

PLANTS SCHEDULE

Botanic Name	Common Name	Mature Height(m)	Pot Size	Qty
<i>Alocasia brisbanensis</i>	Colocasia	2m	300mm	30
<i>Alpinia rutans</i>	Dwarf Cardamom	1.2m	200mm	114
<i>Angophora hispida</i>	Dwarf Apple	7m	200Ltr	2
<i>Asplenium australasicum</i>	Bird's Nest Fern	0.5-1.5	200mm	50
<i>Banksia ericifolia</i> 'Little Eric'	Heath Leaved Banksia	0.3m	200mm	21
<i>Banksia integrifolia</i>	Coastal Banksia	5-10m	400Ltr	10
<i>Banksia Roller Coaster</i>	Roller Coaster	0.3m	200mm	22
<i>Blechnum nudum</i>	Fishbone Waterfern	0.4m	200mm	53
<i>Bougainvillea alba</i>	White Bougainvillea	Climber	200mm	26
<i>Buckinghamia celsissima</i>	Ivory Curl Flower	30m	200Ltr	1
<i>Carpobrotus glaucescens</i>	Pig Face	0.3m	200mm	80
<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3m	200mm	30
<i>Cissus antarctica</i>	Kangaroo Vine	ground cover	200mm	954
<i>Crassula ovata</i>	Jade	0.6m	35Ltr	40
<i>Cupaniopsis anacardioides</i>	Tuckeroo	5-10m	400Ltr	3
<i>Cyathea cooperi</i>	Frough Tree Fern	2-4m	400Ltr	11
<i>Dorothy excelsa</i>	Gymea Lily	1-3m	500mm	18
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3-10m	100Ltr	3
<i>Epipremnum aureum</i>	Devil's Ivy	0.3m	200mm	40
<i>Ficinia nodosa</i>	Knobby Club-Rush	0.8-1m	300mm	10
<i>Grevillea sp.</i>	Grevillea	0.3m	200mm	39
<i>Hibbertia scandens</i>	Guinea Flower	Climber	200mm	59
<i>Howea forsteriana</i>	Kentia Palm	5-12m	advanced	7
<i>Livistona australis</i>	Cabbage Tree Palm	10-20m	advanced	3
<i>Lomandra longifolia</i>	Spiry-Headed Mat Rush	0.4-1m	200mm	24
<i>Lomandra 'Tanika'</i>	Fine Matt Grass	0.7m	200mm	153
<i>Macrozamia communis</i>	Burrawang	1.5-2m	400Ltr	6
<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	0.4m	300mm	50
<i>Muehlenbeckia complexa</i>	Creeping Wire Vine	0.4m	300mm	64
<i>Mycoporum parvifolium</i>	Creeping Boobialla	Groundcover	200mm	839
<i>Pandorea pandorana</i>	Wonga Wonga Vine	Climber	200mm	106
<i>Pennisetum 'Nafray'</i>	Dwarf Fountain Grass	0.6m	200mm	48
<i>Philodendron 'Burle Marx'</i>	Burle Marx Philodendron	0.5-0.75m	200mm	3
<i>Philodendron 'Xanadu'</i>	Xanadu	0.7m	35Ltr	50
<i>Poa 'Eskdale'</i>	Tussock Grass	0.7m-0.9m	200mm	27
<i>Sanseveria 'Uganda'</i>	Snake Plant	0.6m	35Ltr	33
<i>Strelitzia nicotia</i>	Giant Bird Of Paradise	5-7m	300mm	11
<i>Syzygium 'Resilience'</i>	Resilience Lilly Pilly	6-10m	400Ltr	37
<i>Thunbergia grandiflora</i>	Blue Sky Flower	Climber	200mm	15
<i>Trachelospermum jasminoides</i>	Star Jasmine	Climber	200mm	43
<i>Tristania lusciosa</i>	Luscious Water Gum	4-6m	400Ltr	7
<i>Tristania lusciosa</i> sp.	Luscious Water Gum	4-6m	100Ltr	1

Denotes Native Species  
NOTE: 85.81% of proposed plants are native

NOTES

RE: Statements of Facts and Contentions for Case Number 2023/00465007

CHARACTER AND BUILT FORM

e) Landscape design does not suitably offset building mass. Insufficient landscaping integrated into building design to soften massing

Additional landscaping has been integrated into the building design through planters on each level to soften the visual massing of the building. A typical detail for these raised planters has been provided on LP07-D7621.

g) Scenic Protection Category 1 area. Refer Clause D12.4 which seeks to minimise visual impact when viewed from roadway, road or public reserve.

