

Attachment B3

Selected Proposed Drawings



NAU TIQUE

100 BAYS WATER ROAD, RUSHCUTTERS BAY

LANDSCAPE DOCUMENTATION

REVISED SECTION 4.55

DRAWING REGISTER

Dwg No.	Drawing Title	Scale	Size
General			
L-DA-00	Cover Page & Drawing Register	NA	A1
L-DA-01	Design Statement and Diagrams	NA	A1
L-DA-02	Tree Protection & Removal Plan	1:200	A1
Plans			
L-DA-03	Landscape Plan - Basement	1:200	A1
L-DA-04	Landscape Plan - Ground Floor	1:200	A1
L-DA-05	Landscape Plan - Level 2	1:200	A1
L-DA-06	Landscape Plan - Level 5, 6, 7 and Pool Deck	1:200	A1
Sections			
L-DA-07	Landscape Elevations	1:200	A1
L-DA-08	Landscape Sections	1:100	A1
Palettes			
L-DA-09	Planting Palette	NA	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.
- * This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.

LOCATION PLAN



101

PRELIMINARY NOT FOR CONSTRUCTION	Rev	Amendment	Date	By	<small>IMPORTANT NOTES: Do not scale from drawings. All dimensions to be checked to the attention of the Project Landscape Architect. Larger scale drawings and written dimensions take preference. All dimensions to be unless otherwise stated. Use figured dimensions only. Do not scale from drawings. All work shall be carried out in accordance with AS, 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. This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.</small>	CLIENT	JDH Capital	CHECKED	GD	DWG. TITLE Cover Page & Drawing Schedule PROJECT 100 Bayswater Road, Rushcutters Bay	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
	ARCHITECT	Antoniades Architects	DRAWN	CB								
SCALE	N/A	SIZE	A1	STAGE	S4.55							

DESIGN STATEMENT

INTRODUCTION

360 Degrees Landscape Architects have been engaged by Dedico and JDH Capital to prepare a Landscape Design S4.55 for the proposed residential development at Nautique - 100 Bayswater Road, Rushcutters Bay. 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 Landscape S4.55 has been designed and set out in accordance with;

- City of Sydney DCP and guidelines
- Architectural plans by Antoniades Architects

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 NSW WeedWise and the BASIX Indigenous Plant List.

The sequence of landscape components (Street Frontage and Entry, Communal Gardens, Pool Deck and the Private Courtyards) combine to create an integrated, verdant and diverse sequence of spaces that contributes 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 building and boundary/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;

- Street Frontage and Entry
- Communal Gardens
- Pool Deck
- Private Courtyards

STREET FRONTAGE AND ENTRY

The Street Frontage and Entry are for residents and visitors, integrating the private and the public domain. The landscape allows for visual clarity to the building entry and with generous planted areas. The combined street tree planting, feature tree fern planting and cobblestone driveway to porte cochère create a dynamic fine grain at street level.

The existing narrow planter along the south boundary (grid 6 to 11) will be increased to accommodate the proposed public artwork (by others) and be planted with low planting of *Lomandra 'Lime Tuff'* and *Dichondra repens*.

The landscape plan proposes to introduce 3x street trees - Brush Box (*Lophostemon confertus*) to the front of the property. These trees will soften the façade.

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

The majority of planting to the development will be maintained as part of the strata management program to ensure planting stays consistent and healthy.

Proposed planting to the street frontage planter near the two car parking spaces (grid 13 to 16) will include *Cyathea cooperi* (feature grove), *Lagerstroemia indica*, *Tristaniopsis laurina* 'Luscious', *Acmena 'Sublime'*, *Alpinia caerulea*, *Philodendron xanadu*, *Lomandra 'Lime Tuff'*, *Gardenia augusta 'Florida'*, *Dianella 'Little Jess'*, *Dichondra repens* and *Viola hederacea*. Screen hedge planting such as *Syzygium 'Cascade'* and feature planting of *Rhaphis excelsa*.

COMMUNAL GARDENS - Ground Level

The exiting Palm and Tree Fern planting and planters along the northern pedestrian access path between the site and Marina One Apartments will be retained and protected. Additional palms and tree ferns will be added.

