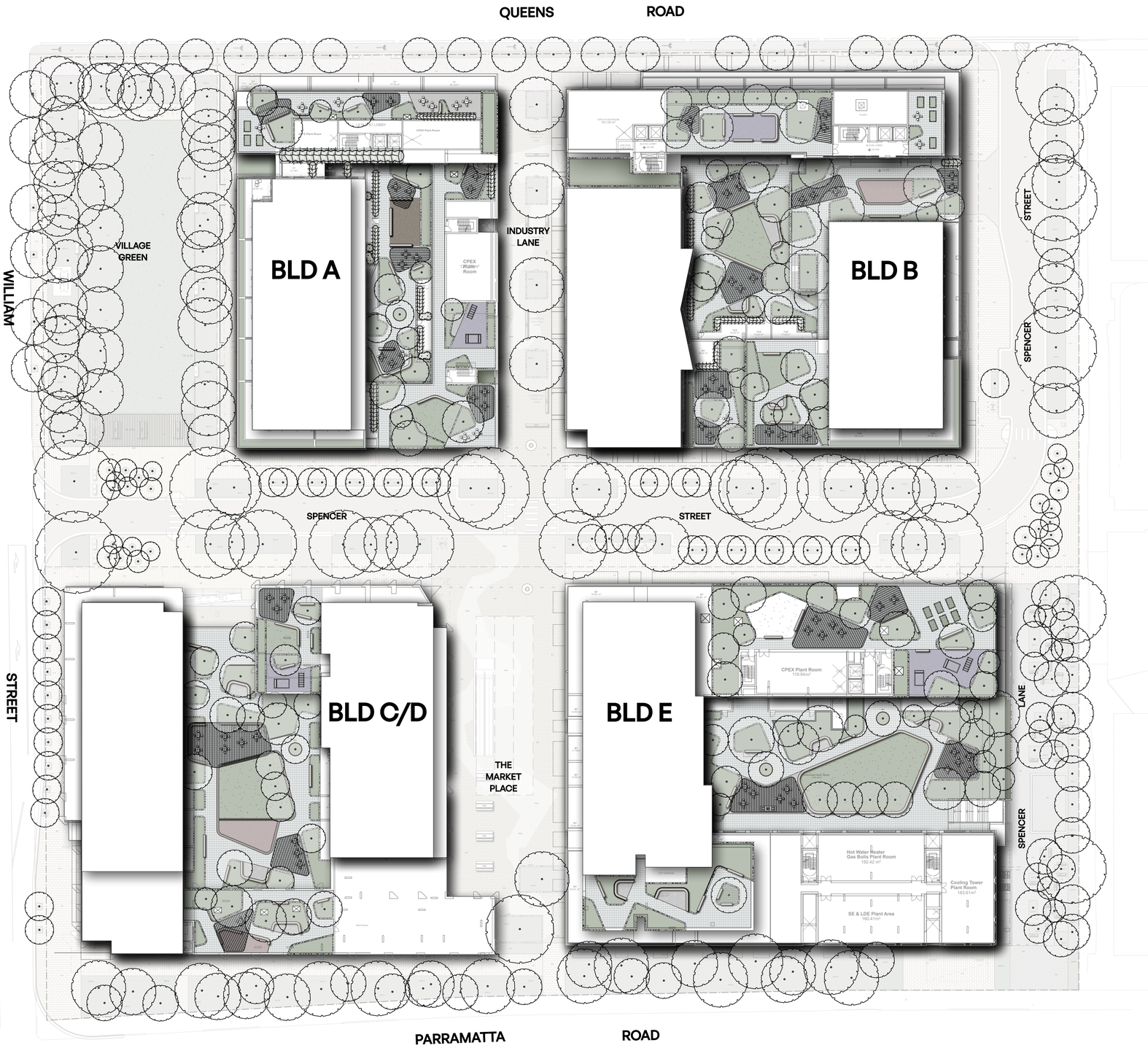
drawing list

Sheet No.	Sheet Name	Issue. No.	Rev. Date
IS0333-DA-000-1	COVER SHEET	R	4/3/25
IS0333-DA-000-2	EXISTING TREES	R	4/3/25
IS0333-DA-000-3	SCHEDULES	R	4/3/25
IS0333-DA-000-4	DETAILS	R	4/3/25
IS0333-DA-000-5	DETAILS	R	4/3/25
IS0333-DA-000-6	MAINTENANCE	R	4/3/25
IS0333-DA-000-7	PUBLIC DOMAIN - SITE PLAN	R	4/3/25
IS0333-DA-000-8	PUBLIC DOMAIN - NORTH	R	4/3/25
IS0333-DA-000-9	PUBLIC DOMAIN - SOUTH	R	4/3/25
IS0333-DA-000-10	PUBLIC DOMAIN - PAVING PLAN	R	4/3/25
IS0333-DA-000-11	PUBLIC DOMAIN - CANOPY PLAN	R	4/3/25
IS0333-DA-009-1	PUBLIC DOMAIN - DETAIL PLAN 1	R	4/3/25
IS0333-DA-009-2	PUBLIC DOMAIN - DETAIL PLAN 2	R	4/3/25
IS0333-DA-009-3	PUBLIC DOMAIN - DETAIL PLAN 3	R	4/3/25
IS0333-DA-009-4	PUBLIC DOMAIN - DETAIL PLAN 4	R	4/3/25
IS0333-DA-009-5	PUBLIC DOMAIN - DETAIL PLAN 5	R	4/3/25
IS0333-DA-009-6	PUBLIC DOMAIN - DETAIL PLAN 6	R	4/3/25
IS0333-DA-009-7	PUBLIC DOMAIN - DETAIL PLAN 7	R	4/3/25
IS0333-DA-009-8	PUBLIC DOMAIN - DETAIL PLAN 8	R	4/3/25
IS0333-DA-009-9	PUBLIC DOMAIN - DETAIL PLAN 9	R	4/3/25
IS0333-DA-009-10	PUBLIC DOMAIN - DETAIL PLAN 10	R	4/3/25
IS0333-DA-009-11	PUBLIC DOMAIN - DETAIL PLAN 11	R	4/3/25
IS0333-DA-009-12	PUBLIC DOMAIN - DETAIL PLAN 12	R	4/3/25
IS0333-DA-000-12	C.O.S - SITE PLAN	R	4/3/25
IS0333-DA-010-1	LEVEL 01 - BUILDING A	R	4/3/25
IS0333-DA-010-2	LEVEL 01 - BUILDING B	R	4/3/25
IS0333-DA-010-3	LEVEL 01 - BUILDING E	R	4/3/25
IS0333-DA-020-1	LEVEL 02 - BUILDING B	R	4/3/25
IS0333-DA-020-2	LEVEL 02 - BUILDING C/D	R	4/3/25
IS0333-DA-040-1	LEVEL 04 - BUILDING A	R	4/3/25
IS0333-DA-050-1	LEVEL 05 - BUILDING B	R	4/3/25
IS0333-DA-050-2	LEVEL 05 - BUILDING C/D	R	4/3/25
IS0333-DA-050-3	LEVEL 05 - BUILDING C/D	R	4/3/25
IS0333-DA-060-1	LEVEL 06 - BUILDING A	R	4/3/25
IS0333-DA-060-2	LEVEL 06 - BUILDING A	R	4/3/25
IS0333-DA-060-3	LEVEL 06 - BUILDING B	R	4/3/25
IS0333-DA-060-4	LEVEL 06 - BUILDING E	R	4/3/25
IS0333-DA-080-1	LEVEL 08 - BUILDING E	R	4/3/25



KINGS BAY VILLAGE

landscape plan

ISTHMUS

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COVER SHEET

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-000-1
	ISSUE: R
COVER SHEET	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
SCALE: 1:400	CAD File Name: kings bay village da amvwx
Project No. IS0333	

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key

24 5.15 81.38 EXISTING TREE TO BE REMOVED

notes

REFER TO ARBORISTS REPORT PREPARED BY RAINTREE CONSULTING FOR TREE PROTECTION AND DETAILS OF EXISTING TREE REMOVAL. TREES FOR REMOVAL / RETENTION ARE SHOWN FOR INFORMATION PURPOSE ONLY.

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EXISTING TREES

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-000-2

ISSUE: R

EXISTING TREES

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: 1:400

ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.