As per Clause D12.4 additional groundcovers, shrubs and canopy trees have been added to the vertical break to minimize visual impact when viewed from the roadway, road or public reserve. As shown on LP03-D7621.  
As per Clause D12.4 the proposal of 1x additional *Cupaniopsis anacardioides* street tree has been added as shown on LP02-D7621.

INADEQUATE LANDSCAPE AMENITY

d) Fails to meet outcomes and controls of Clause C2.1 Landscaping of P21DCP which requires development to incorporate a range of ground covers shrubs and trees to soften the built form from the street.

As per Clause C2.1 landscaping of P21DCP a range of native ground covers, shrubs and trees have been added through all levels to soften the built form from the street.

e) The proposal fails to meet the outcomes and controls of Clause D12.1 Character as viewed from a public place of P21DCP which requires landscaping to be integrated with the building design

As per Clause D12.1 of P21DCP the updated architectural layout allows for a significantly higher integration of landscape into the built form including large canopy trees/palms.

g) The rear setback and upper side setbacks are not suitable for the establishment of significant tree planting when considering view impact to neighbouring properties

Planting layout and species has been reviewed as to not obstruct views for properties to the rear (21A and 23 Palm Beach Road).  
7x *Tristania lusciosa* planted at the rear on LP05-D7621 can technically reach a mature height of 6-8m, this is in an ideal environment, given the soil depths & site conditions we would not expect this tree to exceed the 3-4m range.  
4x *Banksia integrifolia* at the rear on LP05-D7621 can technically grow to 5-10m, however with the soil depth & site conditions we would expect this to stunt the trees growth to 3-4meters. As a general note *Banksia*'s respond well to outbacks & can be maintained to a certain height, as necessary.

URBAN DESIGN

12. A significant characteristic of the area is how the buildings are set into the hillside with landscape surrounding each building. The division of the building into two parts enables the potential for the proposal to be compatible with this character with substantial landscape between the two pavilions. How does the retail engage with interpretation of the indigenous heritage?

The landscape planters within the Heritage Preservation Zone soften the built form from the street frontage & provide amenity to the retail spaces. These landscape gestures use a plant palette comprised of native Australian species and species that are endemic to the Northern Beaches area.

13. What landscape would remain around the perimeter be visible at the rear over the top of the roof, at the sides?

The *Tristania lusciosa* planted along the Eastern boundary as shown in LP05-D7621 will be visible behind the roof from some elevations. However these trees should not reach a height over the proposed level of the mechanical room located on the roof.

RE: Front Setback Small Tree Request for 1112-1116 Barrenjoey Rd, Palm Beach NSW 2108

This is to support the proposal for the addition of a small/medium tree planting in the front setback as requested by council. We are suggesting a *Tristania lusciosa* to be positioned as per the updated plan outside the Heritage Preservation Zone.

GENERAL NOTES

Graphic Illustration

Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase. Do not scale from drawings. All dimensions in mm unless otherwise stated. Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on site before commencing any work or making shop drawings. All works shall be carried out in accordance with ASA, BCA and Local Government Regulations. This drawing is protected by copyright.

Site Preparation

All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

Soilworks

Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

Mulch

Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

Maintenance

All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work. Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

Irrigation

All garden areas are to include drip irrigation based on station timer and to be maintained by Strata body of the building

Safe works on roofs

Works undertaken on the rooftop garden are to be in accordance with the 'Code of Practice for Safe Work on Roofs' & all Australian Standards associated in this Code of Practice. These standards are outlined by Safe Work NSW.

GENERAL PLANTING NOTES

Note It is recommended that all plants used be subject to an establishment period. During this period maintenance work carried out will include: watering, mowing, weeding, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, top dressing and keeping the site neat and tidy.

Note Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to the size of the plant.

Note install "root barrier" or equivalent to manufacturers specifications to protect nearby structures and services.

Note Install temporary drip irrigation system under mulch in tree protection zones and water on allotted days.

