



ARCADIA

# **60 Hudson Pde, Clareville** Development Application

Prepared for Oliver & Nicola Hartley  
September 2022



**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



# 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. (Nortnen 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.”

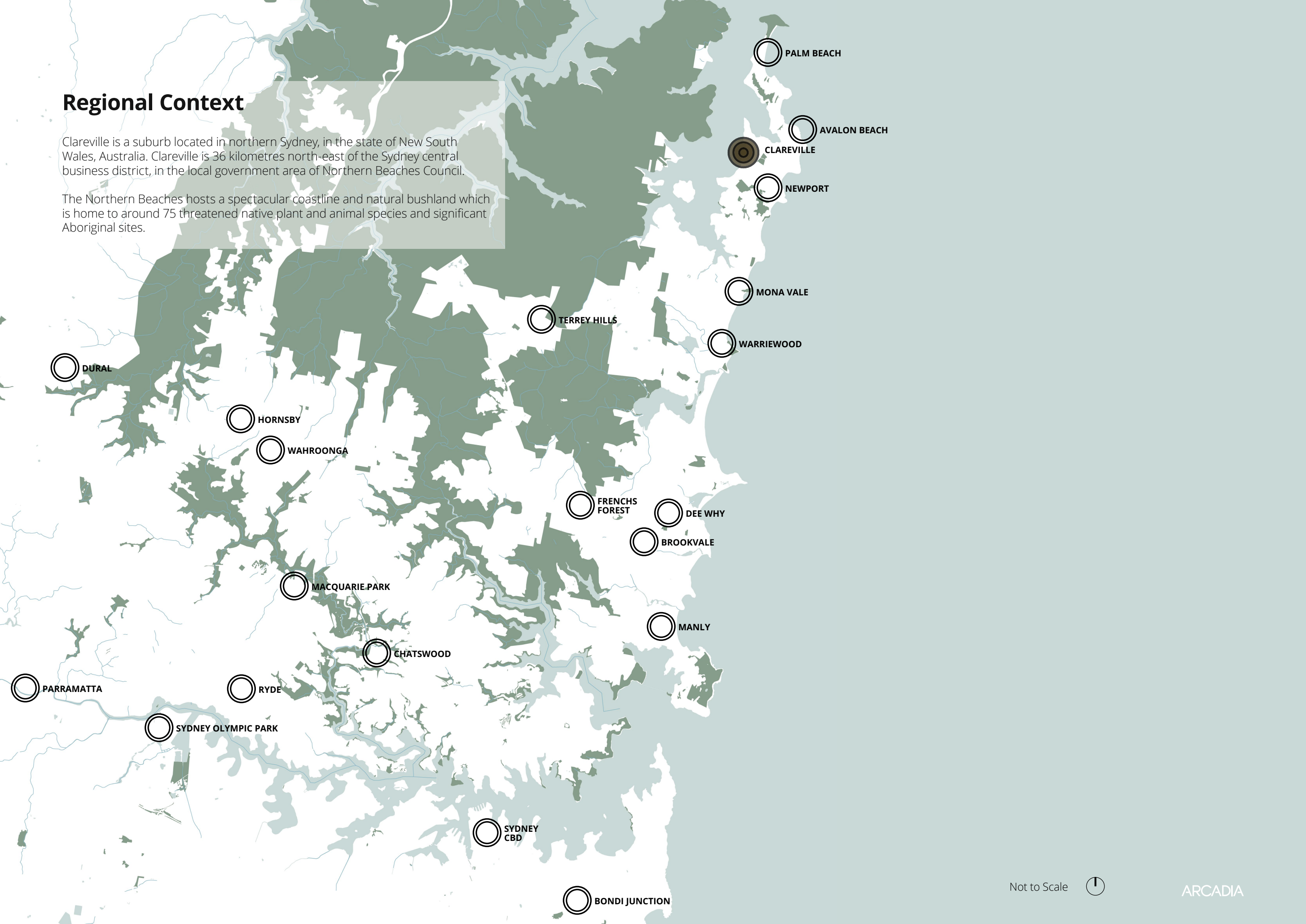




# Regional Context

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.



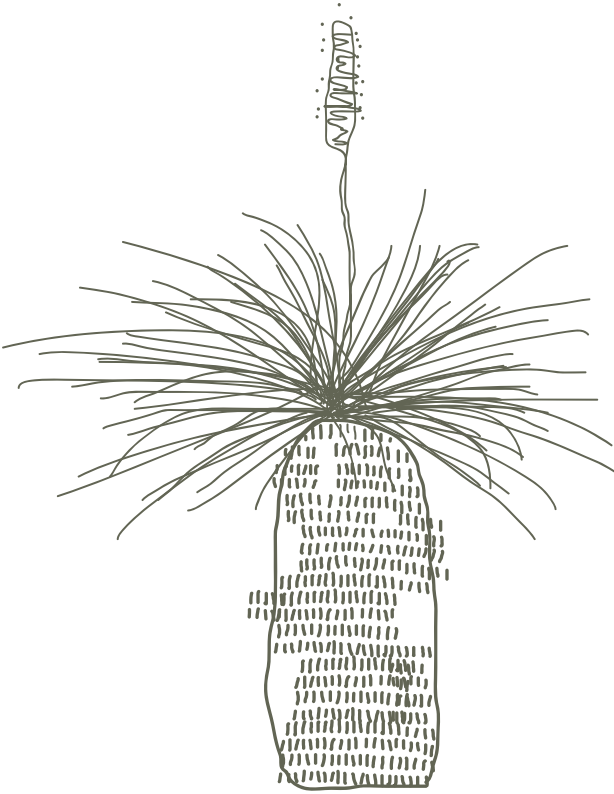
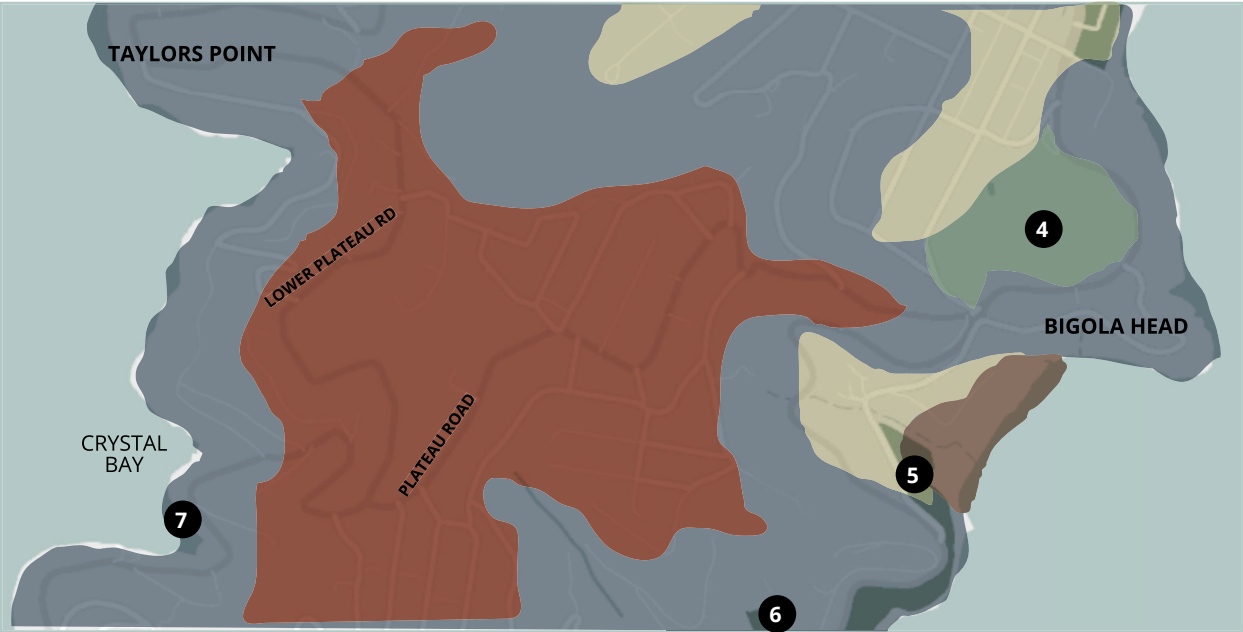
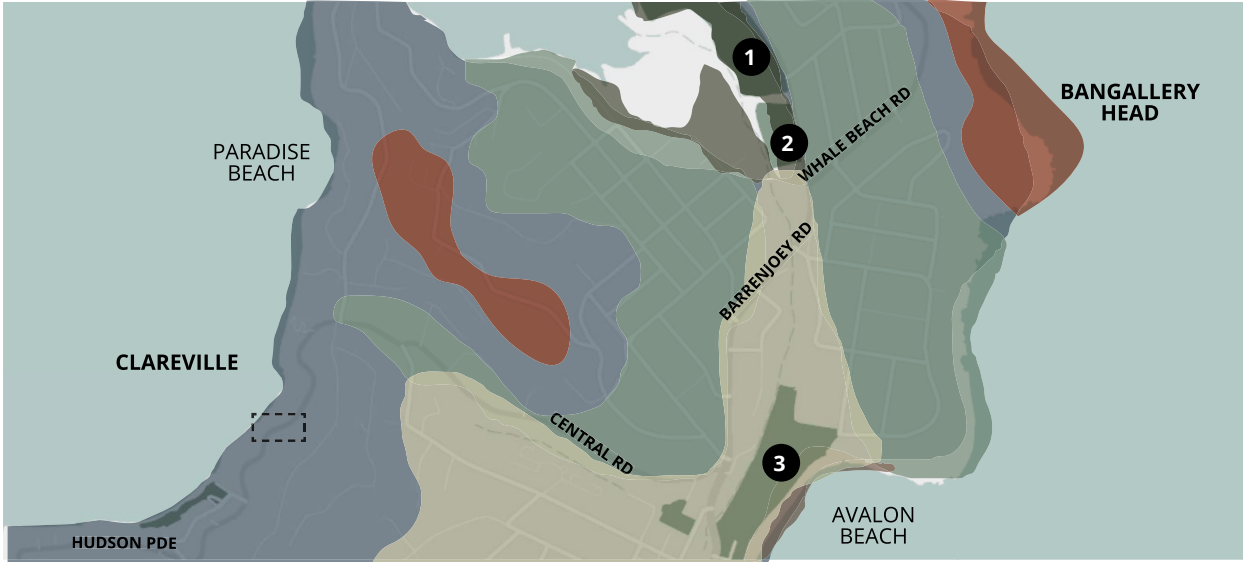
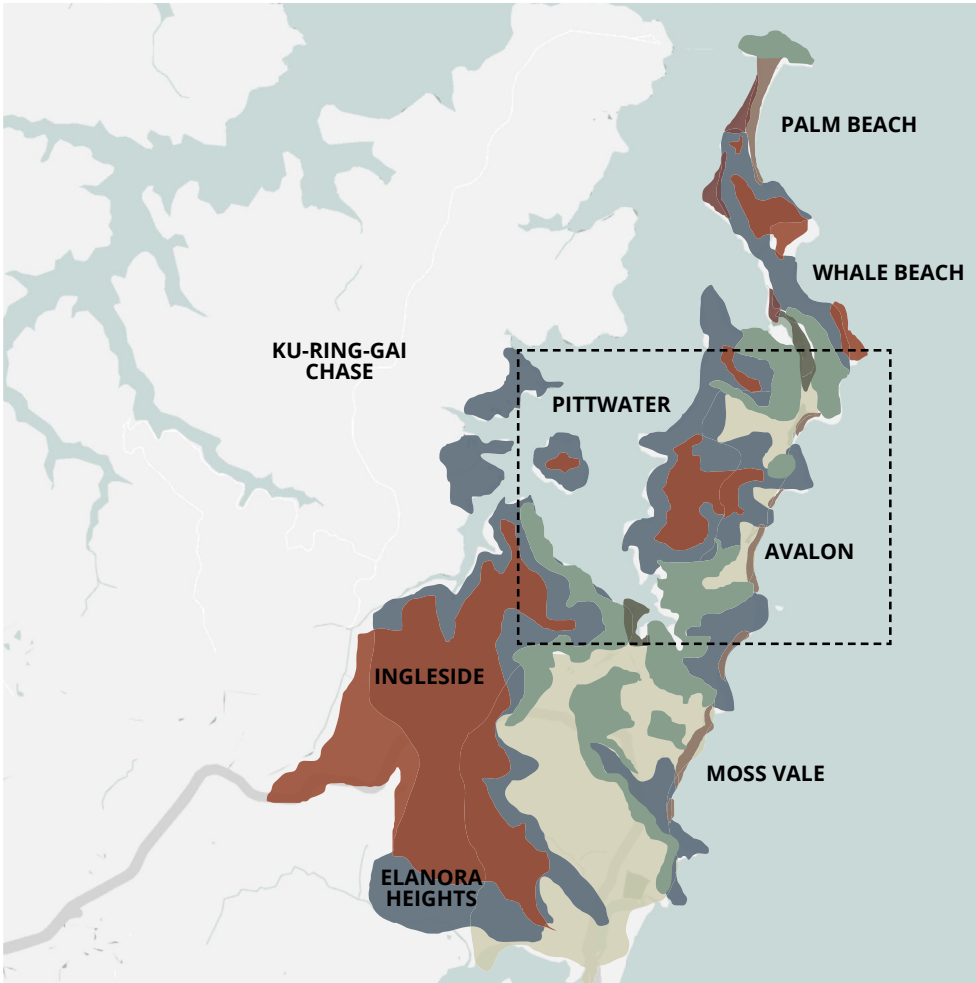


