

CATHERINE HILL BAY MIDDLE CAMP RESIDENTIAL SUBDIVISION LANDSCAPE DEVELOPMENT APPLICATION DOCUMENTATION (DA) LOTS 1 & 2, DP1180181, FLOWERS DRIVE, CATHERINE HILL BAY.



LOCALITY PLAN
Scale 1:10000 @ A1

Sheet No.	Drawing Title	Revision	Date
LP01	COVER SHEET	Q	3/11/22
LP02	LANDSCAPE MASTER PLAN	Q	3/11/22
LP03	LANDSCAPE PLAN - AREA A	Q	3/11/22
LP04	LANDSCAPE PLAN - AREA B	Q	3/11/22
LP05	LANDSCAPE PLAN - AREA C	Q	3/11/22
LP06	TYPICAL BASIN & SWALE DETAILS	Q	3/11/22
LP07	TYPICAL DETAILS & SECTIONS	Q	3/11/22
LP08	TYPICAL DETAILS & SECTIONS	Q	3/11/22
LP09	TYPICAL DETAILS & SECTIONS	Q	3/11/22
LP10	HERITAGE WALK DETAILS	Q	3/11/22
LP11	TYPICAL SITE SECTIONS	Q	3/11/22
LP12	PLANT SPECIES & SCHEDULE	Q	3/11/22
LP13	PLANT SPECIES & SCHEDULE	Q	3/11/22
LP14	HAMLET A SECTIONS 1 & 2	Q	3/11/22
LP15	HAMLET A SECTIONS 3 & 4	Q	3/11/22
LP16	HAMLET B SECTIONS 5 & 6	Q	3/11/22
LP17	HAMLET B SECTIONS 7 & 8	Q	3/11/22
LP18	HAMLET B SECTIONS 9 & 10	Q	3/11/22
LP19	HAMLET B SECTIONS 11 & 12	Q	3/11/22
LP20	HAMLET B SECTIONS 13 & 14	Q	3/11/22
LP21	LANDSCAPE PLAN - FLOWERS DRIVE APZ	Q	3/11/22
LP22	WORKSHOP PARK - SITE ANALYSIS	Q	3/11/22
LP23	WORKSHOP PARK - PROPOSED LAYOUT	Q	3/11/22
LP24	WORKSHOP PARK - LANDSCAPE PLAN	Q	3/11/22
LP25	LEMON TREE PARK - SITE ANALYSIS	Q	3/11/22
LP26	LEMON TREE PARK - PROPOSED LAYOUT	Q	3/11/22
LP27	LEMON TREE PARK - LANDSCAPE PLAN	Q	3/11/22
LP28	INTERPRETIVE FEATURES	Q	3/11/22



LANDSCAPE MASTER PLAN
Scale 1:1750 @ A1



LEGEND

- Site boundary
- Lot boundary
- APZ
- Proposed contours
- Proposed residential lot
- Existing structures
- Proposed Waste Water Pump Station
- Proposed road
- Proposed 1.2m wide footpath
- Heritage Walk
Proposed 2.5m wide cycleway / pedestrian path
- Heritage walk - possible future extension
- Existing vegetation to be retained & protected
- Proposed drainage reserve / biofiltration basin. Refer to Detail 01 & 02 - LP06
- Turf
- Proposed park - refer to LP22 - LP27

STREET TREES

- Street Type A *Tristaniopsis laurina*
- Street Type B *Glochidion ferdinandi*
- Street Type C *Cupaniopsis anacardioides*
- Street Type D *Syzygium smithii*
- Street Type E *Banksia integrifolia*
- Street Type F *Brachychiton 'Jerilderie Red'*
- Street Type G *Hibiscus tiliaceus 'Rubra'*
- Street Type H *Elaeocarpus reticulatus*

STREET TREES WITHIN APZ

- Street Type I *Homalanthus populifolius*
Livistonia australis
Elaeocarpus reticulatus
Glochidion ferdinandi
Ficus coronata
- Street Type J *Homalanthus populifolius*
Acmena smithii
Elaeocarpus reticulatus
Glochidion ferdinandi
Ficus fraseri

Trees

- Corymbia gummifera*
- Eucalyptus botryoides*
- Eucalyptus piperita*



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No: DATE: REVISION:
L 02/09/22 FOR REVIEW
M 9/09/22 FOR SUBMISSION
N 23/09/22 FOR SUBMISSION
O 26/09/22 FOR SUBMISSION
P 1/11/22 AMENDED SUBMISSION SET
Q 3/11/22 AMENDED SUBMISSION SET

BY: PROJECT:
SR CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
SR LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
SR
SR
CN Status: DA SUBMISSION



LANDSCAPE MASTER PLAN

SCALE: 1:1750
ORIGINAL DRAWING AT A1.
Drawn By: SR
Checked By: MW Approved By: DM

Project No. 1824
Drawing No. LP02
Rev Q

INTERPRETIVE SIGNAGE

Sawmill Camp - refer to LP28 & EJE Heritage report DA/2246/2021

AREA OF ROAD RESERVE WIDENING

Lots 173-182 reduced to provide additional vegetation buffer to Flowers Drive.

Existing vegetation to be retained and supplementary planting added where shown.

REFER TO SECTION AA - LP11.

DRAINAGE RESERVES

Proposed drainage reserve is essential for directing and treating stormwater. Supplementary native tree planting within the reserves will provide green pockets between proposed housing and assist in providing good visual integration with surrounding areas of bushland.

REFER TO DETAIL PLAN 01 & 02 - LP06.

INTERPRETIVE SIGNAGE

Sawmill - refer to LP28 & EJE Heritage report DA/2246/2021

EXISTING ROAD RESERVE

No construction impacts to existing native bushland in road reserve & proposed road reserve.

All vegetation protected in its entirety, with no stockpiling, underscrubbing, parking or other disturbance, for full length of Flowers Drive

AREA OF ROAD RESERVE EMBELLISHMENT

Grass with maximum 15% tree coverage as per Bushfire consultant recommendations. 2m high screen planting to boundary of residential lots.

REFER TO DETAIL PLAN LP21

EXISTING TREE

Existing *Acmena* spp. tree to remain.

INTERPRETIVE SIGNAGE

Sawmill Camp - refer to LP28 & EJE Heritage report DA/2246/2021

INTERPRETIVE FEATURES

Road crossing signage & Road Crossing treatment - refer to LP28 & EJE Heritage report DA/2246/2021

FLOWERS DRIVE ENTRY

Existing bushland off Flowers Drive is to be retained where possible at the entry to the proposal to assist in maintaining the bushland character of the area. An informal avenue of *Brachychiton 'Jerilderie Red'* street trees will provide a transition between the bushland and the residential lots.

ROAD

4.0m wide sealed road with 1m wide unsealed shoulders along eastern boundary.

REFER TO SECTIONS 2/LP14 & 3/LP15

Fire retardant native grasses to road shoulders and road reserve adjacent to boundary within APZ

BUSHFIRE ASSET PROTECTION ZONE

Asset protection zone to be managed within lot. REFER TO SECTION BB - LP11

14m BUSHFIRE ASSET PROTECTION ZONE

14m Bushfire Asset Protection Zone as shown in accordance with Bushfire Threat Assessment Report

STREET TREE PLANTING

Proposed Street tree planting
Elaeocarpus reticulatus (Blueberry Ash)

RETAINING WALLS

Retaining walls where indicated.
Refer to LP14 & civil drawings

STREET TREE PLANTING WITHIN APZ

Proposed fire retardant Street trees planted within Asset Protection Zone.

INTERPRETIVE SIGNAGE

Sawmill Camp and Railway - refer to LP28 & EJE Heritage report DA/2246/2021

LANDSCAPE PLAN - AREA A
Scale 1:800 @ A1

0 10 20 30 40m

LEGEND

- Site boundary
- Lot boundary
- APZ
- Easement
- Proposed residential lot
- Existing structures
- Proposed Waste Water Pump Station
- Proposed road
- Proposed 1.2m wide footpath
- Concrete
- Bitumen
- Heritage Walk - Proposed 2.5m wide cycleway / pedestrian path
- Heritage walk - possible future extension
- Existing vegetation to be retained & protected
- Proposed drainage reserve / biofiltration basin. Refer to Details 01 & 02 - LP06
- Turf - to road reserve of residential lots & open space area west of Flowers Drive
- Fire trail. 4.0m wide sealed road with 1m wide unsealed shoulders.

STREET TREES

- Street Type A
Tristanopsis laurina
- Street Type B
Glochidion ferdinandi
- Street Type C
Cupaniopsis anacardioides
- Street Type D
Syzygium smithii
- Street Type E
Banksia integrifolia
- Street Type F
Brachychiton 'Jerilderie Red'
- Street Type G
Hibiscus tiliaceus 'Rubra'
- Street Type H
Elaeocarpus reticulatus
- Street Type I
Homalanthus populifolius
Livistonia australis
Elaeocarpus reticulatus
Glochidion ferdinandi
Ficus coronata
- Street Type J
Homalanthus populifolius
Syzygium smithii
Elaeocarpus reticulatus
Glochidion ferdinandi
Ficus fraseri

TREES

- Angophora costata*
- Corymbia gummiifera*
- Eucalyptus botryoides*
- Eucalyptus robusta*
- Ficus rubiginosa*
- Eucalyptus piperita*
- Fire retardant native grasses to road reserve adjacent to boundary within APZ
- Retaining wall - Refer to Engineer's drawings
- Grass with maximum 10% tree coverage as per Bushfire consultant recommendations
- 2m high screen planting to boundary along Flowers Drive
- Locations of Heritage Interpretive Signage - refer to LP28 & EJE Heritage report DA/2246/2021
- Locations of Heritage Interpretive Feature - refer to LP28 & EJE Heritage report DA/2246/2021
- Standard metal post & cable fence - to future detail
- Metal slat fence - to future detail

LANDSCAPE PLAN - AREA A

SCALE: 1:800

ORIGINAL DRAWING AT A1.

Drawn By: SR

Checked By: MW Approved By: DM

Project No.

1824

Drawing No.

LP03

Rev

Q



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No: L DATE: 02/09/22
M 09/09/22
N 23/09/22
O 26/09/22
P 1/11/22
Q 3/11/22
REVISION:
FOR REVIEW
FOR SUBMISSION
FOR SUBMISSION
FOR SUBMISSION
AMENDED SUBMISSION SET
AMENDED SUBMISSION SET

BY: SR
SR
SR
SR
SR
CN
PROJECT:
CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
Status: DA SUBMISSION



LEGEND

- Site boundary
- Lot boundary
- APZ
- Easement
- Proposed residential lot
- Existing structures
- Proposed Waste Water Pump Station
- Proposed road
- Proposed 1.2m wide footpath
- Concrete
- Bitumen
- Heritage walk - Proposed 2.5m wide cycleway / pedestrian path
- Heritage walk - possible future extension
- Existing vegetation to be retained & protected
- Proposed drainage reserve / biofiltration basin. Refer to Details 01 & 02 - LP06
- Turf - to road reserve of residential lots & open space area west of Flowers Drive
- Fire trail. 4.0m wide sealed road with 1m wide unsealed shoulders.

STREET TREES

- Street Type A *Tristania laurina*
- Street Type B *Glochidion ferdinandi*
- Street Type C *Cupaniopsis anacardioides*
- Street Type D *Syzygium smithii*
- Street Type E *Banksia integrifolia*
- Street Type F *Brachychiton 'Jerilderie Red'*
- Street Type G *Hibiscus tiliaceus 'Rubra'*
- Street Type H *Elaeocarpus reticulatus*
- Street Type I *Homalanthus populifolius*
- Street Type J *Homalanthus populifolius*
- Syzygium smithii*
- Elaeocarpus reticulatus*
- Glochidion ferdinandi*
- Ficus coronata*

TREES

- Angophora costata*
- Corymbia gummiifera*
- Eucalyptus botryoides*
- Eucalyptus robusta*
- Ficus rubiginosa*
- Eucalyptus piperita*

- Fire retardant native grasses to road reserve adjacent to boundary within APZ
- Retaining wall - Refer to Engineer's drawings
- Grass with maximum 10% tree coverage as per Bushfire consultant recommendations
- 2m high screen planting to boundary along Flowers Drive
- Locations of Heritage Interpretive Signage - refer to LP28 & EJE Heritage report DA/2246/2021
- Locations of Heritage Interpretive Feature - refer to LP28 & EJE Heritage report DA/2246/2021
- Standard metal post & cable fence - to future detail
- Metal slat fence - to future detail



LEGEND

- Site boundary
- Lot boundary
- APZ
- Easement
- Proposed residential lot
- Existing structures
- Proposed Waste Water Pump Station
- Proposed road
- Proposed 1.2m wide footpath
- Concrete
- Bitumen
- Heritage Walk - Proposed 2.5m wide cycleway / pedestrian path
- Heritage walk - possible future extension
- Existing vegetation to be retained & protected
- Proposed drainage reserve / biofiltration basin. Refer to Details 01 & 02 - LP06
- Turf - to road reserve of residential lots & open space area west of Flowers Drive
- Fire trail. 4.0m wide sealed road with 1m wide unsealed shoulders.

STREET TREES

- Street Type A *Tristanopsis laurina*
- Street Type B *Glochidion ferdinandi*
- Street Type C *Cupaniopsis anacardioides*
- Street Type D *Syzygium smithii*
- Street Type E *Banksia integrifolia*
- Street Type F *Brachychiton 'Jerilderie Red'*
- Street Type G *Hibiscus tiliaceus 'Rubra'*
- Street Type H *Elaeocarpus reticulatus*
- Street Type I *Homalanthus populifolius*
- Street Type J *Livistonia australis*
- Elaeocarpus reticulatus*
- Glochidion ferdinandi*
- Ficus coronata*

TREES

- Angophora costata*
- Corymbia gummiifera*
- Eucalyptus botryoides*
- Eucalyptus robusta*
- Ficus rubiginosa*
- Eucalyptus piperita*

- Fire retardant native grasses to road reserve adjacent to boundary within APZ
- Retaining wall - Refer to Engineer's drawings
- Grass with maximum 10% tree coverage as per Bushfire consultant recommendations
- 2m high screen planting to boundary along Flowers Drive
- Locations of Heritage Interpretive Signage - refer to LP28 & EJE Heritage report DA/2246/2021
- Locations of Heritage Interpretive Feature - refer to LP28 & EJE Heritage report DA/2246/2021
- Standard metal post & cable fence - to future detail
- Metal slat fence - to future detail

LANDSCAPE PLAN - AREA C
Scale 1:800 @ A1



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moir.com.au
www.moir.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No:	DATE:	REVISION:
L	02/09/22	FOR REVIEW
M	09/09/22	FOR SUBMISSION
N	23/09/22	FOR SUBMISSION
O	26/09/22	FOR SUBMISSION
P	11/11/22	AMENDED SUBMISSION SET
Q	3/11/22	AMENDED SUBMISSION SET

BY: SR
SR
SR
SR
SR
CN

PROJECT:
CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.

Status: DA SUBMISSION



LANDSCAPE PLAN - AREA C

SCALE: 1:800

Project No. 1824

ORIGINAL DRAWING AT A1.

