

PLANTS SCHEDULE

Botanic Name	Common Name	Mature Height(m)	Pot Size	Qty	Pittwater Native
<i>Alcaesia brisbanensis</i>	Calocasia	2m	300mm	30	
<i>Alpinia nutans</i>	Dwarf Cardamom	12m	200mm	69	
<i>Angophora hispida</i>	Dwarf Apple	7m	200Ltr	2	Yes
<i>Asplenium australasicum</i>	Bird's Nest Fern	0.5-1.5	200mm	50	
<i>Banksia ericifolia</i>	Heath Leaved Banksia	4-5m	300mm	26	Yes
<i>Banksia integrifolia</i>	Coastal Banksia	5-10m	400Ltr	2	Yes
<i>Banksia Little Eric</i>	Heath Leaved Banksia	0.3m	200	21	
<i>Banksia Rollei Coaster</i>	Rollei Coaster	0.3m	200mm	22	
<i>Beachnium nudum</i>	Fishbone Waterfern	0.4m	200mm	23	
<i>Bougainvillea alba</i>	White Bougainvillea	Climber	200mm	26	
<i>Buckinghamia celsissima</i>	Ivory Curl Flower	30m	200Ltr	1	
<i>Carpobrotus glaucosens</i>	Pig Face	0.3m	200mm	156	Yes
<i>Cyathea cooperi</i>	Rough Tree Fern	2-4m	400Ltr	14	
<i>Doryanthes excelsa</i>	Gymea Lily	1-3m	500mm	11	
<i>Elaeocarpus eumundi</i>	Eumundi quandong	6-8m	100Ltr	4	
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3-10m	100Ltr	4	
<i>Epipremnum aureum</i>	Devil's Ivy	0.3m	200mm	40	
<i>Grevillea sp.</i>	Grevillea	0.3m	200mm	39	
<i>Hibbertia scandens</i>	Guinea Flower	Climber	200mm	976	Yes
<i>Howea forsteriana</i>	Kentia Palm	5-12m	Adv	7	
<i>Leptospermum leavigatum</i>	Coastal Tea Tree	2-5m	300mm	44	Yes
<i>Livistona australis</i>	Cabbage Tree Palm	10-20m	Adv	3	Yes
<i>Lomandra tanika</i>	Fine Matt Grass	700	200mm	40	
<i>Macrozamia communis</i>	Burrawang	15-2m	400Ltr	6	
<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	0.3m	300mm	74	
<i>Pandorea pandorana</i>	Wonga Wonga Vine	Climber	200	151	
<i>Pennisetum Nulray</i>	Dwarf Fountain Grass	0.6m	200mm	48	
<i>Philodendron Xanadu</i>	Xanadu	0.7m	200mm	50	
<i>Sansevieria 'Lipanda'</i>	Snake Plant	0.6m	35Ltr	33	
<i>Streitzia nicotai</i>	Giant Bird Of Paradise	5-7m	300mm	9	
<i>Syzygium Resilience</i>	Resilience Lilly Pilly	6-10m	400Ltr	15	
<i>Thermesia australis</i>	Kangaroo grass	0.5-1m	200mm	102	Yes
<i>Thunbergia grandiflora</i>	Blue Sky Flower	Climber	200mm	15	
<i>Trachelospermum jasminoides</i>	Star Jasmine	Climber	200mm	50	
<i>Tristanopsis laurina luscious</i>	Luscious Water Gum	5-7m	200Ltr	6	
			Total	2170	
			Native Total	1878	
			Pittwater Native	1311	

Denotes Native Species
NOTE: 87% of proposed plants are native
NOTE: 60% of proposed plants are native to Pittwater as identified by The Northern Beaches Council

NOTES

RE: Conditions of Consent (S4.56)

9A - Amended landscape plans shall be issued to the certifier prior to the issue of a Construction Certificate to include the following details:

i) *Substitute all Cupaniopsis anacardioides with a suitable native tree alternative of a similar size, and in accordance with iii)*

All Cupaniopsis anacardioides have been replaced with a suitable and smaller native tree alternative (*Elaeocarpus reticulatus*). The height and maturity of these species will also be managed via maintenance procedures as outlined in this S4.56 supporting letter.

