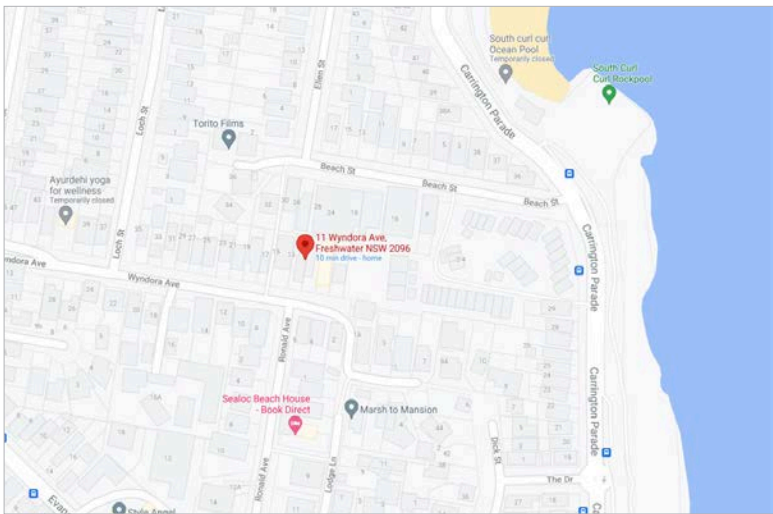


# 11 WYNDORA AVE, FRESHWATER

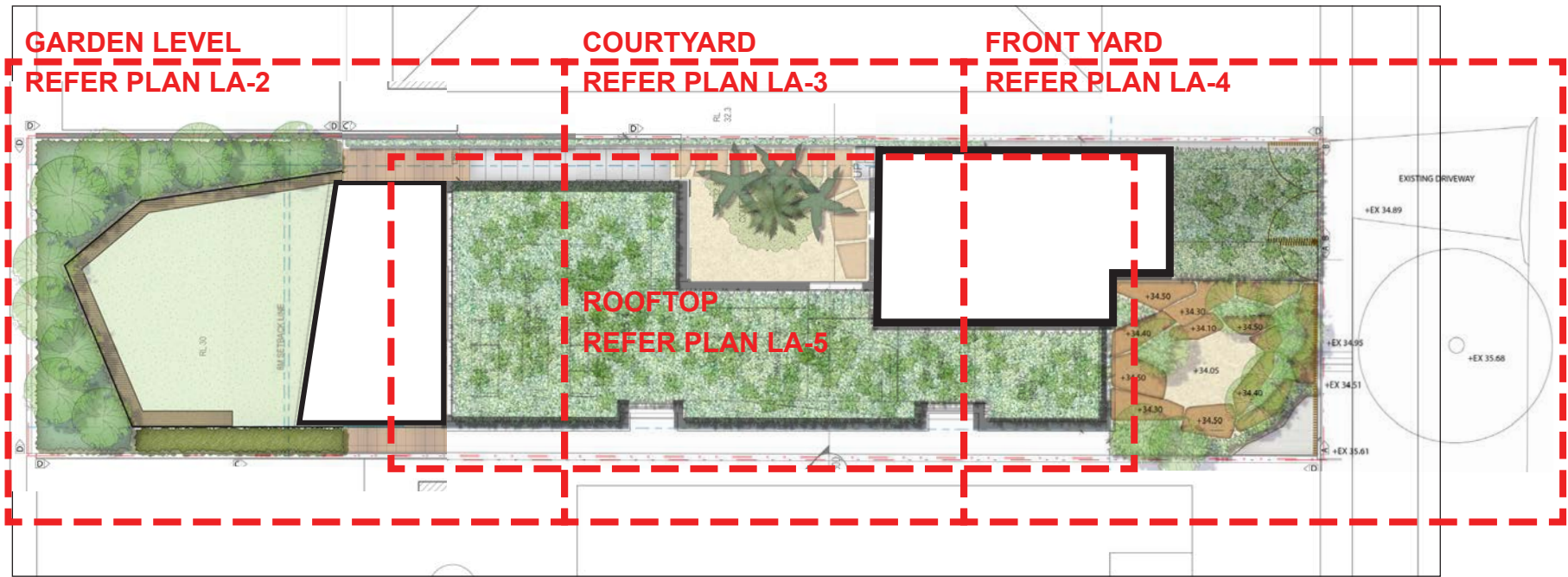
## LANDSCAPE DEVELOPMENT APPLICATION

### DRAWING LIST

- LA 1 COVER PAGE & REFERENCE SHEET
- LA 2 SITE SURVEY
- LA 3 LANDSCAPE PLAN GARDEN LEVEL
- LA 4 LANDSCAPE PLAN COURTYARD
- LA 5 LANDSCAPE PLAN FRONT YARD
- LA 6 LANDSCAPE PLAN ROOF TOP
- LA 6 LANDSCAPE SECTION
- LA 7 LANDSCAPE DETAILS
- LA 8 PLANT SCHEDULE
- LA 9 PLANT SCHEDULE




