Councillors,

In accordance with section 367 of the Local Government Act, 1993 notice is hereby given that a Public Voice Committee will be held on:

**DATE:** Tuesday 17 September 2019

**TIME:** 5.30pm

**VENUE:** Council Chambers
2nd Floor
City Hall
290 King Street
Newcastle NSW 2300

J Bath
Chief Executive Officer

City Administration Centre
282 King Street
NEWCASTLE NSW 2300

Tuesday 10 September 2019

Please note:

*Meetings of City of Newcastle (CN) are webcast. CN accepts no liability for any defamatory, discriminatory or offensive remarks or gestures made during the meeting. Opinions expressed or statements made by participants are the opinions or statements of those individuals and do not imply any form of endorsement by the CN. Confidential meetings will not be webcast.*

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*Authorised media representatives are permitted to record meetings provided written notice has been lodged. A person may be expelled from a meeting for recording without notice. Recordings may only be used for the purpose of accuracy of reporting and are not for broadcast, or to be shared publicly. No recordings of any private third party conversations or comments of anyone within the Chamber are permitted.*
<table>
<thead>
<tr>
<th>Item</th>
<th>Business</th>
<th>Page</th>
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<tbody>
<tr>
<td></td>
<td>APOLOGIES/LEAVE OF ABSENCE</td>
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<td></td>
<td>DECLARATIONS OF PECUNIARY / NON PECUNIARY INTEREST</td>
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<td>PUBLIC VOICE SESSIONS</td>
<td></td>
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<tr>
<td>ITEM-1</td>
<td>PV 17/09/19 - DA2019/00058 - 131 MARSHALL STREET KOTARA - RESIDENTIAL</td>
<td>3</td>
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<tr>
<td></td>
<td>ACCOMMODATION (MULTI-UNIT), DEMOLITION AND STRATA SUBDIVISION</td>
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BACKGROUND

An application has been received seeking consent to demolish a dwelling house and associated structures, construction of nine x two-storey townhouses, associated retaining walls and earthworks, landscaping, lot consolidation and strata subdivision.

A copy of the submitted plans for the proposed development is appended at Attachment A.

The application was publicly notified in accordance with City of Newcastle’s (CN) public participation policy, with 39 submissions being received.

The concerns raised by the objectors in respect of the proposed development are broad in nature, as described below

1.0 THE SITE

The site is located at 131 Marshall Street Kotara and is legally described as Lots A and B in Deposited Plan 402667. The land is regular in shape, with a combined area of 2,398m² and a 30m wide frontage to Marshall Street.

A 5m high acoustic barrier fence is located at the rear of the site (eastern boundary) to minimise impacts from Charlestown Road, Inner City Bypass. A 6m wide easement crosses the site in a north to south direction across the two lots, following
a drainage path. The front and rear portions of the site fall toward the drainage path, which itself generally falls from the south side to the north side of the land.

The site is located within a mine subsidence district, though it is not affected by any subsidence restrictions. The site is not identified as being flood prone, however, a localised flood impact study has been undertaken to calculate the water flows through the drainage easement.

2.0 THE PROPOSAL

The applicant seeks consent for the demolition of the dwelling and associated structures on the site, construction of nine x two-storey townhouses, associated retaining walls and earthworks, landscaping, lot consolidation and strata subdivision. A bridge is proposed to connect four dwellings at the rear of the site to the front of the site, with five dwellings proposed for the front portion of the site.

A copy of the submitted plans is included at Attachment A. The various steps in the processing of the application to date are outlined in the Processing Chronology attached at Attachment B.

3.0 PUBLIC NOTIFICATION

The application was publicly notified in accordance with CN's public participation policy. The notification period was extended due to the Christmas holiday period and included properties located within the Lake Macquarie Local Government Area. Thirty-nine submissions have been received.