CAD File Name: kings bay village da am.vwx

Project No. IS0333

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plant schedule - total site

ID	Qty	Botanical Name	Common Name	Size	Mature Height	Mature Spread	Staking
Trees							
ag	4	Acacia cognata 'Burgundy Cascade'	Burgundy Cascade	45L	4.0m	3.0m	YES
Ap	14	Acer palmatum	Japanese Maple	100L	4 - 6m	4 - 6m	YES
Ai	6	Angophora costata	Sydney Red Gum, Smooth-barked Apple	100L	15 - 20m	10-12m	YES
Ab	5	Arbutus unedo	Strawberry tree	100L	4 - 6m	4 - 6m	YES
Bh	4	Backhousia citriodora	Lemon Myrtle	100L	5 - 10m	3.5 - 6m	YES
Bs	25	Buckinghamia celsissima	Ivory Curl Tree	100L	5 - 10m	3.5 - 6m	YES
Cf	5	Corymbia ficifolia 'Calypso'	Flowering Gum	75L	5 - 6m	4m	YES
Eg	16	Corymbia gummifera	Red Bloodwood	100L	15 - 20m	6 - 10m	YES
Uu	27	Cupaniopsis anacardioides	Tuckeroo	75L	5 - 6m	5 - 7m	YES
Ei	35	Elaeocarpus reticulatus	Blueberry Ash	75L	5 - 10m	6 - 10m	YES
Eh	11	Eucalyptus haemastoma	Scribbly Gum	75L	10 - 15m	6 - 10m	YES
Ee	20	Eucalyptus piperita	Sydney Peppermint	100L	15 - 20m	10-12m	YES
Ev	5	Eucalyptus racemosa	Narrow-leaved Scribbly Gum	200L	10 - 15m	10-12m	---
Er	16	Eucalyptus resinifera	Red Mahogony	200L	over 30m	10-12m	YES
Ex	6	Exocarpus cupressiformis	Native Cherry	25L	3 - 5m	3.5 - 6m	YES
Fh	7	Ficus rubiginosa	Port Jackson Fig, Rusty Fig	200L	5 - 10m	10 - 15m	YES
Go	5	Glochidion ferdinandi	Cheese Tree	45L	5 - 10m	6 - 10m	YES
Hf	15	Hymenosporum flavum	Native frangipani	100L	5 - 10m	5 - 6m	YES
Lq	5	Leptospermum petersonii	Lemon scented tea tree	100L	5m	3m	YES
Li	27	Livistona australis	Cabbage-tree Palm	200L	15 - 20m	6 - 10m	YES
Ma	4	Magnolia grandiflora	Bull Bay Magnolia	200L	12 - 15m	5 - 8m	YES
Mg	1	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	100L	3 - 5m	2.0 - 3.5m	YES
Me	13	Melaleuca decora	White Feather Honeymyrtle	75L	10 - 15m	6 - 10m	YES
Ml	11	Melaleuca linearifolia	Snow-in-summer	75L	5 - 10m	6 - 10m	YES
Ms	16	Melaleuca styphelioides	Prickly-leaved Tea Tree	200L	10 - 15m	5 - 6m	YES
Pl	12	Podocarpus elatus	Plum Pine, Brown Pine	75L	10-12m	4 - 6m	YES
Rf	6	Randia fitzalanii	Native Gardenia	100L	5 - 6m	2.0 - 3.5m	YES
Ss	13	Stenocarpus sinuatus	Firewheel Tree	100L	8- 20m	4 - 10m	YES
Sg	7	Syncarpia glomulifera	Turpentine	45L	over 30m	6 - 10m	YES
Ti	7	Tristaniopsis laurina 'Luscious' DOW10	Kanooka, Water Gum	100L	8m	4m	YES
Wu	16	Waterhousea floribunda 'STI' Whisper	Weeping Lilly Pilly	100L	8m	5m	YES
Shrubs							
al	137	Alpinia caerulea	Native Ginger	5L	0.9 - 1.5m	0.9 - 1.2m	N/A
aq	111	Alpinia zerumbet cv. 'Green Shell'	Green Shell Ginger	5L	0.9 - 1.5m	0.9 - 1.2m	N/A
dy	90	Austromyrtus dulcis	Midyim Berry	5L	1.50 - 3m	0.9 - 1.2m	N/A
bn	125	Bambusa nana 'Thai Beauty'	Nana	25L	8 - 10m	4 - 5m	YES
bx	218	Bambusa textilis var. gracilis	Slender Weavers Bamboo	25L	3 - 5m	2.0 - 3.5m	YES
ba	102	Banksia serrata	Old Man Banksia	tube	5 - 10m	3.5 - 6m	YES
cd	377	Banksia spinulosa 'Birthday Candles'	Birthday Candles	5L	0.9 - 1.5m	0.9 - 1.2m	NO
bl	207	Boronia ledifolia	Showy Boronia	tube	0.9 - 1.5m	0.6 - 0.9m	N/A
be	13	Buxus microphylla	Japanese Box	25L	1.5 - 3m	1.2 - 2.0m	NO
cl	98	Calathea lutea	Cuban Cigar	25L	1 - 2.5m	1.0 - 1.5m	N/A
ck	17	Callistemon citrinus 'Kings Park Special'	Kings Park Special	25L	2 - 4m	1.2 - 2.0m	YES
bj	85	Callistemon viminalis 'LJ1' Better John	Better John	5L	0.6- 1.2m	0.6 - 0.9m	NO
cv	268	Cycas revoluta	Dwarf Sago Palm	45L	3 - 5m	1.2 - 2.0m	N/A
do	102	Dodonaea triquetra	Common Hop Bush	tube	1.5 - 3m	1.2 - 2.0m	NO
de	37	Doryanthes excelsa	Gymea Lily, Giant Lily	25L	1.5 - 3m	1.2 - 2.0m	N/A
dz	39	Doryanthes palmeri	Spear Lily	25L	2 - 2.5m	1.5 - 2.0m	N/A
df	171	Drepanostachyum falcatum	Himalayan Weeping Bamboo	25L	3 - 4m	2 - 2.5m	YES
dx	171	Drepanostachyum khasianum	Purple Jade Bamboo	45L	4 - 5m	2 - 3m	YES
gw	47	Gigantochloa wrayi	Malaysian Bamboo	15L	5 - 10m	1.2 - 2.0m	YES
hk	2370	Lomandra hystrix 'LHBYF' Katie Belles	Spiny-headed Mat-Rush	150mm	1.5 - 1.8m	1.2 - 1.5m	N/A
lh	2176	Lomandra hystrix 'LHWP' Tropic Cascade	Spiny-headed Mat-Rush	150mm	0.6 - 0.8m	0.6 - 0.8m	N/A
ll	207	Lomandra longifolia	Spiny-headed Mat-Rush	tube	0.75 - 0.9m	0.9 - 1.2m	N/A
ln	152	Lomandra longifolia 'Nyalla' LM400	Nyalla	150mm	0.80 - 0.90m	0.80 - 0.90m	N/A
lt	153	Lomandra longifolia 'Tanika' LM300	Tanika	150mm	0.45 - 0.6m	0.6 - 0.9m	N/A
mt	412	Microlaena stipoides	Weeping Grass, Meadow Rice Grass	tube	0.6 - 0.75m	0.6 - 0.9m	N/A
po	675	Poa spp. 'POL12' Eskdale Blue	Tussock Grass	100mm	0.45m	0.45m	N/A
tx	516	Themeda australis	Kangaroo Grass	tube	0.9 - 1.5m	0.3 - 0.6m	N/A
Climbers							
sm	16	Smilax glyciphylla	Sweet Sarsaparilla	150mm	3 - 5m	0.6 - 0.9m	N/A
Aquatic Plants							
Perennials							
Ferns							
ae	268	Asplenium australasicum	Crow's Nest Fern	25L	0.9 - 1.5m	2.0 - 3.5m	N/A
bs	13	Pittosporum tobira 'Miss Muffett'	Pittosporum 'Miss Muffett'	15L	0.5m	0.5m	NO
rp	197	Raphis excelsa	Lady Palm	45L	3 - 5m	2.0 - 3.5m	NO
rc	13	Rhaphiolepis indica 'RAPH02' Cosmic Pink	Cosmic Pink	5L	0.50m	0.80m	NO
vt-1	22	Viburnum odoratissimum 'VOC1'	Dense Fence	15L	2.5m	2m	YES
wb	152	Westringia 'Blue Gem' WES03	Westringia Blue Gem	5L	1.0m	1.0m	N/A
wg	308	Westringia 'Grey Box' WES04	Westringia Grey Box	5L	0.45m	0.45m	N/A
Ground Covers							
au	1695	Alpinia mutica	False Cardamom Ginger	150mm	0.6 - 0.75m	0.6 - 0.75m	N/A
bc	207	Brachyscome 'Mauve Bliss'	Cut Leaf Daisy	100mm	0.3 - 0.45m	0.9 - 1.2m	N/A
cg	744	Carpobrotus glaucescens 'CAR10' Aussie Rambler	Aussie Rambler	150mm	0.0 - 0.3m	1.2 - 2.0m	N/A
ci	441	Casuarina glauca 'Cousin It'	Shagpile	150mm	0.1- 0.2m	1 - 1.5m	N/A
du	1833	Dianella caerulea	Blue Flax Lily	tube	0.50 - 1.0m	0.5 - 1.5m	N/A
di	1588	Dianella revoluta	Flax Lily	tube	0.75 - 0.9m	0.0 - 0.3m	N/A
dt	1330	Dianella tasmanica 'TR20' Tasred	Flax Lily	150mm	0.50m	0.5m	N/A
gr	460	Grevillea 'RR01' Royal Rambler	Royal Rambler	150mm	0.2 - 0.3m	2 - 5m	N/A
hv	618	Hardenbergia violacea	False Sarsparilla	tube	0.50m	2.0m	N/A
he	347	Hardenbergia violacea 'HB1' Meema	Meema	150mm	0.50m	2.0m	N/A
lj	2994	Liriope muscari 'LIRJ' Just Right	Just Right	150mm	0.0 - 0.3m	0.0 - 0.3m	N/A
lb	163	Liriope muscari 'LIRTP' Amethyst	Amethyst	150mm	0.4m	0.4m	N/A
oa	407	Oplismenus aemulus	Basket Grass	100mm	0.0 - 0.3m	0.0 - 0.3m	N/A
pt	884	Philodendron 'PHIL01' Little Phil	Little Phil	150mm	0.35m	0.35m	N/A
px	442	Philodendron 'Xanadu'	Philodendron	5L	0.75 - 0.9m	0.9 - 1.2m	N/A
sv	407	Scaevola aemula	Fan Flower	150mm	0.4m	1.0m	N/A
sh	703	Scaevola humilis 'PFS100' Purple Fusion	Fan Flower	150mm	0.2m	1.2m	N/A
wm	499	Westringia 'Mundi' WES05	Westringia Mundi	150mm	0.4m - 0.5m	1.5m	N/A
za	408	Zamia furfuracea	Cardboard Palm	5L	0.9 - 1.5m	0.9 - 1.2m	N/A
Grasses							
ds	516	Dichelachne micrantha	Shorthair Plumegrass	tube	0.9 - 1.5m	0.0 - 0.3m	N/A
fn	59	Ficinia nodosa	Knobby Club-rush	150mm	0.6 - 0.75m	0.3 - 0.6m	N/A
ia	309	Imperata cylindrica	Blady Grass	tube	0.9 - 1.5m	0.3 - 0.6m	N/A
lp	306	Lomandra confertifolia sub. rubiginosa 'LM700' Pacific Sky	Pacific Sky	150mm	0.4m	0.6m	N/A

Total 28234

plant schedule - public domain

ID	Qty	Botanical Name	Common Name	Size	Mature Height	Mature Spread	Staking
Trees							
Ap	10	Acer palmatum	Japanese Maple	100L	4 - 6m	4 - 6m	YES
Ai	6	Angophora costata	Sydney Red Gum, Smooth-barked Apple	100L	15 - 20m	10-12m	YES
Ab	5	Arbutus unedo	Strawberry tree	100L	4 - 6m	4 - 6m	YES
Bh	4	Backhousia citriodora	Lemon Myrtle	100L	5 - 10m	3.5 - 6m	YES
Bs	25	Buckinghamia celsissima	Ivory Curl Tree	100L	5 - 10m	3.5 - 6m	YES
Eg	16	Corymbia gummifera	Red Bloodwood	100L	15 - 20m	6 - 10m	YES
Ei	35	Elaeocarpus reticulatus	Blueberry Ash	75L	5 - 10m	6 - 10m	YES
Eh	11	Eucalyptus haemastoma	Scribbly Gum	75L	10 - 15m	6 - 10m	YES
Ee	20	Eucalyptus piperita	Sydney Peppermint	100L	15 - 20m	10-12m	YES
Ev	5	Eucalyptus racemosa	Narrow-leaved Scribbly Gum	200L	10 - 15m	10-12m	---
Er	16	Eucalyptus resinifera	Red Mahogony	200L	over 30m	10-12m	YES
Fh	7	Ficus rubiginosa	Port Jackson Fig, Rusty Fig	200L	5 - 10m	10 - 15m	YES
Li	27	Livistona australis	Cabbage-tree Palm	200L	15 - 20m	6 - 10m	YES
Me	13	Melaleuca decora	White Feather Honeymyrtle	75L	10 - 15m	6 - 10m	YES
Ml	11	Melaleuca linearifolia	Snow-in-summer	75L	5 - 10m	6 - 10m	YES
Ms	16	Melaleuca styphelioides	Prickly-leaved Tea Tree	200L	10 - 15m	5 - 6m	YES
Ss	6	Stenocarpus sinuatus	Firewheel Tree	100L	8- 20m	4 - 10m	YES
Sg	7	Syncarpia glomulifera	Turpentine	45L	over 30m	6 - 10m	YES
Ti	7	Tristaniopsis laurina 'Luscious' DOW10	Kanooka, Water Gum	100L	8m	4m	YES
Shrubs							
al	66	Alpinia caerulea	Native Ginger	5L	0.9 - 1.5m	0.9 - 1.2m	N/A
aq	66	Alpinia zerumbet cv. 'Green Shell'	Green Shell Ginger	5L	0.9 - 1.5m	0.9 - 1.2m	N/A
ba	102	Banksia serrata	Old Man Banksia	tube	5 - 10m	3.5 - 6m	YES
cd	69	Banksia spinulosa 'Birthday Candles'	Birthday Candles	5L	0.9 - 1.5m	0.9 - 1.2m	NO
bl	207	Boronia ledifolia	Showy Boronia	tube	0.9 - 1.5m	0.6 - 0.9m	N/A
bj	69	Callistemon viminalis 'LJ1' Better John	Better John	5L	0.6- 1.2m	0.6 - 0.9m	NO
do	102	Dodonaea triquetra	Common Hop Bush	tube	1.5 - 3m	1.2 - 2.0m	NO
de	31	Doryanthes excelsa	Gymea Lily, Giant Lily	25L	1.5 - 3m	1.2 - 2.0m	N/A
dz	31	Doryanthes palmeri	Spear Lily	25L	2 - 2.5m	1.5 - 2.0m	N/A
ha	102	Hakea sericea	Needlebush	tube	1.5 - 3m	0.6 - 0.9m	NO
lz	207	Lambertia formosa	"Honey Flower, Mountain Devil"	tube	0.9 - 1.5m	0.9 - 1.2m	NO
md	16	Monstera deliciosa	Swiss Cheese Plant	15L	2 - 4m	2 - 3m	N/A
pg	16	Philodendron gloriosum	Philodenron	5L	3.0m	3.0m	N/A
Ground Covers							
au	166	Alpinia mutica	False Cardamom Ginger	150mm	0.6 - 0.75m	0.6 - 0.75m	N/A
bc	207	Brachyscome 'Mauve Bliss'	Cut Leaf Daisy	100mm	0.3 - 0.45m	0.9 - 1.2m	N/A
cg	207	Carpobrotus glaucescens 'CAR10' Aussie Rambler	Aussie Rambler	150mm	0.0 - 0.3m	1.2 - 2.0m	N/A
du	1833	Dianella caerulea	Blue Flax Lily	tube	0.50 - 1.0m	0.5 - 1.5m	N/A
di	1588	Dianella revoluta	Flax Lily	tube	0.75 - 0.9m	0.0 - 0.3m	N/A
dt	91	Dianella tasmanica 'TR20' Tasred	Flax Lily	150mm	0.50m	0.5m	N/A
hv	618	Hardenbergia violacea	False Sarsparilla	tube	0.50m	2.0m	N/A
lj	617	Liriope muscari 'LIRJ' Just Right	Just Right	150mm	0.0 - 0.3m	0.0 - 0.3m	N/A
lb	163	Liriope muscari 'LIRTP' Amethyst	Amethyst	150mm	0.4m	0.4m	N/A
oa	407	Oplismenus aemulus	Basket Grass	100mm	0.0 - 0.3m	0.0 - 0.3m	N/A
pt	99	Philodendron 'PHIL01' Little Phil	Little Phil	150mm	0.35m	0.35m	N/A
px	232	Philodendron 'Xanadu'	Philodendron	5L	0.75 - 0.9m	0.9 - 1.2m	N/A
sv	407	Scaevola aemula	Fan Flower	150mm	0.4m	1.0m	N/A
wm	499	Westringia 'Mundi' WES05	Westringia Mundi	150mm	0.4m - 0.5m	1.5m	N/A
Grasses							
ds	516	Dichelachne micrantha	Shorthair Plumegrass	tube	0.9 - 1.5m	0.0 - 0.3m	N/A
fn	59	Ficinia nodosa	Knobby Club-rush	150mm	0.6 - 0.75m	0.3 - 0.6m	N/A
ia	309	Imperata cylindrica	Blady Grass	tube	0.9 - 1.5m	0.3 - 0.6m	N/A
lp	306	Lomandra confertifolia sub. rubiginosa 'LM700' Pacific Sky	Pacific Sky	150mm	0.4m	0.6m	N/A
lk	2370	Lomandra hystrix 'LHBYF' Katie Belles	Spiny-headed Mat-Rush	150mm	1.5 - 1.8m	1.2 - 1.5m	N/A
lh	2176	Lomandra hystrix 'LHWP' Tropic Cascade	Spiny-headed Mat-Rush	150mm	0.6 - 0.8m	0.6 - 0.8m	N/A
ll	207	Lomandra longifolia	Spiny-headed Mat-Rush	tube	0.75 - 0.9m	0.9 - 1.2m	N/A
lt	153	Lomandra longifolia 'Tanika' LM300	Tanika	150mm	0.45 - 0.6m	0.6 - 0.9m	N/A
mt	412	Microlaena stipoides	Weeping Grass, Meadow Rice Grass	tube	0.6 - 0.75m	0.6 - 0.9m	N/A
po	92	Poa spp. 'POL12' Eskdale Blue	Tussock Grass	100mm	0.45m	0.45m	N/A
tx	516	Themeda australis	Kangaroo Grass	tube	0.9 - 1.5m	0.3 - 0.6m	N/A
Climbers							
Aquatic Plants							
Perennials							
Ferns							

