

## 3 CENTRAL ROAD, AVALON

### Landscape Section 4.55

May 2025





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|---------------------|----------------------------------|
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## CONTENTS

|   |    |
|---|----|
| LANDSCAPE DESIGN STATEMENT              | 3  |
| CHARACTER PRECEDENTS                    | 4  |
| CONTEXT PLAN                            | 5  |
| LANDSCAPE PLAN                          | 6  |
| TREE REMOVAL PLAN                       | 7  |
| DEEP SOIL PLAN                          | 8  |
| DETAIL PLAN 1 - FRONT GARDEN/CENTRAL RD | 9  |
| DETAIL PLAN 2 - LEVEL 1 COMMUNAL SPACE  | 10 |
| DETAIL PLAN 3 - REAR GARDEN             | 11 |
| PLANTING STRATEGY                       | 12 |
| TYPICAL PLANTING PALETTE                | 13 |
| MATERIALS - LOOK AND FEEL               | 14 |
| TYPICAL LANDSCAPE DETAILS               | 15 |



# Landscape Design Statement

## Front Garden

The character of the frontage to Central Road is highly influenced by the existing mature, *Angophora costata* 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.

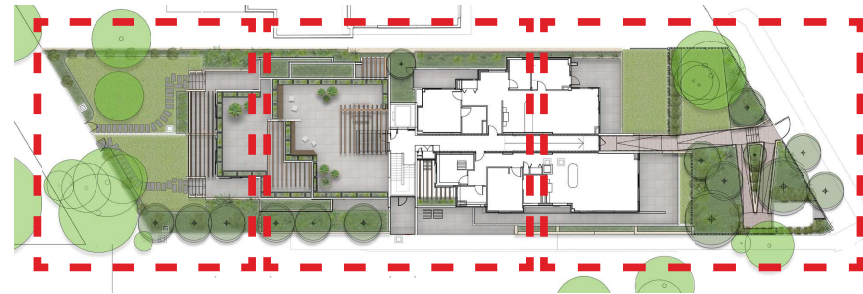
## Level 1 Rooftop Communal Courtyard

The level 1 rooftop courtyard space has been designed to provide a communal 'breathing space' at the rear of the building that offers a high quality setting for body corporate meetings or small gatherings. The space provides high quality yet robust surface materials and furniture.

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

## 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

Level 1 Rooftop Garden

Front Garden

NTS 



# Character Precedents

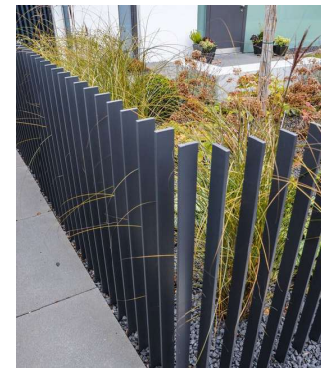
FRONT GARDEN (CENTRAL ROAD)