The Communal Gardens to the rear of the property will provide residents with a garden outlook and seasonal solar access and/or shade. These areas are accessible for maintenance only and can be seen from the covered terraces.

The gardens 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.

The gardens 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 *Cyathea cooperi*, *Tristaniopsis laurina* 'Luscious', *Alocasia* and native ferns and groundcovers provide seasonal variation and amenity.

Proposed underplanting will include *Blechnum nudum*, *Blechnum 'Silver Lady'*, *Dianella 'Little Jess'*, *Ligularia tussilaginea*, *Todea barbara*, *Doodia aspera*, *Dichondra repens*, *Viola hederacea* and *Ficus pumila*.

COMMUNAL GARDEN - Level 2

The Communal Garden to Level 2 will allow the residents to plant an edible garden and grow herbs and vegetables in raised planters. The raised planters to the edge will act as balustrades and screen planting will create privacy to the adjacent private courtyard.

POOL DECK

This space will be a communal rooftop terrace with views to the harbour. The existing pool is to be repaired and a new deck terrace, feature tree (*Pandanus sp.*) and pots/planters have been proposed. Planting to the lift core roof will soften this area.

PRIVATE COURTYARDS - Basement and Ground Level

A series of private courtyards with generous planters for screen planting have been proposed along the south east edge of the site facing Bayswater Road. Tree Ferns (*Cyathea cooperi*) and a native Lilly Pilly hedge (*Syzygium 'Cascade'*) soften the edge of the building.

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 Rushcutters Bay Park. It is a counterpoint to the 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. These gardens demonstrate a progressive approach to landscape in our urban centres; in this residential development, the gardens contribute 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 the private courtyards and communal spaces promotes healthy and active lifestyles while providing adaptability to engage a variety of uses, including outdoor dining, passive relaxation and active recreation to the pool deck level.

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 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.

LANDSCAPE CHARACTER



102

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
D	S4.55 Draft Review	10/11/22	CB
E	S4.55	13/12/22	CB
F	S4.55 additional notes	28/06/23	CB
G	Revised S4.55 Draft Review	24/10/23	CB
H	Revised S4.55	06/11/23	CB

IMPORTANT NOTES:
 1. To be used for planning purposes only.
 2. All dimensions to be checked by the client.
 3. Large scale drawings and details are for reference only.
 4. All dimensions are to be checked by the client.
 5. All dimensions are to be checked by the client.
 6. All dimensions are to be checked by the client.
 7. All dimensions are to be checked by the client.
 8. All dimensions are to be checked by the client.
 9. All dimensions are to be checked by the client.
 10. All dimensions are to be checked by the client.

CLIENT JDH Capital	CHECKED GD
ARCHITECT Antoniades Architects	DRAWN CB
SCALE N/A @ A1	SIZE A1
STAGE S4.55	

DWG. TITLE
Design Statement and Character

PROJECT
100 Bayswater Road, Rushcutters Bay

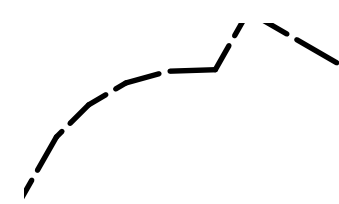
360°
 Level 1, 1 Mary's Place
 Surry Hills, 2010
 P 02 9332 3601
 W 360.net.au
 ABN 90 146 901 322

L-DA-01



103

LEGEND



Building outline



Existing Trees / Palms / Tree Ferns to be retained and protected.

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
D	S4.55 Draft Review	10/11/22	CB
E	S4.55	13/12/22	CB
F	S4.55 additional notes	26/06/23	CB
G	Revised S4.55 Draft Review	24/10/23	CB
H	Revised S4.55	06/11/23	CB



IMPORTANT NOTES:
 1. This drawing is for information only.
 2. All dimensions to be checked by the client.
 3. All dimensions to be checked by the client.
 4. All dimensions to be checked by the client.
 5. All dimensions to be checked by the client.
 6. All dimensions to be checked by the client.
 7. All dimensions to be checked by the client.
 8. All dimensions to be checked by the client.
 9. All dimensions to be checked by the client.
 10. All dimensions to be checked by the client.