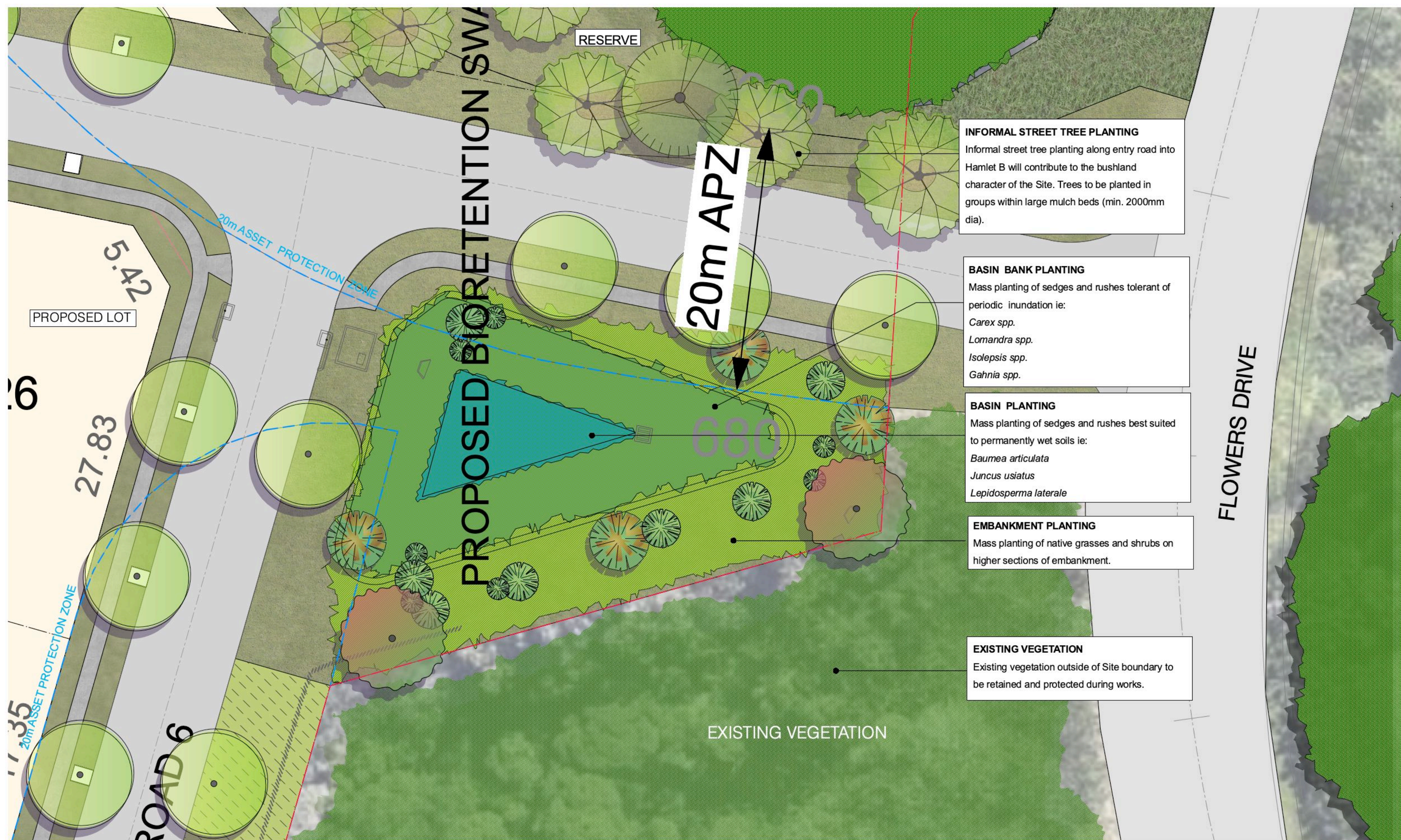
Drawn By: SR

Checked By: MW

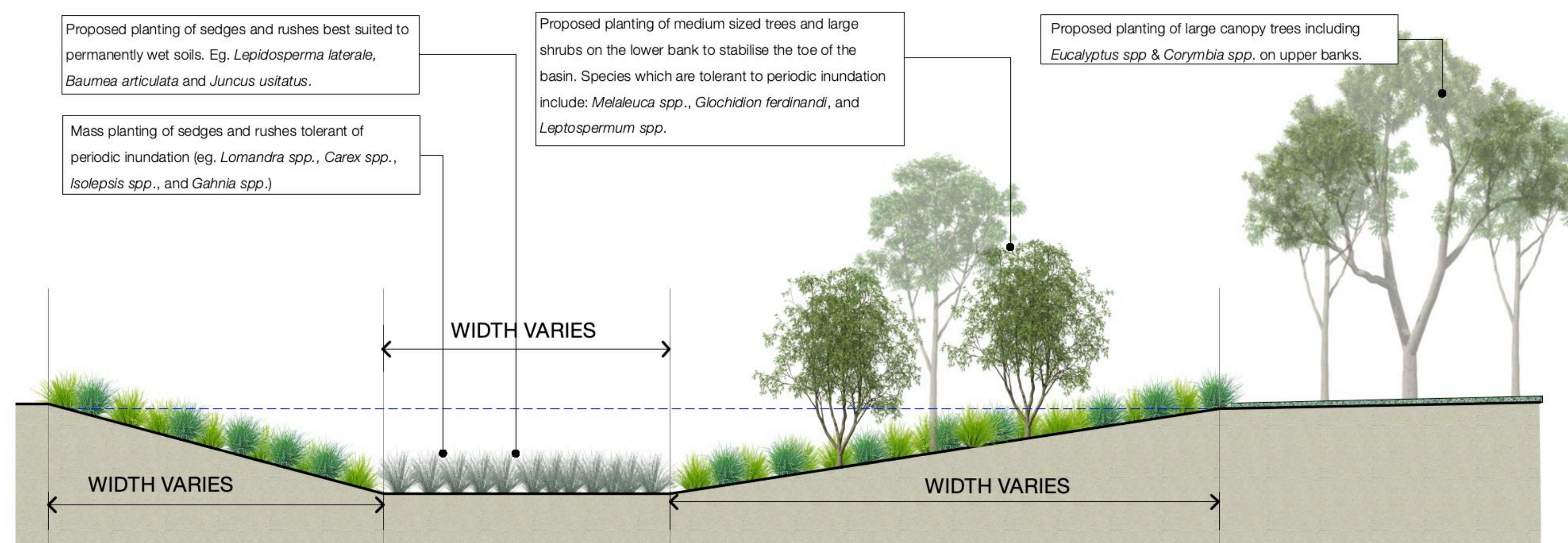
Approved By: DM

Drawing No. LP05

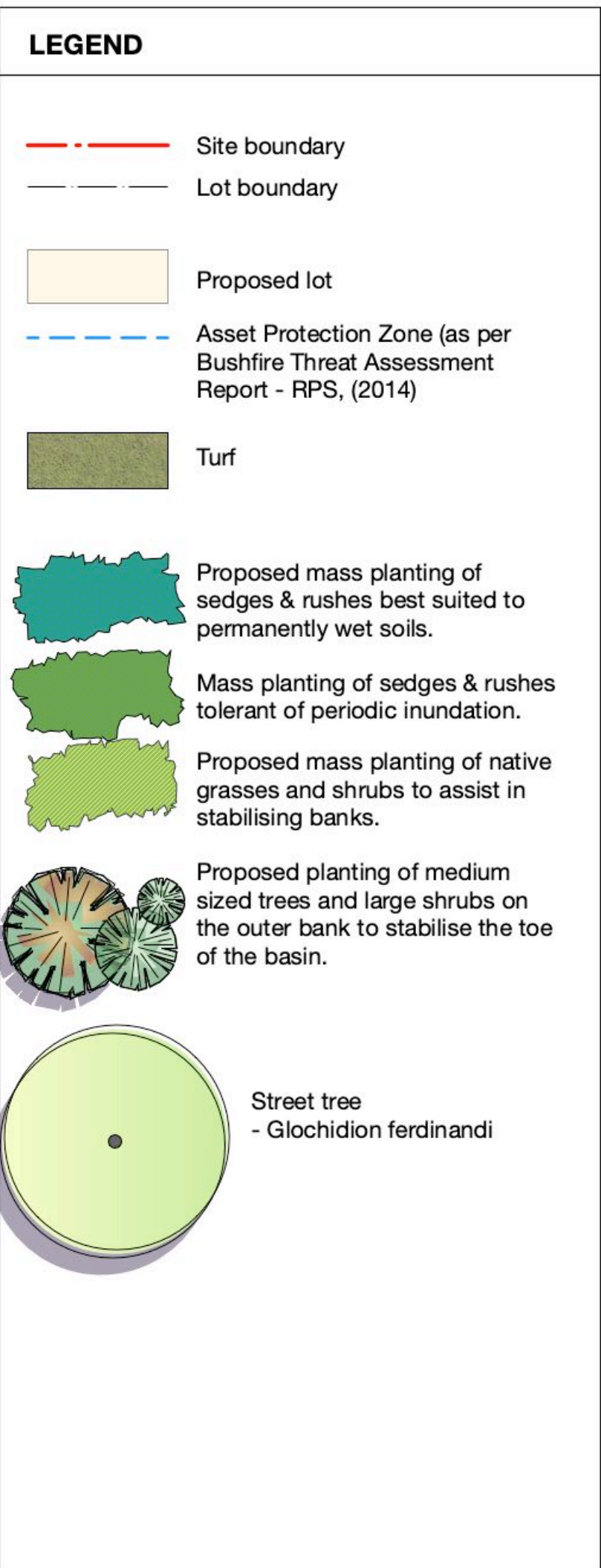
Rev Q

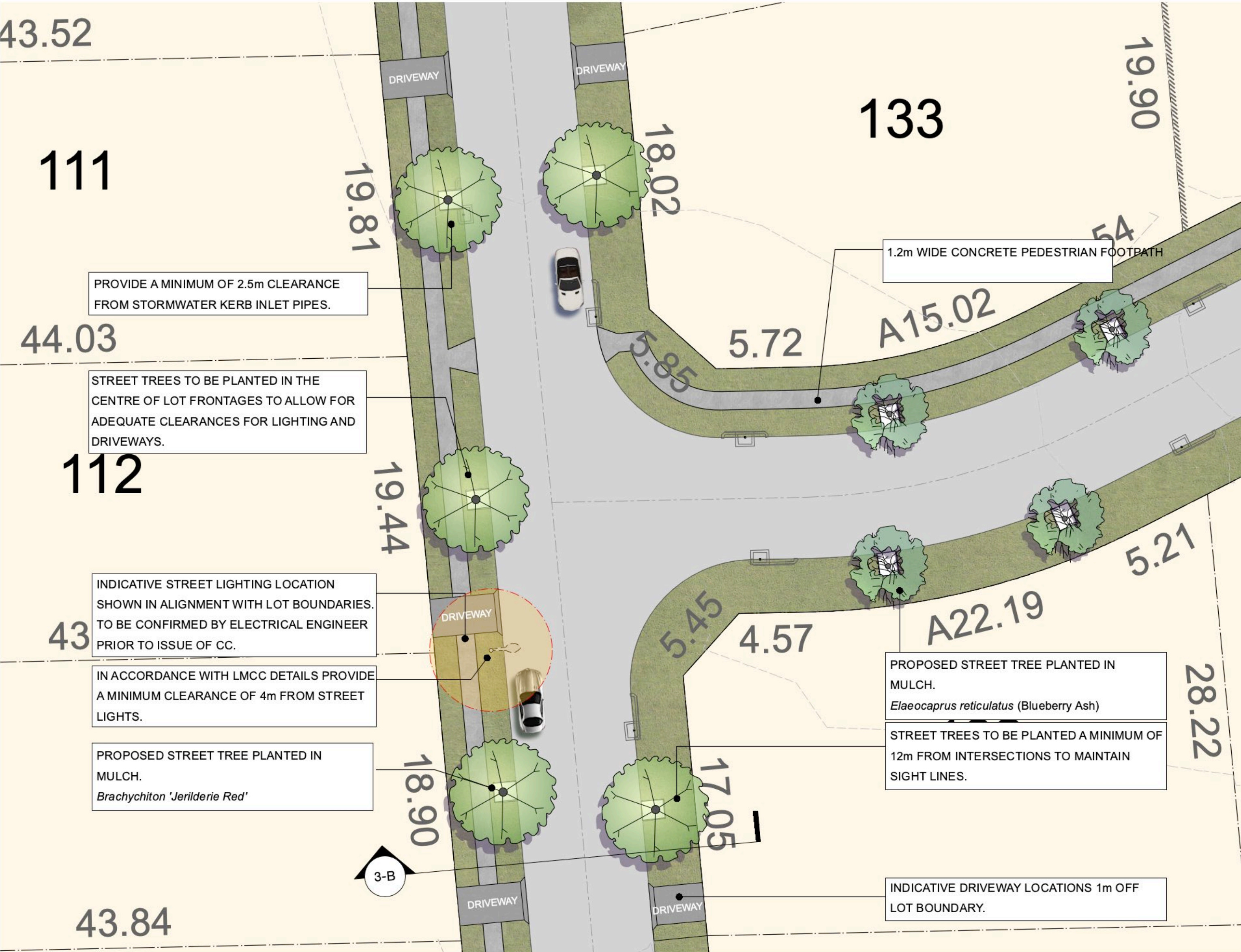


DETAIL PLAN TYPICAL BASIN SCALE 1:200 @ A1

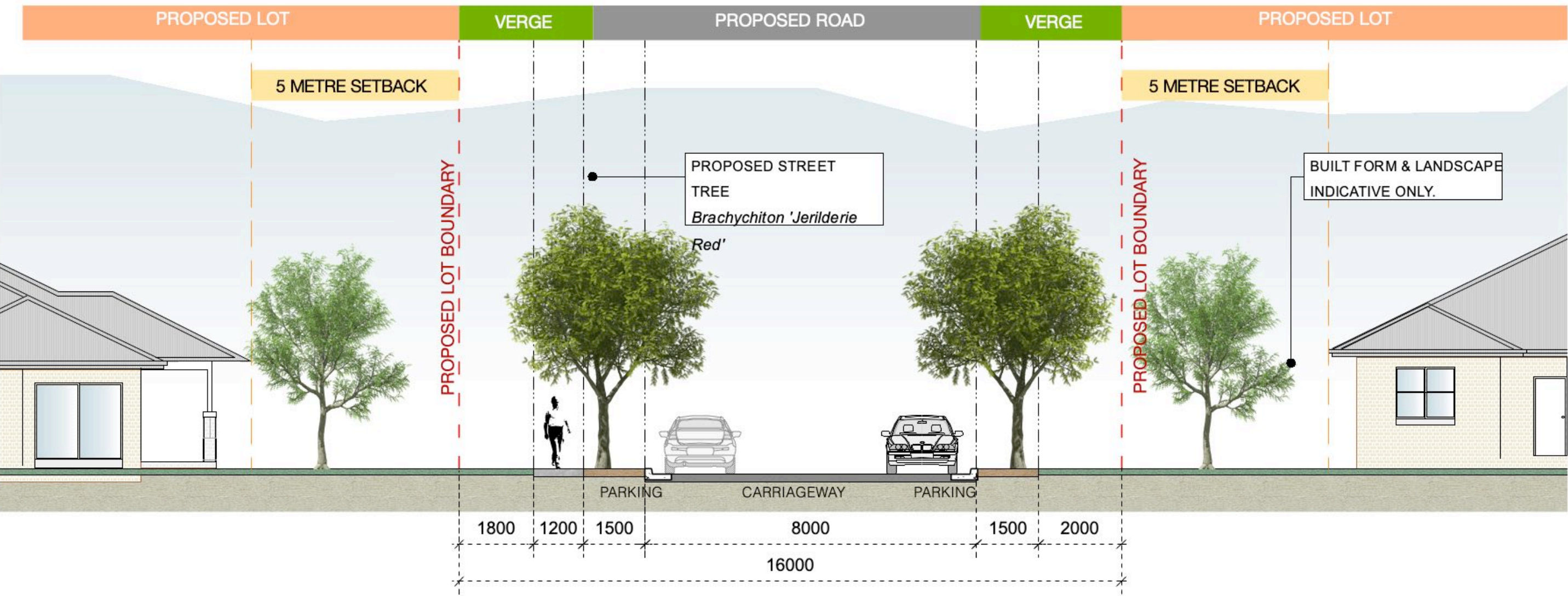


SECTION TYPICAL BASIN SCALE 1:75 @ A1

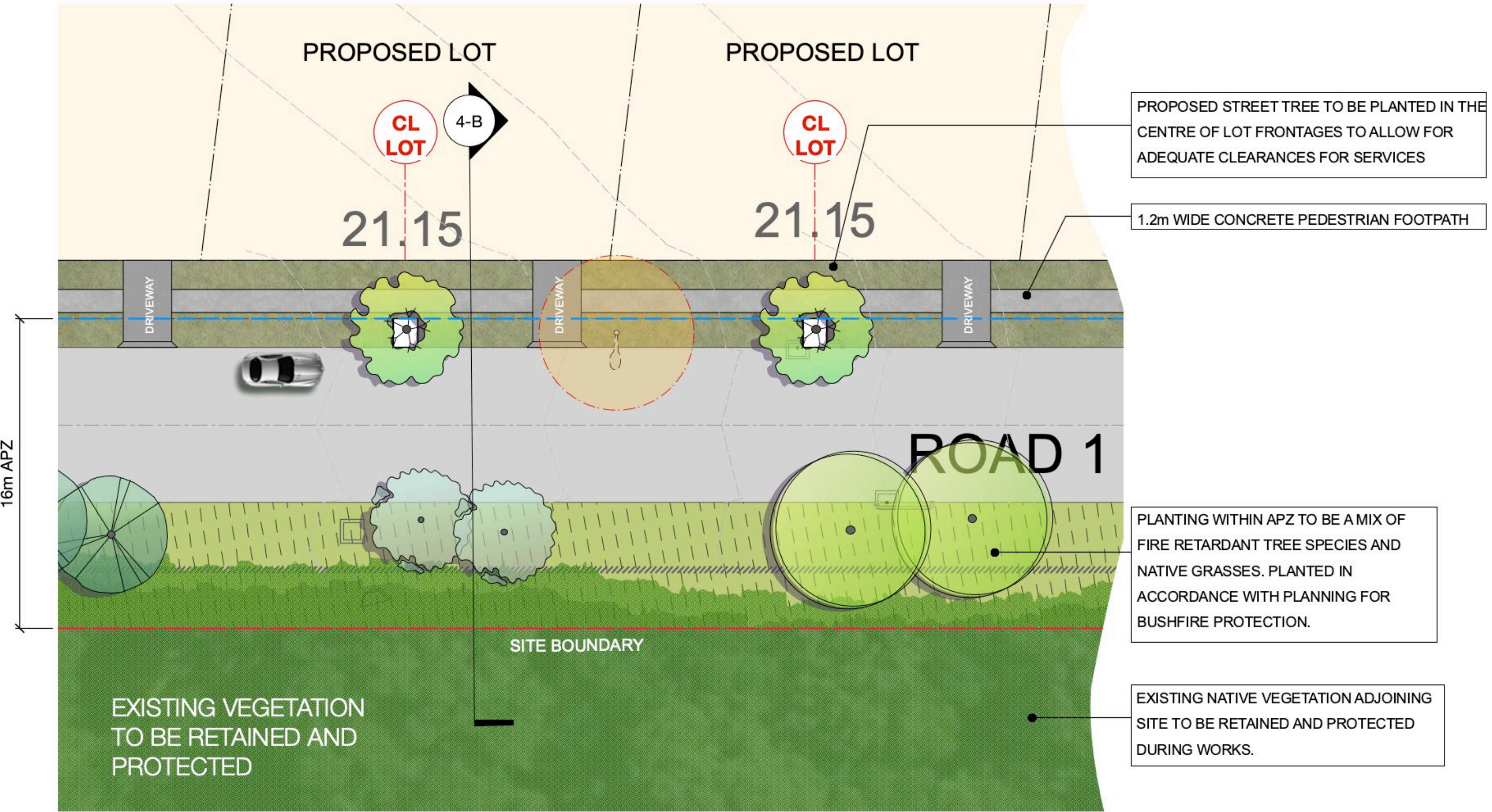




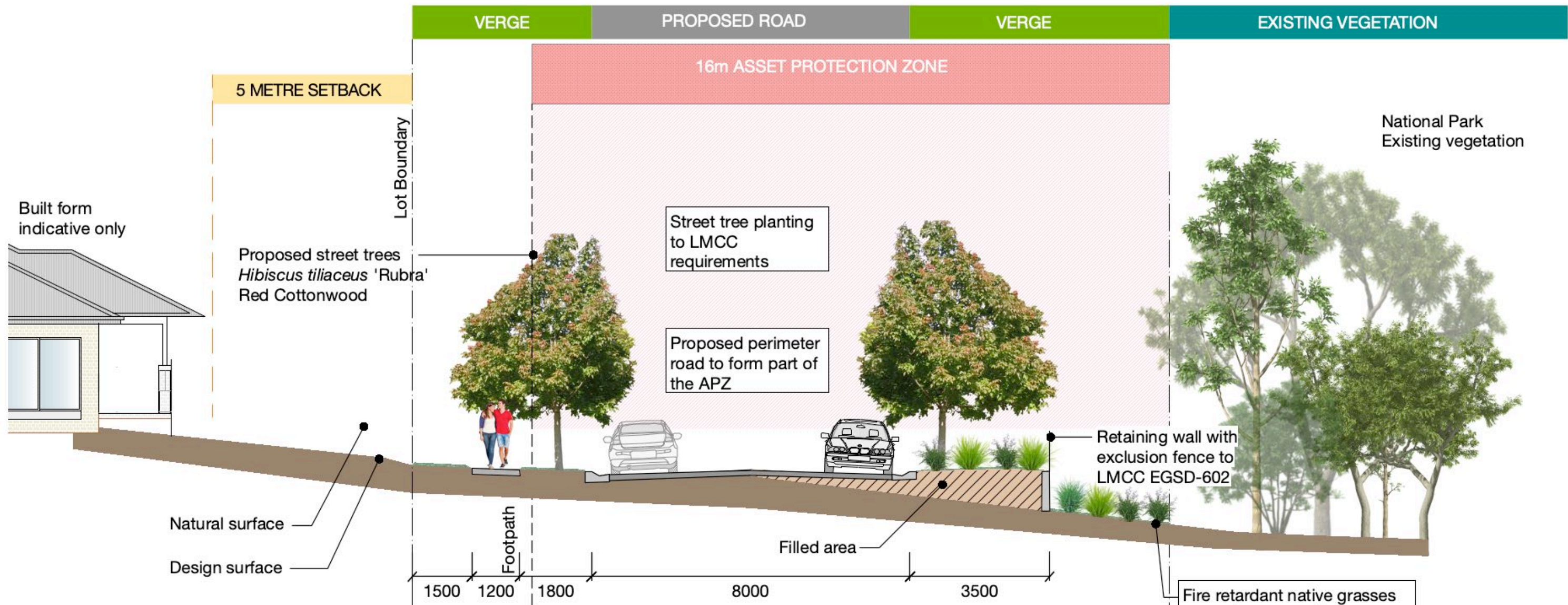
3A DETAIL PLAN TYPICAL INTERSECTION SCALE 1:200 @ A1



