



TAMWORTH REGIONAL COUNCIL

ANNEXURES for EXTRAORDINARY COUNCIL AGENDA

24 APRIL 2025

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
------	---------	---------

**Release of Restriction on the Use of Land and DA2025-0287 for
the Construction of a Specialised Retail Premises, Shops and
Associated Works on Lot 1 in DP 1304039 - 408 Goonoo Goonoo
Road, HILLVUE NSW 2340 in Environment and Planning**

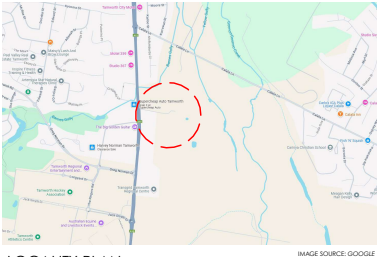
Annexure 1	Architectural and Landscaping Plans	2
Annexure 2	Deposited Plan and Section 88B for DP 1304039	34

PROPOSED DEVELOPMENT - HOMEMAKER CENTRE
GOONOO GOONOO RD, TAMWORTH, NSW
TOWN PLANNING APPLICATION



ARTIST IMPRESSION

TOWN PLANNING - DRAWING LIST		
Sheet Number	Sheet Name	Current Revision
DA001	COVER SHEET	B
DA015	EXISTING CONDITIONS PLAN	B
DA020	PROPOSED SITE PLAN	B
DA101	GROUND FLOOR PLAN - LFR 1 & 2	B
DA102	GROUND FLOOR PLAN - RETAIL (SHOPS) 1 & 2	B
DA111	ROOF PLAN - LFR 1 & 2	B
DA112	ROOF PLAN - RETAIL (SHOPS) 1 & 2	B
DA151	ELEVATIONS - LFR 1 & 2	B
DA152	ELEVATIONS - RETAIL (SHOPS) 1 & 2	B
DA153	NORTH ELEVATION - OVERALL	B
DA161	SECTIONS - LFR 1 & 2	B
DA162	SECTIONS - RETAIL (SHOPS) 1 & 2	B
DA171	SIGNAGE DETAILS - SHEET 1	B
DA172	PYLON & SIGNAGE DETAILS - SHEET 2	B
DA201	SHADOW DIAGRAMS - SHEET 1	B
DA202	SHADOW DIAGRAMS - SHEET 2	B
DA301	ARTIST IMPRESSIONS	B
DA302	ARTIST IMPRESSIONS	B
DA303	ARTIST IMPRESSIONS	B
DA304	ARTIST IMPRESSIONS	B
DA305	ARTIST IMPRESSIONS	B
DA306	ARTIST IMPRESSIONS	B



LOCALITY PLAN

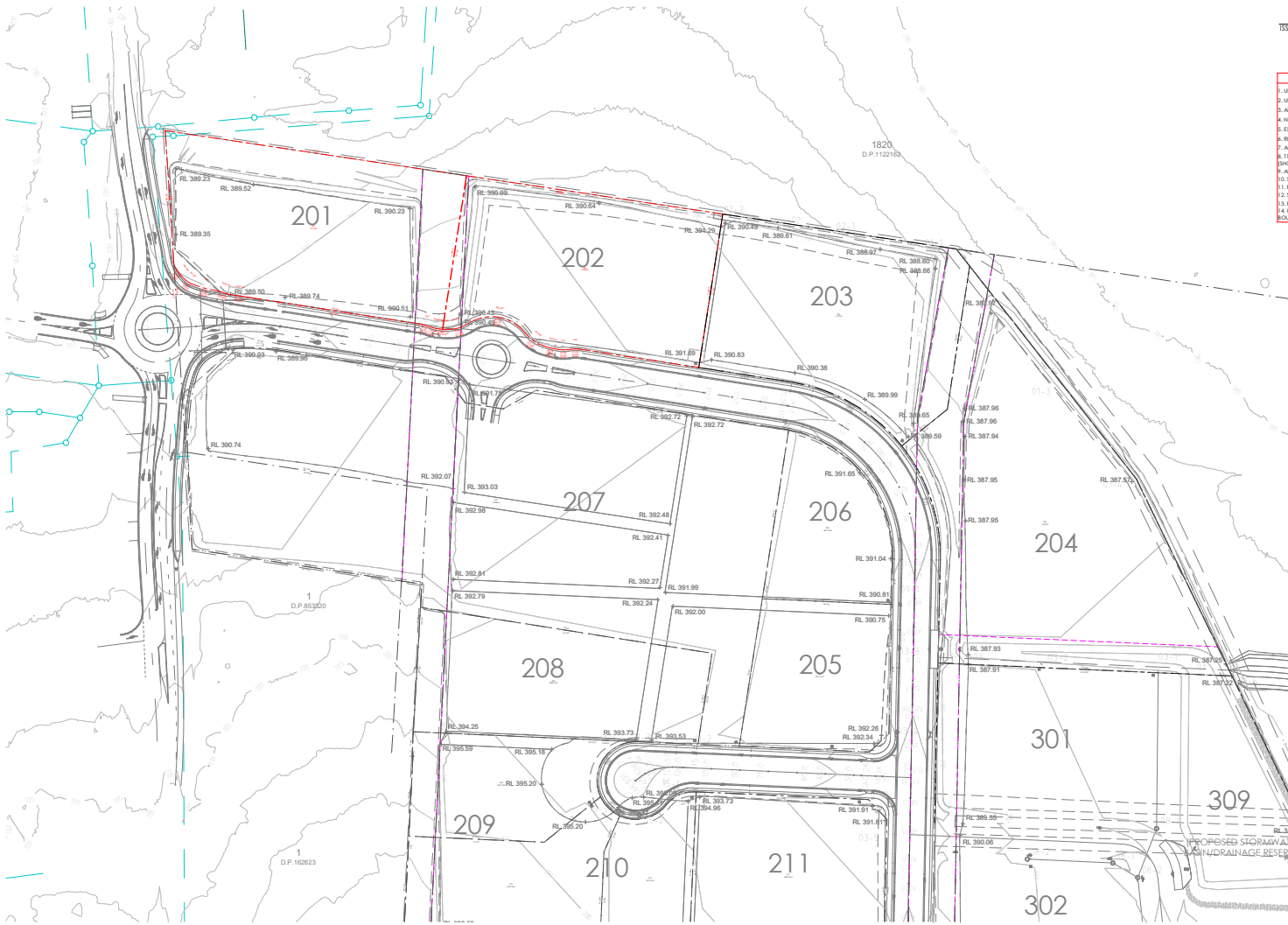
IMAGE SOURCE: GOOGLE

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION -	04.02.25	SJE
B	DEVELOPMENT APPLICATION -	08.04.25	SJE
	REFER TO LIST OF CHANGES		

DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES	
1.	UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
2.	UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
3.	ADDED SETBACK DISTANCES FROM SITE BOUNDARY
4.	NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
5.	EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
6.	REPLACED SHADE SAILS WITH LANDSCAPING TREE DIMENSIONS
7.	ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
8.	T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
9.	ADDED DA153 NORTH ELEVATION - OVERALL TO SET
10.	SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
11.	REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.H
12.	STACKED PARKING REMOVED
13.	PROPOSED SITE BOUNDARY EXTENSION
14.	UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.

ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

- DEVELOPMENT APPLICATION REVISIONS & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMETERS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LIFT, LIFT, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DASHED NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LOT 2 & LOT 3
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION

DEVELOPMENT APPLICATION EXISTING CONDITIONS PLAN

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T+61 3 96546344

SCALE
1:1000 @ A1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO: DA015
REV: B

LEFFLER SIMES ARCHITECTS

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T+61 3 96566344

SCALE
1:300 @ A1

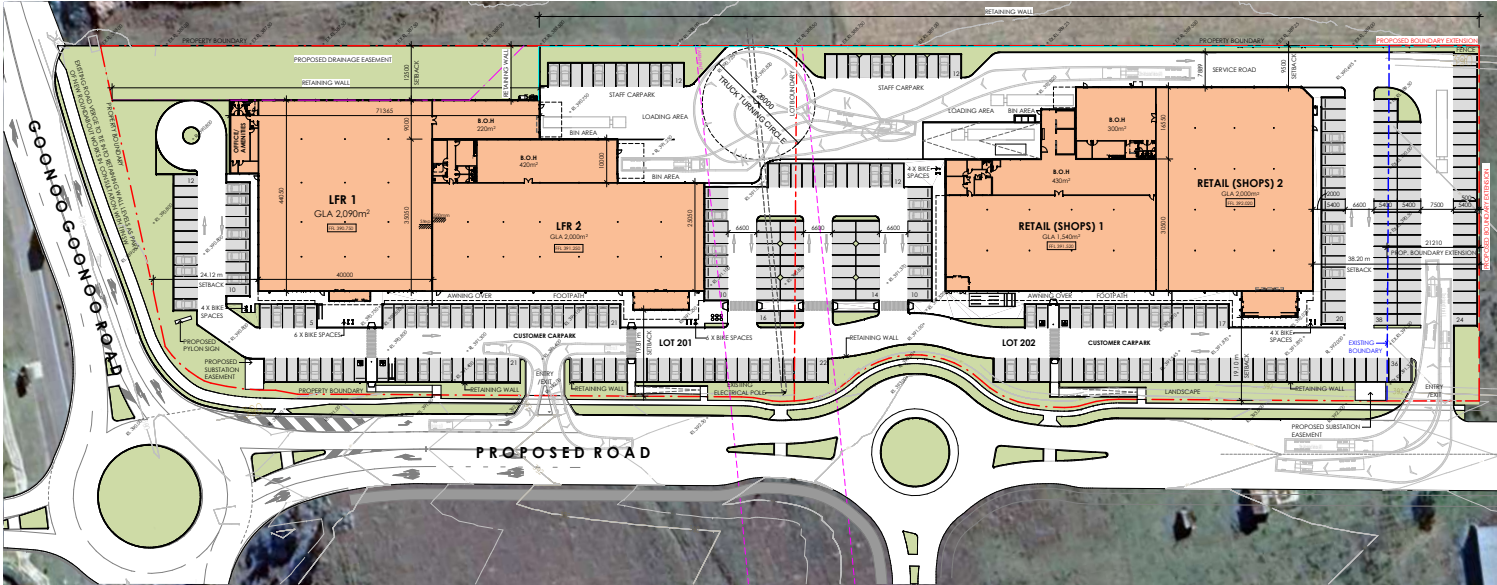
PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: JHO

DWG NO:
DA020 B

REV:

LEFFLER SIMES ARCHITECTS



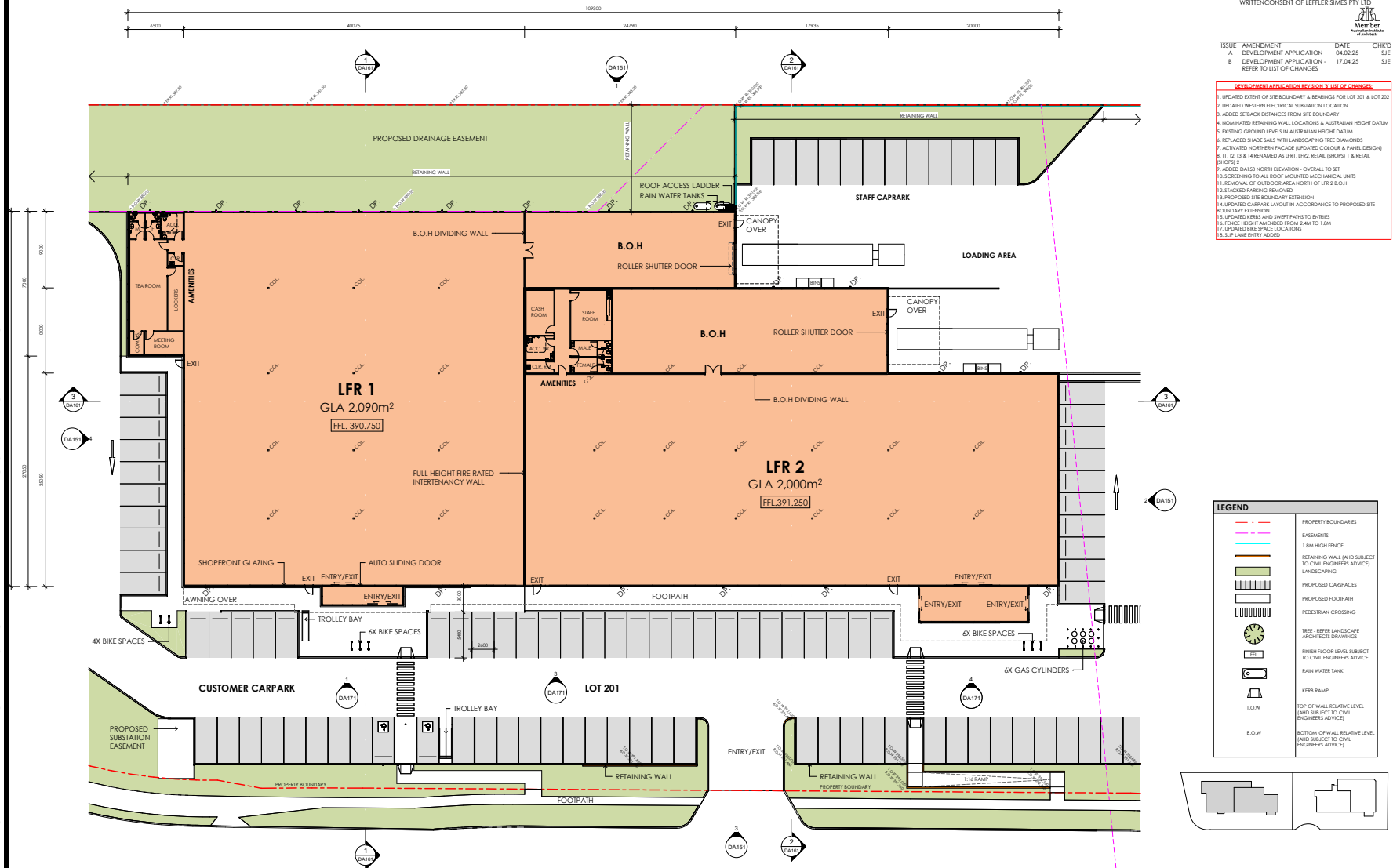
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD



- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SHAEL WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DAVIS NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 & LFR 1
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION
 15. UPDATED KERBS AND SWIFT PARKS TO DRIVE
 16. FENCE HEIGHT AMENDED FROM 2.4M TO 1.8M
 17. SPOURED WINE SPACE LOCATIONS
 18. SLP LAKE ENTRY ADDED

REVISION	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	17.04.25	SJE

LEGEND	
	PROPERTY BOUNDARIES
	EASEMENTS
	1.8M HIGH FENCE
	RETAINING WALL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)
	LANDSCAPING
	PROPOSED CARPACES
	PROPOSED FOOTPATH
	PEDESTRIAN CROSSING
	TREE - REFER LANDSCAPE ARCHITECT DRAWINGS
	FRESH FLOOR LEVEL SUBJECT TO CIVIL ENGINEERS ADVICE
	RAIN WATER TANK
	KEBB RAMP
	TOP OF WALL RELATIVE LEVEL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)
	B.O.M.
	BOTTOM OF WALL RELATIVE LEVEL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)
DEVELOPMENT ANALYSIS TABLE	
SITE AREA	
SITE AREA	22,966 M ²
SITE AREA (W/ PROPOSED BOUNDARY EXTENSION)	24,417 M ²
AREA SCHEDULE (GROSS LETTABLE AREA)	
LFR 1	2,090 M ²
LFR 2	2,000 M ²
RETAIL (SHOPS) 1	1,540 M ²
RETAIL (SHOPS) 2	2,000 M ²
TOTAL	7,630 M ²
PARKING SCHEDULE	
Comments	Carpark Number
DDA	284
STAFF	4
TOTAL	24
BICYCLE SCHEDULE	
TOTAL (TBC)	18
NOTE: ALL AREAS ARE APPROXIMATELY CALCULATED AS GROSS LEASABLE QUANTITIES METHOD OF MEASUREMENT BY PROPERTY COUNCIL OF AUSTRALIA.	
ALL OUTDOOR LIGHTING IS TO BE COMPLIANT WITH AS/NZS 1188.1 PEDESTRIAN AREA (CATEGORY F) LIGHTING AND AVOIDS CONTROL OF OBSTRUCTIVE EFFECTS OF OUTDOOR LIGHTING.	
PROPOSED DISTRIBUTION BOARD IS TO HAVE CAPACITY TO PROVIDE FOR EV PARKING.	
DESCRIPTION GIA GROSS LETTABLE AREA IS DETERMINED BY INCLUDING EVERYTHING WITHIN THE EXTERNAL BUILDING WALLS. IT IS CALCULATED ON EACH FLOOR LEVEL MEASURING FROM THE OUTSIDE FACE OF THE STRUCTURAL WALLS OF THE BUILDING ALIGNMENT AND THE CENTRE OF THE INTER-SECTING WALLS OR COMMON AREA.	
NLA NET LETTABLE AREA OF A BUILDING IS THE SUM OF ITS WHOLE FLOOR AREA, TAKING MEASUREMENTS FROM THE INTERNAL FRESH SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FRESH SURFACES OF DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS.	



THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION	17.04.25	SJE
REFER TO LIST OF CHANGES			

- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SALES WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DA153 NORTH ELEVATION - OVERALL TO SET
 10. CORRECTING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.H
 12. STACED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION
 15. UPDATED KERBS AND SWIFT PATHS TO ENTRIES
 16. FENCE HEIGHT AMENDED FROM 1.4M TO 1.8M
 17. UPDATED BIKE SPACE LOCATIONS
 18. BIKE LANE ENTRY ADDED

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T+61 3 96546344

SCALE
1:200 @ A1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

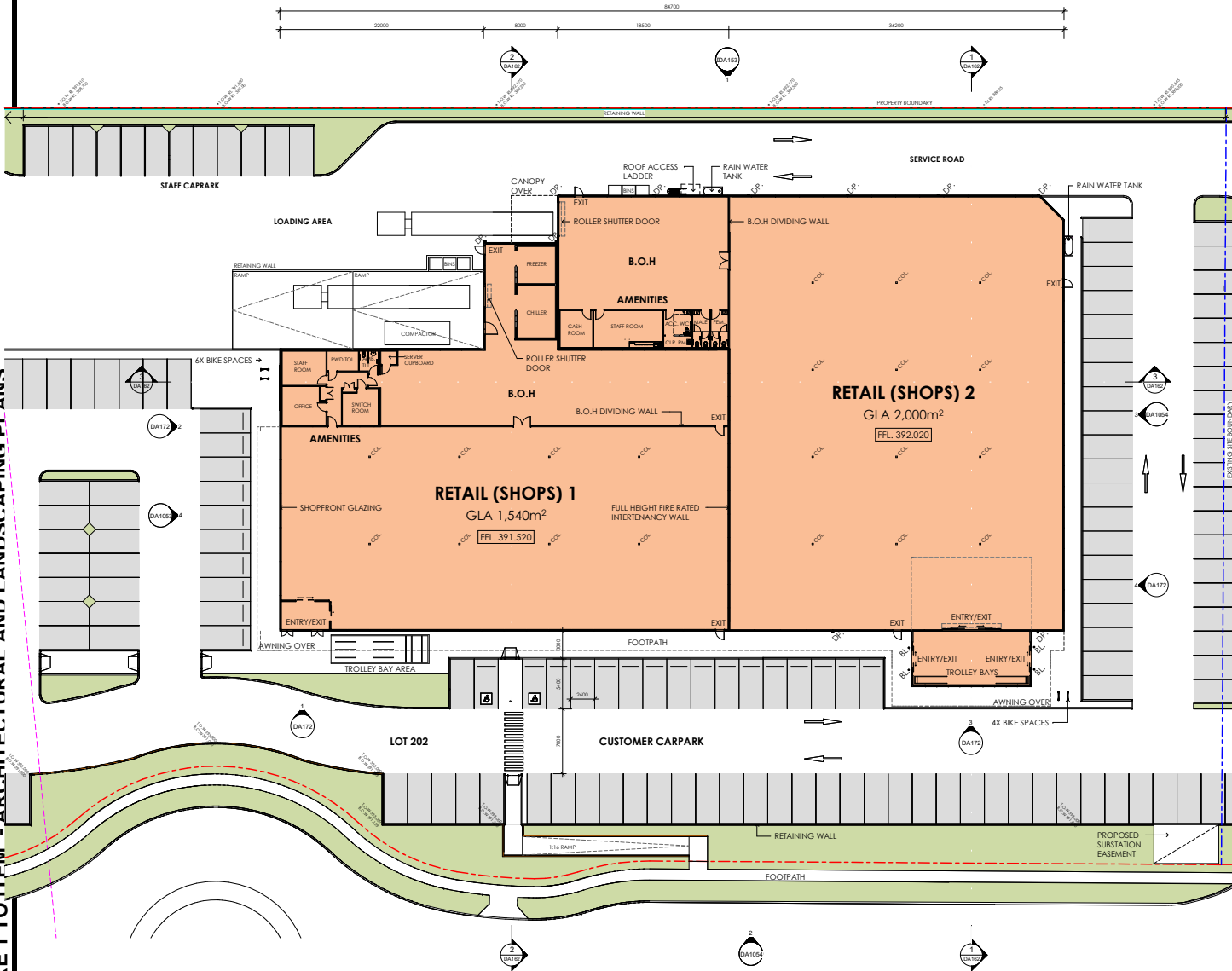
PRELIMINARY
JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO:
DA101

REV:
B

GROUND FLOOR PLAN - LFR
1 & 2

LEFFLER SIMES ARCHITECTS



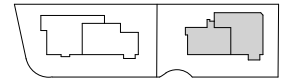
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION	17.04.25	SJE
	REFER TO LIST OF CHANGES		

- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADES SALES WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 REMAINED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DA153 NORTH ELEVATION - OVERALL TO SET
 10. CORRESPONDING TO ALL ROOF-MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 & LFR 3
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION
 15. UPDATED KERBS AND SWIFT PATHS TO DRIVE
 16. FENCE HEIGHT AMENDED FROM 2.4M TO 1.8M
 17. UPDATED BIKE SPACE LOCATIONS
 18. SELF-LANE ENTRY ADDED

LEGEND	
	PROPERTY BOUNDARIES
	EASEMENTS
	1.8M HIGH FENCE
	RETAINING WALL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)
	LANDSCAPING
	PROPOSED CARPARKS
	PROPOSED FOOTPATH
	PEDESTRIAN CROSSING
	TREE - REFER LANDSCAPE ARCHITECT'S DRAWINGS
	FINISH FLOOR LEVEL SUBJECT TO CIVIL ENGINEERS ADVICE
	RAIN WATER TANK
	KERB RAMP
	TOP OF WALL RELATIVE LEVEL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)
	BOTTOM OF WALL RELATIVE LEVEL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)



PRELIMINARY

GROUND FLOOR PLAN -
RETAIL (SHOPS) 1 & 2

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: SR

DWG NO:
DA102

REV:
B

LEFFLER SIMES ARCHITECTS

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T+61 2 9909 3344
MELBOURNE LEVEL 2, 370 LT BOURKE ST, VIC 3000 T+61 3 9654 6344

SCALE
1:200 @ A1

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2, 370 LT BOURKE ST, VIC 3000 T+61 3 96546344

SCALE 1:200 @ A1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

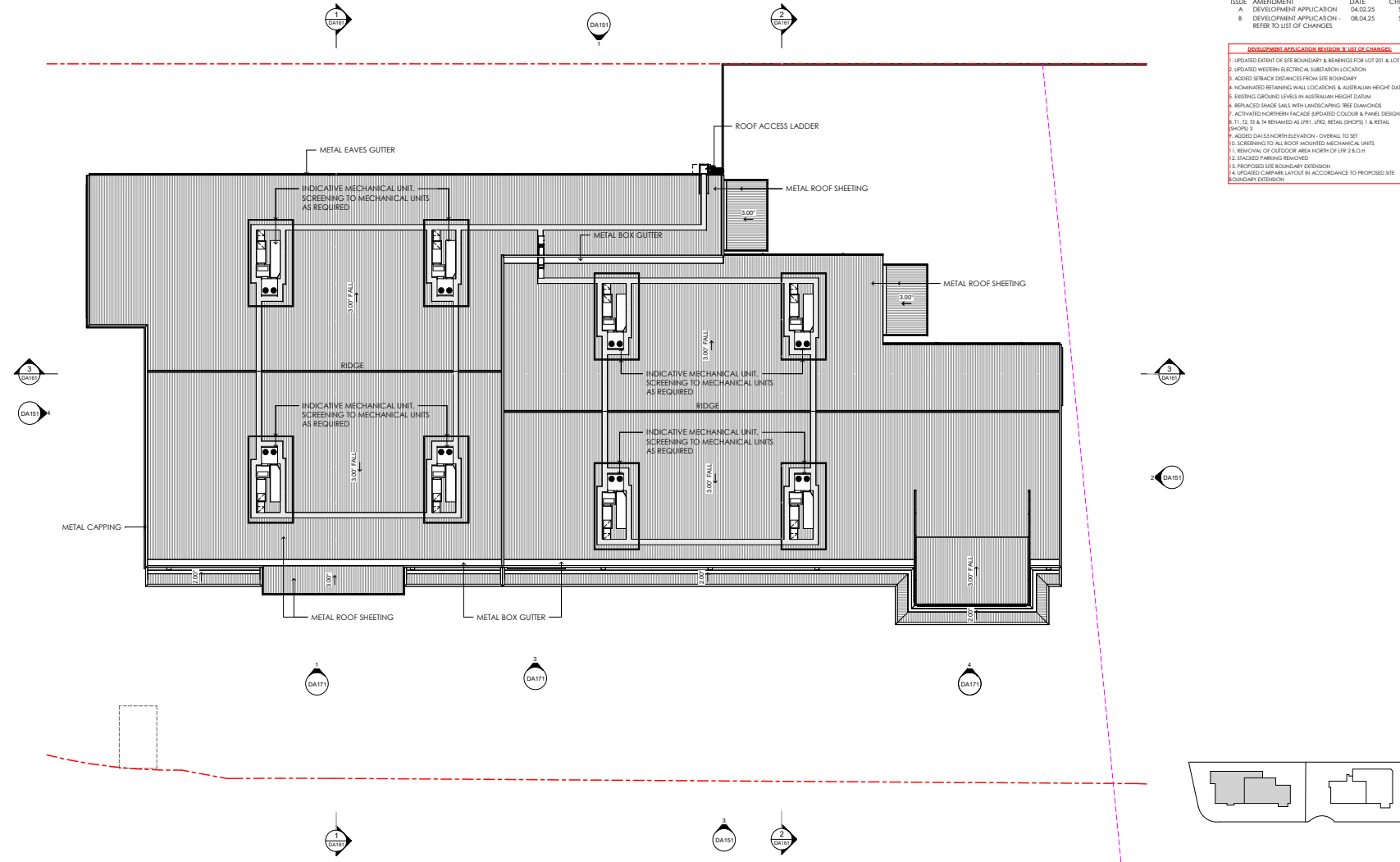
JOB NO: 5347
DATE: JAN '25
DRAWN: JHO

DWG NO:

REV:

DA111 B

LEFFLER SIMES ARCHITECTS



THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION	08.04.25	SJE
REFER TO LIST OF CHANGES			

- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 301 & LOT 302
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMONDS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS (LP1, LP2, RETAIL (SHOPS), 1 & RETAIL (SHOPS) 2
 9. ADDED DA153 NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.H
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST. VIC 3000 T+61 3 96546344

SCALE
1:200 @ A1

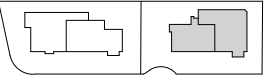
PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO:
DA112

REV:
B

LEFFLER SIMES ARCHITECTS



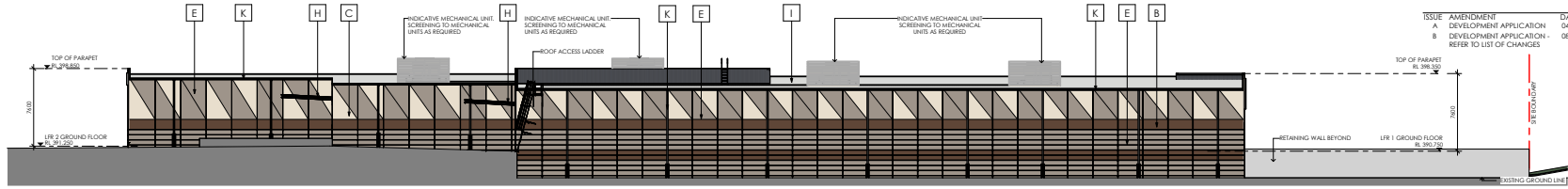
ROOF PLAN - RETAIL (SHOPS)
1 & 2

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.

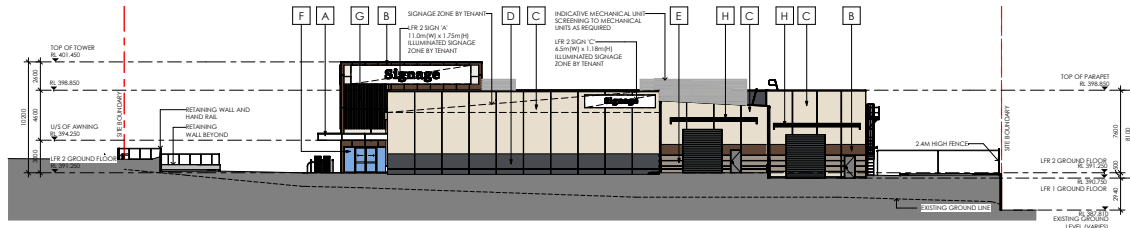


ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

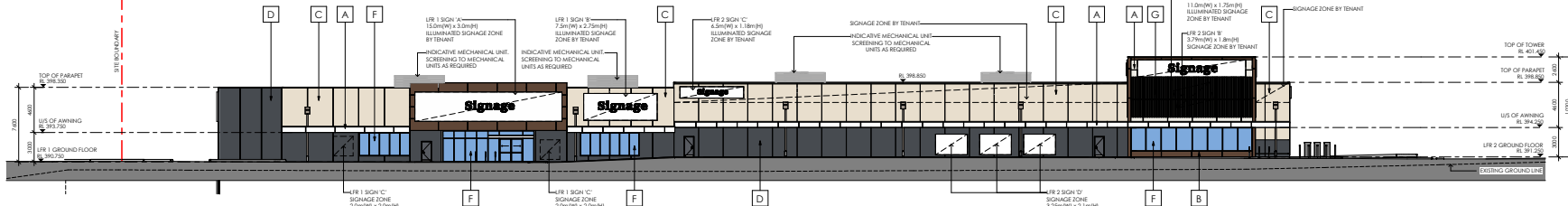
- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 301 & LOT 302
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMOND
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LPR1, LPR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DASHED NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LPR 2 B.O.D.H
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



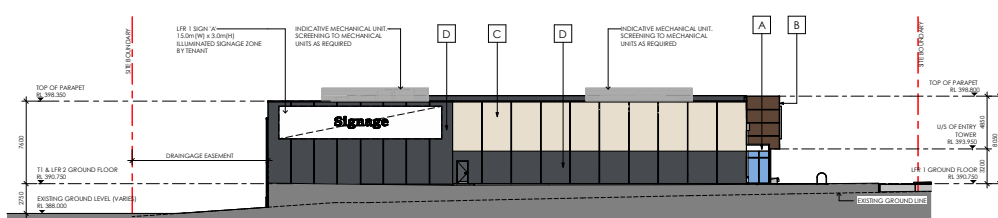
1 NORTH ELEVATION - LFR 1 & 2
Scale: 1:200



2 EAST ELEVATION - LFR 1 & 2
Scale: 1:200



3 SOUTH ELEVATION - LFR 1 & 2
Scale: 1:200



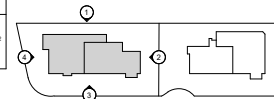
4 WEST ELEVATION - LFR 1 & 2
Scale: 1:200

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

- DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SITEBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMONDS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1 TO T3 & T4 REMOVED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED CALLED NORTH ELEVATION - OVERLAY TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.D
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CAMPUS LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



DEVELOPMENT APPLICATION ELEVATIONS - LFR 1 & 2

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: JHO

DWG NO:
DA151

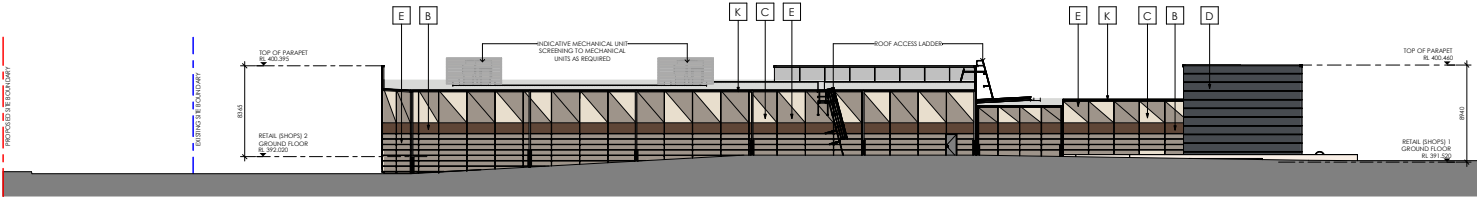
REV:
B

LEFFLER SIMES ARCHITECTS

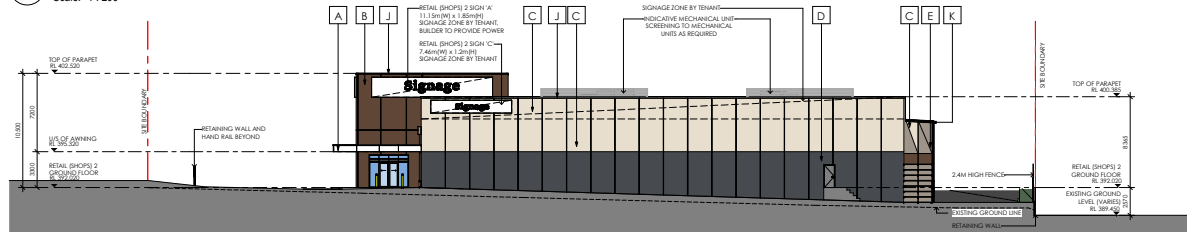
LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T+61 2 9909 3344
MELBOURNE LEVEL 2, 370 LT BOURKE ST, VIC 3000 T+61 3 9654 6344

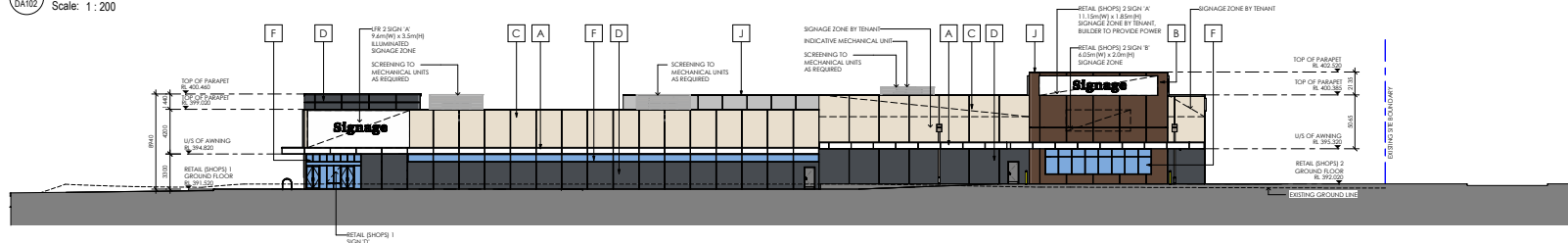
SCALE
1:200 @ A1



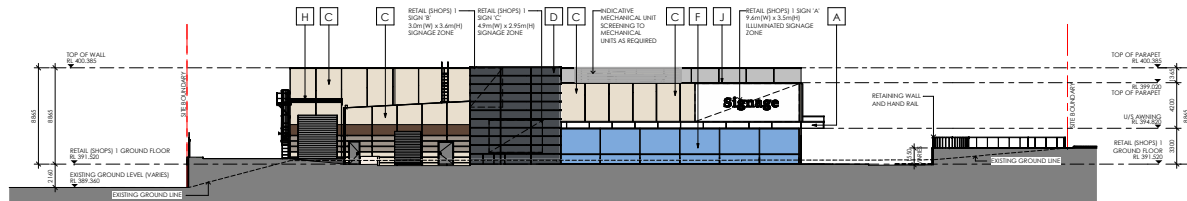
1 NORTH ELEVATION - RETAIL SHOPS 1 & 2
Scale: 1:200



2 EAST ELEVATION - RETAIL SHOPS 1 & 2
Scale: 1:200



3 SOUTH ELEVATION - RETAIL SHOPS 1 & 2
Scale: 1:200

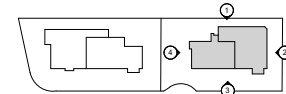


4 WEST ELEVATION - RETAIL SHOPS 1 & 2
Scale: 1:200

A	FC CLADDING EXPRESS JOINT PAINTED - WHITE	E	PRECAST PANEL PAINTED - SAND DAND	I	METAL ROOF SHEETING
B	FC CLADDING EXPRESS JOINT PAINTED - WOODLAND BROWN	F	ALUMINIUM FRAMED CLADDING - WHITE	J	METAL CAPPING PAINTED - WINDSPRAY
C	PRECAST PANEL PAINTED - SEED PEARL	G	VERTICAL TIMBER LOOK BATTENS	K	METAL EAVES GUTTER & DOWNPIPES PAINTED - BLACK
D	PRECAST PANEL PAINTED - IRONSTONE	H	SOLID ALUMINIUM CLADDING - BLACK		

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.			
Member AUSTRALIAN INSTITUTE OF ARCHITECTS			
ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

- DEVELOPMENT APPLICATION REVISION 1 LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 301 & LOT 302
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMONDS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS UP1, UP2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DASH 53 NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF UP 2 B.O.D.H
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



DEVELOPMENT APPLICATION

ELEVATIONS - RETAIL (SHOPS)
1 & 2

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000
T+61 3 96546344

SCALE
1:200 @ A1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: SR

DWG NO.

REV.