ii) *All proposed trees and vegetation in the rear setback shall not exceed a mature height greater than 5 metres, substitute the proposed species with smaller native tree or shrub alternatives where appropriate.*

All trees such as *Tristanopsis luscious* and taller shrubs such as *Syzygium resilience* have been replaced with smaller native alternatives, including *Leptospermum leavigatum* and *Banksia ericifolia*. These have been selected from the native planting guide for the Pittwater Ward from the Northern Beaches City Council. These species have a lower maturity height and will aid in maintaining and replacing habitat on site.

iii) *All proposed trees in the side setbacks shall not exceed a mature height of greater than the immediately adjacent built form height, substitute the proposed species with smaller native tree alternatives where appropriate.*

This has been factored into the landscape planting specification. Alongside this as noted below a maintenance plan is proposed to ensure that tip pruning and all trees are maintained in future.

iv) *All supplementary vegetation in the side setbacks (i.e. not trees) shall not exceed a mature height greater than the immediately adjacent built form height, substitute the proposed species with smaller alternatives where appropriate.*

All proposed plantings in the side setback landscape zones aim to help blend and naturalise the proposed development into its setting of the surrounding ridgeline/hillside. The plant and tree selections denote a high level of native and endemic planting palette. These proposed plantings are to be managed and maintained in a manner to keep them from surpassing the height of adjacent form, however these plantings play a crucial role in providing privacy and visual relief of the retaining edge conditions. Annual tip pruning maintenance procedures will help bonsai and reduce the height of tree species while cleaning and thinning of debris will reduce the densities of supplementary plantings surrounding these spaces. We believe it is in the interest of all surrounding property owners to ensure some dense buffer planting within these side setback spaces to ensure mutually beneficial outcomes to buffering neighbouring properties.

v) *Substitute Lomandra tanika and Ficinia nodosa in the raised planters in the front setback with a suitable groundcover species with a mature height of less than 300mm.*

The proposed *Lomandra tanika* and *Ficinia nodosa* have been replaced with an endemic and native sprawling groundcover species, *Carpobrotus glaucosens* and *Muehlenbeckia axillaris*, both to reach a maximum height of 300mm.

vi) *Delete the proposed street tree Banksia integrifolia*

The proposed *Banksia integrifolia* street tree has been removed from the landscape design.

16 - The submitted landscape plan is to be amended in accordance with the following. At least 60% of the total number of new plantings (by number of plants) is to be selected from the species list in the Pittwater Native Gardening Booklet, available on council's website.

The proposed planting scheme has been adapted to include 60% of plants included from the Pittwater native gardening booklet, provided by Norther Beaches Council. This is in the effort to maintain and replace habitat on site.

GENERAL NOTES

Graphic Illustration

Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase. Do not scale from drawings. All dimensions in mm unless otherwise stated. Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on site before commencing any work or making shop drawings. All works shall be carried out in accordance with ASA,BCA and Local Government Regulations. This drawing is protected by copyright.

Site Preparation

All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

Soilworks

Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

Mulch

Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

Maintenance

All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work. Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

Irrigation

All garden areas are to include drip irrigation based on station timer and to be maintained by Strata body of the building

Safe works on roofs

Works undertaken on the rooftop garden are to be in accordance with the 'Code of Practice for Safe Work on Roofs' & all Australian Standards associated in this Code of Practice. These standards are outlined by Safe Work NSW.

GENERAL PLANTING NOTES

Note

It is recommended that all plants used be subject to an establishment period. During this period maintenance work carried out will include; watering, mowing, weeding, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, top dressing and keeping the site neat and tidy.

Note

Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to the size of the plant.

Note

Install "root barrier" or equivalent to manufacturers specifications to protect nearby structures and services.

Note

Install temporary drip irrigation system under mulch in tree protection zones and water on allotted days.

