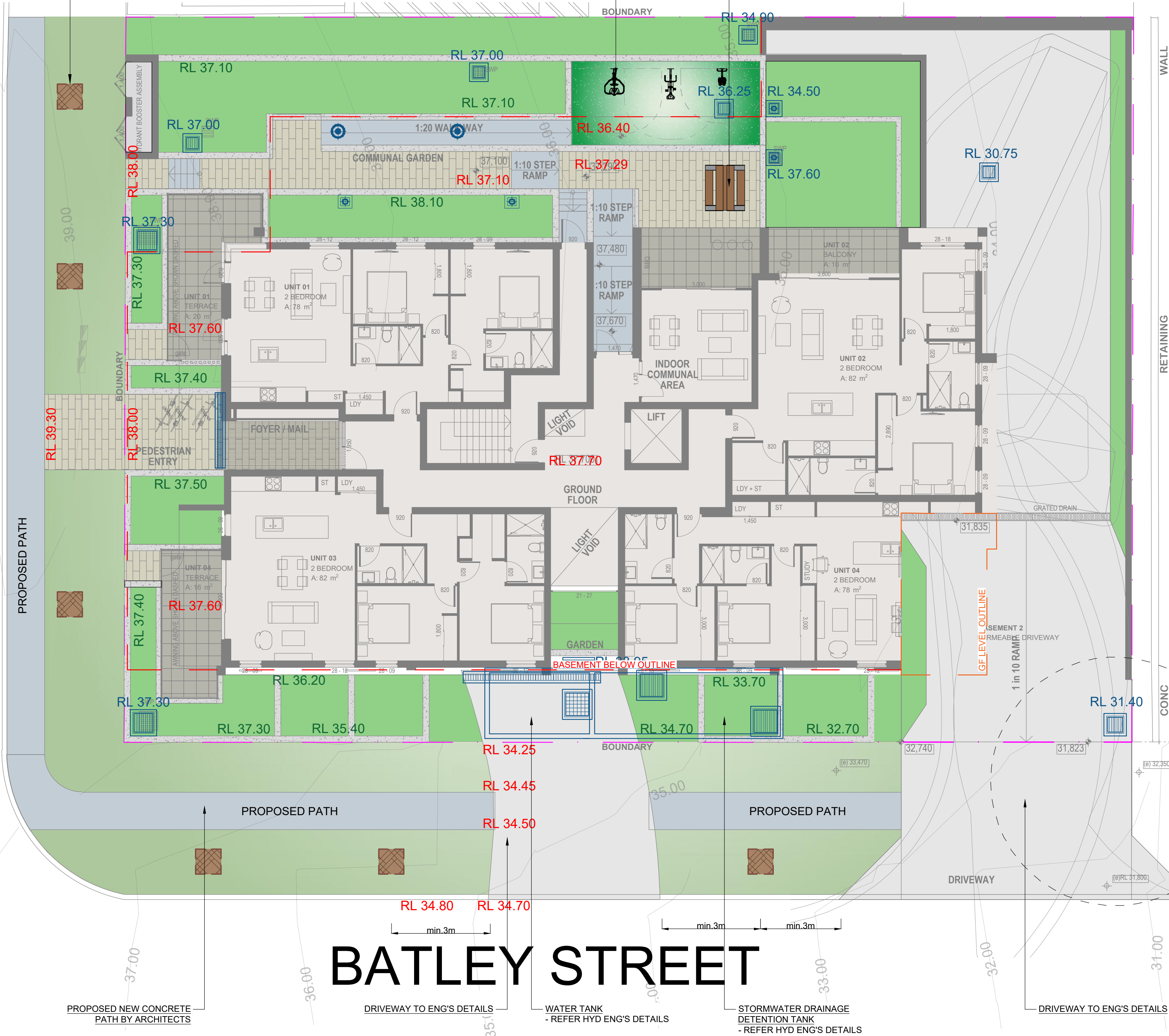


DONNISON STREET

TREE PIT LOCATION  
STREET TREE  
PLANTING REFER  
DETAIL 10

FITNESS  
EQUIPMENTS ON  
ARTIFICIAL TURF  
- REFER DETAIL 2

PROPRIETARY OUTDOOR  
FURNITURE REFER DETAIL 7  
- OR TO BE NOM. BY CLIENT TO  
MANUFACTURER'S  
SPECIFICATION



PROPOSED NEW CONCRETE  
PATH BY ARCHITECTS

DRIVEWAY TO ENG'S DETAILS

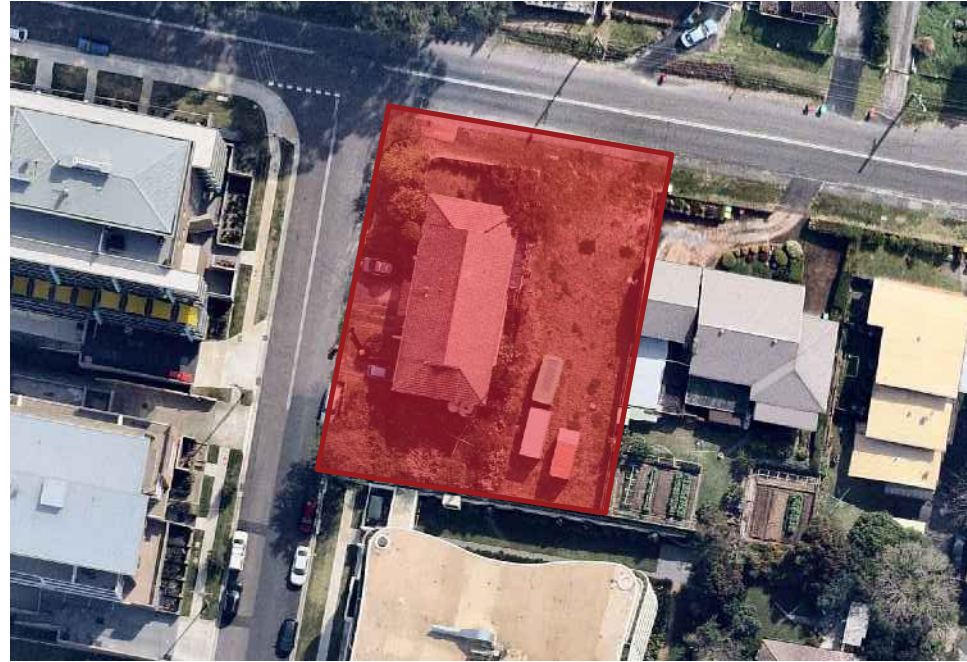
WATER TANK  
- REFER HYD ENG'S DETAILS

STORMWATER DRAINAGE  
DETENTION TANK  
- REFER HYD ENG'S DETAILS

DRIVEWAY TO ENG'S DETAILS

## LOCATION PLAN

Scale: NTS



### OTHER LANDSCAPE ITEMS

RL 37.00 Proposed architectural level

RL 37.00 Proposed garden bed level

RL 37.00 Proposed hyd eng level

Council's turf strip

Artificial turf area - refer detail 5

Paving by architect-refer architect's detail

Tree pit-street tree planting refer detail 10

Retaining / raised planter wall - refer detail 3 & 8

Trees proposed to be removed and  
replaced with new landscaping

Existing trees proposed to be retained  
and protected

Proprietary outdoor furniture to be nom.  
by client to manufacturer's specification  
refer detail 7

