



MOIR LANDSCAPE ARCHITECTURE

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FEE PROPOSAL

Client:	Newcastle Muslim Association	Email: davidh@dewittconsulting.com.au
Attention:	C/o. David Humphris deWitt Consulting	From: Phillip Walbank
Address:	7 Canberra Street Charlestown NSW 2290	Date: 18/02/11

Project: Proposed Mosque and Community Facilities
158A-164 Croudace Road, Elmore Vale
Response to Councils letter dated 21-12-2001 Reference 10/1049

The following is a response to Councils' comments relating to the proposed Mosque and Community Facilities located at 158A and 164 Croudace Road Elmore Vale. Councils comments, relevant to the Landscape Architectural components of the project, are shown in italics and Moir Landscape Architecture's response is shown below in blue.

6. Arborist Report/Trees/Landscape Plan - The application needs to address the provisions of Element 4.10 and associated Technical Manual (notwithstanding the comments within the Urban Design Consultative Group). It is noted that the plan showing tree location details submitted within the arborist report are not sufficiently clear to confirm the tree location details. Conversely, the submitted survey includes detailed tree location information but uses a different numbering system to the arborist report and does not nominate the tree species. It is further noted that the plan information within the arborist report, the landscape plan and the survey do not correlate.

Tree numbering on all plans is now consistent with the survey and tree tagging carried out on site by the project Arborist. Refer to Figure 18 - "Tree Location" contained in the revised Arborist report.

The assessment within the SEE and the arborist report do not correlate where the SEE indicates that trees will be retained the arborist report indicates within the executive summary that " ...in order to carry out the proposed development it will be necessary to remove all trees from the site." This conflict needs to be clarified within the revised report.

It is necessary to revise the arborist report using the survey plan detail and numbering, outlining the tree species and associated assessment (and clearly showing on plan which trees are to be retained and removed). It is confirmed that the assessment and calculation criteria under the Technical Manual in relation to compensatory trees needs to be

undertaken and submitted in the revised report. Similarly, the landscape plan needs to be revised clearly detailing the trees being retained using the same plan basis and numbering as the survey detail.

[Landscape Plan](#) clearly shows trees nominated for retention. An additional plan, Figure 19 - "Tree Protections Zones" is included in the Arborist Report showing trees nominated for retention, critical root zones and tree protection zones.

It is noted that the site contains a significant number of large trees and it is likely that compensatory planting would be required under the provisions of Element 4.10 (ie in addition to the number of trees proposed to be planted as part of the application). Investigation of the provision of compensatory tree planting (eg off-site) should be undertaken and provided to support the application in accordance with the provisions of Element 4.10. Alternatively, if compensatory planting is not being provided, it will be necessary to provide justification this non-compliance.

In addition to proposed tree planting shown on the landscape plan, a landscape concept plan has been prepared for the adjoining reserve

In various locations large significant trees are intended to be retained close to proposed building and/or larger areas of earthworks (ie cut and retaining walls). It is necessary that the safe and effective retention of these trees be addressed within the revised arborist report providing detailed recommendations/specifications how this will be achieved. The revised plan needs to show the recommended Tree Protection Zones for those trees to be retained in context with the proposed overall development.

[Refer Arborist Report and Figure 19.](#)

The disclaimer provided within the arborist report needs to be modified such that the report can be used by Council in its assessment of the submitted application.

[Refer Arborist Report.](#)

7. Landscaping (Car park)- The car park area needs to provide additional shade trees incorporated in accordance with the provisions of Landscaping Technical Manual Section 7.5 (eg between spaces 101-116).

[The ground level car park has been redesigned to allow for additional tree planting \(Additional 3 x Waterhousia floribunda - Weeping Lilly Pilly\). Permeable paving combined with structural soil will provide improved below ground growing conditions for proposed tree planting.](#)

13. Landscape Screening (Upper Car Park) - A landscape screen is proposed along the southern side of the upper deck parking (ie spaces 7-17). The landscape plans nominate the planting being 800mm while it appears to be approximately 1400mm on the architectural

plans. The landscape plan also refers to timber batten screens to address privacy and further acoustic treatment but this detail is not on the architectural plans. It is recommended that a privacy screen be incorporated along the southern side of parking spaces 7-17 which has an effective height between 1600-1800mm (ie above the finished floor level of the upper car park) in combination with the landscape bed. The position of the screening needs to be designed having regard to the final choice of landscaping in this location (eg. such that the screen does not negate the ability of the plantings to successfully grow - climbers may be an option). A 1:50 scale detail of the privacy screen should be provided and the upper portion (ie above the planting beds) should be designed with sufficient openings to allow light and ventilation but still obscures possibly privacy impacts to the dwellings on the southern side.

The podium planter to the edge of the upper level car park has been extended to include the western edge. 1:50 details of the planter and privacy screen are included as an appendix to this letter. Additionally, maturation of the proposed tree planting in the 3m wide deep zone along the southern boundary would effectively screen the car park from the adjoining medium density development.

15. Main Gate - Details of the main security gate adjacent proposed parking space 120 needs to be submitted (1:50 detail). The gate, while being able to secure the site, also needs to be designed in such a manner that it does not provide a negative impact on the streetscape (eg large solid panels which appear to be proposed on the Colour Elevations A-025). It is recommended that the gate have predominately larger openings which would limit its visual mass yet still provide security (eg similar to the vertical rod style gates/fences used at some public schools and car yards could be appropriate).

