



SUNDALE DEVELOPMENTS

12-16 BENT STREET - LINDFIELD

LANDSCAPE RESPONSE TO SDRP REVIEW 2 (2 APRIL 25)

S24-01924 • 25/09/2025



We acknowledge Country, the cultural landscape that we work upon, and the Darramurragal people as the Traditional Custodians of the Country where the Bent Street, Lindfield project is located.

We acknowledge the ongoing connection that Traditional Custodians have with their surrounding environment, the knowledge that roots deep into the ground and up into the sky.

We pay our respects to Elders – past and present.

We are thrilled and privileged to work across this vast Country and connect with many First Nations communities to learn, listen and grow as designers and environmental advocates. It is our collective responsibility to nurture and care for Country to work towards a healthier future.

Council Comments

Design Verification Statement

- The application must illustrate that design decisions have been based on the opportunities and constraints of the site conditions and their relationship to the surrounding context. This is a statutory requirement which has not been adequately addressed in the submitted application documentation.

Response:

Ground Floor

The local character of the landscape in the area has been identified and the principles continue through the public domain within the building off set of the development. The design takes into consideration the future connection to the Lindfield Village Hub to the east by exploring best location for the road crossing and an orientation zone .

Planting blisters have been proposed around existing trees at the future proposed Drovers Lane Way to help retain as many trees and subsequently tree canopy coverage as possible. The design at the ground COS area around the existing tree has been meticulously done to prevent damage to the roots due to the trees significance. Location of the amphitheatre steps and a permeable deck around the tree with pile footings was developed.

Due to the steep slope of the site the design ensures universal accessibility, a ramp connects the lower communal open space to the building entrance on level 1.

The basement line offset allows more connected deep soil areas on the southern side of the site. Permeable paving, combined with generous planting, maximises the use of deep soil for tree growth and water infiltration.

The WSUD design features integrate with the existing landform, guiding overland flow through swales to provide both functional and multi-sensory benefits. Along with other Green Infrastructure proposed, the design aims to achieve sustainability by adopting principles that may align with traditional custodianship practices.

Entrance and Street Frontage

The building's entrance is located at the northeast corner, serving as the head of the 'spine' that connects the public space to the courtyard. Level changes are addressed through terraced native plantings, reflecting the natural cliff-edge landscape and enhancing the transition between public and private spaces. Informal sandstone rocks provide seating opportunities, while a feature wall highlights the site's geological characteristics.

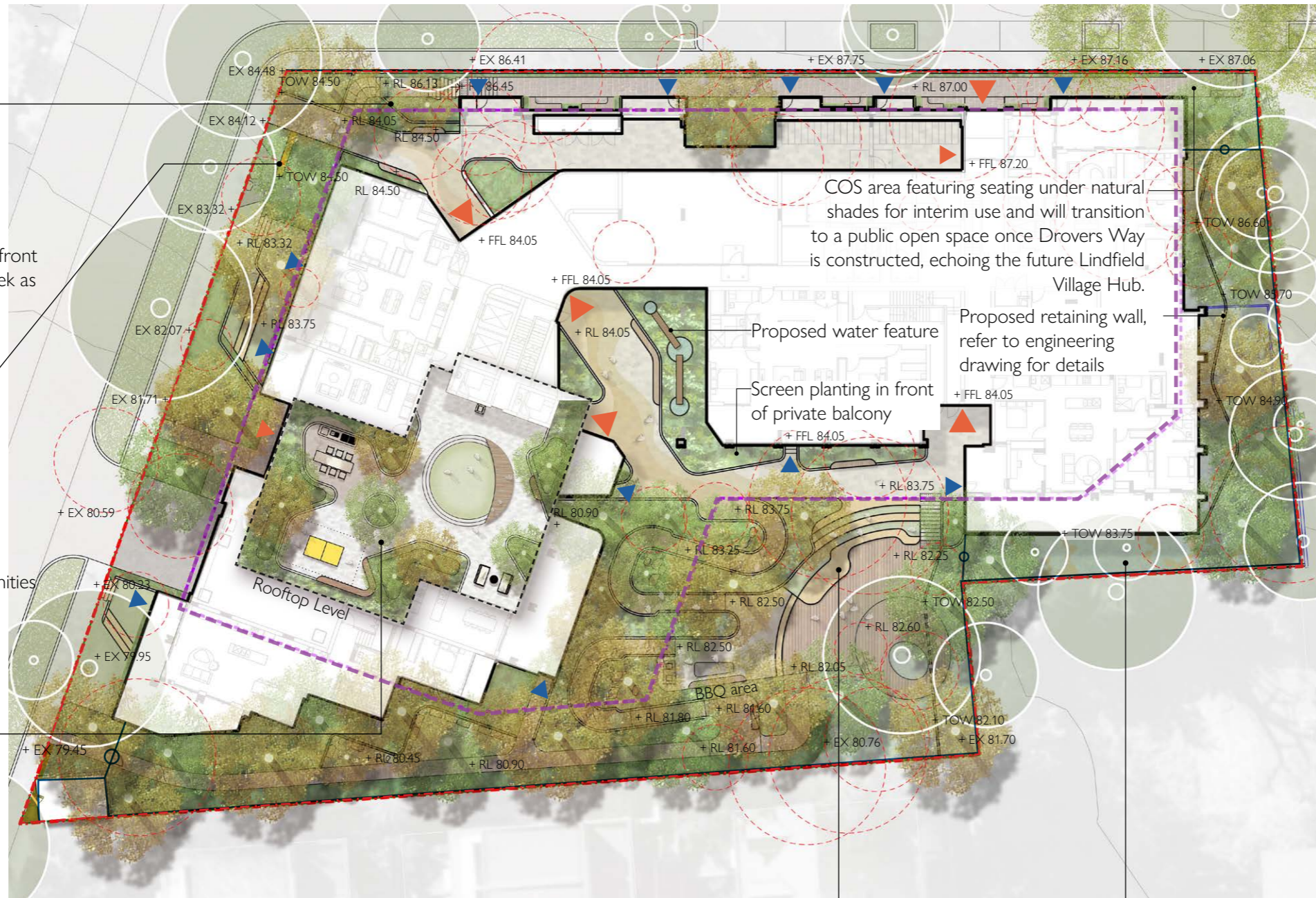
Rooftop Communal Space

The communal rooftop is designed to maximise adaptability for residents' future needs, with a planting strategy that deepens the connection to Country. Its form draws inspiration from stars and constellations, incorporating elements such as rocks, paving patterns, engraved art, and native flora to strengthen the links between Sky, Water and Deep Country.

The roof top COS area and the ground floor COS areas was designed so that residents have multiple options for spaces to use throughout the year and different seasons. Key amenities include sheltered cooking and dining areas, lounges, semi-breakout spaces, a raised lawn area and table tennis equipment, offering both active and passive recreation opportunities. The space is thoughtfully designed to provide weather protection, optimise shading, and maintain clear sightlines for safety and comfort. The table tennis invites friendly matches on summer late afternoons and offers an active recreational option in winter. Within its diverse uses, the rooftop welcomes all residents to stay and enjoy their time.



Concept Design - Master Plan



LEGEND

- Site boundary
- Building pedestrian entry / exit
- Entry to private property
- Extent of concrete slab
- Existing tree to be retained
- Existing tree to be removed
- Proposed trees
- Proposed garden beds
- Proposed swales
- Proposed timber seat top
- Proposed sandstone seating wall of amphitheatre
- Proposed lawn strip of amphitheatre
- Proposed permeable paving
- Proposed timber decking
- Proposed deco granite
- Proposed signage wall for entrance
- Boundary fence, refer to architectural drawings for detail
- Maintenance gate, refer to architectural drawings for detail
- Wood chip in front of sub-station

Terraced planting design from street front represents flowiness of river and creek as part of the story telling



Feature entrance with rocks (Opportunities for recycled rocks from site)



Rooftop communal space. Connection with Sky Country. Preserve dark sky and stargazing



Habitat creation with native flora



Feature wall interprets strata layers



Amphitheatre represents a layered, rocky creek edge with timber-decked gathering spaces centred around the existing significant tree.

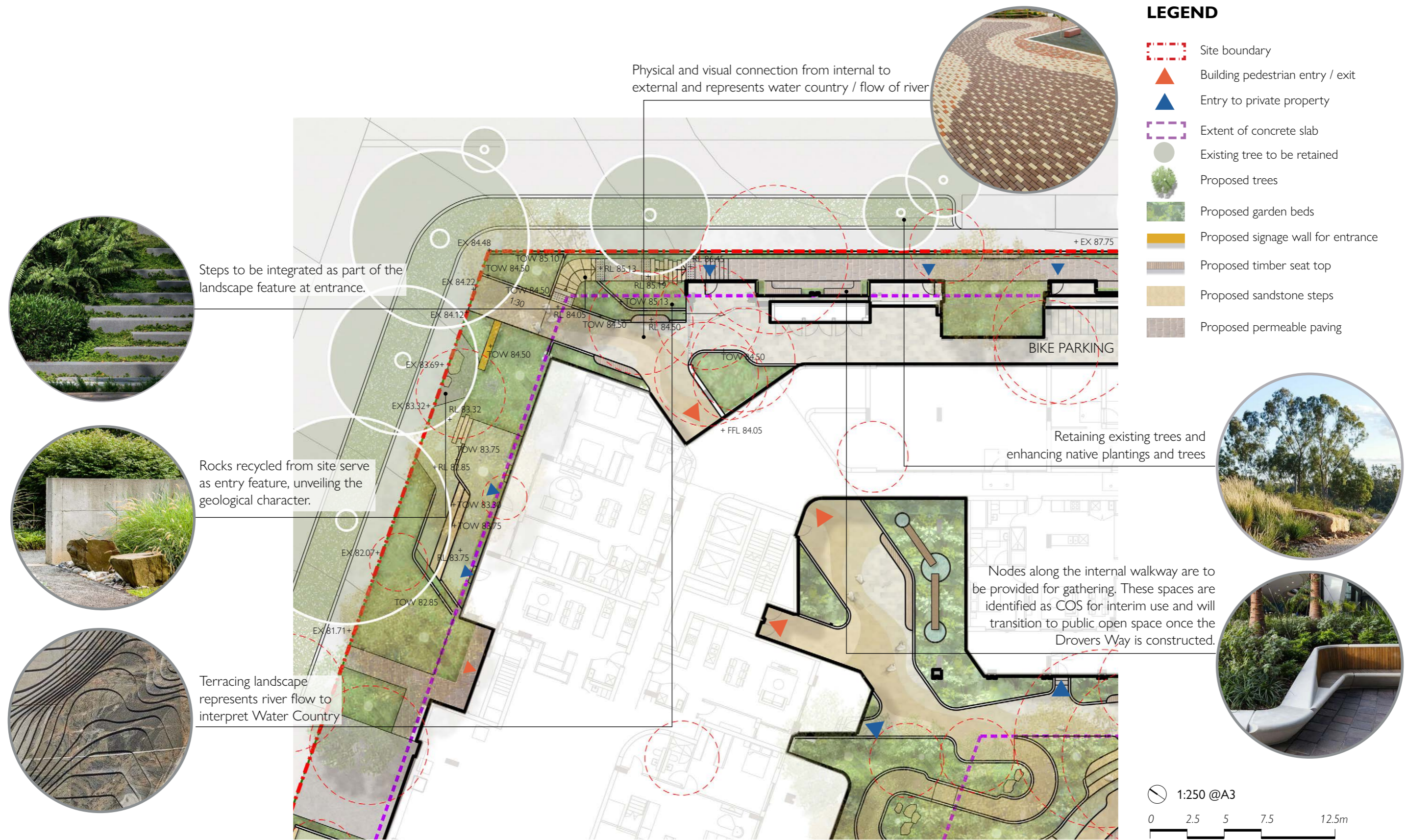


Interpretive water story integrated with naturalistic swale with drop structures

1:400 @A3



Concept Design - Street Frontage Plan



Concept Design - Rooftop

Wise: Environmentally sensitive lighting to preserve dark sky and reduce light pollution



Raised lawn to illustrate stars and constellations and provide potential opportunities for stargazing



Mass planting with trees in 1m deep soil as part of the Healthy Country approach



Opportunity to use locally relevant or sourced material for the shade structure for BBQ area with table and seating



Timber seating along raised planter



Table tennis area



Timber decking as lounges for relaxing and star gazing



Potential opportunities for community garden











Semi-enclosed lounge under tree canopy to create comfortable and private setting for deeper conversations

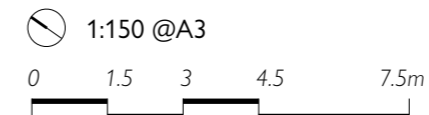


Glass balustrade along building edge to achieve min. 2m higher than the adjacent climbable element based on Wind report

LEGEND

-  Site boundary
-  Rooftop entry / exit
-  Proposed trees
-  Proposed garden beds
-  Proposed timber seat top
-  Proposed lawn
-  Proposed timber decking
-  Proposed shelter

Views are framed through the use of landscape element placements, differing heights in raised planters and planting species selection.



