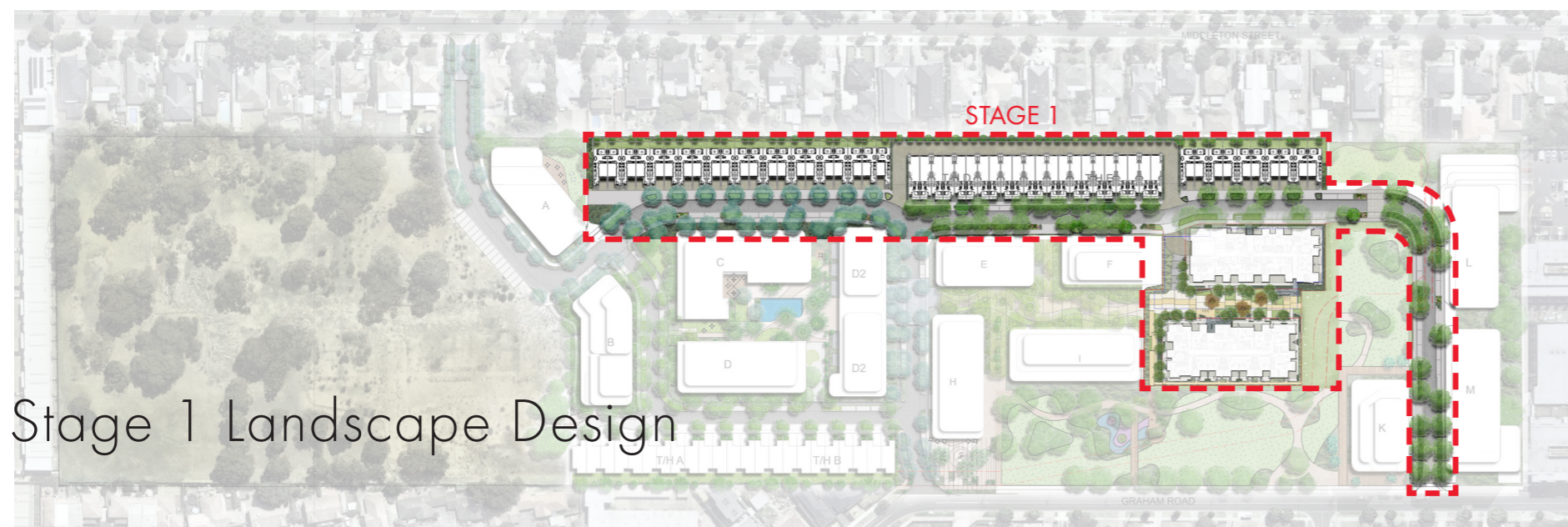


Highett Park Village



Stage 1 Landscape Design

**Bayside City Council
Planning and Environment Act 1987**

ENDORSED PLAN

**This plan complies with
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Sheet 1 of 27


**Endorsed on: 29/6/2023
Endorsed by: Tom Corrie**

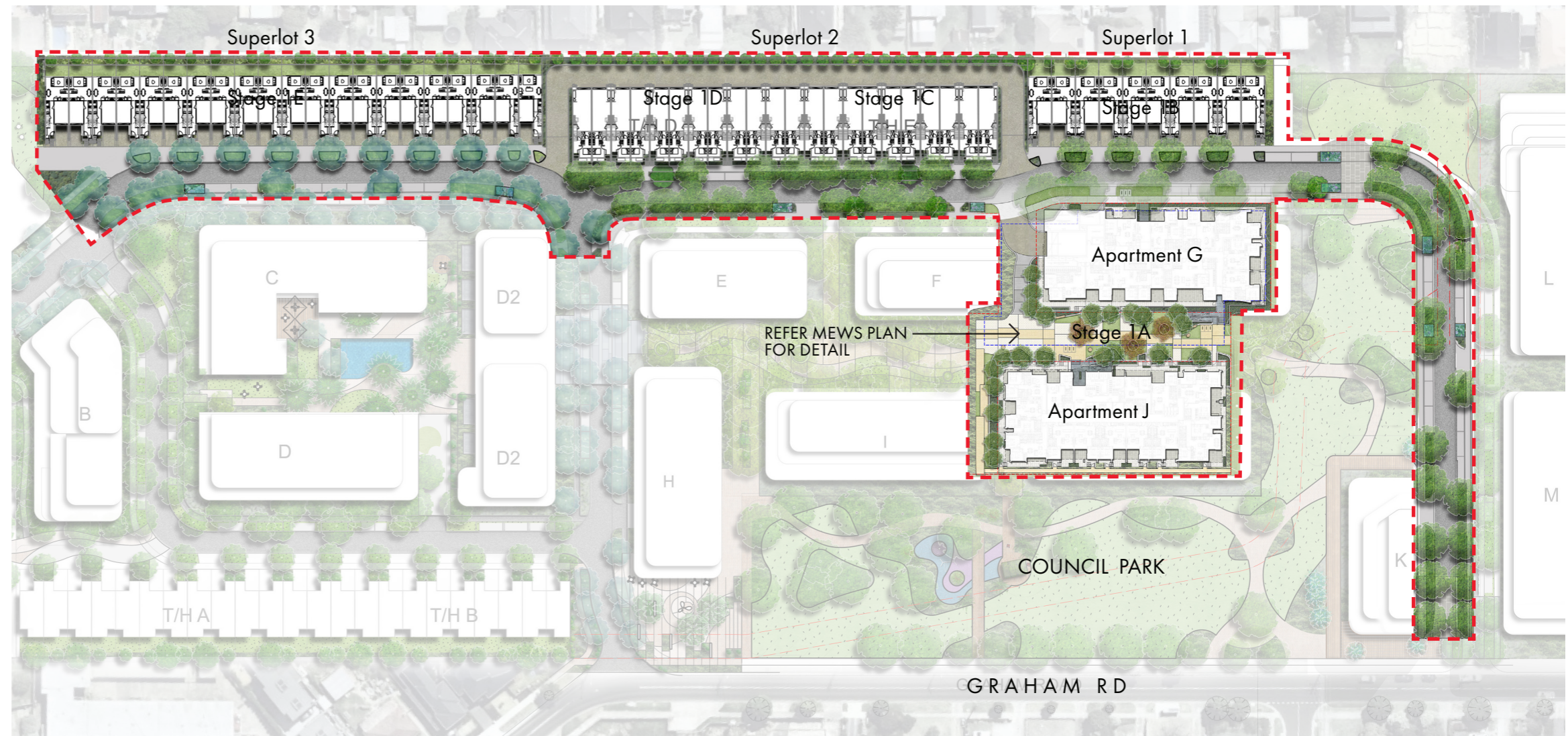
Framework Report

Prepared for Sunkin

1 Stage 1 Overall Landscape Plan

LEGEND

-  **Proposed trees**
-  **Boulevard (Formal Street)**
Refer to Planting Plans
-  **Secondary Boulevard ('Green Link' Street)**
Refer to Planting Plans
-  **Narrow Tree / Hedge (Rear Access)**
Refer to Planting Plans
-  **Mews**
Refer to Planting Plans
-  **Lawn**
-  **Rain Garden (Located within naturestrip)**
-  **Garden Bed.** Refer to Planting Plans
-  **Paving Type 1 - Grey concrete** (as per Council standards). Footpaths, crossovers and parallel carparking
-  **Paving Type 2 - Exposed Aggregate** coloured concrete. Private carparking
-  **Paving Type 3 - Asphalt.** Vehicular carriageway
-  **Paving Type 4 - Paver Units.** Pedestrian crossing/threshold



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Sheet 2 of 27

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2 Streetscape

2.1 Streetscape Planting Plan

Legend

- *Eucalyptus melliodora*

●

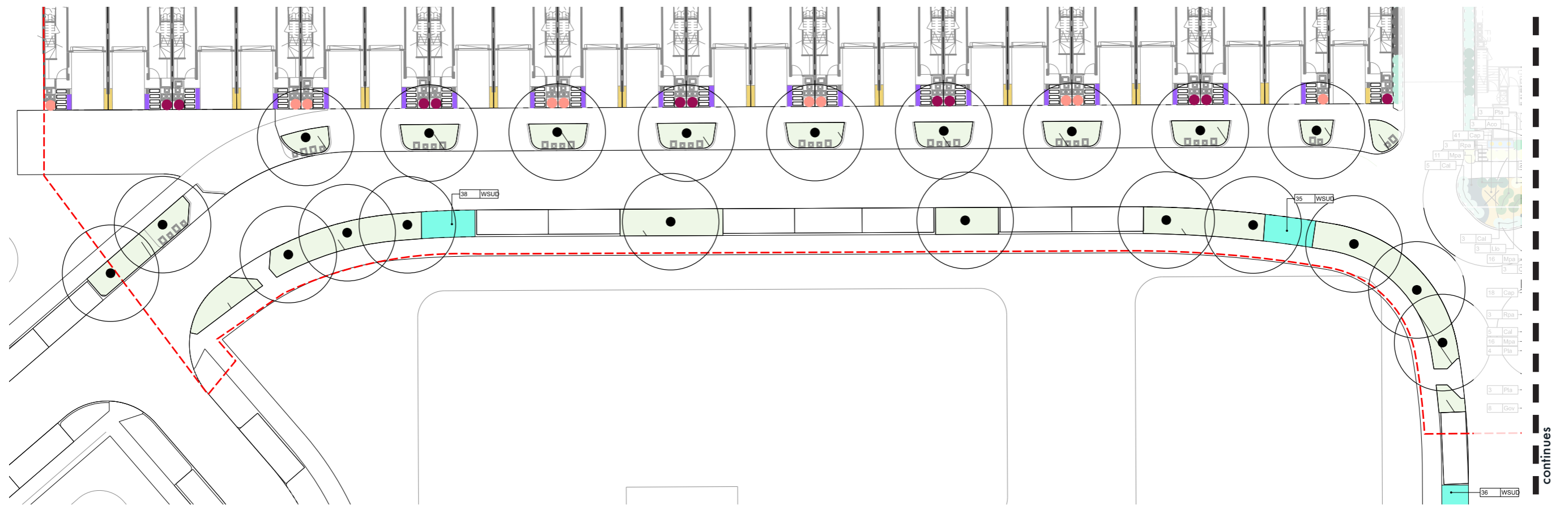
Grassed Nature Strip (Turf)
- ×

Angophora costata

Rain Gardens
(Water Sensitive Urban Design)
- *Corymbia citriodora* 'Scentuous'



KEY



PLANTING PLAN_1 in 400 A3

Bayside City Council
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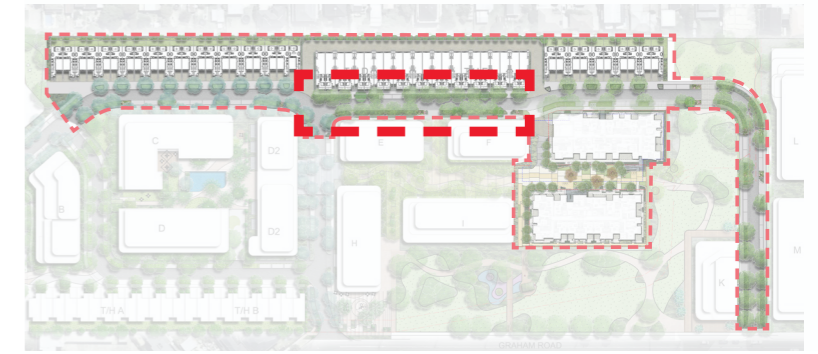
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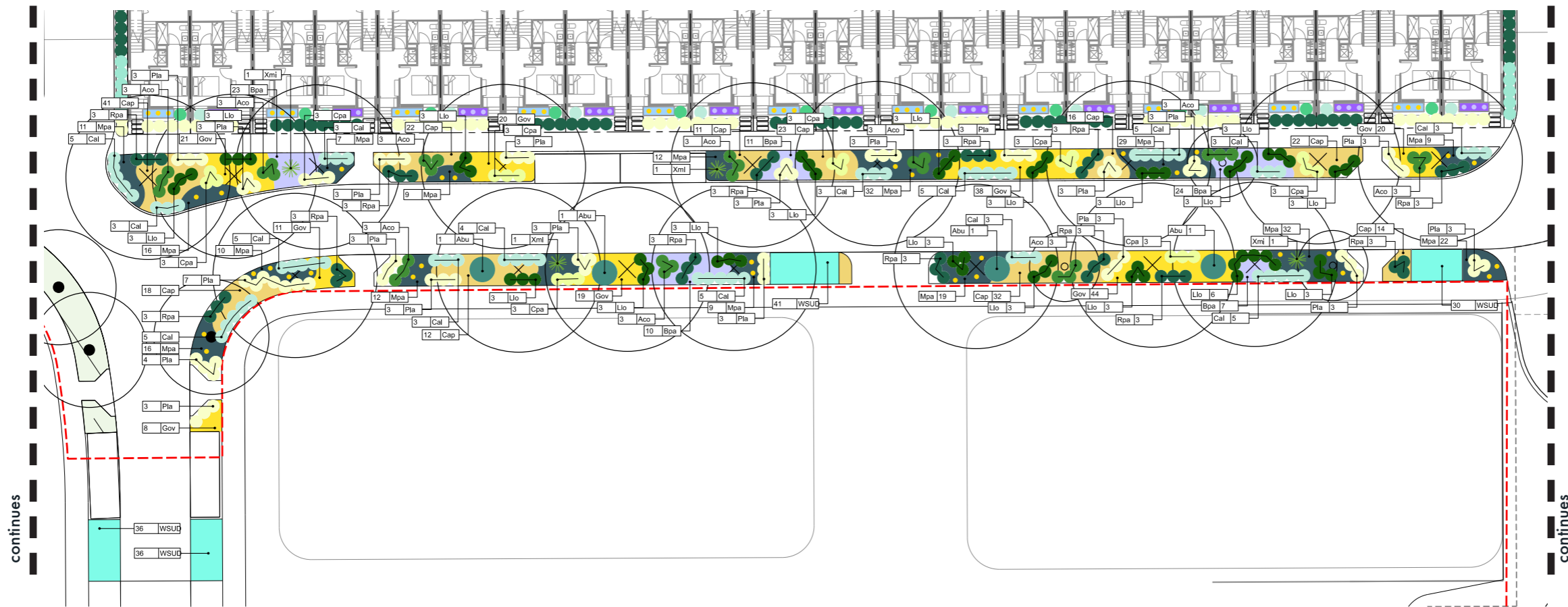
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KEY



PLANTING PLAN_1 in 400 A3



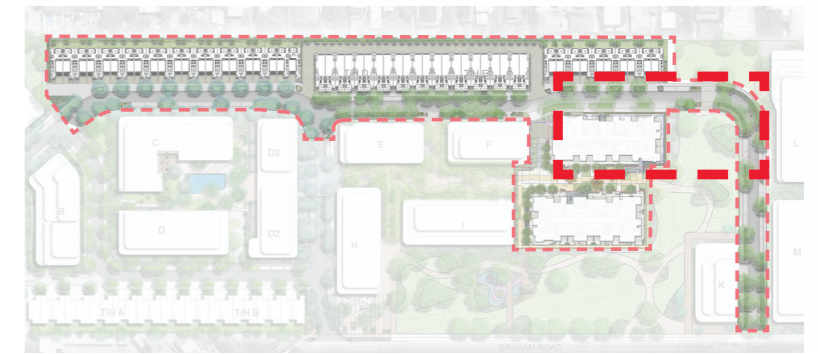
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ENDORSED PLAN

