

221-291 CROWN ST, WOLLONGONG 2500

STATE SIGNIFICANT DEVELOPMENT APPLICATION

2024051: LANDSCAPE ARCHITECTURAL DRAWING LIST

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LANDSCAPE DEVELOPMENT APPLICATION DESIGN STATEMENT

NOTE:

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.
- ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
- ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES

Objectives:

- to increase the number of indigenous species planted in Wollongong region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above an below.
- Take forward the landscape principles and urban design principles established by the Site specific DCP by City of Wollongong Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a garden terrace on level 1 with both integrated seating areas & engaging social gathering spaces

Public Domain & Streetscapes

An upgrade and make-good of the public domain and associated streetscapes is included as part of the development offer to ensure seamless transitions throughout the ground plane. The ground plane is publicly accessible and offers a high quality civic environment with active frontages.

Access, Egress & Connectivity

The through site links act as the primary connectivity spines with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:21 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 600mm with a minimum 200-400mm slab setdown achieved throughout all landscaped areas in the development. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depth for small trees where shown on plan. All noted planted areas in the design is permanent planting with the softworks equating to 46% of the total site area.

For deep soil calculations - refer to architectural design report

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										Project	221-291 CROWN ST, WOLLONGONG 2500					
2	REVISED SSDA	RL	CR	CR	28.05.26							Title	COVER PAGE & DESIGN STATEMENT			
1	SSDA	RL	CR	CR	18.04.25							Approved (Project Director) Date				
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TREE CANOPY COVERAGE = 8 %

- EXISTING TREES TO BE RETAINED
- PROPOSED TREE CANOPY



GROUND FLOOR TREE CANOPY COVERAGE = 17.7%

ROOFTOP TREE CANOPY COVERAGE = 12.0%



- Deep Soil (6m) = 549 m2 4.2%
- Deep Soil (3m) = 194 m2 1.5%

DEEP SOIL = 743m2 = 5.7%
SITE AREA = 13,088m2



- PLANTED AREAS = 172.3 m2
- LAWN = 404.12 m2



- PLANTED AREAS = 1497.25 m2
- LAWN = 228.4 m2

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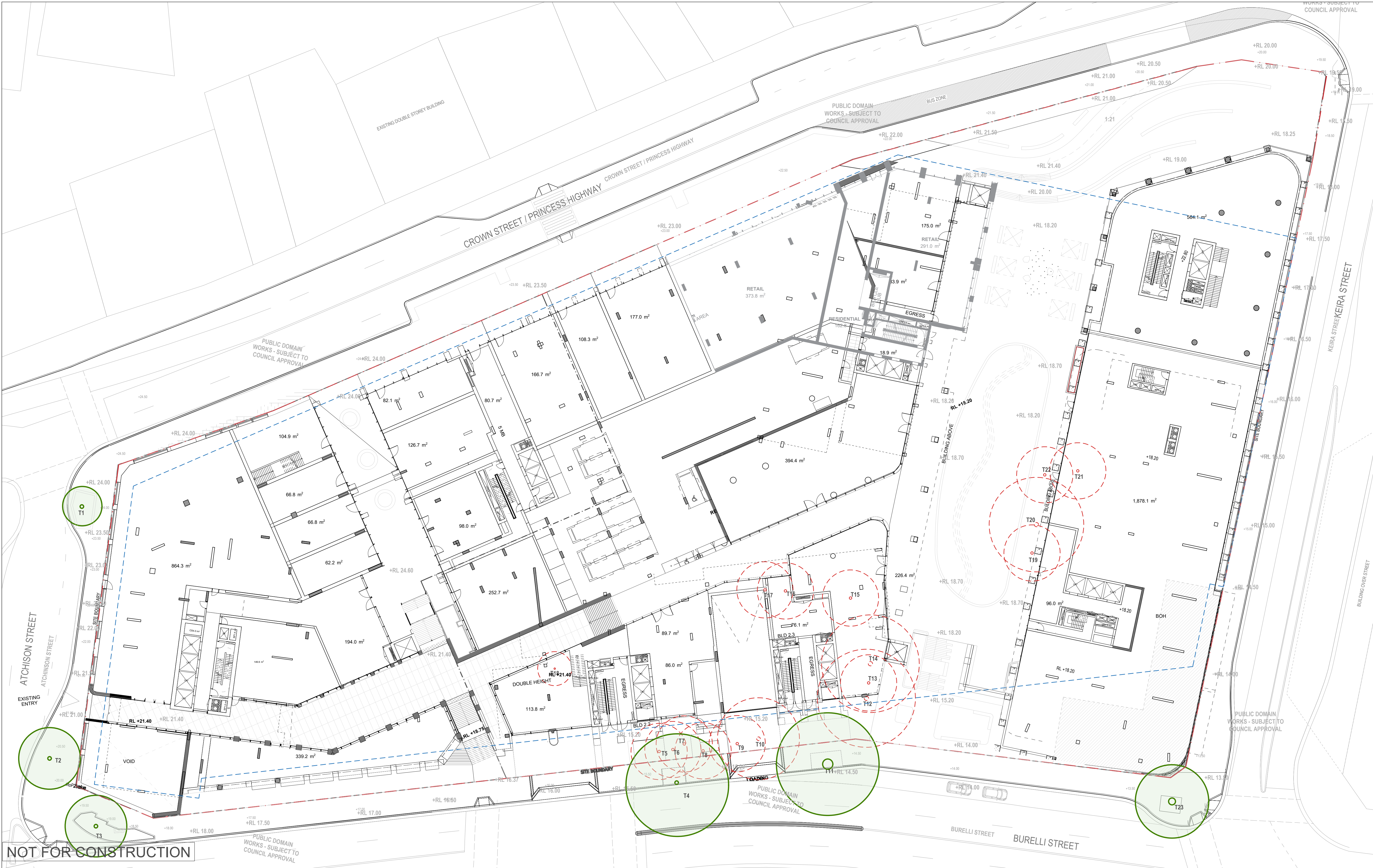
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CLIENT
LEVEL 33
PLACES BROUGHT TO LIFE

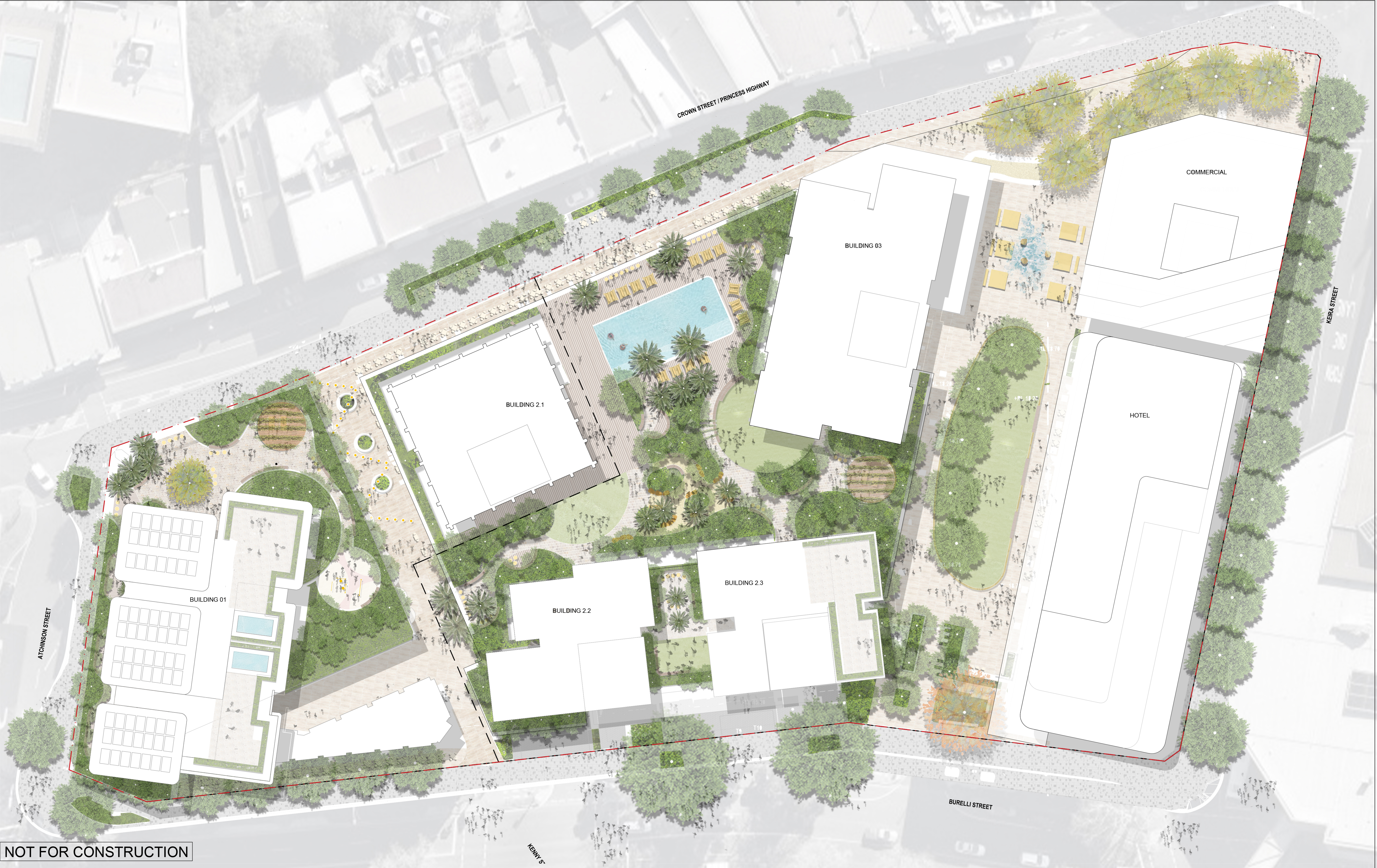
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Client	LEVEL 33
Project	221-291 CROWN ST, WOLLONGONG 2500
Title	COMPLIANCE DIAGRAM
Original Size	Drawing No: LD-DA002



