

SSDA I3872990 APPLICATION

35-39 DARLEY STREET EAST, MONA VALE, NSW

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INSTALLATION SPECIFICATION

INSTALLATION SPECIFICATION

- 1 PLANTER BEDS
 - Soil for plantings over slab or contained areas. Minimum soil depths for planting on any slab:
 - Large Trees (12-16m height, 9-16m spread): 150m3 & Min 1,200mm excluding 75mm mulch
 - Medium Trees (8-12m height, 5-8m spread): 35m3 & Min 1,000mm excluding 75mm mulch
 - Small Trees (6-8m height, <4m spread): 9m3 & Min 800mm excluding 75mm mulch
 - Shrubs: Min 500mm excluding 75mm mulch
 - Groundcovers: Min 300mm excluding 75mm mulch
 - Turf: Min 200mm
 - Suitable drainage implemented through use of ag lines, drainage flow cell and geotech fabric.
 - Soil to be Planter Box Mix, supplied by Australian Native Landscapes (ANL) or equivalent. Blend of soil, coarse sand, graded ash, nepean sand, composted sawdust, botany humus and composted pine bark.
 - Soil to be between 20-50mm below top of retaining wall height, to allow for dropping.
- 2 TURFING
 - Turf to be laid on minimum 100mm turf underlay, Sand / Soil Blend, supplied by Australian Native Landscapes (ANL) or equivalent
 - Turf to be Sir Walter Turf – Premium Buffalo Grass (Registered PBR), supplied by President Turf, or equivalent.
- 3 MULCHING
 - Place mulch to minimum depth of 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth.
 - Trees in lawn areas to have 750mm diameter of mulch surrounding.
 - Mulch for general garden areas, pots, and planters to be Australian Native Landscapes (ANL) Greenlife Mulch and Compost’, or equivalent
- 4 TREE PLANTING
 - Excavate holes in accordance with dimension of container. The depth of the holes is to be equivalent to the container height plus 100mm and the width of the hole is to be twice that of the container.
 - Locate tree to centre of hole and backfill with soil. Firm about root ball.
 - All plant material, 45 Litres or over, to be staked with hardwood stake and hessian ties
- 5 IRRIGATION
 - Automated irrigation system to be implemented. Reputable irrigation brands are to be sourced.
 - Use drip lines with emitters at 400mm spacing's for all garden beds.
 - Use pop-up spray heads for all lawn areas. Pop-up spray heads are to be spaced according to product specification.
 - Conceal irrigation below the mulch layer in planting areas and 150mm below the surface of turf areas. Conceal all components including pipework, fittings, valves, and control equipment.

MAINTENANCE SPECIFICATION

TREE MAINTENANCE

- 1 PRUNING

General pruning of branches 30mm or less, to be carried out when required to eliminate disease or damaged growth, thin out crowns, and keep to the intended shape / size in accordance with the Landscape Plan. To be carried out in accordance with Australian Standard “pruning of amenity trees” AS4373-2007.
- 2 MULCHING

The following procedure will be used unless otherwise indicated:

 - Place mulch to a minimum depth of 75mm on all planting bed areas, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth
 - Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.
 - Spread mulch to extent of planting beds as shown on the drawings.
- 3 FERTILISING

Fertilisation of trees shall be conducted twice a year except where specific problems exist that require additional treatments. Use a fertiliser capable of providing balanced feeding for at least this period i.e. slow-release fertiliser. General purpose slow-release fertiliser shall be applied in accordance with the Manufacturer’s Specifications.
- 4 STAKING / TIES

All plant material, 45 litres or over, to be staked. Two (2) stakes minimum per tree. Stakes used must:

 - Be straight, sound hardwood timber, pointed at one end.
 - Free of twists, knots and splits.
 - Stake height shall be 1500mm out of the ground minimum.
 - Advanced plant material to have stakes of 2000mm out of the ground, minimum. Position stakes outside of plant root ball and drive firmly into the ground. Stakes are to maintain the stability of the plant in the soil. Fix and tie using hessian cloth at 100mm wide, around the stem of each plant in a figure-eight form to avoid damage to the plant while minimising wind movement. Ties are to be stapled to the stake at a height to give effective support to the plant.

SHRUB MAINTENANCE

- 1 PRUNING

Pruning of shrubs shall be carried out during spring and summer, other pruning of dead wood may be necessary throughout the year. Pruning should reflect the natural growth, flowering and regrowth habit of the individual plant species. Generally, shrubs should be pruned after flowering. Trimming of hedge specimen and topiary plants must be scheduled at times which will assist in maintaining the general character and design intent, an average of 2-3 times per growing season. Tip pruning (the removal of the top 25mm or growing tip) of each branch should be carried out during the active growing season to encourage development of new shoots. Ensure no buds are removed before the flowering season for those relevant shrubs.
- 2 MULCHING

The following procedure will be used unless otherwise indicated:

 - Place mulch to a minimum depth of 75mm on all planting bed areas, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth
 - Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.
 - Spread mulch to extent of planting beds as shown on the drawings.
- 3 FERTILISING

Fertilisation shall be conducted in September and March except where specific problems exist. Use a fertiliser capable of providing balanced feeding (n:p: k 16:4:48.3). Fertilisers shall be applied in accordance with the Manufacturer’s Specifications.

WEED MANAGEMENT

- 1 MANUAL (HAND) WEEDING

Remove all noxious and local weed species from the site, including root zone. ensure that this material is exported off site and disposed of correctly. Regularly remove by hand weed growth and rubbish that may occur or reoccur throughout the course of works and during the 6-month maintenance period.
- 2 HERBICIDES

Eradicate weeds that are unable to be managed by hand weeding with environmentally acceptable methods using non-residual glyphosate herbicide at the recommended maximum rate. care should be taken to protect all trees and shrubs from overspray and avoid spraying if rain is likely within 12hours of the spraying period.
- 3 PEST & DISEASE MANAGEMENT

The maintenance contractor shall be responsible for the control of any pests and diseases which may affect the plants. when it comes to pest control, prevention is better than cure, so ensure where possible to cultivate pest-resistant plants. Best prevention practices are:

a) Avoid over-watering which can lead to diseases such as mildew and blackspot.

b) Use seaweed and fish emulsions to boost plants immunity.

c) Use organic based fertilisers and mulches. these contain microbes that attack the plant pathogens that cause disease.
- 4 PESTICIDES & FUNGICIDES

If artificial pesticides are required, it is recommended that the contractor use only registered pesticides and fungicides. These should be mixed and applied in accordance with the manufacturer’s specifications. Safety equipment and clothing must be worn as specified by the manufacturer. Avoid spraying in windy or wet conditions.

IRRIGATION MAINTENANCE

- 1 Upon completion of the landscape installation any automated irrigation system shall be brought online (for connection to the BOM). To enable this a WIFI connection shall be provided by owner. The maintenance contractor shall be responsible for ensuring the installed automated irrigation system is regularly maintained and checked. During the maintenance period of the contract, the maintenance contractor shall carry out immediate repairs to any leak, component failure or malfunction, including damage resulting from the activities of other contractors working on site.

The maintenance contractor shall ensure the irrigation system operates to design specification and should include:

- Periodic checks of pressure and flows to ensure they are within acceptable ratings for system operation.
- Periodic checks of system components (e.g. sprinklers, valves, controller, pumps, filters, sensors) to ensure they operate to manufacturer and design specifications.
- Periodic lifting and adjustment of sprinkler heads to ensure they are set and aligned as specified.
- Periodic clearance of vegetation around sprinkler heads.
- Replacement of all worn parts with those matching system requirements in accordance with the original design specification.
- Operation during the non-irrigation season, periodically for a short duration, to flush system and operate components

Irrigation scheduling is a critical component of efficient irrigation management. Irrigation controllers are to be programmed at the start of each season and adjusted accordingly by an experienced contractor.

- 2 MAINTENANCE ACCESS

Maintenance anchor points to be specified by architects and installed to Australian Standards.

INDICATIVE MAINTENANCE PROGRAM

- 1 FREQUENCY

It is our recommendation that the below scope of works be carried out at a fortnightly or monthly basis.
- 2 SCOPE OF WORKS

REGULARLY

 - Regular inspections and detailed pruning to all mature tree species as required to assist in their establishment period and to encourage a healthy growth habit. All pruning works to be conducted by appropriately trained horticulturalist or arborist.
 - Regular trimming and/or shaping of all hedges to encourage desired height and form and to ensure the original design intent of the Landscape Plan is achieved.
 - Regular inspections and detailing of all shrubs, perennials, grasses, climbers and succulents as required to encourage healthy growth and a neat and tidy aesthetic.
 - Regular pruning of all ground cover species to contain them to the desired areas and to ensure the original design intent of the Landscape Plan is achieved.
 - Regularly mowing and detailing of all lawns.
 - Regular inspections of the irrigation system to ensure it is in working order, with seasonal adjustments made at appropriate times of the year.
 - Regular fertiliser applications to all trees, underplanting and lawns as required to encouraged healthy growth and to minimise the risk of disease.
 - Regular removal of any debris and/or gross pollutants from garden areas and hard surfaces. Hard surfaces to be clean as required.
 - Green waste to be appropriately and responsibly disposed of following each visit.

