

WEST CULBURRA SUBDIVISION STAGE 1 - DA LANDSCAPE MASTER PLAN

prepared by AYLING AND DRURY

September 2025

DRAWING SCHEDULE

DA-01	TITLE SHEET & CONTEXT PLAN
DA-02	LANDSCAPE SITE PLAN
DA-03	DETAIL PLAN 1
DA-04	DETAIL PLAN 2
DA-05	TYPICAL ROAD SECTIONS
DA-06	OPEN SPACE PLAN
DA-07	TYPICAL OPEN SPACE PLAN SECTIONS
DA-08	ENTRY AVENUE PLAN
DA-09	ENTRY AVENUE PLAN SECTIONS
DA-10	PLANT SCHEDULE
DA-11	CHARACTER IMAGES



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LEGEND	
--- SITE BOUNDARY	● ENTRY / ACCENT & PARK TREE
- - - 100M SETBACK FROM MEAN HIGH WATER MARK	● PRIMARY STREET TREE
— EXISTING CONTOURS	● LOCAL STREET TREE
● EXISTING MANGROVE COMMUNITY	● NATIVE RIPARIAN AND REMEDIATION VEGETATION
● EXISTING VEGETATION TO BE RETAINED (AERIAL BACKGROUND)	● NATIVE STREETScape & PARK PLANT MIX
○ PROPOSED LOTS	— CONCRETE PAVEMENT
○ PROPOSED OPEN SPACE / PARK / SPORTS FIELD	□ BITUMEN ROAD
● PROPOSED WATER QUALITY BASINS	— SANDSTONE RETAINING WALLS
○ (B) BUS STOP	— TIMBER BOARDWALK
○ PROPOSED BIOFILTRATION & WETLANDS	○ PLAY EQUIPMENT
	□ BUILDINGS AND SHELTERS
	● INTERPRETIVE FEATURES

DESIGN NOTES

- 1** Tree lined boulevard entry.
- 2** Native understorey planting to Roundabout R2 & R3 and intersection verge. Refer Plant Schedule.
- 3** Street tree planting. Refer Plant Schedule.
- 4** Water quality basins and biofiltration with native plant mix. Refer detail plans, Plant Schedule and Eng drawings.
- 5** Public park set amongst trees adjacent to water quality basin. Includes village green, play equipment, youth facilities, picnic facilities, shelters, amenities building, loop pathways, viewing platforms, interpretive elements and suitability for community events. Also functions as irrigation area (10,000m2 min).
- 6** Boundary fencing at boundary of Foreshore Reserve. Includes 5m wide maintenance access. To Eng detail.
- 7** Emergency bushfire egress. To Eng detail.
- 8** Open space woodland and irrigation area (8,500m2 min) within retained existing bushland to buffer between residential and industrial precincts.
- 9** Industrial lot development.
- 10** Timber post and rail fencing to Culburra Sewerage Treatment Plant Boundary (chainmesh security fencing set back in managed part of land).
- 11** Native understorey planting in entrance Roundabout R1.
- 12** Pathway/drainage easement connection to public park.

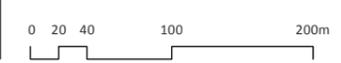


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AMENDMENTS
 a: 10.04.25
 b: 05.09.25
 Draft Issue
 Issue for Approvals

PROJECT
West Culburra Subdivision - Stage 1
 CLIENT
 Sealark Pty Ltd / Allen Price Pty Ltd



PROJECT NUMBER
 AD2503
 DATE
 05.09.25
 SCALE
 1:5000@A3

DRAWING TITLE
LANDSCAPE PLAN
 DRAWN
 SD
 CHECKED
 SD
 DRAWING NO
 DA-02
 REV
 B

LEGEND

- SITE BOUNDARY
- - - 100M SETBACK FROM MEAN HIGH WATER MARK
- EXISTING CONTOURS
- EXISTING VEGETATION TO BE RETAINED
- PROPOSED LOTS
- PROPOSED OPEN SPACE / PARK / SPORTS FIELD
- PROPOSED WATER QUALITY BASINS
- B BUS STOP
- PROPOSED BIOFILTRATION & WETLANDS
- PRIMARY STREET TREE
- LOCAL STREET TREE
- ENTRY / ACCENT & PARK TREE
- NATIVE RIPARIAN AND REMEDIATION VEGETATION
- NATIVE STREETScape & PARK PLANT MIX
- CONCRETE PAVEMENT
- BITUMEN ROAD
- SANDSTONE RETAINING WALLS
- PLAY EQUIPMENT
- BUILDINGS AND SHELTERS
- INTERPRETIVE ELEMENTS



DESIGN NOTES

- 1** Native understorey planting to Roundabout R3 and intersection verge. Refer Plant Schedule. Includes interpretive sculptures of local flora and fauna by local artist. Refer character images.
- 2** Street tree planting. Refer Plant Schedule.
- 3** Water quality basins and biofiltration. Refer detail plans and Eng drawings. Native plant mix in accordance with VMP.
- 4** Public park set amongst trees adjacent to water quality basin. Includes village green, play equipment, youth facilities, picnic facilities, shelters, amenities building, loop pathways, viewing platforms, interpretive elements and suitability for community events. Also functions as irrigation area (10,000m² min).
- 5** Boundary fencing at boundary of Foreshore Reserve. Includes 5m wide maintenance access. To Eng detail.
- 6** Emergency bushfire egress. To Eng detail.
- 7** Pathway/drainage easement connection to public park.

