A1

REVISION TABLE

REVISION F DATED 23.07.20

SHEET L01 - EXISTING VEGETATION
- * updated APZ zones (as supplied by Travers Bushfire & Ecology)
- * added Vegetation Impact Areas map (as supplied by Cumberland Ecology)
- * additional notation regarding trees to be retained
- * updating of tree inventory table
- * added notation re power supply
- *

SHEET L02 - LANDSCAPE OBJECTIVES
- * revision of plant species list as per Council comments
- * updated APZ zones
- * revision of Landscape Objectives categories to meet requirements of APZ, in particular:
  Zone "L" - APZ Protection Area - Managed Parkland to Windward Way frontage
  Zone "L" - APZ Protection Area - Managed Parkland to north of Apartment Buildings
  Zone 'M" - MUSR - EEC Area to NE of site
- * updated plan to include accessible path system (as supplied by Access Consultant)
- * revision of floor levels to Apartment Buildings to match accessibility recommendations
- * revision of general notations as necessary

SHEET L03 - CONCEPT MASTERPLAN - SOUTH
- * updated APZ zones
- * updated plan to include accessible path system (as supplied by Access Consultant)
- * revision of street tree planting following path design updates
- * revision of indicative planting to new and revised APZ zones
- * revision of general notations as necessary

SHEET L04 - CONCEPT MASTERPLAN - WEST
- * updated APZ zones
- * updated plan to include accessible path system (as supplied by Access Consultant)
- * revision of street tree planting following path design updates
- * revision of indicative planting to new and revised APZ zones
- * revision of general notations as necessary

SHEET L05 - CONCEPT MASTERPLAN - EAST
- * updated APZ zones
- * updated plan to include accessible path system (as supplied by Access Consultant)
- * revision of street tree planting following path design updates
- * revision of indicative planting to new and revised APZ zones
- * revision of general notations as necessary

SHEET L06 - minor changes to plant images where required
SHEET L07 - minor changes to plant images where required
SHEET L08 - minor changes to plant images where required
SHEET L09 - minor changes to plant images where required
SHEET L10 -
- * updated "Bushfire Zone Requirements within Asset Protection Zones" to reflect requirements of RFS Terms of Approval dated 19th May 2020
- * updated plan to include accessible path system (as supplied by Access Consultant)revision of general notations to typical sections as necessary to reflect APZ changes and path update information

LOT 1 DP780801 & LOT 1 DP737576
PRINCES HIGHWAY / WINDWARD WAY
MILTON

Rev. no.	Description:	Date:
F	REVISED DA ISSUE	23.07.20
E	REVISED DA ISSUE	28.08.19
D	REVISED DRIVEWAY ENTRANCE	08.10.18
C	REVISED DA ISSUE	18.04.18
B	REVISED DA ISSUE	12.05.17
A	DA ISSUE	25.11.16

ARBORIST:	ALLIED TREE CONSULTANCY
SURVEY:	RYGATE & WEST
HYDRAULIC:	SAMANA BLUE ENGINEERING
ARCHITECT:	STEPHEN JONES ASSOCIATES
CLIENT:	ANNSCA PROPERTY GROUP P/L

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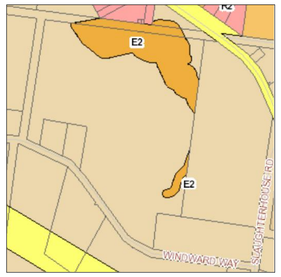
LOT 1 DP780801 & LOT 1 DP737576
PRINCES HIGHWAY / WINDWARD WAY
MILTON
MILTON MEADOWS

TITLE:	COVER PAGE		
STATUS:	DA	SCALES:	1:1000
DRAWN:	MAG	SHEET:	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351	F
DATE:	14.11.16		

A1

aerial image 2015



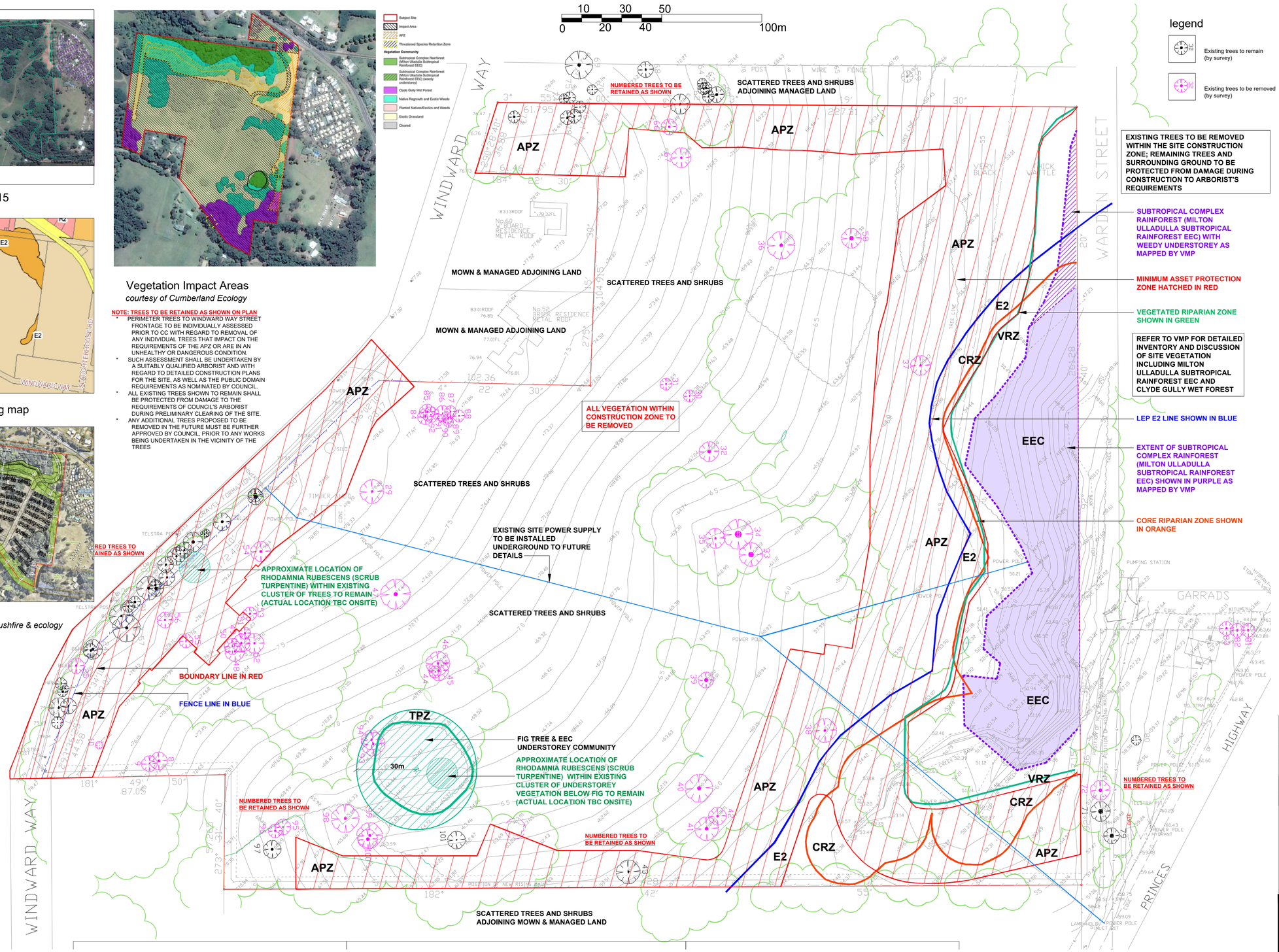
LEP 2014 zoning map

proposed APZ's
courtesy of Travers bushfire & ecology

Vegetation Impact Areas
courtesy of Cumberland Ecology

NOTE: TREES TO BE RETAINED AS SHOWN ON PLAN

- PERIMETER TREES TO WINDWARD WAY STREET FRONTAGE TO BE INDIVIDUALLY ASSESSED PRIOR TO CC WITH REGARD TO REMOVAL OF ANY INDIVIDUAL TREES THAT IMPACT ON THE REQUIREMENTS OF THE APZ OR ARE IN AN UNHEALTHY OR DANGEROUS CONDITION
- SUCH ASSESSMENT SHALL BE UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST AND WITH REGARD TO DETAILED CONSTRUCTION PLANS FOR THE SITE, AS WELL AS THE PUBLIC DOMAIN REQUIREMENTS AS NOMINATED BY COUNCIL.
- ALL EXISTING TREES SHOWN TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO THE REQUIREMENTS OF COUNCIL'S ARBORIST DURING PRELIMINARY CLEARING OF THE SITE.
- ANY ADDITIONAL TREES PROPOSED TO BE REMOVED IN THE FUTURE MUST BE FURTHER APPROVED BY COUNCIL, PRIOR TO ANY WORKS BEING UNDERTAKEN IN THE VICINITY OF THE TREES



TREE INVENTORY
(as prepared by surveyor)

No.	DESCRIPTION	DIA.	SPREAD	HEIGHT
1	BLACKBUTT	0.7	7	12
2	GUM	0.7	6	10
3	GUM	0.95	5	12
4	GUM	0.4	4	8
5	GUM	0.8	10	9
6	GUM	0.6	8	10
7	GUM	0.25	6	7
8	GUM	1.1	9	15
9	GUM	0.4	8	8
10	ACACIA	0.2	4	4
11	GUM	1.2	9	12
12	GUM	0.3	4	5
13	GUM	0.4	4	7
14	GUM	1.5	10	13
15	GUM	0.8	8	9
16	GUM	0.4	8	5
17	GUM	0.9	9	11
18	GUM	0.8	8	9
19	GUM	0.9	6	6
20	GUM	1.1	12	10
21	GUM	1.1	6	12
22	GUM	0.6	6	12
23	GUM	0.9	12	12
24	GUM	1.3	10	10
25	GUM	0.8	8	8
26	GUM	1.4	8	12
27	GUM	0.9	8	10
28	2*GUMS	0.2	7	8
29	CORAL	0.8	12	6
30	TREE	0.5	6	6
31	TREE	0.5	6	6
32	TREE	1.6	10	8
33	TREE	2.5	12	12
34	TREE	3.3	15	15
35	TREE	0.8	10	8
36	TREE	1.6	14	14
37	TREE	0.8	10	8
38	TREE	1.0	12	8
39	TREE	1.8	8	10
40	TREE	1.7	14	10
41	TREE	1.6	12	12
42	TREE	0.9	9	12
43	TREE	0.7	12	10
44	TREE	0.4	6	8
45	TREE	1.0	102	8
46	TREE	0.9	12	8
47	TREE	1.8	15	12
48	TREE	1.0	10	15
49	TREE	0.7	9	12
50	TREE	0.5	8	10
51	TREE	0.7	6	12
52	TREE	0.9	10	12
53	TREE	0.9	7	12
54	TREE	1.2	10	12
55	TREE	0.6	7	10
56	TREE	0.8	8	14
57	TREE	1.3	14	15
58	TREE	2.0	10	10
59	TREE	0.9	6	7
60	TREE	1.3	8	10
61	TREE	0.6	6	10
62	TREE	0.7	6	10
63	TREE	0.8	6	10
64	TREE	0.5	5	7
65	TREE	0.7	10	5
66	TREE	1.0	8	10
67	TREE	1.0	10	10
68	TREE	0.7	8	12
69	TREE	1.6	14	15
70	TREE	0.4	5	7
71	TREE	2.2	10	12
72	TREE	1.5	10	10
73	GUM	1.0	6	10
74	ACACIA	0.6	5	8
75	ACACIA	0.5	6	5
76	ACACIA	0.6	6	8
77	ACACIA	0.6	7	8
78	ACACIA	1.0	7	8
79	TREE	1.9	8	10
80	TREE	0.2	5	5
81	PINE	0.8	7	4
82	PINE	0.8	7	4
83	PINE	0.8	7	4
84	CORAL	0.8	8	7
85	CORAL	0.7	8	7
86	CORAL	0.4	8	6
87	CORAL	0.4	6	6
88	CORAL	0.4	6	4
89	CORAL	0.3	5	5
90	CORAL	0.3	5	5
91	CORAL	0.3	4	5
92	CORAL	0.4	8	7
93	GUM	0.9	12	14
94	GUM	0.7	10	14
95	GUM	0.9	8	16
96	GUM	0.8	7	14
97	GUM	1.2	9	14
98	GUM	1.1	14	12
99	GUM	1.2	13	12
100	GUM	1.4	10	12
101	GUM	0.4	9	8

