

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

KEY	Botanical Name	Common Name	Qty
ASM	<i>Acmena smithii</i> 'Minor' & cvs	Lilly pilly	
VO	<i>Viburnum odoratissimum</i>	Sweet Viburnum	
MP	<i>Murraya paniculata</i>	Orange Jessamine	
SC	<i>Syzygium</i> 'Cascade'	Cascade Lilly pilly	
SP	<i>Syzygium</i> 'Pinnacle'	Pinnacle Lilly pilly	

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

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

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

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

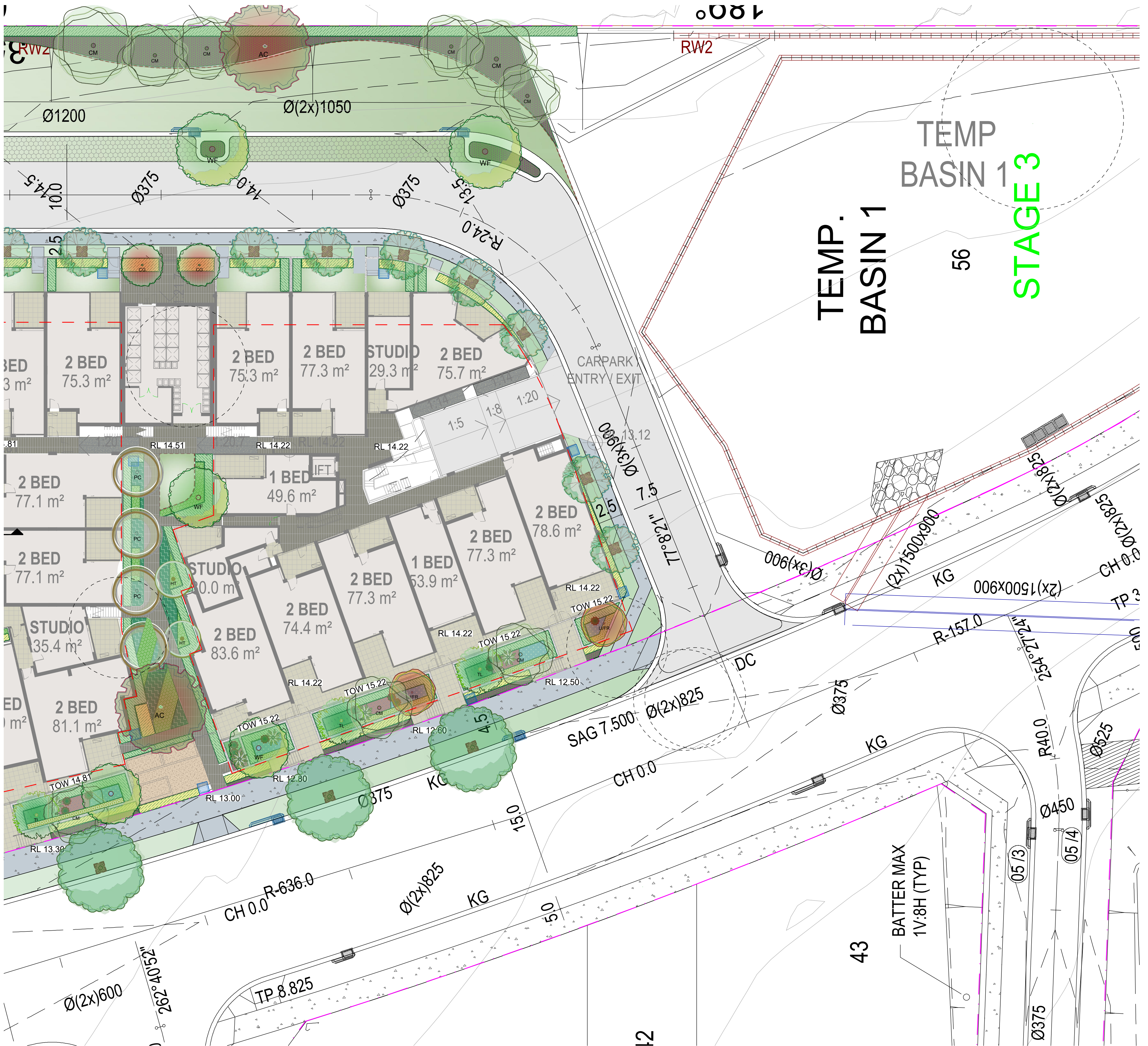
KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
Mp	<i>Myoporum parvifolium</i> "Yareena"	Creeping Boobialla	0.15m x spreading
Wf	<i>Westringia fruticosa</i> "Mundi"	Coastal Rosemary	0.3m x 1m
LS	<i>Dianella</i> "Clarity Blue"	Flax Lily	0.55m x 0.45m
Rs	<i>Rhagodia spinescens</i>	Salt Bush	0.3-0.5m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

