



LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to CENTRAL COAST Landscaping Guidelines & requirements. Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (acceptable for BASIX planting).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by

CENTRAL COAST approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan. Turf area - refer detail

Brick garden edging - refer detail

Softfall mulch

Permeable paver - refer detail Paver may revert to matching, non-permeable (standard) style paver where is laid over the basement slab (to landscape architect approveal)

Deco-granite surface - refer detail

Retaining / raised planter wall refer detail

Water feature - refer architectural

Stepping stones - refer detail

Timber deck - refer detail

drawings Concrete seating tree guard

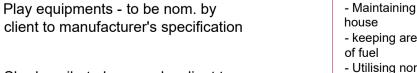
- refer architectural drawings

Gabion wall - refer detail 2000 x 500 x 500 mm Sandstone seating log - refer detail

Proprietary outdoor furniture to be nom. by client to manufacturer's specification



Shade sail - to be nom. by client to manufacturer's specification



to manufacturer's specification

Sandpit - to be nom. by client to manufacturer's specification

Trees proposed to be removed and replaced with new landscaping Existing trees proposed to be retained and protected

BUSHFIRE NOTE:

This plan prepared in accordance with NSW Rural Fire Service "Planning for Bushfire Protection 2019".

This site shall be maintained as Inner Protection Area in accordance with the requirements of Asset Protection Zone.

Landscaping to rear of the property must be accordance with NSW RFS Planning for Bushfire Protection 2019 - Appendix 4. Landscaping and Property Maintenance

BUSHFIRE MANAGEMENT:

ASSET PROTECTION ZONE The entire site shall be treated as an Inner Protection Zone, as follows: - Minimum fuel at ground level

- Shrubs and trees which do not form continuous canopies - Avoid species which are high in volatile oils or retain dead-wood - Avoid direct planting near buildings, including potential canopy spread over structures. Canopies of proposed trees to be minimum 2m from building at maturity

MAINTENANCE OF PROPERTY - Removal of litter from gutters and roof - trees not too close to driveways so as to form an obstacle

located downslope and well away from the house - Prune and manage trees and shrubs to reduce fuel load **VEGETATION MANAGEMENT**

- woodpiles, gardens sheds and other combustible materials are

- Maintaining a clear area of cut lawn or pavement adjacent to the - keeping areas under fence posts, gates and trees raked and cleared

- Utilising non combustible fencing and retaining walls - breaking up canopy of trees with defined garden beds - Non organic mulch

PRELIMINARIES 1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment, hydraulic plans, service plans and survey prepared for the

proposed development. All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect. Installation of conduit for required irrigation, electrical and other services shall be

completed prior to the commencement of hardscape works and hardstand pours.

All outdoor lighting specified by architect or client to be installed by qualified electrician Anomalies that occur in these plans should be brought to our immediate attention. Where an Australian Standard applies for any landscape material testing or installation

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works 1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS)4970-Protection of trees on development sites as well as in accordance with the tree protection measures prepare Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the

construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained. Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site. - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control olan or as instructed on site by the landscape architect. - Earth banks to prevent scour of stockpiles Sandbag kerb sediment traps

- Straw bale & geotextile sediment filter. Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction

SOIL WORKS 2.01 MATERIALS

REV DATE

Specified Soil Conditioner (Generally to improve site soil) The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in

pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix. New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches. Specified Soil Mix - Turf The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of

80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to

NOTATION/AMENDMENT

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site

OMMENDED TO BY RETAINED) Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to ng is to be conducted in accordance with AS 1289 Methods for testing soils for engineering

purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall

implement the recommendations of this test. b) Set Out of Individual Trees & Mass Planting Areas s designated for mass planting shall be set out with All individual tree planting positions and areas designated for mass planting shall be set out stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained material (i.e. soil conditioner). The following subgrade levels shall apply: Mass Planting Beds - 300mm below existing levels with specified imported soil mix. Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable. d) Subgrade Cultivation Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas,

ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix. e) Drainage Works Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes. Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and e preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm. Place the specified soil mix to the required compacted depth and grade to required finished soil

3.01 MATERIALS

a) Quality and Size of Plant Material All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:
The following plant quality assessment criteria should be followed: Plant true to type. Good vigour and health, free from pest & disease, free from injury. self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as per council specification where is available. Ties

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for

bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar. Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

Re-turfing to nature strip where is required shall use species that match existing on street. 3.02 INSTALLATION a) Setting Out I planting set out shall be in strict accordance with the drawings, or as directed. Note that

proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL

Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar. Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish

flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation. f) Brick garden edging
Where is required, the Contractor shall install brick garden edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. **However, no edging shall be used within**

the Structural Root Zone (SRZ) of trees to be retained. g) Earth retaining structure
All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of not timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

HARDSCAPE WORKS 4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

• Paving - refer to typical details provided, and applicable Australian Standards.

Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect. Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this

regard may be made to the Crown Lands Division on (02) 8836 5332. RRIGATION WORKS 5.01 GENERAL (PERFORMANCE SPECIFICATION)

accordance with the approved Irrigation Design.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011. & the latest Sydney Water Code An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, CENTRAL COAST Council By-Laws and

Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens,

It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting. - The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off. The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.

All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn

areas, and secured in position at 500mm centres with galv wire pins. - Size of pipes shall be selected to ensure the working pressure at the end of the line does not

Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions. The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations. - Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including: Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time. - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa. - All components are to be satisfactorily functional and operational prior to approval. Should any

defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified. Warranty:
- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:
- On request, a detailed irrigation performance specification report can be issued. CONSOLIDATION AND MAINTENANCE

The consolidation and maintenance period shall be either: 6 months beginning from the approved completion of the specified construction work (Practical Completion) as agreed to in the landscape contractors contractual obligations. or as specified by Council in the Determination.
 A qualified landscape maintenance contractor shall undertake the required landscape maintenance

works. Consolidation and maintenance shall mean the care and maintenance of Contracted works

by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works. This shall include, but not be limited to, the following items where and as required:

 Watering all planting and lawn areas / irrigation maintenance Clearing litter and other debris from landscaped areas.

· Fertilizing with approved fertilizers at correct rates.

 Removing weeds, pruning and general plant maintenance
 Replacement of damaged, stolen or unhealthy plants. · Make good areas of soil subsidence or erosion. Topping up of mulched areas. Spray / treatment for Insect and disease control.

Mowing lawns & trimming edges each 14 days in summer or 18 days in winter

· Adjusting ties to Stakes · Maintenance of all paving, retaining and hardscape elements satisfaction of the superintendent or landscape architect, the responsibility will be signed over to

GENERAL NOTE:

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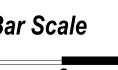






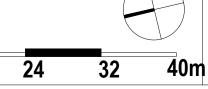










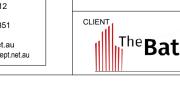


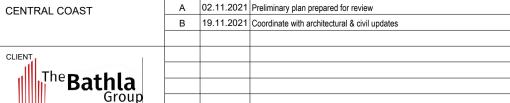


LANDSCAPE ARCHITEC

Landscape Architects

CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 enquiries@conzept.net.au





PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT 94 SPARKS ROAD HAMLYN TERRACE

SITE PLAN DEVELOPMENT APPLICATION 1:400 @ A1 NOV 2021 PAGE NUMBER R.F LPDA 22 - 114 R.H



GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by discrepancies to the Landscape Architect before proceeding with the work.

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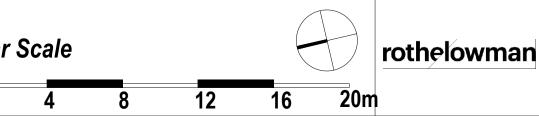
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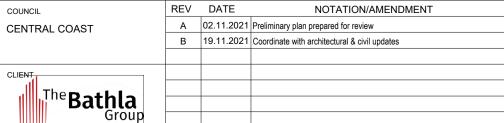
AILA Associate







CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au



PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT 94 SPARKS ROAD HAMLYN TERRACE

LANDSCAPE PLAN 01 DEVELOPMENT APPLICATION 1:200 @ A1 NOV 2021 CHECKED: R.F LPDA 22 - 114 2 R.H

2 BED

77.3 m²

RL 16.45

2 BED

76.9 m²

2 BED

78.9 m²

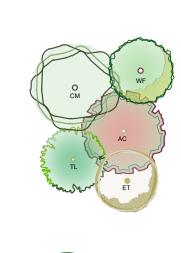
TOW 17.45

2 BED

77.3 m²

3 BED

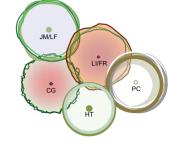
97.8 m²



CANOPY TREES (in 45Lt)

KEY	Botanical Name	Common Name	Qt
AF	Angophora floribunda	Rough Barked Apple	-
CM	Corymbia maculata	Spotted Gum	
ET	Eucalyptus tereticornis	Forest Red Gum	
WF	Waterhousia floribunda	Weeping Lilly Pilly	
TL	Tristaniopsis laurina	Water gum	
MT	Macadamia ternifolia	Macadamia nut	

FEATURE TREES (in 25Lt)



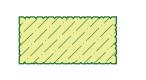
KEY	Botanical Name	Common Name	Qty
JM	Jacaranda mimosifolia	Gossamer wattle	
LF	Libidibia ferrea	Grey Myrtle	
CG	Ceratopetalum gummiferum	NSW Christmas Bush	
FR	Fraxinus 'Raywoodii'	Claret Ash	
LI	Lagerstroemia indica	Crepe myrtle	
PC	Pyrus calleryana 'Bradford'	Ornamental Pear	
HT	Hibiscus tiliaceus rubra	Red Cottonwood	

PRIVACY BUFFER SCREEN (in 200mm)



KEY	Botanical Name	Common Name	Qty
ASM	Acmena smithii 'Minor' & cvs	Liliy piliy	
VO	Viburnum odoratissimum	Sweet Viburnum	
MP	Murraya paniculata	Orange Jessamine	
SC	Syzygium 'Cascade'	Cascade Liliy piliy	
SP	Syzygium 'Pinnacle'	Pinnacle Liliy piliy	

LOW SHRUB (in 200mm)



KEY	Botanical Name	Common Name	Qt
СВ	Callistemon 'Better John'	Callistemon 'Better John'	
MT	Metrosideros 'Tahiti'	NZ Christmas Bush	
WA	Westringia 'Aussie Box'	Westringia Aussie Box	
ST	Syzygium 'Tiny Trev'	Dwarf Lilly Pilly	
GA	Gardenia augusta 'True love'	Gardenia	

