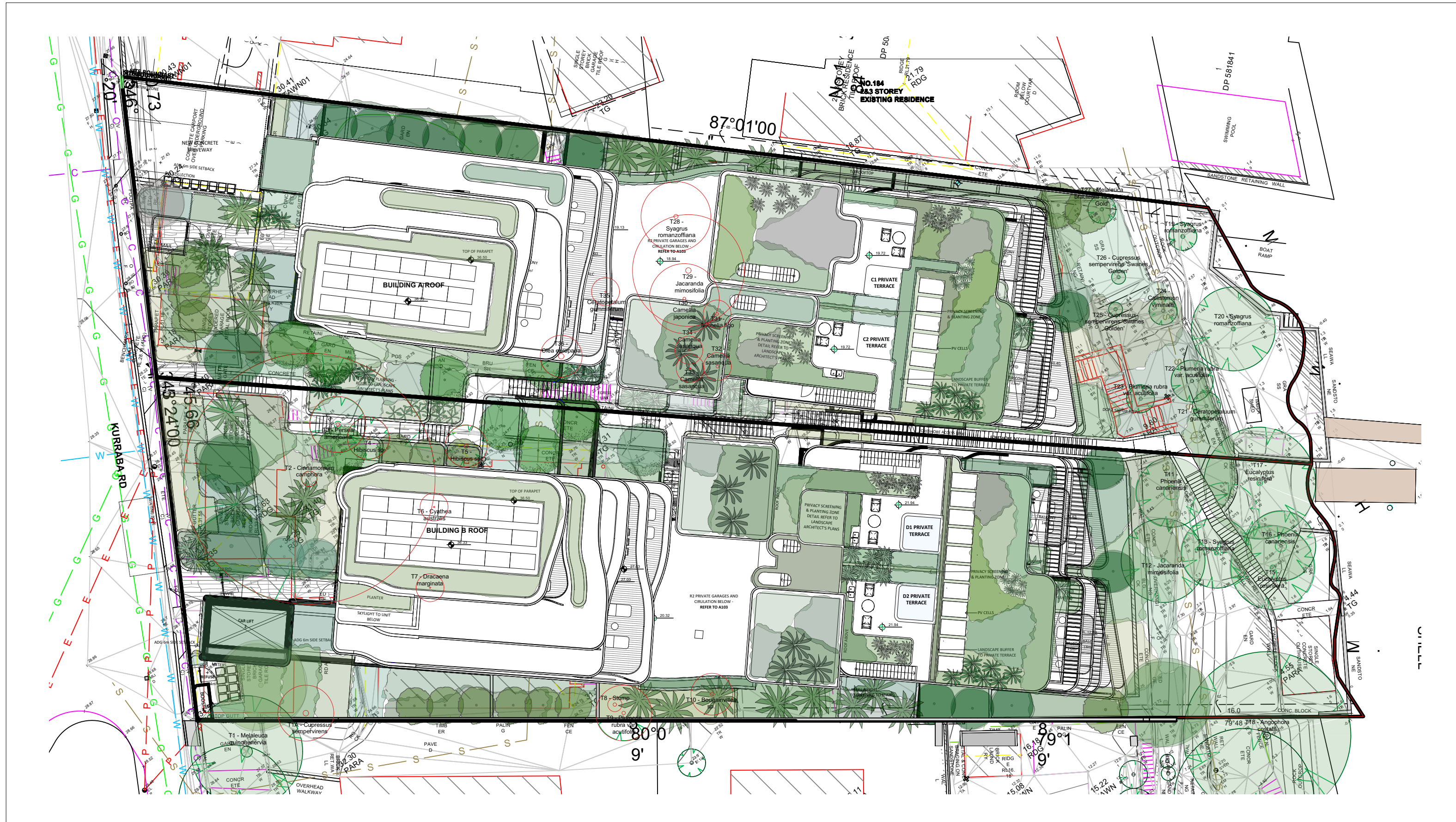


190 Kurraba Rd, Kurraba Point

DEVELOPMENT APPLICATION



Botanic Name	Common Name	Mature Height	Pot Size	Qty
Agave gypsophila	Gypsum Century Plant	0.7m	300mm	33
Agave weberi	Magvey Liso	1m	400mm	5
Aloe 'Baby Bush Yellow'	Baby Bush Yellow	0.4m	200mm	540
Alpinia nutans	Dwarf Cardamom	1.2m	200mm	217
Angophora costata	Smooth-barked Apple	10-20m	100Ltr	1
Banksia integrifolia	Coastal Banksia	5-10m	200Ltr	15
Cissus 'Ellen Danica'	Grape Ivy	0.3m	200mm	402
Correa alba	White Correa	1.2m	200mm	104
Crassula ovata minima	Jade	0.6m	200mm	55
Cyathea australis	Rough Tree Fern	3-7m	100Ltr	12
Delosperma cooperi	Hardy iceplant	0.1m	200mm	60
Doryanthes excelsa	Gymea Lily	1-3m	300mm	43
Dracaena 'Janet Craig'	Janet Craig	1-3m	200mm	231
Eucalyptus piperita	Sydney Peppermint	12-20m	100Ltr	1
Ficinia nodosa	Knobby Club-Rush	0.8-1m	300mm	175
Ficus rubiginosa	Port Jackson Fig	15m	advanced	4
Hibbertia scandens	Guinea Flower	Climber	200mm	564
Howea forsteriana	Kentia Palm	5-12m	advanced	20
Jacaranda mimosifolia	Jacaranda	10-15m	advanced	1
Juniperus horizontalis	Creeping Juniper	0.1-0.3m	200mm	120
Leptospermum laevigatum	Coastal Tea Tree	2-5m	200mm	40
Livistona australis	Cabbage Tree Palm	10-20m	advanced	9
Lomandra sp.	Mat Rush	0.4-1m	200mm	2036
Macrozamia communis	Burrawang	1.5-2m	400mm	8
Magnolia 'Teddy Bear'	Teddy Bear Magnolia	3-6m	200Ltr	2
Monstera deliciosa	Fruit Salad Plant	0.5-1.5m	200mm	316
Pandorea pandorana	Wonga Wonga Vine	Climber	200mm	393
Pennisetum 'Nafray'	Dwarf Fountain Grass	0.6m	200mm	59
Philodendron selloum	Philodendron	1.5-2.5m	300mm	12