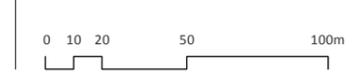


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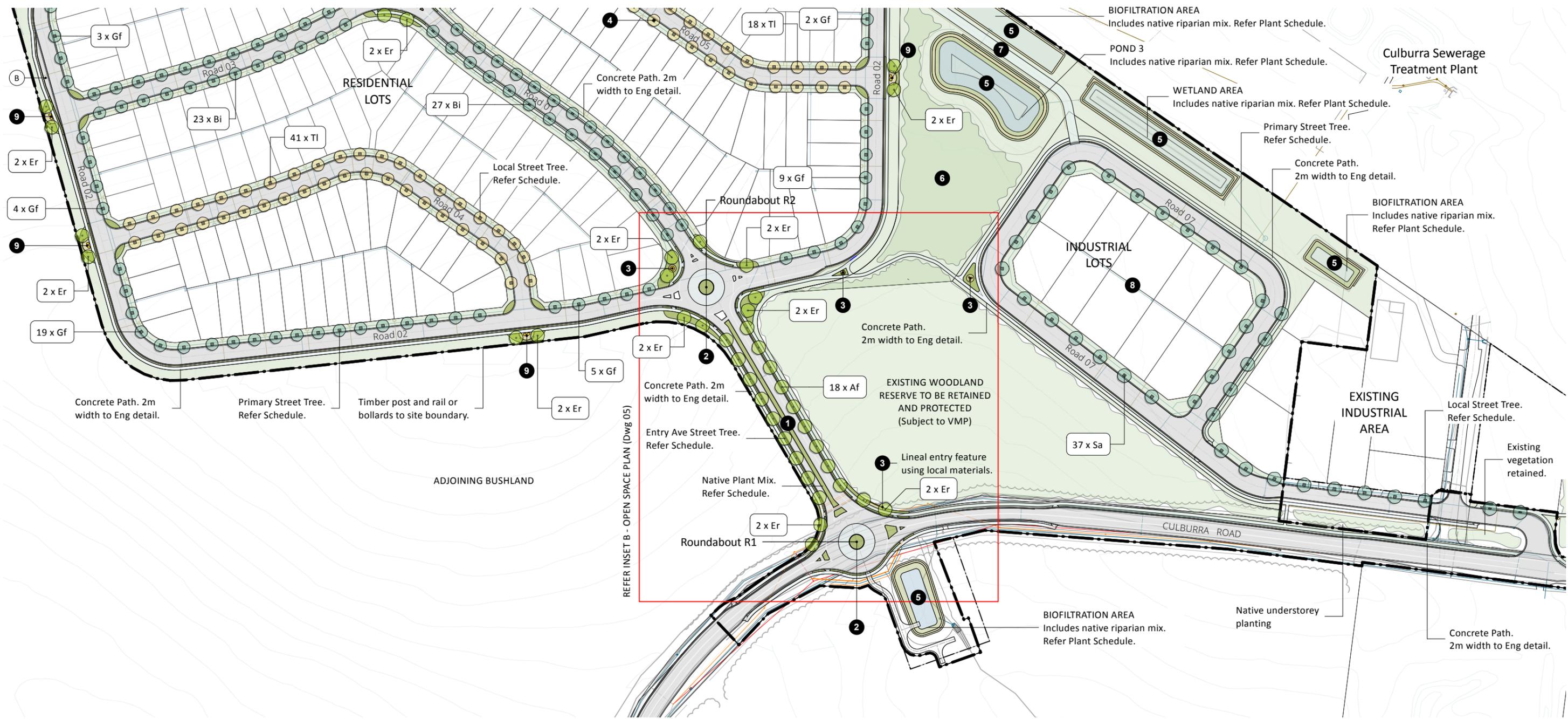
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AD2503
 DRAWING TITLE
DETAIL PLAN 1
 DATE
 05.09.25
 SCALE
 1:2500@A3
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 DRAWING NO
DA-03
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DESIGN NOTES

- 1 Entry boulevard tree. Refer Plant Schedule.
- 2 Native understorey planting to Roundabout R1, R2 and intersection verge. Refer Plant Schedule.
- 3 Interpretive sculptures of local flora and fauna by local artists. Refer Character Images.
- 4 Street tree planting. Refer Plant Schedule.
- 5 Water quality basins and biofiltration. Refer detail plans and Eng drawings. Native plant mix in accordance with VMP.
- 6 Open space woodland and irrigation area (8,500m2 min) within selectively retained existing bushland to buffer between residential and industrial precincts.
- 7 Emergency bushfire egress. To eng detail.
- 8 Proposed Industrial lot development.
- 9 Seating areas with native planting and interpretive features along perimeter pathway.

