PROPOSED COMMERCIAL DEVELOPMENT LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557









* ARTIST IMPRESSION ONLY *

DRAWING LIST

SHEET	DRAWING
A000	COVER SHEET
A001	3D RENDERINGS AND ARTIST IMPRESSIO
A002	MATERIALS AND FINISHES
A003	3D REALISTIC ELEVATIONS
A100	WIDER CONTEXT ANALYSIS
A101	ZONING MAPS
A102	SITE ANALYSIS
A103	SITE ANALYSIS - BUILDING HEIGHT
A104	SITE SURVEY PLAN
A105	SITE PLAN
A200	BASEMENT 4
A201	BASEMENT 3
A202	BASEMENT 2
A204	BASEMENT 1
A205	GROUND FLOOR PLAN
A206	FIRST FLOOR PLAN
A207	SECOND FLOOR PLAN
A208	THIRD FLOOR PLAN
A209	FOURTH FLOOR PLAN
A210	FIFTH FLOOR PLAN
A211	SIXTH FLOOR PLAN
A215	ROOF PLAN
A300	NORTHERN (FRONT) ELEVATION
A301	SOUTHERN (REAR) ELEVATION
A302	WESTERN ELEVATION
A303	EASTERN ELEVATION
A304	FRONT STREETSCAPE ANALYSIS
A400	SECTIONS
A401	SECTIONS
A402	DRIVEWAY DETAILS
A403	MEZZANINE LEVEL SECTIONS
A900	AREAS BREAKDOWN

We acknowledge the Dharawal People who are the Traditional Owners of the land on which we are proposing this project. We recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

38-44 LASSO ROAD, GREGORY HILLS ARTIST IMPRESSIONS OF THE PROPOSAL WITHIN CONTEXT

01 FRONT VIEW OF THE PROPOSAL IN CONTEXT

02 RIGHT ANGLE VIEW OF THE PROPOSAL IN CONTEXT

03 LEFT ANGLE VIEW OF THE PROPOSAL IN CONTEXT

04 AERIAL VIEW OF THE PROPOSAL IN CONTEXT

05 IMPRESSION OF THE OPEN PROMENADE / PUBLIC ATRIUM SPACE WITH RETAIL SPACES

06 IMPRESSION OF THE ROOF TOP BAR AND POOL

07 IMPRESSION OF THE INTERNAL COURTYARD AND RECEPTION AREA









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DATE 12.06.24 28.11.24 STATUS DEVELOPMENT APPLICATION CLIENT ANRIC DEVELOPMENTS PROJECT PROPOSED COMMERCIAL DEVELOPMENT ADDRESS LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557

DRAWING NO. A001 DRAWING TITLE 3D RENDERINGS AND ARTIST IMPRESSIONS DRAWN BY EM

SCALE @ A1





F1 - CONCRETE WALL FINISH

(F2)

F2 - EXPOSED BRICK FINISH: THIN PROFILE IN WHITE/LIGHT GREYS OR SIMILAR



D2 - CURVED GLASS CURTAIN WALLS ON EXTERNAL FACADE



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CURVED SLABS







F3 - VERTICAL CONCRETE FINISH ON SELECTED EXTERNAL WALLS



F4 - GUNMETAL FINISH: ZINC OR SIMILAR



TO BE SELECTED

D3 - GUNMETAL THIN BALUSTRADES

T TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FURFARO ARCHITECTS. ALL	
DER/CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE	
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INSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF	
AND ANY OTHER COUNCIL OR CERTIFIER'S REQUIREMENTS.	
DIMENSIONS ON SITE. REPORT ANY DISCREPENCIES IN DOCUMENTATION TO ARCHITECT.	

REV NOTES A DA SUBMISSION B DA RFI - DESIGN CHANGE

DATE 12.06.24 28.11.24

CLIENT ANRIC DEVELOPMENTS

F5 - TIMBER UNDERSIDE FINISHES



F6 - VERTICAL CLADDING TO SELECTED CORE SHAFTS

drawing no. DRAWING TITLE MATERIALS AND FINISHES DRAWN BY **EM**

SCALE 1:25 @ A1







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WESTERN ELEVATION 2 A003

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T APPLICATION OPMENTS MMERCIAL DEVELOPMENT 546, No, 38-44 LASSO ROAD, S NSW 2557 DRAWING NO. A003 DRAWING TITLE 3D REALISTIC ELEVATIONS DRAWN BY EM

SCALE @ A1







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DATE 12.06.24 28.11.24

CLIENT ANRIC DEVELOPI PROJECT PROPOSED CON ADDRESS LOT 9 DP1267546 GREGORY HILLS N

STATUS DEVELOPMENT APPLICATION	drawing no. A100	0 1m 2m 3m 4m 5m 6m
CLIENT ANRIC DEVELOPMENTS PROJECT PROPOSED COMMERCIAL DEVELOPMENT	DRAWING TITLE WIDER CONTEXT ANALYSIS	
ADDRESS LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557	drawn by EM	SCALE 1:1 @ A1







LAND ZONING

A
AGB
В
B1
B2
B3
B4
B5
B6
B7
B8
IN4
MAP
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R1
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R4
R5



HEIGHT OF BUILDINGS





FLOOR SPACE RATIO

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DER/CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE	А	DA SUBMISSION	12.06.24	CLIENT		
SCALE FROM PLANS. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE	В	DA RFI - DESIGN CHANGE	28.11.24	ANRIC DEVELOPMENTS		
IMENCEMENT OF WORK. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE	С	DA RFI	10.02.25	PROJECT	ZONING MAPS	
ENSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF				PROPOSED COMMERCIAL DEVELOPMENT		
AND ANY OTHER COUNCIL OR CERTIFIER'S REQUIREMENTS.				ADDRESS	DRAWN BY	SCALE
DIMENSIONS ON SITE. REPORT ANY DISCREPENCIES IN DOCUMENTATION TO ARCHITECT.				LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557	EM	1:1 @ A1





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drawing no. DRAWING TITLE SITE SURVEY PLAN DRAWN BY **EM**

0 40m 80m 120m 160m 200m 240m

SCALE 1:200 @ A1





STATUS DEVELOPMENT APPLICATION drawing no. 0 2m 4m 6m 8m 10m 12m DRAWING TITLE SITE PLAN PROJECT PROPOSED COMMERCIAL DEVELOPMENT drawn by **EM** SCALE 1:200 @ A1 ADDRESS LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557







HT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FURFARO ARCHITECTS. ALL 'OR PRIOR TO COMMENCEMENT OF WORKS. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE LANS. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE OF WORK. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF ER COUNCIL OR CERTIFIER'S REQUIREMENTS.	REV A B C D E	NOTES DA SUBMISSION DA RFI DA RFI - DESIGN CHANGE DA RFI AMENDED AS PER COUNCIL REQUEST	DATE 12.06.24 22.07.24 28.11.24 10.02.25 19.03.25	STATUS DEVELOPMENT APPLICATION CLIENT ANRIC DEVELOPMENTS PROJECT PROPOSED COMMERCIAL DEVELOPMENT ADDRESS LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557	DRAWING NO. A200 DRAWING TITLE BASEMENT 4 DRAWN BY EM	0 2m 4m 6m 8m 10m 12m SCALE 1:200 @ A1

Accessible Standard 2 Standard 2 Standard Standard 2 Grand total: 252

REQUIRED PARKING:

PARKING SCHEDULE								
TYPE LEVEL COUNT								
le 2400x5400	BASEMENT 1	6						
1 2500x5400	BASEMENT 1	36						
1 2500x5400	BASEMENT 2	70						
1 2500x5400	BASEMENT 3	70						
1 2500x5400	BASEMENT 4	70						
+-1. 2F2	•							

- 1 PARKING SPACE PER 40m² OF BUSINESS/COMMERCIAL SPACE - 1 PARKING SPACE PER 22m² OF RETAIL SAPCE

BIKE PARKING				
ΤΥΡΕ	LEVEL	COUNT		
Bike Space - Standard BASEMENT 1 40				
Grand total: 40				







SHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FURFARO ARCHITECTS. ALL	REV	NOTES	DATE	STATUS DEVELOPMENT APPLICATION	DRAWING NO.	0 2m 4m 6m 8m 10m 12m
TOR PRIOR TO COMMENCEMENT OF WORKS. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE	Α	DA SUBMISSION	12.06.24	CLIENT	/201	
PLANS. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE	В	DA RFI	22.07.24	ANRIC DEVELOPMENTS	DRAWING TITLE	
OF WORK. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE	С	DA RFI - DESIGN CHANGE	28.11.24	PROJECT	BASEMENT 3	
ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF	D	DA RFI	10.02.25			
IER COUNCIL OR CERTIFIER'S REQUIREMENTS.	F	AMENDED AS PER COUNCIL BEOUEST	19.03.25	ADDRESS LOT 9 DP1267546, No. 38-44 LASSO ROAD.	FM	1 : 200 @ A1
ON SITE. REPORT ANY DISCREPENCIES IN DOCUMENTATION TO ARCHITECT.	-			GREGORY HILLS NSW 2557		
		1				1

Accessible Standard 2 Standard 2 Standard 2 Standard Grand total: 252

PARKING SCHEDULE				
ΤΥΡΕ	LEVEL	COUNT		
le 2400x5400	BASEMENT 1	6		
2500x5400	BASEMENT 1	36		
d 2500x5400	BASEMENT 2	70		
d 2500x5400	BASEMENT 3	70		
d 2500x5400	BASEMENT 4	70		
+- - 252		•		

REQUIRED PARKING:

- 1 PARKING SPACE PER 40m² OF BUSINESS/COMMERCIAL SPACE - 1 PARKING SPACE PER 22m² OF RETAIL SAPCE

BIKE PARKING					
ТҮРЕ	LEVEL	COUNT			
Bike Space - Standard	BASEMENT 1	40			
Grand total: 40					









IALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FURFARO ARCHITECTS. ALL	REV A	NOTES DA SUBMISSION	DATE 12.06.24		DRAWING NO.	0 2m 4m 6m 8m 10m 12
WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE	В	DA RFI	22.07.24	ANRIC DEVELOPMENTS	DRAWING TITLE	
NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE	С	DA RFI - DESIGN CHANGE	28.11.24	PROJECT	BASEMENT 2	
RUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF	D	DA RFI	10.02.25			SCALE
L OK CERTIFIER'S REQUIREMENTS.	Е	AMENDED AS PER COUNCIL REQUEST	19.03.25	LOT 9 DP1267546, No, 38-44 LASSO ROAD,	EM	1:200 @ A1
PORT ANY DISCREPENCIES IN DOCUMENTATION TO ARCHITECT.				GREGORY HILLS NSW 2557		

Accessible Standard 2 Standard 2 Standard 2 Standard 2 Grand total: 252

PARKING SCHEDULE				
ΤΥΡΕ	LEVEL	COUNT		
le 2400x5400	BASEMENT 1	6		
2500x5400	BASEMENT 1	36		
2500x5400	BASEMENT 2	70		
2500x5400	BASEMENT 3	70		
1 2500x5400	BASEMENT 4	70		
+al: 252				

REQUIRED PARKING:

- 1 PARKING SPACE PER 40m² OF BUSINESS/COMMERCIAL SPACE - 1 PARKING SPACE PER 22m² OF RETAIL SAPCE

BIKE PARKING				
ТҮРЕ	LEVEL	COUNT		
Bike Space - Standard	BASEMENT 1	40		
Grand total: 40				







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Standard Grand total: 252 REQUIRED PARKING:

Motorcyc Motorcyc Motorcyc Motorcyc Grand tot

PARKING SCHEDULE				
LEVEL	COUNT			
BASEMENT 1	6			
BASEMENT 1	36			
BASEMENT 2	70			
BASEMENT 3	70			
BASEMENT 4	70			
	NG SCHEDULE LEVEL BASEMENT 1 BASEMENT 1 BASEMENT 2 BASEMENT 3 BASEMENT 4			

- 1 PARKING SPACE PER 40m² OF BUSINESS/COMMERCIAL SPACE - 1 PARKING SPACE PER 22m² OF RETAIL SAPCE

BIKE PARKING				
TYPE LEVEL COUNT				
Bike Space - Standard	BASEMENT 1	40		

Grand total: 40

MOTORCYCLE PARKING				
ΤΥΡΕ	LEVEL	COUNT		
cle Parking	BASEMENT 1	5		
cle Parking/	BASEMENT 2	13		
cle Parking	BASEMENT 3	13		
cle Parking	BASEMENT 4	12		
otal: 43				





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AREAS PER FLOOR							
LEVEL	GFA	SPACE TYPE					
GROUND FLOOR	177.6 m²	RETAIL					
GROUND FLOOR	204.5 m²	HOSPITALITY					
GROUND FLOOR	269.0 m ²	HOSPITALITY					
GROUND FLOOR	675.8 m²	BUSINESS NON-RETAIL					
1st FLOOR	250.2 m ²	BUSINESS PREMISES					
1st FLOOR	433.1 m ²	BUSINESS PREMISES					
1st FLOOR	503.6 m ²	BUSINESS PREMISES					
2nd FLOOR	507.1 m ²	BUSINESS PREMISES					
2nd FLOOR	757.1 m²	BUSINESS PREMISES					
3rd FLOOR	434.8 m ²	BUSINESS PREMISES					
3rd FLOOR	732.5 m²	BUSINESS PREMISES					
4th FLOOR	423.4 m ²	BUSINESS PREMISES					
4th FLOOR	733.2 m²	BUSINESS PREMISES					
5th FLOOR	424.1 m ²	BUSINESS PREMISES					
5th FLOOR	705.2 m ²	BUSINESS PREMISES					
6th FLOOR	150.5 m²	HOSPITALITY					
6th FLOOR	660.0 m ²	HOSPITALITY					
Grand total	8041.7 m ²						

MENT APPLICATION	drawing no. A205	0 2m 4i	m 6m	8m	10m 12m
VELOPMENTS	DRAWING TITLE GROUND FLOOR PLAN				
D COMMERCIAL DEVELOPMENT	DRAWN BY	SCALE			
1267546, No, 38-44 LASSO ROAD, / HILLS NSW 2557	EM	1:200 @A1			

	BUSINESS PREMISES	
	COMMUNAL SPACE	
	RAVE A RAKEA TO DEPTH OF SOMM	
	BUSINESS PREMISES 101.2 m ² BUSINESS PREMISES 159.8 m ² 3050 BUSINESS PREMISES 159.8 m ² 3050 BUSINESS PREMISES 159.8 m ² 3050 CLARKEN CLA	
	275.1 m ³ COMMUNAL SPACE USINESS PREMISES BUSINESS PREMISES 97.2 m ³ BUSINESS PREMISES 121.4 m ³ BUS	
FURDERARDO ARCHITECTS	COPYRIGHT AND GENERAL NOTES REV NOTES DATE THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FURFARO ARCHITECTS. ALL A DA SUBMISSION DA SUBMISSION 12.06.24 DIMENSIONS TO BE VERIFIED BY BUILDER/CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE A DA SUBMISSION 12.06.24 FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE B DA RFI - DESIGN CHANGE 28.11.24 ARCHITECT/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE C DA RFI DESIGN CHANGE 28.11.24 AUSTRALIA, DEVELOPMENT CONSENT AND ANY OTHER COUNCIL OR CERTIFIER'S REQUIREMENTS. DESIGN INTENT ONLY. BUILDER IS TO ENSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF D AMENDED AS PER COUNCIL REQUEST 19.03.27 AUSTRALIA, DEVELOPMENT CONSENT AND ANY OTHER COUNCIL OR CERTIFIER'S REQUIREMENTS. DO NOT SCALE DRAWING VERIEY ALL DIMENSIONS ON SITE REPORT ANY DISCREPENCIES IN DOCUMENTATION TO ARCHITECT. D AMENDED AS PER COUNCIL REQUEST 19.03.27	4 4 5 5



