

Residential Apartments
Meadowbank Stages 2-3
Rothesay & Nancarrow Ave, Shepherds Bay

DWG REGISTER

DWG NO	DWG NAME	REVISION
LA LP 000	Landscape Cover Sheet	A
LA LP 001	Landscape Plan - Sheet 001	A
LA LP 002	Landscape Plan - Sheet 002	A
LA LP 003	Landscape Plan - Sheet 003	A
LA LP 004	Landscape Plan - Sheet 004	A
LA LP 005	Landscape Plan - Sheet 005	A
LA LP 006	Landscape Plan - Sheet 006	A
LA LP 101	Landscape Sections - Sheet 01	A
LA LP 102	Landscape Sections - Sheet 02	A
LA LP 201	Plant Schedule	A
LA LP 202	Material Palette	A
LA LP 301	Furniture and Lighting Strategies	A
LA LP 302	Public Art and Access Strategies	A

GENERAL NOTES

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERS DOCUMENTATION.
- ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 50MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2003 COMPOST, SOIL CONDITIONERS AND MULCHES.
- SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE.
- SOIL DEPTHS-ON GRADE PLANTING AREA 300MM SOIL DEPTH MINIMUM
- ON STRUCTURE PLANTING AREA - 300-800MM SOIL DEPTH
- PLANTING DENSITIES
- SHRUBS 1.5/M2
- GROUNDCOVERS 7/M2
- TREE SUPPLY TO BE TO A STANDARD THAT ALLOWS THEM TO ESTABLISH RAPIDLY AND GROW TO MATURITY AND TO CONFORM TO THE GUIDELINES GIVEN IN NATSPEC GUIDE : SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY.
- ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM TO ALL CURRENT SYDNEY WATER REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS
- MAINTENANCE AND ESTABLISHMENT PERIOD SHALL RUN FOR 26 WEEKS FROM THE DATE OF PRACTICAL COMPLETION. DURING THIS TIME THE FOLLOWING TASKS SHOULD BE CARRIED OUT ON A REGULAR BASIS. TASKS INCLUDE, BUT ARE NOT LIMITED TO WATERING, MOWING, WEEDING, FERTILISING, PEST AND DISEASE CONTROL, RUBBISH REMOVAL, REPLACEMENT PLANTING, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT, AND KEEPING THE SITE NEAT AND TIDY.

DESIGN STATEMENT

This document outlines the Landscape proposed for stages 2 -3 of Shepherds Bay Urban Renewal and form part of a S.96 Application to the City of Ryde Council.
The application seeks amendments to the landscape design while retaining the character of the Shepherds Bay Site as a fully integrated residential/parkland environment.