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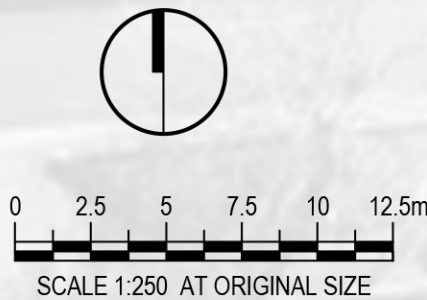


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Plot Date: 4 June 2026 - 11:32 AM Plotted by: Annabelle Cote

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Client Project Title
LEVEL 33
221-291 CROWN ST, WOLLONGONG 2500
OVERALL SITE PLAN

Original Size
A1 Drawing No: **LD-DA011**

Rev: 2



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											Drafting		Design		Project	221-291 CROWN ST, WOLLONGONG 2500		
											Check		Check		Title	DETAILED LANDSCAPE GF PLAN 1		
											Approved		Date					
											Scale				Original Size	A1 Drawing No: LD-DA101		
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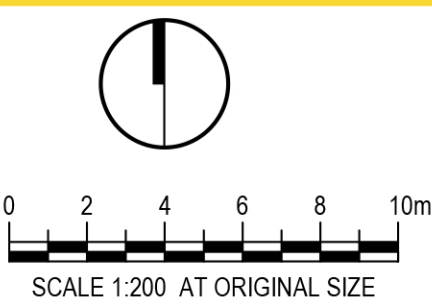


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2	REVISED SSDA		RL	CR	CR
1	SSDA		RL	CR	CR
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director
					Date



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LEVEL 33
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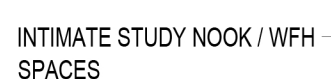
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Drafting Check CR
Approved (Project Director) Date
Scale 1:200

Designer CR/ RI
Design Check CR
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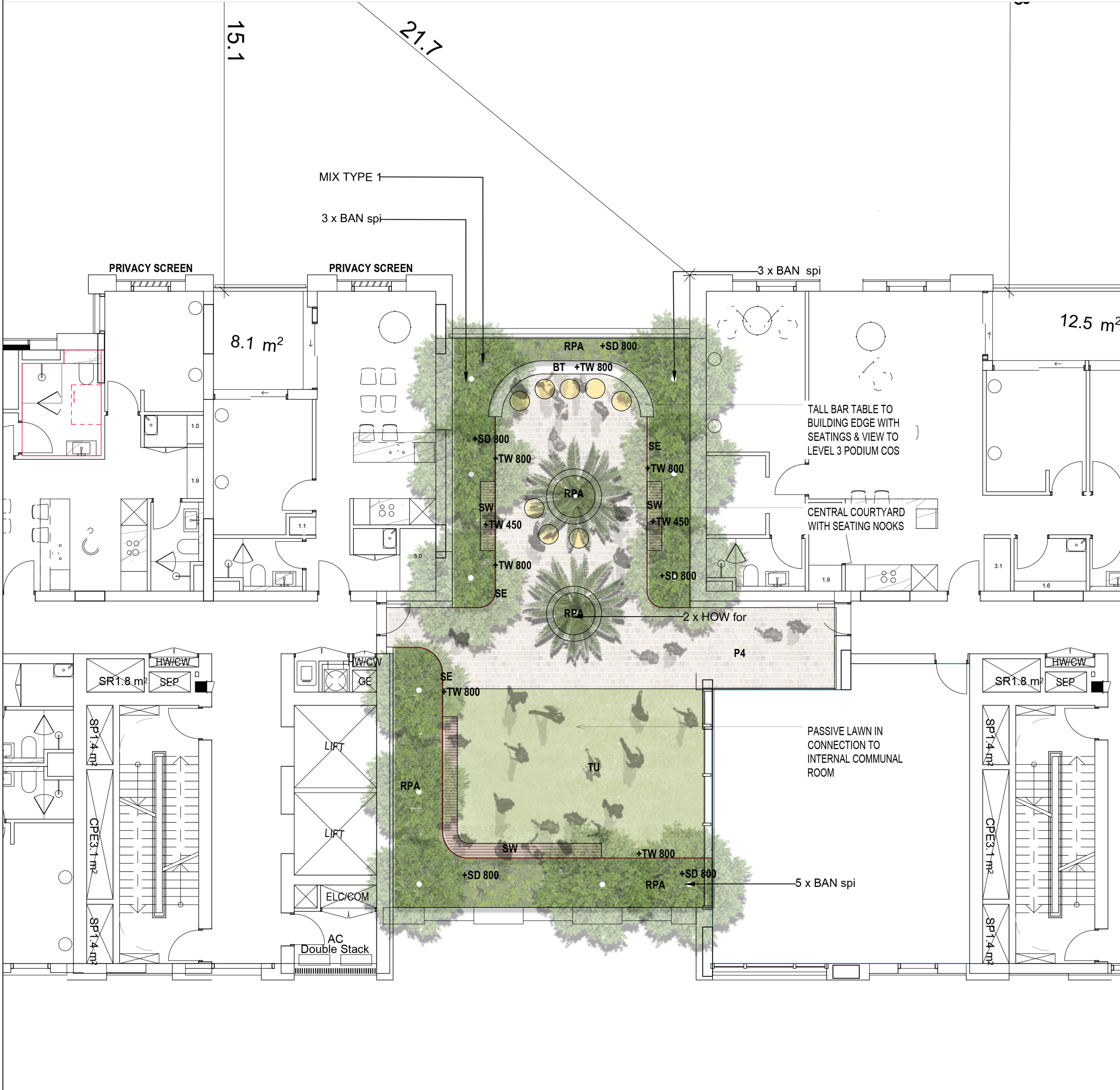
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Project
Title
Original Size
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Rev: 2



