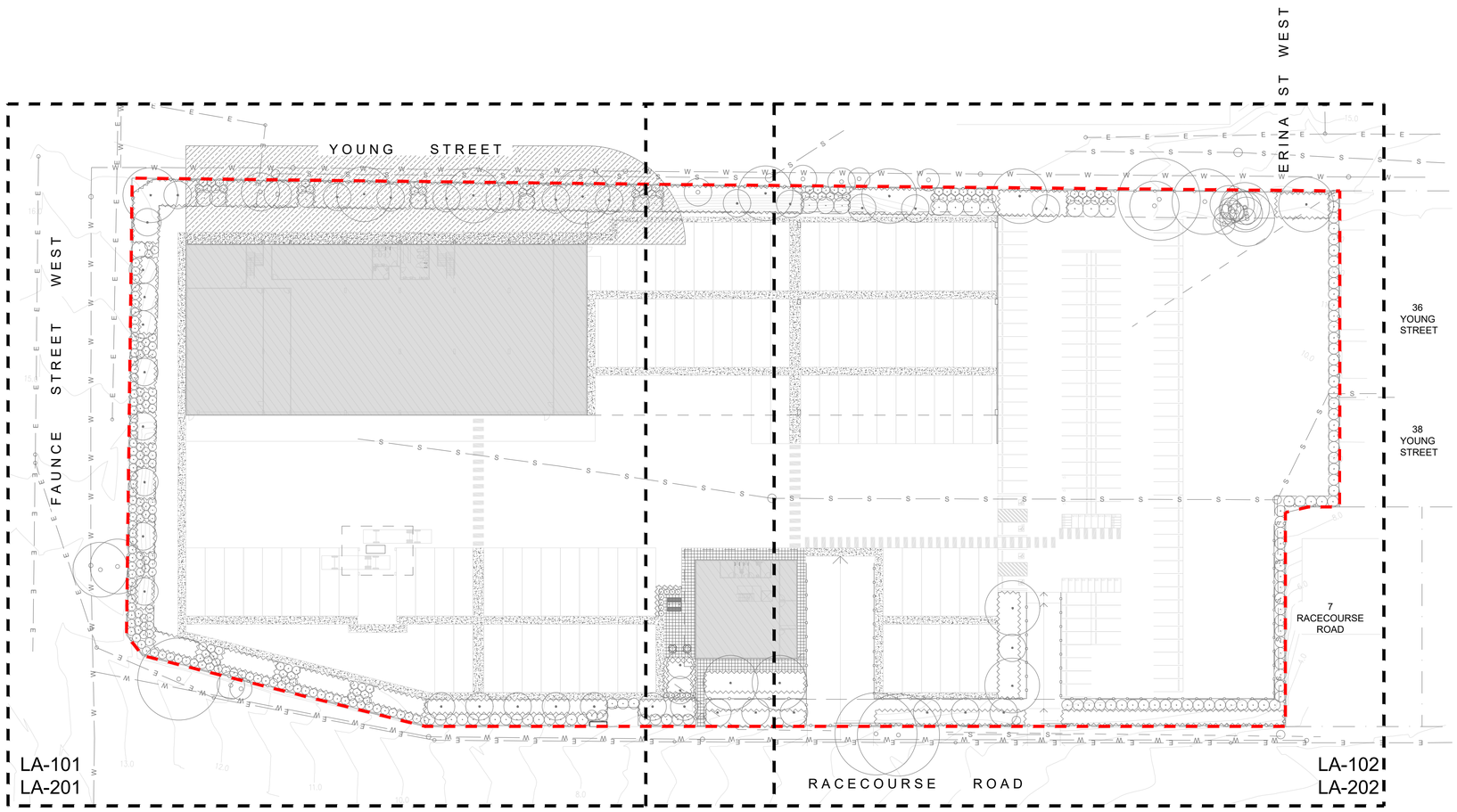
7A-11 RACECOURSE ROAD, 5-9 FAUNCE STREET & YOUNG STREET, WEST GOSFORD NSW 2250

LANDSCAPE DOCUMENTATION SET FOR DA



EXTENT OF WORK

DRAWING LIST

GENERAL NOTES

1. ALL LEVELS SHOWN ON DRAWING, INCLUDING EXISTING LEVELS, BUILDING RL AND FFLS ARE BASED ON DA PLAN AND ORIGINAL SURVEY, AND ARE INDICATIVE ONLY. CONTRACTOR TO CHECK AND CONFIRM ALL EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT ANY DISCREPANCIES OF LEVELS TO SUPERINTENDENT FOR CLARIFICATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PROPOSED ROAD LAYOUT, KERB / GUTTER, RETAINING WALL LOCATION & HEIGHT, DRAINAGE, CROSSFALL, AND PITS DETAILS
3. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL DESIGN AND DETAILS.
4. THIS DOCUMENTATION SET SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING CIVIL / ARCHITECTURAL / STRUCTURAL / SURVEY ETC.
5. LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION.
6. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.
7. DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.
8. ALL EXISTING TREES SHOWN AS TO BE RETAINED ARE TO BE RETAINED AND PROTECTED AS PER AS 4970-2009
9. THIS LANDSCAPE DOCUMENTATION SET IS PRODUCED FOR DA PURPOSE ONLY. IT SHALL NOT BE USED SOLELY AS FOR TENDER OR FOR CONSTRUCTION DRAWINGS.