# Site Appreciation

## 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.





# 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.

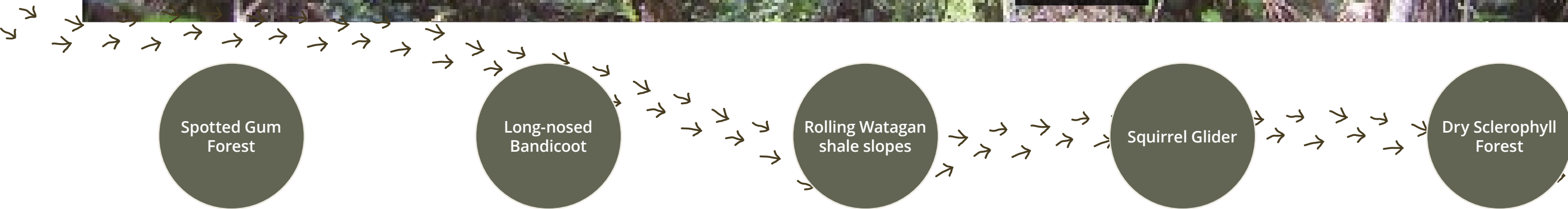
Common Name	Scientific Name	Common Name	Scientific Name	Common Name	Scientific Name
TREES		SHRUBS		HERBS, CLIMBERS, GRASSES & SCRAMBLERS	
Black She-oak	Allocasuarina littoralis	Matchheads	Comesperma ericinum	Appleberry	Billardiera scandens
Forest Oak	Allocasuarina torulosa	Hop Bush	Dodonaea triquetra	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

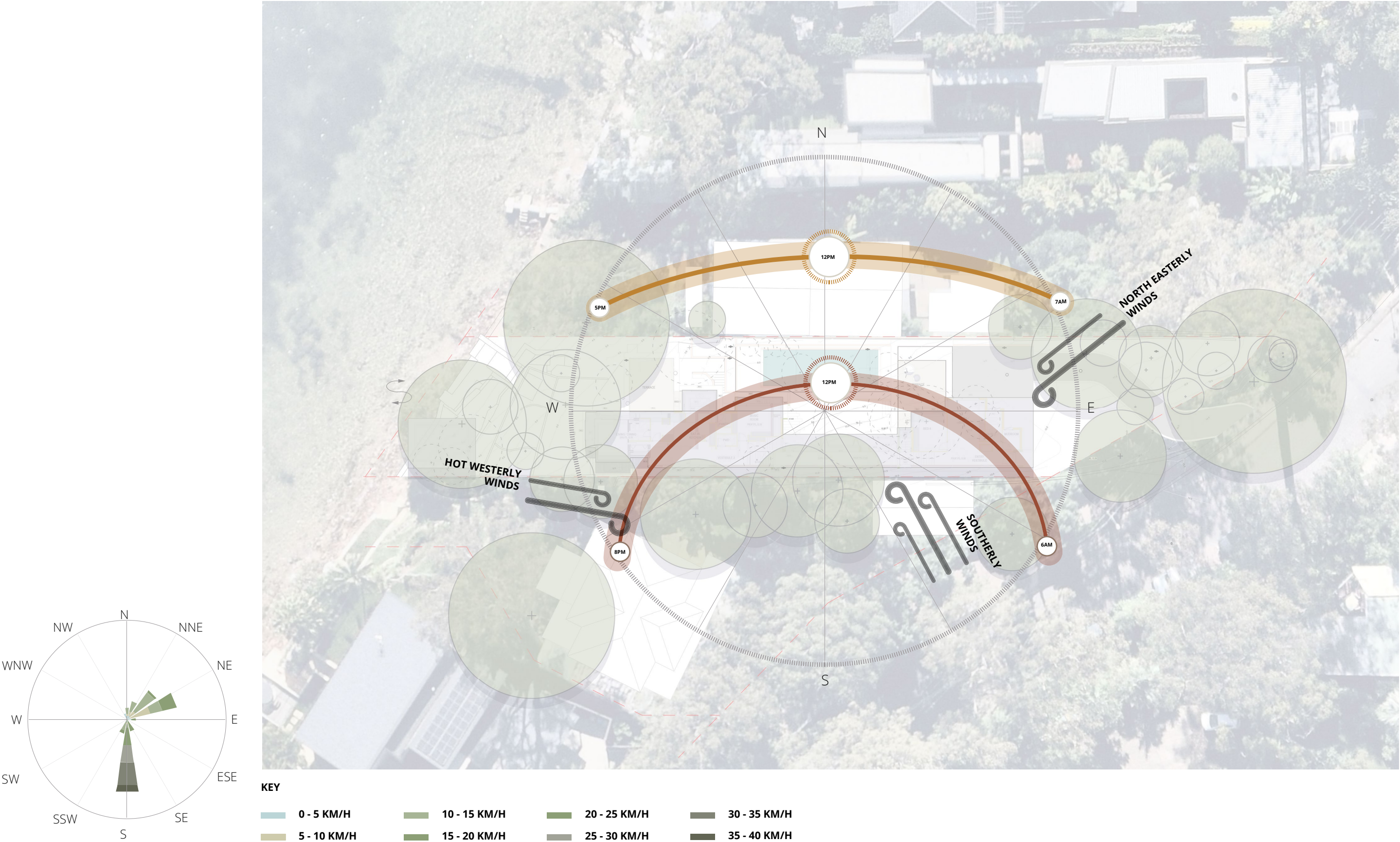
## Spotted Gum Forest

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).



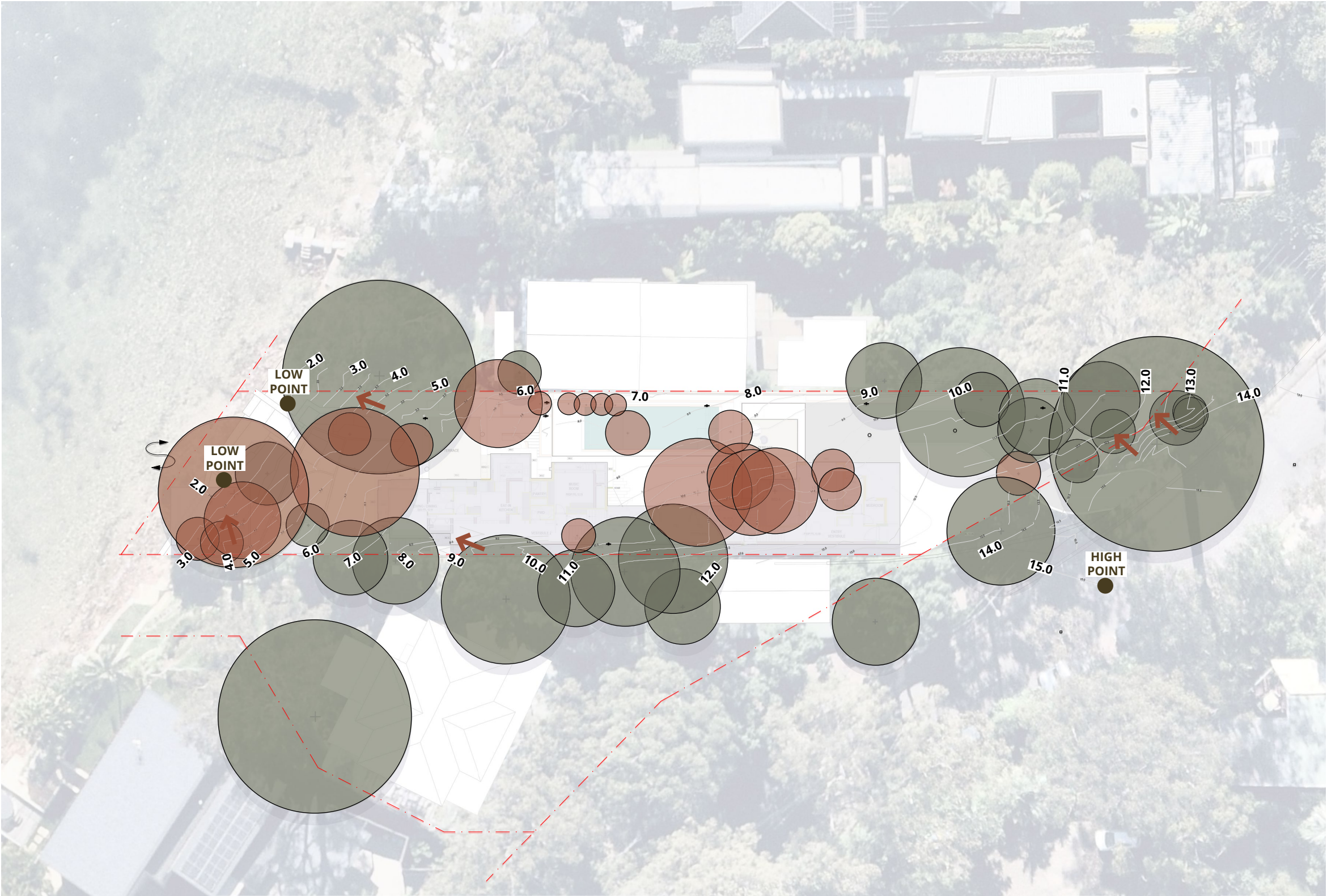


Site Analysis Microclimate





Site Analysis Topography & Existing Trees



KEY

EXISTING TREES TO BE RETAINED

EXISTING TREES PROPOSED TO BE REMOVED

8.0

CONTOURS

STEEP EMBANKMENT







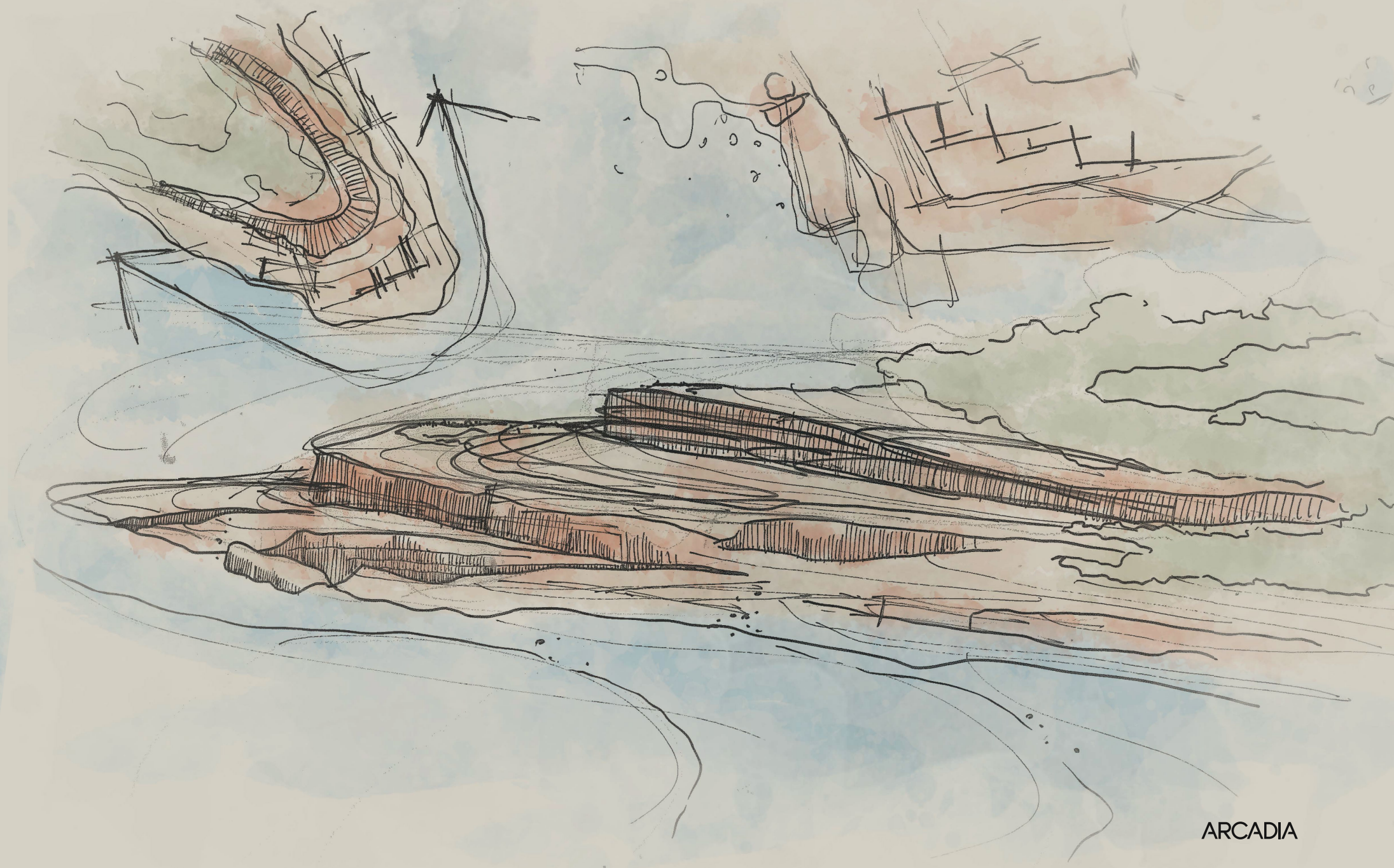
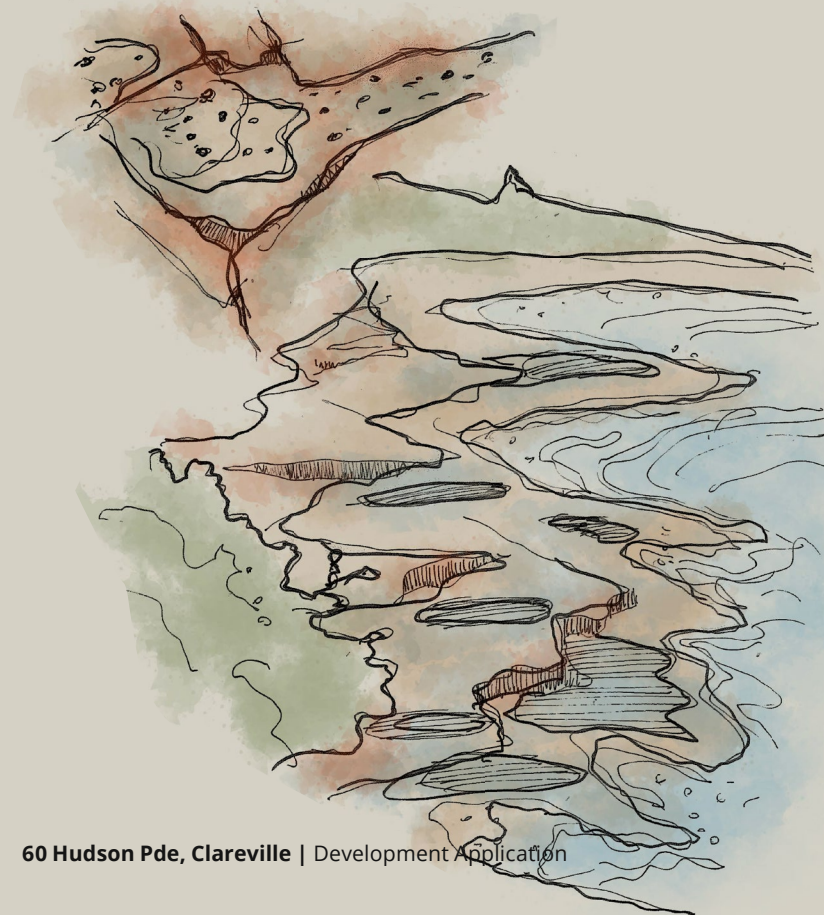
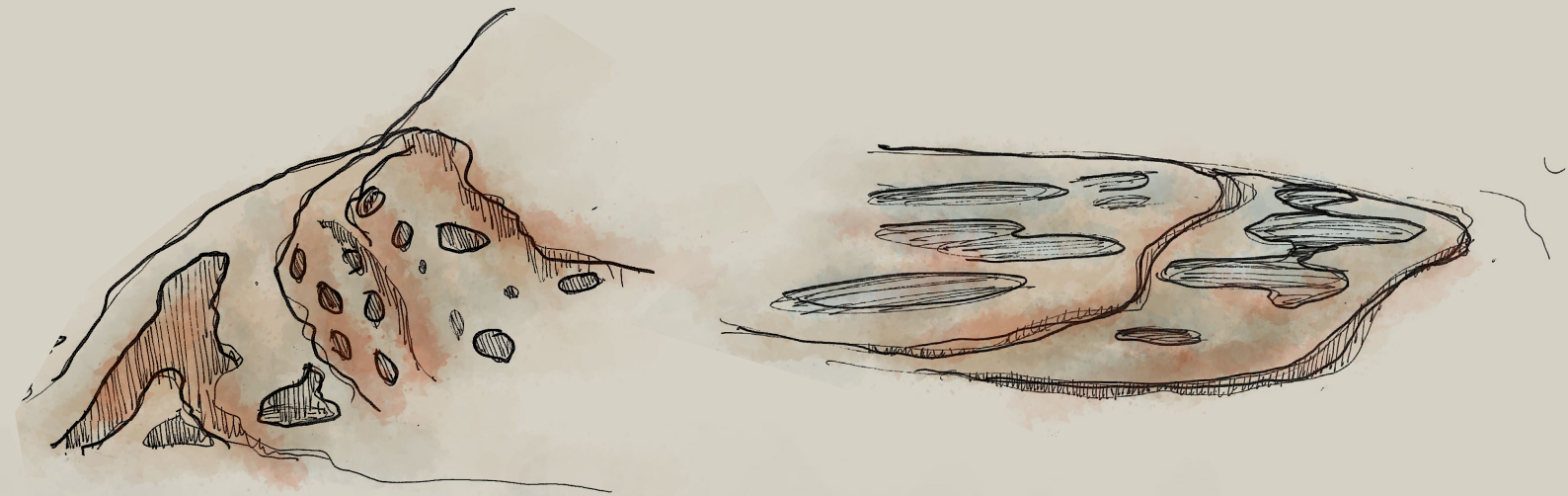
# WATER COUNTRY