PERIODICALLY

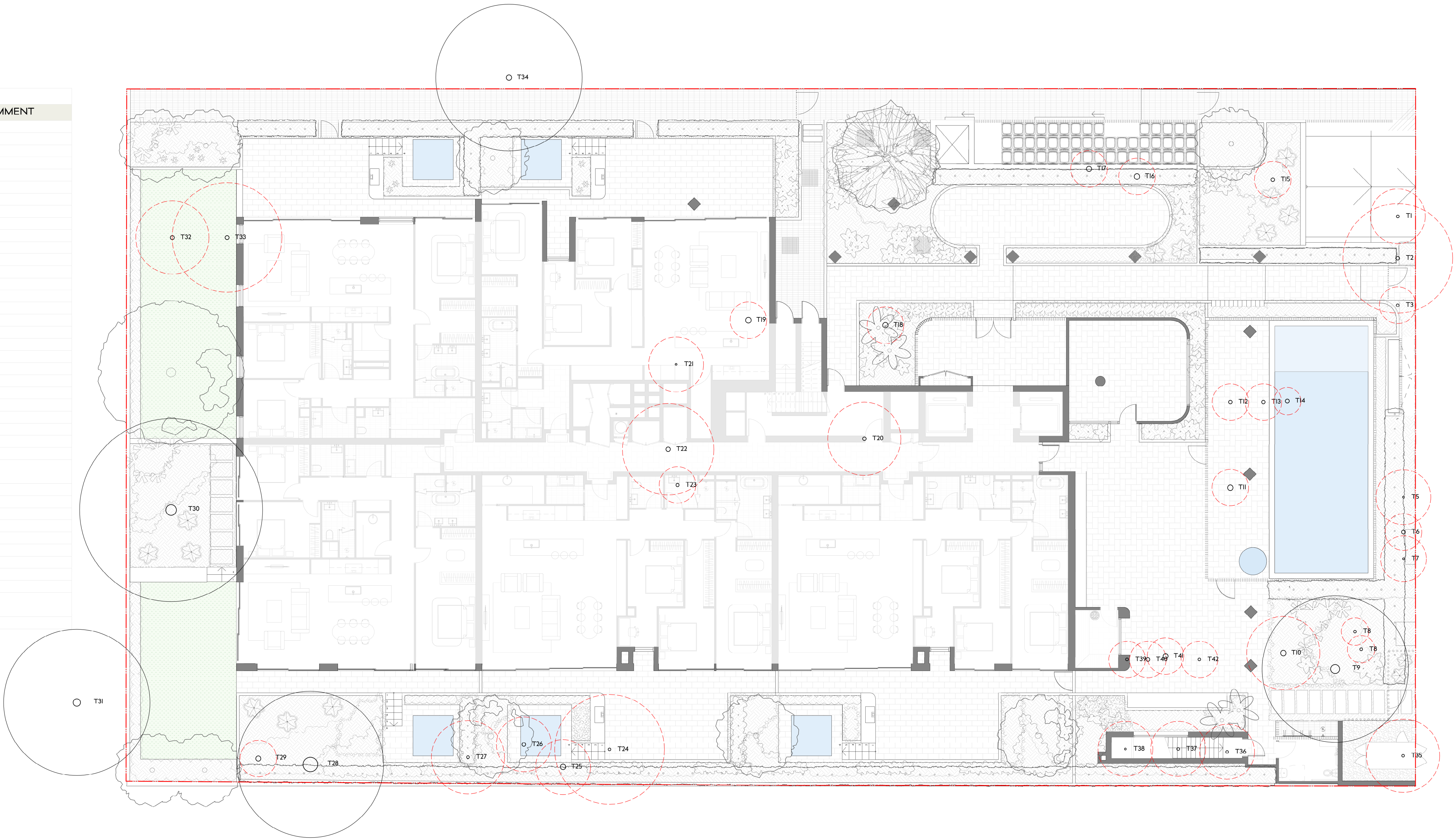
- Ongoing weed management program through both manual removal and chemical applications.
- Ongoing inspections of all trees, underplanting and lawns to identify any pests or diseases, followed by the appropriate treatments applied in accordance with the Manufacturer's Specification.

ANNUALLY

- Annual dead wooding of all trees as required. All pruning works to be conducted by appropriately trained horticulturalist or arborist.
- Annual top-up mulching to all garden areas to be conducted during winter months to assist with ongoing weed management.

EXISTING TREE SCHEDULE

EXISTING TREE SCHEDULE				
TREE NO.	BOTANICAL NAME	HEIGHT	SPREAD	ACTION/COMMENT
T1	Callistemon sp	Bottle Brush	3000	Remove
T2	Callistemon sp	Bottle Brush	6000	Remove
T3	Grevillea sp	Grevillea	2000	Remove
T5	Chrysalidocarpus lutescens	Golden Cane	3000	Remove
T6	Archontophoenix cunninghamiana	Bangalow Pa	2000	Remove
T7	Chrysalidocarpus lutescens	Golden Cane	2500	Remove
T8	Archontophoenix cunninghamiana	Bangalow Pa	1500	Remove
T8	Archontophoenix cunninghamiana	Bangalow Pa	1500	Remove
T9	Melaleuca sp	Paperbark	8000	Retain
T10	Melaleuca sp	Paper Bark	4000	Remove
T11	Syagrus romanzoffiana	Cocos Palm	2000	Remove
T12	Archontophoenix cunninghamiana	Bangalow Pa	2000	Remove
T13	Archontophoenix cunninghamiana	Bangalow Pa	2000	Remove
T14	Beaucarnea recurvata	Ponytail	1500	Remove
T15	Syagrus romanzoffiana	Cocos Palm	2000	Remove
T16	Syagrus romanzoffiana	Cocos Palm	2000	Remove
T17	Archontophoenix cunninghamiana	Bangalow Pa	2000	Remove
T18	Syagrus romanzoffiana	Cocos Palm	2000	Remove
T19	Syagrus romanzoffiana	Cocos Palm	2000	Remove
T20	Syzygium sp	Lilly Pilly	4000	Remove
T21	Chrysalidocarpus lutescens	Golden Cane	3000	Remove
T22	Callistemon sp	Bottle Brush	5000	Remove
T23	Callistemon sp	Bottle Brush	2000	Remove
T24	Nerium oleander	Oleander	6000	Remove
T25	Melaleuca alternifolia	Tea Tree	3000	Remove
T26	Pittosporum undulatum	Native Daphr	3000	Remove
T27	Nerium oleander	Oleander	4000	Remove
T28	Melaleuca armillaris	Paperbark	8000	Retain
T29	Melaleuca armillaris	Paperbark	2000	Remove
T30	Jacaranda mimosifolia	Jacaranda	10000	Retain
T31	Melaleuca armillaris	Paperbark	8000	Retain
T32	Callistemon sp	Bottle Brush	4000	Remove
T33	Callistemon sp	Bottle Brush	6000	Remove
T34	Syzygium sp	Lilly Pilly	8000	Retain
T35	Callistemon sp	Bottle Brush	4000	Remove
T36	Callistemon sp	Bottle Brush	3000	Remove
T37	Callistemon sp	Bottle Brush	3000	Remove
T38	Callistemon sp	Bottle Brush	3000	Remove
T39	Chrysalidocarpus lutescens	Golden Cane	2000	Remove
T40	Archontophoenix cunninghamiana	Bangalow Pa	2000	Remove
T41	Archontophoenix cunninghamiana	Bangalow Pa	2000	Remove
T42	Chrysalidocarpus lutescens	Golden Cane	2000	Remove



PROJECT ADDRESS
35-39 DARLEY STREET EAST,
MONA VALE, NSW

CLIENT
The Trustee for IPG Dev 2
Unit Trust & GOP AFF I
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STAGE
SSDA I3872990 APPLICATION

DRAWING TITLE
Existing Tree Schedule

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PROJECT NUMBER
25.253

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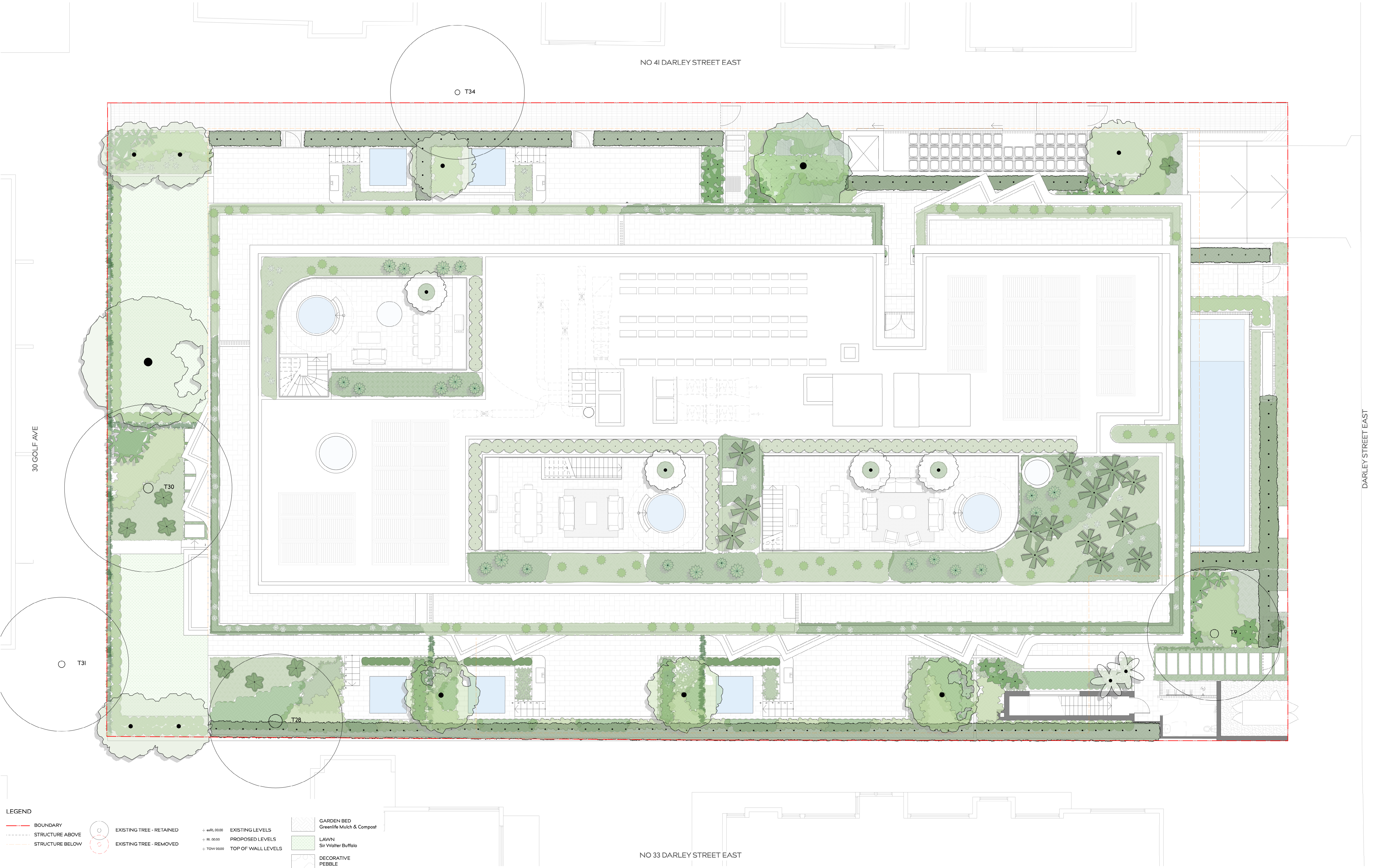
PLANT SCHEDULE