Fitness equipment to be nom. by client  
refer detail 2

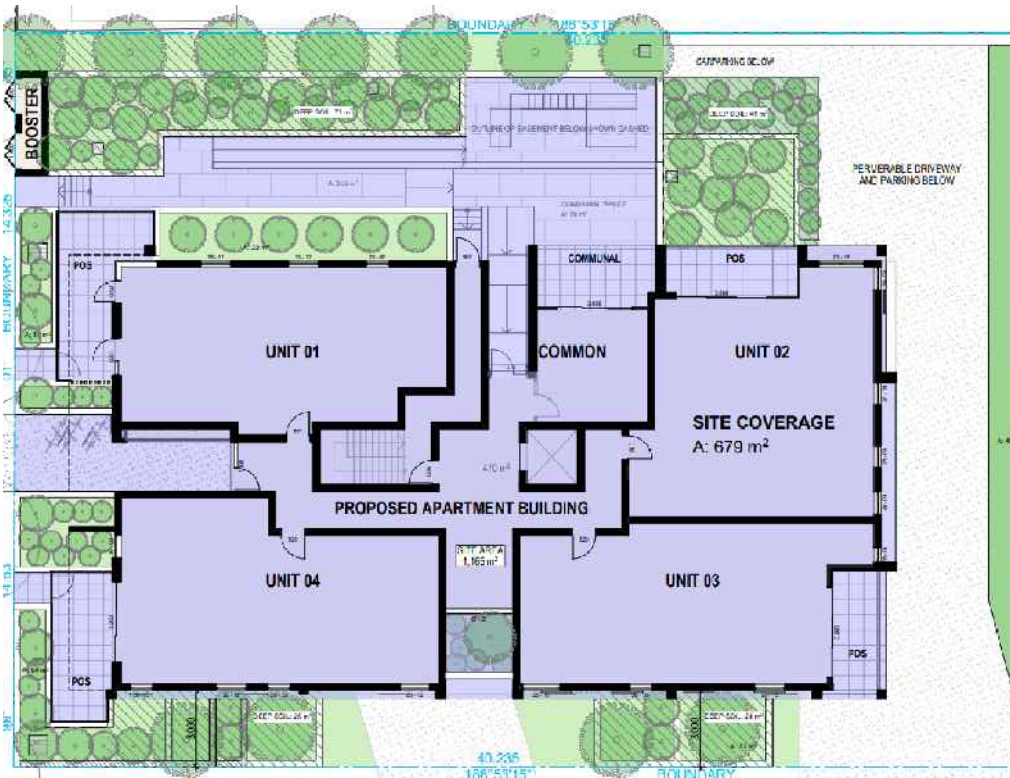
### DEEP SOIL CALCULATIONS

Calculation by architect, refer to architectural drawing 19074- DA035  
ISSUE D - Site Coverage Plan

SITE AREA: 1165m<sup>2</sup>

REQUIRED DEEP SOIL AREA: 81.55m<sup>2</sup> (7%)  
(3 M MINIMUM WIDTH)

PROPOSED DEEP SOIL AREA: 164m<sup>2</sup> (14.1%)  
(COMPLIANT)

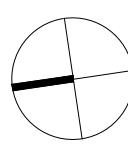
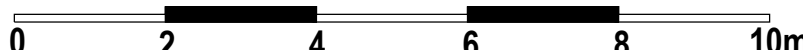


#### GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF is drawn only very slightly to scale for that indicated on plans. Please refer any discrepancies to the Landscape Architect before proceeding with the work.  
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If the status of this drawing is not signed off by the Construction it may be subject to change, alteration or amendment at the discretion of the architect.



Bar Scale



#### ARCHITECT:



#### LANDSCAPE ARCHITECT:



Suit 101 - 506 Miller Street,  
CAMMERAY NSW 2062  
Phone: 9622 5312  
Mob: 0413 861 351  
www.concept.net.au  
enquiries@concept.net.au

#### COUNCIL:

CENTRAL COAST

#### CLIENT:

SNZ HOLDINGS ATF  
ZERAFA FAMILY TRUST

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#### PROJECT:

PROPOSED APARTMENT  
DEVELOPMENT  
53-55 DONNISON STREET  
WEST GOSFORD

#### TITLE:

HARDSCAPE/ SITE PLAN

DWG No:  
LPDA 21 - 087

PAGE NUMBER:  
1

#### STATUS:

DEVELOPMENT APPLICATION

SCALE:  
1:100 @ A1

DATE:  
NOV 2024

DRAWN:  
R.H.L.Z

CHECKED:  
R.F



LEGEND & SCHEDULE

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TREES

- Botanical Name:** *Corymbia maculata*  
**Common Name:** Spotted Gum (Native)  
**Pot size:** 100Lt  
**Mature H x S:** 35-45m x 14-20m  
**Qty Required:** 1
- Botanical Name:** *Cupaniopsis anacardioides*  
**Common Name:** Tuckeroo (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 8-10m x 3-5m  
**Qty Required:** 6
- Botanical Name:** *Callistemon viminalis*  
**Common Name:** Weeping Bottlebrush (Native)  
**Pot size:** 45Lt  
**Mature H x S:** 8m x 5m  
**Qty Required:** 2
- Botanical Name:** *Buckinghamia celsissima*  
**Common Name:** Ivory Curl Flower (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 7m x 3-4m  
**Qty Required:** 1
- Botanical Name:** *Elaeocarpus reticulatus*  
**Common Name:** Blueberry Ash (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 8-10m x 6-7m  
**Qty Required:** 6
- Botanical Name:** *Tristaniaopsis laurina 'Luscious'*  
**Common Name:** Watergum (Native)  
**Pot size:** 75Lt  
**Mature H x S:** 5-8m x 3-5m  
**Qty Required:** 8

SHRUBS AND HEDGES

- Botanical Name:** *Syzygium australe 'Pinnacle'*  
**Common Name:** Pinnacle Lilly Pilly (Native)  
**Pot size:** 200mm  
**Mature H x S:** 6-8m x 1-1.5m  
**Qty Required:** 8
- Botanical Name:** *Syzygium 'Cascade'*  
**Common Name:** Cascade Lilly Pilly (Native)  
**Pot size:** 200mm  
**Mature H x S:** 2.5m x 1.8m  
**Qty Required:** 6
- Botanical Name:** *Grevillea 'Crimson Villea'*  
**Common Name:** Crimson Villea Grevillea (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.8m x 0.8m  
**Qty Required:** 40
- Botanical Name:** *Banksia spinulosa 'Birthday Candles'*  
**Common Name:** Banksia Birthday Candles (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.9m  
**Qty Required:** 12
- Botanical Name:** *Westringia 'Aussie Box'*  
**Common Name:** Westringia Aussie Box (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.9m x 0.9m  
**Qty Required:** 2
- Botanical Name:** *Callistemon 'Better John'*  
**Common Name:** Better John Bottlebrush (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 0.9m  
**Qty Required:** 3
- Botanical Name:** *Melaleuca linariifolia 'Claret Tops'*  
**Common Name:** Claret tops Honey Myrtle (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1.5m x 1.5m  
**Qty Required:** 3

ACCENT PLANTS

- Botanical Name:** *Strelitzia juncea*  
**Common Name:** Rush-leaved Strelitzia (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1.5m x 1m  
**Qty Required:** 33
- Botanical Name:** *Russelia equisetiformis*  
**Common Name:** Firecracker (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.2m  
**Qty Required:** 18

SHADES

- Botanical Name:** *Asplenium australasicum*  
**Common Name:** Birds Nest Fern (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.4m  
**Qty Required:** 5

- Botanical Name:** *Philodendron 'Xanadu'*  
**Common Name:** Xanadu Plant (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.7m x 0.7m  
**Qty Required:** 8
- Botanical Name:** *Zamia furfuracea*  
**Common Name:** Cardboard Palm (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.25m  
**Qty Required:** 12

GRASSES + GROUNDCOVERS

- Botanical Name:** *Liriope muscari 'Just Right'*  
**Common Name:** Liriope Just Right (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.5m x 0.5m  
**Qty Required:** 7/m2 (7.0m2 total)
- Botanical Name:** *Dichondra argentea 'Silver Falls'*  
**Common Name:** Silver Falls Dichondra (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 9/m2 (10.5m2 total)
- Botanical Name:** *Viola hederacea*  
**Common Name:** Sweet Violet (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.2m x spreading  
**Qty Required:** 9/m2 (20.5m2 total)
- Botanical Name:** *Myoporum parvifolium 'Yareena'*  
**Common Name:** Creeping Boobialla (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 7/m2 (41m2 total)
- Bio-retention groundcover Mix:**  
*Carex appressa*  
*Juncus amabilis*  
*Isolepis nodosa*  
*Lomandra 'Shara'*  
**Pot size:** Tubestock  
**Mature H x S:** < 0.6m  
**Qty Required:** 7-9/m2 (8.0m2 total)



AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

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.