ACCENT PLANTING (in 300mm)

KEY	Botanical Name	Common Name	(
AC	Archontophoenix cunninghamiana	Bangalow Palm	
AR	Alcantarea imperialis 'Rubra'	Ruby Imperial Bromeliad	
CA	Cyathea australis	Rough Tree Fern	
DE	Doryanthes excelsa	Gymea Lily	
SJ	Strelitzia juncea	Rush-leaved Strelitzia	
CR	Cycas revoluta	Sago palm	
PP	Phormium tenax 'Purpureum'	New Zealand Flax	

GROUNDCOVER MIX 1 (QUANTITY: 7/m2, Tubestock)

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KEY	Botanical Name	Common Name	Mature Size (Ht x Sp
LT	Lomandra 'Tanika'	'Tanika' Mat Rush	0.8m x 0.8m
DL	Dianella caerulea 'Lucia'	Flax Lily	0.5m x 0.3m
LS	Lomandra fluvialtilis 'Shara'	'Shara' Mat Rush	0.5m x 0.4m
GS	Gahnia seiberana	Saw sedge	0.5m x 0.3m
DB	Dianella revolute	Elay Lily	

GROUNDCOVER MIX 2 (QUANTITY: 6/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x
ВВ	Banksia 'Birthday Candles'		
GRR	Grevillea 'Royal Rambler'	Royal Rambler Grevillea	0.2m x 0.8m
Nd	Nandina domestica 'Flirt'	'Flirt' Nandina	0.3m x 0.5m
Hm	Hardenbergia 'Meema'	Flase sarsaparilla	0.4m x 0.8m
Mi	Melaleuca incana 'Velvet Cushions'	Grey honey-myrtle (Dwar	f) 0.3m x 0.6m

GROUNDCOVER MIX 3 (QUANTITY: 6/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
Мр	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.15m x spreading
Wf	Westringia fruticosa 'Mundi'	Coastal Rosemery	0.3m x 1m
LS	Dianella 'Clarity Blue'	Flax Lily	0.55m x 0.45m
Rs	Rhagodia spinescens	Salt Bush	0.3-0.5m x 1m
MV	Melaleuca 'Velvet cushion'		

GROUNDCOVER MIX 4 - SHADE (QUANTITY: 5/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
AA	Adiantum aethiopicum	Maidenhair Fern	0.1-0.45m x 0.3m
AA	Asplenium australasicum	Birds Nest Fern	
DA	Doodia aspera	Prickly Rasp Fern	0.3m x 0.4m
PX	Philodendron 'Xanadu'	Philodendron Xanadu	0.3-0.6m
VH	Viola hederacea	Native Violet	0.1-0.45m x 0.3m

GROUNDCOVER MIX 5 - TROPICAL (QUANTITY: 5/m2, Tubestock)

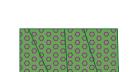


KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
AZ	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	
ZF	Zamia furfuracea	Cardboard Palm	
CZ	Calathea zebrina	Zebra plant	
ST	Sanseveria trifasciata	Snake Plant	
SP	Spathiphyllum 'Peace lily'	Peace lily	



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
DA	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	
CA	Carpobrotus 'Aussie Rambler'	Aussie Rambler Pigface	
TT	Trachelospermum 'Tricolor'	Tricolour Jasmine	
RO	Rosmarinus officinalis prostratus	Roasemary	
RE	Russelia equisetiformis	Firecracker	

GROUNDCOVER MIX 7 - LAWN SUBSTITUTE (QUANTITY: 7/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
LT	Lomandra 'Tanika'	'Tanika' Mat Rush	0.8m x 0.8m
DL	Dianella caerulea 'Lucia'	Flax Lily	0.5m x 0.3m
LS	Lomandra fluvialtilis 'Shara'	'Shara' Mat Rush	0.5m x 0.4m
GS	Gahnia seiberana	Saw sedge	0.5m x 0.3m



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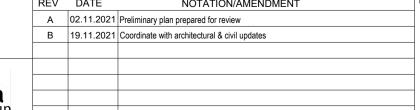








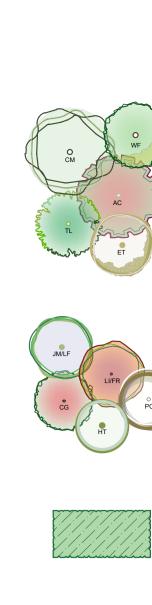
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LA PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT 94 SPARKS ROAD HAMLYN TERRACE LPD

ANDSCAPE	PLAN 02	DEVELOPMENT APPLICATION	
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CANOPY TREES (in 45Lt)

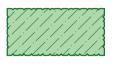
KEY	Botanical Name	Common Name	Qt
AF	Angophora floribunda	Rough Barked Apple	
CM	Corymbia maculata	Spotted Gum	
ET	Eucalyptus tereticornis	Forest Red Gum	
WF	Waterhousia floribunda	Weeping Lilly Pilly	
TL	Tristaniopsis laurina	Water gum	
MT	Macadamia ternifolia	Macadamia nut	

FEATURE TREES (in 25Lt)

	JM/LF	
and the second	CG PC PC	

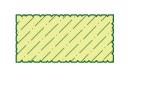
KEY	Botanical Name	Common Name	Qty
JM	Jacaranda mimosifolia	Gossamer wattle	
LF	Libidibia ferrea	Grey Myrtle	
CG	Ceratopetalum gummiferum	NSW Christmas Bush	
FR	Fraxinus 'Raywoodii'	Claret Ash	
LI	Lagerstroemia indica	Crepe myrtle	
PC	Pyrus calleryana 'Bradford'	Ornamental Pear	
HT	Hibiscus tiliaceus rubra	Red Cottonwood	

PRIVACY BUFFER SCREEN (in 200mm)



KEY	Botanical Name	Common Name	Qty
ASM	Acmena smithii 'Minor' & cvs	Liliy piliy	
VO	Viburnum odoratissimum	Sweet Viburnum	
MP	Murraya paniculata	Orange Jessamine	
SC	Syzygium 'Cascade'	Cascade Liliy piliy	
SP	Syzygium 'Pinnacle'	Pinnacle Liliy piliy	

LOW SHRUB (in 200mm)



KEY	Botanical Name	Common Name	Qt
СВ	Callistemon 'Better John'	Callistemon 'Better John'	
MT	Metrosideros 'Tahiti'	NZ Christmas Bush	
WA	Westringia 'Aussie Box'	Westringia Aussie Box	
ST	Syzygium 'Tiny Trev'	Dwarf Lilly Pilly	
GA	Gardenia augusta 'True love'	Gardenia	

ACCENT PLANTING (in 300mm)

KEY	Botanical Name	Common Name
AC	Archontophoenix cunninghamiana	Bangalow Palm
AR	Alcantarea imperialis 'Rubra'	Ruby Imperial Bromeliad
CA	Cyathea australis	Rough Tree Fern
DE	Doryanthes excelsa	Gymea Lily
SJ	Strelitzia juncea	Rush-leaved Strelitzia
CR	Cycas revoluta	Sago palm
PP	Phormium tenax 'Purpureum'	New Zealand Flax

GROUNDCOVER MIX 1 (QUANTITY: 7/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
LT	Lomandra 'Tanika'	'Tanika' Mat Rush	0.8m x 0.8m
DL	Dianella caerulea 'Lucia'	Flax Lily	0.5m x 0.3m
LS	Lomandra fluvialtilis 'Shara'	'Shara' Mat Rush	0.5m x 0.4m
GS	Gahnia seiberana	Saw sedge	0.5m x 0.3m
DD	Dianella revolute	Floy Lily	

GROUNDCOVER MIX 2 (QUANTITY: 6/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
BB	Banksia 'Birthday Candles'		
GRR	Grevillea 'Royal Rambler'	Royal Rambler Grevillea	0.2m x 0.8m
Nd	Nandina domestica 'Flirt'	'Flirt' Nandina	0.3m x 0.5m
Hm	Hardenbergia 'Meema'	Flase sarsaparilla	0.4m x 0.8m
Mi	Melaleuca incana 'Velvet Cushions'	Grey honey-myrtle (Dwar	f) 0.3m x 0.6m

GROUNDCOVER MIX 3 (QUANTITY: 6/m2, Tubestock)



0		,	
KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
Mp	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.15m x spreading
Wf	Westringia fruticosa 'Mundi'	Coastal Rosemery	0.3m x 1m
LS	Dianella 'Clarity Blue'	Flax Lily	0.55m x 0.45m
Rs	Rhagodia spinescens	Salt Bush	0.3-0.5m x 1m
MV	Melaleuca 'Velvet cushion'		

GROUNDCOVER MIX 4 - SHADE (QUANTITY: 5/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
AA	Adiantum aethiopicum	Maidenhair Fern	0.1-0.45m x 0.3m
AA	Asplenium australasicum	Birds Nest Fern	
DA	Doodia aspera	Prickly Rasp Fern	0.3m x 0.4m
PX	Philodendron 'Xanadu'	Philodendron Xanadu	0.3-0.6m
VH	Viola hederacea	Native Violet	0.1-0.45m x 0.3m

GROUNDCOVER MIX 5 - TROPICAL (QUANTITY: 5/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)		
AZ	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger			
ZF	Zamia furfuracea	Cardboard Palm			
CZ	Calathea zebrina	Zebra plant			
ST	Sanseveria trifasciata	Snake Plant			
SP	Spathiphyllum 'Peace lily'	Peace lily			
	•	-			
GROUNDCOVER MIX 6 - SUCCIJI ENT/TRAJI ING					

GROUNDCOVER WIX 6 - SUCCULENT/TRAILING



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
DA	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	
CA	Carpobrotus 'Aussie Rambler'	Aussie Rambler Pigface	
TT	Trachelospermum 'Tricolor'	Tricolour Jasmine	
RO	Rosmarinus officinalis prostratus	Roasemary	
RE	Russelia equisetiformis	Firecracker	

GROUNDCOVER MIX 7 - LAWN SUBSTITUTE (QUANTITY: 7/m2, Tubestock)



KEY	Botanical Name	Common Name	Mature Size (Ht x Sp
LT	Lomandra 'Tanika'	'Tanika' Mat Rush	0.8m x 0.8m
DL	Dianella caerulea 'Lucia'	Flax Lily	0.5m x 0.3m
LS	Lomandra fluvialtilis 'Shara'	'Shara' Mat Rush	0.5m x 0.4m
GS	Gahnia seiberana	Saw sedge	$0.5m \times 0.3m$