AREAS PER FLOOR							
LEVEL	GFA	SPACE TYPE					
GROUND FLOOR	177.6 m²	RETAIL					
GROUND FLOOR	204.5 m²	HOSPITALITY					
GROUND FLOOR	269.0 m²	HOSPITALITY					
GROUND FLOOR	675.8 m²	BUSINESS NON-RETAIL					
1st FLOOR	250.2 m ²	BUSINESS PREMISES					
1st FLOOR	433.1 m ²	BUSINESS PREMISES					
1st FLOOR	503.6 m²	BUSINESS PREMISES					
2nd FLOOR	507.1 m²	BUSINESS PREMISES					
2nd FLOOR	757.1 m²	BUSINESS PREMISES					
3rd FLOOR	434.8 m ²	BUSINESS PREMISES					
3rd FLOOR	732.5 m²	BUSINESS PREMISES					
4th FLOOR	423.4 m ²	BUSINESS PREMISES					
4th FLOOR	733.2 m ²	BUSINESS PREMISES					
5th FLOOR	424.1 m ²	BUSINESS PREMISES					
5th FLOOR	705.2 m ²	BUSINESS PREMISES					
6th FLOOR	150.5 m²	HOSPITALITY					
6th FLOOR	660.0 m²	HOSPITALITY					
Grand total	8041.7 m ²						

drawing no. A206	0 2m 4m 6m	8m 10m 12m
DRAWING TITLE FIRST FLOOR PLAN		
DRAWN BY	SCALE	× `
EM	1:200 @ A1	
	DRAWING NO. A206 DRAWING TITLE FIRST FLOOR PLAN DRAWN BY EM	DRAWING NO. A206 DRAWING TITLE FIRST FLOOR PLAN DRAWN BY EM SCALE 1:200 @ A1

		NO NO SOO BUSINESS PREMISES BUSINESS PREMISES 103.4 m ² BUSINESS PREMISES 103.4 m ² BUSINESS PREMISES 101.7 m ² BUSINESS PREMISES	14070 BUSINESS PREMISES 118.7 m ² BUSINESS PREMISES 118.7 m ² 130.6 m ² BUSINESS PREMISES 140.70 14070 14070 14070 14070 14070 14070 14070		
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FURFORMEDARCHITECTSARCHITECTSARCHITECTSARCHITECTSMINIATED ARCHITECTY Gufaroarchitects.com.auCoco FurfaroRg No. 1156	COPYRIGHT AND GENERAL NOTES THIS DRAWING AND DESIGN IS SUBJEC DIMENSIONS TO BE VERIFIED BY BUILD FIGURED DIMENSIONS ONLY. DO NOT S ARCHITECT/ DESIGNER PRIOR TO COMM DESIGN INTENT ONLY. BUILDER IS TO EI AUSTRALIA, DEVELOPMENT CONSENT A DO NOT SCALE DRAWING. VERIFY ALL D	T TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT T ER/CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. BOUNDARY DIMENS ICALE FROM PLANS. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN MENCEMENT OF WORK. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPRO NSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUST AND ANY OTHER COUNCIL OR CERTIFIER'S REQUIREMENTS. DIMENSIONS ON SITE. REPORT ANY DISCREPENCIES IN DOCUMENTATION TO AR	HE WRITTEN PERMISSION OF FURFARO ARCHITECTS. ALL IONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE STANDARDS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE OPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE RALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF CHITECT.	REVNOTESADA SUBMISSIONBDA RFI - DESIGN CHANGECDA RFIDAMENDED AS PER COUNCIL REQUEST	DATE STATUS DEVELOPM 12.06.24 28.11.24 ANRIC DEV 10.02.25 PROJECT PROPOSED 19.03.25 ADDRESS LOT 9 DP12 GREGORY H



AREAS PER FLOOR							
LEVEL	GFA	SPACE TYPE					
GROUND FLOOR	177.6 m²	RETAIL					
GROUND FLOOR	204.5 m²	HOSPITALITY					
GROUND FLOOR	269.0 m ²	HOSPITALITY					
GROUND FLOOR	675.8 m²	BUSINESS NON-RETAIL					
1st FLOOR	250.2 m²	BUSINESS PREMISES					
1st FLOOR	433.1 m²	BUSINESS PREMISES					
1st FLOOR	503.6 m²	BUSINESS PREMISES					
2nd FLOOR	507.1 m²	BUSINESS PREMISES					
2nd FLOOR	757.1 m²	BUSINESS PREMISES					
3rd FLOOR	434.8 m²	BUSINESS PREMISES					
3rd FLOOR	732.5 m²	BUSINESS PREMISES					
4th FLOOR	423.4 m²	BUSINESS PREMISES					
4th FLOOR	733.2 m²	BUSINESS PREMISES					
5th FLOOR	424.1 m ²	BUSINESS PREMISES					
5th FLOOR	705.2 m ²	BUSINESS PREMISES					
6th FLOOR	150.5 m²	HOSPITALITY					
6th FLOOR	660.0 m ²	HOSPITALITY					
Grand total	8041.7 m ²						

NTUS VELOPMENT APPLICATION	DRAWING NO. A207	0	2m	4m	6m	8m	10m	12m
ENT IRIC DEVELOPMENTS DJECT COPOSED COMMERCIAL DEVELOPMENT	DRAWING TITLE SECOND FLOOR PLAN							
^{DRESS} IT 9 DP1267546, No, 38-44 LASSO ROAD, REGORY HILLS NSW 2557	DRAWN BY EM	SCALE 1:2	200 @ A	1				\

			1 A400
		<u></u>	
	BUSINESS PREMISES	 	
		Ì 	
	COURTYARD		
	PLANTED AREA TO HAVE A MINIMUM DEPTH OF SOOMM	3000 BUSINESS PREMISES 141.8 m ² BUSINESS PREMISES 103.4 m ²	26.8 m ² COURTYARD 93.8 m ² BUSINESS PREMISES
		161.7 m ² ↓ BUSINESS PREMISES	
	200	280.8 m ² COMMUNAL SPACE BUSINESS PREMISES 85.9 m ² BUSINESS PREMISES 100.8 m ²	S BUSINESS PREMISES 109.9 m ² BUSINESS PREMISES 119.7 m ²
		5450 8500	9770 10400 4
FURFARO ARCHITECTS ARCHITECTS MOMINATED ARCHITECT 7 02 9313 1399 W furfaro	COPYRIGHT AND GENERAL NOTES THIS DRAWING AND DESIGN IS SUBJECT TO O DIMENSIONS TO BE VERIFIED BY BUILDER/CO FIGURED DIMENSIONS ONLY. DO NOT SCALE ARCHITECT/ DESIGNER PRIOR TO COMMENO DESIGN INTENT ONLY. BUILDER IS TO ENSUR AUSTRALIA, DEVELOPMENT CONSENT AND A	COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITH DNTRACTOR PRIOR TO COMMENCEMENT OF WORKS. BOUNDARY DI FROM PLANS. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTR. CEMENT OF WORK. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE E THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT ANY OTHER COUNCIL OR CERTIFIER'S REQUIREMENTS.	OUT THE WRITTEN PERMISSION OF FURFARO ARCHITECTS. ALL MENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE ALIAN STANDARDS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE MPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE 'AUSTRALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF





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REV	NOTES
А	DA SUBMISSION
В	DA RFI - DESIGN CHANGE
С	DA RFI
D	AMENDED AS PER COUNCIL REQUEST

DATE	STATUS
12.06.24	
10.02.25	PROJECT PROPOSED CO
19.03.25	ADDRESS LOT 9 DP1267
	GREGORY HIL

AREAS PER FLOOR							
LEVEL	GFA	SPACE TYPE					
GROUND FLOOR	177.6 m²	RETAIL					
GROUND FLOOR	204.5 m²	HOSPITALITY					
GROUND FLOOR	269.0 m²	HOSPITALITY					
GROUND FLOOR	675.8 m²	BUSINESS NON-RETAIL					
1st FLOOR	250.2 m²	BUSINESS PREMISES					
1st FLOOR	433.1 m²	BUSINESS PREMISES					
1st FLOOR	503.6 m²	BUSINESS PREMISES					
2nd FLOOR	507.1 m²	BUSINESS PREMISES					
2nd FLOOR	757.1 m²	BUSINESS PREMISES					
3rd FLOOR	434.8 m²	BUSINESS PREMISES					
3rd FLOOR	732.5 m²	BUSINESS PREMISES					
4th FLOOR	423.4 m²	BUSINESS PREMISES					
4th FLOOR	733.2 m²	BUSINESS PREMISES					
5th FLOOR	424.1 m ²	BUSINESS PREMISES					
5th FLOOR	705.2 m ²	BUSINESS PREMISES					
6th FLOOR	150.5 m²	HOSPITALITY					
6th FLOOR	660.0 m²	HOSPITALITY					
Grand total	8041.7 m ²						

ENT APPLICATION	drawing no. A208	0 2m 4m 6m	8m 10m 12m
ELOPMENTS	DRAWING TITLE THIRD FLOOR PLAN		
COMMERCIAL DEVELOPMENT		SCALE	
67546, No, 38-44 LASSO ROAD, IILLS NSW 2557	EM	1:200 @ A1	

		BUSI COM COU	NESS PREMISES MUNAL SPACE RTYARD
			PLANTED AREA TO HAVE A MINIMUM DEPTH OF 500MM
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 Reg No. 11564



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AREAS PER FLOOR					
LEVEL	GFA	SPACE TYPE			
GROUND FLOOR	177.6 m²	RETAIL			
GROUND FLOOR	204.5 m²	HOSPITALITY			
GROUND FLOOR	269.0 m ²	HOSPITALITY			
GROUND FLOOR	675.8 m²	BUSINESS NON-RETAIL			
1st FLOOR	250.2 m ²	BUSINESS PREMISES			
1st FLOOR	433.1 m ²	BUSINESS PREMISES			
1st FLOOR	503.6 m ²	BUSINESS PREMISES			
2nd FLOOR	507.1 m ²	BUSINESS PREMISES			
2nd FLOOR	757.1 m ²	BUSINESS PREMISES			
3rd FLOOR	434.8 m ²	BUSINESS PREMISES			
3rd FLOOR	732.5 m ²	BUSINESS PREMISES			
4th FLOOR	423.4 m ²	BUSINESS PREMISES			
4th FLOOR	733.2 m ²	BUSINESS PREMISES			
5th FLOOR	424.1 m²	BUSINESS PREMISES			
5th FLOOR	705.2 m²	BUSINESS PREMISES			
6th FLOOR	150.5 m²	HOSPITALITY			
6th FLOOR	660.0 m²	HOSPITALITY			
Grand total	8041.7 m ²				

ITUS EVELOPMENT APPLICATION	drawing no.	0	2m	4m	6m	8m	10m	12m
ENT IRIC DEVELOPMENTS								
DJECT COPOSED COMMERCIAL DEVELOPMENT	FOURTH FLOOR PLAN							
DRESS	DRAWN BY	SCAL	E					```
T 9 DP1267546, No, 38-44 LASSO ROAD,	EM	1:2	200 @ A	1				
REGORY HILLS NSW 2557								

		BUSINESS PREMISES COMMUNAL SPACE COURTYARD POOL STORAGE ROOM PLANTED AREA T HAVE A MINIMU DEPTH OF SOOM
FURFARO		COPYRIGHT AND GENERAL NOTES THIS DRAWING AND DESIGN IS SUBJE DIMENSIONS TO BE VERIFIED BY BUIL

ARCHITECTS
 ABN: 77 645 253 407
 NOMINATED ARCHITECT

 T
 0.2 9818 1399
 Rocco Furfaro

 w furfaroarchitects.com.au
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AREAS PER FLOOR					
LEVEL	GFA	SPACE TYPE			
GROUND FLOOR	177.6 m²	RETAIL			
GROUND FLOOR	204.5 m²	HOSPITALITY			
GROUND FLOOR	269.0 m ²	HOSPITALITY			
GROUND FLOOR	675.8 m²	BUSINESS NON-RETAIL			
1st FLOOR	250.2 m²	BUSINESS PREMISES			
1st FLOOR	433.1 m²	BUSINESS PREMISES			
1st FLOOR	503.6 m²	BUSINESS PREMISES			
2nd FLOOR	507.1 m ²	BUSINESS PREMISES			
2nd FLOOR	757.1 m²	BUSINESS PREMISES			
3rd FLOOR	434.8 m ²	BUSINESS PREMISES			
3rd FLOOR	732.5 m²	BUSINESS PREMISES			
4th FLOOR	423.4 m ²	BUSINESS PREMISES			
4th FLOOR	733.2 m ²	BUSINESS PREMISES			
5th FLOOR	424.1 m ²	BUSINESS PREMISES			
5th FLOOR	705.2 m ²	BUSINESS PREMISES			
6th FLOOR	150.5 m²	HOSPITALITY			
6th FLOOR	660.0 m ²	HOSPITALITY			
Grand total	8041.7 m ²				

NTUS VELOPMENT APPLICATION	drawing no. A210	0	2m	4m	6m	8m	10m	12m
ENT IRIC DEVELOPMENTS DJECT COPOSED COMMERCIAL DEVELOPMENT	DRAWING TITLE FIFTH FLOOR PLAN							
^{DRESS} IT 9 DP1267546, No, 38-44 LASSO ROAD, REGORY HILLS NSW 2557	DRAWN BY EM	SCALE 1:2	200 @ A	1				

	COURTYARD RESTAURANT	
	5450 8500 9770 10400 5450 1 2 3 4 5 6 RL 111.70	
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AREAS PER FLOOR						
LEVEL	GFA	SPACE TYPE				
GROUND FLOOR	177.6 m²	RETAIL				
GROUND FLOOR	204.5 m²	HOSPITALITY				
GROUND FLOOR	269.0 m²	HOSPITALITY				
GROUND FLOOR	675.8 m²	BUSINESS NON-RETAIL				
1st FLOOR	250.2 m²	BUSINESS PREMISES				
1st FLOOR	433.1 m²	BUSINESS PREMISES				
1st FLOOR	503.6 m²	BUSINESS PREMISES				
2nd FLOOR	507.1 m²	BUSINESS PREMISES				
2nd FLOOR	757.1 m²	BUSINESS PREMISES				
3rd FLOOR	434.8 m²	BUSINESS PREMISES				
3rd FLOOR	732.5 m²	BUSINESS PREMISES				
4th FLOOR	423.4 m²	BUSINESS PREMISES				
4th FLOOR	733.2 m²	BUSINESS PREMISES				
5th FLOOR	424.1 m ²	BUSINESS PREMISES				
5th FLOOR	705.2 m²	BUSINESS PREMISES				
6th FLOOR	150.5 m ²	HOSPITALITY				
6th FLOOR	660.0 m²	HOSPITALITY				
Grand total	8041.7 m ²					

