

PAGEWOOD LOT C

LANDSCAPE DEVELOPMENT APPLICATION

PREPARED FOR
MERITON
28 FEBRUARY 2025

URBIS

ISSUE AUTHORISATION

Director: Mark Kuhne
Project Team: Latham Brook/ Haylie Shum/ Oliver Sladdin / Natalie McEvoy
Project Code: P0052739
Reference: P0052739_Pagewood Lot C
Prepared for: Meriton

Rev	Date	Purpose	Prepared	Reviewed
01	03.07.24	Development Application	LB/HS	JN
02	30.09.24	Development Application	LB	YV
03	22.01.25	Development Application	LB	NM
04	28.02.25	Development Application	LB/MK	NM

We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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ACKNOWLEDGEMENT OF COUNTRY

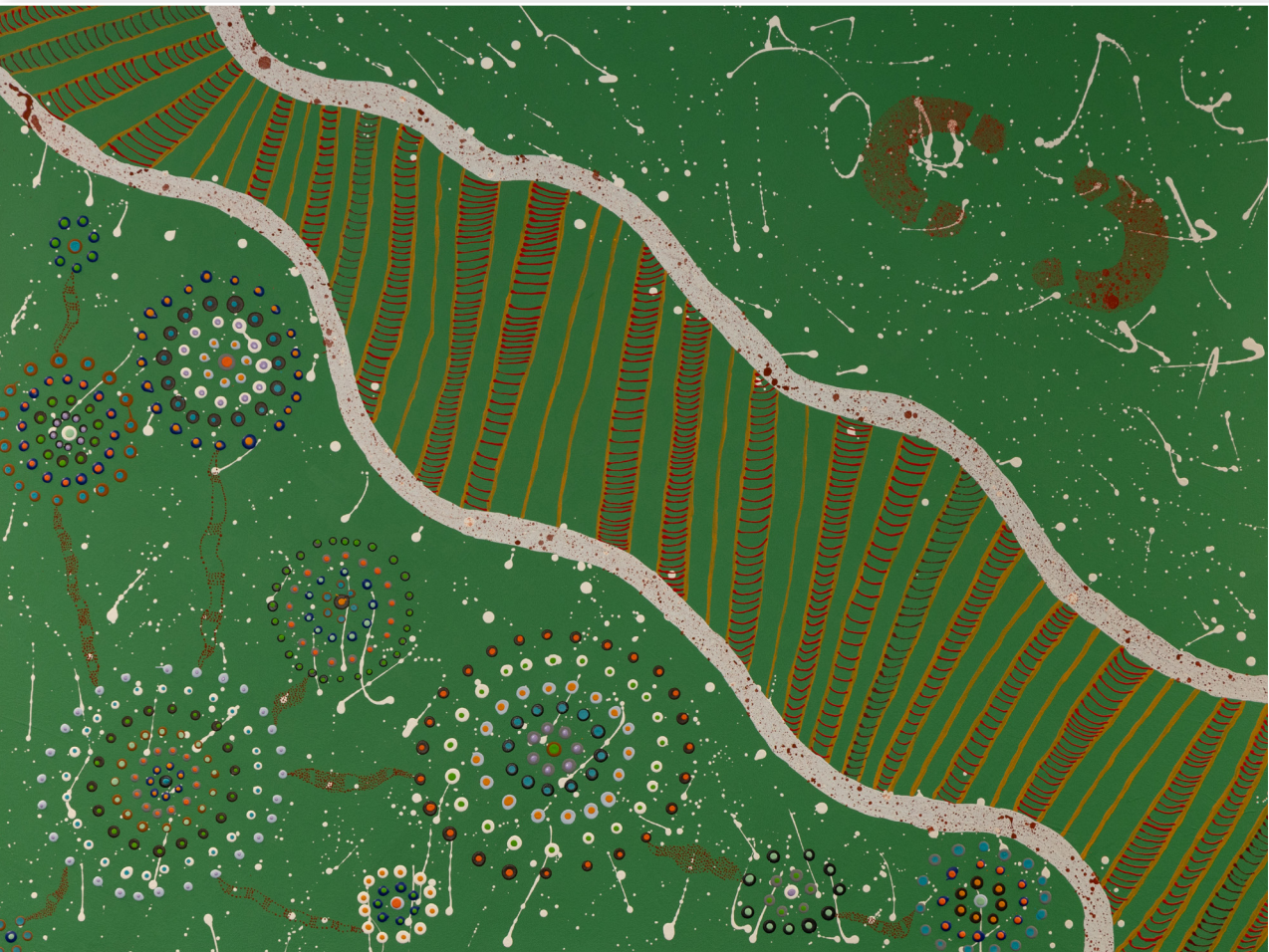
Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River
Dreaming
Artist: Hayley Pigram
Darug Nation
Sydney, NSW



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The background of the entire page is a photograph of tree branches and foliage, overlaid with a semi-transparent orange filter. The branches are in various orientations, some horizontal and some diagonal, creating a complex pattern. The leaves are green and appear soft and out of focus.

01.



INTRODUCTION CONTEXT & ANALYSIS

1.1 THE PROPOSAL

This Landscape Development Application has been prepared by Urbis for the proposed development at Pagewood Lot C, Tingwell Boulevard, Eastgardens, NSW 2036. The landscape design presented in this incorporates public domain, streetscape design and the podium communal and private open spaces for the proposed residential apartment building.

The landscape proposal has been prepared in compliance with Bayside Council's DCP and Public Domain Guidelines and DA application checklist.

1.2 SITE DESCRIPTION

The site is located in adjacent to Mutch Park and in close proximity to Botany Dams, Eastgardens Westfield and Maroubra Junction. The site is relatively flat with an existing street tree frontage along Bunnerong Road. This DA proposes to upgrade the streetscape along Tingwell Boulevard and Studio Drive.



Figure 1 Site Boundary

STREET VIEW



View from Tingwell Boulevard

1



View from intersection of Bunnerong and Tingwell

2

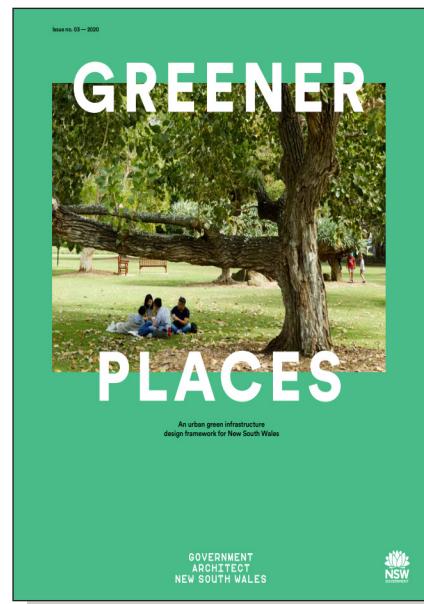


View from Bunnerong Road

3

1.3 GUIDING DOCUMENTS

The following Documents were used to inform and guide the Analysis, Design Process & Response to the site.



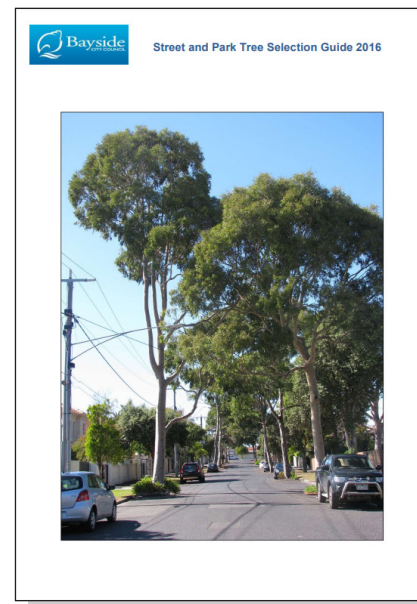
GREENER PLACES

In 2020, the Government Architect New South Wales (GANSW) released the Greener Places Design Guide to provide information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The guide provides strategies, performance criteria and recommendations to assist planning authorities, and design and development communities to deliver green infrastructure.



BETTER PLACED

In May 2017, the Government Architect New South Wales (GANSW) released the Better Placed policy to provide information on how 'good design needs to be at the centre of all development processes from the project definition to concept design and through to construction and maintenance.'



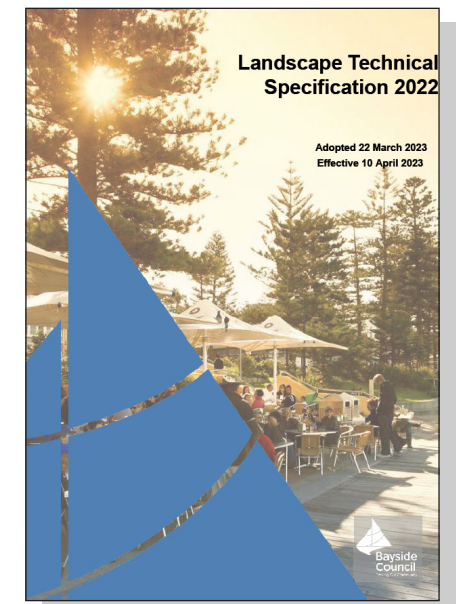
STREET AND PARK TREE SELECTION

The Street and Park Tree Selection Guide was used to inform tree species selection. The guideline offers advice on tree selection to form environmental and precinct characteristics.



LANDSCAPE GUIDELINES

"The Landscape Guidelines document is a resource developed for residents and developers who need to submit a landscape plan with a planning application. The Guidelines provide information about when a landscape plan is required and what needs to be included in a landscape plan."



LANDSCAPE TECHNICAL SPECIFICATION

"The Bayside Landscape Technical Specification (BLTS) has been developed to provide further detailed guidance in relation to the DCP Landscape requirements including particular design considerations."

1.4 SITE CONTEXT

EXISTING & SURROUNDING CONTEXT

Legend

Site Location

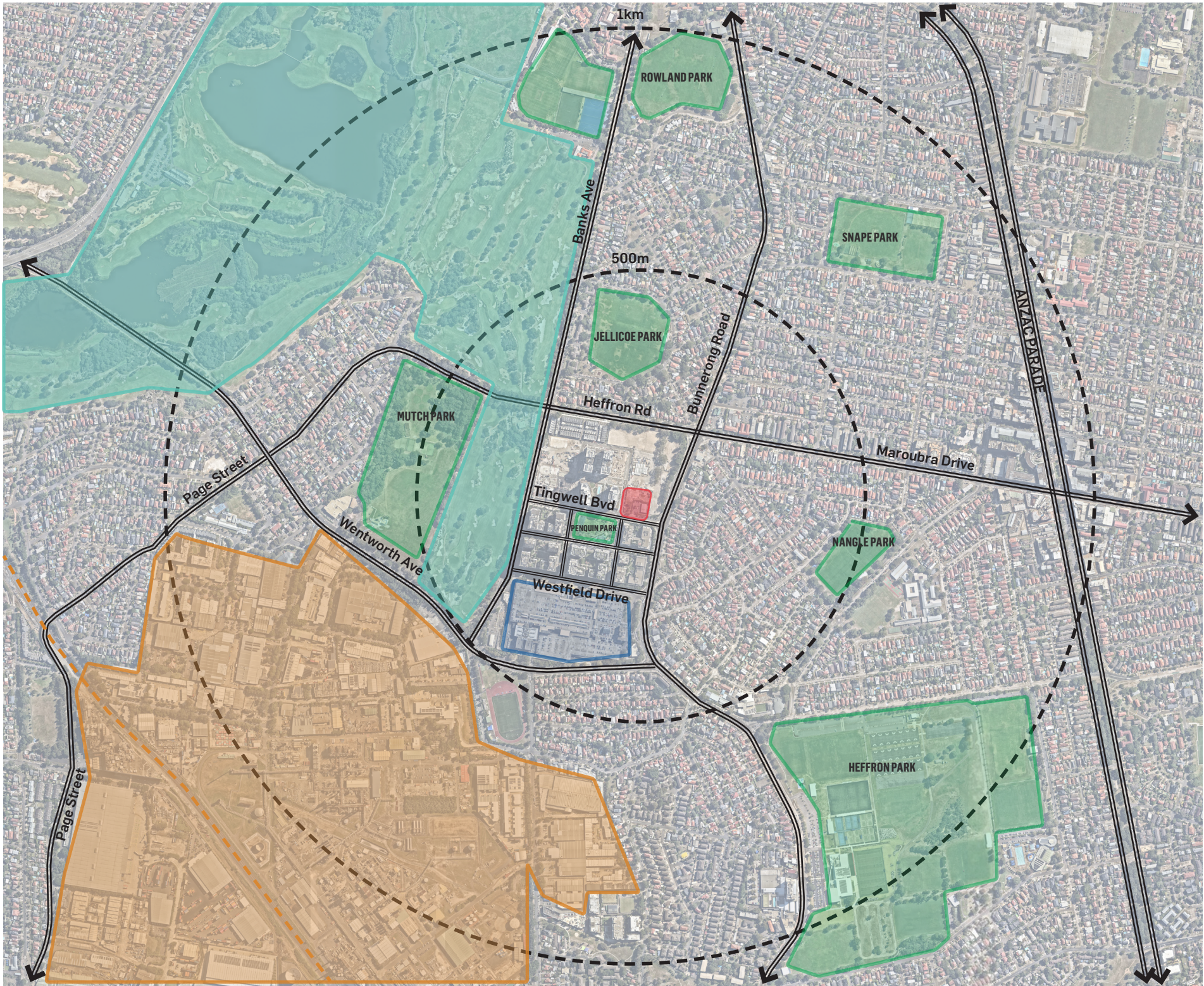
Industrial Train Line

Green Space

Golf Course

Retail/Commercial

Industrial



1.5 EXISTING OPEN SPACE CHARACTER



ROWLAND PARK

- Playground equipment for both younger and older age groups
- Seating, bike racks, picnic tables and picnic shelters
- Cricket nets, playing fields and picnic areas



JELlicoe PARK

- Playground equipment with balance games, rope courses, slides and swings
- Walking track and on-leash dog area
- Playing fields and cricket net



PENGUIN PARK

- Large playground catering for young and older children
- BBQ and picnic facilities including toilet amenities
- Basketball court and open kick-a-bout lawn area



SNAPE PARK

- Off-leash dog area
- Cricket oval, practice nets and tennis centre
- Fenced playground with forts, swings and slides



NAGLE PARK

- Playground equipment for both younger and older age groups
- Seating, bike racks, picnic tables, and picnic shelters
- Cricket nets, playing fields and picnic areas



HEFFRON PARK

- Large playground catering for young and older children
- BBQ and picnic facilities including toilet amenities
- Basketball court and open kick-about lawn area

02.



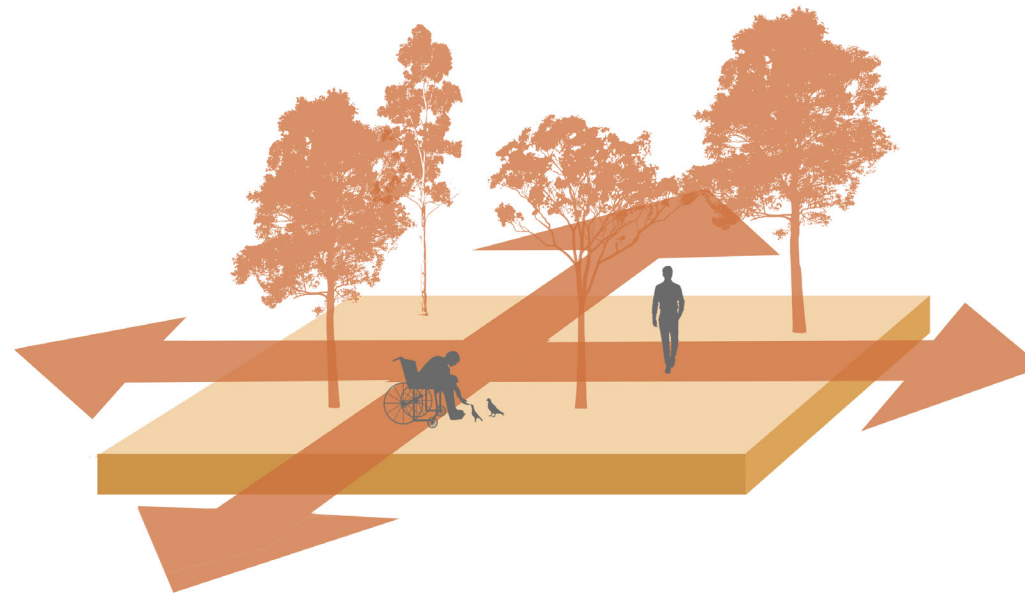
VISION & STRATEGY

2.1 LANDSCAPE VISION

"A SERIES OF LANDSCAPED ROOFTOP PODIUMS WHICH OFFER RESIDENTS A PRIVATE OASIS FOR RESPITE"

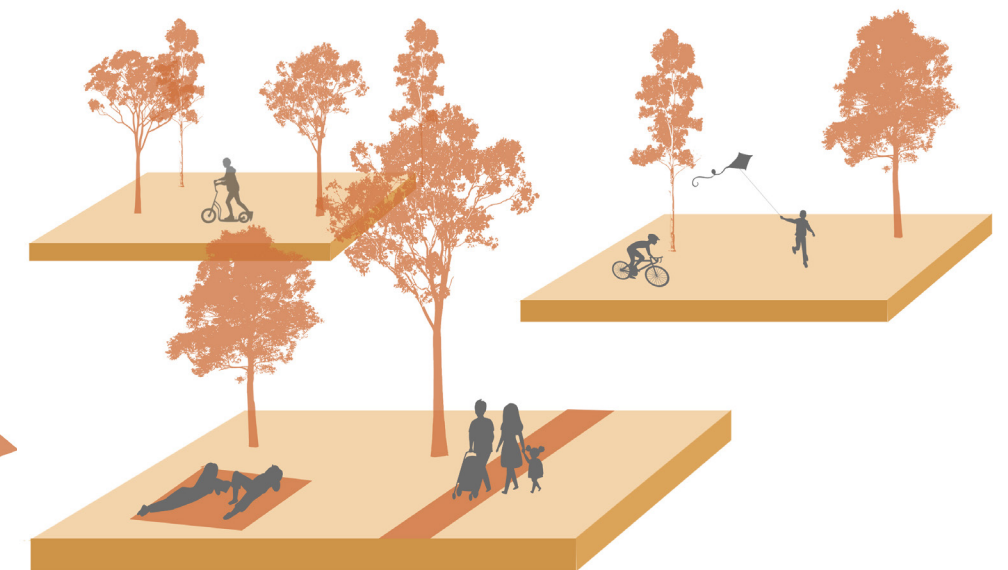
2.2 LANDSCAPE PRINCIPLES

ACCESS & CONNECTION FOR ALL



- A hierarchy of connected pathways
- Pathways that are accessible to all
- High quality materials to all pathways

CREATE A SERIES OF SPACES



- Compose a series of spaces with a unified character
- Introduce a variety of passive and active spaces
- Provide small quiet reflection spaces
- Design comfortable and safe connections to promote incidental physical activity and access to nature

SAFE AND INVITING COMMUNITY



- Provide good internal connectivity
- Accessible communal open space for residents
- Design to support social interaction and relationship building.

