



CONCEPT MASTER PLAN
7 CONCORD AVE, CONCORD WEST
AUGUST 2016



The site has a series of overlays that provide both opportunity and constraints in considering the Master plan.

OPPORTUNITIES

- Located less than 300m from Concord West Neighbourhood Centre.
- Located within 250m of Concord West train station providing an excellent public transport link.
- Close proximity to recreational facilities of Powells Creek Reserve, Bicentennial park and Olympic park.
- Located in a band of residential re-development along the railway line of up to 10 storeys.
- Excellent views of Bicentennial park and potential water views from upper floors towards Parramatta River.

CONSTRAINTS

- Limited vehicle access to the Concord West precinct and the site by a single feeder road (George Street).
- Limited pedestrian access to Rhodes Town Centre and no direct vehicle access through Liberty Grove.
- Noise and visual impacts from Homebush Bay Drive to the west of the site.
- Adjacent low density to the east limits height along the eastern boundary with potential overshadowing and privacy impacts.
- Current entry to the site is restricted to a single entrance on Station Ave.



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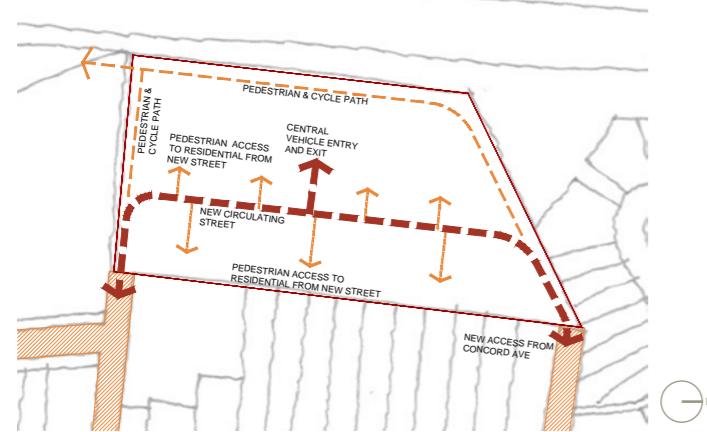
DESIGN RESPONSE

The master plan was developed around four major guiding principles which are consistent with the intent of the Concord West Precinct Master Plan:

- Access and circulation
- Height and setback
- Landscape and open space
- Flooding

The development of each of these guiding principles have provided valuable input on how the master plan should relate to the site, environment and its surroundings.

They each ensure that the proposed development will have excellent amenity as well as maintaining amenity to the neighbours and their future development.



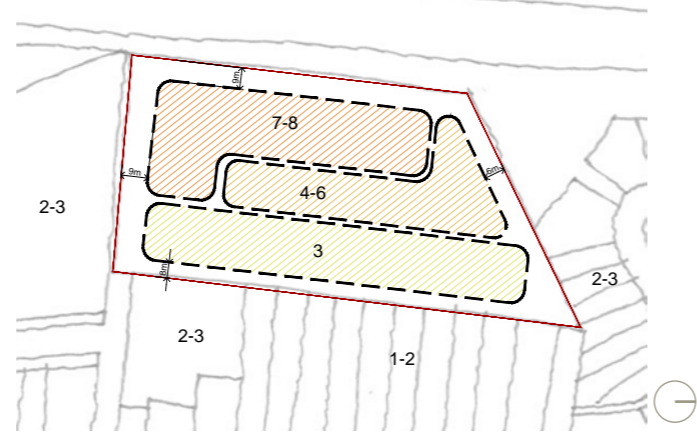
ACCESS AND CIRCULATION

A new street is introduced to the site to link the western ends of Station Ave and Concord Ave. This new tree lined street will become the primary circulation path for vehicles and pedestrians within the development. It will provide visitor street parking as well as access to underground parking. Pedestrians will also utilise this street to enter the residential buildings.

Active surveillance will be provided by overlooking residences to ensure the street is safe and secure.

The proposed new street also has the added advantage of removing two dead ends of Station Ave and Concord Ave to provide a formal loop to those streets. This will enhance the usability and accessibility of the existing road network.

A new bicycle / pedestrian link is proposed along Homebush Bay Drive linking to Station Ave, Concord Ave and pedestrian link to Liberty Grove.



HEIGHT AND SETBACK

The building height strategy has been developed to minimise any adverse impacts to the surrounding neighbours.

The eastern most portion of the site will generally have a height limit of 3 storeys to respond to the bordering low density residences. This will minimise potential overshadowing and privacy impacts.

Liberty Grove development immediately to the north is generally 2 storeys in height on top of a 2m high retaining wall. It is proposed that the northern portion of the site be limited to 4 storeys.

Homebush Bay Drive is located along the western boundary of the site with Bicentennial Park further West. Homebush Bay Drive is the main source of noise to the site. Building height of up to 8 storeys is suitable as it will form an acoustic barrier to buffer the noise from the rest of the site. The eight storey building is positioned away from the existing low density houses so that it will not cause any overshadowing or privacy issues. The western building will have excellent amenity in the form of park and district views from upper floor apartments.

Building setbacks to be designed in line or exceed the requirement of State Environmental Planning Policy 65. For example building separation of 12m for building up to 4 storeys and 18m for building up to 7 storeys to be allowed.

A setback of 9m to the south is proposed to allow for the future development of adjacent property to the same height without compromising its amenity. A setback of 9m is proposed to Homebush Bay Drive to provide usable outdoor space and buffer zone.

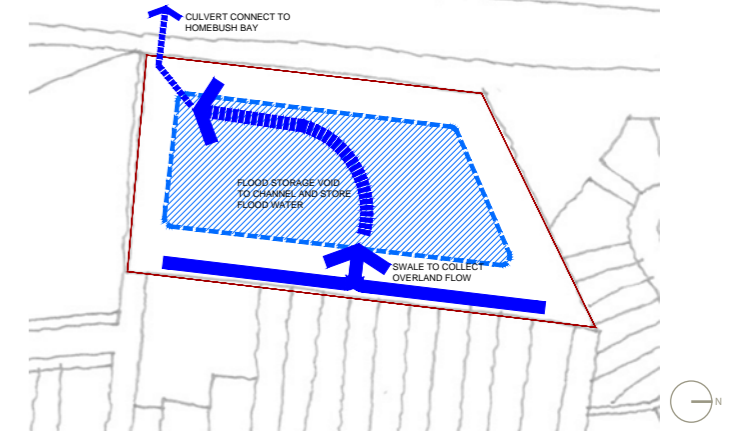


LANDSCAPE AND OPEN SPACE

It is essential to create a planted buffer zone to the perimeter of the site. This will not only screen the proposed development but also provide an important environmental resource providing a habitat for local wildlife and mitigate pollution. To the north is the back of Liberty Grove development and its 3m high retaining wall. To the west is Homebush Bay Drive which is a source of noise pollution and visually unappealing. An industrial warehouse is located to the south of the site. Screening is also required to the east from the townhouses and low rise dwellings to provide privacy.

The creation of courtyard space is integral to any design solution by providing usable outdoor space. Roof top garden with barbeque area is an excellent outdoor space and opportunity for social interaction between residents. Courtyard allow solar access to surrounding apartments and provide excellent amenity by the provision of green spaces that can be enjoyed by the residents and the wider community.

The provision of outdoor open space also provides the opportunity to articulate the facade of long building. By strategically positioning open space as well as separation between buildings, allows views out from the open spaces and reduces the visual impact of the buildings.



FLOODING

The site is subject to flooding, significant considerations were given to ensure the proposed development will not have any adverse impacts on flood water level both on and adjacent to the site.

All habitable spaces are designed to be above 1 in 100 ARI level with sufficient freeboard to comply with council requirements as well as potential impact of climate change. Access roads are positioned to ensure continuous access to the buildings in the event of flooding. Shelter in place have been allowed for in the upper levels of the development to provide refuge in the unlikely event of flooding.

A swale is designed inside the eastern boundary, that will capture any potential overland flow that could enter from the east. A flood storage void has been designed above the basement carpark. Any potential flood water will be channeled into the flood storage void and drain into existing culvert under Homebush Bay Drive.

This proposal will improve the current drainage conditions to the east by removing the current building that is acting like a dam and the improved drainage method will allow water to drain quicker than it currently does.



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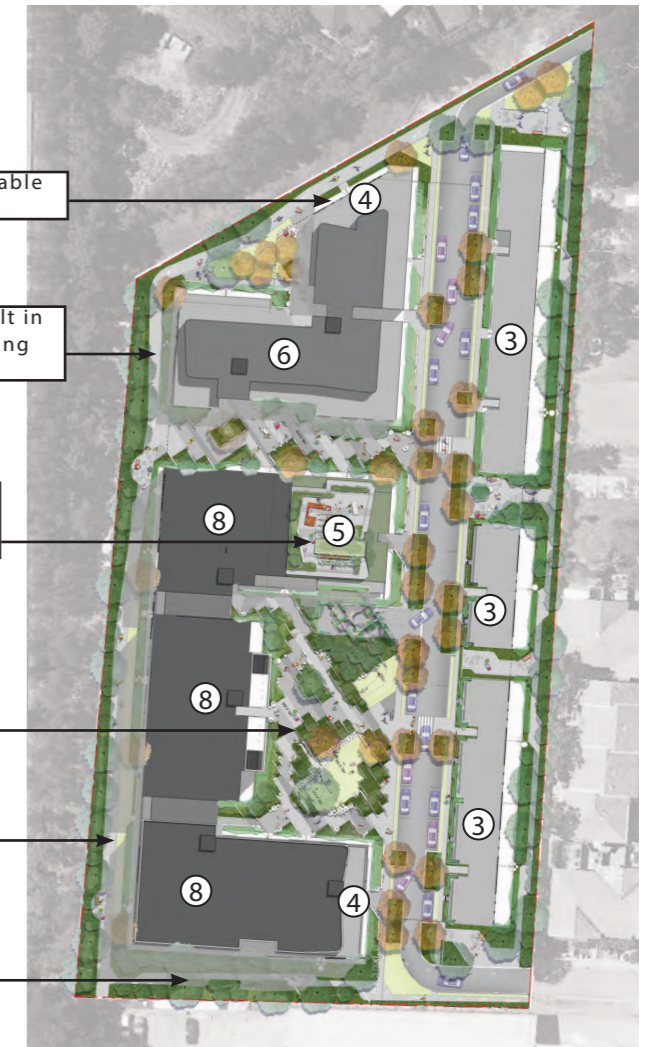
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Concord West Master Plan	Planning Proposal
Primary Built Form Principles	
Height – the tallest buildings are to be located in areas where there will be no significant impacts (especially in regards to solar access and privacy) to existing low scale residential dwellings with a gradual transition in building height to step down to the boundary to existing properties.	The tallest buildings are located on the western edge of site 1 with height step down towards the east in a gradual transition to existing properties. The height of building to the north of the communal open space were reduced in order to maximise solar access to the open space.
Interface – where new buildings are adjacent to or across from existing low scale residential dwellings a maximum height of 4 storeys will be applied.	Where new buildings are adjacent to existing low scale residential dwellings to the east, the height of buildings are 3 storeys along the east and 4 storeys along the north to minimise any adverse impact to the neighbours.
Front Setbacks – In order to achieve a unified street character throughout the study area a 6m front setback to public streets has been applied to reflect existing residential setbacks.	The site has no existing street frontage. A setback of 2.5 – 4m has been designated to the new street through the site.
Connections – where indicated new through site pedestrian links are proposed to provide greater pedestrian connectivity to open space and the new Canada Bay Public School. New share ways and streets are proposed to provide vehicular & pedestrian links through sites to better connect the neighbourhood as a whole.	New pedestrian / bicycle path around the perimeter of the site and connect to pedestrian link zone west of site 2. New street through site remove 2 dead end streets by completing the circuit. Improve connection and access to the neighbourhood.
Passive Surveillance – buildings must address all streets, share ways, footpaths, pedestrian links, parks and any other publicly accessible areas. This can be achieved through directly accessible building entries, the more numerous the better, balconies, ground level gardens, widows and a close physical relationship to the public areas.	All building entries are directly accessible from the street or communal open spaces. Passive surveillance is provided by living areas of the apartment overlooking the street and communal open spaces.
Building Articulation – where indicated upper level setbacks are applied to reduce the visual bulk of a building. Buildings should also not be excessively long without a modulated façade that visually breaks down the scale of the building.	Buildings over 4 storeys are setback at the upper levels as part of the building height transition strategy. Building massing and façade treatment are well articulated to break down the visual scale of the building.
State & Local Environmental Planning Policies – in addition to the master plan new buildings will need to consider SEPP65 and the Canada Bay DCP for Residential Flat Buildings.	The proposed buildings exceed the requirements of SEPP65 and Canada Bay DCP.
Built Form Control	
Interface Heights 2-4 storeys to east and north	3 storeys to the east, 4 storeys to the north
Transition Heights 5-6 storeys	Transition height 4-6 storeys
Internal Heights 7-8 storeys along Homebush Bay Drive	Internal heights 7-8 storeys along Homebush bay Drive
Setbacks	
8m setback to the east	8m setback to the east provided
6m setback to the north	6m setback to the north provided
9m setback to the west	9m setback to the west provided
18m building separation zone to the south	9m setback to the south boundary which would allow for 18m building separation to the south