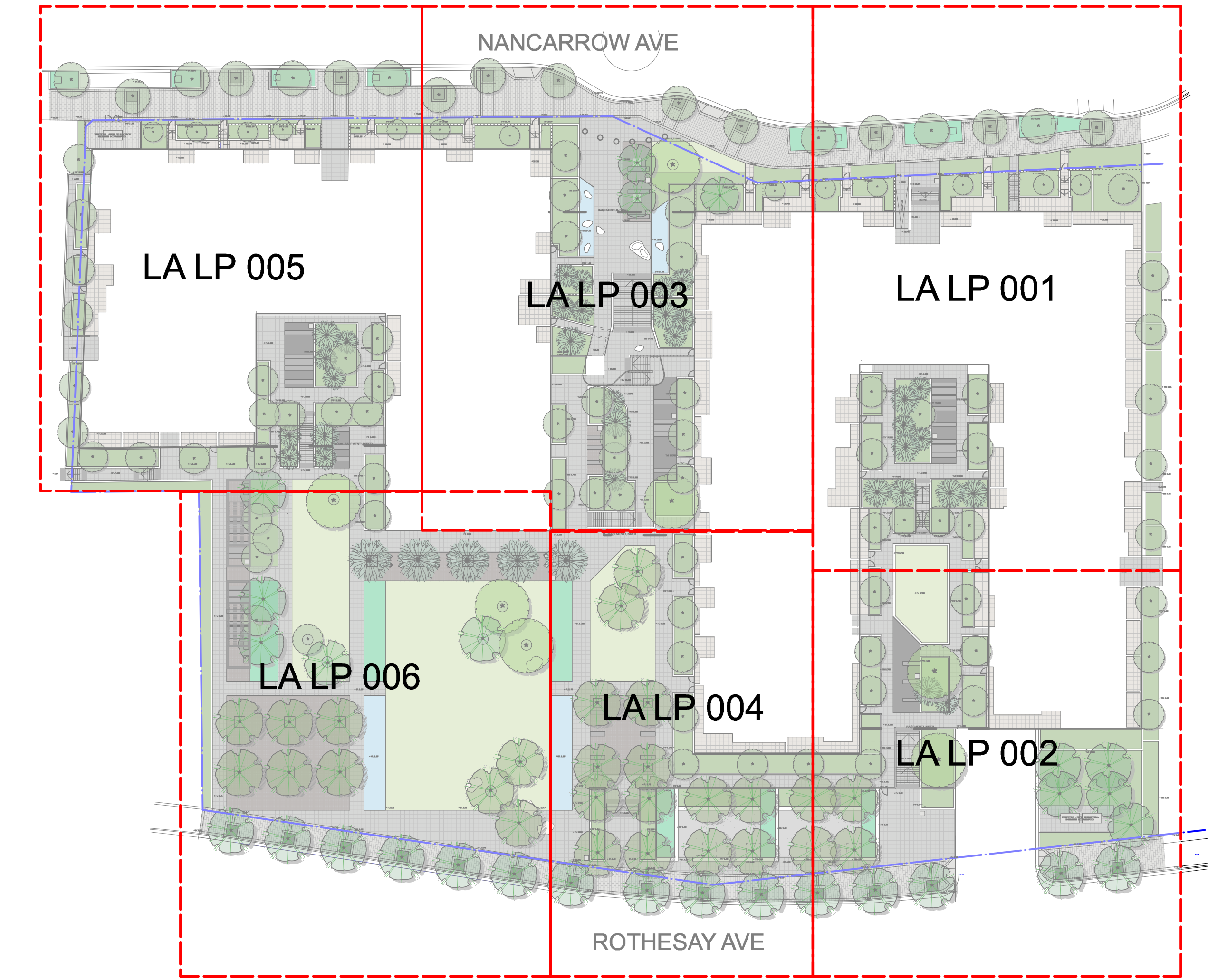
The modifications to the landscape design are focused of providing residents and the community with as much useable open space as possible within the site. This has been achieved by consolidating the levels changes within the development simplifying the layout of spaces to provide a series of courtyard spaces that fulfil both a functional and aesthetic brief.

Materials and landscape elements have been rationalised to provide appropriate useable spaces for both active and passive recreation. Arden areas and planters have also been simplified to ensure appropriate soil volumes are provided to allow for substantial on structure tree planting.

Modifications to the levels of the central recreational reserve (LA LP 004 & LA LP 006) provide a more accessible parkland and café precinct that encourages community use and connectivity with the river and foreshore parkland and path network opposite.

The central spine between stages 2-3 (LA LP 003-004) forms a publicly accessible link from Nancarrow Ave to Rothesay Ave. The design has been modified through this link to ensure that useable space is maximised. To this end the stairs and level changes have been consolidated and a single public lift has been introduced to service this corridor.

Within the Stage 2 and Stage 3 LA LP 001-002 & LA LP 005-006) courtyards again the levels have been consolidated and design simplified to introduce a softer landscape approach with large lawn terraces to the lower areas and more intimate seating and planting to the upper courtyards.



