

issue k:
issue i: PLANNING PANEL MINUTES
issue i: PLANNING PANEL MINUTES
issue e: DA RFI
issue e: DA RFI comments
issue e: DA coordination
issue d: Pre - DA
issue c: Schematic design
issue b: Schematic 64
issue a: Schematic 60 Council COP

SKYCORP CONSTRUCTION GROUP GROUND PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

drawing: project:

> i6 16 dunlop street

drawn: client:

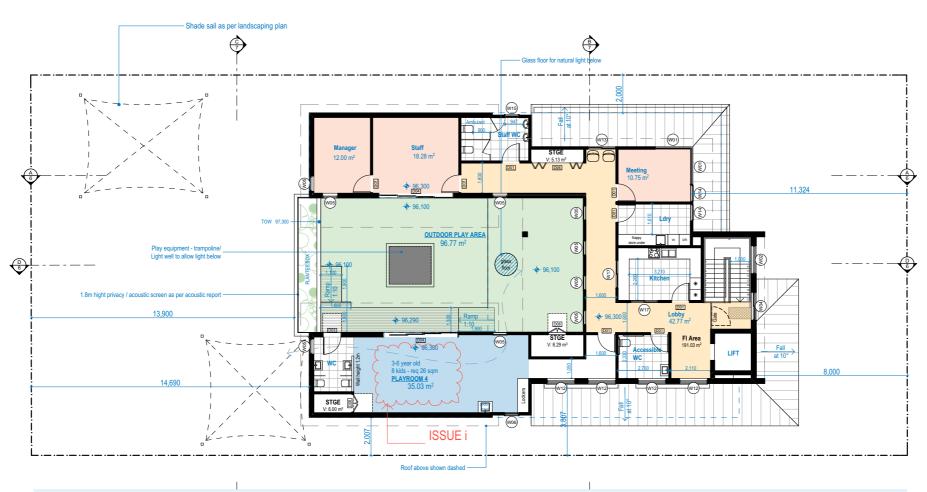
date: OCT

checked:

north parramatta nsw 2151 ph: +61 2 9630 9911 fax: + 61 2 9630 9922 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au







FIRST 1:200



issue k:
issue i: PLANNING PANEL MINUTES
issue i: PLANNING PANEL MINUTES
issue e: DA RFI
issue e: DA RFI comments
issue e: DA coordination
issue d: Pre - DA
issue c: Schematic design
issue b: Schematic 64
issue a: Schematic 60

Council

SKYCORP CONSTRUCTION GROUP

PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

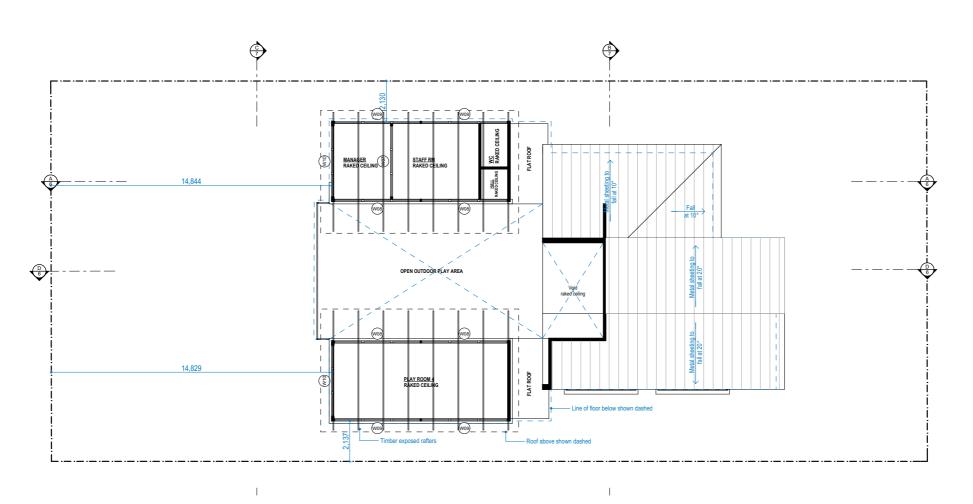
drawing: FIRST

i7 16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911

fax: +61 2 9630 9922 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au

# designcorp





**ROOF** 1:200

WINDOW SCHEDULE ELEVATION PLAN TYPE SILL WIDTH HEIGHT Q 1,900 2 W01 FIXED WINDOW 900 1,200 W02 FIXED WINDOW 1,500 0 3 0 1 2.400 W03 FIXED WINDOW 900 1,500 2,400 W04 DOUBLE SLIDING WINDOW 900 1,500 1,500 5 9 W05 0 800 2,100 LOUVRE WINDOW 6 W06 LOUVRE WINDOW 300 800 -1.800 FIXED WINDOW 1,000 W08 LOUVRE WINDOW 0 4,600 800 0 W09 FIXED WINDOW 4,600 400 W10 FIXED WINDOW 0 3,800 400 2 W11 FIXED WINDOW 1,800 3,600 600 FIXED WINDOW 1,300 1,500 4 W12 800 1 W13 SLIDING WINDOW 900 1.500 1.200 SLIDING WINDOW 900 920 1,200 2 SLIDING WINDOW 300 1,800 W16 1,800 2,000 SLIDING WINDOW 600 SLIDING WINDOW 1,200 1,500 1,200 W17

DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	SWING DOOR	2,070	920			17
D02	POCKET DOOR	2,070	920	- +	ī	1
D03	SWING DOOR	2,100	1,000			4
D04	SLIDING DOOR	2,100	4,000			5
D05	SWING DOOR WITH SIDELIGHT	2,400	1,550			1
D06	BIFOLD DOOR	2,070	2,730	w w		1
D07	GARAGE DOOR	2,350	5,500			1
D08	DOUBLE DOOR	2,070	920	>	X	5

issue k:
issue i: PLANNING PANEL MINUTES
issue i: PLANNING PANEL MINUTES
issue e: DA RFI
issue e: DA RFI comments
issue e: DA coordination
issue d: Pre - DA
issue c: Schematic design
issue b: Schematic 64
issue a: Schematic 60

Council

SKYCORP CONSTRUCTION GROUP

ROOF PLAN
PROPOSED CHILD CARE CENTRE
@ 45 MOBBS LANE CARLINGFORD Щ. Ж. project: client:

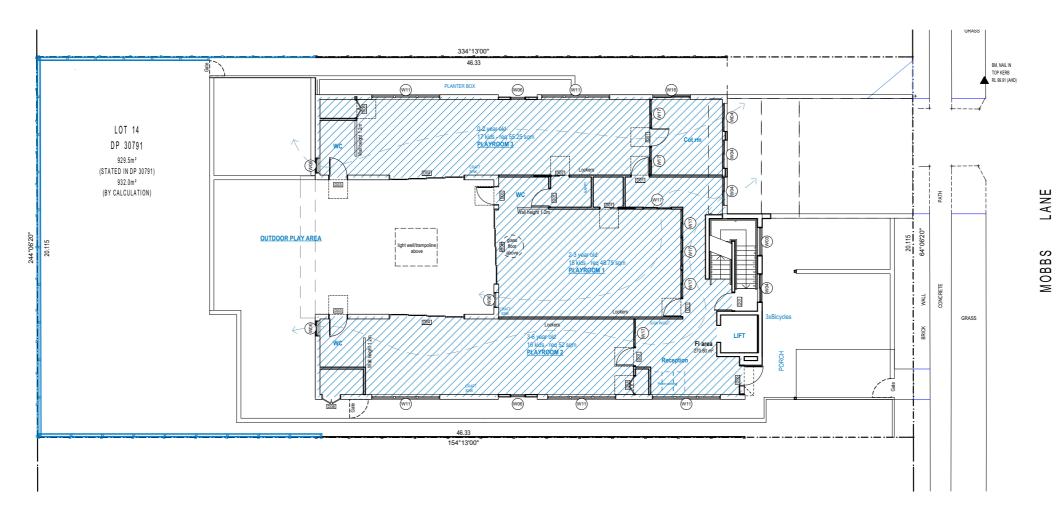
drawing:

checked: drawn: i8

16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911 fax: + 61 2 9630 9922 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au

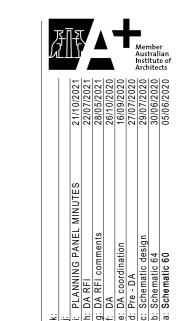






# GROUND FSR CALC PLAN 1:200





0	UP	Council	900
ARE CENTRE ARLINGFORI	ICTION GRO	sheet size: A3	ref. 2020-192
PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD	SKYCORP CONSTRUCTION GROUP	scale: as shown	date. OCT
PROPO( @ 45 MC	SKYCO	E.K.	щ