ARBORIST REPORT:

Landscape plans are in conjunction with the Arboricultural Impact Assessment Report prepared by:  
Leigh Brennan  
Tree Management Solutions  
E: leigh@treemanagementstrategies.com.au  
T: 047356059

DCP CONTROLS

Soil Depth  
A minimum soil depth of 600mm for shrubs & 1000mm for trees is provided

Planters

All planters contain a minimum area of 4m<sup>2</sup> & 8m<sup>2</sup> where canopy trees are located

Plant material

All plant material is specified with the following minimum sizes:  
Ground cover: 200mm  
Shrubs: 35Ltr  
Trees: 400Ltr

Garden Beds

All garden areas are to contain a minimum depth of 500mm of garden mix (ANL Botany Mix or equivalent)  
All garden areas are to be covered with 150mm hardwood chip mulch

Indigenous Tree Species

A variety of the following indigenous tree species are included within the landscape design:  
*Cupaniopsis anacardioides*  
*Tristania lusciosa*  
*Banksia integrifolia*

Garden Bed Barriers

All garden areas that contain proposed trees are to have root barriers installed to all edges (preferred barrier is 100mm thick & 300mm depth concrete)

LOCATION MAP

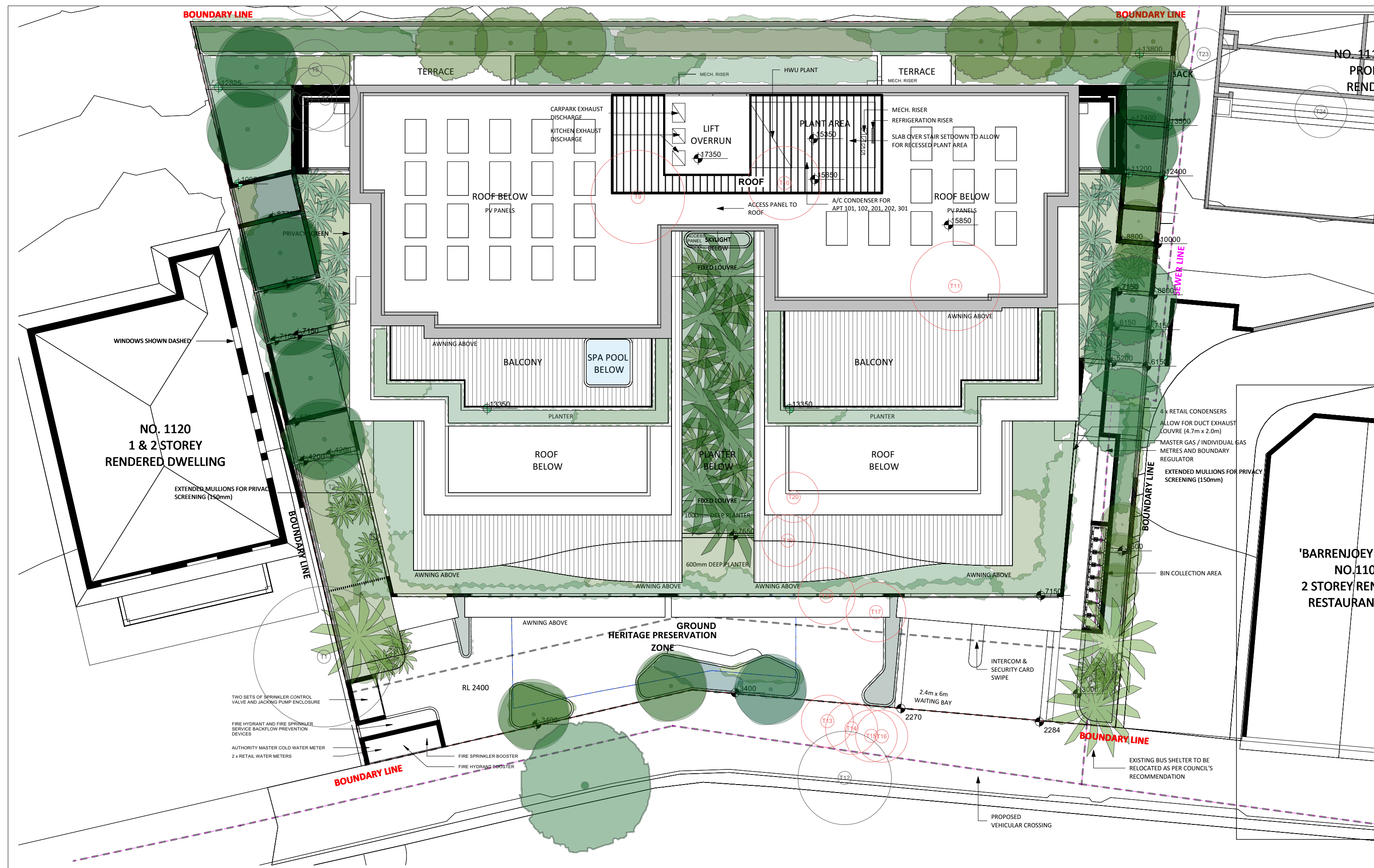


Figure dimensions shall take precedence over scale.  
Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.



Client: IPM Palm Beach  
Project Address:  
1112-1118 Barrenjoey Rd  
Palm Beach, NSW 2108

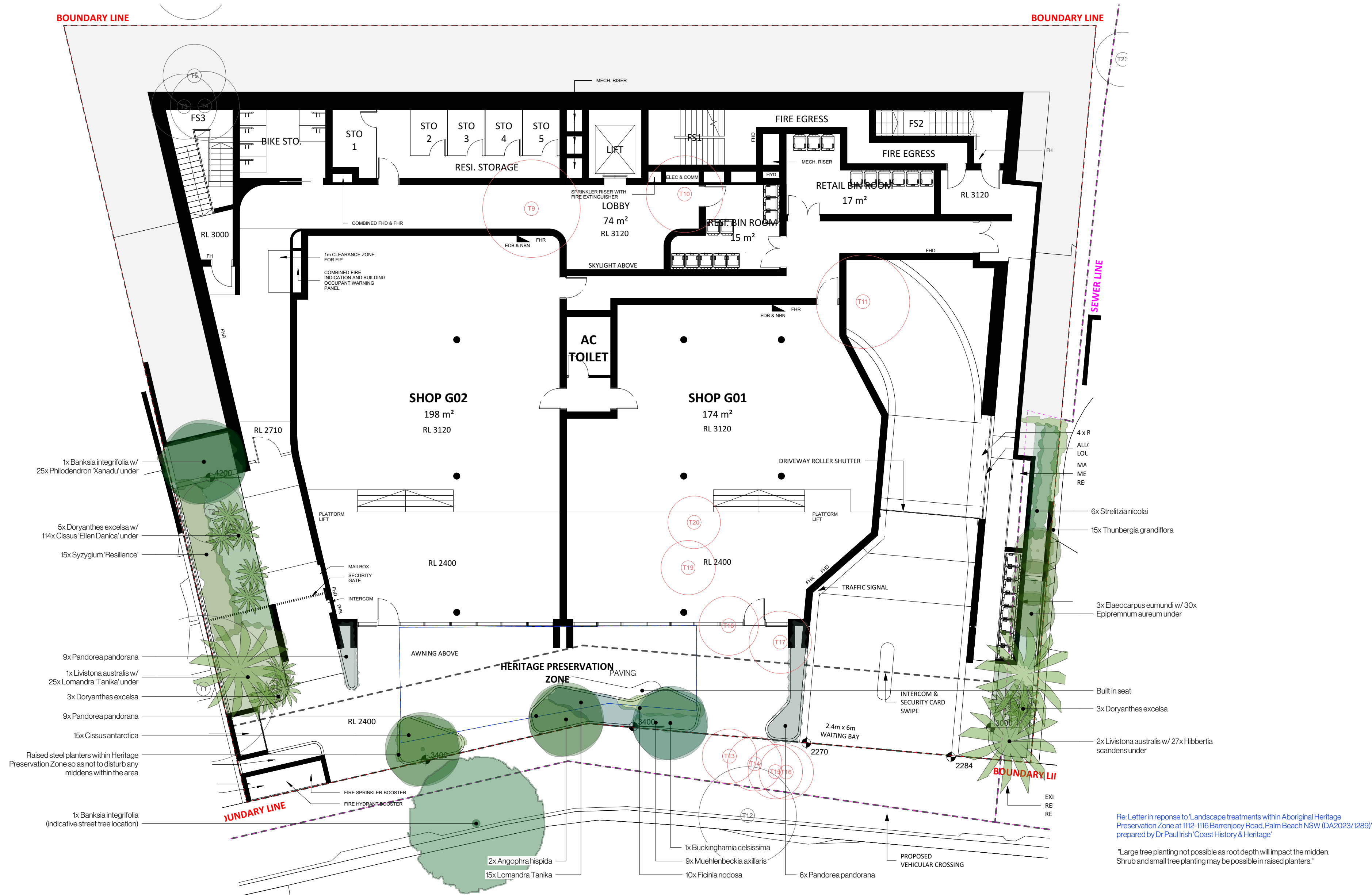
Dwg no: LP01-D7621  
Title: S34  
Cover Page