DPHI Comments








Residential Amenity - Communal Open Space (COS)

- Recalculate the area of the COS considering the useable and functional parts, as recommended by the ADG. Walkways and buffer zones with landscaping should not be included in the calculation of the principal COS area.

Response:

- The principal Communal Open Space area has been recalculated to exclude walkways and buffer zones with landscaping. To satisfy the 25% ADG requirement, additional communal open spaces have been added at the southwest walkway area and along the internal walkway at the Drovers Way interface.

LEGEND

-  Site boundary
-  Extent of primary communal open space
-  Extent of secondary communal open space
-  Soft landscape
-  Lawn area
-  Paved area
-  Permeable surface area



TYPE	REQUIRED	PROPOSED
Total Site Area	N/A	4,324 m ²
Total Common Open Space Area (GF courtyard and Level 9)	25%	1174 m ² (27%)
Hardscape Area Within COS	N/A	626.01 m ²
Soft Landscape Area Within COS	N/A	547.99 m ²
Soft Landscape Area Percentage Within COS	N/A	46.68%

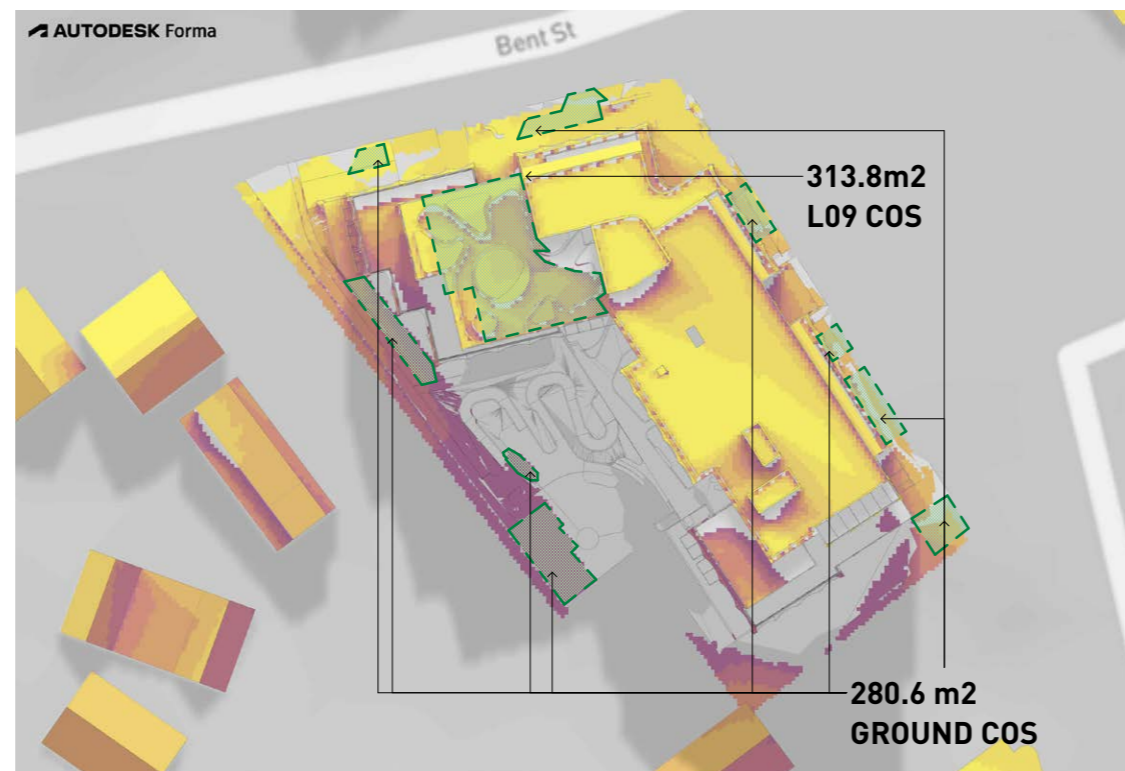
DPHI Comments

Residential Amenity - Communal Open Space (COS)

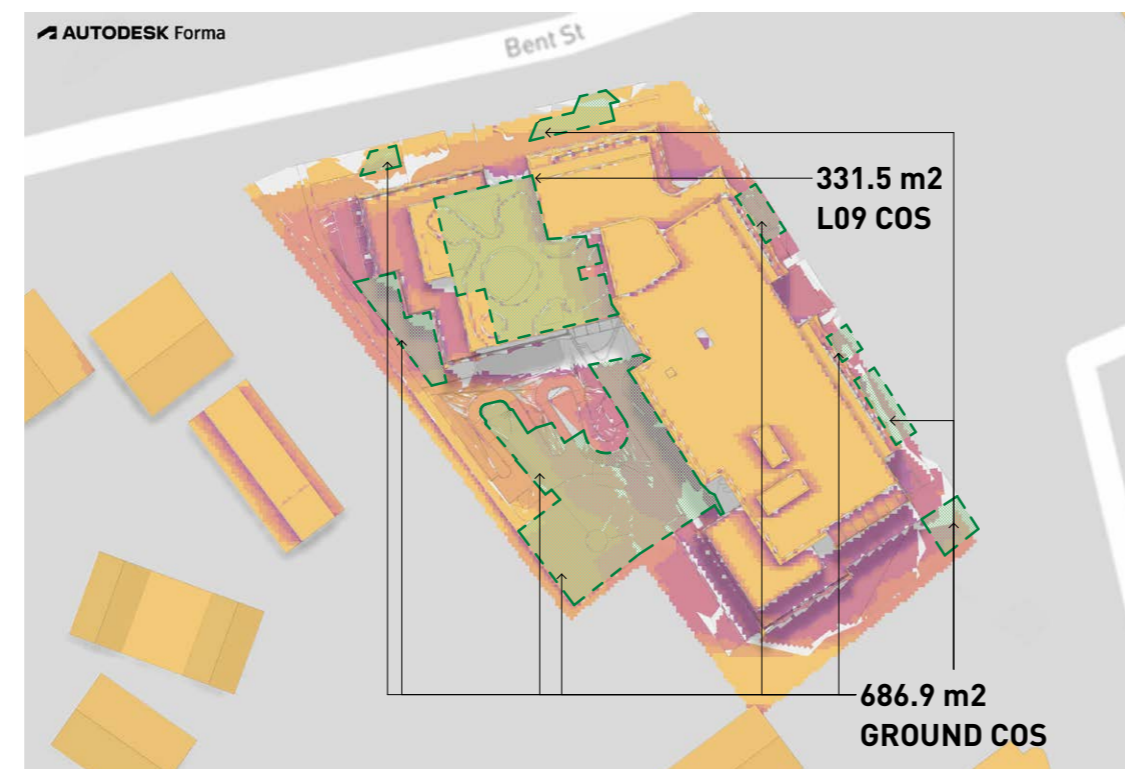
- Demonstrate what percentage of the proposed rooftop COS area receives two hours of solar access between 9am – 3pm mid-winter, having regard to the ADG design criteria.

Response:

- The Level 9 COS will receive in excess of 2 hours sunlight during mid-winter, refer to updated solar access diagrams on the right as extracted from the architectural drawings.



COS Solar Analysis 21 June 9AM to 3PM



COS Solar Analysis 22 December 9AM to 3PM

DPHI Comments

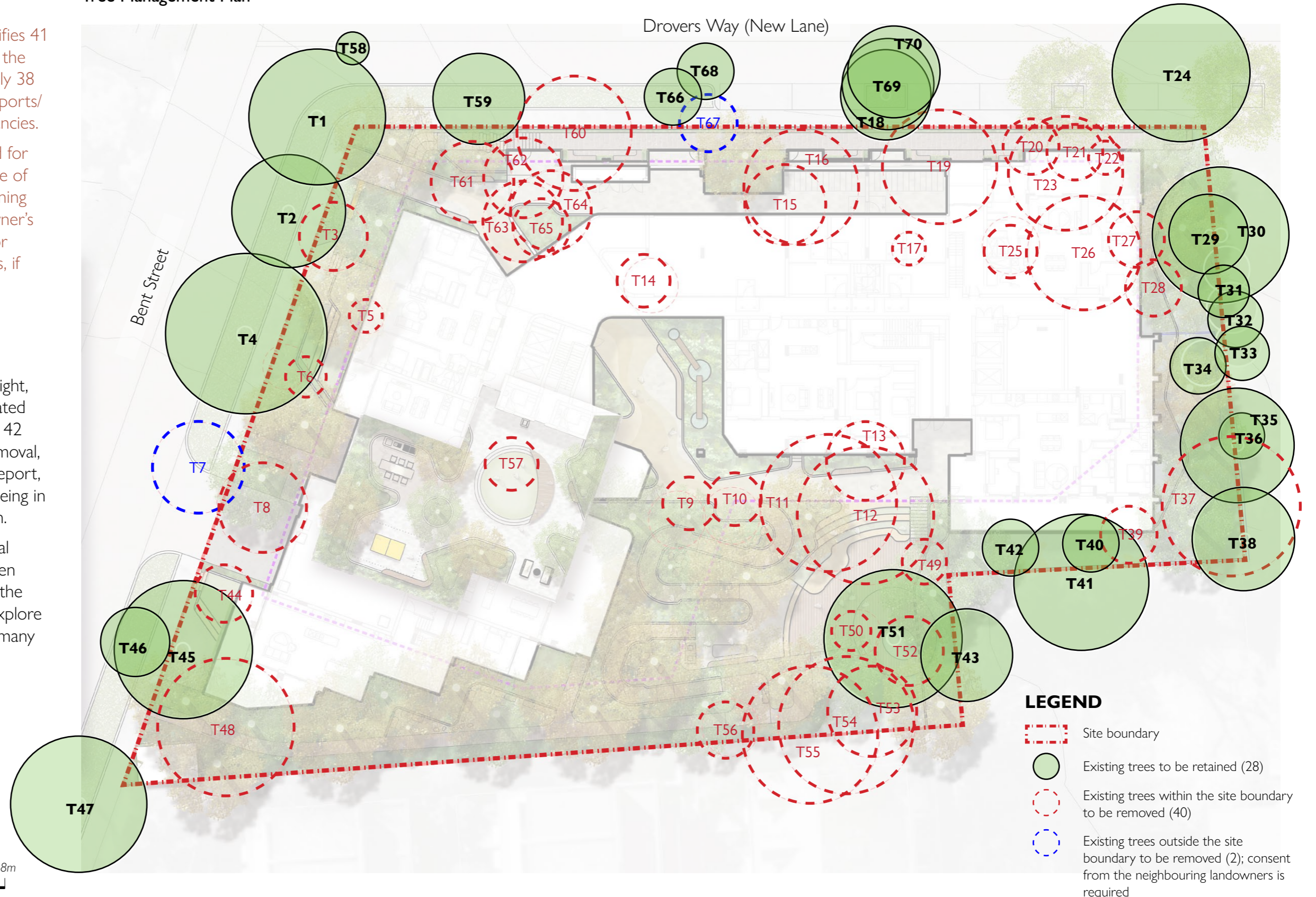
Tree Removal

- The Arborist Report identifies 41 trees for removal whereas the landscape plans identify only 38 trees. Please amend the reports/plans to avoid any discrepancies.
- Two of the trees proposed for removal are located outside of the site boundary on adjoining land. Neighbouring landowner's consent will be required for removal of these two trees, if proposed.

