

**Department of Planning, Housing and Infrastructure**  
 NSW GOVERNMENT  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Section 4.55 (1A) Modification Application  
 Approved Application No: SSD 71454960 Mod 1  
 Approved on: 1 May 2026  
 Signed: AW Sheet No: 1 of 12

**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

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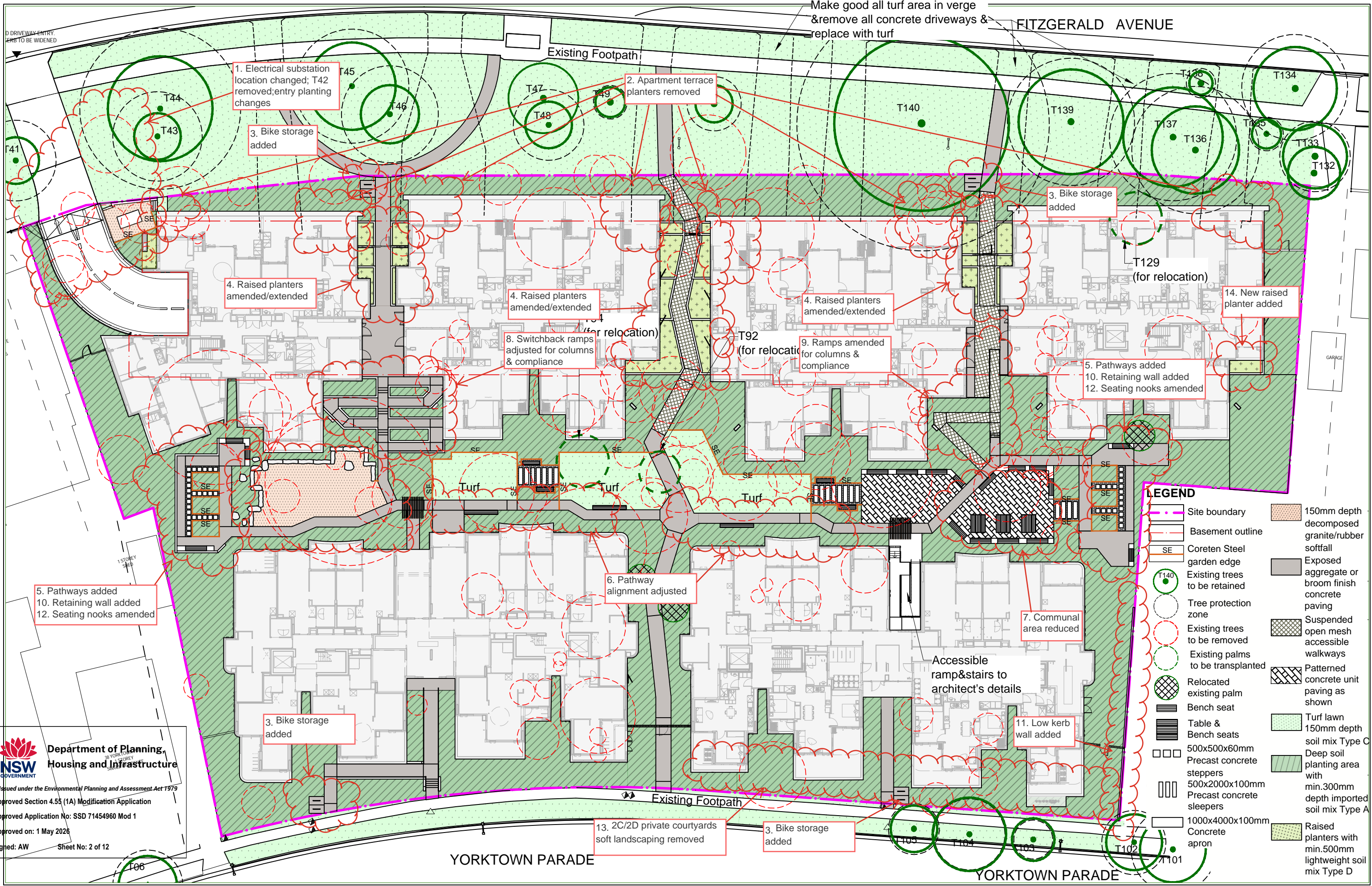
**Project:**  
 Homes NSW - Maroubra BH2NJ  
 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW, 2035

**Client:**  
 bridge NSW  
 NSW GOVERNMENT  
 Homes NSW

**Drawing Title:**  
 General Arrangement 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
C	DA	REVISED DA ISSUE	KZ	DMc	11.02.25
D	DA	DRAFT SSDA MOD	KZ	DMc	24.10.25
E	DA	FINAL SSDA MOD	KZ	DMc	21.11.25

**Design:** DM  
**Project No:** P240701  
**Scale:** 1:400 @ A3  
**Drawing Number:** LDA - 01  
**Document:** DH  
**Date:** 12.08.24  
**Rev:** E




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 LANDSCAPE ARCHITECTURE + URBAN DESIGN

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 Suite 1201, Level 12, 222 Pitt Street Sydney NSW 2000  
 p: 0408074967  
 e: darrell@mcleandesign.com.au  
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 Homes NSW - Maroubra BH2NJ  
 195-213 Fitzgerald Avenue & 40-64  
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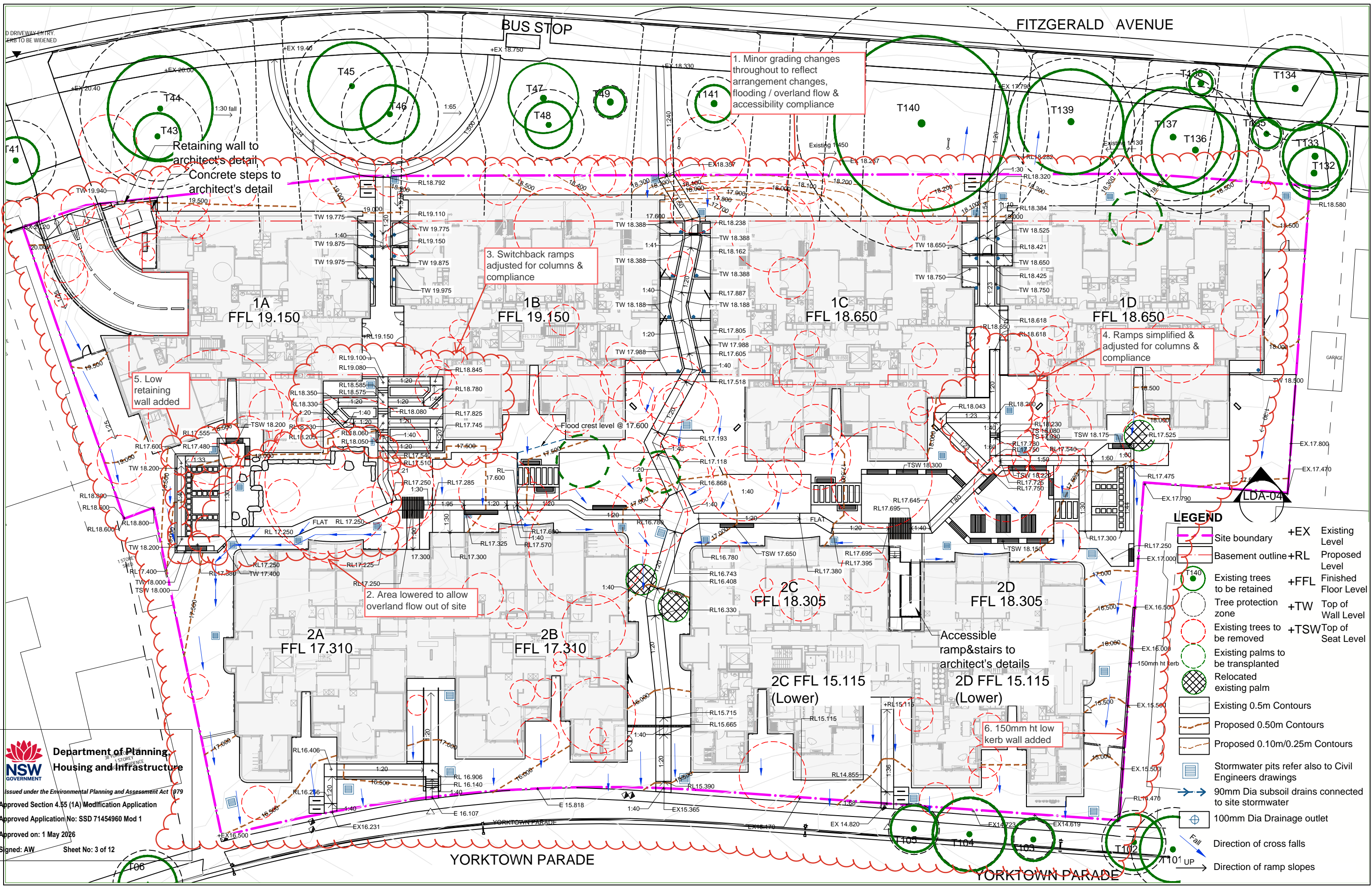
**Client:**  





