



Department of Planning,  
Housing and Infrastructure

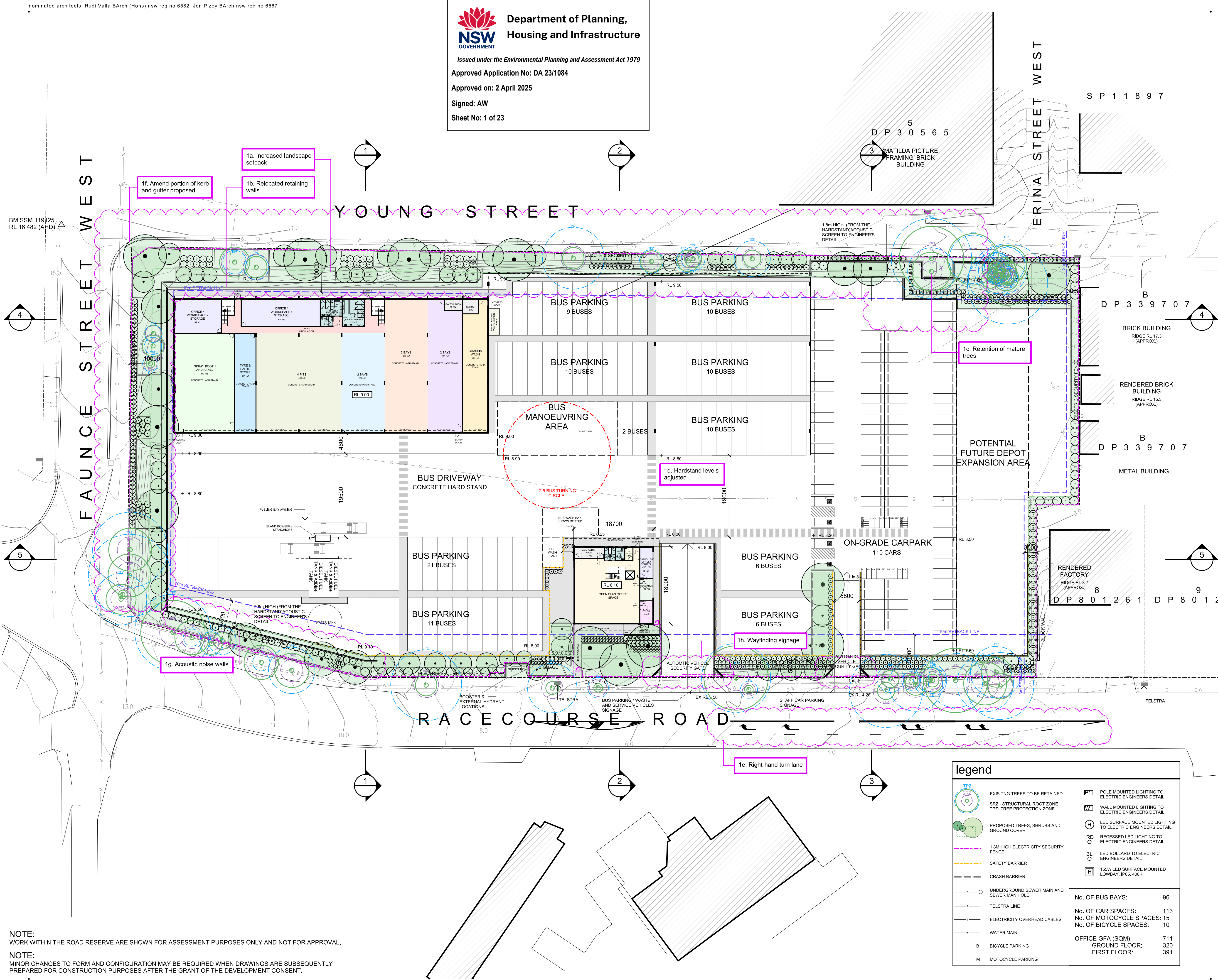
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 23/1084

Approved on: 2 April 2025

Signed: AW

Sheet No: 1 of 23



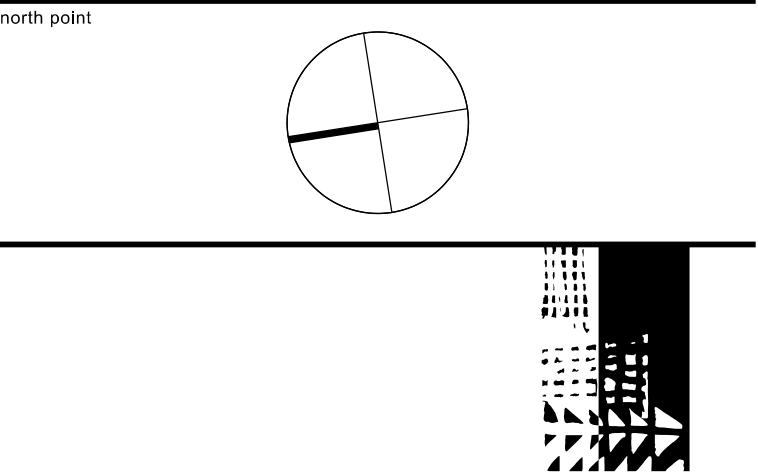
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amendments		verified				
no.	date	amendment	by	chk'd	init	chk'd
A01	16/12/22	DA ISSUE	GZ	GZ	JP	JP
A02	19/07/23	AMENDMENTS TO ADDRESS MITIGATION IDENTIFIED IN THE VIA	GZ	GZ	JP	JP
A03	31/01/24	RETAINING WALL COORDINATION	WJ	WJ	JP	JP
A04	07/02/24	ISSUE FOR COORDINATION	ML	WJ	JP	JP
A05	13/02/24	REVISED DA ISSUE	ML	WJ	JP	JP
A06	19/03/24	REVISED DA ISSUE	WJ	WJ	JP	JP
A07	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP



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planning, urban design, architecture,  
landscape architecture, interior design

p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au

project/client

**Waluya Pty Ltd Gosford Transport**  
**7A-11 Racecourse Rd, 5-9 Faunce St & Young St, West Gosford, NSW 2250**

civil & structural engineer

building service

drawing title

site plan

da issue

original	scale	drawn	project no.
a1	1:400	ml	4548-00
drawing no.			rev no.

ar-0200 a07

NOTE:  
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VIEWS TOWARDS SITE



1



2



3

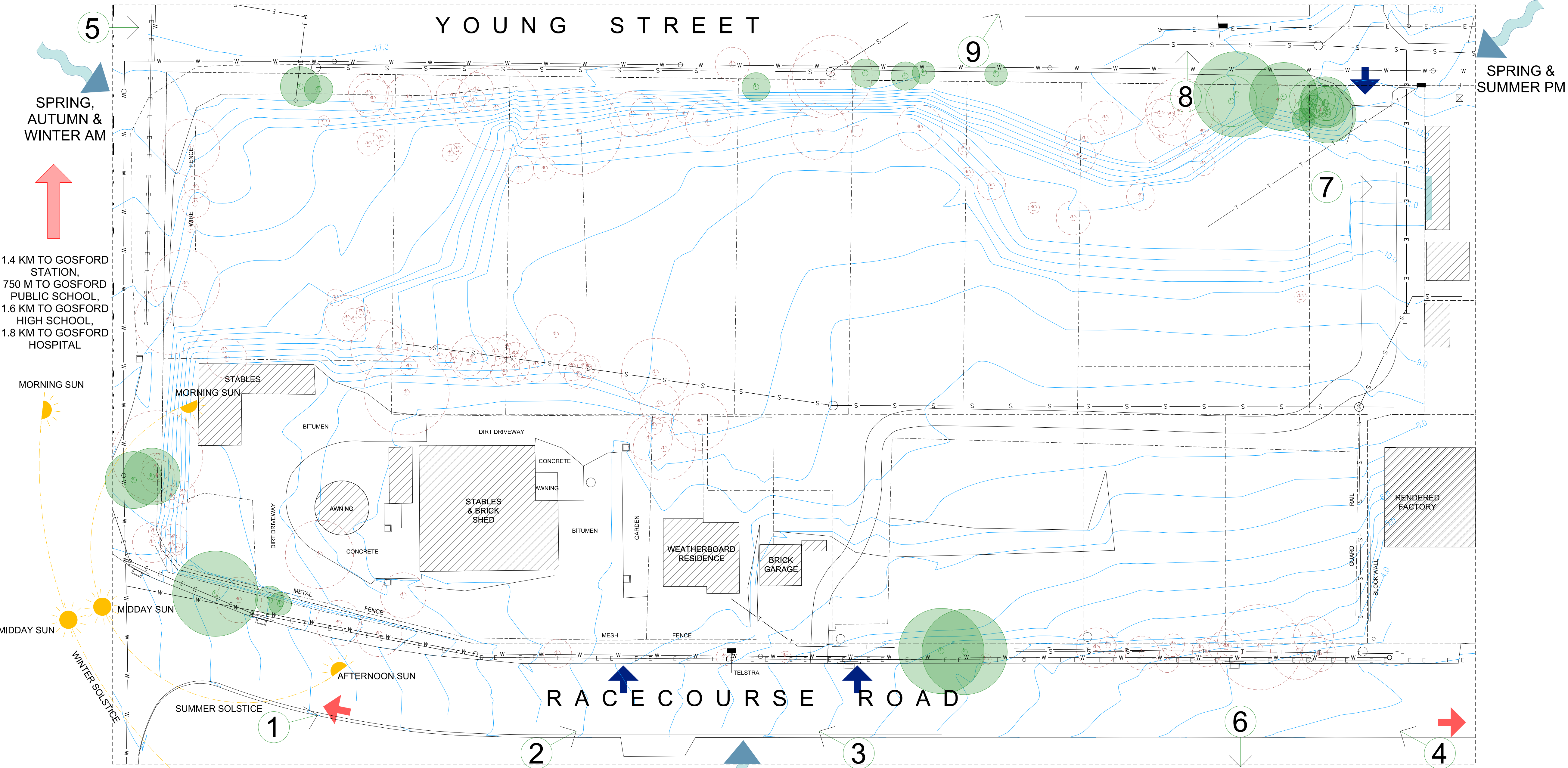


4



5

YOUNG STREET



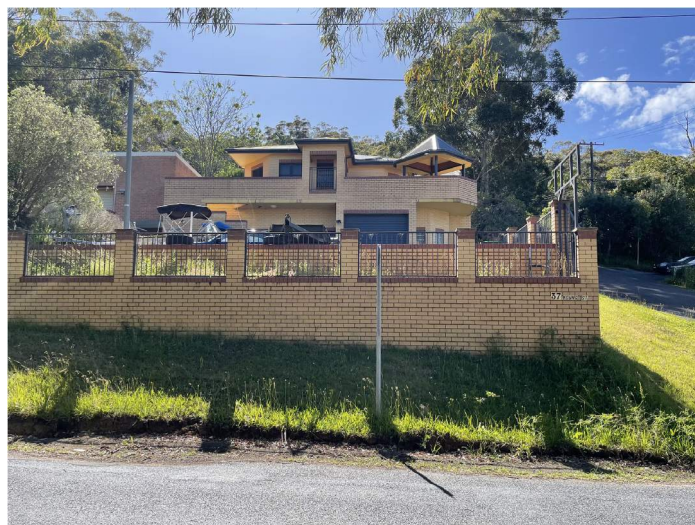
VIEWS FROM SITE



6



7



8



9

LEGEND

	SUN PATH		ELECTRICITY CABLE
	PREVAILING WINDS		EXISTING SEWER PIPE
	EXISTING PEDESTRIAN ACCESS		EXISTING STORMWATER PIPE
	EXISTING VEHICLE ENTRY		TELSTRA LINE
	DIRECTION TO FACILITIES		ADJACENT PROPERTIES WINDOW
	EXISTING CONTOURS		RETAINING TREES
	EXISTING CONTOURS		EXISTING TREES
	EXISTING BUILDINGS		

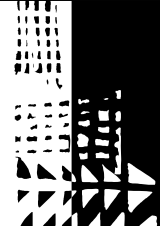
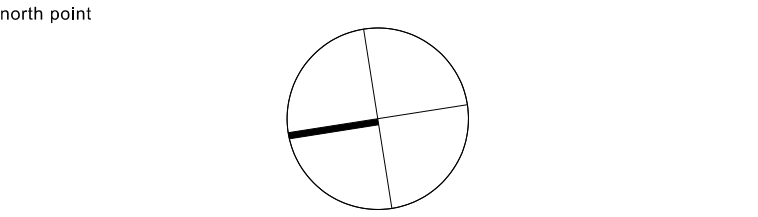
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amendments			verified			
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A01	16/12/22	DA ISSUE	DL	DL	GZ	JP



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**Waluya Pty Ltd Gosford Transport**  
**7A-11 Racecourse Rd, 5-9 Faunce St & Young St, West Gosford, NSW 2250**

civil & structural engineer

building service

drawing title  
**site analysis**

**da issue**

original	scale	drawn	project no.
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drawing no.			rev no.

**ar-0201** a01





Department of Planning,  
Housing and Infrastructure

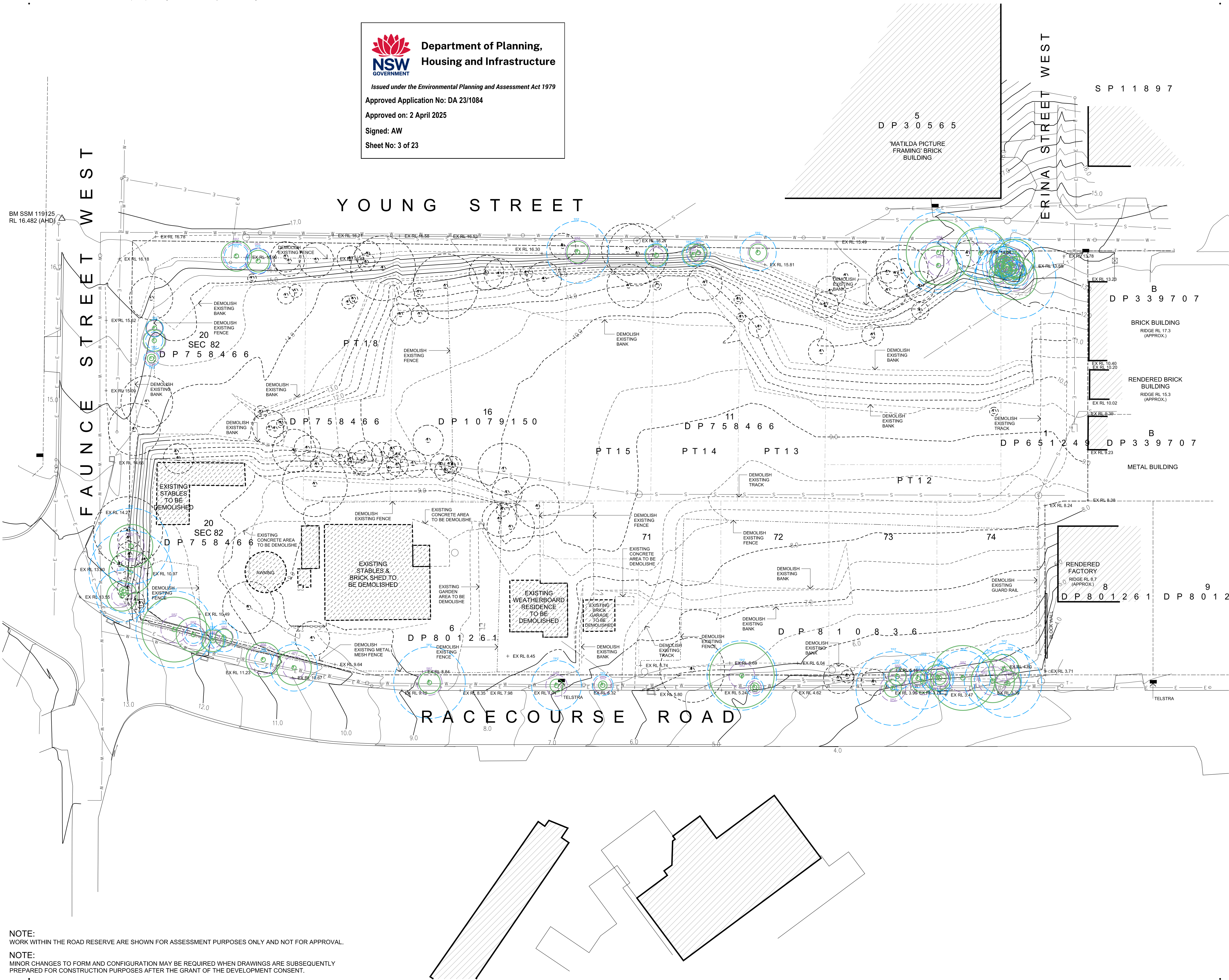
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Sheet No: 3 of 23



