

LANDSCAPE DESIGN CHANGES

27A-29 Pine Avenue Brookvale

To be read in conjunction with landscape design drawings - Issue C

Prepared for Gannet Developments by Plot Design Group

Change	Reason
Northern entry garden changed to communal open space	Outdoor dining, BBQ amenity and dense native gardens have been design in this north facing garden. The addition of communal open space will allow residents additional garden space for congregating and entertaining. Retaining walls were adjusted through this area to provide improved use of space.
Garden lighting added to common and private gardens	Uplighting has been included to enhance built forms as well as plantings within the garden. This lighting will allow for extended use of the communal garden spaces as well as providing ambience for residents at night. Bollard lighting allong the main communal path to the south has been added to enhance the gardens at night.
Additional communal garden spaces	Two additional communal garden spaces have been incorpoarted into the landscape design on the southern side of the development to provide enhnanced amenity for residents. These spaces have been designed to provide seating for small groups or individuals and have been located to enhance the privacy of residents.
Fencing between residences	Fencing between residences has been included and noted as 1800mm high fencing. This fencing will provide privacy between dwellings as well as containment for pet owners.
Rear communal community gardens included	Community gardens have been designed into the rear of the site to facilitate vegetable growing and community congregation. Seating, raised garden beds, fruiting plants and shrubs have been incorporated into the design.
Planting selection	Plant species are predominantly native and have been selected based on the Northern Beaches Council native plant species guide. Varied scales of planting have been incorporated with trees, shrubs, groundcovers and native grasses providing ecological variation and faunal support.
Permeable surface treatments	Permeable surface treatments and soft landscaping have been used to improve permability on the site and to improve stormwater performance.