IRRIGATION

TREES AND PLANTING BEDS IN FEATURE LANDSCAPE AREAS ARE TO BE IRRIGATED BY AN AUTOMATICALLY CONTROLLED DRIP IRRIGATION SYSTEM, OR APPROVED SIMILAR
THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO SUIT THE FOLLOWING:

- THE WATER REQUIREMENTS OF PLANT TYPES.
- THE INFILTRATION RATE OF THE SOIL AS WELL AS SEASONS, EXPOSURE, TOPOGRAPHY AND ANY LOCAL AUTHORITY RESTRICTIONS.
- ADJUSTMENT OR SHUT DOWN DURING AND AFTER PERIODS OF PROLONGED HEAVY RAIN

PLANTING ESTABLISHMENT AND MAINTENANCE PERIOD

THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT THE DATE OF PRACTICAL COMPLETION IS TO BE MAINTAINED FOR THE PLANTING ESTABLISHMENT PERIOD.
LANDSCAPE MAINTENANCE IS TO BE UNDERTAKEN FOR A PERIOD OF 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION DURING WHICH TIME THE CONTRACT AREAS ARE TO BE MAINTAINED AND ANY DEFECTS,
WHICH BECOME APPARENT, ARE TO BE RECTIFIED. WORK IS TO INCLUDE BUT SHALL NOT BE LIMITED TO:

- WEEDING: WEEDS ARE TO BE REMOVED FROM LAWN, GARDEN BED AREAS AND PAVEMENT BY HAND OR ENVIRONMENTALLY ACCEPTABLE CHEMICAL APPLICATION.
- FERTILISING: APPROVED FERTILISER IS TO BE APPLIED IN ACCORDANCE WITH PLANT TYPE AND SEASONAL GROWTH REQUIREMENTS.
- PRUNING: PRUNING WORKS ARE TO BE CARRIED OUT TO ENHANCE PLANT VIGOUR, MAINTAIN DENSE FOLIAGE AND REMOVE SAFETY HAZARDS OR DEAD AND DAMAGED MATERIAL. MAJOR TREE PRUNING OR LOPPING IS TO BE CARRIED OUT BY A SUITABLY QUALIFIED TREE SURGEON/ARBORIST.
- STAKES AND TIES: TREE STAKES AND TIES ARE TO BE ADJUSTED AND REPLACED AS REQUIRED AND REMOVED WHEN THE PLANT HAS ACHIEVED A STABLE CONDITION.
- INSECT AND DISEASE CONTROL: PESTS AND DISEASES THAT MAY AFFECT THE PLANTS ARE TO BE CONTROLLED BY NATURAL OR APPROVED CHEMICAL METHOD.
- MOWING: AS REQUIRED DEPENDING ON SEASONAL CONDITIONS AND TURF HEIGHT.
- PLANT REPLACEMENT: FAILED, DEAD OR DAMAGED PLANTS ARE TO BE REPLACED WITH PLANTS OF THE SAME SPECIES AND SIZE.
- WASTE REMOVAL: NO WASTE IS TO BE LEFT ON SITE. WASTE IS TO BE DISPOSED AT A DESIGNATED WASTE REMOVAL SITE.
- EXISTING PLANTING AND GRASS: EXISTING GRASS AND PLANTING WITHIN THE LANDSCAPE CONTRACT AREA IS TO BE MAINTAINED IN THE SAME WAY AS NEW GRASS OR PLANTING.
- HARDWORKS: LEAVES, MULCH AND ORGANIC DEBRIS ARE TO BE REMOVED FROM PAVEMENT AND DRAINS. ANY DEFECTIVE PAVEMENTS ARE TO BE MADE GOOD.
- IRRIGATION: ALL COMPONENTS ARE TO BE CHECKED FOR PROPER OPERATION. DAMAGED COMPONENTS ARE TO BE REPAIRED OR REPLACED WITH PARTS FROM THE SAME MANUFACTURER. DIRT OR FOREIGN MATTER ARE TO BE FLUSHED FROM THE SYSTEM AND ANY BLOCKAGES CLEARED

NOTE

Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building .
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
A	15.12.2022	ISSUE FOR DA

PRELIMINARY
NOT FOR TENDER OR CONSTRUCTION

PROJECT / CLIENT

7A-11 RACECOURSE ROAD, 5-9 FAUNCE STREET & YOUNG STREET, WEST GOSFORD NSW 2250

PROJECT CONTACT

STUDIO IZ

STUDIO IZ PTY LTD ABN: 20 611 333 521
TEL: +61 02 8004 6946 E: info@studioiz.com.au

SUITE 403, LEVEL 4, TOWER B, CITADEL TOWERS
799 PACIFIC HIGHWAY, CHATSWOOD 2067

APPROVED	DRAWN
KG	JH
DATE CREATED	PROJECT NO.
05.12.2022	LA221114

DRAWING TITLE

COVER SHEET

SCALE	NORTH POINT
1:500 @A1	
DRAWING NO.	ISSUE
LA-000	**A**

LEGEND

GENERAL

- PROPERTY BOUNDARY
- ROOF LINE
- [8.00] EXISTING CONTOURS & LEVEL
- 8.00 PROPOSED LEVEL
- BUSHFIRE VEGETATION BUFFER ZONE — refer to council's LEP mapping
- FLOODING AFFECTED ZONE — refer to council's LEP mapping
- ASSET PROTECTION ZONE — refer to bush fire assessment report