The landscape we experience today has been shaped by water - both fresh and saltwater. It has been sculpted by the rivers and creeks that have worn their way into it, by the unseen rivulets that quietly carve away beneath the surface, and most noticeably by the awe-inspiring force of the ocean that relentlessly pounds its exposed face year after year, decade on decade.

Sandstone is an important material to the site and location.

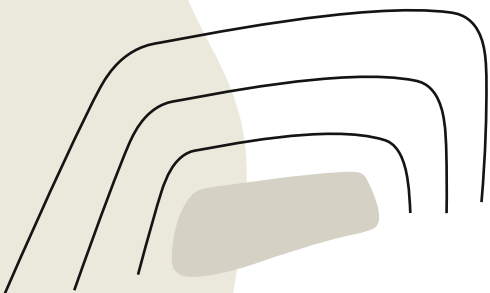
The design process has drawn upon the landscape processes of sedimentation and erosion that has formed the sandstone plateaus and bluffs of Pittwater.

The adjacent sketches illustrate two of the sedimentation processes that have occurred over thousands of years to form the landscape that we now know: Tidal erosion and ephemeral water deposits, forming sweeping layers, terraced cuts, curves and bubbles.



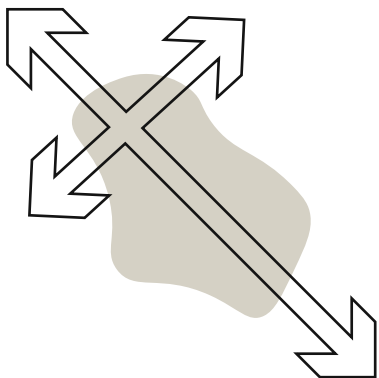


# Landscape Principles



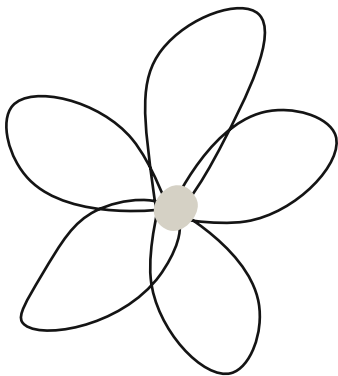
## Naturalisation

- / 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



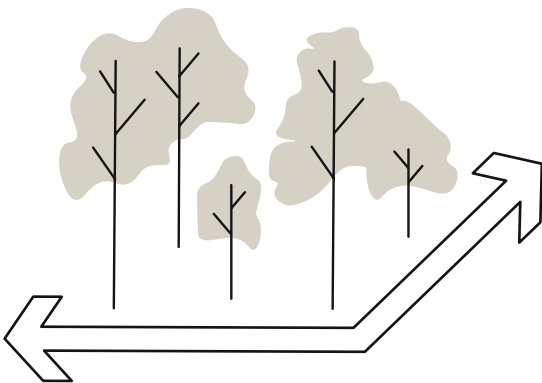
## Pedestrian flow

- / 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



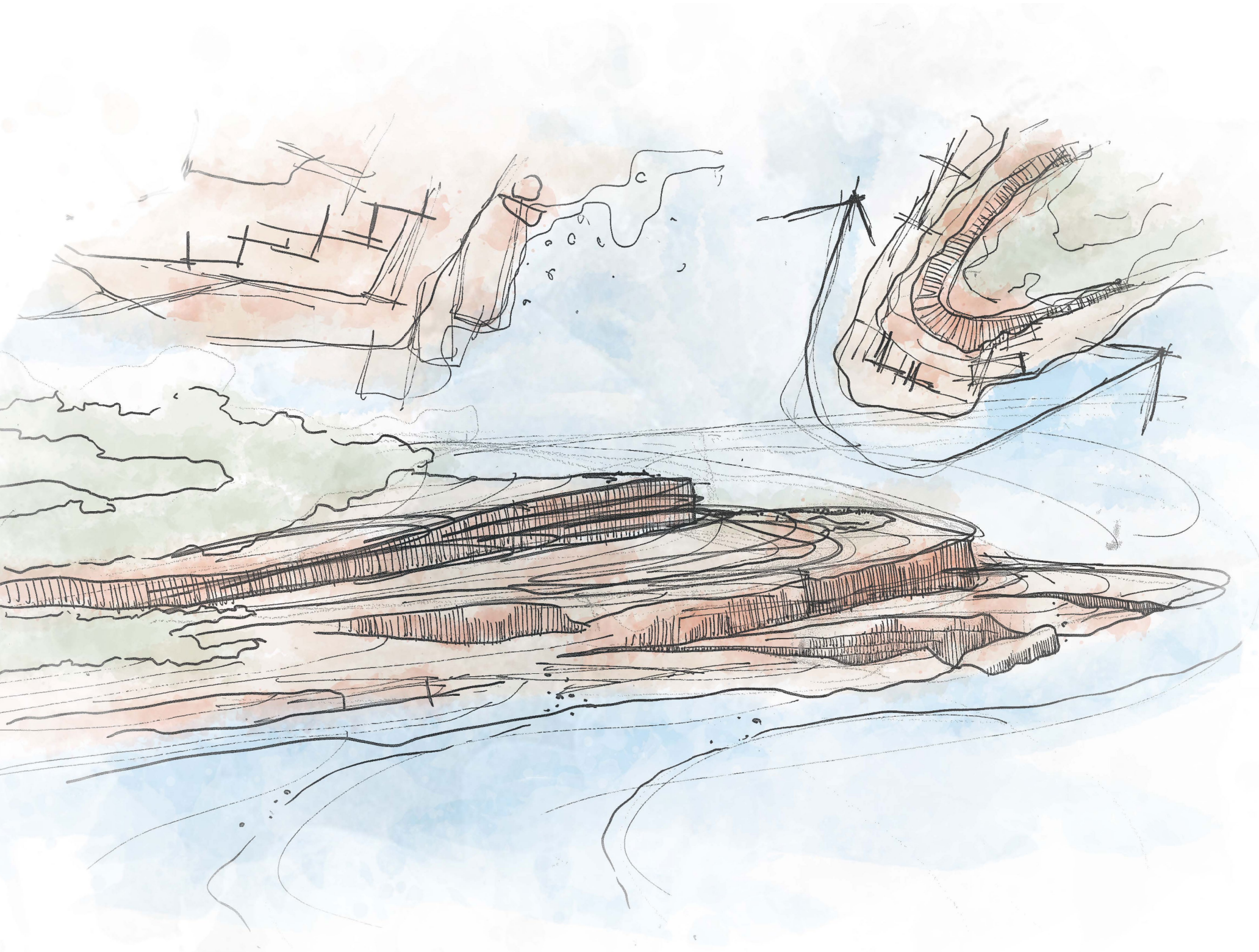
## Privacy

- / 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



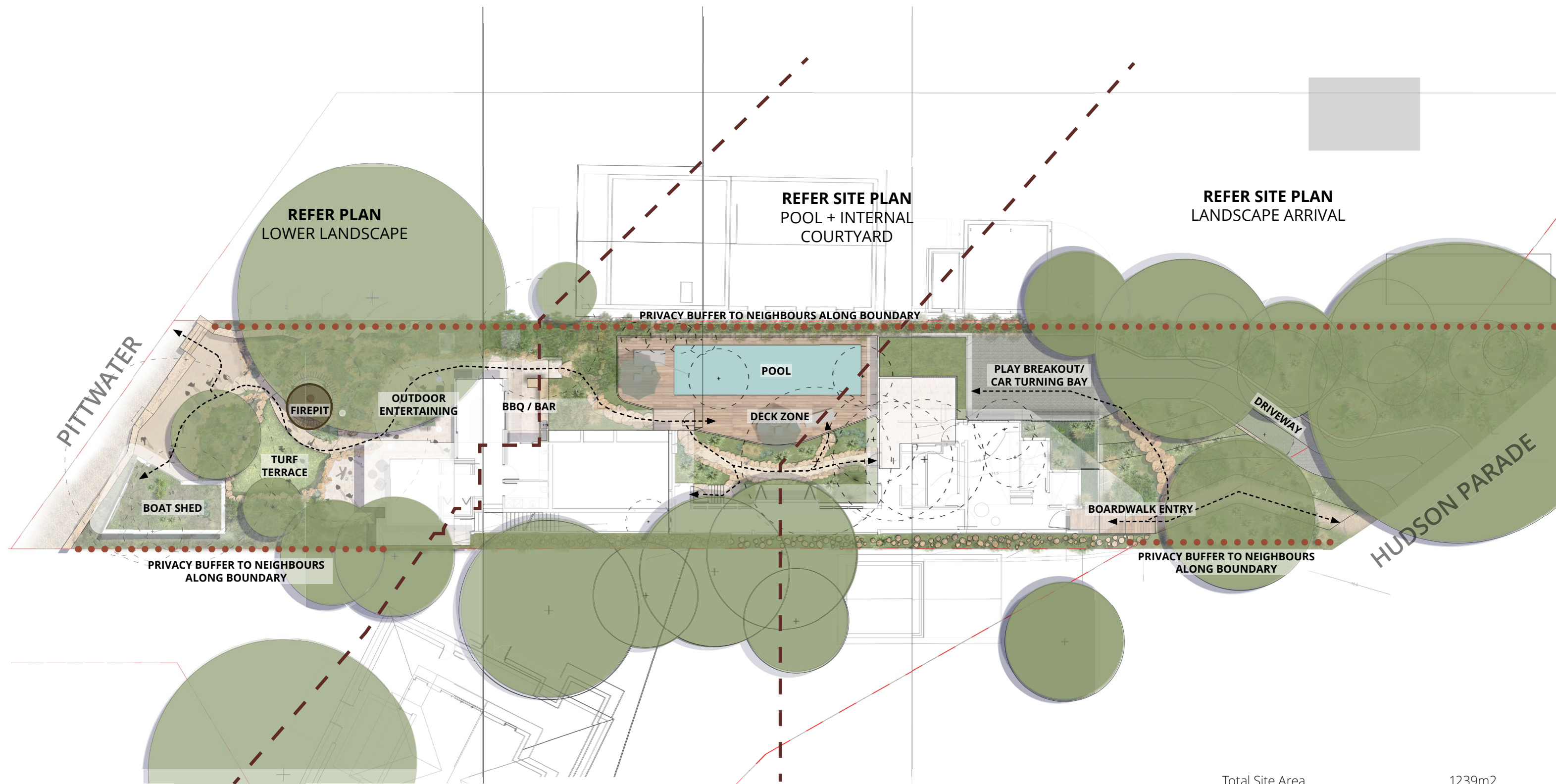
## Site Principles Sandstone story....