The concerns raised by the objectors in respect of the proposed development are summarised as follows:

a) Statutory and Policy Issues
   i) Zoning objectives
   ii) Permissibility

b) Amenity Issues
   i) Increased noise
   ii) Loss of view and outlook
   iii) Loss of privacy

c) Design and Aesthetic Issues
   i) Density and number of dwellings proposed
   ii) Bulk and scale
   iii) Building height
   iv) Character

d) Traffic and Parking Issues
   i) Increased demand for on street parking
   ii) Increased traffic within the street
e) Environmental
   i) Impact on existing stormwater and sewerage system
   ii) Water quality
   iii) Rubbish will fill the creek
   iv) Excessive water run off
   v) Tree removal
   vi) Potential for flooding
   vii) Design of bridge with central supporting structure will disturb the creek bed
   viii) The proposed construction will impact on noise and dust/air pollution

f) Miscellaneous
   i) Waste management
   ii) Garbage collection
   iii) Loss of property value

4.0 DEVELOPMENT OFFICER PLANNING ASSESSMENT

The submitted application has been assigned to Senior Development Officer, William Toose, for assessment.

The site of the proposed development is located within the R2 – Low Density Residential zone within the land use table of the Newcastle Local Environmental Plan 2012 (NLEP 2012). The development is permissible with development consent as multi dwelling housing, which is a type of residential accommodation.

The development results in a Floor Space Ratio (FSR) of 0.46:1 which is under the maximum FSR of 0.6:1 for the site.

Some parts of the development exceed the 8.5m building height development standard of NLEP 2012 by a maximum of 722mm (ie 8.5% variation), with these exceedances being limited to a small portion of the roof form for three of the proposed dwellings.

All significant trees located within close proximity to the drainage easement are proposed to be retained. A Biodiversity Assessment Report has been prepared to assess the impact of the development on listed threatened species, populations, ecological communities and their habitats. The results of the report concluded there was a negligible loss of native vegetation and no impact on any threatened species.

The design of the bridge is to be amended to be a single span structure with all supporting elements located outside the drainage easement, instead of having a central supporting structure within the easement.

ATTACHMENTS
Attachment A: Submitted Plans - Under Separate Cover - 131 Marshall Street Kotara

Attachment B: Processing Chronology - 131 Marshall Street Kotara
Attachment B

THE CITY OF NEWCASTLE
Report to Public Voice Committee Meeting on 17 September 2019

PROCESSING CHRONOLOGY

DA2019/00058 - 131 MARSHALL STREET KOTARA

18 January 2019 - Development application submitted
22 January 2019 - Public notification
PUBLIC VOICE COMMITTEE MEETING

17 September 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans  DA2019/00058 - 131 Marshall Street Kotara
Residential accommodation (multi-unit), demolition and strata subdivision

DISTRIBUTED UNDER SEPARATE COVER
Dowling Kotara Development

129 - 131 Marshall St
Kotara NSW

Development Application
Development Consent: For all residential floor buildings to comply with first standard

For all other residential developments:

(a) All dwellings have at least 16% private open space.
(b) The minimum dimension of the included area is 0.5m, excluding any storage space.
(c) Primary private open space and balconies are located adjacent to living rooms, dining rooms or work areas to be used during occupancy.
(d) 50% of the minimum required private open space is covered to provide shade and protection from rain.
(e) Balconies and terraces above ground floor level are orientated towards the street or rear of the site and not to a side boundary.

The following controls apply to all other forms of residential development

3. Comply with the standards for "Private open space" in State Environmental Planning Policy (Residential Development Housing), 2009 for all housing buildings.
4. For all other residential developments:
   (a) All dwellings have at least 16% private open space.
   (b) The minimum dimension of the included area is 0.5m, excluding any storage space, conversely, balconies are located adjacent to living rooms, dining rooms or work areas to be used during occupancy.
   (c) Primary private open space and balconies are located adjacent to living rooms, dining areas or work areas to be used during occupancy.
   (d) 50% of the minimum required private open space is covered to provide shade and protection from rain.

Acceptable solutions
The following controls apply to all forms of residential development

1. Comply with the standards for "Private open space" in State Environmental Planning Policy (Residential Development Housing), 2009 for all housing buildings.

2. Landscaped areas have a minimum width of 1.5m and the following items are excluded from the landscaped zone:
   (a) paving wider than 1m; impervious or otherwise
   (b) structures such as air conditioning units, awnings, decks, patios, garden sheds, hot water systems, UPO fixtures and the like
   (c) A minimum 20% of the front setback is landscaped area
   (d) A minimum 3m wide landscaped area is located along the rear boundary
   (e) Landscaped areas are distributed throughout the site and incorporated into both private open space and communal open space areas.
   (f) Acceptable solutions include existing site conditions and respond to significant site features such as:
      (i) significant landscape features including existing trees
      (ii) change of levels
      (iii) views.
3. One large tree or two medium sized trees are provided for every 80m2 of landscaped area.
   (a) A medium sized tree with a minimum trunk height of 3m is provided in the front setbacks, where the setback is greater than 3m.
   (b) Landscaping is consistent with Section 7.2 Landscape, Open Space and Visual Amenity of the LDP.

