

LANDSCAPE DEVELOPMENT APPLICATION PLANS

COUNCIL REQUIREMENT'S - NORTHERN BEACHES COUNCIL

THE LANDSCAPE PLAN IS IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS:

- DCP (WARRINGAH DCP 2011)
PART F - FI LOCAL AND NEIGHBOURHOOD CENTRES
13, THE STRAND, DEE WHY

- LEP (WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011)
ZONE EI LOCAL CENTRE

SITE AREA: 766.5m²

LANDSCAPE INSTALLATION SPECIFICATION

- PLANTER BEDS
- Soil for plantings over slab or contained areas. Minimum soil depths for planting on any slab:
 - Trees: Min 800mm excluding 75mm mulch
 - Shrubs: Min 600mm excluding 75mm mulch
 - Groundcovers & Turf: 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.

- 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	COMMON NAME	HEIGHT	CANOPY	CALLIPER	ACTION/COMMENT
E01	Malaleuca quinquenervia	Paper Bark	14000	10000	580	Retain
E02	Syagrus romanzoffiana	Cocos Palm	11000	8000	300	Retain
E03	Syagrus romanzoffiana	Cocos Palm	9000	8000	400	Retain
E04	Eucalyptus gummifera	Bloodwood	11000	4000	320	Retain
E05	Archontophoenix cunninghamiana	Bangalow	9000	5000	200	Retain

ABORICULTURAL ASSESSMENT

- REFER TO ABORICULTURAL IMPACT ASSESSMENT REPORT:
- LEE HANCOCK CONSULTING ABORIST (DATED OCTOBER 2024)

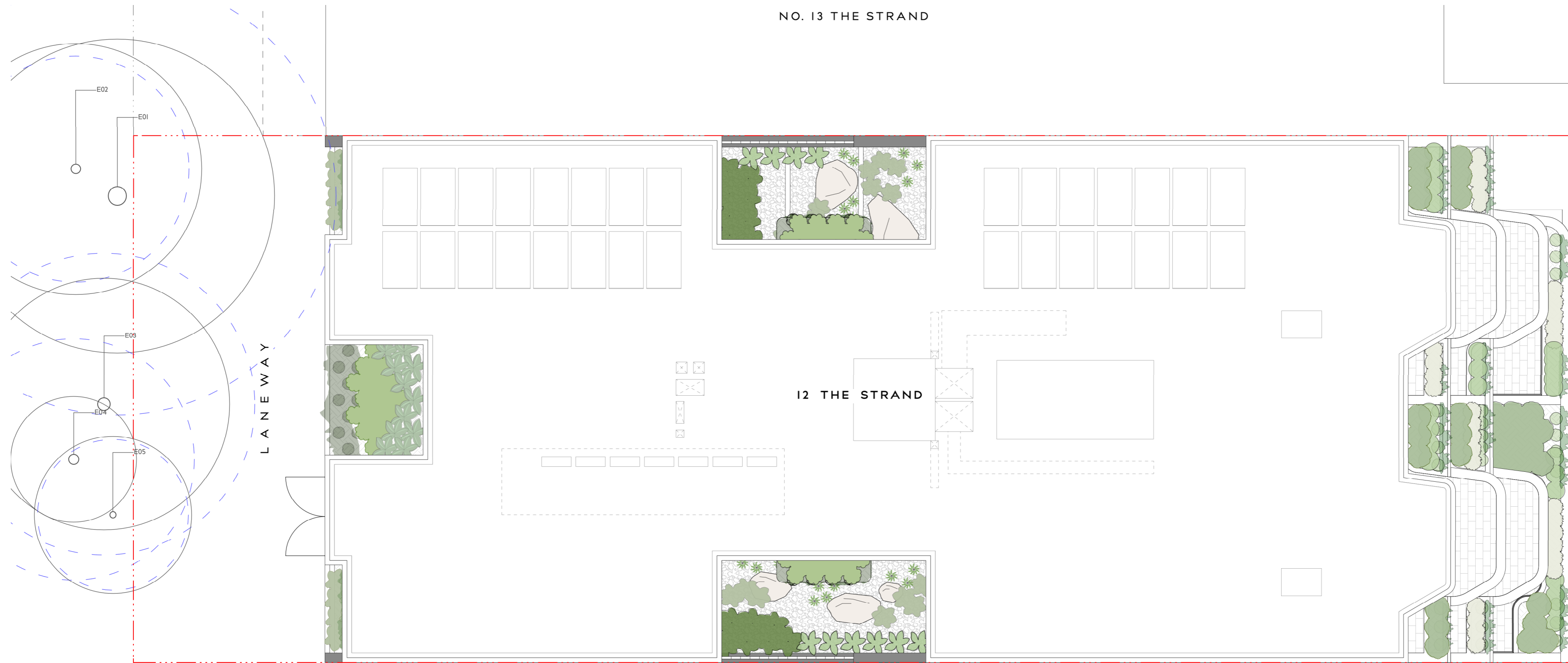
DA PLANT SCHEDULE							
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Palms - Cycads							
Re	17	Rhapis excelsa	Lady Palm	300mm	2.0 - 4.0m	2.0 - 4.0m	
Shrubs							
Cds	45	Carissa 'Desert Star'	Dwarf Natal Plum	200mm	0.9 - 1.2m	0.9 - 1.2m	
Mde	10	Monstera deliciosa	Swiss Cheese Plant	200mm	1.2 - 1.5m	0.9 - 1.2m	
Sc	33	Santolina chamaecyparissus	Cotton Lavender	200mm	0.30 - 0.60m	0.30 - 0.60m	
Perennials							
Ama	11	Alocasia macrorrhiza	Giant Elephant's Ear	300mm	2.0-4.0m	2.0-4.0m	
Lr	33	Ligularia reniformis	Leopard Plant	200mm	0.60 - 1.0m	0.50 - 0.8m	
Grasses							
Llt	18	Lomandra longifolia 'Tanika'	Spiny-headed Mat Rush	200mm	0.50-0.80m	0.30-0.60m	Australian Native
Groundcovers							
Ca	30	Cissus antarctica	Kangaroo Vine	200mm	1.0- 3.0m	0.20 - 0.5m	Australian Native
Mp	25	Myoporum parvifolium	Creeping Boobialla	200mm	0.9 - 1.2m	0.45 - 0.6m	Australian Native
Ferns							
Aa	24	Adiantum aethiopicum	Maidenhair Fern	140mm	0.4 - 0.5 m	0.30 - 0.60m	Australian Native
Bsl	78	Blechnum 'Silver Lady'	Silver Lady Fern	200mm	0.50 - 0.8m	0.50 - 0.8m	Australian Native
Total:	324						

