

Landscape Plan

for Approval

14 Wyatt Avenue Belrose, NSW



Location Map



LANDSCAPE DRAWING REGISTRY

DRAWING NUMBER	DRAWING TITLE	ISSUE	SCALE	PAGE
LP01	LANDSCAPE TITLESHEET	E	NTS	1 OF 5
LP02	PLANTING PALETTE	E	1:100	2 OF 5
LP03	LANDSCAPE PLAN 01	E	1:100	3 OF 5
LP04	LANDSCAPE PLAN 02	E	AS SHOWN	4 OF 5
LP05	TREE MANAGEMENT PLAN	E	NTS	5 OF 5

PROTECTION OF EXISTING TREES

Existing trees are to be protected and maintained during the course of construction. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high fully supported chainmesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. "Tree Protection Zone" is to be attached to the protective fence.

PLANTS

All plants which have been declared, pursuant to section 7 & 8 of the Noxious Weed Act 1993, to be Noxious Weeds within the area of Northern Beaches Council shall be removed on site and replaced with appropriate indigenous or native species.

All labels are to remain on plants and delivery receipts or copies of plant purchases, stating the species, amount, and container sizes of plants. Labels shall be made available to Council's Construction Services or Private Certifier to facilitate certification that the landscape plan and conditions of consent have been implemented.

STREET NUMBER

A street number is to be placed on site in a readily visible location, (numbers having a height of not less than 75mm) prior to occupation of the building.

MAINTENANCE SCHEDULE

The consolidation program shall include, but not limited to, the following items:

Routine Maintenance. Provide routine maintenance for a period of six months after practical completion. Program to include but not limited to plant establishment, watering, mowing, fertilising, weeding, staking, pruning, mulching, pest and disease control and generally maintaining the site in a neat and tidy condition.

Watering: Watering of plants and turf should be done in conjunction with current Sydney Water watering restrictions.

Fertilising. Apply an appropriate lawn fertiliser, at manufacturer's rates, after 6 weeks of installation. Ensure fertiliser is adequately watered and evenly dispersed for healthy even lawn growth.

Mulch of garden beds must adhere to Australian Standard AS4454.

Lawns. Repair lawns in all failed areas.

Disease and Pest Control. If pathological disease or insect pests appear, they are to be controlled using organic methods or pest and disease control. Failing this, chemical sprays may be used, at manufacturer's rates, with prior consent of client.

Replacement. Defects including any dead or unhealthy plant must be replaced or treated within 3 weeks. Missing, dead or unhealthy plants are to be replaced with plants of similar size and quality and identical species/variety, unless a substitution has been approved by Council.

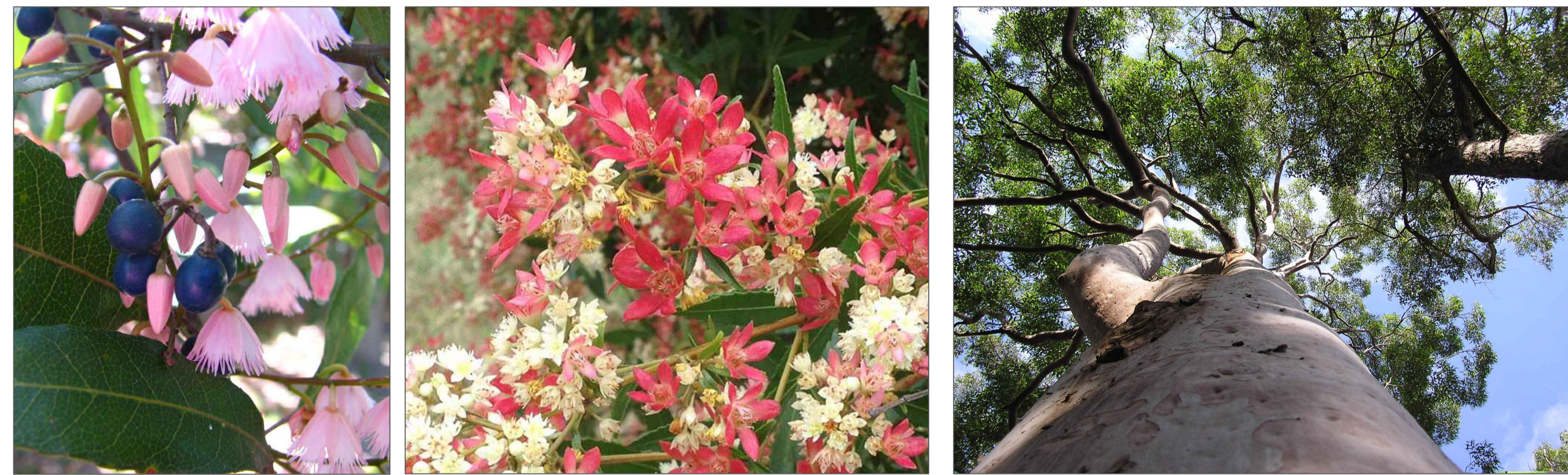
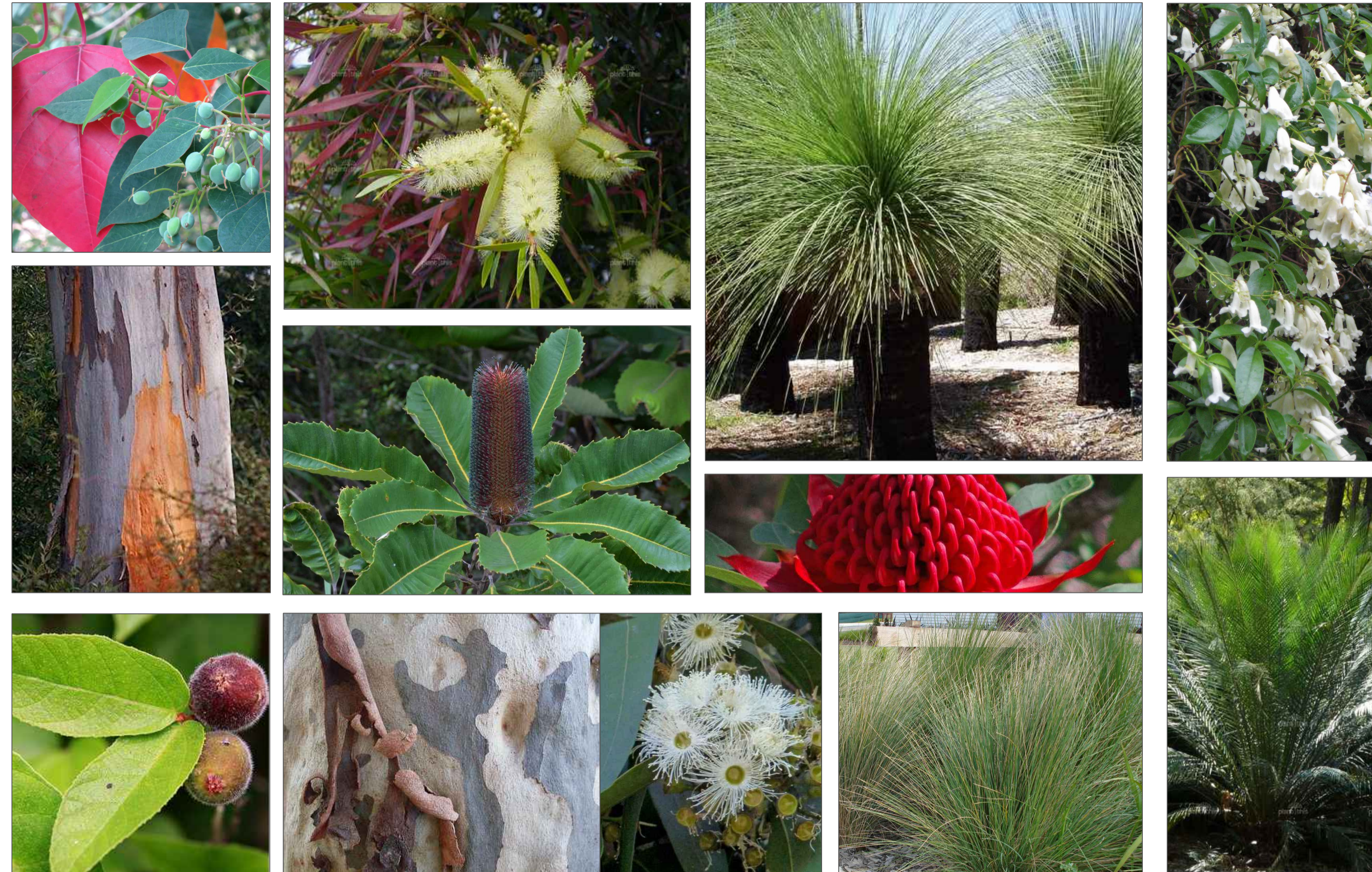
Any Pruning must be carried out to meet Australian Standards AS4373 'Pruning of Amenity Trees' and shall comply with Council's Tree Preservation Order.

