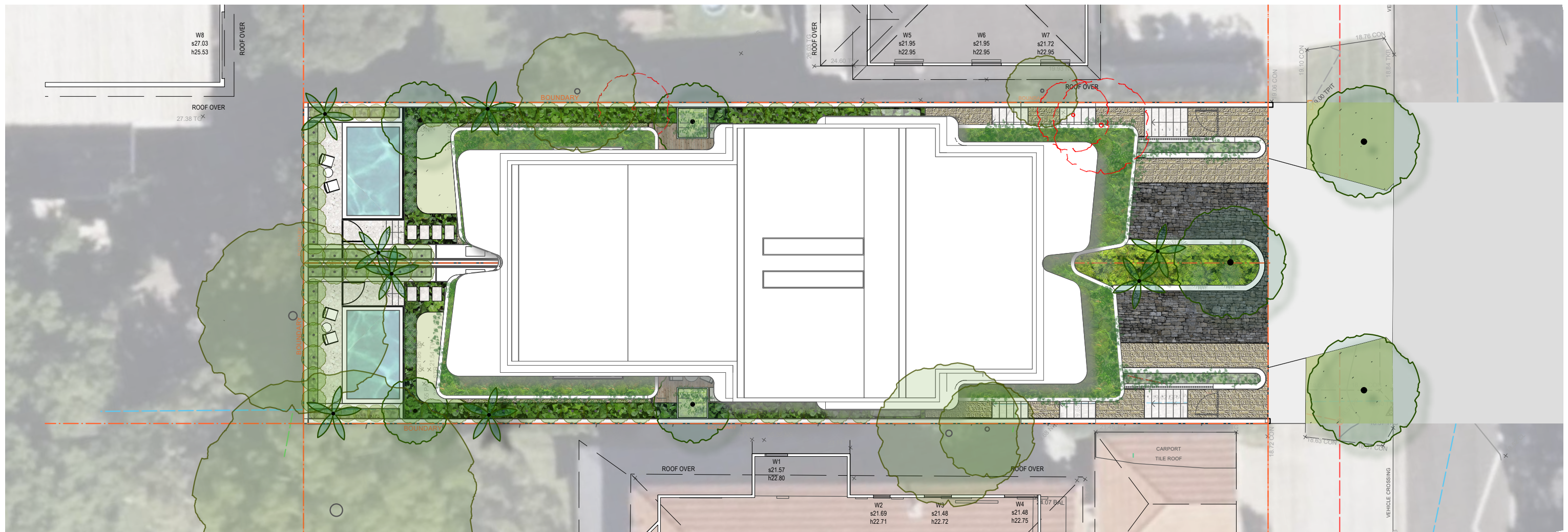
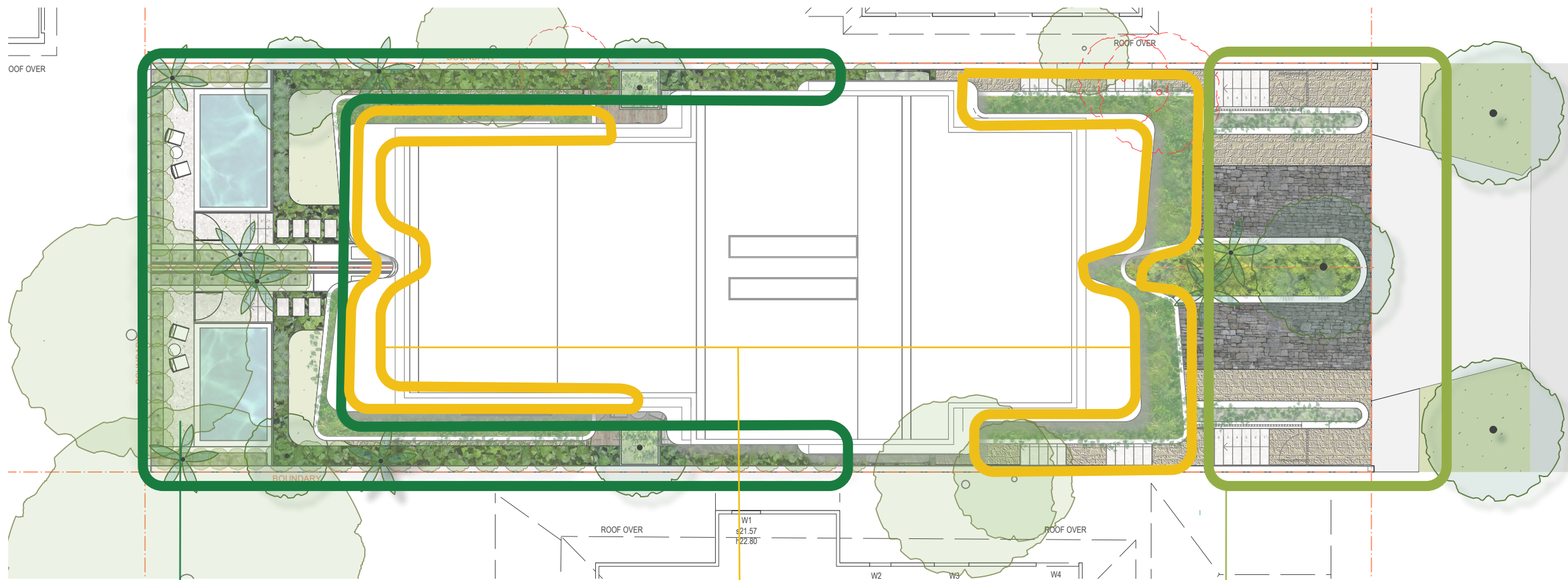