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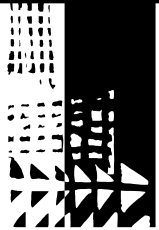
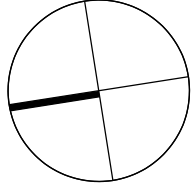
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A02	07/02/24	ISSUE FOR COORDINATION	ML	WJ
A03	13/02/24	REVISED DA ISSUE	ML	WJ

north point



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project/client  
**Waluya Pty Ltd Gosford Transport**  
**7A-11 Racecourse Rd, 5-9**  
**Faunce St & Young St,**  
**West Gosford, NSW 2250**

civil & structural engineer

building service

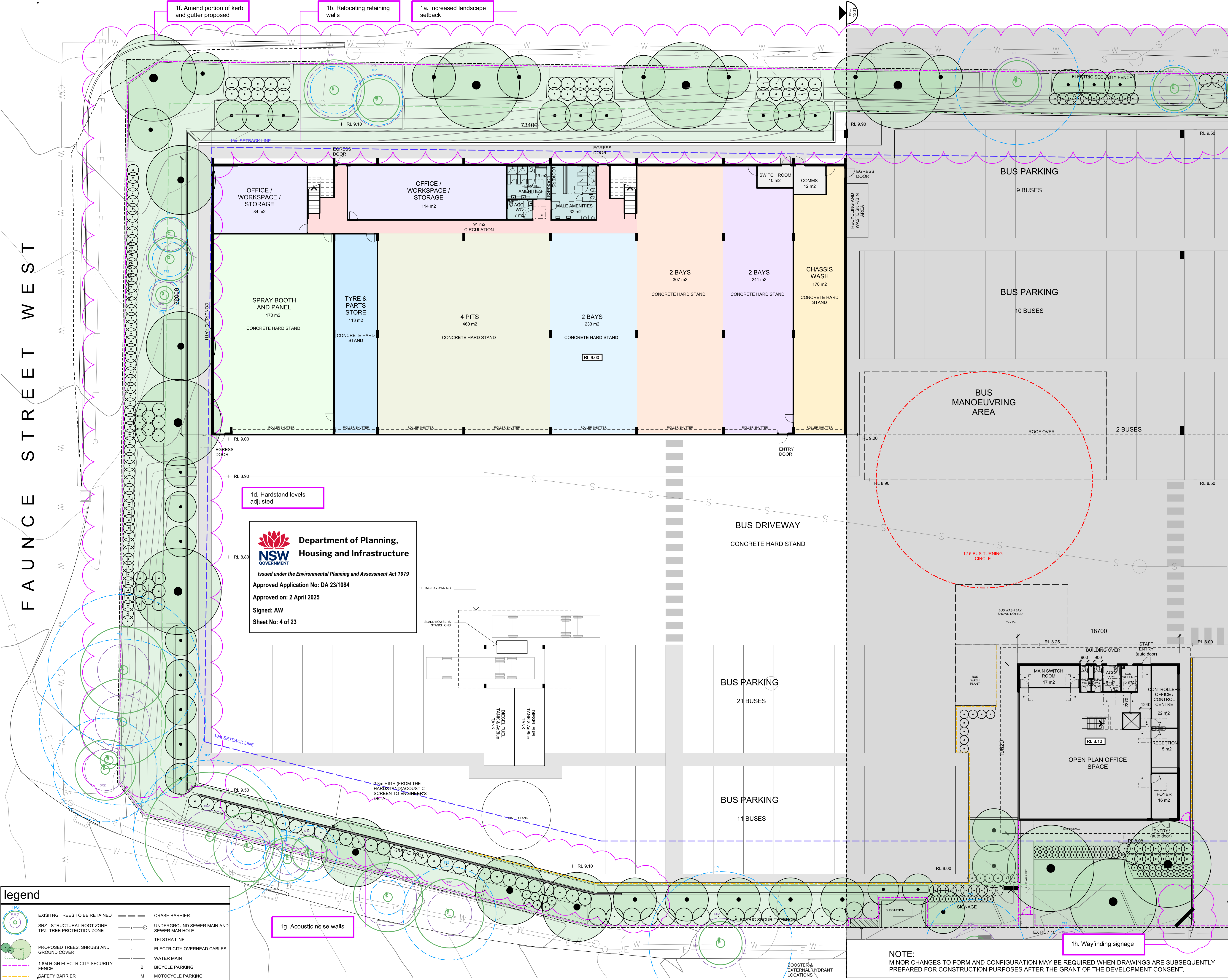
drawing title  
demolition plan

da issue

original	scale	drawn	project no.
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drawing no.			rev no.

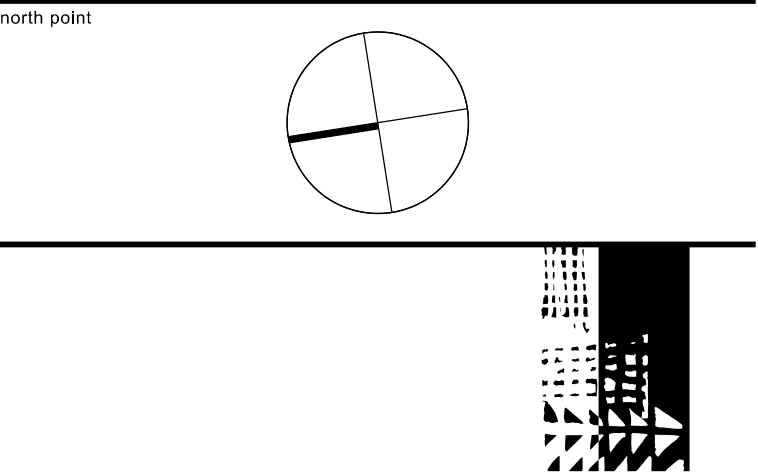
ar-0300 a03





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A04	19/03/24	REVISED DA ISSUE	WJ	WJ	JP	JP		
A05	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP		



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 landscape architecture, interior design

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project/client  
**Waluya Pty Ltd Gosford Transport**  
**7A-11 Racecourse Rd, 5-9 Faunce St & Young St, West Gosford, NSW 2250**

civil & structural engineer

building service

drawing title  
**ground floor plan - part 1**

da issue

original	scale	drawn	project no.
a1	1:200	ml	4548-00
drawing no.			rev no.

ar--1200 a05



amendments			verified			
no.	date	amendment	by	chk'd	init	chk'd
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A03	07/02/24	ISSUE FOR COORDINATION	ML	VU	JP	JP
A04	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP



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project/client

**Waluya Pty Ltd Gosford  
Transport  
7A-11 Racecourse Rd, 5-9  
Faunce St & Young St,  
West Gosford, NSW 2250**

building service

drawing title

ground floor plan - part 2

## da issue

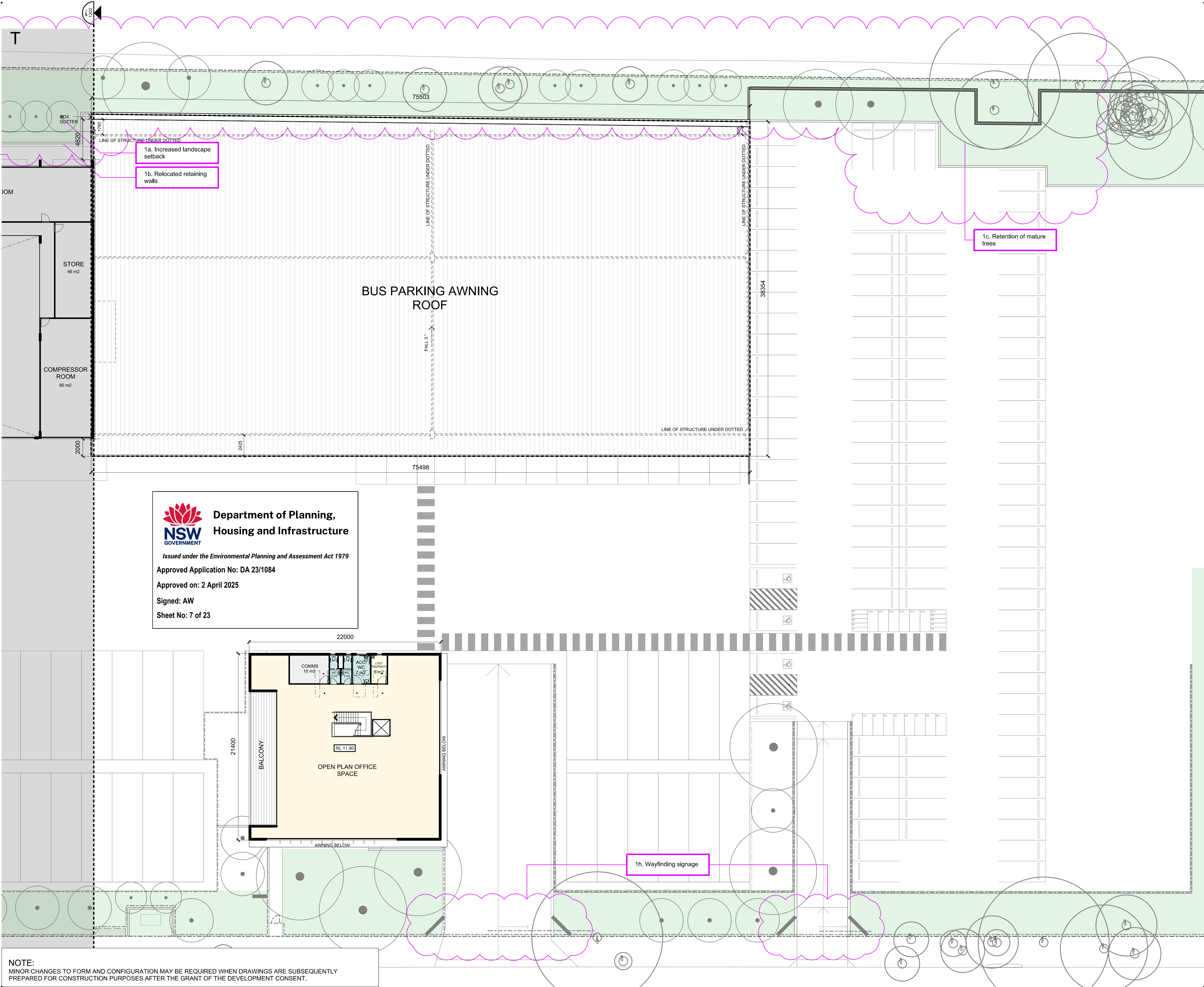
original	scale	drawn	project no.
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drawing no.			rev no.

ar--1201 a04









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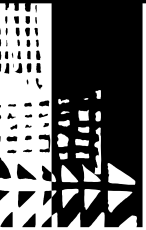
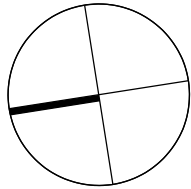
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A03	13/02/24	REVISED DA ISSUE	ML	WJ	JP	JP
A04	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP

north point



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landscape architecture, interior design

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project/client

**Waluya Pty Ltd Gosford  
Transport  
7A-11 Racecourse Rd, 5-9  
Faunce St & Young St,  
West Gosford, NSW 2250**

civil & structural engineer

building service

drawing title  
**first floor plan - part 2**

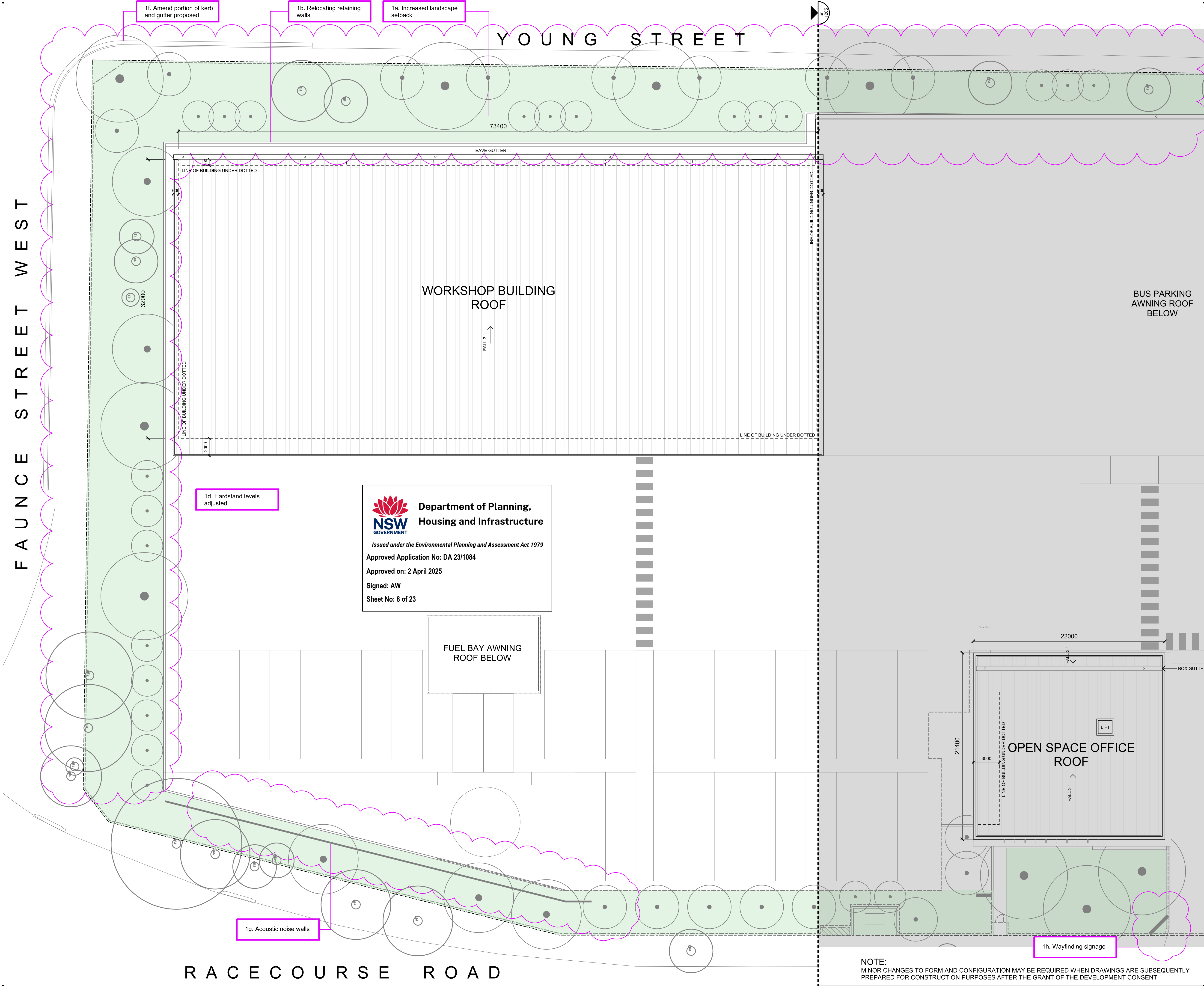
**da issue**

original	scale	drawn	project no.
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drawing no.			rev no.

