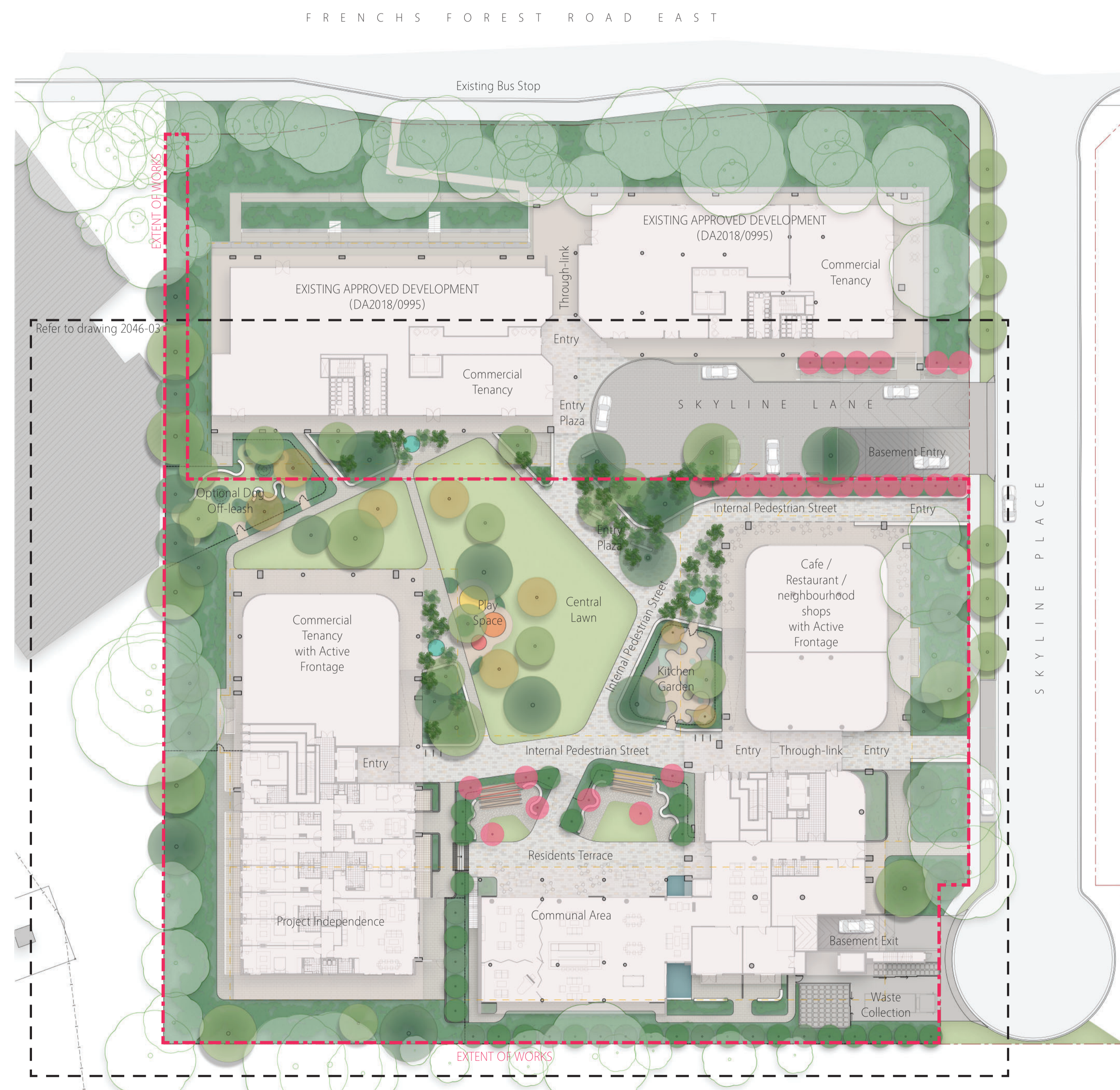


# 'Jardins' Seniors Living Frenchs Forest | Landscape DA Package

## 5 Skyline Place, Frenchs Forest NSW 2086



Site plan - Extent of Landscape DA Works

### Drawing register:

| Drawing No.: | Drawing title:  | Issue: |
|--------------|---|--------|
| 2046-01      | Titlesheet: Drawing Register, General Notes & Extent of Works Plan                | F      |
| 2046-02      | Design Statement, Design Principles, Location Plan                                | F      |
| 2046-03      | Design Intent Diagrams  | F      |
| 2046-04      | Overall Site Plan   | F      |
| 2046-05      | Perspective Images  | F      |
| 2046-06      | Landscape DA Plan 1 of 2 (Groundfloor)  | F      |
| 2046-07      | Landscape DA Plan 2 of 2 (Roof terrace & green roof)                              | F      |
| 2046-08      | Elevation A, Elevation B  | F      |
| 2046-09      | Sectional Elevation C, NSW RFS Asset Protection Zone Requirements                 | F      |
| 2046-10      | Landscape Area Plan, Deep Soil Plan   | F      |
| 2046-11      | Planting DA Plan 1 of 2   Groundfloor building surrounds                          | F      |
| 2046-12      | Planting DA Plan 2 of 2   Buffer zones  | F      |
| 2046-13      | Plant Schedule 1 of 2   Groundfloor Building Surrounds, Green Roof & Roof Terrace | F      |
| 2046-14      | Plant Schedule 2 of 2   Buffer zones  | F      |
| 2046-15      | Existing Tree Canopy Cover Diagram<br>Proposed Tree Canopy Cover Diagram          | F      |

### Project information:

|                            |  |
|----------------------------|--|
| Client:                    | Platino Properties                                 |
| Site:                      | 5 Skyline Place, Frenchs Forest NSW 2086   SP49558 |
| LGA:                       | Northern Beaches Council                           |
| Landscape architect:       | Paddock Studio                                     |
| Architect:                 | PA Studio  |
| Consulting architect:      | Matthew Pullinger Architects                       |
| Wayfinding strategy:       | MAAT Studio  |
| Planner:                   | Platino Properties                                 |
| Arborist:                  | Naturally Trees                                    |
| Surveyor:                  | Chadwick Cheng Consulting Surveyors                |
| Traffic consultant:        | Varga Traffic Planning                             |
| Civil engineer:            | ING Consulting Engineers                           |
| Access consultant:         | Code Performance                                   |
| Bushfire consultant:       | Building Code & Bushfire Hazard Solutions          |
| Geotechnical engineer:     | Douglas Partners                                   |
| Operational PoM:           | Zinnia   |
| Sustainability consultant: | Northrop   |

|                           |  |
|---------------------------|--|
| Site area:                | 7,811 m <sup>2</sup>   |
| Required landscape areas: | DCP requirements: 33.3% of total site area = 2,603.4 m <sup>2</sup>  |
| Total landscape areas:    | 2,830.0 m <sup>2</sup> (36.2%)   |
| Required deep soil areas: | ADG requirements: 15% of total site area = 1,171.6 m <sup>2</sup>  |
| Total deep soil areas:    | >6m width = 1,988.0 m <sup>2</sup> (25.4%)<br><6m width = 531.2 m <sup>2</sup> (6.8%)<br><b>Total deep soil areas provided = 2,519.2 m<sup>2</sup> (32.3%)</b> |

### General notes:

- + Not for construction or pricing.
- + Subject to detailed design and documentation.
- + Subject to Council approvals.
- + Refer to 'PA Architects' documentation for all building works.
- + Refer to engineer documentation for all external services, including stormwater drainage, lighting, hydraulic, mechanical etc.
- + All landscape structures subject to detailed design and engineering design, including fences, walls, pavements, water ponds, balustrades, furniture, shade structures, handrails, signage etc.
- + Planting subject to availability at time of tender and construction.
- + Construction works to include sediment and erosion control fencing along lower boundary to ensure all sediment runoff contained on-site.



## Design Statement

'Jardins Frenchs Forest' will create an active and vibrant senior's community within a lush bushland setting.

An internal shared-use laneway (Skyline Lane) provides a centralised 'street address' for the precinct within a high-quality public realm. This shared-use plaza includes a drop-off/pick-up area and short-term parking for residents and visitors.

The design incorporates a pedestrian circulation network that does not rely on the covered curtilage of the ground floor buildings. Rather, the primary entry to the precinct is centralised adjacent to the driveway entry, via a generous width, pedestrian orientated, open to the sky 'street' that leads through to the central entry plaza and shared-use laneway. From here, residents and visitors can navigate to the clearly defined building entries located around the central lawn. The area adjacent to building entries has been kept deliberately open and decluttered to ensure clear sightlines are maintained throughout the precinct, particularly from the precinct entry and 'entry plaza'. All building entries adjoin the central public open space. Site through-links provide secondary access from Skyline Place and also to Frenchs Forest Road East along the northern boundary.

A wayfinding strategy has been developed in conjunction with the revised landscape design (refer to MAAT documentation). The wayfinding strategy information is organized in a hierarchical manner to assist in creating a legible wayfinding experience, integrated through positioning and materials with the precinct landscape. Where possible sign forms will be applied or attached directly to the building form, or if freestanding, located in garden beds to keep pathways clear. These will be augmented by interpretive and placemaking opportunities that animate the residents experience and usage of the central courtyard and broader public domain. These include pedestrian-scaled placemaking interventions, such as feature sculptural shade structures, public domain furniture or play spaces, in addition to the use of feature vegetation, such as the 'palm groves' located adjacent to active use areas.

The central courtyard and garden spaces will include a mixture of passive and active use destinations that will activate the edges of the central lawn area and contribute to the liveability and amenity of the precinct. The central courtyard area is decluttered, with activity located towards the edges. This includes outdoor fitness stations, a small play space, a pathway circuit around the lawn and a fenced dog off-leash area. Additional communal spaces for residents are located within the upper terrace and will include external spaces to compliment the internal common areas. Groundfloor commercial tenancies, such as a café, restaurant or retail space, will activate the building surrounds through areas of outdoor dining.

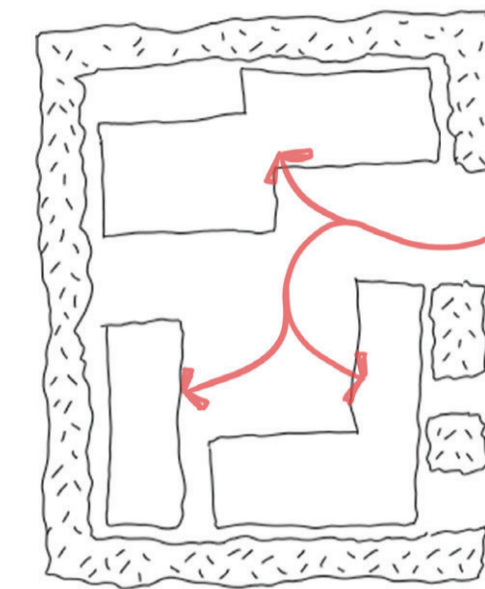
The design enhances the bushland setting, provided by the Garigal National Park, the Wakehurst Parkway wildlife corridor and the Frenchs Forest landscaped road setbacks, through endemic buffer planting areas within a generous, deep soil setback along the western, southern and eastern boundaries. The species selection has been derived from the Northern Beaches Council native species list for the Frenchs Forest Ward. These planted buffer zones include the retention of significant canopy trees.

The bushland character extends through to the central courtyard with large native canopy trees, clusters of native palms and understory planting, grounding the development within its bushland setting. The mixture of tall native palm groves and groupings of large canopy trees will 'green' the central courtyard and provide scale and separation between the new apartment buildings.

The planting within direct proximity to the building surrounds and communal terraces is residential in scale and includes a variety of robust, low maintenance indigenous and non-invasive exotics that will provide interest through form, texture and variation in seasonal colour.

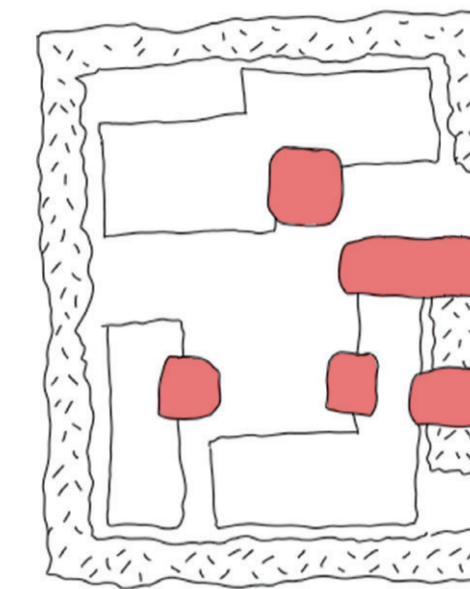
A 'kitchen garden' is proposed within the central courtyard space that will provide residents a space to grow and tend to perennial productive plantings. This will be incorporated within a larger, permanent garden area to integrate it with the broader public domain. A secondary productive garden located on the level 7 terrace will compliment this and provide residents with an additional area for productive plantings.

## Design Principles



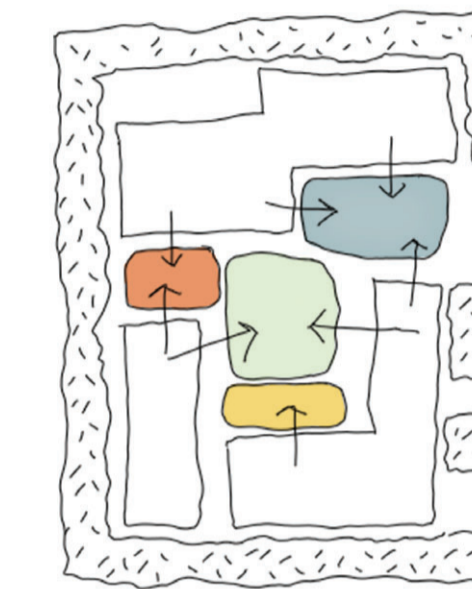
### Provide legible access:

- + Provide a centralised shared use 'street address' for the precinct within a high-quality public realm.
- + Establish a legible pedestrian circulation network that connects the laneway/entry plaza to the broader public realm and building lobbies.