Response:

- Refer to the updated Tree Management Plan on the right, it now aligns with the updated Arborist Report, a total of 42 Trees are proposed for removal, as noted in the Arborist Report, and all were identified as being in low or moderate condition.
- It is noted that the Proposal was developed and has been maintained in response to the SDRP panel's request to explore opportunities to retain as many existing trees as possible.

Tree Management Plan



LEGEND

- Site boundary
- Existing trees to be retained (28)
- Existing trees within the site boundary to be removed (40)
- Existing trees outside the site boundary to be removed (2); consent from the neighbouring landowners is required

Note : Refer to arborist report for detail information.

DPHI Comments

Tree Removal

Tree Management Plan - Tree Schedule

Tree ID	Botanical name	Common name	Retention value
Existing trees - Proposed to be Retained			
1	<i>Callistemon salignus</i>	Willow Bottlebrush	Moderate
2	<i>Cladrastis kentukea</i>	Yellowwood	Low
4	<i>Cladrastis kentukea</i>	Yellowwood	Moderate
18	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	Moderate
24	<i>Liquidambar styraciflua</i>	Sweet Gum	High
29	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Moderate
30	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Moderate
31	<i>Grevillea robusta</i>	Silky Oak	Moderate
32	<i>Ligustrum lucidum</i>	Privet	Moderate
33	<i>Celtis sinensis</i>	Hackberry	Moderate
34	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Moderate
35	<i>Cupressus sempervirens</i>	Italian Cypress	Very low
36	<i>Alectryon coriaceus</i>	Beach Birds Eye	Moderate
38	<i>Alectryon coriaceus</i>	Beach Birds Eye	Moderate
40	<i>Camellia sasanqua</i>	Japanese Camellia	Moderate
41	<i>Cinnamomum camphora</i>	Camphor Laurel	Very low
42	<i>Camellia sasanqua</i>	Japanese Camellia	Moderate
43	<i>Cinnamomum camphora</i>	Camphor Laurel	Very Low
45	<i>Grevillea robusta</i>	Silky Oak	Moderate
46	<i>Acer negundo</i>	Box Elder	Moderate
47	<i>Cladrastis kentukea</i>	Yellowwood	Low
51	<i>Araucaria heterophylla</i>	Norfolk Island Pine	High
58	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Moderate
59	<i>Acacia parramattensis</i>	Sydney Green wattle	Very Low
66	<i>Acacia parramattensis</i>	Sydney Green wattle	Very Low
68	<i>Casuarina cunninghamiana</i>	River Sheoak	Moderate
69	<i>Celtis sinensis</i>	Hackberry	Moderate
70	<i>Casuarina cunninghamiana</i>	River Sheoak	Very Low

Existing trees within the site boundary - Proposed to be Removed			
3	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Moderate
5	<i>Phoenix rupicola</i>	Cliff Palm	Moderate
6	<i>Camellia japonica</i>	Japanese camellia	Moderate
8	<i>Castanospermum australe</i>	Black Bean	Low
9	<i>Phoenix rupicola</i>	Cliff Palm	Moderate
10	<i>Celtis sinensis</i>	Hackberry	Moderate
11	<i>Acmena smithii</i>	Lilly Pilly	Low
12	<i>Acmena smithii</i>	Lilly Pilly	Low
13	<i>Cupressus sempervirens</i>	Italian Cypress	Very low
14	<i>Jacaranda mimosifolia</i>	Jacaranda	Moderate
15	<i>Acacia parramattensis</i>	Parramatta Wattle	Very Low
16	<i>Acacia parramattensis</i>	Parramatta Wattle	Very Low
17	<i>Washingtonia robusta</i>	Mexican Fantail	Moderate
19	<i>Jacaranda mimosifolia</i>	Jacaranda	Low
20	<i>Camellia sasanqua</i>	Japanese Camellia	Moderate
21	<i>Gordonia axillaris</i>	Fried Egg Plant	Very Low
22	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Moderate
23	<i>Grevillea robusta</i>	Silky Oak	Very Low
25	<i>Jacaranda mimosifolia</i>	Jacaranda	Moderate
26	<i>Jacaranda mimosifolia</i>	Jacaranda	Moderate
27	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Moderate
28	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Moderate
37	<i>Ligustrum lucidum</i>	Privet	Moderate
39	<i>Camellia sasanqua</i>	Japanese Camellia	Moderate
44	<i>Syagrus romanzoffiana</i>	Cocos Palm	Moderate
48	<i>Celtis sinensis</i>	Hackberry	Moderate
49	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Moderate
50	<i>Syagrus romanzoffiana</i>	Cocos Palm	Moderate
52	<i>Cinnamomum camphora</i>	Camphor Laurel	Very Low
53	<i>Celtis sinensis</i>	Hackberry	Moderate
54	<i>Celtis sinensis</i>	Hackberry	Moderate
55	<i>Celtis sinensis</i>	Hackberry	Moderate
56	<i>Strelitzia nicolai</i>	Giant Bird of Paradise	Moderate
57	<i>Howea forsteriana</i>	Kentia Palm	Moderate
60	<i>Acacia parramattensis</i>	Sydney Green wattle	Very Low
61	<i>Casuarina cunninghamiana</i>	River Sheoak	Moderate
62	<i>Casuarina cunninghamiana</i>	River Sheoak	Moderate
63	<i>Casuarina cunninghamiana</i>	River Sheoak	Moderate
64	<i>Casuarina cunninghamiana</i>	River Sheoak	Moderate
65	<i>Casuarina cunninghamiana</i>	River Sheoak	Moderate

Existing trees outside the site boundary - Proposed to be Removed			
7	<i>Acer negundo</i>	Box Elder	very low
67	<i>Casuarina cunninghamiana</i>	River Sheoak	Moderate

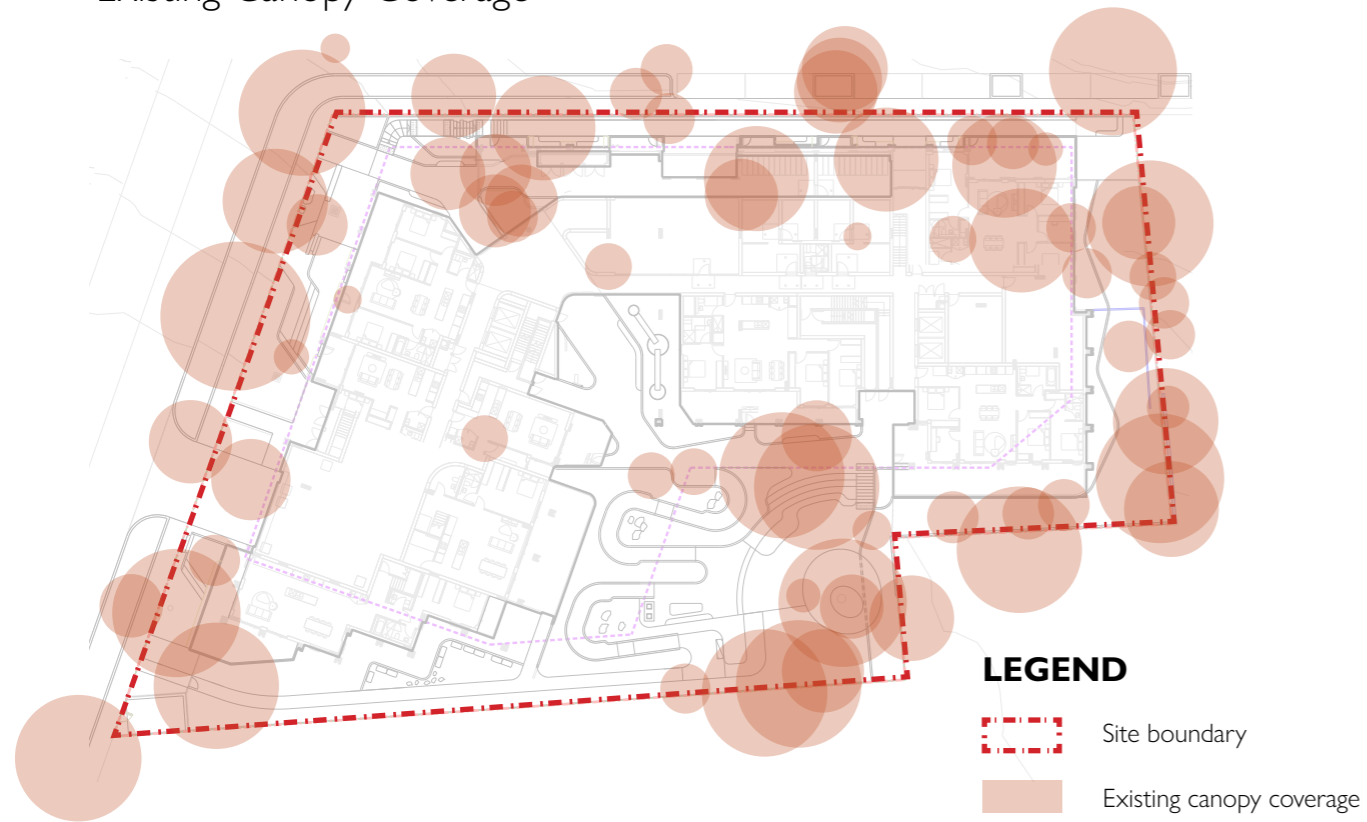
Note : Refer to arborist report for detail information.