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


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

(QUANTITY: 7/m2, Tubestock)			
KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
DA	<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls Dichondra	
CA	<i>Carpobrotus 'Aussie Rambler'</i>	Aussie Rambler Pigface	
TT	<i>Trachelospermum 'Tricolor'</i>	Tricolour Jasmine	
RO	<i>Rosmarinus officinalis prostratus</i>	Rosemary	
RE	<i>Russelia equisetiformis</i>	Firecracker	

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



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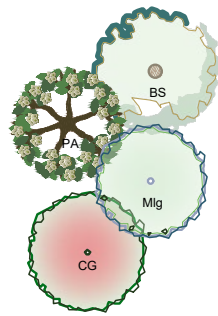
REV	DATE	NOTATION/AMENDMENT
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B	19.11.2021	Coordinate with architectural & civil updates

PROJECT:

PROPOSED RESIDENTIAL
TOWNHOUSE DEVELOPMENT
94 SPARKS ROAD
HAMLYN TERRACE

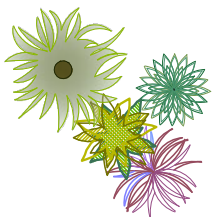
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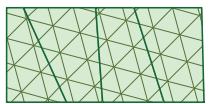
SMALL ROOF TOP TREES (in 25Lt)

KEY	Botanical Name	Common Name	Qty
CG	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	
BS	<i>Banksia serrata</i>	Old Man Banksia	
PA	<i>Plumeria acutifolia</i>	Frangipani	
Mig	<i>Magnolia 'Little Gem'</i>	Magnolia Little Gem	



ACCENT PLANTING (in 300mm)

KEY	Botanical Name	Common Name	Qty
Ab	<i>Aloidendron barberae</i>	Tree aloe	
AB	<i>Agave 'Blue Glow'</i>	Blue Glow Agave	
DE	<i>Doryanthes excelsa</i>	Gymea Lily	
PP	<i>Phormium tenax 'Purpureum'</i>	New Zealand Flax	



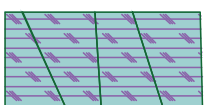
ROOF TOP GROUNDCOVER MIX 1 (QUANTITY: 6/m2, Tubestock)

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



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

KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
Wf	<i>Westringia fruticosa 'Mundi'</i>	Coastal Rosemary	0.5m x 1m
Mp	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.2m x spreading
Ca	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	
Am	<i>Asparagus Meyer</i>	Foxtail Fern	



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

KEY	Botanical Name	Common Name	Mature Size
Re	<i>Russelia equisetiformis</i>	Firecracker	
Da	<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls Dichondra	
Ca	<i>Carpobrotus 'Aussie Rambler'</i>	Aussie Rambler Pigface	
Tt	<i>Trachelospermum 'Tricolor'</i>	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 other supporting members). BCA regulations state that a 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

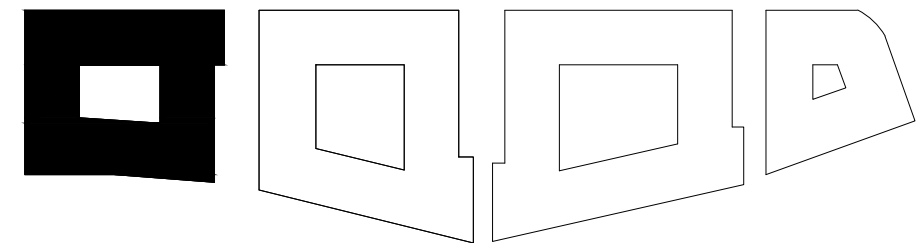
A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. In this case, it shall be the strata bodies responsibility to manage the safety of these areas.

