



29 Shirley Street

BYRON BAY, NSW.

STATEMENT OF LANDSCAPE INTENT
SEPTEMBER 2023

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2022.371.1
Date: 16 October 2023



ONE
PROJECT
MGMT
GROUP.

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Issue	Date	Description	Checked
01	08 / 04 / 2022	Preliminary Issue	AJ
02	13 / 04 / 2022	Preliminary Issue	AJ
03	26 / 07 / 2022	For Approval	AJ
04	02 / 08 / 2022	Final DA	BS
05	24 / 08 / 2022	DA Amendments	AJ
06	11 / 08 / 2023	DA Amendments	PP
07	28 / 08 / 2023	DA Amendments	PP
08	01 / 09 / 2023	DA Amendments	PP
09	12 / 09 / 2023	DA Amendments	PP



Contents

1.0	Site Understanding	4	4.0	Sections & Elevations	31
1.1	Location & Context	5	4.1	Elevation 01	32
1.2	Tree Identification	6	4.2	Section 01	34
1.3	Surrounding	7			
1.4	Surrounding Built Form Character	8	5.0	Landscape Character	36
1.5	Surrounding Soft Landscape Character	9	5.1	Key Materials	37
1.6	Surrounding Cultural Context	10	5.2	Landscape Character	38
1.7	Site Photographs	11	5.3	Planting Character	40
2.0	Design Approach	12	6.0	Design Details	42
2.1	Design Inspiration	13	6.1	Soil Structure Detail	44
2.2	Landscape Vision	14	6.2	Structure Diagrams	45
2.3	Design Principles	17	6.3	Structure Diagrams - Level 02	47
3.0	Landscape Design	18	6.4	Tree Planting Diagram - Ground Floor	48
3.1	Ground Level Master Plan	20	6.5	Materials Palette	49
3.2	Level 01 Masterplan	21	7.0	Planting Palette	50
3.3	Rooftop Master Plan	22	7.1	Planting Composition	52
3.4	Apartments 001 - 004 Plan	23	7.2	Site Response	54
3.5	Private Courtyard Plans - Unit 001 & 002	24	7.3	Palette - Incipient Dune	58
3.6	Private Courtyard Plans - Units 003 & 004	25	7.4	Palette - Exposed Foredune	59
3.7	Communal Recreation Area Plan	26	7.5	Palette - Protected Rear Dune	60
3.8	Apartments 005 - 009 Plan	27	7.6	Palette - Hind Dune	62
3.9	Private Terraces Detail Plan - Unit 005 & Unit 006	28			
3.10	Private Terraces Detail Plan - Unit 007 & 008	29			
3.11	Private Terraces Detail Plan - Unit 009	30			

01

Site Understanding

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Development Application
APPROVED PLAN
DA No. 10.2022.371.1
Date: 16 October 2023




Site Understanding

1.2 Tree Indentification



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DA No. 10.2022.371.1
Date: 16 October 2023

Legend

 To Be Removed

- 1 Ficus obliqua (*Small-leaved Fig*)
- 2 Cocos nucifera (*Coconut Palm*)
- 3 Corymbia intermedia (*Bloodwood*)
- 4 Cupaniopsis anacardoides (*Tuckeroo*)
- 5 Group of Corymbia intermedia (*Bloodwood*)
- 6 Pandanus Tectorius (*Screw Pine*)
- 7 Cupaniopsis anacardoides (*Tuckeroo*)
- 8 Melaleuca qiunquenervia (*Paperbark*)
- 9 Stenocarpus sinuatus (*Firewheel*)
- 10 Buckinghamia celcissima (*Ivory Curl Tree*)
- 11 Syzygium leuhmannii (*Lilly Pilly*)
- 12 Araucaria columnaris (*Cook Island Pine*)
- 13 Melaleuca qiunquenervia (*Paperbark*)
- 14 Guioa semiglauc (*Wild Quince*)
- 15 Corymbia intermedia (*Bloodwood*)
- 16 Cupaniopsis anacardoides (*Tuckeroo*)

Site Understanding

1.3 Surrounding

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DA No. 10.2022.371.1
Date: 16 October 2023



Site Understanding

1.4 Surrounding Built Form Character



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DA No. 10.2022.371.1
Date: 16 October 2023

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1.5 Surrounding Soft Landscape Character



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DA No. 10.2022.371.1
Date: 16 October 2023

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1.6 Surrounding Cultural Context



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DA No. 10.2022.371.1
Date: 16 October 2023

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1.7 Site Photographs

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DA No. 10.2022.371.1
Date: 16 October 2023



01



02



03



Key Plan | Location

02 Design Approach

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DA No. 10.2022.371.1
Date: 16 October 2023

Line repetition and
pattern



Strong Coastal Narrative
+ Forms



Feature Water Elements



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Date: 16 October 2023

A landscape that celebrates
our outdoor lifestyle and
subtropical climate



An open, intimate
and welcoming public interface



A landscape that blurs the
boundaries between inside
and out



Communal amenities that
embrace and connect
the surrounding coastal and
city character



A truly integrated biophilic
landscape response
that shades, cascades, connects and
softens

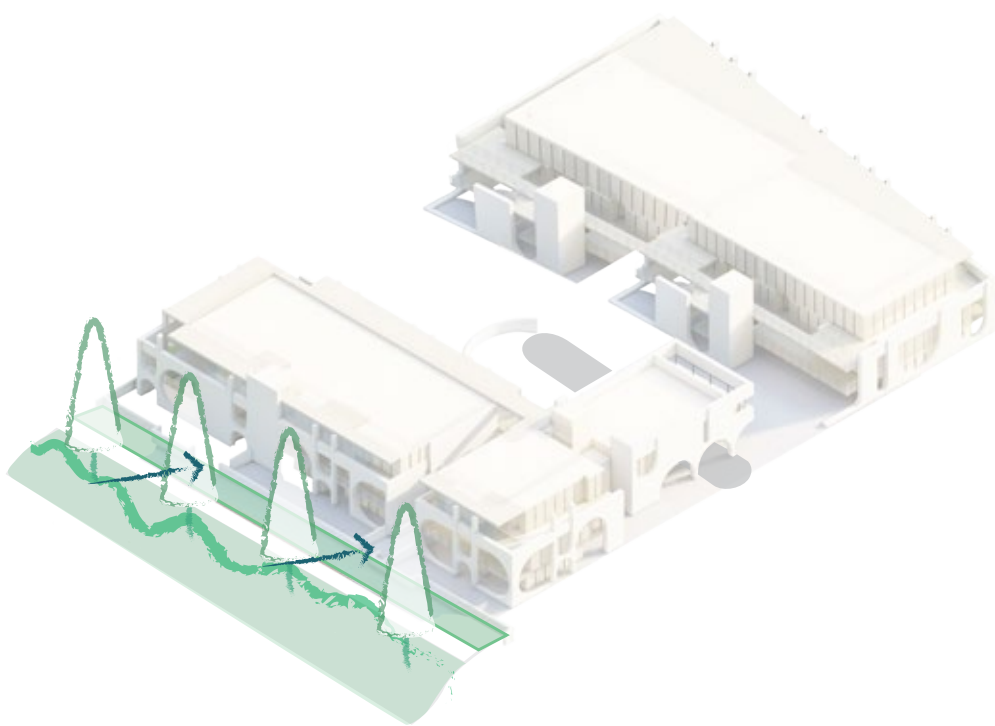


Flexibility to accommodate
varied group sizes and
activities day and night

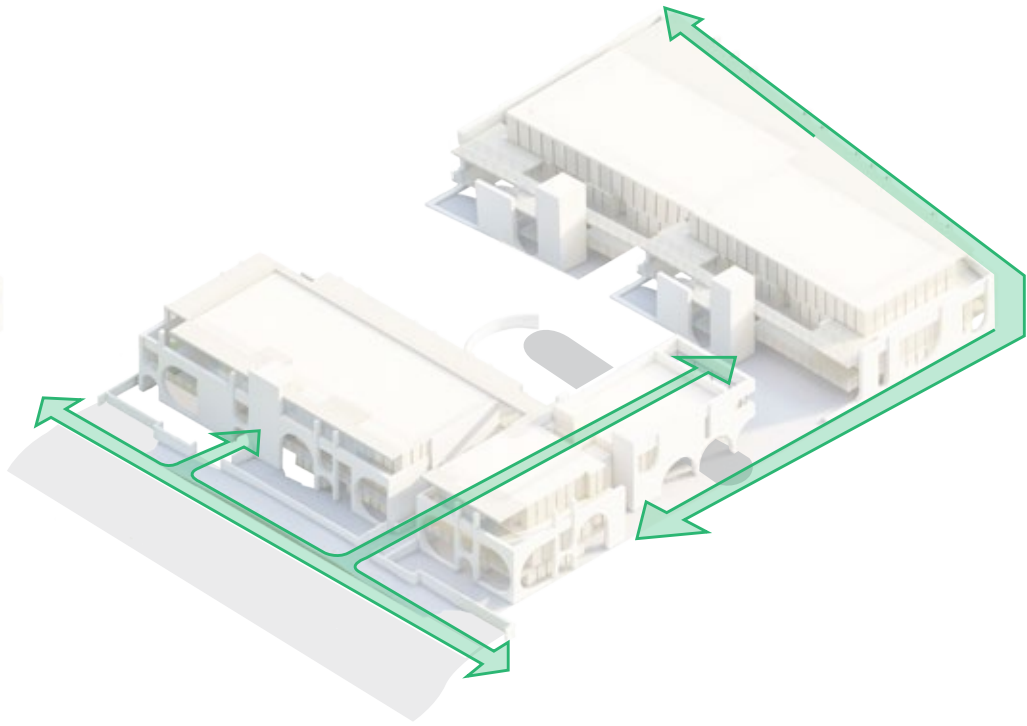


Design Response.