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

Screen planting to raise planter in UNIT 01 to include:  
- 1 *Elaeocarpus reticulatus*  
- 7 *Grevillea 'Crimson Villea'*  
- 1.5m2 *Myoporum parvifolium 'Yareena'*

Mass planting to raised planter to include:  
- 1 *Corymbia maculata*  
- 3 *Tristaniaopsis laurina 'Luscious'*  
- 5 *Westringia 'Aussie Box'*  
- 3 *Banksia spinulosa 'Birthday Candles'*  
- 12 *Strelitzia juncea*  
- 10 *Grevillea 'Crimson Villea'*  
- 8.0m2 *Viola hederacea*  
- 12.5m2 *Myoporum parvifolium 'Yareena'*

Mass planting to raised planter along building to include:  
- 3 *Tristaniaopsis laurina 'Luscious'*  
- 12 *Strelitzia juncea*  
- 10 *Grevillea 'Crimson Villea'*  
- 10m2 *Myoporum parvifolium 'Yareena'*

Screen planting to side boundary to include:  
- 3 *Elaeocarpus reticulatus*  
- 6 *Syzygium 'Cascade'*  
- 8 *Syzygium australe 'Pinnacle'*

Mass planting in raised planter to include:  
- 1 *Buckinghamia celsissima*  
- 5 *Grevillea 'Crimson Villea'*  
- 6 *Banksia spinulosa 'Birthday Candles'*  
- 9 *Westringia 'Aussie Box'*  
- 6 *Russelia equisetiformis*  
- 6 *Strelitzia juncea*  
- 4.5m2 *Viola hederacea*  
- 7.5m2 *Dichondra argentea 'Silver Falls'*  
- 6.5m2 *Myoporum parvifolium 'Yareena'*

Planting to along boundary to include:  
- 6 *Russelia equisetiformis*  
- 8 *Zamia furfuracea*  
- 4.5m2 *Viola hederacea*  
Plantings coordinated with Swept Path Updates.

DONNISON STREET



Screen planting to raise planter in UNIT 03 to include:  
- 1 *Callistemon viminalis*  
- 2 *Elaeocarpus reticulatus*  
- 8 *Grevillea 'Crimson Villea'*  
- 2 *Asplenium australasicum*  
- 3 *Banksia spinulosa 'Birthday Candles'*  
- 1.0 m2 *Liriope muscari 'Just Right'*  
- 3.0 m2 *Dichondra argentea 'Silver Falls'*  
- 2.5m2 *Myoporum parvifolium 'Yareena'*

Mass planting to include:  
- 1 *Tristaniaopsis laurina 'Luscious'*  
- 3 *Westringia 'Aussie Box'*  
- 2 *Banksia spinulosa 'Birthday Candles'*  
- 3 *Russelia equisetiformis*  
- 6.0m2 *Liriope muscari 'Just Right'*  
- 3.0m2 *Myoporum parvifolium 'Yareena'*

Planting to raised planter to include:  
- 3 *Asplenium australasicum*  
- 8 *Philodendron 'Xanadu'*

Planting over Hyd services to include:  
- 1 *Callistemon viminalis*  
- 3 *Melaleuca linariifolia 'Claret Tops'*  
- 3 *Callistemon 'Better John'*  
- 8.0m2 Bio-retention groundcover Mix

Mass planting to include:  
- 1 *Tristaniaopsis laurina 'Luscious'*  
- 3 *Westringia 'Aussie Box'*  
- 3 *Russelia equisetiformis*  
- 3 *Strelitzia juncea*  
- 4.0m2 *Myoporum parvifolium 'Yareena'*

Street trees to include:  
- 6 *Cupaniopsis anacardioides*




LEGEND & SCHEDULE


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SHRUBS AND HEDGES

**Botanical Name:** *Banksia spinulosa* 'Birthday Candles'  
**Common Name:** Banksia Birthday Candles (Native)  
**Pot size:** 200mm  
**Mature H x S:** 0.6m x 0.9m  
**Qty Required:** 8


ACCENT PLANTS

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

**Botanical Name:** *Asplenium australasicum*  
**Common Name:** Birds Nest Fern (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.4m  
**Qty Required:** 12

**Botanical Name:** *Phlodendron 'Xanadu'*  
**Common Name:** Xanadu Plant (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.7m x 0.7m  
**Qty Required:** 16

GRASSES + GROUNDCOVERS

**Botanical Name:** *Dichondra argentea* 'Silver Falls'  
**Common Name:** Silver Falls Dichondra (Exotic)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 9/m2 (**1.0m2 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’

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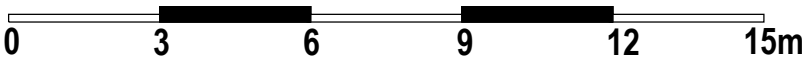
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Bar Scale



ARCHITECT:



LANDSCAPE ARCHITECT:



COUNCIL:

CENTRAL COAST

CLIENT:

SNZ HOLDINGS ATF  
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PROPOSED APARTMENT  
DEVELOPMENT  
53-55 DONNISON STREET  
WEST GOSFORD

TITLE:

LANDSCAPE PLAN

DWG No:

LPDA 21 - 087

PAGE NUMBER:

3

STATUS:

DEVELOPMENT APPLICATION

SCALE: 1:150 @ A1

DATE: NOV 2024

DRAWN: R.H.L.Z

CHECKED: R.F



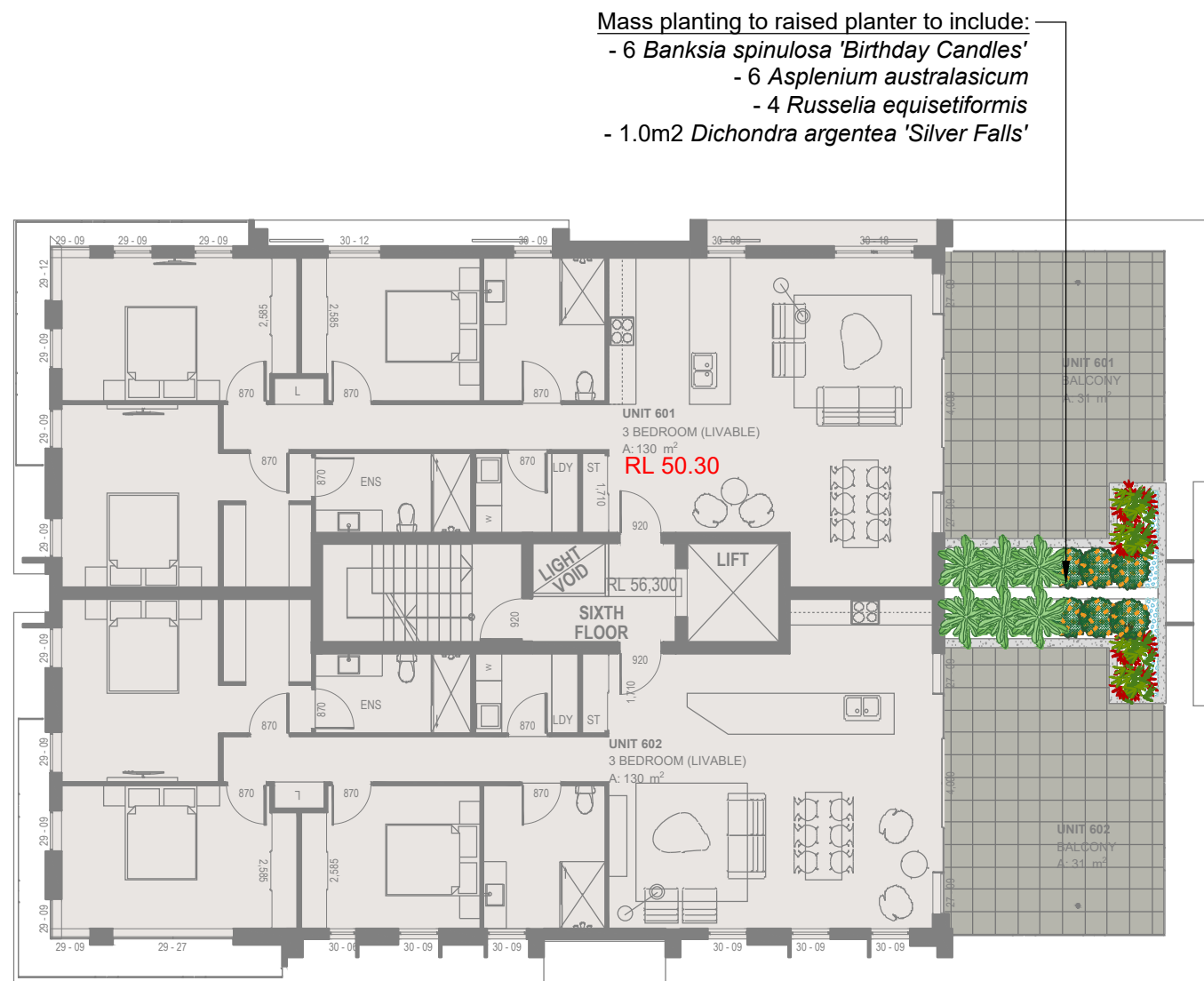
LEVEL 1

SCALE: 1:150



LEVEL 2

SCALE: 1:150



LEVEL 6

SCALE: 1:150



EAST ELEVATION

SCALE: 1:150



WEST ELEVATION

SCALE: 1:150



LEGEND & SCHEDULE

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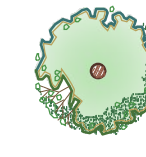
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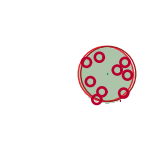
TREES


