



Morris Goding
Access Consulting

City of Sydney

North Rosebery Park & Green
Link

**Design Development -
Access Review v2**

8 November 2021



REPORT REVISIONS		
Date	Version	Drawing No / Revision
4.11.21	v1	Concept Design for coordination 2021_05-CD00_B, 2021_05-CD01_B, 2021_05-CD02_C, 2021_05-CD03_C, 2021_05-CD04_B, 2021_05-CD05_B, 2021_05-CD06_B, 2021_05-CD07_A and 2021_05-CD08_A. dated 18/10/2021. Prepared by Gallagher Studio.
8.11.21	V2	Gallagher Studio + MGAC Minor comments update.

This report prepared by:

Jhoana Colorado
Access Consultant
Morris Goding Access Consulting

Table of contents

1. Executive Summary	4
2. Introduction	5
2.1 Background	5
2.2 Objectives	6
2.3 Limitations	6
2.4 Accessibility of Design	6
2.5 Guidelines	6
2.6 Public Domain Design	7
3. General Access Planning Considerations	8
4. General Accessibility Considerations	9
4.1 Accessways - Linkages	10
4.2 Ground and Floor Surfaces	10
4.3 Stairways	11
4.5 Luminance Contrast	12
4.7 Fixed Furniture	13
4.8 Signage	14
5. Conclusion	15



1. Executive Summary

This Access Review Report is a key element in the concept design and review of environmental factors approval process for North Rosebery Park and Green Link. It aims to provide appropriate access recommendations to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Access Consulting has prepared the Accessibility Report to provide recommendations and strategies to maximise reasonable provisions of access for people with disabilities.

This review will ensure that paths of travel, circulation areas, and relevant considerations are in line with current statutory guidelines and industry best practices, and in addition, with a higher level of accessibility and inclusiveness benchmarks set by the project.

This report should be read in conjunction with the marked plans as attached at the back of this report.



2. Introduction

2.1 Background

City of Sydney has engaged Morris Goding Access Consulting to provide an accessible design review of North Rosebery Park at 15 Rosebery Avenue, Rosebery NSW and Green Link at Stedman Street corner with Confectioners Way Rosebery NSW.



Figure 1. North Rosebery Park & Green Link Location

The requirements of this investigation are to:

- Review supplied drawings of the proposed concept design;
- Provide a report that will assess the provisions of disability design of the development, and
- Recommend solutions that will ensure the design considerations are in line with the intent of the Disability Discrimination Act (DDA).

2.2 Objectives

This report considers user groups who include generally members of the public. The report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment.

This report seeks to provide recommendations to meet the intent of the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the grounds of disability.

2.3 Limitations

This report aims to provide access review comments holistically. It does not provide comments on detailed design issues that are commonly included in construction documentation.

2.4 Accessibility of Design

The proposed design have been assessed against relevant Codes, Standards, and guidelines in order to provide reasonable access provisions for people with disabilities.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

2.5 Guidelines

The guidelines referenced in this report to ensure effective, appropriate and safe use by those with disabilities are:

- Federal Disability Discrimination Act (DDA);
- Disability Standards for Accessible Public Transport 2002 (DSAPT);
- Building Code of Australia (BCA);
- AS 1428.1:2009 - (General Requirement for Access) (AS 1428.1);
- AS 1428.2:1992 - Enhanced and Additional requirements;
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators) (AS 1428.4.1);
- Universal Design Principles;
- "Everyone Can Play" Universal Playspace Guidelines.

Additional standards and guidelines are:

- Advisory Note on the streetscape, public outdoor areas, fixtures, fittings and furniture (2013).



- BCA Part D3 - Access for People with a Disability (NCC);
- BCA Part H2 - Public Transport (NCC).

2.6 Public Domain Design

Ensure the design of the new public domain areas provides a consistent accessible environment through the detail design and planning of integrated accessible network of paths of travel. This will include the provision of appropriate continuous accessible paths of travel, circulation areas, way finding signage, lighting, seating, handrails, stair, ramps, lift, accessible services and amenities, and accessible pedestrian linkages.

3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements and external areas that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. Any improvement in these areas aiming to meet current access requirements will mitigate the risk of a DDA complaint made against the building owner.

Since 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilising AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximise access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximised, without adding on specialised 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

4. General Accessibility Considerations

This following is considered for North Rosebery Park and Green Link:

- The site is generally level, there are no major level changes across both sites.
- Paths generally, including path width, path circulation, turning space considerations, gradients and crossfalls.
- The ground surface generally including the smooth transition between two surfaces, grates and tree pits along paths of travel.
- Stair generally, including requirements for handrails on both sides in accordance with AS1428.1.
- Luminance contrast generally.



4.1 Accessways - Linkages

The continuous accessible path of travel (CAPT) is to be designed and constructed in accordance with the following standards:

BCA part D3 (Access for people with a disability) and H2 (Public Transport Buildings);

AS 1428.1:2009 (Design for access and mobility, Part 1: General requirements for access - New building work);

AS 1428.2:1992 (Design for access and mobility - Enhanced and additional requirements - Buildings and facilities) and

DSAPT:2002 (Disability Standards for Accessible Public Transport 2002).

The following is recommended for the continuous accessible paths of travel (CAPT) and circulation requirements for the use of persons with disabilities:

- A continuous accessible path of travel should be the most commonly used and direct path of travel.
- All areas are required to be accessible to and within the North Rosebery Park and Green Link.
- Ensure minimum 1200mm clear path width is provided clear of obstacles and fixtures throughout. Generally, and if applicable, where paths are less than 1800mm wide, consider passing areas at every 6 metres (Clause 6.5 of AS 1428.2, DSAPT).

On one side of the path – 1600 L x 1800 W.

On both sides of path – 2000 L x 1800 W.

- Where a wheelchair requires to make a 90 degrees angle turn, provided 1500 x 1500mm turning space.
- Hardstand paths of travel to be provided to all unique experiences within the playground for wheelchair users.
- 1-meter minimum circulations are to be provide to achieve circulations thought the playground.

Comments:

Ensure all pathways provide 1200mm min. clear width in accordance with Clause 6.5 of AS 1428.2, DSAPT.

Crushed sandstone floor finish surface is to be compacted, firm/hard and a stable surface to be able to be trafficable by a person with a pram (pram parking) and a wheelchair user.

Refer marked plans for further information.

4.2 Ground and Floor Surfaces

The following should be considered:



- Ground and floor surfaces generally, to be designed and constructed in accordance with AS1428.1 (2009), AS 1428.2 (1992) and DSAPT.
- Ensure slip resistant floor surfaces that are traversable by a wheelchair or walking frame as per AS 1428.1 (2009) Clause 7 with no more than 3-5mm abutment of ground surface transitions.
- Drainage grates on accessible path of travel have openings no more than 13mm wide x 150mm long, with greater dimension transverse to main direction of travel to assist wheelchair users per AS 1428.1 (2009) Clause 7.5.

Comments:

Ensure smooth material level transitions are provided for all floor finishes to ensure compliance with AS 1428.1:2009 (Clause 7.2).