CONCORD WEST MASTER PLAN



PLANNING PROPOSAL



Perimeter pedestrian and bicycle path connect to new north south link

Provide pedestrian and bicycle link as extension to Station Ave through to Homebush Bay Drive

Building height comparable to master plan

Flood management result in improvement over existing conditions

Communal roof terrace provide out door space and encourage social interaction

Additional solar access to communal open space compare to master plan



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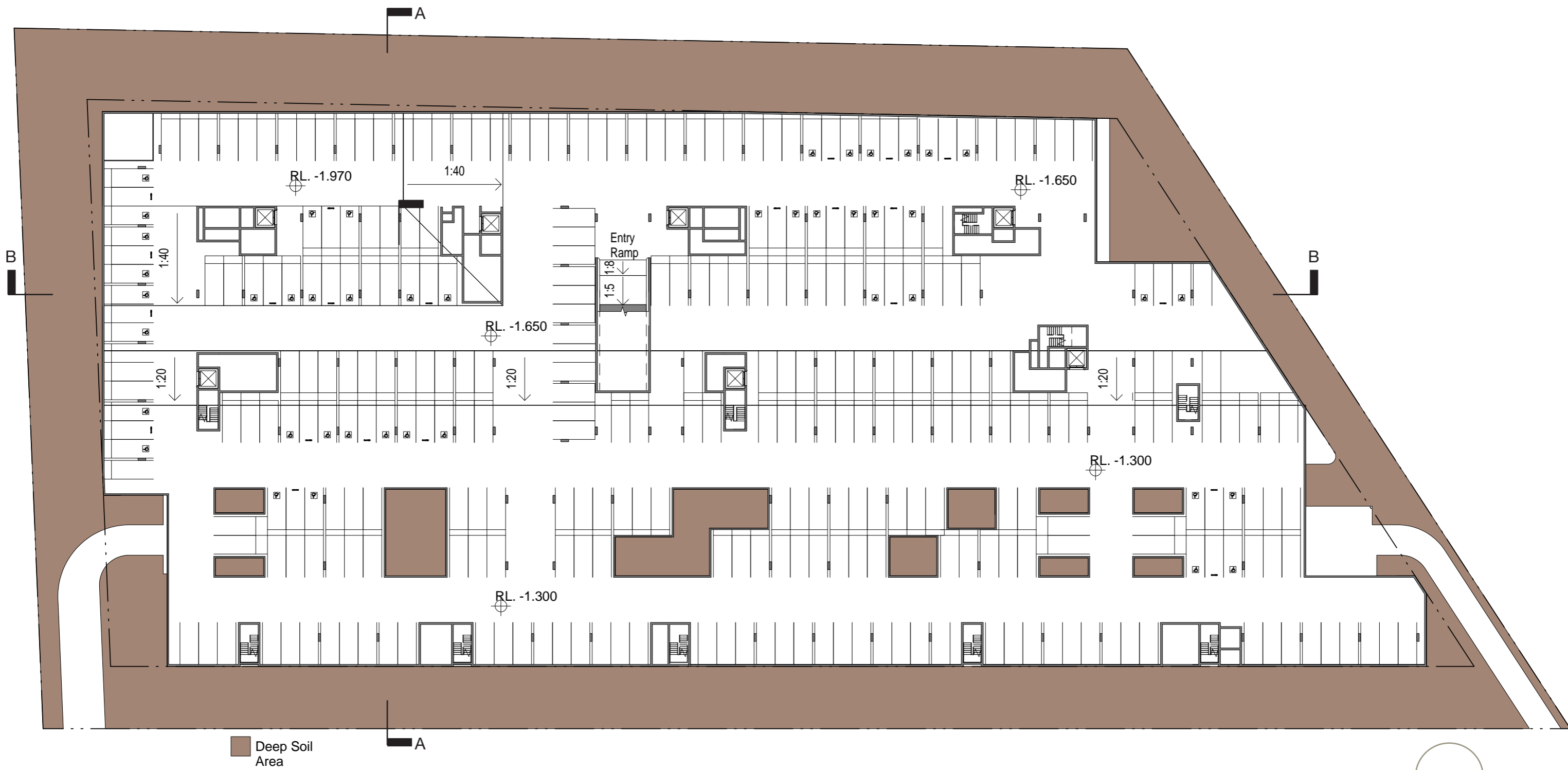
Numbers Indicate maximum Number of Building Storeys



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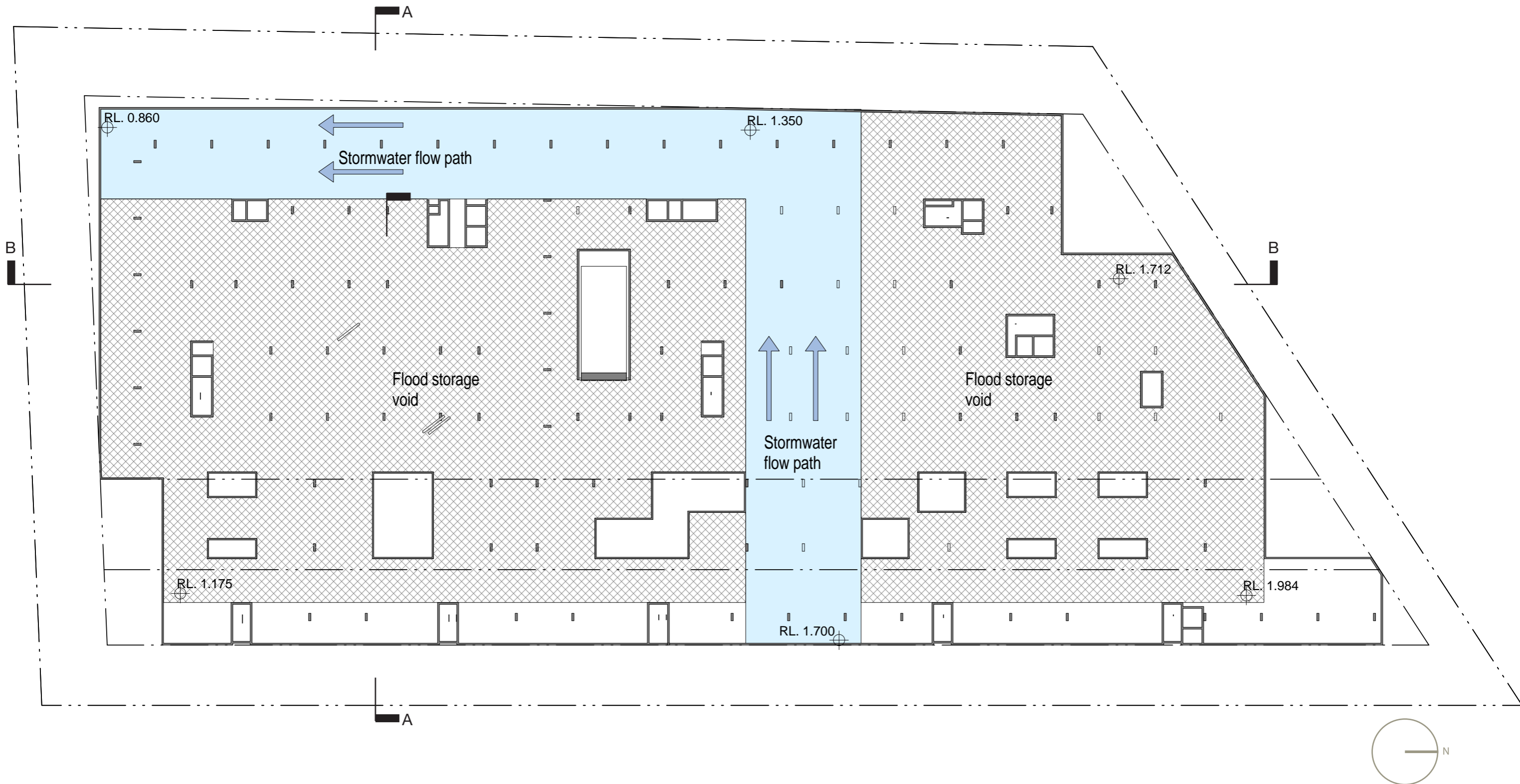
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BASEMENT PLAN
 ANTONIADES ARCHITECTS





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FLOOD STORAGE VOID
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- 1 Bed
- 2 Bed +
- 1 Bed +
- 3 Bed
- 2 Bed
- Studio



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GROUND FLOOR PLAN
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- 1 Bed
- 2 Bed +
- 1 Bed +
- 3 Bed
- 2 Bed
- Studio



