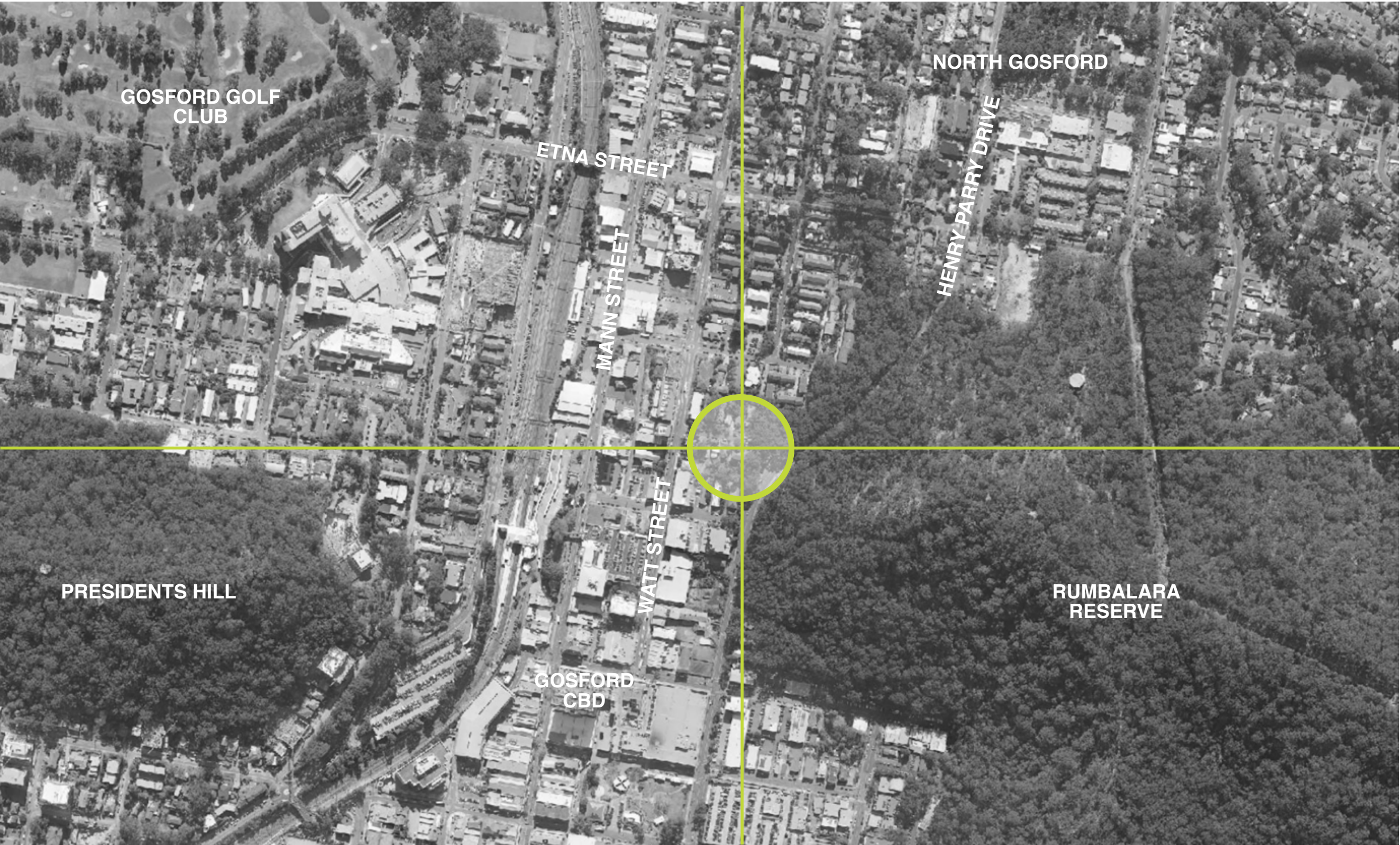


# DIAMOND APARTMENTS DEVELOPMENT

NOVEMBER 2018



LOCATION MAP

## Drawing Schedule

Name	Drawing Number	Revision
Cover Sheet	L000	A
Ground Floor Landscape Plan 1 of 2	L101	A
Ground Floor Landscape Plan 2 of 2	L102	A
Level 5 Landscape Plan	L103	A
Level 8 Landscape Plan	L104	A
Level 11 Landscape Plan	L105	A
Landscape Section & Indicative Details	L201	A
Indicative Plant Schedule On Ground	L301	A
Indicative Plant Schedule On Structure	L302	A

## Council Guidelines

Central Coast Council

- Central Coast Council (Gosford) LEP 2014
- Central Coast Council (Gosford) DCP 2013 - Part 4.1.2.7
- Central Coast Council (Gosford) DCP 2013 - Part 4.1.2.8
- Central Coast Council (Gosford) DCP 2013 - Part 4.1.2.9
- SEPP Apartment Design Guide - Deep Soil Zones & Planting on Structure

## Site Calculations

Item	Area	Percentage
Total Site	1788m <sup>2</sup>	
Deep Soil Planting Zones	213m <sup>2</sup>	12%

## Existing Site

One single storey fibro-cement dwellings is located at #7 Bent Street and a double-storey brick residential unit building is located at #9 Bent Street. Both buildings will be demolished as part of this proposed development.

A public reserve is located at #11 Bent Street and we understand that this area is a land acquisition as part of this development. This reserve is within an asset protection zone (APZ) and has a number of existing mature endemic species of trees. The majority of these existing trees will be retained and managed (with pruning & lopping as required) along with weed species and understorey shrub removal in accordance with the rural fire service landscape guidelines for bush fire hazard reduction within an APZ.

The subject site is very steep with a cross fall of approximately 10m. with the high point being located on the NE cornerner of the site and the low point of the site being located on the SW corner of #7 Bent Street.

There are a number of existing mature trees (both native and exotic species) located on both lots and these trees will be removed as part of this proposed development. Please refer Arborist Report.

## Private Open Space Areas – Ground Floor Landscape Plan:

The proposed development will include external balcony/terrace spaces for all proposed units. The units located on the north and south sides of the proposed building will external terrace areas that include raised planter beds.

Raised planter boxes (approx. 800mm height) will contain shrub species and the depth of soil in these planter boxes is in accordance with the specification of the *Residential Flat Design Code* for podium landscape planting and *GCC DCP2014; Section 4.1.2.9 Planting on Structures*. All raised planter boxes will also have the appropriate drainage and will be irrigated using stored recycled water.

## Common Open Space Areas – Ground Floor Landscape Plan:

Planter boxes are proposed for some of the common open space areas where planting on structure; over the basement car park is required. As with the private open space areas the height and depth of soil of these planter boxes are in accordance with Councils DCP; *Section 4.1.2.9 Planting on Structures*.