LEGEND

- SITE BOUNDARY
- - - 100M SETBACK FROM MEAN HIGH WATER MARK
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- (B) BUS STOP
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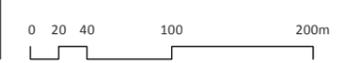
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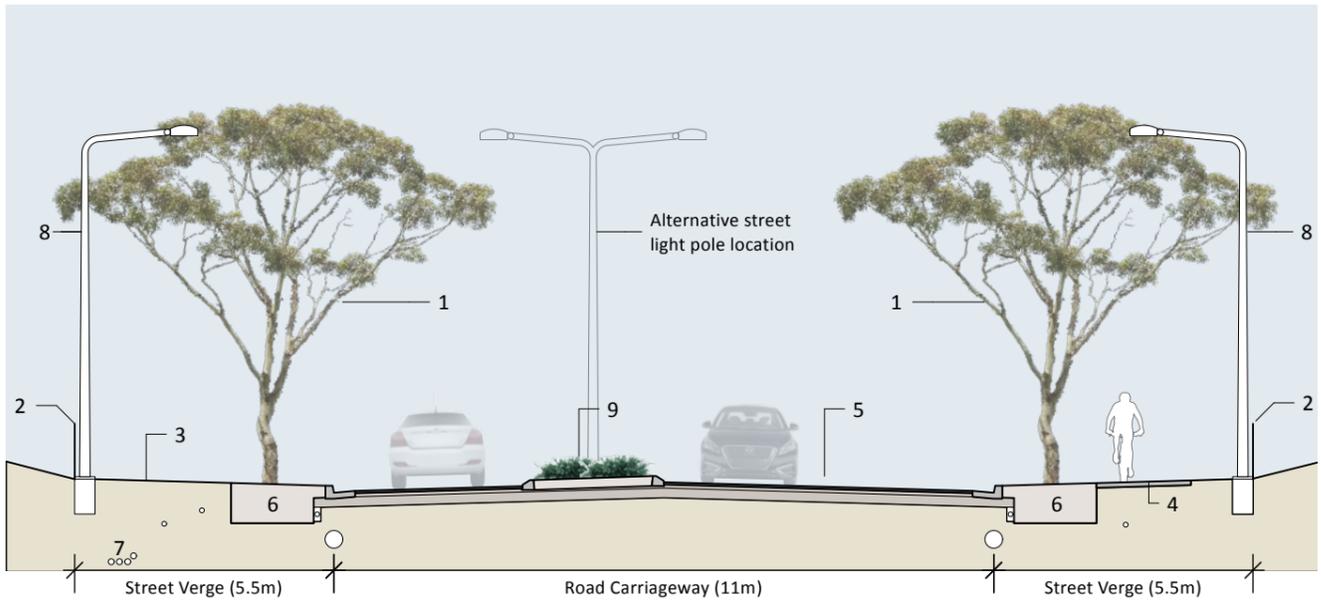
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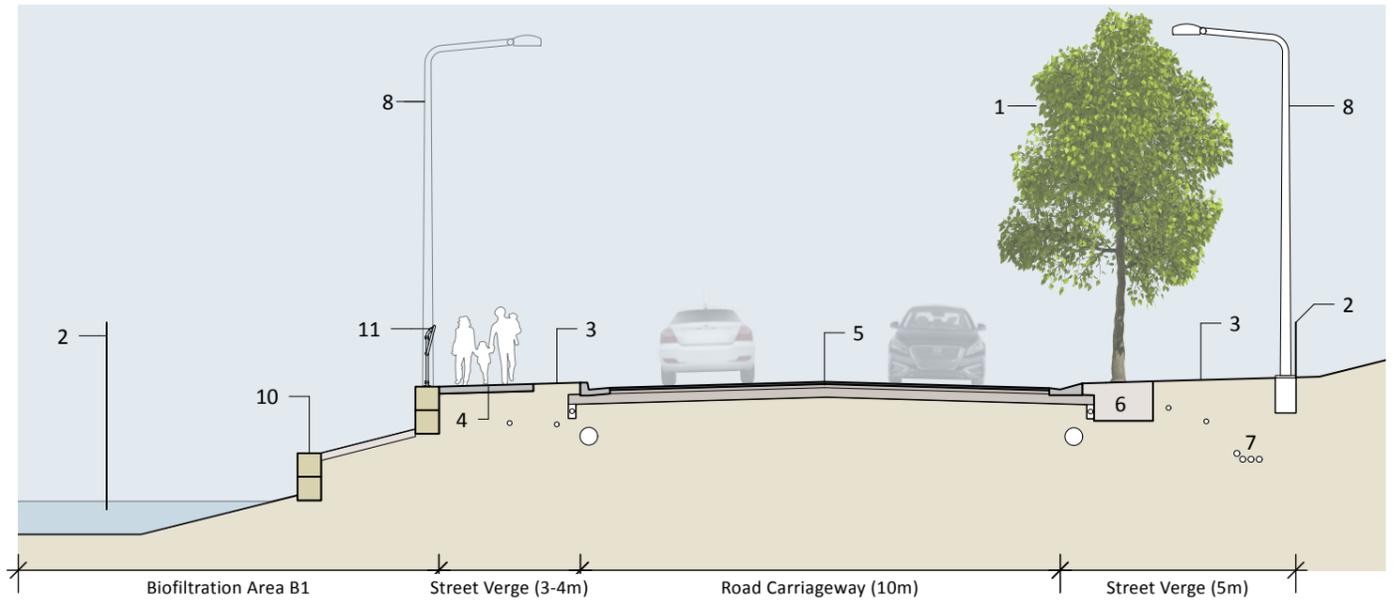
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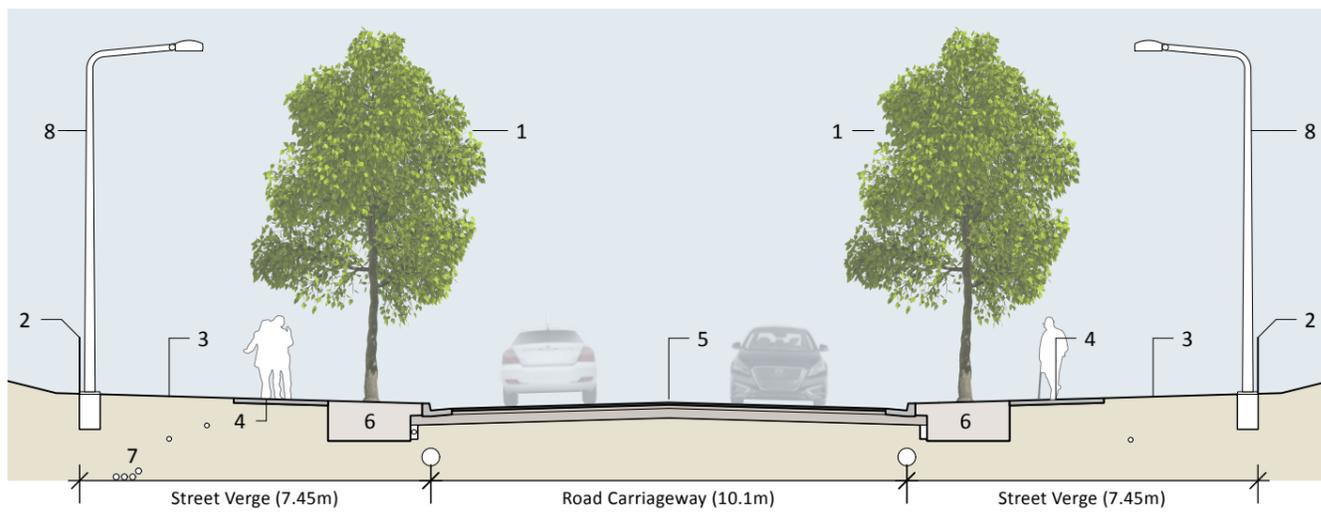




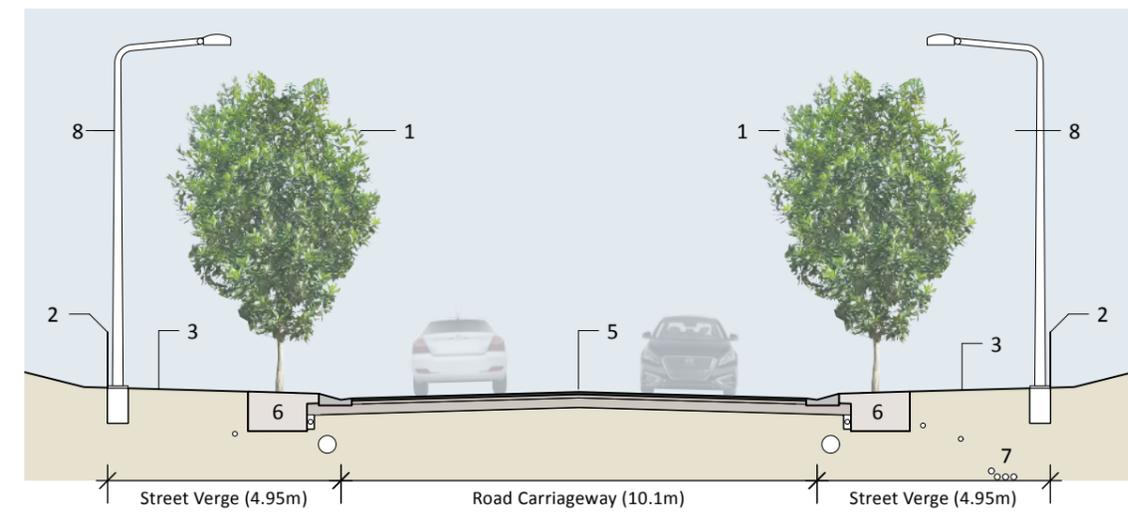
Section A - ENTRY AVENUE STREETSCAPE (ROAD 01) scale 1:150



