

LANDSCAPE DEVELOPMENT APPLICATION PLANS

COUNCIL REQUIREMENT'S - NORTHERN BEACHES COUNCIL

THE LANDSCAPE PLAN IS IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS:  
• DCP (WARRINGAH DEVELOPMENT CONTROL PLAN 2011)  
PART D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTING

CONTROLS

SITE AREA: 576.6m²

- LANDSCAPED OPEN SPACE REQUIRED - 40% OF SITE = 230.6m²  
REFER TO ARCHITECT'S DRAWINGS FOR CALCULATIONS

- MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS  
LANDSCAPED OPEN SPACE IS 1 METRE

NATIVE SPECIES

PROPOSED AUSTRALIAN NATIVE SPECIES = 16  
53% OF PROPOSED SPECIES ARE NATIVE

PROPOSED AUSTRALIAN NATIVE SPECIES INDIGENOUS TO CURL CURL WARD = 4

TOTAL OF AUSTRALIAN NATIVE PLANTS = 488 (68%)

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	RL	ACTION/COMMENT
E01	Eucalyptus botryoides	Bangalay, Southern Mahogany	15000	10000	650		Retain
E02	Glochidion ferdinandi	Cheese Tree	8000	8000	300		Retain
E03	Plumeria spp	Frangipani	4000	3000	300		Remove

DA PLANT SCHEDULE							
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Can-I	2	Cupaniopsis anacardioides	Tuckeroo	75 Ltr	5 - 7 m	6 -8 m	Australian Native
Oe	6	Olea europaea	European Olive	75 Ltr	3.5 - 6 m	5 - 8 m	
Til	7	Tristaniopsis laurina	Water Gum	75 Ltr	6 - 8 m	6 - 8 m	Native / Indigenous
Wf	12	Waterhousia floribunda	Weeping Lilly Pilly	45 Ltr	3.5 - 6 m	5 - 10 m	Australian Native
Palms - Cycads							
Hf-I	3	Howea forsteriana	Kentia Palm	Avanced	4 - 6 m	5 - 10 m	Australian Native
Pr-I	6	Phoenix roebelenii	Dwarf Date palm	300mm	2 - 3 m	2- 3 m	
Shrubs							
Ca-3	5	Cordyline australis	New Zealand Cabbage Tree	200 mm	1.5 - 3 m	4 - 6 m	
Cds	9	Carissa 'Desert Star'	Dwarf Natal Plum	200 mm	0.6 - 0.8 m	0.6 - 0.8 m	
Lif	12	Leptospermum laevigatum 'Fore Shore'	Tea Tree	200 mm	0.6 - 0.8 m	0.3 - 0.5 m	Australian Native
Pa-4	30	Plectranthus argentatus	Silver plectranthus	200 mm	0.6 - 0.8 m	0.6 - 0.8 m	Australian Native
Ro	40	Rosmarinus officinalis 'Prostratus	Rosemary	200 mm	0.4 - 0.6 m	0.2 - 0.3 m	
Rop-I	21	Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn	200 mm	0.4 - 0.6 m	0.4 - 0.6 m	
Perennials							
An	20	Alpinia nutans	Native Cardamom	200 mm	0.8 - 1 m	0.8 - 1 m	
De	9	Doryanthes excelsa	Gymea Lily	300 mm	1.2 - 2.0 m	1.5 - 3 m	Australian Native
Lr	47	Ligularia reniformis	Leopard Plant	200 mm	0.0 - 0.3 m	0.0 - 0.3 m	
Px	22	Philodendron 'Xanadu'	Philodendron	200 mm	0.8 - 1 m	0.8 - 1 m	
Grasses							
Lit	45	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	140 mm	0.6 - 0.9 m	0.4 - 0.6 m	Australian Native
Lit-I	39	Lomandra longifolia	Spiny-headed mat rush	140 mm	0.6 - 0.9 m	0.5 - 0.9 m	Native / Indigenous
Dlj	26	Dianella caerulea	Flax Lily	140 mm	0.5 - 0.8 m	0.5 - 0.8 m	Native / Indigenous
Groundcovers							
Cg-2	24	Casuarina glauca 'Cousin It'	Casuarina 'Cousin It'	200 mm	0.4 - 0.6 m	0.15 - 0.3 m	Australian Native
Dis	9	Dichondra 'Silver Falls'	Kidney Weed	140 mm	0.9 - 1.2 m	0.0 - 0.3 m	
Dr	124	Dichondra repens	Kidney Weed	140 mm	0.9 - 1.2 m	0.0 - 0.3 m	Australian Native
Hsc	120	Hibbertia scandens	Golden Guinea Flower, Snake	140 mm	3.5 - 6 m	0.2 - 0.3m	Native / Indigenous
Succulents							
Agg	6	Agave geminiflora	Twin flower agave	200 mm	0.6 - 0.8 m	0.6 - 0.8 m	
At	10	Agave attenuata	Century plant	200 mm	0.6 - 0.8 m	0.6 - 0.8 m	
At-I	10	Agave 'Tennyson Blue'	Agave Tennyson Blue	200 mm	0.3 - 0.6m	0.3 - 0.6m	
Climbers							
Fp	16	Ficus pumila	Creeping fig	140 mm	3 - 5 m	3 - 5 m	
Pj	7	Pandorea jasminoides	Bower of Beauty	200 mm	2.0 - 3.5m	3 - 5m	Australian Native
Ferns							
Aa	11	Asplenium australasicum	Birds's Nest Fern	200 mm	0.8 - 1.2 m	0.8 - 1.2 m	Australian Native
Bsl	17	Blechnum 'Silver Lady'	Silver Lady Fern	200 mm	0.8 - 1.2 m	0.6 - 1 m	Australian Native
Total:	715						