ATUS EVELOPMENT APPLICATION	drawing no. A211	0	2m	4m	6m	8m	10m	12m
IENT NRIC DEVELOPMENTS OJECT ROPOSED COMMERCIAL DEVELOPMENT	DRAWING TITLE SIXTH FLOOR PLAN							
^{IDRESS} DT 9 DP1267546, No, 38-44 LASSO ROAD, REGORY HILLS NSW 2557	DRAWN BY EM	SCALE 1:2	200 @ A	1				\



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ARCHITECT/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE	С	DA RFI	10.02.25
DESIGN INTENT ONLY. BUILDER IS TO ENSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, LEGISLATION, POLICIES, BUILDING CODE OF AUSTRALIA, DEVELOPMENT CONSENT AND ANY OTHER COUNCIL OR CERTIFIER'S REQUIREMENTS.	D	AMENDED AS PER COUNCIL REQUEST	19.03.25
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STATUS DEVELOPMENT APPLICATION DRAWING NO. 0 2m 4m 6m 8m 10m 12m CLIENT ANRIC DEVELOPMENTS DRAWING TITLE ROOF PLAN PROJECT PROPOSED COMMERCIAL DEVELOPMENT drawn by **EM** SCALE 1:200 @ A1 ADDRESS LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557





WALL FINISH

THIN PROFILE IN WHITE/ CONCRETE FINISH LIGHT GREYS OR SIMILAR ON SELECTED



EXTERNAL WALLS



FACADE DETAILS AND

FEATURES

UNDERSIDE

SELECTED

FINISHES TO BE

ZINC OR SIMILAR



D1 - CONCRETE PLANTER BOX ON CURVED SLABS

F6 - VERTICAL CORE SHAFTS





D2 - CURVED GLASS CURTAIN D3 - GUNMETAL WALLS ON EXTERNAL FACADE BALUSTRADES



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OUTLINE OF BASEMENT

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T APPLICATION	drawing no. A300	0 1m 2m 3m 4m 5m 6m
OPMENTS	DRAWING TITLE NORTHERN (FRONT)	
MMERCIAL DEVELOPMENT	ELEVATION	
	DRAWN BY	SCALE
546, No, 38-44 LASSO ROAD,	EM	As indicated @
LS NSW 2557		A1



D AMENDED AS PER COUNCIL REQUEST

19.03.25









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STATUS DEVELOPMENT APPLICATION	drawing no. A301	0 1m 2m 3m 4m 5m 6m
CLIENT ANRIC DEVELOPMENTS	DRAWING TITLE	
PROJECT PROPOSED COMMERCIAL DEVELOPMENT	ELEVATION	
ADDRESS LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557	DRAWN BY EM	SCALE As indicated @ A1



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ACCONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE ALE FROM PLANS. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE	В	DA RFI - DESIGN CHANGE	28.11.24	CLIENT ANRIC DEVELOPMENTS
IENCEMENT OF WORK. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE	С	DA RFI	10.02.25	PROJECT PROPOSED COMMERCIAL DEVELOPMENT
ND ANY OTHER COUNCIL OR CERTIFIER'S REQUIREMENTS.	D	AMENDED AS PER COUNCIL REQUEST	19.03.25	ADDRESS LOT 9 DP1267546, No, 38-44 LASSO ROAD,
MENSIONS ON SITE. REPORT ANY DISCREPENCIES IN DOCUMENTATION TO ARCHITECT.				GREGORY HILLS NSW 2557



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Δ	4th FLOOR	
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	3rd FLOOR	ς.
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		2
	99 	7
	200	
	GROUND FLOOR	ς
OUTLINE OF BASEMENT		

5m 6m







OUTLINE OF BASEMENT

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RL 121.70

22-26 LASSO ROAD, GREGORY HILLS -DA APPROVED

> DRAWING NO. A304 DRAWING TITLE FRONT STREETSCAPE ANALYSIS DRAWN BY EM

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SCALE 1:200 @ A1



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DATE 28.11.24 10.02.25 STATUS

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	380					
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97.20						
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94.40						
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BASEMENT 3						
	58					
BASEMENT 4 88.80						
DRAWING NO.		0 2m	4m 6m	8m 10m	12m	
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DEVELOPMENT APPLICATION	DRAWING NO. A401	0 2m 4m 6m 8m 1
CLIENT ANRIC DEVELOPMENTS	DRAWING TITLE	
PROJECT PROPOSED COMMERCIAL DEVELOPMENT	SECTIONS	
ADDRESS LOT 9 DP1267546, No, 38-44 LASSO ROAD, GREGORY HILLS NSW 2557	DRAWN BY EM	SCALE 1:100 @ A1







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CLIENT













1st FLOOR 106.20

GROUND FLOOR 101.20



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SCALE 1:100 @ A1



GROUND FLOOR



1st FLOOR



5th FLOOR



6th FLOOR



COPYRIGHT AND GENERAL NOTES THIS DRAWING AND DESIGN IS SUBJECT T DIMENSIONS TO BE VERIFIED BY BUILDER, FIGURED DIMENSIONS TO BE VERIFIED BY BUILDER/ FIGURED DIMENSIONS ONLY. DO NOT SCA ARCHITECT/ DESIGNER PRIOR TO COMMEI DESIGN INTENT ONLY. BUILDER IS TO ENSU AUSTRALIA, DEVELOPMENT CONSENT AN DO NOT SCALE DRAWING. VERIFY ALL DIN

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2nd FLOOR



3rd FLOOR

AREA BREAKDOWN PER LEVEL				
LEVEL	GFA	SPACE TYPE		
	675 9 m ²			
	177.6 m^2			
	177.0 m^2			
	209.0 m 204 5 m ²			
	204.5 11	HUSPITALITY		
	$503.6 m^2$	BUSINESS PREMISES		
	433.1 m ²	BUSINESS PREMISES		
	250.2 m ²	BUSINESS PREMISES		
	250.2 11	BOSINESS FREIMISES		
	757 1 m ²	BUSINESS PREMISES		
	507.1 m ²	BUSINESS PREMISES		
	307.12.111	Boomeson		
	732.5 m²	BUSINESS PREMISES		
Brd FLOOR	434.8 m ²	BUSINESS PREMISES		
th FLOOR				
th FLOOR	733.2 m²	BUSINESS PREMISES		
Ith FLOOR	423.4 m ²	BUSINESS PREMISES		
th FLOOR				
5th FLOOR	705.2 m²	BUSINESS PREMISES		
th FLOOR	424.1 m ²	BUSINESS PREMISES		
oth FLOOR				
5th FLOOR	660.0 m²	HOSPITALITY		
ôth FLOOR	150.5 m²	HOSPITALITY		
Grand total	8041.7 m ²			

AREA

LEVEL	GFA	SPACE TYPE
BUSINESS NON-RET	AIL	
GROUND FLOOR	675.8 m²	BUSINESS NON-RETAIL
	675.8 m²	
BUSINESS PREMISES	5	
1st FLOOR	503.6 m²	BUSINESS PREMISES
1st FLOOR	433.1 m²	BUSINESS PREMISES
1st FLOOR	250.2 m²	BUSINESS PREMISES
3rd FLOOR	732.5 m²	BUSINESS PREMISES
3rd FLOOR	434.8 m²	BUSINESS PREMISES
2nd FLOOR	757.1 m²	BUSINESS PREMISES
2nd FLOOR	507.1 m²	BUSINESS PREMISES
4th FLOOR	733.2 m²	BUSINESS PREMISES
4th FLOOR	423.4 m ²	BUSINESS PREMISES
5th FLOOR	705.2 m ²	BUSINESS PREMISES
5th FLOOR	424.1 m ²	BUSINESS PREMISES
	5904.3 m ²	
HOSPITALITY		
GROUND FLOOR	269.0 m ²	HOSPITALITY
6th FLOOR	660.0 m²	HOSPITALITY
6th FLOOR	150.5 m²	HOSPITALITY
GROUND FLOOR	204.5 m ²	HOSPITALITY
	1284.1 m ²	
RETAIL		
GROUND FLOOR	177.6 m²	RETAIL
	177.6 m²	
Grand total	8041.7 m²	

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4th FLOOR

PARKING SCHEDULE				
ΤΥΡΕ	LEVEL	COUNT		
Accessible 2400x5400	BASEMENT 1	6		
Standard 2500x5400	BASEMENT 1	36		
Standard 2500x5400	BASEMENT 2	70		
Standard 2500x5400	BASEMENT 3	70		
Standard 2500x5400	BASEMENT 4	70		
Grand total: 252				

REQUIRED PARKING:

- 1 PARKING SPACE PER 40m² OF BUSINESS SPACE - 1 PARKING SPACE PER 30m² OF RETAIL/HOSPITALITY SPACE

TOTAL REQUIRED

165 SPACES **49 SPACES** 214 SPACES

BIKE PARKING				
ТҮРЕ	LEVEL	COUNT		
ke Space - Standard	BASEMENT 1	40		

Grand total: 40

MOTORCYCLE PARKING				
ТҮРЕ	LEVEL	COUNT		
Motorcycle Parking	BASEMENT 1	5		
Motorcycle Parking	BASEMENT 2	13		
Motorcycle Parking	BASEMENT 3	13		
Motorcycle Parking	BASEMENT 4	12		
Grand total: 43				

0 2m 4m 6m 8m 10m 12m

SCALE 1:500 @ A1



38-44 Lasso Road, Gregory Hills NSW

Landscape Development Application Report Prepared for Anric Group and Camden Council Revision E 21 March 2025

Landscape Design Statement:

The ground floor has been designed in a manner to draw people into the arcade space via considered sight lines, multiple access routes and an expanse of biophillia design to maximise peoples connection with nature.

We have achieved this by bringing the outside landscaping into the undercover spaces through a series strategically placed raised planters filled with generous shade tolerant planting and trees. This gives the opportunity for a see, touch and feel experience throughout the plaza space.

Multiple seating elements have been included to allow visitors and workers to sit, relax, gather, socialise and work.

Level 01, 02, 03, 04 and 05 consists of edge treatment planting and compliant safety balustrades.

Level 06 consists of a rooftop pool, sun loungers, informal seating settings, edge and feature planting and varying ground materials to help create zones for each space and their amenities. The northern terrace consists of various table and chair settings to accommodate for larger groups.



Contents

Design

01	Coversheet and Design Statement
02	Contents
03	Acknowledgment to Country
04	Landscape Strategies
05	Landscape Character
06	Landscape Masterplan
07	Landscape Detail Plan - Ground Floor
08	Landscape Section AA
09	Landscape Section BB
10	Landscape Detail Plan - Level 1
11	Landscape Detail Plan - Level 2
12	Landscape Detail Plan - Level 3
13	Landscape Detail Plan - Level 4
14	Landscape Detail Plan - Level 5
15	Landscape Detail Plan - Level 6
16	Indicative Planting Palette

Appendix Plans

400	Planting Schedule + Palette
401	Planting Plan - Ground Floor 1 of 2
402	Planting Plan - Ground Floor 2 of 2
403	Planting Plan - First Floor 1 of 1
404	Planting Plan - Second Floor 1 of 1
405	Planting Plan - Third Floor 1 of 1
406	Planting Plan - Fourth Floor 1 of 1
407	Planting Plan - Fifth Floor 1 of 1
408	Planting Plan - Sixth Floor 1 of 2
409	Planting Plan - Sixth Floor 2 of 2
701	Landscape Details
801	Landscape Specification
802	Landscape Specification
803	Landscape Specification
804	Landscape Specification



38-44 Lasso Road, Gregory Hills / Landscape Development Application Report | Rev E / 2

Acknowledgment Of Country

Landfx would like to acknowledge the Dharug people who are the traditional owners of the land of Camden. Landfx pays respect to the elders past and present of the Dharug nation and extends that respect to other Aboriginal people who now reside within this area.







Landscape Strategies



Permeability + Connectivity

To provide multiple access points and circulation



Circulation

To provide equitable circulation through out ground floor with calculated desire lines





Street Activation

To provide seating opportunities and transparent frontages

Seating + Waiting Zones

To provide a ample built in and informal seating opportunities







Maximise Biophiliia

To provide connections with nature within the built form
Landscape Character

The character of this site will reflect its natural local surroundings, the Architectural palette.

Natural finishes for materials such as timber, concrete will help this landscape design fit within its context.

Legend

- 01 Raised sculptural planter with seating element
- Raised planter with seating element (central corridor area)
- 03 Textured and layered planting
- 04 Raised planter and planting
- 05 Dining table and chairs
- ⁰⁶ Timber deck with social seating element
- 07 Oasis / resort style swimming pool







multi level biophillic





connections



Landscape Masterplan

Legend

- Existing trees to be retained 01
- Basement car parking entry [refer Architects] 02
- Pedestrian step entry 03
- Pedestrian ramp entry 04
- Proposed turf verge (Lasso Road) 05
- Proposed street tree (Lasso Road) 06
- 07 Proposed trees (Ground-floor)
- 08 Proposed planting with a mixture of groundcovers and shrubs
- Proposed trees in raised planter (Ground-floor) 09
- Proposed raised planters with a mixture of groundcovers and shrubs 10
- Proposed edge planting with a mixture of groundcovers and shrubs 11
- Proposed pavement 12
- Proposed feature paving 13
- 14 Proposed timber decking
- Proposed table and seats 15
- Proposed outdoor cabanas with umbrella [refer Architects] 16
- Proposed swimming pool [refer Architects] 17
- Proposed pool fencing [refer Architects] 18
- Glass balustrade [refer Architects] 19

Scale 1:300 @ A3 0___2 12m





Legend



Boundary Line



Existing Trees to be Retained



Proposed street tree to Lasso Road



Proposed turfed verge



Proposed Trees



Proposed planting with a mixture of groundcovers and shrubs



Proposed raised planters with a mixture of groundcovers, shrubs and trees



Proposed edge planting on slab with a mixture of groundcovers and shrubs



Proposed pavement



Proposed feature paver



Proposed swimming pool



Proposed timber decking



Proposed seating elements



Proposed pool gate and fence

LASSO ROAD

Landscape Detail Plan - Groundfloor



Level Reference Plan

Legend

- Basement car parking entry 01
- 02 Pedestrian step entry
- Pedestrian ramp entry 03
- Proposed feature paving 04
- 05 Proposed pavement
- 06 Raised planters with seating elements
- Proposed planting with a mixture of groundcovers and shrubs 07
- 08 Proposed trees in raised planter
- 09 Proposed outdoor seating and tables
- 10 Entry's for offices, cafes, restaurants and business premises