Natrualisation of the sweeping sandstone forms

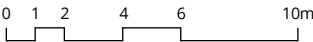




Site Masterplan

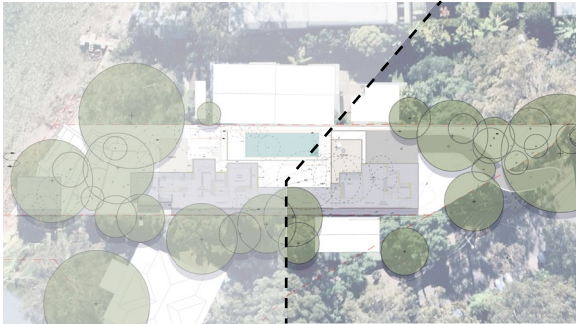


Total Site Area	1239m2
Landscape Softworks	514.7m2
Landscape Hardworks	207.8m2
Green Roof	48m2
Pool	41.5m2
Permeable Paving	117.3m2
Deep Soil Zone	42%





Site Imagery Landscape Arrival



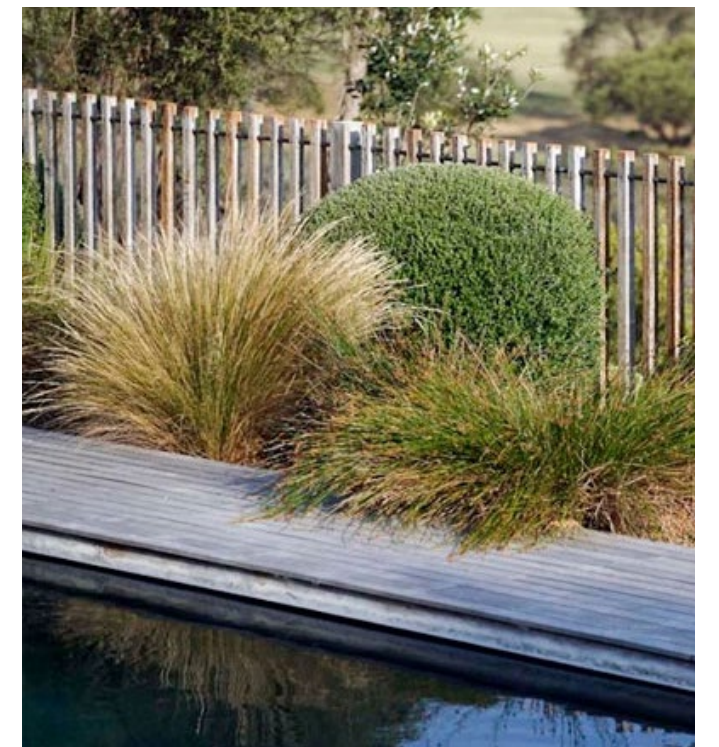
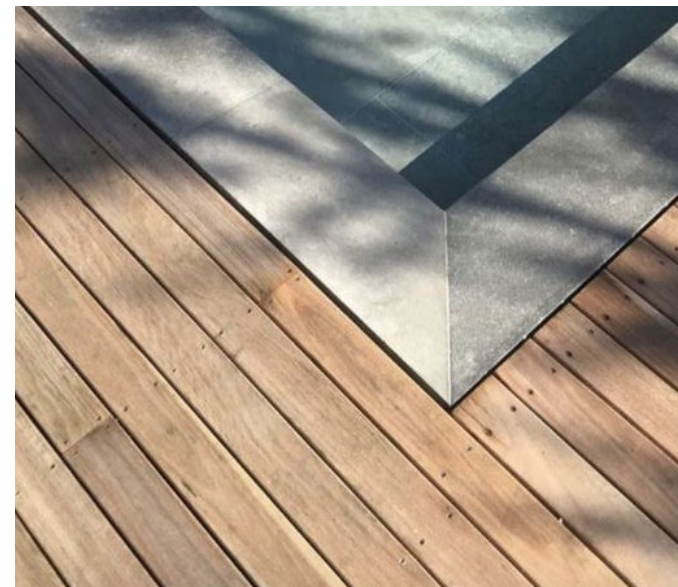
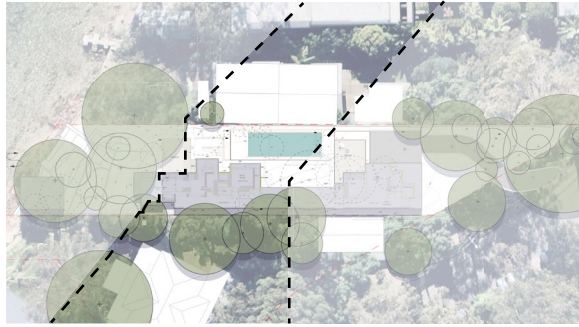


Site Plan Landscape Arrival



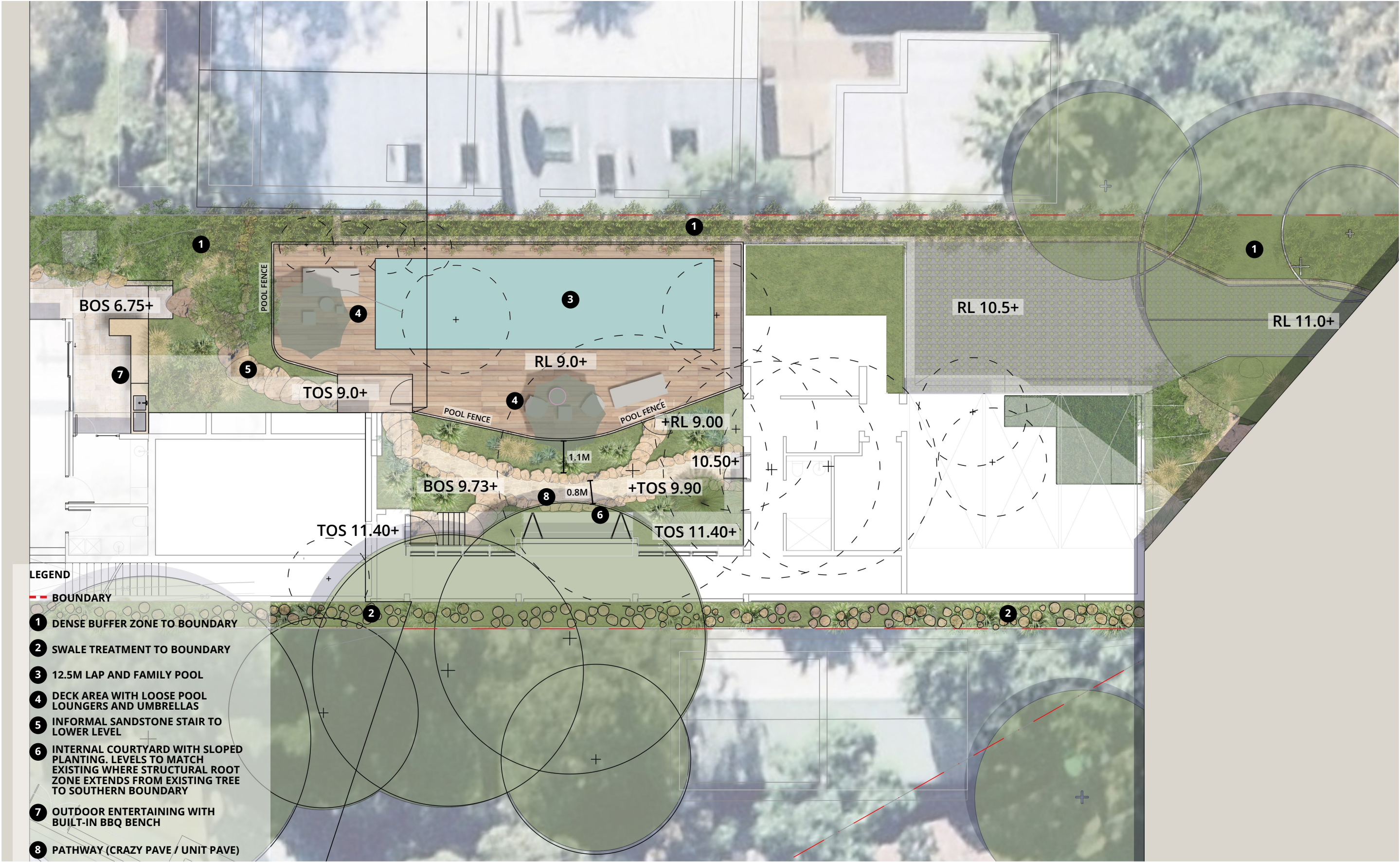


## Site Imagery Pool + Internal Courtyard



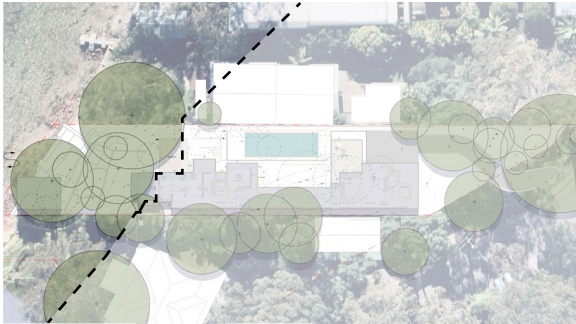


Site Plan Pool + Internal Courtyard



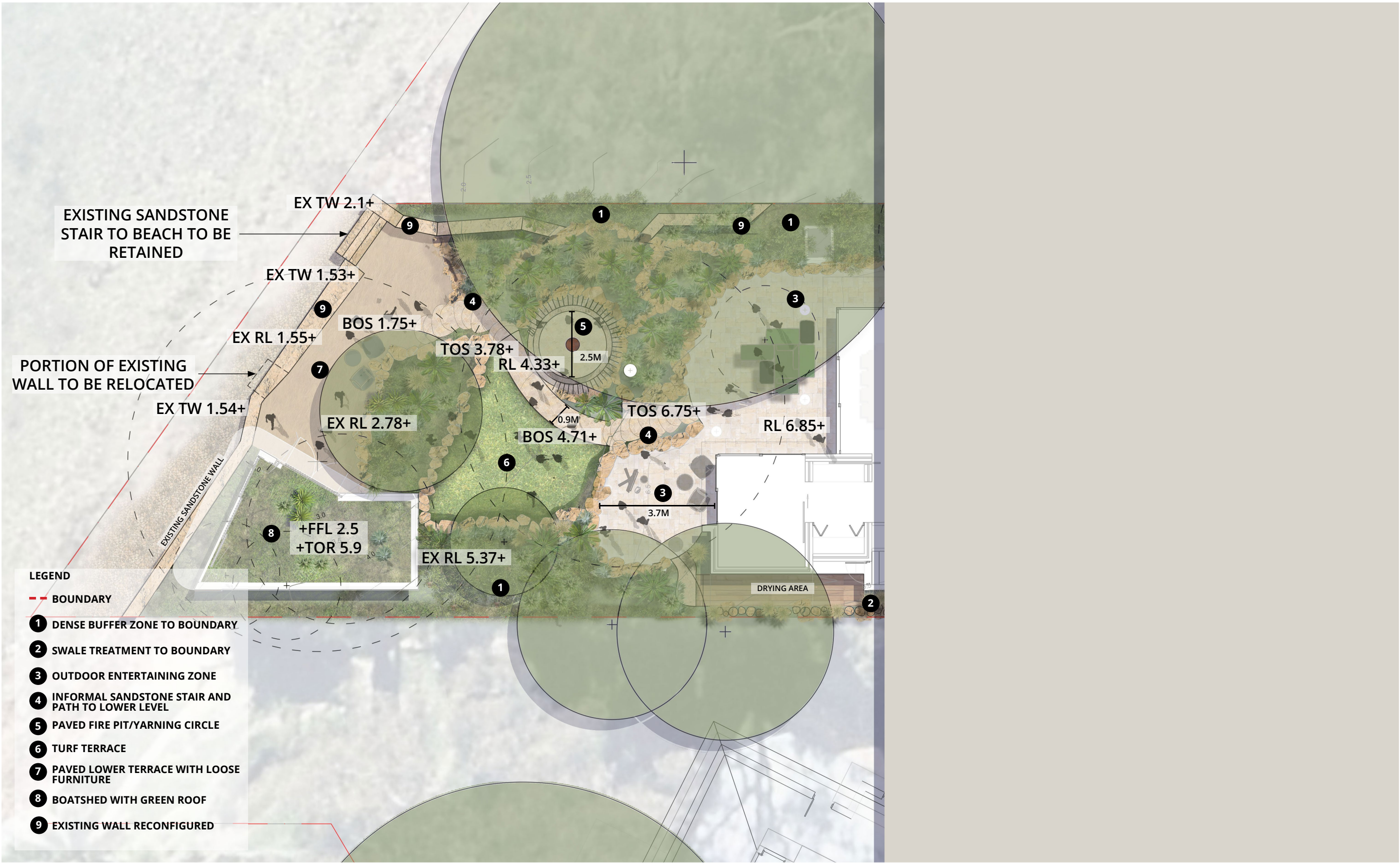


Site Program Lower Landscape





Site Plan Lower Landscape



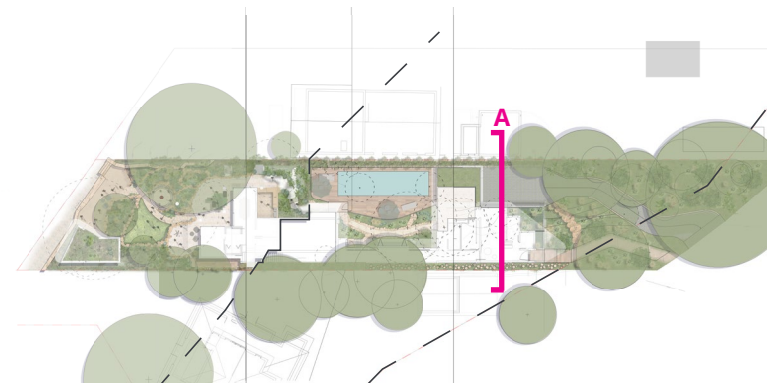


Site Plan Finishes palette





Site Sections Concept



KEY PLAN

VIBURNUM ORDORATISSIMUM



- LEGEND
- BOUNDARY
  - 1 SWALE TREATMENT (WORKING WITH EXISTING CONTOURS)
  - 2 VIBURNUM HEDGE TO NEIGHBOUR BOUNDARY
  - 3 PLAY ZONE / DRIVEWAY
  - 4 PERMEABLE PAVE WITH GROUND COVER
  - 5 BALUSTRADE
  - 6 EXISTING GROUND LINE



