

da	iss	ue		
original	scale	drawn	project no.	
a1	1:400	ml	4548-00	
drawing no.			rev no.	
ar0200 a07				



Approved Application No: DA 23/1084 Approved on: 2 April 2025

plotted: 15/07/24

Signed: AW

Sheet No: 2 of 23

plotted by: MLiu

(9

EXISTING BUILDINGS

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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

da original a1 drawing no	^{scale} 1:400	^{drawn}	project no. 4548-00 rev no.
original	scale		
		drawn	project no.
d a	1334		
	issu	е	
-	analysis		
drawing titl	0		
building se	rvice		

- EXISTING SEWER PIPE EXISTING STORMWATER PIPE

 - ADJACENT PROPERTIES WINDOW

35



PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF THE DEVELOPMENT CONSENT

	1331		
original	scale	drawn	project no.
a1	1:400	ml	4548-0
drawing no).		rev no.
ar	0300		a03



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A01	16/12/22	DA ISSUE	GZ	GZ	JP	JP
A02	19/07/23	AMENDMENTS TO ADDRESS MITIGATION	GZ	GZ	JP	JP
		IDENTIFIED IN THE VIA				
A03	07/02/24	ISSUE FOR COORDINATION	ML	WJ	JP	JP
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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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	iss	ue			
original	scale	drawn	project no.		
a1	1:200	ml	4548-00		
drawing no).		rev no.		
ar	ar1200 a05				



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402	19/07/23	AMENDMENTS TO ADDRESS MITIGATION	GZ	GZ	JP	JP
		IDENTIFIED IN THE VIA				
403	07/02/24	ISSUE FOR COORDINATION	ML	WJ	JP	JP
.04	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP
north	point					





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project/client

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civil & structural engineer

building service

drawing title ground floor plan - part 2

da	iss	ue		
original	scale	drawn	project no.	
a1	1:200	ml	4548-00	
drawing no	0.		rev no.	
ar1201 a04				





	TPZ- TREE PROTECTION ZON
	PROPOSED TREES, SHRUBS GROUND COVER
	1.8M HIGH ELECTRICITY SEC FENCE
	SAFETY BARRIER
	CRASH BARRIER
s	UNDERGROUND SEWER MAIN SEWER MAN HOLE
т	TELSTRA LINE
——— Е ———	ELECTRICITY OVERHEAD CAR
w	WATER MAIN
В	BICYCLE PARKING
М	MOTOCYCLE PARKING
 	<u> </u>
	TPZ
107	TPZ



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403	13/02/24	REVISED DA ISSUE	ML	WJ	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

building service

drawing title first floor plan - part 1

da	iss	ue			
original	scale	drawn	project no.		
a1	1:200	ml	4548-00		
drawing no	Э.		rev no.		
ar	ar1202 a05				

nominated architects: Rudi Valla BArch (Hons) nsw reg no 6582 Jon Pizey BArch nsw reg no 6567



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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

first floor plan - part 2

da	iss	ue		
original	scale	drawn	project no	
a1	1:200	ml	4548-00	
drawing no	Э.		rev no.	
ar	ar1203			



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403	13/02/24	REVISED DA ISSUE	ML	WJ	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

civil & structural engineer building service drawing title roof plan - part 1

da issue original project no. scale drawn 1:200 4548-00 a1 ml drawing no. rev no. ar--1204 a05

nominated architects: Rudi Valla BArch (Hons) nsw reg no 6582 Jon Pizey BArch nsw reg no 6567



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A03	13/02/24	REVISED DA ISSUE	ML	WJ	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

building service

roof plan - part 2

da	iss	ue	
original	scale	drawn	project no.
a1	1:200	ml	4548-00
drawing no).		rev no.
ar	1205		a04







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Ap	proved Application No: DA 23/1084
Ар	proved on: 2 April 2025
Sig	ned: AW
She	eet No: 10 of 23

TOR 18.50	5.90		CEILING	
	BUS PARKING	BUS PARKING	LEVEL 1 ON GRADE	FUTURE DEPOT
AND WASTE SKIP/BIN				
	BUS PARKING AV	VNING		

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\05	15/07/24	POST DA AMENDMENT	ML	ML	JP	JP





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civil & strue	ctural engineer		
building se	rvice		
drawing titl	ions		
seci	lons		
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original	scale	drawn	project no.
a1	1:400	ml	4548-00
drawing no).		rev no.
ar	2200		a05











Issued under the Environmental Planning and Assessment Act 1979 Approved Application No: DA 23/1084 Approved on: 2 April 2025 Signed: AW Sheet No: 11 of 23