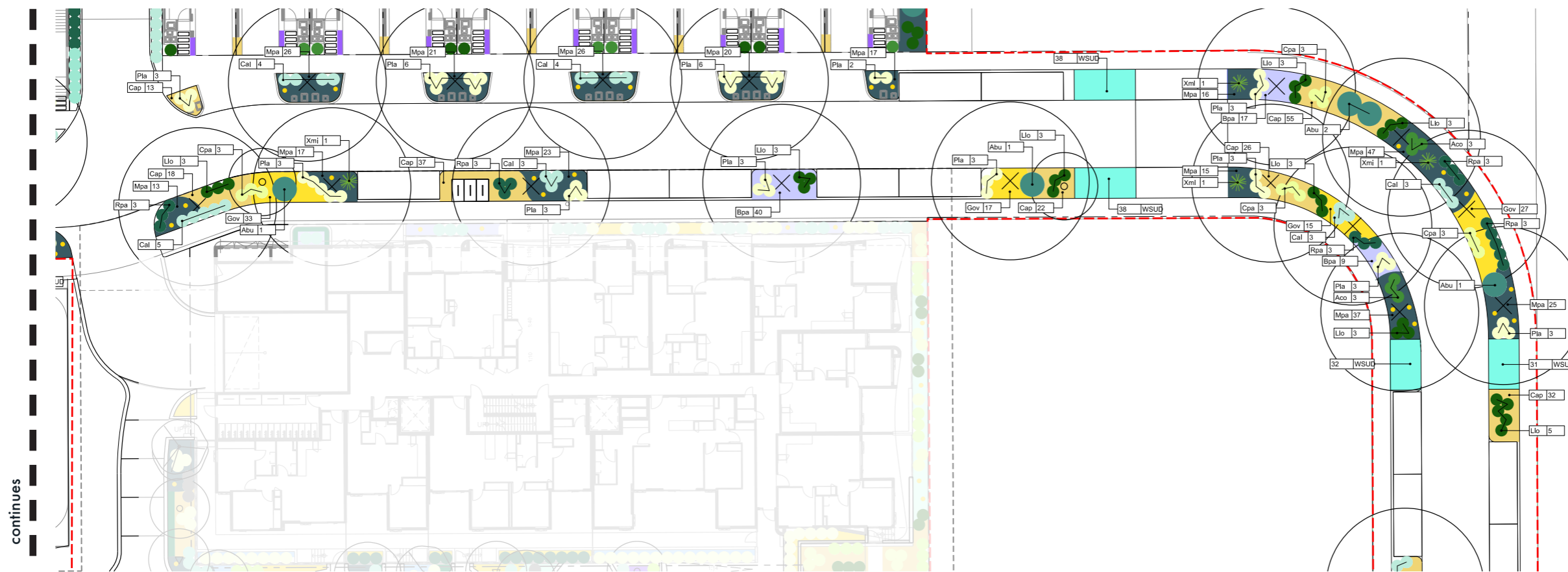
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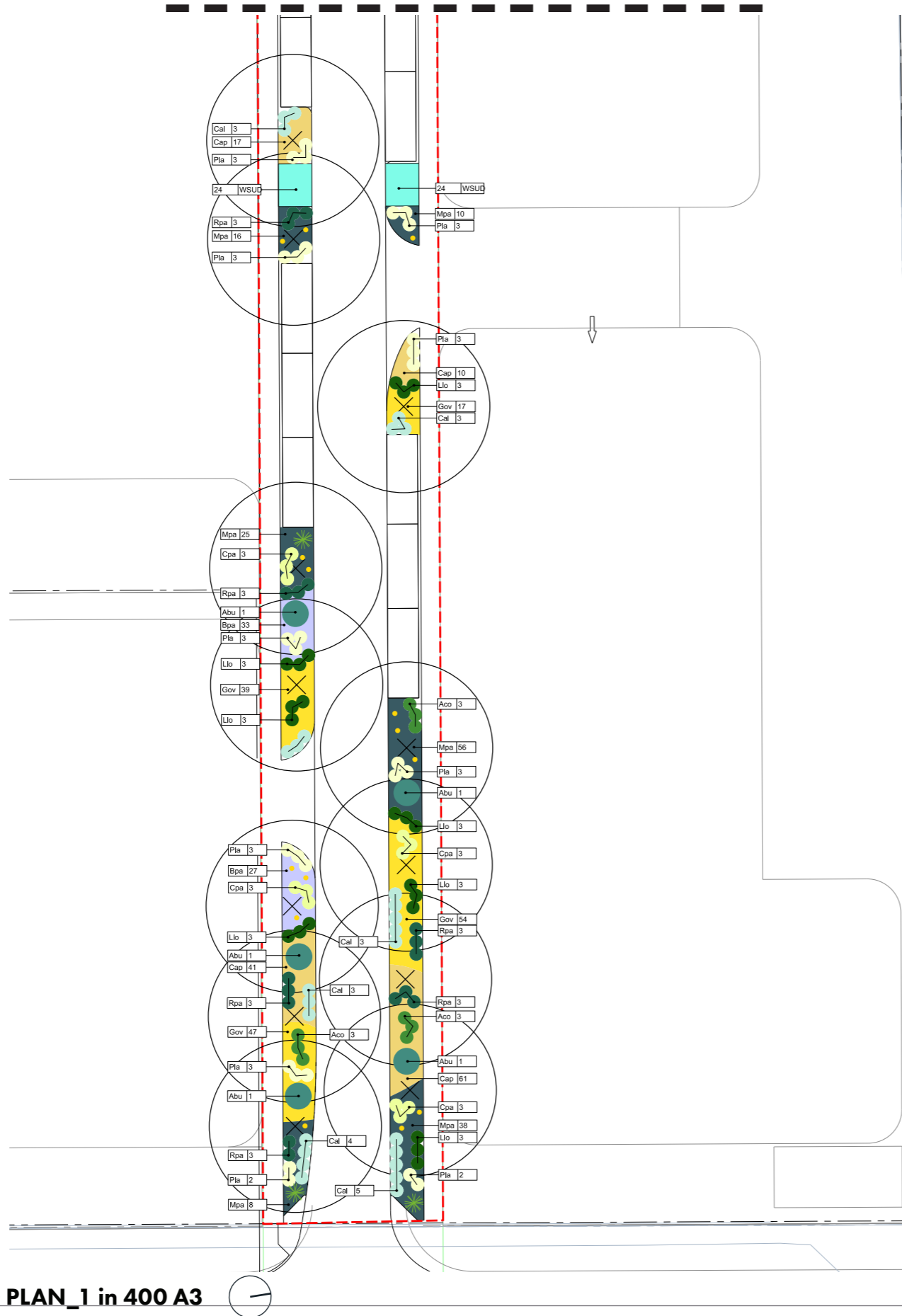
continues

PLANTING PLAN_1 in 400 A3



continues

continues



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**Park Village Highett Stage 1 - Streetscapes
PLANTING SCHEDULE**

CODE	BOTANIC NAME	COMMON NAME	DENSITY	SIZE	QTY	
TREES						
AA	<i>Eucalyptus melliodora</i>	Yellow Box	As Shown	45Lt	22	
BB	<i>Angophora costata</i>	Smooth barked Apple	As Shown	45Lt	44	
CC	<i>Corymbia citriodora</i> 'Scentuous' syn. Dwarf Pink	Dwarf Lemon-scented Gum	As Shown	45Lt	5	
					Total	71
SHRUBS						
Aco	<i>Acacia cognata</i> 'Green Mist'	River Wattle	As Shown	140mm pots	45	
Abu	<i>Alyxia buxifolia</i>	Sea Box	As Shown	140mm pots	14	
Bpa	<i>Brachyscome parvula</i>	Coast Daisy	3/m ²	140mm pots	201	
Cpa	<i>Callistemon pallidus</i>	Lemon Bottlebrush	As Shown	140mm pots	48	
Cal	<i>Correa alba</i>	White Correa	As Shown	140mm pots	103	
Cap	<i>Chrysocephalum apiculatum</i>	Desert Flame	3/m ²	140mm pots	543	
Gov	<i>Goodenia ovata</i>	Hop Goodenia	3/m ²	140mm pots	430	
Llo	<i>Lomandra longifolia</i>	Mat Rush	As Shown	140mm pots	104	
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobiala	3/m ²	140mm pots	701	
Pla	<i>Poa labillardierei</i> var. <i>labillardierei</i>	Common Tussock-grass	As Shown	140mm pots	134	
Rpa	<i>Rhagodia parabolica</i> 'Grey Edge'	Saltbush	As Shown	140mm pots	72	
Xmi	<i>Xanthorrhoea minor</i> subsp. <i>lutea</i>	Small Grass-tree	As Shown	140mm pots	8	
WSUD	Rain Garden				403	
	<i>Dianella caerulea</i>	Native Flax	3/m ²	Tube stock	67	
	<i>Ficinia nodosa</i>	Knobby Club-rush	3/m ²	Tube stock	67	
	<i>Juncus pallidus</i>	Pale Rush	3/m ²	Tube stock	67	
	<i>Lomandra multiflora</i>	Many-flowered Mat-rush	3/m ²	Tube stock	67	
	<i>Poa labillardierei</i> var. <i>labillardierei</i>	Common Tussock-grass	3/m ²	Tube stock	67	
					Total	2806

*20% of each species within WSUD / Rain Garden

PLANTING PLAN_1 in 400 A3

2.2 Streetscape Sections

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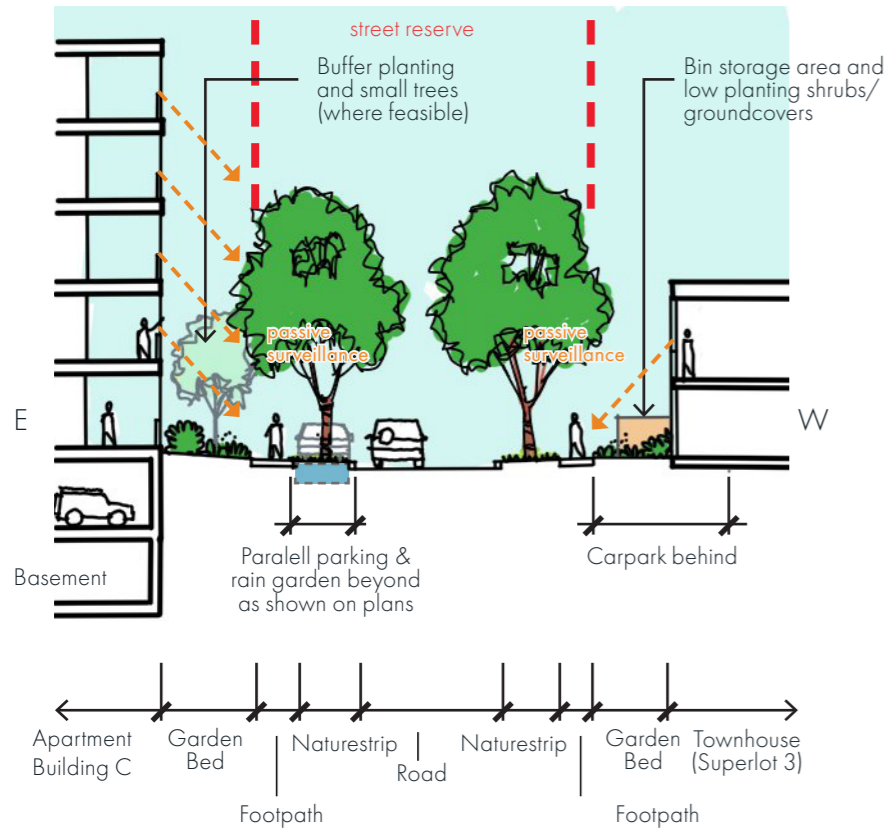
KEY

Boulevard - Formal Street and landscape Thresholds (Superlot 3)

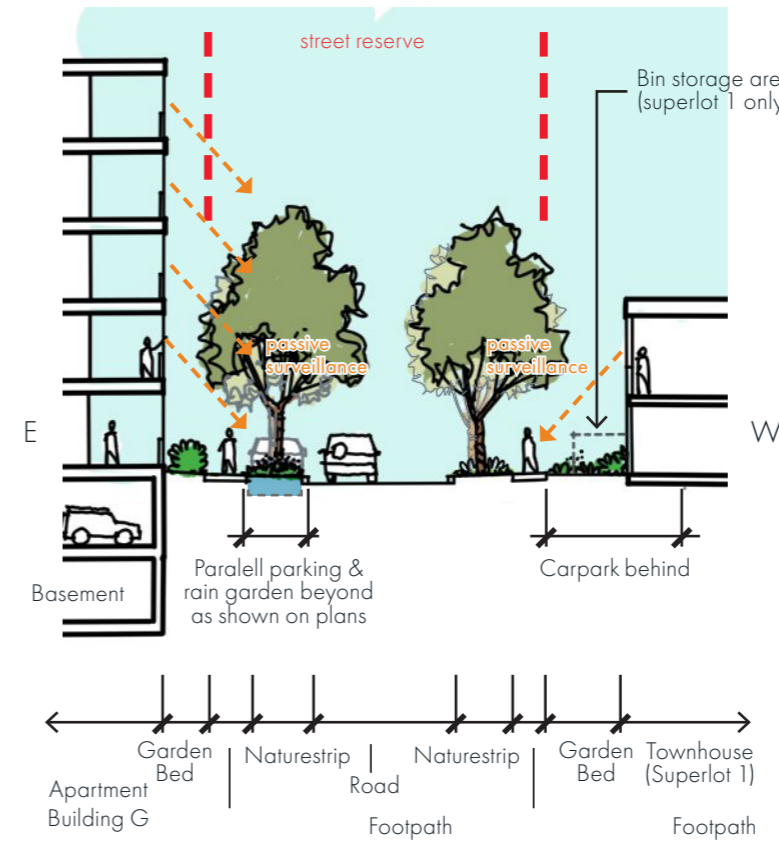
- Tree lined street
- Boulevard character
- Thresholds with feature landscape treatments

Secondary Boulevard - 'Green' link Street (Superlot 1&2)

- Connected canopy (biolink)
- Heavily vegetated
- Native character



Boulevard Tree



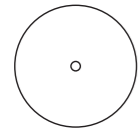



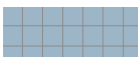





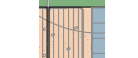
Secondary Boulevard Tree (Green Link)

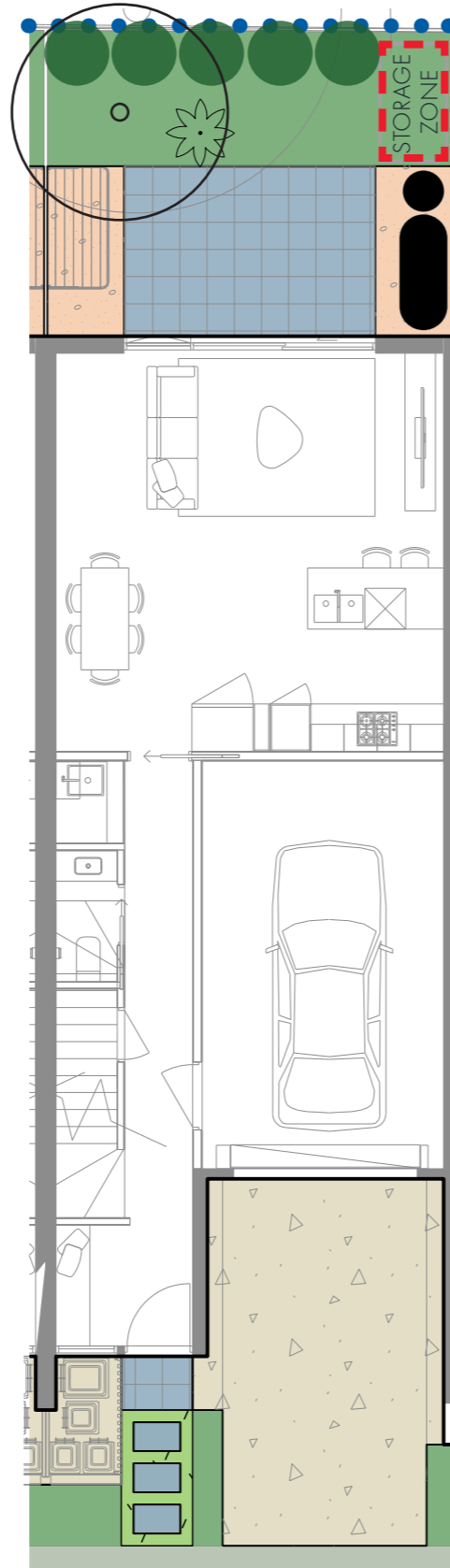


3 Superlot 1

3.1 Townhouse Superlot 1

LEGEND

- 
Small Feature trees
 A mix of native and exotic medium size trees. Tree type and form to be appropriate to the space available and aesthetic/microclimate/screening objectives.
- 
Screen Planting
 Hedge type planting
- 
Garden Beds
 Small to medium shrubs forming garden edges, with a foreground of plants selected for form, texture, and colour. Narrow side gardens may include climbing species to provide green edges and a green outlook from internal spaces.
- 
Feature Shrubs
 Selected species at key locations to provide visual interest,
- 
Patio Paving/Access pavers
 Unit pavers on 30mm suitable sand bedding and compacted gravel base or as appropriate
- 
Outdoor carpark
 Exposed Aggregate Coloured concrete
- 
Gravel
 Decorative Pebbles
- 
Fence
 Palisade fence or similar approved
- 
Bin enclosure
 Refer to Architects Details
- 
Water Tanks
 Refer to Architects Details
- 
Clothes Lines
 Refer to Architects Details