# 69 Griffith Street, BALGOWLAH |

Landscape Development Application REVISION C - 27/08/2025





The Pool Garden & Side Boundary Courtyards

- A generous paved courtyard wraps around the building for outdoor dining, with built-in BBQ for entertaining and seamless visual connection to the lawn.
- Flanked by planters, the plunge pool creates a green, tranquil retreat with strategic planting that softens the balustrade from view.
- New trees will be established throughout the garden to provide structure and seasonal interest.
- The dining space opens to a courtyard where a feature tree in a raised planter draws the eye and anchors the space.

Balcony Planters

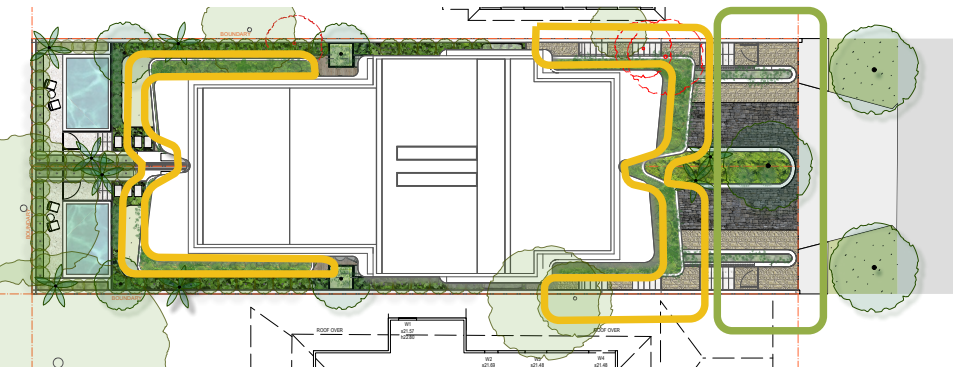
- Coastal-hardy plants fill generous planters on all sides of the building, chosen for their resilience and hardiness.
- Plant selection responds to aspect—shade-lovers thrive on the south side while sun-loving varieties flourish in north-facing areas.
- Trailing plants cascade over planter edges, softening hard surfaces with flowing greenery.

The Front Garden

- Native trees in the central planter between properties provide natural screening and habitat.
- Low-growing and cascading plants frame the driveway, selected for their north-facing tolerance and visual appeal.