**Drawing Title:**  
 Landscape Finishes 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
C	DA	REVISED DA ISSUE	KZ	DMc	11.02.25
D	DA	DRAFT SSDA MOD	KZ	DMc	24.10.25
E	DA	FINAL SSDA MOD	KZ	DMc	21.11.25

**Design:** DM **Document:** DH  
**Project No:** P240701 **Date:** 12.08.24  
**Scale:** 1:400 @ A3  
**Drawing Number:** LDA - 02 **Rev:** E




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

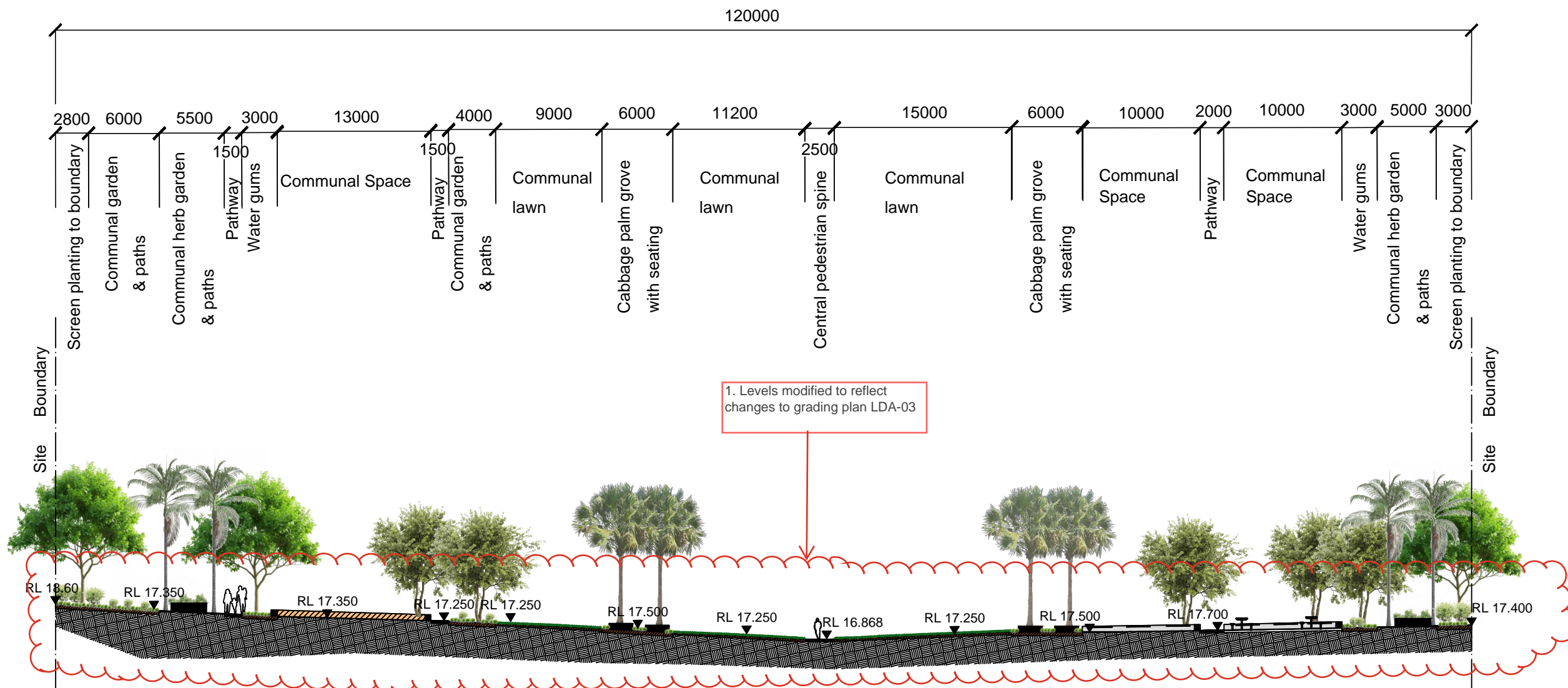
**Client:**  




**Drawing Title:**  
 Landscape Grading & Drainage Plan

Issue	Code	Issue Description	By	Chk	Date
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B	DA	FINAL SSDA ISSUE	DH	DMc	07.10.24
C	DA	REVISED DA ISSUE	KZ	DMc	11.02.25
D	DA	DRAFT SSDA MOD	KZ	DMc	24.10.25
E	DA	FINAL SSDA MOD	KZ	DMc	21.11.25

**Design:** DM **Document:** DH  
**Project No:** P240701 **Date:** 12.08.24  
**Scale:** 1:400 @ A3  
**Drawing Number:** Rev: E  
 LDA - 03



