

EXISTING LANDSCAPE



SITE NORTH WEST CORNER
RETAIN + PROTECT SNOW GUMS TO REAR OF MOWAMBA;
EXISTING SNOW GUMS PROVIDE IMPORTANT BORROWED LANDSCAPE SCREENING + FRAMING VIEWS TO MOUNTAINS;
LARGE TREE STUMP ON "SASHA'S" PROPERTY; PEDESTRIAN DESIRE LINE TO VILLAGE PROBLEMATIC



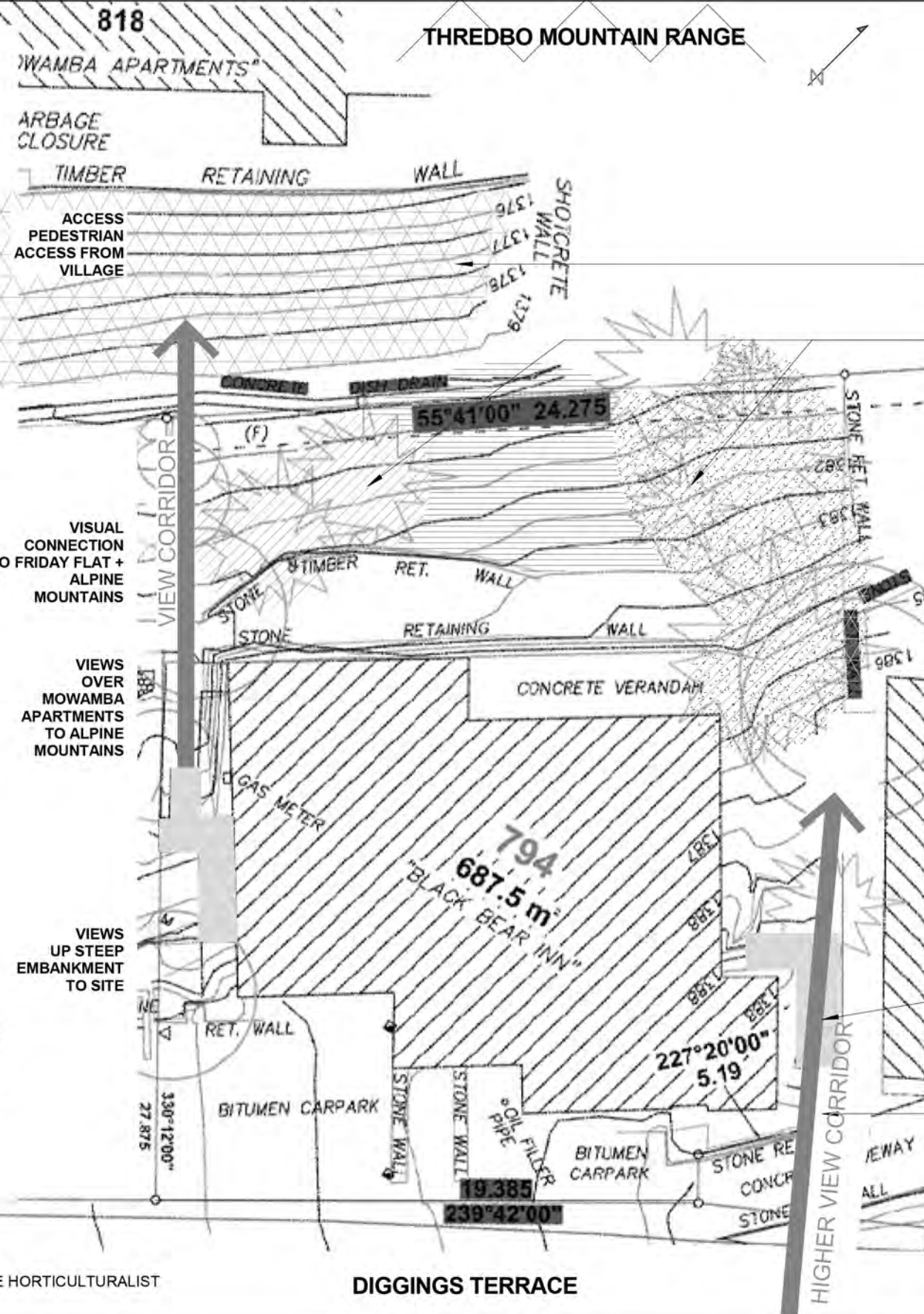
SITE NORTHERN ELEVATION - NORTH WEST BOUNDARY
POOR VISUAL CONNECTIVITY + NO PEDESTRIAN ACCESS
POOR QUALITY EXISTING EXOTIC TREES;
EUROPEAN SKI RESORT AESTHETIC DETRACTS FROM AUSTRALIAN ALPINE NATIONAL PARK LANDSCAPE AMENITY + CHARACTER;
LARGE EXOTIC SPECIES INHIBITS POTENTIAL NATIVE PLANT COLONISATION + FAUNA HABITAT



SITE NORTH EAST CORNER
POOR PEDESTRIAN ACCESS;
NO DESIRE LINE TO VILLAGE
NO SITE LINES TO VILLAGE NOR MOUNTAINS;
POOR QUALITY EXISTING TREES INHIBITS NATIVE PLANT GROWTH;
POOR AUSTRALIAN ALPINE CHARACTER OF PLACE + NATIONAL PARK AESTHETIC



SITE WESTERN ELEVATION - VIEW TO REAR OF MOWAMBA + MOUNTAINS
POOR VISUAL CONNECTIVITY + NO PEDESTRIAN ACCESS;
POOR SIGHT LINES TO MOUNTAINS;
EXISTING EXOTIC TREES FORM DENSE SHADE + INHIBIT GROWTH OF NATIVES;
POOR LANDSCAPE CHARACTER, BUILT FORM + AESTHETIC



REFER ARBORIST REPORT + ALPINE HORTICULTURALIST SPECIALIST REPORT

KOSCIUSKO NATIONAL PARK ASPIRATIONAL LANDSCAPE AESTHETIC



TEXTURAL AESTHETIC
DRY STONE ROCK WALLS
CREATE OPPORTUNITIES FOR GROWTH OF MOSSES + LICHENS
PROVIDING AN INTERESTING PALETTE OF COLOURS OFFERING A GREAT BACKDROP FOR PLACE-NAME SIGNAGE, MOOD, CREATING NICHES OF USEABLE OPEN SPACE AROUND THE PROPERTY, LIGHTING + INFORMAL SEATING