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TYPICAL UPPER FLOOR PLAN
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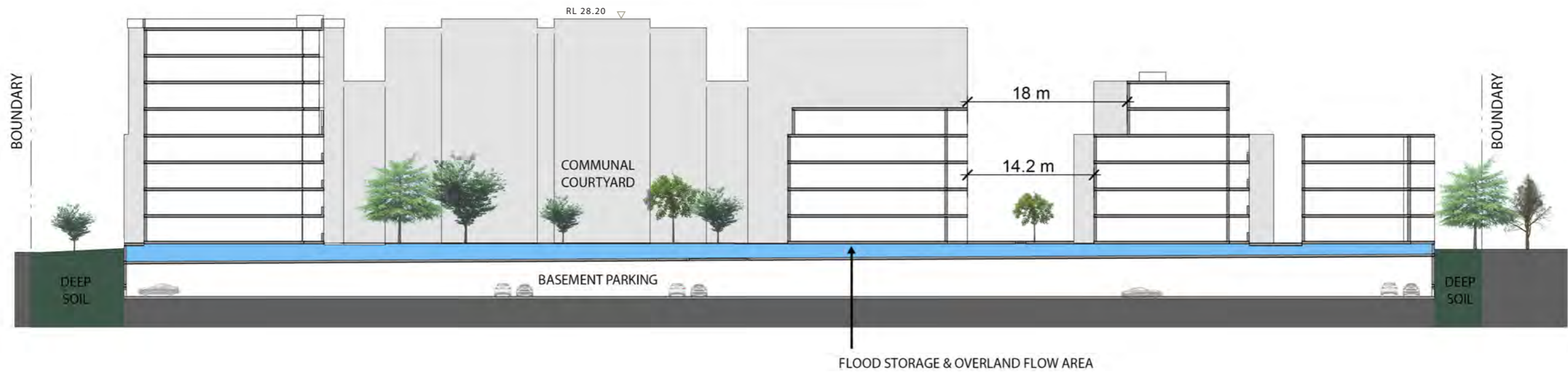
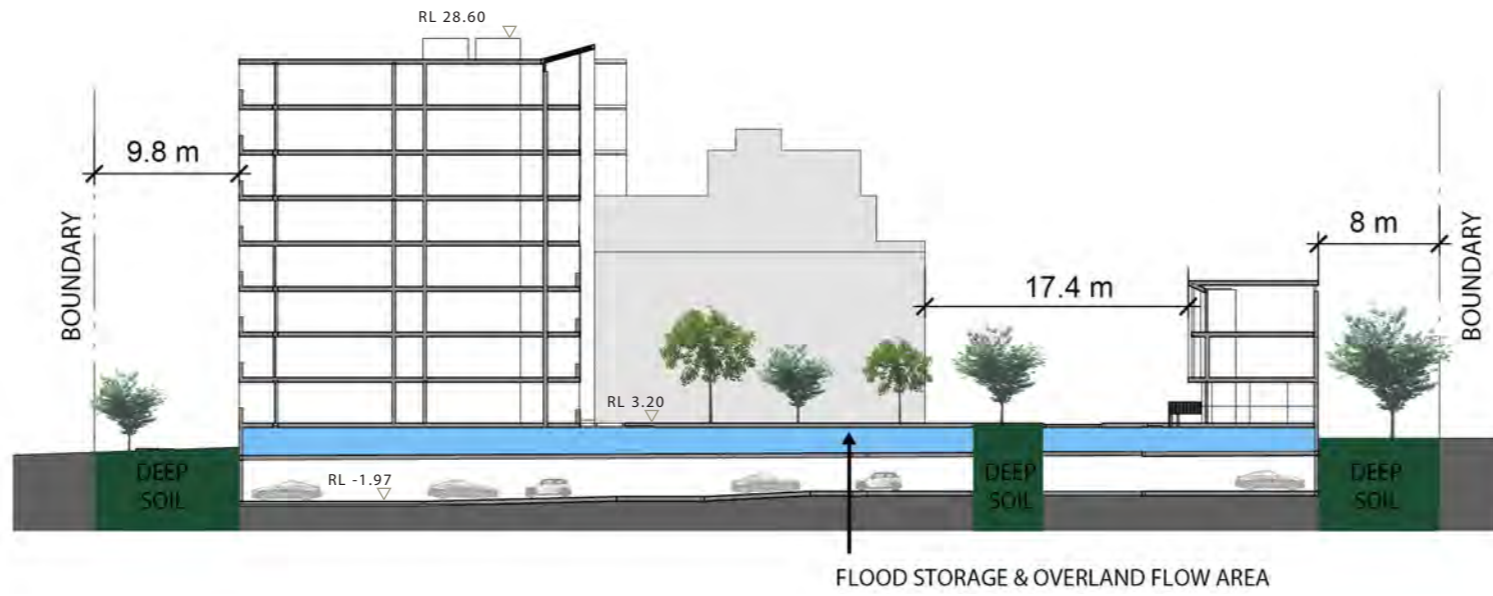


- 1 Bed
- 3 Bed
- 1 Bed +
- Shelter in Place
- 2 Bed
- Studio

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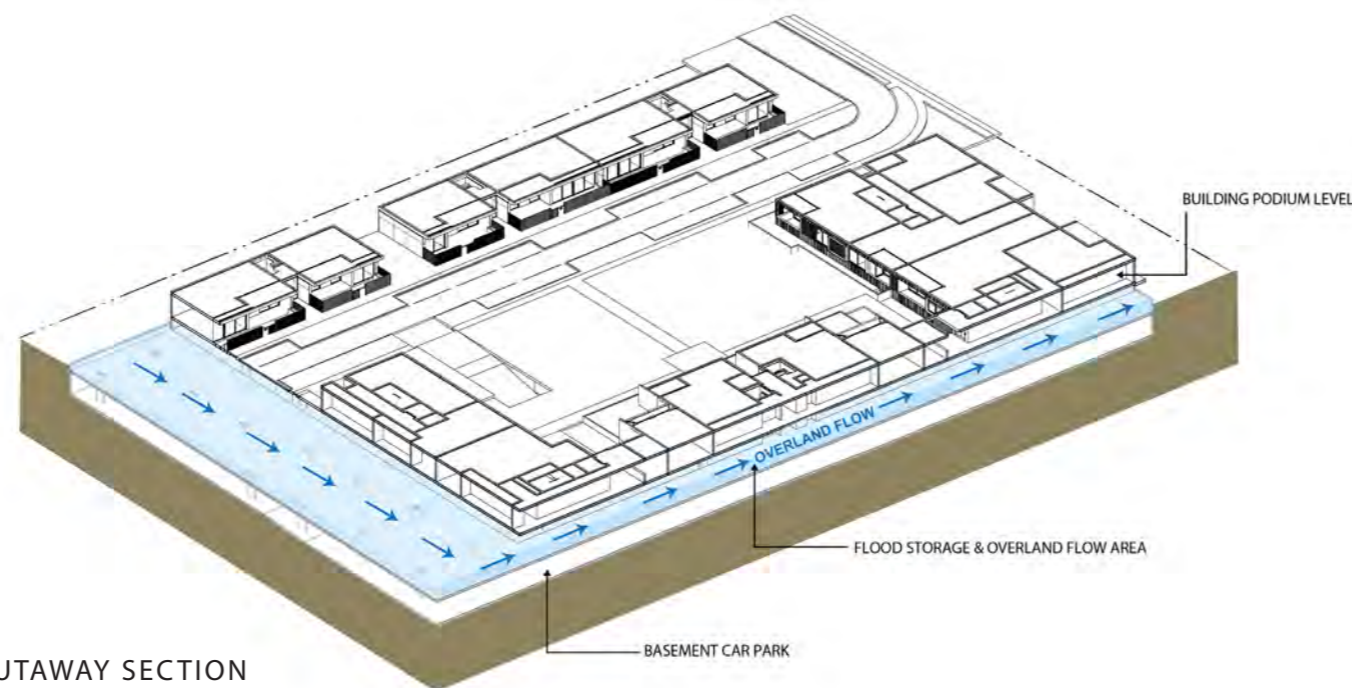
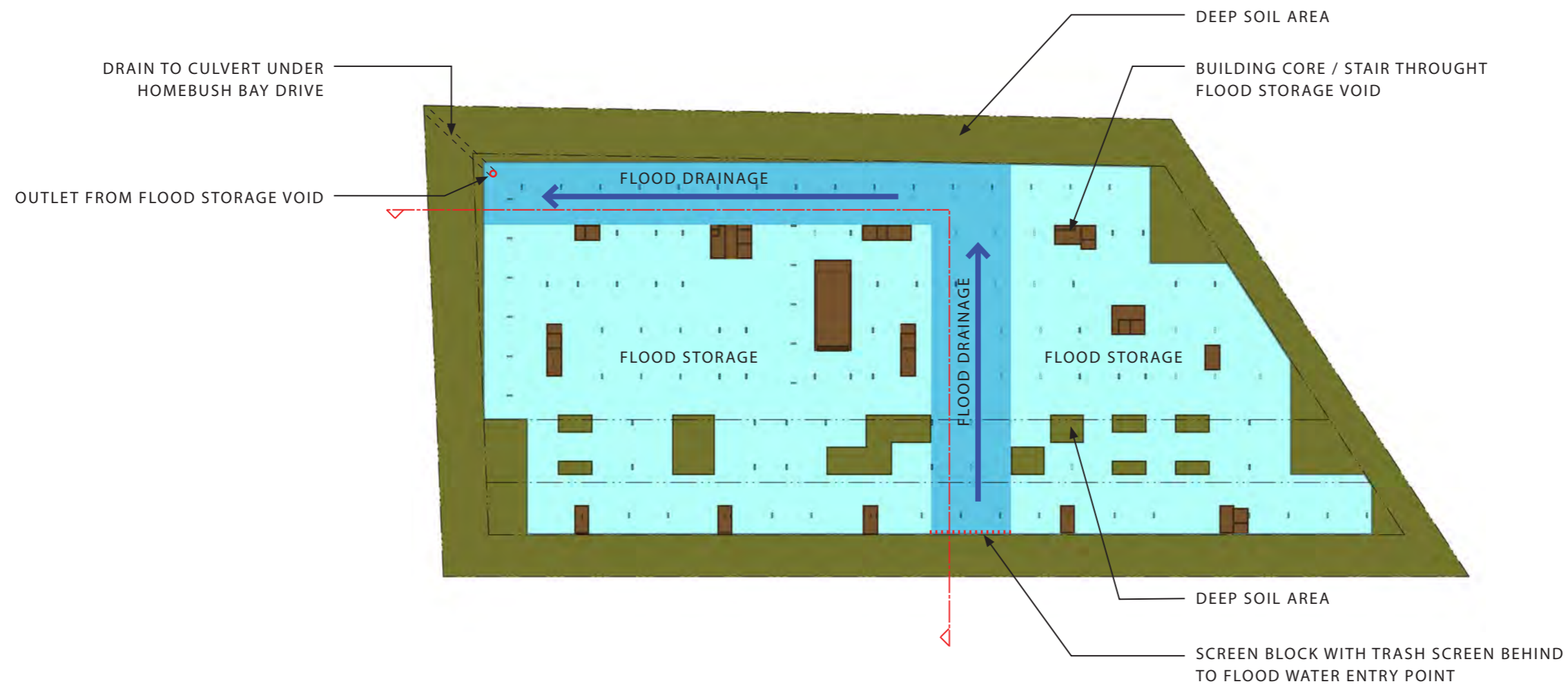
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CUTAWAY SECTION

FLOOD MANAGEMENT

A swale is designed inside the eastern boundary, that will capture any potential overland flow that could enter from the east. A flood storage void has been designed above the basement carpark. Any potential flood water will be channeled into the flood storage void and drain into existing culvert under Homebush Bay Drive. Shelter in place have been allowed for in the upper levels of the development to provide refuge in the unlikely event of flooding.

The screen block will be thoughtfully used as feature architectural components through out the project.

As indicated by the flood study, the proposed flood management will improve condition on site as well as for the neighbouring properties.