LEGEND

+ FL 22.000	PROPOSED FINISHED LEVEL
+ TW 22.000	PROPOSED TOP OF WALL LEVEL
+ TK 22.000	PROPOSED TOP OF KERB LEVEL
+ WL 22.000	PROPOSED WATER LEVEL
	BOUNDARY
	WALL TYPE 1 - SANDSTONE CLAD BLOCK WALL
	WALL TYPE 2 - RENDERED AND PAINTED BLOCK WALL
	WALL TYPE 3 - SANDSTONE CLAD WALL WITH 300MM WIDE SEATING EDGE
	WALL TYPE 4 - SANDSTONE CLAD BLOCK WALL WITH 1200MM HIGH VERTICAL TIMBER BATTEN SCREEN ABOVE
	FENCE TYPE 1 - 1050MM HIGH VERTICAL TIMBER BATTEN SCREEN/BALUSTRADE
	FENCE TYPE 2 - 1800MM HIGH BOUNDARY FENCE, LAPPED AND CAPPED TIMBER FENCE PAINTED CHARCOAL.
	BALUSTRADE - METAL BALUSTRADE AND HANDRAIL
	EDGE TYPE 1 - STEEL GARDEN EDGE
	KERB AND GUTTER - REFER TO ENGINEERS DOCUMENTATION (ROADWORKS PACKAGE)

PAVEMENTS

	PAVEMENT TYPE 01 - 600 X 500 CHARCOAL TILE (MATCH STAGE 01) OVER CONCRETE SLAB TO COMMON AREAS
	PAVEMENT TYPE 02 - TIMBER DECK 90 X 20 HARDWOOD DECKING (CLASS 1) OVER CONCRETE SLAB
	PAVEMENT TYPE 03 - 600 X 300 TILE OVER CONCRETE SLAB TO PRIVATE TERRACES AND BALCONIES. REFER TO ARCHITECTS DOCUMENTATION
	PAVEMENT TYPE 04 - 600 x 300 x 60mm 'RAVEN' GRANITE PAVER WITH 300 x 300 x 60mm BORDER AND BANDING OVER COMPACTED BASE TO COUNCILS SPECIFICATION.
	PAVEMENT TYPE 05 - 100 x 100 x 40mm PORPHYRY COBBLE OVER CONCRETE SLAB TO COMMON AREAS
	PAVEMENT TYPE 06 - DECOMPOSED GRANITE PAVEMENT OVER COMPACTED BASE.

GARDEN PROFILES

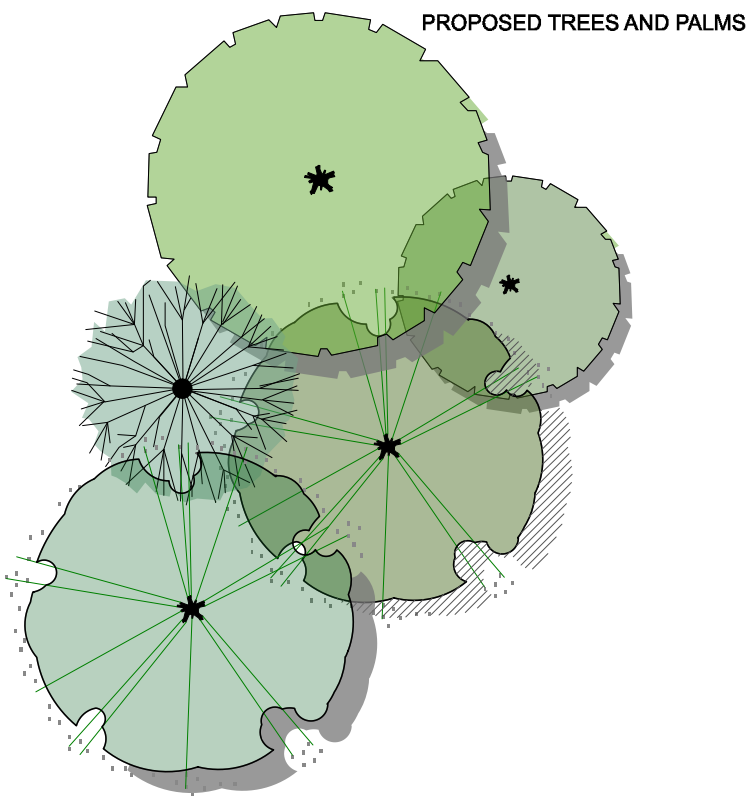
	GARDEN PROFILE 1a - GARDEN ON GRADE
	GARDEN PROFILE 1b - RAISED GARDEN ON GRADE
	GARDEN PROFILE 2 - GARDEN ON STRUCTURE
	GARDEN PROFILE 3 - WSUD / RAIN GARDEN
	TURF TYPE 1 - TURF ON GRADE
	TURF TYPE 2 - TURF ON STRUCTURE

