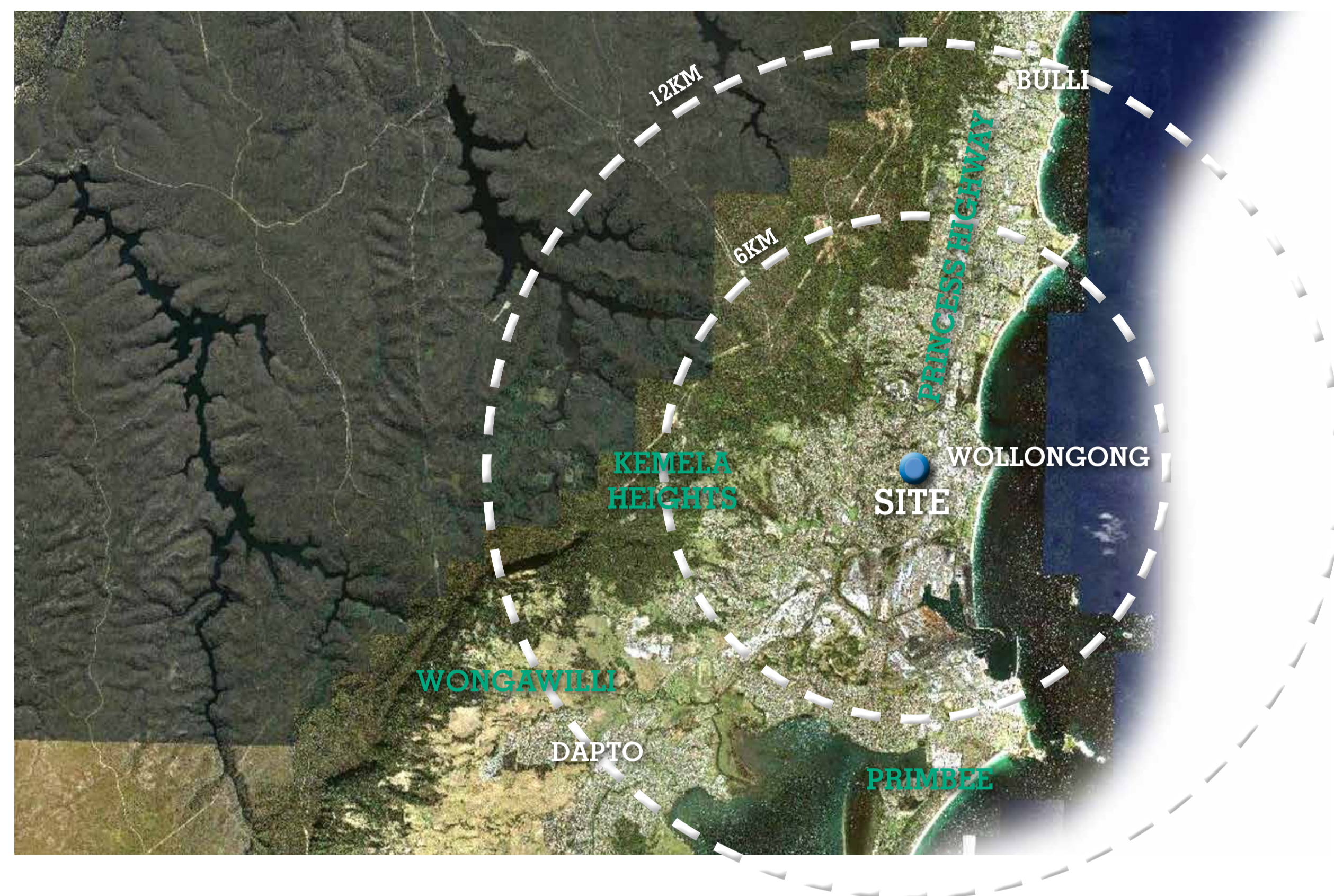


WOLLONGONG PRIVATE HOSPITAL EXPANSION
ERILYAN

DEVELOPMENT APPLICATION
MARCH 2017

REGIONAL CONTEXT



LOCAL CONTEXT

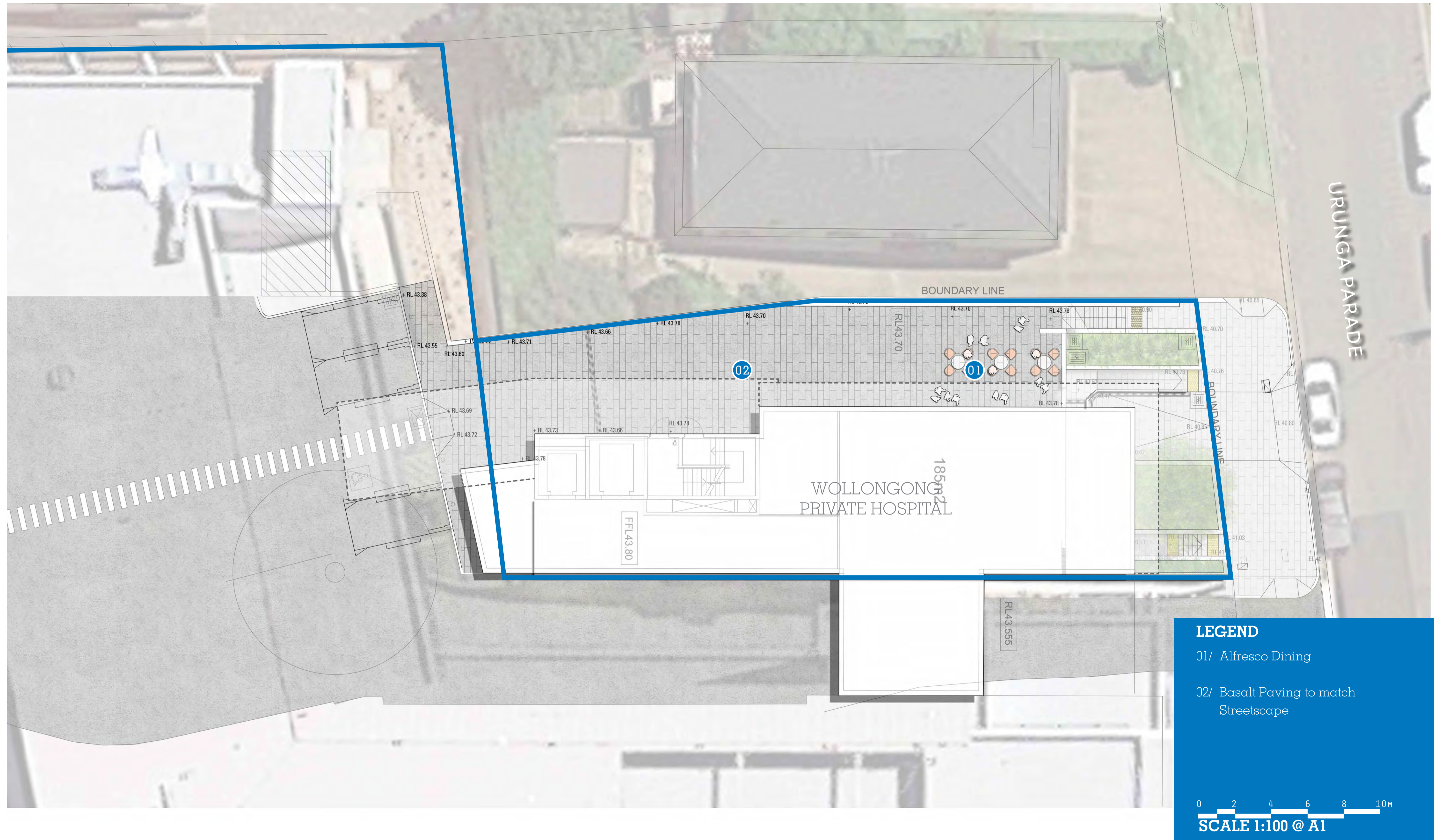


The site is located in Wollongong in the Illawarra region of New South Wales. Wollongong is a seaside city and lies on the narrow strip between the Illawarra escarpment and the Pacific Ocean, 82km south of Sydney. The city is known for it's heavy industry, port activity and the quality of physical setting.

The Wollongong Private Hospital is ideally located opposite Wollongong Hospital and within walking distance to the Wollongong train station which connects the centres of Nowra and Kiama to the south and Sydney to the north.