A Larger planter with an approximately soil depth of 3000mm is located on the south-east corner of the site and will include small to medium sized trees and large shrub planting to assist in providing a a landscape buffer zone between the private open space areas and the adjacent properties.

A deep soil zone (minimum 6m. width) is located at the southwest corner of the subject site. This deep soil planting zone is included one of the common open space areas for the residents and will include a number of replacement canopy/shade amenity trees to assist in reducing the bulk & scale of the proposed development.

Decomposed granite paving and low spreading groundcovers within this area will provide a permeable paved surface to allow for water to penetrate into the root zone of these proposed trees. As this area will be predominantly within the shadow line of the proposed building, most of the shrub and groundcover planting in this area are suitable shade tolerant species. Please refer to the indicative plant schedule for all proposed plant species.

## Private Open Space Areas – Levels 5, 8 & 11:

The proposed development will include external balcony/terrace spaces for all proposed units. On levels 5, 8 and 11 some of the balcony/terrace spaces will include raised planter beds around the periphery of these private open spaces.

Raised planter boxes (approx. 800mm height) will contain shrub species and the depth of soil in these planter boxes is in accordance with the specification of the *Residential Flat Design Code* for podium landscape planting and *GCC DCP2014; Section 4.1.2.9 Planting on Structures*. All raised planter boxes will also have the appropriate drainage and will be irrigated using stored recycled water.

## Common Open Space Areas – Level 11 Landscape Plan:

The proposed Level 11 common open space area will include a community garden and outdoor entertaining space that can be used for communal barbeques.

As with the private open space areas, raised planter boxes will include feature accent and shrub planting. The depth of soil in these planter boxes is in accordance with the specification of the *Residential Flat Design Code* for podium landscape planting and *GCC DCP2014; Section 4.1.2.9 Planting on Structures*.

## Generally:

All raised planter boxes will consist of waterproof membrane, drainage cells, drainage soil media, flushing tubes and lightweight planter soil mixes to maximize optimum plant growth and to reduce any potential ongoing maintenance issues.

A drip line irrigation system will installed to all raised planter beds and will be in accordance with minimum Australian Standards. A minimum performance specification of this irrigation system will be provided as part of the Construction Certificate documentation for this particular project.

Please contact the undersigned if you require any further clarification regarding this landscape design statement.