LOCATION PLAN

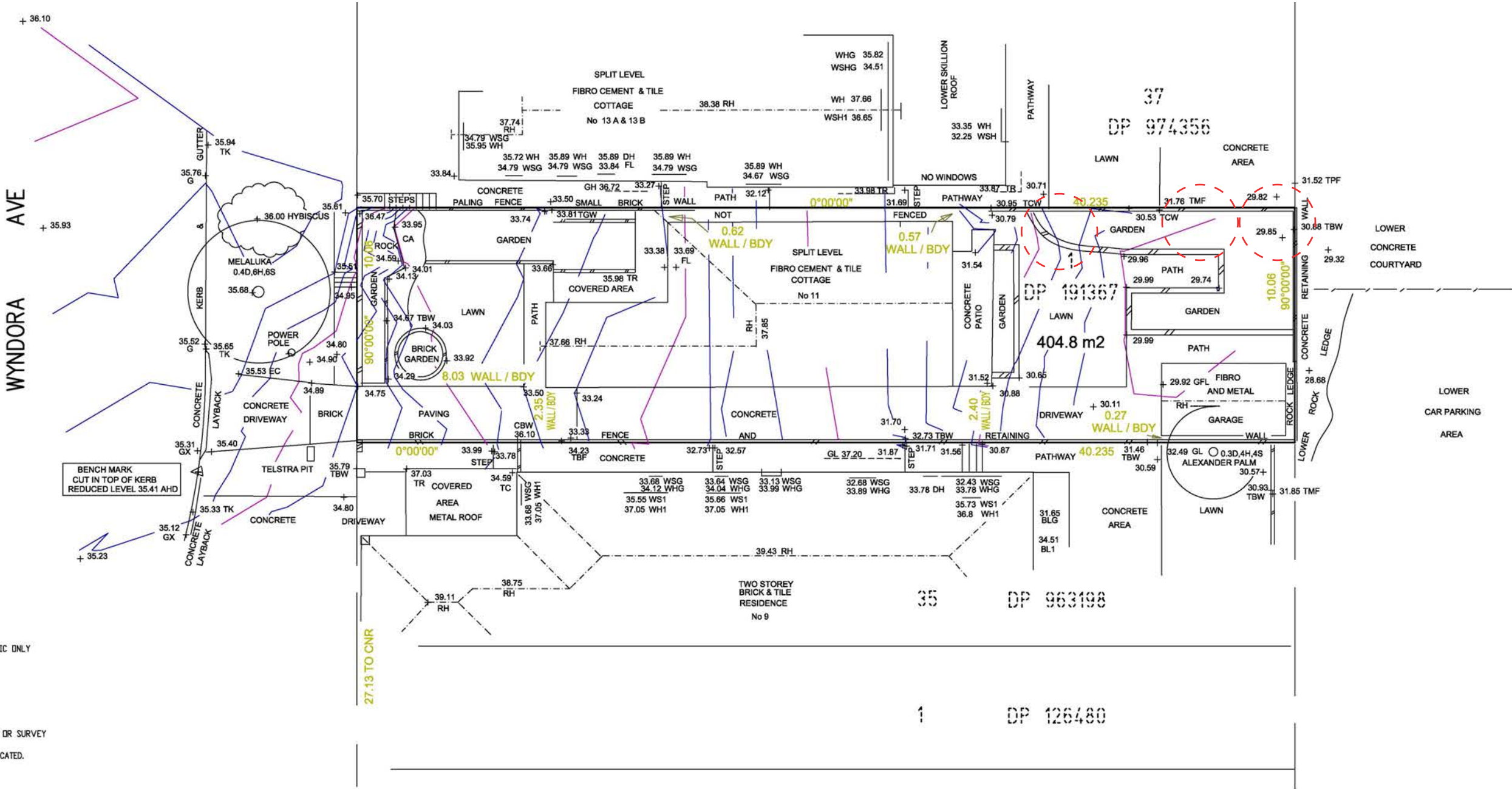


REFERENCE PLAN - NTS

LEGEND

 Tree to be removed

- 3 x Frangipani trees  
to be relocated off site



- NOTES
1. BOUNDARIES HAVE BEEN INVESTIGATED 02/08/2020  
LOCATIONS OF STRUTURES SHOWN ON PLAN ARE DIAGRAMATIC ONLY  
UNLESS NOTED OTHERWISE  
DIMENSIONS HAVE BEEN TAKEN FROM D.P.308646  
BOUNDARIES SHOULD BE MARKED PRIOR TO CONSTRUCTION
  2. THIS PLAN IS FOR DESIGN PURPOSES ONLY.  
THE POSITION OF SERVICES AND STRUCTURES  
SHOULD BE VERIFIED BY THE RELEVANT AUTHORITIES AND OR SURVEY  
PRIOR TO EXCAVATION OR CONSTRUCTION.  
STRUCTURES EVIDENT AT THE TIME OF SURVEY HAVE BEEN LOCATED.
  3. THE BENCH MARK SHOULD BE VERIFIED PRIOR TO  
COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.  
SOURCE OF AHD DATUM SSM 791
  4. THE POSITION OF TREES, RELATIVE TO BOUNDARIES  
ARE APPROXIMATE THE DIAMETER, HEIGHT AND SPREAD OF TREES ARE APPROXIMATE

- NOTES
- TK - TOP OF KERB  
G - LEVEL AT STREET GUTTER  
GH- LEVEL AT ROOF GUTTER  
GFL - GROUND OR GARAGE FLOOR LEVEL  
RH - ROOF HEIGHT  
DH - DOOR HEIGHT  
WSHG - WINDOW SILL HEIGHT GROUND FLOOR  
WHG - WINDOW HEAD GROUND FLOOR  
WSH1 - WINDOW SILL HEIGHT LEVEL1  
WH1 - WINDOW HEAD LEVEL 1  
FL - FLOOR LEVEL  
BL1 - BALCONY LEVEL 1
- EC - EDGE OF CONCRETE  
TCW - TOP OF CONCRETE WALL  
TGW - TOP GARDEN WALL  
CA - CONCRETE AREA  
TC - TOP OF CONCRETE  
TBW - TOP OF BRICK WALL  
TBW - TOP OF BRICK WALL  
TC - TOP OF CONCRETE  
TPF - TOP OF PALING FENCE  
TMF - TOP METAL FENCE  
GFL - GARAGE FLOOR LEVEL