TEXTURAL CONTRAST
COMBINATIONS OF DRY STONE WALLS + CONTRASTING TEXTURES OF METALLIC PLACE NAMES, SET AMONGST FORMAL ROCK BOULDERS, MIXED WITH ENDEMIC GRASSES, TUFTS, SHRUBS + TREES PROVIDE THE PERFECT AUSTRALIAN ALPINE LANDSCAPE SETTING, EROSION CONTROL + HABITAT CONNECTIVITY



HABITAT OPPORTUNITIES
MULTI-TRUNKED SNOW GUMS WITH DENSE + PRICKLY SHRUB PLANTING PROVIDES THE PERFECT SAFE HAVEN FOR SMALL BIRDS + OTHER FAUNA.
PLACEMENT OF HOLLOW LOGS + STACKED ROCK OR ROCK CREVICES IN THIS AREA ALSO ACT AS HABITAT OPPORTUNITIES AMONGST THE PLANTING.



VALUED + BORROWED LANDSCAPE
COPE OF ENDEMIC SNOW GUMS

POTENTIAL NATIVE PLANTING AREAS
DEEP DARK SHADOWS UNDER TREES + BETWEEN BUILDINGS
EXOTIC TREE/SHRUB REMOVAL OFFERS OPPORTUNITIES FOR NATIVE PLANTING AREAS

PROPOSED MERGING OF HIGH VALUE EXISTING NATIVES WITH PROPOSED NEW NATIVES

LANDSCAPE PALETTE
THE IDENTIFIABLE LANDSCAPE PALETTE OF THE KOSCIUSKO NATIONAL PARK: SNOW GUMS, TALL + MEDIUM SHRUBS, GROUND COVERS SET AMONG GRANITE ROCK BOULDERS, USEFUL AS RETAINING ROCK.

SIMPLE TREE PALETTE
SIMPLE PALETTE OF COPPIES OF SNOW GUMS + ENDEMIC SNOW GUMS

ACCESS + GRADIENT
CURRENTLY POOR PEDESTRIAN ACCESS, SLIPPERY & EXTREME GRADIENTS
LIGHT: POOR LIGHT

ENTRY + LEVEL CHANGES
CURRENTLY POOR QUALITY ENTRY TO BUILDING
RANDOM LEVEL CHANGES - SLIPPERY

PLANTING + CONTEXT
CURRENTLY NO SOFTENING WITH ANY PLANTING TO STREET ADDRESS
NO ENDEMIC OR NATIVE PLANTING ON SITE

ANN-MAREE O'BRIEN LANDSCAPE ARCHITECT

ABN: 50824887736
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No.	Description	Date
1	80% ISSUE	2020_10_02
2	95% ISSUE	2020_10_09
3	LANDSCAPING - AMENDED DESIGN DOCUMENTATION	2020_10_15
4	AMENDED DRAWINGS FOR DA CONSENT	2021_06_11

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SITE CONTEXT ANALYSIS

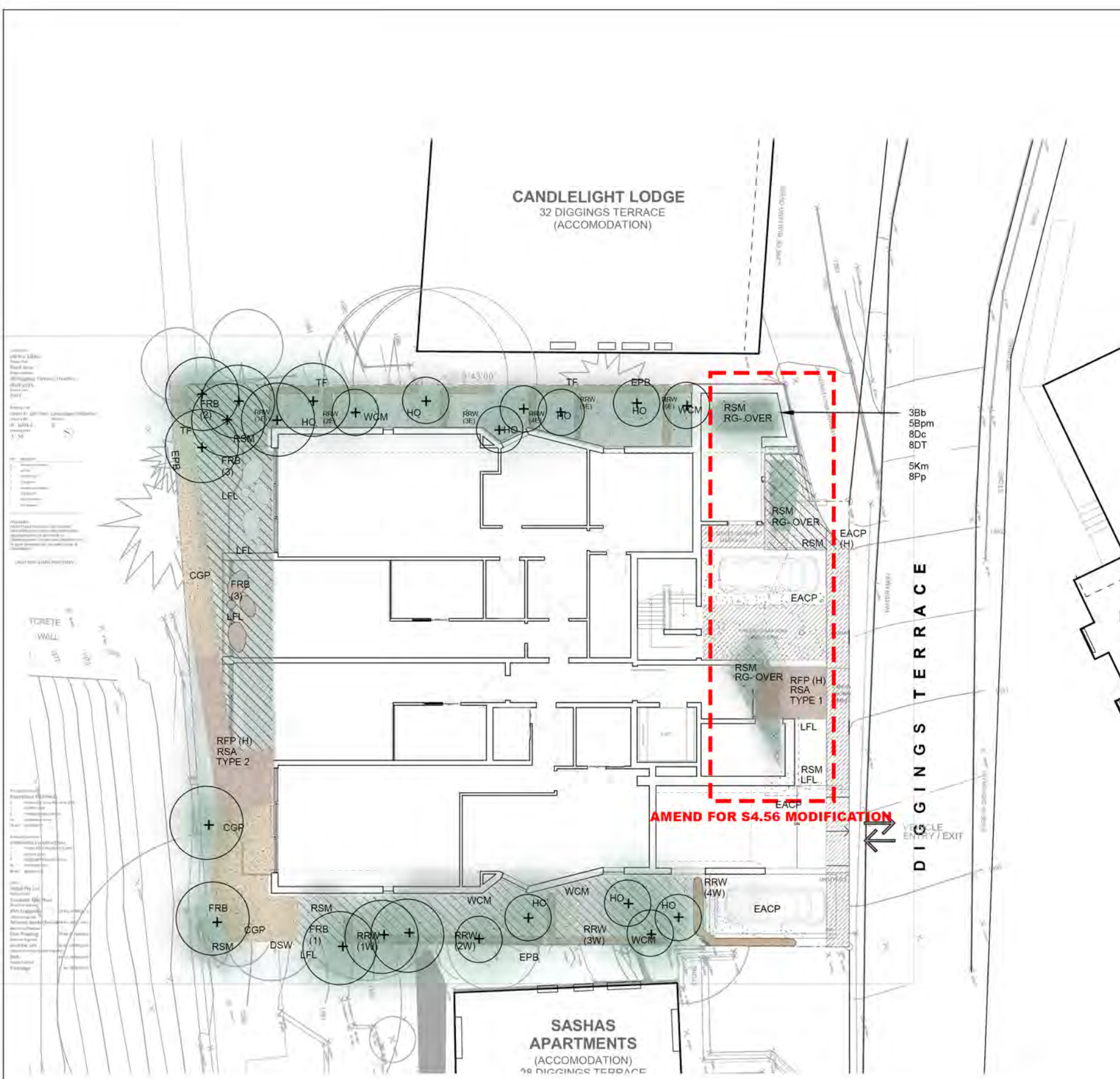
BLACK BEAR DEVELOPMENT | 30 Diggings Tce Thredbo NSW 2625