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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
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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 building sections sheet 1

da	iss	ue	
original	scale	drawn	project no.
a1	1:200	ml	4548-00
drawing no).		rev no.
ar	2210		a05

RACECOURSE ROAD

RACECOURSE ROAD







RKING	ON-GRADE MOTORCYCLE		POTENTIAL FUTURE DEPOT EXPANSION AREA
SL SHOWN DOTTED			



BUS PARKING

BUS PARKIN

↓ EVEL 1 ★_RL13.30

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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 building sections sheet 2

da	iss	ue			
original	scale	drawn	project no.		
a1	1:200	ml	4548-00		
drawing no).		rev no.		
ar2211 a04					





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civil & structural engineer

building service

drawing title site elevations

da	iss	ue					
original	scale	drawn	project no.				
a1	1:400	ml	4548-00				
drawing no	drawing no. rev no.						
ar	ar2600 a02						

22-48 FAUNCE ST WEST



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plotted: 15/07/24

plotted by: MLiu

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All miscellaneous items such as stairs, ramps, bollards, benches, seats, handrails, balustrades, water features, playground equipment, fences and the like that are indicated on the drawings, are indicated as design intent only. Refer Structural Engineer's documents for detailed engineering requirements related to all supports /structural aspects of these elements. Where specific support / structural information is not shown in the design documents the Contractor shall allow to provide all necessary structural supports / footings as required to ensure installations are structurally sound and adequate to suit the installation. The Contractor shall be responsible for providing all necessary structural engineering inputs & certifications necessary to satisfy this requirement.

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 initialled and checked by an authorised **dem** (aust) pty limited representative.

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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

north point

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 2

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original	scale	drawn	project no.		
a1	1:200	ml	4548-00		
drawing no).		rev no.		
ar2611 a03					

 \bigcirc CONCRETE STRUCTURE COLOUR: LIGHT GREY

> WALL CLADDNG HIGHLIGHT COLOUR: DARK BLUE

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

civil & structural engineer	
building service	
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a03

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



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
- 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.
- 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.

- 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:

- AND SEASONAL GROWTH REQUIREMENTS.

LANDSCAPE DOCUMENTATION SET FOR DA

- THE INFILTRATION RATE OF THE SOIL AS WELL AS SEASONS, EXPOSURE, TOPOGRAPHY

 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

- 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

MIN CONFIGU DRAWING FOR CONS **GRANT** C

WORKS SHOWN F

REMO OUTSIDE ASSESSN

All existing trees shown as retained to be protected per arborist report and landscape specification Refer to architect's drawings for final internal footp FFL of the proposed building Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain pits, proposed crossfall and driveway levels. Locate and protect all underground services prior any excavation The drawing has been prepared by qualified landscap architect at Studio IZ Pty Ltd Kate Gong AILA #12247 POST-DA AMENDMENTS 5.07.2024 POST-DA AMENDMENTS 19.03.2024 POST-DA AMENDMENTS 23.02.2024 POST-DA AMENDMENTS 12.02.2024 ISSUE FOR DA UPDATE 25.07.2023 ISSUE FOR DA 15.12.2022 REV | DATE | DESCRIPTION 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 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 J۲ DATE CREATED PROJECT NO. 05.12.2022 LA221114 DRAWING TITLE **COVER SHEET** SCALE NORTH POINT 1:500 @A1 DRAWING NO. ISSUE **LA-000**

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before commencing work.

clarification and approva

Figured dimensions shall be taken in preference The contractor shall check all dimensions on site

Do not scale drawings figured dimensions hav preference over scaled dimensions. The contractor shall check all dimensions on site before commend

Any discrepancies must be reported immediately to the superintendent and project landscape architect for

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

COVER SHEET LEGEND & GENERAL NOTES

LANDSCAPE PLAN - SHEET 1 LANDSCAPE PLAN - SHEET 2

PLANTING PLAN - SHEET 1 PLANTING PLAN - SHEET 2

SPECIFICATION NOTES

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NOTE:
OR CHANGES TO FORM AND
RATION MAY BE REQUIRED WHEN
S ARE SUBSEQUENTLY PREPARED
STRUCTION PURPOSES AFTER THE
DF THE DEVELOPMENT CONSENT.
NOTE:
WITHIN THE ROAD RESERVE ARE
OR ASSESSMENT PURPOSES ONLY
AND NOT FOR APPROVAL.
NOTE:
VAL OF STREET TREES LOCATED
THE SITE AREA ARE SHOWN FOR
VIENT PURPOSES ONLY AND NOT
FOR APPROVAL.
mmmmm





