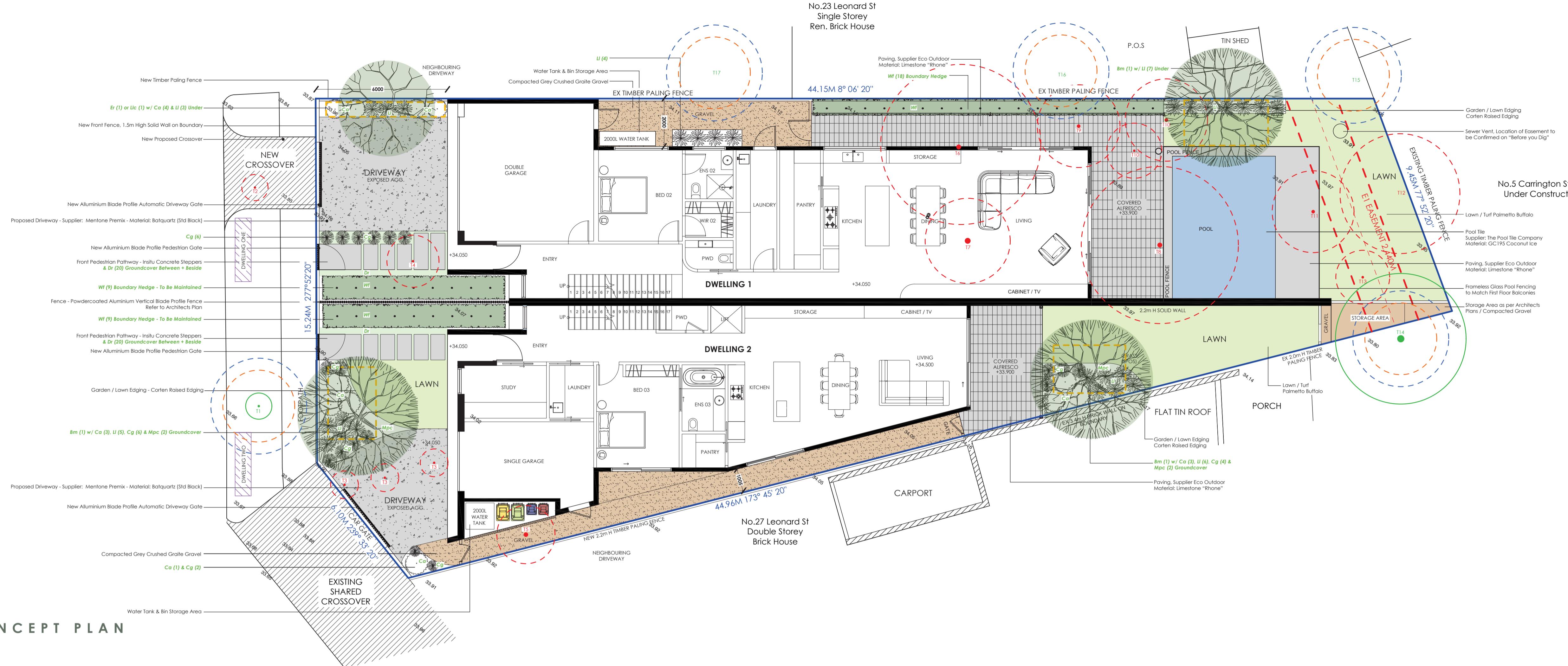


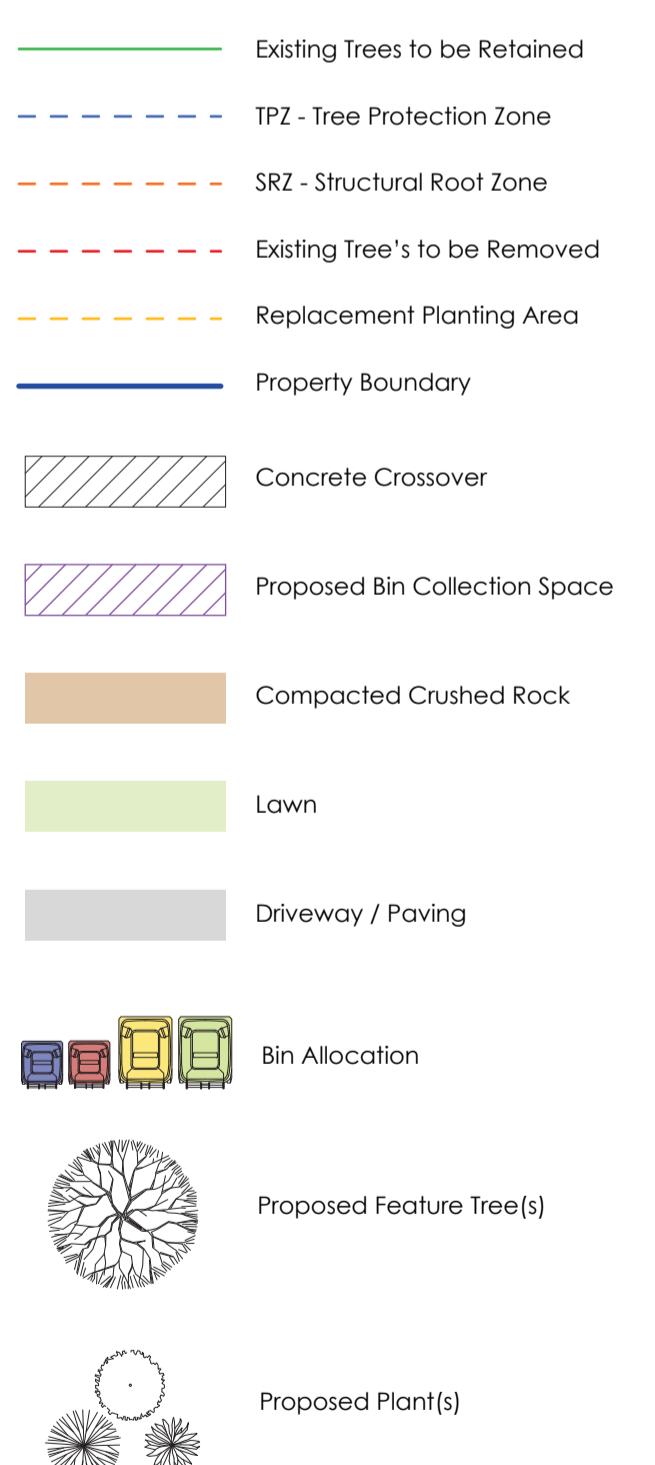
# LEONARD STREET

## LANDSCAPE CONCEPT PLAN

SCALE 1:100



## LANDSCAPE LEGEND



## PLANTING SCHEDULE

| CODE                | BOTANICAL NAME          | COMMON NAME           | QTY. | POT SIZE | PLANTED SIZE | MATURE HEIGHT | MATURE SPREAD |
|---------------------|-------------------------|-----------------------|------|----------|--------------|---------------|---------------|
| <b>TREES</b>        |                         |                       |      |          |              |               |               |
| *Bm                 | Banksia integrifolia    | Coast Banksia         | 3    | 50L      | 1.5m         | 10-20m        | 5m            |
| *Er                 | Elaeocarpus reticulatus | Blueberry Ash         | 1    | 50L      | 1.5m         | 8m            | 4m            |
| *Uc                 | Leptospermum laevigatum | Coast Tea-tree        | 1    | 50L      | 1.5m         | 2-8m          | 2-4m          |
| <b>HEDGES</b>       |                         |                       |      |          |              |               |               |
| *Wf                 | Waterhousia floribunda  | Weeping Lillypilly    | 36   | 50L      | 1.5m         | 4-5m          | 1-4m          |
| <b>SHRUBS</b>       |                         |                       |      |          |              |               |               |
| *Ca                 | Correa alba             | White Correa          | 11   | 30cm     | 30cm         | 30cm-2m       | 1-2m          |
| <b>GRASSES</b>      |                         |                       |      |          |              |               |               |
| *Ll                 | Lomandra longifolia     | Spiny-headed Mat-rush | 25   | 20cm     | 20cm         | 50cm          | 60cm          |
| <b>GROUNDCOVERS</b> |                         |                       |      |          |              |               |               |
| Cg                  | Casuarina glauca        | Cousin It             | 18   | 7.5cm    | 7.5cm        | 30cm          | 60cm          |
| *Dr                 | Dichondra repens        | Kidney Weed           | 40   | 7.5cm    | 7.5cm        | 5-10cm        | 1-2m          |
| Mpc                 | Myoporum parvifolium    | Creeping Boabialla    | 4    | 7.5cm    | 7.5cm        | 5-10cm        | 1m            |

