



ARCADIA

60 Hudson Pde, Clareville Development Application

Prepared for Oliver & Nicola Hartley
August 2023

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev B	Issued 10 August 2022	Authorised by MB
Rev C	Issued 16 August 2022	Authorised by MB
Rev D	Issued 18 August 2022	Authorised by MB
Rev E	Issued 31 August 2022	Authorised by MB
Rev F	Issued 01 September 2022	Authorised by AL
Rev G	Issued 09 September 2022	Authorised by AL
Rev H	Issued 16 September 2022	Authorised by AL
Rev I	Issued 21 September 2022	Authorised by AL
Rev J	Issued 5 October 2022	Authorised by MB
Rev K	Issued 16 August 2023	Authorised by MB
Rev L	Issued 24 August 2023	Authorised by MB

Executive Summary

This concept design has been prepared on behalf of Oliver & Nicola Hartley, in support of alterations and additions to the existing house in Avalon Beach, NSW, 2107.

Arcadia’s approach to the concept design has been guided by a series of key drivers to deliver a bushland setting to compliment the existing character of the site inclusive of native mature trees, sandstone features and the Clareville beach waterfront. The design will align with the vision to:

- Make is sustainable
- Make it local
- Make it low maintenance
- Maximise feeling of tranquillity

At completion, the proposal will reactivate the site as an idyllic retreat nestled within a bushland and waterfront setting.

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SECTION 01

LANDSCAPE VISION

Connection to Country

The Garigal Aboriginal Clan of the Guringai (Kuring-gai) Language group has inhabited and cared for the lands we now refer to as 'Northern Beaches'. Pittwater, located within the Warringah area, meaning sign of rain, across the waves and sea. (Northern Beaches Council)

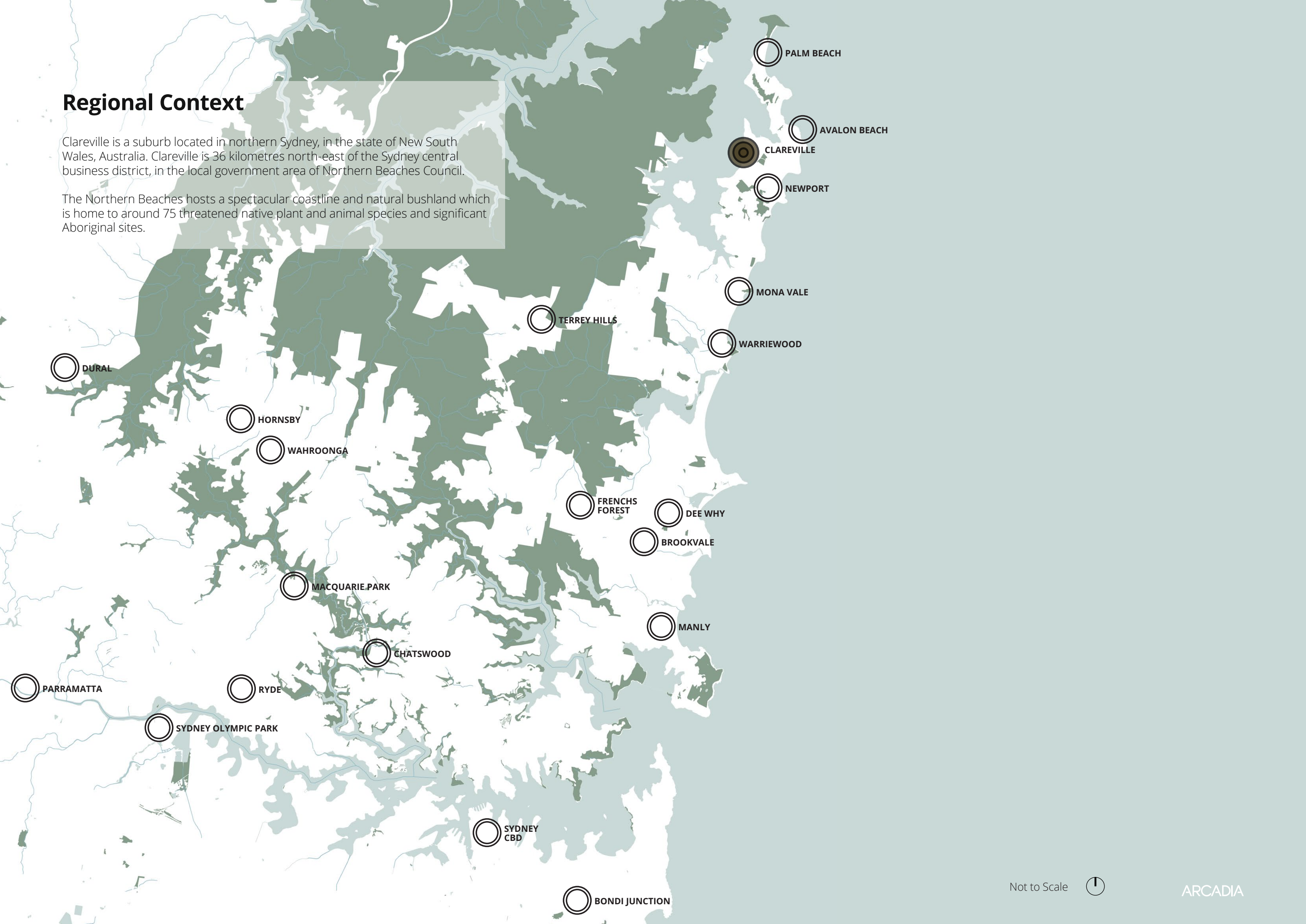
For tens of thousands of years, Aboriginal people have belonged to and taken care of the lands of the Northern Beaches, created community and shared their rich cultural heritage with the generations of migrants, visitors and tourists who have made their way to the area. (Northern Beaches Arts and Creativity Strategy, 2021.)

"By nature, Aboriginal cultural heritage is multi-faceted: it consists not only of tangible structures and objects of value for scientific investigations, but also of a deeply complex array of intangible expressions, such as stories, memories, and traditions."

Regional Context

Clareville is a suburb located in northern Sydney, in the state of New South Wales, Australia. Clareville is 36 kilometres north-east of the Sydney central business district, in the local government area of Northern Beaches Council.

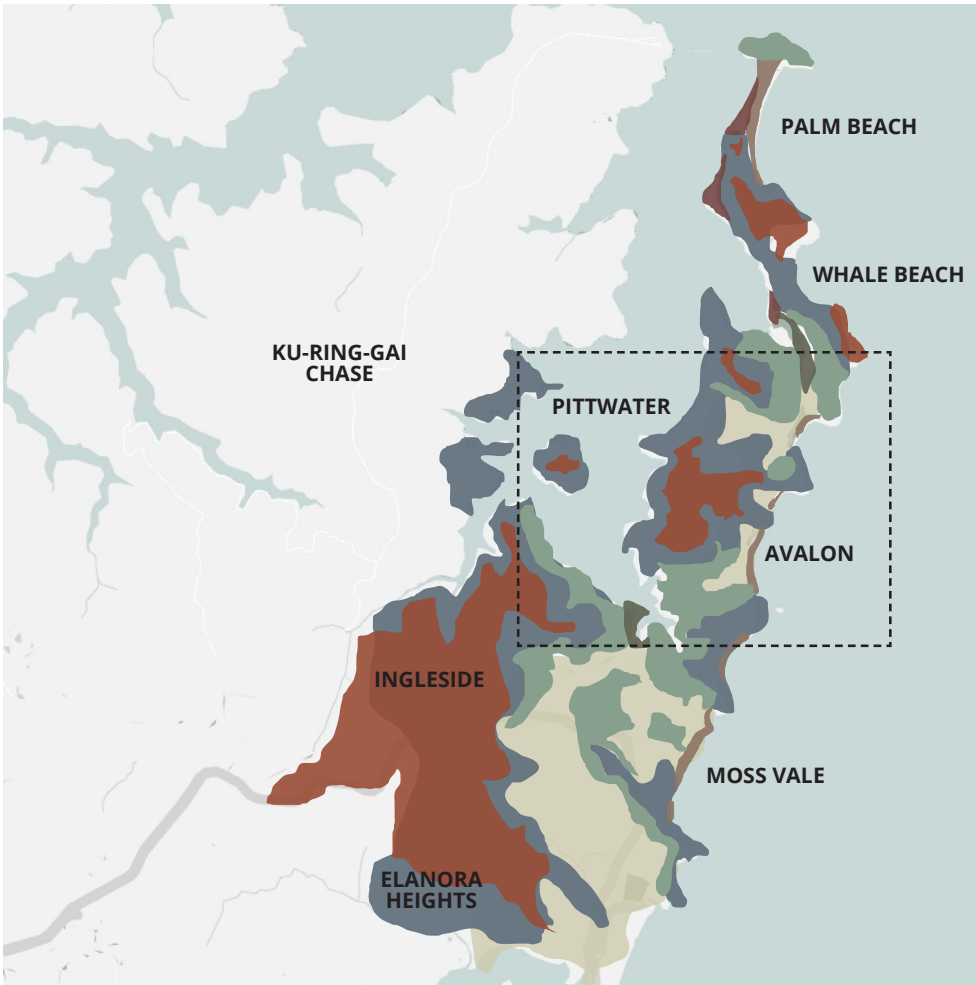
The Northern Beaches hosts a spectacular coastline and natural bushland which is home to around 75 threatened native plant and animal species and significant Aboriginal sites.