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

**Department of Planning,  
Housing and Infrastructure**

**NSW GOVERNMENT**

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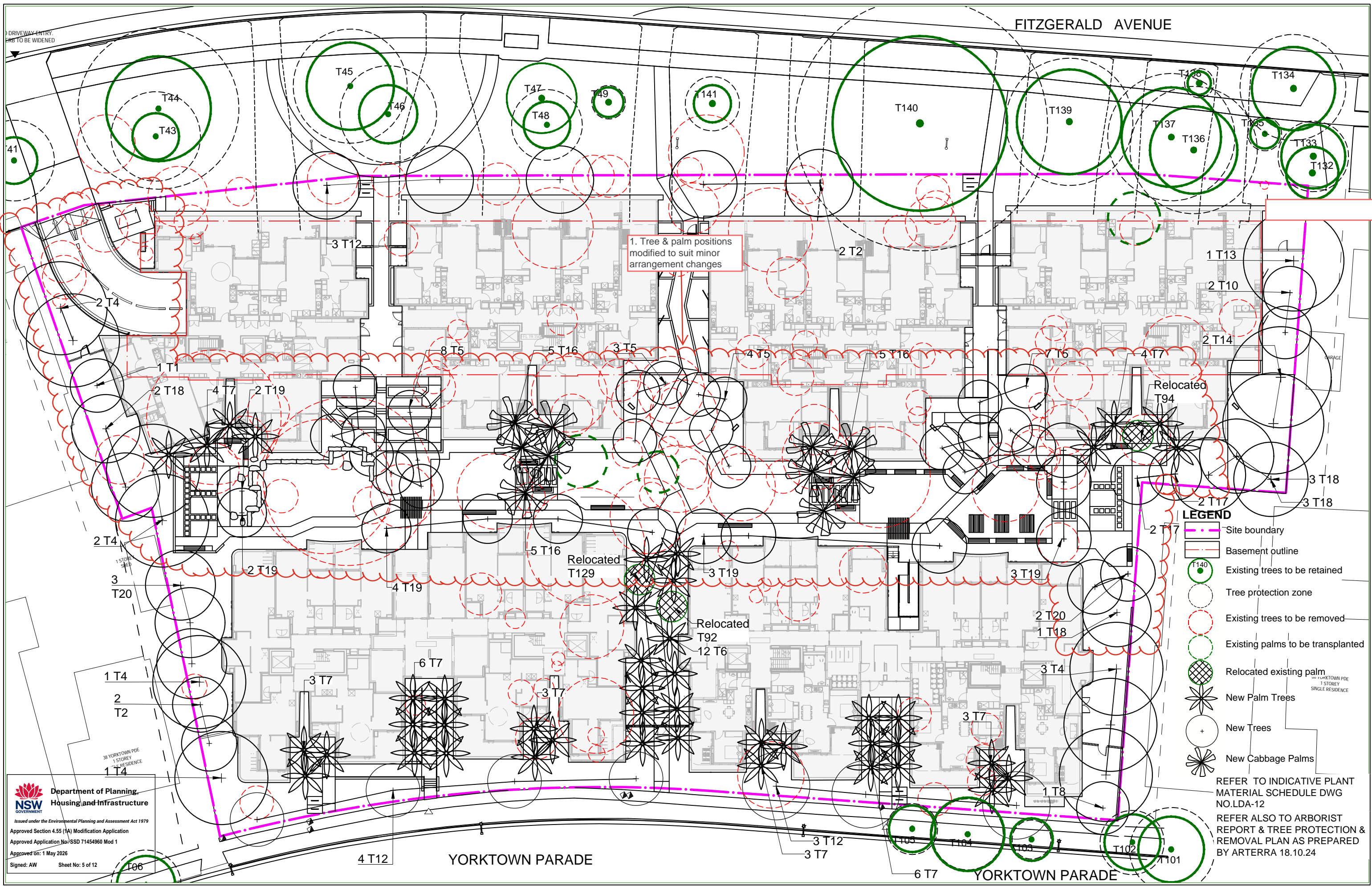
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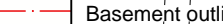








Approved on: 1 May 2026

Signed: AW Sheet No: 4 of 12

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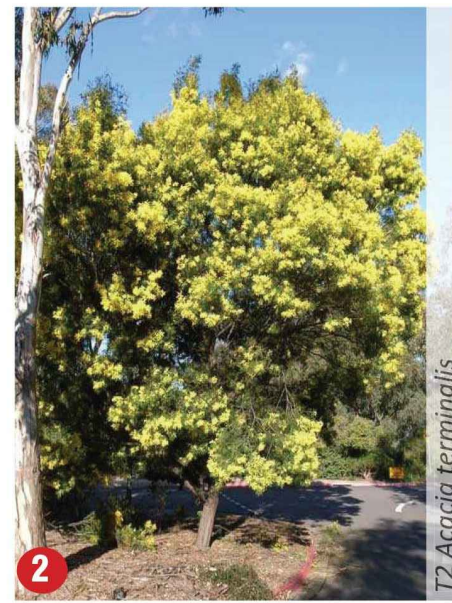

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- LEGEND**
-  Site boundary
  -  Basement outline
  -  Existing trees to be retained
  -  Tree protection zone
  -  Existing trees to be removed
  -  Existing palms to be transplanted
  -  Relocated existing palm
  -  New Palm Trees
  -  New Trees
  -  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 18.10.24

 LANDSCAPE ARCHITECTURE + URBAN DESIGN	Registered Landscape Architect <b>Darrell McLean RLA No. 000376</b> S/11 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.	<b>Project:</b> Homes NSW - Maroubra BH2NJ 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW, 2035	<b>Client:</b>   	<b>Drawing Title:</b> Landscape Planting Plan -Tree Planting	<table border="1"> <thead> <tr> <th>Issue</th> <th>Code</th> <th>Issue Description</th> <th>By</th> <th>Chk</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DA</td> <td>DRAFT SSDA ISSUE</td> <td>DH</td> <td>DMc</td> <td>30.09.24</td> </tr> <tr> <td>B</td> <td>DA</td> <td>FINAL SSDA ISSUE</td> <td>DH</td> <td>DMc</td> <td>07.10.24</td> </tr> <tr> <td>C</td> <td>DA</td> <td>REVISED DA ISSUE</td> <td>KZ</td> <td>DMc</td> <td>11.02.25</td> </tr> <tr> <td>D</td> <td>DA</td> <td>DRAFT SSDA MOD</td> <td>KZ</td> <td>DMc</td> <td>24.10.25</td> </tr> <tr> <td>E</td> <td>DA</td> <td>FINAL SSDA MOD</td> <td>KZ</td> <td>DMc</td> <td>21.11.25</td> </tr> </tbody> </table>	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	C	DA	REVISED DA ISSUE	KZ	DMc	11.02.25	D	DA	DRAFT SSDA MOD	KZ	DMc	24.10.25	E	DA	FINAL SSDA MOD	KZ	DMc	21.11.25	<b>Design:</b> DM <b>Project No:</b> P240701 <b>Scale:</b> 1:400 @ A3 <b>Drawing Number:</b> LDA - 05 <b>Rev:</b> E	<b>Document:</b> DH <b>Date:</b> 12.08.24
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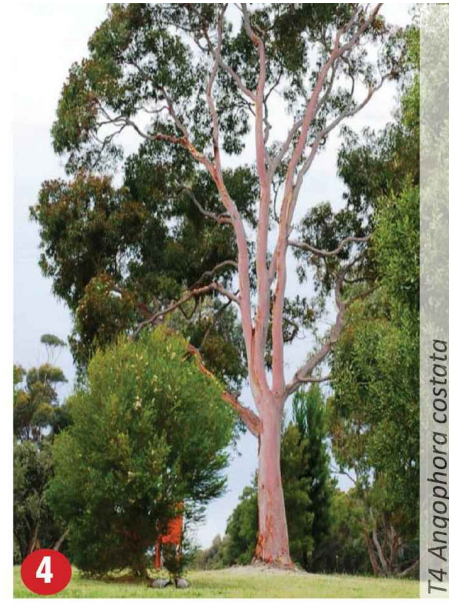
T1 *Acacia longifolia*



