

154-158 Pacific Parade

Dee Why NSW 2099

Stage /
Landscape Development Application Report

Prepared for /
Harrington Dee Why Pty Ltd
+
Northern Beaches Council

on /
29 November 2024

Revision /
C

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Project Info.

Project Number	24_358
Project	154-158 Pacific Parade Dee Why
Stage	Landscape DA Report
Client	Harrington Dee Why Pty Ltd
Issue	C
Date	29.11. 2024

Revision

Rev	Description	Date
A	Draft Development Application Report	25.09.2024
B	Landscape Development Application Report	21.10.2024
C	Landscape Development Application Report	29.11.2024
-	-	-
-	-	-

Acknowledgment

LANDFX acknowledges the Traditional Custodians of the land in which we live and work and their rich cultural heritage and deep connection to Country. We pay our respects to their Elders past, present and future.



Design Statement

Ground

Located 150m from Dee Why beach, the landscape / planting character of this site will reflect a modern coastal palette.

The ground floor will have predominantly hardy coastal planting integrated into the street-scapes while the raised planters at entry points will aim to achieve a feeling of coastal lux for the residents softly framing the architecturally-designed dwelling.

Street trees have been selected from Council's recommended Street Tree list while 3 Palms have been proposed on the triangular corner to the north to achieve an iconic coastal look.

Level 01

The awning planter will have a mixture of hardy coastal shrubs and grasses with cascading species spilling over the edge to soften the facade. Consideration will be given to solar aspect and the planting palette will have subtle changes to accommodate this.



coastal
palette



Landscape Plan - Ground Floor

Legend

- 01

Griffin Rd proposed 1.5m concrete footpath [as per DCP]
- 02

Proposed planting zone [as per DCP]
- 03

Existing bus stop to be retained
- 04

Proposed unit paving area [refer to Northern Beaches Public Space Vision & Design Guidelines]
- 05

The Strand entry to shop 01 [refer to Architects]
- 06

Entry raised planters [600mm depth]
- 07

Potential for spill out seating zone
- 08

Decorative pots with planting
- 09

Bike stands zone
- 10

Street trees [palms] planted within 1.0m wide planting strip [as per DCP]
- 11

Proposed 2.5m footpath [as per Northern Beaches Public Space Vision & Design Guidelines]
- 12

Proposed street trees planting within 1.0m nature strip to The Strand
- 13

Basement entry driveway [refer to Architects]
- 14

The Strand entry to residential lobby [refer to Architects]
- 15

The Strand entry to residential bin room [refer to Architects]
- 16

The Strand entry to commercial bin room [refer to Architects]
- 17

The Strand basement entry [refer to Architects]
- 18

Street furniture elements opposite entry
- 19

Pacific Parade entry to shop 02 [refer to Architects]
- 20

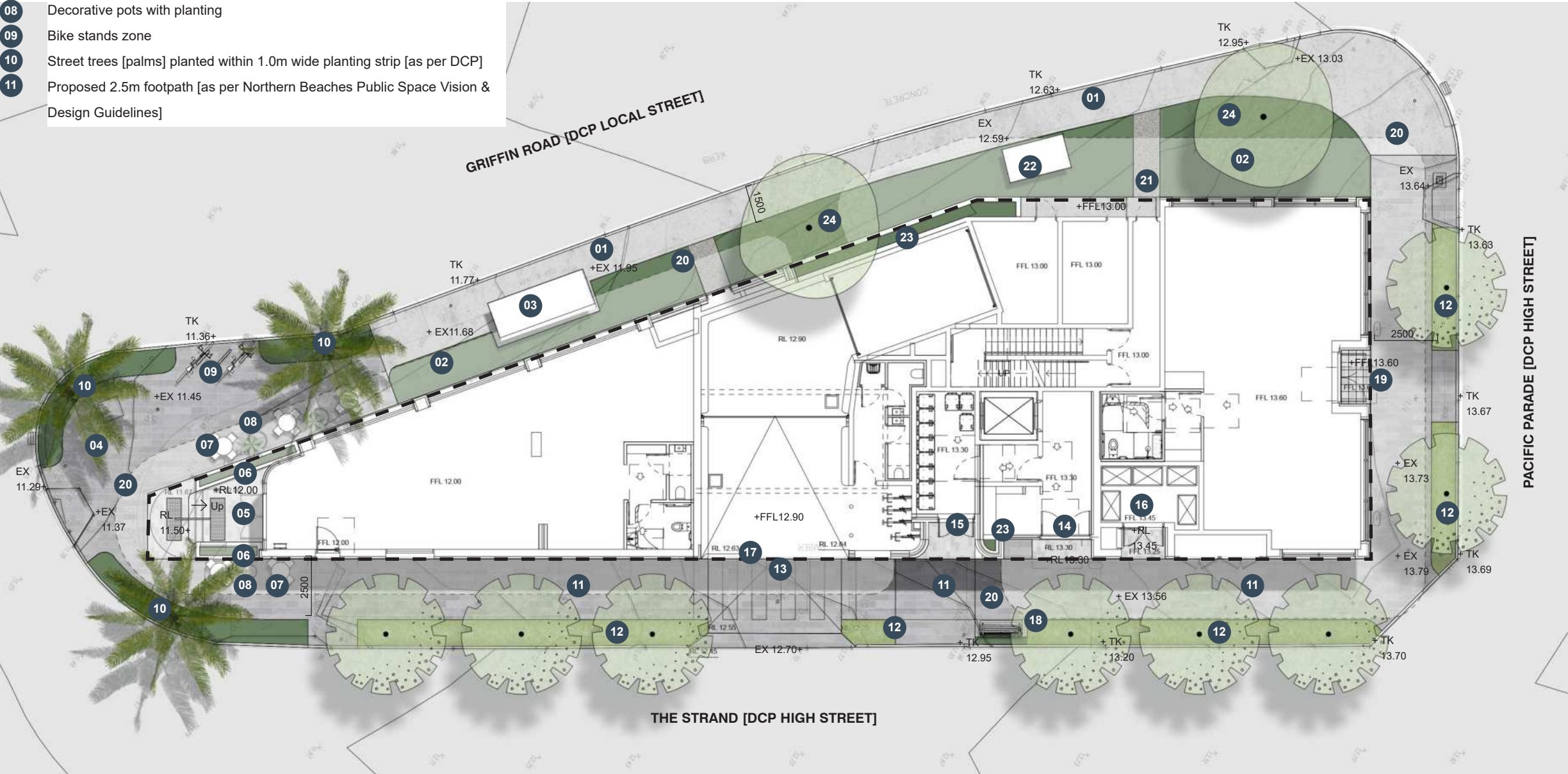
Awning extent [refer to Architects]
- 21

Fire stair egress door to Griffin Road [refer to Architects]
- 22

Existing substation
- 23

Raised planters at the edge of building
- 24

Proposed street trees planting within proposed planting zone



Ground Floor Palette



Key

Boundary & Basement Extent Line

Existing Trees to be Removed [TBC]