**PROPOSED REHABILITATION
AND LANDSCAPE PLAN**
11/06/2021

LA DD 001

Checked by AM OBRIEN Drawn by AM OBRIEN

PROJECT NO: LA 1901
Scale 1 : 200



LANDSCAPE MATERIALS

CODE DESCRIPTION

ENTRY
ES ENTRY SIGN

MULCH TYPES OVER NEW PLANTING AREAS

WCM WOOD CHIP MULCH 75-100MM DEPTH
RSM RIVER STONE MULCH 75MM DEPTH

PAVING

CGP COMPACTED GRAVEL PAVING - POROUS
EACP(H) EXPOSED AGGREGATE CONCRETE PAVING
HEATED AS PER SPECIFICATION
RFP RANDOM FLAGSTONE PAVING - LOCALLY
SOURCED GRANITE SAW-CUT W/NON-SLIP
SURFACE FINISH
RFP(H) RANDOM FLAGSTONE PAVING - TYPE 1
TYPE 1 WITH MORTAR | HEATED AS PER
SPECIFICATION
RFP TYPE 2 RANDOM FLAGSTONE PAVING TYPE 2
LAYED ON CONSOLIDATED BASE WITH
SAND - POROUS JOINTS
RSA RIVER STONE ACCENTS WITHIN RFP -
LOCALLY SOURCED STONES FROM
APPROVED QUARRY

ROCKWORK

DSW DRY STONE WALL (IF REQUIRED)
FRB FEATURE ROCK BOULDER (IF REQUIRED)
HO HABITAT OPPORTUNITY | REFER DETAIL
RRW ROCK RETAINING WALL | REFER DETAIL (IF REQUIRED)

LIGHTING

LFL LANDSCAPE FEATURE LIGHTING

FENCE BARRIERS

EPB EXISTING PROPERTY BOUNDARY
TF TEMPORARY FENCING | REFER DETAIL

STORM WATER + IRRIGATION

RG-OVER ROOF GARDEN OVER DIGGINGS TERRACE
ENTRY | REFER DETAIL (IF REQUIRED)
RSOS RIVER STONE OPEN SWALE | REFER DETAIL
TOG TOP OF GRATE | REFER DETAIL

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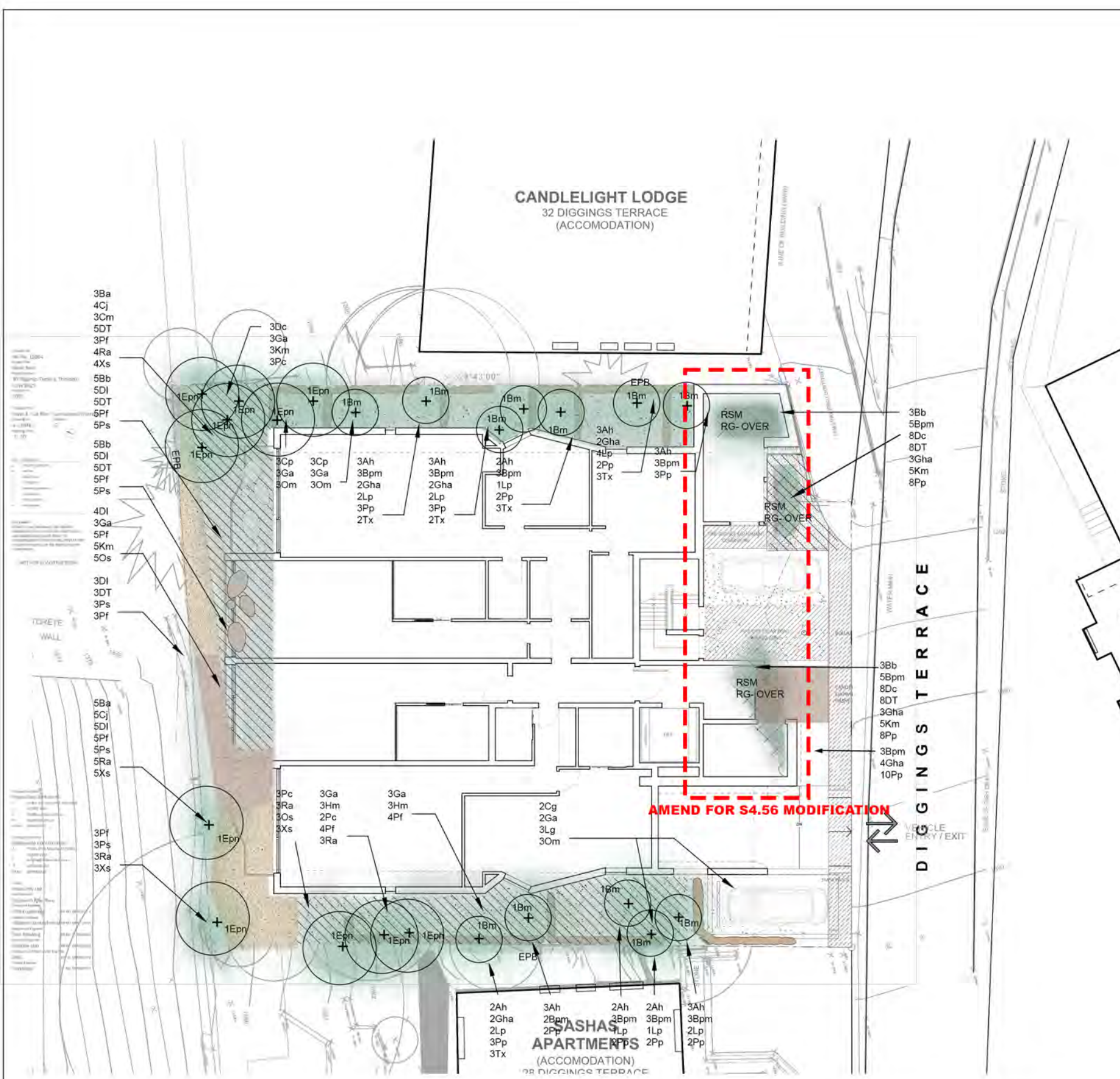
LA DESIGN DEVELOPMENT - MATERIALS PLAN