SOFTRWORKS

- T11 EXISTING TREES — to be retained and protected
- T5 EXISTING TREES — to be removed
- PROPOSED TREES — refer to landscape plan and schedule
- PROPOSED SHRUBS — refer to landscape plan and schedule
- PROPOSED GROUNDCOVERS — refer to landscape plan and schedule
- GB PROPOSED GARDEN BED

HARDRWORKS

- EW EXISTING RETAINING WALL — to be protected and retained
- RW PROPOSED RETAINING WALL — details refer to civil engineer's drawings
- P1 CONCRETE PAVING — refer to civil engineer's detail
- P2 CONCRETE UNIT PAVING

SERVICE
refer to survey

- E ELECTRICITY
- W WATER
- S SEWER
- COMM

FENCING
refer to architect's drawings

- F1 FENCE TYPE 1 — Electric security fence to architect's specification
- B1 SAFETY BARRIER — to comply with BCA requirements

NOTE:
REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PROPOSED PITS, ROAD ALIGNMENT, SPOT LEVELS, AND RETAINING WALLS.

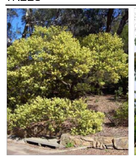
PLANTING SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	SPREAD	SPACING	NATIVE	FIRE RETARDANT	QTY
Trees									
Ac-fl	*Acacia floribunda*	Cossamer Wattle	45lt	3-8m	3m	As Shown	Y	Y	5
An-co	*Angophora costata*	Sydney Red Gum	75lt	30m	6-12m	As Shown	Y		4
An-fl	*Angophora floribunda*	Rough-barked Apple	75lt	30m	6-12m	As Shown	Y	Y	4
Eu-pi	*Eucalyptus pilularis*	Blackbutt	75lt	30m	6-10m	As Shown	Y		4
Me-li	*Melaleuca linariifolia*	Snow in Summer	45lt	8m	5m	As Shown	Y		27
Tr-lu	*Tristaniopsis laurina 'Luscious'*	Luscious Water Gum	75lt	12m	5m	As Shown	Y		19
Shrubs									
Ba-sp	*Banksia spinulosa*	Hairpin Banksia	200mm	1-2m	1.5m	1.2m centres	Y	Y	142
Le-ju	*Leptospermum juniperinum*	Prickly Tea-tree	200mm	1.5-3m	1.5-2m	1.5m centres	Y		86
Pe-li	*Persoonia linearis*	Narrow-leaved Geebung	200mm	3m	3m	2m centres	Y	Y	57
Sy-re	*Syzygium australe 'Resilience'*	Lilly Pilly	200mm	4-5m	2-3m	1m centres	Y		84
We-fr	*Westringia fruticosa*	Coastal Rosemary	200mm	2m	1-1.5m	1m centres	Y		98
We-sm	*Westringia fruticosa 'Smokey'*	Costal Rosemary	200mm	1-1.5m	1-1.5m	0.8m centres	Y		58
Groundcovers									
An-ki	*Anigozanthos 'King Park Royale'*	Kangaroo Paw	140mm	0.6m	0.45m	5/m2	Y		85
Ca-gl	*Carpobrotus glaucescens*	Pig Face	150mm	0.1-0.3m	2m	2/m2	Y		204
Di-bl	*Dianella tasmanica 'Blaze'*	Blaze Dianella	140mm	0.45m	0.45	8/m2	Y		652
Di-ca	*Dianella caerulea*	Blue Flax Lily	140mm	0.6m	0.6m	5/m2	Y		1300
Di-li	*Dianella revoluta 'Little Rev'*	Little Rev Dianella	140mm	0.4m	0.4m	8/m2	Y		505
Gr-gc	*Grevillea juniperina 'Gold Cluster'*	Gold Cluster Grevillea	150mm	0.3m	0.8-1m	3/m2	Y		203
Ha-mi	*Hardenbergia violacea 'Mini Ha Ha'*	Native Sarsparilla	140mm	0.5m	1m	4/m2	Y		347
Hi-sc	*Hibbertia scandens*	Guinea Flower	140mm	0.5m	0.5m	8/m2	Y		630
Lo-po	*Lomandra confertifolia 'Pom Pom'*	Lomandra Pom Pom	140mm	0.5m	0.5m	5/m2	Y		1475
Lo-ta	*Lomandra longifolia 'Tanika'*	Lomandra Tanika	140mm	0.5m	0.5m	5/m2	Y		1000
My-pu	*Myoporum parvifolium 'Purpurea'*	Creeping Boobialla	140mm	0.3m	1-3m	3/m2	Y		384
Sc-hm	*Scaevola humilis*	Purple Fusion	200mm	0.2m	1.5m	2/m2	Y		218
Th-au	*Themeda australis*	Kangaroo Grass	140mm	0.8m	0.3m	7/m2	Y		275

Note:
Planting schedule species to be sourced from local nurseries supply plants of local provenance where possible. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with project landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project. Final amount and species of plants to be confirmed in CC stage.