- 


**Botanical Name:** *Banksia serrata*  
**Common Name:** Old Man Banksia (Native)  
**Pot size:** 45Lt  
**Mature H x S:** 5m x 3m  
**Qty Required:** 2
- 

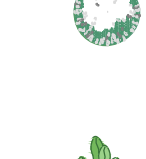
**Botanical Name:** *Plumeria acutifolia*  
**Common Name:** Frangipani (Exotic)  
**Pot size:** 45Lt  
**Mature H x S:** 5m x 4m  
**Qty Required:** 3


SHRUBS AND HEDGES


- 


**Botanical Name:** *Metrosideros 'Tahiti'*  
**Common Name:** NZ Christmas Bush (Exotic)  
**Pot size:** 150mm  
**Mature H x S:** 1m x 1m  
**Qty Required:** 3
- 

**Botanical Name:** *Alcantarea imperialis 'Rubra'*  
**Common Name:** Ruby Imperial Bromeliad (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 0.8m x 0.9m  
**Qty Required:** 6
- 

**Botanical Name:** *Yucca filamentosa*  
**Common Name:** 'Aldam's needle' (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 1.5m x 0.9m  
**Qty Required:** 4
- 

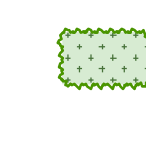
**Botanical Name:** *Correa alba*  
**Common Name:** White Correa (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1.5m x 1m  
**Qty Required:** 32
- 


**Botanical Name:** *Asplenium australasicum*  
**Common Name:** Birds Nest Fern (Native)  
**Pot size:** 200mm  
**Mature H x S:** 1m x 1.4m  
**Qty Required:** 3
- 


**Botanical Name:** *Philodendron 'Xanadu'*  
**Common Name:** Xanadu Plant (Exotic)  
**Pot size:** 200mm  
**Mature H x S:** 0.7m x 0.7m  
**Qty Required:** 26
- 

**Botanical Name:** *Monstera deliciosa*  
**Common Name:** Ceriman (Exotic)  
**Pot size:** 300mm  
**Mature H x S:** 1.5m x 2m  
**Qty Required:** 7

GRASSES + GROUNDCOVERS

- 

**Botanical Name:** *Myoporum parvifolium 'Yareena'*  
**Common Name:** Creeping Boobialla (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.15m x spreading  
**Qty Required:** 71m2 (10m2 total)
- 

**Botanical Name:** *Casuarina glauca 'Cousin It'*  
**Common Name:** Cousin It Casuarina (Native)  
**Pot size:** 140mm  
**Mature H x S:** 0.1m x 1.5m  
**Qty Required:** 5/m2 (12.5m2 total)
- 

**Botanical Name:** *Pennisetum alopecuroides*  
**Common Name:** Swamp Foxtail (Native)  
**Pot size:** 140mm  
**Mature H x S:** 1m x 1m  
**Qty Required:** 30

**COMMUNAL OPEN SPACE ROOFTOPS AND TERRANCE PLANTERS**

**GENERAL NOTE**

**BCA & Australian Standards (AS):**

Building codes and standards are established on a federal level by the nationally recognised Building Code of Australia (BCA), & these apply to all phases of construction, including balustrade design and specification. Specifically, BCA 2012 Parts 3.9.1 (stairs) and 3.9.2 (balustrades) and Australian Standard 1170.1 cover regulations for balustrades on stairways, balconies, rooftop terraces and other surfaces between levels.

BCA Balustrade Regulations and Standards

A balustrade is defined as a rail and its balusters (posts or other supporting members). BCA regulations state that a balustrade must:

- Be at least 1 metre high as measured from the finished floor;
- Have openings between risers or posts no greater than 125mm; and
- Be able to withstand loads and impacts as determined by AS 1170.1

The height regulation of 1 metre ensures the balustrade is high enough to provide prevention against falling over the balustrade. The openings between risers or posts cannot be greater than 125mm to prevent children from falling between them. Load and impact regulations are designed to ensure balustrades can resist impact or will not collapse when pressure is applied to them from any direction.

Balustrade Safety & Planters

BCA regulations state that the balustrade must be 1 metre or more, higher than the finished floor. On roof-top terraces, planters & furniture are often incorporated in the landscape design. It's important for compliance and safety that these elements do not undermine the safety of Communal Open Space (COS) terraces and rooftops, and the compliance with the BCA and AS's are maintained.

Items to consider are:

- Where planters form the safety balustrade, their internal face must be 1m non-climbable
- Outdoor furniture such as tables, BBQs, and seating shall be fixed and located a minimum 1m away from balustrades
- Where furniture is proposed to be fixed or adjacent to COS terrace planters which form the balustrade, then a compliant handrail will be required to be fixed to the external edge of the planter

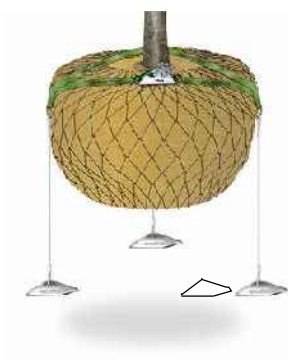
A concern for COS areas on rooftops or terrace areas is that the strata will add loose furniture which ultimately could undermine the safety of the installed balustrades. **In this case, it shall be the strata bodies responsibility to manage the safety of these areas.**

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

Maintenance of COS area

Communal Open Space terrace and rooftop areas are exposed to extremes (wind, sun, and extreme weather) so maintenance is important. The following item should be included or considered:


- **All planters shall be structurally water-proofed**, with this work certified and periodically inspected. Trades should be closely monitored so they do not subsequently damage completed waterproofing
- **All planters shall be irrigated with an automated system** set on an approved watering pattern. Moisture gauges should be installed in some planters to minimize overwatering
- **Tree Anchors** shall be installed in high wind areas to larger plants, such as palms & small trees
- Compliance for balustrades and handrails should be monitored regularly
- For the maintenance of large rooftop areas and planters without external balustrades, **anchoring points for tying off harnesses** for landscape maintenance workers are essential




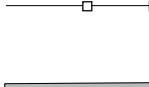
For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Platipus Anchors' shall be used. Install as per the manufacturers specification'

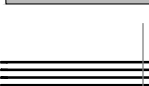
**ALLOW FOR STRAPS ANCHOR POINTS ON ROOF/BALCONY PLANTER WHERE IS NECESSARY AS PER AS 1891.4:2009 AND AS/NZS 5532:2013**


MATERIAL FINISHES

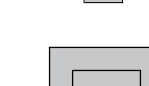
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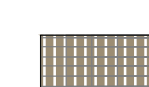
Artificial turf for children's play area refer detail
- 


Non-slip paving to be confirmed at construction stage
- 


Safety balustrade
- 


Outdoor Electric BBQ to be nom. by client
- 

Proposed pergola by architect refer detail
- 

Fixed outdoor furniture- Chess table refer architects' detail
- 

Fixed outdoor furniture- Dining table refer architect's detail
- 

Cubby house with slides to be nom. by client
- 

Ladybug animal seats to be nom. by client
- 

Starfish raised item to be nom. by client



LADYBUG SEATS



STARFISH  
Dimensions: 90cm x 90cm x 40cm  
Supplier: Playscape Creations  
Colour/finishes: to be nom. by client