Proposed Trees

Turf

Planting Mixtures [Shrubs, Grasses + Groundcovers]

Unit Pavement [Refer to Northern Beaches Councils]

Concrete [Refer to Northern Beaches Councils]

Balcony Paver [Refer Architects]

Existing Levels

Proposed Levels

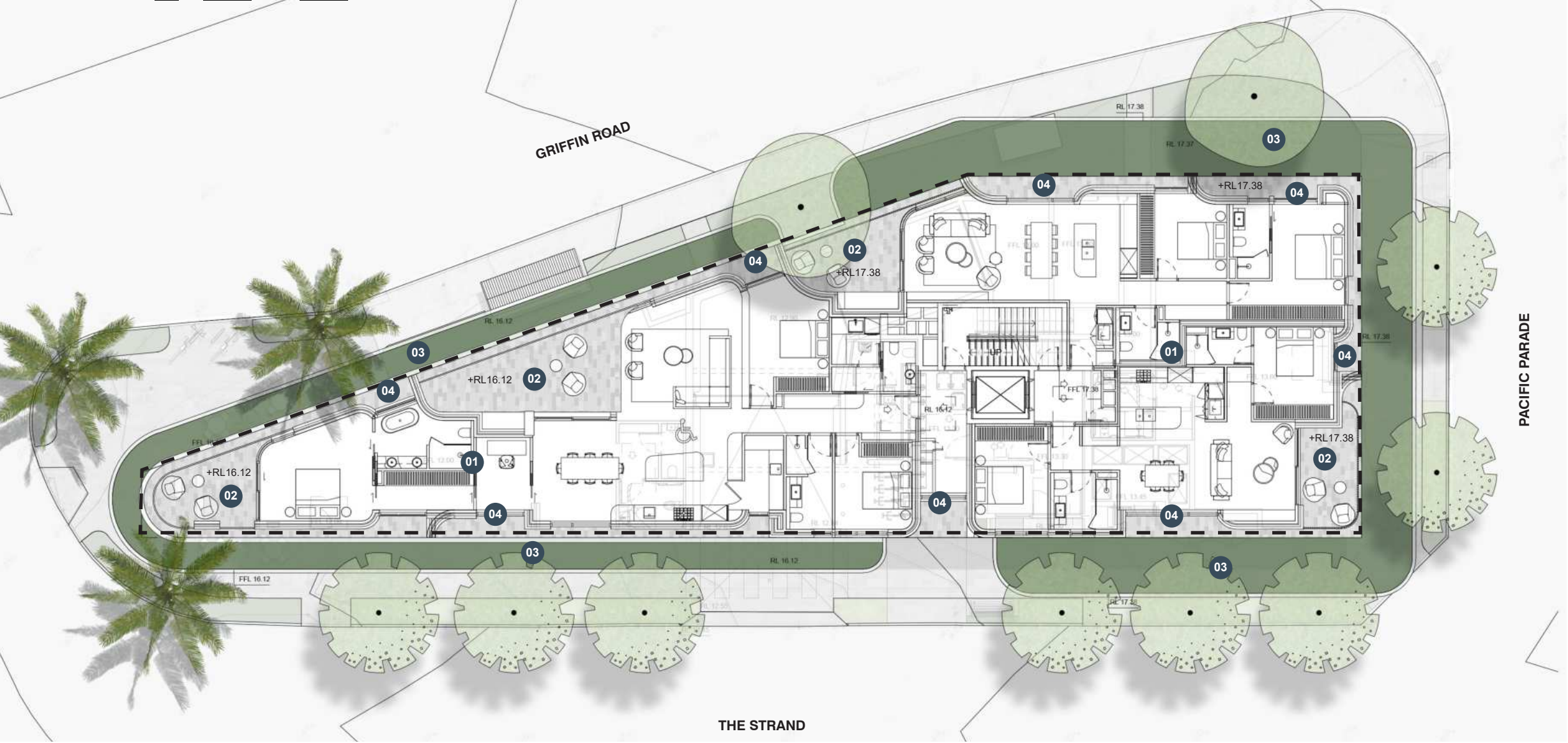
Top of Kerb Levels

Landscape Plan - First Floor

Legend

- 01 Internal layout [refer to Architects]
- 02 Accessible Private open space terraces [refer to Architects]
- 03 Roof planter [500mm soil depth]
- 04 Non accessible paved area [refer to Architects]

Scale 1:200 @ A3 0 1 4 6 8m



Key

- Boundary Line
- Shrubs
- Feature Paver [refer Architects]
- Proposed Levels

Level 01 Palette



Westringia Grey Box



Pittosporum tobira 'Miss Muffet'



Philodendron xanadu



Lomandra tanika



Casuarina 'cousin it'



Dichondra repens 'silver falls'



Landscape Boundary Interface Sections - A & B



Section A Reference Plan

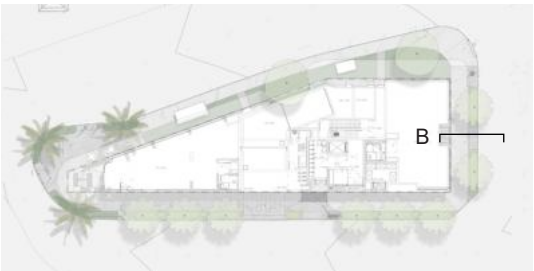
Legend

- 01 Corner of The Strand and Griffin Ave
- 02 Feature Palm Tree
- 03 Street scape planting mix
- 04 Footpath pavement [as per DCP]
- 05 Step entry to building
- 06 Entry planting
- 07 Level 01 planting mix [refer planting plan]
- 08 Level 02 balcony



