

BERITH STREET

AVENUE

ROSE

CROSSING
NEW CONCRETE
CROSSING TO COUNCIL
REQUIREMENTS

ACCESSIBLE PATHWAYS
landscaped accessible pathways
(TO COMPLY WITH AS 1428)

TREE PROTECTION
Adjoining trees to be protected in
accordance with Arbotist Report

PEDESTRIAN PATH
New pedestrian path installed to
Council requirements

LANDSCAPED DRIVEWAY
New shared driveway bordered by
landscaped buffer areas

REPLENISHMENT TREES
Locally indigenous trees proposed to
replace trees removed for development.
Native understorey planting proposed
EUCALYPTUS HAEMASTOMA (Scribbly Gum)

Adjoining trees to be retained and
protected. Tree Protection Zones
shown dotted (blue)

ACCESSIBLE PATHWAYS
Communal spaces provided with
landscaped accessible pathways
(TO COMPLY WITH AS 1428)

UNDERGROUND
CARPARKING
Neighbourhood amenity
maintained by all parking being
located below ground

ACCESS TO No 46

SMALL TREES
Small trees proposed for
private gardens
TRISTANOPSIS LAURINA
(Evergreen)
LAGERSTROEMIA INDICA
(Deciduous for winter sun)

PRIVATE OPEN
SPACES
Outdoor patios and gardens
for private recreation

REPLENISHMENT TREE
PLANTING
Locally indigenous trees to be
planted to compensate for trees to
be removed for development
EUCALYPTUS HAEMASTOMA
EUCALYPTUS BOTRYOIDES
BANKSIA INTEGRIFOLIA

SCREEN PLANTING
Fast growing evergreen screen
shrubs to be provided on boundaries

SITE LANDSCAPE PLAN

SCALE 1:200 @ A1

EXISTING TREE SCHEDULE

T18 EXISTING TREES
TO BE RETAINED
AND PROTECTED

T27 EXISTING TREES
TO BE REMOVED

TREE NO.	SPECIES	COMMON NAME	DBH	HEIGHT	SPREAD	TPZ	SRZ	Ret. Value	STATUS
T1	EUCALYPTUS NICHOLII	NARROW LEAF BLACK PEPPERMINT	900mm	15m	14m	10.8m	3.79m	HIGH	Retain + Protect to Arbotist Specifications
T2	JACARANDA MIMOSIFOLIA	JACARANDA	250mm	8m	12m	3m	2m	LOW	Retain + Protect to Arbotist Specifications
T3	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	220mm	5m	6m	2.8m	2m	LOW	Retain + Protect to Arbotist Specifications
T4	TIBOUCHINA GLANULOSA	LASIANDBRA	200mm	4m	5m	2.4m	2.2m	LOW	Remove - Exempt Height
T5	MAGNOLIA GRANDIFLORA	BULLBAY MAGNOLIA	810mm	17m	11m	9.7m	3.4m	MOD	Remove - Refer Arbotist Report
T6	JACARANDA MIMOSIFOLIA	JACARANDA	540mm	10m	8m	6.5m	2.7m	LOW	Remove - Exempt Species
T8	JACARANDA MIMOSIFOLIA	JACARANDA	180mm	6m	6m	2.1m	2m	LOW	Remove - Exempt Species
T9	HYMENOSPORUM FLAVUM	NATIVE FRANGIPANI	160mm	6m	3m	2m	2m	V.LOW	Remove - Refer Arbotist Report
T10	JACARANDA MIMOSIFOLIA	JACARANDA	350mm	8m	8m	4.2m	2.6m	LOW	Remove - Exempt Species
T12	EUCALYPTUS BOTRYOIDES	BANGALAY	800mm	19m	18m	9.6m	3.4m	HIGH	Remove - Refer Arbotist Report
T13	CINNAMOMUM CAMPHORA	CAMPHOR LAUREL	200.200mm	8m	6m	-	-	V.LOW	Remove - Exempt Species
T14	CORYMBIA CITRIGODORA	LEMON SCENTED GUM	960mm	18m	17m	11.8m	3.7m	HIGH	Remove - Refer Arbotist Report
T15	ARCHOTONOPHOENIX CUNNINGHAMIANA	BANGALOW PLAM	200mm	9m	4m	2.4m	2m	LOW	Remove - Exempt Species
T16	SYZYGIUM PANICULATUM cv.	DWARF LILLYPILLY	280mm	5m	5m	3.4m	2.1m	LOW	Retain + Protect to Arbotist Specifications

VEGETATION LEGEND

TREES

EXISTING TREES TO BE RETAINED
AND PROTECTED

TALL INDIGENOUS CANOPY TREES
Replenishment Trees to 10-20m
EUCALYPTUS HAEMASTOMA (Scribbly Gum)
EUCALYPTUS BOTRYOIDES (Bangalay)