Making Good. The contractor shall make good erosion of soil or subsidence which may occur, at no contract variation.

TREES TO BE REMOVED: 8

NEW TREES PROPOSED: 8

PITTWATER ROLLING HILLS AND LOWER SHALE SLOPES
 ENDEMIC PLANTING PALETTE



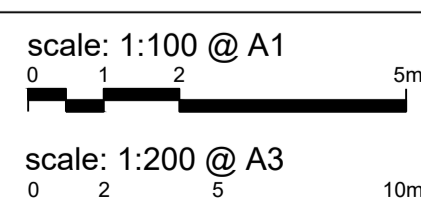
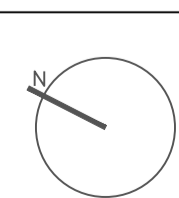
SUPPLEMENTARY SPECIES
 NATIVE AND EXOTIC PLANTING PALETTE



Plant Schedule										
Code	Botanical Name	Hybrids/ Cultivars	Common Name	Height (m)	Spread (m)	Locally Indigenous	Pot Size	Spacing	Qty	Notes
Trees										
An co	Angophora costata		Smooth Bark Apple	15.0	12.0	Y	45 L	as shown	1	
Ca sa	Calistemon salignus		Willow Bottlebrush	8.0	5.0	Y	45 L	as shown	2	
Co ma	Corymbia maculata		Spotted Gum	18.0	12.0	Y	45 L	as shown	2	
Eu pu	Eucalyptus punctata		Grey Gum	12.0	7.0	Y	45 L	as shown	2	
Fi co	Ficus coronata		Sandpaper Fig	8.0	4.0	Y	45 L	as shown	1	
Screening										
Ce gu	Ceratopetalum gummiferum	Johanna's Christmas	Dwarf NSW Christmas Bush	3.0	1.0	Y	45 L	as shown	26	
El re	Elaeocarpus reticulatus	Prima Donna	Blueberry Ash	5.0	3.0	Y	200mm	as shown	16	
Ferns										
Bl SL	Blechnum gibbum	Silver Lady	Silver Lady Fern	1.5	1.0		25 L	1.0 centres	16	
Cy le	Cyathea leichhardtiana		Prickly Fern	2.5	2.5	Y	25 L	1.0 centres	8	
Shrubs										
Ba ro	Banksia robur		Swamp Banksia	1.8	1.5	Y	200mm	0.5 centres	56	
Ca ze	Calathea zebrina		Zebra Plant	0.5	0.5		200mm	as shown	53	
Ho po	Homalanthus populifolius		Native Bleeding Heart	1 to 6	2.0	Y	200mm	0.5 centres	3	
Le tr	Leptospermum trinervium		Slender Tea-Tree	2.0	1.5	Y	200mm	0.5 centres	56	
Sy ca	Syzygium	Cascade	Lilly Pilly	3.0	1.2		200mm	0.9 centres	29	
Accents										
Cr pe	Crinum pendunculatum		Swamp Lilly	1.2	1.0	Y	140mm	as shown	7	
Ma co	Macrozamia communis		Burrawang	5.0	1.5	Y	140mm	as shown	56	
Te sp	Telopea speciosissima	Shady Lady Red	Waratah	1.0	1.0	Y	140mm	as shown	56	
Xa re	Xanthorrhoea resinosa		Grass Tree	1.2	1.2	Y	140mm	as shown	56	
Groundcovers & Grasses										
Di ca	Dianella caerulea		Blue Flax Lilly	0.6	0.6	Y	Viotube	3 /m ²	190	
Di re	Dicondra repens		Kidney Weed	0.1	1.0	Y	Viotube	3 /m ²	131	
Fi no	Ficinia nodosa		Knobby Club Rush	0.6	0.6		Viotube	6 /m ²	84	
Lo lo	Lomandra longifolia	Katie Bells	Mat Rush	1.0	1.0	Y	Viotube	3 /m ²	190	
Or mu	Orthrosanthus multiflorus		Morning Iris	0.8	0.8		Viotube	3 /m ²	50	
Po la	Poa labillardieri		Common Tussock Grass	0.8	0.8		Viotube	3 /m ²	190	
Op ja	Ophiopogon japonicus	Nana	Dwarf Mondo Grass	0.1	0.1		Turf plug	12 /m ²	30	
Climbers / Scramblers										
Pa pa	Pandorea pandorana		Wonga Wonga Vine	5.0	5.0	Y	Viotube	4 /m ²	14	
Hi sc	Hibbertia scandens		Climbing Guinea Flower	5.0	1.0	Y	Viotube	4 /m ²	190	
% Locally Indigenous provided									70.2%	Required: min 50%