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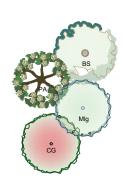
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TOWNHOUSE DEVELOPMENT 94 SPARKS ROAD HAMLYN TERRACE

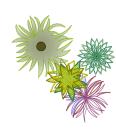
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SMALL ROOF TOP TREES (in 25Lt)

Υ	Botanical Name	Common Name	Q
;	Ceratopetalum gummiferum	NSW Christmas Bush	
	Banksia serrata	Old Man Banksia	
	Plumeria acutifolia	Frangipani	
J	Magnolia 'Little Gem'	Magnolia Little Gem	



ACCENT PLANTING (in 300mm)

KEY	Botanical Name	Common Name	Qt
Ab	Aloidendron barberae	Tree aloe	•
AB	Agave 'Blue Glow'	Blue Glow Agave	
DE	Doryanthes excelsa	Gymea Lily	
PP	Phormium tenax 'Purpureum'	New Zealand Flax	



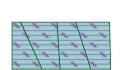
ROOF TOP GROUNDCOVER MIX 1 (QUANTITY: 6/m2, Tubestock)

KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
GRR	Grevillea 'Royal Rambler'	Royal Rambler Grevillea	0.2m x 0.8m
Hm	Hardenbergia 'Meema'	Flase sarsaparilla	0.4m x 0.8m
Ss	Senecio serpens	Blue Chalk sticks	
lg	Iris x germanica	Bearded Iris	



ROOF TOP GROUNDCOVER MIX 2 (QUANTITY: 6/m2, Tubestock)

KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
Wf	Westringia fruticosa 'Mundi'	Coastal Rosemery	0.5m x 1m
Мр	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.2m x spreading
Ca	Chrysocephalum apiculatum	Yellow Buttons	, -
Am	Asparagus Meyeri	Foxtail Fern	



ROOF TOP GROUNDCOVER MIX 3 (QUANTITY: 7/m2, Tubestock)

KEY	Botanical Name	Common Name	Mature Size
Re	Russelia equisetiformis	Firecracker	
Da	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	
Ca	Carpobrotus 'Aussie Rambler'	Aussie Rambler Pigface	
Tt	Trachelospermum 'Tricolor'	Tricolour Jasmine	

COMMUNAL OPEN SPACE ROOFTOPS AND TERRANCE PLANTERS **GENERAL NOTE**

BCA & Australian Standards (AS):

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

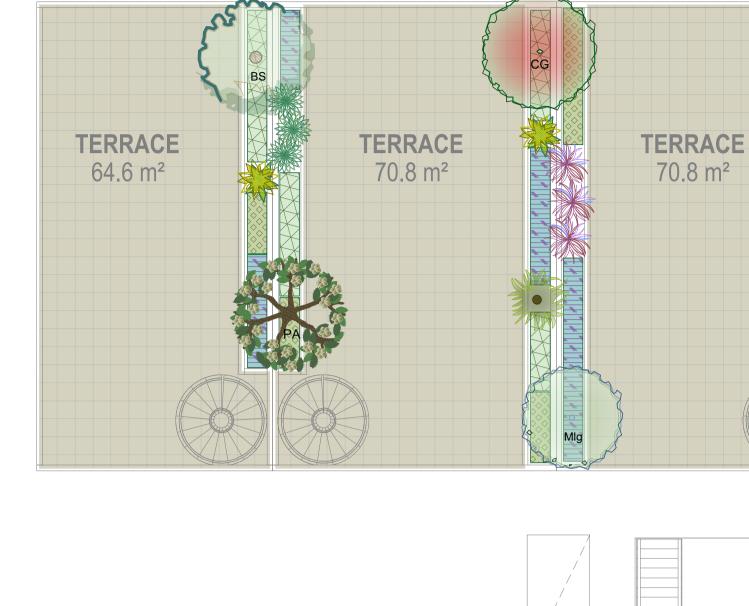
A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. In this case, it shall be the strata bodies responsibility to manage the safety of these areas.

other supporting members). BCA regulations state that a **Ultimately, the compliance and safety of the COS areas** shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

Maintenance of COS area

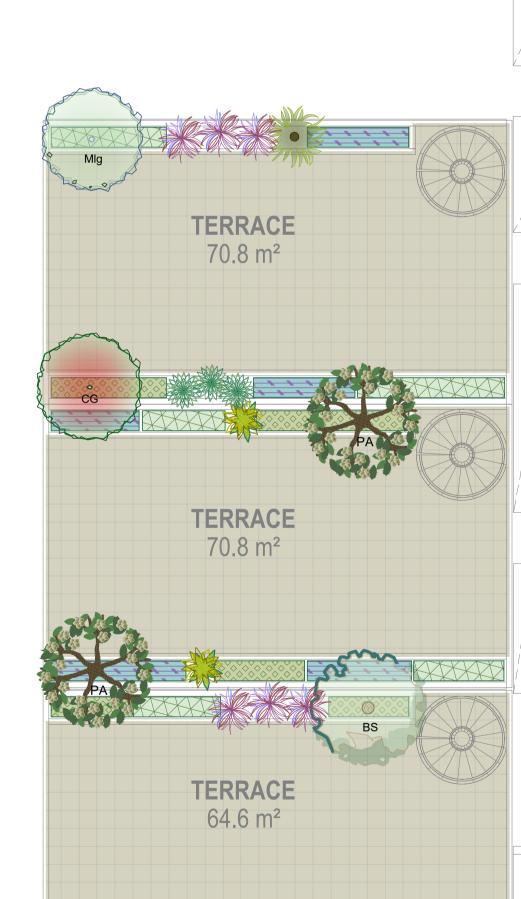
Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:

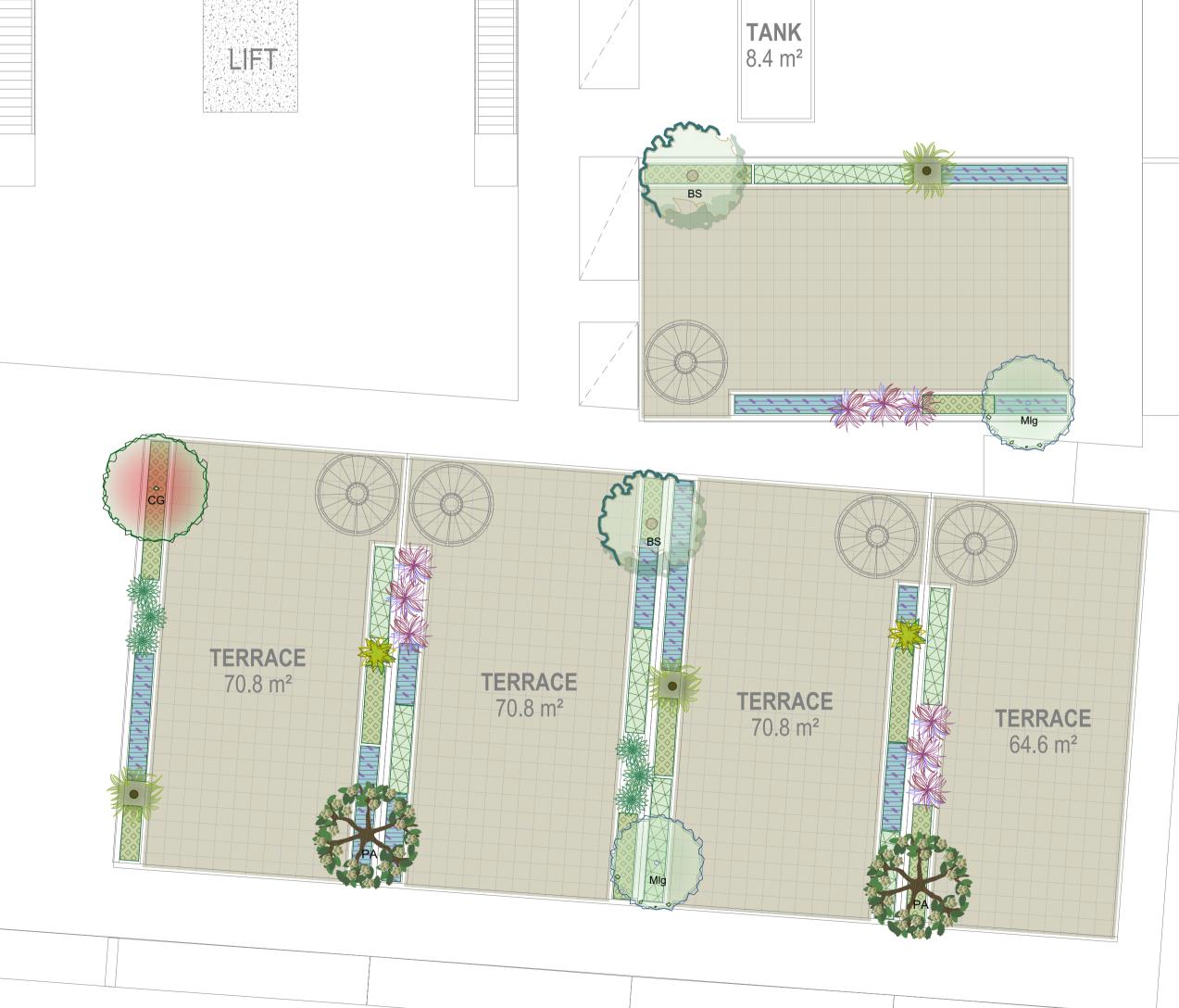
- All planters shall be structurally water-proofed, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- All planters shall be irrigated with an automated **system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- Tree Anchors shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, anchoring points for tying off harnesses for landscape maintenance workers are essential

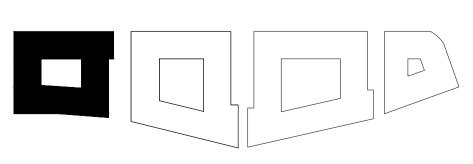












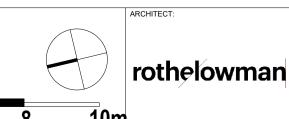
KEY PLAN

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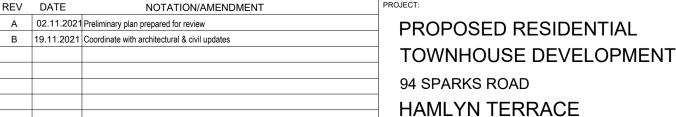