Proposed turfed verge

Proposed planting with a mixture of groundcovers and shrubs

12m

Proposed trees

- Main lift entry 11
- Booster / SV [refer Arch Plans] 12

Public Domain

- 14 Proposed street tree
- 15 Proposed turf verge

Key





Proposed street tree to Lasso Road





Scale 1:300 @ A3 0 2 8







04 Feature Paving



06 Raised Planter with seating elements





Landscape Section A-A



Section Reference Plan

Legend

- 01 Custom raised planter with seating elements
- 02 Mixture of shrubs, accents and groundcovers
- 03 Feature tree planting
- Circulation space 04



Raised planter with seating element 01



Section A-A Ground Floor Central Corridor

Scale 1:50 @ A3 0______

2m



Landscape Section B-B



Section Reference Plan

Legend

- Pedestrian step entry 01
- 02 Pedestrian ramp entry (in background)
- 03 Proposed Street Tree (Lasso Road verge)
- Pavement leading to entry stairs (Lasso Road) 04
- Proposed feature paving 05
- 06 Proposed native feature tree plantings
- 07 Proposed planting with a mixture of groundcovers and shrubs
- ⁰⁸ Building line



Section B-B Main Entry Area And Northern Boundary Interface

Scale 1:50 @ A3 0 0.5 1 2m





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Level Reference Plan

Legend

- 01 Edge planting [500mm depth soil]
- 02 Glass balustrade [refer Architects]

Key



Proposed edge planting on slab with a mixture of groundcovers and shrubs

Scale 1:300 @ A3 0 12m 8







01 Indicative Edge planting



02 Glass Balustrade



Level Reference Plan

Legend

- 01 Edge planting [500mm depth soil]
- 02 Glass balustrade [refer Architects]

Key



Proposed edge planting on slab with a mixture of groundcovers and shrubs

Scale 1:300 @ A3 0 2 8 12m







01 Indicative Edge planting



02 Glass Balustrade



Level Reference Plan

Legend

- 01 Terrace paving
- 62 Edge planting [500mm depth soil]
- 03 Glass balustrade [refer Architects]



Boundary Line

Proposed edge planting on slab with a mixture of groundcovers and shrubs

Scale 1:300 @ A3 0 2 8 12m







02 Indicative Edge planting



03 Glass Balustrade



Level Reference Plan

Legend

- 01 Terrace paving
- 02 Edge planting [500mm depth soil]
- 03 Glass balustrade [refer Architects]



Boundary Line

Proposed edge planting on slab with a mixture of groundcovers and shrubs









02 Indicative Edge planting



03 Glass Balustrade



Level Reference Plan

Legend

- 01 Terrace paving
- 02 Edge planting [500mm depth soil]
- 03 Glass balustrade [refer Architects]

Legend



Proposed edge planting on slab with a mixture of groundcovers and shrubs









02 Indicative Edge planting



03 Glass Balustrade

		L6
_]	

Level Reference Plan

Legend

- Proposed edge planting with a mixture of groundcovers and shrubs 01
- Proposed feature paving 02
- Proposed timber decking 03
- 04 Proposed dining table and chairs
- Proposed table and seats 05
- Proposed Cabanas 06
- Proposed swimming pool 07
- Proposed pool gate and fencing 08
- Glass balustrade around edges 09
- Proposed trees in decorative pots 10
- 11 Proposed raised planters

Key







Proposed cabanas

Proposed timber decking

Proposed swimming pool





Scale 1:300 @ A3 0___2 12m







01 Indicative Edge planting



04 Dinning table and chairs



05 Tables and chairs



09 Glass balustrade

Indicative Planting Palette

Low maintenance planting clearly defined garden beds and areas are proposed. Planting will be functional but also create an effective aesthetical outcome. Feature plantings will reinforce the local character and bring rich texture and diversity to garden beds adjacent paths and common spaces.

Legend

- 01 Native trees
- ⁰² Ferns and Cycads
- 03 Shrubs and Accents
- 04 Grasses and Rushes
- 05 Groundcovers
- 06 Shade tolerant species
- 07 Climbers

Planting on Structure Information:

- All large tree planting within minimum 1.2m soil depth
- All medium sized tree planting within 1m soil depth
- All small sized tree planting within 0.8m soil depth
- All shrub planing within minimum 500-600mm soil depth
- All Groundcover planting within 300-450mm soil depth
- All turf within 200mm soil depth









shade tolerant











Indicative Furniture Palette

Both the furniture and lighting products have been selected as a family kit of parts all with the same visual attributes to achieve a strong and unifying design style.

Natural timber finishes accompanied by black steel frames and lighting products achieve a contemporary finish that tie in with both Architectural and Landscape Materials Palettes.

Legend

- Seating Elements 01
- 02 Drinking fountain
- 03 Rubbish bins
- 04 Seats (Ground Fixed)
- Bike Racks 05
- Lighting 06









unifying





elements







38-44 Lasso Road, Gregory Hills,

Landscape Development Application Report

Appendix Plans

400	Planting Schedule + Palette
401	Planting Plan - Ground Floor 1 of 2
402	Planting Plan - Ground Floor 2 of 2
403	Planting Plan - First Floor 1 of 1
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Code	Botanic Name	Common Name	Mature Size (H x W)	Proposed Pot Size
Trees				
>Lc	Lophostemon confertus	Brush Box	15 X 10	100L
>Tri'L'	Tristaniopsis laurina 'Luscious'	Water Gum	9 X 5	400L
**Wf	Waterhousia floribunda	Weeping Lilly Pilly	10 X 8	400L
Li	Lagerstromia indica 'natchez'	Crepe Myrtle	6 x 4	200L
Fern +	- Cycads			
Bs	Blechnum Silver Lady Fern	Silver Lady Fern	1.5 x 1.6	300mm
Shrub	s + Accents			
>Af	Anigozanthus flavidus	Kangaroo Paw	1 x 2	300mm
>De	Doryanthes excelsa	Gymea Lily	3 x 1.5	300mm
Px	Philodendron xanadu	Xanadu	1 x 1	300mm
Grass	es + Rushes			
> ** Lt	Lomandra 'Tanika'	Mat Rush	0.6 x 0.6	200mm
Groun	dcovers			
Cg	Casuarina glauca	Cousin It	0.2 x spreading	150mm
>Mp	Myoporum parvifolium	Creeping Boobialla	0.15 x spreading	150mm
Tj	trachelospermum jasminoides	Star Jasmine	0.15 x spreading	150mm

** Indigenous/low water use species

> Council recomeded species. Appendix A - Tree and Landscape Species List (Camden Council).

Trees







Shrubs + Accents





Doryanthes palmeri



Grasses + Rushes







1 6 3						14
	6					
6	12	4 5				7
48	28	17				21
92	127	110	81	81	81	153
75 48	69 68	89 56 42	42 38	42 38	42 38	170 23 84

Ferns + Cycads



Blechnum Silver Lady Fern

Groundcovers



LEGEND

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	SX	СТ	31.05.2023
3	DEVELOPMENT APPLICATION	sx	СТ	22.11.2024
c	DEVELOPEMENT APPLICATION	СТ	СТ	29.11.2024
5 C	DEVELOPEMENT APPLICATION	SX	СТ	07.02.2024
e	DEVELOPEMENT APPLICATION	SX	СТ	21.03.2025

PROJECT

DEVELOPMENT APPLICATION

STAGE

38 - 44 LASSO ROAD

GREGORY HILLS, NSW 2557, AUSTRALIA

ANRIC GROUP

CLIENT

SHEET

SOFTWORKS -PLANTING SCHEDULE

JOB # SHEET # ISSUE NORTH 23_298 400 E





TREE PROTECTION FENCING. 1.8M CHAIN-WIRE FENCING TO THE SURROUNDS OF FENCING TO PREVENT THE FOLLOWING OCCURING:

EXCAVATION, INSTALLATION OF SERVICES OR OTHER

PLACEMENT OF FILL WITHIN TPZ;

PARKING OF VEHICLES WITHIN THE TPZ;

CEMENT WASHOUT AND OTHER CHEMICAL OR FUEL CONTAMINANTS WITHIN TPZ; AND

EXISTING SERVICES LASSO TO BE PROTECTED DURING CONSTRUCTION WORKS.

ADJOINS SHEET 402

EXISTING TREE TO REMAIN REFER LANDSCAPE PLANS PROPOSED TREE PLANTINGS REFER LANDSCAPE PLANS PROPOSED TREE PLANTINGS REFER LANDSCAPE PLANS SHRUB / ACCENT PLANTINGS REFER LANDSCAPE PLANS GRASS PLANTINGS REFER PLANTING SCHEDULE \ast

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ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	SX	СТ	31.05.2023
в	DEVELOPMENT APPLICATION	sx	СТ	22.11.2024
С	DEVELOPMENT APPLICATION	СТ	СТ	29.11.2024
D	DEVELOPMENT APPLICATION	SX	СТ	07.02.2024
E	DEVELOPEMENT APPLICATION	SX	СТ	21.03.2025

PROJECT

CLIENT

38 - 44 LASSO ROAD

GREGORY HILLS, NSW 2557, AUSTRALIA

DEVELOPMENT APPLICATION

STAGE

ANRIC GROUP

SHEET

PLANTING PLAN GROUND FLOOR SHEET 1 OF 2

JOB #	SHEET #	ISSUE	NC	RTF
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PROPERTY BOUNDARY

REFER LANDSCAPE PLANS

GROUNDCOVER PLANTINGS

REFER PLANTING SCHEDULE

REFER LANDSCAPE PLANS





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PROPERTY BOUNDARY

LNNDFX LANDSCAPE ARCHITECTURE Studio 7 | 37-38 East Esplanade Manly | Sydney | NSW 2095 | Australia Phone +61 42476 9049 | Email info@landfx.com.au | Web www.landfx.com.au General Note: Copyright remains the property of LandFX Landscape Architecture. Use only dimensions. Any other required dimensions are to be referred to and supplied by the Landscape Architect. All discrepancies to be referred to the Project Manager and LandFX prior to construction. Ensure compliance with the building code of Australia and all relevant Australian Standards and Authorities.



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General Note:



## LEGEND

WALLS. REFER ARCHITECT AND ENGINEER. PROPOSED SHRUB OR GROUNDCOVER.

PVC PLANTER STRAINER / GRATE THREADED OR REMOVABLE TO HYDRAULIC ENGINEERS DETAILS MULCH.

REFER SPECIFICATION.

TOPSOIL MIX TYPE A. REFER SPECIFICATION. GEOFABRIC WATERPROOFING MEMBRANE.

REFER ARCHITECT AND ENGINEER. TOPSOIL MIX TYPE B. REFER SPECIFICATION.

50MM COARSE RIVER SAND. REFER ARCHITECT AND ENGINEER. REFER PLANS FOR ADJACENT

SURFACES DRAINAGE CELL WRAPPED IN GEOFABRIC. REFER ARCHITECT

AND ENGINEER. DRAINAGE OUTLET

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PROJECT

**38 - 44 LASSO ROAD** 

GREGORY HILLS, NSW 2557, AUSTRALIA

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## LANDSCAPE TYPICAL DETAILS

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#### 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.

#### Aborist management of tree protection:

A qualified and approved aborist 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.(As4419 - soils for landscaping)

#### 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:

Forest litter or pine bark: from mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture. All mulch to be free of deleterious material such as rock, soil, weeds and sticks

#### 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.

#### Trees in grass and super advanced trees:

Tree trunks to be a minimum of 700mm from street kerb or guttering.

#### Staking and tying:

Stakes shall be straight hardwood, free from knots and twists, pointed at one end. Size shall be 2x38x38x1800mm and shall sit 600mm within ground. Secure the tree firmly with 2no. Hessianties fitted to the stem separately in opposite directions. Of plants to be staked.

5-15 Litre size plant 1x(1200x25x25mm)

35-75 Litre size plant 2x(1500x38x38mm) 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 liaise with the hydraulic engineer and council as necessary, to ensure 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. Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory. Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory

- Pellets shall be in the form intended to uniformly release plant food elements for a
- period of approximately nine months equal to shirleys kokei pellets, analysis 6.3:1.8:2.9.
- Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum From the root ball at a
- rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.
- All tree planting holes are minimum 1.5M diameter and twice the depth of the rootball Root directors. Install root directors to manufacturers specificatons to protect assets, structures and underground servives

#### Treated pine timber edging:

Timber edge: 100 x 25mm CCA treated radiata pine timber stakes: 50 x 50 x 400mm CCA treated radiata pine-sharpened at one end. Install in locations shown on the drawings flush to finished surface levels.

#### Soft edges:

All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with Adjacent surface treatment.

#### Turf:

Turf all landscape areas as shown on the landscape drawings. Turf is to have an even thickness of not less than 25mm. Obtain turf from an approved grower. Furnish a warranty from the grower that the turf is 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 being delivered.

To prepare graded areas to receive turf, excavate the area and cultivate so as to allow for importing of 100mm of turf underlay soil. Remove all stones over 50mm ø and remove All weeds and foreign matter. Spread soil mix a.B.S to a depth of 100mm and grade to appropriate levels to achieve general even grades to drainage outlets installed by others.

Lay the turf along the land contours with staggered, close butted joints, so that the finished turf surface is flush with adjacent finished surfaces of paving and the like. As soon as practicable after laying, roll the turf with a roller weighing not more than 90kg per metre of width for sandy or light soils.

Water as necessary to keep the soil moist to a depth of 100mm. Protect newly turfed areas against traffic until grass is established. Fertilise two weeks after laying fertilise A.B.S

'Top dress' the turf when it is established to a depth of 10mm with coarse washed river Rub the dressing well into the joints and correct any unevenness in the turf surfaces.

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#### ISSUE REVISION DESCRIPTION DRAWN CHECK DATE SX CT DEVELOPMENT APPLICATION 31.05.2023 DEVELOPMENT APPLICATION СТ 22.11.2024 SX СТ DEVELOPMENT APPLICATION СТ 29.11.2024 DEVELOPMENT APPLICATION СТ 07.02.2024 SX DEVELOPEMENT APPLICATION CT 21.03.2025 SX

PROJECT

**38 - 44 LASSO ROAD** GREGORY HILLS, NSW 2557, AUSTRALIA

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## SHEET

LANDSCAPE SPECIFCATION

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#### Landscape Maintenance Generally

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.

The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants,
- Pruning,
- Insect and pest control,
- Fertilising,
- Maintaining mulch,
- Mowing,
- Watering, • Rubbish removal, and
- Cleaning of the surrounding areas.

#### Logbook

Keep a Maintenance Logbook recording when and what maintenance work has been done and what materials, including chemical materials, have been used. The records shall show when and where identified chemicals were used and why. Submit the initial logbook for inspection prior to Practical Completion and again at the end of the Defects Liability Period as a prerequisite for granting Practical and Final Completion Certificates.

Record all major events and activities in the logbook.

Make the logbook available for inspection on request.

#### Plants

Trees, shrubs and groundcovers shall at all times show signs of healthy vigorous growth. Spent flower heads or stalks shall be removed immediately following flowering.