DA152 B

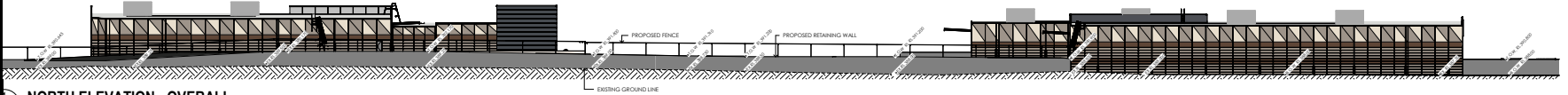
LEFFLER SIMES ARCHITECTS

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

- DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES:**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED VERBACE DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SHAH WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2 TO & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DAU153 NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 & LFR 1
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



NORTH ELEVATION - OVERALL

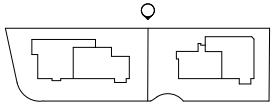
Scale: 1 : 350



ARTIST IMPRESSION - NORTH ELEVATION RETAIL (SHOPS) 1 & 2



ARTIST IMPRESSION - NORTH ELEVATION LFR 1 & 2



PRELIMINARY

NORTH ELEVATION -
OVERALL

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T: +61 2 9909 3344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST. VIC 3000 T: +61 3 9654 6344

SCALE
@ A1

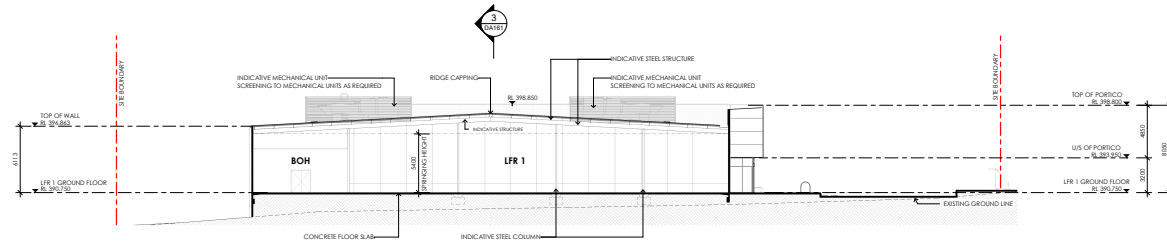
PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: MAR 25
DRAWN: MS/GR

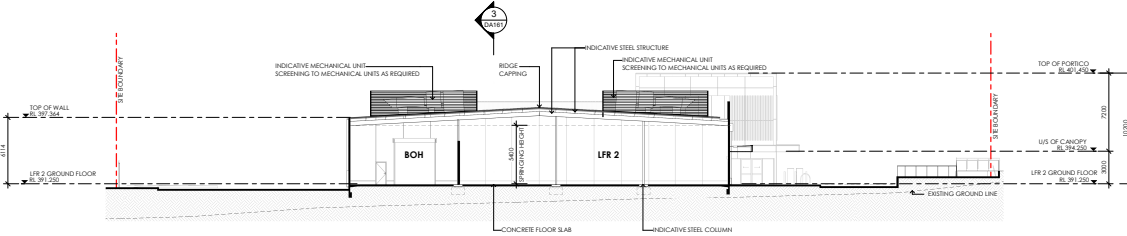
DWG NO:
DA153

REV:
A

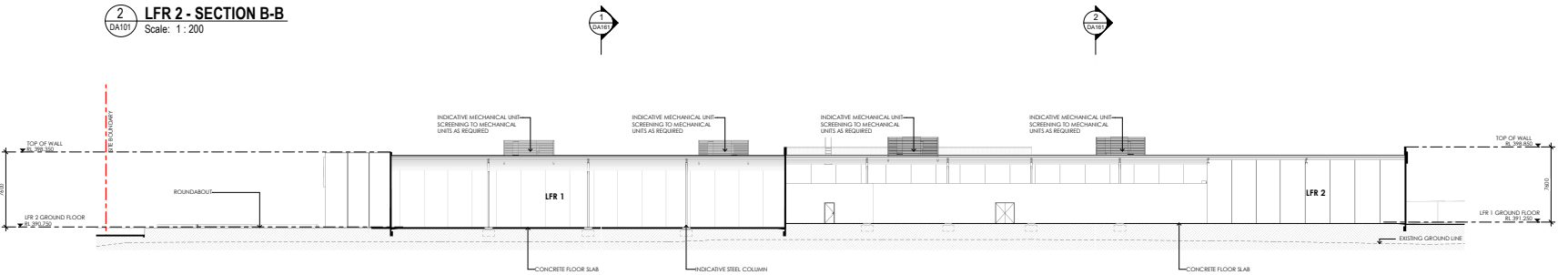
LEFFLER SIMES ARCHITECTS



1 LFR 1 - SECTION A-A
Scale: 1 : 200



2 LFR 2 - SECTION B-B
Scale: 1 : 200



3 LFR 1 & 2 - SECTION C-C
Scale: 1 : 200

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION	08.04.25	SJE
	REFER TO LIST OF CHANGES		

- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 301 & LOT 302
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMOND
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DASHES NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.H.
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION

DEVELOPMENT APPLICATION SECTIONS - LFR 1 & 2

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T+61 2 9909 3344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST. VIC 3000 T+61 3 9654 6344

SCALE
1:200 @ A1

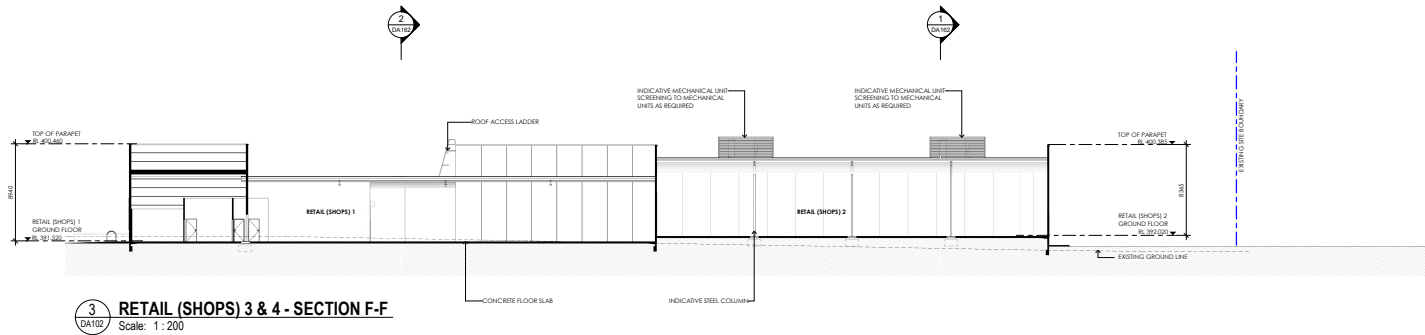
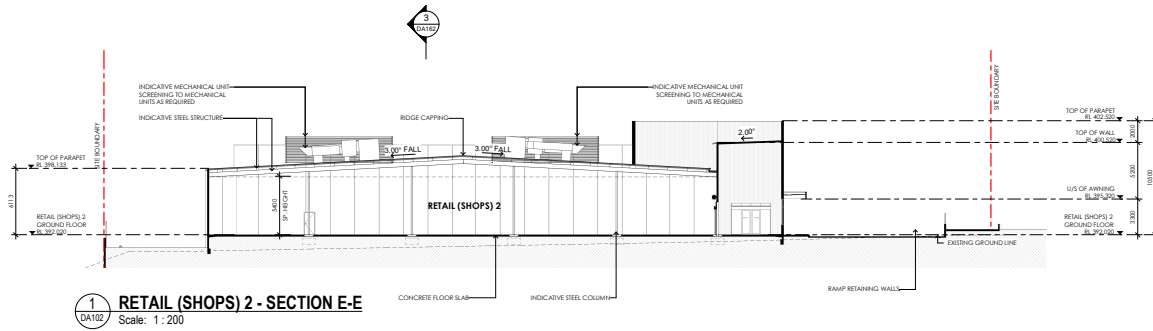
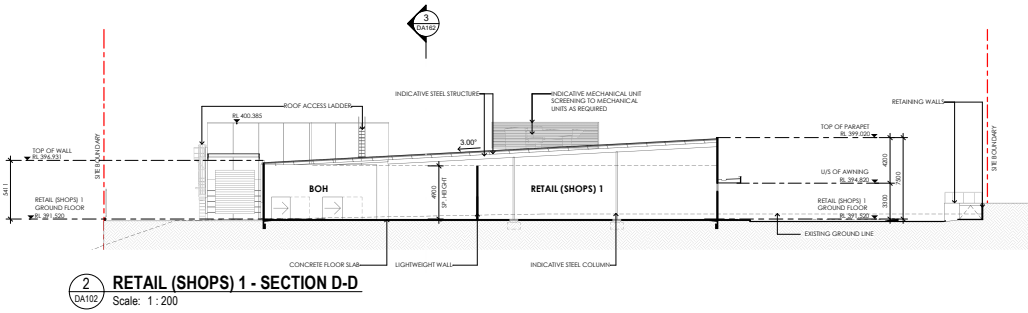
PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: JHO

DWG NO:
DA161

REV:
B

LEFFLER SIMES ARCHITECTS

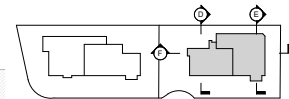


THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION -	04.02.25	SJE
B	DEVELOPMENT APPLICATION -	08.04.25	SJE
	REFER TO LIST OF CHANGES		

- DEVELOPMENT APPLICATION REVISION 3 - LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 301 & LOT 302
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMONDS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LP1, LP2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DASHES NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.D.
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



DEVELOPMENT APPLICATION

SECTIONS - RETAIL (SHOPS) 1
& 2

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST. VIC 3000 T+61 3 96546344

SCALE
1:200 @ A1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: SR

DWG NO:
DA162

REV:
B

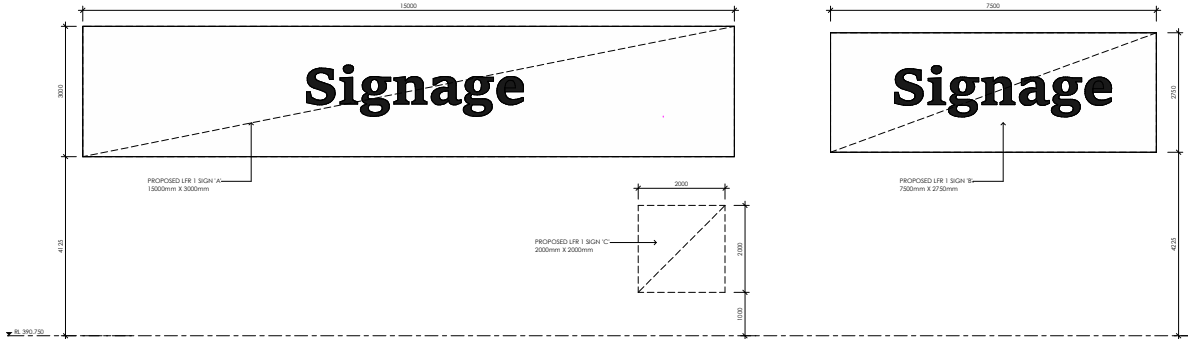
LEFFLER SIMES ARCHITECTS

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.

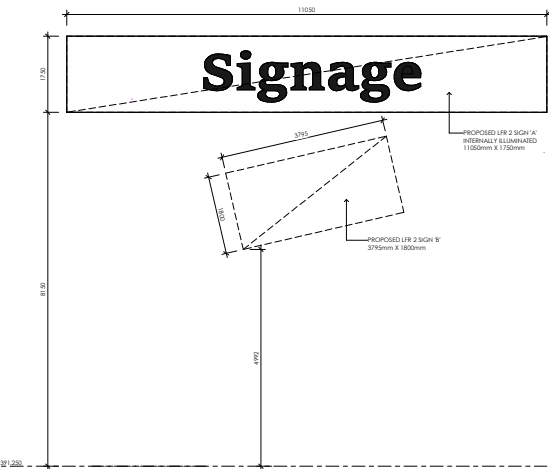


ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION	08.04.25	SJE
REFER TO LIST OF CHANGES			

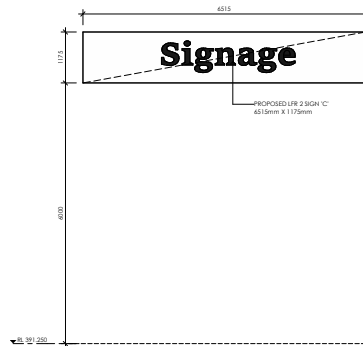
- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 301 & LOT 302
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMOND
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DASHED NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.H.
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



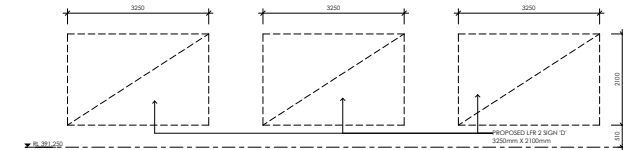
1 SIGNAGE ELEVATION - LFR 1
Scale: 1 : 50



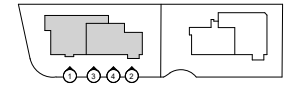
2 SIGNAGE ELEVATION - LFR 2 MAIN
Scale: 1 : 50



3 SIGNAGE ELEVATION A - LFR 2
Scale: 1 : 50



4 SIGNAGE ELEVATION B - LFR 2
Scale: 1 : 50



DEVELOPMENT APPLICATION SIGNAGE DETAILS - SHEET 1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: RCV

DWG NO:
DA171

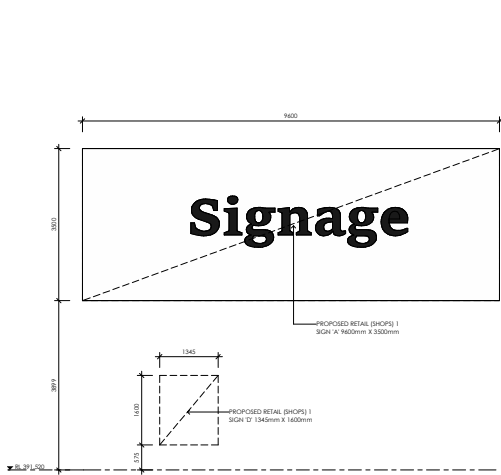
REV:
B

LEFFLER SIMES ARCHITECTS

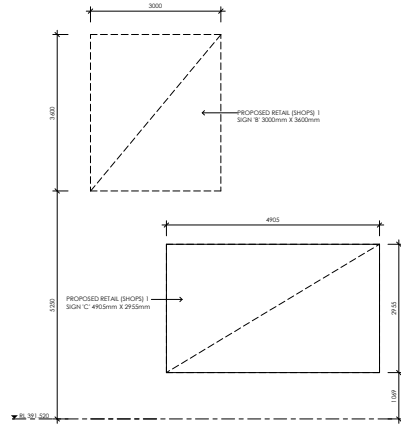
LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T+61 3 96546344

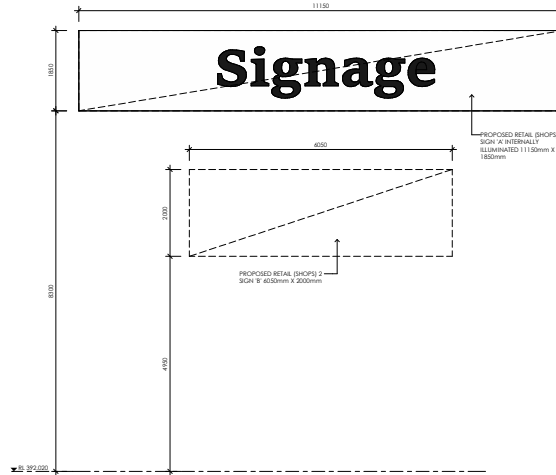
SCALE
1:50
A1



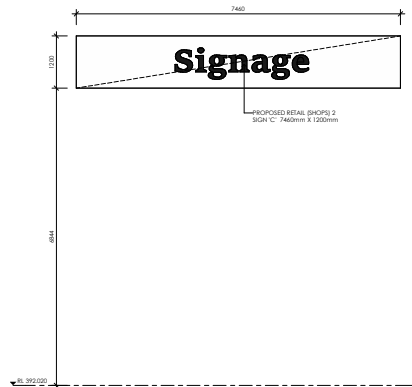
1 SIGNAGE ELEVATION MAIN - LFR 3
DA102 Scale: 1:50



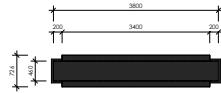
2 SIGNAGE ELEVATION - LFR 3
DA102 Scale: 1:50



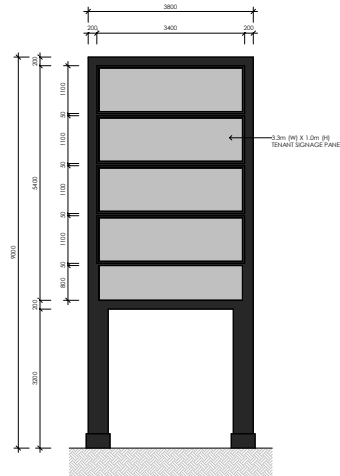
3 SIGNAGE ELEVATION - LFR 4
DA102 Scale: 1:50



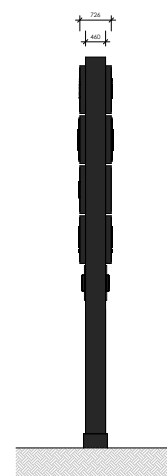
4 SIGNAGE ELEVATION B - LFR 4
DA102 Scale: 1:50



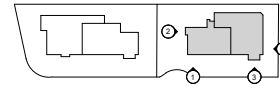
5 PYLON SIGN FLOOR PLAN
Scale: 1:50



6 PYLON SIGN NORTH ELEVATION
Scale: 1:50



7 PYLON SIGN WEST ELEVATION
Scale: 1:50



THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.

ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION	08.04.25	SJE
REFER TO LIST OF CHANGES			

- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMONDS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOP) 1 & RETAIL (SHOP) 2
 9. ADDED DASHES NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.D.
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION

DEVELOPMENT APPLICATION

PYLON & SIGNAGE DETAILS - SHEET 2

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: JHO/RGV

DWG NO:
DA172

REV:
B

LEFFLER SIMES ARCHITECTS

LEFFLER SIMES PTY LTD
ABN 59 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T: +61 2 9909 3344
MELBOURNE LEVEL 2, 370 LT BOURKE ST, VIC 3000 T: +61 3 9656 6344

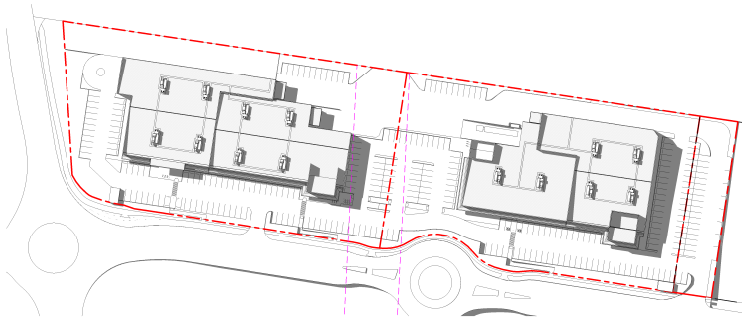
SCALE
1:50 © A1



1 SHADOW DIAGRAM - 21st Mar 9am
Scale: 1:1000



2 SHADOW DIAGRAM - 21st Mar 12pm
Scale: 1:1000



3 SHADOW DIAGRAM - 21st Mar 3pm
Scale: 1:1000

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION	08.04.25	SJE
REFER TO LIST OF CHANGES			

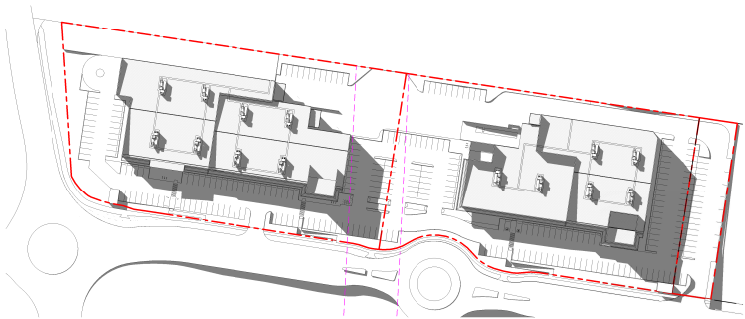
- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 301 & LOT 302
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMOND
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS (LP1, LP2, RETAIL (SHOPS), I & RETAIL (SHOPS) 2
 9. ADDED DASH3 NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LP1 & LP2
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



1 SHADOW DIAGRAM - 21st Jun 9am
Scale: 1:1000



2 SHADOW DIAGRAM - 21st Jun 12pm
Scale: 1:1000



3 SHADOW DIAGRAM - 21st Jun 3pm
Scale: 1:1000

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION	08.04.25	SJE
REFER TO LIST OF CHANGES			

- DEVELOPMENT APPLICATION REVISION & LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 301 & LOT 302
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMOND
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS (LIFT, LIFT, RETAIL (SHOPS), I & RETAIL (SHOPS) 2
 9. ADDED DASHES NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LIFT 2 B.O.H.
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



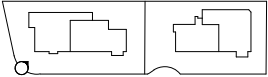
*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

- DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES**
- 1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 - 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 - 3. ADDED VERBACE DISTANCES FROM SITE BOUNDARY
 - 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 - 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 - 6. REPLACED SHADE SHAH WITH LANDSCAPING TREE DIMENSIONS
 - 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 - 8. T1, T2, TO & T4 RENAMED AS LRF1, LRF2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 - 9. ADDED DAU33 NORTH ELEVATION - OVERALL TO SET
 - 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 - 11. REMOVAL OF OUTDOOR AREA NORTH OF LRF 2 & LRF 1
 - 12. STACKED PARKING REMOVED
 - 13. PROPOSED SITE BOUNDARY EXTENSION
 - 14. UPDATED CAMPUS LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T: +61 2 9909 3344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST. VIC 3000 T: +61 3 9654 6344

SCALE
© A1

DEVELOPMENT APPLICATION ARTIST IMPRESSIONS
PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO: DA301
REV: B

LEFFLER SIMES ARCHITECTS



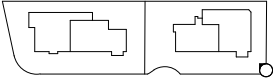
*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION -	08.04.25	SJE
	REFER TO LIST OF CHANGES		

- DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED VERBACE DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SHAH WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL SHOPS 2
 9. ADDED DASH NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 & LFR 1
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T: +61 2 9909 3344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T: +61 3 9654 6344

SCALE
© A1

DEVELOPMENT APPLICATION ARTIST IMPRESSIONS

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO:
DA302

REV:
B

LEFFLER SIMES ARCHITECTS



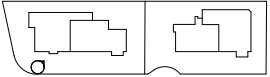
*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION -	04.02.25	SJE
B	DEVELOPMENT APPLICATION -	08.04.25	SJE
	REFER TO LIST OF CHANGES		

- DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES:**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED VERBACE DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SHAIR WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DAU33 NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 & LFR 1
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T+61 3 96546344

SCALE
© A1

DEVELOPMENT APPLICATION ARTIST IMPRESSIONS

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO:
DA303

REV:
B

LEFFLER SIMES ARCHITECTS



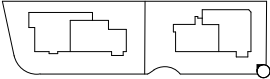
*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

- DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED VERBACE DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SHAEL WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DAU33 NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 & LFR 1
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CAMPUS LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



LEFFLER SIMES PTY LTD
ABN 59 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T: +61 2 9909 3344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST. VIC 3000 T: +61 3 9654 6344

SCALE
@ A1

DEVELOPMENT APPLICATION ARTIST IMPRESSIONS

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO:
DA304

REV:
B

LEFFLER SIMES ARCHITECTS



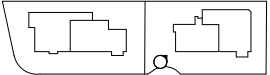
*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

- DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED VERBACE DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SHAIR WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LF01, LF02, RETAIL (SHOP) 1 & RETAIL (SHOP) 2
 9. ADDED DAU33 NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFE 2 B.O.H
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



LEFFLER SIMES PTY LTD
ABN 59 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T: +61 2 9909 3344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST. VIC 3000 T: +61 3 9654 6344

SCALE
© A1

DEVELOPMENT APPLICATION ARTIST IMPRESSIONS

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO:
DA305

REV.
B

LEFFLER SIMES ARCHITECTS



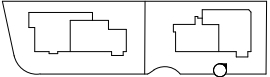
*SIGNAGE INDICATIVE ONLY, NOT SUBJECT TO THIS APPLICATION

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT
AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD.