E. Private open space

Performance criteria

1. Private open space and balconies are located and sized to enhance residential amenity and liveability.

Acceptable solutions
The following controls apply to all forms of residential development

1. Comply with the standards for "Private open space" in State Environmental Planning Policy (Residential Development Housing), 2009 for all housing buildings.

2. For residential floor buildings that are not required to comply with the Apartment Design Guide, each dwelling type.
   (a) A minimum area of private open space is as follows:
      - Level 1 to 3: 16% of the total floor area
      - Level 4 and above: 12% of the total floor area
   (b) The minimum dimension of the included area is 0.5m, excluding any storage space.
   (c) Primary private open space and balconies are located adjacent to living rooms, dining rooms or work areas to be used during occupancy.
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Drawing shall not be used for construction until issued for construction by designer.

ACN 129 231 269

18096

DA-003

AS SHOWN

11.01.19

129-131 Marshall St Kotara
Kotara, NSW 2289

Development Application

Dowling Kotara Development

BASIX CERTIFICATE TO GO HERE
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ACN 129 231 269

Dowling Kotara Development
First Floor Plan

Scale 1:250 @ A3

Development Application

18096
129-131 Marshall St Kotara
Kotara, NSW 2289

admin@ckds.com.au
www.ckds.com.au
P.O. Box 958
Newcastle NSW Australia
Ph 02 4929 1843

ARCHITECTURE

CKDS

OPEN PERGOLA BELOW
ENS ROBE ROBE STORE ROBE BATH
OPEN PERGOLA BELOW
ENS ROBE ROBE STORE ROBE BATH
OPEN PERGOLA BELOW
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OPEN PERGOLA BELOW
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OPEN PERGOLA BELOW
ENS ROBE ROBE STORE ROBE BATH

NOTE: UNIT 6, 8 & 9 FIRST FLOOR GLAZING TO COMPLY WITH ACOUSTIC REPORT

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9

TYPE A.1
TYPE A.1
TYPE A.2
TYPE A.2
TYPE B.1
TYPE B.1
TYPE A.1
TYPE A.2
TYPE A.1

FFL 89.380
FFL 89.700
FFL 89.080
FFL 89.080
FFL 85.930
FFL 86.900
FFL 86.900
FFL 86.600
FFL 89.080

SHADE BATTENS TO TYPE B.1 PERGOLAS

B-BAL 19
B-BAL 29
B-BAL FZ
B-BAL 12.5
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Development Application
Dowling Kotara Development
18096
129-131 Marshall St Kotara
Kotara, NSW 2289

Elevations 1

Marshall Street (West) Elevation
Rear (East) Elevation

SCALE 1:250 @ A3

94.222
93.678
LIGHTWEIGHT HORIZONTAL CLADDING
METAL ROOF SHEETING
WINDOW HOODS
FACE BRICK
LIGHTWEIGHT CLADDING
FIXED LOUvre SCREEN
RAKED ENTRY AWNING: TIMBER
BOUNDARY LINE OF BUILDING ENVELOPE
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Development Application

Units:
- Unit 5 Type B.1
- Unit 3 Type A.1
- Unit 6 Type B.1
- Unit 8 Type A.2

Sections:
- Site Section A
- Site Section B
- Site Section C

Dimensions:
- Boundary Lines
- Line of Building Envelope
- WC
- Bed 2
- Kitchen
- Unit 3
- Type A.1
- Unit 5
- Type B.1
- Unit 6
- Type B.1
- Unit 8
- Type A.2

Scale: 1:200 @ A3

Architect: CKDS

Address: 86.330 86.380 89.080

86.600 83.100 86.900 83.900 83.850 83.850 83.050 83.100

93.531 93.602 93.678 93.378

8.5m Height Plane
9.35m Height Limit

Contact: admin@ckds.com.au  www.ckds.com.au

Phone: 02 4929 1843

P.O. Box 958
Newcastle NSW Australia
Dowling Kotara Development
18096
129-131 Marshall St Kotara
Kotara, NSW 2289