Refer to Architects Elevations. Refer also to Photomontage 1.

17. Appearance, Materials & Colours - The submission of a materials and colours board, with associated annotated elevations, should be submitted to 'assist in the assessment of the application and addressing aspects of Urban Design Consultative Groups comments. The combination of the board, colours and modified photomontages need to clearly demonstrate the finishes and articulation showing how the proposed design presents and its visual (ie including proposed roof. Photomontages also need to be provided at angles which are realistic in terms of sightlines to the development and relative eye line levels from neighbouring properties to ensure that visual appearance and scale of the proposal can be adequately assessed.

Refer to Photomontages.

25. Urban Design Consultative Group - An assessment of the application by the Urban Design Consultative Group has raised the following matters below which need to be addressed. It is noted, further to our previous discussion, that section 3 was revised of the minutes was revised.

6. Landscape

The group noted the recognition by the proponents of the value of the established garden trees on the site, and the applicant's proposal to retain elements of the established garden where possible. However, because of the need to excavate, and build structure in close proximity to a number of trees designated for retention, concern was expressed for the viability of these trees in the light of the works that are proposed.

While the retention of both the group of trees to the south of the proposed Mosque (which form an informal entrance to the proposed courtyard) as well as some of the trees on the perimeter of the site is supported, this retention does impose some planning constraints on the proposal. NOTED. One of these constraints is that there will not be a readily 'legible' logic to the layout of the site, and the first impression as one approaches the site at the end of a long driveway, is one of domination by parking for motor vehicles. As one enters the main section of the site through the entry gates, one is confronted by at grade parking immediately at the top of the driveway, and a large structured two-level car park just to the right.

Groups of healthy trees, worthy of retention were identified by the project Arborist early in the planning of the proposal site. Given the ad-hoc nature of the plantings on the site this posed a number of restraints to tree retention given the proposal and associated access, car parking etc.

Retention of existing trees vs removal for a coordinated design is always in conflict, especially on a constrained site. Tree retention within the site and on its exposed boundaries was considered important to provide mitigation to any potential visual impact associated with the proposal and associated tree removal. Tree retention provides visual fragmentation of the proposal especially as proposed screen and amenity planting matures.

The Group was of the view that further landscape provision should" be included in the design to soften this vehicular dominance. Relocating the proposed central planting bed for the 'Magnolia Grandiflora' to the current location of car parks no. 87,88,89,90 would be one option for assisting in presenting a more attractive point of arrival. In addition to the need to reduce the visual impact of car parking facilities and roadway, there is a need to more clearly define and separate pedestrian walkways from motor vehicle driveways. These include the 'shared pedestrian access' along the centre of the entry driveway, and the pedestrian areas around the Common Study areas which form the upper floor of the Community Hall and the Funeral Ceremony building. In regard to the latter, the 'Timber Louver Screen' which is intended to partially screen the Preparation Area from the upper deck of the car park, needs further design resolution in order to better serve its intended function, and to make it less vulnerable to accidental impact from manoeuvring vehicles. While some provision is proposed to use plantings to screen the car park structure from the residential units under construction to the south east, the Group was of the view that similar landscape screening should also be provided to the car park structure and ramps on its other two exposed sides. Further, the Group suggested that some landscaping on (or through voids in) the upper deck of the car park was needed to assist in visually softening this space, and in better separating

and defining the pedestrian/ human occupied space from motor vehicle parking and roadway.

Additional tree planting is proposed for the central, at grade, car park including tree planting along the lineal car park adjoining the western boundary. The podium planter has been extended to include its western edge. The NW Elevation of the carpark is internal and is visually fragmented by the proposed tree planting.

Recommended landscaping through voids was considered however MLA are of the view that the benefits provided by such a scheme would be limited. Creating voids in the 2 storey carpark would result in those parking spaces being extended across the site (impacting on the courtyard area, retained trees etc).

It was noted that there is currently a clearly evident storm water overland flow path on the site which runs from approximately the rear of No 32 Cambronne Parade at the north of the subject site, southwards to a detention basin at its western most corner. The proposed Mosque straddles this flow path. While it is expected that this will have been taken into account by the applicant's hydraulic engineers, the Group suggested that it was highly desirable that an overland flow path be included in the design to cater for extreme downpour events.

Refer Civil Engineers.

The Group noted that the proposal was currently quite internalized because of its largely 'landlocked' location, which is further reinforced by the proposed two metre high solid timber perimeter fence. While it is acknowledged that this is a necessary device to limit acoustic impact from vehicles on the site on neighbouring residents, the Group suggested that a more visually open timber screen fence facing the Public Reserve at the north of the site would assist in presenting a more Welcoming aspect to the public (while maintaining physical access via the driveway as proposed).

