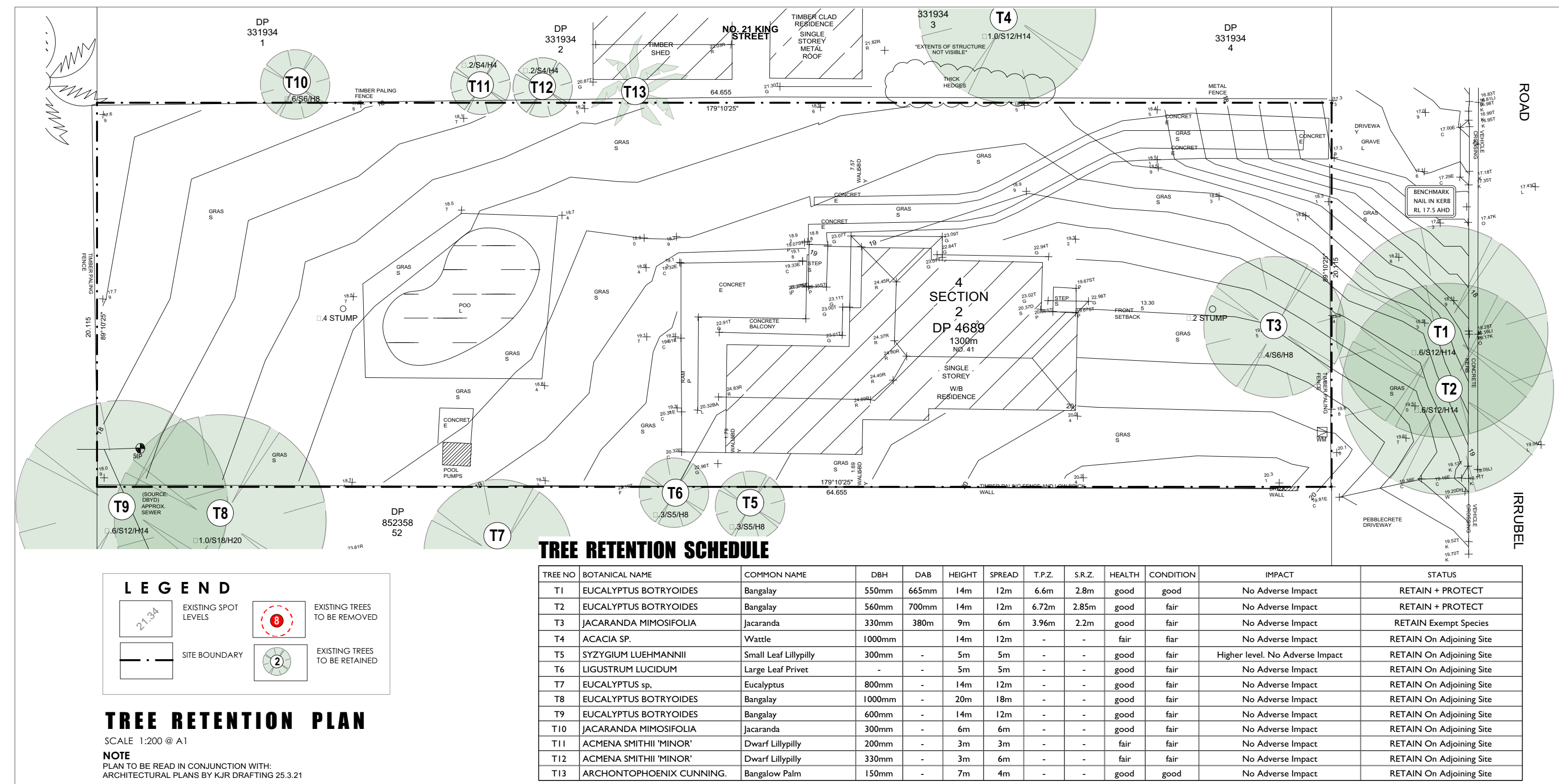


LANDSCAPE PLAN

ground floor plan
 SCALE 1:100 @ A1



LANDSCAPE DESIGN PRINCIPLES

- TO INTEGRATE DEVELOPMENT WITH STREETScape**
 SELECTION OF EVERGREEN NATIVE SPECIES (LOCAL + NON-LOCAL) PROPOSED WITH THE AIM TO INTEGRATE THE DEVELOPMENT WITH EXISTING STREETScape IN A STYLE THAT HARMONISES WITH ADJOINING PROPERTIES AND MAINTAINS THE LITTORAL RAINFOREST CHARACTER OF THE LOCALITY.
- TO REDUCE THE IMPACT OF THE BUILT FORM**
 PROVISION OF TREES AND SCREEN BARRIERS WITHIN FRONT BUILDING SETBACK DESIGNED TO REDUCE THE IMPACT AND SOFTEN THE BUILT FORM PRESENTING THE DEVELOPMENT WITHIN A VEGETATED SETTING. A MINIMUM OF 50% OF THE BUILT FORM SHALL BE SCREENED BY PROPOSED PLANTING.
- TO PROTECT NEIGHBOUR AMENITY + MAINTAIN VIEWS**
 BOUNDARY SCREEN PLANTING HAS BEEN PROVIDED TO PROTECT NEIGHBOUR PRIVACY.
- TO CONSERVE, PROTECT AND ENHANCE THE LOCAL ECOLOGY**
 NO LOCAL TREE OR SHRUB SPECIES ARE PROPOSED TO BE REMOVED FROM THE SITE.
 NO LITTORAL RAINFOREST SPECIES ARE CURRENTLY LOCATED ON THE SITE.
 THE MAJORITY (MIN. 62%) OF NEW SITE PLANTING SHALL BE SOURCED FROM LITTORAL RAINFOREST SPECIES TO ENHANCE FORAGING AND HABITAT OPPORTUNITIES FOR LOCAL FAUNA AND BIRDLife. (DCP B4.6)
 NEW BOUNDARY FENCING WILL BE WILDLIFE PASSABLE. (DCP B4.6)
- TO REPLENISH NEIGHBOURHOOD TREE CANOPY**
 IN ADDITION TO ONE (1) EXISTING TREE, T3 JACARANDA MIMOSIFOLIA, TWO (2) LOCAL TREES ARE PROPOSED TO BE PLANTED TO COMPLY WITH DCP REQUIREMENTS
 1 x ACACIA SMITHII (Lillypill)
 1 x SYNOUM GLANDULOSUM (Scentless Rosewood)
- TO CONTROL SPREAD OF WEEDS**