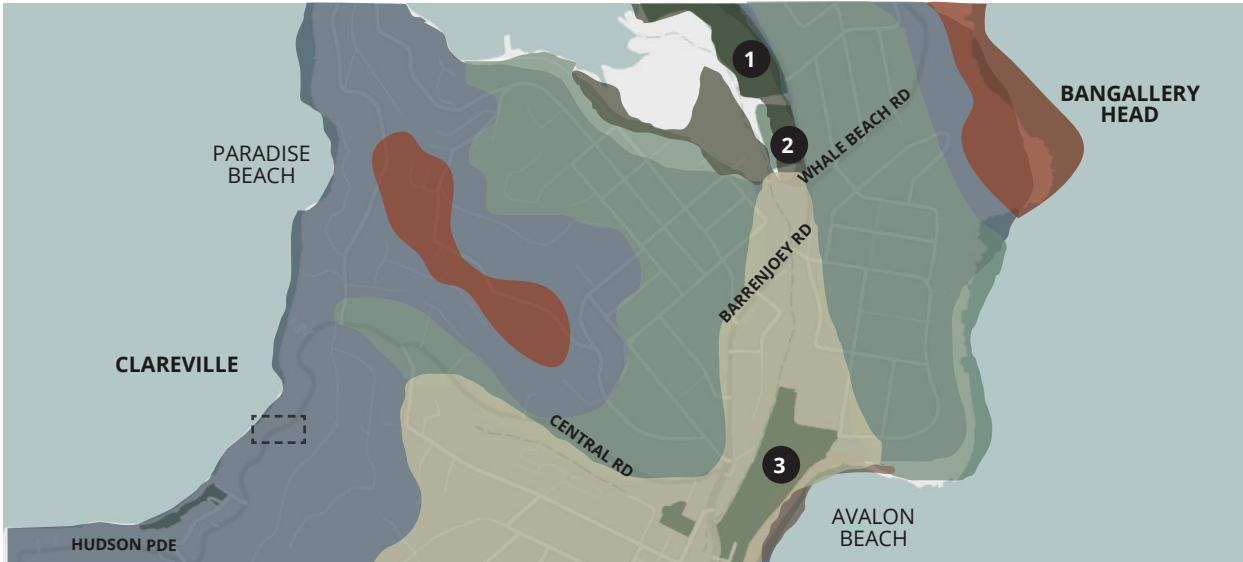
Site Appreciation Surrounding Vegetation

Pittwater area has a unique scenic character and provides a wide variety of habitats for many native plants and animals. From the beautiful bushland of coastal heaths, eucalypt woodlands and distinctive Spotted Gum forests, subtropical rainforests of Cabbage Tree Palms to the Swamp Mahogany Forest in the valleys and wetlands.

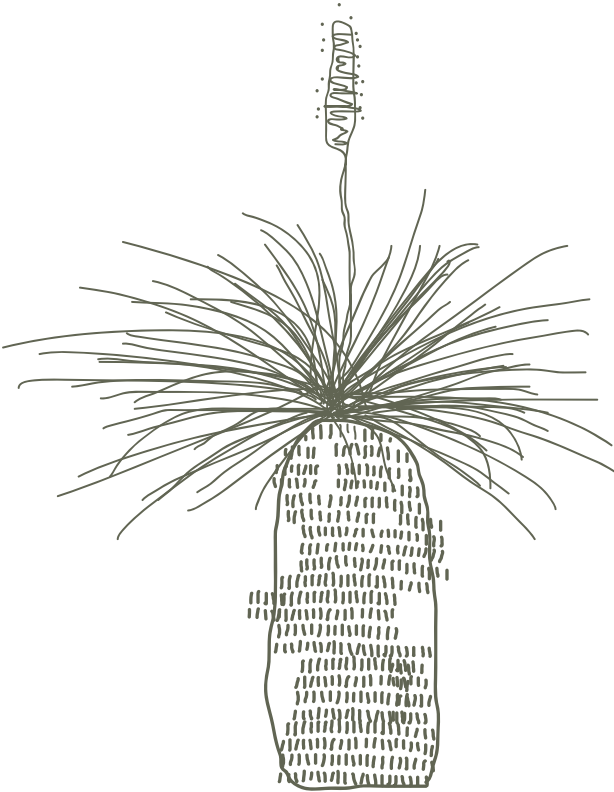
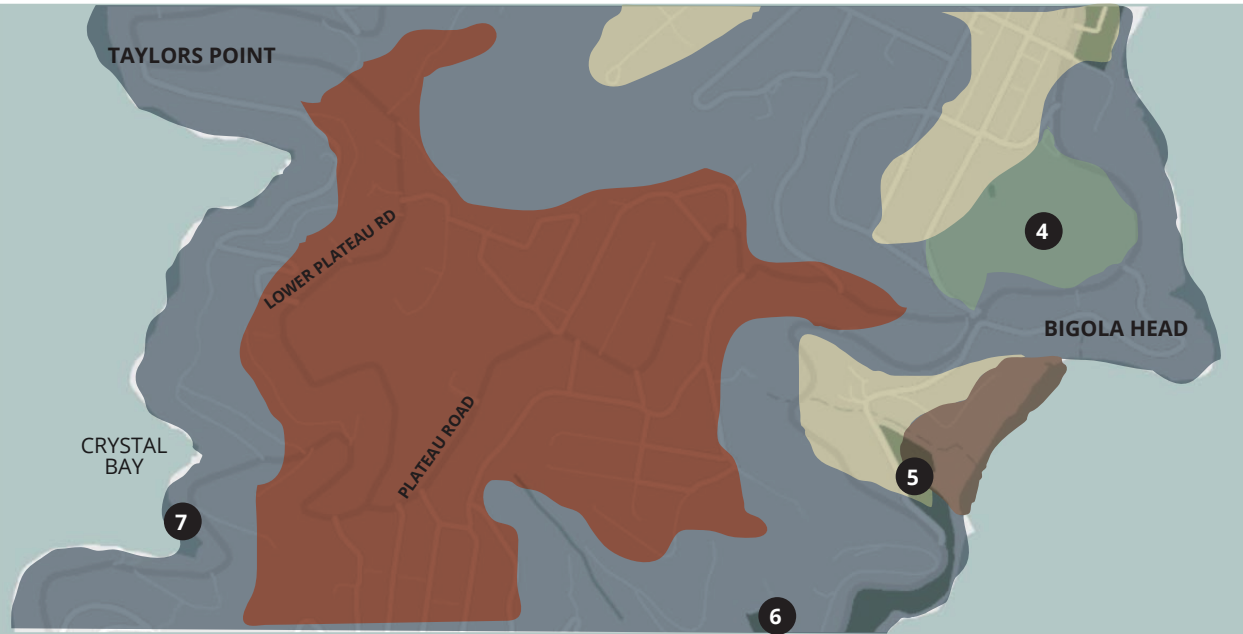
The site area is located within the ‘Shale Slopes’ vegetation type, and is surrounded by the likes of ‘Lowlands, Rolling Hills & Lower Shale Slopes and Sandstone Crest’ vegetation types.



- KEY
- ROLLING HILLS & LOWER SHALE SLOPES
 - LOWLANDS
 - SHALE SLOPES
 - COASTAL PLAINS
 - TIDAL FLATS
 - BEACH & DUNES
 - SANDSTONE CRESTS



- KEY
- 1 CAREEL BAY OVALS
 - 2 HITCHCOCK PARK
 - 3 DES CREAGH RESERVE
 - 4 AVALON GOLF COURSE
 - 5 ERIC GREEN RESERVE
 - 6 PORTER RESERVE
 - 7 FLORENCE PARK



Site Appreciation Shale Slopes

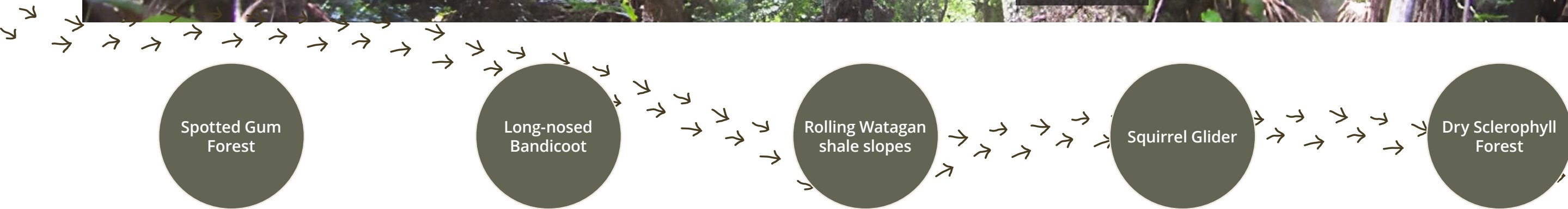
Shale Slopes are usually steep slopes which either occur below the Hawkesbury Sandstones, or have Narrabeen Shales and sandstones as the parent material. They generally support open forest communities.

