

SECTION 4.55 APPLICATION PLANS

COUNCIL REQUIREMENT'S - NORTHERN BEACHES DEVELOPMENT APPLICATION

THE LANDSCAPE PLAN IS IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS:
• DCP (MANLY DEVELOPMENT CONTROL PLAN 2013)
PART 3 GENERAL PRINCIPLES OF DEVELOPMENT - SECTION 3.3.I LANDSCAPING DESIGN

CONTROLS

- PLANT SELECTION AND LANDSCAPING DESIGN
- ALL EXTERIOR PLANT SPECIES ADAPTED FOR COASTAL ENVIRONMENTS
 - INDIGENOUS LOCAL NATIVE & AUSTRALIAN NATIVE SPECIES HAVE BEEN PRIORITISED
 - LOW-WATER REQUIREMENT PLANT SPECIES HAVE BEEN USED WHERE APPROPRIATE

INDIGENOUS LOCAL NATIVE PLANT SPECIES TOTAL = 3	AUSTRALIAN NATIVE PLANT SPECIES TOTAL = 6
20% OF PROPOSED PLANT SPECIES	40% OF PROPOSED PLANT SPECIES

INDIGENOUS LOCAL NATIVE PLANT QUANTITY TOTAL = 212	AUSTRALIAN NATIVE PLANT QUANTITY TOTAL = 459
19.2% OF PROPOSED PLANTS	41.5% OF PROPOSED PLANTS

LANDSCAPE INSTALLATION SPECIFICATION

- PLANTER BEDS
- Soil for plantings over slab or contained areas. Minimum soil depths for planting on any slab:
 - Trees: Min 1000mm excluding 75mm mulch
 - Shrubs: Min 550mm excluding 75mm mulch
 - Groundcovers: Min 300mm
 - Suitable drainage implemented through use of ag lines, drainage flow cell and geotech fabric.
 - Soil to be ANL Planter Box Mix, or equivalent. Blend of soil, coarse sand, graded ash, nepean sand, composted sawdust, botany humus and composted pine bark.
 - Soil to be between 20-50mm below top of retaining wall height, to allow for dropping.
 - Aluminium rings with open bottom to be used to achieve additional soil depth where needed.

- MULCHING
- Place mulch to minimum depth of 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth.
 - Trees in lawn areas to have 750mm diameter of mulch surrounding.
 - Mulch for general garden areas, pots, and planters to be: Type 1 - Australian Native Landscapes (ANL) Greenlife Mulch and Compost', or equivalent & Type 2 - Nepean River Pebble 10mm BC Sands, or equivalent.

- TREE PLANTING
- Excavate holes in accordance with dimension of container. The depth of the holes is to be equivalent to the container height plus 100mm and the width of the hole is to be twice that of the container.
 - Locate tree to centre of hole and backfill with soil. Firm about root ball.
 - All plant material, 45 Litres or over, to be staked.

- IRRIGATION
- Automated irrigation system to be implemented. Reputable irrigation brands are to be sourced.
 - Use drip lines with emitters at 300mm spacing's for all garden beds.
 - Use pop-up spray heads for all lawn areas. Pop-up spray heads are to be spaced according to product specification.
 - Conceal irrigation below the mulch layer in planting areas and 150mm below the surface of turf areas. Conceal all components including pipework, fittings, valves, and control equipment.