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





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

FEATURE TREES (in 25Lt)

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

PRIVACY BUFFER SCREEN (in 200mm)

KEY	Botanical Name	Common Name	Qty
ASM	<i>Acmena smithii</i> 'Minor' & cvs	Lily pilly	
VO	<i>Viburnum odoratissimum</i>	Sweet Viburnum	
MP	<i>Murraya paniculata</i>	Orange Jessamine	
SC	<i>Syzygium</i> 'Cascade'	Cascade Lily pilly	
SP	<i>Syzygium</i> 'Pinnacle'	Pinnacle Lily pilly	

LOW SHRUB (in 200mm)

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

ACCENT PLANTING (in 300mm)

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

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

KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
AA	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.1-0.45m x 0.3m
AA	<i>Asplenium australasicum</i>	Birds Nest Fern	
DA	<i>Doodia aspera</i>	Prickly Rasp Fern	0.3m x 0.4m
PX	<i>Philodendron 'Xanadu'</i>	Philodendron Xanadu	0.3-0.6m
VH	<i>Viola hederacea</i>	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	<i>Alpinia zerumbet</i> 'Variegata'	Variegated Shell Ginger	
ZF	<i>Zamia furfuracea</i>	Cardboard Palm	
CZ	<i>Calathea zebrina</i>	Zebra plant	
ST	<i>Sanseveria trifasciata</i>	Snake Plant	
SP	<i>Spathiphyllum</i> 'Peace lily'	Peace lily	

GROUNDCOVER MIX 6 - SUCCULENT/TRAILING

(QUANTITY: 7/m2, Tubestock)

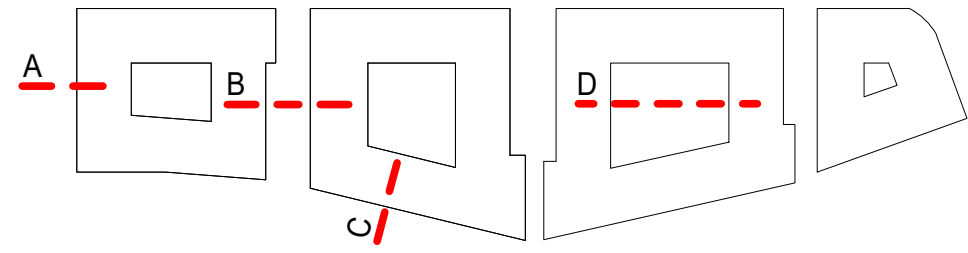
KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
DA	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls Dichondra	
CA	<i>Carpobrotus</i> 'Aussie Rambler'	Aussie Rambler Pigface	
TT	<i>Trachelospermum</i> 'Tricolor'	Tricolour Jasmine	
RO	<i>Rosmarinus officinalis prostratus</i>	Roosemary	
RE	<i>Russelia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