Total 15581

plant schedule - common open space

ID	Qty	Botanical Name	Common Name	Size	Mature Height	Mature Spread	Staking
Trees							
ag	4	Acacia cognata 'Burgundy Cascade'	Burgundy Cascade	45L	4.0m	3.0m	YES
Ap	4	Acer palmatum	Japanese Maple	100L	4 - 6m	4 - 6m	YES
Cf	5	Corymbia ficifolia 'Calypso'	Flowering Gum	75L	5 - 6m	4m	YES
Uu	27	Cupaniopsis anacardioides	Tuckeroo	75L	5 - 6m	5 - 7m	YES
Ex	6	Exocarpus cupressiformis	Native Cherry	25L	3 - 5m	3.5 - 6m	YES
Go	5	Glochidion ferdinandi	Cheese Tree	45L	5 - 10m	6 - 10m	YES
Hf	15	Hymenosporum flavum	Native frangipani	100L	5 - 10m	5 - 6m	YES
Lq	5	Leptospermum petersonii	Lemon scented tea tree	100L	5m	3m	YES
Ma	4	Magnolia grandiflora	Bull Bay Magnolia	200L	12 - 15m	5 - 8m	YES
Mg	1	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	100L	3 - 5m	2.0 - 3.5m	YES
Pl	12	Podocarpus elatus	Plum Pine, Brown Pine	75L	10-12m	4 - 6m	YES
Rf	6	Randia fitzalanii	Native Gardenia	100L	5 - 6m	2.0 - 3.5m	YES
Ss	7	Stenocarpus sinuatus	Firewheel Tree	100L	8- 20m	4 - 10m	YES
Wu	16	Waterhousea floribunda 'STI' Whisper	Weeping Lilly Pilly	100L	8m	5m	YES
Shrubs							
al	71	Alpinia caerulea	Native Ginger	5L	0.9 - 1.5m	0.9 - 1.2m	N/A
aq	45	Alpinia zerumbet cv. 'Green Shell'	Green Shell Ginger	5L	0.9 - 1.5m	0.9 - 1.2m	N/A
dy	90	Austromyrtus dulcis	Midyim Berry	5L	1.50 - 3m	0.9 - 1.2m	N/A
bn	125	Bambusa nana 'Thai Beauty'	Nana	25L	8 - 10m	4 - 5m	YES
bx	218	Bambusa textilis var. gracilis	Slender Weavers Bamboo	25L	3 - 5m	2.0 - 3.5m	YES
cd	308	Banksia spinulosa 'Birthday Candles'	Birthday Candles	5L	0.9 - 1.5m	0.9 - 1.2m	NO
be	13	Buxus microphylla	Japanese Box	25L	1.5 - 3m	1.2 - 2.0m	NO
cl	98	Calathea lutea	Cuban Cigar	25L	1 - 2.5m	1.0 - 1.5m	N/A
ck	17	Callistemon citrinus 'Kings Park Special'	Kings Park Special	25L	2 - 4m	1.2 - 2.0m	YES
bj	16	Callistemon viminalis 'LJ1' Better John	Better John	5L	0.6- 1.2m	0.6 - 0.9m	NO
cv	268	Cycas revoluta	Dwarf Sago Palm	45L	3 - 5m	1.2 - 2.0m	N/A
de	6	Doryanthes excelsa	Gymea Lily, Giant Lily	25L	1.5 - 3m	1.2 - 2.0m	N/A
dz	8	Doryanthes palmeri	Spear Lily	25L	2 - 2.5m	1.5 - 2.0m	N/A
df	171	Drepanostachyum falcatum	Himalayan Weeping Bamboo	25L	3 - 4m	2 - 2.5m	YES
dx	171	Drepanostachyum khasianum	Purple Jade Bamboo	45L	4 - 5m	2 - 3m	YES
gw	47	Gigantochloa wrayi	Malaysian Bamboo	15L	5 - 10m	1.2 - 2.0m	YES
mt	6	Metrosideros 'Tahiti'	New Zealand Christmas Bush	5L	0.75 - 0.9m	0.6 - 0.9m	NO
pc	98	Philodendron 'Congo'	Chinese Congo	25L	0.5 - 0.8m	1.0 - 1.5m	NO
ps	13	Pittosporum tobira 'Miss Muffett'	Pittosporum 'Miss Muffett'	15L	0.5m	0.5m	NO
rp	197	Raphis excelsa	Lady Palm	45L	3 - 5m	2.0 - 3.5m	NO
rc	13	Rhaphiolepis indica 'RAPH02' Cosmic Pink	Cosmic Pink	5L	0.50m	0.80m	NO
vt-1	22	Viburnum odoratissimum 'VOC1'	Dense Fence	15L	2.5m	2m	YES
wb	152	Westringia 'Blue Gem' WES03	Westringia Blue Gem	5L	1.0m	1.0m	N/A
wg	308	Westringia 'Grey Box' WES04	Westringia Grey Box	5L	0.45m	0.45m	N/A
Ground Covers							
au	1529	Alpinia mutica	False Cardamom Ginger	150mm	0.6 - 0.75m	0.6 - 0.75m	N/A
cg	537	Carpobrotus glaucescens 'CAR10' Aussie Rambler	Aussie Rambler	150mm	0.0 - 0.3m	1.2 - 2.0m	N/A
ci	441	Casuarina glauca 'Cousin It'	Shagpile	150mm	0.1- 0.2m	1 - 1.5m	N/A
dt	1239	Dianella tasmanica 'TR20' Tasred	Flax Lily	150mm	0.50m	0.5m	N/A
gr	460	Grevillea 'RR01' Royal Rambler	Royal Rambler	150mm	0.2 - 0.3m	2 - 5m	N/A
he	347	Hardenbergia violacea 'HB1' Meema	Meema	150mm	0.50m	2.0m	N/A
lj	2377	Liriope muscari 'LIRJ' Just Right	Just Right	150mm	0.0 - 0.3m	0.0 - 0.3m	N/A
pt	785	Philodendron 'PHIL01' Little Phil	Little Phil	150mm	0.35m	0.35m	N/A
px	210	Philodendron 'Xanadu'	Philodendron	5L	0.75 - 0.9m	0.9 - 1.2m	N/A
sh	703	Scaevola humilis 'PFS100' Purple Fusion	Fan Flower	150mm	0.2m	1.2m	N/A
za	408	Zamia furfuracea	Cardboard Palm	5L	0.9 - 1.5m	0.9 - 1.2m	N/A
Grasses							
ln	152	Lomandra longifolia 'Nyalla' LM400	Nyalla	150mm	0.80 - 0.90m	0.80 - 0.90m	N/A
po	583	Poa spp. 'POL12' Eskdale Blue	Tussock Grass	100mm	0.45m	0.45m	N/A
Climbers							
sm	16	Smilax glyciphylla	Sweet Sarsaparilla	150mm	3 - 5m	0.6 - 0.9m	N/A
Aquatic Plants							
Perennials							
Ferns							
ae	268	Asplenium australasicum	Crow's Nest Fern	25L	0.9 - 1.5m	2.0 - 3.5m	N/A

Total 12653

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SCHEDULES

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-000-3

ISSUE: R

SCHEDULES

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: N/A

ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.

CAD File Name: kings bay village da amvwx

Project No. IS0333

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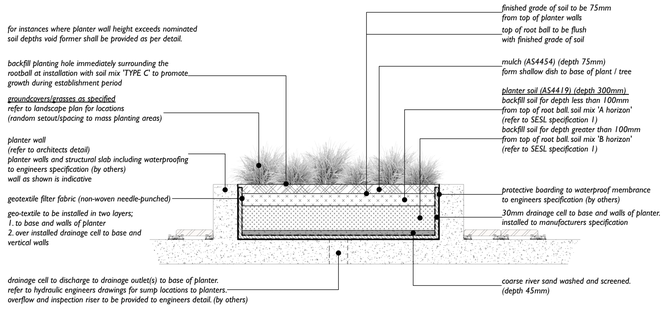
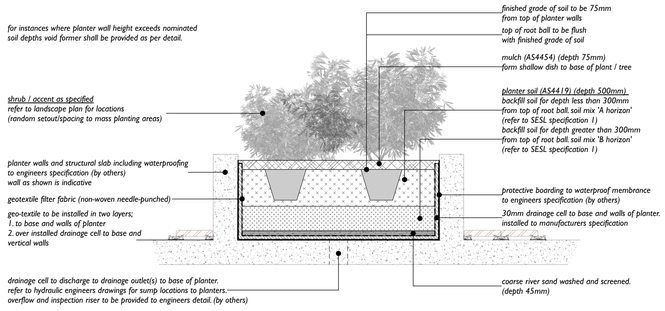


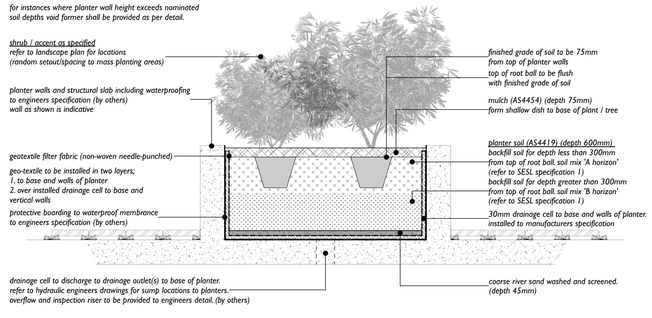
D1 PLANTING - ON-STRUCTURE GRASSES/GROUNDCOVER (300mm soil) *1:25 @A1*

not for construction



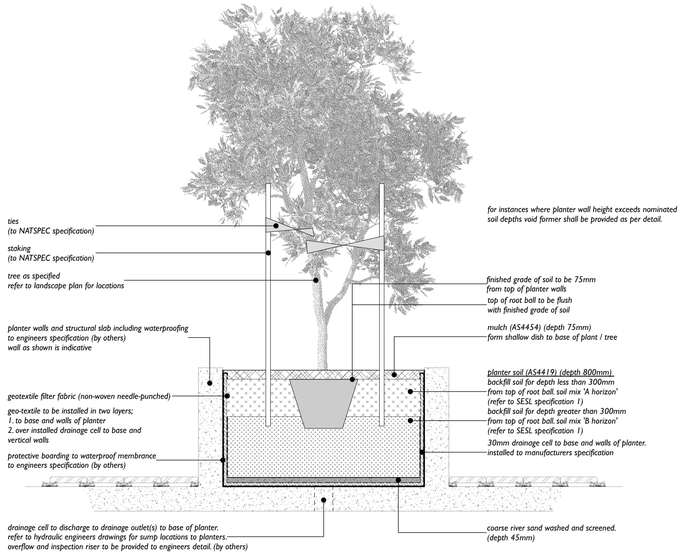
D2 PLANTING - ON-STRUCTURE SHRUBS/ACCENTS (500mm soil) *1:25 @A1*

not for construction



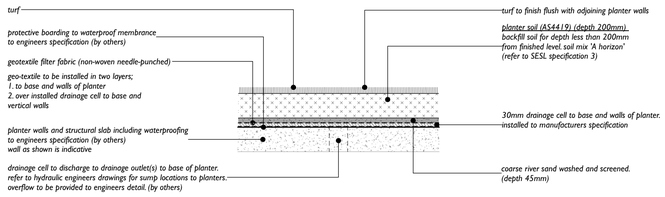
D3 PLANTING - ON-STRUCTURE SHRUBS/ACCENTS (600mm soil) *1:25 @A1*

not for construction



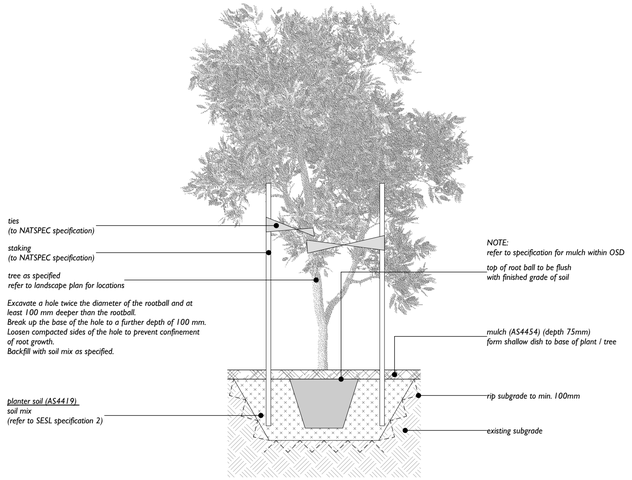
D4 PLANTING - ON-STRUCTURE TREE (800mm soil) *1:25 @A1*

not for construction



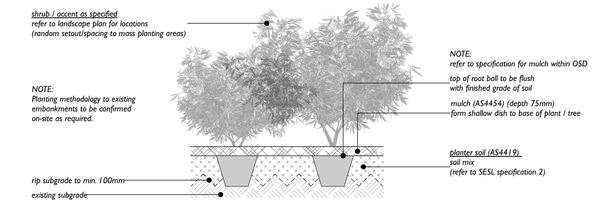
D5 PLANTING - ON-STRUCTURE TURF (T-A) - (200mm soil) *1:25 @A1*

not for construction



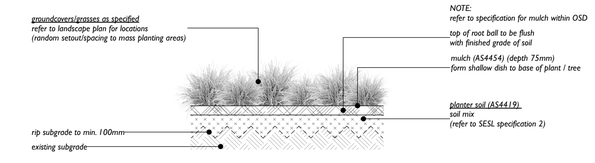
D6 PLANTING - TREE TO EXISTING GRADE (deep soil) *1:25 @A1*

not for construction



D7 PLANTING - SHRUB/ACCENT TO EXISTING GRADE (deep soil) *1:25 @A1*

not for construction



D8 PLANTING - GRASSES/GROUNDCOVER TO EXISTING GRADE (deep soil) *1:25 @A1*

not for construction

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DETAILS
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE
DWG: IS0333-DA-000-4
ISSUE: R
DETAILS
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25
SCALE: 1:25
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx
Project No. IS0333

