

LANDSCAPE PLAN

NOTE
PLAN TO BE READ IN CONJUNCTION WITH:
ARCHITECTURAL PLANS BY MARIHAM-LEE ARCHITECTURE
BASIX REPORT

COMPLIANCE - PROPOSED SECONDARY DWELLING

BASIX COMPLIANCE

MIN. AREA OF INDIGENOUS OR
LOW WATER SPECIES REQUIRED:
AREA PROPOSED:
MINIMUM RAINWATER TANK:
RWT PROPOSED:

30M²
35M²
2500 litre
2500 litre

COMPLIES
COMPLIES
COMPLIES

PITWATER 21 DCP C.1.1 LANDSCAPING

MINIMUM TREES REQUIRED:
2 FRONT, 1 REAR
LOCAL TREES PROPOSED:
FRONT: 1 BANKSIA INTEGRIFOLIA, 1 TRISTANOPSIS LAURINA
SIDE / BACK: 2 TRISTANOPSIS LAURINA
ALL TREES AND SIZE OF OTHER VEGETATION LOCALLY NATIVE SPECIES:

COMPLIES
COMPLIES
COMPLIES

PITWATER 21 DCP C.1.8 DUAL OCCUPANCY SPECIFIC CONTROLS

MINIMUM 1.5M LANDSCAPING ADJACENT TO DRIVEWAY:
COMPLIES

PITWATER 21 DCP D1.13 LANDSCAPED AREA

REFER TO ARCHITECTURAL PLAN 02 FOR SITE COVERAGE CALCULATIONS

COMPLIANCE- EXISTING MODIFIED DWELLING

PITWATER 21 DCP C.1.1 LANDSCAPING

MINIMUM TREES REQUIRED:
2 IN FRONT + 1 IN REAR
LOCAL TREES PROPOSED FRONT: 2 x BANKSIA SERPATA
SIDE / REAR: 2 BANKSIA SERPATA, 2 TRISTANOPSIS LAURINA
ALL TREES AND 50% OF OTHER VEGETATION LOCALLY NATIVE SPECIES:

COMPLIES
COMPLIES
COMPLIES

PITWATER 21 DCP C.1.8 DUAL OCCUPANCY SPECIFIC CONTROLS

MINIMUM 1.5M LANDSCAPING ADJACENT TO DRIVEWAY:
COMPLIES

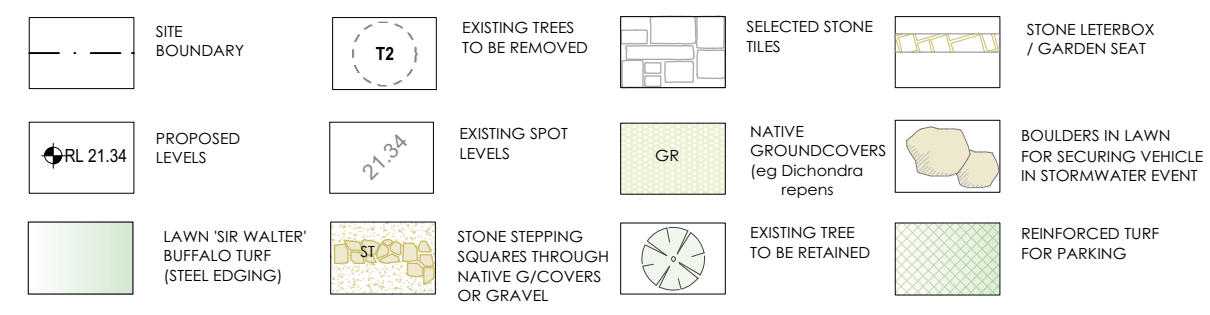
PITWATER 21 DCP D1.13 LANDSCAPED AREA

REFER TO ARCHITECTURAL PLAN 02 FOR SITE COVERAGE CALCULATIONS

BASIX REPORT

MINIMUM RAINWATER TANK: 776 litre PROPOSED
COMPLIES

LEGEND



PLANTING SCHEDULE

SPECIES HAVE BEEN SELECTED ON THE BASIS OF SUITABILITY TO SITE CONDITIONS AND LOCAL LANDSCAPE CHARACTER, WITH A PREFERENCE FOR LOW WATER SPECIES AND LOCALLY INDIGENOUS OR NATIVE SPECIES. WHERE AVAILABLE, SUPPLY LOCALLY INDIGENOUS SPECIES GROWN FROM LOCAL PROVENANCE STOCK.