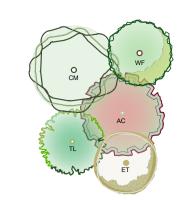






TYPICAL ROOF **TERRANCE PLANTING** LPDA 22 - 114

DEVELOPMENT APPLICATION 1:100 @ A1 NOV 2021 R.F R.H



CANOPY TREES (in 45Lt)

KEY	Botanical Name	Common Name	Q
AF	Angophora floribunda	Rough Barked Apple	
CM	Corymbia maculata	Spotted Gum	
ET	Eucalyptus tereticornis	Forest Red Gum	
WF	Waterhousia floribunda	Weeping Lilly Pilly	
TL	Tristaniopsis laurina	Water gum	
MT	Macadamia ternifolia	Macadamia nut	

FEATURE TREES (in 25Lt)

	KEY	Botanical Name	Common Name	C
	JM	Jacaranda mimosifolia	Gossamer wattle	
JM/LF	LF	Libidibia ferrea	Grey Myrtle	
	CG	Ceratopetalum gummiferum	NSW Christmas Bush	
LI/FR	FR	Fraxinus 'Raywoodii'	Claret Ash	
cG PC	LI	Lagerstroemia indica	Crepe myrtle	
A B	PC	Pyrus calleryana 'Bradford'	Ornamental Pear	
HT	HT	Hibiscus tiliaceus rubra	Red Cottonwood	

PRIVACY BUFFER SCREEN (in 200mm)

	KEY	Botanical Name	Common Name	Qty
	ASM	Acmena smithii 'Minor' & cvs	Liliy piliy	
47444	VO	Viburnum odoratissimum	Sweet Viburnum	
7/////	MP	Murraya paniculata	Orange Jessamine	
	SC	Syzygium 'Cascade'	Cascade Liliy piliy	
	SP	Syzygium 'Pinnacle'	Pinnacle Liliy piliy	

LOW SHRUB (in 200mm)

KEY	Botanical Name	Common Name	Qty
СВ	Callistemon 'Better John'	Callistemon 'Better John'	
MT	Metrosideros 'Tahiti'	NZ Christmas Bush	
WA	Westringia 'Aussie Box'	Westringia Aussie Box	
ST	Syzygium 'Tiny Trev'	Dwarf Lilly Pilly	
GA	Gardenia augusta 'True love'	Gardenia	

ACCENT PLANTING (in 300mm)

KEY	Botanical Name	Common Name	Q
AC	Archontophoenix cunninghamiana	Bangalow Palm	
AR	Alcantarea imperialis 'Rubra'	Ruby Imperial Bromeliad	
CA	Cyathea australis	Rough Tree Fern	
DE	Doryanthes excelsa	Gymea Lily	
SJ	Strelitzia juncea	Rush-leaved Strelitzia	
CR	Cycas revoluta	Sago palm	
PP	Phormium tenax 'Purpureum'	New Zealand Flax	

GROUNDCOVER MIX 4 - SHADE (QUANTITY: 5/m2, Tubestock)

KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
AA	Adiantum aethiopicum	Maidenhair Fern	0.1-0.45m x 0.3m
AA	Asplenium australasicum	Birds Nest Fern	
DA	Doodia aspera	Prickly Rasp Fern	0.3m x 0.4m
PX	Philodendron 'Xanadu'	Philodendron Xanadu	0.3-0.6m
VH	Viola hederacea	Native Violet	0.1-0.45m x 0.3m

GROUNDCOVER MIX 5 - TROPICAL (QUANTITY: 5/m2, Tubestock)

KEY	Botanical Name	Common Name	Mature Size (Ht x S
AZ	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	
ZF	Zamia furfuracea	Cardboard Palm	
CZ	Calathea zebrina	Zebra plant	
ST	Sanseveria trifasciata	Snake Plant	
SP	Spathiphyllum 'Peace lily'	Peace lily	

GROUNDCOVER MIX 6 - SUCCULENT/TRAILING

(QUANTITY: 7/m2, Tubestock)

KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
DA	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	
CA	Carpobrotus 'Aussie Rambler'	Aussie Rambler Pigface	
TT	Trachelospermum 'Tricolor'	Tricolour Jasmine	
RO	Rosmarinus officinalis prostratus	Roasemary	
RE	Russelia equisetiformis	Firecracker	

GROUNDCOVER MIX 7 - LAWN SUBSTITUTE (QUANTITY: 7/m2, Tubestock)

••••			` '
KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
VH	Viola hederacea	Native Violet	0.1-0.45m x 0.3m
DL	Dianella caerulea 'Lucia'	Flax Lily	0.5m x 0.3m
LS	Lomandra fluvialtilis 'Shara'	'Shara' Mat Rush	0.5m x 0.4m
GS	Cahnia seiherana	Saw sedge	$0.5m \times 0.3m$