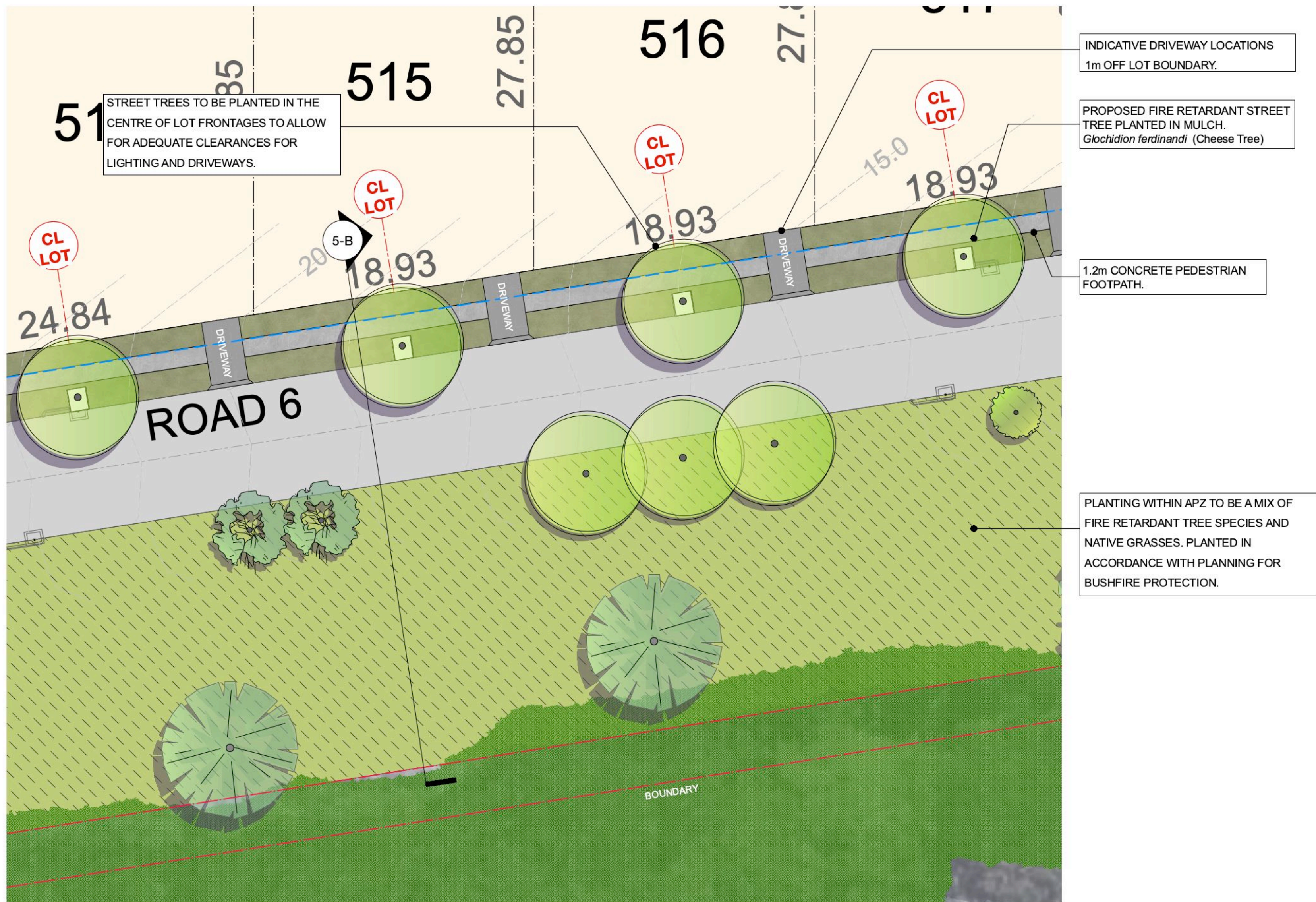
3B SECTION TYPICAL INTERSECTION SCALE 1:100 @ A1



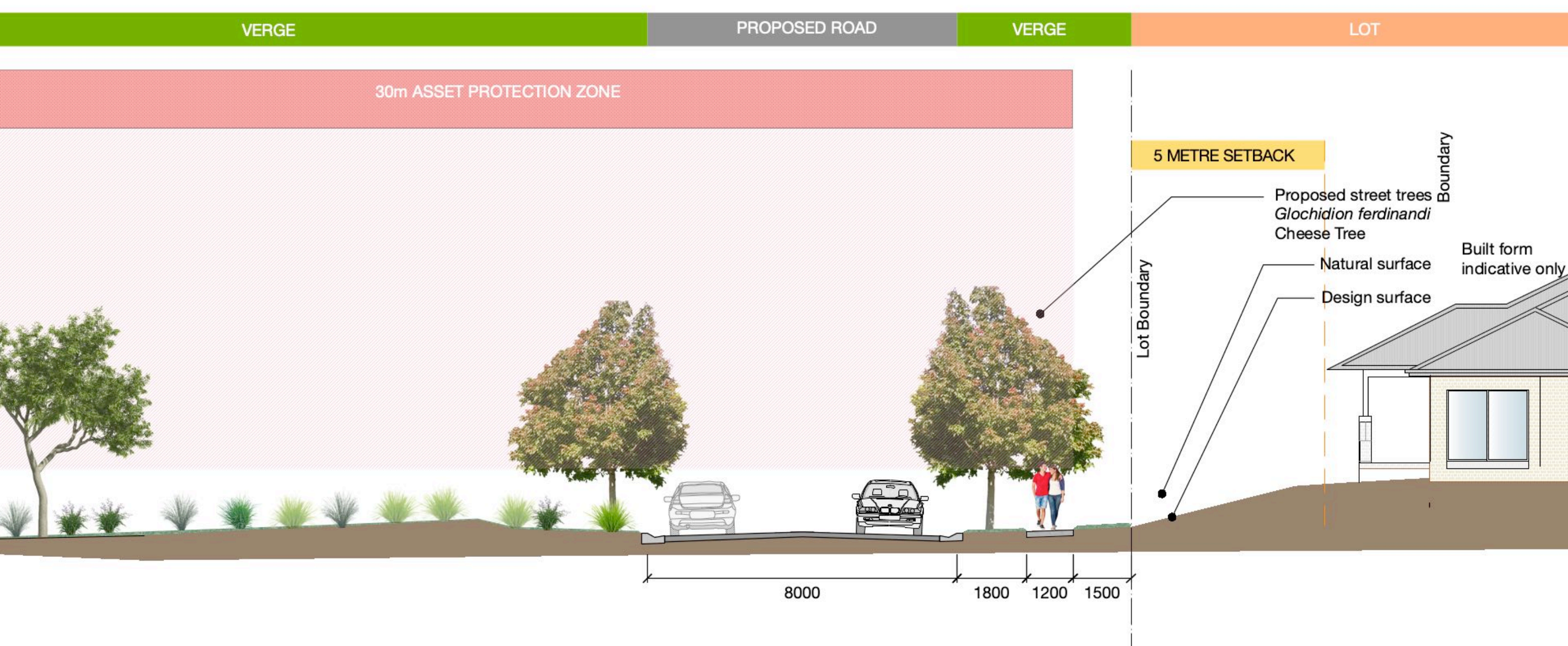
4A DETAIL PLAN ROAD ADJOINING BOUNDARY SCALE 1:200 @ A1



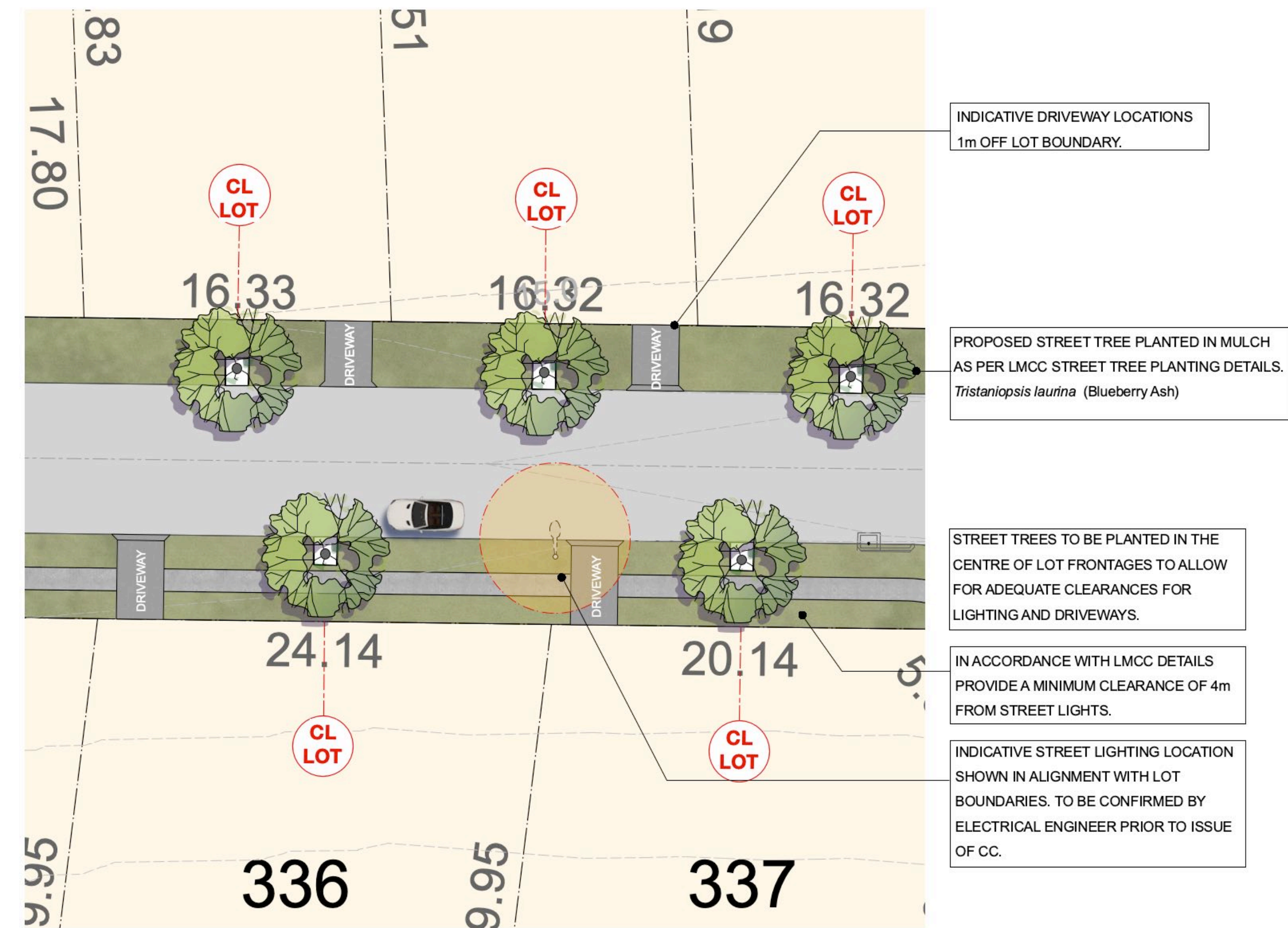
4B SECTION ROAD ADJOINING BOUNDARY SCALE 1:100 @ A1



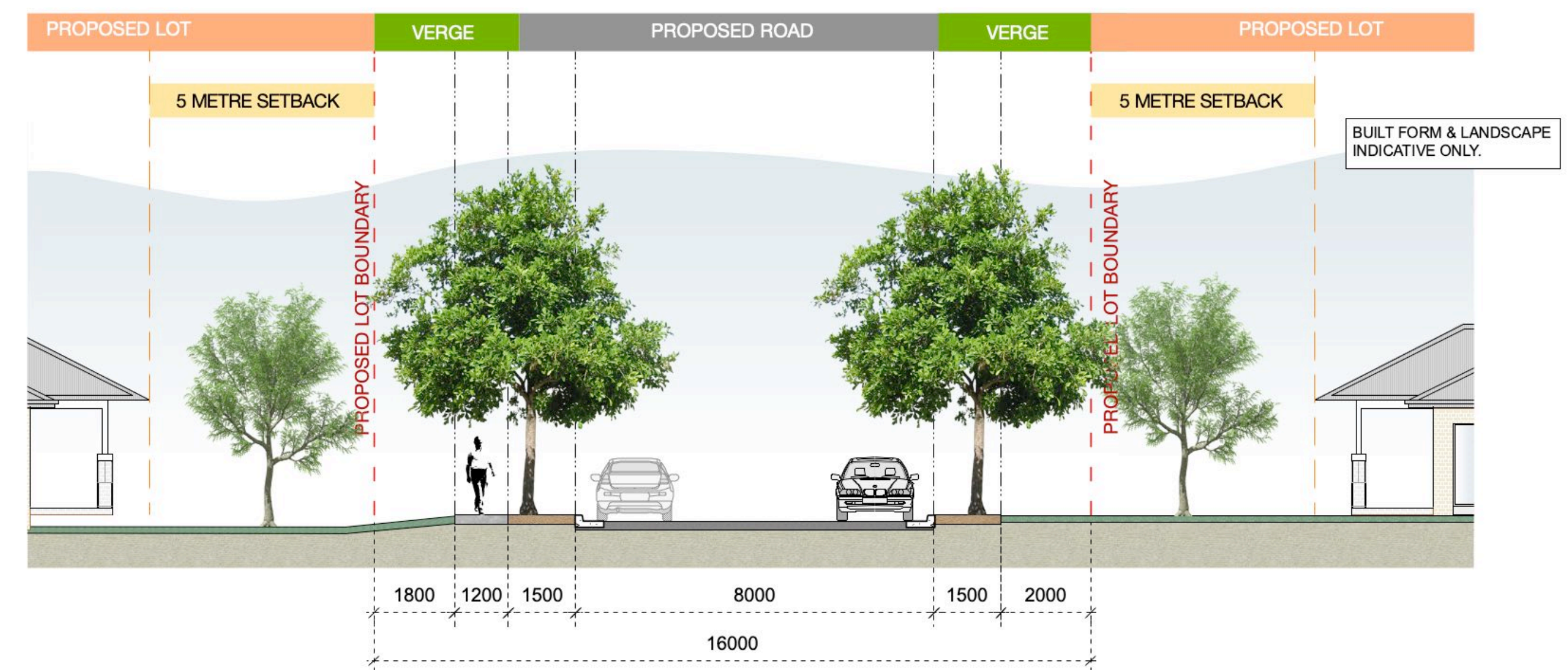
5A DETAIL PLAN ROAD ADJOINING 30m ASSET PROTECTION ZONE SCALE 1:200 @ A1



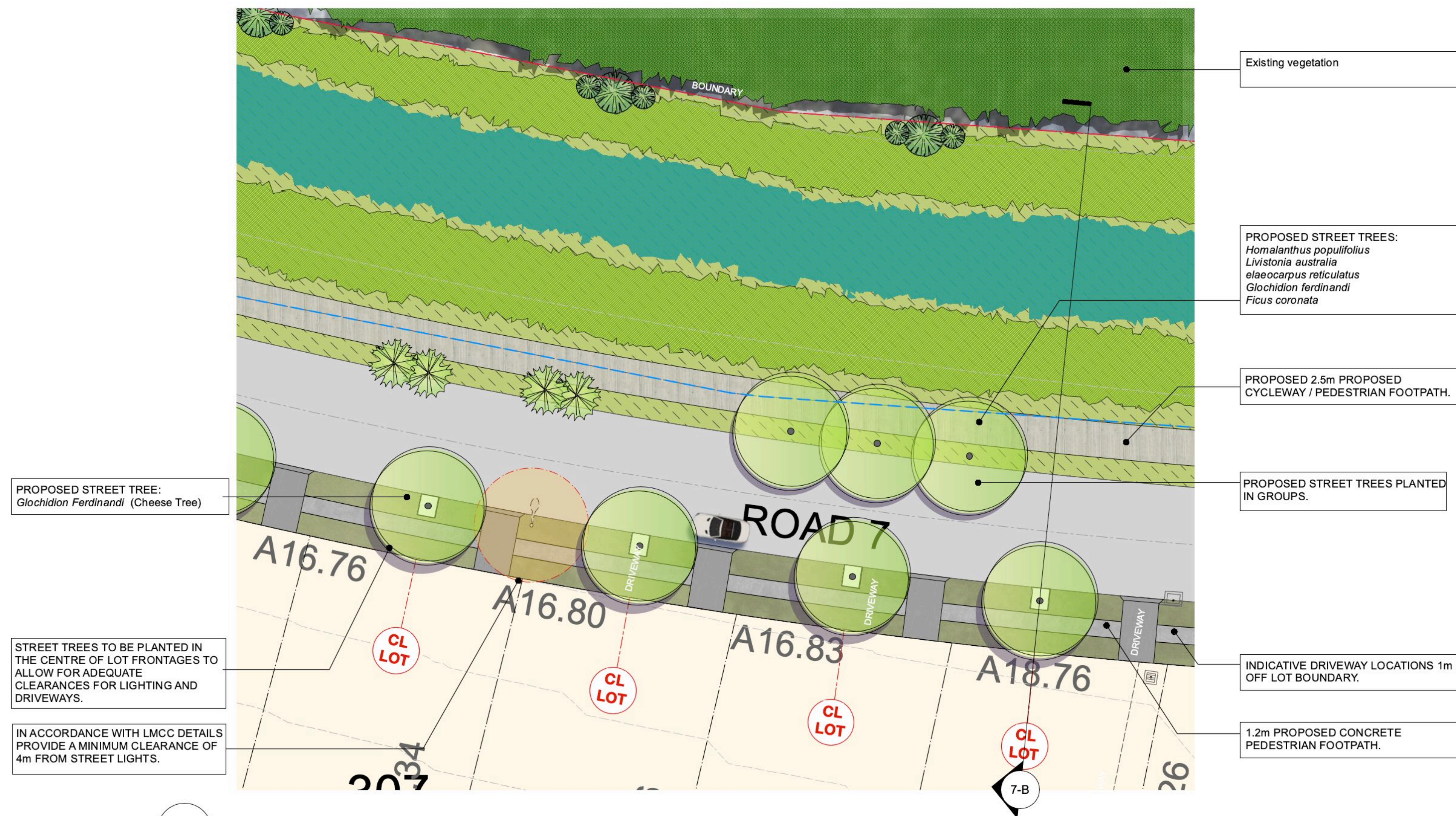
5B SECTION ROAD ADJOINING 30m ASSET PROTECTION ZONE SCALE 1:100 @ A1



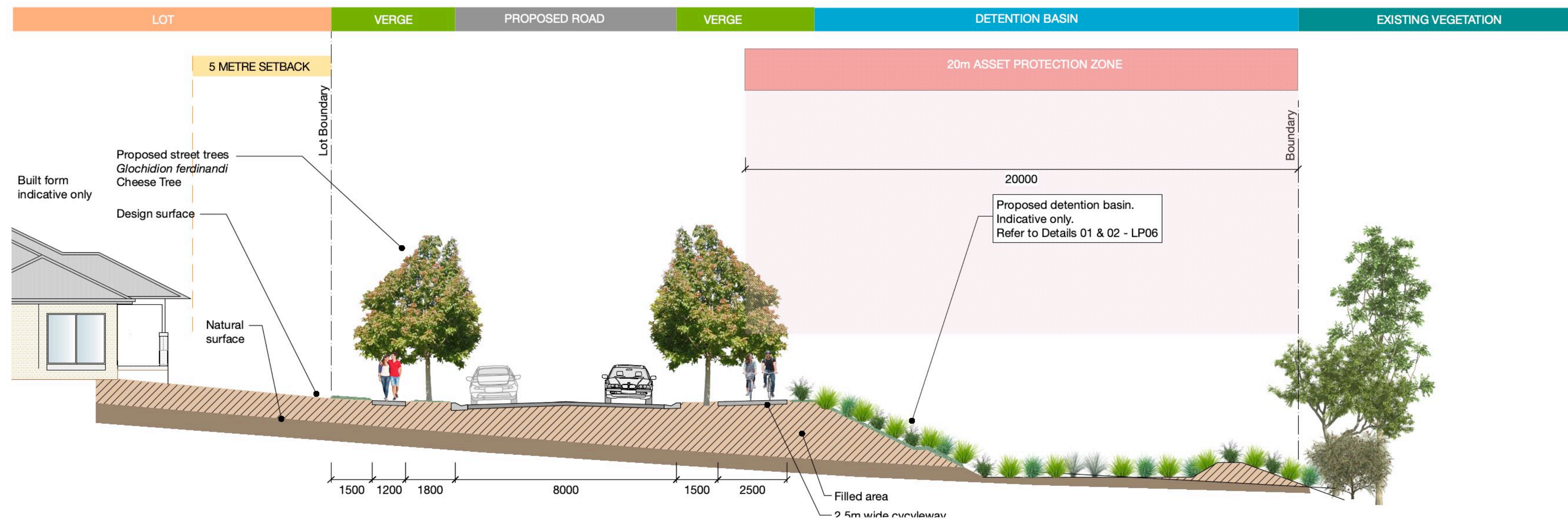
6A DETAIL PLAN TYPICAL STREET SCALE 1:200 @ A1



6B SECTION TYPICAL STREET SCALE 1:100 @ A1



7A DETAIL PLAN ROAD ADJOINING DETENTION BASIN SCALE 1:200 @ A1



7B SECTION ROAD ADJOINING DETENTION BASIN SCALE 1:100 @ A1



INTERPRETIVE SIGNAGE
INTERPRETIVE SIGNAGE AT KEY POINTS ALONG HERITAGE WALK
- THESE MAY INCLUDE AT CREEK CROSSINGS AND POINTS WHERE THE RAILWAY USED TO RUN - TO FUTURE DETAIL
- REFER TO EJE HERITAGE REPORT DA/2246/2021
- REFER TO LP28 FOR EXTRACTS FROM EJE HERITAGE REPORT

HERITAGE WALK SHARED PATHWAY
PROPOSED 2.5m WIDE ASPHALT CYCLEWAY / PEDESTRIAN FOOTPATH TO FOLLOW ALIGNMENT OF HISTORIC RAIL LINE TO BEACH.
OPPORTUNITY FOR INTERPRETIVE SIGNAGE / ELEMENTS.