**ar--1203**

**a04**





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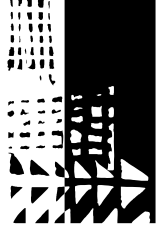
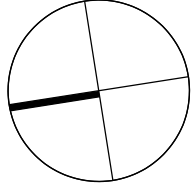
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A04	19/03/24	REVISED DA ISSUE	WJ	WJ	JP	JP	
A05	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP	

north point



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landscape architecture, interior design

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civil & structural engineer

building service

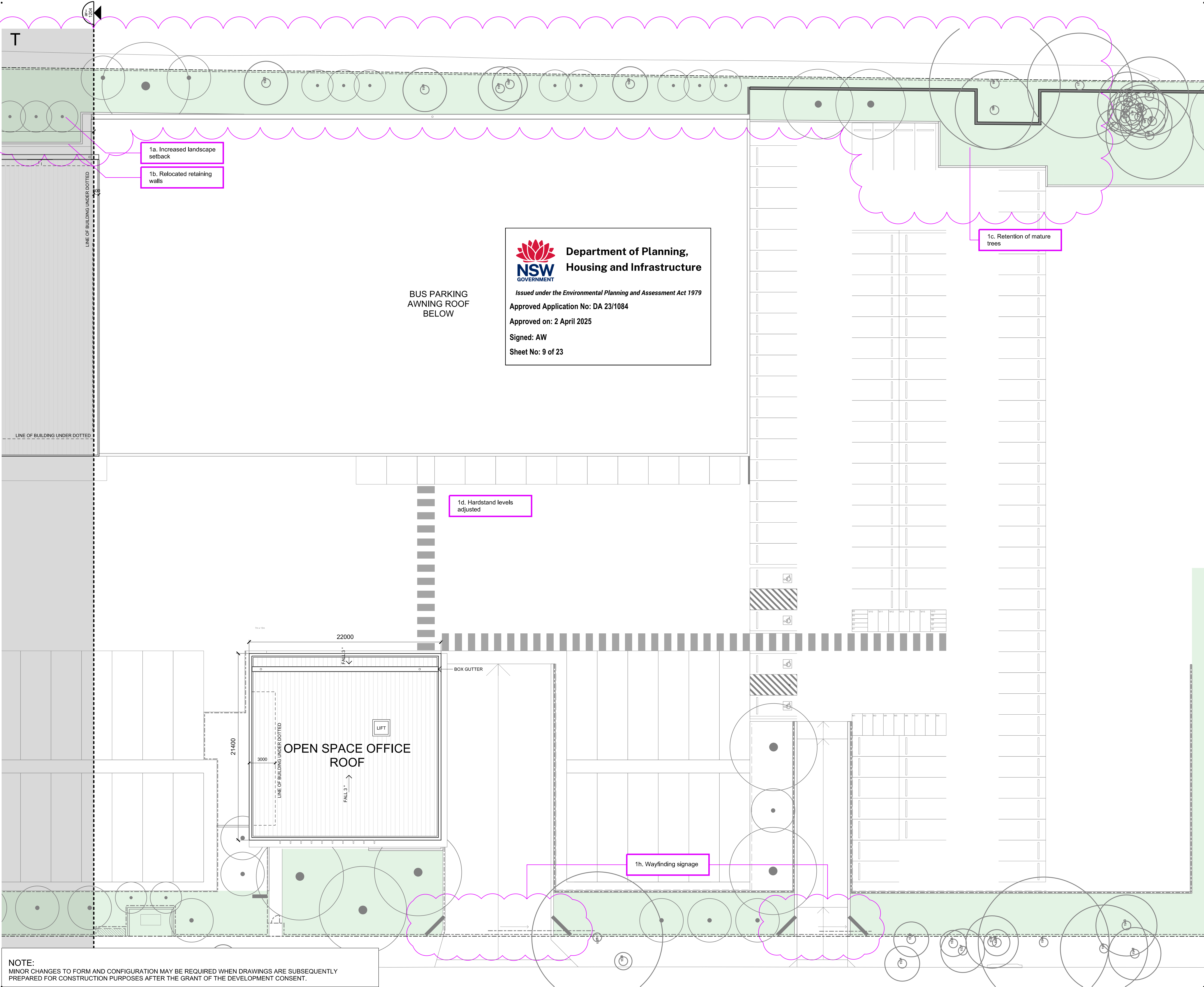
drawing title  
**roof plan - part 1**

**da issue**

original	scale	drawn	project no.
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drawing no.			rev no.

**ar--1204** **a05**





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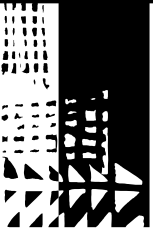
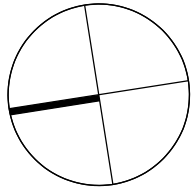
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north point



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landscape architecture, interior design

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project/client

**Waluya Pty Ltd Gosford  
Transport  
7A-11 Racecourse Rd, 5-9  
Faunce St & Young St,  
West Gosford, NSW 2250**

civil & structural engineer

building service

drawing title  
**roof plan - part 2**

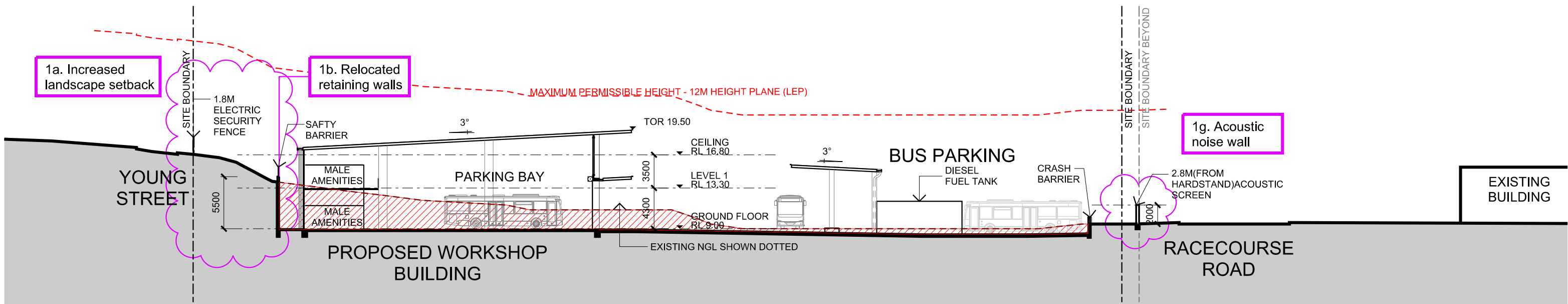
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drawing no.			rev no.

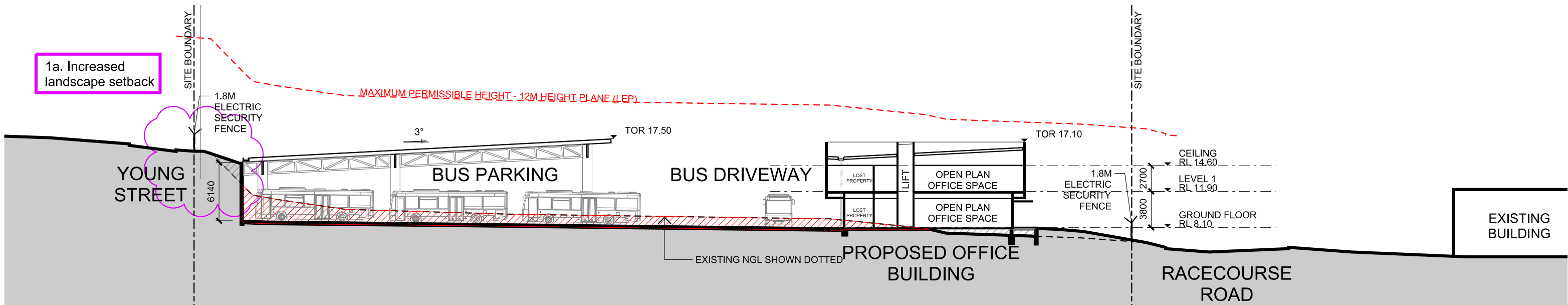
**ar--1205**

**a04**

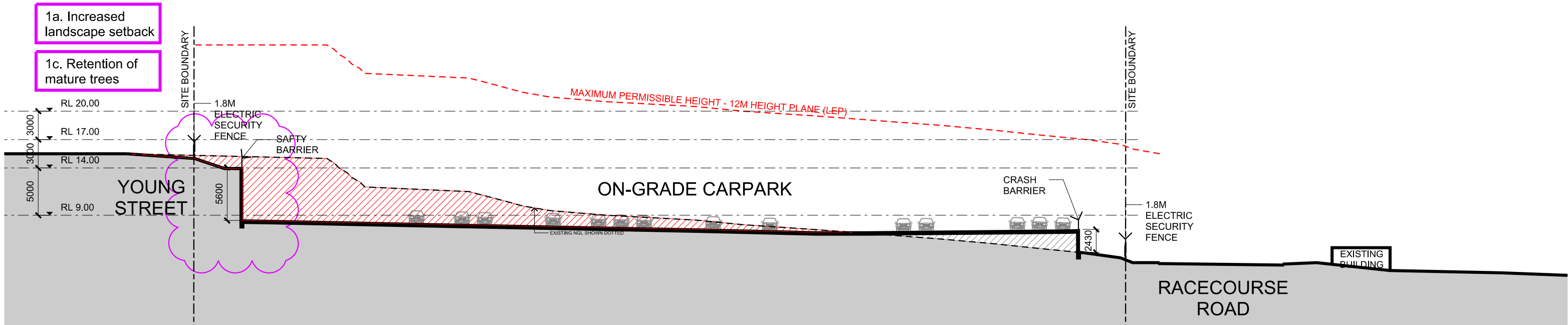




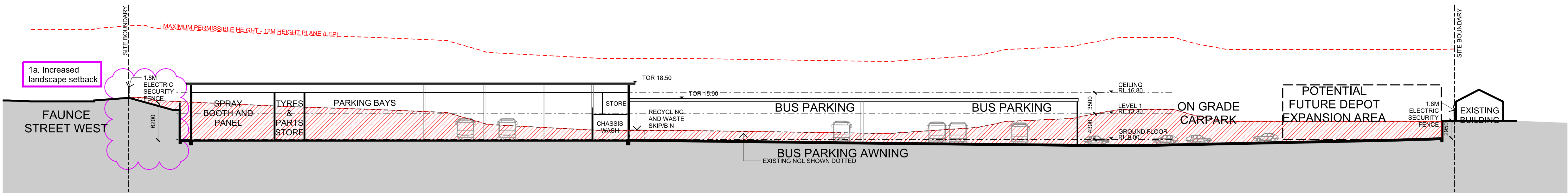
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WORKSHOP  
SCALE 1:400



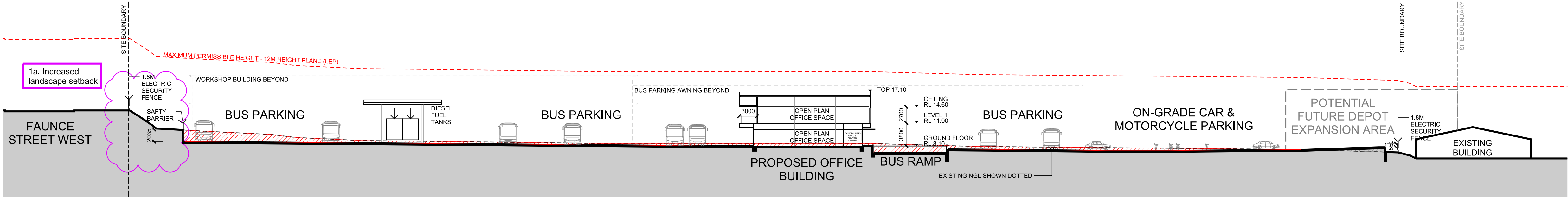
SECTION 2  
OFFICE BUILDING  
SCALE 1:400



SECTION 3  
OFFICE BUILDING  
SCALE 1:400



SECTION 4  
WORKSHOP  
SCALE 1:400



SECTION 5  
OFFICE BUILDING  
SCALE 1:400

**Department of Planning,  
Housing and Infrastructure**

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Approved Application No: DA 23/1084

Approved on: 2 April 2025

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Sheet No: 10 of 23

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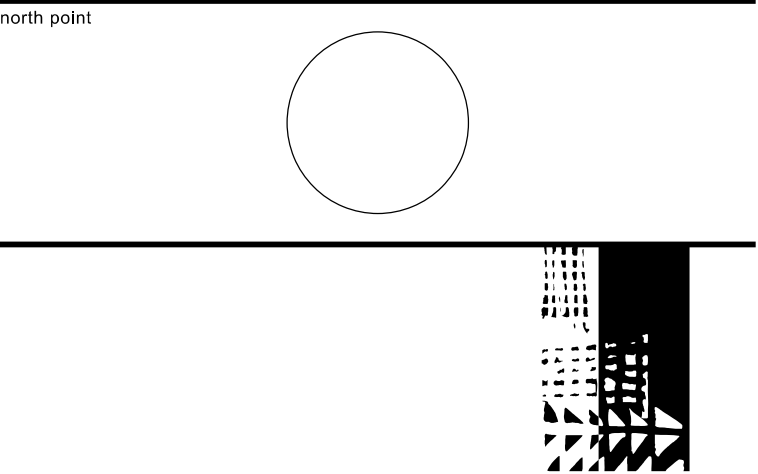
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amendments		verified				
no.	date	amendment	by	chk'd	init	chk'd
A01	16/12/22	DA ISSUE	ML	ML	ML	JP
A02	19/07/23	AMENDMENTS TO ADDRESS MITIGATION IDENTIFIED IN THE VIA	GZ	GZ	JP	JP
A03	09/02/24	AMENDMENTS TO ADDRESS VIA	WJ	WJ	JP	JP
A04	13/02/24	REVISED DA ISSUE	WJ	WJ	JP	JP
A05	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP



planning, urban design, architecture,  
landscape architecture, interior design

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project/client  
**Waluya Pty Ltd Gosford  
Transport**  
**7A-11 Racecourse Rd, 5-9  
Faunce St & Young St,  
West Gosford, NSW 2250**

