

Oxford Falls - Self Contained Dwellings

DA Landscape Report

1.0 EXISTING SITE CONDITIONS

1.1 Existing Landuse, Landform & Vegetation

The subject property currently accommodates a large single storey brick residential home surrounded by extensive garden plantings with numerous exotic species and ancillary semi agricultural uses including paddocks for horse grazing and barns for their accommodation at the lower northern portion of the site. Additionally there is a large metal barn for storage and a workshop.

There is a secondary dwelling on the north-west portion of the site. This is a single storey timber weatherboard clad cottage for a site manager.

A small dam located on the western boundary collects surface water runoff from the site. This harvested rain water is used within the site for sundry purposes. Surplus water is directed towards Middle Creek to the north of the site.

The site grades down from Barnes Road (south) at RL 107.5 down towards the grazing paddocks adjacent to Middle Creek (outside and north of the site) at RL 82.0. The existing brick dwelling occupies the upper portion of the site and is surrounded by extensively laid out and planted amenity landscape.

The middle and northern portions of the site are characterised by two sandstone outcrop ridgelines which traverse east-west across the site. The upper ridgeline has an approximate level drop from RL 102.0 down to RL 99.00 and the lower ridgeline down from RL.93.00 to RL.89.00.

A disused tennis court is located at the eastern end of the lower sandstone outcrop ridge line.

The main vehicular access into the site is from Barnes Road-south. The site entrance is marked with brick columns and a double gate. Thereafter Barnes Road runs alongside the eastern boundary of the site but is unmade, grassed and unused. Barnes Road (north) re-establishes itself as an informally sealed track to provide access to No.48 south of Oxford Falls Road.

1.2 Existing Vegetation

Vegetation and 'Landscape Plantings' within the subject site are highly varied. The curtilage and surrounding garden areas of the main dwelling are predominantly exotic species or non-endemic to the locality.

A tall, intermittently managed Leyland Cypress hedge (*Cupressocyparis leylandii*) forms a 4m to 7m tall evergreen screen along the south-western boundary.

Mixed palm tree plantings around the dwelling include Cabbage Tree Palms (*Livistona australis*), Cocos Palms (*Syagrus romanzoffiana*), Dwarf Pygmy Palms (*Phoenix roebelenii*) and Bangalow Palms (*Archotophoenix cunninghamiana*)

Other exotic trees include Chinese Hackberry (*Celtis sinensis*) which is classified as a noxious weed in north-eastern New South Wales.

The 'Landscape General Arrangement Plan', Dwg No. DA03-01, provides a plant schedule and tree numbers of existing 'Landscape Trees' which are not included in the Flora and Fauna Assessment Report by Travers Bushfire & Ecology (Refer to Table 3.3). It is not a definitive schedule but lists the main amenity trees and the proposed action for their retention or removal. This 'Landscape Plan' and Schedule reflects the degree of landscape disturbance that has occurred over the last 30 to 40 years within this site.

The sandstone outcrop ridgelines are characterised with some remnant trees from what was once 'Sydney Sandstone Gully Forrest' but which is now categorised as 'Peppermint –Angophora Woodland-Open Forest.

It has a canopy cover of approximately 10% to 35% and a canopy height of 15m to 23m. (Reference 'Flora Report 'Travers Bushfire & Ecology'). The understorey is heavily disturbed with many exotic species recorded.

The area allocated for the proposed detention ponds are within the grazing paddocks currently used for horse grazing and classified as 'Exotic Grassland with Scattered Trees'. The scattered trees are mostly around the perimeter of the fenced paddock.