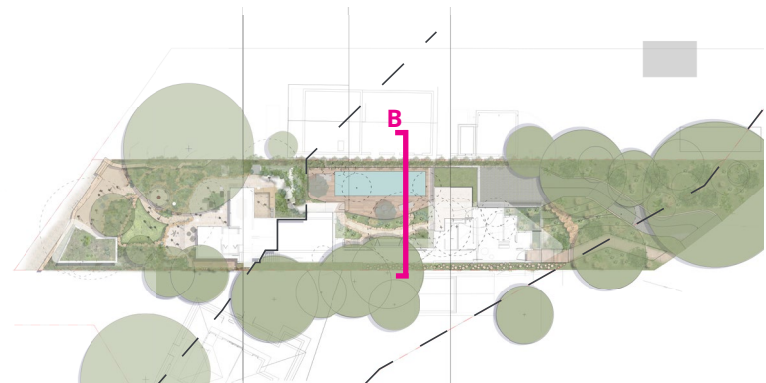
SECTION A - DRIVEWAY  
60 Hudson Pde, Clareville | Development Application

1:50 @ A3  
0 1 2 4 6 8m

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# Site Sections Concept



KEY PLAN

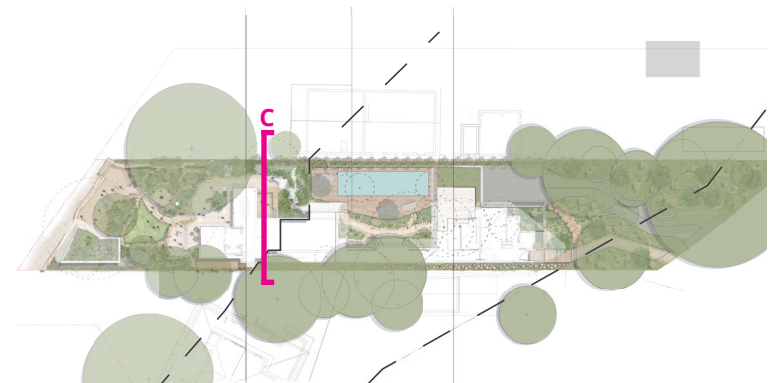
- LEGEND
- BOUNDARY
  - 1 POOL FENCE
  - 2 UNIT PAVE / CRAZY PAVE PATH
  - 3 SANDSTONE STEPS
  - 4 SANDSTONE RETAINING WALL
  - 5 VIBURNUM HEDGE TO NEIGHBOUR
  - 6 SWALE TREATMENT (WORKING WITH EXISTING CONTOURS)
  - 7 EXISTING GROUND LINE



SECTION B - POOL

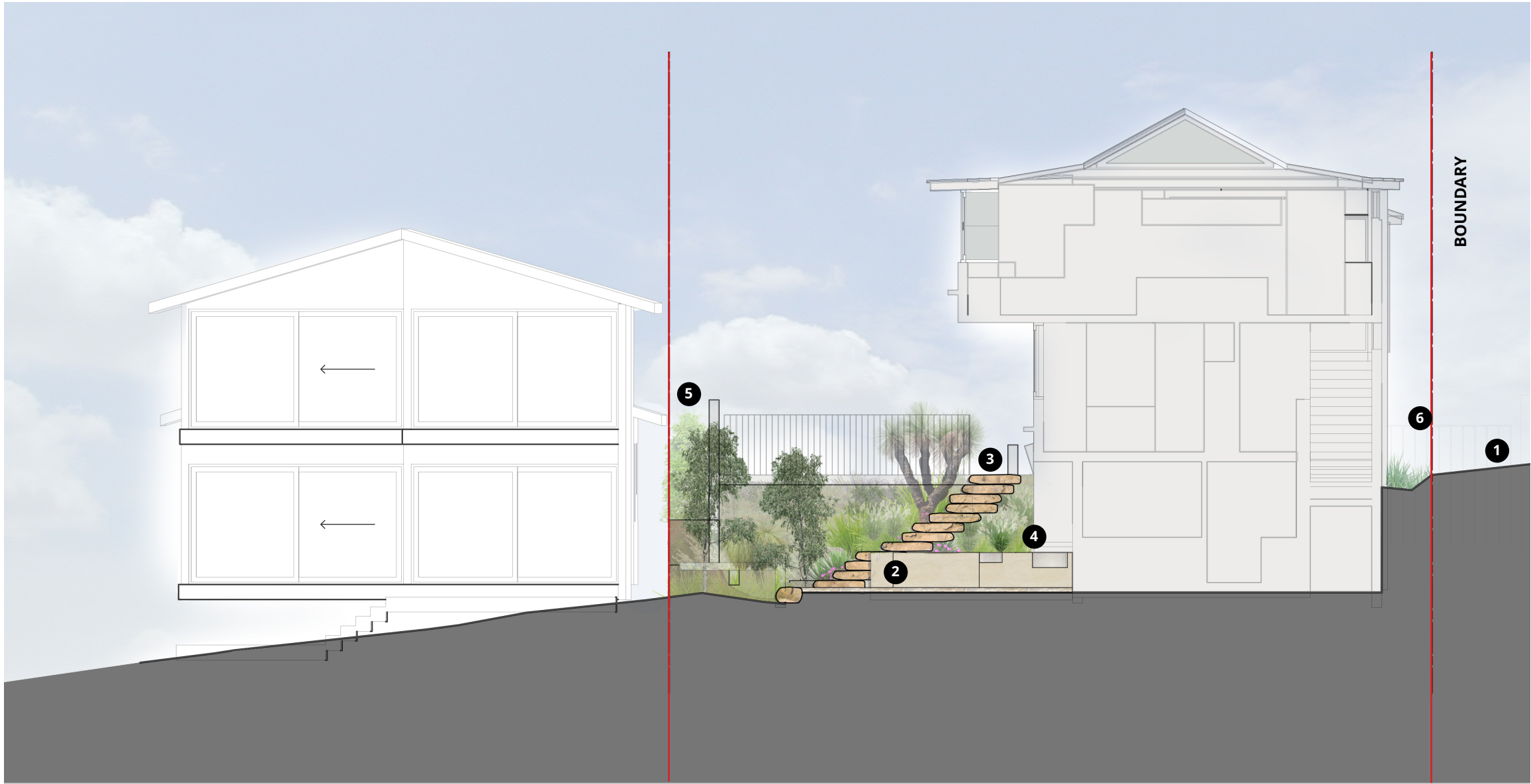


# Site Sections Concept



KEY PLAN

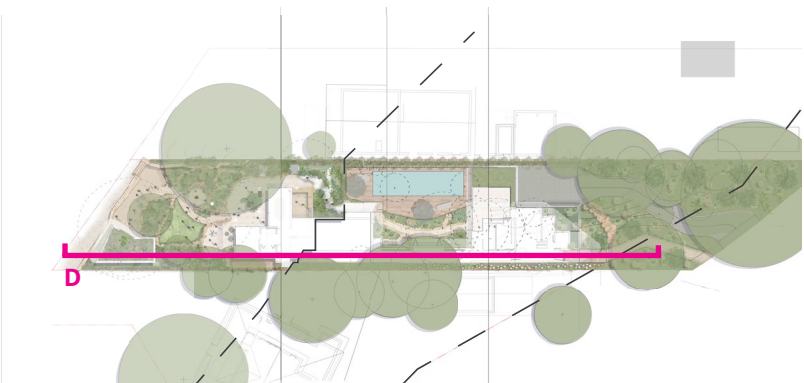
- LEGEND
- BOUNDARY
  - 1 EXISTING GROUND LINE
  - 2 UNIT PAVE / CRAZY PAVE PATH
  - 3 SANDSTONE STEPS
  - 4 BBQ BENCH
  - 5 VIBURNUM HEDGE TO NEIGHBOUR
  - 6 SWALE TREATMENT (WORKING WITH EXISTING CONTOURS)



SECTION C - BBQ & EXISTING TERRACE



# Site Sections Concept



KEY PLAN

- LEGEND
- BOUNDARY
  - 1 EXISTING GROUND LINE
  - 2 RAISED TIMBER DECK
  - 3 SANDSTONE RETAINING WALL
  - 4 EXISTING SEA WALL



SECTION D - BOAT SHED



# Planting Palette 1: Entry Garden


TREES	 <i>Banksia integrifolia</i>	 <i>Doryanthes excelsa</i>		
SHRUBS & ACCENTS	 <i>Acacia cognata</i>	 <i>Westringia fruticosa</i>	 <i>Leucophyta brownii</i>	 <i>Banksia menziesii</i>
GROUNDCOVERS & GRASSES	 <i>Austrostipa stipoides</i>	 <i>Dianella caerulea</i>	 <i>Carpobrotus rossii</i>	 <i>Myoporum parvifolium 'Yareena'</i>






# Planting Palette 2: Internal Courtyard


SHRUBS & ACCENTS




*Acacia cognata*




*Agave geminiflora*




*Xanthorrhoea australis*




*Westringia fruticosa*



*Leucophyta brownii*




*Banksia menziesii*




*Crassula arborescens*


GROUNDCOVERS & GRASSES



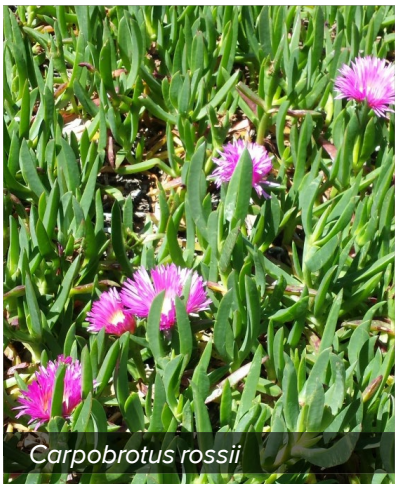
*Austrostipa stipoides*




*Dichondra repens*



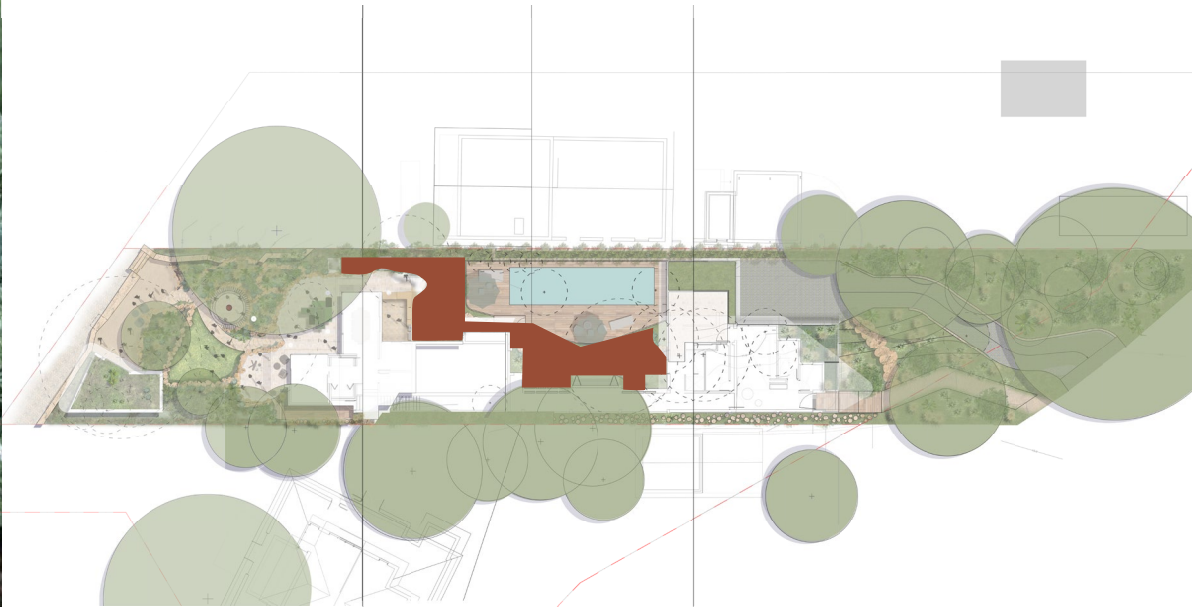
*Helictotrichon sempervirens*



*Carpobrotus rossii*



*Myoporum parvifolium* 'Yareena'





# Planting Palette 3: Lower Ground

TREES



Myer Lemon



Eucalyptus punctata, Grey Gum



Banksia integrifolia



Corymbia maculata

SHRUBS & ACCENTS



Acacia cognata



Casuarina 'Green Wave'



Leucophyta brownii



Banksia menziesii



Westringia fruticosa



Xanthorrhoea australis

GROUNDCOVERS & GRASSES



Austrostipa stipoides



Dianella caerulea



Crassula arborescens



Helictotrichon sempervirens



Carpobrotus rossii



Pennisetum alopecuroides



Myoporum parvifolium 'Yareena'

