

STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-71454960

195-213 Fitzgerald Avenue & 40-60 Yorktown Parade Maroubra NSW

Prepared for:



Date: 09.06.24

LANDSCAPE DRAWING SCHEDULE

DWG. NO.	DRAWING TITLE	SCALE	Iss.	DATE
LDA-00	COVER PAGE & DRAWING SCHEDULE	N/A	B	07.10.24
LDA-01	GENERAL ARRANGEMENT PLAN LANDSCAPE	1:400	B	07.10.24
LDA-02	FINISHES PLAN	1:400	B	07.10.24
LDA-03	GRADING & DRAINAGE PLAN	1:400	B	07.10.24
LDA-04	LONG SECTION COMMUNAL OPEN SPACE	1:400	B	07.10.24
LDA-05	PLANTING PLAN - TREES	1:400	B	07.10.24
LDA-06	TREES IMAGES	N/A	B	07.10.24
LDA-07	PLANTING PLAN - SHRUBS & GROUNDCOVERS	1:400	B	07.10.24
LDA-08	SHRUBS & GROUNDCOVERS IMAGES	N/A	B	07.10.24
LDA-09	PLANT MATERIAL SCHEDULE	N/A	B	07.10.24
LDA-10	LANDSCAPE LIGHTING PLAN	1:400	B	07.10.24
LDA-11	TYPICAL LANDSCAPE DETAILS	N/A	B	07.10.24

The Site

 Maroubra Town Centre

 Maroubra Local Centre

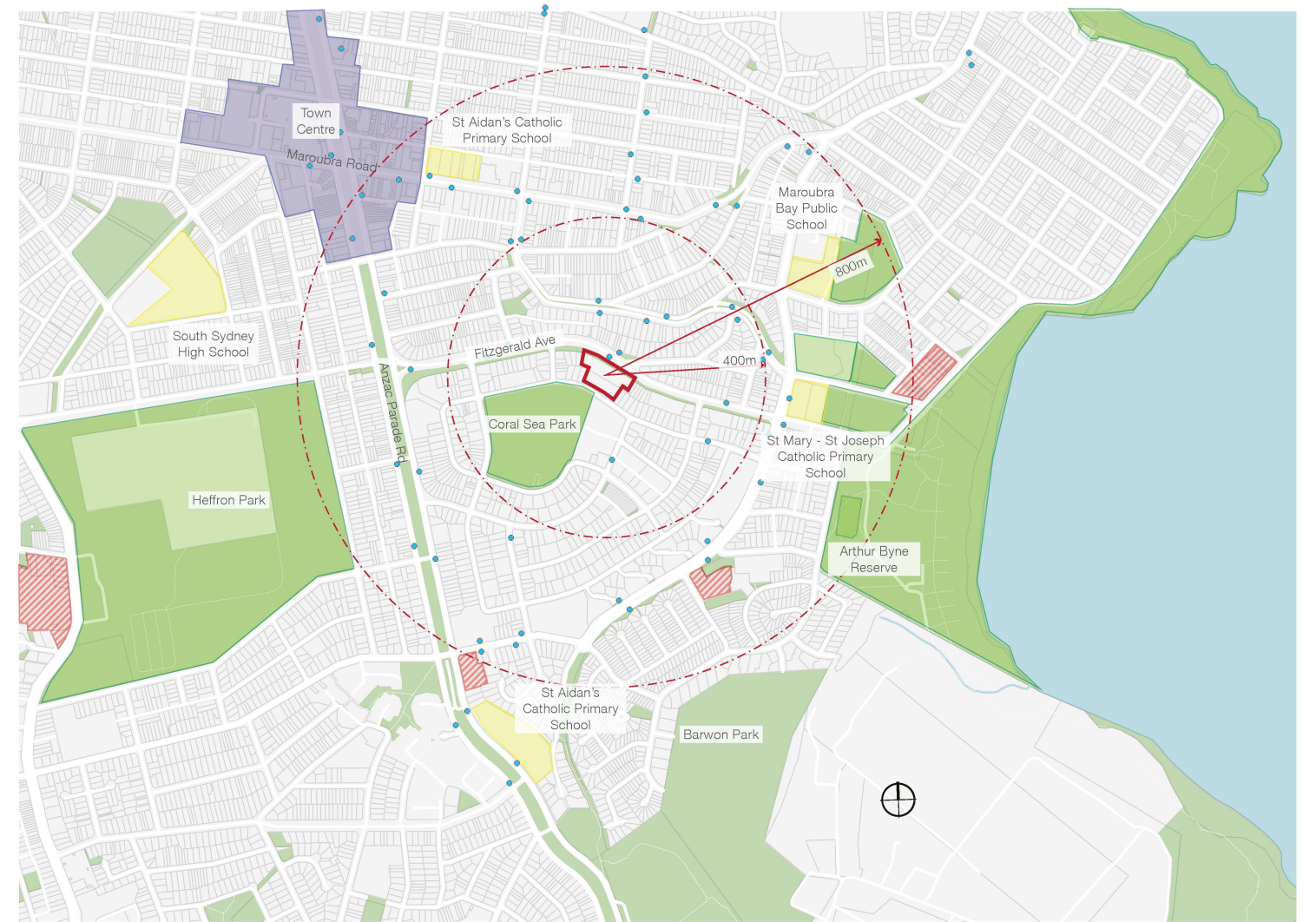
 School

 Open space

 Bus stops

 Site Location

 SJB



Report Title	LANDSCAPE SSDA REPORT
Prepared for	HOMES NSW
Prepared by	MCLEAN DESIGN PTY LTD
Author	DARRELL MCLEAN
Approved	DARRELL MCLEAN
Document no.	P240614
Issue	B
Issue Date	07.10.24
Issue Status	FINAL LANDSCAPE SSDA REPORT

Disclaimer: This report is subject to copyright except as permitted under the Copyright Act 1986. No part of this report may be copied or reproduced without the prior written consent of McLean Design Pty Ltd. The report has further been prepared in accordance with the agreed scope and conditions as outlined within the contract services agreement between the client and McLean Design Pty Ltd ABN 20624134836. McLean Design accepts no responsibility for unauthorised use of this report by other parties.



