

372-374 Mann Street & 35-37 Dwyer Street
North Gosford NSW
SSDA Report



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E	Architectural Coordination	29.01.2025
D	Updated as per Comments	13.12.2024
C	Architectural Coordination	26.11.2024
B	Architectural Coordination	27.09.2024
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Revision	Issue	Date

Prepared By



Introduction and Site

This Landscape SSDA Report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in respect of a State Significant Development Application (SSDA) for a proposed mixed-use development at 35-37 Dwyer Street and 372-374 Mann Street, North Gosford. This report addresses the relevant Secretary’s Environmental Assessment Requirements (SEARs) as detailed in Table 1.

Table 1 - Summary of Relevant SEARs		
Item	SEARs Requirement	Relevant Report Section
7	Public Space	
	Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.	<i>See pages 8-9 for Through-Site Link</i> <i>See pages 10-12 for Ground Floor public spaces</i> <i>See pages 15-20 for Streetscapes</i>
	Demonstrate how the development:	<i>See pages 10-12 for Ground Floor public spaces</i>
	- ensures that public space is welcoming, attractive and accessible for all. - maximises permeability and connectivity. - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - minimises potential vehicle, bicycle and pedestrian conflicts.	<i>See pages 13-14 for Rooftop Communal Open Spaces</i> <i>See pages 15-20 for Streetscapes</i>
8	Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	<i>See page 9 for Through-Site Link & information on passive surveillance</i>
	Trees and Landscaping	
	Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.	<i>See page 24 for Tree Retention and Canopy Coverage</i>
	Provide a detailed site-wide landscape plan, that:	

- | | |
|---|---|
| • details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. | <i>See page 27 for Planting Strategy</i> |
| • provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. | <i>See page 24 for Tree Retention and Canopy Coverage</i> |
| • demonstrates how the proposed development would: | |
| • contribute to long term landscape setting in respect of the site and streetscape | <i>See page 9 for Landscape Masterplan</i> |
| • mitigate the urban heat island effect and ensure appropriate comfort levels on-site. | <i>See page 24 for Canopy Coverage</i> |
| • contribute to the objective of increased urban tree canopy cover | <i>See page 24 for Canopy Coverage</i> |
| • maximise opportunities for green infrastructure, consistent with Greener Places | <i>See page 22 for Landscape on Structure</i> |

The project site is known as 35-37 Dwyer Street and 372-374 Mann Street, North Gosford and is legally known as Lot 4-5 in DP 15954, Lot 2A in DP 407164 and Lot 31 in DP 553523.

The site is irregularly shaped and has an area of 7,038.5m². The site has a frontage of 86m to Dwyer Street to the north and 34.2m to Mann Street to the east.

An aerial photograph of the site is provided in Figure 1.



Figure 1 - Aerial Imagery

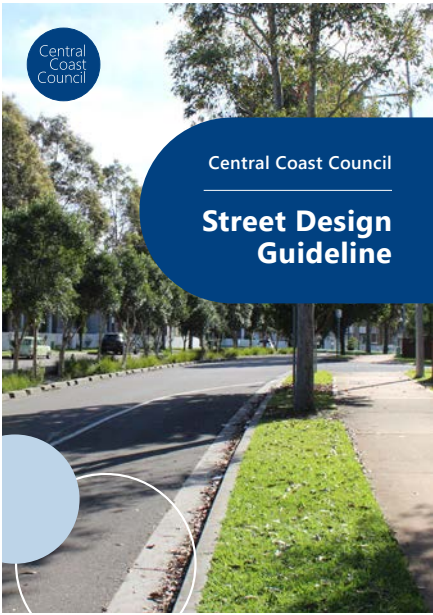
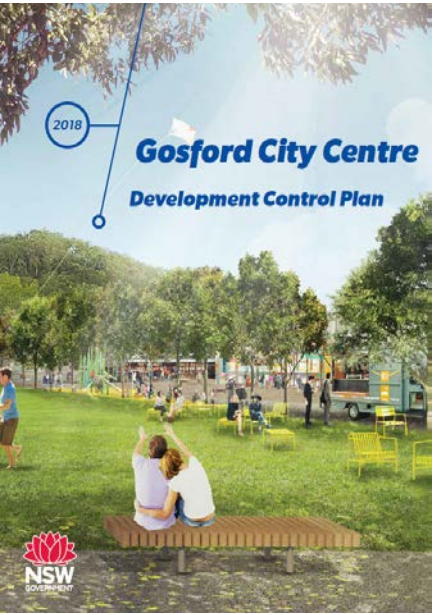
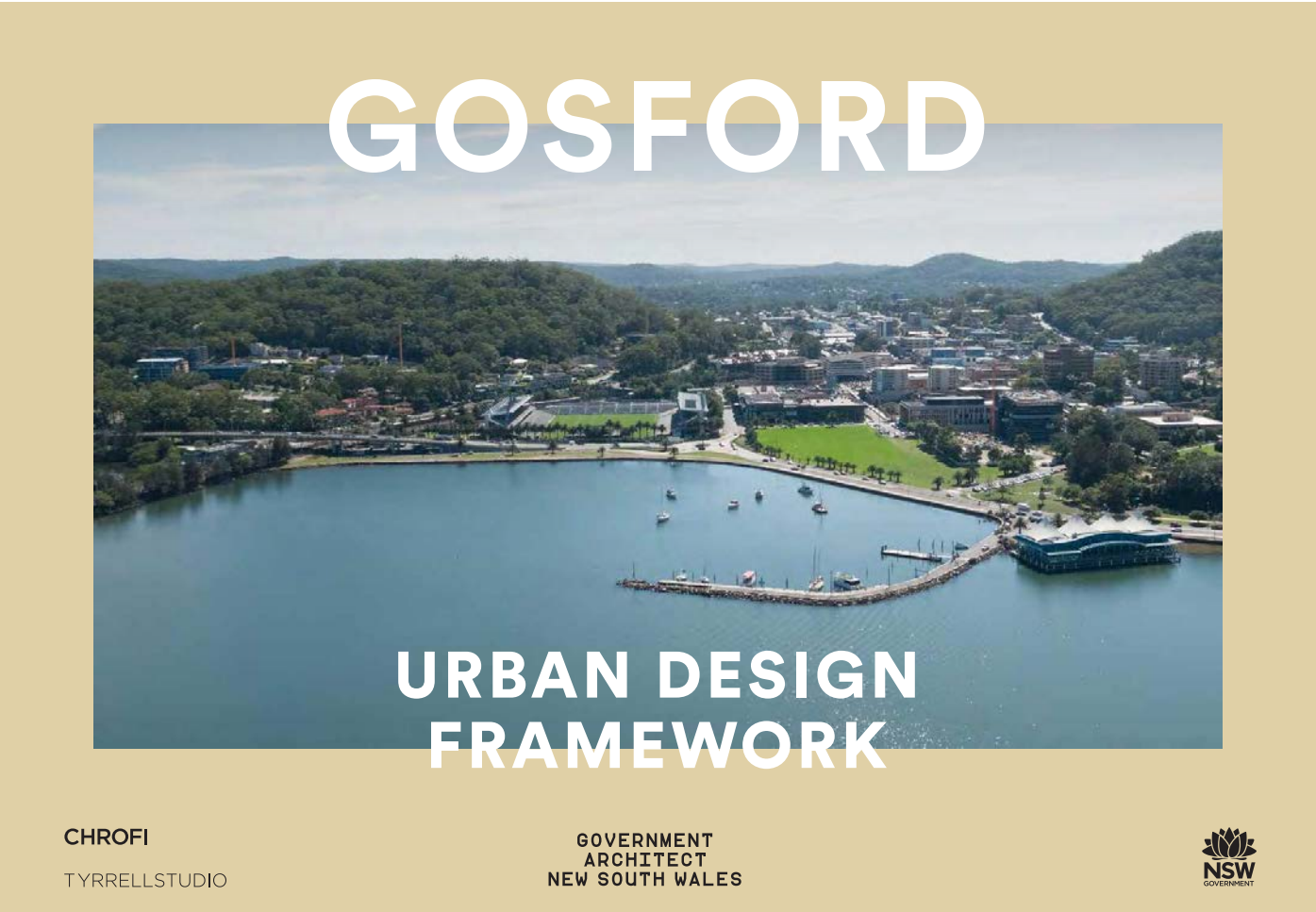
The project is a mixed-use development which includes site preparation works, the construction of three buildings ranging in height from seven storeys to 22 storeys containing residential apartments, commercial/retail floor area and basement car parking, and the construction of a private road, landscaping and public domain improvements.

Landscape Strategy

RelevantPlanningDocuments

Relevant Planning Documents are as follows:

- Gosford Urban Design Framework
- Central Coast Council Street Design Guideline
- Gosford City Centre DCP (2018)
- Central Coast DCP (2022)



Landscape Principles



Connectivity

Create better thought site permeability through a functional, legible ground plane



Activation

Enliven the urban fabric and draw people through the site



Ecology

Celebrate native flora and encourage habitat



Functionality

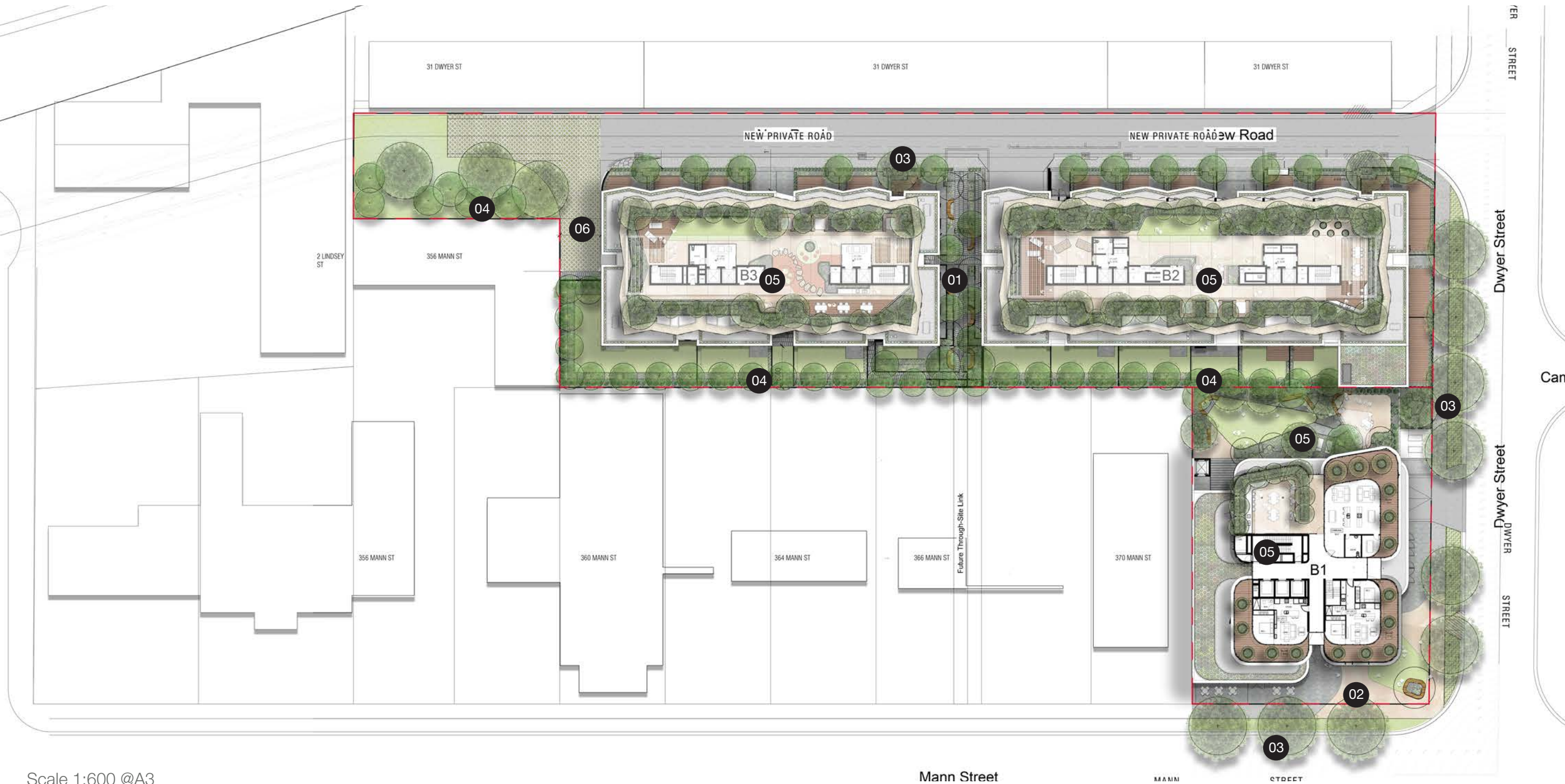
Create pleasant usable spaces to serve residents and the community