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	04.02.25	SJE
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	SJE

- DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES**
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
 3. ADDED VERBACE DISTANCES FROM SITE BOUNDARY
 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
 6. REPLACED SHADE SHAH WITH LANDSCAPING TREE DIMENSIONS
 7. ACTIVATED NORTHERN FACADE (UPDATED COLOUR & PANEL DESIGN)
 8. T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
 9. ADDED DAU13 NORTH ELEVATION - OVERALL TO SET
 10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.H
 12. STACKED PARKING REMOVED
 13. PROPOSED SITE BOUNDARY EXTENSION
 14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY SUITE 8.01, 140 ARTHUR ST. NORTH SYDNEY, NSW 2060 T: +61 2 9909 3344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST. VIC 3000 T: +61 3 9654 6344

SCALE
@ A1

DEVELOPMENT APPLICATION ARTIST IMPRESSIONS

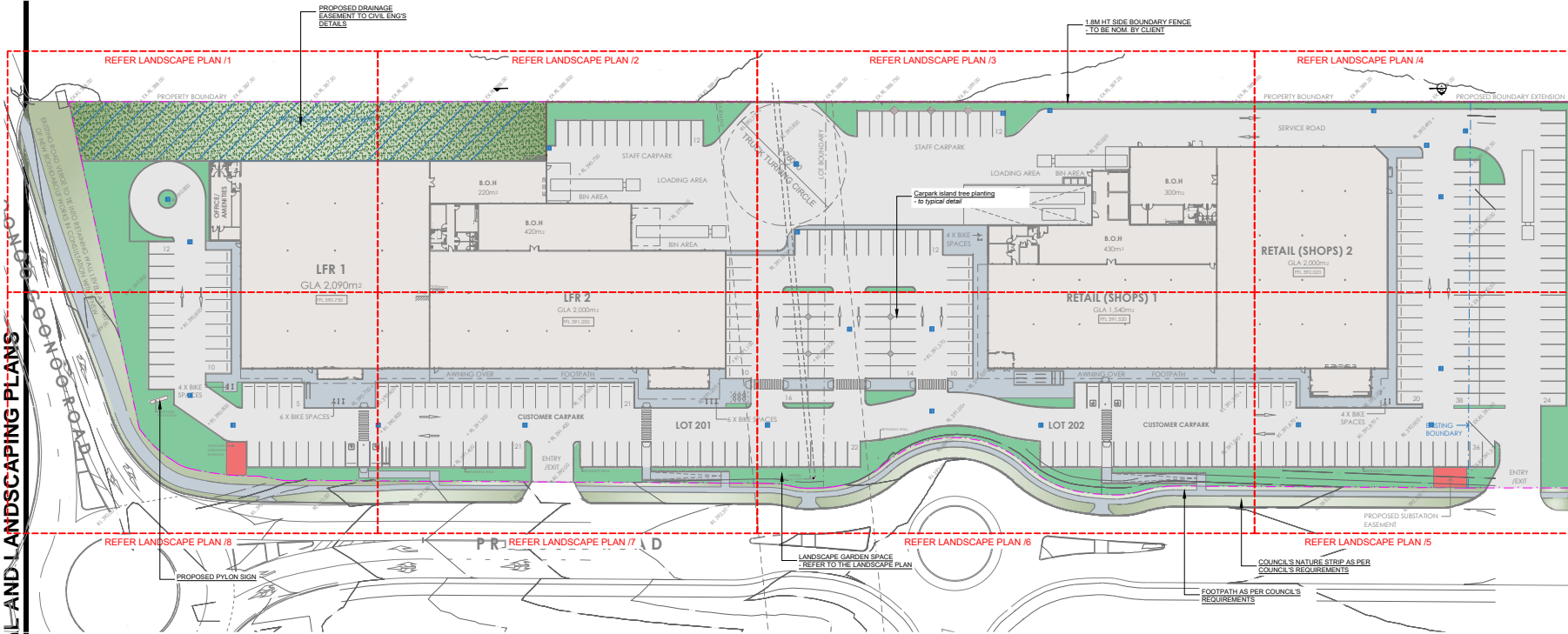
PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: 5347
DATE: JAN '25
DRAWN: MS

DWG NO:
DA306

REV:
B

LEFFLER SIMES ARCHITECTS



LOCATION PLAN 
Scale: NTS



PROPOSED COMMERCIAL DEVELOPMENT

LOT 201-202 GOONOO GOONOO ROAD, TAMWORTH

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS AND DETAILING FROM THE APPROVED PROJECT ARBORIST'S TREE REPORT

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKING CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

LANDSCAPE ITEMS

-  Concrete footprint
-  Turf area - to typical detail
-  Carpark island tree planting - refer to typical detail
-  Mulched area
-  1.8m ht side boundary fence to be nom. by client
-  Retaining wall by others - refer typical detail
-  Steel edging - refer detail



1:400

Suite 101, 506 Miller St
CAMMERAY NSW 2062
Phone: 8622 5312
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	LANDSCAPE PLAN/1	A
/2	LANDSCAPE PLAN/2	A
/3	LANDSCAPE PLAN/3	A
/4	LANDSCAPE PLAN/4 & 5	A
/5	LANDSCAPE PLAN/6	A
/6	LANDSCAPE PLAN/7	A
/7	LANDSCAPE PLAN/8	A
/8	DETAIL + SPECIFICATION	A
/9	DETAILS + ELEVATION	A

REV.	DATE	NOTATION/REMARKS
1	17 Oct 2024	Issued for DA

LEGEND & SCHEDULE

- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.2M FROM PITS.
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROUTES.

TREES

- TREES**
- Botanical Name:** *Tristanopsis laurina* 'Luscious'
- Common Name:** Watergum (Native)
- Pot size:** 75L
- Mature H x S:** 5-8m x 3-5m
- Qty Required:** 1
- Botanical Name:** *Eucalyptus sideroxylon*
- Common Name:** Mugga Ironbark (Native)
- Pot size:** 75L
- Mature H x S:** 14-25m x 8-15m
- Qty Required:** 1
- Botanical Name:** *Pyrus calleryana* 'Chanticleer'
- Common Name:** Chanticleer Pear (Exotic)
- Pot size:** 75L
- Mature H x S:** 11m x 5m
- Qty Required:** 2

SHRUBS

- SHRUBS**
- Botanical Name:** *Callistemon citrinus* 'Endeavour'
- Common Name:** Endeavour Bottlebrush (Native)
- Pot size:** 200mm
- Mature H x S:** 3m x 2m
- Qty Required:** 7
- Botanical Name:** *Callistemon 'Slim'*
- Common Name:** Slim Bottlebrush (Native)
- Pot size:** 200mm
- Mature H x S:** 3m x 1.3m
- Qty Required:** 17
- Botanical Name:** *Viburnum odoratissimum*
- Common Name:** Sweet Viburnum (Exotic)
- Pot size:** 200mm
- Mature H x S:** 3m x 2m
- Qty Required:** 32
- Botanical Name:** *Callistemon 'Better John'*
- Common Name:** Better John Bottlebrush (Native)
- Pot size:** 200mm
- Mature H x S:** 1m x 0.9m
- Qty Required:** 6
- Botanical Name:** *Syzygium 'Tiny Tree'*
- Common Name:** Dwarf Lilly Pilly (Native)
- Pot size:** 200mm
- Mature H x S:** 1m x 1m
- Qty Required:** 4
- Botanical Name:** *Westringia 'Aussie Box'*
- Common Name:** Westringia Aussie Box (Native)
- Pot size:** 200mm
- Mature H x S:** 0.9m x 0.9m
- Qty Required:** 7
- Botanical Name:** *Banksia ericifolia* 'Little Eric'
- Common Name:** Heath Banksia (Native)
- Pot size:** 300mm
- Mature H x S:** 1.4m x 1.4m
- Qty Required:** 10

FEATURE PLANTS

- FEATURE PLANTS**
- Botanical Name:** *Doryanthes excelsa*
- Common Name:** Gynma Lily (Native)
- Pot size:** 300mm
- Mature H x S:** 1.1m x 1m
- Qty Required:** 17

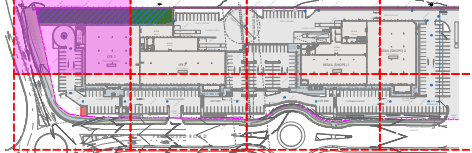
GROUND COVER & GRASS

- GROUND COVER & GRASS**
- Botanical Name:** *Pennisetum alpicornoides*
- Common Name:** Swamp Foxtail (Native)
- Pot size:** 140mm
- Mature H x S:** 1m x 1m
- Qty Required:** 23
- Botanical Name:** *Trachodesmium 'Tricolour'*
- Common Name:** Tricolour Jasmine (Exotic)
- Pot size:** 140mm
- Mature H x S:** 0.2m x spreading
- Qty Required:** 5/m2 (2.1m2 total)
- Botanical Name:** *Lomandra longifolia* 'Tanika'
- Common Name:** Lomandra Tanika (Native)
- Pot size:** 200mm
- Mature H x S:** 0.8m x 0.8m
- Qty Required:** 3/m2 (1.1m2 total)
- Botanical Name:** *Myoporum parvifolium* 'Yareena'
- Common Name:** Creeping Boobiala (Native)
- Pot size:** 140mm
- Mature H x S:** 0.15m x spreading
- Qty Required:** 7/m2 (6m2 total)

- MIX 2**
- Groundcover Mix 2:**
- Angocharis Ruby Velvet*
 - Ochandra Silver Falls*
 - Grevillea Bronze Rambler*
 - Daniella tasmanica 'Tasred'*
- Pot size:** Tube stock
- Qty Required:** 70m2

- MIX 3**
- Groundcover Mix 3:**
- Carpobrotus 'Aussie Rambler'*
 - Myoporum parvifolium 'Yareena'*
 - Viola hederacea*
 - Banksia Birthday Candles*
- Pot size:** Tube stock
- Qty Required:** 95m2

KEY MAP



SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval

TREES



Corymbia ficifolia 'Summer Red'



Tristanopsis laurina 'Luscious'



Eucalyptus sideroxylon



Pyrus calleryana 'Chanticleer'



Pyrus calleryana 'Capital'



Cornus florida



GENERAL NOTES 1. The client has approved the design of the landscape plan. The client is responsible for ensuring that the landscape plan is implemented in accordance with the approved design. 2. The client is responsible for ensuring that the landscape plan is implemented in accordance with the approved design. 3. The client is responsible for ensuring that the landscape plan is implemented in accordance with the approved design. 4. The client is responsible for ensuring that the landscape plan is implemented in accordance with the approved design. 5. The client is responsible for ensuring that the landscape plan is implemented in accordance with the approved design.	CLIENT TAMWORTH GOONOO ROAD PTY LTD	DESIGNER LEFFLER SMES ARCHITECTS 10/11, 108 Miller Street TAMWORTH VIC 3646 Phone: 0862 5312 Fax: 0862 5314 www.leffler.com.au leffler@leffler.com.au	DATE 17.04.2025 NOTATION/REVISION Revised for DA	PROJECT PROPOSED COMMERCIAL DEVELOPMENT LOT 201-202 GOONOO GOONOO ROAD TAMWORTH	TITLE LANDSCAPE PLAN 1	SCALE 1:150 DATE APRIL 2025
--	--	---	---	---	----------------------------------	---

ANNEXURE 1 TO ITEM - ARCHITECTURAL AND LANDSCAPING PLANS

LEGEND & SCHEDULE

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.5M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS





TREES

- | | | |
|---|---|--|
| L |  | Botanical Name: <i>Tristanopsis laurina</i> 'Luscious'
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 8m x 5m
Qty Required: 1 |
| |  | Botanical Name: <i>Pyrus calleryana</i> 'Chanticleer'
Common Name: Chanticleer Pear (Exotic)
Pot size: 75L
Mature H x S: 11m x 5m
Qty Required: 3 |





SHRUBS

- | | |
|---|--|
|  | <p>Botanical name: <i>Metrosideros 'Tahiti'</i>
 Common Name: NZ Christmas Bush (Exotic)
 Price: 200mm
 Mature H x S: 1m x 1m
 Qty Required: 4</p> |
|  | <p>Botanical name: <i>Syzygium 'Tiny Treu'</i>
 Common Name: Dwarf Lilly Pilly (Native)
 Price: 200mm
 Mature H x S: 1m x 1m
 Qty Required: 18</p> |
|  | <p>Botanical name: <i>Banksia ericifolia 'Little Eric'</i>
 Common Name: Heath Banksia (Native)
 Price: 300mm
 Mature H x S: 1.4m x 1.4m
 Qty Required: 3</p> |
|  | <p>Botanical name: <i>Callistemon 'Slim'</i>
 Common Name: Slim Bottlebrush (Native)
 Price: 200mm
 Mature H x S: 3m x 1.3m
 Qty Required: 37</p> |

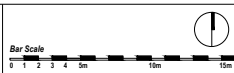
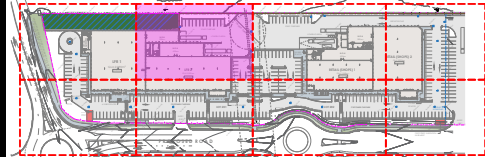
GROUNDCOVER & GRASS

- | | | |
|----|---|--|
| T |  | <p>Botanical Name: <i>Trachelopetalum 'Tricolor'</i>
 Common Name: Tricolor Jasmine (Exotic)
 Pot size: 140mm
 Mature H x S: 0.2m x spreading
 Qty Required: 5m2 (12.6m² total)</p> |
| T |  | <p>Botanical Name: <i>Lomandra longifolia 'Tanika'</i>
 Common Name: Lomandra Tanika (Native)
 Pot size: 200mm
 Mature H x S: 0.6-1.0m
 Qty Required: 3m2 (22.6m² total)</p> |
| P |  | <p>Botanical Name: <i>Myoporum parviflorum 'Variegata'</i>
 Common Name: Creeping Boxthorn (Native)
 Pot size: 140mm
 Mature H x S: 0.15m x spreading
 Qty Required: 7m2 (22m² total)</p> |
| X3 |  | <p>Groundcover Mix 3:
 <i>Carpodrotus 'Aussie Rambler'</i>
 <i>Myoporum parviflorum 'Variegata'</i>
 <i>Vibula hederacea</i>
 <i>Bianca Birdland Candies'</i></p> <p>Pot size: Tube stock
 Qty Required: 25m2</p> |

TRAILING PLANTS ALONG RETAINING WALLS

- | | | |
|-----|---|--|
| RE |  | <p>Botanical Name: <i>Russelia equisetiformis</i>
 Common Name: Firecracker (Exotic)
 Pot size: 200mm
 Mature H x S: 1m x 1.2m
 Qty Required: 1</p> |
| HAS |  | <p>Botanical Name: <i>Dichondra argentea</i> 'Silver Falls'
 Common Name: Silver Falls Dichondra (Exotic)
 Pot size: 140mm
 Mature H x S: 0.15m x spreading
 Qty Required: 9/m2 (6m2 total)</p> |
| BAR |  | <p>Botanical Name: <i>Carpobrotus 'Aussie Rambler'</i>
 Common Name: Aussie Rambler Purple (Native)
 Pot size: 140mm
 Mature H x S: 0.25m x spreading
 Qty Required: 7/m2 (10m2 total)</p> |
| NO |  | <p>Botanical Name: <i>Rosmarinus officinalis 'Prostratus'</i>
 Common Name: Creeping Rosemary (Exotic)
 Pot size: 140mm
 Mature H x S: 0.5m x spreading
 Qty Required: 3/m2 (6m2 total)</p> |

KEY MAP



APPLIED

LEFFLER SIMES ARCHITECTS



Suite 101, 506 Miller Street
CAMBERLEY NSW 2062
Phone: 9822 5212
Mob: 0613 861 251
www.concept.net.au
enquiries@concept.net.au

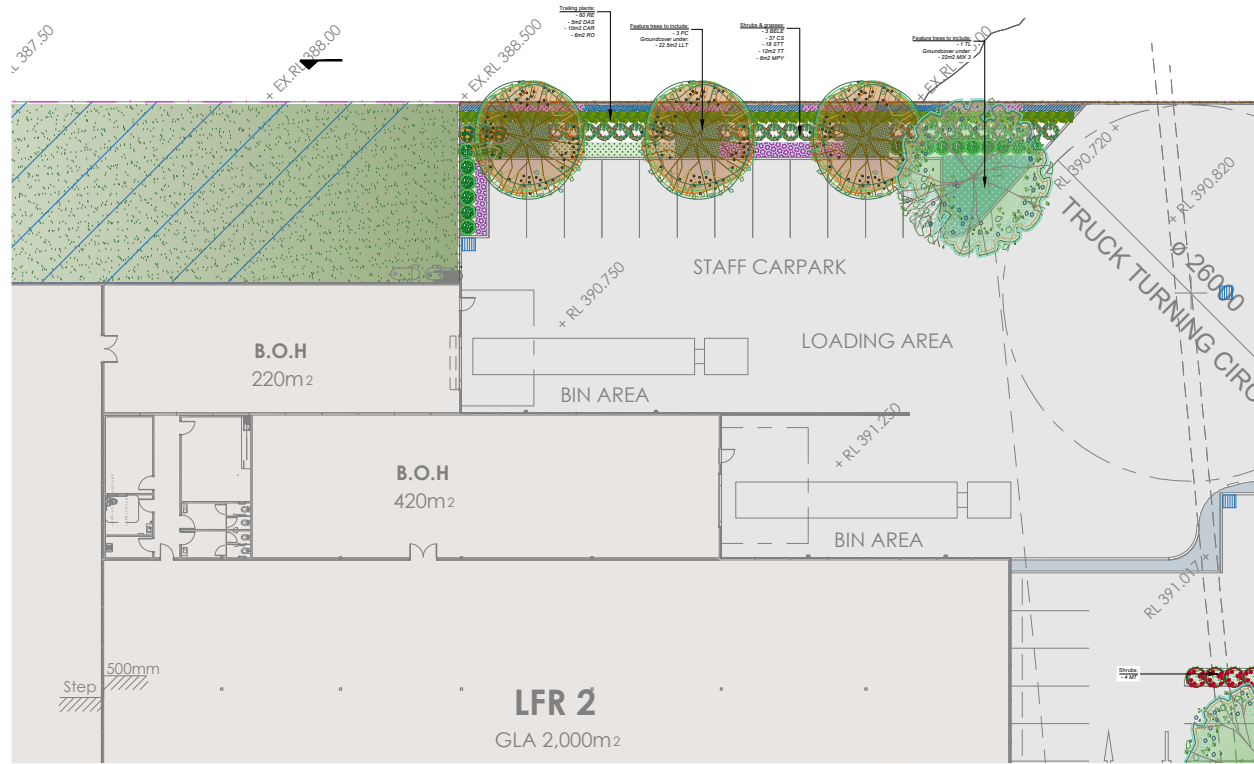
COUNCIL	TAMWORTH
CLIENT	GNOO GNOO ROAD PTY LTD

[illegible]

PROPOSED COMMERCIAL
DEVELOPMENT
LOT 201-202 GOONOO GOONOO ROAD
TAMWORTH

TITLE: LANDSCAPE PLAN 2	
PROJECT No: LPDA 25 - 148	PAGE NUMBER: 2

STATUS	
DEVELOPMENT APPLICATION	
SCALE:	DATE:
1:150	APRIL 2025
DESIGNER:	CHECKED:
LZ	R.F



LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for DA approval only, not for construction.