MEDIUM INDIGENOUS CANOPY TREES
Replenishment Trees to 10m
BANKSIA INTEGRIFOLIA (Coast Banksia)
BANKSIA SERRATA (Old Man Banksia)

SMALL NATIVE TREES to 7m
TRISTANOPSIS LAURINA (Russian Olive)
BUCONINGHAMIA CELSISSIMA (Ivory Curl Tree)

SMALL EXOTIC TREES to 5m
MAGNOLIA LITTLE GEM (Magnolia 'Little Gem')

SMALL DECIDUOUS TREES to 6m
LAGERSTROEMIA INDICA (Crepe Myrtle)

SHRUBS, ACCENTS + GROUNDCOVERS

TALL SCREEN SHRUBS to 5m
CALLISTEMON CFF. COOK
ELAEAGNUS MACROPHYLLUS
GREVILLEA 'HONEY GEM'
GREVILLEA 'MOONLIGHT'
SYZYGIUM AUSTRALE RESILIENCE
SYZYGIUM PINKALOE
VIBURNUM ODORATISSIMUM

SMALL SHRUBS to 1-2m
ESCALONIA 'APPLE BLOSSOM'
GARDENIA FLORIDA
GREVILLEA 'PEACHES + CREAM'
PLECTRANTHUS MONA LAVANDER
ROSEMARY
SALVIA 'MYSTIC SPIRES'
TEUCRIUM FRUTICANS

ACCENT PLANTS
ALPYNIA TERUBUT 'VARIEGATA'
CORDYLINE STRICTA
DORYANTHES EXCELSA
STRELITZIA REGINAE

GRASSES, GROUNDCOVERS + CLIMBERS
LOMANDRA LONGIFOLIA TANKA
GAZANIA TOMENTOSUM
MYOPORUM PARVIFOLIUM
MANDEVILLEA SANDERII
MARBELLA RED

(Dwarf Bottlebrush)
(Russian Olive)
(Golden Grevillea)
(Cream Grevillea)
(Dwarf Lillypill)
(Dwarf Lillypill + Narrow)
(Sweet Viburnum)

(Pink Escalonia)
(Dwarf Gardenia)
(Spider Flower)
(Rosemary)
(Blue Sage)
(Mint Germander)

(Variegated Ginger)
(Slender Palm Lily)
(Gymea Lily)
(Bird of Paradise)

(Fine Leafed Mail Rush)
(Grey Gazania)
(Climbing Roodolite)
(Red Mandevilla)

LEGEND

PROPOSED LEVELS	EXISTING TREES TO BE REMOVED	MASONRY RETAINING WALLS	PAVED ACCESSIBLE PATHWAYS (TO COMPLY WITH AS 1428)
EXISTING SPOT LEVELS	EXISTING TREES TO BE RETAINED	STABLE STEPPERS THROUGH GRAVEL PATH	DRIVEWAY
LAWN AREA 300 WALKER BUFFALO	TPZ TREE PROTECTION ZONE	TILED PATIOS	INFORMAL GARDEN SEATING
			LINE OF UNDERGROUND CARPARK

COMPLIANCE TABLE

BASIC

REFER TO ARCHITECTURAL PLAN D5 (18.1.19) FOR FULL DETAILS
MINIMUM AREA OF GARDEN AND LAWN WITH LOW WATER (INDIGENOUS SPECIES)
UNIT 1 8.7m² (2.3m²)
UNIT 2 21.2m² (13.3m²)
UNIT 3 47.3m² (31.3m²)
UNIT 4 27.5m² (23.5m²)
UNIT 5 33.7m² (22.0m²)
UNIT 6 129.5m² (70.5m²)

LANDSCAPE AREA

REFER TO ARCHITECTURAL PLAN A10 (18.1.19) FOR FULL SITE COVERAGE DETAILS
SITE AREA 1560.0m²
LANDSCAPE AREA 506.5m² (32%)
DEEP SOIL AREA (DSA) 236.5m² (15.1%)
DEEP SOIL AREA AT REAR 236.5m² (100% OF DSA)
[SEPP SENIORS 50(c)(8) min 30%]
[SEPP SENIORS 50(d) min 15%]
[SEPP SENIORS 50(d) min 2/3 OF DSA]

REPLENISHMENT TREES

TO COMPENSATE FOR LOCALLY INDIGENOUS TREES PROPOSED TO BE REMOVED FOR DEVELOPMENT THE FOLLOWING TREE PLANTINGS ARE PROPOSED:
1 x EUCALYPTUS HAEMASTOMA
2 x EUCALYPTUS BOTRYOIDES
2 x BANKSIA INTEGRIFOLIA
4 x BANKSIA SERRATA
10 x TRISTANOPSIS LAURINA
SCRIBBLY GUM
BANGALAY
COAST BANKSIA
OLD MAN BANKSIA
WATER GUM

LANDSCAPE DESIGN PRINCIPLES

TO COMPLEMENT AND ENHANCE THE EXISTING STREETSCAPE

PROPOSAL DESIGNED TO PROVIDE LANDSCAPE SURROUNDS WHICH REFLECT AND HARMONISE WITH EXISTING STREETSCAPE. SCALE AND SPECIES SELECTION TO REINFORCE LOCAL LANDSCAPE CHARACTER.