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

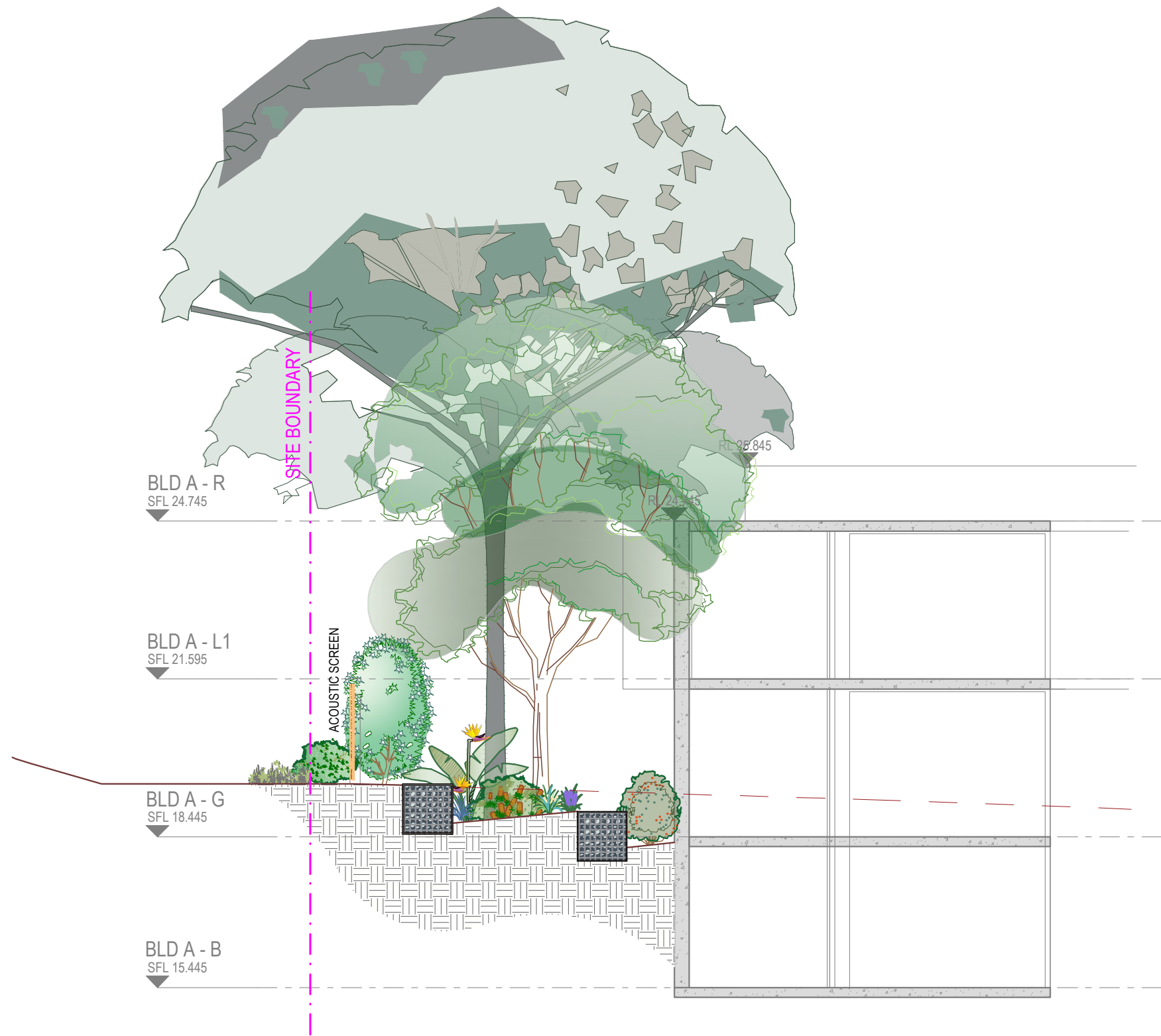
KEY	Botanical Name
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KEY	Botanical Name	Common Name	Mature Size (Ht x Sp)
VH	<i>Viola hederacea</i>	Native Violet	0.1-0.45m x 0.3m
DL	<i>Dianella caerulea</i> 'Lucia'	Flax Lily	0.5m x 0.3m
LS	<i>Lomandra fluvialtilis</i> 'Shara'	'Shara' Mat Rush	0.5m x 0.4m
GS	<i>Gahnia seiberana</i>	Saw sedge	0.5m x 0.3m