Replace failed plants. A "failed" plant may not mean complete death of soft tissue but failure due to poor growth, appearance, or unacceptable time for plant to re-establish new growth following damage or vandalism. 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. Failure of the plant shall be at the sole discretion of the Landscape Architect.

#### Pruning

Whatever pruning work is requested by the Landscape Architect shall be performed, including any pruning of damaged growth or miscellaneous pruning considered as beneficial to the condition of the plants. All pruning works shall be undertaken in a manner equal to acceptable horticultural practice.

#### Spraying

Avoid spraying if ever possible.

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. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name.
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and Use approval authority.

#### Fertilising

Fertilise gardens with a proprietary slow-release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:

- Product brand / manufacturer's name,
- Fertiliser / product name,
  - Application quantity and rate, and
  - 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).

#### Mulched Surfaces

Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as before specified.

#### 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 moving.

Top dress to a maximum of 10mm as necessary to fill depressions and hollows in the surface.

#### 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 rectify as required.

Provide additional watering, if necessary.

#### **Erosion Control Measures**

Where necessary, maintain the erosion control devices in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary.

#### 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.

#### **Urgent Works**

Notwithstanding anything to the contrary in the Contract, the Project Manager may instruct the Landscape Contractor to perform urgent maintenance works that place the completed contract works at risk. If the Landscape Contractor fails to carry out the work within seven (7) days of such notice, the Project Manager (or representative) reserves the right without further notice to employ others to carry out such urgent and specified work and charge it to the Landscape Contractor. Such work shall include but not limited to the inspection and clearing of drains in the pavement and gardens.

#### Maintenance Schedule

TABLE ACTIVITY		FREQUENCY				CY		ACTION Daily, Weekly, Monthly	
		D	W	2W	3W	М	3 OR 6M		
1	Logbook	+		+		+		Complete a logbook entry every day at site and at least every two weeks. All actions listed below require a logbook entry. Upon request, make the logbook available for inspection. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis. Please note that more frequent, short, occasional inspection should result in less maintenance work when problems are observed earlier than they might otherwise have been seen.	
2	Plant replacement			+		+		Inspect and replace failed plants within 2 weeks of observation of failure. Match species, size (original) and location of new with old.	
3	Mulch			+		+		Inspect and replace mulch deficiencies within 2 weeks of observation. Prior to placing new mulch aerate the soil by fork turning to a depth of at least 100mm, roughly level the soil and then place mulch. Do not disturb major plant roots while aerating soil.	
4	Erosion control			+				Inspect every two weeks and repair ground, soil and mulch immediately. Maintain erosion control device as necessary.	
5	Stakes and ties			+				Inspect every two weeks, adjust and/or replace as necessary but remove as plants mature and are able to support themselves.	
6	Weed and rubbish removal			+				Inspect and remove immediately upon observation. Leave no waste on site. Dispose of waste material at a designated waste disposal site.	
7	Pruning			+				Inspect every 2 weeks and prune as necessary to remove dead wood, improve plant shape and promote healthy vigorous new growth.	
8	Spraying			+				Inspect every 2 weeks and action as necessary. Do not spray if other non-chemical methods will satisfy the need to remove insects. Spray for disease control only when absolutely necessary.	
9	Urgent works		+					Complete within 1 week (7 days) of notification. Inspect and clear drains.	
10	Planting and fertilising			+			3M+	Inspect every 2 weeks and remove spent flowers and dead stalks as they become apparent. Fertilise gardens every 3 months or other frequency in accordance with fertiliser manufacturer's directions.	
11	Watering	+		+				Water when and where necessary every day at site and at least every 2 weeks generally. Do not allow soil and plants to dehydrate. Allow for prolonged rain, windy and dry periods. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day.	
12	Mowing, top-dressing and edging			+		+	6M+	Summer fortnightly. Winter monthly. Top-dress 6 monthly.	

Completi	on
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A final inspection shall be made by the Project Manager, Landscape Contractor and Landscape Architect before the completion of the Plant Establishment Maintenance Period (Defects Liability Period). Any items requiring rectification shall be repaired before completion of the relevant works and finally approved prior to certification.

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ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	SX	СТ	31.05.2023
в	DEVELOPMENT APPLICATION	sx	СТ	22.11.2024
c	DEVELOPMENT APPLICATION	СТ	СТ	29.11.2024
D	DEVELOPMENT APPLICATION	SX	СТ	07.02.2024
E	DEVELOPEMENT APPLICATION	SX	СТ	21.03.2025

**38 - 44 LASSO ROAD** 

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GREGORY HILLS, NSW 2557, AUSTRALIA

DEVELOPMENT APPLICATION

LANDSCAPE SPECIFCATION

LNNJFX

LANDSCAPE ARCHITECTURE

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## **1.0 GENERAL NOTES**

#### Definitions

Terms used in this Landscape Specification shall have the meanings assigned to them in the referenced standards and as follows:

Landscape Architect: LandFX (Landscape Architects) info@landfx.com.au

Approved: Shall mean as approved in writing by the Project Manager

Equal to: Shall mean equivalent in performance, quality, and price to that specified and shall be approved in writing by the Project Manager

#### **Cross References**

This Specification shall be read in conjunction with the General Conditions of Contract included in the general building works specification.

Conform to associated landscape sections included in this specification, as follows:

- Site Preparation.
- Softscape Elements,
- Irrigation, and
- Plant Establishment and Maintenance.

Refer to the following consultant's documents and specifications:

- Architect's documentation for building elements, structures and finishes.
- Civil and Structural Engineer's documentation for bulk earthworks, roads, walls, retaining walls, footings, expansion joints, etc.
- Hydraulic Engineer's documentation for drainage and water supply. • Electrical Engineer's documentation for external lighting and
- electrical connections for pumps.

#### Interpretation of Drawings

The Landscape Contractor shall check all relevant dimensions on site before proceeding with the work. Under no circumstances shall dimensions be scaled from the drawings. No claim for extras arising from failure to obtain measurements and other information on site will be allowed.

The origin of levels is generally to the Australian Height Datum (AHD) or as otherwise shown on the drawings.

#### Workmanship and Materials

The whole of the landscape works shall be carried out by a competent Landscape Contractor who is experienced in horticultural practice, landscape construction and planting techniques. The Landscape Contractor shall hold a current Building Contractors License and / or be a financial member of the Landscape Contractors Association.

All work shall be faithfully carried out in the most tradesperson-like manner in accordance with applicable trade and Australian Standards.

All materials shall be new and of the best quality and shall be approved before installation.

#### Quality Assurance

The Landscape Contractor is to implement and maintain a quality assurance system aligned with relevant Australian Standards. This system shall include as a minimum the following elements:

The firm's general quality management system including quality manual, technical procedures, sample forms used in the quality management system and quality check lists is to be used.

In addition to the quality requirements outlined in the Contract documents, the Landscape Contractor shall have in place a system of record to identify:

- Supply source and types of materials required to complete the works,
- Method of installation.
- System certifications, and
- Certification of completeness.

#### **Standards**

Wherever reference is made to the Standards Association of Australia (SAA), Standard Specification (AS), Codes (ASC) or interim Codes (SAA Int.) the requirements of the additions and amendments to them current at the date of commencement shall apply to the relevant materials or operations and be deemed to be incorporated in this Specification.

The Landscape Contractor, if requested, shall furnish a certificate from the manufacturer that the materials or products delivered to the project meet the requirements of the relevant Standard. However, such certification shall not relieve the Landscape Contractor of the responsibility to comply with added requirements of this Specification. All materials and workmanship are to comply with the Building Code of Australia and the relevant Authority requirements.

#### **Project Conditions**

The Landscape Contractor and his sub-contractors shall visit the site and compare the contract documents with the area of the Works before tendering to ascertain for themselves the actual extent and nature of the work to be done and the nature of the ground. No claim will be accepted on account of the Landscape Contractor or his sub-contractor's failure to do so. It is the responsibility of the Landscape Contractor to check the aspects of the required work and report any discrepancy to the Project Manager for a decision.

#### Access to Premises and Storage

The Landscape Contractor is required to make arrangements with the Project Manager (or representative), as necessary, for access or entry to premises (including material handling) to carry out installation of the works. Working hours shall comply with the local authority requirements.

Where possible, install materials directly in place. Store other materials in a secure location on site as directed by the Project Manager.

#### Reinstatement

Any injury or damage to property, both public and private, including buildings, services, roads, footways, paving, ground levels, retaining walls, fencing, passing and /or parked vehicles, existing vegetation including shrubs and trees and other property, shall be reinstated or made good by the Landscape Contractor to their own cost. Reinstatement is to match similar adjacent work and the whole left in a condition at least equal to that at the commencement of works.

#### **Cleaning site**

All areas affected by the landscape works are to be kept clean at all times, this includes collecting all empty plastic plant containers, labels and other rubbish daily during installation and disposing of them appropriately. There shall be no burning or burying of rubbish on site. All empty containers and debris shall be removed from site prior to the works being approved for commencement of maintenance.

#### SITE PREPARATION 2.0

#### Scope

The works included in this section shall include the following:

- Environmental protection,
- Tree removal and protection, and
- Site clearing.

#### Quality

Give sufficient notice so that inspection may be made of the following:

- Trees identified and marked to be removed or retained, and
- Enclosures to trees to be retained.

Submit details of materials proposed, including the following:

Provision of cleared vegetation for mulching.

Submit the methods and equipment proposed for the minor earthworks, including the following:

- Dewatering and groundwater control and disposal of surface water,
- Control of erosion, contamination and sedimentation of the site, surrounding areas and drainage systems, and
- Dust control.

#### **Environmental Protection**

Plan and carry out the work so as to avoid erosion, contamination, and sedimentation of the site, surrounding areas, and drainage systems.

Temporary erosion control measures to include:

- Staging operations, such as clearing and stripping,
- Progressively restoring disturbed areas,
- Providing temporary drains and catch drains,
- Diverting and dispersing concentrated flows to points where the water can pass through the site without damage,
- Dispersing concentrated runoff with spreader banks or other structures,
- Constructing and maintaining silt traps to prevent discharge of scoured material to downstream areas.
- Installing temporary grassing,
- Installing temporary fencing,
- Inspecting, cleaning and repairing if required temporary erosion and sediment control works after each rain, and
- Removing temporary erosion control measures when they are no longer required

Maintain dewatering measures on site. Keep groundwork free of water Provide and maintain slopes, crowns and drains on excavations and embankments to ensure free drainage. Place construction, including fill, masonry, concrete, and services, on ground from which free water has been removed. Prevent water flow over freshly laid work.

#### Trees to be Retained and Protected

Trees to be retained are as shown on the landscape drawings and are to be protected prior to and during construction activities on the site. Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification.

Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Trees to be retained shall be protected in accordance with the latest edition of AS 4970. Generally, this includes, but is not limited to, the installation of tree protection fencing at the perimeter of the Tree Protection Zone. The fencing shall, as a minimum, consist of 1.8-metre-high temporary chain wire panels supported by steel stakes, fastened together and supported to prevent movement, with a lockable opening for access. The fencing shall be maintained in good condition during the construction works period.

Display a warning sign in a prominent position at each entrance to the site, at 10 metre intervals along the tree protection fencing, and where the tree protection fence changes direction. Each sign shall advise Tree Protection Zone, No Access, and contact details. The signs shall be a minimum size of 600mm x 500mm using lettering in accordance with AS 1319 and AS 4970.

Remove fencing and signs on completion of all construction works only.

#### Tree Protection Zone (TPZ)

This guidance sets out the general principles that must be followed when working within a TPZ and is based on the Australian Standards (2009) AS4970: Protection of Trees on Construction Sites.

Once the site works start, this guidance is specifically for the site personnel, to help them understand what has been agreed and to explain what is required to fully meet their obligations for tree protection.

This guidance should always be read in conjunction with the supporting Arborist Report. Note that all areas where precautions are required are documented on the plans. All protective measures should be installed according to the prevailing site conditions and agreed as satisfactory by the Project Arborist before any demolition or construction work begins.

#### The Tree Protection Zone

- The TPZ is a radial setback extending outwards from the centre of the trunk, equal to the DBH x 12.
- This area shall be protected by tree protective fencing as detailed. • Any part of the TPZ outside of the tree protective fencing area must be isolated from work operations by protective barriers and/or root zone protection for the duration of the work.
- The Project Arborist shall approve the extent of the TPZ prior to commencement of works.
- The TPZ shall be mulched to a depth of 90mm with approved organic mulch e.g., leaf and wood chip as specified.
- Supplementary watering shall be provided in dry periods to reduce water or construction stress, particularly to those trees which may incur minor root disturbance.

Keep the area of the Tree Protection Zone free from construction activities that may cause damage to the tree, including:

- Modification of soil levels
- Excavation and trenching.
- Cultivation of the soil,
- Mechanical removal of vegetation,
- Soil disturbance.
- Movement of natural rock,
- Storage of materials, plant, or equipment,
- Erection of site sheds,
- Affixing signage or hoarding to the trees,
- Preparation of building materials,
- Disposal of waste materials and chemicals,
- Movement of pedestrian or vehicular traffic, • Temporary or permanent location of services, or the works required for their installation,

If encroachment is required into the tree protection zone, give notice and obtain instructions.

#### Arboricultural Supervision

Any work within TPZs requires a high level of care. Qualified Arboricultural supervision is essential to minimise the risk of misunderstanding or misinterpretation. Ongoing work must be inspected regularly, and, on completion, the work must be signed off by the Project Arborist to confirm compliance by the contractor.

#### Tree Protection Fencing, Root Zone and Trunk Protection

Prior to site establishment, tree protection fencing, and root zone / trunk protection shall be installed to establish the TPZ for trees to be retained, in accordance with site conditions. These protective barriers shall be maintained entire for the duration of the construction program.

Tree protection fencing and root zone / trunk protection shall be removed following completion of construction. The mulch layer in the TPZ shall be retained and replenished where required to maintain a depth of 75mm.

#### Pruning

All pruning work required (including root pruning) should be in accordance with Australian Standard No. 4373-1996-Pruning of Amenity Trees.

## LEGEND

• Any other activity likely to damage the trunk, crown, or root system.

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	sx	СТ	31.05.2023
в	DEVELOPMENT APPLICATION	sx	СТ	22.11.2024
c	DEVELOPMENT APPLICATION	СТ	СТ	29.11.2024
D	DEVELOPMENT APPLICATION	SX	СТ	07.02.2024
E	DEVELOPEMENT APPLICATION	SX	СТ	21.03.2025

PROJECT

**38 - 44 LASSO ROAD** GREGORY HILLS, NSW 2557, AUSTRALIA

STAGE

**DEVELOPMENT APPLICATION** 

CLIENT

**ANRIC GROUP** 

## LANDSCAPE SPECIFCATION

JOB #	SHEET #	ISSUE	NORTH
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![](_page_63_Picture_133.jpeg)

### Tree Damage

In the event of damage to a tree or the TPZ, the Project Arborist shall be engaged to inspect and provide advice on remedial action. This should be implemented as soon as practicable and certified by the Project Arborist.

#### **Post Construction Maintenance**

In the event of any tree deteriorating in health after the construction period, the Project Arborist shall be engaged to provide advice on any remedial action. This should be implemented as soon as practicable and certified by the Project Arborist.