CONNECTION TO NATURE



- Allow residents the opportunity to view and engage with native planting

INTEGRATED SUSTAINABILITY



- Plant mixture of native and endemic species
- Incorporate community garden for residents
- Biodiversity planting for green roofs

2.3 DESIGN RESPONSE

METHODOLOGY

PUBLIC DOMAIN + STREETSCAPE

The landscape design strategy for the streetscape is to create revitalised street frontages with access points to ground floor residential terraces; design a bright and friendly feel for pedestrians, cyclists and motorists; provide a green and lush buffer planting in the building set back zones; and new street tree planting reflecting Council's recommended species list. Coupled with this the ground level consists of a 'green frontage' street address, while also creating a pedestrian street to the North of the site.

COMMUNAL COURTYARD GARDENS

The centrally located communal courtyard gardens provides residents with a series of formal and informal gathering spaces. Large open lawn, sculptural seating pods, passive retreats, BBQ and dining pavilions have been integrated into the podium to offer residents with opportunities for both respite, social interaction and a sense of enclosure through a lush and rich planting palette.

The rooftop gardens provide a diversity of spaces and passive activities. The communal spaces offer generous lawns and seating areas. The design gives users the chance to relax and mingle while taking in the view opportunities complemented by a lively and colourful planting palette.

ACCESSIBILITY & SAFETY

Paving materials, inclusion of tactiles and other relevant measures will be implemented as part of the landscape works for compliance with the relevant standards.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal has considered the principles of Crime Prevention Through Environmental Design (CPTED) and the enhancement of personal safety throughout the site. Places of concealment have been minimised and clear signage / way-finding will be incorporated. The main thoroughfare and Internal street has direct access through the site and maintains a clear visual link to the wider context.

Planting treatments will maintain clear sight lines through the use of clear trunked trees and lower level understory species where visibility for safety is required.

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain area.

All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance.

All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide.

Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

DRAINAGE & WATER STRATEGY

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

Where possible storm water runoff will be directed to the lawn and garden beds.

All soft landscape zones on structure will be detailed to have subsurface drainage.

Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls.

MAINTENANCE NOTES

GENERAL

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase.

Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain the log book in location nominated by superintendent. All entries are to be initialled by person nominated by the superintendent. Log book to contain a copy of the approved planting establishment program.

Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.

Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

WATERING

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

PLANTING MAINTENANCE

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding
- rubbish removal
- fertilizing
- pest and disease control,
- adjust/replace stakes and ties
- topping up mulch
- cultivating
- pruning
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

PRUNING

Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species.

Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadways.

Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

WEEDING

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

FERTILISING

Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.

Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

COMPLETION

Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

COMPLIANCE

Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:

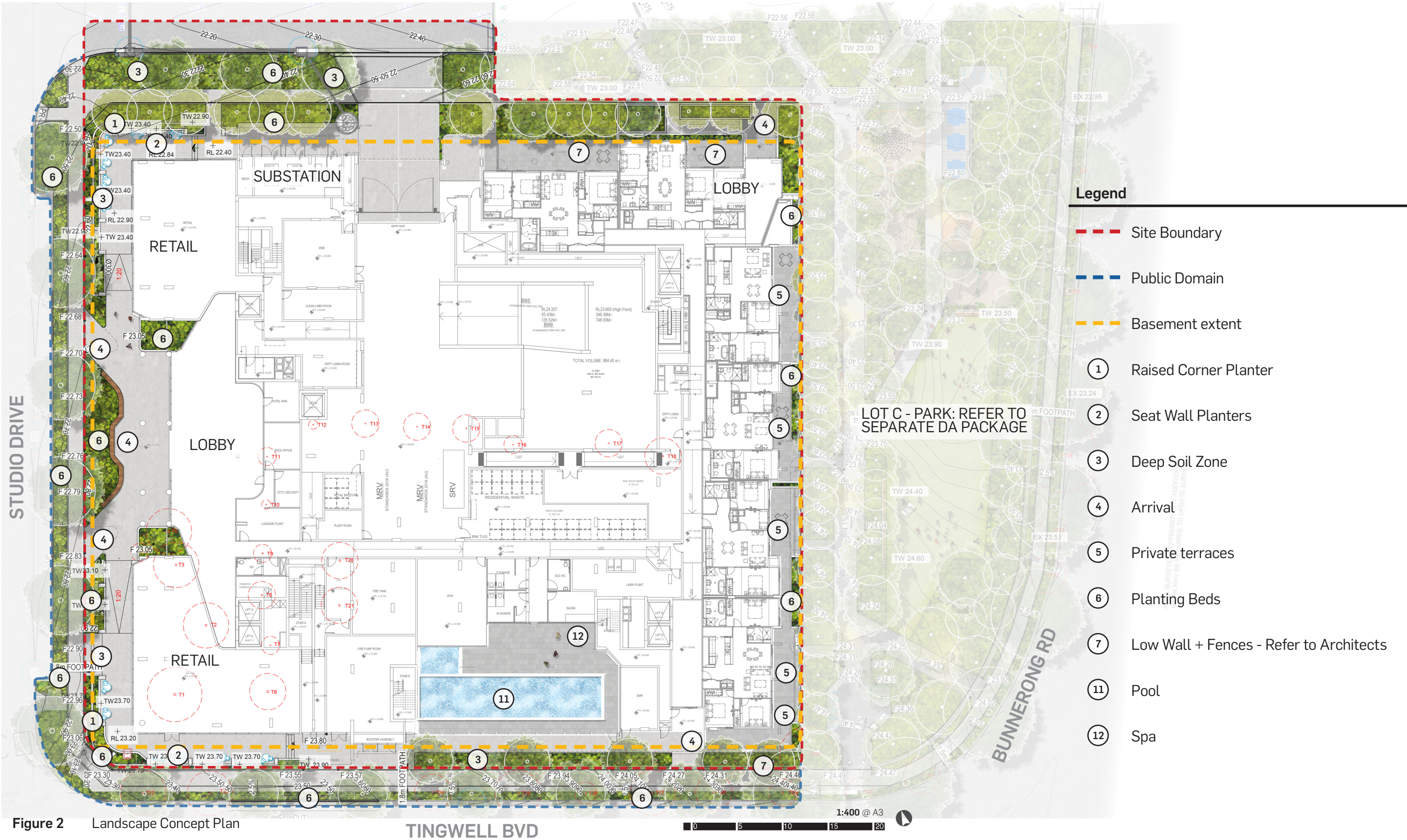
- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter
- all non-conformance reports and defects notifications have been closed out
- plant maintenance compliance schedule

03.

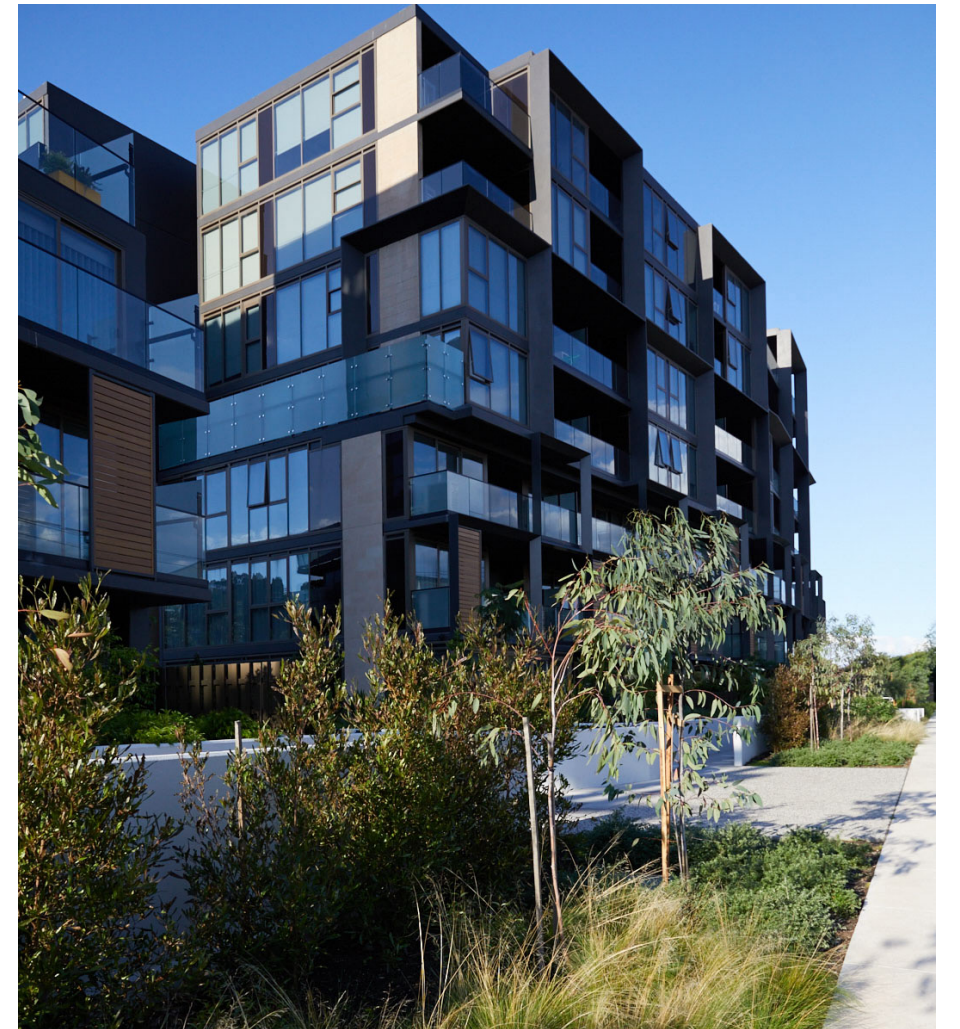
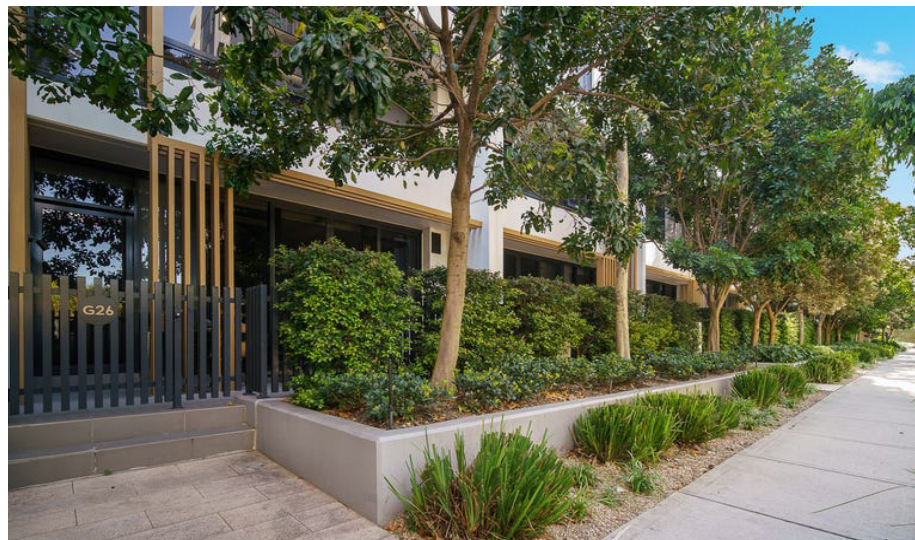
A detailed photograph of a Red-chested Honeyeater bird perched on a Banksia flower. The bird has a dark head, a prominent red patch on its throat, and brown and white patterned feathers on its back and wings. The background is a soft-focus green, suggesting a natural habitat. The text 'LANDSCAPE CONCEPT DESIGN' is overlaid in a large, bold, white sans-serif font across the middle of the image.

LANDSCAPE CONCEPT DESIGN

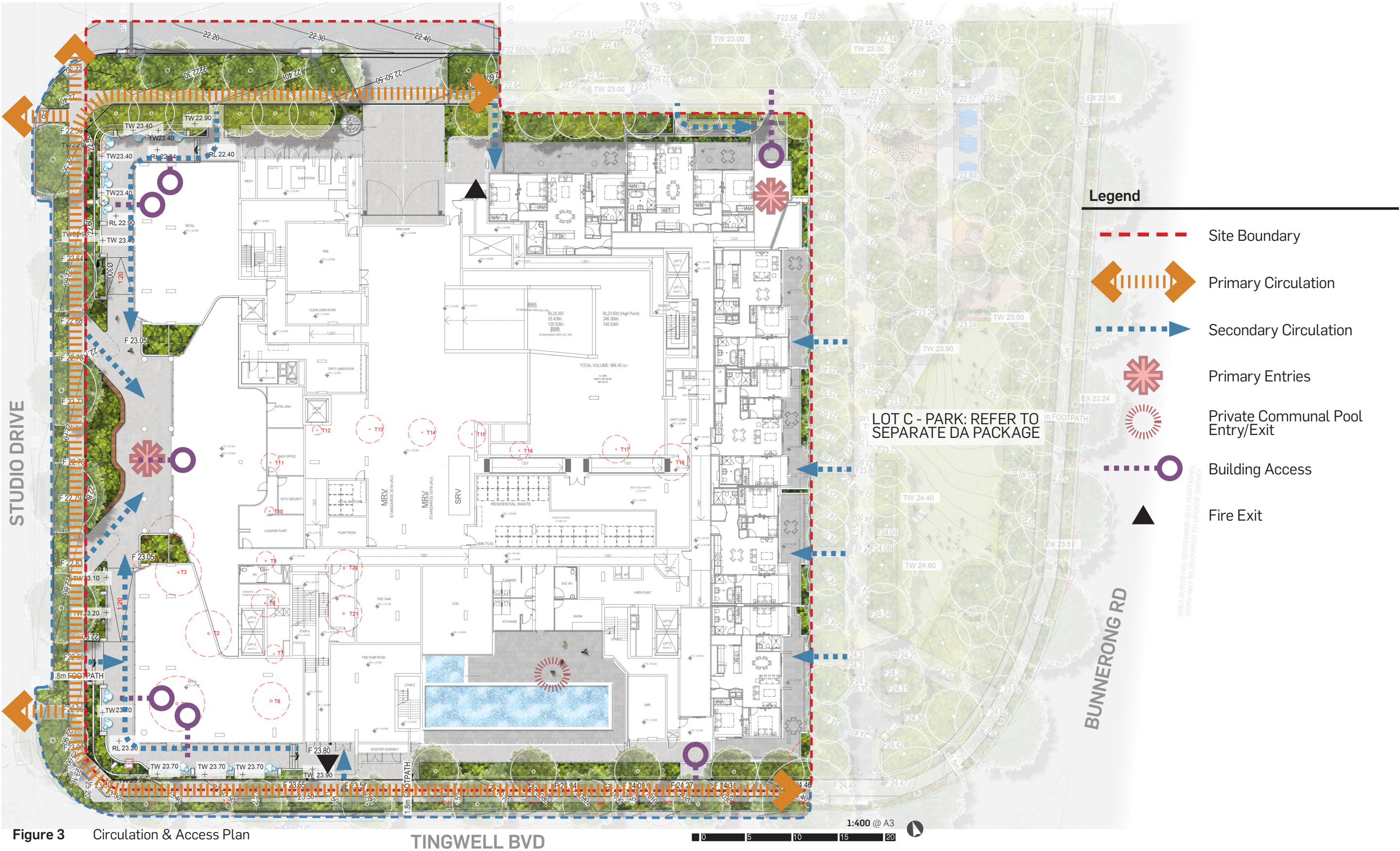
3.1 LANDSCAPE CONCEPT PLAN - GROUND FLOOR