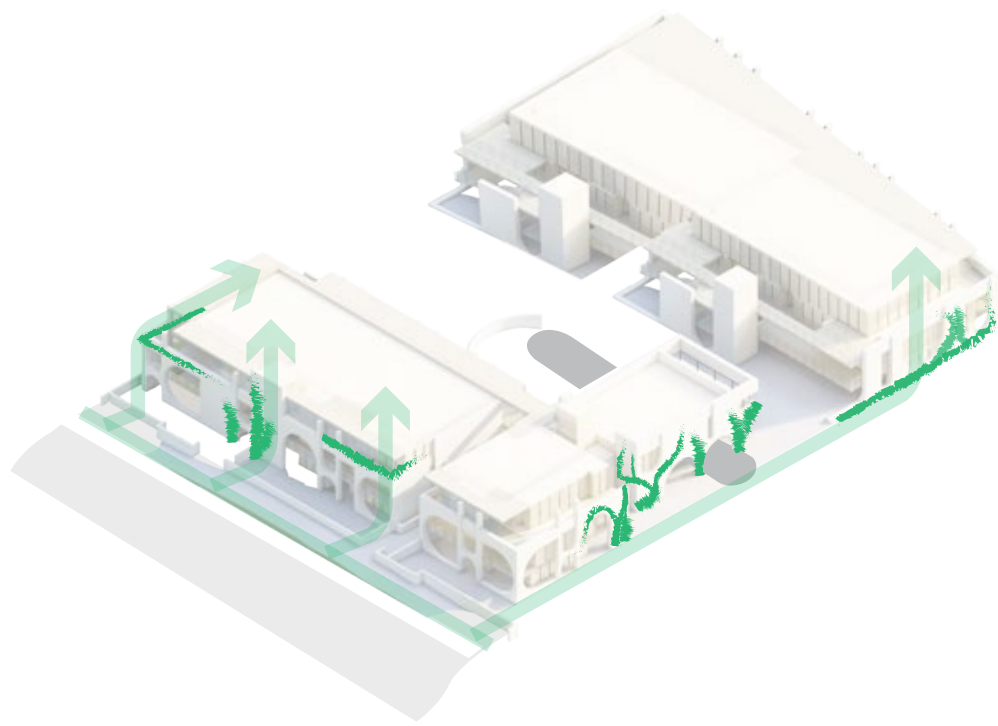
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Date: 16 October 2023



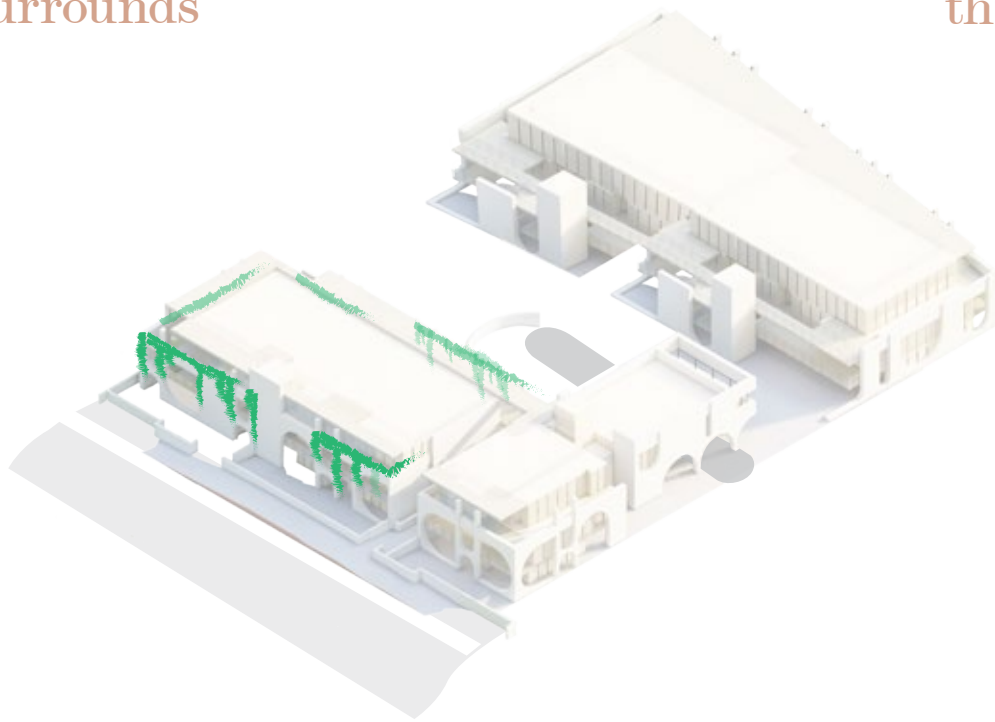
Connect the site to
its surrounds



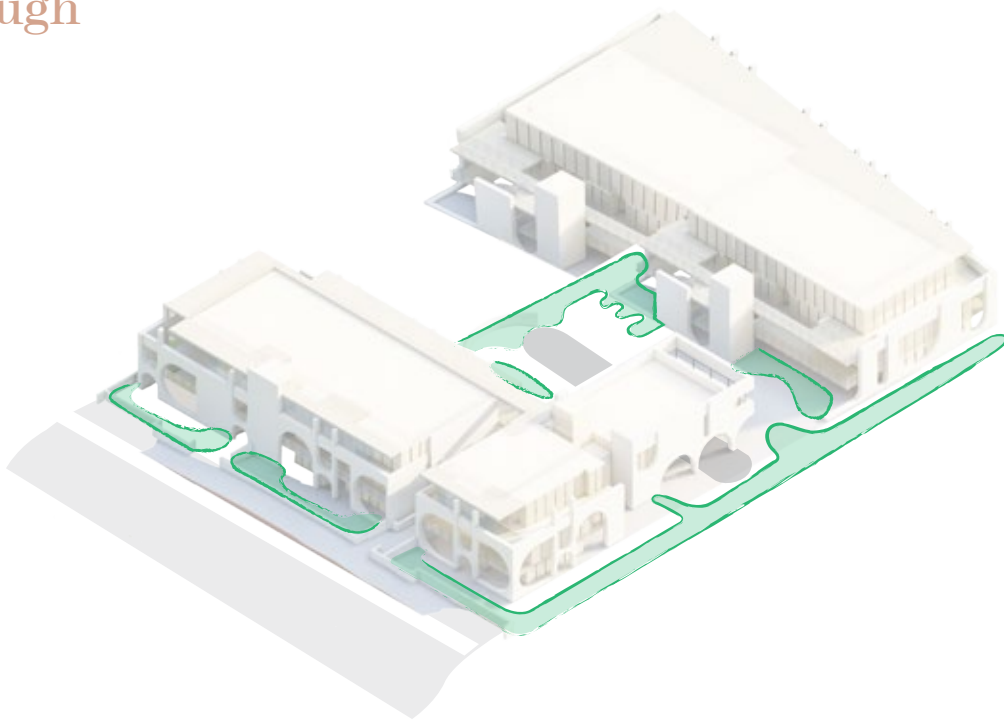
Draw the landscape in and
through



Extend the landscape up



Cascade the landscape over



Define landscape rooms

03

Landscape Design

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Landscape Design

3.1 Ground Level Master Plan



- Legend**
- 1 Pedestrian Building Entries
 - 2 Driveway Entry from Milton St to Basement Level Carpark
 - 3 Central Communal Open Space
 - 4 Private Terraces
 - 5 Fire Egress
 - 6 3m Sewer Easement
 - 7 Upgraded verge works

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Landscape Design
3.2 Level 01 Masterplan



- Legend
- 1 Communal Foyers
 - 2 Private Terraces

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Date: 16 October 2023

Level 02 Masterplan



- Legend
- 1 Communal Foyers
 - 2 Private Terraces
 - 3 Private stair access to Roof Terrace
 - 4 Podium edge planters with coastal cascading species