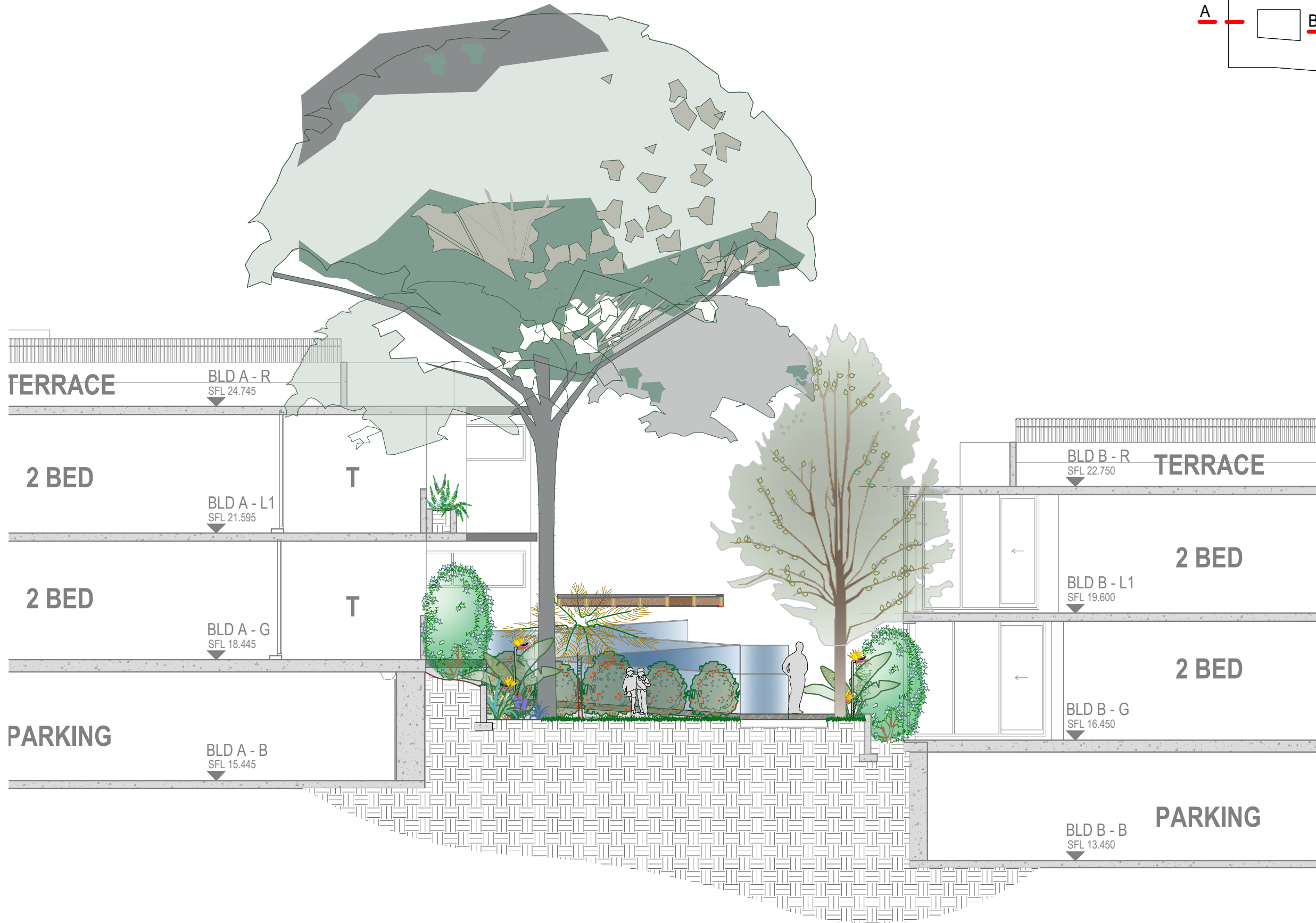




KEY PLAN



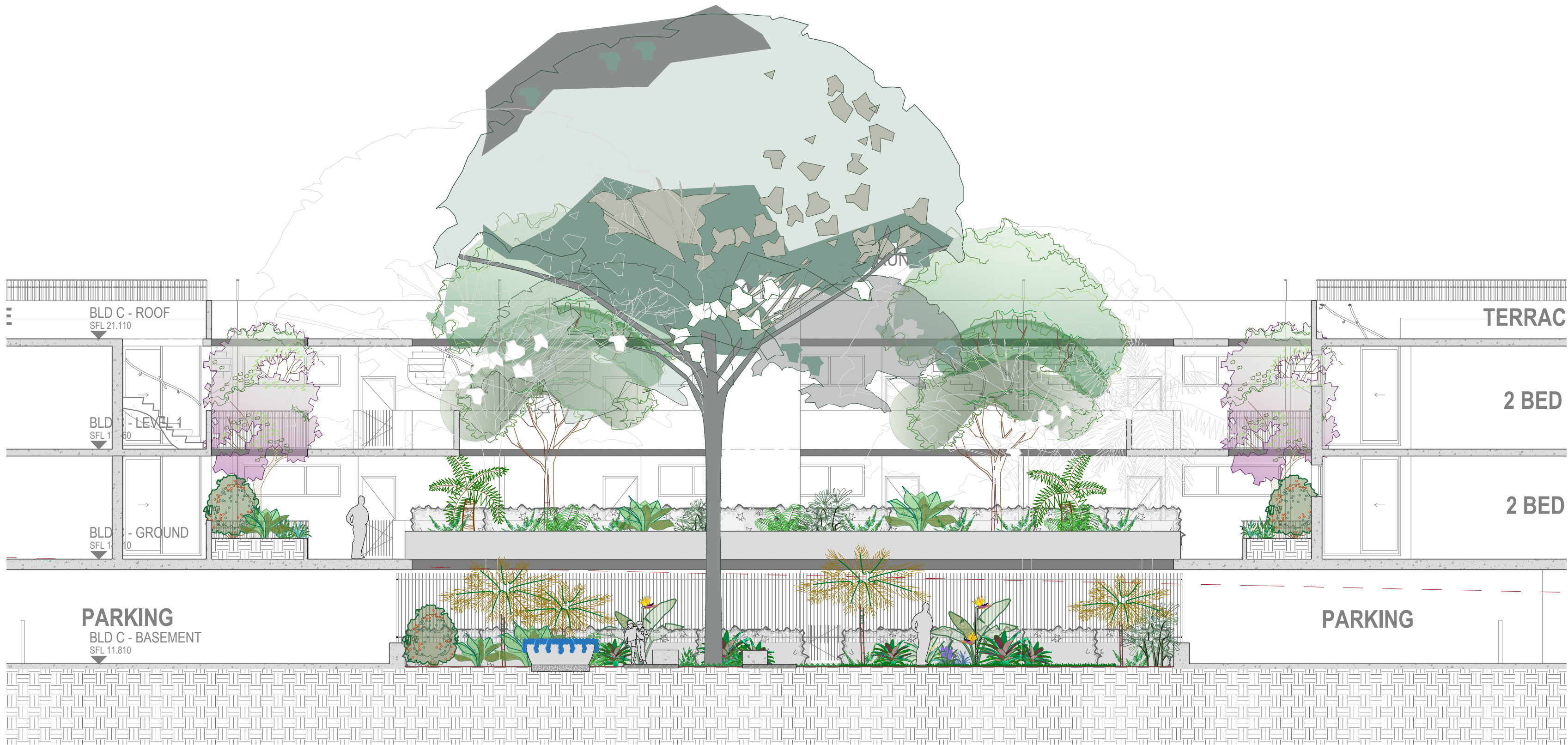
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SECTION BB
SCALE: 1:100



SECTION CC
SCALE: 1:100



SECTION DD
SCALE: 1:100

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CENTRAL COAST

CLIENT:



REV

DATE

NOTATION/AMENDMENT

A	02.11.2021	Preliminary plan prepared for review
B	19.11.2021	Coordinate with architectural & civil updates

PROJECT:

PROPOSED RESIDENTIAL
TOWNHOUSE DEVELOPMENT
94 SPARKS ROAD
HAMLYN TERRACE

TITLE:

SECTIONS

DWG No:

LPDA 22 - 114

PAGE NUMBER:

8

STATUS:

DEVELOPMENT APPLICATION

SCALE:

AS SHOWN @ A1

DATE:

NOV 2021

DRAWN:

R.H

CHECKED:

R.F



Angophora costata



Corymbia maculata



Eucalyptus tereticornis



Waterhousia floribunda



Tristaniopsis laurina 'Luscious'



Cupaniopsis anacardioides



Syncarpia glomulifera



Lophostemon confertus



Macadamia ternifolia



Jacaranda mimosifolia



Ceratopetalum gummiferum



Lagerstroemia indica



Pyrus calleryana 'Bradford'



Fraxinus 'Raywoodii'



Libidibia ferrea



Hibiscus tiliaceus rubra



Banksia serrata



Magnolia 'Little Gem'



Plumeria acutifolia



Syzygium australe 'Pinnacle'



Syzygium 'Cascade'



Raphiolepis indica



Westringia 'Aussie Box'



Callistemon 'BetterJohn'



Banksia spinulosa 'Birthday Candles'