AUSTRALIAN NATIVE PLANT SPECIES TOTAL = 5

45% OF PROPOSED PLANT SPECIES

AUSTRALIAN NATIVE PLANT QUANTITY TOTAL = 175

54% OF PROPOSED PLANTS



LEGEND

- BOUNDARY LINE
- + EL 35.4 EXISTING LEVELS
- + RL 35.4 PROPOSED LEVELS
- + TOW 35.4 TOP OF WALL LEVELS
- EXTERIOR TILES
Refer to architect's specifications
- GARDEN - BED
- DECORATIVE PEBBLE
- TREES TO BE RETAINED
- TREE PROTECTION ZONE (TPZ)

PROJECT
VCROSS DEE WHY
12 THE STRAND, DEE WHY NSW

DRAWING TITLE
DEVELOPMENT APPLICATION
MASTER PLAN

DRAWN BY
CL / ZW

REVISION
01

DATE
13.05.25

SCALE
1:100 @ A2

JOB NUMBER
25.005

DRAWING NUMBER
DA_01

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WYER & CO

NO. 9 THE STRAND



NO. 13 THE STRAND



NO. 9 THE STRAND

NO. 13 THE STRAND



LEGEND

- BOUNDARY LINE
- + EL 35.4 EXISTING LEVELS
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Refer to architect specifications
- GARDEN - BED
- DECORATIVE PEBBLE
- TREES TO BE RETAINED
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NO. 9 THE STRAND

PROJECT
VCROSS DEE WHY
12 THE STRAND, DEE WHY NSW

DRAWING TITLE
DEVELOPMENT APPLICATION
LEVEL 02

DRAWN BY
CL / ZW
REVISION
01

DATE
13.05.25
SCALE
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JOB NUMBER
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NO. 13 THE STRAND



NO. 9 THE STRAND

PROJECT
VCROSS DEE WHY
12 THE STRAND, DEE WHY NSW

DRAWING TITLE
DEVELOPMENT APPLICATION
LEVEL 03

DRAWN BY
CL / ZW

REVISION
01

DATE
13.05.25

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