Sustainability

Implement WSUD initiatives into the landscape design & maximise canopy coverage across the site

Landscape Masterplan-Proposed Site



Scale 1:600 @A3

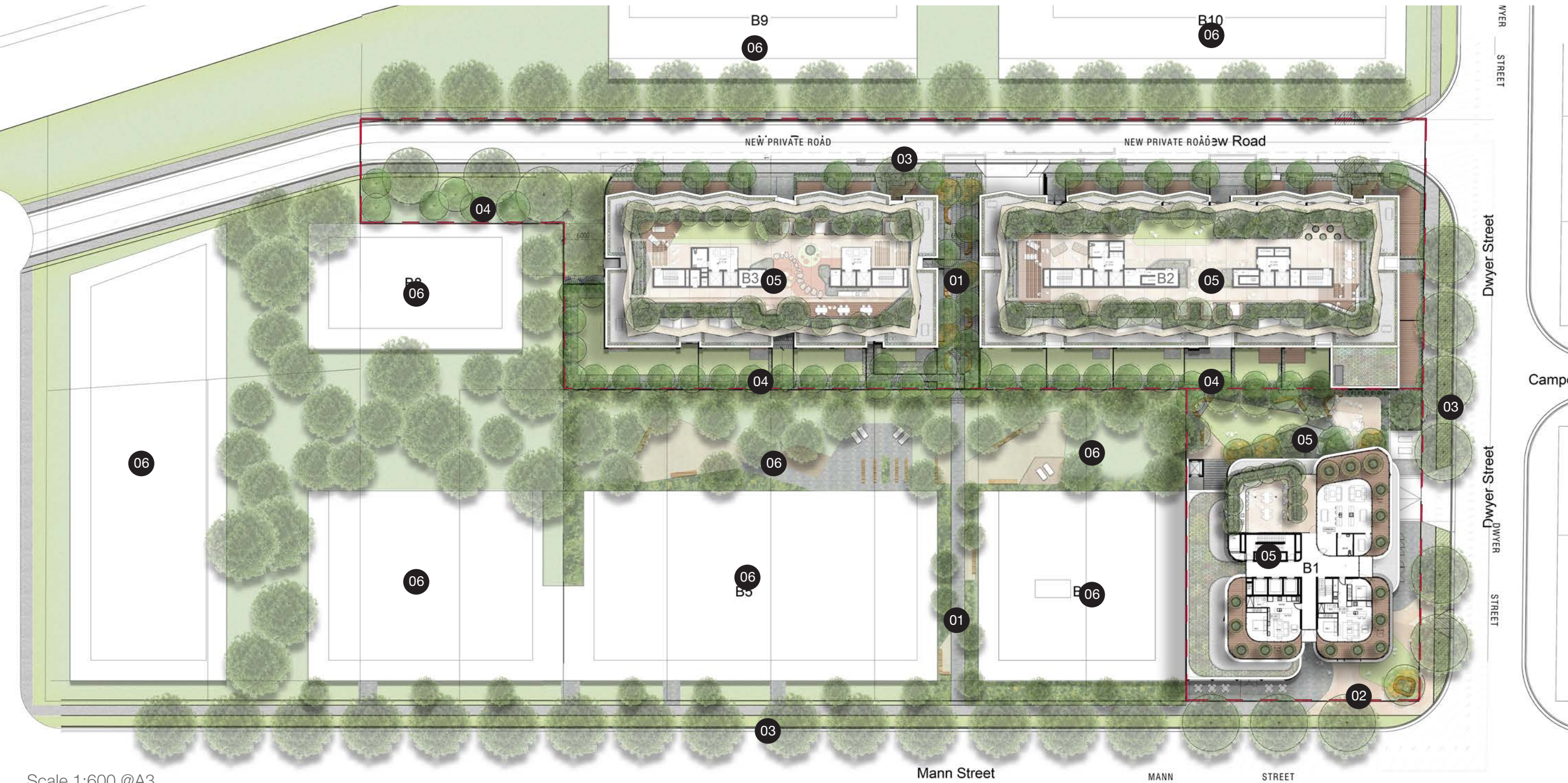
The proposed masterplan features a partial length of the through-site link and utilises reinforced turf to capitalise on the available deep soil for compliance. Rooftop and ground floor communal open space provides residents with a variety of spaces for recreational use.

The plaza space as part of Building 1 will be integrated with adjoining streets, and tree planting to Mann & Dwyer Street

will also be implemented to help achieve the 35% canopy coverage target as outlined in the Greener Neighbourhoods Guidelines. The future context of this development will feature new buildings with additional amenity and connections between spaces.

- 01 Through-Site Link
- 02 Gateway Corner/Retail Activation
- 03 Public Domain
- 04 Deep Soil Areas
- 05 Communal Areas
- 06 Reinforced Turf to Turning Zone

Landscape Masterplan - Future Site



Scale 1:600 @A3

The masterplan with future context is a vision of the whole site that integrates an upgraded public domain seamlessly into the ground level open spaces and provides links into and around the built form, while capitalising on the available deep soil for tree planting to increase canopy coverage.

The future design features a through-site link from Mann Street to the New Road, dotted with rest amenity

opportunities and activated by connections & passive surveillance from the surrounding buildings into the laneway. Additionally, ground floor communal open spaces are proposed along the through-site link, providing a variety of recreational, rest & dining amenity to both residents & pedestrians alike.

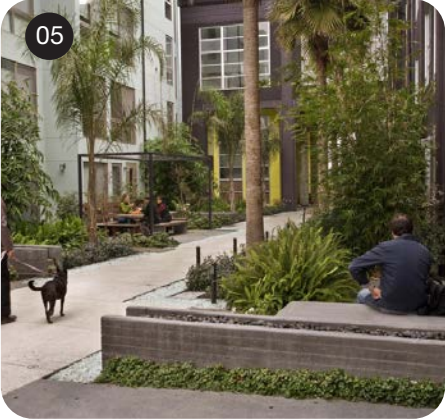
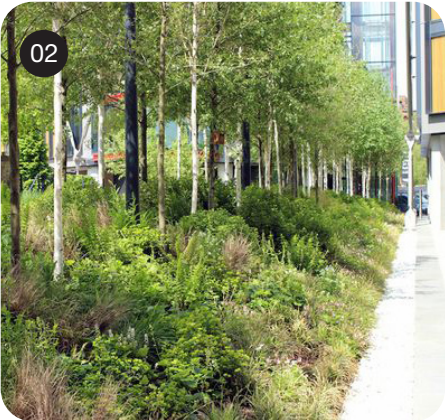
- 01 Through-Site Link
- 02 Gateway Corner/Retail Activation
- 03 Public Domain
- 04 Deep Soil Areas
- 05 Communal Areas
- 06 Future Development

Ground Floor Masterplan Through-Site Link



Scale 1:300 @A3

- 01 Feature Building Entry planting
- 02 Tree planting & screening to private terrace areas
- 03 Deep soil planting to rear of development
- 04 Through Site Link feature paving
- 05 Laneway seating opportunities



Landscape Sections Through-Site Link



Through-Site Link

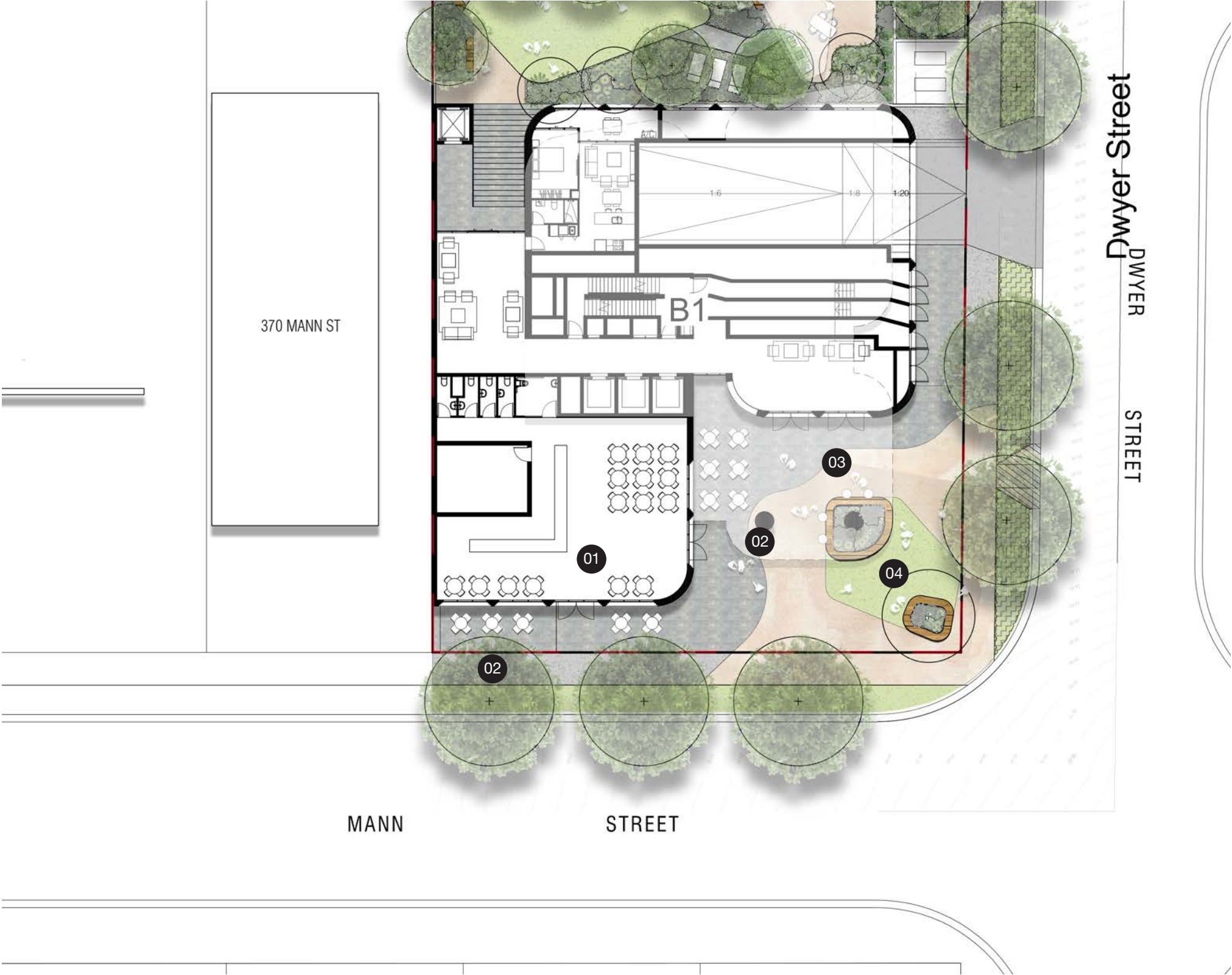
The proposed through-site link is a connection for buildings 2 & 3 to the New Road located on the eastern edge of the proposed development, with the future connection spanning down to Mann Street. This link will provide residents with access to their apartments from the streetscape of the New Road, and will contain small seating areas for rest amenity with screening plants for privacy to the buildings.