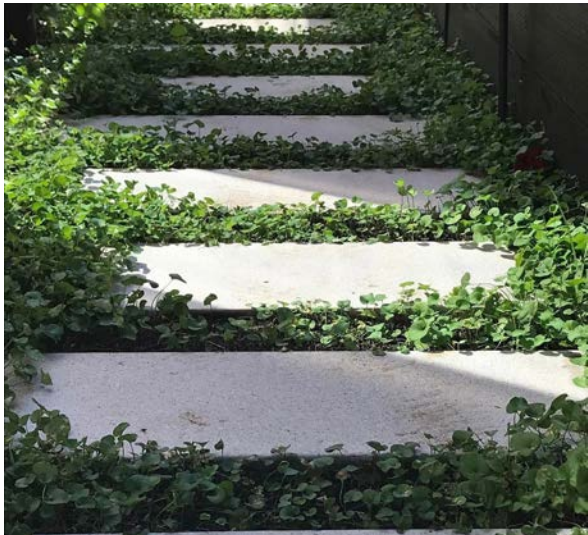
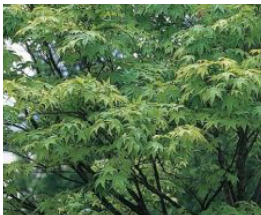
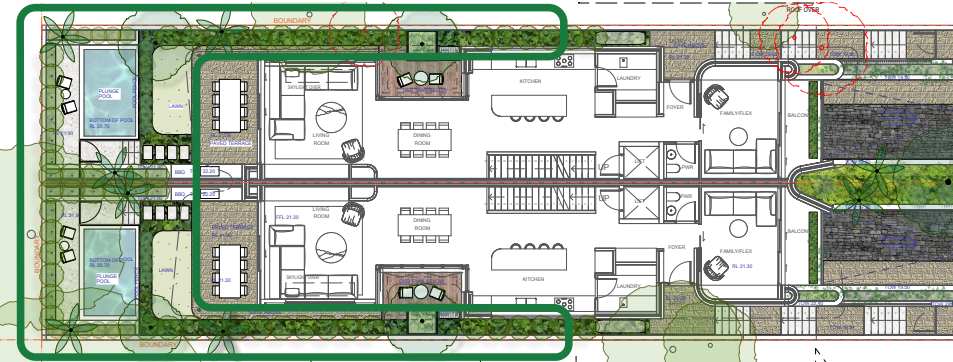


