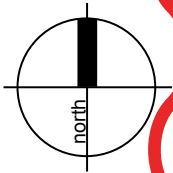


# UNITING NAREEN GARDENS

SEPTEMBER 2022



LOCATION MAP



### Drawing Schedule

Name	Drawing Number	Revision
Cover Sheet	L000	JJ
Design Report	L001	DD
Tree Management Plan	L002	HH
Existing Tree Schedule 1 of 2	L003	CC
Existing Tree Schedule 2 of 2	L004	CC
Proposed Tree Plan	L005	HH
Landscape Design Principles	L006	GG
Landscape Masterplan	L101	HH
Detailed Landscape Plan 1 of 3	L102	FF
Detailed Landscape Plan 2 of 3	L103	EE
Detailed Landscape Plan 3 of 3	L104	FF
RACF Level 1 Podium Landscape Plan	L105	CC
Landscape Sections 1 of 2	L111	CC
Landscape Sections 2 of 2	L112	CC
Precedent Images	L113	CC
Plant Schedule - General	L114	EE
Village Green Concept Plan	L115	DD
Screen/Buffer Planting Plan 1 of 3	L201	DD
Screen/Buffer Planting Plan 2 of 3	L202	EE
Screen/Buffer Planting Plan 3 of 3	L203	EE
Plant Schedule - Sceen/Buffer	L204	CC

### Site Calculations

Item	Area	Percentage
Total Site	38 290m <sup>2</sup>	
Total APZ	5 926m <sup>2</sup>	15%
Total Hard Paved Areas	9 275m <sup>2</sup>	24%
Total Soft Landscape Area	17 324m <sup>2</sup>	45%
Total Communal Open Space	10 201m <sup>2</sup>	27%
Total Deep Soil Areas	10 984m <sup>2</sup>	29%

### Council Guidelines

Central Coast Council (Formerly Gosford Council)

- Central Coast Council (Gosford) LEP 2014
- Central Coast Council (Gosford) DCP 2013
- SEPP Apartment Design Guide - Deep Soil Zones & Planting on Structure
- SEPP Seniors Living
- Uniting Design Guide - Part 1.3; General Site Planning & Design Principles



The existing site has a relative flat topography and a fall of approximately 5.54m. longitudinal fall (gradient 1:70) from the high point (SE corner) of the site subject site to the low point (NW) corner of the site. At its extreme, the cross fall of the existing site is 4.5m (gradient 1:50) from the eastern boundary to the west boundary.

There is extensive mature vegetation located along the western boundary with this vegetation being retained, protected and managed as part of the Asset Protection Zone (APZ). The eastern boundary has extensive vegetation consisting of mature specimen trees with as many of these trees being retained & protected to assist in reducing the bulk & scale of this development.

There are a number of existing underground services such as water & sewer and other infrastructure includes the existing sewer and water easements running through the existing site. These easements are to be retained and have been considered in the landscape design of the proposed development.

In accordance with the Bushfire Assessment Report prepared for the development (Peterson Bushfire, 20 May 2021), the vegetation and landscaping across the entire site is to be managed to satisfy the performance of an Inner Protection Area (IPA) standard as described within Section A4.1.1 of the document 'Planning for Bush Fire Protection 2019'. The landscape design has adopted the IPA principles and presents a strategy specific to the site and proposal that is commensurate with the bushfire risk.

IPA parameters integrated within the landscape design include:

- Tree canopies to have adequate spacing to prevent the spread of fire from the bushfire hazard directly to the buildings,
- Tree canopies not overhanging or touching buildings;
- Trees to have lower limbs removed up to a height of 2.0 metres above the ground,
- Areas of shrubs to be minimal in nature, be separated from buildings, and within garden beds that are discontinuous to prevent the spread of fire between the hazard and buildings.
- Landscape screening using shrubs and trees to only be parallel to the buildings, narrow in form and adequately separated from buildings on and off site.
- No proposed planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the Asset Protection Zone, and
- No wood chip mulch to be used in garden beds and to promote use of in-organic (crushed gravel) mulch in garden beds within the direct vicinity of any proposed dwellings or buildings.

It is also important to note that a high level of routine landscape maintenance is required to ensure these defensible spaces are not compromised. Some of the landscape maintenance required for bush fire hazard reduction is as follows:

- All shrubs must be trimmed and maintained. Shrubs should be retained as clumps or islands and should maintain a covering of no more than 20% of the area.
  - Ground fuels such as fallen leaves, twigs (less than 6mm in diameter) and branches should be removed on a regular basis,
  - Lawn areas needs to be kept closely mown and where possible green, and
  - No future planting of shrubs, trees or other vegetation shall occur in such a manner
- as to compromise the integrity of the asset protection zone

The proposed landscape design for this particular development will need to consider equitable access and safety for all residents. Circulation, connectivity and materials & finishes; particularly in the public domain and community open space areas of this development, have been considered and will include the following:

**Circulation:**  
Establish a path hierarchy for main pedestrian access, egress and maintenance paths,  
Segregation of pedestrian paths from vehicular roads and driveways,  
Implementation of 1:14 ramps (with handrails) 1:20 ramps (no handrails) to AS1428.1  
Access & Mobility, and  
Main pedestrian circulation path widths to be a minimum 2000mm width to allow  
mobile & less mobile residents to easily pass each other.

- Connectivity:
- Provide a main pedestrian spine (tree-lined boulevard) to connect the residents of the ILUs, and the wider community to the ground floor community & commercial activity spaces of the RACF.
- Implementation of 'Loop' paths (where practical),
- No dead-end paths,
- Regular rest stops with bench seats (including arm rests), and
- Implementation of intersection nodes where paths intersect and which may include way-finding signage, shade & amenity and seating.

**Materials & Finishes:**

- Pre-cast unit paving (on grade) not to be implemented on any paths, entry areas, common open space areas, and courtyards as can potentially cause trip hazards. Any pre-cast unit pavers to be installed on a reinforced concrete base slab for stability and pavers to be checked regularly for any up-lifting.
- Use of exposed aggregate concrete paving to assist in reducing slip hazards,
- Use of broom finished concrete paving to assist in reducing slip hazards, and
- Use of colour oxide concrete paving to assist in reducing concrete glare.

*Community Open Space Areas:*  
The open space areas for this development are intended for the neighbouring community as well as for the residents (and visitors) of Nareen Gardens. The community open spaces areas to include the some of the following:

- Village Green – Passive & Active Recreation
- Alresco Areas – BBQ, Shade structures & Table Bench Settings
- Community Gardens
- Pocket Parks
- Childrens Playground
- Circulation & Fitness Paths

Common Terraces (Level 1 RACF Courtyards):  
Level 1 of the RACF consist of external common courtyard areas for residents, staff and visitors.

Courtyard 1 in particular, is a high dementia courtyard which has a sensory garden palette using a variety of plant species to stimulate the senses in terms of aroma, texture, colour and to evoke memory. This planting palette as well as full selection of materials and finishes to assist in reducing levels of stress and anxiety. Planning of good circulation spaces are to ensure a balance of equitable accessibility, a degree of privacy and good surveillance by staff.

The other common open space areas (courtyards 2,3 & 4) all take advantage of also providing a secure podium level courtyard space for both residents and visitors to the RACF.

The common terrace areas will include raised planters on structure and provide 'screen' planting between common courtyard areas and private rooms of the RACF. Raised planters will set out around the perimeter of the level 1 courtyard areas will assist in reducing structural load.

The raised planters will be planted with suitable shrub species and will include a minimum of 500mm-600mm light weight soil media to promote plant growth and in accordance with NSW Planning & Environment; Apartment Design Guide; Part 4P, Planting on Structures.

*Ground Floor Common Open Space Areas (RACF):*  
External 'break-out' spaces located on the ground floor of the RACF are associated with the proposed function/meeting rooms, the Gymnasium, Café, Swimming Pool and Chapel. These external courtyard spaces are predominantly 'hard paved areas with 'soft' landscaping to create separate courtyard spaces for the various activities that are accessible via the main pedestrian spine (tree-lined boulevard).

These courtyard spaces to include external landscape feature lighting such as discrete bollard lights for paving & paths and up-lights for trees so even if these spaces are not for nocturnal use they are seen as a landscape feature and extension of the RACF at night.

The proposed planting strategy for this development will take into consideration the following:

- IPA requirements from “Planning for Bush Fire Protection 2019” and any specific RFS approval conditions,
- Quality Brand Recognition – maintaining a high-quality aesthetic of landscape that is associated with Uniting Villages,
- Value management & upfront capital costs,
- Low ongoing landscape maintenance,
- Planting zones in terms of irrigation (if applicable) and watering requirements,
- Security of the residents by implementing Crime Prevention Through Environmental Design (CPTED) initiatives, and
- Safety of residents using suitable plant species to assist in bush fire hazard reduction (as mentioned).

- Quality Brand Recognition & Value Management:
- Install larger pot sizes (min. 45L pot size) for trees to provide immediate impact,
- Install smaller pot sizes (140mm -200mm) for medium size shrubs & ground covers as these plants are expected to mature relatively quickly within a short period of time which will save on upfront capital costs,
- Plant species selection in accordance with proven and successful plant species used in other Uniting Villages,
- Proposed exotic & native species to encourage birdlife & bio-diversity,
- Selected plant species to provide colour, form and texture,
- Use of deciduous trees to provide solar access and for seasonal change,
- Use of evergreen trees for shade, amenity and to assist in reducing the 'heat island' affect particularly in hard-paved and car park areas,
- Layering of plant species within gardens beds to implement low border planting near garden bed edge with low – medium shrubs behind at larger shrubs and small trees at the rear,
- Use of large screen shrubs to provide privacy between dwellings and to assist in screening fences and masonry retaining walls,
- Early plant procurement to ensure plants are ordered early within the contract and that the correct size plant stock is available at time of installation,
- Retain existing Trees where practical within a bush fire prone area.

- *Presentation & Ongoing Landscape Maintenance:*
- Greater densities & closer spacing's for groundcovers as to assist in reducing weed growth,
- Use of shade tolerant, hard-wearing turf species with a low mowing frequency,
- Implementation of proven plant species that are easy to maintain and not prone to diseases or failure, and
- Good management of construction works to ensure that plant material is not installed too early and damaged by other trades.

Watering of Planting Initiatives:  
With this proposed development we would recommend that the raised planters located on structure would require an automatic drip line irrigation system.

We understand that as with other Uniting Villages, the Landscape Contractor does hand watering of plants within the first three months of the plant establishment period

and additional watering is then done as required during dry spells or within periods of drought.

Other water saving initiatives associated with the proposed landscape design is as follows:

- Use of recycled and/or storm water that has been harvested and stored on site for irrigation use,
- Planting within zones that have separate watering requirements,
- Use of low water-use plants (both exotic & native species) where possible to reduce landscape watering requirements, and
- Use of drought tolerant turf species.

**Safety & Security Planting Initiatives:**

With the proposed landscape design we recognize that the safety and security of the residents of the Uniting Nareen Gardens. The proposed landscape design for this development we would implement the following safety planting initiatives:

- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause slip hazards
- Avoid planting species that are known for invasive root structure that may damage paths and hard paved areas, which may cause trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/or skin irritations

The landscape design for the proposed Uniting Nareen Gardens redevelopment will also include Crime Prevention Through Environmental Design (CPTED) principles, which are as follows:

- Avoidance of plant species that creates hiding spaces such as implementing clear under-canopied trees with low shrubs and groundcovers,
- Ensure that proposed trees will not or in the future potentially obscure lighting, and
- Ensure sightlines for both vehicles and pedestrians are maintained – in particular at pedestrian crossings and vehicular entry/ exit points.

The landscape design for this development at Nareen Gardens will encourage the use of best sustainable landscape practices. Some of these sustainable practices applicable to this particular project are as follows:

- Promote the use of soil testing and site improved top soil so as to reduce the extent of new top soil being imported onto site
- Promote the use of recycled landscape products wherever practical, such as shredded garden mulch from existing trees being removed,
- Implement proprietary items such as street furniture that have implemented the use of recycled materials and finishes,
- Reduce the extent of ongoing watering requirements by user of drought-tolerant plant species (both native & exotic) as mentioned,
- Reduce the excessive use of insecticides, fungicides and pesticides by using suitable plant species that are known to be more resistant to diseases & pests,
- Promote the use of endemic or native species (where practical) that are known to grow in local soil conditions to reduce the excessive use of watering agents, soil improvers and fertilizers.
- Use of local landscape materials from local landscape suppliers to reduce transportation and embodied energy associated with this development.

We understand that Uniting have indicated that the new ILU's and RACF is likely to be constructed in separate stages to minimize the impacts of construction on the existing residents and adjacent neighbourhood, and to also ensure a smooth transition for the existing residents into the new facilities.

The proposed landscape design for this development is an overall landscape plan as it will indicate a more holistic approach to the landscape design intent for planning approval. Staging of the various landscape phases with the new development will ensure that a high quality landscape aesthetic is implemented



LEGEND

Boundary Line

Building Outline

191

Existing Tree Number  
*Refer Arborists Report & Schedule*

31

Existing Tree to be Removed  
*Refer Arborists Report & Schedule*

90

Existing Tree to be Retained  
(within Site Boundary)  
*Refer Arborists Report & Schedule*

214

Existing Tree to be Retained  
(outside Site Boundary)  
*Refer Arborists Report & Schedule*

Extent of Structural Root Zone (SRZ)  
*Refer Arborists Report & Schedule*

Extent of Tree Protection Zone (TPZ)  
*Refer Arborists Report & Schedule*

Existing Trees - Not included in  
Tree Assessment.