01. 8.5m Height Plane

02. 9.35m Height Plane (+10%)
project #
drawing #
issue

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ACN 129 231 269

Dowling Kotara Development

Material Palettes

- Sheet Metal Roofing - Dark
- Lightweight Horizontal Cladding - Light
- Lightweight Vertical Cladding - Dark
- Face Brick - Dark
- Sheet Metal Roofing - Dark
- Timber Decking - Natural
- Fixed Louvre Screening - Dark

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www.ckds.com.au

P.O. Box 958
Newcastle NSW Australia

Ph 02 4929 1843

Development Application
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<th>Width</th>
<th>Height</th>
<th>View from Opening</th>
<th>Home Story</th>
<th>Location</th>
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**UNIT TYPE B.1 GLAZING SCHEDULE**

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<th>Home Story</th>
<th>Location</th>
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<th>SHGC</th>
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LOCATION PLAN

PRELIMINARY ONLY
- All dimensions and areas shown are approximate only and are subject to council approval, construction, final survey and registration of the plan at the Land Registry Services NSW.
- Design position and dimensions for proposed units derived from issue A of site and floor plans (sheets A-101 to A-102) of CDPs architecture drawing No. 16046, Revision 2, dated 11/01/1998.

NOTE:
1. (CY) Denotes courtyard
2. (D) Denotes deck
3. (VP) Denotes visitor car parking (common property)
4. (P) Denotes patio

EASEMENT FOR DRAINAGE 6.095 WIDE (VIDE L12322)

SURVEYOR
Name: MARK NICHOLAS SCANLON
Date: ********
Reference: B1878SP

PLAN OF SUBDIVISION OF LOTS A & B IN DP402667

L.G.A.: NEWCASTLE
Locality: KOTARA
Reduction Ratio: 1:250
Lengths are in metres

Registered: SP
FLOOR PLAN - GROUND LEVEL

NOTE:
1. (CY) DENOTES COURTYARD
2. (DI) DENOTES DECK
3. (PI) DENOTES PATIO
4. THE STRATUM OF EACH COURTYARD IS LIMITED TO 3 METRES BELOW AND 5 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE GROUND FLOOR LEVEL OF THE ADJOINING UNIT EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
5. THE STRATUM OF EACH PATIO IS LIMITED FROM ITS UPPER TILED FLOOR SURFACE TO 5 METRES ABOVE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
6. THE STRATUM OF EACH DECK IS LIMITED FROM ITS UPPER TIMBER SURFACE TO 5 METRES ABOVE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
7. AREAS ARE APPROXIMATE ONLY AND FOR PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, THEY SHOULD NOT BE USED FOR LEASING PURPOSES.

PLAN OF SUBDIVISION OF LOTS A & B IN DP402667

L.G.A.: NEWCASTLE
Locality: KOTARA
Reduction Ratio: 1:250
Lengths are in metres

Surveyor: MARK NICHOLAS SCANLON
Name: ********
Date: B1878SP
Reference:
FLOOR PLAN - LEVEL ONE

PRELIMINARY ONLY

* All dimensions and areas shown are approximate only and are subject to council approval, construction, final survey and registration of the plan at the land registry services NSW.

* Design position and dimensions for proposed units derived from issue A of site and floor plans (sheets A-101 to A-102) of CDBS architecture drawing No. 180906, revision E, dated 17/01/1996.

PT 1 (72m²)  PT 2 (72m²)  PT 3 (72m²)

PT 4 (77m²)  PT 5 (77m²)

PT 7 (72m²)  PT 8 (72m²)  PT 9 (72m²)

PT 6 (77m²)

NOTE:

1. Areas are approximate only and for purposes of the strata schemes development act 2015, they should not be used for leasing purposes.

SURVEYOR

Name: MARK NICHOLAS SCANLON
Date: *******
Reference: B1878SP

PLAN OF SUBDIVISION OF LOTS A & B IN DP402667

L.G.A.: NEWCASTLE
Locality: KOTARA
Reduction Ratio: 1:250
Lengths are in metres

Registered SP
NOT FOR CONSTRUCTION
JANUARY 2019

Site Description:
The subject site is located at Lots A & B (DP 408807) and the street address is 129-131 Marshall Street Kotara NSW.