Landscape Design

3.3 Rooftop Master Plan

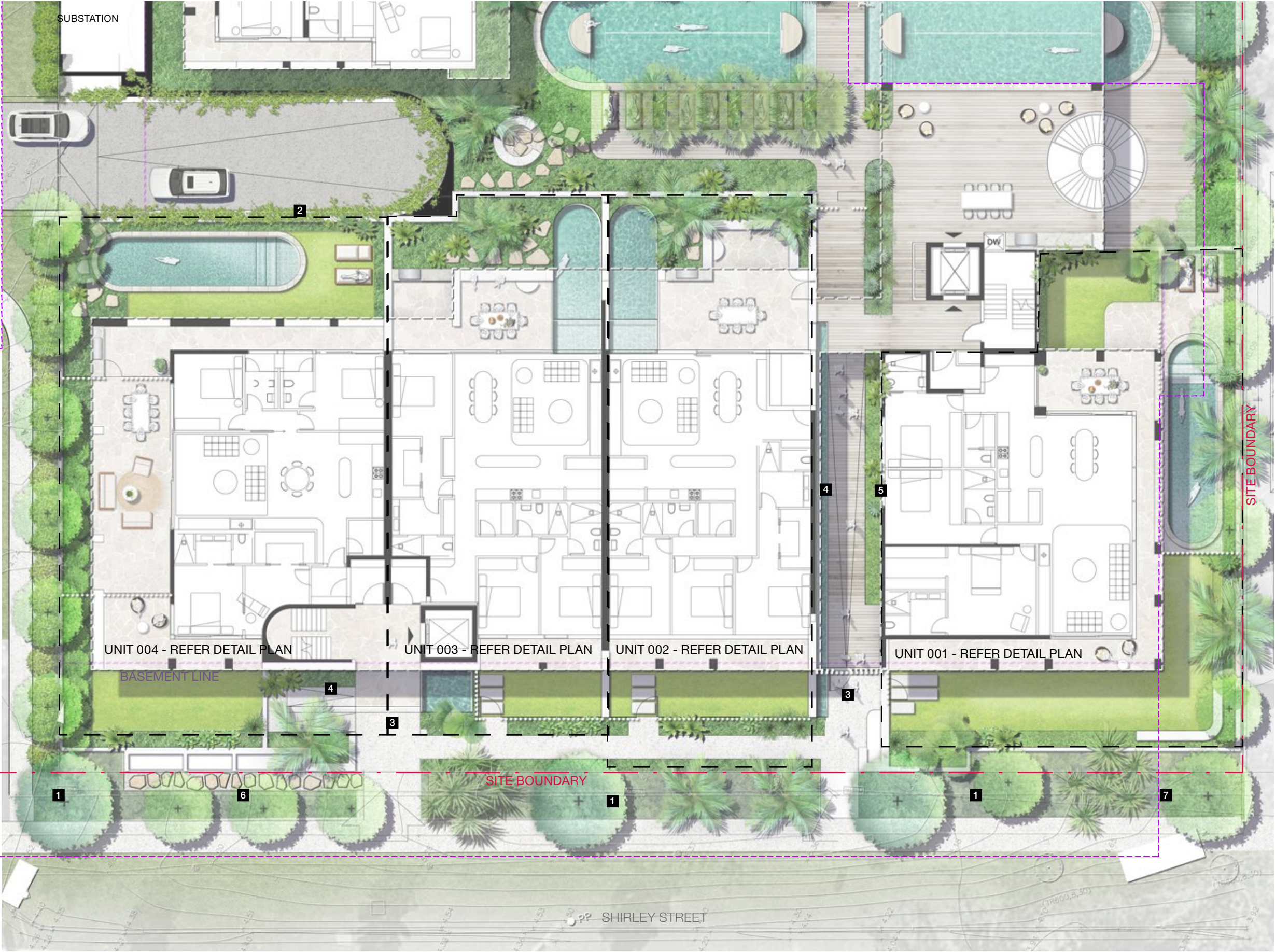


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Date: 16 October 2023

- Legend
- 1 Communal Foyers
 - 2 Private Terraces

Landscape Design
3.4 Apartments 001 - 004 Plan

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Date: 16 October 2023



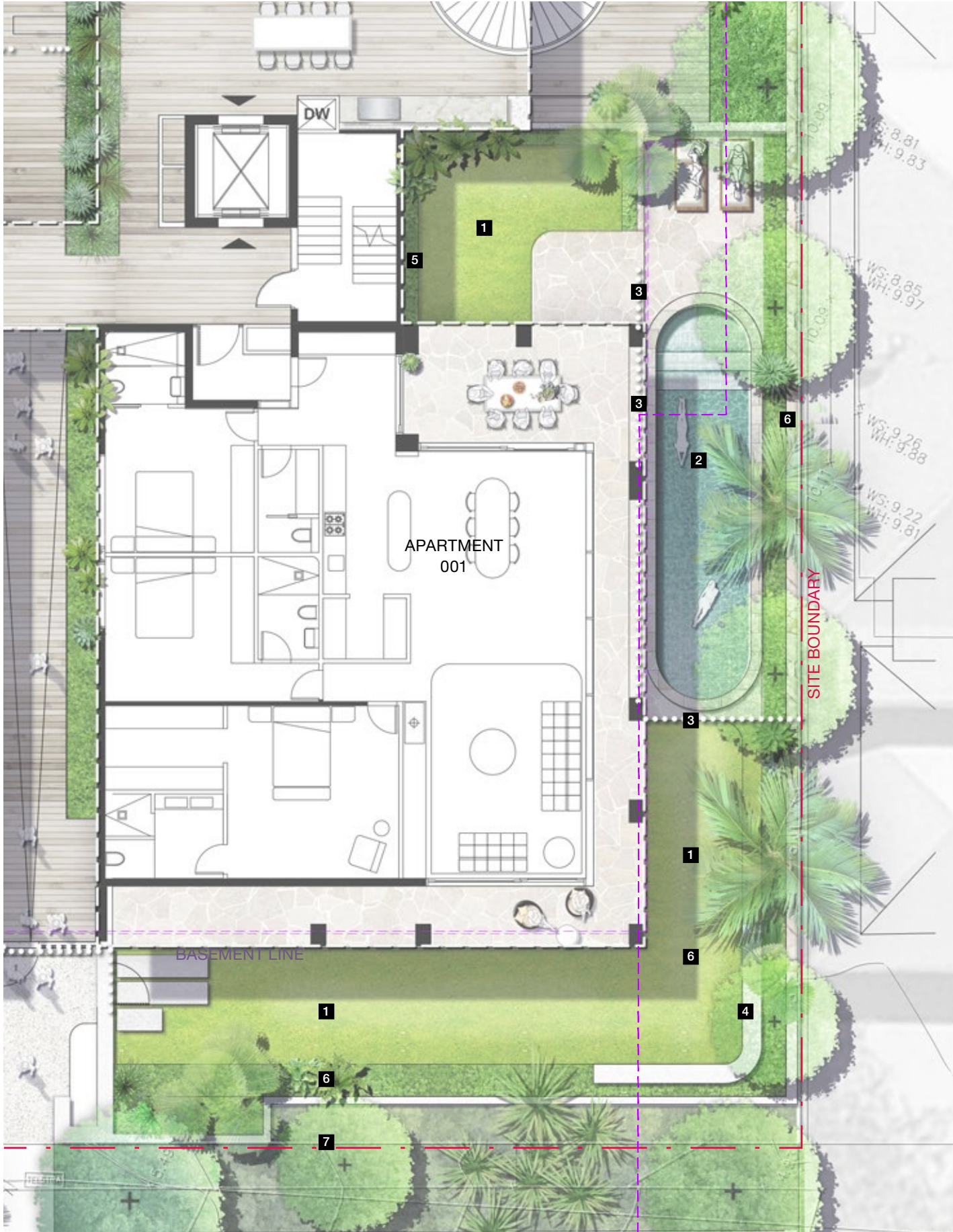
Key Plan | Ground Level

- Legend**
- 1 Large shade trees and feature palms to planted verge
 - 2 Cascading species around basement entry
 - 3 Building Entries
 - 4 Entry water features
 - 5 Feature climbing species to main entry corridor
 - 6 Stepper access to Booster
 - 7 Concrete pad to front of substation for maintenance access



Landscape Design
3.5 Private Courtyard Plans - Unit 001 & 002

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DA No. 10.2022.371.1
Date: 16 October 2023



Apartment 001 Legend

- 1 Open lawn area
- 2 Enclosed Pool area (paved area and turf area)
- 3 Pool fencing with gate
- 4 450mm high seating wall
- 5 Climbing species to building edge
- 6 Screening shrubs and climbing species to boundary wall
- 7 Garden bed to front of wall for additional screening to Shirley Street footpath

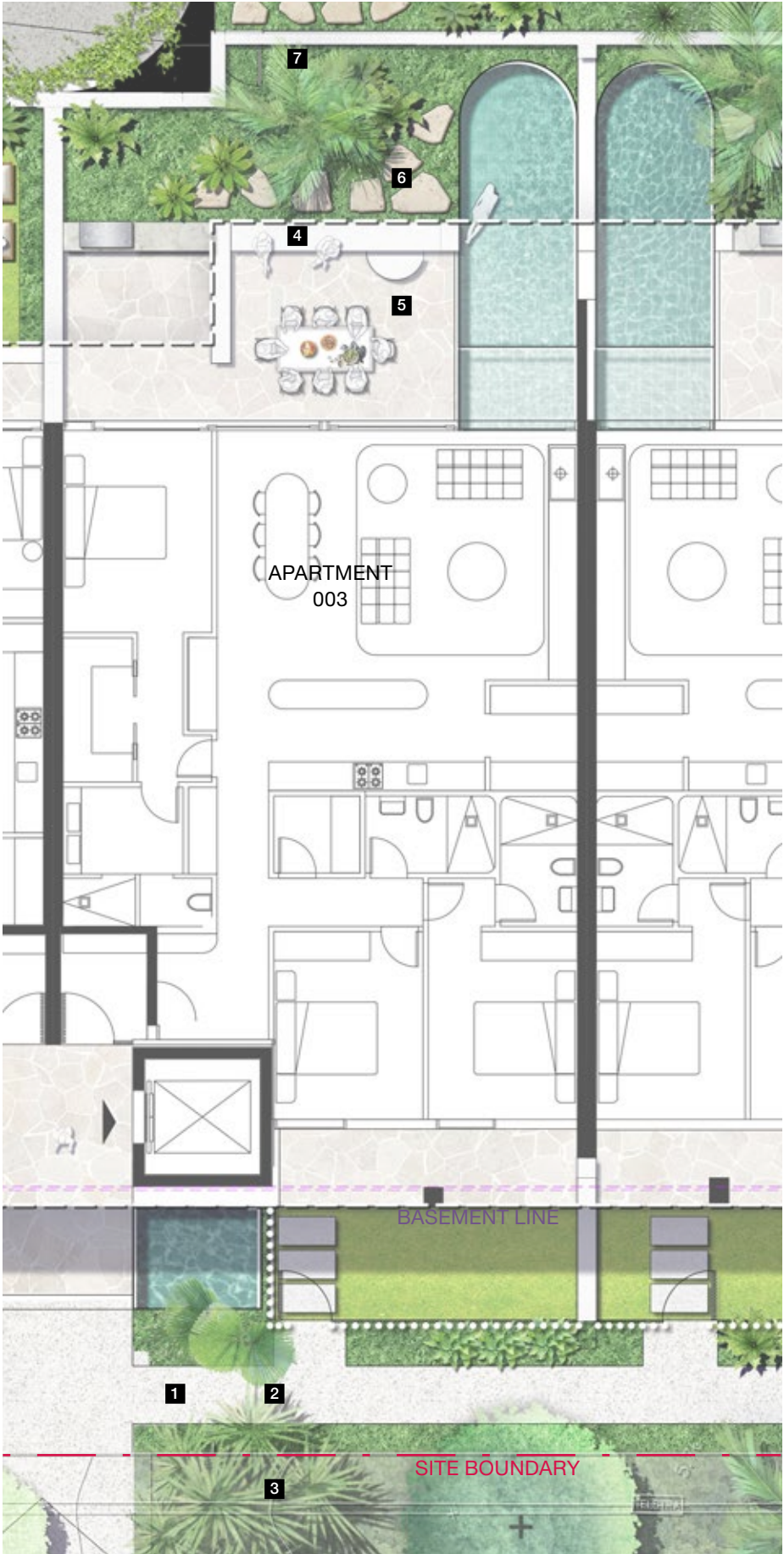
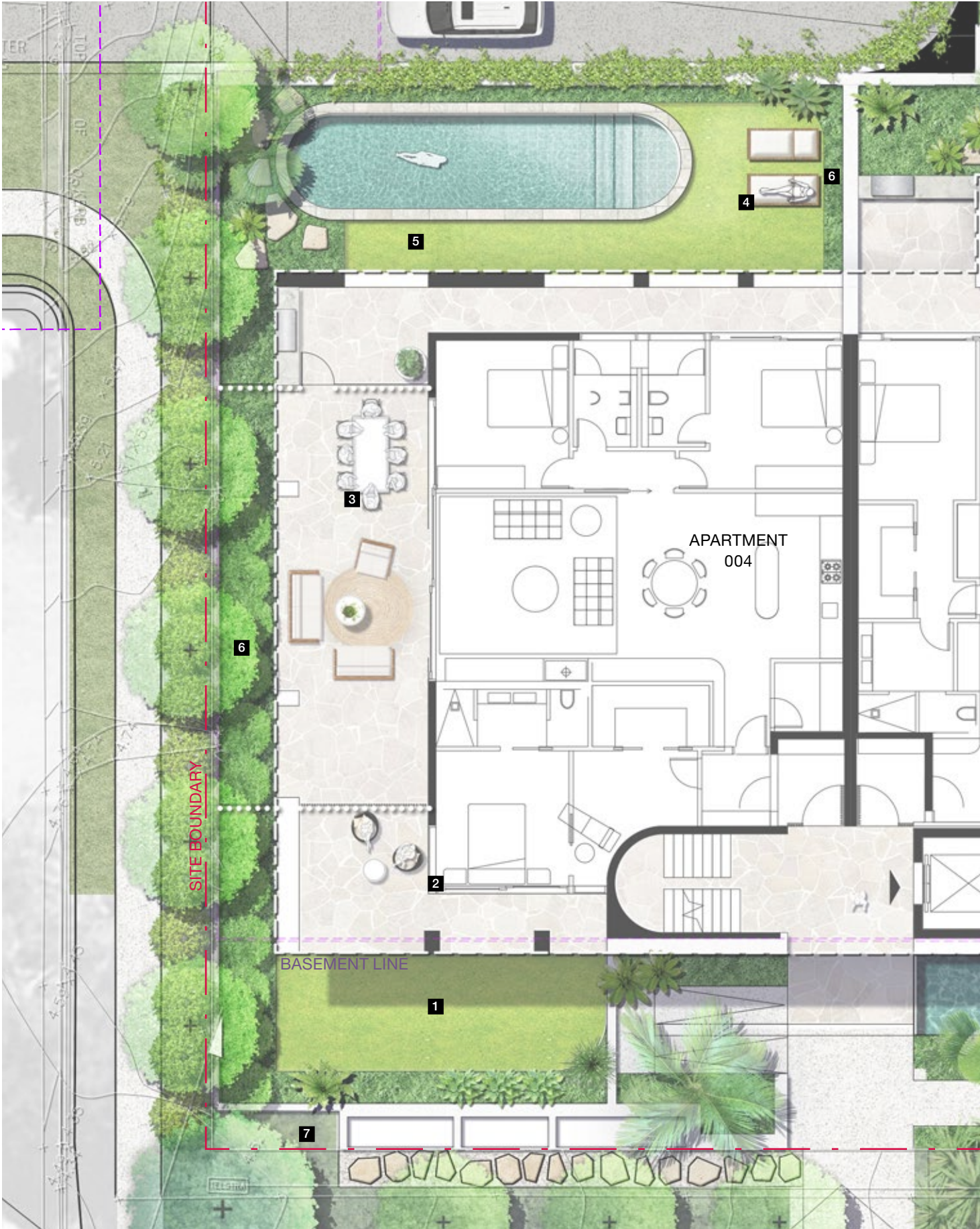
Apartment 002 Legend