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LOT 1 DP780801 & LOT 1 DP737576
PRINCES HIGHWAY / WINDWARD WAY
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TITLE:	EXISTING VEGETATION		
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DRAWN:	MAG	SHEET: 1 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L01	F
DATE:	14.11.16		

SITE PHOTOS

silo adjacent to Windward Way

Windward Way frontage

looking to north east boundary

scattered vegetation central site

silo adjacent to Windward Way

looking along eastern boundary

riparian vegetation corridor

looking towards north west of site

adjoining properties off Windward Way

PLANT LIST 1.

* = low fire hazard tree species

Milton Ulladulla subtropical rainforest - Endangered Ecological Community
MUSR-EEC
(source: Cumberland Ecology VMP)

* Acmena smithii - Lilly Pilly
Adiantum flabellifolium - Necklace Fern
Adiantum formosum - Giant Maidenhair Fern
Adiantum hispidulum - Rough maidenhair Fern
*Alectryon subcinereus - Native Quince
* Alphitonia excelsa - Red Ash
Aphanopetalum resinosum - Gum Vine
Arthropteris tenella - Climbing Fishbone Fern
Asplenium australasicum - Birds Nest Fern
Baloghia inophylla - Brush Bloodwood
*Brachychiton acerifolius - Flame Tree
Breynia oblongifolia - Coffee Bush
*Ceratopetalum apetalum - Coachwood
Cissus antarctica - Kangaroo Vine
Cissus hypoglauca - Native grape
Citriobatus pauciflorus - Native Orange
Clayoxylon australe - Brittlewood
*Diploglottis australis - Native Tamarind
*Dendrocnide excelsa - Australian Nettle Tree
*Diospyros australis - Black Plum
Doodia aspera - Prickly Rasp Fern
*Eupomatia laurina - Bolwarra
Eustrephus latifolius - Wombat Berry
*Ficus spp. - Fig Tree
*Ficus coronata - Sandpaper Fig
Geitonoplesium cymosum - Scrambling Lily
*Guioa semiglauca - Guioa
Gymnostachys anceps - Settlers Twine
Legnephora moorei - Round Leaf Vine
*Livistona australis - Cabbage Fan Palm
Malaisia scandens - Burny Vine
Marsdenia rostrata - Milk Vine
Notelaea venosa - Large Mock Olive
Oplismenus imbecillus - Pandemelon Grass
Pandorea pandorana - Wonga Wonga Vine
Pellaea falcata - Sickle Fern
*Pittosporum undulatum - Sweet Pittosporum
Plectranthus parviflorus - Cockspur Flower
Sarcopetalum harveyanum - Pearl Vine
Smilax australis - Lawyer Vine
Stephania japonica - Snake Vine
*Streblus brunonianus - Whalebone Tree
*Syzygium australe - Brush Cherry
*Toona ciliata - Red Cedar

PLANT LIST 2.

* = low fire hazard species

Clyde Gully Wet Forest
CGWF
(source: Cumberland Ecology VMP)

*Acmena smithii - Lilly Pilly
Angophora floribunda - Rough-barked Apple
*Backhousia myrtifolia - Grey Myrtle
Blechnum cartilagineum - Gristle Fern
*Calliicoma serratifolia - Black Wattle
Cissus hypoglauca - Water Vine
Clematis aristata - Old Man's Beard
Cierodendrum tomentosum - Hairy Clerodendrum
Corymbia gummifera - Red Bloodwood
*Corymbia maculata - Spotted Gum
Dianella caerulea - Blue Flax-lilly
Doodia aspera - Prickly Rasp Fern
*Elaeocarpus reticulatus - Blueberry Ash
Eucalyptus paniculata - Grey Ironbark
Eucalyptus pilularis - Blackbutt
Eucalyptus piperita - Sydney Peppermint
*Eupomatia laurina - Bolwarra
Hibbertia dentata - Trailing Guinea Flower
Hibbertia scandens - Climbing Guinea Flower
*Livistona australis - Cabbage Fan Palm
Lomandra longifolia - Spiny-headed Mat-rush
Leucopogon lanceolatus - Lance Beard Heath
Oplismenus imbecillis - Creeping Beard Grass
Pandorea pandorana - Wonga Wonga Vine
Persoonia linearis - Narrow-leaved Geebung
Pittosporum revolutum - Wild Yellow Jasmine
Pseuderanthemum variabile - Pastel Flower
Pteridium esculentum - Common Bracken
Syncarpia glomulifera - Turpentine
*Tristaniopsis collina Mountain Water Gum

PLANT LIST 3.

Common species of:
Clyde Gully Wet Forest +
Milton Ulladulla subtropical rainforest - Endangered Ecological Community
= low fire hazard species

*Acmena smithii - Lilly Pilly
*Alectryon subcinereus - Native Quince
*Cissus hypoglauca - Water Vine
*Doodia aspera - Prickly Rasp Fern
*Elaeocarpus reticulatus - Blueberry Ash
*Eupomatia laurina - Bolwarra
*Livistona australis - Cabbage Fan Palm
*Lomandra longifolia - Spiny-headed Mat-rush
*Oplismenus imbecillis - Creeping Beard Grass
*Pandorea pandorana - Wonga Wonga Vine
*Streblus brunonianus - Whalebone Tree

STREET TREES

(source: S.C.C."Shoalhaven Species List for Milton")

PLANT LIST 4.

PRIMARY ROADS & WINDWARD WAY SITE FRONTAGE ALONG RIDGELINE
Corymbia maculata - Spotted Gum
Eucalyptus botryoides - Bangalay
Eucalyptus paniculata - Grey Ironbark
Eucalyptus pilularis - Blackbutt
Syncarpia glomulifera - Turpentine

UNDERSTOREY TO MAIN TREES
Dianella caerulea 'Little Jess' - Flax Lily
Lomandra longifolia 'Tanika' - Mat Rush
Poa labillardi 'Eskdale' - Poa

PLANT LIST 5.

SECONDARY ROADS THROUGHOUT HOUSING AREAS
Agonis flexuosa - Willow Myrtle
Backhousia myrtifolia - Grey Myrtle
Banksia serrata - Old Man Banksia
Callistemon salignus - Willow Bottlebrush
Callistemon viminalis - Captain Cook Bottlebrush
Lagerstroemia indica var. - Crepe Myrtle
Melaleuca bracteata - Revolution Green
Melaleuca ericifolia - Heath Leaved Banksia
Syzygium australe - Brush Cherry

PLANT LIST 6.

CARPARK AREAS TO COMMUNITY AND RESIDENTIAL CARE FACILITIES
Franklinia axillaris - Gordonia
Fraxinus oxycarpa 'Raywoodii' - Claret Ash
Lagerstroemia indica var. - Crepe Myrtle
Syzygium australe - Brush Cherry
Ulmus glabra - Golden Elm

PLANT LIST 7.
DETENTION POND ENVIRONS

TURF SURROUNDS
Zoysia macrantha - Nara

TUFTED PLANTS
Aristida vagans - Speargrass
Austrostipa setacea - Corkscrew grass
Carex appressa*** Tall Sedge
Cyperus trinervis - Sedge
Danthonia tenuior - Wallaby grass
Dianella caerulea - Blue Flax Lily
Dianella longifolia - Flax Lily
Dichelachne micrantha - Short-hair Plume-grass
Echinopogon ovatus - Forest Hedgehog grass
Entolasia stricta - Wiry Panic grass
Lomandra hystrix var. - Creek Mat Rush
Lomandra filiformis - Mat Rush
Lomandra fluviatilis var. - River Mat Rush
Lomandra longifolia - Spiny Mat Rush
Lomandra multiflora - Mat Rush
Microleana stipoides - Weeping Meadow Grass
Poa Labillardieri - Poa
Themedia australis - Kangaroo grass

SEDGES/RUSHES (EMERGENT PLANTS)
Baumea juncea (BareTwig-rush)
Carex appressa*** Tall Sedge
Cyperus trinervis - Sedge
Fimbristylis dichotoma - Common Fringe-sedge
Ficinia nodosa*** - Knobby Club Rush
Gahnia aspera - Rough Saw-sedge
Gahnia melanocarpa - Black Fruit Saw-sedge
Lepidosperma elatius -Tall Sword-sedge
Lepidosperma laterale - Sword-sedge
Juncus bufonius -Toad Rush
Juncus usitatus*** - Common Rush
Lomandra filiformis -Wattle Mat-Rush
Lomandra longifolia - Spiny Mat-Rush

SMALL SHRUBS
Daviesia ulicifolia - Bitter Pea
Dodonaea viscosa - Hop Bush
Goodenia hederacea - Forest Goodenia
Goodenia ovata*** Hop Goodenia
Leptospermum continentale - Prickly Tea-tree
Melaleuca erubescens - Pink Honey Myrtle
Pratia purpurascens - Whiteroot
Pultenaea villifera - Bush Pea

TALL SHRUBS / TREES
Bursaria spinosa - Blackthorn
Leptospermum trinervium - Paperbark Tea-tree
Melaleuca bracteata - 'Revolution Green'
Melaleuca decora - White Feather Honey Myrtle
Melaleuca ericifolia*** - Swamp Paperbark
Melaleuca linariifolia - Snow-in-Summer
Melaleuca nodosa - Prickly Leafed Paperbark
Melaleuca styphelioides - Prickly Leafed Paperbark

PLANT LIST 8.