Additionally, tree planting is proposed within the through-site link, allowing for increased canopy cover. The surrounding apartments look into the laneway, providing passive surveillance, and feature paving to the laneway will highlight the space as a prominent connection between the public domain corridors on either side of the development. Wall lighting and strip lighting to seating elements will provide the area with ample illumination during the evening, helping meet the CPTED requirements for the space whilst avoiding any issues with light poles affecting the nearby residents.



Ground Floor Masterplan

GatewayCorner/RetailActivation



Scale 1:300 @A3

Retail Activation Corner

On the corner of Mann & Dwyer Street is a proposed retail activation area, which integrates into the public domain to provide a spillout space for customers and pedestrians to rest and dine. The paving delineation helps separate the activation area from the public domain, with raised planters with integrated seating & tables for public use. Small trees can be utilised in the planters within the activation space, providing natural shade amenity and contributing to the site canopy cover. A proposed open turf area within the plaza provides additional activation opportunities.

- 01 Retail Building
- 02 Retail Interface with Public Domain
- 03 Outdoor dining opportunities
- 04 Plaza Turf Space



Communal Areas Ground Floor



- 01 Open turf area
- 02 Scattered seating amenity
- 03 Public BBQ area with pergola structure
- 04 Meandering pathways framed by landscape



Communal Areas

Ground Floor



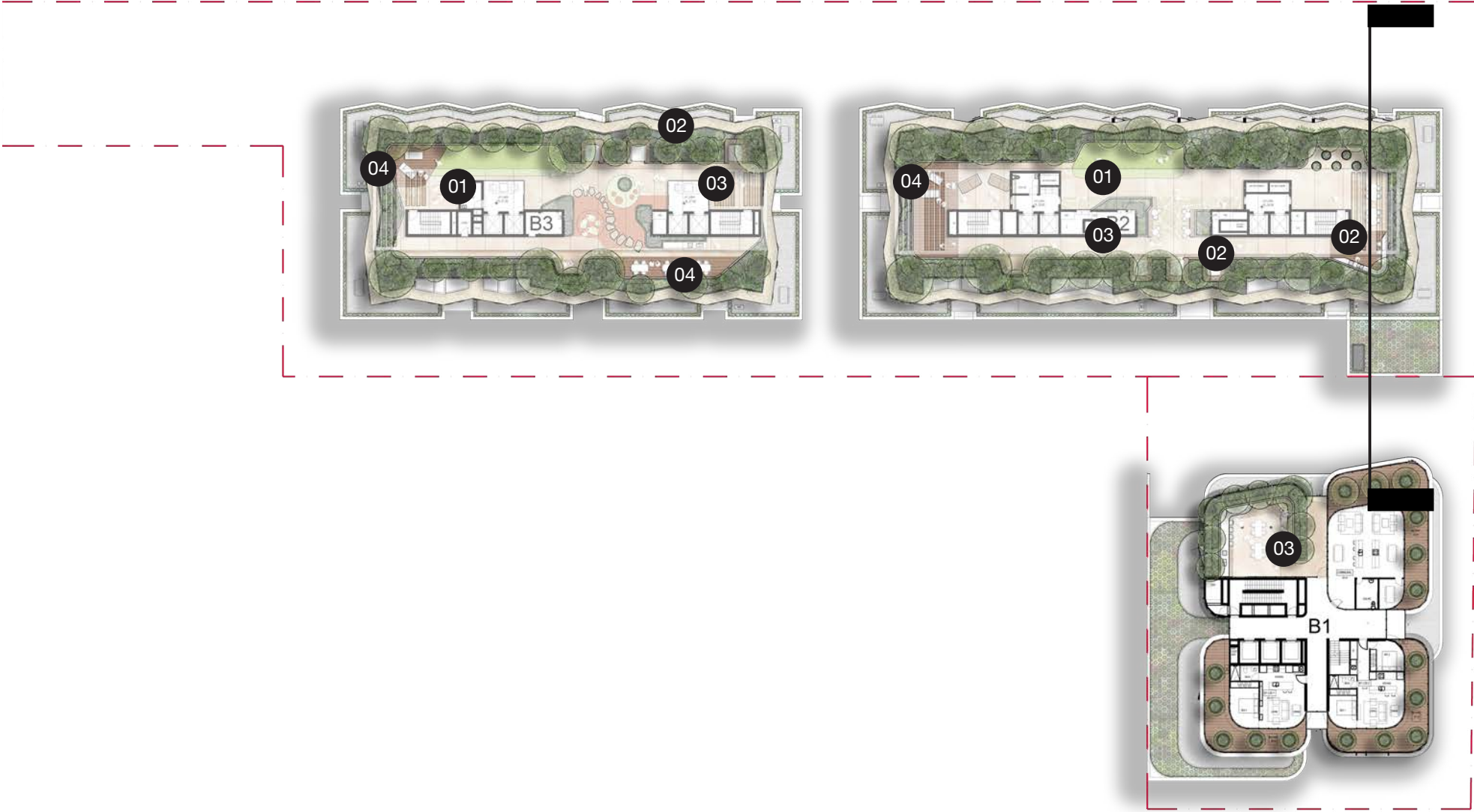
Scale 1:100 @A3

Ground Floor Communal Area

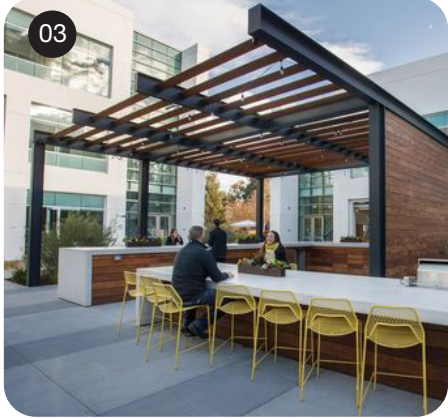
The ground floor communal area features a large open turf area that encourages recreational activities within the space, and is complimented by tree planting for natural shade amenity, as well as screening planting to the surrounding buildings.

Pathways framed by landscape connect this open turf area to a large paved area that contains BBQ & dining amenities, with both a proposed pergola structure and natural canopy cover providing shade amenity to this area. In the future site development, this communal space will link to the extended through-site connection and the neighbouring communal spaces.

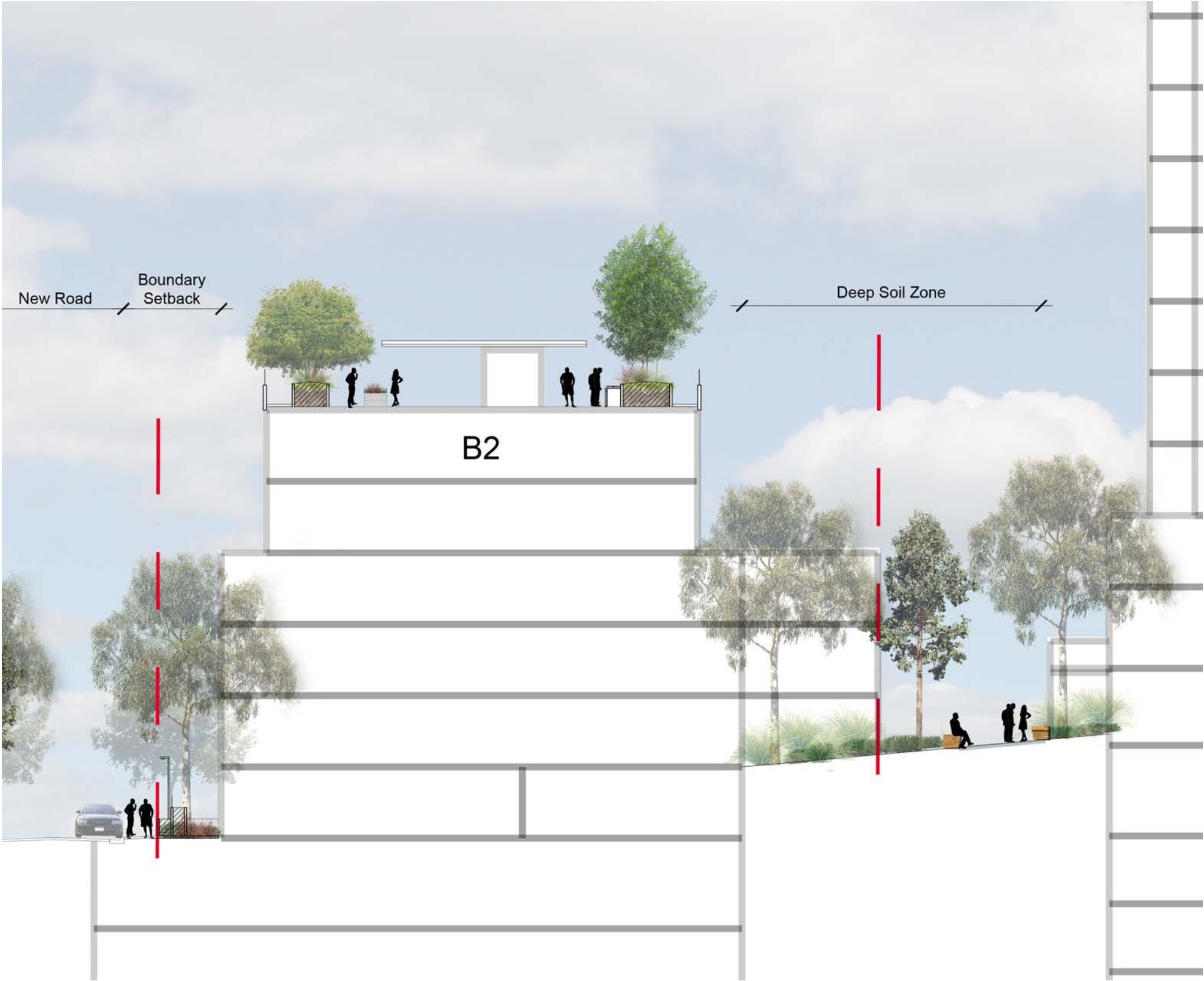
Communal Areas Rooftops



- 01 Open turf area
- 02 Seating amenity
- 03 Public BBQ area with pergola structure
- 04 Lounge spaces with natural shade amenity



Communal Areas Rooftops



Rooftop Communal Areas

The rooftop communal areas provide a variety of amenities for residents to use. Open turf spaces allow for multi-purpose use areas for recreation & rest, with scattered booth seating opportunities framed by planting & canopy trees. Tree planting to rooftop areas also contribute to achieving the site canopy coverage targets. Rooftop areas also include BBQ & dining zones, with pergola structures to provide shade amenity. Sections of timber decking provide lounge seating opportunities, allowing for more casual rest amenity. Indoor communal spaces on rooftops, proposed by the architects, will interface with the proposed external spaces, supporting the amenity provided.