- 1 Private Front Courtyard Entry into Garden
- 2 Concrete format steppers in turf leading to Covered Outdoor Living space
- 3 Planting to edge of turf area
- 4 Private Back Courtyard Access
- 5 450mm high seating wall
- 6 Circular step to access raised garden area
- 7 Organic Steppers through garden to pool - informal access
- 8 Screening shrubs and climbing species to wall
- 9 Garden bed to front of wall for additional screening to Shirley Street footpath



3.6 Private Courtyard Plans - Units 003 & 004

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Date: 16 October 2023



Key Plan | Ground Level

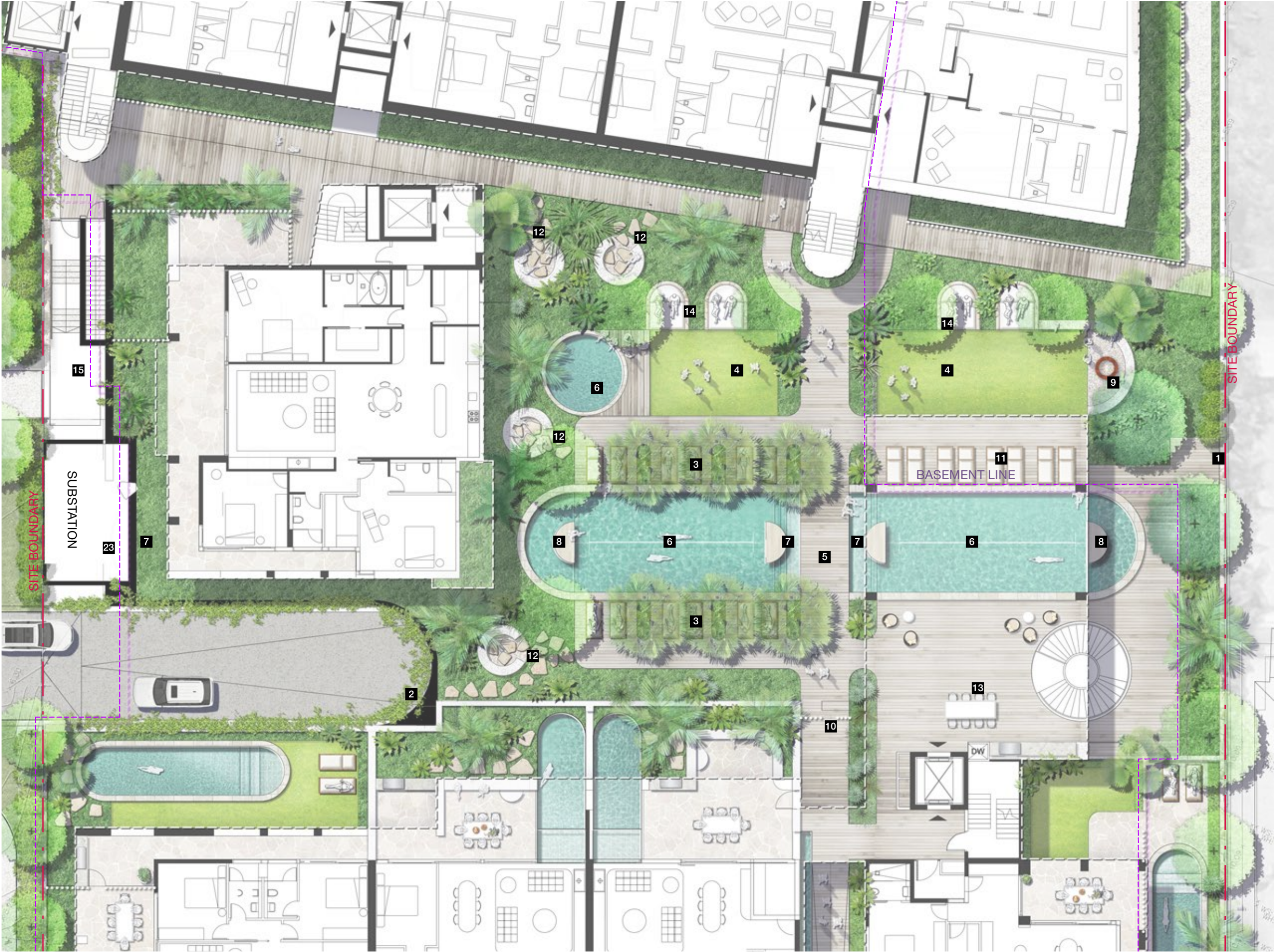
Apartment 003 Legend

- 1 Private Front Entry into Garden
- 2 Concrete format steppers in turf leading to Covered Outdoor Living space
- 3 Garden bed to front of wall for additional screening to Shirley Street footpath
- 4 450mm high seating wall
- 5 Circular step to access raised garden area
- 6 Organic Steppers through garden to pool - informal access
- 7 Screening shrubs and climbing species to wall

Apartment 004 Legend

- 1 Open lawn area
- 2 Covered Outdoor Living space
- 3 Pool fencing with gate
- 4 Enclosed Pool zone
- 5 Organic Steppers through garden to pool - informal access
- 6 Screening shrubs and climbing species to boundary wall
- 7 Garden bed to front of wall for additional screening to Shirley Street footpath + Milton Street footpath





Key Plan | Ground Level

- Legend**
- 1 Boundary wall
 - 2 Curved Basement entry with spilling plants
 - 3 Livistona palms lining pool deck with sun loungers between
 - 4 Open lawn area
 - 5 Timber pool deck and walkway
 - 6 Pool
 - 7 Shallow pool platforms at pool entries
 - 8 Pool islands forming 10m lap zone
 - 9 Gravel Patio with firepit
 - 10 Fence/gate to Communal space entries
 - 11 Sunloungers
 - 12 Organic steppers leading to seating are tucked into garden bed
 - 13 Dining area
 - 14 Built in sunlounges



Landscape Design
3.8 Apartments 005 - 009 Plan

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DA No. 10.2022.371.1
Date: 16 October 2023



Key Plan | Ground Level

- Legend
- 1 Open lawn area
 - 2 Enclosed Pool Area
 - 3 Cascading planting to boundary wall
 - 4 Boundary wall
 - 5 Seating wall
 - 6 Maintenance access path
 - 7 3m Sewer Easement (TBC)
 - 8 Fence/Screen with gated entry to apartments 005-009
 - 9 Garden beds to front of screens for increased privacy
 - 10 Internal entry foyer
 - 11 Feature Livistonas to boundary
 - 12 Shrub screening
 - 13 Sunlounges
 - 14 Outdoor kitchen and dining



