



3 CENTRAL ROAD,

AVALON

Preliminary Development Application

FINAL DRAFT FOR REVIEW

Prepared for

COTTEEPARKER 

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Landscape Design Statement

Front Garden

The character of the frontage to Central Road is highly influenced by the existing mature, multi-stemmed *Eucalyptus robusta* tree (with its large canopy).

Planting species has been selected to reflect the coastal environment of Sydney's Northern Beaches with flowering feature entry planting providing a welcome arrival to the development. Several small to mid-size evergreen trees provide screening to the private residential areas.

Central Communal Courtyard

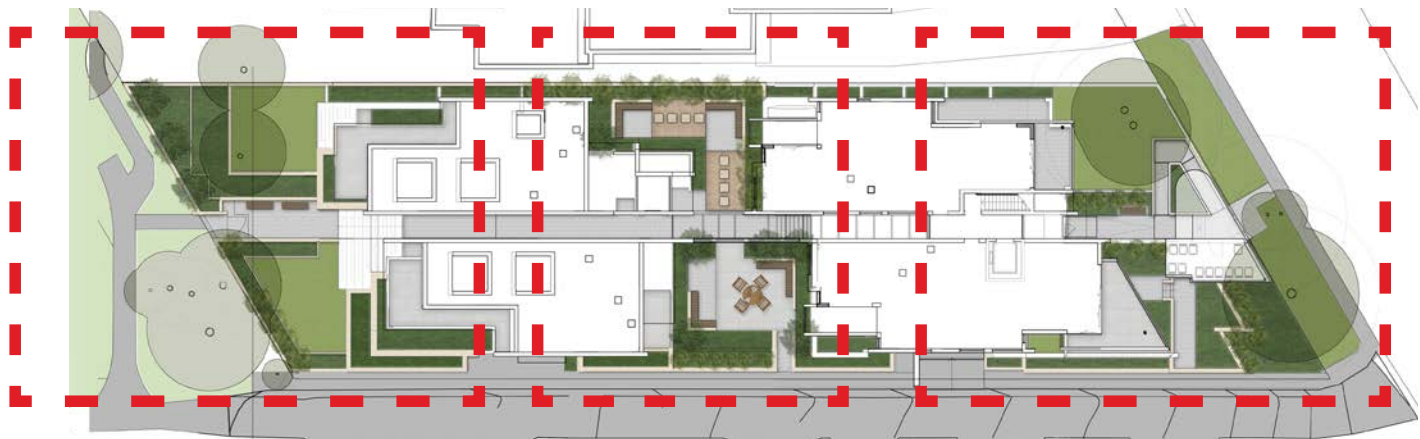
The central courtyard space has been designed to provide a 'breathing space' between buildings that offers a high quality setting for body corporate meetings or small gatherings. The space provides high quality yet robust surface materials with paving finishes and patterns that offer variety, delineation of space and encourage movement through the walkway.

Lush shade tolerant planting provides a calm and natural setting for social activities or quiet pause and reflection. Raised garden beds provide an opportunity for residents to participate in active hobbies by growing vegetables or herbs. Planting to the Patterson Lane edge draws on the coastal character with trailing species cascading planter walls.

The bridge above the courtyard offers an opportunity to view the green lush planting below.

Rear Garden

The layout of garden spaces take cues from the building form. The strong geometry of retaining walls are softened with planting that is characterised by purple and violet flowering species. The striking colours of the grey and blue shrubs and groundcovers continue to characterise the Patterson Lane interface.