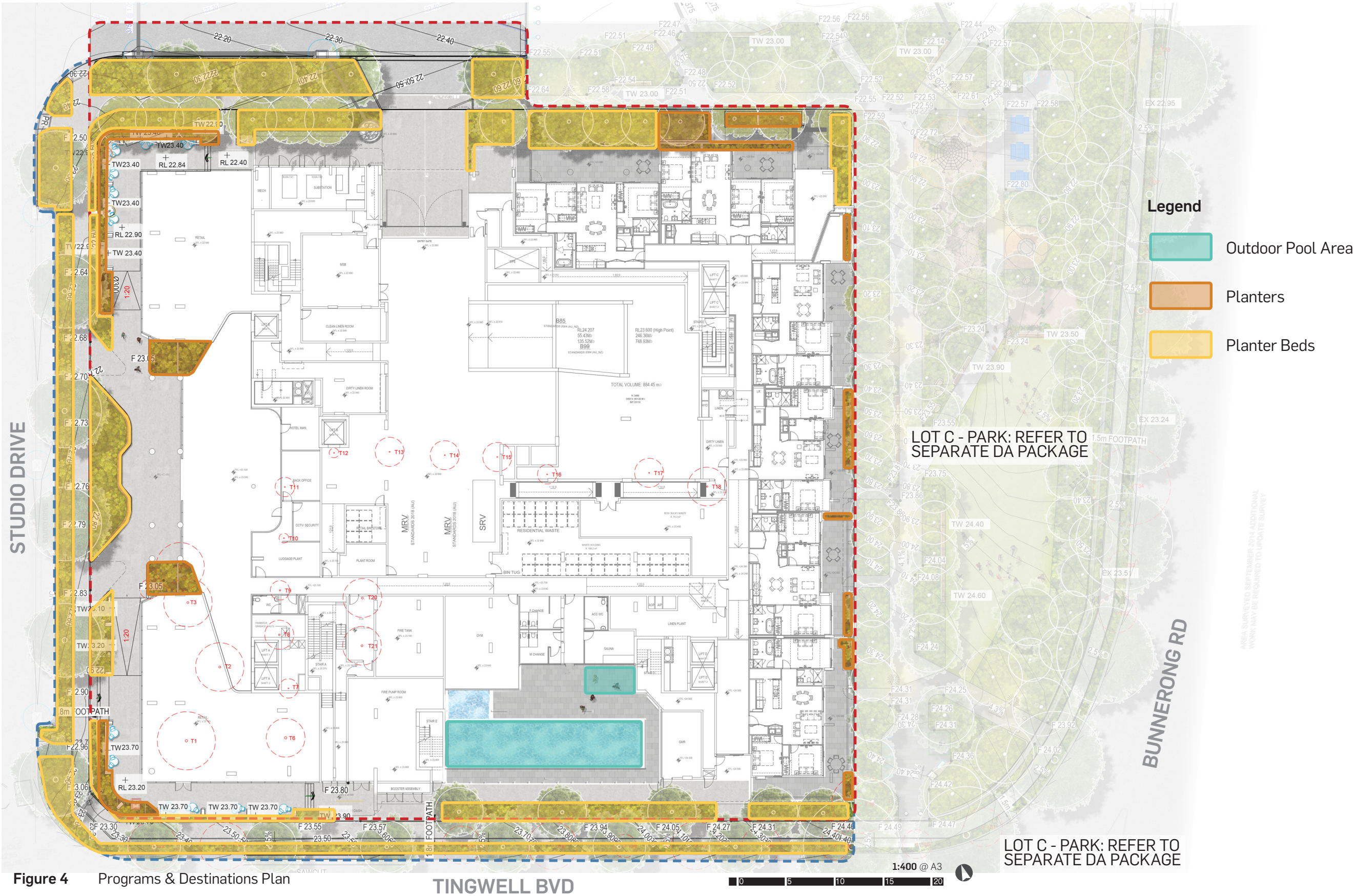
3.2 PRECEDENT IMAGERY - GROUND FLOOR



3.3 CIRCULATION + ACCESS - GROUND FLOOR



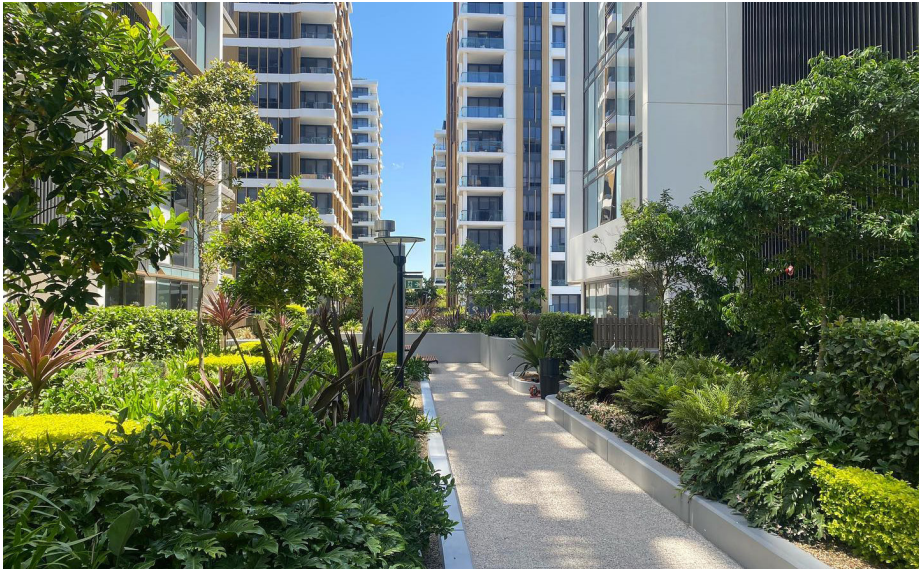
3.4 PROGRAMS + DESTINATIONS - GROUND FLOOR



3.5 LANDSCAPE CONCEPT PLAN - LEVEL 1 PODIUM



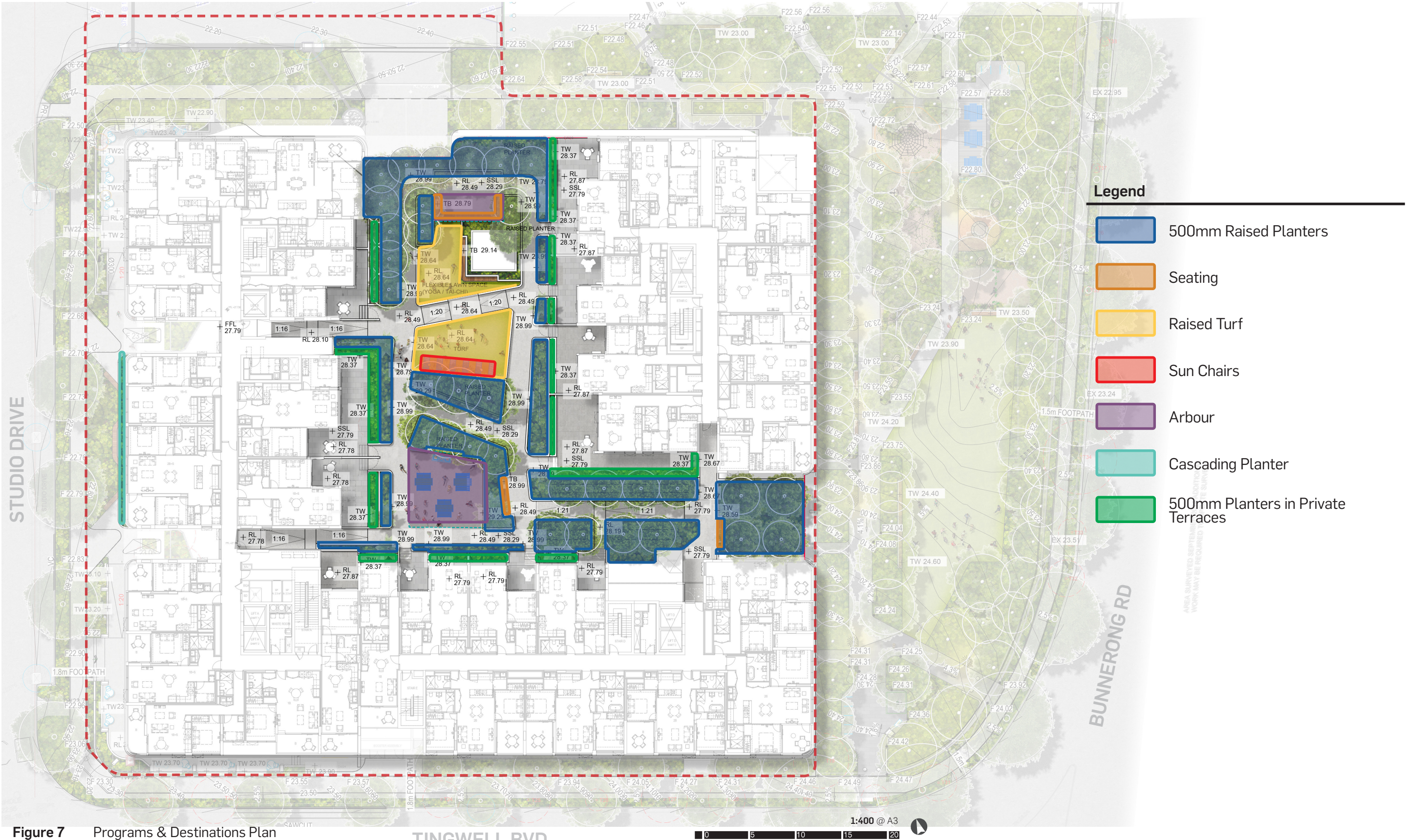
3.6 PRECEDENT IMAGERY - LEVEL 1 PODIUM



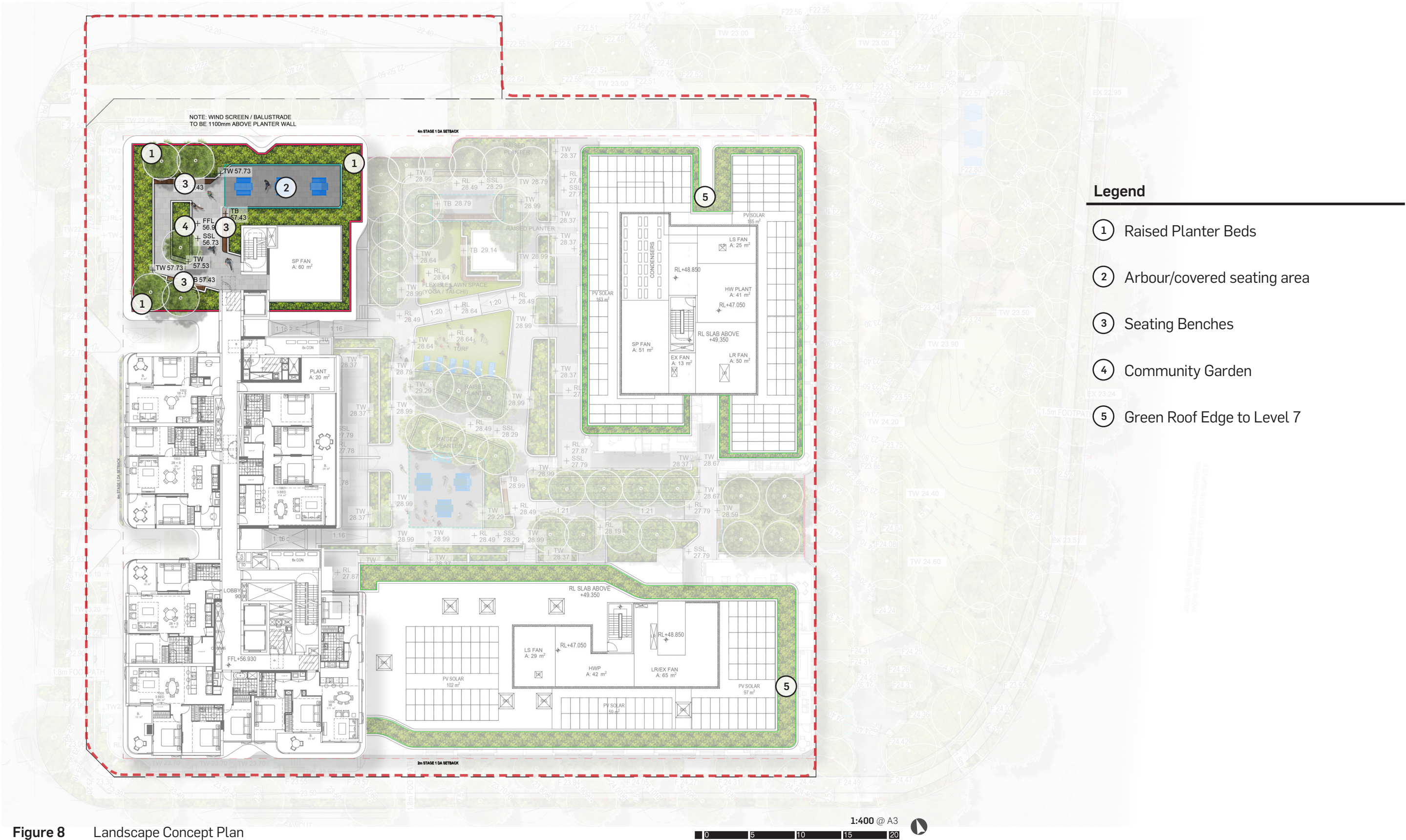
3.7 CIRCULATION + ACCESS - LEVEL 1 PODIUM



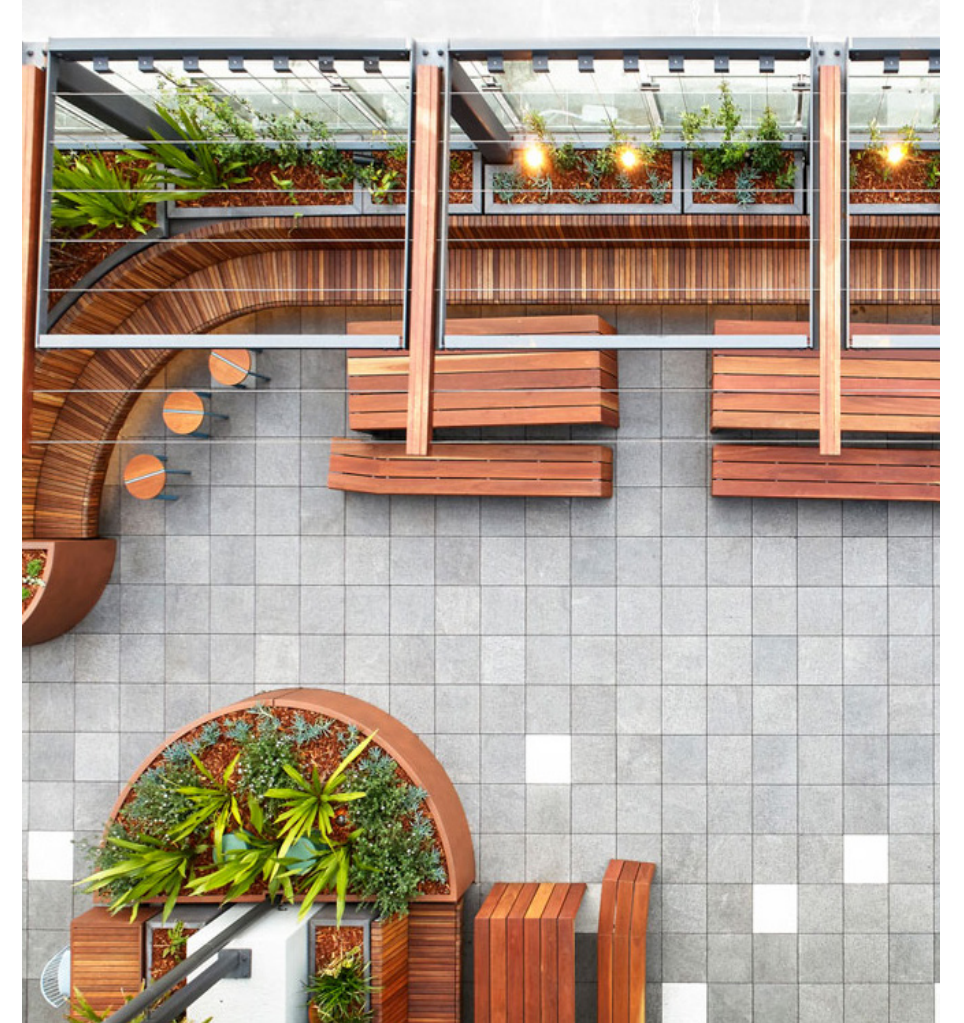
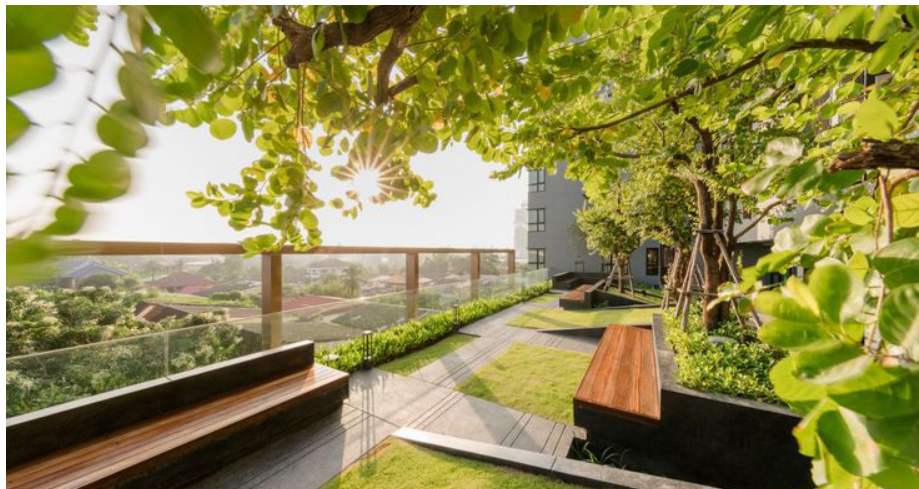
3.8 PROGRAMS + DESTINATIONS - LEVEL 1 PODIUM



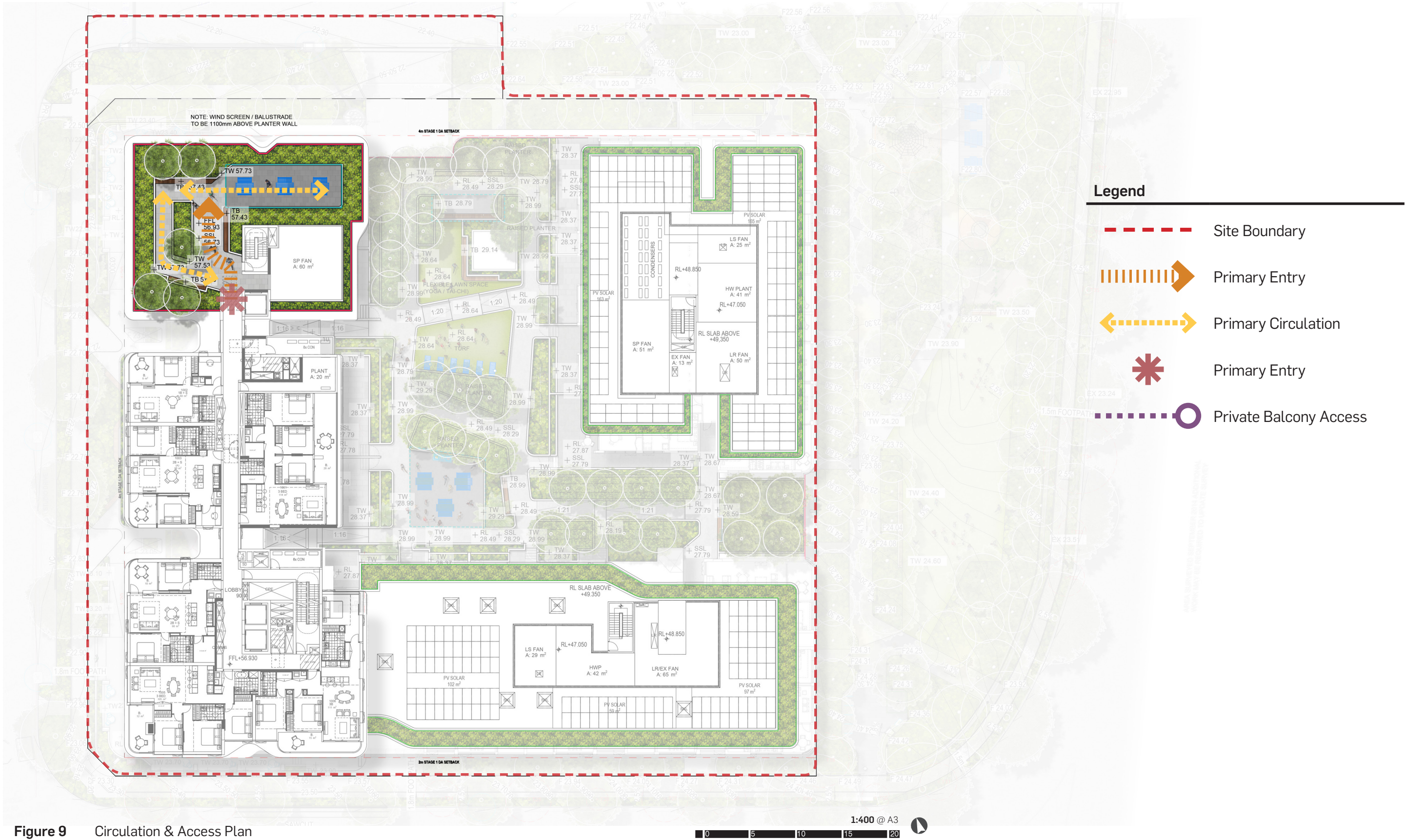
3.9 LANDSCAPE CONCEPT PLAN - LEVEL 10 PODIUM