DPHI Comments

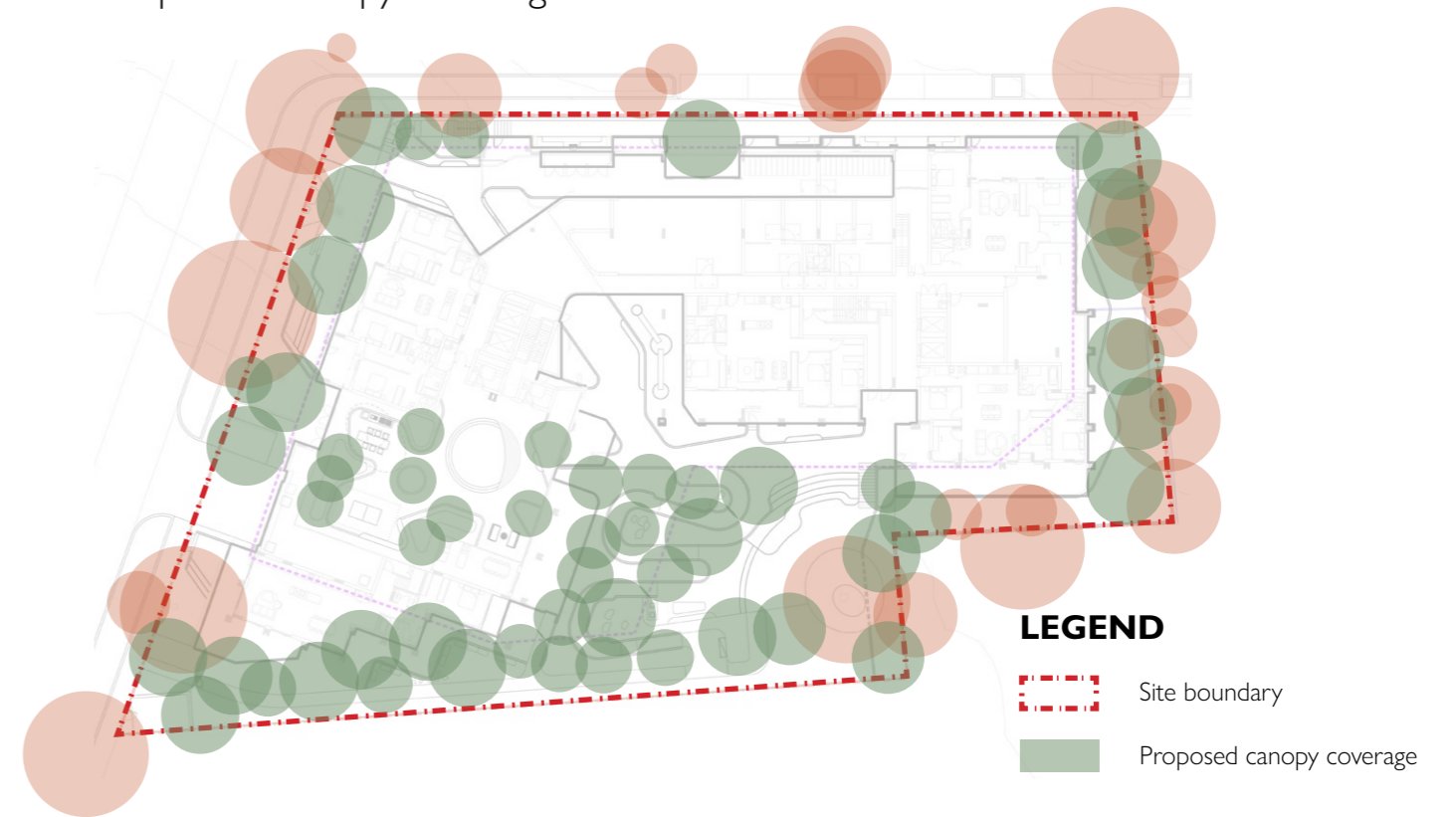
Tree Removal

Canopy Coverage Plan

Existing Canopy Coverage



Proposed Canopy Coverage



TYPE	EXISTING CONDITION	PROPOSED CANOPY	TOTAL CANOPY OF RETAINED EXISTING TREES & PROPOSED TREES
Total Site Area	4,324 m ²	4,324 m ²	4,324 m ²
Canopy Cover Area Within Site Boundary	1,436.79 m ²	1,387.37 m ²	1,573.12 m ²
Canopy Cover Percentage Within Site Boundary	33.2%	32%	36.4%
Total trees removed	N/A	N/A	42
Total trees proposed	N/A	55	55

NTS

DPHI Comments

Flooding and Landscaping

- The retaining wall for the overland flow path appears to be located in the outdoor Amphitheatre area. Please clarify how both elements are intended to be designed and integrated within the same space.
- Confirm whether the materials proposed for the Amphitheatre will be waterproof and consider using materials that can withstand the overland flow through this area.

Response:

- Refer to Stormwater Engineer's report for details on the materials specified for use within the floodway.
- Refer to Section BB and the 3D modelling image on page 18, which illustrate the relationship between the suspended decking and the retaining wall for the overland flow path.
- Refer to Stormwater Engineers' report for information demonstrating that the proposed materials are suitable for their intended use adjacent to the overland flow path.

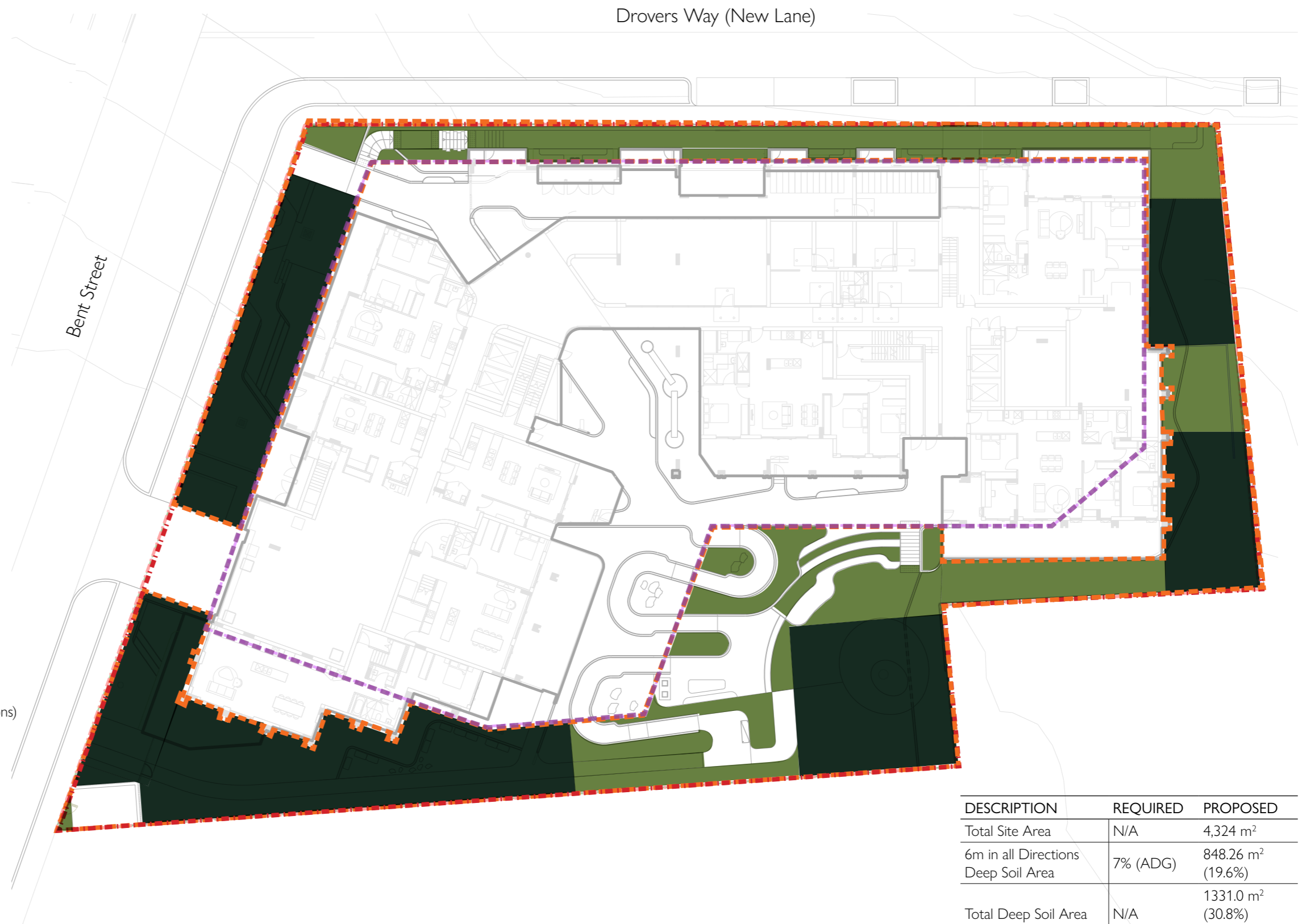
DPHI Comments

Residential Amenity - Deep Soil

- The Amphitheatre area includes hardstand areas and structures. Consequently, the deep soil area should be re-calculated excluding this portion of the site.

Response:

- The current deep soil calculation includes the suspended decking area, this can be seen as deep soil as it allows for water infiltration and does have connected soil underneath. Deck footings have minimal impact (pile footings). Refer to page 15 for information on permeable surfaces and suspended structures.
- Refer to Section BB and the 3D modelling image on page 18 for details demonstrating how deep soil can still be provided in the amphitheatre area.



LEGEND

- Site boundary
- Potential outline of deep soil zone
- Deep soil (Min. 6m dimension in all directions)
- Deep soil
- Extent of concrete slab below

Note : Diagram shows the minimum soil depth in each zone.

1:350 @A3



DESCRIPTION	REQUIRED	PROPOSED
Total Site Area	N/A	4,324 m ²
6m in all Directions Deep Soil Area	7% (ADG)	848.26 m ² (19.6%)
Total Deep Soil Area	N/A	1331.0 m ² (30.8%)

DPHI Comments

Residential Amenity - Deep Soil

Permeable Surface Paving Material

The proposed materials for the permeable surface paving ensures permeability:

- Permeable surface paver: HydroSTON permeable concrete paver
- Permeable jointing and bedding layers: ROMEX® RSG Permeable Paving System

Drovers Way (New Lane)



LEGEND

- Site boundary
- Potential outline of deep soil zone
- Permeable surface area in potential deep soil zone
- Extent of concrete slab below
- Suspended decking in potential deep soil zone

