

LANDSCAPE DEVELOPMENT APPLICATION PLANS

COUNCIL REQUIREMENTS - NORTHERN BEACHES COUNCIL

THE LANDSCAPE PLAN IS IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS:
 • PITTWATER 21 DEVELOPMENT CONTROL PLAN
 • PITTWATER LOCAL ENVIRONMENTAL PLAN 2014
 • PITTWATER NATIVE GARDENING BOOKLET - PART 5 - ROLLING HILLS 7 LOWER SHALE SLOPES
 • APARTMENT DESIGN GUIDELINES (ADG) 2015

CONTROLS

CANOPY TREES REQUIRED TO BE NATIVE SPECIES:
 COUNCIL CONTROL = 100%
 PROPOSED = 100%

ALL OTHER PLANTS REQUIRED TO BE NATIVE SPECIES:
 COUNCIL CONTROL = 50%

ALL OTHER PROPOSED AUSTRALIAN NATIVE SPECIES = 12 / 20
60% OF ALL OTHER TOTAL PROPOSED PLANT SPECIES

ALL OTHER PROPOSED AUSTRALIAN NATIVES
 BY QUANTITY = 4283 / 5316
80.5% OF ALL OTHER PROPOSED QUANTITY

LANDSCAPE AREA / DEEP SOIL REQUIREMENTS:
 REFER TO ARCHITECTS DRAWINGS

ARBORICULTURAL ASSESSMENT
 REFER TO ARBORICULTURAL IMPACT ASSESSMENT REPORT PREPARED BY
 'EZI GROW' CONSULTANTS

LANDSCAPE INSTALLATION SPECIFICATION

PLANTER BEDS

- Minimum soil depths and volume for planting on any structure as per ADG.
- Large Trees (2-18m High): 1200mm / 150m³
- Medium Trees (8-12m High): 1000mm / 35m³
- Small Trees (6-8m High): 800mm / 9m³
- Shrubs: 500 - 600mm
- Groundcovers: 300 - 450mm
- Turf: 200mm

- 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, botanical humus and composted pine bark.
- Soil to be between 20-50mm below top of retaining wall height to allow for drapping.

TURFING

- Turf to be laid on minimum 100mm turf underlay.
- Turf underlay to be ANL Sand / Soil Blend, or equivalent.
- Turf to be Sir Walter Turf - Premium Buffalo Grass (Registered PBR), supplied by President Turf, or equivalent.

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 Australian Native Landscapes (ANL) Greenlife Mulch and Compost, 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.