3.10 PRECEDENT IMAGERY - LEVEL 10 PODIUM



3.11 CIRCULATION + ACCESS - LEVEL 10 PODIUM



3.12 PROGRAMS + DESTINATIONS - LEVEL 10 PODIUM

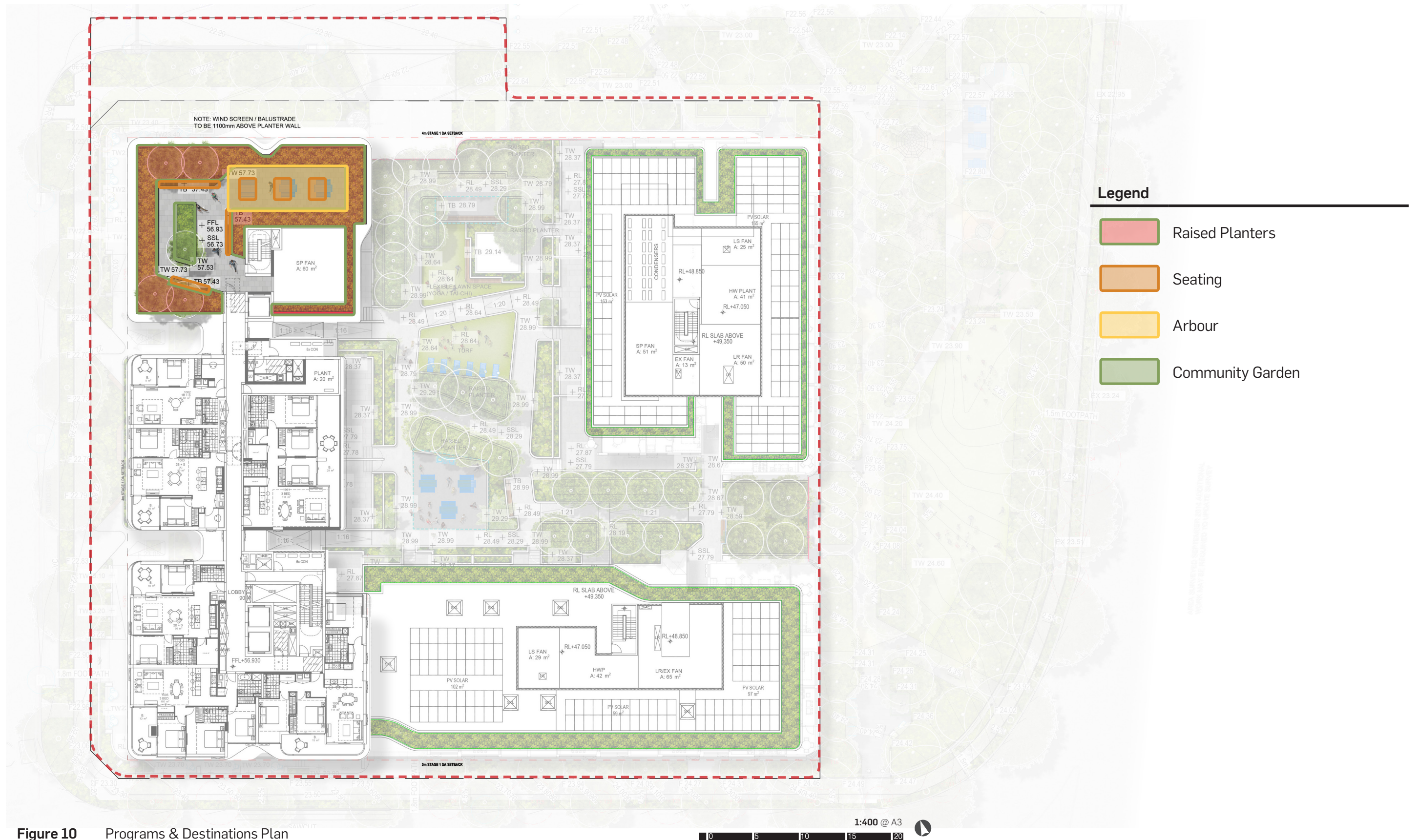
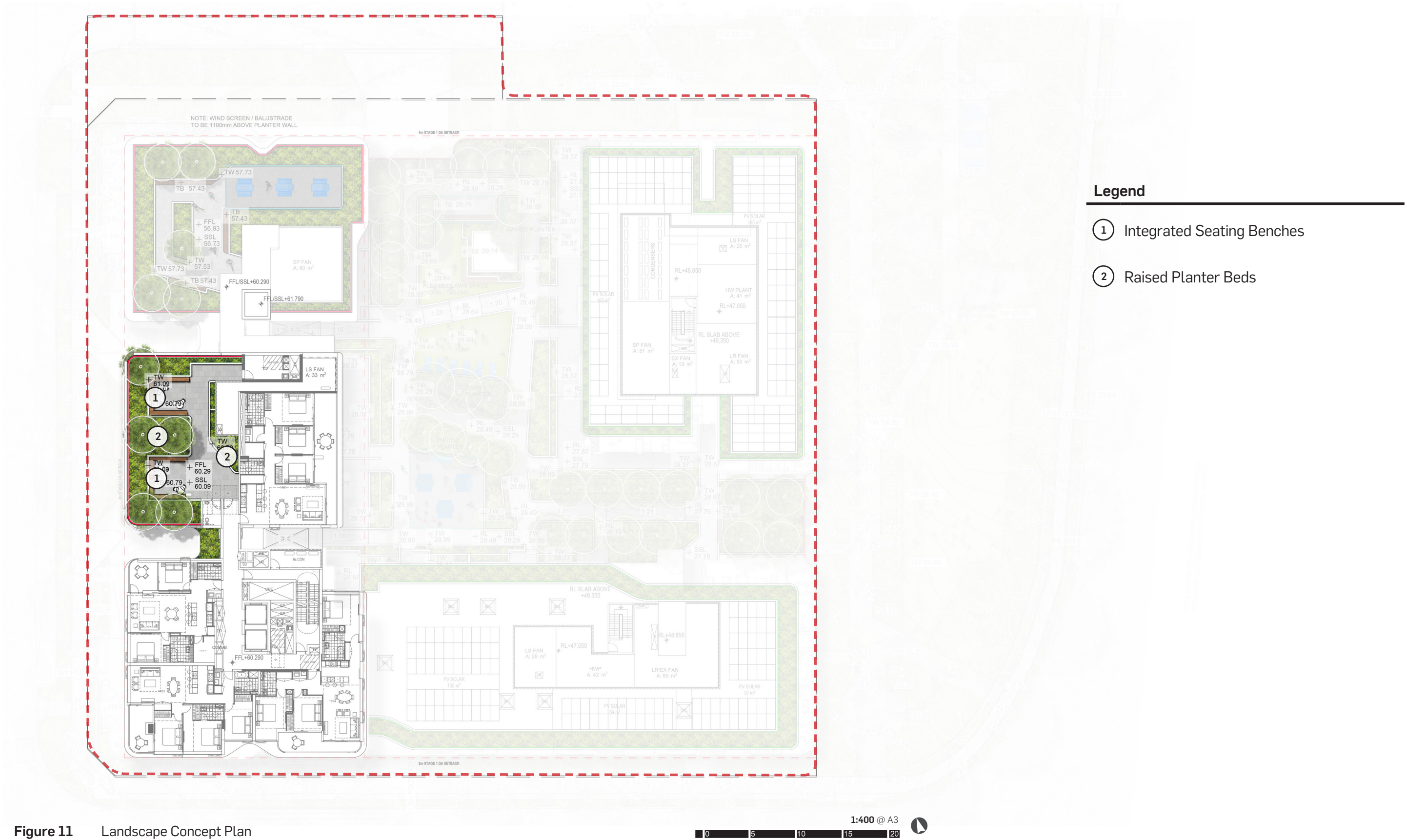
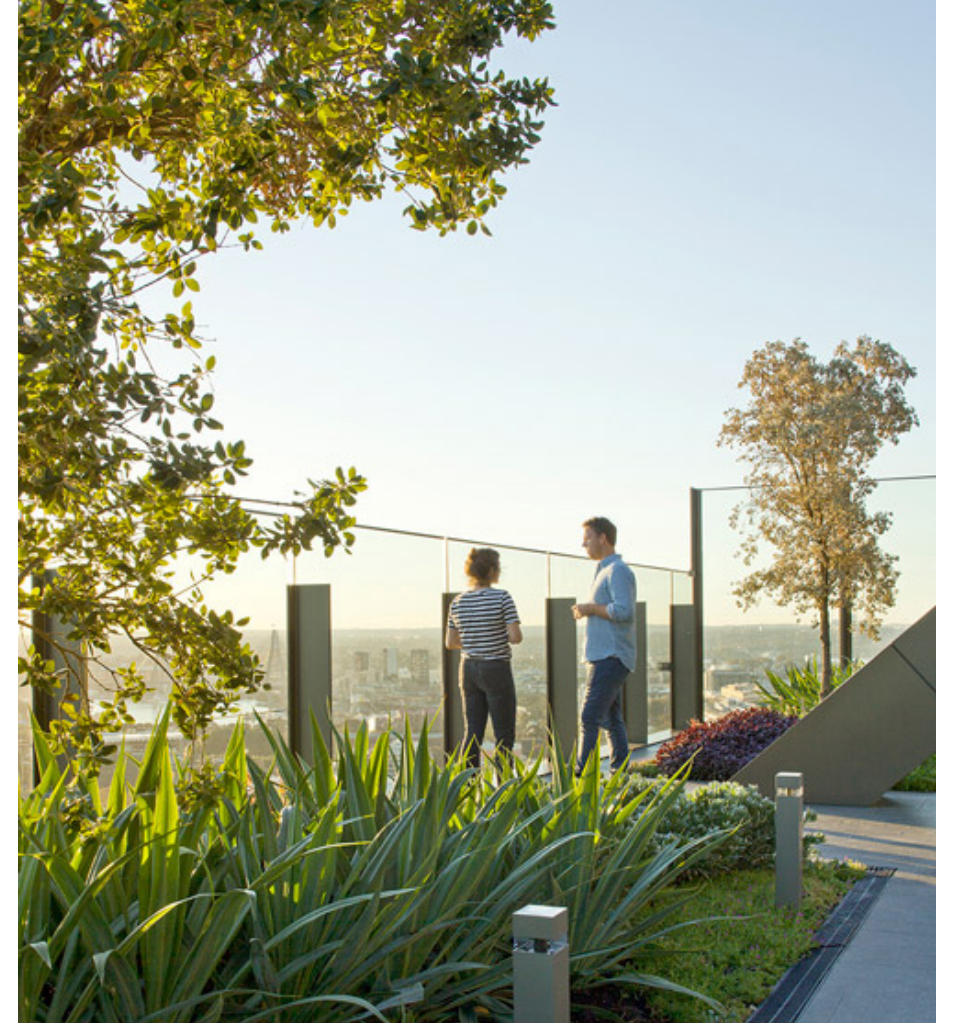