LIGHTING

	STREET LIGHTING TO COUNCILS SPECIFICATION REFER TO DWG LA LP 301 - LIGHTING STRATEGY FOR DETAILS
	POLE TOP LUMINAIRE REFER TO DWG LA LP 301 - LIGHTING STRATEGY FOR DETAILS
	BOLLARDD LIGHT REFER TO DWG LA LP 301 - LIGHTING STRATEGY FOR DETAILS
	RECESSED WALL LIGHT REFER TO DWG LA LP 301 - LIGHTING STRATEGY FOR DETAILS
	LANDSCAPE UP LIGHT REFER TO DWG LA LP 301 - LIGHTING STRATEGY FOR DETAILS
	COLOURED UP LIGHT REFER TO DWG LA LP 301 - LIGHTING STRATEGY FOR DETAILS

FURNITURE AND FIXTURES

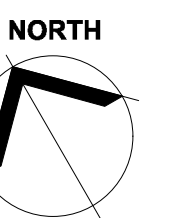
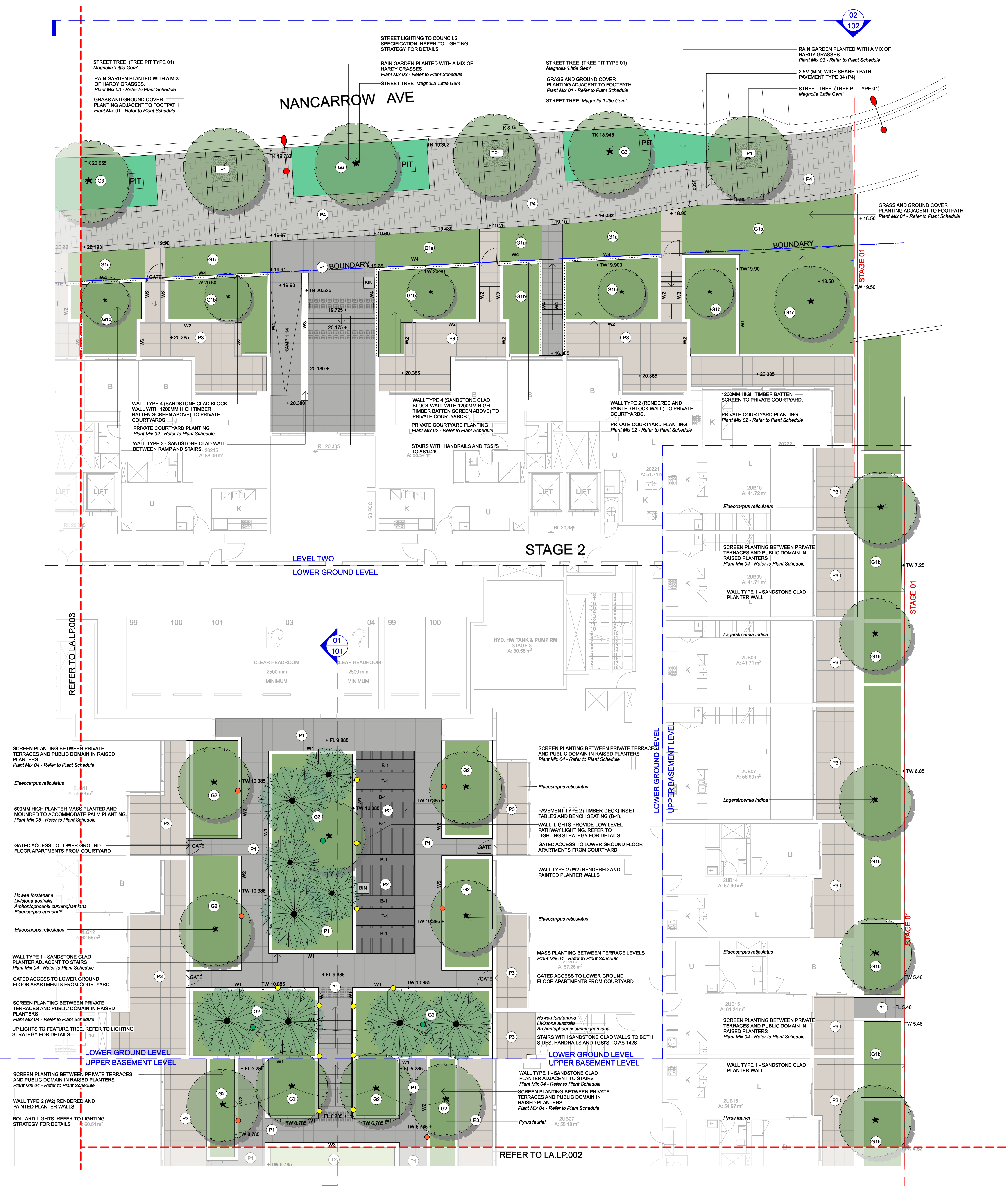
	PUBLIC ART INTEGRATED INTO WATER FEATURE AND UPPER PLAZA. REFER TO DWG LA LP 302 - PUBLIC ART PLAN FOR ARTWORK CONCEPTS
	PUBLIC ART INTEGRATED INTO WATER FEATURE AND UPPER PLAZA. REFER TO DWG LA LP 302 - PUBLIC ART PLAN FOR ARTWORK CONCEPTS
	BENCH TYPE 1 - TIMBER BENCH REFER TO LA LP 301 - FURNITURE STRATEGY FOR DETAILS
	TABLE TYPE 1 - TIMBER TABLE REFER TO LA LP 301 - FURNITURE STRATEGY FOR DETAILS
	BOLLARD - CONCRETE SPHERE REFER TO LA LP 301 - FURNITURE STRATEGY FOR DETAILS
	BIN - RUBBISH BIN REFER TO LA LP 301 - FURNITURE STRATEGY FOR DETAILS
	BBQ - BUILT IN BBQ AND BENCH REFER TO LA LP 301 - FURNITURE STRATEGY FOR DETAILS
	WATER FEATURE 1 - UPPER PLAZA WATER FEATURE. 250MM DEEP REFLECTIVE POND WITH METAL EDGE
	WATER FEATURE 2 - LOWER COMMUNAL LAWN WATER FEATURE. 250MM DEEP REFLECTIVE POND WITH METAL EDGE