Issue	Comments	Date
A	draft for client / architect review	13.03.20
B	FOR L&E COURT SUBMISSION	18.03.20
C	revised FOR L&E COURT SUBMISSION	07.12.20
D	S4.55 for driveway widening	11.11.21
E	Landscape referral response / CIVIL	19.12.21



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Client

**Northern Beaches
 Essential Services
 Accommodation**

Architect:



Landscape Architect:

R+M Landscape Architecture

p. 0495 122 234
 e. landscaper@rchitecture@rebekahandmark.com.au
 c. mark.santangelo@RLA.AILA



Project:
 14 WYATT AVENUE
 BELROSE NSW

Drawing Title:
PLANTING PALETTE

Date:
 Mar 2020

Scale:
 1:100 @ A1




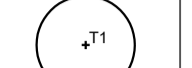

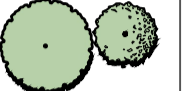









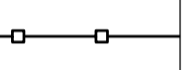


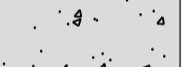
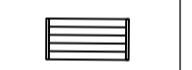


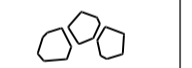
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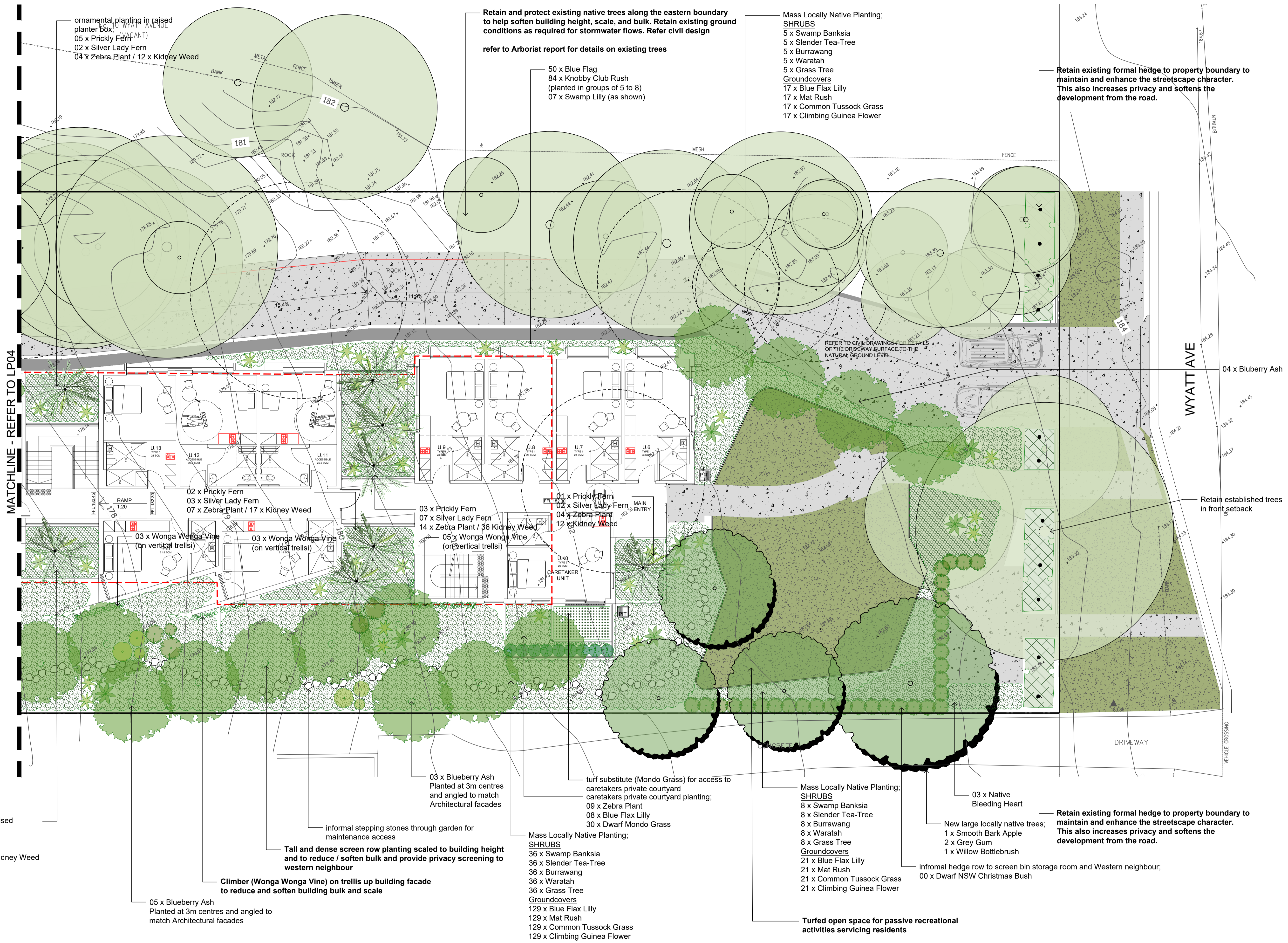
LP02

Issue:

E

LEGEND

-  plan join line
-  basement under
-  property boundary
-  existing trees to be removed subject to Council approval, refer to LP05 and Arborist report
-  existing trees to be retained refer to LP05 and Arborist report
-  proposed tree planting refer to plant schedule
-  informal screen/hedge planting refer to plant schedule
-  formal hedge planting refer to plant schedule
-  extent of mass planting areas. refer to plant schedule
-  accent planting. refer to plant schedule
-  climbing plants
-  turf substitute planting
-  extent of new turf areas. soft leaf buffalo
-  wood mulch only
-  extent of steel garden edging
-  proposed 1.8m boundary fence
-  gate to match fence type
-  extent of unit paving to architects specification
-  concrete pavement to engineers detail: honed and exposed
-  clothes drying
-  stormwater inlet pit. refer hydraulic plans for details
-  stairs
-  irregular stone steppers on compacted base course.