CALC LAYOUTS

drawing: FSR

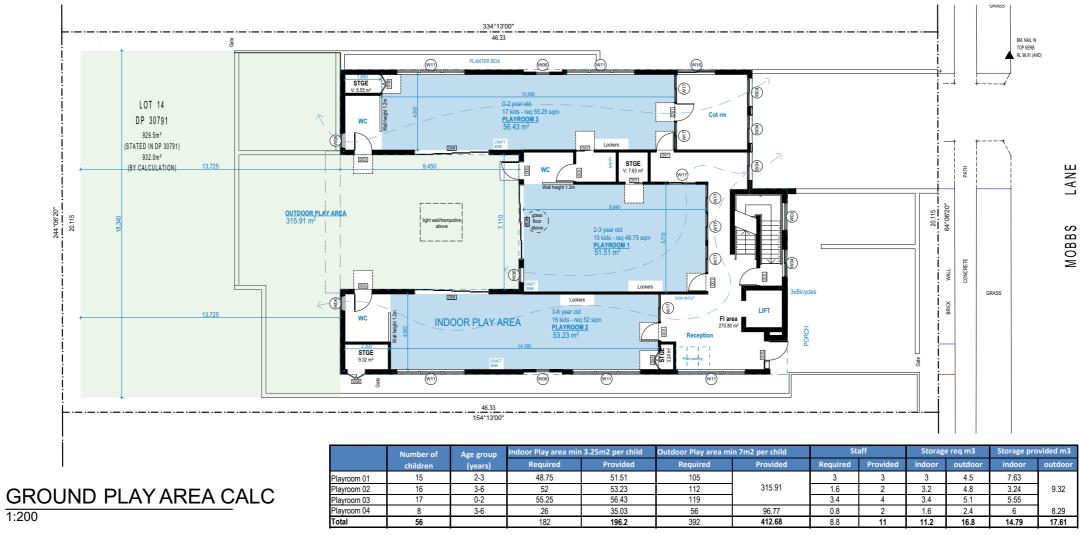
i9

client:

16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911 fax: + 61 2 9630 9922 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au











**OUTDOOR PLAY AREA** 





: PLANNING PANEL MINUTES
1: DA RFI
1: DA RFI comments

Council SKYCORP CONSTRUCTION GROUP PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

drawing: PLAY AREA CALC LAYOUTS

i10

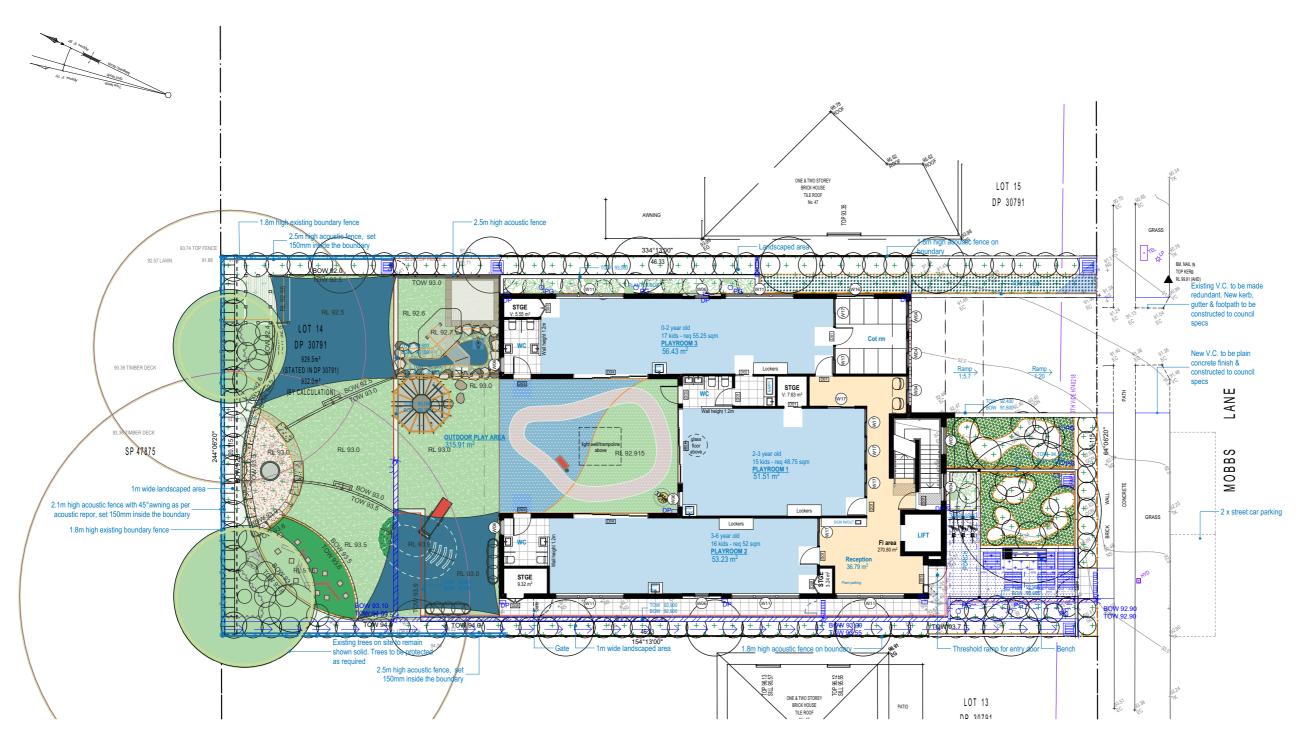
date: OCT

16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911 fax: + 61 2 9630 9922 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au

client:







#### **GROUND FL LANDSCAPE DESIGN**



issue k:
issue j:
issue i: PLANNING PANEL MINUTES
issue ei: PLANNING PANEL MINUTES
issue ei: DA RFI comments
issue e: DA coordination
issue e: DA coordination
issue e: Schematic design
issue b: Schematic 64
issue a: Schematic 60

SKYCORP CONSTRUCTION GROUP **GROUND FL LANDSACPE DESIGN** PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

Council COP

sheet size: A3 ref: 2020-192

date: OCT

i11

drawn: client:

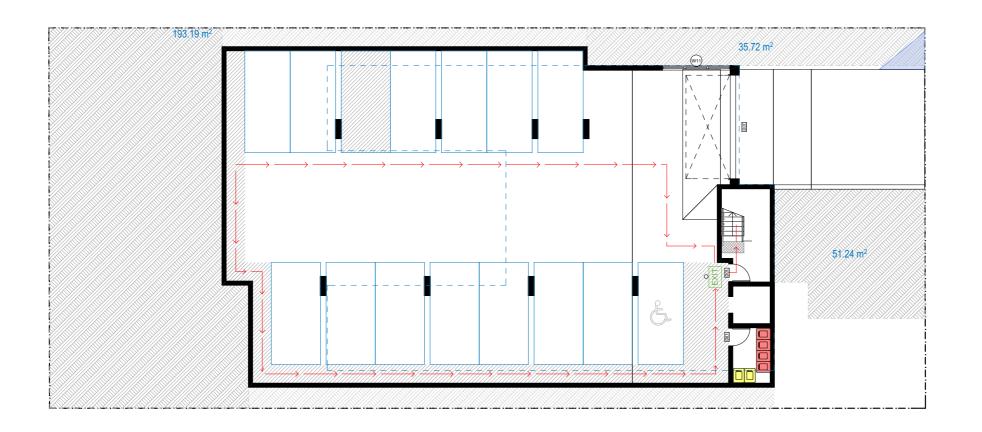
16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911 fax: + 61 2 9630 9922 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au

drawing:

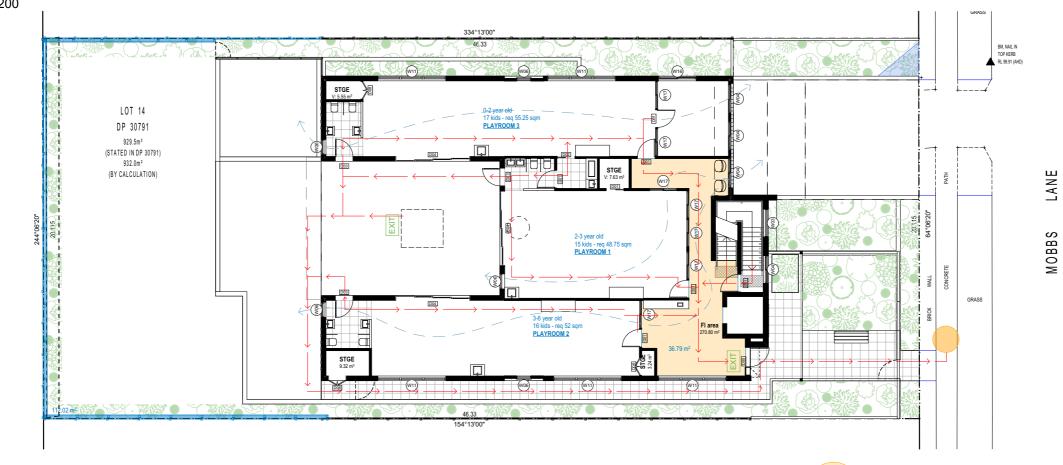


nominated architect - joe el-sabbagh 8707





#### **BASEMENT - EVACUATION PLAN**



GROUND - EVACUATION PLAN

DIRECTION OF EGRESS ----ASSEMBLY POINT









issue k:
issue i: PLANNING PANEL MINUTES
issue i: PLANNING PANEL MINUTES
issue e: DA RFI
issue e: DA RFI comments
issue e: DA coordination
issue d: Pre - DA
issue c: Schematic design
issue b: Schematic 64
issue a: Schematic 60

Council SKYCORP CONSTRUCTION GROUP drawing: EVACUATION PLAN LAYOUTS
project: PROPOSED CHILD CARE CENTRE
@ 45 MOBBS LANE CARLINGFORD

i12

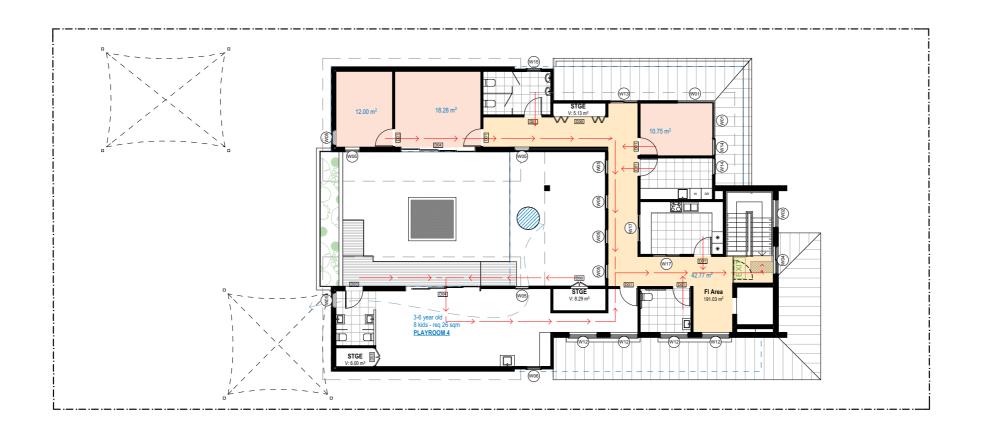
date: OCT

16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911 fax: + 61 2 9630 9922 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au

client:







#### FIRST - EVACUATION PLAN

1:200

EXIT SIGN **DIRECTION OF EGRESS ASSEMBLY POINT** 





issue k:
issue i: PLANNING PANEL MINUTES
issue i: PLANNING PANEL MINUTES
issue e: DA RFI
issue e: DA RFI comments
issue e: DA coordination
issue d: Pre - DA
issue c: Schematic design
issue b: Schematic 64
issue a: Schematic 60 Council

SKYCORP CONSTRUCTION GROUP drawing: EVACUATION PLAN LAYOUTS
project: PROPOSED CHILD CARE CENTRE
@ 45 MOBBS LANE CARLINGFORD sheet size: A3 ref: 2020-192 scale: as shown date: OCT drawn: client:

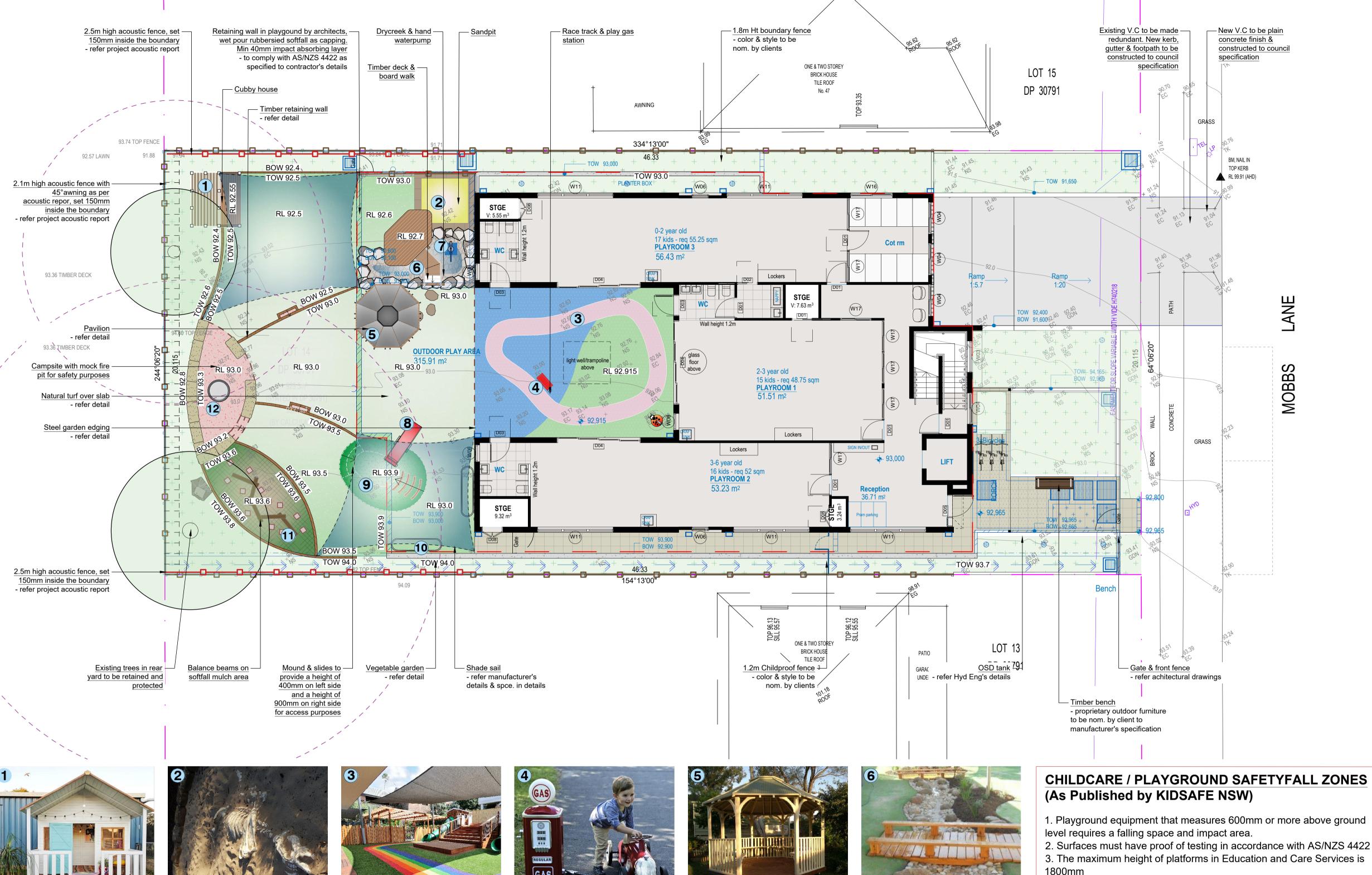
i13

16 dunlop street north parramatta nsw 2151 ph: +61 2 9630 9911 fax: + 61 2 9630 9922 mob: 0431 111 777 admin@designcorp.com.au www.designcorp.com.au