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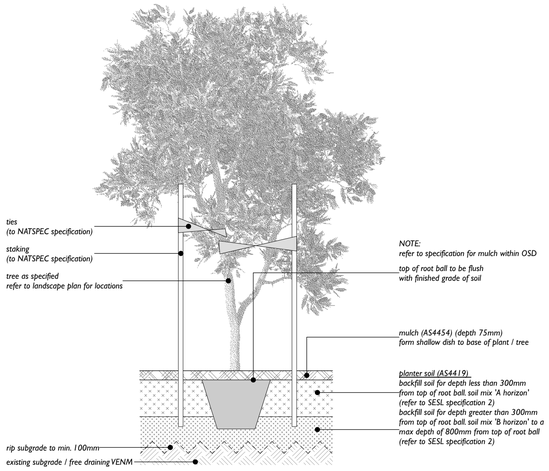
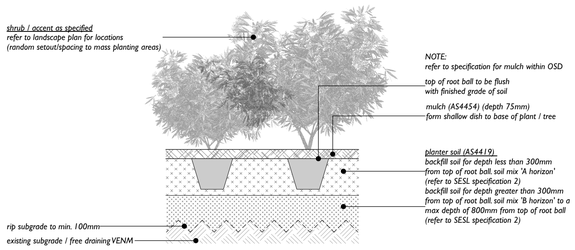


NOTE:
Public domain street tree planting detail to Council standard details.
Kings Bay Precinct Guidline details 3.02, 3.03, 3.04, 3.05.

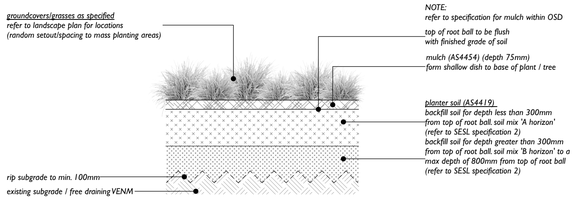
D9 PLANTING - TREE TO PREPARED GRADE (deep soil) *1:25 @A1*

not for construction



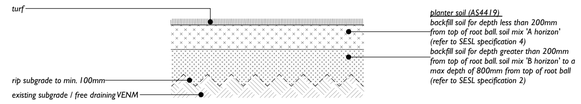
D10 PLANTING - SHRUB/ACCENT TO PREPARED GRADE (deep soil) *1:25 @A1*

not for construction



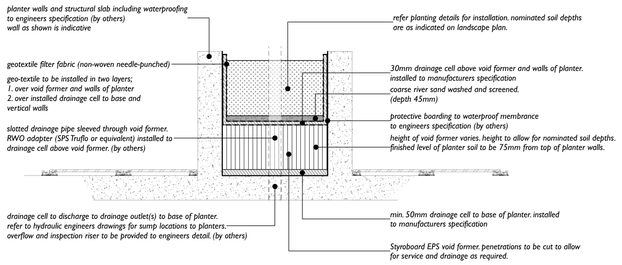
D11 PLANTING - GRASSES/GROUNDCOVER TO PREPARED GRADE (deep soil) *1:25 @A1*

not for construction



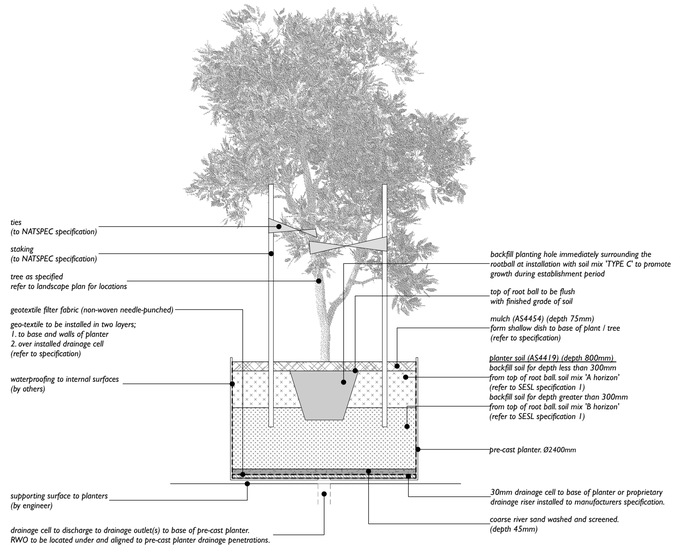
D12 PLANTING - TURF TO PREPARED GRADE (deep soil) *1:25 @A1*

not for construction



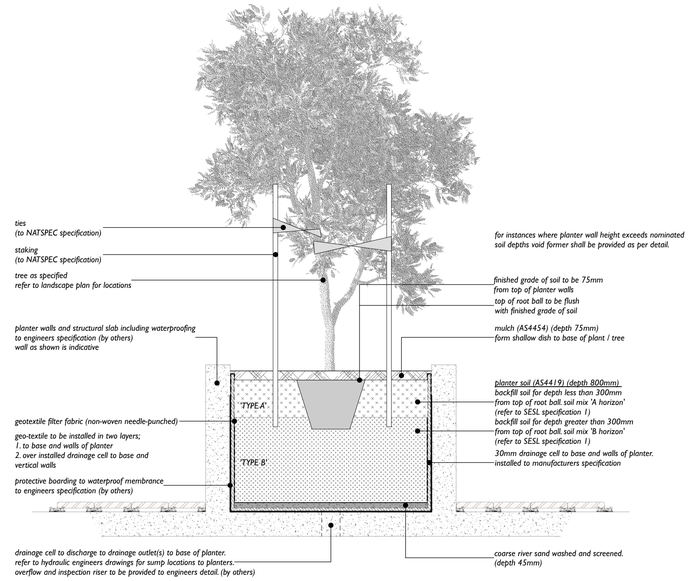
D13 PLANTING - VOID FORMER TYPICAL *1:25 @A1*

not for construction



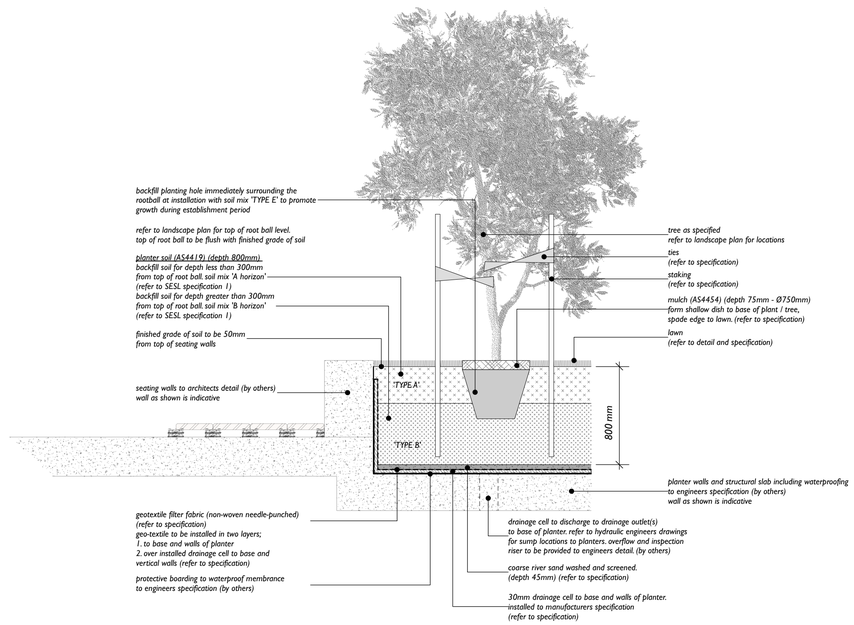
D14 PLANTING - PRE-CAST TREE 'PC1' (800mm soil) *1:25 @A1*

not for construction



D15 PLANTING - ON-STRUCTURE TREE (1000mm soil) *1:25 @A1*

not for construction



D16 PLANTING - ON-STRUCTURE TREE IN LAWN (800mm soil) *1:25 @A1*

not for construction

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DETAILS
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-000-5
ISSUE: R

DETAILS
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:25
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx
Project No. IS0333

