards promotes healthy and active lifestyles while providing adaptability to engage a variety of uses, including outdoor dining, passive relaxation and active recreation.

We believe that the proposed landscape design will contribute to the urban character and visual quality of the area and provide a rich and rewarding environment for residents to promote environmental and social sustainability. The planting has been selected to complement and enhance the proposed building and responds to the existing planting of the local area with the majority of native and low water use plant species being proposed. Consideration has been made for a low maintenance landscape.



Timber terraced bench seats



Timber deck and moveable tables and chairs



Modern bench seating



Secret Garden



Bush tucker plants



Dicksonia antarctica (spore found near site)



Interpretive artwork / history in paving



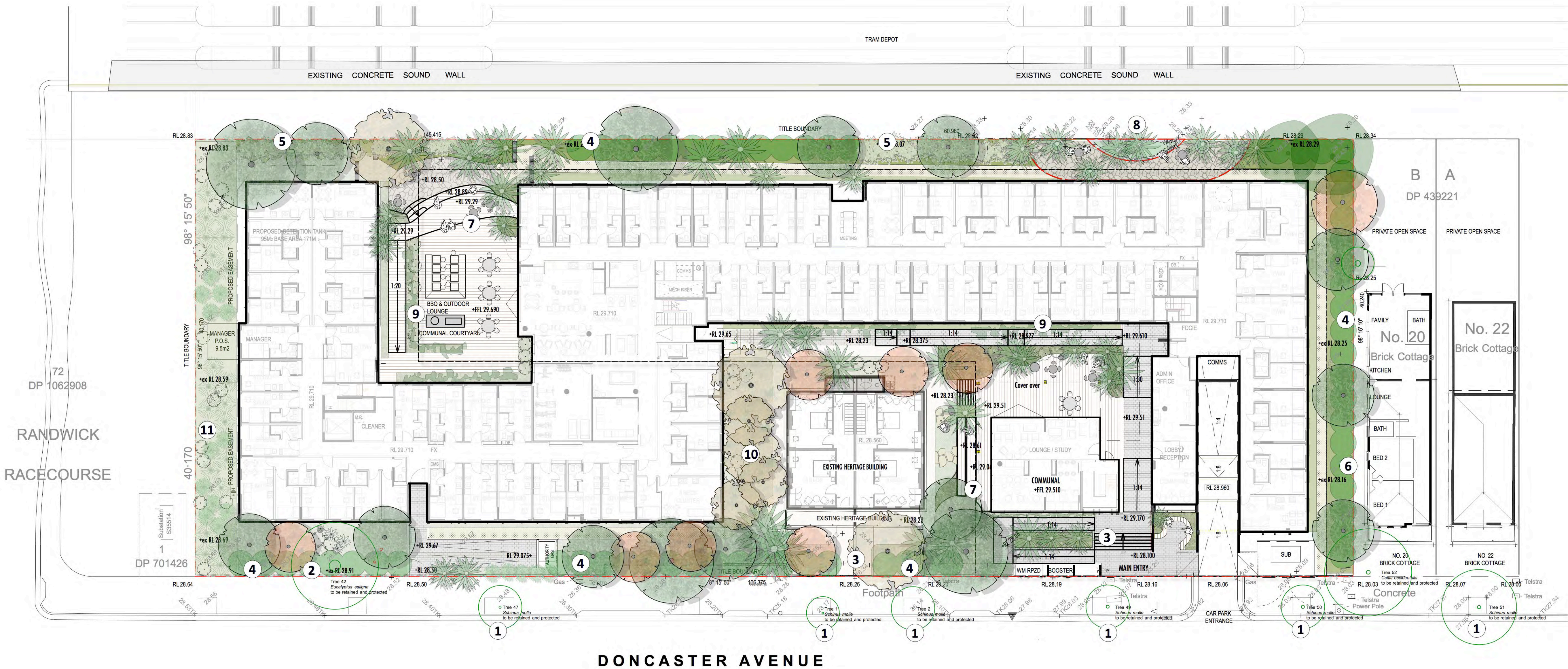
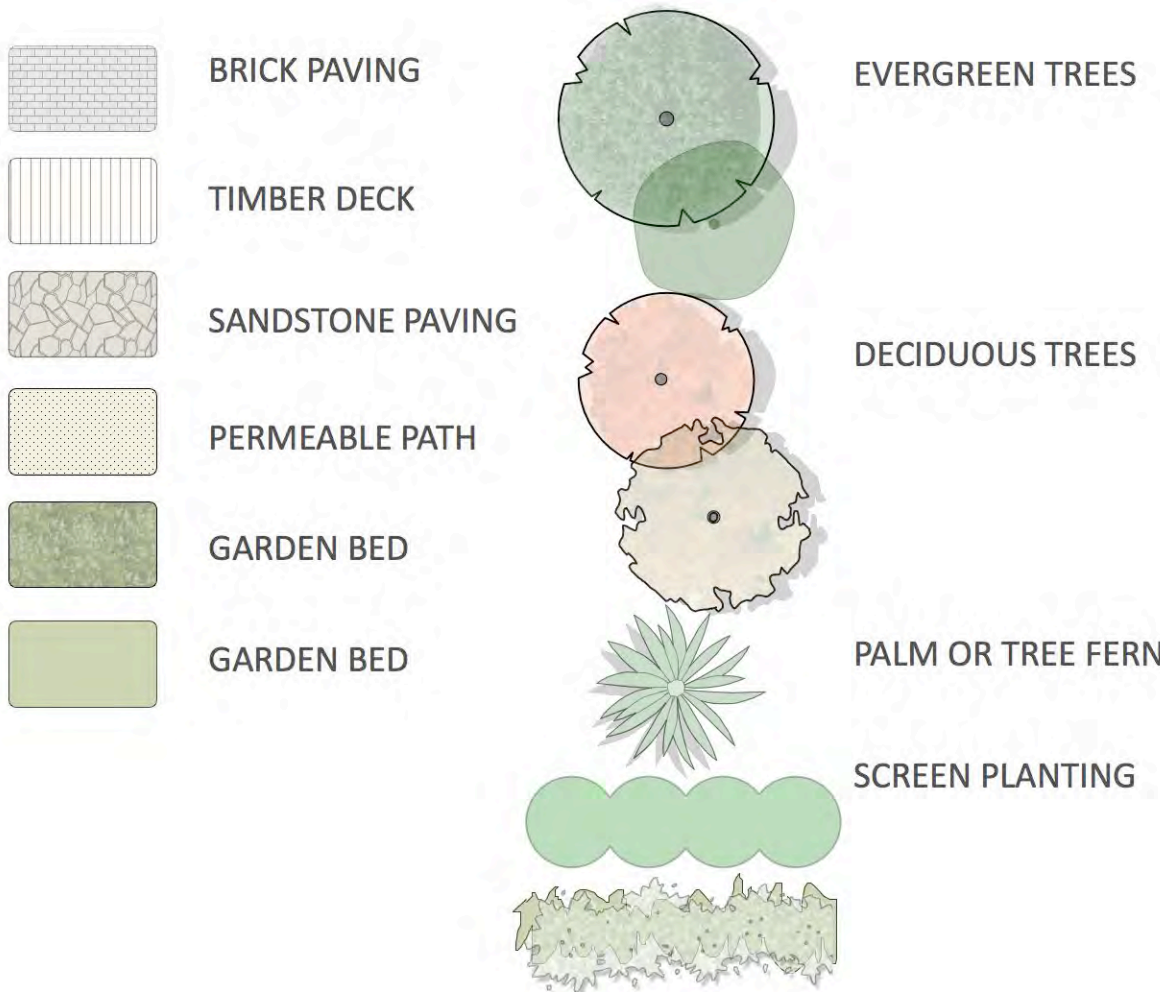
Interpretive artwork / history in paving