ARBORIST REPORT:

Landscape plans are in conjunction with the Arboricultural Impact Assessment Report prepared by:
Leigh Brennan
Tree Management Solutions
E: leigh@treemanagementstrategies.com.au
T: 0447356059

DCP CONTROLS

Soil Depth

A minimum soil depth is of 600mm for shrubs & 1000mm for trees is provided

Planters

All planters contain a minimum area of 4m2 & 8m2 where canopy trees are located

Plant material

All plant material is specified with the following minimum sizes:
Ground cover: 200mm
Shrubs: 35Ltr
Trees: 400Ltr

Garden Beds

All garden areas are to contain a minimum depth of 500mm of garden mix (ANL Botany Mix or equivalent)
All garden areas are to be covered with 150mm hardwood chip mulch

Indigenous Tree Species

A variety of the following indigenous tree species are included within the landscape design:
Tristanopsis laurina
Banksia integrifolia

Garden Bed Barriers

All garden areas that contain proposed trees are to have root barriers installed to all edges (preferred barrier is 100mm thick & 300mm depth concrete)

LOCATION MAP

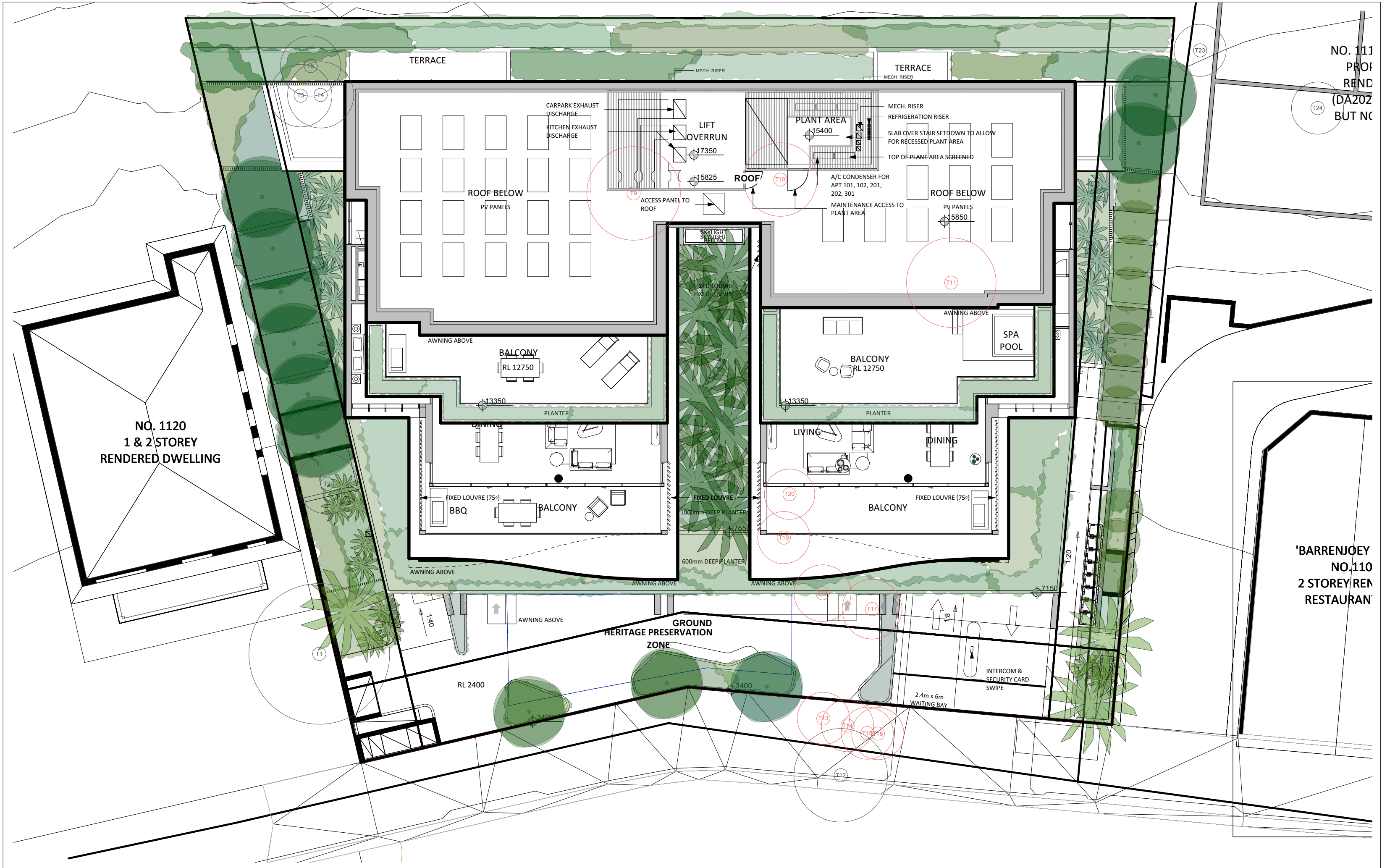


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Client: IPM Palm Beach
Project Address:
1112-1118 Barrenjoey Rd
Palm Beach, NSW 2108