McLean Design Pty Ltd.
ABN 20 624 134 836

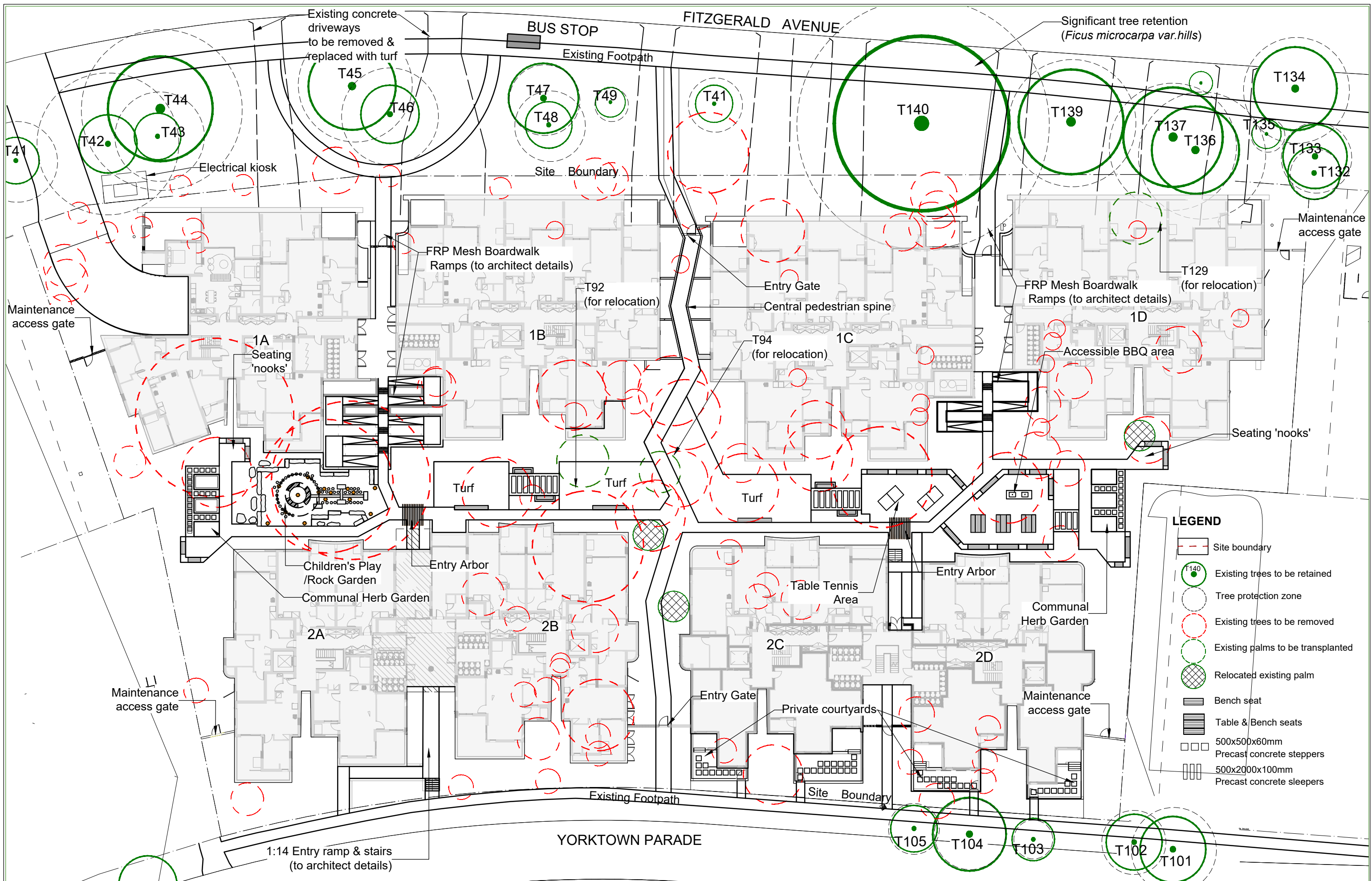
Suit 1201, Level 12, 222 Pitt Street
Sydney NSW 2000

m 0408 074 967
e darrell@mcleandesign.com.au
w www.mcleandesign.com.au

This Landscape Report has been prepared by McLean Design on behalf of Homes NSW for a State Significant Development Application (SSD-71454960) for the redevelopment of existing social housing (the Project) at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra (the Site). The Project involves the replacement of 33 social housing units across eight 2-storey apartment buildings and a single storey dwelling with 144 units across four 3-storey buildings and two part 3-/part 4-storey buildings.

The purpose of this Landscape Report is to describe the landscape design for the proposed development, and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2024 which identified the following specific assessment requirements:

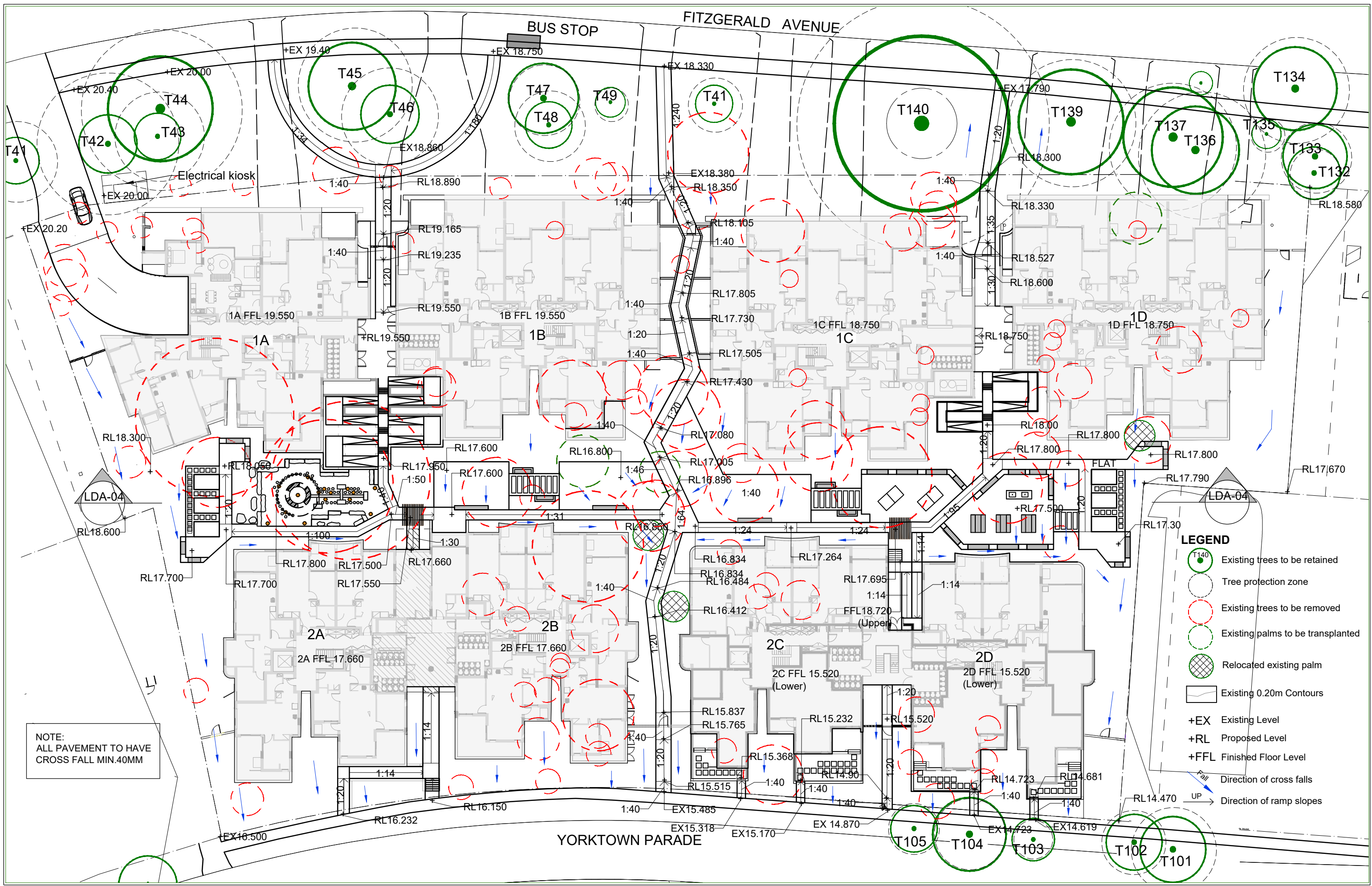
SEARs Item	Relevant section of Landscape Report
4. Built Form and Urban Design	
<ul style="list-style-type: none"> Assess how the development complies with the relevant accessibility requirements 	LDA-03
5. Environmental Amenity	
<ul style="list-style-type: none"> Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. 	LDA-00 - LDA-11
7. Public Space	
<ul style="list-style-type: none"> Demonstrate how the development: <ul style="list-style-type: none"> 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 maximises street activation. minimises potential vehicle, bicycle and pedestrian conflicts. 	LDA-02 LDA-05 LDA-07 LDA-10
8. Trees and Landscaping	
<ul style="list-style-type: none"> Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). Demonstrates how the proposed development would: <ul style="list-style-type: none"> contribute to long term landscape setting in respect of the site and streetscape. mitigate the urban heat island effect and ensure appropriate comfort levels on-site. contribute to the objective of increased urban tree canopy cover. maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. 	LDA-05 - LDA-09 LDA-01 LDA-05 LDA-02 LDA-05 - LDA-09 LDA-02 LDA-05 LDA-00 - LDA-11



Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24



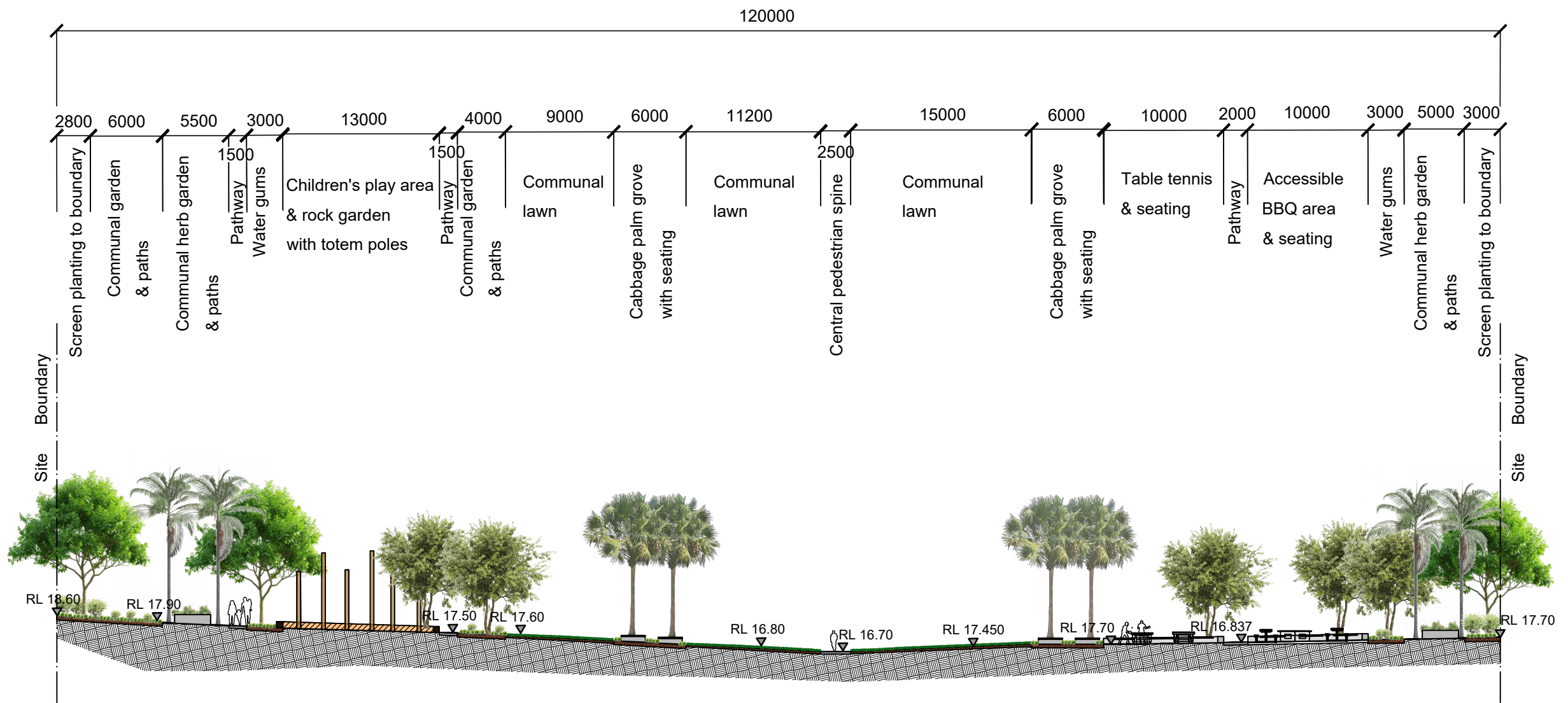
Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24



NOTE:
ALL PAVEMENT TO HAVE
CROSS FALL MIN.40MM

LEGEND

- Existing trees to be retained
- Tree protection zone
- Existing trees to be removed
- Existing palms to be transplanted
- Relocated existing palm
- Existing 0.20m Contours
- +EX Existing Level
- +RL Proposed Level
- +FFL Finished Floor Level
- Direction of cross falls
- Direction of ramp slopes



LDA-03 LONG SECTION THROUGH CENTRAL COMMUNAL OPEN SPACE
SCALE 1:400

Registered Landscape Architect
Darrell McLean RLA No. 000376
Suit 1201, Level 12, 222 Pitt Street Sydney NSW 2000
p: 0408074967
e: darrell@mcleandesign.com.au
w: www.mcleandesign.com.au
ABN: 20 624 134 836

Disclaimer: This document is subject to copyright except as permitted under the Copyright Act 1986. No part of this document may be copied or reproduced without the prior written consent of McLean Design Pty. Ltd. ABN 20624134836. McLean Design accepts no responsibility for unauthorised use of this report by other parties.

Project:
Homes NSW - Maroubra BH2NJ
195-213 Fitzgerald Avenue & 40-64
Yorktown Parade, Maroubra NSW, 2035

Client:
NSW GOVERNMENT
Homes NSW

Drawing Title:
Landscape Long Section

Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24

Design: DM
Project No: P240701
Scale: 1:400 @ A3
Drawing Number: LDA - 04
Document: DH
Date: 12.08.24
Rev: B



- LEGEND**
- Existing trees to be retained
 - Tree protection zone
 - Existing trees to be removed
 - Existing palms to be transplanted
 - Relocated existing palm
 - New Palm Trees
 - New Trees
 - New Cabbage Palms

REFER TO INDICATIVE PLANT MATERIAL SCHEDULE DWG NO.LDA-12
 REFER ALSO TO ARBORIST REPORT & TREE PROTECTION & REMOVAL PLAN AS PREPARED BY ARTERRA 06.07.24

Registered Landscape Architect
 Darrell McLean RLA No. 000376
 Suite 1201, Level 12, 222 Pitt Street Sydney NSW 2000
 p: 0408074967
 e: darrell@mcleandesign.com.au
 w: www.mcleandesign.com.au
 ABN: 20 624 134 836

Disclaimer: This document is subject to copyright except as permitted under the Copyright Act 1968. No part of this document may be copied or reproduced without the prior written consent of McLean Design Pty. Ltd. ABN 20624134836. McLean Design accepts no responsibility for unauthorised use of this report by other parties.