BLACK BEAR DEVELOPMENT | 30 Diggings Tce Thredbo NSW 2625

LA DD 002

PROJECT NO: LA 1901

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PLANTING PLAN LEGEND

CODE	DESCRIPTION
	SEMI ADVANCED TREE &/OR LARGE SHRUB
	REFER DETAILS FOR PLANTING PLAN SCHEDULE & PLANT LIST



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BLACK BEAR DEVELOPMENT | 30 Diggings Tce Thredbo NSW 2625

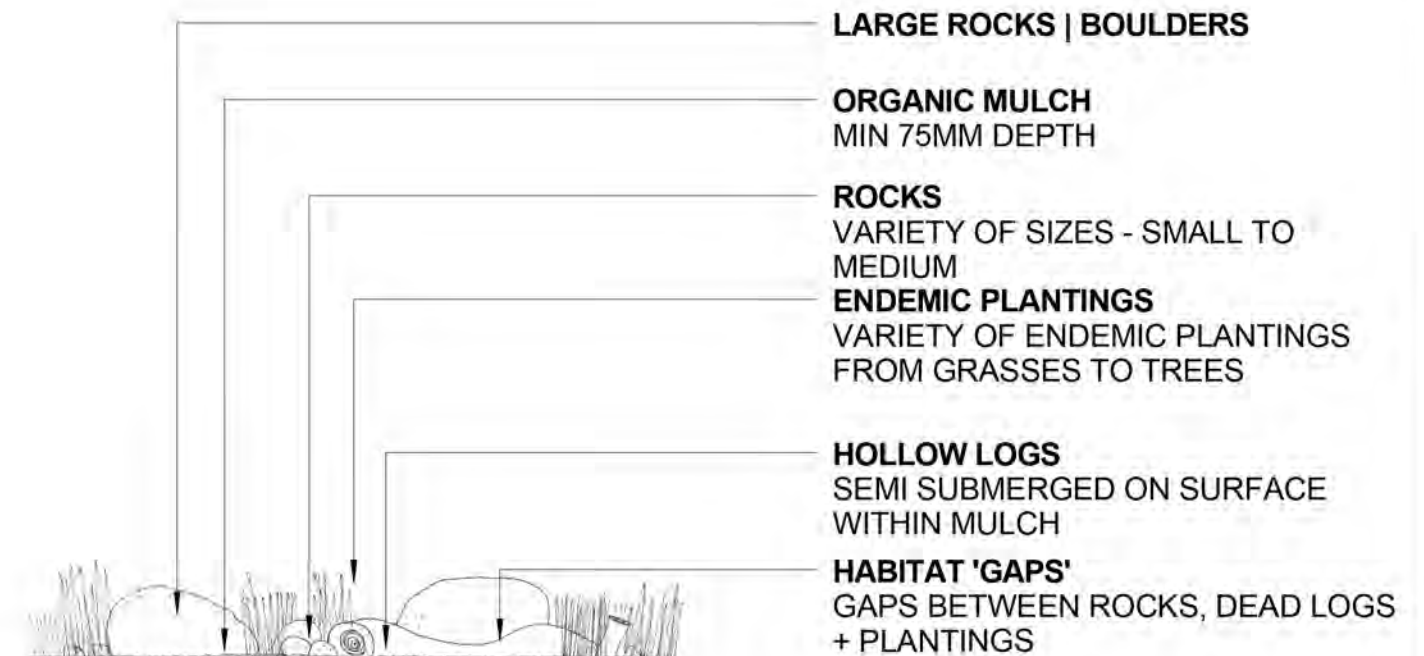
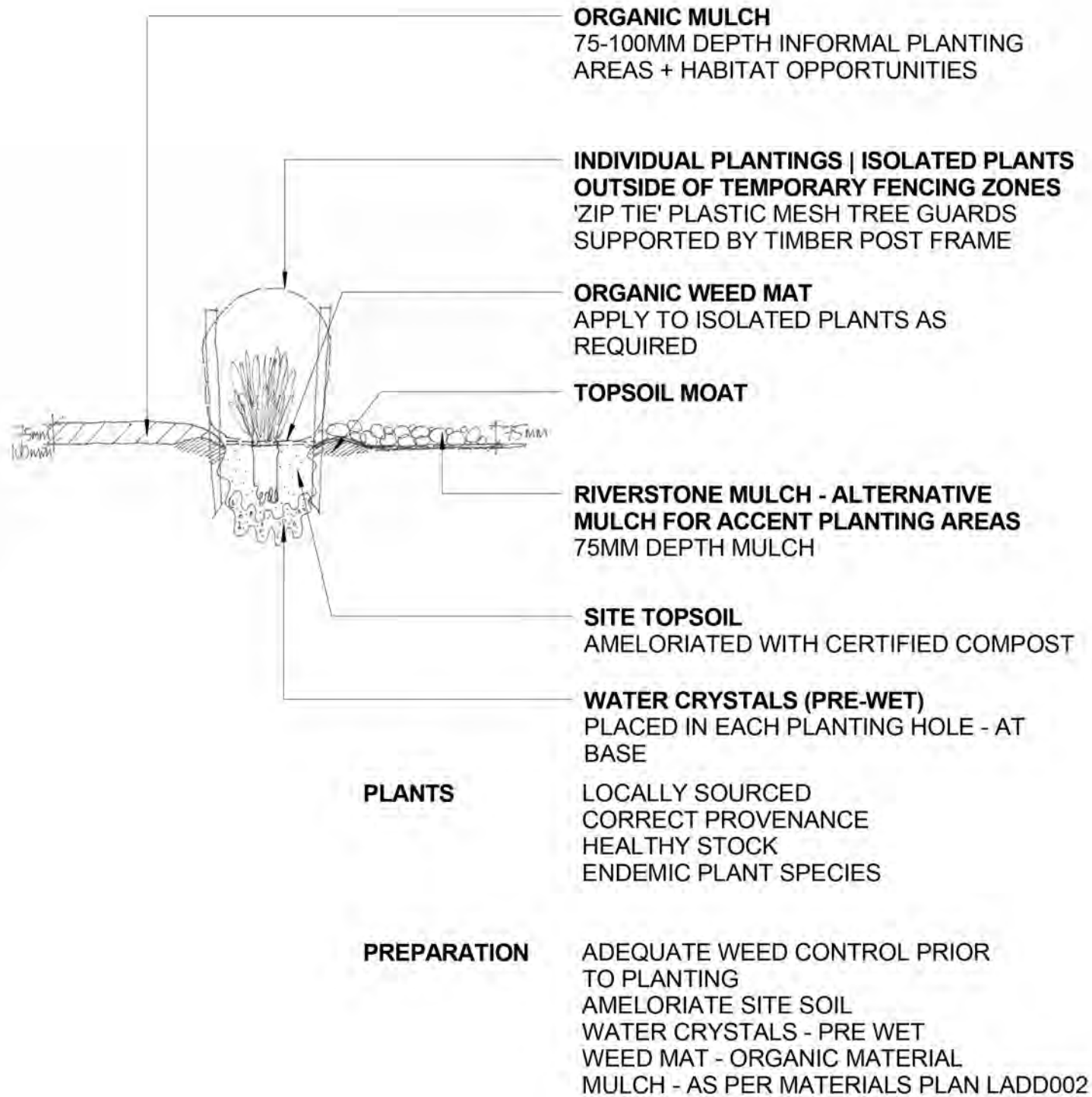
LA DD 004