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Council Comments

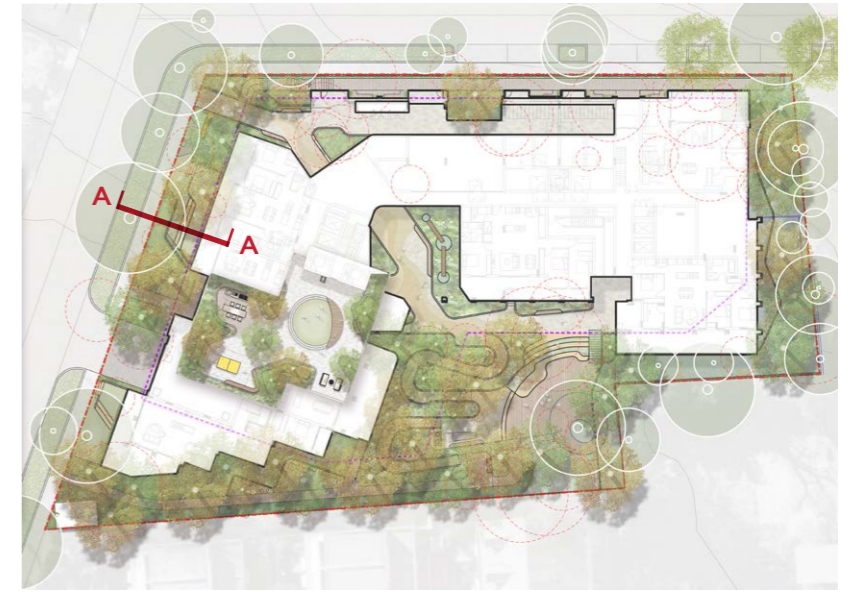
Deep Soil Zones

- Insufficient deep soil area is proposed and results in the loss of significant trees and a reduction in the desired landscape character and amenity. The site's existing and desired context and landscape character as demonstrated through Councils KLEP and KDCP, is one dominated by the tall tree canopy, therefore the greater 15% deep soil requirement of the ADG is appropriate. In this instance, 15% of the site equates to 648m²
- The submitted plans and calculations incorrectly include areas as deep soil that are inconsistent with the ADG definition, with calculable areas including areas less than 6m in width, impervious areas, services and structures. The eastern 6m deep soil pocket is divided by two retaining walls and therefore not 6m in width; the southern setback is divided by a retaining wall and therefore not 6m in width; the south-western area has extensive impervious paving and a retaining wall; and the northern setback has a retaining wall, services, structures and impervious paved areas and is therefore not 6m in width in part, resulting in only three small individual and isolated pockets that fail to meet the minimum deep soil zone area requirements.
- The extent of hardscape, terracing and ramping within the primary ground level communal open space 12 area is a lost opportunity to provide a viable and valuable consolidated deep soil landscape area.
- In addition to ADG non-compliance, the 50% deep soil requirement of the KDCP is not achieved. The non-compliant deep soil proposed is directly attributable to the non-compliant building setbacks proposed and indicates over-development of the site.

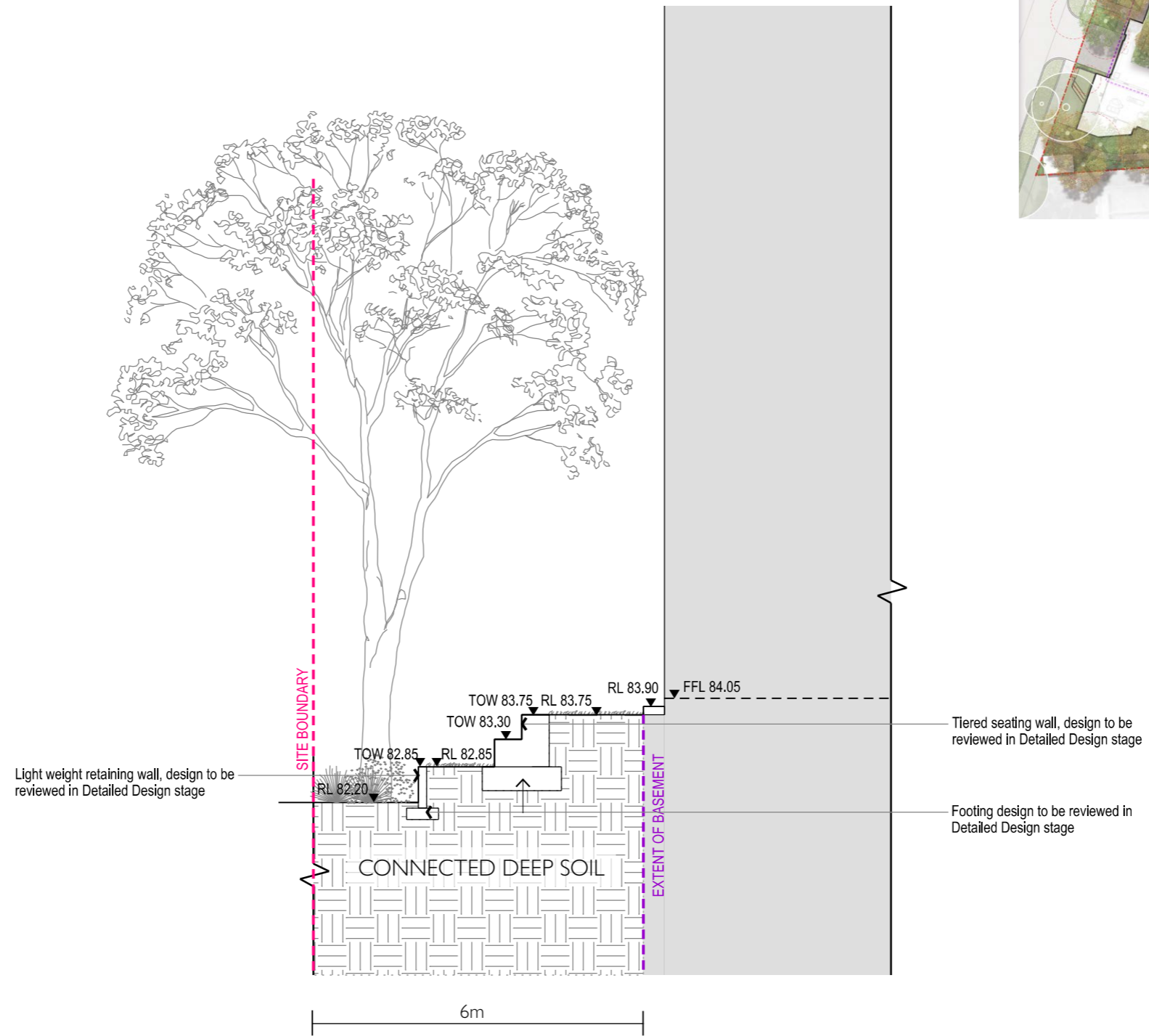
Response:

- The re-design of Unit 103 with suspended decking and the reduced extent of the basement have allowed for increased deep soil in this area.
- Landscape sections have been provided through the 6m-wide deep soil areas to demonstrate that the underground soil volumes are designed to remain interconnected, even where walls are introduced:
 - Section AA on page 17 illustrates the underground soil volumes at the Bent Street frontage remain connected, despite being divided by tiered seating walls and a lightweight retaining wall.
 - Section BB and the 3D modelling image on page 18 illustrates the underground soil volumes at the amphitheatre area remain connected, despite being divided by a retaining wall.
 - Section CC on page 19 illustrates the underground soil volumes at the eastern soil pockets remain connected, despite being divided by retaining walls.
 - The diagram on page 15 illustrates the areas where pervious pavement and suspended decking are proposed to support deep soil zones. Highlighted areas include the northern internal walkway with small communal open space nodes, the Bent Street frontage including the suspended Unit 103 terrace, the south-western walkway and the amphitheatre decking.
- Through the two SDRP iterations, the current landscape design has evolved to address all major design factors, such as accessibility and circulation, functionality, Connecting with Country, etc. As stated in the SDRP 2 letter – “The overall landscape concept that integrates the buildings into a garden setting which includes generous deep soil areas, tree canopy cover, and the use of native species suited to the various conditions of the site.”

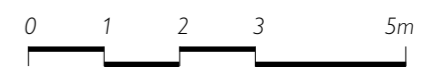
Section AA



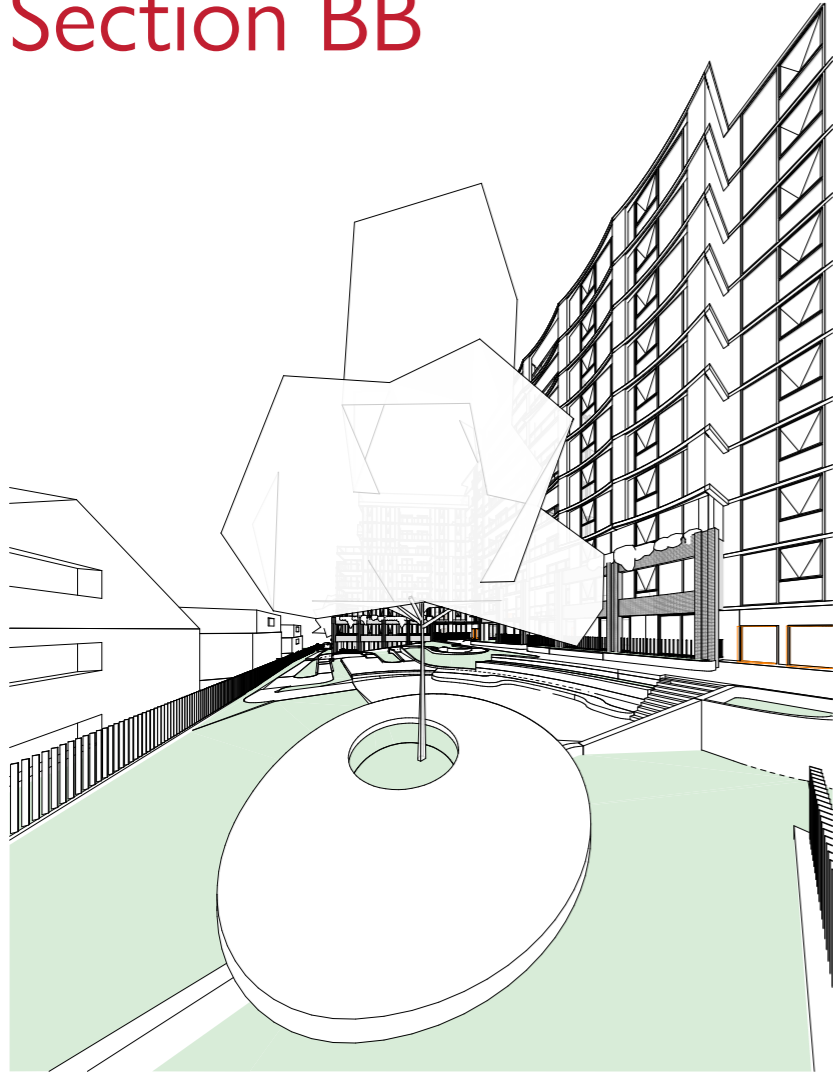
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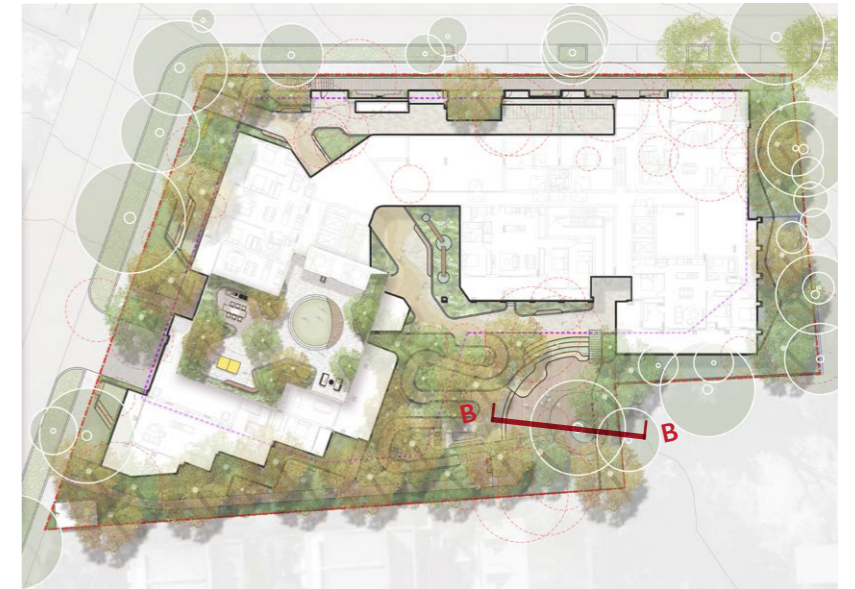
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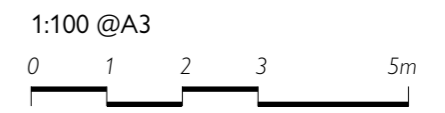
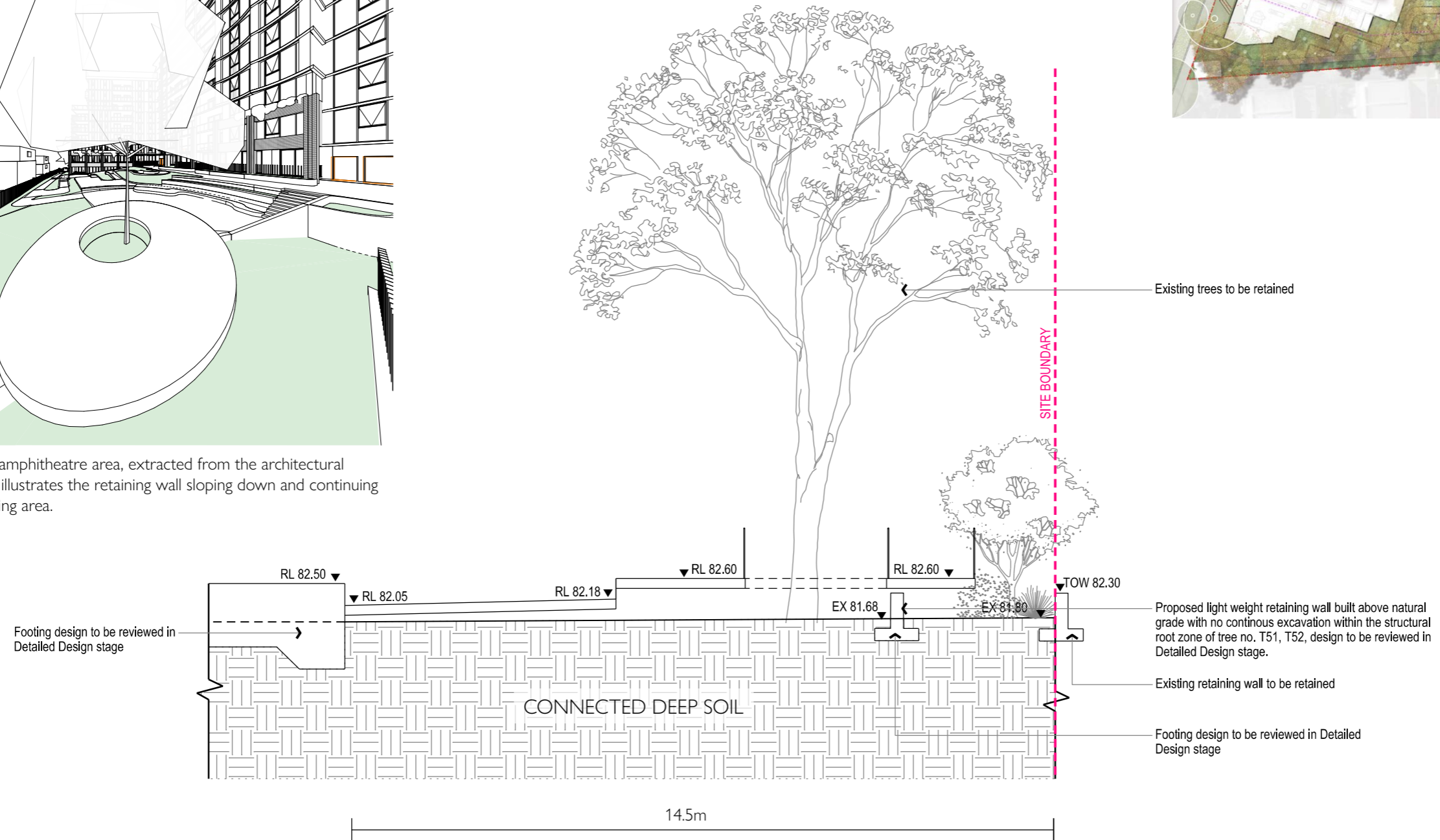
Section BB