PLANTING PALETTE

TREES


Acacia floribunda
Cossamer Wattle


Angophora costata
Sydney Red Gum

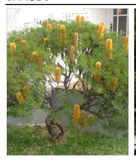

Angophora floribunda
Rough-barked Apple

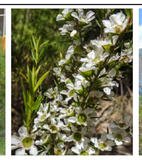

Eucalyptus pilularis
Blackbutt


Melaleuca linariifolia
Snow in Summer


Tristaniopsis laurina 'Lucious'
Luscious Water Gum

SHRUBS


Banksia spinulosa
Hairpin Banksia

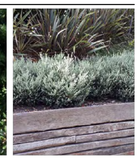

Leptospermum juniperinum
Prickly Tea-tree


Banksia serrata
Old Man Banksia


Persoonia linearis
Narrow-leaved Geebung


Syzygium australe 'Resilience'
Lilly Pilly


Westringia fruticosa
Coastal Rosemary


Westringia fruticosa 'Smokey'
Coastal Rosemary

GROUNDCOVERS


Anigozanthos 'King Park Royale'
Kangaroo Paw


Carpobrotus glaucescens
Pig Face


Dianella tasmanica 'Blaze'
Blaze Dianella

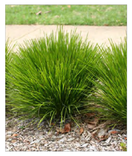

Dianella caerulea
Blue Flax Lily


Dianella revoluta 'Lillte Rev'
Lillte Rev Dianella


Grevillea juniperina 'Gold Cluster'
Gold Cluster Grevillea


Hardenbergia violacea 'Mini Ha Ha'
Native Sarsparilla


Hibbertia scandens
Guinea Flower


Lomandra confertifolia 'Pom Pom'
Lomandra Pom Pom

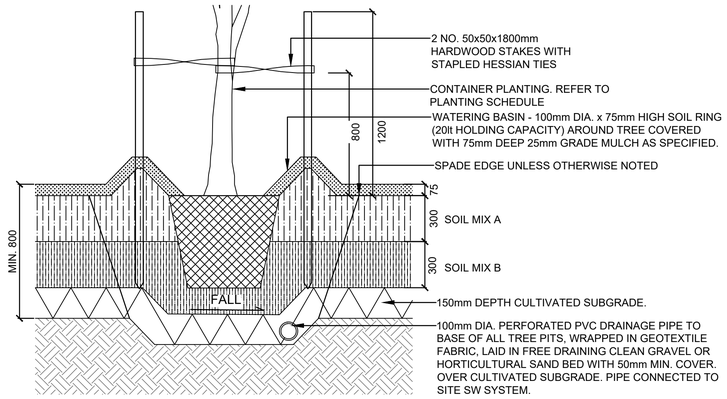

Lomandra longifolia 'Tanika'
Lomandra Tanika


Myoporum parvifolium 'Purpurea'
Creeping Boobialla

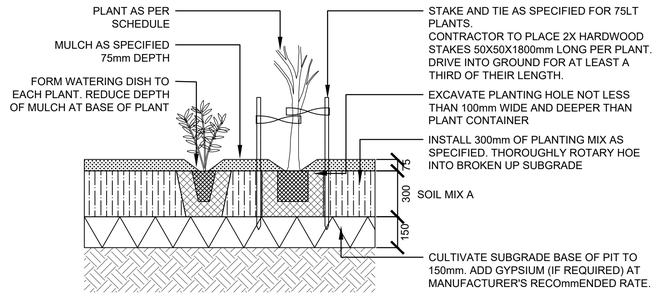

Scaevola humilis
Purple Fusion


Themeda australis
Kangaroo Grass

TYPICAL DETAILS



01 TREE PLANTING
TYPICAL DETAIL 1:20



02 MASS PLANTING
TYPICAL DETAIL 1:20

NOTE

Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building .
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
A	15.12.2022	ISSUE FOR DA

PRELIMINARY
NOT FOR TENDER OR CONSTRUCTION

PROJECT / CLIENT

7A-11 RACECOURSE ROAD, 5-9 FAUNCE STREET & YOUNG STREET, WEST GOSFORD NSW 2250

PROJECT CONTACT

STUDIO IZ

STUDIO IZ PTY LTD ABN: 20 611 333 521
TEL: +61 02 8004 6946 E: info@studioiz.com.au

