



23 Marine Parade
Byron Bay
NSW, 2481

LANDSCAPE CONCEPT DESIGN

REVISION [A]
NOVEMBER 2024
AWC REF: 241938

DRAWING LIST

NO.	DESCRIPTION	REV.
01	COVER SHEET	A
02	DESIGN VISION	A
03	LANDSCAPE MASTERPLAN	A
04	PLANTING SCHEDULE AND PALETTE	A
05	GENERAL LANDSCAPE CONCEPT DESIGN NOTES	A



Lantern House

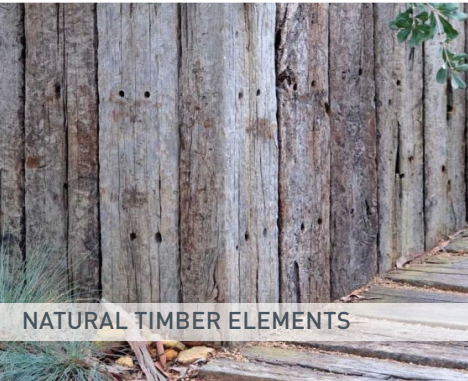
CHARACTER

The landscape design evokes the look and feel of a Far North Littoral Rainforest in a coastal context. By expanding upon the adjacent rehabilitation zones, including the biodiversity and habitat they provide for local fauna, the landscape design not only increases the total area of Littoral Rainforest, but feels appropriate to its context, responding and contributing to the local vernacular. Natural planting structures and materials balance the functional with the aesthetic. Edges are softened. The space feels cool and lush.



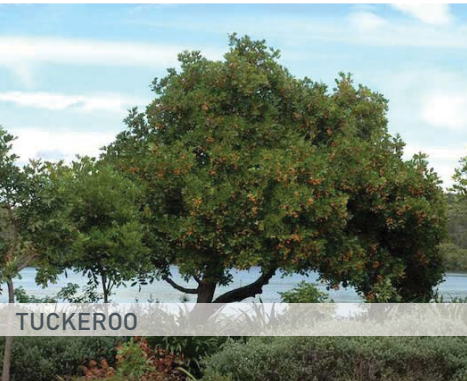
MATERIALITY

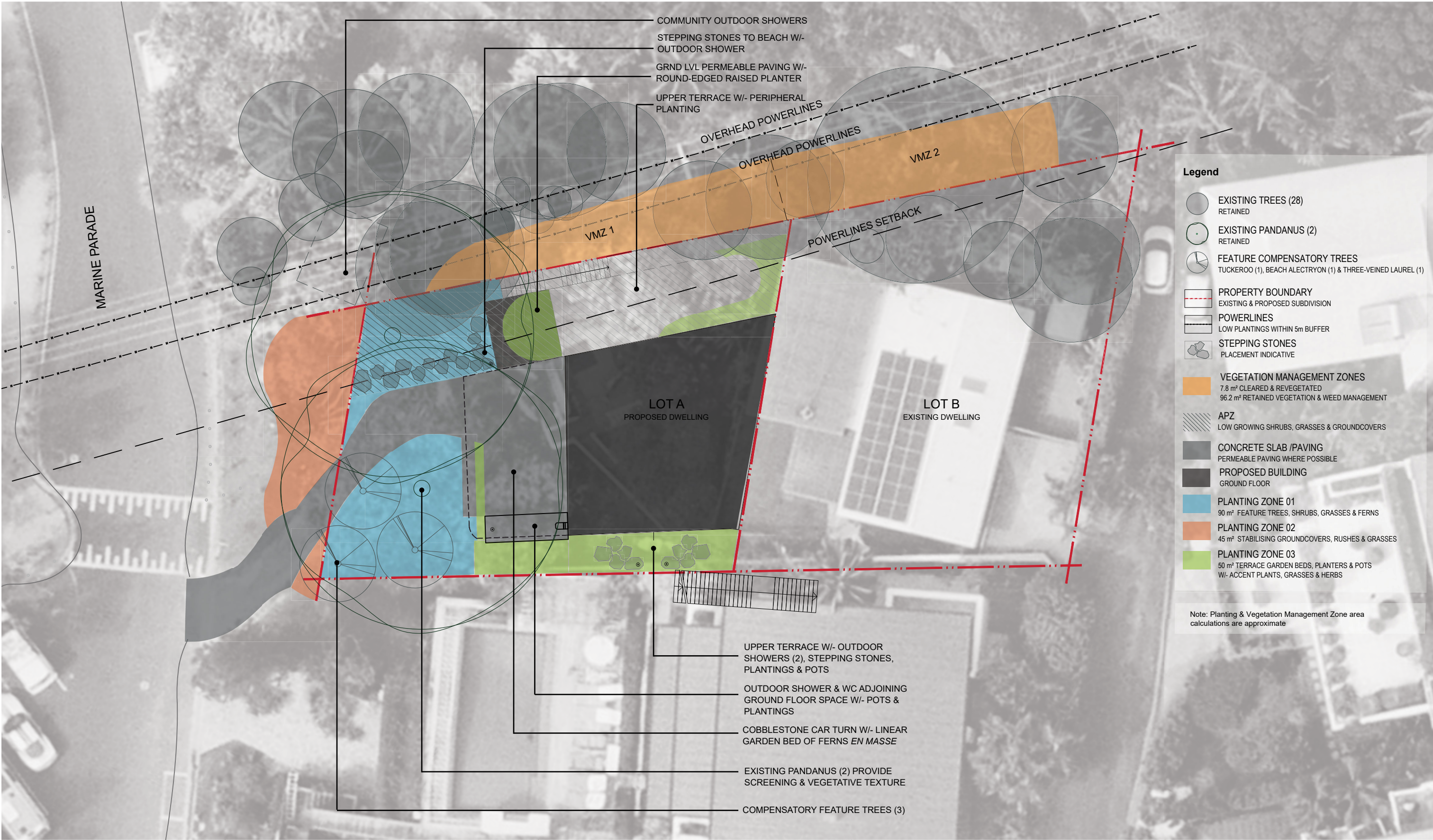
The proposed materials palette consists of the type of natural finishes increasingly typical to the location. Natural timber and stone elements including paved surfaces of cobblestone and exposed aggregate creates a natural but varied texture, reflecting and speaking to the style and language of the surrounding neighbourhood and greater Byron Shire area.