Landscape Design

3.9 Private Terraces Detail Plan - Unit 005 & Unit 006

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Date: 16 October 2023



Key Plan | Ground Level

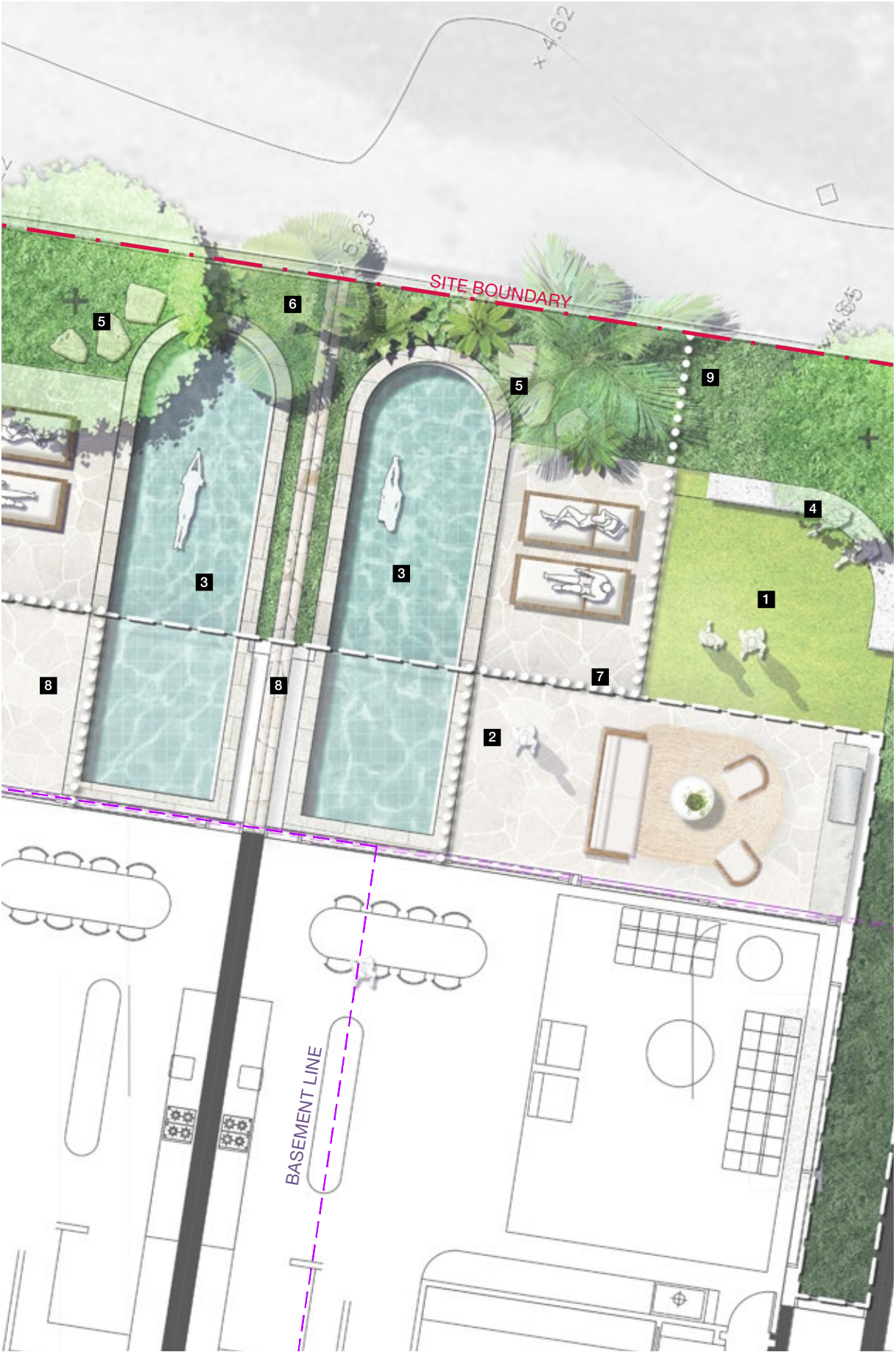
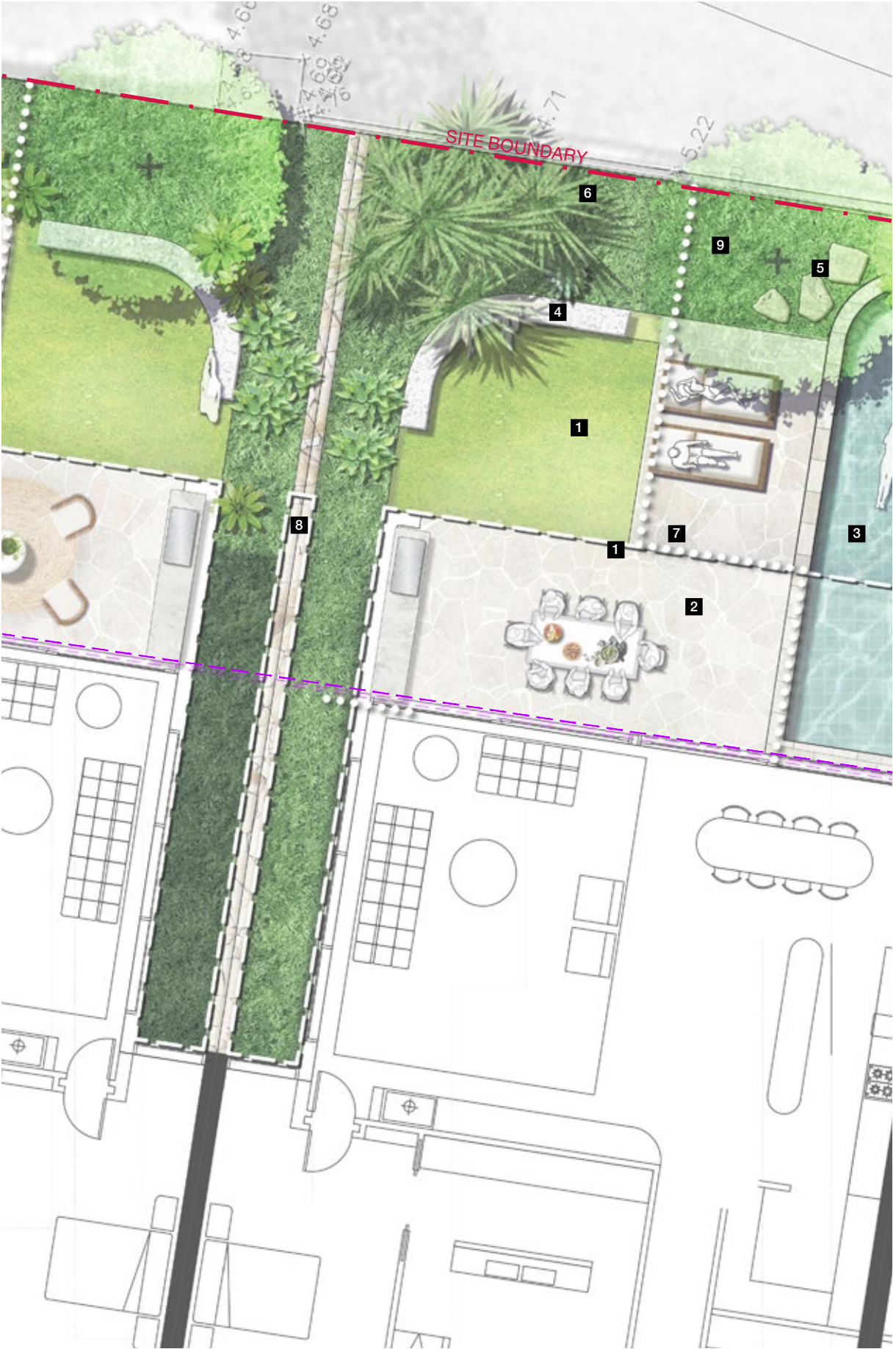
Legend

- 1 Open lawn area
- 2 Enclosed Pool area
- 3 Pool
- 4 450mm high seating wall
- 5 Feature steppers in garden for informal pool access
- 6 Landscape Buffer to boundary
- 7 Pool fence
- 8 Feature stone dividing wall between residents
- 9 Mix of palms and shade trees to terrace edges



3.10 Private Terraces Detail Plan - Unit 007 & 008

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APPROVED PLAN
DA No. 10.2022.371.1
Date: 16 October 2023



Key Plan | Ground Level

- Legend**
- 1 Open lawn area
 - 2 Enclosed Pool area
 - 3 Pool
 - 4 450mm high seating wall
 - 5 Feature steppers in garden for informal pool access
 - 6 Landscape Buffer to boundary
 - 7 Pool fence
 - 8 Feature stone dividing wall between residents
 - 9 Mix of palms and shade trees to terrace edges



- 1 Open lawn area
- 2 Enclosed Pool area
- 3 Pool
- 4 450mm high seating wall
- 5 Feature steppers in garden for informal pool access
- 6 Landscape Buffer to boundary
- 7 Pool fence
- 8 Feature stone dividing wall between residents
- 9 Mix of palms and shade trees to terrace edges

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DA No. 10.2022.371.1
Date: 16 October 2023

04

Sections & Elevations

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DA No. 10.2022.371.1
Date: 16 October 2023

Sections
4.1 Elevation 01



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DA No. 10.2022.371.1
Date: 16 October 2023

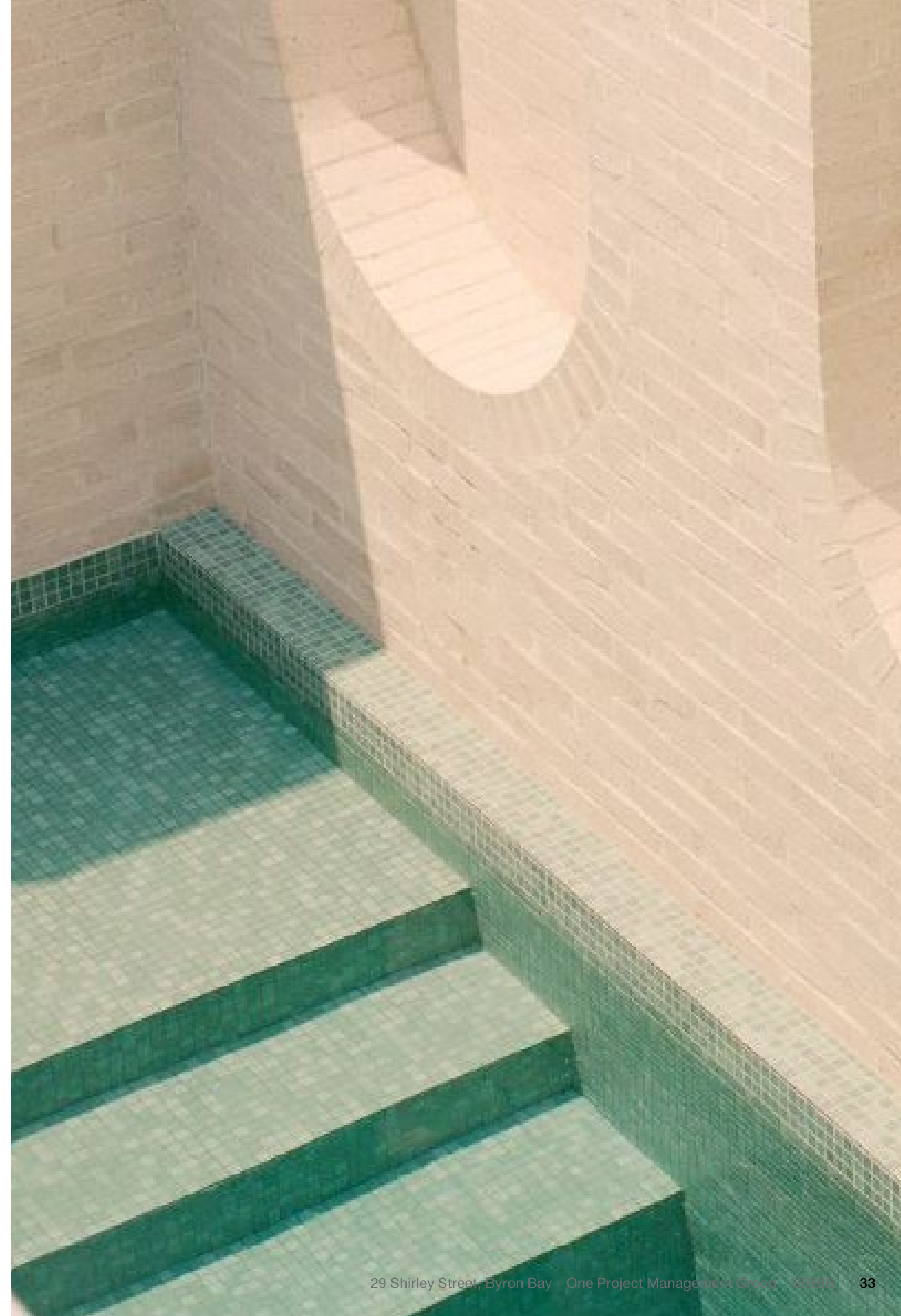


Key Plan | Level 1

Legend

- 1 Screen planting to boundary
- 2 Daybed nooks with shade structure
- 3 Feature Pandanus tree
- 4 Gravel Patio with fire pit
- 5 Open lawn area
- 6 Central Walkway
- 7 Livistona palms
- 8 Pool