EXISTING CONTOURS & LEVEL
 PROPOSED CONTOURS & LEVEL refer to civil engineer's drawings
BUSHFIRE VEGETATION BUFFER ZONI 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



D	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	SPREAD	SPACING	ΝΑΠΥΕ	FIRE RETARDANT	QTY
frees	*								
C-fl	Acacia floribunda	Cossamer Wattle	45lt	3-8m	3m	As Shown	Y	Y	17
n-co	Angophora costata	Sydney Red Gum	75lt	30m	6-12m	As Shown	Y		3
n-fl	Angophora floribunda	Rough-barked Apple	75lt	30m	6-12m	As Shown	Y	Y	5
ca-vi	Callistemon viminalis	Bottlebrush	45lt	5-10m	3m	As Shown	Y		8
a-pr	Callistemon viminalis 'Prolific'	Bottlebrush	45lt	6m	4m	As Shown	Y		4
u-pi	Eucalyptus pilularis	Blackbutt	75lt	30m	6-10m	As Shown	Y		5
6l-fe	Glochidion ferdinanadi	Cheese Tree	45lt	30m	10m	As Shown	Y		7
le-li	Melaleuca linariifolia	Snow in Summer	45lt	8m	5m	As Shown	Y		9
r-lu	Tristaniopsis laurina 'Luscious'	Luscious Water Gum	75lt	12m	5m	As Shown	Y		11
hrubs		2	1			11	4		
a-sp	Banksia spinulosa	Hairpin Banksia	300mm	2-3m	1-2m	1.2m centres	Y	Y	78
a-gr	Callistemon 'Great Balls of Fire'	Bottlebrush	300mm	prune to 1.5m	prune to suit	1.2m centres	Y		9
a-sl	Callistemon 'Slim'	Bottlebrush	300mm	3m	1.3m	1m centres	Y		44
o-ov	Goodenia ovata	Hop Goodenia	300mm	1m	1-3m	1m centres	Y		67
e-ju	Leptospermum juniperinum	Prickly Tea-tree	300mm	1.5-3m	1.5-2m	1.5m centres	Y		12
e-li	Persoonia linearis	Narrow-leaved Geebung	300mm	3m	3m	2m centres	Y	Y	69
y-re	Syzygium australe 'Resilience'	Lilly Pilly	300mm	4-5m	2-3m	1m centres	Y		53
Ve-au	Westringia 'Aussie Box'	Coastal Rosemary	300mm	0.7-1m	0.7-1m	0.8m centres	Y		70
Ve-fr	Westringia fruticosa	Coastal Rosemary	300mm	2m	1.5m	1m centres	Y		146
Ve-sm	Westringia fruticosa 'Smokey'	Coastal Rosemary	300mm	1.2-1.5m	1.2-1.5m	1m centres	Y		96
Sroundc n-ki	Anigozanthos 'King Park Royale'	Kangaroo Paw	140mm	0.6m	0.45m	5/m2	Y	r r	20
Ca-gl	Carpobrotus glaucescens	Pig Face	150mm	0.1-0.3m	2m	2/m2	Y		407
Ca-ap	Carex appressa	Tall Sedge	140mm	0.5-1m	0.5-1m	5/m2	Y	1	350
Ca-co	Casuarina 'Cousin It'		140mm	0.6m	1.5m	4/m2	Y		190
Di-ca	Dianella caerulea	Blue Flax Lily	140mm	0.6m	0.6m	5/m2	Y		300
Di-cb	Dianella caerulea 'Cassa Blue'	Blue Flax Lily	140mm	0.5m	0.4m	5/m2	Y		1090
Di-li	Dianella revoluta 'Little Rev'	Little Rev Dianella	140mm	0.4m	0.4m	8/m2	Y		545
Di-bl	Dianella tasmanica 'Blaze'	Blaze Dianella	140mm	0.45m	0.45	8/m2	Y		66
Di-ta	Dianella 'Tasred'	Tasred Dianella	140mm	0.5-0.6m	0.5-0.6m	5/m2	Y		150
Gr-gc	Grevillea juniperina 'Gold Cluster'	Gold Cluster Grevillea	150mm	0.3m	0.8-1m	3/m2	Y		144
la-me	Hardenbergia violacea 'Meema'	Hardenbergia	140mm	0.5m	2m	3/m2	Ŷ		280
li-sc	Hibbertia scandens	Guinea Flower	140mm	0.5m	0.5m	8/m2	Y		210
о-ро	Lomandra confertifolia 'Pom Pom'	Mat Rush	140mm	0.5m	0.5m	5/m2	Y		495
.o-ka	Lomandra 'Katie Belles'	Mat Rush	140mm	1.5-1.8m	1.2-1.5m	3/m2	Y		1205
.o-li	Lomandra 'Lime Tuff'	Mat Rush	140mm	0.4m	0.4m	7/m2	Y		450
0-10	Lomandra longifolia	Mat Rush	140mm	1m	1m	4/m2	Y	1 1	620
o-ta	Lomandra longifolia 'Tanika'	Mat Rush	140mm	0.5m	0.5m	5/m2	Y		1755
.o-tr	Lomandra 'Tropical Cascade'	Mat Rush	140mm	0.6m	0.6m	5/m2	Y		300
ly-pu	Myoporum parvifolium 'Purpurea'	Creeping Boobialla	140mm	0.3m	1-3m	3/m2	Y		12
ly-ya	Myoporum parvifolium 'Yareena'	Creeping Boobialla	140mm	0.1m	1m	3/m2	Ŷ		295
o-la	Poa labillardieri	Common Tussock Grass	140mm	1m	0.6m	5/m2	Y	1 1	200
o-ki	Poa poiformis 'Kingsdale'	Tussock Grass	140mm	0.45m	0.45m	6/m2	Y		1190
Sc-hm	Scaevola humilis 'Purple Fusion'	Fan Flower	140mm	0.2m	1.5m	3/m2	Y		54
<b>ันrf</b> ัป	Sir Grange Zoysia								
<u> </u>	on ordingo zoyola							1	
	schedule species to be sourced from local n nce controls require that any substitution of s that meets the specific dev		IST be confirm	ed with project la	andscape archite	ect to ensure a	compliance	e certificate can l	