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



Banksia serrata



Plumeria acutifolia



Correa alba



Metrosideros 'Tahiti'



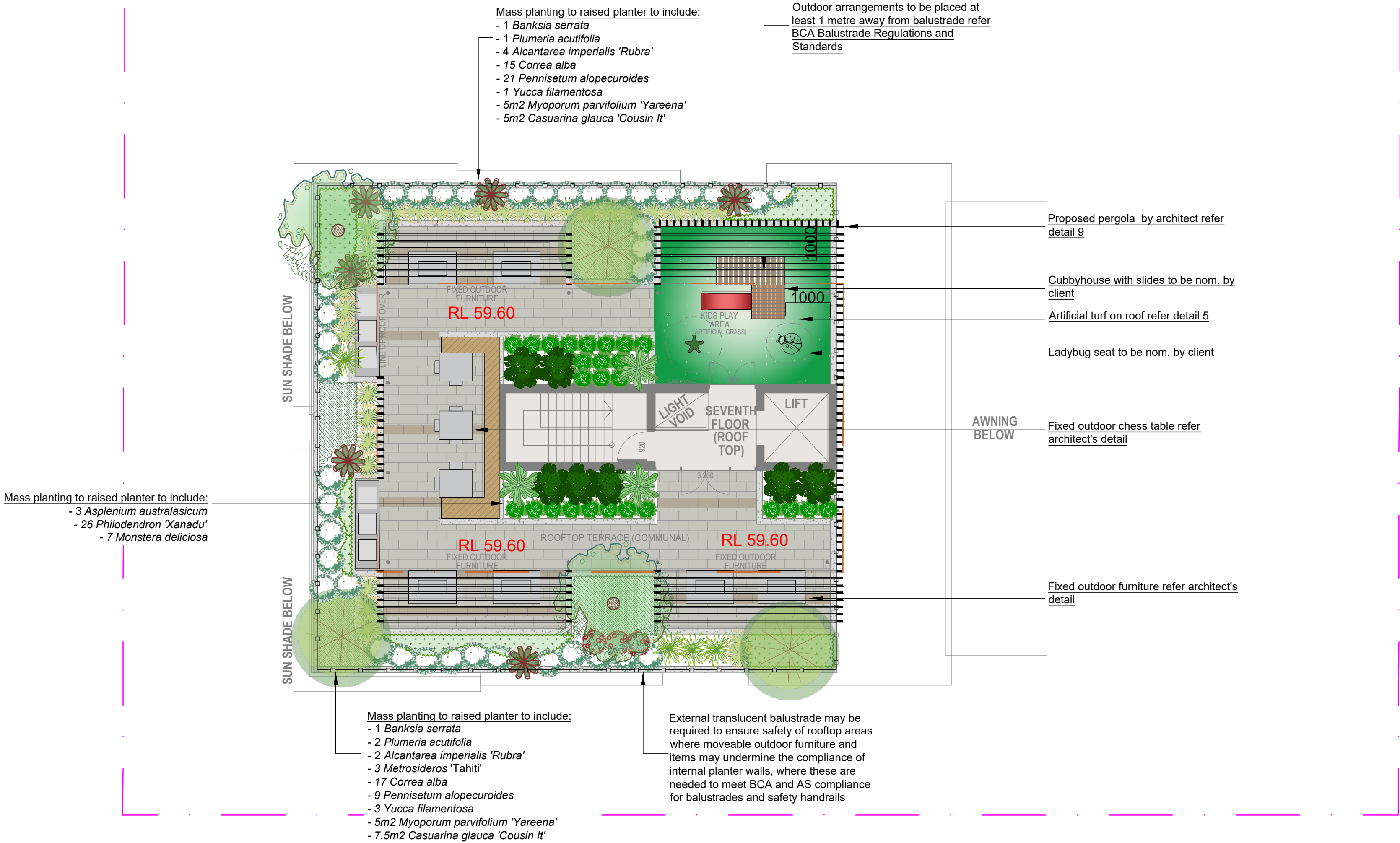
Monstera deliciosa



Alcantarea imperialis 'Rubra'



Yucca filamentosa



ROOF

SCALE: 1:100



## LANDSCAPE WORK SPECIFICATION

### PRELIMINARIES

#### 1.01 GENERAL

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 landscape 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 characteristics of the site.

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 fabric liner 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
- Sandbagged kerb sediment traps
- Straw bales & geotextile sediment filter
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Stitewise 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 4544 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 Topsoil

Site topsoil 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 soil topsoil runs out.

#### 2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BE 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 suit.

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

Cultivate all subgrade 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 the placement of the final specified soil mix.

##### 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 & Mulches.

- 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 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 Riese 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

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.

##### 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 'EUCY' 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 Zoyzia 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 'EUCY' 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) Steel edging

Where is required, the Contractor shall install steel 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 masonry construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacturer'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 usable, 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 may vary on site. All hardscape works shall be set out 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 hardcape variations should be brought 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 owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8838 5332.

### IRRIGATION WORKS

#### 5.01 GENERAL (PERFORMANCE SPECIFICATION)

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 1995, & 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.

##### Drawings:

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

##### Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high & low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

##### Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

##### Testing & Defects:

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

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

##### Warranty:

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

##### Further Documentation:

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

### CONSOLIDATION AND MAINTENANCE

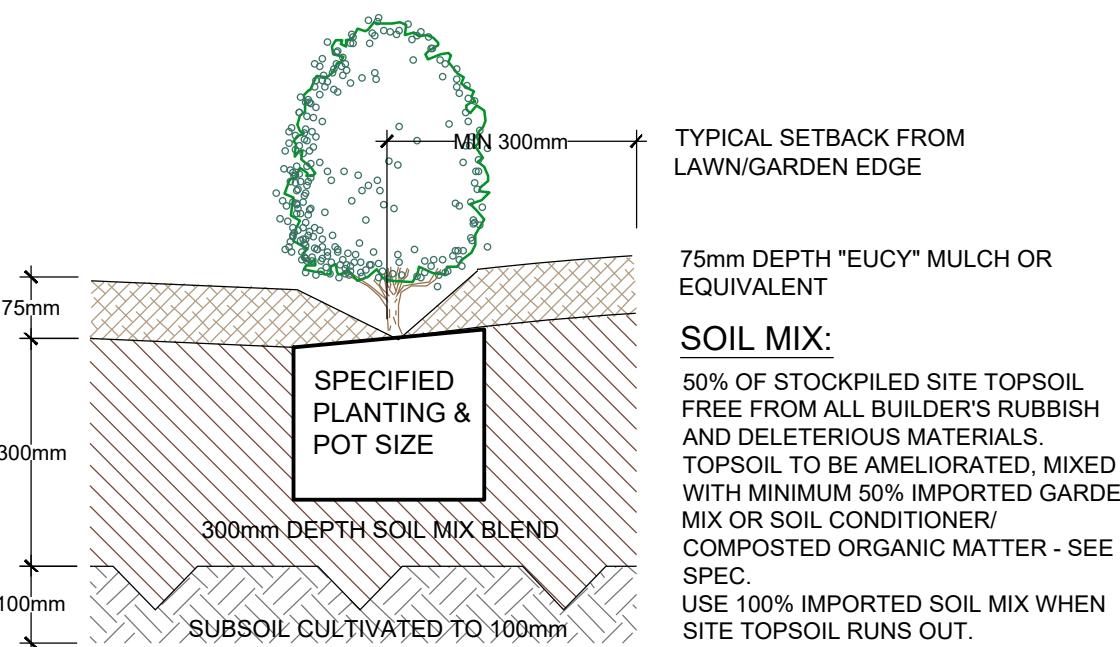
#### 6.01 GENERAL

The consolidation and maintenance period shall be 12 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 any defects that become apparent in the contracted works.

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

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, slabs or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardcape elements.