PROJECT NO: LA 1901

Scale 1 : 200

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NOTE:
COMBINATIONS OF HABITAT OPPORTUNITIES (H.O.) NOMINALLY AT 5000MM CENTRES

REFER MATERIALS PLAN LADD002 FOR NOTIONAL LAYOUTS

D01

DETAIL | PLANTING DETAIL | GENERIC

NOT TO SCALE

D02

DETAIL | HABITAT OPPORTUNITIES (HO) | WITHIN PLANTING ZONES

NOT TO SCALE

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LA DESIGN DEVELOPMENT - DETAIL 01 + DETAIL 02

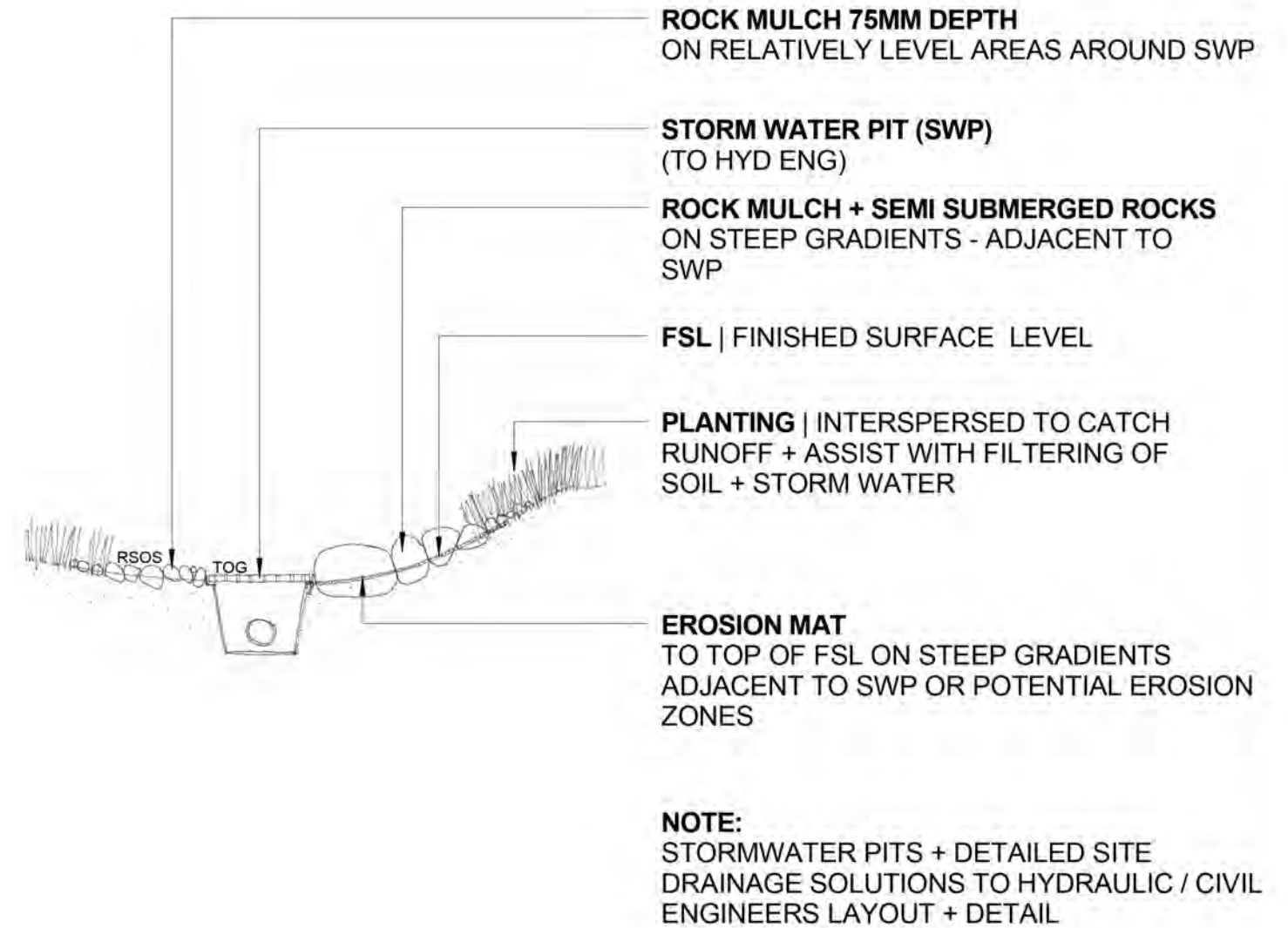
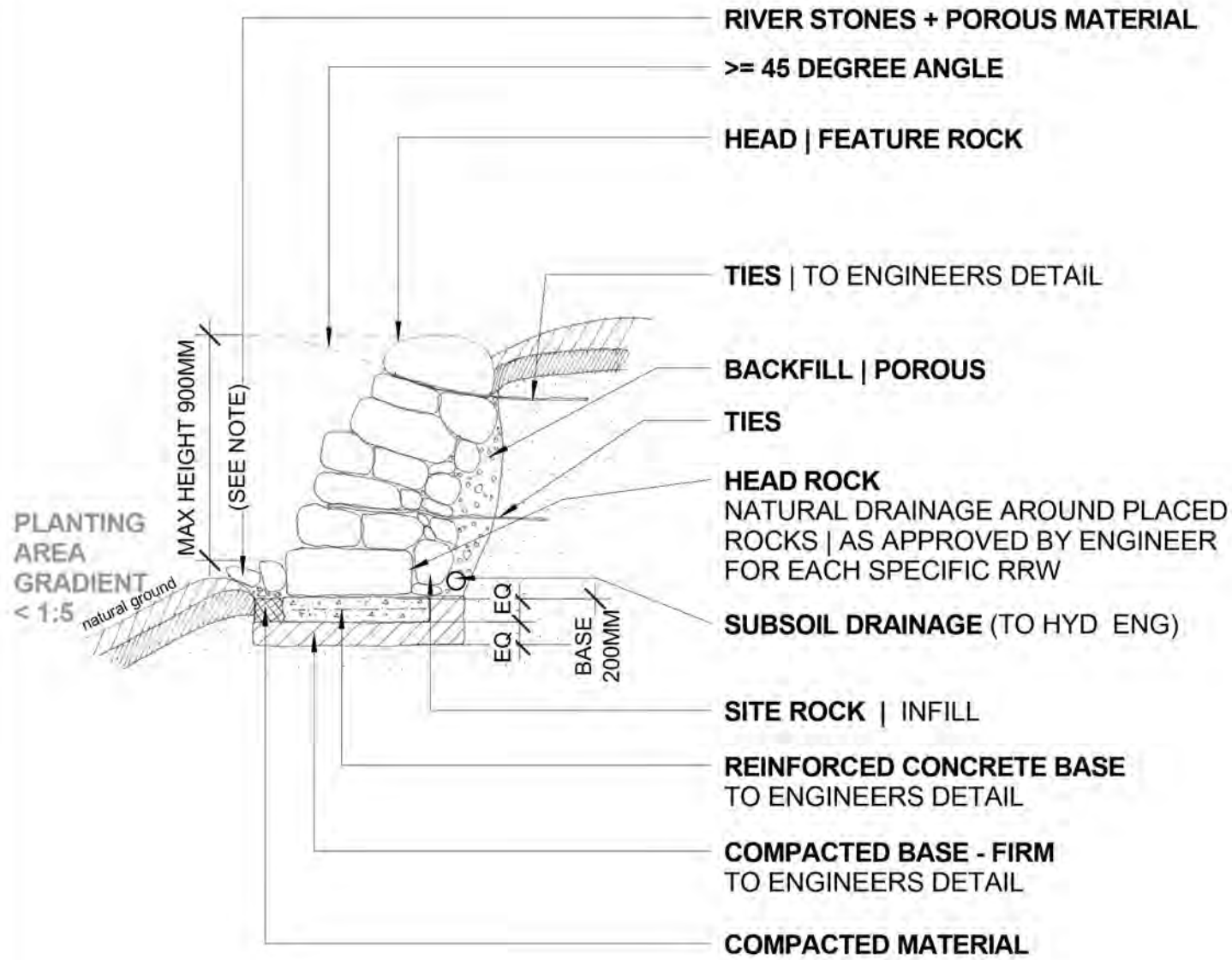
BLACK BEAR DEVELOPMENT | 30 Diggings Tce Thredbo NSW 2625