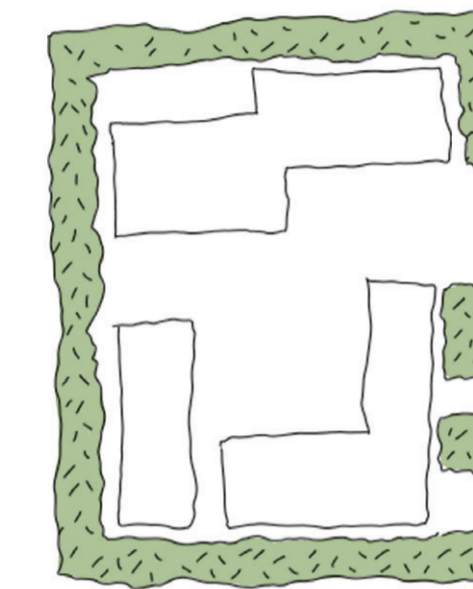
### Ensure legible entries:

- + Ensure all building entries are clearly defined and adjoin a public open space.
- + Ensure clear sightlines are maintained between the precinct entry, 'entry plaza' and the building entries.



### Provide a mixture of activity:

- + The central courtyard and garden spaces are essential to the liveability and amenity of the precinct and should provide a mixture of uses that cater for the residents and visitors.
- + Provide a variety of passive and active use destinations that will contribute to a finer grain public domain.



### Enhance the bushland setting:

- + Enhance the bushland setting provided by the Garigal National Park, the Wakehurst Parkway wildlife corridor and the Frenchs Forest landscaped road setbacks by providing endemic planting in deep soil setbacks at boundaries.
- + Provide a mix of internal garden areas at the residential scale, including productive gardens.

## Location Plan



### Legend:

- Project site.
- Existing commercial and retail.
- Main arterials & transport routes.

Image source: Google 2019.



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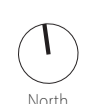
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|--------|----------|-------------------|--------------|
| B      | 11.10.21 | For DA Submission | DW           |
| C      | 14.10.21 | For DA Submission | DW           |
| D      | 22.11.21 | For DA Submission | DW           |
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| F      | 30.11.21 | For DA Submission | DW           |

Project: 'Jardins' Frenchs Forest  
5 Skyline Place Frenchs Forest NSW 2086  
Client: Platino Properties

Title: Design Statement  
Design Principles  
Location Plan

Title: 2046  
Date: 30.11.2021  
Scale: N/A @ A1

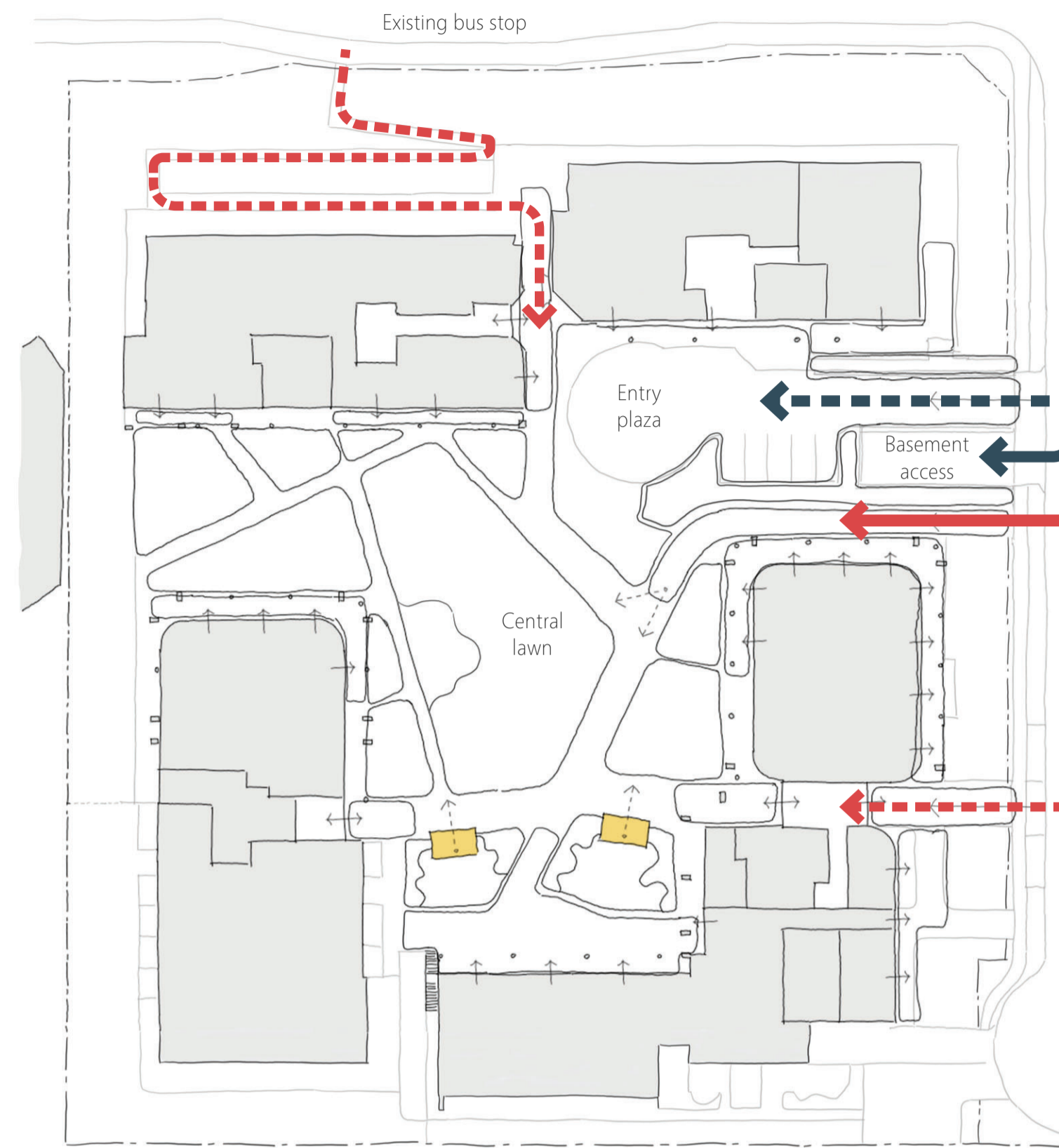
Drawing: 2046-02  
Issue: F





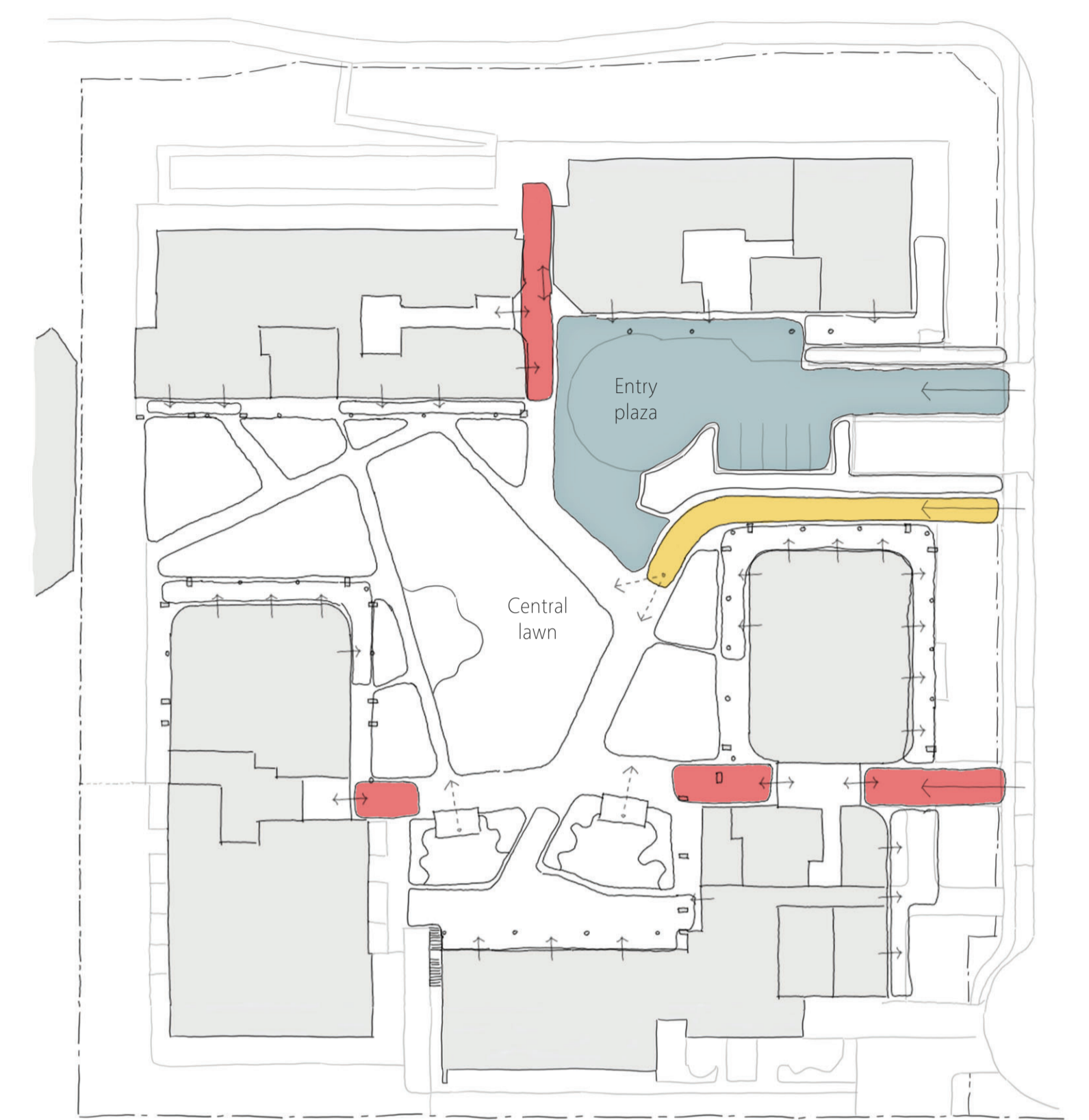
Legible access into the precinct

- Centralised pedestrian access via a clearly delineated, open to the sky pedestrian 'street'.
- - - Secondary pedestrian access via through-links of the buildings.
- - - Vehicle access to the shared use laneway for drop-off / pick-up, short-term parking and emergency services.
- Vehicle access to the basement for residents, visitors, commercial tenancies and services.



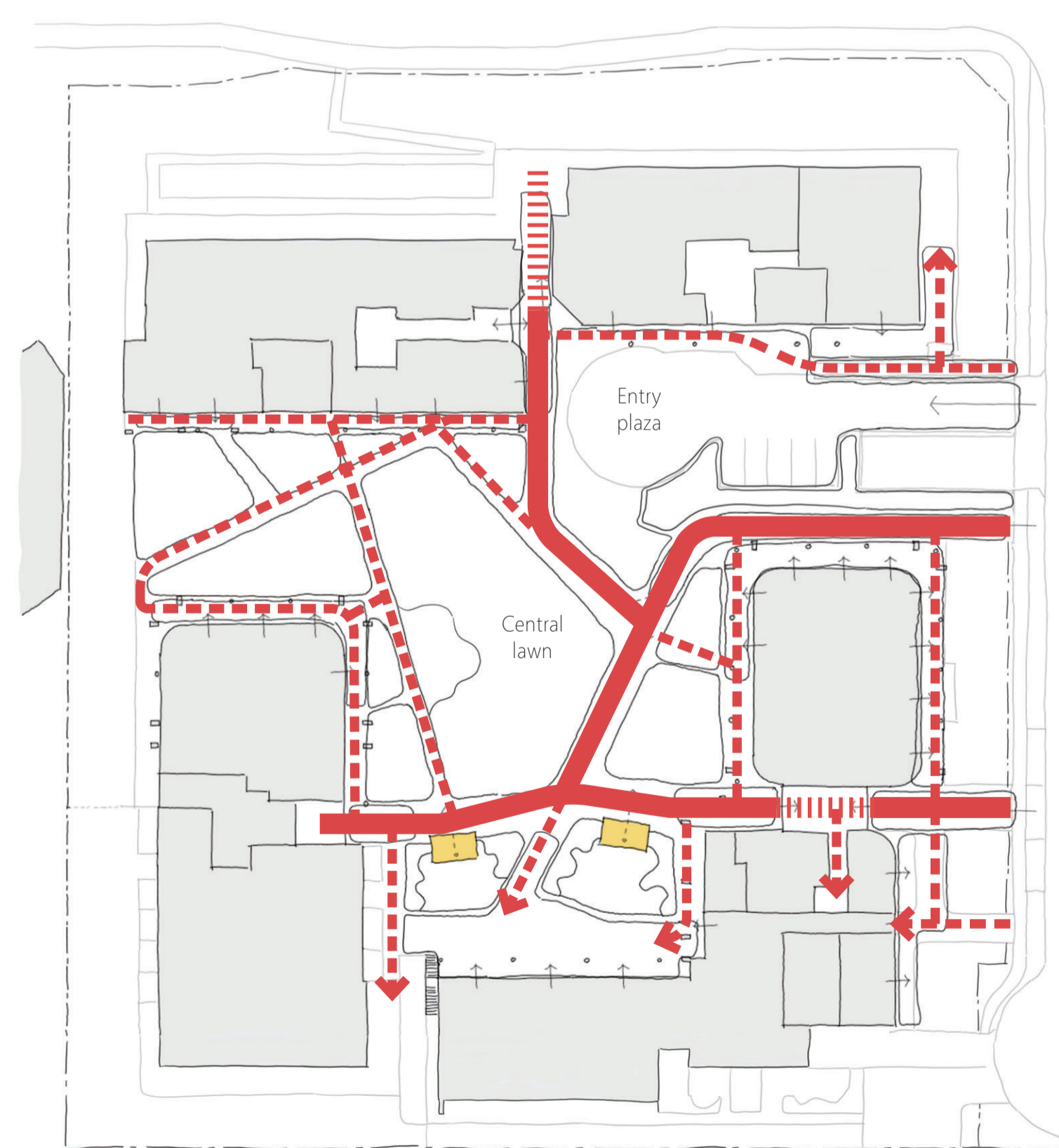
Legible entries into the precinct

- Primary, centralised pedestrian entry, open to the sky.
- Shared-use laneway and entry plaza, for drop-off / pick-up and short-term parking.
- Legible entries to the building lobbies.