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Landscape - establishment

1 General
1.1 Responsibilities
General
Requirement: Provide plant establishment, as documented.
Plant establishment to be provided to planting areas from time of installation. The establishment period commences at the date of practical completion.
1.2 Cross references
General
Requirement: Conform to the following:
- 0171 General requirements.
Information contained within this section is provided for information purposes only. Scope of Establishment requirement to be confirmed with principal.
Requirement: Provide plant establishment for a period of 52 weeks from date of practical completion, as documented. Plant establishment to be provided to all planting areas from time of installation.
Work Method Statements
Safe works method statements shall be provided for approval by superintendent for all works. To be provided prior to commencement.
1.3 Interpretation
Definitions
General: For the purposes of this worksection, the following definitions apply:
- Plant establishment period: The period between the date of practical completion and the end of the defects liability period.
1.4 Submissions
Certification
Replacement plants species: Submit the supplier's certification as evidence that plants are true to the required species and type, and free from diseases, pests and weeds at the time of delivery.
Execution details
General: Give at least two days' notice of the following operations:
- Application of herbicide.
- Application of fertiliser.
- Watering.
- Each site maintenance visit.
Reporting: Submit monthly reports by the last Friday of each month.
General: Submit a monitoring program developed by a specialist monitoring consultant and incorporating the following:
- Photographic record including:
Colour photographs.
Documented monitoring locations and photograph angles.
- Reporting periods including photographic records at the following:
Before commencement of the works.
Date of practical completion.
Three monthly intervals during the plant establishment period.
End of defects liability period.
Date of final completion.
Benchmark definition based on remnant communities.
Replicated measurements over time and comparative analysis with regard to the benchmark.
Specialist consultant: Submit the name, contact details and qualifications including research papers and scientific publication details of the specialist monitoring consultant.
Records
Requirement: To COMPLETION, Records.
Tests
Detail the tests required in PRODUCTS or EXECUTION, as appropriate, and list the submissions required here.
Requirement: Submit soil property test results to PLANTING WORKS, Fertilising for the following:
- Landscape soils.
- Low density soils.
- Soils for turf and lawns.
Warranties
Requirement: Submit warranties to COMPLETION, Warranties.
1.5 Inspection
Notice
Inspection: Give notice so that inspection may be made at the following intervals:
- Date of practical completion.
- Three monthly intervals during the plant establishment period.
- End of defects liability period.
2 Execution
2.1 General
Special instructions
Requirement: If directed, attend to identified areas and procedures as a priority. Obtain approval for additional costs before starting the works.
Reporting
Monthly report: Provide regular written reports each month on the following:
- General status of works.
- Soil test results as required for the fertilising programs.
- Plant replacement requirements.
Incident reports: Report immediately verbally and confirm in writing any disturbance or incident affecting or likely to affect the day to day scheduling of works.
Disruption of works by others
Requirement: Make arrangements to work around the disturbance caused by other contractors.
Rubbish removal
Rubbish: Remove loose rubbish such as bottles, papers, and cigarette butts from the site.
Execute this work regularly so that all areas are free from rubbish when observed at fortnightly intervals.
Leaf litter: Remove from all path and lawn areas.
Leaf litter distribution: Remove from mown areas and spread evenly over planted and mulched areas, or remove from site.
e.g. Evenly distribute over mown areas, remove from mown areas and spread evenly over planted and mulched areas, or remove from site as directed.
2.2 Planting Works
Planting
Requirement: Make sure the general appearance and presentation of the landscape and the quality of plant material at the date of practical completion is maintained for the planting establishment period.
Existing plant material: Maintain existing planting and grass within the landscape contract area as documented for the matching classifications of new grassland or planting.
Plant replacement: Replace failed, dead and/or damaged plants at maximum 3 weekly intervals as necessary throughout the plant establishment period.
Plant pruning
Pruning of shrubs will be required during spring and may only be necessary on spot basis during the remainder of the year. Pruning should reflect the natural growth, flowering and regrowth habit of the individual species. Generally, prune shrubs after flowering. Trimming of shrubs should be scheduled at times that will maintain the character and design of any hedges or topiaried plants as noted in the Pruning schedule. Two to three times per season would be expected. Trees are pruned to eliminate diseased or damaged growth, avoid interbranch contact and thin out crowns in a natural manner. Major tree pruning or lopping should be carried out by a suitably qualified tree surgeon/arborist.
Pruning: To AS 4373 (2007) and as documented.
Document in the Pruning schedule.
Fertilising
Soil tests: Take samples from both planting beds and lawn areas and conduct tests, as follows:
- Landscape soils: To AS 4419 (2018) Table 1.
- Low density soils: To AS 4419 (2018) Table 2.
- Soils for turf and lawns: To AS 4419 (2018) Table 3.
Fertilising program: Base the program on soil testing results.
Application of fertiliser: Apply either an all-purpose fertiliser or a 12 month slow release fertiliser, in two rows and cultivated into soil to a depth of 100 mm.
- Program: September and March according to seasonal growth requirement.
Sensitive native species: Apply appropriate dosage.
Insect and disease control
Responsibility for insect and disease control: Contractor
Usually the contractor's responsibility.
Period for treatment: Until the problem has been eliminated.
Chemical spray: Apply outside of normal working hours.
Stakes and ties
Generally: If plants are not self-supporting or if stakes are damaged, stake or re-stake the plants as follows:
- Drive three hardwood stakes placed diagonally with the first stake on the opposite side to the prevailing winds.
- Do not single stake large plants.
Removal: If plants are robust with well-developed systems and no longer require support, remove stakes and ties.
Ensure stakes do not penetrate drainage cell / waterproofing to any on structure planting area.
Approval from superintendent is required prior to staking within on-structure planting areas.
Following specification is to be read as a guide only for on-structure planting areas.
If the site is known to be prone to vandalism, consider calling scheduled rates for the replacement of damaged stakes and plants.
2.3 Grass surfaces
Mowing and trimming
Preparation: Remove litter and fallen branches before mowing.
Grass height: Consistent with the growth habit of the grass variety and maintained at 25 to 40 mm throughout the year. Do not remove more than one-third of the grass height at any one time.
Relax this requirement for particular climate zones.
Program: Weekly during the mowing season, November to March, and at fortnightly intervals from April to October. Do not mow during wet conditions. Carry out last mowing not more than 7 days before end of plant establishment period.
Vary the program as required for particular climate zones.
Raking: Once every month before mowing from November to March, rake the grass with a flexible rake. On alternate mowings, adopt a north-south and east-west pattern.
Edge trimming: At the same time as mowing, trim lawn edges to plant beds, pathways, base of trees and other obstacles. Do not damage trees and shrubs.
Clippings distribution: Remove from site
e.g. Evenly distribute over the mown areas, remove from the mown areas and spread evenly over the planted and mulched areas, or remove from site as directed.
Top dressing
Top dressing for established lawns: Weed-free imported sandy topsoil to a depth of 5 mm.
- Program: The spring following initial establishment.
Top dressing for remediation of depressions or irregularities: Apply coarse or medium texture soil to AS 4419 (2018), suitable for application to turf or grass seeded areas.
Fertilising
Application of fertiliser: Apply lawn fertiliser at the completion of the first and last mowings of the plant establishment period, and at other times as required to maintain healthy grass cover.
2.4 Weeding
General
Requirement: Remove unwanted broad-leaf plants and grasses considered invasive to the locality.
Program:
- Lawns: Quarterly, and as required to maintain the general lawn condition.
Vary, as determined by the relationship of the general lawn condition and weed growth.
- Trees and shrubs: As required for planted, paved and mulched areas to be weed free when observed at fortnightly intervals.
Vary the program as required for particular climate zones.
Vigorous ground covers: Keep 200 mm clear from the base of any shrub or tree. Remove as follows:
- Small areas: By hand.
- Large areas: Proprietary herbicides.
Herbicide application: Apply as follows:
- To the manufacturer's recommendations.
2.5 Mulched surfaces
General
Inspection: Fortnightly to determine mulch requirements.
Requirement: Maintain minimum depth as follows:
- 75 mm for organic mulch.
- 50 mm for gravel mulch.
Remulching: Maintain the original ground levels around the base of plants.
2.6 Watering
Establishment
Extent: All irrigated and non-irrigated plantings and lawn areas.
e.g. All irrigated and non-irrigated plantings, lawn areas and street trees.
Water quality:
- pH between 5.5 and 7.5.
- Total soluble salts less than 1000 mg/litre.
- No substances toxic to plant growth.
Watering program: Minimum 3 complete waterings, soaking to a depth of 150 mm at fortnightly intervals for the first 6 weeks of plant establishment irrespective of natural rainfall. Confirm soaked depth and record in the log book.
Water restrictions: Coordinate the water supply and conform to legislation and restrictions applying at the time.
Hand watering
Requirement: Manually water all lawn and planting areas in absence of an irrigation system or until the proposed irrigation system is fully operational. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.
Irrigation
Irrigation system program: Adjust to suit the following:
- The precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors, seasons, evaporation, exposure, topography and local authority restrictions.
- Adjustment or shut down during and after periods of prolonged heavy rain.
- Water supply and watering regime of legislation and restrictions applying at the time.
Equipment maintenance:
- Check all components for proper operation.
- Repair or replace damaged components with parts from the same manufacturer.
- Flush any dirt or foreign matter from the system and clear all blockages.
2.7 Control measures
Weed mats
Generally: Maintain mats in a weed-free condition and reinstate missing or damaged mats to the documented standard, until completion of the plant establishment period.
Feral animal control
Generally: Implement feral animal control until the completion of the plant establishment period.
Feral animal guards: Maintain feral animal guards in a working upright and taut order with three stakes. Replace missing or damaged guards with materials as documented.
Removal: At the completion of the plant establishment period.
Document in the Pruning schedule.
2.8 Paving and structures
(By others)
2.9 Compliance
Criteria
Generally: Plant establishment is complete, subject to the following:
- Repairs to plant material are complete.
- Ground surfaces are covered with the documented treatment to the documented depths.
- Pests, disease, or nutrient deficiencies or toxicities are not evident.
- Organic and gravel mulched surfaces are in a weed free and tidy condition and to the documented depth.
- Vegetation is established and well formed.
- Vegetation cover to cell, seeded and/or hydromulched areas is established.
- Plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and are not able to be lifted out of the planting holes.
- Vegetation is not restricting essential sight lines and signage.
- Only frangible species are growing within road side clear zones.
- Specified vegetation setbacks from services and road furniture are evident.
- All hard landscape works are installed and operating as documented.
- Litter collection and removal is complete.
- Mulch is removed from drainage and access areas.
- All non-conformance reports and defects notifications are complete.
2.10 Completion
Records
Logbook: Keep on site and make available for inspection a logbook, recording the following on a weekly basis:
- Description, time and method of application of toxic material.
- Maintenance work details.
- Inclement weather to verify inability to carry out work within the specified time frame.