CHARACTER IMAGES





SHRUBS



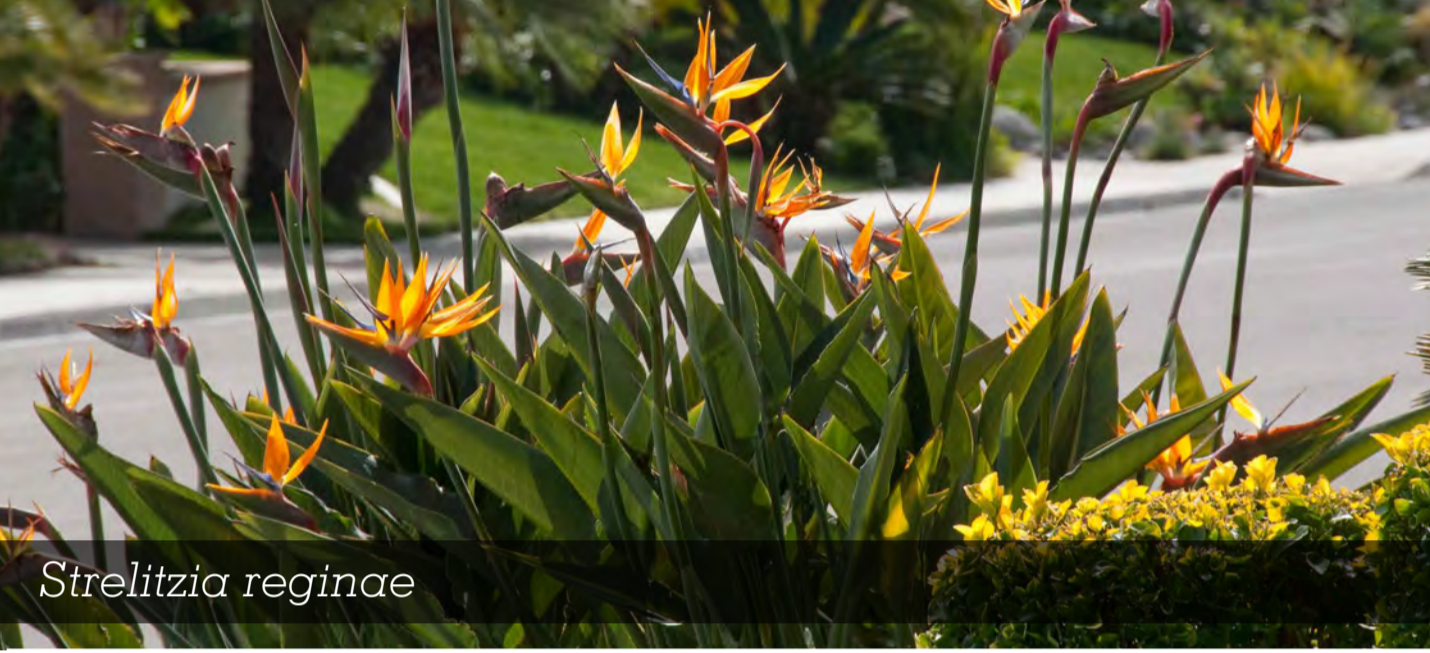
Agave attenuata



Correa alba



Crinum pedunculatum



Strelitzia reginae

OSD BASIN



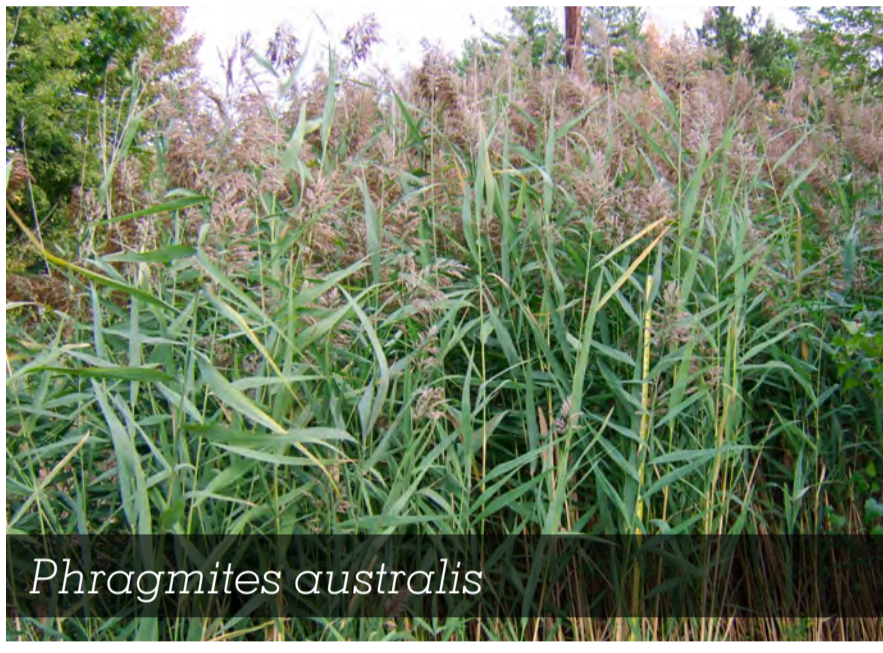
Baumea articulata



Carex appressa



Schoenoplectus validus



Phragmites australis

TREES, GRASSES & GROUNDCOVERS



Dianella 'Little Rev'