Plan View_Type 1 - 1:100 @ A3

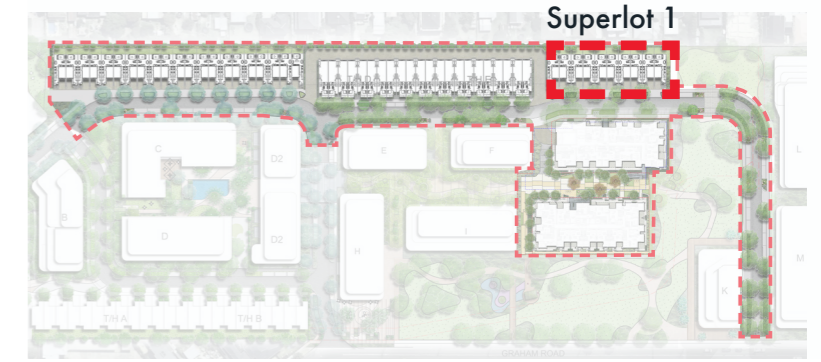
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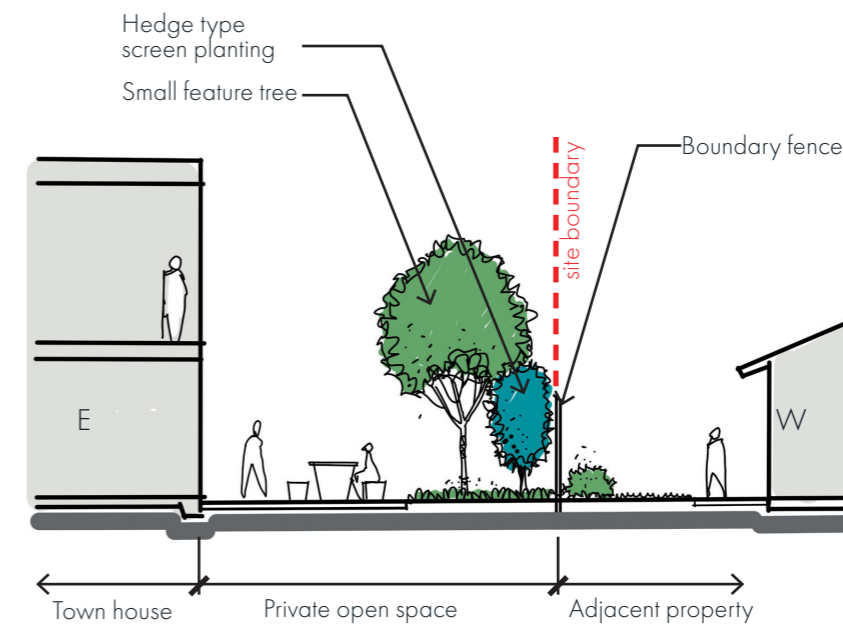
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KEY

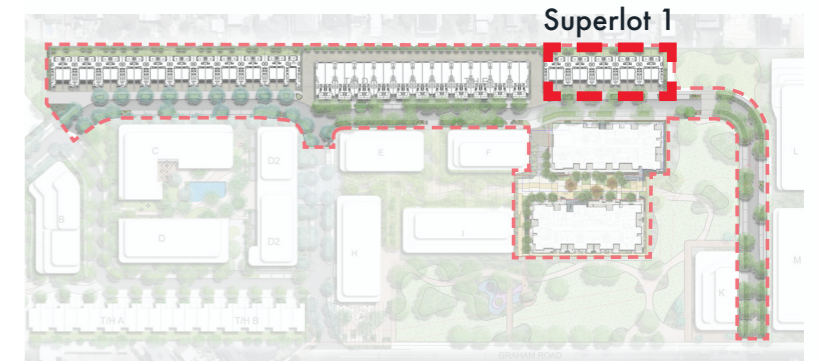


Typical West interface_Type 1

3.2 Townhouse Superlot 1

Park Village Highett Stage 1 - Superlot 1
PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	DENSITY	SIZE	QTY	
TREES						
AA	<i>Acacia implexa</i>	Lightwood	As Shown	45Lt	5	
BB	<i>Banksia integrifolia</i>	Coast Banksia	As Shown	45Lt	6	
					Total	11
SHRUBS						
Aco	<i>Acacia cognata</i> 'Green Mist'	River Wattle	As Shown	140mm pots	5	
Abu	<i>Alyxia buxifolia</i>	Sea Box	As Shown	140mm pots	3	
Ase	<i>Adenanthos sericeus</i>	Woolly Bush	As Shown	140mm pots	27	
Cpa	<i>Callistemon pallidus</i>	Lemon Bottlebrush	As Shown	140mm pots	3	
Can	<i>Convolvulus angustissimus subsp. an</i>	Blushing Bindweed	3/m ²	140mm pots	136	
Cap	<i>Chrysocephalum apiculatum</i>	Desert Flame	3/m ²	140mm pots	21	
Cal	<i>Correa alba</i>	White Correa	As Shown	140mm pots	14	
Lbr	<i>Leucophyta brownii</i>	Cushion Bush	As Shown	140mm pots	10	
Llo	<i>Lomandra longifolia</i>	Mat Rush	As Shown	140mm pots	8	
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobiala	3/m ²	140mm pots	80	
Rpa	<i>Rhagodia parabolica</i> 'Grey Edge'	Saltbush	As Shown	140mm pots	25	
Vju	<i>Viminaria juncea</i>	Golden Spray	As Shown	140mm pots	10	
Vhe	<i>Viola hederacea</i>	Native Violet	3/m ²	140mm pots	185	
					Total	527



KEY

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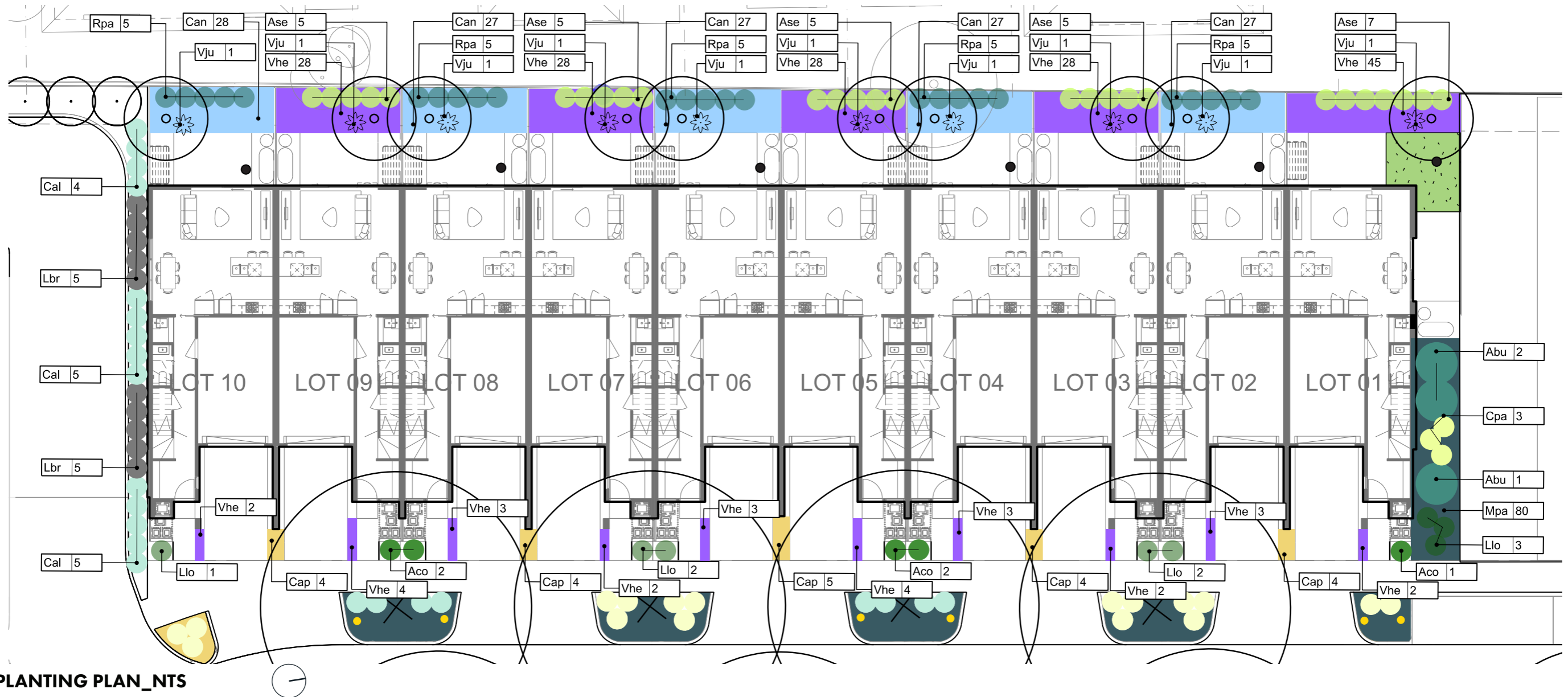
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LEGEND

- Acacia implex*
Lightwood
- Banksia integrifolia*
Coast Banksia

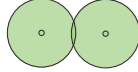


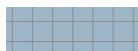




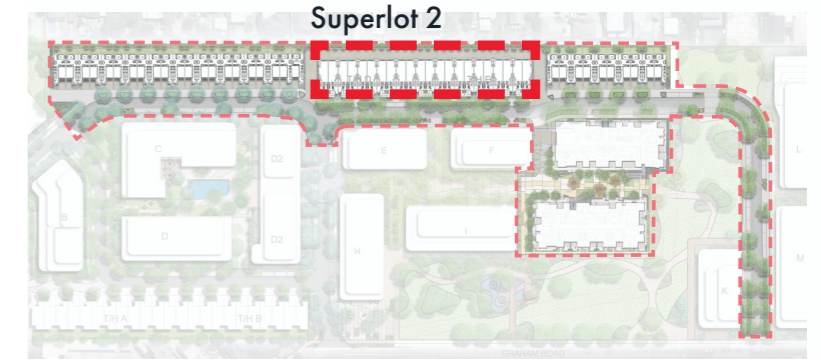
PLANTING PLAN_NTS

4 Superlot 2

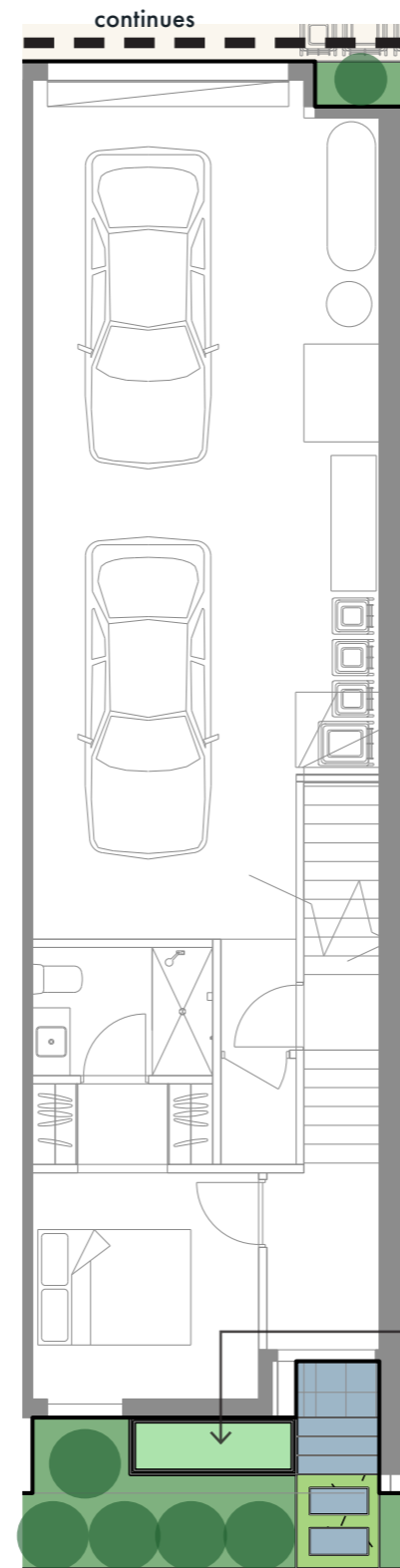
4.1 Townhouse Superlot 2

LEGEND

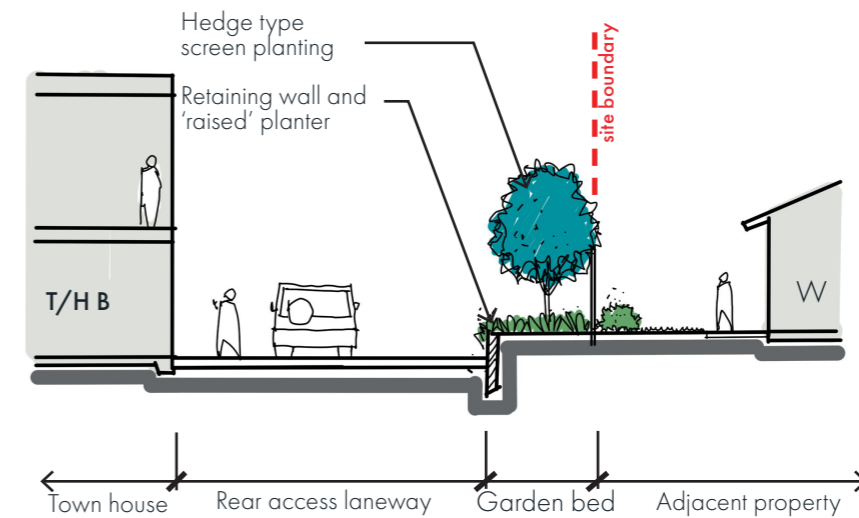
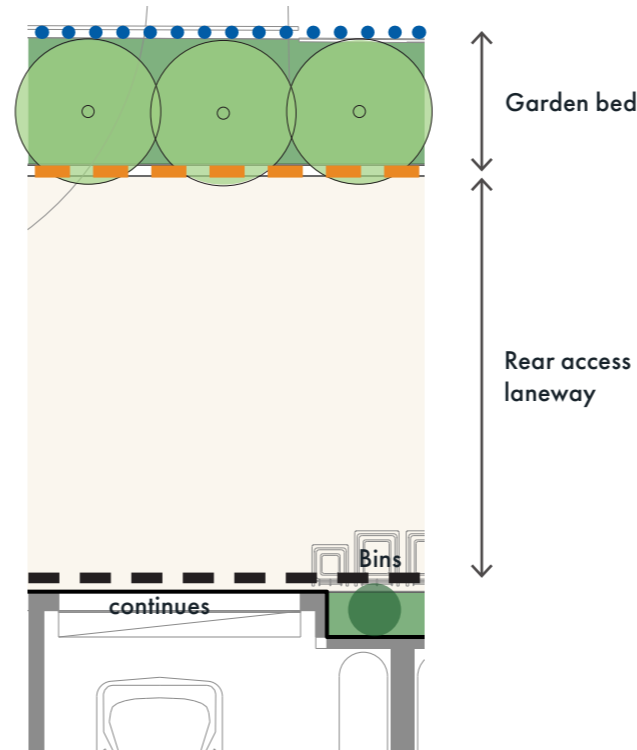
-  **Screen Planting**
Hedge type planting
-  **Garden Beds**
Small to medium shrubs forming garden edges, with a foreground of plants selected for form, texture, and colour. Narrow side gardens may include climbing species to provide green edges and a green outlook from internal spaces.
-  **Feature Shrubs**
Selected species at key locations to provide visual interest,
-  **Patio Paving/Access pavers**
Unit pavers on 30mm suitable sand bedding and compacted gravel base or as appropriate
-  **Fence**
Palisade fence or similar approved
-  **Retaining Wall**
Refer to Architect's Details



KEY



Plan View_Type 2 -1:100 @ A3



Typical West interface_Type 2

Raised planter bed - refer to Architects details

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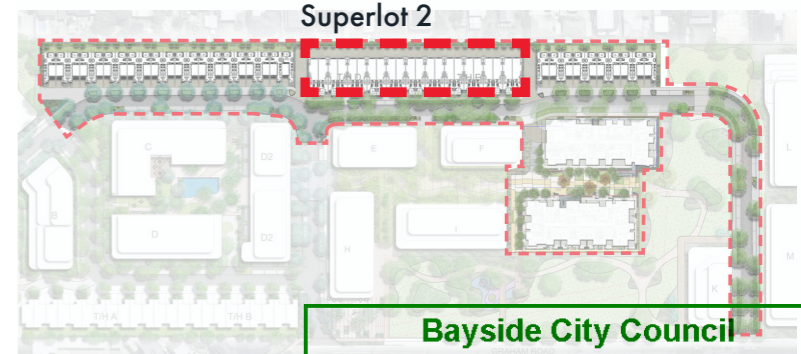
**Endorsed on: 29/6/2023
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4.2 Superlot 2 - Planting plan