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Landscape - maintenance

1 General
1.1 Responsibilities
General
Requirement: Provide landscape maintenance of the contract area during the maintenance period.
Information contained within this section is provided for information purposes only. Scope of Maintenance requirement to be confirmed with principal.
Work Method Statements
Safe works method statements shall be provided for approval by superintendent for all works. To be provided prior to commencement. A Maintenance Plan shall be provided to superintendent for approval prior to works detailing all maintenance works for the contract period.
Performance
Extent of maintenance:
- Weeding of lawn, garden bed areas and pavement.
- Supply and spreading of fertiliser to lawn, garden bed areas and pots.
- Supply and installation of mulch to existing garden bed areas and pots.
- Pruning, trimming and tree surgery.
- Adjustment of tree stakes and ties.
- Pest and disease control of plants and lawns.
- Mowing and edge trimming to all lawn areas including collection and removal of clippings.
- Diagnosis of cause of dead or failed plants and recommendations for corrective actions.
- Replacement of dead or failed plants and lawns.
- Maintenance of irrigation systems.
- Removal of rubbish and debris in garden areas.
- Removal of leaves, mulch and organic debris from pavement and drains.
- Keeping a logbook of maintenance activities.
- Providing monthly reports.
Maintenance period: Ongoing from completion of 52 week establishment period.
Maintenance procedures: As documented.
1.2 The site
Record drawings
Availability: Contact Principal
Indicate the arrangements that have been made about the supply of record drawings.
Site restrictions
It may be necessary to specify particular requirements.
Further to the owner's obligation to give site information to the contractor, the owner may also need to warrant that there is no toxic waste or asbestos on site.
Site limitations: Comply with the following restrictions on the use of the site: Confirm with Principal
Give details of easements, restrictions arising out of the actions of adjoining land owners, limitations related to continued occupancy by the owner, toxic ground conditions, maximum noise levels and hours of work not covered by local authority conditions.
The 10 working day period is arbitrary. Vary as required.
Protection of persons and property
Temporary works: Provide and maintain required guards, fencing, footpaths, signs and lighting.
Edit to complement local authority and owner's requirements.
Accessways and services: Do not obstruct or damage footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services. Rectify immediately any obstruction or damage to such services and provide temporary services whilst repairs are carried out.
Trees and properties: Do not interfere with or damage trees and properties that are to remain on or adjacent to the site, including adjoining property encroaching onto the site. Rectify immediately any interference or damage to such trees and properties.
1.3 General conditions
Contract
Form of contract: by others
Payment
Payment period: by others
e.g. End of each calendar month. Delete if covered in the selected contract.
Bond: Equal to one month's maintenance.
Expenditure of the bond: By the principal upon unsatisfactory maintenance, to employ others to carry out such work.
Contractor and staff
Representative: Nominate a senior partner/personal experienced in maintenance nursery practices and horticulture, to be responsible for taking and carrying out instruction, and reporting to the principal.
Affiliation: Member of the Landscape Contractors Association
Suitable professional qualifications acceptable to the principal e.g. Member of the Landscape Contractors Association.
Special instructions
Priority: If instructed by the principal, attend to certain areas and procedures as a priority. Obtain approval for additional costs before starting the works.
Notice
Inspection: Give at least two working days' notice of the following operations:
- Application of herbicide.
- Application of fertiliser.
- Each site maintenance visit.
- Work affecting public access or amenity on the Thursday of the week before the work is planned.
Water restrictions: Give immediate notification of any new restrictions that affect maintenance.
Reporting
Monthly report: Submit regular reports by the last Friday of each month.
Monthly report as follows:
- General status of the works.
- Soil test results included as required for the fertilising programs.
- Any plant replacement requirements.
- Irrigation operation schedules and water consumption.
Incident reports: Report immediately, verbally and confirm in writing, any disturbance or incidence affecting or likely to affect the scheduling of the works.
Records
Logbook: Keep on site and make available for inspection a logbook, recording the following on a weekly basis:
- Description, time and method of application of toxic material.
- Maintenance work details.
- Inclement weather to verify inability to carry out work within the specified time frame.
Replacement plants
Plant species: Submit the supplier's certification as evidence that plants are true to the required species and type, and free from diseases, pests and weeds at the time of delivery.
Coordination with others
Other contractors: Coordinate work with other contractors to minimise conflicting activities and delays. If disturbances to planned works are unavoidable, make arrangements to work around them.
2 Products
2.1 Fertiliser
General
Description: Proprietary fertilisers, delivered to the site in the manufacturer's labelled and unopened bags or containers.
Organic fertiliser to be used for all turf and garden areas.
Labelling
General: To the applicable statutory requirements, including manufacturer or supplier, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.
Label type: To withstand transit without erasure or misplacement.
2.2 Soils
General
Any soils required for rectification, maintenance or any other works shall meet requirements as specified in SESL specification for the corresponding soil type. Confirm with Principal prior to works.
2.3 Mulch
General
Type: Free of deleterious and extraneous matter including soil, weeds, plastic, metal, paint and sticks. Do not include fine mulch.
Documentation of all mulch supplied to site shall be retained and made available upon request.
Properties:
- Particle size, physical and chemical contaminants: To AS 4454 Table 3.1(A).
- pH, electrical conductivity, ammonium, chlorine and other nutrients: To AS 3743 Table 2.1 for regular mix.
- Organic mulches: Free of stones.
Mulching schedule
Australian Native Landscapes 'Forest Fines' or equivalent to all planting areas.
3 Execution
3.1 General
Weeding
Requirement: Remove unwanted broad-leaf plants and grasses considered invasive to the locality.
Program:
- Lawns: Quarterly, and as required to maintain the general lawn condition.
- Trees and shrubs: As required for planted, paved and mulched areas to be weed free when observed at fortnightly intervals.
Vigorous ground covers: Keep 200 mm clear from the base of any shrub or tree. Remove as follows:
- Small areas: By hand.
- Large areas: Proprietary herbicides.
Herbicide application: Apply as follows:
- To the manufacturer's recommendations.
- When the weather is humid with moderate temperatures and maximum sunlight.
- When the ground has recommended soil moisture.
- Avoid windy days or if rain is likely to follow within 12 hours.
Pest and disease control
Requirement: Control any pests or diseases affecting the lawn and garden bed areas as follows:
- Identify the problem.
- Execute the correct treatment until the problem has been eliminated.
- Apply hazardous material out of normal working hours.
- Protect staff and public from exposure to hazardous materials.
3.2 Grass surfaces
Mowing and trimming
Preparation: Remove litter and fallen branches before mowing.
Grass height: Consistent with the growth habit of the grass variety and maintained at 25 to 40 mm throughout the year. Do not remove more than one-third of the grass height at any one time.
Relax this requirement for particular climate zones.
Program: Weekly during the mowing season, November to March, and at fortnightly intervals from April to October. Do not mow during wet conditions.
Vary the program as required for particular climate zones.
Raking: Once every month before mowing during the mowing season, rake the grass with a flexible rake. On alternate mowings, adopt a north-south and east-west pattern.
Edge trimming: At the same time as mowing, trim lawn edges to plant beds, pathways, base of trees and other obstacles. Do not damage trees and shrubs.
Clippings distribution:
e.g. Evenly distribute over the mown areas, remove from the mown areas and spread evenly over the planted and mulched areas, or remove from site as directed.
Non-selective herbicide: Make sure application does not exceed the area limits of normal manual trimming. Repair any damage from overuse or over spray.
Fertilising
Program:
- Regular application: Each September and April.
- Additional application: Each November and February at reduced rates.
Soil pH adjustment: Apply additional fertilisers and soil conditioners as indicated from soil testing or from the physical soil structure. Maintain a pH range of 5.5 to 6.5.
pH testing program: Two year schedule starting in the first year of the contract.
Application: Spread as follows:
- Dry: Crush lumps and broadcast dry material by hand or mechanically when the lawn is dry.
- Spray: Acceptable.
- Prevent fertiliser from leaching to adjoining planted beds, particularly those with sensitive native trees and shrubs.
Top dressing
Top dressing for established lawns: Weed-free imported sandy topsoil to a depth of 5 mm.
Program: Grass areas to be top-dressed on an 'as required' basis. In the event top-dressing is required works shall be programmed for October or March.
Top dressing for remediation of depressions or irregularities: Apply coarse or medium texture soil to AS 4419 (2018), suitable for application to turf or grass seeded areas.
Renovation
Established lawns of sandy soil profile: Renovate by dethatching or verticutting.
Program: As required
3.3 Trees and shrubs
Pruning and trimming
General: Prune to reflect the natural growth, flowering and regrowth habit of the individual species.
Program generally: Spring and Summer and on a spot basis as required.
Vary the program as required for particular climate zones.
Shrubs: Prune after flowering.
Hedge trimming: Schedule trimming at times that maintains the character and design of hedges. Allow up to three times per season.
Tip pruning:
- Purpose: To encourage development of new shoots during the active growing season.
- Method: Removal of the top 25 mm or growing tip of each branch.
- Restriction: Do not remove buds before the flowering season in those plants that have terminal flowers.
Radical pruning:
- Purpose: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
Tree pruning:
- Purpose: To eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner.
- Maintain sight lines to signs and lights.
- Maintain visibility for personal security.
Tree branch removal:
- To AS 4373 (2007).
- Give notice and engage a suitably qualified arborist.
Fertilising
Fertilising program: Base the program on soil testing results.
Soil testing: Test soil as follows:
- At the start of the contract.
- Take samples from a cross-section of planting beds.
Soil pH adjustment: Apply additional fertilisers and soil conditioners as indicated from soil testing or from the physical soil structure. Maintain a pH range of 5.5 to 6.5.
Program:
- Regular application: Each September and March.
Sensitive native species: Apply fertiliser at an appropriate rate.
Micro nutrients: Apply 1 kg of urea in 20 litres of water per 100 m2, through a hose proportioner every four weeks during Summer.
Stakes and ties
Generally: If plants are not self-supporting or if stakes are damaged, stake or re-stake the plants as follows:
- Drive three hardwood stakes placed diagonally with the first stake on the opposite side to the prevailing winds.
- Do not single stake large plants.
Removal: If plants are robust with well-developed systems and no longer require support, remove stakes and ties.
If the site is known to be prone to vandalism, consider calling scheduled rates for the replacement of damaged stakes and plants.
Plant replacements
General: Before replacement, diagnose cause of plant failure and report findings. If failure is due to species incompatibility with site conditions, recommend alternative species. Replace all evergreen plants that have died or lost 50% of their normal foliage cover. Provide replacement plants as follows:
- Of the same species and variety (or approved alternative) and of the closest commercially available size.
- With a balanced root system in relation to the size of the plant and conducive to successful transpiration. Inspect the root conditions of plants by knocking plants from their containers.
- Without signs of having been stressed at any stage during their development due to inadequate watering, excessive shade/sunlight, suffered physical damage or have restricted habit due to growth in nursery rows.
- Grown in final containers for not less than twelve (12) weeks.
3.4 Watering
Grass and planted areas
Generally: Maintain a vigorous healthy appearance.
Application rates: Soak to a depth of 150 mm for grass areas and 300 mm for planting. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings. Confirm soaked depth and record in the logbook.
Timing: Water at times of day to minimise water evaporation loss. Do not water during the hottest period of Summer days.
Water restrictions: Coordinate the water supply and conform to legislation and restrictions applying at the time.
Hand watering
Requirement: Manually water all lawn and planting areas in absence of an irrigation system or until the proposed irrigation system is fully operational. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.
Delete this subclause, if hand watering is not required.
Irrigation
Irrigation system program: Adjust to suit the following:
- The precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors, seasons, evaporation, exposure, topography and local authority restrictions.
- Adjustment or shut down during and after periods of prolonged heavy rain.
- Water supply and watering regime of legislation and restrictions applying at the time.
Equipment maintenance:
- Check all components for proper operation.
- Obtain approval to repair or replace damaged component with parts from the same manufacturer.
- Flush any dirt or foreign matter from the system and clear all blockages.
System maintenance: Conform to the irrigation system maintenance schedule.
Programming
Automated systems: Program to coincide with optimum periods of water pressure and water absorption.
Public access: Do not inconvenience persons occupying the site by water spray or by blocking normal pedestrian or traffic flow.
3.5 Mulching
General
Clean up: Remove all mulching materials from lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.
Requirement: Maintain a minimum depth as follows:
- 75 mm for organic mulch.
- 50 mm for inorganic mulch.
Customise for locally available organic mulches.
Top up: Areas of excessive wear with mulch to match existing.
Organic mulch
Existing material: Australian Native Landscapes 'Forest Fines' or equivalent
e.g. Graded pine bark, pine flake, hardwood.
Inorganic mulch
Existing material: TBC
e.g. Graded crushed red gravel 5 to 10 mm.
Appearance: Keep mulched areas clean and tidy with no soil disturbance evident on the surface of the mulch.
3.6 Incidental works
Supplementary works
General: Execute the following:
- Removal of waste from maintenance work.
- Removal of leaf litter fortnightly during leaf fall.
- Wash paving on completion of herbicide application.
Furniture, signage and barriers
Scope: All fixed and movable features noted in the record drawings.
Furniture and pots:
- Move and relocate as required for maintenance of the area.
- Repair or replace items damaged by the maintenance contract staff.
Signage: Maintain sight line visibility.
Drains
General: Inspect and clean all drainage structures and pit covers and make sure they are in working order. Remove all organic debris.
Frequency: As required, so that all overflow drains are clear when observed at fortnightly intervals.

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MAINTENANCE
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE
DWG: IS0333-DA-000-6
ISSUE: R
MAINTENANCE
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25
SCALE: N/A
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da arrvxx
Project No. IS0333

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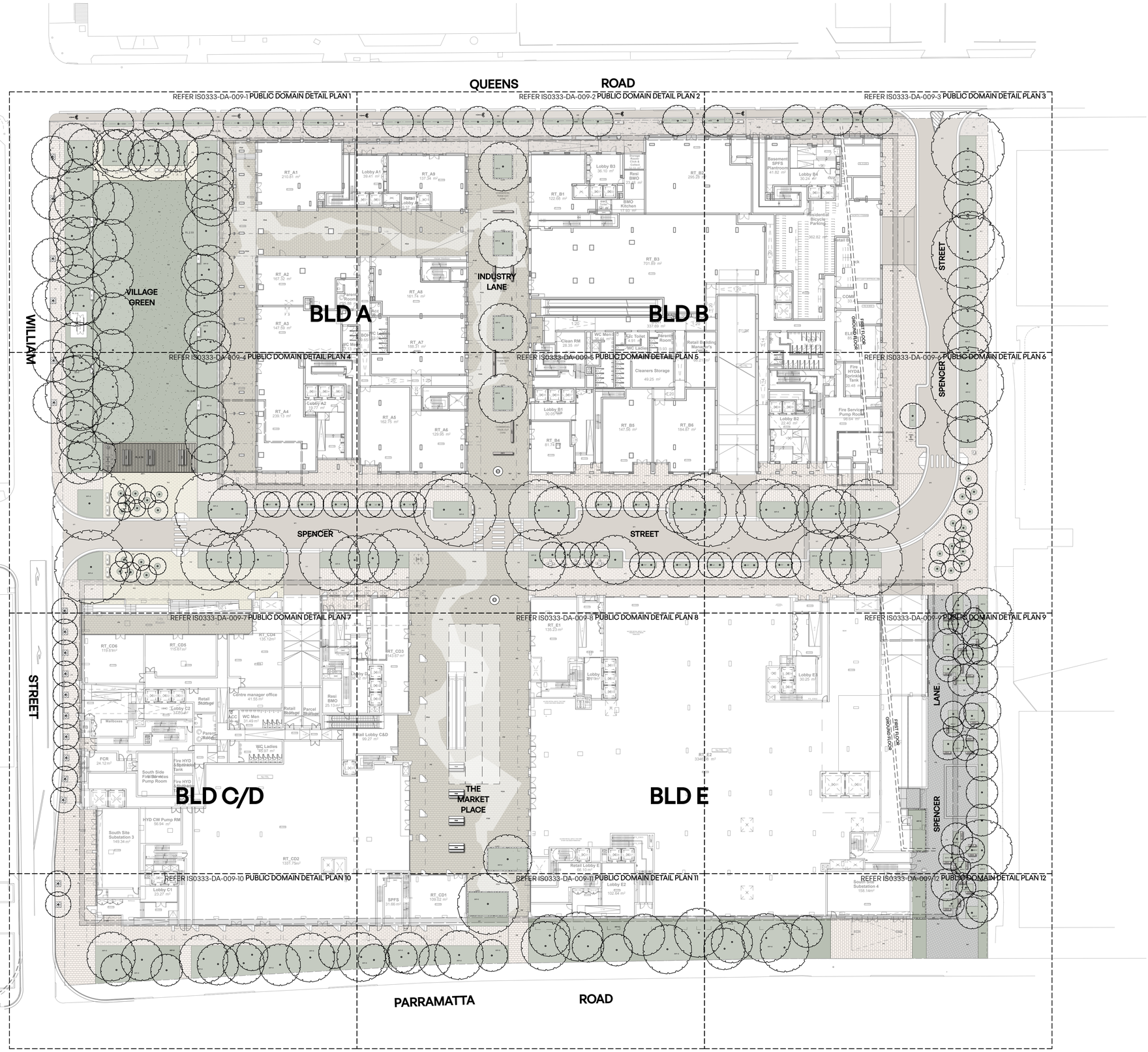

PUBLIC DOMAIN - SITE PLAN

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

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No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-000-7
	ISSUE: R
PUBLIC DOMAIN - SITE PLAN	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
SCALE: 1:400	CAD File Name: kings bay village da amwxx
	Project No. IS0333