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	NO	POT SIZE	COMMENTS
TREES						
B	BANKSIA INTEGRIFOLIA	COAST BANKSIA	7m	1	200mm	LOCALLY INDIGENOUS SPECIES
BS	BANKSIA SERPATA	OLD MAN BANKSIA	7m	4	200mm	LOCALLY INDIGENOUS SPECIES
TL	TRISTANOPSIS LAURINA	WATER GUM	6m	5	300mm	LOCALLY INDIGENOUS SPECIES
SHRUBS + ACCENTS						
AC	ALPINA CAERULEA	NATIVE GINGER	1.5m	15	200mm	NATIVE SPECIES
BE	BANKSIA ERICIFOLIA	HEATH BANKSIA	3m	2	200mm	LOCALLY INDIGENOUS SPECIES
BR	BANKSIA ROBUR	SWAMP BANKSIA	1.5m	20	200mm	LOCALLY INDIGENOUS SPECIES
BM	BACHOUSA MYRTIFOLIA	GREY MYRTLE	4m	1	200mm	LOCALLY INDIGENOUS SPECIES
CA	CORREA ALBA	WHITE CORREA	1m	3	200mm	LOCALLY INDIGENOUS SPECIES
Cord	CORDYLINE STRICTA	SLENDER PALM LILY	2m	7	200mm	NATIVE SPECIES
DE	DORYANTHES EXCELSA	GYMEA LILY	1.4m	8	200mm	NATIVE SPECIES
DM	DRAECAENA MARGINATA	MOROCCAN DRAGON TREE	2.5m	2	300mm	NATIVE SPECIES
GPC	GREVILLEA 'PEACHES + CREAM'	SPIDER FLOWER	1.2m	3	200mm	NATIVE SPECIES
HM	HYDRANGEA MACROPHYLLA 'TOKYO DELIGHT'	LACECAP HYDRANGEA	1m	5	200mm	NATIVE SPECIES
LL	LEPTOSPERMUM LAEVIGATUM	COAST TEA TREE	2m	9	200mm	LOCALLY INDIGENOUS SPECIES
PK	PHILODENDRON 'TANAKA'	DWARF PHILODENDRON	0.6m	5	200mm	NATIVE SPECIES
MH	MEALAEUCA HYPERICIFOLIA	RED BOTTLEBRUSH	1.5m	4	200mm	LOCALLY INDIGENOUS SPECIES
PR	PLUMERIA RUBRA	FRANGIPANI	3m	2	transplant	TRANSPLANT FROM EXISTING STOCK
SL	SYZYGIIUM LUHMANNII	SHALL LEAF LILYPILLY	3m	6	200mm	NATIVE SPECIES
VO	VIBURNUM ODORATISSIMUM	SHINY VIBURNUM	2.5m	10	200mm	NATIVE SPECIES
WF	WESTRINGIA FRUTICOSA	COAST ROSEMARY	1m	22	200mm	LOCALLY INDIGENOUS SPECIES
GROUNDCOVERS + PERENNIALS						
BY	BESCHORNERIA YUCCOIDES	MEXICAN LILY	1m	8	200mm	NATIVE SPECIES
CG	CARPOROTUS GLAUDESCENS	PIGFACE	0.2m	10	140mm	LOCALLY INDIGENOUS SPECIES
DR	DICHONDRA REPENS	KIDNEY WEED	0.1m	30	140mm	LOCALLY INDIGENOUS SPECIES
DC	DIANELLA CAERULEA	BLUE FLAG LILY	0.6m	50	140mm	LOCALLY INDIGENOUS SPECIES
IN	ISOLEPSIS NODOSA	KNOBBY CLUB RUSH	0.6m	20	140mm	LOCALLY INDIGENOUS SPECIES
LT	LOMANDRA LONGIFOLIA 'TANAKA'	FINE LEAF MAT RUSH	0.6m	10	140mm	NATIVE SPECIES
LOM	LOMANDRA LONGIFOLIA	SPINY MAT RUSH	0.7m	4	140mm	LOCALLY INDIGENOUS SPECIES
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	climber	4	140mm	NATIVE SPECIES

LANDSCAPE DESIGN PRINCIPLES

TO INTEGRATE DEVELOPMENT WITH STREETSCAPE

SELECTION OF LOCAL AND NON-LOCAL COASTAL SPECIES AIMS TO INTEGRATE THE DEVELOPMENT WITH EXISTING STREETSCAPE AND HARMONISE WITH ADJOINING PROPERTIES.