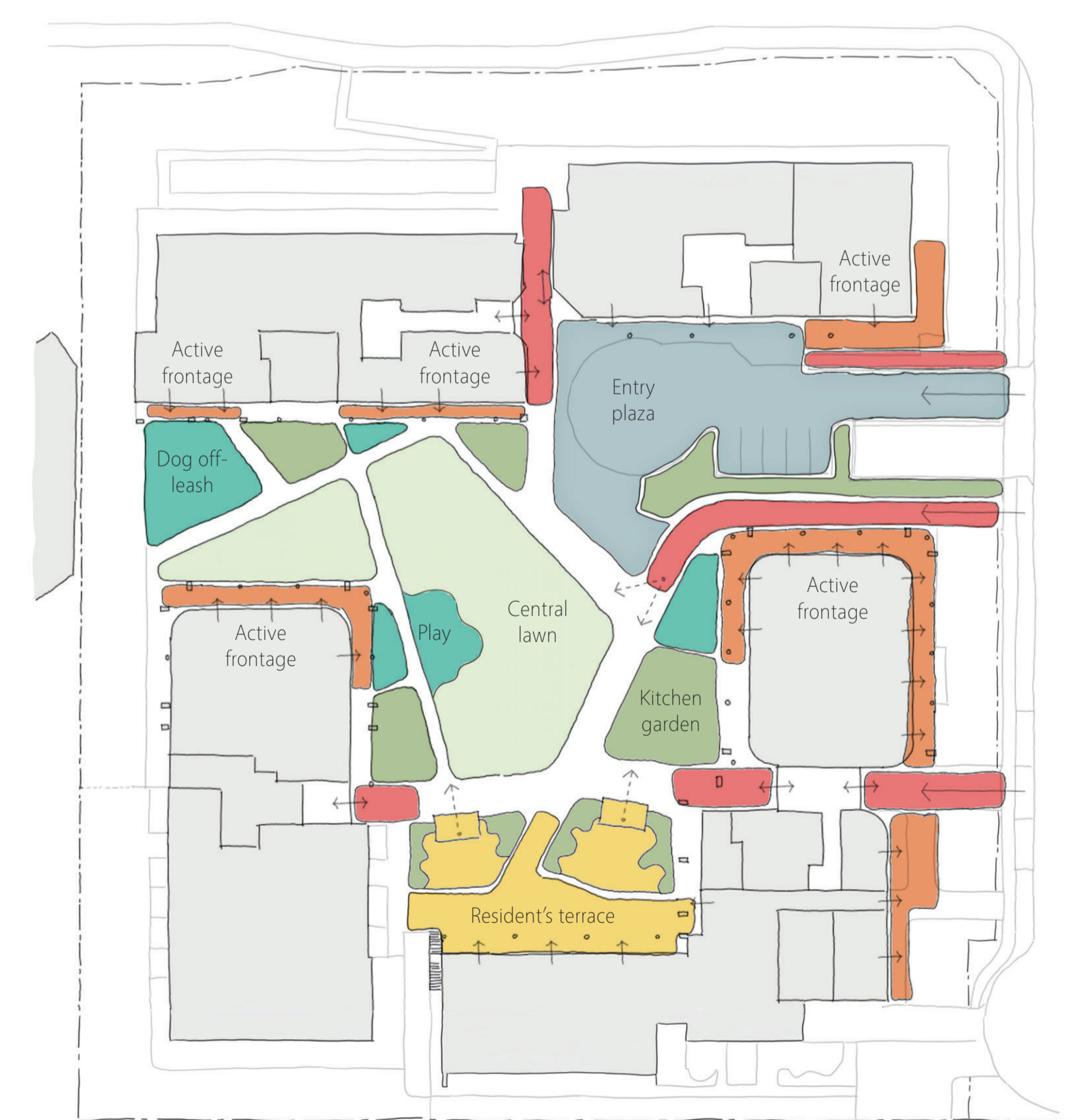
Legible access within the precinct

- Primary pedestrian internal 'street'.
- - - Secondary pedestrian circulation.
- ||||| Through-links.
- Placemaking elements within the landscape, such as sculptural feature shade structures, to aid in wayfinding.



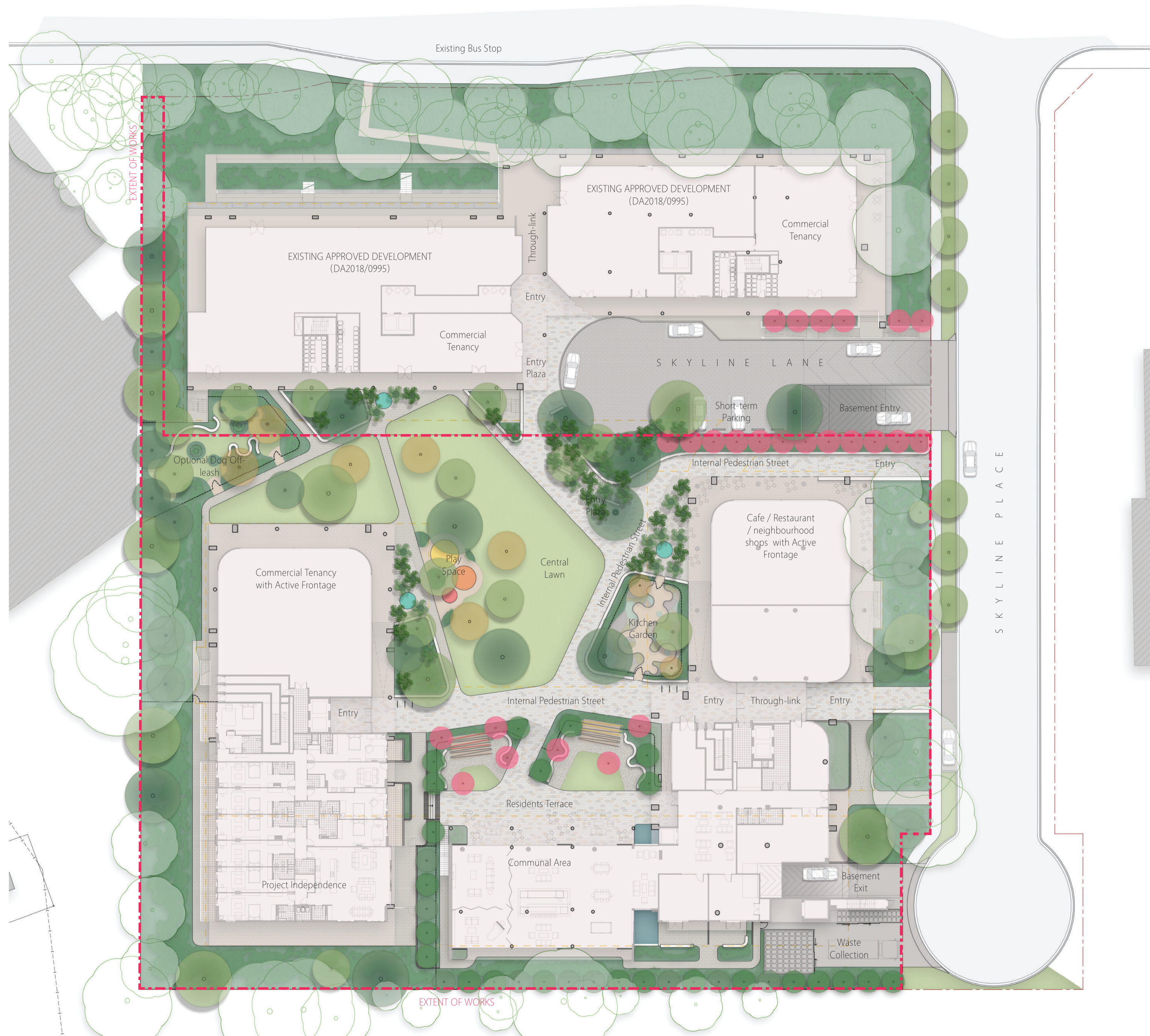
Provide a variety of uses

- Legible entries into the precinct and to building lobbies.
- Shared-use laneway and entry plaza for the precinct.
- Active frontage to groundfloor commercial tenancies, such as cafes, restaurants or retail.
- Active use areas, such as fitness stations, play spaces and an enclosed dog off-leash area.
- Resident's communal recreation spaces.
- New central lawn areas for passive recreation.
- New garden areas to the building surrounds.





FRENCHS FOREST ROAD EAST







Perspective Image 1: View from Skyline Place looking west towards the new public domain entry.



Perspective Image 2: View along Skyline Place. Large existing native canopy trees are retained along the Skyline Place frontage and are enhanced with additional native tree plantings and understorey planting.



Perspective Image 3: Groundfloor retail, such as cafes, restaurants or neighbourhood shops provide an active frontage to the street, public domain and entry into the precinct.



Perspective Image 4: View from the Residents Terrace looking north to the Central Lawn and Entry Plaza.



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| F      | 30.11.21 | For DA Submission |

| Reviewed by: |
|--------------|
| DW           |
| DW           |
| DW           |
| DW           |
| DW           |

Project: 'Jardins' French Forest  
5 Skyline Place French Forest NSW 2086  
Client: Platino Properties

Title: Perspective Images

Title: 2046  
Date: 30.11.2021  
Scale: N/A @ A1

Drawing: 2046-05  
Issue: F



**Legend:**

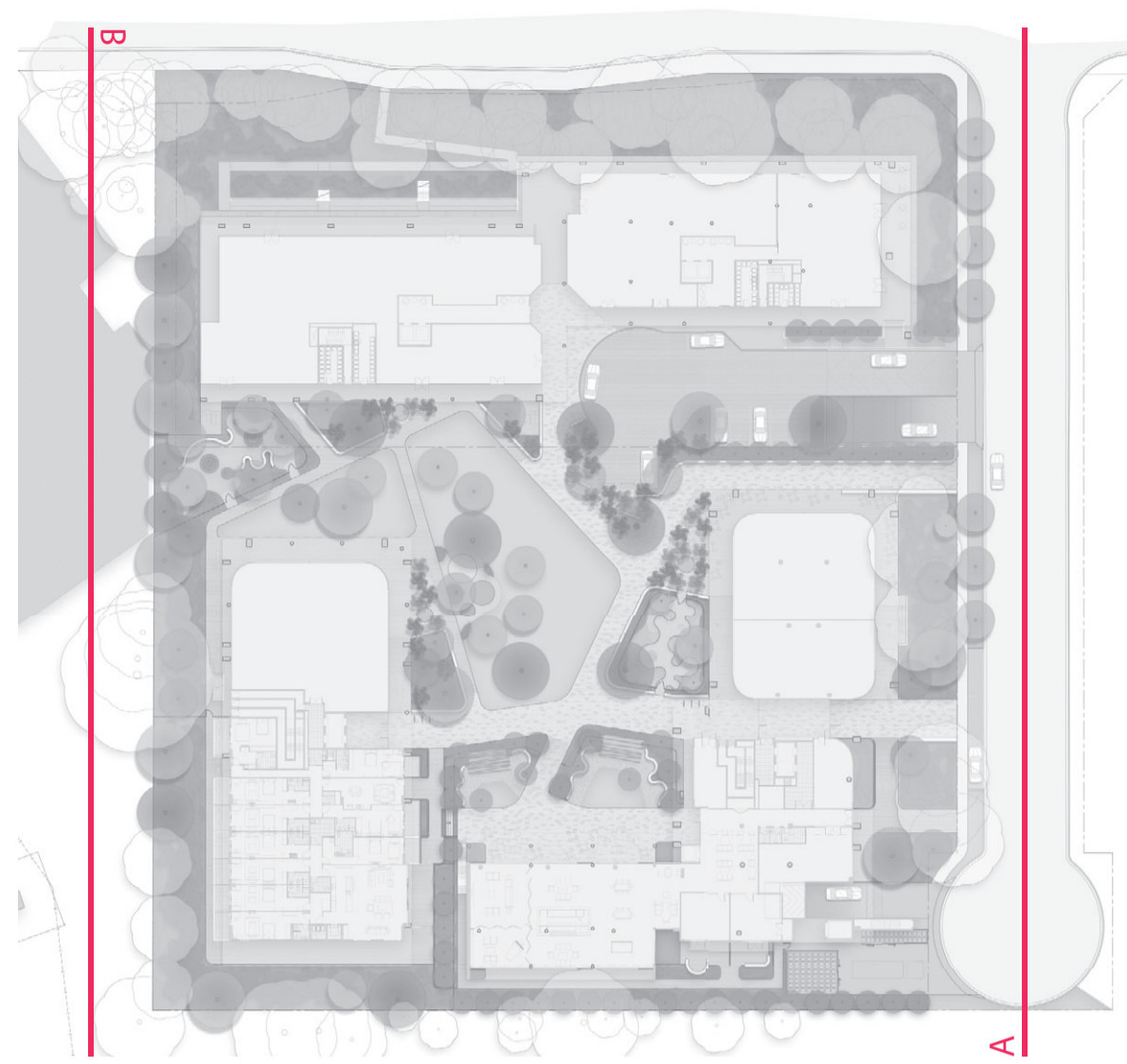
- Extent of landscape works.
- Property boundary.
- 156.500 Proposed levels, to be read in conjunction with architectural documentation.
- New mass planted garden areas with organic soil and mulch (refer to planting plans 2046-11 and 2046-12).
- New grassed areas with turf underlay (refer to planting plans 2046-11).
- 1 Pavement Type 1 (internal pedestrian street): large format stone unit paving on mortar bedding and reinforced concrete base slab. Light coloured stone.
- 2 Pavement Type 2 (secondary pedestrian pathways): large format stone unit paving on mortar bedding and reinforced concrete base slab. Darker coloured stone.
- 3 Pavement Type 3 (secondary pedestrian pathways): cobble stone paving on mortar bedding and reinforced concrete base slab. Darker coloured stone.
- 4 Pavement Type 4 (service areas): reinforced concrete with lightly exposed aggregate finish and full depth coloured pigment.
- 5 Primary pedestrian entry to the precinct. A wide open to the sky pathway with avenue of feature flowering trees. Low concrete seating delineate entry along length. Precinct signage and wayfinding signage included at entry.
- 6 Entry Plaza - a large open public realm that allows for an internal 'street address'. The Entry Plaza includes large canopy shade trees and a palm grove located within high quality public realm. Public domain furniture, including feature seating, bike racks and signage.
- 7 Shared-use internal laneway - 'Skyline Lane' - provides an internal 'street address' and allows for drop-off, pick-up, short-term parking and emergency services access. Area finish with stone unit paving. Area not part of DA works - already approved under an existing DA approval (DA2018/0995).
- 8 Existing basement access to cater for both entire precinct. Area not part of DA works - already approved under an existing DA approval (DA2018/0995).
- 9 Seating Walls 1: Feature precast concrete curved seating elements, light-coloured finish to contrast paving, planting and to form a feature within the landscape. Walls provide seating and also retain garden areas.
- 10 Large open central lawn area provides a central green space for residents and visitors for passive and active recreation. Large native canopy shade trees and deciduous trees scattered throughout lawn.
- 11 Informal play space located within the central lawn. Area includes proprietary play equipment (such as swings, rocker, spinners) in addition to informal nature play elements.
- 12 Active recreation hubs (outdoor fitness stations) located within a paved public area amongst palm groves.
- 13 Kitchen garden located within garden area to provide a space for residents to grow productive plants Kitchen garden includes permanent planting to ensure it compliments the high-quality public realm. Garden to include a low fence and gate. Gardens located within raised planters, 900mm height.
- 14 Optional fenced dog off-leash area, including lawn area, mounds and native planting.
- 15 Bike racks located within publicly accessible areas.
- 16 Residents upper terrace, including a large paved outdoor area and smaller gathering areas. Area provides for a flexible, multi-use space for residents.
- 17 Feature shade structure shelters within the residents communal area, including seating and table settings. Shelter structures form provide a placemaking element within the precinct - a place to meet other residents or visitors.
- 18 Entry to Project Independence.
- 19 Entry to building lobbies.
- 20 New short-term drop-off and pickup bays along Skyline Place adjacent to the secondary building access and through-link to the courtyard.
- 21 Short-term parking bays within Skyline Lane. Area not part of DA works - already approved under an existing DA approval (DA2018/0995).
- 22 Fence Type 1: 1.8m height metalwork fence along western and southern boundary and to enclose gardens.
- 23 Existing trees to be retained - refer to arborist report.
- 24 New planting to buffer zones along western, southern and eastern boundaries. Planting selection to utilise endemic species.
- 25 Waste collection and loading bay.
- 26 Extent of basement under courtyard (shown yellow dashed).
- 27 OSD tank located in basement - refer to engineer documentation.