ornamental planting in raised planter box;
01 x Prickly Fern
02 x Silver Lady Fern
04 x Zebra Plant / 12 x Kidney Weed

05 x Blueberry Ash
Planted at 3m centres and angled to match Architectural facades

Tall and dense screen row planting scaled to building height and to reduce / soften bulk and provide privacy screening to western neighbour
Climber (Wonga Wonga Vine) on trellis up building facade to reduce and soften building bulk and scale

03 x Blueberry Ash
Planted at 3m centres and angled to match Architectural facades

Mass Locally Native Planting;
SHRUBS
36 x Swamp Banksia
36 x Slender Tea-Tree
36 x Burrawang
36 x Waratah
36 x Grass Tree
Groundcovers
129 x Blue Flax Lilly
129 x Mat Rush
129 x Common Tussock Grass
129 x Climbing Guinea Flower

turf substitute (Mondo Grass) for access to caretakers private courtyard planting;
09 x Zebra Plant
08 x Blue Flax Lilly
30 x Dwarf Mondo Grass

Mass Locally Native Planting;
SHRUBS
8 x Swamp Banksia
8 x Slender Tea-Tree
8 x Burrawang
8 x Waratah
8 x Grass Tree
Groundcovers
21 x Blue Flax Lilly
21 x Mat Rush
21 x Common Tussock Grass
21 x Climbing Guinea Flower

03 x Native Bleeding Heart
New large locally native trees;
1 x Smooth Bark Apple
2 x Grey Gum
1 x Willow Bottlebrush

Retain existing formal hedge to property boundary to maintain and enhance the streetscape character. This also increases privacy and softens the development from the road.

informal hedge row to screen bin storage room and Western neighbour;
00 x Dwarf NSW Christmas Bush

Turfed open space for passive recreational activities servicing residents

Retain and protect existing native trees along the eastern boundary to help soften building height, scale, and bulk. Retain existing ground conditions as required for stormwater flows. Refer civil design
refer to Arborist report for details on existing trees

50 x Blue Flag
84 x Knobby Club Rush
(planted in groups of 5 to 8)
07 x Swamp Lilly (as shown)

Mass Locally Native Planting;
SHRUBS
5 x Swamp Banksia
5 x Slender Tea-Tree
5 x Burrawang
5 x Waratah
5 x Grass Tree
Groundcovers
17 x Blue Flax Lilly
17 x Mat Rush
17 x Common Tussock Grass
17 x Climbing Guinea Flower

Retain existing formal hedge to property boundary to maintain and enhance the streetscape character. This also increases privacy and softens the development from the road.

WYATT AVE

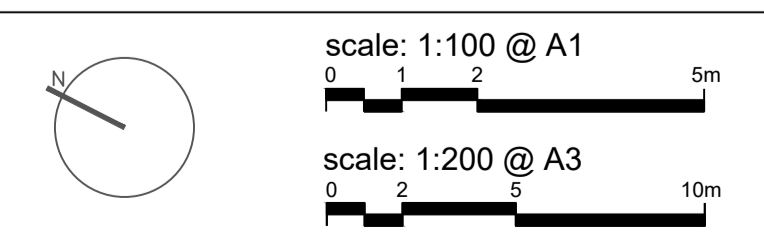
04 x Blueberry Ash

Retain established trees in front setback

DRIVEWAY

VEHICLE CROSSING

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Client

**Northern Beaches
Essential Services
Accommodation**

Architect:

**platform
ARCHITECTS**

Landscape Architect:

R+M Landscape Architecture
p. 0405 122 234
e. landscape@rchitecture@rebekahandmark.com.au
c. mark.santangelo@RLA.AILA



Project:
**14 WYATT AVENUE
BELROSE NSW**
Drawing Title:
LANDSCAPE PLAN 01



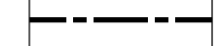
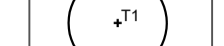
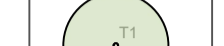











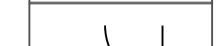

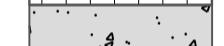

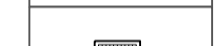
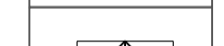
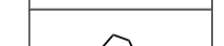
Date:
Mar 2020
Scale:
1:100 @ A1

Drawing Number:
LP03

Issue:
E

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LEGEND

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-  basement under
-  property boundary
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-  proposed 1.8m boundary fence
-  gate to match fence type
-  extent of unit paving to architects specification
-  concrete pavement to engineers detail: honed and exposed
-  clothes drying
-  stormwater inlet pit. refer hydraulic plans for details
-  stairs
-  irregular stone steppers on compacted base course.

PLANT MAINTENANCE REGIMES & REPLACEMENT

Generally
Maintenance work should be executed by suitably qualified tradespersons (horticulturists), plumber and the like.
Inspect the garden areas regularly (every 2 weeks min.) and carry out works of a recurrent maintenance nature, including but not limited to weeding, fertilising, pest and disease control, plant replacement and the like. Maintenance shall include the following items as a minimum requirement.
Maintain a monthly log of routine activities as well as pest and disease occurrences, replacements made, problem areas and occurrences of vandalism.

Watering
Planted areas shall be watered when necessary to ensure continuous healthy growth. The roof gardens will not have an automatic watering system therefore hand watering is essential.
Water by manual means using hose cocks supplied from potable supply.

Fertilisers
1. 8-9 month slow release fertilizer such as Osmocote spread in early spring for all garden beds at ground level.
2. Complete lawn fertilizer spread to manufacturer's recommendations annually in spring.
3. Fertilize roof gardens with complete liquid fertilizer every 6 months (spring and autumn).
It is recommended that community garden areas incorporate worm farms to recycle garden green waste and select kitchen organics and reused annually on the gardens as compost/fertilizer.