T2 *Acacia terminalis*



T3 *Acmena smithii*



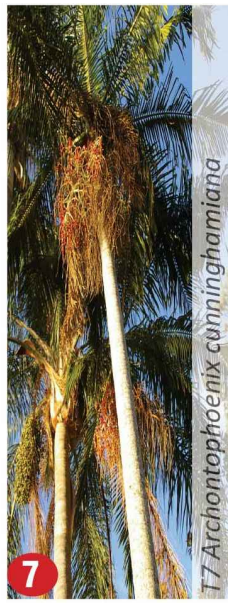
T4 *Angophora costata*



T5 *Angophora hispida*



T6 *Archontophoenix alexandrae*



T7 *Archontophoenix cunninghamiana*



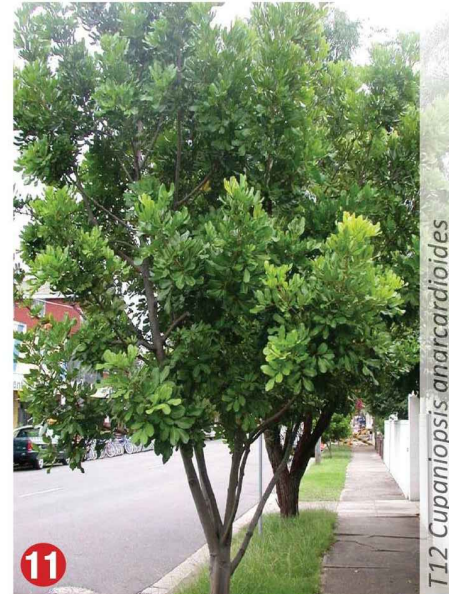
T8 *Backhousia citriodora*



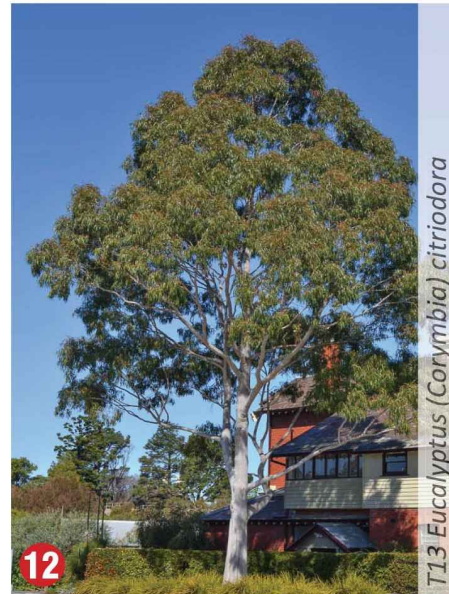
T9 *Banksia integrifolia*



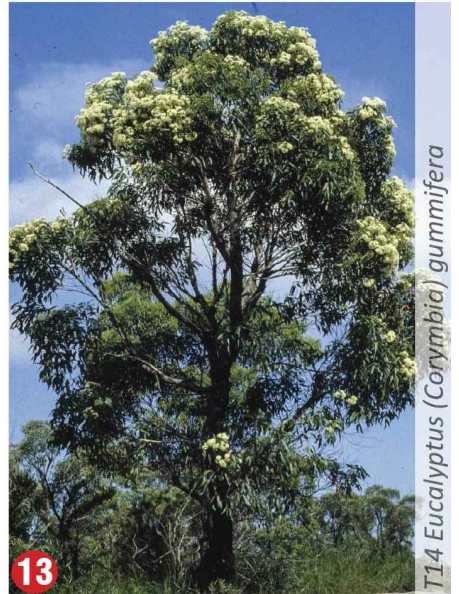
T10 *Callicoma serratifolia*



T12 *Cupaniopsis anacardioides*



T13 *Eucalyptus (Corymbia) citriodora*



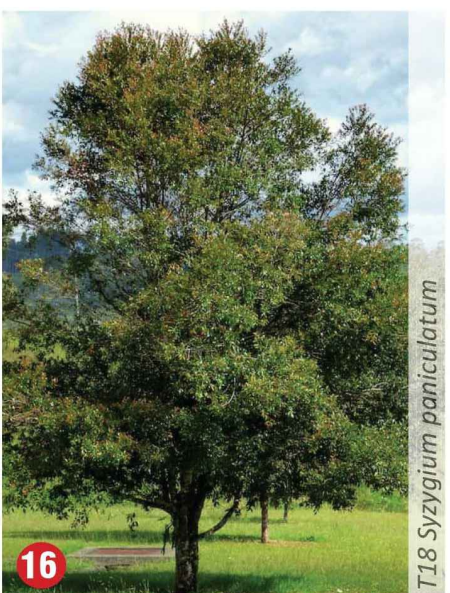
T14 *Eucalyptus (Corymbia) gummifera*



T16 *Livistona australis*



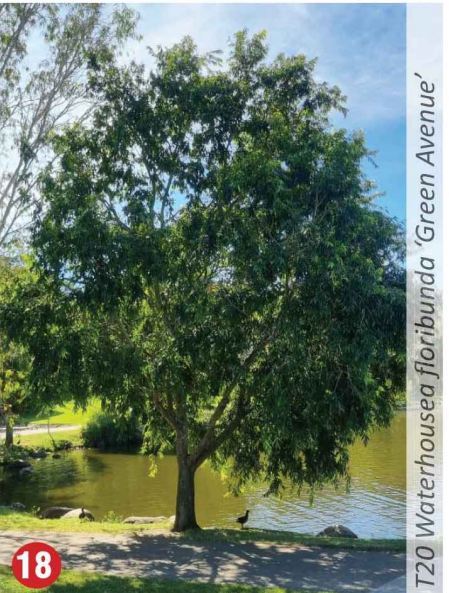
T17 *Melaleuca linariifolia*



T18 *Syzygium paniculatum*



T19 *Tristaniopsis laurina* 'Luscious'

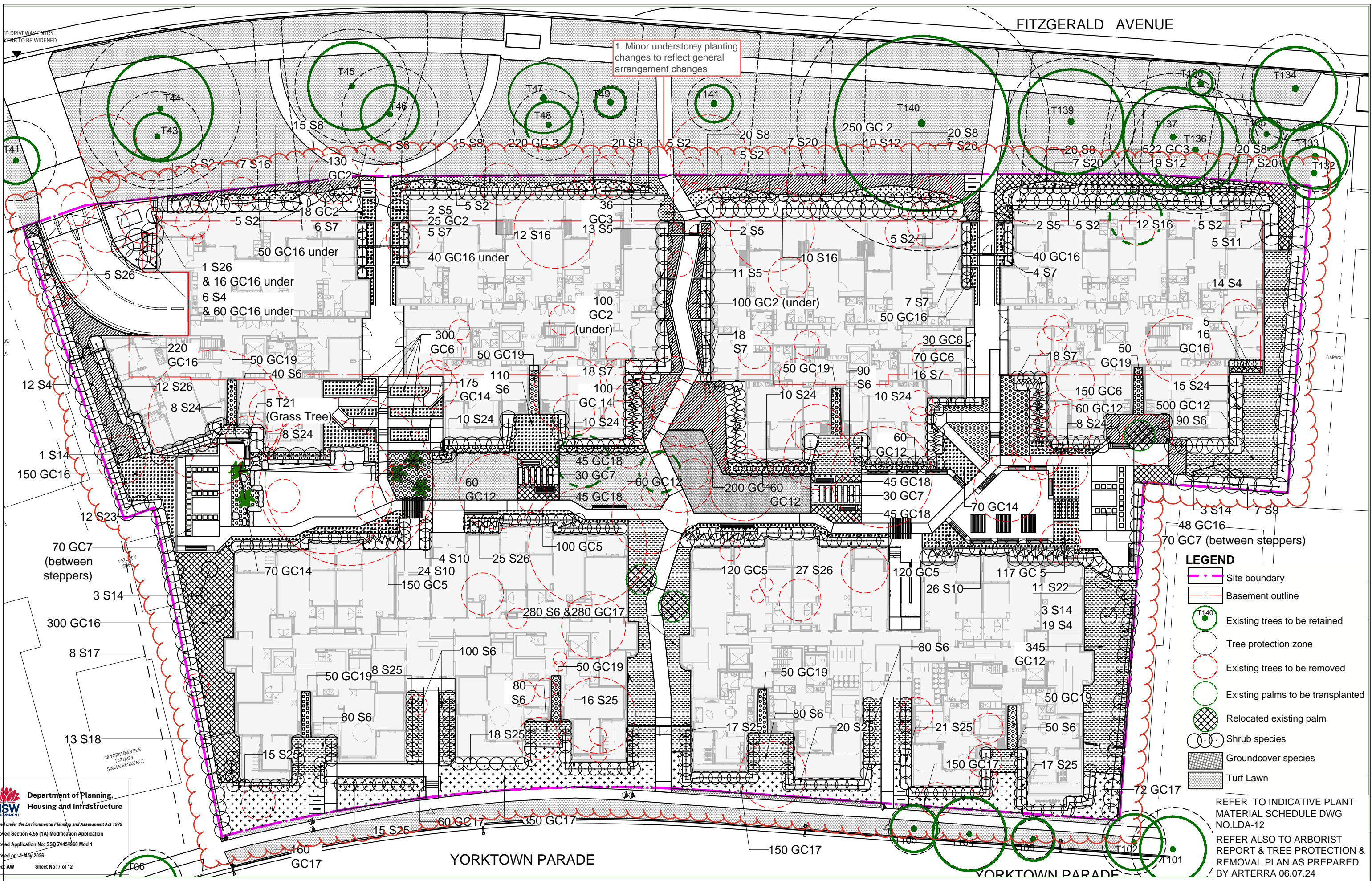


T20 *Waterhousea floribunda* 'Green Avenue'