LEGEND

SP 10717

 SPOT HEIGHTS SHOWN THUS

 TREES SHOWN THUS WITH APPROXIMATE HEIGHT OF CANOPY  
TRUNK & SPREAD SHOWN TO SCALE

GU denotes Gum Tree  
JAC denotes Jacaranda Tree  
TR denotes Tree



11 WYNDORA AVE, FRESHWATER

SITE SURVEY

DATE 31.5.2021

DWG NO LA-2

REV x

CLIENT W+ R MCKENZIE

Rev Description  
A Development Application

Date  
31.5.2021

Tel. 02 9452 4911  
mob. 0419 501 681

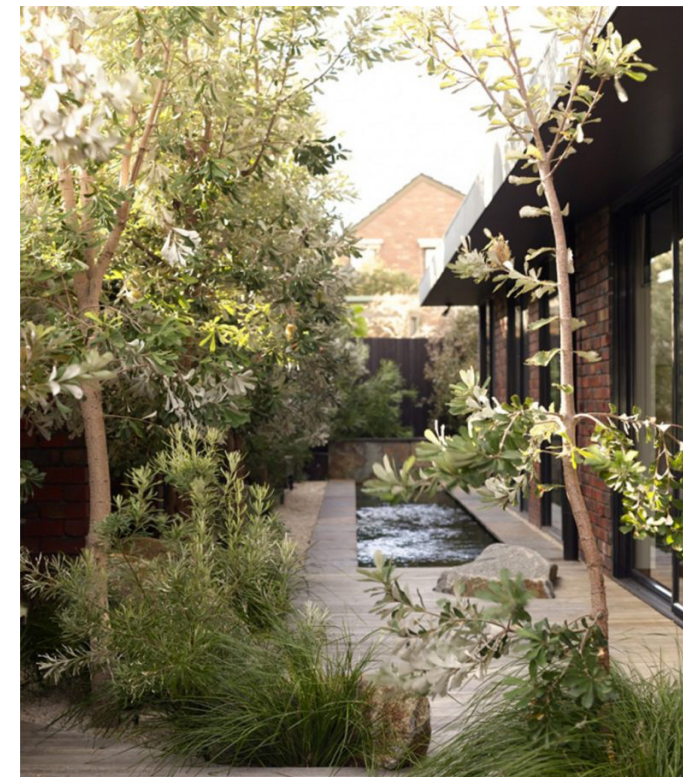
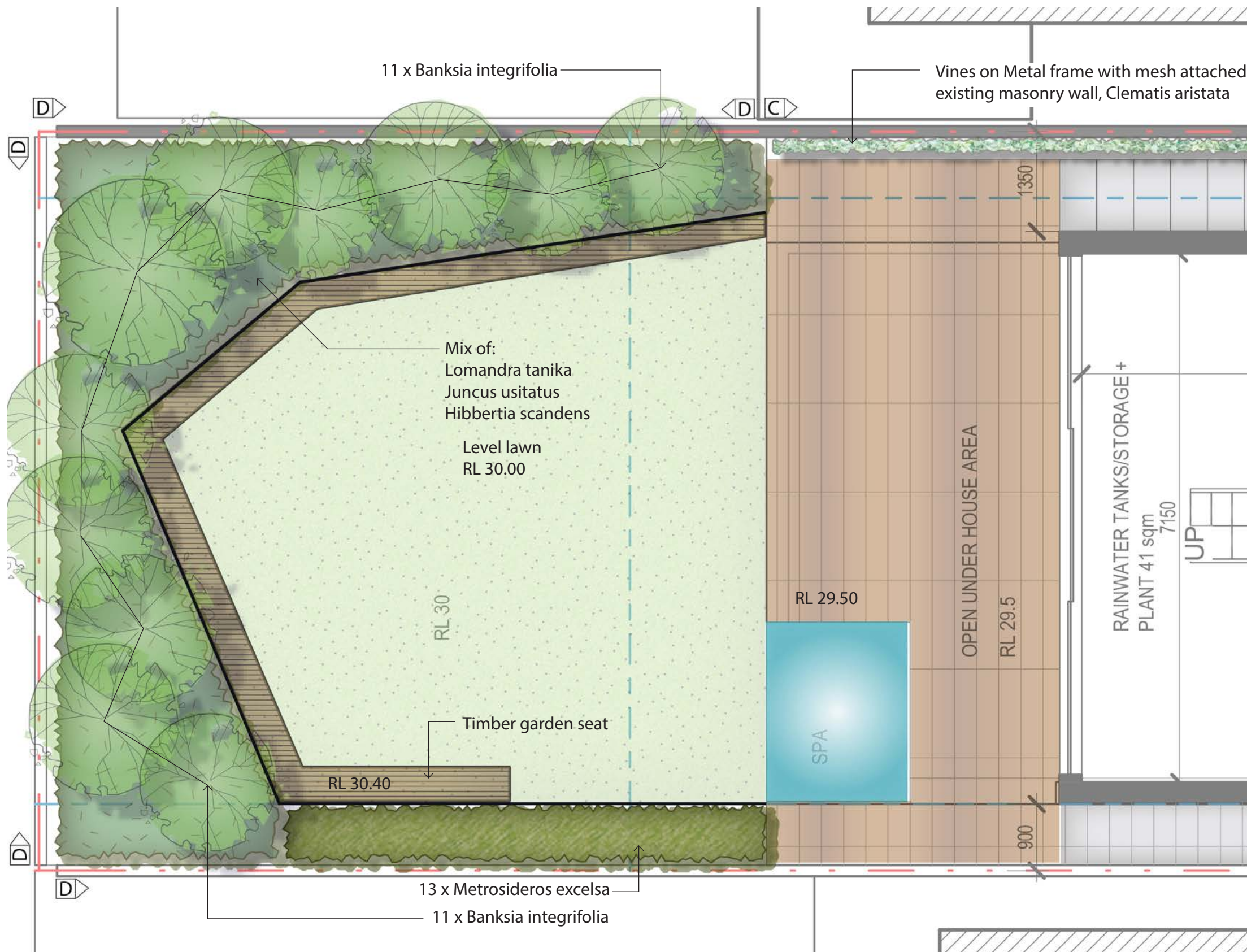
admin@pdsdesign.  
com.au

ARCHITECT  
NORTHBYNORTH | NXN

 Paterson  
Design  
Studio

Landscape Architects / Urban Designers  
Registered Landscape Architect: Garth Paterson FAILA  
Reg#716 BLA (CANB) MLAUD (HARV)  
T + 61 2 9452 4911 admin@pdsdesign.com.au





Banksia integrifolia, Coastal Banksia



Metrosideros excelsa, NZ Christmas Bush

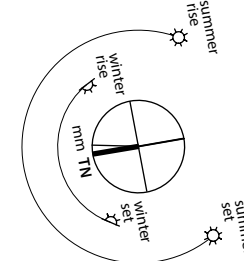


Clematis aristata, Old man's beard

#### Legend

- Proposed trees
- Proposed understory planting per schedule
- Concrete path
- Proposed crushed sandstone paving
- Front fence/gate 1.2m height
- Vehicular gate
- Existing boundary wall with metal frame/mesh and vines per plant schedule.
- Existing boundary wall to remain