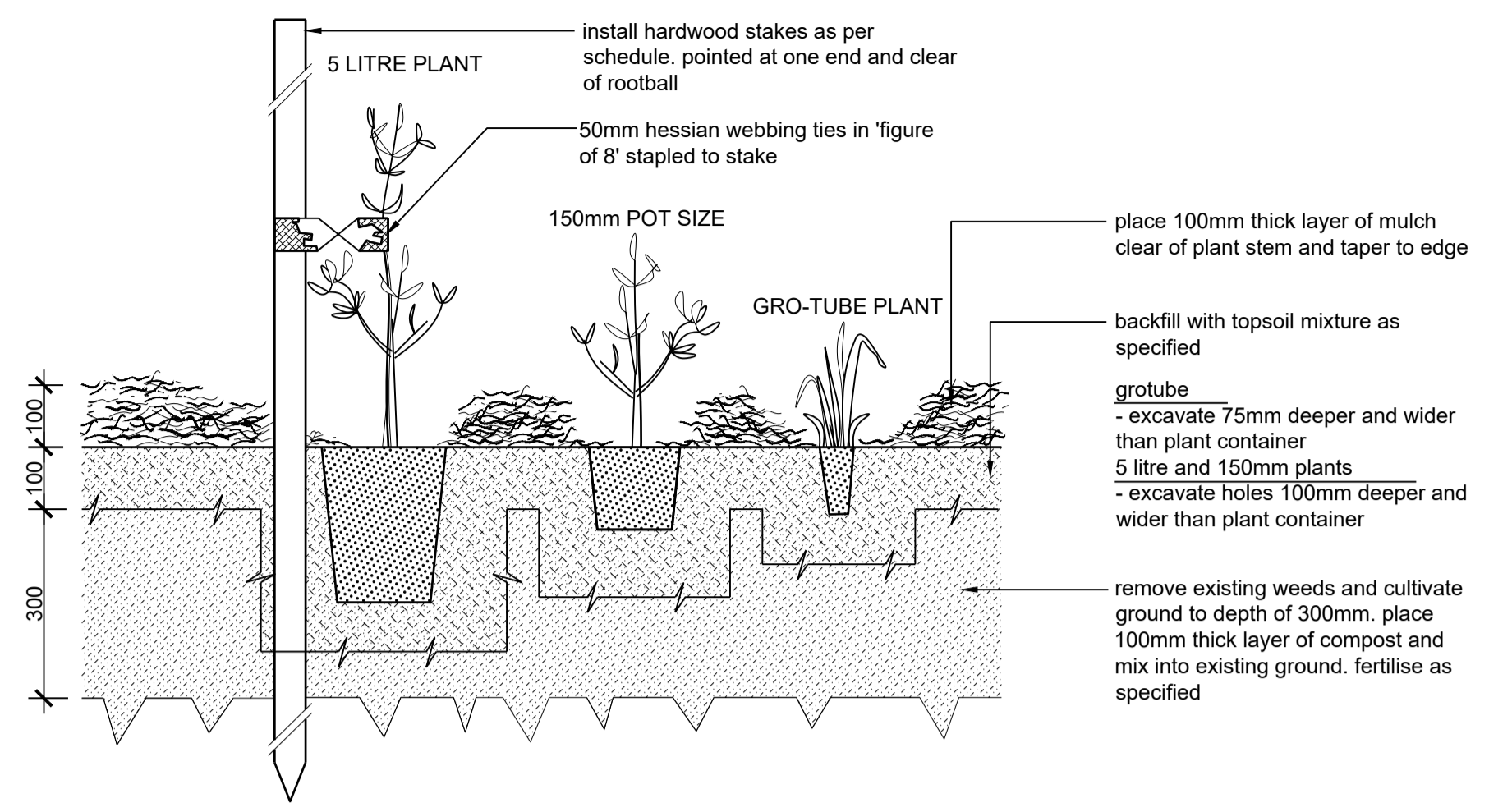
Weeding and Rubbish Removal
Remove by hand rubbish and weed growth that occurs throughout garden areas. This shall be executed regularly so that at weekly intervals, at least, the garden area may be observed in a completely clean and tidy condition.

Replacements
Immediately replace plants that die or fail to thrive or are damaged or stolen, with plants of same size and quality as existing unless otherwise directed.

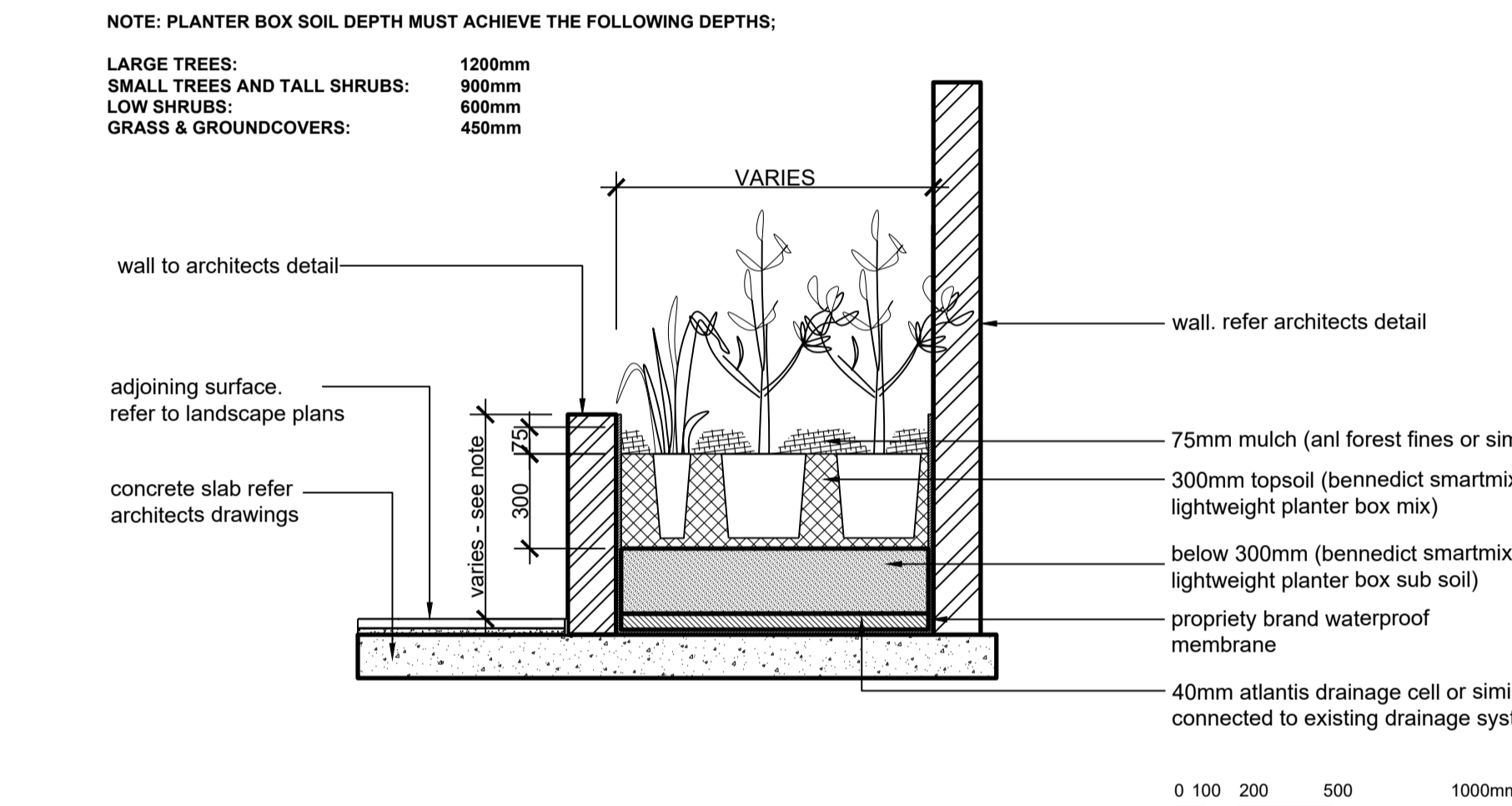
Pest & Disease Control
Inspect plants regularly for pests and diseases. Inspections shall be made regularly at monthly intervals.
Keep a record of all incidence of pest or disease attack on plants. Insecticide and fungicide spraying, if considered necessary notify City of Sydney Council and shall be carried out in accordance to the manufacturer's instructions, by licensed personnel and to statutory and best industry practice requirements.