PLANTING OF LOCAL NATIVE GRASSES TO VERGE OF PATH DISTURBED DURING CONSTRUCTION

ALTER ALIGNMENT OF PATH TO PASS BETWEEN EXISTING TREES WHERE REQUIRED.

EXISTING VEGETATION TO BE RETAINED.

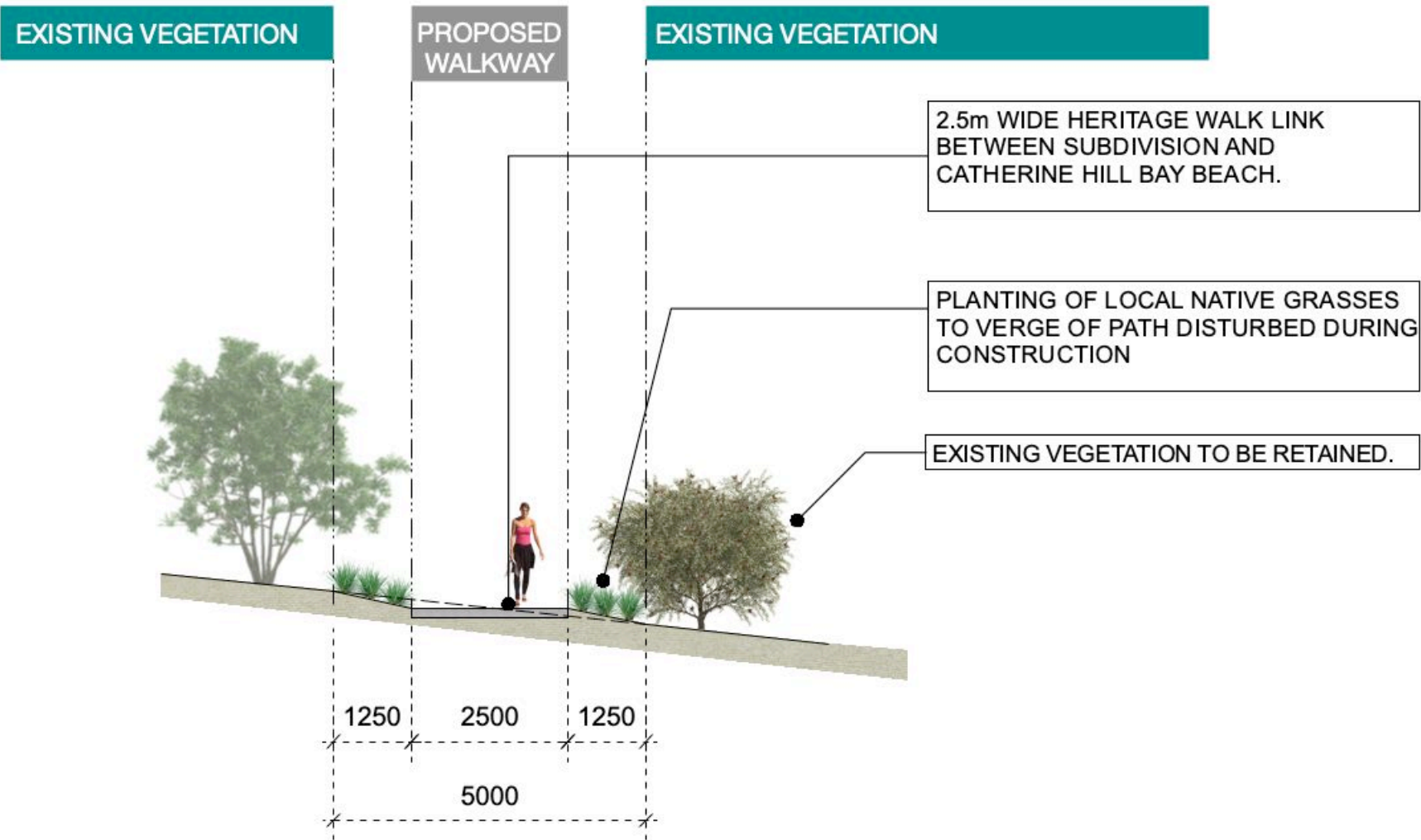
8A DETAIL PLAN TYPICAL HERITAGE WALK SCALE 1:200 @ A1



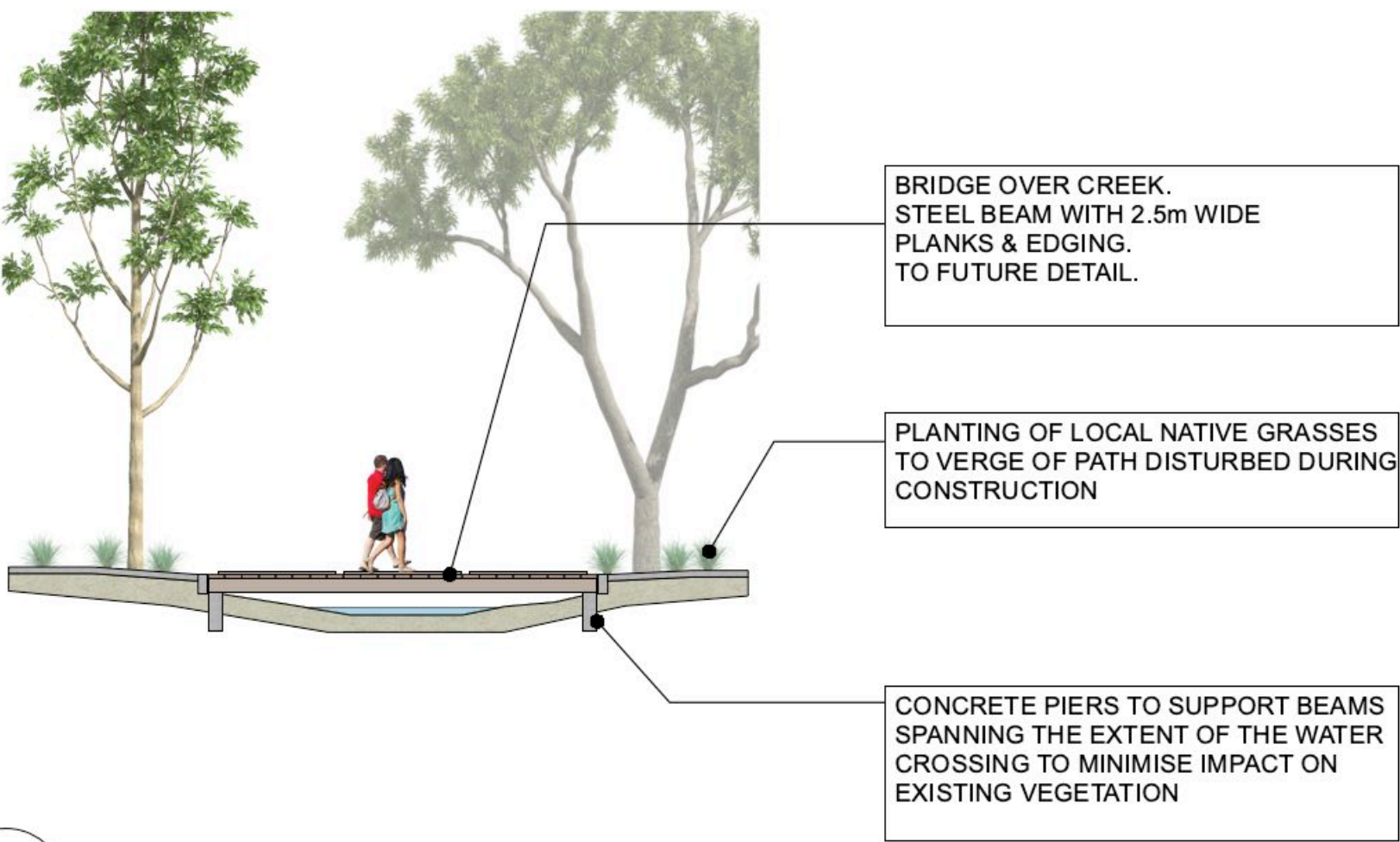
WATERCOURSE CROSSING - STEEL BOARDWALK OPTION



WATERCOURSE CROSSING - TIMBER BOARDWALK OPTION



8B SECTION TYPICAL HERITAGE WALK SCALE 1:100 @ A1



8C TYPICAL CREEK CROSSING DETAIL SCALE 1:100 @ A1



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No: DATE: REVISION:
L 02/09/22 FOR REVIEW
M 9/09/22 FOR SUBMISSION
N 23/09/22 FOR SUBMISSION
O 26/09/22 FOR SUBMISSION
P 1/11/22 AMENDED SUBMISSION SET
Q 3/11/22 AMENDED SUBMISSION SET

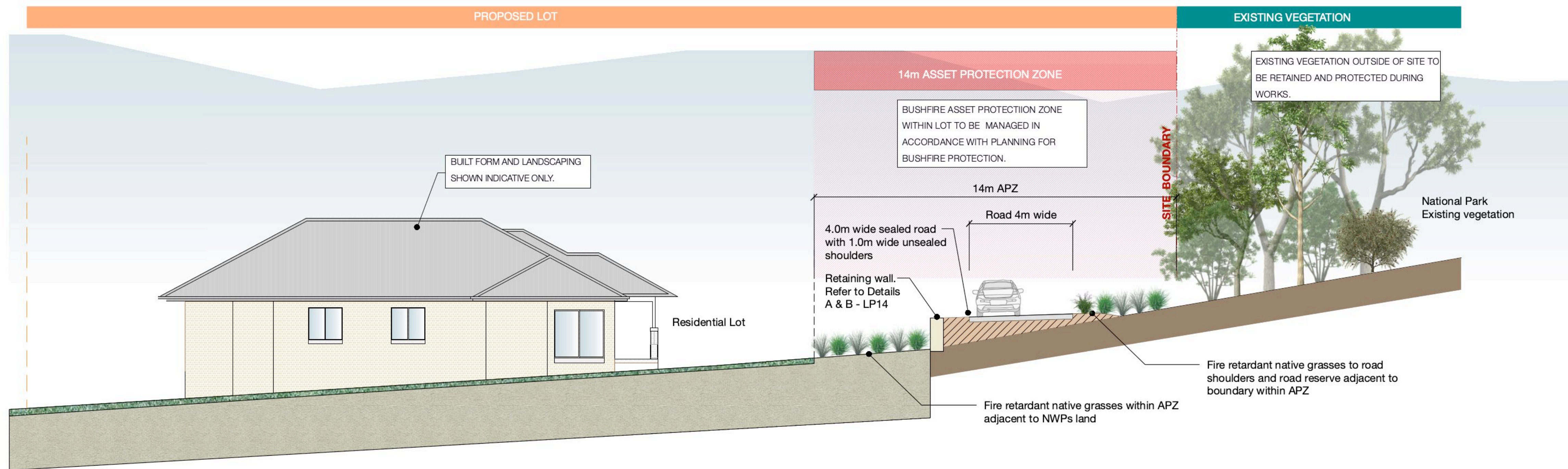
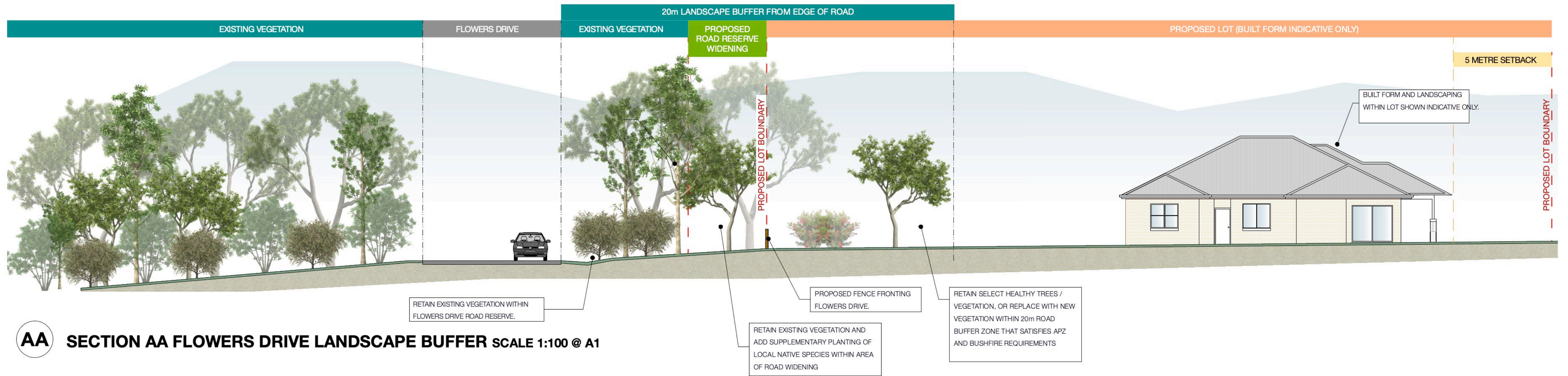
BY: PROJECT:
SR CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
SR LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
SR
SR
SR
SR
CN Status: DA SUBMISSION



HERITAGE WALK DETAILS

SCALE: AS SHOWN
ORIGINAL DRAWING AT A1.
Drawn By: SR
Checked By: MW Approved By: DM

Project No. 1824
Drawing No. LP10
Rev Q



BB SECTION BB ASSET PROTECTION ZONE - IN LOT SCALE 1:100 @ A1

PROPOSED STREET TREE SPECIES



Syzigium smithii
(Lilly Pilly)



Cupaniopsis anacardioides
(Tuckeroo)



Glochidion ferdinandi
(Cheese Tree)



Elaeocarpus reticulatus
(Blueberry Ash)



Tristaniopsis laurina
(Water Gum)



Banksia integrifolia
(Coast Banksia)



Brachychiton populneus x acerifolius
'Jerilderie Red'
(Jerilderie Red)



Hibiscus tiliaceus 'Rubra'
(Red Cottonwood)



Ficus fraseri
(White Sandpaper Fig)



Ficus coronata
(Sandpaper Fig)



Homalanthus populifolius
(Bleeding Heart)



Livistona australis
Cabbage Tree Palm

TREE SPECIES



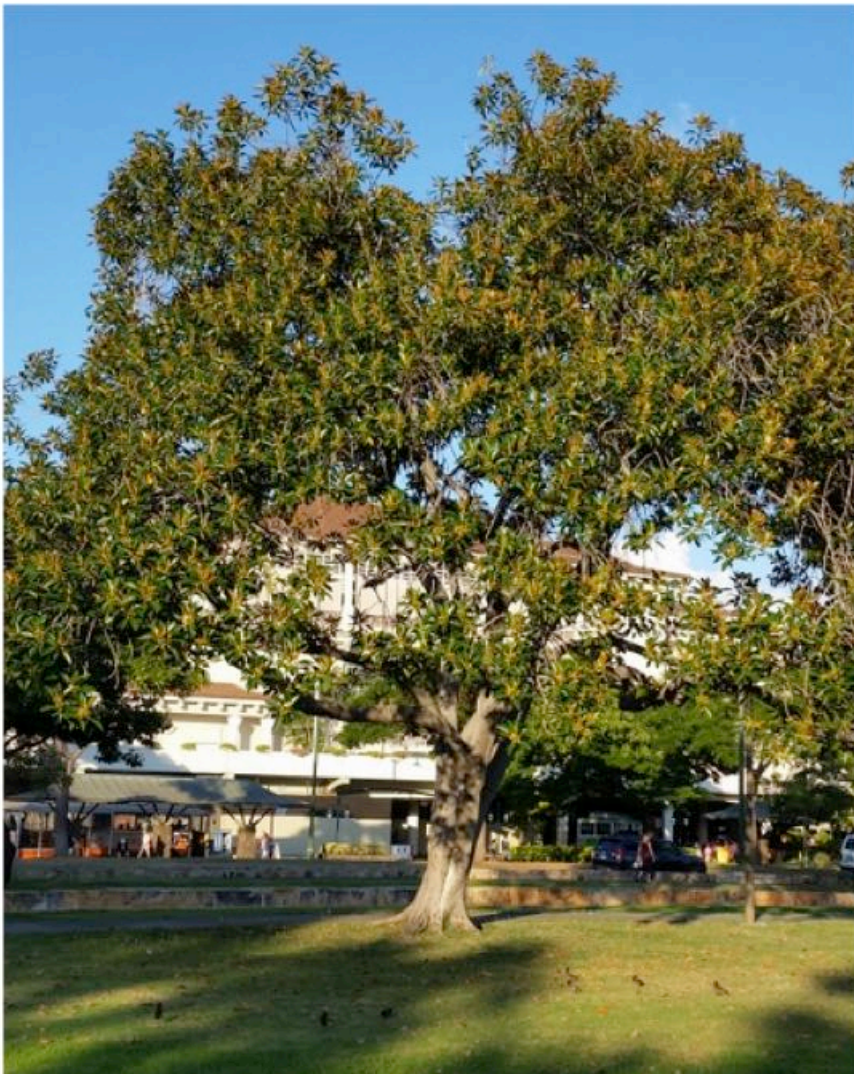
Corymbia gummifera
(Red Bloodwood)