civil & structural engineer

building service

drawing title  
**sections**

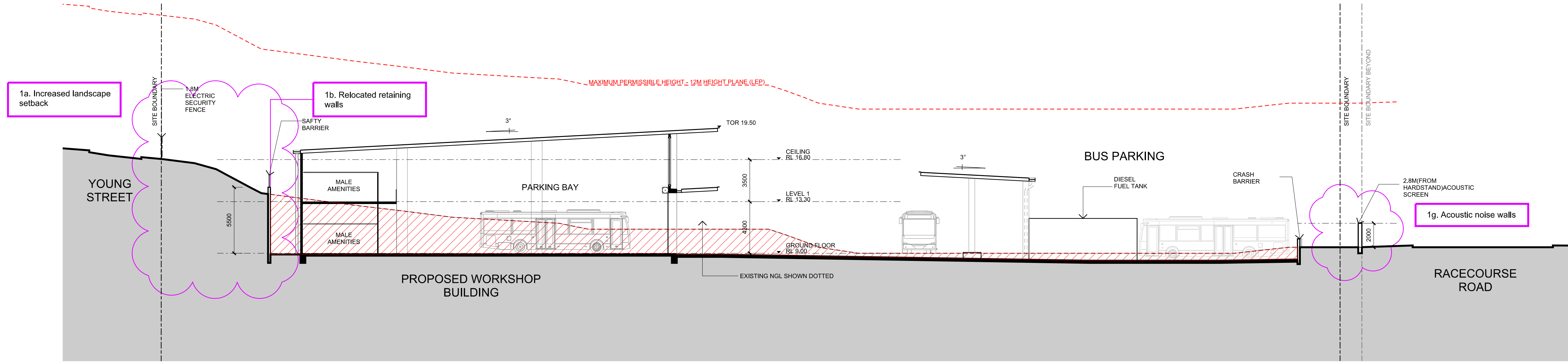
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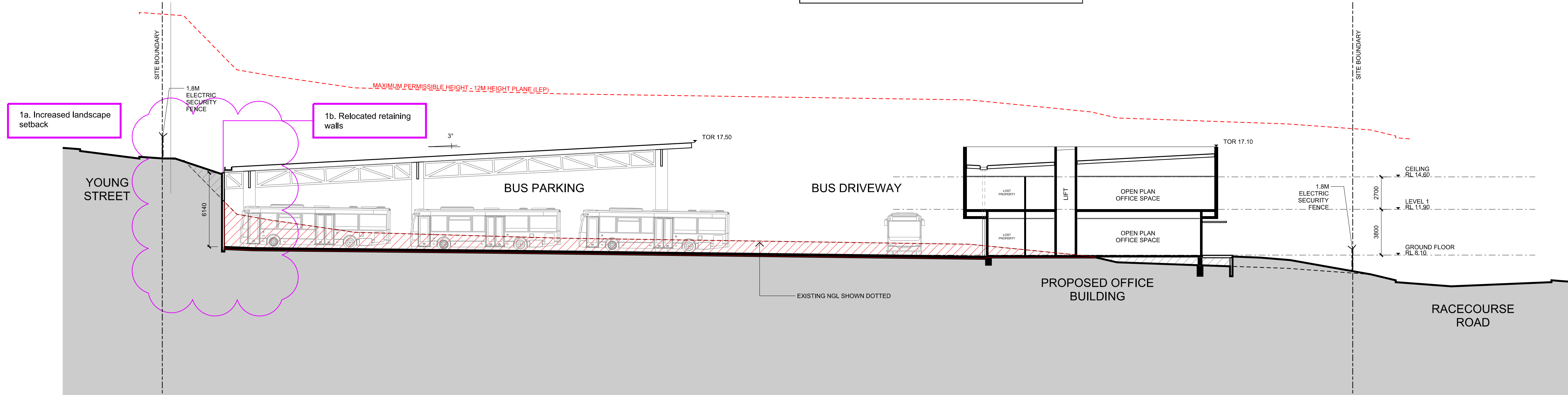
**ar-2200** **a05**

NOTE:  
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SECTION 1  
WORKSOP  
SCALE 1:200



SECTION 2  
OFFICE  
SCALE 1:200

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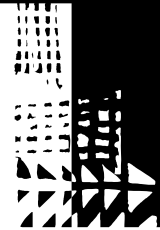
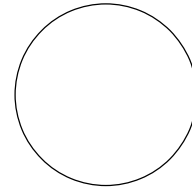
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north point



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project/client

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**7A-11 Racecourse Rd, 5-9 Faunce St & Young St, West Gosford, NSW 2250**

civil & structural engineer

building service

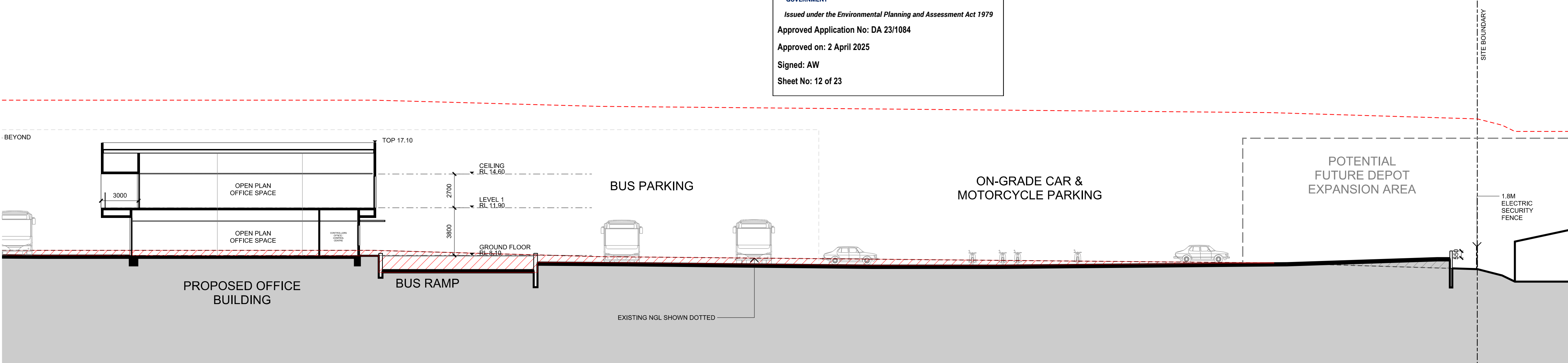
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**sheet 1**

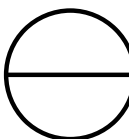
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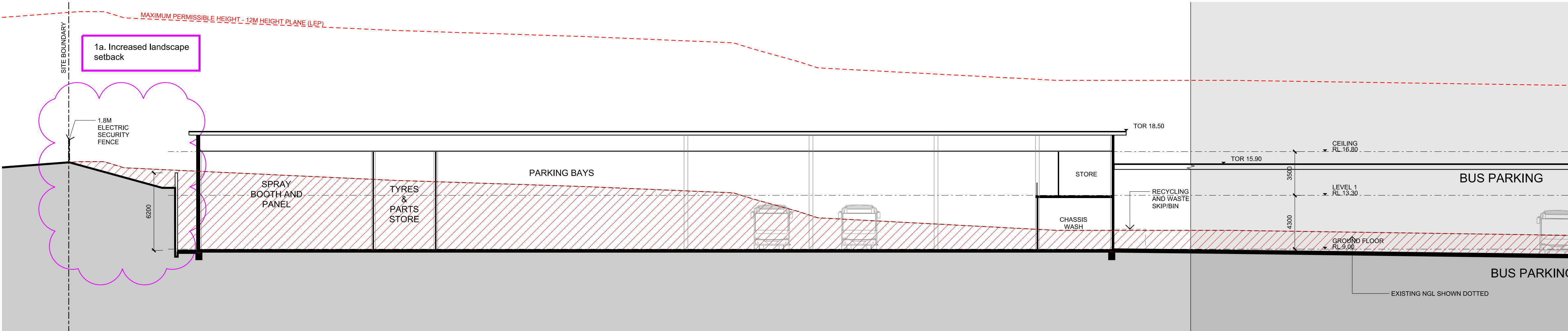
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**ar-2210** **a05**

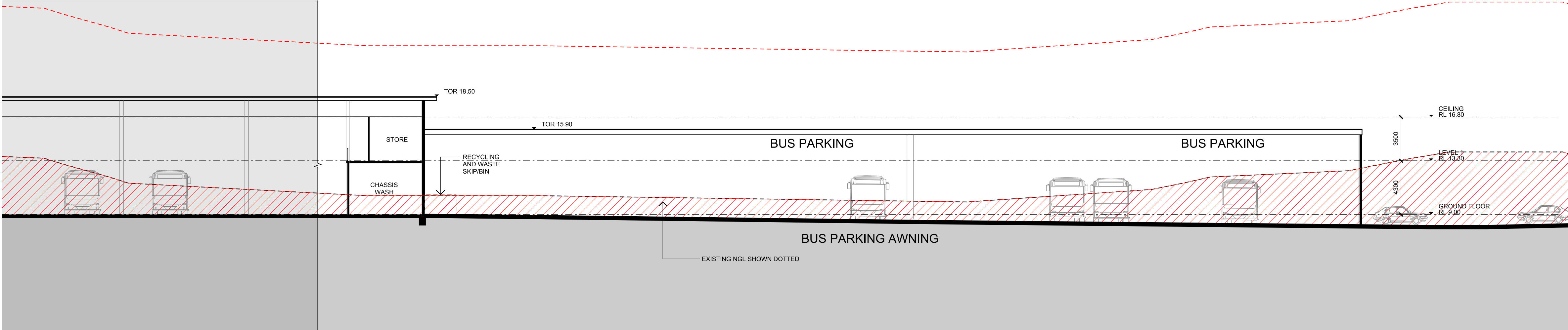




 **SECTION 4  
OFFICE** SCALE 1:200



 **SECTION 5  
WORKSHOP** SCALE 1:200



 **SECTION 5  
BUS PARKING AWNING** SCALE 1:200

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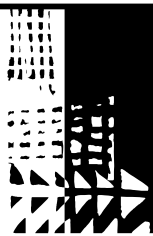
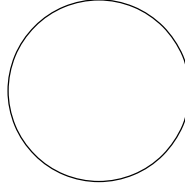
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A04	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP	

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**Waluya Pty Ltd Gosford  
Transport  
7A-11 Racecourse Rd, 5-9  
Faunce St & Young St,  
West Gosford, NSW 2250**

civil & structural engineer

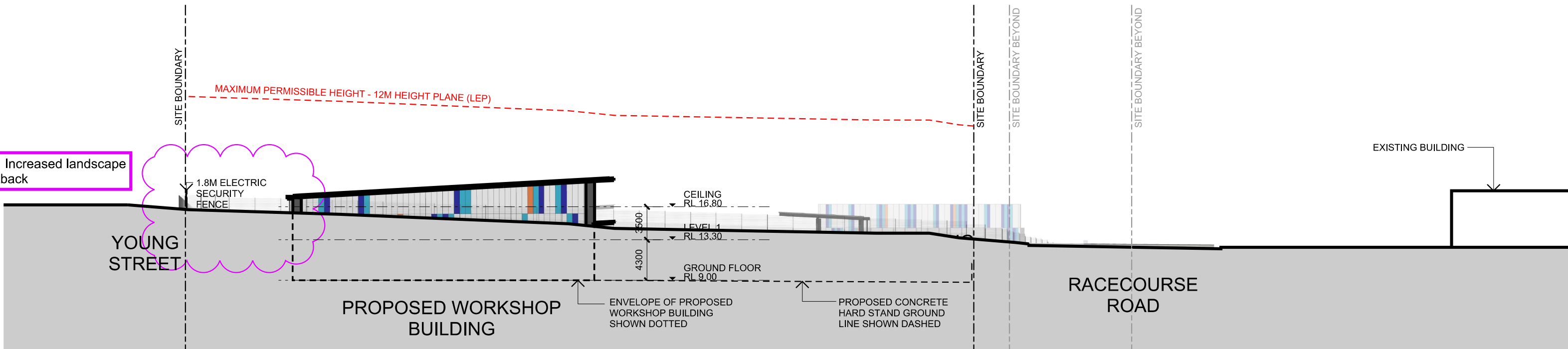
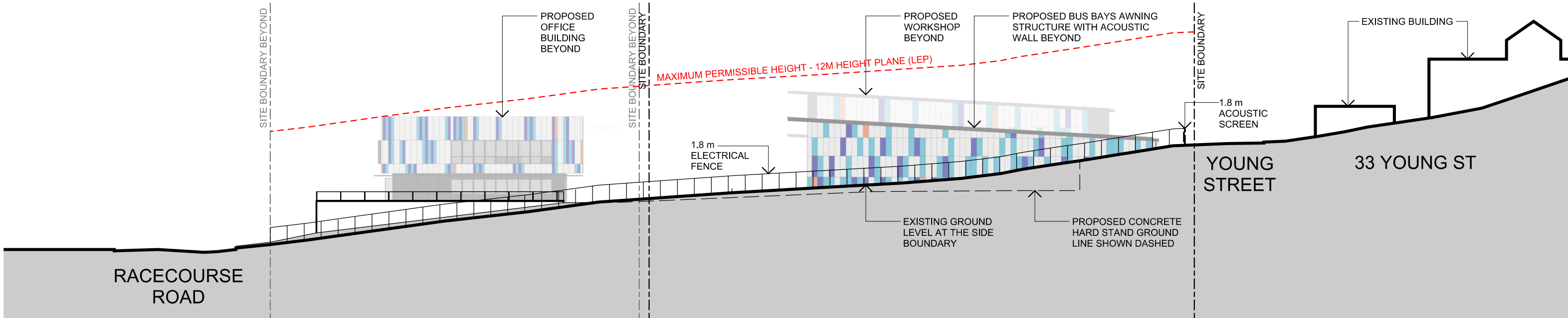
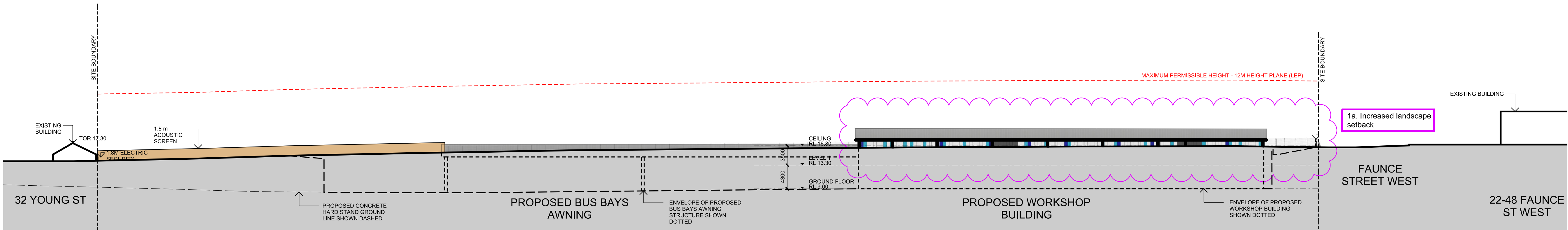
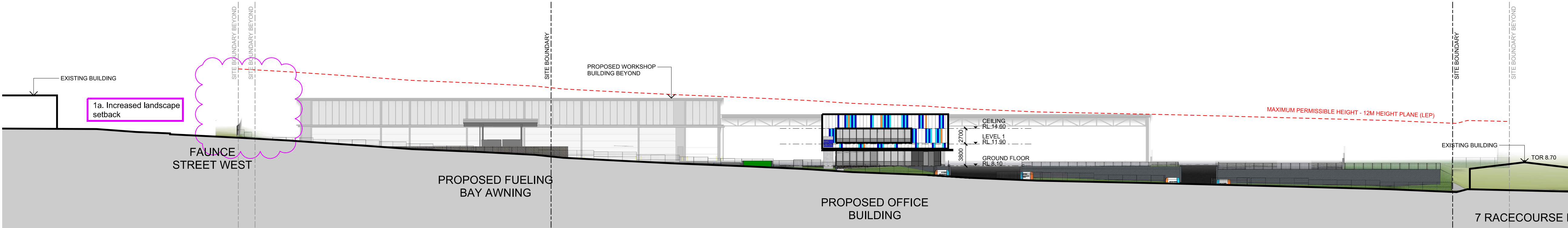
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drawing title  
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sheet 2**

