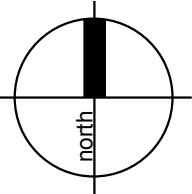


PAGEWOOD SENIORS RESIDENTIAL HOUSING

MARCH 2023



LOCATION MAP



Drawing Schedule

Name	Drawing Number	Revision
Cover Sheet	DA-L000	D
Landscape Plan - Ground Floor	DA-L101	C
Landscape Planting Plan	DA-L102	A
Plant Schedule	DA-L201	A
Precedent Images	DA-L301	B

Council Guidelines

- Bayside City Council
- Bayside City Council Development Control Plan (DCP) 2021
 - Bayside City Council Local Environmental Plan (LEP) 2021
 - AS 1428.1 - 2009 Design For Access and Mobility

Site Calculations

Item	Area	Percentage
Total Site	1280m²	
Building Footprint	352m²	
Total Hardscape Materials Total	537m²	
Permeable Pavement Driveway	311m²	24.2%
Total Soft Landscaping	391m²	30.5%
Deep Soil Planting Zones	233m²	18.2%

Site Description:

The subject site is located at 36-38 Birdwood Avenue, Pagewood, NSW 2035.

The existing topography of the site is relatively flat site with a cross fall from the approximate high point RL 25.21 located on the north-east corner to the approximate low point RL 24.44 located in the south-west corner.

As a result there is an approximate cross fall of 1.8%.

Currently occupying the proposed site boundary are two single storey brick buildings with single lane concrete driveway access. The buildings and concrete driveway will be demolished as part of this proposal.

Local Context/Character:

Birdwood Avenue is a double lane carriage way with kerb and gutter and onstreet parking. The existing street character is predominantly a mix of single and double storey residential brick dwellings and double storey unit development with off street parking.

There are intermittent street tree planting's of native species that provide character, aesthetic and shade canopy to Birdwood Avenue but hold no significant heritage value to the local street neighbourhood and suburb. The existing trees adjacent to the proposed site have been heavily lopped due to the electricity supplier maintenance of overhead powerlines. Two street trees will require removal and replacement as part of this development. Refer to plant schedule for species selection.

There are currently large expanses of hard paved areas at the premises. There is minimal plantings which include exotic hedges and palms associated with the existing building. There is also a mix of exotic and native established trees located at the site's entrance from Glover Street.

Existing trees 1, 2, 3, 5, 6 are requiring removal as part of this development. Please refer to the Arboricultural Impact Assessment Report prepared by Allied Tree Consultancy (Ref: D4508).

The apparent infrastructure associated with the street are a telecommunication pit, water inspection opening and overhead powerlines and power poles adjacent to the proposed site. There is an existing concrete footpath and turf verge located outside the residential lots providing pedestrian access to the surrounding neighbourhood. There is a footpath to remain and be reinstated where altered due to driveway access to the proposed development.

The subject site is located in close proximity to the following;

- Rowland Park Recreational zone and recreational zone (Directly Opposite).
- Bonnie Doon Golf Club (150m).
- Bus Stop Public Transport (300m)
- Junior Kingsford Light Rail Public Transport (1km).

Proposed Development:

The proposed development is a two storey Class 2 Seniors living development providing 5 units and off street parking with additional 5 visitor parking spaces to reduced on street parking congestion, Two 75L street trees will be included as part of this development to contribute to the local street character and aesthetic whilst further providing shade and amenity to local residents. All proposed works are to comply with Bayside City Council regulations and AS 1428.1 - 2009 Design For Access and Mobility. The proposed works it to include the following;

- Private Open Spaces
- Common open space with bench seating to allow for community integration, socialising and gathering
- Retaining wall and boundary fencing to provide safety and privacy to each unit within the development and to the street
- Dry creek river swale to accommodate storm water and level changes within site.
- Designated Bin Zone
- Biofiltration Basins and infiltration trenches with biofiltration planting to remove pollutants

Planting Design Strategy:

The planting design strategy for this high school upgrade development will include the following:

- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Species selection and location of all verge plantings will be in respect to existing/proposed services and infrastructure, car parking zones and car door opening widths.
- Evergreen tree planting to provide shade & amenity
- Feature planting to create aesthetically pleasing character
- Deciduous tree planting to allow for solar access & educate seasonal change
- A broad planting palette to include a variety native species & exotic species to provide colour, texture, aroma & form
- Canopy shade for seating areas and passive areas such as break-out spaces, for learning and in class activities.
- Implementation of indigenous species to encourage canopy corridor links and bio-diversity connectivity
- Screen planting to define areas within the school play areas and provide privacy between carpark and play zones

With the proposed landscape design for this development we would implement the following safety planting initiatives:

- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause potential slip hazards
- Avoid planting species that are known for invasive root structure that may cause damage to existing infrastructure and damage paths & hard paved areas, which may cause potential trip hazards
- Species that comply to Central Coast Council bush fire prone category 1 planting species
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/or skin irritations

Shrub species, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

All proposed plant species selection has been considered in terms of soil types, species hardiness and on-going watering maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.

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PROJECT

PAGEWOOD SENIORS RESIDENTIAL HOUSING
36-38 BIRDWOOD AVENUE, PAGEWOOD NSW 2035

DRAWING NAME

COVER SHEET

CLIENT LAHC

PROJECT NO 22091

DRAWING NO DA-L000

SCALE NA

REVISION D

DATE 09.03.23

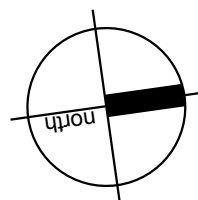
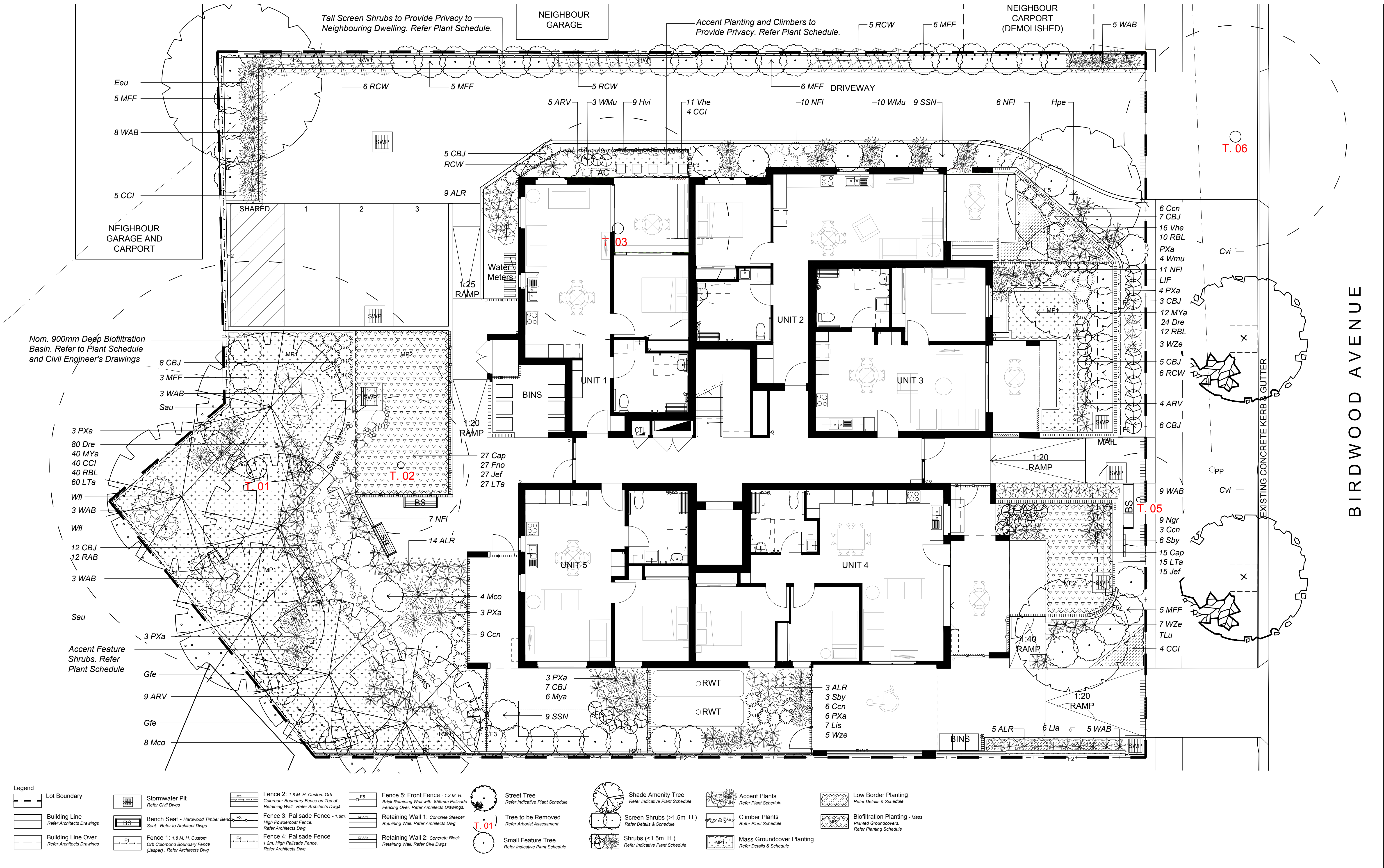
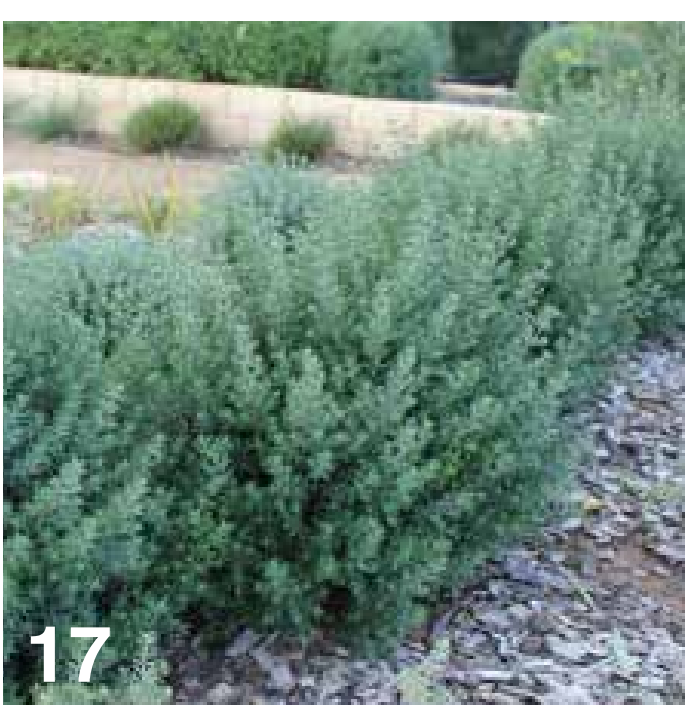


Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Spacing	Quantity
Street Trees							
01 - Cvi	<i>Callistemon viminalis</i>	Weeping Red Bottlebrush	7	5	75L	As Shown	02
Shade Amenity Tree							
Gfe	<i>Glochidion ferdinandi</i>	Cheese Tree	12	8	75L	As Shown	02
02 - Sau	<i>Syzygium australe</i>	Brush Cherry	12	8	75L	As Shown	02
03 - Wfl	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	10	8	75L	As Shown	02
Small Feature Tree							
04 - Eeu	<i>Elaeocarpus Eumundi</i>	Emundi Quandong	7	2	75L	As Shown	01
05 - Hpe	<i>Harpullia pendula</i>	Tulipwood	7	6	75L	As Shown	01
06 - LIF	<i>Lagerstroemia indica</i> x <i>L. fauriei</i>	Crepe Myrtle	5	4	75L	As Shown	01
07 - TLu	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	75L	As Shown	01
Screen Shrubs > 1.5m							
Mco	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	As Shown	12
08 - MFF	<i>Metrosideros 'Fiji Fire'</i>	NZ Christmas Bush	3	2	300mm	As Shown	30
09 - SSN	<i>Syzigium australe 'Straight & Narrow'</i>	Narrow Lilly Pilly	5	2	300mm	As Shown	18
10 - RCW	<i>Raphiolepis indica 'Cosmic White'</i>	Indian Hawthorn	2	2	300mm	As Shown	23
Shrubs < 1.5m							
11 - ALR	<i>Alternanthera dentata 'Little Ruby'</i>	Littly Ruby	0.5	0.5	140mm	As Shown	31
12 - ARV	<i>Anigozanthus 'Ruby Velvet'</i>	Ruby Velvet Kangaroo Paw	0.4	0.4	140mm	As Shown	18
13 - CBJ	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm	As Shown	53
14 - NFI	<i>Nandina domestica 'Flirt'</i>	Flirt Dwarf Sacred Bamboo	0.35	0.3	140mm	As Shown	35
15 - RAB	<i>Raphiolepis indica 'Apple Blossom'</i>	Apple Blossom Hawthorn	1	1	200mm	As Shown	12
16 - WZe	<i>Westringia fruticosa 'Zena'</i>	Westringia 'Zena'	1.2	1.2	200mm	As Shown	15
17 - WAB	<i>Westringia 'Aussie Box'</i>	Aussie Box Coastal Rosemary	0.9	0.9	200mm	As Shown	36
Accent Shrubs							
18 - PXa	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm	As Shown	23
19 - WMu	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm	As Shown	17
Mass Groundcover Planting							
20 - Ccn	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	As Shown	24
21 - Dre	<i>Dichondra repens</i>	Kidney Weed	0.1	0.3	140mm	4/lin. M.	104
22 - Lis	<i>Liriope muscari 'Isabella'</i>	Isabella Fine Leaf Liriope	0.4	0.5	140mm	As Shown	07
MYa	<i>Myoporum parvifolium 'Yareena'</i>	Yareena Creeping Boobialla	0.1	1	140mm	2/lin. M	58
23 - Ngr	<i>Neomarica gracilis</i>	Walking Iris	1.2	1.2	140mm	As Shown	9
Low Border Planting							
Lla	<i>Lomandra labill</i>	Evergreen Baby	0.45	0.45	140mm	As Shown	6
24 - Sby	<i>Stachys byzantina</i>	Lambs Ears	0.5	0.5	140mm	As Shown	9
Vhe	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	4/lin. M	27
CCI	<i>Casuarina glauca 'Cousin It'</i>	Cousin It	0.3	1	140mm	2/lin. M	55
RBL	<i>Rosmarinus officinalis 'Blue Lagoon'</i>	Blue Lagoon Rosemary	0.3	1	140mm	2/lin. M	62
Biofiltration Planting							
Cap	<i>Carex appressa</i>	Tall Sedge	0.8	0.6	140mm	3/lin. M	42
Fno	<i>Ficinia nodosa</i>	Knobby Club Rush	1	0.8	140mm	3/lin. M	27
Jef	<i>Juncus effusus</i>	Common Rush	1	1	140mm	3/lin. M	42
LTa	<i>Lomandra longifolia 'Tanika'</i>	Lomandra Tanika	0.6	0.65	140mm	3/lin. M	103
Climbers							
25 - Hvi	<i>Hardenbergia violacea</i>	Native Sarsparilla	3	3	140mm	1/lin. M	09



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DRAWING NAME

PLANT SCHEDULE

CLIENT LAHC

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DRAWING NO DA-L201

SCALE N/A

REVISION A

DATE 09.03.23