## DIAMOND APARTMENTS DEVELOPMENT 7-11 BENT STREET GOSFORD

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 388 • ABN 12 129 231 269

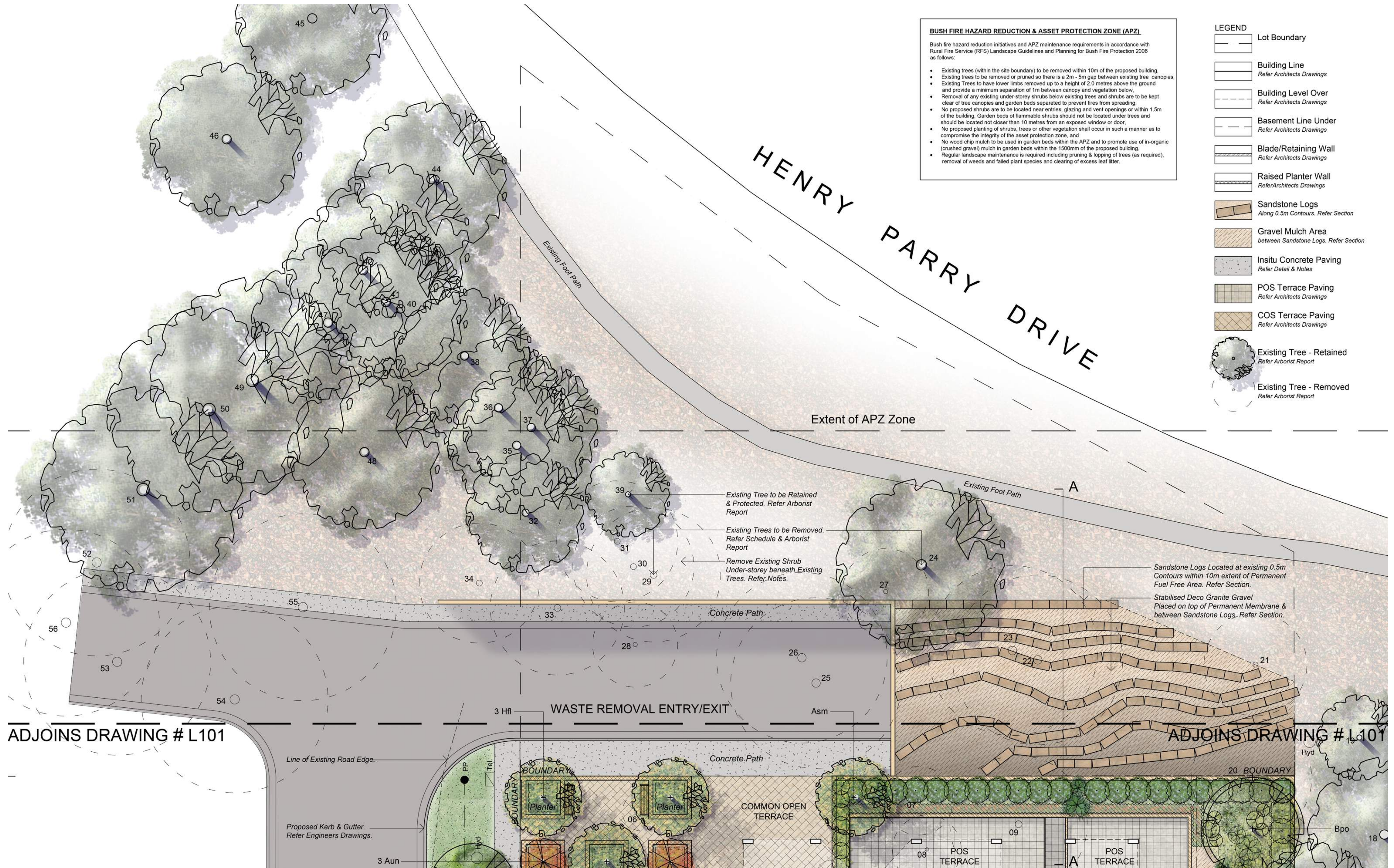
DRAWING NAME

COVER SHEET

CLIENT KDC GROUP  
PROJECT NO 18153  
DRAWING NO L000  
SCALE NA

REVISION A  
DATE 28.11.18

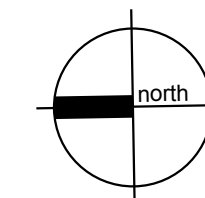




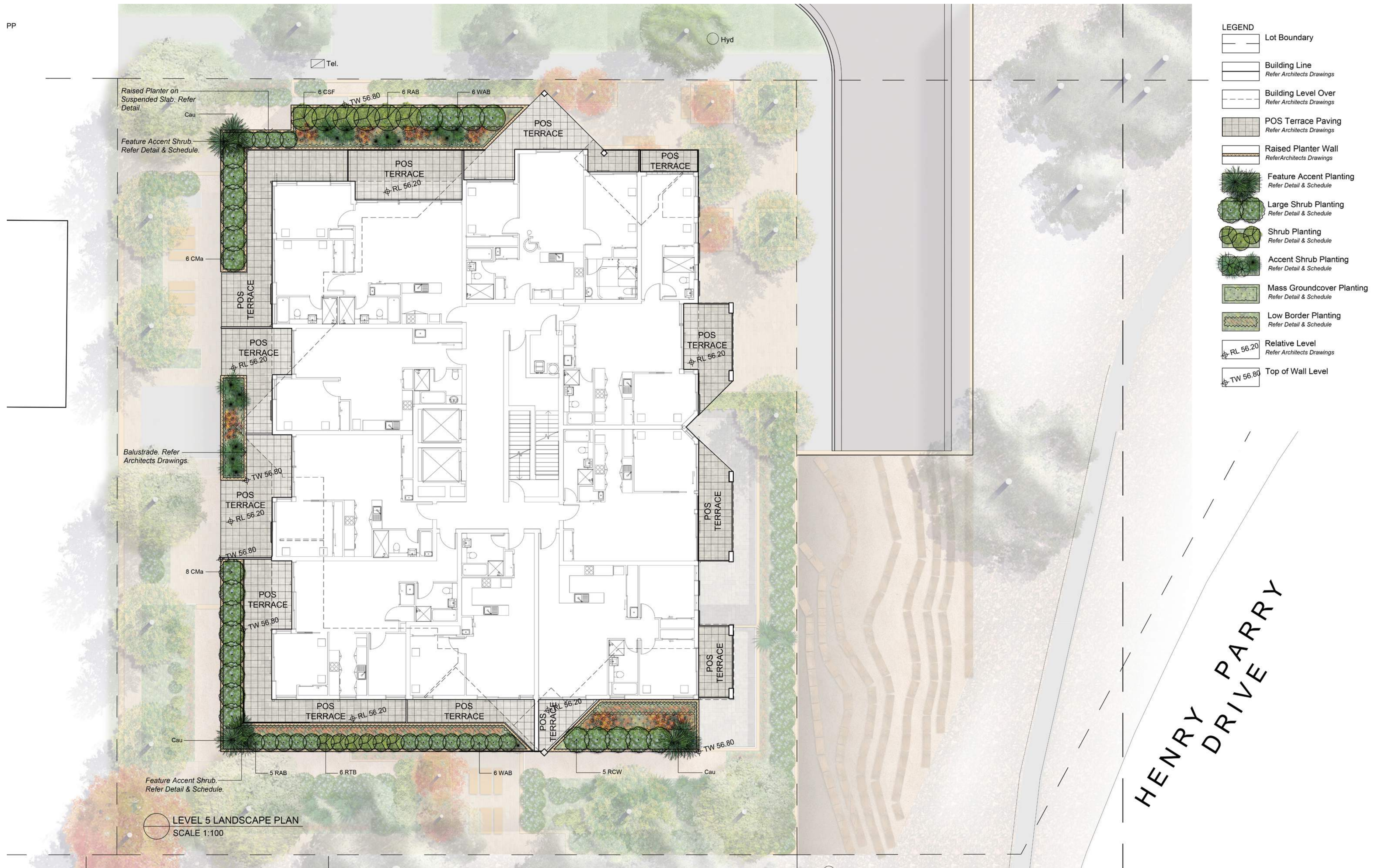


- LEGEND**
- Lot Boundary
  - Building Line  
*Refer Architects Drawings*
  - Building Level Over  
*Refer Architects Drawings*
  - Basement Line Under  
*Refer Architects Drawings*
  - Blade/Retaining Wall  
*Refer Architects Drawings*
  - Raised Planter Wall  
*Refer Architects Drawings*
  - Proposed Stairs  
*Refer Architects Drawings*
  - Proposed Ramp  
*Refer Architects Drawings*
  - Insitu Concrete Paving  
*Refer Detail & Notes*
  - POS Terrace Paving  
*Refer Architects Drawings*
  - COS Terrace Paving  
*Refer Architects Drawings*
  - Existing Tree - Retained  
*Refer Arborist Report*
  - Existing Tree - Removed  
*Refer Arborist Report*
  - Proposed Tree  
*Refer Details & Plant Schedule*
  - Large Screen Shrub  
*Refer Details & Plant Schedule*
  - Shrubs  
*Refer Details & Plant Schedule*
  - Mass Groundcovers  
*Refer Details & Plant Schedule*
  - Border Planting  
*Refer Details & Plant Schedule*
  - Species Key  
*Refer Plant Schedule*
- Str