The plant species known in these areas require little maintenance once established, and also provide habitat for native animals, including koalas, possums and gliders, bats, parrots, nomadic honeyeaters and smaller insectivorous birds such as blue wrens, firetails and pardalotes. By providing native habitats in our gardens we are helping to conserve the biodiversity of Pittwater and assisting the natural ecosystem to remain functional.

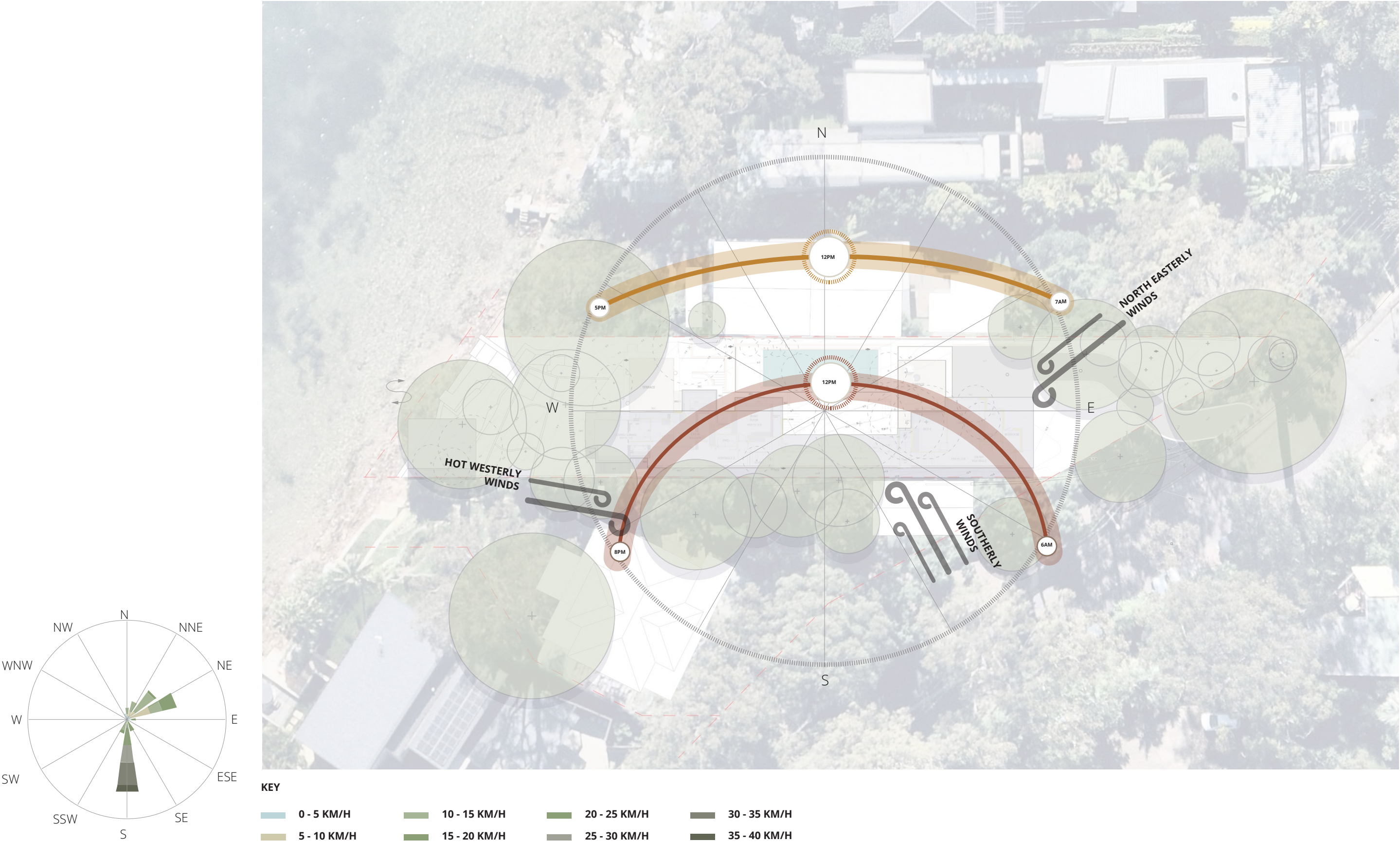
Common Name	Scientific Name	Common Name	Scientific Name	Common Name	Scientific Name
TREES		SHRUBS		HERBS, CLIMBERS, GRASSES & SCRAMBLERS	
Black She-oak	Allocasuarina littoralis	Matchheads	Comesperma ericinum	Appleberry	Billardiera scandens
Forest Oak	Allocasuarina torulosa	Hop Bush	Dodonaea triquetra	Barbed Wire Grass	Cymbopogon refractus
Sydney Red Gum/ Smooth-barked Apple	Angophora costata	Pink Spider Flower	Grevillea sericea	Wallaby Grass	Danthonia species
Roughbarked Apple	Angophora floribunda	White Spider Flower	Grevillea linearifolia	Desmodium	Desmodium rhytidophyllum
NSW Christmas Bush	Ceratopetalum gummiferum	Dogwood	Jacksonia scoparia	Plume Grass	Dichelachne sp.
Bangalay Gum	Eucalyptus botryoides	Paperbark Tea-tree	Leptospermum trinervium	Kangaroo Grape	Cissus antarctica
Spotted Gum	Eucalyptus maculata	Burrawang Palm	Macrozamia communis	Entolasia	Entolasia species
Blueberry Ash	Elaeocarpus reticulatus	Mock Olive	Notelaea longifolia	False Sarsparilla/Sweet Tea	Hardenbergia violacea
Grey Gum	Eucalyptus punctata	Bleeding Heart	Omalanthus populifolius	Twining Guinea Flower	Hibbertia dentata
Bastard Mahogany	Eucalyptus umbra	Native Holly	Oxylobium ilicifolium	Dusky Coral Pea	Kennedia rubicunda
Port Jackson Fig	Ficus rubiginosa	Everlasting or Paper Daisy	Ozothamnus diosmifolium	Basket Grass	Oplismenus species
Turpentine	Syncarpia glomulifera	Flat-pea	Platylobium formosum	Weeping Meadow Grass	Microleana stipoides
		Carrot Tops	Platysace linearifolia	Jasmine Morinda	Morinda jasminoides
		Elderberry Panax	Polyscias sambucifolia	Wonga-Wonga Vine	Pandorea pandorana
		Elliptical Bush-pea	Pultenaea elliptica	Snake Vine	Stephania japonica
		Rapanea	Rapanea variabilis		
		Waratah	Telopea speciosissima	FERNS	
		Native Peach	Trema aspera	Blechnum	Blechnum spp.
		Wikstroemia	Wikstroemia indica	Rasp Fern	Doodia aspera
		Wilkiea	Wilkiea huegeliana	Common Maidenhair	Adiantum aethiopicum
		Grass Tree	Xanthorrhoea spp.	Umbrella Fern	Sticherus flabellatus
		Zieria	Zieria smithii	Woolly Xanthosia	Xanthosia pilosa