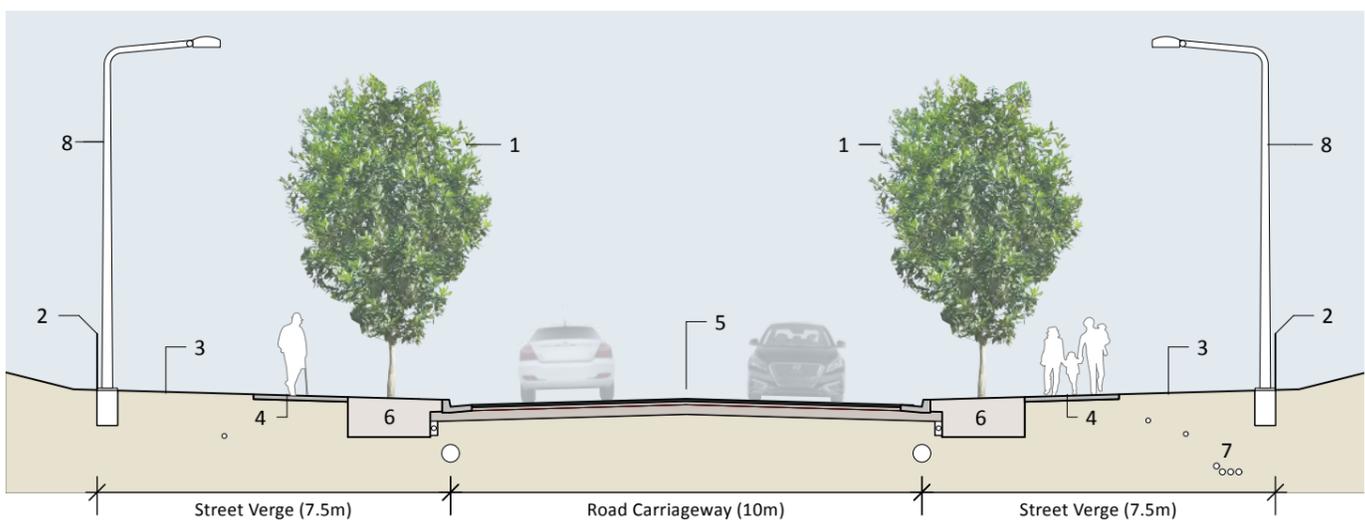
Section C - PRIMARY STREETSCAPE ON PERIMETER ROAD (ROAD 02) scale 1:150



Section B - TYPICAL PRIMARY STREETSCAPE (ROAD 01) scale 1:150



Section D - TYPICAL LOCAL STREETSCAPE (ROAD 05) scale 1:150



Section E - LOCAL TREE STREETSCAPE IN INDUSTRIAL AREA (ROAD 07) scale 1:150

- NOTES:**
1. Street Tree. Refer Plant Schedule
 2. Lot boundary
 3. Turf
 4. Concrete path
 5. Carriageway
 6. Street Tree Pit. 1.5 - 2m width.
 7. Underground services. To Eng detail.
 8. Street Light Pole
 9. Planted Median Strip. Refer Plant Schedule
 10. Terraced Sandstone Block Walls for Biofiltration Area B1. To Eng detail.
 11. Handrail and safety fencing.



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DRAWING TITLE
TYPICAL ROAD SECTIONS

DRAWN: SD
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 DRAWING NO: DA-05
 REV: B



- ### DESIGN NOTES
- 1 WATER QUALITY BASIN:** Contoured to a naturalistic shape. Features local native riparian revegetation (refer Plant Schedule), sandstone block terracing to engineers detail, and ecological / cultural themed sculptural totem markers.
 - 2 LOOP PATH.** Accessible path around pond for leisure and recreation activities. Includes viewing platforms with seating and interpretive signage.
 - 3 FEATURE SHELTER & VIEWING PLATFORM:** Multipurpose shelter (picnic, event stage, shaded gathering use) and viewing platform to become park focal point overlooking village green and pond.
 - 4 VILLAGE GREEN:** Designated multipurpose community space for informal recreation, events, markets etc. Includes perimeter path and shade trees.
 - 5 PLAY SPACE:** Diverse nature play equipment for multiple ages and abilities using recycled timber elements.
 - 6 YOUTH SPACE:** Ball games area. Includes seating walls and adjoining shelter.
 - 7 SWINGS:** Adjoining village green loop path and other playground equipment.
 - 8 PARK ENTRY:** Signage and local nature themed sculptural element by local artist. Refer character images.
 - 9 SHELTER AND AMENITY BUILDING:** Combination of shelter and single unisex cubicle with baby change facilities.

- ### LEGEND
- SITE BOUNDARY
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 - SANDSTONE RETAINING WALLS
 - PLAY EQUIPMENT
 - BUILDINGS AND SHELTERS
 - INTERPRETIVE ELEMENTS
 - EXTENT OF IRRIGATION AREA (10,000m2 min)
 - S PARK SIGNAGE
- NOTE: Safety lighting around key open space facilities to be developed in future design stages.



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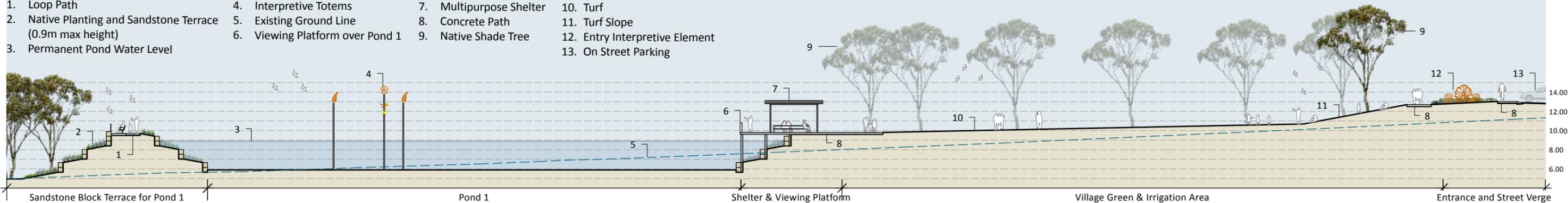
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OPEN SPACE PLAN
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 DRAWING NO
 DA-06
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NOTES:

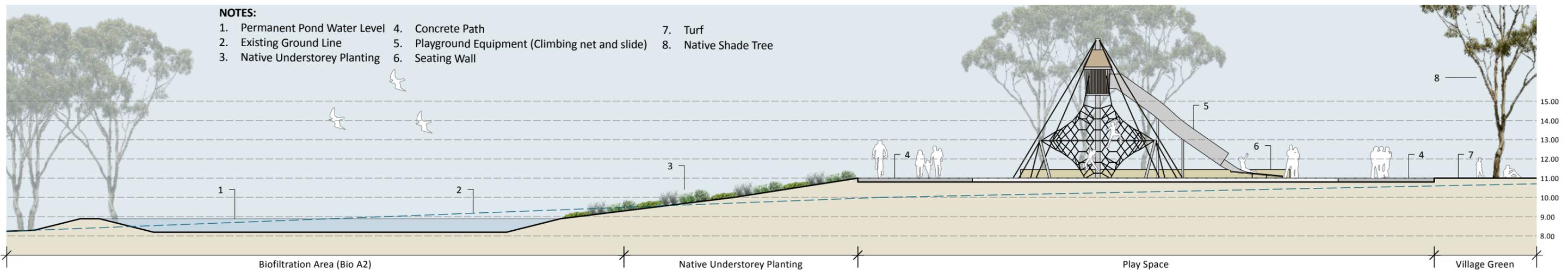
- 1. Loop Path
- 2. Native Planting and Sandstone Terrace (0.9m max height)
- 3. Permanent Pond Water Level
- 4. Interpretive Totems
- 5. Existing Ground Line
- 6. Viewing Platform over Pond 1
- 7. Multipurpose Shelter
- 8. Concrete Path
- 9. Native Shade Tree
- 10. Turf
- 11. Turf Slope
- 12. Entry Interpretive Element
- 13. On Street Parking