Figure 10 Programs & Destinations Plan

3.13 LANDSCAPE CONCEPT PLAN - LEVEL 11 PODIUM



3.14 PRECEDENT IMAGERY - LEVEL 11 PODIUM

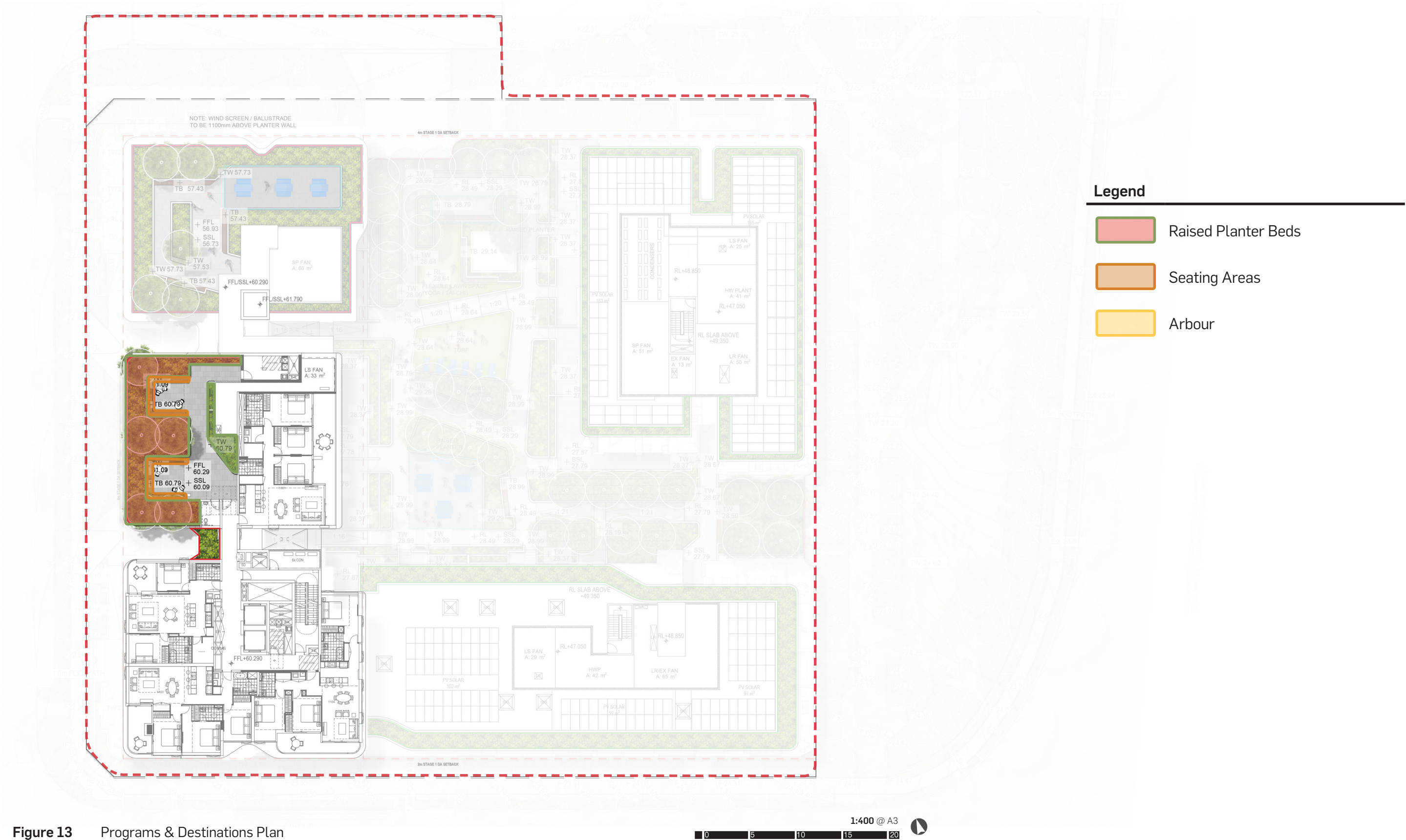


3.15 CIRCULATION + ACCESS - LEVEL 11 PODIUM



Figure 12 Circulation & Access Plan

3.16 PROGRAMS + DESTINATIONS - LEVEL 11 PODIUM



3.17 LANDSCAPE CONCEPT PLAN - LEVEL 12 PODIUM

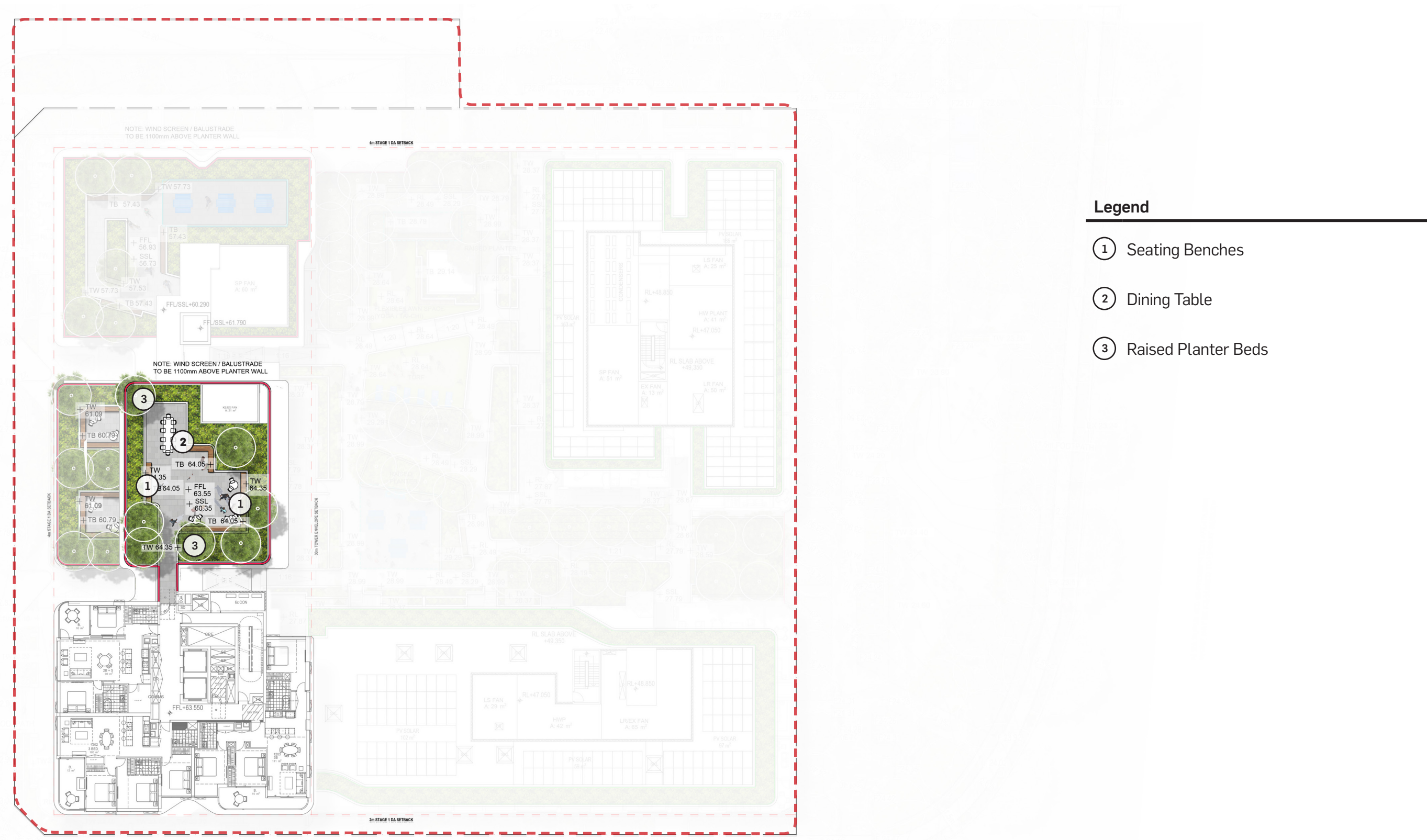
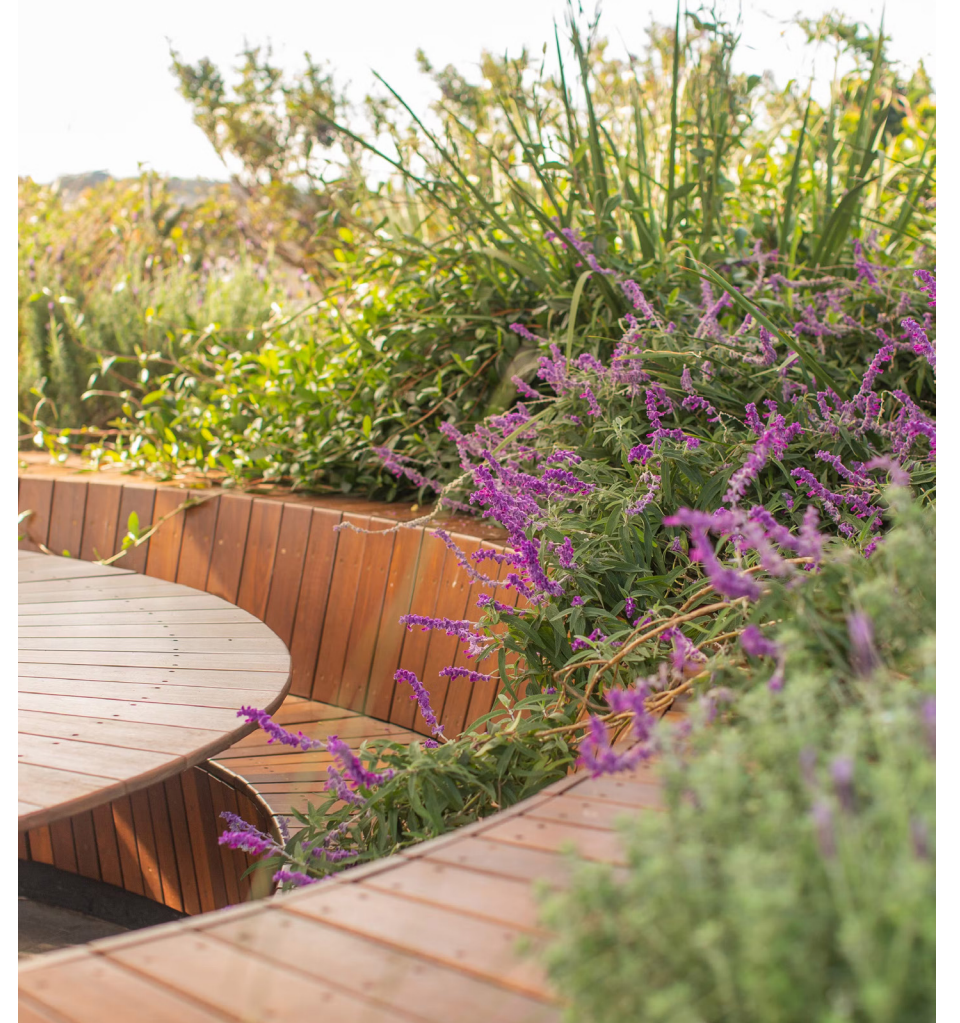


Figure 14 Landscape Concept Plan

32 Pagewood - Lot C Landscape Development Application

3.18 PRECEDENT IMAGERY - LEVEL 12 PODIUM



3.19 CIRCULATION + ACCESS - LEVEL 12 PODIUM

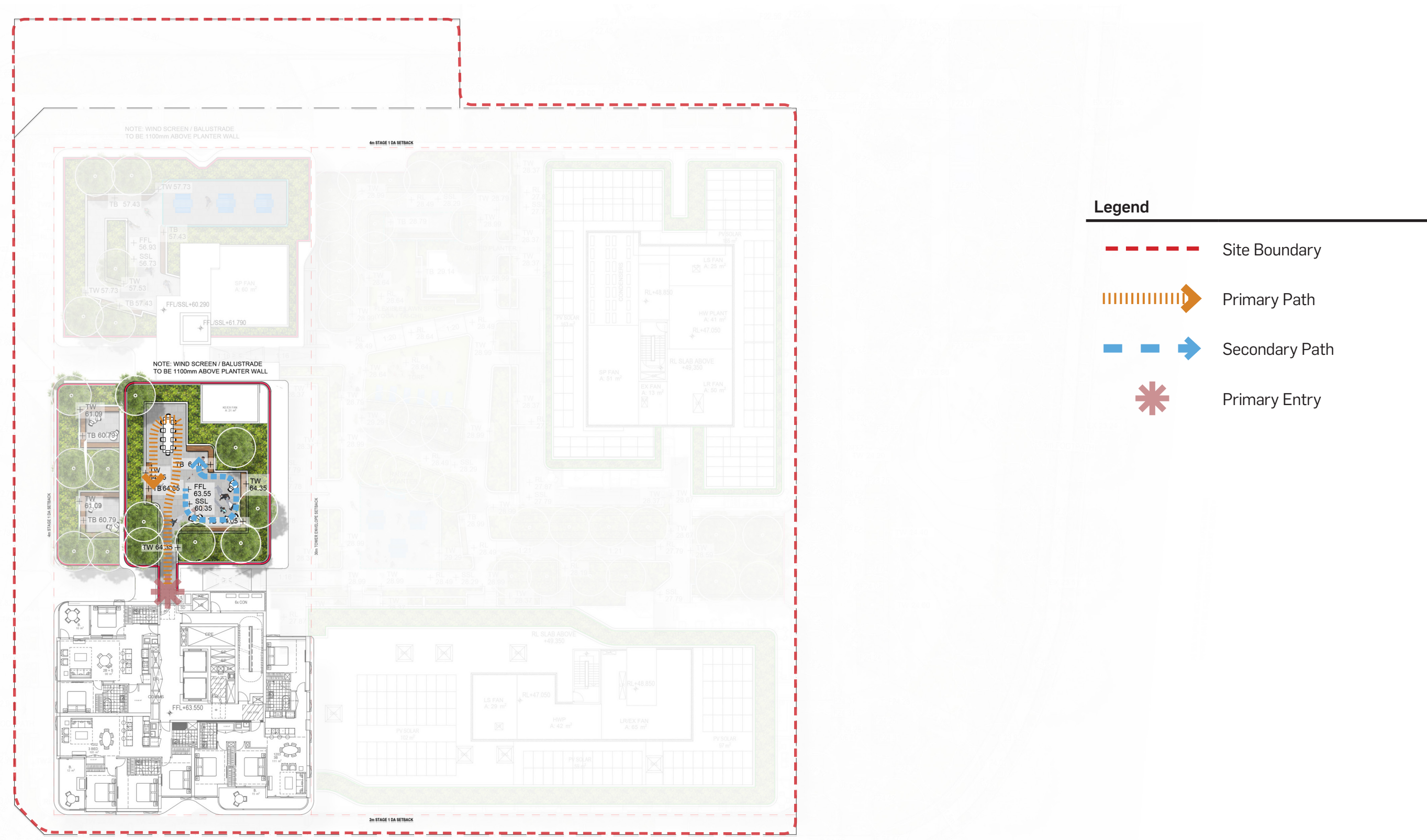


Figure 15 Circulation & Access Plan

3.20 PROGRAMS + DESTINATIONS - LEVEL 12 PODIUM

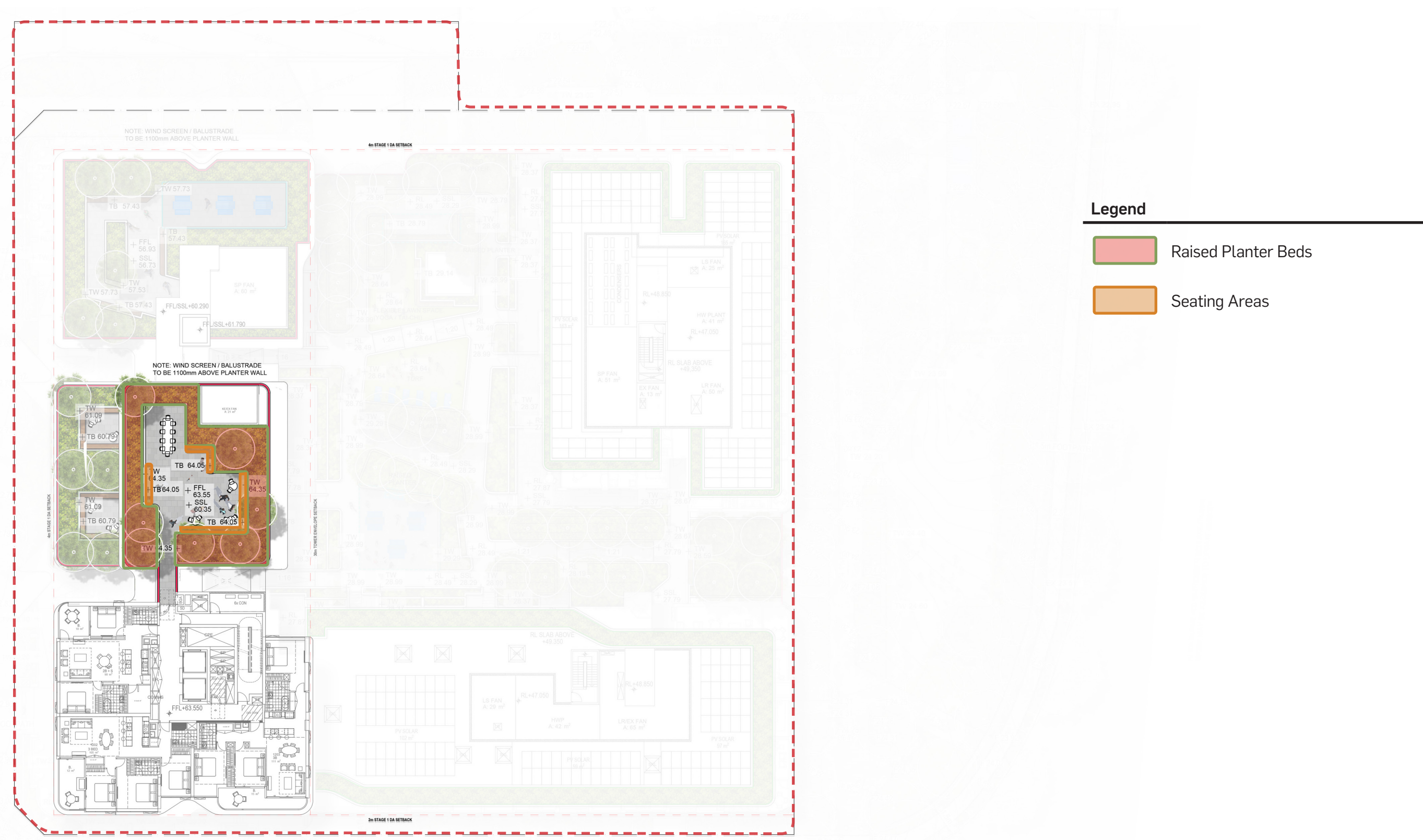


Figure 16 Programs & Destinations Plan

3.21 SECTIONS

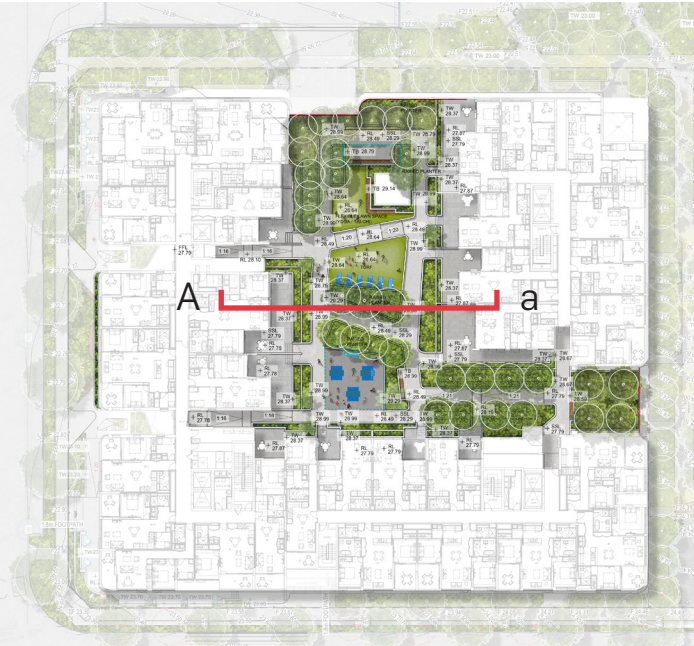


Figure 17 Section Aa

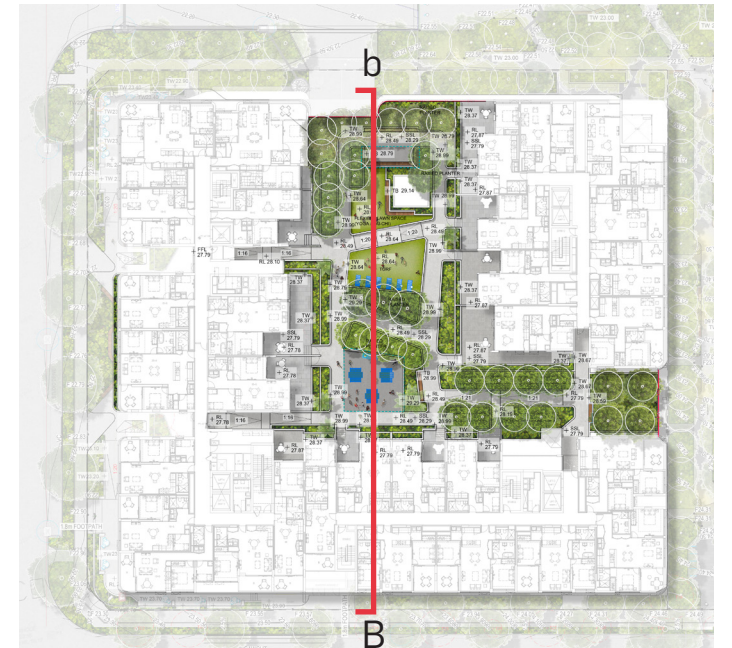


Figure 18 Section Bb

3.22 MATERIAL STRATEGY

A suite of hard landscape materials have been selected to provide a robust and long lasting finish that will provide a quality exterior setting for the project and its wider site. Material choices privilege natural and integral materials such as stone, concrete, timber and steel that do not require unnecessary amounts of repainting and upkeep.

SURFACE & FINISHES



FURNITURE



WALLS



FIXTURES



3.23 INDICATIVE PODIUM PLANT PALETTE

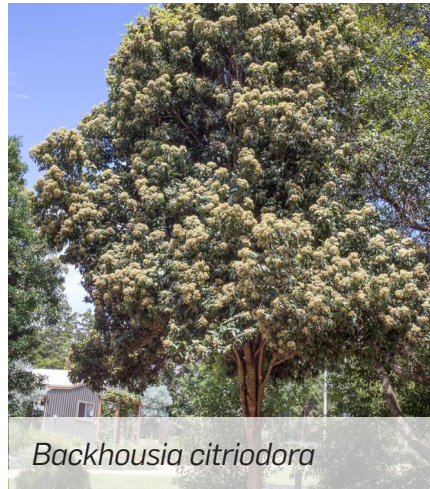
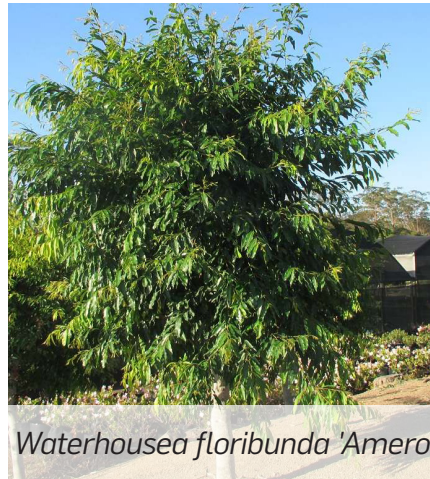
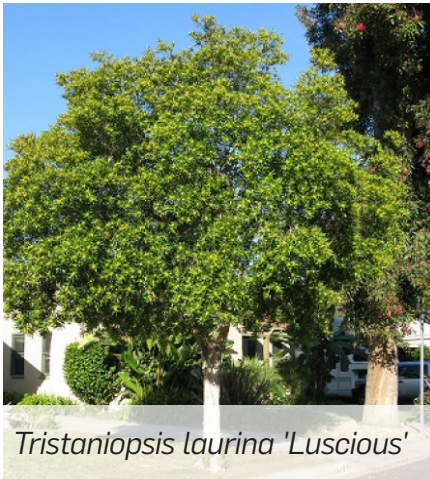
TREES - GROUND FLOOR