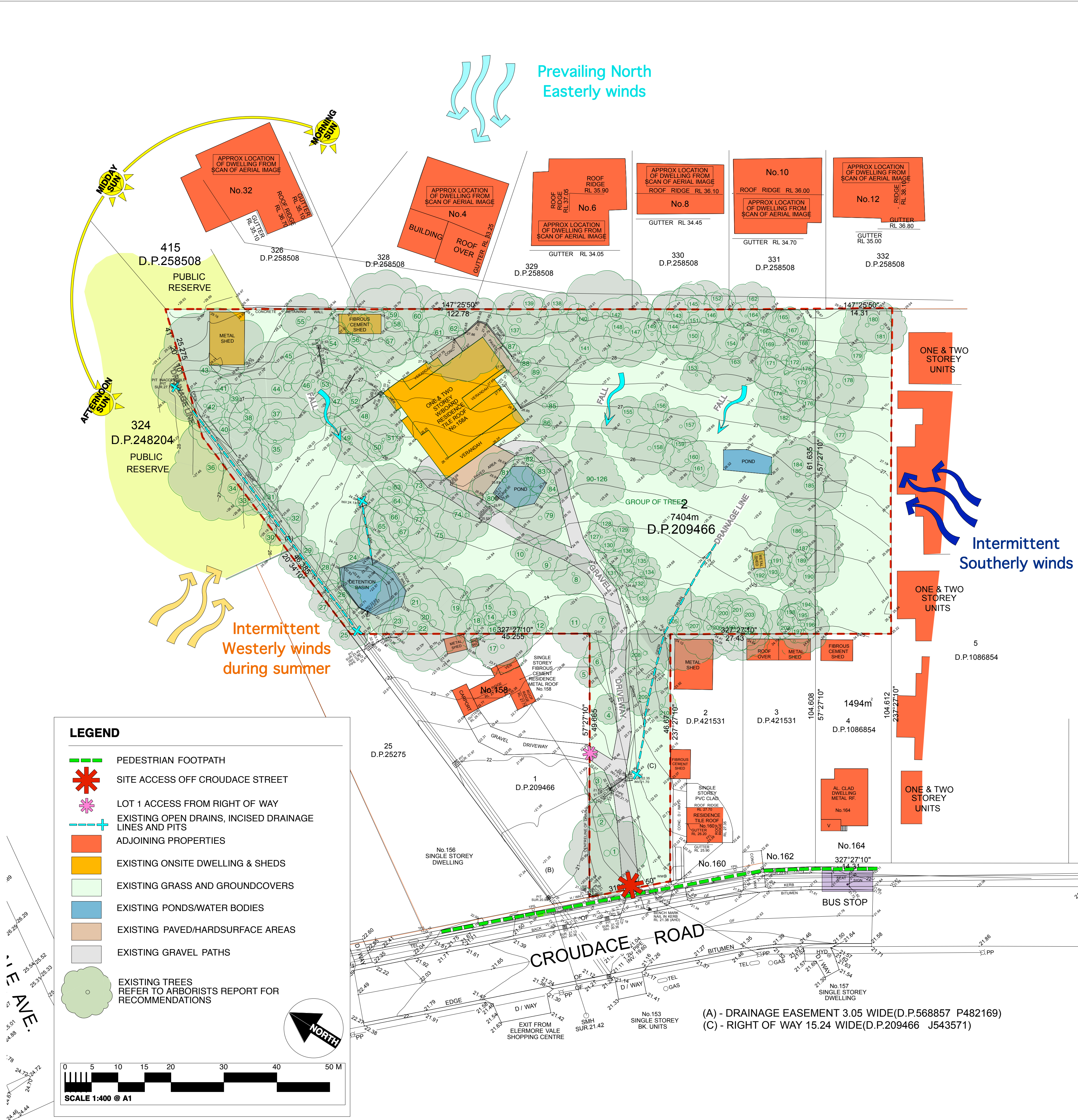
An open fence on the park side has been shown on the revised documentation.

The applicant's Landscape Architect observed that many of the trees on the site currently had been planted by the current residents, and that these trees have generally not yet reached maturity. This appears to be quite a different situation to that contemplated in the drafting of Council's 'urban forest' instrument, which tends to assume that any existing vegetation is likely to be old growth forest. The Group acknowledged that, given the large variety of species and the number of immature tree plantings on the site as a result of the enthusiastic efforts of the current resident!gardener, it is most probably not appropriate to apply a strict numeric response to the quantum of trees required to be planted on site as part of the redevelopment. The Group supported the suggestion that the applicant in addition to replanting on site, may also provide appropriate plantings (as determined by Council's Landscape Architects) to the adjacent Public Reserve, which is currently rather barren and unattractive.

It should be noted that the arborist report identified trees that failed the VTA (ie. trees that are undesirable species and / or pose an unacceptable level of risk. The ad-hoc nature of the plantings makes it difficult for retention in light of any proposed development of this scale. Also, the general arrangement did not allow for many of the existing trees to grow to their full potential and makes replacing trees on a 1:1 ratio on site quite difficult. We have positioned trees to grow to their full potential rather than planting lots of trees in a small area. Additionally, a concept plan for the adjoining reserve showing potential locations for supplementary planting has been prepared for Council comment.

As noted previously, the proposed buildings and structures, particularly along the north-east boundary, will impinge in some instances upon the critical root zones of the existing trees designated for retention. This will necessitate some re-planning of the proposed structures to permit adequate protection of all trees designated for retention. - Further consideration needs also to be given to the processes of excavation and construction, and the likely impacts that this will have upon retained trees. The intrusion of structure, vehicles and machinery into areas of the root zones will need to be as limited, as practicable and overseen by expert arborists or landscape technicians.

Tree protection / machinery exclusion zones are discussed in the Arborist report as well as the Landscape Design report. On site supervision will be essential as part of the bulk earthworks and construction phases.



CHECKLIST FOR DEVELOPMENT APPLICATIONS
(In accordance with NCC Technical Manual - Landscaping 2005)

This Landscape DA Documentation (LP01, LP02 & LP03 and the Landscape Design Report) has been prepared by Moir Landscape Architecture Pty Ltd in accordance with Newcastle City Councils DCP 1 and all relevant guidelines.