BENT ST





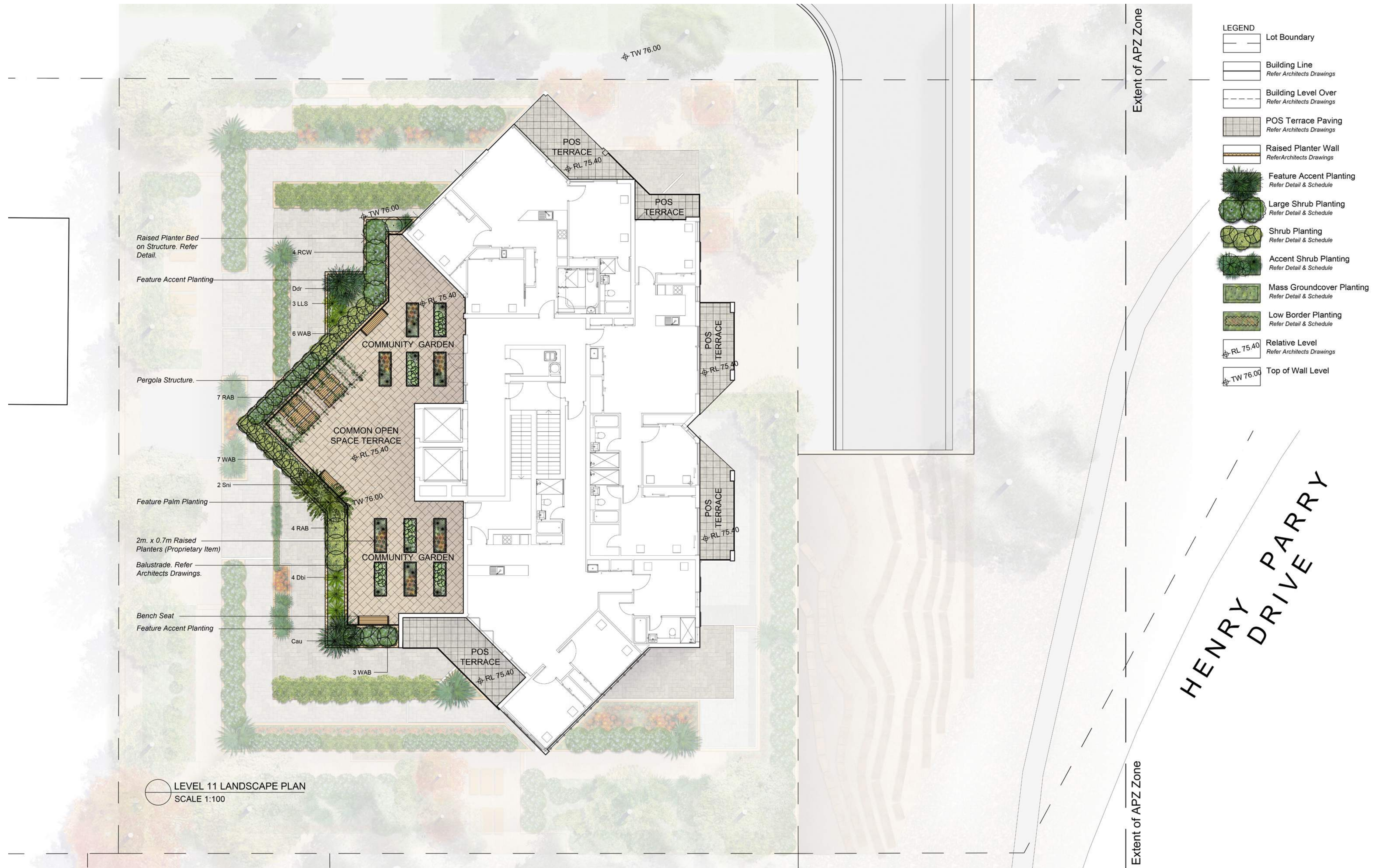






LEVEL 8 LANDSCAPE PLAN  
SCALE 1:100





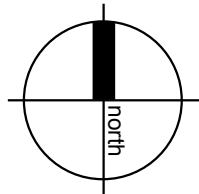
LEVEL 11 LANDSCAPE PLAN  
SCALE 1:100



DIAMOND APARTMENTS DEVELOPMENT  
7-11 BENT STREET GOSFORD

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DRAWING NAME  
LEVEL 11  
LANDSCAPE PLAN