\* Denotes Plant Species Indigenous to Design Area. Note Multiple Plant Options May Apply, Select Preferred Option and Re-Calculate

## PLANT PALETTE



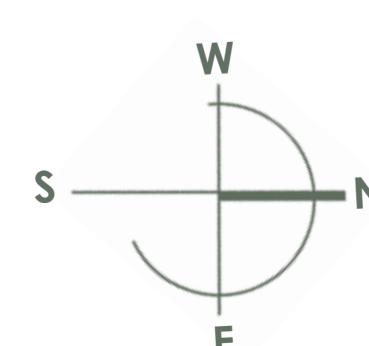
## MATERIALS



**Bayside City Council  
Planning and Environment Act 1987  
ADVERTISED PLAN  
Planning Application No.: 5/2024/376/1  
Date: 17 June 2025**

## LANDSCAPE NOTES

- These notes are to read as a general guide for implementation of the landscape plan.
- This drawing is not for construction and is based on the architect's town planning floor plan and is to be used for town planning purposes only.
- The final locations of all services and other assets may not be known at the town planning stage and the landscape plan may need to be revised to respond to the building permit.
- Plant selection shall follow the plant schedule and be placed in the locations indicated on the drawings. All plants must be true to species and of the highest quality. They should have well-developed root systems and be free from pests and diseases. Ensure plants are thoroughly watered before and after planting.
- Apply an approved non-residual contact herbicide (Glyphosate) to all areas designated as garden beds and lawns on the drawings, following the manufacturer's instructions. The herbicide should be dyed a selected colour to highlight treated areas. Allow a 10-day period before disturbing sprayed areas. Reapply to any surviving weeds after 10 days.
- Determine pH of your soil using a pH kit, which is available at most nurseries. The ideal pH range should be slightly acidic to neutral. Consult your local nursery for advice on how to adjust the pH. Note that some plants can tolerate higher or lower pH levels.
- Sub-surface Drainage: Install sub-surface drainage which discharges to stormwater or soakage pits for any garden bed or grassed area that is poorly drained.
- Cultivate soil for garden bed areas to 300mm depth and lawn areas to 100mm depth. Deep rip into 400mm depth areas of hard-panning or compaction.
- Use on-site topsoil where possible and improve with organic material as required. Imported topsoil shall be fertile, friable soil containing organic matter and free from perennial weeds and their roots, stone or rubble, clods of topsoil and other extraneous material.
- Spread good quality topsoil to 100mm depth for garden bed areas and 50mm depth for lawn areas. To improve drainage in clay soils, raise soil level by 200mm in garden beds.
- Plant 75mm compacted depth organic mulch over all garden areas. Top of mulch shall be level with adjacent surfaces.
- Plant shrubs in holes of the same depth as the root ball and twice the diameter as the root ball. Water prior to and after backfilling. Do not tread-in plants. Plant root ball in the soil and never in the mulch.
- Apply fertiliser specific to individual plants requirements. Trees should be staked for the first one or two years.
- All climbers will require a wire or trellis climbing frame to be attached to adjacent surface.
- Install timber or specified edging between all lawn areas and garden beds where shown.
- Areas nominated for lawn area to be re-graded to provide smooth contours and are to be raked to eliminate soil clods, rubble and extraneous material. A low-mow grass mix and lawn starter is to be used. Lawn areas are to be kept continually moist until establishment.
- Garden beds are to be watered, weeded, fertilised, pruned, and mulched on a regular basis by landscape contractor or the owner to ensure plants survive and thrive. This is to take place for a period of six months after completion of the landscape construction. Any plants that die or are diseased are to be replaced with the same species as listed in the plant schedule. At all times, plants are to be watered as required by climatic conditions to ensure the health of the plants. Between the months of October to April, as a minimum, plants shall be watered an average of 3 times per fortnight with 40 litres per tree and 10 litres per shrub.
- Install fully automated in-ground irrigation system to all landscaped areas. Please consult an irrigation specialist for a detailed layout based on the landscape design.
- Provide 1m2 mulch area around all trees situated in lawn areas.
- Prior to commencement of any site works, the following shall be undertaken:
  - Trees (including nature strip trees) or other vegetation identified to be retained on this plan or in any accompanying arborist report shall be protected during the construction period by installing temp fencing or barrier around the 'critical root zone' or 'tree protection zone' of the tree. Protection should include the entire canopy, the trunk and 'critical root zone'. The 'critical root zone' is to be calculated by multiplying the diameter of the tree trunk at ground level by 15 or the zone as nominated by a qualified arborist or council.
  - The fenced area shall be covered with a 100mm thick layer of organic mulch and periodically irrigated over summer and autumn periods and never allowed to dry out.