1. Existing Site - SITE ANALYSIS PLAN (LP01)

- ☒ Site location
- ☒ Boundaries and boundary dimensions
- ☒ Site area
- ☒ Existing vegetation and soils (including description of groundcover)
- ☒ Water elements (eg creeks, rivers, swamps)
- ☒ Heritage elements
- ☒ Adjacent existing landuses
- ☒ Other landscape features (eg cliffs, quarries, sand dunes, riverbanks etc)
- ☒ Contours or spot levels across the whole site
- ☒ Location and uses of existing buildings
- ☒ Location and types of services to and across the site
- ☒ Photographs and photo panoramas should be included for major projects

2. Proposed Development - LANDSCAPE CONCEPT PLAN (LP02)

- ☒ Proposed new buildings and boundaries
- ☒ Proposed open space & uses eg passive or recreation, informal areas
- ☒ Proposed drainage systems: detention basins, channels etc
- ☒ Proposed finished levels and extent of cut/fill eg contours or spot levels
- ☒ Existing trees to be retained
- ☒ Proposed planting principles: street tree themes, wildlife corridors, buffer planting, aboreal screens, indicative species, locations etc
- ☒ Proposed retaining walls, fences with indicative height, material, including privacy screens, courtyard walls
- ☒ Proposed maintenance requirements eg high, medium, low areas
- ☒ Proposed pedestrian access eg footpaths, walking tracks, cycleways
- ☒ Proposed surface treatments (turf, paving, planted areas, water elements)
- ☒ Proposed bank stabilisation, including batters
- ☒ Proposed services and easements describing type of utility
- ☒ Hazard reduction requirements, if applicable
- ☒ Proposed roads, driveways and parking areas
- ☒ Attach a copy of the erosion and sedimentation control plan, if applicable
- ☒ For major projects, additional information could include models, perspectives and aerial photographs

3. Information to be included on Site Plan - TITLEBLOCK

- ☒ Site address
- ☒ Applicants name, address and contact number
- ☒ Consultants name, address and contact number
- ☒ Project title
- ☒ Scale of drawing (use only standard metric scale eg 1:500, 1:200 etc)
- ☒ North point
- ☒ Date of drawing
- ☒ Plan reference number
- ☒ 3 copies submitted to Council

CONSULTANTS DECLARATION

I David Moir have prepared this documentation and hold qualifications to meet the requirements of Newcastle City Council for this category of development as outlined in the DCP. I have familiarised myself with the sections of the DCP and guidelines relevant to the landscape proposal for this development.

Category of Proposal: 3
Qualification: B.L.Arch
Institution: University of Canberra
Year of Graduation: 1997
Years of Practice: 13

Signature: *David Moir*

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Iss.	Date	Appr	Revision Notes
A	04/05/10	DM	DRAFT FOR REVIEW
B	25/05/10	DM	DRAFT FOR REVIEW
C	31/05/10	DM	DRAFT FOR REVIEW
D	13/07/10	DM	DRAFT FOR REVIEW
E	19/07/10	DM	DA ISSUE
F	18/02/11	DM	REVISED DA ISSUE

Client

NEWCASTLE MUSLIM ASSOCIATION

Project Title

PROPOSED COMMUNITY CENTRE & MOSQUE
158A 164 CROUDACE RD, ELMORE VALE

Drawing Title

SITE ANALYSIS PLAN

Project Manager	deWITT	Project ID	0605
Drawn By	PW	Scale	1:400@A1
Reviewed By	DM	Northpoint	
Date	18/02/11		
CAD File Name 605.DA-LP01			

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Drawing No	LP01	Issue	F
Sheet No	1 of 2		

IMAM HOUSE

Proposed screen planting to the boundaries consisting of canopy trees in large canopy trees combined with informal hedging within the mid level understorey. Stabilised gravel courtyard / private open space to the northern side of the unit. Provide access from the carpark on the western side of the mosque.

CANOPY TREES

Proposed planting consisting of canopy trees (Scribbly Gums) and midlevel screening (Blueberry Ash & Lilly Pilly).

NORTH EAST BUFFER

Large flowering feature tree (Bull Bay Magnolia) located near the entry to the Mosque. Curved seating positioned under the tree.

EXISTING TREES

Existing trees along the northern boundary to be retained and protected in an enlarged landscape area. Provide supplementary planting of small trees (Blueberry Ash) and mass planting of shrubs, grasses, ferns and accent plants to provide a fully structured landscape buffer to assist in reducing the visual impact from adjoining properties

CANOPY TREES

Proposed screen planting consisting of Scribbly Gums, Blueberry Ash and a mixed understorey to continue vegetated screen along the north-east boundary.

LANDSCAPED BUFFER

The proposed carpark has been offset from the southern boundary to allow for a deep soil landscape zone, typically 3m wide. Proposed planting of a mix of medium sized trees consisting of Water Gums, Blueberry Ash and Lilly Pilly Cultvars. Proposed species are intended to screen the carpark from the adjoining property without being overly large trees.

A podium planter on the southern edge of the carpark top level, 800mm high with 1m high shrubs, and timber batten screens to provide privacy and lessen the visual impact for neighbouring properties to the south.

2.1m high acoustic fence in accordance with Acoustic Engineers recommendations.