Dwg no: LP01-D7621
Title: S4.56
Cover Page

Drawn by:
FD/EF
Issue:
01

Checked:
WD
Revision:
A

Scale:
1:150 @ A2
Date:
21.03.2025

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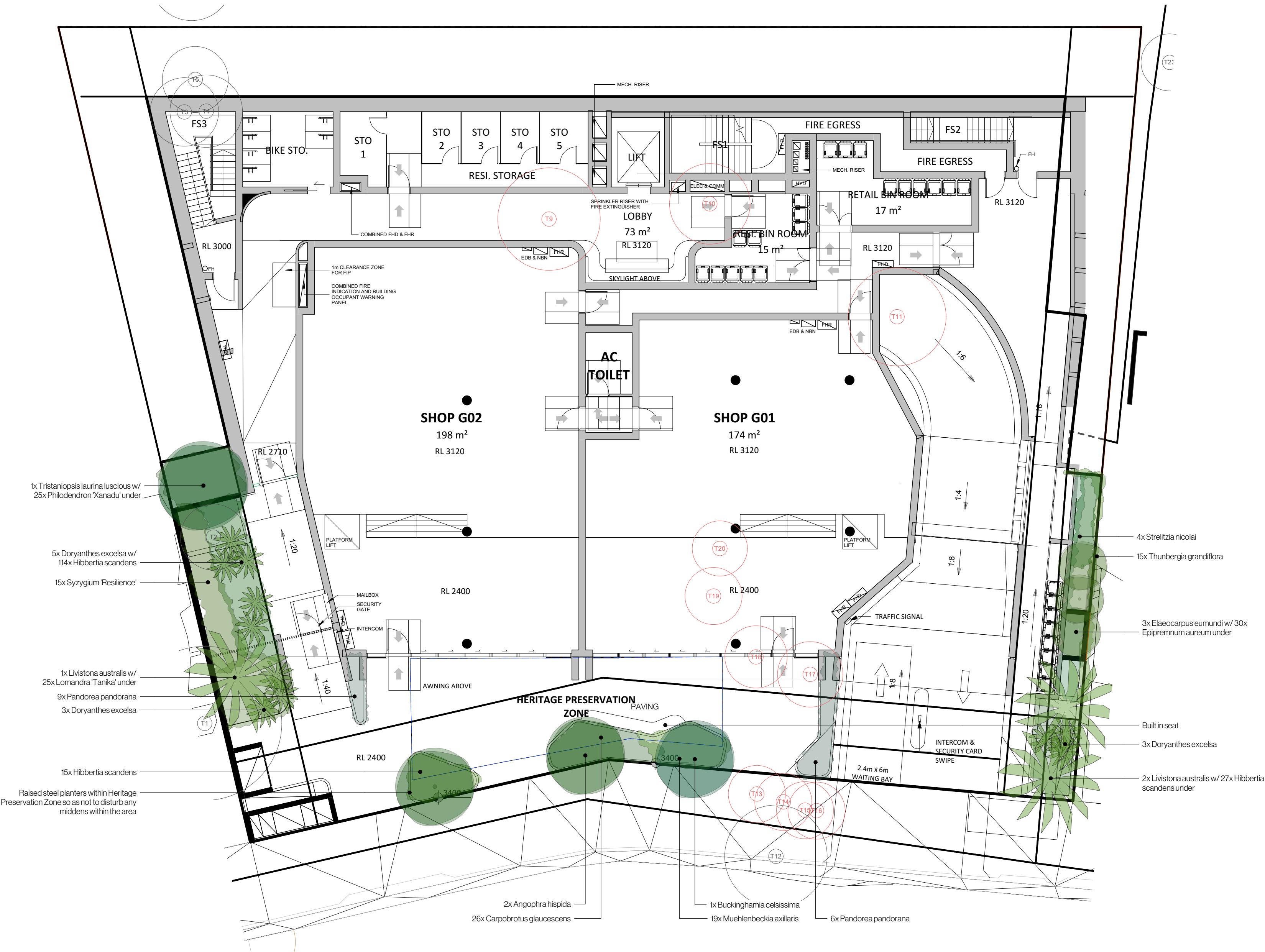