Philodendron 'Xanadu'	Xanadu	0.7m	200mm	97
Portulacaria afra	Elephant Bush	2.5-4m	140mm	278
Rhaphiolepis indica	Indian Hawthorn	2-3m	400mm	78
Rhapis excelsa	Lady Palm	4-5m	100Ltr	20
Rhapis excelsa	Lady Palm	4-5m	400mm	73
Rosmarinus prostratus	Prostrate Rosemary	Groundcover	200mm	75
Sansevieria 'Uganda'	Snake Plant	0.6m	200mm	60
Syzygium 'Resilience'	Resilient Lilly Pilly	2-4m	400mm	58
Trachelospermum jasminoides	Star Jasmine	Climber	200mm	24
Tristania lusciosa	Luscious Water Gum	4-6m	100Ltr	16
Viola hederacea	Native Violet	0.2m	140mm	325
Westringia fruticosa	Coastal Rosemary	2m	200mm	65
Zamia furfuracea	Cardboard Cycad	0.7-1m	400mm	16

Locally Occurring Native Species
 NOTE: 54.33% of proposed plants are native

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.

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.

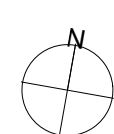
NOTE: Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to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



LOCATION MAP



Project:
190 Kurraba Rd, Kurraba Point

Client:
Kurraba Rd

Dwg no:
LP01-D1622

Title:
DA Cover Sheet

Drawn by: TB
Checked: NB
Scale: 1:150 @ A2

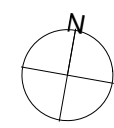
Issue: 01
Revision: F
Date: 07.02.2024

Landscape Design Sydney
53 Cranbrook St
Botany NSW 2019

Tel: (02) 9316 9044
Fax: (02) 9316 9055



R2 GROUND LANDSCAPE PLAN



Project:
190 Kurraba Rd, Kurraba Point

Client:
Kurraba Rd

Dwg no:
LP01-D1622

Title:
R2 G Landscape

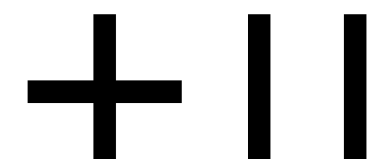
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Issue: 01
Revision: F
Date: 07.02.2024