RESIDENTIAL NATIVE GARDENS; INDEPENDANT LIVING & APARTMENTS

(source: S.C.C."Shoalhaven Species List for Milton")

NATIVE / NATIVE CULTIVAR
TREES
Agonis flexuosa - Willow Myrtle
Banksia serrata Old Man Banksia
Callistemon 'Harkness' - Bottlebrush
Callistemon salignus - Willow Bottlebrush
Callistemon viminalis var. - Weeping Bottlebrush
Glochidion ferdinandi - Cheese Tree
Leptospermum laevigatum - Coastal Tea Tree
Livistona australis - Cabbage Tree Palm
Melaleuca linariifolia - Flax-leaved Paperbark
Melaleuca ericifolia - Swamp Paperbark
Melaleuca styphelioides Prickly-leaved Tea Tree
Syzygium australe Brush Cherry
Syzygium luehmannii Small-leaved Lillypilly

SHRUBS
Acmena smithii 'Minor' - Dwarf Lilly Pilly
Austromyrtus 'After Dark' /'Pink Blush' - Midgen Berry
Banksia ericifolia - Heath Leaved Banksia
Banksia marginata - Silver Banksia
Banksia robur - Swamp Banksia
Banksia spinulosa - Hairpin Banksia
Callistemon 'Captain Cook' - Dwarf Bottlebrush
Cyathea sp. - Tree Fern
Dodonaea triquetra - Large-leaf Hop-bush
Grevillea 'Honey Gem' - Honey Gem Grevillea
Grevillea 'Moonlight' - Moonlight Grevillea
Grevillea lanigera - Woolly Grevillea
Indigofera australis - Austral Indigo
Leptospermum scoparium var. - Tea Tree
Syzygium 'Aussie Compact' - Brush Cherry
Syzygium 'Bush Christmas' - Brush Cherry
Syzygium 'Cascade' - Dwarf Weeping Lilly Pilly

GRASSES & OTHER STRAPPY LEAVED PLANTS
Alpinia caerulea - Native Ginger
Anigozanthos hybrids - Kangaroo Paw
Asplenium australiscum - Birds Nest Fern
Blechnum sp. - Water Fern
Dianella sp. - Flax Lily
Doodia aspera - Prickly Rasp Fern
Doryanthes excelsa - Gymea Lily
Imperata cylindrica - Blady Grass
Lomandra longifolia - Lomandra
Lomandra confertifolia spp pallida - 'Stanthorpe'
Lomandra confertifolia spp. rubiginosa -'Seascape'
Lomandra 'Tanika' - Dwarf Mat Rush
Themeda australis - Kangaroo Grass
Todea barbara - King Fern

GROUNDCOVERS
Brachycome multifida - Cut-Leaf Daisy
Cissus antarctica - Kangaroo Vine
Dichondra repens -Kidney Weed
Grevillea 'Bronze Rambler' - Groundcover Grevillea
Grevillea 'Poorinda Royal Mantle' - Groundcover Grevillea
Myoporum parvifolium - Creeping Boobialla
Viola hederacea - Native Violet

CLIMBERS
Hibbertia scandens - Yellow Guinea Vine
Pandorea jasminoides 'Lady Di' - White Bower Vine

PLANT LIST 9

MASS PLANTING TO COMMUNITY AND RCF GARDENS

(source: S.C.C."Shoalhaven Species List for Milton")

EXOTIC
TREES
Betula pendula - Silver Birch
Calodendrum capense - Cape Chestnut
Cedrus deodara - Golden Himalayan Cedar
Cupressus macrocarpa - Golden Cypress
Cupressus sempervirens 'Stricta' - Pencil Pine
Franklinia axillaris (aka Gordonia axillaris) - Fried Egg Tree
Fraxinus oxycarpa - 'Raywoodii' Claret Ash
Lagerstroemia spp.(grafted cultivars) - Crepe Myrtle
Liriodendron tulipifera - Tulip Tree
Magnolia 'Little Gem' - Dwarf Magnolia
Prunus cerasifira 'Nigra' - Single Flowering Plum
Pyrus calleryana - Callery Pear
Ulmus glabra - Golden Elm
Zelkova serrata - Keyaki

SHRUBS
Abelia grandiflora - Abelia
Brunfelsia latifolia - Yesterday, Today &Tomorrow
Camellia sasanqua - Sasanqua Camellia
Coleonema compactum - Pink Diosma
Convolvulus cneorum - Silverbush
Cordyline australis spp. - Cordyline
Gardenia angusta 'Golden Magic' -Gardenia
Gardenia angusta 'Magnifica' - Gardenia
Hebe buxifolia - Hebe
Hebe hybrid 'Inspiration' - New Zealand Lilac
Hebe wiri var. - New Zealand Lilac
Lavandula dentata - French Lavender
Lavandula stoechas - Italian Lavender
Murraya exotica - Scented Murraya
Phormium tenax - NZ Flax
Photinia glabra 'Rubens' - Red Photinia
Pittosporum tenuifolium - Silver Sheen
Strelitzia reginae - Bird of Paradise

GROUNDCOVER
Convolvulus mauritanicus - Morocco Glory

GRASSES & OTHER STRAPPY LEAVED PLANTS
Liriope muscari - Turf Lily
Ophiopogon japonicus - Tall Green Mondo
Ophiopogon japonicus 'Nana' - Dwarf Green Mondo Grass
Phormium tenax spp. - New Zealand Flax

CLIMBER / GROUNDCOVER
Trachelospermum jasminoides - Star Jasmine

REFER ALSO TO VEGETATION MANAGEMENT PLAN AS PREPARED BY CUMBERLAND ECOLOGY AND BUSHFIRE PROTECTION ASSESSMENT AS PREPARED BY AUSTRALIAN BUSHFIRE PROTECTION PLANNERS P/L FOR PLANTING/VEGETATION MANAGEMENT REQUIREMENTS

NOTES
1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans

APZ = ASSET PROTECTION ZONE
CRZ = CORE RIPARIAN ZONE
VRZ = VEGETATED RIPARIAN ZONE
E2 = E2 ZONE LINE
EEC = SUBTROPICAL COMPLEX RAINFOREST (MILTON ULLADULLA SUBTROPICAL RAINFOREST EEC)

SITE PLAN

A1

10 30 50
0 20 40 100m

LANDSCAPE OBJECTIVES ZONE

(& plant list to be applied)

- **A** — **EXISTING TO REMAIN:** including trees, understorey vegetation and landform
- **B** — **WINDBREAK HEDGE:** retain and reinforce existing - *Cupressus sp.*
- **C** (2) — **PRINCES HWY STREET VERGE:** retain existing trees + replant additional 15m+ CGWF canopy species to reinforce ridge treeline
- **D** (2+10) — **RCF + COMMUNITY CENTRE GARDENS:** mass planting of SSC Milton native + exotic species (trees and understore) to compliment local area character
- **E** — **TERRACED EMBANKMENTS:** mass planting of CGWF species including all strata of vegetation ie canopy trees, screen trees, shrubs and groundcovers
- **F** (2) — **CENTRAL AND WATONGA AVE STREET VERGES:** clusters of 15m+ canopy trees and native understorey grassy species
- **G** (4+5) — **NEW PUBLIC STREET VERGE TOWARDS GARRADS LANE:** 5-10m screen trees to protect and screen views from Princes Highway
- **H** (5+8) — **RESIDENTIAL STREET VERGES AND GARDENS:** small native tree species and native SSC Milton native understorey species
- **I** — **FIG TREE & RHODAMNIA RUBESCENS ENVIRONS:** existing to remain undisturbed including ground levels, understorey vegetation and landform - Tree Protection and Tree Management to Arborist's specification
- **J** (1) — **INDEPENDANT LIVING UNITS ADJACENT TO FIG P.O.S. AREAS:** mass planting of indigenous MUSR -EEC Rainforest Species - refer also typical unit concepts
- **K** (8) — **INDEPENDANT LIVING P.O.S. AREAS & APARTMENT GARDENS:** mass planting of indigenous CGWF and native SSC Milton native understorey species - refer also typical unit concepts
- **L** (3+7) — **APZ - MANAGED PARKLAND ZONES:** widely spaced clusters of small CGWF / MUSR -EEC low fire hazard tree and groundcover species & mown grasslands to comply with APZ requirements (max 15% tree cover + max. 10% shrub cover)
- **M** (1) — **MILTON-ULLADULLA SUBTROPICAL RAINFOREST - EEC ZONE:** existing trees, understorey vegetation and landform + management and bush regeneration as specified by VMP
- **N** — **EMERGENCY ACCESS SECTIONS OF ROAD & WALKING TRAIL:** decomposed granite occasional access road sections and walking trails to edge of LEP E2 zone

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A	DA ISSUE	25.11.16

ARBORIST:	ALLIED TREE CONSULTANCY
SURVEY:	RYGATE & WEST
HYDRAULIC:	SAMANA BLUE ENGINEERING
ARCHITECT:	STEPHEN JONES ASSOCIATES
CLIENT:	ANNSCA PROPERTY GROUP P/L

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LOT 1 DP780801 & LOT 1 DP737576
PRINCES HIGHWAY / WINDWARD WAY
MILTON
MILTON MEADOWS

TITLE:	LANDSCAPE OBJECTIVES		
STATUS:	DA	SCALES:	1:1000
DRAWN:	MAG	SHEET: 2 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L02	E
DATE:	14.11.16		

SAMPLE IMAGES


Milton town character


Milton town character

community parkland

street trees - main road

street frontages - secondary roads


silo landmark set in parkland

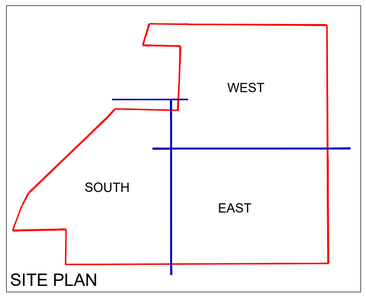

feature entry gardens

carpark gardens

residential care courtyards

residential care courtyards

LANDSCAPE MASTERPLAN - SOUTH



SITE PLAN

A1

0 5 10 15 20 25 50m

LEGEND

- INDIGENOUS CANOPY TREE
- INDIGENOUS/NATIVE TREE
- SMALL-MEDIUM STREET TREE
- FEATURE TREE
- SCREEN SHRUBS 2m+
- MASS PLANTED INDIGENOUS GARDEN ZONES
- SHADE ZONE & FEATURE PLANTS
- SHRUBS 0.5-1m, STRAPPY PLANTS & GROUNDCOVERS