PLANT PALETTE

The plant palette is informed directly by the existing PCT 3122 Far North Littoral Rainforest and retained screening Pandanus trees. Extending the same plant palette of the adjacent rehabilitation zones is a key priority. Compensatory feature trees include the Tuckeroo, Three-veined Laurel and Beech Alectryon typical of this vegetation community area. This low-maintenance endemic plant palette extends the coverage and condition of Littoral Rainforest within the property.

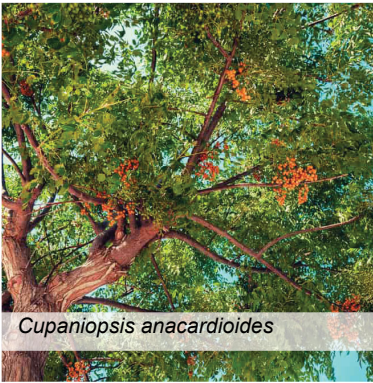




04 PLANTING SCHEDULE AND PALETTE

PLANT SCHEDULE			
PLANTING ZONE 1 - COMPENSATORY FEATURE TREES, SHRUBS, GRASSES & FERNS - 90 m²			
BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
COMPENSATORY FEATURE TREES (100L pot)			
<i>Alectryon coriaceus</i>	Beach Alectryon	3 m	2 m
<i>Cupaniopsis anacardioides</i>	Tuckeroo	15 m	5 m
<i>Cryptocarya triplinervis</i>	Three-veined Laurel	15 m	5 m
SHRUBS (tubestock)			
<i>Breynia oblongifolia</i>	Coffee Bush	3 m	2 m
<i>Cordyline congesta</i>	Narrow Leaved Palm Lily	3 m	1.5 m
<i>Synoum glanduosum</i>	Scentless Rosewood	7 m	2 m
<i>Wilkiea huegeliana</i>	Veiny Wilkiea	4 m	2m
GRASSES & FERNS (tubestock)			
<i>Blechnum cartilagineum</i>	Gristle Fern	1.5 m	1 m
<i>Entolasia stricta</i>	Wiry Panic	.8 m	.8 m
<i>Dianella caerulea</i>	Blue Flax Lily	.9 m	.7 m
Plant 1x each species compensatory feature tree in northwest corner of this zone			
Plant 1x shrub per 5 m2			
Plant 4x grass/fern per 1 m2			
PLANTING ZONE 2 - STABILISING GROUNDCOVER, GRASSES & FERN - 45 m²			
BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
GRASSES + FERNS (Tubestock)			
<i>Lomandra longifolia</i>	Spiny-Headed Mat-Rush	1.2 m	1 m
<i>Doodia aspera</i>	Prickly Rasp Fern	50 cm	2 m
GROUNDCOVER (Tubestock)			
<i>Viola hederacea</i>	Native Violet	5-15 cm	1 m
Plant <i>L.longifolia</i> & <i>D.aspera</i> predominantly in area closer to property boundary			
Plant <i>V.hederacea</i> predominantly in area furthest from boundary			
PLANTING ZONE 3 - TERRACE SCREENING, ACCENT PLANTS & GROUNDCOVER - 50 m²			
BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
SCREENING DWARF TREES (25L)			
<i>Acmena smithii</i> var. Minor	Dwarf Lily Pilly	1-3 m	1.5 m
ACCENT FERNS & LILIES (25L)			
<i>Alocasia brisbanensis</i>	Cunjevoi Lily	1.5 m	3 m
<i>Asplenium australasicum</i>	Bird's Nest Fern	1.5 m	1.5 m
<i>Cordyline petiolaris</i>	Narrow Leaved Palm Lily	5 m	1.5 m
<i>Doodia aspera</i>	Prickly Rasp Fern	50 cm	2 m
GROUNDCOVER (Seed)			
<i>Dichondra repens</i>	Kidney Weed	5-15 cm	2 m
<i>A.australasicum</i> & <i>C.petiolaris</i> in raised planter & pots on terraces for accent			
<i>A.brisbanensis</i> in planters & pots for cooling, softening & screening			
<i>A.smithii</i> in pots on terraces for more dense screening			
<i>D.aspera</i> in ground level linear garden bed			
<i>D.repens</i> around stepping stones @ 10 gms per 1m2			