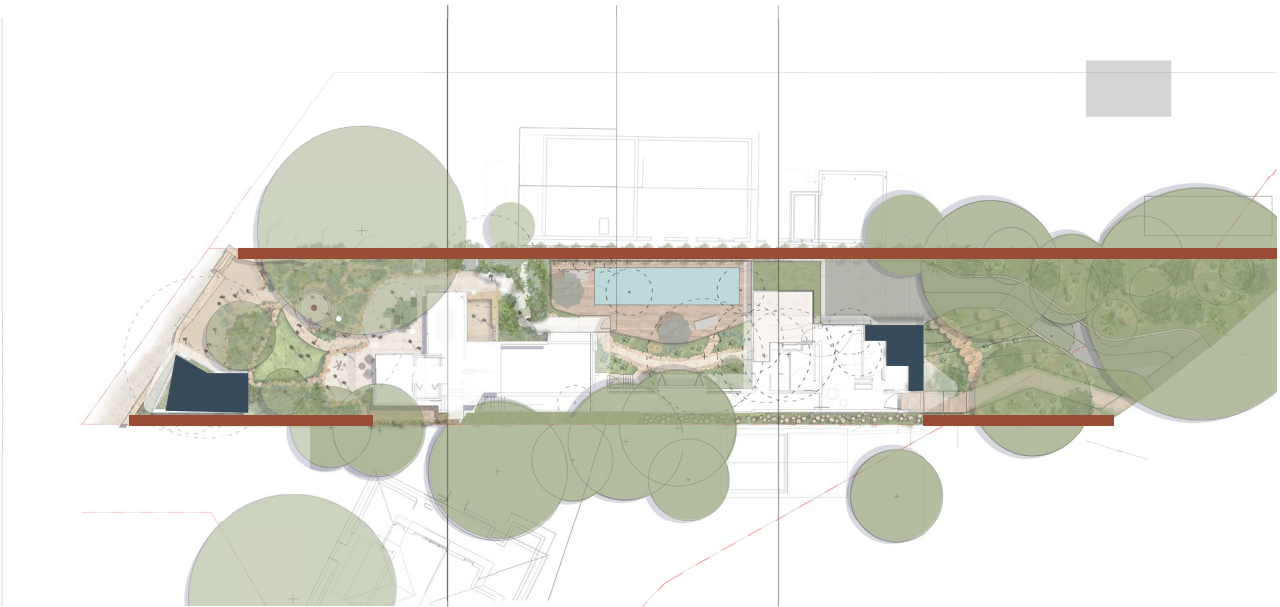




Planting Palette 4: Buffer

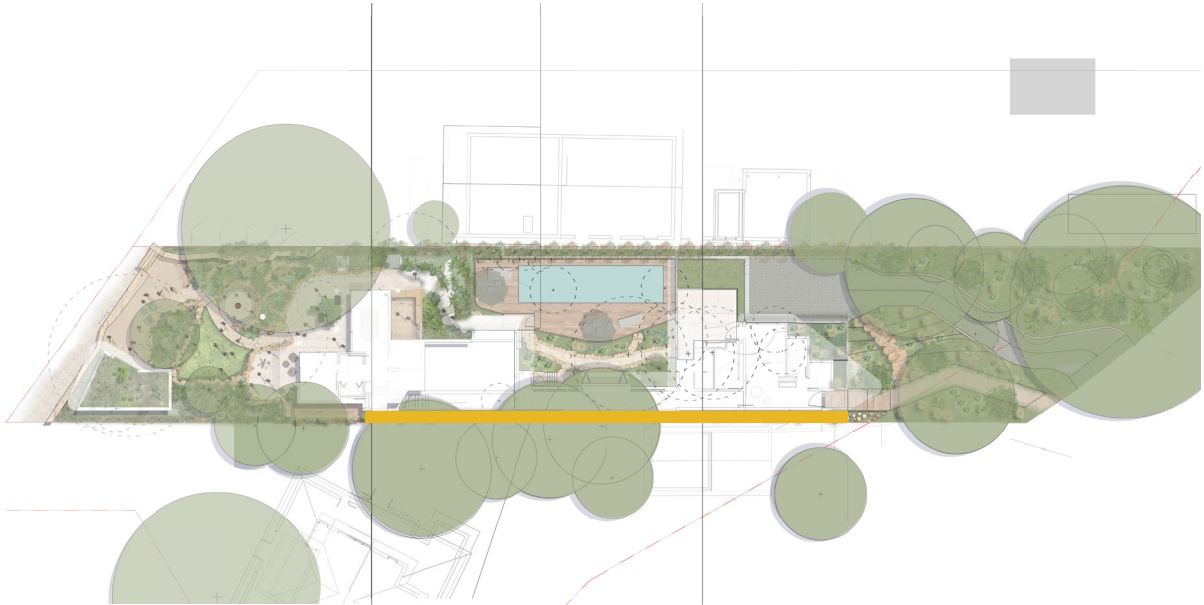


Planting Palette 5: Green Roof





# Planting Palette 6: Swale





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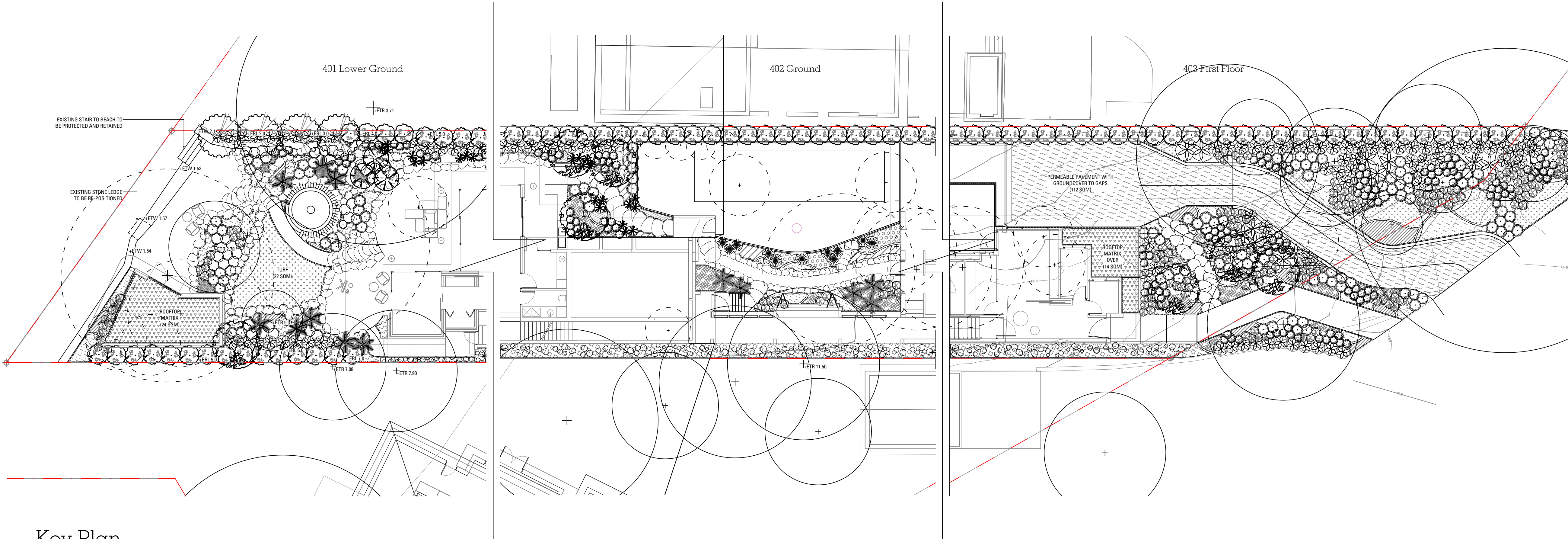
# 60 Hudson Parade Clareville

NSW

## DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
400	PLANTING SCHEDULE
401	SOFTWORKS PLAN
601	LANDSCAPE DETAILS

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH [PROJECT NO.]\_L-SP-001 LANDSCAPE SPECIFICATION



Key Plan  
1:150 @ A1

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B	22/09/22	RG	MB	21/09/22
A	22/09/22	AS	MB	16/09/22

Not for Construction

Project:  
**60 Hudson Parade  
Clareville**

Concept

Architect:

Bennett Murada

Drawing No.

000 Cover Sheet

Job No. 22-868  
Issue B  
Scale 1:150 @ A1

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**ARCADIA**



22-868 60 Hudson Parade Clareville PLANT SCHEDULE

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CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES & PALMS					
Bi	<i>Banksia integrifolia</i>	Coastal Banksia	15 x 4	200L	7
Cm	<i>Citrus × meyeri</i>	Meyer Lemon	3 x 2	200L	3
Xa	<i>Xanthorrhoea australis</i>	Grass Tree	4 x 1.8	200L	13
Cm	<i>Corymbia maculata</i>	Lemon Scented Tea tree	4 x 3	200L	4
SHRUBS & ACCENTS					
Ag	<i>Agave geminiflora</i>	twin flowered agave	1 x 1	200mm	11
Ac	<i>Acacia cognata</i>	Acacia limelight’scope’	1 x 1.2	200mm	124
Bm	<i>Banksia menziesii</i>	firewood banksia	3 x 2	300mm	97
Ca	<i>Crassula arborescens</i>	Silver Jade plant	0.75 x 0.5	300mm	41
Cg	<i>Casuarina ‘Green Wave’</i>	Green Wave	0.75 x 0.5	300mm	23
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 1.5	45LT	12
Lb	<i>Leucophyta brownii</i>	Cushion Bush	1 x 1	300mm	185
Wf	<i>Westringia fruticosa</i>	coastal rosemary	0.9 x 0.9	300mm	170
Vo	<i>Viburnum ordoratisissimum</i>	Viburnum ordoratisissimum	4 x 2	45LT	79
GRASSES & RUSHES					
As	<i>Austrostipa stipoides</i>	Coast Spear Grass	1 x 1	140mm	5 p/sqm
Dc	<i>Dianella caerulea</i>	Blue Flax-Lily	0.5 x 3	140mm	5 p/sqm
Hs	<i>Helictotrichon sempervirens</i>	Blue oat grass	0.6 0.6	140mm	5 p/sqm
Pa	<i>Pennisetum alopecuroides</i>	Swamp Foxtail	1 x 1	140mm	5 p/sqm
GROUNDCOVERS & CLIMBERS					
Cr	Carpobrotus rossii	Pig Face	0.8 x spreading	140mm	5 p/sqm
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	140mm	5 p/sqm
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.15 x 1	140mm	5 p/sqm
Vh	<i>Viola hederacea</i>	Native Violet	0.5 x 2	140mm	5 p/sqm
Green Roof					
Cr	Carpobrotus rossii	Pig Face	0.8 x spreading	140mm	5 p/sqm
Dsf	<i>Dichondra repens ‘Silver Falls’</i>	Silver Falls	0.2 x spreading	140mm	5 p/sqm
Dr	<i>Dianella revoluta</i>	Mauve Flax Lily	0.4 x 0.4	140mm	5 p/sqm
Ss	<i>Senecio serpens</i>	Blue Chalk Stick	0.5 x 3	140mm	5 p/sqm
Swale					
Ca	<i>Carex appressa</i>	Tall sedge	0.5 x 0.5	140mm	3 p/sqm
PI	<i>Poa labillardieri ‘Eskdale’</i>	Tussock Grass	0.5 x 0.5	140mm	3 p/sqm
Lh	<i>Lomandra hystrix</i>	Mat Rush	1.5 x 1.5	140mm	2 p/sqm
Cl	<i>Cyperus laevigatus</i>	Foxtail Flat Sedge	1x 1	140mm	2 p/sqm

B	22/09/22	RG	MB	21/09/22
A	22/09/22	AS	MB	16/09/22
Issue		Revision		Description
Drawn		Check		Date

Not for Construction

Project:  
**60 Hudson Parade Clareville**

Concept  
Architect:  
Bennett Murada

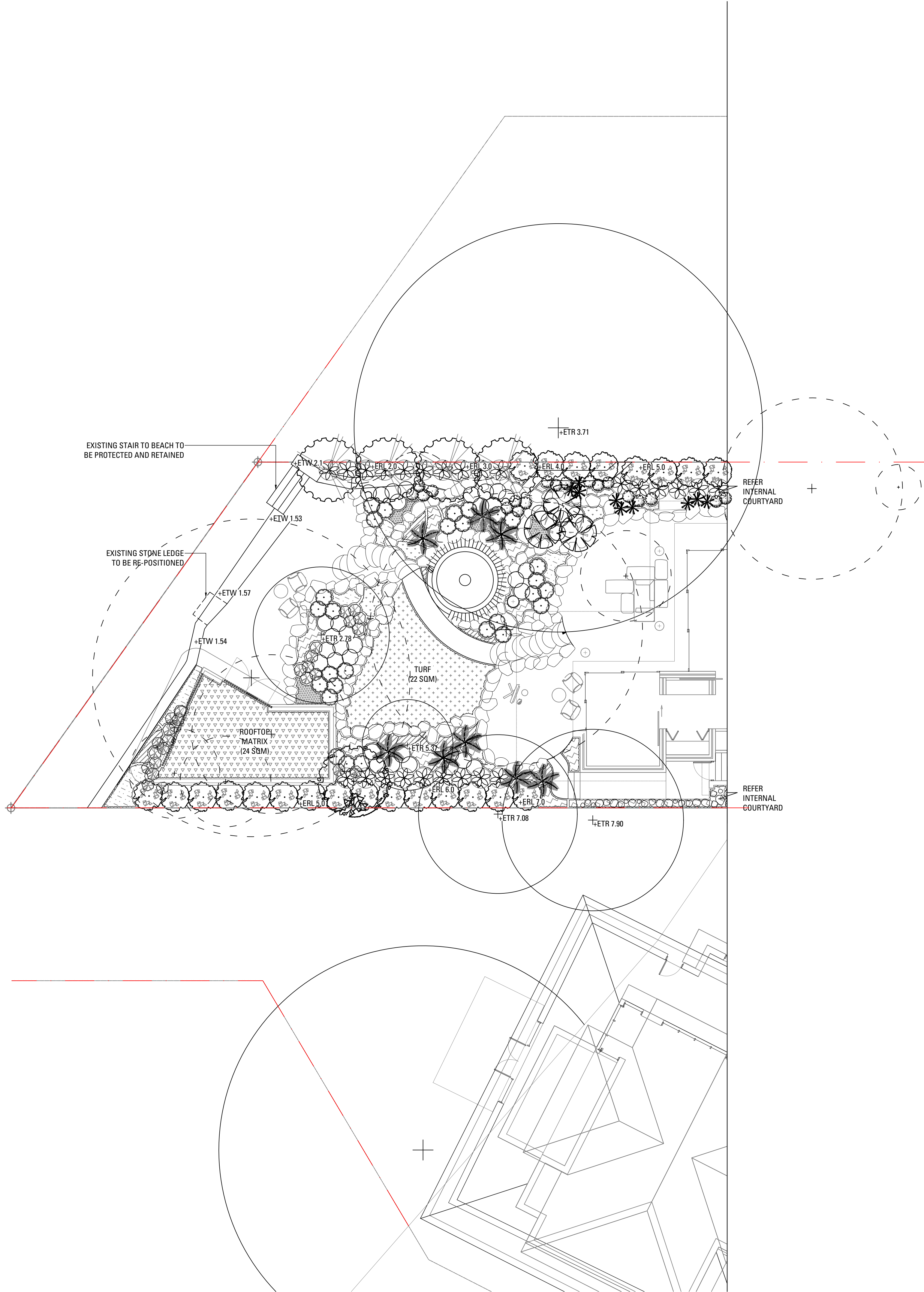
Drawing No.