PLANT SCHEDULE						
BOTANICAL NAME	COMMON NAME	QUANTITY	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	NOTES
Trees						
Jacaranda mimosifolia	Jacaranda	1	Advanced	10 - 15 m	8.0 - 15 m	
Melaleuca quinquenervia	Broad-leaved Paperbark	1	Advanced	6.0 - 10 m	6.0 - 10 m	AN
Olea europaea	European Olive	4	75 Ltr	2.0 - 4.0 m	3.0 - 5.0 m	TO BE IN POTS
Tristaniopsis laurina 'Luscious'	Water Gum	8	75 Ltr	4.0 - 6.0 m	8.0 - 15 m	AN
Waterhousia floribunda	Weeping Lilly Pilly	3	75 Ltr	6.0 - 8.0 m	8.0 - 15 m	AN
Palms - Cycads						
Phoenix roebelenii	Dwarf Date palm	4	Ex ground	1.0 - 2.0 m	2.0 - 4.0 m	
Shrubs						
Ficus 'Hillii Flash'	Fig	163	45 Ltr	1.0 - 3.0 m	3.0 - 6.0 m	AN
Perennials						
Alocasia brisbanensis	Cunjevoi	67	200 mm	1.0 - 2.0 m	1.0 - 2.0 m	AN
Aspidistra elatior	Cast Iron Plant	28	200 mm	0.6 - 1.0 m	0.6 - 1.0 m	
Cordyline australis 'Red Sensation'	Red Cabbage Tree	23	200 mm	0.6 - 1.0 m	1.5 - 2.5 m	
Doryanthes excelsa	Gymea Lily	22	200 mm	2.0 - 4.0 m		AN
Neomarica gracilis	Walking Iris	616	175 mm	0.6 - 1.0 m	0.3 - 0.6 m	
Grasses						
Lomandra longifolia 'Tanika'	Spiny-headed Mat Rush	325	175 mm	0.6 - 0.9m	0.45 - 0.6m	AN
Groundcovers						
Cissus antarctica	Kangaroo Vine	1806	140 mm	1.0 - 2.0 m	0.3 - 0.6 m	AN
Myoporum parvifolium	Creeping Boobialla	859	140 mm	1.0 - 2.0 m	0.3 - 0.6 m	AN
Trachelospermum asiaticum	Japanese Star Jasmine	295	140 mm	1.0 - 2.0 m	0.3 - 0.6 m	
Viola hederacea	Native Violet	78	140 mm	1.0 - 2.0 m	0.0 - 0.3 m	AN
Succulents						
Agave 'Blue Glow'	Century plant 'Blue Glow'	68	300 mm	0.6 - 1.0 m	0.3 - 0.6 m	
Agave 'Tennyson Blue'	Agave Tennyson Blue	23	300mm	0.3 - 0.6 m	0.3 - 0.6 m	
Agave victoria-reginae	Queen Victoria agave	90	300 mm	0.6 - 0.9 m	0.75 - 0.9 m	
Furcraea foetida	False Agave	14	400 mm	0.6 - 0.9 m	0.75 - 0.9 m	
Climbers						
Pandorea pandorana	Wonga Wonga Vine	16	200 mm	1.0 - 2.0 m	1.0 - 2.0 m	AN
Ferns						
Blechnum 'Silver Lady'	Silver Lady Fern	154	200 mm	0.6 - 1.0 m	0.6 - 1.0 m	AN
Doodia aspera	Rasp Fern	525	140 mm	0.6 - 1.0 m	0.6 - 1.0 m	AN
Total:		5193				

NATIVE PLANT SPECIES CALCULATIONS

NATIVE SPECIES PROPOSED:	13 / 54.2%
NATIVE SPECIES QUANTITY PROPOSED:	4053 / 77.7%

PLANT SCHEDULE DEFINITIONS:
AN: AUSTRALIAN NATIVE
ANBI-3: LISTED IN ANNEXURE BI-3 OF WAVERLEY DCP
ILN: INDIGENOUS LOCAL NATIVE
LWU: LOW WATER USE
WPW: LISTED ON WHICH PLANT WHERE FOR LOCALITY
WSUD: WATER SENSITIVE URBAN DESIGN



LEGEND

--- BOUNDARY

--- STRUCTURE ABOVE

--- STRUCTURE BELOW

○ EXISTING TREE - RETAINED

○ EXISTING TREE - REMOVED

+ eRL 00.00 EXISTING LEVELS

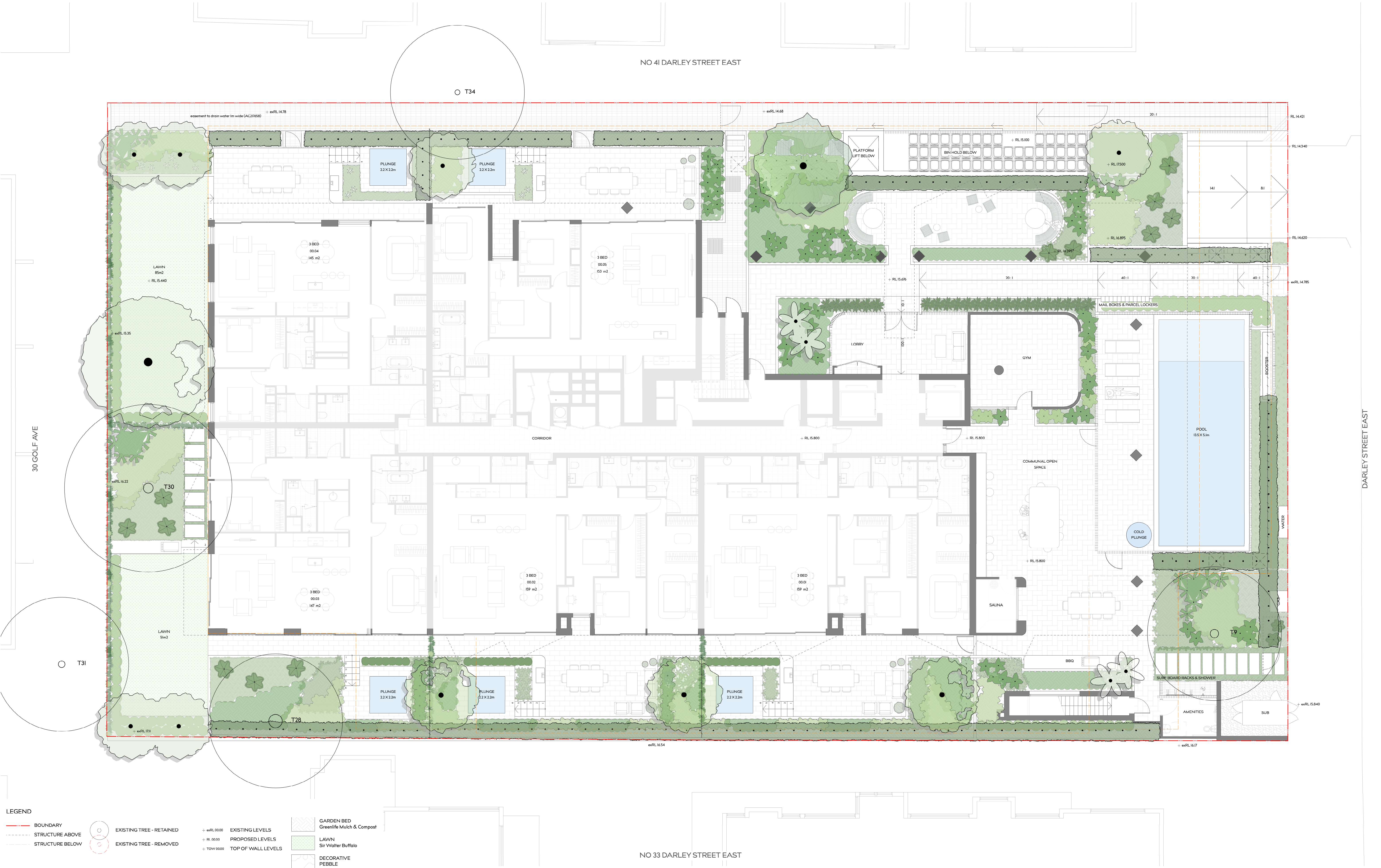
+ RL 00.00 PROPOSED LEVELS

+ TDW 00.00 TOP OF WALL LEVELS

GARDEN BED
Greenlife Mulch & Compost

LAWN
Sir Walter Buffalo

DECORATIVE
PEBBLE



LEGEND

- BOUNDARY
- STRUCTURE ABOVE
- STRUCTURE BELOW
- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED
- EXISTING LEVELS
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STAGE
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DRAWING TITLE
Ground Floor