Section A - Northern Boundary Interface

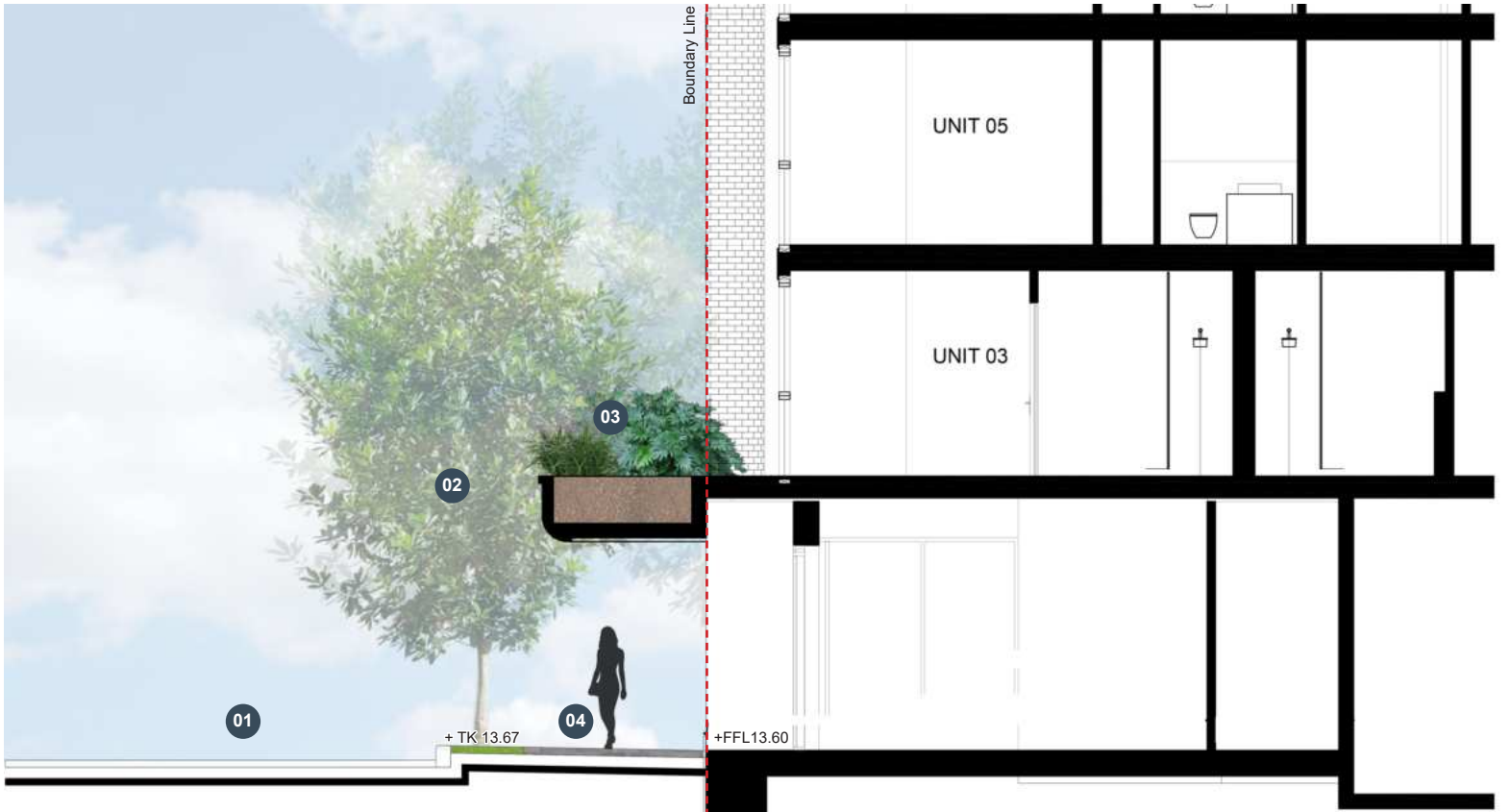
Scale 1:100 @ A3



Section B Reference Plan

Legend

- 01 Pacific Parade
- 02 Street tree planting within turf verge [as per DCP]
- 03 Level 01 south aspect planting mix
- 04 Pacific Parade footpath [as per DCP]