SHRUBS & ACCENT PLANTING



TREES - PODIUM



GROUNDCOVER & GRASSES

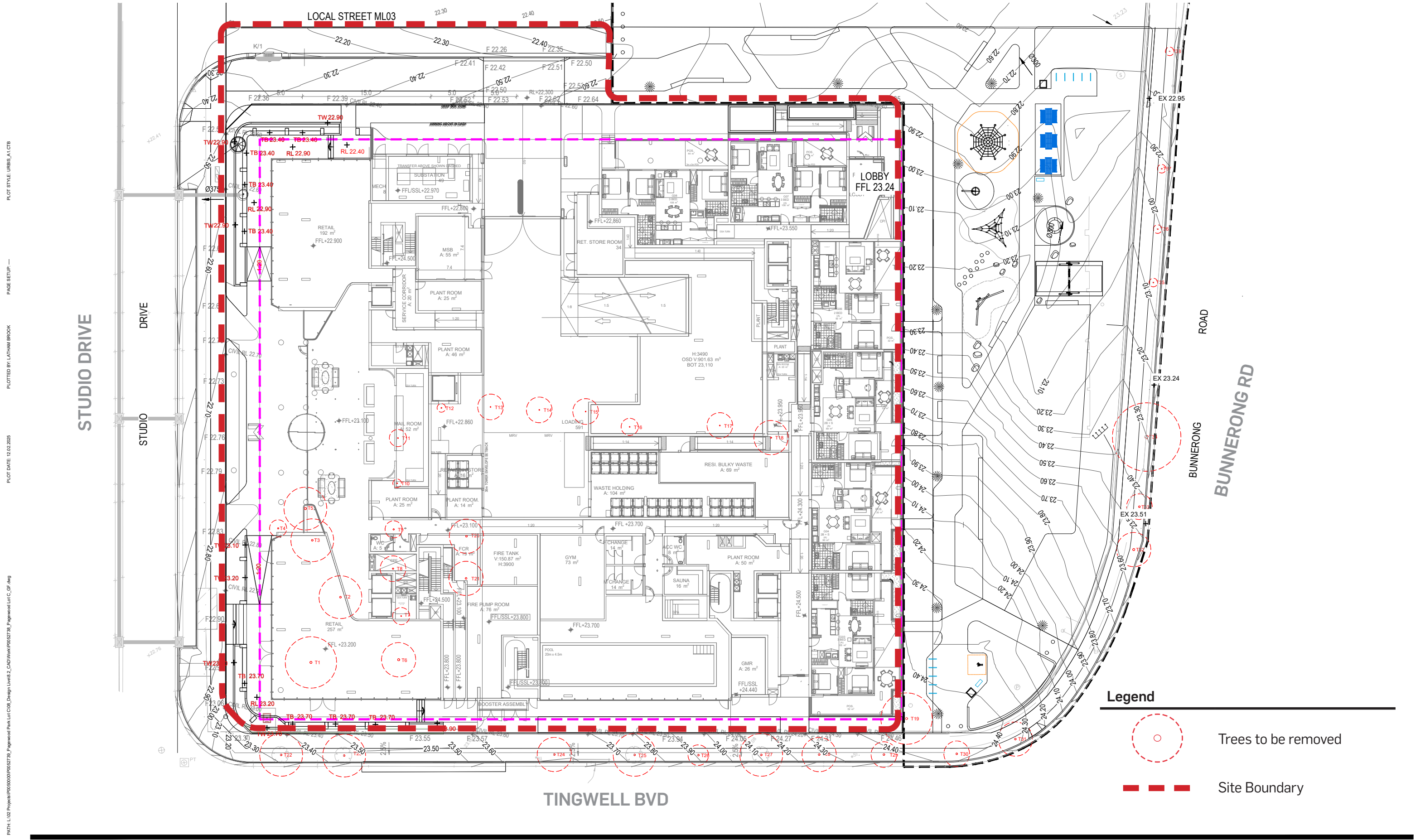


04.

A low-angle, upward-looking photograph of numerous tree trunks and branches. The trunks are light brown and textured, with some showing signs of peeling bark. They branch out in various directions, creating a complex web of lines that fill the frame. The background is a bright, overcast sky with soft, white clouds. The overall color palette is dominated by the warm tones of the wood and the pale blues and whites of the sky.

DESIGN DRAWINGS

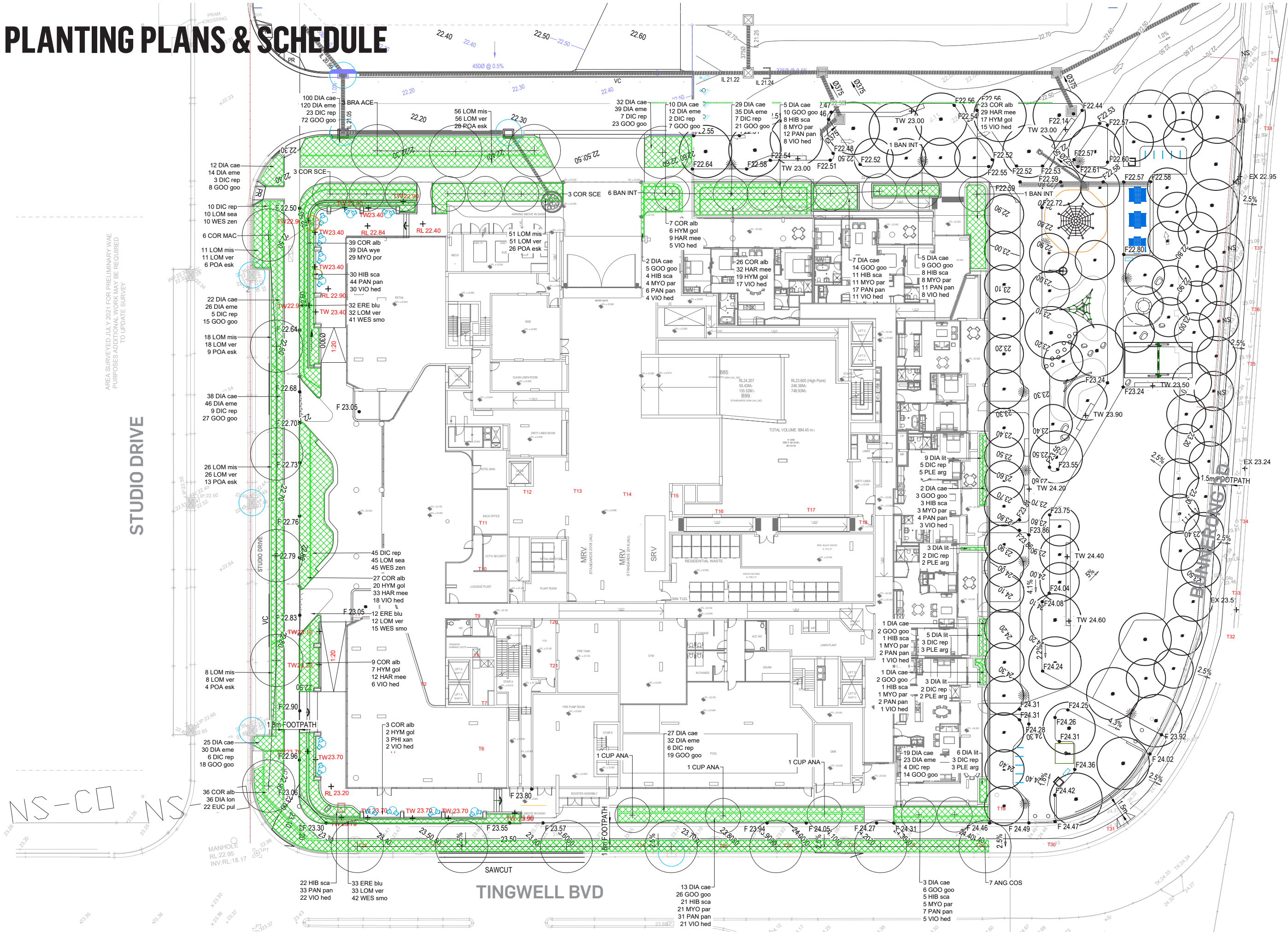
4.1 TREE MANAGEMENT PLAN



4.2 TREE CANOPY PLAN



4.3 PLANTING PLANS & SCHEDULE



PAGEWOOD PARK - LOT C - GROUND FLOOR
PLANTING PLANS

Angel Place, Level 8, 123 Pitt Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

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PROJECT NO. P0052738	DATE 28/02/2025
DRAWING NO. L500	REVISION D

GROUND FLOOR

Trees

PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	Qty.	NATIVE/EXOTIC
ANG COS	Angophora costata	Sydney Red Gum	200L	AS SHOWN	7	NATIVE
BAN INT	Banksia integrifolia	Coastal Banksia	200L	AS SHOWN	8	NATIVE
BRA ACE	Brachychiton acerifolius	Illawarra Flame Tree	200L	AS SHOWN	4	NATIVE
COR SCE	Corymbia citriodora 'Scentuous'	Dwarf Lemon Scented Gum	200L	AS SHOWN	6	NATIVE
COR MAC	Corymbia maculata	Spotted Gum	200L	AS SHOWN	6	NATIVE
CUP ANA	Cupaniopsis anacardioides	Tuckeroo	200L	AS SHOWN	5	NATIVE

Shrubs, Grasses and Groundcovers

PLANT CODE	BOTANIC NAME	COMMON NAME	SPACING	POT SIZE	Qty.	NATIVE/EXOTIC
COR alb	Correa alba	White Correa	500 mm	200mm	167	NATIVE
DIA cae	Dianella caerulea 'Breeze'	Native Flax	450 mm	200mm	353	NATIVE
DIA lit	Dianella caerulea 'Little Jess'	Flax Lily	400 mm	200mm	26	NATIVE
DIA lon	Dianella longifolia	Flax Lily	450 mm	200mm	36	NATIVE
DIA eme	Dianella tasmanica 'Emerald Arch'	Blue Flax lily	400 mm	200mm	377	NATIVE
DIA wye	Dianella tasmanica 'Wyeena'	Flax Lily	500 mm	200mm	39	NATIVE
DIC rep	Dichondra repens	Kidney Weed	350 mm	150mm	142	NATIVE
ERE blu	Eremophila glabra 'Blue Horizon'	Emu Bush	350 mm	150mm	77	NATIVE
EUC pul	Eucalyptus pulverulenta	Baby Blue	400 mm	200mm	22	NATIVE
GOO goo	Goodenia ovata 'Goodonya'	Goodenia	450 mm	200mm	301	NATIVE
HAR mee	Hardenbergia violacea 'Meema'	False sarsperella	450 mm	200mm	115	NATIVE
HIB sca	Hibbertia scandens	Snake vine	500 mm	200mm	114	NATIVE
HYM gol	Hymenosporum flavum 'Gold Nugget'	Native Frangipani	600 mm	300mm	69	NATIVE
LOM mis	Lomandra confertifolia ssp rubiginosa 'Mist'	Mat Rush	500 mm	200mm	170	NATIVE
LOM sea	Lomandra confertifolia 'Seascape'	Mat Rush	500 mm	200mm	55	NATIVE
LOM ver	Lomandra longifolia 'Verday'	Lomandra Verday	500 mm	200mm	247	NATIVE
MYO par	Myoporum parvifolium	Creeping Boobialla	500 mm	200mm	62	NATIVE
MYO por	Myoporum parvifolium	Creeping Booblia	400 mm	200mm	29	NATIVE
PAN pan	Pandorea pandorana	Wonga Wonga Vine	400 mm	200mm	169	NATIVE
PLE arg	Plectranthus argentatus	Silver Spurl Flower	500 mm	200mm	15	NATIVE
POA esk	Poa labillardieri 'Eskdale'	Tussock Grass	500 mm	200mm	86	NATIVE
VIO hed	Viola hederacea	Native Violet	350 mm	150mm	175	NATIVE
WES smo	Westringia fruticosa 'Smokie'	Coastal Rosemary	450 mm	200mm	98	NATIVE
WES zen	Westringia fruticosa 'Zena'	Coastal Rosemary	500 mm	200mm	55	NATIVE

LEVEL 1

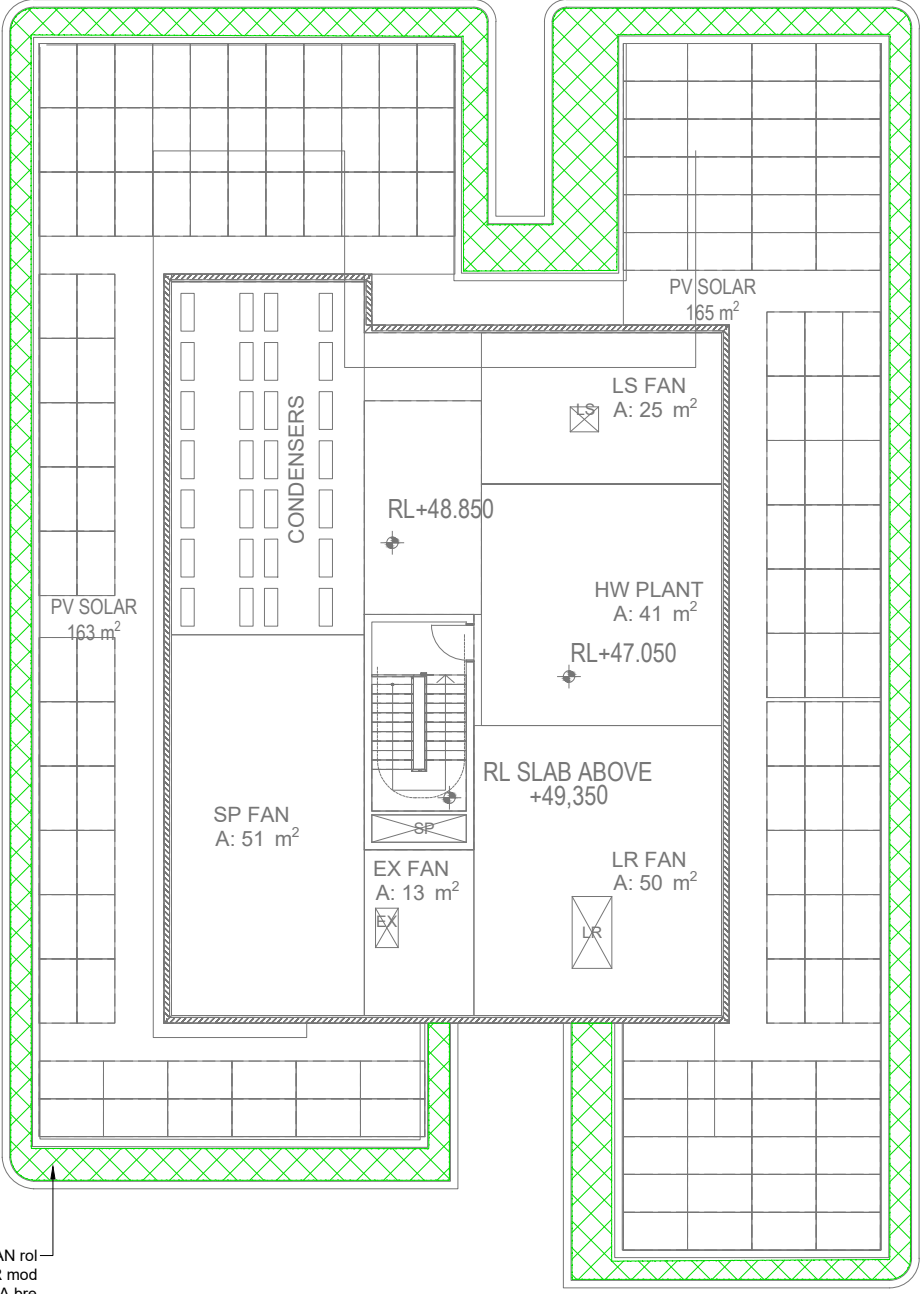
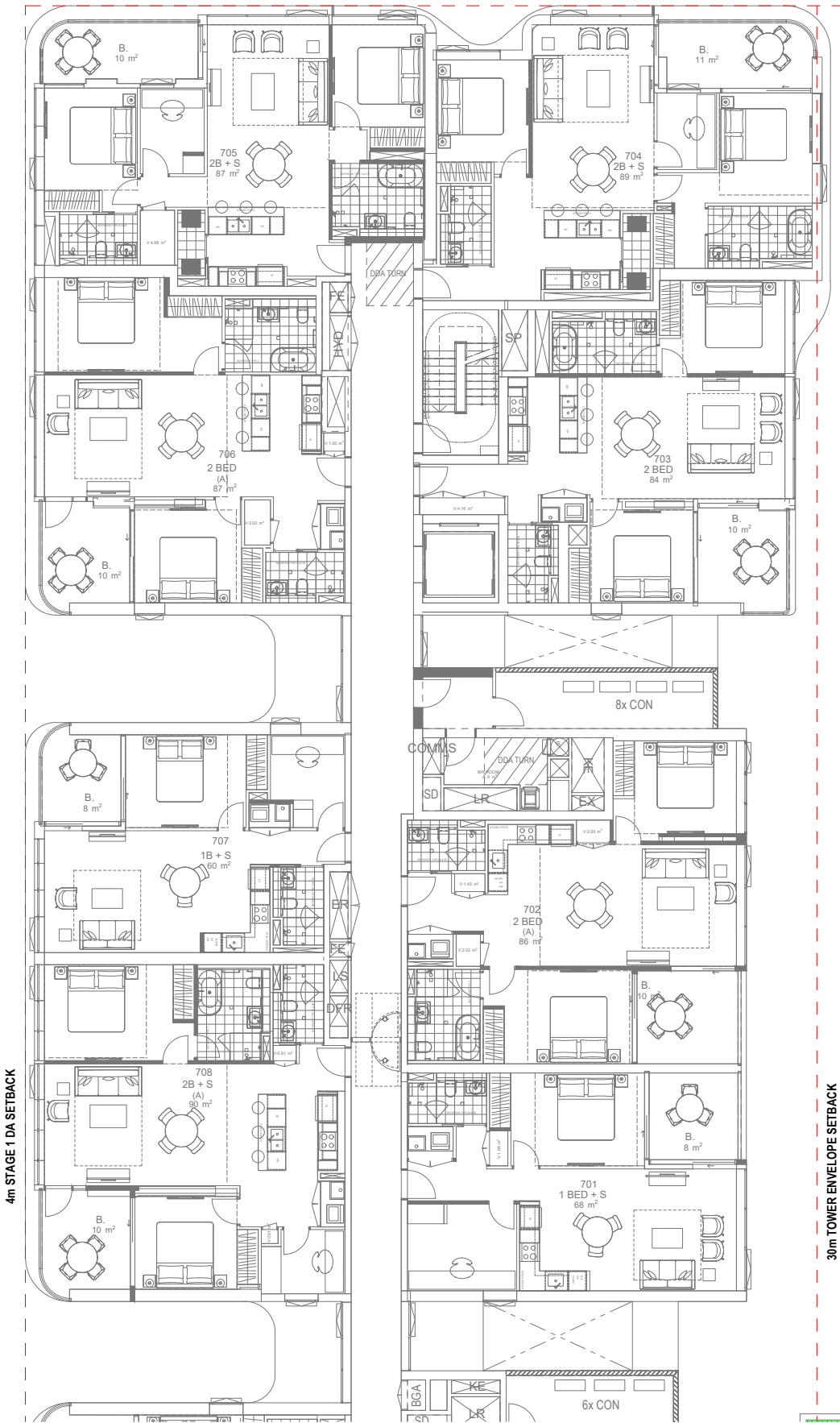
Trees

PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	Qty.	NATIVE/EXOTIC
COR SCE	Corymbia citriodora 'Scentuous'	Dwarf Lemon Scented Gum	200L	AS SHOWN	3	NATIVE
ELA PRI	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	200L	AS SHOWN	2	NATIVE
GRE BAI	Grevillea baileyana	Brown Silky Oak	200L	AS SHOWN	4	NATIVE
HOW FOR	Howea forsteriana	Kentia palm	200L	AS SHOWN	1	NATIVE
TRI LUS	Tristaniopsis laurina 'Luscious'	Watergum	200L	AS SHOWN	12	NATIVE
WAT AMA	Waterhousea floribunda 'Amaroo'	Weeping Lily Pilly	200L	AS SHOWN	4	NATIVE
WAT GRE	Waterhousea floribunda 'Green Avenue'	Weeping Lily Pilly	200L	AS SHOWN	8	NATIVE

Shrubs, Grasses and Ground Covers

PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	Qty.	NATIVE/EXOTIC
CAR mod	Carpobrotus modestus	Pig Face	200mm	400 mm	171	NATIVE
COR gla	Cordyline glauca	Cordyline	300mm	AS SHOWN	2	NATIVE
COR alb	Correa alba	Whiet Correa	200mm	450 mm	101	NATIVE
COR sta	Correa alba 'star showers'	Rock Correa	200mm	500 mm	5	NATIVE
COR ivo	Correa glabra 'ivory lantern'	Rock Correa	300mm	500 mm	20	NATIVE
CYA coo	Cyathea cooperi	Scaly tree fern	45L	AS SHOWN	13	NATIVE
DIA bre	Dianella caerulea 'Breeze'	Blue Flax Lily	200mm	450 mm	147	NATIVE
DIA kin	Dianella caerulea 'King Alfred'	Blue Flax lily	200mm	500 mm	23	NATIVE
DIA lit	Dianella caerulea 'Little Jess'	Flax Lily	200mm	400 mm	135	NATIVE
DIA lon	Dianella longifolia	Flaxy Lily	200mm	450 mm	53	NATIVE
DIA eme	Dianella tasmanica 'Emerald Arch'	Blue Flax lily	200mm	400 mm	123	NATIVE
DIA wye	Dianella tasmanica 'Wyeena'	Flax Lily	200mm	500 mm	20	NATIVE
DIC rep	Dichondra repens	Kidney Weed	150mm	350 mm	136	NATIVE
DOR exc	Doryanthes excelsa	GyMEA Lily	45L	AS SHOWN	1	NATIVE
ERE blu	Eremophila glabra 'Blue Horizon'	Salt Bush	200mm	400 mm	32	NATIVE
GOO goo	Goodenia ovata 'Goodonya'	Goodenia	200mm	450 mm	163	NATIVE
HAR mee	Hardenbergia violacea 'Meema'	False Sarsparilla	200mm	500 mm	86	NATIVE
HIB sca	Hibbertia scandens	Snake vine	200mm	500 mm	115	NATIVE
HYM gol	Hymenoporum flavum 'Gold Nugget'	Native Frangipani	300mm	600 mm	48	NATIVE
JUN usi	Juncus usitatus	Common Rush	200mm	450 mm	2	NATIVE
LOM mis	Lomandra confertifolia ssp rubiginosa 'Mist'	Mat Rush	200mm	500 mm	61	NATIVE
LOM sea	Lomandra confertifolia 'Seascape'	Mat Rush	200mm	500 mm	34	NATIVE
LOM tan	Lomandra longifolia 'Tankika'	Lomandra Tanika	200mm	450 mm	5	NATIVE
LOM ver	Lomandra longifolia 'Verday'	Lomandra Verday	200mm	500 mm	102	NATIVE
MON cap	Molineria capitulata	Palm Grass	200mm	600 mm	21	NATIVE
MYO par	Myoporum parvifolium	Creeping Boobialla	200mm	500 mm	73	NATIVE
MYO por	Myoporum parvifolium	Creeping Booblia	200mm	400 mm	15	NATIVE
PLE arg	Plectranthus argentatus	Silver Spurl Flower	200mm	500 mm	105	NATIVE
POA esk	Poa labillardieri 'Eskdale'	Tussock Grass	200mm	500 mm	31	NATIVE
SCA mau	Scaevola albida 'Mauve Carpet'	Fan Flower	150mm	350 mm	41	NATIVE
ACM smi	Syzygium smithii	Lilly Pilly	200mm	450 mm	29	NATIVE
THE aus	Themeda australis	Kangeroo Grass	200mm	600 mm	1	NATIVE
VIO hed	Viola hederacea	Native Violet	150mm	350 mm	151	NATIVE
WES smo	Westringia fruticosa 'Smokie'	Coastal Rosemary	200mm	450 mm	74	NATIVE
WES zen	Westringia fruticosa 'Zena'	Coastal Rosemary	200mm	500 mm	34	NATIVE

4m STAGE 1 DA SETBACK



SHRUBS, GRASSES AND GROUND COVERS

PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	QTY.	NATIVE/EXOTIC
BAN rol	Banksia integrifolia 'Roller Coaster'	Coast Banksia	200mm	600 mm	163	NATIVE
CAR mod	Carpobrotus modestus	Pig Face	200mm	400 mm	163	NATIVE
DIA bre	Dianella caerulea 'Breeze'	Blue Flax Lily	200mm	450 mm	272	NATIVE
GOO goo	Goodenia ovata 'Goodonya'	Goodenia	200mm	400 mm	163	NATIVE
HIB sca	Hibbertia scandens	Snake vine	200mm	400 mm	163	NATIVE
MYO ins	Myoporum insulare 'ground hug'	Ground Hug	200mm	500 mm	108	NATIVE
MYO par	Myoporum parvifolium	Creeping Boobialla	200mm	400 mm	163	NATIVE
VIO hed	Viola hederacea	Native Violet	150mm	350 mm	218	NATIVE

- 110 BAN rol
- 110 CAR mod
- 183 DIA bre
- 110 GOO goo
- 110 HIB sca
- 73 MYO ins
- 110 MYO par
- 147 VIO hed



PAGEWOOD PARK - LOT C - LEVEL 7
PLANTING PLANS

Angel Place, Level 8, 123 Pitt Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

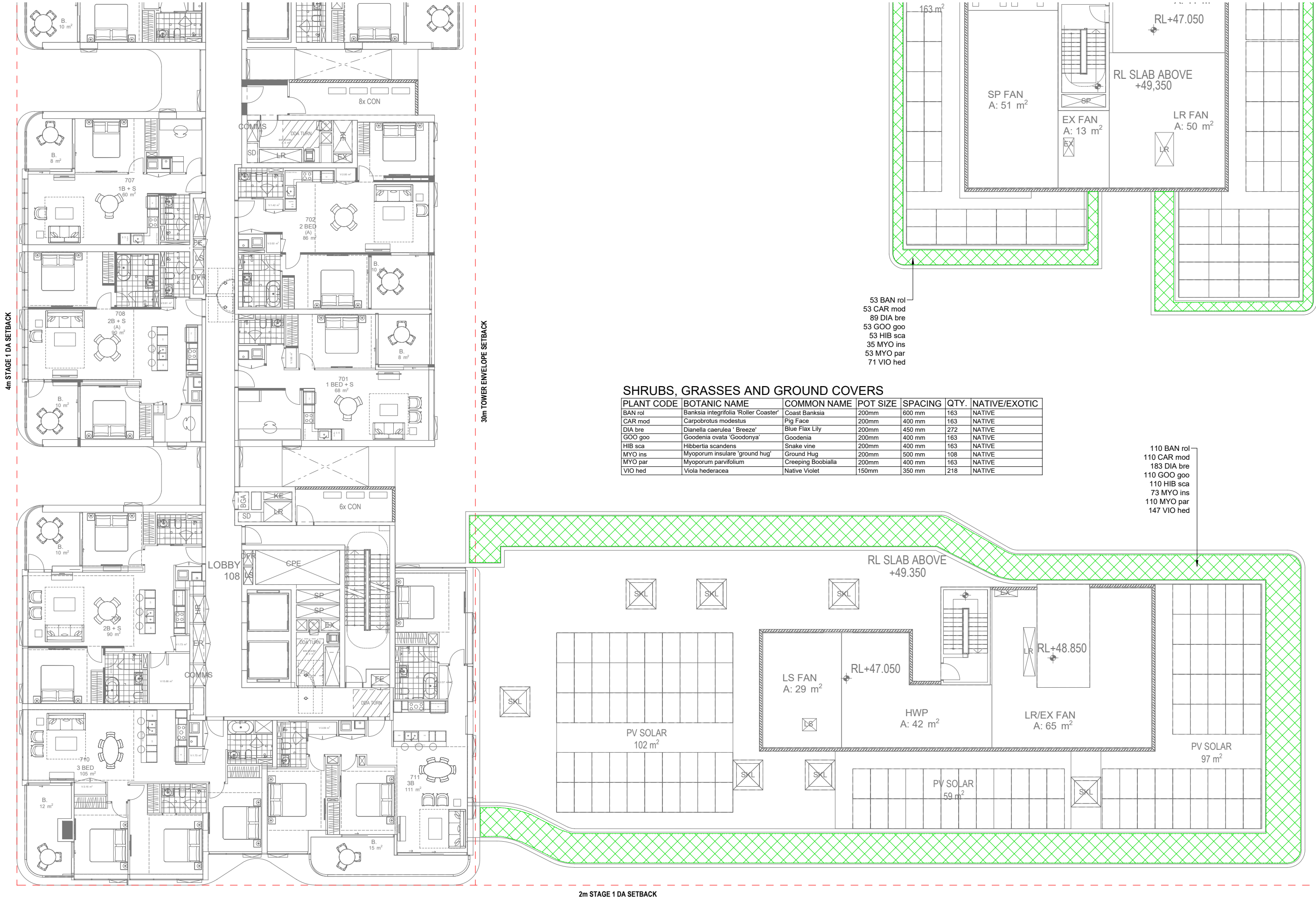
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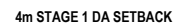
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PROJECT NO.
P0052738
DRAWING NO.
L530

DATE
28/02/2025
REVISION
D





PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	QTY.	NATIVE/EXOTIC
BAN INT	<i>Banksia integrifolia</i>	Coastal Banksia	200L	AS SHOWN	2	NATIVE
CIT LIM	<i>Citrus × limon</i>	Lemon Tree	100 Litre	AS SHOWN	1	EXOTIC
ELA PRI	<i>Elaeagnus reticulatus</i> 'Prima Donna'	Blueberry Ash	200L	AS SHOWN	2	NATIVE

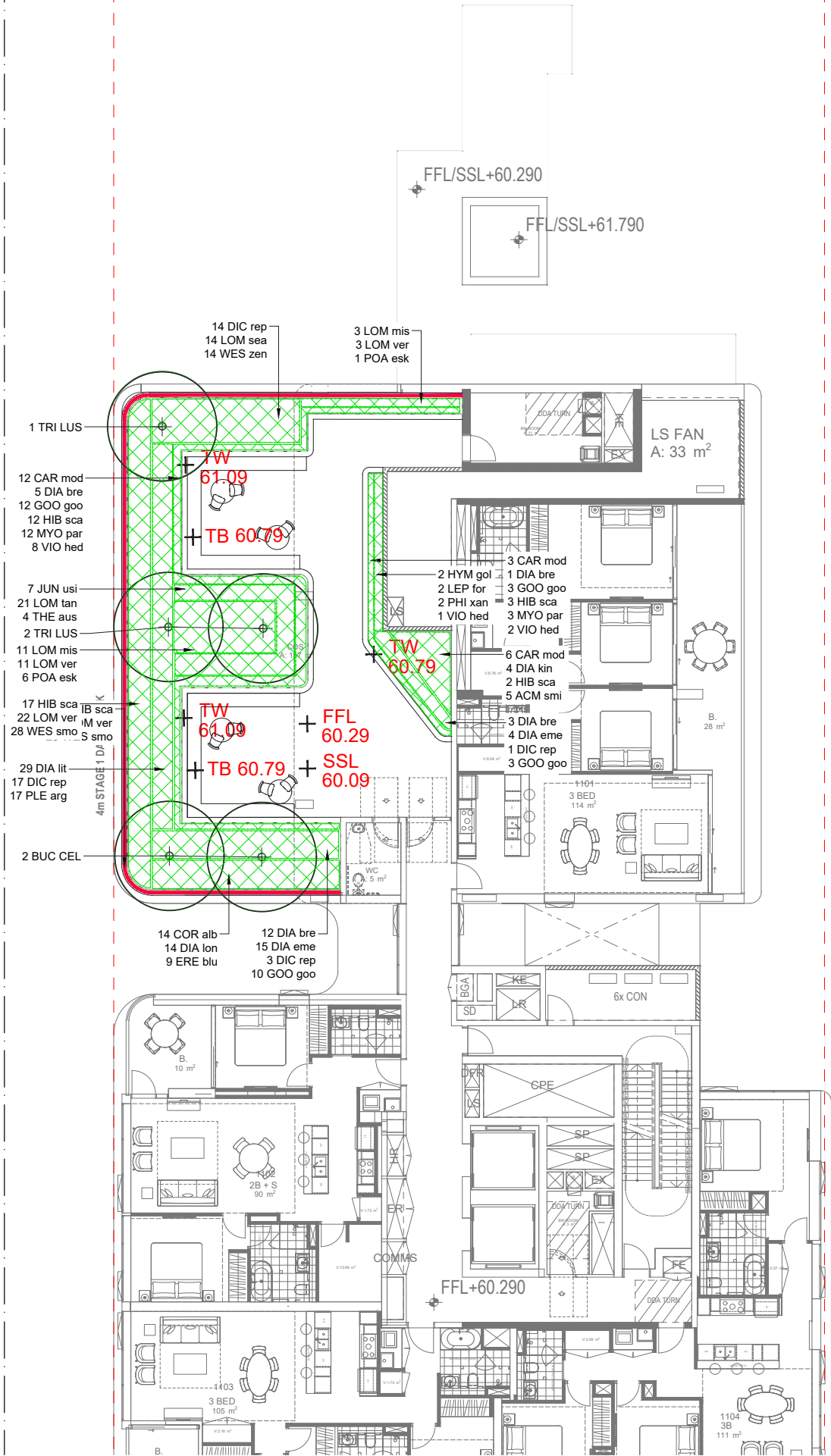
PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	QTY.	NATIVE/EXOTIC
BIL sca	Billardiera scandens	Apple berry	200mm	500 mm	6	NATIVE
CAR mod	Carporobtus modestus	Pig Face	200mm	400 mm	46	NATIVE
CAR gla	Carporobtus glaucescens	Pigface	200mm	500 mm	6	NATIVE
CIS ant	Cissus antarctica	Kangaroo vine	200mm	500 mm	6	NATIVE
CIT aus	Citrus australis	Finger lime	200mm	500 mm	4	NATIVE
COR alb	Correa alba	Whiet Correa	200mm	450 mm	47	NATIVE
COR sta	Correa alba 'star showers'	Rock Correa	200mm	500 mm	5	NATIVE
COR lvo	Correa glabra 'ivory lantern'	Rock Correa	300mm	500 mm	20	NATIVE
DIA cae	Dianella caerulea	Blue flax lily	200mm	500 mm	4	NATIVE
DIA bre	Dianella caerulea ' Breeze'	Blue Flax Lily	200mm	400 mm	54	NATIVE
DIA lit	Dianella caerulea 'Little Jess'	Flax Lily	200mm	400 mm	43	NATIVE
DIA lon	Dianella longifolia	Flaxy Lily	200mm	450 mm	47	NATIVE
DIA erme	Dianella tasmanica 'Emerald Arch'	Blue Flax Lily	200mm	400 mm	42	NATIVE
DIA wye	Dianella tasmanica 'Wyeena'	Flax Lily	200mm	500 mm	20	NATIVE
DIC rep	Dichondra repens	Kidney Weed	150mm	350 mm	33	NATIVE
ERE blu	Eremophila glabra 'Blue Horizon'	Salt Bush	200mm	400 mm	28	NATIVE
GOO goo	Goodenia ovata 'Goodonya'	Goodenia	200mm	400 mm	76	NATIVE
HAR mee	Hardenbergia violacea 'meema'	False sarsperella	200mm	500 mm	4	NATIVE
HIB sca	Hibbertia scandens	Snake vine	200mm	400 mm	70	NATIVE
LEF for	Leptospermum laevigatum 'Fore Shore'	Tea Tree	200mm	500 mm	20	NATIVE
LOM mis	Lomandra confertifolia ssp rubiginosa 'Mist'	Mat Rush	200mm	500 mm	6	NATIVE
LOM ver	Lomandra longifolia 'Verday'	Lomandra Verday	200mm	500 mm	39	NATIVE
MYO par	Myoporum parvifolium	Creeping Boobialla	200mm	400 mm	46	NATIVE
MYO por	Myoporum parvifolium	Creeping Boobiala	200mm	400 mm	15	NATIVE
PLE arg	Plectranthus argentatus	Silver Spurt Flower	200mm	500 mm	25	NATIVE
POA esk	Poa labillardieri 'Eskdale'	Tussock Grass	200mm	500 mm	3	NATIVE
SMI gly	Smilax glycyphylla	Sweet sarsaparilla	200mm	500 mm	4	NATIVE
TET tet	Tetragonia tetragonioides	Warrigal greens	200mm	500 mm	6	NATIVE
VIO hed	Viola hederacea	Native Violet	150mm	350 mm	30	NATIVE
WES smo	Westringia fruticosa 'Smokie'	Coastal Rosemary	200mm	450 mm	67	NATIVE