Project:
 Homes NSW - Maroubra BH2NJ
 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW, 2035

Client:

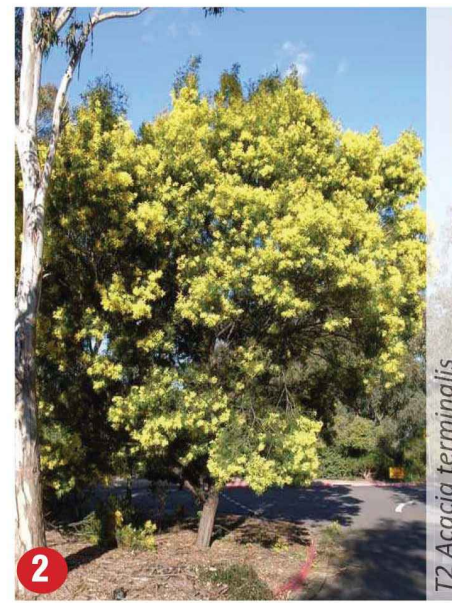
Drawing Title:
 Landscape Planting Plan
 -Tree Planting

Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24

Design: DM **Document:** DH
Project No: P240701 **Date:** 12.08.24
Scale: 1:400 @ A3
Drawing Number: LDA - 05 **Rev:** B



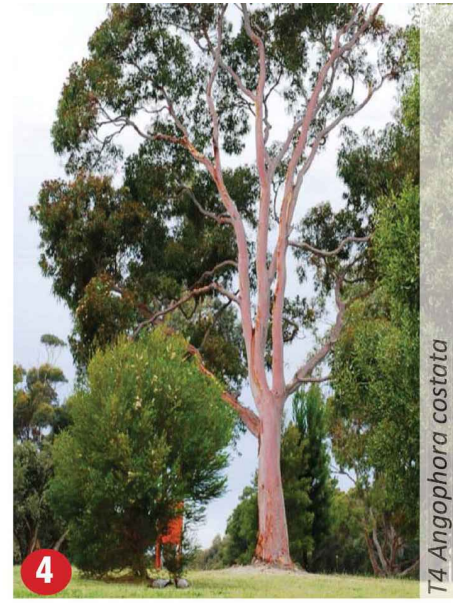
T1 *Acacia longifolia*



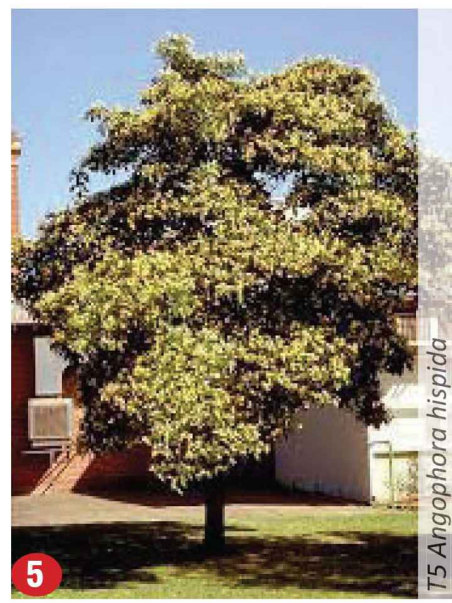
T2 *Acacia terminalis*



T3 *Acmena smithii*



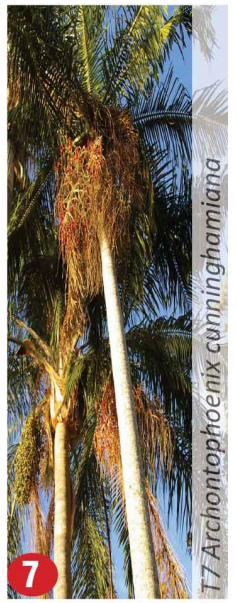
T4 *Angophora costata*



T5 *Angophora hispida*



T6 *Archontophoenix alexandrae*



T7 *Archontophoenix cunninghamiana*



T8 *Backhousia citriodora*



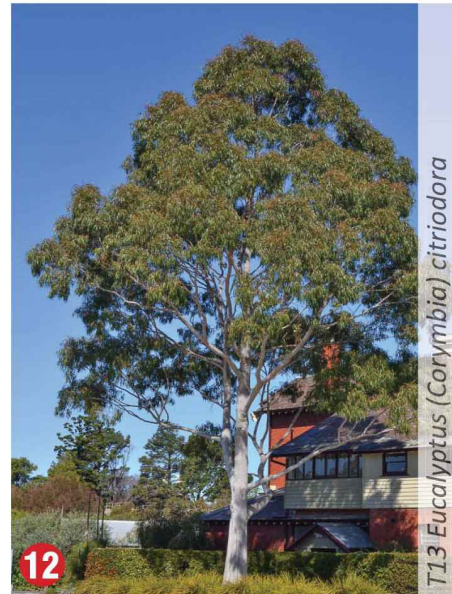
T9 *Banksia integrifolia*



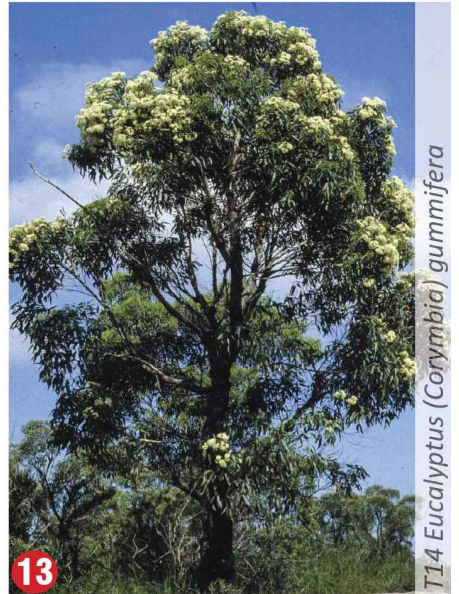
T10 *Callicoma serratifolia*



T12 *Cupaniopsis anartardioides*



T13 *Eucalyptus (Corymbia) citriodora*



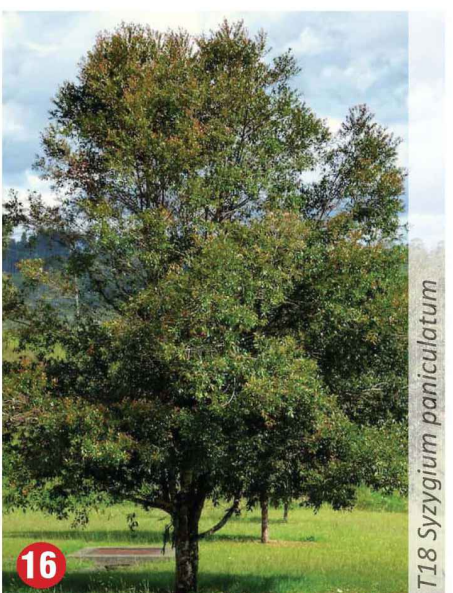
T14 *Eucalyptus (Corymbia) gummifera*



T16 *Livistona australis*



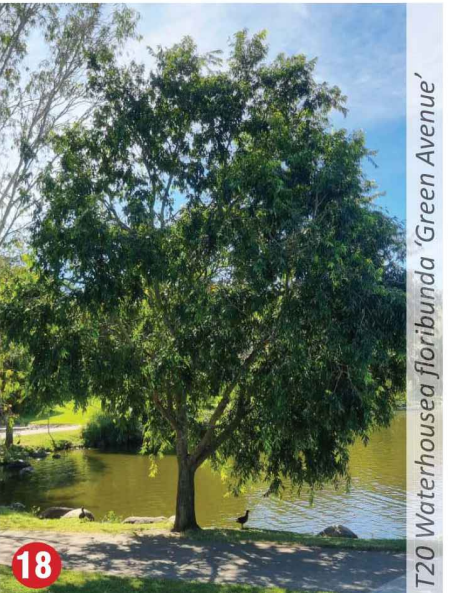
T17 *Melaleuca linariifolia*



T18 *Syzygium paniculatum*



T19 *Tristaniopsis laurina* 'Luscious'