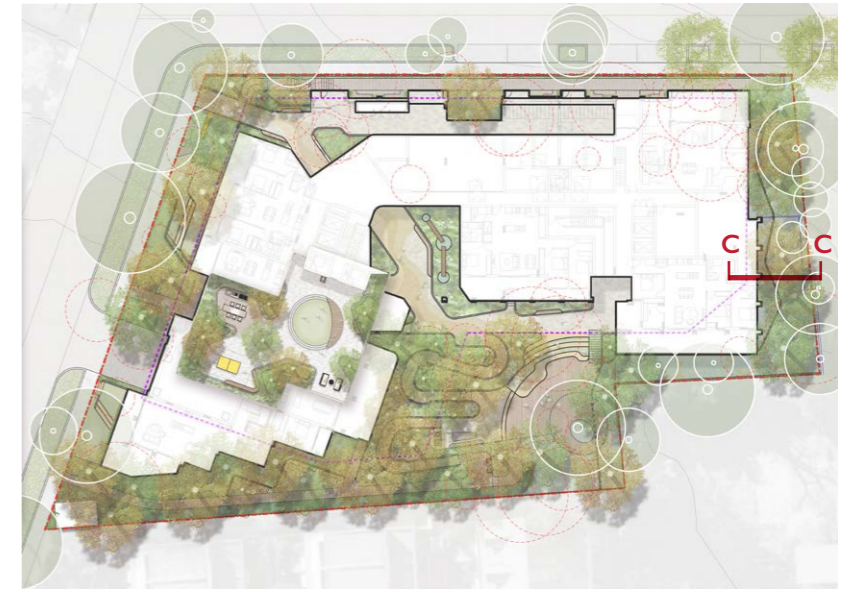
3D modelling of the amphitheatre area, extracted from the architectural drawings. This image illustrates the retaining wall sloping down and continuing underneath the decking area.



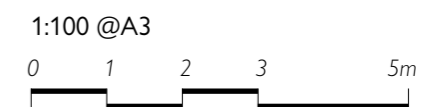
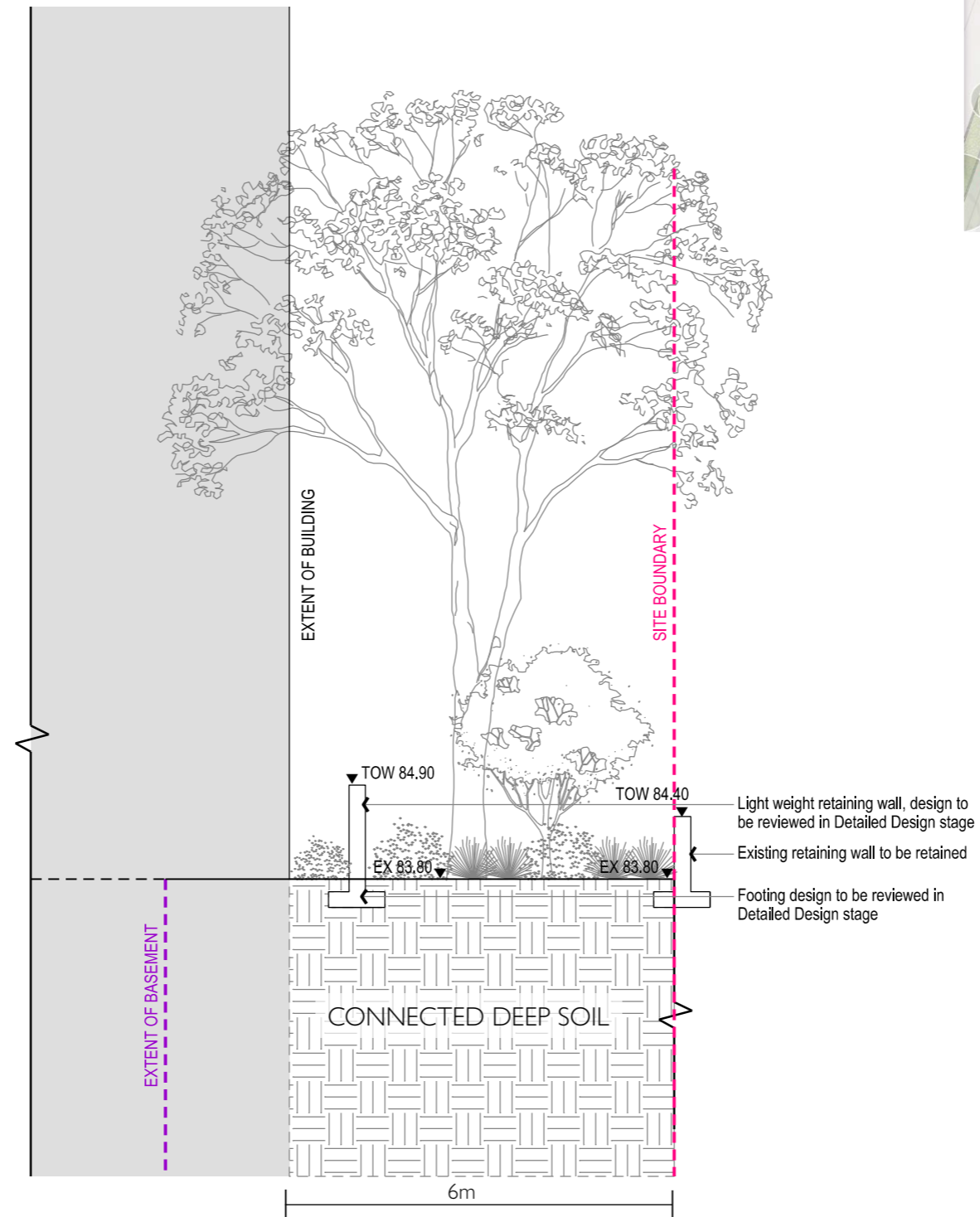
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Section CC



NTS



Council Comments

Landscape Design and Character

- a) A full Planting Plan and Plant Schedule indicating location, quantity and pot size of proposed planting has not been provided which is contrary to the SEARs, ADG and KDCP requirements. Without a full planting plan and complete plant schedule, assessment of the proposal is unable to be fully undertaken. Concerns include:
 - i. adequate screen planting to boundaries and between ground floor units and private open space,
 - ii. suitable planting densities and species,
 - iii. pot/plant size at planting to ensure an appropriately established landscape aesthetic within an urban area. For example, there is no certainty that tube stock will not be extensively used which will require a significantly longer establishment period and only typically used in bush regeneration plantings to minimise soil disturbance.
- b) The proposed 100% native planting aesthetic does not reflect the existing landscape character or context where there is a predominance of exotic species beneath an endemic tall tree canopy.
- c) Tree replenishment planting species including River Red Gum is ill-conceived. The location of the site on a ridgeline with shale-based soil types is not appropriate for a species that is typically located within inland areas along watercourses. Endemic native species from the locally occurring Sydney Blue Gum High Forest (BGHF) and Sydney Turpentine Ironbark Forest (STIF) plant communities is appropriate, in conjunction with exotic (deciduous and evergreen) species to provide seasonal variation and change, and solar amenity, consistent with the established landscape context and character.
- d) The planting of a tall and wide spreading tree (Angophora costata/Sydney Red Gum) within a restrictive landscape area dissected by retaining walls and in close proximity to the building is illconceived and will result in future and ongoing conflicts.
- e) The planting of Eucalyptus saligna (Sydney Blue Gum) although an endemic/indigenous species to the area is ill-conceived particularly within communal areas and adjacent to the public domain as the species is well known to drop limbs unexpectedly creating an ongoing hazard. The species is considered too large at >20m for the restricted deep soil landscape areas and setbacks.
- f) Landscaping to the western boundary setback is minimal due to the expansive area of private open space (POS) and decking proposed around Unit 103. To enable the provision of suitable soft landscape area and the provision of tall tree plantings, the area of POS should be significantly reduced so that it only relates directly to the living areas and the basement alignment elsewhere. This will also increase available deep soil landscape area opportunity on site.
- There is further landscape design opportunity to:
 - 1. Provide greater areas of deep soil landscaping within communal areas – particularly within the Drovers Way site frontage, the western building setback, and the ground level primary open space.
 - 2. Provide a planting mix that reflects the existing established landscape and streetscape character, with increased use of exotic evergreen and deciduous species.
 - 3. Provide endemic tree species that naturally occur in the area that are more suited to the local environment, in association with exotic species.
 - 4. Provide greater certainty of landscape design outcomes by limiting the extent of POS to behind the building line.