Rear Garden

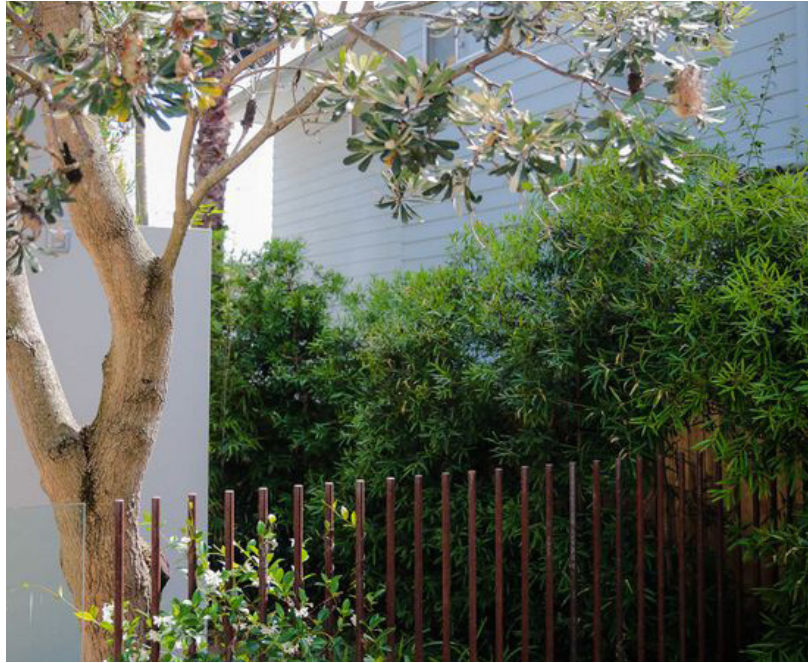
Central Courtyard

Front Garden

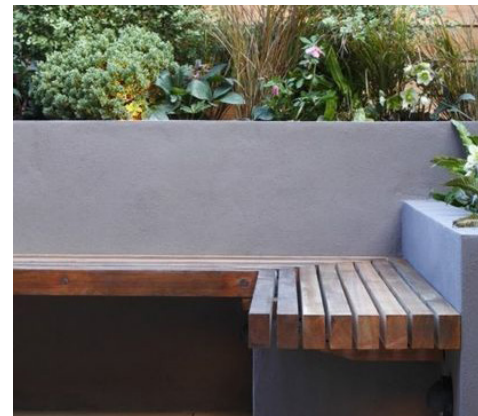
NTS 

Character Precedents

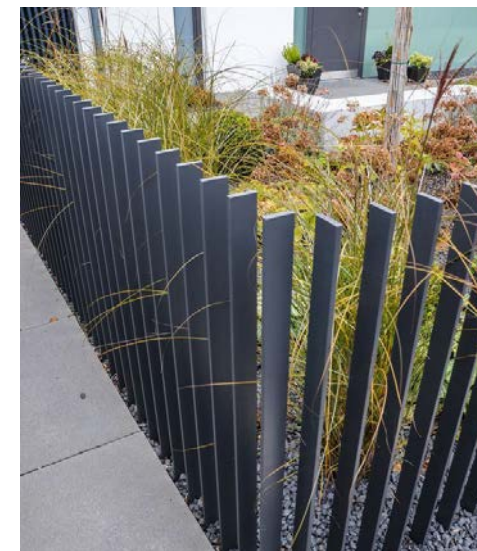
FRONT GARDEN (CENTRAL ROAD)