COMMUNAL SPACE



REAR GARDEN





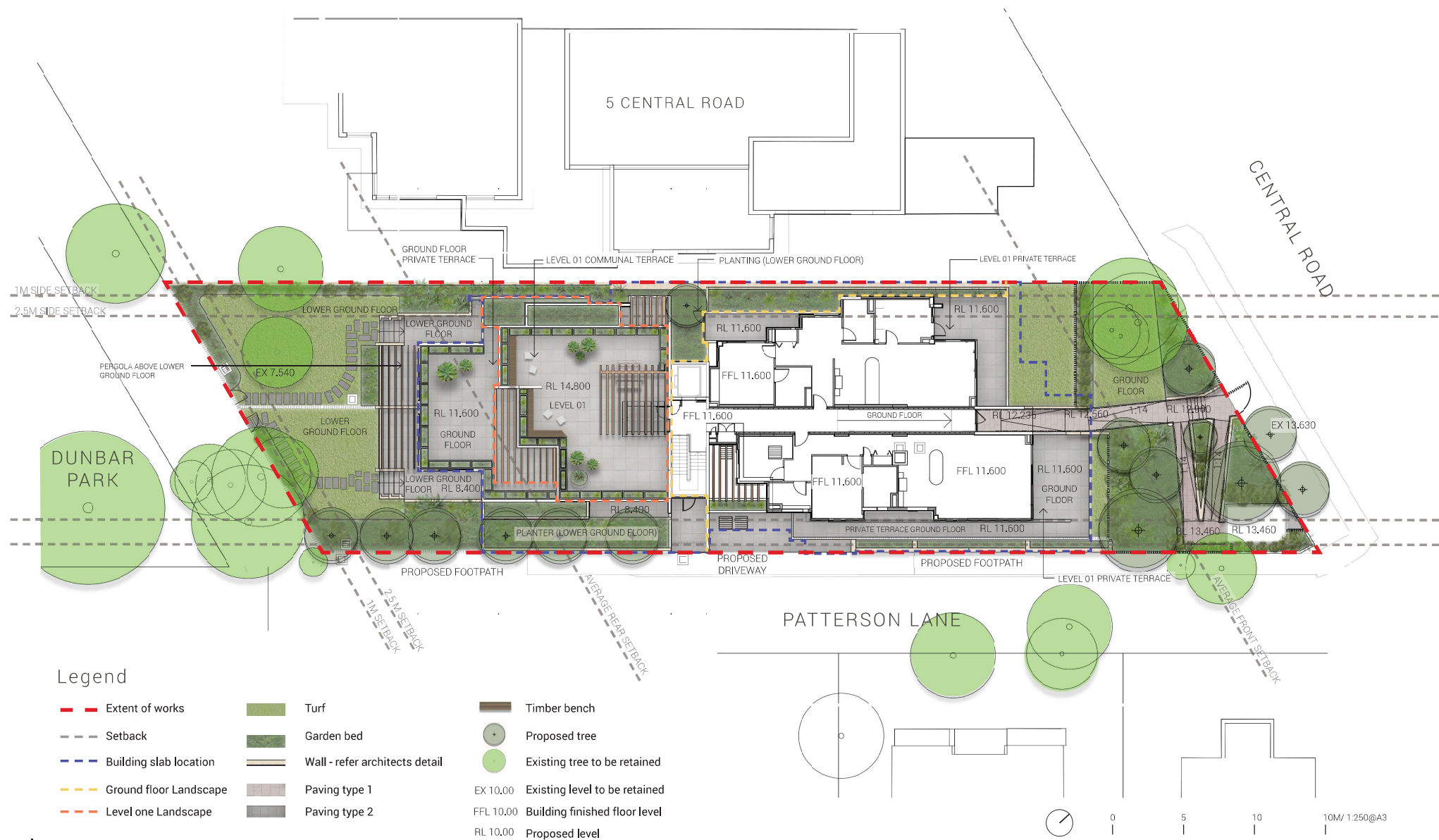
# Context Plan



NTS



# Landscape Plan



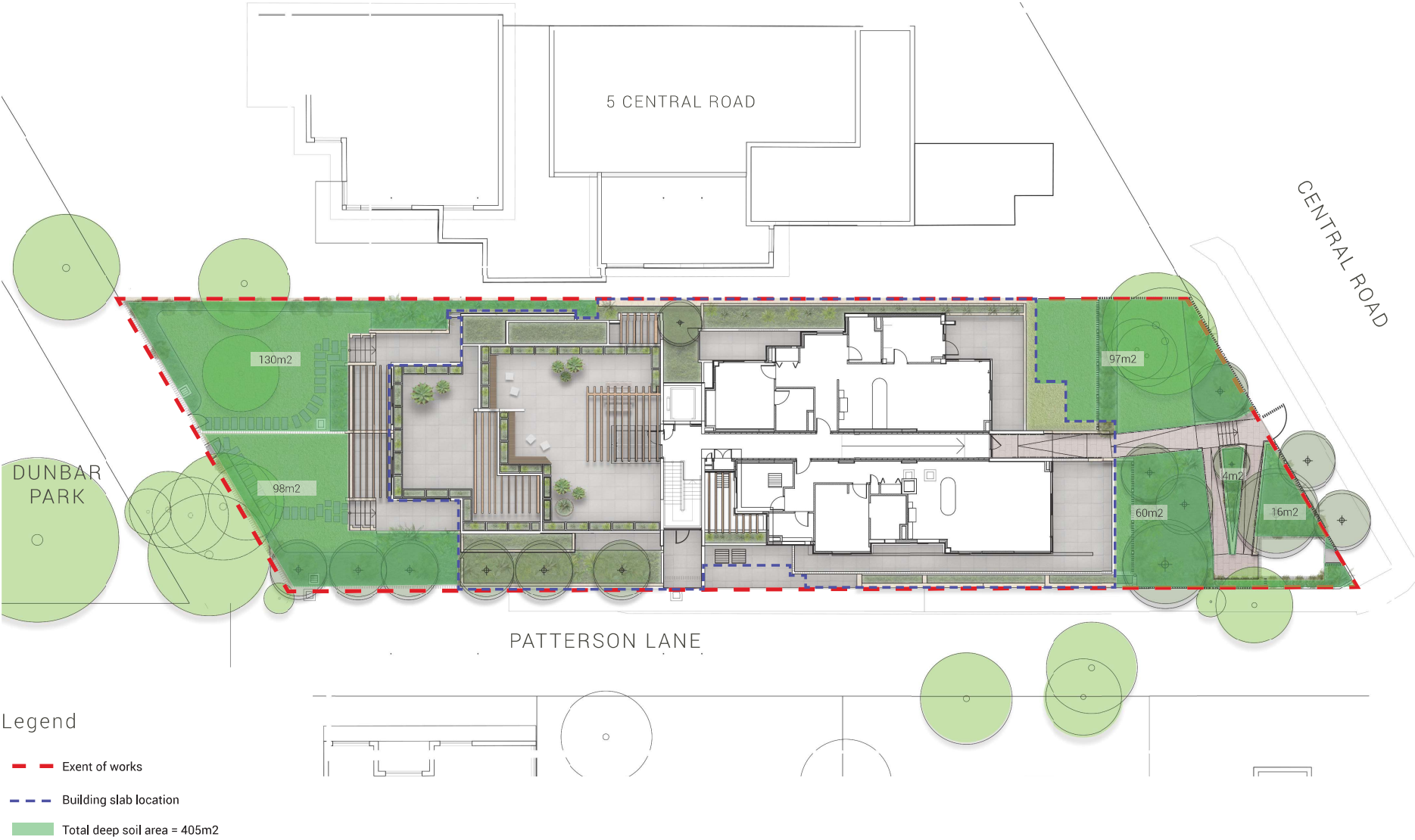