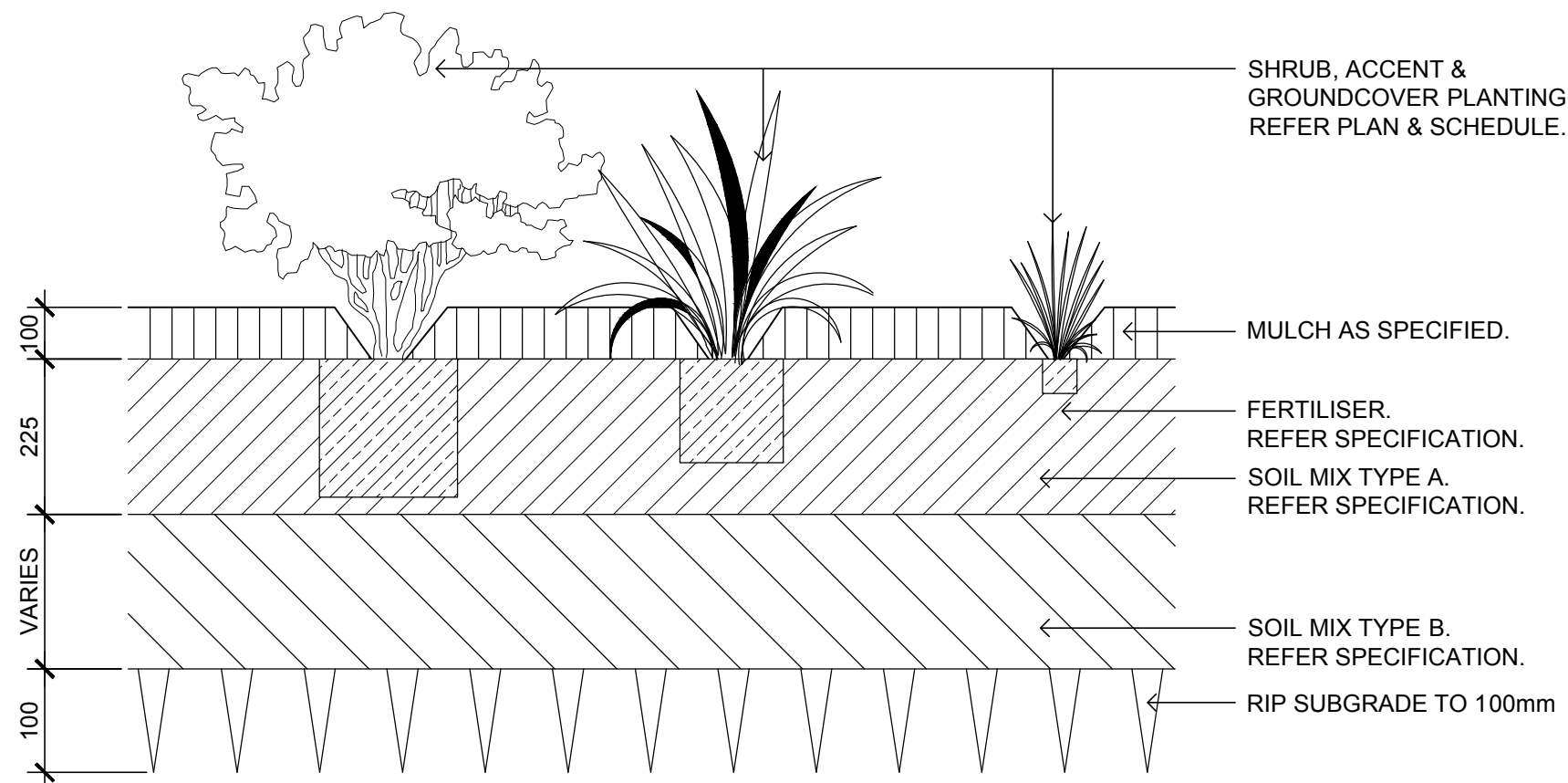


CLIENT	KDC GROUP	REVISION	A
PROJECT NO	18153	DATE	28.11.18
DRAWING NO	L105		
SCALE	1:200 @ A3 1:100 @ A1		

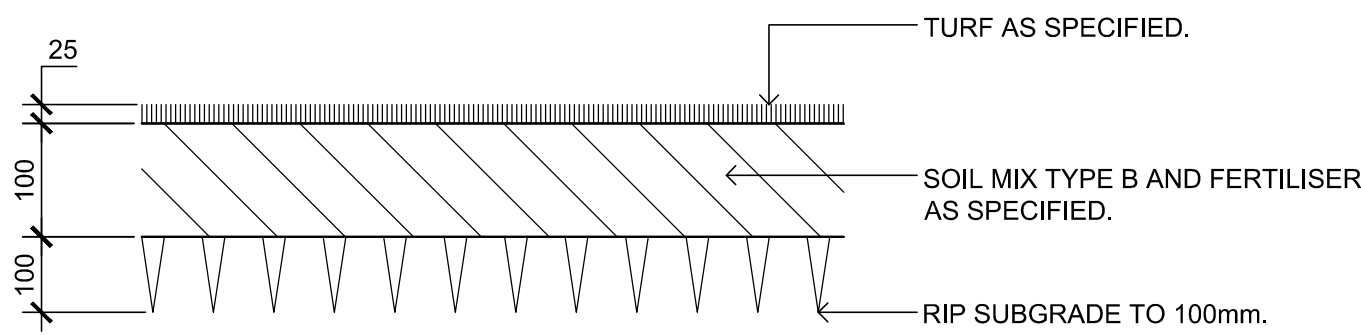


EXISTING TREE SCHEDULE						
Tree #	Species (Botanical Name)	Common Name	Retain/ Remove	VTa	Hazard Rating (3-12)	Comments/ Condition
1	Casuarina glauca	Swamp Oak	Retain	Pass	3	Retain and Protect
2	Lagerstroemia indica	Crepe Myrtle	Remove	Fail	4	
3	Callistemon viminalis	Weeping Bottlebrush	Remove	Fail	4	
4	Banksia integrifolia	Coast Banksia	Remove	Fail	5	
5	Eucalyptus punctata	Grey Gum	Retain	Pass	4	Retain and Protect
6	Acacia longifolia	Sydney Golden Wattle	NA	Fail	5	Already Removed
7	Allocasuarina littoralis	Black She-Oak	Remove	Fail	5	
8	Glochidion fernandi	Cheese Tree	Remove	Fail	5	
9	Eucalyptus pilularis	Blackbutt	Remove	Pass	4	Within Development Area
10	Ficus elastica	Rubber Tree	Remove	Fail	6	
11	Araucaria cunninghamii	Hoop Pine	Retain	Pass	5	
12	Glochidion fernandi	Cheese Tree	Remove	Fail	6	
13	Glochidion fernandi	Cheese Tree	Remove	Pass	5	Within Development Area
14	Glochidion fernandi	Cheese Tree	Remove	Pass	4	Within Development Area
15	Glochidion fernandi	Cheese Tree	Remove	Pass	4	Within Development Area
16	Cupressus macrocarpa	Monterey Cypress	Retain	Fail	5	Adjacent Site
17	Cupressus macrocarpa	Monterey Cypress	Retain	Fail	5	Adjacent Site
18	Cupressus macrocarpa	Monterey Cypress	Retain	Fail	5	Adjacent Site
19	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Adjacent Site
20	Cinnamomum camphora	Camphor Laurel	Remove	Pass	4	
21	(6 no.) Erythrina crista-galli	Common Coral Tree	Remove	Fail	4	
22	Eucalyptus pilularis	Blackbutt	Remove	Pass	4	
23	Eucalyptus pilularis	Blackbutt	Remove	Fail	8	Dead Tree
24	Angophora floribunda	Rough-barked Apple	Retain	Pass	4	Retain and Protect
25	Eucalyptus pilularis	Blackbutt	Remove	Pass	5	Within Development Area
26	Eucalyptus pilularis	Blackbutt	Remove	Pass	5	Within Development Area
27	Angophora floribunda	Rough-barked Apple	NA	Pass	4	Already Removed
28	Angophora floribunda	Rough-barked Apple	Remove	Pass	4	Within Development Area
29	Eucalyptus paniculata	Grey Ironbark	Remove	Pass	4	Within Development Area
30	Angophora costata	Smooth-barked Apple	Remove	Pass	4	Within Development Area
31	Eucalyptus botryoides	Bangalay	Remove	Pass	4	Within Development Area
32	Allocasuarina littoralis	Black She-Oak	Retain	Pass	4	Retain and Protect
33	Eucalyptus pilularis	Blackbutt	Remove	Pass	4	Within Development Area
34	Angophora costata	Smooth-barked Apple	Remove	Pass	3	Within Development Area
35	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
36	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
37	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
38	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
39	Angophora floribunda	Rough-barked Apple	Retain	Pass	3	Retain and Protect
40	Eucalyptus pilularis	Blackbutt	Retain	Pass	3	Retain and Protect
41	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
42	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
43	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
44	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
45	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
46	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
47	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
48	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
49	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
50	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
51	Eucalyptus pilularis	Blackbutt	Retain	Pass	4	Retain and Protect
52	Eucalyptus pilularis	Blackbutt	Remove	Pass	4	Within Development Area
53	Eucalyptus pilularis	Blackbutt	Remove	Pass	4	Within Development Area
54	Eucalyptus botryoides	Bangalay	Remove	Pass	4	Within Development Area
55	Eucalyptus pilularis	Blackbutt	Remove	Pass	4	Within Development Area
56	Eucalyptus pilularis	Blackbutt	Remove	Pass	4	Within Development Area