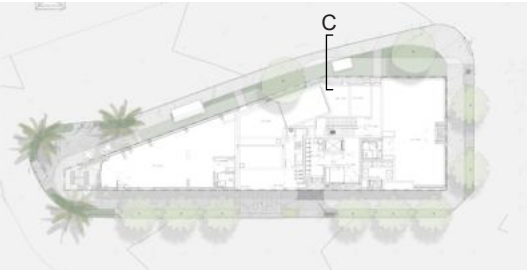


Section B - Southern Boundary Interface

Scale 1:100 @ A3

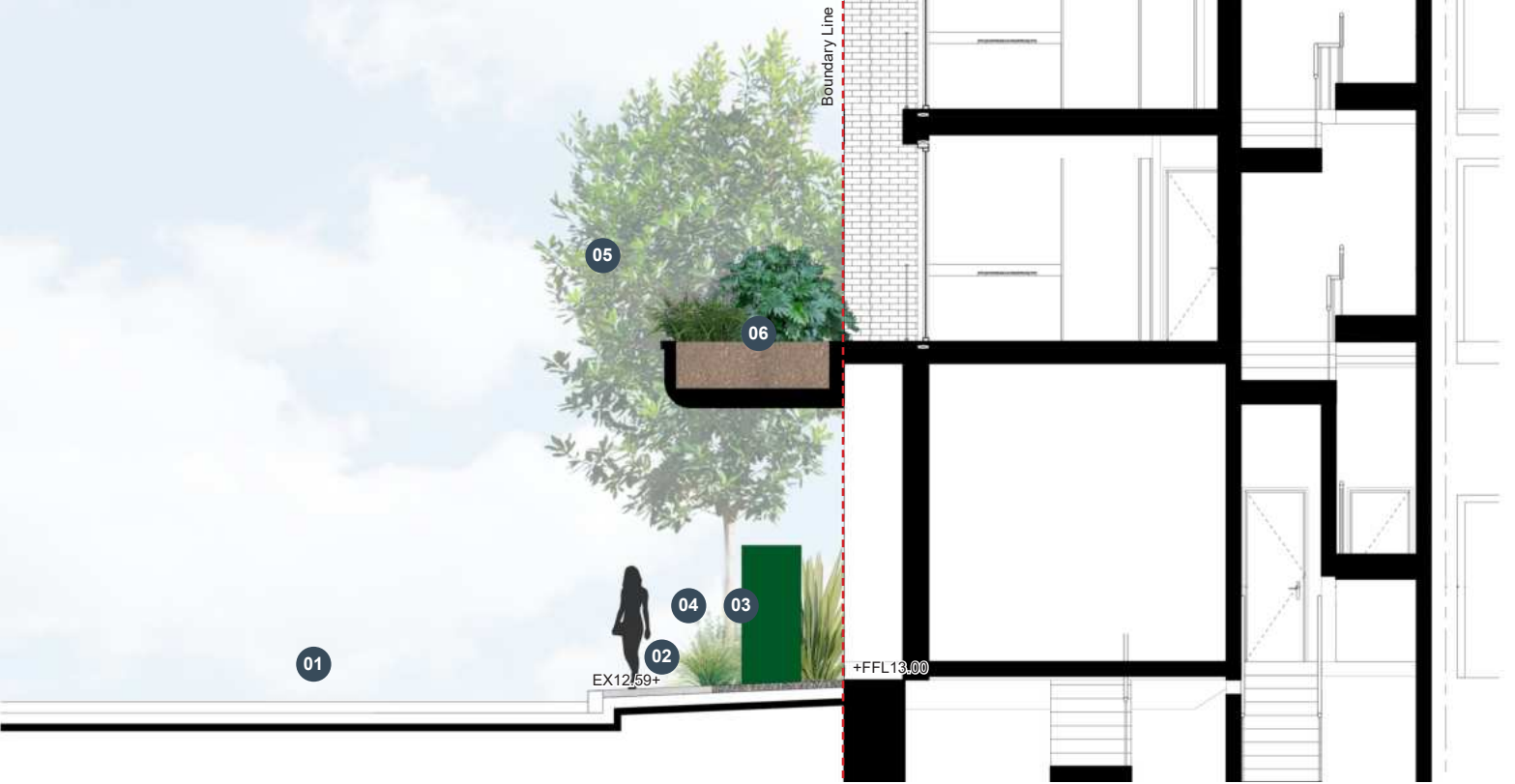


Landscape Boundary Interface Sections - C & D



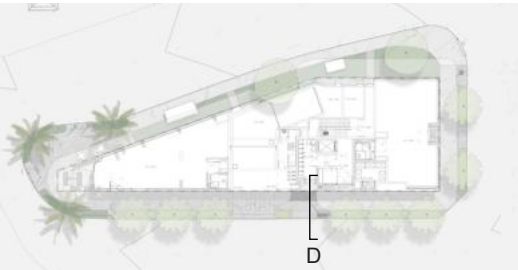
Section C Reference Plan

- Legend**
- 01 Griffin Road [Classed as a 'Local Street' as per DCP]
 - 02 1.5m footpath [as per DCP]
 - 03 Existing substation to be retained
 - 04 Planting mix in background [refer planting plan]
 - 05 Street Trees [selected from DCP recommended street trees list]
 - 06 Level 01 planting



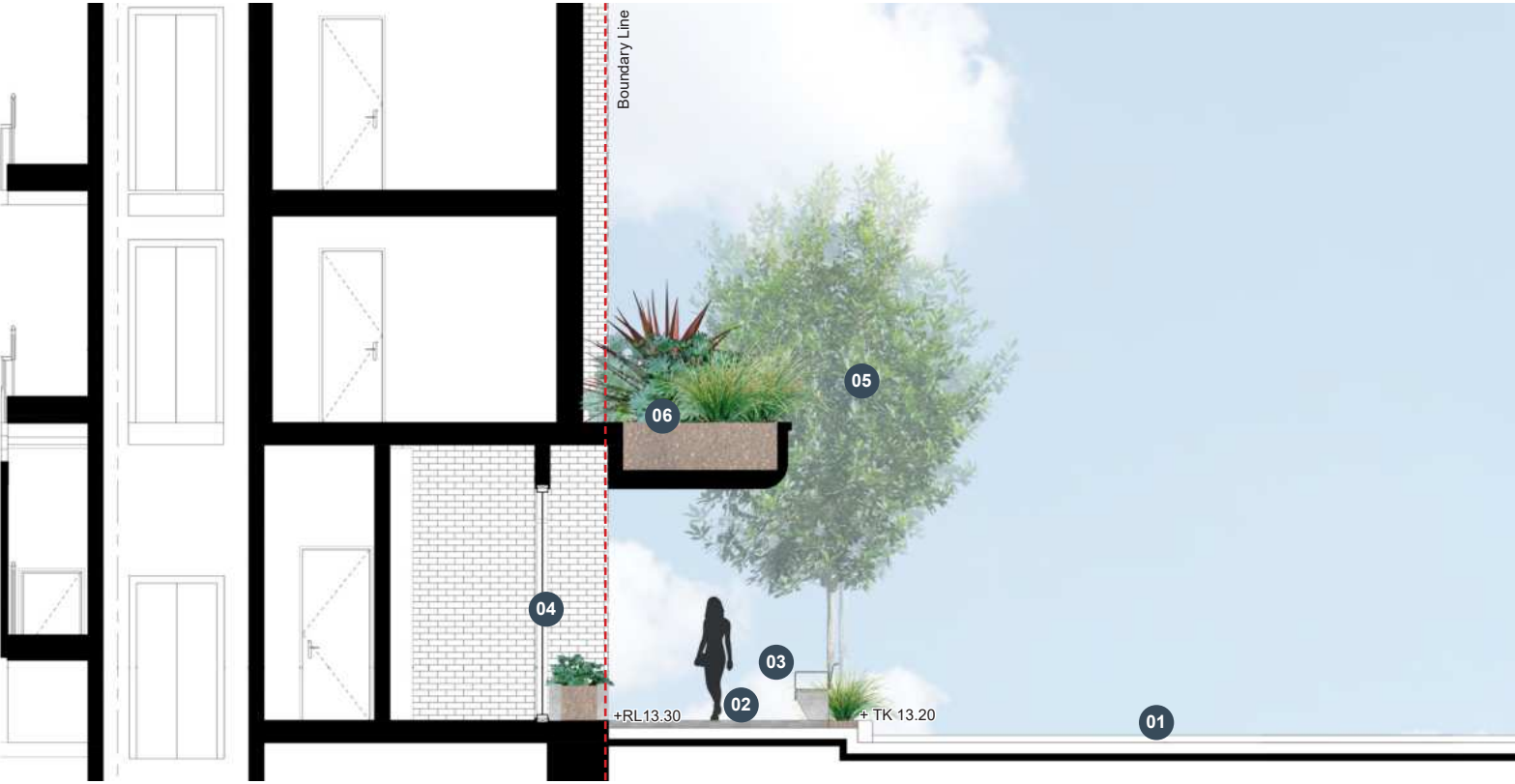
Section C - Eastern Boundary Interface

Scale 1:100 @ A3



Section D Reference Plan

- Legend**
- 01 The Strand [Classed as a 'High Street' as per DCP]
 - 02 2.5m footpath with unit paving [as per DCP]
 - 03 Proposed street furniture opposite resi entry
 - 04 Entry planter [500mm depth]
 - 05 Street Trees [selected from DCP recommended street trees list]
 - 06 Level 01 planting