Site Appreciation Pittwater & Wagstaffe Spotted Gum Forest

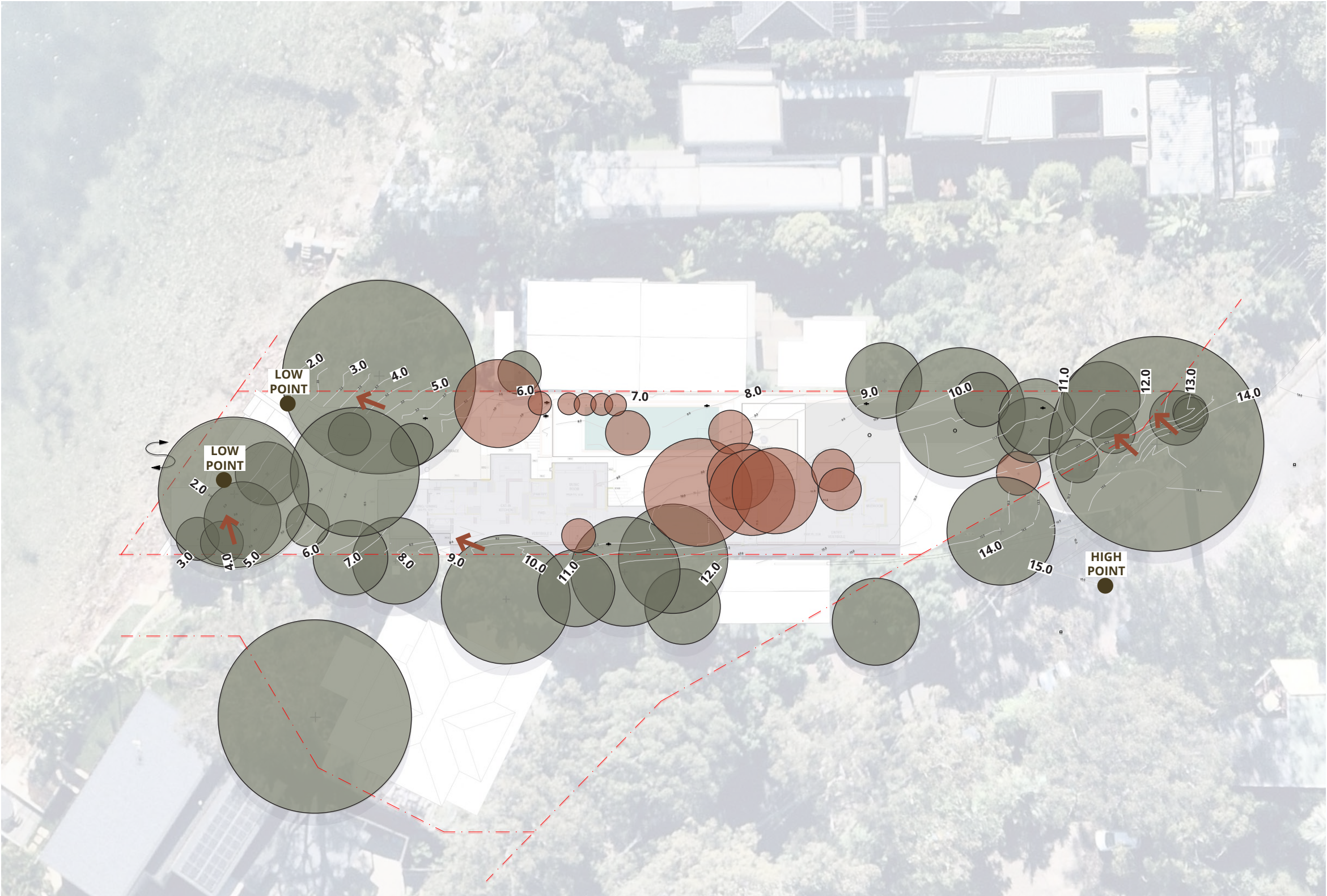
The tree canopy layer typically is characterised by *Corymbia maculata* (Spotted Gum) and *Eucalyptus paniculata* (Grey Ironbark) and is associated with *Angophora costata* (Smooth-barked Apple), *Corymbia maculata* (Red Bloodwood), *Eucalyptus punctata* (Grey Gum), *Syncarpia glomulifera* (Turpentine), *Eucalyptus botryoides* (Bangalay), and *Angophora floribunda* (Rough-barked Apple).







Site Analysis Microclimate



Site Analysis Topography & Existing Trees

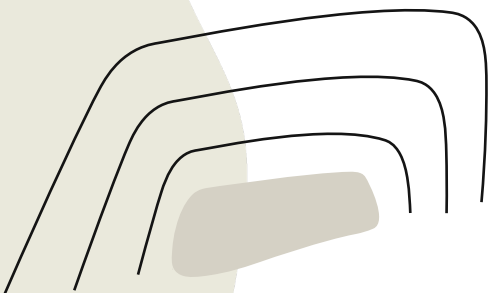


KEY

	EXISTING TREES TO BE RETAINED		CONTOURS
	EXISTING TREES PROPOSED TO BE REMOVED		STEEP EMBANKMENT

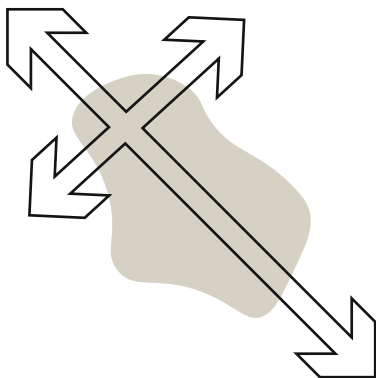


Landscape Principles



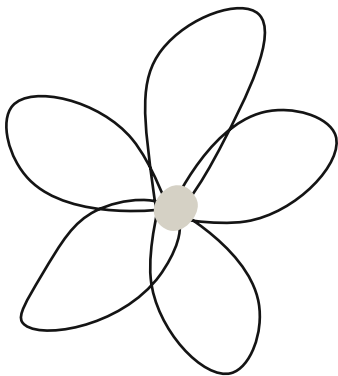
Naturalisation

- / Transforming the existing landscape into a habitat for native plants and wildlife
- / Tying into the local character
- / Reforming existing geometry on site to more organic forms



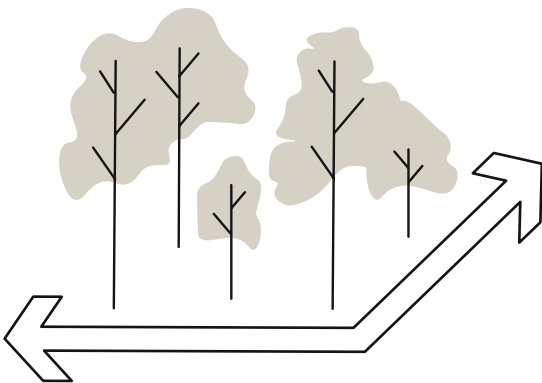
Pedestrian flow

- / How people move through the site
- / Creating desire lines without devaluing the site with too direct lines of travel



Low maintenance

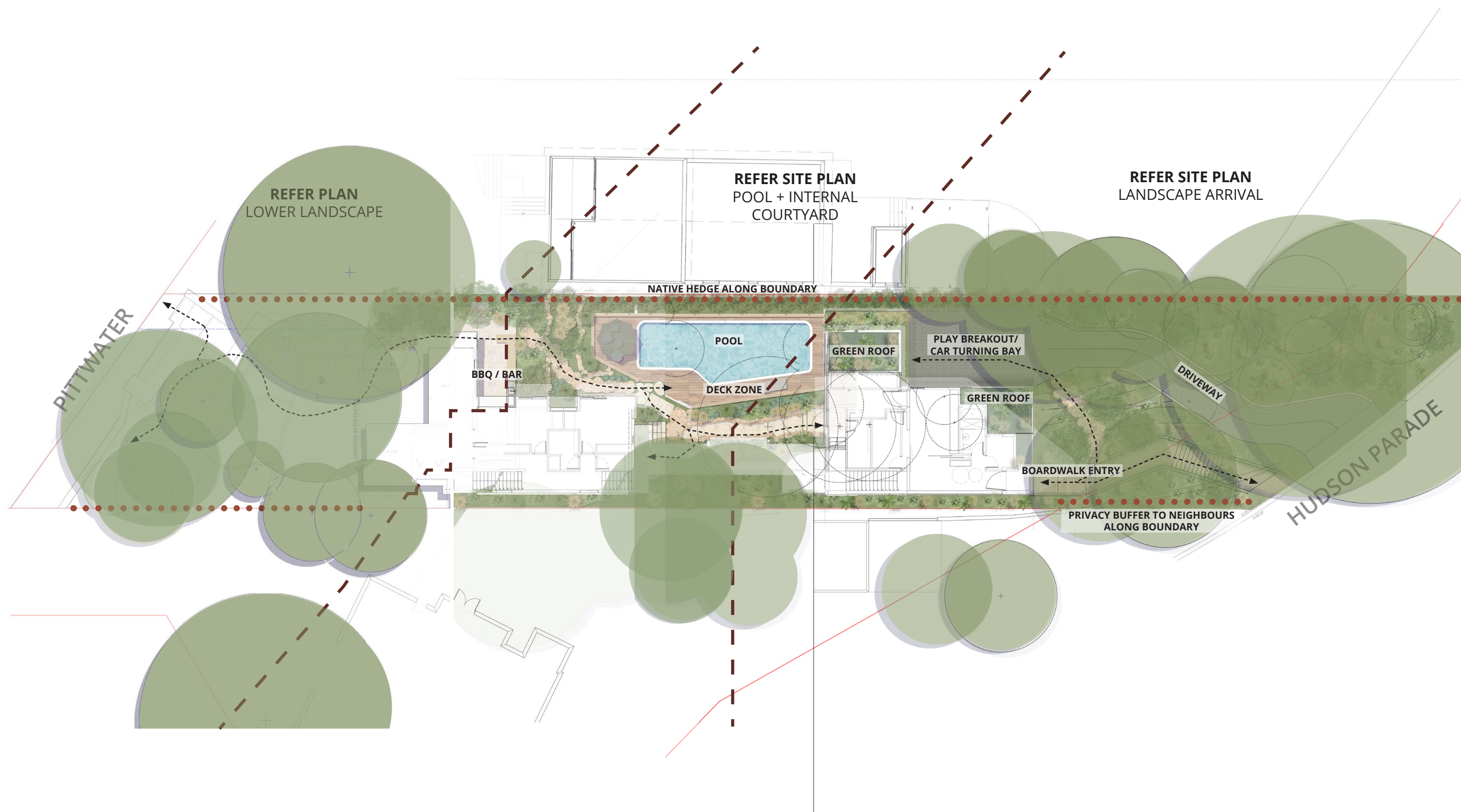
- / Choosing the right plant species for the right areas
- / Minimising irrigation
- / Drought tolerant and hardy plant species