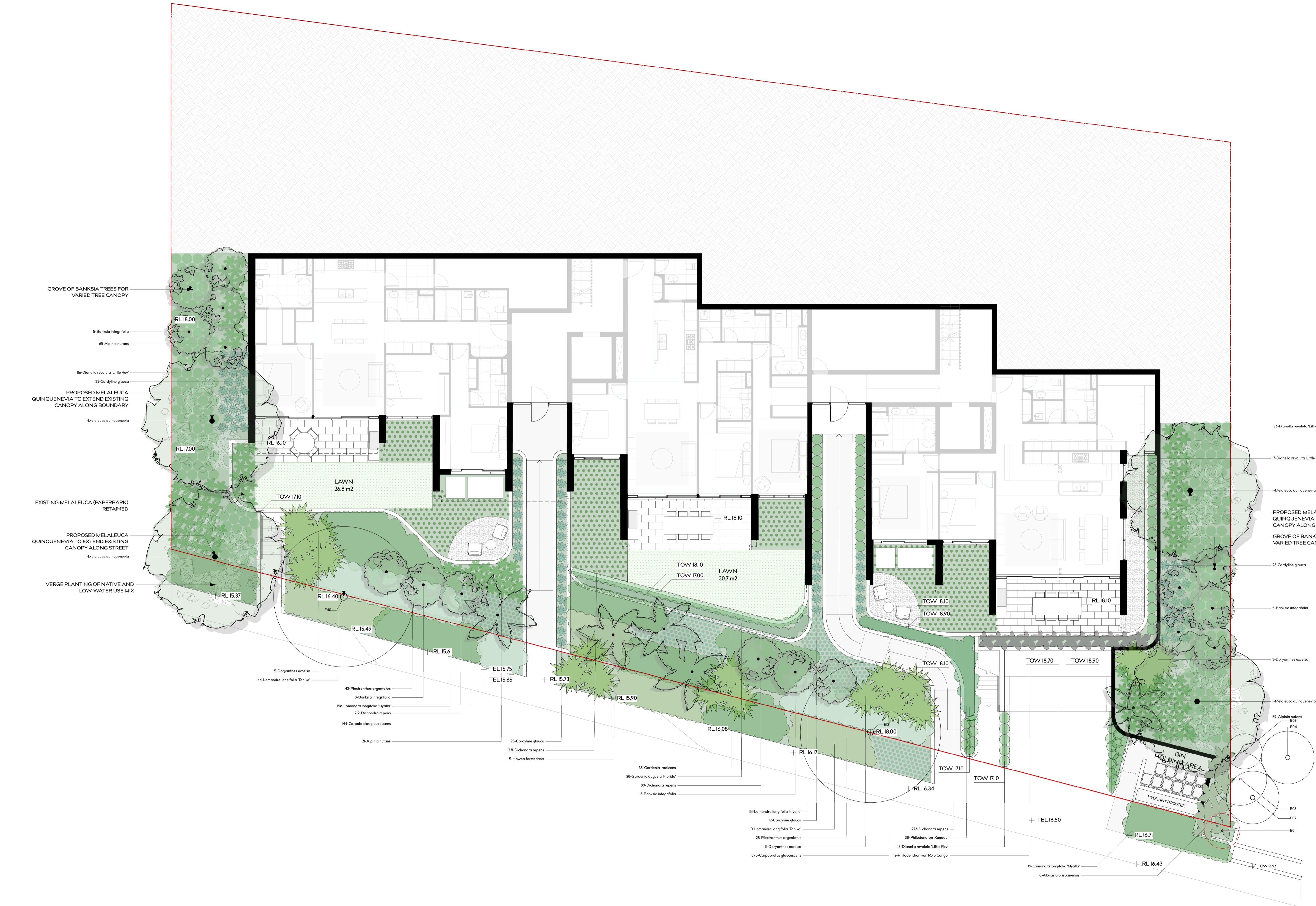
EXISTING TREE SCHEDULE

TREE NO.	GENUS SPECIES	HEIGHT	CANOPY	CALLIPER	ACTION/COMMENT
E01	Ligustrum sp.	2000	2000	100	Remove
E02	Syagrus romanzoffiana	8000	3000	250	Retain
E03	Syzigium sp.	5000	3000	100	Retain
E04	Archontophoenix alexandrae	9000	3000	250	Retain
E05	Syzigium sp.	5000	2000	100	Retain
E06	Archontophoenix alexandrae	6000	2000	150	Retain
E07	Unknown vines	2000	2000	0	Remove
E08	Callistemon sp.	5000	4000	200	Remove
E09	Eucalyptus capitellata	15000	6000	400	Remove
E10	Angophora costata	5000	3000	150	Remove
E11	Eucalyptus capitellata	15000	6000	450	Remove
E12	Cinnamomum camphora	4000	3000	150	Remove
E13	Eucalyptus capitellata	15000	8000	350	Retain
E14	Lagerstroemia indica	5000	5000	300	Remove
E15	Murraya paniculata	3000	2000	150	Remove
E16	Waterhousia floribunda	4000	2000	200	Remove
E17	Hibiscus sp.	2000	2000	150	Remove
E18	Letospermum petersonii	6000	4000	250	Remove
E19	Letospermum petersonii	5000	3000	150	Remove
E20	Waterhousia floribunda	5000	2000	150	Retain
E21	Archontophoenix alexandrae	6000	2000	100	Retain
E22	Archontophoenix alexandrae	6000	2000	100	Retain
E23	Acacia falcata	16000	5000	200	Remove
E24	Acacia falcata	16000	5000	200	Remove
E25	Acacia falcata	16000	5000	200	Remove
E26	Acacia falcata	16000	5000	300	Remove
E27	Acacia falcata	16000	5000	300	Remove
E28	Eucalyptus paniculata	24000	12000	700	Remove
E29	Syncarpia glomulifera	20000	18000	500	Remove
E30	Howea forsteriana	3000	2000	100	Remove
E31	Howea forsteriana	3000	2000	100	Remove
E32	Archontophoenix alexandrae	5000	2000	100	Remove
E33	Archontophoenix alexandrae	5000	2000	100	Remove
E34	Yucca sp.	14000	2000	100	Remove
E35	Archontophoenix alexandrae	3000	1000	300	Remove
E36	Archontophoenix alexandrae	5000	2000	150	Retain
E37	Syzigium sp.	5000	3000	200	Retain
E38	Archontophoenix alexandrae	4000	2000	100	Retain
E39	Archontophoenix alexandrae	8000	2000	150	Retain
E40	Melaleuca quinquenervia	10000	8000	400	Retain
E41	Callistemon sp.	1000	1000	150	Remove
E42	Syagrus romanzoffiana	3000	2000	250	Remove
E43	Syagrus romanzoffiana	10000	2000	250	Remove
E44	Syagrus romanzoffiana	8000	2000	250	Remove
E45	Syagrus romanzoffiana	8000	2000	250	Remove
E46	Syagrus romanzoffiana	8000	2000	250	Remove
E47	Syagrus romanzoffiana	8000	2000	250	Remove
E48	Washingtonia robusta	3000	3000	300	Remove
E49	Dracaena marginata	4000	2000	100	Remove
E50	Dracaena marginata	4000	1000	100	Remove
E51	Dyopsis lutescens	4000	1000	100	Remove
E52	Dyopsis decaryi	4000	2000	150	Remove
E53	Syncarpia glomulifera	14000	10000	600	Retain
E54	Syagrus romanzoffiana	6000	2000	200	Remove
E55	Syagrus romanzoffiana	8000	2000	200	Remove
E56	Archontophoenix alexandrae	7000	2000	200	Retain

