

LOCATION PLAN

Scale: NTS



- OTHER LANDSCAPE ITEMS
- Steel garden edging - refer detail
  - Turf area - refer detail
  - Paving by architects
  - Garden bed - refer garden bed preparation
  - Retaining / raised planter wall - refer detail
  - Timber seating fixed on retaining wall - refer detail
  - Trees proposed to be removed and replaced with new landscaping
  - Existing trees proposed to be retained and protected
  - Pergola with glass roof - refer future shop drawings
  - Proprietary outdoor furniture to be nom. by client to manufacturer's specification
  - BBQ - refer future shop drawings



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 Section 34 approval only, not for construction.**

This plan has been prepared with reference to **City of Ryde** 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 arborist.

LEGEND & SCHEDULE

- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
  2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
  3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
  4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
  5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS
  6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES

- Botanical Name:** *Corymbia maculata*  
**Common Name:** Spotted Gum (Native)  
**Pot size:** 100Lt  
**Mature H x S:** 15-25m x 8-10m  
**Qty Required:** 1
- Botanical Name:** *Waterhousea floribunda*  
**Common Name:** Weeping Lilly Pilly (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 13m x 8m  
**Qty Required:** 4
- Botanical Name:** *Elaeocarpus reticulatus*  
**Common Name:** Blueberry Ash (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 8-10m x 6-7m  
**Qty Required:** 7
- Botanical Name:** *Pyrus calleryana 'Bradford'*  
**Common Name:** Ornamental Pear (Exotic)  
**Pot size:** 75Lt  
**Mature H x S:** 10m x 5m  
**Qty Required:** 5
- Botanical Name:** *Lagerstroemia indica*  
**Common Name:** Crepe myrtle (Exotic)  
**Pot size:** 75Lt  
**Mature H x S:** 8m x 5m  
**Qty Required:** 2
- Botanical Name:** *Lagerstroemia 'Natchez'*  
**Common Name:** Crepe Myrtle (Exotic)  
**Pot size:** 75Lt  
**Mature H x S:** 6m x 4m  
**Qty Required:** 1

SHRUBS AND HEDGES

- Botanical Name:** *Syzygium 'Resilience'*  
**Common Name:** Resilience Lilly Pilly (Native)  
**Pot size:** 200mm  
**Mature H x S:** 3m x 2m  
**Qty Required:** 36
- Botanical Name:** *Acmena smithii 'Minor'*  
**Common Name:** Minor Lilly Pilly (Native)  
**Pot size:** 200mm  
**Mature H x S:** 2-3m x 2m  
**Qty Required:** 32
- Botanical Name:** *Syzygium 'Cascade'*  
**Common Name:** Cascade Lilly Pilly (Native)  
**Pot size:** 200mm  
**Mature H x S:** 2.5m x 1.8m  
**Qty Required:** 27
- Botanical Name:** *Callistemon 'Great Balls of Fire'*  
**Common Name:** GBOF Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1.8m x 1.5m  
**Qty Required:** 8
- Botanical Name:** *Raphiolepis indica*  
**Common Name:** Indian Hawthorn (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1.5m x 1.8m  
**Qty Required:** 18

ACCENT PLANTS

- Botanical Name:** *Cyathea australis*  
**Common Name:** Rough Tree Fern (Native)  
**Pot size:** 45L (Min 1m trunk)  
**Mature H x S:** 2.5-5m x 3m  
**Qty Required:** 3
- Botanical Name:** *Zamia furfuracea*  
**Common Name:** Cardboard Palm (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.25m  
**Qty Required:** 21
- Botanical Name:** *Calathea zebrina*  
**Common Name:** Zebra plant (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 1m x 0.6m  
**Qty Required:** 12
- Botanical Name:** *Alcantarea imperialis 'Rubra'*  
**Common Name:** Ruby Imperial Bromeliad (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.8m x 0.9m  
**Qty Required:** 6
- Botanical Name:** *Doryanthes excelsa*  
**Common Name:** Gymea Lily (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.1m x 1m  
**Qty Required:** 3