FEATURE TREES



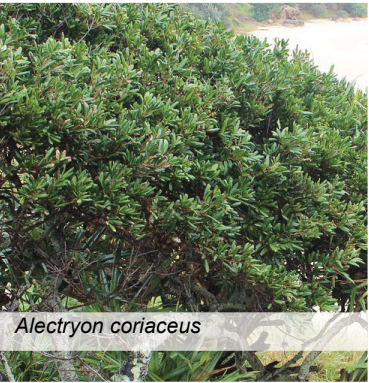
Cupaniopsis anacardioides



Cryptocarya triplinervis



Pandanus tectorius var. australianus



Alectryon coriaceus

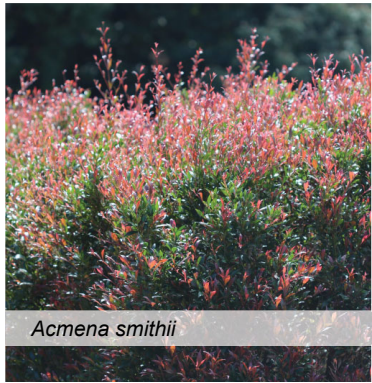
SHRUBS



Breynia oblongifolia



Synoum glanduosum

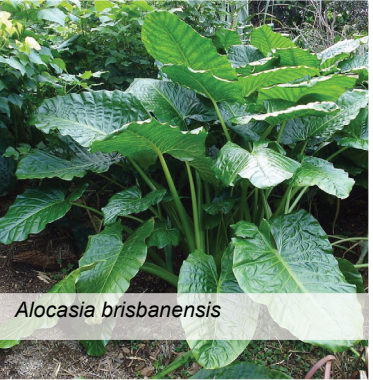


Acmena smithii

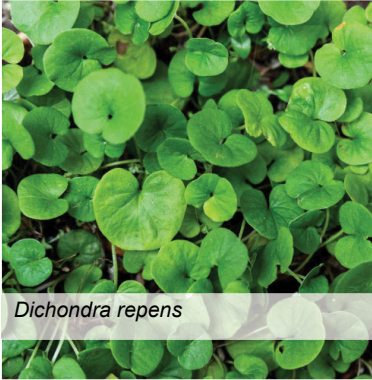


Cordyline congesta

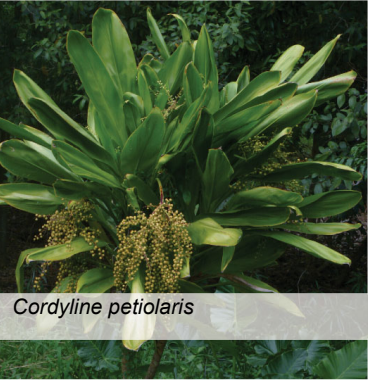
TERRACE PLANTINGS



Alocasia brisbanensis



Dichondra repens

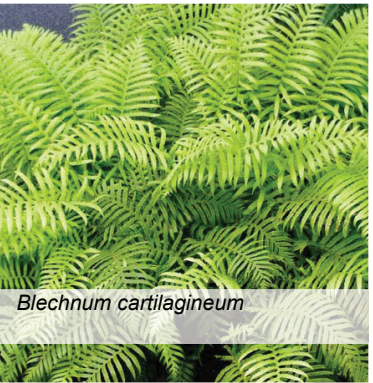


Cordyline petiolaris



Asplenium australasicum

FERNS & GRASSES



Blechnum cartilagineum



Lomandra longifolia



Dianella caerulea



Entolasia stricta

05 LANDSCAPE CONCEPT DESIGN NOTES

OVERVIEW

Australian Wetlands Consulting (AWC) has prepared this Landscape Concept Design on behalf of Town Planning Studio to accompany the proposed development application for 23 Marine Parade, Byron Bay in NSW, located within the Byron Shire Council (LGA).

This Landscape Concept Design extends the approximate total of 104 m² of rehabilitated area within the Vegetation Management Zones by approximately 185 m² (see 03 Landscape Masterplan).

The focus of the Landscape Masterplan is the surrounding landscape and garden terraces of the proposed new dwelling designed by HGA Studio, named Lantern House, situated within LOT A of the 23 Marine Parade site.

LOT A is created via the proposed subdivision of the overall site, also creating LOT B in which an existing dwelling and ancillary structures are situated, as indicated in the conceptual masterplan.

The overarching aim of the Landscape Concept Design is to show at conceptual level, the potential for the proposed design of the landscape at LOT A to extend the same plant palette of the adjacent rehabilitation zones while simultanaeously creating an appropriate landscape design for the architectural style of the new dwelling, the purpose of different areas on site, and the aesthetic of the local area.

This is achieved through the use of species exclusively of the PCT 3122 Far North Littoral Rainforest in all areas of LOT A, including those in the Species List of the Vegetation Management Plan (VMP) and more, as appropriate to each Planting Zone.

This Landscape Concept Design is created with the view that a refinement stage would follow the high level design directives contained herein, including relevant section and detail drawings.

Further information with regard to site preparation, monitoring and maintenance can be sought in the aforementioned VMP.

PLANTING ZONES

