

182-186 GERTRUDE ST,

NORTH GOSFORD

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withdraw this information from the assessment process if suc payments are not made following the notification period.





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	Size (Ht x Sp)	Structural (	Structural Cond. Proposed Action		
lata (Grey Ironbark)	22 x 8	Good	To retain & protect		
otusa 'Crippsii'(Golden Hinoki Cypress)	2.5x1	Very poor	To be removed		
nphora (Camphor Laurel)	12x4	Good	To be removed		
alis (Weeping Bottlebrush)	6x2	Good	To retain & protect		
olia (Ironwood)	12x3	Good	To retain & protect		
<i>iculatus</i> (Blueberry Ash)	6x2	Good	To retain & protect		
<i>rinus</i> (Crimson Bottlebrush)	9x1 to 2	Good	To retain & protect		
rale(Brush Cherry)	6x2	Good	To retain & protect		
<i>cunninghamiana</i> (Bangalow Palm)	15x2	Good	To retain & protect		
<i>tersonii</i> (Lemon-scented Tea Tree)	12x8	Poor	To be removed		
bing Bottlebrush)	6x3	Fair	To be removed		
<i>ciflua</i> (Sweet Gum)	25x10	Fair	To be removed		
<i>hylla</i> (Norfolk Island Pine)	20x5	Fair	To be removed		
panese Maple)	3x2	Good	To be removed		
ndi(Cheese Tree)	12x6	Good	To retain & protect		
<i>ndi</i> (Cheese Tree)	14x8	Good	To be removed		
schaffeltii (Spindle Palm)	6x3	Good	To be removed		
	8x2	Fair	To be removed		
<i>iana</i> (Bangalow Palm)	9x2	Good	To be removed		
<i>iana</i> (Bangalow Palm)	9x2	Good	To be removed		
<i>folia</i> (Jacaranda)	14x8	Fair	To be removed		
ca(Soft Tree-fern)	6x2	Good	To be removed		
Tree-fern)	7x2	Good	To be removed		
ree-fern)	6x3	Good	To be removed		
<i>blia</i> (Queensland Nut)	7x4	Good	To be removed		
on)	4x2	Fair	To be removed		
TITLE:	STATUS:				
TREE SURVEY	DE\	ELOPMENT APP	LICATION		
	SCALE:		DATE:		
	1:10	00 @ A1	FEBRUARY 2024		

			1:100 @ A1	FEBRUARY 2024
DWG.No:	SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA-23/84	TITLE	В	E.W	R.F



DEVELOPMENT APPLICATION FEBRUARY 2024

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

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

**CENTRAL COAST COUNCIL** approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions

					<b>T9</b>	ТВ	
HARDS		IS		(	o		
		den edging -		l l	METAL		FENC
	Turf area	- refer detail		Ш			
	Mulched g	gravel path		ENCE			<u> </u>
	Permeabl	e paving					ø
Sandstol	as casual	e boulder log seating in		°00'50"	2.192	33,247	TO ARCHITECT
	Landscap	ed area		<b>.</b>			DS-01
	Retaining - refer det	/ raised planter wall ail		, I			DS-02
		ees proposed to d and protected		МЕТА			
		oundary gate and f nd style to be non					
KEY							
<u> </u>	- Bounda	ry					
BASEMENT E		ent outline			<b>32.410</b>	Ø P.O.S.18 25 m <sup>2</sup>	
TOW	Top Of V	Vall				POS 57 TO 20	
FFL	Finished	Floor Level					
RL	Reduced	Level					
× 30.00	Existing I	evel		T15 HEIRINI			
LANDS	CAPE ARE	AS			9-32,400 <b>32,41</b>		
AS PER AF BITE AREA		L DWG NO. 010	1808 SQM			0	
PROPOSEI	D LANDSCAPE	ZONE:	499.76 SQM @ 27.6%	FENCE			
	DEEP SO (6m X 6m					POS TO Ø ARCHITECT'S M	
DEEP SO	DIL			0°01'50" <b>15.240</b>		DETAILS.29.86 m <sup>2</sup>	DS-03
UNIT	LEVEL	MEASURED ARE	A	0			
DEEP	GROUND	220.42			9-32,270 +RL 	+32,840	
DEEP	LEVEL 02	103.32					
		323.74 m <sup>2</sup>		EDAL			
REQUIRE	A: 1808 m <sup>2</sup> D DEEP SOIL Z	ONE: = 126.56 m <sup>2</sup> MIN. DIM	ENSION OF 6m	(C)	EN T		\$ <sup>5</sup> , <sup>1</sup> , <sup>6</sup> +