0 0.5 1 1.5 2 2.5 3m  
SCALE 1:50



11 WYNDORA AVE, FRESHWATER

LANDSCAPE PLAN - GARDEN LEVEL

1:100

DATE 31.5.2021

DWG NO LA-3

REV x

CLIENT W+ R MCKENZIE

Rev A Description Development Application

Date 31.5.2021

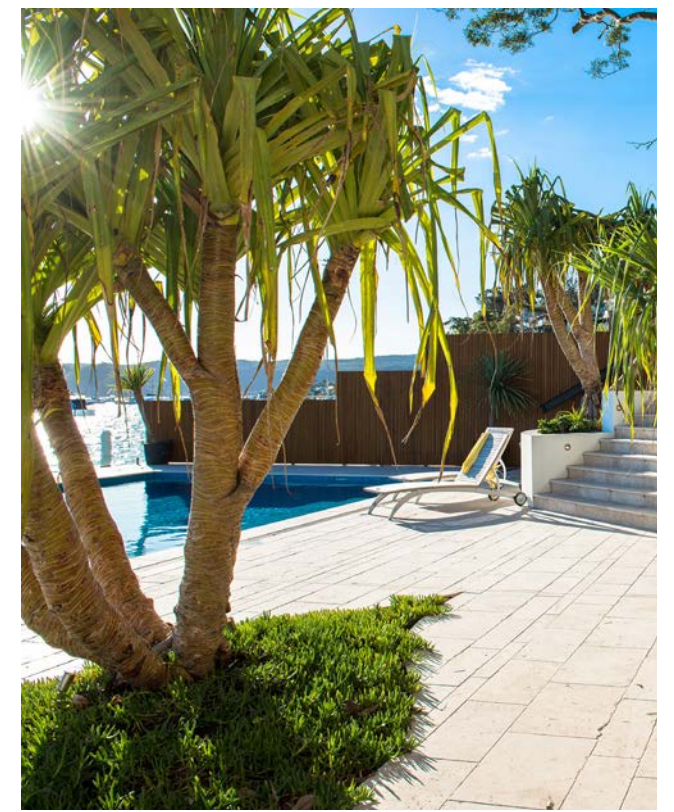
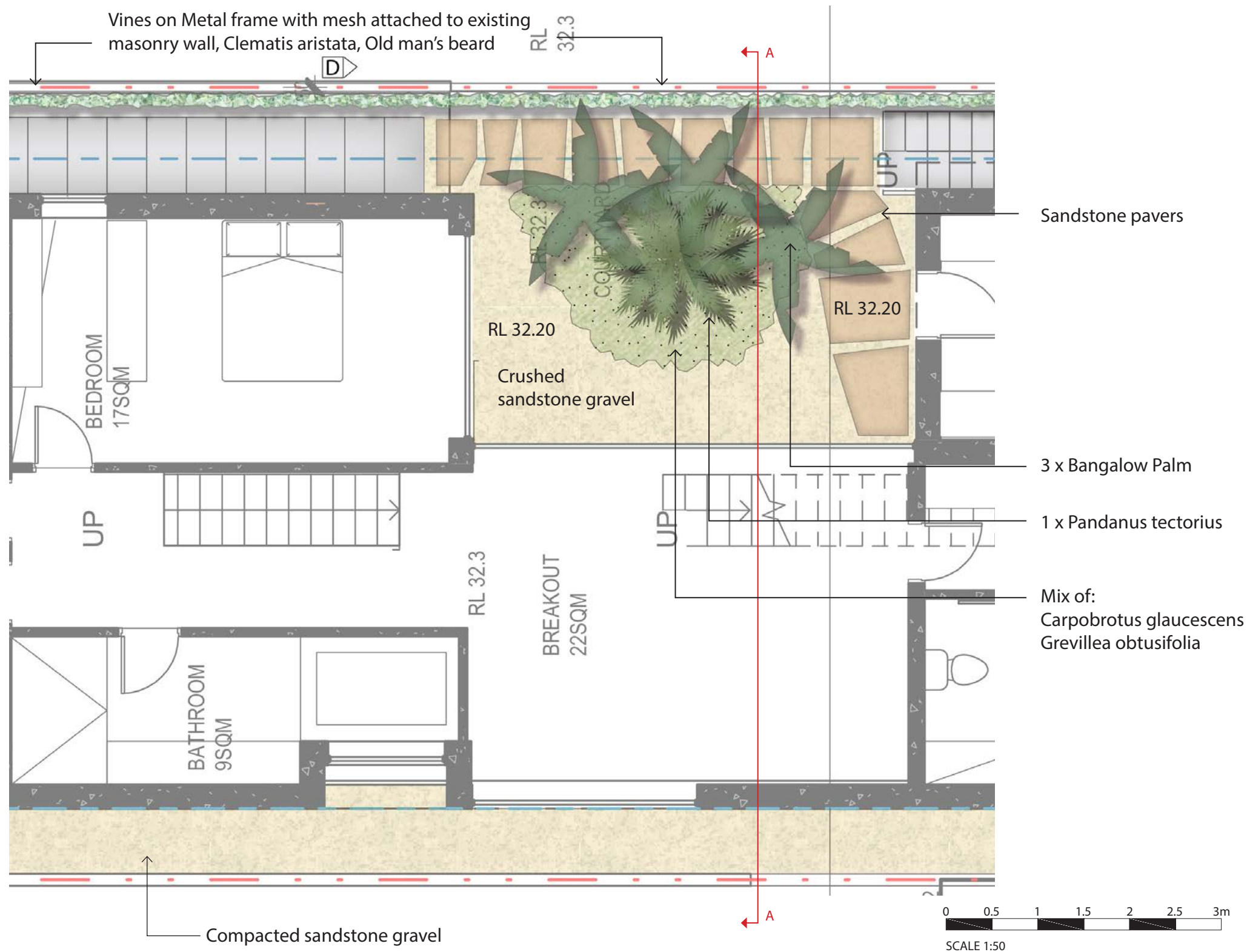
Tel. 02 9452 4911  
mob. 0419 501 681

admin@pdsdesign.com.au

ARCHITECT  
NORTHBYNORTH | NXN

**pds** Paterson Design Studio  
Landscape Architects / Urban Designers  
Registered Landscape Architect: Garth Paterson FAILA  
Reg#716 BLA (CANB) MLAUD (HARV)  
T + 61 2 9452 4911 admin@pdsdesign.com.au