CLIENT
JDH Capital

ARCHITECT
Antoniades Architects

SCALE
1:200 @ A1

SIZE
A1

CHECKED
GD

DRAWN
CB

STAGE
S4.55

DWG. TITLE
Tree Protection & Removal Plan

PROJECT
100 Bayswater Road, Rushcutters Bay

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



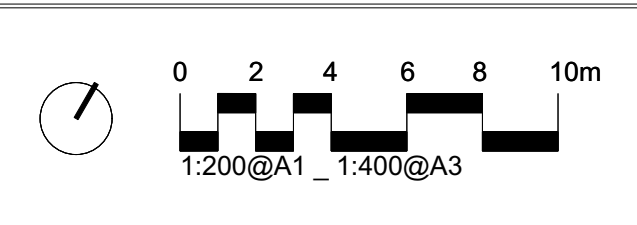
Paving by Architect
 Planter - concrete retaining wall (balustrade planter)
 Planter planted with *Cyathia cooperi*, *Acmena 'Sublime'*, *Alpinia caerulea*, *Hymenosporum flavum 'Lushious'*, *Plectranthus argentatus*, *Dianella 'Little Jess'*, *Doodia aspera*, *Dichondra repens*.
 Planter planted with *Rhaphis excelsa*, *Dianella 'Little Jess'*, *Doodia aspera*, *Dichondra repens*.

Paving by Architect
 Planter - concrete retaining wall
 Lawn
 Planter planted with *Cyathia cooperi*, *Acmena 'Sublime'*, *Alpinia caerulea*, *Hymenosporum flavum 'Lushious'*, *Plectranthus argentatus*, *Dianella 'Little Jess'*, *Doodia aspera*, *Dichondra repens*.
Lagerstroemia indica
 Planter planted with *Rhaphis excelsa*, *Dianella 'Little Jess'*, *Doodia aspera*, *Dichondra repens*.

104

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
D	S4.55 Draft Review	10/11/22	CB
E	S4.55	13/12/22	CB
F	S4.55 additional notes	26/06/23	CB
G	Revised S4.55 Draft Review	24/10/23	CB
H	Revised S4.55	06/11/23	CB