Section D - Western Boundary Interface

Scale 1:100 @ A3



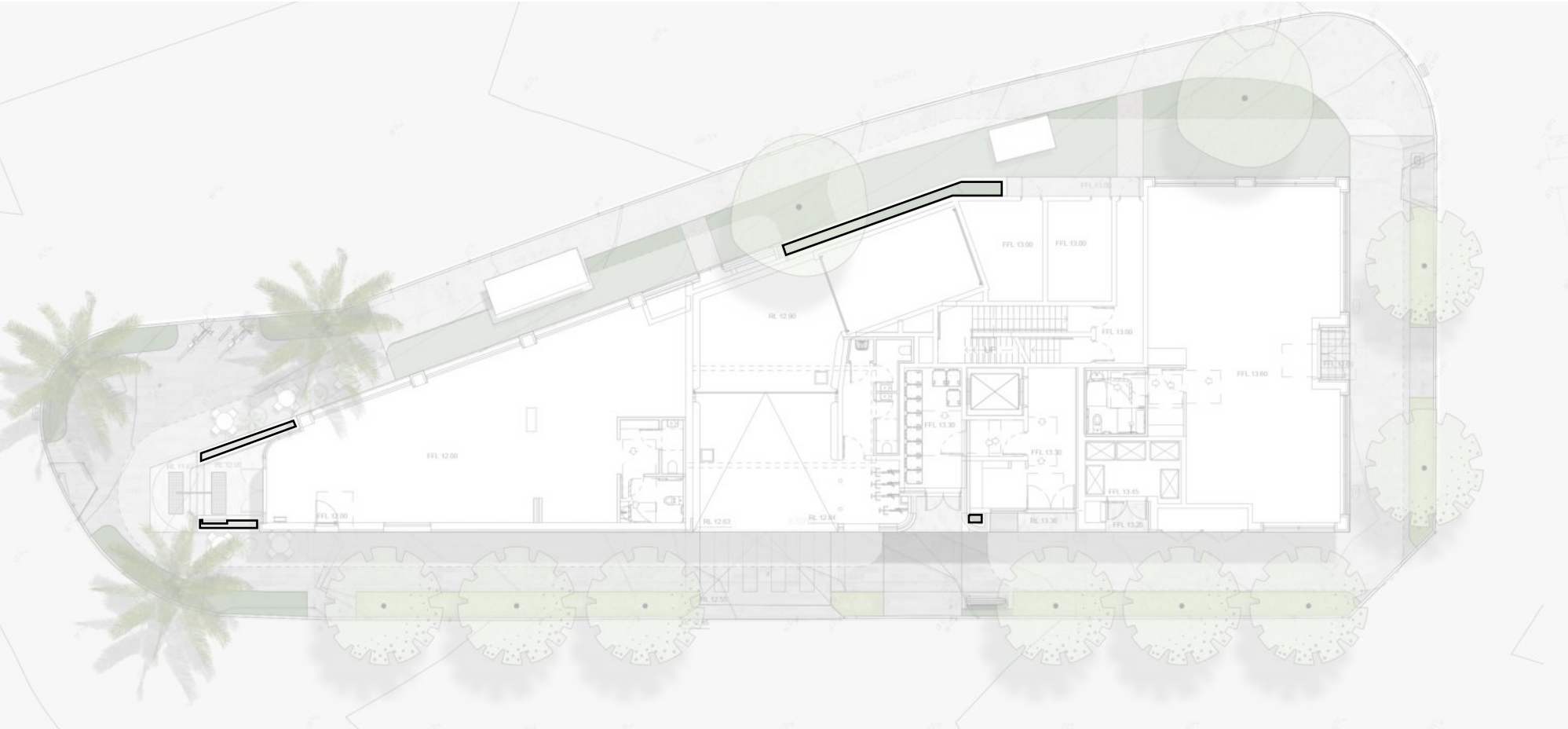
Planting on Structures

Structure Planting

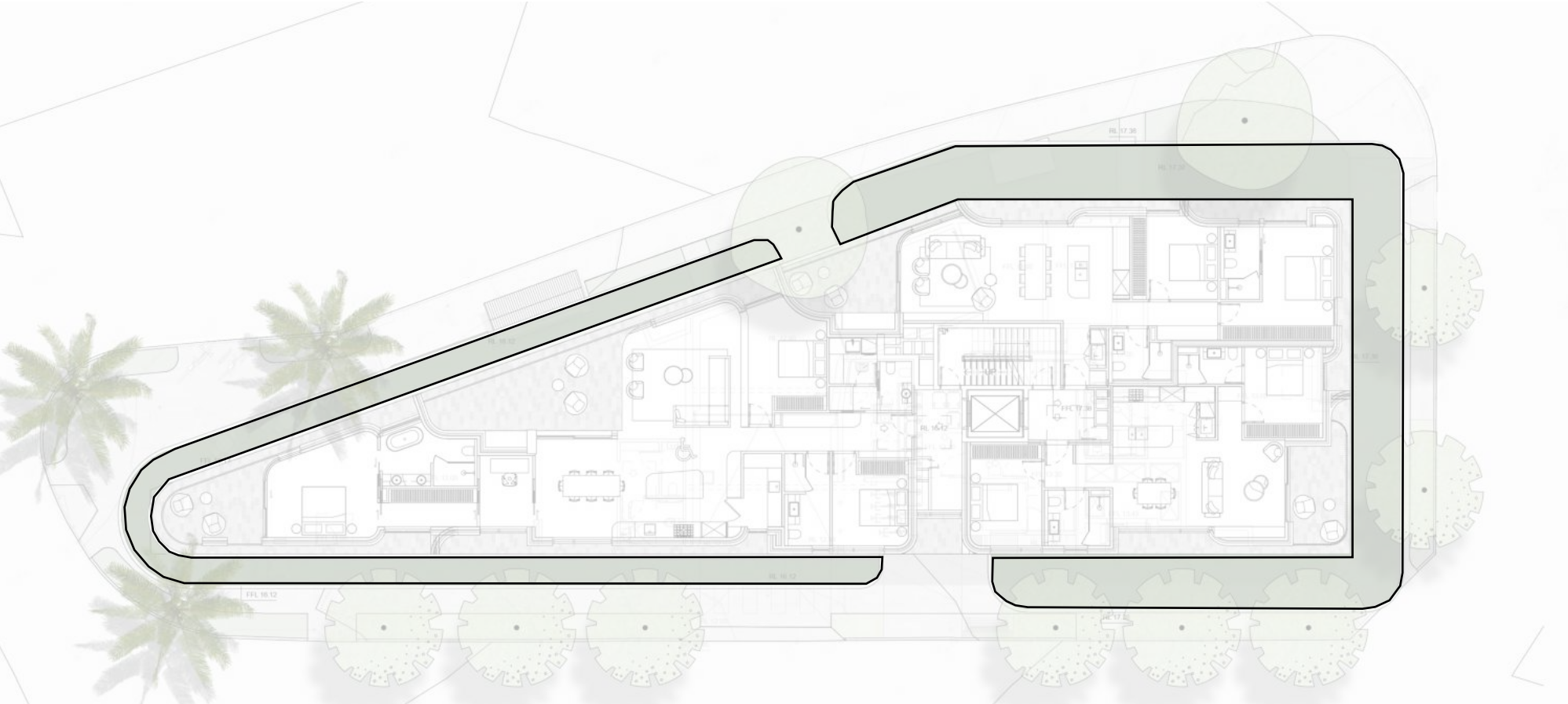
All planting on top of podium will comply with ADG Guidelines and Norther Beaches Council DCP Standards with drainage and waterproofing to Engineers Details.