ADG: 7% OF SITE AREA = 126.56 m<sup>2</sup> MIN. DIMENSION OF 6m DCP: 15% OF SITE AREA = 271.2 m<sup>2</sup> MIN. DIMENSION OF 6m

PROPOSED DEEP SOIL ZONE: 323.74 m<sup>2</sup> (17.9%)

NT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND CESSEUL LANDSCAPE CONTRACTOR

LANDSCAPE ARCHITECT:

**(B)** 

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GENERAL NOTE:



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1.1

TEXCO DESIGN

ARCHITECT:



Suit 101, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9922 5312 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au

EASEMENT B

COUNCIL



	REV	DATE	NOTATION/AMENDMENT	PROJECT:				
COAST COUNCIL	Α	04.10.22	Preliminary DA prepared for review	PROPOSED RESIDENTIAL				
	В	10.11.23	Reg Council RFI	TROFOSED RESIDENTIAL				
				DEVELOPMENT				
					0 1	0	-	10
				182-186 GERTRUDE ST,			5 	
					1:100			
				NORTH GOSFORD				

TITLE:		STATUS:			
HARDSCA		DEVELOPMENT APPLICATION			
			SCALE:	DATE:	
			1:100 @ A1	FEBRUARY 2024	
DWG.No:	SHEET:	ISSUE:	DRAWN:	CHECKED:	
LPDA-23/84	02	В	E.W	R.F	

# 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.

7. ALL TREES TO BE SOURCED IN ACCORDANCE WITH TESTS AND MEASUREMENTS CONTAINED WITHIN AS 2303-2015 - TREE STOCK FOR LANDSCAPE USE

## SMALL TREE

**Botanical Name:** Ficus lyrata **Common Name:** Fiddle-leave Ficus(Exotic) Pot size:

45Lt Mature H x S: 5m x 3m Qty Required: 1 Botanical Name: Banksia serrata

**Common Name:** Old Man Banksia (Native) Pot size: Mature H x S: 5m x 3m Qty Required: 1

Pot size:

Pot size:

SHRUBS

## ACCENT PLANTING

**Botanical Name:** *Trachelospermum 'Tricolor'* 

Tube stock

**Common Name:** 'Tircolor' Jasmine (Exotic)

200mm

300mm

1

Mature H x S: 0.3m x 0.6m

45Lt

Botanical Name: Carpobrotus 'Aussie Rambler' **Common Name:** Aussie Rambler Pigface (Native) Tube stock Mature H x S: 0.25m x spreading Qty Required: 7/m2 (3m2 total)

Qty Required: 6/m2 (1.5m<sup>2</sup> total)



Botanical Name: Metrosideros 'Tahiti' **Common Name:** NZ Christmas Bush (Exotic) Pot size: 200mm Mature H x S: 1m x 1m Qty Required: 6

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

**Botanical Name:** Syzygium 'Cascade' **Common Name:** Cascade Lilly Pilly (Native) Pot size: Mature H x S: 2.5m x 1.8m

Botanical Name: Strelitzia reginae **Common Name:** Bird of Paradise Strelitzia (Exotic) Pot size: **Mature H x S:** 1.5m x 1m Qty Required:

HARDSCAPE ITEM

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by

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discrepancies to the Landscape Architect before proceeding with the work. Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT (ABN: 75 623 405 630)

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BBQ unit to futrue detail

Pergola to future details

Selected unit tiling to Architect's details

Built-in bench seat & raised planter

you or any other person as a result of your use of this drawing

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Qty Required: 7





SAMPLE IMAGES



Carpobrotus 'Aussie Rambler'

Russelia equisetiformis



Metrosideros 'Tahiti'



## **INDICATIVE IMAGES**







BBQ unit





DIAL 1100 BEFORE YOU DIG

ÐXC

Australian Institute o Landacape Architect

AILA Associate

ARCHITECT

TEXCO DESIGN

LANDSCAPE ARCHITECT



Suit 101, 506 Miller Street, AMMERAY NSW 2062 Phone: 9922 5312 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au



Planter Tub

COUNCIL CENTRAL COAS CLIENT







### **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:

- 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

ST COUNCIL	REV A B		PROPOSED RESIDENTIAL DEVELOPMENT	Bar	Scale					
				182-186 GERTRUDE ST, NORTH GOSFORD	0	2	4	6	8	

- 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

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

}	<sup>™</sup> LANDSCAF - LEVEL 6 F			STATUS: DEVELOPMENT APPLICATION			
)				scale: 1:100@ A1	DATE: FEBRUARY 2024		
		SHEET:	ISSUE:	DRAWN:	CHECKED:		
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#### LANDSCAPE WORK SPECIFICATION

#### PRELIMINARIES

#### 1.01 GENERA

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician Anomalies that occur in these plans should be brought to our immediate attention. Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed

#### 1.02 PROTECTION OF ADJACENT FINISHES

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

### 1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS)4970-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist

#### Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to

oversee such works and manage tree health Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

#### Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than

50mm diameter shall be cut cleanly with a saw. Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape

works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

#### **1.04 EROSION & POLLUTION CONTROL**

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion

#### Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site. - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect

- Earth banks to prevent scour of stockpiles

characteristics of the site.