This plan has been prepared with reference to **Tamworth Councils** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plan list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for Basix planting**).

Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. *Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.*



Russelia equisetiformis



Dichondra argentea 'Silver Falls'



Carpobrotus 'Aussie Rambler'



Rosmarinus officinalis 'Prostratus'

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPING PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.2M FROM PPS.
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

TREES

Botanical Name: *Tristania laurina* 'Luscious'
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 8m x 5m
Qty Required: 7

Botanical Name: *Pyrus calleryana* 'Capita'
Common Name: Ornamental Pear (Exotic)
Pot size: 45L
Mature H x S: 6m x 3m
Qty Required: 8

SHRUBS

Botanical Name: *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 12

Botanical Name: *Callistemon 'Slim'*
Common Name: Slim Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 1.3m
Qty Required: 74

FEATURE PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gymea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 2

GROUND COVER & GRASS

Groundcover Mix 3:
Carpobrotus 'Aussie Rambler'
Mycoporum parviflorum 'Yanena'
Viola hederacea
Banksia 'Birthday Candles'
Pot size: Tube stock
Qty Required: 50m²

TRAILING PLANTS ALONG RETAINING WALLS

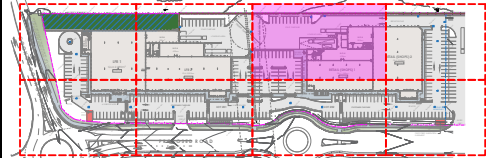
Botanical Name: *Ruscus equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 54

Botanical Name: *Dichondra argentea*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9m² (4m² total)

Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7m² (10m² total)

Botanical Name: *Rosmarinus officinalis 'Prostratus'*
Common Name: Creeping Rosemary (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 3m² (4m² total)

KEY MAP



SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval

PLANTING MIX



REVISION	DATE	NOTATION/AMENDMENT	PROJECT	TITLE	STATUS
1	17.04.2022	Issued for DA	PROPOSED COMMERCIAL DEVELOPMENT LOT 201-202 GOONOO GOONOO ROAD TAMWORTH	LANDSCAPE PLAN 3	DEVELOPMENT APPLICATION
2	17.04.2022	Issued for DA			
3	17.04.2022	Issued for DA			
4	17.04.2022	Issued for DA			
5	17.04.2022	Issued for DA			
6	17.04.2022	Issued for DA			
7	17.04.2022	Issued for DA			
8	17.04.2022	Issued for DA			
9	17.04.2022	Issued for DA			
10	17.04.2022	Issued for DA			
11	17.04.2022	Issued for DA			
12	17.04.2022	Issued for DA			
13	17.04.2022	Issued for DA			
14	17.04.2022	Issued for DA			
15	17.04.2022	Issued for DA			
16	17.04.2022	Issued for DA			
17	17.04.2022	Issued for DA			
18	17.04.2022	Issued for DA			
19	17.04.2022	Issued for DA			
20	17.04.2022	Issued for DA			

LANDSCAPE PLAN 4
SCALE: 1:150

LEGEND & SCHEDULE

- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS & ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

TREES

- Botanical Name: *Tristanopsis laurina* 'Lucidus'
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 8m x 5m
Qty Required: 5
- Botanical Name: *Pyrus calleryana* 'Capital'
Common Name: Ornamental Pear (Exotic)
Pot size: 45L
Mature H x S: 6m x 3m
Qty Required: 9

SHRUBS

- Botanical Name: *Callistemon citrinus* 'Endeavour'
Common Name: Endeavour Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 18
- Botanical Name: *Callistemon 'Slim'*
Common Name: Slim Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 1.3m
Qty Required: 20
- Botanical Name: *Viburnum odoratissimum*
Common Name: Sweet Viburnum (Exotic)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 30
- Botanical Name: *Gyrignium 'Tiny Tree'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 23

FEATURE PLANTS

- Botanical Name: *Oryzanthus exilis*
Common Name: Gynera Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 3
- Botanical Name: *Pennisetum alopecuroides*
Common Name: Swamp Foxtail (Native)
Pot size: 140mm
Mature H x S: 1m x 1m
Qty Required: 52
- Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5m2 (1m2 total)

GROUND COVER & GRASS

- Botanical Name: *Pennisetum alopecuroides*
Common Name: Swamp Foxtail (Native)
Pot size: 140mm
Mature H x S: 1m x 1m
Qty Required: 52
- Botanical Name: *Trachelospermum 'Tricolour'*
Common Name: Tricolour Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 5m2 (1m2 total)

TRAILING PLANTS ALONG RETAINING WALLS

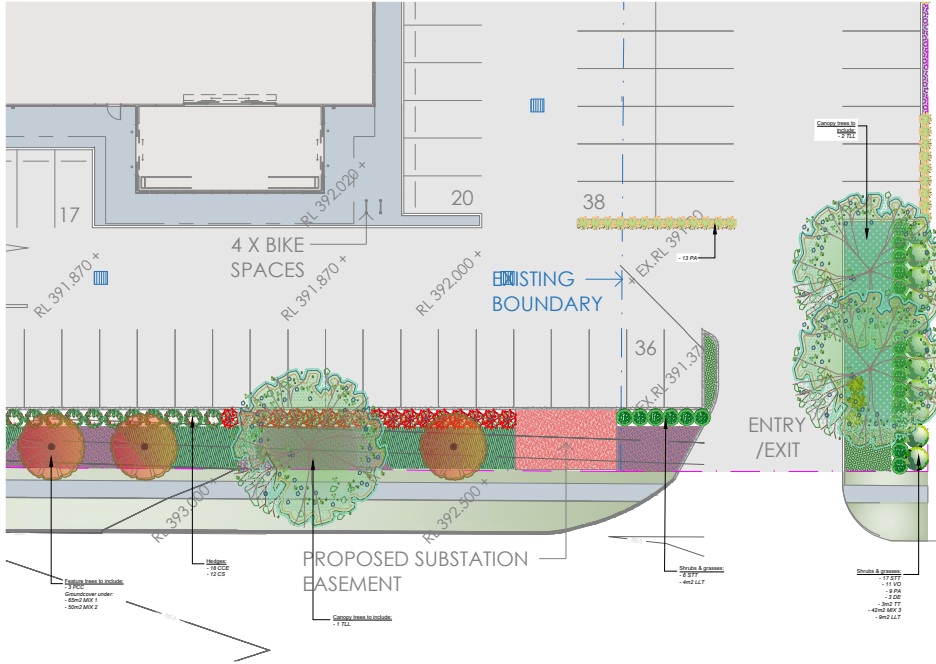
- Botanical Name: *Ruellia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 14
- Botanical Name: *Rosmarinus officinalis* 'Prostratus'
Common Name: Creeping Rosemary (Exotic)
Pot size: 140mm
Mature H x S: 0.5m x spreading
Qty Required: 3m2 (2m2 total)

Bar Scale: 0 1 2 3 4 5m 10m 15m

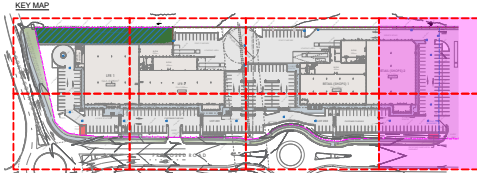
LEPFLER SMES ARCHITECTS

CONCEPT

- LLT Botanical Name: *Lomandra longifolia* 'Tanika'
Common Name: Lomandra Tanika (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 3m2 (1.3m2 total)
- MIX 1 Groundcover Mix 1:
Acacia cognata 'Lumelight'
Westringia 'Mund'
Pennisetum alopecuroides
Callistemon 'Little John'
Pot size: Tube stock
Qty Required: 65m2
- MIX 2 Groundcover Mix 2:
Angeranthus Ruby Velvet'
Dichondra 'Silver Falls'
Grevillea 'Bronze Rambler'
Diarrhea laurifolia 'Tasman'
Pot size: Tube stock
Qty Required: 50m2
- MIX 3 Groundcover Mix 3:
Carpenteria 'Kiss Me'
Myoporum parviflorum 'Yareena'
Viola heisteria
Barbarea 'Birdseye Candles'
Pot size: Tube stock
Qty Required: 71m2



LANDSCAPE PLAN 5
SCALE: 1:150



REV	DATE	NOTATION/AMENDMENT
A	17.04.2022	Issued for DA
B	17.04.2022	Issued for DA
C	17.04.2022	Issued for DA
D	17.04.2022	Issued for DA
E	17.04.2022	Issued for DA
F	17.04.2022	Issued for DA
G	17.04.2022	Issued for DA
H	17.04.2022	Issued for DA
I	17.04.2022	Issued for DA
J	17.04.2022	Issued for DA
K	17.04.2022	Issued for DA
L	17.04.2022	Issued for DA
M	17.04.2022	Issued for DA
N	17.04.2022	Issued for DA
O	17.04.2022	Issued for DA
P	17.04.2022	Issued for DA
Q	17.04.2022	Issued for DA
R	17.04.2022	Issued for DA
S	17.04.2022	Issued for DA
T	17.04.2022	Issued for DA
U	17.04.2022	Issued for DA
V	17.04.2022	Issued for DA
W	17.04.2022	Issued for DA
X	17.04.2022	Issued for DA
Y	17.04.2022	Issued for DA
Z	17.04.2022	Issued for DA

PROPOSED COMMERCIAL DEVELOPMENT	LOT 201-202 GOONOO GOONOO ROAD
TAMWORTH	

LANDSCAPE PLAN 4 & 5	DEVELOPMENT APPLICATION
1:150	APRIL 2025
LPDA 25 - 148	R.F

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.2M FROM PITS.
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

TREES

Botanical Name: *Tristanopsis laurina* 'Luscious'
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 8m x 5m
Qty Required: 5

Botanical Name: *Pyrus calleryana* 'Capital'
Common Name: Ornamental Pear (Exotic)
Pot size: 45L
Mature H x S: 6m x 3m
Qty Required: 8

SHRUBS

Botanical Name: *Metrosideros Tahiti*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 47

Botanical Name: *Callistemon citrinus* 'Endeavour'
Common Name: Endeavour Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 25

Botanical Name: *Callistemon 'Slim'*
Common Name: Slim Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 1.3m
Qty Required: 22

Botanical Name: *Syzygium 'Tiny Trex'*
Common Name: Dwarf Lily Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 27

FEATURE PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gyneria Lily (Native)
Pot size: 300mm
Mature H x S: 1.5m x 1m
Qty Required: 17

GROUND COVER & GRASS

Botanical Name: *Pennisetum alopecuroides*
Common Name: Swamp Foxtail (Native)
Pot size: 140mm
Mature H x S: 1m x 1m
Qty Required: 20

Botanical Name: *Lomandra longifolia* 'Tanika'
Common Name: Lomandra Tanika (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 3m² (22m² total)

Botanical Name: *Myoporum parvifolium* 'Yareena'
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7m² (17m² total)

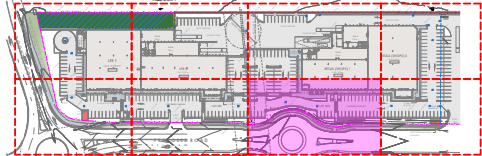
Groundcover Mix 1:
Acacia cognata 'Limeight'
Westringia Menziesii
Pennisetum alopecuroides
Callistemon 'Little John'

Pot size: Tube stock
Qty Required: 83m²

Groundcover Mix 2:
Argemone 'RUBY VELVET'
Orchardia 'Silver Faller'
Grevillea 'Bronze Rambler'
Gaillardia 'Biancospina'

Pot size: Tube stock
Qty Required: 117m²

KEY MAP



SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval

SHRUBS



FEATURE & GRASSES

REVISION	DATE	NOTATION/AMENDMENT	PROJECT	TITLE	STATUS
REV A	17.04.2025	Issued for DA	PROPOSED COMMERCIAL DEVELOPMENT LOT 201-202 GOONOO GOONOO ROAD TAMWORTH	LANDSCAPE PLAN 6	DEVELOPMENT APPLICATION
PROJECT NO.	LPDA 25 - 148	PLAN NUMBER	5	DATE	1-150 APRIL 2025
PREPARED BY	LZ	DESIGNED BY	R.F.	CHECKED BY	

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

TREES

Botanical Name: *Corymbia ficifolia* 'Summer Red'
Common Name: Dwarf Flowering Gum (Native)
Pot size: 75L
Mature H x S: 5m x 3m
Qty Required: 2

Botanical Name: *Pyrus calleryana* 'Capital'
Common Name: Ornamental Pear (Exotic)
Pot size: 45L
Mature H x S: 6m x 3m
Qty Required: 6

SHRUBS

Botanical Name: *Metrosideros 'Tahiti'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 6

Botanical Name: *Callistemon citrinus* 'Endeavour'
Common Name: Endeavour Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 37

Botanical Name: *Callistemon 'Slim'*
Common Name: Slim Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 3m x 1.3m
Qty Required: 2

Botanical Name: *Syringium 'Tiny Tree'*
Common Name: Dwarf Lily Pity (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 26

Botanical Name: *Bankisia ericifolia* 'Little Eric'
Common Name: Heath Bankisia (Native)
Pot size: 300mm
Mature H x S: 1.4m x 1.4m
Qty Required: 10

FEATURE PLANTS

Botanical Name: *Doronicum excolata*
Common Name: Gymsie Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 2

GROUND COVER & GRASS

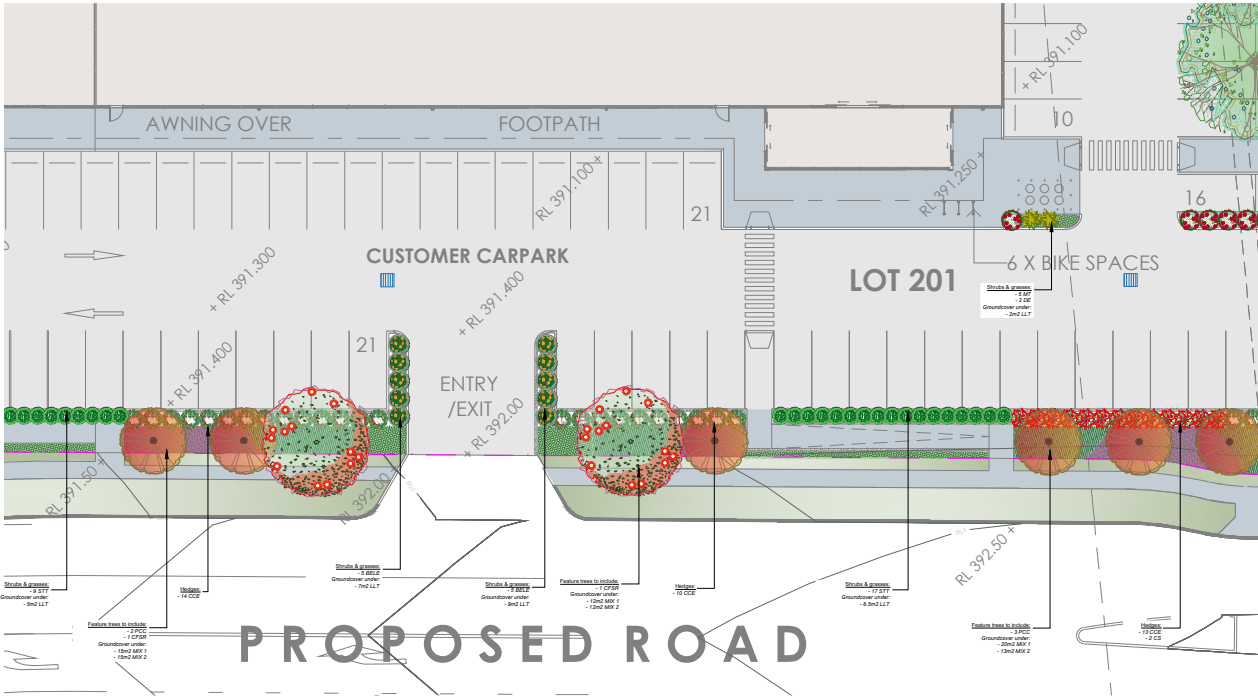
Botanical Name: *Lomandra longifolia* 'Tankia'
Common Name: Lomandra Tankia (Native)
Pot size: 200mm
Mature H x S: 0.8m x 0.8m
Qty Required: 3/m² (11.6m² total)

Groundcover Mix 1:
Acacia cognata 'LimeLight'
Warriglea Munda'
Peristemon alpestris
Callistemon 'Little John'

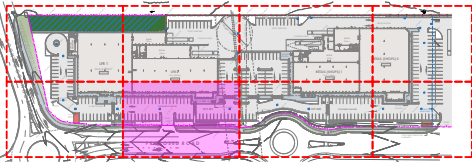
Pot size: Tube stock
Qty Required: 47m²

Groundcover Mix 2:
Angioanthus Ruby Veil'
Ochrosia 'Silver Falls'
Grevillea 'Bronze Rambler'
Dianella tasmanica 'Tasman'

Pot size: Tube stock
Qty Required: 40m²



KEY MAP



SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval

GRASSES & GROUND COVER



Trachelospermum 'Tricolour'



Myoporum parvifolium 'Yareena'

REVISION	DATE	NOTATION/REVISION	PROJECT	CLIENT	DESIGNER	DATE	SCALE	PROJECT NO.	FIGURE NO.	DATE	SCALE
1	17/04/2022	Issued for DA	PROPOSED COMMERCIAL DEVELOPMENT	GOON GOON ROAD PTY LTD	LEFFLER SMITH ARCHITECTS	2025	1:150	LPDA 25 - 148	6	APRIL 2025	1:150
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
25											
26											
27											
28											
29											
30											
31											
32											
33											
34											
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
47											
48											
49											
50											
51											
52											
53											
54											
55											
56											
57											
58											
59											
60											
61											
62											
63											
64											
65											
66											
67											
68											
69											
70											
71											
72											
73											
74											
75											
76											
77											
78											
79											
80											
81											
82											
83											
84											
85											
86											
87											
88											
89											
90											
91											
92											
93											
94											
95											
96											
97											
98											
99											
100											