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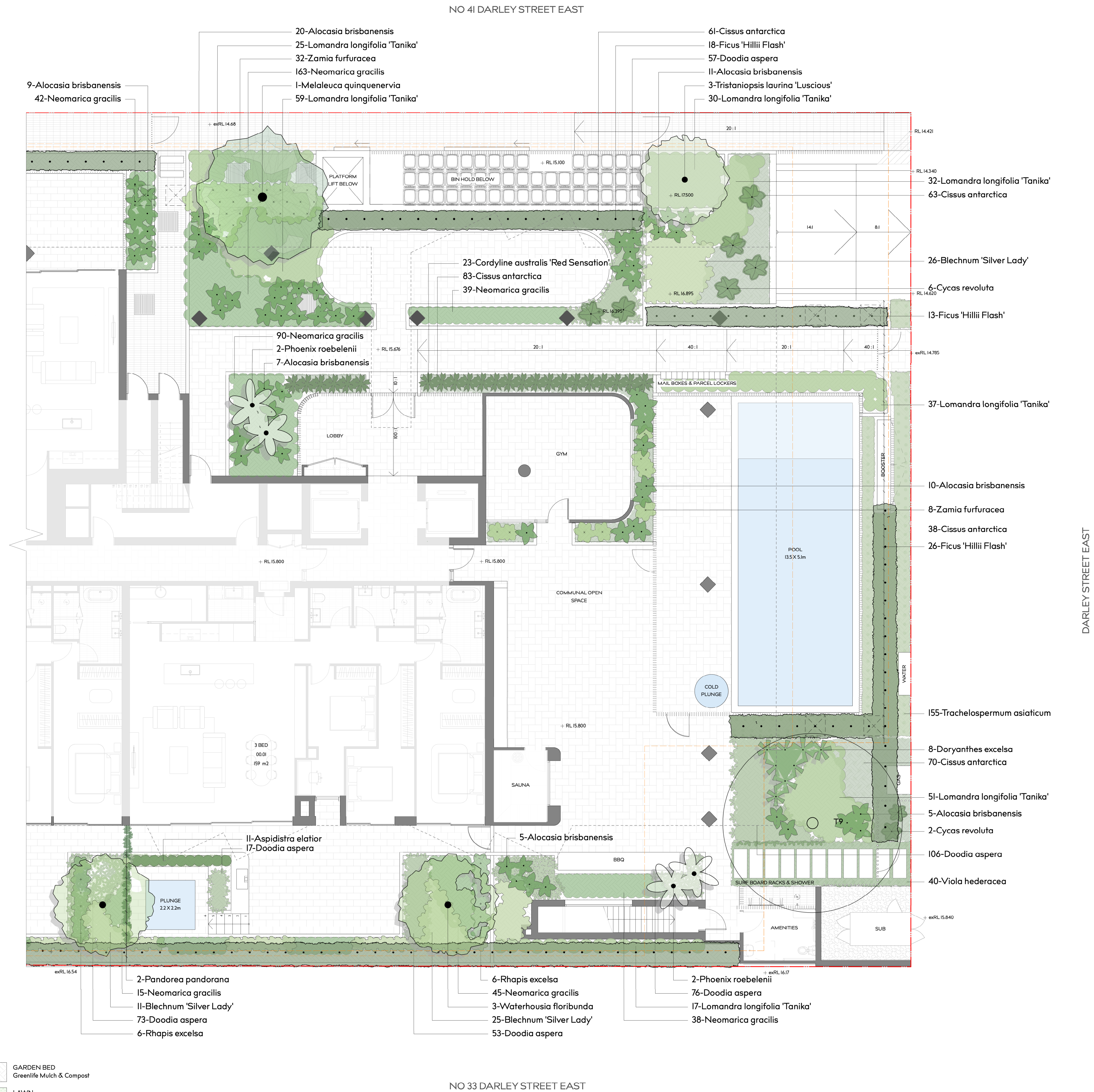
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- LEGEND
- BOUNDARY
 - STRUCTURE ABOVE
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 - EXISTING TREE - RETAINED
 - EXISTING TREE - REMOVED
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+ RL 00.00
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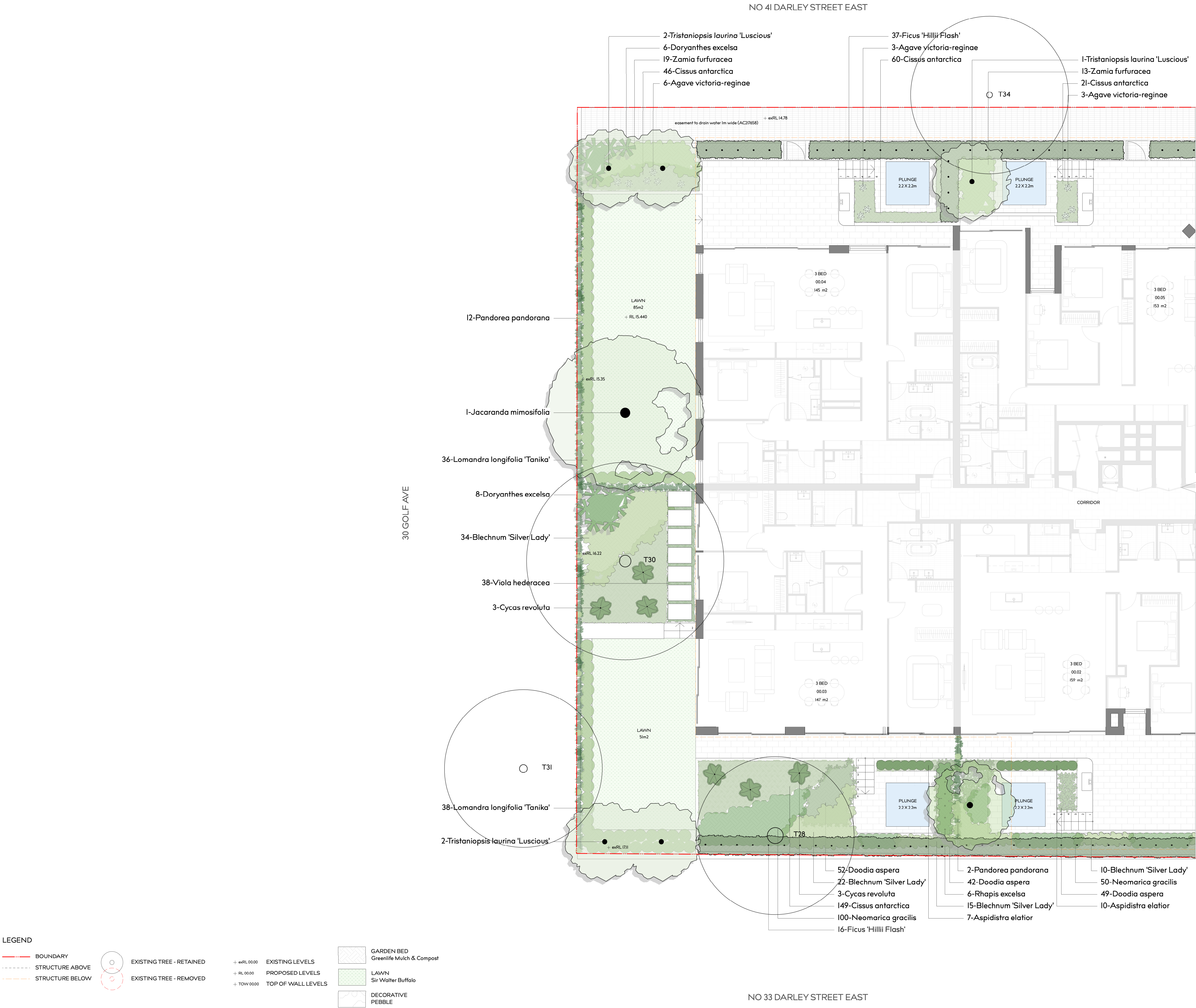
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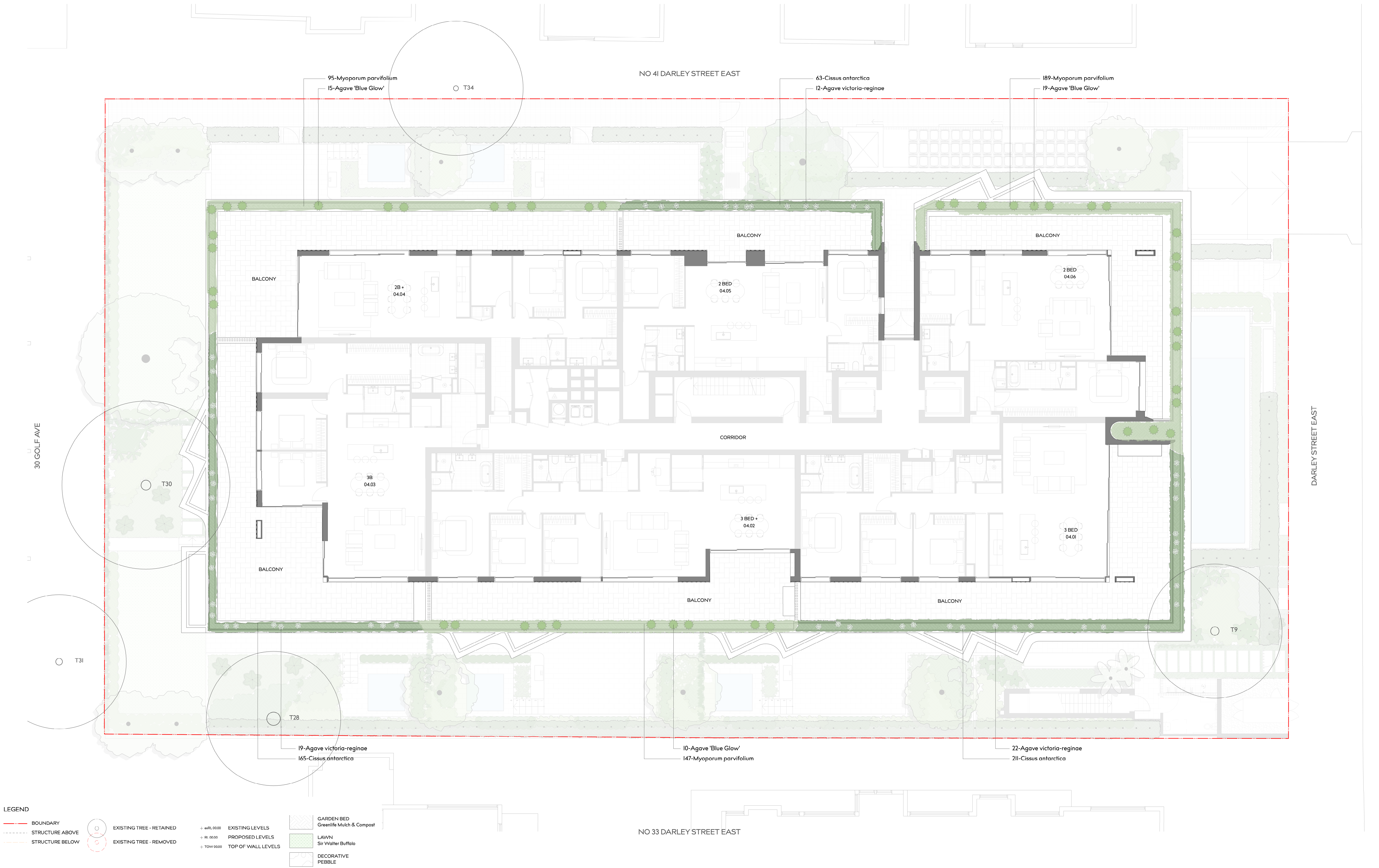
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LEGEND

- BOUNDARY
- STRUCTURE ABOVE
- STRUCTURE BELOW

- EXISTING TREE - RETAINED
- EXISTING TREE - REMOVED

- EXISTING LEVELS
- PROPOSED LEVELS
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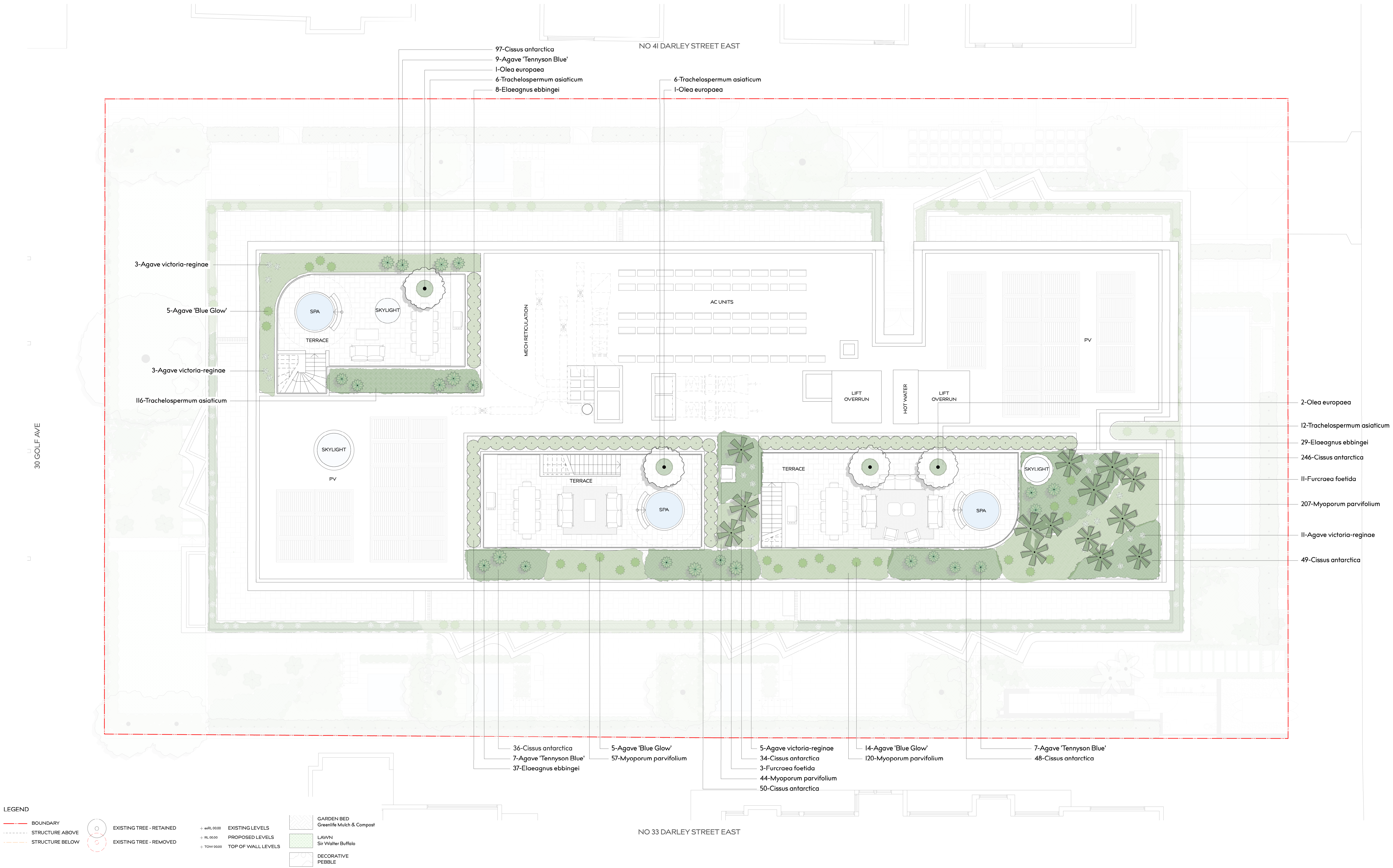
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Roof Terraces