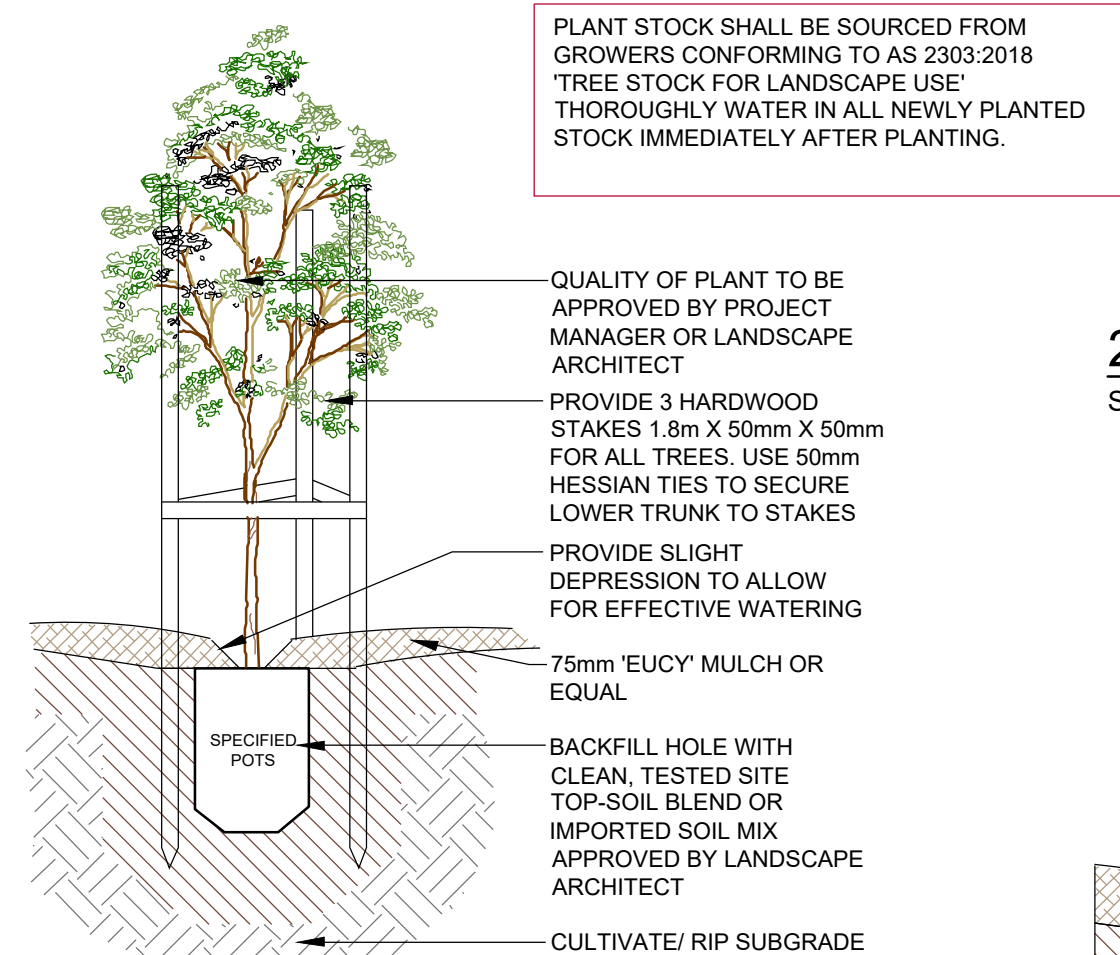
### ON THE COMPLETION OF THE MAINTENANCE PERIOD, THE LANDSCAPE WORKS SHALL BE INSPECTED AND AT THE SATISFACTION OF THE SUPERINTENDENT OR LANDSCAPE ARCHITECT, THE RESPONSIBILITY WILL BE SIGNED OVER TO THE CLIENT.



## 1 TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10

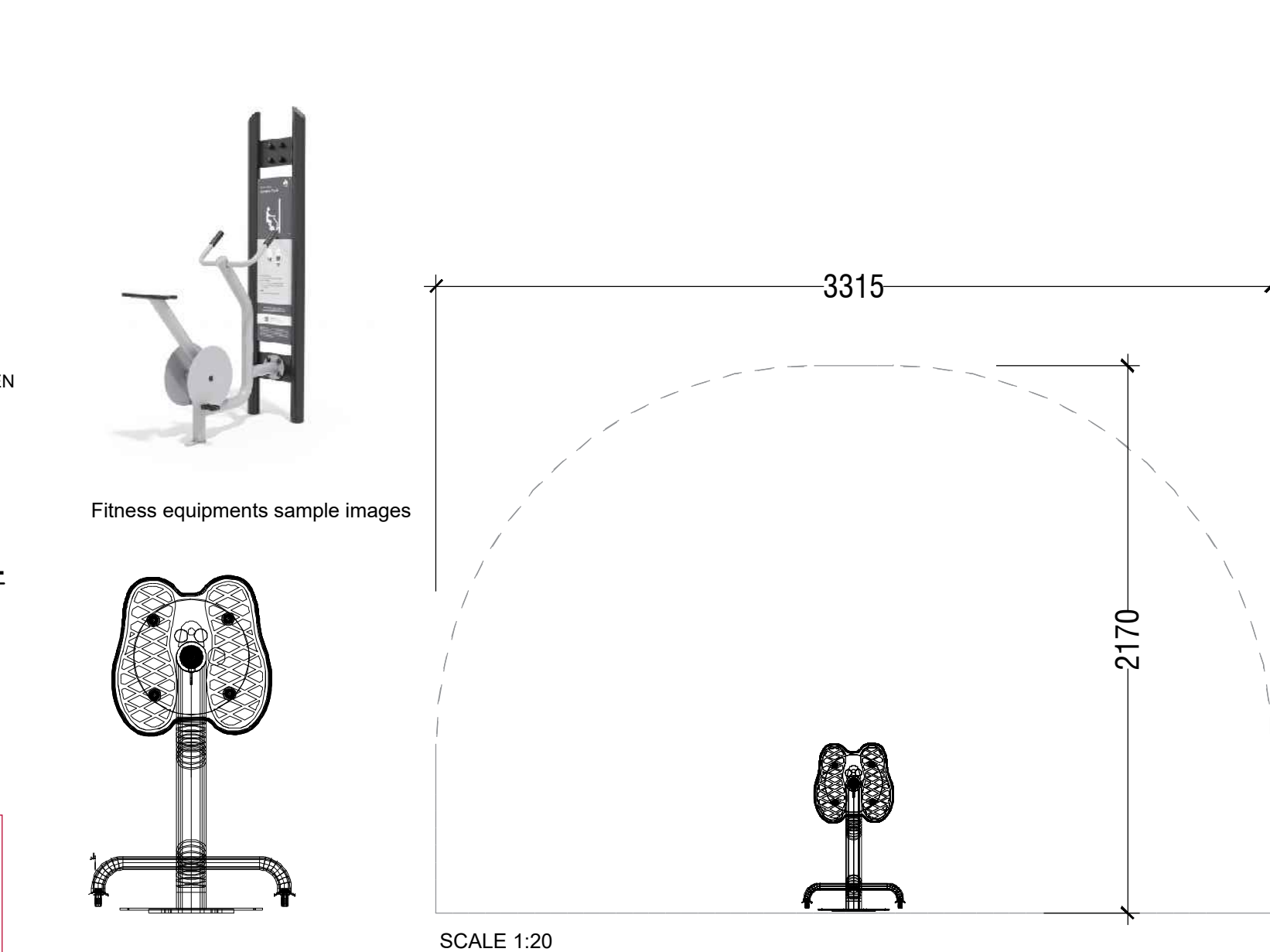
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