Job No. 22-868  
Issue B  
Scale

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LEGEND

Trees

- Bi - *Banksia integrifolia*
- Cm - *Citrus x meyeri*
- Xa - *Xanthorrhoea australis*
- Cm - *Corymbia maculata*

Shrubs/Accents

- Ag - *Agave geminiflora*
- Ac - *Acacia cognata*
- Bm - *Banksia menziesii*
- Cg - *Casuarina 'Green Wave'*
- Ca - *Crassula arborescens*
- De - *Doryanthes excelsa*
- Lb - *Leucophyta brownii*
- Vo - *Viburnum ordorattissimum*
- Wf - *Westringia fruticosa*

Grasses & Rushes

- As - *Austrostipa stipoides*
- Dc - *Dianella caerulea*
- Hs - *Helictotrichon sempervirens*
- Pa - *Pennisetum alopecuroides*

Groundcovers

- Cr - *Carpobrotus rossi*
- Dr - *Dichondra repens*
- Mp - *Myoporum parvifolium*

Matrix

- Swale mix
- Green roof mix

B	22/09/22	RG	MB	21/09/22
A	22/09/22	AS	MB	16/09/22
Issue		Revision	Description	Drawn Check Date

Not for Construction

Project

## 60 Hudson Parade Clareville

Concept

Architect

Bennett Murada

Drawing No.

401 Lower Ground

Job No.

22-868

Issue

B

Scale

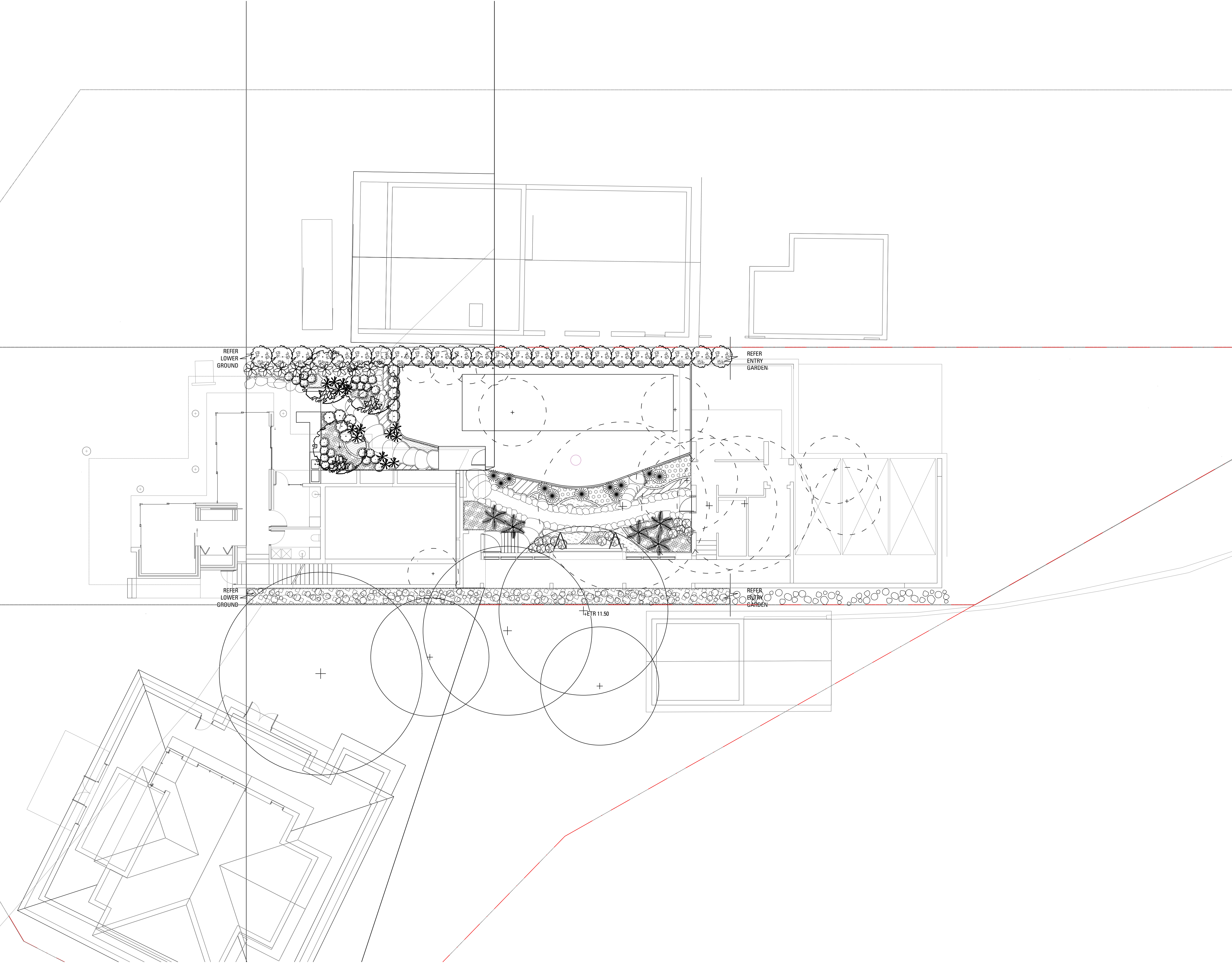
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- Dc - *Dianella caerulea*
- Hs - *Helictotrichon sempervirens*
- Pa - *Pennisetum alopecuroides*

Groundcovers

- Cr - *Carpobrotus rossi*
- Dr - *Dichondra repens*
- Mp - *Myoporum parvifolium*

Matrix

- Swale mix
- Green roof mix

B	22/09/22	RG	MB	21/09/22
A	22/09/22	AS	MB	16/09/22
Issue		Revision Description		Drawn Check Date

Not for Construction

Project

**60 Hudson Parade  
Clareville**

Concept

Architect

Bennett Murada

Drawing No.

402 Ground

Job No.

22-868

Issue

B

Scale

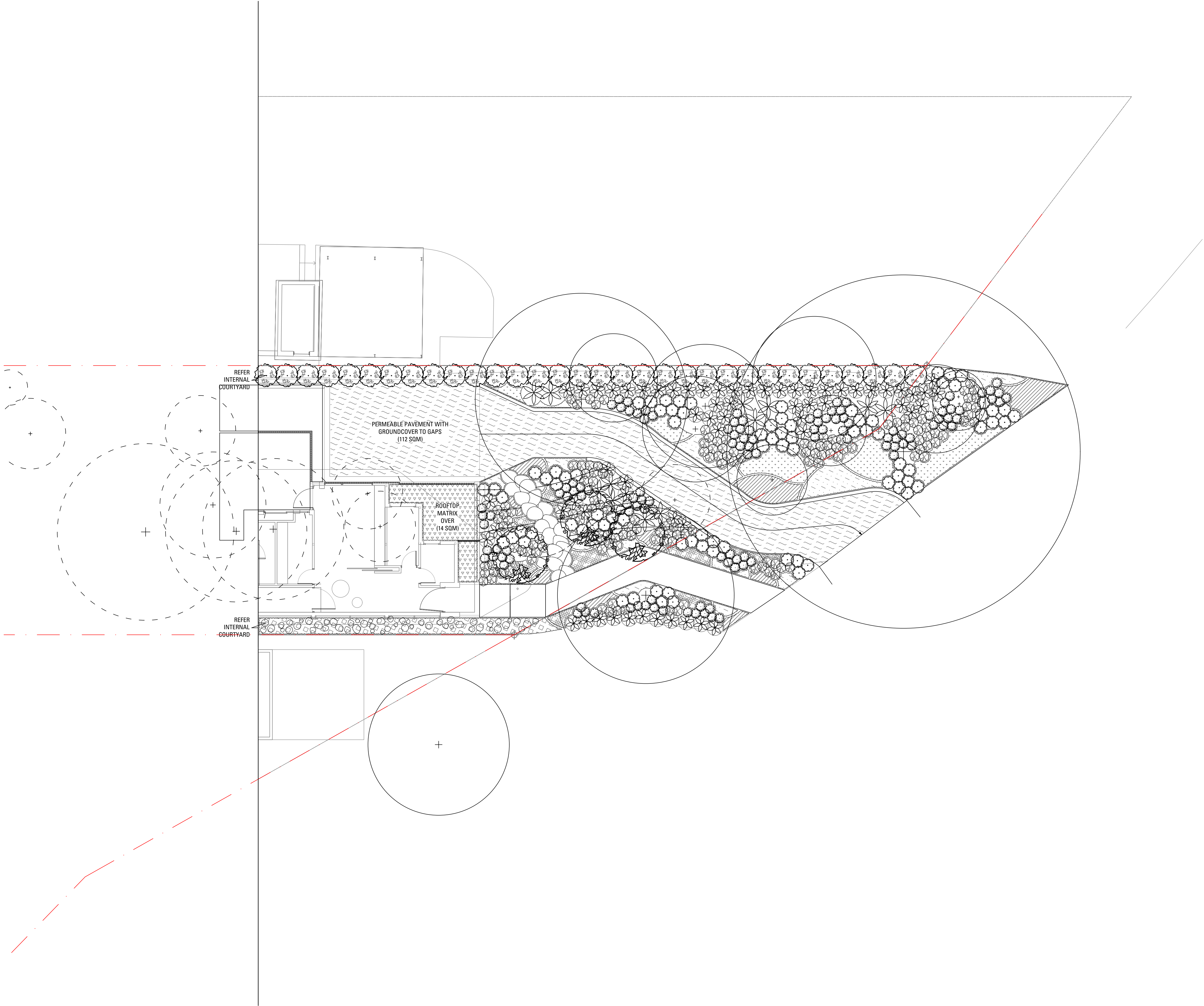
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LEGEND

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- Hs - *Helictotrichon sempervirens*
- Pa - *Pennisetum alopecuroides*

Groundcovers

- Cr - *Carpobrotus rossi*
- Dr - *Dichondra repens*
- Mp - *Myoporum parvifolium*

Matrix

- Swale mix
- Green roof mix

B	22/09/22	RG	MB	21/09/22
A	22/09/22	AS	MB	16/09/22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

**60 Hudson Parade  
Clareville**

Concept

Architect

Bennett Murada

Drawing No.

403 First Floor

Job No.