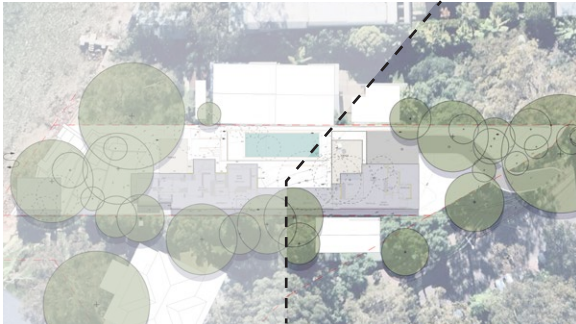
Privacy

- / Use of tree planting to provide privacy, screening and visual interest
- / Creating buffers from proposed social gathering areas to Northern neighbour
- / Being sympathetic to maintaining and improving views whilst creating privacy

Site Masterplan



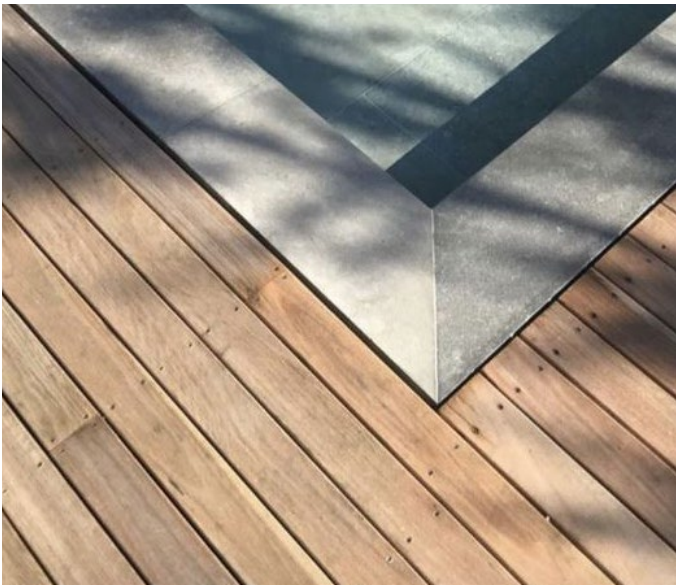
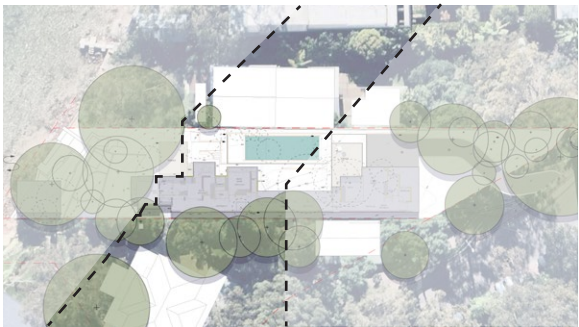
Site Imagery Landscape Arrival