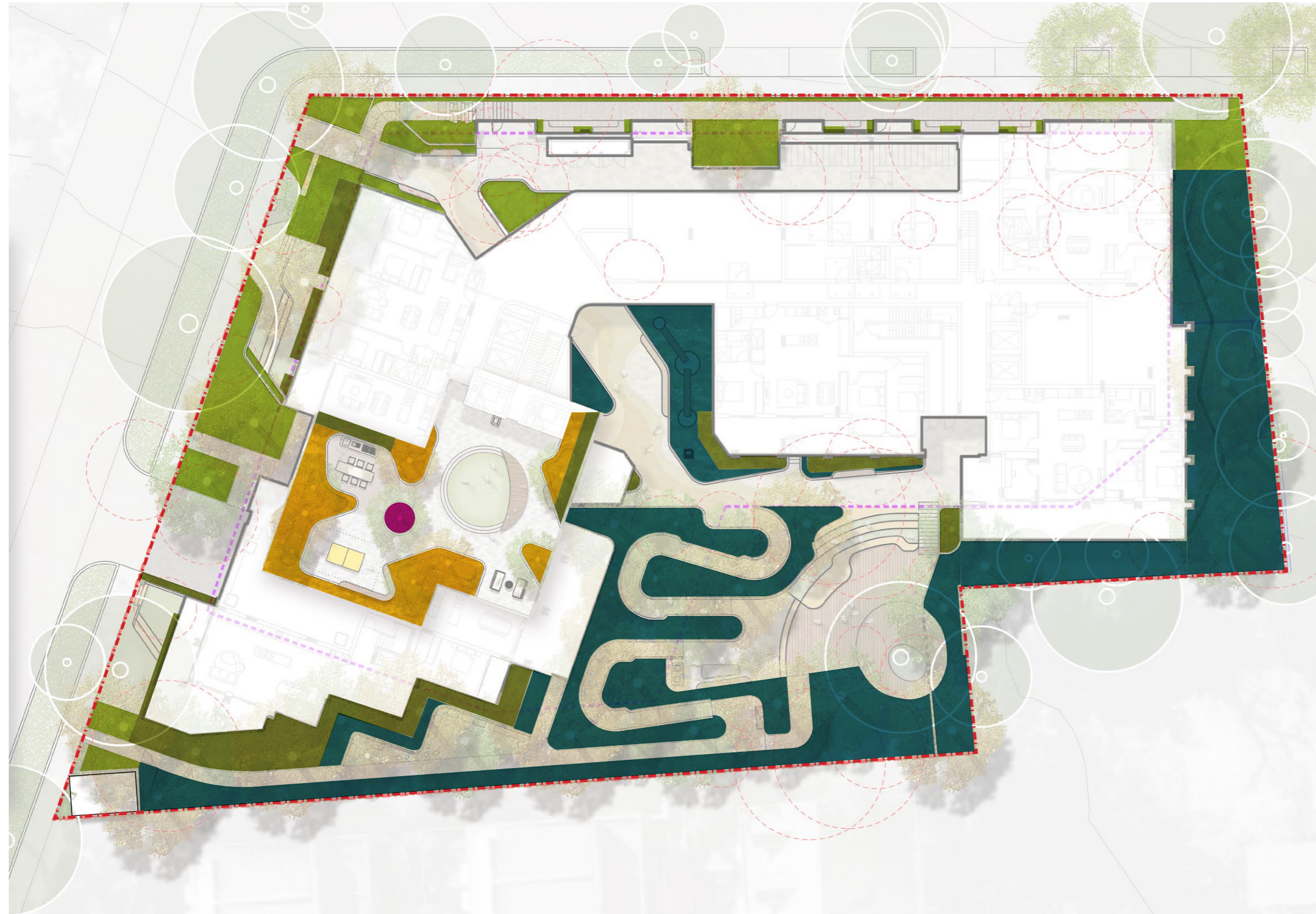
Response:

- a) This requirement is normally done at the design development / CC stage. However, additional information on pot sizes and planting densities have been included. Additional screen planting has also been included where possible, including in the area adjacent to Unit 103. Refer to page 23.
- b) The planting plan and palette have been updated to reflect the existing landscape character, which includes exotic planting species. Refer to page 22-24.
- c) Tree plan and species have been updated to ensure selected tree species are appropriate for the site. Refer to page 22 and 23.
- d) Angophora costata have been replaced with other tree species that are suitable for the site and reflect the existing landscape character. Refer to page 22 and 23.
- e) Eucalyptus saligna have been replaced with other tree species that are suitable for the site and reflect the existing landscape character. Refer to page 22 and 23.
- f) The decking for Unit 103 has been redesigned to allow for suitable soft landscape area and tall tree planting. This revised design increases the extent of deep soil zones on site and provides additional space for communal open space. Refer to page 14, 15 and 21.

Council Comments

Landscape Design and Character

Planting Strategy - Shrubs and Groundcovers



LEGEND

- Site boundary
- Gully rainforest
- Sandstone landscape
- Ridgetop landscape
- Community garden
- Screen planting

1:350 @A3



Council Comments

Landscape Design and Character

Planting Strategy - Trees



LEGEND

- Site boundary
- Banksia ericifolia* (Heath-leaved Banksia)
- Brachychiton acerifolius* (Illawarra Flame Tree)
- Callistemon salignus* (White Bottlebrush)
- Camellia sasanqua* (Camellia)
- Elaeocarpus reticulatus* (Blueberry Ash)
- Fraxinus oxycarpa* 'Raywoodii' (Claret Ash)
- Glochidion ferdinandi* (Cheese Tree)
- Hymenosporum flavum* (Native Frangipani)
- Lophostemon suaveolens* (Swamp Box)
- Melaleuca linariifolia* (Snow in Summer)
- Pyrus calleryana* (Ornamental Pear)
- Tristaniopsis laurina* (Water Gum)

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Council Comments

Landscape Design and Character

Planting Schedule

Tree Schedule					
CODE	BOTANICAL NAME	COMMON NAME	Mature Size (H x W, Meters)	Pot Size	Totals
Ban eri	<i>Banksia ericifolia</i>	Heath-leaved Banksia	6 x 6m	100Lt	3
Bra ace	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	15 x 12m	200Lt	8
Cal sal	<i>Callistemon salignus</i>	White Bottlebrush	8 x 3m	100Lt	2
Cam sas	<i>Camellia sasanqua</i>	Camellia	4 x 2m	100Lt	2
Ela ret	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9 x 3m	100Lt	9
Fra oxy	<i>Fraxinus oxycarpa 'Raywoodii'</i>	Claret Ash	12 x 7m	100Lt	6
Glo fer	<i>Glochidion ferdinandi</i>	Cheese Tree	6 x 3m	100Lt	3
Hym fla	<i>Hymenosporum flavum</i>	Native Frangipani	8 x 5m	100Lt	6
Lop sua	<i>Lophostemon suaveolens</i>	Swamp Box	15 x 10m	200Lt	4
Mel lin	<i>Melaleuca linariifolia</i>	Snow in Summer	8 x 7m	100Lt	5
Pyr cal	<i>Pyrus calleryana</i>	Ornamental Pear	12 x 4m	100Lt	4
Tri lau	<i>Tristaniopsis laurina</i>	Water Gum	10 x 6m	100Lt	3
				TOTAL	55

Mass Planting Type 1 - Gully Rainforest						
CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x S, Meters)	POT SIZE	INDICATIVE DENSITY	TOTAL
Planting Density: 8 plants / m2						
Asp nid	<i>Asplenium nidus</i>	Birds Nest Fern	0.8 x 0.8m	140mm	0.5	345
Cri ped	<i>Crinum pedunculatum</i>	Swamp Lily	1 x 1m	140mm	1.5	1035
Cyc aus	<i>Cyathea australis</i>	Rough Tree Fern	3 x 3m	140mm	0.5	345
Cor fru	<i>Cordyline fruticosa Rubra</i>	Cordyline	2 x 1m	140mm	0.5	345
Doo asp	<i>Doodia aspera</i>	Prickly Rasp Fern	0.6 x 0.6m	140mm	1	690
Dor exc	<i>Doryanthes excelsa</i>	Gymea Lily	2 x 1.5m	140mm	0.25	172
Lom spi	<i>Lomandra spicata</i>	Yellow Flowered Mat	0.8x 0.5m	140mm	2	1379
Phi hyb	<i>Philodendron hybrida</i> Little Phil PBR	Little Phil	0.6 x 0.6m	140mm	0.75	517
Str reg	<i>Strelitzia reginae</i>	Bird of paradise	1.2 x 1.2m	140mm	0.5	345
Vio hed	<i>Viola hederacea</i>	Native Violet	0.2 x spreading	140mm	0.5	345
					TOTAL	5517

Mass Planting Type 2 - Sandstone Landscape						
CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x S, Meters)	POT SIZE	INDICATIVE DENSITY	TOTAL
Planting Density: 8 plants / m2						
Aga att	<i>Agave attenuata</i>	Foxtail agave	1 x 1m	140mm	0.25	56
Asp nid	<i>Asplenium nidus</i>	Birds Nest Fern	1 x 1.5m	140mm	0.5	112
Cas 'Cou'	<i>Casuarina glauca 'Cousin It'</i>	Cousin it	0.2 x 0.8m	140mm	1	225
Cor alb	<i>Correa alba</i>	White Correa	1 x 1m	140mm	1.5	337
Dia lon	<i>Dianella longifolia</i>	Blueberry Lily	0.6 x 0.5m	140mm	1.5	337
Dic rep	<i>Dichondra repens</i>	Kidney Weed	0.4 x 0.8m	140mm	1	225
Goo ova	<i>Goodenia ovata</i>	Hop goodenia	1 x 2 m	140mm	0.5	112
Hel ita	<i>Helichrysum italicum</i>	Curry plant	0.7 x 0.5m	140mm	0.5	112
Mel 'Cla'	<i>Melaleuca 'Claret Tops'</i>	Honey Myrtle	1.5 x 1m	140mm	0.5	112
Myo par	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.4 x 0.8m	140mm	0.75	169
					TOTAL	1798