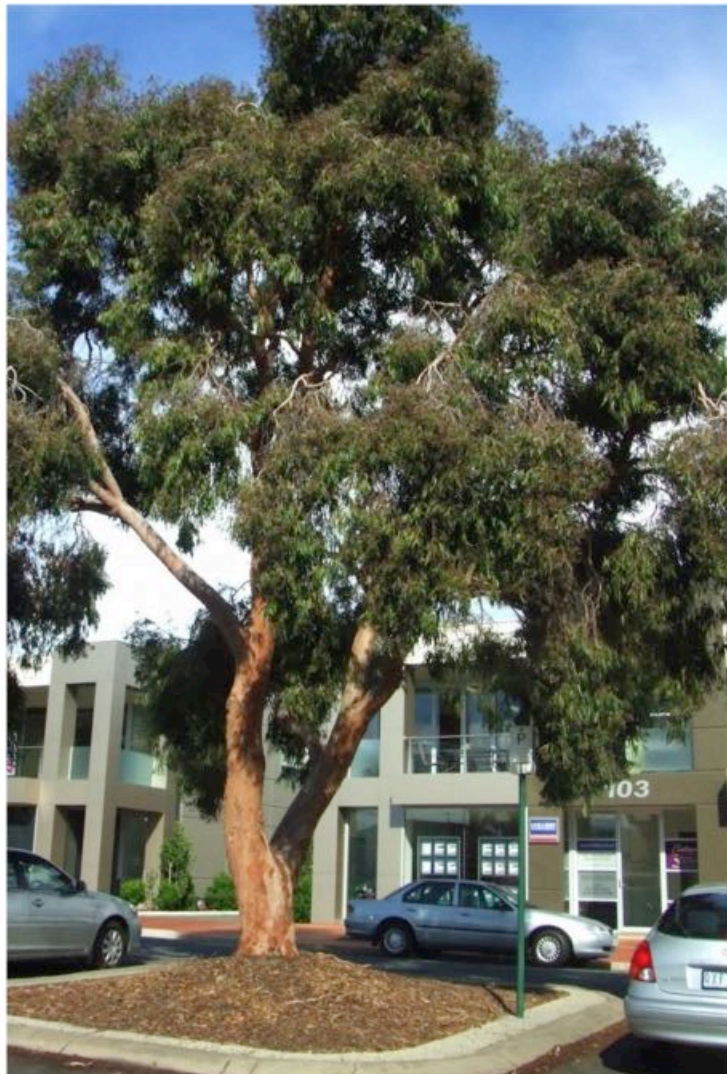
Eucalyptus botryoides
(Southern Mahogany)



Eucalyptus piperita
(Sydney Peppermint)



Ficus rubiginosa
Rusty Fig



Angophora costata
(Smooth Barked Apple)



Eucalyptus robusta
(Swamp Mahogany)



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moira.com.au
www.moira.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No: DATE: REVISION:
L 02/09/22 FOR REVIEW
M 9/09/22 FOR SUBMISSION
N 23/09/22 FOR SUBMISSION
O 26/09/22 FOR SUBMISSION
P 1/11/22 AMENDED SUBMISSION SET
Q 3/11/22 AMENDED SUBMISSION SET

BY:
SR
SR
SR
SR
SR
CN

PROJECT:
CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
Status: DA SUBMISSION

PLANT SPECIES & SCHEDULE
SCALE: N/A
ORIGINAL DRAWING AT A1.
Drawn By: SR
Checked By: MW Approved By: DM
Project No. 1824
Drawing No. LP12
Rev Q

PROPOSED APZ SHRUB SPECIES



Acacia terminalis
(Sunshine Wattle)



Banksia spinulosa
(Sunshine Wattle)



Grevillea sericae
(Silky Grevillea)



Persoonia levis
(Broad-leaved Geebung)

PROPOSED APZ SCREENING SHRUB SPECIES



Westringia fruticosa
(Coastal Rosemary)



Acmena smithii 'Minor'
(Lilly Pilly)

PROPOSED APZ GRASS SPECIES



Themeda australis
(Kangaroo Grass)



Entolasia stricta
(Wiry Panic)



Poa affinis
(Tussock Grass)

PLANT SCHEDULE

STREET TREE SPECIES			
CODE	BOTANICAL NAMES	COMMON NAMES	POT SIZES
BAN int	<i>Banksia integrifolia</i>	Coast Banksia	75 Litre
BRA jer	<i>Brachychiton 'Jerilderie Red'</i>	Jerilderie Red	75 Litre
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	75 Litre
ELA ret	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	75 Litre
FIC cor	<i>Ficus coronata</i>	Sandpaper Fig	75 Litre
FIC fr	<i>Ficus Fraseri</i>	Sandpaper Fig	75 Litre
HOM pop	<i>Homalanthus popuifolius</i>	Bleeding Heart	75 Litre
LIV aus	<i>Livistona australis</i>	Cabbage Tree Palm	75 Litre
GLO fer	<i>Glochidion ferdinandi</i>	Cheese Tree	75 Litre
HIB rub	<i>Hibiscus tiliaceus 'Rubra'</i>	Native Frangipani	75 Litre
SYZ smi	<i>Syzigium smithii</i>	Lilly Pilly	75 Litre
TRI lau	<i>Tristaniopsis laurina</i>	Water Gum	75 Litre

TREE SPECIES			
CODE	BOTANICAL NAMES	COMMON NAMES	POT SIZES
ANG cos	<i>Angophora costata</i>	Sydney Red Gum	25 Litre
COR gum	<i>Corymbia gummifera</i>	Red Bloodwood	25 Litre
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	25 Litre
ELA ret	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	25 Litre
EUC bot	<i>Eucalyptus botryoides</i>	Southern Mahogany	25 Litre
EUC pip	<i>Eucalyptus piperita</i>	Sydney Peppermint	25 Litre
EUC rob	<i>Eucayptus robusta</i>	Swamp Mahogany	25 Litre
FIC rub	<i>Ficus rubiginosa</i>	Rusty Fig	25 Litre
SYZ smi	<i>Syzigium smithii</i>	Lilly Pilly	25 Litre
TRI lau	<i>Tristaniopsis laurina</i>	Water Gum	25 Litre

SHRUB SPECIES			
CODE	BOTANICAL NAMES	COMMON NAMES	POT SIZES
ACA ter	<i>Acacia terminaliis</i>	Sunshine Wattle	140mm
BAN spi	<i>Banksia spinulosa</i>	Hairpin Banksia	140mm
GRE ser	<i>Silky Grevillea</i>	Silky Grevillea	140mm
PER lev	<i>Persoonia levis</i>	Broad-leaved Geebung	140mm
ACM min	<i>Acmena smithii 'Minor'</i>	Lilly Pilly	140mm
WES fru	<i>Westringia fruticosa</i>	Coastal Rosemary	140mm

GRASS SPECIES			
CODE	BOTANICAL NAMES	COMMON NAMES	POT SIZES
THE aus	<i>Themeda australis</i>	Kangaroo Grass	Tubestock
ENT str	<i>Entolasia stricta</i>	Wiry Panic	Tubestock
PER lev	<i>Poa affinis</i>	Tussock Grass	Tubestock



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

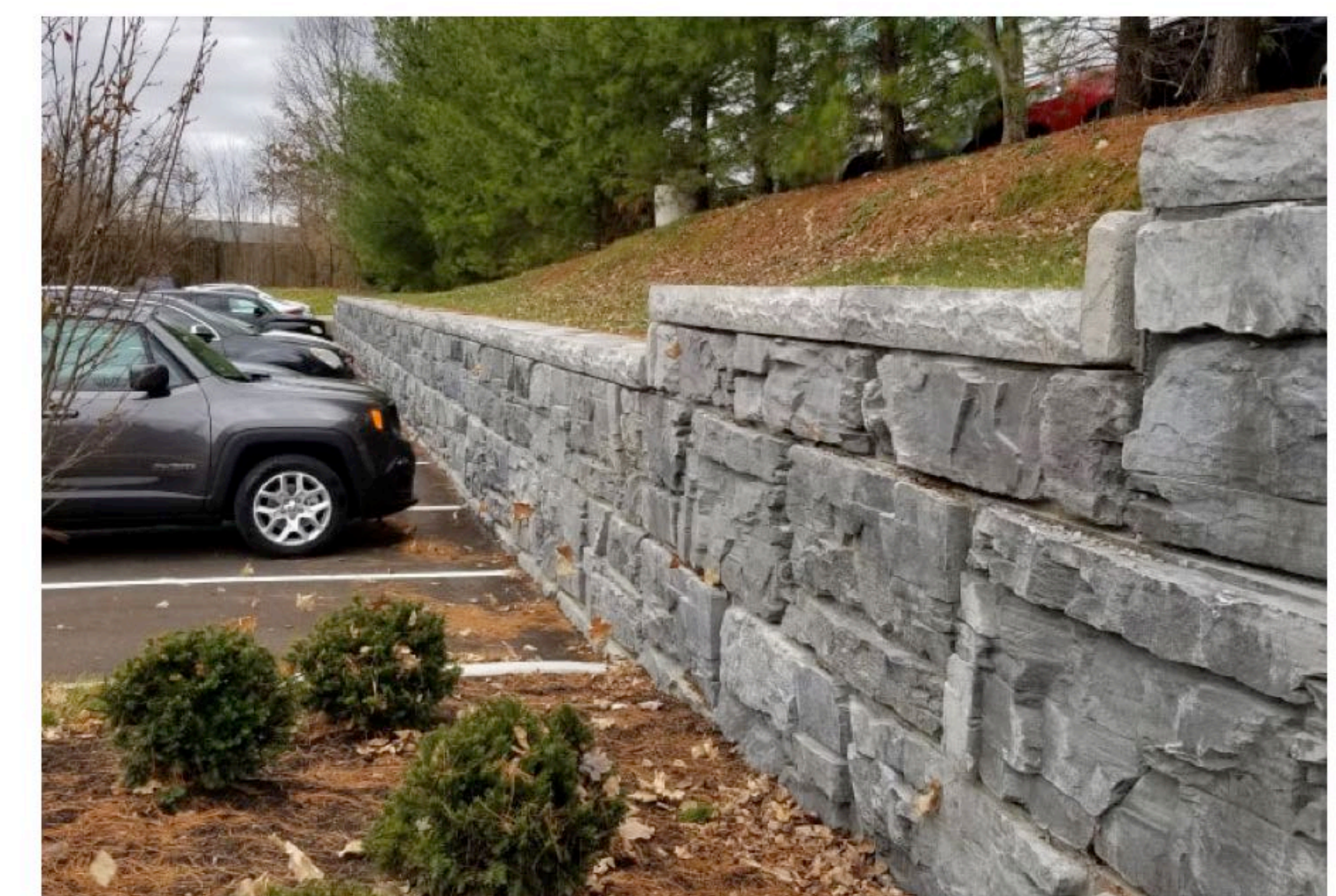
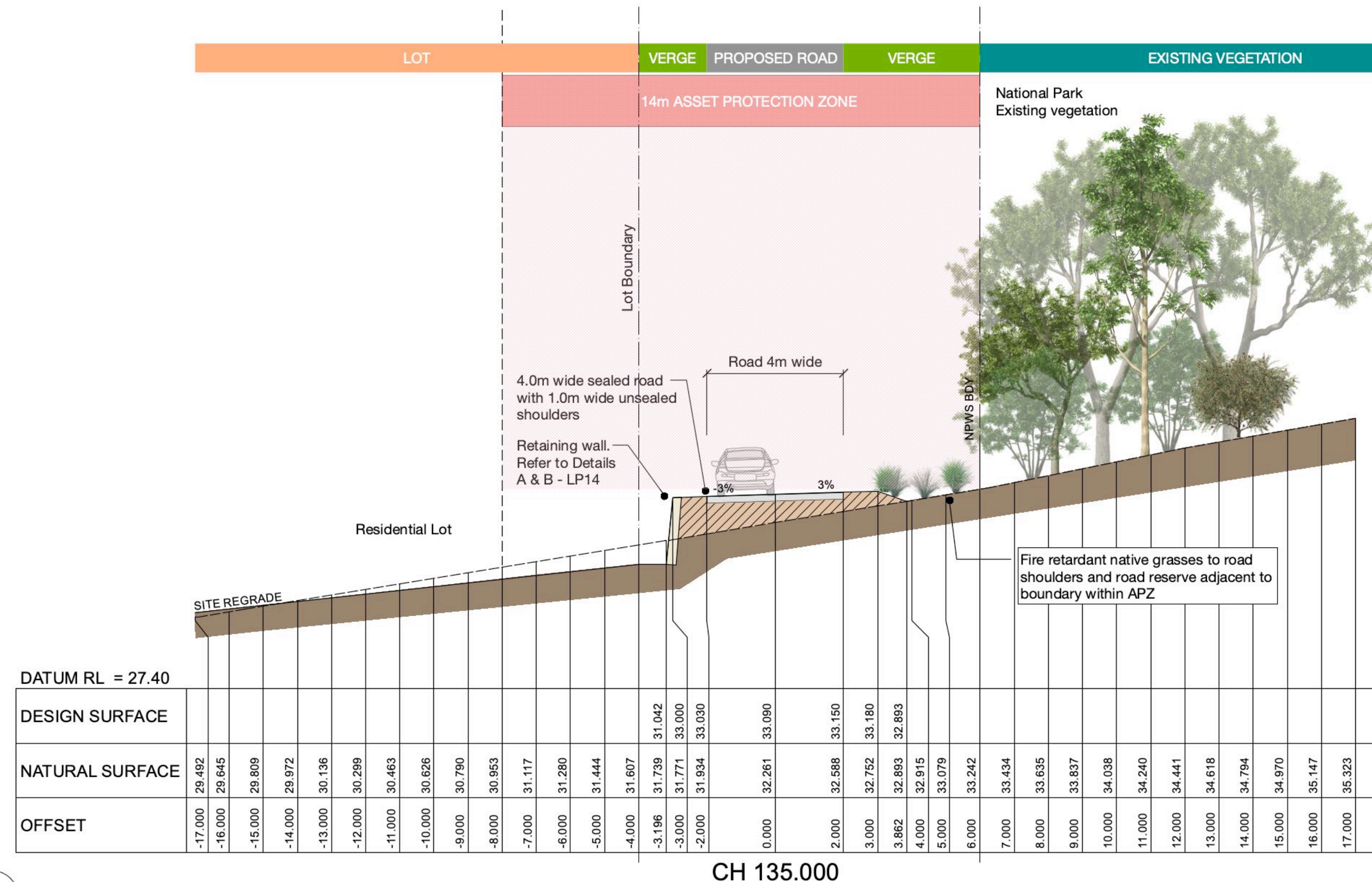
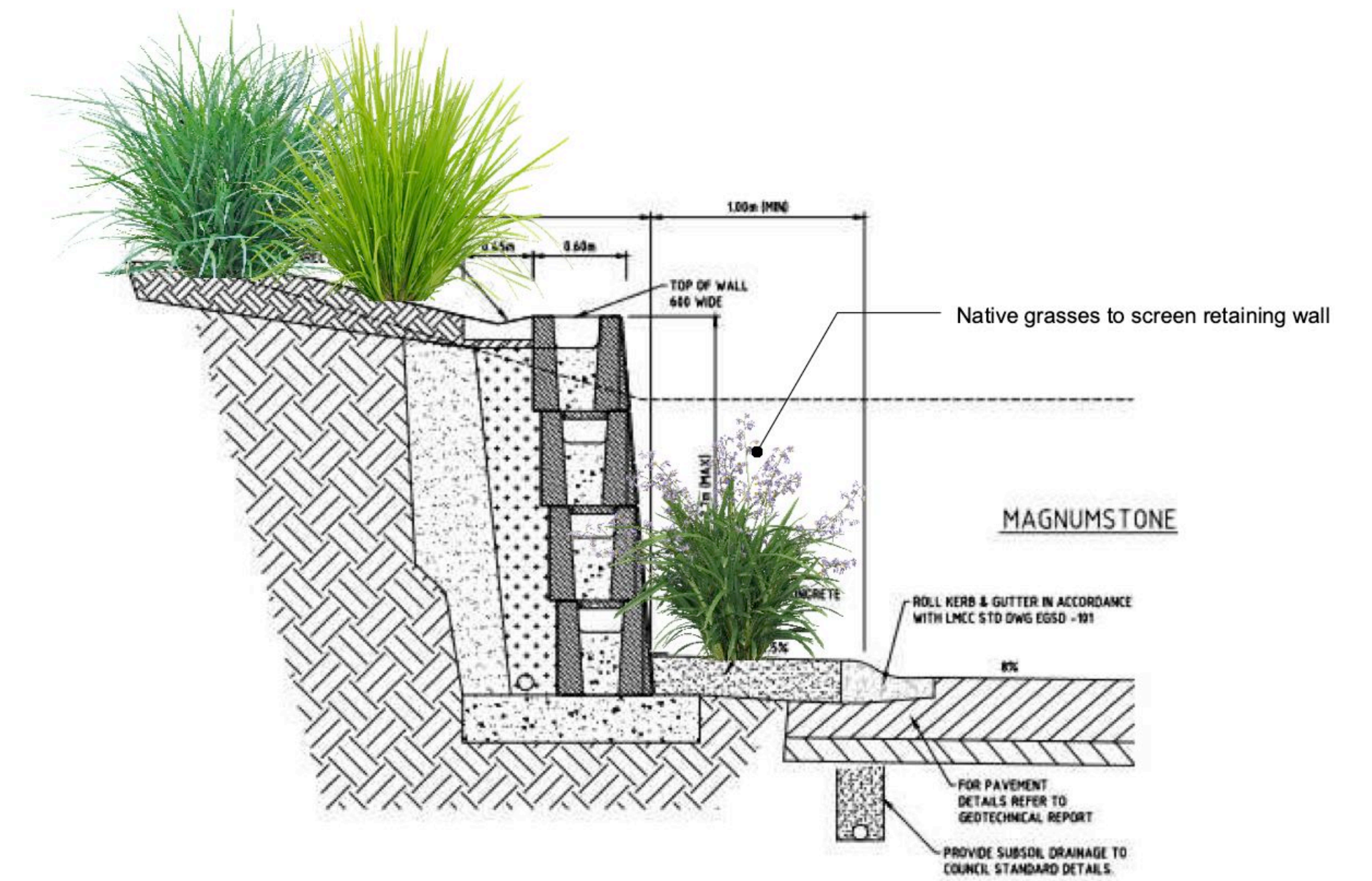
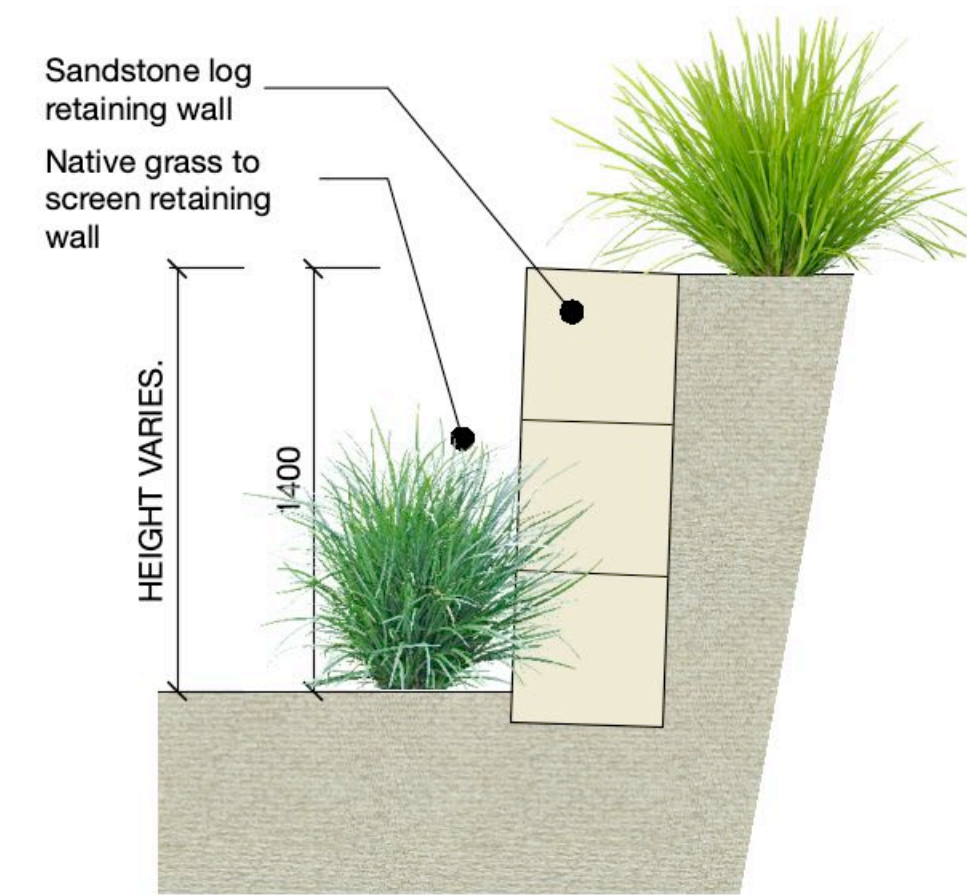
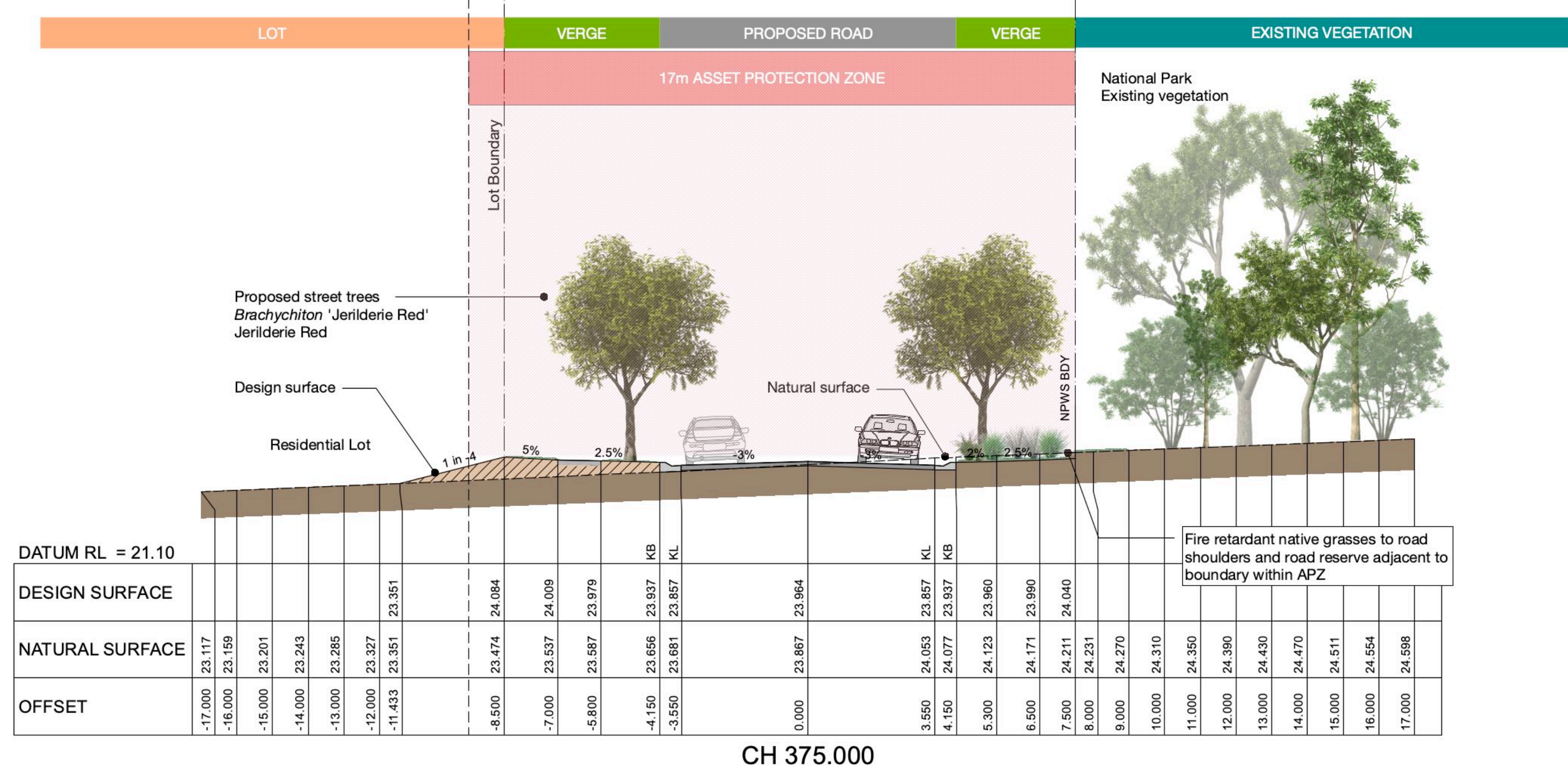
NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