**Key Plan**

Scale: nts



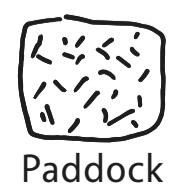
**Elevation A - Skyline Place**

Scale: 1:200 @A1



**Elevation B**

Scale: 1:200 @A1



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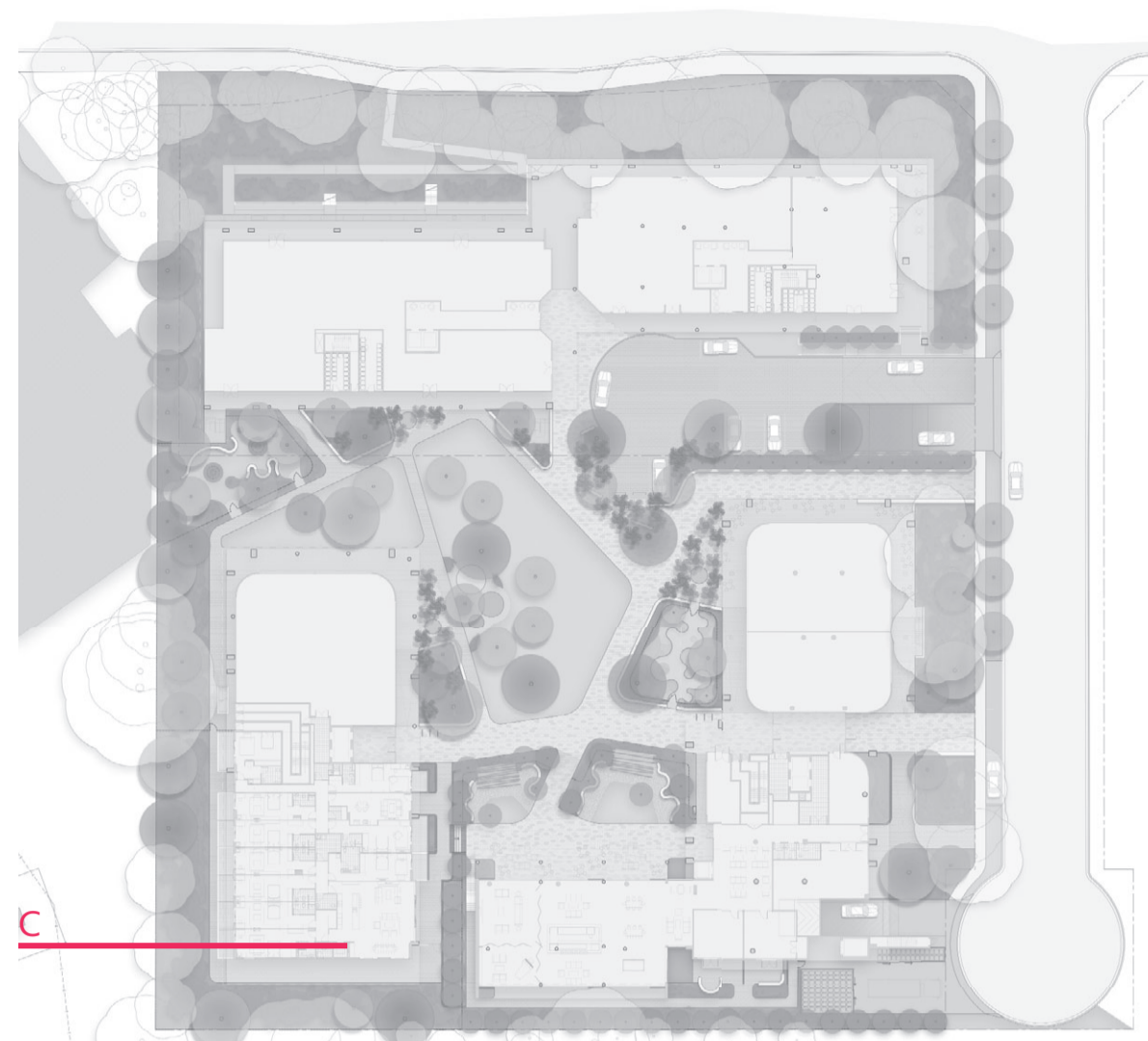
Project: 'Jardins' Frenchs Forest  
5 Skyline Place Frenchs Forest NSW 2086  
Client: Platino Properties

Title: Elevation A  
Elevation B

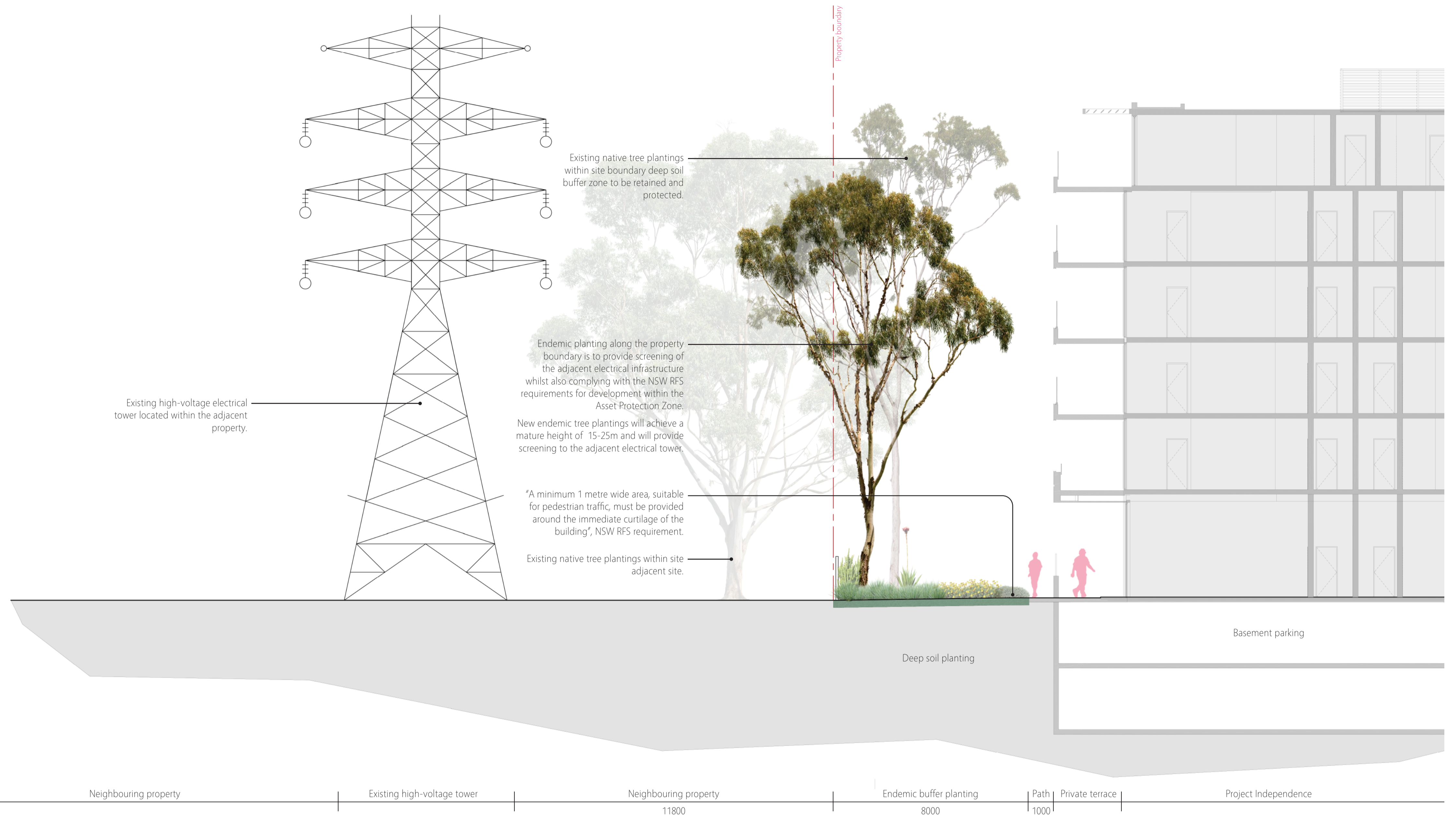
Title: 2046  
Date: 30.11.2021  
Scale: 1:200 @ A1

Drawing: 2046-08  
Issue: F





**Key Plan**  
Scale: nts



**Sectional Elevation C**  
Scale: 1:100 @A1

**NSW Rural Fire Service (RFS) Asset Protection Zone Requirements:**

From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:

- + tree canopy cover should be less than 15% at maturity;
- + trees at maturity should not touch or overhang the building;
- + lower limbs should be removed up to a height of 2m above the ground;
- + tree canopies should be separated by 2 to 5m;
- + preference should be given to smooth barked and evergreen trees;
- + large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- + shrubs should not be located under trees;
- + shrubs should not form more than 10% ground cover;
- + clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- + grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- + leaves and vegetation debris should be removed.

**Landscaping Assessment:**

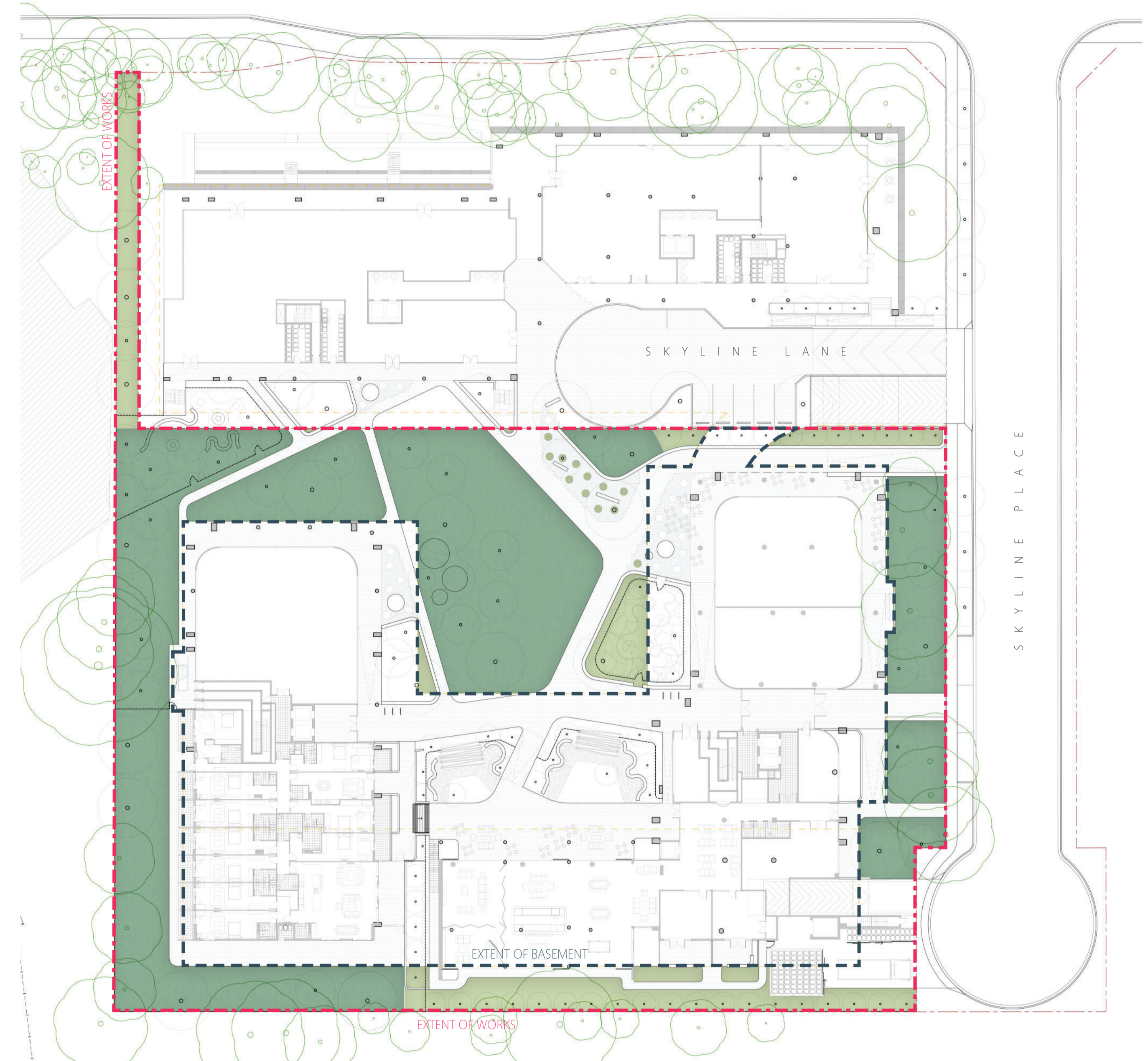
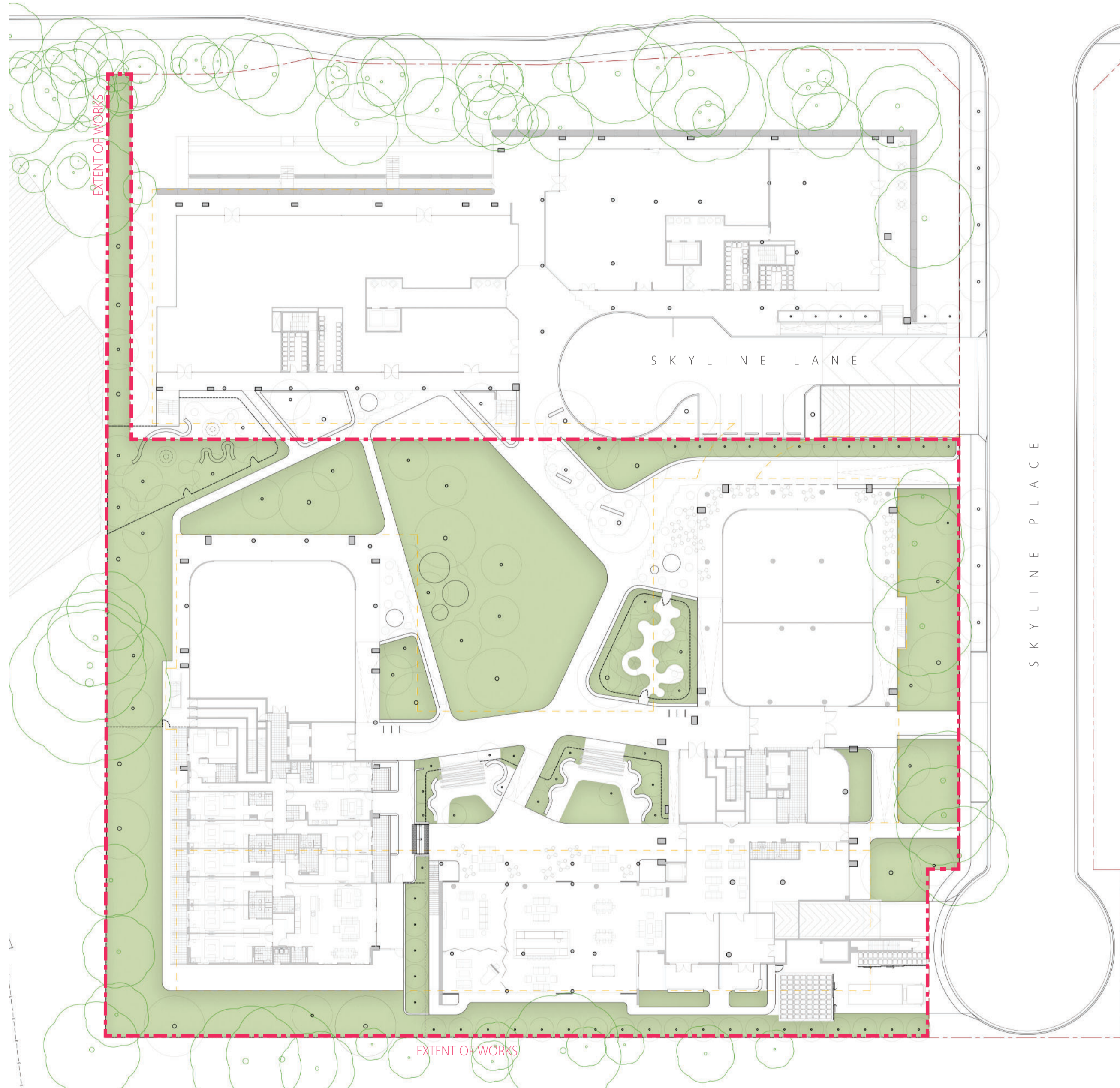
Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:

- + A minimum 1 metre wide area, suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- + Planting is limited in the immediate vicinity of the building;
- + Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- + Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- + Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- + Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- + Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);

- + Avoid climbing species to walls and pergolas;
- + Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- + Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- + Low flammability vegetation species are used.

Extracted from the NSW Rural Fire Service Integrated Development Application (DA2021-0212 (CNR-19692)) Referral Response, dated 17.05.2021.





### Landscape Area Plan

Scale: 1:400 @A1

DCP landscape area requirements: 33.3% of total site area.  
Site area = 7,811.0 m<sup>2</sup>. Required = 2,603.4 m<sup>2</sup>

**Total provided = 2,830.0 m<sup>2</sup> (36.2%)**

#### DCP Requirements

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:
  - a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
  - b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
  - c) Landscaped open space must be at ground level (finished); and
  - d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

LEP Definition: **Landscaped area** means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

### Deep Soil Plan

Scale: 1:400 @A1

ADG deep soil requirements: 15% of total site area.  
Site area = 7,811.0 m<sup>2</sup>. Required = 1,171.6 m<sup>2</sup>

**Total provided >6m width = 1,988.0 m<sup>2</sup> (25.4%)**

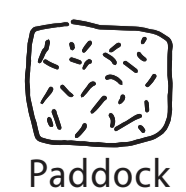
**Total provided <6m width = 531.2 m<sup>2</sup> (6.8%)**

**Total deep soil areas provided = 2,519.2 m<sup>2</sup> (32.3%)**

#### ADG Deep Soil Requirements (objective 3E-1, page 61):

\*Minimum 7% of site area for sites greater than 1,500 m<sup>2</sup>, minimum 6m dimension\*.

\*On some sites it may be possible to provide larger deep soil zones, depending on the site area and context = 15% of site area.\*



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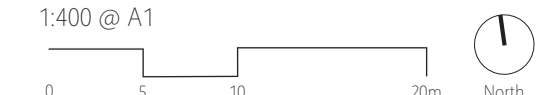
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5 Skyline Place Frenchs Forest NSW 2086  
Client: Platino Properties

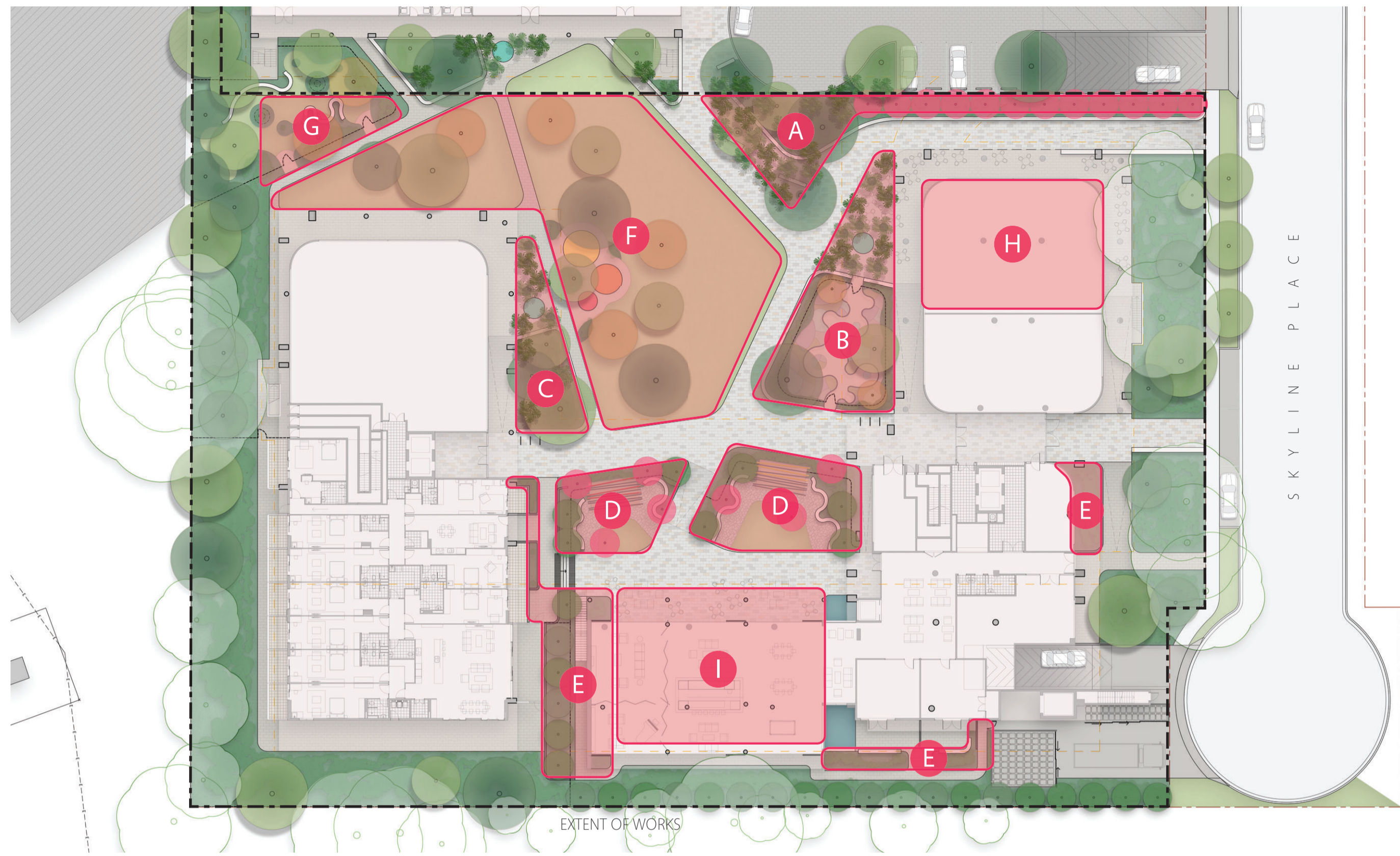
Title: Landscape Area Plan  
Deep Soil Plan

Title: 2046  
Date: 30.11.2021  
Scale: 1:400 @ A1



Drawing: 2046-010  
Issue: F





- Planting Notes:**
- + **Planting design subject to detailed design and documentation. Not for pricing or construction.**
  - + Refer to drawing 2046-13 for the master plant schedule and plant images.
  - + Planting to be designed in accordance with the NSW RFS Appendix 4 of 'Planning for Bush Fire Protection 2019'. Refer to requirements on drawing 2046-09.
  - + All garden area subgrade to be cultivated prior to installation of new imported organic garden soil.
  - + All garden areas to include 300mm depth of imported organic garden soil. All podium planters to be 1000mm minimum depth of imported organic garden soil.
  - + All garden areas to be mulched with 75mm depth of imported organic garden mulch.
  - + Species within mixed planting areas to be planted in groupings of 3-5.
  - + Sub-surface drainage to all garden areas, connected to site stormwater.
  - + All garden areas (excluding softscape works within the road verge) are to include a fully automated irrigation system connected to the sites rainwater harvesting system (subject to detailed design by a suitably qualified irrigation consultant).
  - + The green roof to the communal facilities building will include 300mm depth of light-weight planting media. The green roof will be irrigated from stormwater harvested from site. The green roof will not be publicly accessible.

**Area A**

The primary pedestrian arrival into the precinct. The garden areas include an avenue of feature deciduous trees leading to the entry plaza - a public domain with native palms and trees.

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| CAS gla Cl                            | 18        |
| CHR api                               | 15        |
| DIC arg SF                            | 25        |
| DIC rep                               | 30        |
| GRE lan MT                            | 15        |
| SEN man                               | 15        |
| VIO hed                               | 30        |
| ZEP can                               | 35        |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ALC imp SP                            | 9         |
| ANI BG                                | 15        |
| ART cir                               | 12        |
| ASP aus                               | 9         |
| BLE gib                               | 15        |
| CLI min                               | 12        |
| DIA cae LJ                            | 35        |
| DOO asp                               | 12        |
| DOR exc                               | 7         |
| FIC nod                               | 12        |
| HEL psi A                             | 12        |
| LIR mus EG                            | 45        |
| LOM lon T                             | 35        |
| MOL cap                               | 28        |
| POA lab E                             | 24        |
| THE aus                               | 24        |
| <b>Shrubs + Screening:</b>            |           |
| BAN rob                               | 12        |
| COR alb                               | 15        |
| HAR vio                               | 15        |
| RHA ind SM                            | 24        |
| TEL spe                               | 7         |
| WES fru GB                            | 24        |
| XAN aus                               | 7         |
| <b>Trees + Palms:</b>                 |           |
| ANG cos                               | 2         |
| ARC cun                               | 4         |
| COR cit                               | 2         |
| HOW for                               | 4         |
| LAG ind T                             | 12        |
| LIV aus                               | 8         |

**Area B**

Garden area to the public courtyard surrounds. Area includes the productive 'kitchen garden' (productive species not listed but will be primarily perennials).

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| ACT hel                               | 7         |
| CAS gla Cl                            | 15        |
| CHR api                               | 25        |
| DIC arg SF                            | 20        |
| DIC rep                               | 30        |
| GRE lan MT                            | 22        |
| HIB sca                               | 15        |
| SEN man                               | 12        |
| VIO hed                               | 30        |
| ZEP can                               | 28        |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ANI BG                                | 9         |
| ART cir                               | 7         |
| CLI min                               | 7         |
| DIA cae LJ                            | 25        |
| DOR exc                               | 3         |
| FIC nod                               | 12        |
| IMP cyl                               | 15        |
| LIR mus EG                            | 15        |
| LOM lon T                             | 21        |
| POA lab E                             | 18        |
| THE aus                               | 15        |
| <b>Shrubs + Screening:</b>            |           |
| BAN obl                               | 5         |
| BAN rob                               | 5         |
| COR alb                               | 7         |
| EPA lon                               | 5         |
| GRE lin                               | 3         |
| HAR vio                               | 7         |
| RHA ind SM                            | 7         |
| TEL spe                               | 3         |
| WES fru GB                            | 15        |
| XAN aus                               | 5         |
| <b>Trees + Palms:</b>                 |           |
| ARC cun                               | 3         |
| EUC hae                               | 1         |
| HOW for                               | 3         |
| LAG ind T                             | 2         |
| LIV aus                               | 6         |
| TRI lau L                             | 1         |

**Area C**

Garden area to the public courtyard surrounds. Lush gardens with native palms, shade trees and low understorey to maintain sight lines.