PLANT SCHEDULE

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Anc	7	Melaleuca quinquenervia	Paperbark	200 Ltr	3.5 - 6m	25 - 30m	Native
Bl-1	34	Banksia integrifolia	Coastal Banksia	100 Ltr	3.5 - 6m	5 - 10m	Native
Wf	31	Waterhousia floribunda	Weeping Lilly Pilly	100 Ltr	3.5 - 6m	5 - 10m	Native
Palms - Cycads							
Hf-1	8	Howea forsteriana	Kentia Palm	45 Ltr	3.5 - 6m	5 - 10m	Native
Shrubs							
Gf	68	Gardenia augusta 'Florida'	Gardenia	200 mm	0.5 - 0.6m	0.5 - 0.6m	
Pa-4	71	Plectranthus argentatus	Silver plectranthus	140 mm	1 - 1.5m	0.8 - 1.0m	Native
Pam	140	Plectranthus 'Mona Lavender'	Mona lavender	140 mm	1 - 2m	0.5 - 0.8m	
Wff	247	Westringia fruticosa	Coastal Rosemary	140 mm	2.0 - 4.0 m	1.5 - 2.0 m	Native
Perennials							
An	183	Alpinia nutans	Native Cardamom	140mm	1 - 1.5m	1 - 1.5m	
Cam	8	Alocasia brisbanensis	Giant Elephant's Ear	300 mm	1 - 1.5m	1 - 1.5m	Native
Deg	19	Doryanthes excelsa	Gymea Lily	400 mm	1.5 - 2.0 m	1.5 - 3.0 m	Native
Ms	77	Mentha australis	Australian Mint	200 mm	0.5 - 0.6m	0.5 - 0.6m	Native
Prc	43	Philodendron var 'Rojo Congo'	Philodendron	200mm	0.8 - 1m	0.8 - 1m	
Px	38	Philodendron 'Xanadu'	Philodendron	200 mm	0.8 - 1m	1 - 1.2m	
Ts	51	Thymus serpyllum	Thyme	200 mm	0.3 - 0.6m	0.3 - 0.45m	
Grasses							
Llt-1	654	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	140 mm	0.6 - 0.9m	0.45 - 0.6m	Native
Lln	448	Lomandra longifolia 'Nyalla'	Spiny-headed mat rush	140 mm	0.8 - 0.9 m	0.8 - 0.9 m	Native
Drl	440	Dianella revoluta 'Little Rev'	Dianella Revoluta	---	0.3 - 0.4 m	0.3 - 0.4 m	Native
Msa	182	Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	140mm	0.4 - 0.6m	0.5 - 0.6m	Native
Groundcovers							
Cg-3	947	Carpobrotus glaucescens	Pigface	140 mm	1.2 - 2.0m	0.0 - 0.3m	Native
Dr	1177	Dichondra repens	Kidney Weed	140 mm	0.9 - 1.2m	0.0 - 0.3m	Native
Gr	83	Gardenia radicans	Creeping Gardenia	140mm	1 - 1.5m	0.4 - 0.5m	
Ta	427	Trachelospermum asiaticum	Japanese star jasmine	140 mm	0.5 - 1m	0.3 - 0.4m	
Climbers							
Ppj	13	Pandorea jasminoides	Slender Bells	300 mm	0.6 - 2.0 m	2.0 - 3.0 m	Native
Total:	5396						