When level difference occurs, ensure cross falls are 1:40 max. gradient.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.3 Stairways

The AS 1428.1, and AS 1428.2 contain requirements for stairs for the use of persons with disabilities. These requirements can be summarised as follows but not limited to:

- Stair to have closed and opaque risers.
- Stairs handrails are to be provided on both sides in accordance with AS1428.1. Allow suitable space for handrail extensions and TGSI's to a further stage.
- Ensure 900mm min. distance from boundary line or park edges to prevent handrail intrusion into the transverse path of travel.

Comments:

All new stairs are to comply with AS1428.1. Allow suitable space for TGSI's and handrail extensions to be incorporated during a further stage.

Consider where possible and practicable the upgrade of existing stairs adjacent to new works for consistency.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.4 Handrails

- We recommend handrails are provided on both sides of any new stair in accordance with AS 1428.1 (2009) Clause 10 including and not limited to:
- Circular/elliptical handrails have 30-50mm diameter, with 270 degree clear arc around top of handrail (extending for 600mm min. height) compliant with AS1428.1 fig. 29. Handrails to be installed at a consistent height between 865-1000mm height above



step nosing or FFL surface, compliant with AS1428.1 Clause 12d. NB. The specified height should allow for construction tolerance as outside of this range will be non-compliant.

Comments:

We recommend that handrails are provided in accordance with the requirements of AS 1428.1 (2009).

Refer marked plans for further information and location.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.5 Luminance Contrast

Obstacles on the accessway should provide a contrast detectable to assist a person with vision impairment.

Comments:

- Poles, columns stanchions, bollards and fixtures to not project into an accessway and any obstacles that abut an accessway is recommended to have a minimum luminance contrast of 30% to its background. This includes any seating.
- Any edging and steps we recommend a minimum 30% contrasting nosing strip be provided to differentiate the level differences

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

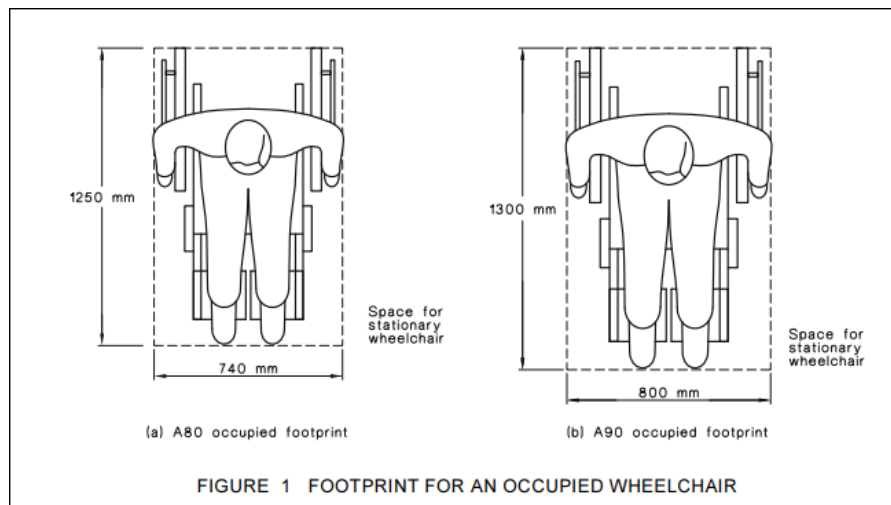
4.6 Wheelchair Occupied Footprint

The following should be considered:

- The clear floor or ground space for a stationary wheelchair for an occupied wheelchair stated in AS 1428.1 and AS 1428.2 are:

740 x 1250 for 80th percentile

800 x 1300mm for 90th percentile.



- The 80th percentile are generally adopted by AS1428.1 and the 90th percentile is adopted by AS1428.2 for enhanced and additional requirements, this applies to publicly accessible places.

Comments

As the park is within the public domain, it is recommended that the 90th percentile footprint for wheelchairs be considered in the upgrade works for inclusive design. This especially where seating is provided, consider including and incorporating the 90th percentile wheelchair footprints into the design.

- We recommend considerations for wheelchair occupied footprint to be addressed during further design developmental stages.
- Where bubblers are provided is recommended to consider 800mm x 1300mm clear space.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.7 Fixed Furniture

Furniture is to be designed and constructed in accordance with AS 1428.2 (1992) requirements.

Comments

- 750 +/- 20mm AFFL for table heights.
- 640 – 650mm underside to tables and benches for leg clearances for wheelchair users.
- Seating height to AS 1428.2 requirements.
- Consider wheelchair footprint of 800x1300mm in any fixed furniture design.



- Litter bins should have openings at approximately 1000mm AFFL for wheelchair users.

It is understood shade/shelter will be provided by new trees located across the site.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.8 Signage

If signage are provided, we recommend signage be in accordance with BCA Specification D3.6 and AS 1428.1 requirements.

Comments

Generally we recommend braille and tactile signage and luminance contrast to signage be considered.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5. Conclusion

MGAC has assessed the proposed scheme for the North Rosebery Park and Green Link in Rosebery NSW 2018. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages and park area access can be readily achieved. However, pathways under 1200mm width are recommended to be reviewed.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.