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DA No. 10.2022.371.1
Date: 16 October 2023







Key Plan | *Ground Level*

Legend

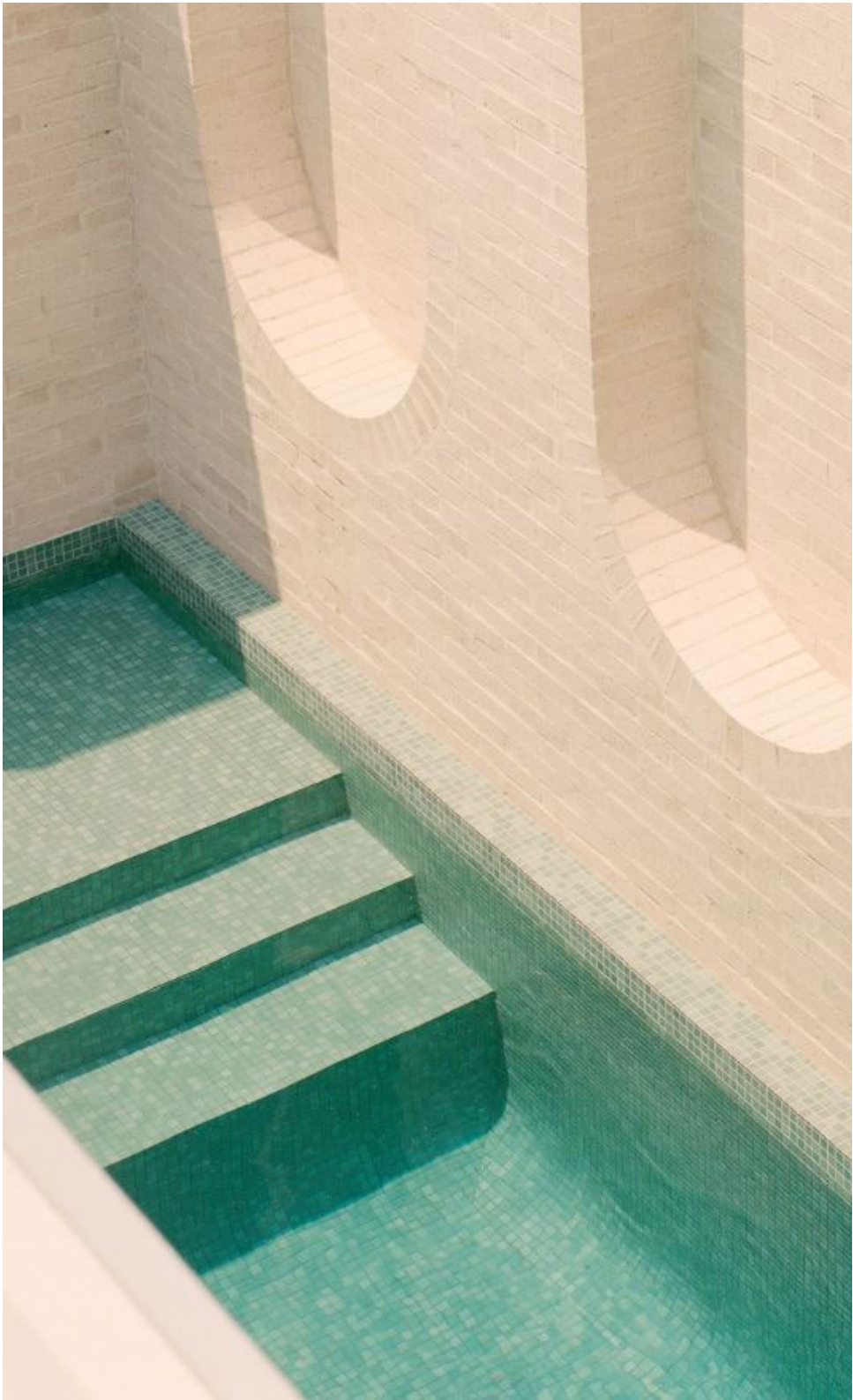
- 1** Private Pool
- 2** Patio with outdoor dining
- 3** 450mm high seating wall
- 4** Spilling plants and coastal succulents to Level 02 edge planters
- 5** Screen planting behind between private garden and communal pool area
- 6** Boundary planting in rear

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DA No. 10.2022.371.1
Date: 16 October 2023

05

Landscape Character

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DA No. 10.2022.371.1
Date: 16 October 2023







Landscape Character

5.3 Planting Character

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Date: 16 October 2023





06

Design Details

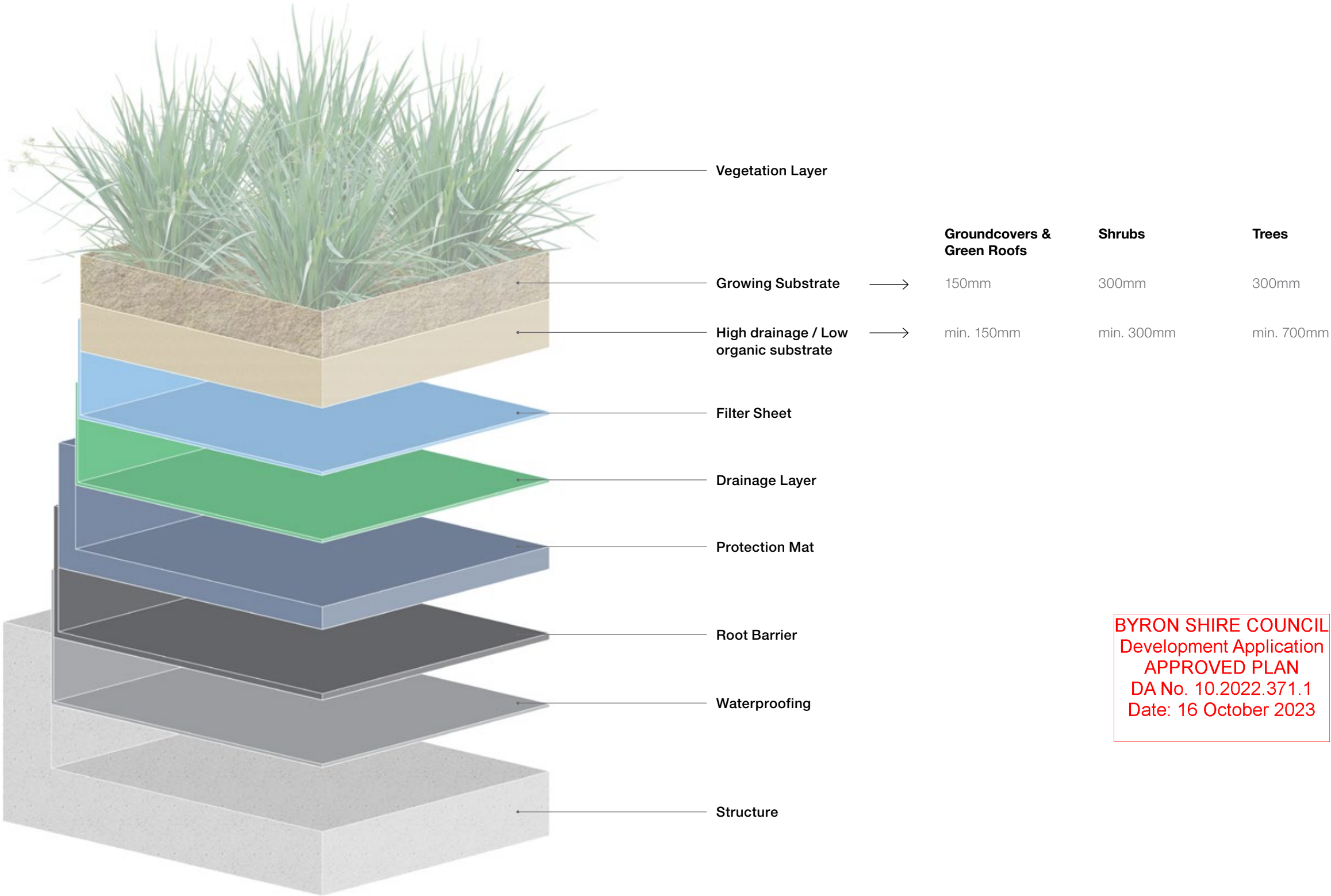
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Date: 16 October 2023