Precedents - The Front Garden & Balcony Planters





Precedents - The Pool Garden & Side Boundary Courtyards

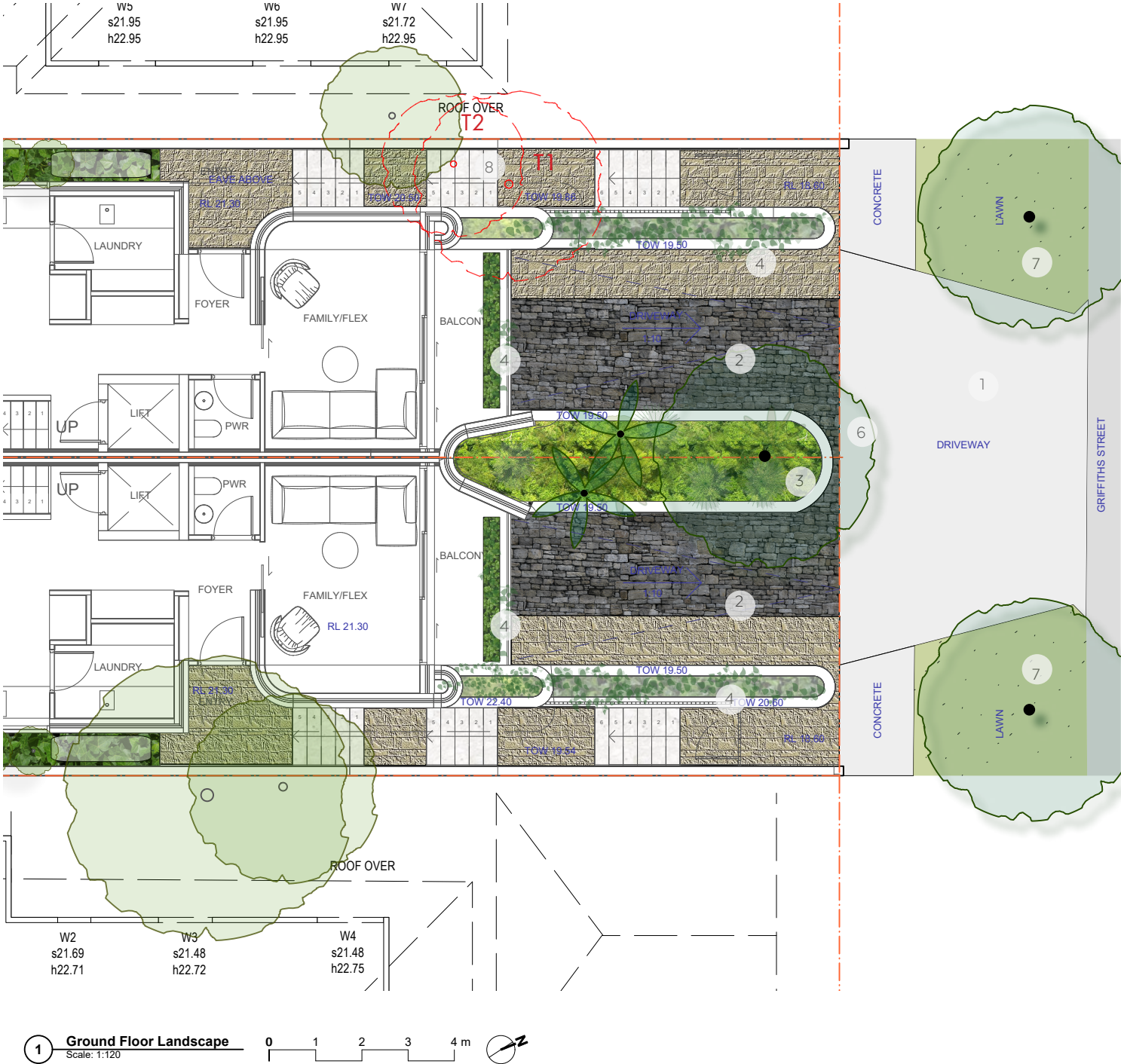




Plan -Ground Floor Front Garden

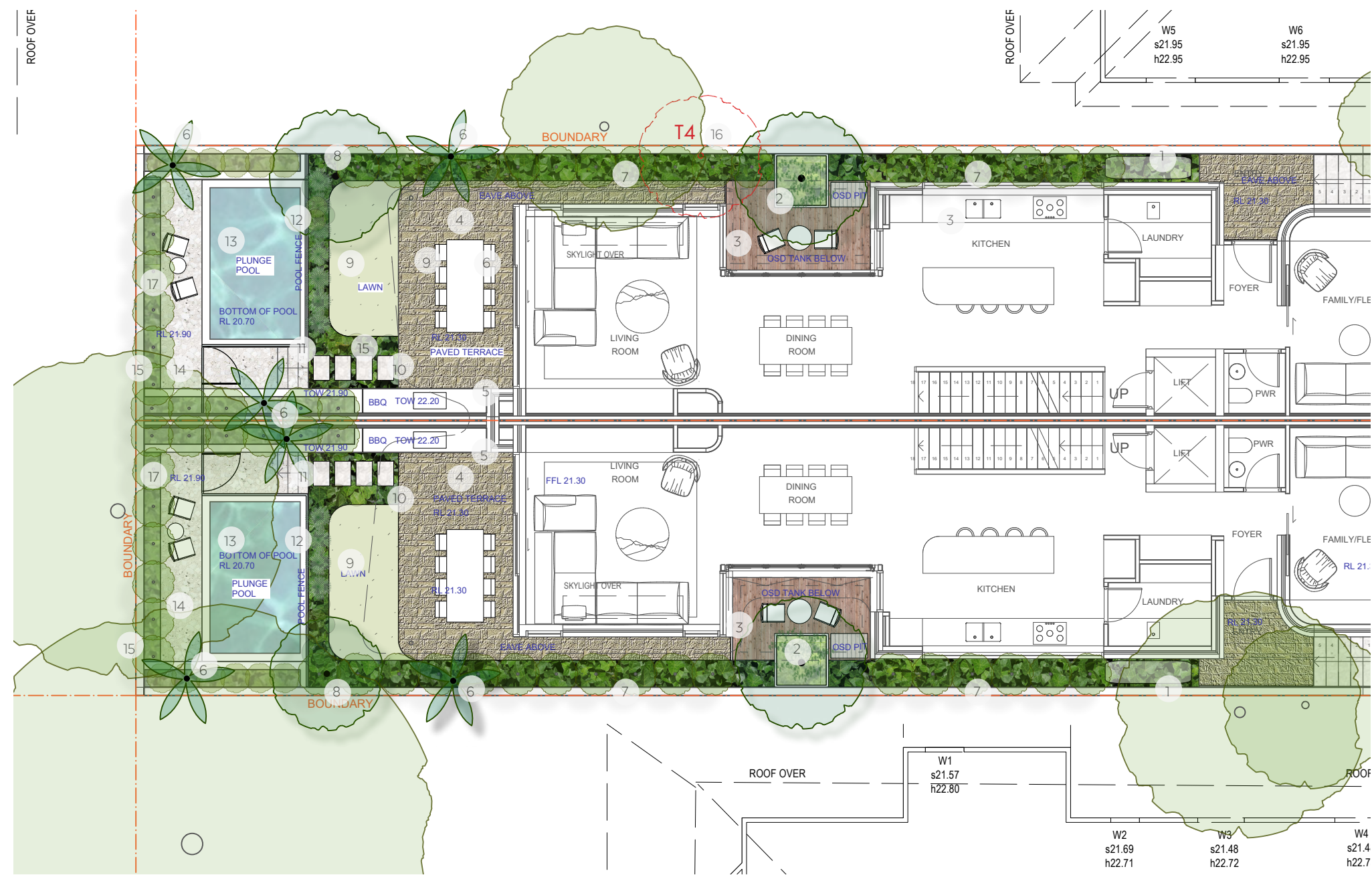
Legend

- 1. The existing driveway to be demolished and replaced. Refer to Architect's details.
- 2. Driveway finish to be be two paving types to define walkway and break up paved extent
- 3. Middle planter to be planted out with native trees for street address and to break built form across the frontage. Species include Banksia integrifolia and Archontophoenix cunninghamiana underplanted with native shrubs such as Ozothamnus diosmifolius and Banksia robur.
- 4. Planters and balcony planters frame the driveway with cascading, north facing, sun-loving plants such as trailing Rosmarinus officinalis prostrate, Scaevola 'Purple Fan', Myoporum parvifolium, Acacia cognata 'Waterfall', Grevillea 'Cooroora Cascade.
- 5. Grass on verge to be reinstated.
- 6. Front planters clad in sandstone of varied size for interest and to fit to wall radii.
- 7. Two new Tristaniopsis laurina planted in front verge to match public domain trees in the street. Trees can be grown under the powerlines and will be planted for privacy and contribute to street greening.
- 8. Trees to be removed T1 and T2, Native Frangipani and Privet removed (refer to Arboricultural Impact Report for additional information).