# Tree Removal Plan





# Deep Soil Plan



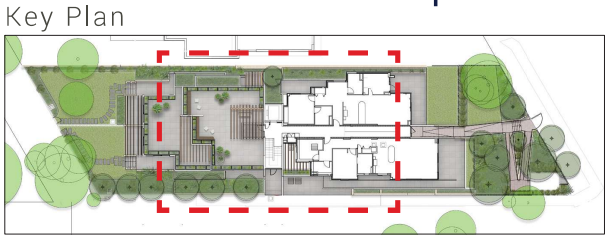
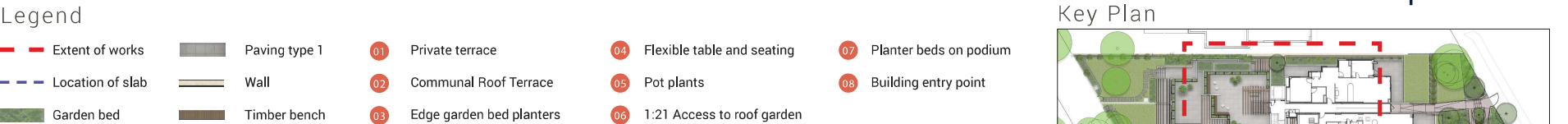
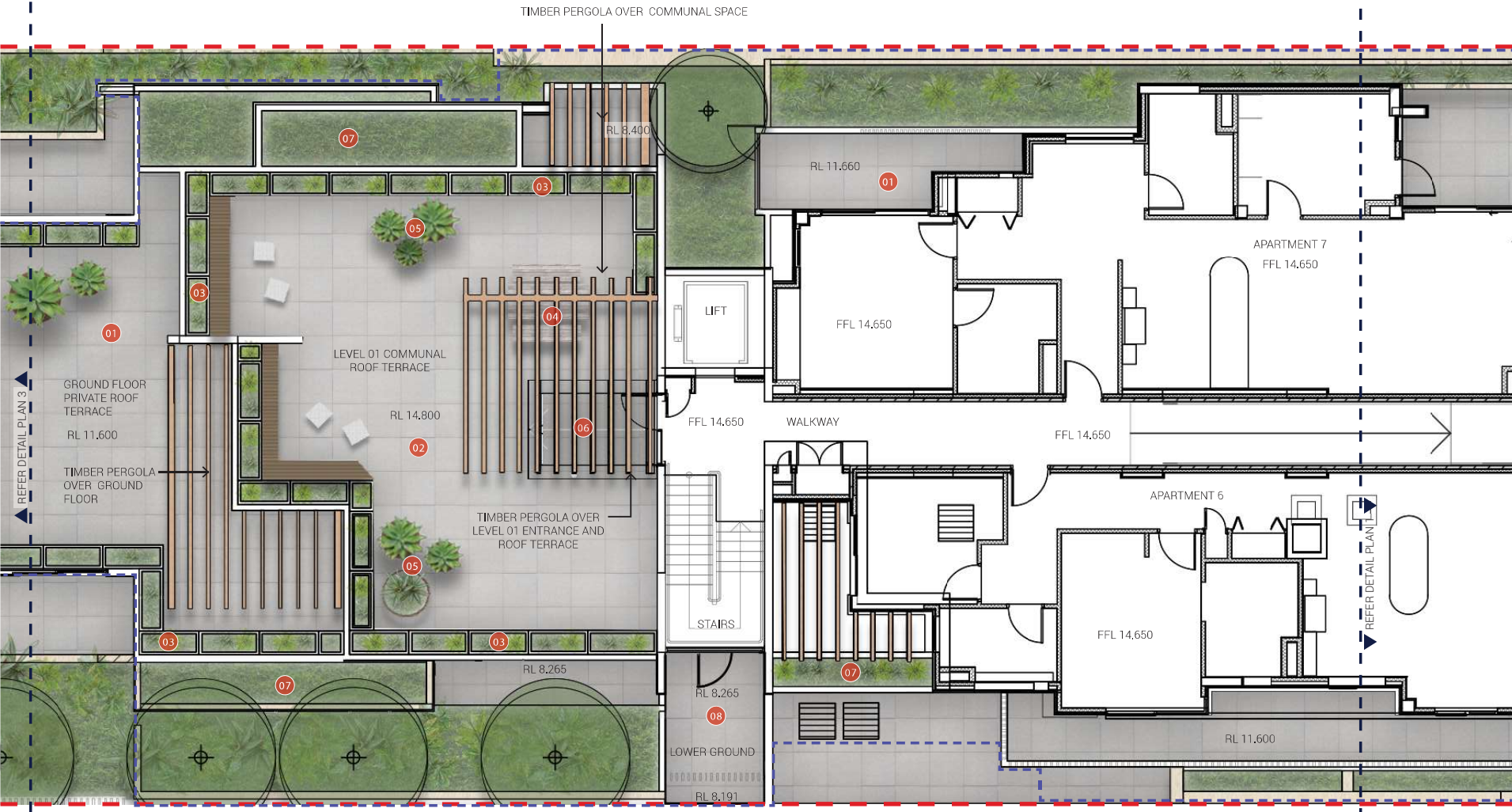