Extensive landscaped areas on the rooftop allow for a layered planting scheme, with mounding to provide the 1000mm soil depth required for medium trees as per the ADG guidelines. A 1100mm wide maintenance path is located on the outer edge of the rooftop areas.



Ground Floor Masterplan

Public Domain



Scale 1:600 @A3

Street Design Guidelines

Mann Street

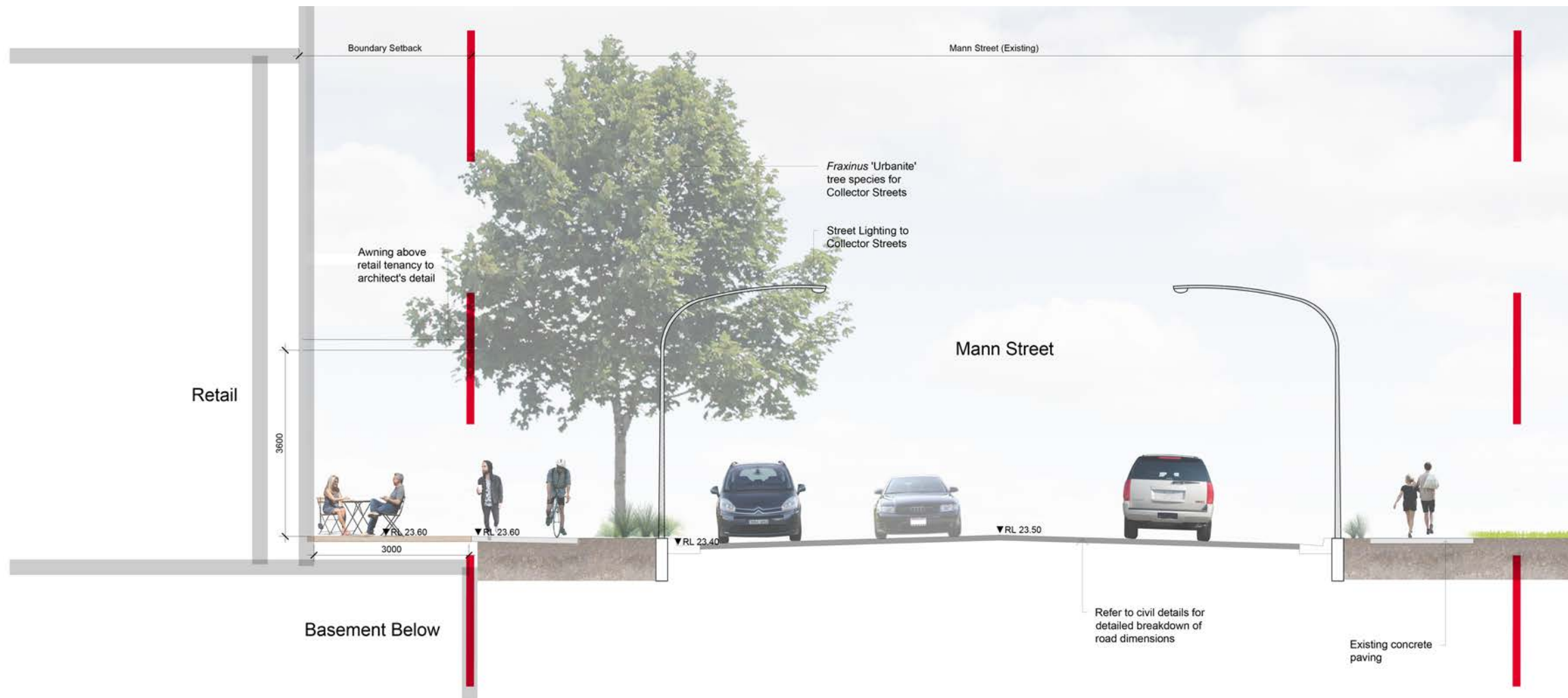
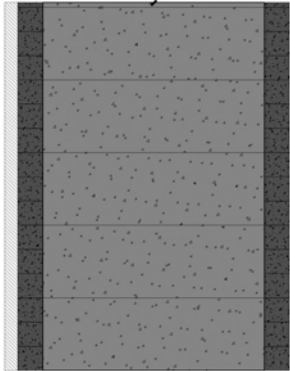
Collector Streets

Mann Street is identified in the Central Coast Council's 'Street Design Guidelines' as an Collector Street, with the nominated street tree species being *Fraxinus* 'Urbanite'. Urban Collector Streets often feature dual carriageways and wider footpaths, with the potential for providing shared use paths where wider paths can be accommodated. Footpath materiality is specified in the guidelines as a honed concrete path coloured 'Onyx' with a bluestone paver edge course, hammer finished and coloured 'Light Grey'.

As per Section B.2.1.4 of the Street Design Guidelines, Collector Streets also include provisions for on-street parking, cycle lanes, 1.5-2m wide footpaths on both sides of the street, painted or raised thresholds at intersections for pedestrian ease of access, and a minimum 1.5m wide deep soil zone for street tree planting.

BLUESTONE PAVER
COLOUR LIGHT GREY - HAMMER FINISH (EDGE COURSE)
300 x 300 x 30mm

CONCRETE HONED
COLOUR 'ONYX'
SAW CUTS AT 900mm SPACING

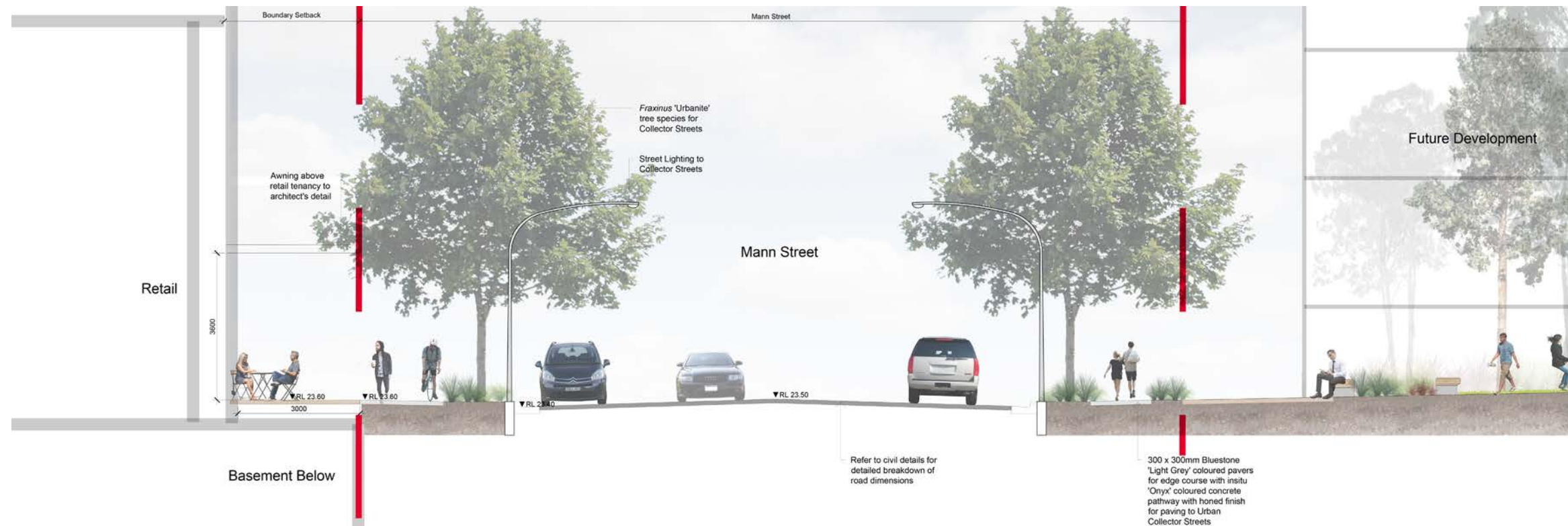


Fraxinus 'Urbanite'
Urbanite Ash (15 x 8)

Mann Street Section A-A

Mann Street

Existing vs. Future Conditions



Mann Street - Future Development Section A-A



Mann Street - Proposed Site Condition Section A-A

Mann Street

The proposed development for Mann Street allows for the public domain to interface with the retail activation, with updated verge planting and sufficient deep soil zones for street tree planting. On the other side of the development, the existing conditions are to be retained.

The future development proposal sees Mann Street public domain interfacing with the adjacent future building, allowing for updated paving & verge planting to match with the works undertaken in the initial proposed stage. Any potential open space on the ground floor of the future site can also be integrated into the new public domain, further connecting the public domain and the development in a seamless manner.