Pandanus tectorius



Archontophoenix cunninghamiana, Bangalow Palm



Clematis aristata, Old man's beard

11 WYNDORA AVE, FRESHWATER

LANDSCAPE PLAN - COURTYARD

1:50@A3

DATE 31.5.2021

DWG NO LA-4

REV x

CLIENT W+ R MCKENZIE

Rev A Description Development Application

Date 31.5.2021

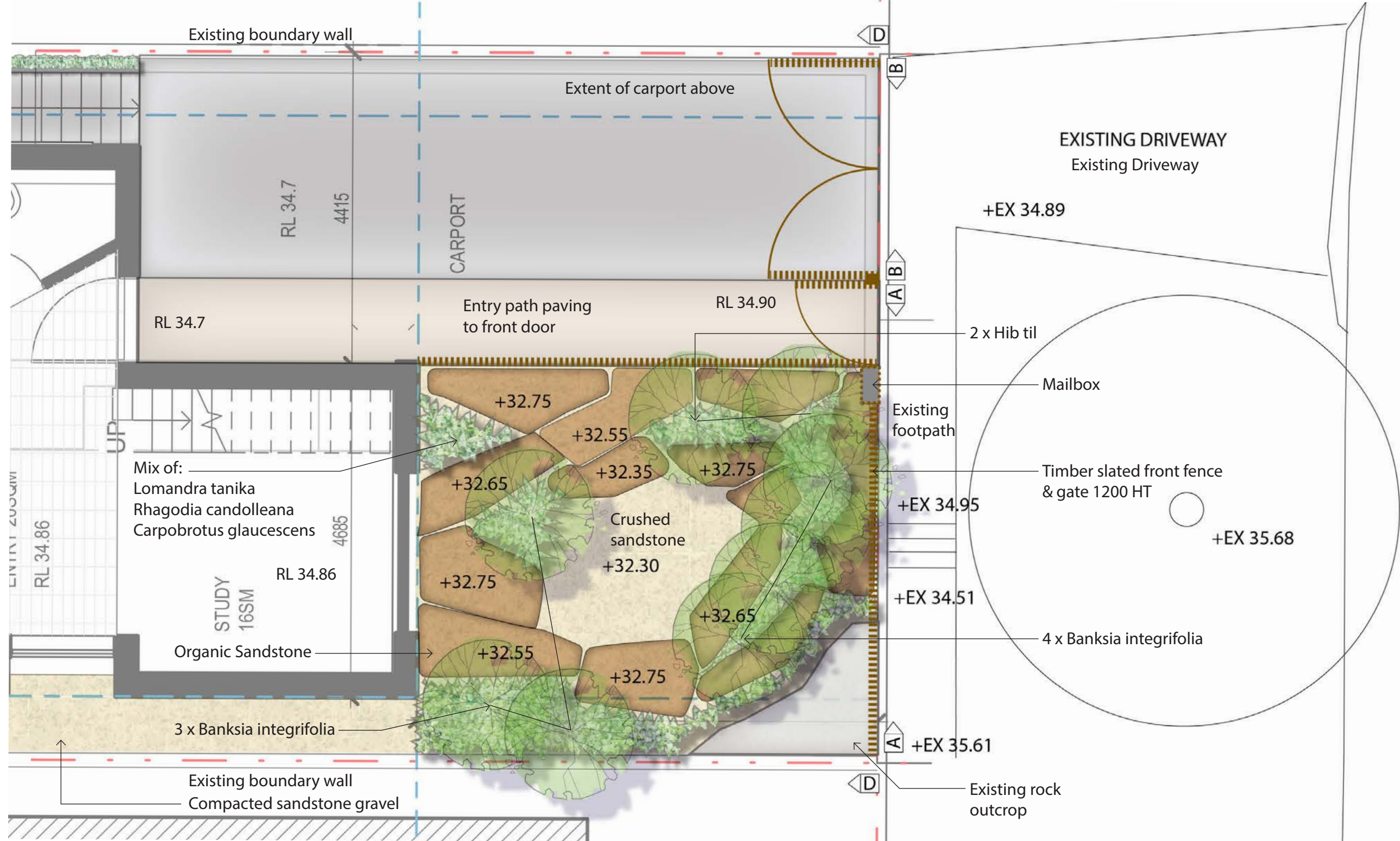
Tel. 02 9452 4911  
mob. 0419 501 681

admin@pdsdesign.com.au

ARCHITECT  
NORTHBYNORTH | NXN

**pds** Paterson Design Studio  
Landscape Architects / Urban Designers  
Registered Landscape Architect: Garth Paterson FAILA  
Reg#716 BLA (CANB) MLAUD (HARV)  
T + 61 2 9452 4911 admin@pdsdesign.com.au