Lomandra longifolia



Tristaniopsis laurina



Myoporum parvifolium

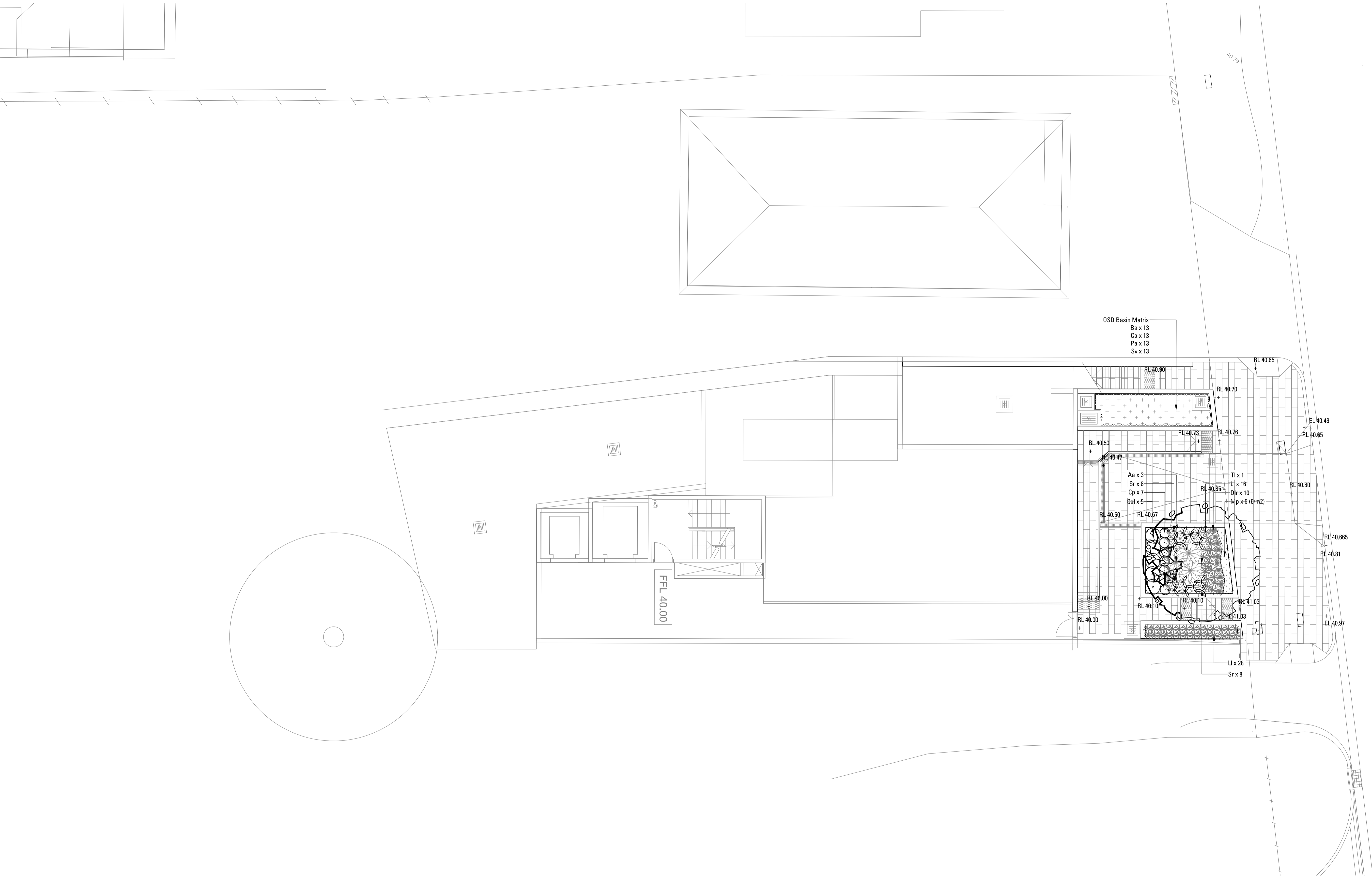
PLANTING SCHEDULE

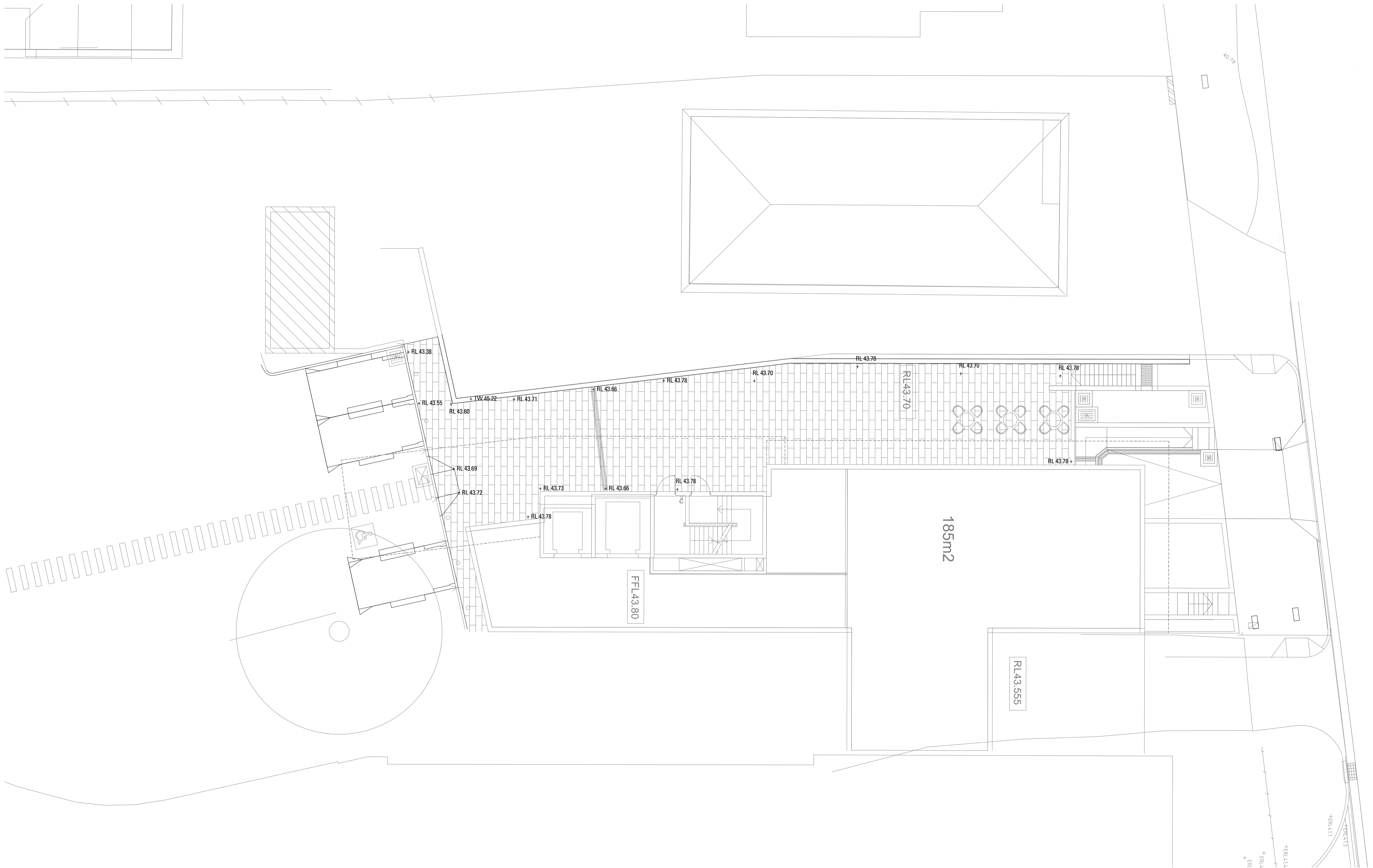
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES & PALMS					
Tl	Tristaniopsis laurina	Water gum	8 x 5	200 L	1
SHRUBS					
Aa	Agave attenuata	Century Plant	1 x 1	45 L	3
Cal	Correa alba	White Correa	1.5 x 1.5	10 L	5
Cp	Crinum pedunculatum	Swamp Lilly	1.5 x 1.5	10 L	7
Sr	Strelitzia reginae	Bird Of Paradise	1 x 1	45 L	16
GRASSES & RUSHES					
Dir	Dianella revoluta 'Little Rev'	Dwarf Flax Lily	0.3 x 0.3	150mm	10
Li	Lomandra longifolia	Spiny Headed Mat Rush	1 x 1	150mm	44
GROUNDCOVERS & CLIMBERS					
Mp	Myoporum parvifolium	Creeping boobialla	0.15 x spreading	150mm	9
OSD					
Ba	Baumea articulata	Jointed Twig Rush	1 x 1	150mm	13
Ca	Carex appressa	Tall Sedge	1 x 1	150mm	13
Pa	Phragmites australis	Common Rush	1.5 x 1.5	150mm	13
Sv	Schoenoplectus validus	River Club Rush	2 x 1.5	150mm	13