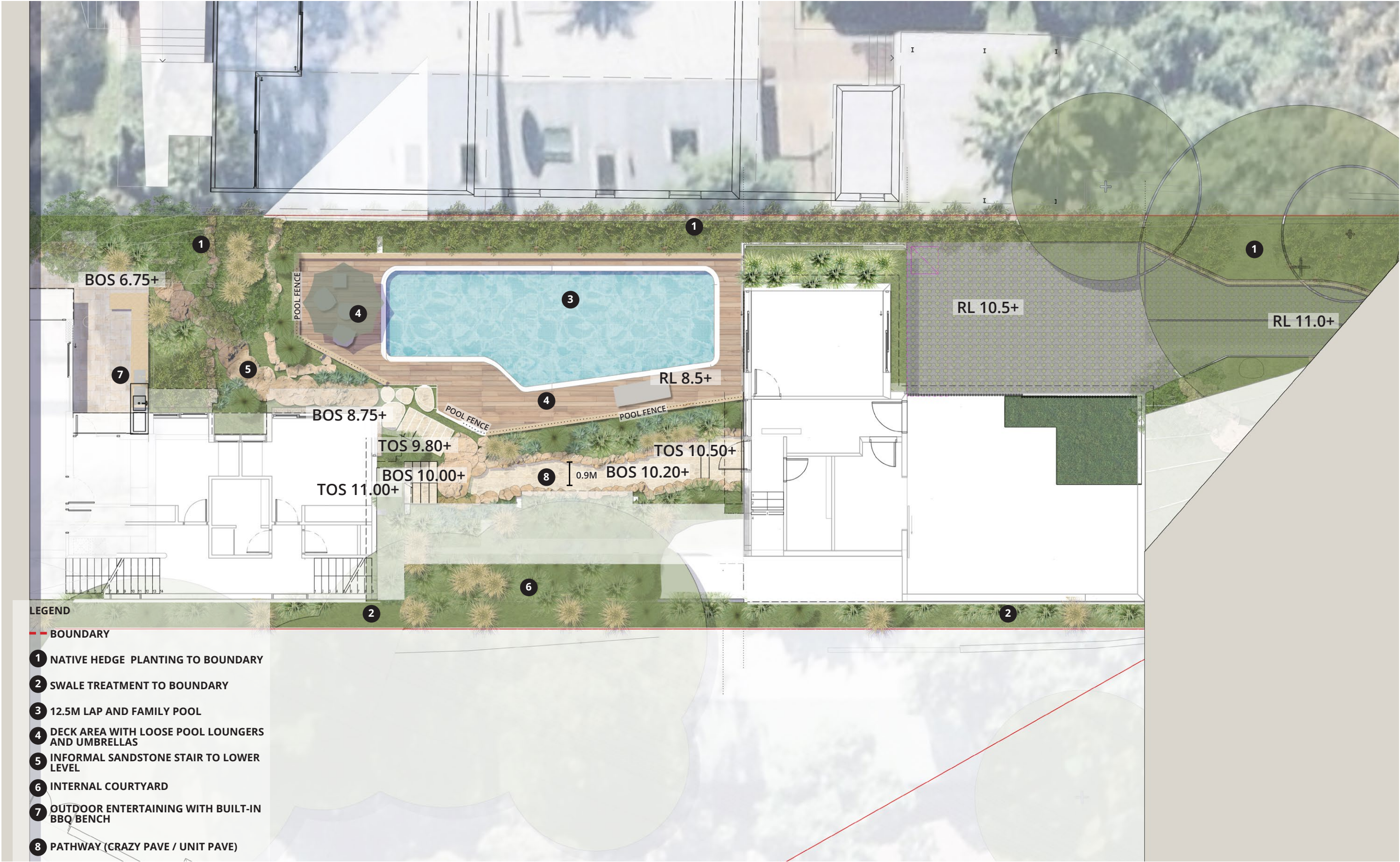
Site Plan Landscape Arrival



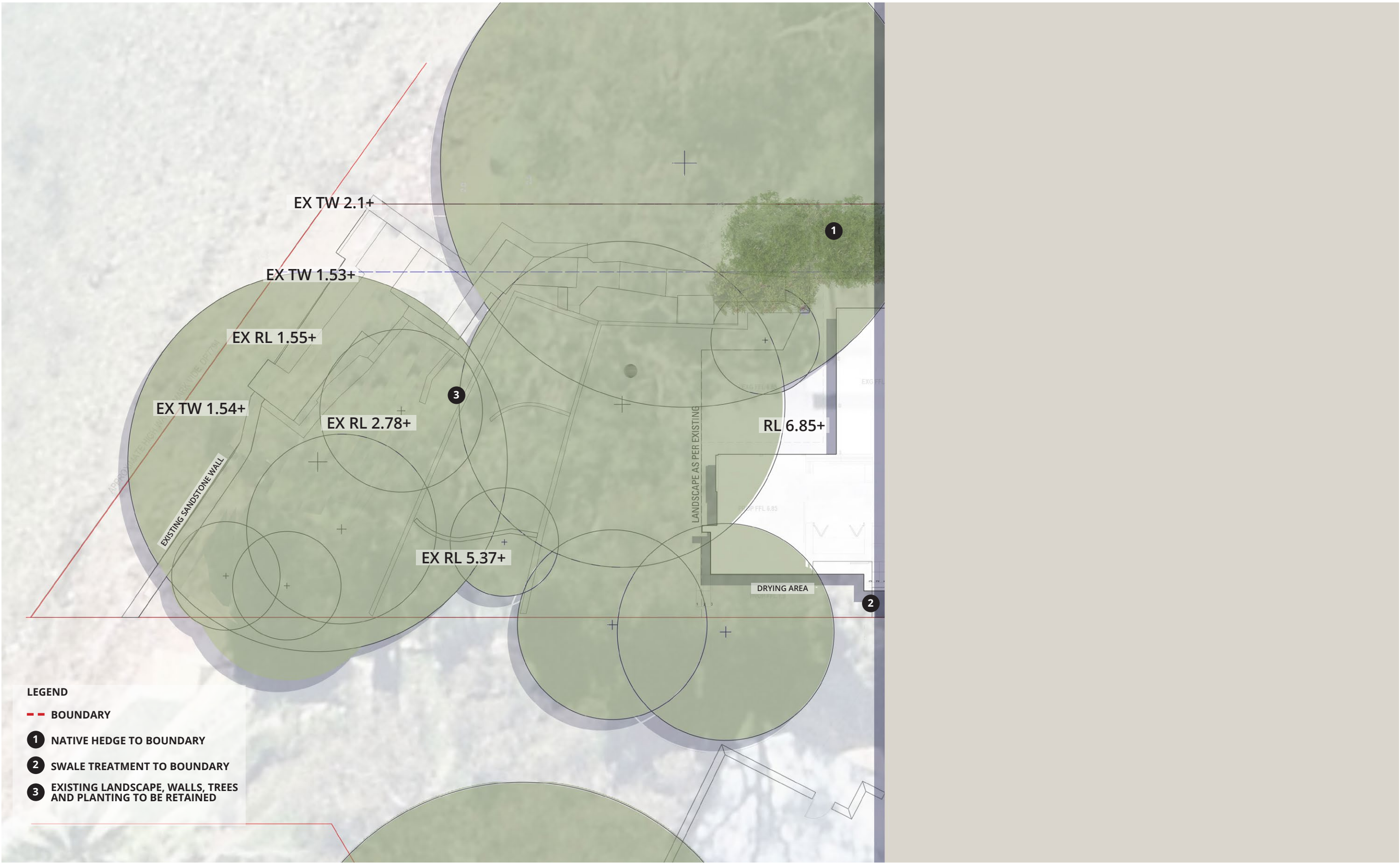
Site Imagery Pool + Internal Courtyard



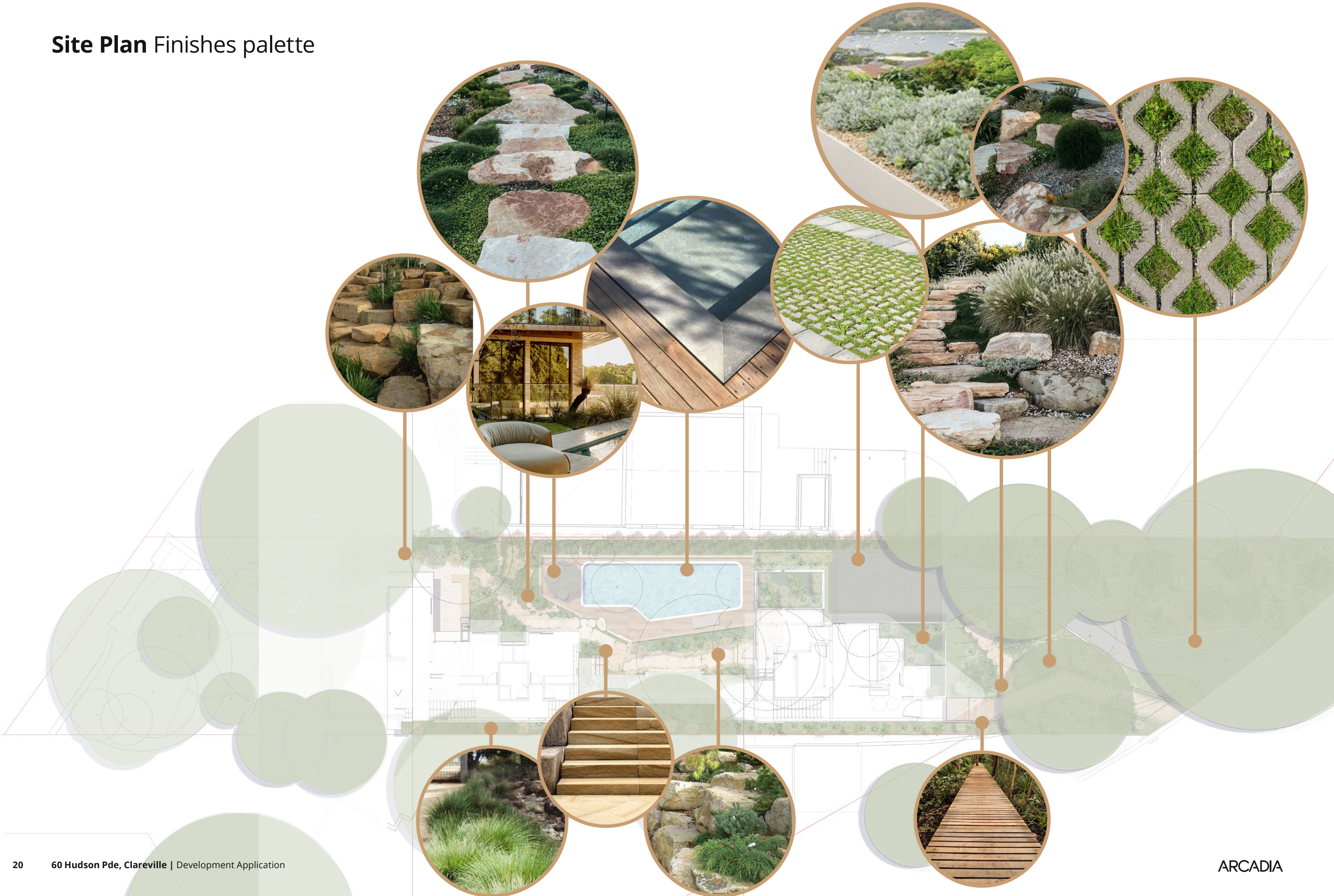
Site Plan Pool + Internal Courtyard



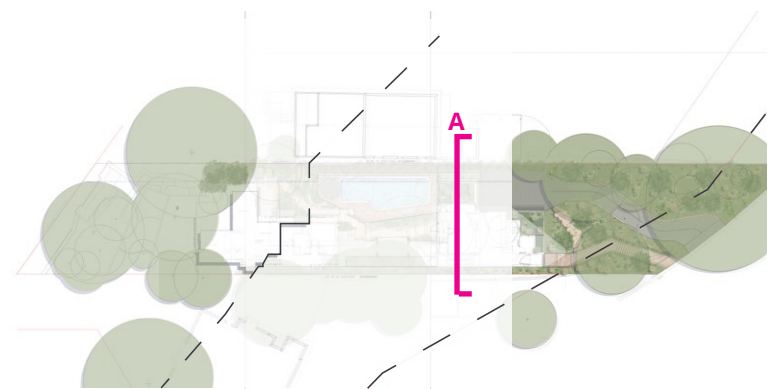
Site Plan Lower Landscape



Site Plan Finishes palette



Site Sections Concept



KEY PLAN

ELAEOCARPUS RETICULATUS

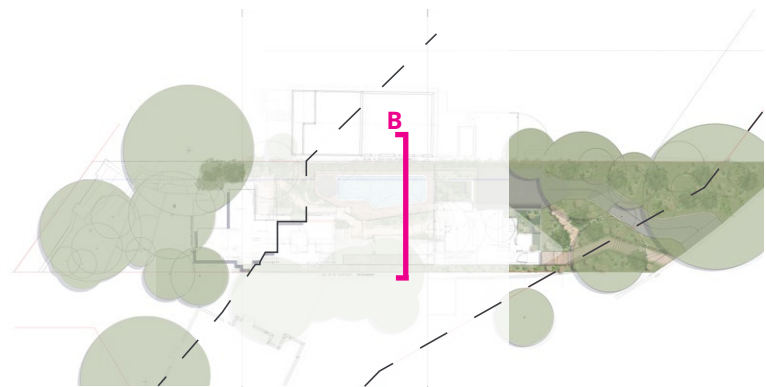


- LEGEND
- BOUNDARY
 - 1 GREEN ROOF
 - 2 BLUEBERRY ASH HEDGE TO NEIGHBOUR BOUNDARY
 - 3 SWALE TREATMENT (WORKING WITH EXISTING ONTOURS)
 - 4 EXISTING GROUND LINE



SECTION A - DRIVEWAY
60 Hudson Pde, Clareville | Development Application

Site Sections Concept



KEY PLAN

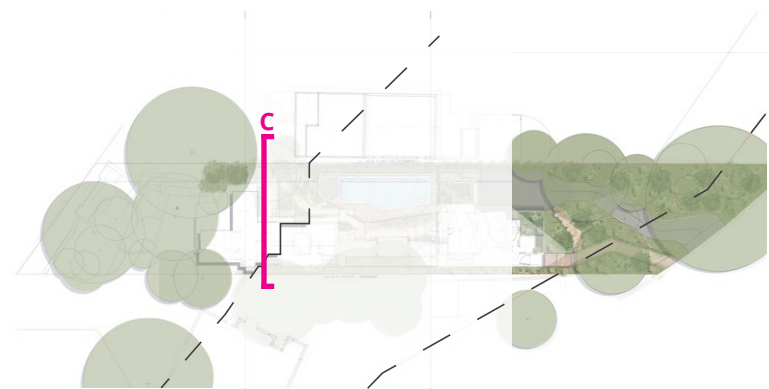
- LEGEND

 - BOUNDARY
 - 1 POOL FENCE
 - 2 UNIT PAVE / CRAZY PAVE PATH
 - 3 POOL DECK
 - 4 ROCK WALL
 - 5 NATIVE HEDGE TO NEIGHBOUR
 - 6 GREEN ROOF



