

An aerial photograph of a coastline, showing white sandy beaches and blue water. The text is centered over the image.

APPENDIX F

LANDSCAPE PLAN AND REPORT

DESIGN PHILOSOPHY FOR LANDSCAPE WORKS

Landscape proposals for the subject development are illustrated by way of the following plans:

LCO1 :	Landscape Concept Design – Ground Floor Layout
LCO2 :	Landscape Concept Design – Second Floor Layout
LCO3 :	Landscape Concept Design – Details

Landscape works associated with this development comprise tree, hedge and ground plane planting in deep soil along the northern site boundary, tree planting and ground plane planting fronting Ocean Street, planting in constructed planters on podium at the ground floor and on the second floor and plants in large pots.

Plant species selected for the project, and as included on the external works plans, largely comprise endemic plant species. The two small tree species selected for the project, *Cupaniopsis anacardioides* and *Syzygium australe*, are endemic tree species.

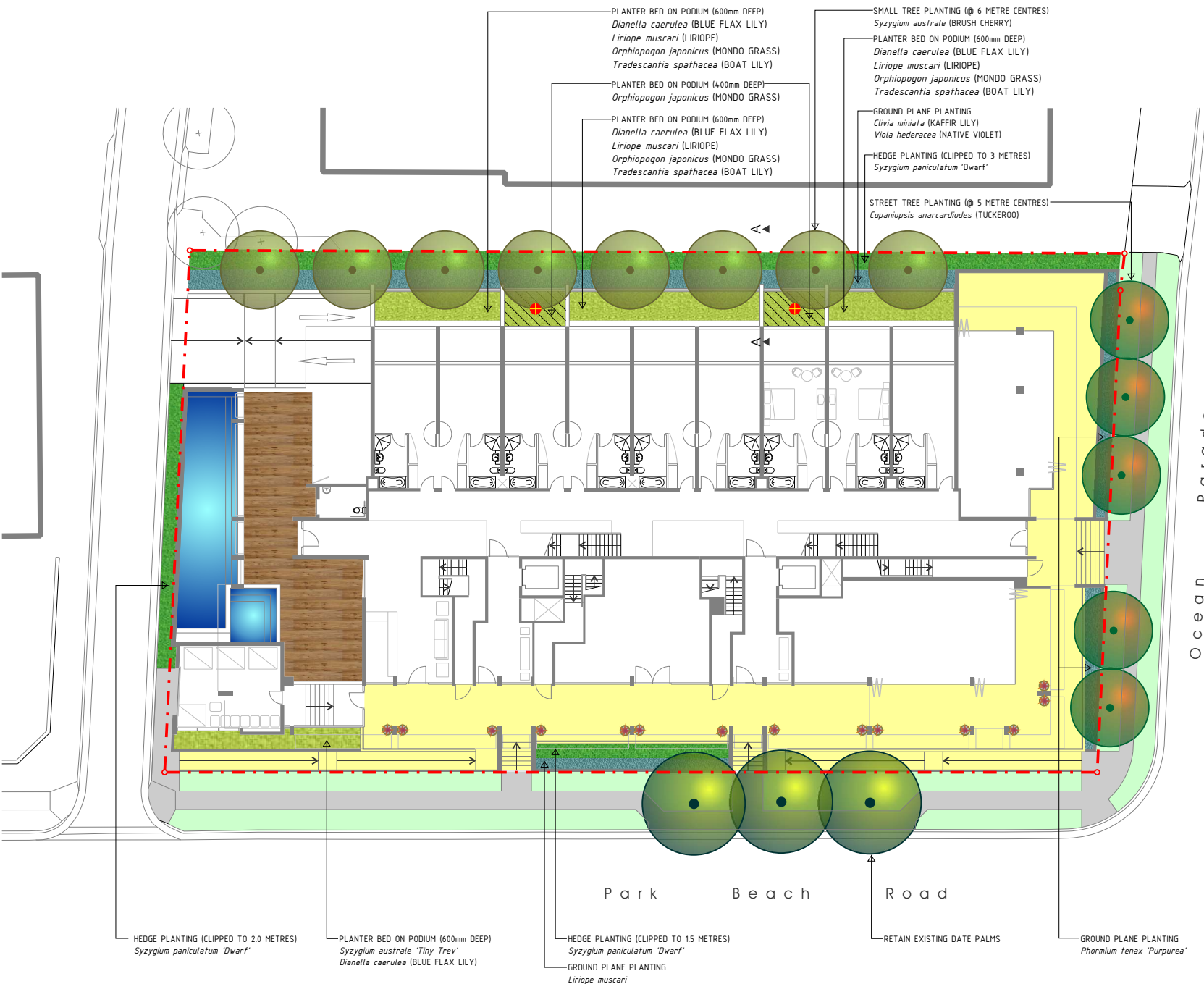
Specific comments relating to external works landscaping are as follows:

- A line of small trees is proposed along property's northern boundary in a 2.2 metre wide deep soil planting bed. *Syzygium australe* is the preferred tree species as it is endemic to the region and in the subject situation is anticipated to grow as a small, upright tree. This growth habit is deemed to be suitable for the size of the planting bed and the scale of the space in which it is to grow. It is considered that *Syzygium australe* will thrive in this situation where the adjoining buildings offer a sheltered position with semi shade.
- Tree planting proposed along the street is located adjacent to the public footpath approximately 1 metre from the property boundary. Five (5) street trees are proposed to provide a continuous deep green base to the building development and an attractive contribution to the streetscape. The tree species nominated for street planting is *Cupaniopsis anacardioides*. *Cupaniopsis anacardioides* is an endemic species that, in this situation, is anticipated to grow to 6 to 7 metres with a relatively dense crown.
- General planting at ground level and in planters on podium – This planting comprises planting in planter boxes over podium and planting into existing grade. Plants species are varied but range from close growing ground covers such as the *Viola hederaceae* to accent planting such as *Dianella caerulea*. Again, much of this planting is endemic in origin and has been carefully considered from the perspective of suitability to general partial shade situations and visual effect.

- Hedge planting -- Hedge planting, which is aligned along the full extent of the northern boundary and parts of the western and southern boundary, is proposed to be *Syzygium paniculatum 'Dwarf'*. This plant species is endemic in origin. It is anticipated in this situation to grow as a dense compact hedge, to approximately 3 to 3.5 metres high and 1 metre wide. This hedge is considered suitable for the subject situation which demands a strong edge to the development and visual privacy between the development and adjoining properties and spaces. It will also effectively reduce the otherwise harsh visual appearance of boundary fences.

Aspects of the above described landscape design are illustrated by way of Sections AA and BB on the Landscape Drawings. These sections illustrate specific treatments required to ensure that optimum plant growth is achieved in constructed planter boxes on podium. In this regard the correct installation of drainage material and proper growing medium is imperative to ensure the long-time viability of planters on podium. It will also be a requirement that planters on podium be irrigated. Irrigation details should be designed and detailed as part of the construction documentation for the project.

In conclusion, it is considered that the landscape elements illustrated on the landscape plans for the above project are an integral component of the overall building design and will contribute positively to the development, not only as it is viewed from within the development but as it is viewed from adjoining developments and from public areas associated with Ocean Street and the adjoining park.



LEGEND

- EXISTING PALM TREE
- STREET TREE PLANTING:
Cupaniopsis anacardioides (TUCKEROO)
- SMALL TREE PLANTING:
Syzygium australe (BRUSH CHERRY)
- HEDGE PLANTING:
Syzygium paniculatum 'Dwarf'
- PLANTER BED ON PODIUM (600mm DEEP):
Dianella caerulea (BLUE FLAX LILY)
Liriope muscari (LIRIOPE)
Orphiopogon japonicus (MONDO GRASS)
Syzygium australe 'Tiny Trev'
Tradescantia spathacea (BOAT LILY)
- PLANTER BED ON PODIUM (400mm DEEP):
Orphiopogon japonicus (MONDO GRASS)
- GROUND PLANE PLANTING:
Clivia miniata (KAFFIR LILY)
Liriope muscari (LIRIOPE)
Phormium tenax 'Purpureum'
Viola hederacea (NATIVE VIOLET)
- LARGE PLANTED POTS.
PLANT SPECIES TO BE DETERMINED WITH POT SELECTION.
- PAVING
PRECAST CONCRETE PAVERS
- CONCRETE FOOTPATH
- SCULPTURE ELEMENT (TO BE DETERMINED)