Pruning/Thinning & Dividing
Generally pruning work shall be implemented to maintain dense foliage growth and encourage suitable growth habits. Pruning shall be to AS 4373.
Green waste from pruning and gardening activities shall be composed for reuse in garden activities.

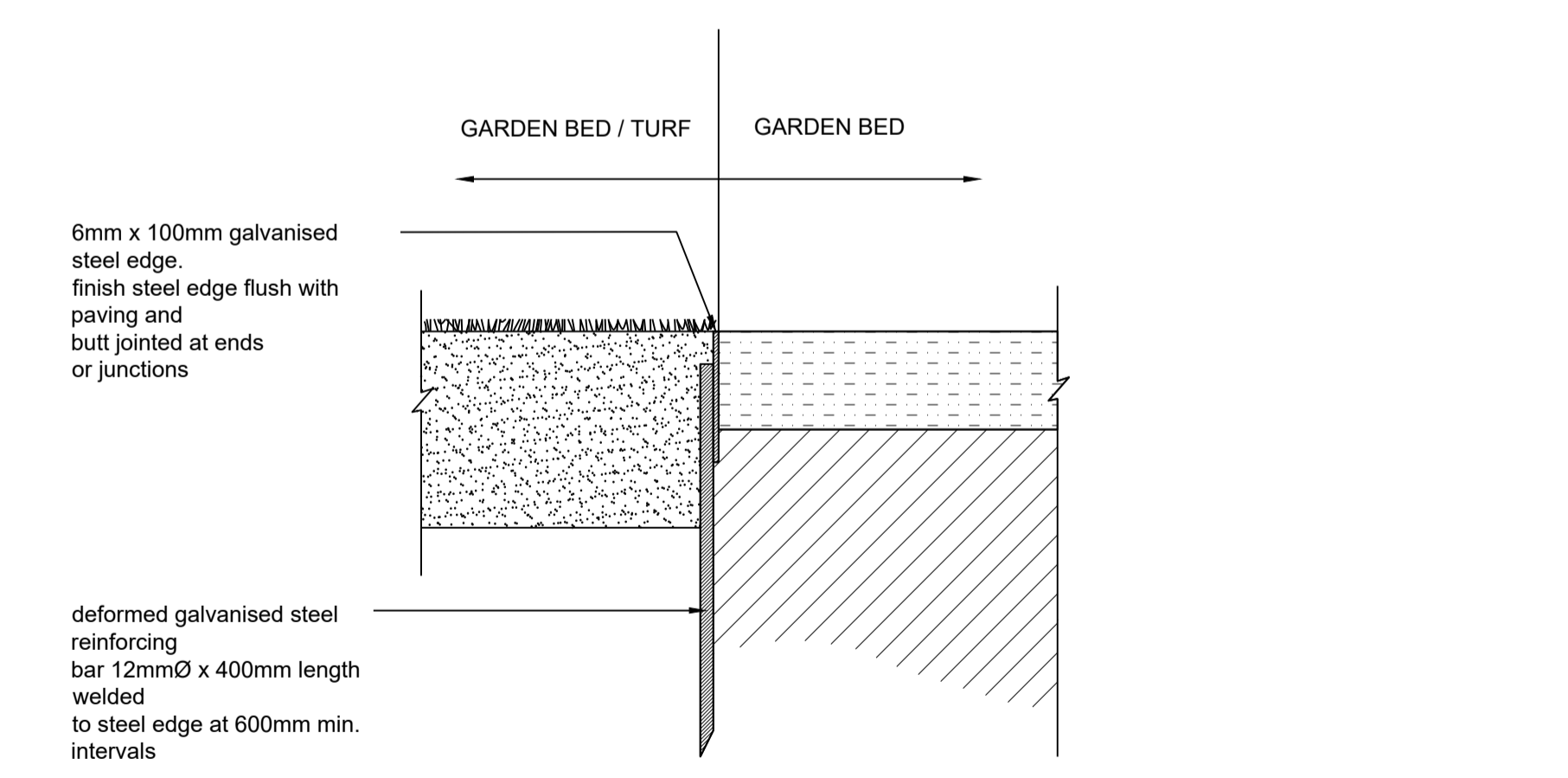
Mulch
Maintain mulched surfaces in a clean and tidy condition. Reinstall mulch to match existing 100mm depths and full extent of garden bed.