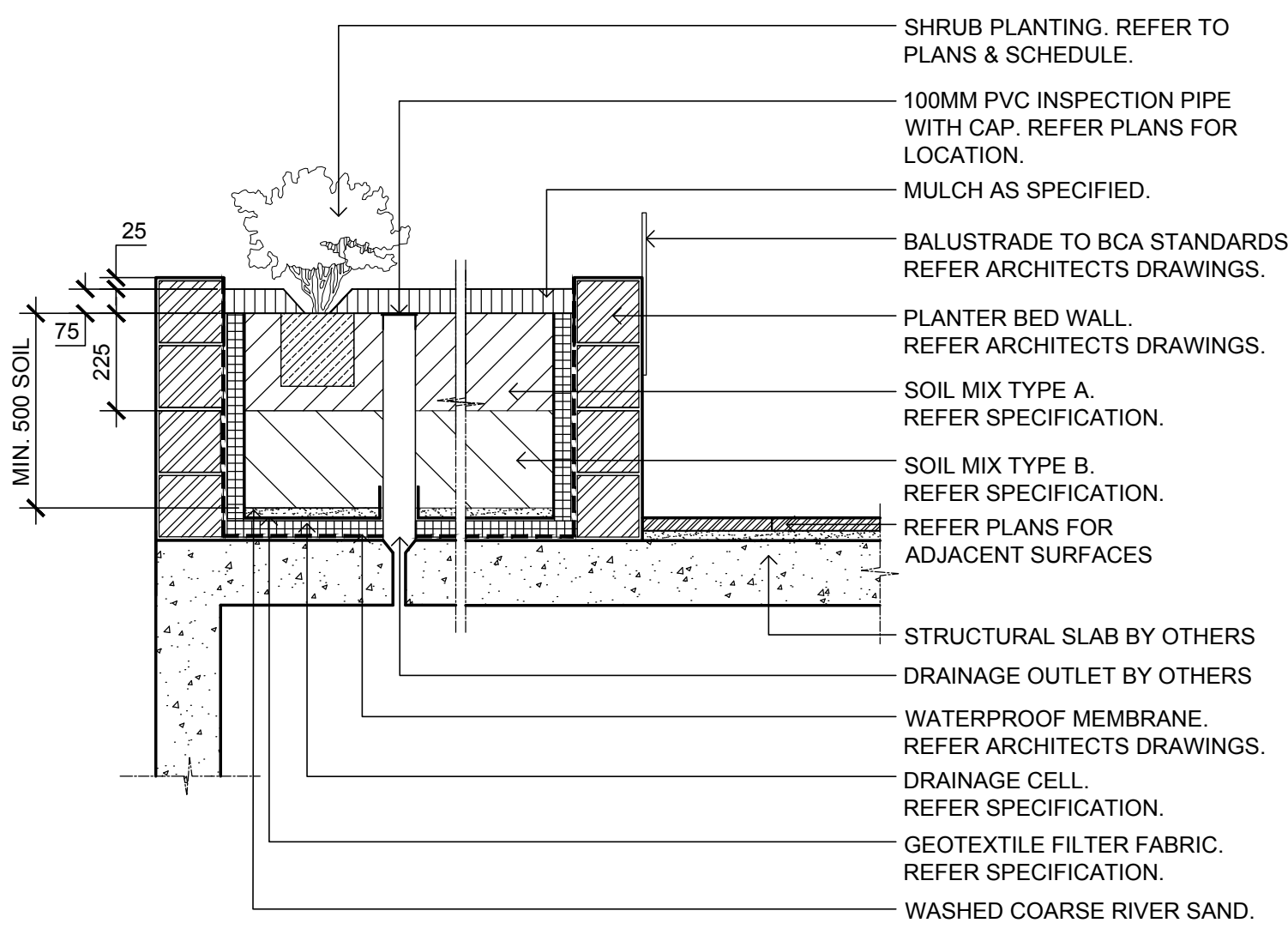
 Denotes Existing Tree to be Retained  
 Denotes Existing Tree to be Removed



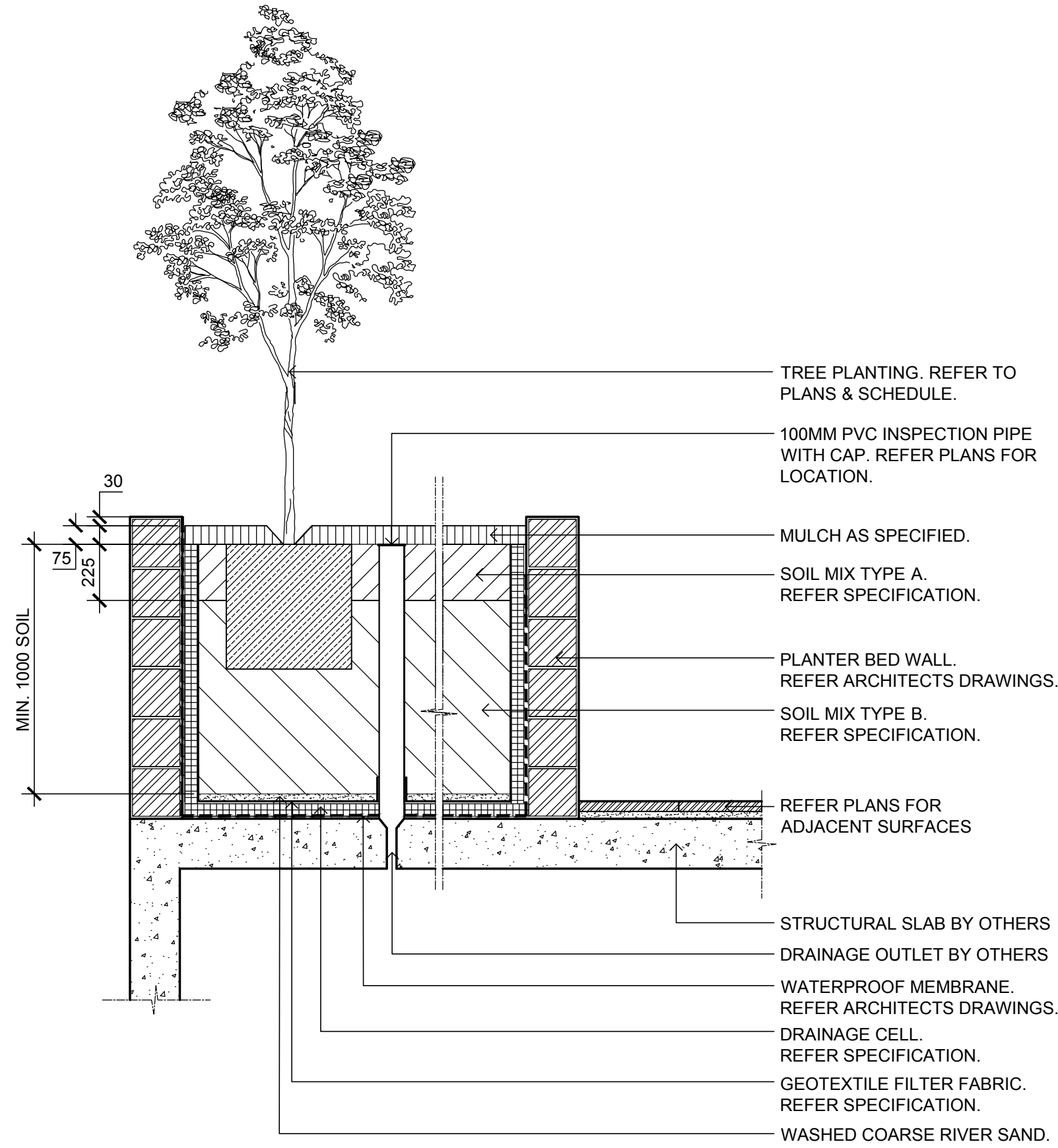
03 SHRUB, ACCENT & GRASSES PLANTING ON GRADE  
201 SCALE 1:10