Section F - POND 1 & VILLAGE GREEN scale 1:400

NOTES:

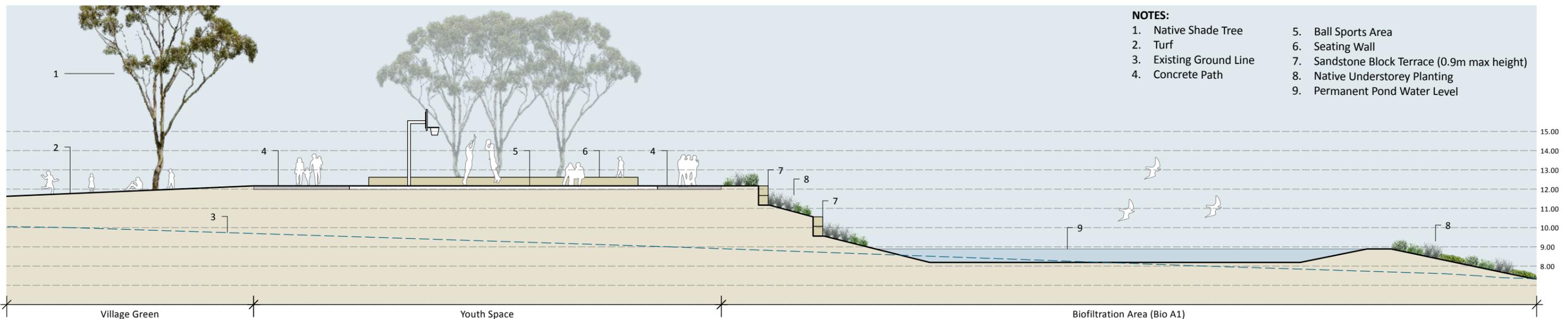
- 1. Permanent Pond Water Level
- 2. Existing Ground Line
- 3. Native Understorey Planting
- 4. Concrete Path
- 5. Playground Equipment (Climbing net and slide)
- 6. Seating Wall
- 7. Turf
- 8. Native Shade Tree



Section G - PLAY SPACE & BIO A2 scale 1:200

NOTES:

- 1. Native Shade Tree
- 2. Turf
- 3. Existing Ground Line
- 4. Concrete Path
- 5. Ball Sports Area
- 6. Seating Wall
- 7. Sandstone Block Terrace (0.9m max height)
- 8. Native Understorey Planting
- 9. Permanent Pond Water Level



Section H - YOUTH SPACE & BIO A1 scale 1:200

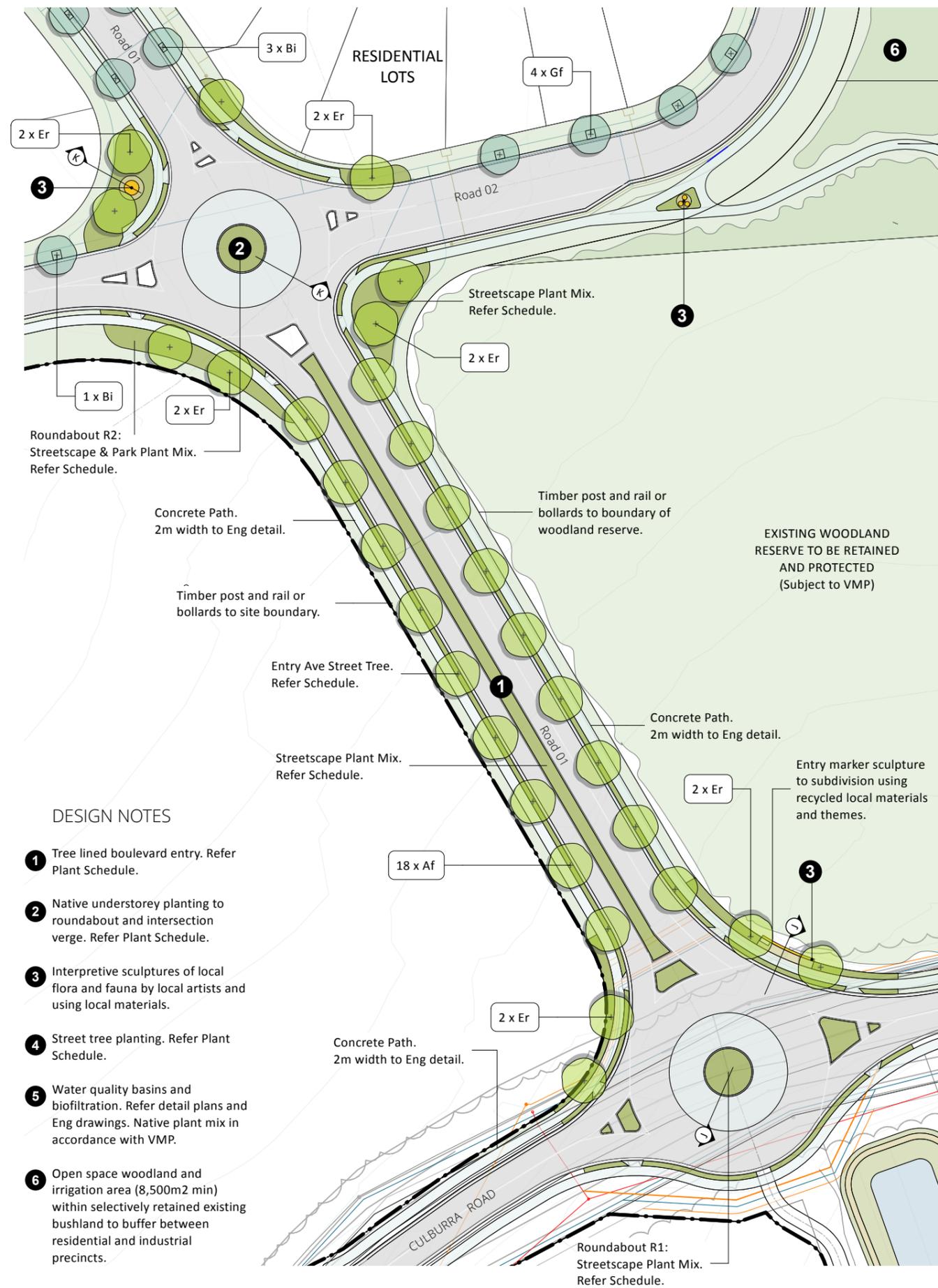


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SCALE
as shown

DRAWING TITLE
TYPICAL OPEN SPACE SECTIONS
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Timber post and rail or bollards to boundary of reserve.