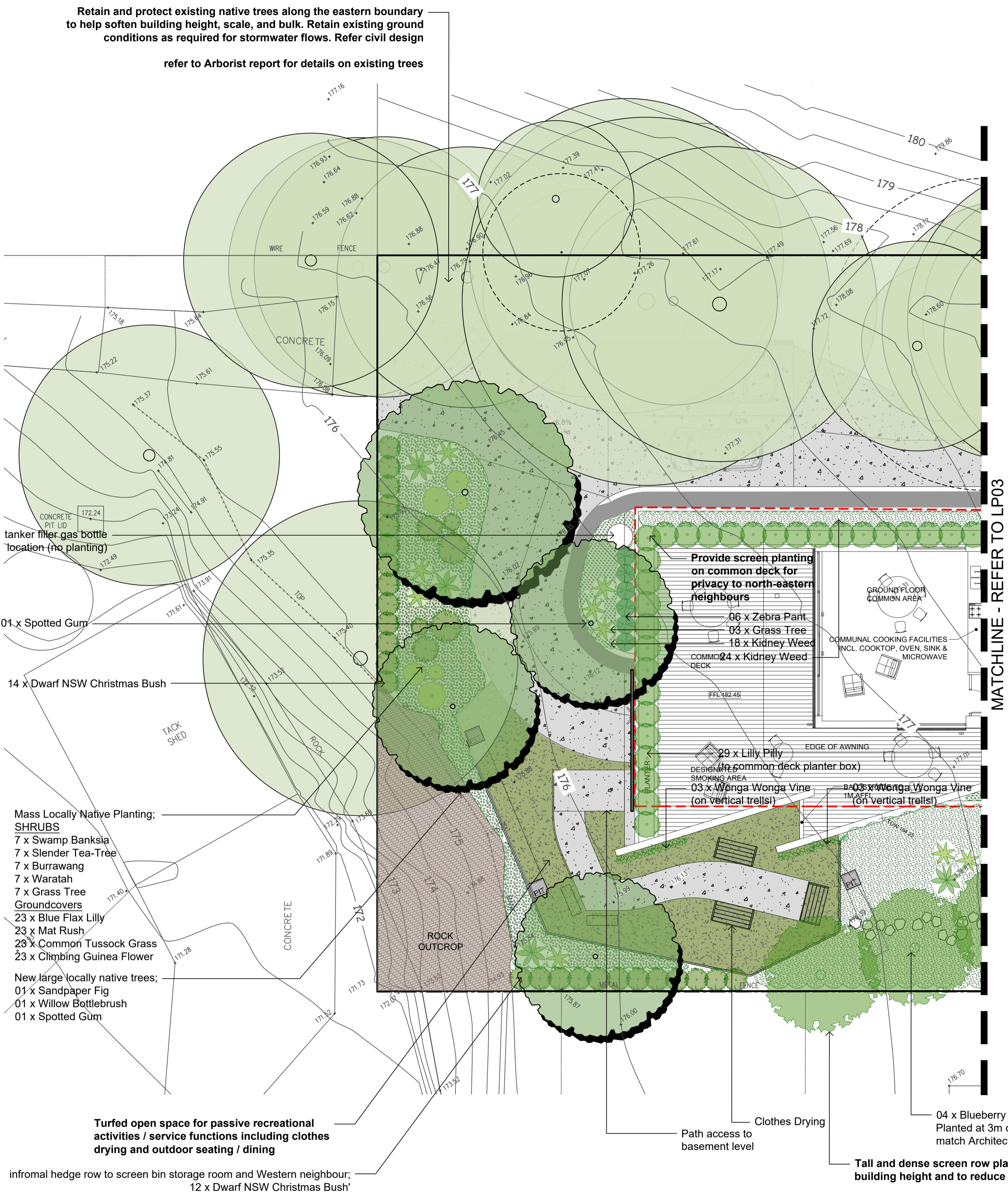
1 PLANTING IN EXISTING TOPSOIL DETAIL
NTS



2 PLANTER BOX ON SLAB TYPICAL DETAIL
SCALE AS SHOWN



3 STEEL GARDEN EDGING



Issue	Comments	Date
A	draft for client / architect review	13.03.20
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scale: 1:100 @ A1
0 1 2 5m

scale: 1:200 @ A3
0 2 5 10m

Client: Northern Beaches Essential Services Accommodation

Architect: platform ARCHITECTS

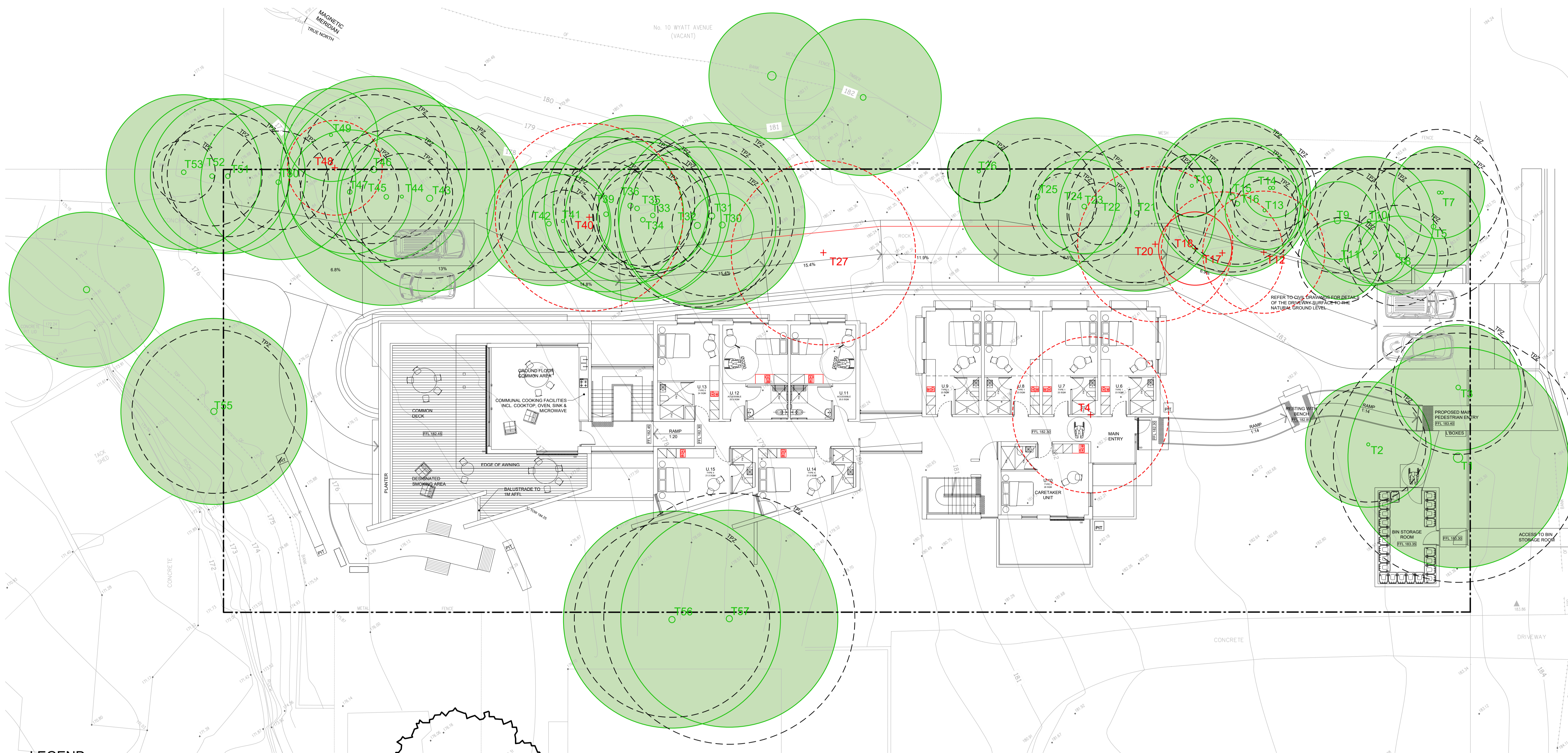
Landscape Architect: R+M Landscape Architecture
p. 0495 122 234
e. landscaperchitecture@rebekahandmark.com.au
c. mark.santangelo@RLA.AILA