Drawn by:  
FD/EF  
Issue:  
01

Checked:  
WD  
Revision:  
N

Scale:  
1:150 @ A2  
Date:  
06.08.2024

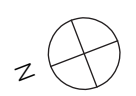
Landscape Design Sydney  
53 Cranbrook St, Botany  
T (02) 9316 9044  
F (02) 9316 9055



Re: Letter in response to 'Landscape treatments within Aboriginal Heritage Preservation Zone at 1112-1116 Barrenjoey Road, Palm Beach NSW (DA2023/1289)' prepared by Dr Paul Irish 'Coast History & Heritage'

"Large tree planting not possible as root depth will impact the midden. Shrub and small tree planting may be possible in raised planters."

Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.



Client: IPM Palm Beach  
Project Address: 1112-1118 Barrenjoey RD Palm Beach, NSW 2108

Dwg no: LP02-D7621  
Title: S34 Ground Landscape

Drawn by: FD/EF  
Issue: 01

Checked: WD  
Revision: N

Scale: 1:125 @ A2  
Date: 06.08.2024

Landscape Design Sydney  
53 Cranbrook St, Botany  
T (02) 9316 9044  
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BOUNDARY LINE

BOUNDARY LINE

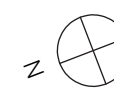
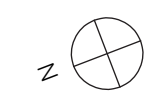




Figure dimensions shall take precedence over scale.  
Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.



Client: IPM Palm Beach  
Project Address:  
1112-1118 Barrenjoey RD  
Palm Beach, NSW 2108

Dwg no: LP04-D7621  
Title: S34  
Second Landscape

Drawn by:  
FD/EF  
Issue:  
01

Checked:  
WD  
Revision:  
N

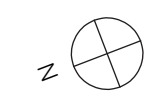
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1:100 @ A2  
Date:  
06.08.2024

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F (02) 9316 9055



Landscape Plan - Third

Figure dimensions shall take precedence over scale.  
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Client: IPM Palm Beach  
Project Address:  
1112-1118 Barrenjoey RD  
Palm Beach, NSW 2108