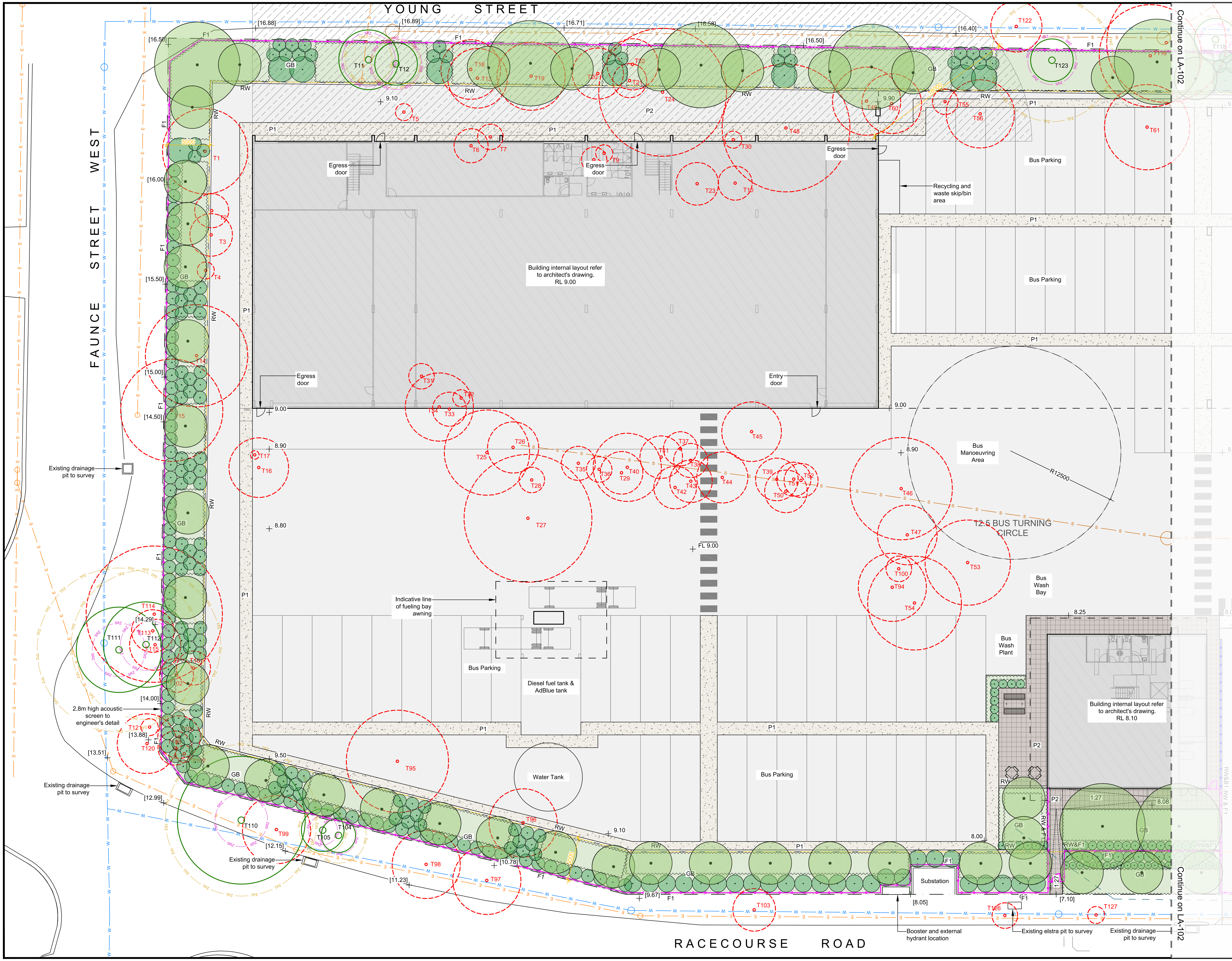
SUITE 403, LEVEL 4, TOWER B, CITADEL TOWERS
799 PACIFIC HIGHWAY, CHATSWOOD 2067

APPROVED	DRAWN
KG	JH
DATE CREATED	PROJECT NO.
05.12.2022	LA221114

DRAWING TITLE

LEGENDS & GENERAL NOTES

SCALE	NORTH POINT
AS SHOWN @A1	
DRAWING NO.	ISSUE
LA-001	**A**



NOTE

Copyright of Studio IZ Pty Ltd.
Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building .
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
A	15.12.2022	ISSUE FOR DA

PRELIMINARY

NOT FOR TENDER OR CONSTRUCTION

PROJECT / CLIENT

7A-11 RACECOURSE ROAD, 5-9 FAUNCE STREET & YOUNG STREET, WEST GOSFORD NSW 2250

PROJECT CONTACT

STUDIO IZ PTY LTD ABN: 20 611 333 521
TEL: +61 02 8004 6946 E: info@studioiz.com.au

SUITE 403, LEVEL 4, TOWER B, CITADEL TOWERS
799 PACIFIC HIGHWAY, CHATSWOOD 2067

APPROVED	DRAWN
KG	JH
DATE CREATED	PROJECT NO.
05.12.2022	LA221114

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - SHEET 1

SCALE	NORTH POINT
1:200 @A1	
DRAWING NO.	ISSUE
LA-101	A

YOUNG STREET

RACECOURSE ROAD

Continue on LA-101

Continue on LA-101

Bus Parking

Bus Parking

Bus Parking

Bus Parking

Bus Parking

Bus Parking

Recycling and waste skip/bin area

Bus Manoeuvring Area

R12500

6 BUS TURNING CIRCLE

Bus Wash Bay

Bus Wash Plant

Building internal layout refer to architect's drawing. RL 8.10

1.8m high acoustic screen to engineer's detail

Potential future depot expansion area

Existing drainage pit to survey

Existing elstra pit to survey

Existing drainage pit to survey

T122 T117 T118 T119 T124 T125 T123 T116 T55 T56 T61 T62 T58 T59 T63 T64 T70 T91 T92 T93 T78 T89 T87 T88 T90 T66 T65 T84 T86 T85 T77 T79 T80 T81 T82 T83 T76 T75 T74 T73 T72 T71 T69 T68 T67 T53 T126 T127 T128 T129 T130 T131 T132 T133 T134 T135 T136 T137 T139 T138 T140 T141 T142 T143