PROJECT

38 UNDERCLIFF RD,  
FRESHWATER

DRAWING TITLE:

DEVELOPMENT APPLICATION  
COVER PAGE

DRAWN BY

ED

REVISION

02

DATE

09.10.24

SCALE

NTS @ A3

JOB NUMBER

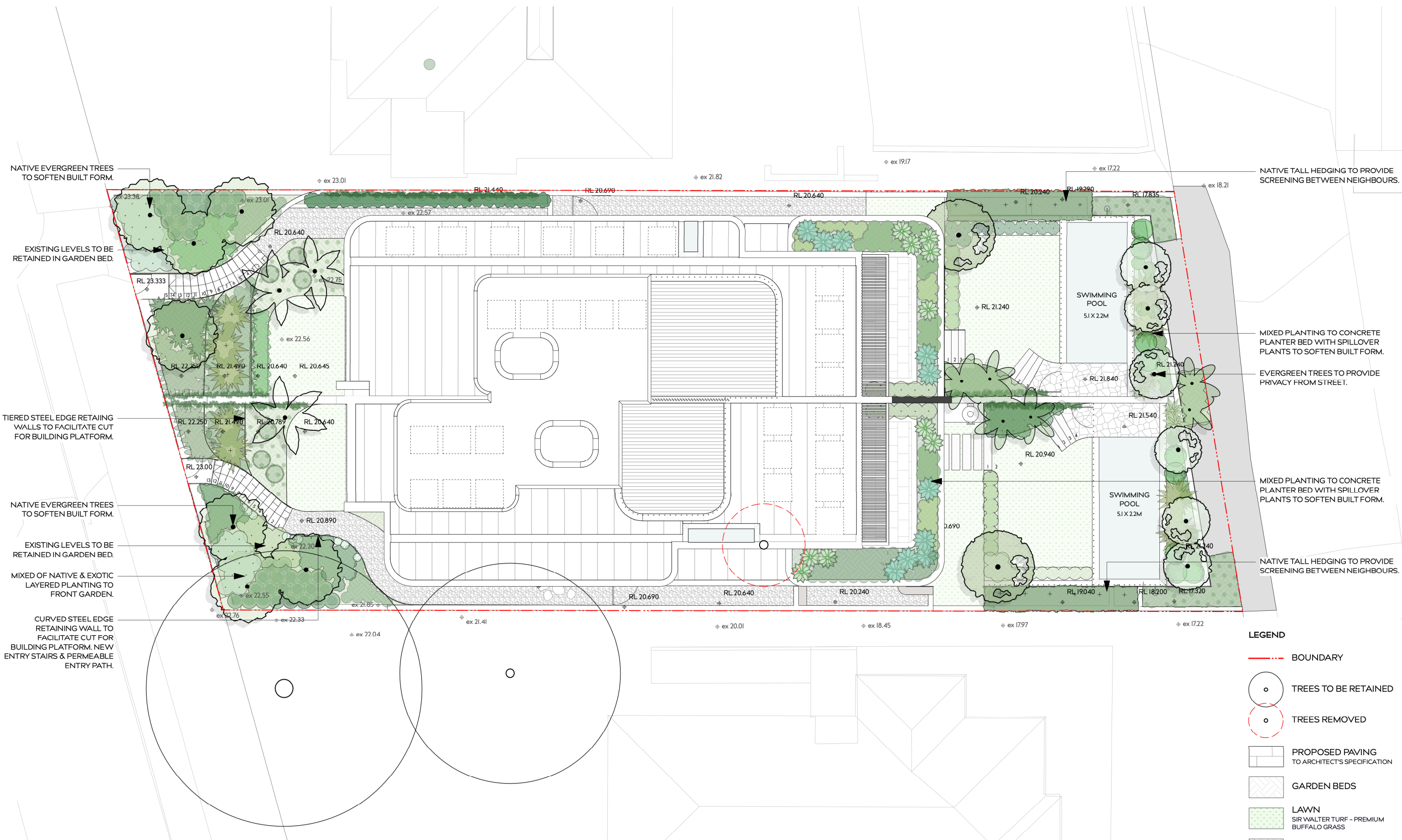
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38 UNDERCLIFF RD,  
FRESHWATER