NOTE

1. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF A DEVELOPMENT APPLICATION. SOME OF THE INFORMATION SHOWN IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR VERIFICATION. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO DETAILED SURVEY AND SITE INVESTIGATION, COUNCIL APPROVAL OF THE DA, FINAL SURVEY AND DETAILED DESIGN.



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Rev	Date	Description
A	11.07.05	Issued for review
B	13.07.05	Issued for Development Application

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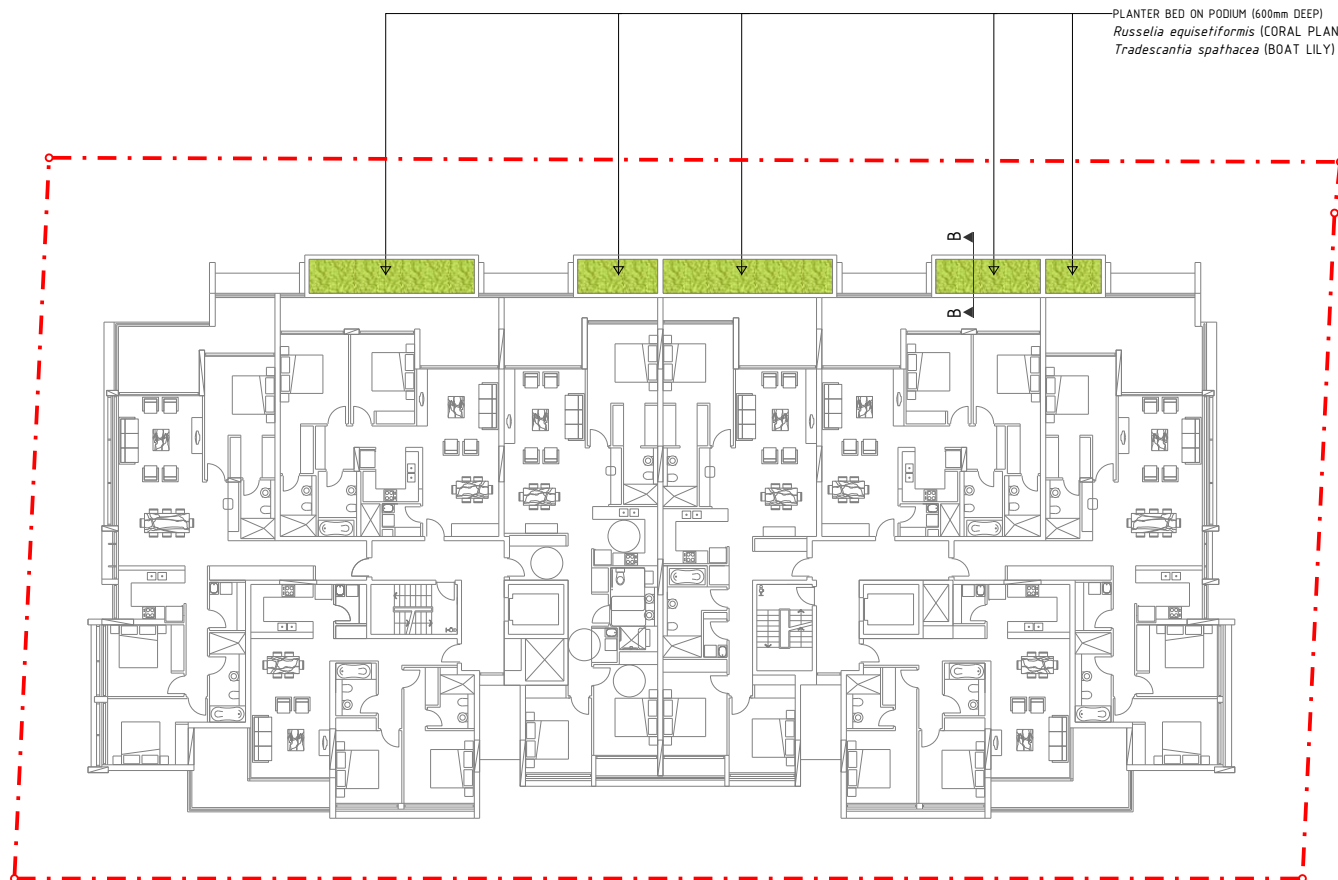
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Drawing Number	LC01
Designed	DAT
Drawn	PJS
Checked	DAT