2.0 LANDSCAPE OBJECTIVES

2.1 Design Criteria

- Create a high quality landscape to complement the standard of accommodation proposed for the self contained dwellings.
- Provide a variety of spaces and garden types for different uses. Smaller gardens for quiet and peaceful contemplation, and larger spaces for community and social gatherings.
- Each building has direct access to adjacent patios, terraces and soft landscape areas.
- Wherever practicable each garden area should have steps, or disabled access ramps leading to the adjoining garden.
- Ensure that unencumbered access from each building is provided into the landscape in the event of any emergency
- Use the sloping topography of the site to maximise landscape design features and outdoor facilities
- Face the different garden areas towards the north and west to capture views and winter sunlight.
- Incorporate safe water features to bring sound and tranquillity into the landscape
- Design all garden areas so that residents are contained and safe but without feeling trapped.
- Gardens should be easy for care staff to supervise and to prevent residents from wandering off the site.
- Design gardens so that visiting families may spend time with their relatives outdoors in a peaceful setting with a range of outdoor furniture to make them feel comfortable.
- Provide a wide range of native and exotic plants to bring seasonal colour and texture into the landscape.
- Locate native plants close to the site perimeters to "blend" with the surrounding bushlands (mostly to the east)
- Select exotic plants which will not become escapees into the neighbouring private properties and nearby bushlands.
- Create seasonal colour and variety so that residents may mark and enjoy the different seasons of the year.
- Use a mix of deciduous trees to allow winter sunlight penetration and shade during the summer months.
- Provide a hobby garden where residents may grow their favourite plants, herbs and other vegetables. Provide raised planter beds to make gardening easier for older people and residents who are wheelchair bound.
- Provide low level screen planting to protect privacy to residential rooms close to common access corridors and outdoor footpaths
- Provide a store/depot to keep garden tools and other maintenance equipment for the landscape.

- Where safe and practicable retain and protect existing native trees within the designed landscape
- Planting species and distances from building facades shall comply with NSW Bushfire safety codes.

3.0 LANDSCAPE LAYOUT AND GARDEN THEMES

3.1 Entrance Driveway

This has been widened to 6.5m to accommodate two-way traffic for cars, mini-buses, on-site service vehicles up to 9.5m in length. It is bordered with a screen hedge inset with avenue trees and fronted with ground cover planting. Entrance views into the site are directed to a roundabout with a stone paved roll over centre.

A total of 13# outdoor parking spaces are provided for staff and visitors including 1# disabled bay. Six (6#) parking spaces are located at the upper southwest side of the entrance driveway, and the balance is provided at the lower northern end of the site immediately north of Buildings 06 to 09 and two (2#) bays are located adjacent to the managers cottage.

Residents' car parking is provided in basement car parks under Building Nos. 01, 04, 05, 07, 08 and 09. Vehicular access to the basement car parks is provided to the respective building clusters off the entrance driveway and internal road. Refer to Architectural drawings and the Traffic Planners report.

3.2 Entrance Forecourt

A spacious feature paved circular forecourt provides a safe and level pick-up and drop-off area for visitors, and the community mini bus (a 22# seater Toyota Coaster or similar). It also acts as one of two turning heads for larger emergency and service vehicles to the site.

3.3 Existing Rock Garden and Pool

The existing sandstone rock garden with an ornamental pool, a small stream and water cascade will be retained and restored with upgraded landscape planting. This woodland garden will be a 'showpiece' with high level views looking down from the entrance forecourt roundabout to the pool, rock features and restored woodland planting.

Existing and native trees not directly affected by the proposed buildings works will be retained. The main water pond will be replanted with aquatic plants to attract insect and bird life.

Pedestrian access (but not disabled access) into this woodland garden area is provided from the forecourt and also from the Memorial Garden. The rocky outcrops are fenced off with 2# access gates with notices to caution visitors that surfaces within the woodland area are uneven and potentially risky for less-abled people.

3.4 Memorial Garden

A memorial garden is located south of Building 10 where residents, staff, spouses and other family members may go to reflect and remember those who used to live in this property and who have now have passed on.

A rose garden and reflection pool form the centre piece of this garden. Named Roses may be donated in memory of loved ones.



Allocated rose garden beds are provided where named Roses may be donated.



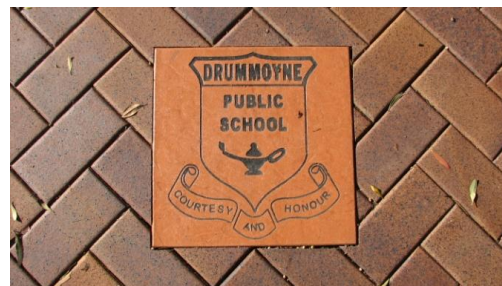
Allocated rose garden beds are provided where named Roses may be donated in memory of loved ones.

There are also low level, free standing wing walls onto which memorial plaques may be attached.



Curved walls in the Memorial garden will also accommodate commemorative wall plaques

Detailed designs for the paving in this garden will accommodate commemorative "signature" clay pavers.



Impressed commemorative clay pavers as per these examples

The memorial garden design is based on traditional layout themes but with contemporary lines and finishes. It has a summer house-pavilion which looks over a tranquil pond with 'floating' stepping pavers.