NORTH ROSEBERY PARK & GREEN LINK

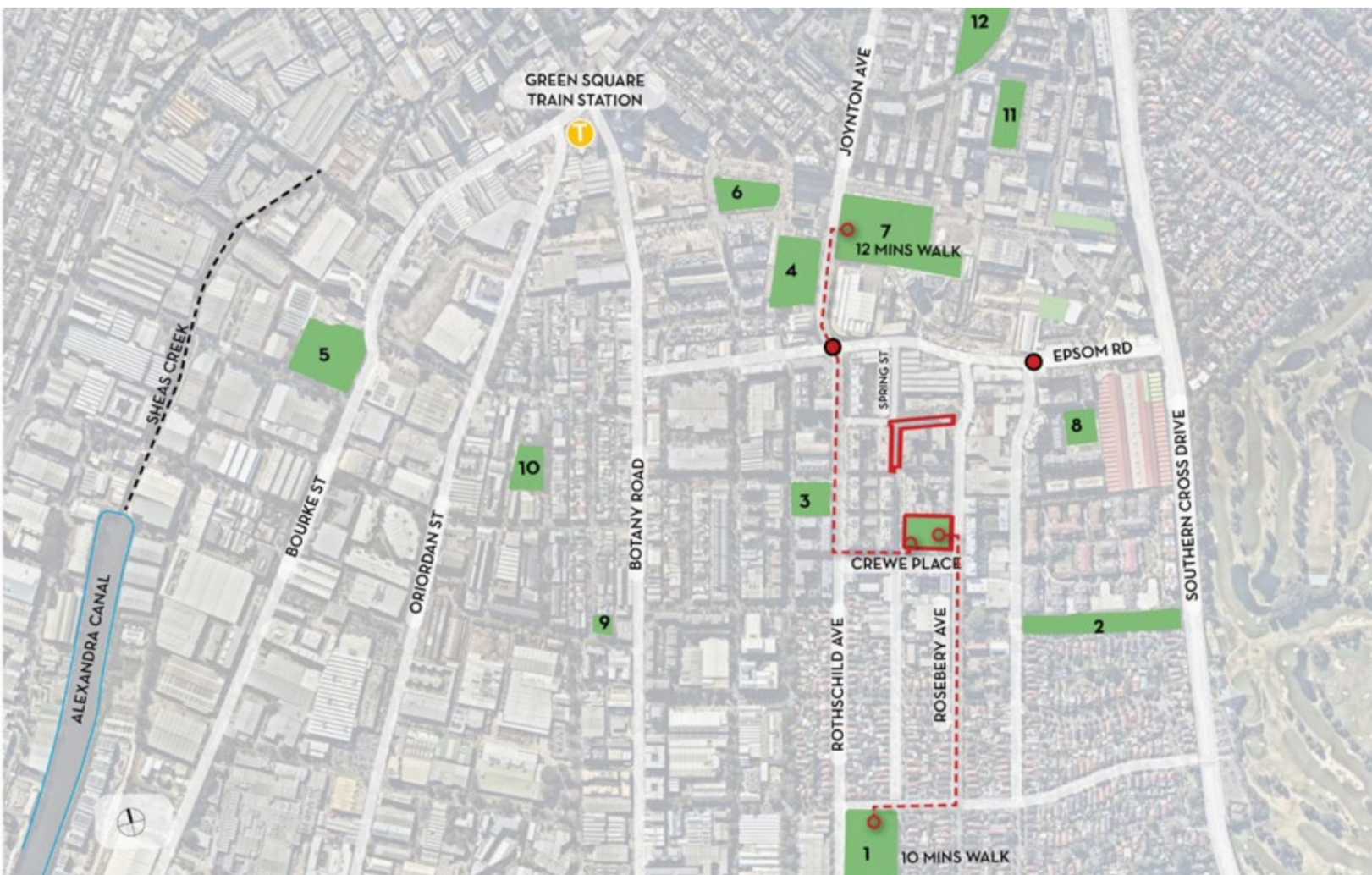
LANDSCAPE CONCEPT DESIGN



Drawing Number	Drawing Title	Scale	Revision
2021_05-CD00	COVER SHEET	NTS	B
2021_05-CD01	PROJECT BACKGROUND & DESIGN APPROACH	NTS	B
2021_05-CD02	LANDSCAPE PLAN 01 - GREEN LINK	1:200 @ A1	C
2021_05-CD03	LANDSCAPE SECTION AA & BB	1:100 @ A1	C
2021_05-CD04	LANDSCAPE PLAN 02 - PARK	1:200 @ A1	B
2021_05-CD05	LANDSCAPE SECTION CC	1:100 @ A1	B
2021_05-CD06	LANDSCAPE SECTION DD	1:100 @ A1	B
2021_05-CD07	PLANTING PLAN AND SCHEDULE	NTS	A
2021_05-CD08	NORTH ROSEBERY PARK PERSPECTIVE	NTS	A

CONTEXT & EXISTING CONDITIONS

NEIGHBOURHOOD CONTEXT



SITE LOCATION

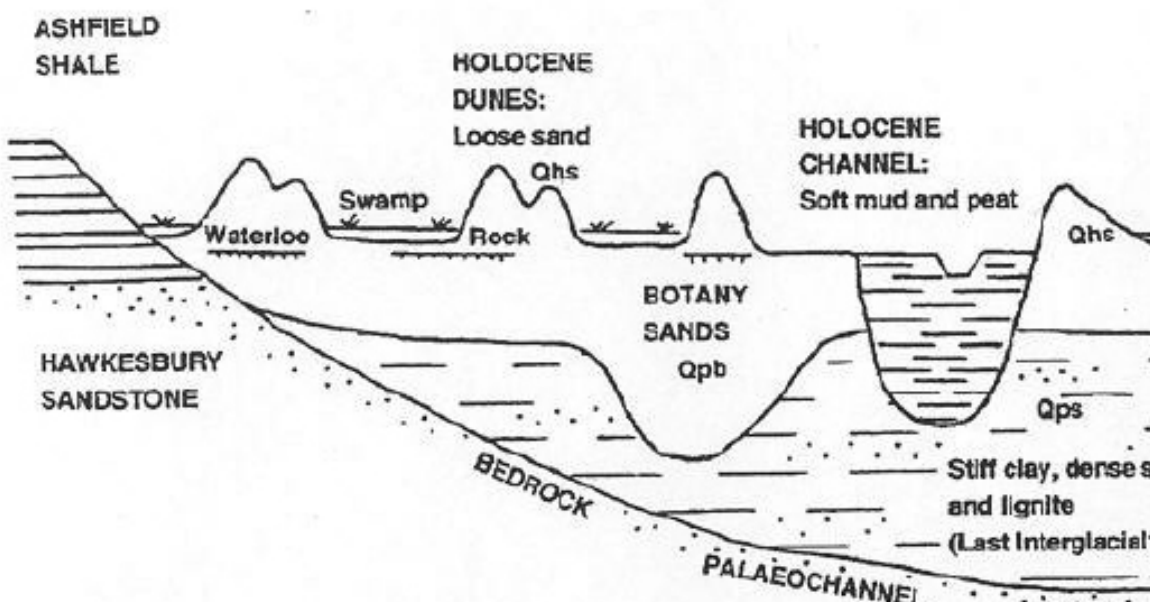


EXISTING CONDITIONS



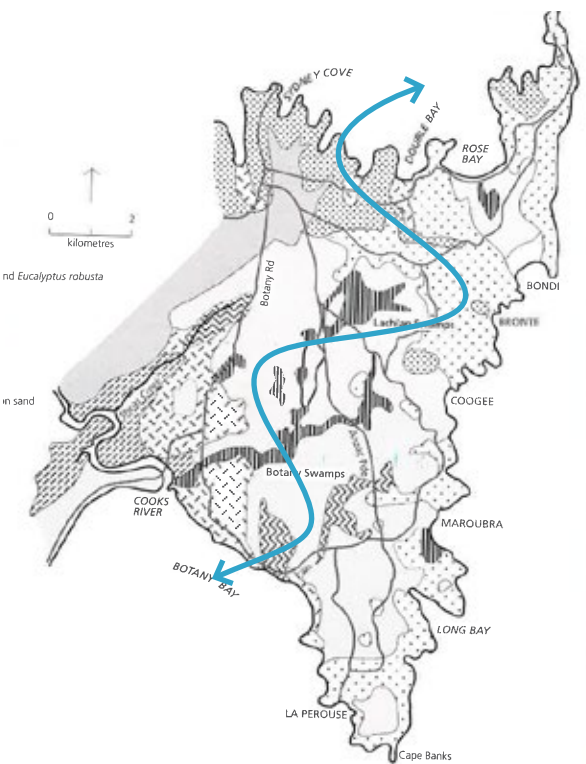
DESIGN APPROACH

1: THE SAND RIDGE



The 100,000-year-old aeolian (wind-blown) dune sand ridges would have dominated the area. This underlying dune system extends from Botany Bay in the south, north towards Sydney Harbour and east towards the Pacific Ocean. The park and green links have been designed to incorporate the natural sand and sandstone landscapes, to reflect this expansive, now largely hidden dune system.