LA DD 006.01

PROJECT NO: LA 1901

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D03

DETAIL | ROCK RETAINING WALL (RRW)

NOT TO SCALE

D04

DETAIL | DRAINAGE + EROSION SOLUTIONS | GENERIC AS REQUIRED

NOT TO SCALE

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LA DESIGN DEVELOPMENT DETAIL 03 + DETAIL 04

BLACK BEAR DEVELOPMENT | 30 Diggings Tce Thredbo NSW 2625

LA DD 006.02

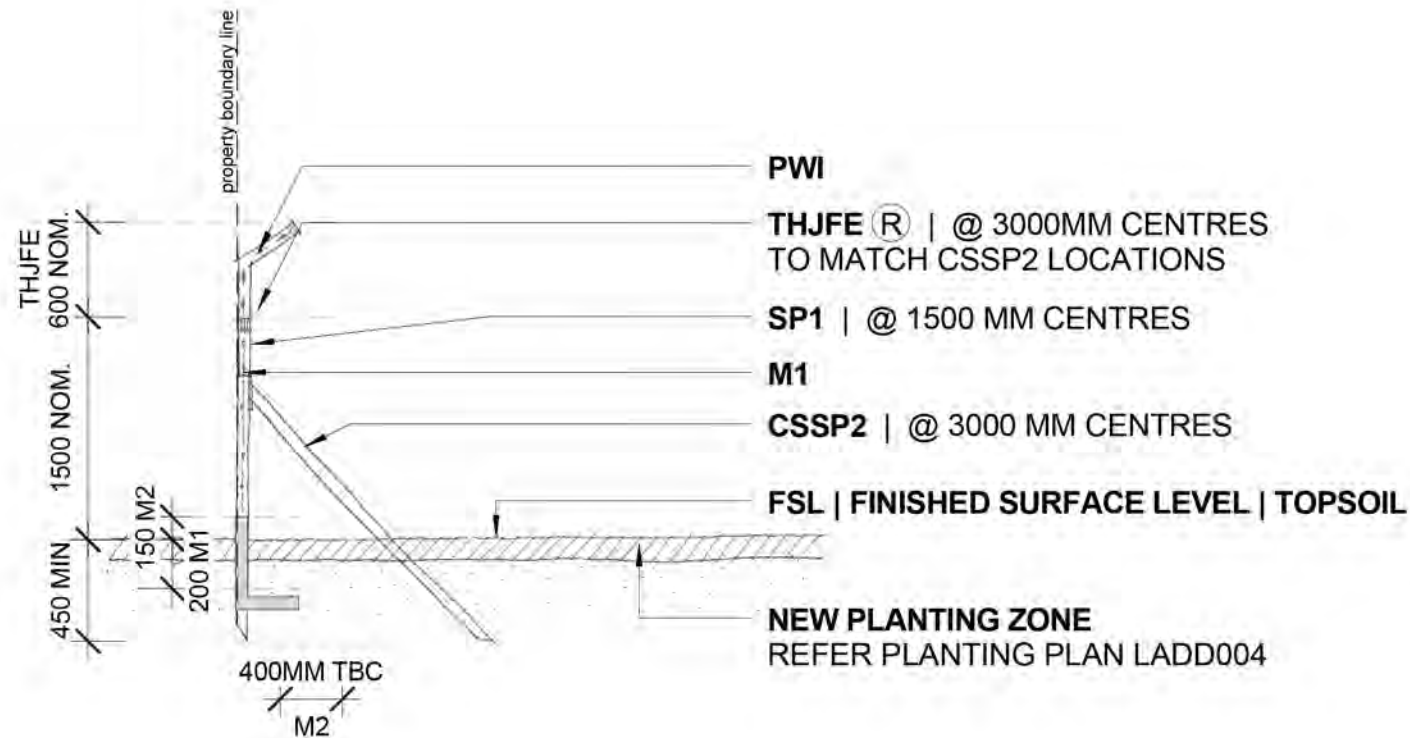
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KEY