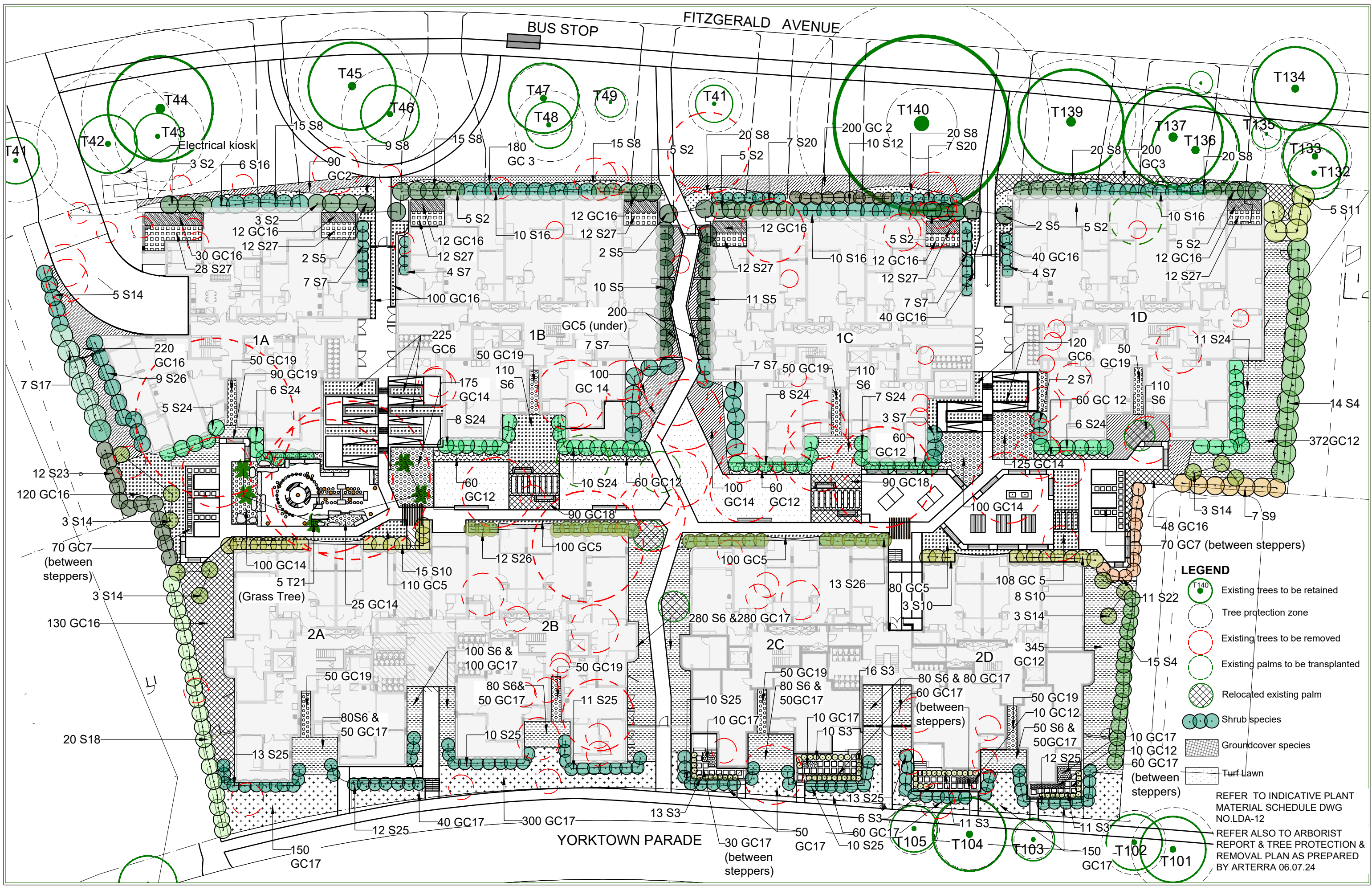


T20 *Waterhousea floribunda* 'Green Avenue'



T21 *Xanthorrhoea resinifera* (or *X. Australis*)

Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24



LEGEND

- Existing trees to be retained
- Tree protection zone
- Existing trees to be removed
- Existing palms to be transplanted
- Relocated existing palm
- Shrub species
- Groundcover species
- Turf/Lawn

REFER TO INDICATIVE PLANT MATERIAL SCHEDULE DWG NO.LDA-12

REFER ALSO TO ARBORIST REPORT & TREE PROTECTION & REMOVAL PLAN AS PREPARED BY ARTERRA 06.07.24

Registered Landscape Architect
Darrell McLean RLA No. 000376
 Suite 1201, Level 12, 222 Pitt Street Sydney NSW 2000
 p: 0408074967
 e: darrell@mcleandesign.com.au
 www.mcleandesign.com.au
 ABN: 20 624 134 836

Disclaimer: This document is subject to copyright except as permitted under the Copyright Act 1968. No part of this document may be copied or reproduced without the prior written consent of McLean Design Pty. Ltd. ABN 20624134836. McLean Design accepts no responsibility for unauthorised use of this report by other parties.

Project:
 Homes NSW - Maroubra BH2NJ
 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW, 2035

Client:

Drawing Title:
 Landscape Planting Plan
 -Understorey Planting

Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24

Design: DM **Document:** DH
Project No: P240701 **Date:** 12.08.24
Scale: 1:400 @ A3
Drawing Number: LDA - 07 **Rev:** B



Project:

Homes NSW - Maroubra BH2NJ
195-213 Fitzgerald Avenue & 40-64
Yorktown Parade, Maroubra NSW, 2035

Client:



Drawing Title:

Plant Imagery - Understorey

Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24

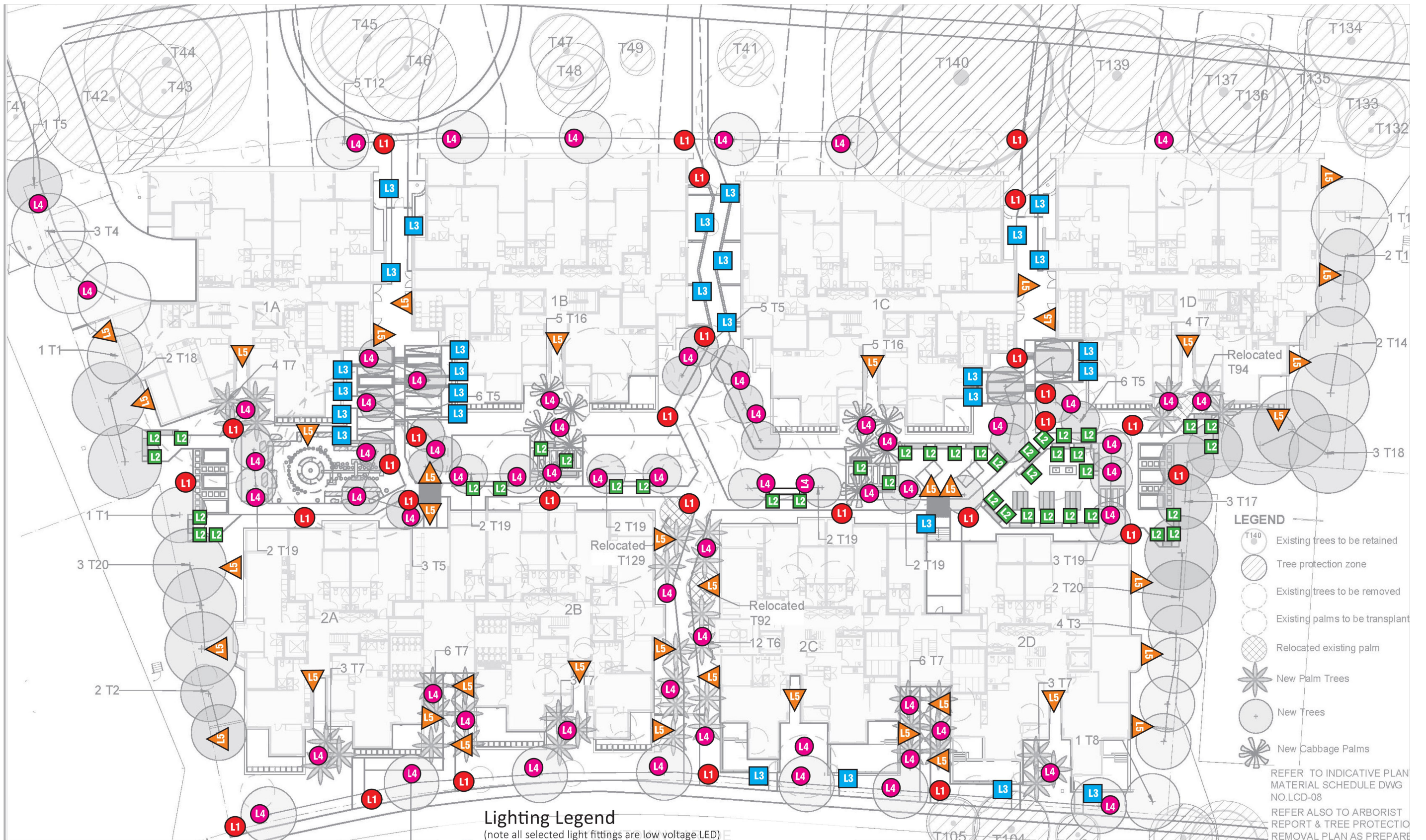
Design: DM **Document:** DH
Project No: P240701 **Date:** 12.08.24
Scale:
Drawing Number: **Rev:** B
LDA - 08

NSW Homes - Maroubra BH2NJ - SSDA Plant Material Schedule

Code	Botanical Name	Common Name	Image Ref.	*Patent	ESBS Species	ESBS Genus Hybrid	Native Bush Food	Height Indicative Only	Spread Indicative Only	Spacing	Container Size	No.
Native Trees & Palms												
T1	Acacia longifolia	Sydney Golden Wattle	1					6.0M	3.0M	n/a	45L	1
T2	Acacia terminalis	Sunshine Wattle	2					6.0M	1.5M	n/a	45L	2
T3	Acmena smithii	Lilly Pilly	3					4.0M	4.0M	n/a	45L	4
T4	Angophora costata	Sydney Red Gum	4					12.0M	8.0M	n/a	45L	3
T5	Angophora hispida	Dwarf Apple	5					6.0M	5.0M	n/a	75L	20
T6	Archontophoenix alexandrae	Alexander Palm	6					10.0M	4.0M	n/a	Equal mix 3, 4.5, 6.0m trunk heights	12
T7	Archontophoenix cunninghamiana	Bangalow Palm	7					10.0M	4.0M	n/a	45L	32
T8	Backhousia citriodora	Lemon Myrtle	8					6.0M	3.0M	n/a	45L	1
T9	Banksia Integrifolia	Coast Banksia	9					8.0M	6.0M	n/a	200L	5
T10	Callicoma serratifolia	Black Wattle	10					12.0M	4.0M	n/a	45L	2
T12	Cupaniopsis anarcardioides	Tuckeroo	11					6.0M	5.0M	n/a	200L	7
T13	Eucalyptus (Corymbia) citriodora	Lemon Scented Gum	12					15.0M	8.0M	n/a	45L	1
T14	Eucalyptus (Corymbia) gummifera	Red Bloodwood	13					15.0M	8.0M	n/a	45L	2
T16	Livistona australis	Cabbage Palm	14					10.0M	4.5M	n/a	5.0m trunk heights	10
T17	Melaleuca linariifolia	Flax Leaved Paperbark	15					6.0M	5.0M	n/a	75L	3
T18	Syzygium paniculatum	Magenta lilly-pilly	16					7.0M	5.0M	n/a	45L	3
T19	Tristaniopsis Laurina 'Luscious'	Water Gum	17	DOW10				5.0M	4.0M	n/a	200L	13
T20	Waterhousea floribunda 'Green Avenue'	Weeping Lily Pilly	18					8.0M	6.0M	n/a	75L	5
T21	Xanthorrhoea resinifera (or X.australis)	Grass Tree	19					2.0M	1.5M	n/a	75L	5
Native Shrubs												
S2	Acacia fimbriata 'Dwarf'	Dwarf Fringe Wattle	20					2.0M	2.0M	n/a	200mm	28
S3	Acmena smithii 'Allyn Magic' PBR	Dwarf Lily Pilly	21					0.6M	0.8M	n/a	200mm	232
S4	Acmena smithii 'Sublime'	Sublime Lily Pilly	22	DOW30				5.0M	2.5M	n/a	200mm	29
S5	Adenanthos sericeus	Woolly Bush	23					2.0M	2.0M	n/a	200mm	37
S6	Alpinia caerulea Red Back	Native Ginger	24					n/a	n/a	4/m2	150mm	720
S7	Banksia ericifolia 'Little Eric'	Dwarf Heath Banksia	25					1.5M	1.5M	n/a	200mm	41
S8	Baeckia imbricata	Heath Myrtle	26					1.0M	1.0M	n/a	200mm	134
S9	Bauera rubioides	River Rose	27					1.5M	1.5M	n/a	200mm	7
S10	Callistemon 'Candy Burst'	Bottlebrush	28	CNU06				1.5M	1.5M	n/a	200mm	31
S11	Ceratopetalum gummiferum	NSW Christmas Bush	29					4.0M	3.0M	n/a	200mm	5
S12	Correa alba	White Correa	30					1.5M	1.5M	n/a	200mm	tb
S14	Doryanthes excelsa	Gynea lilly	31					3.0M	1.5M	n/a	200mm	12
S16	Grevillea sericea	Pink Spider Flower	32					2.0M	2.0M	n/a	200mm	36
S17	Leptospermum laevagatum	Coastal Tea Tree	33					3.0M	2.0M	n/a	200mm	7
S18	Melaleuca squamea	Honey Myrtle	34					2.0M	2.0M	n/a	200mm	20
S20	Melaleuca thymifolia	Thyme Honey Myrtle	35					1.2M	2.0M	n/a	200mm	14
S22	Prostanthera incisa	Native Thyme	36					2.0M	2.0M	n/a	200mm	11
S23	Ricinocarpus pinifolius	Wedding Bush	37					2.5M	2.0M	n/a	200mm	12
S24	Syzygium australe 'Resilience'	Lily Pilly	38					4.0M	2.5M	n/a	200mm	61
S25	Syzygium australe 'Blaze'	Dwarf Lily Pilly	39					2.5M	1.5M	n/a	200mm	91
S26	Westringea fruticosa 'Naringa'	Coastal Rosemary	40	WES01				2.2M	1.5M	n/a	200mm	34
S27	Westringea fruticosa 'Aussie Box'	Dwarf Coastal Rosemary	41	WES08				0.7M	0.5M	n/a	200mm	100
Groundcovers, Native Grasses, Ferns & Climbers												
GC2	Carpobrotus glaucescens	Pig Face	42					n/a	n/a	4/m2	100mm	290
GC3	Dianella revoluta 'Little Rev'	Dwarf Flax Lily	43	DR5000				n/a	n/a	6/m2	150mm	380
GC4	Dianella caerulea 'Cassa Blue'	Blue Flax Lily	44	DBB03				n/a	n/a	6/m2	150mm	180
GC5	Dianella caerulea 'Little Jess'	Dwarf Flax Lily	45	DCMP01				n/a	n/a	6/m2	150mm	698
GC6	Dichelachne crinita	Longhair Plume Grass	46					n/a	n/a	5/m2	150mm	345
GC7	Dichondra repens	Kidney Weed	47					n/a	n/a	8/m2	100mm	140
GC12	Liriope muscari 'Just Right'	Blue Lily Turf	48	LIRJ				n/a	n/a	6/m2	150mm	752
GC14	Lomandra longifolia 'Tanika'	Dwarf Matt Rush	49	LM300				n/a	n/a	5/m2	150mm	725
GC16	Myoporum parvifolia 'Yareena'	Creeping Boobialla	50	PARV01				n/a	n/a	4/m2	150mm	612
GC17	Philodendron xanadu	Wintebourne Philodendron	51					n/a	n/a	4/m2	150mm	1440
GC18	Poa poiformis 'Kingsdale'	Tussock Grass	52	PP500				n/a	n/a	5/m2	150mm	180
GC19	Prattia pedunculata 'Alba'	White Star Creeper	53					n/a	n/a	6/m2	100mm	400