Street Design Guidelines

Dwyer Street

Residential Streets

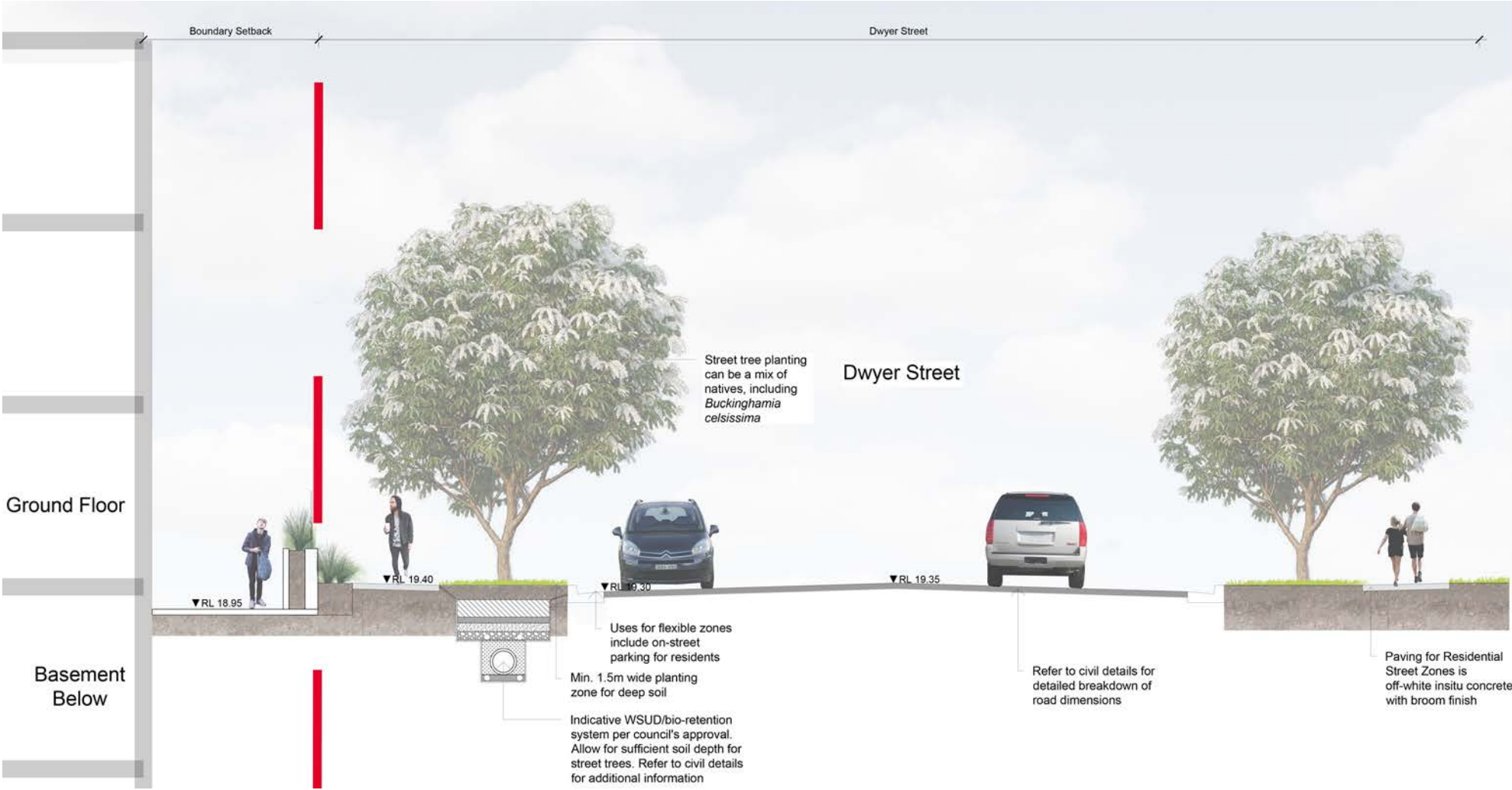
Dwyer Street can be classified as a Residential Street, and as per the Street Design Guidelines, utilises a mix of native species for street tree planting. The verges along Dwyer Street can be either turfed or planted, providing the proposed plants do not exceed 700mm in height and do not obstruct the footpaths. The footpaths must be a minimum width of 1.5m, or 2.5m if the footpath is for shared use. The footpath materiality is broom finished insitu concrete with a tooled edge, coloured ‘Off-White’.

Residential streets also include a flexible zone, which is defined in Part B.1.1 of the Street Design Guidelines as a 2.1-2.5m wide lane within the carriageway which is typically provided for on-street parking. On Dwyer Street, WSUD initiatives have been implemented within the civil design, including appropriate verge planting and passive irrigation systems.

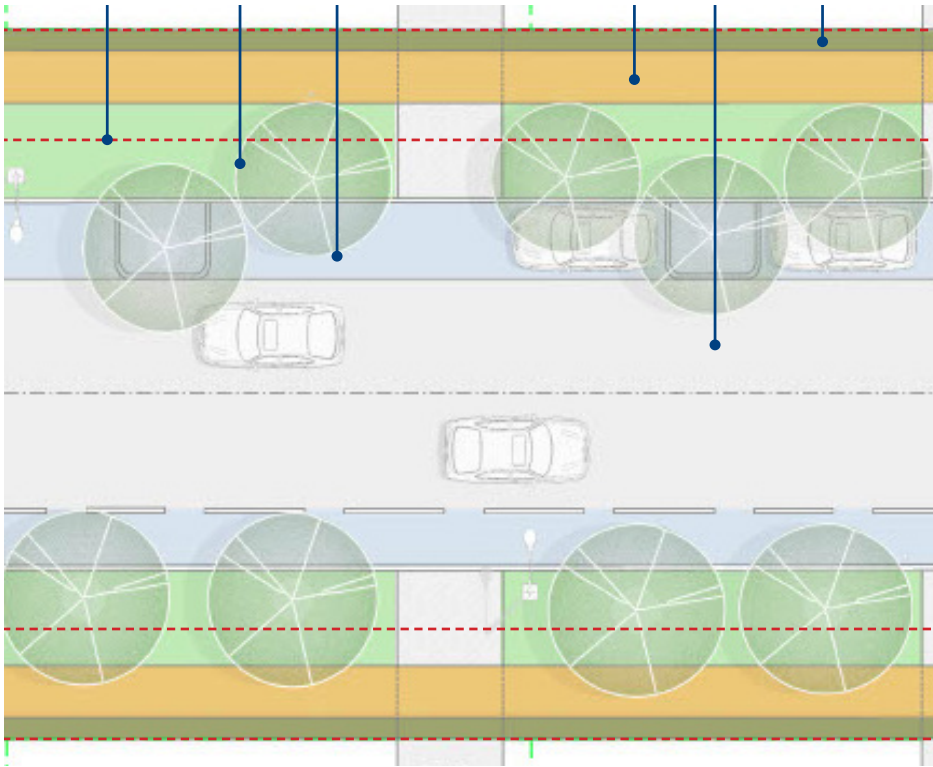
CONCRETE BROOM FINISH WITH TOOLED EDGE
COLOUR OFF WHITE



Buckinghamia celsissima
Ivory Curl Tree (15 x 4)