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| ACT hel                               | 9         |
| CAS gla Cl                            | 10        |
| CHR api                               | 15        |
| DIC arg SF                            | 10        |
| DIC rep                               | 25        |
| GRE lan MT                            | 15        |
| HIB sca                               | 9         |
| SEN man                               | 26        |
| VIO hed                               | 25        |
| ZEP can                               | 15        |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ANI BG                                | 6         |
| ASP aus                               | 5         |
| BLE gib                               | 7         |
| DIA cae LJ                            | 25        |
| DOO asp                               | 7         |
| DOR exc                               | 7         |
| FIC nod                               | 9         |
| LOM lon T                             | 7         |
| MOL cap                               | 5         |
| POA lab E                             | 25        |
| THE aus                               | 9         |
| <b>Shrubs + Screening:</b>            |           |
| BAN obl                               | 3         |
| BAN rob                               | 3         |
| COR alb                               | 5         |
| HAR vio                               | 5         |
| TEL spe                               | 3         |
| WES fru GB                            | 20        |
| XAN aus                               | 5         |
| <b>Trees + Palms:</b>                 |           |
| ANG cos                               | 1         |
| ARC cun                               | 1         |
| COR cit                               | 1         |
| HOW for                               | 2         |
| LIV aus                               | 6         |
| TRI lau L                             | 1         |

**Area D**

Lush garden to the resident's communal terrace area. A mixture of native and non-native exotics within a residential character and scale.

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| ACT hel                               | 7         |
| CAS gla Cl                            | 20        |
| CHR api                               | 20        |
| DIC arg SF                            | 25        |
| DIC rep                               | 20        |
| GRE lan MT                            | 15        |
| HIB sca                               | 12        |
| SEN man                               | 20        |
| VIO hed                               | 25        |
| ZEP can                               | 30        |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ALC imp SP                            | 6         |
| ART cir                               | 12        |
| BLE gib                               | 18        |
| CLI min                               | 24        |
| CTE set                               | 16        |
| DIA cae LJ                            | 20        |
| DOO asp                               | 12        |
| DOR exc                               | 6         |
| FIC nod                               | 12        |
| HEL psi A                             | 22        |
| LIR mus EG                            | 35        |
| LOM lon T                             | 18        |
| MOL cap                               | 30        |
| POA lab E                             | 15        |
| <b>Shrubs + Screening:</b>            |           |
| ALP zer                               | 12        |
| COR alb                               | 8         |
| HAR vio                               | 8         |
| RHA ind SM                            | 10        |
| SYZ aus R                             | 4         |
| VIB odo EL                            | 4         |
| WES fru GB                            | 28        |
| XAN aus                               | 5         |
| <b>Trees:</b>                         |           |
| ELA eum                               | 3         |
| LAG ind T                             | 7         |
| TRI lau L                             | 4         |

**Area E**

Lush gardens to the shaded building surrounds, primarily located within podium planters.

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| CAS gla Cl                            | 15        |
| DIC arg SF                            | 45        |
| DIC rep                               | 45        |
| HIB sca                               | 12        |
| SEN man                               | 25        |
| VIO hed                               | 45        |
| ZEP can                               | 48        |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ALC imp SP                            | 12        |
| ALO mac                               | 12        |
| ART cir                               | 22        |
| ASP aus                               | 15        |
| BLE gib                               | 30        |
| CLI min                               | 30        |
| CTE set                               | 24        |
| DIA cae LJ                            | 45        |
| DOO asp                               | 30        |
| FIC nod                               | 28        |
| HEL psi A                             | 30        |
| LIR mus EG                            | 30        |
| LOM lon T                             | 24        |
| MOL cap                               | 35        |
| <b>Shrubs + Screening:</b>            |           |
| ALP zer                               | 25        |
| RHA ind SM                            | 25        |
| SYZ aus R                             | 20        |
| THY max                               | 15        |
| VIB odo EL                            | 20        |
| <b>Trees + Palms:</b>                 |           |
| ARC cun                               | 2         |
| ELA eum                               | 4         |
| HOW for                               | 2         |

**Area F**

Large central lawn area with canopy shade trees and deciduous trees within the lawn. Small garden areas located around the play space.

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| ACT hel                               | 6         |
| CAS gla Cl                            | 6         |
| CHR api                               | 12        |
| DIC arg SF                            | 12        |
| DIC rep                               | 6         |
| GRE lan MT                            | 9         |
| HIB sca                               | 6         |
| SEN man                               | 6         |
| VIO hed                               | 18        |
| ZEP can                               | 15        |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ANI BG                                | 6         |
| DIA cae LJ                            | 12        |
| DOR exc                               | 2         |
| LOM lon T                             | 12        |
| POA lab E                             | 12        |
| <b>Shrubs + Screening:</b>            |           |
| BAN rob                               | 3         |
| COR alb                               | 3         |
| RHA ind SM                            | 4         |
| WES fru GB                            | 12        |
| XAN aus                               | 3         |
| <b>Trees:</b>                         |           |
| ANG cos                               | 2         |
| COR cit                               | 1         |
| EUC hae                               | 2         |
| GIN bil                               | 4         |
| TRI lau L                             | 2         |

**Area G**

A garden area within the fenced dog off-leash area. A native-centric, hardy species mix to blend with the adjacent buffer planting zones.

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| ACT hel                               | 12        |
| CAS gla Cl                            | 12        |
| DIC arg SF                            | 15        |
| DIC rep                               | 25        |
| GRE lan MT                            | 18        |
| HIB sca                               | 15        |
| SEN man                               | 12        |
| VIO hed                               | 25        |
| ZEP can                               | 15        |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ANI BG                                | 7         |
| ART cir                               | 7         |
| BLE gib                               | 7         |
| DIA cae LJ                            | 45        |
| DOO asp                               | 12        |
| DOR exc                               | 5         |
| FIC nod                               | 28        |
| IMP cyl                               | 60        |
| LIR mus EG                            | 22        |
| LOM lon T                             | 28        |
| LOM lon T                             | 32        |
| MOL cap                               | 15        |
| POA lab E                             | 28        |
| THE aus                               | 28        |
| <b>Shrubs + Screening:</b>            |           |
| BAN obl                               | 2         |
| BAN rob                               | 2         |
| COR alb                               | 5         |
| EPA lon                               | 3         |
| GRE lin                               | 2         |
| HAR vio                               | 5         |
| RHA ind SM                            | 12        |
| TEL spe                               | 7         |
| WES fru GB                            | 12        |
| XAN aus                               | 7         |
| <b>Trees:</b>                         |           |
| GIN bil                               | 1         |
| TRI lau L                             | 1         |

**Area H**

Garden area to the level 6 communal terrace, within podium planters. This includes a productive communal garden (productive species not listed).

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| CAS gla Cl                            | 8         |
| DIC arg SF                            | 12        |
| SEN man                               | 15        |
| VIO hed                               | 15        |
| ZEP can                               | 12        |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ALC imp SP                            | 3         |
| ART cir                               | 7         |
| CLI min                               | 9         |
| DIA cae LJ                            | 12        |
| HEL psi A                             | 9         |
| LIR mus EG                            | 12        |
| LOM lon T                             | 12        |
| MOL cap                               | 15        |
| POA lab E                             | 12        |
| <b>Shrubs + Screening:</b>            |           |
| RHA ind SM                            | 7         |
| SYZ aus R                             | 8         |
| WES fru GB                            | 12        |
| <b>Trees:</b>                         |           |
| TRI lau L                             | 5         |

**Area I**

Green roof with a mixture of robust groundcovers and grasses to provide a green outlook from surrounding apartments. Green roof will not be publicly accessible.

| Plant Code:                           | Quantity: |
|---------------------------------------|-----------|
| <b>Groundcovers + Climbers:</b>       |           |
| ACT hel                               | 80        |
| CAS gla Cl                            | 120       |
| CHR api                               | 120       |
| DIC arg SF                            | 120       |
| DIC rep                               | 120       |
| GRE lan MT                            | 120       |
| HIB sca                               | 80        |
| SEN man                               | 80        |
| VIO hed                               | 120       |
| ZEP can                               | 120       |
| <b>Grasses, Ferns + Broad-leaved:</b> |           |
| ANI BG                                | 80        |
| DIA cae LJ                            | 120       |
| DOR exc                               | 25        |
| FIC nod                               | 120       |
| LIR mus EG                            | 120       |
| LOM lon                               | 60        |
| LOM lon T                             | 120       |
| POA lab E                             | 120       |
| THE aus                               | 60        |
| <b>Shrubs + Screening:</b>            |           |
| BAN rob                               | 12        |
| HAR vio                               | 15        |
| WES fru GB                            | 18        |
| XAN aus                               | 12        |





### Area J

Planted buffers along the western and southern boundary, utilising a mixture of 100% endemic species (species selection from Northern Beaches Council plant list for Frenchs Forest Ward).

| Plant Code:              | Quantity: |
|--------------------------|-----------|
| Groundcovers + Climbers: |           |
| ACT hel                  | 280       |
| CIS ant                  | 240       |
| DIC rep                  | 370       |
| GLY cla                  | 120       |
| HIB sca                  | 180       |
| KEN rub                  | 120       |
| VIO hed                  | 370       |
| Grasses + Ferns:         |           |
| ADI aet                  | 180       |
| CYM ref                  | 180       |
| DIA cae                  | 420       |
| DOO asp                  | 180       |
| FIC nod                  | 280       |
| LOM lon                  | 420       |
| THE aus                  | 280       |
| Shrubs + Screening:      |           |
| ACA lin                  | 45        |
| ACA lon                  | 58        |
| BAN eri                  | 55        |
| BAN obl                  | 85        |
| BAN rob                  | 85        |
| BAN spi                  | 60        |
| DOD tri                  | 45        |
| EPA lon                  | 90        |
| GOO ova                  | 54        |
| GRE lin                  | 84        |
| GRE spe                  | 60        |
| TEL spe                  | 58        |
| XAN aus                  | 60        |
| Trees:                   |           |
| ANG cos                  | 6         |
| BAN ser                  | 4         |
| CAL ser                  | 3         |
| CER ape                  | 3         |
| EUC hae                  | 4         |
| TRI lau                  | 15        |

### Area K

Planted buffer along the eastern boundary, utilising a mixture of 100% endemic species (species selection from Northern Beaches Council plant list for Frenchs Forest Ward).

| Plant Code:              | Quantity: |
|--------------------------|-----------|
| Groundcovers + Climbers: |           |
| ACT hel                  | 45        |
| CIS ant                  | 50        |
| DIC rep                  | 180       |
| HIB sca                  | 80        |
| VIO hed                  | 180       |
| Grasses + Ferns:         |           |
| ADI aet                  | 54        |
| CYM ref                  | 85        |
| DIA cae                  | 120       |
| DOO asp                  | 65        |
| FIC nod                  | 65        |
| LOM lon                  | 120       |
| THE aus                  | 80        |
| Shrubs + Screening:      |           |
| ACA lin                  | 21        |
| BAN eri                  | 24        |
| BAN obl                  | 15        |
| BAN rob                  | 12        |
| BAN spi                  | 12        |
| EPA lon                  | 15        |
| GOO ova                  | 15        |
| GRE lin                  | 27        |
| GRE spe                  | 18        |
| TEL spe                  | 24        |
| XAN aus                  | 24        |
| Trees:                   |           |
| ANG cos                  | 2         |
| BAN ser                  | 1         |
| CAL ser                  | 1         |
| EUC hae                  | 1         |
| TRI lau                  | 2         |

### Planting Notes:

- + **Planting design subject to detailed design and documentation. Not for pricing or construction.**
- + Refer to drawing 2046-14 for the master plant schedule and plant images.
- + Species selection from the Northern Beaches Council plant list for the Frenchs Forest Ward.
- + Planting to be designed in accordance with the NSW RFS Appendix 4 of 'Planning for Bush Fire Protection 2019'. Refer to requirements on drawing 2046-09.
- + All buffer planting garden areas are within deep soil areas.
- + All garden area subgrade to be cultivated prior to installation of new imported organic garden soil.
- + All garden areas to include 300mm depth of imported organic garden soil.
- + All garden areas to be mulched with 75mm depth of imported organic garden mulch.
- + Species within mixed planting areas to be planted in groupings of 3-5.
- + Sub-surface drainage to all garden areas, connected to site stormwater.
- + All garden areas (excluding softscape works within the road verge) are to include a fully automated irrigation system connected to the sites rainwater harvesting system (subject to detailed design by a suitably qualified irrigation consultant).



Plant Schedule - Groundfloor Building Surrounds, Green Roof & Roof Terrace:  
(to be read in conjunction with Planting Plan 2046-11)