LC01: Landscape Concept Design - Ground floor layout

85 Ocean Parade, Coffs Harbour

Client KAS Developments Pty Ltd

Rev. B



LEGEND



PLANTER BED ON PODIUM (600mm DEEP):
Russelia equisetiformis (CORAL PLANT)
Tradescantia spathacea (BOAT LILY)

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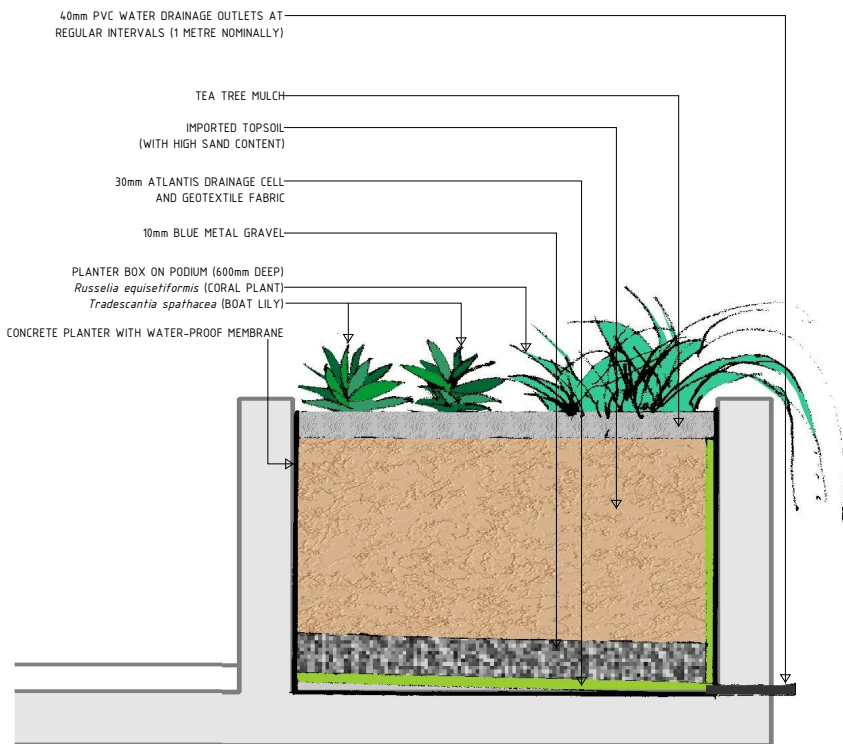
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Drawing Number	LC02
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LC02: Landscape Concept Design - Second floor layout