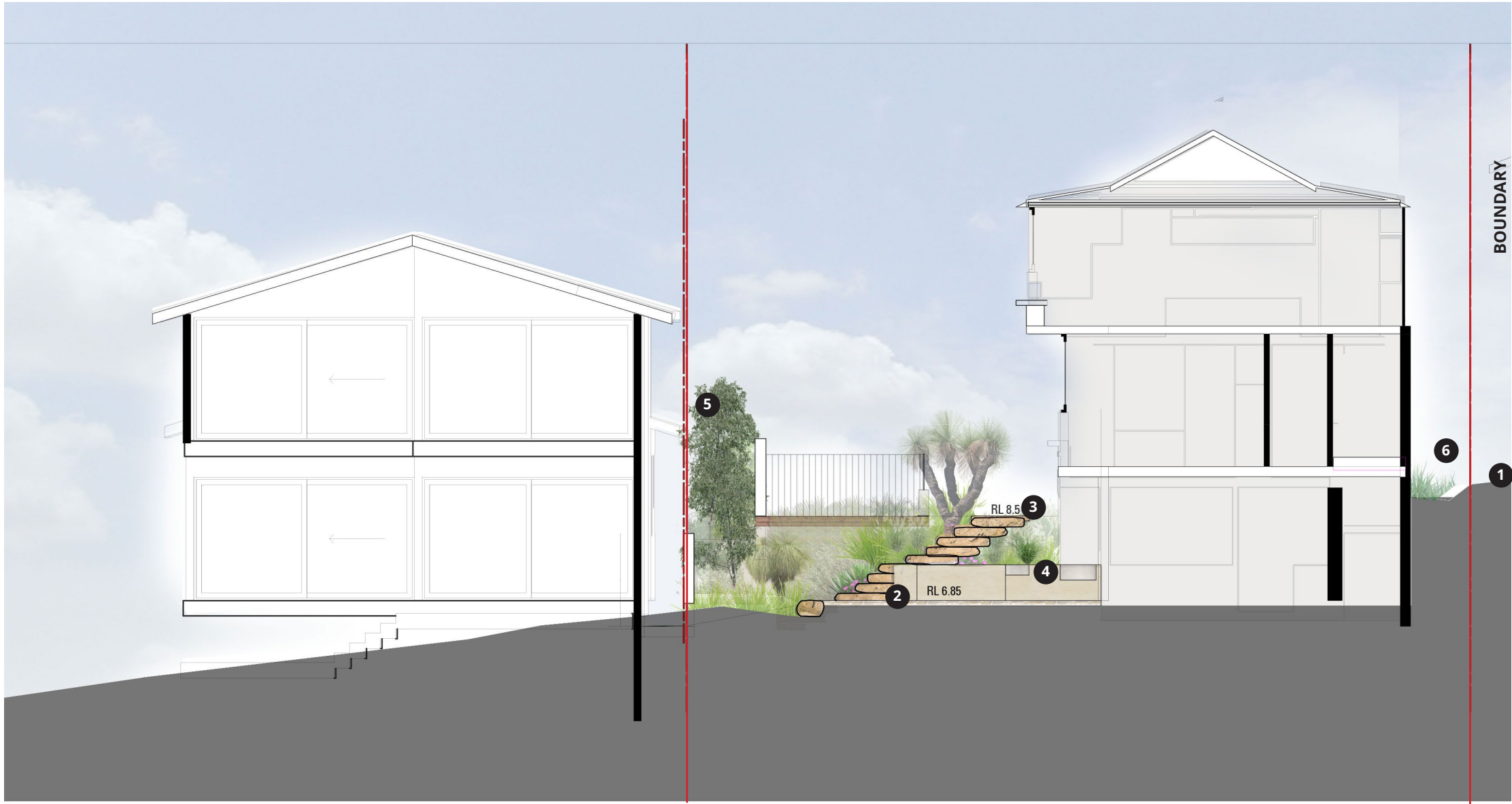
SECTION B - POOL

Site Sections Concept



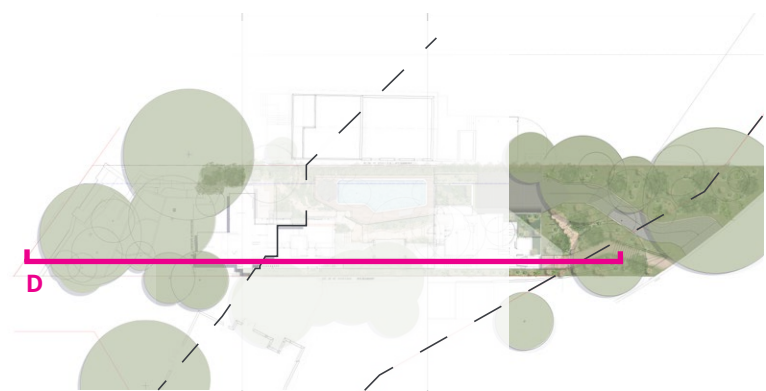
KEY PLAN

- LEGEND
- BOUNDARY
 - 1 EXISTING GROUND LINE
 - 2 UNIT PAVE / CRAZY PAVE PATH
 - 3 SANDSTONE STEPS
 - 4 BBQ BENCH
 - 5 NATIVE HEDGE TO BOUNDARY
 - 6 SWALE TREATMENT (WORKING WITH EXISTING CONTOURS)