 ALL NOXIOUS AND ENVIRONMENTAL WEEDS SHALL BE REMOVED FROM SITE AND NO WEED SPECIES PLANTED.
- TO FACILITATE RESPONSIBLE STORMWATER MANAGEMENT**
 RECOMMENDATIONS OF STORMWATER ENGINEER OBSERVED IN LANDSCAPE PLAN.
 SOFT SURFACES HAVE BEEN MAXIMISED TO PROVIDE FOR INFILTRATION OF STORMWATER.
- TO COMPLY DCP CONTROLS + SEPP (COASTAL MANAGEMENT)** COASTAL WETLAND + LITTORAL RAINFOREST
 NO LITTORAL RAINFOREST SPECIES OCCUR ON SITE. NO LITTORAL RAINFOREST SPECIES SHALL BE ADVERSELY IMPACTED BY THE PROPOSED WORKS. (SEPP COASTAL MANAGEMENT)
 62% OF NEW PLANTING SHALL BE SOURCED FROM LOCAL PITTSWATER LITTORAL RAINFOREST SPECIES (DCP B4.6)
 ALL NEW TREE PLANTING SHALL BE LOCAL SPECIES (DCP C.1.1)
 NEW BOUNDARY FENCING WILL REMAIN WILDLIFE PASSABLE. (DCP B4.6)
 PROPOSED BUILT UPON AREA COMPLIES WITH DCP D.10.12 LANDSCAPED AREA
 PROPOSED SOFT LANDSCAPE AREA IS 75% OF SITE (DCP D.10.12)

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 EXISTING TREES (INCLUDING ROOTS AND CANOPY AREA) ON SITE, AND RECORD RESERVE IN ACCORDANCE WITH AS/NZS 4571 Protection of trees on development sites.
 NO UNAPPROVED EXCAVATION SHALL BE UNDERTAKEN WITHIN TPZs OF PROTECTED TREES.

SOIL PREPARATION
 AT GRADE:
 PLANTING BEDS SHALL BE PREPARED BY REMOVING ALL BUILDER'S RUBBLE, WASTE MATERIAL AND WEED MATERIAL. SPREAD 100mm GREENPINE COMPOST OVER PLANTING BEDS PRIOR TO PLANTING AND CULTIVATE INTO TOP 300mm LAYER OF SITE SOIL. DO NOT INTRODUCE ORGANIC MATTER AT DEPTHS GREATER THAN 300mm. CONTRACTOR SHALL UNDERTAKE pH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A RANGE OF 5.5-7.5. IMPORTED SOIL WHERE REQUIRED SHALL BE NATIVE SOIL MIX.