Total Native:	826 (99.9%)
Total Exotic:	1 (0.1%)
Total:	827

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

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CLIENT



Trees

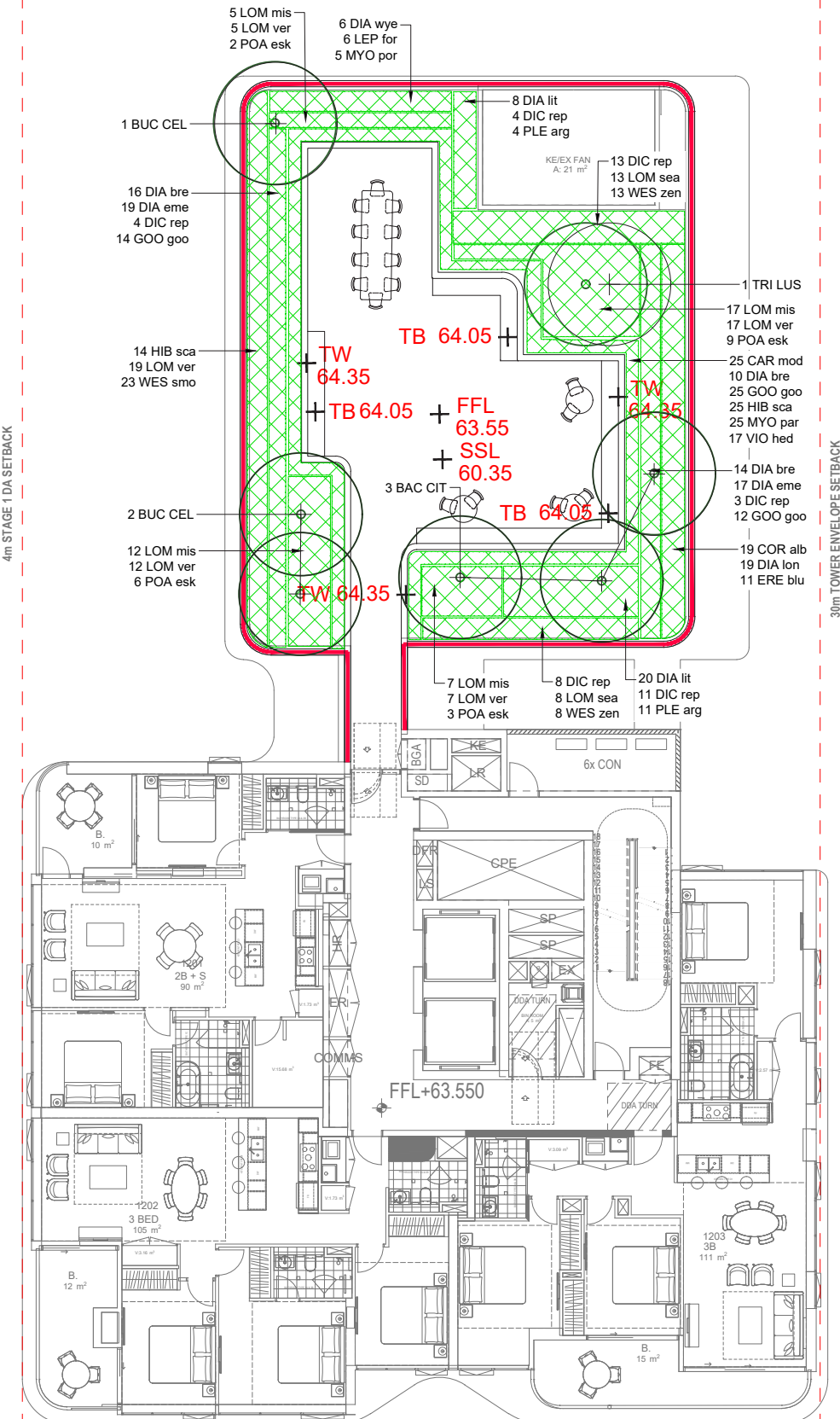
PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	Qty.	NATIVE/EXOTIC
BUC CEL	Buckinghamia celsissima	Ivory curl tree	200L	AS SHOWN	2	NATIVE
TRI LUS	Tristanopsis laurina 'Luscious'	Watergum	200L	AS SHOWN	3	NATIVE

Shrubs, Grasses and Ground Covers

PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	Qty.	NATIVE/EXOTIC
CAR mod	Carpobrotus modestus	Pig Face	200mm	400 mm	21	NATIVE
COR alb	Correa alba	Whiet Correa	200mm	450 mm	14	NATIVE
DIA bre	Dianella caerulea 'Breeze'	Blue Flax Lily	200mm	450 mm	21	NATIVE
DIA kin	Dianella caerulea 'King Alfred'	Blue Flax Lily	200mm	500 mm	4	NATIVE
DIA lit	Dianella caerulea 'Little Jess'	Flax Lily	200mm	400 mm	29	NATIVE
DIA lon	Dianella longifolia	Flaxy Lily	200mm	450 mm	14	NATIVE
DIA eme	Dianella tasmanica 'Emerald Arch'	Blue Flax Lily	200mm	400 mm	19	NATIVE
DIC rep	Dichondra repens	Kidney Weed	150mm	350 mm	35	NATIVE
ERE blu	Eremophila glabra 'Blue Horizon'	Salt Bush	200mm	400 mm	9	NATIVE
GOO goo	Goodenia ovata 'Goodonya'	Goodenia	200mm	400 mm	28	NATIVE
HIB sca	Hibbertia scandens	Snake vine	200mm	400 mm	34	NATIVE
HYM gol	Hymenosporum flavum 'Gold Nugget'	Native Frangipani	300mm	600 mm	2	NATIVE
JUN usi	Juncus usitatus	Common Rush	200mm	450 mm	7	NATIVE
LEP for	Leptospermum laevigatum 'Fore Shore'	Tea Tree	200mm	500 mm	2	NATIVE
LOM mis	Lomandra confertifolia ssp. rubiginosa 'Mist'	Mat Rush	200mm	500 mm	14	NATIVE
LOM sea	Lomandra confertifolia 'Seascape'	Mat Rush	200mm	500 mm	14	NATIVE
LOM tan	Lomandra longifolia 'Tankika'	Lomandra Tanika	200mm	450 mm	21	NATIVE
LOM ver	Lomandra longifolia 'Verday'	Lomandra Verday	200mm	500 mm	36	NATIVE
MYO par	Myoporum parvifolium	Creeping Boobialla	200mm	400 mm	15	NATIVE
PHI xan	Philodendron xanadu	Xanadu	200mm	600 mm	2	EXOTIC
PLE arg	Plectranthus argentatus	Silver Spurl Flower	200mm	500 mm	17	NATIVE
POA esk	Poa labillardieri 'Eskdale'	Tussock Grass	200mm	500 mm	7	NATIVE
ACM smi	Syzygium smithii	Lilly Pilly	200mm	450 mm	5	NATIVE
THE aus	Themeda australis	Kangaroo Grass	200mm	600 mm	4	NATIVE
VIO hed	Viola hederacea	Native Violet	150mm	350 mm	11	NATIVE
WES smo	Westringia fruticosa 'Smokie'	Coastal Rosemary	200mm	450 mm	28	NATIVE
WES zen	Westringia fruticosa 'Zena'	Coastal Rosemary	200mm	500 mm	14	NATIVE

Total Native: 419 (99.8%)
Total Exotic: 1 (0.2%)
Total: 420

4m STAGE 1 DA SETBACK



TREES

PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	Qty.	NATIVE/EXOTIC
BAC CIT	Backhousia citriodora	Lemon Myrtle	200L	AS SHOWN	3	NATIVE
BUC CEL	Buckinghamia celsissima	Ivory curl tree	200L	AS SHOWN	3	NATIVE
TRI LUS	Tristanopsis laurina 'Luscious'	Watergum	200L	AS SHOWN	1	NATIVE

Shrubs, Grasses and Ground Covers

PLANT CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	Qty.	NATIVE/EXOTIC
CAR mod	Carpobrotus modestus	Pig Face	200mm	400 mm	25	NATIVE
COR alb	Correa alba	Whiet Correa	200mm	450 mm	19	NATIVE
DIA bre	Dianella caerulea 'Breeze'	Blue Flax Lily	200mm	450 mm	40	NATIVE
DIA lit	Dianella caerulea 'Little Jess'	Flax Lily	200mm	400 mm	28	NATIVE
DIA lon	Dianella longifolia	Flaxy Lily	200mm	450 mm	19	NATIVE
DIA eme	Dianella tasmanica 'Emerald Arch'	Blue Flax lily	200mm	400 mm	36	NATIVE
DIA wye	Dianella tasmanica 'Wyeena'	Flax Lily	200mm	500 mm	6	NATIVE
DIC rep	Dichondra repens	Kidney Weed	150mm	350 mm	43	NATIVE
ERE blu	Eremophila glabra 'Blue Horizon'	Salt Bush	200mm	400 mm	11	NATIVE
GOO goo	Goodenia ovata 'Goodonya'	Goodenia	200mm	400 mm	51	NATIVE
HIB sca	Hibbertia scandens	Snake vine	200mm	400 mm	39	NATIVE
LEP for	Leptospermum laevigatum 'Fore Shore'	Tea Tree	200mm	500 mm	6	NATIVE
LOM mis	Lomandra confertifolia ssp rubiginosa 'Mist'	Mat Rush	200mm	500 mm	41	NATIVE
LOM sea	Lomandra confertifolia 'Seascape'	Mat Rush	200mm	500 mm	21	NATIVE
LOM ver	Lomandra longifolia 'Verday'	Lomandra Verday	200mm	500 mm	60	NATIVE
MYO par	Myoporum parvifolium	Creeping Boobialla	200mm	400 mm	25	NATIVE
MYO por	Myoporum parvifolium	Creeping Booblia	200mm	400 mm	5	NATIVE
PLE arg	Plectranthus argentatus	Silver Spurl Flower	200mm	500 mm	15	NATIVE
POA esk	Poa labillardieri 'Eskdale'	Tussock Grass	200mm	500 mm	20	NATIVE
VIO hed	Viola hederacea	Native Violet	150mm	350 mm	17	NATIVE
WES smo	Westringia fruticosa 'Smokie'	Coastal Rosemary	200mm	450 mm	23	NATIVE
WES zen	Westringia fruticosa 'Zena'	Coastal Rosemary	200mm	500 mm	21	NATIVE

Total Native: 653 (100%)
Total Exotic: (0%)
Total: 653

2m STAGE 1 DA SETBACK



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4.4 TYPICAL DETAILS & SECTIONS

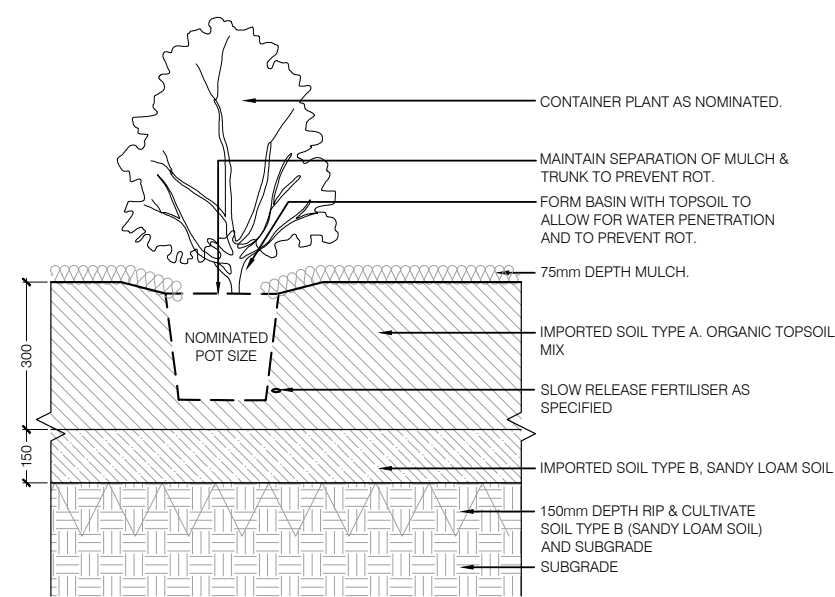


Figure 21 Shrubs / Grasses / Groundcovers on grade - 1:20@A3

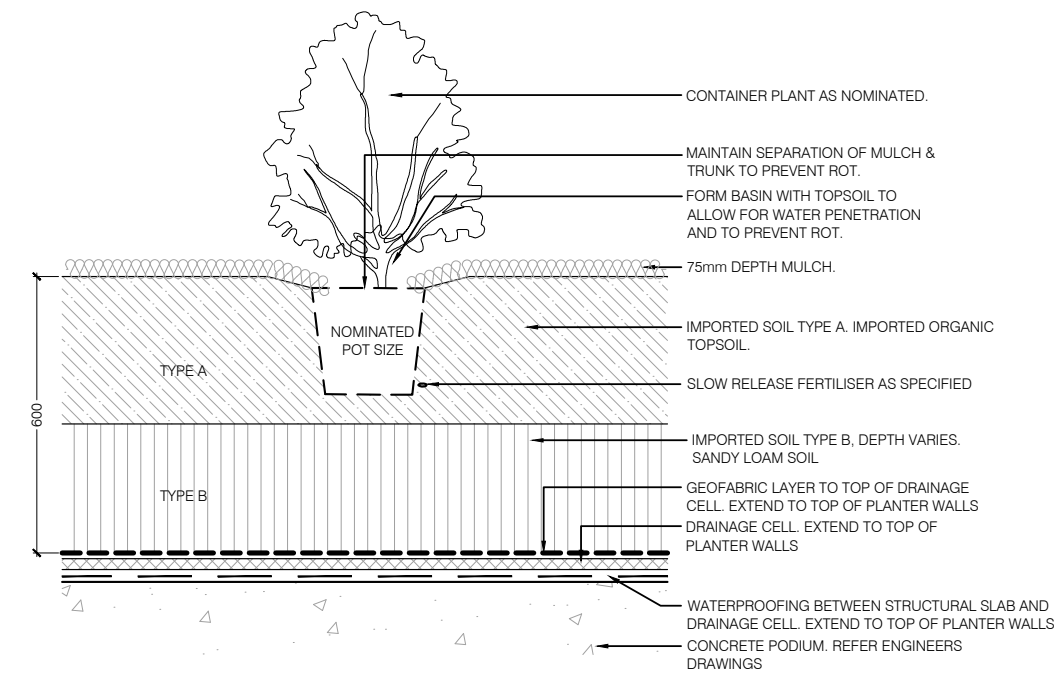


Figure 22 Shrubs / Grasses / Groundcovers on podium - 1:20@A3

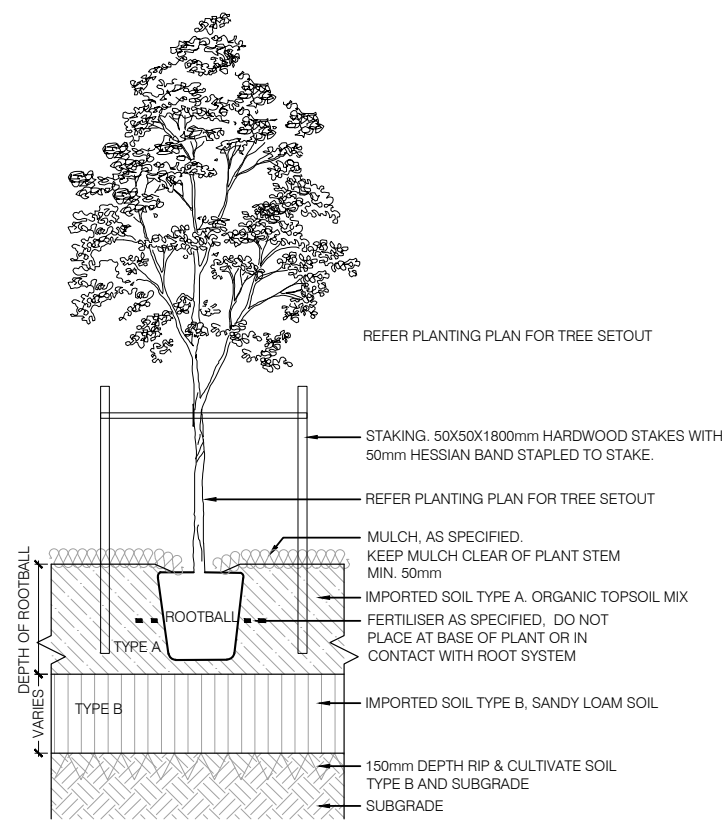


Figure 19 Tree on grade - 1:40@A3

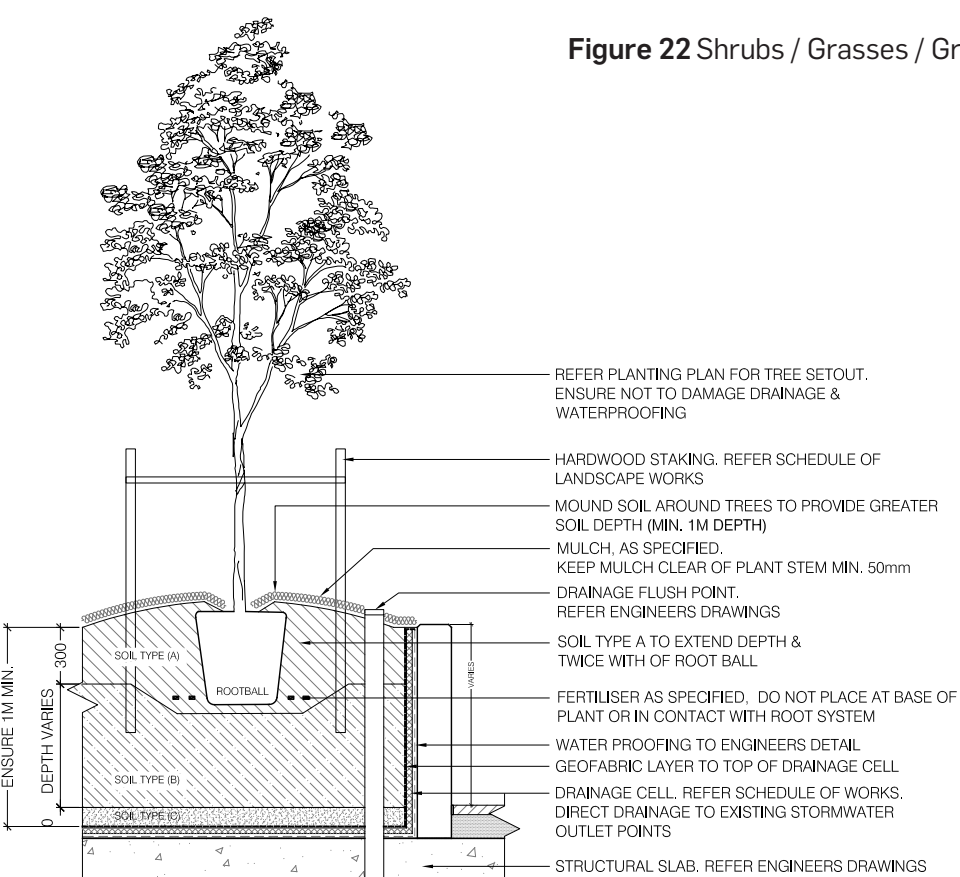


Figure 20 Tree on podium - 1:40@A3