COMMUNAL SPACE



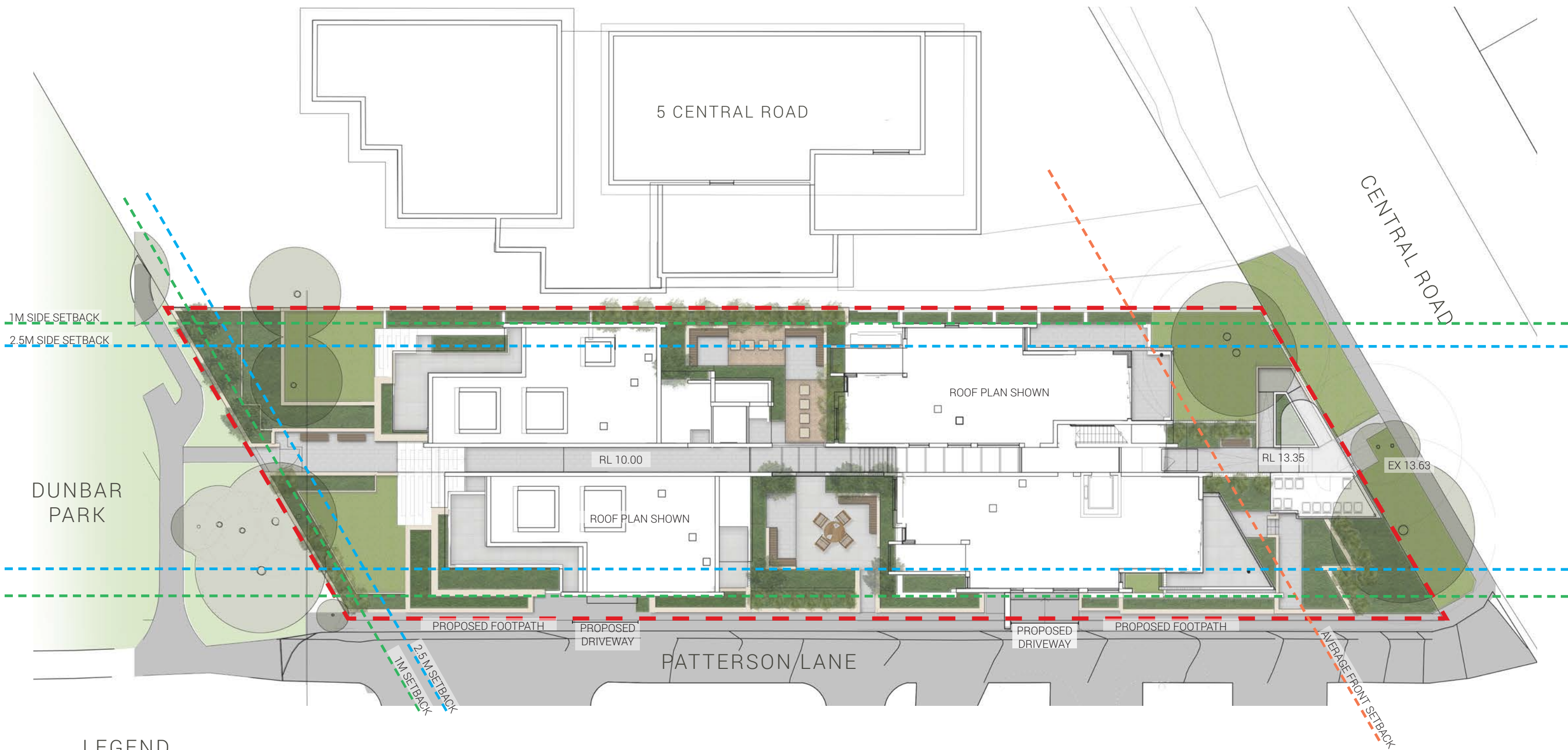
REAR GARDEN



Context Plan



Landscape Plan



LEGEND

- Site boundary
- 2.5m setback
- 1m side setback
- Average front setback

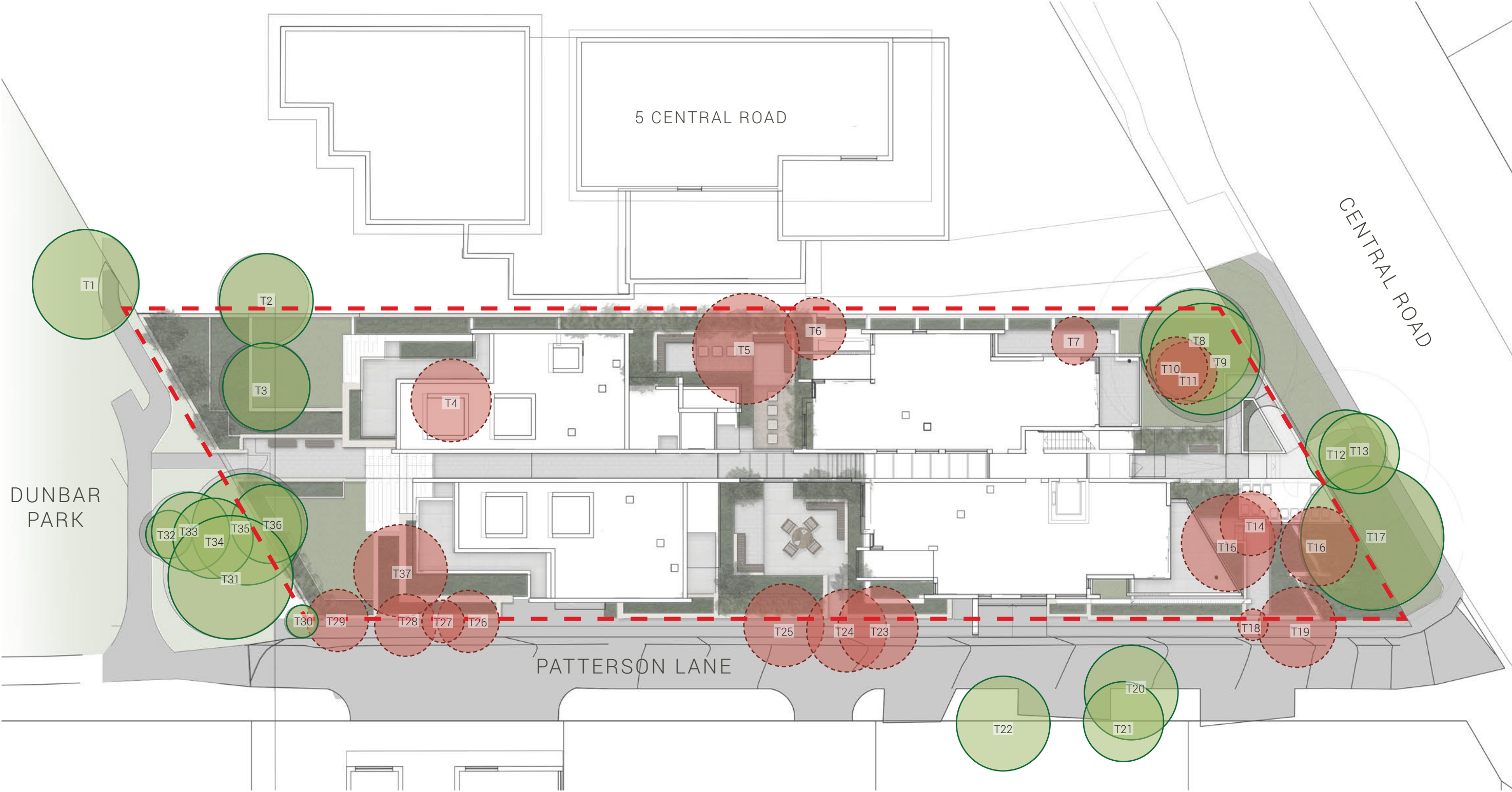
- Turf
- Garden bed
- Wall - refer architects detail
- Paving type 1