**da issue**

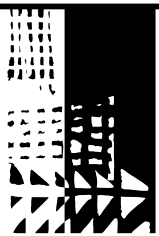
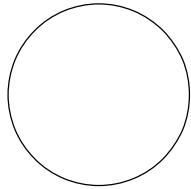
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<b>ar-2211</b>			<b>a04</b>





amendments				verified		
no.	date	amendment	by	chk'd	init	chk'd
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A02	13/02/24	REVISED DA ISSUE	ML	ML	WJ	WJ
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civil & structural engineer

building service

drawing title  
site elevations

da issue

original	scale	drawn	project no.
a1	1:400	ml	4548-00
drawing no.			rev no.

ar--2600 a02



Department of Planning,  
Housing and Infrastructure

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Approved Application No: DA 23/1084

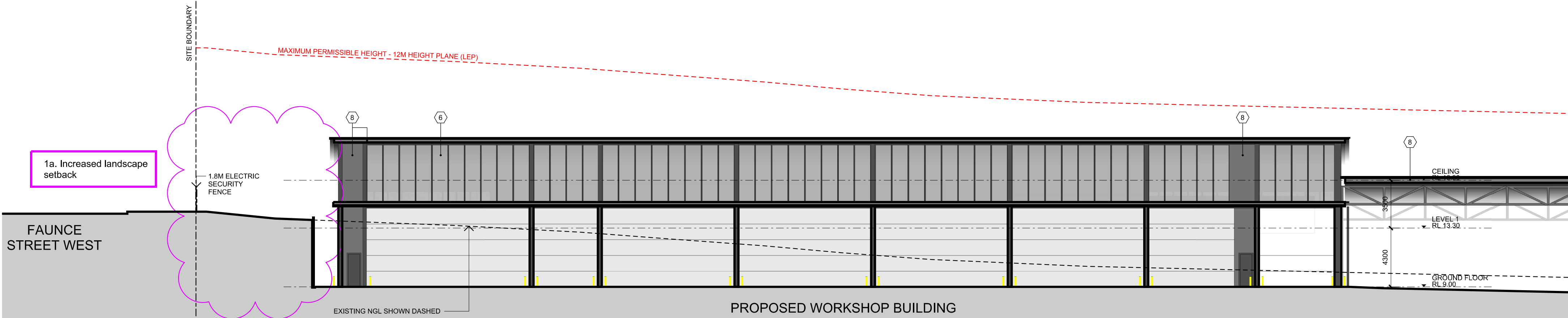
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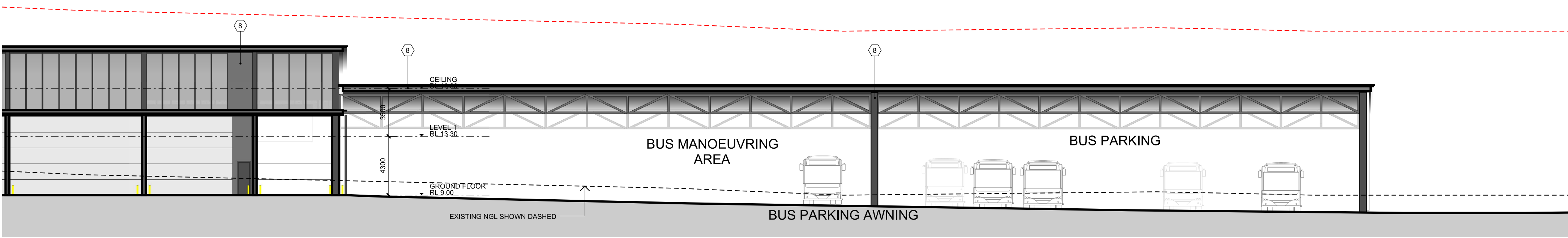
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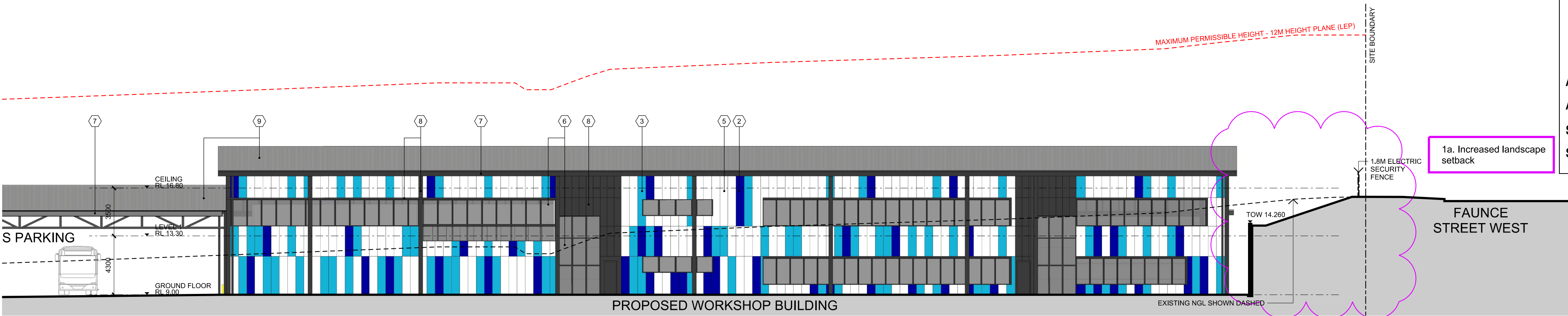




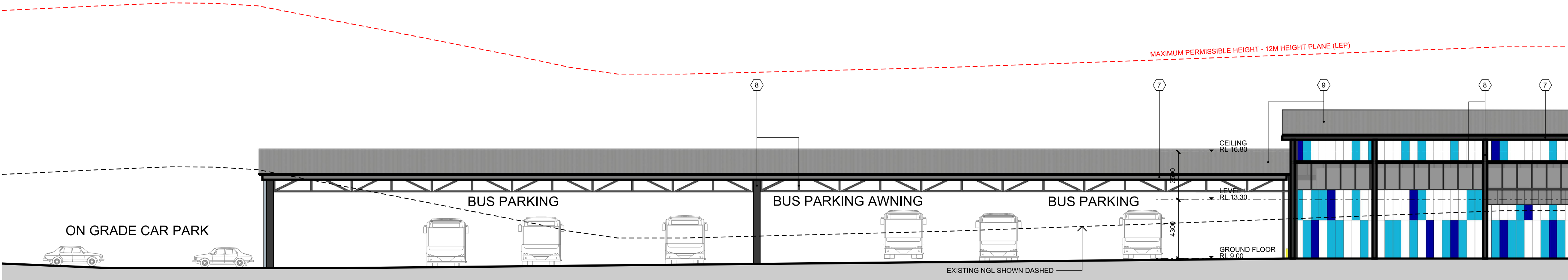
WEST ELEVATION  
WORKSHOP  
SCALE 1:200



WEST ELEVATION  
BUS PARKING AWNING  
SCALE 1:200



EAST ELEVATION  
WORKSHOP  
SCALE 1:200



EAST ELEVATION  
WORKSHOP  
SCALE 1:200

legend	
1	CONCRETE STRUCTURE COLOUR: LIGHT GREY
2	WALL CLADDNG HIGHLIGHT COLOUR: DARK BLUE
3	WALL CLADDNG HIGHLIGHT COLOUR: TURQUOISE
4	WALL CLADDNG HIGHLIGHT COLOUR: ORANGE
5	WALL CLADDNG COLOUR: SILVER METALIC
6	ALUMINIUM WINDOW AND DOOR FRAMES COLOUR: DARK GREY
7	CUTTERS AND DOWNPIPES COLOUR: DARK GREY
8	WALL CLADDNG COLOUR: CHARCOAL
9	METAL ROOF SHEETING

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north point



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Approved Application No: DA 23/1084

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Sheet No: 14 of 23



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Transport  
7A-11 Racecourse Rd, 5-9  
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civil & structural engineer

building service

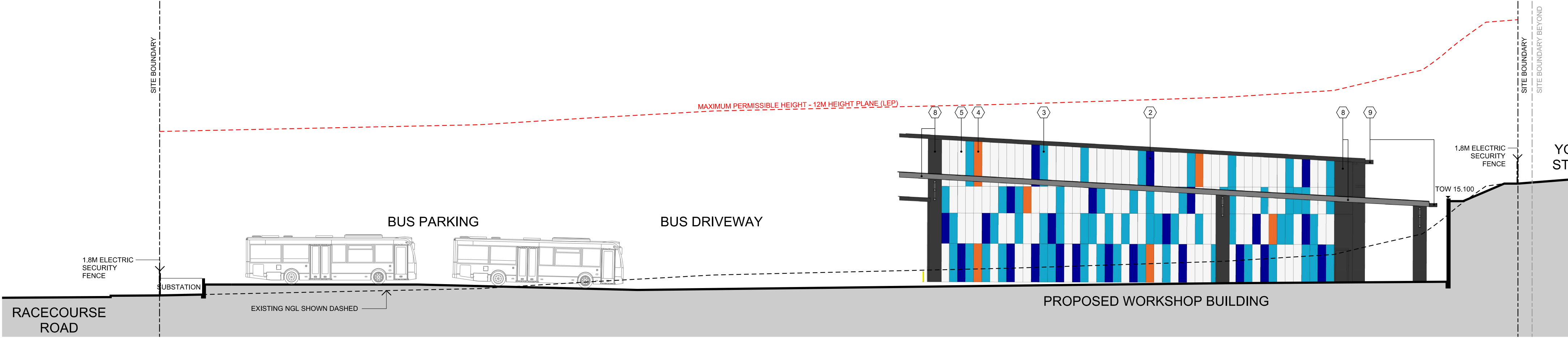
drawing title  
building elevations  
sheet 1

da issue

original	scale	drawn	project no.
a1	1:200	ml	4548-00
drawing no.		rev no.	

ar-2610 a03





NORTH ELEVATION  
WORKSHOP

SCALE 1:200



Department of Planning,  
Housing and Infrastructure

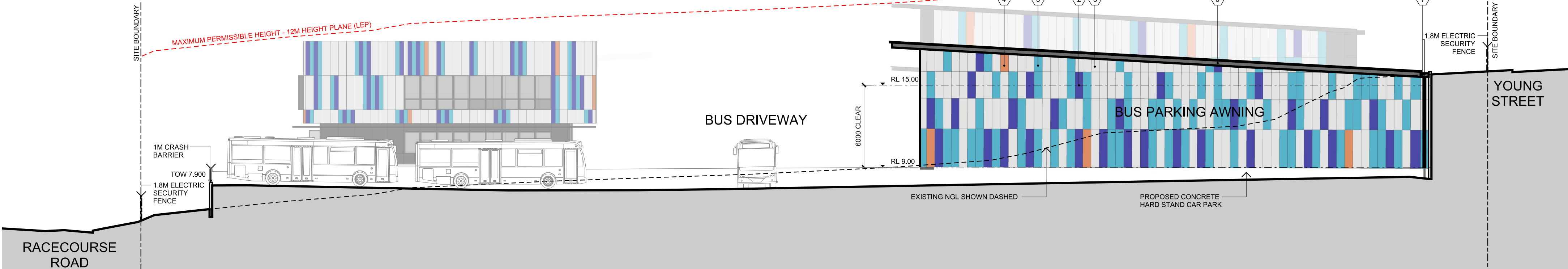
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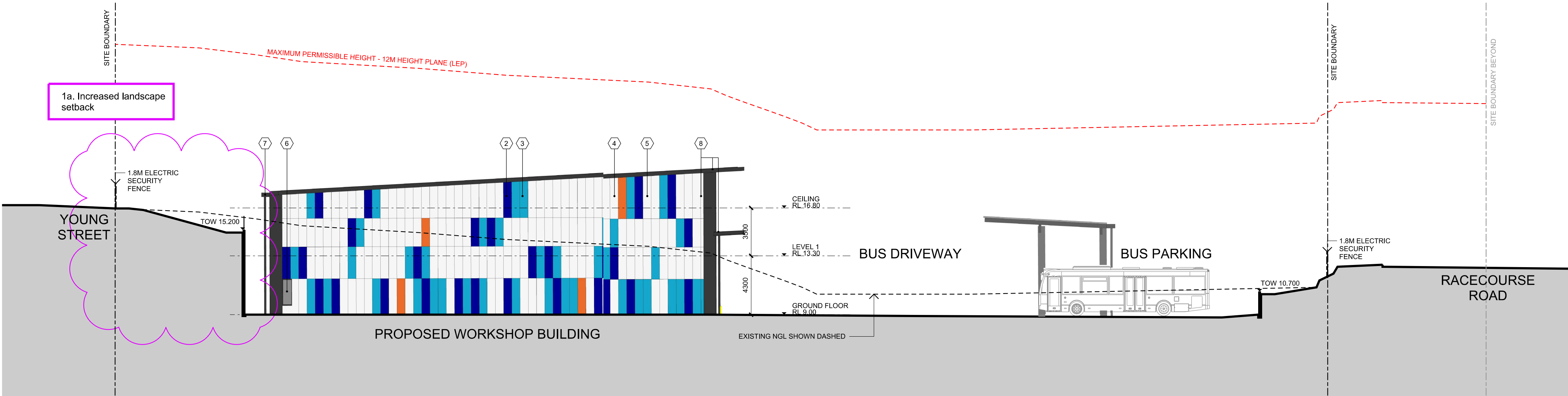
Signed: AW

Sheet No: 15 of 23



NORTH ELEVATION  
BUS PARKING AWNING

SCALE 1:200



SOUTH ELEVATION  
WORKSHOP

SCALE 1:200

legend

- CONCRETE STRUCTURE  
COLOUR: LIGHT GREY
- WALL CLADDNG  
HIGHLIGHT COLOUR:  
DARK BLUE
- WALL CLADDNG  
HIGHLIGHT COLOUR:  
TURQUOISE
- WALL CLADDNG  
HIGHLIGHT COLOUR:  
ORANGE
- WALL CLADDNG  
COLOUR: SILVER  
METALIC
- ALUMINIUM WINDOW  
AND DOOR FRAMES  
COLOUR: DARK GREY
- CUTTERS AND  
DOWNPIPES  
COLOUR: DARK  
GREY
- WALL CLADDNG  
COLOUR: CHARCOAL
- METAL ROOF SHEETING

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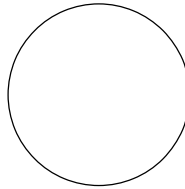
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7A-11 Racecourse Rd, 5-9  
Faunce St & Young St,  
West Gosford, NSW 2250**

civil & structural engineer

building service

drawing title  
**building elevations  
sheet 2**

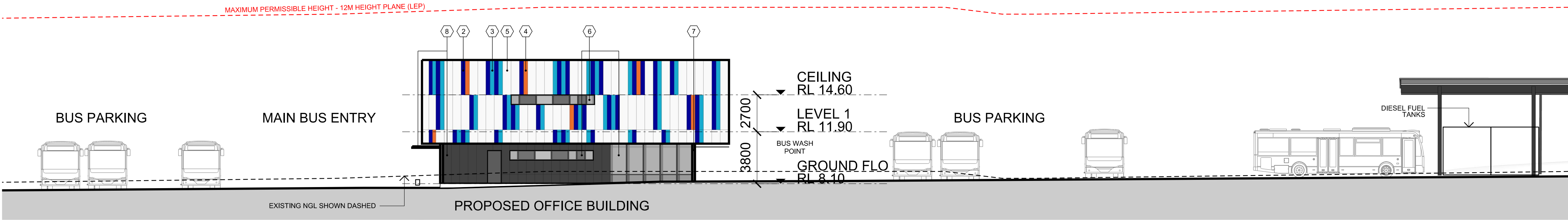
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drawing no.		rev no.	