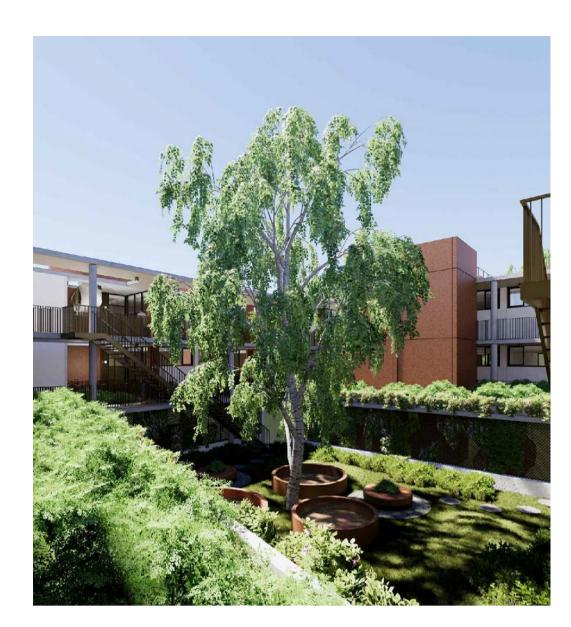














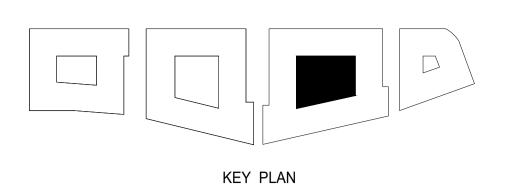


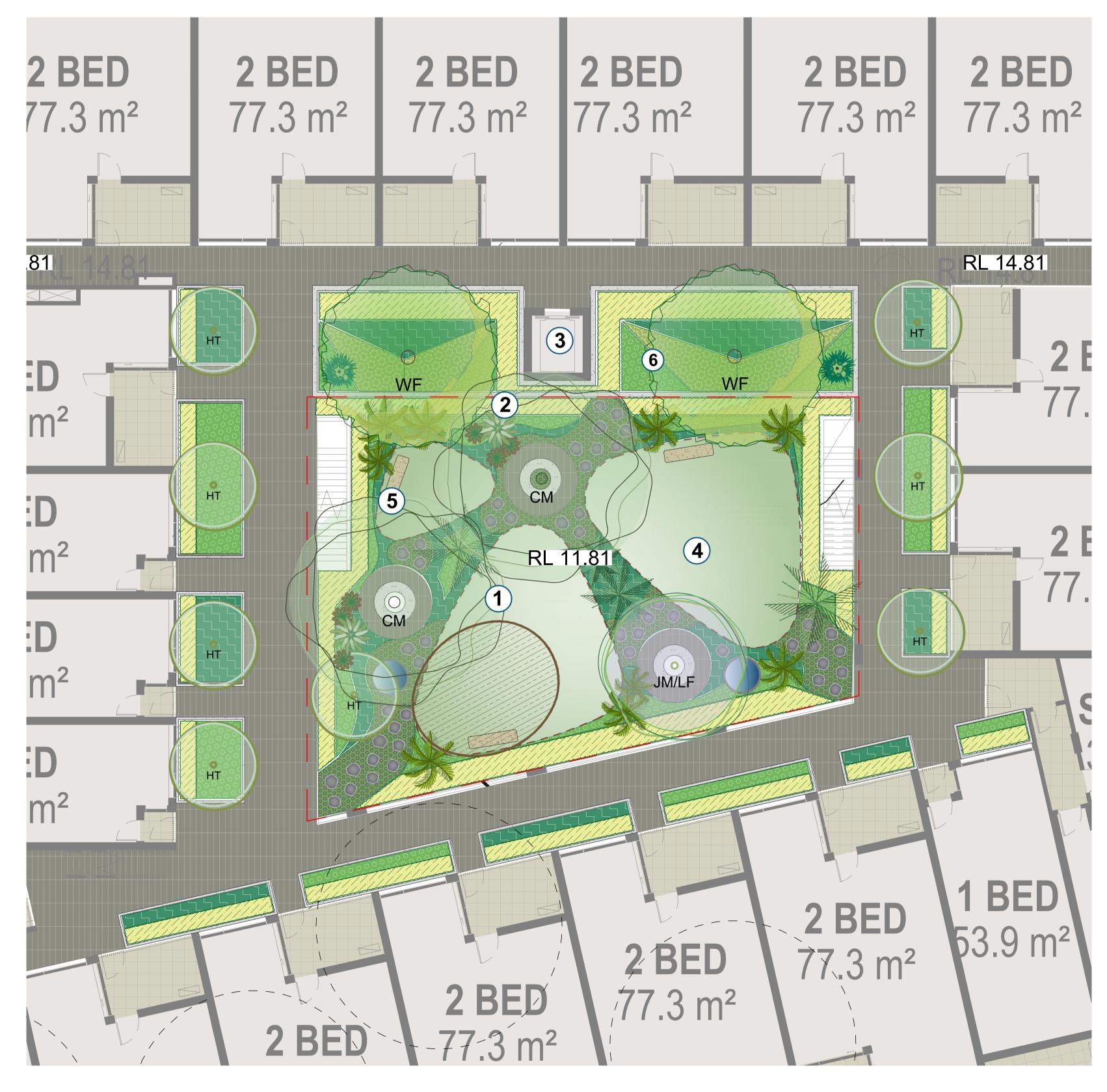
























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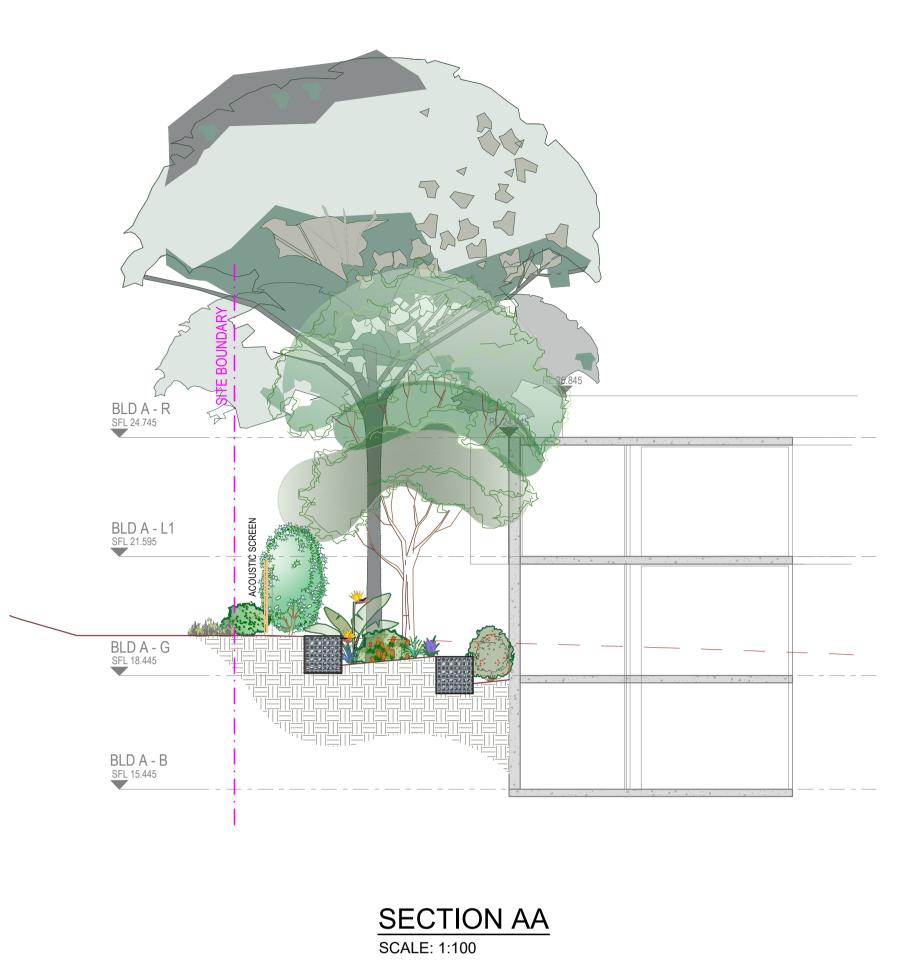
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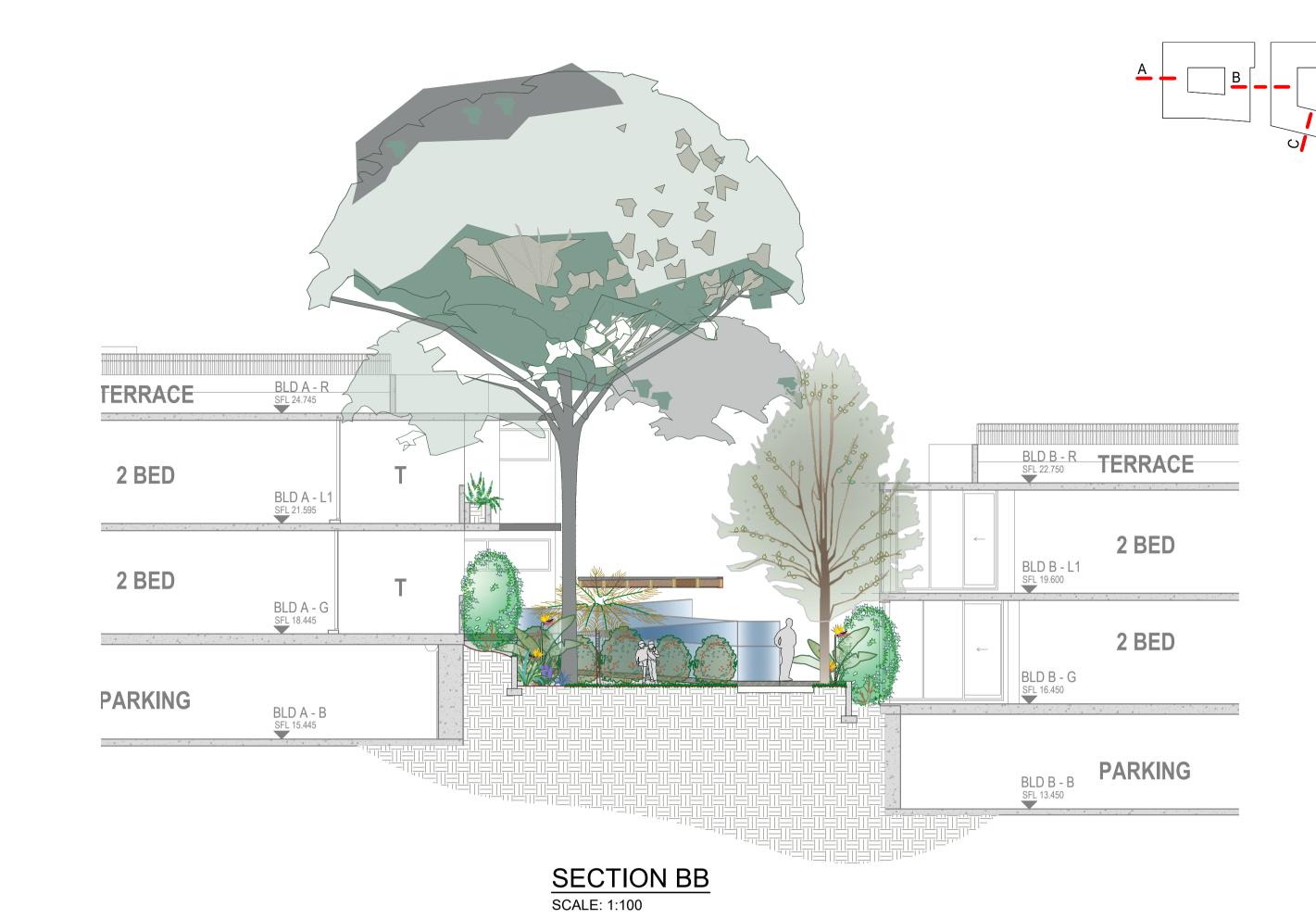
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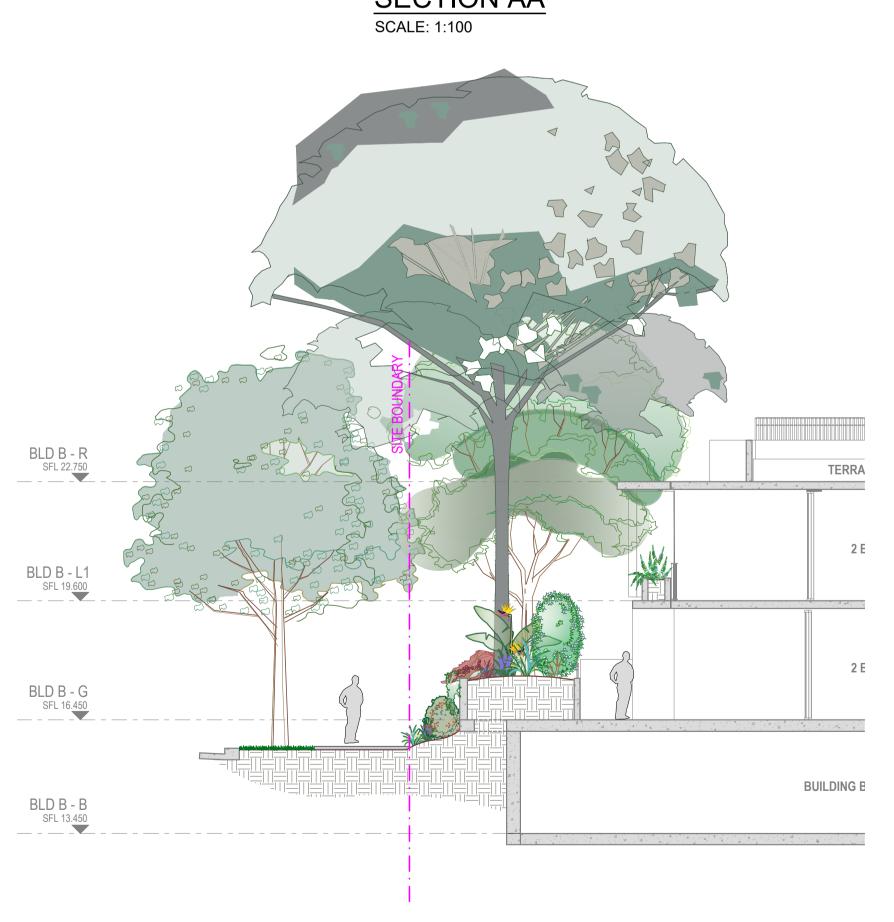
PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT 94 SPARKS ROAD HAMLYN TERRACE