Legend Planting Depths:

- Depth: 500mm
- Planting type: Shrubs, Grasses and Groundcovers



Ground Level



Level 01

Appendix

300	Planting Schedule + Palette
301	Detailed Planting Plans - Ground Floor
302	Detailed Planting Plans - Level 01
701	Landscape Typical Details
801	Landscape Specification

154-158 Pacific Highway Dee Why Planting Schedule

Code	Botanic Name	Common Name	Mature Size (H x W)	Proposed Pot Size	Quantity Ground	Quantity L1	Native
Trees + Palms							
Ac	Archontophoenix cunninghamiana	Bangalow Palm	20 x 3	200L	3	0	*
TI	Tristaniopsis 'Luscious'	Luscious Water Gum	8 x 4	200L	8	0	*
Ca	Cupaniopsis anacardioides	Tuckeroo	12 x 6	200L	2	0	*
Shrubs + Accents							
De	Doryanthes excelsa	Gymea Lily	3 x 1.5	300mm	11	0	*
Pt	Pittosporum tobira 'miss muffet'	Dwarf Pittosporurm	1.5 x 1	200mm	14	63	*
Sr	Strelitzia reginae	Bird of Paradise	1.5 x 1	200mm	4	0	
Wf	Westringia fruticosa	Coastal Rosemary	1.5 x 2	200mm	7	6	*
Px	Philodendron xanadu	Xanadu	1 x 0.7	200mm	116	113	
Grasses + Rushes							
Lt	Lomandra 'Tanika'	Mat Rush	0.6 x 0.6	150mm	73	176	*
Groundcovers + Climbers							
Cg	Casuarina glauca 'cousin its'	Cousin It	0.2 x spreading	150mm	NA	95	*
Dsf	Dichondra repens 'Silver Falls'	Kidney Weed	0.2 x spreading	150mm	NA	141	*
Gt	Gazania toementosa	Silver Leafed Gazania	0.2 x 0.4	150mm	117	0	

Trees + Palms



Archontophoenix



Tristaniopsis 'Luscious'



Cupaniopsis anacardioides



Doryanthes excelsa



Pittosporum tobira 'Miss Muffet'



Strelitzia reginae



Westringia Grey Box



Philodendron xanadu

Grasses + Rushes



Lomandra tanika

Groundcovers + Climbers



Casuarina 'cousin it'



Dichondra repens 'silver falls'



Gazania 'Silver leaf'

LEGEND

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DRAFT DEVELOPMENT APPLICATION	SX	CT	25 09 2024
B	DEVELOPMENT APPLICATION	SX	CT	21 10 2024
C	DEVELOPMENT APPLICATION	SX	CT	29 11 2024

PROJECT
154 - 158 PACIFIC PARADE
DEE WHY NSW 2099, AUSTRALIA

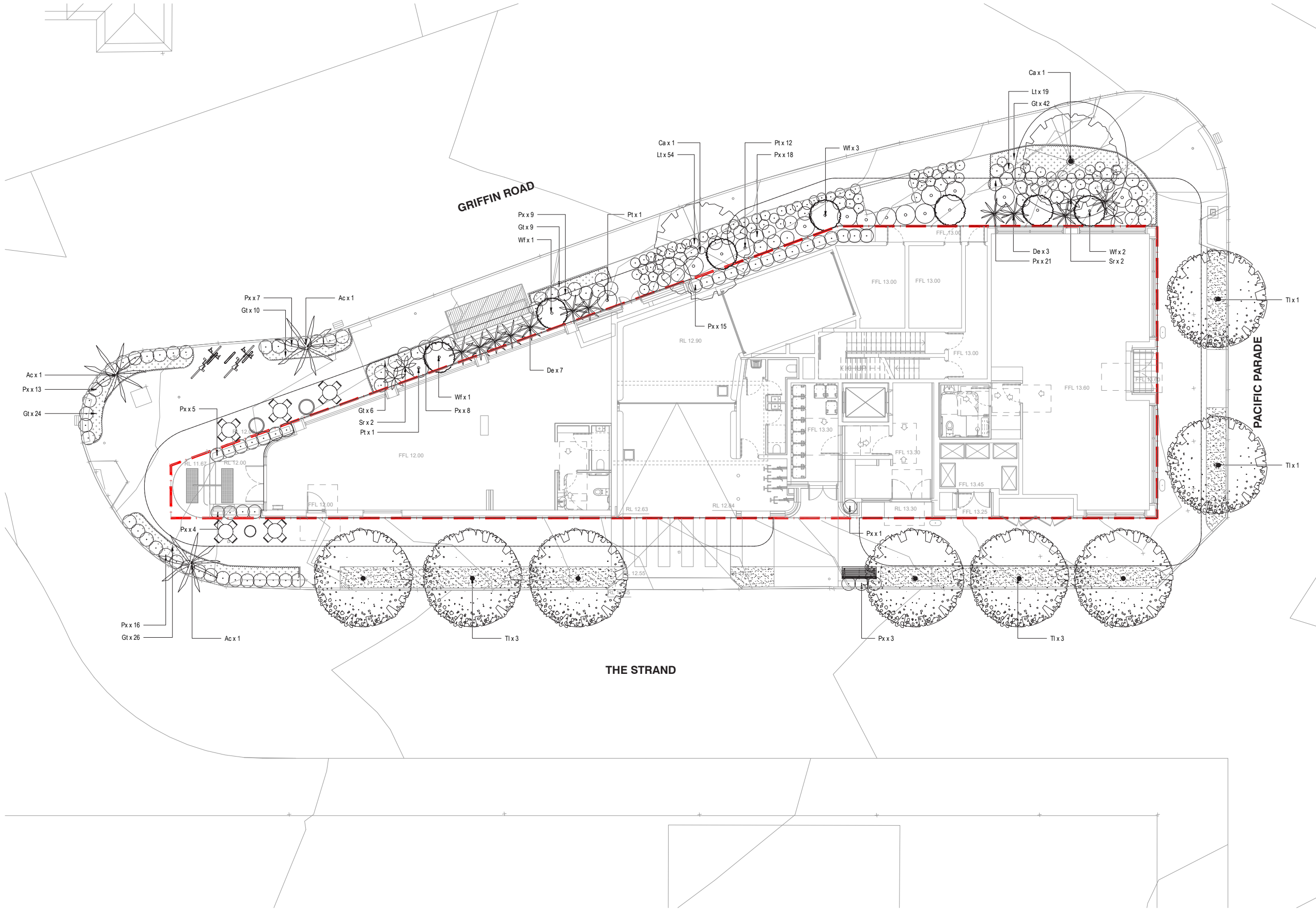
STAGE
DEVELOPMENT APPLICATION

CLIENT
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SHEET
PLANTING SCHEDULE

JOB # SHEET # ISSUE NORTH
24_358 300 C

SCALE N/A



LEGEND

- EXTENT OF LANDSCAPE WORKS
Refer Landscape Plans
- PROPOSED TREE PLANTINGS
Refer Landscape Plans
- PROPOSED TREE PLANTINGS
Refer Landscape Plans
- PROPOSED TREE PLANTINGS
Refer Landscape Plans
- SHRUB / ACCENT PLANTINGS
Refer Landscape Plans
- GRASS PLANTINGS
Refer Planting Schedule
- GROUND COVER PLANTINGS
Refer Planting Schedule
- TURF
Refer Planting Schedule