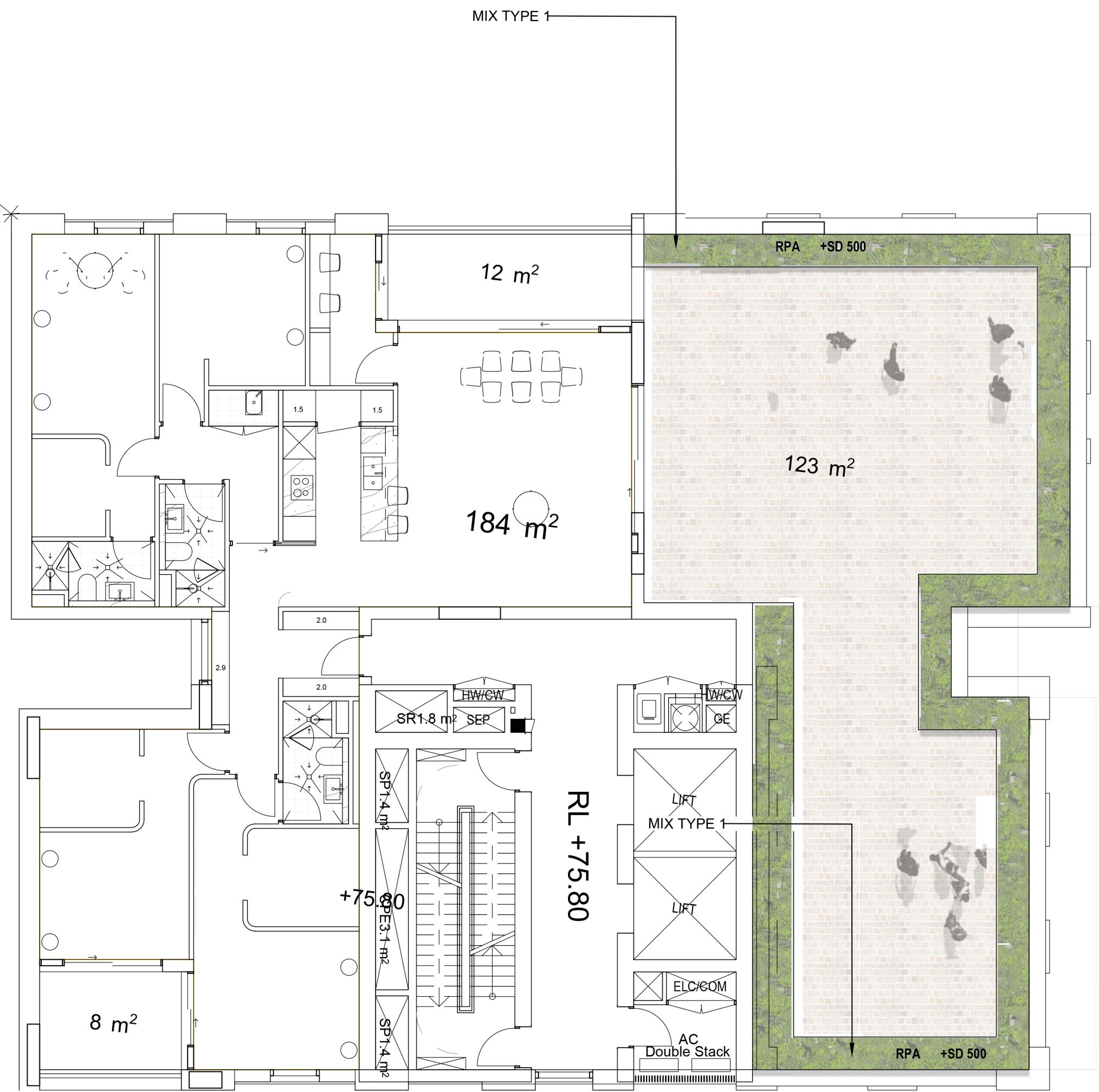
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1	SSDA	RL	CR	CR	18.04.25		
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing		Drawn	Job Manager	Project Director	Date

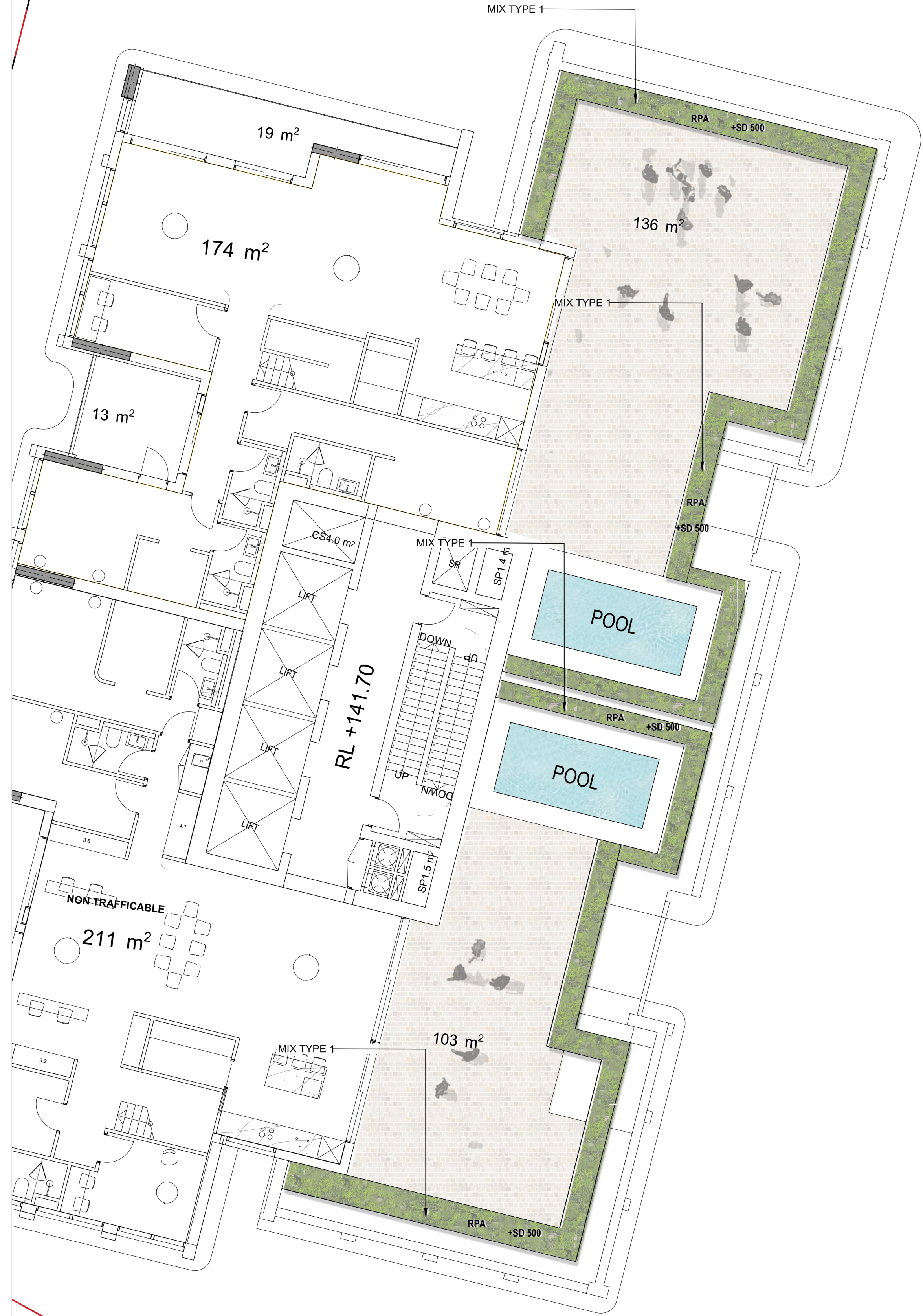


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									LEVEL 33				DKO		Land+Form		Conditions of Use. This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.		Drafting Check CR		Design Check CR		Project		221-291 CROWN ST, WOLLONGONG							
2 REVISED SSDA					RL				CR				CR				28.05.26				Approved (Project Director)				Title		LEVEL 16 COS LANDSCAPE PLAN					
1 SSDA					RL				CR				CR				18.04.25				Date											
No Revision Note: * indicates signatures on original issue of drawing or last revision of drawing					Drawn				Job Manager				Project Director				Date				Scale 1:100		This Drawing must not be used for Construction unless signed as Approved		Original Size		A1 Drawing No: LD-DA112				Rev: 2	