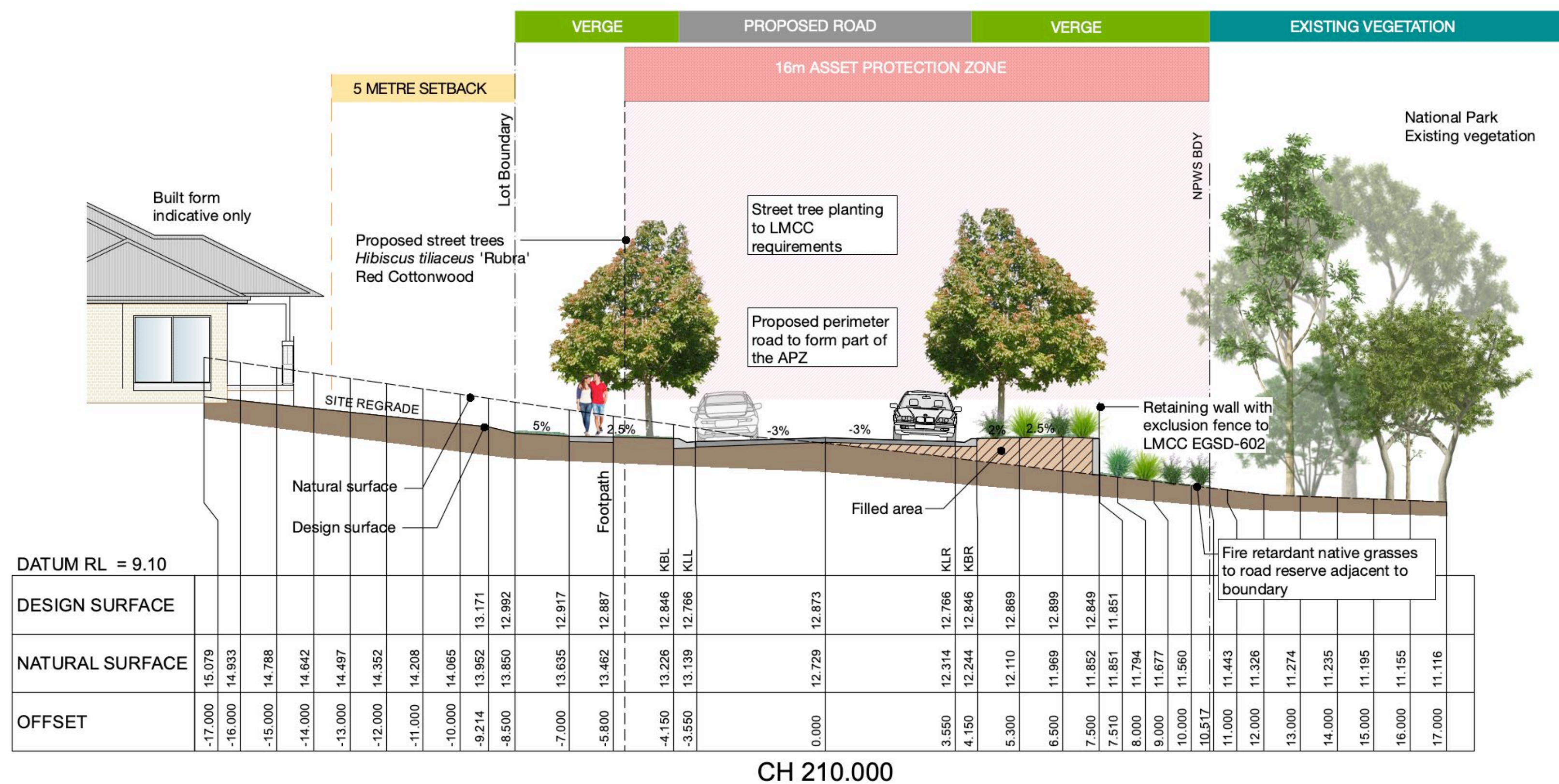
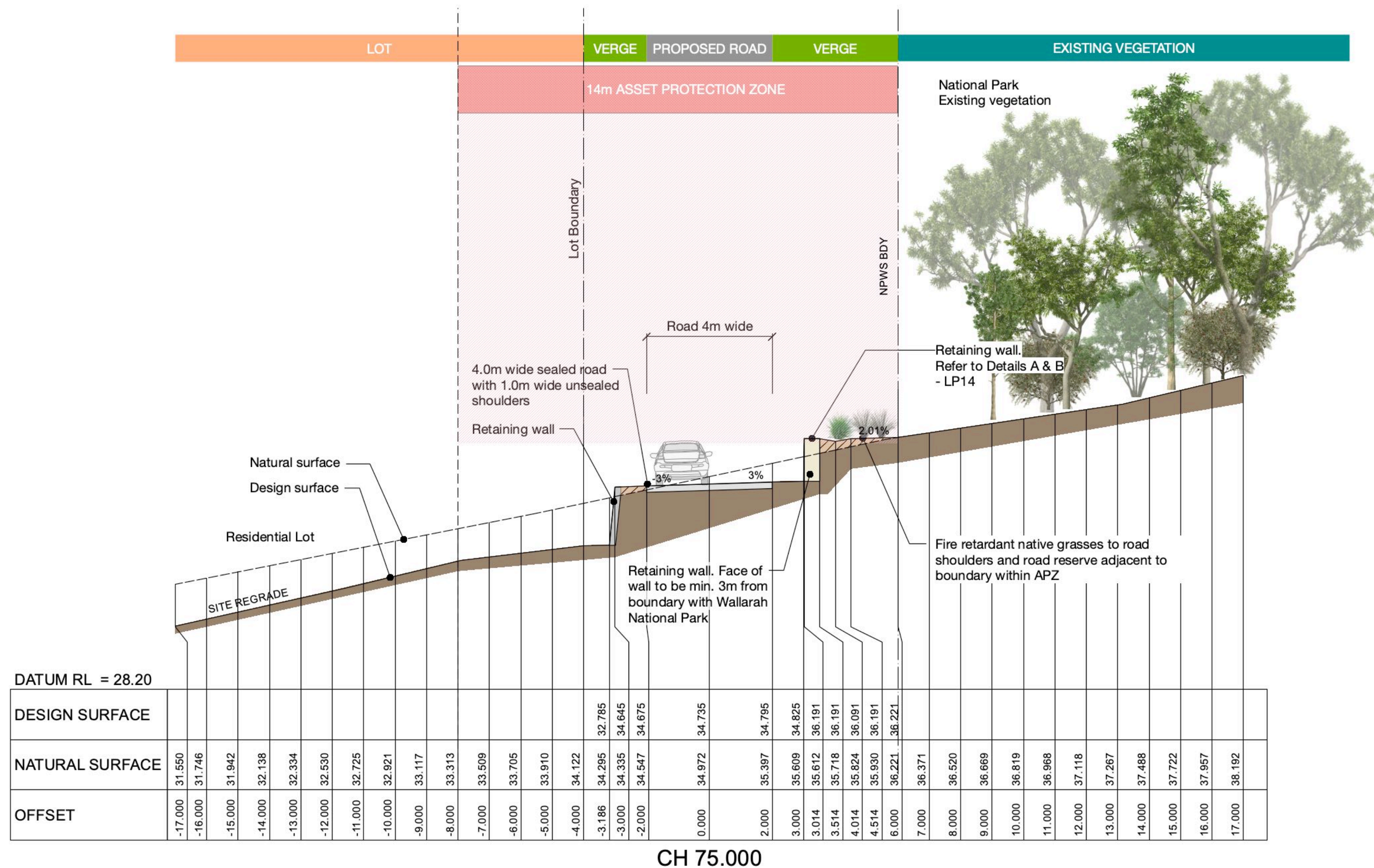
No: L M N O P Q
DATE: 02/09/22 9/09/22 23/09/22 26/09/22 1/11/22 3/11/22
REVISION: FOR REVIEW FOR SUBMISSION FOR SUBMISSION FOR SUBMISSION AMENDED SUBMISSION SET AMENDED SUBMISSION SET

BY: SR SR SR SR SR CN
PROJECT: CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
Status: DA SUBMISSION

PLANT SPECIES & SCHEDULE

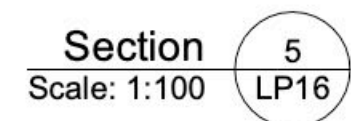
SCALE: N/A
ORIGINAL DRAWING AT A1.
Drawn By: SR
Checked By: MW Approved By: DM
Project No. 1824
Drawing No. LP13
Rev Q