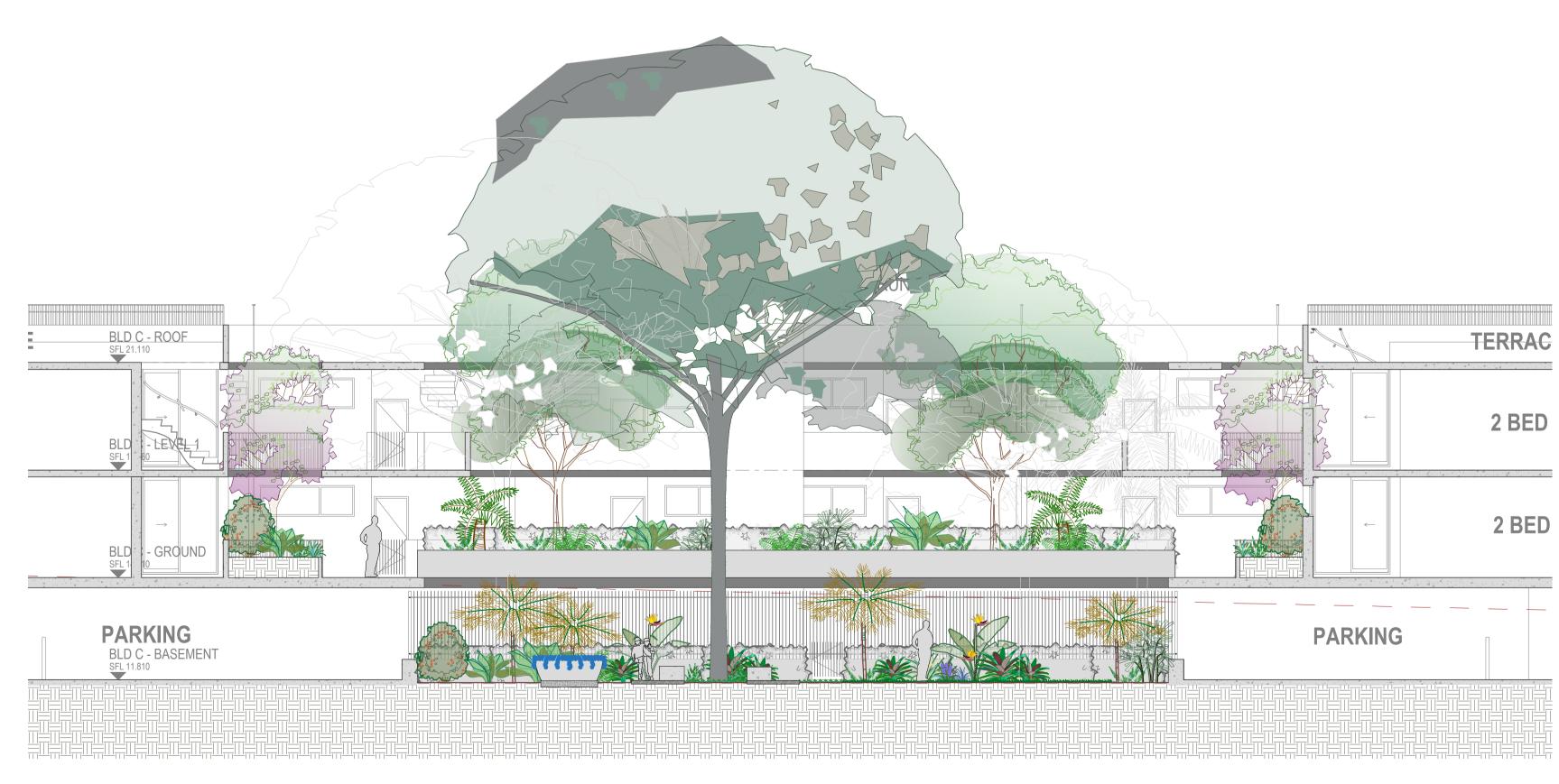
TYPICAL CENTRAL **COMMUNAL OPEN SP** LPDA 22 - 114

	STATUS:				
	DEVELOPMENT APPLICATION				
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	DRAWN:	CHECKED:			
	R.H	R.F			









SECTION CC SCALE: 1:100

SECTION DD
SCALE: 1:100

NOTATION/AMENDMENT

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Australian Institute of andiscape Architects AILA Associate

rothelowman

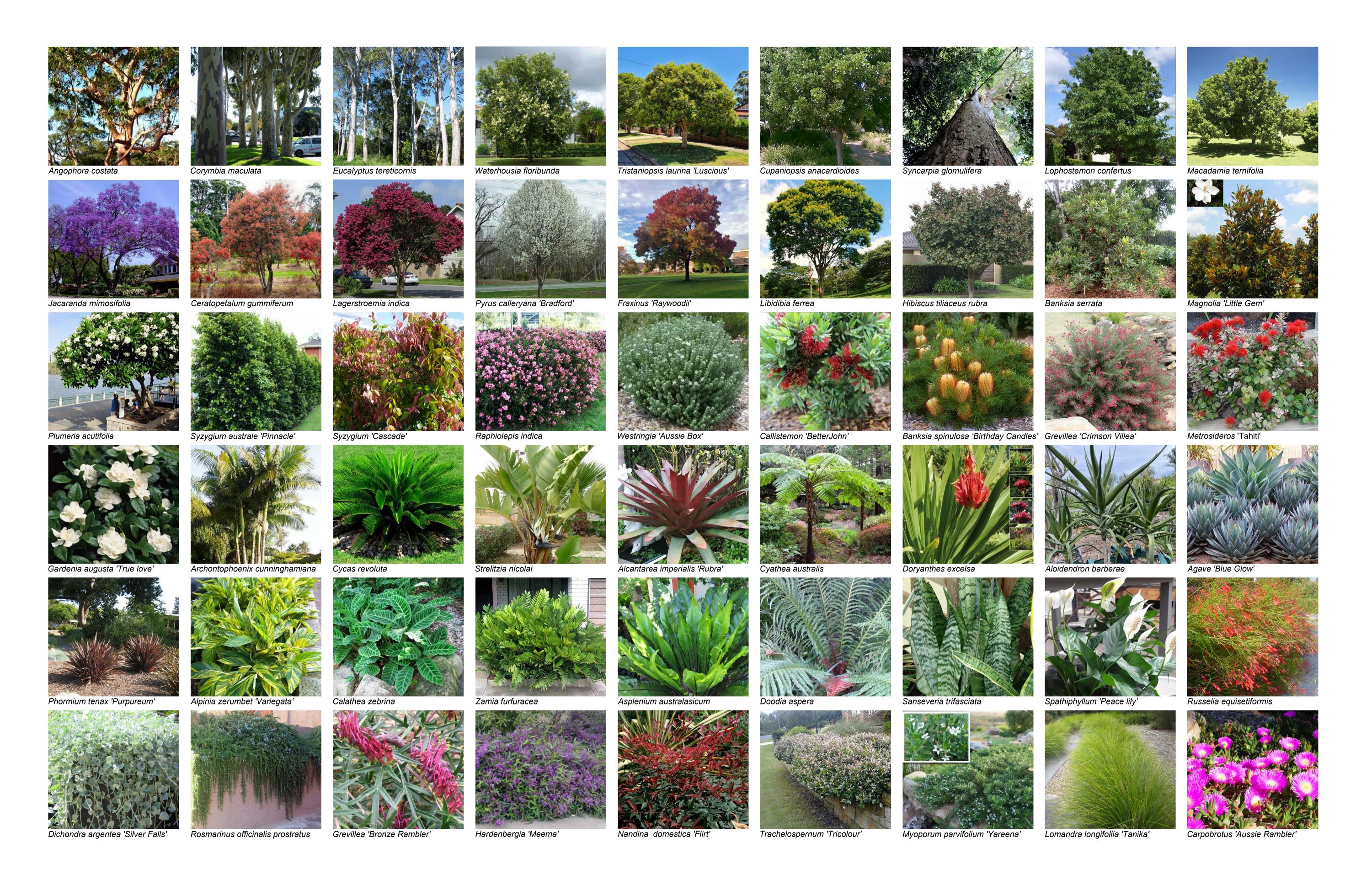


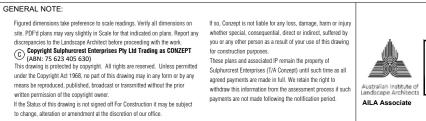
COUNCIL	IVEV	DAIL	INOTATION/AMEND
CENTRAL COAST	Α	02.11.2021	Preliminary plan prepared for review
		19.11.2021	Coordinate with architectural & civil updates
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Group			

PROPOSED RESIDENTIAL
TOWNHOUSE DEVELOPMENT
94 SPARKS ROAD
HAMLYN TERRACE

SECTIONS		DEVELOPMENT APPLICATION		
		SCALE: AS SHOWN @ A1	NOV 2021	
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LPDA 22 - 114	8	R.H	R.F	