Landscape Design Sydney
53 Cranbrook St
Botany NSW 2019

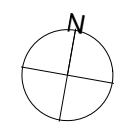
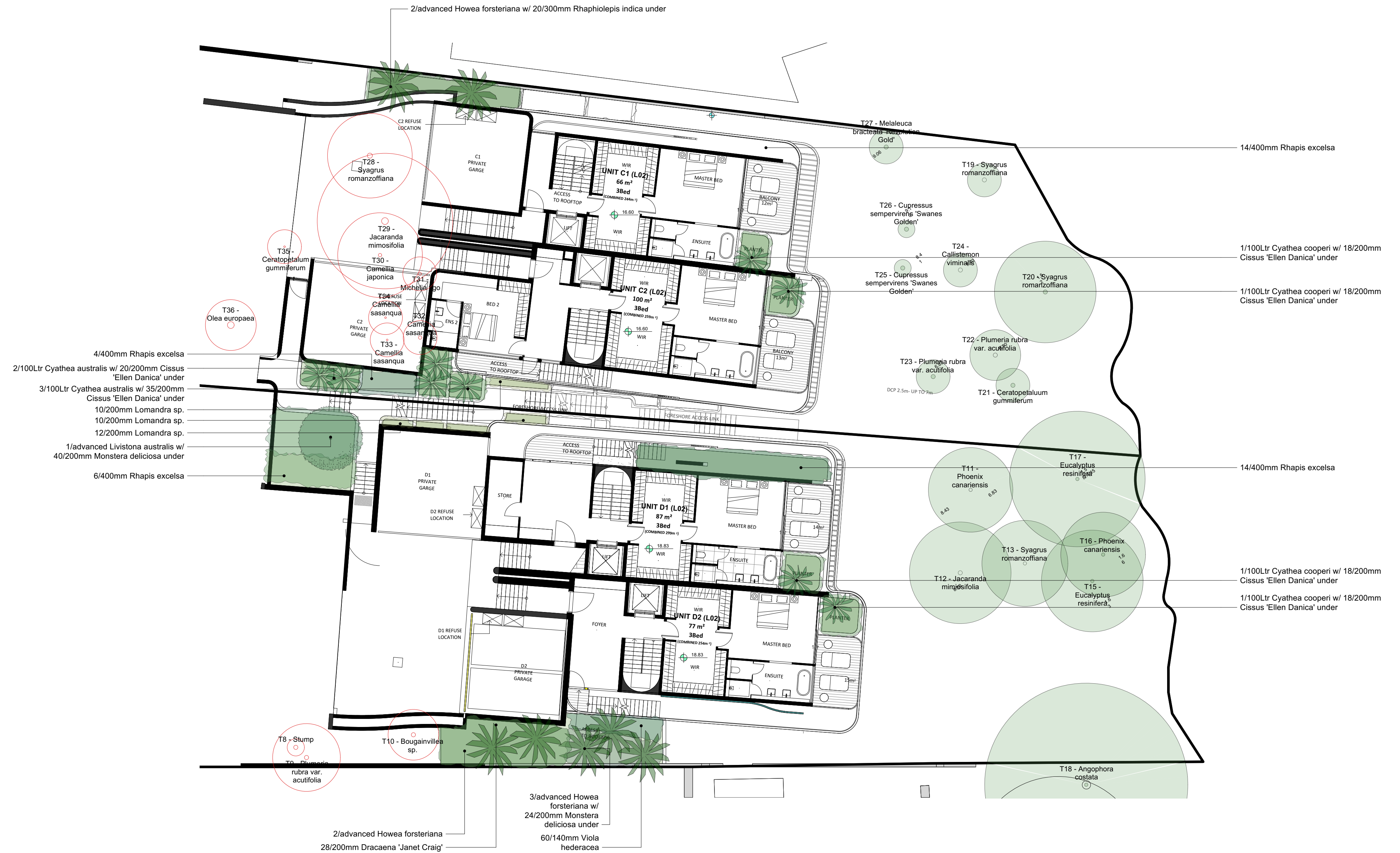
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Fax: (02) 9316 9055