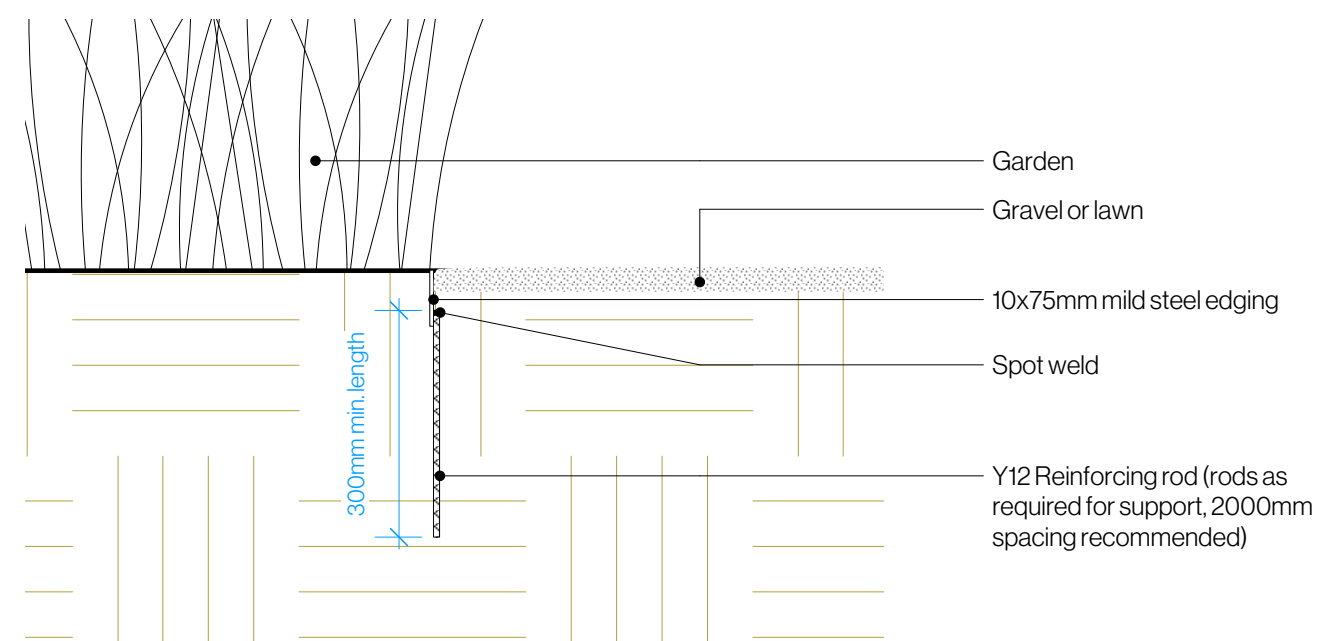
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Title: S34  
Third Landscape

Drawn by:  
FD/EF  
Issue:  
01

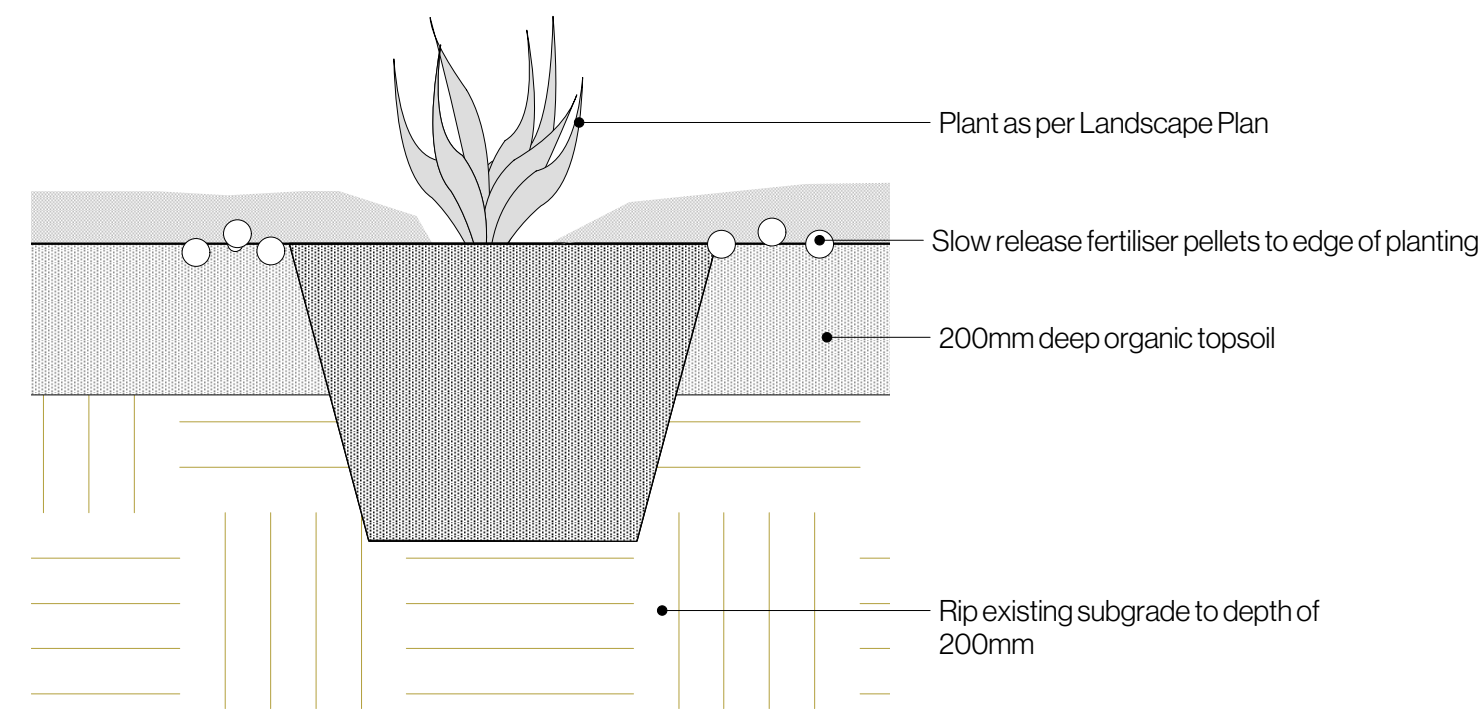
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Revision:  
N

