

SECTION 4.55 APPLICATION PLANS

COUNCIL REQUIREMENT'S - NORTHERN BEACHES DEVELOPMENT APPLICATION

THE LANDSCAPE PLAN IS IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS:  
• DCP (MANLY DEVELOPMENT CONTROL PLAN 2013)  
PART 3 GENERAL PRINCIPLES OF DEVELOPMENT - SECTION 3.3.I LANDSCAPING DESIGN

CONTROLS

- PLANT SELECTION AND LANDSCAPING DESIGN
- ALL EXTERIOR PLANT SPECIES ADAPTED FOR COASTAL ENVIRONMENTS
  - INDIGENOUS LOCAL NATIVE & AUSTRALIAN NATIVE SPECIES HAVE BEEN PRIORITISED
  - LOW-WATER REQUIREMENT PLANT SPECIES HAVE BEEN USED WHERE APPROPRIATE

INDIGENOUS LOCAL NATIVE PLANT  
SPECIES TOTAL = 3  
17.6% OF PROPOSED PLANT SPECIES

AUSTRALIAN NATIVE PLANT  
SPECIES TOTAL = 9  
52.9% OF PROPOSED PLANT SPECIES

INDIGENOUS LOCAL NATIVE PLANT  
QUANTITY TOTAL = 147  
18.4% OF PROPOSED PLANTS

AUSTRALIAN NATIVE PLANT  
QUANTITY TOTAL = 450  
51.5% OF PROPOSED PLANTS

LANDSCAPE INSTALLATION SPECIFICATION

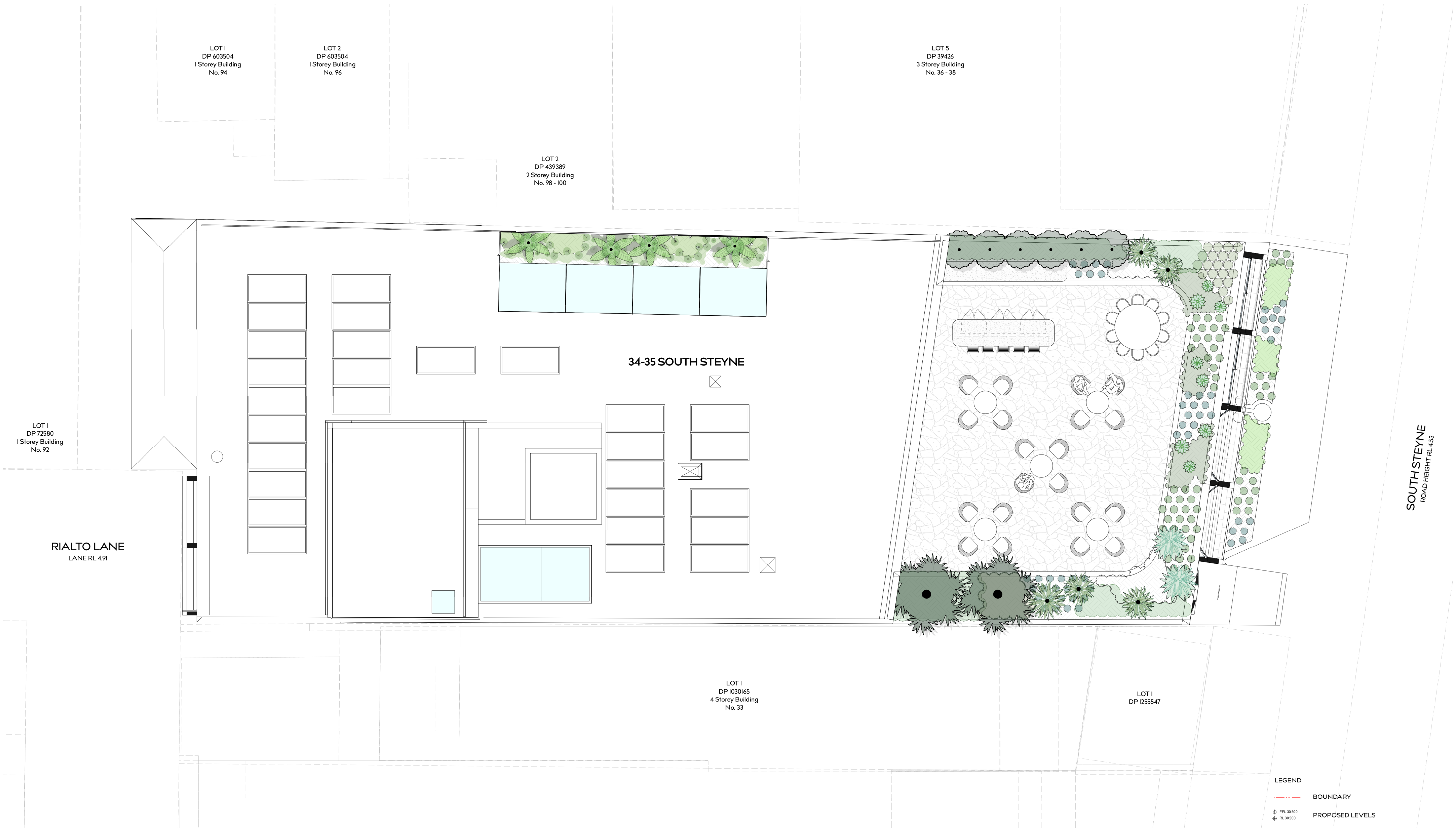
- PLANTER BEDS
- Soil for plantings over slab or contained areas. Minimum soil depths for planting on any slab:
  - Trees: Min 1000mm excluding 75mm mulch
  - Shrubs: Min 550mm excluding 75mm mulch
  - Groundcovers: Min 300mm
  - Suitable drainage implemented through use of ag lines, drainage flow cell 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.
  - Aluminium rings with open bottom to be used to achieve additional soil depth where needed.