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

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1. Minor understorey planting changes to reflect general arrangement changes

- LEGEND**
- Site boundary
  - Basement outline
  - 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

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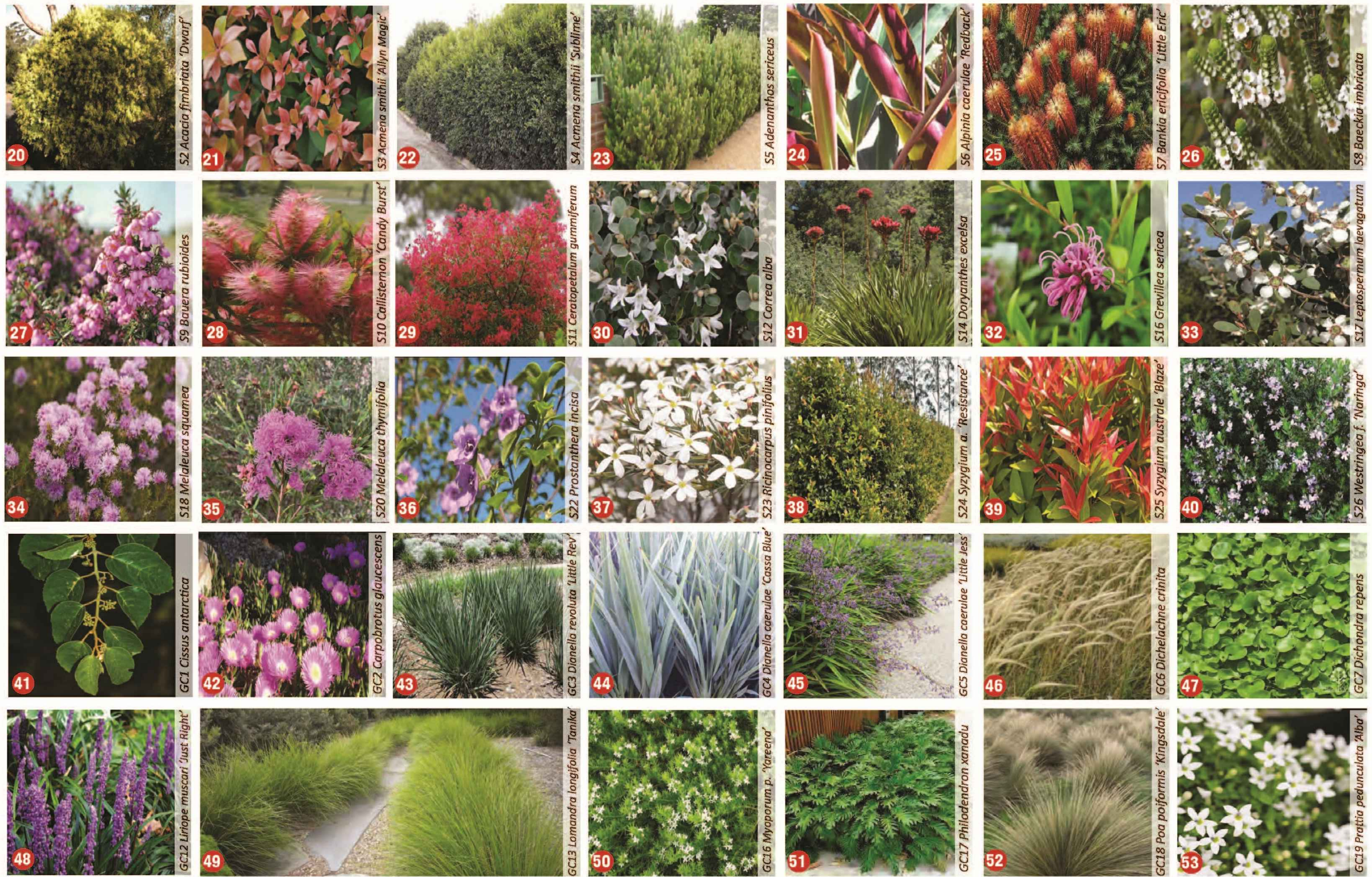
**Project:**  
 Homes NSW - Maroubra BH2NJ  
 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW, 2035

**Client:**  
 bridge NSW HOMES NSW

**Drawing Title:**  
 Landscape Planting Plan  
 -Understorey Planting

Issue	Code	Issue Description	By	Chk	Date
A	DA	DRAFT SSDA ISSUE	DH	DMc	30.09.24
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**Design:** DM **Document:** DH  
**Project No:** P240701 **Date:** 12.08.24  
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**Drawing Number:** LDA - 07 **Rev:** E



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195-213 Fitzgerald Avenue Maroubra - Indicative Plant Material Schedule

Code	Botanical Name	Common Name	Image Ref.	*Patent	ESBS Species	ESBS Genus Hybrid	Native Bush Food	Height	Spread	Spacing	Container Size	No.
								Indicative Only				
<b>Native Trees &amp; Palms</b>												
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	5.0M	n/a	75L	1
T4	Angophora costata	Sydney Red Gum	4					15.0M	12.0M	n/a	100L	9
T5	Angophora hispida	Dwarf Apple	5					6.0M	6.0M	n/a	100L	21
T6	Archontophoenix alexandrae	Alexander Palm	6					10.0M	6.0M	n/a	100L	12
T7	Archontophoenix cunninghamiana	Bangalow Palm	7					10.0M	6.0M	n/a	Equal mix B, 4.5, 6.0m trunk heights	32
T8	Backhousia citriodora	Lemon Myrtle	8					6.0M	3.0M	n/a	75L	1
T9	Banksia Integrifolia	Coast Banksia	9					10.0M	8.0M	n/a	200L	5
T10	Callicoma serratifolia	Black Wattle	10					12.0M	6.0M	n/a	45L	2
T12	Cupaniopsis anarcardioides	Tuckeroo	11					8.0M	8.0M	n/a	200L	7
T13	Eucalyptus (Corymbia) citriodora	Lemon Scented Gum	12					15.0M	12.0M	n/a	75L	1
T14	Eucalyptus (Corymbia) gummifera	Red Bloodwood	13					15.0M	12.0M	n/a	75L	2
T16	Livistona australis	Cabbage Palm	14					10.0M	6.0M	n/a	5.0m trunk heights	10
T17	Melaleuca linariifolia	Flax Leaved Paperbark	15					8.0M	6.0M	n/a	75L	2
T18	Syzygium paniculatum	Magenta lilly-pilly	16					8.0M	5.0M	n/a	75L	6
T19	Tristaniopsis Laurina 'Luscious'	Water Gum	17	DOW10				8.0M	6.0M	n/a	100L	12
T20	Waterhousea floribunda 'Green Avenue'	Weeping Lily Pilly	18					12.0M	8.0M	n/a	75L	5
T21	Xanthorrhoea resinifera (or X.australis)	Grass Tree	19					2.0M	1.5M	n/a	75L	5

