

LOT2 68 BORANUP AVE, CLARKSON

DEVELOPMENT APPLICATION PACKAGE

LANDSCAPE DESIGN

ISSUE FOR APPROVAL

- SK01-C** Preliminary Landscape Selection
- SK02-C** Landscape Concept Plan
- SK03-C** Landscape Compliance

PRELIMINARY LANDSCAPE SELECTION

SOFTSCAPE PALLET

PRELIMINARY TREE SELECTION



Erythrina sykesii
Coral tree
15Hx12mW (Large Tree)



Tipuana tipu
Pride of Bolivia
20Hx12mW (Large Tree)



Delonix regia
Poinciana
12Hx10mW (Medium Tree)



Bauhinia blakeana
Hong Kong Orchid Tree
8Hx6mW (Small Tree)



Eucalyptus victx
Coolibah
7Hx6mW (Small Tree)



Lagerstroemia indica
Crepe Myrtle
7Hx5mW (Small Tree)



Citrus limon (Small Tree)

PLANT SELECTION- VERGE



Acacia lasiocarpa prostrate



Grevillea obtusifolia gin gin gem



Eremophila kalbarri carpet



Dianella 'Cassa Blue'



Callistemon hybrid
Green Envy



Olearia axillaris mini



grevillea crithmifolia



Scaevola crassiflora prostrate



Lomanda lime tuff



Carpobrotus virescens



Conostylis candicans

PLANT SELECTION- COURTYARD



Melaleuca little nessie



Myoporum parvifolium



Olearia little smoke



Pennisetum setaceum



Rhapiolepis indica



Leptospermum foreshore



Syzgium australe

PLANT SELECTION- OPEN SPACE



Adenanthos sericeus



Anigozanthos flavidus



Chamaelucium uncinatum



Chrysocephalum apiculatum



Correa alba



Dampiera teres



Scaevola mauve



Westringia mundi



Westringia grey box



Leucophyta brownii



Syzgium australe



Buxus microphylla japonica



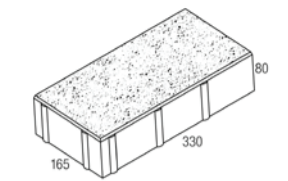
Laurus nobilis



Hibbertia scandens

HARDSCAPE PALLET

Unit paver such as Flagstone 80



Granite
Tundra



Granite
Arctic

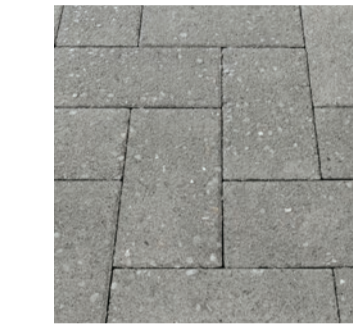


Granite
Sea mint

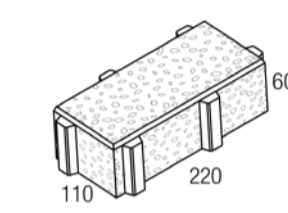


Granite
Stormcloud

Permeable paver options- Permadrain 60



Stonewash
Grey

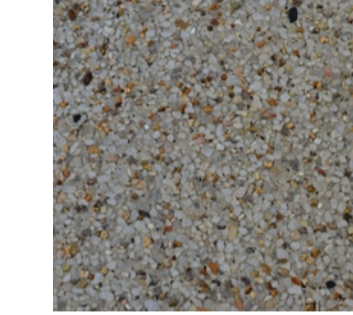


- Aqua Tri-pave 80

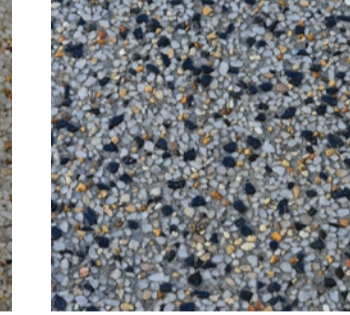


Aqua Tri-pave
Pewter

EXPOSED AGGREGATED CONCRETE PAVING



Sea
Shells (7mm)



