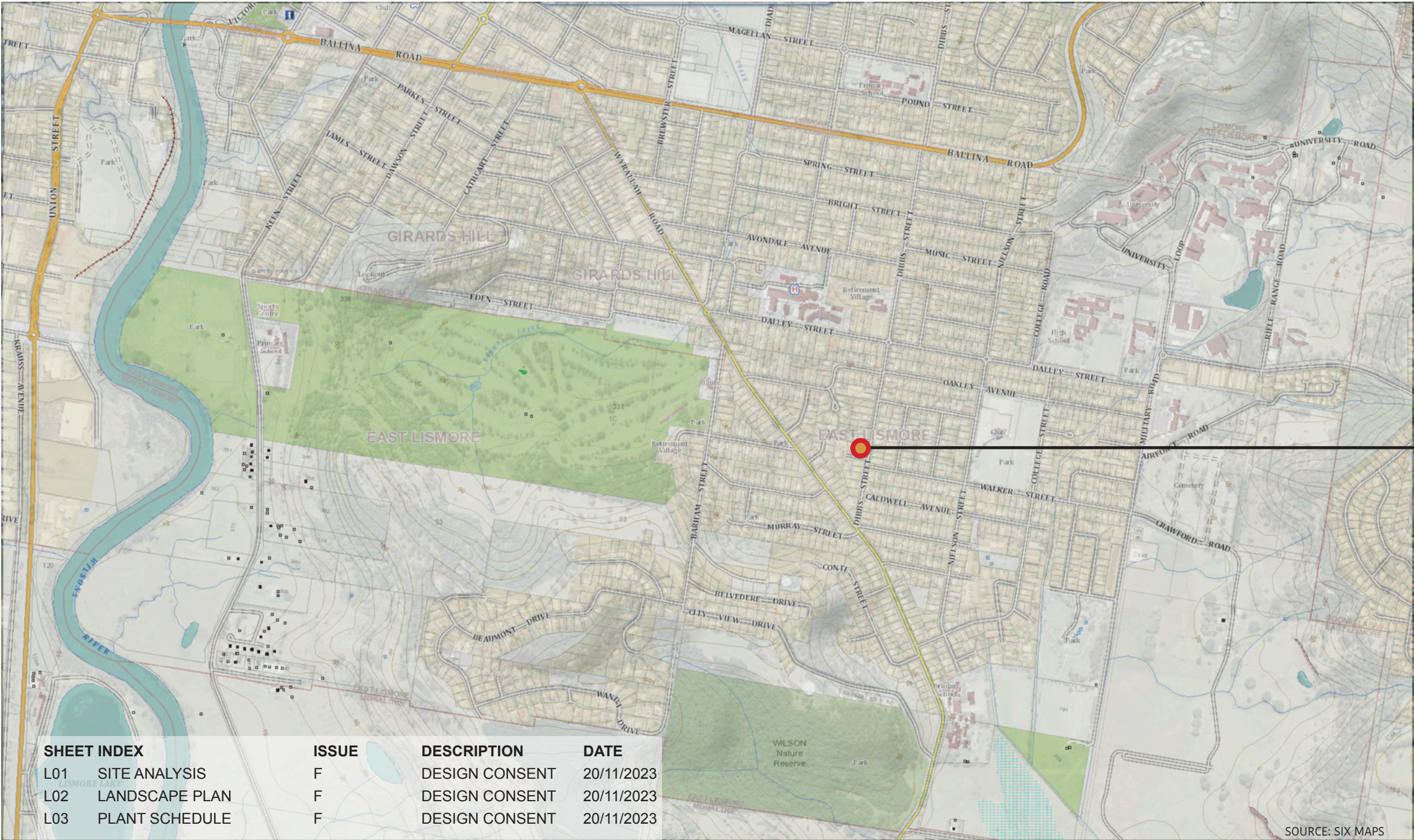


# 195-197 Dibbs Street, EAST LISMORE

LOT 1 / DP121490 and LOT 20 / DP 20770

## Landscape Documentation

### CONTEXT PLAN



DEVELOPMENT  
SITE

NORTH



PROPOSAL

The project proposes to demolish two existing single dwellings on two adjoining lots, to develop multi-residential buildings, with associated supporting infrastructure, including car parking and landscaping. The landscape documentation attached is in support of the proposal.

THE SITE

The project site ('the site') comprises a two lots which are located on the corner of Dibbs Street (eastern boundary) and Walker Place (southern boundary). The site is surrounded by residential housing, which defines the landscape character of the neighbourhood. Topographically the site could be considered generally flat. The Water Authority has an easement running through the south-eastern corner of the site, which will need to be considered in relation to the height of proposed planting.