#### HARDRWORKS

EW	EXISTING RETAINING WALL to be protected and retained
RW	PROPOSED RETAINING WALL
	details refer to civil engineer's drawings
٩B	PROPOSED ACOUSTIC BARRIER
	details refer to civil engineer's drawings
P1	<u>CONCRETE PAVING</u> refer to civil engineer's detail
P2	CONCRETE UNIT PAVING

# refer to survey& engineer's packagr



#### <u>FENCING</u> refer to architect's drawings

oo	FENCE TYPE 1 Electric security fence
F1	specification
	SAFETY BARRIER
B1	to comply with BCA ree
NOTE:	

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

#### SECTION

## TYPICAL DETAILS



to architect's

equirements

## PLANTING PALETTE

TREES



Acacia floribunda Cossamer Wattle

SHRUBS



Banksia spinolosa Hairpin Banksia

GROUNDCOVERS



Anigozanthos 'King Park Carpobrotus Royale' glaucescens Pig Face





Lomandra confertifolia Lomandra longifolia 'Pom Pom' 'Tanika Lomandra Pom Pom Lomandra Tanika



Leptospermum juniperinum Prickly Tea-tree



of Fire'

Bottlebrush

Dianella tasmanica

Myoporum parvifolium Scaevola humilis

Blaze Dianella

'Purpurea'

Creeping Boobialla

'Blaze'



Callistemon viminalis Bottlebrush



Callistemon 'Great Balls Callistemon 'Slim' Bottlebrush



'Prolific' Rough-barked Apple

Persoonia linearis Narrow-leaved Geebung 'Resilience'

Syzygium australe Lilly Pilly

Blackbutt



Dianella caerulea Blue Flax Lily

Purple Fusion

Dianella revoluta 'Lillte Rev Lillte Rev Dianella

Cluster'

Themeda australis

in It'









Sheet No: 18 of 23



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## 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.

#### Fertilise

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:

Sir Grange Zoysia - By Lawn Solutions (or approved similar drought tolerant species) https://lawnsolutionsaustralia.com.au/grass-type/sir-grange/

#### 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
- 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.
- 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.
- Demolition and excavation within the tree protection zones of trees to be retained shall be 9 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

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

occurrences.

#### Maintenance Activities

- **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

- 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.



Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 23/1084

Approved on: 2 April 2025

Signed: AW Sheet No: 23 of 23 Copyright of Studio IZ Pty Ltd. Figured dimensions shall be taken in preference to The contractor shall check all dimensions on site before commencing work.

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

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

- 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:

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

F	15.07.2024	POST-DA AMENDMENTS
Е	19.03.2024	POST-DA AMENDMENTS
D	23.02.2024	POST-DA AMENDMENTS
С	12.02.2024	POST-DA AMENDMENTS
В	25.07.2023	ISSUE FOR DA UPDATE
А	15.12.2022	ISSUE FOR DA
REV	DATE	DESCRIPTION

## PRELIMINARY NOT FOR TENDER OR CONSTRUCTION

PROJECT / CLIENT

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

PROJECT CONTACT



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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	F