Scale:  
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06.08.2024

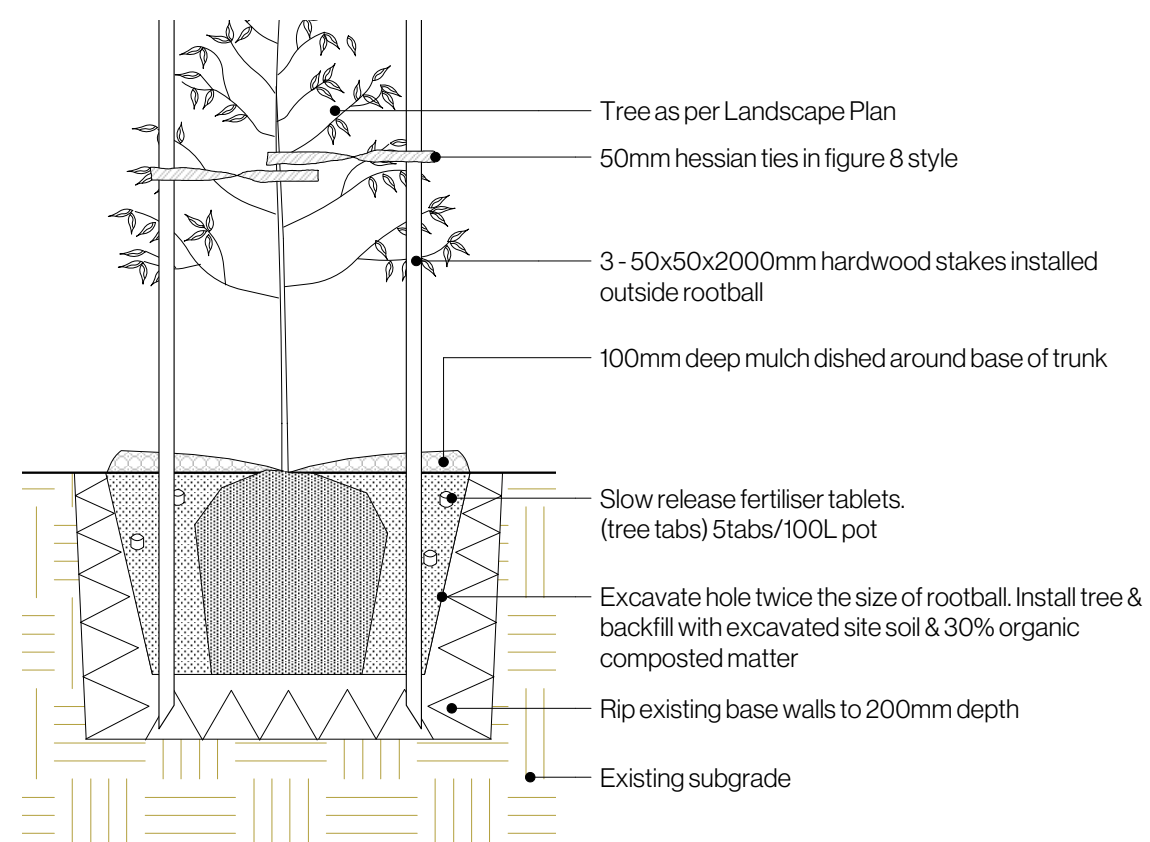
Landscape Design Sydney  
53 Cranbrook St, Botany  
T (02) 9316 9044  
F (02) 9316 9055