- Sandbag kerb sediment traps - Straw bale & geotextile sediment filter.

- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

#### 2.01 MATERIALS

#### Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

#### New gardens & proposed Planting

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

#### **Specified Soil Mix - Turf**

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

#### Site Topsoi

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

## 2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY

RETAINED) Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to

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

#### b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

#### c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil

conditioner). The following subgrade levels shall apply:

#### Mass Planting Beds - 300mm below existing levels with specified imported soil mix. Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

#### d) Subgrade Cultivation

the placement of the final specified soil mix.

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to

#### e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to

### outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes. Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with

- 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal. Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
- Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth
- and good growing medium in preparation for planting.
- Turf Areas Install specified soil mix to a minimum compacted depth of 75mm.
- Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for
- planting and turfing.

#### PLANTING

#### 3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon

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- request of Council's Tree Management Officer.
- Above Ground Assessment:

The following plant quality assessment criteria should be followed: Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper,

#### has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment: Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation

and description of these assessment criteria, refer to Ross Clark's book. All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

#### b) Stakes and Ties

GENERAL NOTE

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

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BEFORE YOU DIG

#### c) Fertilisers Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants.

specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch Mulch for general planter bed shall be an approved equal to "FOREST FINE" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

#### e) Turf

Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

#### 3.02 INSTALLATION a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

#### b) Planting

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

#### c) Staking and Tying

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

#### d) Mulching Mulch for general planter bed shall be an approved equal to "Forest Fine" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or similar.

### e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation

#### f) Metal garden edging

Where is required, the Contractor shall install metal garden edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

#### g) Earth retaining structure

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of **not** timber construction materials, construction details to be provided by a gualified engineer. Install wall to suit site levels and to manufacture's specification.

#### HARDSCAPE WORKS

4.01 GENERAL

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

Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to

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

property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332. IRRIGATION WORKS

#### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

Drawings

5%

engagement.

Design Requirements:

Services Co-ordination:

power provision and water supply

over a determined length of time.

Testing & Defects:

exceed 300Kpa.

Warranty :

6.01 GENERAL

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immediately rectified.

Further Documentation:

CONSOLIDATION AND MAINTENANCE

The consolidation and maintenance period shall be either :

any defects that become apparent in the contracted works.

Clearing litter and other debris from landscaped areas.

• Replacement of damaged, stolen or unhealthy plants.

Make good areas of soil subsidence or erosion.

 Spray / treatment for Insect and disease control. • Fertilizing with approved fertilizers at correct rates.

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Topping up of mulched areas.

Adjusting ties to Stakes

ARCHITECT

• Removing weeds, pruning and general plant maintenance.

Maintenance of all paving, retaining and hardscape elements.

or as specified by Council in the Determination.

• Watering all planting and lawn areas / irrigation maintenance.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 2011, & the

latest Sydney Water Code An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the

approved Irrigation Design This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry

standards and to maximise the efficient usage of water. The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, CENTRAL COAST COUNCIL Council By-Laws and Ordinances.

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation

- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and

suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to

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

- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and

- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to

Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area,

Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken

- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the

6 months beginning from the approved completion of the specified construction work (Practical Completion)

A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation

and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural

practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the

LANDSCAPE ARCHITECT

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the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not

capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be

system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.

suit. Supply shall be from local hose cock where available.

penetration through slabs and planter walls for water and power provisions.

Upon completion of installation, the system shall be tested, including:

- A full 12 month warranty shall be included to cover labour and all parts.

- On request, a detailed irrigation performance specification report can be issued.

as agreed to in the landscape contractors contractual obligations.

This shall include, but not be limited to, the following items where and as required:

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

superintendent or landscape architect, the responsibility will be signed over to the client.

position at 500mm centres with galv wire pins.

identify the preferred service and conduit locations.

The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.