22-868

Issue

B

Scale

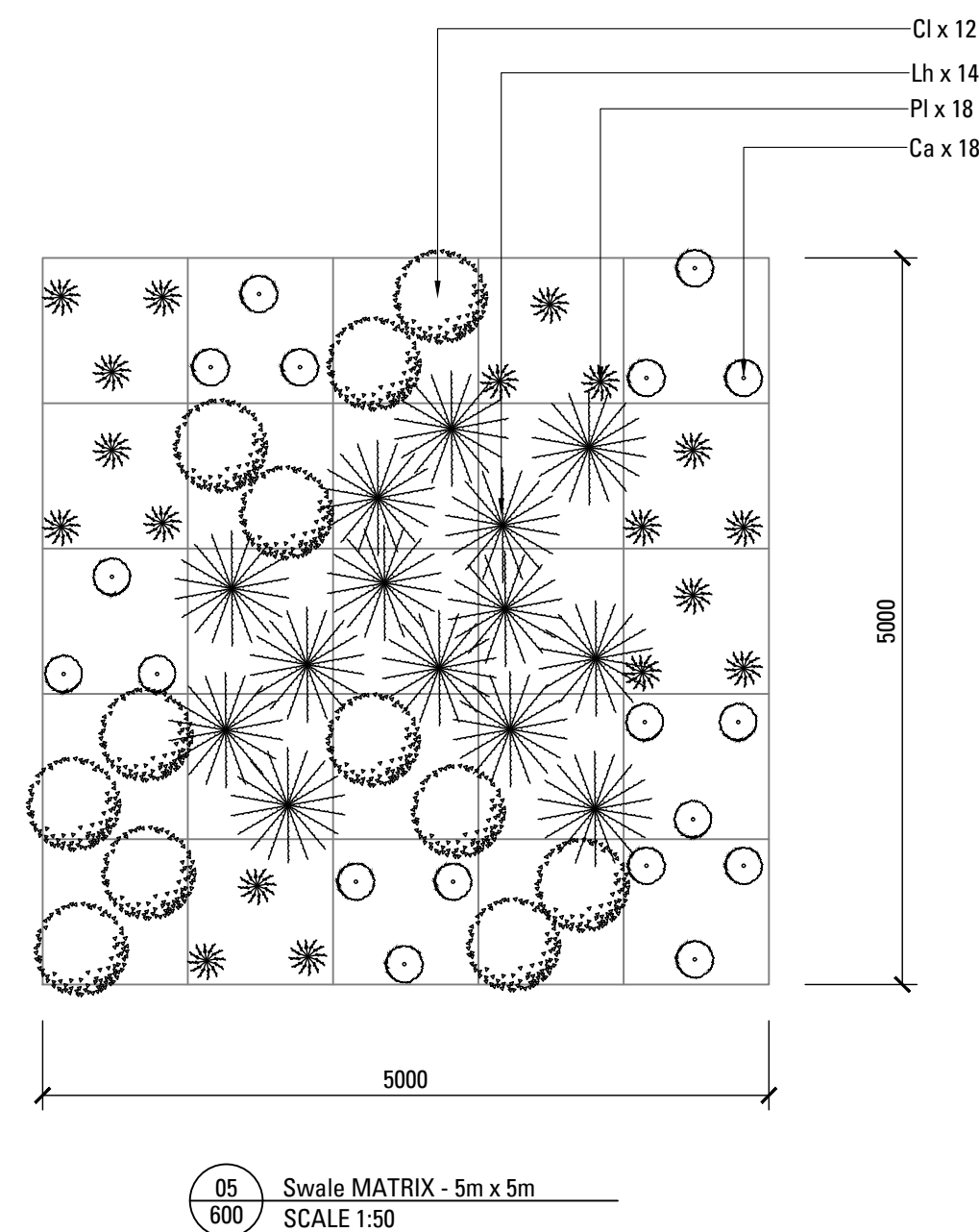
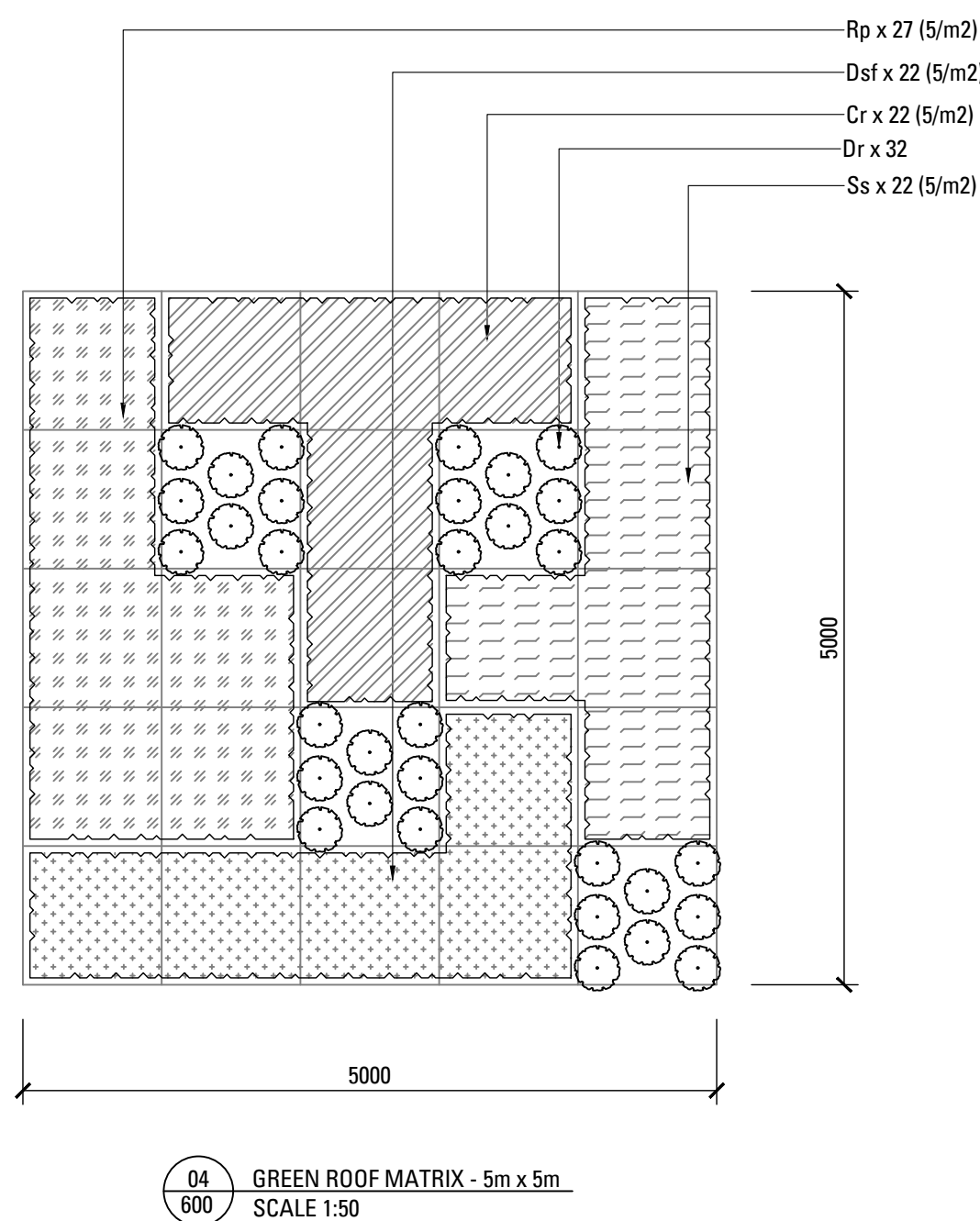
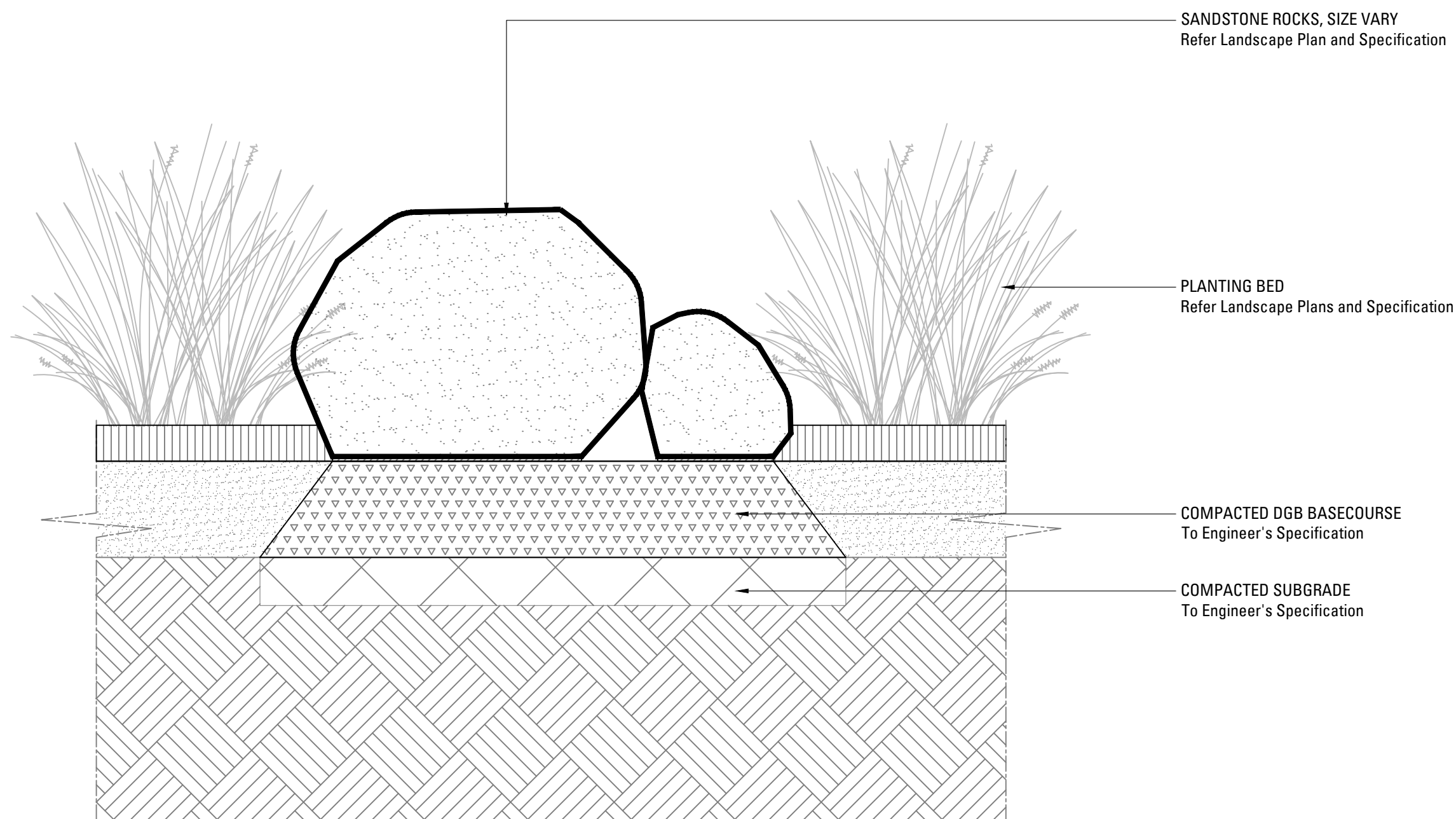
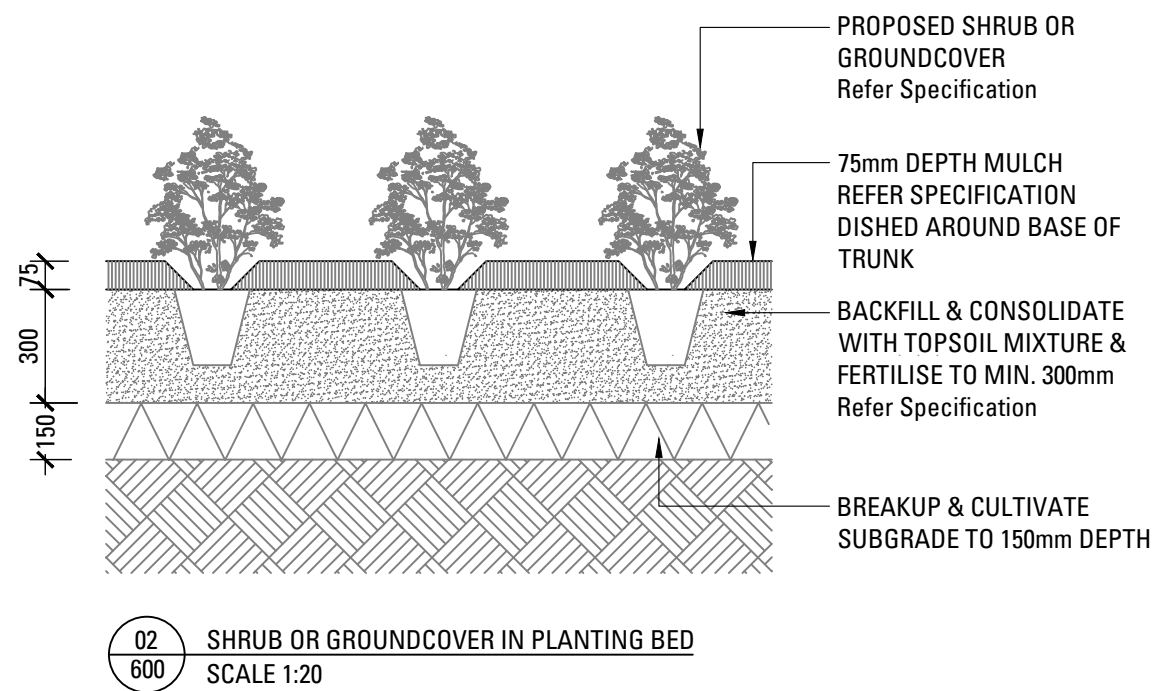
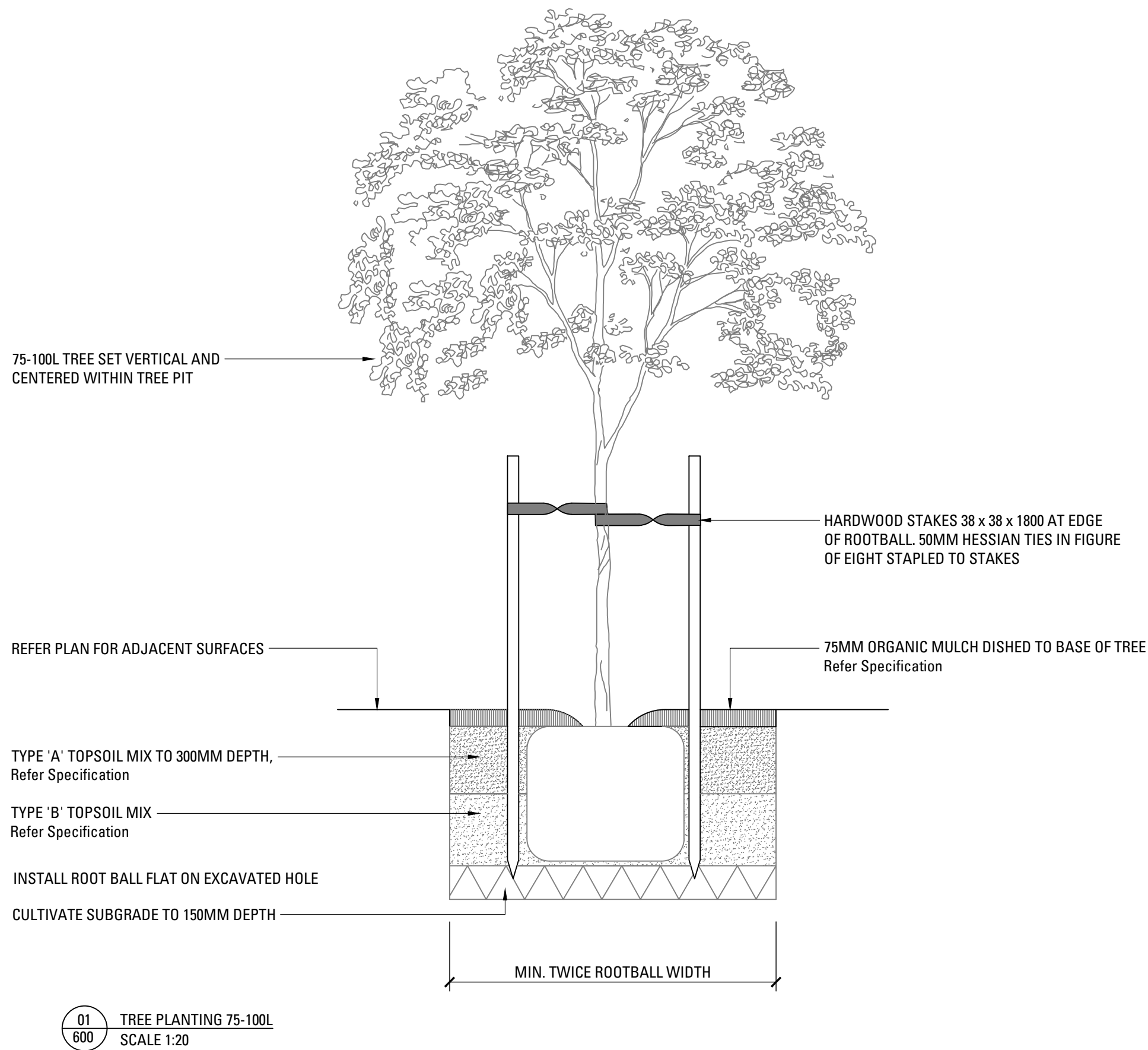
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A	22/09/22	AS	MB	16/09/22
Issue	Revision	Description	Drawn	Check Date

Not for Construction

Project

**60 Hudson Parade  
Clareville**

Concept

Architect:

Bennett Murada

Drawing No.

600 Planting Details

Job No.

Issue

Scale

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