IMPORTANT NOTES:
 1. This drawing is for information only.
 2. All dimensions are to be checked by the client.
 3. All dimensions are to be checked by the client.
 4. All dimensions are to be checked by the client.
 5. All dimensions are to be checked by the client.
 6. All dimensions are to be checked by the client.
 7. All dimensions are to be checked by the client.
 8. All dimensions are to be checked by the client.
 9. All dimensions are to be checked by the client.
 10. All dimensions are to be checked by the client.
 11. All dimensions are to be checked by the client.
 12. All dimensions are to be checked by the client.
 13. All dimensions are to be checked by the client.
 14. All dimensions are to be checked by the client.
 15. All dimensions are to be checked by the client.
 16. All dimensions are to be checked by the client.
 17. All dimensions are to be checked by the client.
 18. All dimensions are to be checked by the client.
 19. All dimensions are to be checked by the client.
 20. All dimensions are to be checked by the client.
 21. All dimensions are to be checked by the client.
 22. All dimensions are to be checked by the client.
 23. All dimensions are to be checked by the client.
 24. All dimensions are to be checked by the client.
 25. All dimensions are to be checked by the client.
 26. All dimensions are to be checked by the client.
 27. All dimensions are to be checked by the client.
 28. All dimensions are to be checked by the client.
 29. All dimensions are to be checked by the client.
 30. All dimensions are to be checked by the client.
 31. All dimensions are to be checked by the client.
 32. All dimensions are to be checked by the client.
 33. All dimensions are to be checked by the client.
 34. All dimensions are to be checked by the client.
 35. All dimensions are to be checked by the client.
 36. All dimensions are to be checked by the client.
 37. All dimensions are to be checked by the client.
 38. All dimensions are to be checked by the client.
 39. All dimensions are to be checked by the client.
 40. All dimensions are to be checked by the client.
 41. All dimensions are to be checked by the client.
 42. All dimensions are to be checked by the client.
 43. All dimensions are to be checked by the client.
 44. All dimensions are to be checked by the client.
 45. All dimensions are to be checked by the client.
 46. All dimensions are to be checked by the client.
 47. All dimensions are to be checked by the client.
 48. All dimensions are to be checked by the client.
 49. All dimensions are to be checked by the client.
 50. All dimensions are to be checked by the client.
 51. All dimensions are to be checked by the client.
 52. All dimensions are to be checked by the client.
 53. All dimensions are to be checked by the client.
 54. All dimensions are to be checked by the client.
 55. All dimensions are to be checked by the client.
 56. All dimensions are to be checked by the client.
 57. All dimensions are to be checked by the client.
 58. All dimensions are to be checked by the client.
 59. All dimensions are to be checked by the client.
 60. All dimensions are to be checked by the client.
 61. All dimensions are to be checked by the client.
 62. All dimensions are to be checked by the client.
 63. All dimensions are to be checked by the client.
 64. All dimensions are to be checked by the client.
 65. All dimensions are to be checked by the client.
 66. All dimensions are to be checked by the client.
 67. All dimensions are to be checked by the client.
 68. All dimensions are to be checked by the client.
 69. All dimensions are to be checked by the client.
 70. All dimensions are to be checked by the client.
 71. All dimensions are to be checked by the client.
 72. All dimensions are to be checked by the client.
 73. All dimensions are to be checked by the client.
 74. All dimensions are to be checked by the client.
 75. All dimensions are to be checked by the client.
 76. All dimensions are to be checked by the client.
 77. All dimensions are to be checked by the client.
 78. All dimensions are to be checked by the client.
 79. All dimensions are to be checked by the client.
 80. All dimensions are to be checked by the client.
 81. All dimensions are to be checked by the client.
 82. All dimensions are to be checked by the client.
 83. All dimensions are to be checked by the client.
 84. All dimensions are to be checked by the client.
 85. All dimensions are to be checked by the client.
 86. All dimensions are to be checked by the client.
 87. All dimensions are to be checked by the client.
 88. All dimensions are to be checked by the client.
 89. All dimensions are to be checked by the client.
 90. All dimensions are to be checked by the client.
 91. All dimensions are to be checked by the client.
 92. All dimensions are to be checked by the client.
 93. All dimensions are to be checked by the client.
 94. All dimensions are to be checked by the client.
 95. All dimensions are to be checked by the client.
 96. All dimensions are to be checked by the client.
 97. All dimensions are to be checked by the client.
 98. All dimensions are to be checked by the client.
 99. All dimensions are to be checked by the client.
 100. All dimensions are to be checked by the client.