PLANT SCHEDULE							
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Bin	6	Banksia integrifolia	Coastal Banksia	100Ltr	2.0 - 2.5m	1.5 - 2.0m	Indigenous Local Native
Dcd-1	6	Dracaena draco	Dragon's Blood Tree	75Ltr	0.6 - 0.9m	0.75 - 0.9m	Low Water Requirements
Pand-1	2	Pandanus utilis	Screwpine	75Ltr	2 - 3m	3 - 4m	Native
Shrubs							
West	92	Westringia fruticosa	Coastal Rosemary	200mm	0.7 - 1.2m	0.8 - 1.2m	Native
Grasses							
Lomlt	122	Lomandra confertifolia 'Lime Tuff'	Lomandra Lime Tuff	140mm	0.6 - 0.9m	0.45 - 0.6m	Native
LI	120	Lomandra longifolia	Spiny-headed Mat Rush	140mm	0.8 - 0.9m	0.8 - 0.9m	Indigenous Local Native
Pena	89	Pennisetum alopecuroides	Swamp Foxtail Grass	140mm	0.6 - 0.8m	0.6 - 0.8m	Native
Groundcovers							
Cga	68	Carpobrotus glaucescens	Pigface	140mm	1.2 - 2.0 m	0.0 - 0.3 m	Native
Myo	86	Myoporum parvifolium	Creeping boobalia	140mm	0.9 - 1.2m	0.1 - 0.3m	Native
Vh	86	Viola hederacea	Native Violet	100mm	0.8 - 1m	0.0 - 0.3m	Indigenous Local Native
Zt	348	Zoysia tenuifolia	Korean Grass	100mm	0.4m	0.1m	
Succulents							
Agp	19	Agave potatorum	Butterfly Agave	300mm	0.3 - 0.5m	0.5m	Low Water Requirements
Agw	2	Agave weberi	Weber Agave	400mm	1.0 - 1.5m	1.0 - 1.5m	Low Water Requirements
CoM	35	Crassula ovata 'Minima'	Dwarf Jade Plant	200mm	0.3 - 0.5 m	0.3 - 0.7 m	Low Water Requirements
Kalcs	23	Kalanchoe 'Copper Spoons'	Copper Spoons	300mm	0.3 - 0.8m	0.8 - 1m	Low Water Requirements
Ferns							
Total:	1104						