EXISTING TREES

Existing trees (predominantly eucalypts and casuarinas) to be retained in enlarged landscape area. Provide supplementary planting of mid-level screening (Lilly Pilly) towards the boundary and Gymea Lilies and native grasses in the foreground.

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Client
NEWCASTLE MUSLIM ASSOCIATION

Project Title
PROPOSED COMMUNITY CENTRE
& MOSQUE
158A 164 CROUDACE RD, ELMORE VALE

Drawing Title
LANDSCAPE CONCEPT PLAN

Project Manager	deWITT	Project ID	0605
Drawn By	PW	Scale	1:250@A1
Reviewed By	DM	Northpoint	
Date	18/02/11		
CAD File Name	605.DA-LP02		



PROPOSED PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	Height/Spread	POT SIZE (min)
TREES:				
ELA ret	<i>Elaeocarpus reticulatus</i> 'Prima Donna'	Blueberry Ash	6-8m X 3-4m	45 Litre
EUC hae	<i>Eucalyptus haemastoma</i>	Scribbly Gum	8-12m X 6-10m	25 Litre
LAG ind	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle	8m X 5-6m	45 Litre
MAG gra	<i>Magnolia grandiflora</i> 'Exmouth'	Bull Bay Magnolia	12m X 7-10m	45 Litre
TRI lau	<i>Tristanopsis laurina</i> 'Luscious'	Water Gum	6m X 5m	45 Litre
WAT flo	<i>Waterhouseia floribunda</i>	Weeping Lilly Pilly	15m X 10m	45 Litre
FERNS:				
ASP aus	<i>Asplenium australasicum</i>	Birds Nest Fern	-	200mm dia
BLE nud	<i>Blechnum nudum</i>	Gristle Fern	-	150mm dia
CYA aus	<i>Cyathea australis</i>	Rough Tree Fern	-	0.75-1.5m Trunk
DOO asp	<i>Doodia aspera</i>	Rasp Fern	-	150mm dia
SHRUBS:				
ACA fim	<i>Acacia fimbriata</i> 'nana'	Dwarf Fringed Wattle	-	200mm dia
SYZ cas	<i>Syzygium Cascade</i>	Powder Puff Lilly Pilly Cultivar	-	200mm dia
SYZ cas	<i>Syzygium leuhmanii</i> 'Lulu'	Lilly Pilly Cultivar	-	200mm dia
WES fru	<i>Westringia fruticosa</i> 'Zena'	Coast Rosemary Cultivar	-	200mm dia
GRASSES / GRASS-LIKE PLANTS:				
DIA cae	<i>Dianella caerulea</i>	Flax Lily Cultivars	-	Tubestock
LIR cvs	<i>Liriope Cvs.</i>	Liriope Cultivars	-	150mm dia
LOM con	<i>Lomandra confertifolia</i> Cvs.	Fine Leaf Mat Rush Cultivars	-	Tubestock
LOM hys	<i>Lomandra hystrix</i>	Mat Rush	-	Tubestock
LOM lon	<i>Lomandra longifolia</i> Cvs.	Mat Rush Cultivars	-	Tubestock
PEN pen	<i>Pennisetum Pennstripe</i>	Variegated Fountain Grass	-	Tubestock
ACCENT PLANTS:				
ALP cae	<i>Alpinia caerulea</i> 'Redback'	Native Ginger	-	150mm dia
DOR exc	<i>Doryanthes excelsa</i>	Gymea Lily	-	200mm dia
XAN joh	<i>Xanthorrhoea johnsonii</i>	Grass Tree	-	25 Litre
GROUNDCOVERS / CLIMBERS				
ACA cog	<i>Acacia cognata</i> 'Limelight'	Blue Dampiera	-	150mm dia
DAM str	<i>Dampiera stricta</i>	Blue Dampiera	-	150mm dia
MYO par	<i>Myoporum parvifolium</i>	Creeping Boobialla	-	150mm dia
VIO hed	<i>Viola hederacea</i>	Native Violet	-	150mm dia

TREES TO BE RETAINED

Proposed section of retained trees in informal forecourt to the Mosque. Provide gravel paths between trees and seats for quiet contemplation. Underplant existing trees with native grasses, grass trees and gymea lilies. Mulch for improved soil health, to reduce compaction and reduce future maintenance requirements.

CARPARK AREAS

Ground level carpark areas consist of areas of permeable paving. Permeable paving helps to define parking bays, increases water infiltration, break up areas of bitumen, and most importantly provides improved below ground growing conditions for proposed tree planting.

2.1m high acoustic fence in accordance with Acoustic Engineers recommendations.

1.2m wide concrete footpath

CROUDACE ROAD

LEGEND

PROPOSED BUILDINGS

- Ground floor building footprint
- Second floor building footprint

ROAD / CARPARK PAVING

- Permeable paving - Structural soil under
- Bitumen
- Concrete

PEDESTRIAN PAVING

- Mosque Court (Tiled)
- Stabilised gravel
- Coloured concrete
- Proposed seating
- Water feature

EXISTING & PROPOSED TREES

- Existing trees to be retained and protected
Critical Root Zone
- Eucalyptus haemastoma* (Scribbly Gum)
- Magnolia grandiflora* (Bull Bay Magnolia)
- Waterhouseia floribunda* (Weeping Lilly Pilly)
- Tristanopsis laurina* Cx (Water Gum)

- Lagerstroemia indica* Cx (Crepe Myrtle)
- Elaeocarpus reticulatus* Cx (Blueberry Ash)
- MID-LEVEL & UNDERSTOREY SPECIES**
- Native grasses / groundcover
Refer to Proposed Plant Schedule
- Doryanthes excelsa* (Gymea Lily)
- Asplenium nidus* (Birds Nest Fern)
- Cyathea australis* (Rough Tree Fern)
- Syzygium leuhmanii* Cx (Lilly Pilly)

NOTES:
1. Trees nominated for retention to be retained and protected in accordance with the recommendations outlined in the Arborist report.