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PERSPECTIVE
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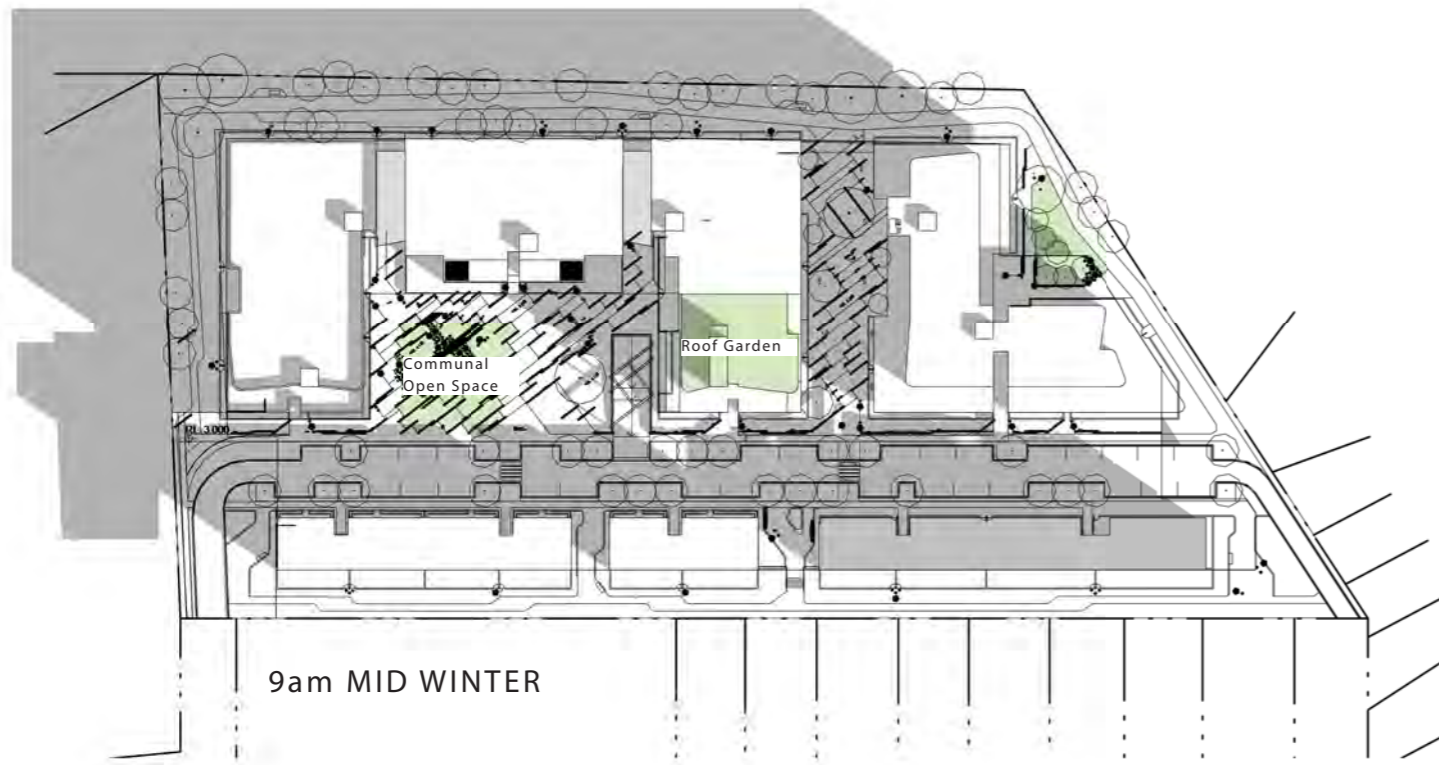
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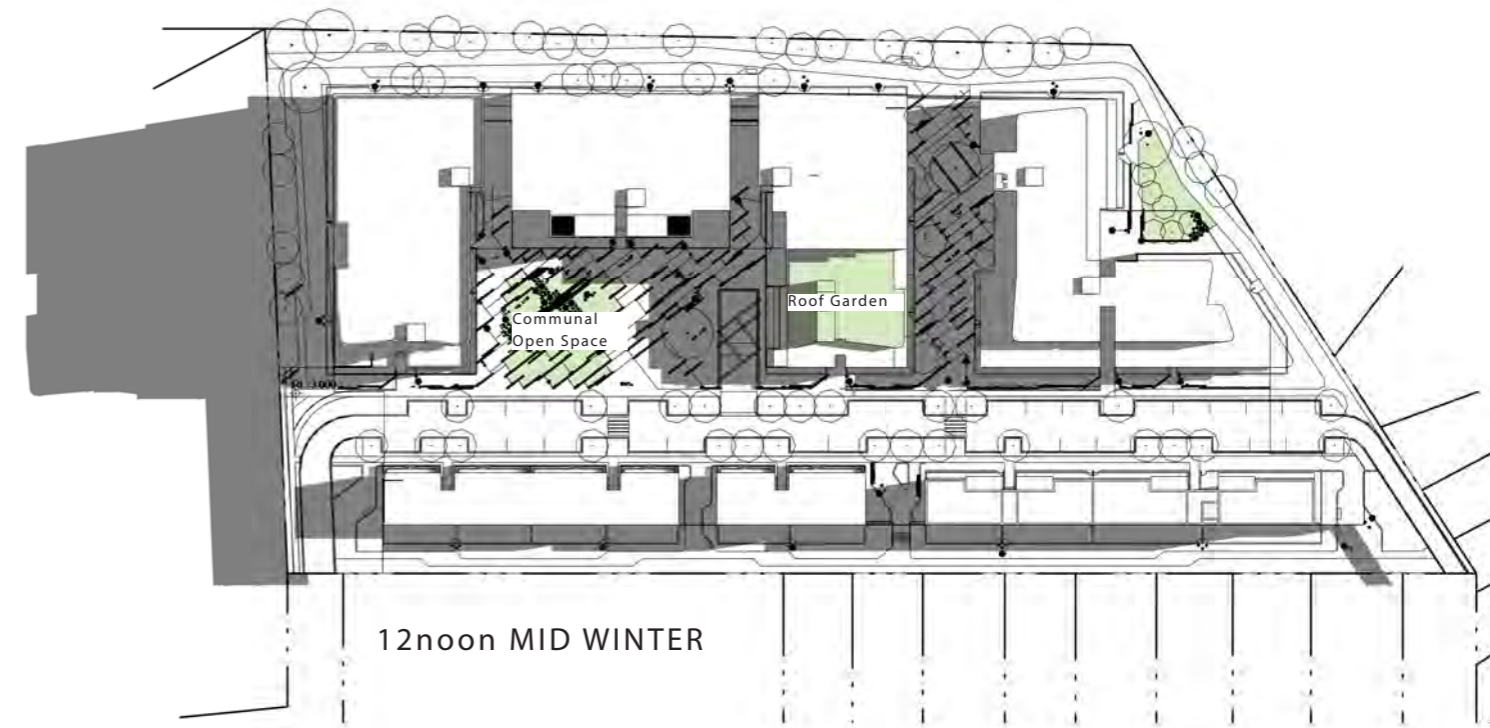
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PERSPECTIVE
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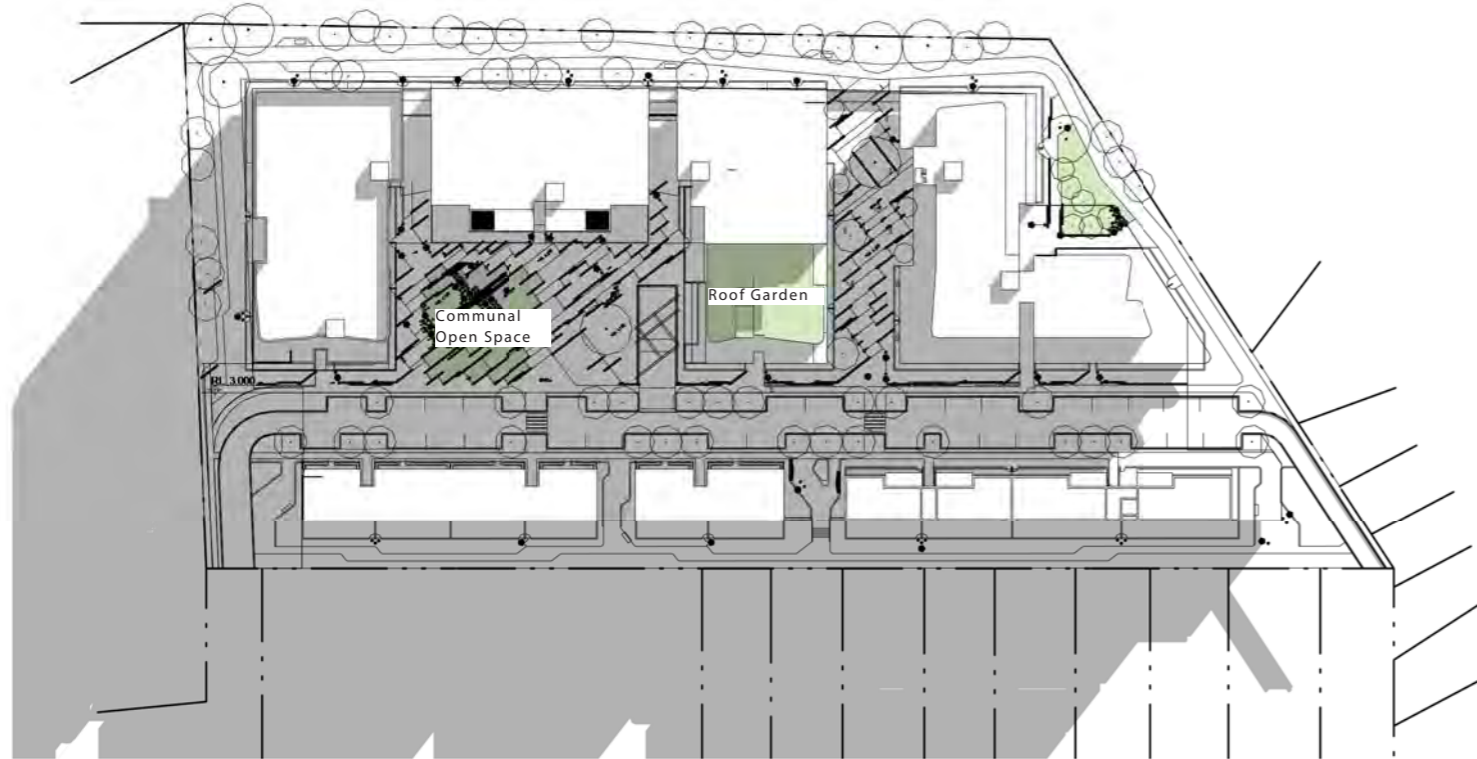




9am MID WINTER



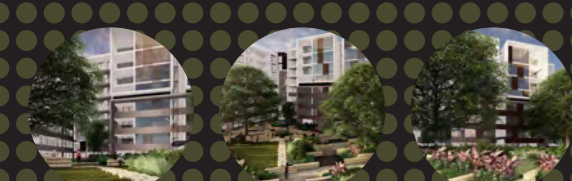
12noon MID WINTER



3pm MID WINTER

SHADOW ANALYSIS

Shadow analysis indicates that communal open spaces have excellent solar access and amenity. In mid winter, the central courtyard would receive minimum of 3 hours solar access while the roof garden and northern courtyard have solar access throughout the day.



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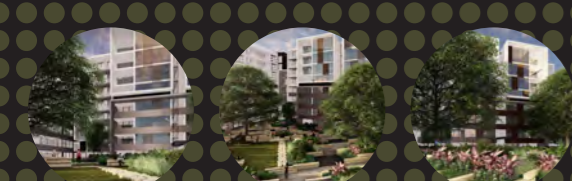
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SHADOW ANALYSIS

ANTONIADES ARCHITECTS

BENCHMARK IMAGES

The proposed development would achieve the quality of the buildings as indicated on these benchmark images.



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BENCHMARK IMAGES
ANTONIADES ARCHITECTS

UNIT MIX

	Building 1					Building 2				Building 3				
	Studio	1 Bed	1 Bed +	2 Bed	2 Bed +	3 Bed	1 Bed +	2 Bed	2 Bed +	3 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Ground Floor	3	2	3	16	2	2	2	9		1	3	5	2	
Level 1	3	2	3	16	2	2	2	9		1	3	5	2	
Level 2	1	2	5	16	2	2	2	9		1	3	5	2	
Level 3	1	2	5	16	2	2	2	9		1				
Level 4	1	1	6	15		3	1	3		2				
Level 5	1	1	5	13		3		3		2				
Level 6			1	16		3								
Level 7			1	16		3								
Level 8														
Total	10	10	29	124	8	20	9	42	0	8	9	15	6	0
%	5.0%	5.0%	14.4%	61.7%	4.0%	10.0%	15.3%	71.2%	0.0%	13.6%	30.0%	50%	20%	0%
Total	201					59				30				

Total Studio	10	3.4%
Total (1 Bed)	19	6.6%
Total (1 Bed +)	38	13.1%
Total (2 Bed)	181	62.4%
Total (2 Bed +)	8	2.8%
Total (3 Bed)	34	11.7%
Total (4 Bed)	0	0.0%
Total Apartments	290	

AMENITY : SOLAR ACCESS

	2 Hours Solar Access	Cross Ventilation
Ground Floor	30	31
Level 1	30	31
Level 2	36	31
Level 3	26	21
Level 4	24	20
Level 5	22	17
Level 6	16	12
Level 7	21	12
Total	205	175
%	70.7%	60.3%

Solar Access	205	70.7%
Cross Ventilation	175	60.3%

GFA

	Building 1	Building 2	Building 3
Ground	2413	1081	759
Level 1	2413	1081	759
Level 2	2413	1081	759
Level 3	2413	1081	
Level 4	2269	633	
Level 5	2011	633	
Level 6	1890		
Level 7	1890		
Total	17712	5590	2277

Total GFA 25579 sqm

Site Area 15021 sqm

FSR 1.70:1

* GFA Area measured to internal face of external wall, excluding lift shaft, fire stair, parking, garbage storage and handling facilities

PARKING

	Code	Required	Provided
Studio	1	10	327
1 Bed	1	19	
1 Bed +	1	38	
2 Bed	1	181	
2 Bed +	1	8	
3 Bed	1	34	
4 Bed	1	0	
Visitors	0.1	29	
Total Residents		319	
Total Required		319	

- Current Achieved GFA figures to be confirmed following design development.
- All figures presented in this chart are preliminary and refer to schematic designs prepared by Antoniades Architects Pty Ltd.