nominated architect - joe el-sabbagh 8707











DRYCREEK BED

STORYTELLING ARAE



- 3. The maximum height of platforms in Education and Care Services is 1800mm
- 4. For static equipment items with platforms 600-1500mm above the ground, the falling space and impact area is 1500mm
- 5. A falling space/impact area of 1.7m is required for the maximum 1.8m platform height in SECS
- 6. Slides Falling space and impact areas are required to be provided surrounding slides elevated more than 600mm above the playing
- 7. Equipment less than 600mm above ground level must be provided with an impact area of less than 1500mm. Kidsafe NSW recommends a circulation zone of 1000mm is provided surrounding low equipment items that are designed for climbing rocking or jumping.
- 8. The maximum fall height for moveable equipment is 1.5m (at the highest foot support and/or platform)
- 9. A minimum falling space and impact area of 1.5m is required for equipment items that measure 600mm or more above the ground.

### LOCATION PLAN

#### OTHER LANDSCAPE ITEMS

Natural turf area - refer detail

Rubberised soft fall - refer detail

Artificial turf area - refer detail

Concrete retaining / raised planter wall, wet pour rubbersied softfall as capping. Min 40mm impact

- to comply with AS/NZS 4422 to contractor's details

Timber retaining wall - refer detail

Steel garden edging - refer detail Deco granite surface finishes - refer detail

Timber decking - refer detail

Sandpit - refer detail

Sandpit sandstone retaining wall - refer detail

Cubby house - refer manufacturer's detail & Spec. in

Drycreek & hand pump - refer detail

Shade sail - refer manufacturer's detail & Spec. in detail

Mound & play tunnel - refer manufacturer's detail &

Tesla recharging play - refer manufacturer's detail & Spec.

Racing slides - refer detail & manufacturer's detail &

1.2m Childproof fennce - color & style to be nom. by clients 1.8m Boundary fence - color & style to be nom. by clients

 $\top$   $\top$   $\top$   $\top$  2.1m high acoustic fence with 45° awning - refer project

2.5m high acoustic fence - refer project acoustic report Push pull cart - refer manufacturer's detail & Spec.

Play train - refer manufacturer's detail & Spec.

Play train rail - refer manufacturer's detail & Spec.

Lady bugs - refer manufacturer's detail & Spec.

Trees proposed to be removed and replaced with new landscaping

Existing trees proposed to be retained and protected

#### LANDSCAPE CALCULATIONS

SITE AREA: 932.0m<sup>2</sup>

REQUIRED LANDSCAPE AREA: 372.8m<sup>2</sup> (40%) (Minimum dimension 2m)

PROPOSED LANDSCAPE AREA: 423.04m² (45.39%)

REQUIRED DEEP SOIL AREA: 279.6m<sup>2</sup> (30%)

PROPOSED DEEP SOIL AREA: 280.15m<sup>2</sup> (30.05%)

(Minimum dimension 2m)

- refer to architectural plan Pg H5, Ref No. 2020-192, provided by DESIGNCORP ARCHITECTS

DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME WHERE POSSIBLE, PITS AND LINEWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINEWORKOCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

Figured dimensions take preference to scale readings. Verily 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 Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630)

These plane and personal p (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any arrangement are made in full. We retain the right to agreed payments are made in full. We retain the right to means be reproduced, published, broadcast or transmitted without the prior

WATER PUMPS

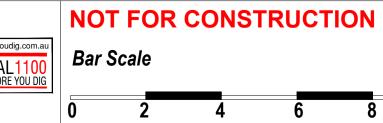
**CUBBY HOUSE** 

you or any other person as a result of your use of this drawing payments are not made following the notification period.



RACE SLIDES





MOUND & TUNNEL





**VEGETABLE GARDEN** 



BALANCE BEAMS

	COUNCIL
it 101, 506 Miller Street, MMERAY NSW 2062	PARRAMATTA
one: 9922 5312 x: 8209 4982	CLIENT
bb: 0413 861 351	CLIENT
vw.conzept.net.au quiries@conzept.net.au	SKYCORP CONSTRUCTION GROUP

	REV	DATE	NOTATION/AMENDMENT	PROJECT:	
ATTA	Α	22.10.20	Preliminary plan prepared for review	PROPO	
	В	26.10.20	26.10.20 Finalize for DA submission		
	С	22.07.21	Coordinate with Council preliminary assessments	CENTR	
	D	29.07.21	Coordinate with architectural & engineering updates		
CONSTRUCTION				45 MOBE	
CONCINCOTION				CARLI	
				CARLII	

OSED CHILDCARE	HARDSCAPE	/ SITE PLAN	DEVELOPMENT APPLICATION		
RE DEVELOPMENT BS LANE			scale: 1:100 @ A1	JULY 2021	
NGFORD	DWG.No: LPDA 21 - 114	PAGE NUMBER:	DRAWN: R.H	CHECKED: R.F	