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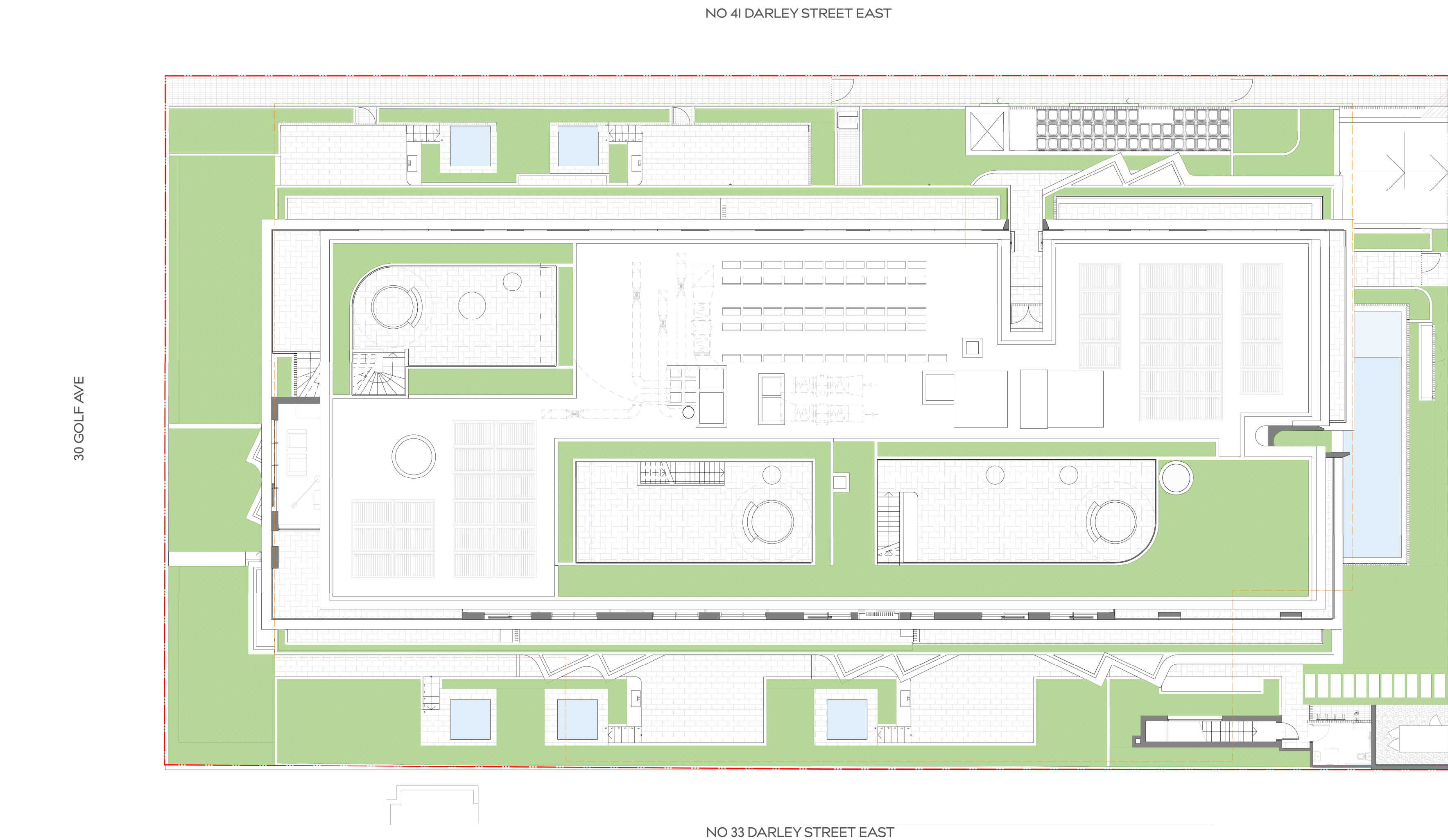
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LANDSCAPE AREA CALCULATIONS

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) 2021

SITE AREA: 2679m ²	
• LANDSCAPE AREA REQUIRED:	803.7m ² (30% OF SITE AREA)
• LANDSCAPE AREA ACHIEVED:	909.6m ² (36% OF SITE AREA)

LEGEND - LANDSCAPE AREA

- BOUNDARY
- LANDSCAPE AREA PROPOSED

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35-39 DARLEY STREET EAST,
MONA VALE, NSW

CLIENT
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STAGE
SSDA I3872990 APPLICATION

DRAWING TITLE
Landscape Area Calculations

DRAWN BY
ZW

CHECKED BY
PH

DATE
19.05.26

REVISION
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SCALE
1:170 @ A1



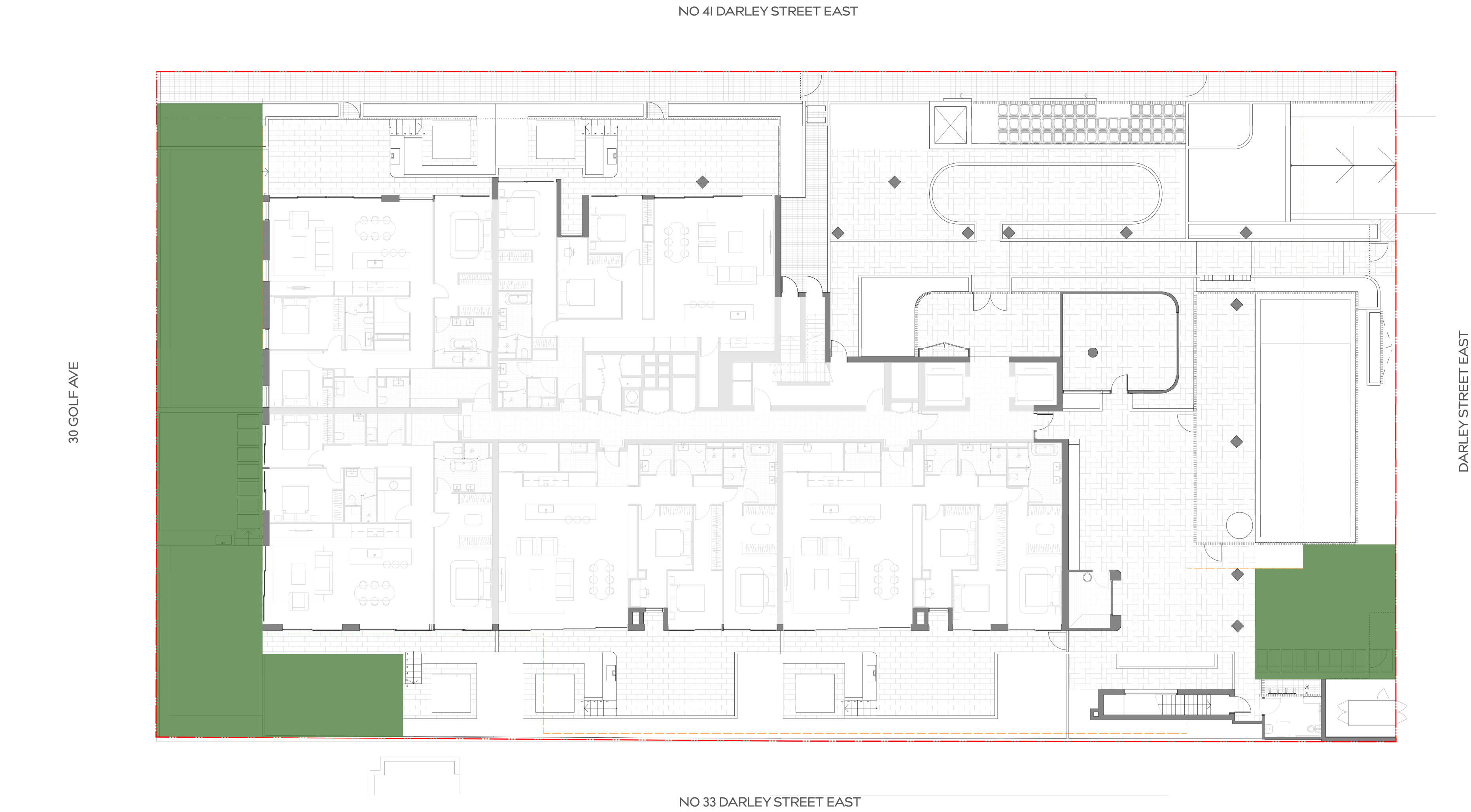
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DEEP SOIL CALCULATIONS

TREE CANOPY GUIDE FOR LOW AND MID RISE HOUSING

GUIDANCE OBJECTIVES

TABLE 6. TREE CANOPY AND DEEP SOIL (RESIDENTIAL FLAT BUILDINGS AND SHOP-TOP HOUSING)

SITE AREA: 2679m ²	
• DEEP SOIL AREA REQUIRED:	187.5m ² (7% OF SITE AREA)
• DEEP SOIL AREA ACHIEVED:	311.4m ² (11.6% OF SITE AREA)

DEFINITIONS:

CONTIGUOUS SOIL ZONES: DEEP SOIL ZONES THAT ARE CONNECTED WITHIN AND BETWEEN PROPERTY BOUNDARIES

DEEP SOIL: A LANDSCAPED AREA CONNECTED HORIZONTALLY TO THE SOIL SYSTEM AND LOCAL GROUND WATER SYSTEM BEYOND AND IS UNIMPEDED BY ANY BUILDING OR STRUCTURE ABOVE OR BELOW GROUND WITH THE EXCEPTION OF MINOR STRUCTURES*.