PWI	PLAIN WIRE INFILLS TO THJFE ®
THJFE R	THE HIGH JUMP FENCE EXTENDER ® ATTACHED TO STAR PICKET (SP1) AT 3000MM CENTRES ADDS 600MM HEIGHT EVERY 2ND SP1
SP1	STAR PICKET 1500 MM ABOVE FSL 450 MM BELOW FSL
CSSP2	CROSS SUPPORT STAR PICKET 2 TO AVOID DEER CRUSHING
M1	DEER PROOF 'MESH' WIRE INFILL+ BURIED TO 200MM DEPTH
M2	RABBIT PROOF 'MESH' WIRE OVERLAP + BURIED TO 200MM DEPTH ACROSS 400MM WIDTH
NOTE:	TEMPORARY FENCING REQUIRED ONLY TO PLANTING AREAS WHERE ESTABLISHMENT OF NEW PLANTS IS HIGHLY VULNERABLE TO FERAL SPECIES TRAMPLING + GRAZING SOME NEW PLANTING AREA WILL NOT REQUIRE TEMPORARY FENCING DUE TO EXTREME LOCATIONS PROHIBITING ANIMAL ACCESS + PLANTED SPECIES IS LESS VULNERABLE + DESIRABLE FOR GRAZING REFER MATERIALS PLAN FOR SUGGESTED TEMPORARY FENCING LAYOUTS: LADD002



DETAIL | STAR PICKET + THJFE ® + MESH + PWI

D05

DETAIL | TEMPORARY FENCING (TF) | DEER, RABBIT + KANGAROO PROOF

NOT TO SCALE

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LA DESIGN DEVELOPMENT DETAIL 05

BLACK BEAR DEVELOPMENT | 30 Diggings Tce Thredbo NSW 2625

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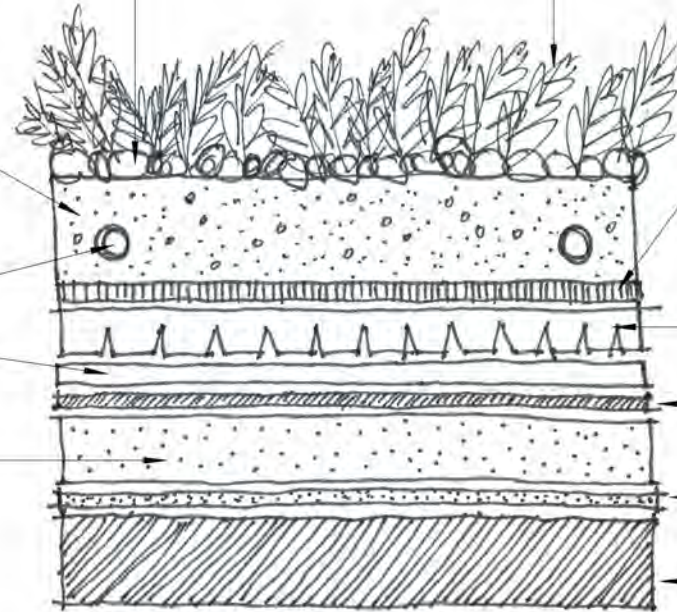
**RIVER STONE MULCH | SMALL RIVER
STONES AS MULCH**

SPECIFIC GROWING MEDIUM
NOMINALLY 100MM DEPTH

**IRRIGATION SYSTEM +
DRAINAGE SYSTEM**
TO BE ADVISED

PROTECTION MAT

INSULATION LAYER



**Blechnum penna - marina
(Alpine Water Fern)**
5-25 cm height

FILTER FABRIC

DRAINAGE LAYER | ROOT BARRIER
PERFORATED, DIMPLED PLASTIC SHEET
STORES WATER

WATER PROOF MEMBRANE

VAPOUR CONTROL

ROOF STRUCTURE

NOTE : DIAGRAMMATICAL ONLY

NO GAPS BETWEEN LAYERS
ALL LAYERS TESTED AND SEALED
MATS / LAYERS / MEMBRANES / FABRICS / SEALS TO ROOF GARDEN
SPECIALIST SPECIFICATIONS

D06

DETAIL | ROOF GARDEN DETAIL - DIGGINGS TERRACE

NOT TO SCALE

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LA DESIGN DEVELOPMENT DETAIL 06