REFER ALSO TO VEGETATION MANAGEMENT PLAN AS PREPARED BY CUMBERLAND ECOLOGY AND BUSHFIRE PROTECTION ASSESSMENT AS PREPARED BY AUSTRALIAN BUSHFIRE PROTECTION PLANNERS P/L FOR PLANTING/VEGETATION MANAGEMENT REQUIREMENTS

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HYDRAULIC:	SAMANA BLUE ENGINEERING
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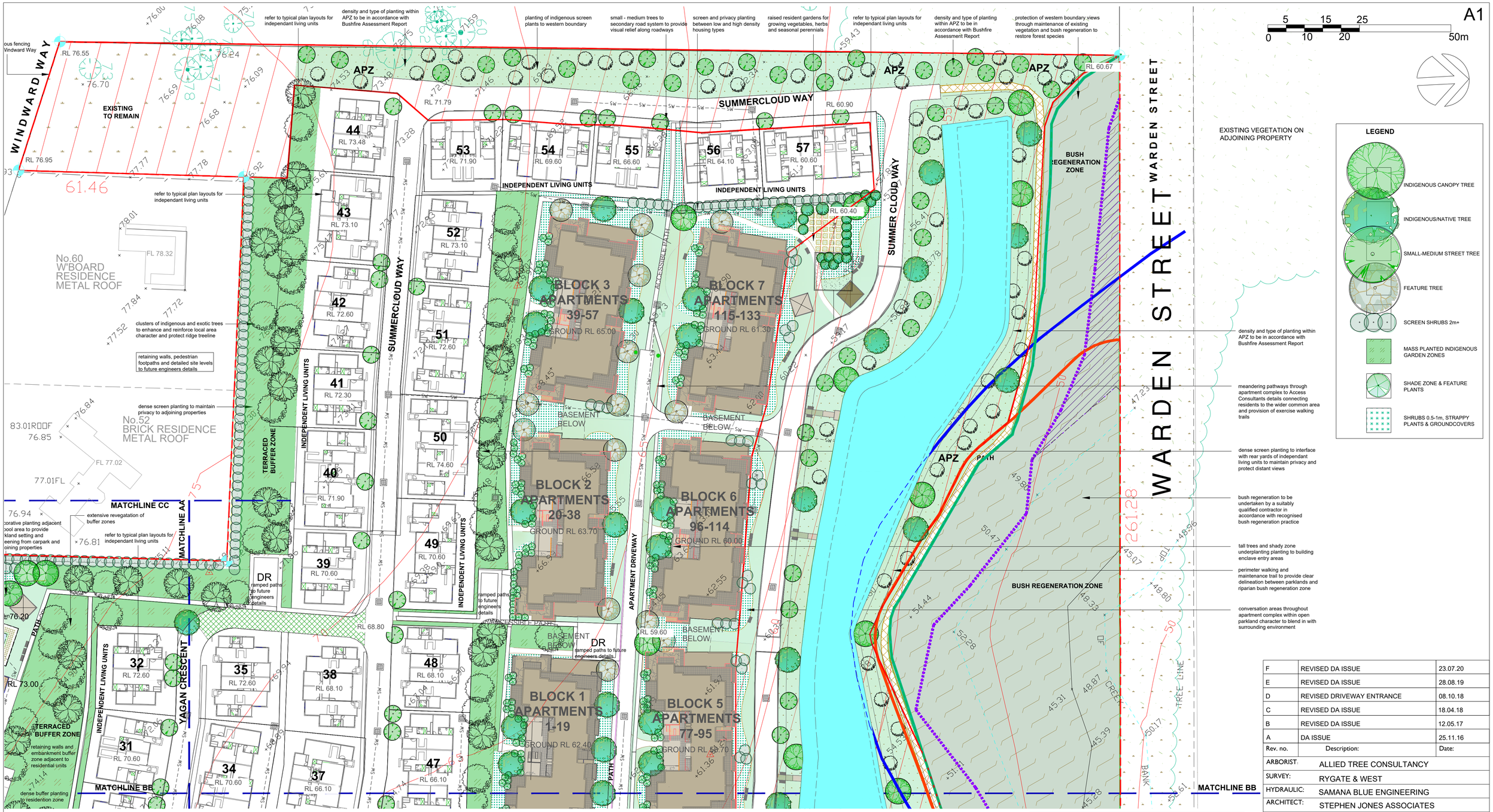
TITLE:	CONCEPT MASTERPLAN		
STATUS:	DA	SCALES:	1:500
DRAWN:	MAG	SHEET: 3 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L03	F
DATE:	14.11.16		



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LANDSCAPE MASTERPLAN - WEST

SAMPLE IMAGES


apartment gardens

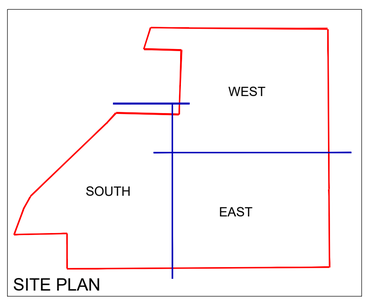

native gardens


native gardens


community gardens


bushland tracks


open space parkland



SITE PLAN

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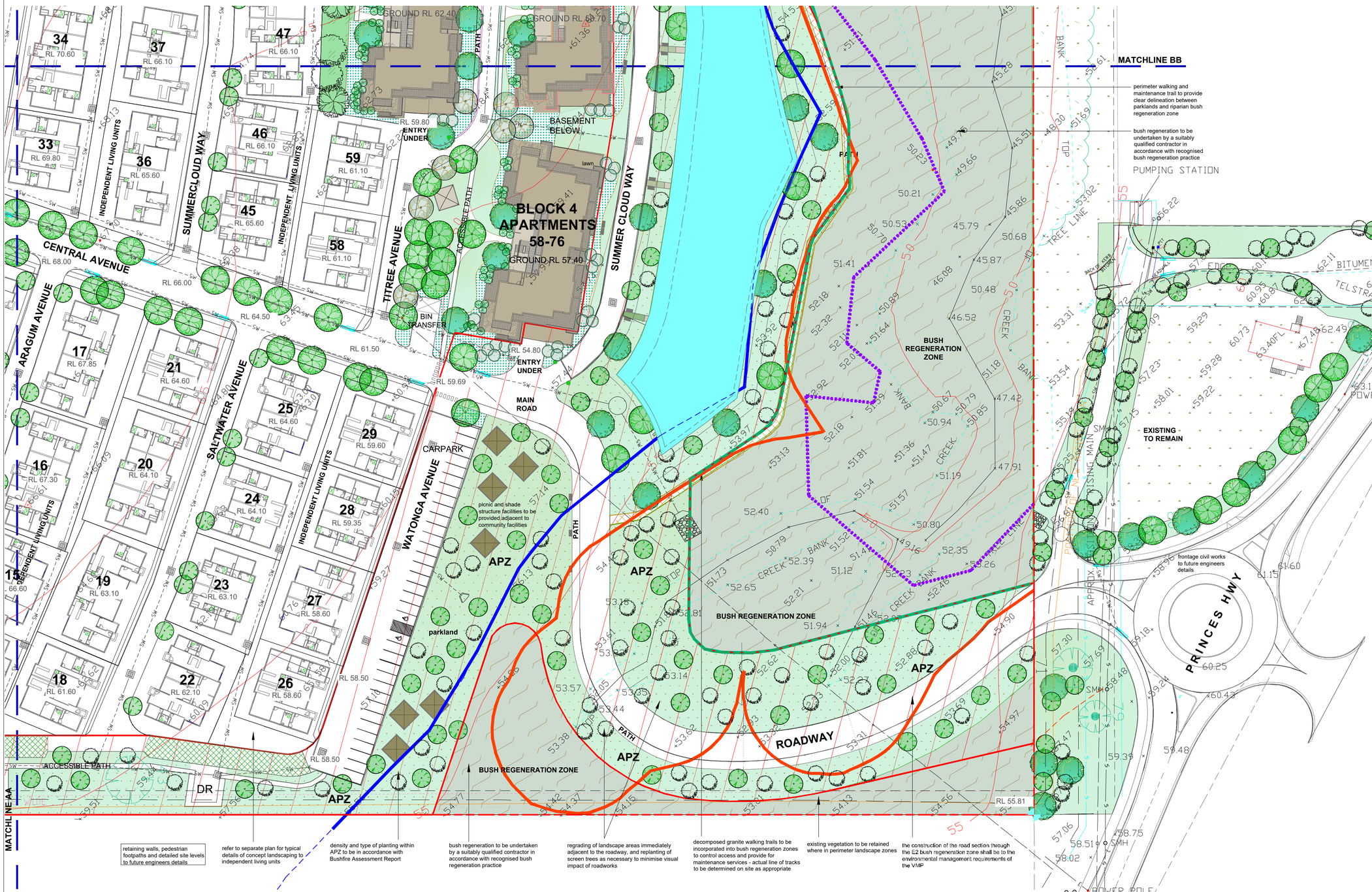
MILTON
MILTON MEADOWS

TITLE:	CONCEPT MASTERPLAN		
STATUS:	DA	SCALES:	1:500
DRAWN:	MAG	SHEET: 4 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L04	F
DATE:	14.11.16		

A1

0 5 10 15 20 25 50m



LANDSCAPE MASTERPLAN - EAST

LEGEND

- INDIGENOUS CANOPY TREE
- INDIGENOUS/NATIVE TREE
- SMALL-MEDIUM STREET TREE
- FEATURE TREE
- SCREEN SHRUBS 2m+
- MASS PLANTED INDIGENOUS GARDEN ZONES
- SHADE ZONE & FEATURE PLANTS
- SHRUBS 0.5-1m, STRAPPY PLANTS & GROUNDCOVERS

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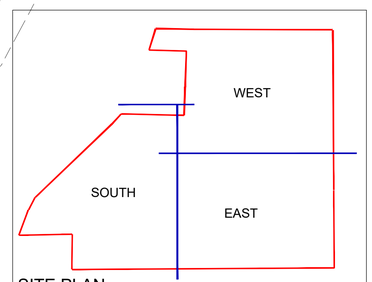
STATUS:	DA	SCALES:	1:500
DRAWN:	MAG	SHEET: 5 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L05	F
DATE:	14.11.16		