2: MOVEMENT



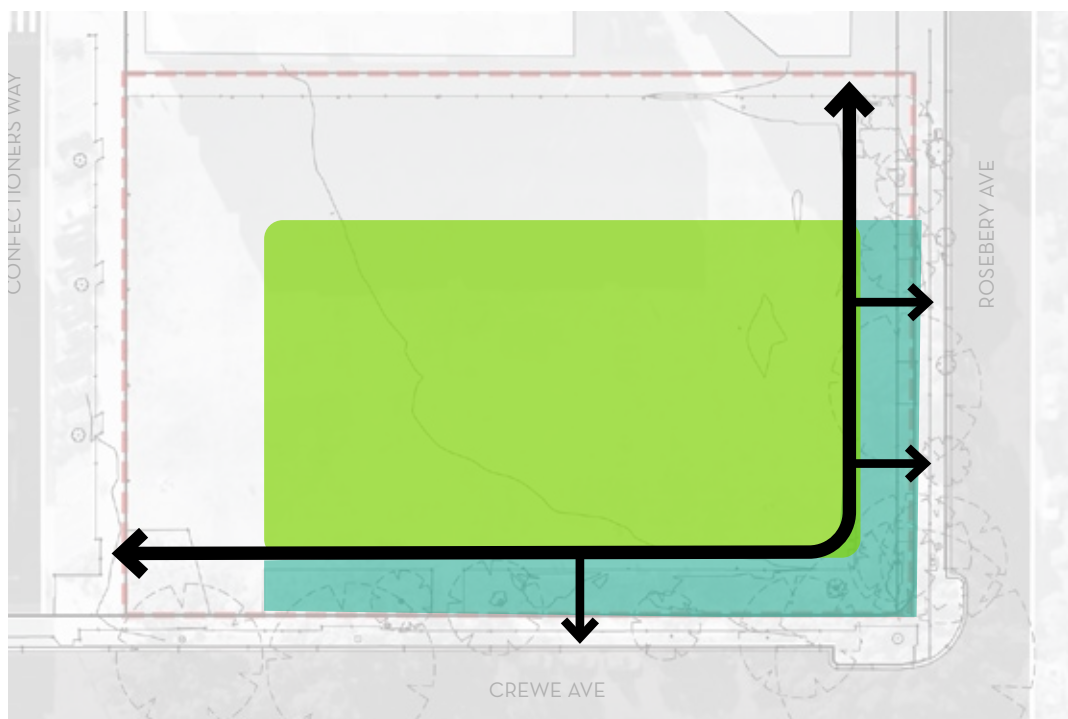
The dune ridge is a place of movement. Darug and Bidjigal communities connected through this place on their way to Sydney Harbour and Botany Bay. Flowering heaths and banksias would have marked changes in seasons and rainfall. The park and link are still spaces where people pass through and meet daily. The design captures the idea of change and movement, in the design structure and in the selection of trees and plants, allowing visitors to read the daily and seasonal variations of this place.

3: NESTING



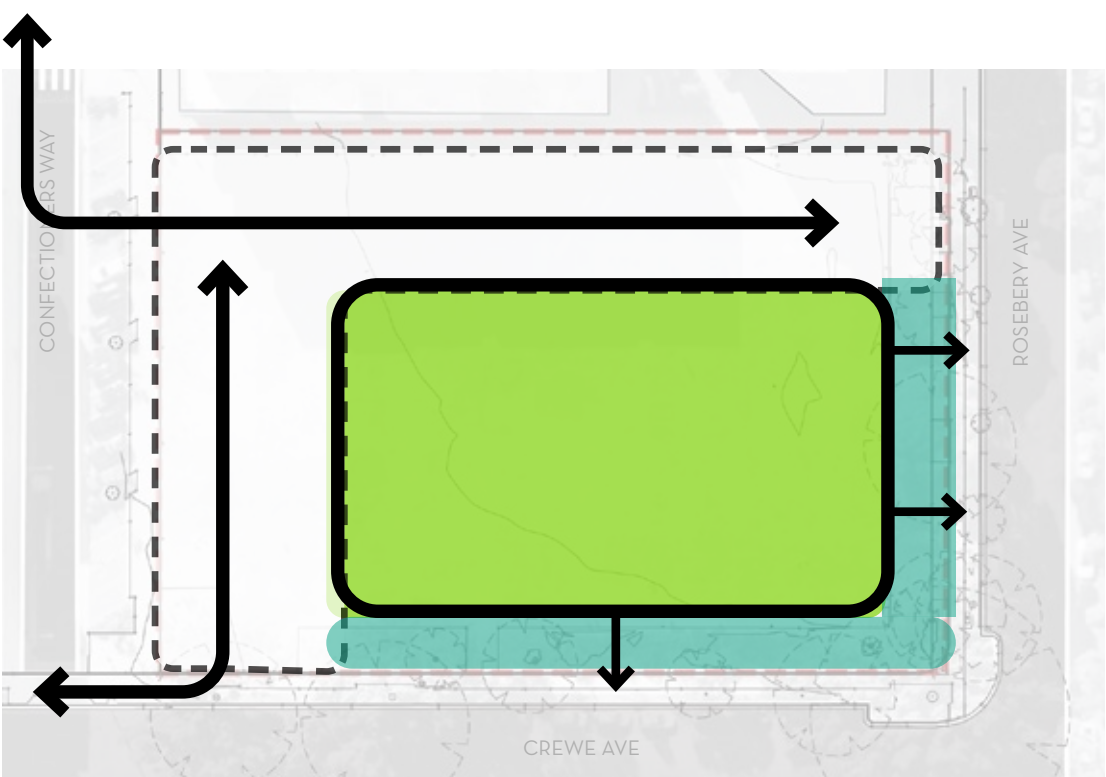
The precinct would have been extensively covered with Eastern Suburbs Banksia Scrub, a diverse plant community occurring on sand dominated by heath or flowering shrubs that would have been a haven for native bird life. This vegetation is an endangered ecological community in NSW has largely disappeared from this area. The design reinterprets the idea of nesting as a place for rest and respite for animals and people. The design creates a series of endemic gardens, with flowering species providing habitat for native birds. The configuration of elevated play structures, nestled in the trees and constructed with timber and rope evoke the idea of bird nests and nets. Clusters of seating within the gardens and under shade trees and provide places for shelter and protection across the park and green link.