<b>Native Shrubs</b>												
S2	Acacia fimbriata 'Dwarf'	Dwarf Fringe Wattle	20					2.0M	2.0M	n/a	200mm	40
S3	Acmena smithii 'Allyn Magic' PBR	Dwarf Lily Pilly	21					0.6M	0.8M	n/a	200mm	5
S4	Acmena smithii 'Sublime'	Sublime Lily Pilly	22	DOW30				5.0M	2.5M	n/a	200mm	48
S5	Adenanthos sericeus	Woolly Bush	23					2.0M	2.0M	n/a	200mm	29
S6	Alpinia caerulea Red Back	Native Ginger	24					1.0M	1.0M	4/m2	150mm	1140
S7	Banksia ericifolia 'Little Eric'	Dwarf Heath Banksia	25					1.5M	1.5M	n/a	200mm	92
S8	Baeckia imbricata	Heath Myrtle	26					1.0M	1.0M	n/a	200mm	139
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	54
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	29
S14	Doryanthes excelsa	Gynea lilly	31					3.0M	1.5M	n/a	200mm	10
S16	Grevillea sericea	Pink Spider Flower	32					2.0M	2.0M	n/a	200mm	41
S17	Leptospermum laevagatum	Coastal Tea Tree	33					3.0M	2.0M	n/a	200mm	8
S18	Melaleuca squamea	Honey Myrtle	34					2.0M	2.0M	n/a	200mm	13
S20	Melaleuca thymifolia	Thyme Honey Myrtle	35					1.2M	2.0M	n/a	200mm	21
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	79
S25	Syzygium australe 'Blaze'	Dwarf Lily Pilly	39					2.5M	1.5M	n/a	200mm	147
S26	Westringea fruticosa 'Naringa'	Coastal Rosemary	40	WES01				2.2M	1.5M	n/a	200mm	70
S27	Westringea fruticosa 'Aussie Box'	Dwarf Coastal Rosemary	41	WES08				0.7M	0.5M	n/a	200mm	0

<b>Groundcovers, Native Grasses, Ferns &amp; Climbers</b>												
GC2	Carpobrotus glaucescens 'Aussie Rambler'	Pig Face	42	CAR10				n/a	n/a	4/m2	100mm	580
GC3	Dianella revoluta 'Little Rev'	Dwarf Flax Lily	43	DR5000				n/a	n/a	6/m2	150mm	778
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	275
GC6	Dichelachne crenata	Longhair Plume Grass	46					n/a	n/a	6/m2	100mm	550
GC7	Dichondra repens	Kidney Weed	47					n/a	n/a	10/m2	100mm	200
GC12	Liriope muscari 'Just Right'	Blue Lily Turf	48	LIRJ				n/a	n/a	6/m2	150mm	1145
GC14	Lomandra longifolia 'Tanika'	Dwarf Matt Rush	49	LM300				n/a	n/a	6/m2	150mm	545
GC16	Myoporum parvifolia 'Yareena'	Creeping Boobialla	50	PARV01				n/a	n/a	4/m2	150mm	1062
GC17	Philodendron xanadu	Wintebourne Philodendron	51					n/a	n/a	4/m2	150mm	1082
GC18	Poa poiformis 'Kingsdale'	Tussock Grass	52	PP500				n/a	n/a	5/m2	150mm	0
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

1. Minor change in plant numbers to reflect general arrangement changes



**Department of Planning,  
Housing and Infrastructure**

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Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW Sheet No: 9 of 12



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ABN: 20 624 134 836

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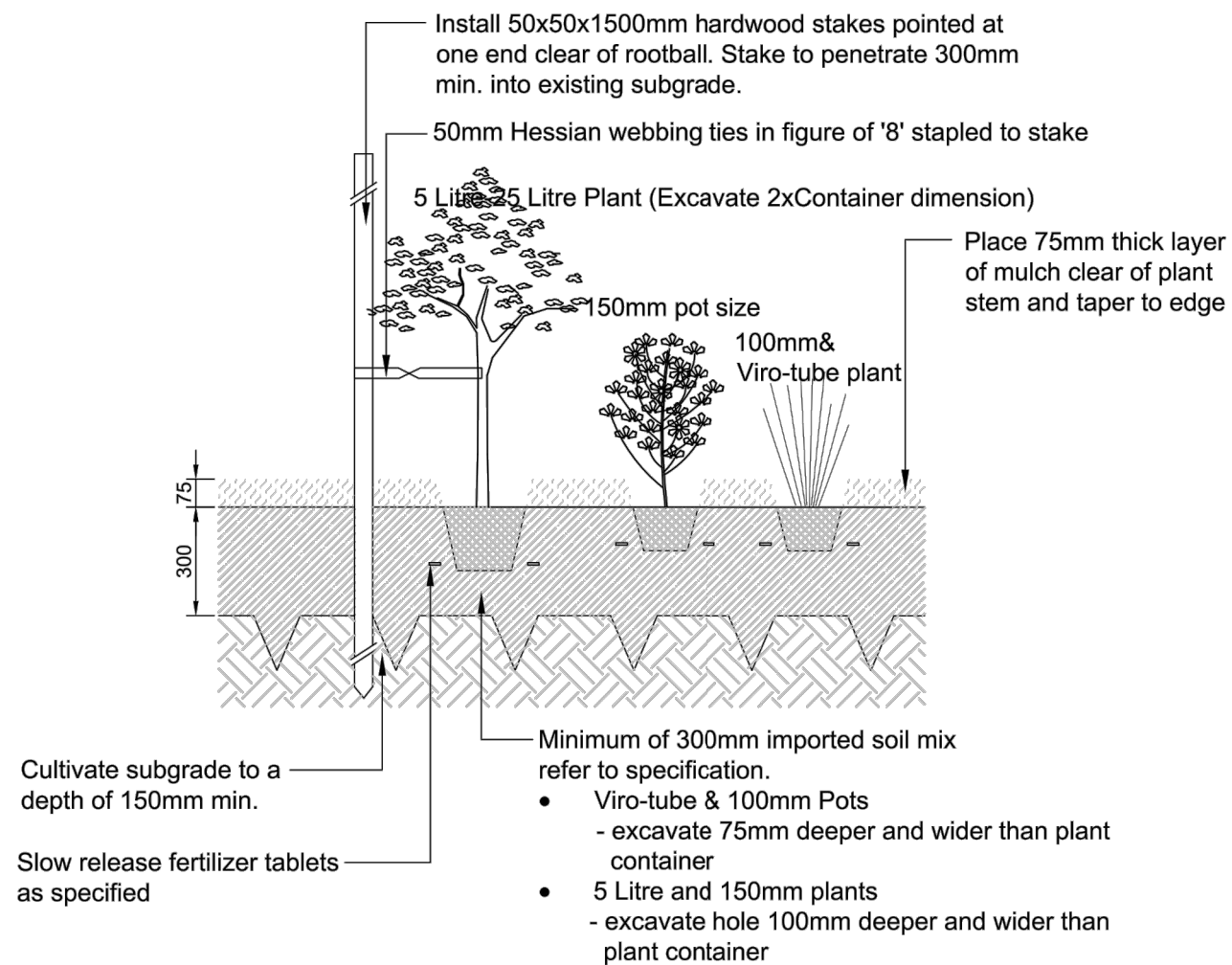
**Project:**  
Homes NSW - Maroubra BH2NJ  
195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW, 2035

**Client:**  
bridge NSW Homes NSW

**Drawing Title:**  
Plant Material Schedule

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
C	DA	REVISED DA ISSUE	KZ	DMc	11.02.25
D	DA	DRAFT SSDA MOD	KZ	DMc	24.10.25
E	DA	FINAL SSDA MOD	KZ	DMc	21.11.25

**Design:** DM **Document:** DH  
**Project No:** P240701 **Date:** 12.08.24  
**Scale:** N/A  
**Drawing Number:** LDA - 09 **Rev:** E