Mass Planting Type 3 - Ridgetop Landscape						
CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x S, Meters)	POT SIZE	INDICATIVE DENSITY	TOTAL
Planting Density: 8 plants / m2						
Ban ble	<i>Banksia blechnifolia</i>	Southern Blechnum Banksia	0.5 x 2m	140mm	1.5	136
Chr api	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.6 x 0.9m	140mm	2	181
Cro sal	<i>Crocea saligna 'Rosy Glow'</i>	Crocea	1 x 1m	140mm	1	91
Iso ane	<i>Isopogon anemonifolius</i>	Drumsticks	2 x 1m	140mm	0.5	45
Lep tri	<i>Leptospermum trinervium</i>	Flaky Barked Tea-Tree	2 x 1.5m	140mm	0.5	45
Lom obl	<i>Lomandra obliqua</i>	Twisted Mat-Rush	0.6 x 0.8m	140mm	1.5	136
Rha Ori	<i>Rhaphiolepis 'Oriental Pearl'</i>	Oriental Pearl	0.8 x 0.8m	140mm	0.5	45
Xan med	<i>Xanthorrhoea media</i>	Grass Tree	1.5 x 2m	140mm	0.5	45
					TOTAL	725

Mass Planting Type 4 - Screening Planting					
CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x S, Meters)	POT SIZE	TOTAL
Planting Density: 1 plant / m2					
Har vio	<i>Hardenbergia violacea</i>	Purple Coral Pea	3 x 3m	300mm	46
Mur pan	<i>Murraya paniculata</i>	Murraya paniculata	3 x 3m	300mm	46
Syz smi	<i>Syzygium smithii</i>	Lilly Pilly	5 x 3m	75Lt	46
				TOTAL	138

Council Comments

Landscape Design and Character

Planting Palette

Gully Rainforest (Groundfloor COS)



Brachychiton acerifolius



Elaeocarpus reticulatus



Hymenosporum flavum



Asplenium nidus



Doodia aspera



Doryanthes excelsa



Lomandra spicata

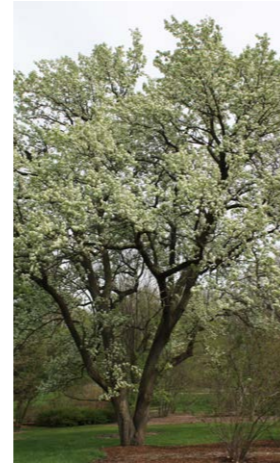


Philodendron hybrida Little Phil PBR



Viola hederacea

Sandstone Landscape (Street frontage)



Pyrus calleryana



Fraxinus oxycarpa 'Raywoodii'



Callistemon salignus



Correa alba



Goodenia ovata



Melaleuca 'Claret Tops'



Myoporum parvifolium



Dichondra repens



Dianella longifolia

Ridgetop Landscape (Level 9)



Tristaniopsis laurina



Banksia ericifolia



Glochidion ferdinandi



Crowea saligna 'Rosy Glow'



Isopogon anemonifolius



Lomandra obliqua



Xanthorrhoea media



Chrysocephalum apiculatum



Banksia blechnifolia

State Design Review Panel Comments







On-Structure Soil Depth Plan


- Demonstrate that adequate soil depth is provided for all planting on the structure to support the intended landscape design.

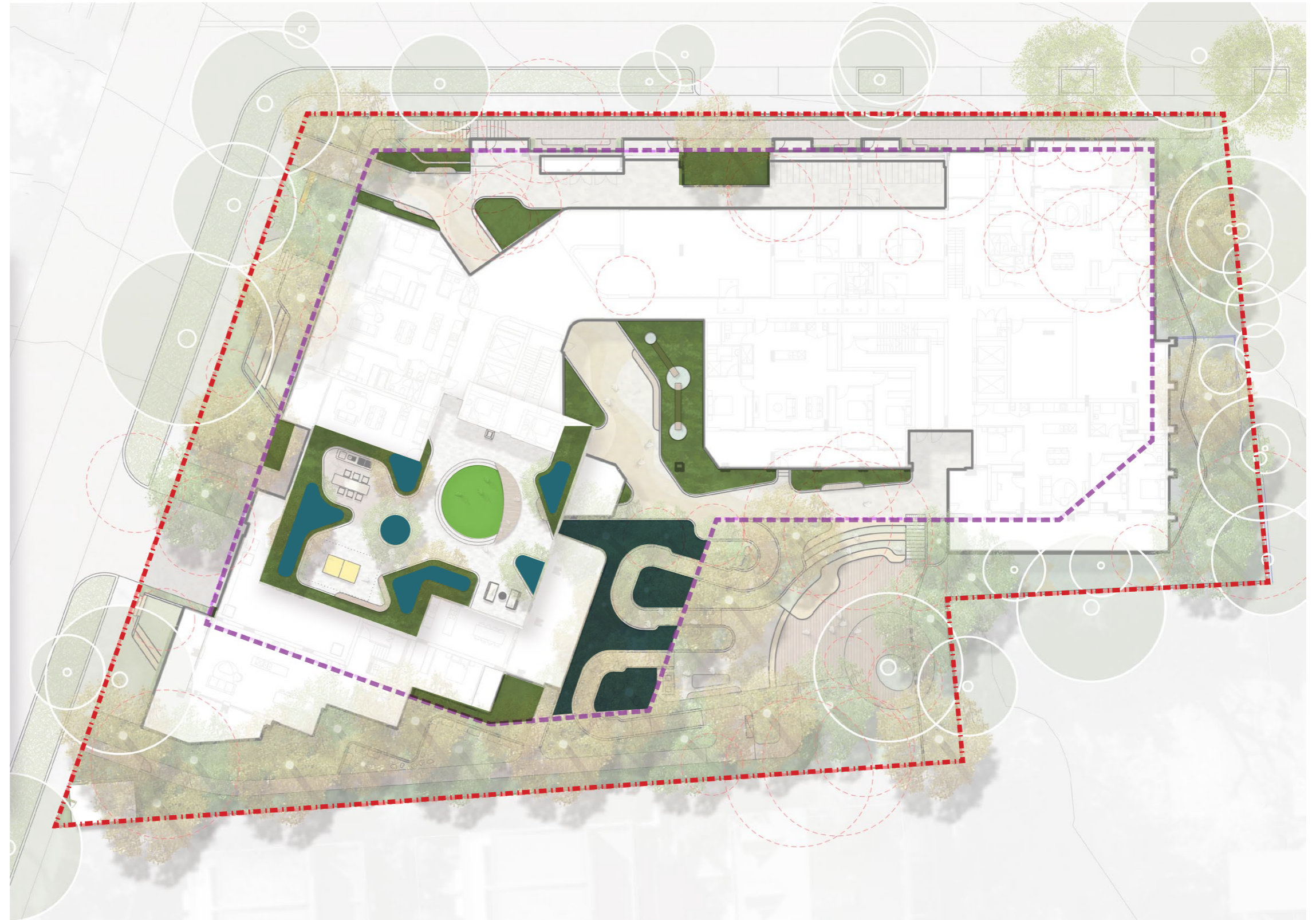
Response:

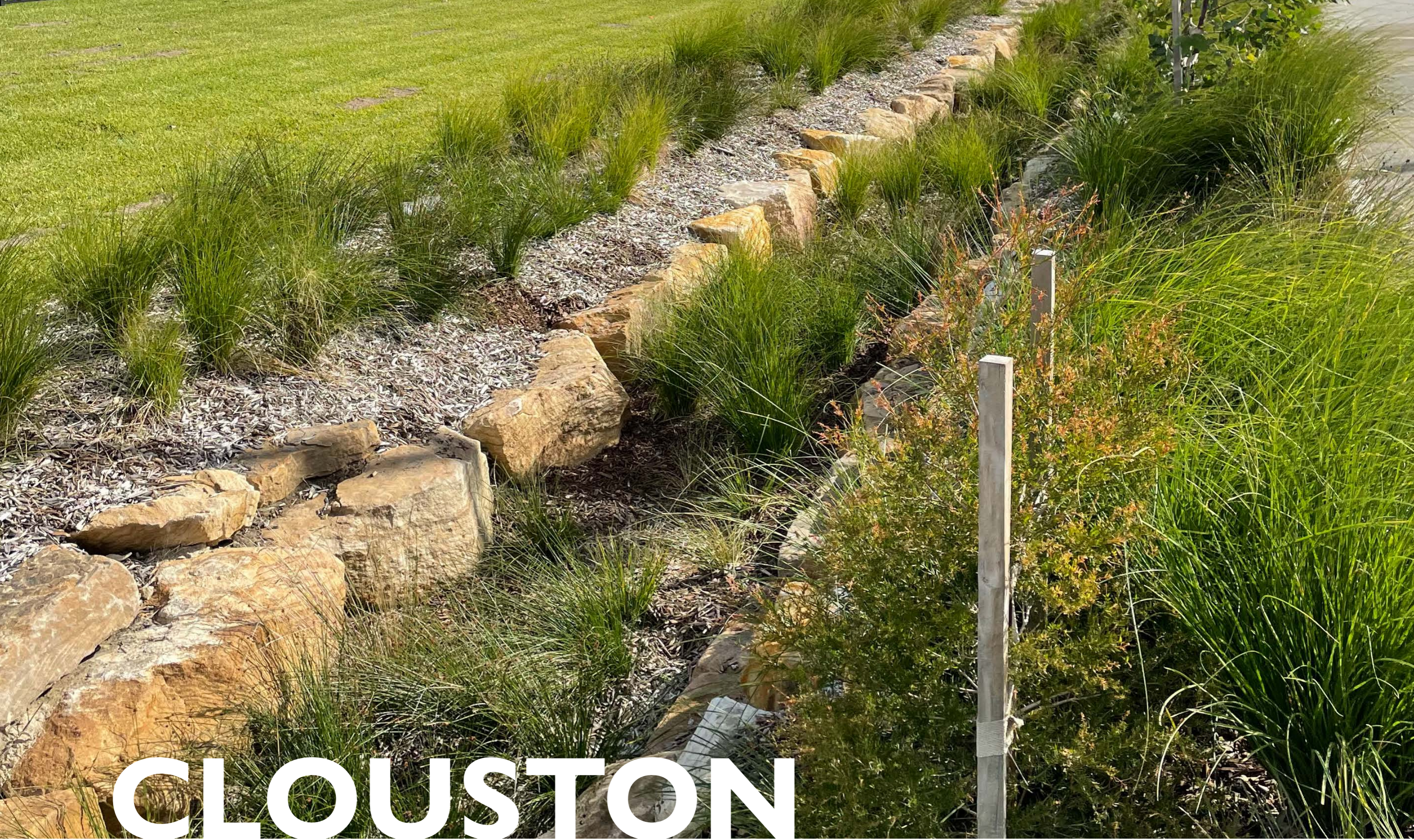
- As per ADP 's requirements, the design ensures that all planting on structure has sufficient soil depth:
1. Large trees – minimum 1200mm deep soil
 2. Medium trees – minimum 1000mm deep soil
 3. Small trees – minimum 800mm deep soil
 4. Shrubs – minimum 500-600mm deep soil
 5. Ground cover – minimum 300-450mm deep soil
 6. Turf – 200mm deep soil

LEGEND

-  Site boundary
-  Extent of concrete slab below
-  More than 1350mm deep
-  1000mm deep
-  450mm deep
-  300mm deep

 1:350 @A3





CLOUSTON