**ar--2611**

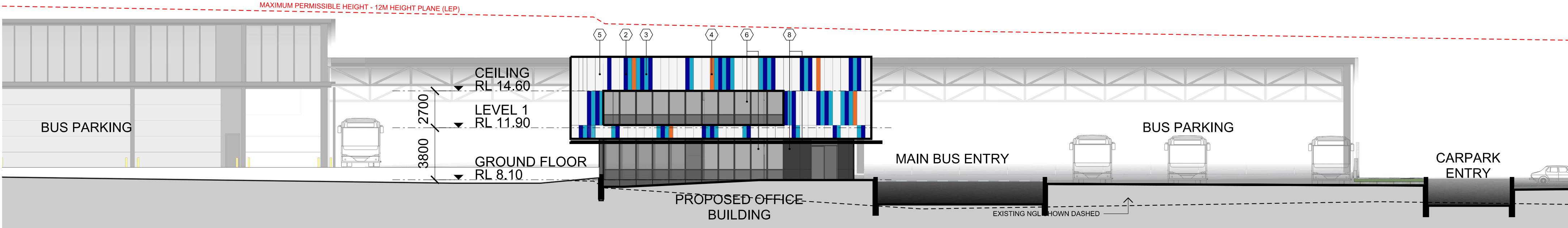
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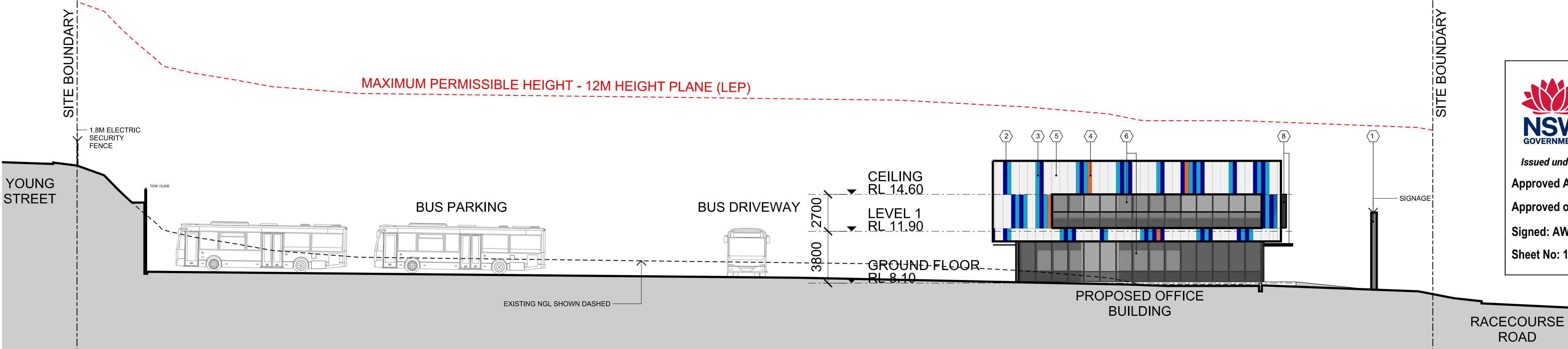
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OFFICE

SCALE 1:200



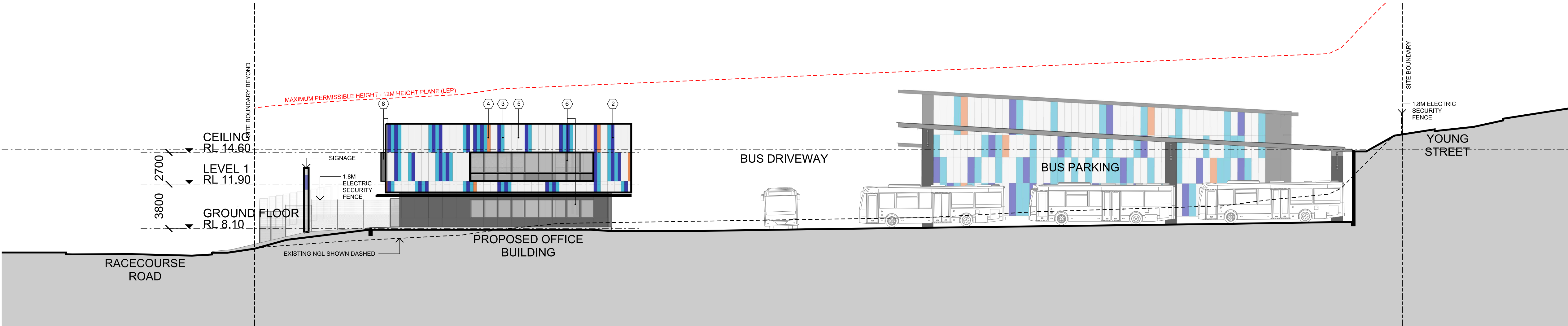
WEST ELEVATION  
OFFICE

SCALE 1:200



NORTH ELEVATION  
OFFICE

SCALE 1:200



SOUTH ELEVATION  
OFFICE

SCALE 1:200

legend

- 1

CONCRETE STRUCTURE  
COLOUR: LIGHT GREY
- 2

WALL CLADDNG  
HIGHLIGHT COLOUR:  
DARK BLUE
- 3

WALL CLADDNG  
HIGHLIGHT COLOUR:  
TURQOISE
- 4

WALL CLADDNG  
HIGHLIGHT COLOUR:  
ORANGE
- 5

WALL CLADDNG  
COLOUR: SILVER  
METALIC
- 6

ALUMINIUM WINDOW  
AND DOOR FRAMES  
COLOUR: DARK GREY
- 7

CUTTERS AND  
DOWNPIPES  
COLOUR: DARK  
GREY
- 8

WALL CLADDNG  
COLOUR: CHARCOAL
- 9

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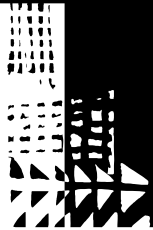
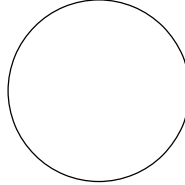
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figured dimensions to be taken in preference to scaled dimensions. verify all dimensions on the job before preparing shop drawings or commencing work. dimensions shown are computer generated and the contractor is to apply standard building tolerances.

verified suitable for the use stipulated by the relevant revision/issue only if initiated and checked by an authorised dem (aust) Pty limited representative.

amendments	no.	date	amendment	by	chk'd	init	chk'd	verified
A01	16/12/22	DA/ISSUE	ML	ML	GZ	JP		
A02	13/02/24	DA/ISSUE	ML	WJ	JP	JP		
A03	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP		

north point



dem

planning, urban design, architecture, landscape architecture, interior design

p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au

project/client

Waluya Pty Ltd Gosford Transport  
7A-11 Racecourse Rd, 5-9 Faunce St & Young St, West Gosford, NSW 2250

civil & structural engineer

building service

drawing title  
building elevations sheet 3

da issue

original	scale	drawn	project no.
a1	1:200	ml	4548-00
drawing no.			rev no.

ar-2612

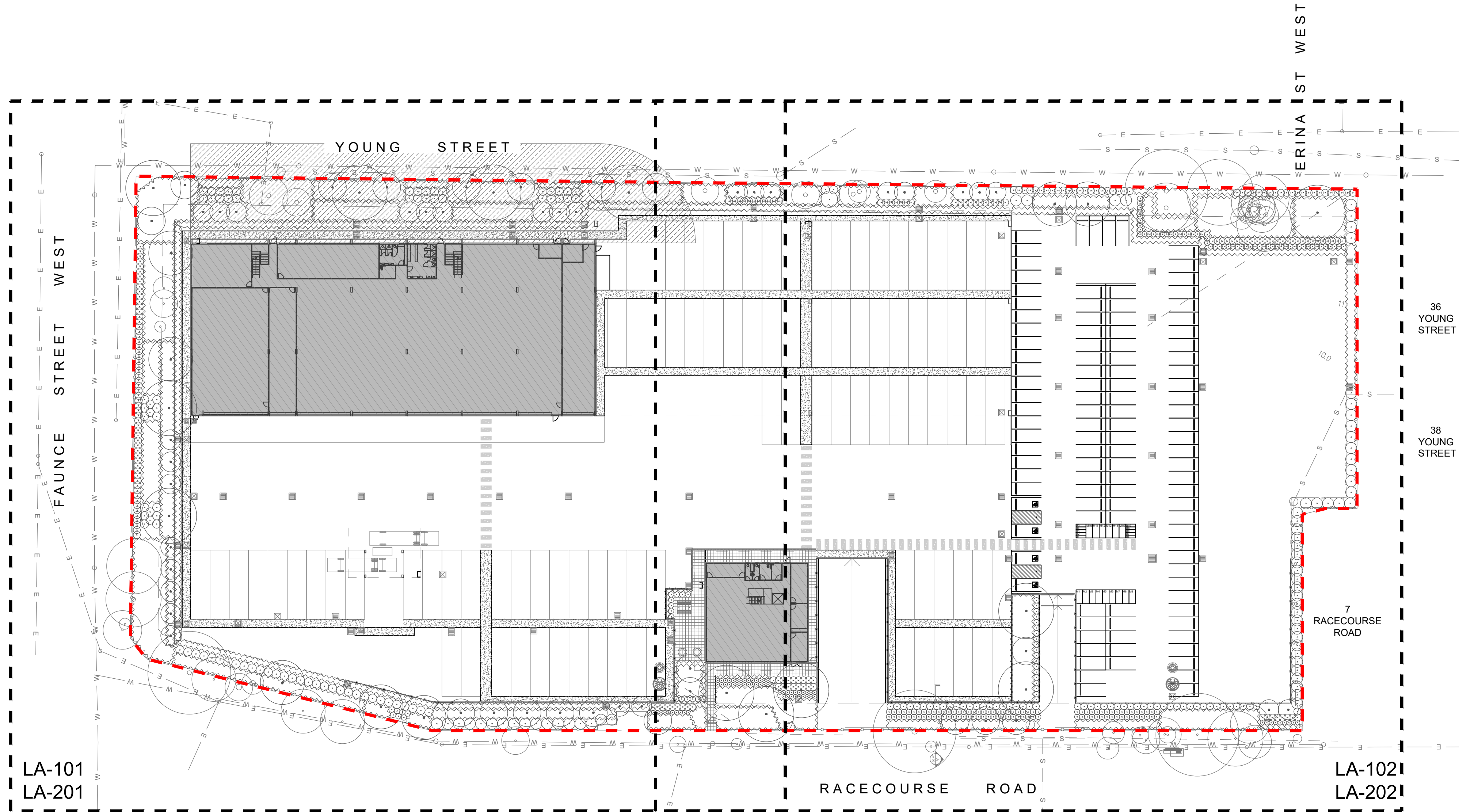
a03

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

## LANDSCAPE DOCUMENTATION SET FOR DA



Department of Planning,  
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 23/1084

Approved on: 2 April 2025

Signed: AW

Sheet No: 17 of 23



EXTENT OF WORK

### DRAWING LIST

LA - 000	COVER SHEET
LA - 001	LEGEND & GENERAL NOTES
LA - 101	LANDSCAPE PLAN - SHEET 1
LA - 102	LANDSCAPE PLAN - SHEET 2
LA - 201	PLANTING PLAN - SHEET 1
LA - 202	PLANTING PLAN - SHEET 2
LA - 500	SPECIFICATION NOTES

### GENERAL NOTES

- 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.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PROPOSED ROAD LAYOUT, KERB / GUTTER, RETAINING WALL LOCATION & HEIGHT, DRAINAGE, CROSSFALL, AND PITS DETAILS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL DESIGN AND DETAILS.
- THIS DOCUMENTATION SET SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING CIVIL / ARCHITECTURAL / STRUCTURAL / SURVEY ETC.
- LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION.
- ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.
- DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.
- ALL EXISTING TREES SHOWN AS TO BE RETAINED ARE TO BE RETAINED AND PROTECTED AS PER AS 4970-2009
- 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:

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### NOTE:

WORKS WITHIN THE ROAD RESERVE ARE SHOWN FOR ASSESSMENT PURPOSES ONLY AND NOT FOR APPROVAL.

### NOTE:

REMOVAL OF STREET TREES LOCATED OUTSIDE THE SITE AREA ARE SHOWN FOR ASSESSMENT PURPOSES ONLY AND NOT FOR APPROVAL.

### NOTE

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### PRELIMINARY NOT FOR TENDER OR CONSTRUCTION

### PROJECT / CLIENT

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5-9 FAUNCE STREET &  
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GOSFORD NSW 2250

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TEL: +61 02 8004 6946 E: info@studioiz.com.au

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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	F



## LEGEND

## GENERAL

	PROPERTY BOUNDARY
	ROOF LINE
	EXISTING CONTOURS & LEVEL
	PROPOSED CONTOURS & LEVEL
	BUSHFIRE VEGETATION BUFFER ZONE
	FLOODING AFFECTED ZONE
	ASSET PROTECTION ZONE

## SOFTWORKS

	EXISTING TREES to be retained and protected
	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
	PROPOSED GARDEN BED
	PROPOSED TURF
	GARDEN EDGE to all junctions of garden bed and turf areas

## HARDWORKS

	EXISTING RETAINING WALL to be protected and retained
	PROPOSED RETAINING WALL details refer to civil engineer's drawings
	PROPOSED ACOUSTIC BARRIER details refer to civil engineer's drawings
	CONCRETE PAVING refer to civil engineer's detail
	CONCRETE UNIT PAVING