PARK STRUCTURE



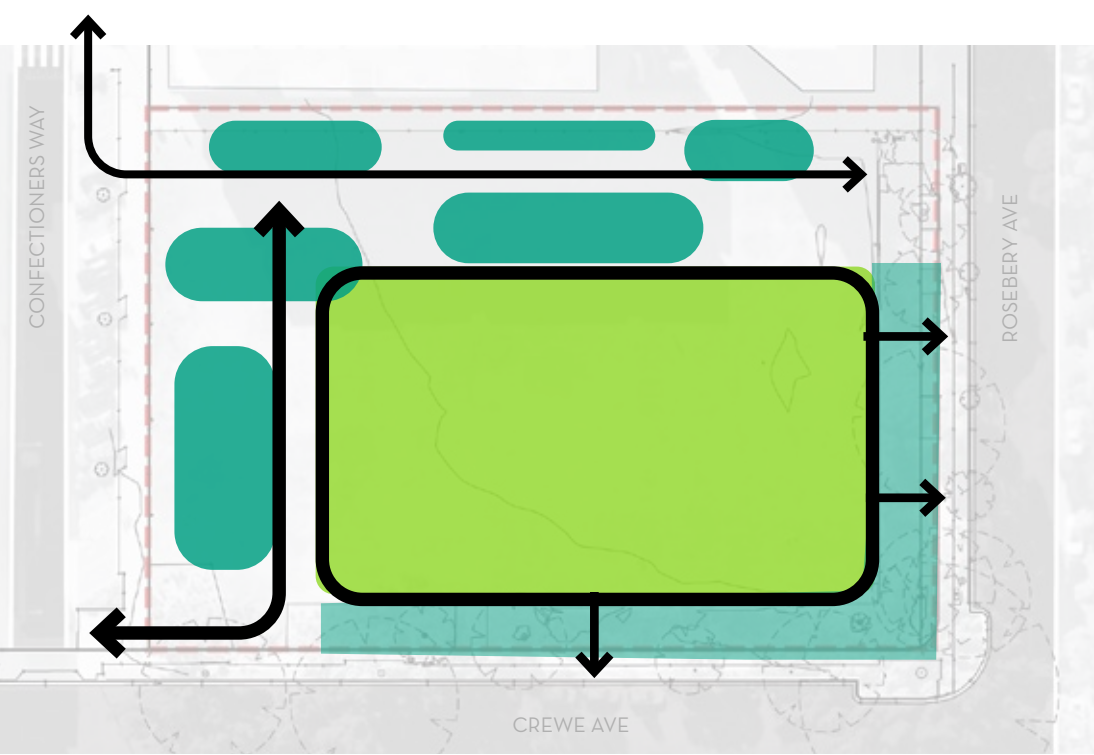
THE LAWN & GARDEN EDGE

- The lawn provides a place of gathering and informal play.
- The street edge garden acts as an interface to the street.
- Creates a comfortable space for outlook.
- Emphasis on habitat plantings.



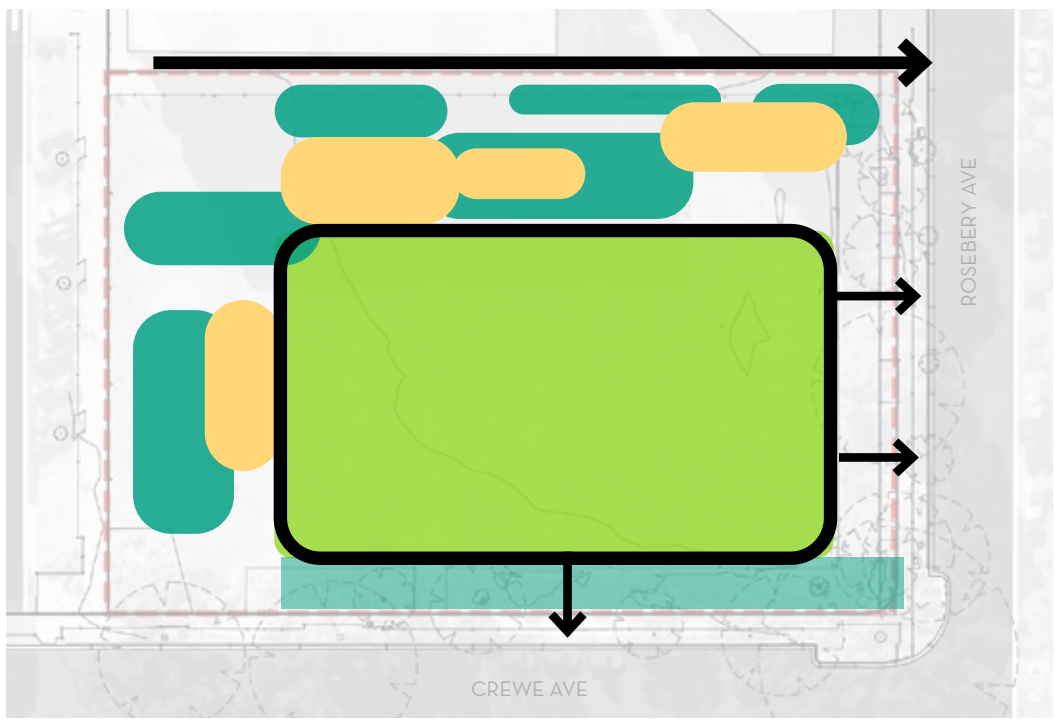
THE RIDGE TERRACE

- Interpretation of the ridge line as a place of movement and rest.
- Creates a threshold space between the street, apartments and park.



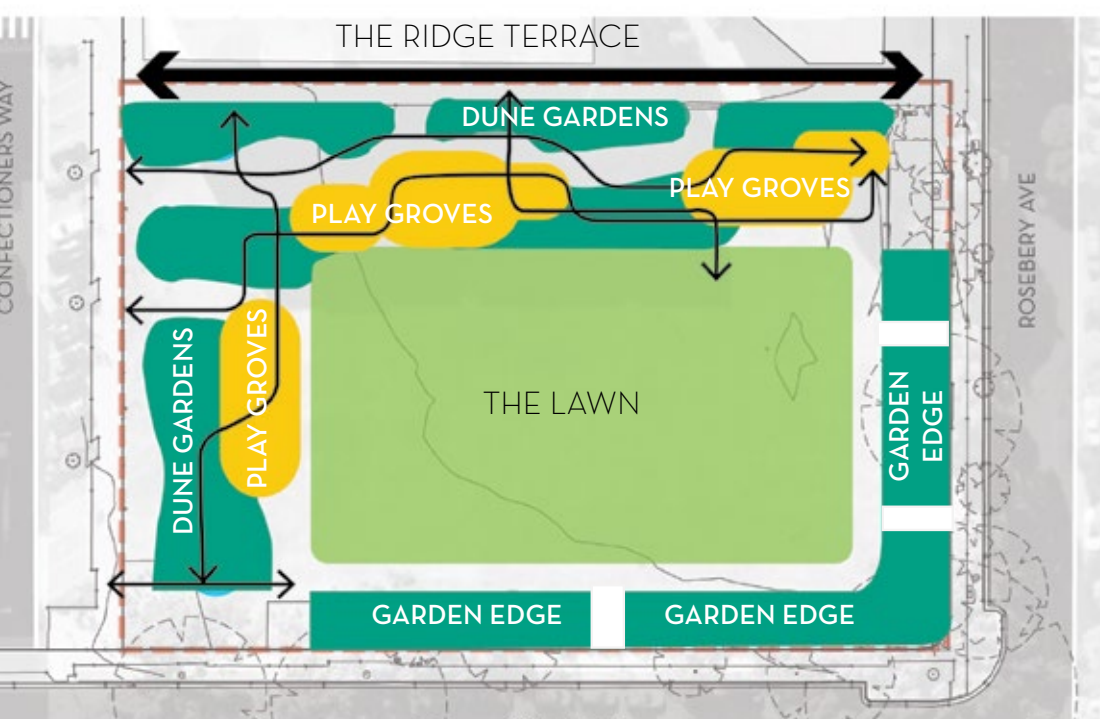
DUNE GARDENS

- Areas of planting dispersed throughout the ridge terrace.
- Incorporating native gardens and sandstone mulch.
- Emphasis of seasonality and texture.