The existing topography of the site is relatively steep with a cross fall from the approximate high point RL 84.82 located on the north-west corner to the approximate low point RL 79.81 located mid-site in a creek line with a fall of approximately 0.30 metres. The site rises again to the east to the approximate high point of RL 84.82.

A brick cottage occupies #131 Marshall Street with a metal shed to the rear of the property and will be demolished as part of this proposal. Two mature Norfolk Island Pines are located mid-site and are to be retained and protected as part of this proposal.

The planting design strategy for this residential flat building development to include the following:

- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Evergreen tree planting to provide shade & amenity
- Deciduous tree planting to allow for solar access & seasonal change
- Implementation of some indigenous species to encourage canopy corridor links and bio-diversity
- Evergreen tree planting to provide shade & amenity
- Deciduous tree planting to allow for solar access & seasonal change
- Implementation of some indigenous species to encourage canopy corridor links and bio-diversity

With the proposed landscape design for this development we would implement the following safety planting initiatives:

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

Shrub species, sizes & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries, path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

All proposed plant species selection has been considered in terms of soil types, species hardiness and on going watering maintenance requirements. Predominantly low water use species are selected and supplemented in accordance with climate and micro-irrigation requirements to reduce reliance on use of potable water.

<table>
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Council Guidelines

City of Newcastle

-Newcastle City Council DCP 2012 7.02 Landscape, Open Space and Visual Amenity
-Newcastle City Council Technical Manual Landscape 2015
LANDSCAPE PLAN

MARSHALL STREET RESIDENTIAL DEVELOPMENT
129-131 MARSHALL STREET, KOTARA NSW

Drawing Name: Landscape Plan
Client: J Dowling
Project No: 18141
Drawing No: L101
Scale: 1:100 @ B1
Date: 17.01.19
Revision: 1

MARSHALL STREET
1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269
MARSHALL STREET RESIDENTIAL DEVELOPMENT
129-131 MARSHALL STREET, KOTARA NSW

TEPPED PAVERS IN TURF AND MASS PLANTED GROUNDCOVERS
PLANTING BELOW NORFOLK ISLAND PINE TREES
BIRD ATTRACTING FLOWERS
TALL SCREEN SHRUBS
FOLD AWAY CLOTHES LINE
INDIGENOUS SPECIES
GRAVEL MULCH
DRY CREEK BED & NATIVE GRASSES

CLIENT: J DOWLING
PROJECT NO: 18141
DRAWING NO: L001
SCALE: NA
DATE: 17.01.19

DRAWING NAME
PRECEDENT IMAGES

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269
## Indicative Planting Schedule

### Indigenous Canopy Trees
- **Angophora costata**
  - Smooth Bark Apple
  - Height (m.): 15
  - Spread (m.): 10
  - Pot Size: 75L
  - Comments: Stakes and ties
- **Corymbia gutentiera**
  - Red Blood Wood
  - Height (m.): 15
  - Spread (m.): 10
  - Pot Size: 75L
  - Comments: Stakes and ties

### Feature Trees
- **Bungaranga coccinea**
  - Iron Cut Flower
  - Height (m.): 6
  - Spread (m.): 3
  - Pot Size: 45L
  - Comments: Stakes and ties
- **Conopodium gymnarchum**
  - NSW Christmas Bush
  - Height (m.): 6
  - Spread (m.): 1.5
  - Pot Size: 45L
  - Comments: Stakes and ties
- **Elaeocarpus reticulatus**
  - Blueberry Ash
  - Height (m.): 10
  - Spread (m.): 5
  - Pot Size: 75L
  - Comments: Stakes and ties
- **Tibouchina 'Alstonville'**
  - Weeping Lilly Pilly
  - Height (m.): 10
  - Spread (m.): 7
  - Pot Size: 75L
  - Comments: Stakes and ties

### Screening Shrubs > 1.5m
- **Breynia cernua**
  - Coffee Bush
  - Height (m.): 2
  - Spread (m.): 1.5
  - Pot Size: 300mm
- **Metrosideros collina**
  - Fiji Fire NZ Christmas Bush
  - Height (m.): 1.5
  - Spread (m.): 1.5
  - Pot Size: 300mm
- **Photinia x fraseri**
  - Red Robin Photinia
  - Height (m.): 3
  - Spread (m.): 2
  - Pot Size: 300mm
- **Raphiolepis indica**
  - Cosmic White Indian Hawthorn
  - Height (m.): 1.7
  - Spread (m.): 1.5
  - Pot Size: 300mm