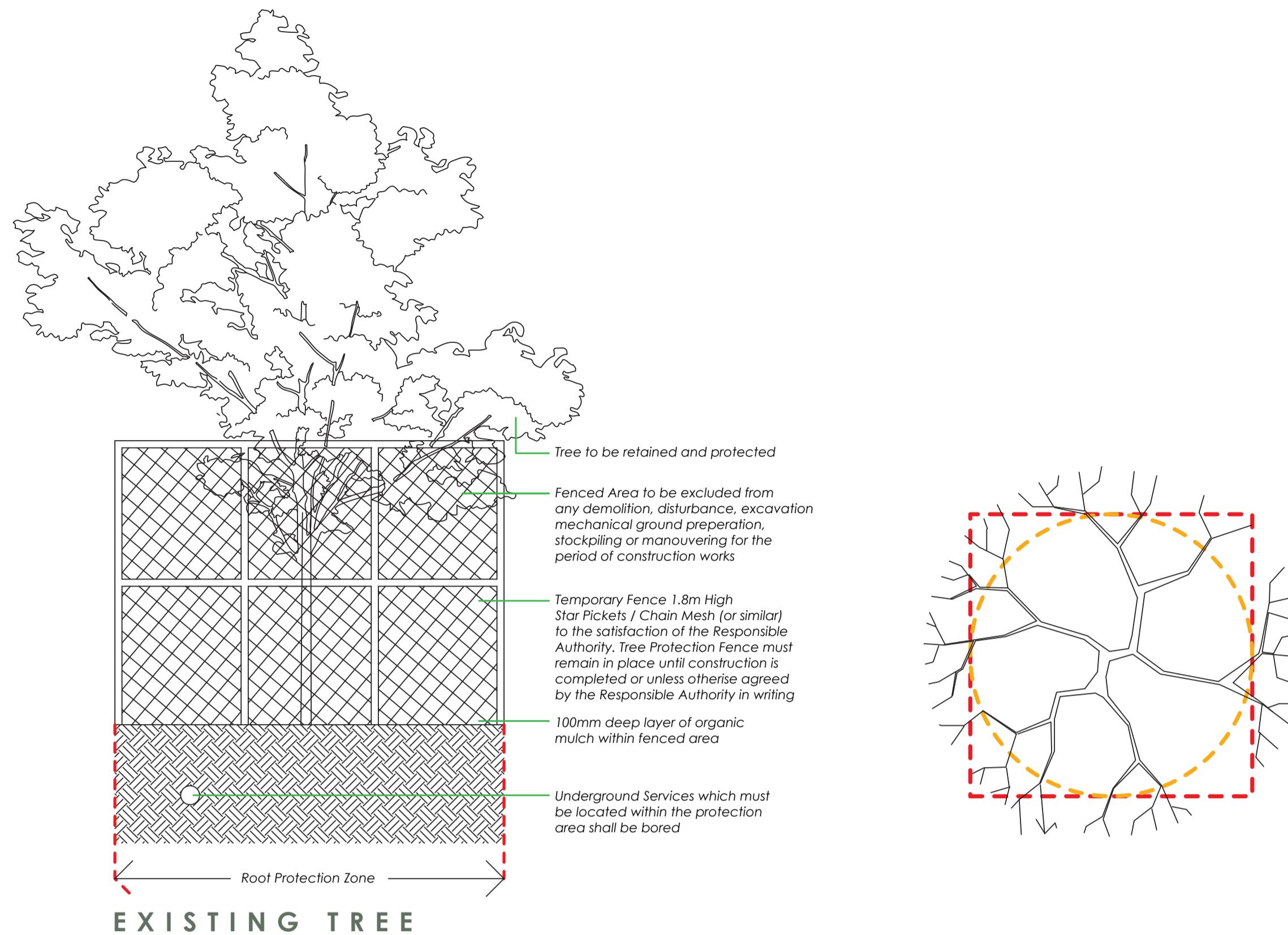


## ARBORICULTURAL IMPACT ASSESSMENT

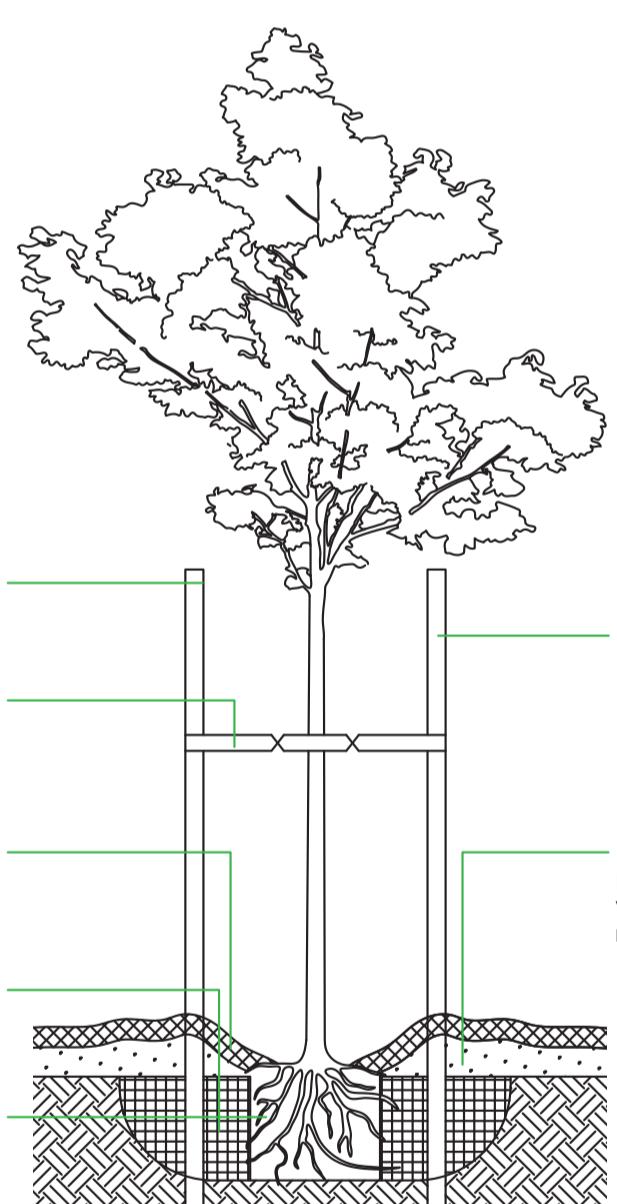
| CODE         | BOTANICAL NAME               | COMMON NAME             | HEIGHT | TPZ  | SRZ  | RETAIN / REMOVE   | NOTES               |
|--------------|------------------------------|-------------------------|--------|------|------|-------------------|---------------------|
| <b>TREES</b> |                              |                         |        |      |      |                   |                     |
| Tree T1      | Cupaniopsis anacardoides     | Tuckeroo                | 2.5m   | 2m   | 1.5m | Retain            | Council Owned Tree  |
| Tree T2      | Lophostemon confertus        | Queensland Brush box    | 2.6m   | 2m   | 1.5m | Remove / Relocate | Council Owned Tree  |
| Tree T3      | Cupressus sempervirens       | Mediterranean cypress   | 5.2m   | 2m   | 1.5m | Remove            | Low Retention Value |
| Tree T4      | Jacaranda mimosifolia        | Jacaranda               | 3.8m   | 2m   | 1.5m | Remove            | Low Retention Value |
| Tree T5      | Muraya paniculata            | Orange jasmine          | 3.3m   | 2m   | 1.5m | Remove            | Low Retention Value |
| Tree T6      | Malus domestica              | Apple                   | 5.2m   | 3.1m | 2.1m | Remove            | Low Retention Value |
| Tree T7      | Prunus cerasus               | Sour Plum               | 3.1m   | 2m   | 1.5m | Remove            | Low Retention Value |