# Detail Plan 1 - Front Garden / Central Road



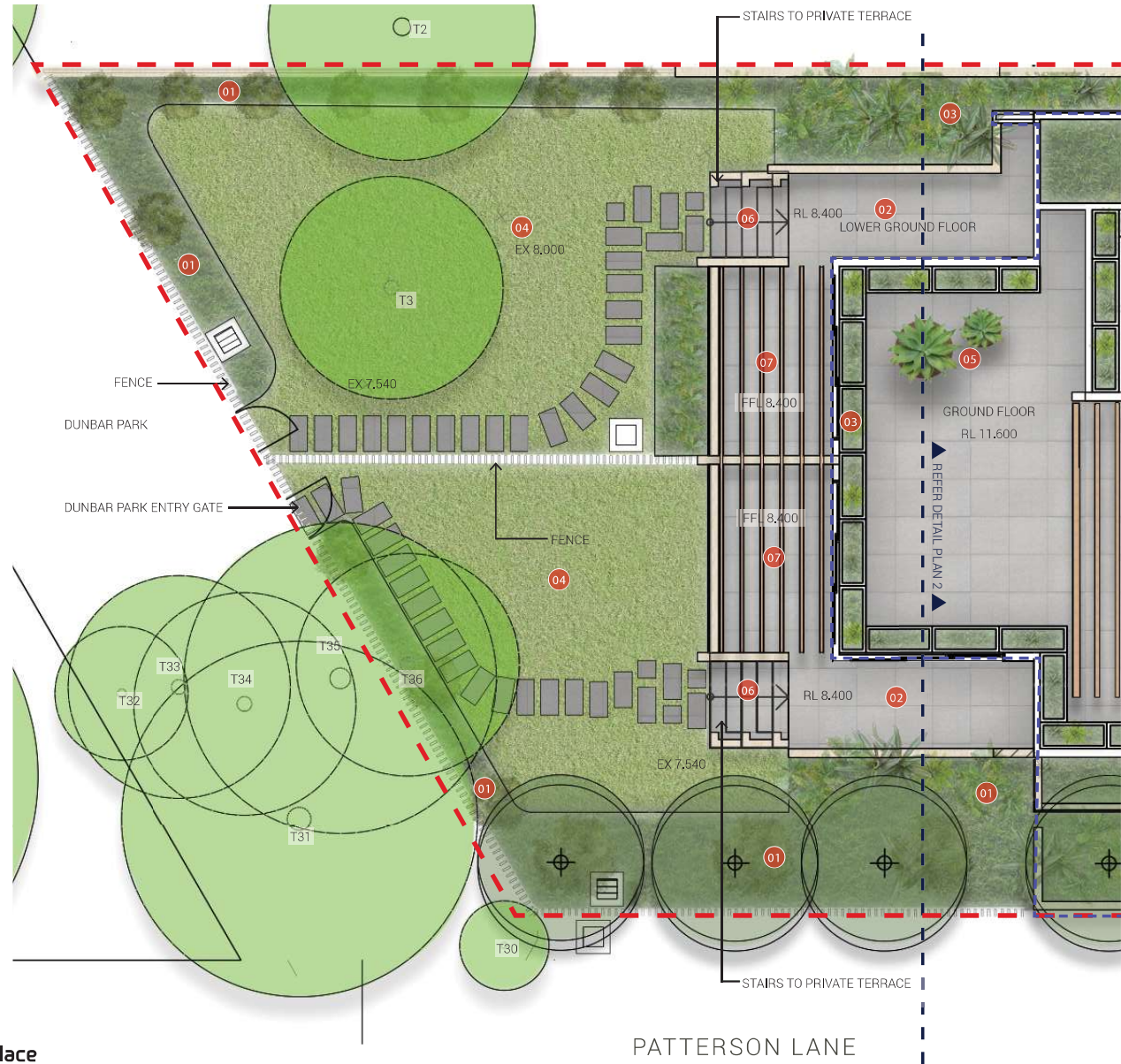


# Detail Plan 2 - Level 01 Communal Space





# Detail Plan 3 - Rear Garden



Key Plan

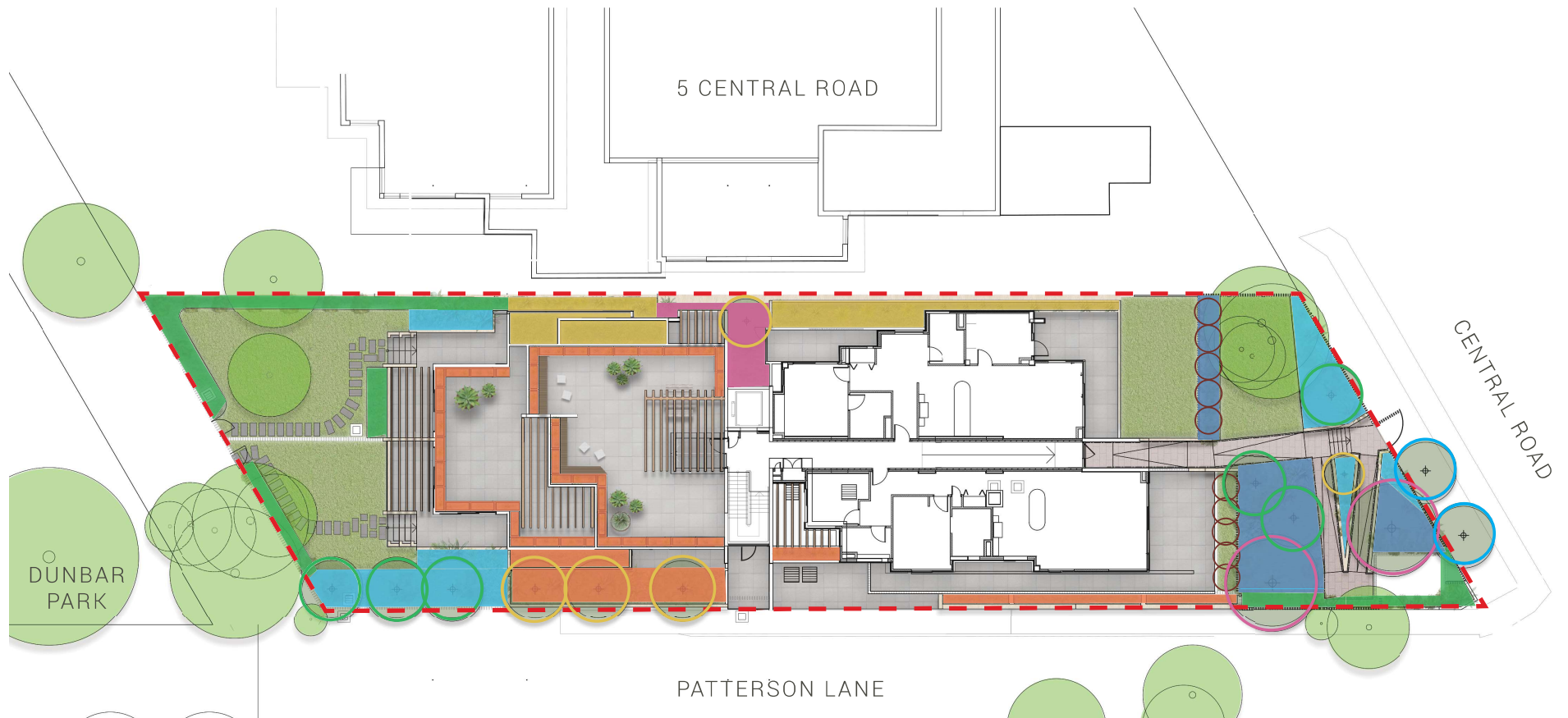


Legend

- Extent of works
- Location of slab
- Garden bed
- Wall
- Paving type 2
- Stepping Stones
- Turf
- 01 Tall shrub /hedge planting as screening
- 02 Private terrace
- 03 Planters
- 04 Private lawn
- 05 Pot plants
- 06 Stairs to Private Terrace
- 07 Roof Pergola Structure
- EX 13.99 Existing level
- RL 13.99 Proposed level
- FFL 13.99 Finished floor level
- Existing tree
- Proposed tree



# Planting Strategy



## Legend

- |   |   |  |  |
|---|---|--|--|
| <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> Planting type 1- North boundary planting                    | <span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> Planting type 4 - Front garden planting     | <span style="display:inline-block; width:15px; height:10px; background-color:lightpink; border:1px solid black;"></span> Cupaniopsis anacardioides       | <span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span> Syzygium australe 'pinnacle' |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> Planting type 2 - Feature entry planting                 | <span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span> Planting type 5 - Shade tolerant planting | <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Magnolia grandiflora 'Exmouth' | <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> Tristaniopsis laurina         |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Planting type 3 - Hedge/screen and groundcover planting | <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> Planting type 6 - Edge planting           | <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> Banksia integrifolia               |  |