Rhagodia candolleana  
Coastal Saltbush



Carpobrotus glaucescens,  
Pigsface



Lomantra tanika  
Tanika



Hibiscus tiliaceus  
rubra, Cottonwood



Banksia integrifolia,  
Coastal Banksia

11 WYNDORA AVE, FRESHWATER

1:100

LANDSCAPE PLAN - FRONT YARD

DATE 31.5.2021

Rev A Description Development Application

Date 31.5.2021

DWG NO LA-5

Tel. 02 9452 4911  
mob. 0419 501 681

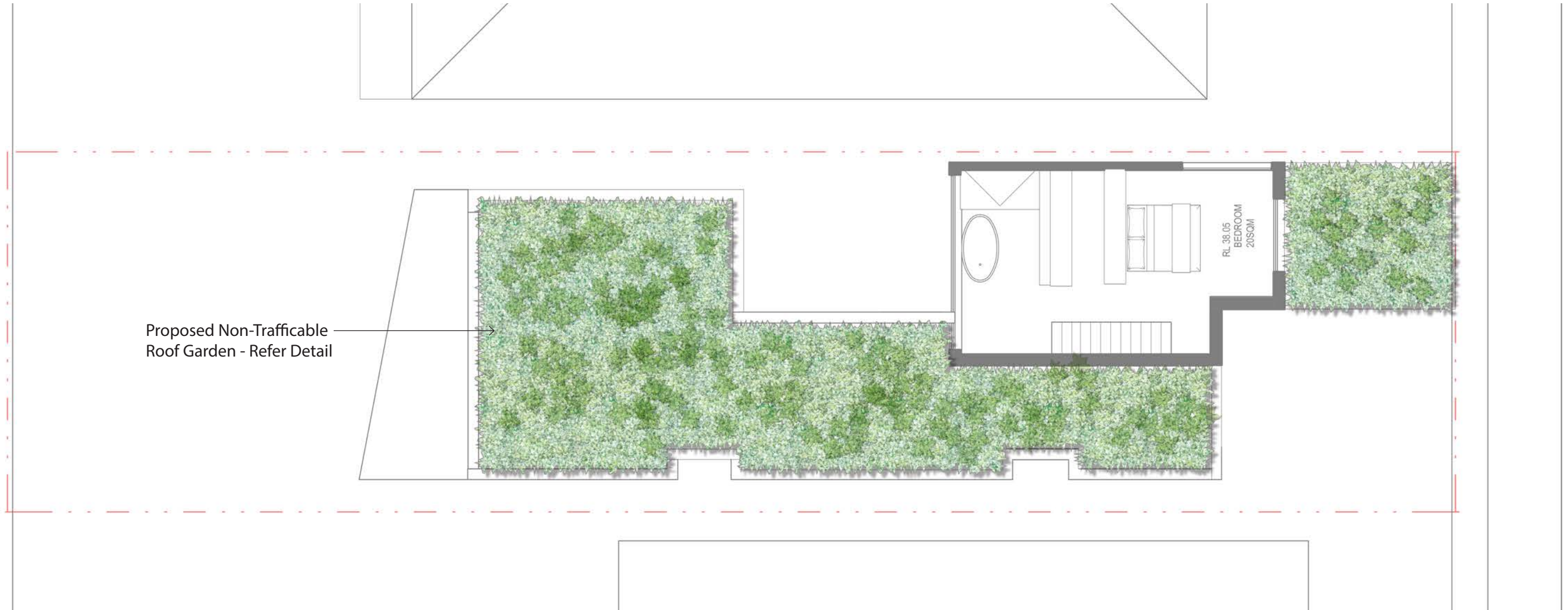
REV x

admin@pdsdesign.  
com.au

CLIENT W+ R MCKENZIE

ARCHITECT  
NORTHBYNORTH | NXN





Rhagodia candolleana  
Coastal Saltbush



Carpobrotus glaucescens,  
Pigsface



Grevillea obtusifolia,  
Ging Gin Gem



Casuarina glauca 'Cousin It',  
Cousin It



Lomantra tanika,  
Tanika

11 WYNDORA AVE, FRESHWATER

LANDSCAPE PLAN - ROOTOP

1:100

DATE 31.5.2021

DWG NO LA-6

REV x

CLIENT W+ R MCKENZIE

Rev	Description
A	Development Application

Date
31.5.2021

Tel.
02 9452 4911
mob.
0419 501 681

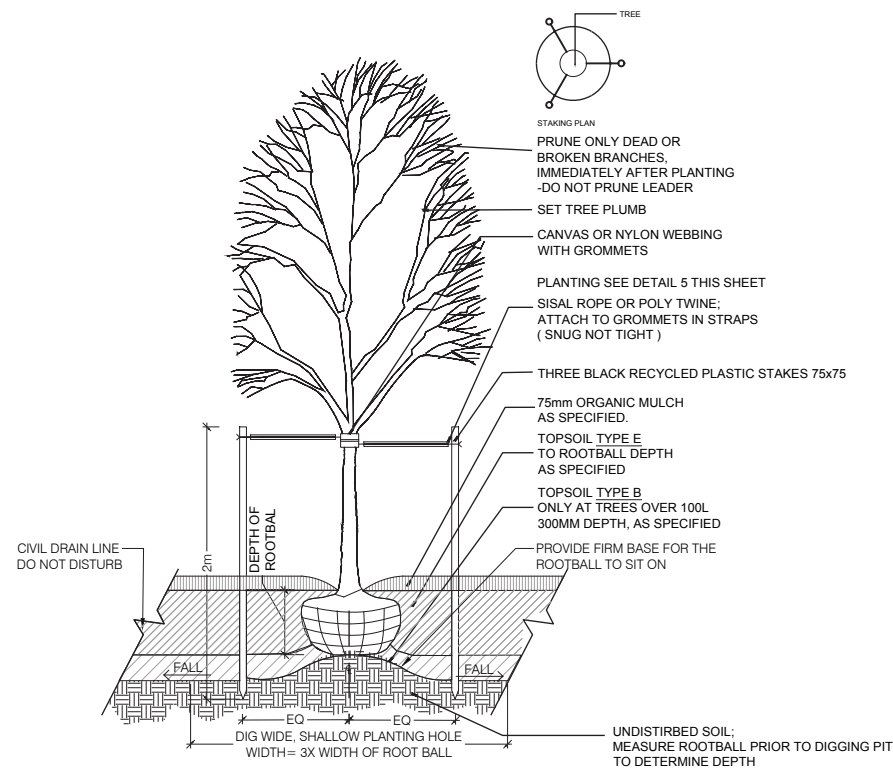
admin@pdsdesign.
com.au

ARCHITECT
NORTHBYNORTH   NXN

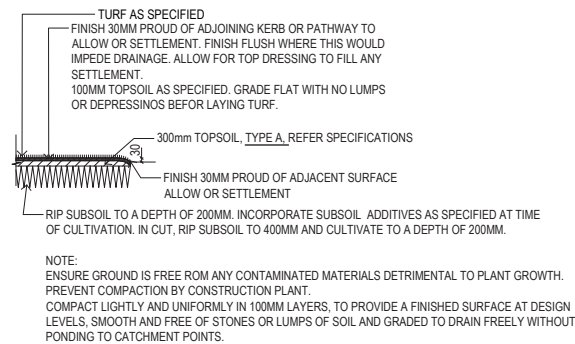




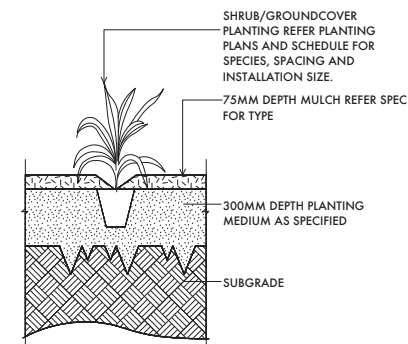




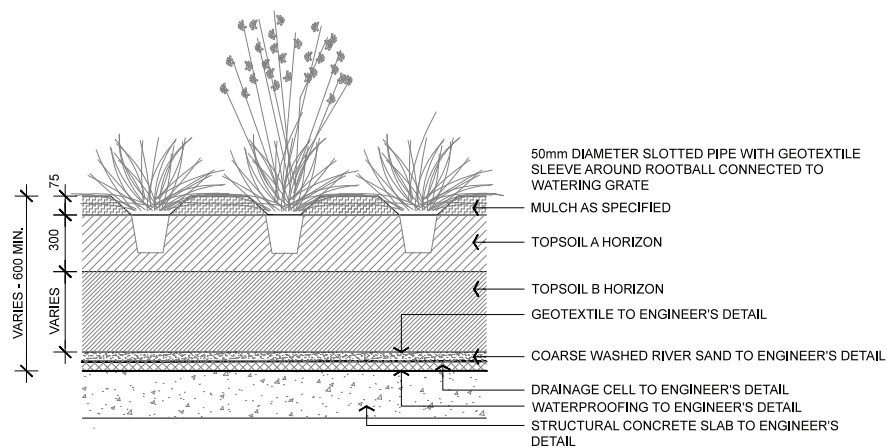
DETAIL 1 - TREE PLANTING DETAIL  
SCALE: 1:40 @ A3