DEEP SOIL ZONES WITH A MINIMUM DIMENSION OF 3M ALLOWS SUFFICIENT SPACE FOR THE PLANTING AND HEALTHY GROWTH OF NEW TREES THAT PROVIDE CANOPY COVER AND ASSIST WITH URBAN COOLING AND INFILTRATION OF RAINWATER TO THE WATER TABLE. DEEP SOIL ALSO ALLOWS FOR THE RETENTION OF EXISTING TREES.

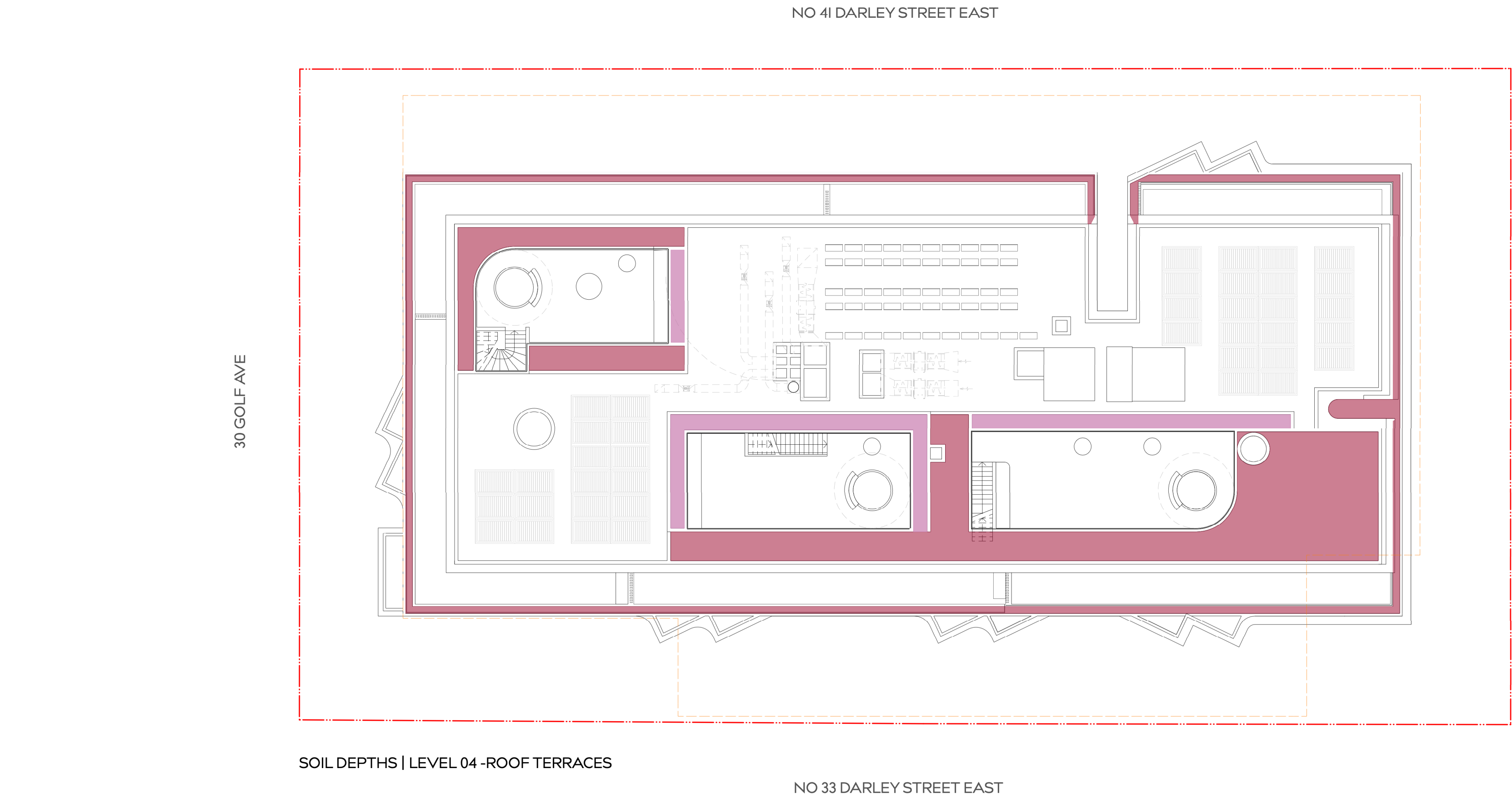
* MINOR STRUCTURES ARE DEFINED AS:

- A. PATH, ACCESS RAMP OR AREA OF PAVING WITH A MAXIMUM WIDTH UP TO 1.2M
- B. ESSENTIAL SERVICES INFRASTRUCTURE (SUCH AS STORMWATER PIPES) WITH A MAXIMUM DIAMETER UP TO 300MM
- C. LANDSCAPE STRUCTURES (SUCH AS LIGHTWEIGHT FENCES, LIGHT POLES OR SEATING) REQUIRING A FOOTING WITH A MAXIMUM SIZE OF UP TO 300MM X 300MM IN CROSS SECTION.

THE 3 M DIMENSION IN DEEP SOIL REFERS TO 3 M IN EVERY HORIZONTAL DIRECTION (LENGTH AND WIDTH). THIS MEANS DEEP SOIL IS A MINIMUM 9 M2 (3 M X 3 M).

LEGEND - DEEP SOIL

- BOUNDARY
- DEEP SOIL PROPOSED
3m MINIMUM DIMENSION



MINIMUM SOIL DEPTHS FOR PLANTING ON STRUCTURES

APARTMENT DESIGN GUIDELINE

DESIGN GUIDANCE

4P PLANTING ON STRUCTURE

OBJECTIVE 4P-I APPROPRIATE SOIL PROFILES ARE PROVIDED

THE BELOW MINIMUM SOIL DEPTHS HAS BEEN TAKEN FROM APARTMENT DESIGN GUIDE AND INDICATE THE MINIMUM SOIL DEPTH REQUIRED BASED ON THE SPECIFIED PLANT TYPES AND SIZES.

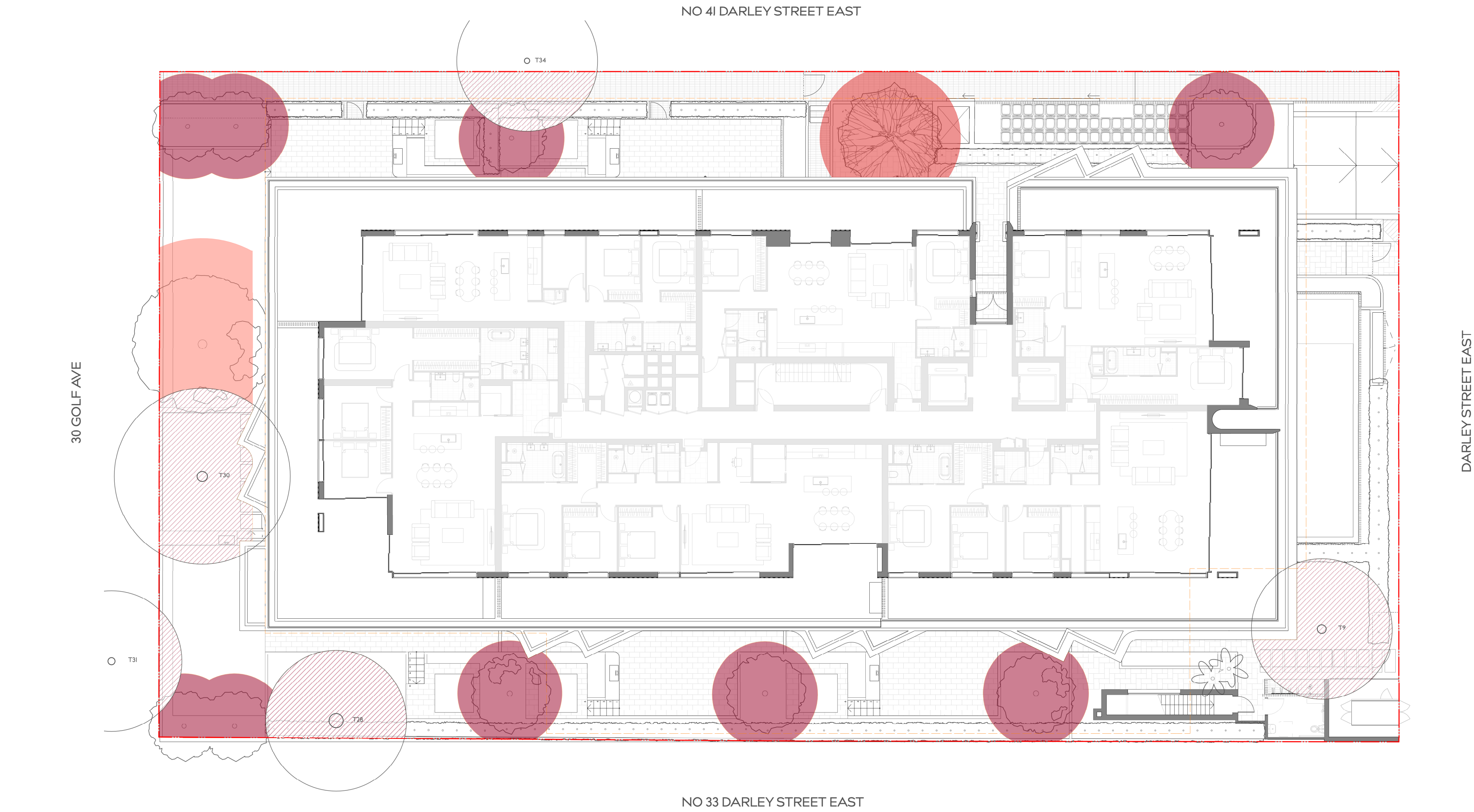
- | | |
|--|-------------|
| • LARGE TREES (12-16m HEIGHT, 9-16m SPREAD): | Min 1,200mm |
| • MEDIUM TREES (8-12m HEIGHT, 5-8m SPREAD): | Min 1,000mm |
| • SMALL TREES (6-8m HEIGHT, <4m SPREAD): | Min 800mm |
| • SHRUBS: | Min 500MM |
| • GROUNDCOVERS: | Min 300mm |
| • TURF: | Min 200mm |

NOTES:

SOIL DEPTHS ARE CALCULATED ASSUMING FORTNIGHTLY IRRIGATION.
ANY SUB-SURFACE DRAINAGE REQUIREMENTS ARE IN ADDITION TO THE ABOVE MINIMUM SOIL DEPTHS.