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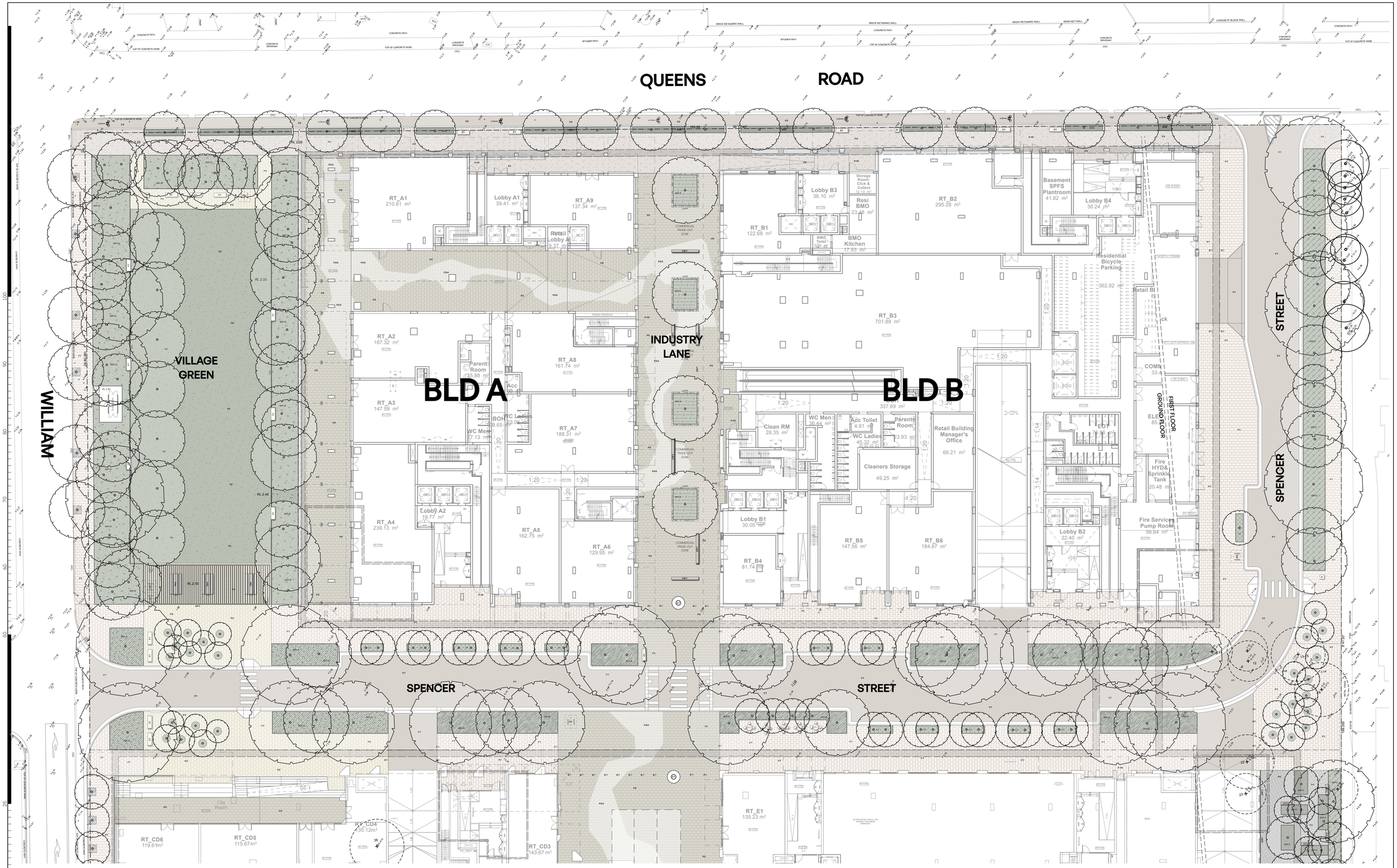

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PUBLIC DOMAIN - NORTH

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By	No.	Date	Issue	By
				R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE

DWG: IS0333-DA-000-8

ISSUE: R

PUBLIC DOMAIN - NORTH

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: 1:250

ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.

CAD File Name: kings bay village da am.vwx

Project No. IS0333

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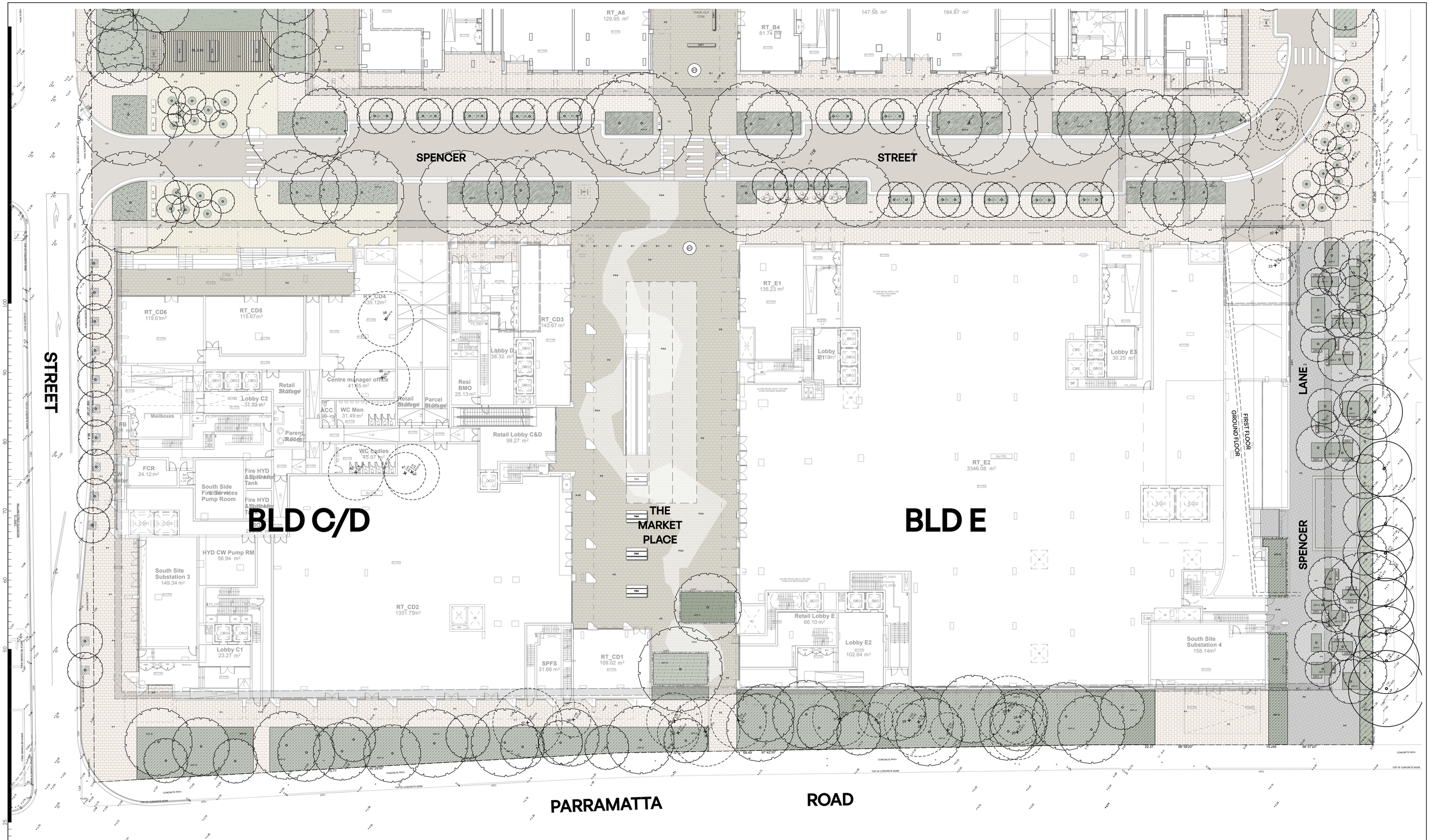

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PUBLIC DOMAIN - SOUTH

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-000-9
ISSUE: R

PUBLIC DOMAIN - SOUTH
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:250
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%
CAD File Name: kings bay village da am.vwx

Project No. IS0333

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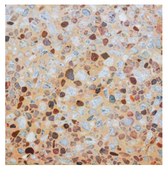
P1



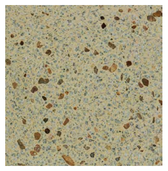
Urbanstone
'River Topaz' milled
600 x 400 x 40mm - stretcher
(CCB Kings Bay Precinct
Design Guidelines - Type 2)

P2

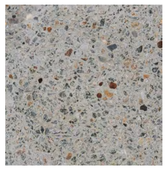
Urbanstone
'Casino Grey' milled
600 x 400 x 40mm - stretcher

P2A

Paving Mix



Urbanstone
'Albany Beige' shotblast
Size varies x 40mm - stretcher

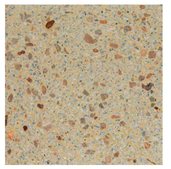


Urbanstone
'Casino Grey' shotblast
Size varies x 40mm - stretcher

Urbanstone
'Fleece' shotblast
Size varies x 40mm - stretcher

Urbanstone
'Western Cream' shotblast
Size varies x 40mm - stretcher

P3



Urbanstone
'Albany Beige' milled
600 x 400 x 40mm - stretcher

P5

Paving Mix

Concrete pavement
(CCB Kings Bay Precinct
Design Guidelines - Insitu - Type 2)

P6

Adbri Masonry
Ecotrihex 80 'Natural'
181 x 89 x 80mm - interlocking
permeable paver

Adbri Masonry
Ecotrihex 80 'Charcoal'
181 x 89 x 80mm - interlocking
permeable paver

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PUBLIC DOMAIN - PAVING PLAN
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-000-10
	ISSUE: R
PUBLIC DOMAIN - PAVING PLAN	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
SCALE: 1:400	CAD File Name: kings bay village da am.vwx
Project No. IS0333	

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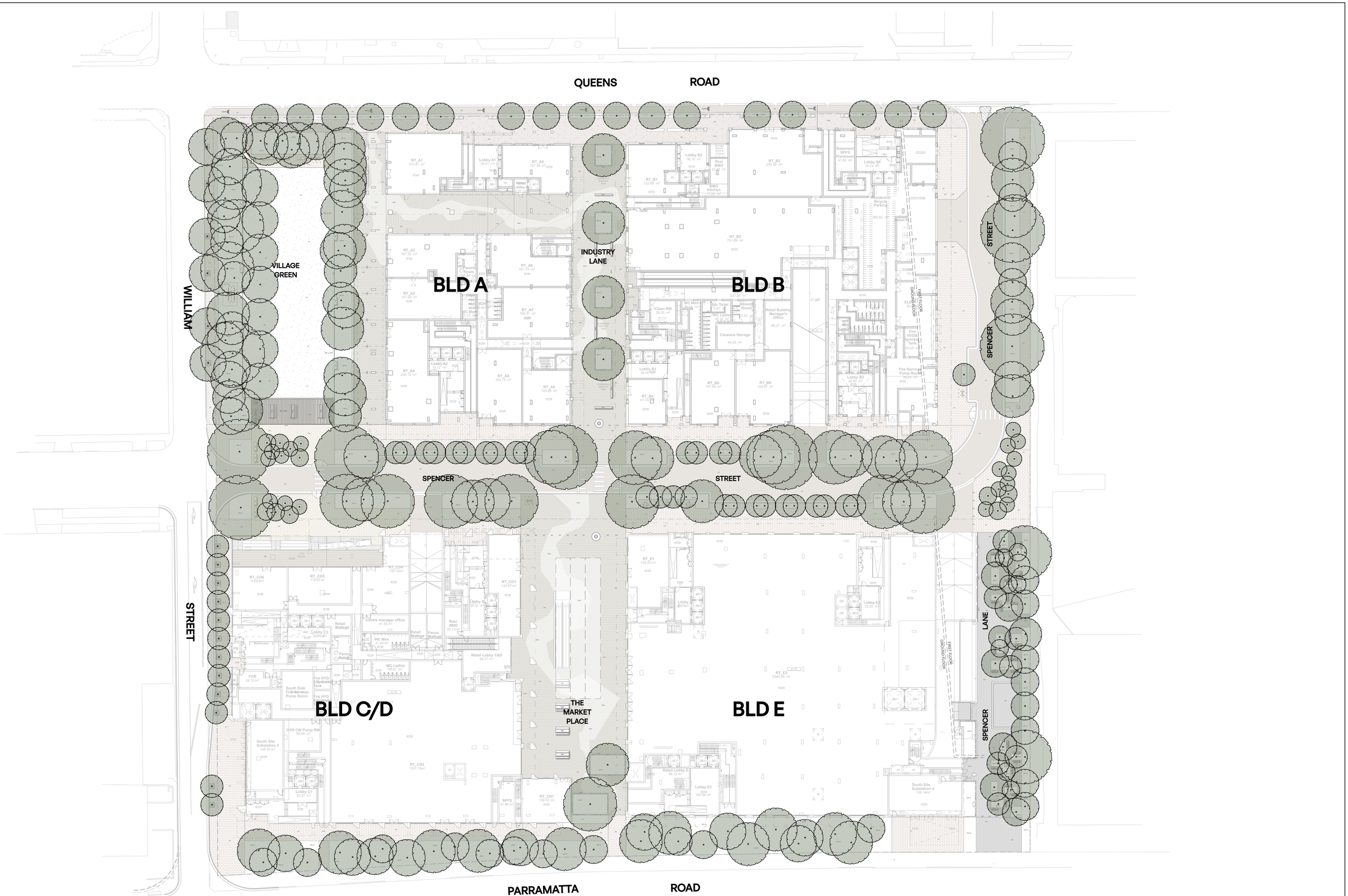

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PUBLIC DOMAIN - CANOPY PLAN
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-000-11
ISSUE: R

PUBLIC DOMAIN - CANOPY PLAN | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:400
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da amvwx