PHOTOMONTAGE DEVELOPMENT PROCESS



EXISTING VIEW

Panoramic photograph of existing view from viewing location.



3D MODEL

Scaled 3D model of the proposed site from viewpoint location.



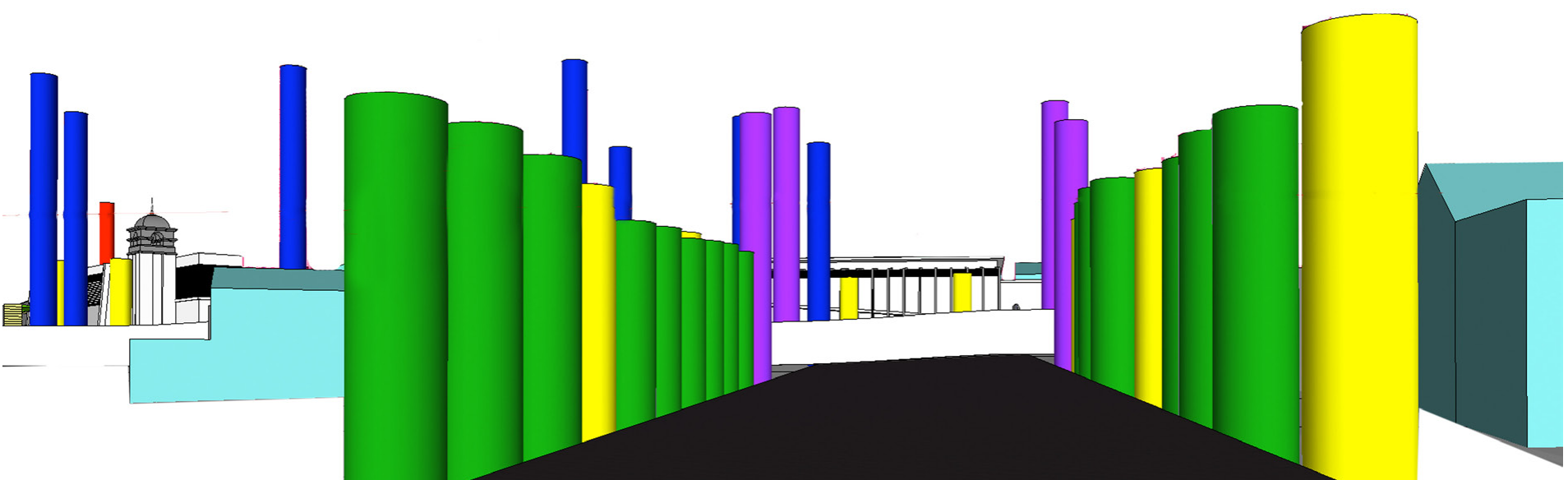
3D MODEL OVERLAY

Scaled 3D model overlayed onto photograph of the existing site conditions.



PHOTOMONTAGE

Photomontage prepared to indicate the extent of clearing and visibility of the site prior to mitigation methods. This illustrates a worst case scenario.



3D MODEL- MITIGATION METHODS

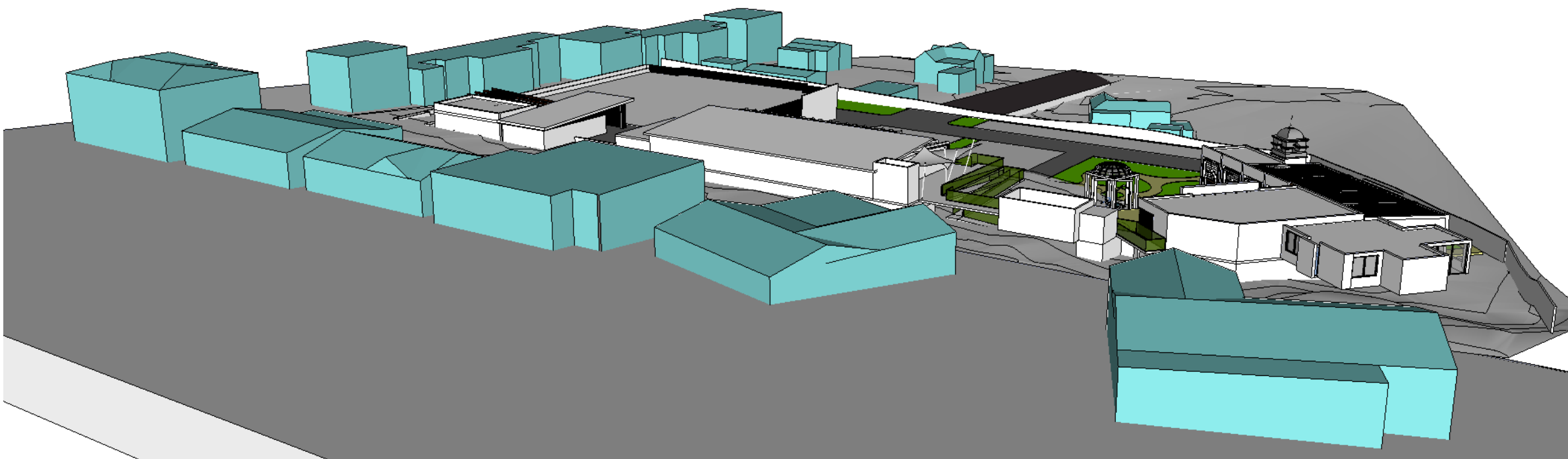
Indicative 3D objects placed in model to display proposed tree species and heights.