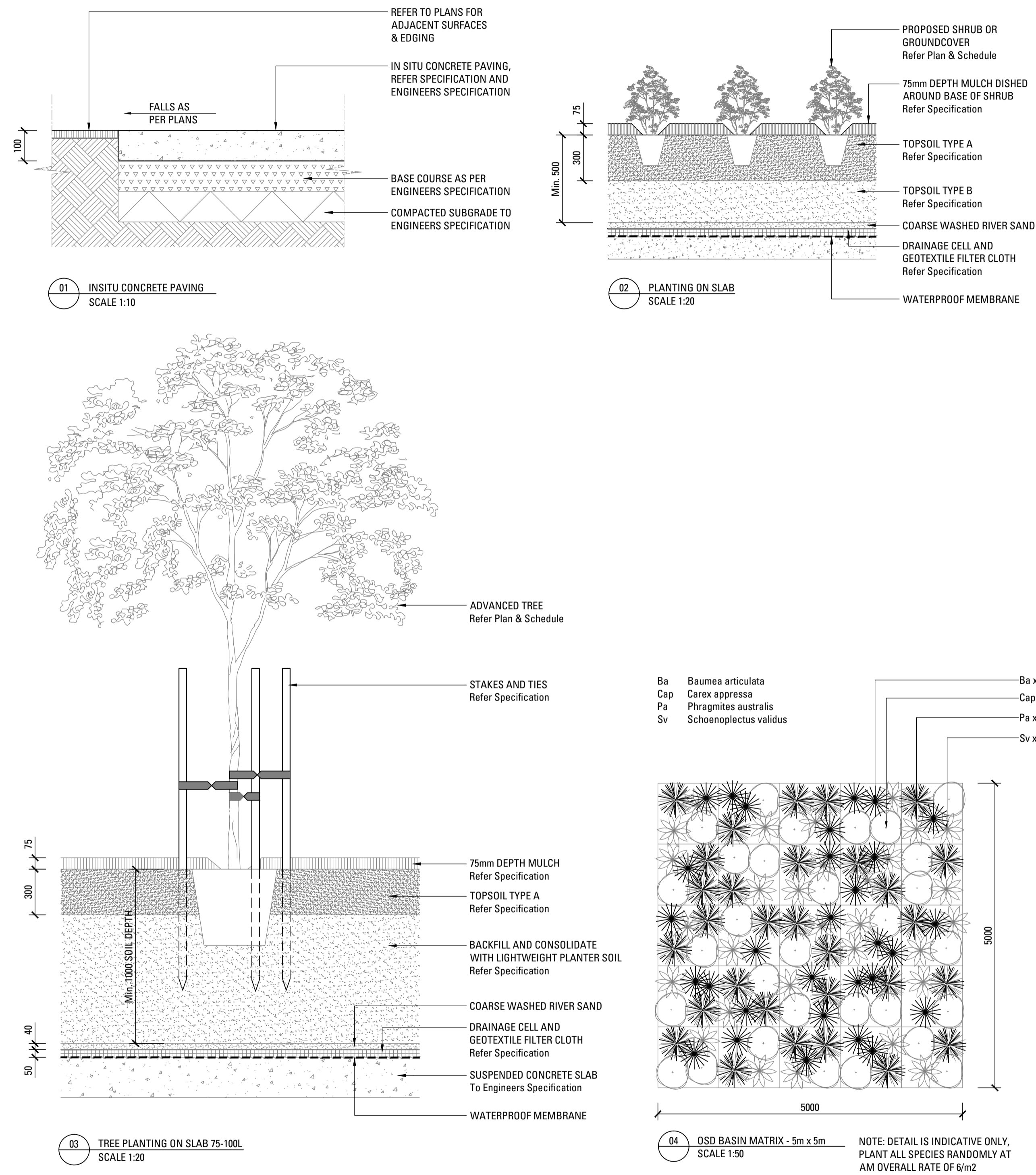


ADDENDUM ERILYAN

DEVELOPMENT APPLICATION
MARCH 2017







LANDSCAPE SPECIFICATION NOTES

SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ARBORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%

SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE

PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST

SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.

A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)

B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)

C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING

TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING

GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

WEED ERADICATION

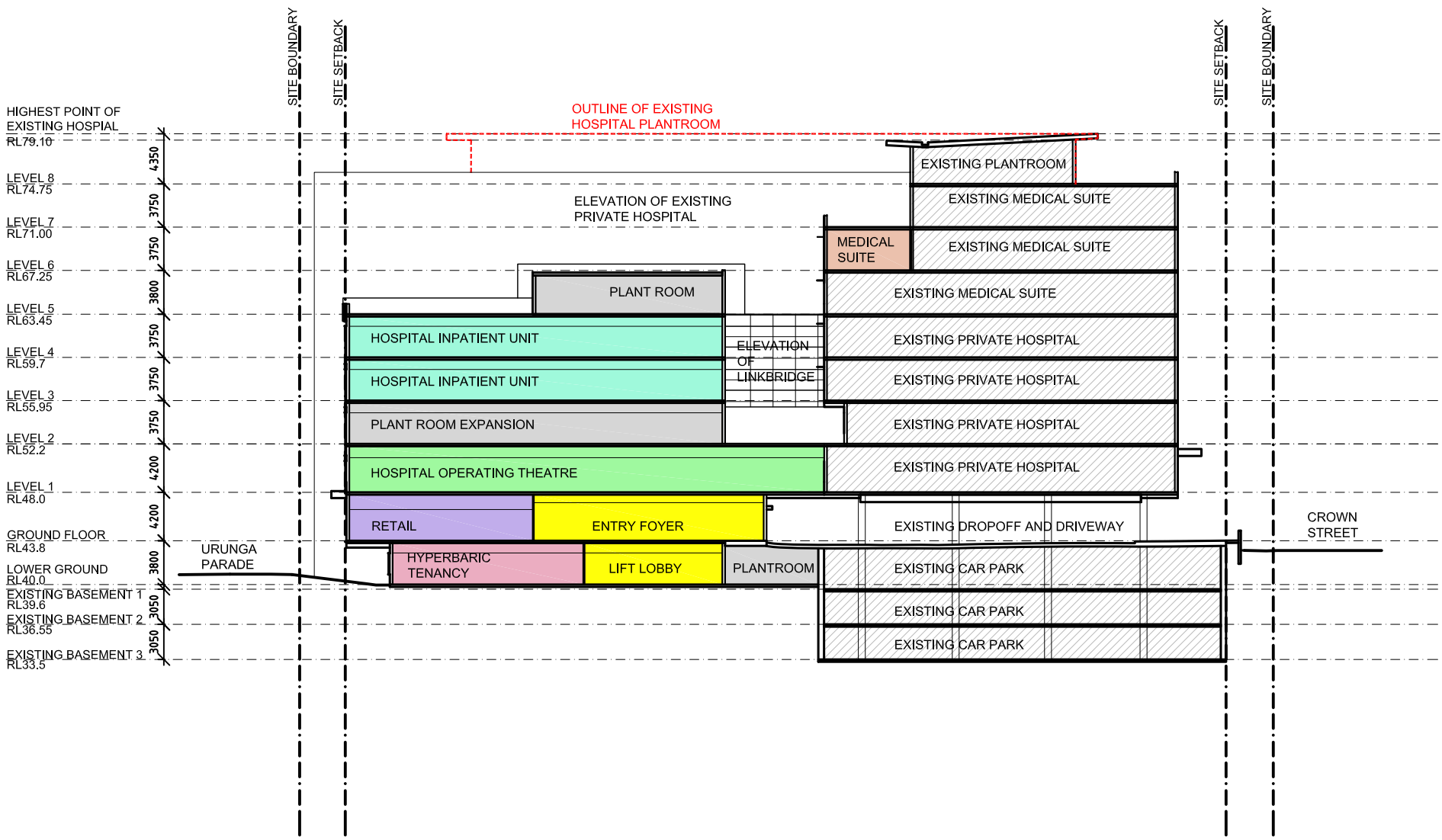
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.



EXISTING PRIVATE HOSPITAL



3	ISSUED FOR DA	21.09.16	SYH
2	OPTION2b SHOWN	08.06.16	HMC
1	FIRST ISSUE	27.05.16	HMC
Rev	Revision description	Date	By

Project
WOLLONGONG PRIVATE HOSPITAL
Principal
AA CROWN HOLDINGS

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ASCERTAIN FULL EXTENT BY COMPARISON WITH PREVIOUS VERSION.