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PROJECT DATA
ANTONIADES ARCHITECTS

APPENDIX

LANDSCAPE DESIGN



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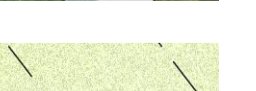
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ANTONIADES ARCHITECTS ●●●




LEGEND

-  PROJECT BOUNDARY
-  PROPOSED TREES
-  PRECAST CONCRETE UNITS
-  COURTYARD PAVER
-  SHRUBS AND GROUNDCOVERS
-  CONCRETE PATH
-  LAWN

NOTES

1. Shared bicycle and pedestrian link path.
2. Provide access to share way link from private courtyards.
3. Plant low maintenance ground cover, buffer screen and canopy tree species to western boundary..
4. Provide utility such as bicycle parking and equal access rest seating bays.
5. All private courtyards to have at least one area not less than 3000 x 3000mm.
6. Parking Bays
7. Streetside planting and avenue trees.
8. Pedestrian crossing. Roadway paved to reflect materials from plaza paving.
9. Casual seating and access to eastern pedestrian connection.
10. Include stepdown rear courtyards with access to pedestrian link.
11. Refer project Hydraulic Engineers drawings for all detailed stormwater information.



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CONCORD AVENUE, CONCORD WEST

CLIENT
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DRAWING
LANDSCAPE MASTER PLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1618-01	A	hw	09.08.2016



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Scale 1:250@A1

Scale 1:500@A3

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LEGEND

-  PROPOSED TREES
-  PRECAST CONCRETE UNITS
-  COURTYARD PAVER
-  3 TONES PAVING (Ecotrihex)
-  SHRUBS AND GROUNDCOVERS
-  LAWN


NOTES

1. Buffer planting to private courtyards. Mound soil at 1:4 from paving.
2. Paving colour banding laid in line with pre-fabricated concrete bars forming garden side walls and incidental seating.
3. Iconic feature tree in main raised lawn areas.
4. Lush low maintenance garden beds mound between bars up to raised lawn areas.
5. Pre-fabricated concrete bars (300 x 300 x 3600mm) and discs (300 x 300mm, 600mm and 1200mm diameters) form path flush to lawn and sculptural raised seating areas.
6. Secondary incidental seating and meeting areas nestled into lush layered garden and stand of deciduous canopy trees.
7. Mound soil from flush to finished paving at 1:5 to 1000mm depth at tree planting zone. Add palisade fence to edge car park ramp opening.
8. Sculptural structure (steel and timber) arranged over car park ramp opening to take large flowering climbing vine such as *Pandorea jasminoides*. As viewed from above and road and car park ramp.

DETAIL PLAN 01 - CENTRAL COURTYARD

INDICATIVE MATERIALS AND PLANTING IMAGES




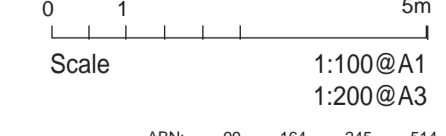
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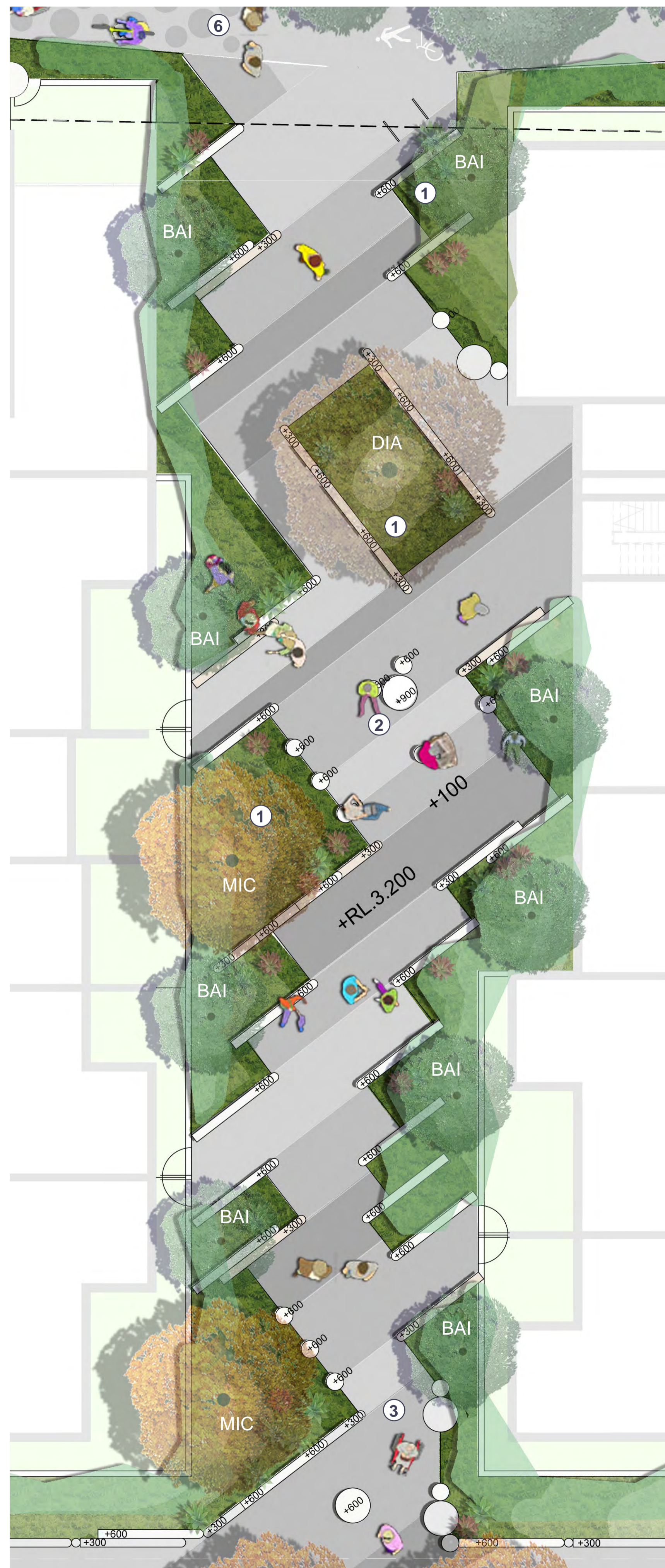
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DRAWING
DETAIL PLAN 01

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DA-1618-02	A	hw	09.08.2016



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DETAIL PLAN 02 - LINK ROAD


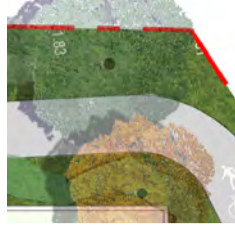








DETAIL PLAN 03 - POCKET PARK



Alpinia zerumbet 'Varigata'

LEGEND

-  PROJECT BOUNDARY
-  PROPOSED TREES
-  PRECAST CONCRETE UNITS
-  COURTYARD PAVER
-  3 TONES PAVING (Ecotrihex)
-  CONCRETE PATH
-  SHRUBS AND GROUNDCOVERS
-  LAWN

NOTES

1. Planting soil mounded from paving between prefabricated concrete sidewalks. Mound to 1000mm depth for trees and 600mm for general planting.
2. Double stack pre fabricated concrete discs to form sculptural casual seating areas.
3. Lush low maintenance planting set out to define visually interesting indirect route.
4. Feature trees, and sun lawn to northern aspect.
5. Lawn grades up from deep soil areas to sculptural casual seating edge over slab.
6. Shared bicycle and pedestrian link path.

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DRAWING
DETAIL PLAN 02 & 03

DRAWING No.	ISSUE	DRAWN	DATE
DA-1618-03	A	hw	09.08.2016

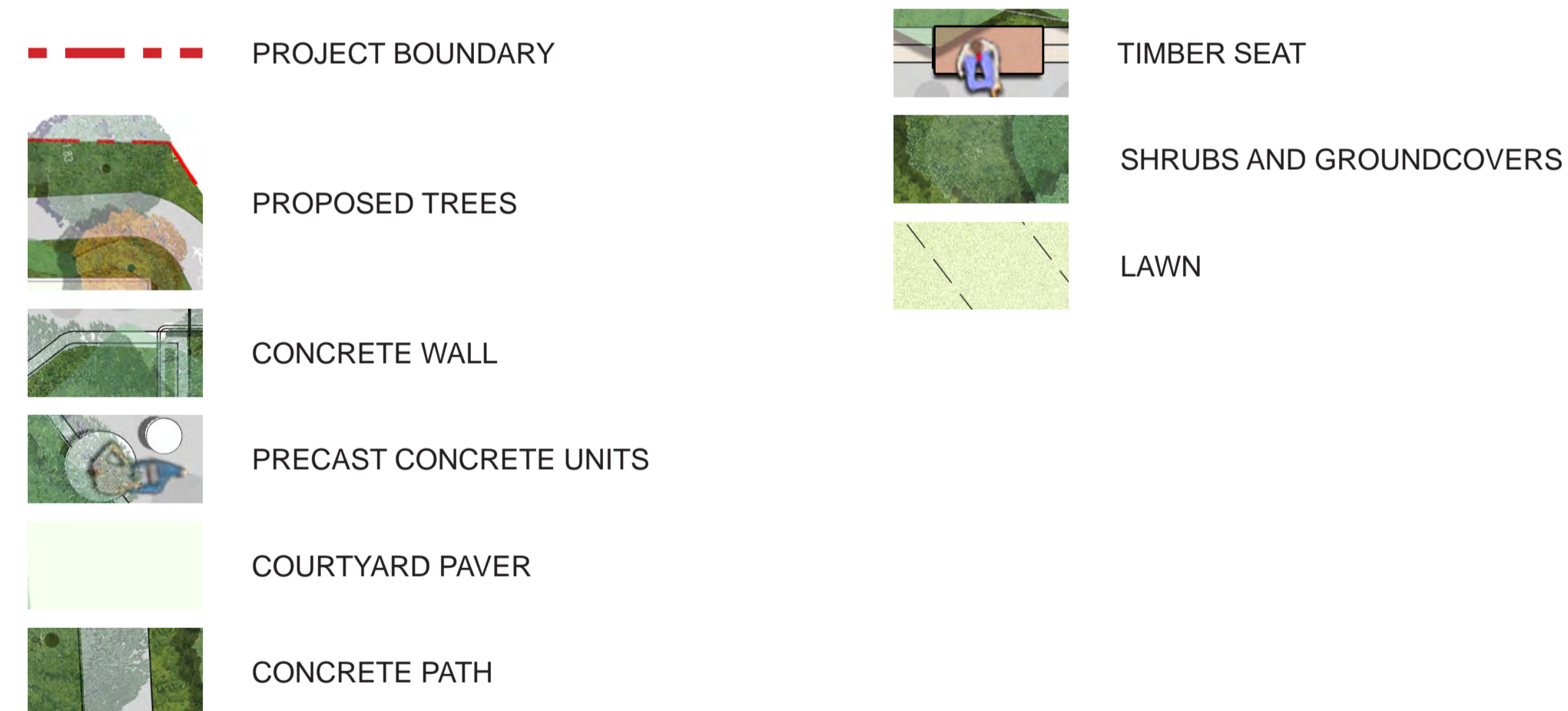
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DETAIL PLAN 04 - SHARED CYCLEWAY

LEGEND



INDICATIVE PLANT IMAGES



DETAIL PLAN 05 - AREA ABOVE CULVERT ENTRY

NOTES

1. Shared bicycle and pedestrian link path.
2. Dense low maintenance planting set out to define visually interesting indirect route.
3. Provide utility such as bicycle parking and equal access rest seating bays.
4. Plant low maintenance ground cover, buffer screen and canopy tree species to western boundary.
5. Provide access to share way link from private courtyards
6. Pre-fabricated concrete bars (300 x 300 x 3600mm) and discs (300 x 300mm, 600mm and 1200mm diameters) form casual seating and visual interests
7. Flying stairway and small raised platform link eastern pedestrian path to central road over stormwater ingress area. Fill stormwater inlet vent with patterned breezeblock TBS.
8. Include stepdown rear courtyards with access to pedestrian link.
9. Pedestrian crossing, treeside planting and avenue trees.