Project: 14 WYATT AVENUE BELROSE NSW
Drawing Title: LANDSCAPE PLAN 02




Date: Mar 2020
Scale: 1:100 @ A1

Drawing Number: LP04
Issue: E

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LEGEND

-  existing trees to be removed subject to Council approval. REFER TO ARBORIST REPORT
-  existing trees to be retained and protected during construction works REFER TO ARBORIST REPORT
-  tree protection zone (TPZ) REFER TO ARBORIST REPORT

NOTE

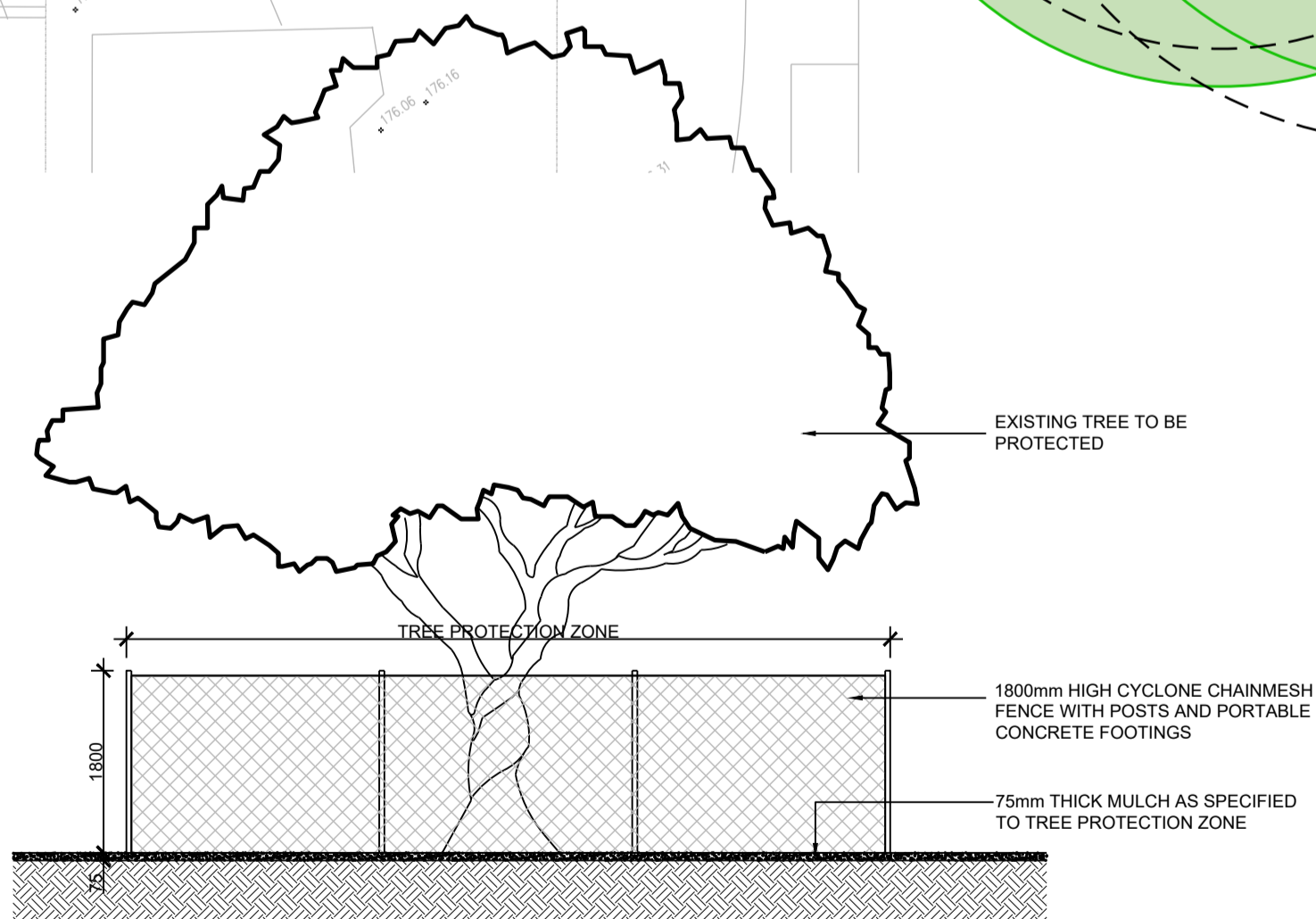
REFER TO ABORIGINCULTURAL IMPACT ASSESSMENT REPORT BY AXIOM ARBOR TREE SERVICES

PROTECTION OF EXISTING TREES

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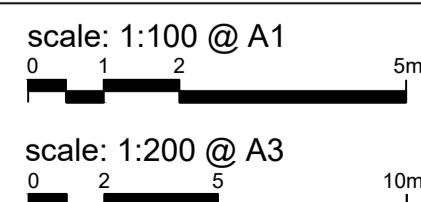
PRUNING OF EXISTING TREES

As required, existing trees shall be pruned in accordance with AS 4373 pruning amenity trees. Gain any approvals required by Council prior to undertaking any tree surgery or pruning.



TREE PROTECTION FENCING

NTS



Client

**Northern Beaches
Essential Services
Accommodation**

Architect:

**platform
ARCHITECTS**

Landscape Architect:

R+M Landscape Architecture
p. 0495 122 234
e. landscaperchitecture@rebekahandmark.com.au
c. mark.santangelo RLA AILA



Project:
**14 WYATT AVENUE
BELROSE NSW**

Drawing Title:
TREE MANAGEMENT PLAN

Date:
Mar 2020

Scale:
1:100 @ A1

Drawing Number:
LP05

Issue:
E

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