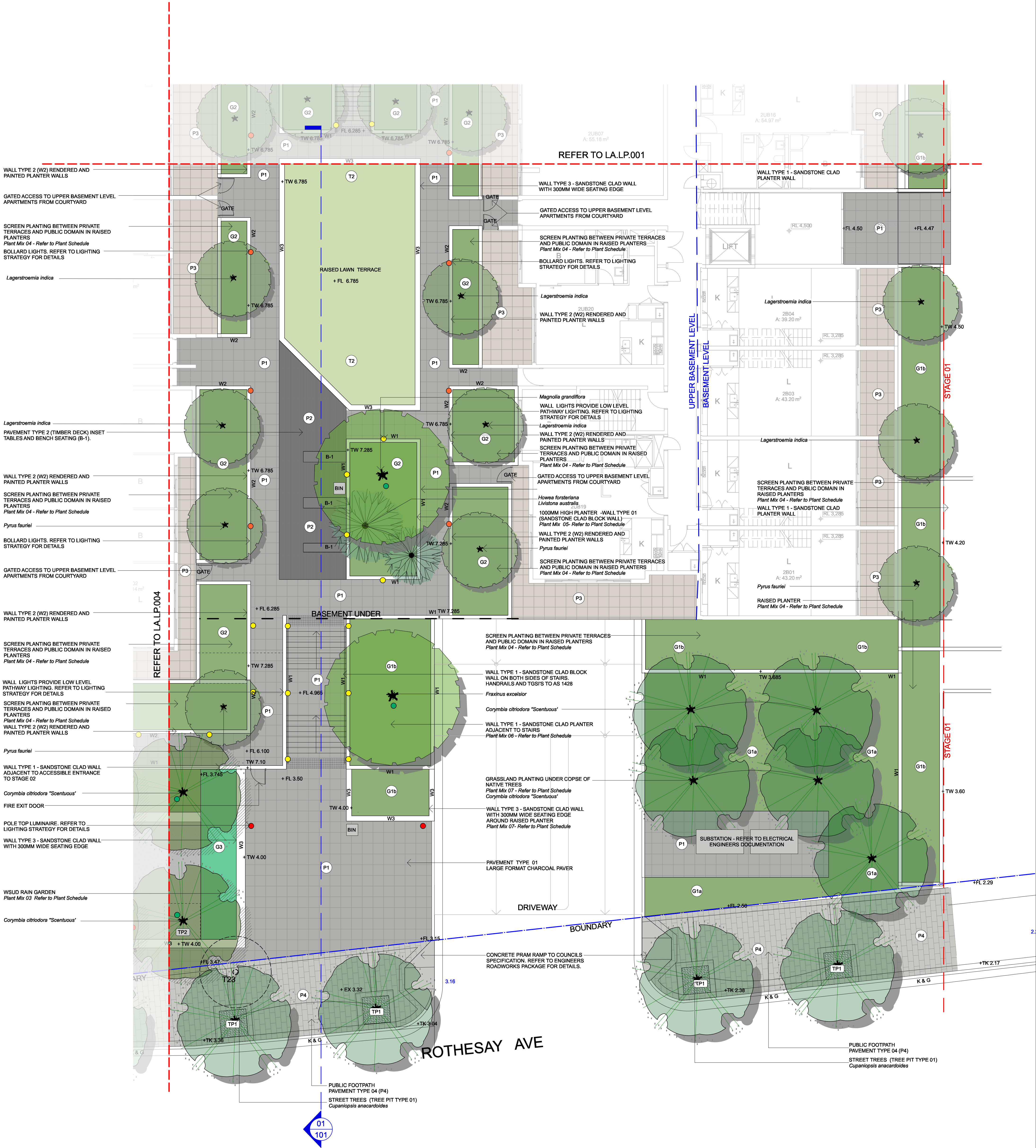
REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS	REFER TO LA LP 201 FOR PLANT SCHEDULE		PROJECT	Drawn GB Architect Authorised IK /GB	Date 07.10.15 Scale 1:500 @ A1
A	11.12.15	For DA			Residential Apartments Meadowbank Stages 2-3 Rothesay & Nancarrow Ave, Shepherds Bay	Client Shepherds Bay Urban Developments pty ltd	Status Development Application
					DRAWING TITLE Landscape Cover Sheet	JOB NUMBER BB 1126	DRAWING NUMBER / ISSUE LA LP 001 /A