#### **LEGEND & SCHEDULE**

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: **Mature H x S:** 15-25m x 10-15m Qty Required:

Botanical Name: Lagerstroemia indica **Common Name:** Crepe myrtle (Exotic) Pot size: Mature H x S: 8m x 5m Qty Required:

**Botanical Name:** Elaeocarpus reticulatus Common Name: Blueberry Ash (Native) Pot size: **Mature H x S**: 8-10m x 6-7m

Qty Required: 10 Botanical Name: Malus ioensis 'Plena'

**Common Name:** Plena Crab Apple (Exotic) Pot size: **Mature H x S:** 6m x 4.5m Qty Required:

**Botanical Name:** Banksia serrata

Common Name: Old Man Banksia (Native) Pot size: **Qty Required:** 

Mature H x S: 5m x 3m

**SHRUBS AND HEDGES Botanical Name:** Ceratopetalum gummiferum Common Name: NSW Christmas Bush (Native) Pot size: **Mature H x S:** 5-8m x 3-4m

Mature H x S: 3m x 2m

Qty Required: 13

Botanical Name: Syzygium 'Resilience'

**Common Name:** Resilience Lilly Pilly (Native)

Botanical Name: Syzygium australe 'Pinnacle' Common Name: Pinnacle Lilly Pilly (Native)

200mm

200mm

200mm

200mm

200mm

300mm

300mm

300mm

Common Name: Rush-leaved Strelitzia (Exotic)

200mm

**Common Name:** Gymea Lily (Native)

**Mature H x S:** 1.1m x 1m

**Botanical Name:** Strelitzia juncea

1m x 0.9m

Qty Required: 1

Pot size:

45Lt

**Mature H x S:** 6-8m x 1-1.5m Qty Required: Botanical Name: Grevillea 'Honey Gem' Common Name: Honey Gem Grevillea (Native) Pot size: **Mature H x S:** 3-5m x 2-3m

Qty Required: 3 **Botanical Name:** Syzygium 'Cascade' Pot size: **Mature H x S:** 2.5m x 1.8m

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

Qty Required: **Botanical Name:** Westringia 'Aussie Box'

Common Name: Westringia Aussie Box (Native) Pot size: **Mature H x S:** 0.9m x 0.9m Qty Required: Botanical Name: Callistemon 'Better John'

**Common Name:** Better John Bottlebrush (Native) Pot size: Mature H x S: Qty Required:

Botanical Name: Gardenia augusta 'True love' Common Name: Gardenia (Exotic) Pot size: Mature H x S: 1m x 1m Qty Required:

**ACCENT PLANTS Botanical Name:** Agave tequiliana

Common Name: Tequila Agave (Exotic) Pot size: **Mature H x S:** 1.5m x 1.5m Qty Required: Botanical Name: Alcantarea imperialis 'Rubra' **Common Name:** Ruby Imperial Bromeliad (Exotic)

Pot size: **Mature H x S:** 0.8m x 0.9m Qty Required: **Botanical Name:** Doryanthes excelsa

GENERAL NOTE

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

**Mature H x S:** 1.5m x 1m Qty Required:

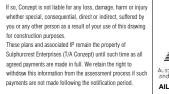
Pot size:

Pot size:

Qty Required:

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 Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT for construction purposes.

(ABN: 75 623 405 630) (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any agreed payments are made in full. We retain the right to appropriate unless that the right to the propriate than the right to the right to the propriate than the right to the propriate than the right to the right means be reproduced, published, broadcast or transmitted without the prior





# AILA Associate







coverage restrictions & should be constructed as drawn on this plan.





AMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982

PARRAMATTA SKYCORP CONSTRUCTION

COUNCIL

NOTATION/AMENDMENT A 22.10.20 Preliminary plan prepared for review B 26.10.20 Finalize for DA submission 22.07.21 | Coordinate with Council preliminary assessments D 29.07.21 Coordinate with architectural & engineering updates

PROPOSED CHILDCARE CENTRE DEVELOPMENT 45 MOBBS LANE **CARLINGFORD** 

LANDSCAPE PLAN [GROUND + LEVEL 1]

LOT 13

DP 30791

PATIO

**GARAGE** 

UNDER

**DEVELOPMENT APPLICATION** 1:100 @ A1 **JULY 2021** R.F R.H LPDA 21 - 114

# **ACCENT PLANTS**

200mm Pot size: Mature H x S:  $1m \times 1.2m$ 

Botanical Name: Russelia equisetiformis Common Name: Firecracker (Exotic)

Qty Required:

#### **GRASSES + GROUNDCOVERS**

Botanical Name: Liriope muscari 'Just Right' Common Name: Liriope Just Right (Exotic) 140mm Pot size:

Botanical Name: Dichondra argentea 'Silver Falls' R DECK Common Name: Silver Falls Dichondra (Exotic) 140mm

Shade Groundcover Mix:

**Mature H x S:** 0.5m x 0.5m Qty Required: 7/m2 (5.7m2 total) Pot size: Mature H x S: 0.15m x spreading Qty Required: 9/m2 (3.8m2 total) Ophiopogon japonicus 'Nana' Viola hederacea Dichondra repens Pot size: 140mm **Mature H x S:** 0.25m x 0.75m Qty Required: 9/m2 (17.4m2 total) Groundcover Mix A:

Dianella caerulea 'Little jess' Trachelospermum jasminoides Myoporum parvifolium 'Yareena' 140mm Pot size: *Mature H x S:* < .5m Qty Required: 5/m2 (21.1m2 total)

'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'

#### 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 **PARRAMATTA Councils** 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. D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site 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.