## PLANTING SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	SPREAD	SPACING	NATIVE	FIRE RETARDANT	QTY
<b>Trees</b>									
Ac-1	<i>Acacia floribunda</i>	Cossamer Wattle	45lt	3-8m	3m	As Shown	Y	Y	17
An-co	<i>Angophora costata</i>	Sydney Red Gum	75lt	30m	6-12m	As Shown	Y		3
An-4	<i>Angophora floribunda</i>	Rough-barked Apple	75lt	30m	6-12m	As Shown	Y	Y	5
Ca-vi	<i>Callistemon viminalis</i>	Bottlebrush	45lt	5-10m	3m	As Shown	Y		8
Ca-pr	<i>Callistemon viminalis 'Prolific'</i>	Bottlebrush	45lt	6m	4m	As Shown	Y		4
Eu-pl	<i>Eucalyptus pilularis</i>	Blackbutt	75lt	30m	6-10m	As Shown	Y		5
Gl-fe	<i>Glochidion ferdinandi</i>	Cheese Tree	45lt	30m	10m	As Shown	Y		7
Me-li	<i>Melaleuca linariifolia</i>	Snow in Summer	45lt	6m	5m	As Shown	Y		9
Tr-lu	<i>Tristanopsis laurina 'Luscious'</i>	Luscious Water Gum	75lt	12m	5m	As Shown	Y		11
<b>Shrubs</b>									
Ba-sp	<i>Banksia spinulosa</i>	Hairpin Banksia	300mm	2-3m	1-2m	1.2m centres	Y	Y	78
Ca-gr	<i>Callistemon 'Great Balls of Fire'</i>	Bottlebrush	300mm	prune to 1.5m	prune to suit	1.2m centres	Y		9
Ca-sl	<i>Callistemon 'Slim'</i>	Bottlebrush	300mm	3m	1.3m	1m centres	Y		44
Go-ov	<i>Goodenia ovata</i>	Hop Goodenia	300mm	1m	1-3m	1m centres	Y		67
Le-ju	<i>Leptospermum juniperinum</i>	Prickly Tea-tree	300mm	1.5-3m	1.5-2m	1.5m centres	Y		12
Pe-li	<i>Persoonia linearis</i>	Narrow-leaved Geebung	300mm	3m	3m	2m centres	Y	Y	69
Sy-re	<i>Syzygium australe 'Resilience'</i>	Lilly Pilly	300mm	4-5m	2-3m	1m centres	Y		53
We-au	<i>Westringia 'Aussie Box'</i>	Coastal Rosemary	300mm	0.7-1m	0.7-1m	0.8m centres	Y		70
We-fr	<i>Westringia fruticosa</i>	Coastal Rosemary	300mm	2m	1.5m	1m centres	Y		146
We-sm	<i>Westringia fruticosa 'Smokey'</i>	Coastal Rosemary	300mm	1.2-1.5m	1.2-1.5m	1m centres	Y		96
<b>Groundcovers</b>									
An-ki	<i>Anigozanthos 'King Park Royale'</i>	Kangaroo Paw	140mm	0.6m	0.45m	5/m2	Y		20
Ca-gl	<i>Carpobrotus glaucescens</i>	Pig Face	150mm	0.1-0.3m	2m	2/m2	Y		407
Ca-ap	<i>Carex appressa</i>	Tall Sedge	140mm	0.5-1m	0.5-1m	5/m2	Y		350
Ca-co	<i>Casuarina 'Cousin It'</i>		140mm	0.6m	1.5m	4/m2	Y		190
Di-ca	<i>Dianella caerulea</i>	Blue Flax Lily	140mm	0.6m	0.6m	5/m2	Y		300
Di-cb	<i>Dianella caerulea 'Cassa Blue'</i>	Blue Flax Lily	140mm	0.5m	0.4m	5/m2	Y		1090
Di-li	<i>Dianella revoluta 'Little Rev'</i>	Little Rev Dianella	140mm	0.4m	0.4m	8/m2	Y		545
Di-bl	<i>Dianella tasmanica 'Blaze'</i>	Blaze Dianella	140mm	0.45m	0.45	8/m2	Y		66
Di-ta	<i>Dianella 'Tasred'</i>	Tasred Dianella	140mm	0.5-0.6m	0.5-0.6m	5/m2	Y		150
Gr-gc	<i>Grevillea juniperina 'Gold Cluster'</i>	Gold Cluster Grevillea	150mm	0.3m	0.8-1m	3/m2	Y		144
Ha-me	<i>Hardenbergia violacea 'Meema'</i>	Hardenbergia	140mm	0.5m	2m	3/m2	Y		280
Hi-sc	<i>Hibbertia scandens</i>	Guinea Flower	140mm	0.5m	0.5m	8/m2	Y		210
Lo-po	<i>Lomandra confertifolia 'Pom Pom'</i>	Mat Rush	140mm	0.5m	0.5m	5/m2	Y		495
Lo-ka	<i>Lomandra 'Katie Belles'</i>	Mat Rush	140mm	1.5-1.8m	1.2-1.5m	3/m2	Y		1205
Lo-li	<i>Lomandra 'Lime Tuff'</i>	Mat Rush	140mm	0.4m	0.4m	7/m2	Y		450
Lo-lo	<i>Lomandra longifolia</i>	Mat Rush	140mm	1m	1m	4/m2	Y		620
Lo-ta	<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	140mm	0.5m	0.5m	5/m2	Y		1755
Lo-tr	<i>Lomandra 'Tropical Cascade'</i>	Mat Rush	140mm	0.6m	0.6m	5/m2	Y		300
My-pu	<i>Myoporum parvifolium 'Purpurea'</i>	Creeping Boobialla	140mm	0.3m	1-3m	3/m2	Y		12
My-ya	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	140mm	0.1m	1m	3/m2	Y		295
Po-la	<i>Poa labillardieri</i>	Common Tussock Grass	140mm	1m	0.6m	5/m2	Y		200
Po-ki	<i>Poa poliformis 'Kingsdale'</i>	Tussock Grass	140mm	0.45m	0.45m	6/m2	Y		1190
Sc-hm	<i>Scaevola humilis 'Purple Fusion'</i>	Fan Flower	140mm	0.2m	1.5m	3/m2	Y		54
<b>Turf</b>									
TU	<i>Sir Grange Zoysia</i>								

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.

## SERVICE

refer to survey &amp; engineer's packagr

	ELECTRICITY
	WATER
	SEWER
	COMM
	DRAINAGE SWALE

## FENCING

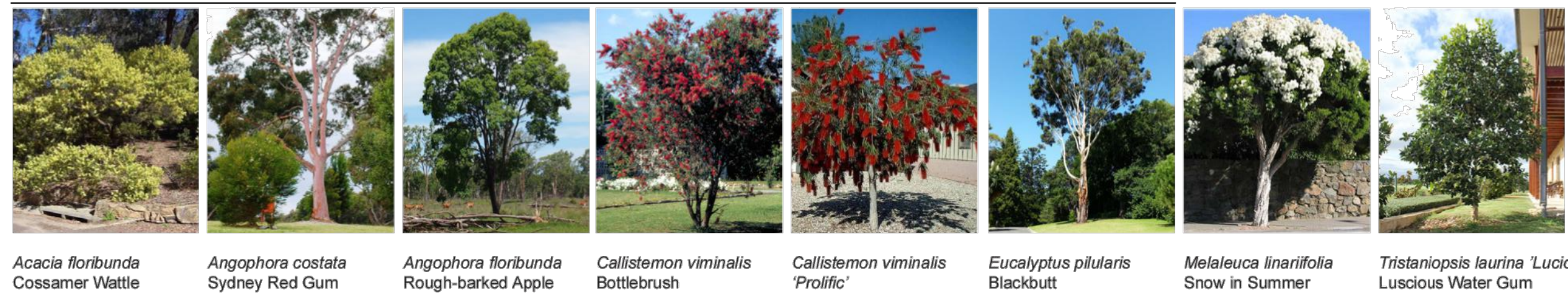
refer to architect's drawings

	FENCE TYPE 1 Electric security fence to architect's specification
	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 PALETTE

## TREES



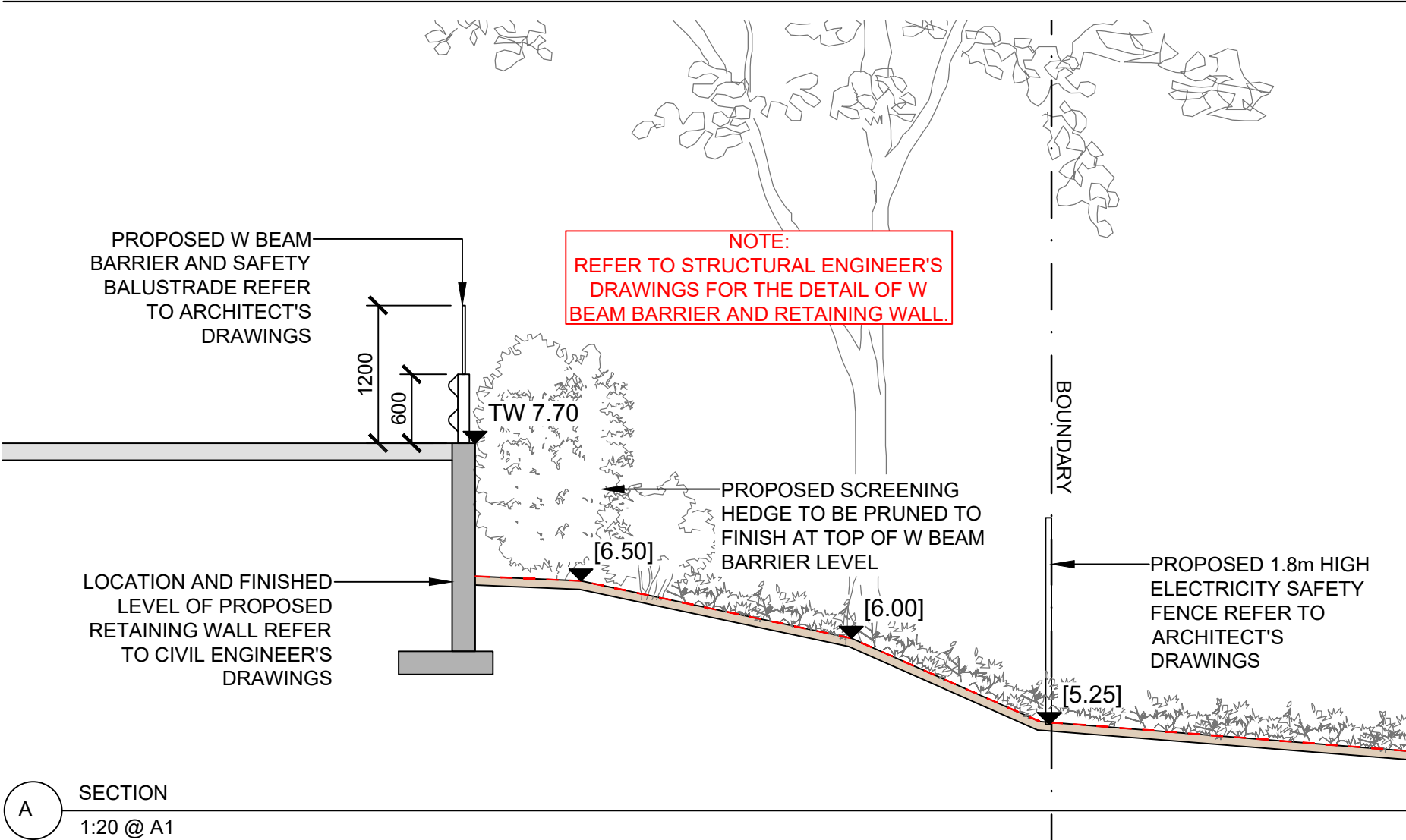
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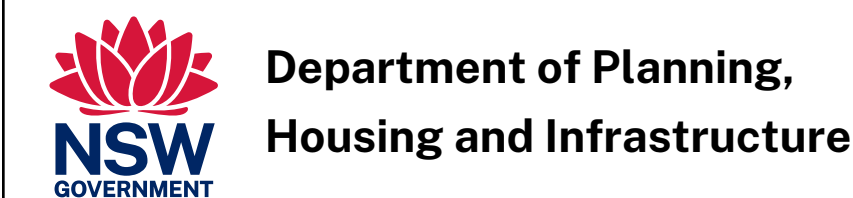
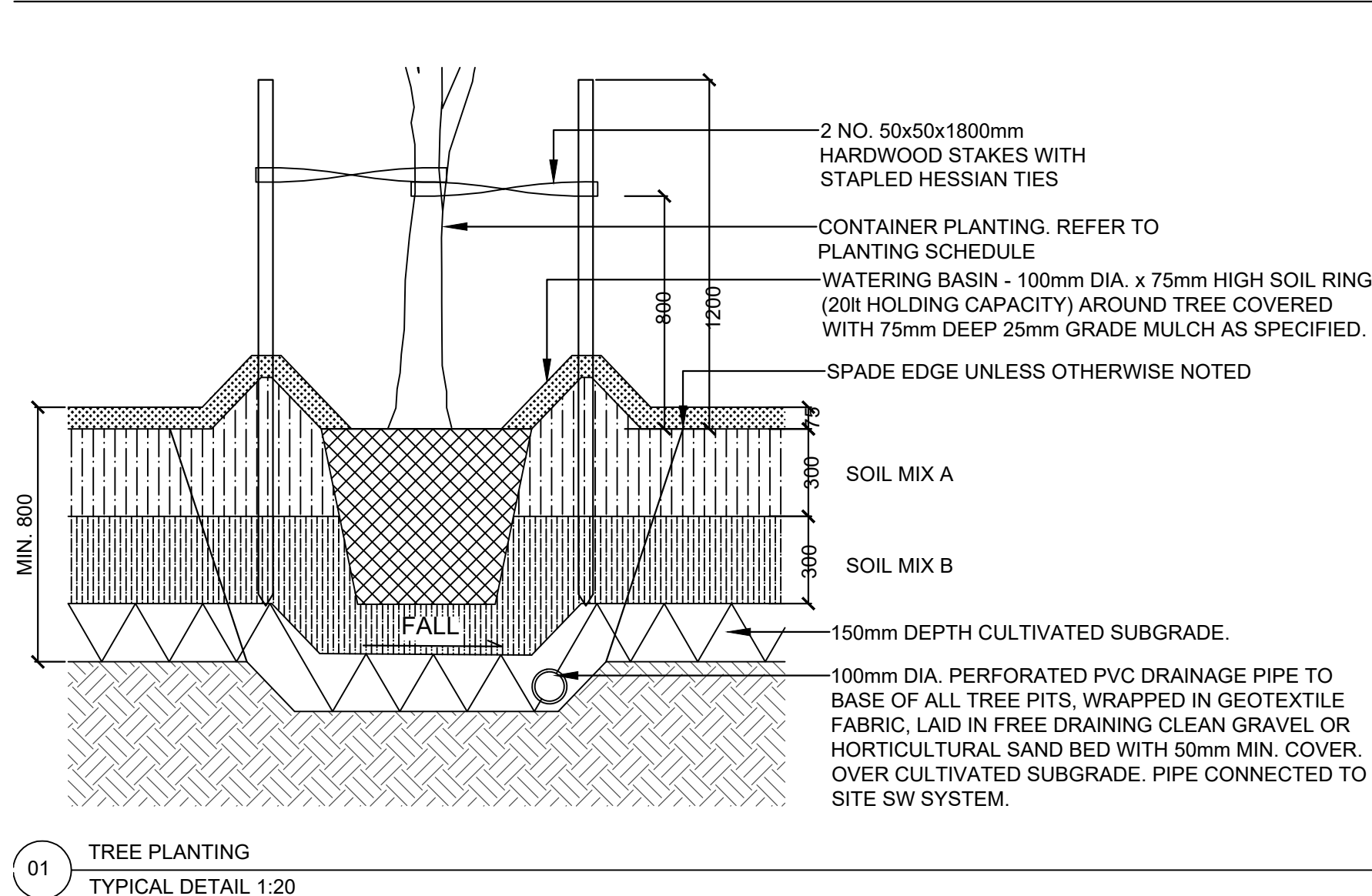
## GROUNDCOVERS