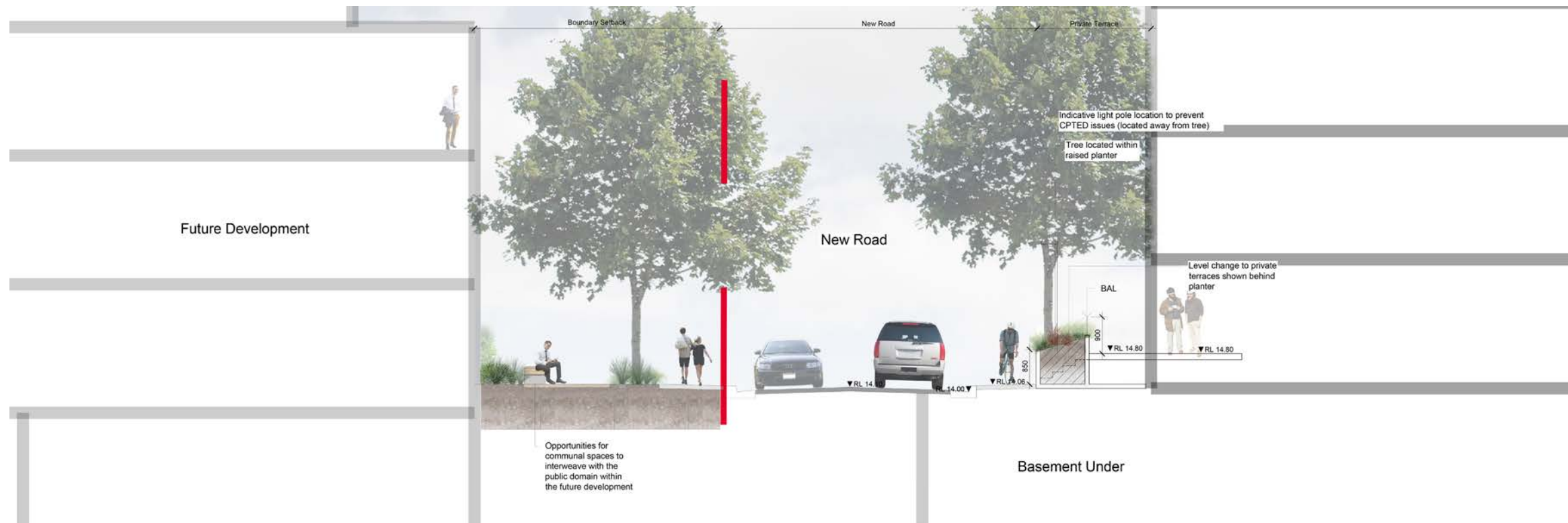
Dwyer Street Section B-B



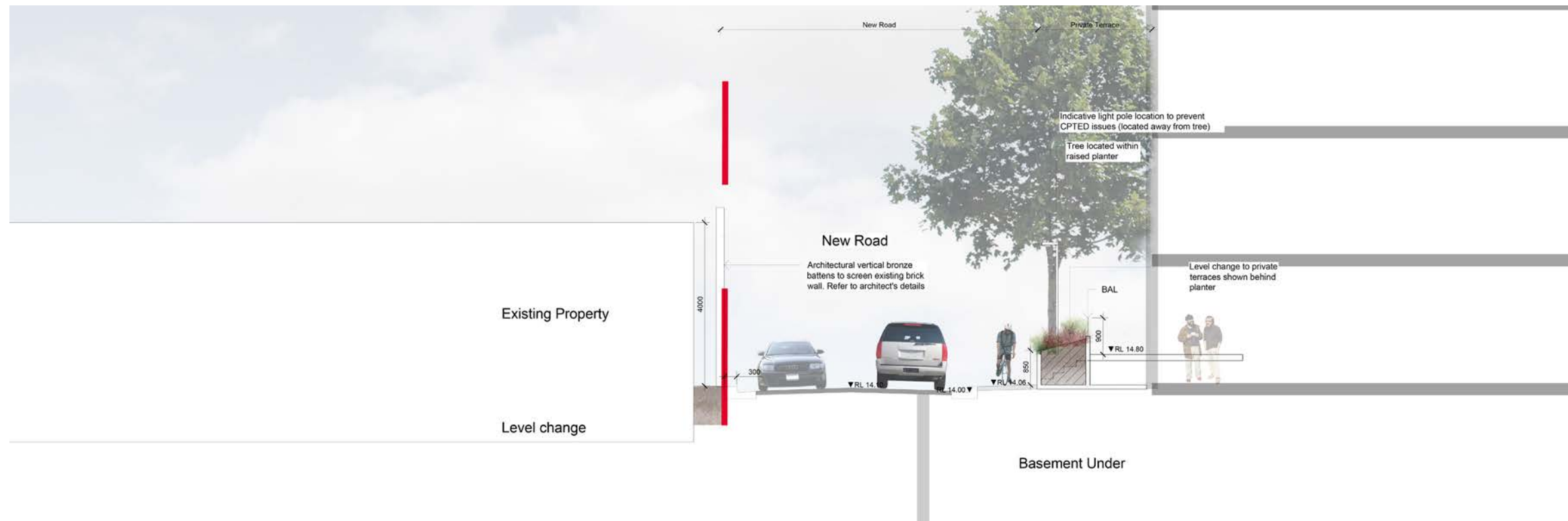
Typical Residential Street Section



New Road Existing vs. Future Conditions



New Road - Future Development Section C-C



New Road - Proposed Site Condition Section C-C

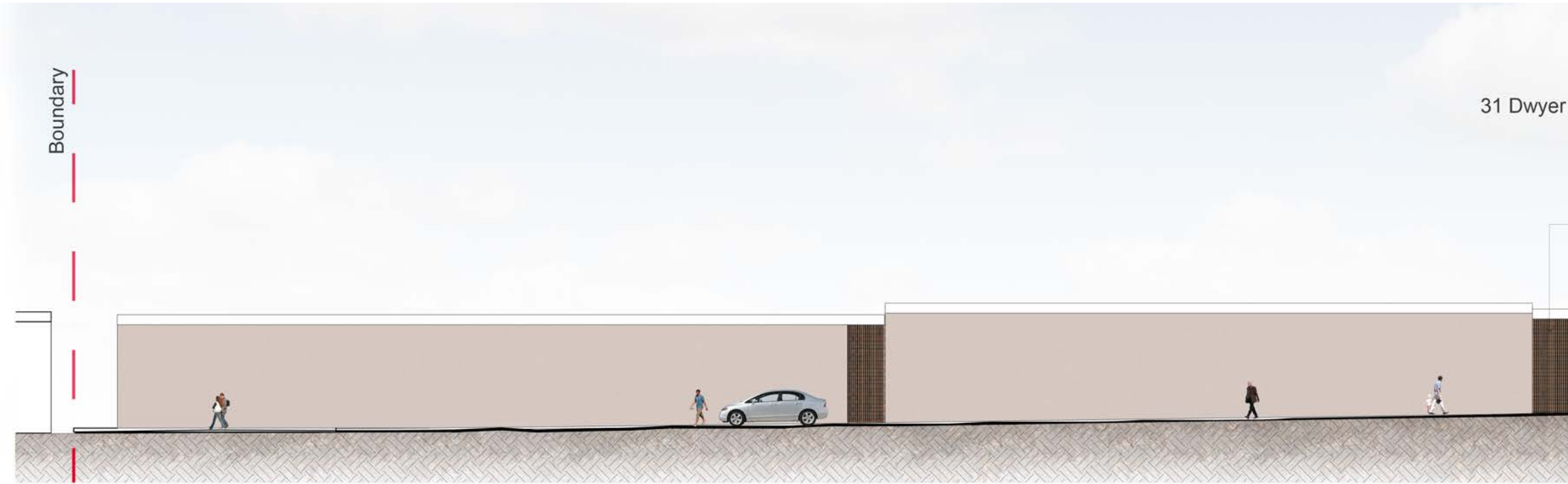
Mann & Dwyer Street, Gosford SSDA Report
Site Image | 26.01.2026

New Road

The proposed development for the New Road requires sufficient soil depth for street tree planting. The existing site conditions across the road do not allow for tree planting, as the warehouse building facades are close to the proposed kerb location. Lighting to the development side if the New Road has been provided to prevent CPTED issues.

The future development proposal allows for the implementation of new street trees, verge planting and pedestrian footpaths to the adjacent site. Any future open space on the ground floor can then seamlessly integrate with the public domain, in a similar fashion to the proposed works on Dwyer Street.

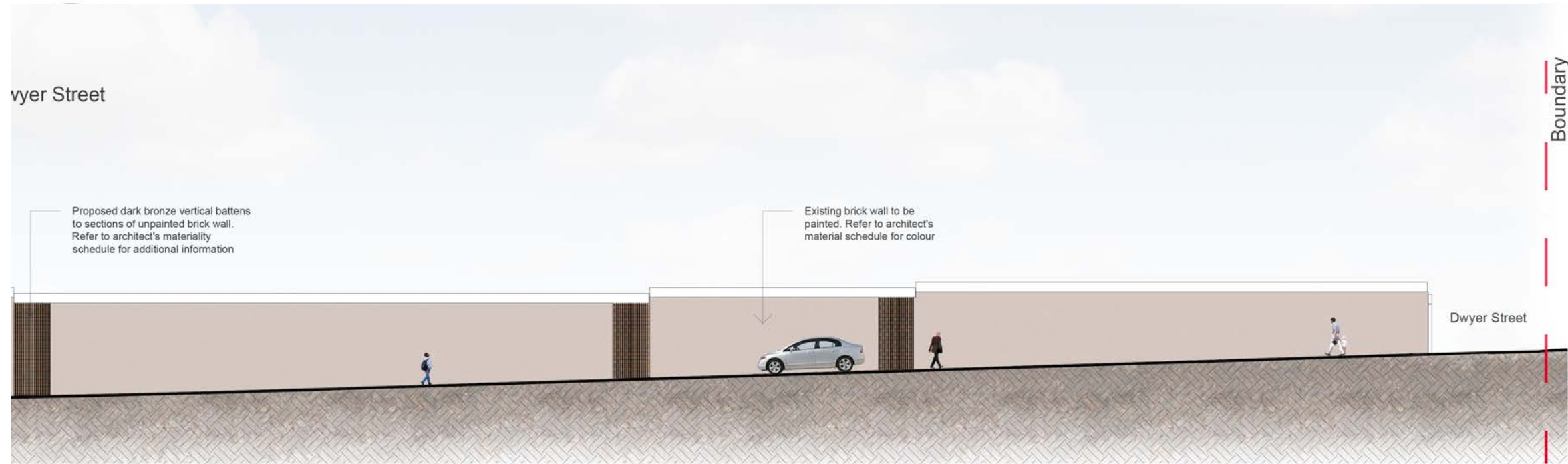
New Road Western Elevation



Screening to Existing Built Form

The existing building (31 Dwyer Street) that extends down the length of the new road requires a screening element. However, the current road layout and position of the kerb for the new road prevents the implementation of any type of shrub/ climber screening solution as there is not enough of a planting zone.

In lieu of this, an architectural solution has been implemented that will help the exposed wall of the adjacent property to better tie in with the aesthetics of the proposed development. By painting sections of the brick wall and installing dark bronze vertical battens at certain points, the existing building can better respond to the proposed built form of the project.



Streetscape Canopy Cover & WSUD Initiatives

Urban trees have a critical role in creating healthy cities. They provide shade and shelter, improve air quality, absorb carbon and rainfall, cool local environments, and support wildlife. Trees contribute to attractive urban places, providing seasonal variation and creating memorable landmarks. The network of trees in our cities plays a critical function, and provides an array of benefits.

- Draft Greener Places Design Guide, 2020

Utilising the streetscape for enhanced tree canopy coverage is essential for combating the urban heat island effect and offsetting the impact of substantial grey infrastructure.

Performance Outcomes, Recommendations and Benchmark Solutions

- Consolidate areas of deep soil and provide minimum dimensions which allow for sufficient tree planting.
- Encourage connected soil networks with ample soil volume to encourage healthy tree growth
- Street trees to be passively irrigated
- Water supply and hydrology to be designed with civil engineer to ensure optimum tree growth. The canopy cover provided by a tree planted with access to an appropriate soil volume and soil moisture has a canopy area over 6 times greater than a tree in constrained conditions with limited access to any water supply.
- Potential for implementation of raingardens within the verges of Urban Collector Streets (Mann Street).

Soil Condition

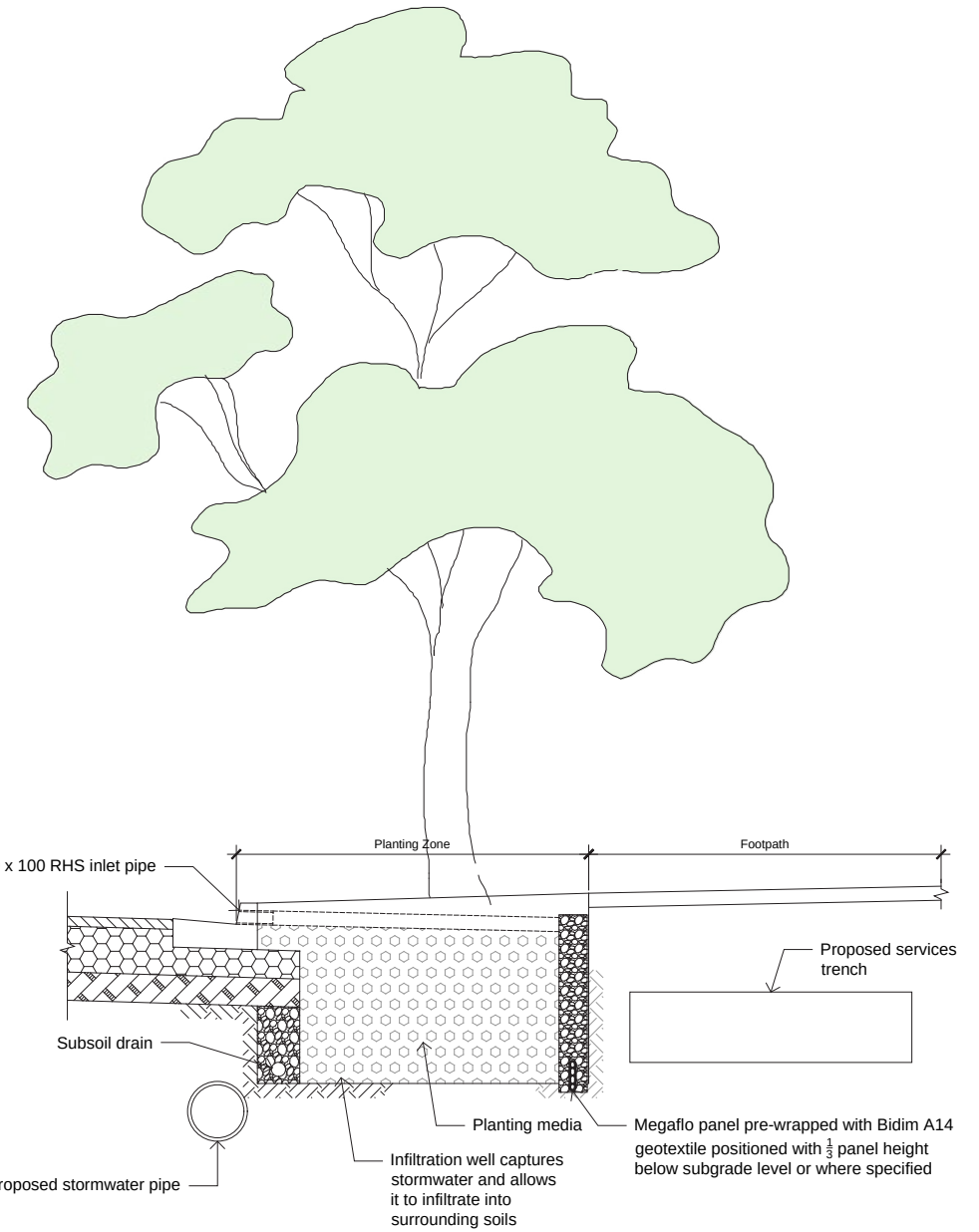
- Trees need the soil available to be of a suitable condition for optimum growth. Even with adequate soil volumes, if the soils are of poor quality (e.g. lack nutrients, are compacted or otherwise lack oxygenation) the tree may not achieve optimum growing outcomes, or may not survive in some cases, even with adequate soil volumes.
- Ideally soils will have: 500 mm depth that is freely draining (i.e. not waterlogged). (Best practice tree planting details allow for a minimum 700mm total depth) & adequate nutrients, aeration and water retention and be uncompacted.