Southern
River (7mm)



Granite
Tundra

PAVING PATTERN IMAGERY



FURNITURE IMAGERY



LANDSCAPE CONCEPT PLAN



LANDSCAPE DESIGN NOTE

- 1 Property entrance points with stairs and gates
- 2 Planting area along boundary help provide separation between private balconies and the street
- 3 Native planting to road verge
- 4 Planting area with feature shrubs and trees to act as entry gate feature
- 5 Small trees- Lagerstroemia indica at commercial carpark to provide shade
- 6 Planting beds with small trees- Citrus limon to courtyards
- 7 Communal area for residents will be delineate from 'road' by screen plantings and trees etc
- 8 Large tree planting (500L with 9m root zone) to comply with City standards
- 9 Brick paved streetscape covers entire area house to house frontage to create a contiguous shared space
- 10 Paved paths split into different tones to create colour interest
- 11 Permeable paved parking bays in residential area
- 12 Exposed aggregate concrete walking path
- 13 Opportunity for rain gardens in planting beds
- 14 Shrub planting throughout streetscapes will soften the facades
- 15 Screen planting to rear boundary will act as visual buffer
- 16 Trellis with climbers above the casual seats in communal area to create shade and interests

INSPIRATIONAL IMAGES



LANDSCAPE COMPLIANCE

SPP7.3 COMPLIANCE CRITERIA

SITE AREA SPP7.3	MIN. DSA SPP 7.3	MIN. TREES SPP7.3
Less than 700m ²	10%	1 medium tree plus small trees to suit area
700-1000m ²		2 medium trees
Greater than 1000m ²	OR	1 large tree and small trees to suit area
	7% trees retained (% site area)	1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ²
		OR
		1 large tree for each additional 900m ² in excess of 1000m ² and small trees to suit area

DEVELOPMENT PROVISIONS

CRITERIA	SPP7.3 STANDARD	DEVELOPMENT PROPOSAL
Site Area	greater than 1000m ²	4808m ²
DSA	480.8 m ² (10%)	655.7m ² (13.6%)
Min. Trees	4 Large trees	4 Large (proposed) 3 Medium (proposed) 27 small (proposed)
Communal Open Space (more than 10 dwellings)		
Overall Communal Space	6m ² per dwelling: 90m ²	289.2m ²
Min. Accessible/ Hard Landscape Area	2m ² per dwelling: 30m ²	174.8m ²

SITE AREA	MATURE CANOPY DIA.	MATURE HEIGHT	DSA PER TREE REQ.	MIN. DSA WIDTH	MIN. DSA WIDTH WITH ADDITIONAL RSZ	PLANTED POT SIZE
Small	4-6m	4-8m	9m ²	2m	1.0m (DSA) + 1.0m (RSZ)	100L
Medium	6-9m	8-12m	36m ²	3m	2.0m (DSA) + 1.0m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L



GENERAL NOTE:

All planting beds except raingarden in medians are to be fully irrigated and operated off a timed controller with rain sensor shut-off.

Irrigation design to comply with waterwise design principles and the City's/Council's tree policy. Detailed irrigation plan to be provided at building license stage but to include water efficient measures such as subsurface dripline and bubblers.

Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.

All plants for raingarden to be selected are able to tolerate inundation and are appropriate for desired pollutant.

Additional waterwise design principles employed:

- > Low water use plant selection suited to the local soil complex.
- > Water retention soil preparation.
- > Reduction in soil water loss through prescribing coarse mulch.

Proposed plant density on verge rate 4 per m².
Proposed plant density (rain garden) 6-9 plants/m².

Proposed plant pot sizes:

- > Small Tree 100L
- > Medium 200L
- > Large Tree 500L
- > Shrubs/groundcovers 140mm-200mm