Total Number of Trees Retained (Within Site Boundary):	71
Total Number of Trees Retained (Outside Site Boundary):	70
Total Number of Trees Removed (Within Site Boundary):	75
<b>Total Number of Tree Assessed (Arborist Report):</b>	<b>216</b>

A detailed site plan for 'Uniting Nareen Gardens' showing building footprints, parking areas, and landscaping. The plan is bounded by 'OCEAN DRIVE' to the north, 'BIAS AVE' to the east, and 'HARBOUR STREET' to the south. Numerous trees are depicted as circles, each with a number. Some circles are solid red (trees to be removed), while others are solid green (trees to be retained within the site boundary). Many of these circles are surrounded by dashed lines representing the 'Extent of Structural Root Zone (SRZ)' and 'Extent of Tree Protection Zone (TPZ)'. Some trees are shown as purple circles outside the site boundary. A red dashed line runs diagonally across the site. The plan also shows 'Block 2' and 'Block 5' within the site. A north arrow is located in the bottom right corner of the drawing area.

xeriscapes

Uniting

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PROJECT  
UNITING NAREEN GARDENS  
BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME  
TREE MANAGEMENT PLAN

CLIENT UNITING  
PROJECT NO 18128  
DRAWING NO L002  
SCALE 1:400 @ A1

REVISION HH  
DATE 13.09.22



EXISTING TREE SCHEDULE- UNITING BATEAU BAY										
Tree #	(Species) Botanical Name	Common Name	Retain/Remove	HGT (m)	Canopy Spread(m)	DBH (mm)	Health	TPZ (m)	SRZ (m)	Comments/Condition
1	Casuarina glauca	Swamp She-oak	Retain and protect	10	4	590	Good	7.1	2.8	Co-dominant stems at 3m with indicators of included bark at union.
2	Callistemon viminalis	Weeping Bottlebrush	Retain and protect	6	2.5	219	Good	2.6	1.8	Co-dominant stems at 0.5m, union appears stable.
3	Callistemon viminalis	Weeping Bottlebrush	Remove	7	3.5	539	Good	6.5	2.7	None.
4	Citharexylum spinosum	Fiddlewood	Remove	7	3.5	338	Good	4.1	2.2	None.
5	Leptospermum petersonii	Lemon Scented Tea Tree	Remove	7	3	280	Fair	3.4	2.5	Trunk leans to East. Stem removed at 1m.
6	Tibouchina spp	Tibouchina	Remove	3	1.5	127	Good	2.0	1.7	None.
7	Podocarpus elatus	Plum Pine	Remove	7	3	330	Good	4.0	2.2	Co-dominant stems at 1m with indicators of included bark at union.
8	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	11	3	470	Good	5.6	2.9	Co-dominant stems at near base with indicators of included bark at union. Asymmetric crown shape with bias to West.
9	Casuarina glauca	Swamp She-oak	Retain and protect	11	4	460	Good	5.5	2.6	Co-dominant stems at 1m with open union that appears stable.
10	Casuarina glauca	Swamp She-oak	Retain and protect	12	4	440	Fair	5.3	2.6	Reduced foliage density for species. Asymmetric crown shape with bias to West.
11	Callistemon salignus	Willow Bottlebrush	Remove	8	3.5	427	Good	5.1	2.6	Deadwood in lower crown.
12	Casuarina glauca	Swamp She-oak	Retain and protect	10	3	560	Good	6.7	2.8	Co-dominant stems near base with indicators of included bark at union. Asymmetric crown shape with bias to West.
13	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	8	4	710	Good	8.5	3.1	Co-dominant stems at 2m with indicators of included bark at union. Asymmetric crown shape with bias to West.
14	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	7	4	502	Good	6.0	2.8	Co-dominant stems near base, union appears stable.
15	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	9	3	530	Good	6.4	2.7	None.
16	Callistemon viminalis	Weeping Bottlebrush	Remove	3	1	90	Good	2.0	1.5	None.
17	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	10	4	560	Good	6.7	2.8	None.
18	Callistemon viminalis	Weeping Bottlebrush	Remove	5	2.5	301	Good	3.6	2.0	None.
19	Nerium oleander	Oleander	Retain and protect	4	2	520	Good	6.2	2.5	Multi stemmed, DBH estimated at ground level.
20	Callistemon salignus	Willow Bottlebrush	Retain and protect	6	2	368	Good	4.4	2.1	Previous branch/stem failures in upper crown and at 1m.
21	Callistemon viminalis	Weeping Bottlebrush	Retain and protect	5	3	260	Good	3.1	2.0	None.
22	Afrocarpus falcatus	Yellowwood	Retain and protect	10	6	760	Good	9.1	3.2	Asymmetric crown shape with bias to West.
23	Washingtonia robusta	Mexican Fan Palm	Remove	3	1	390	Good	2.0	N/A	None.
24	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	9	4	500	Good	6	2.7	None.
25	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	10	4	570	Good	6.8	2.8	None.
26	Callistemon viminalis	Weeping Bottlebrush	Remove	7	3.5	444	Good	5.3	2.3	None.
27	Callistemon viminalis	Weeping Bottlebrush	Remove	6	3.5	480	Good	5.8	2.5	None.
28	Angophora costata	Smooth-barked Apple	Remove	11	4.5	490	Good	5.9	2.6	Asymmetric crown shape with bias to East.
29	Angophora costata	Smooth-barked Apple	Remove	7	2.5	320	Good	3.8	2.2	None.
30	Eucalyptus spp.	Eucalyptus	Remove	11	4	340	Good	4.1	2.3	None.
31	Angophora costata	Smooth-barked Apple	Remove	13	5	580	Good	7.0	2.8	None.
32	Eucalyptus punctata	Grey Gum	Remove	12	4	410	Good	4.9	2.5	Asymmetric crown shape with bias to North.
33	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	12	3.5	630	Good	7.6	3.0	None.
34	Eucalyptus racemosa	Hard-leaved Scribbly Gum	Remove	13	5	570	Good	6.8	2.8	None.
35	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	9	3.5	820	Good	9.8	3.3	Asymmetric crown shape with bias to North West.
36	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	11	3	420	Good	5.0	2.5	Co-dominant stems at 2m with indicators of included bark at union.
37	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	6	2	330	Good	4	2.2	None.
38	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	9	4	390	Good	4.7	2.3	None.
39	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	11	3	340	Good	4.1	2.2	None.
40	x Cupressocyparis leylandii	Leighton Green Cypress	Remove	3	1	130	Good	2.0	1.5	None.
41	x Cupressocyparis leylandii	Leighton Green Cypress	Remove	7	1.5	260	Good	3.1	2.0	None.
42	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	11	4	650	Good	7.8	3.0	Co-dominant stems at 1m, union appears stable.
43	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	7	3	290	Good	3.5	2.1	Trunk leans to North West.
44	Eucalyptus racemosa	Hard-leaved Scribbly Gum	Remove	8	3	290	Good	3.5	2.1	None.
45	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	13	4	590	Good	7.1	2.9	None.
46	Callistemon viminalis	Weeping Bottlebrush	Remove	3	1.5	130	Good	2.0	1.5	None.
47	Callistemon viminalis	Weeping Bottlebrush	Remove	3	1.5	120	Good	2.0	1.5	None.
48	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	10	5	672	Good	8.1	3.4	None.
49	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	11	5	530	Good	6.4	3.0	None.
50	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	12	4.5	743	Good	8.9	3.3	None.
51	Corymbia citriodora	Lemon Scented Gum	Remove	22	11	580	Poor	7.0	2.8	Apical dieback in centre of upper crown, approximately 20-30% of overall crown volume dead.
52	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	11	6	754	Good	9.1	3.3	None.
53	Podocarpus elatus	Plum Pine	Remove	4	1.5	198	Good	2.4	2.0	None.
54	Callistemon viminalis	Weeping Bottlebrush	Remove	6	3	437	Good	5.2	2.5	Crown previously topped at 1m.
55	Callistemon viminalis	Weeping Bottlebrush	Remove	4	1.5	266	Good	3.2	2.1	Crown previously topped at 1m.
56	Banksia integrifolia	Coast Banksia	Remove	7	3	380	Good	4.6	2.0	None.
57	Malus spp	Apple	Remove	3	2	300	Good	3.6	2.1	None.
58	Cupressus sempervirens 'Stricta'	Pencil Pine	Remove	5	0.5	140	Good	2.0	1.5	None.
59	Cupressus sempervirens 'Stricta'	Pencil Pine	Remove	5	0.5	130	Good	2.0	1.5	None.
60	Cupressus sempervirens 'Stricta'	Pencil Pine	Remove	5	0.5	150	Good	2.0	1.6	None.
61	Eucalyptus haemastoma	Broad-leaved Scribbly Gum	Remove	11	5	470	Good	5.6	2.6	None.
62	Callistemon viminalis	Weeping Bottlebrush	Remove	4	2	266	Good	3.2	2.0	None.
63	Corymbia ficifolia	Flowering Gum	Remove	3	1.5	140	Good	2.0	1.5	None.
64	Callistemon viminalis	Weeping Bottlebrush	Remove	4	2	290	Fair	3.5	2.3	Decay at base of stems, West stem in decline.
65	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	10	5	577	Good	6.9	3.2	None.
66	Melaleuca quinquenervia	Broad-leaved Paperbark	Remove	6	1.5	260	Good	3.1	2.0	None.
67	Angophora costata	Smooth-barked Apple	Remove	12	4	425	Good	5.1	2.6	None.
68	Corymbia gummifera	Red Bloodwood	Remove	8	2	240	Good	2.9	1.9	None.
69	Angophora costata	Smooth-barked Apple	Remove	10	5	510	Good	6.1	2.7	None.
70	Cryptomeria japonica	Japanese Cedar	Remove	4	2	160	Good	2.0	1.6	None.