LEVEL 17 ROOFTOP PLAN



LEVEL 38 ROOFTOP PLAN

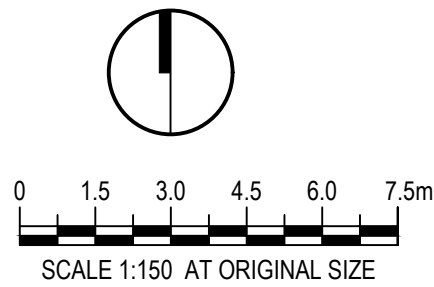
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						PLACES BROUGHT TO LIFE								Approved (Project Director)	Date			Title	LEVEL 17 & 38 ROOFTOP PLAN	
														Scale	1:100	This Drawing must not be used for Construction unless signed as Approved		Original Size	A1	
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																		Rev:	1	



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1	SSDA	RL	CR	CR	18.04.25
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PLACES BROUGHT TO LIFE

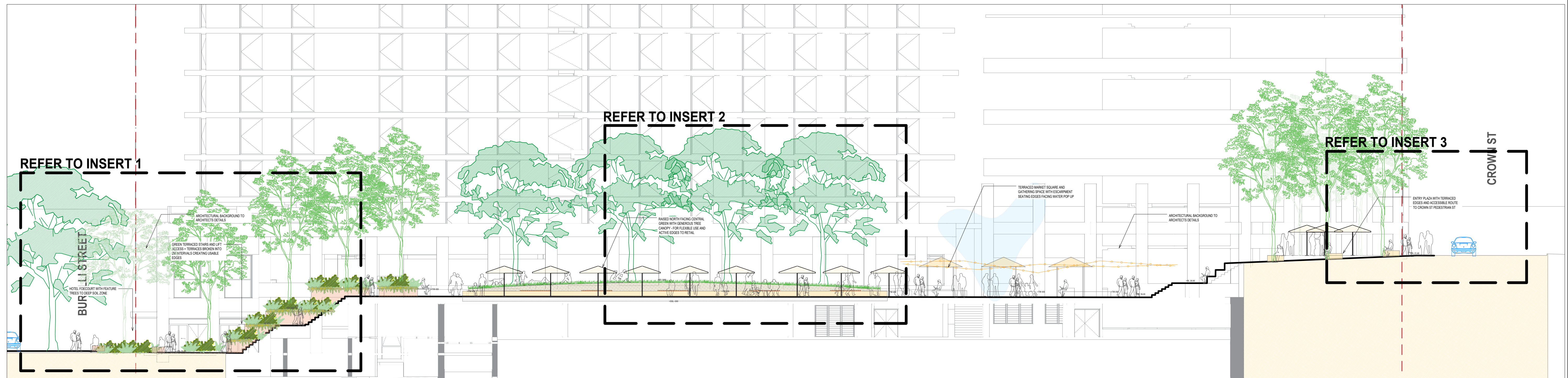
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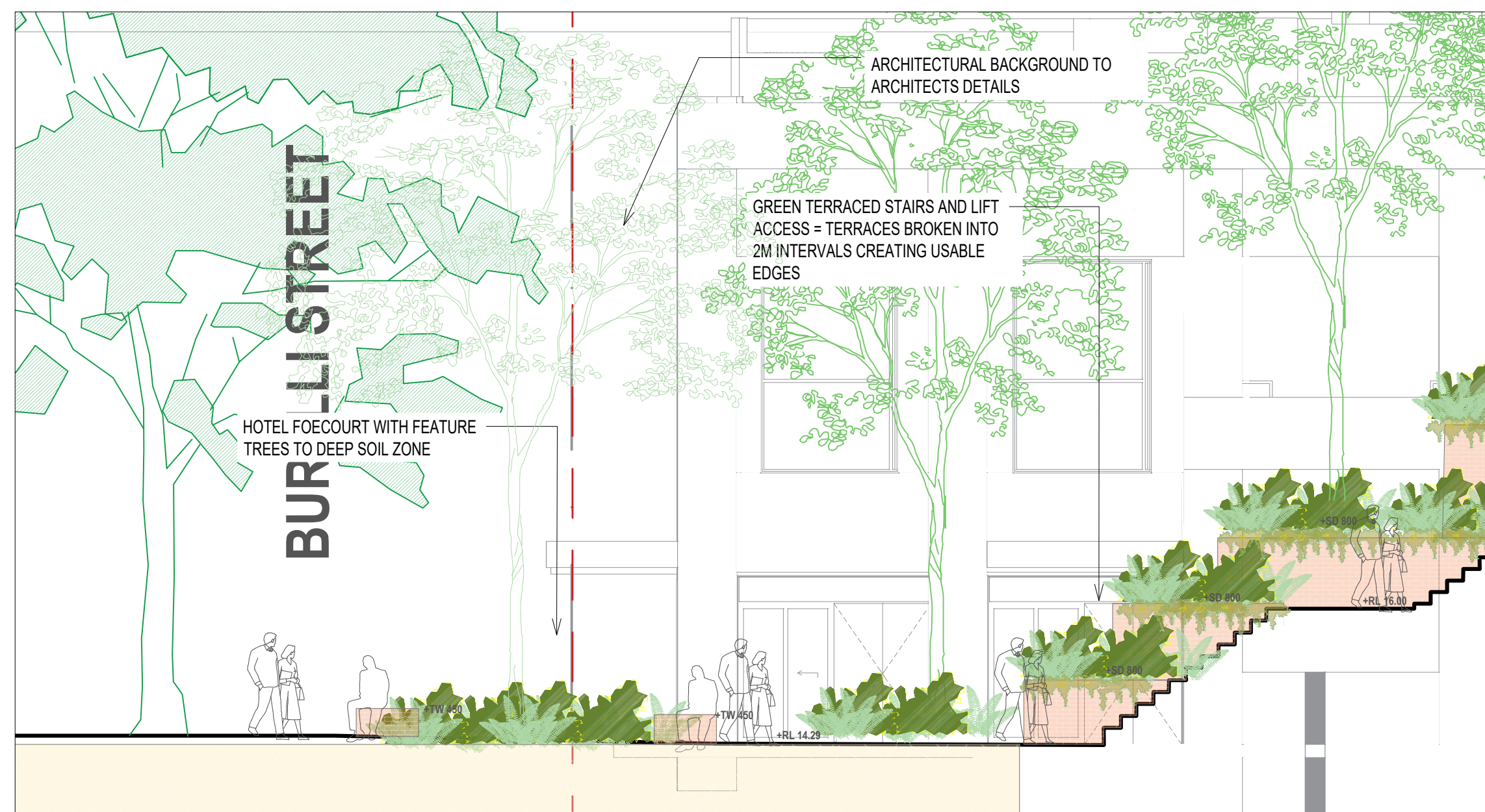
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(Project Director)			
Date			
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Project	221-291 CROWN ST, WOLLONGONG
Title	LEVEL 4 COS PLANTING PLAN
Original Size	
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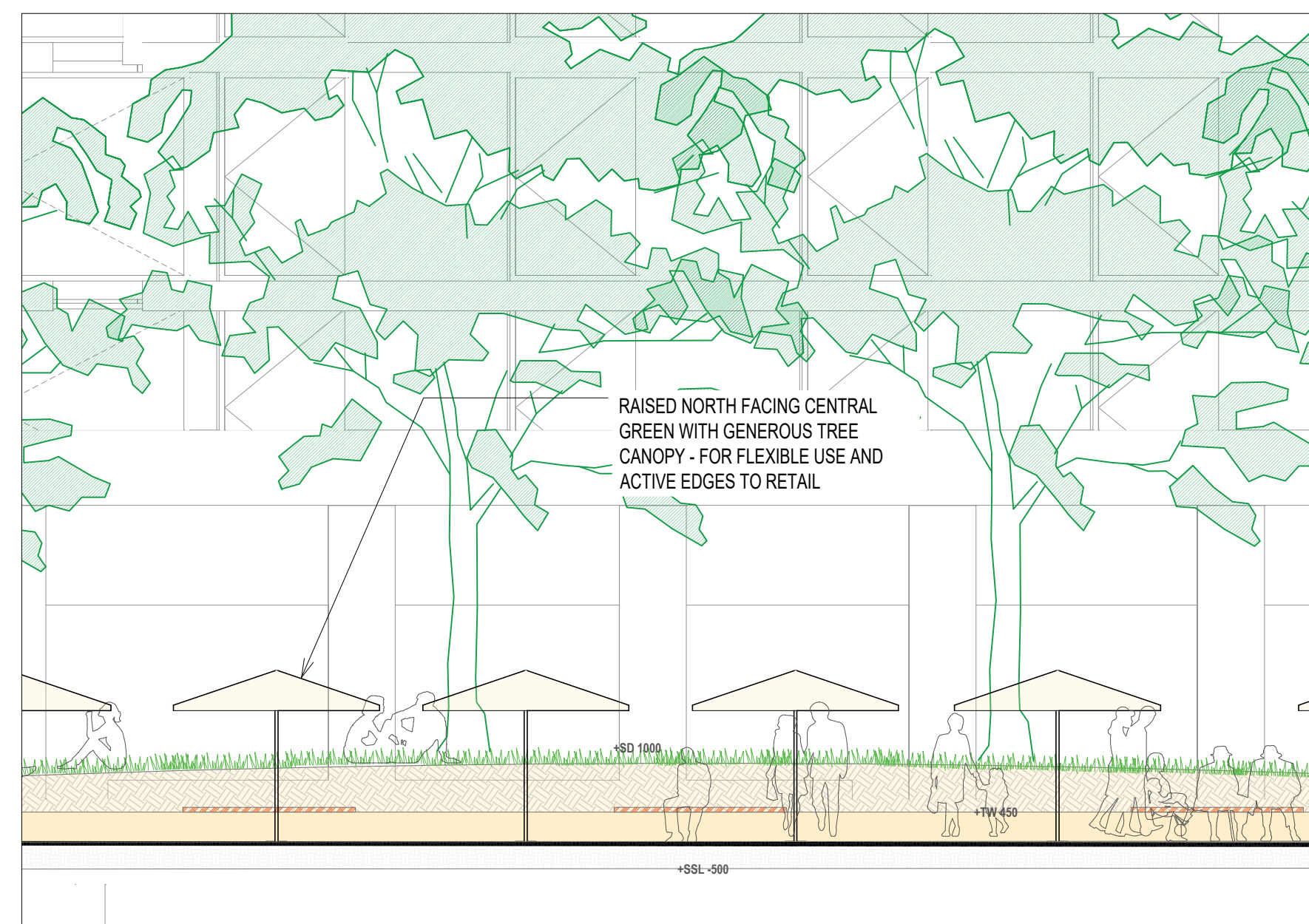
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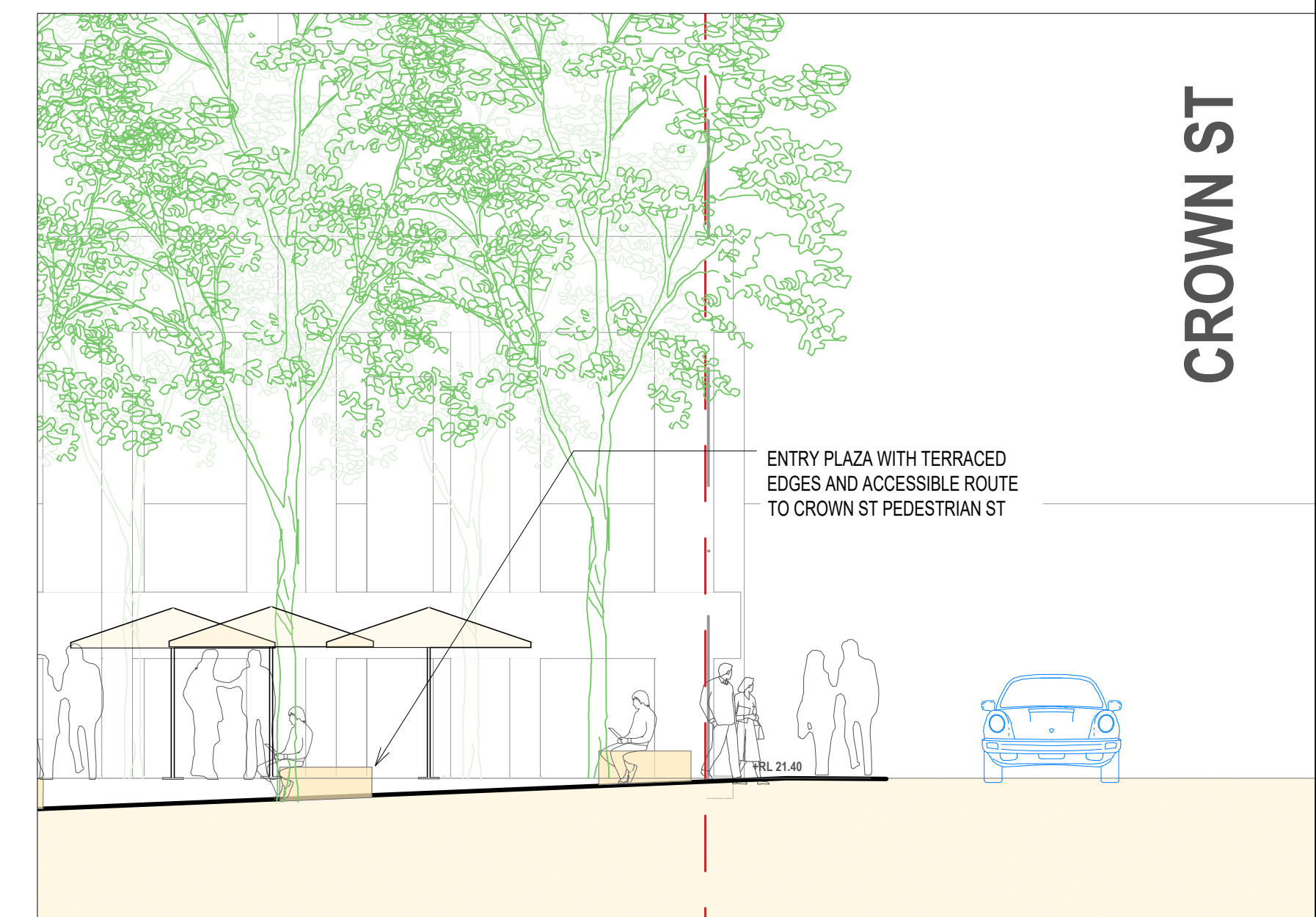
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2 DETAILED SECTION 1