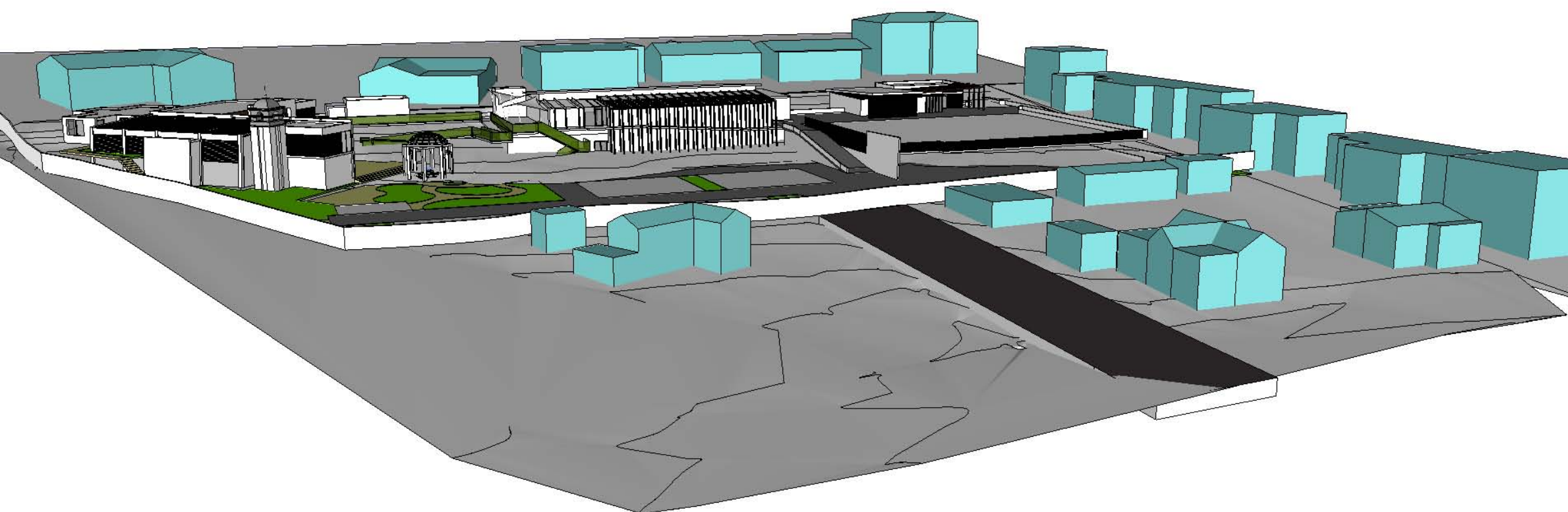
PHOTOMONTAGE WITH MITIGATION METHODS

Resulting photomontage with mitigation methods employed.

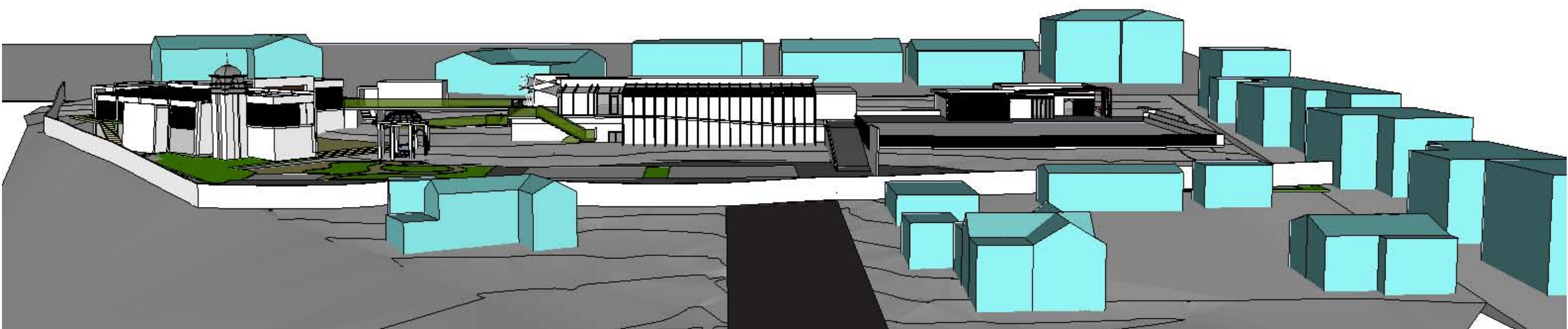
3D MODEL - BIRDSEYE VIEWS



BIRDSEYE VIEW OF THE MODEL FROM NORTH EAST



BIRDSEYE VIEW OF THE MODEL FROM THE WEST



BIRDSEYE VIEW OF THE MODEL FROM THE SOUTH EAST

PROPOSED COMMUNITY CENTRE & MOSQUE ELERMORE VALE



EXISTING VIEW



PROPOSED VIEW- WITHOUT MITIGATION METHODS



PROPOSED VIEW- WITH MITIGATION METHODS

PHOTOMONTAGE ONE

CROUDACE ROAD



VIEWPOINT LOCATION

PROPOSED COMMUNITY CENTRE & MOSQUE

ELERMORE VALE







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EXISTING VIEW- CROUDACE ROAD