Plan - Ground Floor Rear Garden



1 Ground Floor Landscape  
Scale: 1:120

Legend

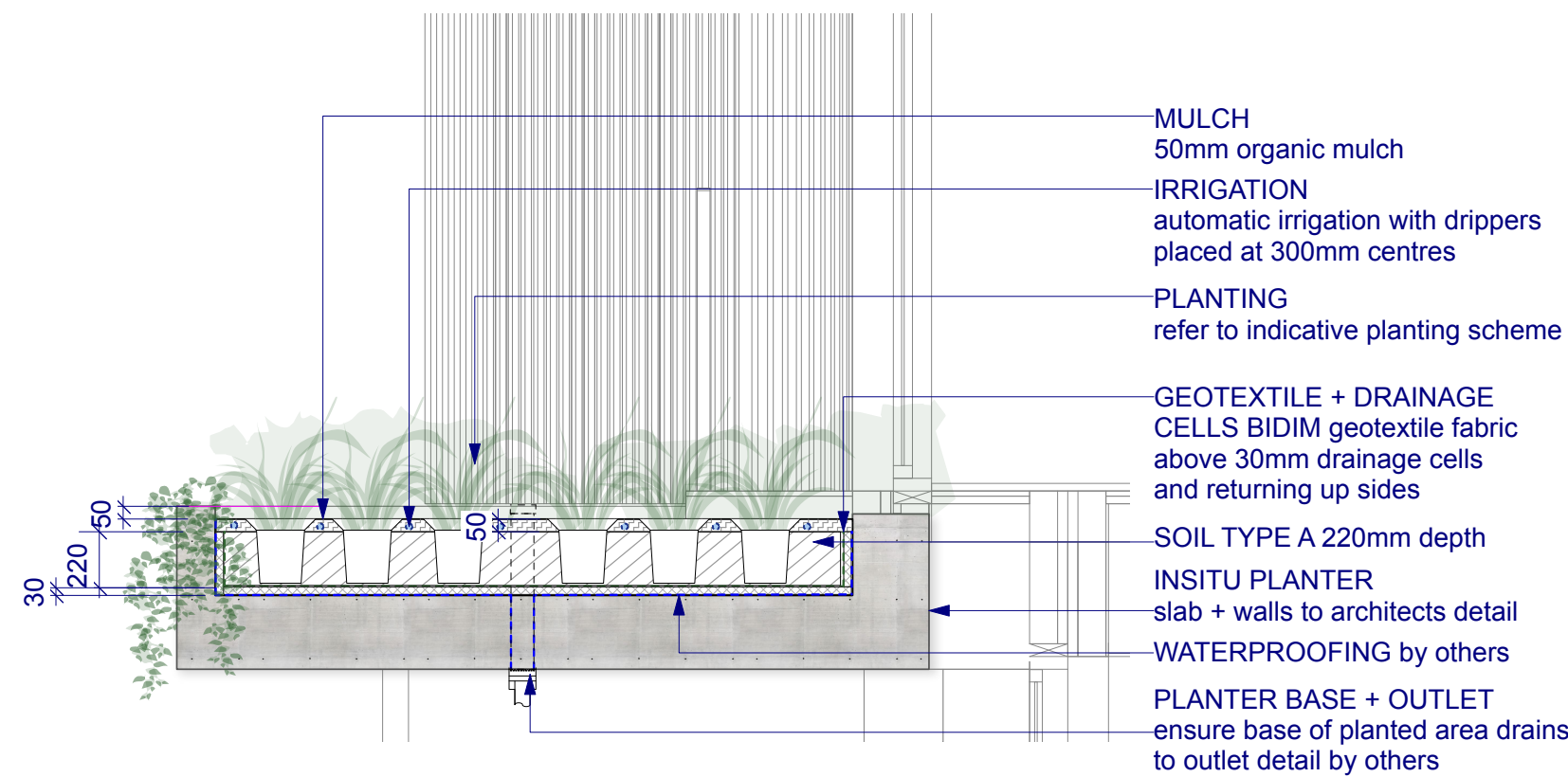
- 1. Indicative location of rainwater tank, refer to Hydraulic engineer.
- 2. Two smaller timber deck courtyards to the east and west are to be planted with a feature tree such as Acer palmatum 'Osakazuki', which will be the focal point from the dining room inside.
- 3. An OSD tank to be located below the deck.
- 4. Paved Terrace to wrap around the building, from the rear garden to the side courtyard, which allows a smooth transition between all garden spaces as well as generous planting beds to the boundaries.
- 5. BBQ to Architect's details.
- 6. Native palm trees of Arcontaphoenix cunninghamia, to be scattered throughout the property, to create character and to provide trees in narrow planters and planter beds.
- 7. Dense hedge along the boundary, planted with Xylosma senticosum or similar.
- 8. Small tree to rear garden such as Hibiscus tiliaceus or Hymenosporum flavum.
- 9. Small open lawn with rounded edges to mimic the architectural features of the building.
- 10. Stepping stones in planting leading to the pool area.
- 11. Four steps lead to a raised pool area surrounded with planting in planters.
- 12. 1200mm tall pool fence to follow the Australian standard.
- 13. A 2.2x3.7 plunge pool with a paving edge to sit on.
- 14. South side of the pool to have a paved area for table and chairs.
- 15. Boundary walls to be a minimum 1.8m tall masonry walls.
- 16. T4 existing cheesetree removed.
- 17. Existing hedge to be retained and protected.