#### **Excavation Within TPZ**

If excavation within the TPZ is required, the following measures shall be applied to preserve tree root systems:

- Excavation within TPZ must be carried out under the instruction and supervision of the Project Arborist.
- A root mapping exercise is to be undertaken and certified by the Project Arborist. Root mapping shall be undertaken by either ground penetrating radar, air spade, water laser, or by hand excavation using hand tools, taking care not to damage the bark and wood of any roots.
- The purpose of the root mapping shall be to locate woody structural roots greater than 40mm in diameter. Where possible, flexible clumps of smaller roots, including fibrous roots, should be retained if they can be displaced temporarily or permanently beyond the excavation without damage.
- If digging by hand, a fork shall be used to loosen the soil and help locate any substantial roots.
- Once roots have been located, a trowel shall be used to clear the soil away from them without damaging the bark.
- Exposed roots to be removed shall be cut cleanly with sharp saw or secateurs
- Roots temporarily exposed shall be protected from direct sunlight, drying out, and extremes of temperature by appropriate covering.

#### Fill Within TPZ

Placement of fill material within the TPZ of trees to be retained should be avoided where possible. However, where fill cannot be avoided:

- All fill material to be placed within the TPZ should be approved by the Project Arborist and consist of a course, gap-graded material to provide aeration and percolation to the root zone. Materials containing a high percentage of fines is unacceptable for this purpose
- The fill material should be consolidated with a non-vibrating roller to minimise compaction of the underlying soil.
- No fill material should be placed in direct contact with the trunk.

### **Demolition of Surfacing and Structures Within TPZ**

- Surfacing: Any hard surfacing used as a vehicular road, parking, or pedestrian path including tarmac, solid stone, crushed stone, compacted aggregate, concrete, and timber decking.
- Structures: Any man-made structure above or below ground, including service pipes, walls, gate piers, buildings, and foundations. Typically, this would include drainage structures, services, carports, bin stores, and concrete slabs which support buildings

#### **Demolition and Access**

Roots frequently grow adjacent to and beneath existing surfacing / structures, so great care is needed during access and demolition. Damage can occur through physical disturbance of roots and / or the compaction of soil around roots from the weight of machinery or repeated pedestrian passage. This is not generally a problem whilst surfacing / structures are in place, because they spread the load on the soil beneath, and further protective measures are not normally necessary. However, once they are removed and the soil below is newly exposed, damage to roots becomes an issue, and the following guidance must be implemented:

- No vehicular or repeated pedestrian access into TPZ permitted unless on existing hard surfacing or root zone protection.
- Regular vehicular and pedestrian access routes must be protected from compaction with temporary root zone protection as specified.
- Where a TPZ is exposed by the work, it must be protected as set out in AS4970 until there is no risk of damage from the development activity.

#### **Removal of Surfacing / Structures**

Removing existing surfacing / structures is a high-risk activity for any adjacent roots and the following guidance must be observed:

- Appropriate tools for manually removing debris may include a pneumatic breaker, crowbar, sledgehammer, pick, mattock, shovel, spade, trowel, fork, and wheelbarrow.
- Machines with a long reach may be used if they can work from outside the TPZ, or from protected areas within the TPZ.
- Debris to be removed from the TPZ manually must be moved across existing hard surfacing or temporary root zone protection, in a way that prevents compaction of soil. Alternatively, it can be lifted out by machines provided this does not disturb the TPZ. • Care must be taken throughout these operations not to damage
- roots.

#### Installation of Surfacing / Structures in TPZ

**Basic Principles** 

New surfacing / structures in a TPZ are potentially damaging to trees because they may disturb the soil and disrupt the existing exchange of water and gases in and out of it. Adverse impact on trees can be reduced by minimising the extent of these changes within the TPZ.

- Surfacing: Suitable surfacing should be relatively permeable to allow water and gas movement, load spreading to avoid localised compaction, and require little to no excavation which limits direct damage. The actual specification of the surfacing is an engineering issue that needs to be considered in the context of the bearing capacity of the soil, the intended loading, and the frequency of loading.
- Structures: Where possible structures are to be constructed above ground level on piled supports and redirecting water to where it is needed. Conventional strip foundations in the TPZ for any significant structure may cause excessive root loss and are likely to be unacceptable. However, Disturbance can be significantly reduced by supporting the above ground section of the structures on small diameter piles, piers, or on cast floor slabs set above ground level. The design should be sufficiently flexible to allow the piles to be moved if significant roots are encountered in the preferred locations.

#### Establishing the Depth of Roots

The precise location and depth of roots within the soil is unpredictable and will only be known when careful digging starts on site. Ideally, all new surfacing within a TPZ should be no-dig, i.e., requiring no excavation whatsoever, but this is rarely possible on undulating surfaces.

New surfacing normally requires an evenly graded sub-base layer, which can be made up to any high points with granular, permeable fills such as crushed stone or sharp sand. This sub-base must not be compacted as would typically happen in conventional surface installation. Some limited excavation is usually necessary to achieve this and may not be damaging to trees if carried out carefully, and large roots are not cut.

Tree roots and grass roots rarely occupy the same soil volume at the top of the soil profile, so the removal of a turf layer up to 50mm is unlikely to be damaging to trees. It may be possible to dig to a greater depth depending on local conditions, but this would need to be assessed by the Project Arborist.

#### Services in TPZ

For the purposes of this guidance, services are considered as structures Excavation to upgrade existing services or to install new services within a TPZ may damage retained trees and should only be chosen as a last resort. In the event that excavation emerges as the preferred option, the decision should be reviewed by the Project Arborist before any work is carried out. If excavation is agreed, all digging should be done carefully and follow the guidance as set out above.

#### Soft Landscaping in TPZ

For the purposes of this guidance, soft landscaping includes the re-profiling of existing soil levels, and covering the soil surface with new plants or an organic covering such as mulch. It does not include the installation of solid structures or compacted surfacing.

Soft landscaping activity after construction can be extremely damaging to trees. No significant excavation or cultivation shall occur within the TPZ, e.g., planting holes. Where new designs require levels to be increased to tie in with new structures or surrounding ground level, good quality and relatively permeable topsoil should be used for the fill. It should be firmed into place but not over-compacted, in preparation for turfing or careful

#### shrub planting.

All areas close to tree trunks should be kept at the original ground level and have a mulched finish rather than turf to reduce the risk of mowing damage.

#### **Typical Tree Protection details**

![](_page_64_Figure_54.jpeg)

Diagram 1 - Tree Protection Fencing

![](_page_64_Figure_56.jpeg)

Diagram 2 - Examples of Branch, Trunk, and Ground Protection

![](_page_64_Figure_58.jpeg)

Diagram 3 - Indicative Scaffolding within a Tree Protection Zone (TPZ)

#### **Existing Services**

Before commencing any earthworks, locate and mark existing underground services in the areas which will be affected by the earthwork's operations including clearing, excavation and trenching.

Do not excavate by machine within 1000mm of existing underground services.

#### Site Clearing

Clear only the following works:

- Areas to be occupied by works such as roads, buildings, structures, walls, paving, excavation, regrading and landscaping,
- Other areas designated to be cleared, and
- Extent of area necessary for the performance of the works.

Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable and organic debris, scrub, trees (except trees to be retained), stumps, boulders and rubble. Grub out stumps and roots over 75mm diameter to a minimum depth of 500mm below sub-grade under buildings, embankments or paving, or 300mm below finished surface in unpaved areas. Remove grass to a depth just sufficient to include the root zone. Remove old works, including slabs, foundations, paving, drains and manholes found on the surface.

#### Weed Eradication

Eradicate weeds using environmentally acceptable methods, such as non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of the trees in grassed areas. Continue eradication throughout the course of the works and during the planting establishment period.

#### Spoil

Remove surplus excavated material and surplus site clearance material form the site.

Put cleared vegetation through a chipper. Reduce to pieces not larger than 75 x 50 x 15 mm and stockpile for re-use as mulch.

Do not bury boulders, concrete fragments and the like on site.

## LEGEND

#### DRAWN CHECK DATE ISSUE REVISION DESCRIPTION СТ DEVELOPMENT APPLICATION SX 31.05.2023 DEVELOPMENT APPLICATION СТ 22.11.2024 DEVELOPMENT APPLICATION СТ СТ 29.11.2024 DEVELOPMENT APPLICATION СТ 07.02.2024 DEVELOPEMENT APPLICATION SX 21.03.2025 СТ

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JOB #	SHEET #	ISSUE	NORTH
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### <u>GENERAL</u> NOTES:

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.

SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.

NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.

WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.

DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES)

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.

CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.

THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.

THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.

## STORMWATER NOTES:

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE AS3500.3-2018: 'STORMWATER DRAINAGE'

FOR STORMWATER DRAINAGE PIPES THAT EXCEED 1:5 GRADE, REINFORCED CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED. ANCHOR BLOCKS TO BE CONSTRUCTED TO SPECIFICATIONS SET OUT IN AS3500.3-2018.

COORDINATE THE INSTALLATION OF NEW SERVICES WITH ALL NEW & EXISTING SERVICES & STRUCTURAL PROVISIONS AS DETERMINED ON SITE.

ALL PIPEWORK TO BE SUPPORTED IN ACCORDANCE WITH AS3500.3-2018.

ALL PIPEWORK IS TO BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS AS SET DOWN IN AS3500.3-2018. ALL IN-GROUND PIPEWORK TO BE INSPECTED BY THE SUPERINTENDENT UNDER TEST CONDITIONS PRIOR TO BACKFILLING.

PIPES SHALL BE TRUE TO GRADES SHOWN AND ALIGNED SO THAT THE CENTRE OF THE INLET PIPE INTERSECTS WITH THE CENTRE OF THE OUTLET PIPE AT THE DOWNSTREAM FACE OF THE PIT.

BED ALL PIPES FIRMLY AND EVENLY WITH IMPORTED FILL ONLY. THICKNESS OF BEDDING LAYER SHALL BE 75mm IN SOIL AND 200mm IN ROCK.

LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS3725-2007: 'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES'.

ALLOW TO TEST ALL PIPES AND PITS TO LOCAL AUTHORITY'S REQUIREMENTS.

EXCAVATE TRENCHES AND STOCKPILE ALL MATERIAL FOR INSPECTION WITH REGARD TO REUSE FOR TRENCH BACKFILL. REMAINING MATERIAL TO BE REMOVED FROM SITE.

BACKFILL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT AND 150mm OVERLAY ABOVE PIPE CROWN. TRENCH FILL ABOVE THE EMBEDMENT ZONE TO THE UNDERSIDE OF THE ROAD PAVEMENT OR THE FOOTWAY SHALL BE AS FOLLOW: -

UNDER ROADWAY TRENCH FILL MATERIAL SHALL CONSIST OF IMPORTED FILL AS SPECIFIED HEREIN OF EITHER HIGH GRADE COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RMS QA SPECIFICATION 3051 OR SIMILAR.

OTHER THAN ROADWAY TRENCH MATERIAL EXCAVATED SHALL CONSIST OF SELECT FILL AS SPECIFIED HEREIN AND SHALL NOT CONTAIN MORE THAN 20% OF STONES OF SIZE BETWEEN 25mm AND 75mm AND NONE LARGER THAN 75mm. PRIOR TO USE OF THE EXCAVATED MATERIAL IT SHALL BE INSPECTED AND APPROVED BY THE ENGINEER.

COMPACT BEDDING. EMBEDMENT AND TRENCH FILL MATERIALS AS FOLLOW: -EMBEDMENT: -

FOR GRANULAR FILL MATERIAL (NON-COHESIVE SOIL) e.g. COARSE AGGREGATE FILL, THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%.

TRENCH FILL: -FOR GRANULAR MATERIAL (NON COHESIVE SOILS). THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%. FOR NON-GRANULAR FILL MATERIAL (COHESIVE SOILS), THE DRY DENSITY RATIO (RD) SHALL BE NOT LESS THAN 95%.

UTILITY INFORMATION SHOWN ON THE PLANS IS NOT INTENDED TO DEPICT MORE THAN THE PRESENCE OF ANY SERVICES. ACTUAL LOCATIONS SHOULD BE VERIFIED BY HAND EXCAVATION PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS

GEOTEXTILE FABRIC MATERIAL TO BE BIDIM A24 OR APPROVED EQUIVALENT AND SHALL COMPLY WITH AS3705-2012: 'GEOTEXTILES - IDENTIFICATION, MARKING AND GENERAL DATA'

THE CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED AT ALL TIMES. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING WHERE REQUIRED. ONCE THE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.

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PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557

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# GREGORY HILLS NSW

## STORMWATER NOTES (CONT):

EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR SEALED AS INDICATED ON THE PLANS. PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS (U.N.O.). ALL PIPE JUNCTIONS AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.

WHERE DOWNPIPES PASS UNDER FLOOR SLABS, SEWER GRADE uPVC WITH RUBBER RING JOINTS ARE TO BE USED.

MINIMUM GRADE TO DRAINAGE PIPES TO BE 1% (U.N.O.), MIN. SIZE 100mm DIAMETER (U.N.O.).

PIPES LARGER THAN OR EQUAL TO 300mm DIAMETER TO BE REINFORCED CONCRETE RUBBER RING JOINTED TYPE (CLASS 2) MANUFACTURED TO AS4058 (U.N.O.).

PIPE INSTALLATION UNDER TRAFFICABLE AREAS SHALL BE IN ACCORDANCE WITH CONCRETE PIPE ASSOCIATION OF AUSTRALIA PUBLICATION "CONCRETE PIPE SELECTION & INSTALLATION" TYPE HS3 SUPPORT.

EQUIVALENT STRENGTH FRC PIPES MAY BE USED SUBJECT TO AUTHORITY APPROVAL.

MINIMUM PIPE COVER TO BE 600mm UNDER TRAFFICABLE AREAS AND 300mm ELSEWHERE (U.N.O.).

CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS.

STORMWATER DRAINAGE CONNECTIONS TO COUNCIL'S SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL.

PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300 CENTRES TO AS1657-2013: FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION'.

ALL EXPOSED EDGES TO BE ROUNDED WITH 20mm RADIUS, OR CHAMFERED 20mm x 20mm.

PIT REINFORCEMENT - MESH SL82 LAP TO BE 400mm MIN. CLEAR COVER 40 MIN. CAST AGAINST BLINDING OR FORMWORK. CORNER RETURNS MAY BE FABRIC OR EQUIVALENT BARS.

BENCHING TO BE HALF OUTGOING PIPE DEPTH. CONCRETE FOR BENCHING TO BE 20MPa MASS CONCRETE.

BRICKWORK, BLOCKWORK, CONCRETE OR APPROVED PRECAST PITS ARE TO BE USED IN TRAFFICABLE AREAS SUBJECT TO APPROVAL.

FIBREGLASS, HARD-PLASTIC OR APPROVED PRECAST PITS ARE TO BE USED IN NON-TRAFFICABLE AREAS SUBJECT TO APPROVAL.