BLACK BEAR DEVELOPMENT | 30 Diggings Tce Thredbo NSW 2625

LA DD 006.04

PROJECT NO: LA 1901

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Recommended Endemic Plant Species List for Plant Selection in Proposed Landscape Design							
List supplied by Elizabeth McPhee BAS (Hort.) MAS (Hort.) Alpine Horticultural Specialist							
CODE	PLANT GENUS/SPECIES NAME	COMMON NAME	PLANT TYPE	MATURE HEIGHT	MATURE WIDTH	QTY.	NOTES - characteristics and areas
T - TREES							
Epn	Eucalyptus pauciflora subsp.niphophila	Alpine Snow Gum	Endemic Tree	5.0M	3.0M	11	MS/DT/DR/FS/UES. SemiAdvanced Specimens with staking. Area: North/West Elevations
TS - TALL SHRUBS @ 1.5M centres							
Bm	Banksia marginata	Silver Banksia	Endemic Large Shrub	5.0M	4.0M	12	Specimens with staking. Area: North/East/South Elevations
Lg	Leptospermum grandifolium	Mountain Tea-Tree	Endemic Large Shrub	3.0M	2.0M	3	PST/Good hedging shrub - mass planting
Om	Oleria megalophylla	Large-Leaved Daisy Bush	Endemic Large Shrub	0.6M	0.5M	9	PST/Good understorey shrub
MS - MEDIUM SHRUBS @ 1.2M centres							
Cp	Callistemon pityoides	Alpine Bottlebrush	Endemic Shrub	1.0M	0.8M	6	Hardy shrub - does not seem to get grazed DR
Ga	Grevillea australis	Alpine Grevillea	Endemic Shrub	0.6M	0.4M	20	DT/Very hardy shrub
Hm	Hakea microcarpa	Small fruited Hakea	Endemic Shrub	1.5M	1M	6	DT/Hardy shrub - bit spikey
Lp	Leionema phyllicifolium	Mountain Phebalium	Endemic Shrub	1.0M	3.0M	15	Slow growing wide spreading shrub, tolerates shade
Os	Ozothamnus secundiflorus	Cascade Everlasting	Endemic Shrub	1.5M	1.5M	8	Good contrast shrub due to grey foliage
Pc	Prostranthera cuneata	Alpine Mint Bush	Endemic Shrub	0.8M	0.8M	8	FS/PST/UES/WDS/FH
Tx	Tasmannia xerophila	Alpine Pepper-bush	Endemic Shrub	1.2M	0.6M	13	Good contrast shrub due to red stems - copes with shade
LS - LOW SHRUBS @ 1.2M centres							
Ah	Acrothamnus hookeri	Mountan Beard-heath	Endemic Shrub	0.5M	0.5M	26	PST/Slow growing, shade tolerant
Cg	Correa lawrenceana	Tree Correa	Endemic Shrub	1.5M	1.5M	2	FS/FH - Showy glossy leaved shrub
Km	Kunzea muelleri	Yellow Kunzea	Endemic Shrub	0.6M	1.2M	18	PST/Hardy understorey shrub
GC - GROUND COVERS, PERENIALS & HERBS @ 700mm centres							
Ba	Brachyscome aculeata	Hill Daisy	Ground Cover	0.1M	0.1M	8	Attractive low daisy
Bb	Bulbine bulosa	Chocolate Lily	Herbaceous perennial	0.3M	0.1M	5	Disappears over winter - showy in the summer
Cj	Craspedia jamesii	James' Billy Button	Endemic Forb	0.1M	0.2M	9	Hardy forb but very palatable
Gha	Goodenia hederacea subsp. alpestris	Ivy Goodenia	Ground Cover	0.1M	0.5M	18	Shade tolerant ground cover - hard to get
Ra	Rhodanthe anthemoides	Chamomile Sunray	Endemic Forb	0.2M	0.2M	18	Showy paper daisy
Xs	Xerochrysum subundulatum	Alpine Everlasting	Endemic Forb	0.2m	0.1M	15	Showy paper daisy

F - FERNS @ 300mm centres to 500mm centres							
Bpm	Blechnum penna-marina	Alpine Water Fern	Ground Cover - Delicate Fern	0.25M	1.0M	46	RWR/FH/ST/MS Use in Roof Garden Area - Irrigated and Drained Has to be in the shade
Pp	Polystichum proliferum	Mother Shield Fern	Ground Cover - Medium Fern	0.5M	0.5M	50	RWR/FH/ST/MS Use in Roof Garden Area - Irrigated and Drained - tolearates shade and filtered sun
G- GRASSES @ 600mm centres							
Pf	Poa fawcettiae	Endemic tussock grass	Endemic Grass	0.3M	0.5M	37	Full Sun /Partial Shade
Ps	Poa sieberiana	Endemic tussock grass	Endemic Grass	0.3M	0.5M	21	FS/Full Sun
TF - TUFTS, FLAX & REEDS @ 600mm centres							
Bb	Bulbine bulbosa	Chocolate Lily	Herbaceous perennial	0.3M	0.1M	11	Disappears over winter - showy in the summer
Dc	Dianella caerulea	Blue Flax Lily	Small Flowering Tussock	0.75M	1.5M	19	Moist Soil / Partial Shade
DI	Dianella longifolia	Blueberry Lily	Flowering Tussock	1.2M	0.5M	22	Full Sun
DT	Dianella tasmanica	Alpine Lily	Flowering Tussock	1.0M	0.5M	34	Partial Shade - good mass planted
GC - GROUND COVERS, PERENIALS & HERBS @ 500mm centres							
Cm	Craspedia maxgrayi	Wooly Heads	Endemic Forb	0.1M	0.2M	3	FS/Grey foliage - showy flower
Plants Nominated: All plants nominated are appropriate for the extremities of Alpine Enviroment - i.e: Frost, Wind, Drought. Micro-climate details such as drainage, full sun and shade as noted. Plant Sizes: ALL DERIVED FROM ENDEMIC PLANT STOCK. Tubestock and 150mm pot sizes; sourced from Local Nurseries - e.g: Monaro Native Tree Nursery ; Trees may be Semi Mature at time of planting. Staking of all trees required for wind protection. Final Plant List: Refer Planting Plan for Selected Plants and Quantities							

PLANT LIST KEY:	
DR	Deer Resistant
DT	Drought Tolerant
FH	Frost Hardy
FS	Full Sun
FT	Frost Tolerant/Sensitive
MS	Moist Soil
NDT	Not Drought Tolerant
PST	Partial Shade Tolerant
RWR	Requires Water Regularly
ST	Shade Tolerant
UES	Use Endemic Stock
WDS	Well Drained Soils

NOTE:
ALL STRAW BALES USED MUST BE CERTIFIED AS WEED FREE



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PLANTING PLAN SCHEDULE

BLACK BEAR DEVELOPMENT | 30 Diggings Tce Thredbo NSW 2625

LA DD 007.01

PROJECT NO: LA 1901

Checked by AM OBRIEN

Drawn by AM OBRIEN

Scale