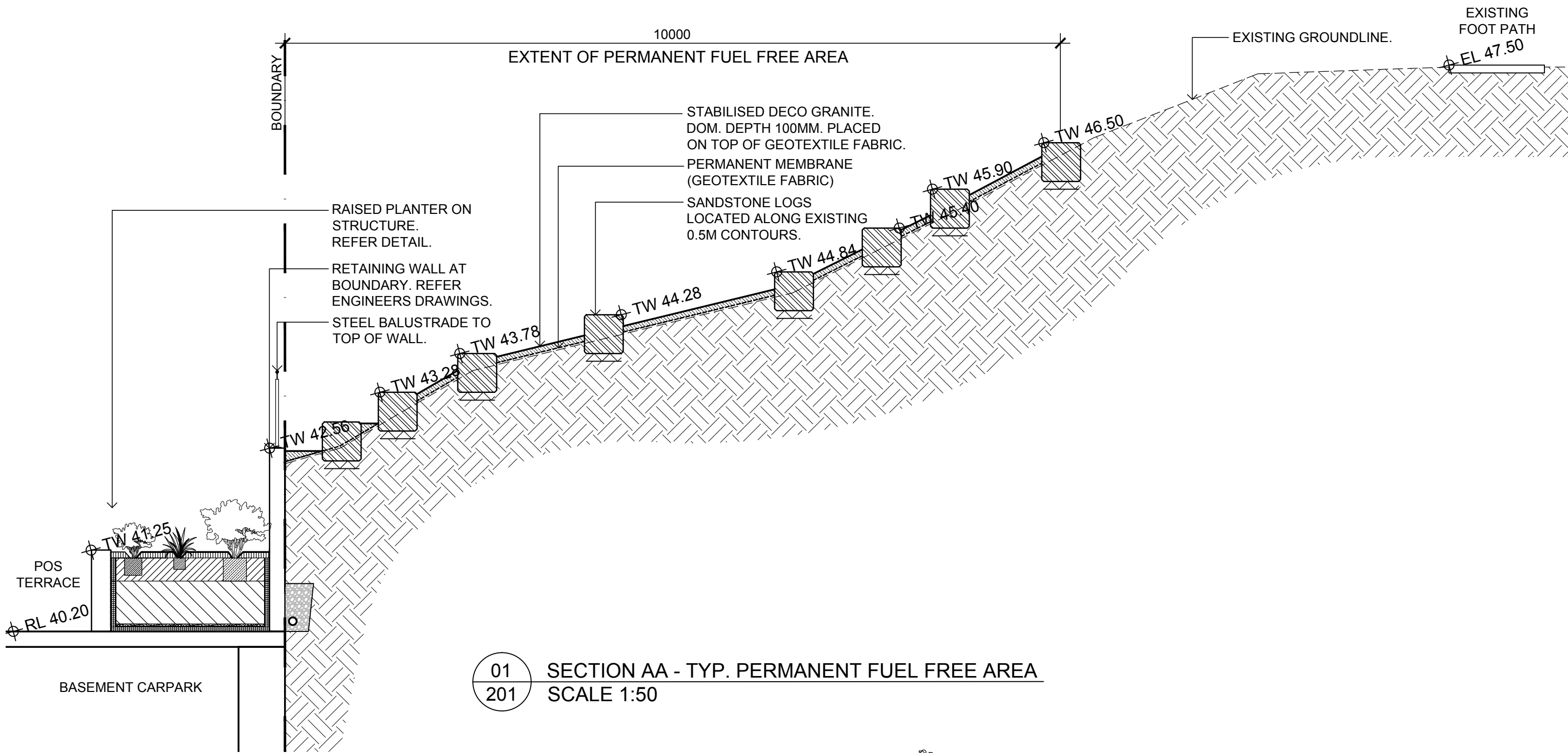
02 TURF ON EVEN GRADE  
201 SCALE 1:10



04 PLANTER BOX ON SUSPENDED SLAB - SHRUB PLANTING  
201 SCALE 1:20



05 PLANTER BOX ON SUSPENDED SLAB - TREE PLANTING  
201



01 SECTION AA - TYP. PERMANENT FUEL FREE AREA  
201 SCALE 1:50



Image	Key	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
<b>Street Trees</b>							
01	TLu	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	75L	Stakes and ties
<b>Shade Amenity Trees</b>							
	Asm	<i>Acmena smithii</i>	Lilly Pilly	10	5	45L	Stakes and ties
	Bac	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	15	5	75L	Stakes and ties
	Bpo	<i>Brachychiton populenus</i>	Kurrajong	12	7	75L	Stakes and ties
	Can	<i>Cupaniopsis anacardioides</i>	Tuckeroo	7	5	45L	Stakes and ties
02	Gfe	<i>Glochidion ferdinandi</i>	Cheese Tree	8	6	45L	Stakes and ties
	Sau	<i>Syzygium australe</i>	Scrub Cherry	8	4	25L	Stakes and ties
03	WSw	<i>Waterhousia 'Sweeper'</i>	Weeping Lilly Pilly	10	7	75L	Stakes and ties
<b>Small Feature Trees</b>							
	Aun	<i>Arbutus unedo</i>	Strawberry Tree	6	3	45L	Stakes and ties
	Bmy	<i>Backhousia myrtifolia</i>	Grey Myrtle	6	5	45L	Stakes and ties
	Bce	<i>Buckinghamia celsissima</i>	Ivory Curl Flower	6	3	45L	Stakes and ties
	Cgu	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	6	1.5	45L	Stakes and ties
	Ere	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	6	4	45L	Stakes and ties
	Gax	<i>Gordonia axillaris</i>	Gordonia	4	4	45L	Stakes and ties
	Hfl	<i>Hymenosporum flavum</i>	Native Frangipani	6	4	45L	Stakes and ties
04	SPi	<i>Syzygium australe 'Pinnacle'</i>	Pinnacle Narrow Lilly Pilly	6	1.5	45L	Stakes and ties
05	TAI	<i>Tibouchina 'Alstonville'</i>	Tibouchina/Lisiandra	6	3	45L	Stakes and ties
<b>Screening Shrubs &gt; 1.5m</b>							
06	BIR	<i>Breynia cernua 'Ironstone Range'</i>	Coffee Bush	2	1.5	300mm	
	GHG	<i>Grevillea 'Honey Gem'</i>	Spider Flower Grevillea	4	3	300mm	
	MFF	<i>Metrosideros collina 'Fiji Fire'</i>	Fiji Fire NZ Christmas Bush	1.5	1.5	300mm	
	PRR	<i>Photinia x fraseri 'Red Robin'</i>	Red Robin Photinia	3	2	300mm	
	RCW	<i>Raphiolepis indica 'Cosmic White'</i>	Cosmic White Indian Hawthorn	1.7	1.5	300mm	
<b>Shrubs &lt; 1.5m</b>							
07	CBJ	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm	
	GCV	<i>Grevillea 'Crimson Villa'</i>	Crimson Villa	0.7	0.7	200mm	
	Hpe	<i>Helichrysum petiolare</i>	Licorice Plant	0.5	1	200mm	
	RAB	<i>Raphiolepis indica 'Apple Blossom'</i>	Apple Blossom Hawthorn	1	1	200mm	
08	Wfe	<i>Westringia 'fruiticosa</i>	Coastal Rosemary	1.2	1.2	200mm	
<b>Mass Planted Groundcovers</b>							
	ALR	<i>Alternanthera dentata 'Little Ruby'</i>	Littly Ruby	0.5	0.5	140mm	
08	ARV	<i>Anigozanthus 'Ruby Velvet'</i>	Ruby Velvet Kangaroo Paw	0.4	0.3	140mm	
	Cne	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	
10	DLJ	<i>Dianella caerulea 'Little Jess'</i>	Little Jess Flax Lily	0.4	0.4	140mm	
	Lis	<i>Liriope muscari 'Isabella'</i>	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
	Ngr	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm	
	PKi	<i>Poa labillardieri 'Kingsdale'</i>	Blue Tussock Grass	0.45	0.45	140mm	
	Sby	<i>Stachys byzantina</i>	Lambs Ears	0.45	0.6	140mm	