| Code                                  | Scientific name:                                      | Common name:             | Pot size:          | Mature height & spread*: | Planting density: | Quantity:          |
|---------------------------------------|---|--------------------------|--------------------|--------------------------|-------------------|--------------------|
| <b>Groundcovers + Climbers:</b>       |   |                          |                    |                          |                   |                    |
| ACT hel                               | Actinotus helianthi                                   | Flannel Flower           | 140mm Pot          | 0.5 x 0.5m               | 4 /m2             | 121                |
| CAS gla CI                            | Casuarina glauca 'Cousin It'                          | Sheoak                   | 140mm Pot          | 0.3 x 0.3m               | 4 /m2             | 216                |
| CHR api                               | Chrysocephalum apiculatum                             | Yellow Buttons           | 140mm Pot          | 0.2 x 0.2m               | 8 /m2             | 207                |
| DIC arg SF                            | Dichondra argentea 'Silver Falls'                     | Silver Falls             | 140mm Pot          | 0.1 x 0.3m               | 8 /m2             | 272                |
| DIC rep                               | Dichondra repens                                      | Kidney Groundcover       | Tubestock          | 0.1 x 0.3m               | 8 /m2             | 295                |
| GRE lan MT                            | Grevillea lanigera 'Mt Tamboritha'                    | Spider Flower            | 140mm Pot          | 0.1 x 0.3m               | 4 /m2             | 211                |
| HIB sca                               | Hibbertia scandens                                    | Guinea Flower            | 140mm Pot          | 0.4 x 1m                 | 4 /m2             | 152                |
| SEN man                               | Senecio mandraliscae                                  | Blue Chalksticks         | 140mm Pot          | 0.3 x 0.6m               | 4 /m2             | 196                |
| VIO hed                               | Viola hederacea                                       | Native Violet            | Tubestock          | 0.1 x 0.3m               | 8 /m2             | 318                |
| ZEP can                               | Zephyranthes candida                                  | White Wind Flower        | 140mm Pot          | 0.2 x 0.2m               | 8 /m2             | 306                |
| <b>Grasses, Ferns + Broad-leaved:</b> |   |                          |                    |                          |                   |                    |
| ALC imp SP                            | Alcantarea imperialis 'Silver Plum'                   | Bromeliad                | 300mm Pot          | 0.5 x 0.5m               | 1 /m2             | 27                 |
| ALO mac                               | Alocasia macrorrhiza                                  | Giant Taro               | 300mm Pot          | 1.5 x 1m                 | 2 /m2             | 12                 |
| ANI BG                                | Anigozanthos 'Bush Gold'                              | Kangaroo Paw             | 140mm Pot          | 0.5 x 0.5m               | 4 /m2             | 143                |
| ART cir                               | Arthropodium cirratum                                 | New Zealand Rock Lilly   | 140mm Pot          | 0.6 x 0.6m               | 4 /m2             | 60                 |
| ASP aus                               | Asplenium australasicum                               | Birds Nest Fern          | 200mm Pot          | 1 x 1m                   | 1 /m2             | 29                 |
| BLE gib                               | Blechnum gibbum                                       | Silver Lady Fern         | 140mm Pot          | 0.4 x 0.4m               | 4 /m2             | 77                 |
| CLI min                               | Clivia miniata  | Clivia                   | 140mm Pot          | 0.4 x 0.4m               | 4 /m2             | 73                 |
| CTE set                               | Ctenanthe setosa 'Grey Star'                          |                          | 140mm Pot          | 1 x 0.5m                 | 3 /m2             | 40                 |
| DIA cae LJ                            | Dianella caerulea 'Little Jess'                       | Blue Flax Lily           | Tubestock          | 0.5 x 0.5m               | 6 /m2             | 327                |
| DOO asp                               | Doodia aspera   | Prickly Rasp Fern        | 140mm Pot          | 0.4 x 0.4m               | 6 /m2             | 73                 |
| DOR exc                               | Doryanthes excelsa                                    | Gymea Lilly              | 200mm Pot          | 1.5 x 1m                 | 1 /m2             | 55                 |
| FIC nod                               | Ficinia nodosa  | Knobby Clubrush          | Tubestock          | 0.6 x 0.6m               | 4 /m2             | 221                |
| HEL psi A                             | Heliconia psittacorum Lf cv. 'Andromeda'              | Heliconia (Orange)       | 200mm Pot          | 1 x 0.5m                 | 3 /m2             | 64                 |
| IMP cyl                               | Imperata cylindrica                                   | Blady Grass              | Tubestock          | 0.6 x 0.6m               | 4 /m2             | 75                 |
| LIR mus EG                            | Liriope muscari 'Evergreen Giant'                     | Giant Mondo              | 140mm Pot          | 0.6 x 0.6m               | 4 /m2             | 267                |
| LOM lon                               | Lomandra longifolia                                   | Mat-rush                 | Tubestock          | 0.9 x 0.9m               | 4 /m2             | 95                 |
| LOM lon T                             | Lomandra longifolia 'Tanika'                          | Lomandra Tanika          | 140mm Pot          | 0.6 x 0.6m               | 4 /m2             | 287                |
| MOL cap                               | Molineria capitalata                                  | Weevil Lilly             | 200mm Pot          | 1 x 0.5m                 | 3 /m2             | 113                |
| POA lab E                             | Poa labillardieri 'Eskdale'                           | Common Tussock Grass     | 140mm Pot          | 0.5 x 0.5m               | 4 /m2             | 242                |
| THE aus                               | Themeda australis                                     | Kangaroo Grass           | Tubestock          | 0.5 x 0.5m               | 4 /m2             | 136                |
| <b>Shrubs + Screening:</b>            |   |                          |                    |                          |                   |                    |
| ALP zer                               | Alpinia zerumbet                                      | Shell Ginger             | 200mm Pot          | 1.8 x 1m                 | 2 /m2             | 37                 |
| BAN obl                               | Banksia oblongifolia                                  | Fern-leaved Banksia      | 200mm Pot          | 1.5 x 1.5m               | 1 /m2             | 10                 |
| BAN rob                               | Banksia robor   | Swamp Banksia            | 200mm Pot          | 1.5 x 1.5m               | 1 /m2             | 37                 |
| COR alb                               | Correa alba   | White Correa             | 200mm Pot          | 1.5 x 1m                 | 2 /m2             | 43                 |
| EPA lon                               | Epacris longiflora                                    | Native Fuschia           | 200mm Pot          | 1.5 x 1.5m               | 1 /m2             | 8                  |
| GRE lin                               | Grevillea linearifolia                                | White Spider Flower      | 200mm Pot          | 1-2 x 2m                 | 1 /m2             | 5                  |
| HAR vio                               | Hardenbergia violacea                                 | Purple Coral Pea         | 200mm Pot          | 0.8 x 0.8m               | 3 /m2             | 55                 |
| RHA ind SM                            | Rhaphiolepis indica 'Snow Maiden'                     | Indian Hawthorn White    | 200mm Pot          | 0.8 x 0.8m               | 3 /m2             | 82                 |
| SYZ aus R                             | Syzygium australe 'Resilience'                        | Lilly Pilly              | 25L                | 2 x 1m                   | 1 /m2             | 24                 |
| TEL spe                               | Telopea speciosissima                                 | Waratah                  | 200mm Pot          | 3 x 2m                   | 1 /m2             | 20                 |
| THY max                               | Thysanolaena maxima                                   | Tiger Grass              | 200mm Pot          | 2 x 1.5m                 | 1 /m2             | 15                 |
| VIB odo EL                            | Viburnum odoratissimum 'Emerald Lustre'               | Viburnum                 | 25L                | 2 x 1m                   | 1 /m2             | 24                 |
| WES fru GB                            | Westringia fruticosa 'Grey Box'                       | Compact Coastal Rosemary | 140mm Pot          | 0.5 x 0.5m               | 4 /m2             | 129                |
| XAN aus                               | Xanthorrhoea australis                                | Grass Tree               | 300mm Pot          | 2 x 1m                   | 1 /m2             | 44                 |
| <b>Trees + Palms:</b>                 |   |                          |                    |                          |                   |                    |
| ANG cos                               | Angophora costata                                     | Smooth- Barked Apple     | 75L                | 25 x 10m                 | -                 | 5                  |
| ARC cun                               | Archontophoenix cunninghamiana                        | Bangalow Palm            | Mix of 2-4m height | 8 x 3m                   | -                 | 10                 |
| COR cit                               | Corymbia citriodora                                   | Lemon-scented Gum        | 75L                | 20 x 8m                  | -                 | 4                  |
| ELA eum                               | Elaeocarpus eumundii                                  | Quandong                 | 75L                | 9 x 3m                   | -                 | 7                  |
| EUC hae                               | Eucalyptus haemastoma                                 | Scribbly Gum             | 75L                | 15 x 8m                  | -                 | 3                  |
| GIN bil                               | Ginkgo biloba   | Maidenhair tree          | 75L                | 12 x 8m                  | -                 | 5                  |
| HOW for                               | Howea forsterana                                      | Lord Howe Island Palm    | Mix of 2-4m height | 8 x 3m                   | -                 | 11                 |
| LAG ind T                             | Lagerstroemia indica x fauriei 'Tuscarora (Hot Pink)' | Crepe Myrtle             | 75L                | 5 x 3m                   | -                 | 21                 |
| LIV aus                               | Livistona australis                                   | Cabbage Palm             | Mix of 2-6m height | 20 x 3m                  | -                 | 20                 |
| TRI lau L                             | Tristaniaopsis laurina 'Luscious'                     | Water Gum                | 75L                | 8 x 4m                   | -                 | 14                 |
| <b>Turf:</b>                          |   |                          |                    |                          |                   |                    |
|                                       | Village Green 'Kikuyu'                                | -                        | -                  | -                        | -                 | 779 m <sup>2</sup> |

Notes:

- + \* Nominal height / spread at maturity - will vary based on maintenance regimes and site growing conditions.
- + Planting design subject to detailed design and documentation.
- + Species selection subject to availability at time of tendering and construction.



ACT hel: Actinotus helianthi Flannel Flower



CAS gla CI: Casuarina glauca 'Cousin It' Sheoak



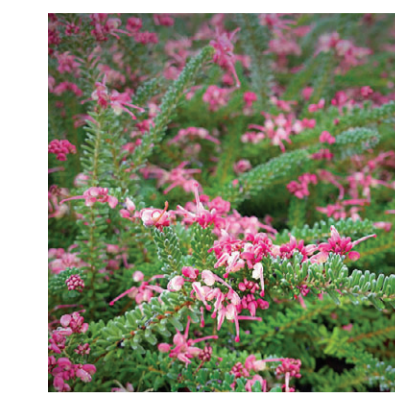
CHR api: Chrysocephalum apiculatum Yellow Buttons



DIC arg SF: Dichondra argentea 'Silver Falls'



DIC rep: Dichondra repens Kidney Groundcover



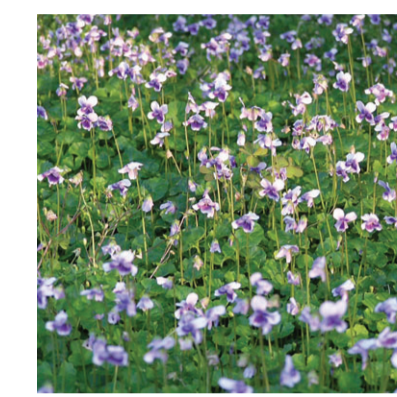
GRE lan MT: Grevillea lanigera 'Mt Tamboritha' Spider Flower



HIB sca: Hibbertia scandens Guinea Flower



SEN man: Senecio mandraliscae Blue Chalksticks



VIO hed: Viola hederacea Native Violet



ZEP can: Zephyranthes candida White Wind Flower



ALC imp SP: Alcantarea imperialis 'Silver Plum'



ALO mac: Alocasia macrorrhiza Giant Taro



ANI BG: Anigozanthos 'Bush Gold' Kangaroo Paw



ART cir: Arthropodium cirratum NZ Rock Lilly



ASP aus: Asplenium australasicum Birds Nest Fern



BLE gib: Blechnum gibbum Silver Lady Fern



CLI min: Clivia miniata Clivia



CTE set: Ctenanthe setosa 'Grey Star'



DIA cae LJ: Dianella caerulea 'Little Jess' Blue Flax Lily



DOO asp: Doodia aspera Prickly Rasp Fern



DOR exc: Doryanthes excelsa Gymea Lilly



FIC nod: Ficinia nodosa Knobby Clubrush



HEL psi A: Heliconia psittacorum Lf cv. Andromeda



IMP cyl: Imperata cylindrica Blady Grass



LIR mus EG: Liriope muscari 'Evergreen Giant' Giant mondo



LOM lon: Lomandra longifolia Mat-rush



LOM lon T: Lomandra longifolia 'Tanika'



MOL cap: Molineria capitalata Weevil Lilly



POA lab E: Poa labillardieri 'Eskdale' Common Tussock



THE aus: Themeda australis Kangaroo Grass



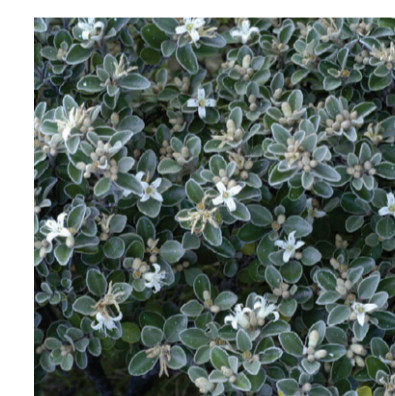
ALP zer: Alpinia zerumbet Shell Ginger



BAN obl: Banksia oblongifolia Fern-leaved Banksia



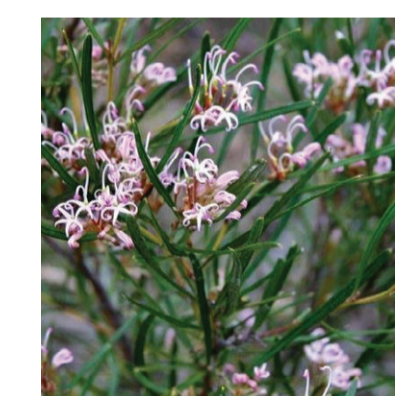
BAN rob: Banksia robor Swamp Banksia



COR alb: Correa alba White Correa



EPA lon: Epacris longiflora Native Fuschia



GRE lin: Grevillea linearifolia White Spider Flower



HAR vio: Hardenbergia violacea Purple Coral Pea



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SYZ aus R: Syzygium australe 'Resilience' Lilly Pilly



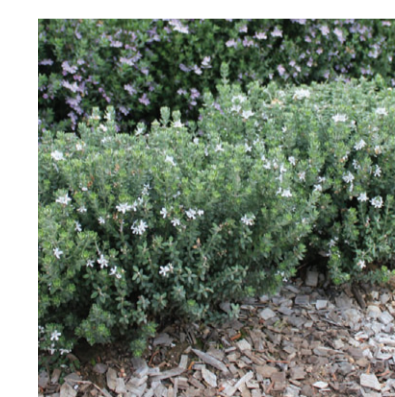
TEL spe: Telopea speciosissima Waratah



THY max: Thysanolaena maxima Tiger Grass



VIB odo EL: Viburnum odoratissimum 'Emerald Lustre'



WES fru GB: Westringia fruticosa 'Grey Box'



XAN aus: Xanthorrhoea australis Grass Tree



ANG cos: Angophora costata Smooth- Barked Apple



ARC cun: A. cunninghamiana Bangalow Palm



COR cit: Corymbia citriodora Lemon-scented Gum



ELA eum: Elaeocarpus eumundii Quandong



EUC hae: Eucalyptus haemastoma Scribbly Gum



GIN bil: Ginkgo biloba Maidenhair tree



HOW for: Howea forsterana Lord Howe Island Palm



LAG ind T: Lindica x fauriei 'Tuscarora' Crepe Myrtle



LIV aus: Livistona australis Cabbage Palm



TRI lau L: Tristaniaopsis laurina 'Luscious' Water Gum



Plant Schedule - Buffer Zones:  
(to be read in conjunction with Planting Plan 2046-12)