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

**Department of Planning, Housing and Infrastructure**  
NSW GOVERNMENT

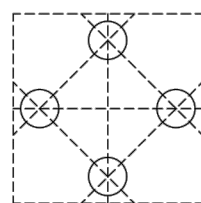
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Approved Section 4.55 (1A) Modification Application

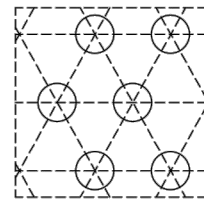
Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW Sheet No: 10 of 12



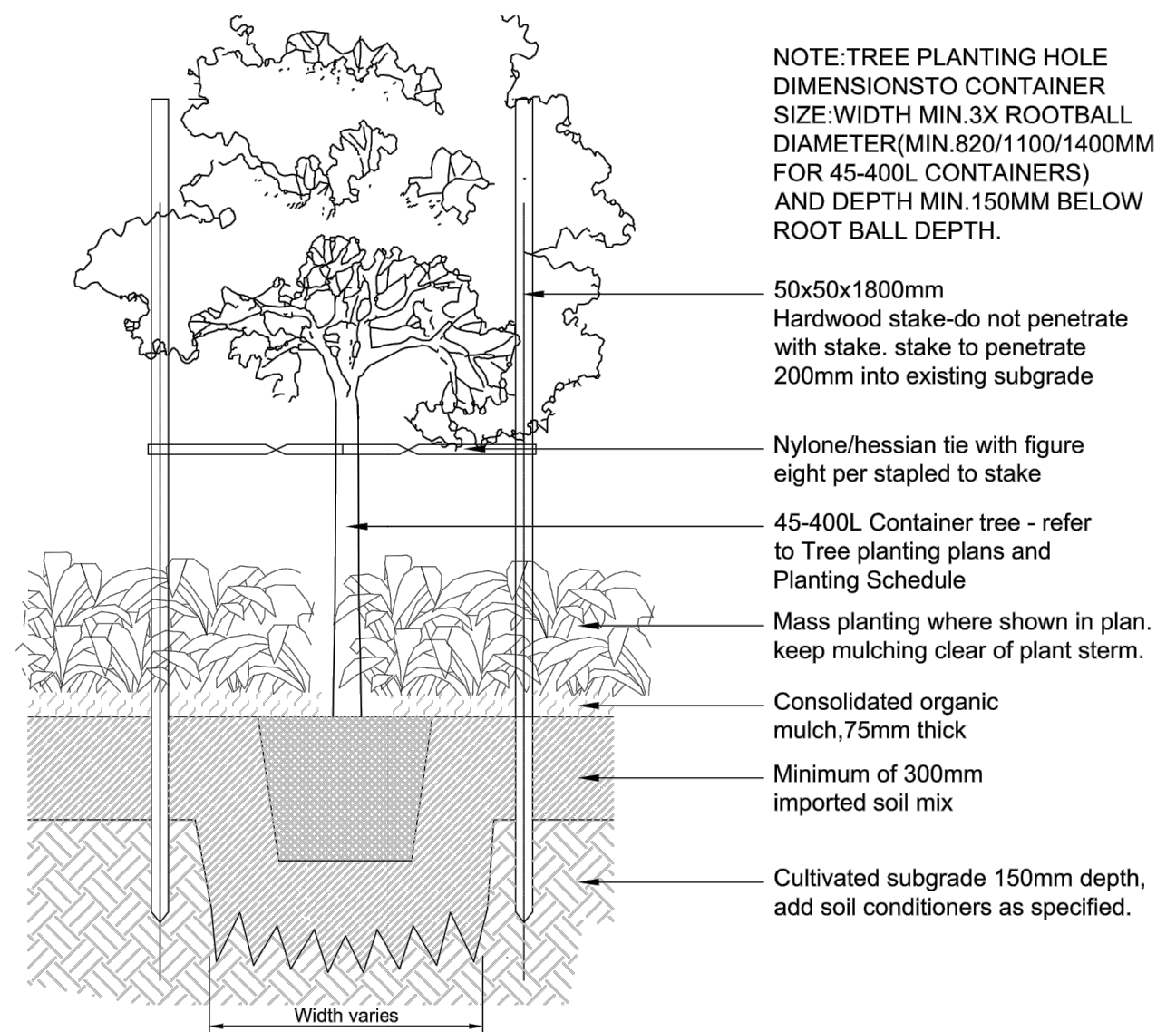
500mm spacing on centres  
4 plants per m2  
150mm pot size



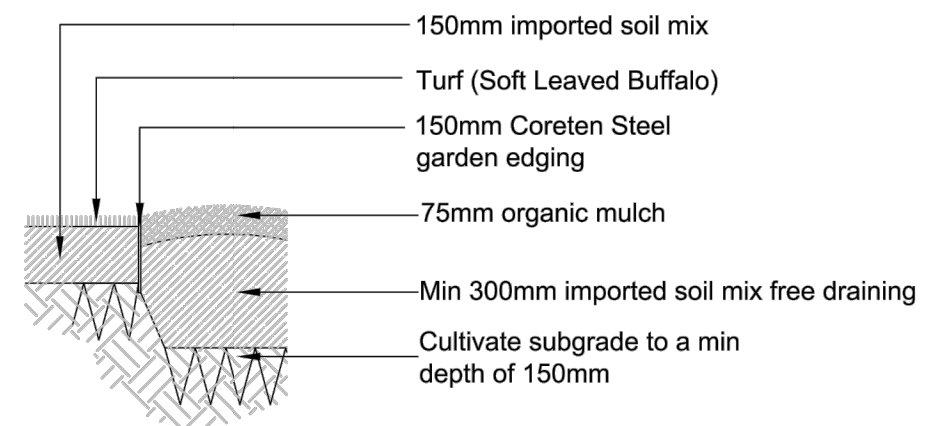
400mm spacing on centres  
6 plants per m2  
150mm pot size