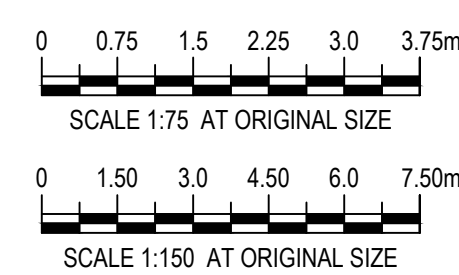


3 DETAILED SECTION 2



4 DETAILED SECTION 3
1:75

1	SSDA		RL	CR	CR
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director
					Date



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This Drawing not to be used for Construction unless signed as Approved by the Engineer

Client	Project	Start Date	End Date	Status
Client A	Project A	2023-01-01	2023-03-31	Completed
Client B	Project B	2023-04-01	2023-06-30	In Progress
Client C	Project C	2023-07-01	2023-09-30	On Hold
Client D	Project D	2023-10-01	2023-12-31	Planned

	Project
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	Title
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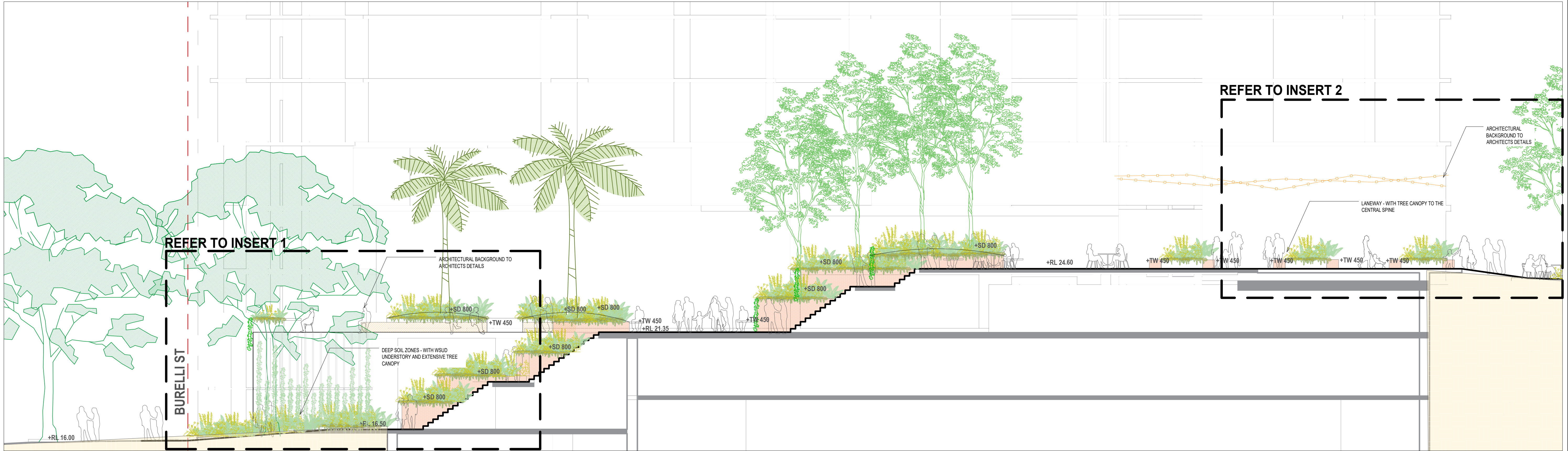
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Original Score
A1

LEVEL 33
221-291 CROWN ST, WOLLONGONG 2500
LANDSCAPE SECTION 1

Original Size **A1** Drawing No: **LD-DA400**

ev: 1



BURELLI ST

ARCHITECTURAL BACKGROUND TO ARCHITECTS DETAILS

+SD 800

+TW 450

+SD 800

DEEP SOIL ZONES - WITH WSUD UNDERSTORY AND EXTENSIVE TREE CANOPY

+SD 800

+SD 800

+SD 800

+RL 16.50

ARCHITECTURAL BACKGROUND TO ARCHITECTS DETAILS

LANEWAY - WITH TREE CANOPY TO THE CENTRAL SPINE

+TW 450

+TW 450

+TW 450

+TW 450

+TW 450

+RL 24.00

CROWN ST

3 DETAILED SECTION 2

1	SSDA		RL	CR	CR
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director
					Date



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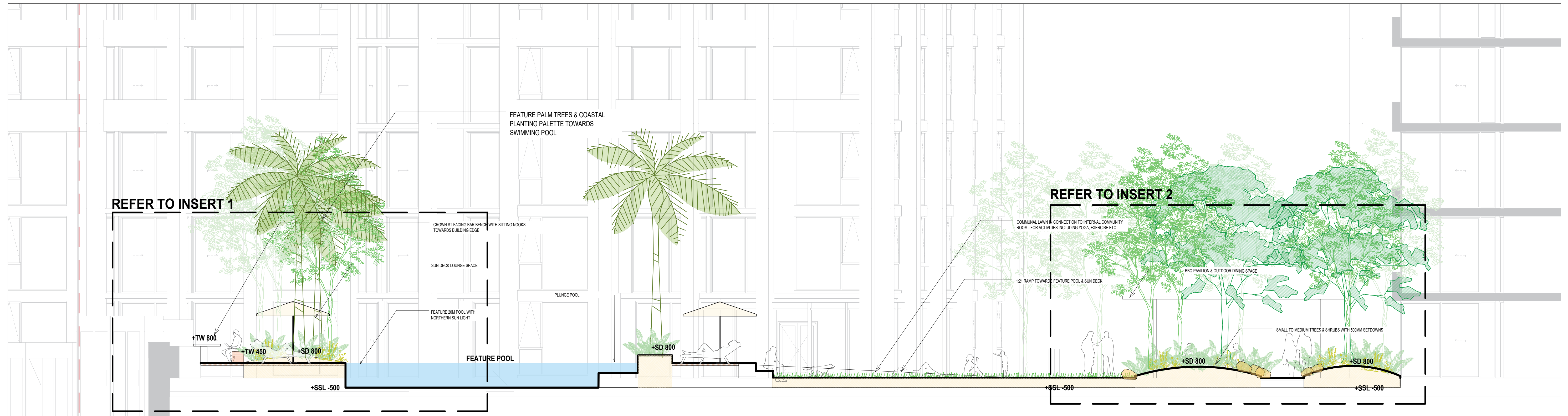
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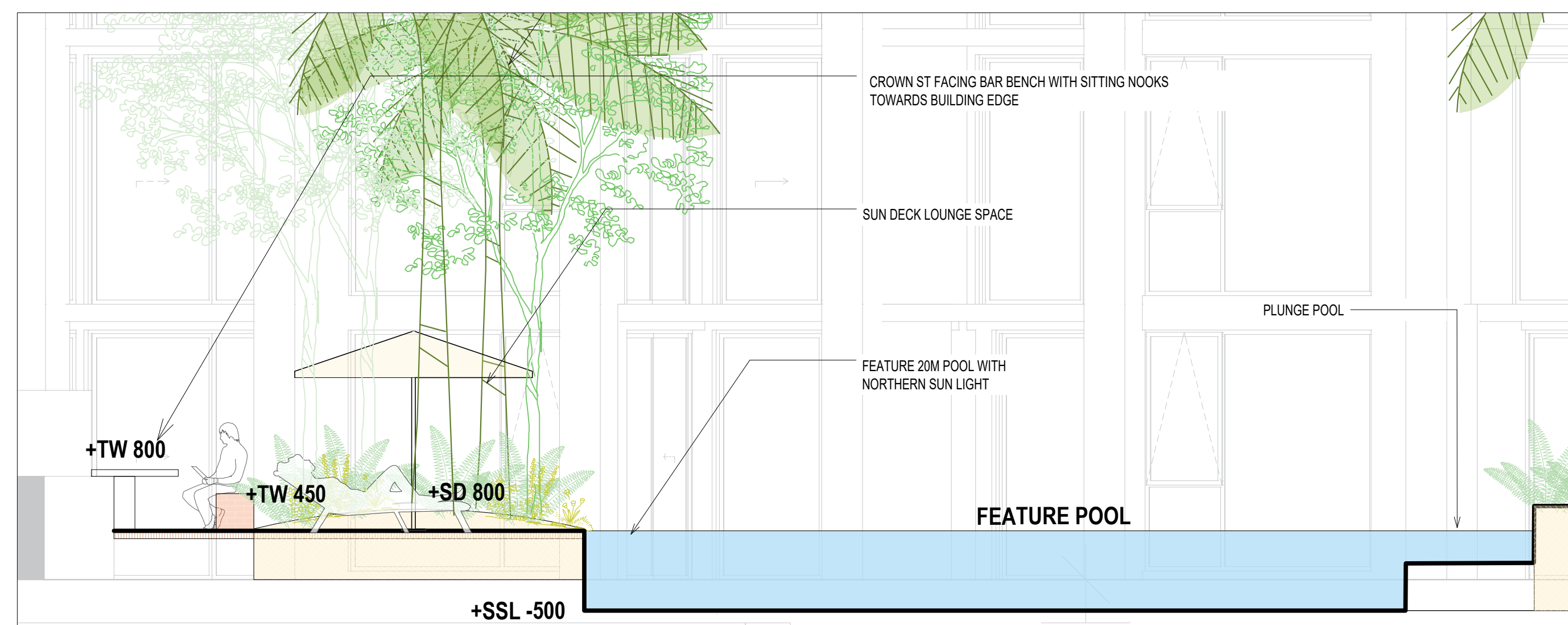
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Title