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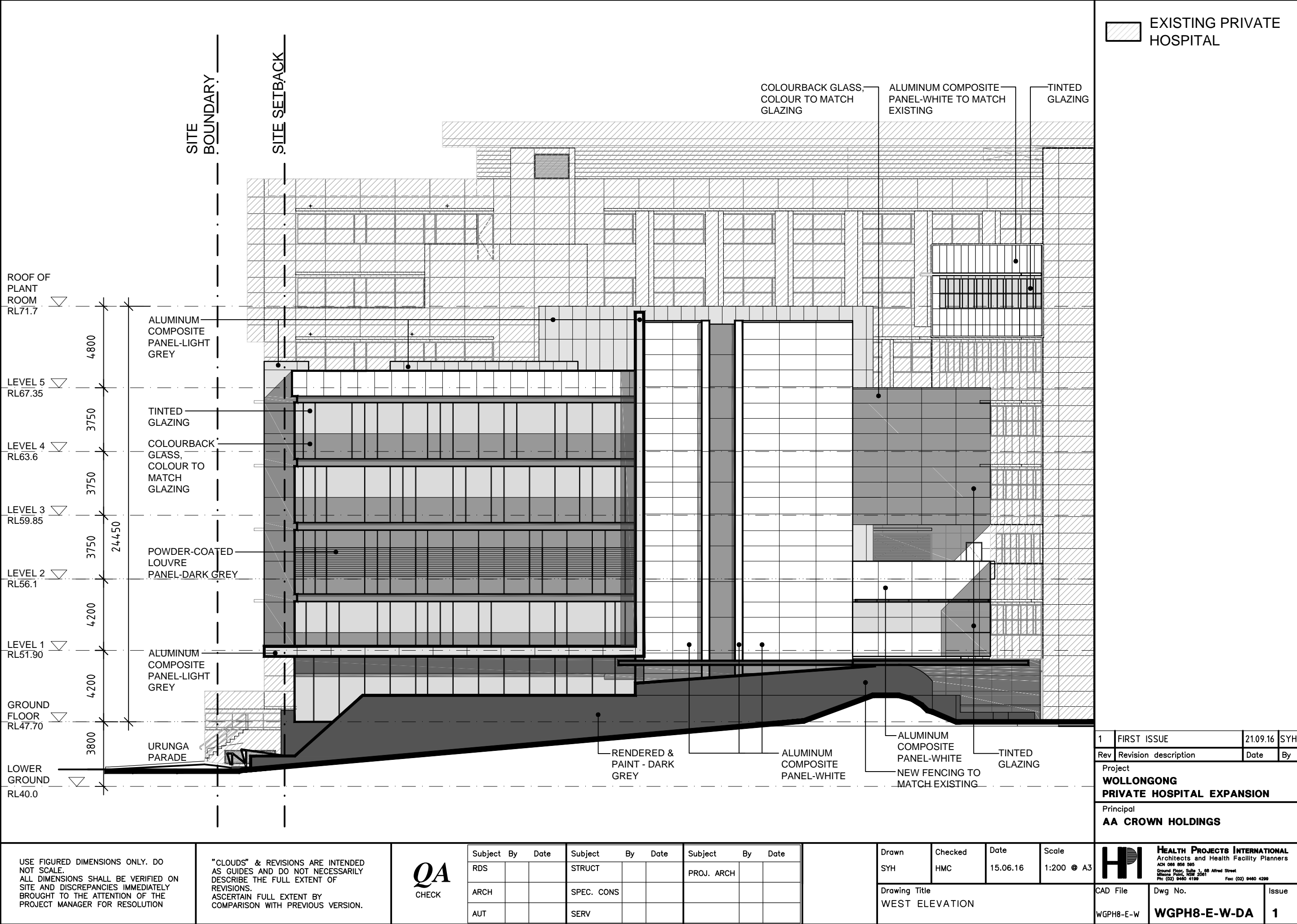
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ARCH			SPEC. CONS					
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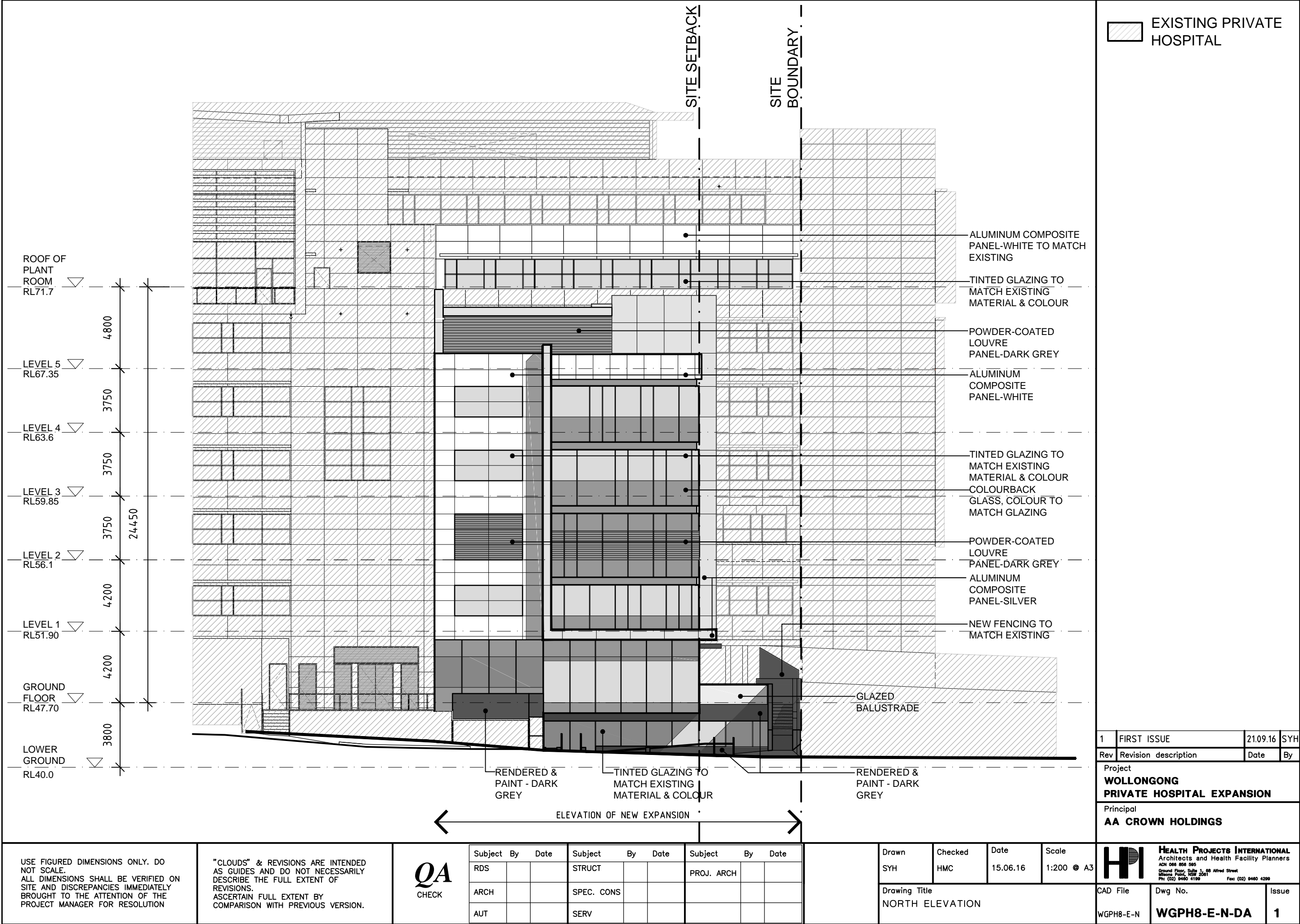
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SYH	HMC	26.05.16	1:500 @ A3

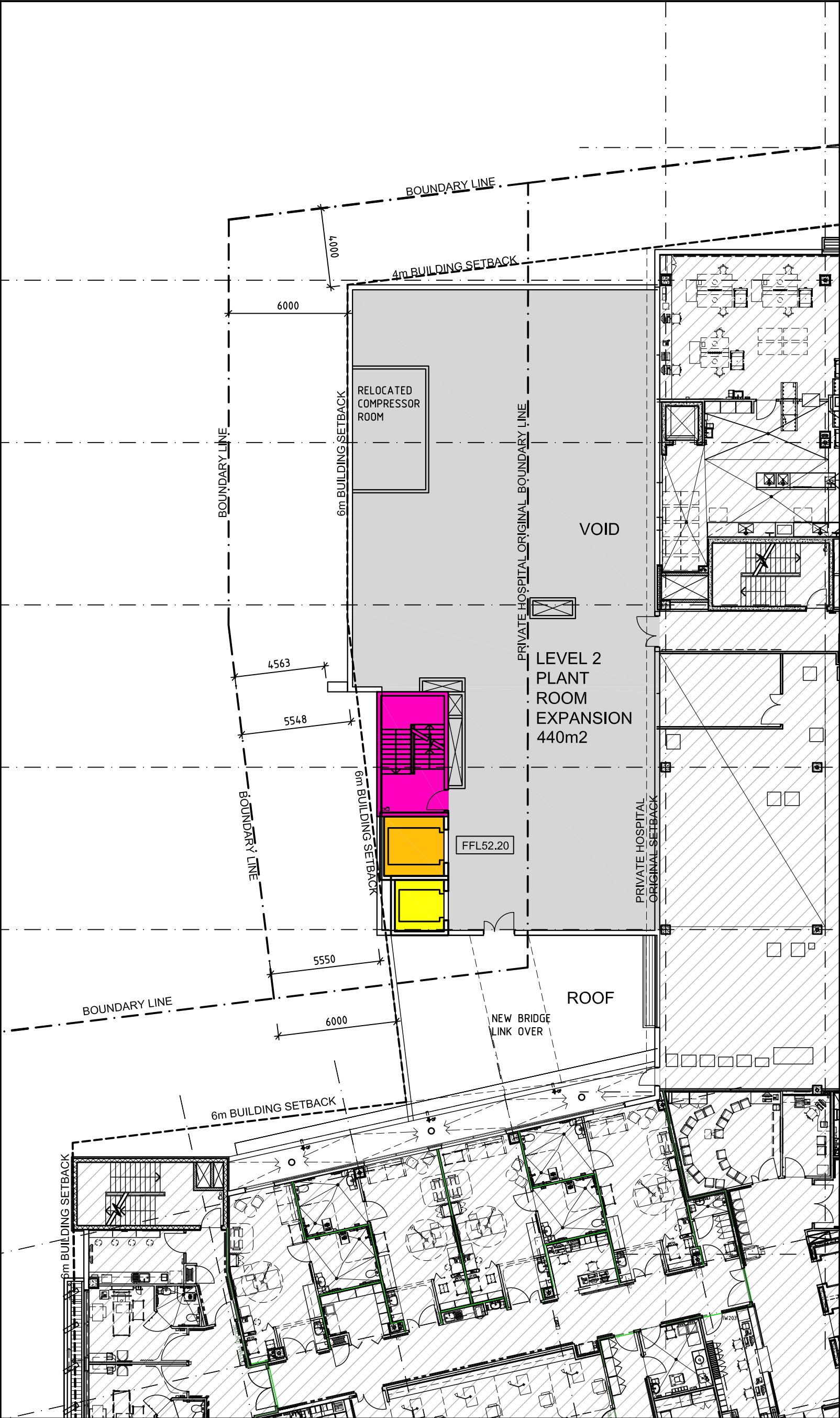
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SECTION - NORTH-SOUTH