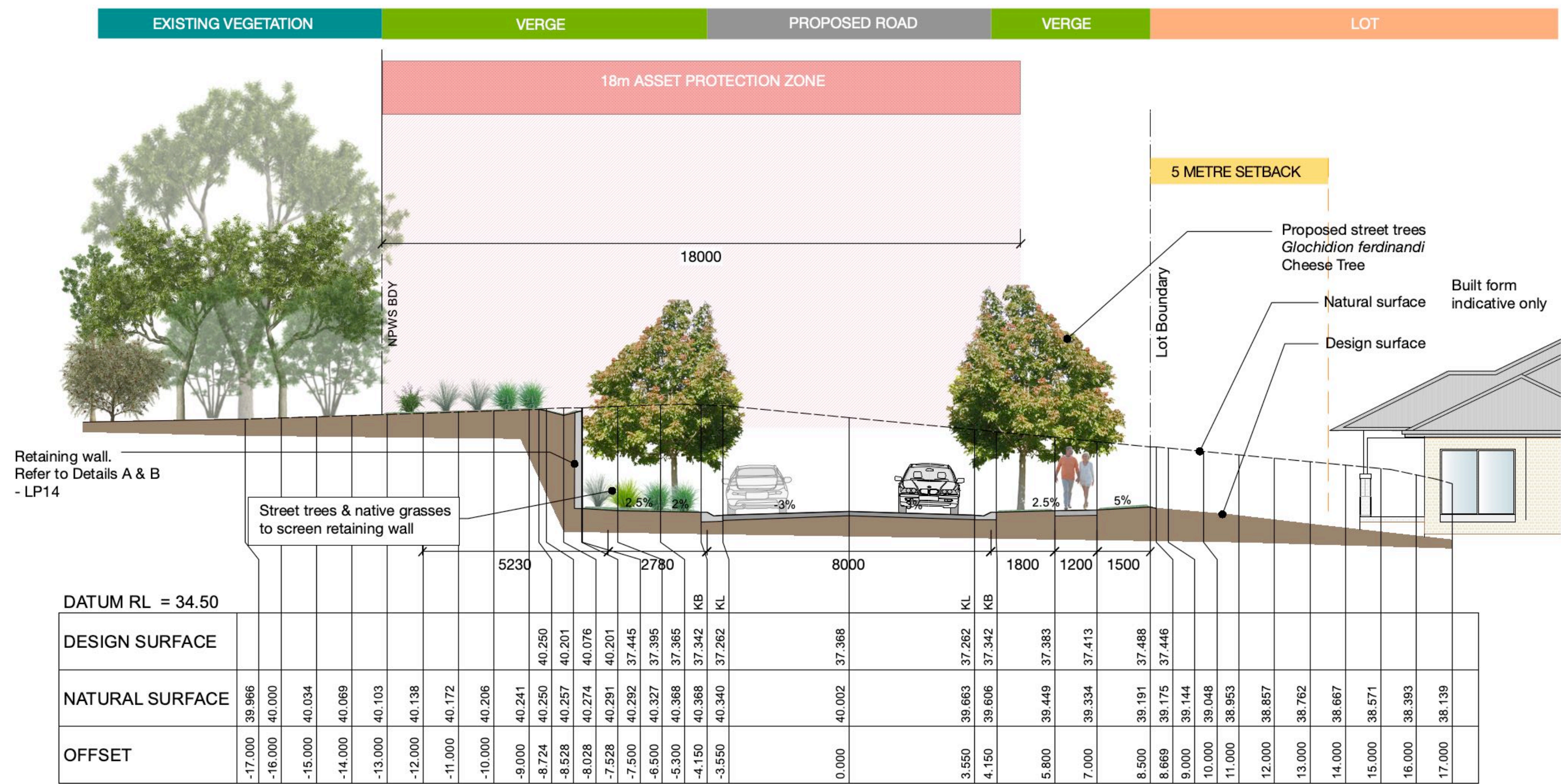




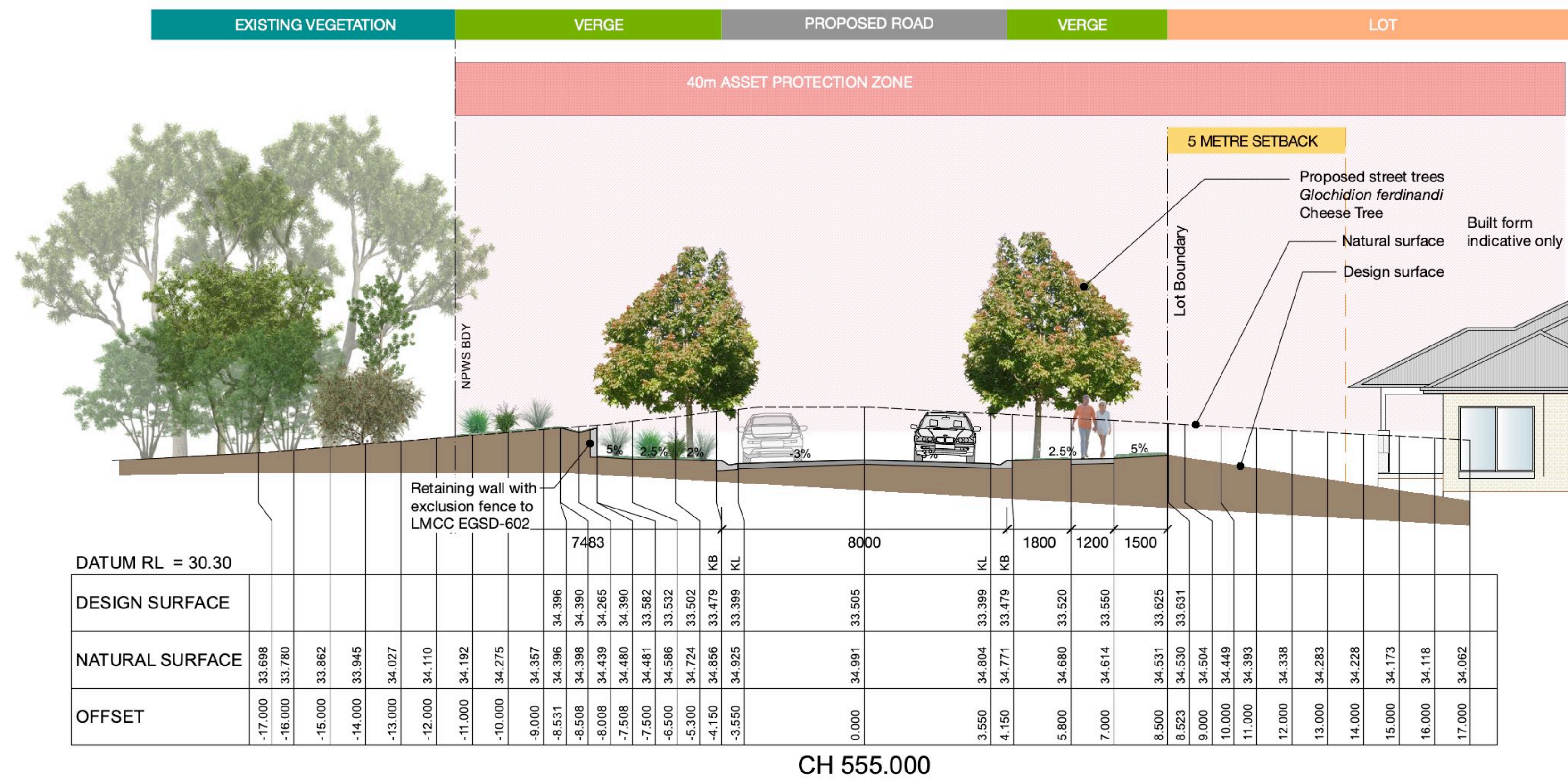
A horizontal number line is shown, starting at 0 and ending at 10m. Major tick marks are labeled at 0, 2, 4, 6, 8, and 10m. The line is divided into five equal segments of 2m each. The segments from 0 to 2m, 4m to 6m, and 8m to 10m are shaded black. The segments from 2m to 4m and 6m to 8m are white.







Section 11
Scale: 1:100



Section 12
Scale: 1:100



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moiria.com.au
www.moiria.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No: DATE: REVISION:
L 02/09/22 FOR REVIEW
M 9/09/22 FOR SUBMISSION
N 23/09/22 FOR SUBMISSION
O 26/09/22 FOR SUBMISSION
P 1/11/22 AMENDED SUBMISSION SET
Q 3/11/22 AMENDED SUBMISSION SET

BY: PROJECT:
SR CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
SR LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
SR
SR
SR
CN Status: DA SUBMISSION

HAMLET B SECTIONS 11 & 12

SCALE: 1:100 Project No. 1824
ORIGINAL DRAWING AT A1. Drawing No. Rev
Drawn By: SR LP19 Q
Checked By: MW Approved By: DM

North





FLOWERS DRIVE - NORTHERN SECTION

LANDSCAPE PLAN - FLOWERS DRIVE APZ
Scale 1:400 @ A1



FLOWERS DRIVE - SOUTHERN SECTION

0 10 20 30m

LEGEND	
	Site boundary
	Lot boundary
	APZ
	Buffer zone
	Proposed residential lot
	Proposed road
	Proposed 1.2m wide footpath
TREES	
	<i>Tristaniopsis laurina</i>
	<i>Cupaniopsis anacardioides</i>
	<i>Syzygium smithii</i>
	<i>Elaeocarpus reticulatus</i>
	<i>Angophora costata</i>
	Existing trees / Supplementary tree planting to rear of lots backing onto Flowers Drive
SHRUBS	
	<i>Grevillea sericea</i>
	<i>Banksia spinulosa</i>
	<i>Acacia terminalis</i>
	<i>Persoonia levis</i>
	<i>Westringia fruticosa</i>
	<i>Acmena smithii</i> 'Minor'
	2m high screen planting to boundary along Flowers Drive
TURF & GRASSES	
	Fire retardant native grasses within APZ: <i>Themeda australis</i> <i>Entolasia stricta</i> <i>Poa affinis</i>
	Turf - to road reserve of residential lots, entry to Hamlets and open space area west of Flowers Drive
	Fire retardant native grasses to road reserves adjacent to boundary within APZ
	Existing vegetation to be retained & protected
	Locations of Heritage Interpretive Signage - refer to LP28 & EJE Heritage report DA/2246/2021
	Locations of Heritage Interpretive Feature - refer to LP28 & EJE Heritage report DA/2246/2021
	Standard metal post & cable fence - to future detail
	Metal slat fence - to future detail

LANDSCAPE PLAN - FLOWERS DRIVE APZ

SCALE: 1:400
ORIGINAL DRAWING AT A1.
Drawn By: SR
Checked By: MW
Project No. 1824
Drawing No. LP21
Rev Q



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moir.com.au
www.moir.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

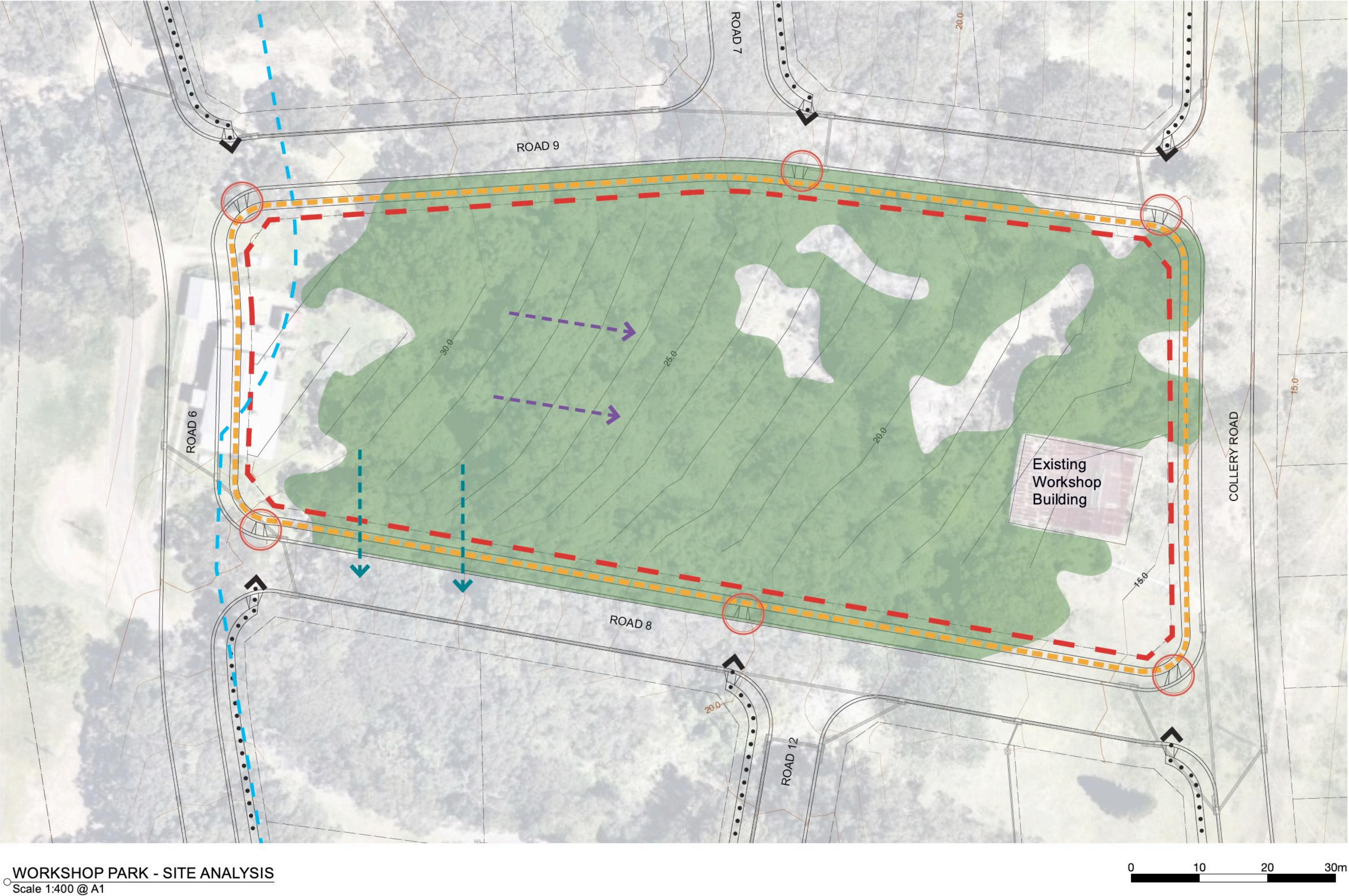
No: DATE: REVISION:
L 02/09/22 FOR REVIEW
M 09/09/22 FOR SUBMISSION
N 23/09/22 FOR SUBMISSION
O 26/09/22 FOR SUBMISSION
P 1/11/22 AMENDED SUBMISSION SET
Q 3/11/22 AMENDED SUBMISSION SET

BY: PROJECT:
SR CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
SR LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
SR
SR
SR
SR
CN
Status: DA SUBMISSION



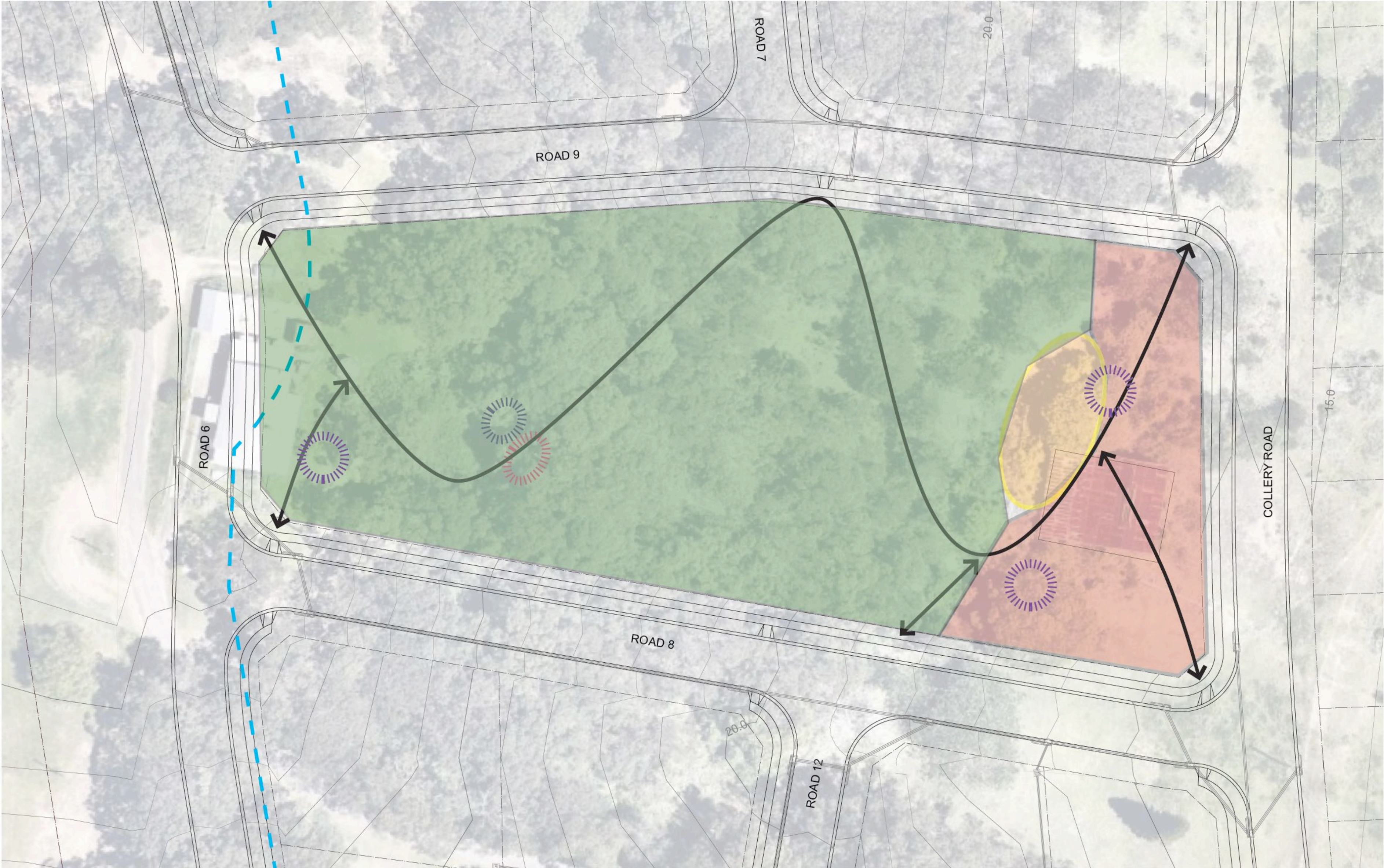
The site is characterised by a steeply sloping terrain, rising to the south with the majority of the site consisting of dense vegetation. There is currently one residential dwelling and the former Workshop Building located on the site, on the proposed northern and southern boundaries respectively. It is proposed to remove the residential dwelling as part of this Development Application.

Existing bushland on the site consists of predominantly uncleared coastal heath and woodlands with species including stringybark, scribbly gum, grey gum, scrub she-oak and coastal banksia.



LEGEND	
	Park boundary
	Proposed contour
	Proposed pedestrian circulation
	APZ
	Proposed pedestrian routes to park
	Existing vegetation
	Proposed pedestrian entry points
	Partial views to ocean
	Views to vegetated hills

The primarily vegetated land allows for a natural bushland reserve/passive open space with walking trails and seating opportunities. Due to the proposed civil works, retention of existing vegetation on the site will not be possible. The land will be characterised by steep batters on the outer edge of the park to meet the existing ground level and disturbed batters are to be revegetated. All abilities compliant access may be acheived in a generally east-west direction across the site, however, given the natural topography it is anticipated that there will be stair access through the length of the site. A hilltop maintained open space located on the southern side of the park will provide an area for passive recreation. Nodes located along the main pedestrian spine provide a place for seating and observation of surrounding bushland.



WORKSHOP PARK - PROPOSED LAYOUT
Scale 1:400 @ A1

- Proposed contour
- APZ
- Revegetation of native grasses
- Formal lawn and garden areas adjoining workshop building
- Proposed pedestrian paths
- Proposed seating/rest area
- Proposed lookout platform
- Proposed playground



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No:	DATE:	REVISION:
L	02/09/22	FOR REVIEW
M	9/09/22	FOR SUBMISSION
N	23/09/22	FOR SUBMISSION
O	26/09/22	FOR SUBMISSION
P	1/11/22	AMENDED SUBMISSION SET
Q	3/11/22	AMENDED SUBMISSION SET

BY:	PROJECT:
SR	CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
SR	LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
SR	
SR	
SR	Status: DA SUBMISSION
CN	



WORKSHOP PARK - PROPOSED LAYOUT

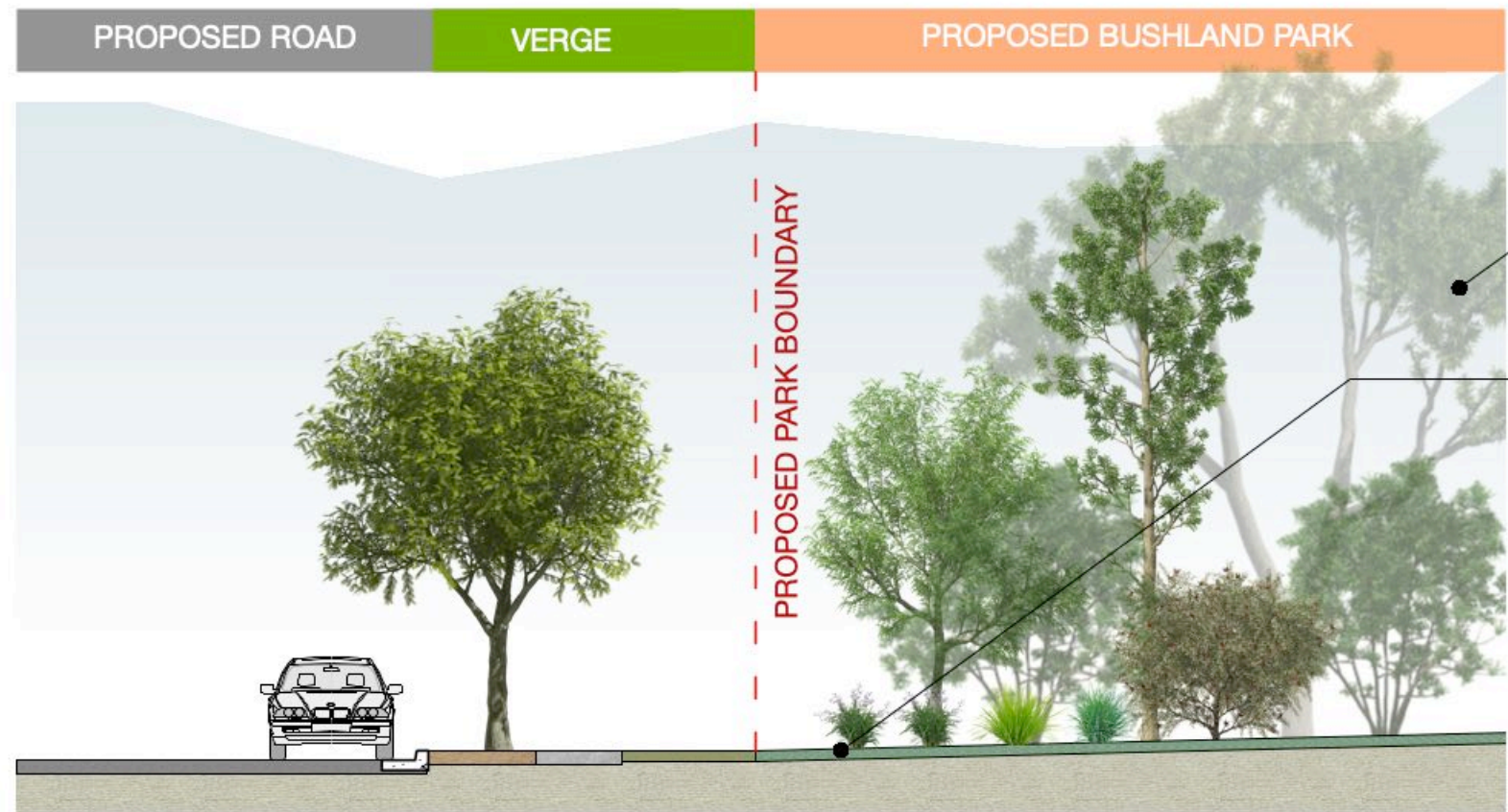
SCALE:	1:400	Project No.	1824
ORIGINAL DRAWING AT A1:		Drawing No.	LP23
Drawn By: SR		Rev	Q
Checked By: MW	Approved By: DM		