**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



2 TYPICAL TREE PLANTING DETAIL  
SECTION SCALE 1:20



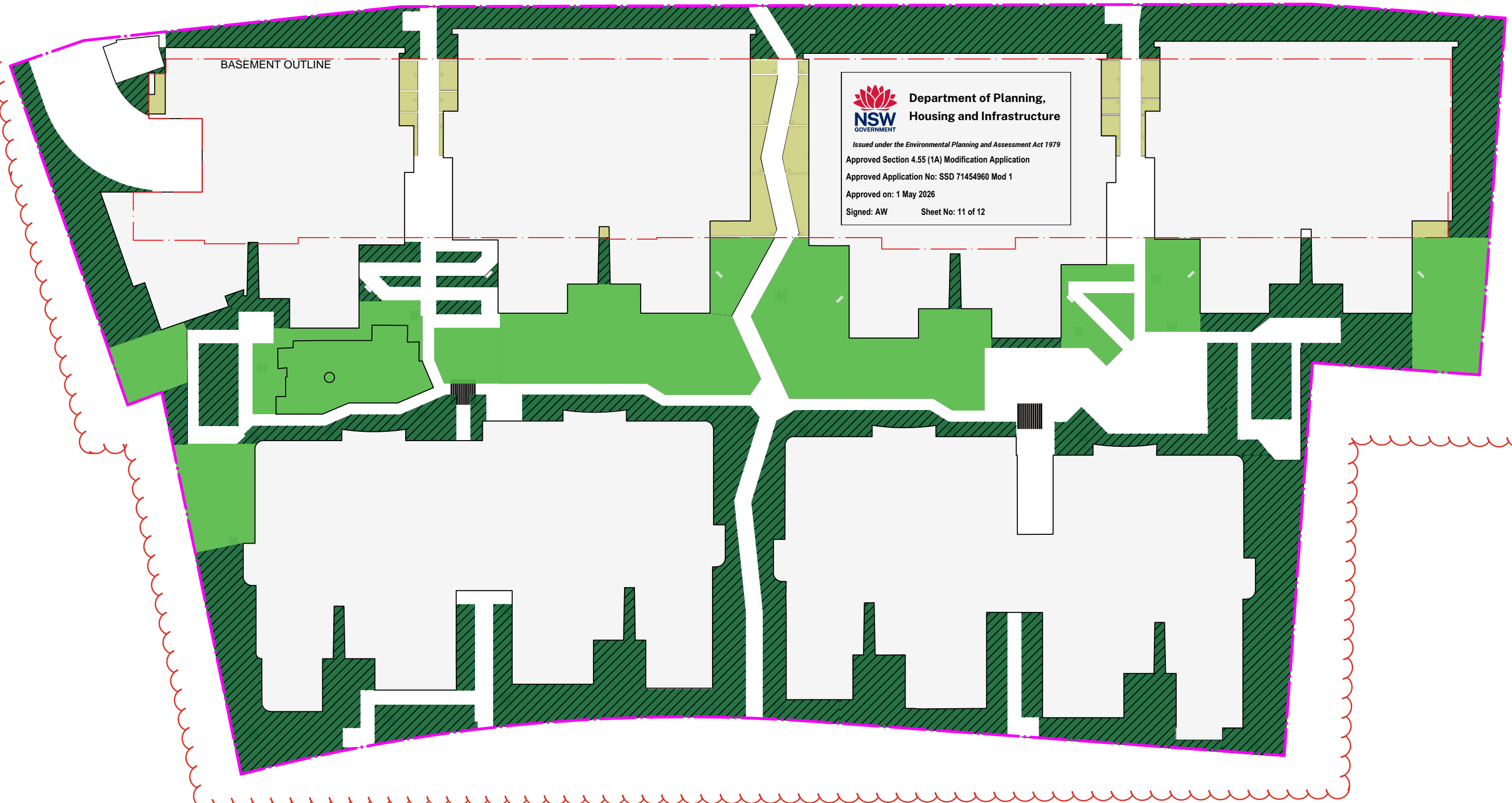
4 PLANTING & TURF CORETEN STEEL EDGE DETAIL  
SECTION SCALE 1:20

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LANDSCAPE SOIL DEPTH( SITE AREA: 9647.0M2)

- DEEP SOIL ZONE(>6M WIDE)  
1011.3M2(10.5% OF SITE AREA)
- PLANTING NON DEEP SOIL(<6M PLANTING AREA)  
2025.9M2(21.0% OF SITE AREA)
- PLANTING ON STRUCTURE  
132.7M2(1.37% OF SITE AREA)


1. Deep soil calculations adjusted to reflect general arrangement changes




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 Signed: AW Sheet No: 11 of 12

CANOPY COVERAGE WITHIN SITE BOUNDARY( SITE AREA: 9647.0M2)

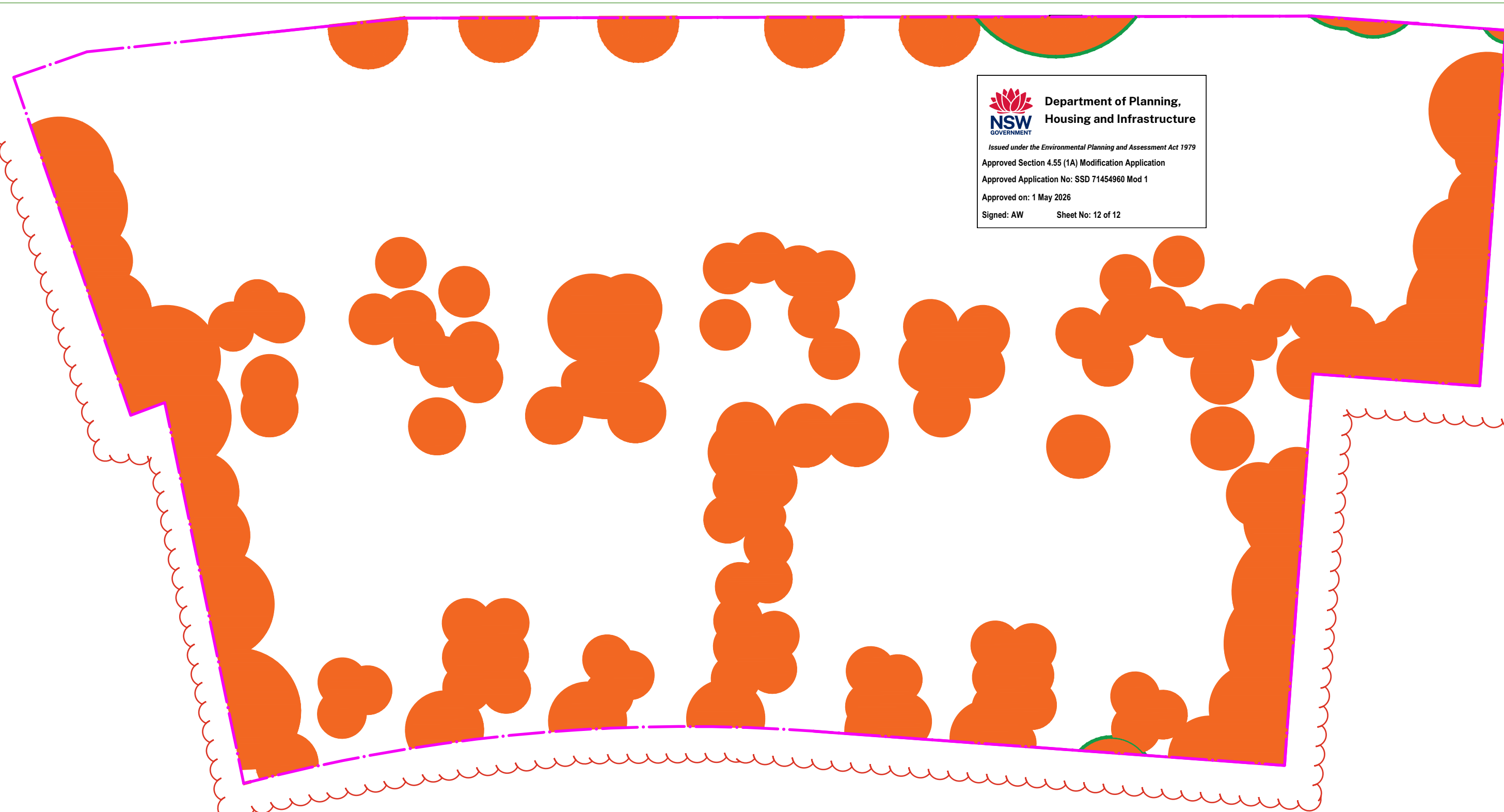
	AREA	PERCENTAGE
EXISTING CANOPY WITHIN SITE BOUNDARY	67.9M2	0.7%
PROPOSED CANOPY WITHIN SITE BOUNDARY	2903.7M2	30.1%
TOTAL SITE CANOPY COVER AT MATURITY	2971.6M2	30.8%


 TOTAL SITE CANOPY COVER AT MATURITY = 3084.9M2 = 32.0%

 EXISTING CANOPY WITHIN SITE BOUNDARY TO BE RETAINED

NOTE:  
 TOTAL SITE CANOPY COVER AT MATURITY=3354.15M2 = 34.77%  
 IF INCLUDE OPTION B ADDITIONAL STREET TREES(7 STREET TREES WITH CANOPY COVER OF 269.25M2 IN TOTAL) FOR YORKTOWN PARADE

1. Tree Canopy calculations adjusted to reflect general arrangement changes



 **Department of Planning,  
Housing and Infrastructure**

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