## 4 TREE PLANTING DETAIL

SCALE: 1:10

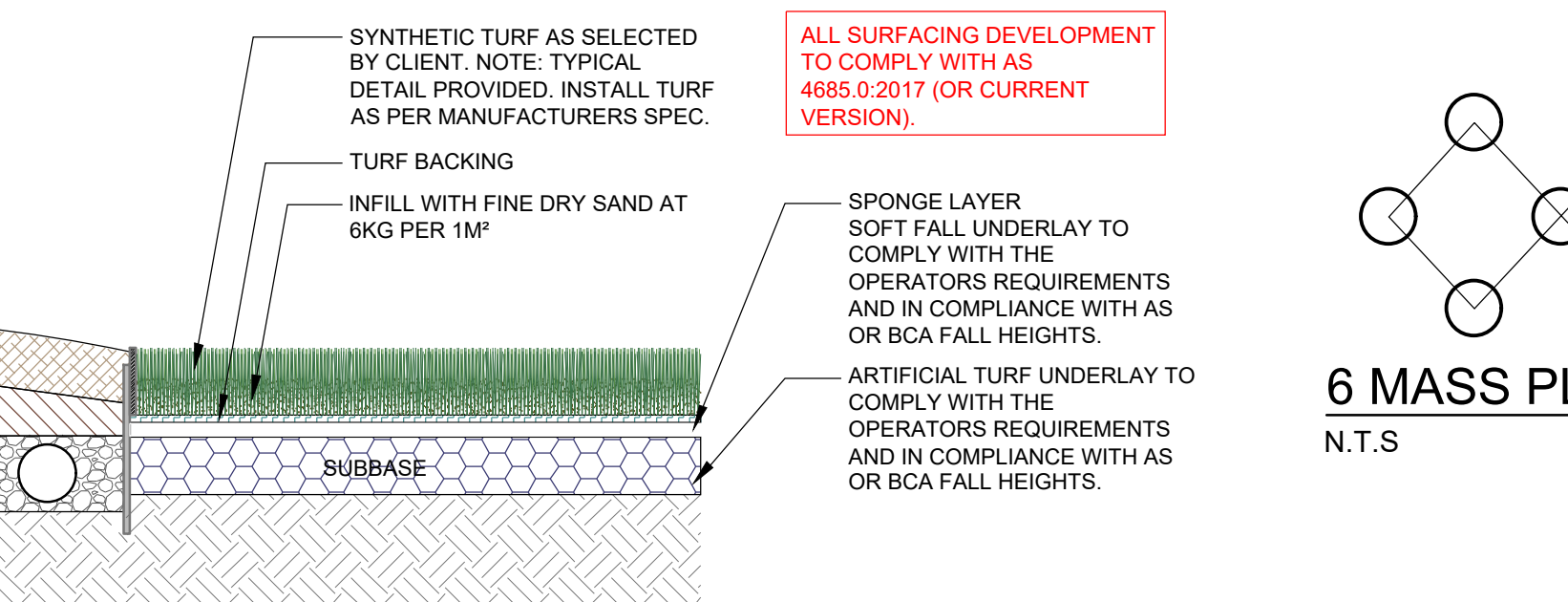
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY A. SPACE. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

## 2 FITNESS EQUIPMENT TYPICAL DETAIL

SCALE 1:10



## 5 TYPICAL ARTIFICIAL TURF DETAIL

SCALE: 1:10



OVERFLOW (TO SUPPLIER'S SPECIFICATION)

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

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

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

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

ALL SURFACING DEVELOPMENT TO COMPLY WITH AS 4685.0:2017 (OR CURRENT VERSION).

Sponge layer soft fall underlay to comply with the operators requirements and in compliance with AS or BCA fall heights.

Artificial turf underlay to comply with the operators requirements and in compliance with AS or BCA fall heights.

Subbase

Subbase

Subbase

Subbase

Subbase

Subbase

Subbase

Subbase

Subbase

Subbase

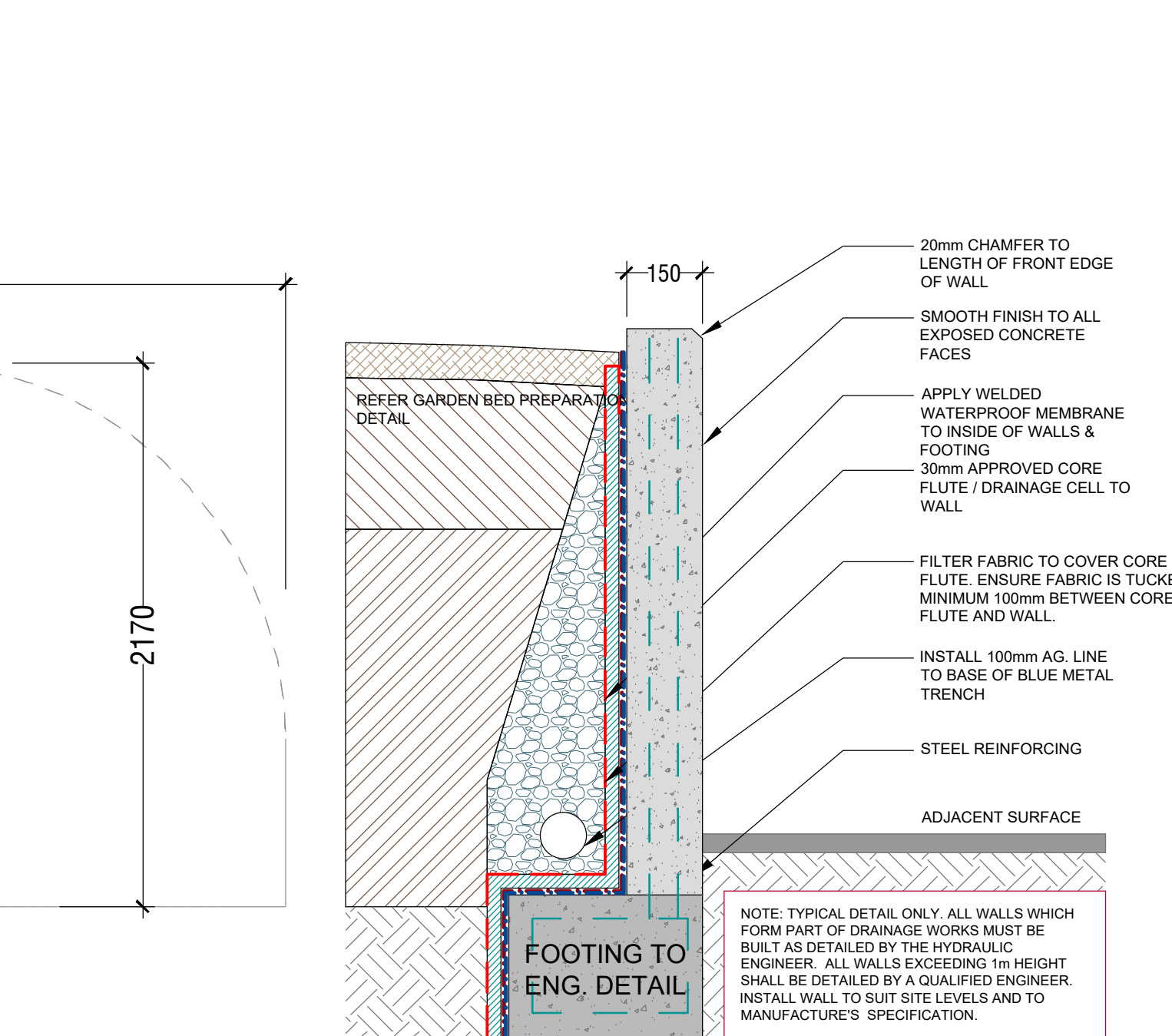
Subbase

Subbase

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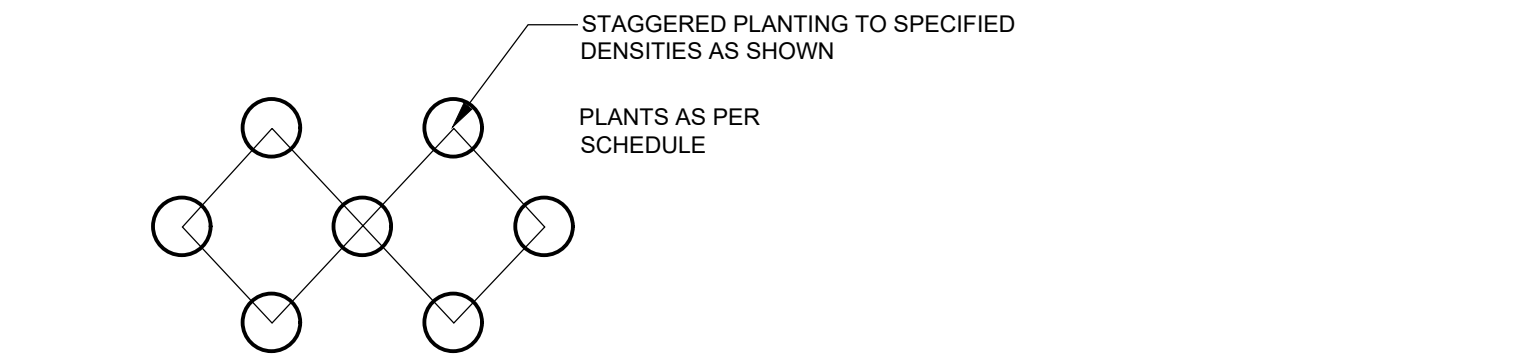
Subbase