	Archontophoenix cunningghamiana	Bangalow Palm	Remove	5	1	130	Good	2.0	N/A	None.
72	Callistemon viminalis	Weeping Bottlebrush	Remove	4	1.5	230	Good	2.8	1.8	Multi stemmed, DBH estimated at ground level.
73	Callistemon viminalis	Weeping Bottlebrush	Remove	4	2	158	Good	2.0	1.6	None.
74	Leptospermum petersonii	Lemon Scented Tea Tree	Remove	4	1.5	150	Good	2.0	1.8	None.
75	Callistemon viminalis	Weeping Bottlebrush	Remove	4	2	200	Good	2.4	1.8	Crown previously topped at 1m.
76	Callistemon viminalis	Weeping Bottlebrush	Remove	4	2	210	Good	2.5	1.8	Crown previously topped at 1m.
77	Callistemon salignus	Willow Bottlebrush	Remove	5	2	230	Good	2.8	1.9	None.
78	Callistemon viminalis	Weeping Bottlebrush	Remove	4	2	233	Good	2.8	1.8	None.
79	Callistemon viminalis	Weeping Bottlebrush	Remove	4	2	196	Good	2.4	1.8	Crown previously topped at 1.5m.
80	Callistemon viminalis	Weeping Bottlebrush	Retain and protect	4	2	213	Good	2.6	1.8	Crown previously topped at 1m.
81	Callistemon viminalis	Weeping Bottlebrush	Retain and protect	4	2	262	Good	3.1	1.9	Crown previously topped at 1m.
82	Angophora costata	Smooth-barked Apple	Retain and protect	14	7	780	Good	9.4	3.2	Stem removed to North. Asymmetric crown shape with bias to South.
83	Angophora costata	Smooth-barked Apple	Retain and protect	11	4	540	Good	6.5	2.8	Asymmetric crown shape with bias to North West.
84	Liquidambar styraciflua	Sweet Gum	Retain and protect	9	2.5	240	Good	2.9	1.9	None.
85	Allocasuarina littoralis	Black She-oak	Retain and protect	8	3	320	Good	3.8	2.1	None.
86	Lophostemon confertus	Brushbox	Retain and protect	12	5	390	Good	4.7	2.3	None.
87	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	6	2.5	310	Good	3.7	2.1	None.
88	Casuarina glauca	Swamp She-oak	Retain and protect	10	3.5	350	Fair	4.2	2.3	Reduced foliage density for species.
89	Angophora costata	Smooth-barked Apple	Retain and protect	10	6	610	Good	7.3	2.9	Asymmetric crown shape with bias to North.
90	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	9	3.5	560	Good	6.7	2.8	None.
91	Triadica sebifera	Chinese Tallow	Retain and protect	4	2	153	Good	2.0	2.0	Regrowth from stump.
92	Quercus robur	English Oak	Retain and protect	9	5	460	Good	5.5	2.5	Co-dominant stems at 0.5m, with pronounced seam in response growth, indicating significant included bark at union.
93	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	8	4	563	Good	6.8	2.8	None.
94	Casuarina glauca	Swamp She-oak	Retain and protect	11	3.5	350	Good	4.2	2.3	Co-dominant stems at 4m with indicators of included bark at union.
95	Casuarina glauca	Swamp She-oak	Retain and protect	13	3.5	340	Good	4.1	2.2	None.
96	Casuarina glauca	Swamp She-oak	Retain and protect	12	4.5	570	Good	6.8	2.8	None.
97	Eucalyptus saligna	Sydney Blue Gum	Retain and protect	16	9	760	Good	9.1	3.2	None.
98	Corymbia torelliana	Cadagi	Retain and protect	9	3.5	420	Good	5.0	2.4	Suppressed.
99	Eucalyptus saligna	Sydney Blue Gum	Retain and protect	17	9	760	Good	9.1	3.2	None.
100	Syzygium paniculata	Magenta Lilly Pilly	Retain and protect	5	2	180	Good	2.2	1.7	None.
101	Podocarpus elatus	Plum Pine	Retain and protect	5	2	230	Good	2.8	1.8	None.
102	Brachychiton acerifolia	Illawara Flame	Retain and protect	6	2	233	Good	2.8	1.8	Co-dominant stems at 0.3m with indicators of included bark at union.
103	Brachychiton acerifolia	Illawara Flame	Retain and protect	5	2	250	Good	3.0	1.9	None.
104	Casuarina glauca	Swamp She-oak	Retain and protect	9	3.5	300	Good	3.6	2.1	None.
105	Casuarina glauca	Swamp She-oak	Retain and protect	10	3.5	320	Good	3.8	2.2	None.
106	Casuarina glauca	Swamp She-oak	Retain and protect	13	4	540	Good	6.5	2.8	None.
107	Liquidambar styraciflua	Sweet Gum	Retain and protect	9	5	390	Good	4.7	2.4	None.
108	Eucalyptus haemastoma	Broad-leaved Scribbly Gum	Retain and protect	6	2	180	Good	2.2	1.8	None.
109	Eucalyptus saligna	Sydney Blue Gum	Retain and protect	13	6	510	Fair	6.1	2.7	Main stems has failed or died back at 9m. Remaining lateral branches subject to increased exposure and likelihood of failure.
110	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	9	3	350	Good	4.2	2.3	Asymmetric crown shape with bias to West. Suppressed.
111	Casuarina glauca	Swamp She-oak	Retain and protect	12	3	450	Good	5.4	2.5	Co-dominant stems at 4m, union appears stable.
112	Casuarina glauca	Swamp She-oak	Retain and protect	11	2	280	Good	3.4	2.1	None.
113	Casuarina glauca	Swamp She-oak	Retain and protect	10	3.5	370	Good	4.4	2.3	None.
114	Melaleuca quinquenervia	Broad-leaved Paperbark	Retain and protect	8	4	421	Good	5.0	2.5	None.
115	Corymbia maculata	Spotted Gum	Retain and protect	16	8	510	Good	6.1	2.7	None.
116	Eucalyptus haemastoma	Broad-leaved Scribbly Gum	Retain and protect	5	2	230	Good	2.8	1.9	Trunk leans to North West.
117	Banksia integrifolia	Coast Banksia	Retain and protect	7	3	340	Good	4.1	2.2	None.
118	Eucalyptus saligna	Sydney Blue Gum	Retain and protect	16	9	660	Fair	7.9	3.0	Reduced foliage density.
119	Eucalyptus saligna	Sydney Blue Gum	Retain and protect	13	7	640	Good	7.7	3.0	None.
120	Lagunaria patersonii	Norfolk Island Hibiscus	Retain and protect	6	3	318	Good	3.8	2.1	None.
121	Callistemon viminalis	Weeping Bottlebrush	Retain and protect	4	2	231	Good	2.8	2.1	None.
122	Callistemon viminalis	Weeping Bottlebrush	Remove	6	3	210	Good	2.5	1.8	None.
123	Corymbia gummifera	Red Bloodwood	Retain and protect	11	6	510	Good	6.1	2.7	None.
124	Allocasuarina littoralis	Black She-oak	Retain and protect	7	3	311	Fair	3.7	2.2	Asymmetric crown shape with bias to West.
125	Callistemon viminalis	Weeping Bottlebrush	Retain and protect	6	3	226	Good	2.7	1.8	None.
126	Casuarina glauca	Swamp She-oak	Retain and protect	10	4	420	Fair	5.0	2.5	Asymmetric crown shape with bias to West. Low foliage density for species. Suppressed.
127	Casuarina glauca	Swamp She-oak	Retain and protect	13	4	400	Good	4.8	2.5	None.
128	Casuarina glauca	Swamp She-oak	Retain and protect	11	3	310	Good	3.7	2.2	None.
129	Casuarina glauca	Swamp She-oak	Retain and protect	11	3	370	Good	4.4	2.4	None.
130	Casuarina glauca	Swamp She-oak	Retain and protect	14	4	450	Good	5.4	2.6	None.
131	Casuarina glauca	Swamp She-oak	Retain and protect	11	3	400	Good	4.8	2.4	None.
132	Bauhinia spp	Orchid Tree	Retain and protect	5	2	200	Fair	2.4	1.8	Suppressed.
133	Eucalyptus spp	Eucalypt	Retain and protect	13	4	510	Fair	6.1	2.7	Reduced foliage density for species.
134	Casuarina glauca	Swamp She-oak	Retain and protect	14	3	380	Fair	4.6	2.3	Cambium/bark delamination near base of trunk. Co-dominant stems with included bark at union.
135	Casuarina glauca	Swamp She-oak	Retain and protect	13	3	290	Good	3.5	2.1	None.
136	Casuarina glauca	Swamp She-oak	Retain and protect	12	3.5	446	Good	5.4	2.4	None.
137	Casuarina glauca	Swamp She-oak	Retain and protect	13	4	490	Good	5.9	2.6	None.
138	Jacaranda mimosifolia	Jacaranda	Retain and protect	6	3	180	Good	2.2	1.7	Asymmetric crown shape with bias to North. Supressed.
139	Callistemon viminalis	Weeping Bottlebrush	Retain and protect	4	2	163	Good	2.0	1.8	Supressed.
140	Liquidambar styraciflua	Sweet Gum	Retain and protect	8	4	260	Good	3.1	2.0	None.
141	Citharexylum spinosum	Fiddlewood	Retain and protect	7	4	233	Good	2.8	2.2	None.
142	Eucalyptus haemastoma	Broad-leaved Scribbly Gum	Retain and protect	5	2	396	Fair	4.8	2.4	Trunk failed at 3m.
143	Eucalyptus saligna	Sydney Blue Gum	Retain and protect	15	9	920	Good	11	3.4	None.
144	Callistemon viminalis	Weeping Bottlebrush	Retain and protect	4	2	179	Good	2.1	1.8	None.
145	Corymbia citriodora	Lemon Scented Gum	Retain and protect	17	6	550	Good	6.6	2.8	Trunk leans to North West.
146	Podocarpus elatus	Plum Pine	Retain and protect	5	2	200	Good	2.4	1.8	None.



147	<i>Corymbia maculata</i>	Spotted Gum	Retain and protect	16	8	890	Good	10.7	3.3	None.
148	<i>Lophostemon confertus</i>	Brushbox	Retain and protect	6	3	330	Good	4.0	2.2	None.
149	<i>Citharexylum spinosum</i>	Fiddlewood	Retain and protect	8	4	239	Good	2.9	2.0	None.
150	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	9	4	460	Good	5.5	2.8	None.
151	<i>Corymbia gummifera</i>	Red Bloodwood	Retain and protect	20	7	670	Good	8.0	3.0	Kino ooze from main union at 4m.
152	<i>Corymbia maculata</i>	Spotted Gum	Retain and protect	23	10	890	Good	10.7	3.4	None.
153	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Retain and protect	6	2.5	220	Good	2.6	1.8	None.
154	<i>Citharexylum spinosum</i>	Fiddlewood	Retain and protect	5	3	600	Good	7.2	2.7	Tree is formed from multiple shoots/basal sprouts that have regrown from stump.
155	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Retain and protect	4	1.5	255	Fair	3.1	1.9	None.
156	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Retain and protect	6	3	220	Good	2.6	1.8	Asymmetric crown shape with bias to West.
157	<i>Callistemon salignus</i>	Willow Bottlebrush	Retain and protect	6	2.5	311	Fair	3.7	2.0	None.
158	<i>Washingtonia robusta</i>	Mexican Fan Palm	Retain and protect	5	1	390	Good	2.0	N/A	None.
159	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Retain and protect	7	3	260	Good	3.1	2.0	None.
160	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Retain and protect	7	3	250	Good	3.0	1.9	Asymmetric crown shape with bias to West.
161	<i>Ficus microcarpa</i> var <i>Hilli</i>	Hills Weeping Fig	Retain and protect	8	4	354	Good	4.3	2.1	Co-dominant stems at 0.5m with indicators of included bark at union. Wound adjacent to union at base of trunk.
162	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	6	1.5	170	Good	2.0	1.7	None.
163	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Retain and protect	3	1	85	Good	2	1.5	None.
164	<i>Callistemon citrinus</i>	Crimson Bottlebrush	Retain and protect	3	1	106	Good	2	1.5	None.
165	<i>Callistemon citrinus</i>	Crimson Bottlebrush	Retain and protect	3	1.5	128	Good	2.0	1.6	None.
166	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Retain and protect	4	1.5	120	Good	2.0	1.8	None.
167	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Retain and protect	4	2	280	Good	3.4	2.0	Crown previously topped at 1m.
168	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Retain and protect	3	2	380	Good	4.6	2.2	Crown previously topped at 1m. DBH estimated at ground level.
169	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	12	3	440	Good	5.3	2.6	None.
170	<i>Xylosma spp</i>	Xylosma	Retain and protect	6	2	230	Good	2.8	1.9	None.
171	<i>Xylosma spp</i>	Xylosma	Retain and protect	6	2	220	Good	2.6	1.8	None.
172	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	12	3	524	Good	6.3	3	None.
173	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	12	4	566	Good	6.8	2.9	None.
174	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	14	4	728	Good	8.7	3.1	None.
175	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	9	2.5	240	Good	2.9	1.9	None.
176	<i>Washingtonia robusta</i>	Mexican Fan Palm	Remove	4	1	370	Good	2.0	N/A	None.
177	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Remove	10	2	290	Good	3.5	2.1	None.
178	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Remove	12	3	250	Good	3.0	2.0	Asymmetric crown shape with bias to West.
179	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Remove	12	3	375	Good	4.5	2.2	Asymmetric crown shape with bias to West.
180	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Remove	12	3	310	Good	3.7	2.1	Asymmetric crown shape with bias to West.
181	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Remove	14	4	770	Good	9.2	3.0	None.
182	<i>Eucalyptus botryoides</i>	Bangalay	Remove	20	6	520	Good	6.2	2.7	None.
183	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Remove	13	4	389	Good	4.7	2.7	None.
184	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Remove	14	4	634	Good	7.6	2.7	None.
185	<i>Corymbia maculata</i>	Spotted Gum	Retain and protect	25	8	550	Good	6.6	2.8	None.
186	<i>Corymbia gummifera</i>	Red Bloodwood	Retain and protect	21	6	500	Good	6.0	2.7	Asymmetric crown shape with bias to West.
187	<i>Casuarina glauca</i>	Swamp She-oak	Retain and protect	15	3	270	Good	3.2	2.1	Asymmetric crown shape with bias to West.
188	<i>Eucalyptus spp</i>	Eucalypt	Retain and protect	17	2.5	260	Fair	3.1	2.0	Multiple cankers on trunk.
189	<i>Angophora costata</i>	Smooth-barked Apple	Retain and protect	13	4	320	Good	3.8	2.2	Asymmetric crown shape with bias to West.
190	<i>Casuarina glauca</i>	Swamp She-oak	Retain and protect	12	2.5	375	Good	4.5	2.3	Multi stemmed, DBH measured at ground level. Exempt species.
191	<i>Schefflera actinophylla</i>	Umbrella Tree	Retain and protect	6	3	620	Good	7.4	2.7	None.
192	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	8	3	450	Good	5.4	2.5	None.
193	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	8	3	420	Good	5.0	2.4	None.
194	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	9	3.5	450	Good	5.4	2.5	None.
195	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	8	2.5	290	Good	3.5	2.1	None.
196	<i>Eucalyptus pilularis</i>	Blackbutt	Retain and protect	15	8	800	Good	9.6	3.2	None.
197	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	7	3	260	Good	3.1	2.0	None.
198	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	11	4	380	Good	4.6	2.3	None.
199	<i>Eucalyptus spp</i>	Eucalypt	Retain and protect	14	7	440	Fair	5.3	2.6	Reduced foliage density for species.
200	<i>Angophora costata</i>	Smooth-barked Apple	Retain and protect	9	2.5	250	Fair	3.0	1.9	Supressed.
201	<i>Eucalyptus pilularis</i>	Blackbutt	Retain and protect	14	6	600	Good	7.2	2.8	None.
202	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Retain and protect	7	1	130	Good	2.0	N/A	None.
203	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Retain and protect	7	1	130	Good	2.0	N/A	None.
204	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Retain and protect	7	1	130	Good	2.0	N/A	None.
205	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Retain and protect	7	1	130	Good	2.0	N/A	None.
206	<i>Eucalyptus pilularis</i>	Blackbutt	Retain and protect	16	7	650	Good	7.8	3.0	None.
207	<i>Angophora costata</i>	Smooth-barked Apple	Retain and protect	15	8	530	Fair	6.4	2.8	Multiple previous branch/stem failures.
208	<i>Eucalyptus pilularis</i>	Blackbutt	Retain and protect	8	4	500	Fair	6.0	2.7	None.
209	<i>Cupaniopsis anacardioides</i>	Tuckeroo	Retain and protect	8	4	380	Good	4.6	2.3	None.
210	<i>Eucalyptus haemastoma</i>	Broad-leaved Scribbly Gum	Retain and protect	14	7	550	Good	6.6	2.8	None.
211	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Retain and protect	9	4.5	600	Good	7.2	2.9	None.
212	<i>Eucalyptus spp</i>	Eucalypt	Retain and protect	9	3.5	500	Fair	6.0	2.7	None.
213	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	Retain and protect	3	1	130	Good	2.0	1.5	None.
214	<i>Cupaniopsis anacardioides</i>	Tuckeroo	Retain and protect	7	3.5	400	Good	4.8	2.4	None.
215	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Retain and protect	4	1	120	Good	2.0	1.5	None.
216	<i>Syzygium spp</i>	Lilly Pilly	Retain and protect	4	1	120	Good	2.0	1.5	None.