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R2 LEVEL 2 & R4 BASEMENT LANDSCAPE PLAN



Project:
190 Kurraba Rd, Kurraba Point

Client:
Kurraba Rd

Dwg no:
LP02-D1622

Title:
R2 L2 & R4
Basement
Landscape

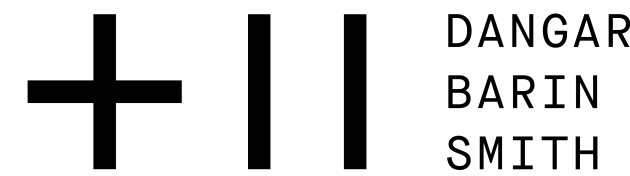
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Issue: 01
Revision: F
Date: 07.02.2024

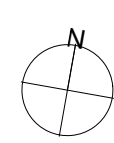
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Fax: (02) 9316 9055

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R4 LOWER GROUND LANDSCAPE PLAN



Project:
190 Kurraba Rd, Kurraba Point

Client:
Kurraba Rd

Dwg no:
LP03-D1622

Title:
R4 LG/ R2 Roof Landscape

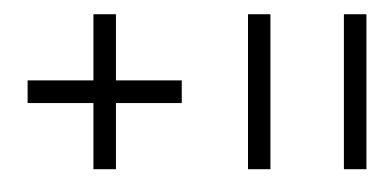
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Issue: 01
Revision: F
Date: 07.02.2024

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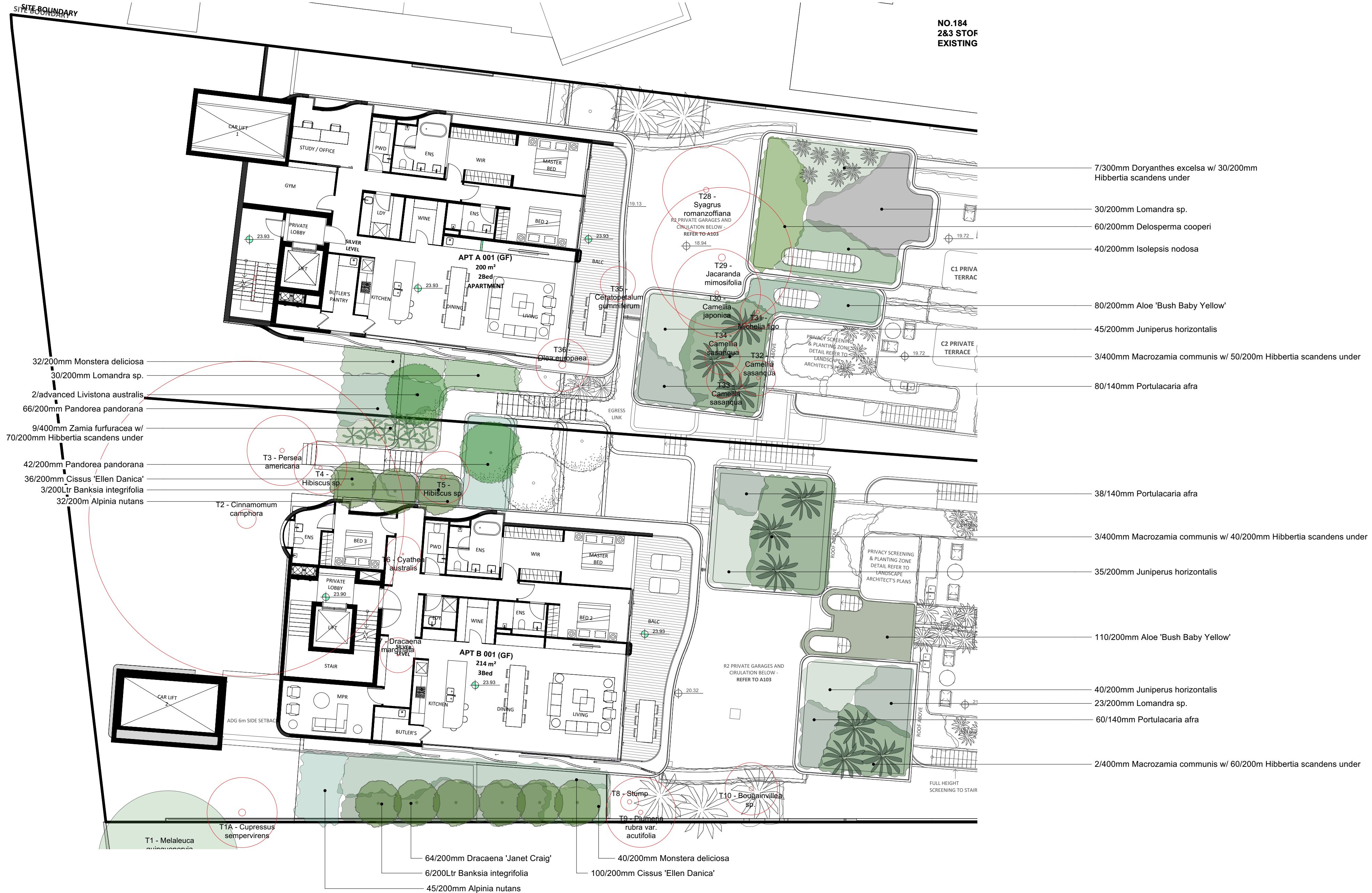
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Fax: (02) 9316 9055