TO REDUCE THE IMPACT OF THE BUILT FORM

PROVISION OF SCREEN TREES AND SHRUBS WITH A VARIETY OF PLANT HEIGHTS AND TEXTURES DESIGNED TO REDUCE THE IMPACT OF THE BUILT FORM AND PRESENT THE DEVELOPMENT WITHIN A VEGETATED SETTING.

TO PROTECT NEIGHBOUR AMENITY

SCREEN PLANTING HAS BEEN PROVIDED ON BOUNDARIES TO PROTECT NEIGHBOUR PRIVACY.

TO COMPENSATE FOR TREES PROPOSED FOR REMOVAL

LOCAL TREE SPECIES HAVE BEEN PROPOSED TO COMPENSATE FOR TREES IMPACTED BY THE DEVELOPMENT.

TO ENHANCE THE LOCAL ECOLOGY

INCLUSION OF ONLY LOCALLY NATIVE TREES AND MAJORITY OF LOCAL SPECIES SHRUBS ON SITE PROPOSED TO PROVIDE HABITAT AND FORAGING OPPORTUNITIES FOR LOCAL FAUNA AND ATTRACT BIRD LIFE TO SITE.

TO CONTROL SPREAD OF WEEDS

ALL INDIGENOUS AND ENVIRONMENTAL WEEDS SHALL BE REMOVED FROM SITE AND NO WEED SPECIES ARE PROPOSED TO BE PLANTED.

TO PROVIDE A SUSTAINABLE LANDSCAPE OUTCOME

USE OF INDIGENOUS / NATIVE SPECIES AND LOW WATER EXOTIC SPECIES SUITABLY ADAPTED TO SITE CONDITIONS. PROPOSED TO REDUCE NEED FOR SUPPLEMENTARY IRRIGATION.

TO COMPLY WITH BASIX REQUIREMENTS

A MINIMUM OF 35% OF LOCALLY INDIGENOUS OR LOW WATER SPECIES HAVE BEEN PROVIDED TO MEET BASIX COMPLIANCE.

TO COMPLY WITH PITWATER 21 DCP + LEP 2014

DESIGN PROCESS HAS AIMS TO COMPLY WITH OUTCOMES AND CONTROLS OF LOCAL GOVERNMENT PLANNING INSTRUMENTS.

SPECIFICATIONS

ALL WORKS SHALL BE EXECUTED IN ACCORDANCE WITH FUTURE DETAILED SPECIFICATIONS.

TREE PROTECTION

CARE SHALL BE TAKEN DURING ALL WORKS INCLUDING DEMOLITION TO PROTECT TREES ON ADJOINING PROPERTIES INCLUDING ROOTS AND CANOPY AREAS.

LANDSCAPE HARDWORKS

PAVING, DRAINAGE AND ALL SITE CONSTRUCTION SHALL BE EXECUTED BY BUILDER IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS.

SOIL PREPARATION

PLANTING BEDS SHALL BE PREPARED BY REMOVING ALL BULDER'S RUBBLE, WASTE MATERIAL AND WEED MATERIAL. SPREAD 50mm ORGANIC COMPOST OVER PLANTING BEDS PRIOR TO PLANTING AND CULTIVATE INTO TOP 200mm LAYER OF SITE SOIL. DO NOT INTRODUCE ORGANIC MATTER AT DEPTHS GREATER THAN 500mm. PROVIDE AGRICULTURAL DRAINAGE TO AREAS WHERE POOR DRAINAGE IS ENCOUNTERED.

MULCH

IMPORTED SOIL WHERE REQUIRED SHALL BE NATIVE SOIL MIX (LOW 'P') IN AREAS OF LOCAL NATIVE SPECIES.

PLANTING

ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. TREES SHALL BE GROWN TO NATSPEC. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE, AND LOCAL SPECIES SUPPLIED FROM LOCAL PROVENANCE WHEREVER POSSIBLE. DO NOT FERTILIZE LOCAL NATIVE SPECIES.