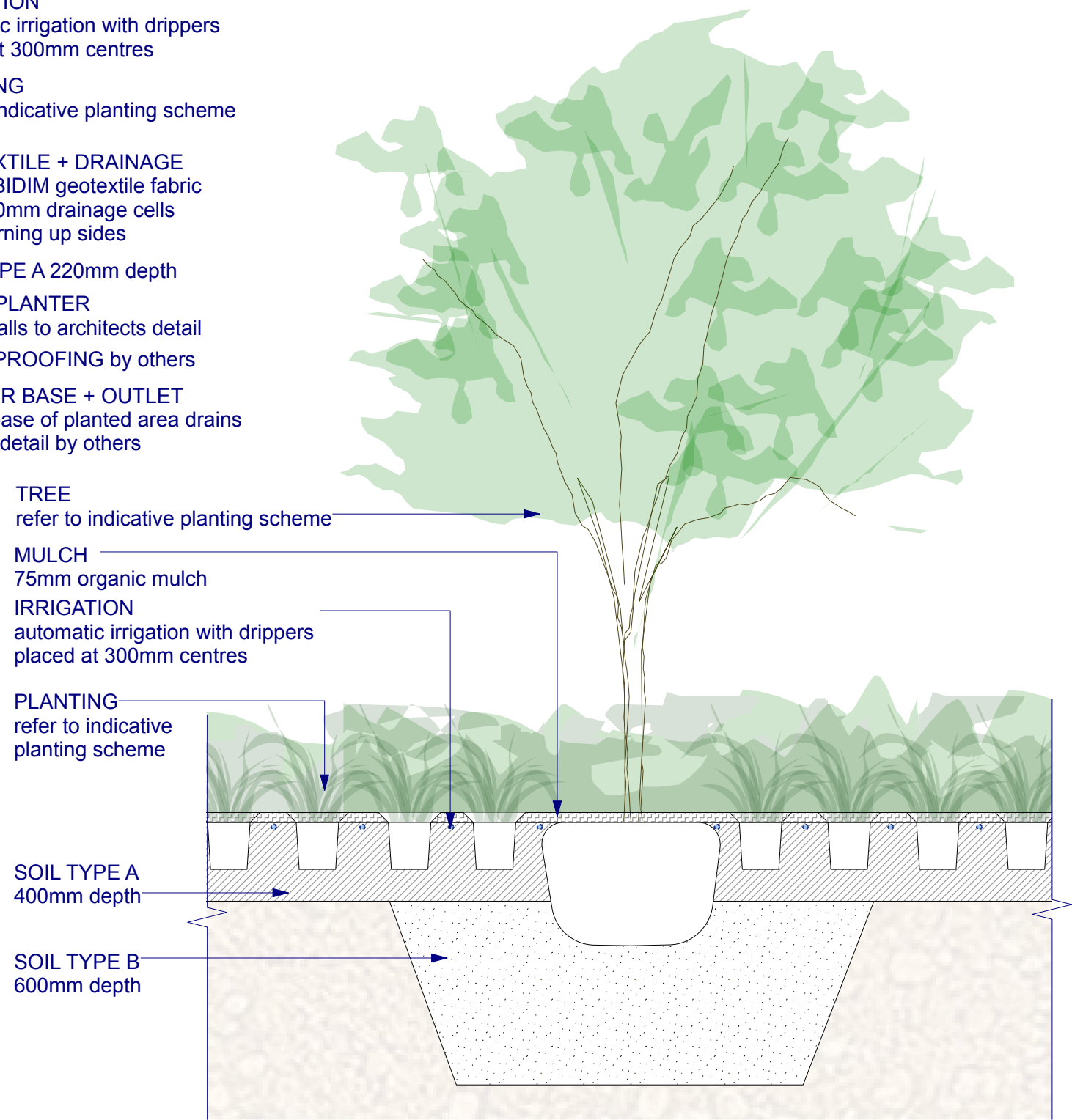
Architectural site plan of the first floor landscape. The plan shows a central building footprint with various rooms including bedrooms, bathrooms, a study, and a corridor. The building is surrounded by a landscape with trees, planters, and balconies. Key features include a central corridor with stairs, a lift, and a high-level window. The plan is labeled with 'BOUNDARY', 'ROOF OVER', 'EAVE ABOVE', 'PLANTER', 'BALCONY', 'SKYLIGHT', 'W.I.R.', 'ENSUITE', 'BATH ROOM', 'STUDY', 'BEDROOM 1', 'BEDROOM 2', 'BEDROOM 3', 'CORRIDOR RL 24.70', 'LIFT', 'UP', 'DOWN', 'High Level Window', and 'W1 s21.57'. A scale bar indicates 0 to 4 meters, and a north arrow is present.