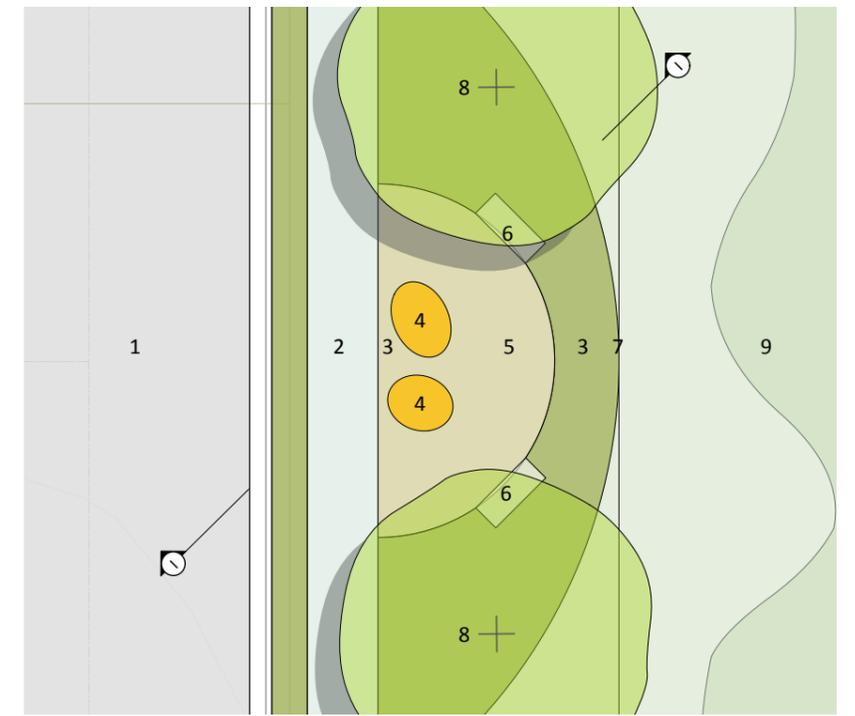
Concrete Path. 2m width to Eng detail.

LEGEND

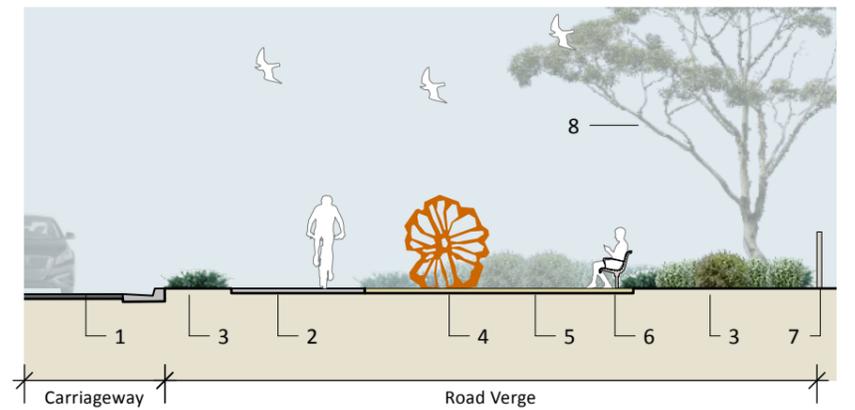
- SITE BOUNDARY
- EXISTING CONTOURS
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DESIGN NOTES

- 1 Tree lined boulevard entry. Refer Plant Schedule.
- 2 Native understorey planting to roundabout and intersection verge. Refer Plant Schedule.
- 3 Interpretive sculptures of local flora and fauna by local artists and using local materials.
- 4 Street tree planting. Refer Plant Schedule.
- 5 Water quality basins and biofiltration. Refer detail plans and Eng drawings. Native plant mix in accordance with VMP.
- 6 Open space woodland and irrigation area (8,500m² min) within selectively retained existing bushland to buffer between residential and industrial precincts.



Plan - TYPICAL INTERPRETIVE SEATING AREA scale 1:200



Section I - TYPICAL INTERPRETIVE SEATING AREA scale 1:150

NOTES:

- | | |
|---|--|
| 1. Road Carriageway. To Engineer's detail. | 5. Compacted gravel pavement. |
| 2. Concrete pathway. 2m width to Engineer's detail. | 6. Bench seat. |
| 3. Streetscape native planting (<1m). Refer Plant Schedule. | 7. Recycled local timber post and rail fence along boundary. |
| 4. Flora themed interpretive sculpture in garden by local artist and using local materials. | 8. Accent shade tree (Scribbly Gum) |
| | 9. Existing woodland reserve materials. |



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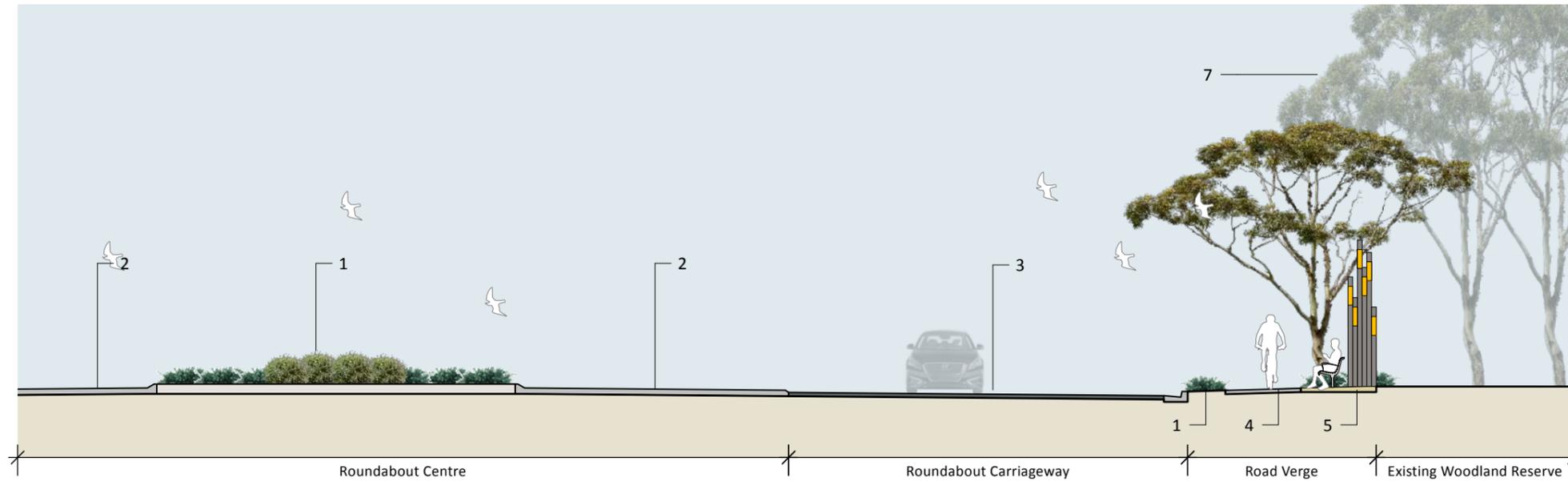
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PROJECT NUMBER
AD2503
DRAWING TITLE
ENTRY AVENUE PLAN