### Shrubs < 1.5m
- **Cordyline australis**
  - Red NZ Cabbage Tree
  - Height (m.): 1.2
  - Spread (m.): 6
  - Pot Size: 300mm
- **Correa 'Canberra Bells'**
  - Canberra Bells Correa
  - Height (m.): 0.7
  - Spread (m.): 0.7
  - Pot Size: 200mm
- **Phormium 'Yellow Wave'**
  - Yellow Wave NZ Flax
  - Height (m.): 1.5
  - Spread (m.): 1.5
  - Pot Size: 200mm
- **Raphiolepis indica**
  - Cosmic White Indian Hawthorn
  - Height (m.): 1.7
  - Spread (m.): 1.5
  - Pot Size: 300mm

### Mass Planted Groundcovers
- **Anigozanthus 'Ruby Velvet'**
  - Ruby Velvet Kangaroo Paw
  - Height (m.): 0.4
  - Spread (m.): 0.3
  - Pot Size: 140mm
- **Blechnum nudum**
  - Fishbone Water Fern
  - Height (m.): 0.7
  - Spread (m.): 0.5
  - Pot Size: 140mm
- **Convolvulus cneorum**
  - Silver Bush
  - Height (m.): 0.5
  - Spread (m.): 1
  - Pot Size: 140mm
- **Syzigium australe**
  - Pinnacle Narrow Lilly Pilly
  - Height (m.): 7.5
  - Spread (m.): 1.5
  - Pot Size: 300mm

### Low Border Planting
- **Dianella caerulea**
  - Little Jess Flax Lily
  - Height (m.): 0.4
  - Spread (m.): 0.4
  - Pot Size: 140mm
- **Lindernia cordifolia**
  - Little Jess Flax Lily
  - Height (m.): 0.4
  - Spread (m.): 0.4
  - Pot Size: 140mm
- **Lampranthus spectabilis**
  - Little Jess Flax Lily
  - Height (m.): 0.4
  - Spread (m.): 0.4
  - Pot Size: 140mm

### Shade Tolerant Planting
- **Asplenium australasicum**
  - Birds Nest Fern
  - Height (m.): 1
  - Spread (m.): 1
  - Pot Size: 140mm
- **Doddia aspera**
  - Silver Bush
  - Height (m.): 0.7
  - Spread (m.): 0.5
  - Pot Size: 140mm
- **Macrozamia communis**
  - Burrawang
  - Height (m.): 1
  - Spread (m.): 1.5
  - Pot Size: 140mm
- **Pteris tremula**
  - Tender Brake
  - Height (m.): 1
  - Spread (m.): 0.8
  - Pot Size: 140mm

### Climbers
- **Cissus antarctica**
  - Kangaroo Vine
  - Height (m.): 6
  - Spread (m.): 1
  - Pot Size: 140mm
- **Philodendron 'Xanadu'**
  - Orange Trumpet Vine
  - Height (m.): 10
  - Spread (m.): 1
  - Pot Size: 140mm
- **Pyrostegia venusta**
  - Orange Trumpet Vine
  - Height (m.): 10
  - Spread (m.): 1
  - Pot Size: 140mm
- **Stipa sp.**
  - Speargrass
  - Height (m.): 1
  - Spread (m.): 1
  - Pot Size: 140mm

### Native Grasses
- **Dianella revoluta**
  - Blue Flax-lily
  - Height (m.): 0.4
  - Spread (m.): 0.4
  - Pot Size: 75mm
- **Lomandra longifolia**
  - Koalas Club Rush
  - Height (m.): 0.8
  - Spread (m.): 0.8
  - Pot Size: 75mm
- **Chloris gayana**
  - Speargrass
  - Height (m.): 1
  - Spread (m.): 1
  - Pot Size: 75mm
TURNING PATH ENTRY PLAN SHEET 2

NOT FOR CONSTRUCTION

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CC & J D INVESTMENTS PTY LTD.
PROPOSED UNIT DEVELOPMENT AT:
LOTS A AND B, DP 402667,
No129 - 131 MARSHALL STREET,
KOTARA

D O N T S C A L E D R A W I N G
TURNING PATH EXIT PLANS SHEET 3

BE5 - SEDAN
STANDARD AU

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