- 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: Type 1 - Australian Native Landscapes (ANL) Greenlife Mulch and Compost, or equivalent & Type 2 - Nepean River Pebble 10mm BC Sands, 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.

PLANT SCHEDULE							
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Bin	6	Banksia integrifolia	Coastal Banksia	100Ltr	2.0 - 2.5m	1.5 - 2.0m	Indigenous Local Native
Dd-1	5	Dracaena draco	Dragon's Blood Tree	75Ltr	0.6 - 0.9m	0.75 - 0.9m	Low Water Requirements
Pand-1	2	Pandanus utilis	Screwpine	75Ltr	2 - 3m	3 - 4m	Native
Shrubs							
Ces-1	47	Pittosporum "Miss Muffet"	Dwarf Pittosporum	200mm	0.6 - 0.9m	0.6 - 0.75m	
Grasses							
Lomlt	122	Lomandra confertifolia 'Lime Tuff'	Lomandra Lime Tuff	140mm	0.6 - 0.9m	0.45 - 0.6m	Native
LI	110	Lomandra longifolia	Spiny-headed Mat Rush	140mm	0.8 - 0.9m	0.8 - 0.9m	Indigenous Local Native
Groundcovers							
Ced	37	Cissus 'Ellen Danica'	Grape Ivy	200mm	1.2 - 2.0m	0.75 - 0.9m	
Cga	56	Carpobrotus glaucescens	Pigface	140mm	1.2 - 2.0 m	0.0 - 0.3 m	Native
Myo	62	Myoporum parvifolium	Creeping boobalia	140mm	0.9 - 1.2m	0.1 - 0.3m	Native
Vh	32	Viola hederacea	Native Violet	200 mm	0.8 - 1m	0.0 - 0.3m	Indigenous Local Native
Zt	243	Zoysia tenuifolia	Korean Grass	100mm	0.4m	0.1m	
Succulents							
Agp	8	Agave potatorum	Butterfly Agave	300mm	0.3 - 0.5m	0.5m	Low Water Requirements
Agw	2	Agave weberi	Weber Agave	400mm	1.0 - 1.5m	1.0 - 1.5m	Low Water Requirements
CoM	20	Crassula ovata 'Minima'	Dwarf Jade Plant	200mm	0.3 - 0.5 m	0.3 - 0.7 m	Low Water Requirements
Kalcs	23	Kalanchoe 'Copper Spoons'	Copper Spoons	300mm	0.3 - 0.8m	0.8 - 1m	Low Water Requirements
Ferns							
Bgb	16	Blechnum gibbum	Silver Lady fern	200mm	0.9 - 1.2m	0.75 - 0.9m	Native
Cco	4	Cyathea cooperi	Coin Spot Tree Fern	400mm	1.0 - 2.0m	5.0 - 10.0m	Native
Total:	795						