Park Village Highett Stage 1 - Superlot 2

PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	DENSITY	SIZE	QTY	
TREES						
AA	<i>Syzygium australe</i> 'Straight and Narrow'	Lilly Pilly	As Shown	45Lt	56	
					Total	56
SHRUBS						
Can	<i>Convolvulus angustissimus subsp. angustissimus</i>	Blushing Bindweed	3/m ²	140mm pots	55	
Cal	<i>Correa alba</i>	White Correa	As Shown	140mm pots	24	
Eni	<i>Eremophila nivea</i>	Emu Bush	As Shown	140mm pots	20	
Lbr	<i>Leucophyta brownii</i>	Cushion Bush	As Shown	140mm pots	10	
Llo	<i>Lomandra longifolia</i>	Mat Rush	As Shown	140mm pots	22	
Pgl	<i>Pycnosorus globosus</i>	Billy Button	As Shown	140mm pots	33	
Pla	<i>Poa labillardierei var. labillardierei</i>	Common Tussock-grass	As Shown	140mm pots	49	
Rpa	<i>Rhagodia parabolica</i> 'Grey Edge'	Saltbush	As Shown	140mm pots	61	
Wfr	<i>Westringia fruticosa</i> 'Low Horizon'	Dwarf Coastal Rosemary	As Shown	140mm pots	11	
Wst	<i>Wahlenbergia stricta</i>	Tall Bluebell	As Shown	140mm pots	33	
Vhe	<i>Viola hederacea</i>	Native Violet	3/m ²	140mm pots	55	
					Total	373



KEY

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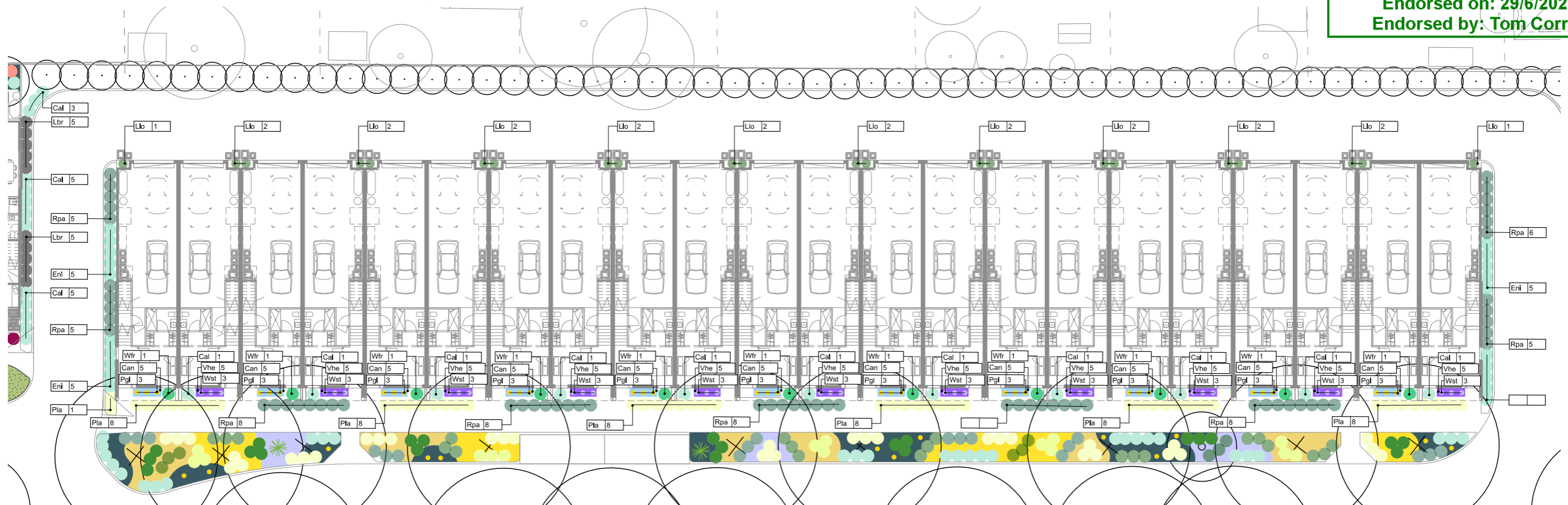
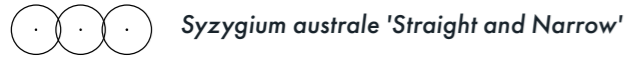
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LEGEND



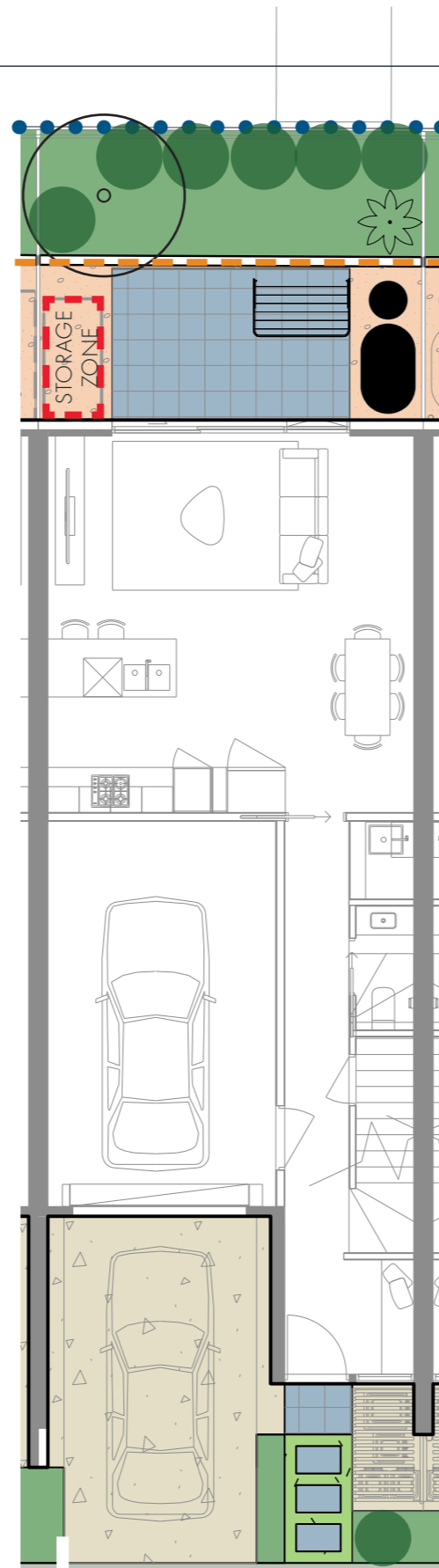
PLANTING PLAN_NTS

5 Superlot 3

5.1 Townhouse Superlot 3

LEGEND

- 
Small Feature trees
 A mix of native and exotic medium size trees. Tree type and form to be appropriate to the space available and aesthetic/microclimate/screening objectives.
- 
Screen Planting
 Hedge type planting
- 
Garden Beds
 Small to medium shrubs forming garden edges, with a foreground of plants selected for form, texture, and colour. Narrow side gardens may include climbing species to provide green edges and a green outlook from internal spaces.
- 
Feature Shrubs
 Selected species at key locations to provide visual interest,
- 
Patio Paving/Access pavers
 Unit pavers on 30mm suitable sand bedding and compacted gravel base or as appropriate
- 
Outdoor carpark/laneway surface
 Exposed Aggregate Coloured concrete
- 
Gravel
 Compact Gravel Pavement
- 
Retaining Wall
 Refer to Architect's Details
- 
Fence
 Palisade fence or similar approved
- 
Bins Enclosure
 Refer to Architects Details
- 
Water Tanks
 Refer to Architects Details
- 
Clothes Lines
 Refer to Architects Details



Plan View_Type 1 - 1:100 @ A3

**Bayside City Council
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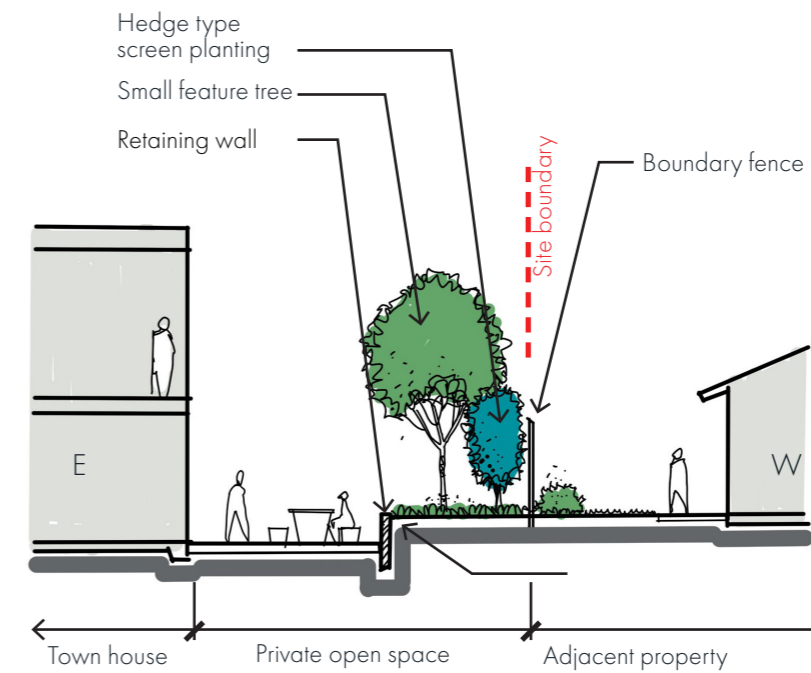
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KEY

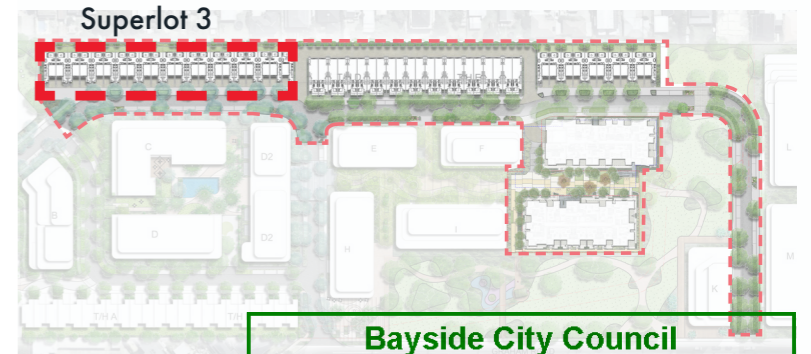


Typical West interface_Type 3

5.2 Superlot 3 - Planting plan

Park Village Highett Stage 1 - Superlot 3
PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	DENSITY	SIZE	QTY	
TREES						
AA	<i>Acacia implexa</i>	Lightwood	As Shown	45LT	11	
BB	<i>Allocasuarina littoralis</i>	Black She-Oak	As Shown	45LT	10	
					Total	21
SHRUBS						
Cvi	<i>Callistemon viminalis 'Little John'</i>	Bottlebrush	As Shown	140mm pots	76	
Cap	<i>Chrysocephalum apiculatum</i>	Desert Flame	3/m ²	140mm pots	52	
Cal	<i>Correa alba</i>	White Correa	As Shown	140mm pots	21	
Cex	<i>Crowea exalata</i>	Waxflower	As Shown	140mm pots	11	
Gov	<i>Goodenia ovata</i>	Hop Goodenia	3/m ²	140mm pots	180	
Eni	<i>Eremophila nivea</i>	Emu Bush	As Shown	140mm pots	40	
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobiala	3/m ²	140mm pots	275	
Vju	<i>Viminaria juncea</i>	Golden Spray	As Shown	140mm pots	21	
Vhe	<i>Viola hederacea</i>	Native Violet	3/m ²	140mm pots	40	
Wfr	<i>Westringia fruticosa 'Low Horizon'</i>	Dwarf Coastal Rosemary	As Shown	140mm pots	60	
					Total	776



KEY

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ENDORSED PLAN

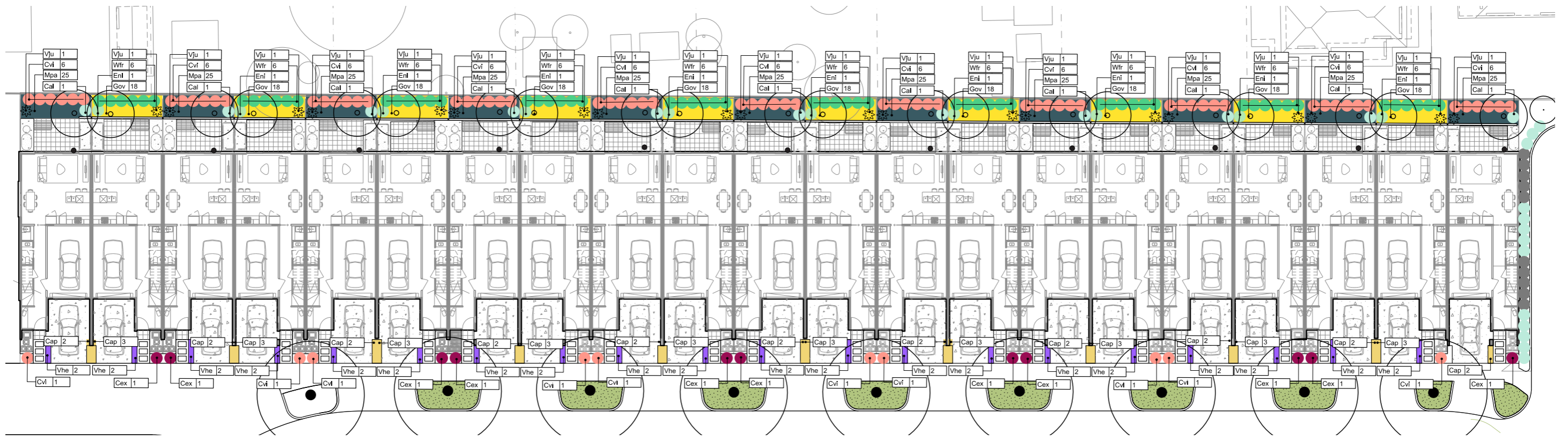
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Endorsed on: 29/6/2023
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LEGEND

- *Allocasuarina littoralis*
Black She-oak
- *Acacia implex*
Lightwood



PLANTING PLAN_NTS

6 Building G, J and Mews

6.1 Design Approach












Resembling a suburban laneway with a modern twist, the Mews is a shared zone for pedestrians, cyclists and motorists, to access buildings G & J, as well as accommodating an east-west connection to the local park and Graham Road.

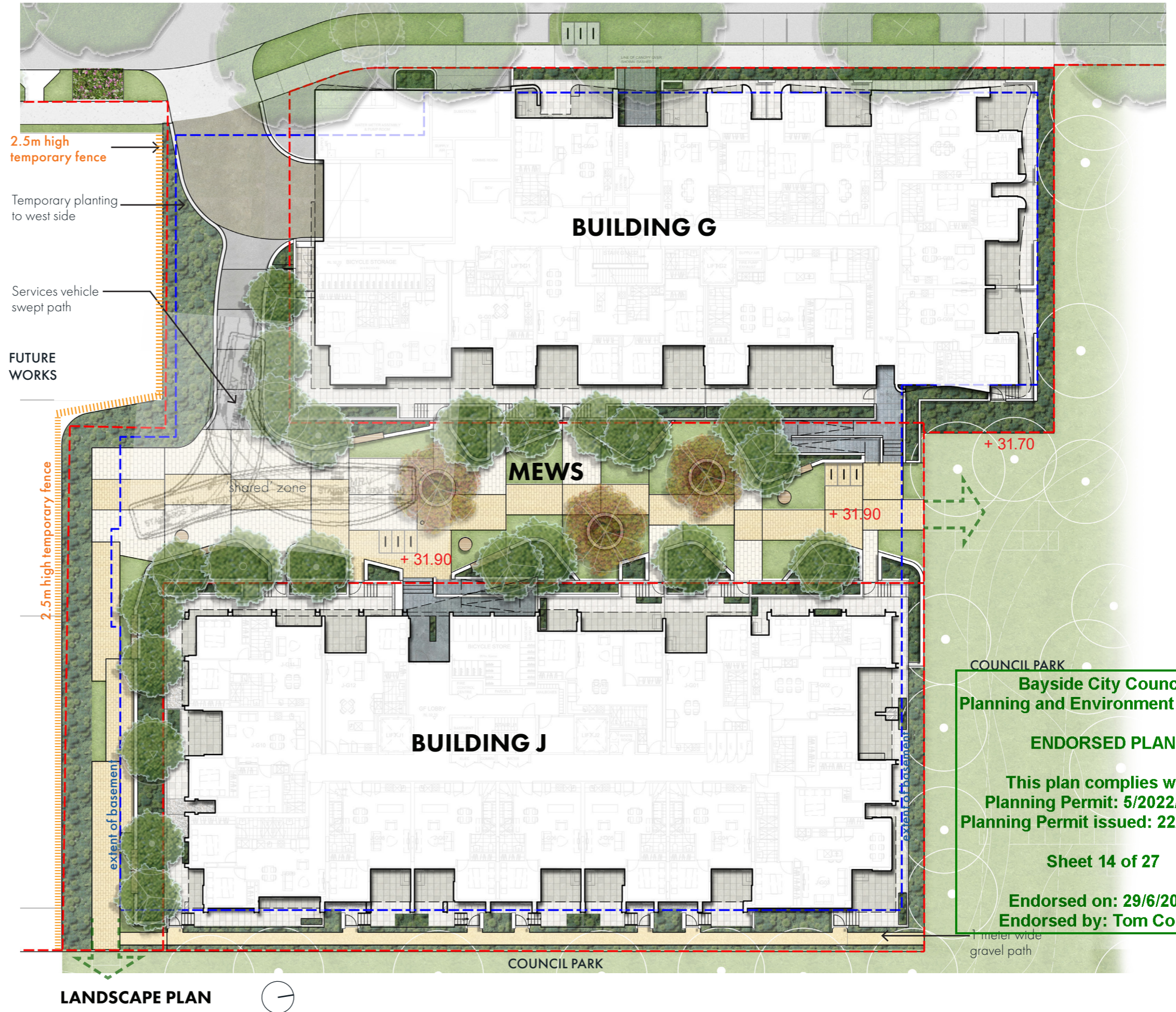
A slow space with minimal vehicular movement where pedestrians take priority and can utilise the space for passive recreation.