# Typical Planting Palette - Trees, Shrubs, Grasses and Groundcovers

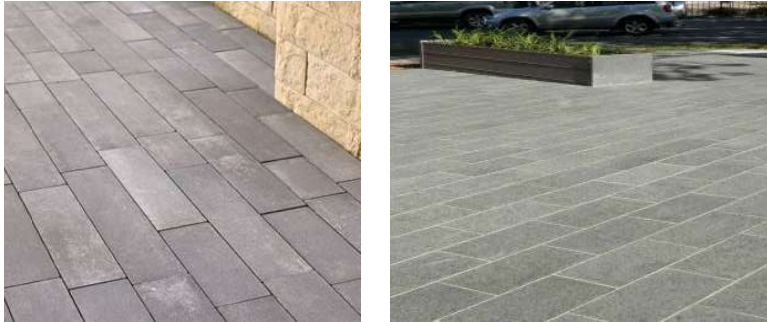
| BOTANICAL NAME   | COMMON NAME       | INDICATIVE HEIGHT | INDICATIVE SPREAD | PREFERRED POT SIZE | DENSITY/m <sup>2</sup> |
|--|-------------------|-------------------|-------------------|--------------------|------------------------|
| <b>PLANTING TYPE 1 - NORTH BOUNDARY PLANTING</b>                 |                   |                   |                   |                    |                        |
| Viburnum odoratissimum   | Sweet Viburnum    | 2m                | 4,0m              | 300mm              | 1                      |
| <b>PLANTING TYPE 2 - FEATURE ENTRY PLANTING</b>                  |                   |                   |                   |                    |                        |
| 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                      |
| <b>PLANTING TYPE 3 - HEDGE / SCREEN AND GROUNDCOVER PLANTING</b> |                   |                   |                   |                    |                        |
| Murraya paniculata   | Orange Jasmine    | 2m                | 4,0m              | 300mm              | 1                      |
| <b>PLANTING TYPE 4 - SHADE TOLERANT PLANTING</b>                 |                   |                   |                   |                    |                        |
| 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                    |
| <b>PLANTING TYPE 5 - COURTYARD PLANTING</b>                      |                   |                   |                   |                    |                        |
| 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                      |
| <b>PLANTING TYPE 6 - EDGE PLANTING</b>                           |                   |                   |                   |                    |                        |
| 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                    |
| <b>TREES</b>   |                   |                   |                   |                    |                        |
| Syzygium australe 'Pinnacle'                                     | Pinnacle          | 6m                | 1-1,5m            | 200L               | 10                     |
| Banksia integrifolia   | Coast Banksia     | 4-10m             | 1-6m              | 200L               | 5                      |
| Magnolia grandiflora 'Exmouth'                                   | Bull Bay Magnolia | 15m               | 8m                | 200L               | 6                      |
| Cupaniopsis anacardioides  | Tuckeroo          | 15m               | 15m               | 200L               | 2                      |
| Tristanopsis laurina   | Water Gum         | 12m               | 6m                | 200L               | 2                      |





# Materials Look and Feel

PAVING TYPE 1 - PORCELAIN PAVER 'GREY' STRETCHER BOND



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



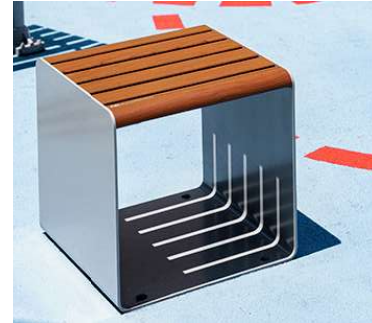
STEPPING STONES IN DECORATIVE GRAVEL



'L' SHAPED SEATING

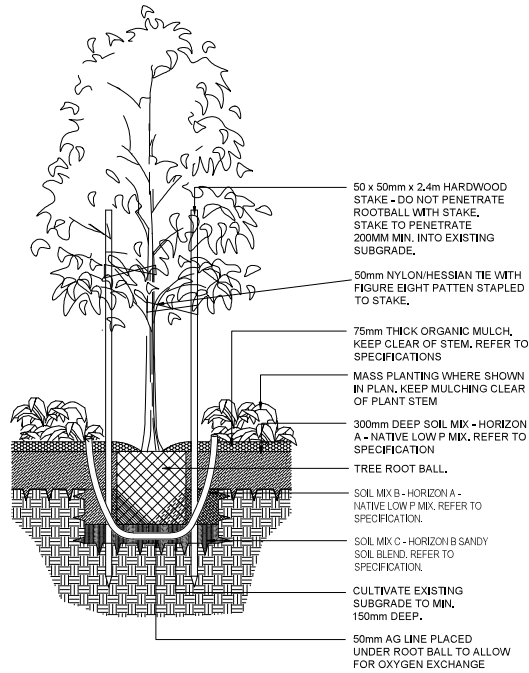


CUBE SEATING

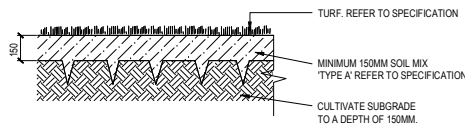




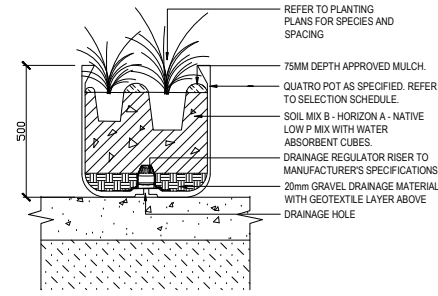
# Typical Landscape Details



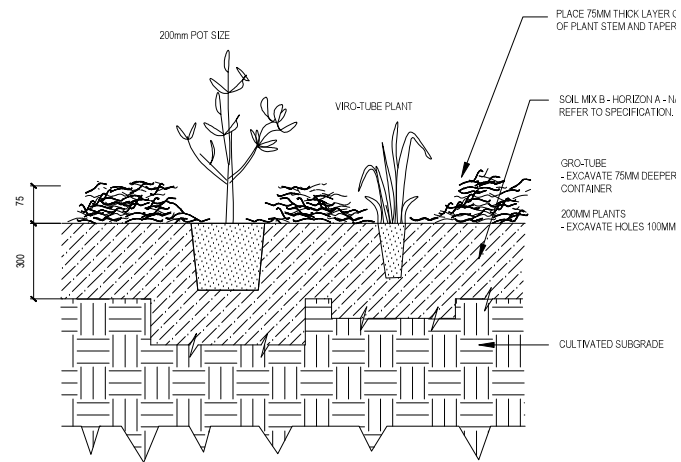
1 TYPICAL DETAIL - TREE PLANTING ON GRADE  
SCALE 1:40