HP	HEALTH PROJECTS INTERNATIONAL Architects and Health Facility Planners ACN 066 856 595 Ground Floor, Suite 1, 68 Alfred Street Marrara Point, NSW 2261 Ph: (02) 9480 4199 Fax: (02) 9480 4299
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CAD File	Dwg No.	Issue
WGPH8-SE-1	WGPH8-SE-1-DA	3







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3	FIRE STAIR, RL& MECH.	21.09.16	SYH
	SERVICES UPDATED		
	AS PER ENG'S ADVICE,		
	ISSUED FOR DA.		
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RDS			STRUCT			PROJ. ARCH		
ARCH			SPEC. CONS					
AUT			SERV					

TRUE NORTH

PROJECT NORTH

Drawn

Checked

Date

Scale

KD

HMC

26.05.16

1:200 @ A3

Drawing Title

PLAN - LEVEL 2

HP

HEALTH PROJECTS INTERNATIONAL

Architects and Health Facility Planners

ACN 086 856 595

Ground Floor, Suite 1, 68 Alfred Street

Milsons Point, NSW 2061

PH: (02) 9460 4199

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CAD File

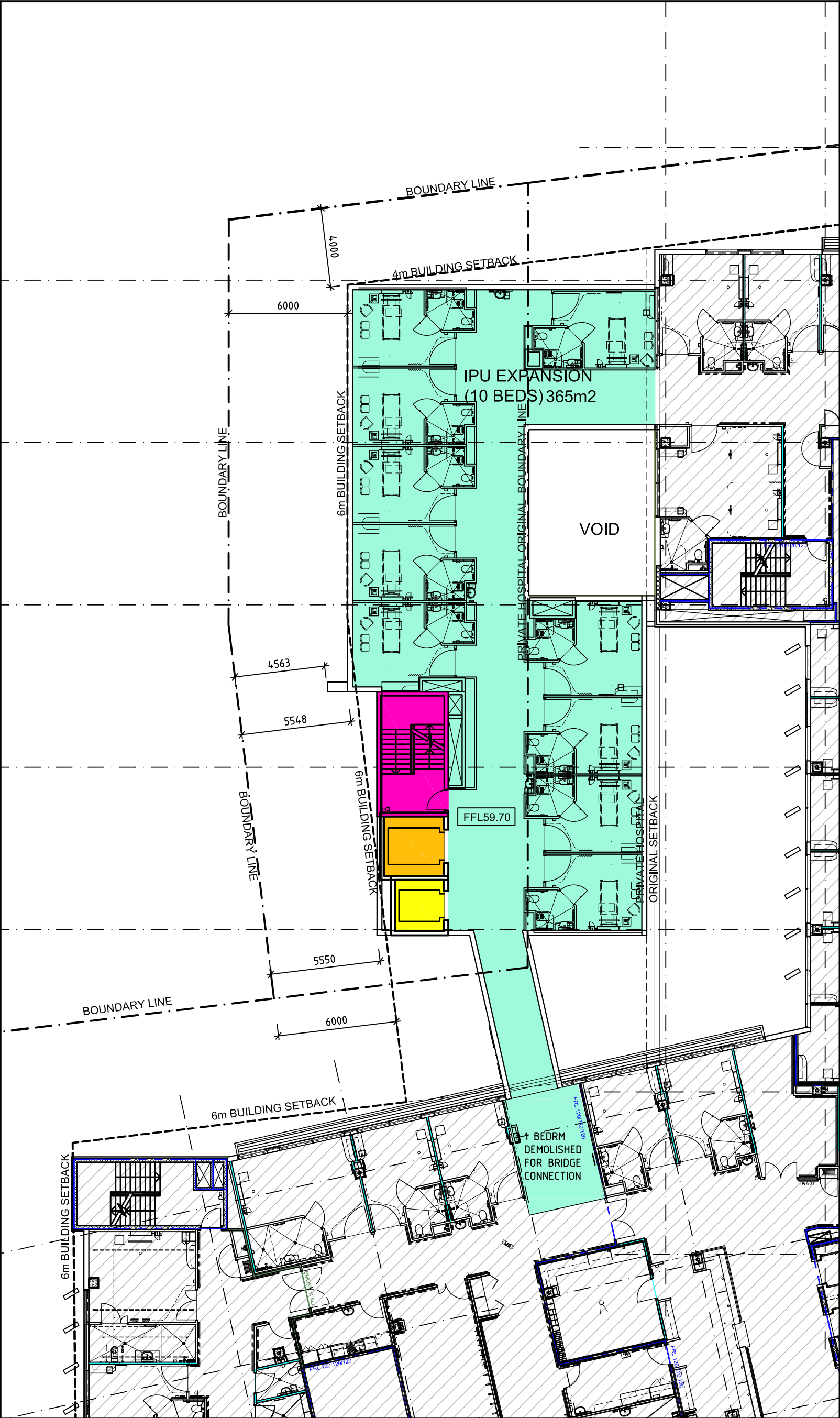
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Issue