Passive Irrigation for Street Trees

Passive Irrigation to street trees occurs without active intervention and refers to areas that are irrigated through the diversion of storm water runoff to a landscape area as per the typical detail adjacent.

Raingardens in Street Verges

Raingardens allow for the collection & filtration of stormwater runoff. The treated water can then be utilised by the plants and trees within the street verges.

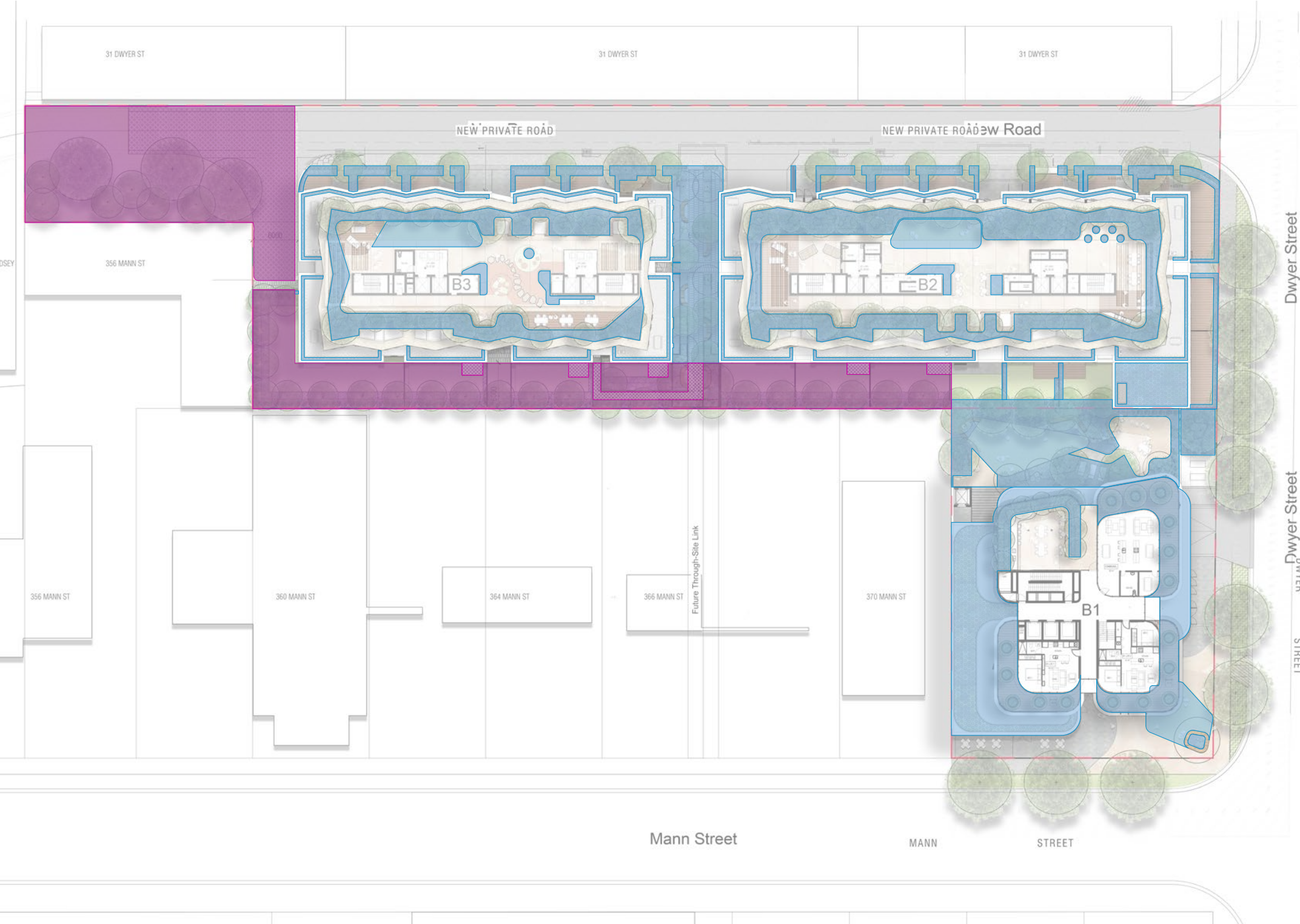


Passive Irrigation Detail



Landscape Compliance

Deep Soil & Landscaped Area



Scale 1:600 @A3

Legend

- DCP Compliant Deep Soil Area (Greater than 6m)
- Landscaped Area on Structure

Total Site Area: 7,038m²

Deep Soil Area: 884m² (12.6%)
 Deep Soil Area with Permeable Pavers: 297m² (4.2%)
 Total Deep Soil Area: 1,181m² (16.8%)

Landscaped Area incl. Deep Soil area: 3,091m² (43.9%)

Gosford City Centre DCP Target: 15%

The Gosford City Centre DCP requires 15% deep soil. Effort has been made in the design to create pockets of deep soil, where possible, in key amenity zones on the ground floor, in line with the key objectives of the ADG. To ensure the key objectives of the Gosford City Centre DCP and ADG are met, an abundance of on structure landscaping has been provided on all active levels to facilitate a landscape led approach. When viewing the site holistically (as per the adjacent plan) the development is draped in greenery and from the rooftop gardens down to the public domain. Coordination with the architects and structural engineers will ensure that adequate soil volumes for all planting on structure is provided and that the landscaping proposed is viable.

The Gosford City Centre DCP defines deep soil as:

“Areas of natural ground retained within a development, uninhibited by artificial structures and with relatively natural soil profile.

Deep soil zones have important environmental benefits, including:

- promoting healthy growth of large trees with large canopies,*
- protecting existing mature trees, and*
- allowing infiltration of rainwater to the water table and reduction of storm water runoff.”*

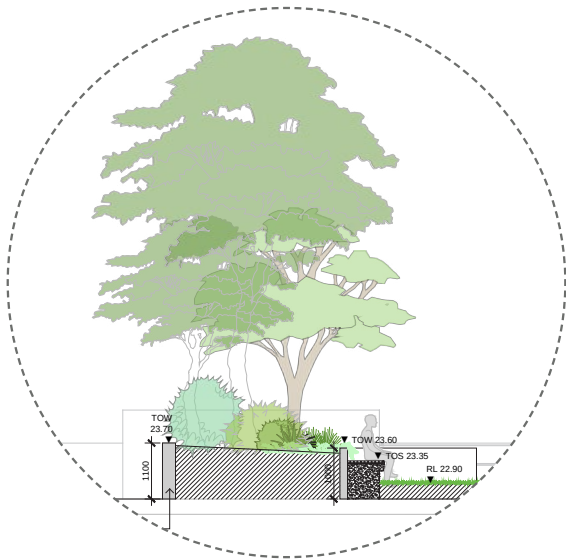
This architectural section drawing illustrates a building with a rooftop terrace. The building is shown in cross-section, revealing multiple floors. The rooftop terrace is a prominent feature, equipped with a central white rectangular structure, possibly a kiosk or a small pavilion. Several human figures are depicted on the terrace, providing a sense of scale. The terrace is bordered by a low wall and features two large, lush green trees. To the left of the building, a horizontal line marks the 'New Road' and a 'Boundary Setback' is indicated. To the right, a horizontal line marks the 'Deep Soil Zone'. The building's facade is primarily white, with a large section labeled 'B2'. The drawing is set against a background of a blue sky with soft, white clouds. The overall style is clean and modern, typical of architectural visualization.

Planting on structures is where plants are on top of built structures such as basement car parks, podiums, roofs and walls. Planting on structures can provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff. It can also supplement deep soil planting on sites where opportunities for this are limited or restricted, e.g. in high density areas.

- Apartment Design Guidelines

To ensure the mass planting proposed to upper levels is viable, the following key considerations have been made in the design:

- Contiguous soil trenches where possible (reduce the amount of walls that breakup soil volumes)
- Ensure maintenance access is available
- Ensure plant selection is appropriate for aspect (e.g shade tolerant species to southern facade)
- Ensure all garden beds are irrigated. Rainwater reuse to be integrated into irrigation design
- Ensure soils are appropriate for site conditions



Ensure adequate soil volumes are provided to ensure canopy growth



Plant selection to consider aspect and conditions

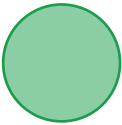


Maintenance access to be facilitated

Canopy Coverage Diagram



Legend

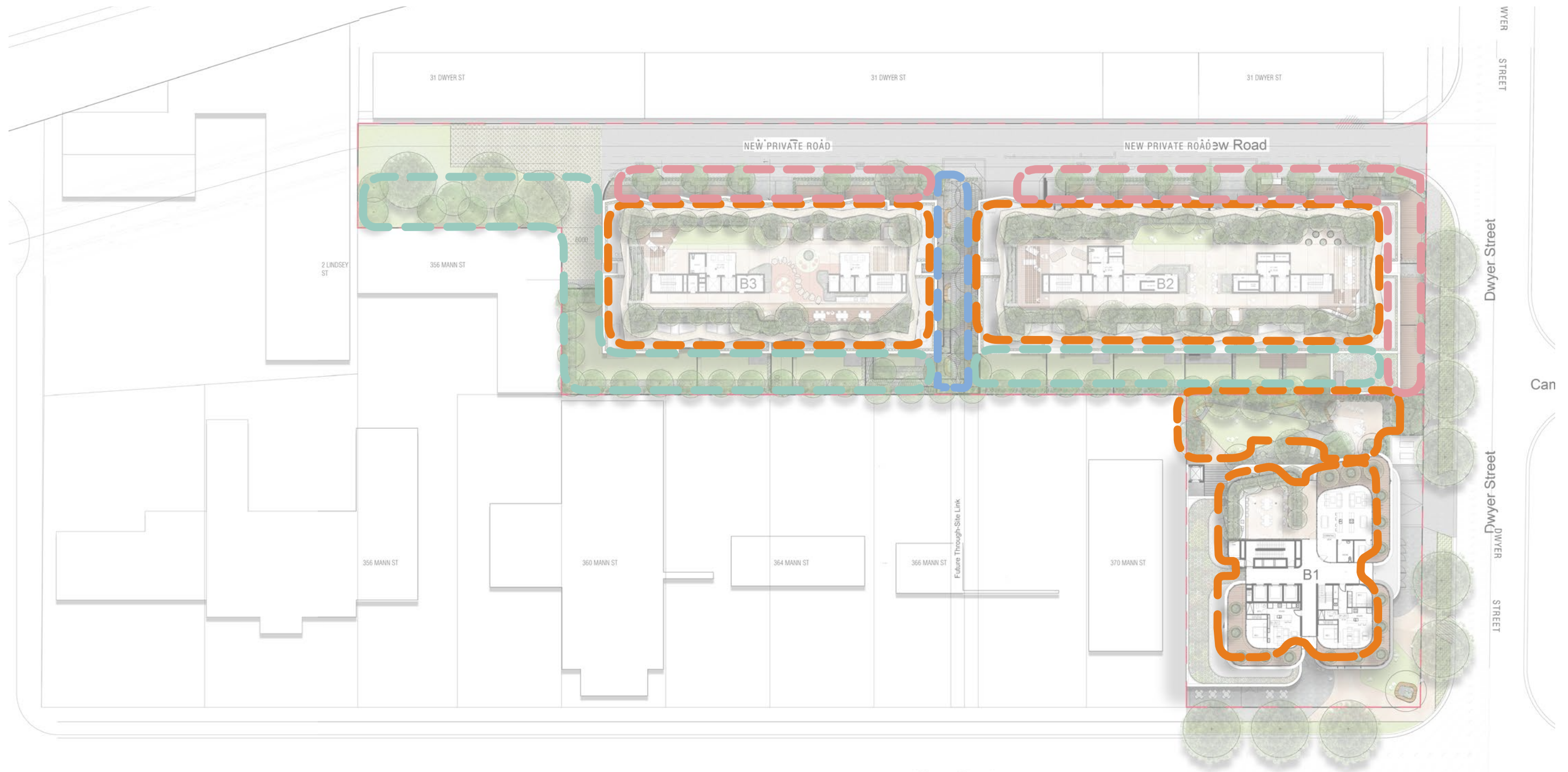
 Canopy Coverage Area

Total Site Area: 7,038m²
Canopy Coverage Area: 1,837m²

Percentage of total site: 26%

Greener Neighbourhoods Canopy
Cover Target for Apartments: 35%

Planting Strategy



Through Site Link

- Variety of colour and texture
- Screening planting to private terraces

Communal Open Space

- Canopy tree planting
- Variety of colour and texture to compliment amenities

Frontage Planting

- Wind tolerant/sun-loving species
- Trailing plants to edges of planters
- Trees for shade amenity

