



Key Plan - Brodie Spark Drive Stage 1

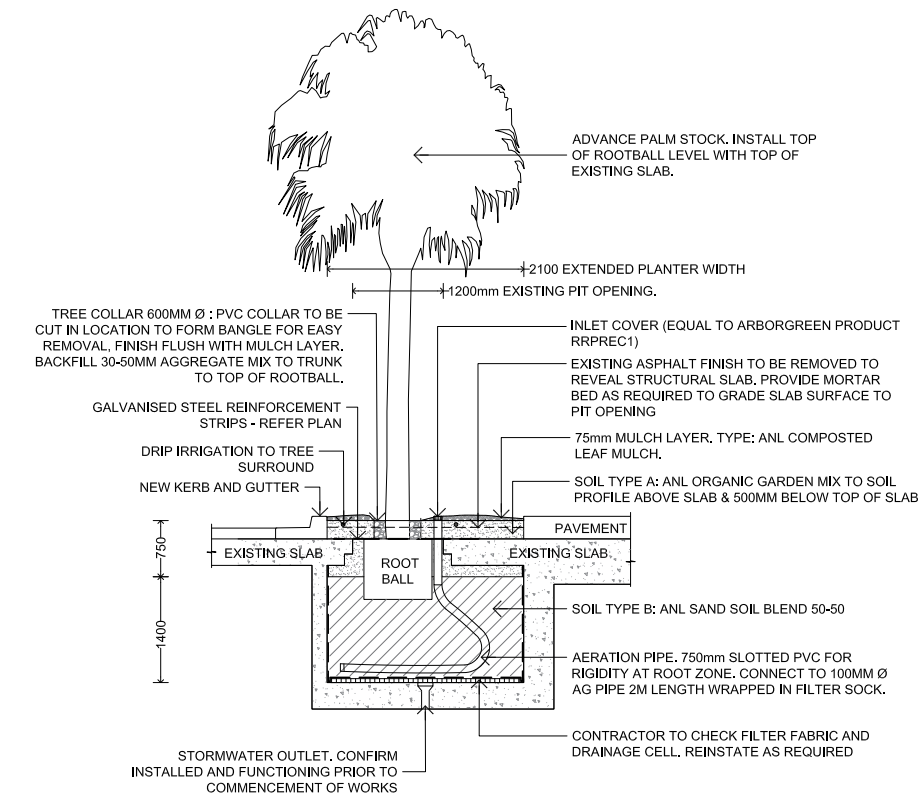


**Brodie Spark Drive Stage 1 - Retrofitted Palm Pit and Planter**

Variation Description	<p>Palm planter pit surrounds to match existing (and proposed Vine tree pits) 1.2m x 1.2m tree pit opening with Dianella ‘King Alfred’ understorey planting.</p> <p>Species: Dianella ‘King Alfred’ (150mm)</p>
PDP Reference	<p>Rockdale City Council, Draft Wolli Creek and Bonar Street Precinct PDP Technical Manual May 2011, p113</p>
Variation Reason	<p>Palm planter pits are existing in the road/carpark below structural design and cannot be altered in size or location and are to be retained through streetscape upgrades as is.</p> <p>Existing tree pits are located flush with carriageway between carpark spaces and wheel stops. Typical tree pit in pedestrian pavement not applicable.</p> <p>Propose to have consistent tree pit surrounds with approved for construction Vine detail (planted tree pit in pavement / carriageway)</p>
Variation Justification	<p>Dianella ‘King Alfred’ nominated as hardy native grass species suitable to variable growing conditions, drought tolerant and low maintenance.</p> <p>Low level understorey planting will add streetscape character and soften the urban environment.</p> <p>Palm planter pits in carriageway promotes passive irrigation of storm water runoffs.</p>



Existing Tree Pit Condition



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