| Tree T8      | Diospyros kaki               | Persimmon               | 3.5m   | 2m   | 1.5m | Remove            | Low Retention Value |
| Tree T9      | Macadamia integrifolia       | Macadamia               | 3.8m   | 2m   | 1.5m | Remove            | Low Retention Value |
| Tree T10     | Jacaranda mimosifolia        | Jacaranda               | 4.4m   | 2m   | 1.5m | Remove            | Low Retention Value |
| Tree T11     | Ficus microcarpa var. hillii | Hill's Weeping Fig      | 5.2m   | 2.7m | 1.8m | Remove            | Low Retention Value |
| Tree T12     | Phoenix canariensis          | Canary Island date palm | 3.8m   | 2.8m | N/A  | Remove            | Low Retention Value |
| Tree T13     | Citrus x limon               | Lemon                   | 3.7m   | 2m   | 1.7m | Remove            | Low Retention Value |
| Tree T14     | Camellia japonica            | Camellia                | 3.7m   | 2m   | 1.5m | Retain            | Neighboring Tree    |
| Tree T15     | Prunus domestica             | Plum                    | 3.6m   | 2m   | 1.5m | Retain            | Neighboring Tree    |
| Tree T16     | Pittosporum undulatum        | Sweet Pittosporum       | 4.8m   | 2m   | 1.5m | Retain            | Neighboring Tree    |
| Tree T17     | Camellia japonica            | Camellia                | 4.2m   | 2m   | 1.5m | Retain            | Neighboring Tree    |