The Mews is flanked by plantings hosted in raised planters on the car park lid. Pavement is organic and uses subtle wayfinding techniques such as material contrast and raised kerbs to guide motorists.

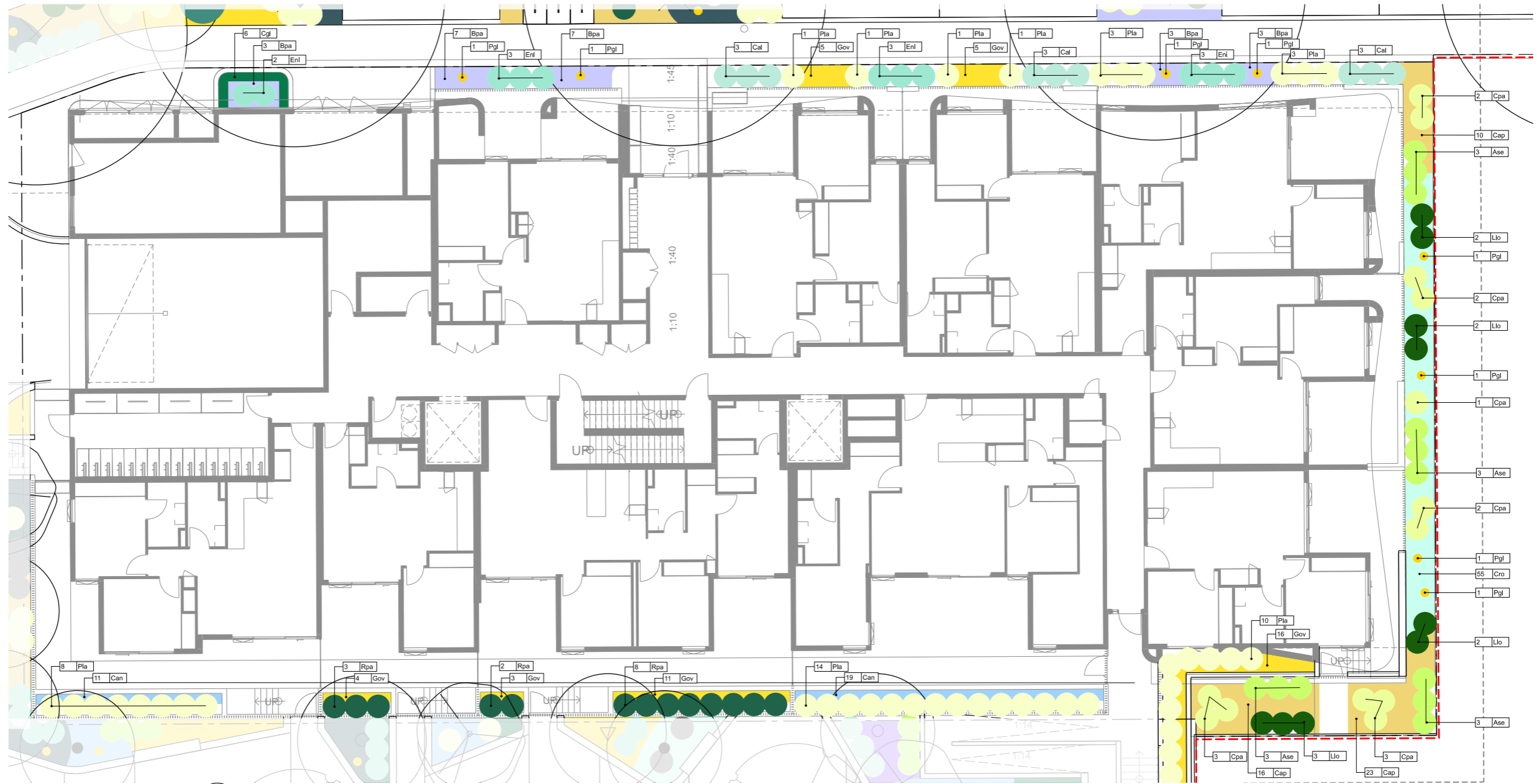
In addition to the above, pavement and planting selection considers the Mews providing flood storage in a 1:100 year flood event.

All basement access points and finished floor levels will satisfy freeboard requirements and the max flood depth will not exceed 300mm. The Mews area will only be inundated in 1:100yr event for approximately 4hrs.

- LEGEND**
-  **Paving Type 1** - precast paver units, stretcher bond pattern
 -  **Paving Type 2** - 600x300 precast concrete pave, stretcher bond pattern
 -  **Paving Type 3** - 600x300 precast concrete pave, stack bond pattern
 -  **Paving Type 4** - Paver Units to private terraces
 -  **Fence to private terraces** (Refer to Architects documentation)
 -  **Wall seat** - Timber cladding to top of wall
 -  **Circular seat** - Timber cladding on steel frame
 -  **Bike hoops**
 -  **Garden Bed** with localized mounding to allow tree planting. Refer to Planting Plans
 -  **Lawn**
 -  **Proposed Trees**. Refer to Planting Plans



6.2 Building G Planting Plan



PLANTING PLAN_NTS



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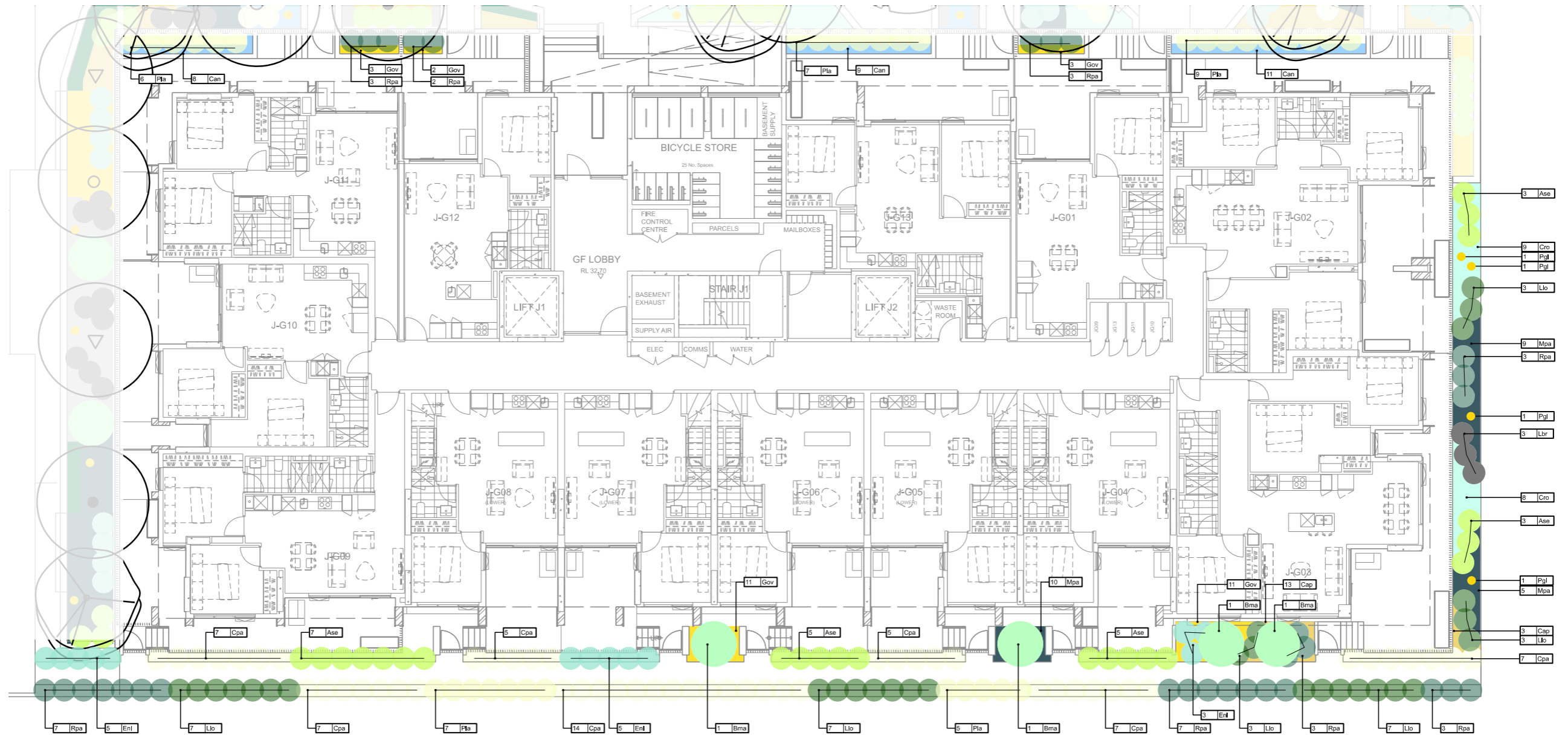
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Park Village Highett Stage 1 - Building G
PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	DENSITY	SIZE	QTY	
TREES						
SHRUBS						
Ase	<i>Adenanthos sericeus</i>	Woolly Bush	As Shown	140mm	12	
Cpa	<i>Callistemon pallidus</i>	Lemon Bottlebrush	As Shown	140mm	13	
Can	<i>Convolvulus angustissimus subsp. angustissimus</i>	Blushing Bindweed	3/m ²	140mm	30	
Cro	<i>Carpobrotus rossii</i>	Karkalla	3/m ²	140mm	55	
Cgl	<i>Casuarina glauca 'Cousin It'</i>	Swamp Oak	3/m ²	140mm	6	
Cap	<i>Chrysocephalum apiculatum</i>	Desert Flame	3/m ²	140mm	49	
Cal	<i>Correa alba</i>	White Correa	As Shown	140mm	9	
Bpa	<i>Brachyscome parvula</i>	Coast Daisy	3/m ²	140mm	23	
Enl	<i>Eremophila nivea</i>	Emu Bush	As Shown	140mm	11	
Gov	<i>Goodenia ovata</i>	Hop Goodenia	3/m ²	140mm	44	
Llo	<i>Lomandra longifolia</i>	Mat Rush	As Shown	140mm	9	
Pla	<i>Poa labillardierei var. labillardierei</i>	Common Tussock-grass	As Shown	140mm	42	
Pgl	<i>Pycnosorus globosus</i>	Billy Button	As Shown	140mm	8	
Rpa	<i>Rhagodia parabolica 'Grey Edge'</i>	Saltbush	As Shown	140mm pots	13	
					Total	324

6.3 Building J Planting Plan



PLANTING PLAN_NTS



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Park Village Highett Stage 1 - Building J

PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	DENSITY	SIZE	QTY
SHRUBS					
Ase	<i>Adenanthos sericeus</i>	Woolly Bush	As Shown	140mm pots	23
Bma	<i>Banksia marginata</i>	Silver Banksia	As Shown	140mm pots	4
Cpa	<i>Callistemon pallidus</i>	Lemon Bottlebrush	As Shown	140mm pots	52
Can	<i>Convolvulus angustissimus subsp. angus</i>	Blushing Bindweed	3/m ²	140mm pots	28
Cro	<i>Carpobrotus rossii</i>	Karkalla	3/m ²	140mm pots	17
Cap	<i>Chrysocephalum apiculatum</i>	Desert Flame	3/m ²	140mm pots	16
Eni	<i>Eremophila nivea</i>	Emu Bush	As Shown	140mm pots	13
Gov	<i>Goodenia ovata</i>	Hop Goodenia	3/m ²	140mm pots	30
Lbr	<i>Leucophyta brownii</i>	Cushion Bush	As Shown	140mm pots	3
Llo	<i>Lomandra longifolia</i>	Mat Rush	As Shown	140mm pots	30
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobiala	3/m ²	140mm pots	24
Pla	<i>Poa labillardierei var. labillardierei</i>	Common Tussock-grass	As Shown	140mm pots	34
Pgl	<i>Pycnosorus globosus</i>	Billy Button	As Shown	140mm pots	4
Rpa	<i>Rhagodia parabolica 'Grey Edge'</i>	Saltbush	As Shown	140mm pots	31
Total					309

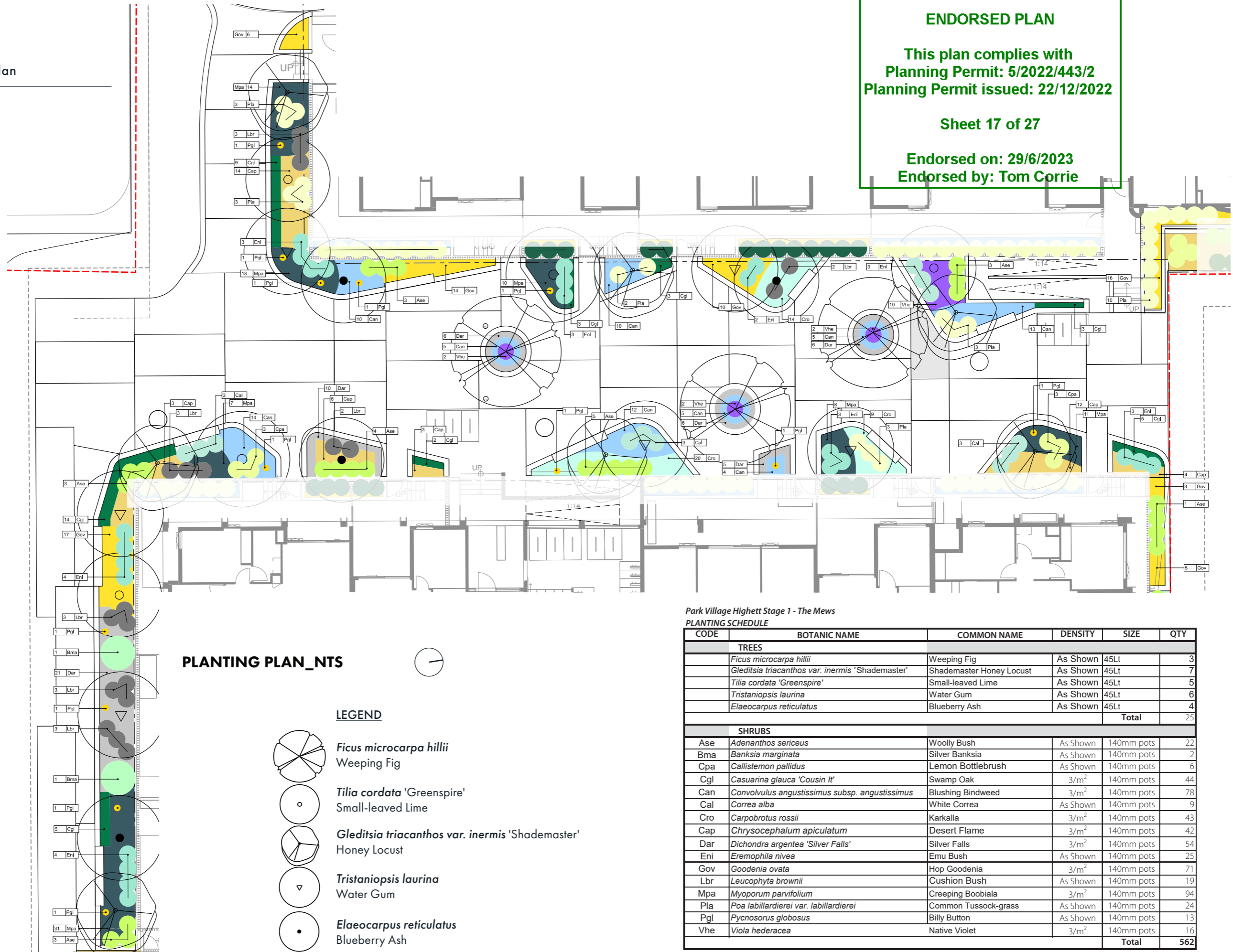
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6.4 Mews Planting Plan