100mm DIAMETER HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3m UPSTREAM OF PIT (AT EACH INLET TRENCH) WITH THE UPSTREAM END SEALED.

ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.

PIT GRATE, FRAMES AND SOLID COVERS SHALL BE CLASS B IN NON TRAFFIC AREAS AND CLASS C IN TRAFFICABLE AREAS IN ACCORDANCE WITH AS3996 U.N.O.

ALL GRATES SHALL BE PROVIDED WITH A 'J-LOCK' TYPE LOCKING CLIPS.

GRATES TO PITS IN FOOTPATH AREAS SHALL BE HEEL SAFE COMPLYING WITH THE DISABLED ACCESS CODE

PIT GRATING TO BE GALVANISED STEEL TYPE 'WELDLOK' OR APPROVED EQUIVALENT

SUBSOIL PIPES SHALL BE LAID AT A MIN GRADE OF 1% (U.N.O.).

ADDITIONAL SUBSOIL DRAINAGE SHALL BE LAID TO SUIT SITE CONDITIONS AND GROUNDWATER PRESENCE AS DIRECTED. SUBSOIL PIPES SHALL BE LAID BEHIND KERBS IN CUT AREAS OF THE SITE.

PROVIDE A MINIMUM OF 150mm GRAVEL AROUND SUBSOIL PIPE TRENCH TO BE LINED WITH GEOTEXTILE FABRIC TYPE BIDIM A24

![](_page_65_Picture_74.jpeg)

## SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION OR DESIGN.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT CAPITAL ENGINEERING CONSULTANTS.

### ABBREVIATIONS:

ø or DIA CBR CH CL CO DDO DEJ DGS DP e FFTDP IJ IK ILP IP PO SWP SWP SWP SWP SWS SV TOW TP UP VC UNPJ FFYP BM	DIAME IER CALIFORNIA BEARING RATIO CHAINAGE CENTER LINE CLEAR OUT DISH DRAIN DISH DRAIN OUTLET DOWELLED EXPANSION JOINT DENSE GRADED BASECOURSE DENSE GRADED SUB-BASE DOWNPIPE EXISTING FINISHED FLOOR LEVEL GRATED TRENCH DRAIN GRATED SURFACE INLET PIT HYDRANT ISOLATING JOINT INTEGRAL KERB INVERT LEVEL INTERSECTION POINT KERB INLET PIT KERB ONLY KERB & GUTTER KEB RETURN NATURAL GROUND LEVEL OVERLAND FLOW PATH ON-SITE DETENTION RADIUS REINFORCED CONCRETE PIPE ROLL KERB & GUTTER REDUCED LEVEL RETAINING WALL RAINWATER TANK SAWN CONTROL JOINT SEWER MAN HOLE STORMWATER RISING MAIN STORMWATER RISING MAIN STORMWATER RISING MAIN STORMWATER SUMP STOP VALVE TOP OF KERB TOP OF WALL TOP WATER LEVEL TANGENT POINT UNPLASTICISED POLYVINYL CHLORID UNLESS NOTED OTHERWISE WEAKENED PLANE JOINT FIRST FLUSH DEVICE TYPICAL BENCH MARK
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DRAWING REGISTER					
NUMBER	NAME	REVISION			
SW001	COVER SHEET	E			
SW010	BASEMENT LEVEL 4 PLAN PART 1, NOTES & DETAILS	E			
SW011	BASEMENT LEVEL 4 PLAN PART 2, NOTES & DETAILS	E			
SW020	BASEMENT LEVEL 3 PLAN PART 1, NOTES & DETAILS	E			
SW021	BASEMENT LEVEL 3 PLAN PART 2, NOTES & DETAILS	E			
SW030	BASEMENT LEVEL 2 PLAN PART 1, NOTES & DETAILS	E			
SW031	BASEMENT LEVEL 2 PLAN PART 2, NOTES & DETAILS	E			
SW040	BASEMENT LEVEL 1 PLAN PART 1, NOTES & DETAILS	E			
SW041	BASEMENT LEVEL 1 PLAN PART 2, NOTES & DETAILS	E			
SW050	GROUND FLOOR PLAN PART 1, NOTES & DETAILS	E			
SW051	GROUND FLOOR PLAN PART 2, NOTES & DETAILS	E			
SW052	ONSITE DETENTION TANK PLAN & DETAILS	E			
SW053	MUSIC CATCHMENT PLAN, NOTES & DETAILS	E			
SW054	SITE CATCHMENT PLAN, DRAINS RESULTS	E			
ER001	EROSION AND SEDIMENT CONTROL PLAN	E			
ER002	EROSION AND SEDIMENT CONTROL PLAN	E			

## LEGEND:

● DP	DOWNPIPE	O eSMH	EXISTING SEWER MANHOLE
	STORMWATER LINE	r,7	
	STORMWATER LINE DRAINING TO RWT		EXISTING JUNCTION PT
OF	OVER FLOW PIPE		EXISTING KERB INLET PIT
— —— SSD——	SUBSOIL LINE	eTEL	EXISTING TELSTRA PIT
SWRM	STORMWATER RISING MAIN	🗍 eHYD	EXISTING HYDRANT
e	EXISTING STORMWATER LINE	⊠ eSV	EXISTING STOP VALVE
S	AUTHORITY SEWER LINE	🖸 eGAS	EXISTING GAS VALVE
W	AUTHORITY WATER LINE	⊖ ePP	EXISTING POWER POLE
— G —— G ——	AUTHORITY GAS LINE		EXISTING GRATED SURFACE INLET PIT
е ——е Е ——е	AUTHORITY ELECTRICITY LINE	Ø FF	FIRST FLUSH
F0	AUTHORITY FIBRE OPTIC LINE	⊘ RWO	RAINWATER OUTLET
TEL	AUTHORITY COMMS LINE	Ø CO	CLEAR OUT POINT
///	SEDIMENT FENCE	Ø DDO	DISH DRAIN OUTLET
	GRATED SURFACE INLET PIT	Ø PD	PLANTER DRAIN
	GRATED SURFACE INLET PIT WITH OCEANGUARD INSERT	C	CAPPING
		I RH	RAINHEAD
	SEALED JUNCTION PIT	P. SP	DOWNPIPE SPREADER
	PROPOSED KERB INLET PIT	-)	WARNING LIGHT
	GRATED TRENCH DRAIN	♥ 144.37	SPOT LEVELS
R/W TANK	RAINWATER RE-USE TANK	Δ	BENCHMARK
	PROPOSED RETAINING WALL		OVERLAND FLOW PATH
APPROV	AL ONLY (CONCEPT	-) <u>A1 °</u> DO NOT SCALE	E DRAWING, USE FIGURED DIMENSIONS ONLY
SUE Title		North	Project Number Revision
SIU			
<b>ER</b> rs Australia	COVER SHEET		SW001

# FOR COUNCIL

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APPROVED BY:

![](_page_65_Picture_89.jpeg)

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Architect

FURFARO

ARCHITECTS

B.E. M.W. 07/02/2025

J.M. M.W. 16/12/2024

J.M. M.W. 28/11/2024

N.H. M.W. 24/05/2023

N.H. M.W. 18/05/2023

By Chk Date

F URFARO ARCHITECTS

P.EtBy **PAUL EL-BAYEH** B.E. (Civil), M.E. (Structural & Foundation

EAust, CPEng No. 3132148, NER, RPEQ.

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![](_page_66_Figure_0.jpeg)

# PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557

B.E.

![](_page_66_Picture_2.jpeg)

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Design B.E.

Approved P.E.

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Rev Description

![](_page_66_Figure_5.jpeg)

GRATED DRAIN DETAIL SCALE: 1:20

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CAP TO BE SECURED

GRADE

**APPROVED BY:** 

DATE: NER

![](_page_66_Picture_11.jpeg)

 
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 07/02/2025

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 M.W.
 16/12/2024

 J.M.
 M.W.
 28/11/2024
 N.H. M.W. 18/05/2023 FUFAROARCHITECTS.COM.AU

Architect

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ARCHITECTS

P.EtB PAUL EL-BAYEH B.E. (Civil), M.E. (Structural & Foundation), FIEAust, CPEng No. 3132148, NER, RPEQ.

07/02/2025

LEGEND:	
	Ø100mm uPVC SUSPENDED BENEATH SLAB (UNO)
>>>	PVC STORMWATER LINE IN TRENCH (REFER TO PLAN)
•	DOWNPIPE ON CURRENT LEVEL
o	DOWNPIPE ON LEVEL BELOW
	COLUMN ON CURRENT LEVEL
c=3	HYDRAULIC/SERVICES STACK ON LEVEL BELOW
	GRATED TRENCH DRAIN
SPS FG ⊕	SPS FLOOR GRATE (REFER TO PLAN FOR MODEL)
	150mm WIDE PERIMETER DRAIN
<del>Rezen</del> ts <b>sd</b> ere	150mm WIDE RUBBLE DRAIN & AG-LINE

![](_page_66_Picture_21.jpeg)

![](_page_67_Figure_0.jpeg)

![](_page_68_Figure_0.jpeg)

PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557 Design B.E. Approved P.E.

B.E.

![](_page_68_Picture_2.jpeg)

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# STORMWATER LAYOUT PLAN BASEMENT LEVEL 3 - PART 1 SCALE 1:100

ARCHITECTS

![](_page_68_Picture_6.jpeg)

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POLICIEL-BAYEH B.E. (Civil), M.E. (Structural & Foundation), FIEAust, CPEng No. 3132148, NER, RPEQ.

REGISTERED NER 07/02/2025

![](_page_68_Picture_9.jpeg)

LEGEND:	
	Ø100mm uPVC SUSPENDED BENEATH SLAB (UNO)
_ >>>	PVC STORMWATER LINE IN TRENCH (REFER TO PLAN)
•	DOWNPIPE ON CURRENT LEVEL
0	DOWNPIPE ON LEVEL BELOW
	COLUMN ON CURRENT LEVEL
c=3	HYDRAULIC/SERVICES STACK ON LEVEL BELOW
	GRATED TRENCH DRAIN
SPS FG ⊕	SPS FLOOR GRATE (REFER TO PLAN FOR MODEL)
	150mm WIDE PERIMETER DRAIN
<del>RERESS<b>D</b>ERE</del>	150mm WIDE RUBBLE DRAIN & AG-LINE

![](_page_68_Picture_11.jpeg)

![](_page_69_Figure_0.jpeg)

# PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557

![](_page_69_Picture_2.jpeg)

Design B.E. Approved P.E. ^{Scale} 1:100 @ A1 Date 07/02/2025 B.E.

![](_page_69_Picture_4.jpeg)

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![](_page_69_Picture_7.jpeg)

![](_page_69_Picture_8.jpeg)

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DATE:

![](_page_69_Picture_12.jpeg)

P.EtBy PAUL EL-BAYEH B.E. (Civil), M.E. (Structural & Foundation), FIEAust, CPEng No. 3132148, NER, RPEQ.

FURFARO

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LEGEND:	
	Ø100mm uPVC SUSPENDED BENEATH SLAB (UNO)
	PVC STORMWATER LINE IN TRENCH (REFER TO PLAN)
•	DOWNPIPE ON CURRENT LEVEL
o	DOWNPIPE ON LEVEL BELOW
	COLUMN ON CURRENT LEVEL
c=>	HYDRAULIC/SERVICES STACK ON LEVEL BELOW
	GRATED TRENCH DRAIN
SPS FG ⊕	SPS FLOOR GRATE (REFER TO PLAN FOR MODEL)
	150mm WIDE PERIMETER DRAIN
<del>22322</del> 8 <b>SD</b> <del>232</del>	150mm WIDE RUBBLE DRAIN & AG-LINE

![](_page_69_Picture_16.jpeg)

![](_page_70_Figure_0.jpeg)

PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557 B.E. Approved P.E.

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![](_page_70_Picture_2.jpeg)

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Rev	Description

# <u>STORMWATER LAYOUT PLAN</u> BASEMENT LEVEL 2 – PART 1 1:100

![](_page_70_Picture_7.jpeg)

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![](_page_70_Picture_13.jpeg)

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	· •
	ø100mm uPVC SUSPENDED BENEATH SLAB (UNO)
	PVC STORMWATER LINE IN TRENCH (REFER TO PLAN)
•	DOWNPIPE ON CURRENT LEVEL
0	DOWNPIPE ON LEVEL BELOW
	COLUMN ON CURRENT LEVEL
	HYDRAULIC/SERVICES STACK ON LEVEL BELOW
	GRATED TRENCH DRAIN
SPS FG ⊕	SPS FLOOR GRATE (REFER TO PLAN FOR MODEL)
	150mm WIDE PERIMETER DRAIN
<del>Xan Xan X</del> issdan Xa	150mm WIDE RUBBLE DRAIN & AG-LINE

![](_page_70_Picture_17.jpeg)

![](_page_71_Figure_0.jpeg)

PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557

![](_page_71_Picture_2.jpeg)

B.E. Approved P.E. ^{Scale} 1:100 @ A1 Date 07/02/2025 B.E.

![](_page_71_Picture_4.jpeg)

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Rev	Description

LEGEND:	
	Ø100mm uPVC SUSPENDED BENEATH SLAB (UNO)
	PVC STORMWATER LINE IN TRENCH (REFER TO PLAN)
•	DOWNPIPE ON CURRENT LEVEL
o	DOWNPIPE ON LEVEL BELOW
	COLUMN ON CURRENT LEVEL
	HYDRAULIC/SERVICES STACK ON LEVEL BELOW
	GRATED TRENCH DRAIN
SPS FG ⊕	SPS FLOOR GRATE (REFER TO PLAN FOR MODEL)
	150mm WIDE PERIMETER DRAIN
<del>22-22-2</del> 55 <b>5</b> 7-2-2	150mm WIDE RUBBLE DRAIN & AG-LINE


#### PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557 Design B.E. Approved P.E. B.E.



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# STORMWATER LAYOUT PLAN BASEMENT LEVEL 1 - PART 1 SCALE 1:100



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APPROVED BY: P.EtBy

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PEGISTERED NER 07/02/2025



LEGEND:		
	Ø100mm uPVC SUSPENDED BENEATH SLAB (UNO)	
	PVC STORMWATER LINE IN TRENCH (REFER TO PLAN)	
٠	DOWNPIPE ON CURRENT LEVEL	
o	DOWNPIPE ON LEVEL BELOW	
	COLUMN ON CURRENT LEVEL	
c=3	HYDRAULIC/SERVICES STACK ON LEVEL BELOW	
	GRATED TRENCH DRAIN	
SPS FG ⊕	SPS FLOOR GRATE (REFER TO PLAN FOR MODEL)	
	150mm WIDE PERIMETER DRAIN	
<del>223222</del> 8 <b>50</b> 7-72	150mm WIDE RUBBLE DRAIN & AG-LINE	





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PAUL EL-BAYEH

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NER 07/02/2025



LEGEND:		
	Ø100mm uPVC SUSPENDED BENEATH SLAB (UNO)	
_ >>>	PVC STORMWATER LINE IN TRENCH (REFER TO PLAN)	
•	DOWNPIPE ON CURRENT LEVEL	
0	DOWNPIPE ON LEVEL BELOW	
	COLUMN ON CURRENT LEVEL	
c=3	HYDRAULIC/SERVICES STACK ON LEVEL BELOW	
	GRATED TRENCH DRAIN	
SPS FG ⊕	SPS FLOOR GRATE (REFER TO PLAN FOR MODEL)	
	150mm WIDE PERIMETER DRAIN	
<del>XZZZZZ</del> SSD <del>ZZZ</del>	150mm WIDE RUBBLE DRAIN & AG-LINE	



## PIT B5 SECTION DETAIL





## PROPOSED COMMERCIAL DEVELOPMENT

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## <u>STORMWATER LAYOUT PLAN</u> <u>GROUND FLOOR - PART 1</u> SCALE 1:100



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APPROVED BY: P.EtBy

PAUL EL-BAYEH

B.E. (Civil), M.E. (Structural & Foundation), FIEAust, CPEng No. 3132148, NER, RPEQ.