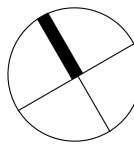
PLAY GROVES

- Pockets of play and seating in concentrated zones, set within planting.
- Offering play elements for children of varying ages.
- Play themes of exploration, climbing, nesting, seasonality.

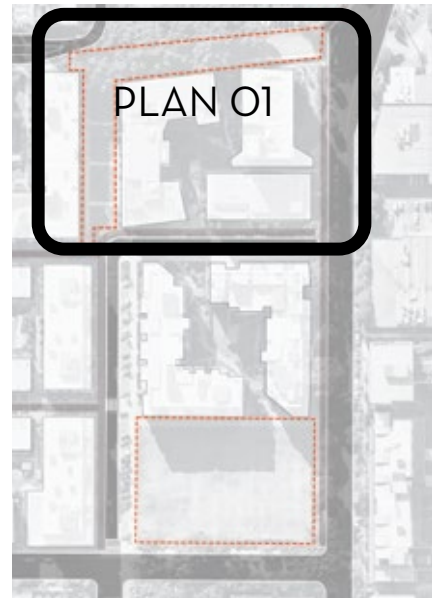


STRUCTURE PLAN

- A combination of open lawn areas and intricate gardens and gathering spaces.
- Structured for optimum microclimate benefits include shade to play areas and sun to lawn zones.
- Design speaks to the ecological character and identity of place.



Ensure smooth transition from changes in surfaces between new and existing, or two different floor finish textures. (AS 1428.1 Clause 7).



MATERIALS + FINISHES : PAVING AND TREE PITS

W1	WALL TYPE 1: PRECAST CONCRETE SEAT WALL 400MM wide, height varies
SP1	PAVING TYPE 1: BRICK PAVING
SP2	PAVING TYPE 2: EXISTING INSITU CONCRETE Footpath as per City of Sydney Public Domain Standard
SP3	PAVING TYPE 3: CRUSHED SANDSTONE
SP4	PAVING TYPE 4: SAND Fall zones to playground surrounds.
SP5	PAVING TYPE 5: AC SURFACING Retain existing slab and resurface with AC.
STE	STEEL EDGE TO GARDEN BED.
TP1	TREE PIT IN PLANTING
TP2	TREE PIT IN CRUSHED SANDSTONE Steel edge surround.
TP3	TREE PIT IN PAVING Custom circular frame

MATERIALS + FINISHES : FURNITURE & FIXTURES




	BENCH TYPE 1 City of Sydney Standard: Tzannes village suite
B2	BENCH TYPE 2: CUSTOM SEAT Precast concrete base with timber battens with backrest
B3	PICNIC TABLE City of Sydney Standard: SFA
LB1	LITTER BIN TYPE 1 City of Sydney Standard:Tzannes village suite
DF1	DRINKING FOUNTAIN City of Sydney Standard Tzannes village suite
HR1	HANDRAIL TYPE 1: FREE STANDING Finish: Powder coated steel
P21	PLAY ZONE 1: GUM NESTS Custom timber and steel platforms with proprietary climbing ropes and slide.
P22	PLAY ZONE 2: JUNIOR PLAY Sand play with slide, sandstone blocks and steppers
P23	PLAY ZONE 3: SWINGS Custom multi-swing with 2 x4m adult swings, 2 x junior swing
P25	PLAY ZONE PLATFORMS: CUSTOM ROUND TIMBER Timber batten with steel frame
LP1	EXISTING LIGHTPOLE To be retained and protected.
LP2	PARK LIGHTING: POLE MOUNTED SPOTLIGHTS 2 X IP65 spotlights mounted at 5m to 5.5 m pole: Powder coated white
LP3	PARK LIGHTING: POLE MOUNTED SPOTLIGHTS 3 X IP65 spotlights mounted at 5m to 5.5 m pole: Powder coated white
LP3	PROJECTOR LIGHTING 2 x FLC 200 WE EF Lighting Projector; Pole mounted with custom artwork
C1	CYCLE RACKS: STEEL HOOPS Finish: Powder coated white

MATERIALS + FINISHES: GARDEN BEDS

GB1	GARDEN BED 1 Mass Planting Type 1: Dune gardens
GB2	GARDEN BED 2 Mass Planting Type 2: Habitat planting under existing trees to street edge
GB3	GARDEN BED 3 Mass planting Type 3: Under existing Ficus trees
GB4	STREET VERGE Mass planting Type 4
TP1	NEW TREE PLANTING 400 ltr.
EXT	EXISTING STREET TREES To be protected and retained.

EXISTING TREES: GREEN LINK

T2	Hills Weeping Fig (<i>Ficus macrocarpa</i> 'Hilli') to be retained
T3	Hills Weeping Fig (<i>Ficus macrocarpa</i> 'Hilli') to be retained
T4	Hills Weeping Fig (<i>Ficus macrocarpa</i> 'Hilli') to be retained
T5	Hills Weeping Fig (<i>Ficus macrocarpa</i> 'Hilli') to be retained
T6	Hills Weeping Fig (<i>Ficus macrocarpa</i> 'Hilli') to be retained
T7	Hills Weeping Fig (<i>Ficus macrocarpa</i> 'Hilli') to be retained
T8	Hills Weeping Fig (<i>Ficus macrocarpa</i> 'Hilli') to be retained
T9	Brush Box (<i>Lophostemon confertus</i>) to be retained
T10	Jacaranda (<i>Jacaranda mimosifolia</i>) to be retained

-  Site Boundary
 Tree Protection Zone
 Structural Root Zone

EXISTING BUILDING FOOTPRINT

MGAC MARKUPS 4/11/2021 - v1

MGAC MARKUPS 4/11/2021 - v2

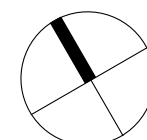
GENERAL NOTES:

* Blue notes are access recommendations to meet the intent of the DDA and for industry best practice. It references the AS 1428 suite, AS 2890.6 and DSAPT.