1. Planters on the south and east of the building will have shade-tolerant small shrubs and cascading plants such as prostrate Juniperus..
2. Planters on the north and west of the building will have sun-loving coastal plants.





1 TYPICAL DETAIL | planting on structure  
Scale: 1:25



2 TYPICAL DETAIL | tree + planting on ground  
Scale: 1:25



Planting - Indicative Palette



TREES & LARGE SHRUBS

- 1. Archontophoenix cunninghamiana
- 2. Hibiscus tiliaceus
- 3. Banksia integrifolia
- 4. Hymenosporum flavum
- 5. Acer palmatum 'Osakazuki'
- 6. Banksia robur

SHRUBS & GROUNDCOVERS

- 7. Podocarpus 'Henkelii'
- 8. Feijoa sellowiana
- 9. Xylosma senticosum (hedged)
- 10. Ficus macrophylla 'Green Island'
- 11. Prostanthera 'Poorinda Ballerina'
- 12. Ozothamnus diosmifolius 'Radiance'

- 13. Acacia cognata 'Waterfall'
- 14. Scaevola albida 'White Carpet'
- 15. Limonium 'Perezii blue'
- 16. Rosmarinus officinalis prostratus
- 17. Microsorium scolopendrium
- 18. Juniperus conferta
- 19. Myoporum parvifolium 'Yareena'

- 20. Grevillea 'Cooroora Cascade'
- 21. Aloe 'First Gold'
- 22. Acacia 'Sterling Silver'
- 23. Chrysocephalum 'Desert Flame'
- 24. Lomandra 'Tanika'
- 25. Hardenbergia 'White out'
- 26. Dichondra repens

- 27. Austromyrtus dulcis
- 28. Muehlenbeckia axillaris
- 29. Viola hederacea
- 30. Dianella caerulea 'Little Jess'
- 31. Miscanthus transmorisonensis
- 32. Mesembryanthemum orange
- 33. Lampranthus aureus

- 34. Anigozanthos 'Landscape tangerine'
- 35. Casuarina 'Green Wave'
- 36. Casuarina 'Cousin it'