Access from the building complex into the memorial garden is via Building 10 at RL100.35. At the south west corner of the memorial garden, a 'Lych gate' or similar featured entrance gate leads to the native woodland garden; Refer to para 3.3 above.

From the continuous arbour at the northeast end of the memorial garden, a set of steps "flow down" to the lower terraced gardens. Flowering climbers such as Wisterias will be trained over the arbour for scent, colour and amenity.



A Lych Gate or feature entrance gate will lead into the Memorial Garden from the native garden area

3.5 South-Eastern Terraced Gardens

A series of four (4#) small terraced gardens (including the memorial garden) are benched and terraced into the natural gradient of the land; each terrace with its own direct access from the adjacent residential buildings.

Each terraced garden is also linked to the next by an axial set of feature steps so that pedestrian access is provided from the high end memorial garden down to the lowest garden. Small to medium trees will frame views from one end to the other. Refer to Landscape Drawing Nos. DA 03-02 and DA03-03



Each terraced garden is linked to the next by an axial set of feature steps



Examples of formal terraced gardens defined and enclosed with hedges

All terraced gardens are defined and enclosed by a native screen hedge to the side south-east internal road. This will ensure that residents and visitors are contained and safe with a sense of peace. The upper (memorial garden) and the lower terraced garden have a pedestrian access (with a lockable gate) leading onto the internal road. This will provide both maintenance access and exit for emergency purposes ie evacuation of residents as may be required.

3.6 Hobby Gardens and Kitchen Garden Planter Beds

Additionally a hobby garden is provided at the south-eastern end of the site. This has vegetable garden beds which are for hobby gardeners and kitchen staff. Residents may grow and cultivate herbs and other favourite culinary plants to keep active and maintain their interests in gardening and horticulture. A table-top planter is provided to allow wheel chair bound residents to grow herbs and other smaller vegetables.

A number of fruit trees have also been specified for this garden. Fruit and vegetables from these garden beds will be used in the preparation of their meals.



A raised table top planter bed is provided to facilitate residents who have ability restrictions or are wheelchair bound.

3.7 Alfresco Terrace-Deck

Adjacent to the main reception and café is an "alfresco" terrace. This north facing terrace will accommodate residents and their visitors for informal meetings with friends and families, coffee, drinks and overflow dining during good weather. From here panoramic views northwards can be enjoyed across the main function lawns and down to the woodland and beyond towards Middle Creek.

Steps and ramps lead down from this alfresco terrace to the communal function lawns and gardens along the western side of the property.

3.8 Communal Function Lawns

Two large lawns with amenity garden shrubs and tree planting face northwards to the sandstone outcrops and existing woodland. The upper lawn will have a BBQ area which will be equipped for outdoor entertaining and social functions. Disabled access to these function lawns is provided from the Alfresco Terrace-Deck (Building No.01)

The larger, lower function lawn features a gazebo or pavilion with immediate views into the native woodland tree canopies. This pavilion will accommodate a disabled toilet and rest facilities so that residents and their families may enjoy a picnic together and soak in the qualities of the woodland which is to be fully rehabilitated.

Both gardens are fully screened from the residential properties to the west of the subject site. The lower lawn and garden has a direct link with steps from the west facing terrace adjoining Building 02.

4.0 RETENTION OF THE LANDFORM & EXISTING LANDSCAPE FEATURES

In accordance with Council's LEP objectives which states: -

"The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged".....

The designed landscape has retained and followed the existing topography and grades as closely as practicable.

Where the buildings have been benched into the site, the surrounding landscape treatment has transitioned to revised grades and levels back to the existing RL's and contours. This will accommodate the level differences between Buildings 02 and 03 and 10 down to Buildings 04 and 05. Similarly from 04 and 05 down to Buildings 06, 07, 08 and 09 at the northern end of the site. This allows for the retention of the sandstone rock ridgelines as a part of the natural landscape.

Wherever possible proposed retaining walls within the landscape between the buildings have been constructed with excavated sandstone from the site, with planting at the top and bottom. Natural grades (NGL's) close and adjacent to all boundaries have been retained.