LEGEND - SOIL DEPTH

- | | |
|---|--|
| BOUNDARY | |
| 200mm
TURF | |
| 300mm
GROUNDCOVERS | |
| 500mm
SHRUBS | |
| 800mm
SMALL TREES (6-8m HEIGHT, <4m SPREAD) | |
| 1000mm
MEDIUM TREES (8-12m HEIGHT, 5-8m SPREAD) | |
| 1200mm
LARGE TREES (12-16m HEIGHT, 9-16m SPREAD) | |
| DEEP SOIL
(NO STRUCTURE ABOVE OR BELOW) | |



Tree Canopy Calculations

Tree Canopy Guide for Low and Mid Rise Housing

Guidance Objectives

Table 6. Tree Canopy and Deep Soil (Residential Flat Buildings and Shop-top Housing)

Site Area: 2679m²	
• Tree Canopy Area Required:	401.6m² (15% of Site Area)
• Tree Canopy Area Existing:	368.1m² (13.7% of Site Area)
• Tree Canopy Area Proposed:	270.5m² (10.1% of Site Area)
• Total Tree Canopy Area Achieved:	418.4m² (15.6% of Site Area)

Notes:

- Assumed tree sizes are based on Table 2 of the Tree Canopy Guide for Low and Mid Rise Housing.
- A development can deliver either the tree canopy percentage target or the tree planting rate to satisfy the guidance objectives.
- Existing canopy can contribute to achieving the targets.

Definitions:

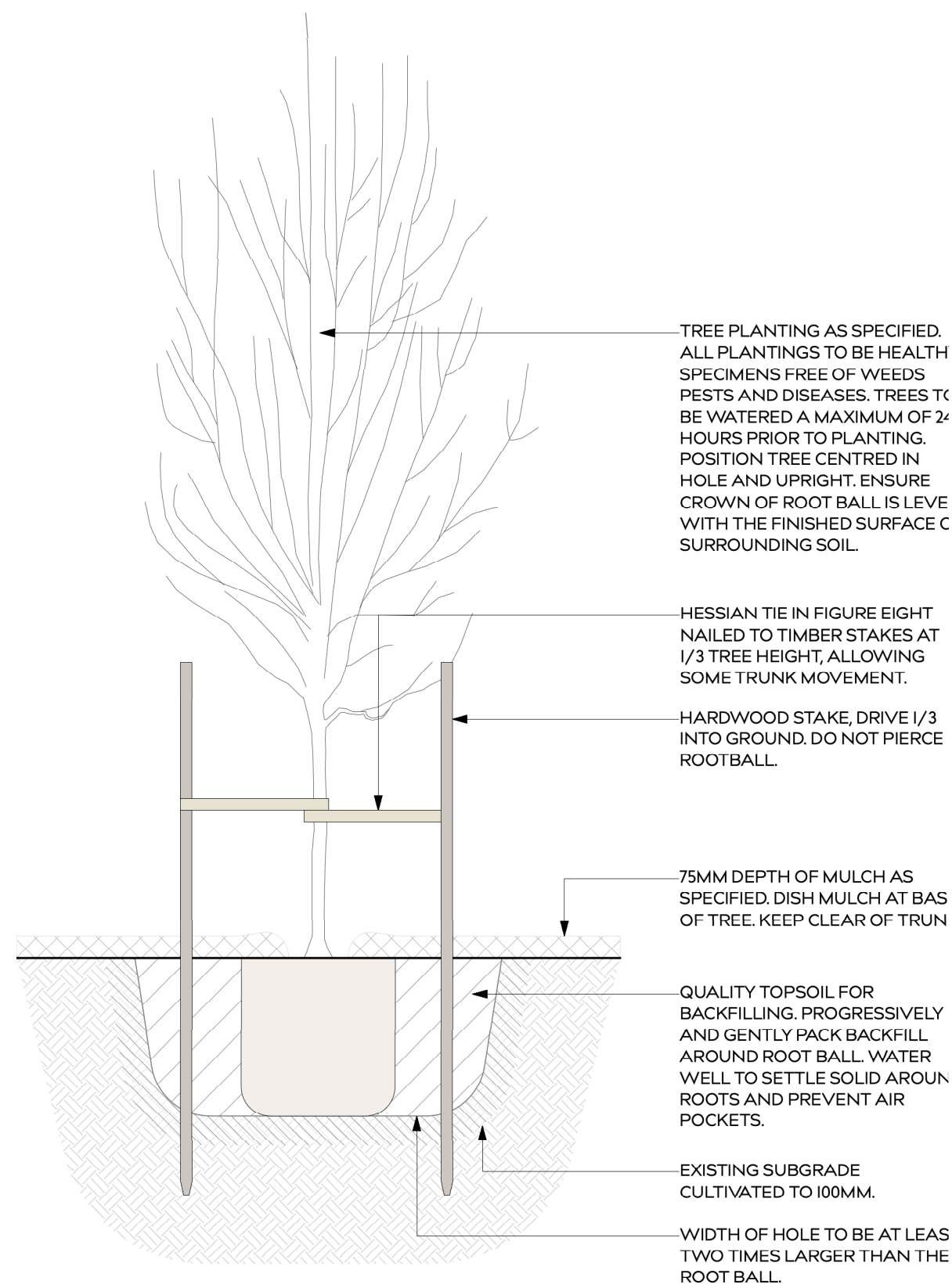
Tree: A long-lived woody perennial plant greater than (or usually greater than) 3 m in height with one or relatively few main stems or trunks (or as defined by the determining authority)

Tree Canopy: The layer of leaves, branches and stems of a tree that provide coverage of the ground when viewed from above, or the combined canopy area of a group of trees

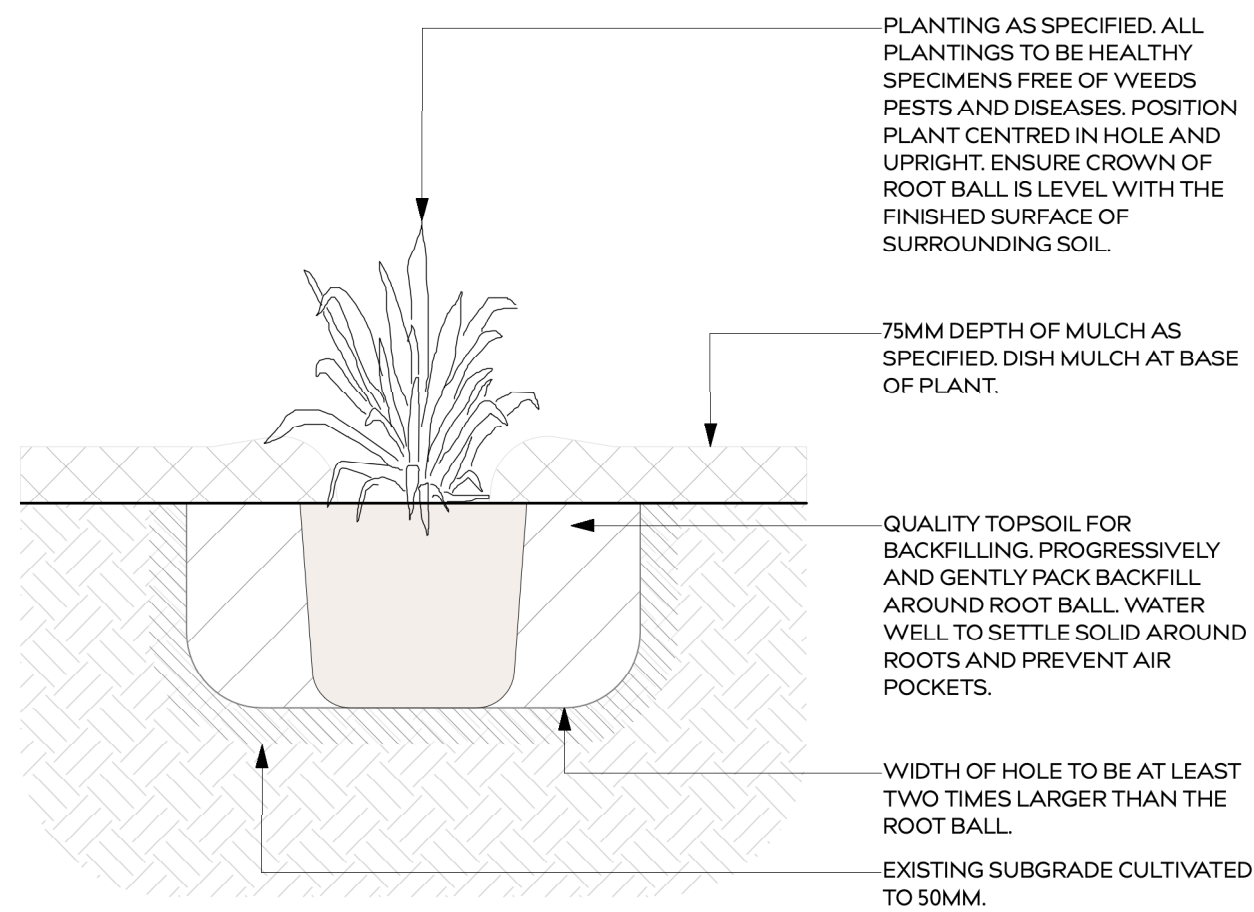
Tree Planting Rate: The minimum number of trees to be provided in deep soil zones

Legend - Tree Canopy Area

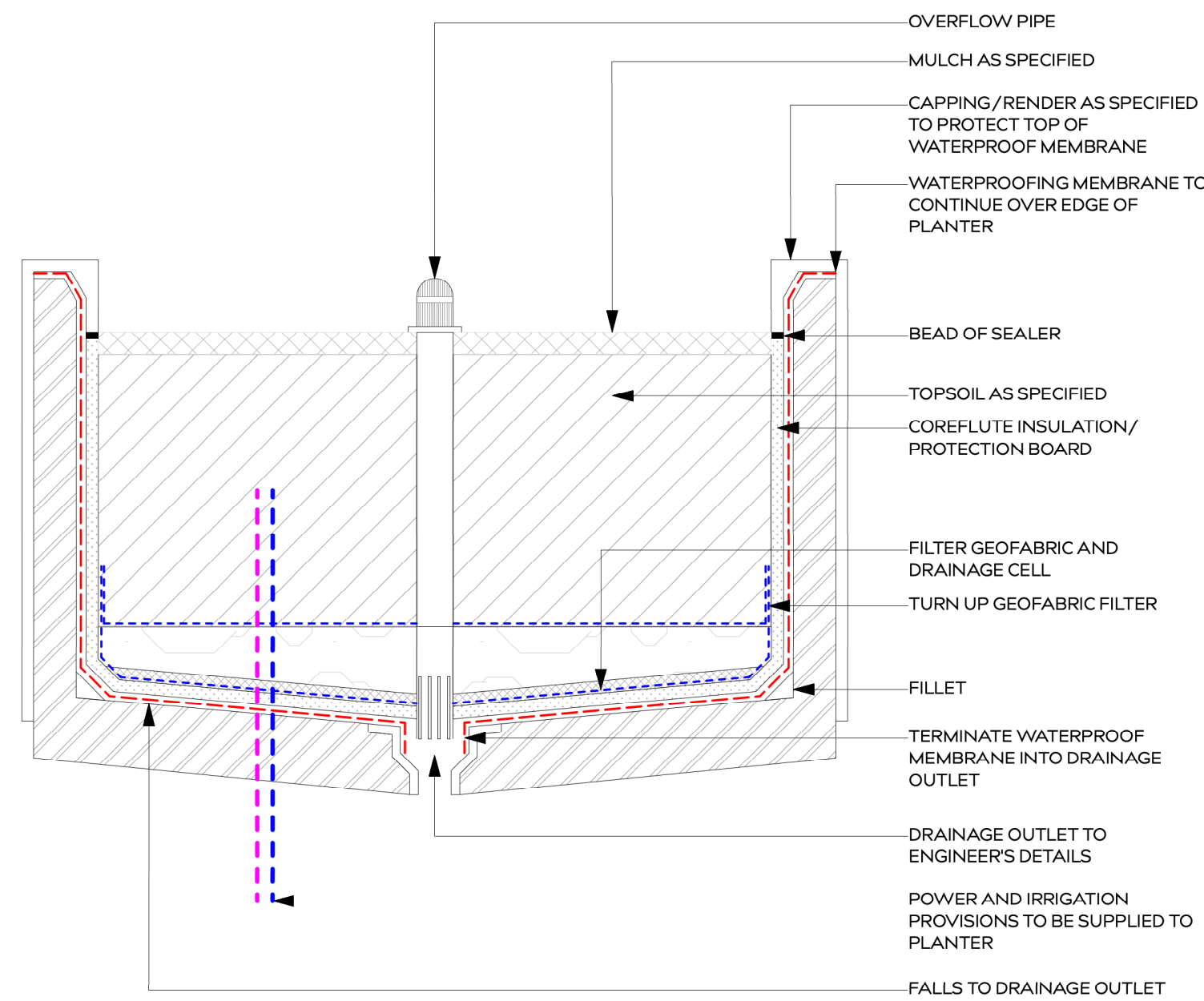
- Boundary
- Existing Tree Canopy
- Small Tree (min 6m DIA & 28m² Canopy Area)
- Medium Tree (min 8m DIA & 50m² Canopy Area)
- Large Tree (min 12m DIA & 113m² Canopy Area)