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DEE WHY NSW 2099, AUSTRALIA

STAGE
DEVELOPMENT APPLICATION

CLIENT
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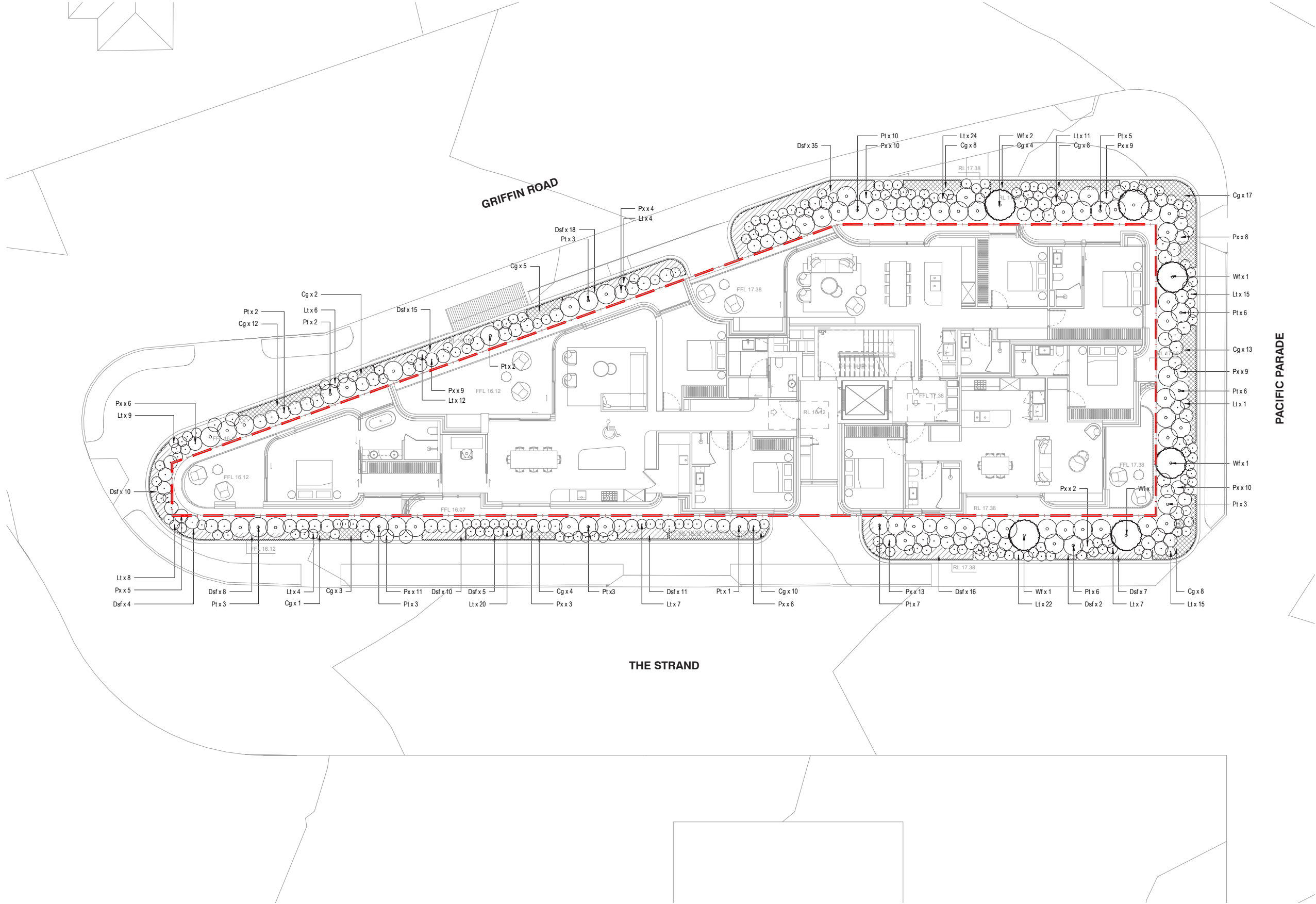
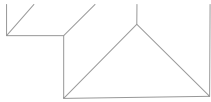
SHEET
**DETAILED PLANTING PLANS -
GROUND FLOOR**

JOB # SHEET # ISSUE NORTH
24_358 301 C

SCALE 1:100 @ A1

LANDFX
LANDSCAPE ARCHITECTURE
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Phone +61 42476 9049 | Email info@landfx.com.au | Web www.landfx.com.au

General Note:
Copyright remains the property of LandFX Landscape Architecture. Use only dimensions. Any other required dimensions are to be referred to and supplied by the Landscape Architect. All discrepancies to be referred to the Project Manager and LandFX prior to construction. Ensure compliance with the building code of Australia and all relevant Australian Standards and Authorities.



LEGEND

	EXTENT OF LANDSCAPE WORKS Refer Landscape Plans
	SHRUB / ACCENT PLANTINGS Refer Landscape Plans
	GRASS PLANTINGS Refer Planting Schedule
	GROUNDCOVER PLANTINGS Refer Planting Schedule
	GROUNDCOVER PLANTINGS Refer Planting Schedule
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154 - 158 PACIFIC PARADE
DEE WHY NSW 2099, AUSTRALIA

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DEVELOPMENT APPLICATION

CLIENT
HARRINGTON DEE WHY PTY LTD

SHEET
**DETAILED PLANTING PLANS
- LEVEL 01**

JOB # SHEET # ISSUE NORTH
24_358 302 C

SCALE 1:100 @ A1

LANDFX
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PROPOSED TURF
REFER SPECIFICATION.

TOPSOIL
REFER SPECIFICATION.

BREAK UP & CULTIVATE SUB-GRADE
TO 150MM DEPTH.

EXISTING SUB-GRADE.
REFER ENGINEER.

TURF ON GRADE / 1:20 @ A3

Typically 1000

PROPOSED SHRUB OR
GROUNDCOVER.

75MM DEPTH MULCH.
REFER SPECIFICATION.
DISHED AROUND BASE OF TRUNK.

BACKFILL &
CONSOLIDATE WITH
TOPSOIL MIXTURE &
FERTILISE TO MIN. 300MM
REFER SPECIFICATION.

BREAKUP & CULTIVATE
SUB-GRADE TO 150MM DEPTH.

EXISTING SUB-GRADE.
REFER ENGINEER.

SHRUB PLANTING ON GRADE / 1:20 @ A3

CONCRETE SLAB.
REFER ENGINEER.

PROPOSED SHRUB OR
GROUNDCOVER.

75MM DEPTH MULCH DISHED
AROUND BASE OF SHRUB
REFER SPECIFICATION.

TOPSOIL TYPE A
REFER SPECIFICATION.

TOPSOIL TYPE B
REFER SPECIFICATION.

COARSE WASHED RIVER SAND.
REFER SPECIFICATION.

DRAINAGE CELL AND
GEO-TEXTILE FILTER CLOTH
REFER SPECIFICATION.

WATERPROOFING MEMBRANE.
REFER ENGINEER.