NB: FOR DETAILED PLANT SELECTION FOR THESE AREAS REFER DA-1618-05

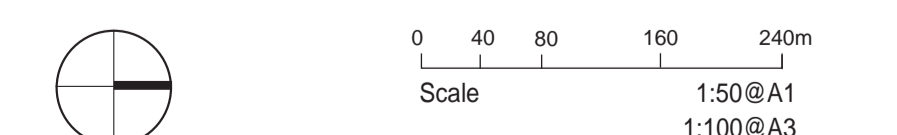


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DRAWING
DETAIL PLAN 04 & 05

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PLANT SCHEDULE
COMMUNAL COURTYARDS AND THROUGH SITE LINK AREAS

	BOTANICAL NAME	COMMON NAME	HxW (m)	POT SIZE	SPACING
	Trees				
ALE	<i>Alphitonia excelsa</i>	Red Ash	10 x 5	100L	A.S.
BAB	<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree	5 x 4	100L	A.S.
BAI	<i>Banksia integrifolia</i>	Coast Banksia	10 x 5	100L	A.S.
DIA	<i>Diploglottis australis</i>	Native Tamarind	10 x 6	100L	A.S.
ELE	<i>Elaeocarpus eumundii</i>	Smooth-leaved Quandong	10 x 5	100L	A.S.
LAI	<i>Lagerstroemia indica</i>	Crape myrtl	10 x 6	100L	A.S.
LOC	<i>Lophostemon confertus</i>	Brush Box	10 x 8	100L	A.S.
MIC	<i>Michelia champaca</i>	Michelia	30 x 15	100L	A.S.
NYS	<i>Nyssa sylvatica</i>	Tupelo	12 x 6	100L	A.S.
PIC	<i>Pistacia chinensis</i>	Chinese Pistache	8 x 6	100L	A.S.
TRL	<i>Tristania laurina</i>	Water Gum	7 x 4	100L	A.S.
WAF	<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	15 x 8	100L	A.S.
	Shrubs & Groundcovers				
	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.3	150mm	300mm
	<i>Alpinia caerulea</i> 'Atherton'	Blueberry Ginger	1.2	150mm	300mm
	<i>Alpinia zerumbet</i> 'Varigata'	Shell Flower Ginger	1.5	150mm	600mm
	<i>Alcantarea imperialis</i> 'Rubra'	Giant Bromeliad	1	5L	700mm
	<i>Anemone japonica</i>	Japanese Wind Flower	0.5	150mm	300mm
	<i>Aphanopetalum resinosum</i>	Gum Vine	0.75	150mm	300mm
	<i>Asplenium australasicum</i>	Birds Nest Fern	1	200mm	500mm
	<i>Banksia robur</i>	Swamp Banksia	2 - 3	150mm	Specimens
	<i>Blechnum</i> 'Silver Lady'	Silver Lady	0.5	150mm	400mm
	<i>Calathea zebrina</i>	Zebra Plant	0.5	200mm	400mm
	<i>Carex appressa</i>	Shortleaf Tall Sedge	0.75	150mm	300mm
	<i>Convolvulus</i> 'White Gladys'	Silver Bush	0.5	tube	400mm
	<i>Cordyline petiolaris</i>	Broad Leaved Palm Lily	1.5	200mm	500mm
	<i>Crinum pedunculatum</i>	Swamp lily	1	200mm	500mm
	<i>Ctenanthe</i> spp.	Foliage Plant	0.6	25L	400mm
	<i>Cyathea cooperi</i>	Lacy Tree Fern	3 - 5	25L	A.S.
	<i>Dianella</i> 'Silver Streak'	Silver Streak Flax Lily	0.5	200mm	400mm
	<i>Dichondra argentea</i> 'Silver Fall'	Silver Kidney Creep	0.25	150mm	150mm
	<i>Helmholtzia glaberrima</i>	Stream Lily	1	200mm	500mm
	<i>Hibbertia scandens</i>	Guinea Flower / Snake Vine	0.5	200mm	400mm
	<i>Hymenocallis speciosa</i>	Beach Spider Lily	0.75	200mm	400mm
	<i>Isolepis nodosa</i>	Knobby Club Rush	0.8	tube	400mm
	<i>Juncus usitatus</i>	Juncus sp.	0.8	tube	400mm
	<i>Kennedia prostrata</i>	Running Postman	0.35	50mm	300mm
	<i>Liriope muscari</i> 'Just Right'	Just Right Lily Turf	0.5	150mm	250mm
	<i>Lomandra</i> 'Nyalla'	Lomandra Nyalla	1	tube	400mm
	<i>Lomandra hystrix</i>	Slender Mat Rush	1	150mm	400mm
	<i>Lomandra</i> 'Tanika'	Lomandra Tanika	0.6	200mm	400mm
	<i>Macrozamia communis</i>	Burrawang	1	25L	A.S.
	<i>Metrosideros</i> 'Fiji Fire'	Metrosideros Fiji Fire	1	25L	400mm
	<i>Pennisetum alopecuroides</i> 'Purple Lea'	Swamp Foxtail Grass Purple Lea	0.7	150mm	500mm
	<i>Philodendron</i> 'Xanadu'	Xanadu	0.7	200mm	300mm
	<i>Phormium tenax</i>	New Zealand Flax	1.5	25L	400mm
	<i>Poa labillardieri</i>	Tussock Grass	0.7	200mm	600mm
	<i>Strelitzia juncea</i>	Leafless Bird of Paradise	1.5	5L	600mm
	<i>Syzygium</i> 'Tiny Trev'	Tiny Trev Lilly Pilly	1.5	5L	1m
	<i>Viburnum suspensum</i>	Sandankwa Viburnum	2 - 3	45L	1m
	<i>Viburnum</i> 'Emerald Lustre'	Emerald Lustre Viburnum	4 x 4	45L	1.2m
	<i>Viola hederacea</i>	Native Violet	0.25	tube	200mm
	<i>Westringia fruticosa</i>	Coast Rosemary	1.5	300mm	600mm
	<i>Zieria</i> sp.	Carpet Star	0.5	150mm	300mm
	Climbers				
	<i>Pandorea jasminoides</i>	Bower of Beauty	1.8 x 0.6	200mm	A.S.
	<i>Pandorea pandorana</i>	Wonga Wonga Vine	5	200mm	A.S.

PLANT SCHEDULE
EASTERN AND WESTERN BOUNDARY PUBLIC ACCESS AND SITE LINK

	BOTANICAL NAME	COMMON NAME	HxW (m)	POT SIZE	SPACING
	Trees				
ACS	<i>Acmena Smithii</i>	Lilly Pilly	10 x 5	100L	A.S.
BAI	<i>Banksia integrifolia</i>	Coast Banksia	10 x 5	100L	A.S.
DIA	<i>Diploglottis australis</i>	Native Tamarind	10 x 6	100L	A.S.
ELE	<i>Elaeocarpus eumundii</i>	Smooth-leaved Quandong	10 x 5	100L	A.S.
EUB	<i>Eucalyptus botryoides</i>	Southern Mahogany	40 x 30	100L	A.S.
EUL	<i>Eucalyptus leucoxylon</i>	Yellow Gum	10 x 7	100L	A.S.
MEA	<i>Melaleuca armillaris</i>	Bracketlet Honey Myrtle	8 x 7	100L	A.S.
TRL	<i>Tristania laurina</i>	Water Gum	7 x 4	100L	A.S.
	Shrubs & Groundcovers				
	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.3	150mm	300mm
	<i>Alpinia caerulea</i> 'Atherton'	Blueberry Ginger	1.2	150mm	300mm
	<i>Aphanopetalum resinosum</i>	Gum Vine	0.75	150mm	300mm
	<i>Asplenium australasicum</i>	Birds Nest Fern	1	200mm	500mm
	<i>Banksia robur</i>	Swamp Banksia	2 - 3	150mm	Specimens
	<i>Blechnum</i> 'Silver Lady'	Silver Lady	0.5	150mm	400mm
	<i>Carex appressa</i>	Shortleaf Tall Sedge	0.75	150mm	300mm
	<i>Cordyline petiolaris</i>	Broad Leaved Palm Lily	1.5	200mm	500mm
	<i>Crinum pedunculatum</i>	Swamp lily	1	200mm	500mm
	<i>Cyathea cooperi</i>	Lacy Tree Fern	3 - 5	25L	A.S.
	<i>Dianella</i> 'Silver Streak'	Silver Streak Flax Lily	0.5	200mm	400mm
	<i>Dichondra argentea</i> 'Silver Fall'	Silver Kidney Creep	0.25	150mm	150mm
	<i>Helmholtzia glaberrima</i>	Stream Lily	1	200mm	500mm
	<i>Hibbertia scandens</i>	Guinea Flower / Snake Vine	0.5	200mm	400mm
	<i>Hymenocallis speciosa</i>	Beach Spider Lily	0.75	200mm	400mm
	<i>Isolepis nodosa</i>	Knobby Club Rush	0.8	tube	400mm
	<i>Juncus usitatus</i>	Juncus sp.	0.8	tube	400mm
	<i>Kennedia prostrata</i>	Running Postman	0.35	50mm	300mm
	<i>Lomandra</i> 'Nyalla'	Lomandra Nyalla	1	tube	400mm
	<i>Lomandra hystrix</i>	Slender Mat Rush	1	150mm	400mm
	<i>Lomandra</i> 'Tanika'	Lomandra Tanika	0.6	200mm	400mm
	<i>Pennisetum alopecuroides</i> 'Purple Lea'	Swamp Foxtail Grass Purple Lea	0.7	150mm	500mm
	<i>Poa labillardieri</i>	Tussock Grass	0.7	200mm	600mm
	<i>Viola hederacea</i>	Native Violet	0.25	tube	200mm
	<i>Westringia fruticosa</i>	Coast Rosemary	1.5	300mm	600mm
	Climbers				
	<i>Pandorea jasminoides</i>	Bower of Beauty	1.8 x 0.6	200mm	A.S.
	<i>Pandorea pandorana</i>	Wonga Wonga Vine	5	200mm	A.S.