Denotes Existing Tree to be Retained

Denotes Existing Tree to be Removed

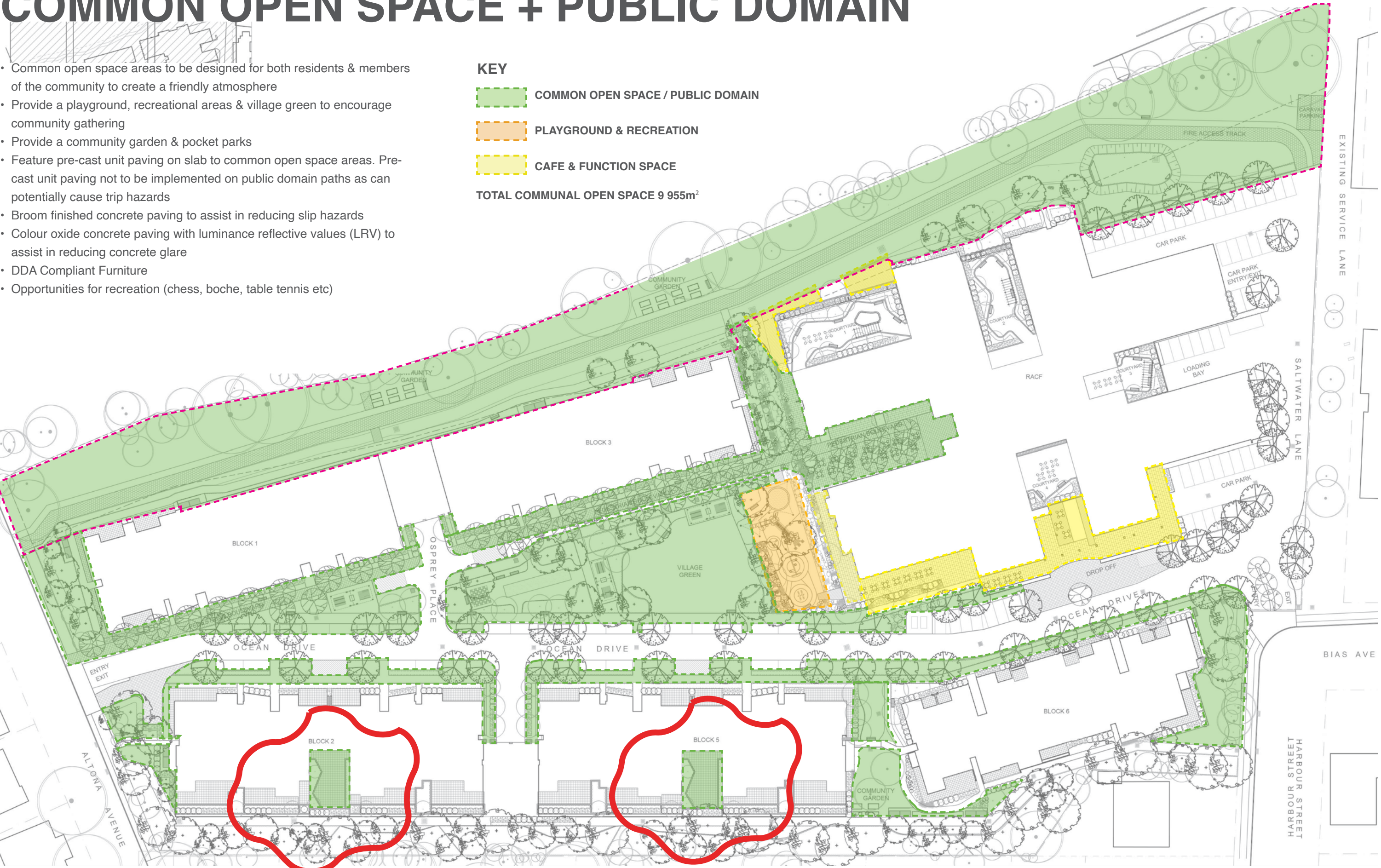






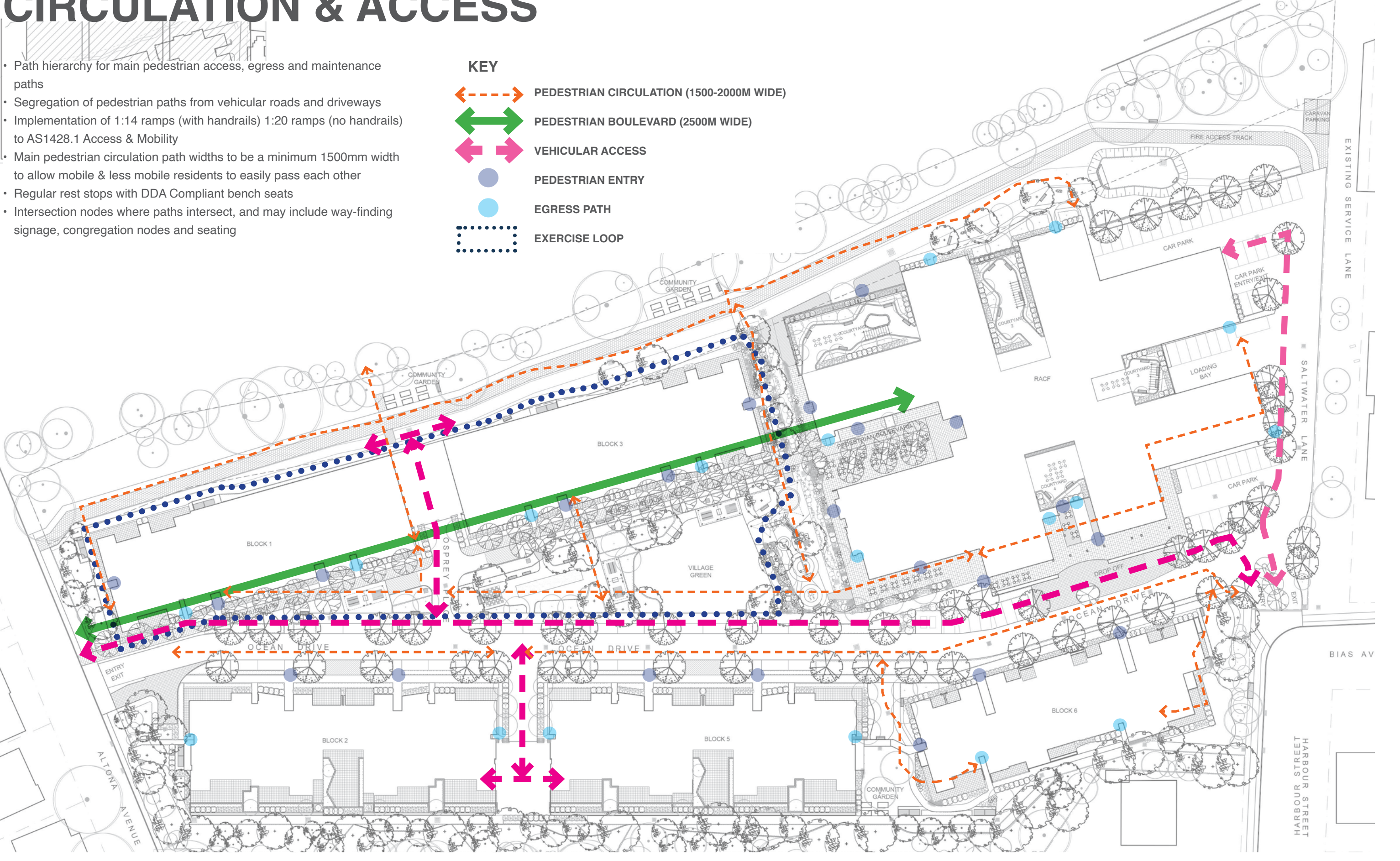
COMMON OPEN SPACE + PUBLIC DOMAIN

- Common open space areas to be designed for both residents & members of the community to create a friendly atmosphere
- Provide a playground, recreational areas & village green to encourage community gathering
- Provide a community garden & pocket parks
- Feature pre-cast unit paving on slab to common open space areas. Pre-cast unit paving not to be implemented on public domain paths as can potentially cause trip hazards
- Broom finished concrete paving to assist in reducing slip hazards
- Colour oxide concrete paving with luminance reflective values (LRV) to assist in reducing concrete glare
- DDA Compliant Furniture
- Opportunities for recreation (chess, boche, table tennis etc)



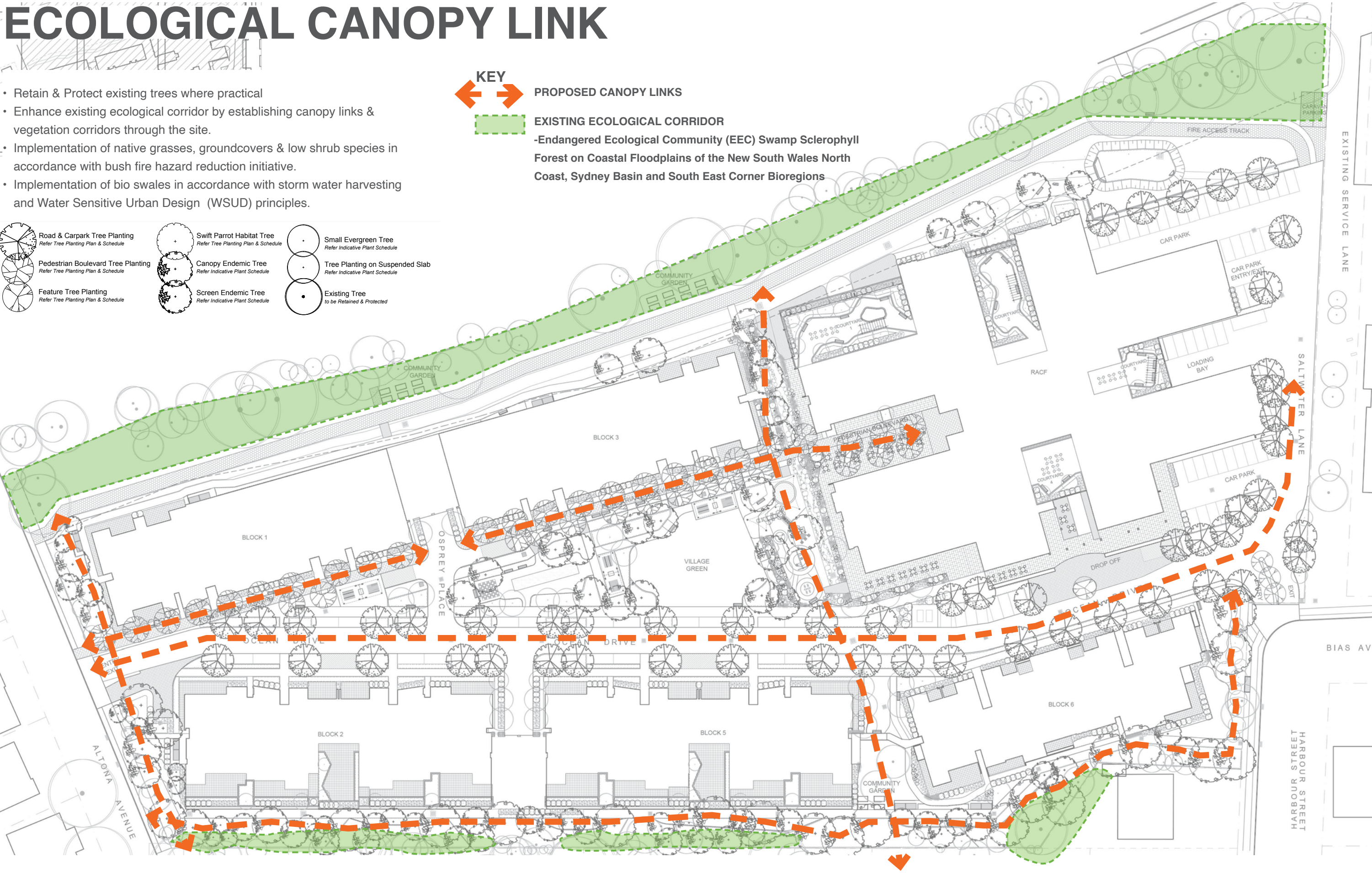
CIRCULATION & ACCESS

- Path hierarchy for main pedestrian access, egress and maintenance paths
- Segregation of pedestrian paths from vehicular roads and driveways
- Implementation of 1:14 ramps (with handrails) 1:20 ramps (no handrails) to AS1428.1 Access & Mobility
- Main pedestrian circulation path widths to be a minimum 1500mm width to allow mobile & less mobile residents to easily pass each other
- Regular rest stops with DDA Compliant bench seats
- Intersection nodes where paths intersect, and may include way-finding signage, congregation nodes and seating