SITE PLAN



SAMPLE IMAGES


parklands and gardens


viewing platform


OSD pond


parkland facilities

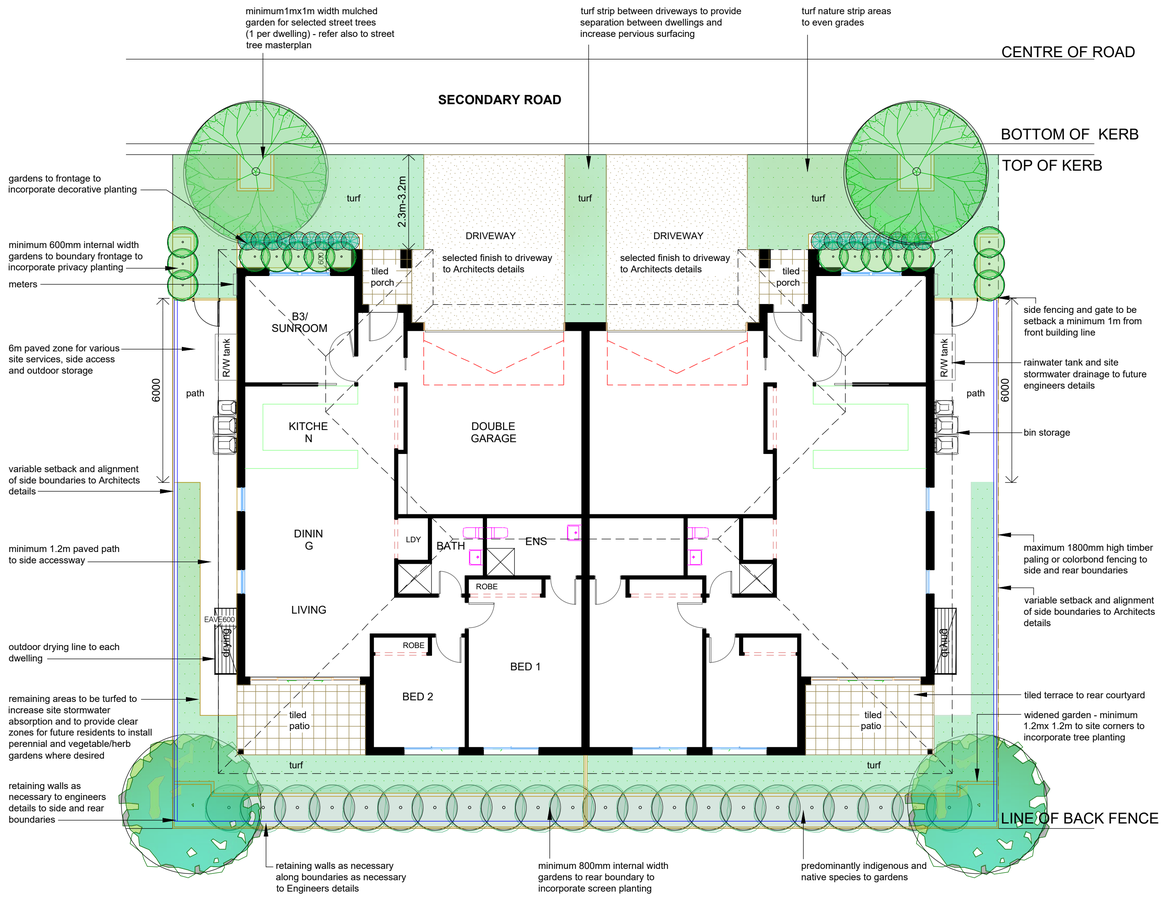

parkland facilities


bushland tracks

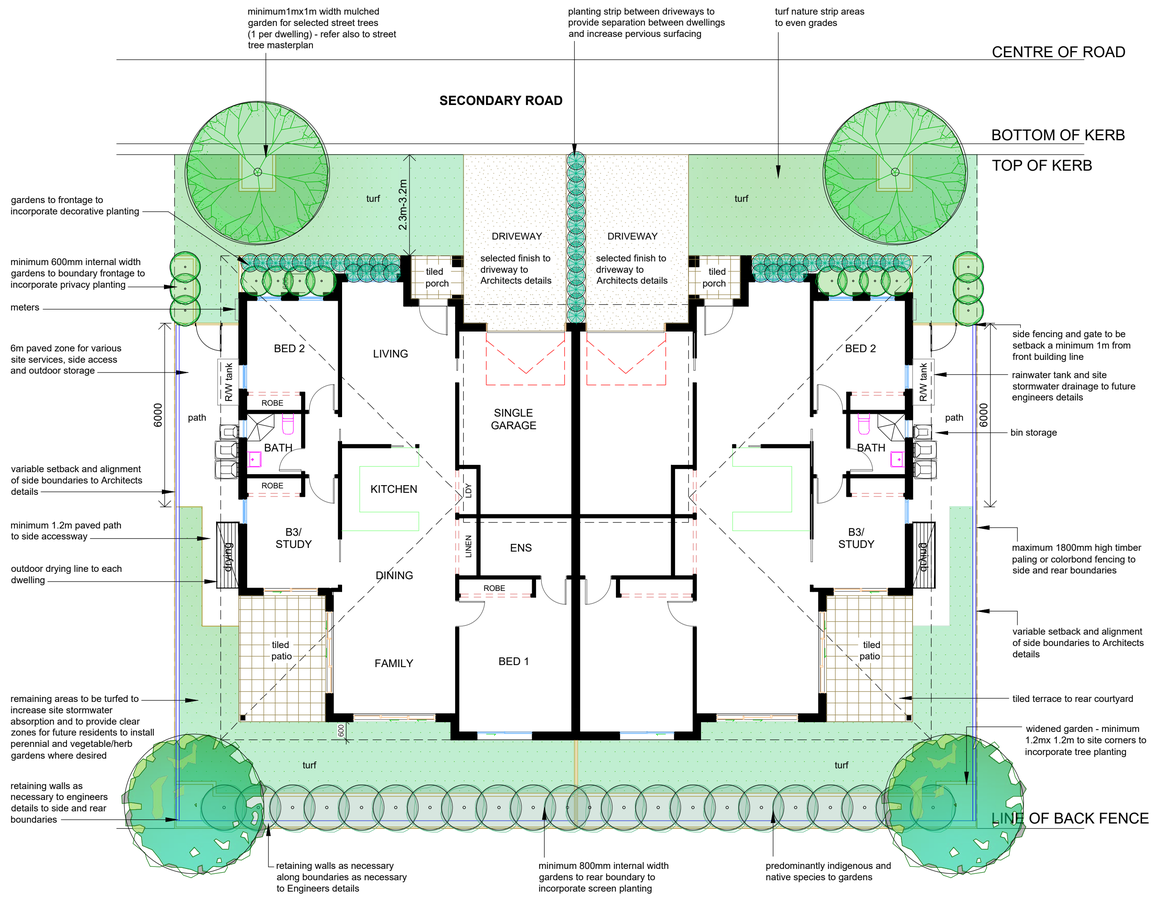

bush track

A1

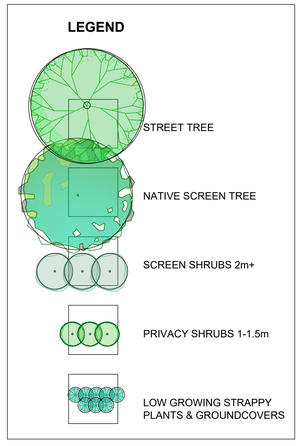
1 3 5
0 2 4 10m



TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE A



TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE B



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MILTON MEADOWS

TITLE:	INDEPENDANT LIVING UNITS		
STATUS:	DA	SCALES:	1:100
DRAWN:	MAG	SHEET: 6 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L06	F
DATE:	14.11.16		

PLANT IMAGES


Weeping Myrtle


Grevillea 'Honey Gem'


Geebung


Native Indigo


Rock Daisy

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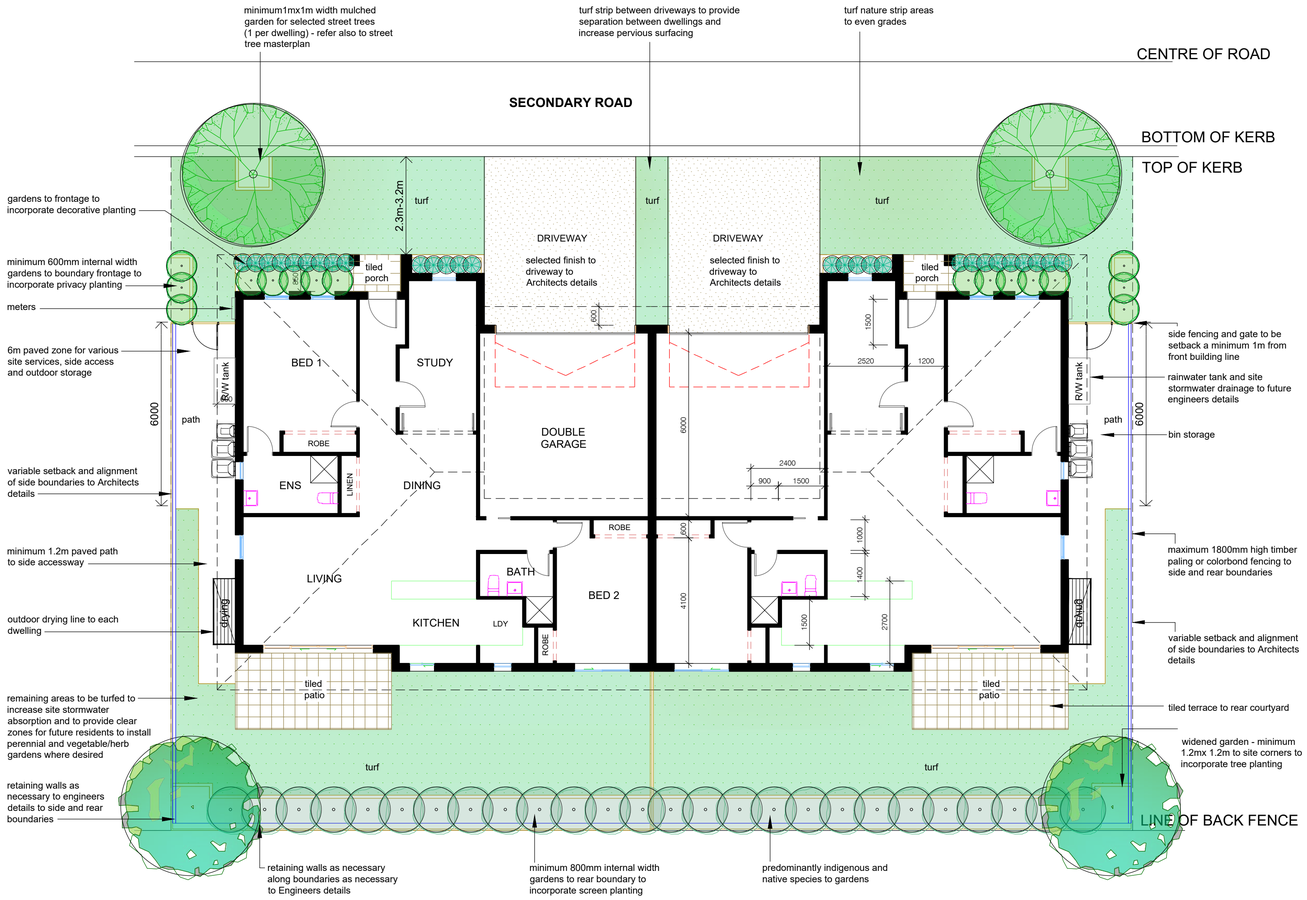
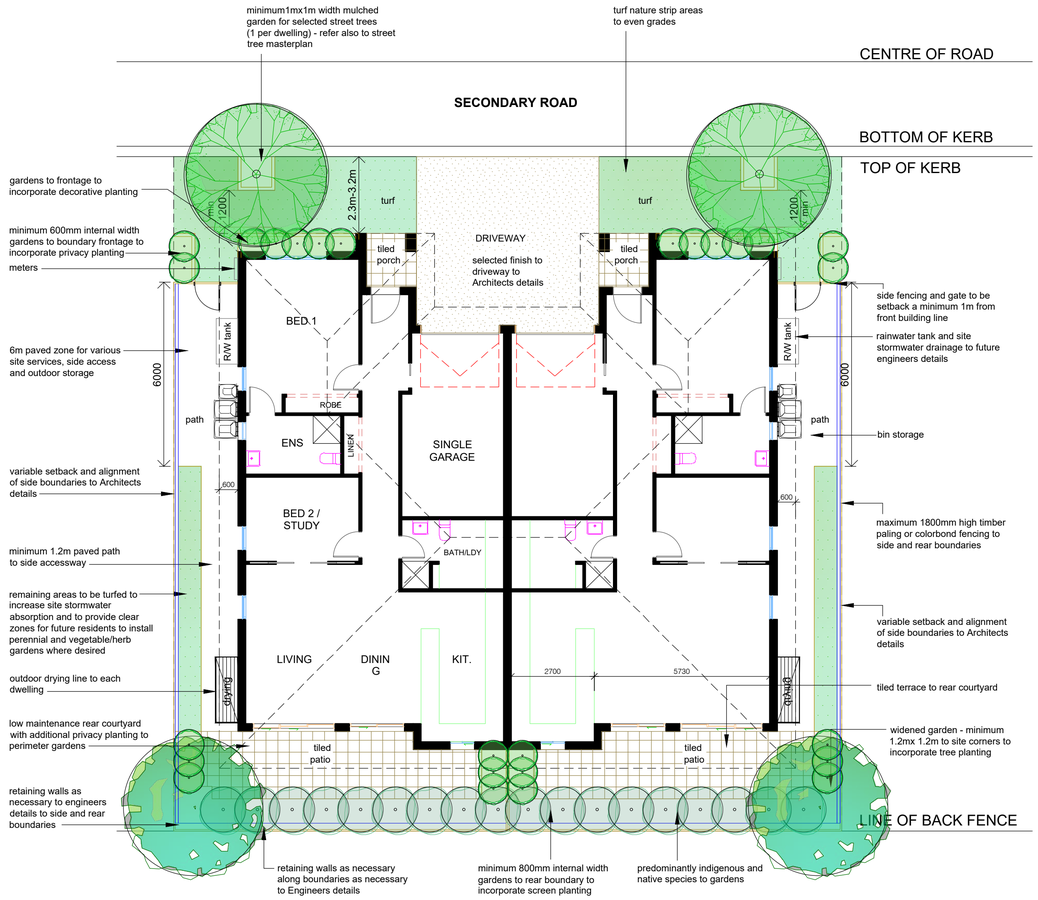
A1



TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE C



TYPICAL LANDSCAPE CONCEPT DUPLEX TYPE D

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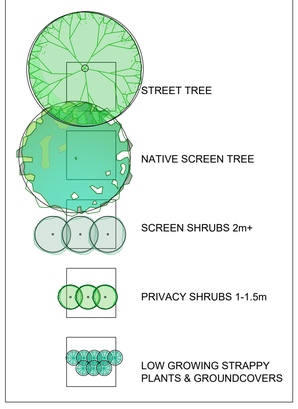
TITLE:	INDEPENDANT LIVING UNITS		
STATUS:	DA	SCALES:	1:100
DRAWN:	MAG	SHEET: 7 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L07	F
DATE:	14.11.16		

LEGEND



PLANT IMAGES


Prickly Paperbark


Native Fuschia


Rasp Fern


Poa


Groundcover Grevillea

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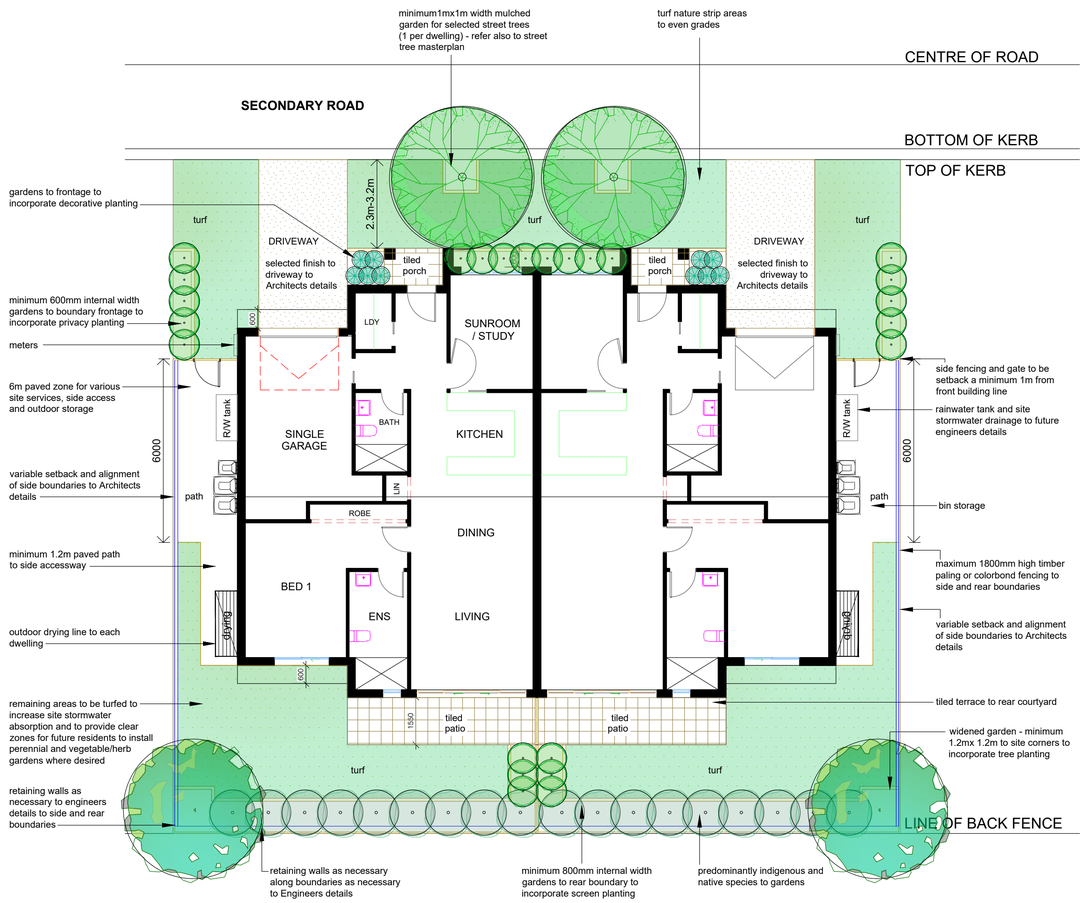

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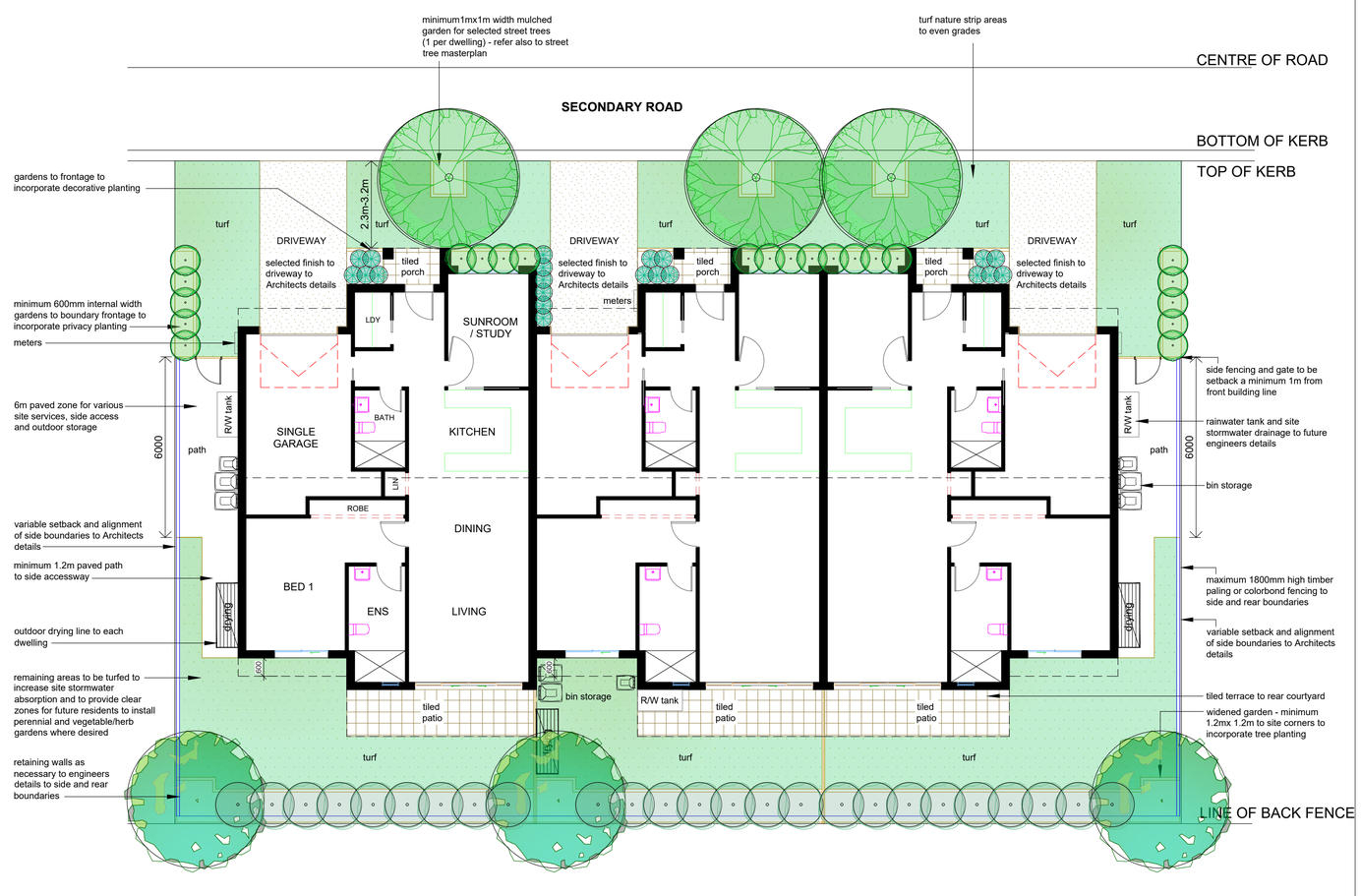