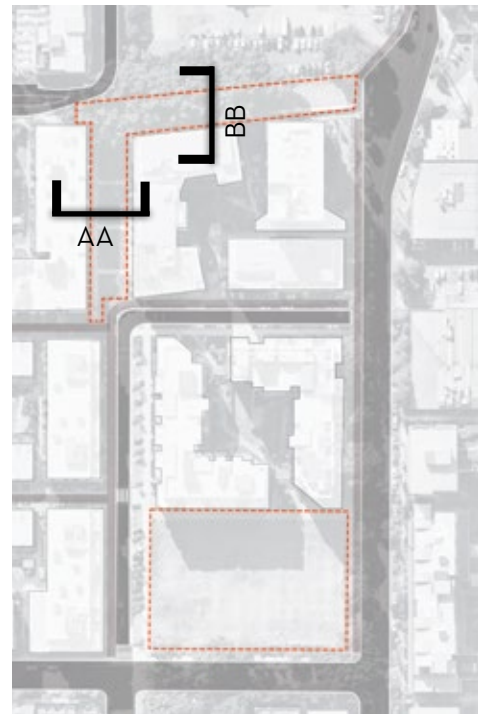
* Refer AS 1428.2-1992 for suggested range of seating heights / table heights/reach ranges etc:
 Clause 22 – reach ranges
 Clause 24 – furniture and fitments
 Clause 27 – street furniture

- * Consideration of wheelchair footprint of 800 x 1300mm recommended for any spatial considerations e.g. inclusion of wheelchair spaces next to fixed seatings – this is to cater for the 90th percentile of users (AS 1428.1).

* Resting spots – recommend shady areas along accessible path if walking distance exceeds 60 metres (refer AS 1428.2 Clause 7, DSAPT), place fixed seatings at least 500mm away from the path of travel (clause 27.1).



KEY PLAN

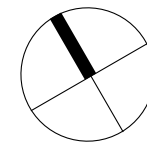
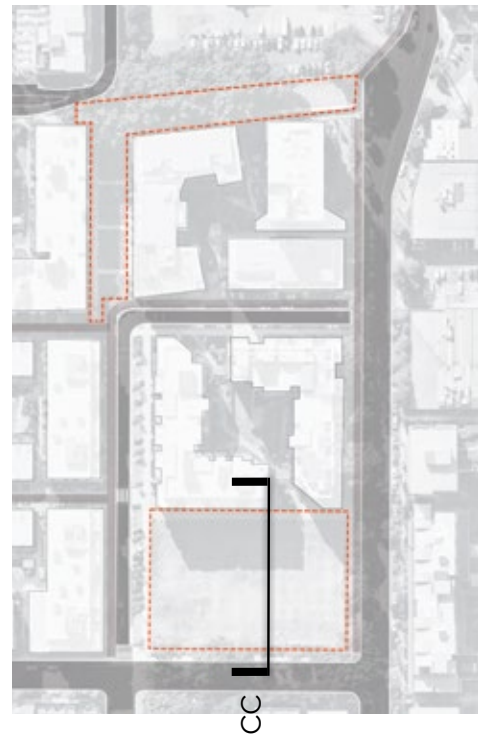