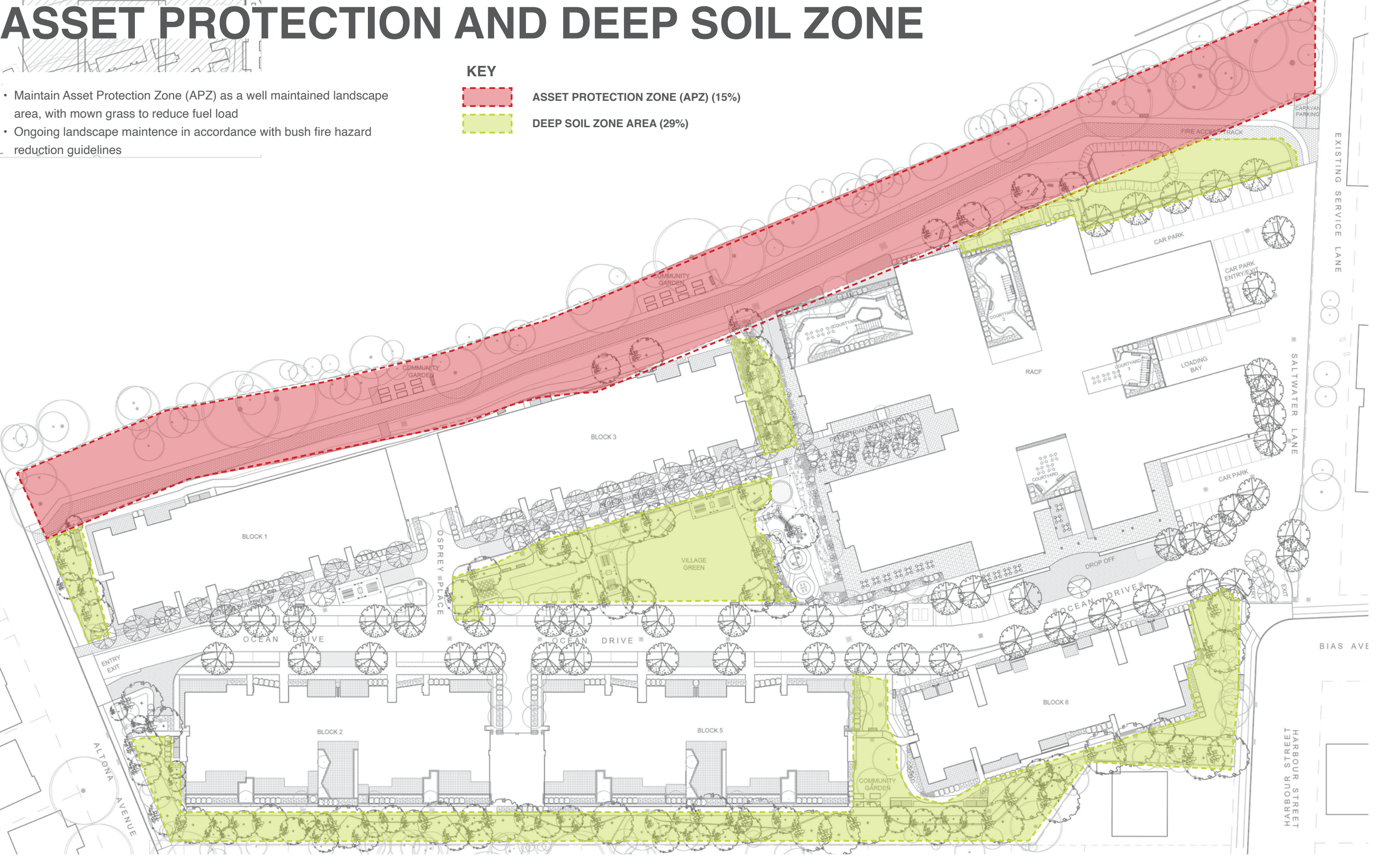
ECOLOGICAL CANOPY LINK

- Retain & Protect existing trees where practical
- Enhance existing ecological corridor by establishing canopy links & vegetation corridors through the site.
- Implementation of native grasses, groundcovers & low shrub species in accordance with bush fire hazard reduction initiative.
- Implementation of bio swales in accordance with storm water harvesting and Water Sensitive Urban Design (WSUD) principles.



ASSET PROTECTION AND DEEP SOIL ZONE

- Maintain Asset Protection Zone (APZ) as a well maintained landscape area, with mown grass to reduce fuel load
- Ongoing landscape maintenance in accordance with bush fire hazard reduction guidelines



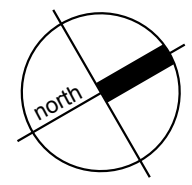
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1/28 Adelaide Street East Gosford NSW 2250  
Level 3, 23 Watt Street (PO Box 958) Newcastle NSW 2300  
P: 02 4302 0477 • ABN 12 129 231 269

Uniting

PROJECT  
UNITING NAREEN GARDENS  
BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME  
LANDSCAPE DESIGN PRINCIPLES



CLIENT UNITING  
PROJECT NO 18128  
DRAWING NO L006  
SCALE N/A

REVISION GG  
DATE 13.09.22





SHEET 1 OF 4

LEGEND

- Lot Boundary
- Building Line
- Paving Type 1  
Pedestrian Boulevard
- Paving Type 2  
Entry Forecourt Area

- Paving Type 3  
Courtyard/Function Spaces
- Paving Type 4  
Picnic/Shade Structure Area
- Paving Type 5  
Concrete Paths
- Paving Type 6  
Playground Softfall

- Road & Carpark Tree Planting  
Refer Tree Planting Plan & Schedule
- Pedestrian Boulevard Tree Planting  
Refer Tree Planting Plan & Schedule
- Feature Tree Planting  
Refer Tree Planting Plan & Schedule

- Swift Parrot Habitat Tree  
Refer Tree Planting Plan & Schedule
- Canopy Endemic Tree  
Refer Tree Planting Plan & Schedule
- Screen Endemic Tree  
Refer Tree Planting Plan & Schedule

- Small Evergreen Tree  
Refer Tree Planting Plan & Schedule
- Tree Planting on Suspended Slab  
Refer Tree Planting Plan & Schedule
- Existing Tree  
to be Retained & Protected

KEY

- 1. Pedestrian Spine
- 2. Through Site Link
- 3. Main Building Entry
- 4. Asset Protection Zone (APZ)
- 5. Shade structures (BBQ Area)
- 6. Passive Recreation Area
- 7. Fitness Circuit Path
- 8. Outdoor Dining
- 9. Playground
- 10. Community Gardens
- 11. Clothesline

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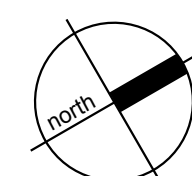
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PROJECT

UNITING NAREEN GARDENS  
BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME

LANDSCAPE MASTERPLAN



CLIENT UNITING

PROJECT NO 18128  
DRAWING NO L101  
SCALE 1:400 @ A1

REVISION HH

DATE 13.09.22

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Uniting

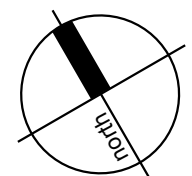
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PROJECT

UNITING NAREEN GARDENS  
BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME

DETAILED LANDSCAPE  
PLAN 1 of 3



CLIENT UNITING  
PROJECT NO 18128  
DRAWING NO L102  
SCALE 1:250 @ A1

REVISION FF  
DATE 13.09.22

0 1 2 4 6 10m



Adjoins Drawing L102

Adjoins Drawing L102,  
Proposed 'Eucalyptus robusta'  
species. Refer Schedule

Existing Trees to be  
Retained & Protected.  
Refer Arborist Report.

Timber Deck/ Pool Breakout  
Space across Drainage Swale.

Boardwalk Crossing Over  
Drainage Swale.

Location of BBQ.

Raised Garden Beds for  
Community Garden Area on  
Deco Granite.

Extent of Emergency  
Vehicle (Fire) Track.

Fitness Equipment Pod on  
Activity Circuit.

1500mm. W. Circulation  
Path.

Existing Trees to be  
Retained & Protected.

Maintained Asset Protection Zone  
(APZ) in accordance with Bush Fire  
Hazard Reduction Initiatives.

Mown Turf Drainage Swale  
Refer Engineers Drawings.

200L (Pot Size) Shade  
Amenity Tree Planting to  
Boundary. Refer Schedule.  
Proposed 'Eucalyptus robusta'  
species. Refer Schedule

2m. Wide Planter to  
POS Terrace with screen  
Shrub Planting

Mown Turf Drainage Swale.  
Refer Engineers Drawings.

Existing Trees to be  
Retained & Protected.  
Refer Arborist Report.

2m. Wide Planter to  
POS Terrace with screen  
Shrub Planting

Adjoins Drawing L104  
POS Terrace with screen  
Shrub Planting

KEY PLAN



Location of BBQ.

Raised Garden Beds for  
Community Garden Area

Boardwalk Crossing Over  
Drainage Swale.

Adjoins Drawing L104

BLOCK 3

OCEAN DRIVE

BLOCK 5

OSPREY PLACE

BLOCK 2

BLOCK 1

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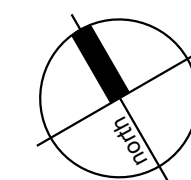
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PROJECT

UNITING NAREEN GARDENS  
BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME

DETAILED LANDSCAPE  
PLAN 2 of 3



CLIENT UNITING

PROJECT NO 18128

DRAWING NO L103

SCALE 1:250 @ A1

0 1 2 4 6 10m

REVISION EE

DATE 13.09.22



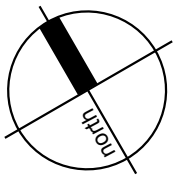
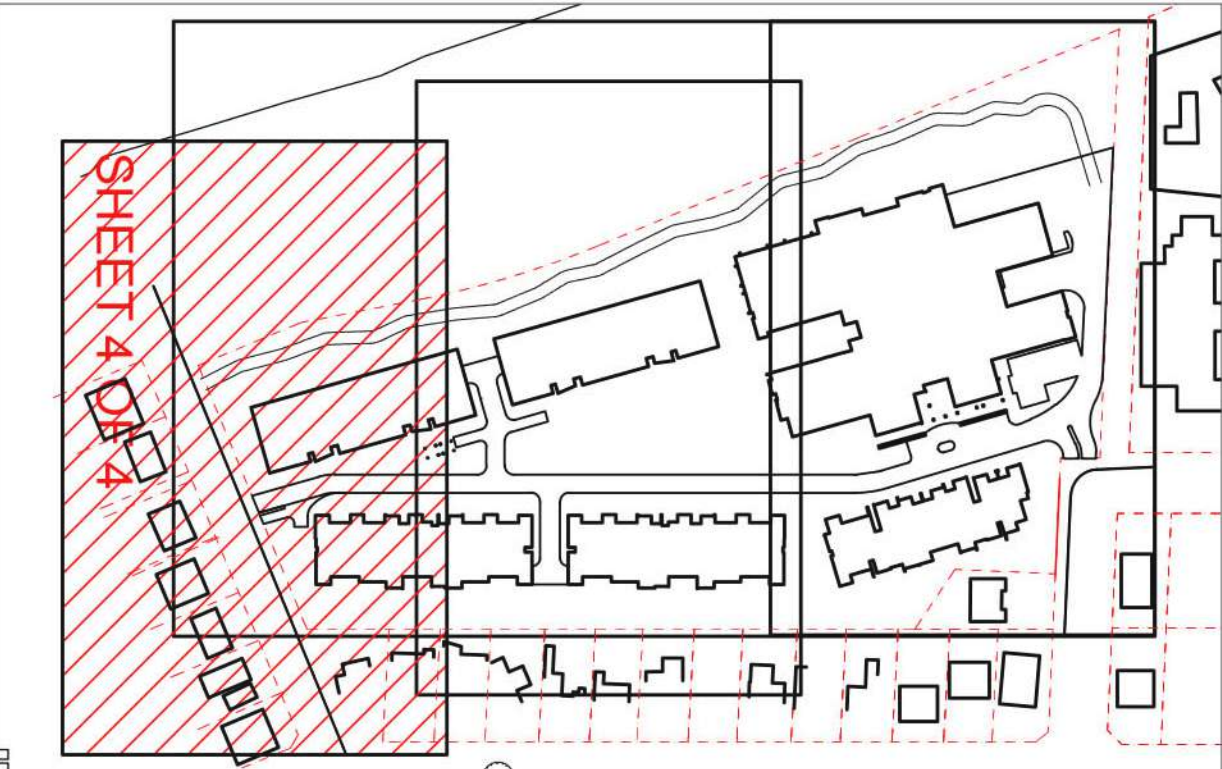
Adjoins Drawing L103