## SECTION



## TYPICAL DETAILS



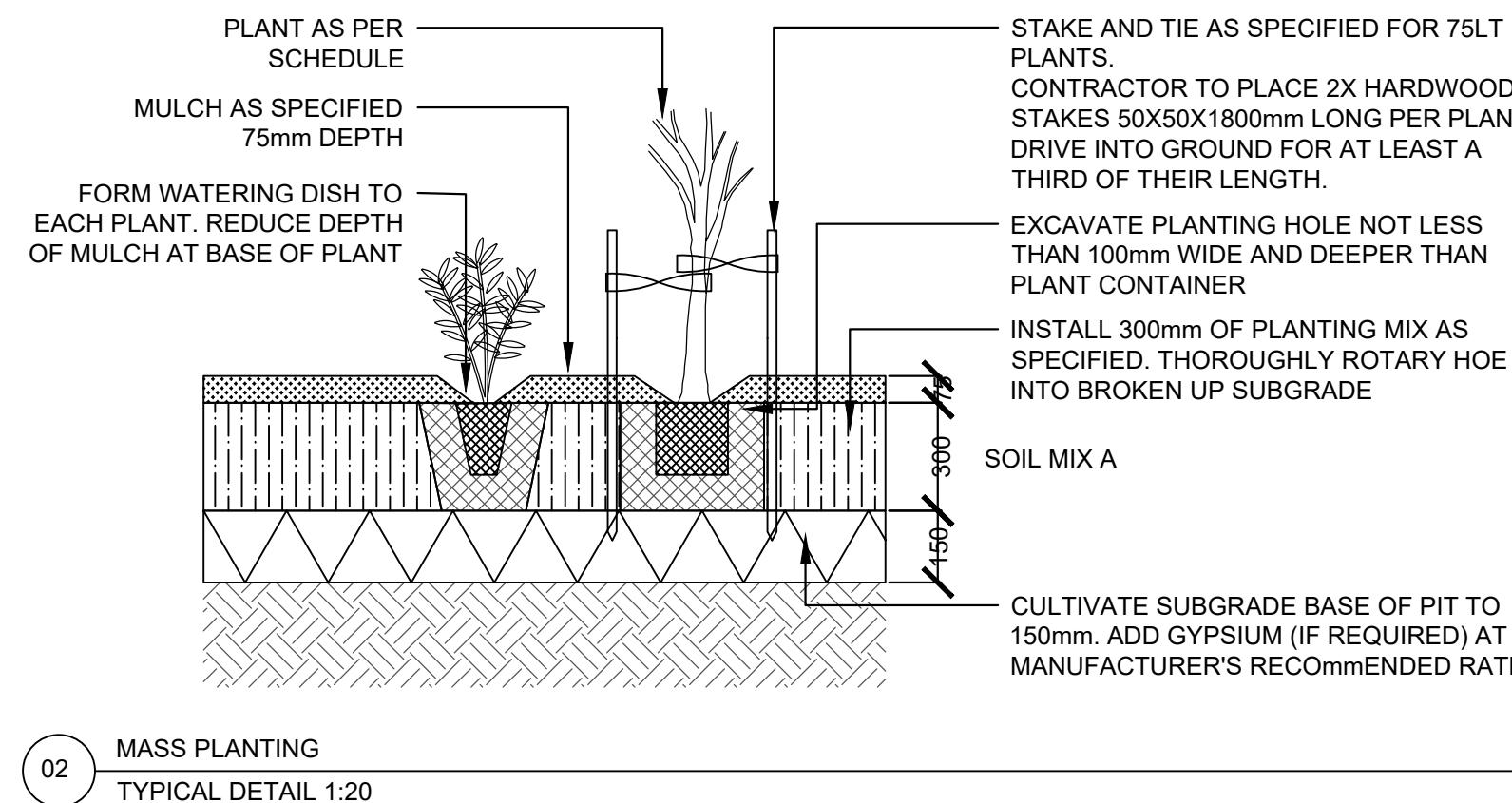
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Approved Application No: DA 23/1084

Approved on: 2 April 2025

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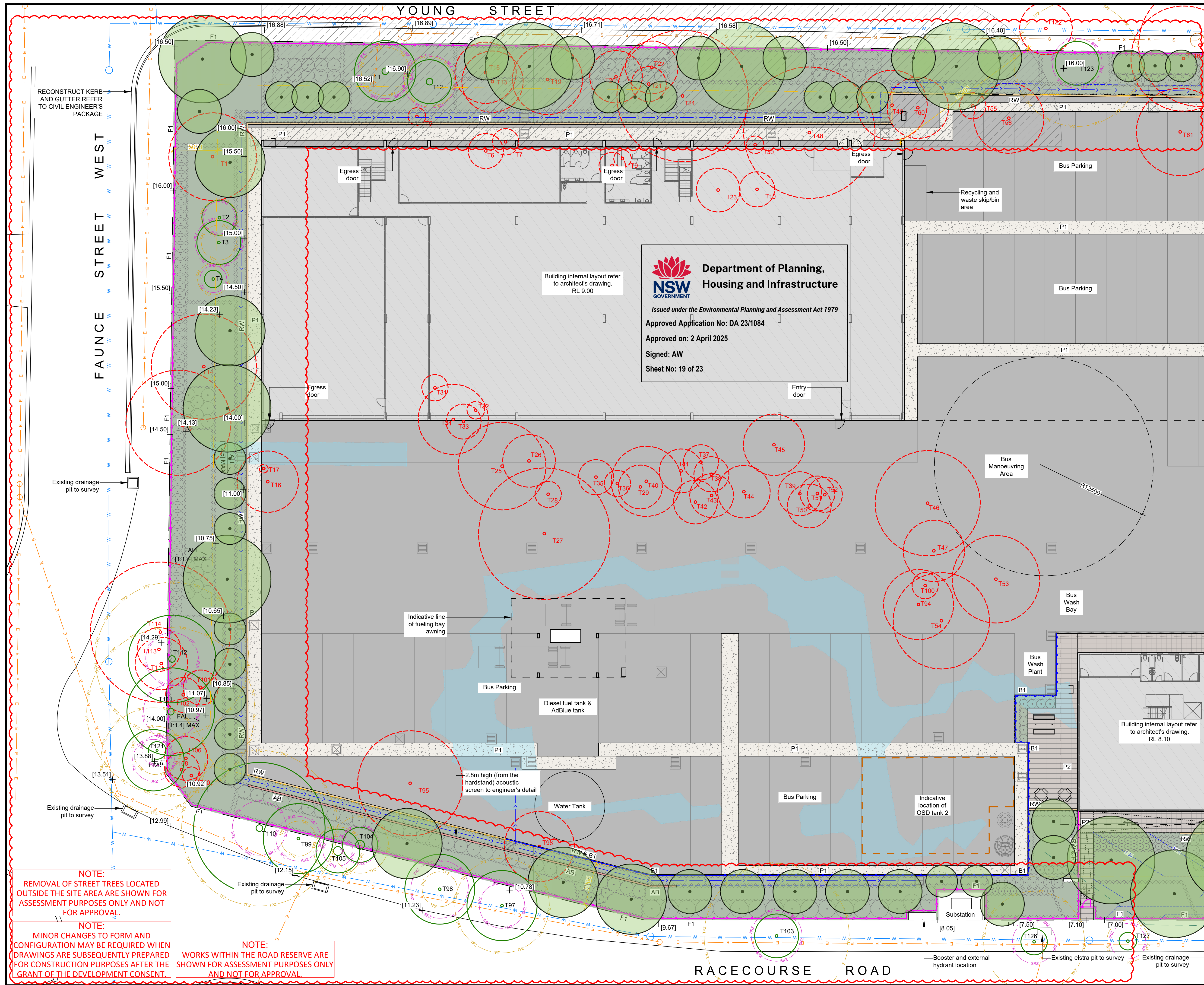
SUITE 403, LEVEL 4, TOWER B, CITADEL TOWERS  
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APPROVED	DRAWN
KG	JH
DATE CREATED	PROJECT NO.
05.12.2022	LA221114

DRAWING TITLE  
LEGENDS & GENERAL  
NOTES

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





Continue on LA-102

Continue on LA-102

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DRAWING TITLE

**GENERAL ARRANGEMENT  
PLAN - SHEET 1**

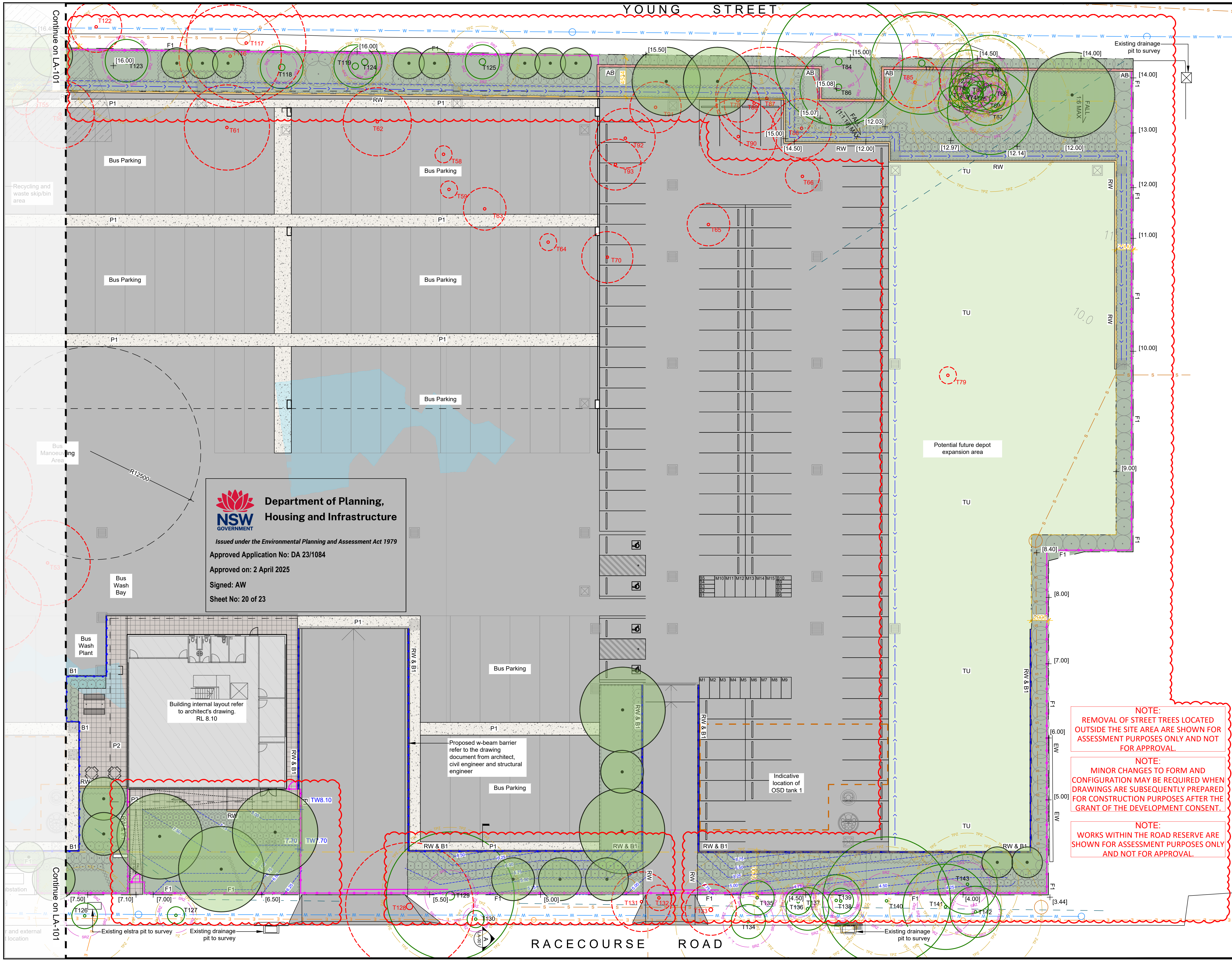
SCALE	NORTH POINT
1:200 @A1	
DRAWING NO.	ISSUE
LA-101	F

NOTE:  
REMOVAL OF STREET TREES LOCATED  
OUTSIDE THE SITE AREA ARE SHOWN FOR  
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DRAWING TITLE

**GENERAL ARRANGEMENT  
PLAN - SHEET 2**

SCALE	NORTH POINT
1:200 @A1	

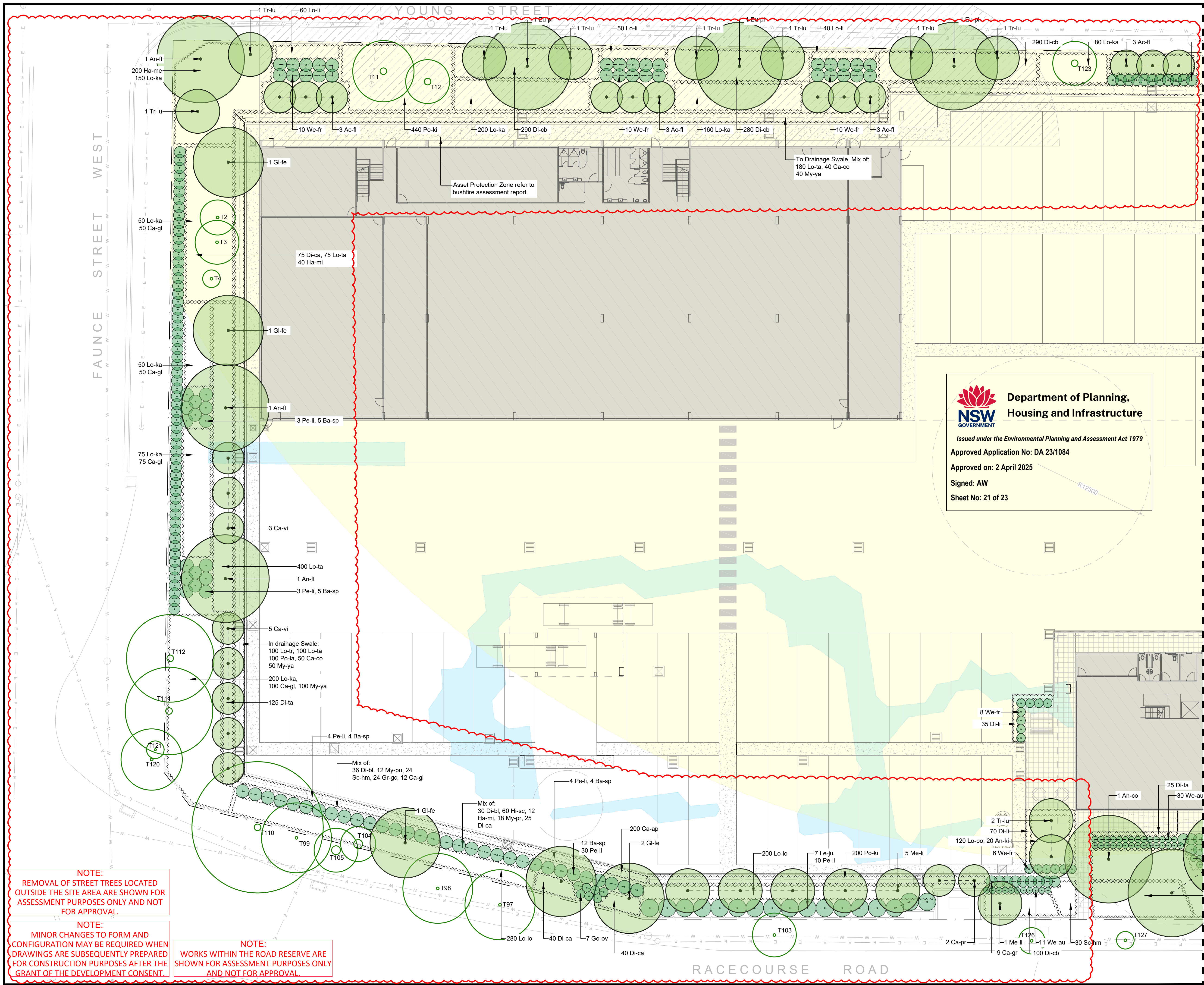
DRAWING NO.	ISSUE
<b>LA-102</b>	<b>F</b>


NOTE:  
REMOVAL OF STREET TREES LOCATED  
OUTSIDE THE SITE AREA ARE SHOWN FOR  
ASSESSMENT PURPOSES ONLY AND NOT  
FOR APPROVAL.

NOTE:  
MINOR CHANGES TO FORM AND  
CONFIGURATION MAY BE REQUIRED WHEN  
DRAWINGS ARE SUBSEQUENTLY PREPARED  
FOR CONSTRUCTION PURPOSES AFTER THE  
GRANT OF THE DEVELOPMENT CONSENT.

NOTE:  
WORKS WITHIN THE ROAD RESERVE ARE  
SHOWN FOR ASSESSMENT PURPOSES ONLY  
AND NOT FOR APPROVAL.





 **Department of Planning,  
Housing and Infrastructure**

*Issued under the Environmental Planning and Assessment Act 1979*

**Approved Application No: DA 23/1084**

**Approved on: 2 April 2025**

**Signed: AW**

**Sheet No: 21 of 23**

Continue on LA-202

Continue on LA-202

- 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 work.
  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
F	15.07.2024	POST-DA AMENDMENTS
E	19.03.2024	POST-DA AMENDMENTS
D	23.02.2024	POST-DA AMENDMENTS
C	12.02.2024	POST-DA AMENDMENTS
B	25.07.2023	ISSUE FOR DA UPDATE
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
<b>LA-201</b>	<b>F</b>

**NOTE:**  
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