LAWN

LAWN AREAS SHALL BE GRADED TO PROVIDE SUB-BASE AND SURFACE FALLS TO DRAINS. AGRICULTURAL DRAINAGE SHALL BE INSTALLED TO AREAS WHERE POOR DRAINAGE IS ENCOUNTERED OR ANTICIPATED.

50% WATER BUFFALO SHALL BE LAID ON A MINIMUM BASE OF 100mm QUALITY TURF UNDERLAY. STEEL LAWN EDGING SHALL BE INSTALLED WHERE REQUIRED AT ALL JUNCTIONS OF LAWN AND PLANTING BEDS OR GRAVEL AREAS.

REINFORCED LAWN

AREAS ALLOCATED FOR PARKING / CAR TURNING ON LAWN SHALL BE REINFORCED WITH A PRODUCT EQUAL TO BODDINGTON'S 'GRASS PROTECT' IN (HEAVY) INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

MULCH

COVER PLANTING AREAS OF SITE WITH 75mm 'FOREST FINES' MULCH OR ALTERNATIVE APPROVED MULCH MATERIAL. ENSURE ALL MULCH MATERIAL IS FREE OF WEED SEED AND VEGETATIVE MATERIAL.

FENCING

ALL POOL FENCING SHALL BE COMPLIANT WITH AS 1926.1, 1926.2 AND SWIMMING POOL ACT 1992. EXISTING BOUNDARY FENCES SHALL BE RETAINED AND ANY NEW FUTURE FENCING SHALL BE WILDFIRE PASSABLE.

PATHS + TERRACES

PATHWAYS AND TERRACES SHALL BE STONE TILED TO ARCHITECT'S SPECIFICATIONS. STEPPING PATHWAYS SHALL BE CONSTRUCTED IN MATCHING STONE AND SECURELY LAID ON MORTAR BED WITH GRAVEL OR GROUND COVER JOINTS AS INDICATED ON PLAN.

WEED ERADICATION

ALL NOxious AND ENVIRONMENTAL WEEDS SHALL BE REMOVED FROM SITE AND REGULAR MAINTENANCE UNDERTAKEN TO PREVENT FUTURE INVASION.