Adjoins Drawing L103

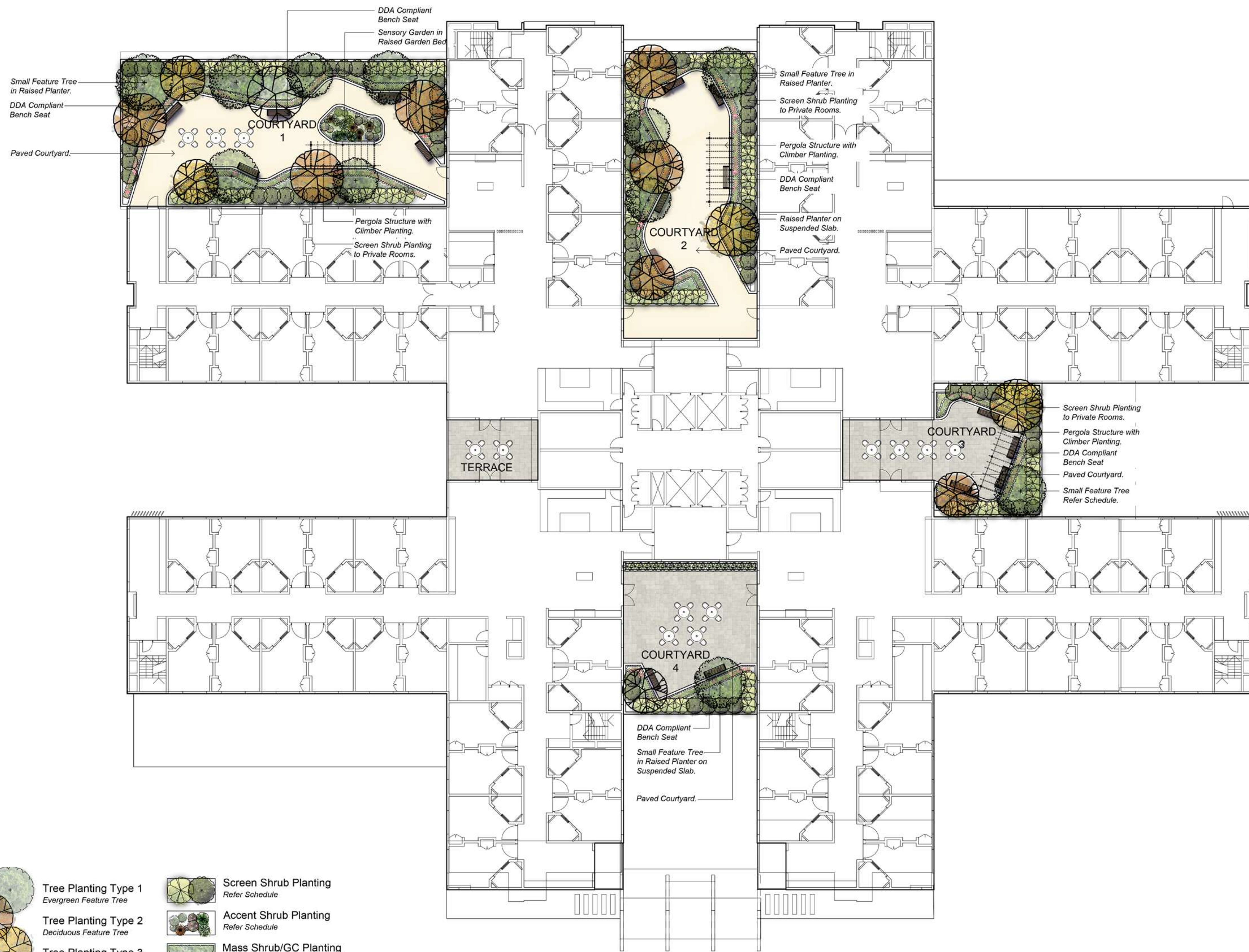
Extent of Emergency Vehicle (Fire) Track.  
Mown Turf Drainage Swale  
Refer Engineers Drawings.  
1500mm. W. Circulation Path.  
Existing Trees to be Retained & Protected.  
Maintained Asset Protection Zone (APZ) in accordance with Bush Fire Hazard Reduction Initiatives.

2m Wide Planter to POS Terrace with screen Shrub Planting  
Existing Trees to be Retained & Protected. Refer Arborist Report  
Mown Turf Drainage Swale.  
Refer Engineers Drawings  
Proposed 'Eucalyptus robusta' species. Refer Schedule  
Existing Trees to be Retained & Protected. Refer Arborist Report  
Proposed 200L Pot Size Native Trees. Refer Schedule

KEY PLAN







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BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME

RACF LEVEL 1 PODIUM  
LANDSCAPE PLAN

CLIENT UNITING  
PROJECT NO 18128  
DRAWING NO L105  
SCALE 1:200 @ A1

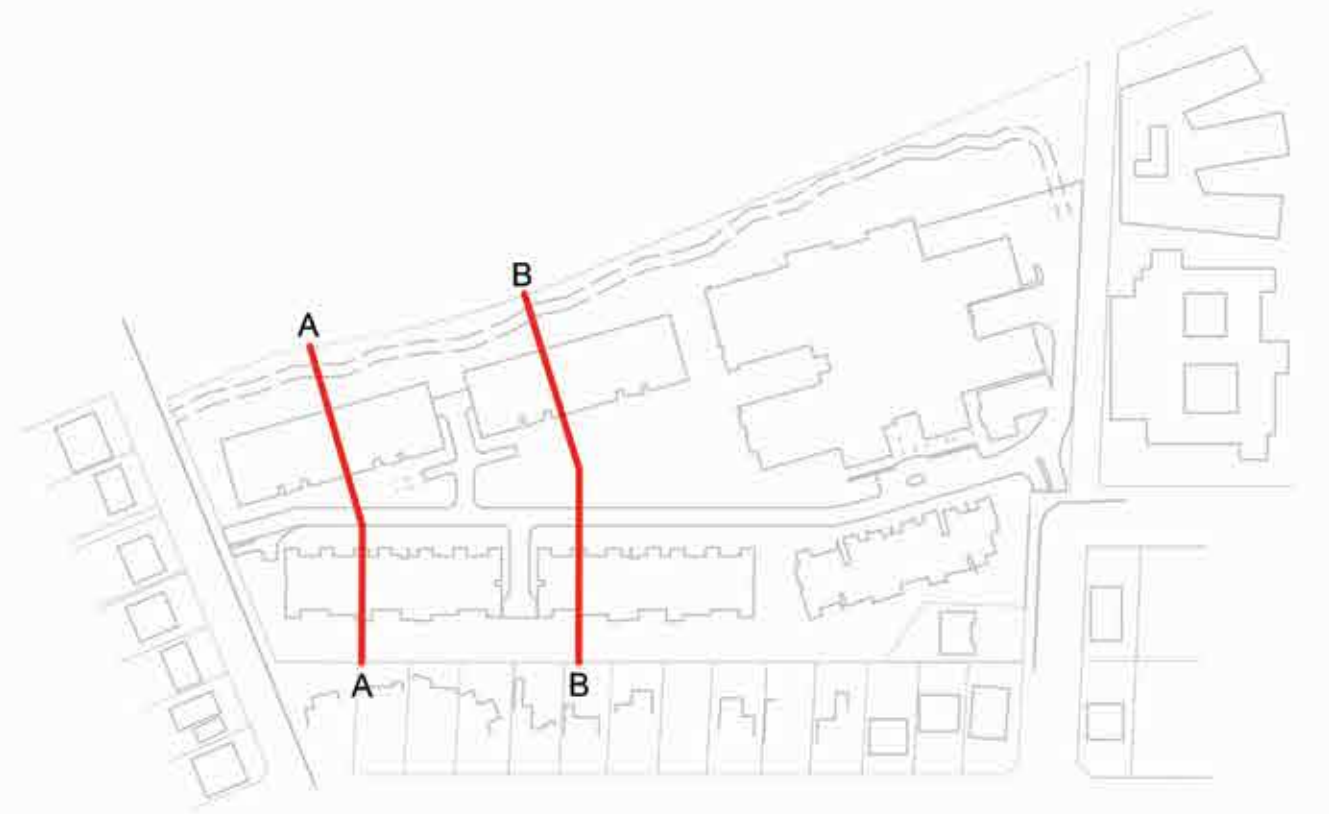
REVISION CC  
DATE 28.04.22

0 1 2 4 6 10m





**SECTION AA**  
1:250 @ A1



**SECTION BB**  
1:250 @ A1

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PROJECT

**UNITING NAREEN GARDENS**  
**BIAS AVENUE, BATEAU BAY NSW**

DRAWING NAME

**LANDSCAPE SECTIONS**  
**(1 of 2)**

CLIENT	UNITING
PROJECT NO	18128
DRAWING NO	L111
SCALE	AS SHOWN @ A1

REVISION	CC
DATE	28.04.22





SECTION CC  
1:250 @ A1







BUFFER PLANTING



TREE LINED STREETS



BIRD ATTRACTING SPECIES



BUFFER SCREEN PLANTING



FITNESS CIRCUIT



PLACES FOR REST



PASSIVE RECREATION



VILLAGE GREEN



FUNCTION SPACES



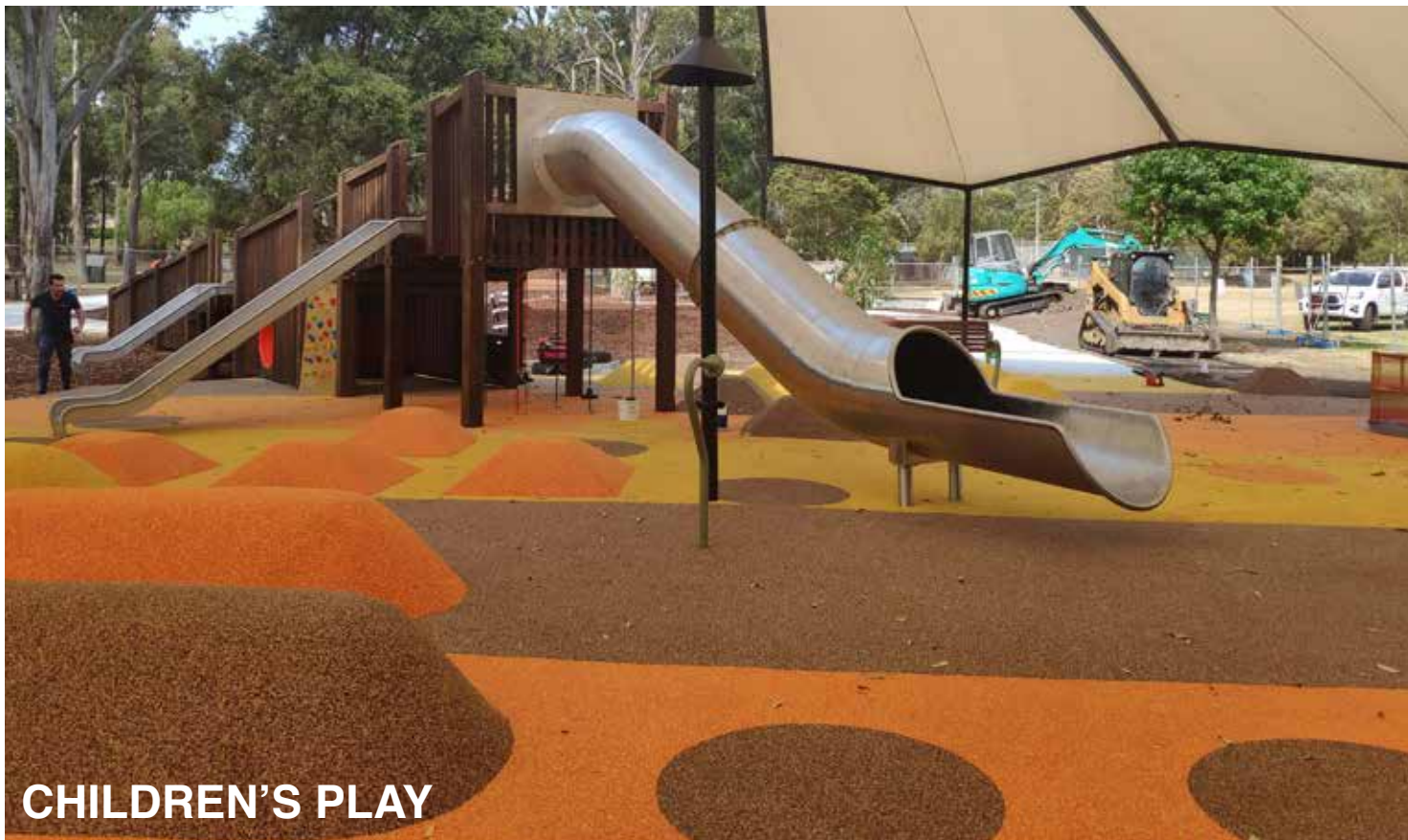
CIRCULATION



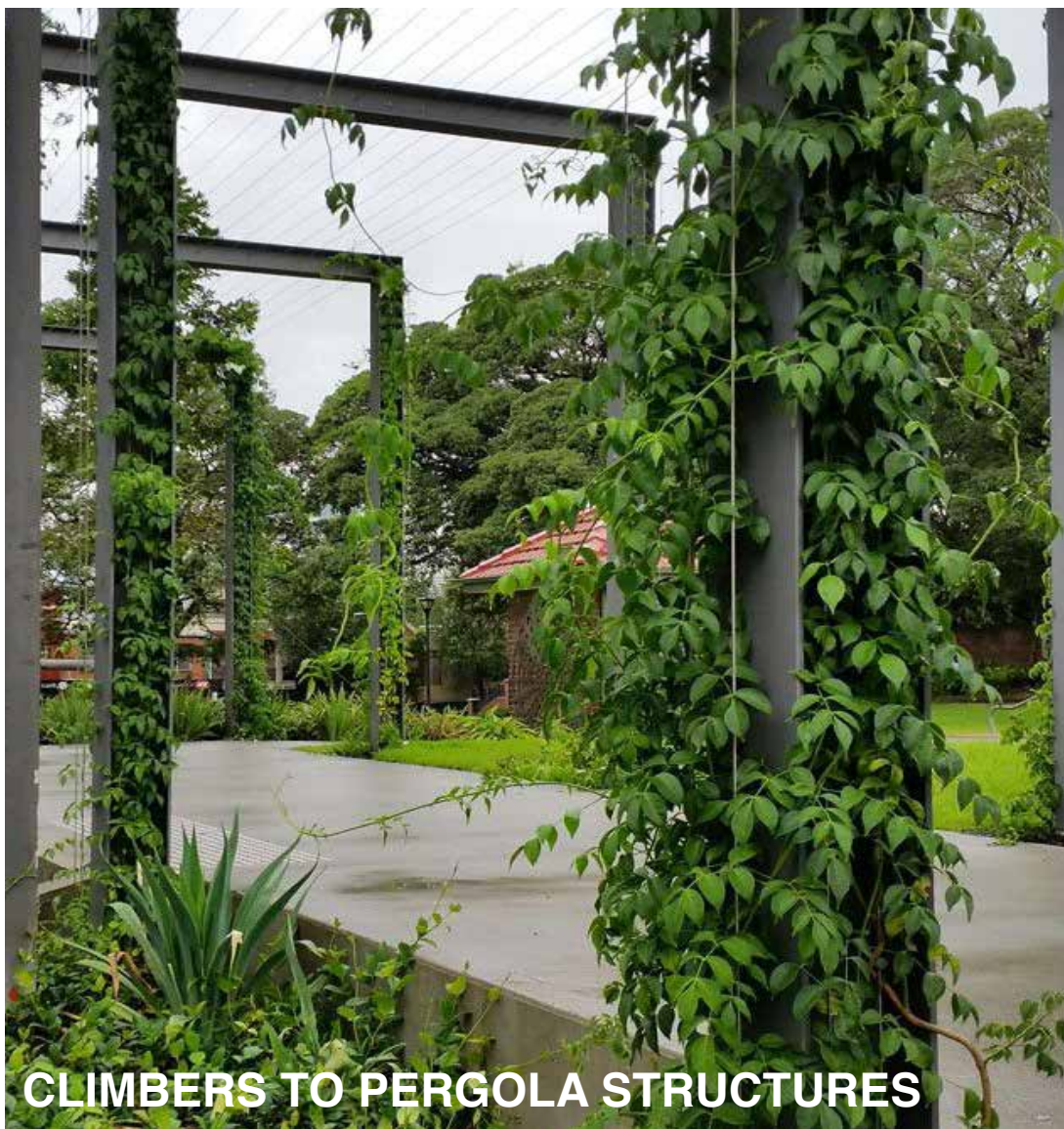
EQUITABLE FURNITURE



RACE COURTYARDS



CHILDREN'S PLAY



CLIMBERS TO PERGOLA STRUCTURES



SHADE STRUCTURES



COMMUNITY GARDEN



GREEN OUTLOOK

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UNITING NAREEN GARDENS  
BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME

PRECEDENT IMAGES

CLIENT UNITING  
PROJECT NO 18128  
DRAWING NO L113  
SCALE N/A

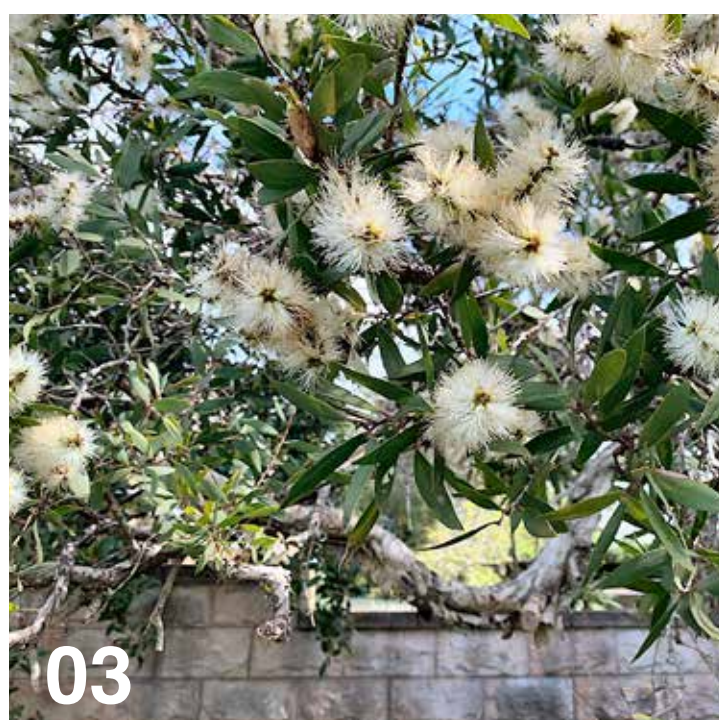
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DATE 28.04.22



Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size (At Installation)	Quantity (*Proposed Trees Only)	Canopy Shape (Trees)
Trees							
Road & Carpark Tree Planting							
	<i>Lophostemon confertus</i>	Brush Box	25	10	45L	52	Open/Irregular
Pedestrian Boulevard Tree Planting							
	<i>Pyrus ussuriensis</i>	Manchurian Pear	9	7	75L	39	Dense/Rounded
Feature Tree Planting							
	<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash	10	8	75L	4	Layered/Spreading
Swift Parrot Habitat Tree							
	<i>Eucalyptus pilularis</i>	Blackbutt	30	20	200L	2	Open/Irregular
	<i>Eucalyptus robusta</i>	Swamp Mahogany	12	10	200L	18	Open/Irregular
Canopy Endemic Tree							
01	<i>Angophora costata</i>	Smooth-barked Apple	15 - 25	15	150L	8	Open/Round
	<i>Corymbia gummiifera</i>	Red Bloodwood	30	10	200L	2	Open/Irregular
	<i>Corymbia maculata</i> 'Variegata'	Spotted Gum	30	10	300L	6	Open/Irregular
02	<i>Glochidion ferdinandi</i>	Cheese Tree	8	6	45L	3	Broad/Shrubby
	<i>Livistona australis</i>	Cabbage Tree Palm	25	6	45L	2	Fountain
	<i>Eucalyptus piperita</i>	Sydney Peppermint	20	10	200L	3	Open/Irregular
	<i>Eucalyptus punctata</i>	Grey Gum	15	10	200L	3	Open/Irregular
03	<i>Melaleuca quinquenervia</i>	Broad-leaf Paperbark	15	7	45L	2	Open/Oval
Screen Endemic Tree							
	<i>Allocasuarina littoralis</i>	Black She-oak	10	4	200L	28	Open/Oval
	<i>Casuarina glauca</i>	Swamp She-oak	8	6	200L	21	Open/Oval
Small Evergreen Tree							
04	<i>Acacia longifolia</i>	Sydney Golden Wattle	4	2	45L	7	Spreading/Layered
	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	5-10	2-5	45L	10	Pyramidal/Layered
05	<i>Callistemon salignus</i>	Willow Bottlebrush	6	1-5	45L	12	Oval
	<i>Corymbia eximia</i> 'Nana'	Dwarf Yellow Bloodwood	7	6	45L	12	Weeping/Vase
	<i>Cupaniopsis anacardioides</i>	Tuckeroo	7	5	45L	8	Vase/Layered
	<i>Melaleuca linariifolia</i>	Snow in Summer	10	5	45L	10	Round
Tree Planting on Suspended Slab							
06	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze	10	8	75L	7	Pyramidal
07	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10	5	45L	10	Columar/Pyramidal
	<i>Syzygium luehmannii</i> x <i>wilsonii</i> 'Cascade'	Lilly Pilly Cascade	3	2	45L	4	Weeping
	<i>Lagerstroemia indica</i> x <i>L. lauriei</i>	Crepe Myrtle	5	3-4	75L	8	Vase
08	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	45L	8	Columar/Pyramidal
Shrubs							
Tall Screen Shrubs > 1.5m							
	<i>Acmena smithii</i> 'Sublime'	Sublime Lilly Pilly	5	2.5	300mm		
	<i>Banksia spinulosa</i>	Harpin Banksia	2	2	300mm		
	<i>Callistemon viminalis</i> 'Red Alert'	Red Alert Bottlebrush	2.4	2	300mm		
	<i>Dodonaea triquetra</i>	Large Leaf Hop Bush	3	2.5	300mm		
	<i>Doryanthes excelsa</i>	Gymea Lily	2-4	2-3	300mm		
09	<i>Leptospermum polygalifolium</i>	Tantoon	2	1.5	300mm		
	<i>Murraya paniculata</i>	Orange Jasmine	3	1.5	300mm		
	<i>Raphiolepis indica</i> 'Cosmic White'	Cosmic White India Hawthorn	2	1.5	300mm		
	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm		
	<i>Viburnum odoratissimum</i>	Dense Fence	2.5	2	300mm		

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size (At Installation)	Quantity (*Proposed Trees Only)	Canopy Shape (Trees)
Shrubs < 1.5m							
10	<i>Banksia oblongifolia</i>	Fern-leaved Banksia	1	1	200mm		
	<i>Breyenia oblongifolia</i>	Coffee Bush	2	2	200mm		
	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm		
	<i>Callistemon salignus</i>	White Bottlebrush	8	4	200mm		
12	<i>Lambertia formosa</i>	Mountain Devil	1.5	1.5	300mm		
13	<i>Leucospermum cordifolium</i> 'Scarlet Ribbon'	Scarlet Ribbon	2	1.5	300mm		
11	<i>Westringia fruticulosa</i> 'Zena'	Westringia 'Zena'	1.2	1.2	200mm		
Groundcovers							
Mass Planted Groundcovers							
14	<i>Alternanthera dentata</i> 'Little Ruby'	Littly Ruby	0.5	0.5	140mm		
15	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm		
	<i>Dianella caerulea</i>	Blue flax-lily	0.8	1	140mm		
16	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	100mm		
	<i>Grevillea 'Bronze Rambler'</i>	Bronze Rambler Grevillea	0.4	4	140mm		
	<i>Grevillea juniperina</i> 'Gold Cluster'	Gold Cluster Spider Flower	0.3	0.7	140mm		
	<i>Isolepis nodosa</i>	Knobbly Clubrush	1	0.5	140mm		
	<i>Juncus usitatus</i>	Tussock Rush	1	0.3	140mm		
	<i>Liriope muscari</i> 'Isabella'	Isabella Fine Leaf Liriope	0.4	0.5	140mm		
	<i>Liriope muscari</i> 'Just Right'	Just Right Liriope	0.5	0.5	140mm		
	<i>Lomandra longifolia</i>	Mat Rush	1	1	140mm		
	<i>Lomandra 'Tanika'</i>	Fine Leaf Lomandra	0.5	0.6	140mm		
	<i>Myoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobialla	0.1	1	140mm		
	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm		
	<i>Poa labillardieri</i> 'Eskdale'	Green Tussock Grass	0.6	0.5	140mm		
	<i>Poa labillardieri</i> 'Kingsdale'	Blue Tussock Grass	0.45	0.45	140mm		
	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm		
	<i>Pennisetum alopecuroides</i> 'Pennstripe'	Fine Leaf Varigated Sw. Foxtail	0.45	0.45	140mm		
	<i>Themeda australis</i>	Kangaroo Grass	0.8	0.3	140mm		
Basin Planting							
	<i>Baumea juncea</i>	Bare Twig Rush	1	1	140mm		
	<i>Blechnum camfieldii</i>	Water Fern	1.5	1	140mm		
	<i>Carex appressa</i>	Tall Sedge	1	1	140mm		
	<i>Gahnia clarkiei</i>	Tall Saw Sedge	2.5	2	140mm		
Low Border Planting							
	<i>Chryscephalum apiculatum</i> 'Desert Flame'	Yellow Buttons	0.5	0.3	140mm		
	<i>Lomandra confertifolia</i> 'Wingarra'	Lomandra Wingarra	0.4	0.6	140mm		
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm		
Cascading Planting							
	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3	1	140mm		
	<i>Rosmarinus officinalis</i> 'Blue Lagoon'	Blue Lagoon Rosemary	0.3	1	140mm		

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size (At Installation)
Shade Tolerant Planting					
	<i>Adiantum aethiopicum</i>	Maidenhair Fern			
	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm
	<i>Calochlaena dubia</i>	Bracken Fern	1	1	140mm
	<i>Centella asiatica</i>	Gotu Kola	.2	1	140mm
	<i>Doodia aspera</i>	Rasp Fern	0.4	0.6	140mm
	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm
	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm
Climbers					
	<i>Cissus antartica</i>	Kangaroo Vine	6		140mm
	<i>Glycine clandestina</i>	Twining Glycine	1.5		140mm
	<i>Hardenbergia violacea</i> 'Meema'	Meema Snake Vine	0.5	2	140mm
	<i>Morinda jasminoides</i>	Sweet Morinda	3		140mm
	<i>Pyrostegia venusta</i>	Orange Trumpet Vine	10		140mm
Flowering Perennials & Sensory Plants					
	<i>Aster sp.</i>	Daisy	0.4	0.3	140mm
	<i>Impatiens balsamina</i>	Busy Lizzie	0.5	0.6	140mm
	<i>Melissa officinalis</i>	Lemon Balm	0.6	0.6	140mm
	<i>Lavender officinalis</i>	English Lavender	1.2	1	140mm
	<i>Salvia officinalis</i> Varieties	Common Sage Varieties	0.3	0.3	140mm
	<i>Stachys byzantina</i>	Lambs Ears	0.3	0.9	140mm







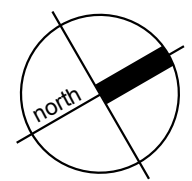
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**UNITING NAREEN GARDENS**  
BIAS AVENUE, BATEAU BAY NSW