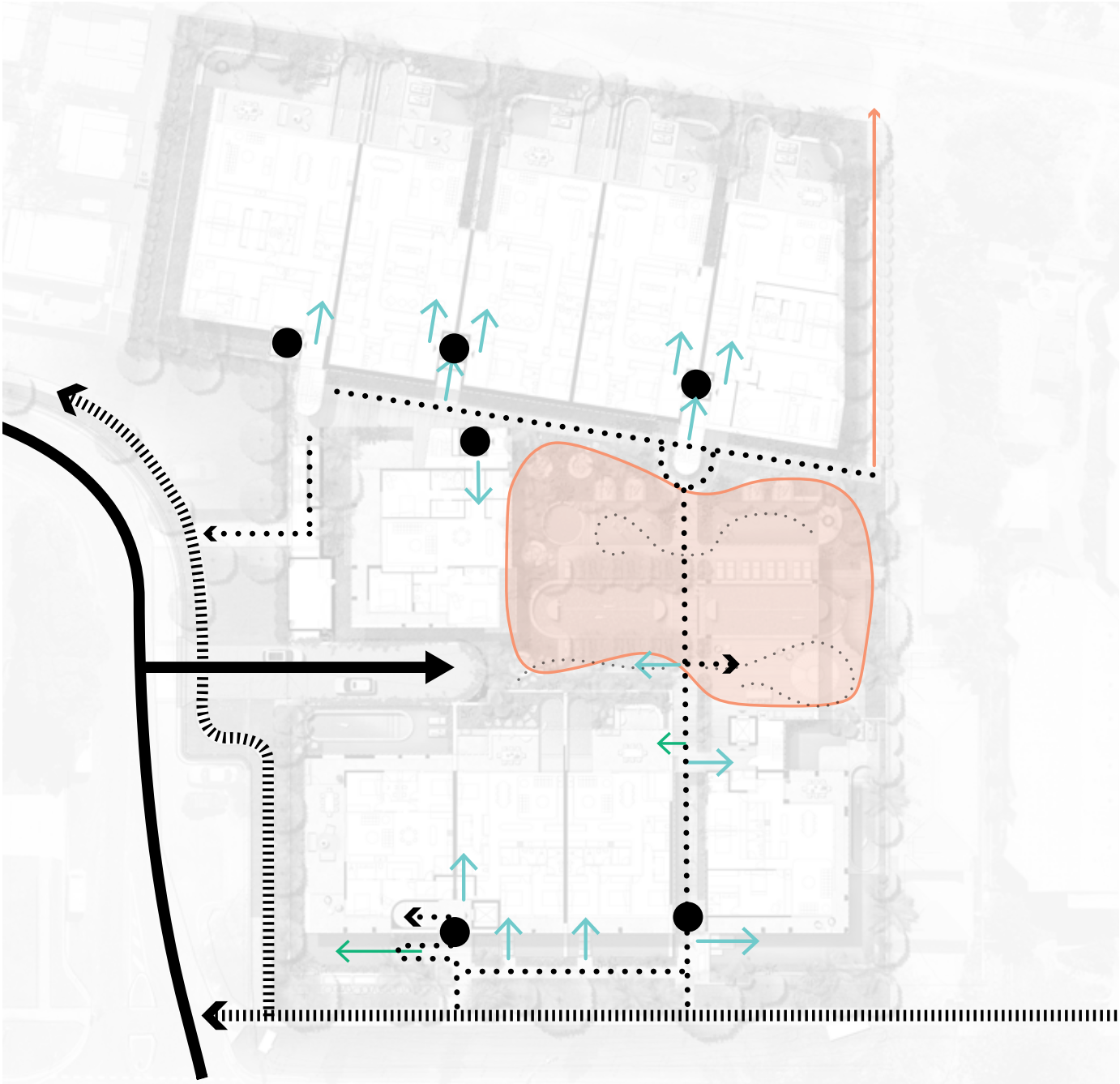
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Date: 16 October 2023



Design Details

6.1 Soil Structure Detail





CIRCULATION

- Legend
- Pedestrian entry / exit
 - ...➔ Pedestrian circulation
 - ||||➔ Streetscape footpath
 - ➔ Vehicular
 - ➔ Private access
 - ➔ Service Entry
 - ➔ Bushfire maintenance access
 - Communal Space (1,392m²)



PLANTING

- Legend
- Deep planting on natural ground (1,384m²)
 - Podium planting — min. 1200mm depth
 - Turf Area on Podium— 250mmm depth
 - Turf Area on Natural Ground— 3m Width



FENCES

- Legend

 - Type 1 — 1800 High Timber batten entry fence
 - Type 5 — 1200 High Pool Fencing
 - Type 1 - Entry Gate
 - Type 2 - Glass Pool Gate
- Type 1 - Private Resident Gate
 - Internal Residence Screening - Timber batten screening



WALLS

- Legend

 - Type 1 — 450mm High Seating Wall - boardform concrete finish
 - Type 2 — 700mm High Feature Wall - stacked dry stone finish
 - Type 3 — 1500mm Feature Entry Walls - bagged brick finish
 - Type 4 — 1800mm High Privacy wall - bagged brick finish
 - Type 5 — 1800mm High Feature Wall - stacked dry stone finish
 - Type 7 — 2000mm Boundary wall - bagged brick finish
 - Type 8 — 2000mm High Solid Concrete Boundary Wall

Design Details

6.3 Structure Diagrams - Level 02



CIRCULATION

- Legend
- Pedestrian entry / exit
 - Pedestrian circulation
 - Private access



PLANTING

- Legend
- Podium Edge planter- 1000mm depth
 - Podium planter pots- 500mm depth min



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APPROVED PLAN
DA No. 10.2022.371.1
Date: 16 October 2023

Design Details

6.4 Tree Planting Diagram - Ground Floor



Legend

-  Proposed Rainforest Canopy Tree
-  Proposed Coastal Feature Tree
-  Proposed Coastal Shade Tree
-  Proposed Coastal Feature Palm
-  Proposed Rainforest Canopy Tree
-  Proposed Rainforest Palms
-  Proposed Coastal Feature Tree

Note: all tree species to come from littoral rainforest palette

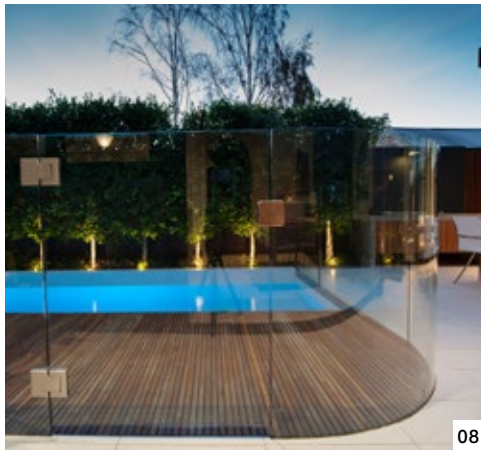
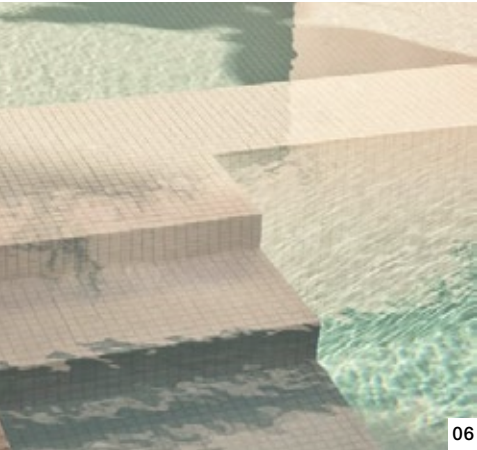
NOTE:
ALL TREE SPECIES AND LOCATIONS
TO BE REVIEWED AGAINST ARBORIST
REPORT - REPLACEMENT TREES TBC
PENDING FURTHER REVIEW

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DA No. 10.2022.371.1
Date: 16 October 2023

Design Details

6.5 Materials Palette

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Date: 16 October 2023



HARDSCAPE		
01	Paving	Timber Decking 200mm wide Accoya Decking
02	Paving	Feature Paving Scala Crazy Paving
03	Wall	Stone Feature Walls Chunky freeform stone walls
04	Paving	Gravel Patio Warm toned pea-gravel
05	Wall Type 1	Concrete Seating Walls Formed white concrete
06	Pool Finish	Internal Pool Tile Sandhill Mosaic tile - Eco Outdoor
SOFTSCAPE		
07	Turf Type 1	Turf Grade A Couch
FENCING		
08	Fence Type 1	Frameless Pool Fence 1200mm high
09	Fence Type 2	Steel Rod Fence 1200mm high

07

Planting Palette

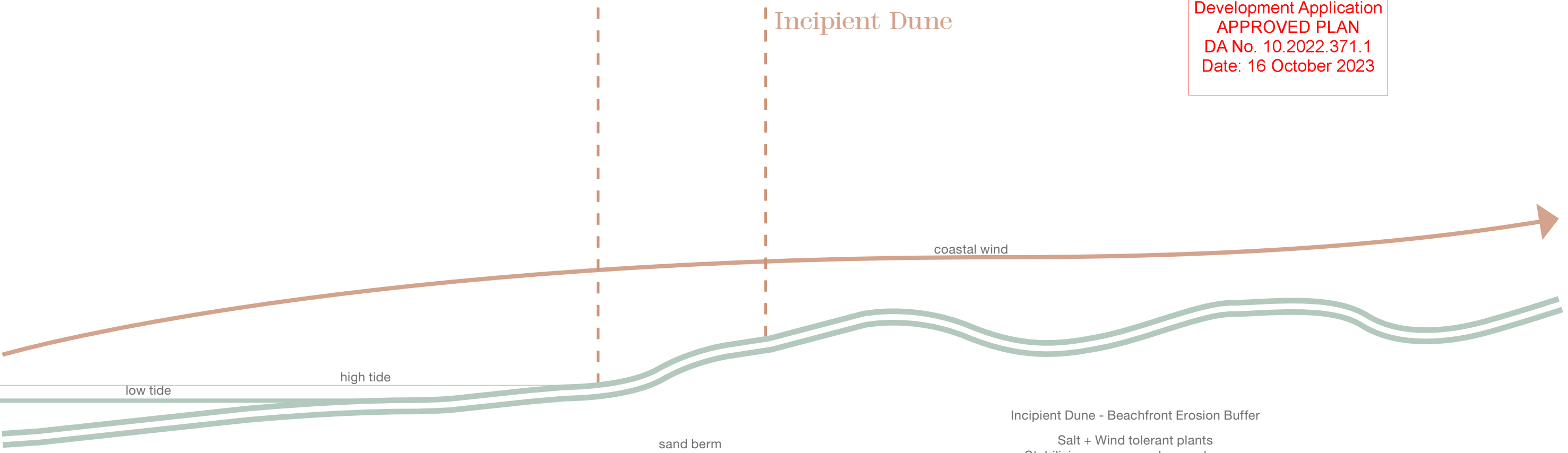
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DA No. 10.2022.371.1
Date: 16 October 2023



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DA No. 10.2022.371.1
Date: 16 October 2023

Planting Palette
7.1 Planting Composition

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DA No. 10.2022.371.1
Date: 16 October 2023



Incipient Dune - Beachfront Erosion Buffer
Salt + Wind tolerant plants
Stabilising grasses and groundcovers
Low planting - high visibility
Undulating groundplain - lots of movement