2 TYPICAL DETAIL - TURF ON GRADE  
SCALE 1:20



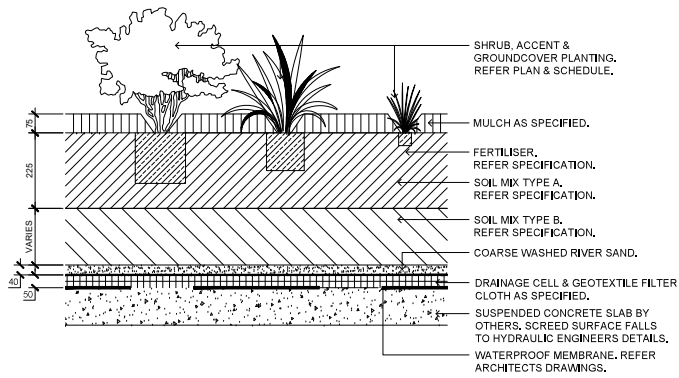
3 TYPICAL DETAIL - FIBERGLASS POT VARIOUS SIZES  
SCALE 1:20



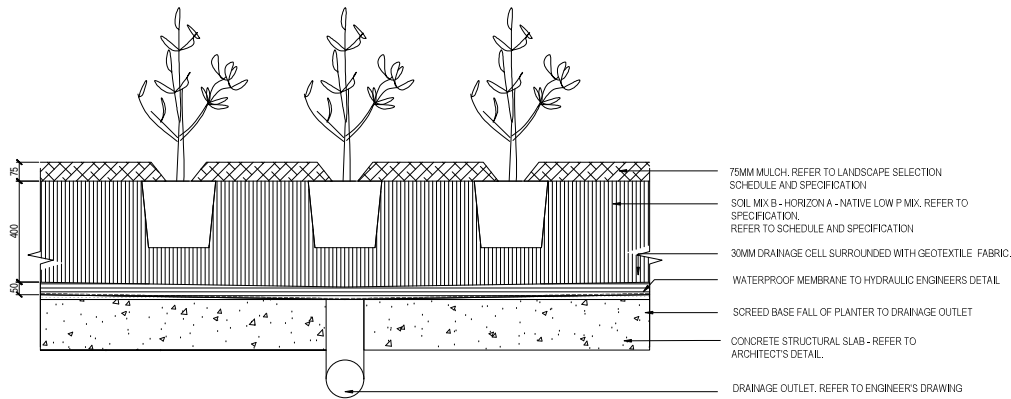
4 TYPICAL DETAIL - PLANTING ON GRADE  
SCALE 1:20



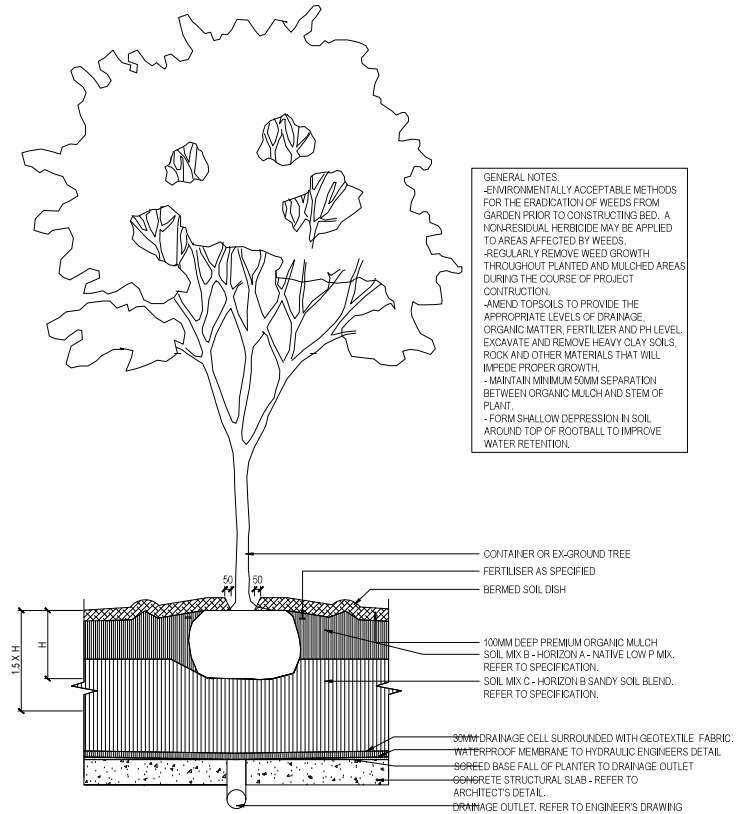
# Typical Landscape Details



5 TYPICAL DETAIL - PLANTING ON SLAB  
SCALE 1:20



6 TYPICAL DETAIL - PLANTING ON STRUCTURE  
SCALE 1:20



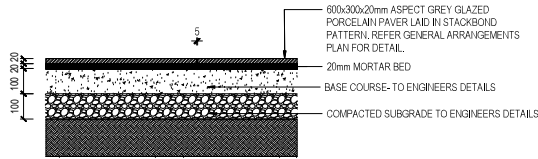
GENERAL NOTES:

- ENVIRONMENTALLY ACCEPTABLE METHODS FOR THE ERADICATION OF WEEDS FROM GARDEN PRIOR TO CONSTRUCTING BED. A NON-RESIDUAL HERBICIDE MAY BE APPLIED TO AREAS AFFECTED BY WEEDS.
- REGULARLY REMOVE WEED GROWTH THROUGHOUT PLANTED AND MULCHED AREAS DURING THE COURSE OF PROJECT CONSTRUCTION.
- AMEND TOPSOILS TO PROVIDE THE APPROPRIATE LEVELS OF DRAINAGE, ORGANIC MATTER, FERTILISER AND PH LEVEL. EXCAVATE AND REMOVE HEAVY CLAY SOILS, ROCK AND OTHER MATERIALS THAT WILL IMPEDE PROPER GROWTH.
- MAINTAIN MINIMUM 50MM SEPARATION BETWEEN ORGANIC MULCH AND STEM OF PLANT.
- FORM SHALLOW DEPRESSION IN SOIL AROUND TOP OF ROOTBALL TO IMPROVE WATER RETENTION.

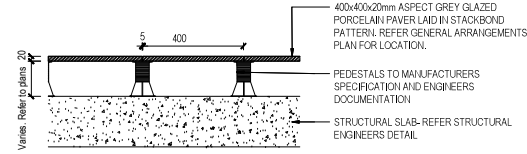
7 TYPICAL DETAIL - TREE PLANTING ON STRUCTURE  
SCALE 1:40



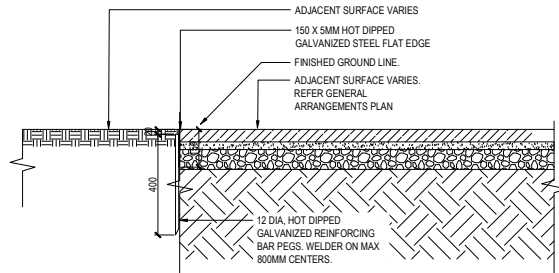
# Typical Landscape Details



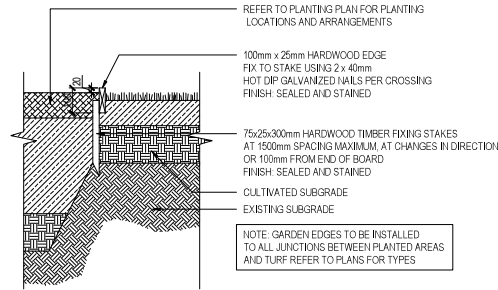
8 TYPICAL DETAIL - PAVING TYPE 1 PORCELAIN PAVER ON GRADE  
SCALE 1:20



12 TYPICAL DETAIL - PAVING TYPE 2 PORCELAIN PAVER ON GRADE PEDESTAL  
SCALE 1:20

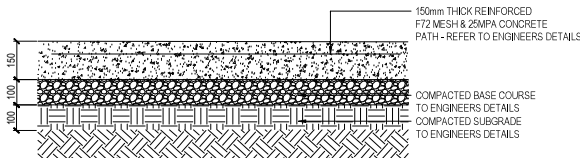


9 TYPICAL DETAIL - STEEL EDGING ON GRADE  
SCALE 1:20

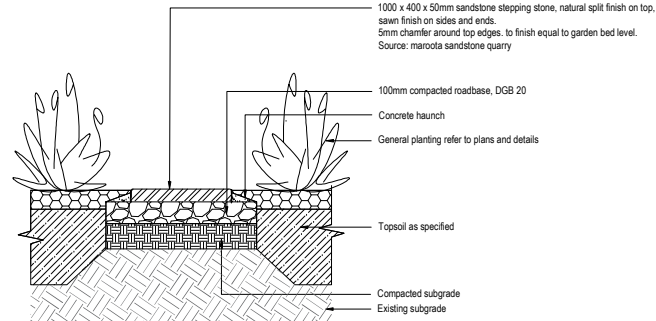


13 TYPICAL DETAIL - TIMBER EDGING ON GRADE  
SCALE 1:20

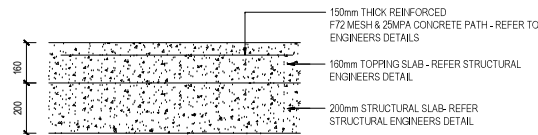
Note:  
Expansion joint to extend across the path width every 6 meters.  
Control joints (saw cut joints) to extend across the path every 1.5m.



10 TYPICAL DETAIL - CONCRETE PAVING ON GRADE  
SCALE 1:20



14 TYPICAL DETAIL - STEPPING STONE ON GRADE  
SCALE 1:20



11 TYPICAL DETAIL - CONCRETE PAVING ON SLAB  
SCALE 1:20





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