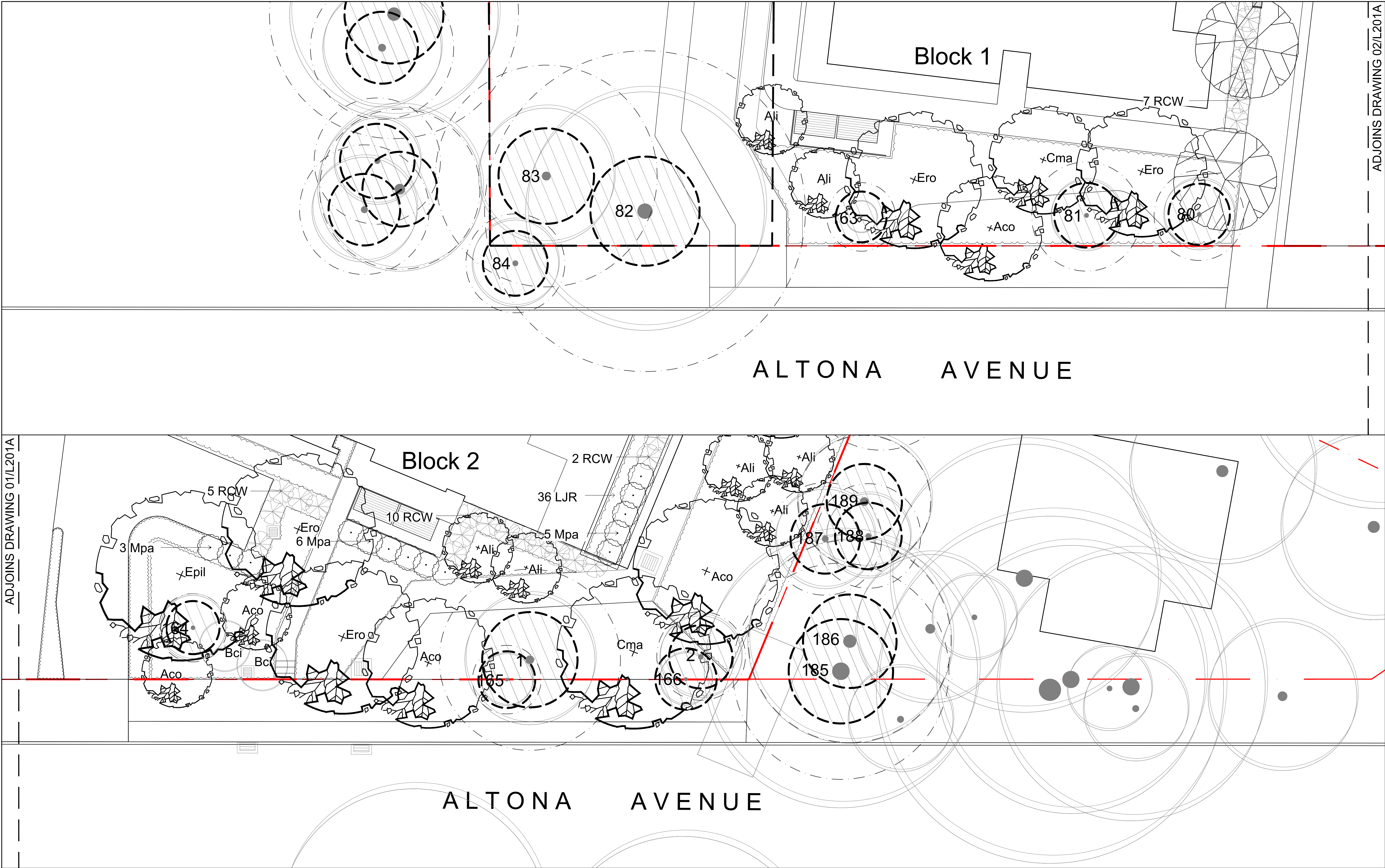
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**VILLAGE GREEN CONCEPT PLAN**



CLIENT UNITING  
PROJECT NO 18128  
DRAWING NO L115  
SCALE N/A

REVISION DD  
DATE 24.05.22





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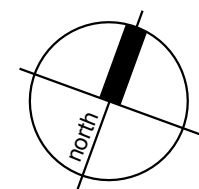
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BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME

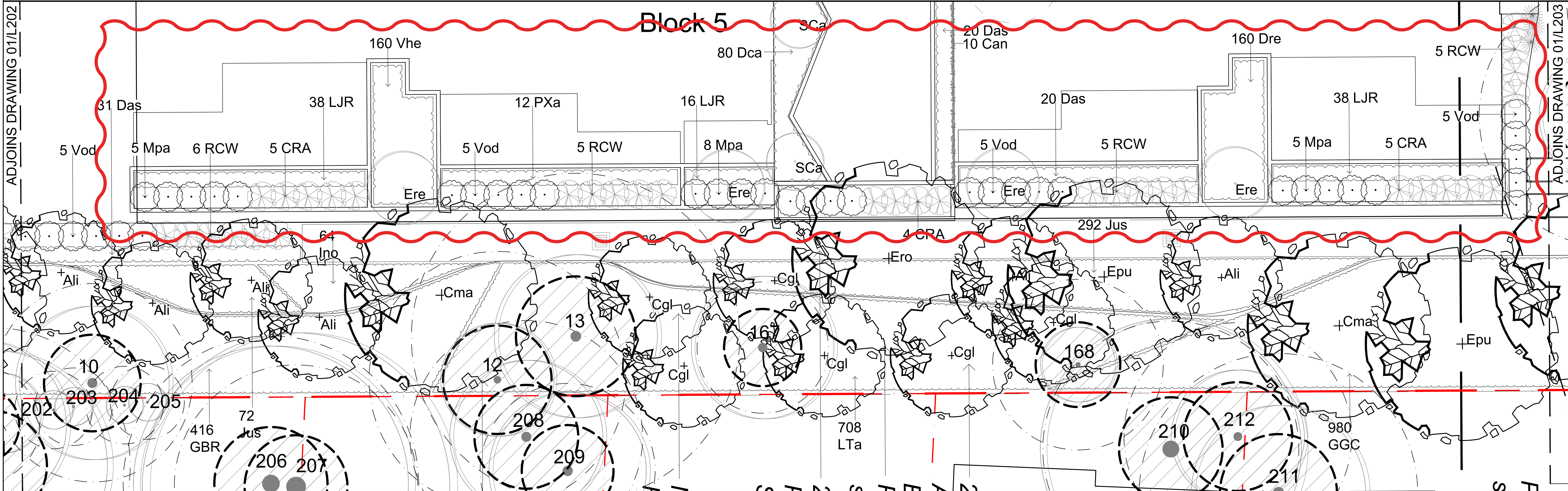
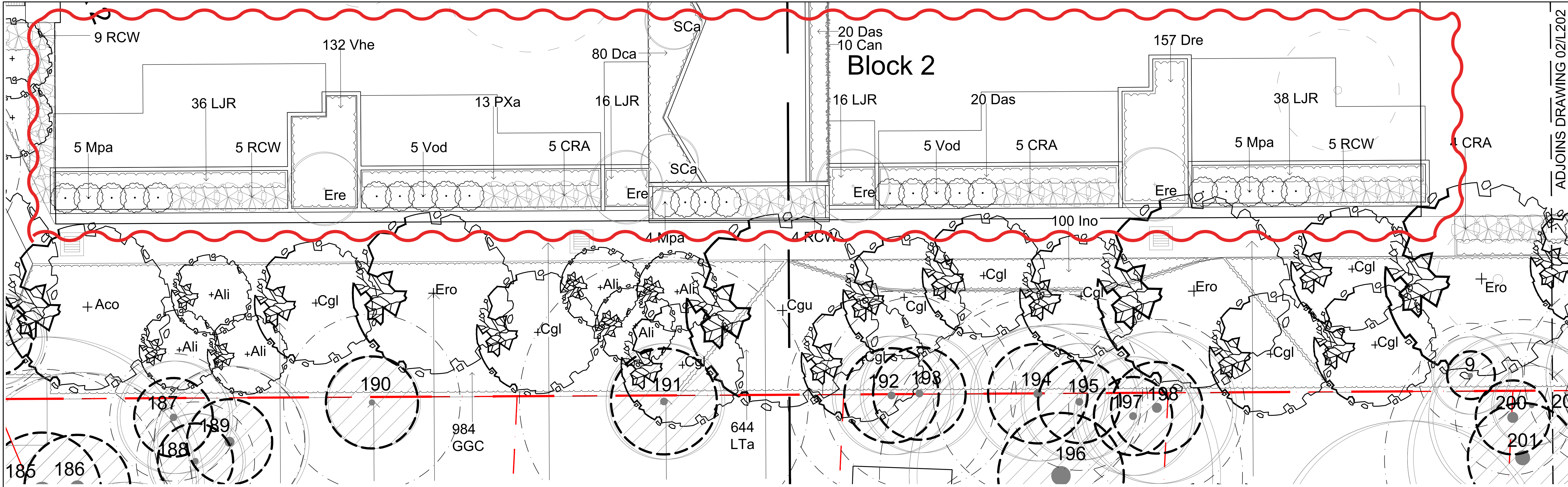
SCREEN/BUFFER PLANTING PLAN



CLIENT UNITING  
PROJECT NO 18128  
DRAWING NO L201  
SCALE 1:100 @ A1

REVISION DD  
DATE 24.05.22





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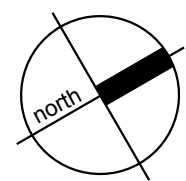
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DRAWING NAME

SCREEN/BUFFER PLANTING PLAN



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PROJECT NO 18128

DRAWING NO L202

SCALE 1:100 @ A1

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BIAS AVENUE, BATEAU BAY NSW

DRAWING NAME

SCREEN/BUFFER PLANTING PLAN

CLIENT UNITING  
PROJECT NO 18128  
DRAWING NO L203  
SCALE 1:100 @ A1

REVISION EE  
DATE 13.09.22



Screen/Buffer Planting Schedule											
Key	Botanic Name	Common Name	MatureHeight (m)	Mature Spread	Minimum Pot Size (Install.)	Height (m) Install.	Spread (m) Install.	Calliper Install.	Canopy Shape (Trees)	Quantity	Spacing
Trees											
Aco	Angophora costata	Smooth-barked Apple	15	12	150L	3.0	1.6	50mm	Open/Round	7	As Shown
Ali	Allocasuarina littoralis	Black She-oak	10	4	200L	3.5	1.8	55mm	Pyramidal/Open	20	As Shown
Bci	Backhousia citriodora	Lemon Scented Myrtle	6	4	150L	3.0	1.6	50mm	Pyramidal/Layered	3	As Shown
Cgl	Casuarina glauca	Swamp She-oak	8	6	200L	3.5	1.8	55mm	Columnar/Weeping	17	As Shown
Cgu	Corymbia gummiifera	Red Bloodwood	30	10	200L	3.5	1.8	55mm	Open/Irregular	2	As Shown
Cma	Corymbia maculata 'Variegata'	Spotted Gum	30	10	300L	4.2	2.2	65mm	Open/Irregular	6	As Shown
Epi	Eucalyptus piperita	Sydney Peppermint	20	10	200L	3.5	1.8	55mm	Open/Irregular	1	As Shown
Epil	Eucalyptus pilularis	Blackbutt	30	20	200L	3.5	1.8	55mm	Open/Irregular	1	As Shown
Epu	Eucalyptus punctata	Grey Gum	15	10	200L	3.5	1.8	55mm	Open/Irregular	3	As Shown
Ere	Elaeocarpus reticulatus	Blueberry Ash	10	5	150L	3.0	1.6	50mm	Columnar/Pyramidal	4	As Shown
Ero	Eucalyptus robusta	Swamp Mahogany	12	10	200L	3.5	1.8	55mm	Open/Irregular	13	As Shown
	Denotes Trees as per AS2303 (2018) on estimated Size Index Falls within the preferred range (ie. Between 25th and 75th percentile). Estimates shown are on the 50th Percentile Size Index and is subject to species. Refer Appendix D in AS2303-2018 Tree Supply for Landscape Use for more additional information.										

Dense											
Shrubs											
CRA	Callistemon viminalis 'Red Alert'	Red Alert Bottlebrush	2.4	2	300mm					49	As Shown
Mpa	Murraya paniculata	Orange Jasmine	3	1.5	300mm					54	As Shown
Vod	Viburnum odoratissimum	Dense Fence	2.5	2	300mm					41	As Shown
RCW	Raphiolepis indica 'Cosmic White'	Cosmic White India Hawthorn	2	1.5	300mm					68	As Shown

Groundcovers											
Das	Doodia aspera	Rasp Fern	0.4	0.6	140mm					71	2/m2
Dre	Dichondra repens	Kidney Weed	0.1	0.5	140mm					317	8/m2
GBR	Grevillea 'Bronze Rambler'	Bronze Rambler Grevillea	0.4	4	140mm					416	2/m2
GGC	Grevillea juniperina 'Gold Cluster'	Gold Cluster Spider Flower	0.3	0.7	140mm					1964	4/m2
Ino	Isolepis nodosa	Knobbly Clubrush	1	0.5	140mm					440	4/m2
Jus	Juncus usitatus	Tussock Rush	1	0.3	140mm					364	4/m2
LJR	Liriope muscari 'Just Right'	Just Right Liriope	0.5	0.5	140mm					238	4/m2
LTa	Lomandra 'Tanika'	Fine Leaf Lomandra	0.5	0.6	140mm					1352	4/m2
Pes	Poa labillardieri 'Eskdale'	Green Tussock Grass	0.6	0.5	140mm					70	4/m2
Pki	Poa labillardieri 'Kingsdale'	Blue Tussock Grass	0.45	0.45	140mm					70	4/m2
PPe	Pennisetum alopecuroides 'Pennstripe'	Fine Leaf Varigated Sw. Foxtail	0.45	0.45	140mm					446	4/m2
PXa	Philodendron 'Xanadu'	Xanadu Dwarf Philodendron	0.8	0.8	140mm					25	2/m2
Tau	Themeda australis	Kangaroo Grass	0.8	0.3	140mm					446	4/m2
Vhe	Viola hederacea	Native Violet	0.1	0.3	140mm					292	8/m2