PROJECT  
FORTIS\_MANLY  
34-35 SOUTH STEYNE, MANLY

DRAWING TITLE  
S4.55 APPLICATION  
LANDSCAPE SITE PLAN

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REVISION  
02

DATE  
05.07.24

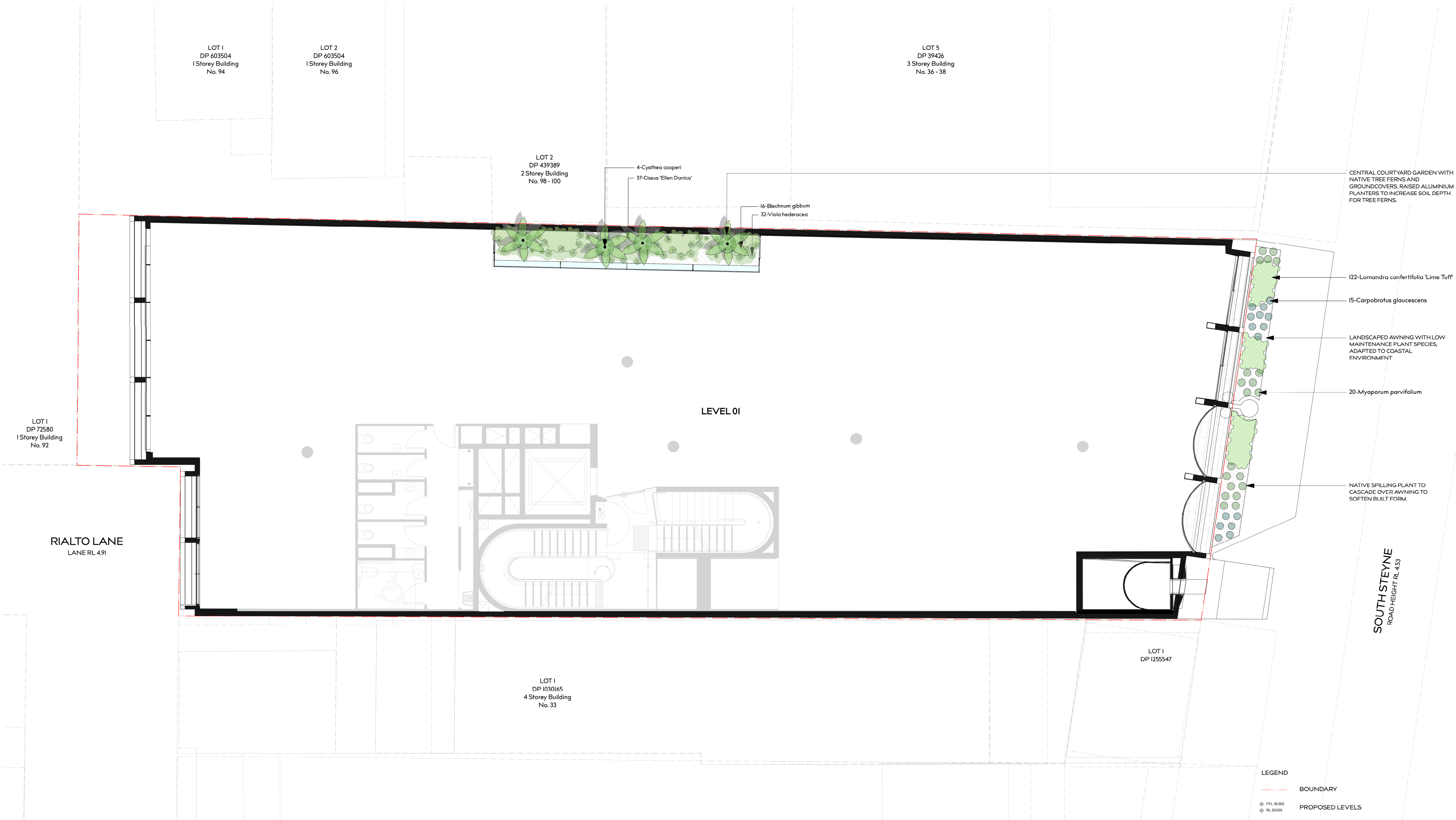
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PROJECT  
FORTIS\_MANLY  
34-35 SOUTH STEYNE, MANLY