- Paving type 2
- Timber bench
- New tree
- Existing tree

- EX 10.00 Existing level
- RL 10.00 Proposed level



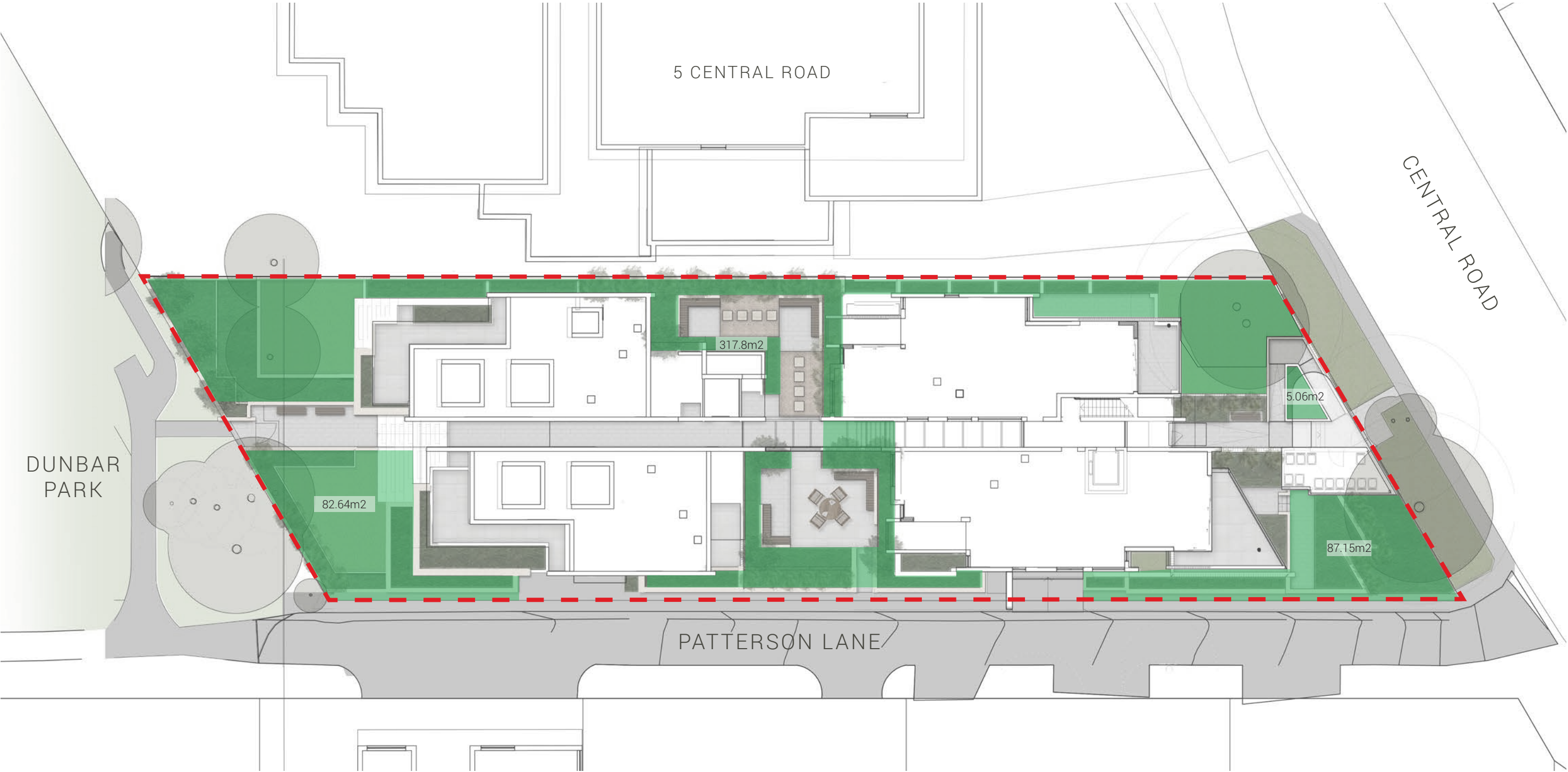
Tree Removal Plan



LEGEND

- Site boundary
- Trees to be removed
- Trees to be retained

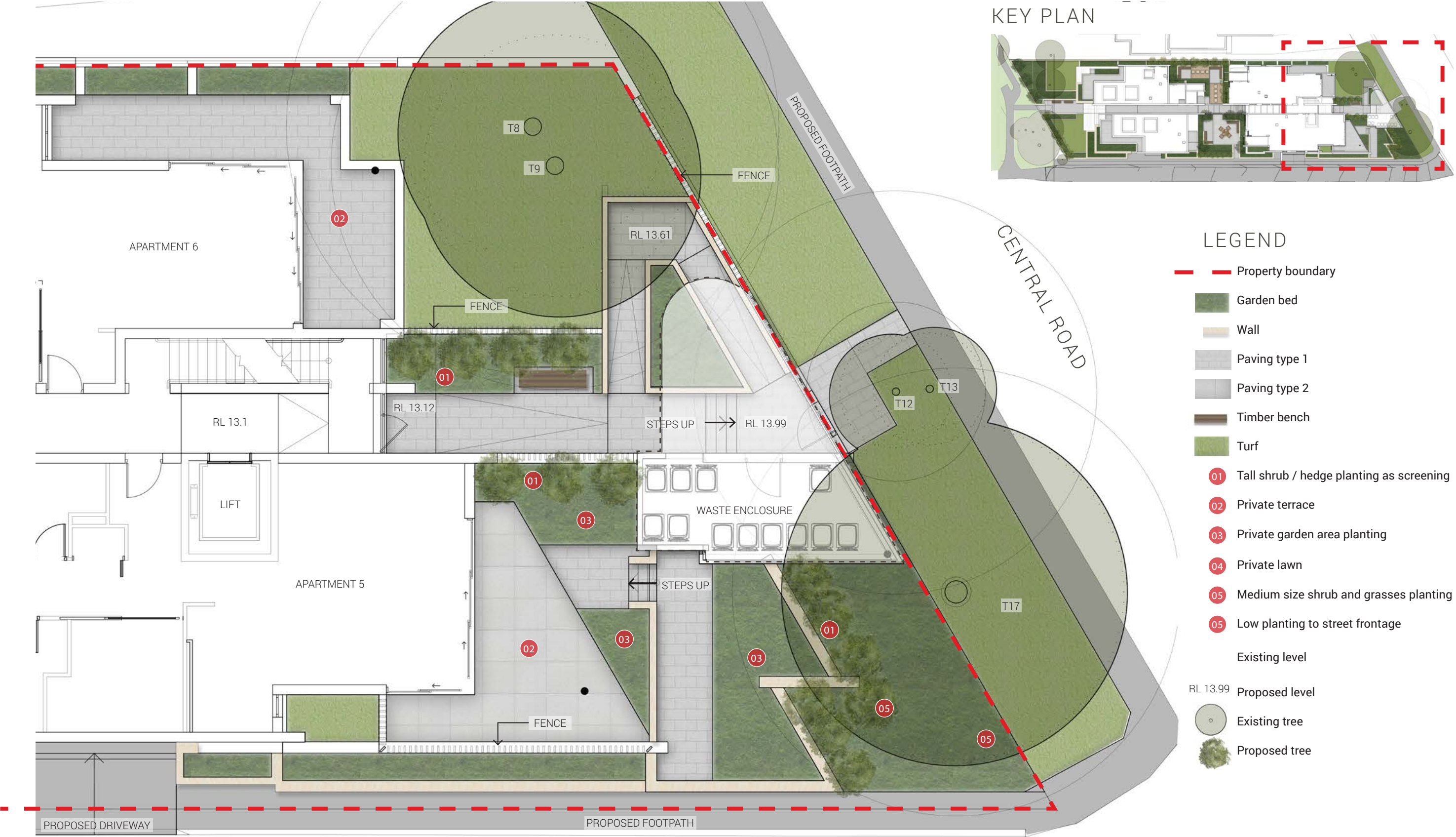
Deep Soil Plan