The alignment and existing grades of the entrance driveway has been retained although this has been widened to 6.5 metres. Grades from the proposed south-western car parking spaces leading to the main entrance forecourt roundabout (Building No.1) average 1 in 24. The side south-eastern access driveway (internal road) has followed the existing topography as closely as possible, with the gradient being not steeper than 1 in 8, all as per the previous DA approved landscape drawings.

Surface water runoff has been directed to a 'water garden' and a detention pond at the lower north end of the site. Both these features have DA approval from the previous LEC planning consent.

A 24m wide wild life corridor has been retained along the northern boundary of the site. Refer to Landscape General Arrangement Plan Dwg. No.DA03-01, dated 04-04-2019 and the Flora & Fauna Report (Travers Bushfire & Ecology)

5.0 RETENTION, REMOVAL & REPLACEMENT OF EXISTING VEGETATION

A number of trees and smaller shrubs are nominated for removal. Removal and replacement of vegetation may be categorised as follows:

5.1 Remnant Woodland Vegetation: Woodland Management

Species identification and existing condition of the woodland trees have been identified in the 'Fauna and Flora' Report by "Travers Bushfire & Ecology". Trees identified in this report are shown numbered on Landscape Plans Nos. DA03-02 and DA03-03 with a prefix "T" followed by the tree number. Reference to these tree species and their condition is in the Flora & Fauna Report. The intention of this landscape proposal is to manage the woodland area within the north-western portion of the site, to improve its environmental quality and to comply with the RFS codes. A summary of the tasks to be implemented as part of the woodland management will include the following: -

- Prune overlapping and interlocking existing native tree canopies to comply with RFS Bushfire and APZ codes and 'Planning for Bushfire Protection – 2006' (PBP) for the purposes of bushfire hazard determination
- Retain all native trees and understorey shrubs and ground cover plants endemic the vegetative community as certified by the Bushfire consultant.
- Remove all exotic and noxious weeds by hand and with hand tools. No herbicidal sprays to be used within the woodland area.
- Supply and plant replacement endemic woodland species. Refer to Proposed Plant Schedule; "Bushland Rehabilitation Plants" Dwg. No. DA03-01 for selected "Bushland Rehabilitation" plants.
- Apply native leaf mulch around newly planted plants to depth of 30mm max. to suppress competition from other colonising plants
- Adjust and maintain any temporary siltation fences as required on steeper slopes until woodland floor surface is fully re-stabilised
- Retained 'Bushland Contractor' to maintain woodland area within APZ to NSW Rural Fires Regulation 2002 (AS3959).
- Control pest & disease as necessary to ensure that all new woodland plants establish successfully.
- All tree pruning work shall be carried out by an experienced and qualified Arborist
- Collect and remove from site all woodland floor fire hazard material within APZ twice per year

Refer to Flora report 'Bushland Regeneration & Biodiversity Management Plan" Travers Bushfire & Ecology 2015.

5.2 Sandstone Rock Outcrops

There are two sandstone ridgelines running approximately west-east across the site. The proposed architectural site layout has retained as much of these outcrops as practicable together with the existing native trees. As the existing understorey vegetation is dominated by exotic and noxious weeds, this landscape proposal takes the opportunity to clear and clean these sandstone ridgelines and make them a feature of the landscape treatment. To this effect some spot planting with shrub and ground cover species endemic to this locality is proposed. The following courses of action are therefore recommended: -

- Engage a Specialist 'Bushland Rehabilitation' contractor to carry out all preparatory works across the sandstone outcrops
- Remove existing woody weeds by 'stump painting' with approved herbicide. No herbicidal sprays to be used. Alternatively hand pull or excavate with hand tools the noxious weed species.
- Retain locally endemic tree and shrub species which are in a stable condition. Import and install native top soil within rock crevices and hollows of as required and as applicable.
- Where applicable, install jute matting and/or silt arrestor fencing to prevent soil erosion until new plantings have established.
- Spot re-plant within selected areas of sandstone rock crevices and ledges with native species.
- Refer to Proposed Plant Schedule; "Bushland Rehabilitation Plants" Dwg. No. DA03-01 for selected endemic species.

5.3 Amenity Trees and Large Shrubs

There are a number of trees and large shrubs which currently comprise the amenity landscape surrounding the existing dwelling. These are numbered on Landscape Plan Nos. DA03-02 and DA03-03 without a prefixed "T". The species and proposed 'Action' are shown in the 'Existing Tree Schedule' on the Landscape General Arrangement Plan, Drawing No. DA03-01

6.0 PROPOSED VEGETATION AND LANDSCAPE PLANT SPECIES

The proposed amenity landscape planting is specifically orientated to provide a range of plants suitable for retiree and older residents to enjoy. The Schedule of 'Proposed Tree, Shrub and Ground Cover' species is provided in Landscape Plan, Dwg No.DA03 -01.