GB F1 P1 P2 RW RW&B1 RW & F1 RW & B1 EW V1 V2 V3 V4 V5 B1 B2 B3 B4 B5 B6 B7 B8 B9 B10 M1 M2 M3 M4 M5 M6 M7 M8 M9 M10 M11 M12 M13 M14 M15

9.50 8.50 8.25 8.00 8.00 8.20 11.50 8.50 7.70 7.50 1:27 1:27 8.08

[16.00] [15.50] [15.00] [15.00] [14.50] [14.00] [14.00] [13.00] [12.00] [11.00] [10.00] [9.00] [8.40] [8.00] [7.00] [6.00] [5.00] [4.12] [3.44] [7.10] [5.50] [4.20] [3.39]

5000 2000 5000

NOTE

Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building .
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
A	15.12.2022	ISSUE FOR DA

PRELIMINARY
NOT FOR TENDER OR CONSTRUCTION

PROJECT / CLIENT

7A-11 RACECOURSE ROAD, 5-9 FAUNCE STREET & YOUNG STREET, WEST GOSFORD NSW 2250

PROJECT CONTACT

STUDIO IZ

STUDIO IZ PTY LTD ABN: 20 611 333 521
TEL: +61 02 8004 6946 E: info@studioiz.com.au

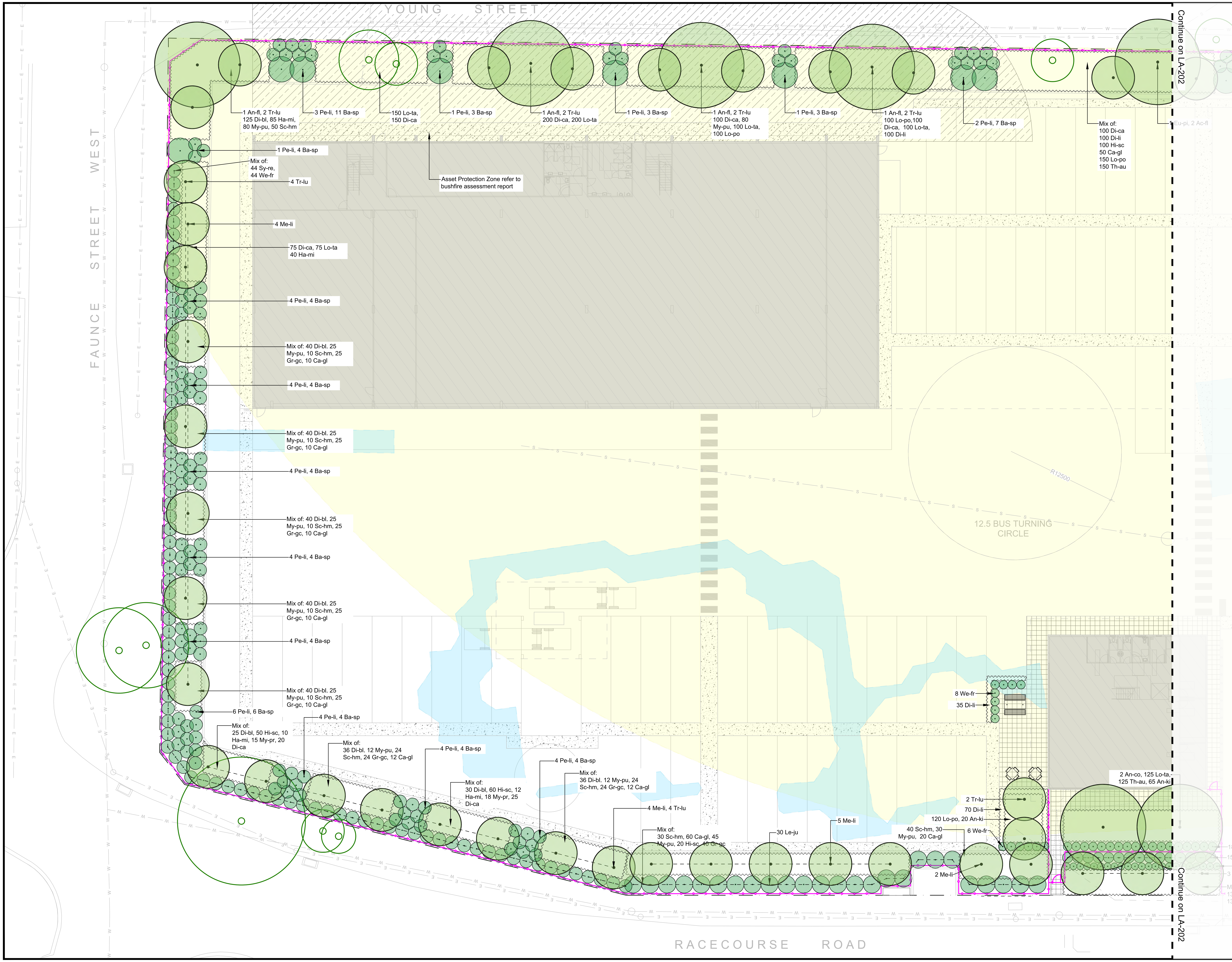
SUITE 403, LEVEL 4, TOWER B, CITADEL TOWERS
799 PACIFIC HIGHWAY, CHATSWOOD 2067

APPROVED	DRAWN
KG	JH
DATE CREATED	PROJECT NO.
05.12.2022	LA221114

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - SHEET 2

SCALE	NORTH POINT
1:200 @A1	
DRAWING NO.	ISSUE
LA-102	**A**



NOTE

Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building .
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
A	15.12.2022	ISSUE FOR DA