The creation of three (3) Planting Zones respond to the overall and specific conditions of demarcated areas within LOT A, including the:

- Asset Protection Zone (APZ)
- Overhead Powerline 5-metre Setback
- Planning for Bush Fire Protection 2019 Guidelines
- Aims & Objectives of the VMP

This section describes each of the three (3) Planting Zones at conceptual level and is supported by the annotated Landscape Masterplan which shows the spatial arrangements with each zone coded by colour.

PLANTING ZONE 01

This zone includes the area either side of the new driveway access from Marine Parade and is coded blue in the Masterplan. The total combined area is approximately 90 m².

The two (2) retained Screw Pines (*Pandanus tectorius* var. *australianus*) and three (3) compensatory feature trees are within this zone; Beach Alectryon (*Alectryon coriaceus*), Tuckeroo (*Cupaniopsis anacardioides*), and Three-veined Laurel (*Cryptocarya triplinervis*).

The combined canopy cover of the three (3) compensatory trees does not exceed the recommended 15% at maturity, particularly with correct maintenance as outlined in the following section.

Planted in the furthest north-west corner of the property boundary, the compensatory trees will additionally adhere to the recommendation of not touching or overhanging the proposed building.

The shrubs, grasses and ferns in this zone are all typical of PCT 3211 Far North Littoral Rainforest and the majority are included in the VMP Species List. Shrubs include Coffee Bush (*Breynia oblongfolia*), Narrow Leaved Palm Lily (*Cordyline congesta*), Scentless Rosewood (*Synoum glanduosum*), and Veiny Wilkiea (*Wilkiea huegeliana*), and are to be planted from tubestock at 1 per 5 m².

Grasses and ferns, including Blue Flax Lily (*Dianella caerulea*), Gristle Fern (*Blechnum cartilagineum*), and Wiry Panic (*Entolasia stricta*), to be planted at 4 per 1 m².

PLANTING ZONE 02

Coded orange in the Masterplan, this approximately 45 m² zone includes the area north of the property boundary interfacing Marine Parade and Watagoes Beach. The VMP recommendation of removing the large amount of weed species Singapore Daisy (*Sphagneticola trilobata*) from this are requires replacement planting.

Spiny-Headed Mat Rush (*Lomandra longifolia*), Prickly Raspy Fern (*Doodia aspera*), and groundcover Native Violet (Viola hederacea) will assist in stabilising soils and maintaining vegetation in this area for public amenity. Forb and fern to be planted from tubestock at 1 per 2 m² predominantly in the area closer to property boundary.