CLIENT
JDH Capital

ARCHITECT
Antoniades Architects

SCALE
1:200 @ A1

SIZE
A1

CHECKED
GD

DRAWN
CB

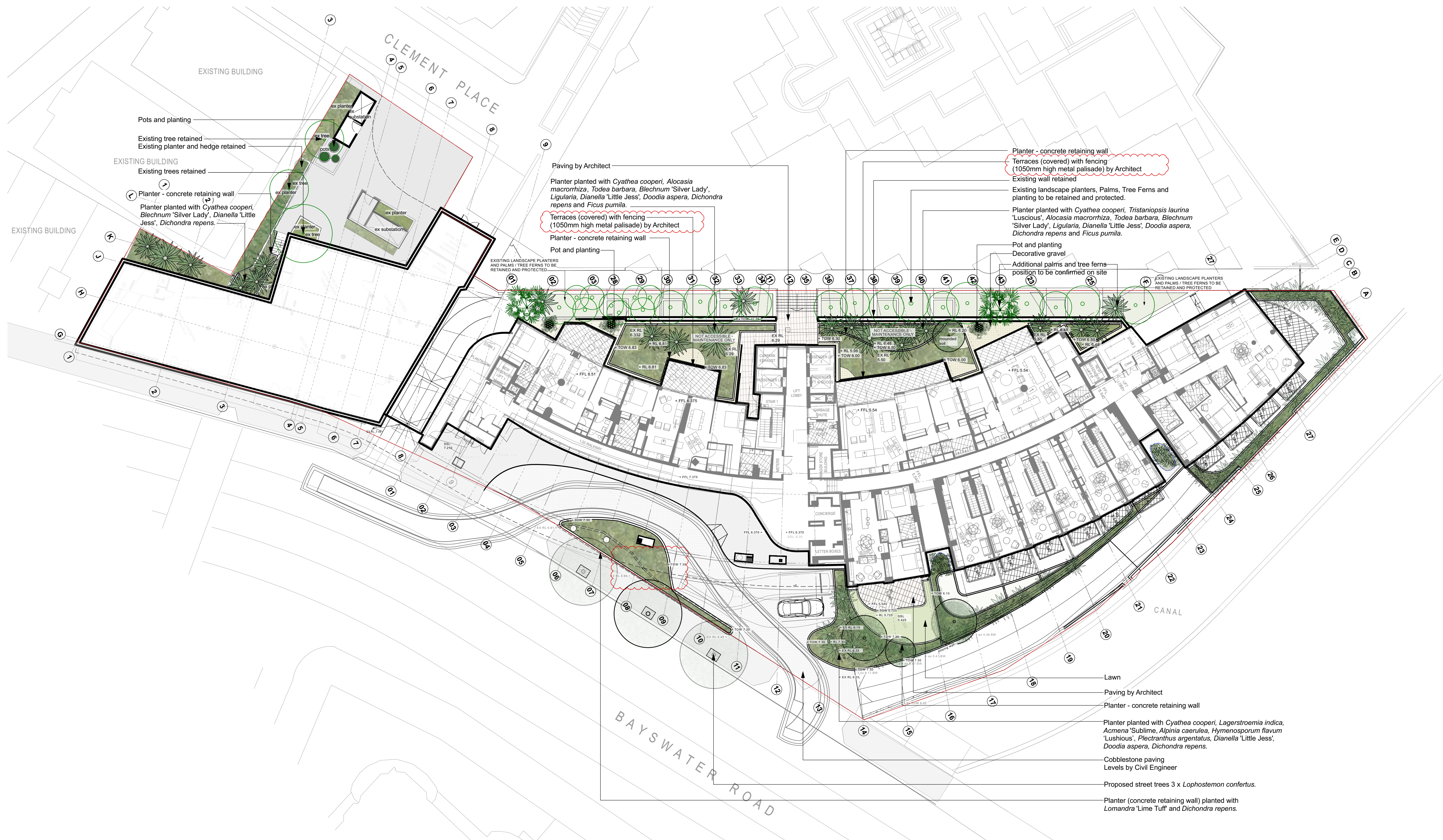
SPACE
S4.55

DWG. TITLE
Landscape Plan - Basement

PROJECT
100 Bayswater Road, Rushcutters Bay

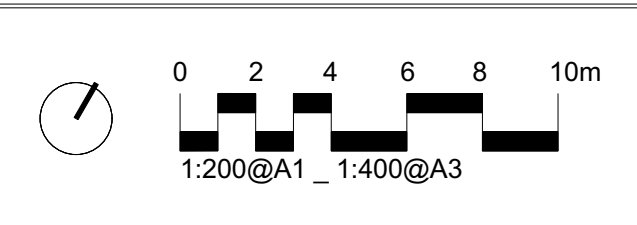
360
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-03



PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
H	S4.55 Draft Review	25/10/23	CB
I	S4.55 Draft Review	01/11/23	CB
J	Revised S4.55	06/11/23	CB
K	Revised S4.55	27/02/24	CB
L	Revised S4.55	29/02/24	CB



IMPORTANT NOTES:
 1. This drawing is for information only.
 2. All dimensions to be checked by the client.
 3. Large scale drawings and other documents shall prevail.
 4. All dimensions to be checked by the client.
 5. All dimensions to be checked by the client.
 6. All dimensions to be checked by the client.
 7. All dimensions to be checked by the client.
 8. All dimensions to be checked by the client.
 9. All dimensions to be checked by the client.
 10. All dimensions to be checked by the client.

CLIENT
JDH Capital

ARCHITECT
Antoniades Architects

SCALE
1:200 @ A1

SIZE
A1

CHECKED
GD

DRAWN
CB

STAGE
S4.55

DWG. TITLE
Landscape Plan - Ground Floor

PROJECT
100 Bayswater Road, Rushcutters Bay

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-04