TO REDUCE THE IMPACT OF THE BUILT FORM

TREES AND UNDERSTOREY PLANTING PROPOSED TO PROVIDE SCALE AND SOFTEN THE BUILT FORM. PRESENTING THE DEVELOPMENT WITHIN A VEGETATED SETTING AND MINIMISING THE VISUAL IMPACT. ALL CARPARKING IS PROPOSED TO BE PROVIDED UNDERGROUND TO REDUCE THE VISUAL IMPACT OF DEVELOPMENT AND REDUCE IMPACT ON STREET AND ADJOINING PROPERTIES.

TO COMPENSATE FOR TREES PROPOSED FOR REMOVAL

REPLACEMENT TREES PROPOSED TO REINFORCE TREES REMOVED FOR DEVELOPMENT.
SPECIES PROPOSED TO INCLUDE LOCAL INDIGENOUS SPECIES REMOVED:
EUCALYPTUS HAEMASTOMA
EUCALYPTUS BOTRYOIDES
BANKSIA INTEGRIFOLIA
BANKSIA SERRATA
TRISTANOPSIS LAURINA
SCRIBBLY GUM
BANGALAY
COAST BANKSIA
OLD MAN BANKSIA
WATER GUM

TO CREATE A LANDSCAPE AS AN EXTENSION OF INTERNAL SPACES

PRIVATE OUTDOOR PATIOS + GARDENS DESIGNED TO FACILITATE ACCESSIBLE AND FLEXIBLE OUTDOOR RECREATION + DINING ADJOINING INDOOR LIVING ROOMS.

TO FACILITATE SOLAR ACCESS

DECIDUOUS TREES HAVE BEEN INCLUDED IN REAR GARDENS TO FACILITATE SOLAR ACCESS AND PROVIDE FOR SEASONAL FLOWER AND FOLIAGE VARIATION.

TO MAINTAIN NEIGHBOUR PRIVACY + AMENITY

SCREEN PLANTING CONSISTING OF PRINCIPALLY NATIVE SPECIES PROPOSED TO PROVIDE PRIVACY SCREENING ON BOUNDARIES ADJOINING NEIGHBOURING DWELLINGS.

TO PROVIDE ACCESSIBLE ACCESS THROUGHOUT THE SITE

ACCESSIBLE PATHWAYS, TERRACES, REAR GARDENS AND LITS FROM UNDERGROUND CARPARK. DESIGNED TO ENSURE SITE IS FULLY ACCESSIBLE THROUGHOUT. SAFE AND ATTRACTIVE PATHWAYS SHALL BE COMPLIANT WITH AS 1428.

TO PROVIDE DEEP SOIL LANDSCAPE BOUNDARY BUFFER AREAS

DEEP SOIL PLANTING BUFFER AREAS HAVE BEEN PROVIDED ON NORTH + WEST BOUNDARIES OF TO ALLOW FOR REPLENISHMENT CANOPY TREE PLANTING.

TO ENHANCE THE LOCAL ECOLOGY

SELECTION OF LOCALLY NATIVE TREES AND A VARIETY OF LOW GROWING + FLOWERING SHRUBS SPECIES PROPOSED TO PRESERVE AND EXTEND THE LOCAL FLORA, PROVIDING HABITAT AND FORAGING OPPORTUNITIES FOR LOCAL FAUNA AND ATTRACTING BIRD LIFE TO SITE.

TO ERADICATE NOXIOUS AND ENVIRONMENTAL WEEDS

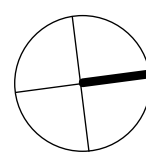
TREE REMOVAL AND LANDSCAPE WORKS TO INCLUDE ERADICATION AND MANAGEMENT OF ALL NOXIOUS + ENVIRONMENTAL WEEDS.

TO COMPLY WITH RELEVANT COUNCIL CONTROLS

LANDSCAPE PLAN DESIGNED TO MEET LOCAL COUNCIL LEP + DCP OBJECTIVES AND CONTROLS AND SEPP SENIORS 2004 DESIGN PRINCIPLES.

NOTE

PLAN TO BE READ IN CONJUNCTION WITH:
PLANNING PLAN 1901 - L02 BY TRISH DOBSON [24.1.19]
ARCHITECTURAL PLANS PREPARED BY BARRY RUSH & ASSOCIATES [18.1.19]
SURVEY PREPARED BY BEE & LETHBRIDGE
ARBORESCULPTURE REPORT BY TRISH DOBSON [24.1.19]



SITE LANDSCAPE PLAN

1:200 @ A1 SCALE
24.1.19 DATE
1901 JOB
DA ISSUE
1 of 2 SHEET