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

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

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

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

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

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

## TREE PROTECTION ZONE



ROOT BARRIER

SURFACES

PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

**PROVIDE 3 HARDWOOD STAKES** 1 8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING -75mm 'FOREST FINE' MULCH

BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR **IMPORTED SOIL MIX** APPROVED BY LANDSCAPE ARCHITECT

-CULTIVATE/ RIP SUBGRADE

## TREE PLANTING DETAIL

SCALE: 1:10 (ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



#### TYPICAL SETBACK FROM LAWN/GARDEN EDGE

75mm DEPTH "FOREST FINE" MULCH OR EQUIVALENT

## SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE AMELIORATED, MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

# **TYPICAL GARDEN PREPARATION DETAIL**

## SCALE 1:10

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



DETAL: SANDSTONE LOG SEATING SCALE: 1:10



COUNCIL	REV	DATE		NOTATION/AMENDMENT	PROJECT:			TITLE:			STATUS:	
CENTRAL COAST COUNCIL	A			y DA prepared for review	PROPC	SED RESIDENTIAL	NOTE.	DETAILS	& SPECIFICA	TION	DEVELOPMENT APPI	LICATION
	В	05.02.2	24 For DA Su	IDMISSION		DEVELOPMENT					SCALE:	DATE:
CLIENT							CONSTRUCTION DOCUMENTATION TO ENSURE CONSTRUCTION STATUS IS ACHIEVED.				AS SHOWN	FEBRUARY 2024
			182-186 C	GERTRUDE ST,	SOFT LANDSCAPING AND PLANTING WORKS MAY BE ADJUSTED	DWG.No:	SHEET:	ISSUE:	DRAWN:	CHECKED:		
					NORTH G	GOSFORD	TO SUIT WHERE CONSTRUCTION CHANGES HAVE OCCURRED.	LPDA-23/84	04	A	EW	R.F

# TYPICAL MASONRY BLOCK RETAINING WALL



SANDSTONE LOG



**SCALE 1:15** 



-UNWOVEN GEO-FABRIC -BASE COURSE 5-20MM CRUSHED AGGREGATE (NO FINES)

COMPACTER

SUB-GRADE

<del>///////</del>////

HYDROPAVE PRODUCT 4MM JOINTS FILLED WITH 1-3MM BASALT -BEDDING COURSE 2-5MM

TYPICAL DETAILING ONLY: SELECTED PRODUCT TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION



BEFORE YOU DIG

AILA Associate

TEXCO DESIGN

TBC

(A)

—STEEL PFC BEAM

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If the Status of this drawing is not signed off For Construction it may be subject payments are not made following the notification period.

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

TO ENG'S DETAILS

STEEL POSTS TO BE NOM. BY ENGINEER.-POWDER COATED FINISH TO MATCH

LOUVRE SLATS SIZE TBC

DEVELOPMENT

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Mob: 0413 861 351

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## NOTE:

DETAIL PROVIDED FOR DESIGN INTENT ONLY, TO BE REVIEWED AND VERIFIED WITH FURTHER DETAILING PROVIDED AS REQUIRED FOR CONSTRUCTION RECOMMEND SUCCESSFUL TENDER INCLUDES ALLOWANCE TO HAVE PREPARED & APPROVED SEPARATE CONSTRUCTION 'SHOP DRAWING'

STEEL CLEAT WELDED TO PFC

STEEL PFC EDGE BEAM BOLTED TO STEEL FIXING PLATE TO ENG'S

-STEEL POSTS DIMENSION TO BE

BEAMS BOLTED TO STEEL PLATE CLEATS TO ENG'S DETAILS

> - STEEL CLEAT WELDED TO PFC EDGE BEAM

STEEL PFC BEAM TO ENG'S DETAILS



FIXED TO SIDE OF WALL

## **TYPICAL SEATING DETAIL** PROPRIETARY ITEM TO MANUFACTURER'S SPECIFICATION

SUPPLIER: STREET FURNITURE AUSTRALIA



## PLANTER WALL ON SLAB DETAIL

PLANTER DETAIL TO CONFORM AS 4654.2-2012

COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:
CENTRAL COAST COUNCIL	Α	20.10.22	Preliminary DA prepared for review	PR
	В	05.02.24	For DA Submission	
				DE
CLIENT				
				182
				NO

PROPOSED RESIDENTIAL DEVELOPMENT 182-186 GERTRUDE ST, NORTH GOSFORD

OVERFLOW

PROPOSED.

WATER PROOFING

DETAILS

PROOFING).

AND LANDSCAPE.

CONSTRUCTION'.