### NOTE:

Arboricultural Impact Assessment Report Prepared by TMC Reports "Peter Gajewski" Dated Tuesday 11th March 2025

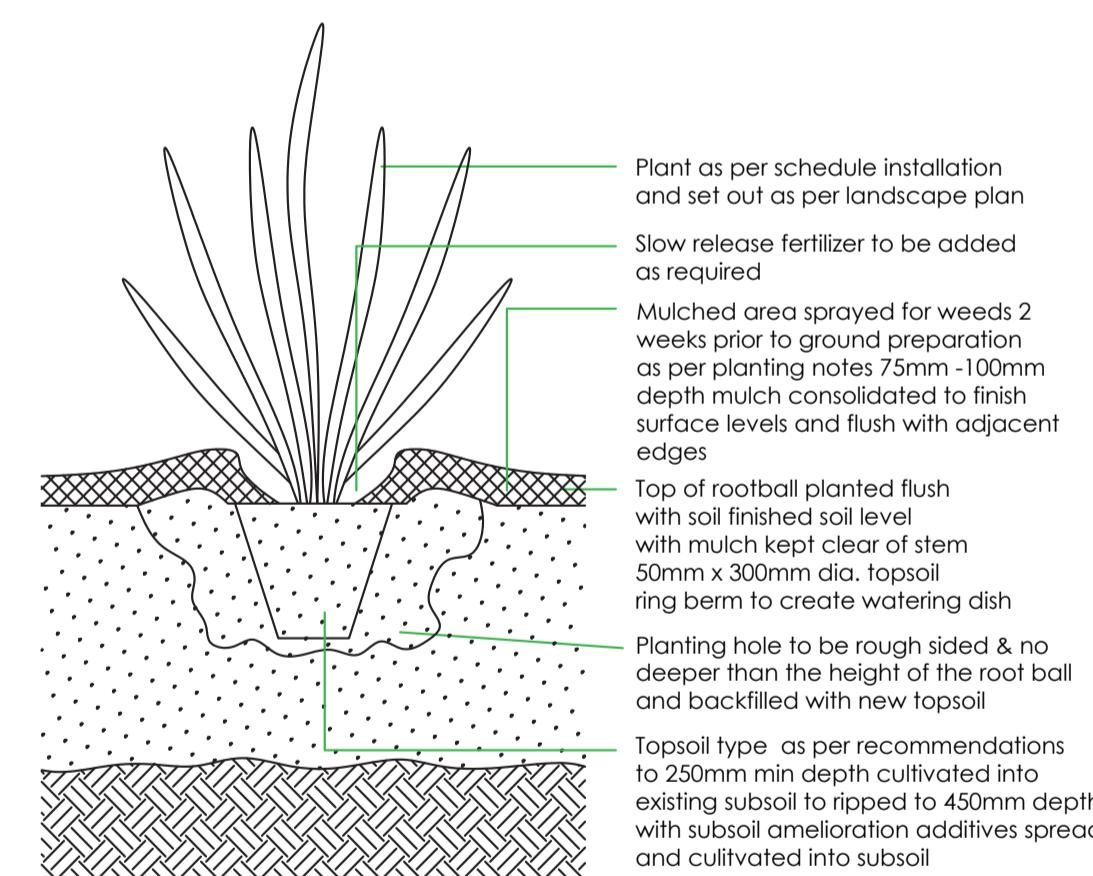


EXISTING TREE PROTECTION

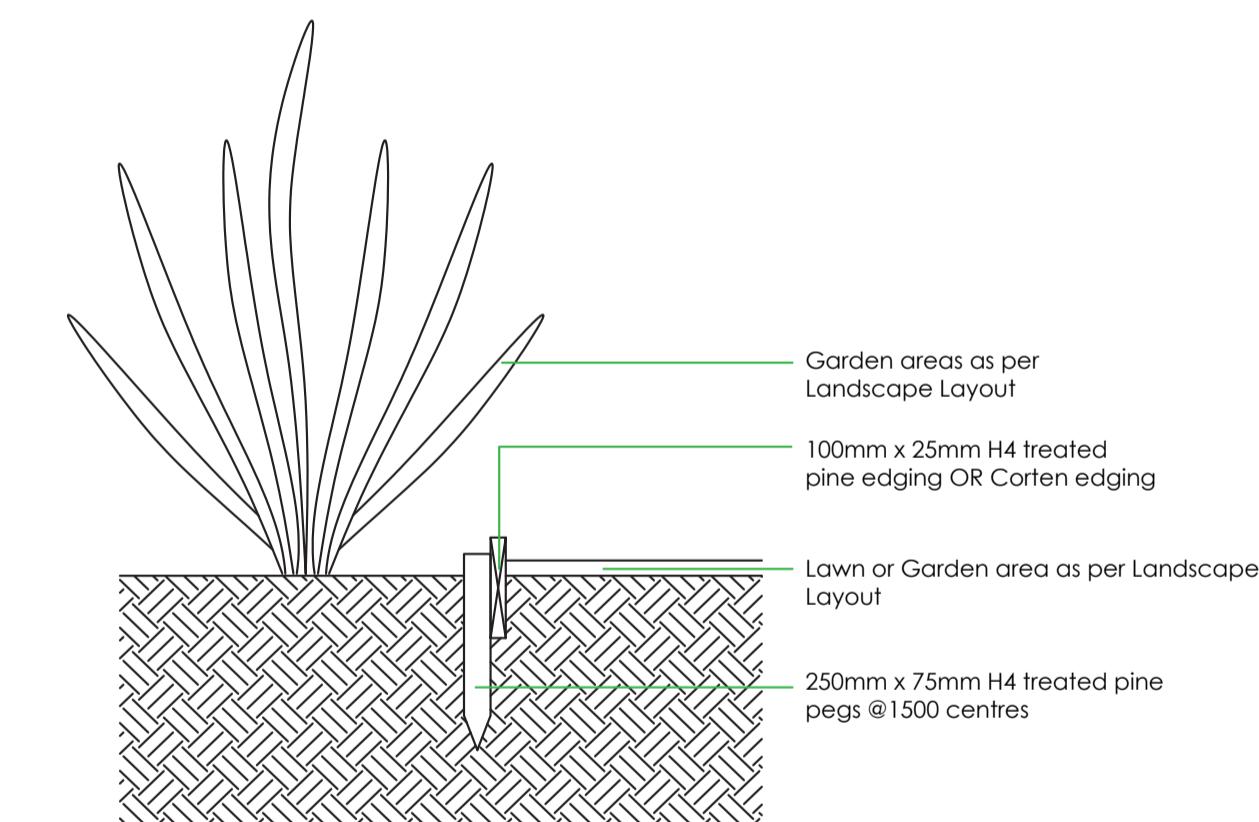


ADVANCED TREE PLANTING

**Bayside City Council  
Planning and Environment Act 1987  
ADVERTISED PLAN  
Planning Application No.: 5/2024/376/1  
Date: 17 June 2025**



PLANTING IN MULCHED BEDS



GARDEN EDGING DETAIL