<div>LANDSCAPE WORK SPECIFICATION</div> <div>FREEMANES</div> <div>The following general conditions should be complied prior to the commencement of landscape works:</div> <div><ul style="list-style-type: none">The landscape plans should be read in conjunction with the architectural plans, project architect's assessment, landscape plans, survey plans and survey prepared for the proposed development.All areas involving existing structures should be removed prior to the commencement of landscape construction. Any proposed planting which falls close to services will be relocated at the owner's instruction.Construction of landscape works and commencement of landscape construction shall be in accordance with the following:All construction shall be completed prior to the commencement of landscape construction.All construction shall be completed prior to the commencement of landscape construction.Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.</div> <div>1.6.2 PROTECTION OF ADJACENT FINISHES</div> <div>The Contractor shall take all procedures to prevent damage to all any adjacent finishes by providing adequate protection in these areas / surfaces prior to the commencement of the Works.</div> <div>1.6.3 PROTECTION OF EXISTING TREES</div> <div>Existing trees identified on related plans are in accordance with AS4375 Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project architect.</div> <div>Where general works are occurring adjacent to trees, or planting is required, a qualified arborist shall be engaged to advise on tree health and manage tree health.</div> <div>Existing trees designated as the subject to retention shall be protected at all times during the construction period. Any and within the drip-line of existing trees shall be excavated and removed by hand only. No excavating shall occur within the drip-line of existing trees to be retained.</div> <div>Any trees larger in diameter than 100mm shall not be removed under instruction by a qualified arborist. Roots smaller than 100mm diameter shall be cut cleanly with a saw.</div> <div>Temporary bracing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this bracing will be installed around the drip line of the trees, or a minimum of 300mm from the trunk. The bracing shall be maintained for the full construction period.</div> <div>1.6.4 EROSION & POLLUTION CONTROL</div> <div>The Contractor shall take all procedures to prevent the erosion of soil from the adjacent site. The Contractor shall install erosion & sediment control barriers and as required by Council, and maintain these barriers throughout the construction period. Note that the erosion control measures required shall reflect the site type and erosion characteristics of the site.</div> <div>Erosion & pollution control measures shall incorporate the following:</div> <div><ul style="list-style-type: none">Construction of sediment basins at the vehicle access point to the adjacent site.Sediment trapping using a geotextile filter fabric in the location indicated on the erosion control plan or as indicated on site by the following methods:Earth banks to prevent erosion of adjacent slopes.Geotextile mesh erosion control.Grass bank & geotextile erosion control.Grass bank & geotextile erosion control.</div> <div>Soil: "Seawater Fines" K10" or prepared by DUVIC & WOODC (1987) for construction techniques</div> <div>SOIL WORKS</div> <div>2.0.1 MATERIALS</div> <div>2.0.1.1 GENERAL</div> <div>2.0.1.1.1 General</div> <div>2.0.1.1.2 General</div> <div>2.0.1.1.3 General</div> <div>2.0.1.1.4 General</div> <div>2.0.1.1.5 General</div> <div>2.0.1.1.6 General</div> <div>2.0.1.1.7 General</div> <div>2.0.1.1.8 General</div> <div>2.0.1.1.9 General</div> <div>2.0.1.1.10 General</div> <div>2.0.1.1.11 General</div> <div>2.0.1.1.12 General</div> <div>2.0.1.1.13 General</div> <div>2.0.1.1.14 General</div> <div>2.0.1.1.15 General</div> <div>2.0.1.1.16 General</div> <div>2.0.1.1.17 General</div> <div>2.0.1.1.18 General</div> <div>2.0.1.1.19 General</div> <div>2.0.1.1.20 General</div> <div>2.0.1.1.21 General</div> <div>2.0.1.1.22 General</div> <div>2.0.1.1.23 General</div> <div>2.0.1.1.24 General</div> <div>2.0.1.1.25 General</div> <div>2.0.1.1.26 General</div> <div>2.0.1.1.27 General</div> <div>2.0.1.1.28 General</div> <div>2.0.1.1.29 General</div> <div>2.0.1.1.30 General</div> <div>2.0.1.1.31 General</div> <div>2.0.1.1.32 General</div> <div>2.0.1.1.33 General</div> <div>2.0.1.1.34 General</div> <div>2.0.1.1.35 General</div> <div>2.0.1.1.36 General</div> <div>2.0.1.1.37 General</div> <div>2.0.1.1.38 General</div> <div>2.0.1.1.39 General</div> <div>2.0.1.1.40 General</div> <div>2.0.1.1.41 General</div> <div>2.0.1.1.42 General</div> <div>2.0.1.1.43 General</div> <div>2.0.1.1.44 General</div> <div>2.0.1.1.45 General</div> <div>2.0.1.1.46 General</div> <div>2.0.1.1.47 General</div> <div>2.0.1.1.48 General</div> <div>2.0.1.1.49 General</div> <div>2.0.1.1.50 General</div> <div>2.0.1.1.51 General</div> <div>2.0.1.1.52 General</div> <div>2.0.1.1.53 General</div> <div>2.0.1.1.54 General</div> <div>2.0.1.1.55 General</div> <div>2.0.1.1.56 General</div> <div>2.0.1.1.57 General</div> <div>2.0.1.1.58 General</div> <div>2.0.1.1.59 General</div> <div>2.0.1.1.60 General</div> <div>2.0.1.1.61 General</div> <div>2.0.1.1.62 General</div> <div>2.0.1.1.63 General</div> <div>2.0.1.1.64 General</div> <div>2.0.1.1.65 General</div> <div>2.0.1.1.66 General</div> <div>2.0.1.1.67 General</div> <div>2.0.1.1.68 General</div> <div>2.0.1.1.69 General</div> <div>2.0.1.1.70 General</div> <div>2.0.1.1.71 General</div> <div>2.0.1.1.72 General</div> <div>2.0.1.1.73 General</div> <div>2.0.1.1.74 General</div> <div>2.0.1.1.75 General</div> <div>2.0.1.1.76 General</div> <div>2.0.1.1.77 General</div> <div>2.0.1.1.78 General</div> <div>2.0.1.1.79 General</div> <div>2.0.1.1.80 General</div> <div>2.0.1.1.81 General</div> <div>2.0.1.1.82 General</div> <div>2.0.1.1.83 General</div> <div>2.0.1.1.84 General</div> <div>2.0.1.1.85 General</div> <div>2.0.1.1.86 General</div> <div>2.0.1.1.87 General</div> <div>2.0.1.1.88 General</div> <div>2.0.1.1.89 General</div> <div>2.0.1.1.90 General</div> <div>2.0.1.1.91 General</div> <div>2.0.1.1.92 General</div> <div>2.0.1.1.93 General</div> <div>2.0.1.1.94 General</div> <div>2.0.1.1.95 General</div> <div>2.0.1.1.96 General</div> <div>2.0.1.1.97 General</div> <div>2.0.1.1.98 General</div> <div>2.0.1.1.99 General</div> <div>2.0.1.1.100 General</div> <div>2.0.1.1.101 General</div> <div>2.0.1.1.102 General</div> <div>2.0.1.1.103 General</div> <div>2.0.1.1.104 General</div> <div>2.0.1.1.105 General</div> <div>2.0.1.1.106 General</div> <div>2.0.1.1.107 General</div> <div>2.0.1.1.108 General</div> <div>2.0.1.1.109 General</div> <div>2.0.1.1.110 General</div> <div>2.0.1.1.111 General</div> <div>2.0.1.1.112 General</div> <div>2.0.1.1.113 General</div> <div>2.0.1.1.114 General</div> <div>2.0.1.1.115 General</div> <div>2.0.1.1.116 General</div> <div>2.0.1.1.117 General</div> <div>2.0.1.1.118 General</div> <div>2.0.1.1.119 General</div> <div>2.0.1.1.120 General</div> <div>2.0.1.1.121 General</div> <div>2.0.1.1.122 General</div> <div>2.0.1.1.123 General</div> <div>2.0.1.1.124 General</div> <div>2.0.1.1.125 General</div> <div>2.0.1.1.126 General</div> <div>2.0.1.1.127 General</div> <div>2.0.1.1.128 General</div> <div>2.0.1.1.129 General</div> <div>2.0.1.1.130 General</div> <div>2.0.1.1.131 General</div> <div>2.0.1.1.132 General</div> <div>2.0.1.1.133 General</div> <div>2.0.1.1.134 General</div> <div>2.0.1.1.135 General</div> <div>2.0.1.1.136 General</div> <div>2.0.1.1.137 General</div> <div>2.0.1.1.138 General</div> <div>2.0.1.1.139 General</div> <div>2.0.1.1.140 General</div> <div>2.0.1.1.141 General</div> <div>2.0.1.1.142 General</div> <div>2.0.1.1.143 General</div> <div>2.0.1.1.144 General</div> <div>2.0.1.1.145 General</div> <div>2.0.1.1.146 General</div> <div>2.0.1.1.147 General</div> <div>2.0.1.1.148 General</div> <div>2.0.1.1.149 General</div> <div>2.0.1.1.150 General</div> <div>2.0.1.1.151 General</div> <div>2.0.1.1.152 General</div> <div>2.0.1.1.153 General</div> <div>2.0.1.1.154 General</div> <div>2.0.1.1.155 General</div> <div>2.0.1.1.156 General</div> <div>2.0.1.1.157 General</div> <div>2.0.1.1.158 General</div> <div>2.0.1.1.159 General</div> <div>2.0.1.1.160 General</div> <div>2.0.1.1.161 General</div> <div>2.0.1.1.162 General</div> <div>2.0.1.1.163 General</div> <div>2.0.1.1.164 General</div> <div>2.0.1.1.165 General</div> <div>2.0.1.1.166 General</div> <div>2.0.1.1.167 General</div> <div>2.0.1.1.168 General</div> <div>2.0.1.1.169 General</div> <div>2.0.1.1.170 General</div> <div>2.0.1.1.171 General</div> <div>2.0.1.1.172 General</div> <div>2.0.1.1.173 General</div> <div>2.0.1.1.174 General</div> <div>2.0.1.1.175 General</div> <div>2.0.1.1.176 General</div> <div>2.0.1.1.177 General</div> <div>2.0.1.1.178 General</div> <div>2.0.1.1.179 General</div> <div>2.0.1.1.180 General</div> <div>2.0.1.1.181 General</div> <div>2.0.1.1.182 General</div> <div>2.0.1.1.183 General</div> <div>2.0.1.1.184 General</div> <div>2.0.1.1.185 General</div> <div>2.0.1.1.186 General</div> <div>2.0.1.1.187 General</div> <div>2.0.1.1.188 General</div> <div>2.0.1.1.189 General</div> <div>2.0.1.1.190 General</div> <div>2.0.1.1.191 General</div> <div>2.0.1.1.192 General</div> <div>2.0.1.1.193 General</div> <div>2.0.1.1.194 General</div> <div>2.0.1.1.195 General</div> <div>2.0.1.1.196 General</div> <div>2.0.1.1.197 General</div> <div>2.0.1.1.198 General</div> <div>2.0.1.1.199 General</div> <div>2.0.1.1.200 General</div> <div>2.0.1.1.201 General</div> <div>2.0.1.1.202 General</div> <div>2.0.1.1.203 General</div> <div>2.0.1.1.204 General</div> <div>2.0.1.1.205 General</div> <div>2.0.1.1.206 General</div> <div>2.0.1.1.207 General</div> <div>2.0.1.1.208 General</div> <div>2.0.1.1.209 General</div> <div>2.0.1.1.210 General</div> <div>2.0.1.1.211 General</div> <div>2.0.1.1.212 General</div> <div>2.0.1.1.213 General</div> <div>2.0.1.1.214 General</div> <div>2.0.1.1.215 General</div> <div>2.0.1.1.216 General</div> <div>2.0.1.1.217 General</div> <div>2.0.1.1.218 General</div> <div>2.0.1.1.219 General</div> <div>2.0.1.1.220 General</div> <div>2.0.1.1.221 General</div> <div>2.0.1.1.222 General</div> <div>2.0.1.1.223 General</div> <div>2.0.1.1.224 General</div> <div>2.0.1.1.225 General</div> <div>2.0.1.1.226 General</div> <div>2.0.1.1.227 General</div> <div>2.0.1.1.228 General</div> <div>2.0.1.1.229 General</div> <div>2.0.1.1.230 General</div> <div>2.0.1.1.231 General</div> <div>2.0.1.1.232 General</div> <div>2.0.1.1.233 General</div> <div>2.0.1.1.234 General</div> <div>2.0.1.1.235 General</div> <div>2.0.1.1.236 General</div> <div>2.0.1.1.237 General</div> <div>2.0.1.1.238 General</div> <div>2.0.1.1.239 General</div> <div>2.0.1.1.240 General</div> <div>2.0.1.1.241 General</div> <div>2.0.1.1.242 General</div> <div>2.0.1.1.243 General</div> <div>2.0.1.1.244 General</div> <div>2.0.1.1.245 General</div> <div>2.0.1.1.246 General</div> <div>2.0.1.1.247 General</div> <div>2.0.1.1.248 General</div> <div>2.0.1.1.249 General</div> <div>2.0.1.1.250 General</div> <div>2.0.1.1.251 General</div> <div>2.0.1.1.252 General</div> <div>2.0.1.1.253 General</div> <div>2.0.1.1.254 General</div> <div>2.0.1.1.255 General</div> <div>2.0.1.1.256 General</div> <div>2.0.1.1.257 General</div> <div>2.0.1.1.258 General</div> <div>2.0.1.1.259 General</div> <div>2.0.1.1.260 General</div> <div>2.0.1.1.261 General</div> <div>2.0.1.1.262 General</div> <div>2.0.1.1.263 General</div> <div>2.0.1.1.264 General</div> <div>2.0.1.1.265 General</div> <div>2.0.1.1.266 General</div> <div>2.0.1.1.267 General</div> <div>2.0.1.1.268 General</div> <div>2.0.1.1.269 General</div> <div>2.0.1.1.270 General</div> <div>2.0.1.1.271 General</div> <div>2.0.1.1.272 General</div> <div>2.0.1.1.273 General</div> <div>2.0.1.1.274 General</div> <div>2.0.1.1.275 General</div> <div>2.0.1.1.276 General</div> <div>2.0.1.1.277 General</div> <div>2.0.1.1.278 General</div> <div>2.0.1.1.279 General</div> <div>2.0.1.1.280 General</div> <div>2.0.1.1.281 General</div> <div>2.0.1.1.282 General</div> <div>2.0.1.1.283 General</div> <div>2.0.1.1.284 General</div> <div>2.0.1.1.285 General</div> <div>2.0.1.1.286 General</div> <div>2.0.1.1.287 General</div> <div>2.0.1.1.288 General</div> <div>2.0.1.1.289 General</div> <div>2.0.1.1.290 General</div> <div>2.0.1.1.291 General</div> <div>2.0.1.1.292 General</div> <div>2.0.1.1.293 General</div> <div>2.0.1.1.294 General</div> <div>2.0.1.1.295 General</div> <div>2.0.1.1.296 General</div> <div>2.0.1.1.297 General</div> <div>2.0.1.1.298 General</div> <div>2.0.1.1.299 General</div> <div>2.0.1.1.300 General</div> <div>2.0.1.1.301 General</div> <div>2.0.1.1.302 General</div> <div>2.0.1.1.303 General</div> <div>2.0.1.1.304 General</div> <div>2.0.1.1.305 General</div> <div>2.0.1.1.306 General</div> <div>2.0.1.1.307 General</div> <div>2.0.1.1.308 General</div> <div>2.0.1.1.309 General</div> <div>2.0.1.1.310 General</div> <div>2.0.1.1.311 General</div> <div>2.0.1.1.312 General</div> <div>2.0.1.1.313 General</div> <div>2.0.1.1.314 General</div> <div>2.0.1.1.315 General</div> <div>2.0.1.1.316 General</div> <div>2.0.1.1.317 General</div> <div>2.0.1.1.318 General</div> <div>2.0.1.1.319 General</div> <div>2.0.1.1.320 General</div> <div>2.0.1.1.321 General</div> <div>2.0.1.1.322 General</div> <div>2.0.1.1.323 General</div> <div>2.0.1.1.324 General</div> <div>2.0.1.1.325 General</div> <div>2.0.1.1.326 General</div> <div>2.0.1.1.327 General</div> <div>2.0.1.1.328 General</div> <div>2.0.1.1.329 General</div> <div>2.0.1.1.330 General</div> <div>2.0.1.1.331 General</div> <div>2.0.1.1.332 General</div> <div>2.0.1.1.333 General</div> <div>2.0.1.1.334 General</div> <div>2.0.1.1.335 General</div> <div>2.0.1.1.336 General</div> <div>2.0.1.1.337 General</div> <div>2.0.1.1.338 General</div> <div>2.0.1.1.339 General</div> <div>2.0.1.1.340 General</div> <div>2.0.1.1.341 General</div> <div>2.0.1.1.342 General</div> <div>2.0.1.1.343 General</div> <div>2.0.1.1.344 General</div> <div>2.0.1.1.345 General</div> <div>2.0.1.1.346 General</div> <div>2.0.1.1.347 General</div> <div>2.0.1.1.348 General</div> <div>2.0.1.1.349 General</div> <div>2.0.1.1.350 General</div> <div>2.0.1.1.351 General</div> <div>2.0.1.1.352 General</div> <div>2.0.1.1.353 General</div> <div>2.0.1.1.354 General</div> <div>2.0.1.1.355 General</div> <div>2.0.1.1.356 General</div> <div>2.0.1.1.357 General</div> <div>2.0.1.1.358 General</div> <div>2.0.1.1.359 General</div> <div>2.0.1.1.360 General</div> <div>2.0.1.1.361 General</div> <div>2.0.1.1.362 General</div> <div>2.0.1.1.363 General</div> <div>2.0.1.1.364 General</div> <div>2.0.1.1.365 General</div> <div>2.0.1.1.366 General</div> <div>2.0.1.1.367 General</div> <div>2.0.1.1.368 General</div> <div>2.0.1.1.369 General</div> <div>2.0.1.1.370 General</div> <div>2.0.1.1.371 General</div> <div>2.0.1.1.372 General</div> <div>2.0.1.1.373 General</div> <div>2.0.1.1.374 General</div> <div>2.0.1.1.375 General</div> <div>2.0.1.1.376 General</div> <div>2.0.1.1.377 General</div> <div>2.0.1.1.378 General</div> <div>2.0.1.1.379 General</div> <div>2.0.1.1.380 General</div> <div>2.0.1.1.381 General</div> <div>2.0.1.1.382 General</div> <div>2.0.1.1.383 General</div> <div>2.0.1.1.384 General</div> <div>2.0.1.1.385 General</div> <div>2.0.1.1.386 General</div> <div>2.0.1.1.387 General</div> <div>2.0.1.1.388 General</div> <div>2.0.1.1.389 General</div> <div>2.0.1.1.390 General</div> <div>2.0.1.1.391 General</div> <div>2.0.1.1.392 General</div> <div>2.0.1.1.393 General</div> <div>2.0.1.1.394 General</div> <div>2.0.1.1.395 General</div> <div>2.0.1.1.396 General</div> <div>2.0.1.1.397 General</div> <div>2.0.1.1.398 General</div> <div>2.0.1.1.399 General</div> <div>2.0.1.1.400 General</div> <div>2.0.1.1.401 General</div> <div>2.0.1.1.402 General</div> <div>2.0.1.1.403 General</div> <div>2.0.1.1.404 General</div> <div>2.0.1.1.405 General</div> <div>2.0.1.1.406 General</div> <div>2.0.1.1.407 General</div> <div>2.0.1.1.408 General</div> <div>2.0.1.1.409 General</div> <div>2.0.1.1.410 General</div> <div>2.0.1.1.411 General</div> <div>2.0.1.1.412 General</div> <div>2.0.1.1.413 General</div> <div>2.0.1.1.414 General</div> <div>2.0.1.1.415 General</div> <div>2.0.1.1.416 General</div> <div>2.0.1.1.417 General</div> <div>2.0.1.1.418 General</div> <div>2.0.1.1.419 General</div> <div>2.0.1.1.420 General</div> <div>2.0.1.1.421 General</div> <div>2.0.1.1.422 General</div> <div>2.0.1.1.423 General</div> <div>2.0.1.1.424 General</div> <div>2.0.1.1.425 General</div> <div>2.0.1.1.426 General</div> <div>2.0.1.1.427 General</div> <div>2.0.1.1.428 General</div> <div>2.0.1.1.429 General</div> <div>2.0.1.1.430 General</div> <div>2.0.1.1.431 General</div> <div>2.0.1.1.432 General</div> <div>2.0.1.1.433 General</div> <div>2.0.1.1.434 General</div> <div>2.0.1.1.435 General</div> <div>2.0.1.1.436 General</div> <div>2.0.1.1.437 General</div> <div>2.0.1.1.438 General</div> <div>2.0.1.1.439 General</div> <div>2.0.1.1.440 General</div> <div>2.0.1.1.441 General</div> <div>2.0.1.1.442 General</div> <div>2.0.1.1.443 General</div> <div>2.0.1.1.444 General</div> <div>2.0.1.1.445 General</div> <div>2.0.1.1.446 General</div> <div>2.0.1.1.447 General</div> <div>2.0.1.1.448 General</div> <div>2.0.1.1.449 General</div> <div>2.0.1.1.450 General</div> <div>2.0.1.1.451 General</div> <div>2.0.1.1.452 General</div> <div>2.0.1.1.453 General</div> <div>2.0.1.1.454 General</div> <div>2.0.1.1.455 General</div> <div>2.0.1.1.456 General</div> <div>2.0.1.1.457 General</div> <div>2.0.1.1.458 General</div> <div>2.0.1.1.459 General</div> <div>2.0.1.1.460 General</div> <div>2.0.1.1.461 General</div> <div>2.0.1.1.462 General</div> <div>2.0.1.1.463 General</div> <div>2.0.1.1.464 General</div> <div>2.0.1.1.465 General</div> <div>2.0.1.1.466 General</div> <div>2.0.1.1.467 General</div> <div>2.0.1.1.468 General</div> <div>2.0.1.1.469 General</div> <div>2.0.1.1.470 General</div> <div>2.0.1.1.471 General</div> <div>2.0.1.1.472 General</div> <div>2.0.1.1.473 General</div> <div>2.0.1.1.474 General</div> <div>2.0.1.1.475 General</div> <div>2.0.1.1.476 General</div> <div>2.0.1.1.477 General</div> <div>2.0.1.1.478 General</div> <div>2.0.1.1.479 General</div> <div>2.0.1.1.480 General</div> <div>2.0.1.1.481 General</div> <div>2.0.1.1.482 General</div> <div>2.0.1.1.483 General</div> <div>2.0.1.1.484 General</div> <div>2.0.1.1.485 General</div> <div>2.0.1.1.486 General</div> <div>2.0.1.1.487 General</div> <div>2.0.1.1.488 General</div> <div>2.0.1.1.489 General</div> <div>2.0.1.1.490 General</div> <div>2.0.1.1.491 General</div> <div>2.0.1.1.492 General</div> <div>2.0.1.1.493 General</div> <div>2.0.1.1.494 General</div> <div>2.0.1.1.495 General</div> <div>2.0.1.1.496 General</div> <div>2.0.1.1.497 General</div> <div>2.0.1.1.498 General</div> <div>2.0.1.1.499 General</div> <div>2.0.1.1.500 General</div> <div>2.0.1.1.501 General</div> <div>2.0.1.1.502 General</div> <div>2.0.1.1.503 General</div> <div>2.0.1.1.504 General</div> <div>2.0.1.1.505 General</div> <div>2.0.1.1.506 General</div> <div>2.0.1.1.507 General</div> <div>2.0.1.1.508 General</div> <div>2.0.1.1.509 General</div> <div>2.0.1.1.510 General</div> <div>2.0.1.1.511 General</div> <div>2.0.1.1.512 General</div> <div>2.0.1.1.513 General</div> <div>2.0.1.1.514 General</div> <div>2.0.1.1.515 General</div> <div>2.0.1.1.516 General</div> <div>2.0.1.1.517 General</div> <div>2.0.1.1.518 General</div> <div>2.0.1.1.519 General</div> <div>2.0.1.1.520 General</div> <div>2.0.1.1.521 General</div> <div>2.0.1.1.522 General</div> <div>2.0.1.1.523 General</div> <div>2.0.1.1.524 General</div> <div>2.0.1.1.525 General</div> <div>2.0.1.1.526 General</div> <div>2.0.1.1.527 General</div> <div>2.0.1.1.528 General</div> <div>2.0.1.1.529 General</div> <div>2.0.1.1.530 General</div> <div>2.0.1.1.531 General</div> <div>2.0.1.1.532 General</div> <div>2.0.1.1.533 General</div> <div>2.0.1.1.534 General</div> <div>2.0.1.1.535 General</div> <div>2.0.1.1.536 General</div> <div>2.0.1.1.537 General</div> <div>2.0.1.1.538 General</div> <div>2.0.1.1.539 General</div> <div>2.0.1.1.540 General</div> <div>2.0.1.1.541 General</div> <div>2.0.1.1.542 General</div> <div>2.0.1.1.543 General</div> <div>2.0.1.1.544 General</div> <div>2.0.1.1.545 General</div> <div>2.0.1.1.546 General</div> <div>2.0.1.1.547 General</div> <div>2.0.1.1.548 General</div> <div>2.0.1.1.549 General</div> <div>2.0.1.1.550 General</div> <div>2.0.1.1.551 General</div> <div>2.0.1.1.552 General</div> <div>2.0.1.1.553 General</div> <div>2.0.1.1.554 General</div> <div>2.0.1.1.555 General</div> <div>2.0.1.1.556 General</div> <div>2.0.1.1.557 General</div> <div>2.0.1.1.558 General</div> <div>2.0.1.1.559 General</div> <div>2.0.1.1.560 General</div> <div>2.0.1.1.561 General</div> <div>2.0.1.1.562 General</div> <div>2.0.1.1.563 General</div> <div>2.0.1.1.564 General</div> <div>2.0.1.1.565 General</div> <div>2.0.1.1.566 General</div> <div>2.0.1.1.567 General</div> <div>2.0.1.1.568 General</div> <div>2.0.1.1.569 General</div> <div>2.0.1.1.570 General</div> <div>2.0.1.1.571 General</div> <div>2.0.1.1.572 General</div> <div>2.0.1.1.573 General</div> <div>2.0.1.1.574 General</div> <div>2.0.1.1.575 General</div> <div>2.0.1.1.576 General</div> <div>2.0.1.1.577 General</div> <div>2.0.1.1.578 General</div> <div>2.0.1.1.579 General</div> <div>2.0.1.1.580 General</div> <div>2.0.1.1.581 General</div> <div>2.0.1.1.582 General</div> <div>2.0.1.1.583 General</div> <div>2.0.1.1.584 General</div> <div>2.0.1.1.585 General</div> <div>2.0.1.1.586 General</div> <div>2.0.1.1.587 General</div> <div>2.0.1.1.588 General</div> <div>2.0.1.1.589 General</div> <div>2.0.1.1.590 General</div> <div>2.0.1.1.591 General</div> <div>2.0.1.1.592 General</div> <div>2.0.1.1.593 General</div> <div>2.0.1.1.594 General</div> <div>2.0.1.1.595 General</div> <div>2.0.1.1.596 General</div> <div>2.0.1.1.597 General</div> <div>2.0.1.1.598 General</div> <div>2.0.1.1.599 General</div> <div>2.0.1.1.600 General</div> <div>2.0.1.1.601 General</div> <div>2.0.1.1.602 General</div> <div>2.0.1.1.603 General</div> <div>2.0.1.1.604 General</div> <div>2.0.1.1.605 General</div> <div>2.0.1.1.606 General</div> <div>2.0.1.1.607 General</div> <div>2.0.1.1.608 General</div> <div>2.0.1.1.609 General</div> <div>2.0.1.1.610 General</div> <div>2.0.1.1.611 General</div> <div>2.0.1.1.612 General</div> <div>2.0.1.1.613 General</div> <div>2.0.1.1.614 General</div> <div>2.0.1.1.615 General</div> <div>2.0.1.1.616 General</div> <div>2.0.1.1.617 General</div> <div>2.0.1.1.618 General</div> <div>2.0.1.1.619 General</div> <div>2.0.1.1.620 General</div> <div>2.0.1.1.621 General</div> <div>2.0.1.1.622 General</div> <div>2.0.1.1.623 General</div> <div>2.0.1.1.624 General</div> <div>2.0.1.1.625 General</div> <div>2.0.1.1.626 General</div> <div>2.0.1.1.627 General</div> <div>2.0.1.1.628 General</div> <div>2.0.1.1.629 General</div> <div>2.0.1.1.630 General</div> <div>2.0.1.1.631 General</div> <div>2.0.1.1.632 General</div> <div>2.0.1.1.633 General</div> <div>2.0.1.1.634 General</div> <div>2.0.1.1.635 General</div> <div>2.0.1.1.636 General</div> <div>2.0.1.1.637 General</div> <div>2.0.1.1.638 General</div> <div>2.0.1.1.639 General</div> <div>2.0.1.1.640 General</div> <div>2.0.1.1.641 General</div> <div>2.0.1.1.642 General</div> <div>2.0.1.1.643 General</div> <div>2.0.1.1.644 General</div> <div>2.0.1.1.645 General</div> <div>2.0.1.1.646 General</div> <div>2.0.1.1.647 General</div> <div>2.0.1.1.648 General</div> <div>2.0.1.1.649 General</div> <div>2.0.1.1.650 General</div> <div>2.0.1.1.651 General</div> <div>2.0.1.1.652 General</div> <div>2.0.1.1.653 General</div> <div>2.0.1.1.654 General</div> <div>2.0.1.1.655 General</div> <div>2.0.1.1.656 General</div> <div>2.0.1.1.657 General</div> <div>2.0.1.1.658 General</div> <div>2.0.1.1.659 General</div> <div>2.0.1.1.660 General</div> <div>2.0.1.1.661 General</div> <div>2.0.1.1.662 General</div> <div>2.0.1.1.663 General</div> <div>2.0.1.1.664 General</div> <div>2.0.1.1.665 General</div> <div>2.0.1.1.666 General</div> <div>2.0.1.1.667 General</div> <div>2.0.1.1.668 General</div> <div>2.0.1.1.669 General</div> <div>2.0.1.1.670 General</div> <div>2.0.1.1.671 General</div> <div>2.0.1.1.672 General</div> <div>2.0.1.1.673 General</div> <div>2.0.1.1.674 General</div> <div>2.0.1.1.675 General</div> <div>2.0.1.1.676 General</div> <div>2.0.1.1.677 General</div> <div>2.0.1.1.678 General</div> <div>2.0.1.1.679 General</div>