GRASSES + GROUNDCOVERS

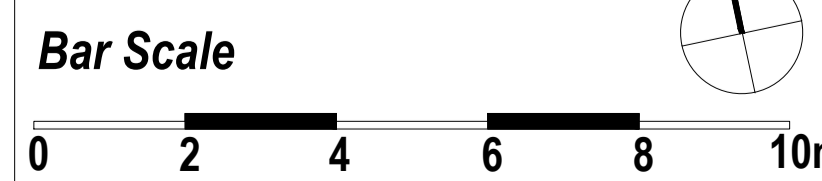
- Botanical Name:** *Phormium tenax 'Purpureum'*  
**Common Name:** New Zealand Flax (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.9m x 0.9m  
**Qty Required:** 3
- Botanical Name:** *Strelitzia juncea*  
**Common Name:** Rush-leaved Strelitzia (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 1.5m x 1m  
**Qty Required:** 9
- Botanical Name:** *Dianella 'Little Jess'*  
**Common Name:** Little Jess Flax Lily (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.4m x 0.4m  
**Qty Required:** 59
- Botanical Name:** *Spathiphyllum 'Peace Lily'*  
**Common Name:** Peace Lily (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.5m  
**Qty Required:** 5/m2 (10.0m2 total)

- Botanical Name:** *Sanseveria trifasciata*  
**Common Name:** Snake Plant (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.8m x 0.5m  
**Qty Required:** 5/m2 (15.5m2 total)
- Botanical Name:** *Carpobrotus 'Aussie Rambler'*  
**Common Name:** Aussie Rambler Pigface (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.25m x spreading  
**Qty Required:** 7/m2 (10.0m2 total)
- Botanical Name:** *Dichondra argentea 'Silver Falls'*  
**Common Name:** Silver Falls Dichondra (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 9/m2 (9.0m2 total)
- Botanical Name:** *Trachelospermum Jasminoides*  
**Common Name:** Star Jasmine (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.3m x 0.6m  
**Qty Required:** 5/m2 (21.0m2 total)

- Botanical Name:** *Hardenbergia 'Meema'*  
**Common Name:** Meema Purple Coral Pea (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.3m x 1.5m  
**Qty Required:** 4/m2 (8.5m2 total)
- Native Grass Groundcover Mix:**  
*Lomandra longifolia 'Tanika'*  
*Themeda triandra*  
*Dianella revoluta 'Revelation'*  
*Poa labillardieri*  
**Pot size:** 140mm  
**Mature H x S:** < .8m  
**Qty Required:** 4/m2 (31.0m2 total)
- Shade Groundcover Mix:**  
*Aspidistra elatior*  
*Viola hederacea*  
*Dichondra repens*  
*Doodia aspera*  
**Pot size:** 140mm  
**Mature H x S:** 0.25m x 0.75m  
**Qty Required:** 9/m2 (21.0m2 total)

GENERAL NOTE:

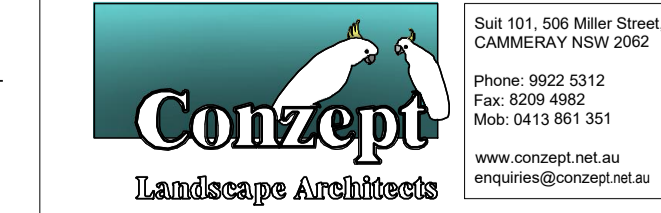
Figured dimensions take preference to scale readings. Verify all dimensions on site. If any dimensions are not shown on the plan, they shall be as per the relevant Australian Standard AS/NZS 4455.1:2016. The client acknowledges that the landscape architect is not responsible for the design of any structure or building, and that the client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client also acknowledges that the landscape architect is not responsible for the design of any structure or building, and that the client is responsible for obtaining all necessary permits and approvals from the relevant authorities.



ARCHITECT:

GHAZI AL ALI ARCHITECT

LANDSCAPE ARCHITECT:



COUNCIL:

CITY OF RYDE

CROSSING PACIFIC PTY LTD

REV

REV	DATE	NOTATION/AMENDMENT
A	12.4.2022	Preliminary plan prepared for review
B	14.4.2022	Coordinate with architect's comments
C	20.4.2022	For submission

PROJECT:

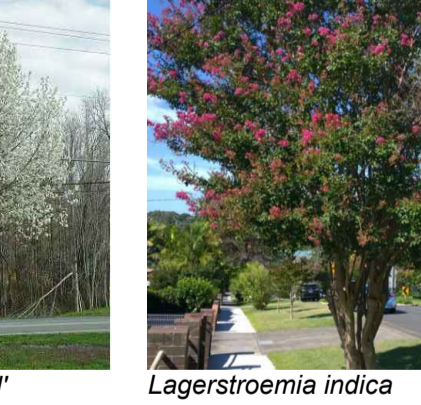
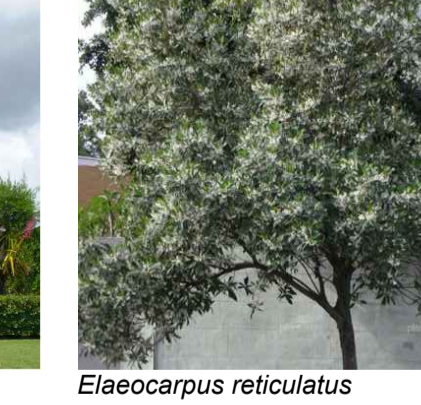
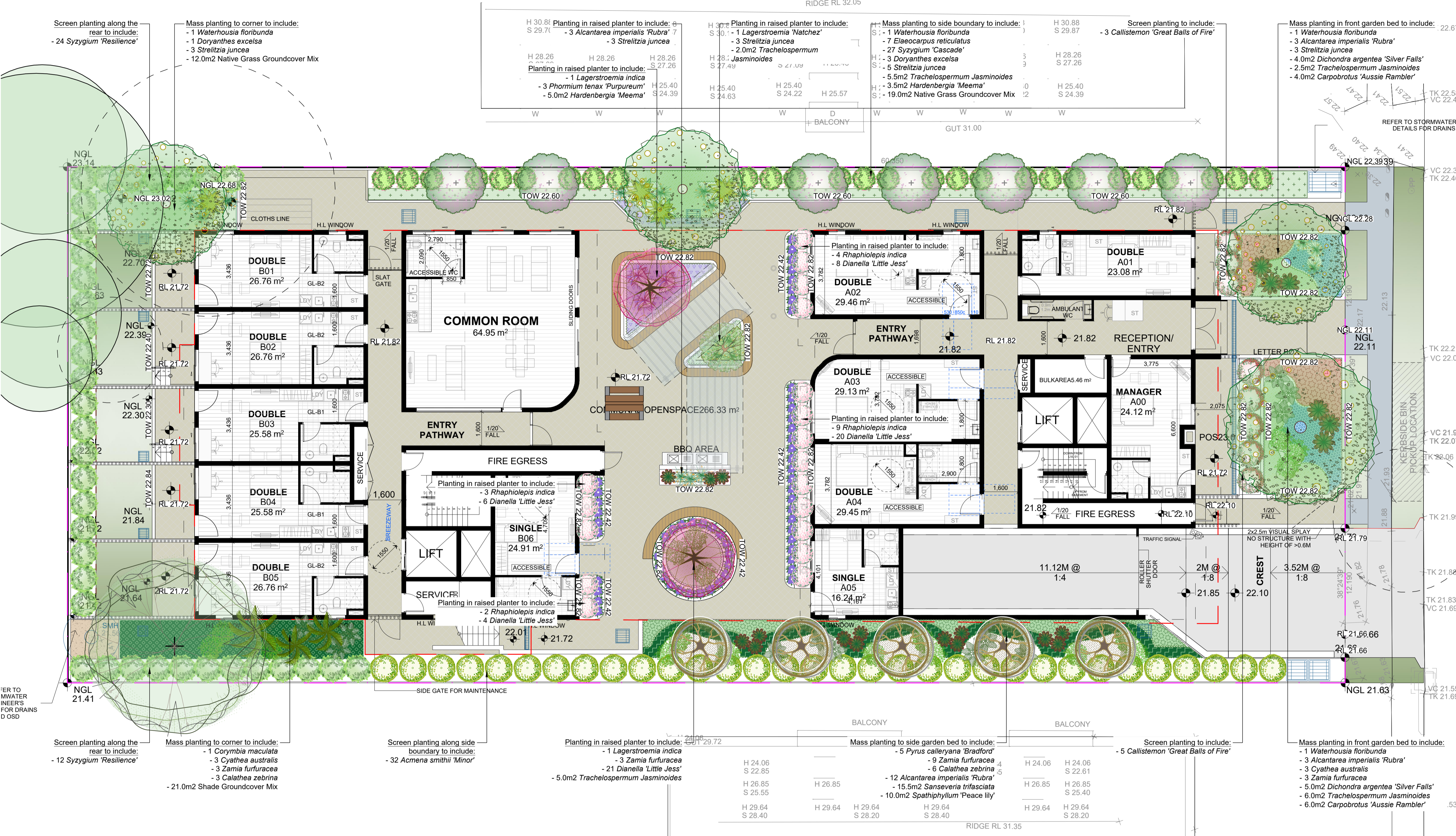
PROPOSED RESIDENTIAL DEVELOPMENT  
85-87 ANZAC AVE  
WEST RYDE

TITLE:

LANDSCAPE PLAN [GROUND FLOOR]  
DWG No: LPS34 22 - 329  
PAGE NUMBER: 2

STATUS:

SECTION 34  
SCALE: 1:100 @ A1  
DATE: APRIL 2022  
DRAWN: R.H  
CHECKED: R.F



LEGEND & SCHEDULE

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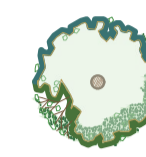
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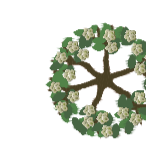
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5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES

- 


**Botanical Name:** *Banksia serrata*  
**Common Name:** Old Man Banksia (Native)  
**Pot size:** 75L  
**Mature H x S:** 5m x 3m  
**Qty Required:** 2
- 

**Botanical Name:** *Plumeria acutifolia*  
**Common Name:** Frangipani (Exotic)  
**Pot size:** 75L  
**Mature H x S:** 5m x 4m  
**Qty Required:** 2

SHRUBS AND HEDGES

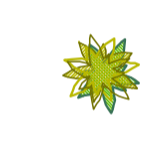
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**Botanical Name:** *Banksia spinulosa 'Birthday Candles'*  
**Common Name:** Banksia Birthday Candles (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.9m  
**Qty Required:** 6
- 


**Botanical Name:** *Westringia 'Aussie Box'*  
**Common Name:** Westringia Aussie Box (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.9m x 0.9m  
**Qty Required:** 6
- 

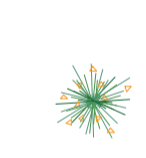
**Botanical Name:** *Callistemon 'Better John'*  
**Common Name:** Better John Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 0.9m  
**Qty Required:** 6

ACCENT PLANTS

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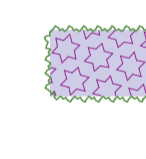
**Botanical Name:** *Doryanthes excelsa*  
**Common Name:** Gynea Lily (Native)  
**Pot size:** 300mm  
**Mature H x S:** 1.1m x 1m  
**Qty Required:** 3
- 

**Botanical Name:** *Russelia equisetiformis*  
**Common Name:** Firecracker (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.2m  
**Qty Required:** 6
- 

**Botanical Name:** *Phormium tenax 'Purpureum'*  
**Common Name:** New Zealand Flax (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.9m x 0.9m  
**Qty Required:** 9
- 

**Botanical Name:** *Strelitzia juncea*  
**Common Name:** Rush-leaved Strelitzia (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1.5m x 1m  
**Qty Required:** 4

GRASSES + GROUNDCOVERS

- 

**Botanical Name:** *Trachelospermum 'Tricolour'*  
**Common Name:** Tricolour Jasmine (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.2m x spreading  
**Qty Required:** 5/m2 (3.5m2 total)

Communal Open Space Rooftop Terraces  
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.

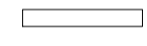
Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at the Occupation Certificate (OC) stage of the development

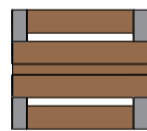
Maintenance of COS area

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

OTHER LANDSCAPE ITEMS

- 

Retaining / raised planter wall - refer detail
- 

Pinnic table - refer detail



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



Banksia serrata



Plumeria acutifolia



Raphiolepis indica



Callistemon 'BetterJohn'



Westringia 'Aussie Box'



Banksia spinulosa 'Birthday Candles'



Cyathea australis



Zamia furfuracea



Calathea zebrina



Alcantarea imperialis 'Rubra'



Doryanthes excelsa



Phormium tenax 'Purpureum'



Russelia equisetiformis



Strelitzia juncea



Dianella 'Little Jess'



Spathiphyllum 'Peace lily'



Sanseveria trifasciata



Carpobrotus 'Aussie Rambler'



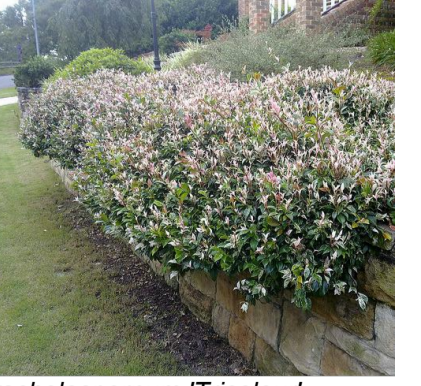
Dichondra argentea 'Silver Falls'



Trachelospermum jasminoides



Hardenbergia 'Meema'



Trachelospermum 'Tricolour'



Lomandra longifolia 'Tanika'



Aspidistra elatior