SECTION AA: GREEN LINK NORTH - SOUTH

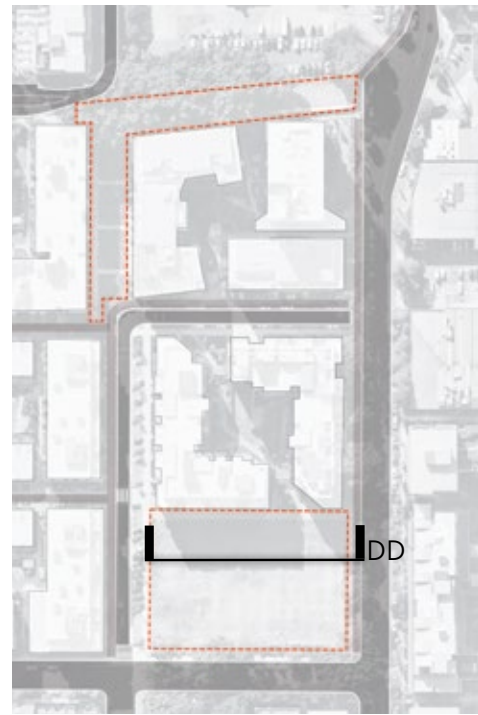


SECTION BB: GREEN LINK EAST WEST

KEY PLAN

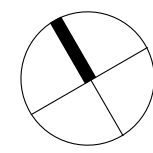


KEY PLAN

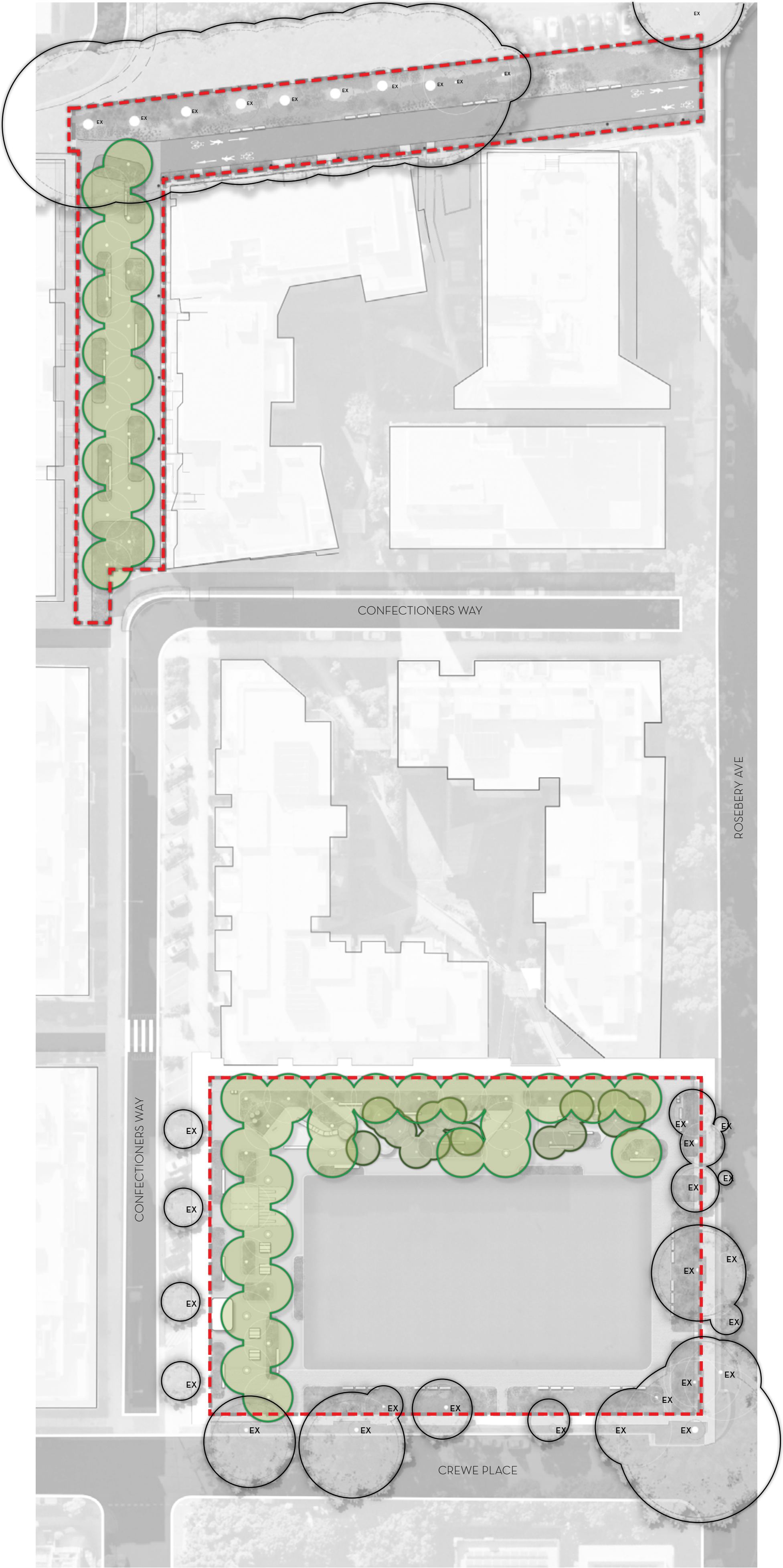


Gum Nest Play Zone

Junior Play Zone



TREES



UNDERSTOREY PLANTING



PLANTING SCHEDULE

PLANT SCHEDULE						
Code	Species	Common Name	Origin	Mature Height	Mature Spread	Location
TREES						
AC	<i>Angophora costata</i>	Smooth-barked Apple	Native	20m	15m	As per plan
BA	<i>Banksia aemula</i>	Wallum Banksia	Endemic	8m	2.5m	As per plan
BS	<i>Banksia serrata</i>	Old Man Banksia	Endemic	10m	3m	As per plan
BL	<i>Banksia integrifolia</i>	Coast Banksia	Endemic	6m	4m	As per plan
CG	<i>Corymbia gummifera</i>	Red bloodwood	Native	20m	15m	As per plan
EM	<i>Eucalyptus microcorys</i>	Tallowood	Native	30m	15m	As per plan
TURF						
TURF	<i>Stenotaphrum Secundatum</i>	Sir Walter Buffalo				As per plan
GROUND COVERS						
Am	<i>Actinotus minor</i>	Lesser Flannel Flower	Endemic	400mm	400mm	A
Ah	<i>Actinotus helianthi</i>	Flannel Flower	Endemic	400mm	400mm	A
Bs	<i>Billardiera scandens</i>	Apple Berry	Endemic	500mm	2000mm	A
Bp	<i>Boronia parviflora</i>	Swamp Boronia	Endemic	300mm	300mm	A
Cg	<i>Carpobrotus glaucescens</i>	Dig face	Native	400mm	500mm	A, B
Cc	<i>Conostylis candidans</i>	Cotton Heads	Native	300mm	500mm	A, B
Dt	<i>Darwinia laxifolia</i>	prostrate form	Endemic	300mm	1000mm	A
Hs	<i>Hibbertia scandens</i>	Guinea Flower	Native	300mm	1200mm	A, B
Hv	<i>Hardenbergia violacea</i>	Happy Wanderer	Endemic	500mm	1200mm	A, B
Kr	<i>Kennedia rubicunda</i>	Dusky Coral Pea	Native	400mm	2000mm	A, B
STRAPPY LEAF/GRASSES						
Dc	<i>Dichelachne crinita</i>	Long hair plume grass	Endemic	800mm	600mm	A
Dr	<i>Dianella caerulea</i>	Flax Lily	Native	800mm	1200mm	A, B
Dr	<i>Dianella revoluta</i>	Blue Flax Lily	Endemic	500mm	500mm	A
En	<i>Ficinia nodosa</i>	Knotted Club Bush	Native	600mm	600mm	C
Lt	<i>Lomandra 'banika'</i>	Matt Rush Cultivar	Native	500mm	600mm	A, C
Ll	<i>Lepidosperma laterale</i>	variable sword sedge	Endemic			C
Rf	<i>Restio tetraphyllus</i>	Tassel Rush	Native	1000mm	500mm	C
SHRUBS						
Ac	<i>Acacia cognata 'Limelight'</i>	Dwarf River Wattle	Native	1500mm	2000mm	B
Ah	<i>Actinotus helianthi</i>	Flannel Flower	Endemic	700mm	500mm	A, B
An	<i>Atriplex nummularia</i>	Old Man Saltbush	Endemic	1500mm	750mm	A, B
Bm	<i>Banksia marginata</i>	Silver Banksia	Endemic	1200mm	1200mm	A
Br	<i>Bauera rubioides</i>	Native Bauera	Endemic	1000mm	1000mm	A
Bo	<i>Breyeria oblongifolia</i>	Coffee Bush	Endemic	2000mm	1000mm	A
Ct	<i>Conospermum taxifolium</i>	Variable Smoke Bush	Endemic	800mm	300mm	A
Ca	<i>Correa alba</i>	White Correa	Endemic	1500mm	1500mm	A, B
Ea	<i>Eriostemon australasius</i>	Pink wax flower	Endemic	600-2000mm	1000mm	A
Gp	<i>Grevillea parvula x juniperina prostrate</i>	Grevillea 'Tucker Time Winter Feast'	Native	500-1000mm	1500mm	B
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	Native	1500mm	1500mm	D
Xr	<i>Xanthorrhoea resinifera</i>	Grass Tree	Native	2m	1500mm	A
GREEN LINK PLANTING: UNDER FIG						
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	Native	0.5-1.5m	0.5-1.5m	D
Ac	<i>Arthropodium cirratum</i>	Renga Renga Lily	Exotic	1m	1000mm	D
Aj	<i>Ayuga 'Callins Giant'</i>	Giant Bugle	Exotic	200mm	500mm	D
Bs	<i>Blechnum gibbum</i>	Silver Lady Fern	Exotic	1.2m	1000mm	D
Md	<i>Microsorium diversifolium</i>	Kangaroo Paw Fern	Native	300mm	600mm	D
Px	<i>Phlodendron xanadu</i>	Xanadu Philodendron	Exotic	1500mm	1500mm	D
Ss	<i>Spathiphyllum 'Sensation'</i>	Peace Lily	Exotic	1000mm	1000mm	D
Sw	<i>Spathiphyllum wallisii</i>	Petite Peace Lily	Exotic	300mm	300mm	D
Vh	<i>Viola hederacea</i>	Native violet	Native	200mm	600mm	D

KEY

EXTENT OF WORKS

ZONE A - DUNE GARDEN - 6 PLANTS PER 1M2

ZONE B - GARDEN EDGE - 6 PLANTS PER 1M2

ZONE C - RAIN GARDEN - 6 PLANTS PER 1M2

ZONE D - GREEN LINK SHADE PLANTING - 6 PLANTS PER 1M2

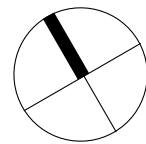
ZONE E - TURF

TREE TYPE 1 - GUM SP. 400L POTS

TREE TYPE 2 - BANKSIA SP. 200L POTS

EX

EXISTING TREE



KEY PLAN