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	A	Draft DA	20.12.18	CB			Blue Sky Private Real Estate	GD			DRAWN
	B	DA	21.12.18	CB				CB			ISSUED FOR DA

Tree 1	Tree 14	Tree 28	Tree 42
<i>Schinus molle</i>	<i>Archontophoenix cunninghamia</i>	<i>Archontophoenix cunninghamia</i>	<i>Eucalyptus saligna</i>
Tree 2	Tree 15	Tree 29	Tree 43
<i>Schinus molle</i>	<i>Archontophoenix cunninghamia</i>	<i>Cinnamomum camphora</i>	<i>Grevillea robusta</i>
Tree 3	Tree 16	Tree 30	Tree 44
<i>Lagerstroemia indica</i>	<i>Archontophoenix cunninghamia</i>	<i>Cinnamomum camphora</i>	<i>Grevillea robusta</i>
Tree 4	Tree 17	Tree 31	Tree 45
<i>Camellia sasanqua</i>	<i>Archontophoenix cunninghamia</i>	<i>Jacaranda mimosifolia</i>	<i>Grevillea robusta</i>
Tree 5	Tree 18	Tree 32	Tree 46
<i>Camellia sasanqua</i>	<i>Olea europaea</i>	<i>Lagerstroemia indica</i>	<i>Eucalyptus saligna</i>
Tree 6	Tree 19	Tree 33	Tree 47
<i>Callistemon viminalis</i>	<i>Magnolia soulangeana</i>	<i>Camellia sasanqua</i>	<i>Schinus molle</i>
Tree 7		Tree 34	Tree 48
<i>Tibouchina granulosa</i>	<i>Elaeocarpus reticulatus</i>	<i>Lagerstroemia indica</i>	<i>Lophostemon confertus</i>
Tree 8	Tree 21	Tree 35	Tree 49
<i>Tibouchina granulosa</i>	<i>Jacaranda mimosifolia</i>	<i>Camellia sasanqua</i>	<i>Schinus molle</i>
Tree 9	Tree 22	Tree 36	Tree 50
<i>Olea europaea</i>	<i>Banksia integrifolia</i>	<i>Ligustrum undulatum</i>	<i>Schinus molle</i>
Tree 10	Tree 23	Tree 37	Tree 51
<i>Hibiscus rosasinensis</i>	<i>Melaleuca quinquenervia</i>	<i>Cinnamomum camphora</i>	<i>Schinus molle</i>
Tree 11	Tree 24	Tree 38	Tree 52
<i>Tibouchina granulosa</i>	<i>Melaleuca quinquenervia</i>	<i>Ulmus parvifolia</i>	<i>Celtis occidentalis</i>
Tree 12	Tree 25	Tree 39	Tree 53
<i>Mangifera indica</i>	<i>Phytococca americana</i>	<i>Grevillea robusta</i>	<i>Lophostemon confertus</i>
Tree 13	Tree 26	Tree 40	Tree 54
<i>Cyathea cooperi</i>	<i>Populus nigra</i>	<i>Grevillea robusta</i>	<i>Schinus molle</i>
	Tree 27	Tree 41	
	<i>Magnolia soulangeana</i>	<i>Camellia sasanqua</i>	



- 1 EXISTING STREET TREES
- 2 EXISTING EUCALYPTUS SALIGNA TO BE RETAINED AND PROTECTED
- 3 ENTRY INTO SITE
- 4 SCREEN PLANTING OF SYZYGIIUM OR ELAEOCARPUS
- 5 SCREEN PLANTING OF PODOCARPUS
- 6 SCREEN PLANTING OF BACKHOUSIA
- 7 TERRACED DECK
- 8 AHIP NO HARM ZONE TO FUTURE DESIGN E.G. PLANTER WITH TREE FERNS AND BUSH TUCKER PLANTING. INTERPRETIVE PAVING
- 9 PLANTER BOX
- 10 GROVE OF DECIDUOUS TREES AND LUSH UNDERPLANTING
- 11 NATIVE SHRUBS, GRASSES AND GROUNDCOVERS