* Supplier patent number references plant material as patented by Ozbreed Pty Ltd for licenced growers distribution

Note: T11,T15,S1,S13,S15,S19,S21,GC1,GC8, GC9, GC10,GC11,GC13,GC15 not used



Lighting Legend

(note all selected light fittings are low voltage LED)

- L1 Low bollard pathway light (equal to Hunza Arch Bollard I-Beam)
- L2 Bench seat concealed path light (equal to recessed AQS400 Neon Flex LED by Aqualux Lighting)
- L3 Flush wall mounted path / step light (equal to SIMES 'Brick of Light')
- L4 Direct burial tree uplight (equal to Hunza lawn light LLCSSB/L)
- ▲ L5 Wall or post mounted area downlight (equal to Hunza Ultra 35 Wall Spot WSU35)

- ### LEGEND
- T140 Existing trees to be retained
 - Tree protection zone
 - Existing trees to be removed
 - Existing palms to be transplant
 - Relocated existing palm
 - New Palm Trees
 - New Trees
 - New Cabbage Palms

REFER TO INDICATIVE PLAN MATERIAL SCHEDULE DWG NO.LCD-08
 REFER ALSO TO ARBORIST REPORT & TREE PROTECTION REMOVAL PLAN AS PREPARED

Registered Landscape Architect
Darrell McLean RLA No. 000376
 Suite 1201, Level 12, 222 Pitt Street Sydney NSW 2000
 p: 0408074967
 e: darrell@mcleandesign.com.au
 w: www.mcleandesign.com.au
 ABN: 20 624 134 836

Disclaimer: This document is subject to copyright except as permitted under the Copyright Act 1968. No part of this document may be copied or reproduced without the prior written consent of McLean Design Pty. Ltd. ABN 20624134836. McLean Design accepts no responsibility for unauthorised use of this report by other parties.

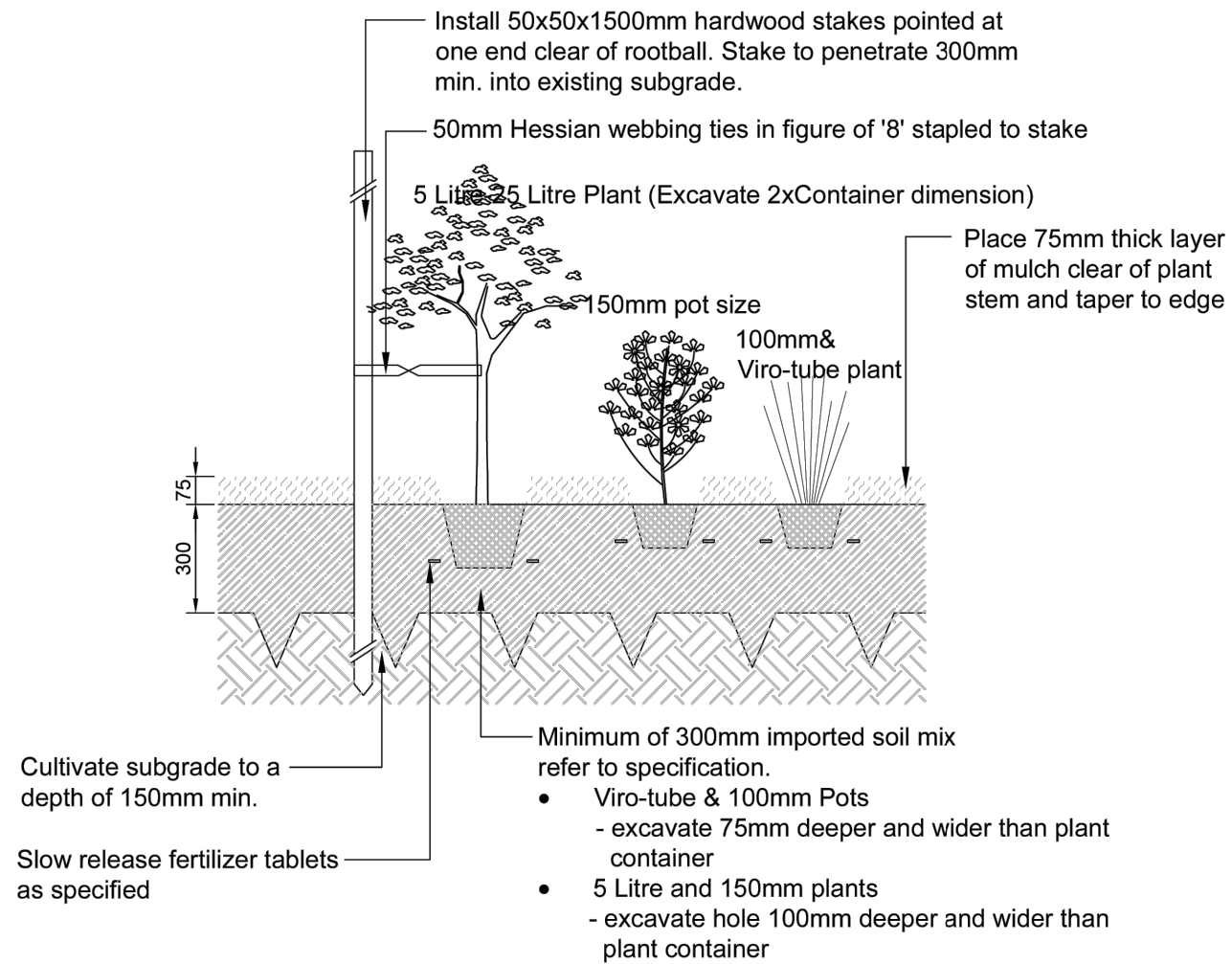
Project:
 Homes NSW - Maroubra BH2NJ
 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW, 2035