Nyssa sylvatica



Diploglottis australis

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PROJECT
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DRAWING
PLANT SCHEDULE

DRAWING NO. ISSUE DRAWN DATE
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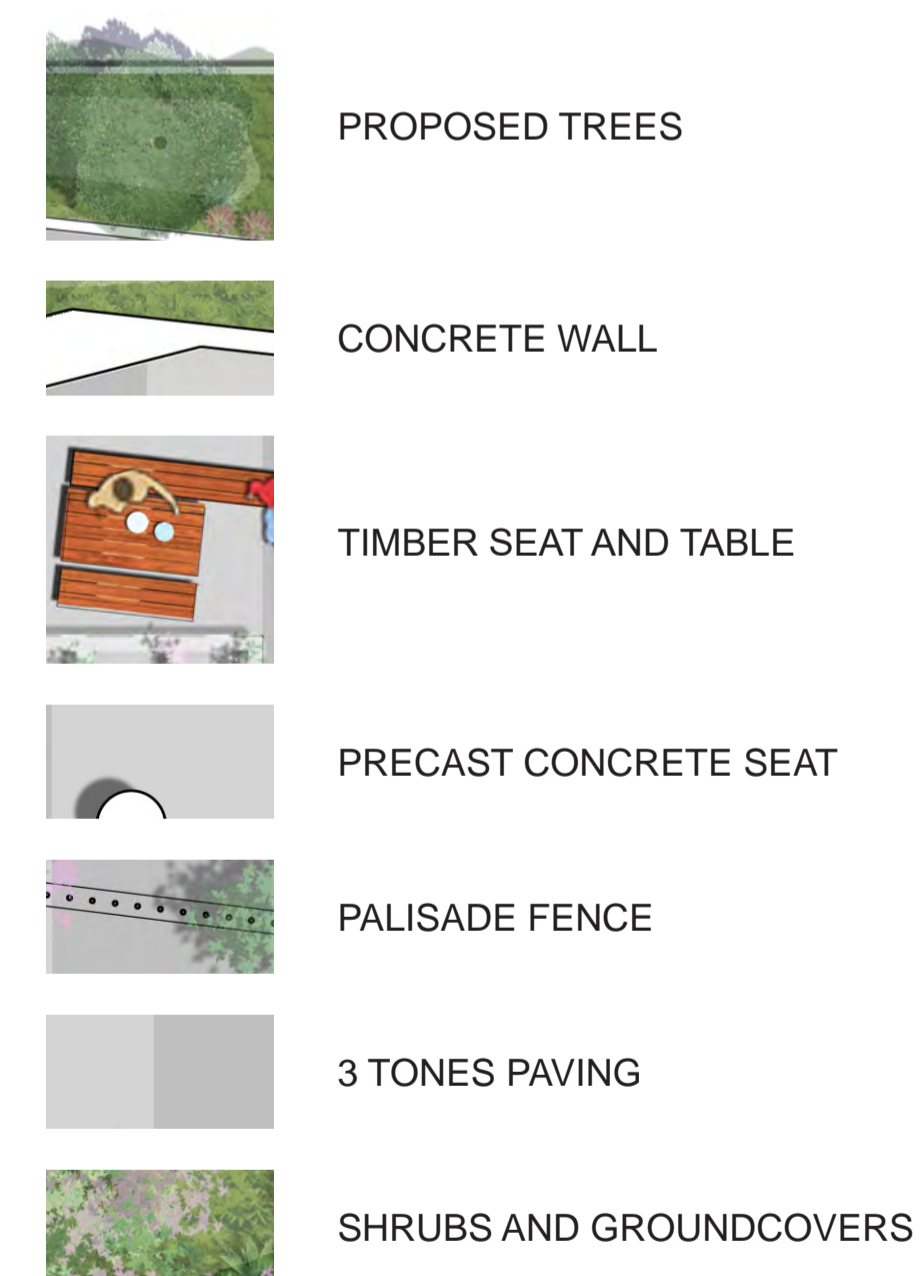
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PLANT SCHEDULE COMMUNAL ROOF BBQ TERRACE

BOTANICAL NAME	COMMON NAME	HxW (m)	POT SIZE	SPACING
Trees				
BAI <i>Banksia integrifolia</i>	Coast Banksia	10 x 5	75L	A.S.
Shrubs and Groundcovers				
<i>Alcantarea imperialis</i>	Imperial Bromeliad	2.5 x 2	25L	1m
<i>Banksia paludosa</i>	Marsh	1.5 x 1.5	300mm	1m
<i>Banksia robur</i>	Swamp Banksia	2 - 3	25L	1.5m
<i>Beschorneria yuccoides</i>	Mexican Lily	1 x 1	25L	600mm
<i>Blechnum 'Silver Lady'</i>	Silver Lady Blechnum	1.2 x 1	200mm	600mm
<i>Carpobrotus glaucescens</i>	Pig Face	0.1 x 1	200mm	300mm
<i>Crinum pedunculatum</i>	Swamp lily	1.5 x 1.5	200mm	400mm
<i>Dianella 'Breeze'</i>	Breeze Dianella	0.6 x 0.6	150mm	300mm
<i>Dichondra argentea 'Silver Fall'</i>	Silver Kidney Creep	0.2 x 1	200mm	300mm
<i>Furcraea gigantea 'Variegata'</i>	Variegated Soft Leaf Agave	3 x 3	200mm	1m
<i>Lomandra 'Katrinus'</i>	Lomandra Katrinus	0.7 x 0.7	200mm	400mm
<i>Lomandra 'Tanika'</i>	Lomandra Tanika	0.6 x 0.6	200mm	400mm
<i>Loropetalum chinensis</i>	Fringe Flower	2 x 2	300mm	1m
<i>Nandina domestica</i>	Nandina	1.5 x 1.5	200mm	800mm
<i>Pennisetum alopecuroides</i>	Swamp Foxtail	0.8 x 0.5	200mm	400mm
<i>Poa labillardieri</i>	Tussock Grass	0.8 x 0.5	200mm	400mm
<i>Raphiolepis indica 'Springtime'</i>	Indian Hawthorn	1.5 x 2	300mm	1m
<i>Viburnum odoratissimum 'Emerald Lustre'</i>	Emerald Lustre Viburnum	4 x 4	25L	1m
<i>Westringia 'Naringaa'</i>	Coastal Rosemary	2.2 x 1.5	300mm	800mm
Climbers				
<i>Akebia quinata</i>	Chocolate Vine	3	200mm	A.S.
<i>Pandorea jasminoides</i>	Bower of Beauty	1.8 x 0.6	200mm	A.S.
<i>Pandorea pandorana</i>	Wonga Wonga Vine	5	200mm	A.S.

LEGEND



Furcraea gigantea 'Variegata'

NOTES

- Generous garden beds with layered planting. 1200mm soil depth.
- Flowering climbing vines to palisade fence from raised planter bed. Palisade frames view from sheltered long bench to gardens below.
- Thickened wall as standing bar/ utility area.
- Maintenance only access to Sedum sp. Planting in hob edge.
- Small group picnic tables to sheltered areas. Flowering vine on shelter from adjoining raised planter.
- Electric BBQ and food preparation area over unit paving.
- Grow flowering climbing vines to end face wall.
- Maintenance only access to Sedum sp. Planting in hob edge.

INDICATIVE PLANT IMAGES



Banksia integrifolia *Banksia paludosa* *Blechnum 'Silver Lady'* *Beschorneria yuccoides* *Nandina domestica* *Raphiolepis indica* *Crinum pedunculatum* *Dianella 'Breeze'* *Carpobrotus glaucescens* *Pennisetum alopecuroides* *Pandorea pandorana*



PROJECT
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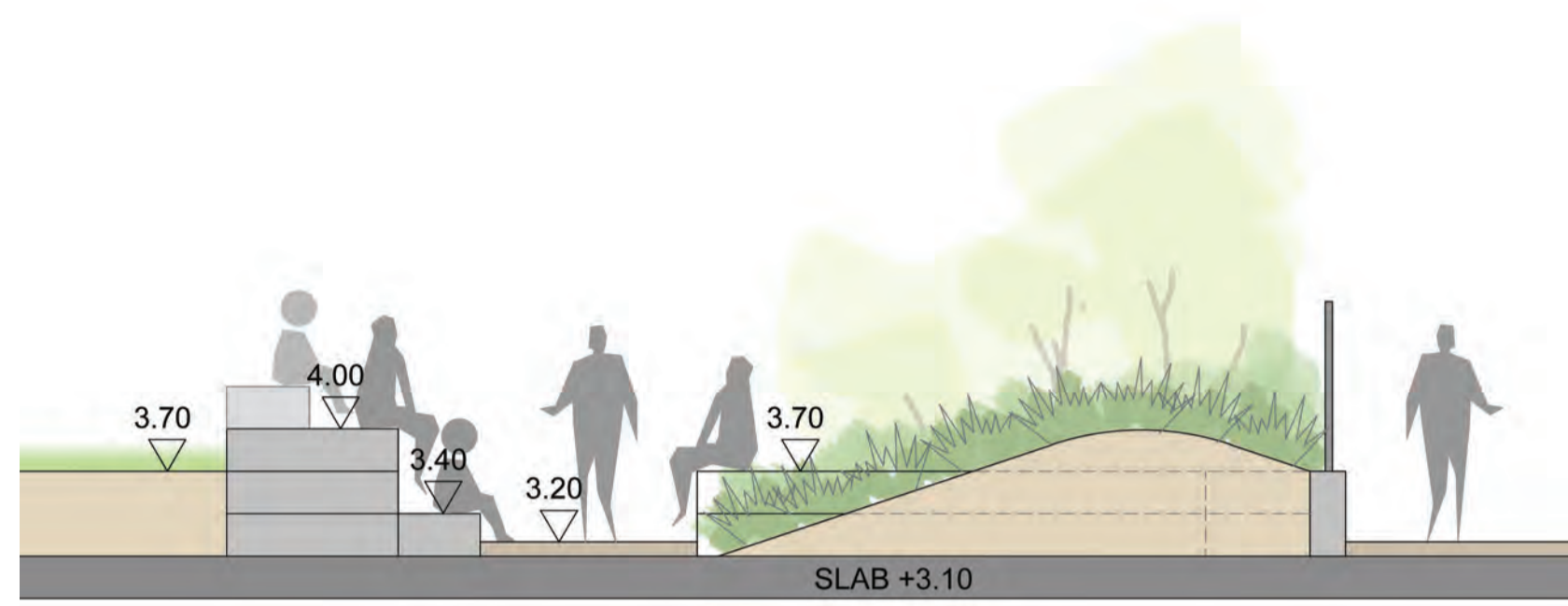
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ROOF PLAN