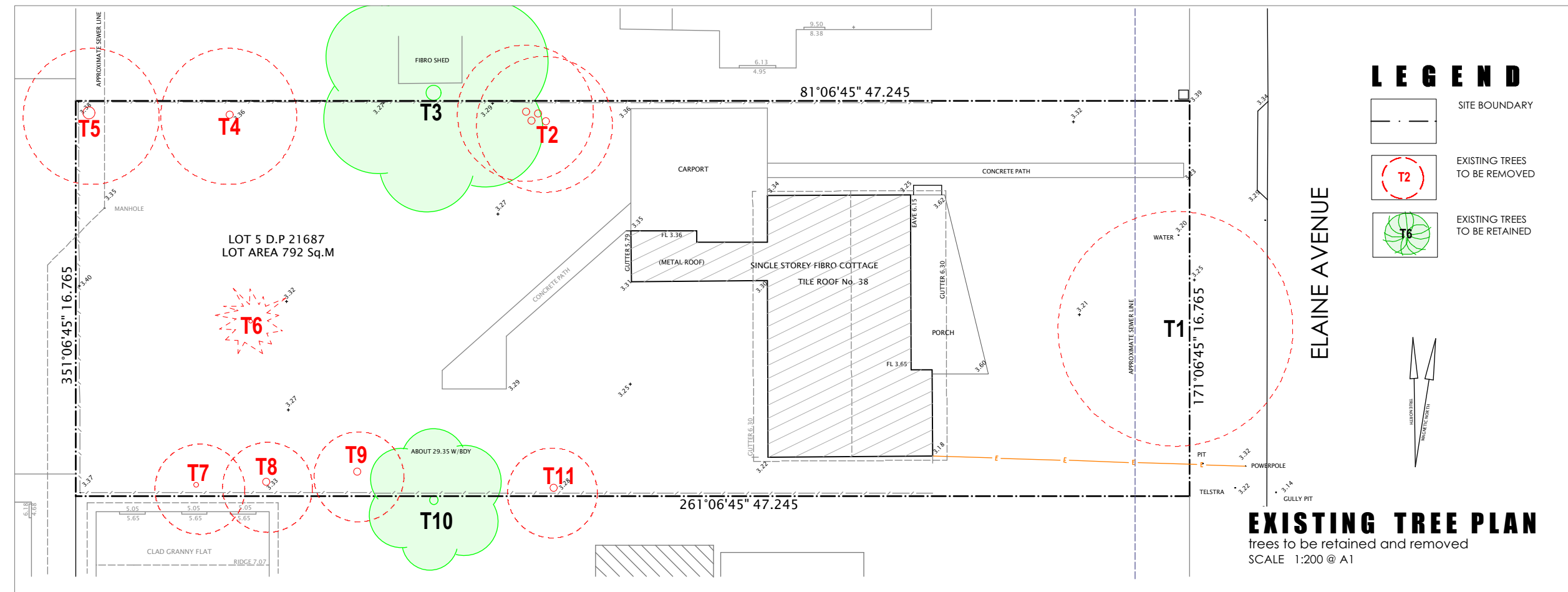
GRAVEL MULCH

GRAVEL MULCH IN FERTILIZABLE PAVING SHALL BE 75mm GOLD DECOMPOSED GRANITE.

PLAN CERTIFICATION

I AM A QUALIFIED REGISTERED LANDSCAPE ARCHITECT AND HORTICULTURIST. I AM AN ASSOCIATE MEMBER OF THE AUSTRALIAN INSTITUTE OF LANDSCAPE ARCHITECTS AND A MEMBER OF THE AUSTRALIAN INSTITUTE OF HORTICULTURE. FURTHER, I AM APPROPRIATELY QUALIFIED TO CERTIFY THIS COMPONENT OF THE PROJECT. I HEREBY STATE THAT THESE PLANS AND DETAILS COMPLY WITH THE PROVISIONS OF PITWATER 21 DCP LANDSCAPING + VEGETATION MANAGEMENT AND PITWATER LEP 2014.

TRISH DOBSON



EXISTING TREE SCHEDULE

TREE NO	SPECIES	COMMON NAME	DBH	HEIGHT	SPREAD	STATUS
T1	ERYTHRINA CRISTA-GALLI	COCKSPUR CORAL TREE	4 x 300mm	10m	10m	REMOVE, EXEMPT SPECIES (DCP B4.22 TABLE 1)
T2	ERYTHRINA CRISTA-GALLI	COCKSPUR CORAL TREE	4 x 250mm	5m	5m	REMOVE, EXEMPT SPECIES (DCP B4.22 TABLE 1)
T3	CINNAMOMUM CAMPHORA	CAMPORHOLAUREL	2 x 350mm	9m	8m	RETAIN + PROTECT, ON ADJOINING SITE
T4	CINNAMOMUM CAMPHORA	CAMPORHOLAUREL	250, 300mm	7m	6m	REMOVE, EXEMPT SPECIES (DCP B4.22 TABLE 1)
T5	LOSTRUM LUCIDUM	LARGE LEAF PRIVET	400mm	9m	7m	REMOVE, EXEMPT SPECIES (DCP B4.22 TABLE 1)
T6	DURANTA ERECTA	GODDEN DEWDROP	multi	2.5m	2m	REMOVE, EXEMPT HEIGHT, (DCP B4.22)
T7	PHOENIX RECLINATA	SENEGAL DATE PALM	200mm	6m	5m	REMOVE, EXEMPT SPECIES (DCP B4.22 TABLE 1)
T8	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	2 x 150mm	7m	5m	REMOVE, ADVERSELY IMPACTED BY PROPOSAL
T9	ERYTHRINA CRISTA-GALLI	COCKSPUR CORAL TREE	350mm	3.5m	4m	REMOVE, EXEMPT SPECIES (DCP B4.22 TABLE 1)
T10	MEALAEUCA QUINQUENERVIA	BROAD LEAF PAPERBARK	350mm	12m	5m	RETAIN + PROTECT, ON ADJOINING SITE
T11	ERYTHRINA CRISTA-GALLI	COCKSPUR CORAL TREE	250mm	4m	4m	REMOVE, EXEMPT SPECIES (DCP B4.22 TABLE 1)

LEGEND

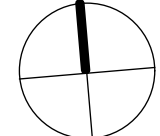


EXISTING TREE PLAN

trees to be retained and removed
SCALE 1:200 @ A1

DEVELOPMENT APPLICATION

GARDEN HOUSE



LANDSCAPE PLAN

1:100 @ A1 SCALE
19.10 DATE
1608 JOB
DA ISSUE

1608 / DA-L01

0m 1m 2m 3m 4m 5m

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