KEY PLAN





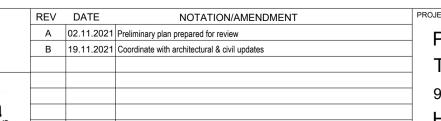






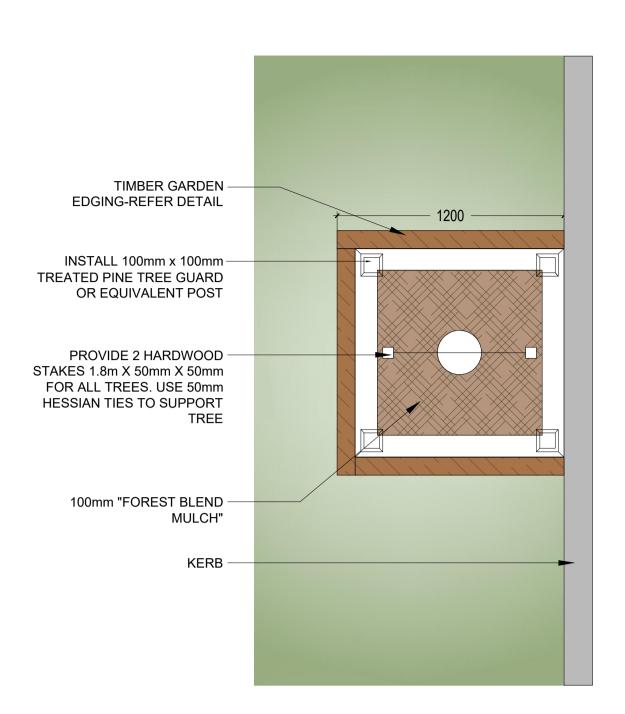






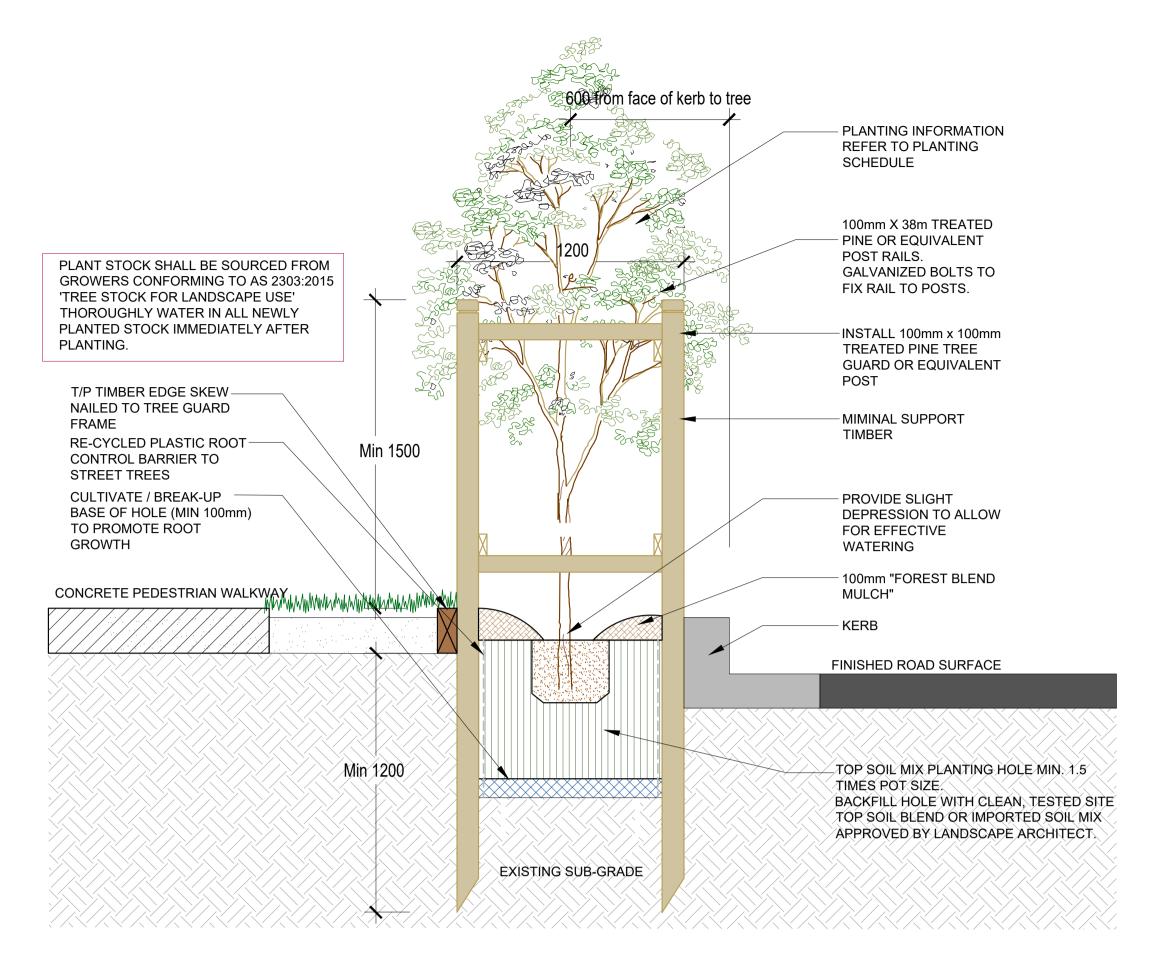
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ROPOSED RESIDENTIAL	PLANTING PA	ALETTE
OWNHOUSE DEVELOPMENT		
4 SPARKS ROAD	DWG.No:	PAGE NUMBER:
IAMLYN TERRACE	LPDA 22 - 114	9

TITLE:		STATUS:	
PLANTING PALETTE		DEVELOPMENT APPLICATION	
		SCALE:	DATE:
		NTS @ A1	NOV 2021
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LPDA 22 - 114	9	R.H	R.F

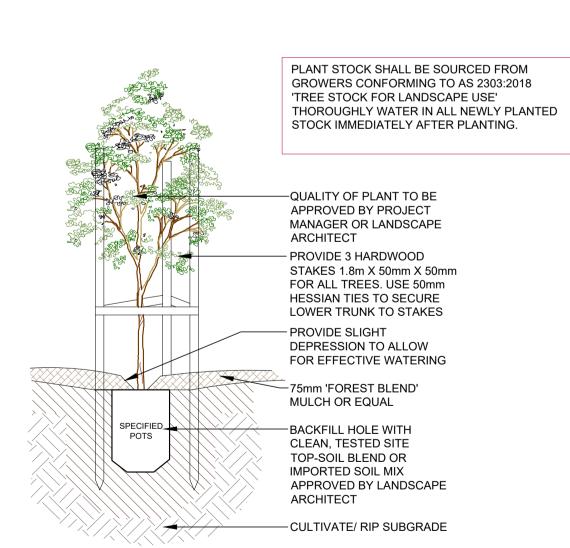


STREET TREE GUARD PLAN

SCALE 1:20



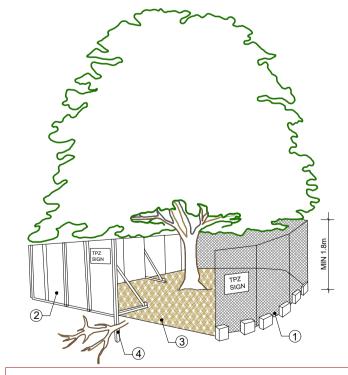
STREET TREE PLANTING & TREE GUARD **SCALE 1:20**



TREE PLANTING DETAIL

SCALE: 1:10

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS **BUILDING MATERIALS OR SOIL** ENTERING THE TPZ

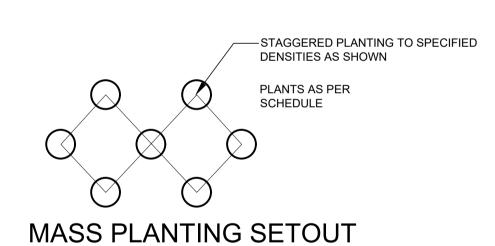
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

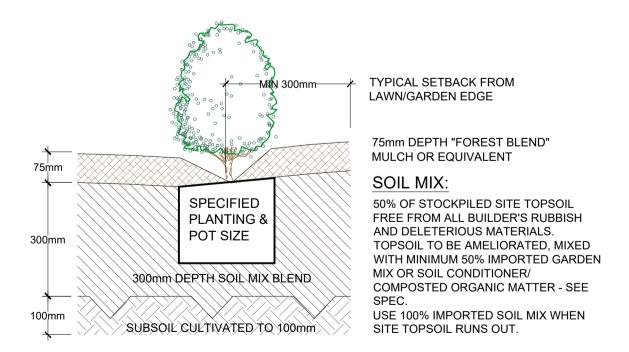
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

5. PRUNING & MAINTENANCE TO TREE REFER TO AS 4373-2007 PRUNING OF

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

TREE PROTECTION ZONE N.T.S

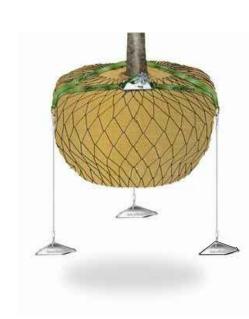




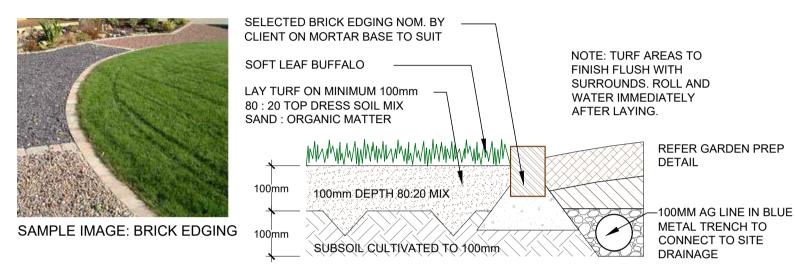
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10

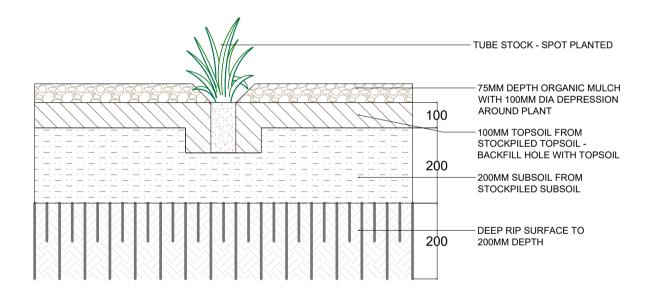
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



'FOR ADVANCED TREE PLANTING IN HIGH WIND AND ROOFTOP LOCATIONS, IT IS RECOMMENDED THAT AN APPROVED ROOT BALL 'PLATIPUS ANCHORS' SHALL BE USED. INSTALL AS PER THE MANUFACTURERS SPECIFICATION'



TYPICAL TURF AND BRICK EDGE DETAIL SCALE: 1:10



TUBE STOCK PLANTING DETAIL **SCALE 1:10**

SELECTED BRICK EDGING-- 100mm DEPTH OF PINK DECO. NOM. BY CLIENT ON GRANITE COMPACTED TO 75mm MORTAR BASE TO SUIT WITH 20% CEMENT ADDED TO MIX TO PROVIDE STABILITY. COMPACTED EARTH UNDER

TYPICAL COMPACTED DECO GRANITE DETAIL **SCALE 1:10**

GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by crepancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this drawing © Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT for construction purposes. These olans and associated (ABN: 75 623 405 630)
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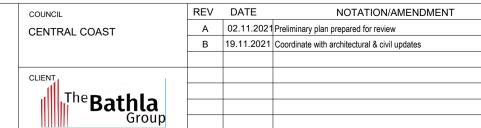