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R4 GROUND LANDSCAPE PLAN

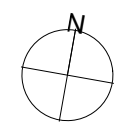


NO.184
2&3 STOF
EXISTING

- 32/200mm *Monstera deliciosa*
- 30/200mm *Lomandra* sp.
- 2/advanced *Livistona australis*
- 66/200mm *Pandorea pandorana*
- 9/400mm *Zamia furfuracea* w/
70/200mm *Hibbertia scandens* under
- 42/200mm *Pandorea pandorana*
- 36/200mm *Cissus 'Ellen Danica'*
- 3/200Ltr *Banksia integrifolia*
- 32/200m *Alpinia nutans*

- 7/300mm *Doryanthes excelsa* w/ 30/200mm
Hibbertia scandens under
- 30/200mm *Lomandra* sp.
- 60/200mm *Delosperma cooperi*
- 40/200mm *Isolepsis nodosa*
- 80/200mm *Aloe 'Bush Baby Yellow'*
- 45/200mm *Juniperus horizontalis*
- 3/400mm *Macrozamia communis* w/ 50/200mm
Hibbertia scandens under
- 80/140mm *Portulacaria afra*
- 38/140mm *Portulacaria afra*
- 3/400mm *Macrozamia communis* w/ 40/200mm
Hibbertia scandens under
- 35/200mm *Juniperus horizontalis*
- 110/200mm *Aloe 'Bush Baby Yellow'*
- 40/200mm *Juniperus horizontalis*
- 23/200mm *Lomandra* sp.
- 60/140mm *Portulacaria afra*
- 2/400mm *Macrozamia communis* w/ 60/200mm
Hibbertia scandens under

- 64/200mm *Dracaena 'Janet Craig'*
- 6/200Ltr *Banksia integrifolia*
- 45/200mm *Alpinia nutans*
- 40/200mm *Monstera deliciosa*
- 100/200mm *Cissus 'Ellen Danica'*



Project:
190 Kurraba Rd, Kurraba Point

Client:
Kurraba Rd

Dwg no:
LP04-D1622

Title:
R4 G Landscape

Drawn by: TB
Checked: NB
Scale: 1:150 @ A2

Issue: 01
Revision: F
Date: 07.02.2024

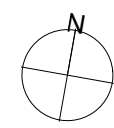
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53 Cranbrook St
Botany NSW 2019