- 1 Revegetation of native grasses
- 2 Planting of indigenous fire retardant fire resistant trees in groups of 5-6 with minimum 15m clear between groups to comply with RFS requirements
- 3 Pedestrian path (DDA compliant)
- 4 Informal gravel access path
- 5 Seating
- 6 Lookout
- 7 Playground - to future detail
- 8 Formal lawn adjacent to workshop building for community activities
- 9 Existing workshop building. In the event that the workshop building is demolished per DA/2246/2021, interpretive measures will be located in the vicinity of the structure in accordance with EJE Heritage documentation accompanying DA/2246/2021
- 10 Timber sleeper steps
- 11 Heritage interpretation measures. Exact location and form in accordance with EJE Heritage documentation accompanying DA/2246/2021
- 12 Concrete path
- 13 Low retaining wall
- 14 Stairs
- 15 formal garden with native grasses and groundcovers
- 16 turf to road reserve
- 17 Row of continuous trees to southern perimeter to provide an ember screen - species to be fire native retardant/resistant

Note:
to comply with the RFS general terms of approval dated 9/8/2022, the lot is to be managed and maintained as an Inner Protection Area (IPA)

WORKSHOP PARK - LANDSCAPE PLAN
Scale 1:250 @ A1



Section AA
1:100
LP24



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No:	DATE:	REVISION:
L	02/09/22	FOR REVIEW
M	09/09/22	FOR SUBMISSION
N	23/09/22	FOR SUBMISSION
O	26/09/22	FOR SUBMISSION
P	1/11/22	AMENDED SUBMISSION SET
Q	3/11/22	AMENDED SUBMISSION SET

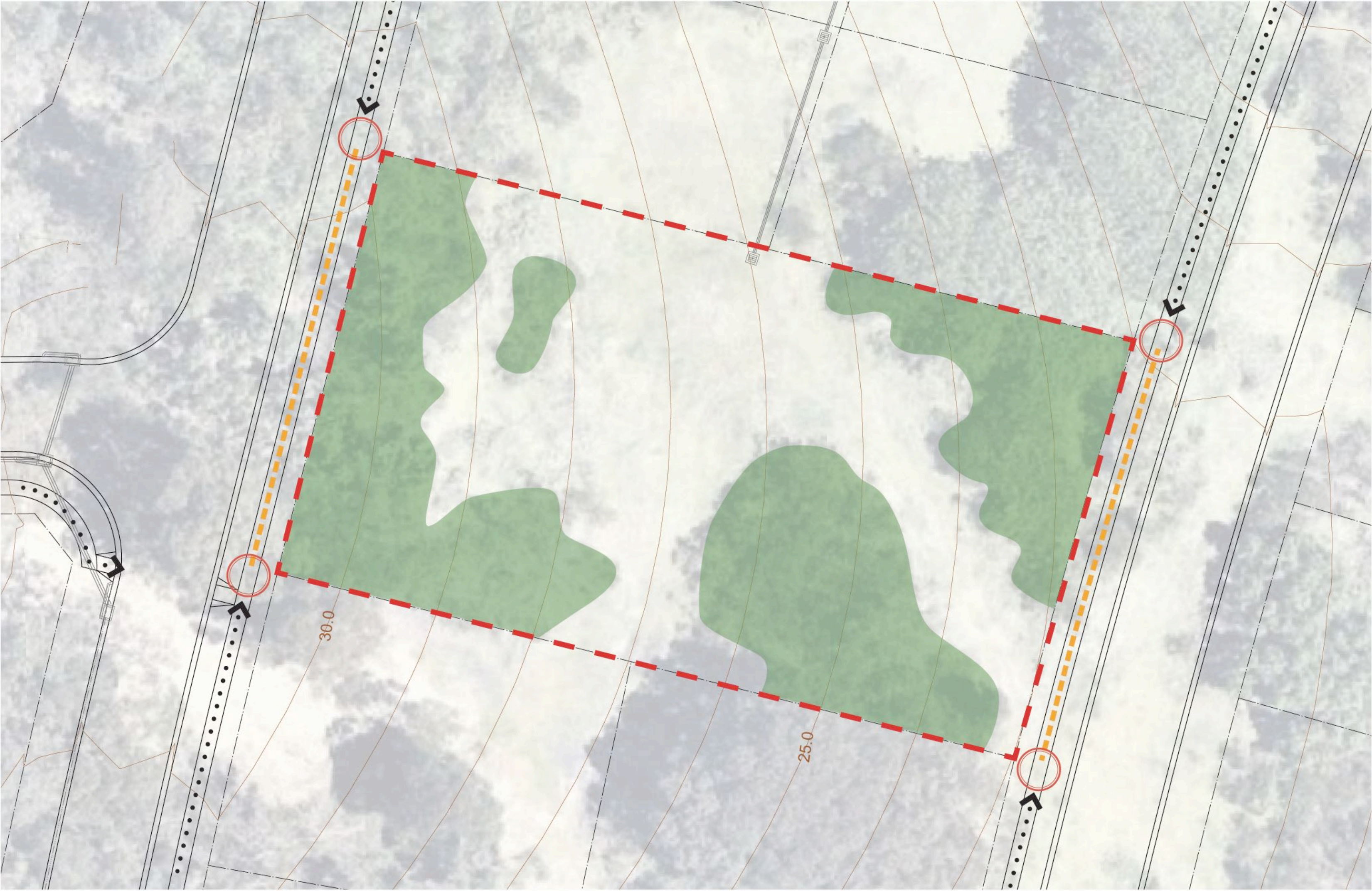
BY:	PROJECT:
SR	CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
SR	LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
SR	
SR	
CN	Status: DA SUBMISSION



WORKSHOP PARK - LANDSCAPE PLAN	
SCALE: 1:250	Project No. 1824
Drawn By: SR	Drawing No. LP24
Checked By: MW	Rev Q
Approved By: DM	

The site is characterised by a steeply sloping terrain, rising to the south and a combination of semi-cleared land and bushland. Existing mature trees on the site consists of predominantly uncleared coastal heath and woodlands with species including stringybark, scribbly gum, grey gum, scrub she-oak and coastal banksia.

Proposed residential houses are located adjacent to the park and four lots share a boundary.



LEMON TREE PARK - SITE ANALYSIS
Scale 1:400 @ A1



- LEGEND**
- Park boundary
 - Proposed contour
 - Proposed pedestrian circulation
 - Proposed pedestrian routes to park
 - Existing vegetation
 - Proposed pedestrian entry points



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

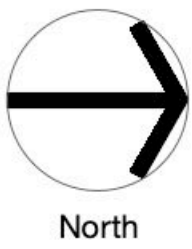
NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No:	DATE:	REVISION:
L	02/09/22	FOR REVIEW
M	9/09/22	FOR SUBMISSION
N	23/09/22	FOR SUBMISSION
O	26/09/22	FOR SUBMISSION
P	1/11/22	AMENDED SUBMISSION SET
Q	3/11/22	AMENDED SUBMISSION SET

BY:
SR
SR
SR
SR
SR
CN

PROJECT:
CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.

Status: DA SUBMISSION



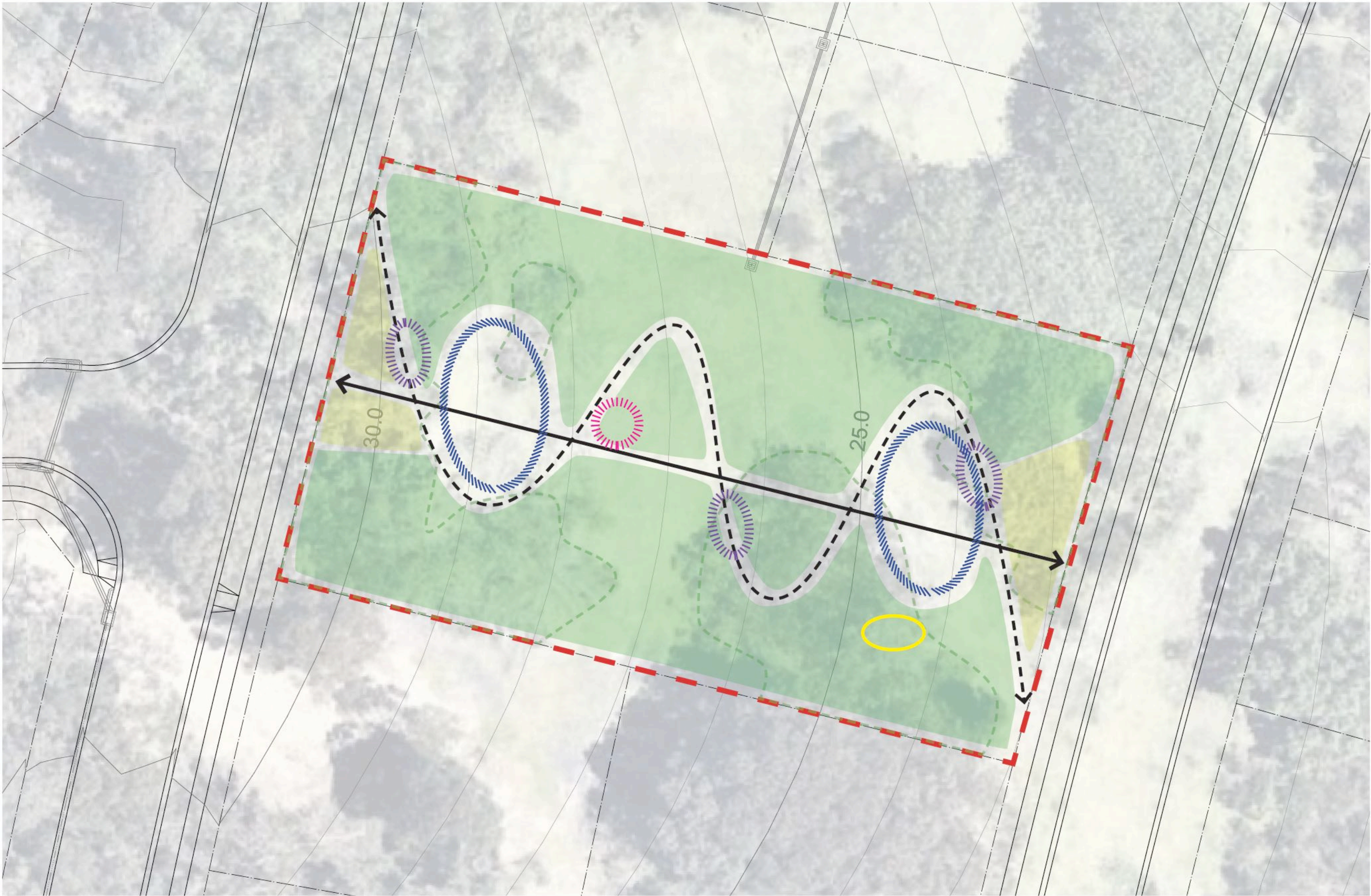
LEMON TREE PARK - SITE ANALYSIS

SCALE: 1:400
ORIGINAL DRAWING AT A1.
Drawn By: SR
Checked By: MW

Project No. 1824
Drawing No. LP25
Rev Q
Approved By: DM

The design of the park will provide a passive recreational open space with walking trails and seating opportunities for the surrounding residents. Due to the proposed civil works, retention of existing vegetation on the site will not be possible. New planting is to reflect the existing vegetation communities of the site and its surrounds to contribute to the character of the park. Endemic species include stringybark, scribbly gum, grey gum, scrub she-oak and coastal banksia. The land will be characterised by a combination of lower planting to maintain sightlines to the open space areas and canopy/ mid-story planting to screen adjacent residential lots. All abilities compliant access is provided to the open space areas, however, given the natural topography stair access through the length of the site will be necessary. Maintained open spaces are located within the park to provide an area for passive recreation.

- Proposed park boundary
- Proposed contour
- Existing vegetation to be removed
- Proposed native planting
- Proposed low panting to provide passive surveillance
- Proposed non-DDA compliant pedestrian spine
- Proposed DDA compliant pedestrian path
- Proposed seating area
- Proposed indigenous grass zones
- Proposed heritage footprint & exotic garden
- Proposed lookout



LEMON TREE PARK - PROPOSED LAYOUT
Scale 1:250 @ A1



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No:	DATE:	REVISION:
L	02/09/22	FOR REVIEW
M	9/09/22	FOR SUBMISSION
N	23/09/22	FOR SUBMISSION
O	26/09/22	FOR SUBMISSION
P	1/11/22	AMENDED SUBMISSION SET
Q	3/11/22	AMENDED SUBMISSION SET

BY: SR
SR
SR
SR
SR
CN
PROJECT:
CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
Status: DA SUBMISSION

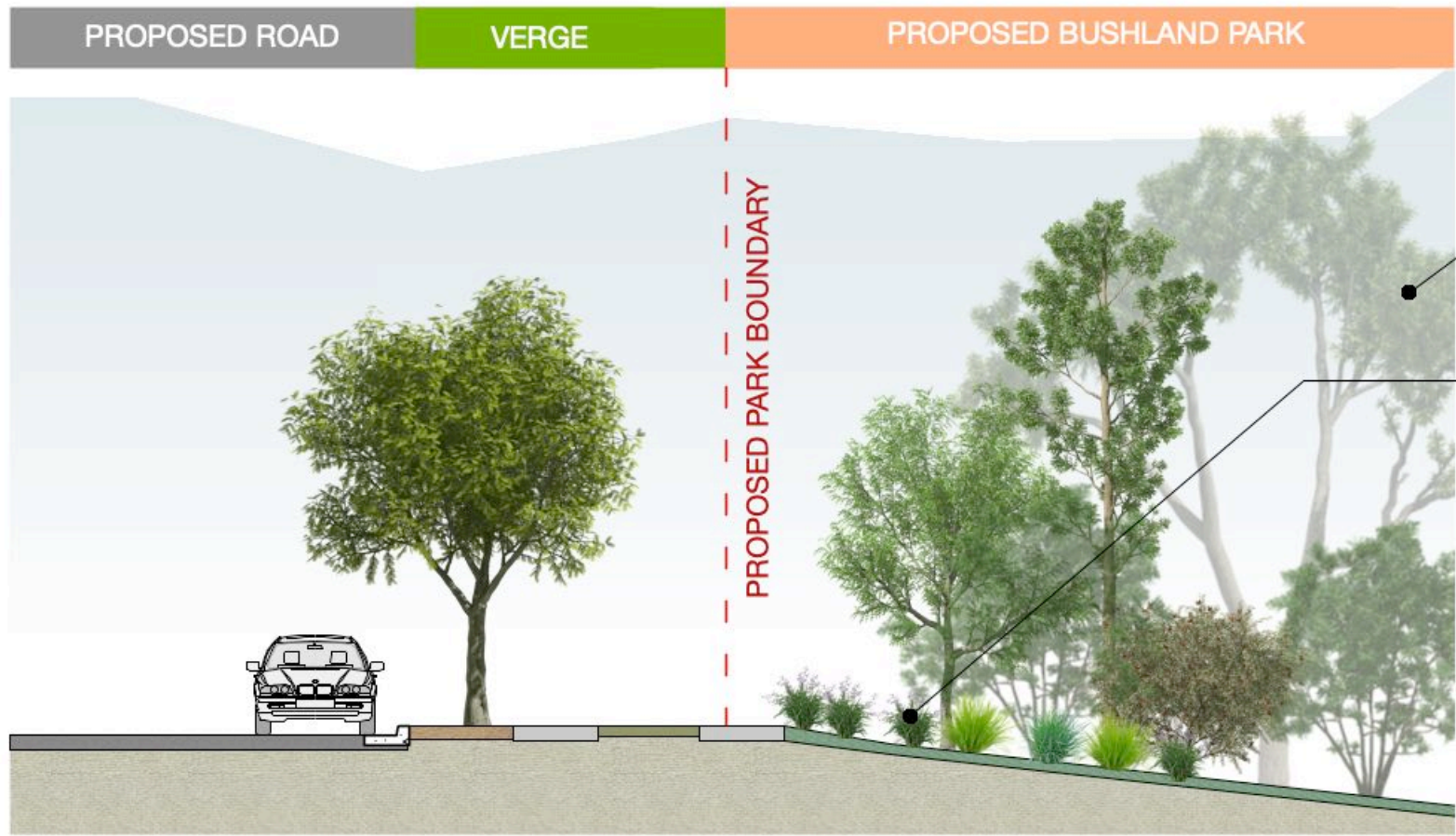
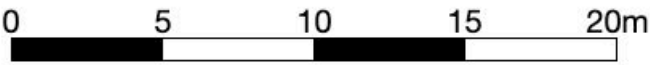


LEMON TREE PARK - PROPOSED LAYOUT
SCALE: 1:250
Project No. 1824
Drawing No. LP26
Rev Q
Checked By: MW Approved By: DM



- ① Revegetation of native grasses
- ② Heritage footprint planting stand and exotic garden - to future detail
- ③ Seating
- ④ 1:14 pedestrian path with handrails (DDa compliant)
- ⑤ Central pedestrian path/stairs (not DDA compliant)
- ⑥ Lookout with seat
- ⑦ Paved entry platform
- ⑧ Scattered planting of medium native trees
- ⑨ Feature tree
- ⑩ Seating
- ⑪ Heritage interpretation measures
- ⑫ Turf to road reserve

LEMON TREE PARK - LANDSCAPE PLAN
Scale 1:250 @ A1



MIX OF LOW NATIVE GRASSES, SHRUBS AND TREES TO INCLUDE SPECIES OF EXISTING VEGETATION COMMUNITY

LOW NATIVE GRASSES TO PROVIDE ACCESS THROUGH THE PARK

Section AA
1:100
LP27



Studio 1, 88 Fern Street
PO Box 111
Islington NSW 2296
Phone (02) 4965 3500
Fax (02) 4965 3555
admin@moirla.com.au
www.moirla.com.au

ENGINEER:
MONTEATH & POWYS PTY LTD.

CLIENT:
WALLALONG LAND DEVELOPMENTS

NOTE: DRAWING PURPOSES FOR APPROVAL ONLY. NOT FOR CONSTRUCTION.

No:	DATE:	REVISION:
L	02/09/22	FOR REVIEW
M	9/09/22	FOR SUBMISSION
N	23/09/22	FOR SUBMISSION
O	26/09/22	FOR SUBMISSION
P	1/11/22	AMENDED SUBMISSION SET
Q	3/11/22	AMENDED SUBMISSION SET

BY:	PROJECT:
SR	CATHERINE HILL BAY RESIDENTIAL SUBDIVISION
SR	LOTS 1 & 2, DP 1180181, FLOWERS DRIVE, CATHERINE HILL BAY.
SR	Status: DA SUBMISSION
SR	
CN	



LEMON TREE PARK -
LANDSCAPE PLAN

SCALE: 1:250
ORIGINAL DRAWING AT A1.
Drawn By: SR
Checked By: MW Approved By: DM

Project No. 1824
Drawing No. LP27
Rev Q