TYPICAL LANDSCAPE CONCEPT TRIPLEX TYPE 1

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DRAWN:	MAG	SHEET: 8 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L08	F
DATE:	14.11.16		

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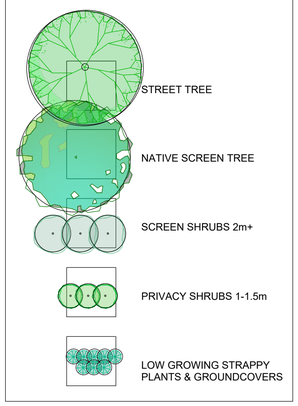

PLANT IMAGES


White Bottlebrush


Rice Flower


Lomandra 'Tanika'


Water Fern


Kangaroo Paw

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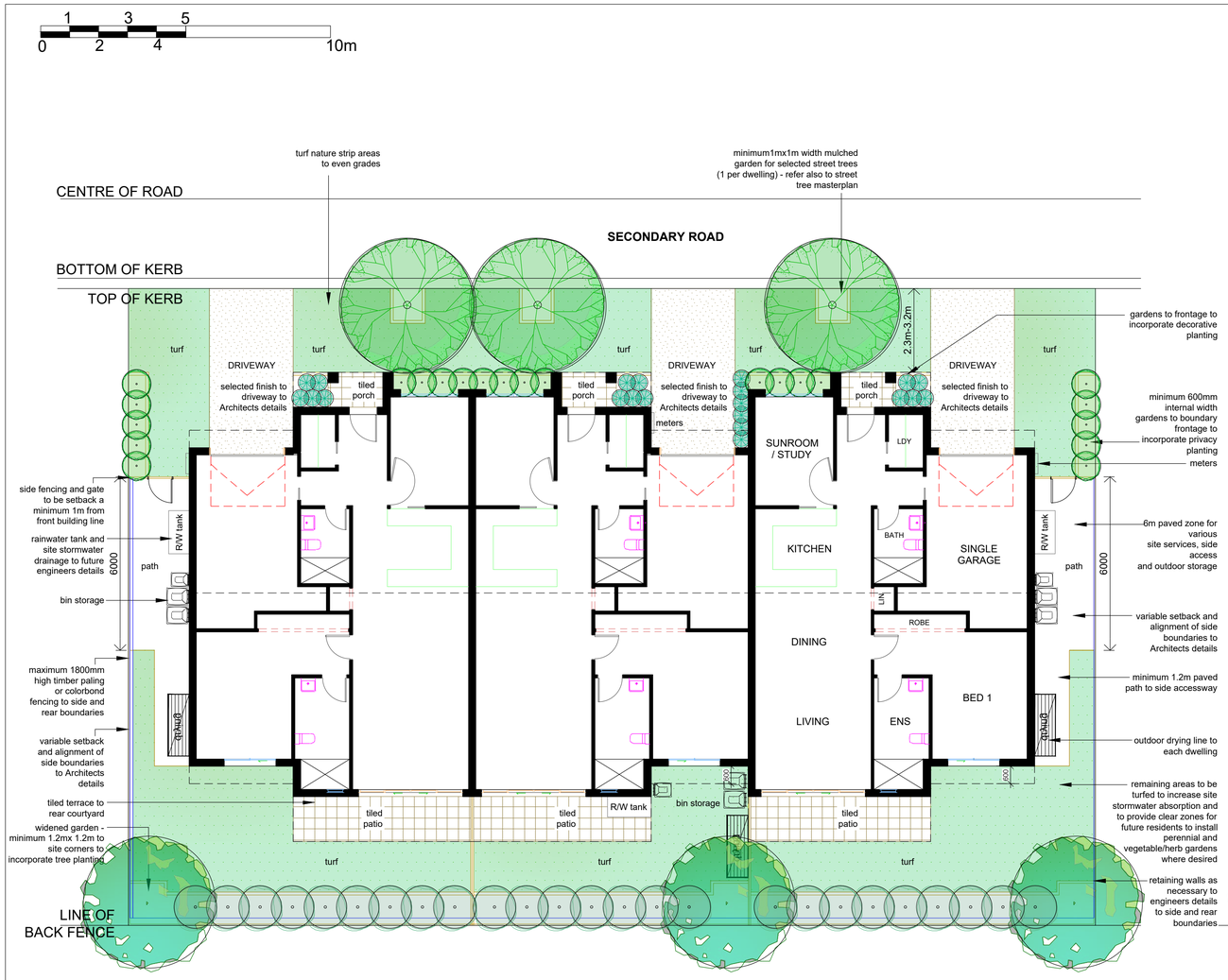

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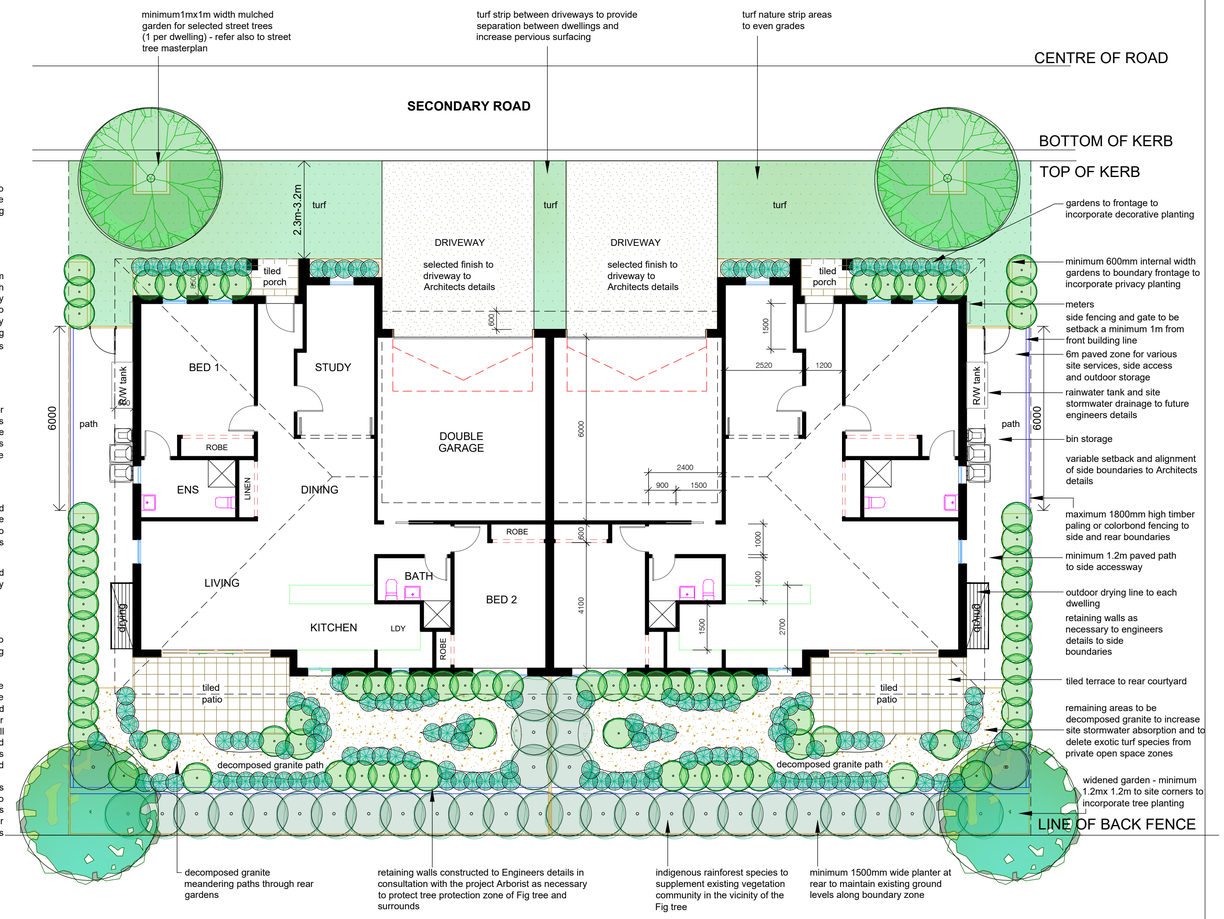


TYPICAL LANDSCAPE CONCEPT DUPLEX'S ADJACENT TO FIG TREE

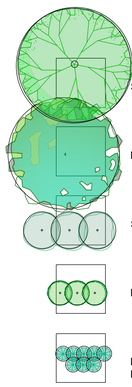
MAINTENANCE

1. These works shall be in addition to the construction contract.
2. The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
3. The Contractor shall carry out maintenance works for a minimum period of 52 weeks
4. Maintenance works shall include the following works :

   a. Mow lawns and trim edges each 10 days in summer and each 14 days in winter.
   b. Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
   c. Remove any weed growth from all planting areas.
   d. Spray and control pests and diseases as required.
   e. Replace plants which fail with plants of similar size and quality as originally planted.
   f. Adjust ties to trees as necessary.
   g. Make good any erosion or soil subsidence which may occur.
   h. Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
   i. Make good any defects or faults arising from defective workmanship.

   Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period
5. Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
6. When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.

LEGEND



STREET TREE

NATIVE SCREEN TREE

SCREEN SHRUBS 2m+

PRIVACY SHRUBS 1-1.5m

LOW GROWING STRAPPY PLANTS & GROUNDCOVERS

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PLANT IMAGES


Coastal Tea Tree


Hairpin Banksia


Flax Lily


Creeping Boobialla


Native Violet

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B	REVISED DA ISSUE	12.05.17
A	DA ISSUE	25.11.16

ARBORIST:	ALLIED TREE CONSULTANCY
SURVEY:	RYGATE & WEST
HYDRAULIC:	SAMANA BLUE ENGINEERING
ARCHITECT:	STEPHEN JONES ASSOCIATES
CLIENT:	ANNSCA PROPERTY GROUP P/L

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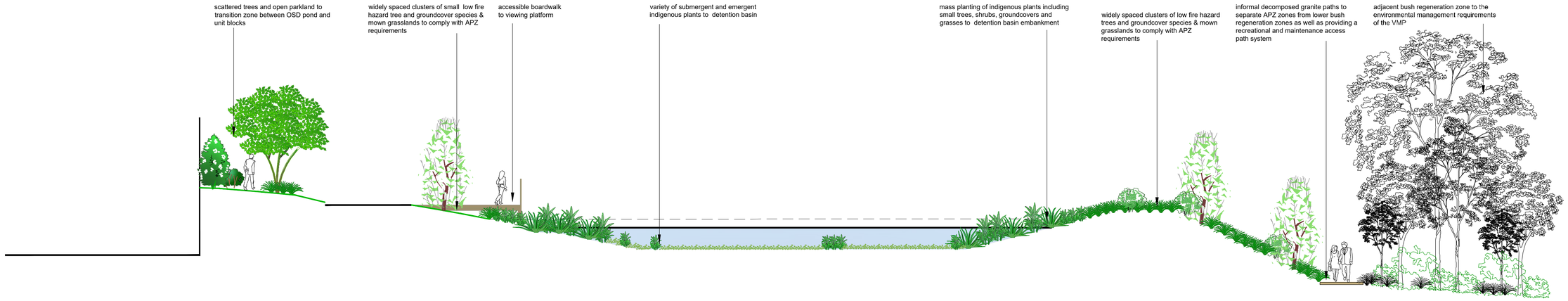
LOT 1 DP780801 & LOT 1 DP737576
PRINCES HIGHWAY / WINDWARD WAY
MILTON
MILTON MEADOWS