PLANTING
 ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. TREES SHALL BE GROWN TO NATSPEC / AS2383. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE. LOCALLY INDIGENOUS SPECIES SHALL BE SOURCED FROM LOCAL PROVENANCE WHEREVER POSSIBLE. CARE SHALL BE TAKEN WHEN PLANTING WITHIN THE TREE PROTECTION ZONES OF TREES TO BE RETAINED. PLANTING HOLES SHALL BE RELOCATED SHOULD TREE ROOTS BE ENCOUNTERED.

LAWN
 EXISTING LAWN SHALL BE RETAINED OR PALMETTO BUFFALO WILL BE LAID ON A MINIMUM BASE OF 100mm QUALITY TURF UNDERLAY. STEEL LAWN EDGING SHALL BE INSTALLED WHERE REQUIRED AT ALL PERIMETERS OF LAWN AND PLANTING BEDS.

MULCH
 COVER PLANTING AREAS OF SITE WITH 75mm 'FOREST FINE' MULCH OR ALTERNATIVE APPROVED MULCH MATERIAL. KEEP MULCH CLEAR OF TREE + SHRUB TRUNKS. ENSURE ALL MULCH MATERIAL IS FREE OF WEED SEED AND VEGETATIVE MATERIAL.

FENCING
 REFER TO ARCHITECTS PLAN. NEW FENCES SHALL BE WILDLIFE PASSABLE.

WEED MANAGEMENT
 ALL PRIORITY AND ENVIRONMENTAL WEEDS SHALL BE REMOVED FROM SITE. NO WEED SPECIES SHALL BE PLANTED ON SITE.

PLANTING SCHEDULE

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

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	NO	POT SIZE	COMMENTS	LOCAL
TREES							
AS	ACACIA SMITHII	LILLYPILLY	8m	1	300mm	LITTORAL RAINFOREST SPECIES	1
AO	ACHRONYCHIA OBLONGIFOLIA	WHITE ASPEN	7m	3	200mm	LITTORAL RAINFOREST SPECIES	3
PO	PODOCARPUS ELATUS	ILLAWARRA PLUM	7m	4	300mm	LITTORAL RAINFOREST SPECIES	4
SG	SYNOUM GLANDULOSUM	SCENTLESS ROSEWOOD	7m	1	300mm	LITTORAL RAINFOREST SPECIES	1
SHRUBS							
BO	BREYNIA OBLONGIFOLIA	BREYNIA	1m	8	200mm	LITTORAL RAINFOREST SPECIES	8
EO	EUPAMATIA LAURINA	BOLWARRA	3m	2	300mm	LITTORAL RAINFOREST SPECIES	2
RH	RHAPIS EXCELSA	LADY PALM	1.2m	3	300mm	LITTORAL RAINFOREST SPECIES	2
SC	SYZYGIUM 'CASCADE'	CASCADE DWARF LILLYPILLY	1.5m	11	200mm	LITTORAL RAINFOREST SPECIES	11
SR	SYZYGIUM AUSTRALIS 'RESILIENCE'	DWARF LILLYPILLY	2.5m	11	300mm	LITTORAL RAINFOREST SPECIES	11
GROUNDCOVERS + FOLIAGE PLANTS							
AL	ALPINA CAERULEA	NATIVE GINGER	1.2m	7	200mm	LITTORAL RAINFOREST SPECIES	7
AS	ASPENIUM AUSTRALASICUM	BIRDS NEST FERN	0.6m	6	200mm	LITTORAL RAINFOREST SPECIES	6
CI	CISSUS ANTARCTICA	KANGAROO VINE	0.4m	10	150mm	LITTORAL RAINFOREST SPECIES	10
DO	DORYANTHES EXCELSA	GYMEA LILY	1.2m	3	200mm	LITTORAL RAINFOREST SPECIES	3
LO	LOMANDRA LONGIFOLIA	SPINY MAT RUSH	1.2m	22	150mm	LITTORAL RAINFOREST SPECIES	22
VI	VIOLA HEDERACEAE	NATIVE VIOLETS	g/cover	open	any	LITTORAL RAINFOREST SPECIES	any
TOTAL NUMBER OF PLANTS					92		
NUMBER OF LOCAL SPECIES						57 (62%)	