Client:

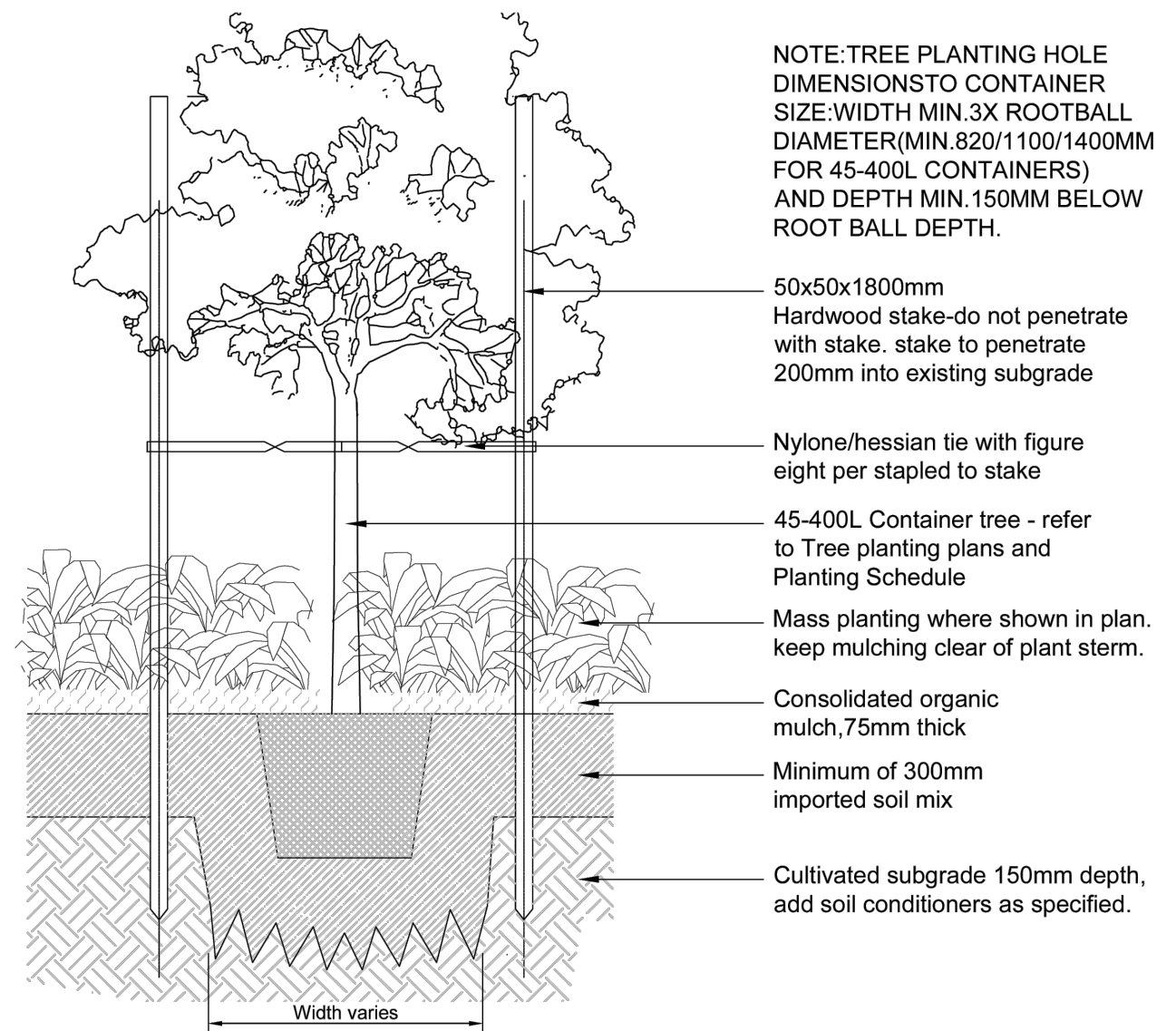
Drawing Title:
 Landscape Lighting Plan

Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24

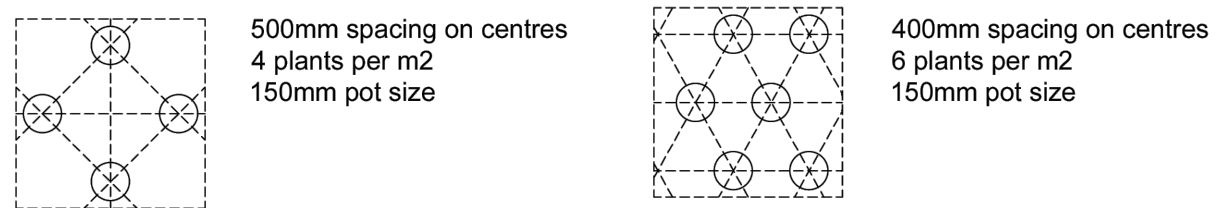
Design: DM **Document:** DH
Project No: P240701 **Date:** 12.08.24
Scale: NTS
Drawing Number: LDA - 10 **Rev:** B



1 TYPICAL MASS PLANTING DETAIL AT GRADE SECTION SCALE 1:20

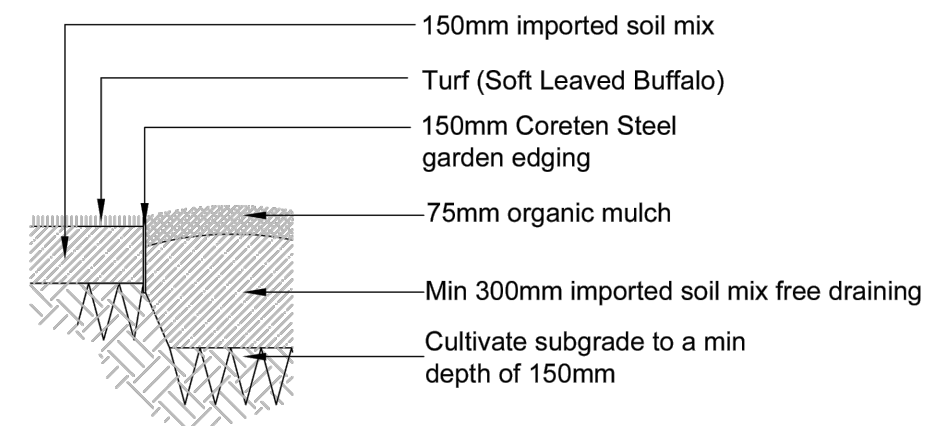


2 TYPICAL TREE PLANTING DETAIL SECTION SCALE 1:20



PLANTING LAYOUT NOTES:
1. PLANTS MUST BE LAID OUT IN DIAGONAL ARRANGEMENT
2. ENSURE EQUAL SPACING BETWEEN PLANTS WHEN LAYING OUT

3 GROUNDCOVER LAYOUT ARRANGEMENT PLAN SCALE NTS



4 PLANTING & TURF CORETEN STEEL EDGE DETAIL SECTION SCALE 1:20