DRAWING TITLE:  
DEVELOPMENT APPLICATION  
MASTER PLAN

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09.10.24  
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24.066

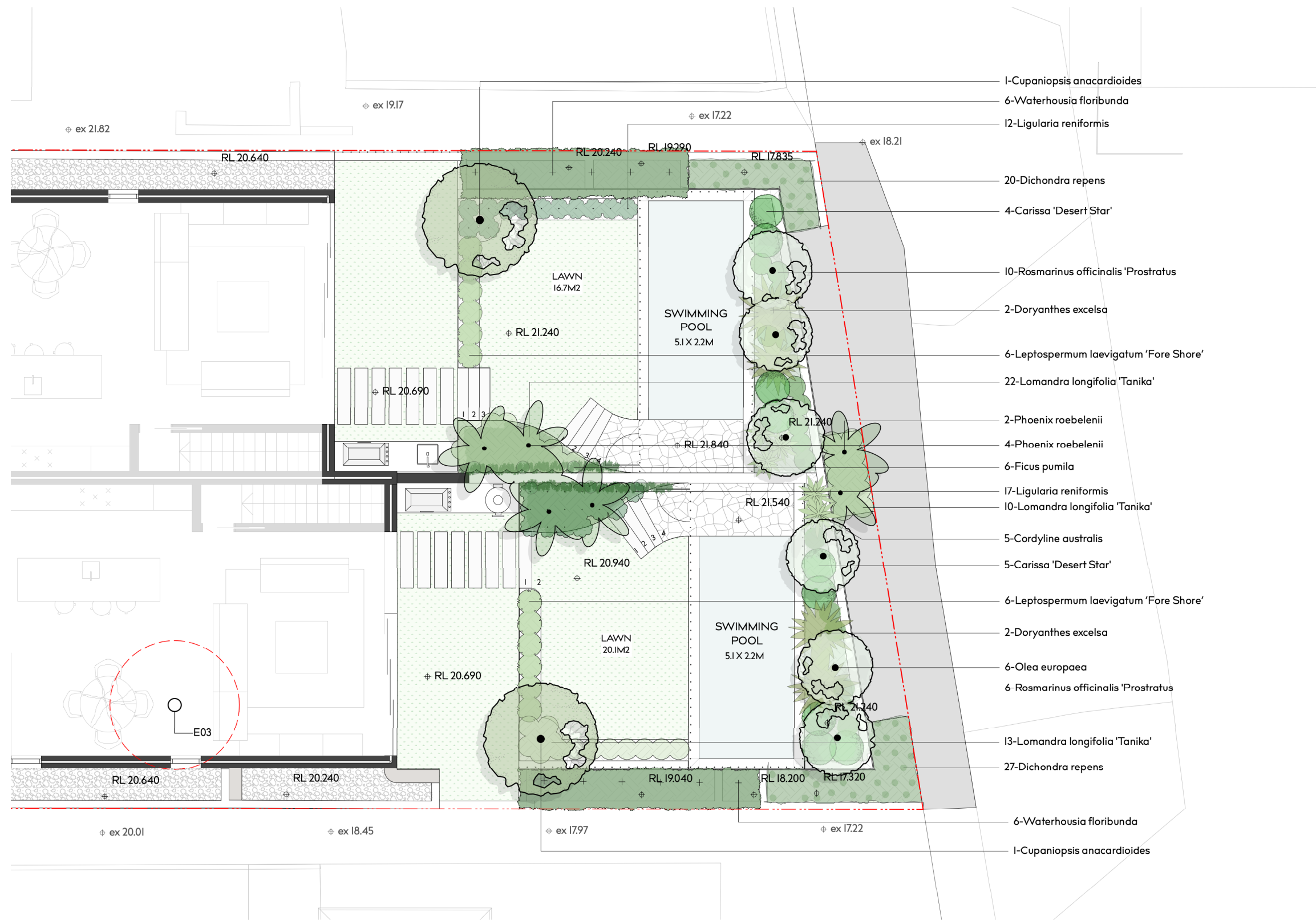
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PROJECT

