

LANDSCAPE CONCEPT PLAN



- 1 PROPOSED STREET TREES
Provide new street trees to the road reserves within the proposed subdivision so as to improve the streetscape amenity including visual and climatic amenity.
Refer Proposed Planting Schedule (ie: *Buckinghamia celsissima*, *Cupaniopsis anacardioides*)
- 2 BIO-BASIN PLANTING
To be planted with appropriate species as per Water by Design Water Sensitive Urban Design (WSUD) bio-retention plant list;
Refer Proposed Planting Schedule

LEGEND

- PROPOSED EASEMENT
Refer Engineering drawings
- PROPERTY BOUNDARY
As taken from Survey drawings
- EXISTING CONTOURS
As taken from Survey drawings
- PROPOSED CONTOURS
Refer Engineering drawings
- PROPOSED SCREEN FENCE
1800mm high timber screen fence
- PROPOSED SCREEN FENCE
1500mm high timber screen fence
- PROPOSED RETAINING WALL
Refer Engineering drawings
- PROPOSED LOCK RAIL
Refer LCC Standard drawing 08-00423
- PROPOSED TIMBER BOLLARDS
1500mm ccs. Refer LCC Standard drawing 08-00422
- EXISTING POWER
As taken from Survey drawings
- EXISTING TELSTRA
As taken from Survey drawings
- EXISTING/ PROPOSED WATER
Refer Engineering drawings
- EXISTING/ PROPOSED SEWER
Refer Engineering drawings
- EXISTING/ PROPOSED STORMWATER
Refer Engineering drawings
- EXISTING POWER POLE
As taken from Survey drawings
- EXISTING TREES - REMOVED
Refer Ecology report by Eco Solutions & Management

NEARMAP DATED: 20/09/24





CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
PROPOSED STREET TREES						
1.1	<i>Buckinghamia celsissima</i>	Ivory Curl	45L	as shown	8	4
1.2	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	as shown	15	8

PROPOSED BIO-BASIN PLANTING

Proposed species taken from Water by Design WSUD plant list <https://waterbydesign.com.au/wetland-plants> <https://waterbydesign.com.au/wsud-plant-database/bioretenion-plants>

TREES

2.1	<i>Lophostemon suaveolens</i>	Swamp Box	300mm
2.2	<i>Melaleuca quinquenervia</i>	Broad-Leaved Paperbark	300mm

SHRUBS

2.3	<i>Banksia robur</i>	Swamp Banksia	Tube
2.4	<i>Leptospermum liversidgei</i>	Olive Tea-Tree	Tube
2.5	<i>Melaleuca (Callistemon) sieberi</i>	River Bottlebrush	Tube
2.6	<i>Melaleuca thymifolia</i>	Thyme Honey Myrtle	Tube
2.7	<i>Myoporum acuminatum</i>	Coastal Boobialla	Tube

GRASSES

2.8	<i>Carex appressa</i>	Tall Sedge	Tube
2.9	<i>Ficinia nodosa (Syn. Isolepis nodosa)</i>	Knobby Club-Rush	Tube
2.10	<i>Gahnia siberiana</i>	Red-Fruited Sword Sedge	Tube
2.11	<i>Juncus kraussii</i>	Sea Rush	Tube
2.12	<i>Lepidosperma laterale</i>	Variable Sword-Sedge	Tube
2.13	<i>Lomandra hystrix</i>	River Mat-Rush	Tube
2.14	<i>Lomandra longifolia</i>	Spiny-Headed Mat Rush	Tube
2.15	<i>Myoporum parvifolium</i>	Creeping Boobialla	Tube
2.16	<i>Themeda triandra</i>	Kangaroo Grass	Tube

*PLANT CONTAINER SIZE:

45L	45 Litre container stock min	Min. height at time of planting: 1.9-2.3m
300mm	300mm dia minimum pot size	
Tube	50x50x125mm deep tubestock	

**PLANT SPACING:

The proposed densities of plants will be derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

PROPOSED PLANTING SCHEDULE



CODE	SPECIES	COMMON NAME	SIZE*	SPACING(m)**	HEIGHT(m)	WIDTH (m)
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PROPOSED BIO-BASIN PLANTING

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*PLANT CONTAINER SIZE:

140mm	140mm dia minimum pot size
Tube	50x50x125mm deep tubestock

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