TITLE:	INDEPENDANT LIVING UNITS		
STATUS:	DA	SCALES: 1:100	
DRAWN:	MAG	SHEET: 9 OF 10	REVISION:
CHECKED:	MFG	DRAWING No. 16-3351 L09	F
DATE:	14.11.16		

A1



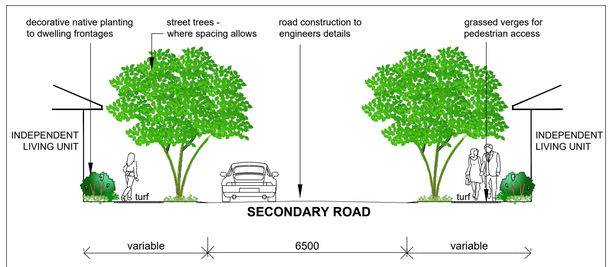
TYPICAL SECTION DETENTION BASIN

BUSHFIRE ZONE REQUIREMENTS WITHIN ASSET PROTECTION ZONES

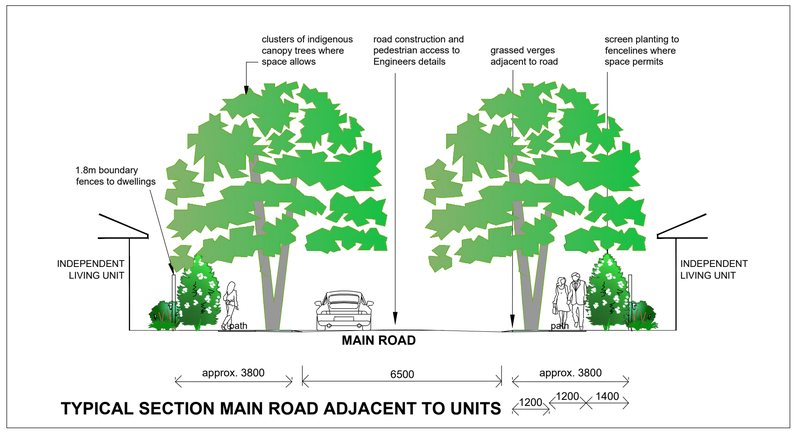
Landscaping to the site is to comply with the principles of Table 7.4a of of Planning for Bush Fire Protection 2019.

In this regard the following landscaping principles are to be incorporated into the development:

- Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
- Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
- clumps of shrubs should be separated from exposed windows and doors by a distance at least twice the height of the vegetation
- leaves and vegetation debris should be removed from garden and landscape zones
- Trees should not touch or overhang buildings;
- lower limbs of trees should be removed up to a height of 2m above the ground
- utilise non-flammable materials such as Scoria, pebbles and recycles crushed stone & bricks as mulch to landscaped gardens in close proximity to buildings;
- Maximum tree canopy cover should be less than 15%, and maximum shrub cover less than 10%;
- Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters with tree canopies separated by 2-5 metres);
- large discontinuities or gaps should be provided in the vegetation to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark, evergreen trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level;
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
- Use of fire retardant/low flammability vegetation species.



TYPICAL SECTION SECONDARY ROAD



TYPICAL SECTION MAIN ROAD ADJACENT TO UNITS

DISCLAIMER
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

These drawings maybe printed in whole. The drawings and parts thereof remain the intellectual property of Zenith Landscape Designs and may not be used in part or whole for any other purpose without the prior permission of Zenith Landscape Designs.

NOTES
1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans

BUSH REGENERATION PRINCIPLES - SUMMARY
(in accordance with the Bradley method)

• Always begin working in areas with the best native vegetation, and later move into more weed-infested areas
• Create minimal disturbance
• Let the rate of regeneration of native plants determine the rate of weed removal

These three basic principles were developed with the aim of:
• Preventing the deterioration of good areas
• Improving the next best areas
• Holding the advantage gained
• Cautiously moving into the worst areas

Herbicide Use
If you choose to spray on site consider all potential impacts of this herbicide use including long-term effects,and proximity to waterways. Limitations in application of herbicide use apply when working near waterways.
If you choose to use herbicide (including non spraying methods – see the following section) make sure that you are following the correct protocol for the use of the chemical you are using on the label and Material Safety Data Sheet (MSDS) included with the herbicide, and note that the type of herbicide required will vary with the type of weed you are controlling. When considering herbicide use with any weed you should also refer to the latest edition of the Noxious and Environmental Weed Control Handbook (I&I NSW). This lists all herbicides currently registered for noxious weeds as well as the permits required for many environmental weeds. Herbicide must also be used in accordance with the Work Health and Safety Act 2011. Use of herbicide in a public area may also require notification via appropriate signage. Always follow the directions outlined on the labels and the MSDS of the products you are using, and always wear appropriate safety attire when in contact with poisons.

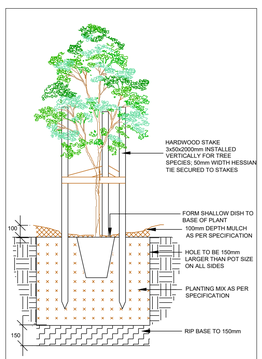
Weed Removal
Try to remove as little green waste as possible from your site, leaving parts of the plant which are not capable of reproducing/re-shooting on site to mulch down. You can do this by cutting the plant into small pieces and spreading where the weed once invaded to return nutrients to the soil. Bag and remove any seed heads, flowering or reproductive parts from the site to reduce the chance of further distribution. When planning weed control it is important to consider the rate at which you remove weeds in relation to your capabilities to control any weeds which might replace the weeds you intend to remove. Remember that many weeds can provide valuable habitat for native fauna when there is very little or no other native alternatives. Removing this vegetation can displace these animals. Consider removing weeds at a rate which allows new native habitat to re-establish to ensure habitat is available for native fauna. Make sure you are allowing time for native species to replace the weeds which you have removed, or your native plantings to establish. If you open up an area too much, you are creating prime conditions for new weeds, and often more invasive weed species to establish. Choosing an area of a manageable size to work with, consider whether the seed bank in the soil is likely to contain predominately native or weed seed. This will indicate whether you will need to replace weeds by planting local indigenous species or if there is already a seed bank of natives ready to take the place of the weeds. Where working on a sloped site, it is valuable to work from the top of the site down to the bottom (where safe) over time. This is important as you need to consider how seed from weeds is being transported around your site. By removing weeds from the top of the slope, you are helping to reduce further seed being blown or washed down into the lower areas of your site, and not transporting weed seed upslope.

Maintaining the habitat
Monitor your site and habitat area regularly and pull out any weeds that may grow through the mulch. After a while the ground cover will spread and keep out weeds and the tree, shrub and grassy plant will provide shade to keep your weeds away.

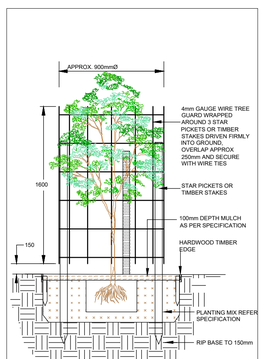
LANDSCAPE GUIDELINES

1. GENERAL
1.1 The Contractor shall familiarise themselves with the site prior to tender.
1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
1.5 No substitute of material shall be made unless approval is given by the Superintendent.
1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
2. SITE PREPARATION
2.1 Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
3. MASS PLANTED AREAS
3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.
4. PLANTING
4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - "Guide to Purchasing Landscape Trees".
4.2 All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
4.5 All plant material should be watered thoroughly immediately after planting.
4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
4.7 Labels shall be removed entirely from the plants.
5. STAKING
5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
6. TURF AREAS
6.1 Turf areas should be cultivated before turfing by ripping or harrowing.
6.2 At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
7. MULCH
7.1 Mulch for all mass planted beds shall be 'Droughtmaster' mulch as supplied by A.N.L. or similar.
8. SOIL MIXES
8.1 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
8.2 Soil mix for planter boxes and planting over slab shall be 'Planter Box Mix' as supplied by A.N.L. or equivalent.
8.3 Soil mix for street tree planting shall be 1 part site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
9. FEATURE GRAVEL
9.1 Feature gravel shall be 20mm Nepean River Gravel or similar laid to a minimum 50mm depth.
10. DECOMPOSED GRANITE
10.1 Decomposed Granite shall be max.5mm Decomposed Granite Gold as supplied by A.N.L. or similar spread to a depth of 100mm allowing 25% compaction and stabilised with 5% off-white cement

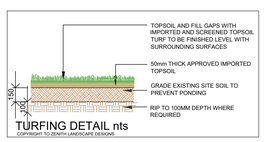
SAMPLE DETAILS



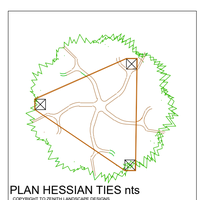
TYPICAL PLANTING DETAIL nts



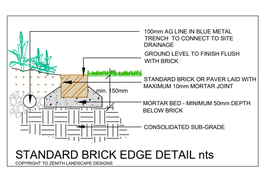
STREET TREE PLANTING DETAIL nts



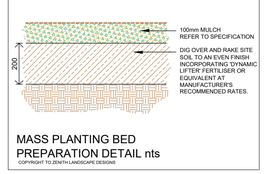
TURFING DETAIL nts



PLAN HESSIAN TIES nts



STANDARD BRICK EDGE DETAIL nts



MASS PLANTING BED PREPARATION DETAIL nts

PLANT IMAGES


BLACKBUTT


SPOTTED GUM


TURPENTINE


CLARET ASH

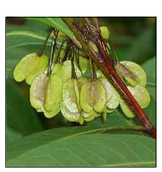

CREPE MYRTLE


LILLY PILLY


BRUSH CHERRY


BOTTLEBRUSH


GREVILLEA


HOP BUSH


KANGAROO VINE

F	REVISED DA ISSUE	23.07.20
E	REVISED DA ISSUE	28.08.19
D	REVISED DRIVEWAY ENTRANCE	08.10.18
C	REVISED DA ISSUE	18.04.18
B	REVISED DA ISSUE	12.05.17
A	DA ISSUE	25.11.16
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