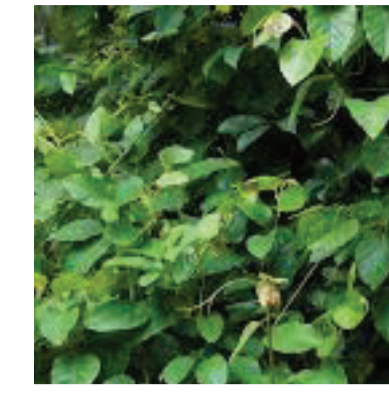
| Code                            | Scientific name:       | Common name:         | Pot size: | Mature height & spread*: | Planting density: | Quantity: |
|---------------------------------|------------------------|----------------------|-----------|--------------------------|-------------------|-----------|
| <b>Groundcovers + Climbers:</b> |                        |                      |           |                          |                   |           |
| ACT hel                         | Actinotus helianthi    | Flannel Flower       | 140mm Pot | 0.5 x 0.5m               | 4 /m2             | 325       |
| CIS ant                         | Cissus antarctica      | Kangaroo Vine        | Tubestock | 0.3 x 0.6m               | 4 /m2             | 290       |
| DIC rep                         | Dichondra repens       | Kidney Groundcover   | Tubestock | 0.1 x 0.3m               | 8 /m2             | 550       |
| GLY cla                         | Glycine clandestina    | Love Creeper         | 140mm Pot | 0.3 x 2m                 | 4 /m2             | 120       |
| HIB sca                         | Hibbertia scandens     | Guinea Flower        | 140mm Pot | 0.4 x 1m                 | 4 /m2             | 260       |
| KEN rub                         | Kennedia rubicundra    | Dusky Coral Pea      | 140mm Pot | 5 x 3m                   | 4 /m2             | 120       |
| VIO hed                         | Viola hederacea        | Native Violet        | Tubestock | 0.1 x 0.3m               | 8 /m2             | 550       |
| <b>Grasses + Ferns:</b>         |                        |                      |           |                          |                   |           |
| ADI aet                         | Adiantum aethiopicum   | Common Maidenhair    | 140mm Pot | 0.4 x 0.4m               | 6 /m2             | 234       |
| CYM ref                         | Cymbopogon refractus   | Barbed Wire Grass    | Tubestock | 1 x 1m                   | 4 /m2             | 265       |
| DIA cae                         | Dianella caerulea      | Blue Flax Lily       | Tubestock | 0.5 x 0.5m               | 4 /m2             | 540       |
| DOO asp                         | Doodia aspera          | Prickly Rasp Fern    | 140mm Pot | 0.4 x 0.4m               | 6 /m2             | 245       |
| FIC nod                         | Ficinia nodosa         | Knobby Clubrush      | Tubestock | 0.6 x 0.6m               | 4 /m2             | 345       |
| LOM lon                         | Lomandra longifolia    | Mat-rush             | Tubestock | 0.9 x 0.9m               | 4 /m2             | 540       |
| THE aus                         | Themeda australis      | Kangaroo Grass       | Tubestock | 0.5 x 0.5m               | 4 /m2             | 360       |
| <b>Shrubs + Small Trees:</b>    |                        |                      |           |                          |                   |           |
| ACA lin                         | Acacia linifolia       | Flax-leaved Wattle   | 140mm Pot | 2-5 x 2-4m               | 1 /m2             | 66        |
| ACA lon                         | Acacia longifolia      | Sydney Golden Wattle | 140mm Pot | 4-6 x 2-4m               | 1 /m2             | 58        |
| BAN eri                         | Banksia ericifolia     | Heath-leaved Banksia | 140mm Pot | 2 x 2m                   | 1 /m2             | 79        |
| BAN obl                         | Banksia oblongifolia   | Fern-leaved Banksia  | 140mm Pot | 1.5 x 1.5m               | 1 /m2             | 100       |
| BAN rob                         | Banksia robur          | Swamp Banksia        | 140mm Pot | 1.5 x 1.5m               | 1 /m2             | 97        |
| BAN spi                         | Banksia spinulosa      | Hairpin Banksia      | 140mm Pot | 2 x 2m                   | 1 /m2             | 72        |
| DOD tri                         | Dodonaea triquetra     | Common Hop-Bush      | 140mm Pot | 3 x 2m                   | 1 /m2             | 45        |
| EPA lon                         | Epacris longiflora     | Native Fuschia       | 140mm Pot | 1.5 x 1.5m               | 1 /m2             | 105       |
| GOO ova                         | Goodenia ovata         | Hop Goodenia         | 140mm Pot | 1 x 1-3m                 | 1 /m2             | 69        |
| GRE lin                         | Grevillea linearifolia | White Spider Flower  | 140mm Pot | 1-2 x 2m                 | 1 /m2             | 111       |
| GRE spe                         | Grevillea speciosa     | Red Spider Flower    | 140mm Pot | 3 x 2m                   | 1 /m2             | 78        |
| TEL spe                         | Telopea speciosissima  | Waratah              | 140mm Pot | 3 x 2m                   | 1 /m2             | 82        |
| XAN aus                         | Xanthorrhoea australis | Grass Tree           | 140mm Pot | 2 x 1m                   | 1 /m2             | 84        |
| <b>Trees:</b>                   |                        |                      |           |                          |                   |           |
| ANG cos                         | Angophora costata      | Smooth- Barked Apple | 75L       | 25 x 10m                 | -                 | 8         |
| BAN ser                         | Banksia serrata        | Old Man Banksia      | 75L       | 5-10 x 5m                | -                 | 5         |
| CAL ser                         | Callicoma serratifolia | Black Wattle         | 75L       | 15 x 6m                  | -                 | 4         |
| CER ape                         | Ceratopetalum apetalum | Coachwood            | 75L       | 25 x 10m                 | -                 | 3         |
| EUC hae                         | Eucalyptus haemastoma  | Scribbly Gum         | 75L       | 15 x 8m                  | -                 | 5         |
| TRI lau                         | Tristaniopsis laurina  | Water Gum            | 75L       | 15 x 6m                  | -                 | 17        |

Notes:

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- + Planting design subject to detailed design and documentation.
- + Species selection subject to availability at time of tendering and construction.



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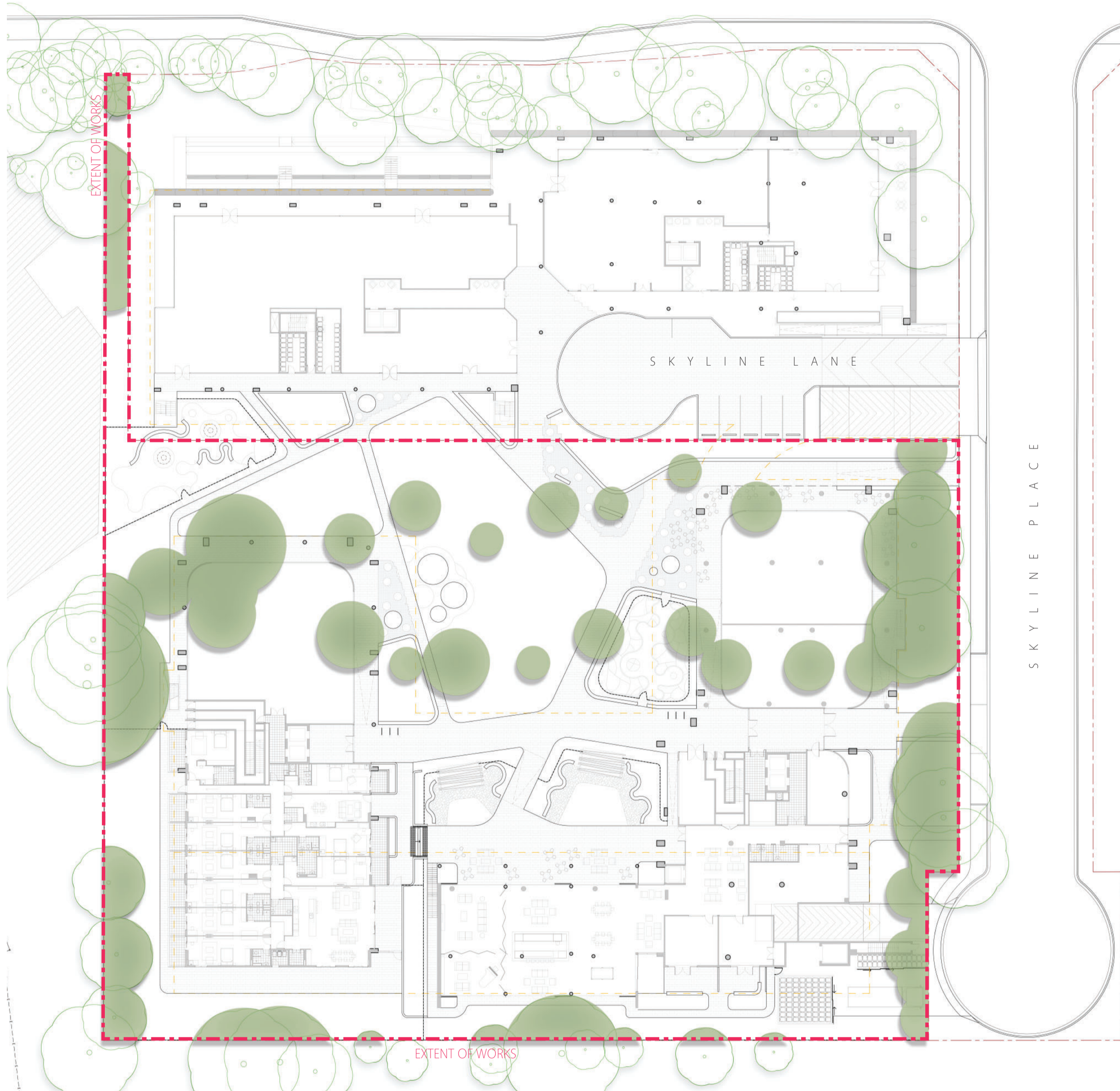
EUC hae: Eucalyptus haemastoma | Scribbly Gum



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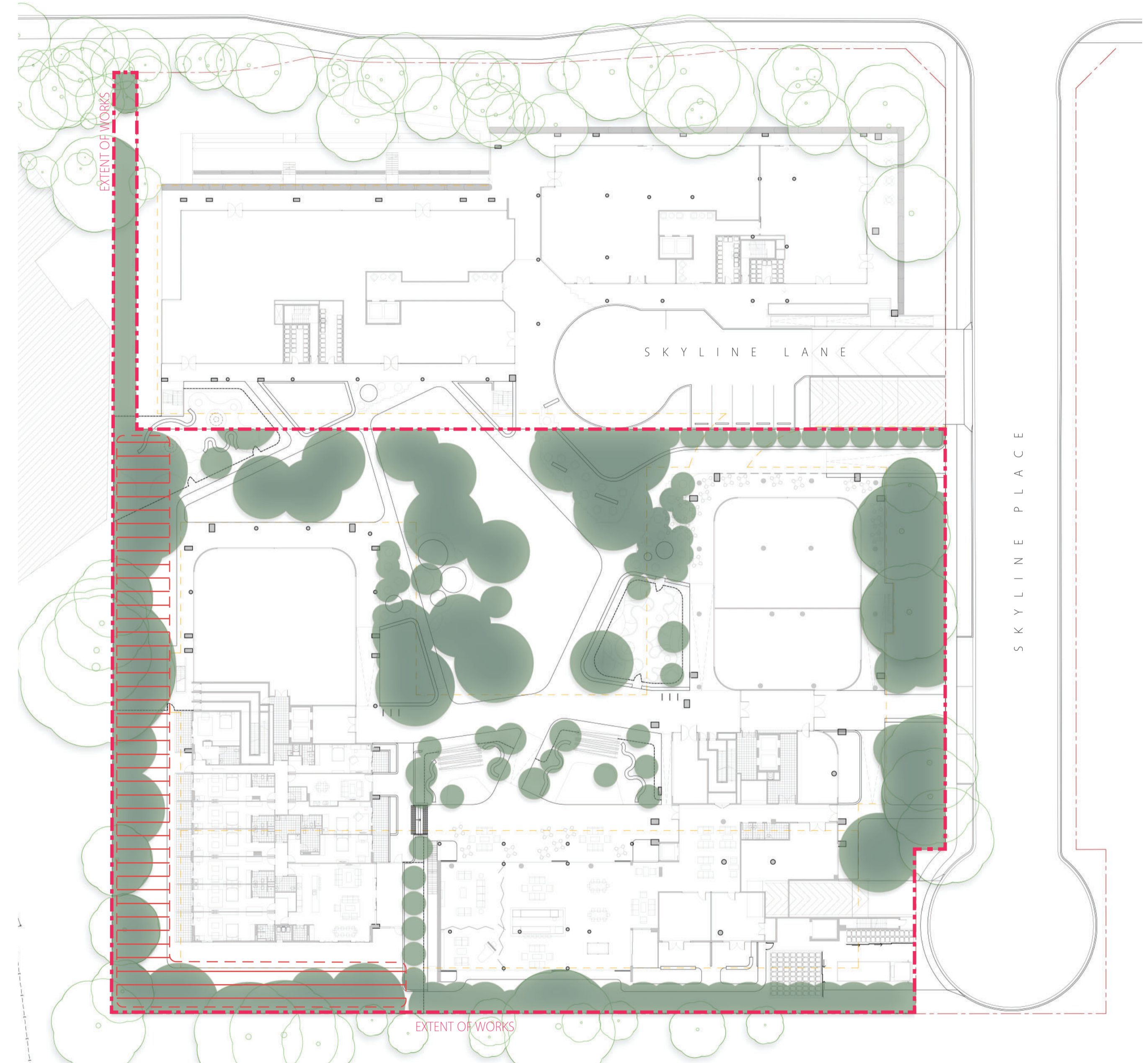
Existing Tree Canopy Cover Diagram

Scale: 1:400 @A1

● Approximate existing tree canopy cover over the site pre-development = 1,618 m<sup>2</sup> (20.7%)

Comments on existing canopy cover diagram

- + Tree canopy cover based on received site survey prepared by 'Chadwick Cheng Consulting Surveyors', dated 11.12.17.
- + Tree canopy sizes based on received arborist report prepared by 'Naturally Trees', dated 21.01.21.
- + Tree canopies are illustrative only based on the information received from the arborist and surveyor.
- + Diagram includes all existing trees on site and includes trees recommended for removal by the arborist.



Proposed Tree Canopy Cover Diagram

Scale: 1:400 @A1

● Approximate proposed tree canopy cover over the site post-development = 2,342 m<sup>2</sup> (30.0%)

Comments on proposed canopy cover diagram

- + Tree canopy cover based on proposed tree species mature height and mature canopy size. Tree canopy extent may vary and will be based on site growing conditions and maintenance regimes.
- + Concept design only - subject to detailed design and documentation.
- + Hatched area subject to review by Bush Fire consultant and RFS as part of detailed design, particularly once inner protection area (IPA) and outer protection area (OPA) are clearly defined and the RFS requirements can be applied in detail to the site. Refer to the NSW Rural Fire Service Integrated Development Application (DA2021-0212 (CNR-19692)) Referral Response, dated 17.05.2021, and the Bushfire Assessment Report, prepared by Building Code & Bushfire Hazard Solutions, dated 22.02.21.