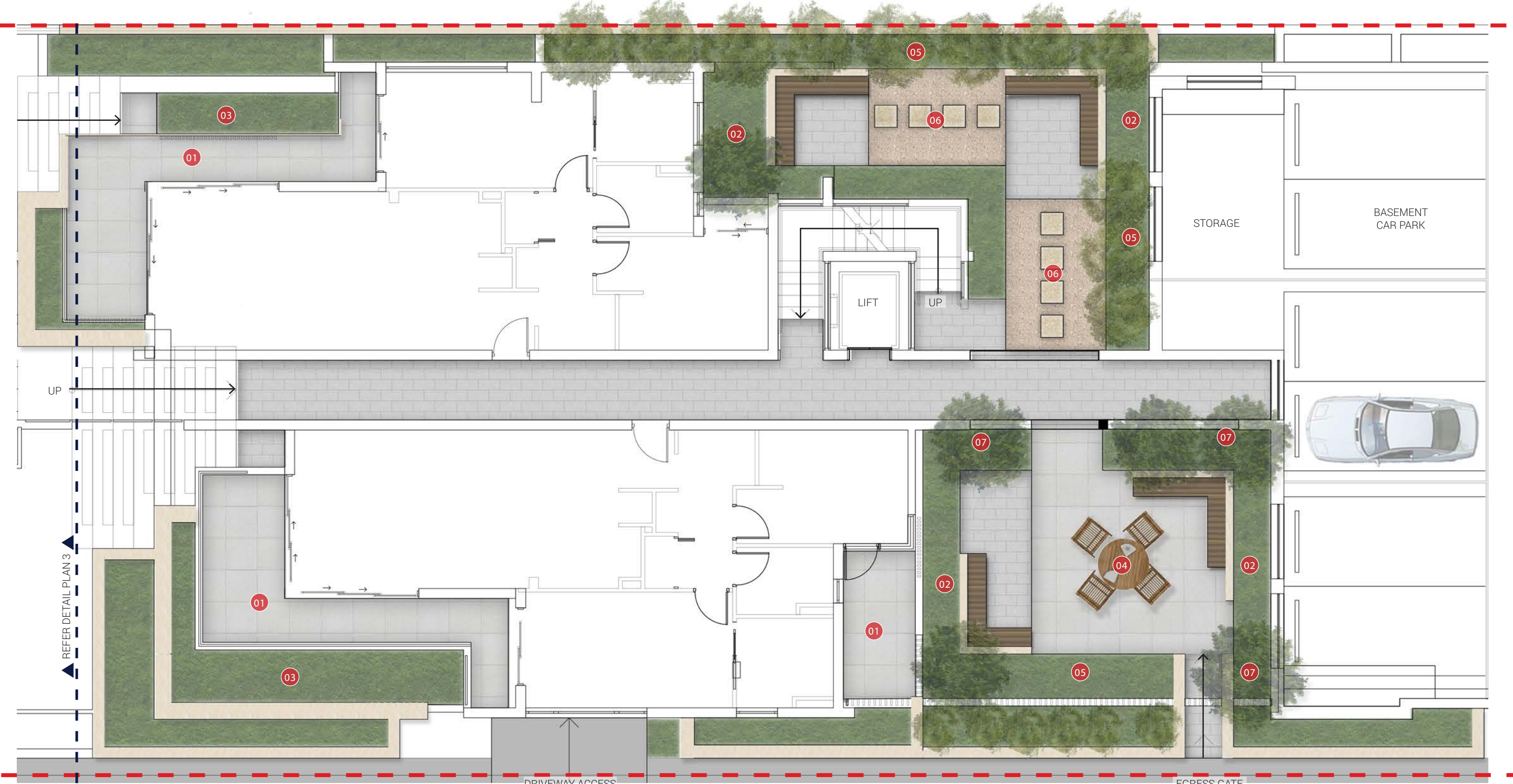
--- Site boundary

■ Total deep soil area = 492.65m²

Detail Plan 1 - Front Garden / Central Road



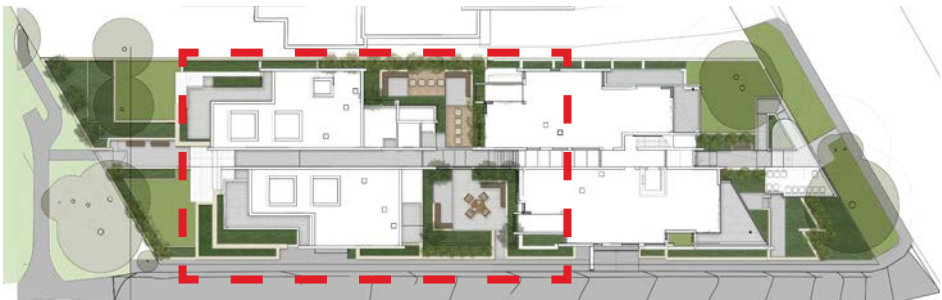
Detail Plan 2 - Central Communal Space



LEGEND

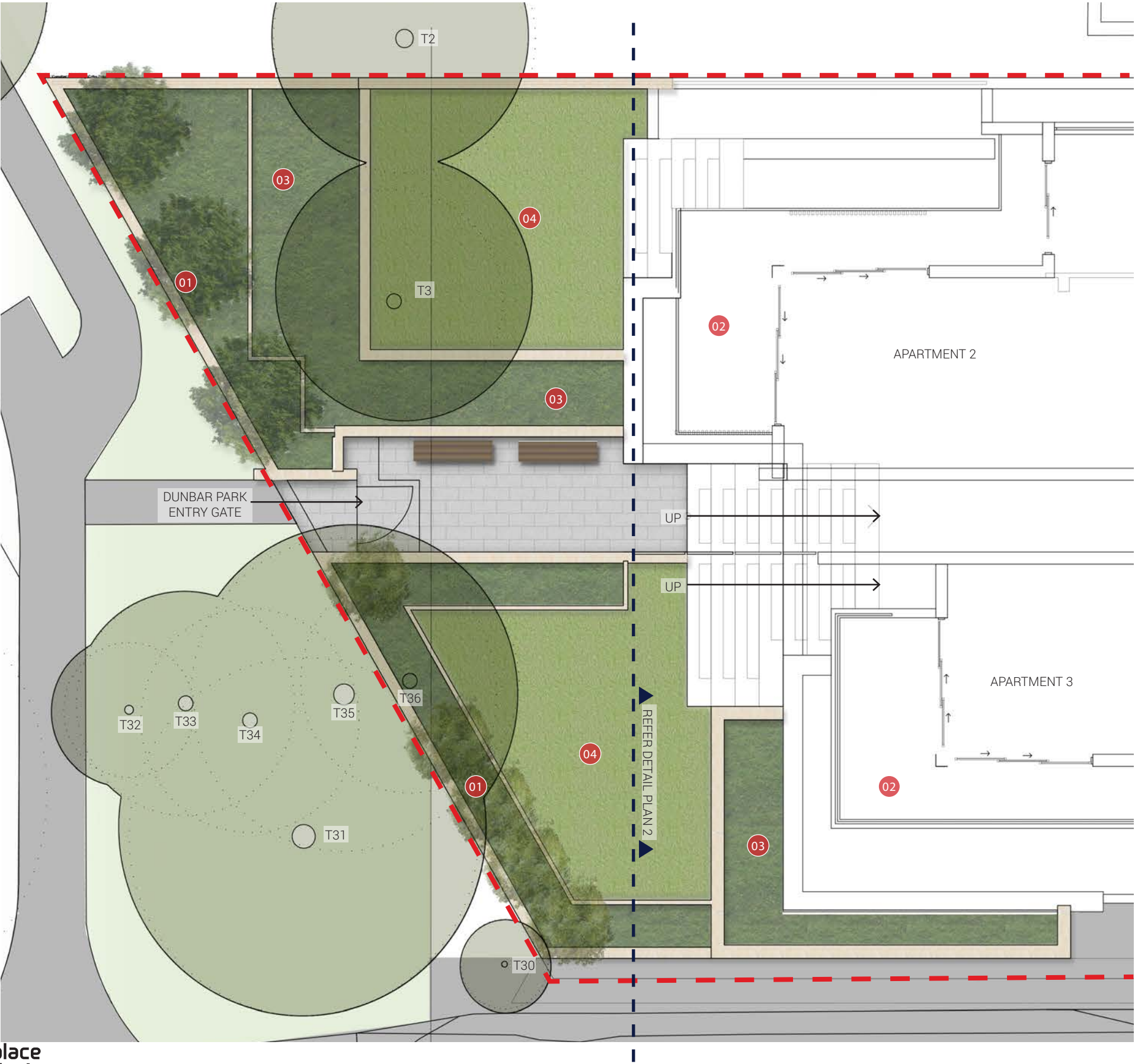
- | | | | |
|-------------------|---------------|----------------------------|---|
| Property boundary | Paving type 1 | Private terrace | Tall shrub /hedge planting as screening |
| Garden bed | Paving type 2 | Common area garden bed | Stepping stones in decorative gravel |
| Wall | Timber bench | Private garden bed | Small feature trees |
| | | Flexible table and seating | |