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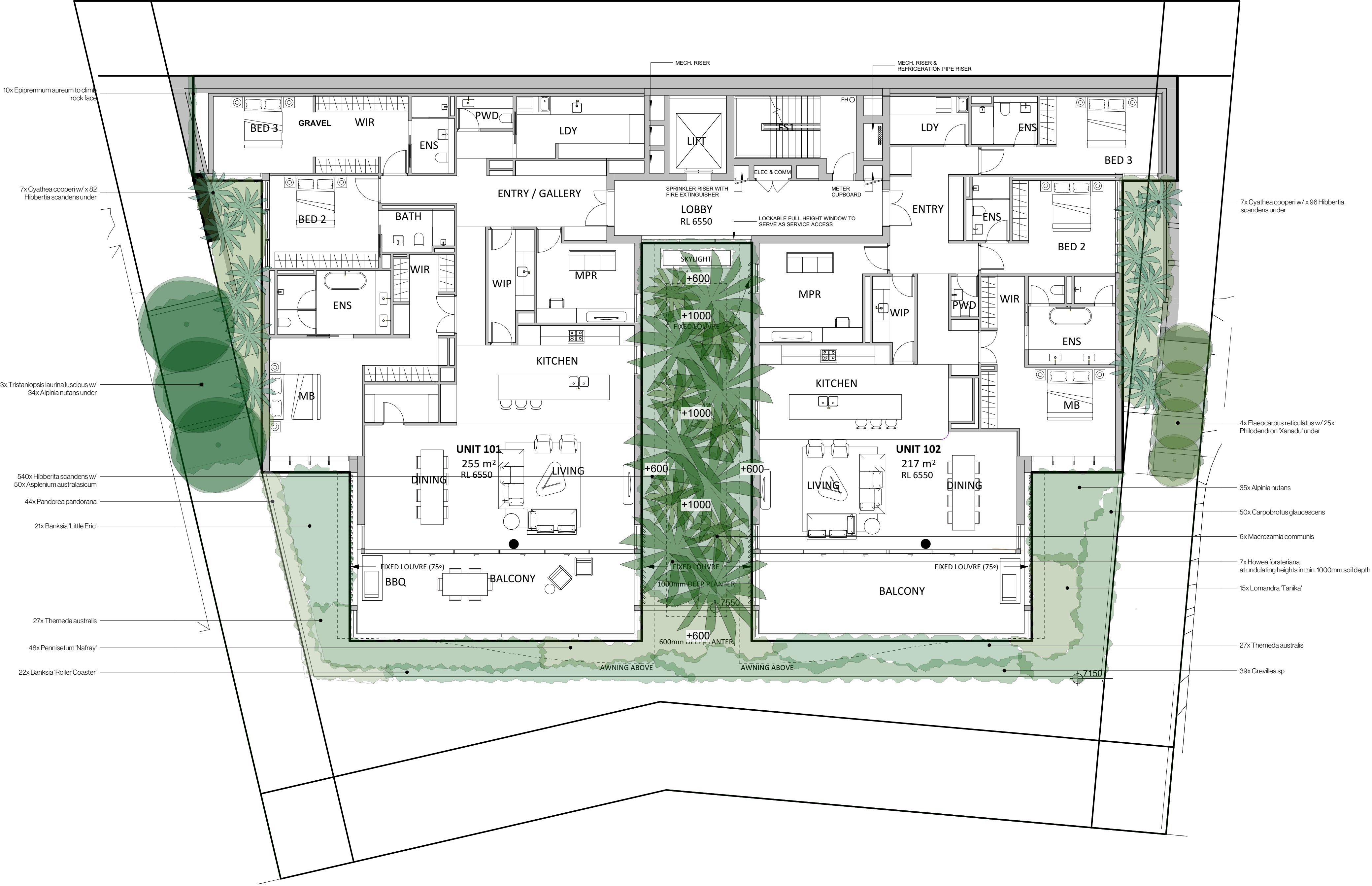
Dwg no: LP02-D7621
Title: S4.56
Ground Landscape