DATE
05.09.25
SCALE
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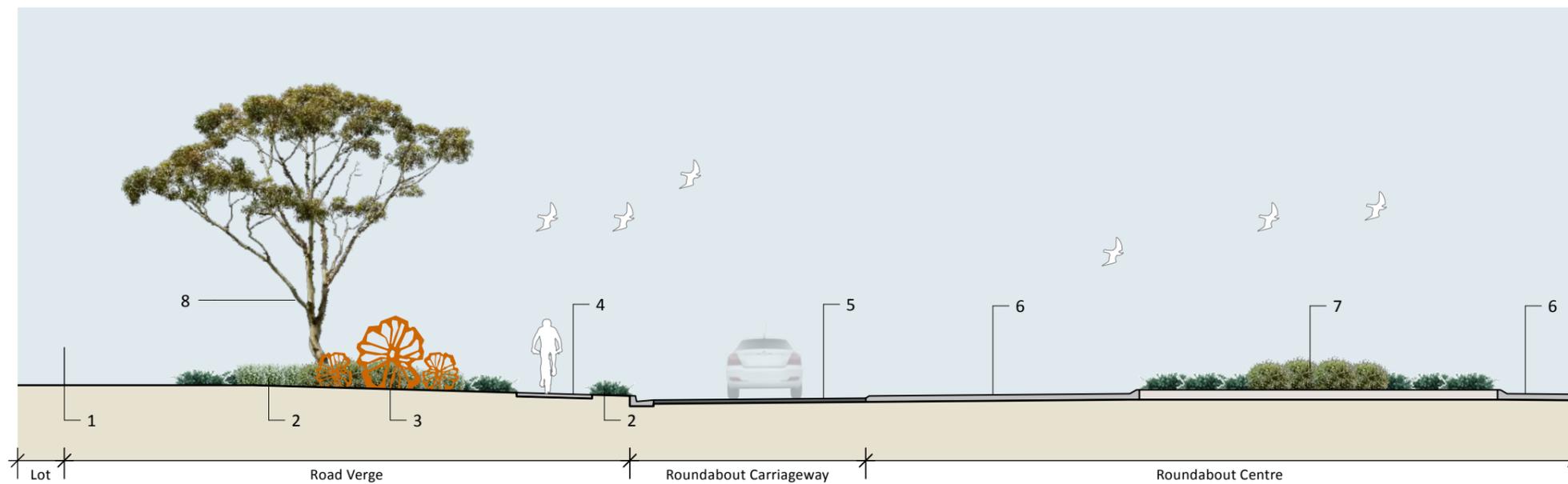




NOTES:

1. Streetscape native planting (<1m). Refer Plant Schedule.
2. Roundabout concrete surround. To Engineer's detail.
3. Roundabout carriageway. to Engineer's detail.
4. Concrete pathway. 2m width to Engineer's detail.
5. Sculpture marker as entry feature to subdivision using recycled local materials and themes.
6. Accent shade tree (Scribbly Gum)
7. Existing woodland reserve to be retained and protected.

Section J - ROUNDABOUT R1
scale 1:150



NOTES:

1. Residential lot property boundary.
2. Streetscape native planting (<1m) on street verge. Refer Plant Schedule.
3. Flora themed interpretive sculpture in garden by local artist and using local materials.
4. Concrete pathway. 2m width to Engineer's detail.
5. Roundabout carriageway. To Engineer's detail.
6. Roundabout concrete surround. To Engineer's detail.
7. Streetscape native planting (<1m) on roundabout. Refer Plant Schedule.
8. Accent shade tree (Scribbly Gum)

Section K - ROUNDABOUT R2
scale 1:150



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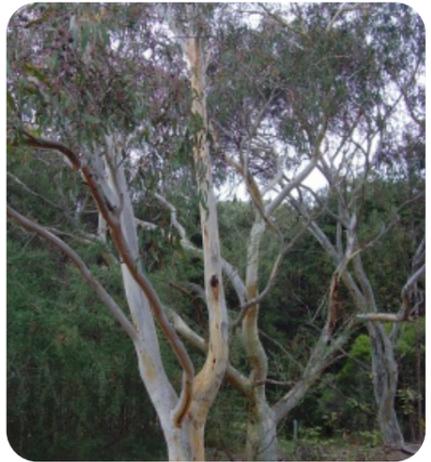
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ENTRY AVENUE SECTIONS
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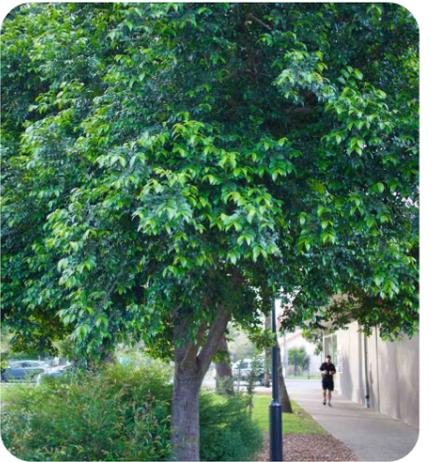
STREET & PARK TREES



Eucalyptus racemosa



Angophora floribunda



Glochidion fernandii



Banksia integrifolia



Syzygium australe



Tristaniopsis laurina

NATIVE STREETSCAPE & PARK UNDERSTOREY



Banksia spinulosa



Correa alba



Correa reflexa



Melaleuca linariifolia 'Claret Tops'



Pimelea linifolia



Westringia fruticosa



Grevillea 'Bronze Rambler'



Hardenbergia violacea 'Meema'