Groundcover, also from tubestock, to be planted predominantly in areas furthest from boundary for aesthetic and practical reasons.

PLANTING ZONE 03

The combined are of this zone is approximately 50 m² in total and includes all upper terraces and garden beds in close proximity to the proposed building. As such, the plant palette in this zone includes mostly low-growing plants, but also includes fleshy-leaved plants suited to the outdoor shower areas adjoining certain quaters of the interior spaces, and accent planting to create textural interest and compliment the architectural design.

Dwarf Lily Pill (*Acmena smithii* var. Minor) are well-suited to screening in this zone, whether in terrace pots and planters, or planted at ground level.

Accent plants and lilies in this zone include Cunjevoi Lily (*Alocasia brisbanensis*), Bird’s Nest Fern (*Asplenium australasicum*), and Narrow Leaved Palm Lily (Cordyline petiolaris).

The Prickly Rasp Fern (*Doodia aspera*) creates a textural quality and groundcover function in addition to the Kidney Weed (*Dichondra repens*). The former planted densely from tubestock at at 1 per m² in the linear bed along the north-west section of the car-turn cobblestone paving creates a textural mass. The latter creates a lush carpet around the stepping stones in the upper terraces, soft enoughfor bare feet in vicinity of the outdoor showers, and is to be planted from seed at 10 gms per 1 m².

INSTALLATION & MAINTENANCE

This Landscape Concept Design has been prepared in accordance with Appendix 4 of the Planning for Bush Fire Protection 2019 Guidelines, including directing the Planting Zones described herein, Planting Palette and placement of plants.

Subsequent steps and stages of the design will also require returning to these requirements, with regard to refining the design, installation and maintenance.

With regard to trees:

- Canopy cover should be less than 15% at maturity
- Should not touch or overhang the building at maturity
- Lower limbs should be removed up to a heigh of 2 , from ground level
- Canopies should be separated by 2-5 m
- Preference should be given to smooth barked and evergreen species

With regard to shrubs:

- Large discontinuities or gaps in the vegetation to act as minor fire breaks
- Not to be located directly under trees
- Should not form more than 10% groundcover
- Separated from exposed windows and doors

More general measures are covered in the following subsections.

PLANTING

Planting methods will include but not be limited to the following steps:

- Mulch with weed-free materials if required i.e., site tub grinds or tea tree mulch
- Digging a hole that is deeper and wider than the tube or pot
- Addition of terraform as required. Notably, if planting occurs in drier seasons
- Backfill the hole ensuring no smooth surfaces and create a water dish
- Water in thoroughly and install a tree guard or other protection measures if neccessary

SOIL

Planting mixture to be a homogenous blend of soil and additives in the following proportions:

- Existing site soil if suitable or imported topsoil 50% Compost 30% Sand 20%

Soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with Australian Standards (AS4419 - Soils for Landscaping).

WATERING

Watering will occur as needed, considering factors such as weather conditions, soil moisture levels, and the specific requirements of the plant species.


Regular monitoring will be conducted to assess the hydration needs of the plants, allowing for adjustments in the watering frequency and volume as necessary. This approach will help maintain optimal growing conditions and support the long-term health and sustainability of the plantings.

Further details of irrigaton design and installation are to form subsequent stages of the design process.

REPUTABLE CONTRACTORS

Outlined below is a list of local, reputable contractors that hold Conservation and Land Management (Natural Area Restoration and Management) Certificate III or equivalent and a minimum of 1000 hours of bush regeneration experience:

- www.eastcoastbushregeneration.com
- www.futureforests.com.au
- www.bushrestoration.com.au
- www.envite.org.au

LANDSCAPE ARCHITECT		ADDRESS		GENERAL NOTE		COUNCIL		PROJECT		NORTH		DRAWN		CHECKED			
		25 LESLIE ST, BANGALOW NSW 2479 AUSTRALIA		Copyright remains the property of Australian Wetlands Consulting Pty Ltd. Use only dimensions. Any other required dimensions are to be referred to and supplied by the landscape Architect. All discrepancies to be referred to the project manager and Australian Wetlands Consulting Pty Ltd prior to construction. Ensure compliance with the building code of Australia and all relevant Australian Standards and Authorities.		BYRON SHIRE COUNCIL		LANTERN HOUSE				LC		SS			
						CLIENT		ADDRESS				SCALE		DATE		JOB NO.	
						TOWN PLANNING STUDIO		23 MARINE PARADE				AS SHOWN		NOVEMBER 2024		241938	
						ARCHITECT						STAGE				ISSUE	
						HGA STUDIO						CONCEPT DESIGN				A	