6.1 Amenity Landscapes and Gardens

Older residents who become more sedentary with age and rely upon their immediate environment for inspiration may follow the seasonal changes in their surrounding landscape. It is therefore important to create seasonal variation with a variety of flower types and leaf colours throughout the year to uphold their quality of life.

Trees

Most of the existing palm trees have been specified for lifting and replanting. Their mature size will help create a well established landscape look on completion of the landscape planting. An on-site holding area will be established to sustain these trees during the construction period.

Where appropriate native trees have been incorporated into the amenity landscape for screening (between buildings) and to attract bird life close to the communal open spaces.

Generally, proposed exotic tree species have been used to create seasonal changes with their prolific Spring and Summer flowers of varying colours, leaf colour changes through the seasons, shade in summer and a sunlight access during the winter months. Small to medium sized native trees species have also been used for screening, flower qualities and to attract bird life close to the buildings.

Shrubs & Ground Cover Plants

A mix of Australian native and exotic shrubs and ground cover plants have been specified. Consideration for their selection has been leaf and flower colour, water conservation, suitability for the site growing conditions and species which are not 'garden escapees'.

Irrigation of the amenity landscape plantings will be with harvested rainwater from the existing on-site dam. In this regard sustaining all amenity landscape areas will be self sufficient and environmentally sustainable. Surplus harvested water will be used for cleaning of roads footpaths and terraces and washing in-house service vehicles.

6.2 Perimeter Landscape Planting

The western boundary has a well established evergreen Leyland Cypress hedge. It is proposed to retain and prune the height (to approximately 3 to 4 metres maximum) and width of this hedge to rejuvenate it and ensure an effective year round screen from the properties in Barnes Road (West). An existing gap in this hedge will be in-filled to provide a continuous screen to all proposed buildings.

A 1.8m high acoustic screen fence (timber lapped and capped or similar approved) is provided along the western side of the site between the south-west corner of Building 01 and the driveway ramp down to the basement car parking. It will run for a length of approximately 13 metres. This will protect the privacy and acoustic amenity of the adjoining property to the west.

Perimeter and boundary plants along the south-east and east are native Lily Pilly (*Syzigium spp*) species and cultivars. This will provide both a visual screen to the site as well as vegetative buffer to the heavily degraded bushland immediately east of the unsurfaced section of Barnes Road.

Hedges defining the terraced gardens along the side driveway will provide a secondary buffer between the bushland and the amenity landscapes for this aged residential facility. All proposed perimeter Lily Pilly hedge and shrub species have been approved in the previous LEC DA drawings.

6.3 Screened Views into the Site

Particular consideration has been made to limit views into the site from the surrounding residential properties, streets and Oxford Falls Road, so that perceived visual impacts will be negated.

6.3.1 South Entrance Views

The main entrance into the site is from Barnes Road (South). The southern end of the (Leyland) Cypress hedge abuts the entrance driveway. In addition to the existing Cypress hedge, 3# broad leaved trees have been specified for the south west corner of the site. These will further obscure views into the site from the Barnes Road entrance. Refer to Photomontage No.1.

6.3.2 Western Views

Views from the west into the site are already substantially screened by the tall, well established Cypress hedge along the western boundary from Barnes Road (South) down to the existing rock outcrop woodland. This tall screening is reinforced by the dense canopies of 9# mature She Oak Trees (*Casuarina spp*) 5#Tallowood trees (*Eucalyptus microcorys*) and 1#Spotted Gum (*Corymbia maculata*). The proposed trimming of the Cypress hedge will not expose any additional views into the site from Nos.34 to 50 Barnes Road. Refer to Photomontage No.2

6.3.3 Northern Views

Views from the north are limited to a small section of Barnes Road (North). This road is signed "No Entry"; it is not a through road and is used solely for access to 1336-1337 Oxford Falls Road and has an informal gateway into the subject site. A five(5) metre wide mixed native screen planting has been specified for the north-eastern boundary so that anyone travelling northwards on Barnes Road (North) will not be able see into the site as this new planting matures. Refer to Photomontage No. 3.