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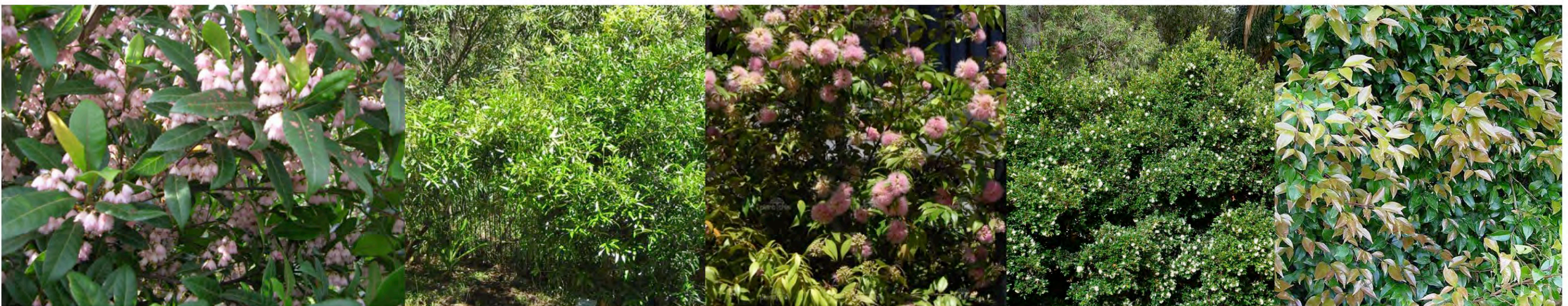
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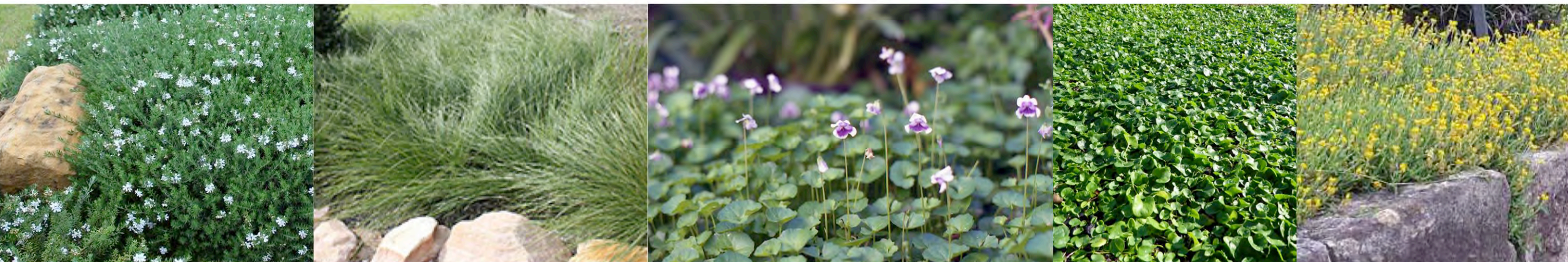
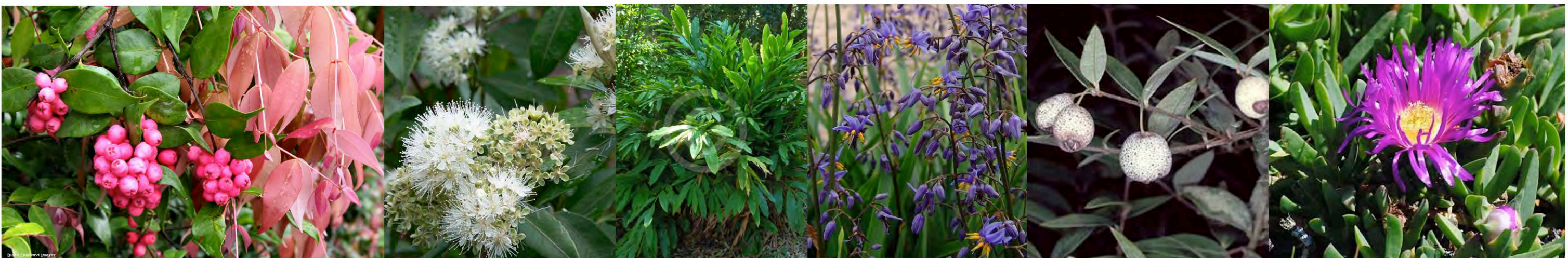
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DWG. TITLE
Landscape Plan
PROJECT
4 - 18 Doncaster Avenue, Kensington

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



BUSH TUCKER GARDEN



PLANT SCHEDULE

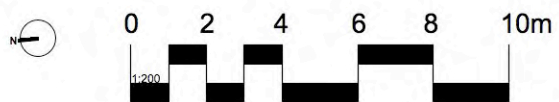
Botanical Name	Common Name	Mature Size	Pot Size
TREES, SCREENING & PALMS			
<i>Acmena smithii</i> 'Sublime'	Sublime Lilly Pilly	5m	300mm
<i>Acer palmatum</i>	Japanese Maple	4m	100L
<i>Angophora hispida</i>	Dwarf Apple	7m	100L
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Various	various 3-6m CTH
<i>Banksia integrifolia</i>	Coast Banksia	5 - 15m	75L
<i>Betula nigra</i>	River Birch	15m	100L
<i>Citris limon</i>	Lemon	4m	75L
<i>Cyathea cooperi</i>	Australia Tree Fern	5 - 20m	various 2-4m CTH
<i>Elaeocarpus reticulatis</i>	Blueberry Ash	15m	45L
<i>Eucalptus haemastoma</i>	Scribbly Gum	15m	various 2-4m CTH
<i>Howea forsteriana</i>	Kentia Palm	15m	various 2-4m CTH
<i>Lagerstroemia indica</i>	Crepe Myrtle	6m	100L
<i>Livistonia australis</i>	Cabbage Palm	10m	various 3m CTH
<i>Magnolia soulangeana</i>	Saucer Magnolia	7m	100L
<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	10m	100L
<i>Michelia figo</i>	Port Wine Magnolia	4m	45L
<i>Podocarpus elatus</i>	Plum Pine	10m	45L
<i>Syzygium australe</i> 'Cascade'	Cascade Lilly Pilly	3m	45L
<i>Syzygium australe</i> 'Resilience'	Resilience Lilly Pilly	3m	45L
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	3-8m	45L
<i>Tristaniopsis laurina</i> 'Luscious'	Luscious Water Gum	12m	100L