KEY PLAN



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Detail Plan 3 - Rear Garden



KEY PLAN

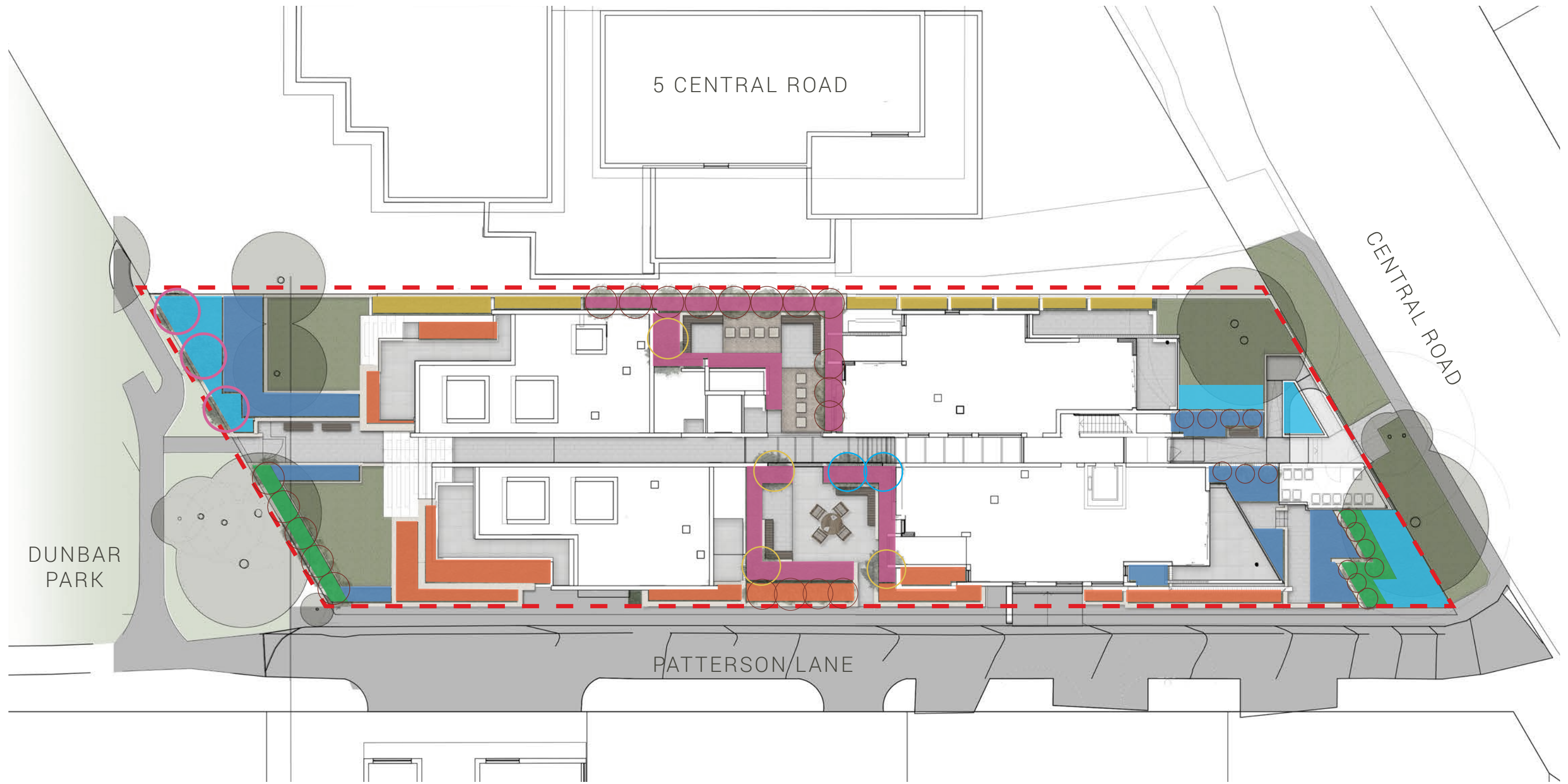


LEGEND

- Property boundary
- Garden bed
- Wall
- Paving type 1
- Timber bench
- Turf
- 01 Tall shrub /hedge planting as screening
- 02 Private terrace
- 03 Private garden area planting
- 04 Private lawn
- RL 13.99 Existing level
- Proposed level
- Existing tree
- Proposed tree



Planting Scheme



LEGEND - PLANTING

- | | |
|---|--|
|  Planting type 1 - North boundary planting |  Tree type 1 - <i>Banksia integrifolia</i> |
|  Planting type 2 - Feature entry planting |  Tree type 2 - <i>Magnolia grandiflora</i> 'Exmouth' |
|  Planting type 3 - Hedge/screen and groundcover planting |  Tree type 2 - <i>Cupaniopsis anacardioides</i> |
|  Planting type 4 - Private garden planting |  Tree type 4 - <i>Syzygium australe</i> 'pinnacle' |
|  Planting type 5 - Courtyard planting | |
|  Planting type 6 - Edge planting | |