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WGPH8-P-2-DA

3



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AUT			SERV					

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Date

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26.05.16

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Drawing Title

PLAN - LEVEL 4

Health Projects International

Architects and Health Facility Planners

ACN 086 856 595

Ground Floor, Suite 1, 68 Alfred Street

Illawarra Point, NSW 2501

PH: (02) 9460 4199 Fax: (02) 9460 4299

CAD File

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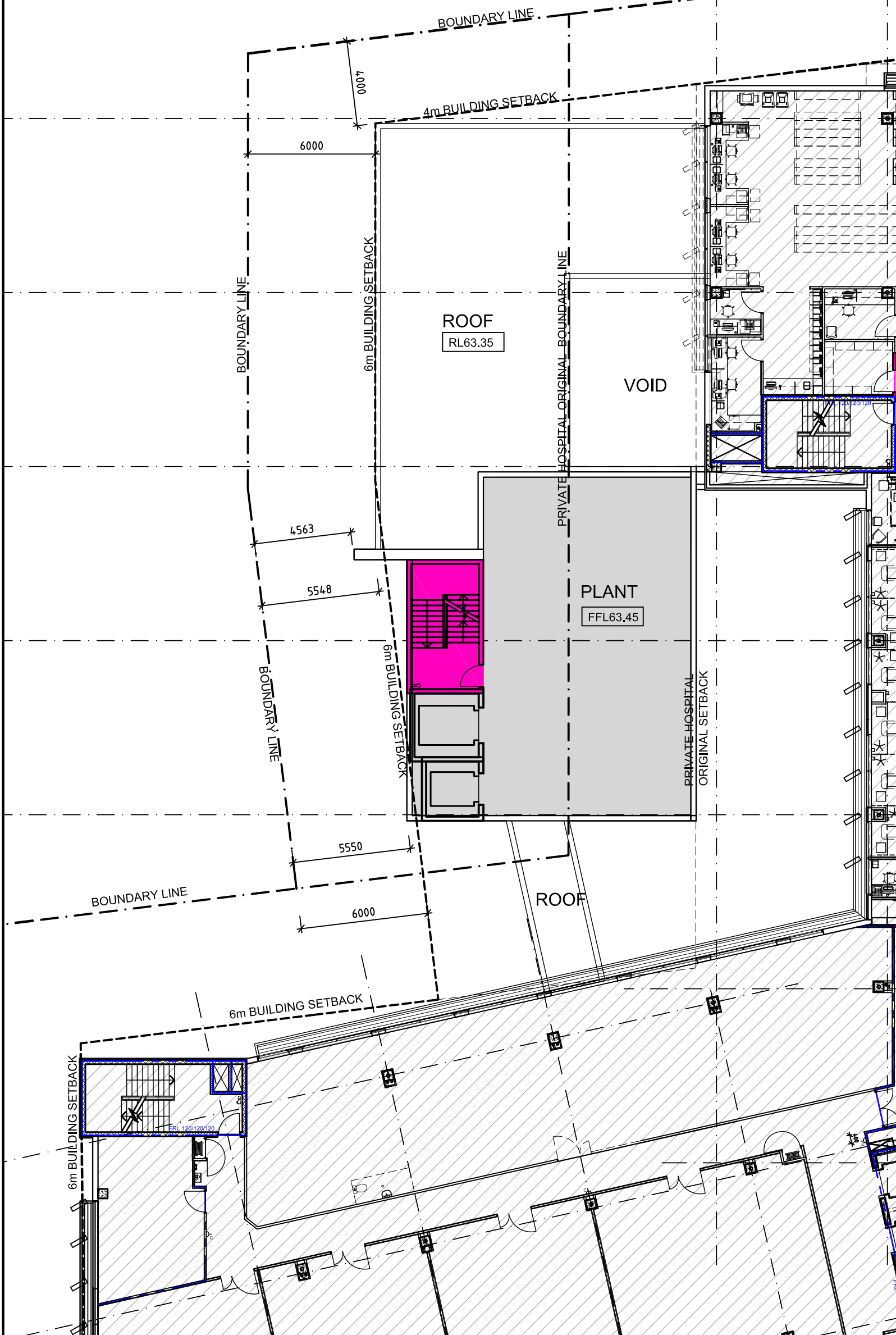
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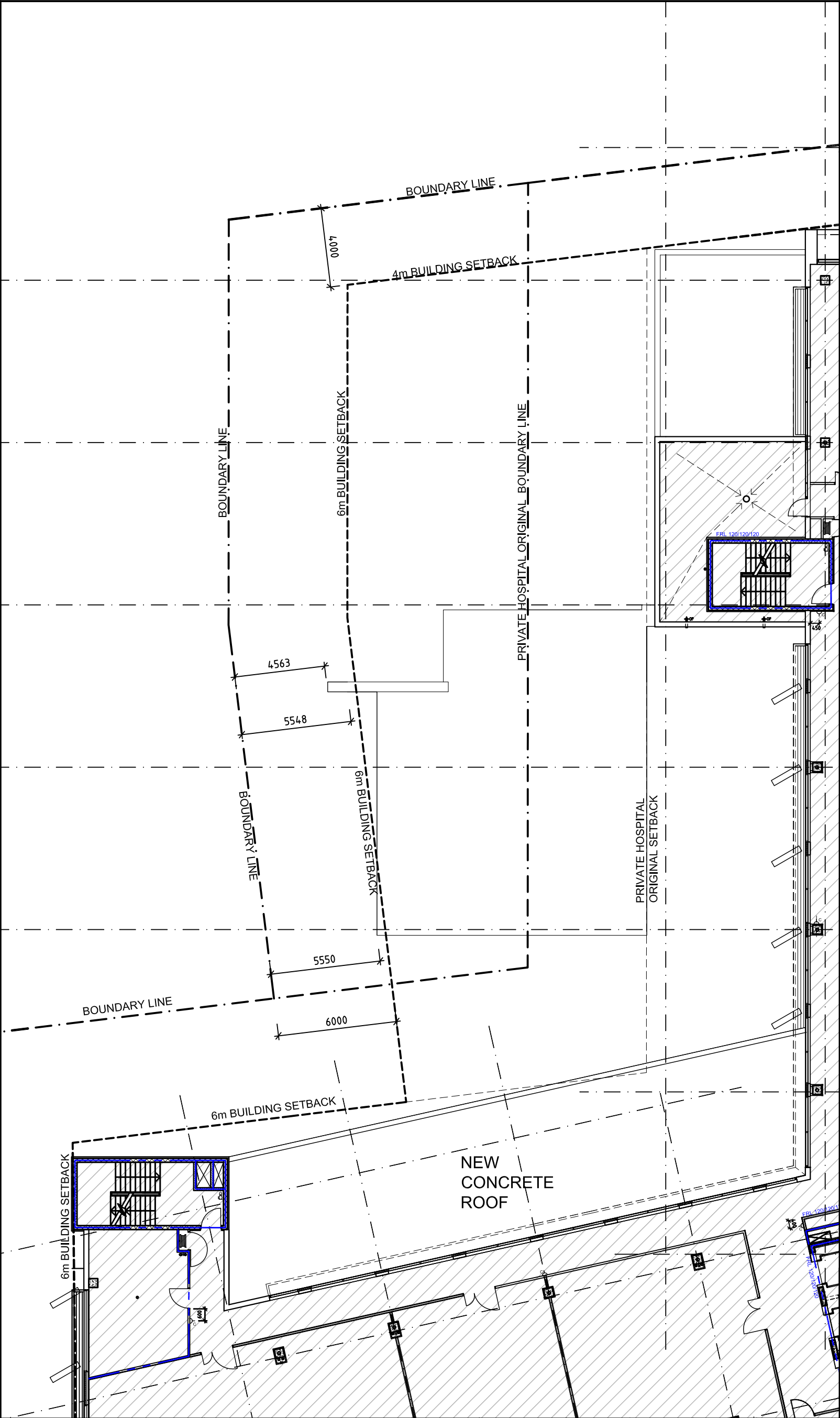
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Project	WOLLONGONG PRIVATE HOSPITAL EXPANSION
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	ARCH			SPEC. CONS					Drawing Title				CAD File	Dwg No.	Issue	
	AUT			SERV					<div style="text-align: center;">  <p>PROJECT NORTH</p> </div>				PLAN - LEVEL 5		WGPH8-P-5	WGPH8-P-5-DA



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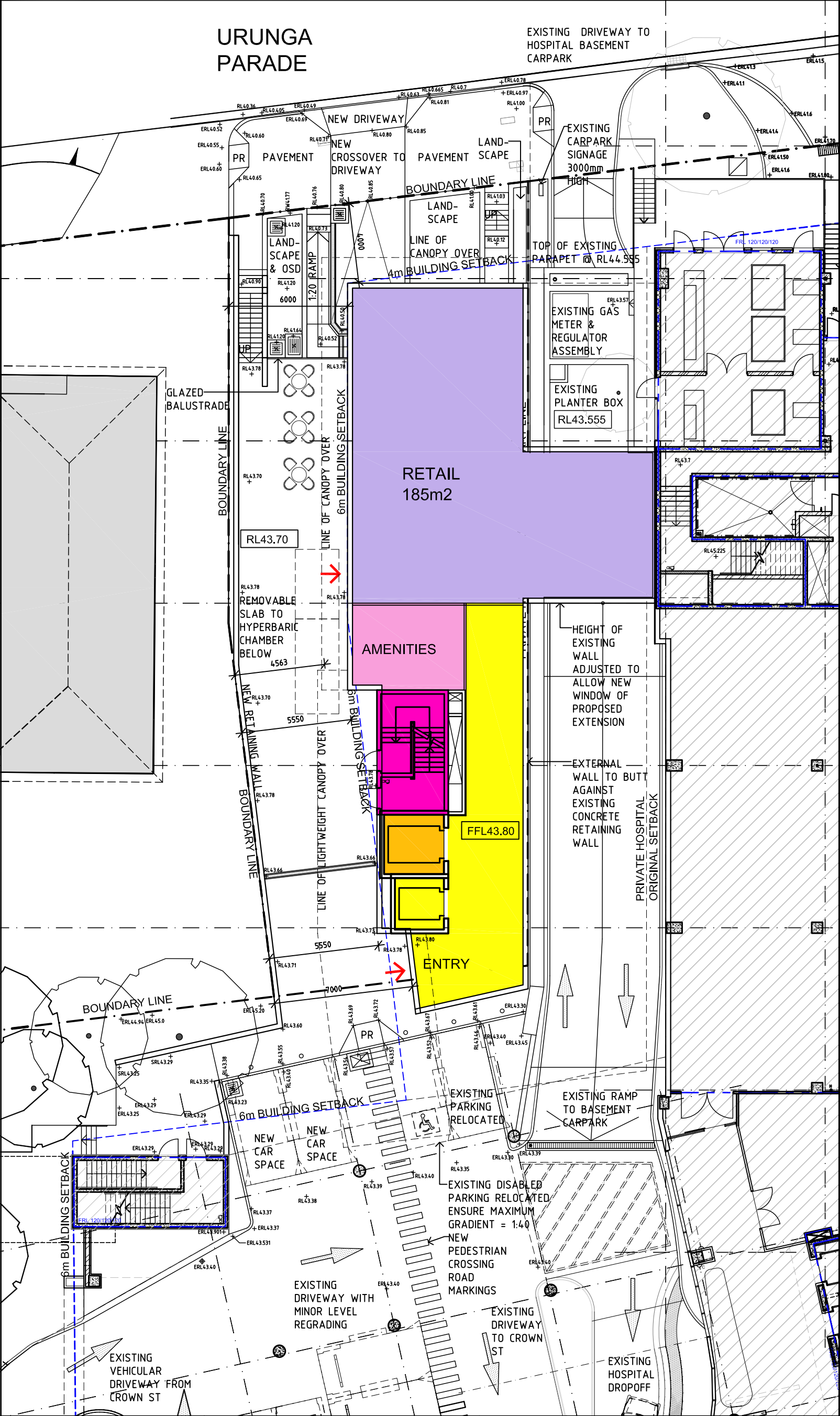
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<div>QA</div> <div>CHECK</div>	Subject By Date			Subject By Date			Subject By Date			<div>TRUE NORTH</div> <div></div>	Drawn	Checked	Date	Scale	<div></div> <div>HEALTH PROJECTS INTERNATIONAL</div> <div>Architects and Health Facility Planners</div> <div>ACN 086 856 595</div> <div>Ground Floor, Suite 1, 68 Alfred Street</div> <div>Milsons Point, NSW 2061</div> <div>Ph: (02) 9460 4199</div> <div>Fax: (02) 9460 4299</div>			
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	AUT			SERV							PLAN - LEVEL 7					WGPH8-P-7	WGPH8-P-7-DA	2