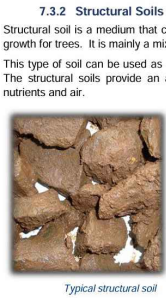
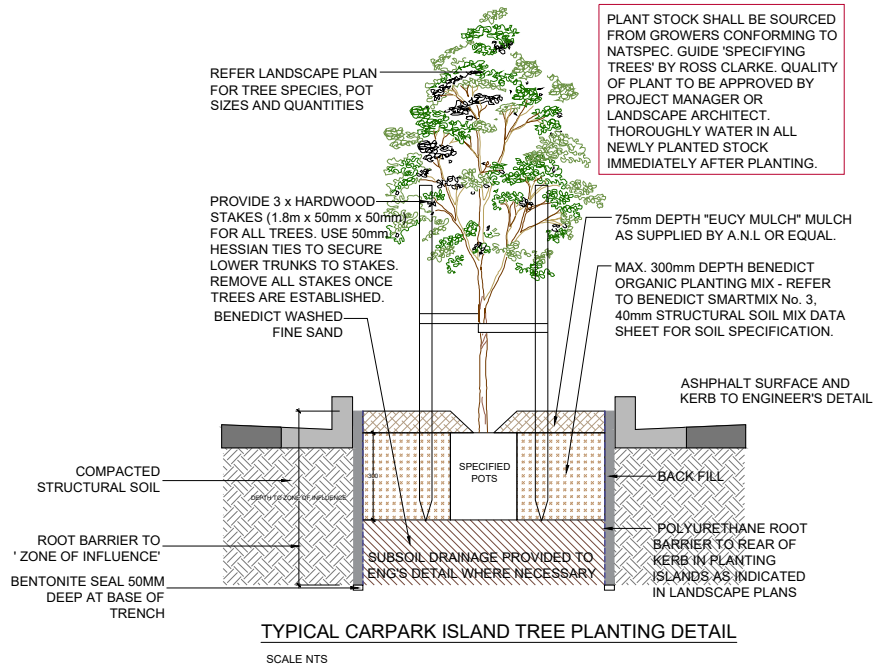
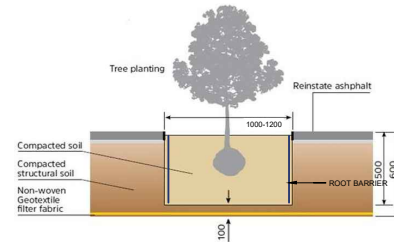
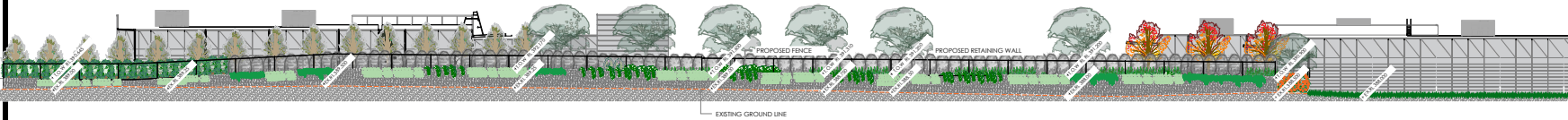


Figure 3. Typical diagram of a structural soil tree pit.



TYPICAL DIAGRAM OF STRUCTURAL SOIL TREE PIT
REFER TO COUNCIL'S URBAN STREET TREE MANAGEMENT PLAN FOR DETAILS



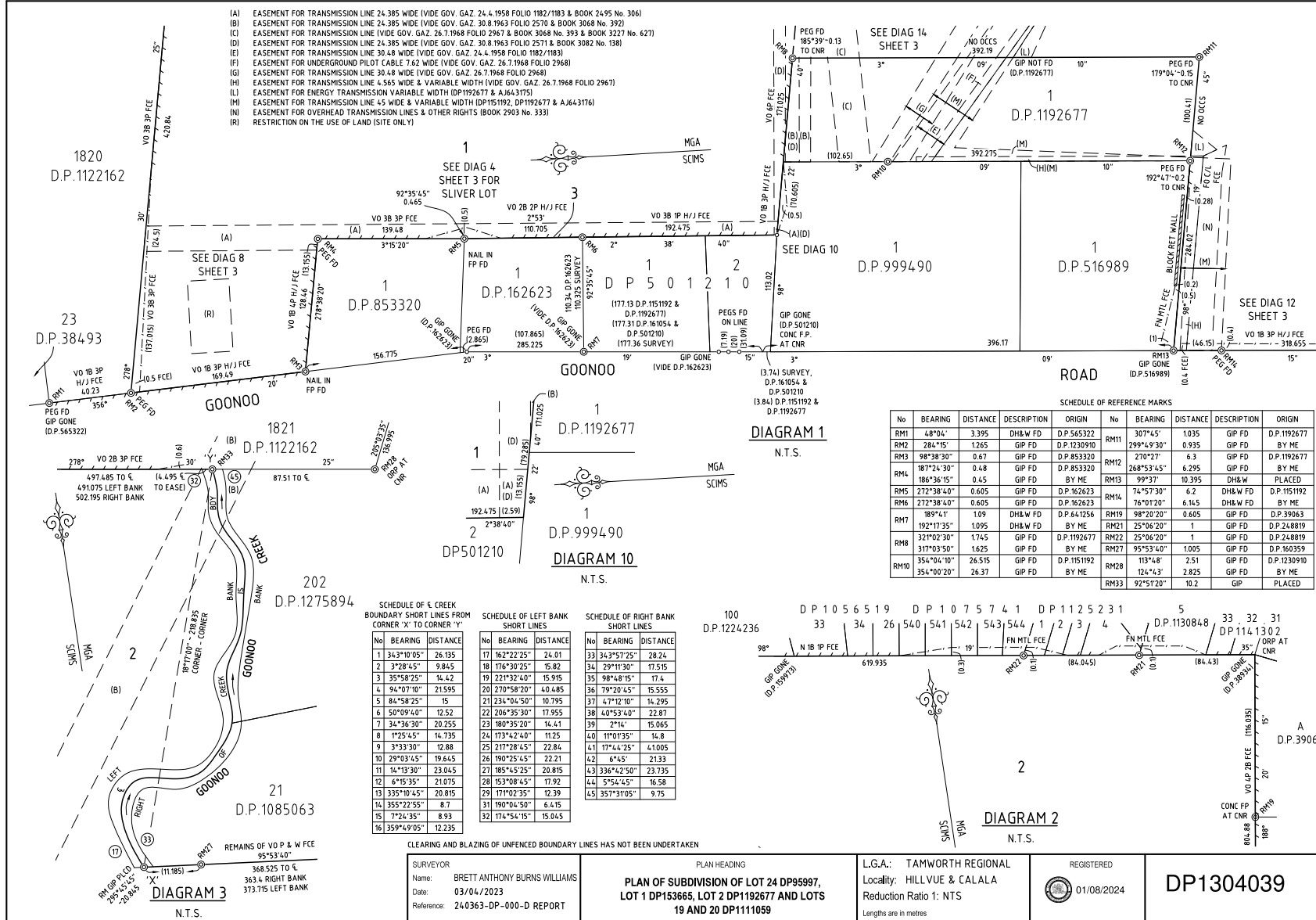
NORTH ELEVATION A
SCALE: 1:300

<p>DISCLAIMER:</p> <p>This drawing is the property of the Architect and is to be used only for the project and site mentioned herein. It is not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided.</p> <p>www.dial1two.com</p> <p>DIAL1TWO BEFORE YOU GO</p> <p>443 Avenue</p>		<p>ARCHITECT:</p> <p>LEFFLER SIMS ARCHITECTS</p>		<p>LANDSCAPE ARCHITECT:</p> <p>concept LANDSCAPE ARCHITECTS</p>		<p>OWNER:</p> <p>TAMMOROTH</p>		<p>REV. DATE</p> <p>17-04-2022</p> <p>Issued for 2D</p>		<p>NOTATION/REMARKS</p>		<p>PROJECT:</p> <p>PROPOSED COMMERCIAL DEVELOPMENT</p> <p>LOT 211-202 GOONOO GOONOO ROAD TAMMOROTH</p>		<p>TITLE:</p> <p>DETAILS 2</p>		<p>STATUS:</p> <p>DEVELOPMENT APPLICATION</p>	
						<p>CURANT:</p> <p>GNCO GNCO ROAD PTY LTD</p>						<p>PROJECT NO:</p> <p>LPDA 25 - 148</p>		<p>DATE:</p> <p>APRIL 2025</p>			
												<p>PAGE NUMBER:</p> <p>9</p>		<p>DRAWN:</p> <p>L.Z</p>		<p>CHECKED:</p> <p>R.F</p>	