Original Size **A1** Drawing No: **LD-DA401**

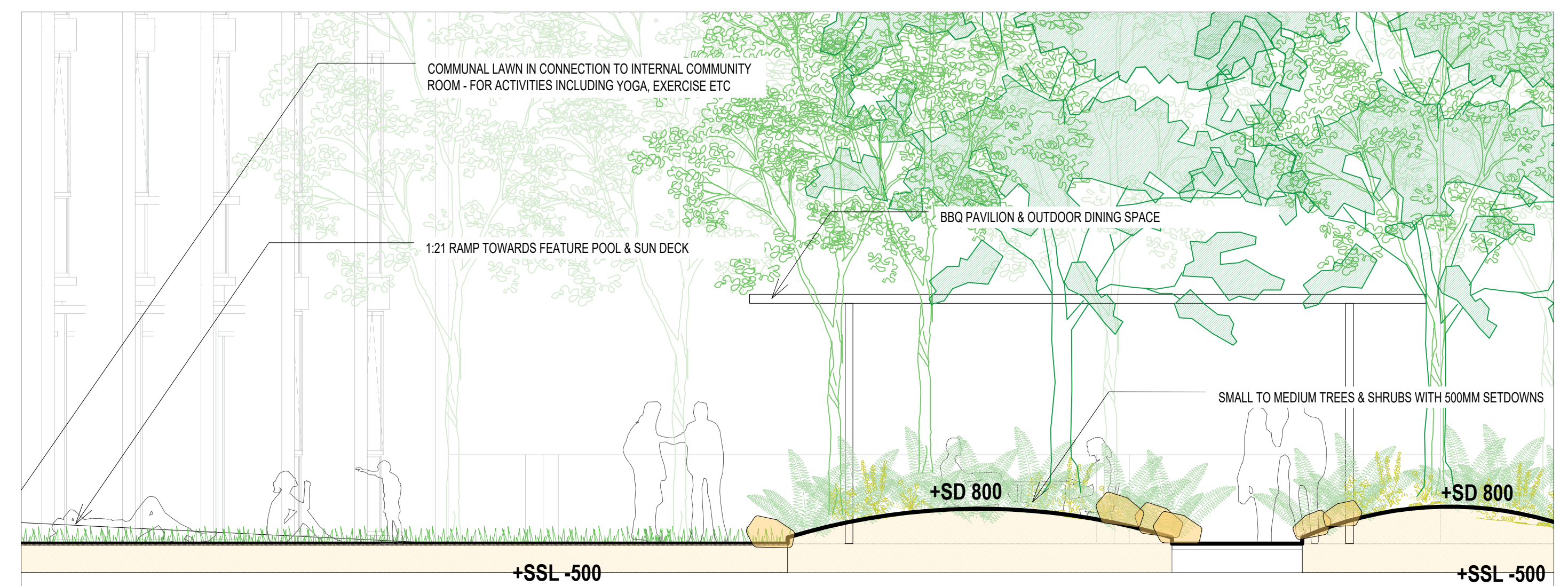
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1 LANDSCAPE PODIUM SECTION 3
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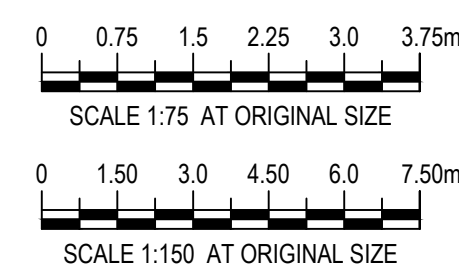


2 DETAILED ZOOM IN SECTION 1
1:50



3 DETAILED ZOOM IN SECTION 2
1:50

1	SSDA			RL	CR	CR	28.05.26
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing		Drawn	Job Manager	Project Director	Date



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Drafting	CR	Design	CR
Check		Check	
Approved	(Project Director)		
Date			
Scale	This Drawing must not be used for Construction unless signed as Approved		

Client **LEVEL 33**
Project **221-291 CROWN ST, WOLLONGONG 2500**
Title **LANDSCAPE SECTION 3**

Original Size **A1** Drawing No: **LD-DA402**

Rev: 1

LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preperation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product
Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.

The pavements shall comply with Council and Australian Standards

LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:

All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:

Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly

identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Organic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a **guide only** for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialised by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

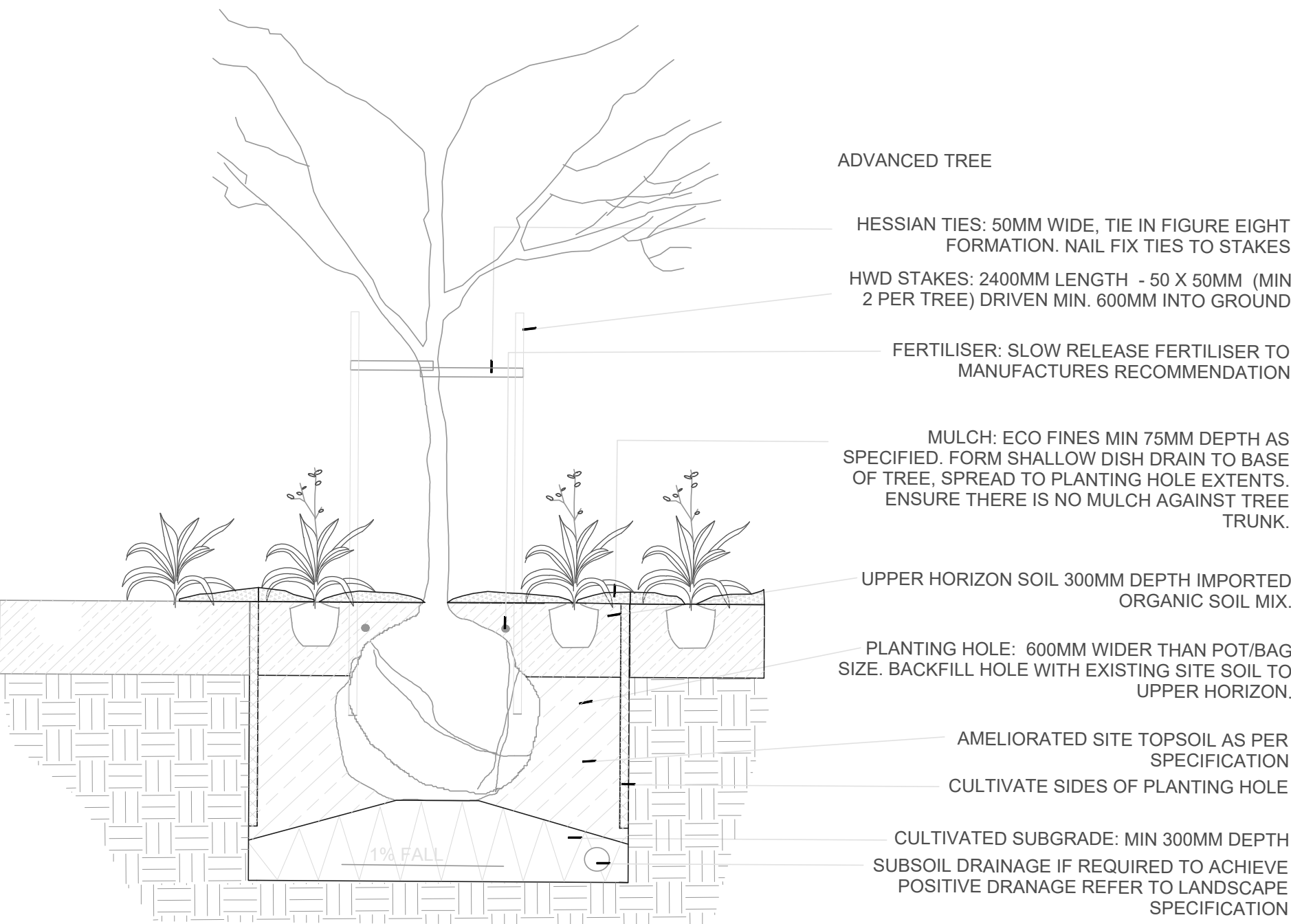
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

*** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH RYDE COUNCIL SPECIFICATION AND DETAILS**

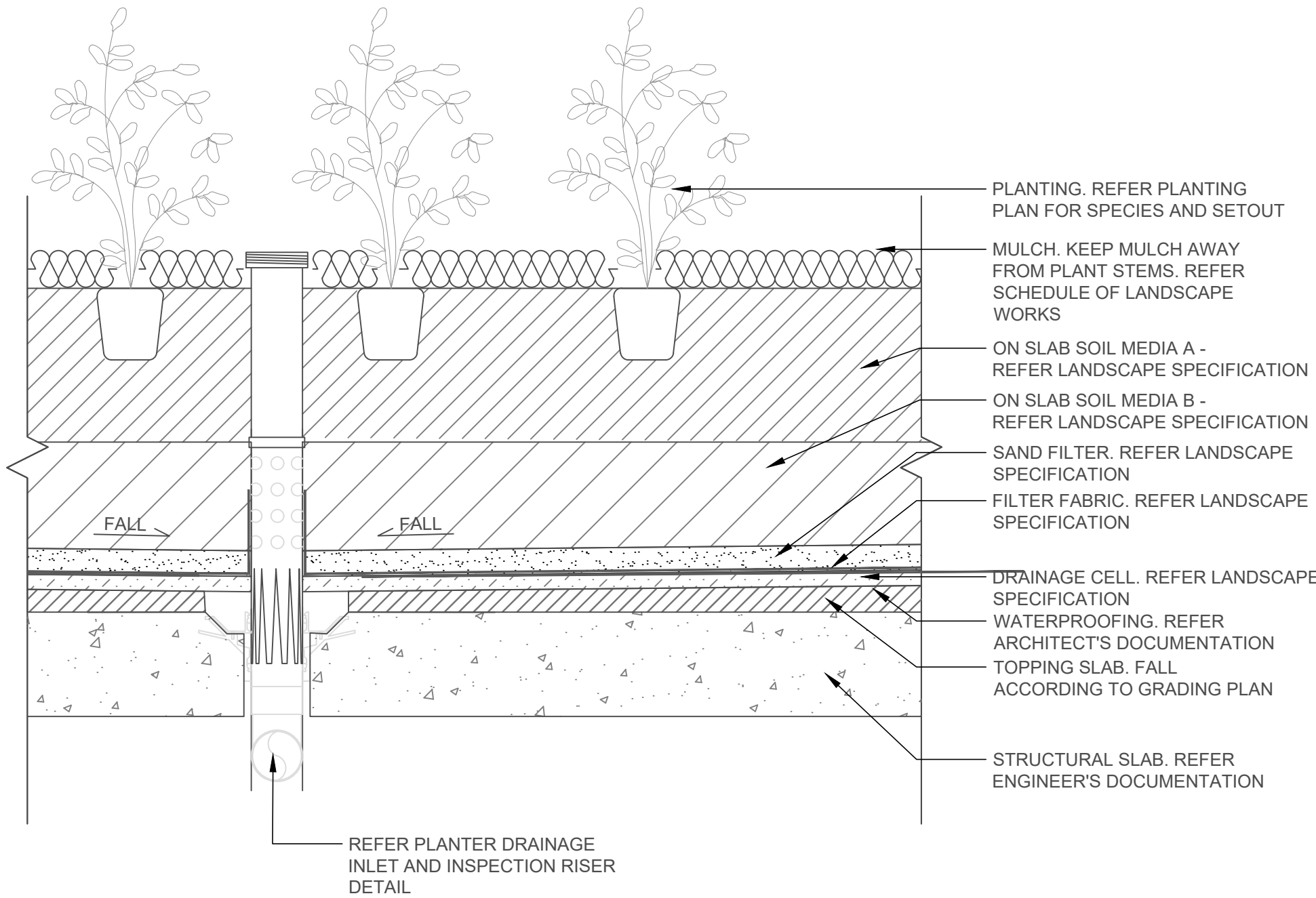
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

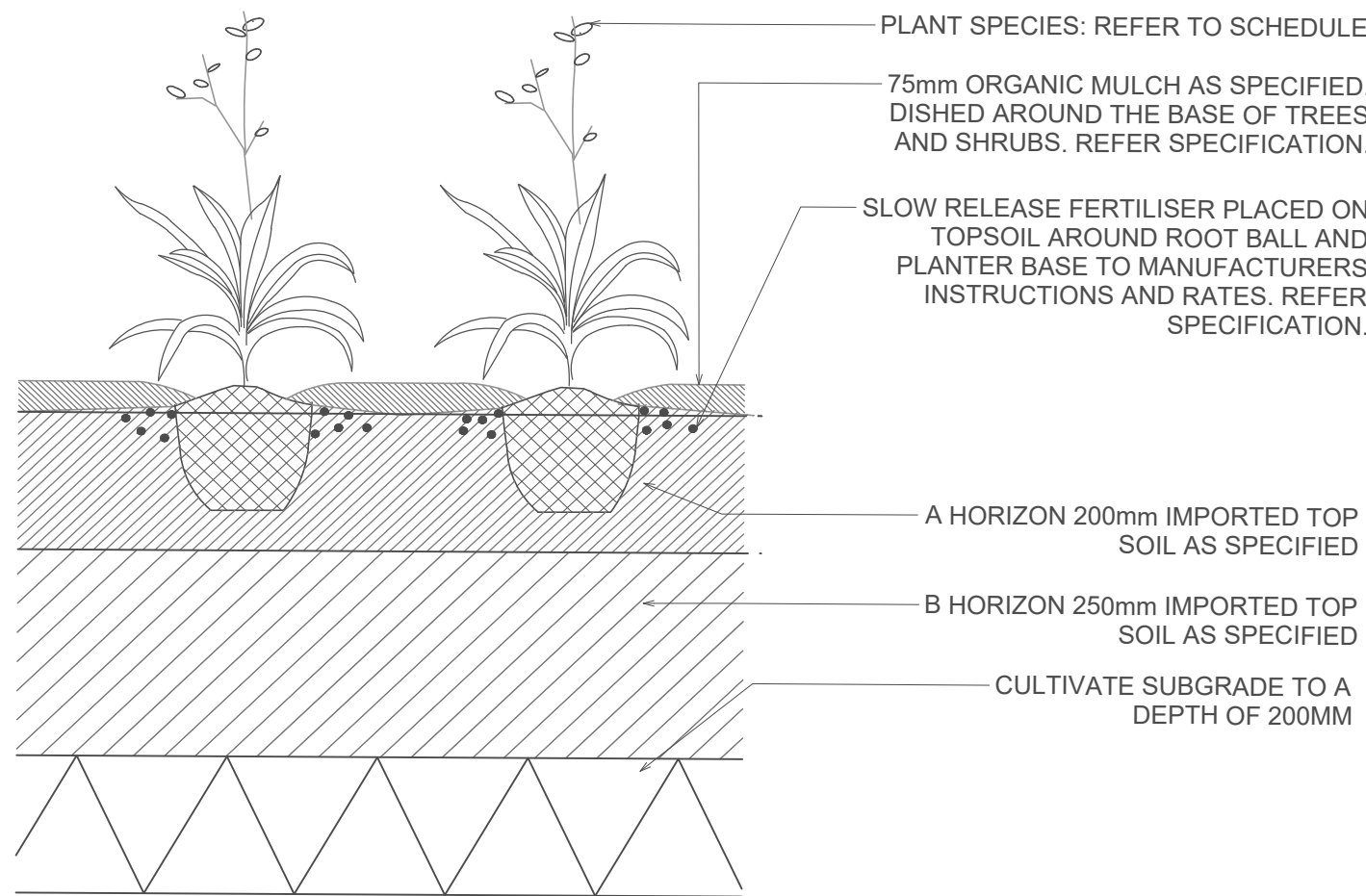
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL TREE DETAIL IN DEEP SOIL
1:10



2 TYPICAL DETAIL: PLANTING ON PODIUM
1:10



3 TYPICAL DETAIL: PLANTER ON GRADE
1:10

NOT FOR CONSTRUCTION

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