Hibbertia scandens



Myoporum parvifolium



Dianella caerulea



Cinum pendunculatum



Lomandra tanika



Poa poiformis



Themeda triandra



Ficinia nodosa

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	POT SIZE	SIZE (H x W)	DENSITY	QTY
STREET & PARK TREES					
ENTRY / ACCENT / PARK TREE (Local provenance species)					
Eucalyptus racemosa (Er)	Hard-leaved Scribbly Gum	100L	15 x 10	as shown	66
Angophora floribunda (Af)	Rough barked Apple	100L	15 x 10	as shown	51
TOTAL					117
PRIMARY STREET					
Banksia integrifolia (Bi)	Coastal Banksia	100L	12 x 6	as shown	97
Glochidion ferdinandi (Gf)	Cheese Tree	100L	12 x 6	as shown	95
Syzygium australe (Sa)	Lily Pily	100L	12 x 6	as shown	37
TOTAL					229
SECONDARY STREET					
Tristaniopsis laurina 'Luscious' (Tl)	Water Gum	100L	8 x 5	as shown	90
TOTAL					90
NATIVE STREETSCAPE & PARK UNDERSTOREY PLANT MIX (Estimated Area: 7350m2)					
SHRUBS					
Banksia spinulosa	Hairpin Banksia	150	1 x 2	1 p/m2	400
Correa alba	White Correa	150	1.5 x 1.5	1 p/m2	400
Correa reflexa	Native Fuschia	150	1 x 1	1 p/m2	400
Melaleuca linariifolia 'Claret Tops'	Honey Myrtle	150	1 x 1	1 p/m2	400
Pimelea linifolia	Rice Flower	150	0.5 x 0.5	1 p/m2	400
Westringia fruticosa	Coastal Rosemary	150	1 x 2	1 p/m2	400
TOTAL					2400
GROUNDCOVERS					
Grevillea 'Bronze Rambler'	Grevillea	150	0.5 x 5	1 p/2m2	300
Hardenbergia violacea 'Meema'	False sarsaparilla	150	0.5 x 2	1 p/2m2	300
Hibbertia scandens	Guinea Flower	150	0.5 x 2	1 p/2m2	300
Myoporum parvifolium	Creeping boobialla	150	0.3 x 2	1 p/2m2	300
TOTAL					1200
GRASSES & FERNS					
Crinum pedunculatum	Swamp Lily	Tube	3 x 3	1 p/m2	500
Dianella caerulea	Blue Flax Lily	Tube	0.8 x 0.8	4 p/m2	5000
Lomandra tanika	Mat Rush	Tube	1 x 1	6 p/m2	5000
Macrozamia communis	Burrawang	Tube	3 x 3	1 p/m2	500
Poa poiformis	Coastal Tussock Grass	Tube	1 x 1	4 p/m2	5000
Themeda triandra	Kangaroo Grass	Tube	0.6 x 0.6	4 p/m2	5000
Ficinia nodosa	Knobby Club Rush	Tube	0.8 x 0.8	4 p/m2	5000
TOTAL					26000
NATIVE REMEDIATION PLANT MIX* (Estimated Area: 14000m2)					
Entolasia marginata	Bordered Panic	Tube / Seed	0.5 x 0.2	4 p/m2	4000
Echinopogon ovatus	Hedgehog Grass	Tube / Seed	0.5 x 0.2	4 p/m2	4000
Heteropogon contortus	Spear Grass	Tube / Seed	0.5 x 0.2	4 p/m2	4000
Kunzea ambigua	Tick Bush	Tube / Seed	2 x 2	1 p/m2	1000
Themeda triandra	Kangaroo Grass	Tube / Seed	0.8 x 0.8	4 p/m2	4000
Pimelea linifolia	Rice Flower	Tube / Seed	1 x 1	1 p/m2	1000
Dianella caerulea	Blue Flax Lily	Tube / Seed	0.8 x 0.8	4 p/m2	4000
Lomandra longifolia	Mat Rush	Tube / Seed	1 x 1	4 p/m2	4000
Banksia spinulosa	Hairpin Banksia	Tube / Seed	2 x 2	1 p/m2	1000
Persoonia linearis	Narrow-leaved Geebung	Tube / Seed	2 x 2	1 p/m2	1000
Austrodanthonia spp	Wallaby Grass	Tube / Seed	0.5 x 0.5	4 p/m2	4000
Lomatia ilicifolia	holly lomatia	Tube / Seed	1 x 1	1 p/m2	4000
Hardenbergia violacea	False Sarsaparilla	Tube / Seed	1 x 1	1 p/m2	4000
TOTAL					40000
NATIVE RIPARIAN PLANT MIX* (Estimated Area: 10000m2)					
Carex appressa	Tall Sedge	Tube	0.8 x 0.8	4 p/m2	6500
Ficinia nodosa	Club Rush	Tube	0.8 x 0.8	4 p/m2	6500
Juncus usitatus	Common Rush	Tube	0.8 x 0.8	4 p/m2	6500
Juncus flavidus	Yellow Rush	Tube	0.8 x 0.8	4 p/m2	6500
Lomandra longifolia	Mat-rush	Tube	1 x 1	4 p/m2	7000
Poa labillardieri	Tussock	Tube	0.8 x 0.8	4 p/m2	7000
TOTAL					40000

* INDICATIVE ONLY - Mix and application rates to be confirmed by specialist contractor subject to supply availability and season. Possible installation as Hydro Seed Mix for remediation areas. Vegetation Management Plan is to take precedence for species, densities, quantities etc within Foreshore Reserve and Woodland Reserve.

GENERAL NOTES

Street Tree Locations
All verge, median, and roundabout planting to be in accordance with Austroads 2024 Guide to Road Design, Part 6. Particularly in relation to driver sight lines.

Ensure street trees and tree pits are located a sufficient distance away from infrastructure such as street lights and driveways so their function and users sight lines are not impacted. All street tree planting centres are to have a minimum clearance of:
 - 3m either side of a driveway or vehicular crossing
 - 2m from services and signage
 - 1.5m from a stormwater outlet/pit
 - 3m from street light posts
 - 8m from road intersections
 - 15m from pedestrian crossing and traffic signals
 - 15m from approach to a bus stop and 6m from the departure side

Tree Protection and Management
For all existing trees to be removed or retained, refer to the arborist report.

Stormwater
The proposed stormwater and landscape are to be compatible, including stormwater lines/outlets and riparian revegetation.

RFS IPA Specifications to APZ and within 100m of a Bushfire Hazard

TREES
 - Tree canopy cover should be less than 15% at maturity.
 - Trees at maturity should not touch or overhang the buildings.
 - Lower limbs should be removed up to a height of 2m above the ground.
 - Tree canopies should be separated by 2 - 5m.
 - Preference should be given to smooth barked and evergreen trees.

SHRUBS
 - Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided.
 - Shrubs should not be located under trees.
 - Shrubs should not form more than 10% ground cover.
 - Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

GRASS
 - Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height).
 - Leaves and vegetation debris should be removed.



AMENDMENTS
 a: 10.04.25
 b: 05.09.25
 Draft Issue
 Issue for Approvals

PROJECT
West Culburra Subdivision - Stage 1
 CLIENT
 Sealark Pty Ltd / Allen Price Pty Ltd

PROJECT NUMBER
 AD2503
 DRAWING TITLE
PLANT SCHEDULE
 DATE
 05.09.25
 SCALE
 not to scale
 DRAWN
 SD
 CHECKED
 PA
 DRAWING NO.
 DA-10
 REV
 B

OPEN SPACE



Youth Activities



Swings



Picnic Shelters



Playground



Viewing Platform



Riparian revegetation



Amenity Building



Turf & Shade Trees

LOCAL INTERPRETIVE ELEMENTS



Cultural / Ecological Totems



Pond Sculpture



Sandstone Sculpture



Bird Hide



'The Piper' by Matthew Harding (McLoy Group)



'Undercurrent' by Newcastle Art School (McLoy Group)



'Feathers' by Jai Hackl (McLoy Group)



'Spheres' by Tobias Bennett (McLoy Group)

STREETSCAPE ELEMENTS



Shared Paths



Signage Markers



Post & Rail Fence



Bench Seat

MATERIALS



Sandstone Blocks



Reclaimed Timber



Native Coastal Planting



Scribbly Gum Feature Tree



AllenPrice

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AMENDMENTS
a: 10.04.25
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PROJECT
West Culburra Subdivision - Stage 1
CLIENT
Sealark Pty Ltd / Allen Price Pty Ltd

PROJECT NUMBER
AD2503
DRAWING TITLE
CHARACTER IMAGES
DATE
05.09.25
SCALE
not to scale
DRAWN
SD
CHECKED
SD
DRAWING NO
DA-11
REV
B