PROJECT

FORTIS_MANLY
34-35 SOUTH STEYNE, MANLY

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03

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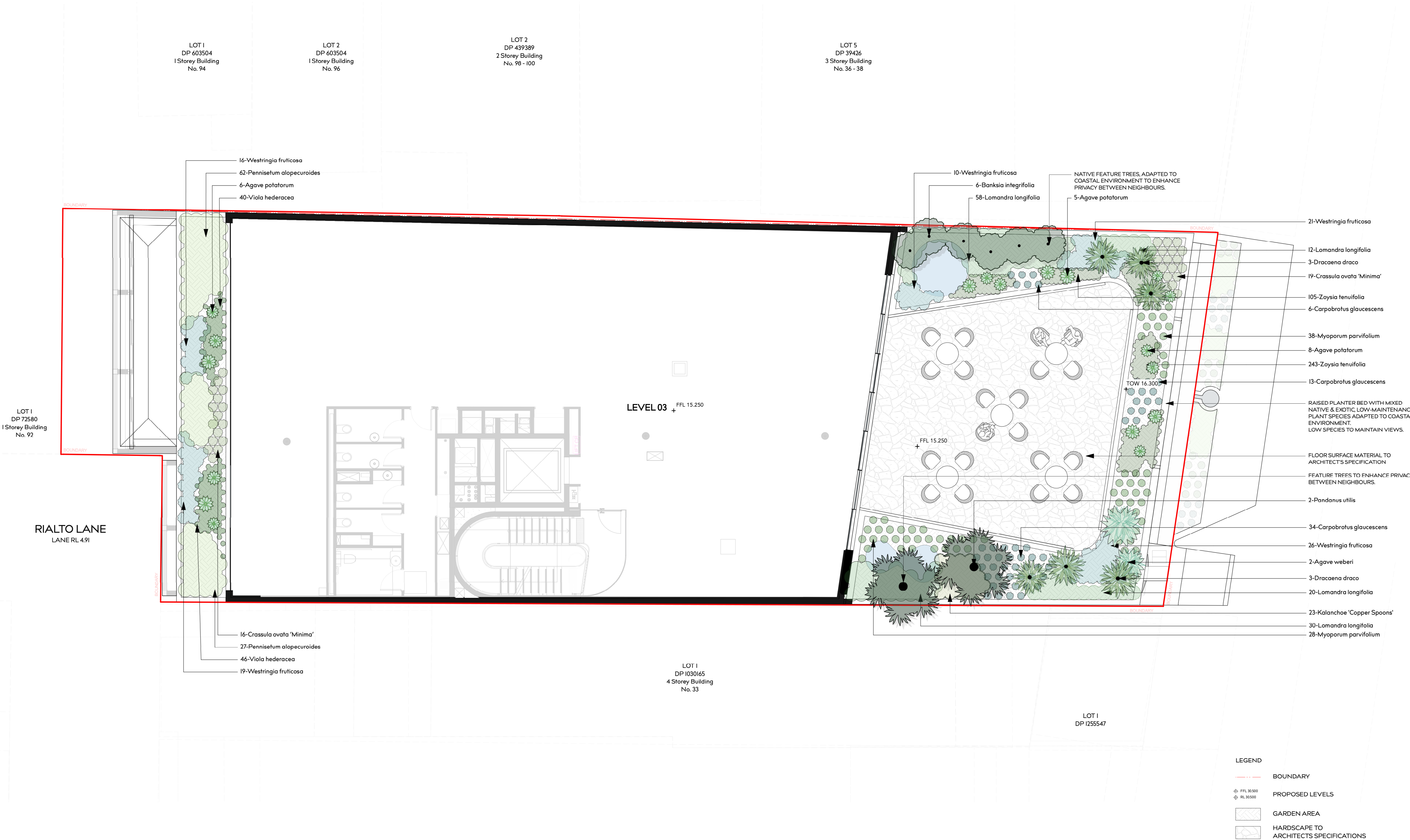
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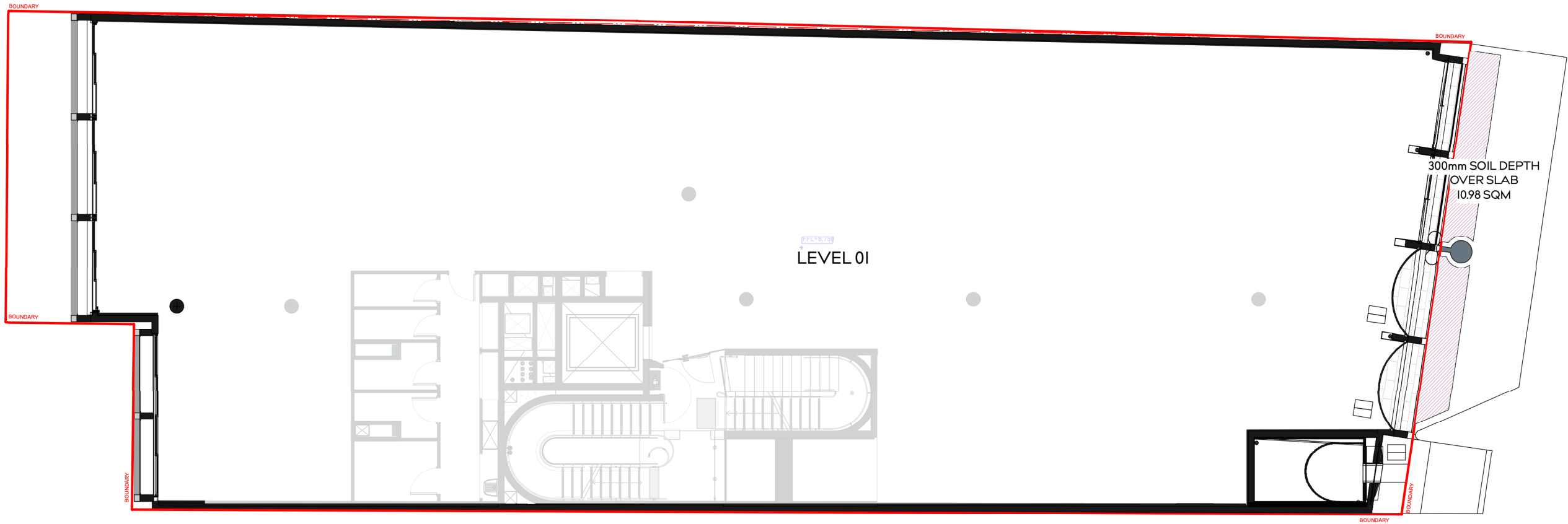
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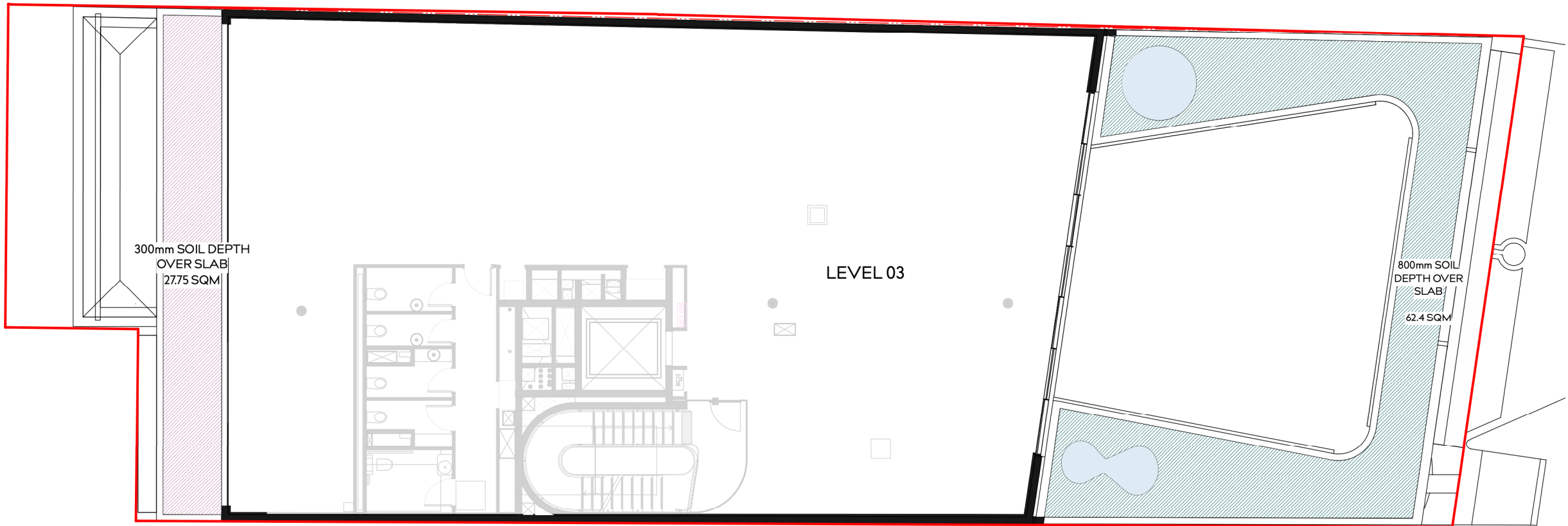
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LEVEL 01 - SOIL DEPTH PLAN
300mm DEEP SOIL = 10.98m²
TOTAL LANDSCAPE AREA = 10.98m²



LEVEL 03 - SOIL DEPTH PLAN
300mm DEEP SOIL = 27.75m²
800mm DEEP SOIL = 62.4m²
TOTAL LANDSCAPE AREA = 90.15m²

- LEGEND
- SOIL DEPTH - 300mm
 - SOIL DEPTH - 800mm