DRAWING TITLE  
S4.55 APPLICATION  
LANDSCAPE PLAN - LEVEL 03

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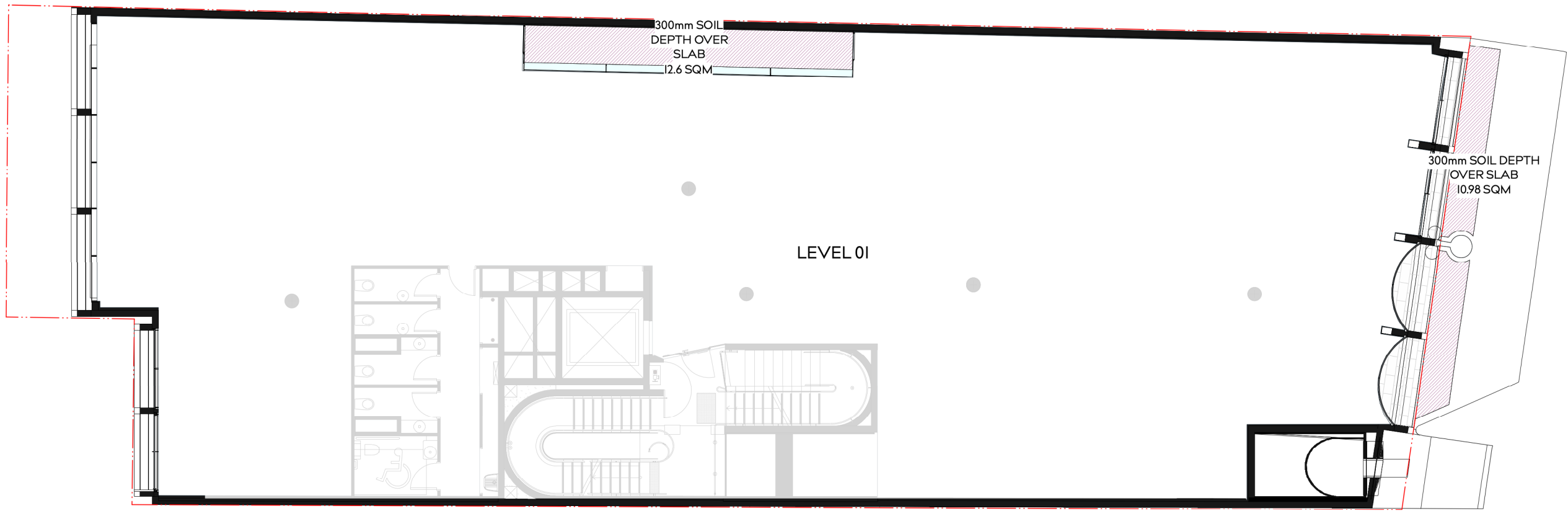
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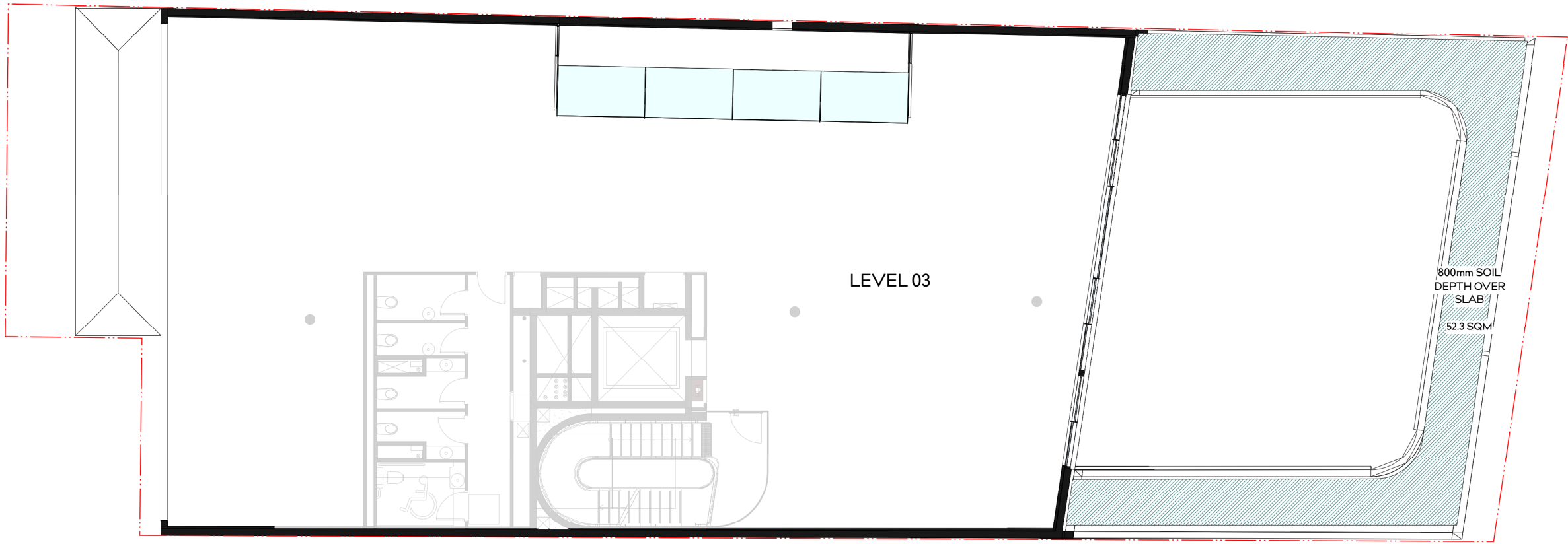
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LEVEL 01 - SOIL DEPTH PLAN  
 300mm DEEP SOIL = 23.58m<sup>2</sup>  
 TOTAL LANDSCAPE AREA = 23.58m<sup>2</sup>



LEVEL 03 - SOIL DEPTH PLAN  
 800mm DEEP SOIL = 52.3m<sup>2</sup>  
 TOTAL LANDSCAPE AREA = 52.3m<sup>2</sup>

- LEGEND
- SOIL DEPTH - 300mm
  - SOIL DEPTH - 800mm