- Mass planting to rear yard to include:

- 13 Syzygium 'Resilience'

- 1 Malus ioensis 'Plena'

- 5 Doryanthes excelsa

- 6 Strelitzia juncea

- 3 Agave tequiliana

93.74 TOP FENCE

92.57 LAWN

₹ DECK

- 1 Ceratopetalum gummiferum

- 1 Alcantarea imperialis 'Rubra'

- 6.7m2 Liriope muscari 'Just Right'

RL 92.5

RL 93.0

RL 92.6

#### **BCA Balustrade Regulations and Standards**

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

Have openings between risers or posts no greater than 125mm;

• Be able to withstand loads and impacts as determined by AS

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**

Items to consider are:

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.

and located a minimum 1m away from balustrades

STGE

Screen planting to side boundary in

deep soil to include:

- 5 Elaeocarpus reticulatus

- 39 Syzygium 'Cascade'

- Screen planting to side boundary in

- 34 Syzygium australe 'Pinnacle'

- 17.4m2 Shade Groundcover Mix

deep soil to include:

**OUTDOOR PLAY ARE** 

315.91 m<sup>2</sup>

RL 93.0

- 5 Elaeocarpus reticulatus

Mass planting in raised planter on

- 2 Alcantarea imperialis 'Rubra'

**AWNING** 

0-2 year old

PLAYROOM 3

56.43 m<sup>2</sup>

BOW 92.90

17 kids - reg 55.25 sgm

slab to include:

light well/trampoline

D04

- 6 Strelitzia juncea

- 6 Agave tequiliana

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

Ultimately, the compliance and safety of the COS areas shall be the responsibility of the builder, and carefully inspected and certified at

- All planters shall be irrigated with an automated system set on an approved watering pattern. Moisture gauges should be
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- regularly

# 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

Compliance for balustrades and handrails should be monitored

# must be 1m non-climbable responsibility to manage the safety of these areas. supporting members). BCA regulations state that a balustrade must: the Occupation Certificate (OC) stage of the development Be at least 1 metre high as measured from the finished floor; Maintenance of COS area

**Communal Open Space Rooftop Terraces GENERAL NOTE** BCA & Australian Standards (AS):

Where planters form the safety balustrade, their internal face Outdoor furniture such as tables, BBQs, and seating shall be fixed

Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will

# will add loose furniture which ultimately could undermine the safety of the installed balustrades. In this case, it shall be the strata bodies

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is

- installed in some planters to minimize overwatering
- For the maintenance of large rooftop areas and planters without external balustrades, anchoring points for tying off harnesses for landscape maintenance workers are essential

Mass planting to raised planter on Level 1 to include: Soft/protective pad/cushion to - 1 Banksia serrata all columns where is required - 6 Banksia 'Birthday Candles' - 6 Russelia equisetiformis - 3.8m2 Dichondra 'Silver Falls' 18.28 m<sup>2</sup> 12.00 m<sup>2</sup> V: 5.13 with embankment around RL 96.3 RL 96.1 TOW 97,300 **DUTDOOR PLAY ARE** 96.77 m<sup>2</sup> RL 96.290 3-6 year old 10 kids - reg 32.5 sgm Trampoline WW Artificial turf -Race-track -Natrual turf on slab -refer detail

Mass planting to front raised planters to include:

- 1 Lagerstroemia indica

- 3 Grevillea 'Honey Gem'

- 3 Callistemon 'Better John'

- 1 Corymbia maculata

- 3 Westringia 'Aussie Box' T 15

DP 30791

- 3 Doryanthes excelsa

- 2 Alcantarea imperialis 'Rubra'

TILE ROOF

2-3 year old

**PLAYROOM 1** 

51.51 m<sup>2</sup>

Lockers

3-6 year old 16 kids - reg 52 sgm

PLAYROOM 2

53.23 m<sup>2</sup>

15 kids - reg 48.75 sgm

Lockers

ONE & TWO STOREY

BRICK HOUSE

TILE ROOF

- 5 Agave tequiliana

- 21.1m2 Groundcover Mix A - 3 Banksia 'Birthday Candles'

Screen planting to front

- 10 Gardenia augusta

**GRASS** 

**GRASS** 

Mass planting to along path to include:

- 1 Alcantarea imperialis 'Rubra'

- 3 Strelitzia juncea

- 3 Agave tequiliana

TOP KERB RL 99.91 (AHD)

boundary to include:

'True love'

NOT FOR CONSTRUCTION

DESIGNCORP