Drawn by:
FD/EF
Issue:
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WD
Revision:
A

Scale:
1:125 @ A2
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Landscape Plan - First

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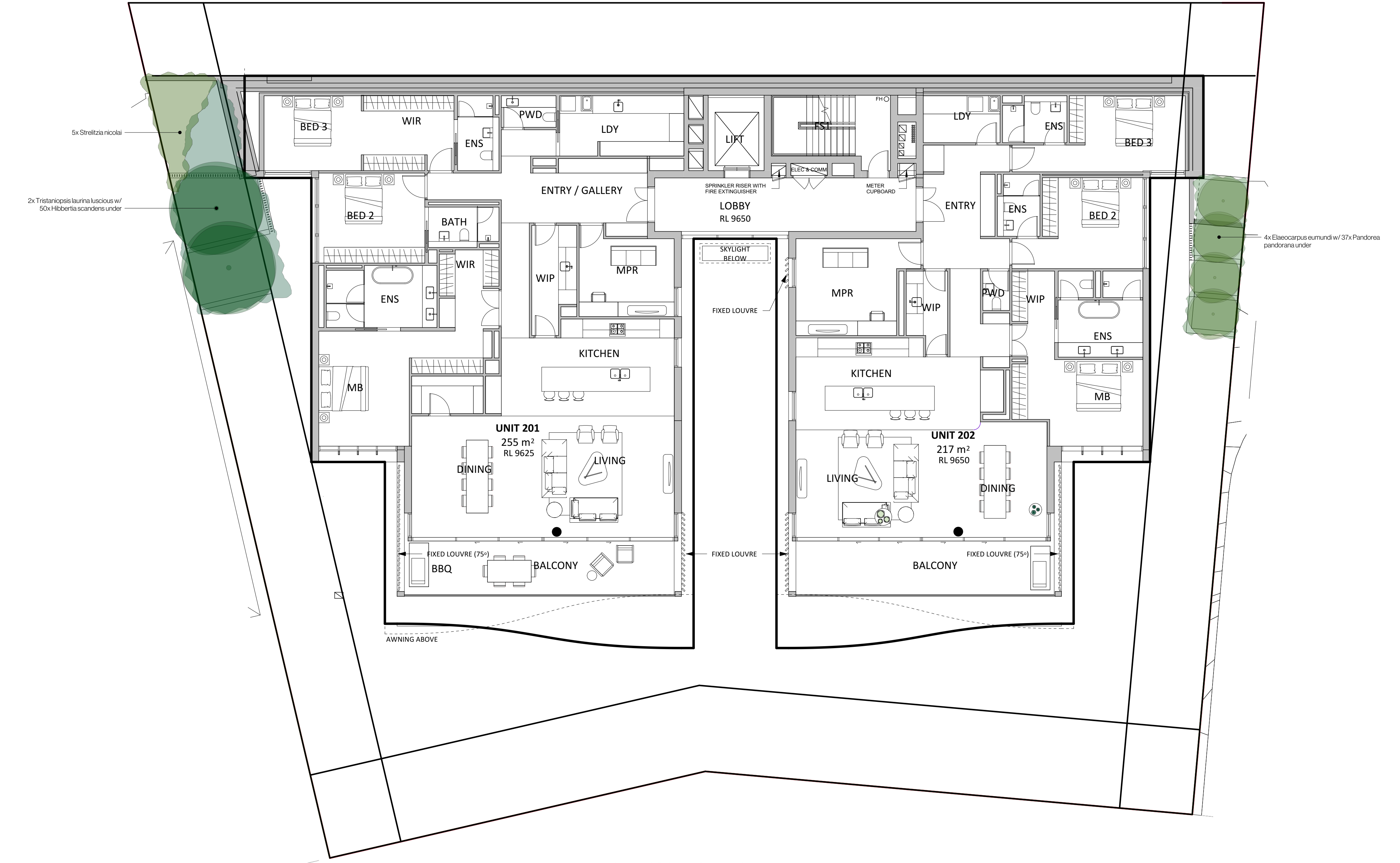
Dwg no: LP03-D7621
Title: S4.56
First Landscape