38 UNDERCLIFF RD,  
FRESHWATER

DRAWING TITLE:

DEVELOPMENT APPLICATION  
REAR GARDEN

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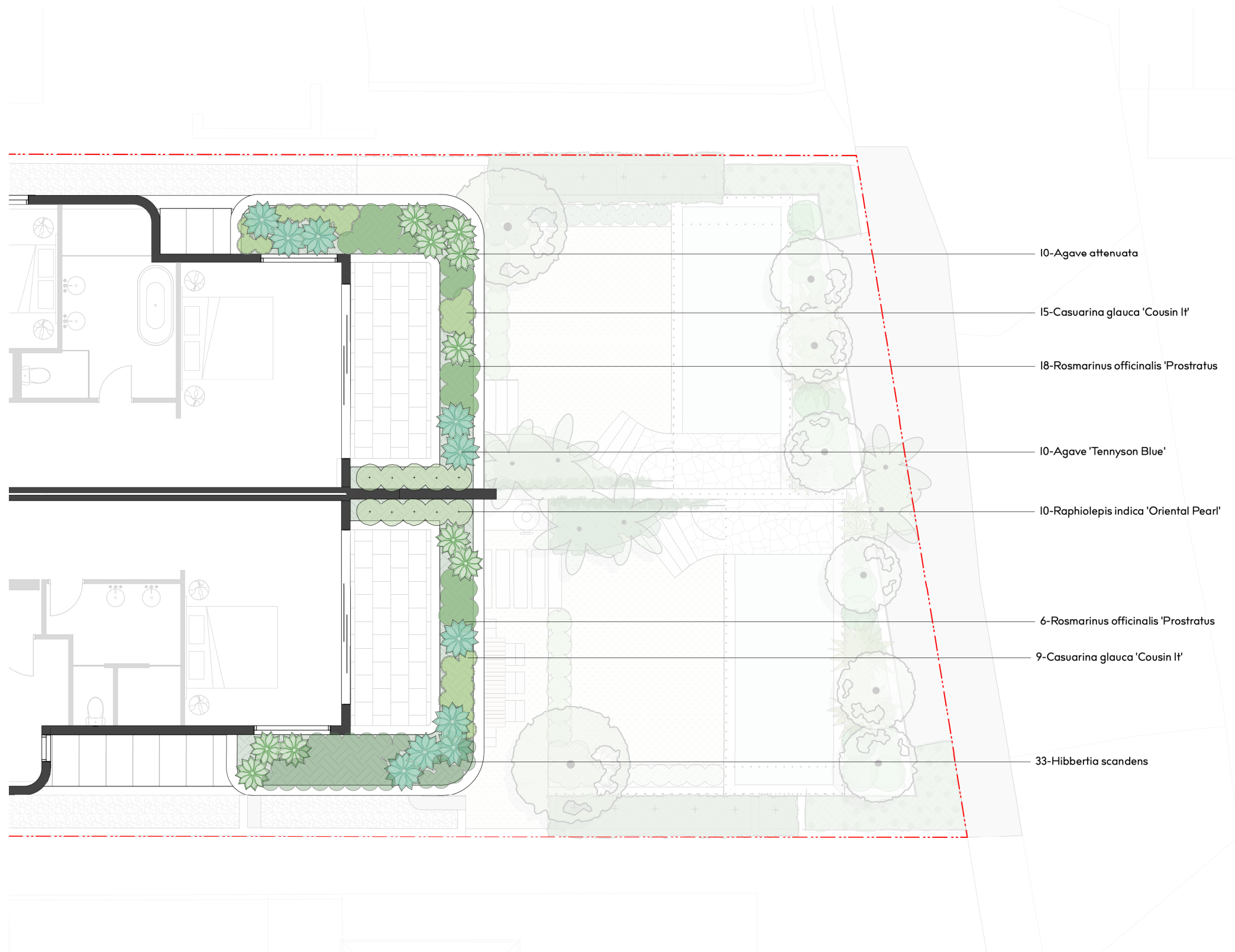
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#### LEGEND

- BOUNDARY
- TREES TO BE RETAINED
- TREES REMOVED
- PROPOSED PAVING TO ARCHITECT'S SPECIFICATION
- GARDEN BEDS
- LAWN  
SIR WALTER TURF - PREMIUM  
BUFFALO GRASS
- PROPOSED PEBBLES  
COLOUR TBC

#### PROJECT

38 UNDERCLIFF RD,  
FRESHWATER

#### DRAWING TITLE:

DEVELOPMENT APPLICATION  
FIRST FLOOR

#### DRAWN BY

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#### REVISION

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