DETAIL 2 - TURF DETAIL  
SCALE: NTS



DETAIL 3 - PLANTING DETAIL  
SCALE: 1:40 @ A3



DETAIL 4 - ON DECK PLANTING DETAIL  
SCALE: 1:40 @ A3

11 WYNDORA AVE, FRESHWATER

LANDSCAPE PLAN - ROOTOP

DATE 31.5.2021

DWG NO LA-8

REV x

CLIENT W+ R MCKENZIE

Rev A Description Development Application

Date 31.5.2021

Tel. 02 9452 4911 mob. 0419 501 681



admin@pdsdesign.com.au

ARCHITECT NORTHBYNORTH | NXN



11 WYNDORA AVENUE FRESHWATER - PLANTING SCHEDULE

PROPOSED TREES - EVERGREEN & DECIDUOUS TREES

Code	Botanical Name	Common Name	Images		Height x Spread	Native (Y/N)	Proposed Pot Size	Height at Planting	Description	Seasonal/ Special Feature	Preferred Soil Conditions	Drought/Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nuisance	Longevity/ Growth Rate	Root Damage Potential
Ban int	Banksia Integrifolia	Coastal Banksia			15x5m	Y	100L	2.5m	A gnarled trunk and a windswept appearance and forms a narrow rounded crown. It has dark green leathery leaves that are silvery underneath.	Yellow bottle brush-like flowers appear in early spring.	It prefers a well drained moderately fertile sandy soil.	Prefers an open sunny position tolerating drought, frost and salt laden winds.	Susceptible to web-covering borer, banksia longicorn, doubleheaded hawk moth, leaf spot.	It has a low water requirement once established, responding to mulch and an occasional deep watering during dry periods when young.	Generally available from commercial nurseries.	Will drop seed cones in late Summer, post flowering.	Medium growth rate.	Root system is not considered to be extensive or overly vigorous.
Hib til	Hibiscus tiliaceus	Cottonwood			9x5m	Y	100L	2.5m	This large shrub to small tree has a short erect stem with wide spreading branches that form an open rounded crown.	The dark green leaves are heart-shape and the yellow funnel-shaped flowers appear solitary from late spring to summer.	Well drained to boggy, fertile sandy to clay loam, organic rich.	Full sun, drought resistant, frost tender, open to exposed position, salt tolerant.	Hibiscus & metallic flea beetle, aphids, snails, root rot, leaf spot & blight, rust.	Regular watering during establishment. May require formative pruning to ensure development of a single trunk.	Generally available from commercial nurseries.	No specific nuisance issues known.	Fast growth rate. Establishes in 2 to 3 years and is long lived.	Root system is not considered to be extensive or overly vigorous.
Pan tec	Pandanus tectorius	Screw Pine			6x3m	Y	100L	2.5m	Sub tropical-tropical tree with a wide sheathing base, up to 1m long leaves with short spines along the edges, the possess prop roots.	Species comprises of male & female trees. Flowers occur in large bracts throughout the year. female plants produce large pineapple like fruit.	It can be grown in most well drained soils in a sunny location and is tolerant of exposed coastal situations.	It is drought, frost and salt resistant,	No specific pest or disease issues known.	It has a low water requirement once established, responding to mulch and an occasional deep watering during dry periods.	Generally available from commercial nurseries.	No specific nuisance issues known.	It establishes in 5 to 7 years and dislikes pruning. Slow growth rate.	Root system is not considered to be extensive or overly vigorous.
Arc cun	Archontophoenix cunninghamiana	Bangalow Palm			20x5m	Y	100L	2.5m	This solitary palm has a upright greyish smooth trunk up to 250 mm in diameter and is slightly swollen at the base.	It has feathery fronds form an open to rounded crown with a green to purplish crown shaft. The bluish flowers appear in a cluster in summer.	It prefers a well-poorly drained moist to wet sandy-silty to clay loam, organic.	Semi shade to full sun, protected position, wind, frost and drought tender.	Orange palm dart, white palm & cottony cushion scale, palm leaf blight.	It has a high water requirement once established.	Generally available from commercial nurseries.	Remove spent fronds, litter problem fallen seeds and fronds.	Medium growth rate.	Root system is not considered to be extensive or overly vigorous.
Met tho	Metrosideros thomasi	NZ Christmas bush			6x3m	N	300mm Pot	0.5m	A hardy, medium-sized shrub to small tree. The wavy-edged foliage is grey-green in colour and velvety to touch.	Brilliant crimson-red pompom-like flowers are displayed in abundance during Spring and Summer.	Adaptable to most soils but prefers well-drained.	Open position in full sun. Very tolerant of coastal positioning and exposure to saltladen winds.	Mealy Bugs and Sooty Mold may affect plants in wet areas.	Once established it has a medium water.	Generally available from commercial nurseries.	May require an annual light prune after flowering to thicken up.	Medium growth rate.	Root system is not considered to be extensive or overly vigorous.
Rha can	Rhagodia candolleana	Coastal Saltbush			1.5x2m	Y	300mm Pot	0.5m	Variable sized shrub that has spreading intricate woody stems that may be spinescent and form a compact upright to prostrate habit.	It has silvery grey green diamond-shaped leaves and the tiny flowers appearing in clusters in early summer followed by fresh berries.	Prefers a well drained moderately fertile sandy to clay loams or heavy clay soils.	Prefers an open to exposed sunny position but will tolerate some shade, it is frost and moderately drought and saline tolerant.	No major pest or disease problem.	Once established it has a low water requirement, responding to mulch and occasional deep watering during dry periods.	Available from most commercial nurseries. And native nurseries.	May require an annual light prune after flowering to thicken up.	Medium growth rate.	Root system is not considered to be extensive or overly vigorous.