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LEGEND

ERL EXISTING RELATIVE LEVEL

RL RELATIVE LEVEL

5	NOTE&EXISTING RL UPDATED	14.03.17	HMC
	AS PER CIVIL DRAWINGS		
	ISSUED FOR DA		
4	EXTENT OF LANDSCAPE,	07.03.17	HMC
	ACCESSIBLE RAMP, FOOTPATH		
	REVISED AS PER CIVIL ENG.'S		
	ADVICE. ISSUED FOR DA		
3	FIRE STAIR, RL & LANDSCAPE,	21.09.16	SYH
	OSD,MECH.SERVICES UPDATED		
	AS PER ENG.'S ADVICE,		
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TRUE NORTH

PROJECT NORTH

Drawn	Checked	Date	Scale
KD	HMC	26.05.16	1:200 @ A3
Drawing Title			
PLAN - GROUND FLOOR			

CAD File

Dwg No.

Issue

WGPH8-P-G

WGPH8-P-G-DA

5

HI

HEALTH PROJECTS INTERNATIONAL

Architects and Health Facility Planners

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CAD File

Dwg No.

Issue

WGPH8-P-G

WGPH8-P-G-DA

5



1	ISSUED FOR DA	21.09.16	SYH
Rev	Revision description	Date	By

Project
**WOLLONGONG PRIVATE HOSPITAL
15 URUNGA PDE EXPANSION**

Principal
AA CROWN HOLDINGS

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE AND DISCREPANCIES IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER FOR RESOLUTION

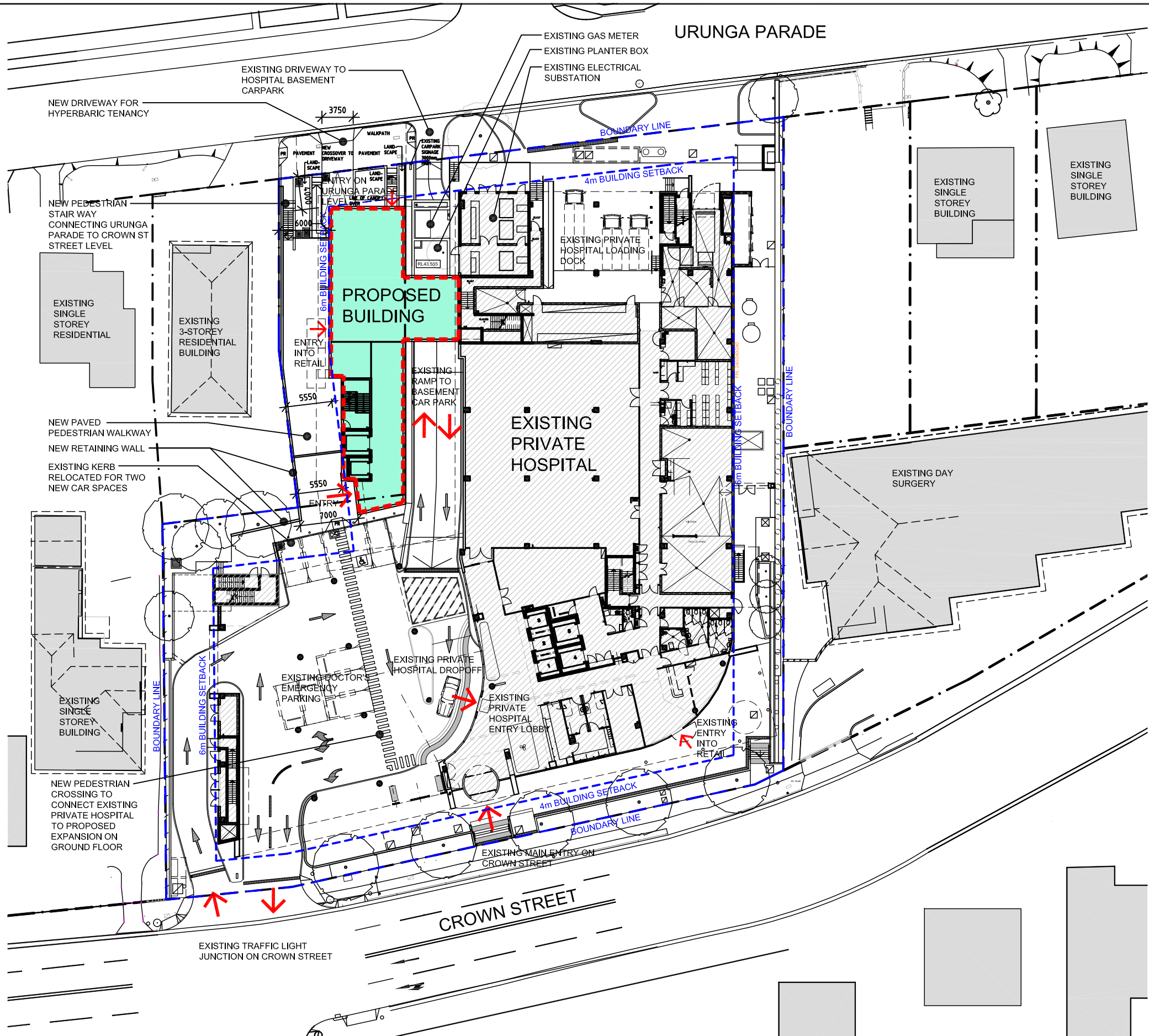
"CLOUDS" & REVISIONS ARE INTENDED AS GUIDES AND DO NOT NECESSARILY DESCRIBE THE FULL EXTENT OF REVISIONS.
ASCERTAIN FULL EXTENT BY COMPARISON WITH PREVIOUS VERSION.

QA
CHECK

Subject	By	Date	Subject	By	Date	Subject	By	Date
RDS			STRUCT			PROJ. ARCH		
ARCH			SPEC. CONS					
AUT			SERV					

TRUE NORTH	Drawn HMC	Checked AA	Date 23.5.2016	Scale NTS
PROJECT NORTH	Drawing Title RENDERING-1			

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Dwg No.	Issue
WGPH8-RENDER-1-DA	1



3	EXTENT OF LANDSCAPE, ACCESSIBLE RAMP, FOOTPATH REVISED AS PER CIVIL ENG'S ADVICE. ISSUED FOR DA	07.03.17	HMC
2	REVISED TO MATCH GROUND AND LOWER GROUND PLANS	21.09.16	SYH
1	FIRST ISSUE	08.06.16	HMC
Rev	Revision description	Date	By

Project
**WOLLONGONG PRIVATE HOSPITAL
15 URUNGA PDE EXPANSION**
Principal
AA CROWN HOLDINGS

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ASCERTAIN FULL EXTENT BY COMPARISON WITH PREVIOUS VERSION.

QA
CHECK

Subject	By	Date	Subject	By	Date	Subject	By	Date
RDS			STRUCT			PROJ. ARCH		
ARCH			SPEC. CONS					
AUT			SERV					

TRUE NORTH	Drawn HMC	Checked AA	Date 23.5.2016	Scale 1:500 @ A3
PROJECT NORTH	Drawing Title SITE PLAN			



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Dwg No.
WGPH8-P-SITE-DA

Issue
3