Vegetation

The site has a number of existing mature trees and shrub vegetation which will need to be removed to accommodate the development. Existing vegetation has been assessed and further detailed within the Arborist Report for the site. An existing street tree on Dibbs Street will be retained and protected. The site's local climatic conditions (including soil type below), will need to be considered when selecting new plant species.

Soil

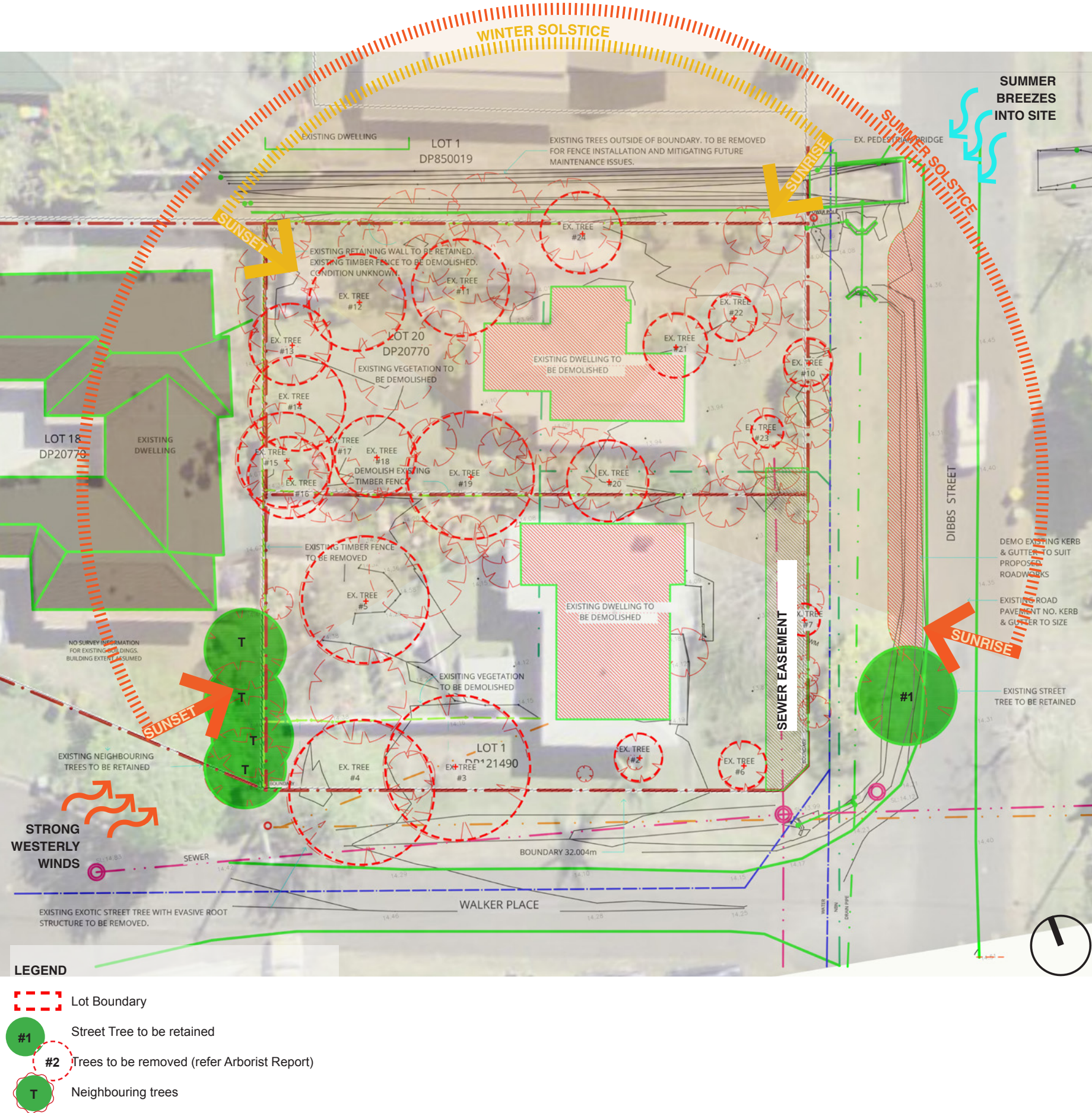
Site soil falls into the 'East Ballina Soil Landscape' with the dominant A horizon (topsoil) constituting a brownish black sandy loam with weak to moderate structure, which is moderately acidic (Matthei, L.E. *Soil Landscapes of Newcastle*, Department of Land and Water Conservation Sydney, 1995). Amelioration prior to any landscape works would be beneficial with the addition of lime to help balance the pH of the soil. Organic matter incorporation may help to improve structural stability and moisture holding capacity.

PROPOSED LANDSCAPE APPROACH

The existing site characteristics have been considered to form a proposal which aims to create an attractive, functional and aesthetically pleasing landscape.