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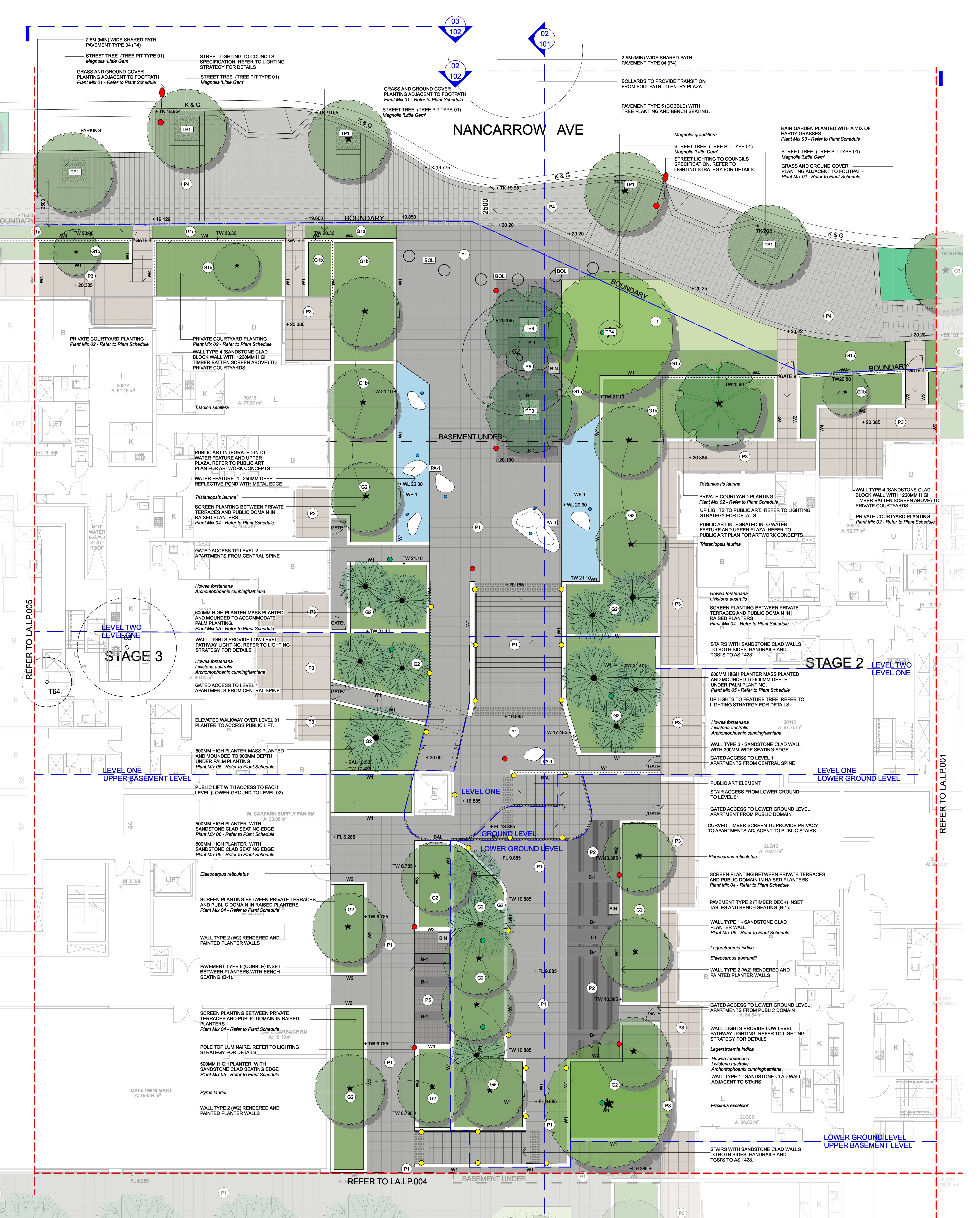
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A	11.12.15	For DA			Residential Apartments Meadowbank Stages 2-3 Rothsay & Nancarrow Ave, Shepherds Bay	<small>DONOT SCALE OFF THIS DRAWING - USE FOUR CORE DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES WITH BLACK BEETLE BEFORE PROCEEDING - COPYRIGHT OF THIS DRAWING AND THE DESIGN IS EXCLUSIVELY REMAINED WITHIN BLACK BEETLE</small>	
				JOB NUMBER Landscape Plan - Sheet 001	DRAWING NUMBER / ISSUE BB 1126 LA LP 001 /A		



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A	09.12.15	For DA		Residential Apartments Meadowbank Stages 2-3 Rothesay & Nancarrow Ave, Shepherds Bay		
				DRAWING TITLE	JOB NUMBER	DRAWING NUMBER/ ISSUE
				Landscape Plan - Sheet 002	BB 1126	LA LP 002 /A



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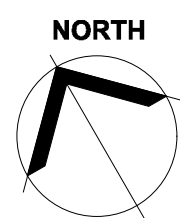
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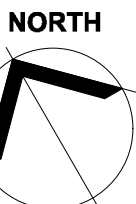
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DRAWING TITLE	Landscape Plan - Sheet 003

Drawn GB Architect IK/GB Client Shepherds Bay Urban Developments Pty Ltd	Date 07.10.15 Scale 1:100 @ A1 Status Development Application
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					D R A W I N G T I T L E	J O B N U M B E R	D R A W I N G N U M B E R / I S S U E
					Landscape Plan - Sheet 005	BB 1126	LA LP 005 /A



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