Grevillea 'Crimson Villea'



Metrosideros 'Tahiti'



Gardenia augusta 'True love'



Archontophoenix cunninghamiana



Cycas revoluta



Strelitzia nicolai



Alcantarea imperialis 'Rubra'



Cyathea australis



Doryanthes excelsa



Aloidendron barberae



Agave 'Blue Glow'



Phormium tenax 'Purpureum'



Alpinia zerumbet 'Variegata'



Calathea zebrina



Zamia furfuracea



Asplenium australasicum



Doodia aspera



Sanseveria trifasciata



Spathiphyllum 'Peace lily'



Russelia equisetiformis



Dichondra argentea 'Silver Falls'



Rosmarinus officinalis prostratus



Grevillea 'Bronze Rambler'



Hardenbergia 'Meema'



Nandina domestica 'Flirt'



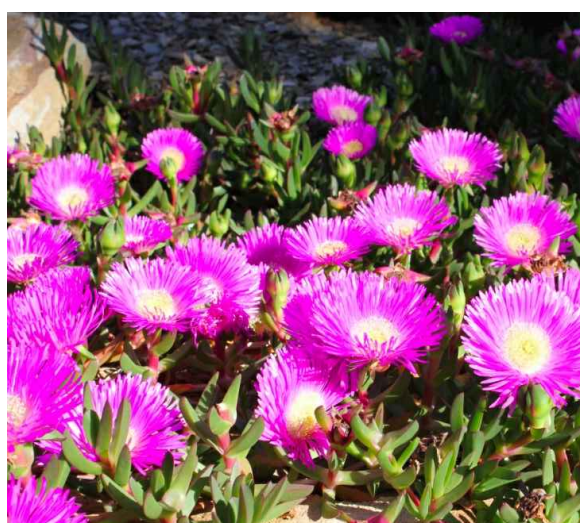
Trachelospermum 'Tricolour'



Myoporum parvifolium 'Yareena'



Lomandra longifolia 'Tanika'



Carpobrotus 'Aussie Rambler'

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PROJECT:

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TOWNHOUSE DEVELOPMENT
94 SPARKS ROAD
HAMLYN TERRACE

TITLE:

PLANTING PALETTE

DWG No:

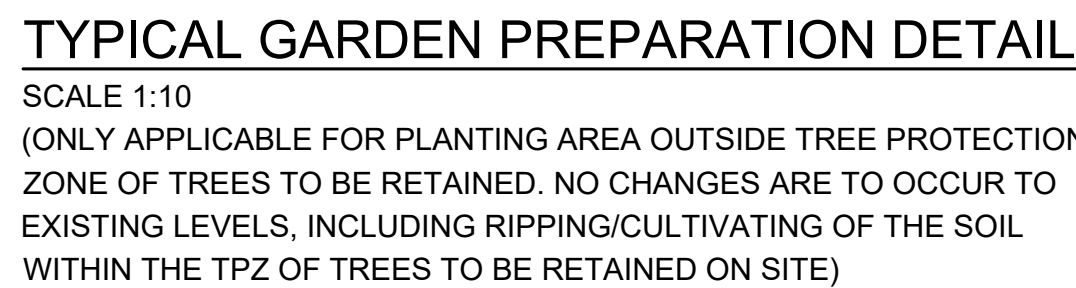
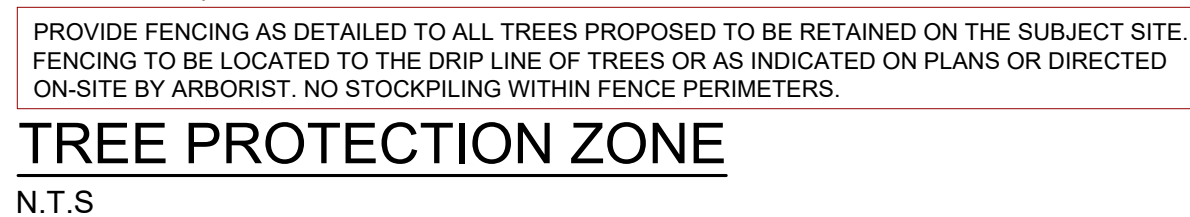
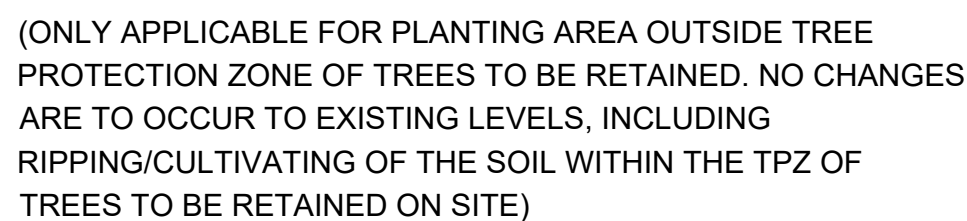
LPDA 22 - 114

