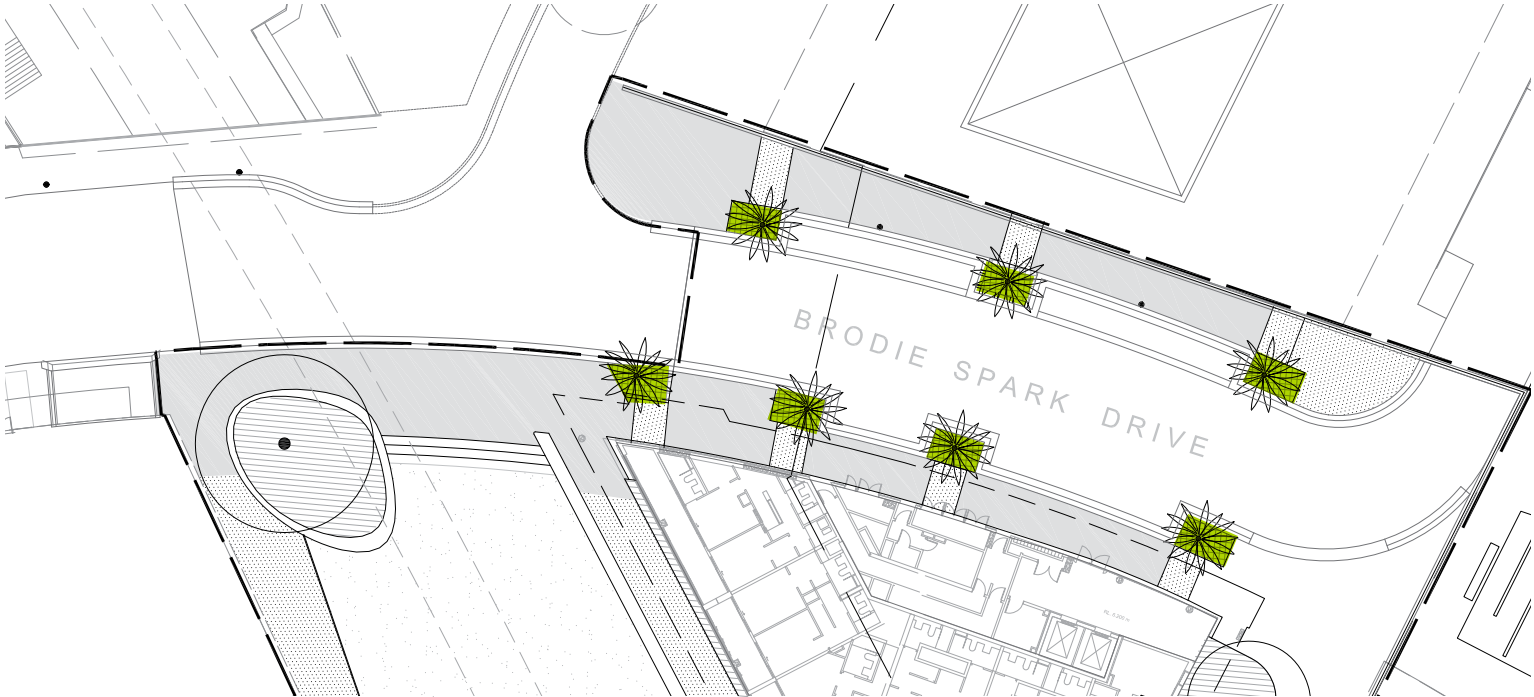


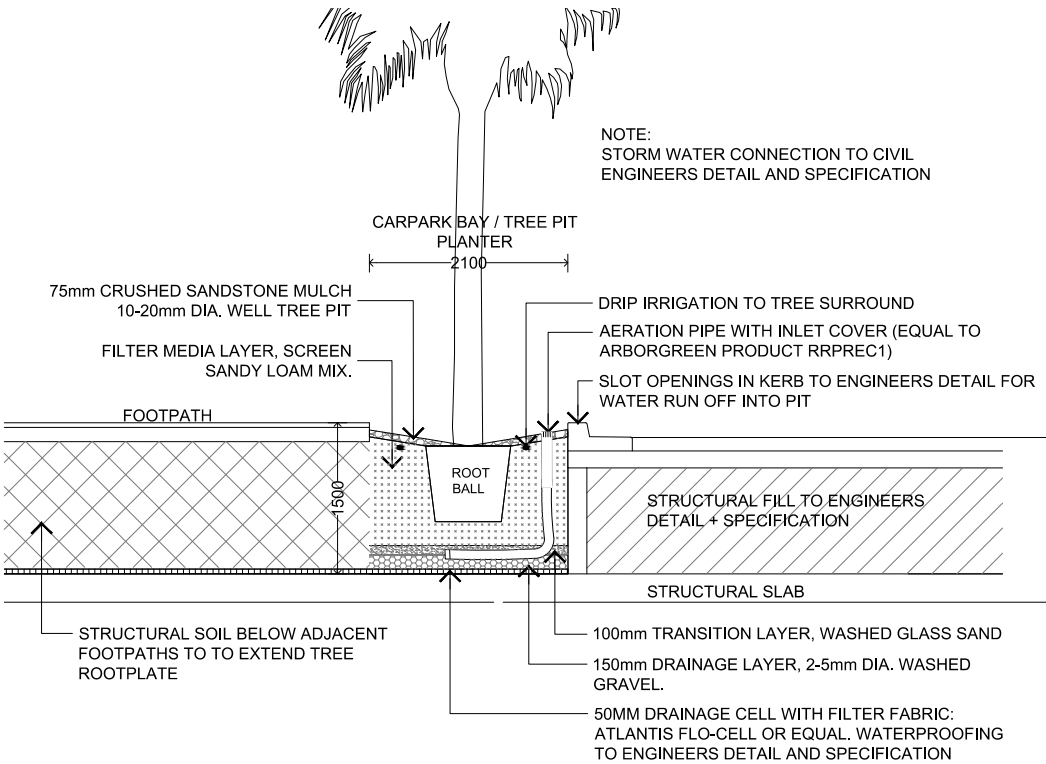
Key Plan - Brodie Spark Drive Stage 6

Brodie Spark Drive Stage 6 - Bio-filtration Palm Bay Surrounds

Variation Description	<p>Palm Bays proposed as bio-filtration planters to form part of the site WSUD strategy.</p> <p>Species:                      Livistona australis (EXG 5m HT)                      Dianella ‘King Alfred’ (150mm)</p> <p>Civil Engineering:                      Bio-filtration planters are to be developed in conjunction with the civil engineer including; permeable kerbs, enviropods and SW inlet pits and connections.</p>
PDP Reference	<p>Rockdale City Council, Draft Wolli Creek and Bonar Street Precinct PDP Technical Manual May 2011, section 5.1.6 (p113), section 5.1.7 (p136)</p>
Variation Reason	<p>Desire to incorporate WSUD into site planning where possible with the aim to create a cohesive WSUD strategy for the precinct.</p> <p>Desire to increase streetscape planting where possible, using low native grass groundcovers to aesthetically support feature palm avenue.</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>Improve storm water quality and reduce storm water runoff rates from the local catchment area</p> <p>WSUD promotes passive irrigation to palms and planters.</p>



Brodie Spark Drive Stage 6 Plan - Bio-filtration Palm Bay and planter  
 1:500



Brodie Spark Drive Stage 6 Typical Detail - Bio-filtration Palm Bay and planter  
 1:80