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Fax: (02) 9316 9055

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R4 LEVEL 2 LANDSCAPE PLAN



Project:
190 Kurraba Rd, Kurraba Point

Client:
Kurraba Rd

Dwg no:
LP06-D1622

Title:
R4 L2 Landscape

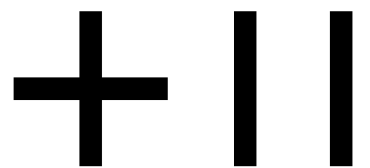
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Issue: 01
Revision: F
Date: 07.02.2024

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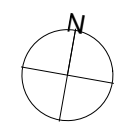
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R4 LEVEL 3 LANDSCAPE PLAN



Project:
190 Kurraba Rd, Kurraba Point

Client:
Kurraba Rd

Dwg no:
LP07-D1622

Title:
R4 L3 Landscape

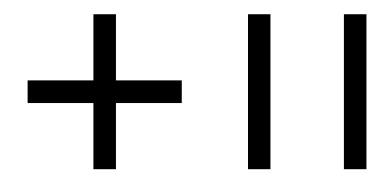
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Issue: 01
Revision: F
Date: 07.02.2024

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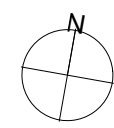
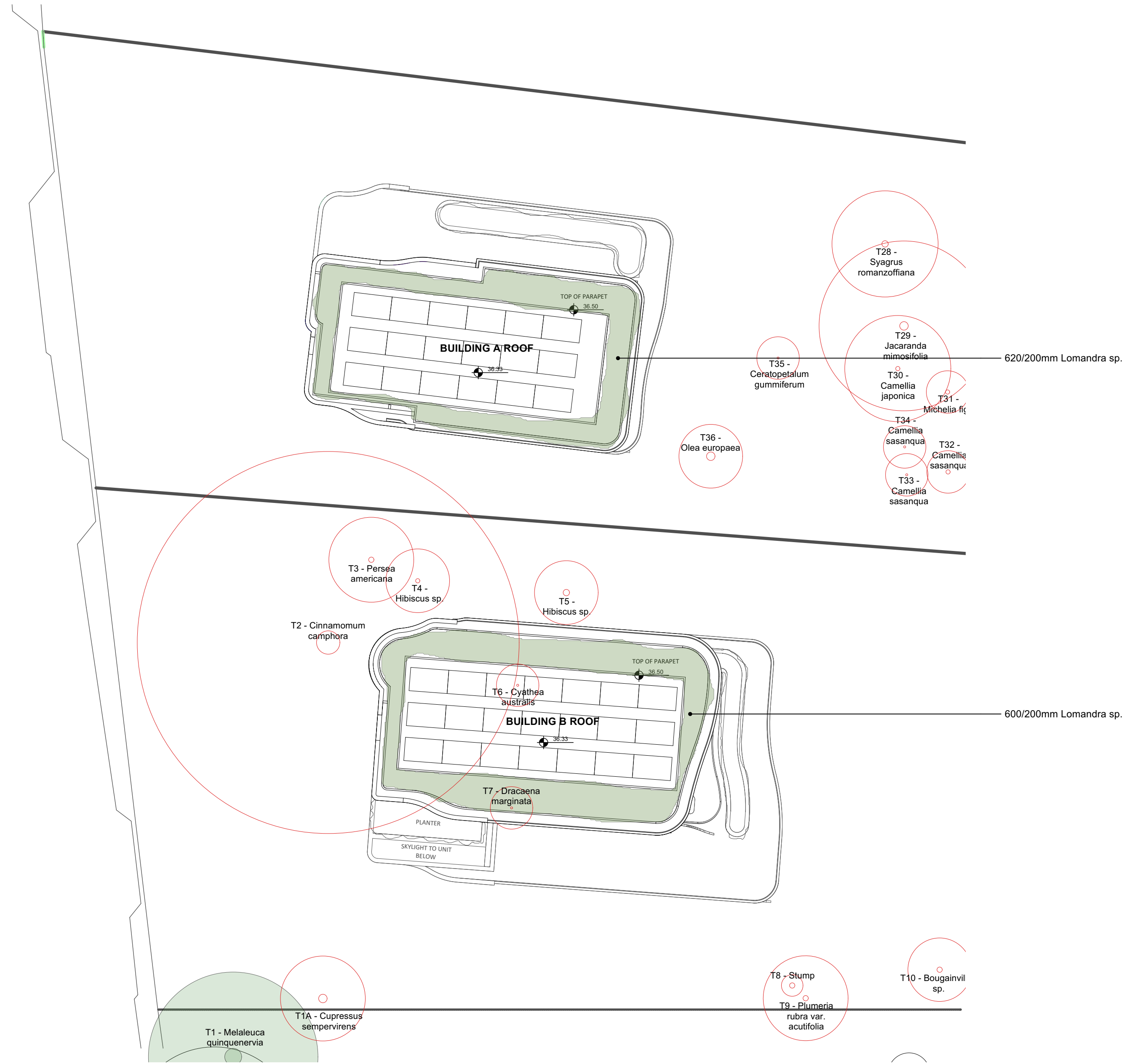
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R4 ROOF LANDSCAPE PLAN