GROVE OF BANKSIA TREES FOR VARIED TREE CANOPY

5-Banksia integrifolia
65-Alpinia nutans

16-Dianella revoluta 'Little Rev'
23-Cordyline glauca

PROPOSED MELALEUCA QUINQUENEVIA TO EXTEND EXISTING CANOPY ALONG BOUNDARY

1-Melaleuca quinquenevia

EXISTING MELALEUCA (PAPERBARK) RETAINED

PROPOSED MELALEUCA QUINQUENEVIA TO EXTEND EXISTING CANOPY ALONG STREET

1-Melaleuca quinquenevia

VERGE PLANTING OF NATIVE AND LOW-WATER USE MIX

16-Dianella revoluta 'Little Rev'

17-Dianella revoluta 'Little Rev'

1-Melaleuca quinquenevia

PROPOSED MELALEUCA QUINQUENEVIA TO EXTEND EXISTING CANOPY ALONG BOUNDARY

GROVE OF BANKSIA TREES FOR VARIED TREE CANOPY

23-Cordyline glauca

5-Banksia integrifolia

3-Doryanthes excelsa

1-Melaleuca quinquenevia

69-Alpinia nutans

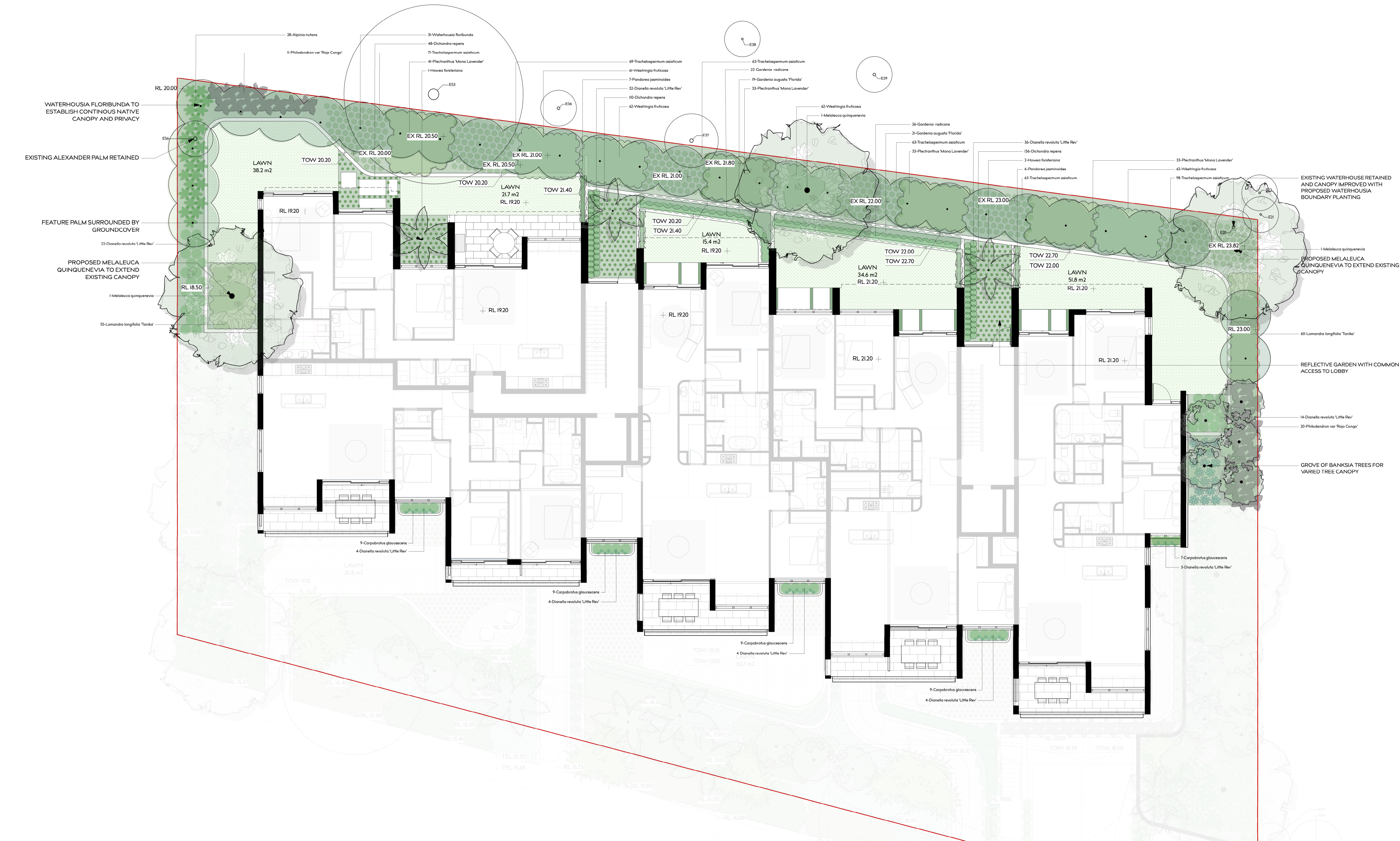
E05

E04

E03

E02

E01



WATERHOUSIA FLORIBUNDA TO ESTABLISH CONTINUOUS NATIVE CANOPY AND PRIVACY

EXISTING ALEXANDER PALM RETAINED

FEATURE PALM SURROUNDED BY GROUNDCOVER

PROPOSED MELALEUCA QUINQUENEVIA TO EXTEND EXISTING CANOPY

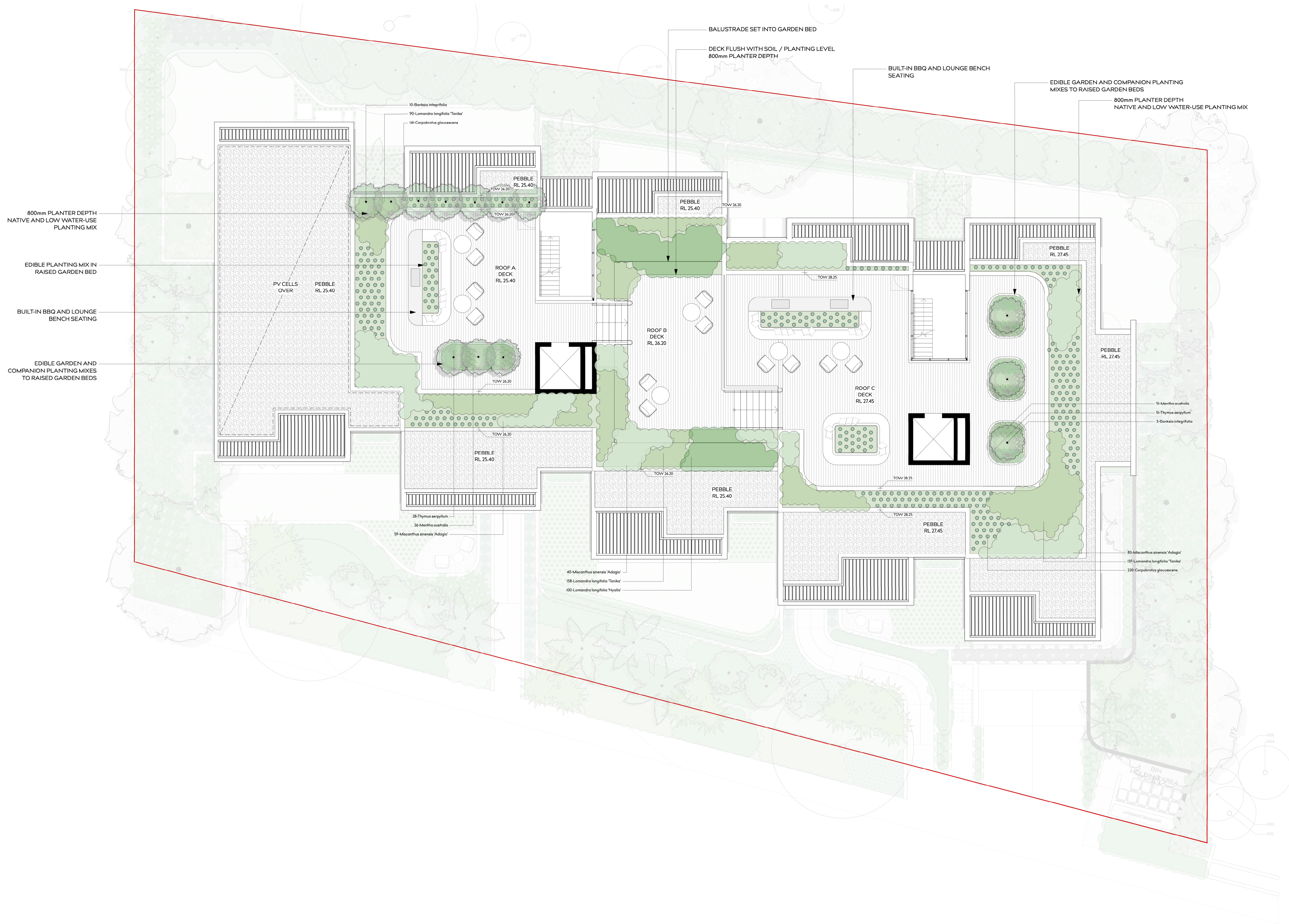
55-Lomandra longifolia 'Tanika'