07/02/2025



### **DESIGN NOTES:**

SITE IS LOCATED IN CAMDEN CITY COUNCIL AND IS GOVERNED BY THE COUNCIL'S DEVELOPMENT ENGINEERING DESIGN GUIDELINES 2009.

ALL STORMWATER PIPES TO HAVE A MINIMUM OF 100mm CONCRETE OR 300mm TOPSOIL COVER U.N.O.

INSTALL CLEAR OUT FOR INSPECTION AND MAINTENANCE PURPOSES WHERE REQUIRED (TYP).

ALL DOWNPIPES AND STORMWATER PIPES SHOWN ON PLAN ARE Ø100mm uPVC AND SLOPE AT 1% U.N.O (TYP).

PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

ALL STORMWATER PITS AND PIPES TO BE A MINIMUM OF 0.6m CLEAR FROM EXISTING SEWER LINE (TYP).

ALLOW FOR FILL & MINOR REGRADING OF FINISHED SURFACE TO ARCHIVE NOMINATED REDUCED LEVEL OF GRATED SURFACE INLET PITS, WHERE REQUIRED (TYP).

PROVIDE SUBSOIL DRAINAGE WITHIN LANDSCAPED AREAS & BEHIND RETAINING WALLS TO PREVENT LONG TERM SATURATION DURING PROLONGED WET WEATHER.

### NOTES:

REFER TO DOWNPIPE SCHEDULE FOR SIZE & MATERIAL OF ALL DOWNPIPES.

ALL DOWNPIPES, PLANTER DRAINS AND FLOOR GRATES TO BE FITTED WITH FIRE COLLARS WHERE REQUIRED TO ACHIEVE FIRE-RATING.

ALL PIPELINES CAST IN SLAB TO BE 65mm(ROOF)/50mm(BALCONY) SEWER GRADE UPVC LAID AT 1% MINIMUM GRADIENT.

NO ADDITIONAL DRAINAGE LINES MAY BE CAST WITHIN STRUCTURAL SLABS/COLUMNS WITHOUT CONSULTATIONS WITH CAPITAL ENGINÉERING CONSULTANTS.

ALL PLANTER DRAINS, FLOOR GRATES AND RAINWATER OUTLETS TO BE FITTED WITH PUDDLE FLANGES AND WATERPROOFED OTHERS.

ALL SUSPENDED PIPES TO BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS AT 1% MINIMUM SLOPE.

ALL CONCEALED PIPES SHALL BE SOLVENT WELDED AND PRESSURE TESTED IN ACCORDANCE WITH AS3500.3 TO ENSURE WATERTIGHTNESS.

ALL PIPES SHALL BE FIXED TO THE SLAB WITH LIGHT DUTY FIXTURE AT 1.2M CENTERS (OR TO THE MANUFACTURERS RECOMMENDATIONS).

WHERE DENOTED, SUSPENDED PIPELINES SHALL BE FIXED TO THE SLAB WITH HEAVY DUTY FIXTURES TO SUPPORT THE WEIGHT OF A FULLY CHARGED LINE

SUSPENDED STORMWATER PIPELINES SHALL TAKE PRECEDENCE TO ALL NON-GRAVITY SERVICES, ANY SERVICE CLASHES OR DISCREPANCIES SHALL BE REPORTED TO CAPITAL ENGINEERING CONSULTANTS IMMEDIATELY.



STORMWATER LAYOUT PLAN **GROUND FLOOR PLAN PART 1** NOTES & DETAILS

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

**Project Number** 

SW23108



Drawing Number SW050



Revision



## PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557











SIGNS TO ALL TANK ACCESS GRATES

## PROPOSED COMMERCIAL DEVELOPMENT

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38-44 LASSO ROAD GREGORY HILLS NSW 2557

^{Scale} 1:100 @ A1 ^{Date} 07/02/2025 Capital Engineering Consultants

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В	FOR COUNCIL APPROVAL
А	FOR COUNCIL APPROVAL
Rev	Description

## FOR COUNCIL APPROVAL ONLY (CONCEPT)

Architect FURFARO FURFARO B.E. M.W. 07/02/2025 ARCHITECTS J.M. M.W. 16/12/2024 J.M. M.W. 28/11/2024 HELLO@FURFAROARCHITECTS.COM.AU 0405 335 696 N.H. M.W. 24/05/2023 N.H. M.W. 18/05/2023

By Chk Date

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DATE: P.EtBy 07/02/2025

APPROVED BY:

PAUL EL-BAYEH

B.E. (Civil), M.E. (Structural & Foundation), FIEAust, CPEng No. 3132148, NER, RPEQ.











### POST-DEVELOPED CATCHEMENT PLAN SCALE 1:200



ROOF AREA = 2060.55 Sq.m

HARDSTAND AREA DRAINING TO OCEANGUARD PIT AND THEN TO WSUD CHAMBER = 414 Sq.m

HARDSTAND AREA DRAINING TO WSUD CHAMBER = 103.14 Sq.m

LANDSCAPE/PERVIOUS AREA DRAINING TO OCEANGUARD PIT AND THEN TO WSUD CHAMBER = 37.17 Sq.m





LANDSCAPE/PERVIOUS AREA (BYPASS) = 14.23 Sq.m



# PROPOSED COMMERCIAL DEVELOPMENT

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## MUSIC MODEL TREATMENT TRAIN EFFECTIVENESS



HARDSTAND AREA DRAINING TO OCEANGUARD PIT AND THEN TO OSD =

 B.E.
 M.W.
 07/02/2025

 J.M.
 M.W.
 16/12/2024

 J.M.
 M.W.
 28/11/2024

N.H. M.W. 24/05/2023

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By Chk Date

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DATE:







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#### (1) Scenario 2 : Treatment Train Effectiveness : Receiving Node-85/65/45

	Sources	Residual Load	% Reduction
	1.912	1.912	-0.0001596
led Solids (kg/yr)	144.1	20.8	85.56
orus (kg/yr)	0.4258	0.1298	69.52
n (kg/yr)	4.51	2.449	45.7
nts (kg/yr)	52.33	0	100

GENERAL NOTES THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCI

- CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE
- OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES:- 200 MICRON BAGS FOR HIGHER WATER QUALIT
- FILTERING AND A COARSE BAG FOR TARGETING GROSS POLLUTANTS. DRAWINGS NOT TO SCALE.

STORMWATER LAYOUT PLAN MUSIC CATCHMENT PLAN, **NOTES & DETAILS** 

20 40 60 80 A1 🖳 DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

Project Number



SW23108 Drawing Number SW053



Revision

* * * * * * * *

## PRE-DEVELOPED CATCHEMENT PLAN SCALE 1:200



HARDSTAND AREA = 376.5 Sq.m



PERVIOUS AREA = 2433 Sq.m

## PROPOSED COMMERCIAL DEVELOPMENT 38-44 LASSO ROAD GREGORY HILLS NSW 2557

Design B.E. B.E.



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^{••} P.E.

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D	FOR COUNCIL APPROVAL
С	FOR COUNCIL APPROVAL
В	FOR COUNCIL APPROVAL
Α	FOR COUNCIL APPROVAL
Rev	Description



HARDSTAND AREA = 692.69 Sq.m ROOF AREA = 2060.55 Sq.m

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PERVIOUS AREA = 56.40 Sq.m

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1%

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DRAINS MODEL FOR THE 1% AEP STORM

DRAINS RESULTS				
	PRE	POST	$(m^3)$	
	(L/s)	(L/s)		
	69	67	15.85	
	125	93	34.02	







# PROPOSED COMMERCIAL DEVELOPMENT



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^{Scale} 1:100 @ A1 ^{Date} 07/02/2025 Capital Engineering Consultants

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PROPOSED COMMERCIAL DEVELOPMENT

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MAXIMUM INTERVALS (WHERE PRACTICAL)

DRAINS BEHIND SHOT-CRETE WALL

#### - ALL SUB-SOIL DRAINAGE LINES SHALL BE MIN Ø100 SLOTTED PVC OR AGRICULTURAL PIPE WITH FILTER FABRIC/SOCK - AGGREGATE TRENCH SHALL BE MIN. 300mm WIDE WITH 10-20mm BLUE METAL - DISCHARGE SUB-SOIL DRAINAGE LINES INTO STORMWATER PITS AT 10m C-C

- CLEAR-OUT POINTS TO BE PROVIDED FOR FLUSHING OF SUB-SOIL LINE AT HIGH

- REFER TO STRUCTURAL ENGINEERS DETAILS FOR SPACING OF VERTICAL STRIP

P.E.

END, INTERMEDIATE POINTS AND ALL CHANGES IN DIRECTION

PERIMETER DRAINAGE DETAIL (ADJACENT TO ACCESS RAMP) NOT TO SCALE NOTES: -



PERIMETER KERB TO BE

POURED INTEGRALLY WITH SLAB-ON-GROUND

- PRIME SERVICE PIPE TO ALLOW FOR PROPER ADHESION BETWEEN SEALANT AND PIPE INTERFACE

J.A.K

TYPICAL WALL PENETRATION DETAIL

NOT TO SCALE

SERVICE PIPE

- FLANGE COMPATIBLE

WITH MEMBRANE FIXED TO SUBSTRATE

- PACKING TO

STABILISE PIPE

MEMBRANE ----

SEALANT

FOAM BACKING ROD-

NOTES: -

COMPATIBLE FLEXIBLE -

- LIQUID-APPLIED MEMBRANE JK. 4 BOND BREAKER BRIDGING THE - TRANSITION BETWEEN OUTLET PIPE AND PARAPET WALL _ F.F.L. <u>LEVEL</u> - FILLET

#### OVERFLOW THROUGH PARAPET - OPTION 1 NOT TO SCALE

NOTES: -

- THE OVERFLOW PIPE SHOULD BE LOCATED IN A READILY VISIBLE LOCATION TO
- ALERT OF A POTENTIAL BLOCKAGE IN ACCORDANCE WITH AS4654.2-2012
- WATER-PROOFING MEMBRANE SHALL BE TURNED INTO THE OVERFLOW TO
- PREVENT MOISTURE TRACKING BEHIND THE MEMBRANE

50 MIN.--

- THE FINISHED FLOOR LEVEL SHALL NOT REDUCE THE DESIGN FLOW OF AN OUTLET





#### OVERFLOW THROUGH PARAPET - OPTION 2 NOT TO SCALE

NOTES: -

- THE OVERFLOW PIPE SHOULD BE LOCATED IN A READILY VISIBLE LOCATION TO
- ALERT OF A POTENTIAL BLOCKAGE IN ACCORDANCE WITH AS4654.2-2012 - WATER-PROOFING MEMBRANE SHALL BE TURNED INTO THE OVERFLOW TO
- PREVENT MOISTURE TRACKING BEHIND THE MEMBRANE
- THE FINISHED FLOOR LEVEL SHALL NOT REDUCE THE DESIGN FLOW OF AN OUTLET

SHOT-CRETE CONC. WALL TO STRUCTURAL ENGINEERS DETAIL.	
200mm W x 40mm T VERTICAL STRIP DRAIN (REFER TO SHORING PLAN FOR SPACING)	150 WIDE
BASEMENT SLAB ON GRADE STRUCTURAL ENGINEERS DETAILS	
Ø100 SLOTTED PVC SUB-SOIL DRAINAGE LINE WITH FILTER SOCK TO PUMPED DRAINAGE SYSTEM @ 1% FALL	300 MIN.
20mm BLUE METAL TRENCH FREE OF DELETERIOUS MATERIAL	

#### TYPICAL BASEMENT SHORING WALL PERIMETER DRAINAGE DETAIL NOT TO SCALE

#### NOTES: -

- ALL SUB-SOIL DRAINAGE LINES SHALL BE MIN Ø100 SLOTTED PVC OR
- AGRICULTURAL PIPE WITH FILTER FABRIC/SOCK
- AGGREGATE TRENCH SHALL BE MIN. 300mm WIDE WITH 10-20mm BLUE METAL - DISCHARGE SUB-SOIL DRAINAGE LINES INTO STORMWATER PITS AT 10m C-C MAXIMUM INTERVALS (WHERE PRACTICAL)
- CLEAR-OUT POINTS TO BE PROVIDED FOR FLUSHING OF SUB-SOIL LINE AT HIGH END, INTERMEDIATE POINTS AND ALL CHANGES IN DIRECTION
- REFER TO STRUCTURAL ENGINEERS DETAILS FOR SPACING OF VERTICAL STRIP DRAINS BEHIND SHOT-CRETE WALL



#### NOTES: -

WITH FILTER FABRIC/SOCK

NOTES: -

- BACKFILLED WITH 10-20mm BLUE METAL
- INTERVALS (WHERE PRACTICAL)

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#### OVERFLOW THROUGH PARAPET - OPTION 3 NOT TO SCALE

- THE OVERFLOW PIPE SHOULD BE LOCATED IN A READILY VISIBLE LOCATION TO ALERT OF A POTENTIAL BLOCKAGE IN ACCORDANCE WITH AS4654.2-2012 - WATER-PROOFING MEMBRANE SHALL BE TURNED INTO THE OVERFLOW TO PREVENT MOISTURE TRACKING BEHIND THE MEMBRANE - THE FINISHED FLOOR LEVEL SHALL NOT REDUCE THE DESIGN FLOW OF AN OUTLET

#### TYPICAL SUBSOIL DRAINAGE LINE DETAIL NOT TO SCALE

- ALL SUB-SOIL DRAINAGE LINES SHALL BE MIN Ø100 SLOTTED PVC OR AGRICULTURAL PIPE - ALL SUB-SOIL DRAINAGE TRENCHES SHALL BE MIN. 300mm WIDE (WHERE PRACTICAL), LINED WITH NON-WOVEN GEOTEXTILE FABRIC LAPPED AT THE TOP AND JOINTS MIN. 300mm AND - DISCHARGE SUB-SOIL DRAINAGE LINES INTO STORMWATER PITS AT 10m C-C MAXIMUM - CLEAR-OUT POINTS TO BE PROVIDED FOR FLUSHING OF SUB-SOIL LINE AT HIGH END, INTERMEDIATE POINTS AND ALL CHANGES IN DIRECTION