ENGINEER

### NOTE.

LANDSCAPE DETAILING HAS BEEN PREPARED FOR CC / TENDER PURPOSES AND MAY REQUIRE CO-ORDINATION WITH CONSTRUCTION DOCUMENTATION TO ENSURE CONSTRUCTION STATUS IS ACHIEVED. SOFT LANDSCAPING AND PLANTING WORKS MAY BE ADJUSTED TO SUIT WHERE CONSTRUCTION CHANGES HAVE OCCURRED.



FIXED ON PLINTH

- SAFETY OVERFLOW DESIGNED FOR APPROPRIATE RAINFALL INTENSITY WITH SCREW CAP FOR CLEARING ACCESS TO MANUFACTURER'S SPECIFICATION CAPPING TO PROTECT TOP OF MEMBRANE TO MATCH DEVELOPMENT FINISHES WATERPROOFING MEMBRANE TO CONTINUE OVER EDGE OF PLANTER BOX - 75mm DEPTH MULCH AS SPEC. PROPRIETARY PROTECTION BOARD - APPLY WELDED WATERPROOF MEMBRANE TO WALLS AND BASE OF ALL PLANTERS. APPLY NON-WOVEN GEOTEXTILE FABRIC TO PROTECT WATER PROOF MEMBRANE TO ENG'S DETAILS BASE OF ALL PLANTERS TO BE GRADED WITH MIN. 2% FALL TO DRAINAGE POINTS REFER TO HYDRAULIC ENG'S DETAILS NON-WOVEN GEO-FILTER FABRIC TURNED UP AND SECURED TO RISER ABOVE DRAINAGE OPENING

TITLE:			STATUS:	STATUS:		
DETAILS	2		DEVELOPMENT APPLICATION			
			SCALE:	DATE:		
			AS SHOWN	FEBRUARY 2024		
DWG.No:	SHEET:	ISSUE:	DRAWN:	CHECKED:		
LPDA-23/84	05	A	EW	R.F		



-1m-



		<b>PLANT MIX - GROU</b> QTY REFER TO LANDSCAPE PLAN	NDCOVER MIX (SH	ADE)
1m 1m		POT SIZE: Tube stock QUANTITY: 6/m <sup>2</sup> Botanical Name	Common Name	
		Dianella 'Emerald arch'	Flax Lily	0.5n
		<i>Doodia aspera</i> F	rickly Rasp Fern	0.4r
		Blechnum cartilagineum	gristle fern	1.5n
		Viola hederacea	Native violet	0.1n
	Etintintintinti	Philodendron 'Little Phil'	Phildendron	
		Liriope muscari 'Isabella'	Liriope	





Landscape Archite



GENERAL NOTE:





TEXCO DESIGN

ARCHITECT:

## NATIVE GRASSES & GARMINOIDE

OCK Name	Common Name
	Blueberry Lily
	Mat Rush

Flax Lily

Knotted Club Rush

## **PLANT IMAGES** INDICATIVE ONLY SUBJECT TO APPROVAL



Lomandra longifollia 'Tanika'



Ficinia nodosa







## PLANT MIX - TUFTED GROUNDCOVER

	Common Name	Mature Size (Ht x Sp)	
	Kidney weed	0.1m xspreading 0.1m xspreading	
	Native Violet		
'Tricolor'	Tricolor Jasmine	0.25m xspreading	

Mature Size (Ht x Sp)

0.5m x 0.5m

0.4m x 0.45m

0.1m x spreading

1.5m x 1m

COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:	
CENTRAL COAST COUNCIL	A	20.10.22	Preliminary DA prepared for review	PROPOSED RESIDENTIAL DEVELOPMENT 182-186 GERTRUDE ST, NORTH GOSFORD	<b>NOTE.</b> LANDSCAPE DETAILING HAS BEEN PREPARED FOR CC / TENDER PURPOSES AND MAY REQUIRE CO-ORDINATION WITH CONSTRUCTION DOCUMENTATION TO ENSURE CONSTRUCTION STATUS IS ACHIEVED. SOFT LANDSCAPING AND PLANTING WORKS MAY BE ADJUSTED TO SUIT WHERE CONSTRUCTION CHANGES HAVE OCCURRED.
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CLIENT					



Viola hederacea



Dichondra repens



Philodendron 'Little Phil'



Blechnum cartilagineum



Liriope muscari cvs

TITLE:		STATUS:		
PLANT MIX	MATRIX	DEVELOPMENT APPLICATION		
		SCALE:	DATE:	
		AS SHOWN	FEBRUARY 2024	
DWG.No:	SHEET:	ISSUE:	DRAWN:	CHECKED:
LPDA-23/84	06	A	EW	R.F