0

5


10

10M/ 1:250@A3

Typical Planting Palette - Trees, Shrubs, Grasses and Groundcovers


BOTANICAL NAME	COMMON NAME	INDICATIVE HEIGHT	INDICATIVE SPREAD	PREFERRED POT SIZE	DENSITY/m²
PLANTING TYPE 1 - NORTH BOUNDARY PLANTING					
Viburnum odoratissimum	Sweet Viburnum	2m	4.0m	300mm	1
PLANTING TYPE 2 - FEATURE ENTRY PLANTING					
Lomandra longifolia 'Nyalla'	Nyalla	0.8-0.9m	0.8-0.9m	200mm	6
Hibbertia scandens	Guinea flower	1m	3m	200mm	2
Carpobrotus menziesii	Pigface	N	0.15m	140mm	6
PLANTING TYPE 3 - HEDGE / SCREEN AND GROUNDCOVER PLANTING					
Murraya paniculata	Orange Jasmine	2m	4.0m	300mm	1
PLANTING TYPE 4 - PRIVATE GARDEN PLANTING					
Liriope muscari	Turf Lily	N	0.4m	140mm	6
Echium fastuosum 'Candicans'	Pride of Madeira	N	2m	200mm	0.5
Viola hederacea	Native violet	0.15m	2m	140mm	8
Phormium tenax 'Purpureum'	New Zealand Flax	0.8m	0.8m	200mm	0.5
PLANTING TYPE 5 - COURTYARD PLANTING					
Asplenium nidus	Birds Nest Fern	1m	1.5m	200mm	3
Clivia miniata 'yellow'	Yellow Kafir Lily	0.4m	0.5m	200mm	6
Philodendron Xanadu	Xanadu	0.8m	1m	200mm	4
Aspidistra elatior	Cast Iron Plant	1.2m	1.5m	200mm	6
Viola hederacea	Native violet	0.15m	2m	200mm	8
Trachelospermum jasminoides	Star jasmine	0.5m	6m	140mm	4
PLANTING TYPE 6 - EDGE PLANTING					
Dichondra repens 'Silver Falls'	Silver Falls	0.1m	0.3m	140mm	9
Westringia fruticosa 'Aussie Box'	Native Rosemary	0.7-0.9m	0.7-0.9m	200mm	4
Correa alba	White Correa	1m	1m	200mm	3
Senecio mandraliscae	Blue Chalksticks	0.3m	1m	200mm	6
Agave attenuata 'Boutin Blue'	Agave	N	0.45m	200mm	0.5
TREES					
Syzygium australe 'Pinnacle'	Pinnacle	6m	1-1.5m	200L	1
Banksia integrifolia	Coast Banksia	4-10m	1-6m	200L	1
Magnolia grandiflora 'Exmouth	Bull Bay Magnilia	15m	8m	200L	1
Cupaniopsis anacardioides	Tuckeroo	15m	15m	200L	1

PLANTING TYPE 1




Viburnum odoratissimum
Sweet Viburnum


PLANTING TYPE 2




Lomandra longifolia 'Nyalla'
Nyalla



Hibbertia scandens
Guinea flower




Carpobrotus glaucescens
Pigface




Murraya paniculata
Orange Jasmine

PLANTING TYPE 3


PLANTING TYPE 4




Liriope muscari
Turf Lily



Echium fastuosum 'Candicans'
Pride of Madeira




Viola hederacea
Native Violet

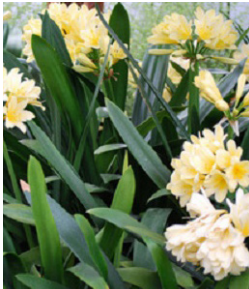


Cordylina australis "Purpurea"
Cabbage Tree Purple


PLANTING TYPE 5




Asplenium nidus
Birds Nest Fern




Clivia miniata 'yellow'
Yellow Kafir Lily



Philodendron Xanadu
Xanadu




Aspidistra elatior
Cast Iron Plant




Phormium tenax purpureum
New Zealand Flax


PLANTING TYPE 6




Dichondra repens 'Silver Falls'
Silver falls




Trachelospermum jasminoides
Star Jasmine




Senecio mandraliscae
Blue Chalksticks



Agave attenuata 'Boutin Blue'
Agave




Correa alba
White Correa




Westringia fruticosa 'Aussie Box'
Aussie Box Westringia


TREES




Syzygium australe 'Pinnacle'
Lilly Pilly



Banksia integrifolia
Coast Banksia



Magnolia grandiflora 'Exmouth'
Bull Bay Magnolia



Cupaniopsis anacardioides
Tuckeroo

Materials Look and Feel

PAVING TYPE 1 - PORCELAIN PAVER 'GREY' STRETCHER BOND



PAVING TYPE 1 - PORCELAIN PAVER 'LIGHT GREY' STACK BOND



STEPPING STONES IN DECORATIVE GRAVEL



'L' SHAPED SEATING



BACKED SEAT WITH TIMBER SLATS



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