The following general principles include:

- Landscaping has been incorporated into the development where possible, particularly along the boundaries, to assist in enhancing the amenity of the site;
- Suggested plant species chosen are considerate of the local climatic conditions, in terms of wind and sun exposure, and also ongoing maintenance requirements;
- Incorporate a diverse planting palette that utilises a mix of species, to ensure seasonal variation and allow for a consistent level of amenity in the instance one species under-performs.







**LEGEND**

- SITE BOUNDARY
- + EXISTING TREE TO BE REMOVED
- + EXISTING STREET TREE (RETAINED)
- + PROPOSED STREET TREE
- + PROPOSED TREE
- W Xy Z PROPOSED PLANTING
- MASS PLANTING BEDS
- LAWN
- TE --- TIMBER EDGE
- PAVED COURTYARD
- PEBBLE MULCH
- EASEMENT (WATER AUTHORITY)

**PLANT LEGEND**

Key	Botanical Name
<b>TREES</b>	
A	Acmena smithii
E	Elaeocarpus reticulatus
H	Hymenosporum flavum
<b>SCREEN PLANTS</b>	
Ar	Acmena smithii 'Resilience'
As	Adenanthos sericeus
Cv	Callistemon viminalis 'Captain Cook'
Mc	Metrosideros collina
Pf	Photinia 'Red Robin'
Ww	Westringia 'Wynyabbie Gem'
<b>PLANTS</b>	
Ad	Alternanthera dentata 'Little Ruby'
Ca	Callistemon viminalis 'Green John'
Cs	Cordyline stricta
Dc	Dianella caerulea
Ds	Dianella ensifolia hybrid 'Silver Streak'
Lm	Liriope muscari 'evergreen giant'
Lt	Lomandra longifolia 'Tanika'
Pt	Phormium tenax 'sweet mist'
Wm	Westringia Mundi
<b>GROUND COVER</b>	
Bm	Brachyscome multifida
Cg	Carpobrotus rossii 'Aussie Rambler'
Ci	Cissus antarctica
Rs	Rhagodia spinescens
<b>CLIMBER</b>	
Hs	Hibbertia scandens
Pj	Pandorea jasminoides



PLANTING SCHEDULE

PLANTING IMAGES

Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width	Quantity
TREES						
A	Acmena smithii	Lilly Pilly	75L	8m	6m	1
E	Elaeocarpus reticulatus	Blueberry Ash	75L	7m	4m	3
H	Hymenosporum flavum	Native Frangipani	75L	8m	3m	1
SCREEN PLANTS						
Ar	Acmena smithii 'Resilience'	Lilly Pilly Resilience	200mm	3m	1m	16
As	Adenanthos sericeus	Wooly Bush	200mm	3m	1m	7
Cv	Callistemon viminalis 'Captain Cook'	Bottlebrush	200mm	2m	1.5m	3
Mc	Metrosideros collina	NZ Christmas Bush	200mm	2m	1.5m	5
Pf	Photinia 'Red Robin'	Photinia	200mm	2.5m	1.5m	12
Ww	Westringia 'Wynyabbie Gem'	Coastal Rosemary	200mm	2m	1m	9
PLANTS						
Ad	Alternanthera dentata 'Little Ruby'	Little Ruby	140mm	0.4m	0.8m	16
Ca	Callistemon viminalis 'Green John'	Green John	140mm	0.6m	0.6m	3
Cs	Cordyline stricta	Slender Palm Lily	140mm	2.5m	1m	11
Dc	Dianella caerulea	Flax Lily	140mm	0.5m	0.5m	13
Ds	Dianella ensifolia hybrid 'Silver Streak'	Stripey Flax Lily	140mm	0.5m	0.5m	22
Lm	Liriope muscari 'evergreen giant'	Lily Turf	140mm	0.5m	0.5m	22
Lt	Lomandra longifolia 'Tanika'	Mat Rush	140mm	0.5m	0.5m	24
Pt	Phormium tenax 'sweet mist'	NZ Flax	140mm	0.4m	0.4m	10
Wm	Westringia Mundi	Dwarf Coastal Rosemary	140mm	0.4m	0.6m	16
GROUNDCOVER						
Bm	Brachyscome multifida	Native Daisy	140mm	0.2m	1.0	26
Cg	Carpobrotus rossii 'Aussie Rambler'	Native Pigface	140mm	0.2m	2m	13
Ci	Cissus antarctica	Kangaroo Vine	140mm	0.2m	2m	6
Rs	Rhagodia spinescens	Salt Bush	140mm	0.3m	2m	26
CLIMBER						
Hs	Hibbertia scandens	Snake Vine	140mm	Climber		6
Pj	Pandorea jasminoides	Bower Vine	140mm	Climber		5

TREE IMAGES