RM	BEARING	DISTANCE	DESCRIPTION	ORIGIN	RM	BEARING	DISTANCE	DESCRIPTION	ORIGIN
Rm1	48°04'	3.395	DH&W FD	P.D.565322	Rm5	79°43'25"	13.805	DH&W	PLACED
Rm2	284°15'	1.265	GIP FD	P.D.1230910	Rm6	156°6'47"	1.655	GIP FD	P.D.104.33
Rm3	98°38'30"	0.86	GIP FD	P.D.583320	Rm17	278°20'10"	0.605	GIP FD	P.D.234.44
Rm4	187°24'30"	0.48	GIP FD	P.D.853320	Rm18	278°20'30"	0.605	GIP FD	P.D.536.98
	186°36'15"	0.86	GIP FD	BY ME	Rm19	98°20'00"	0.605	GIP FD	P.D.3906.08
Rm5	272°38'40"	0.605	GIP FD	P.D.162623	Rm20	238°20'20"	1.005	GIP FD	P.D.248.93
Rm6	272°38'40"	0.605	GIP FD	P.D.162623	Rm21	25°06'20"	1	GIP FD	P.D.389.81
Rm7	107°42'15"	1.09	DH&W FD	P.D.64.1258	Rm22	107°42'15"	1.09	DH&W FD	P.D.248.93
	32°17'35"	1.095	DH&W FD	BY ME	Rm23	223°05'30"	2.5	GIP FD	P.D.855.64
Rm8	32°17'35"	1.745	GIP FD	P.D.1192677	Rm24	240°12'30"	3.295	GIP FD	P.D.104.57
Rm9	371°03'50"	1.625	GIP FD	BY ME	Rm25	256°04'0"	3.34	GIP FD	P.D.159.97
Rm10	278°19'35"	1.005	GIP FD	P.D.153665	Rm26	14°9'23"	3.16	GIP FD	P.D.104.57
	354°04'10"	26.515	GIP FD	P.D.1151192	Rm27	95°53'40"	1.005	GIP FD	P.D.16035.05
	354°00'20"	26.31	GIP FD	BY ME	Rm28	113°48'	2.51	GIP FD	P.D.12309.1
Rm11	307°45'	1.035	GIP FD	P.D.1192677	Rm29	124°43'	2.825	GIP FD	P.D.127.58
	299°49'30"	0.995	GIP FD	BY ME	Rm29	133°06'	5.67	GIP FD	P.D.178.58
Rm12	6°3	6.3	GIP FD	P.D.1192677	Rm30	124°43'	2.825	GIP FD	P.D.127.58
	268°53'45"	6.295	GIP FD	BY ME	Rm31	205°53'00"	0.5	GIP FD	P.D.627.58
Rm13	99°37'	10.395	DH&W	PLACED	Rm32	31°10'50"	7.11	GIP	PLACED
	74°57'30"	6.2	DH&W FD	P.D.1151192	Rm33	92°51'20"	0.2	GIP	PLACED
Rm14	76°01'20"	6.165	DH&W FD	BY ME	Rm39	99°11'	0.855	GIP	PLACED

No	BEARING	DISTANCE
46	95°40'25"	30.875
47	154°03'10"	28.975
48	71°22'40"	140.735
49	69°42'05"	69.87
50	66°06'35"	56.805
51	59°41"	30.745
52	44°03'10"	28.39
53	31°16'55"	121.56
54	46°38'25"	70.265
55	56°55'35"	155.21
56	74°43'30"	94.16
57	32°56'25"	43.48
58	11°08'40"	65.2
59	31°58'10"	136.515
60	344°52'55"	224.54
61	18°25'10"	53.865
62	334°06'30"	307.485
63	321°56'10"	153.605

Document Set ID: 2308648
Version: 1, Version Date: 23/08/2024



PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 3 of 3 sheets

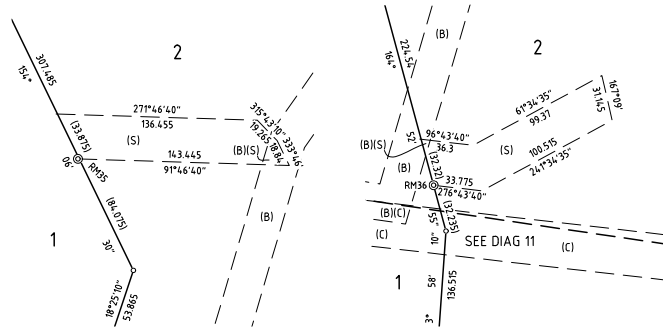


DIAGRAM 5
SCALE 1:2000

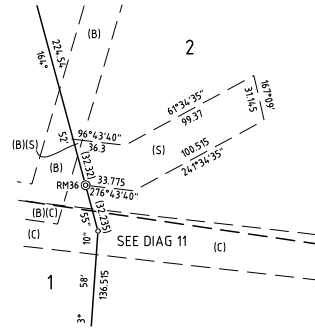


DIAGRAM 6
SCALE 1:2000

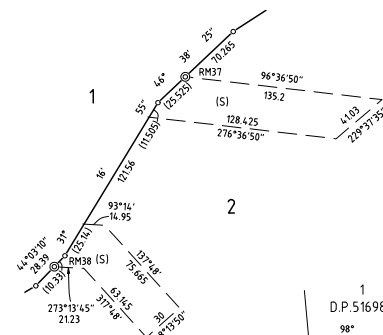


DIAGRAM 7
SCALE 1:2000

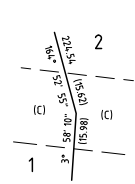


DIAGRAM 11
N.T.S.

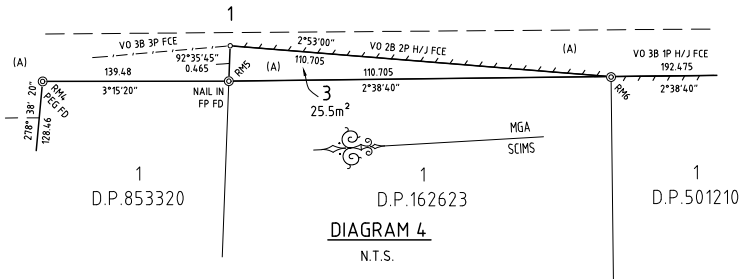


DIAGRAM 4
N.T.S.

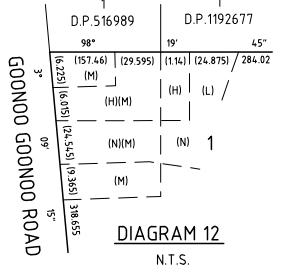


DIAGRAM 12
N.T.S.

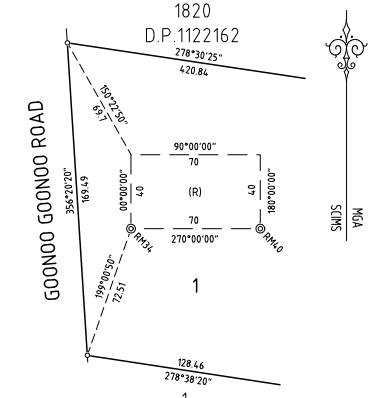


DIAGRAM 8
N.T.S.

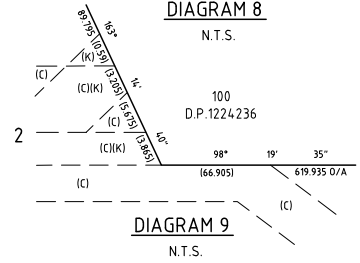


DIAGRAM 9
N.T.S.

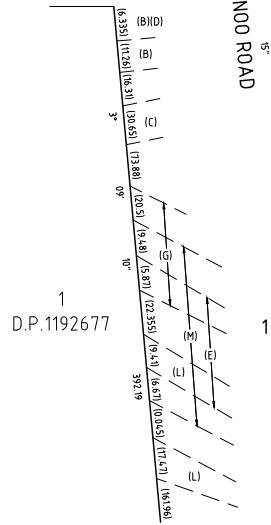


DIAGRAM 14
N.T.S.

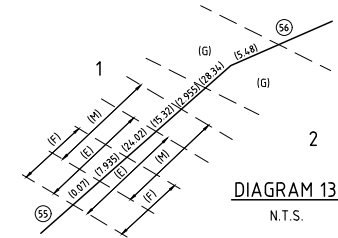


DIAGRAM 13
N.T.S.

LOT 3 CREATED FOR IDENTIFICATION PURPOSES ONLY.
NOT A CURRENT LOT FOR THE PURPOSES OF SECTION 7A CONVEYANCING ACT 1919.

(A) EASEMENT FOR TRANSMISSION LINE 24.385 WIDE (VIDE GOV. GAZ. 24.4.1958 FOLIO 1182/1183 & BOOK 2495 No. 306)
(B) EASEMENT FOR TRANSMISSION LINE 24.385 WIDE (VIDE GOV. GAZ. 30.8.1963 FOLIO 2570 & BOOK 3068 No. 392)
(C) EASEMENT FOR TRANSMISSION LINE (VIDE GOV. GAZ. 26.7.1968 FOLIO 2967 & BOOK 3068 No. 393 & BOOK 3227 No. 627)
(D) EASEMENT FOR TRANSMISSION LINE 24.385 WIDE (VIDE GOV. GAZ. 30.8.1963 FOLIO 2571 & BOOK 3082 No. 138)
(E) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (VIDE GOV. GAZ. 24.4.1958 FOLIO 1182/1183)
(F) EASEMENT FOR UNDERGROUND PILOT CABLE 7.62 WIDE (VIDE GOV. GAZ. 26.7.1968 FOLIO 2968)
(G) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (VIDE GOV. GAZ. 26.7.1968 FOLIO 2968)
(H) EASEMENT FOR TRANSMISSION LINE 4.565 WIDE & VARIABLE WIDTH (VIDE GOV. GAZ. 26.7.1968 FOLIO 2967)
(I) EASEMENT TO DRAIN WATER 3.5 WIDE (DP709201)
(J) EASEMENT FOR ENERGY TRANSMISSION VARIABLE WIDTH (DP1192677 & AJ643175)
(K) EASEMENT FOR TRANSMISSION LINE 4.5 WIDE & VARIABLE WIDTH (DP115192, DP1192677 & AJ643176)
(L) EASEMENT FOR OVERHEAD TRANSMISSION LINES & OTHER RIGHTS (BOOK 2903 No. 333)
(M) RESTRICTION ON THE USE OF LAND (SITE ONLY)
(N) EASEMENT TO DRAIN WATER 30 WIDE & VARIABLE WIDTH

No	BEARING	DISTANCE	DESCRIPTION	ORIGIN
RM4	187°24'30"	0.48	GIP FD	D.P.853320
RM5	186°36'15"	0.45	GIP FD	BY ME
RM6	272°38'40"	0.605	GIP FD	D.P.162623
RM7	272°38'40"	0.605	GIP FD	D.P.162623
RM8	349°19'45"	3.08	GIP	PLACED
RM9	293°55'	18.77	GIP	PLACED
RM10	312°18'20"	27.125	GIP	PLACED
RM11	229°52'	27.14	GIP	PLACED
RM12	270°11'55"	11.565	GIP	PLACED
RM13	300°32'15"	0.465	GIP	PLACED

No	BEARING	DISTANCE
55	56°55'35"	155.21
56	74°43'30"	94.16

CLEARING AND BLAZING OF UNFENCED BOUNDARY LINES HAS NOT BEEN UNDERTAKEN


SURVEYOR
Name: BRETT ANTHONY BURNS WILLIAMS
Date: 03/04/2023
Reference: 240363-DP-000-D REPORT





PLAN HEADING
PLAN OF SUBDIVISION OF LOT 24 DP95997,
LOT 1 DP153665, LOT 2 DP1192677 AND LOTS
19 AND 20 DP1111059

L.G.A.: TAMWORTH REGIONAL
Locality: HILLVUE & CALALA
Reduction Ratio 1: NTS
Lengths are in metres

REGISTERED
01/08/2024

DP1304039

PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	SHEET 1 OF 2 SHEET(S)
Registered:  01/08/2024 Title System: TORRENS	Office Use Only <div style="text-align: center; font-size: 24pt; font-weight: bold;">DP1304039</div>	
PLAN OF SUBDIVISION OF LOT 24 DP95997, LOT 1 DP153665, LOT 2 DP1192677 AND LOTS 19 AND 20 DP1111059	LGA: TAMWORTH REGIONAL Locality: HILLVUE AND CALALA Parish: CALALA County: PARRY	
Survey Certificate I, <u>BRETT ANTHONY BURNS WILLIAMS</u> of <u>ADW JOHNSON PTY LIMITED</u> <u>7/335 HILLSBOROUGH ROAD, WARNERS BAY, NSW 2282</u> a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: * (a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on <u>03/04/2023</u> or * (b) The part of the land shown in the plan (*being* excluding ** was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation, or * (c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: <u>'A' - 'B'</u> Type: <u>*Urban* Rural</u> The terrain is <u>*Level Undulating / *Steep Mountainous.</u> Signature: <u>Btt Williams</u> Dated: <u>19/06/2023</u> Surveyor Identification No: <u>6795</u> Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	Crown Lands NSW/Western Lands Office Approval I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: _____ Date: _____ File Number: _____ Office: _____	
Subdivision Certificate I, <u>Sam Lobsey</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment</i> <i>Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: <u>[Signature]</u> Registration number: <u>N/A</u> Consent Authority: <u>Tamworth Regional Council</u> Date of endorsement: <u>13/02/2024</u> Subdivision Certificate number: <u>SC2024-0023</u> File number: <u>DA2023-0140/M002024-0022</u> *Strike through if inapplicable.	Plans used in the preparation of survey / compilation. DP 160359 DP 509906 DP 629589 DP 1130848 CP 2202-3100 DP 161054 DP 853320 DP 634508 DP 1141302 CP 2689-3010 DP 509370 DP 1053377 DP 641256 DP 1143871 CP 1793-3100 DP 536986 DP 1275894 DP 1001399 DP 1192677 CP 1929-3100 DP 709201 DP 39063 DP 1003586 DP 1230910 CP 2167-3100 DP 846874 DP 162623 DP 1009350 CP 1732-3100 CP 2170-3100 DP 855467 DP 231542 DP 1043391 CP 1986-3100 CP 2201-3100 DP 1122162 DP 234401 DP 1056519 CP 1987-3100 DP 1224236 DP 248819 DP 1075741 CP 1999-3100 DP 38493 DP 263280 DP 1085063 CP 2000-3100 DP 153665 DP 501210 DP 1111059 CP 2001-3100 DP 220319 DP 512144 DP 1111432 CP 2101-3100 DP 258531 DP 565322 DP 1125231 CP 2190-3100	
Surveyor's Reference: 240363-DP-000-D REPORT	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. <div style="text-align: center; margin-top: 20px;"> THE CONSENT OF THE ADJOINING OWNERS OF 1820/1122162 & 1/853320 TO THE DEFINITION OF THE COMMON BOUNDARIES HAS BEEN FURNISHED </div> If space insufficient continue on PLAN FORM 6A Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		SHEET 2 OF 2 SHEET(S)	
Registered:		01/08/2024	Office Use Only	Office Use Only	
PLAN OF SUBDIVISION OF LOT 24 DP95997, LOT 1 DP153665, LOT 2 DP1192677 AND LOTS 19 AND 20 DP1111059				DP1304039	
Subdivision Certificate Number: <u>SC2024-0023</u> Date of Endorsement: <u>13/02/2024</u>				This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.	
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO:					
(A) CREATE:-					
1. RESTRICTION ON THE USE OF LAND (R)					
2. RESTRICTION ON THE USE OF LAND					
3. EASEMENT TO DRAIN WATER 30 WIDE & VARIABLE WIDTH (S)					
CLAUSE 60(C) OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017					
LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY	
1	408	GOONOO GOONOO	ROAD	HILLVUE	
2	548	GOONOO GOONOO	ROAD	HILLVUE	
Signature of Registered Proprietor: 					
Name of Registered Proprietor: Eric John Crowe					
Signature of Registered Proprietor: 					
Name of Registered Proprietor: Joan Honora Crowe					
Signature of Registered Proprietor: 					
Name of Registered Proprietor: Diane Rhonda Crowe					
If space insufficient use additional annexure sheet					
Surveyor's Reference: 240363-DP-000-D REPORT					

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE
CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE
COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING
ACT, 1919.**

Lengths are in metres

(Sheet 1 of 4 Sheets)

Plan: DP1304039

Plan of Subdivision of Lot 24 DP 95997, Lot 1
DP 153665, Lot 2 DP 1192677 and Lots 19 and 20
DP 1111059 covered by Subdivision Certificate
No. SC 2024-0023
Dated: 13/02/2024

Full Name and Address of
The Owner of the land:

Eric John Crowe
Joan Honora Crowe
508-548 Goonoo Goonoo Road,
Hillvue NSW 2340

Diane Rhonda Crowe
108 Marius Street,
Tamworth NSW 2340

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Restriction on the Use of Land (R)	1	Tamworth Regional Council
2	Restriction on the Use of Land	2	Tamworth Regional Council
3	Easement to Drain Water 30 Wide and Variable Width (S)	2	1

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE
CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE
COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING
ACT, 1919.**

Lengths are in metres

(Sheet 2 of 4 Sheets)

Plan: DP1304039

Plan of Subdivision of Lot 24 DP 95997, Lot 1
DP 153665, Lot 2 DP 1192677 and Lots 19 and 20
DP 1111059 covered by Subdivision Certificate
No. SC 2024 - 0023
Dated: 13/02/2024

PART 2 (Terms)

1. Terms of Restriction on the Use of Land referred to and numbered one in the plan.

No structure is permitted to be erected on the lot burdened except within the area designated (R) on the plan.

2. Terms of Restriction on the Use of Land referred to and numbered two in the plan.

In the event of a change of land use or proposed redevelopment of the burdened land, no works relating to the development of the land shall be permitted until the following has occurred:

- a) All activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have been assessed. The draft Contaminated Land Planning Guidelines (Planning Guidelines) 2018, prepared by Department of Planning and Environment (DPE) and the Environmental Protection Authority (EPA) are available on the Department of Planning Website;
- b) Further investigation under the State Environmental Planning Policy (Resilience and Hazards) 2021 has been conducted.

3. Terms of Easement to Drain Water referred to and numbered three in the plan.

An Easement to drain water in terms set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919 (as amended) is created.

Name of person or authority whose consent is required to release, vary or modify the Restrictions on the Use of Land numbered 1 and 2 in the plan.

Tamworth Regional Council

Name of person or authority empowered to release, vary or modify the Easement numbered 3 in the plan.

Tamworth Regional Council



INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE
CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE
COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING
ACT, 1919.

Lengths are in metres


(Sheet 3 of 4 Sheets)

Plan: **DP1304039**

Plan of Subdivision of Lot 24 DP 95997, Lot 1
DP 153665, Lot 2 DP 1192677 and Lots 19 and 20
DP 1111059 covered by Subdivision Certificate
No. SC2024-0023
Dated: 13/02/2024

Council:

Executed for and on behalf of **Tamworth Regional Council**
by its authorised delegate pursuant
to s.377 Local Government Act 1993.


.....
(Signature of delegate)

Sam Lobsey
.....
(Name of delegate)

I certify that I am an eligible witness
and that the delegate signed in my
presence

C. Smith
.....
(Signature of witness)

Christine Smith
.....
(Name of witness)

Development Support Officer
.....
(Position of witness)

474 Peel Street
.....
Tamworth.....

.....
(Address of witness)

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE
CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE
COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING
ACT, 1919.**

Lengths are in metres

(Sheet 4 of 4 Sheets)

Plan: DP1304039

Plan of Subdivision of Lot 24 DP 95997, Lot 1
DP 153665, Lot 2 DP 1192677 and Lots 19 and 20
DP 1111059 covered by Subdivision Certificate
No. *SC2024-0023*
Dated: *13/02/2024*

Signature of _____

Registered Proprietor:

Signature of Witness:

Name of

Registered Proprietor:

Name of Witness: SANDRA WILLIAMS

Address of Witness: 86 MARUS STREET
NORTH TAMWORTH

Signature of _____

Registered Proprietor:

Signature of Witness:

Name of

Registered Proprietor:

Name of Witness: SANDRA WILLIAMS

Address of Witness: 86 MARIUS STREET
NORTH TAMWORTH

Signature of _____

Registered Proprietor

Signature of Witness:

Name of

Registered Proprietor:

Name of Witness:

Address of Witness:

REGISTERED:

