

CORRIMAL COKE WORKS STAGE 2A
STATE SIGNIFICANT DEVELOPMENT
APPLICATION DRAWINGS

2024059: LANDSCAPE ARCHITECTURAL DRAWING LIST

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THE ABOVE DRAWING LIST SHOULD BE READ IN CONJUNCTION WITH LD-DA000 - LANDSCAPE ARCHITECTURAL DA DESIGN REPORT REV 1

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



LANDSCAPE DA DESIGN STATEMENT

Objectives:

- to increase the number of indigenous species planted in the Wollongong City 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 and below.
- Take forward the landscape principles and urban design principles established by the Site specific DCP by Wollongong City 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 Community Open Space with both integrated seating areas & engaging social gathering spaces

Streetscapes

Subject to ongoing discussions and design development with Wollongong City Council, upgrades and make-good of the Community

Open Space and associated streetscapes has been considered as part of the development offer to ensure seamless transitions

throughout the ground plane.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

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 1:14 and 1:20 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

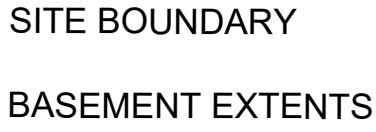
Deep soil areas have been maximised with mass native tree planting where feasible throughout the project. Planting area on ground floor have a minimum 350mm including slab setdown. All planters on podiums have a minimum soil depth of 150mm slab setdown. This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved through additional 1:3 mounding to raised planter beds

For deep soil calculations - refer to architectural design report

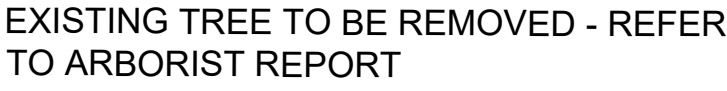
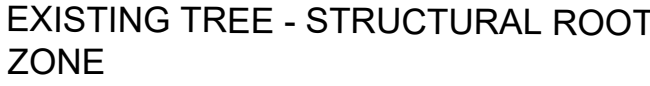
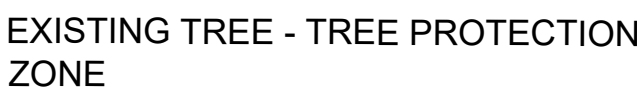
NOT FOR CONSTRUCTION

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NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

 SITE BOUNDARY

 EXISTING TREE - TREE PROTECTION



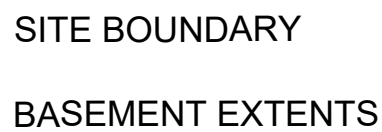
FOR SITE LEVELS AND ARCHITECTURAL
INFORMATION REFER TO CIVIL AND
ARCHITECTS DRAWINGS RESPECTIVELY.

ALL TREES TO BE RETAINED AND ARE
SUBJECT TO TREE PROTECTION &
MANAGEMENT IN ACCORDANCE WITH
RELEVANT AUSTRALIAN STANDARDS.

CONTRACTOR TO PROTECT ALL

LEVELS GENERAL : CONTRACTOR TO

SITE BOUNDARY



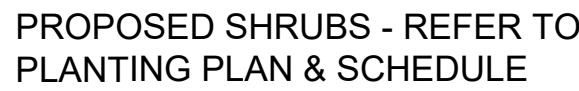
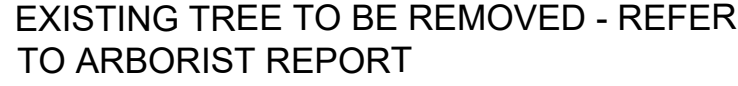
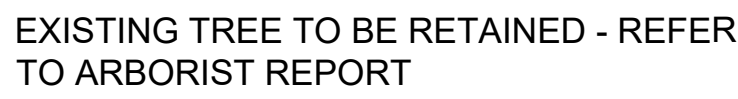
+ TW 450 TOP OF WALL HEIGHT (mm)

+ TM 800 TOP OF MOUND HEIGHT (m)

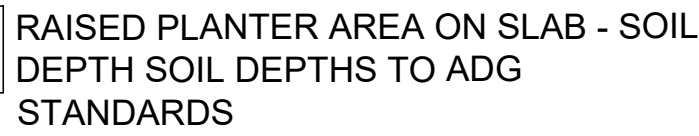
+ SD 800 TOTAL SOIL DEPTH INCLUSIV

-SSL 150 STRUCTURAL SLAB SETDOWN (mm)

EXISTING TREE TO BE RETAINED - F



RAISED PLANTER AREA ON SLAB - SOIL



SW SEATING WA

P1 PAVING TYPE 1: LOCAL RESOURCE

P2 PAVING TYPE 2: SMALL FORMAT ST

P3 PAVING TYPE 3: STONE STEPPERS IN

P4 PAVING TYPE 4: STONE PAVER ON

MULCH FOR NATURE PLAY

TD TIMBER DECKING

DG DECOMPOSED GE

TU NATURAL TURF

SF SOFTFALL

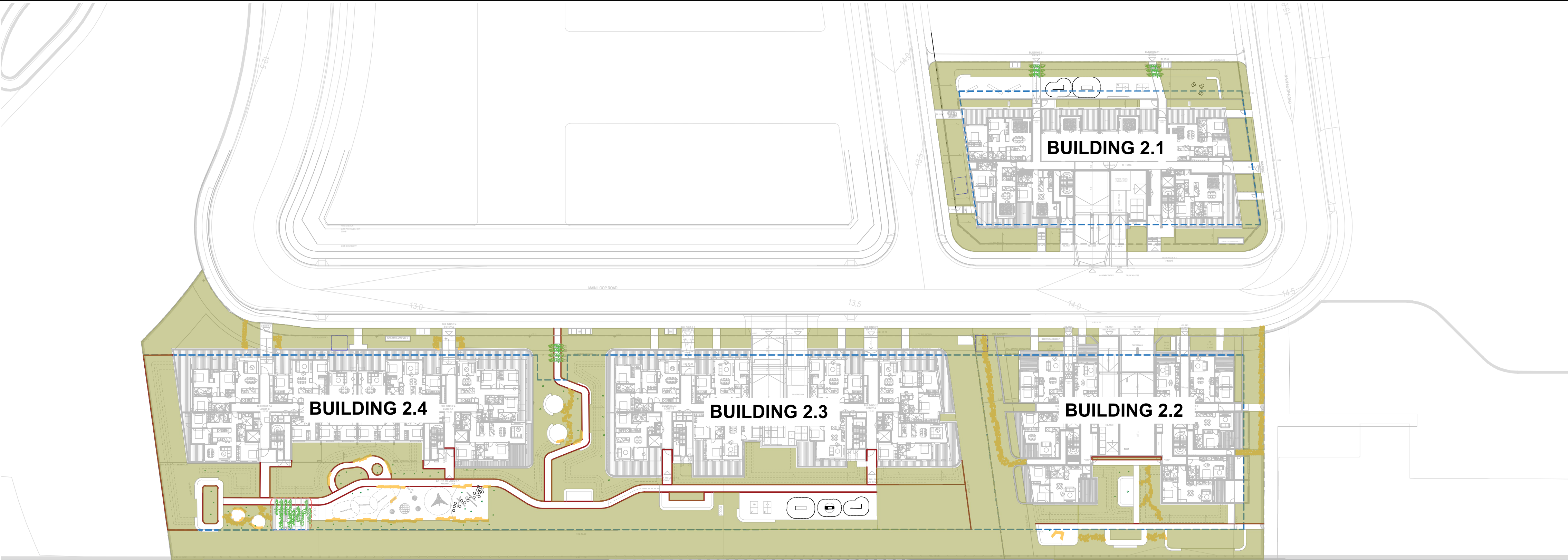
BT BAR TABLE

ARB GARDEN AI

BR BIKE RACKS

SB SANDSTONE

FF1 FENCE TYPE 1: REFER



LANDSCAPE AREA

BUILDING 2.1 SITE AREA = 2,312 M2
BUILDING 2.1 LANDSCAPE AREA = 770 M2 = 33%

BUILDING 2.2 SITE AREA = 2,591 M2
BUILDING 2.2 LANDSCAPE AREA = 1,077 M2 = 41%

BUILDING 2.3 & 2.4 SITE AREA = 8,003 M2
BUILDING 2.3 & 2.4 LANDSCAPE AREA = 3,795 M2 = 47%

STAGE 2A SITE AREA = 12,906 M2
TOTAL LANDSCAPE AREA = 5,642M2 = 43.7%

LANDSCAPE AREA COMPLIANCE DIAGRAM



TREE CANOPY COVERAGE

BUILDING 2.1 SITE AREA = 2,312 M2
BUILDING 2.1 TREE CANOPY COVERAGE = 1,279 M2 = 55%

BUILDING 2.2 SITE AREA = 2,591 M2
BUILDING 2.2 TREE CANOPY COVERAGE = 1,377 M2 = 53%

BUILDING 2.3 & 2.4 SITE AREA = 8,003 M2
BUILDING 2.3 & 2.4 TREE CANOPY COVERAGE = 3,842 M2 = 48%

STAGE 2A SITE AREA = 12,906 M2
TOTAL TREE CANOPY COVERAGE = 6,498M2 = 50%

TREE CANOPY COVERAGE COMPLIANCE DIAGRAM

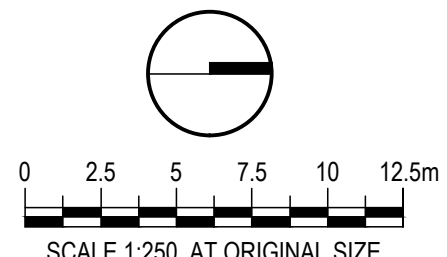
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												Conditions of Use. This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.		Drafting Check CR		Design Check CR		Project					
														Approved (Project Director) Date				Title					
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No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing			Drawn	Job Manager	Project Director	Date															
Plot Date: 24 September 2025 - 3:10 PM					Plotted by: Anita Zhou					Cad File No: Z:\2024\2024059 Corrimal Coke Works DA\Drawings\CAD\2024059-LD-DA010_Compliance diagram.dwg													



												CLIENT				ARCHITECT		LANDSCAPE		DO NOT SCALE		Drawn RI		Designer CR/ RI		Client		LEGACY PROPERTY CORRIMAL COKE WORKS STAGE 2A MASTERPLAN PLAN		
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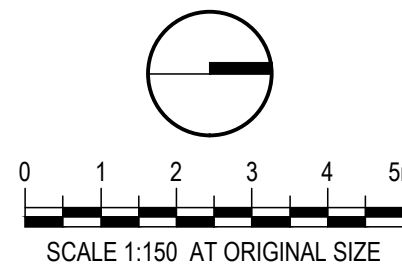
LEGACY PROPERTY
CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.3 & 2.4 GL PLAN

A1 Drawing No: **LD-DA-120**

Rev: -



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Approved (Project Director) Date

Scale

Designer CR/RI

Design Check CR

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Original Size

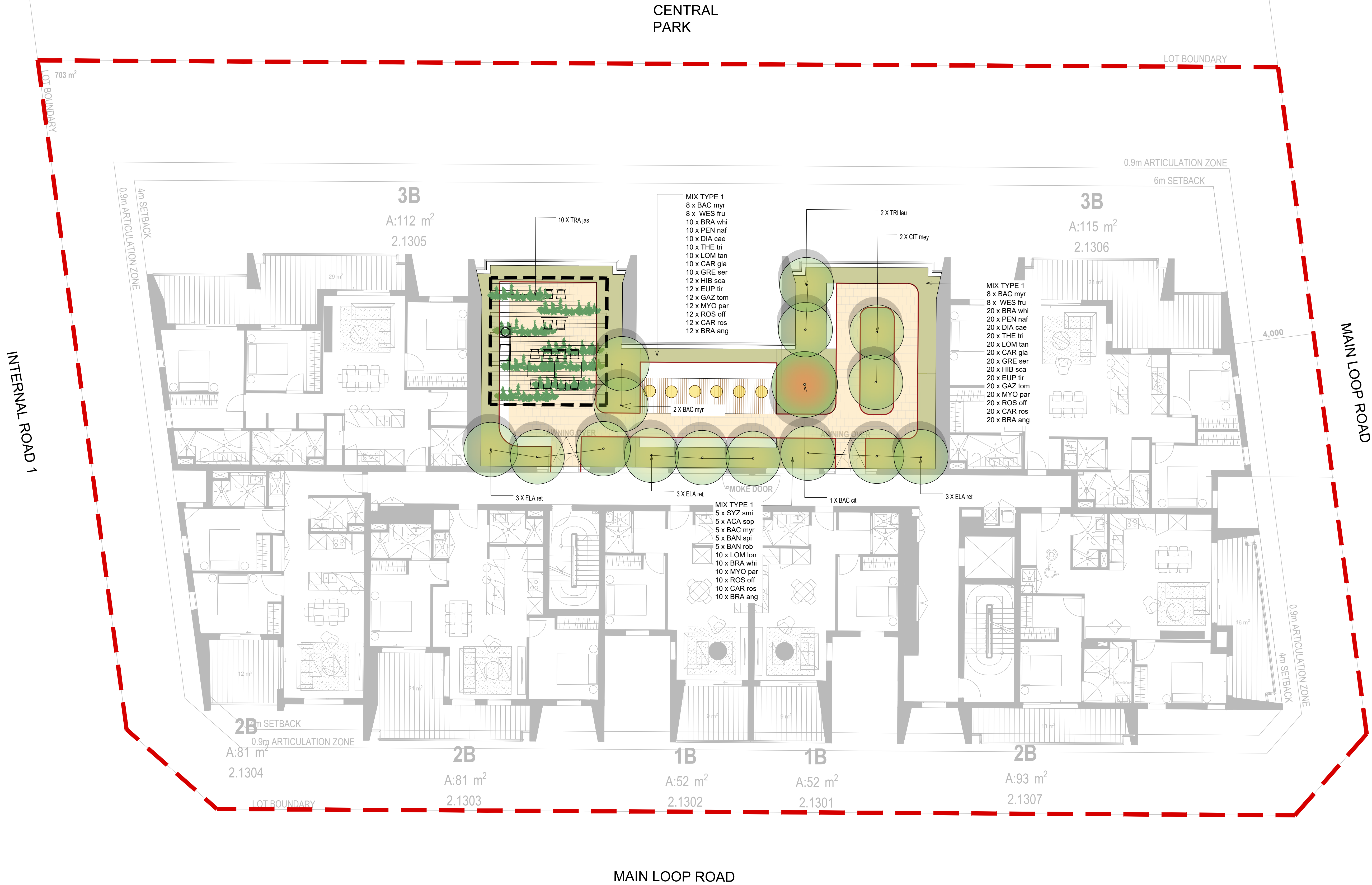
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CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.3 PLAN

A1 Drawing No: LD-DA-131

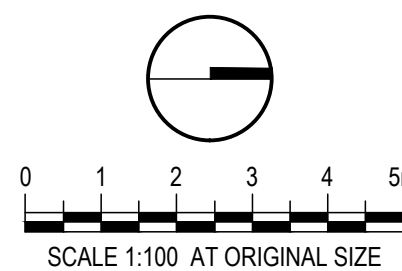
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1					STATE SIGNIFICANT DEVELOPMENT APPLICATION		RI		CR		CR		25.09.25						Approved (Project Director) Date				Title		BUILDING 2.4 GL DETAIL PLAN				
No		Revision		Note: * indicates signatures on original issue of drawing or last revision of drawing		Drawn		Job Manager		Project Director		Date								Scale 1:200		This Drawing must not be used for Construction unless signed as Approved		Original Size		A1 Drawing No: LD-DA-132		Rev: 1	



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Date

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Title

Original Size

LEGACY PROPERTY
CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.1 LEVEL 3 PLANTING PLAN

A1 Drawing No: LD-DA-211

Rev: 1

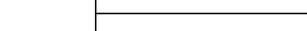


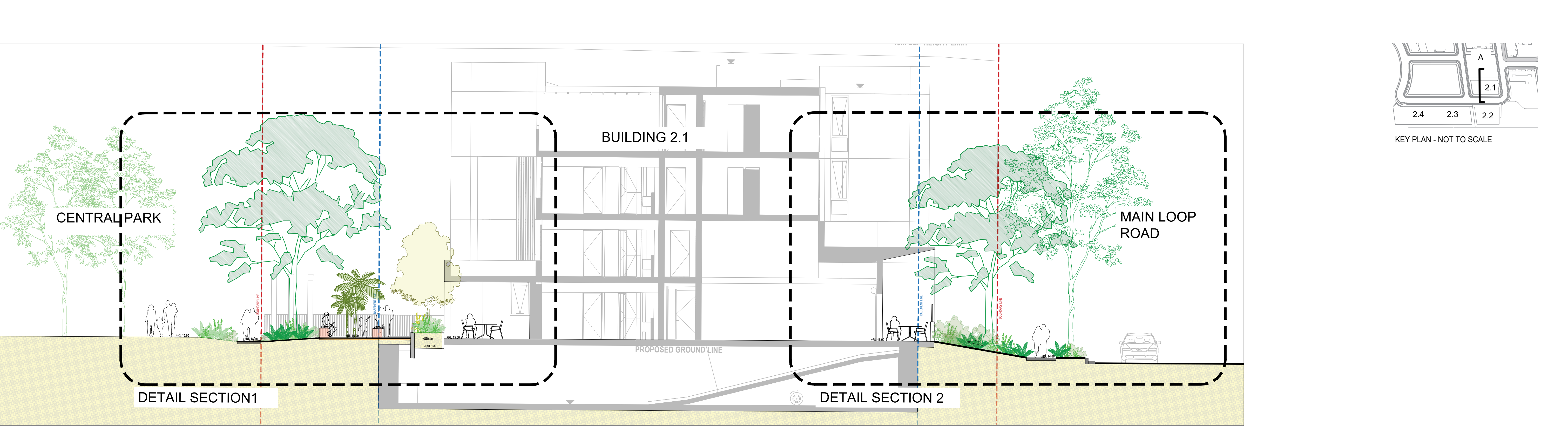
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																	Rev: 1



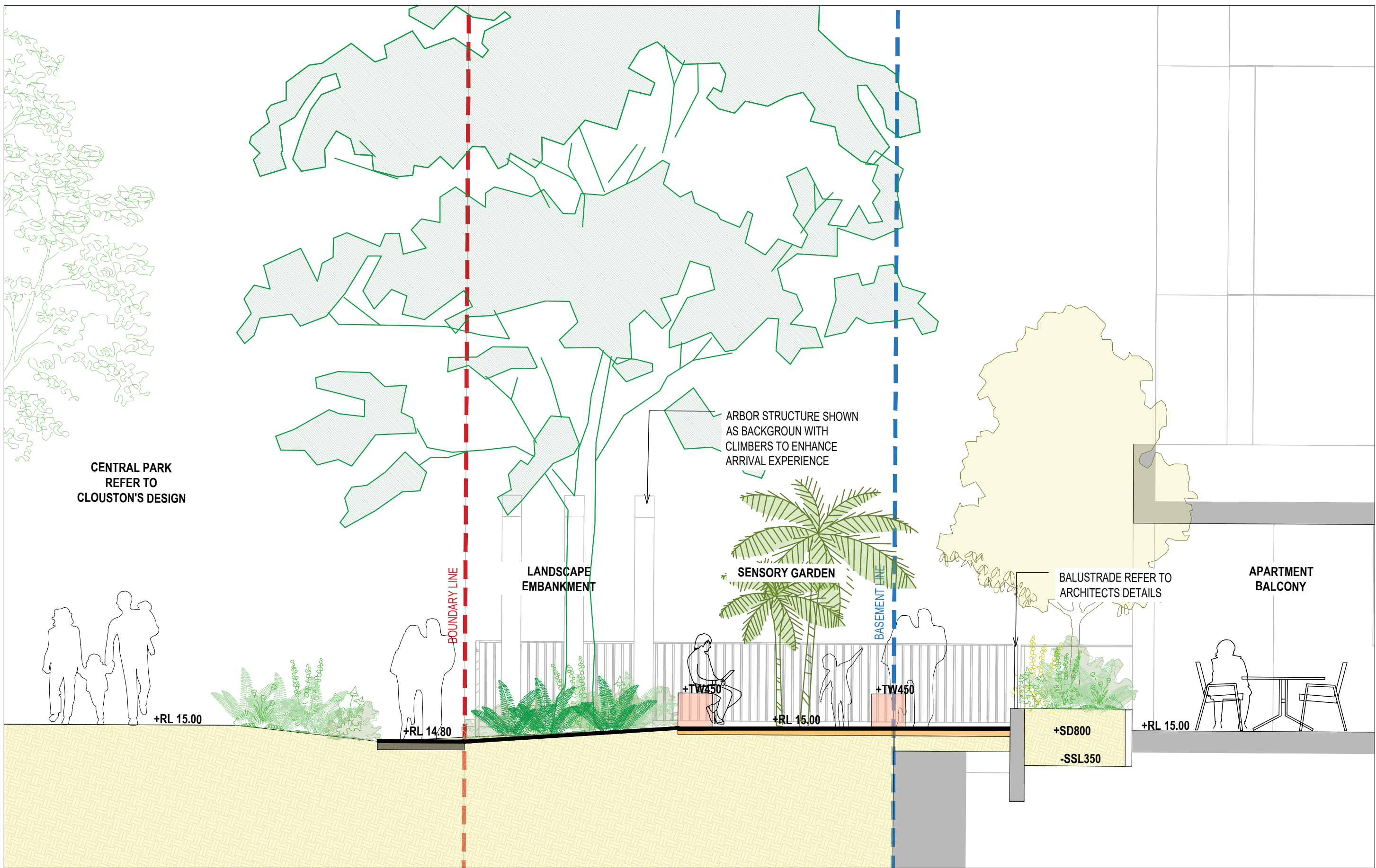
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																	Rev:	1		



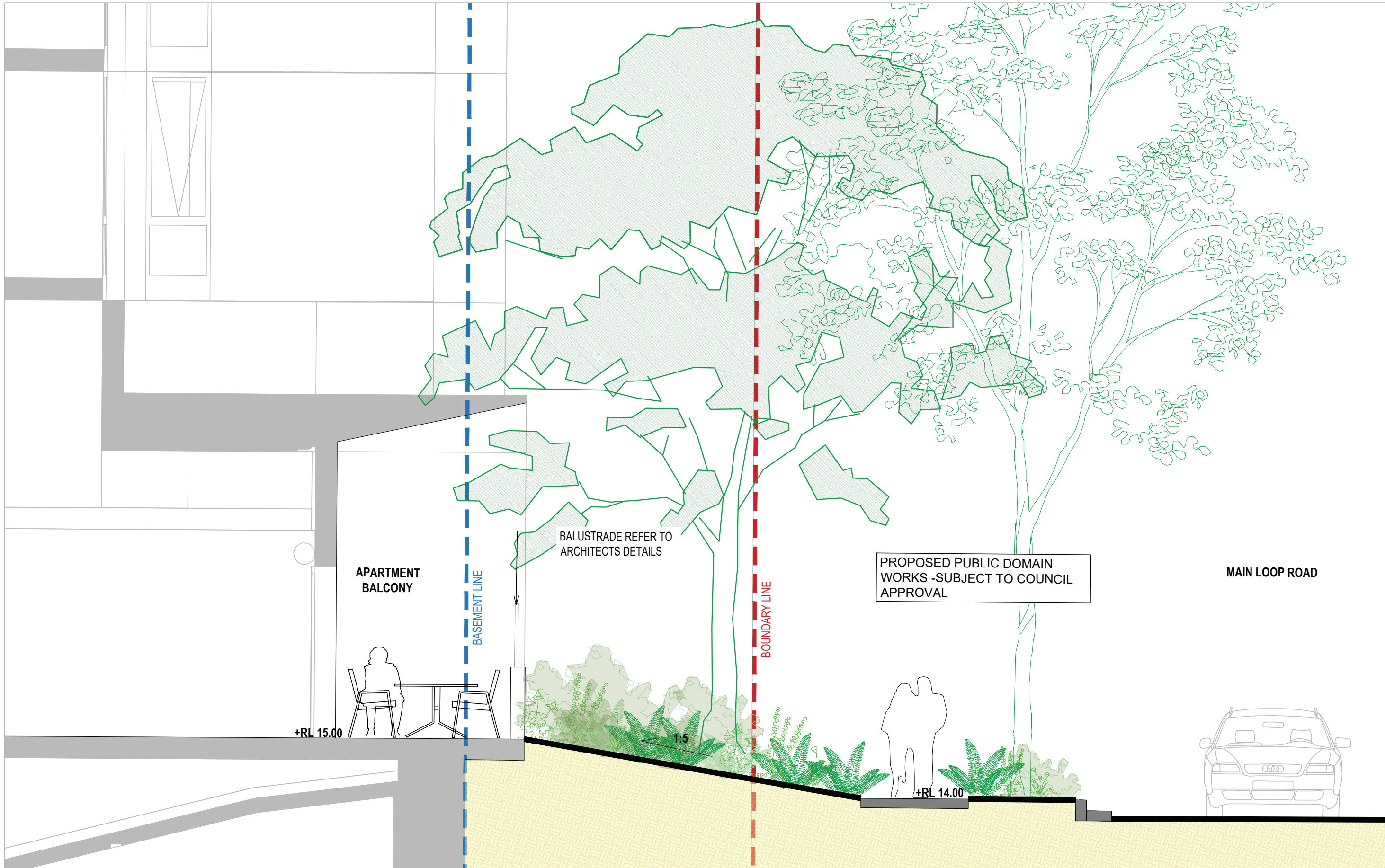
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01 TYPICAL SECTION A
1:100



02 DETAIL SECTION 1
1:50



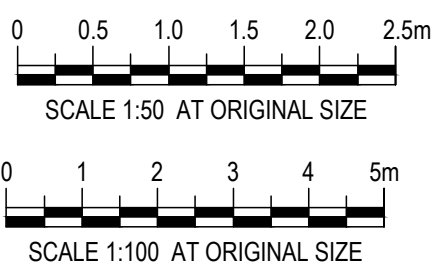
02 DETAIL SECTION 2
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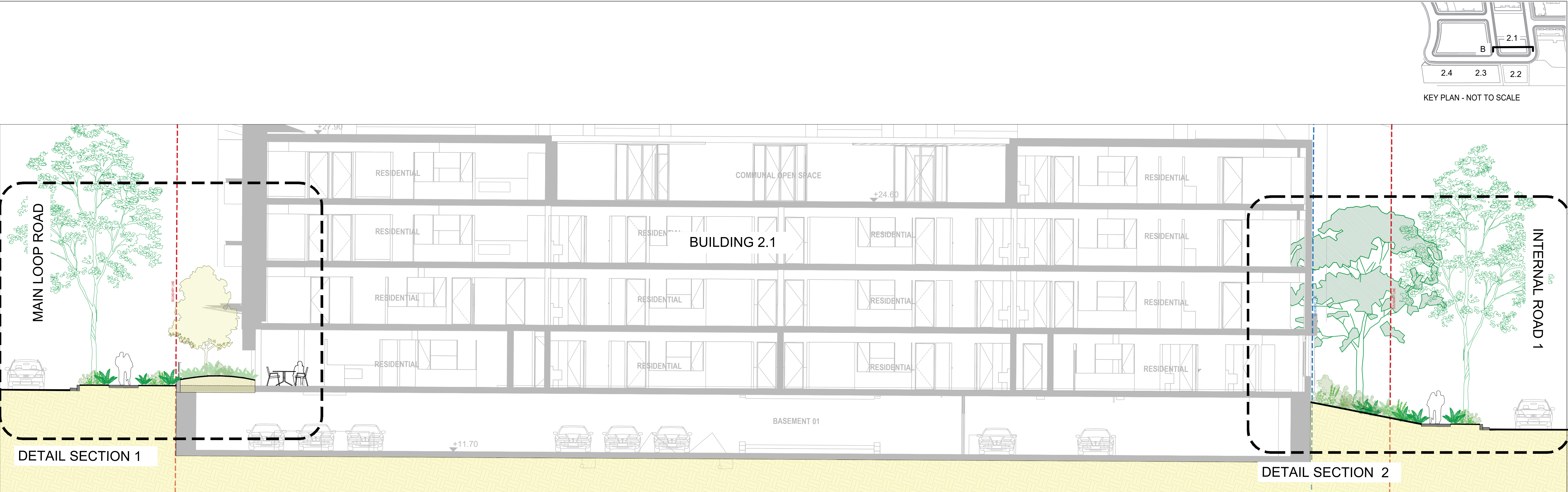
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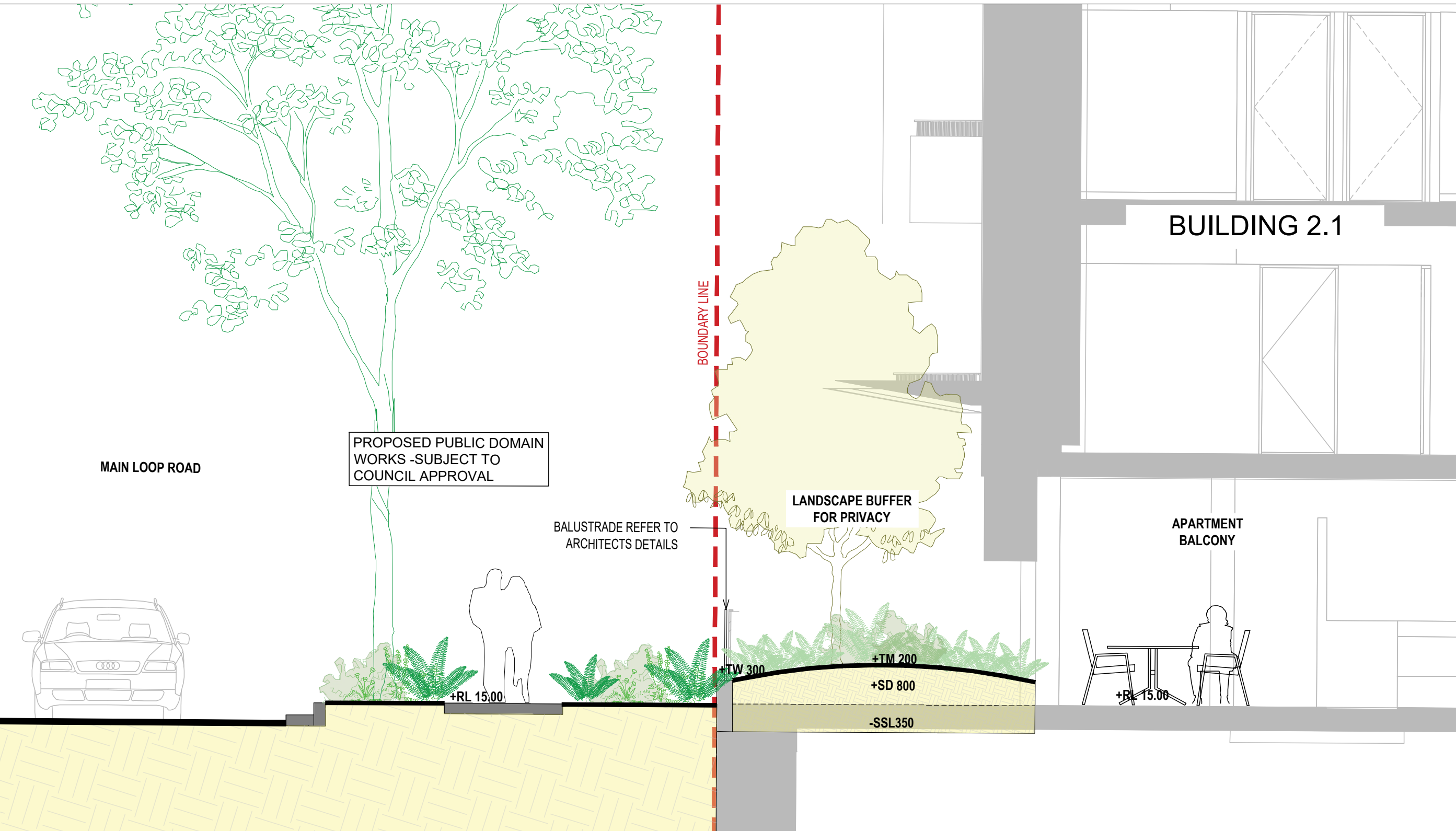
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CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.1 SECTIONS 01

A1 Drawing No: LD-DA-400

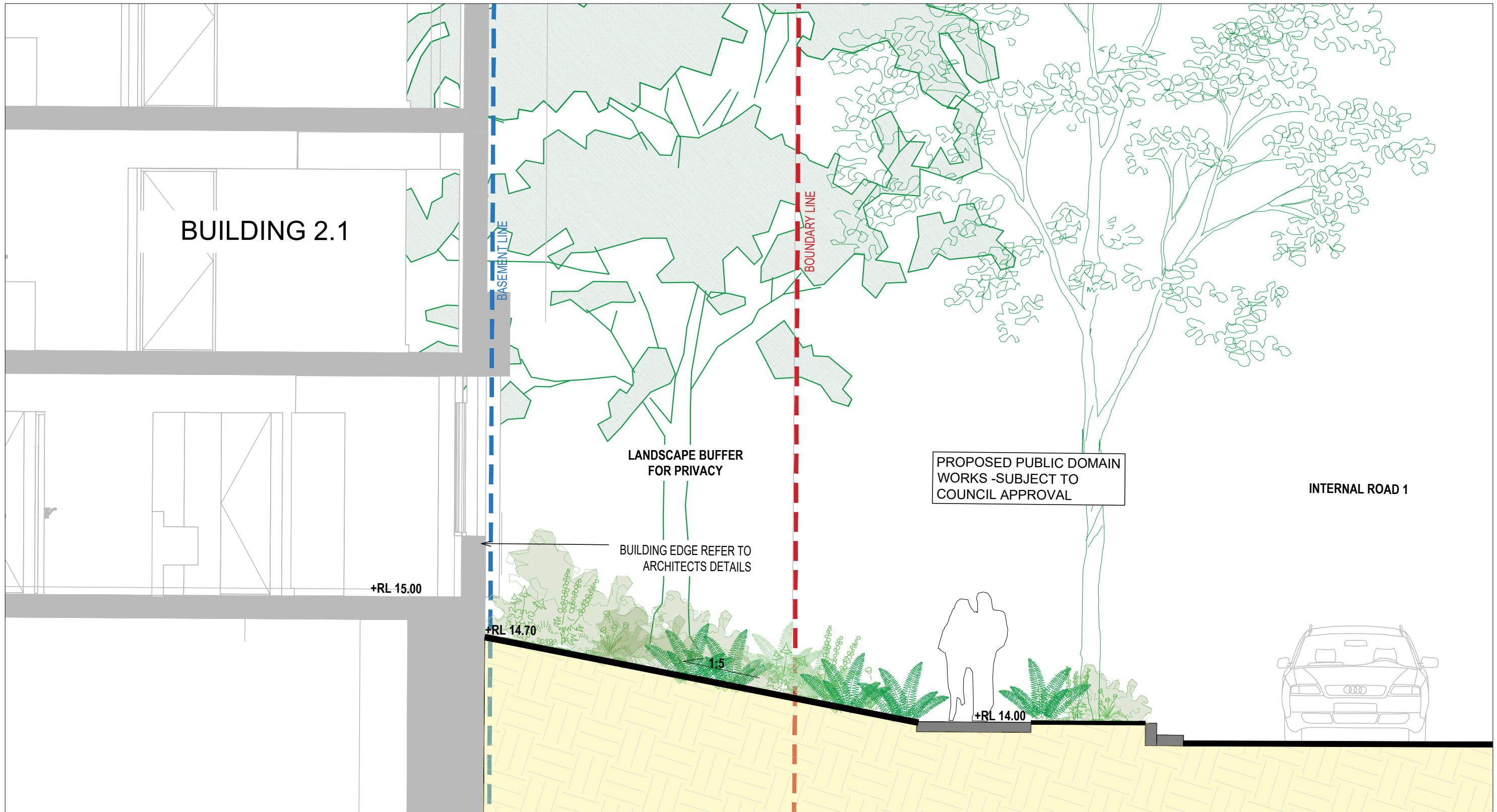
Rev: 1



01 TYPICAL SECTION B
1:100



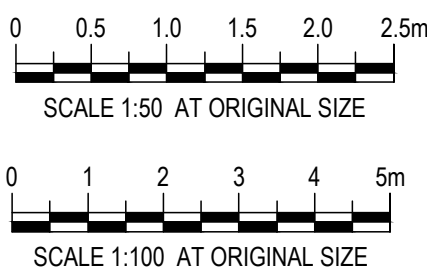
01 DETAIL SECTION 1
1:50



02 DETAIL SECTION 2
1:50

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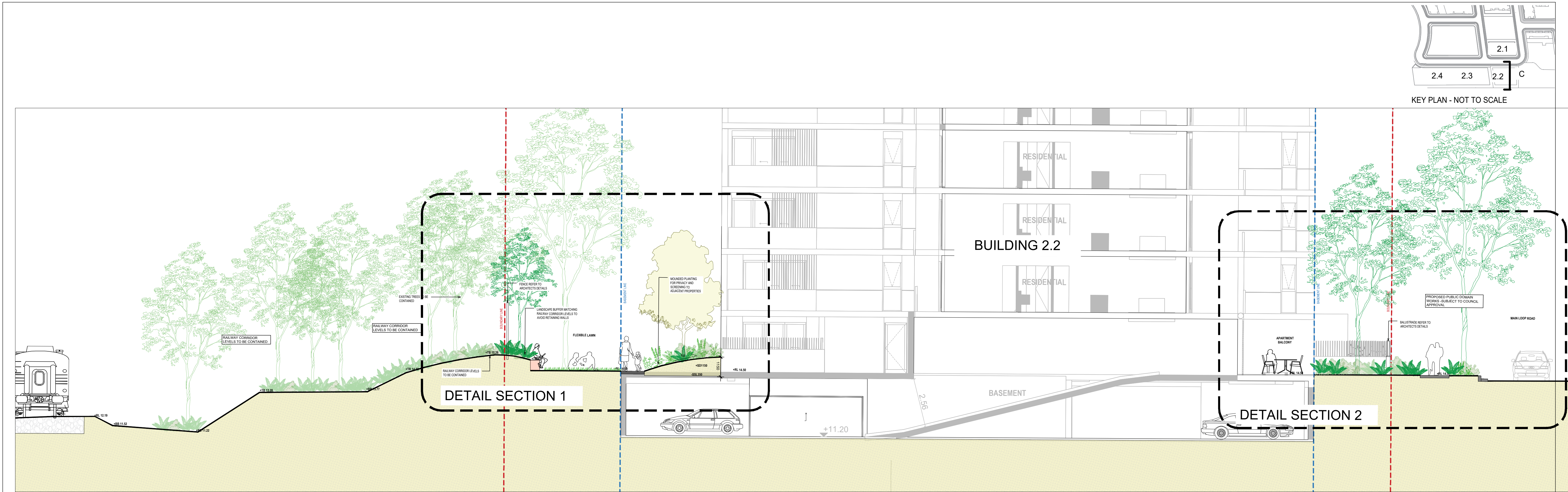
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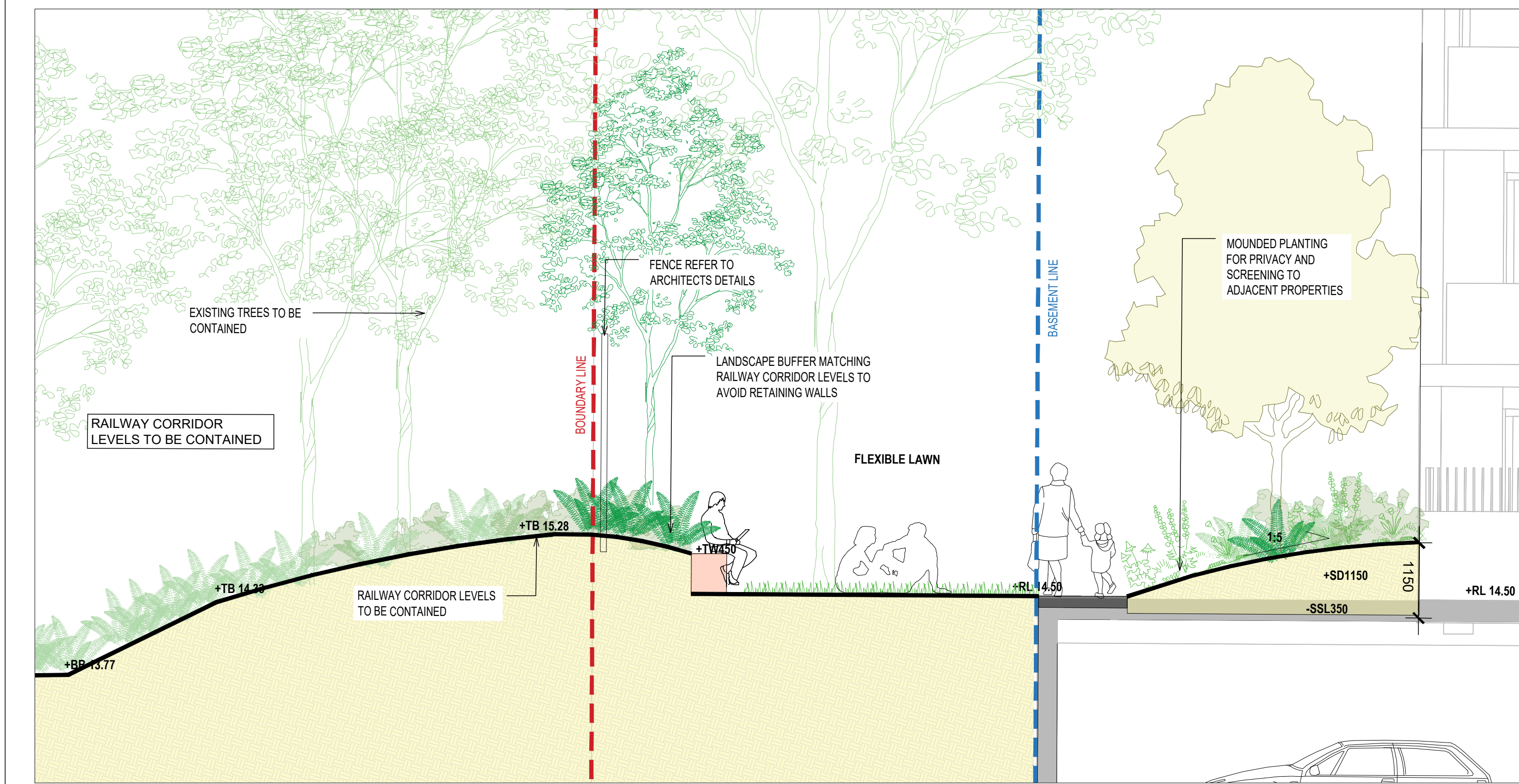
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CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.1 SECTIONS 02

Drawing No: LD-DA-401

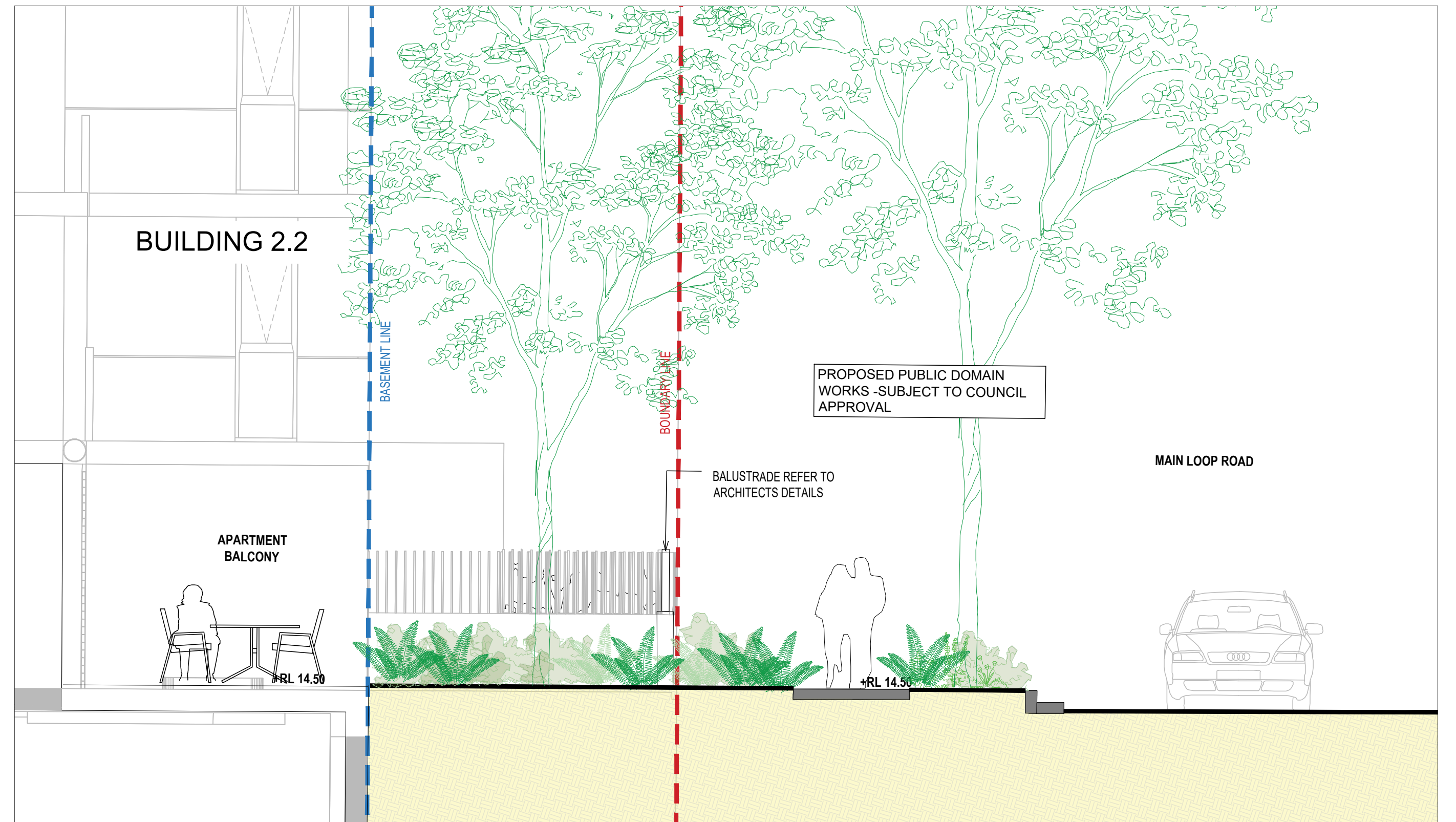
Rev: 1



01 TYPICAL SECTION C
1:100



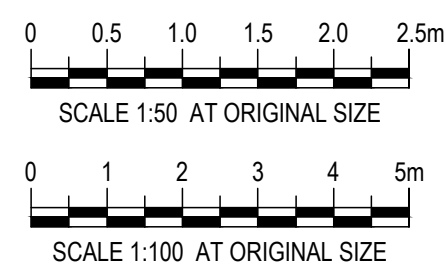
01 DETAIL SECTION 1
1:50



02 DETAIL SECTION 2
1:50

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Date

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Designer CR/RI

Design Check CR

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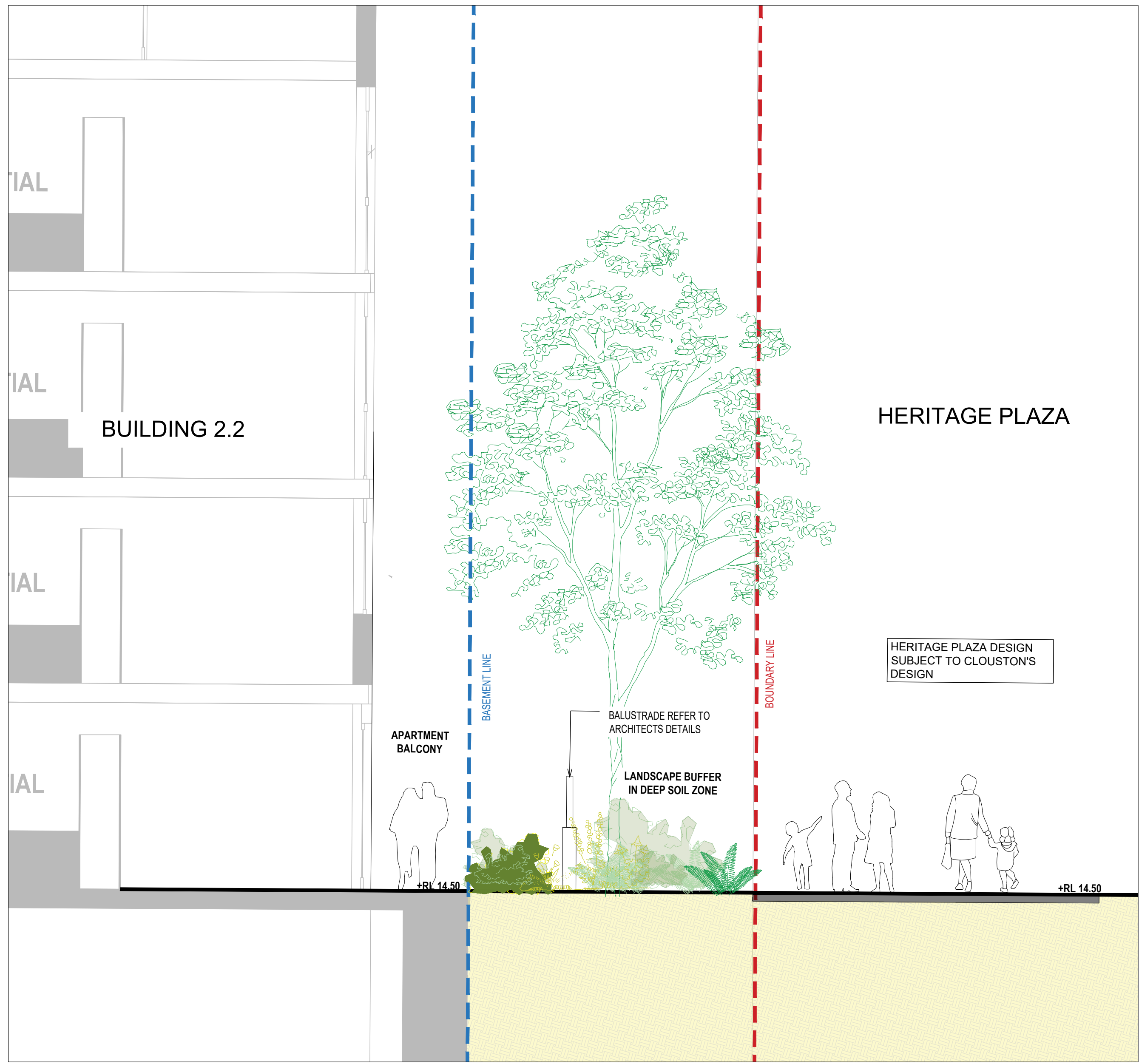
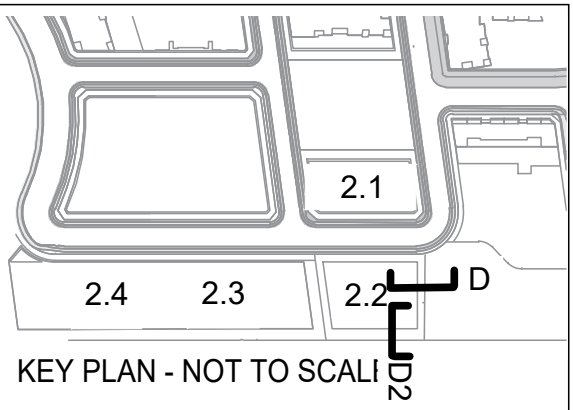
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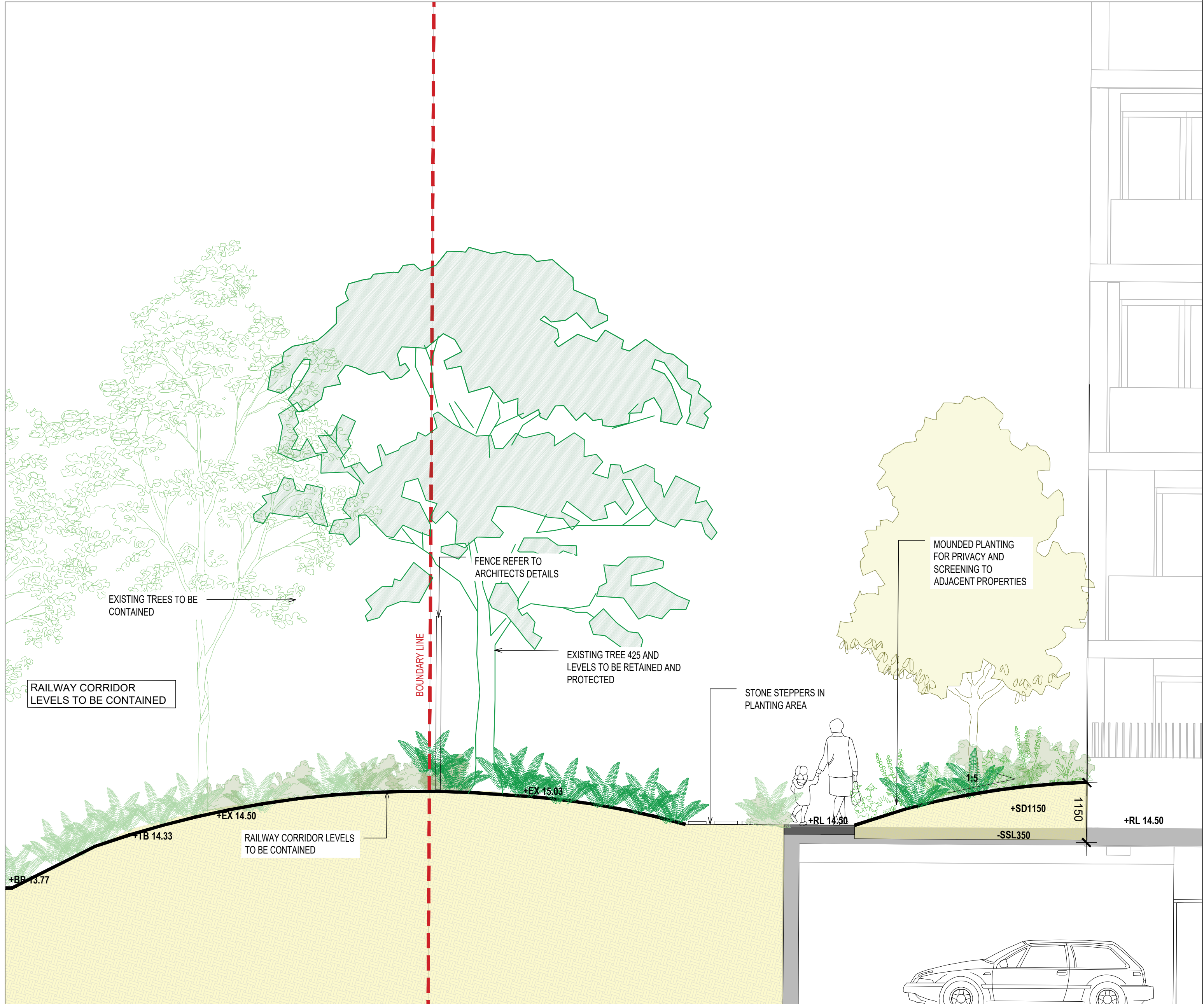
LEGACY PROPERTY
CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.2 SECTIONS 01

A1 Drawing No: LD-DA-410

Rev: 1



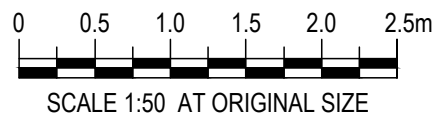
01 TYPICAL SECTION D
1:50



02 TYPICAL SECTION D2: FOR TREE RETENTION
1:100

NOT FOR CONSTRUCTION

1	STATE SIGNIFICANT DEVELOPMENT APPLICATION				AZ CR CR 25.09.25
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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Date

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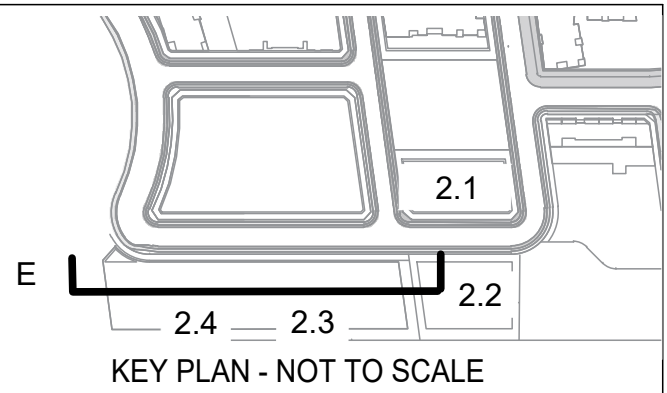
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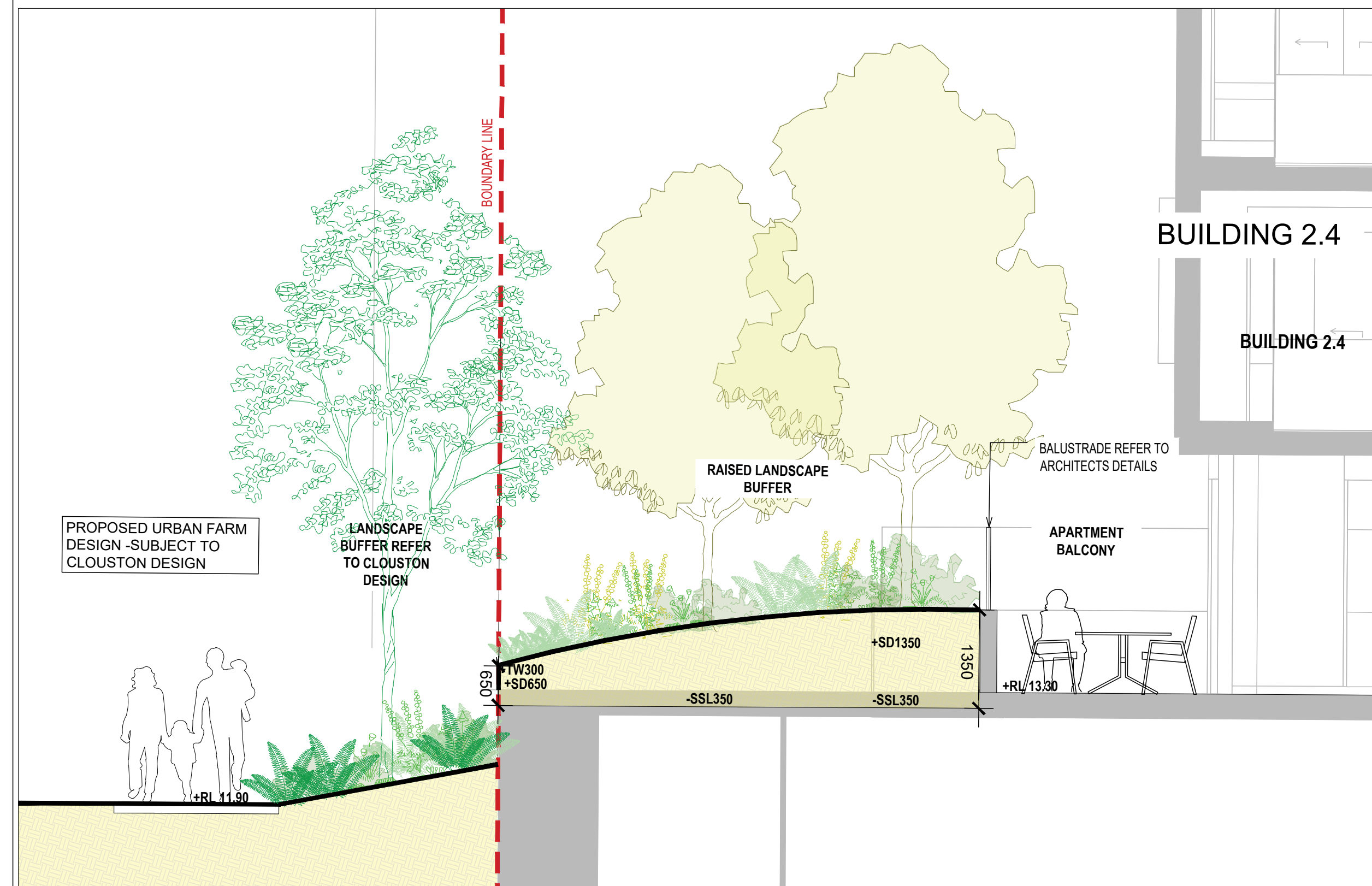
LEGACY PROPERTY
CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.2 SECTIONS 02

A1 Drawing No: LD-DA-411

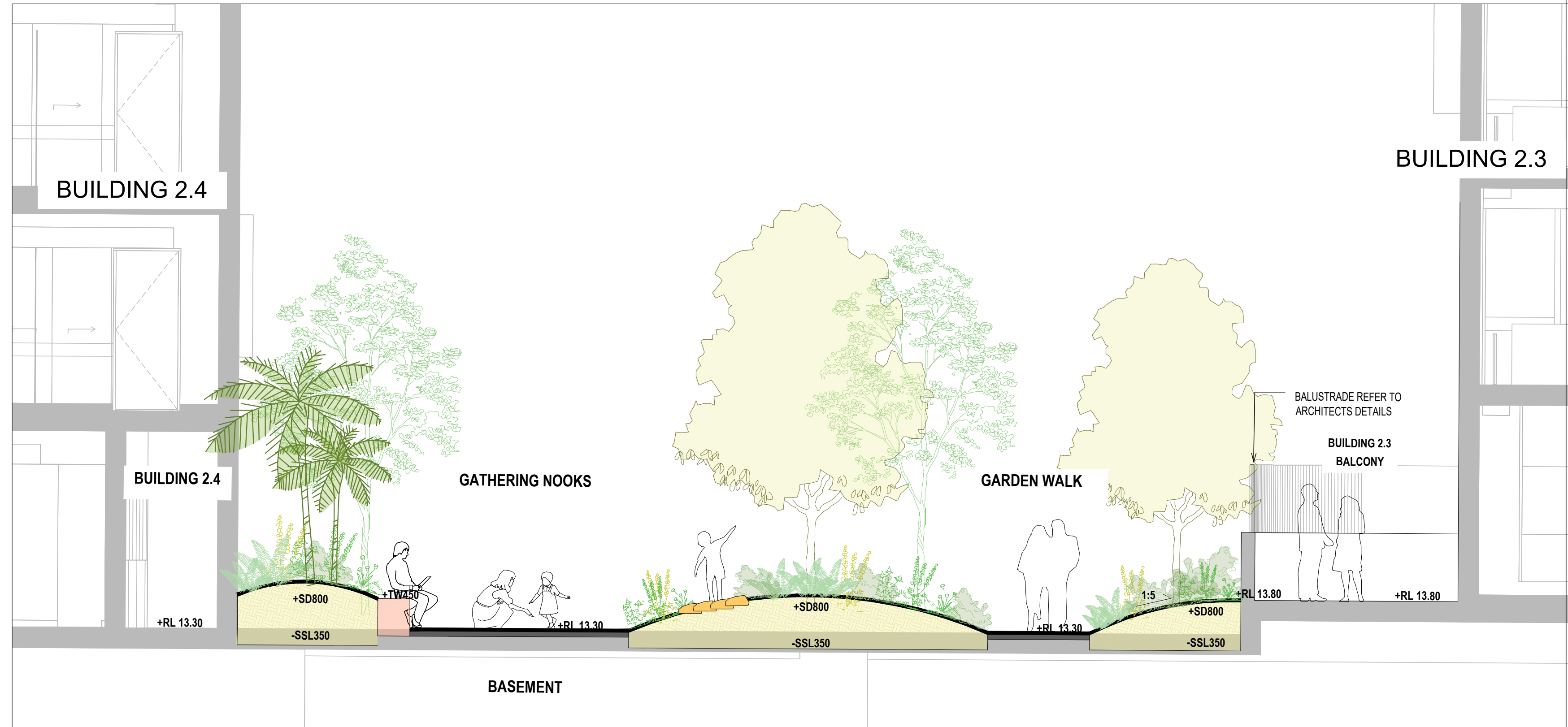
Rev: 1



01 TYPICAL SECTION E
1:250



02 DETAIL SECTION 1
1:50



02 DETAIL SECTION 2
1:50

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1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	CR	CR	25.09.25
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Title

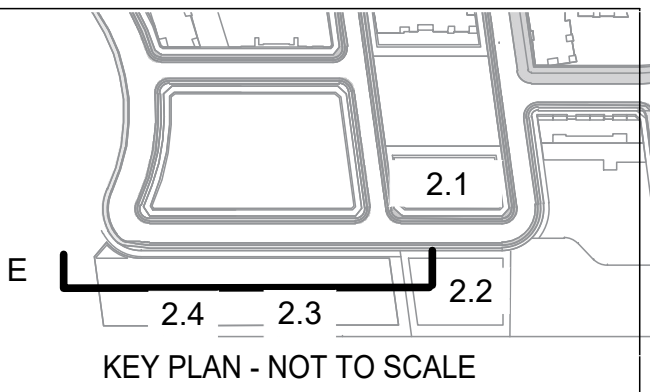
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A1

LEGACY PROPERTY
CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.3 + 2.4 SECTIONS 01

Drawing No: LD-DA-420

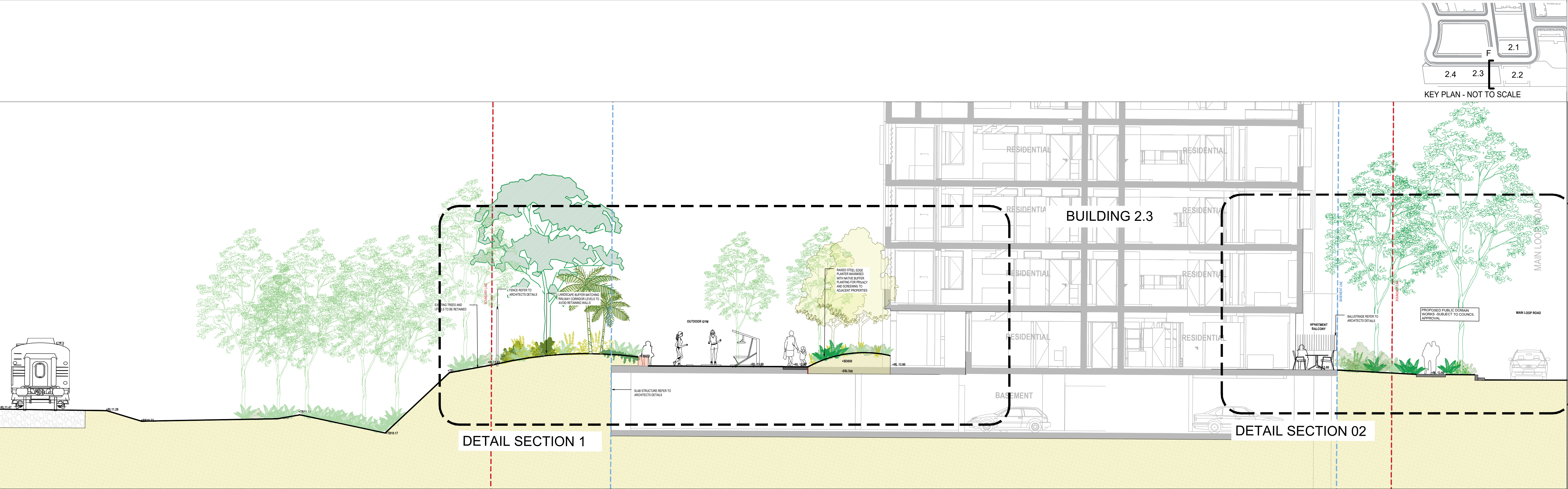
Rev: 1



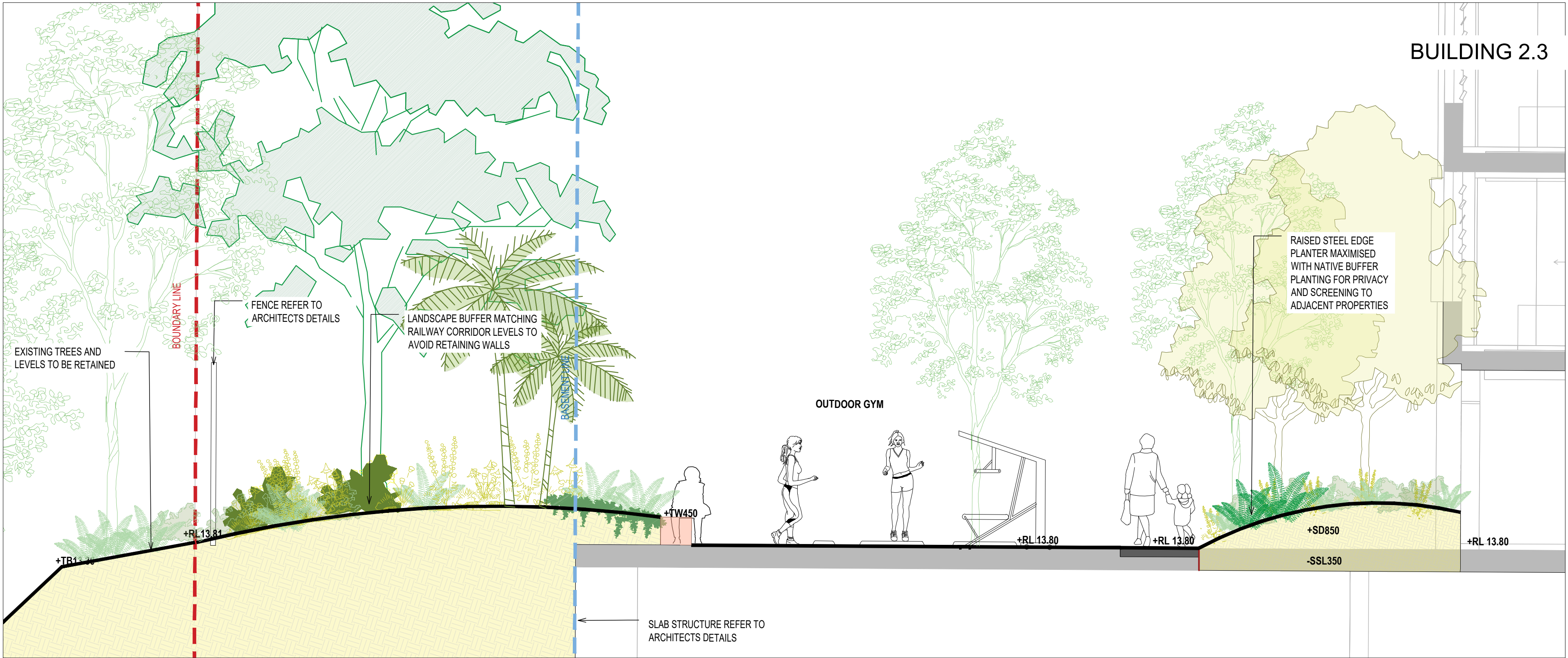
01 DETAIL SECTION 3
1:50

NOT FOR CONSTRUCTION

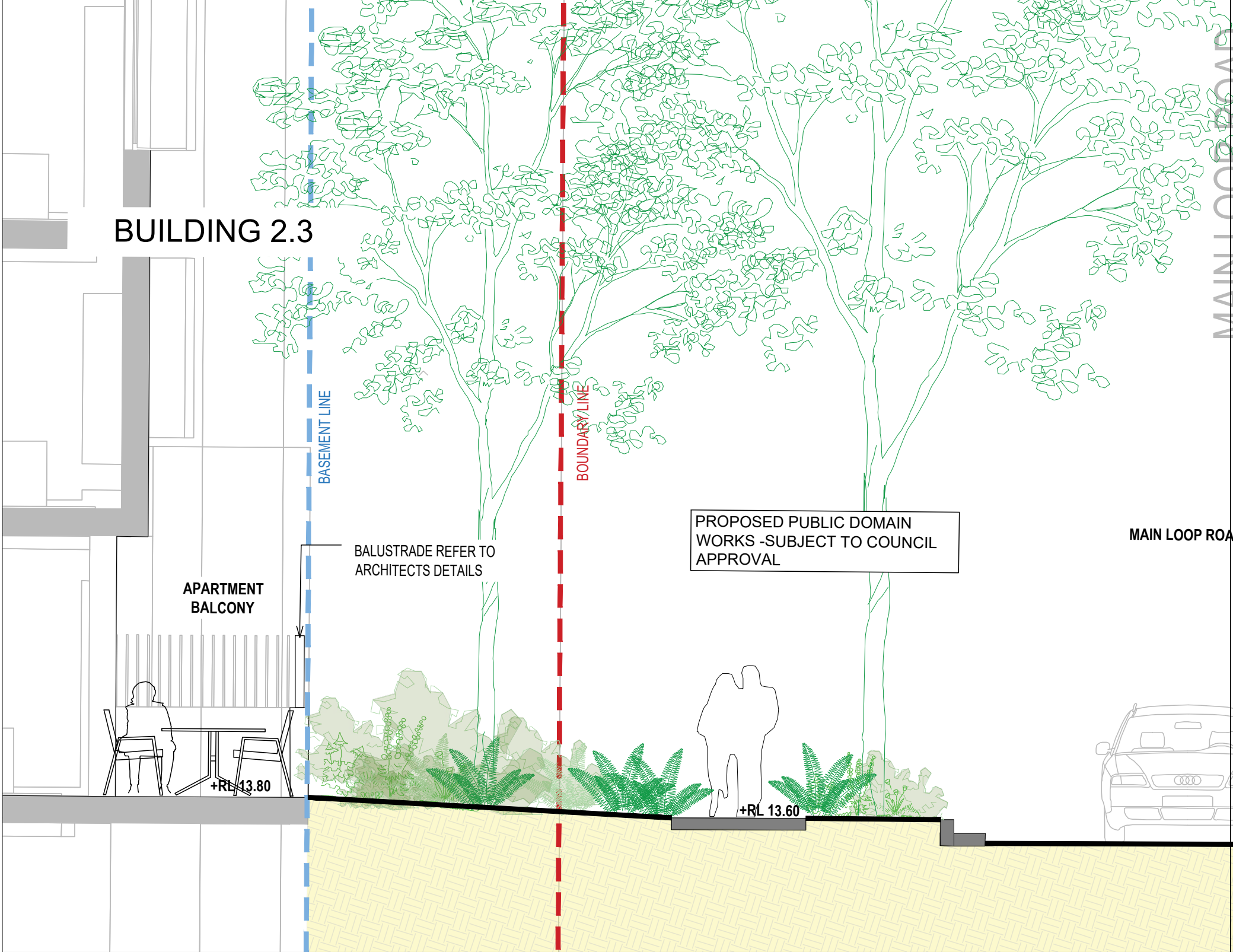
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01 TYPICAL SECTION F
1:100



01 DETAIL SECTION 1
1:50



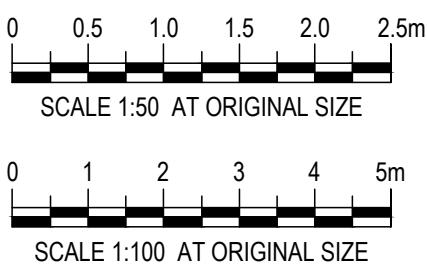
02 DETAIL SECTION 2
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1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	CR	CR	25.09.25
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director

Plot Date: 24 September 2025 - 12:22 PM Plotted by: Anita Zhou

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Drawn RI

Drafting Check CR

Approved (Project Director) Date

Scale

Designer CR/RI

Design Check CR

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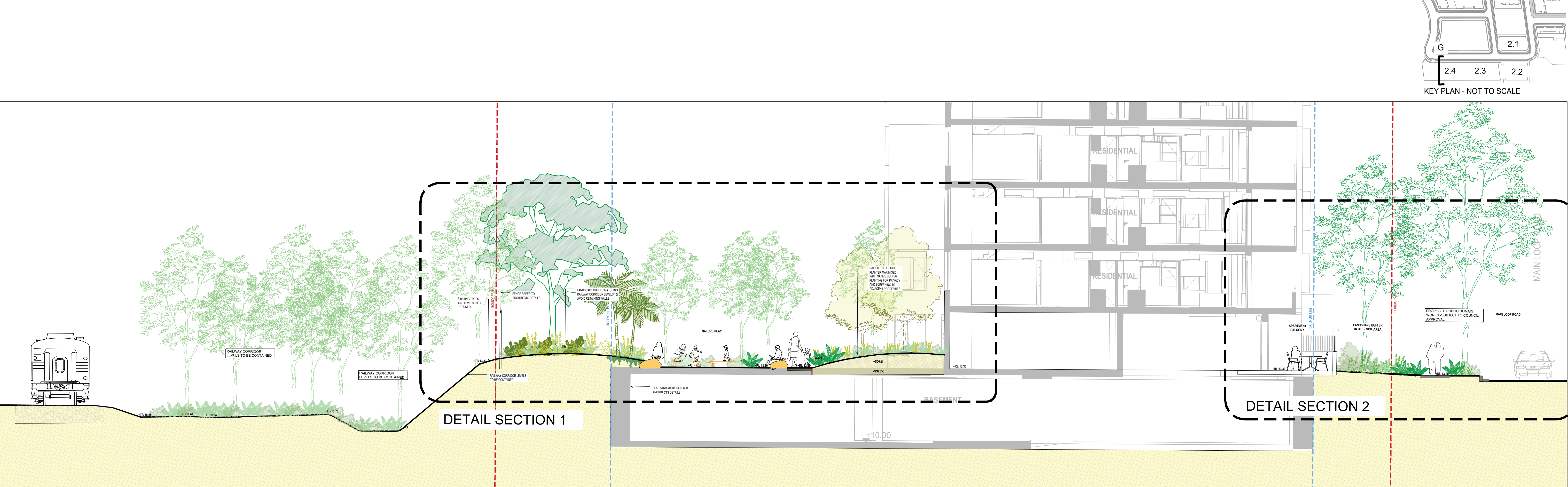
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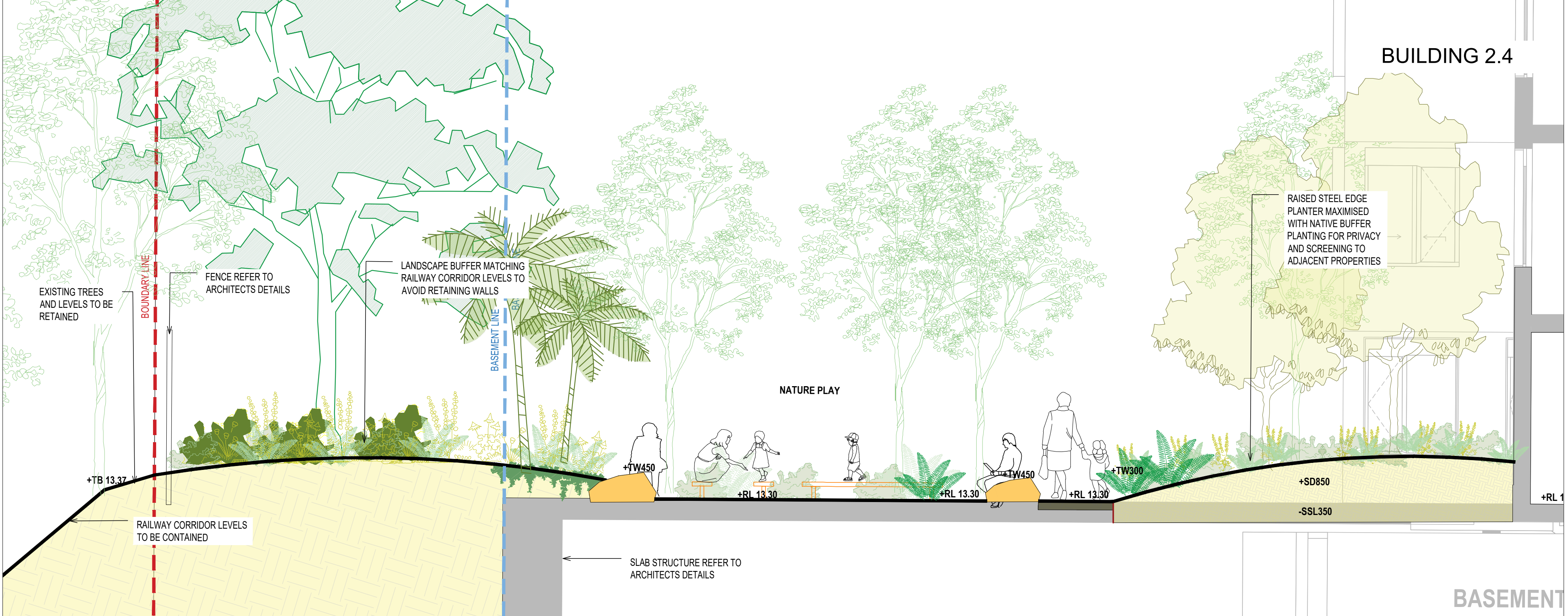
LEGACY PROPERTY
CORRIMAL COKE WORKS STAGE 2A
BUILDING 2.3 SECTIONS

A1 Drawing No: LD-DA-422

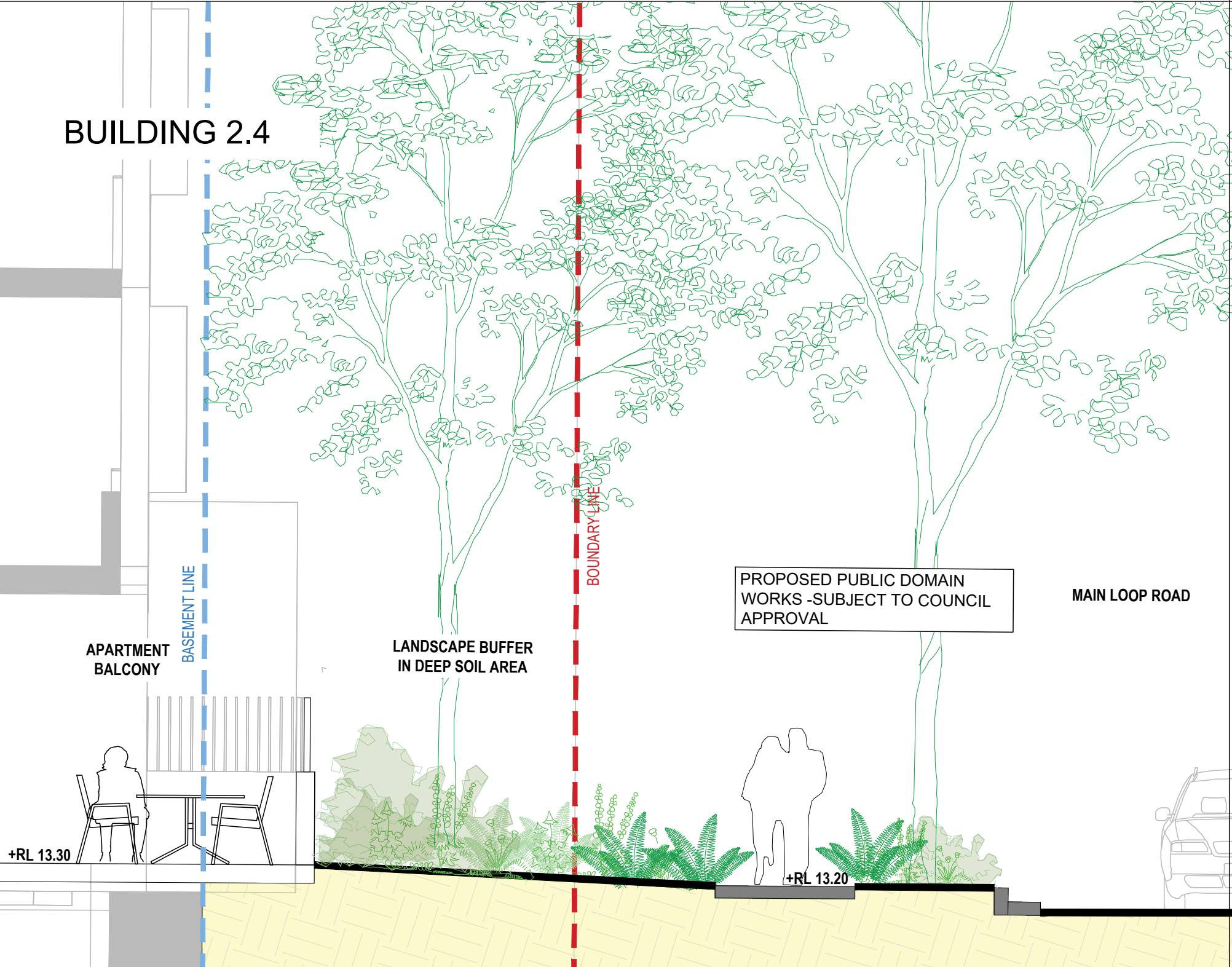
Rev: 1



01 TYPICAL SECTION A
1:100



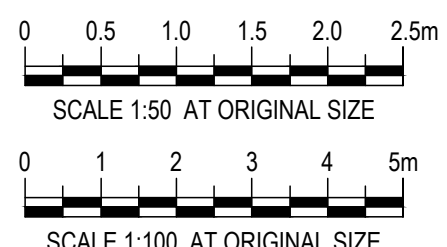
01 DETAIL SECTION 1
1:50



02 DETAIL SECTION 2
1:50

NOT FOR CONSTRUCTION

1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	CR	CR	25.09.25
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director



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Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale			

Client **LEGACY PROPERTY**
Project **CORRIMAL COKE WORKS STAGE 2A**
Title **BUILDING 2.4 SECTIONS**

Drawing No: **LD-DA-423**

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 preparation. 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.

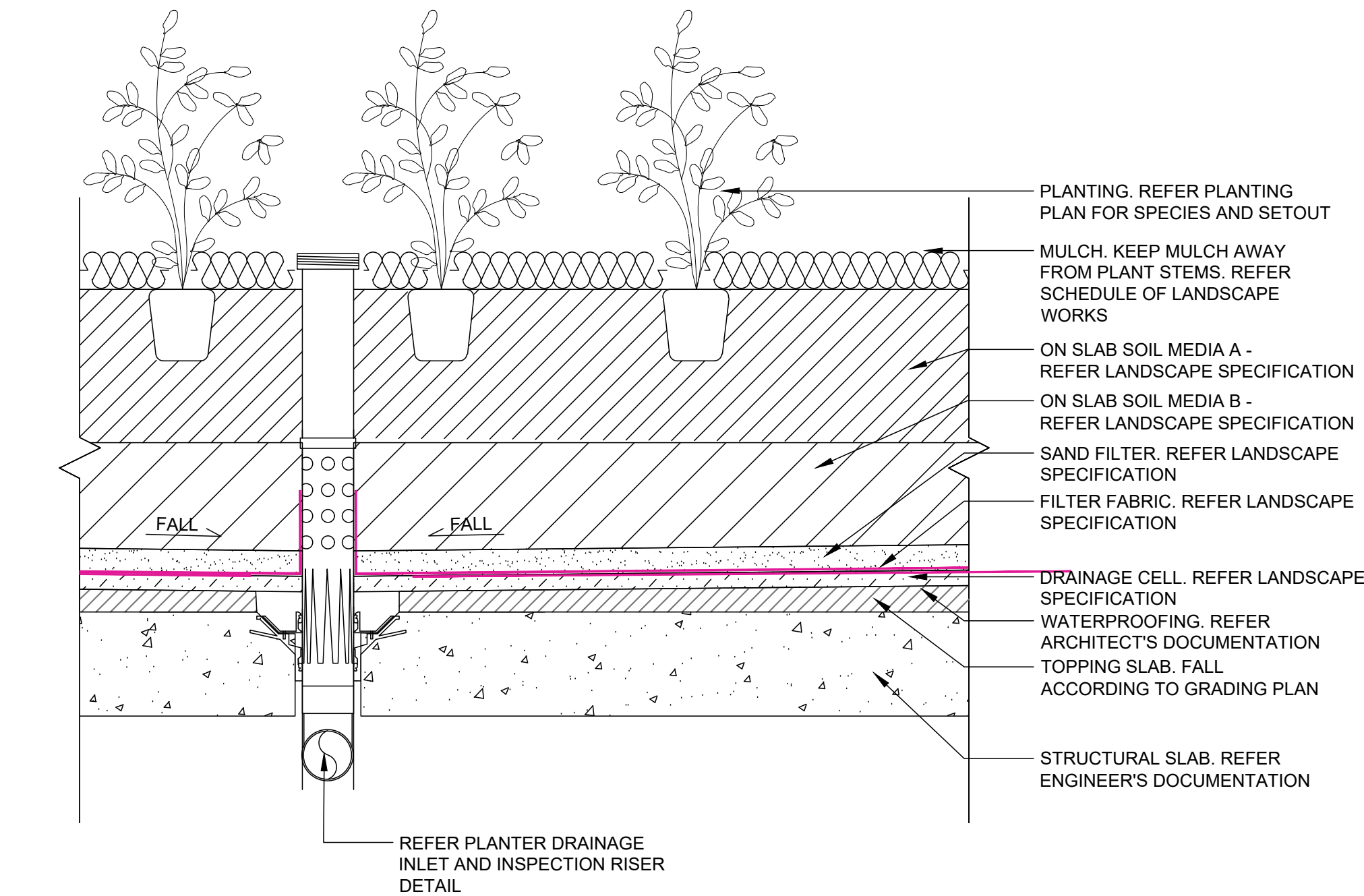
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

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

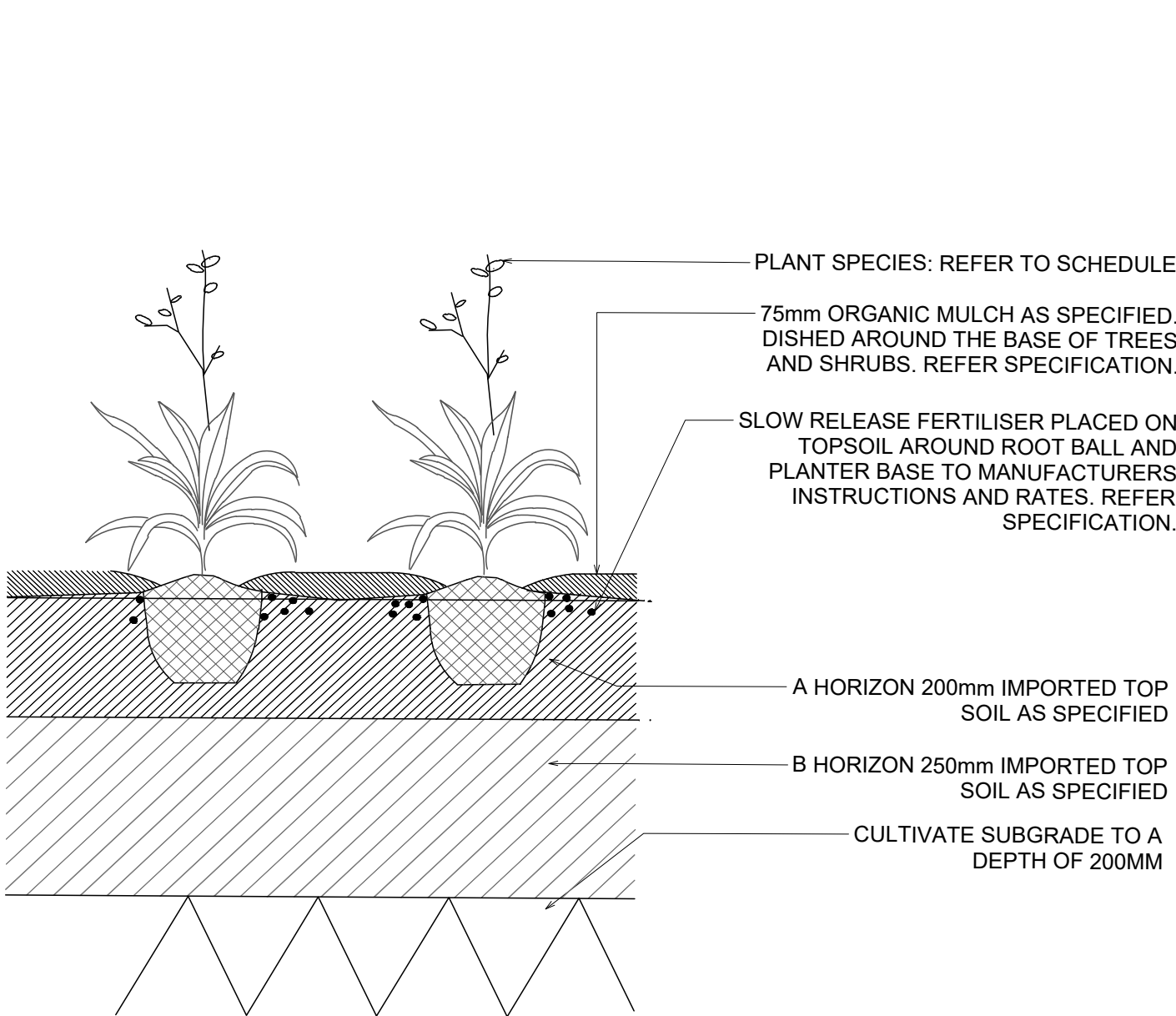
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

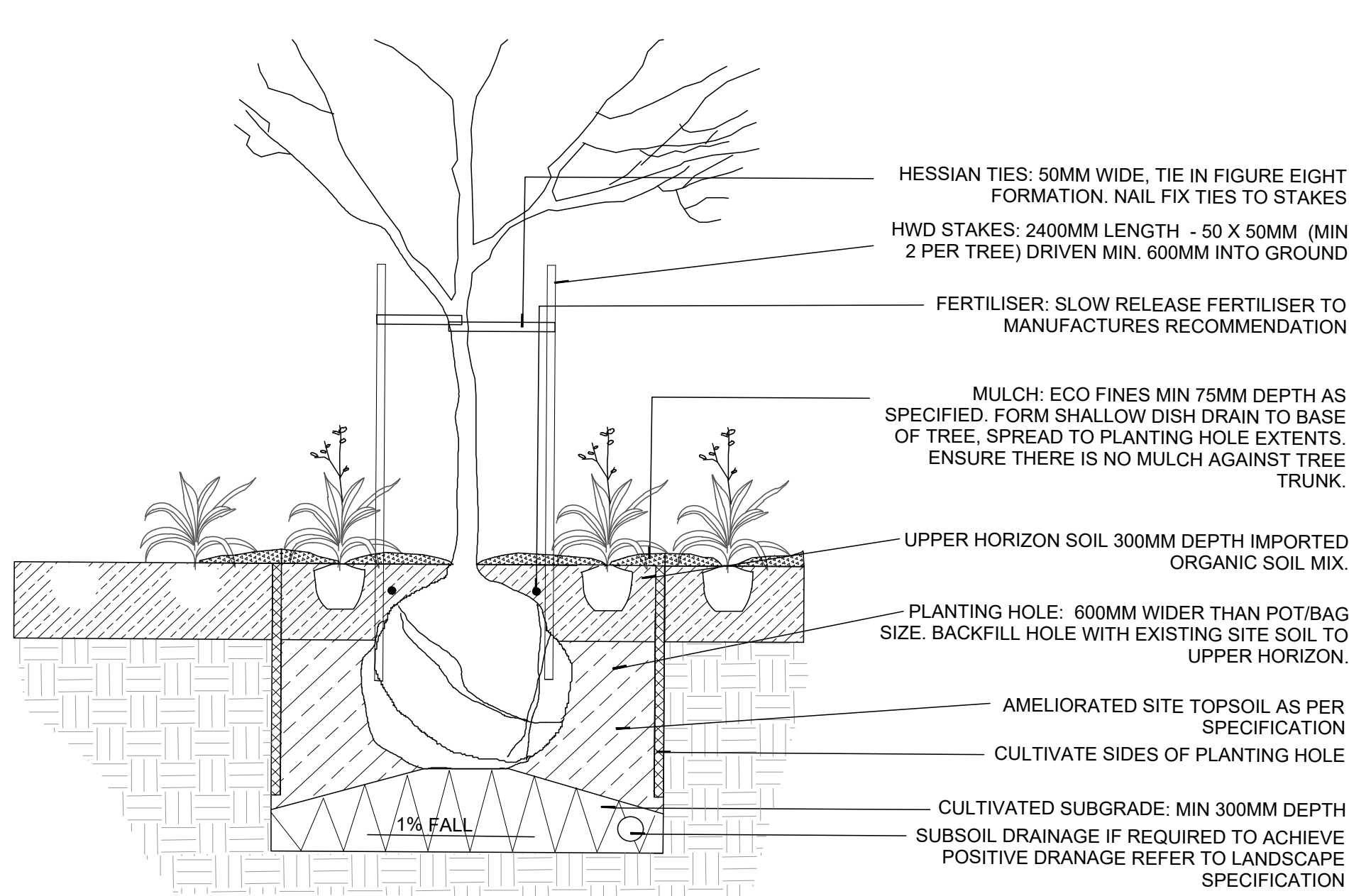
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON SLAB
1:10



2 TYPICAL DETAIL: PLANTER ON GRADE
1:10



3 TYPICAL DETAIL: TREE PLANTING ON GRADE
1:20

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1	STATE SIGNIFICANT DEVELOPMENT APPLICATION	AZ	CR	CR	25.09.25
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director

Plot Date: 24 September 2025 - 12:18 PM Plotted by: Anita Zhou

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Scale 1:200

Designer CR/ RI

Design Check CR

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Client

Project

Title

Original Size

LEGACY PROPERTY
CORRIMAL COKE WORKS STAGE 2A
TYPICAL DETAILS & OUTLINE
MAINTENANCE SPECIFICATION

A1 Drawing No: **LD-DA-900**

Rev: 1