PLANTING PLAN_NTS

LEGEND

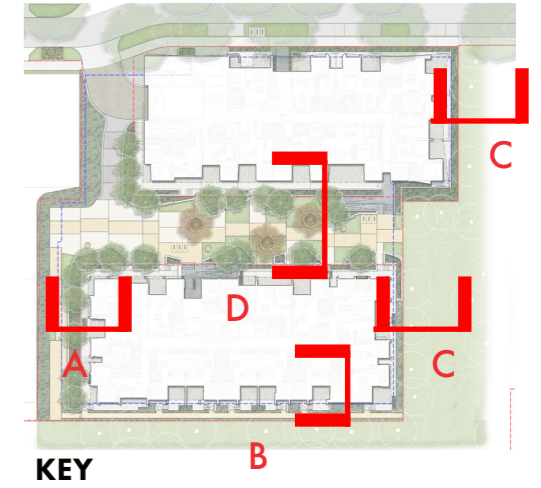
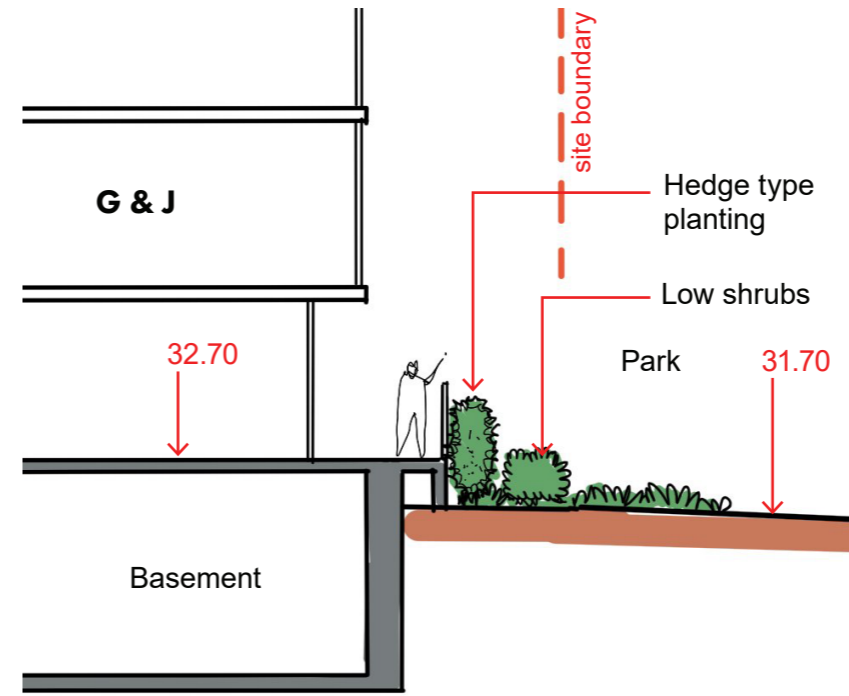
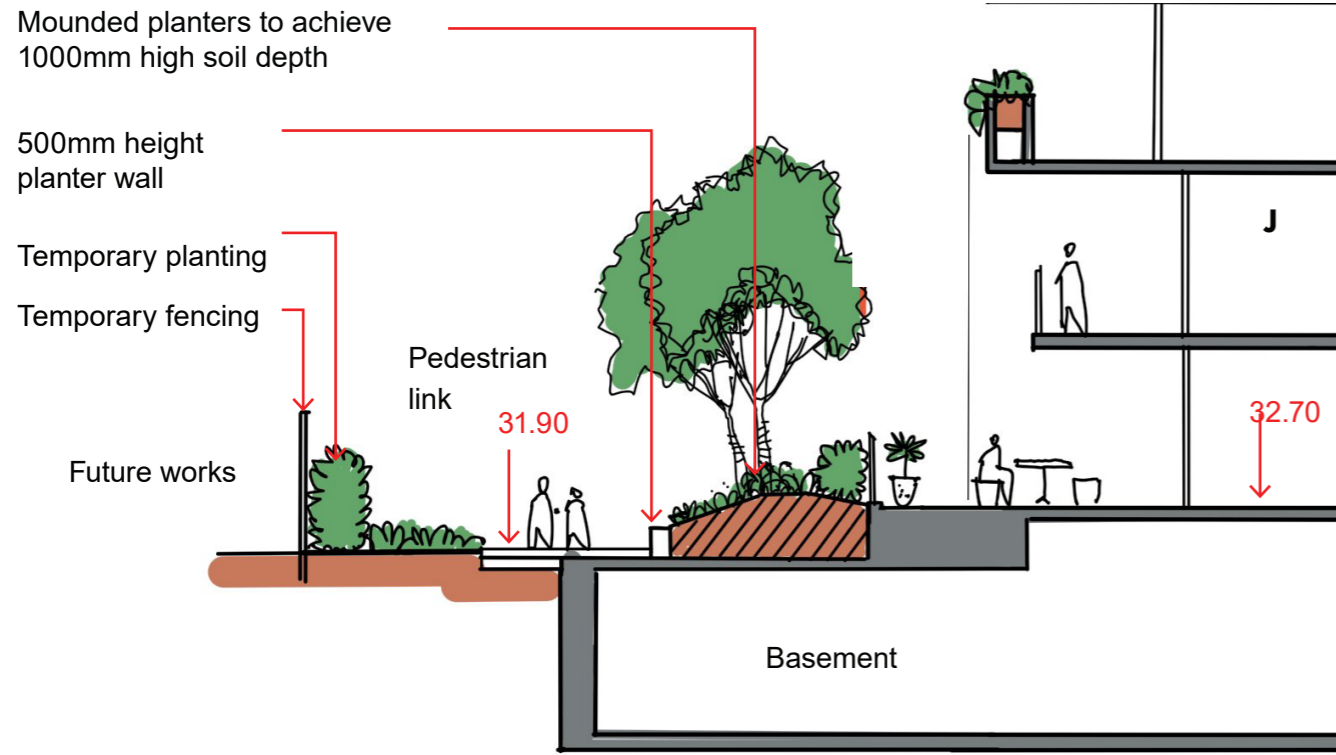
- Ficus microcarpa hillii*
Weeping Fig
- Tilia cordata* 'Greenspire'
Small-leaved Lime
- Gleditsia triacanthos var. inermis* 'Shademaster'
Honey Locust
- Tristaniopsis laurina*
Water Gum
- Elaeocarpus reticulatus*
Blueberry Ash

Park Village Highett Stage 1 - The Mews

PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	DENSITY	SIZE	QTY
TREES					
	<i>Ficus microcarpa hillii</i>	Weeping Fig	As Shown	45Lt	3
	<i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	Shademaster Honey Locust	As Shown	45Lt	7
	<i>Tilia cordata</i> 'Greenspire'	Small-leaved Lime	As Shown	45Lt	5
	<i>Tristaniopsis laurina</i>	Water Gum	As Shown	45Lt	6
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	As Shown	45Lt	4
				Total	25
SHRUBS					
Ase	<i>Adenanthos sericeus</i>	Woolly Bush	As Shown	140mm pots	22
Bma	<i>Banksia marginata</i>	Silver Banksia	As Shown	140mm pots	2
Cpa	<i>Callistemon pallidus</i>	Lemon Bottlebrush	As Shown	140mm pots	6
Cgl	<i>Casuarina glauca</i> 'Cousin It'	Swamp Oak	3/m ²	140mm pots	44
Can	<i>Convolvulus angustissimus subsp. angustissimus</i>	Blushing Bindweed	3/m ²	140mm pots	78
Cal	<i>Correa alba</i>	White Correa	As Shown	140mm pots	9
Cro	<i>Carpobrotus rossii</i>	Karkalla	3/m ²	140mm pots	43
Cap	<i>Chrysocephalum apiculatum</i>	Desert Flame	3/m ²	140mm pots	42
Dar	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls	3/m ²	140mm pots	54
Eni	<i>Eremophila nivea</i>	Emu Bush	As Shown	140mm pots	25
Gov	<i>Goodenia ovata</i>	Hop Goodenia	3/m ²	140mm pots	71
Lbr	<i>Leucophyta brownii</i>	Cushion Bush	As Shown	140mm pots	19
Mpa	<i>Myoporium parvifolium</i>	Creeping Boobiala	3/m ²	140mm pots	94
Pla	<i>Poa labillardierei var. labillardierei</i>	Common Tussock-grass	As Shown	140mm pots	24
Pgl	<i>Pycnosorus globosus</i>	Billy Button	As Shown	140mm pots	13
Vhe	<i>Viola hederacea</i>	Native Violet	3/m ²	140mm pots	16
				Total	562

6.5 Landscape Sections



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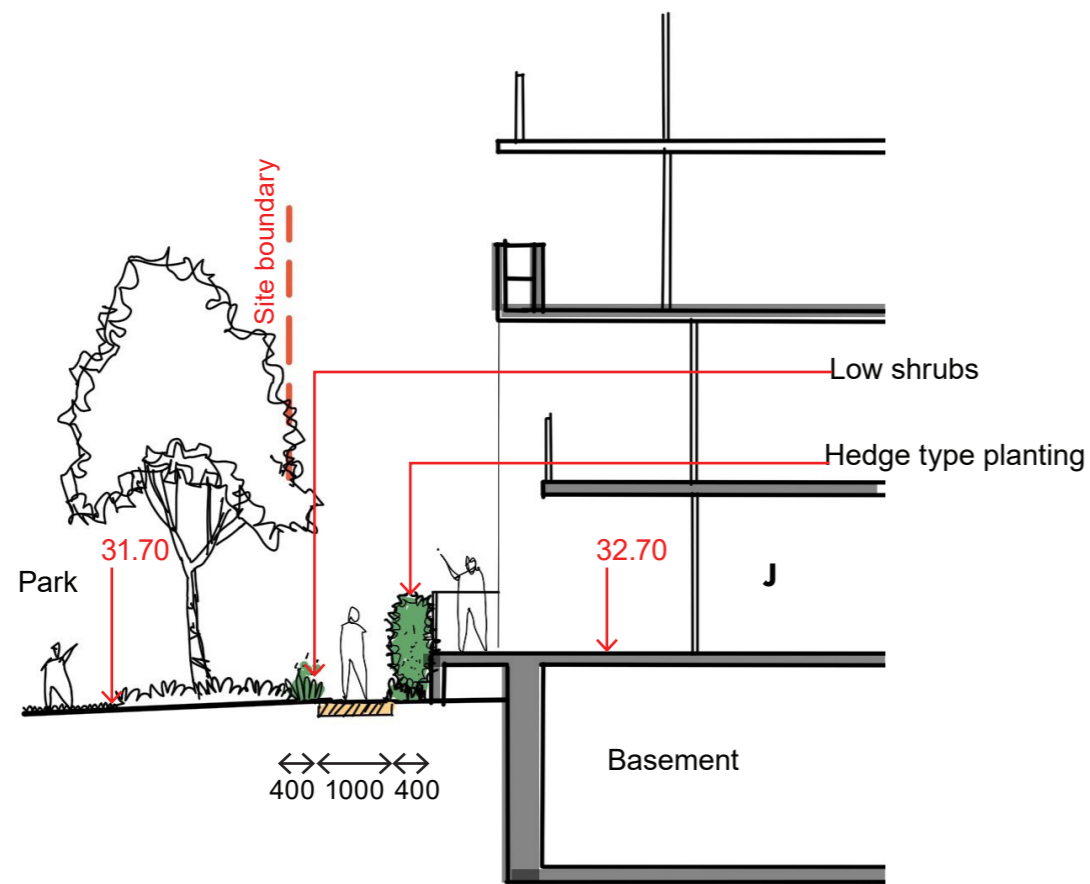
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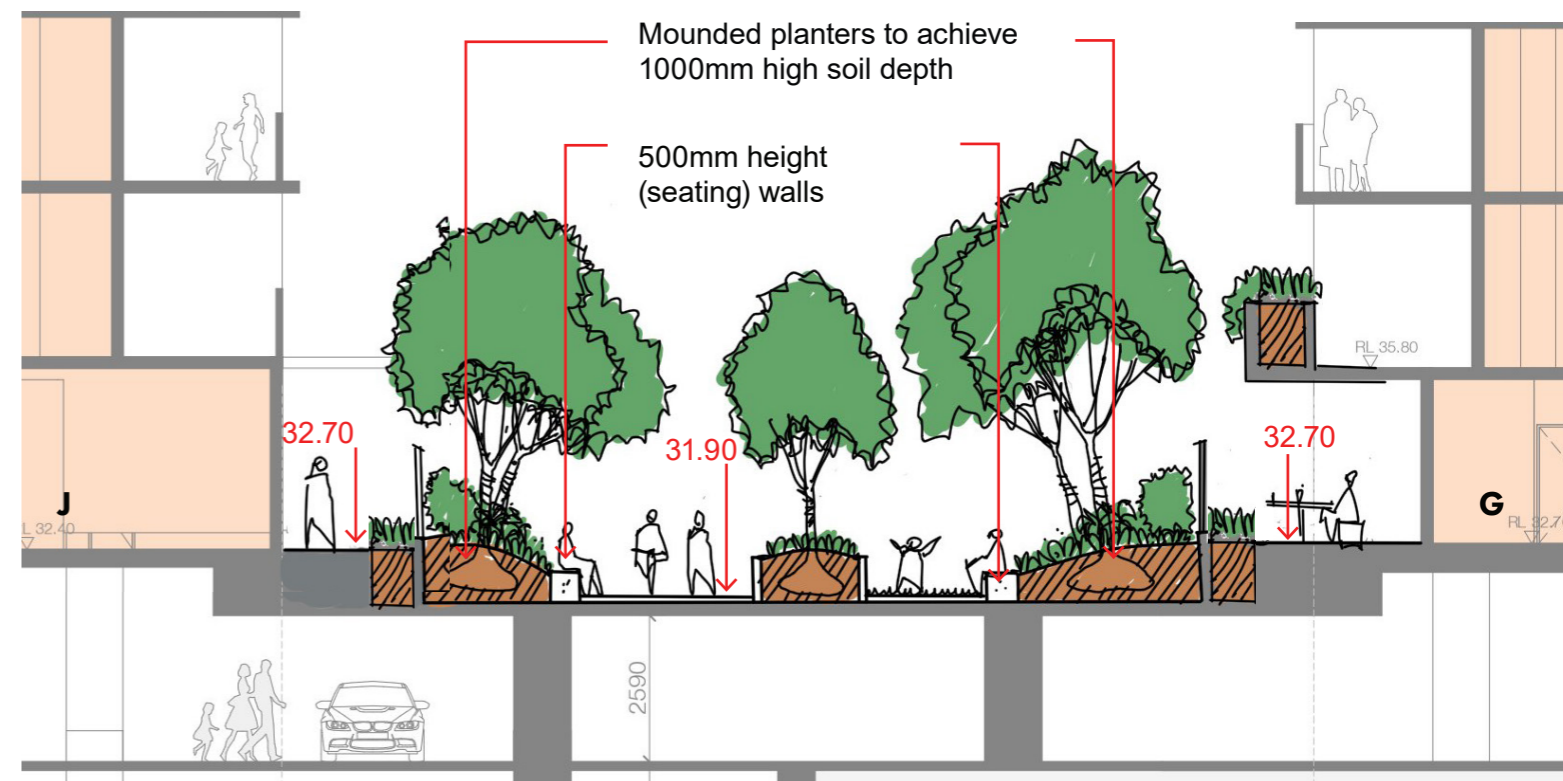
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SECTION C_BUILDING G & J NORTH (PARK) INTERFACE