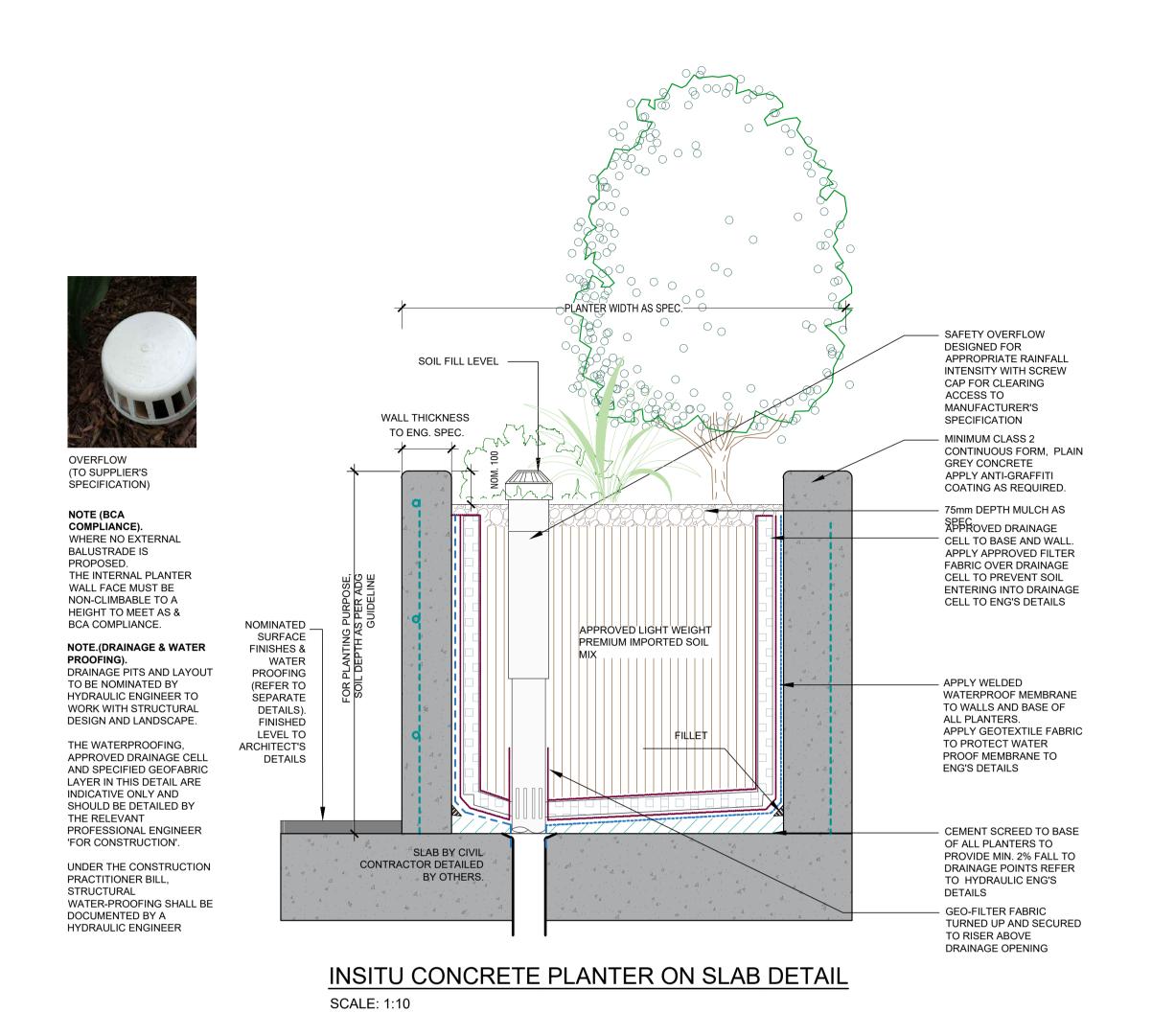




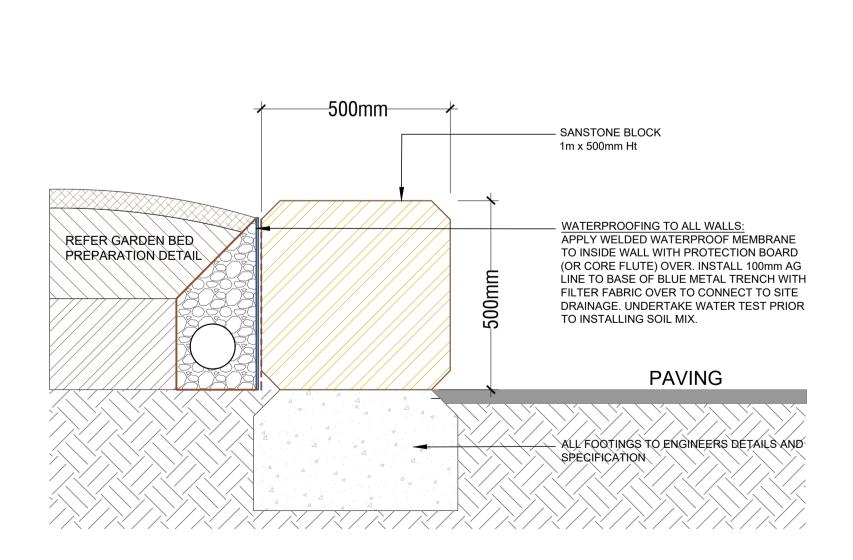


PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT 94 SPARKS ROAD HAMLYN TERRACE

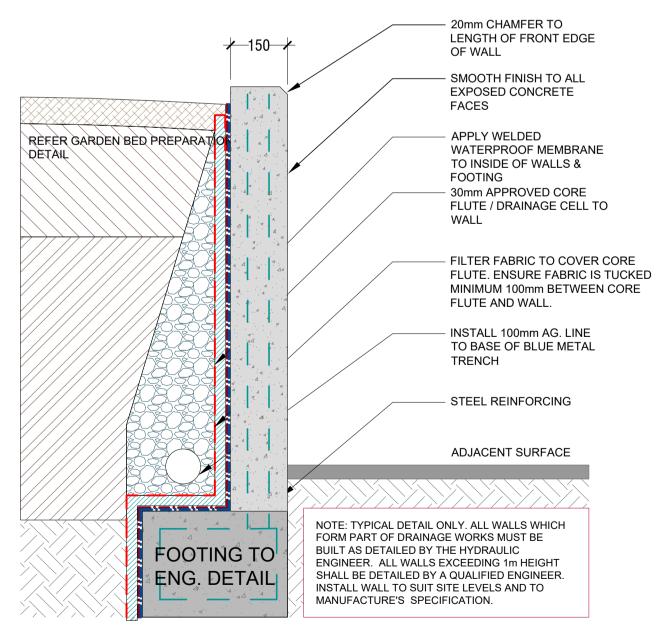
TITLE:		STATUS:		
	DETAIL 01		DEVELOPMENT APPLICATION	
			SCALE:	DATE:
			AS SHOWN @ A1	NOV 2021
	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
	LPDA 22 - 114	10	R.H	R.F



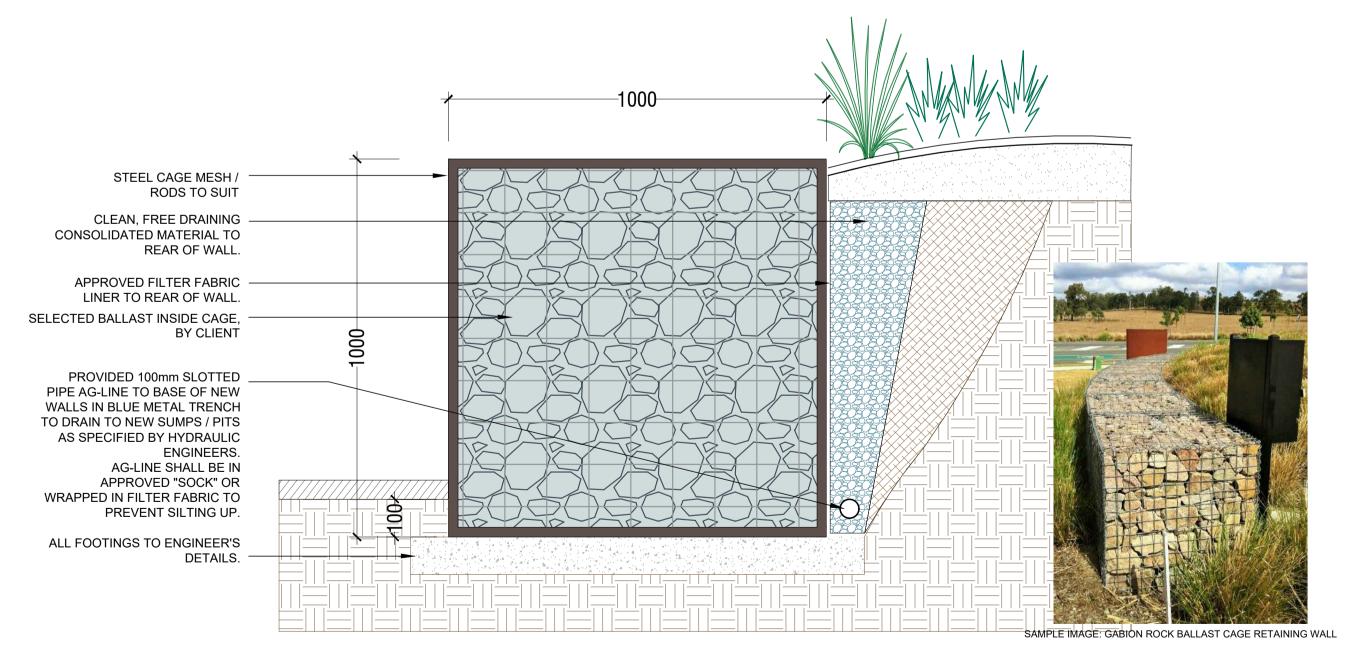
REFER PLANTING PLAN -AND SCHEDULE FOR SPECIES & LOCATIONS MIN 1000 FROM EXTERNAL WALL & PLANTER 75mm DECORATIVE PEBBLE MULCH IRRIGATION DRIP FIBRE REINFORCED -SYSTEM TO BE COMPOSITE TREE INSTALLED **PLANTER** (DOCUMENTED ON CONSTRUCTION **GEOFABRIC** PHASE) WATERPROOF LAYER BENEDICT "SMARTMIX " No. 4 LIGHTWEIGHT PLANTER BOX MIX 150mm FORCE OR EQUAL MIN 1000 DRAINAGE PEA NON-CLIMBABLE GRAVEL TO BASE TILE OR PAVER OVER SLAB COOMUNAL OPEN SPACE AREAS TO WEEP HOLE & LINK ARCHITECTS TO ROOFTOP DRAINAGE SLAB TO ENG. DETAIL PRE-FABRICATED TREE PLANTER ON SLAB SCALE: 1:10



SANDSTONE BLOCK WALL DETAIL SCALE 1:10



TYPICAL IN SITU RETAINING WALL DETAIL SCALE 1:10



TYPICAL GABION ROCK BALLAST RETAINING WALL APPROX 1:10

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withdraw this information from the assessment process it sepayments are not made following the notification period.

to change, alteration or amendment at the discretion of our office.

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DATE	NOTATION/AMENDMENT	PROJECT:
02.11.2021	Preliminary plan prepared for review	PROPOSED RESIDENTIAL
19.11.2021	Coordinate with architectural & civil updates	I NOI OOLD NEOIDENTIAL
		TOWNHOUSE DEVELOPMENT
		94 SPARKS ROAD
		HAMLYN TERRACE

TITLE:		STATUS:	
DETAIL 02		DEVELOPMENT APPLICATION	
		SCALE:	DATE:
		AS SHOWN @ A1	NOV 2021
DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
LPDA 22 - 114	11	R.H	R.F