PRELIMINARY
NOT FOR TENDER OR CONSTRUCTION

PROJECT / CLIENT

7A-11 RACECOURSE ROAD, 5-9 FAUNCE STREET & YOUNG STREET, WEST GOSFORD NSW 2250

PROJECT CONTACT

STUDIO IZ

STUDIO IZ PTY LTD ABN: 20 611 333 521
TEL: +61 02 8004 6946 E: info@studioiz.com.au

SUITE 403, LEVEL 4, TOWER B, CITADEL TOWERS
799 PACIFIC HIGHWAY, CHATSWOOD 2067

APPROVED	DRAWN
KG	JH
DATE CREATED	PROJECT NO.
05.12.2022	LA221114

DRAWING TITLE

PLANTING PLAN - SHEET 1

SCALE	NORTH POINT
1:200 @A1	
DRAWING NO.	ISSUE
LA-201	A

YOUNG STREET

Continue on LA-201

li, 7 Ba-sp

Mix of:
100 Di-ca
100 Di-li
100 Hi-sc
50 Ca-gl
150 Lo-po
150 Th-au

1 Eu-pi, 2 Ac-fl

3 Pe-li,
11 Ba-sp

Mix of:
100 Di-bl
100 Hi-sc
150 Lo-po

1 Eu-pi, 2 Ac-fl

4 Pe-li, 15 Ba-sp

1 Eu-pi, 1 Ac-fl

Mix of:
100 Di-bl
150 Hi-sc
150 Lo-po

3 Pe-li, 11 Ba-sp

1 Eu-pi, 100 Di-li, 150
Hi-sc, 150 Lo-ta

R12500

12.5 BUS TURNING CIRCLE

36 Le-ju
36 Ba-sp

8 We-fr
35 Di-li

20 We-fr
2 An-co, 1 Tr-lu

Mix of:
100 Lo-ta,
100 Di-li
175 Lo-po

2 An-co, 125 Lo-ta,
125 Th-au, 65 An-ki

2 Tr-lu
70 Di-li
120 Lo-po, 20 An-ki
6 We-fr
2 Me-li

18 We-fr
15 Sy-re
23 We-sm
3 Me-li
Mix of:
130 Lo-po
130 Di-ca

25 Sy-re
35 We-sm
Mix of:
200 Lo-po
200 Di-ca

3 Me-li

6 Me-li

200 Di-ca,
200 Ha-mi, 200 Lo-po

20 Le-ju,

Continue on LA-201

RACECOURSE ROAD

NOTE

Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building .
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
A	15.12.2022	ISSUE FOR DA

PRELIMINARY
NOT FOR TENDER OR CONSTRUCTION

PROJECT / CLIENT

7A-11 RACECOURSE ROAD,
5-9 FAUNCE STREET &
YOUNG STREET, WEST
GOSFORD NSW 2250

PROJECT CONTACT

STUDIO IZ

STUDIO IZ PTY LTD ABN: 20 611 333 521
TEL: +61 02 8004 6946 E: info@studioiz.com.au

SUITE 403, LEVEL 4, TOWER B, CITADEL TOWERS
799 PACIFIC HIGHWAY, CHATSWOOD 2067

APPROVED	DRAWN
KG	JH
DATE CREATED	PROJECT NO.
05.12.2022	LA221114

DRAWING TITLE

PLANTING PLAN - SHEET 2

SCALE	NORTH POINT
1:200 @A1	
DRAWING NO.	ISSUE
LA-202	**A**

SPECIFICATION NOTES

GENERAL NOTES

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License
and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

HARDWORKS

Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on Provide all footings and fixings required for the items to be stable and in accordance with applicable codes, BCA, and Australian standards.

Garden walls, fences, steps, and Edging
Construct garden walls, fences, steps, and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, to comply with BCA, Australian Standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all sub-grade / subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the sub-grade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm.

Samples
Samples to be provided for each type of landscape material for client's approval prior to ordering and installation. Confirm with superintendent for quantity of samples to be provided.

SOFTWORKS

Soil Testing
Where site soil is to be retrieved from and stored for reuse on site, undertake at least two (2) soil tests, in locations as advised by the Project Manager. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

Subsoil
Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface
which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges
- Smooth and free from inorganic matter, stones or clods of soil
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains
- Graded evenly to adjoining surfaces
- Ready for planting

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Topsoil to be installed to depth of 300mm for tree and mass planting garden beds, 100mm of turf underlay should be used under turf areas.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants
Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation
Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Embankment Stabilisation
Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth. Mulching to be:

Pine Bark Mini Nuggets by ANL (or approved equivalent)
https://anlscape.com.au/Products/garden-mulch/pine-bark-mini-nuggets

Stakes and ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

Turfing
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

Turf to be:
TifTuf Hybrid Bermuda - By Lawn Solutions (or approved similar drought tolerant species)
https://lawnsolutionsaustralia.com.au/grass-type/tiftuf/

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

DRAINAGE

All landscape areas are to have positive drainage to SW systems. If areas of poor drainage are identified on site then this should be brought to the site superintendents attention. Install agg lines if required.