EXISTING WATERHOUSE RETAINED AND CANOPY IMPROVED WITH PROPOSED WATERHOUSIA BOUNDARY PLANTING

PROPOSED MELALEUCA QUINQUENEVIA TO EXTEND EXISTING CANOPY

REFLECTIVE GARDEN WITH COMMON ACCESS TO LOBBY

GROVE OF BANKSIA TREES FOR VARIED TREE CANOPY



800mm PLANTER DEPTH
NATIVE AND LOW WATER-USE
PLANTING MIX

EDIBLE PLANTING MIX IN
RAISED GARDEN BED

BUILT-IN BBQ AND LOUNGE
BENCH SEATING

EDIBLE GARDEN AND
COMPANION PLANTING MIXES
TO RAISED GARDEN BEDS

BALUSTRADE SET INTO GARDEN BED
DECK FLUSH WITH SOIL / PLANTING LEVEL
800mm PLANTER DEPTH

BUILT-IN BBQ AND LOUNGE BENCH
SEATING

EDIBLE GARDEN AND COMPANION PLANTING
MIXES TO RAISED GARDEN BEDS

800mm PLANTER DEPTH
NATIVE AND LOW WATER-USE PLANTING MIX

10-Banksia integrifolia
90-Lamandra longifolia 'Tanika'
140-Carpobrotus glaucescens

PEBBLE
RL 25.40
TOW 24.30

PEBBLE
RL 25.40
TOW 26.20

PEBBLE
RL 27.45
TOW 26.20

ROOF A
DECK
RL 25.40

ROOF B
DECK
RL 26.20

ROOF C
DECK
RL 27.45

PEBBLE
RL 25.40
TOW 26.20

PEBBLE
RL 25.40
TOW 26.20

PEBBLE
RL 27.45
TOW 28.25

PEBBLE
RL 27.45
TOW 28.25

28-Thymus serpyllum
26-Mentha australis
59-Miscanthus sinensis 'Adagio'

40-Miscanthus sinensis 'Adagio'
158-Lamandra longifolia 'Tanika'
100-Lamandra longifolia 'Nyallie'

51-Mentha australis
51-Thymus serpyllum
3-Banksia integrifolia

83-Miscanthus sinensis 'Adagio'
137-Lamandra longifolia 'Tanika'
220-Carpobrotus glaucescens