11 WYNDORA AVE, FRESHWATER

PLANT SCHEDULE

DATE 31.5.2021

DWG NO LA-9

REV x

CLIENT W+ R MCKENZIE

Rev Description  
A Development Application

Date  
31.5.2021







Tel. 02 9452 4911  
mob. 0419 501 681

admin@pdsdesign.  
com.au

ARCHITECT  
NORTHBYNORTH | NXN



## PROPOSED UNDERSTOREY PLANTING - GROUND COVERS, TUFTED GRASSES, ORNAMENTAL PLANTING & SHRUBS

Code	Botanical Name	Common Name	Images	Height x Spread	Native (Y/N)	Proposed Pot Size	Height at Planting	Description	Seasonal/ Special Feature	Preferred Soil Conditions	Drought/Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nuisance	Longevity/ Growth Rate	Root Damage Potential
Lom tan	Lomandra Tanika	Tanika		1x1m	Y	300mm Pot	0.5m	This rhizomatous rush-like perennial forms a tussock-like clump.It has soft fine textured deep green foliage.	During early spring a yellowish flower head appears and the plant is used in patio pots or along borders.	It tolerates heavy clay to well drained sandy soils that are moderately fertile.	Full sun, open position; frost, drought and pollution tolerant.	No major pest or disease problem, rhizomes shoots after fire or disturbance.	It has a low water requirement once established.	Readily available from commercial nurseries in various sizes.	Pruning not normally required, but will recover well if cut back hard.	Fast growth rate.	Root system is not considered to be extensive or overly vigorous.
Car Gla	Carpobrotus glaucescens	Pigface, Angular Pigface		0.2x2m	Y	300mm Pot	0.2m	succulent with spreading stems that root at the nodes, erect foliage forming a dense prostrate habit.	Bright daisy-like flowers appear above the foliage from spring to summer. Fleshy glaucous green linear leaves.	Well-drained, poor sandy to light loamy soil, dry-moist, acidic.	Drought salt, light frost tolerant.	Aphids, fungal root rot in wet soil.	Once established it has a low water requirement and will tolerate long periods of drought. Can be cut back easily.	Readily available from commercial nurseries in various sizes.	Pruning not necessary, tolerates cutting back to control.	Fast growth rate.	Root system is not considered to be extensive or overly vigorous.
Gre obt	Grevillea obtusifolia	Gin Ging gem		0.5x3m	Y	300mm Pot	0.2m	A pleasant, dense, evergreen prostrate shrub.	This is a popular ground cover because of its dense growth and clusters of weeping spider-like flowers of crimson/ red.	Clay and sandy soils with moderate drainage.	Temperatures as low as -1°C for short periods once established. Some frost damage below -3°C.	No major pest or disease problem.	It has a low water requirement once established	Readily available from commercial nurseries in various sizes.	Pruning not necessary, tolerates cutting back to control.	Medium growth rate.	Root system is not considered to be extensive or overly vigorous.
Cas gla	Casuarina glauca 'Cousin It'	Cousin It		0.3x3m	Y	300mm Pot	0.2m	Small cascading plant with bark that is grey-brown and scaly, with stems growing horizontally to mould over surfaces.	The leaves of Casuarinas are very small and form rings along the stems, Wax-covered and deeply grooved, they provide the plant with hardy attributes	Soil conditions from arid to waterlogged are tolerated and nitrogen availability is facilitated by Frankia species of soil bacteria.	Full sun, open position; frost and drought tolerant. Heavy frost can kill the top layers of the foliage but the stems will reshoot readily.	Pests may include fruit-emulating gall 'coccoids' and Cuckoo Spit scale in Queensland. Perna exposita can ringbark stems with its feeding habits.	Once established it has a low water requirement and will tolerate long periods of drought. Can be cut back easily.	Readily available from commercial nurseries in various sizes.	Pruning not necessary, tolerates cutting back to control.	Fast growth rate.	Root system is not considered to be extensive or overly vigorous.
Hib sca	Hibbertia scandens	Climbing Guinea Flower, Guinea Gold or Snake Vine		3x2m	Y	300mm Pot	0.2m	Twinning woody stems that scramble to form a dense cover. Dark glossy green leathery oval leaves with large yellow wheel-shaped flowers	Large yellow wheel-shaped flowers appear solitary during spring or throughout the year in warm regions.	Well drained, moist sandy to clay loam, organic rich acidic.	Salt-spray tolerant, drought tolerant, frost tender.	Plague thrips, phytophthora root rot, grey mold, grapevine moth.	It is used as a ground cover and as a spill-over in rockeries. Cut back after flowering	Readily available from commercial nurseries in various sizes.	Pruning not necessary, tolerates cutting back to control.	Fast growth rate.	Root system is not considered to be extensive or overly vigorous.
Cle ari	Clematis aristata	Old mans beard		10x3m	Y	300mm Pot	0.2m	Old man's beard is a deciduous, perennial climbing vine in the Ranunculaceae (buttercup) family.	Greenish-white flowers grow in clusters of 3-22. The leaves are opposite and compound with 5 leaflets. The seed heads are feathery and white, giving the plant its name.	Tolerates sandy, loamy, or clay soils, it prefers well drained, moist soil.	Grows in sunny disturbed areas, it can also grow in part sun to full shade.	No major pest or disease problem, rhizomes shoots after fire or disturbance.	Once established it has a low water requirement and will tolerate long periods of drought. Can be cut back easily.	Readily available from commercial nurseries in various sizes.	old man's beard can blanket the ground and can also cover trees and shrubs, blocking out light for those plants and causing trees to fall.	Fast growth rate.	Root system is not considered to be extensive or overly vigorous.

# 11 WYNDORA AVE, FRESHWATER

## PLANT SCHEDULE

DATE 31.5.2021

DWG NO LA-10

REV<sub>x</sub>

CLIENT W+ R MCKENZIE

**pds** Paterson Design Studio PTDLTD  
Landscape Architects / Urban Designers  
Registered Landscape Architect: Garth Paterson FAILA  
Reg#716 BLA (CANB) MLAUD (HARV)  
+ 61 2 9452 4911 admin@pdsdesign.com.au

ARCHITECT  
NORTHBYNORTH | NXN