Setback Planting

- Dense screening planting
- Tree planting to maximise use of deep soil

Planting Strategy

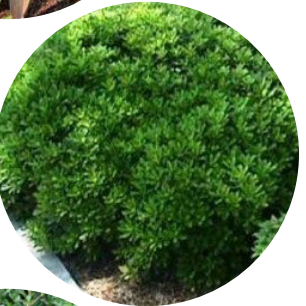
Through Site Link

Botanical Name	Common Name	Mature Size
Shrubs		
<i>Acmena smithii</i> 'Sublime'	Lilly Pilly	5 x 2
<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	1 x 1
<i>Beschorneria yuccoides</i>	Mexican lily	0.6 x 0.6
<i>Crassula</i> 'Bluebird'	Blue Jade	0.6 x 0.6
<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	1 x 1
<i>Doryanthes excelsa</i>	Gynea Lily	4 x 3
<i>Dodonaea triquetra</i>	Hop Bush	3 x 2
<i>Loropetalum</i> 'Plum Gorgeous'	Fringe Flower	0.3 x 1.5
<i>Phormium cookianum</i>	Mountain Flax	1 x 1
<i>Photinia glabra</i> 'Rubens'	Small Leaf Photinia	4.5 x 2
<i>Phormium tenax</i> 'Atropurpureum'	Red NZ Flax	2 x 1.5
<i>Pittosporum</i> 'Miss Muffet'	Dwarf Pittosporum	1 x 1.5
<i>Plectranthus argentatus</i> 'Silver Shield'	Silver Plectranthus	1 x 1
<i>Syzygium</i> 'Tiny Trev'	Dwarf Lilly Pilly	0.6 x 0.6
<i>Raphiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	1 x 1
<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 x 2
<i>Westringia fruticosa</i>	Coastal Rosemary	1 x 1
Grasses and Groundcovers		
<i>Agapanthus africanus</i>	African Lily	0.9 x 0.6
<i>Convolvulus mauritanicus</i>	Ground Morning Glory	0.3 x 1
<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 0.1
<i>Dianella caerulea</i> 'Little Jess'	Blue Flax Lily	0.5 x 0.5
<i>Dichondra</i> 'Silver Falls'	Silver Falls	0.1 x 1
<i>Gazania tomentosa</i>	Silver Leaf Gazania	0.2 x 0.6
<i>Hardenbergia violacea</i>	Native Sarsaparilla	climbing x spreading
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Juniperus conferta</i>	Shore Juniper	0.3 x 4
<i>Lomandra longifolia</i>	Spiny Head Mat Rush	0.7 x 1
<i>Lomandra multiflora</i>	Flowering Mat Rush	0.4 x 0.4
<i>Lomandra</i> 'Tanika'	Fine Leaf Dwarf Mat Rush	0.5 x 0.65
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.6 x 1.5
<i>Russelia equisetiformis</i>	Firecracker Plant	0.5 x 1
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.6 x spreading
<i>Viola hederacea</i>	Native Violet	0.1 x 3



Communal Open Space

Botanical Name	Common Name	Mature Size
Trees		
<i>Corymbia ficifolia</i> 'Mini Red'	Flowering Gum	2.5 x 2
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3 x 10
<i>Eucalyptus moluccana</i>	Grey Box	9 x 4
<i>Melaleuca linariifolia</i>	Snow in Summer	10 x 5
<i>Pyrus ussuriensis</i>	Manchurian Pear	10 x 6
<i>Pyrus</i> 'Capital'	Pear	10 x 6
<i>Tristaniopsis laurina</i>	Water Gum	15 x 6
<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash	12 x 7
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	15 x 8
Shrubs		
<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	1 x 1
<i>Beschorneria yuccoides</i>	Mexican Lily	0.6 x 0.6
<i>Blechnum</i> 'Silver Lady'	Silver Lady Fern	1.2 x 1
<i>Doryanthes excelsa</i>	Gynea Lily	4 x 1.5
<i>Dodonaea triquetra</i>	Large Leaf Hop Bush	3 x 3
<i>Crassula</i> 'Bluebird'	Blue Jade	0.6 x 0.6
<i>Lavandula dentata</i>	Lavender	0.6 x 0.6
<i>Persoonia linearis</i>	Narrow-leaf Geebung	3 x 2
<i>Pittosporum</i> 'Miss Muffet'	Dwarf pittosporum	1 x 1
<i>Raphiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	1 x 1
<i>Russelia equisetiformis</i>	Firecracker Plant	1 x 1
<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 x 2.5
<i>Westringia fruticosa</i> 'Zena'	Zena Coastal Rosemary	1 x 1
Groundcovers		
<i>Clematis aristata</i>	Australian Clematis	6 x 2
<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 1
<i>Chlorophytum comosum</i>	Spider Plant	0.6 x 0.6
<i>Cissus antatrica</i>	Kangaroo Vine	0.1 x 1
<i>Dichondra</i> 'Silver Falls'	Silver Falls	0.1 x Spreading
<i>Dianella caerulea</i>	Flax Lily	0.5 x 1
<i>Grevillea</i> 'Bronze Rambler'	Bronze rambler grevillea	1 x 1
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Imperata cylindrica</i>	Cogon grass	1.5 x 0.6
<i>Lomandra longifolia</i>	Spiny Head Mat Rush	0.7 x 1
<i>Juncus usitatus</i>	Tussock Rush	1 x 0.5
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5
<i>Poa labillardieri</i> 'Eskdale'	Tussock Rush	0.8 x 0.4
<i>Pandorea pandorana</i>	Wonga Wonga Vine	2 x 1
<i>Themeda australis</i>	Kangaroo Grass	1 x 0.5
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 1.5
<i>Viola hederacea</i>	Native Violet	0.2 x 0.5



Planting Strategy

Frontage Planting

Botanical Name	Common Name	Mature Size
Trees		
<i>Corymbia ficifolia</i> 'Mini Red'	Flowering Gum	2.5 x 2
<i>Pyrus</i> 'Capital'	Pear	10 x 6
<i>Tristanopsis laurina</i>	Water Gum	15 x 6
Shrubs		
<i>Beschorneria yuccoides</i>	Mexican Lily	0.6 x 0.6
<i>Acmena smithii</i> 'Sublime'	Lily Pilly	5 x 2
<i>Doryanthes excelsa</i>	Gymea Lily	4 x 1.5
<i>Dodonaea triquetra</i>	Large Leaf Hop Bush	3 x 3
<i>Crassula</i> 'Bluebird'	Blue Jade	0.6 x 0.6
<i>Leucopogon juniperinus</i>	Prickly beard-heath	1 x 1
<i>Raphiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	1 x 1
<i>Russelia equisetiformis</i>	Firecracker Plant	1 x 1
<i>Westringia fruticosa</i> 'Zena'	Zena Coastal Rosemary	1 x 1
Groundcovers		
<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 1
<i>Dianella caerulea</i>	Flax Lily	0.5 x 1
<i>Grevillea</i> 'Bronze Rambler'	Bronze Rambler Grevillea	1 x 1
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Lomandra longifolia</i>	Spiny Head Mat Rush	0.7 x 1
<i>Juncus usitatus</i>	Tussock Rush	1 x 0.5
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 1.5
<i>Pennisetum alopecuroides</i> 'Nafray'	Swamp Foxtail	0.6 x 0.6
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 1.5
<i>Viola hederacea</i>	Native Violet	0.2 x 0.5



Setback Planting

Botanical Name	Common Name	Mature Size
Boundary Planting		
Trees		
<i>Angophora floribunda</i>	Rough Barked Apple	30 x 8
<i>Acacia parramattensis</i>	Sydney Green Wattle	15 x 5
<i>Backhousia myrtifolia</i>	Grey Myrtle	3 x 4
<i>Ceratopetalum apetulum</i>	NSW Christmas Bush	20 x 5
<i>Casuarina glauca</i>	Swamp Oak	15 x 6
<i>Eucalyptus crebra</i>	Narrow Leaf Iron Bark	30 x 8
<i>Eucalyptus fibrosa</i>	Red Ironbark	35 x 10
<i>Eucalyptus paniculata</i>	Grey Ironbark	25 x 8
<i>Eucalyptus resinifera</i>	Red Mahogany	25 x 8
<i>Eucalyptus saligna</i>	Sydney Blue Gum	20 x 10
<i>Eucalyptus sparsifolia</i>	Narrow-leaved Stringybark	20 x 8
Shrubs and Groundcovers		
<i>Acacia longifolia</i>	Sydney Golden Wattle	8 x 4
<i>Acacia parramattensis</i>	Parramatta Wattle	15 x 5
<i>Breynia oblongifolia</i>	Coffee Bush	3 x 2
<i>Bursaria spinosa</i>	Sweet Bursaria	3 x 4
<i>Callistemon salignus</i>	Willow Bottlebrush	7 x 4
<i>Dichondra repens</i>	Kidney Grass	0.1 x 1
<i>Dodonaea triquetra</i>	Common Hop Bush	3 x 3
<i>Hakea dactyloides</i>	Broad-leaved Hakea	2.5 x 3
<i>Kunzea ambigua</i>	White Kunzea	1 x 1
<i>Leptospermum trinervium</i>	Flaky-barked Tea-tree	2 x 1
<i>Lomandra filiformis</i>	Wattle Mat Rush	1 x 1
<i>Lomandra longifolia</i>	Spiny-Head Mat Rush	0.5 x 0.2
<i>Leptospermum polygalifolium</i>	Lemon Scented Tea Tree	4 x 3
<i>Ozothamnus diosmifolius</i>	Rice Flower	1.5 x 1.2
<i>Pratia purpurascens</i>	Whiteroot	0.1 x 1
<i>Themeda australis</i>	Kangaroo Grass	0.4 x 0.4
<i>Wahlenbergia gracili</i>	Sprawling Bluebell	0.2 x 1