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Landscape Plan - Second

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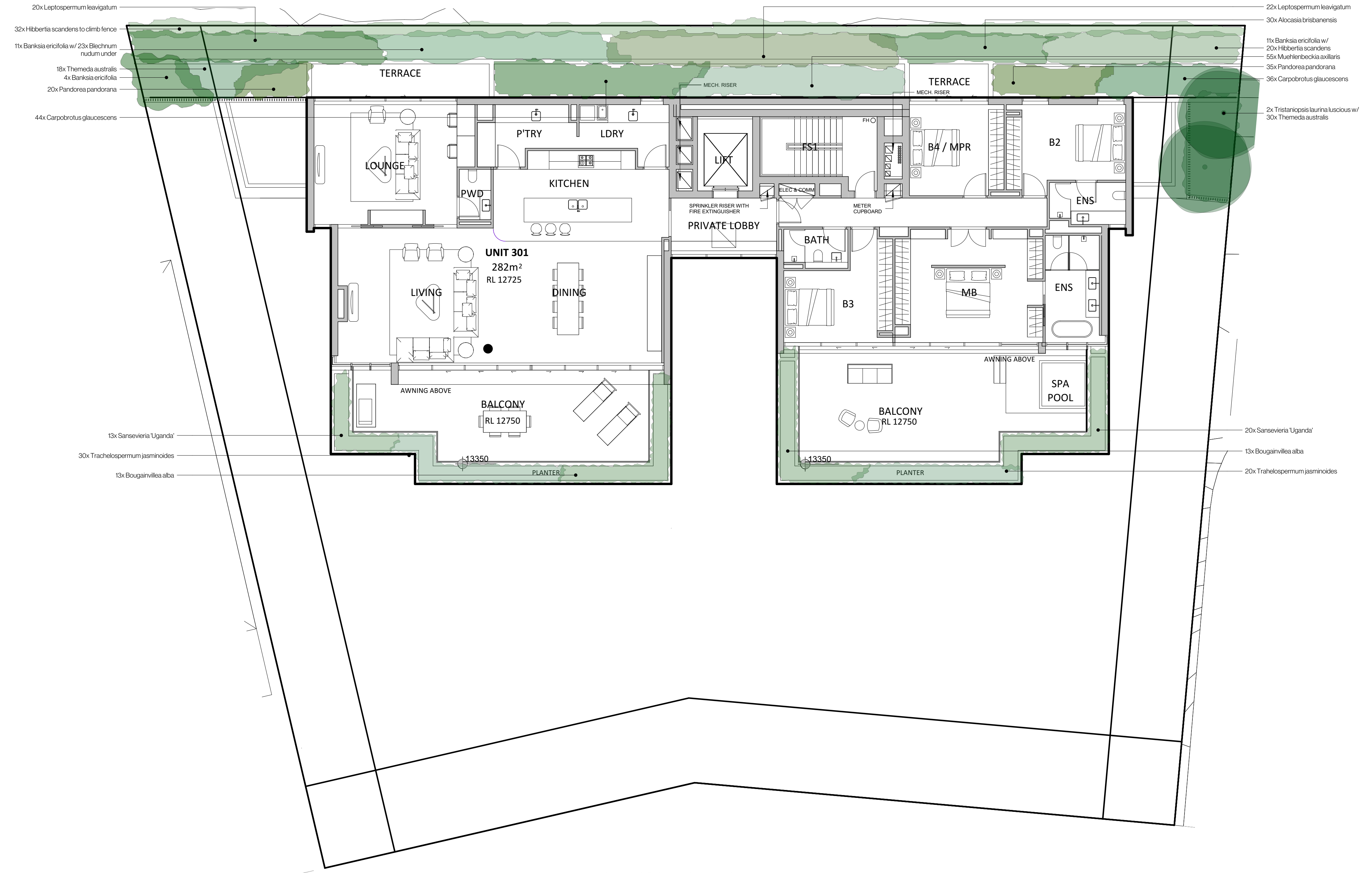
Dwg no: LP04-D7621
Title: S4.56
Second Landscape

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Landscape Plan - Third

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Dwg no: LP05-D7621
Title: S4.56
Third Landscape

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Issue:
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Checked:
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Revision:
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Scale:
1:100 @ A2
Date:
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