TREE PROTECTION NOTES

1. The tree protection zone (TPZ) is a radial distance measured from the centre of the trunk of the tree and calculated in accordance with AS 4970-2009 (Protection of Trees on Development Sites)
2. The Structural Root Zone (SRZ) provides the bulk of mechanical support and anchorage for a tree. This is also a radial distance measured from the centre of the trunk and calculated in accordance with AS 4970-2009 (Protection of trees on development sites).
3. Incursions within the SRZ are not recommended as they are likely to result in the severance of woody roots which may compromise the stability of the tree or lead to its decline and demise.
4. Tree protection shall be in accordance with AS 4970-2009 (Protection of trees on development sites.)
5. Tree Protection Fence - All trees within the site to be retained shall be protected prior to and during construction from all activities that may result in detrimental impact by erecting a suitable protective fence beneath the canopy to the full extent of the tree protection zone.
6. As a minimum, the fence should consist of temporary chain wire panels of 1.8m in height, supported by steel stakes as required and fastened together and supported to prevent sideways movement using corner braces where required. The fence shall be erected prior to the commencement of any work on-site and shall be maintained in good condition for the duration of construction. Where tree protection zones merge together a single fence encompassing the area is deemed to be adequate. Existing site boundary fences may form part of the enclosure.
7. Tree Protection Signs - Signs shall be installed on the tree protection fence to prevent unauthorised movement of plant and equipment or entry to the tree protection zone. The signs shall be securely attached to the fence using cable ties or equivalent. Signs shall be placed at minimum 10 metre intervals. The wording and layout of the sign shall comply with AS 4970-2009
8. Trunk Protection - Where provision of tree protection fencing is in impractical due to its proximity to the proposed building footprint, trunk protection shall be erected around nominated trees to avoid accidental damage. The trunk protection shall consist of a layer of carpet underfelt (or similar) wrapped around the trunk, followed by 1.8m lengths of softwood timbers (90x45mm in section) aligned vertically with 2mm galvanised wire or galvanised hoop strap. Recycled timber (such as demolition waste) may be suitable for this purpose, subject to the approval of the project arborist. The timber shall be wrapped around the trunk (over the carpet underfelt), but not fixed to the tree to avoid mechanical injury or damage to the trunk. Trunk protection should be installed prior to any site works and maintained in good condition for the duration of the construction period. Carpet underfelt (alone) is sufficient for trees with a trunk diametre of less than 200mm.
9. Demolition and excavation within the tree protection zones of trees to be retained shall be undertaken under the supervision of the site arborist.
10. Tree Damage - Care shall be taken when operating cranes, drilling rigs and similar equipment near trees to avoid damage to tree canopies (foliage and branches). Under no circumstances shall branches be torn-off by construction equipment. Where there is potential conflict between tree canopy and construction activities, the advice of the site arborist must be sought.
11. In the event of any tree becoming damaged for any reason during the construction period, a consulting arborist (Australian Qualification Framework Level 5) shall be engaged to inspect and provide advice on any remedial action to minimise any adverse impact. Such remedial action shall be implemented as soon as practicable and certified by the arborist.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants
- Pruning
- Insect and pest control
- Fertilising
- Maintaining and removing stakes and ties
- Maintaining mulch
- Mowing and top dressing
- Irrigation and watering
- Erosion control
- Weed and rubbish removal

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities
During the defects maintenance period schedule the following activities to occur on a timely basis.

- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.

- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.

- **Insect, disease and pest control** - Avoid spraying:
  a. if ever possible
  b. in wet weather or if wet weather is imminent
  c. if target plants are still wet after rain
  d. in windy weather
  e. if non-target species are too close

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:
  a. Product brand / manufacturer's name
  b. chemical / product name
  c. chemical contents
  d. application quantity and rate
  e. date of application and location
  f. results of application, and
  g. use approval authority

- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
  a. Product brand / manufacturer's name
  b. Fertiliser / product name
  c. Application quantity and rate, and
  d. Date of application and location

- **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.

- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.

- **Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.

- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.

- **Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.

- **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

NOTE

Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building .
5. Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247

REV	DATE	DESCRIPTION
A	15.12.2022	ISSUE FOR DA

PRELIMINARY
NOT FOR TENDER OR CONSTRUCTION

PROJECT / CLIENT

7A-11 RACECOURSE ROAD,
5-9 FAUNCE STREET &
YOUNG STREET, WEST
GOSFORD NSW 2250

PROJECT CONTACT

STUDIO IZ

STUDIO IZ PTY LTD ABN: 20 611 333 521
TEL: +61 02 8004 6946 E: info@studioiz.com.au

SUITE 403, LEVEL 4, TOWER B, CITADEL TOWERS
799 PACIFIC HIGHWAY, CHATSWOOD 2067

APPROVED	DRAWN
KG	JH
DATE CREATED	PROJECT NO.
05.12.2022	LA221114

DRAWING TITLE

SPECIFICATION NOTES

SCALE	NORTH POINT
NTS @A1	
DRAWING NO.	ISSUE
LA-500	**A**