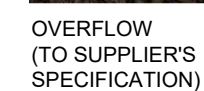
PAGE NUMBER:

9

STATUS:

DEVELOPMENT APPLICATION
SCALE: NTS @ A1
DATE: NOV 2021
DRAWN: R.H
CHECKED: R.F





NOTE (BCA COMPLIANCE). WHERE NO EXTERNAL BALUSTRADE IS PROPOSED, THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS & BCA COMPLIANCE.

NOTE.(DRAINAGE & WATER PROOFING).
DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

THE WATERPROOFING, APPROVED DRAINAGE CELL AND SPECIFIED GEOFABRIC LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER 'FOR CONSTRUCTION'.

UNDER THE CONSTRUCTION
PRACTITIONER BILL,
STRUCTURAL
WATER-PROOFING SHALL BE
DOCUMENTED BY A
HYDRAULIC ENGINEER



SCALE: 1:10



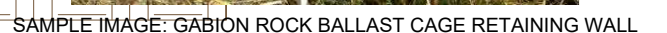
SCALE: 1:10



SCALE 1:10

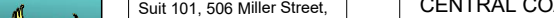



SCALE 1:10



TYPICAL GABION ROCK BALLAST RETAINING WALL

APPROX 1:10

<p>GENERAL NOTE:</p> <p>Figured dimensions take precedence to scale readings. Verify all dimensions on site. PDP's plans may vary slightly in scale for that indicated on plans. Please refer to the drawings for any dimensions. Landscape features shown are provided for the client's information only. The client is responsible for obtaining all necessary permits and approvals for the project.</p> <p>© Copyright Subcontractor's Plans Pty Ltd Trading as CONCEPT</p> <p>PLAN 75 123 456 789</p> <p>This drawing is protected by copyright. All rights are reserved. Unauthorised reproduction or use of this drawing without the written consent of the copyright owner is prohibited. The client is responsible for obtaining all necessary permits and approvals for the project. The client is responsible for obtaining all necessary permits and approvals for the project.</p> <p>ALIA Associate</p>		<p>If this Concept is not suitable for any local, district, State or other authority, the client is responsible for obtaining all necessary permits and approvals for the project. The client is responsible for obtaining all necessary permits and approvals for the project.</p> <p>www.diabeforeyoudig.org.au</p> <p></p>		<p>ARCHITECT:</p> <p></p>		<p>LANDSCAPE ARCHITECT:</p> <p></p> <p>Suit 101, 506 Miller Street, CAMMERAY NSW 2062</p> <p>Phone: 9622 5312 Fax: 9622 4062 Mob: 0413 861 351</p> <p>www.concept.net.au enquiries@concept.net.au</p>		<p>COUNCIL:</p> <p>CENTRAL COAST</p> <p>CLIENT: </p>		<table><thead><tr><th>REV</th><th>DATE</th><th>NOTATION/AMENDMENT</th></tr></thead><tbody><tr><td>A</td><td>02.11.2012</td><td>Preliminary plan prepared for review</td></tr><tr><td>B</td><td>19.11.2012</td><td>Coordinate with architectural & civil updates</td></tr></tbody></table>		REV	DATE	NOTATION/AMENDMENT	A	02.11.2012	Preliminary plan prepared for review	B	19.11.2012	Coordinate with architectural & civil updates	<p>PROJECT:</p> <p>PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT</p> <p>94 SPARKS ROAD HAMLYN TERRACE</p>		<p>TITLE:</p> <p>DETAIL 02</p>		<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>	
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