Established Foredune

Hind Dune

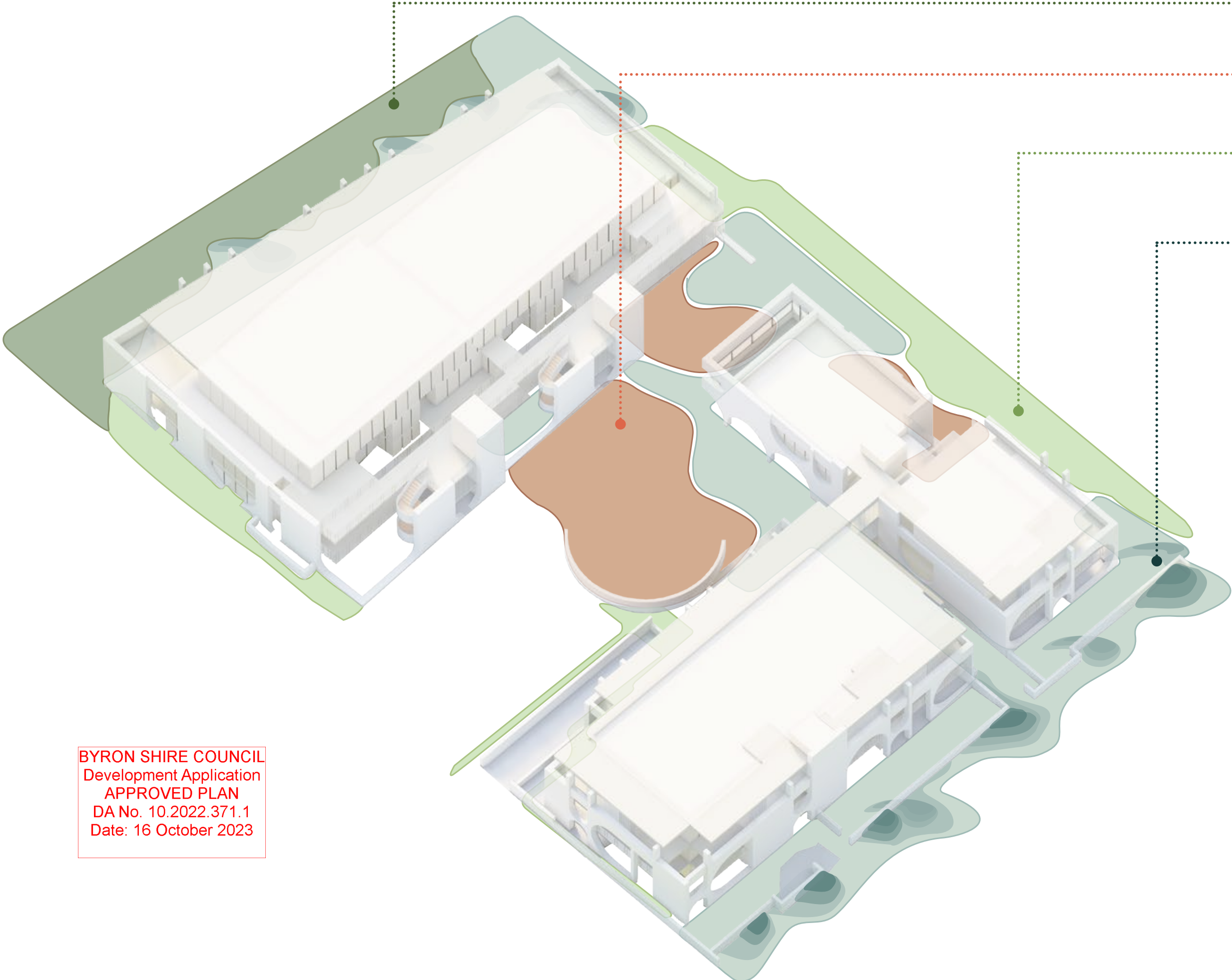


Frontal dune
High exposure to coastal elements
Salt + Wind tolerant shrubs and groundcovers
Open views/sightlines due to plant species that hug the dune slope

Protected rear dune
Lower exposure to coastal elements
Larger shrubs and small trees
that include species more tolerant to wet feet
Canopy and Dune formation create cocoon

Protected Vegetation
Larger Tree species
Coastal forest





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DA No. 10.2022.371.1
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Exposed Incipient Dune



Exposed Foredune

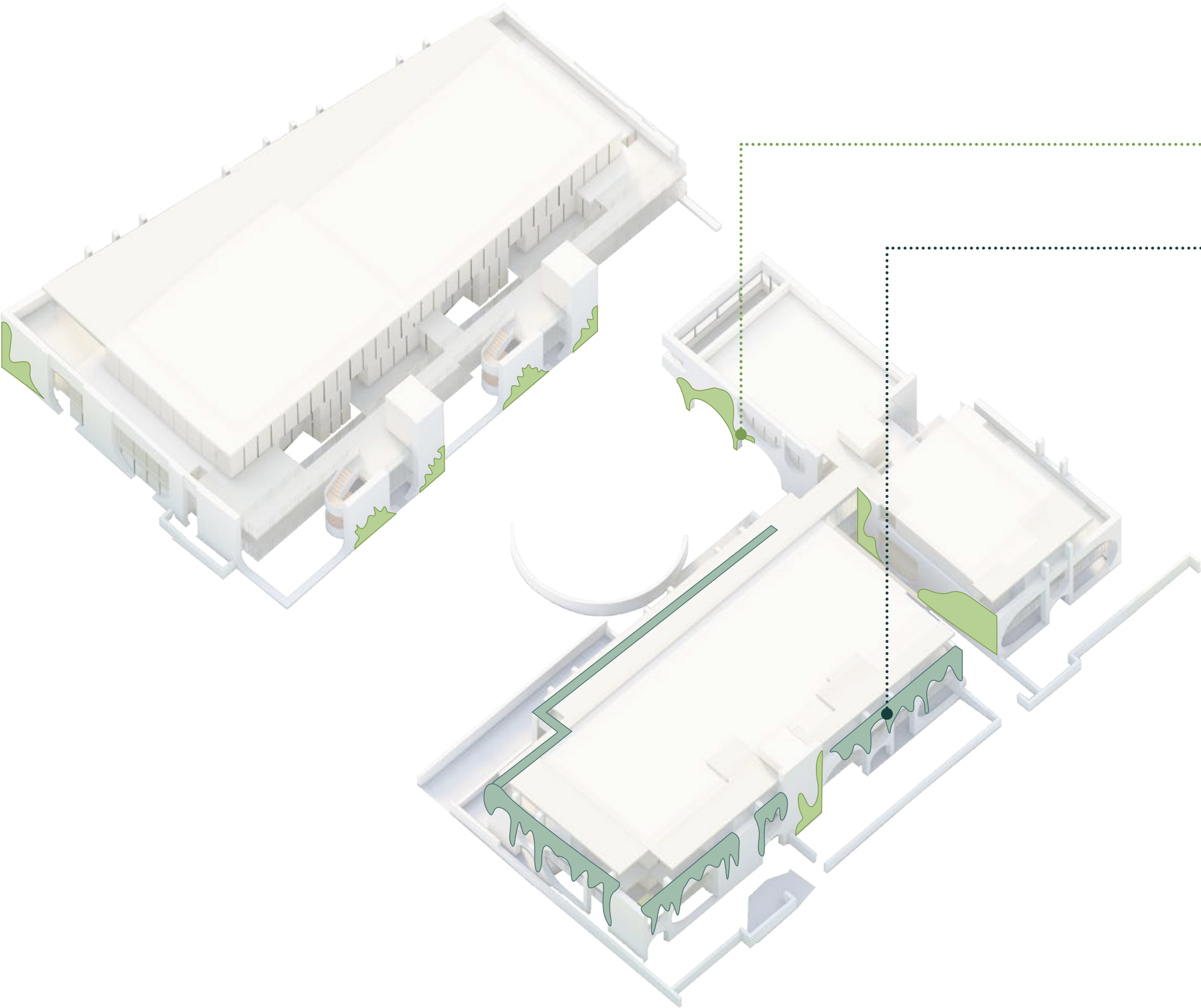


Protected Rear Dune



Hind Dune





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Date: 16 October 2023

Coastal Cascading Species



Climbing



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DA No. 10.2022.371.1
Date: 16 October 2023



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DA No. 10.2022.371.1
Date: 16 October 2023



Livistona australis



Hibiscus tiliaceus



Lomandra verday



Conostylis 'Silver Sunrise'



Myrsine variabilis



Myoporum parvifolium



Melaleuca thymifolia



Lomandra confertifolia



Casuarina glauca



Acmena hemilampra



Acmena smithii



Hoya australis



Parsonsia straminea



Ficinia nodosa



Pittosporum undulatum

Planting Palette
7.4 Palette - Exposed Foredune

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APPROVED PLAN
DA No. 10.2022.371.1
Date: 16 October 2023

Note: The total number of planting will be a mix of 90% native species and 10% exotic species



Banksia aemula



Pandanus tectorius



Cupaniopsis anacardioides



Banksia integrifolia



Cordyline petiolaris



Doryanthes palmeri



Banksia oblongifolia



Callistemon pachyphyllus



Banksia robur



Lomandra longifolia



Leptospermum polygalifolium



Melaleuca nodosa



*Westringia fruticosa 'Zena'



Breynia oblongifolia



Myoporum parvifolium



Pandanus tectorius



Hibiscus tiliaceus



Livistona australis



Alocasia brisbanensis



Eremophila nivea



*Licuala elegans



*Licuala ramsayi



Blechnum cartilagenium



Austromyrtus dulcis



Banksia spinulosa



Asplenium australasicum



Viola hederacea



Dianella caerulea



Cissus antarctica



Anigozanthos flavidus

Planting Palette
Palette - Protected Rear Dune

Note: The total number of planting will be a mix of 90% native species and 10% exotic species



Archontophoenix cunninghamiana



Anigozanthos flavidus



Cordyline congesta



Asplenium australasicum

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Date: 16 October 2023



Dichondra repens



*Zoysia tenuifolia



Pandorea pandorana



Baekea virgata



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DA No. 10.2022.371.1
Date: 16 October 2023



Pandanus tectorius



Hibiscus tiliaceus



Livistona australis



Elaeocarpus obovatus



Elaeocarpus reticulatus



Eremophila nivea



Pittosporum tobira



Blechnum cartilagenium



Westringia fruticosa 'Zena'



Hibbertia scandens



*Asplenium australasicum



Dianella caerulea



Dichondra repens



*Zoysia tenuifolia



Cissus antarctica

Note: The total number of planting will be a mix of 90% native species and 10% exotic species



Polyscias elegans



Baeckea frutescens



Pittosporum undulatum



Acmena smithii



Acmena hemilampra



Cordyline congesta



Asplenium australasicum



Alocasia brisbanensis



Myoporum parvifolium



Melaleuca thymifolia

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