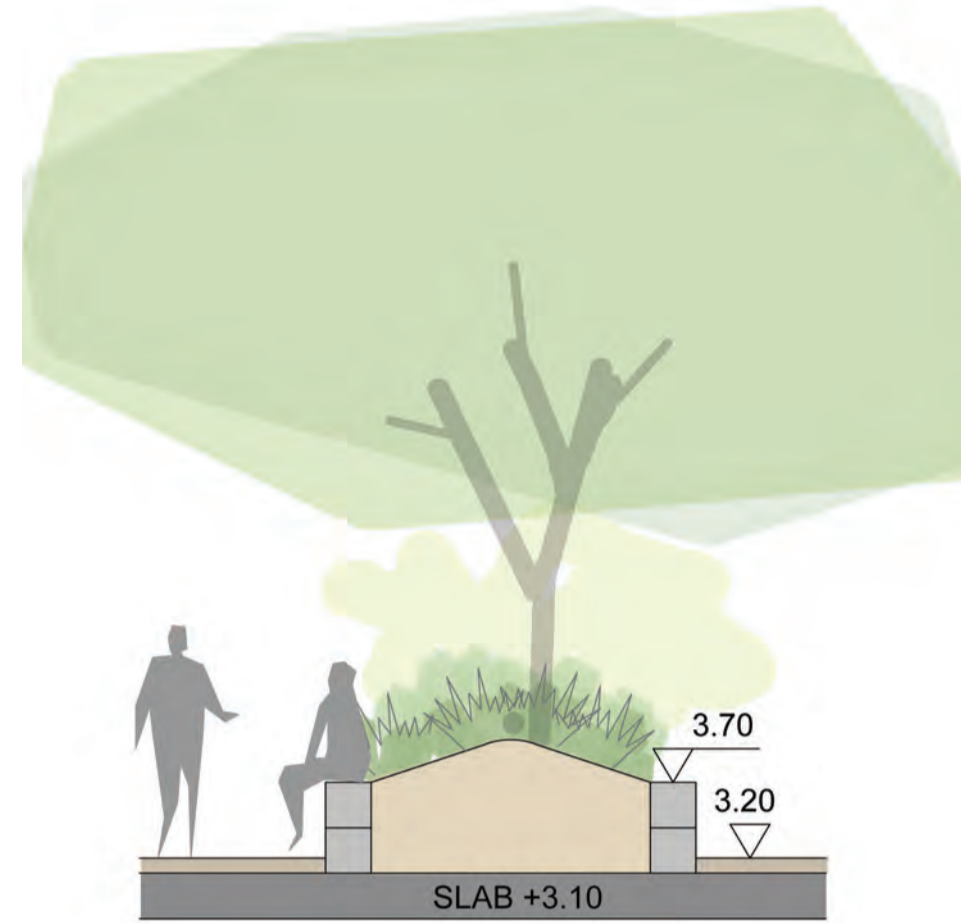
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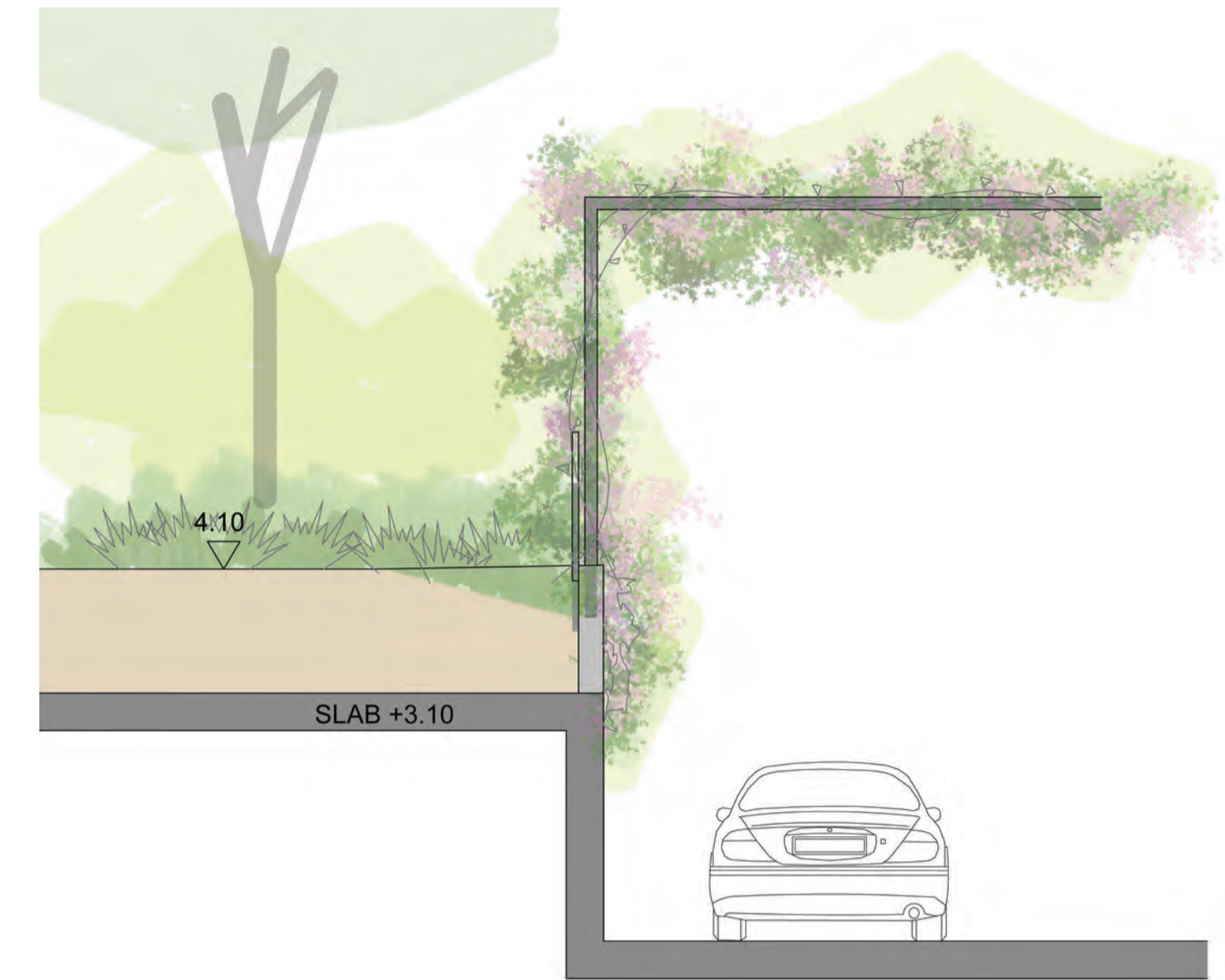
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SECTION A-A

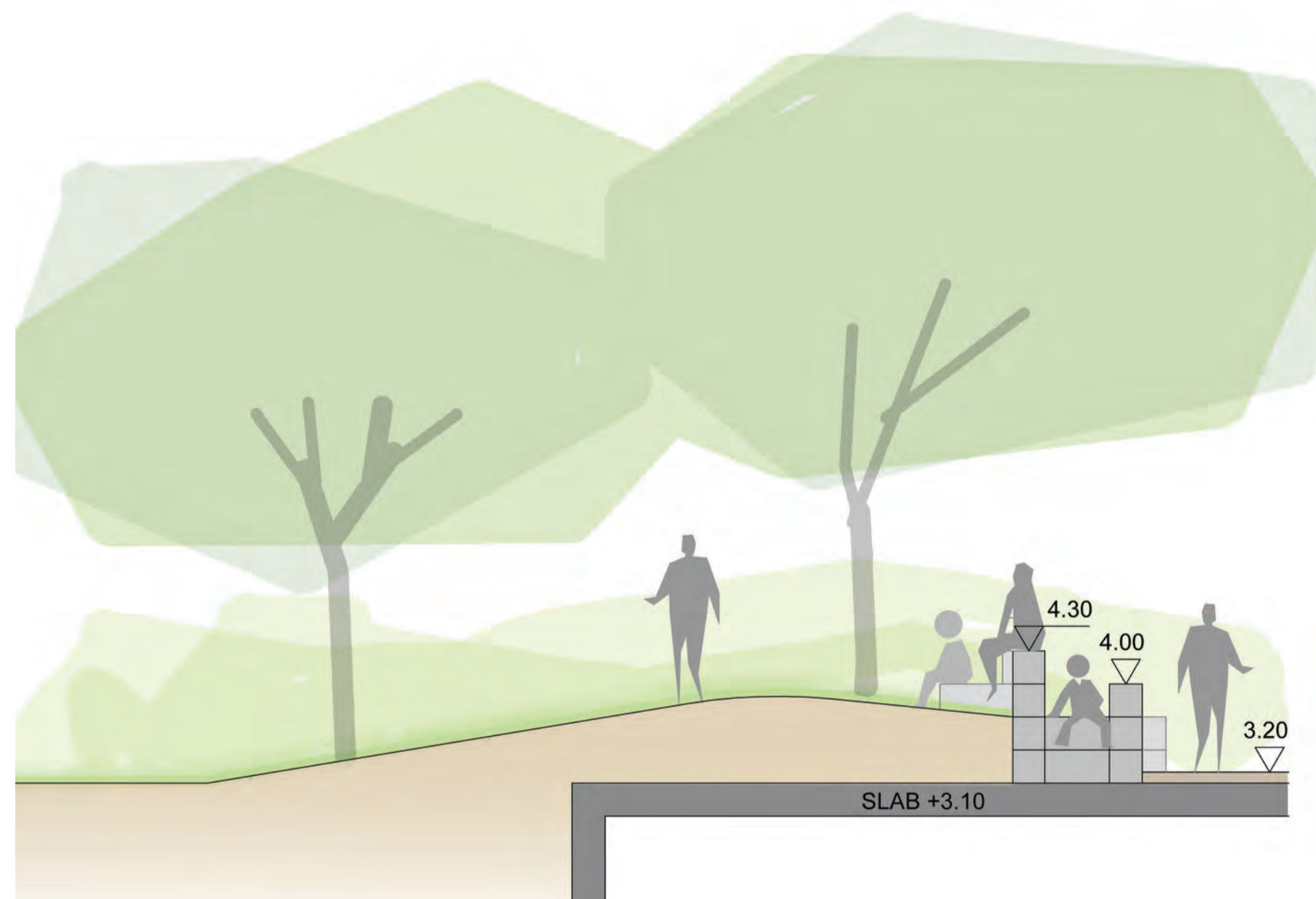


SECTION B-B

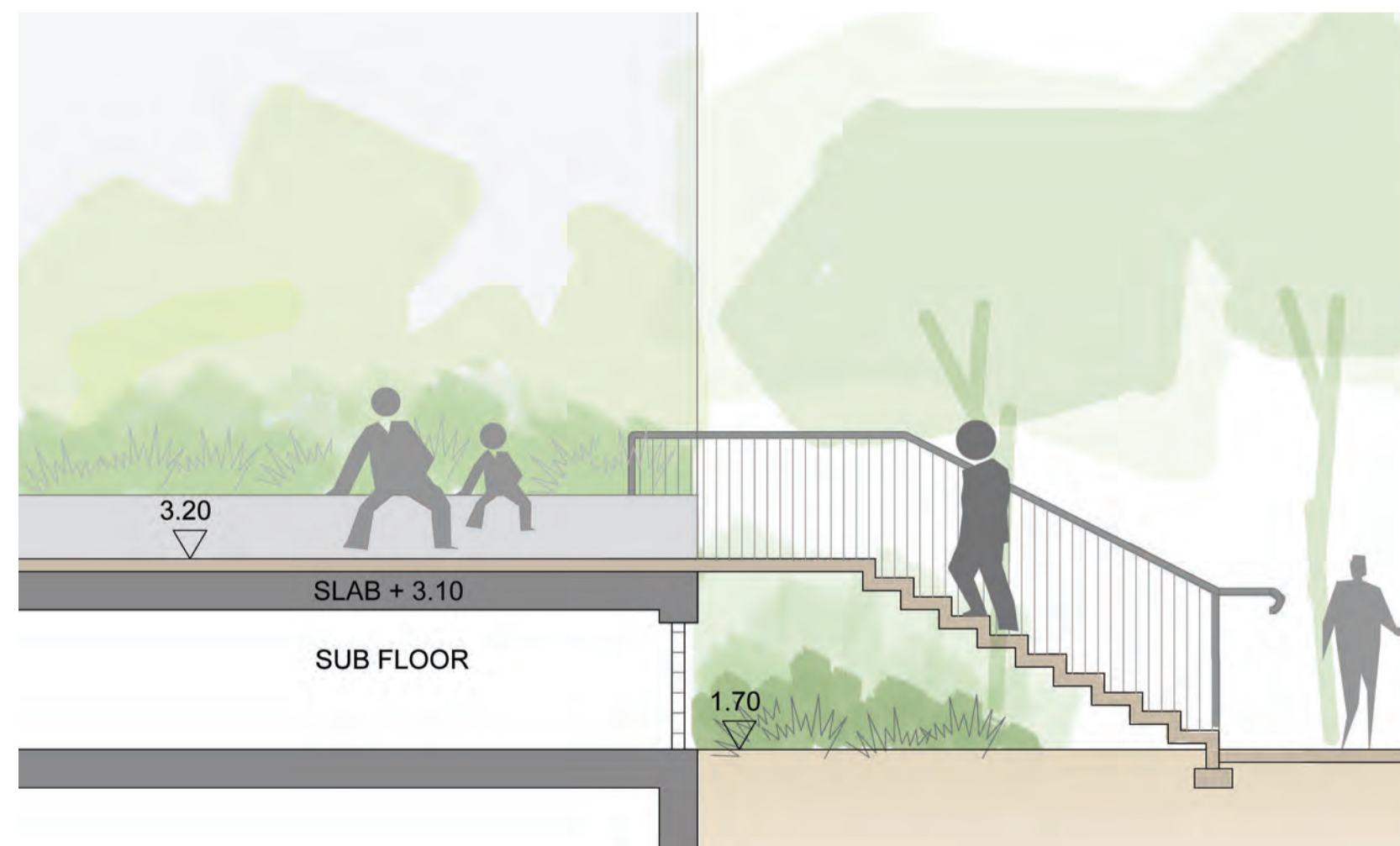


SECTION C-C

NB:
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SECTION MARKS



SECTION D-D



SECTION E-E

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SECTIONS

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