SECTION B_BUILDING J EAST (PARK) INTERFACE

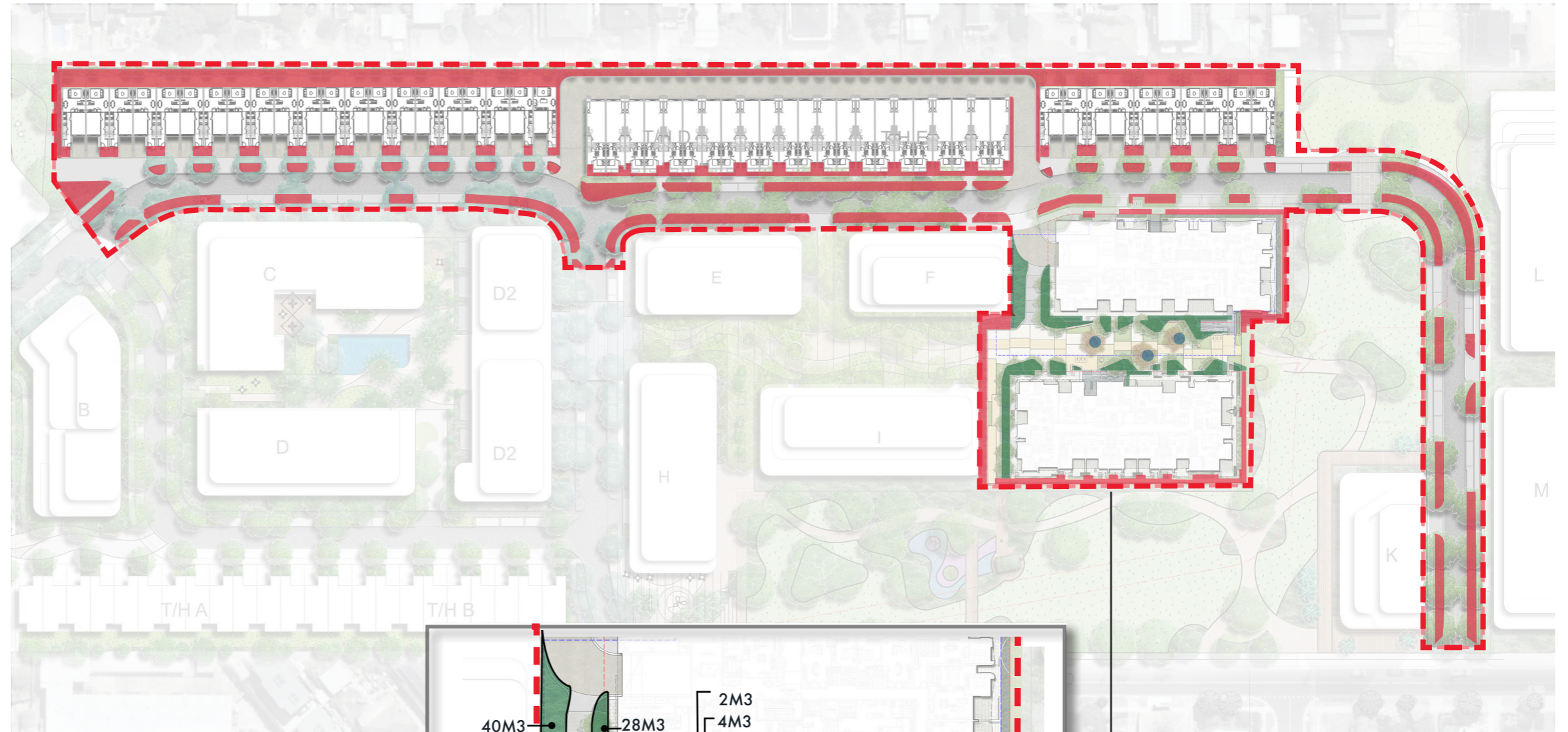


SECTION D_MEWS

7 Soil Depth Diagram

LEGEND

- Raised planter on structure
Typically 500mm depth mounded up to 1.0m for tree planting
- Raised planter on structure
Typically 900mm depth
- Natural ground



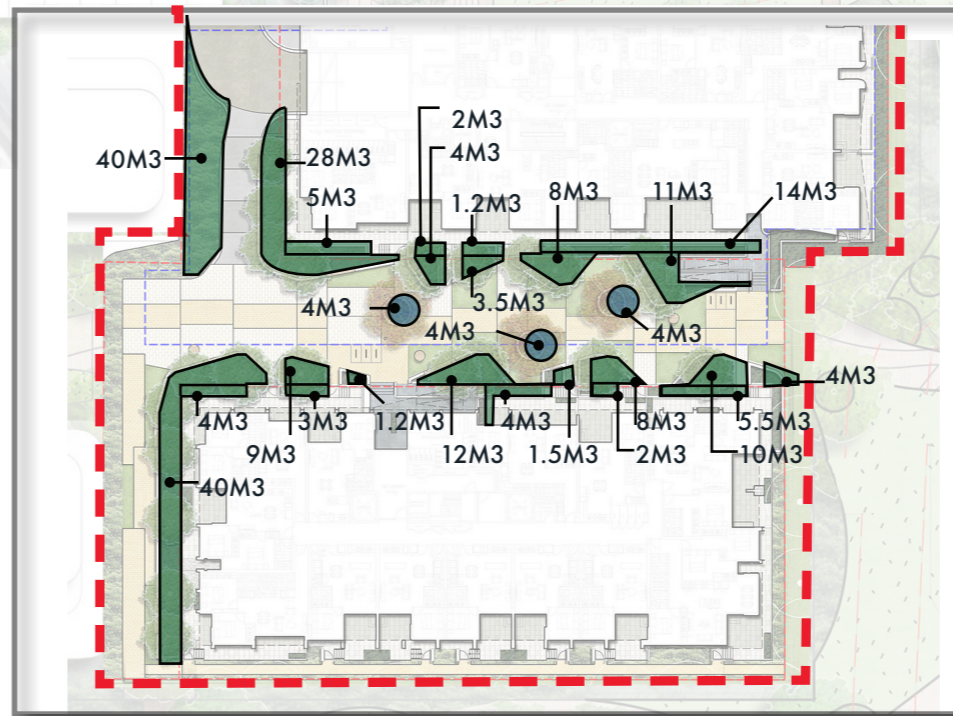
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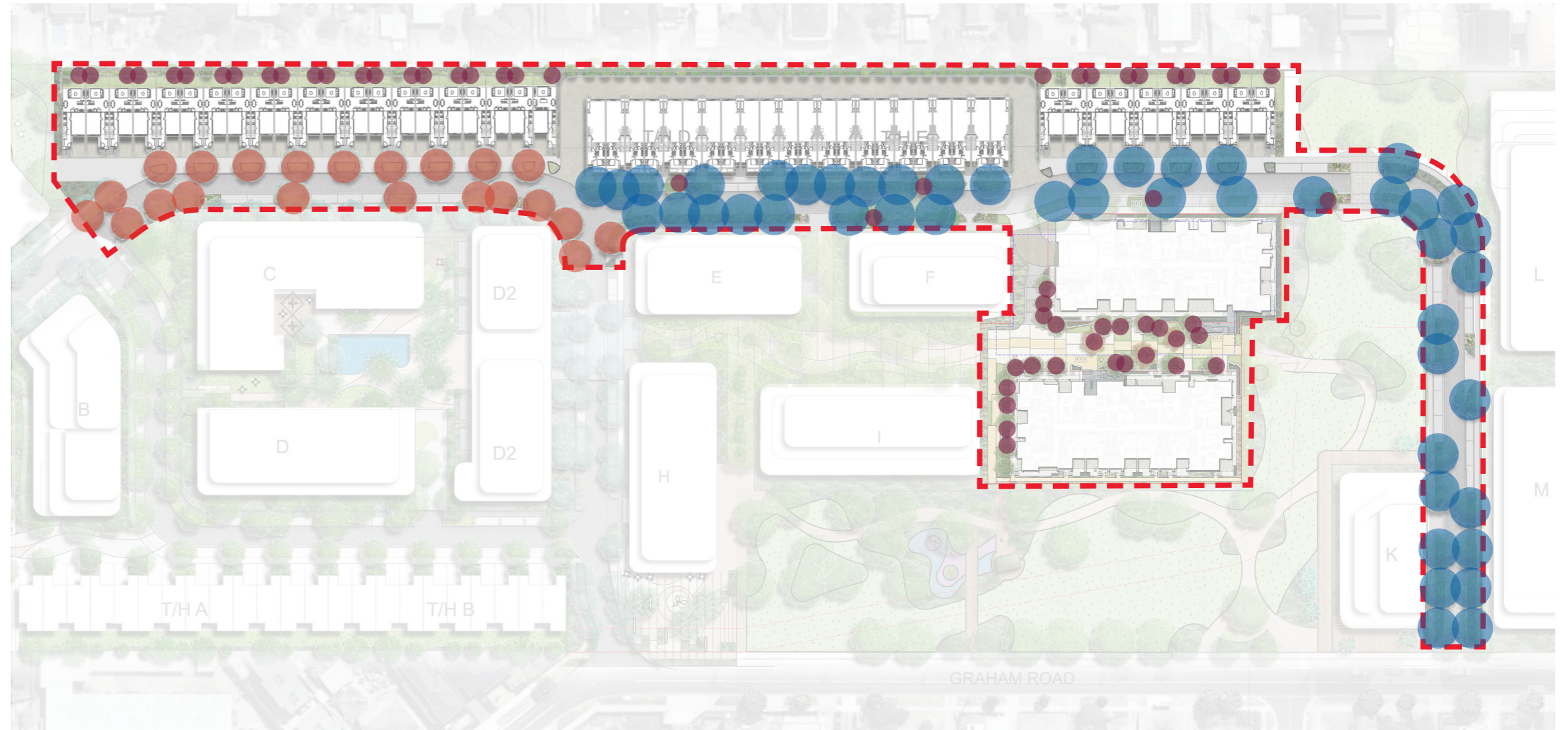
SOIL VOLUMES (PLANTING ON STRUCTURE)

8 Canopy Coverage Diagram

LEGEND

- Small trees 4m Ø
12.5m² x 68 = 850m²
- Medium trees 8m Ø
50m² x 22 = 1100m²
- Large trees 12m Ø
113m² x 47 = 5311m²

Stage 1 total area: 18,810m²
Canopy coverage total: 7,261m²



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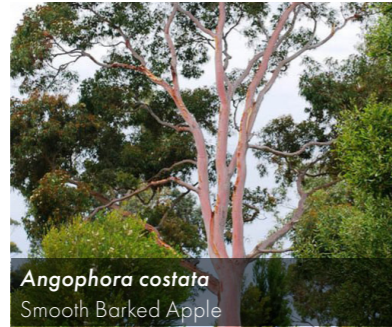
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8.1 Planting palette - Indicative Imagery

Boulevard & Secondary Boulevard Trees



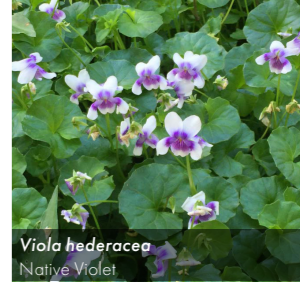
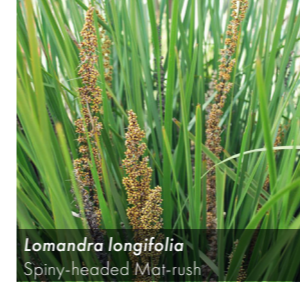
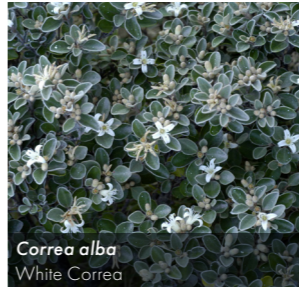
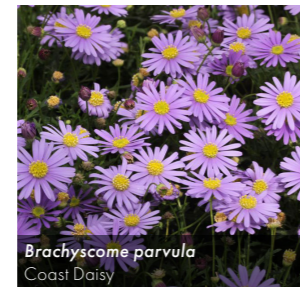
The Mews Trees



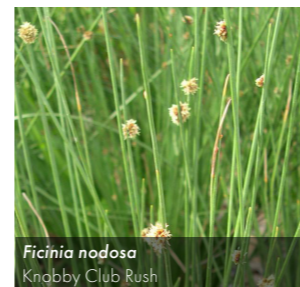
Superlot 2 Narrow Tree / Hedge



Shrubs and Groundcovers



Rain Gardens



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9 Hard Landscape Materials

9.1 Materials palette - Indicative Imagery

The proposed material palette for external spaces aims to create a precinct character that achieves a consistent design language.

The ground floor paving material is made up of various scale and colour tonnes precast concrete paver units to create a fine grain detail within this public accessible space.

Furniture elements within the landscape are refined with a simple palette of pre-cast concrete planter walls with timber seating tops, steel amenities and robust outdoor furniture.



Exposed Aggregate Concrete Light Shades



Exposed Aggregate Pre-cast Concrete Pavers



Timber Decking



Slate Mulch



Organic Mulch



In-situ Concrete Seating Wall



Timber cladding to top



Stainless Steel Bike Hoops



Bollards



Low maintenance planting



Cascading plants to facade

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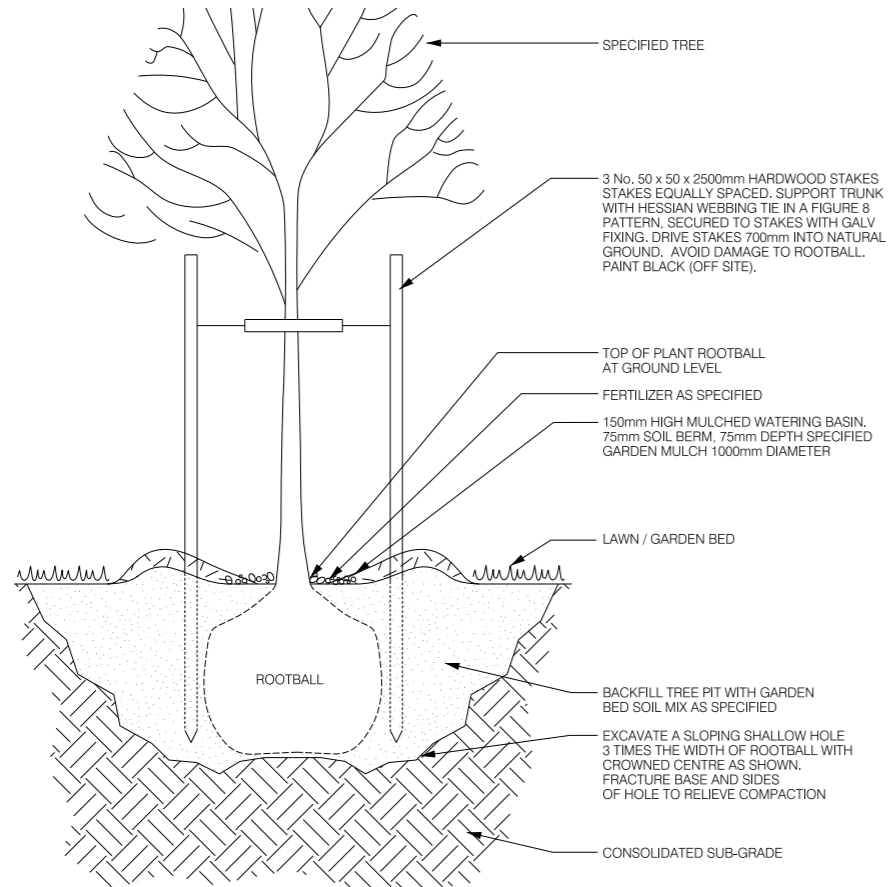
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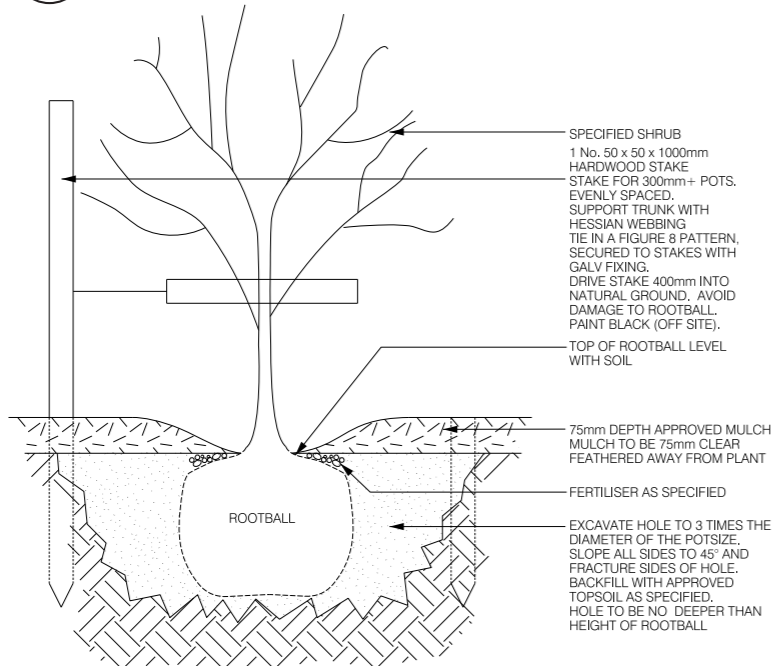
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10 Landscape Details

10.1 Typical Details



1 Advanced Tree Planting
Typical Detail - NTS



2 Shrub Planting
Typical Detail - NTS

varies 500-1000mm

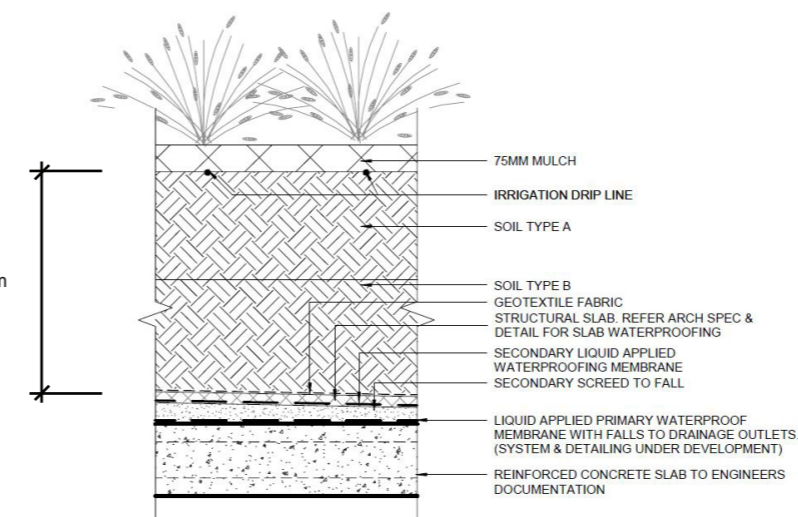
10.2 Irrigation

All proposed planting within the site would be serviced by a sub-surface automatic drip irrigation system with moisture sensor override, to be specified within the Landscape Specification and connected to on site rain water tanks where possible.