6.3.3 Easterly Views

Easterly views towards the site from the western side of Oxford Falls Road from are effectively blocked by a continuous strip of native woodland trees, except from a gateway entrance driveway leading into 1884 Oxford Falls Road. At this point the subject site is approximately 220 metres from Oxford Falls Road, with a belt of woodland trees on the western boundary of No. 1336-337 Oxford Falls Road. At best there are only glimpsed and obscured views into the site at present, and details of the proposed buildings and driveway will be even harder to see when the proposed landscape establishes and matures. Refer to Photomontage No. 4.

The above demonstrates that views into the site from the surrounding streets and properties are already predominantly obscured, and will become further screened when the proposed landscape planting grows and matures.

6.4 Woodland Rehabilitation

A few trees within the remnant open forest/woodland are proposed for removal to accommodate Building Nos. 04 and 06. This is predominantly at the western end of the sandstone rock outcrop. It has been noted that many of these trees are in poor condition and are of limited ecological value. Refer to "Flora & Fauna Assessment" report by Travers Bushfire and Ecology.

A woodland rehabilitation program is specified with the clearance of the prolific exotic weed species on the woodland floor. This will be followed by replanting with locally endemic trees and understorey species. Refer to the proposed schedule of plants on Landscape Plan Dwg No. DA03-01. All rehabilitation works shall be carried out by a fully qualified and experienced bushland rehabilitation contractor.

6.5 Water Margin and Macrophytic Planting

Two (2#) DA approved water detention basins will be planted with native aquatic and macrophytic plants species. This will stabilise water margin soils and create rich water margin habitats.

A schedule of Water Margin and macrophytic plant species from which to select is provided on Landscape Plan No. DA03-01.

6.6 Disabled Access Considerations within the Landscape

Notwithstanding the grades and elevational changes across the site, access for the less-abled and disabled has been provided into the amenity gardens and outer landscape areas from adjoining buildings. Two of the formal terraced gardens on the south east side of the complex are provided with a lockable exit gate leading onto the internal road. These access points will facilitate both maintenance and also provide emergency exits for residents in the event of fire or similar needs.

Additionally, wherever possible disabled access has been designed to lead from one garden area to another. Each garden has rest areas and garden furniture with shade for summer and sunlight access in winter months.

7.0 PLANNING CODES

Northern Beaches Council - (Formerly Warringah DCP 2011)

Landscape Objectives

- *To enable planting to maintain and enhance the streetscape.*

Provision of an entrance gate similar to the existing gate and columns. New and improved landscape amenity planting is specified.

Complies

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Where safe and practicable existing native trees have been retained. Replenishment native and endemic planting within the woodland and water features have been proposed. Amenity native tree, shrub and ground cover species have been specified to enrich the environmental and ecological qualities of the site.

Complies

- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*

Refer to Landscape Plans Dwg Nos. DA-01, DA-02, DA-03, DA-04 and DA03-05.

Complies

- *To enhance privacy between buildings.*

The self contained dwellings are set well away from neighbouring residential properties. An existing tall evergreen hedge along the western boundary provides a thick visual screen to neighbouring properties to the west.

Within the site, small to medium sized trees and tall shrubs are specified between the three levels on which the buildings are located. This includes the sandstone rock outcrops. Additionally wherever space allows, shrub and small tree planting is planted between building on the same RL's. This will to prevent overlooking between buildings and to maintain privacy to residential units.

Seen from within the site, the proposed buildings will take on the appearance of separated low density residential dwellings

Complies

- *To accommodate appropriate outdoor recreational opportunities which meets the needs of the occupants.*

Comprehensive landscape and passive recreational facilities have been provided throughout the outdoor areas of the proposed self contained dwellings. Refer to Landscape Plans Dwg Nos. DA03-01, DA03-02 and DA03-03.

Complies

- *To provide space for service functions, including clothes drying.*

Function lawns, alfresco sitting out deck, BBQ terrace, 2# garden pavilions and a hobby garden. The entrance forecourt verandah has views down to the rock garden pond and woodland garden.

Laundry drying. Refer to architectural facilities within building

Complies

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Rainwater harvesting and surface water runoff catchment has been provided. Irrigation and cleaning of outdoor surfaces will be from all water harvested and stored on-site

Complies

John Chetham MRPTI AAILA ASILA



Urban designers - landscape architects

04 April 2019