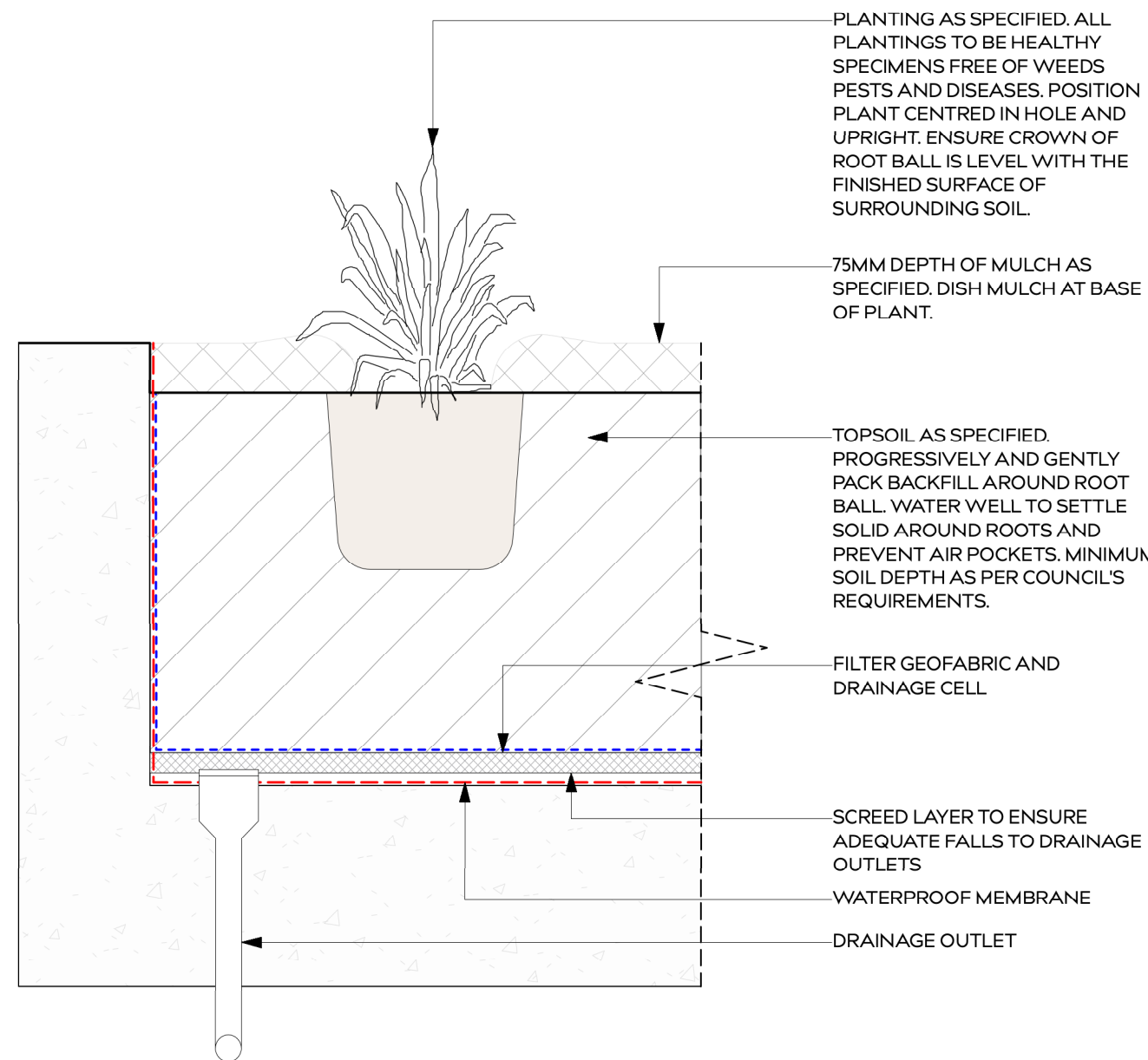
1 | TYPICAL DETAIL - TREE PLANTING
SCALE: 1:20



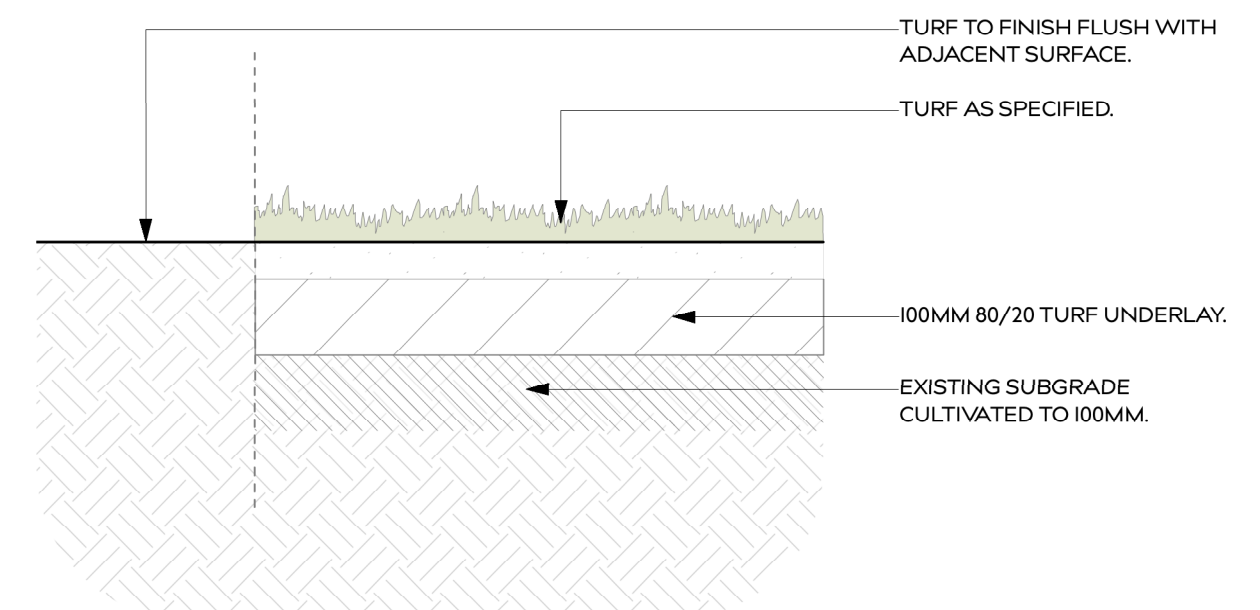
2 | TYPICAL DETAIL - MASS PLANTING
SCALE: 1:10



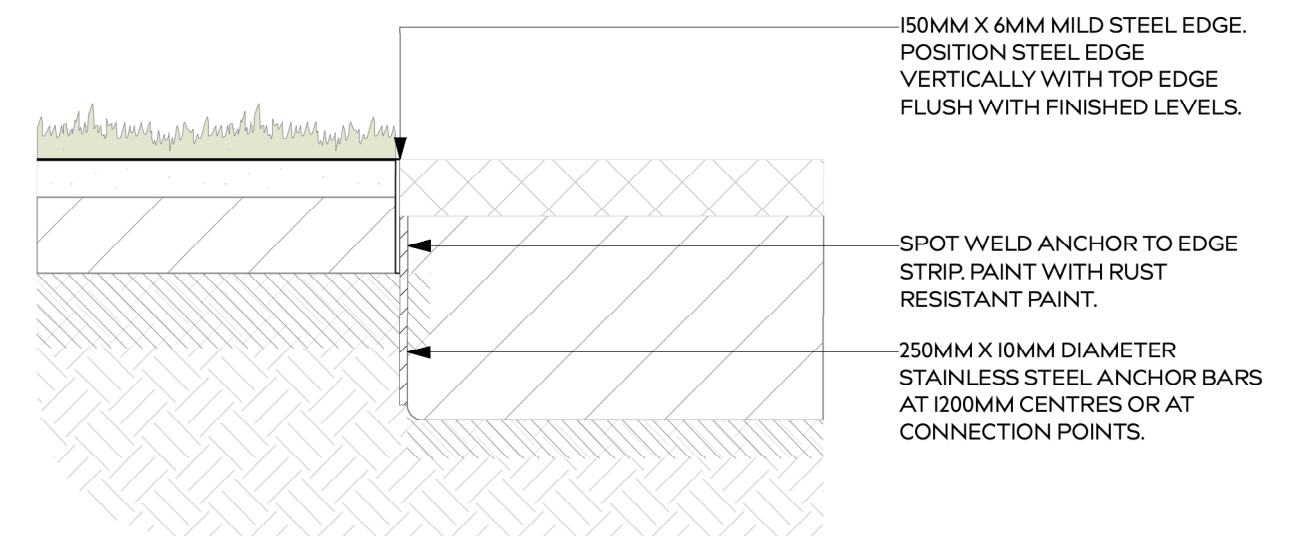
3 | TYPICAL DETAIL - WATERPROOFING DETAIL
SCALE: 1:20



4 | TYPICAL DETAIL - PLANTING ON SLAB
SCALE: 1:20



5 | TYPICAL DETAIL - TURF
SCALE: 1:10



6 | TYPICAL DETAIL - STEEL EDGE
SCALE: 1:10

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