SECTION C - BBQ & EXISTING TERRACE

Site Sections Concept



KEY PLAN

- LEGEND
- BOUNDARY
 - 1 EXISTING GROUND LINE
 - 2 RAISED TIMBER DECK



SECTION D

Planting Palette 1: Entry Garden

TREES



Banksia integrifolia



Doryanthes excelsa

SHRUBS & ACCENTS



Acacia cognata



Westringia fruticosa



Leucophyta brownii



Banksia menziesii

GROUNDCOVERS & GRASSES



Austrostipa stipoides



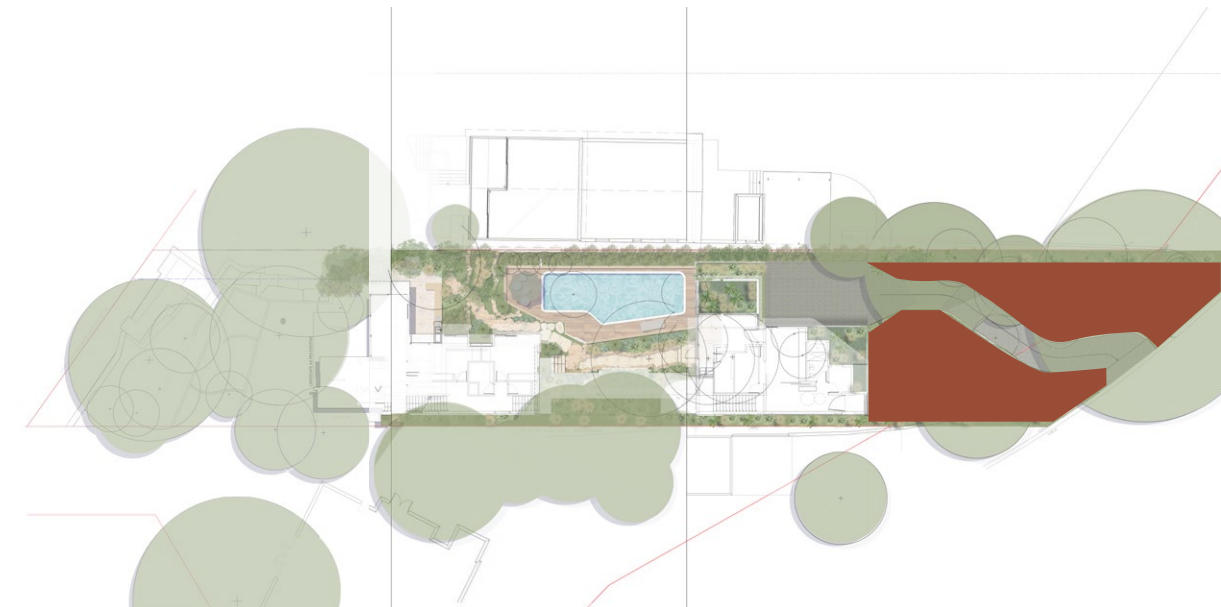
Dianella caerulea



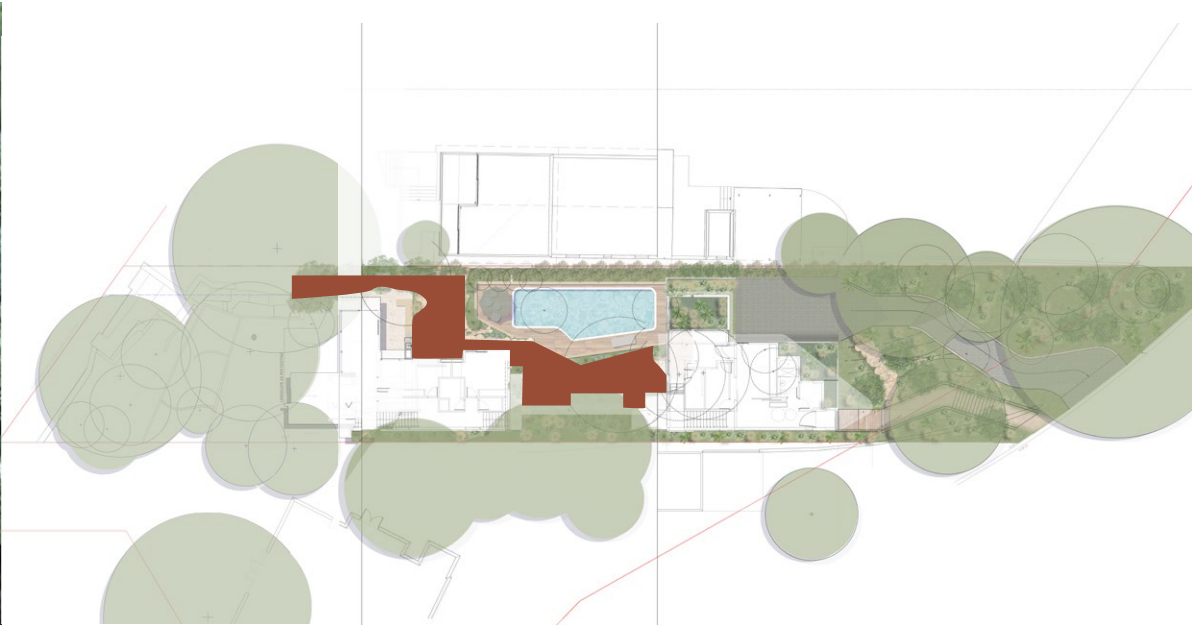
Carpobrotus rossii



Myoporum parvifolium 'Yareena'



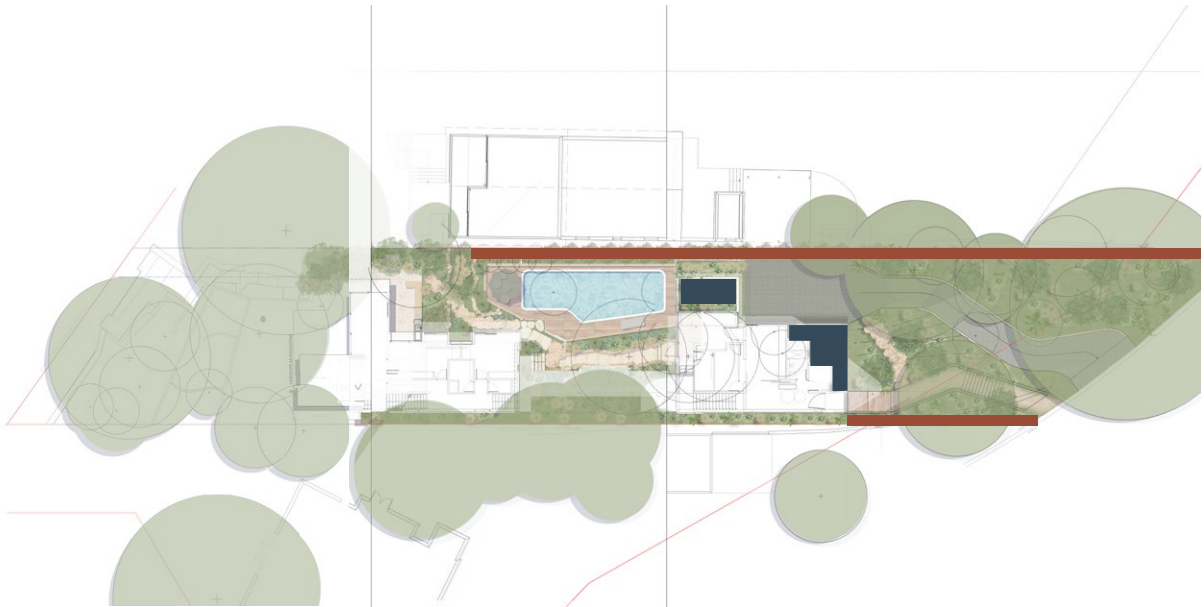
Planting Palette 2: Internal Courtyard



Planting Palette 4: Buffer



Planting Palette 5: Green Roof



Planting Palette 6: Swale

GRASSES



Carex appressa



Poa labillardieri



Lomandra hystrix



Cyperus laevigatus

SHRUBS & ACCENTS



Alocasia brisbanensis



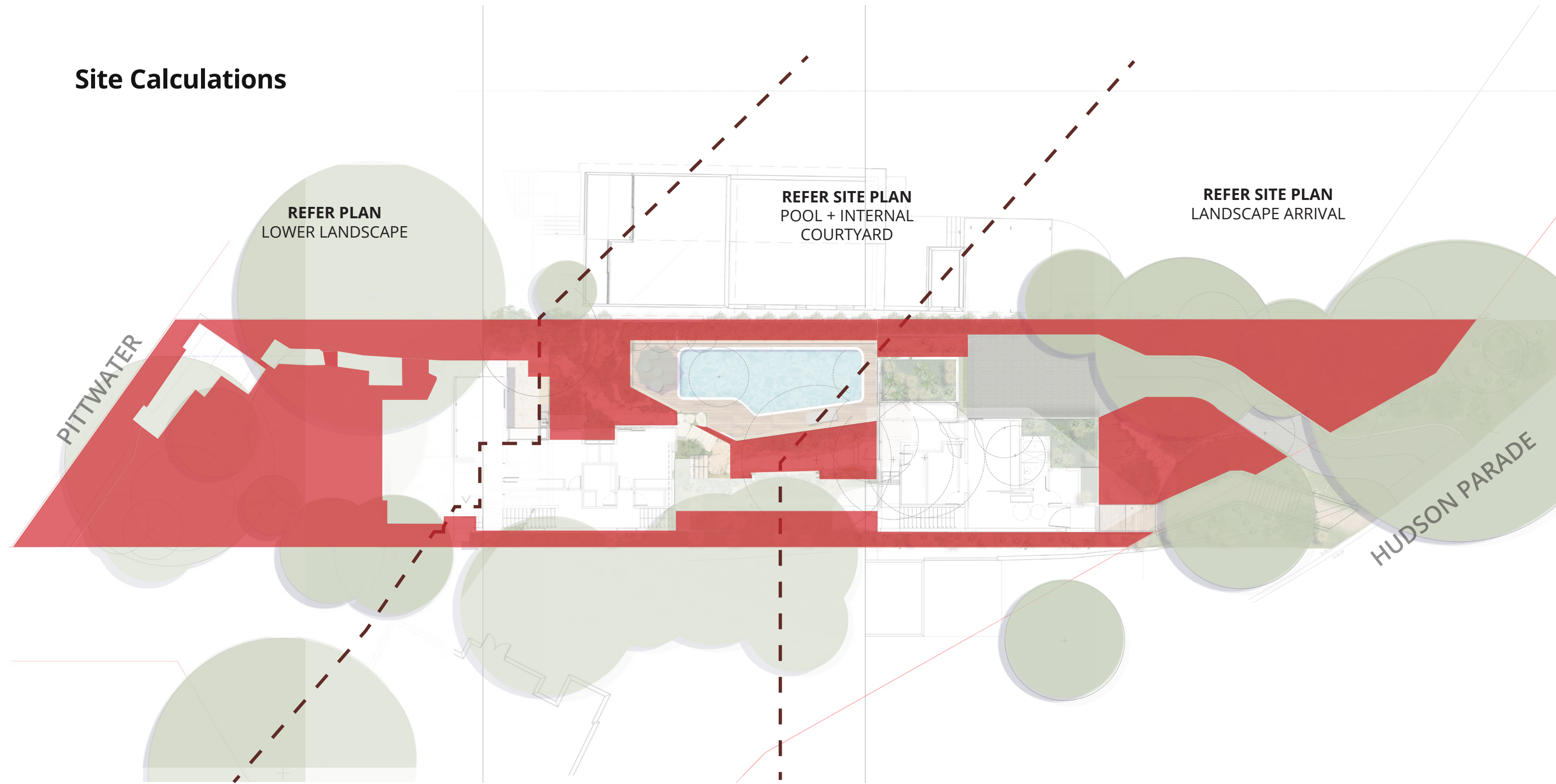
Alpinia caerulea



Ctenanthe setosa 'Grey Star'



Site Calculations



<div></div> Landscape Area	677sqm (54%)
Impervious Area Allowance	75 sqm (6%)
Total Landscape Area	752 sqm (60%)
Impervious Areas	502sqm (40%)
Landscape roofs (over impervious areas)	28 sqm (2.2%)

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