10.3 Maintenance

The maintenance of the landscape will be paramount to its establishment and ongoing ability to thrive. The species selected are known performers in situations where soil depth and light levels are limited, however a rigorous continuous maintenance regime will ensure the garden installation flourishes and presents well throughout the year.

Maintenance activities undertaken, during and post establishment, will include; weeding; tip pruning; fertilizer application; herbicide spray (if appropriate), replenishment of mulch; and monitoring of plant health and performance and the implementation of other appropriate horticultural measures to ensure optimal growth at all times.



3 On-structure Planting
Typical Detail - NTS

10.4 BADS

TOTAL SITE AREA (STAGE 1)	18,810m ²
Total planting area (typically 500mm depth mounded up to 1.0m for tree planting)	413m ²
Total deep planting area (natural ground)	3,247m ²
TOTAL PLANTING AREA	3,660m ²
	(19.4% of site area)
Total number of canopy trees (BADS Type A)	68
Total number of canopy trees (BADS Type B)	19
Total number of canopy trees (BADS Type C)	47
Total number of trees	134
Total tree canopy coverage	7,111m ²
	(37.8% of site area)

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11 Existing Neighbouring Tree Identification

11.1 Existing trees_Location Plan

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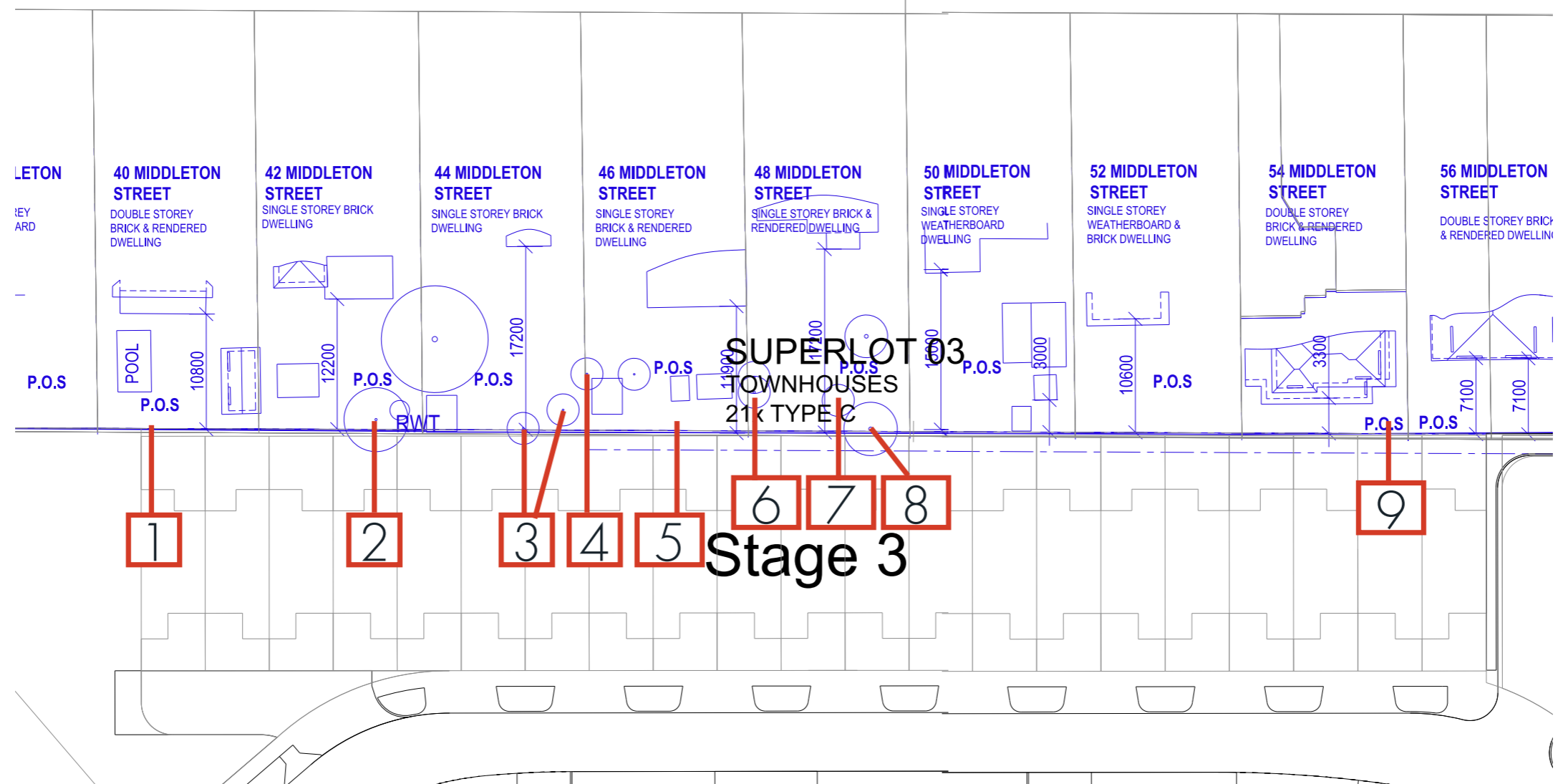
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KEY



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EXISTING TREES_LOCATION PLAN 01

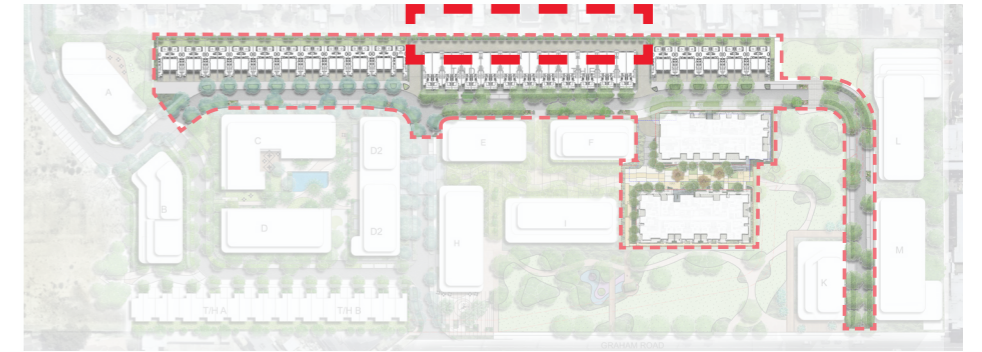
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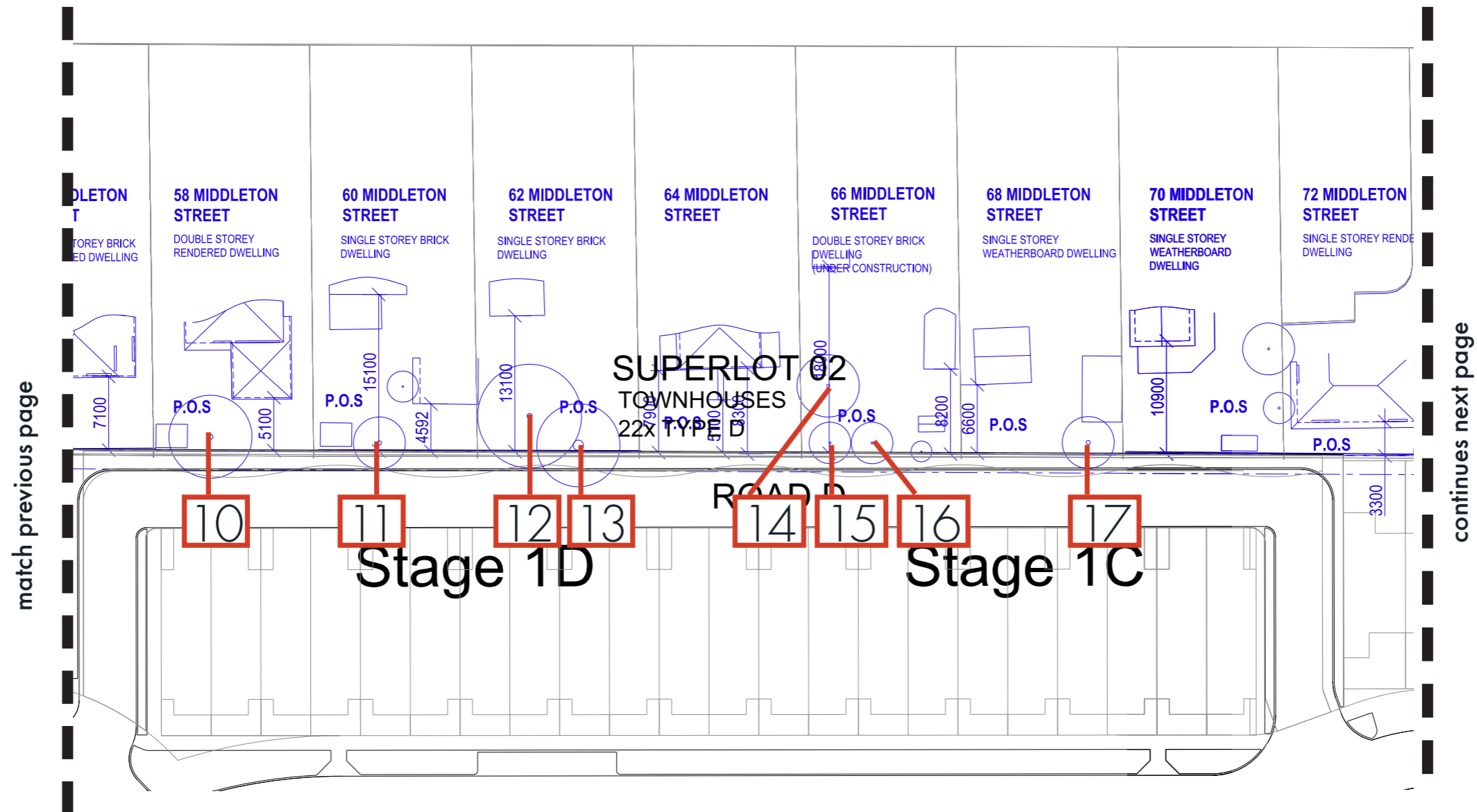
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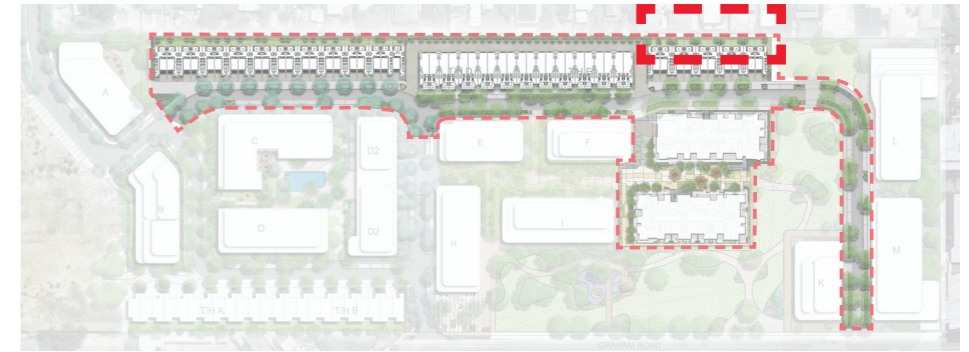
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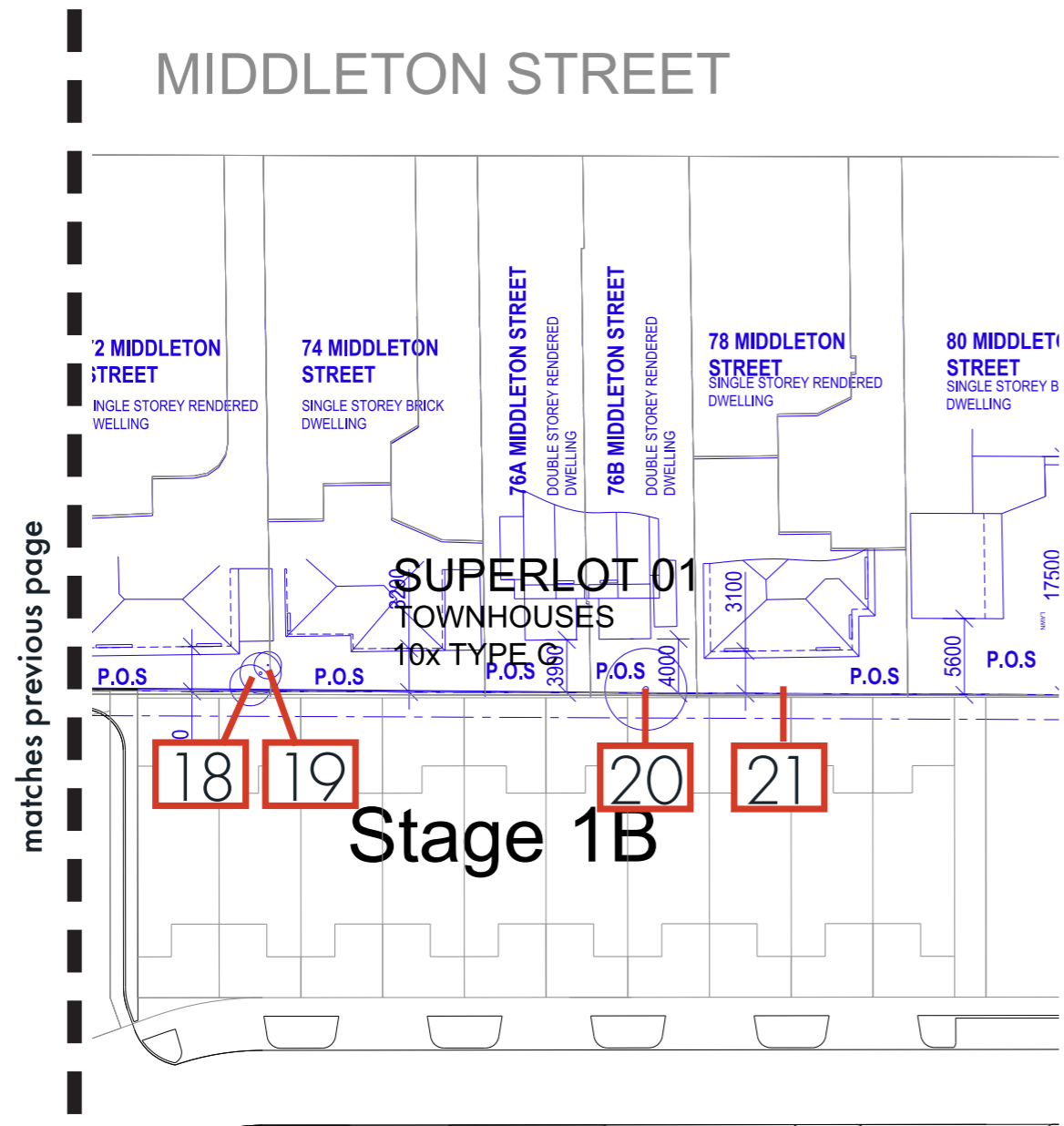
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EXISTING TREES_LOCATION PLAN 02



KEY



EXISTING TREES_LOCATION PLAN 03

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11.2 Existing trees_Site Photos



1. Bambusa vulgaris



2. Jacaranda



3. Callistemon



4. Melaleuca



5. Pittosporum



6. Syzygium



7. Eucalyptus



8. Eucalyptus polyanthemus



9. Corymbia



10. Melaleuca



11. Ficus



12. Agonis



13. Pittosporum



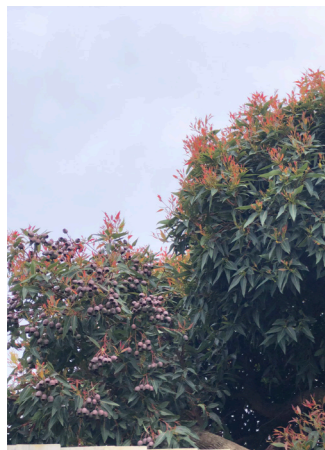
14. Unknown



15. Pittosporum



16. caprosma



17. Corymbia ficifolia



18. Eucalyptus



19. Banksia



20. Ficus



21. Pyrus calleryana

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