<b>Low Border Planting</b>							
	CFC	<i>Carex albula 'Frosted Curls'</i>	New Zealand Hair Sedge	0.6	0.6	140mm	
11	CDF	<i>Chrysocephalum apiculatum 'Desert Flame'</i>	Yellow Buttons	0.5	0.3	140mm	
12	LWi	<i>Lomandra confertifolia 'Wingarra'</i>	Lomandra Wingarra	0.4	0.6	140mm	
	Vhe	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
<b>Cascading Planting</b>							
	CCI	<i>Casuarina glauca 'Cousin It'</i>	Cousin It	0.3	1	140mm	
13	HMe	<i>Hardenbergia violacea 'Meema'</i>	Meema Snake Vine	0.5	2	140mm	
	RBL	<i>Rosmarinus officinalis 'Blue Lagoon'</i>	Blue Lagoon Rosemary	0.3	1	140mm	
<b>Shade Tolerant Planting</b>							
14	Aca	<i>Alpinia caerulea</i>	Native Ginger	1.5	0.5	140mm	
	Aci	<i>Arthropodium cirratum</i>	NZ Rock Lily	0.8	0.8	140mm	
	Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
15	Bnu	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	
	Cmi	<i>Clivea miniata</i>	Clivea Lily	0.4	0.5	140mm	
	Das	<i>Doodia aspera</i>	Rasp Fern	0.2	0.4	140mm	
	Mco	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
	PXa	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
	Ptr	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	
<b>Climbers</b>							
	Can	<i>Cissus antartica</i>	Kangaroo Vine	6		140mm	
16	Pja	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm	
	Pve	<i>Pyrostegia venusta</i>	Orange Trumpet Vine	10		140mm	





Image	Key	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
Feature Palms							
01	Cau	<i>Cordyline australis</i>	NZ Cabbage Tree	6	1.5	45L	Stakes and ties
02	Yel	<i>Yucca elephantipes</i>	Soft-tipped Yucca	3.5	1.5	45L	Stakes and ties
Shrubs < 1.5m							
03	Byu	<i>Beschorneria yuccoides</i>	Mexican Lily	1.5	1.5	200mm	
04	PYW	<i>Phormium 'Yellow Wave'</i>	Yellow Wave NZ Flax	1.5	1.5	200mm	
05	WSM	<i>Westringia 'Sea Mist'</i>	Sea Mist Coastal Rosemary	1.5	1	200mm	
Mass Planted Groundcovers							
06	ALR	<i>Alternanthera dentata 'Little Ruby'</i>	Rosemary	0.4	0.9	140mm	
	CCB	<i>Correa 'Canberra Bells'</i>	Canberra Bells Correa	0.7	0.7	140mm	
	Dbi	<i>Dietsa bicolor</i>	Yellow Wild Iris	1	1	140mm	
07	LWi	<i>Lomandra confertifolia 'Wingarra'</i>	Lomandra	1	1	140mm	
	MYa	<i>Myoporum parvifolium 'Yareena'</i>	Yareena Creeping Boobialla	0.1	1	140mm	
		<i>Pennisetum alopecuroides 'Pennstripe'</i>	Fine Leaf Variegated Sw. Foxtail	0.45	0.45	140mm	
08	PPe						
09	PEs	<i>Poa labillardieri 'Eskdale'</i>	Blue Tussock Grass	0.45	0.45	140mm	
	Rsp	<i>Rhagodia spinescens</i>	Hedge Saltbush	0.5	2	140mm	
10	RPr	<i>Rosmarinus officinalis 'Prostratus'</i>	Prostrate Rosemary	0.5	2	140mm	
	SAJ	<i>Sedum 'Autumn Joy'</i>	Stonecrop	1	1	140mm	
Succulents							
11	Alo	<i>Aloe ssp.</i>	Aloe Vera	0.6	1	140mm	
	Cgl	<i>Carpobrotus glaucescens</i>	Pigface	0.1	1.5	140mm	
12	CBB	<i>Crassula 'Blue Bird'</i>	Blue Bird Jade	0.3	0.3	140mm	
13	Dhi	<i>Drosanthemum hispidum</i>	Miniature Pig Face	0.2	1	140mm	
	EBC	<i>Echeveria 'Blue Curls'</i>	Echeveria	0.5	0.2	140mm	
14	Kth	<i>Kalanchoe thyrsiflora</i>	Paddle Plant	0.6	0.3	140mm	
15	Kto	<i>Kalanchoe tomentosa</i>	Panda Plant	0.6	0.3	140mm	
16	Ser	<i>Senecio serpens</i>	Blue Chalksticks	0.25	0.6	140mm	