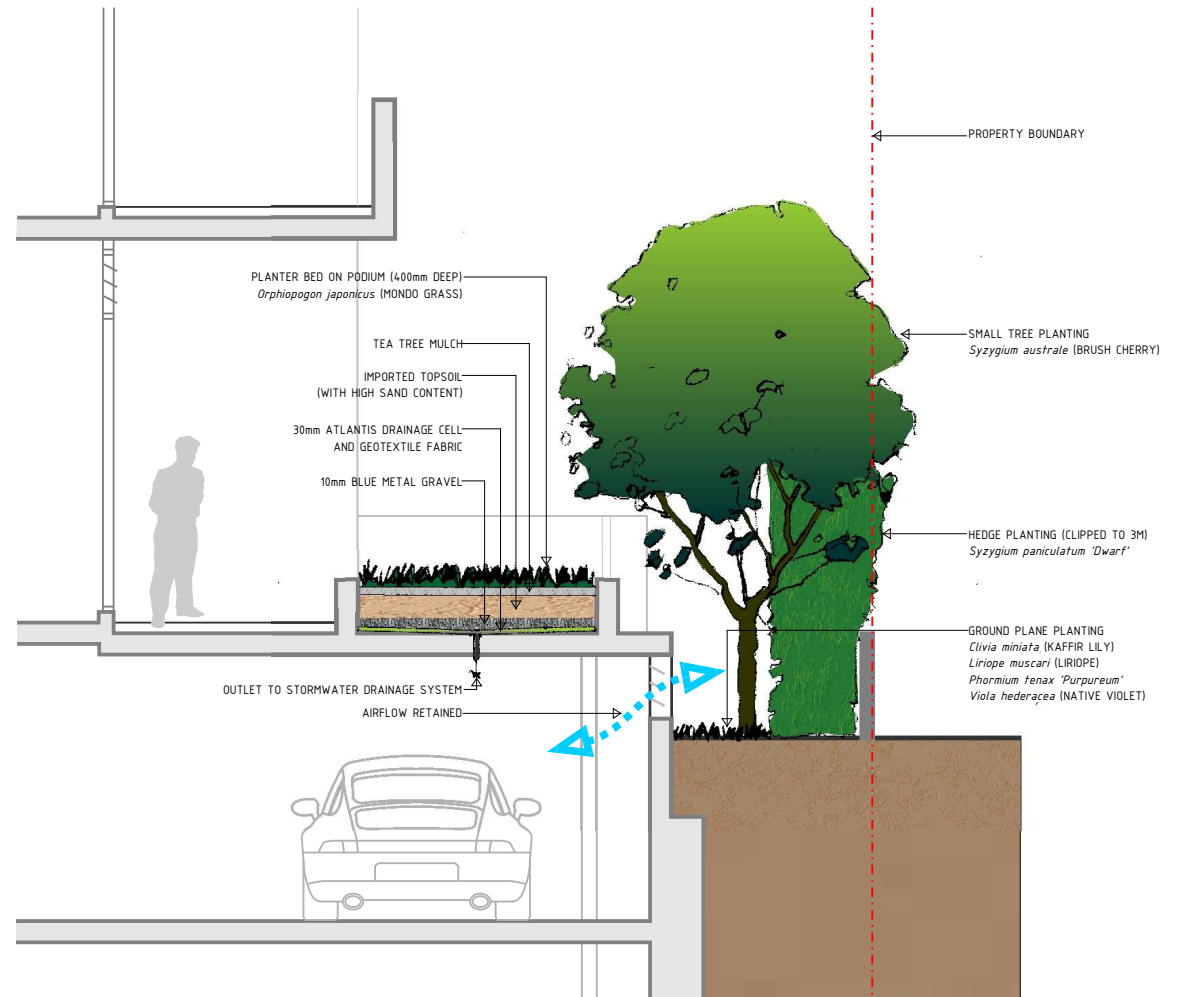
85 Ocean Parade, Coffs Harbour

Client **KAS Developments Pty Ltd**

Rev. **B**



SECTION BB - LEVEL 2 PLANTER BED ON PODIUM (600mm DEEP) 1:20@A3



SECTION AA - GROUND FLOOR PLANTER BED ON PODIUM (400mm DEEP) & DEEP SOIL ZONE 1:50@A3

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Project Number	I4690
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Drawn	PJS
Checked	DAT