PROPOSED VIEW- WITHOUT MITIGATION METHODS



PROPOSED VIEW- WITH MITIGATION METHODS

PHOTOMONTAGE TWO

CROUDACE ROAD



VIEWPOINT LOCATION

PROPOSED COMMUNITY CENTRE & MOSQUE

ELMORE VALE



EXISTING VIEW



PROPOSED VIEW- WITHOUT MITIGATION METHODS



PROPOSED VIEW- WITH MITIGATION METHODS

PHOTOMONTAGE THREE

ANDRETTA AVENUE



VIEWPOINT LOCATION

PROPOSED COMMUNITY
CENTRE & MOSQUE
ELMORE VALE



Moir
Landscape
Architecture

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EXISTING VIEW



PROPOSED VIEW- WITHOUT MITIGATION METHODS



PROPOSED VIEW- WITH MITIGATION METHODS

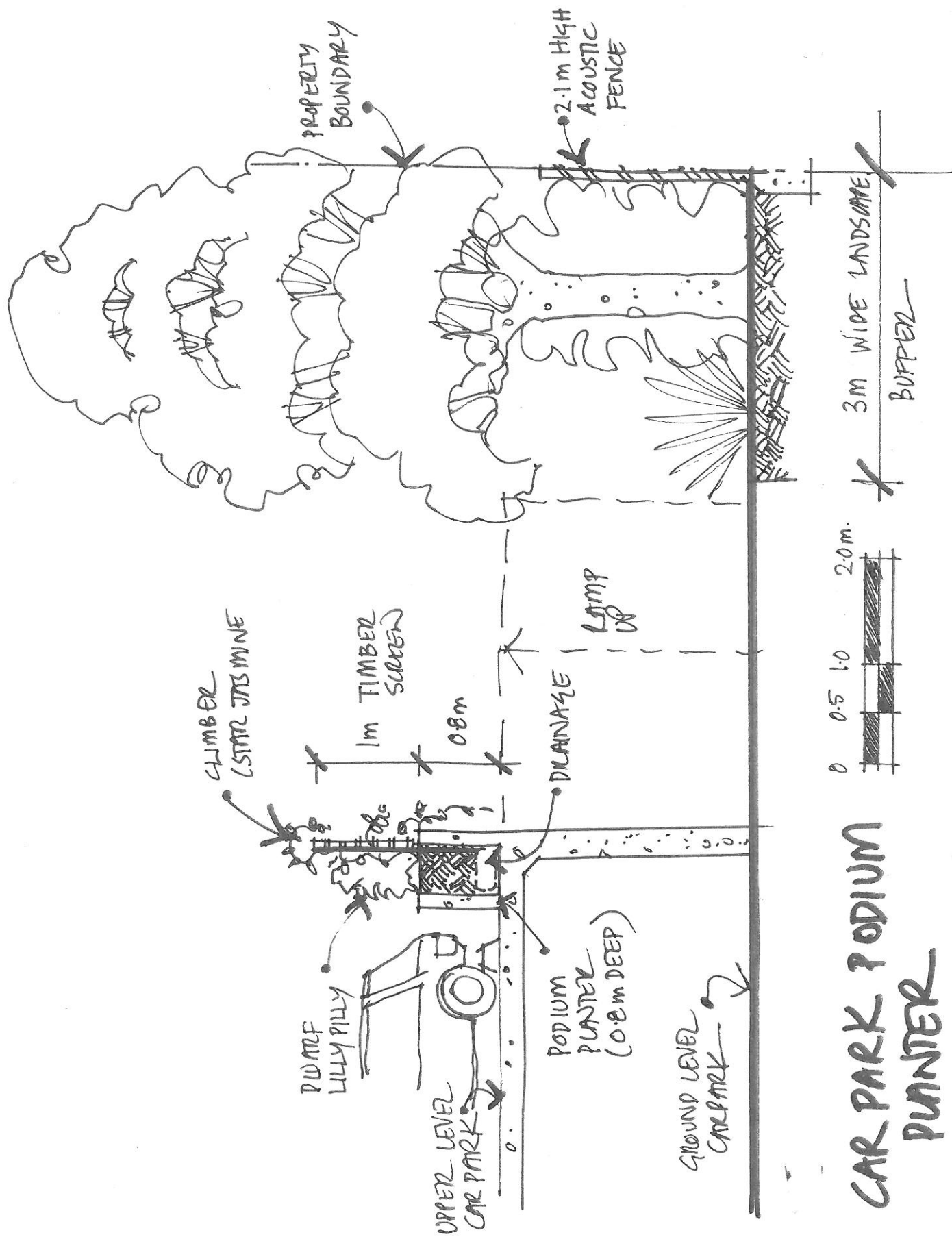
PHOTOMONTAGE FOUR

CNR. CAMBRONNE PDE & GARSDALE AVE



VIEWPOINT LOCATION

PROPOSED COMMUNITY CENTRE & MOSQUE ELERMORE VALE





Concept plan: Supplementary tree planting in neighbouring reserve.