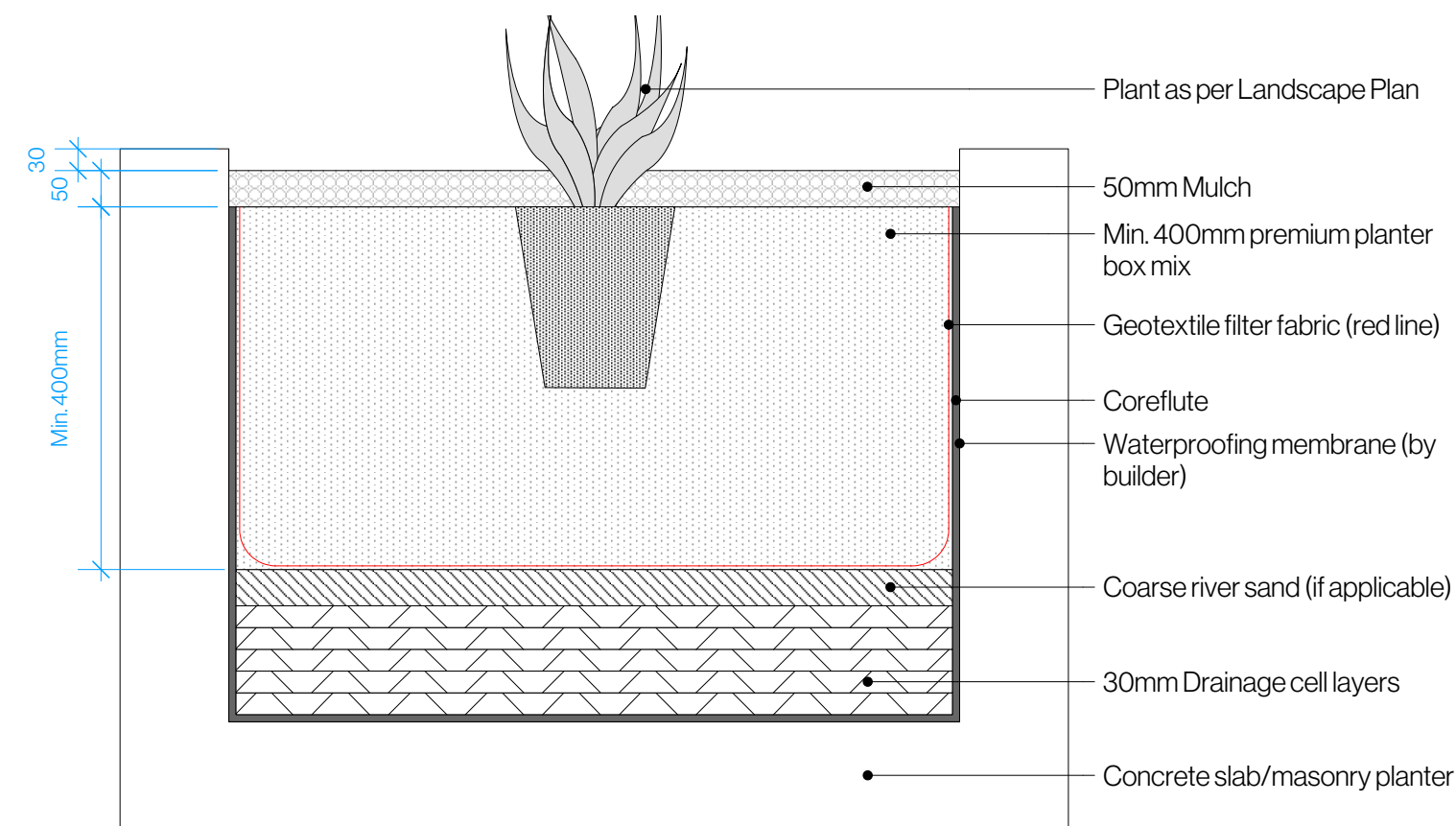
1 **Steel Edging Detail**  
Scale: 1:10



2 **Shrub in Ground**  
Scale: 1:10



3 **Staked Tree in Ground**  
Scale: 1:25



4 **Planter detail**  
Scale: 1:10