Project:
190 Kurraba Rd, Kurraba Point

Client:
Kurraba Rd

Dwg no:
LP08-D1622

Title:
R4 Roof Landscape

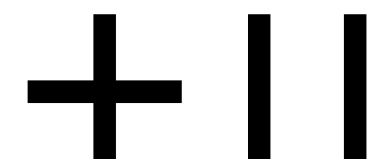
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Scale: 1:150 @ A2

Issue: 01
Revision: F
Date: 07.02.2024

Landscape Design Sydney
53 Cranbrook St
Botany NSW 2019

Tel: (02) 9316 9044
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**DANGAR
BARIN
SMITH**



07 February 2024

North Sydney Council
DA Application: DA 343/22

To whom it may concern,

RE: LANDSCAPE DESIGN STATEMENT FOR 184B-190 KURRABA POINT ROAD, KURRABA POINT

This letter is to address North Sydney Council's concern that the development proposed at the aforementioned address does not satisfy the provision of State Environmental Planning Policy (Resilience and Hazards) 2021. Specifically, the concern that the development has insufficient landscaped area, does not protect or enhance terrestrial vegetation, and the concern of visual privacy from the lack of adequate screening in the landscape design.

The development has maximised available landscape area through generous green rooves and planters where deep soil planting is not achievable, to increase the amount of soft landscaping throughout the site. These along with the existing deep soil foreshore area ensure there is adequate green amenity to soften the visual impact of the built form as well as enhance the biodiversity of the site.

The proposed landscaping strategy for this project intends to protect and enhance the existing terrestrial vegetation through the retention of significant mature trees along the foreshore and building upon the native ecological community to bolster the biodiversity of the local area. A predominantly native plant palette has been proposed to promote the existing vegetative community that occurs in the area. The addition of native trees and palms throughout the entirety of the site including palms such as *Howea forsteriana*, *Livistona australis*, *Cyathea australis* and *Cyathea cooperi* and trees including *Tristaniopsis Luscious*, *Banksia sp.* and *Ficus rubiginosa* seeks to continue the native dialogue of the foreshore throughout the development.

Research into the SEED mapping tool (NSW Government) has highlighted the naturally occurring terrestrial species of surrounding sites across the bay. Although there are no specific terrestrial species listed on this particular site, we have amended our landscape plans to include a selection of *Angophora costata*, *Banksia integrifolia* & *Eucalyptus piperita*, as listed on the SEED mapping website for the bay area to further promote and enhance terrestrial vegetation.

Visual privacy concerns have been addressed using a planting palette that is sympathetic to the surrounding character of Kurraba Point Road and the wider Kurraba Point and Sydney Harbour precinct. The design takes into consideration North Sydney Council's requirement to ensure visual privacy within the site and from neighbouring properties. Trees and palms are strategically positioned at key locations across site to provide appropriate screening whilst still maintaining key views to the water. The proposal is wrapped in screening species to soften the visual impact of the built form and provide privacy between residences and surrounding neighbours.

Yours sincerely,

Naomi Barin
DIRECTOR
DANGAR BARIN SMITH