SHRUB PLANTING ON SLAB / 1:20 @ A3

PRECAST UNIT PAVING WITH
MORTAR JOINTS AS SPECIFIED

25mm MORTAR BED
CONCRETE BASE SLAB
TO ENGINEERS
SPECIFICATION

COMPACTED
SUBGRADE TO
ENGINEERS
SPECIFICATION

FALLS AS
PER PLANS

PAVERS ON GRADE 1:20 @ A3

DETAIL NOT IN USE

75-100L TREE SET VERTICAL AND
CENTERED WITHIN TREE PIT

HARDWOOD STAKES.
38MM x 38MM x 1800MM / 2400MM AT
EDGE OF ROOTBALL. 50MM HESSIAN
TIES IN FIGURE OF EIGHT STAPLED TO
STAKES.

75MM MULCH. DISHED
TO BASE OF TREE.
REFER SPECIFICATION.

REFER PLAN FOR ADJACENT SURFACES

TYPE 'A' TOPSOIL MIX TO 300MM DEPTH.
REFER SPECIFICATION.

TYPE 'B' TOPSOIL MIX
REFER SPECIFICATION.
NOTE: INSTALL ROOT BALL
FLAT ON EXCAVATED HOLE

CULTIVATE SUBGRADE TO 150MM DEPTH.

TYPICAL TREE ON GRADE / 1:20 @ A3

DETAIL NOT IN USE

DETAIL NOT IN USE

DETAIL NOT IN USE

LEGEND

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STAGE

DEVELOPMENT APPLICATION

CLIENT

HARRINGTON DEE WHY PTY LTD

SHEET

LANDSCAPE DETAILS

JOB # SHEET # ISSUE NORTH

24_358 701 C

SCALE AS SHOWN

Landscape specification notes

Services

Before landscape work is commenced the landscape contractor is to establish the Position of all service lines and ensure tree planting is carried out at least 3 metres Away from these services. Service lids, vents and hydrants shall be left exposed and not Covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining Surfaces flush with pit lids.

Aborist management of tree protection

A qualified and approved aborist is to be contracted to undertake or manage the Installation of protective fencing, and to undertake such measures as he deems appropriate to preserve the subject trees to be retained. The arborist is to be retained for the entire contract period to undertake ongoing management and review of the Trees.

Drainage cell and filter fabric

For on-slab areas install an approved 'drainage cell' product to comprehensively cover the bottom of all planters. Over drainage cell to on-slab areas, a polyfelt geotextile lining (as supplied by 'polyfelt ts' or approved equivalent) is to be installed to cover the bottom of all planters, turned up 300mm and taped to the planter sides to ensure soil mix does not escape into drainage outlets/holes. Install min. 50mm coarse river sand over all geotextile lining prior to installation of soil mix.

Planting mixture

Shall be homogenous blend of soil and additives in the following proportions:
Existing site soil if suitable or imported topsoil 50% Compost 30% D/w sand 20% soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with australian standards.(As4419 - soils for landscaping)

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge,
- Smooth and free from stones or lumps of soil,
- Graded to drain freely, without ponding, to catchment points,
- Graded evenly to adjoining surfaces, and
- Ready for planting.

Supply and install the following imported topsoil mixes:

- Soil Mix Type A
 - 60% soil mix (60% coarse sand and 40% black soil),
 - 10% mushroom compost,
 - 10% pine bark fines,
 - 10% composted sawdust, and
 - 10% composted manures.
- Soil Mix Type B
 - 80% washed river sand, and
 - 20% black soil.

Mulch application

Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

Mulch type

Forest litter or pine bark: from mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

All mulch to be free of deleterious material such as rock, soil, weeds and sticks

Compost

Shall be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral ph. Provide a Certificate of proof of ph upon request.

Plant material

All plants supplied are to conform with those species listed in the plant schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or Unhealthy plant material before planting. All stock is to be container grown for a Minimum of six (6) months prior to delivery to site

Fertiliser mass planting areas:

Fertiliser shall be 'nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.

Trees in grass and super advanced trees:

Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to shirleys kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum From the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree. Tree trunks to be a minimum of 700mm from street kerb or guttering. All tree planting holes are minimum 1.5M diameter and twice the depth of the rootball Root directors Install root directors to manufacturers specifications to protect assets, structures and underground services

Staking and tying

Stakes shall be straight hardwood, free from knots and twists, pointed at one end. Size shall be 2x38x38x1800mm and shall sit 600mm within ground. Secure the tree firmly with 2no. Hessianties fitted to the stem separately in opposite directions. Of plants to be staked. A. 5-15 Litre size plant 1x(1200x25x25mm) B. 35-75 Litre size plant 2x(1500x38x38mm) C. 100-Greater than 200litre 3x(1800x50x50mm) Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on The windward side of the plant.

Irrigation system

Supply an automatic watering system using 'toro irrigation system' or similar approved, with micro-jet sprinkler heads and low density, rubber modified polypropylene reticulation, to include filters, bends junctions, ends and other ancillary equipment. The Landscaper shall nominate his source of supply for the watering system and obtain approval from the superintendent before placing orders for equipment or supply. A schematic plan of the proposed irrigation system is to be prepared by the contractor, showing solenoids, pipe diameters, and all nozzle and trickle attachment types (including spray/head angle), for review by the superintendent prior to installation the contractor is to liaise with the hydraulic engineer and council as necessary, to ensure the irrigation system conforms with all the council and water board codes and requirements. Provide an automatic controller that provides for two week scheduling and hourly multi-cycle operation. The controller shall manual override. Programming shall be undertaken by the contractor who shall advise on the operation of the system. provision of secure housing for the automatic irrigation controller to be located in association with the landscape contractor and location confirmed by the superintendent. Wiring to connect remote solenoid locations is to be provided. The controller shall be located in a dry place, protected from the weather, and all cable connections shall be made with waterproof connectors. Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory.

Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory. Timber or steel edging N/a Soft edges All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with Adjacent surface treatment. Turf Turf all landscape areas as shown on the landscape drawings. Turf is to have To prepare graded areas to receive turf, excavate the area and cultivate so as to allow For importing of 100mm of turf underlay soil. Remove all stones over 50mm ø and remove All weeds and foreign matter. Spread soil mix a.B.S to a depth of 100mm and grade to Appropriate levels to achieve general even grades to drainage outlets installed by Others. Lay the turf along the land contours with staggered, close butted joints, so that the Finished turf surface is flush with adjacent finished surfaces of paving and the like. As Soon as practicable after laying, roll the turf with a roller weighing not more than 90kg Per metre of width for sandy or light soils. Water as necessary to keep the soil moist to a depth of 100mm. Protect newly turfed Areas against traffic until grass is established. Fertilise two weeks after laying fertilise A.B.S 'Top dress' the turf when it is established to a depth of 10mm with coarse washed river Sand. Rub the dressing well into the joints and correct any unevenness in the turf Surfaces.

LEGEND

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STAGE
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CLIENT
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SHEET
LANDSCAPE SPECIFICATION

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24_358 801 C

SCALE N/A

LANDFX
LANDSCAPE ARCHITECTURE