Subbase



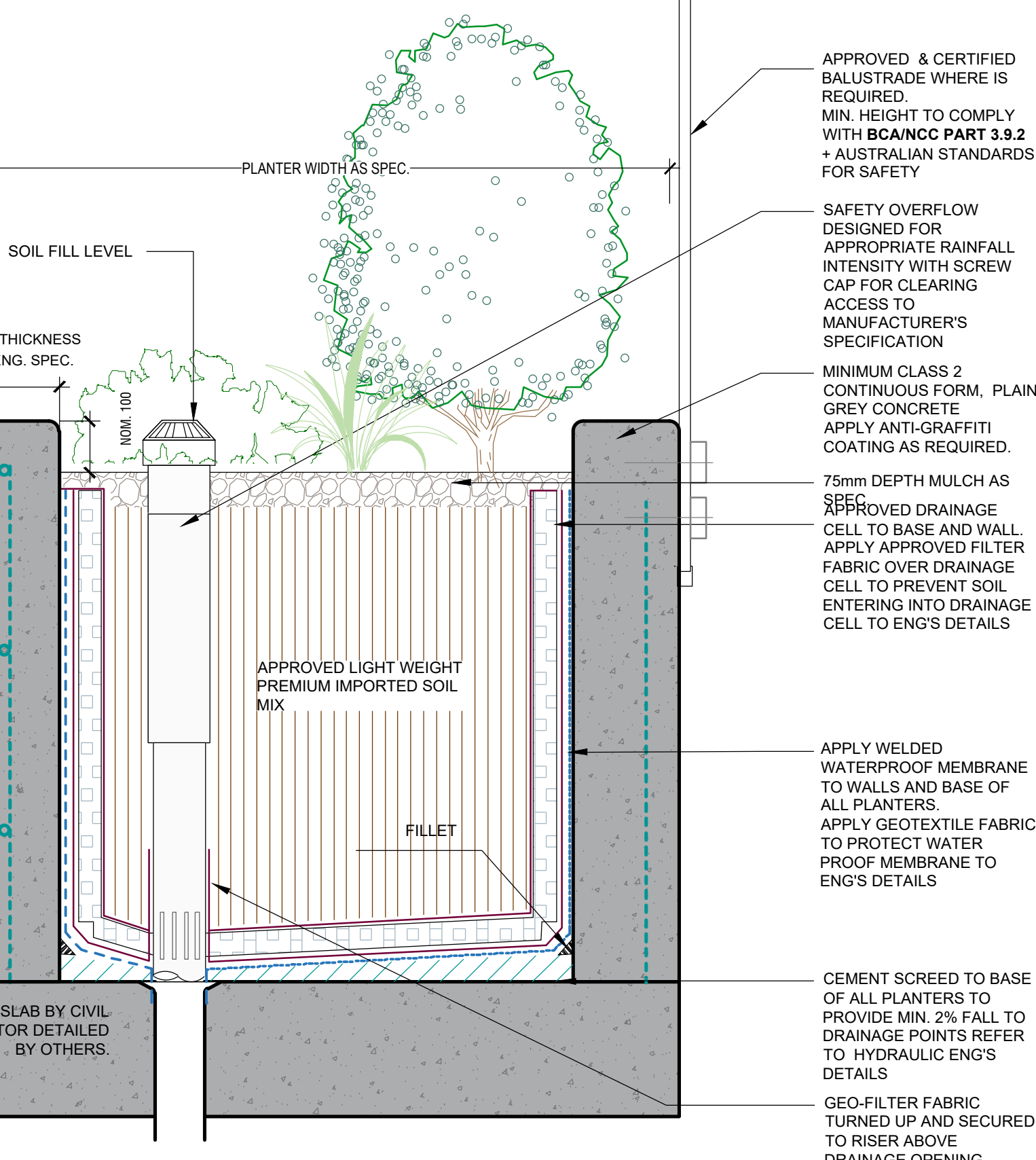
## 3 TYPICAL IN SITU RETAINING WALL DETAIL

SCALE 1:10



## 6 MASS PLANTING SETOUT

N.T.S



## 8 INSITU CONCRETE PLANTER ON SLAB DETAIL

SCALE: 1:10

GENERAL NOTE: Figured dimensions take preference to scale readings. Verify all dimensions on drawings for any discrepancies. Do not rely on dimensions for any other purpose as a result of any use of this drawing. www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG ALIA Associate		ARCHITECT: ELK	LANDSCAPE ARCHITECT: conzept Sue 1011, 506 Miller Street, CAMMERAY NSW 2062 Phone: 9622 5312 Mobile: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au	COUNCIL: CENTRAL COAST	REV DATE NOTATION/AMENDMENT A 30.09.20 Preliminary plan prepared for review B 10.11.20 Coordinate with Hyd Eng's details C 12.07.21 Coordinate with architectural updates D 26.08.22 Updated architectural plans E 13.05.24 Updated architectural plans F 11.06.24 For submission G 26.11.24 Coordinated with Swept Path updates	CLIENT: SNZ HOLDINGS ATF ZERAFIA FAMILY TRUST	PROJECT: PROPOSED APARTMENT DEVELOPMENT 53-55 DONNISON STREET WEST GOSFORD	TITLE: SPECIFICATION & DETAILS DWG No: LPDA 21 - 087 PAGE NUMBER: 5	STATUS: DEVELOPMENT APPLICATION SCALE: AS SHOWN @ A1 DATE: NOV 2024 DRAWN: R.H.L.Z. CHECKED: R.F.
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OPTIONAL TREE GUARDS - 2100 x 100 x 100 HW OR H4 TREATED TIMBER POST AND RAILS PLACED OUTSIDE ROOTBALL. TIMBER RAILS 50 x 100 SECURED TO INSIDE POSTS

HESSIAN TIE TO FORM A LOOSE FIGURE 8 AROUND TREE STEM STAPLE TIE TO HARDWOOD STAKES

KERB AND CHANNEL DRAINAGE PIPE OMITTED FOR CLARITY

ROAD PAVEMENT SURFACE

DEPTH OF ROOTBALL VARIABLE

ROAD PAVEMENT SUPPORT

SUBSURFACE TRENCH DRAIN REFER TO CIVIL WORKS SPECIFICATION FOR DETAILS

RIP BASE OF PLANTING HOLE TO 150mm DEPTH. WHERE CLAY SUBSURFACE IS PRESENT, INCORPORATE GYPSUM TO BASE OF PLANTING PIT AT RATE OF 1kg/m<sup>2</sup>

1m MIN FROM KERB SEE NOTE 5 ON SHEET 1

PREFERRED MINIMUM 1500 TO EDGE OF PATH

TWO HARDWOOD STAKES, 50 x 50 x 2400 ENSURE STAKES DO NOT DAMAGE ROOTBALL WHEN INSTALLED

75mm DEEP WOOD CHIP OR PINEBARK MULCH - NO FINES. KEEP MULCH CLEAR OF TRUNK TO AVOID ROT. FINISH FLUSH WITH ADJACENT SURFACE

TOP 300mm SOIL TO BE EQUAL TO AS 4419-2003 'ORGANIC SOIL' WITH TEXTURE TO AS 4419-2003 TABLE I1 - SANDY LOAM

PATH

300

BELOW 300mm DO NOT INCORPORATE ORGANIC MATTER. BELOW 300mm SOIL TO BE EQUAL TO AS 4419-2003 'SOIL BLEND' WITH MAX 5% ORGANIC MATTER CONTENT. TEXTURE TO AS 4419-2003 TABLE I1 - SANDY LOAM

INSTALL ROOT BARRIER SEE NOTE 6 ON SHEET 1

POSSIBLE WATER MAIN LOCATION

BASE OF TRENCH FALLS TO KERB

SECTION A

NOT TO SCALE

1