SHRUBS			
<i>Alpinia caerulea</i>	Common Ginger	2.5m	200mm
<i>Asplenium australasicum</i>	Birds Nest Fern	1.5m	300mm
<i>Asplenium bulbiferum</i>	Mother Fern	1.2m	150mm
<i>Austromyrtus dulcis</i>	Midgin Berry	1m	150mm
<i>Backhousia citriodora</i>	Lemon Myrtle	6m	300mm
<i>Banksia robur</i>	Swamp Banksia	2m	300mm
<i>Banksia serrata</i>	Saw Banksia	2m	200mm
<i>Beschorneria yuccoides</i>	Mexican Lily	2m	300mm
<i>Blechnum gibbum</i> 'Silver Lady'	Silver Lady Fern	1m	200mm
<i>Blechnum nudum</i>	Fishbone Fern	1m	200mm
<i>Crassula ovata</i> 'Blue Bird'	Bluebird Jade	1m	300mm
<i>Crassula ovata</i> 'Gollum'	Gollum Jade	1m	300mm
<i>Calathea zebrina</i>	Zebra Plant	1.2m	200mm
<i>Doryanthes excelsa</i>	Gynea Lily	2 - 4m	300mm
<i>Doryanthes palmeri</i>	Giant Spear Lily	3m	300mm
<i>Fatsia japonica</i>	Japanese Aralia	1.5m	200mm
<i>Gardenia augusta</i> 'Florida'	Fragrant Gardenia	1m	200mm
<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	1.5m	200mm
<i>Indigofera australis</i>	Australian Indigo	2.5m	200mm
<i>Lavandula dentata</i>	French Lavender	1m	200mm
<i>Ligularia dentata</i>	Leopard Plant	1m	200mm
<i>Macrozamia communis</i>	Burrawang	1.5m	200mm
<i>Pachysandra terminalis</i>	Japanese Spurge	0.2m	200mm
<i>Philodendron</i> 'Congo'	Congo Philodendron	3m	200mm
<i>Philodendron</i> 'Xanadu'	Xanadu Philodendron	2m	200mm
<i>Plectranthus argentatus</i> 'Mona Lavender'	Mona Lavender	1m	200mm
<i>Plectranthus argentatus</i>	Silver Spurflower	3m	200mm
<i>Prostanthera ovalifolia</i>	Oval Leaved Mint Bush	5m	200mm
<i>Prostanthera rotundifolia</i>	Round Leaved Mint Bush	1.5m	200mm
<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Oriental Pearl	1.5m	200mm
<i>Rhaphiolepis indica</i> 'Snow Maiden'	Snow Maiden	0.5m	200mm
<i>Rosmarinus officinalis</i> 'Blue Lagoon'	Prostrate Rosemary	0.25m	200mm
<i>Telopea</i> 'Shady Lady'	Warratah	3m	200mm
<i>Westringia fruticosa</i> 'Grey Box'	Coastal Rosemary Grey Box	0.5m	200mm
<i>Westringia fruticosa</i> 'Mundi'	Coastal Rosemary Mundi	0.5m	

GRASSES			
<i>Dianella caerulea</i> 'Breeze'	Breeze Flax Lily	1m	150mm
<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	1m	150mm
<i>Lomandra fluviatilis</i> 'Shara'	Shara	0.5m	150mm
<i>Lomandra hystrix</i> 'Katie Belles'	Katie Belles	1.5m	150mm
<i>Lomandra hystrix</i>	Mat Rush	1m	150mm
<i>Ophiopogon jaburan</i>	Giant Mondo Grass	0.3m	150mm

GROUNDCOVERS & CLIMBERS			
<i>Carpobrotus glaucescens</i>	Pig Face	0.2m	150mm
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.3m	150mm
<i>Dichondra repens</i>	Kidney Weed	0.2m	150mm
<i>Hibbertia scandens</i>	Golden Guinea Flower	0.5m	150mm
<i>Myoporum parvifolium</i>	Creeping Boobiala	0.2m	150mm
<i>Pandorea pandorana</i>	Wonga Wonga Vine	2m	200mm
<i>Persoonia chamaepitys</i>	Geebung	0.2m	200mm
<i>Plectranthus nico</i>	Swedish Ivy	1m	200mm
<i>Rhipsalis baccifera</i>	Mistletoe Cactus	8m (length)	200mm
<i>Sedum rubrotinctum</i>	Jelly Bean Plant	0.2m	150mm
<i>Thunbergia grandiflora</i>	Blue Trumpet	2m	200mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	2m	200mm
<i>Viola hederacea</i>	Native Violet	0.2m	150mm

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Planting

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