Project No. IS0333

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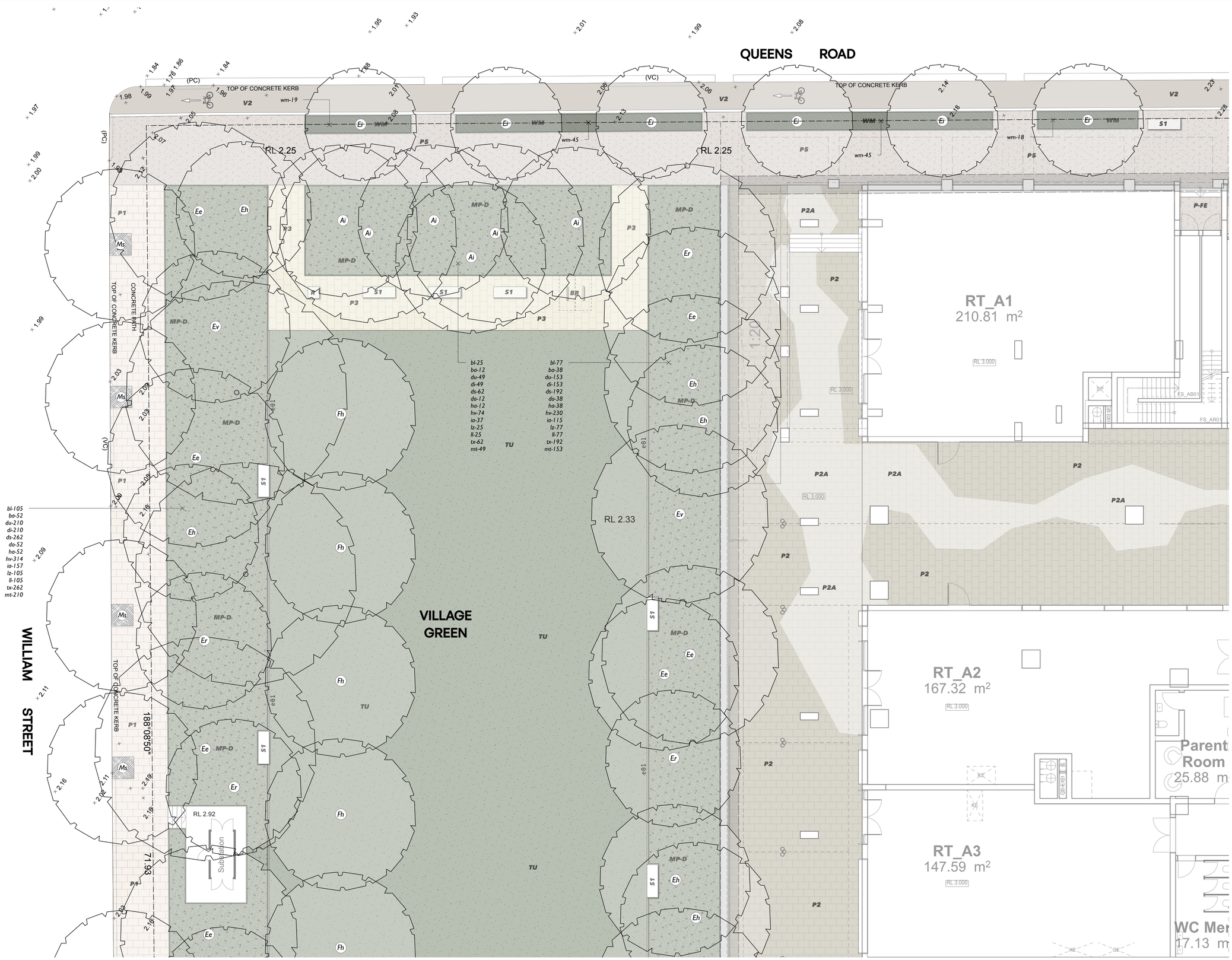

key

- EXISTING LEVELS
- PROPOSED CONTOURS
- PROPOSED LEVELS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- CAPPING BEAM / EXTENT OF BASEMENT UNDER
- P1 — UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
- P2 — UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P2A — UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P3 — UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
- P5 — CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
- P6 — UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
- P7 — UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergray' milled)
- P8 — CONCRETE PAVING - C.O.S (exposed aggregate)
- P-FE — CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
- D1 — SUN DECK - C.O.S (decking)
- V1 — VEHICULAR HARDSTAND (refer civil)
- V2 — ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
- Pw01 — PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
- Pw02 — PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)
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- Pw04 — PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)
- Pw05 — PLANTER WALLS - soil depth 1000mm min. wall height 950mm (to match building)
- e01 — EDGE TO GARDEN - William Street Park timber
- SW1 — SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
- SW3 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
- SW4 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
- SW5 — SEATING WALLS - C.O.S (Gabion)
- SW6 — SEATING WALLS - C.O.S (Pre-cast concrete)
- AW1 — ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
- S1 — BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
- TS1 — TABLE SETTING - PUBLIC DOMAIN - Ø860mm (indicative)
- TS2 — TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
- TS3 — TABLE SETTING - C.O.S - Ø800mm (indicative)
- TS4 — TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
- B1 — BBQ / KITCHEN - C.O.S (2800mm)
- B — BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
- R — RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
- W — DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)
- SH1 — ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
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- SCR — WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
- GE — OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
- NP — NATURE PLAY - C.O.S (by others)
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- PC1 — PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
- VG — RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
- TU — TURF - PUBLIC DOMAIN - William Street Park (deep soil)
- TU1 — TURF - C.O.S (on-structure)
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- SF1 — SOFTFALL - C.O.S - Outdoor gym (on-structure)
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- A1 — ARTWORKS - PUBLIC DOMAIN (indicative location)

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PUBLIC DOMAIN - DETAIL PLAN 1
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE
DWG: IS0333-DA-009-1
ISSUE: R
PUBLIC DOMAIN - DETAIL PLAN 1
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da amv.vwx
Project No. IS0333

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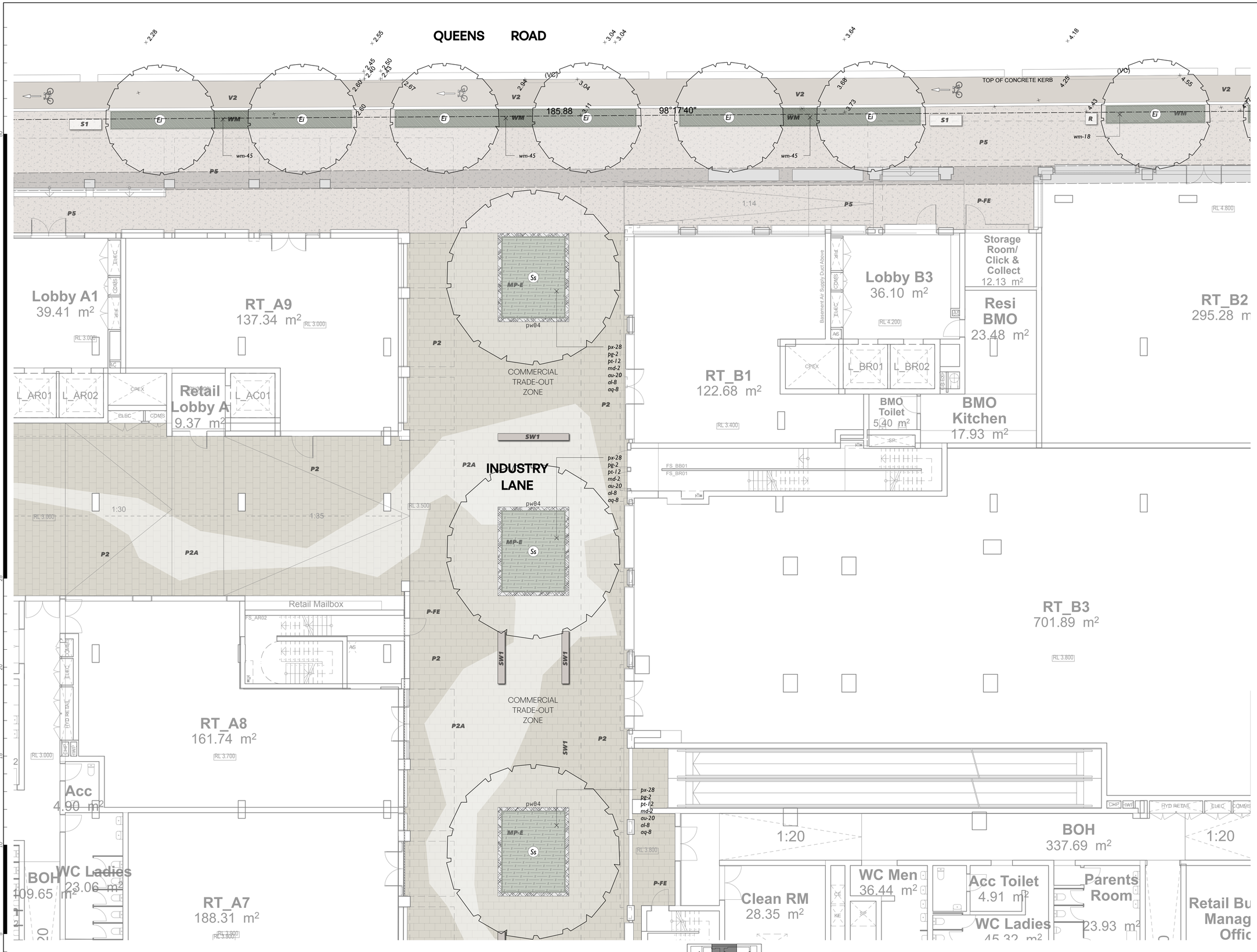

key

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- PROPOSED CONTOURS
- PROPOSED LEVELS
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PUBLIC DOMAIN - DETAIL PLAN 2

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-009-2
ISSUE: R

PUBLIC DOMAIN - DETAIL PLAN 2 | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx
Project No. IS0333

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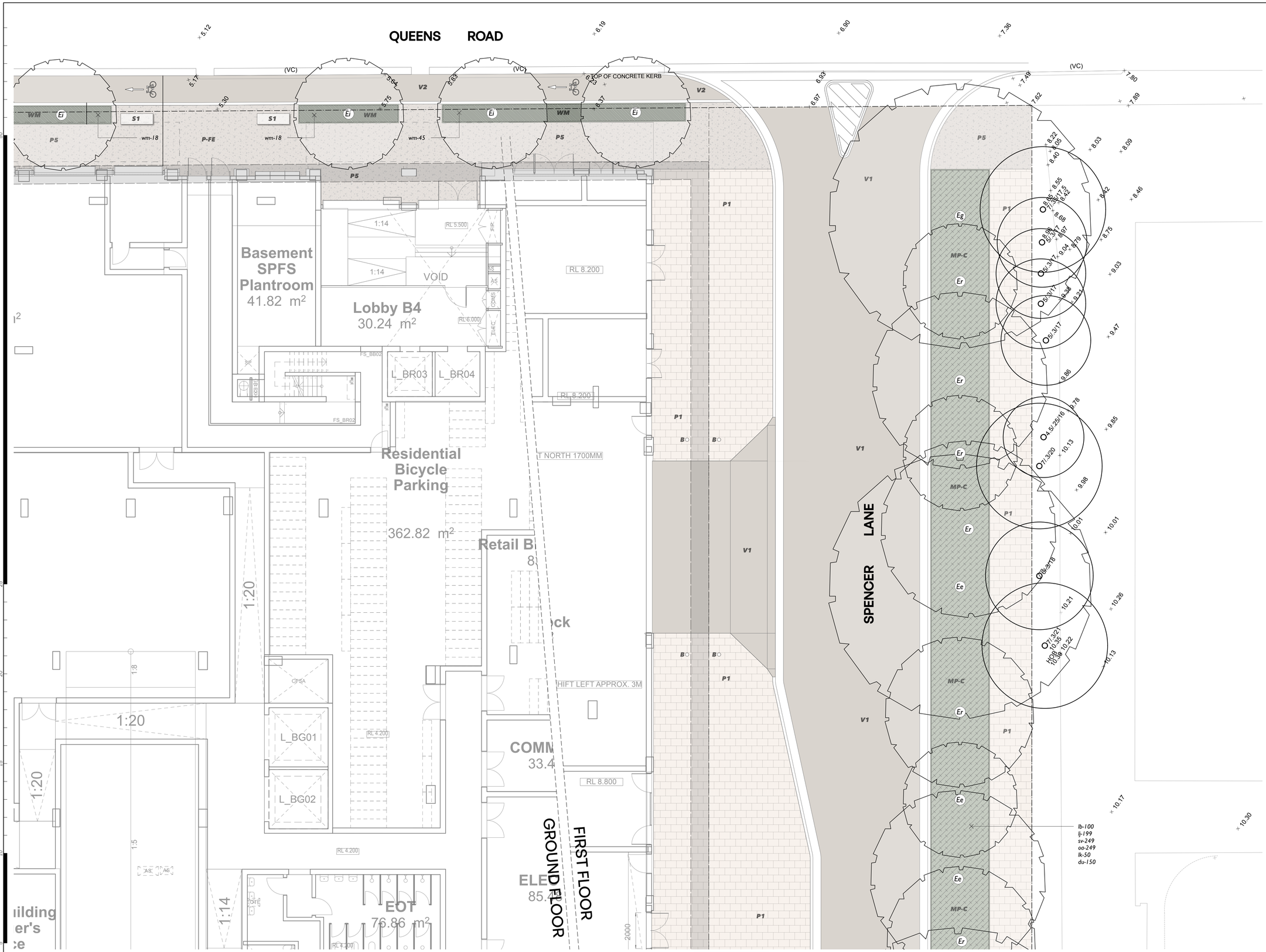

key

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- **NP** NATURE PLAY - C.O.S (by others)
- **SP** SCULPTURAL PLAY - C.O.S (by others)
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PUBLIC DOMAIN - DETAIL PLAN 3

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-009-3
ISSUE: R

PUBLIC DOMAIN - DETAIL PLAN 3 | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx
Project No. IS0333

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VILLAGE GREEN

SPENCER LANE

WILLIAM STREET

RT_A4
239.13 m²

Lobby A2
19.77 m²

L_AR03 L_AR04 L_AR05

RL 2.45 RL 2.50 RL 3.000 RL 3.650 RL 3.150

TOP OF CONCRETE KERB

CONCRETE PATH

CONCRETE PATH

TOP OF CONCRETE KERB

bc-40 bj-13 cg-40 cd-13 wm-27

bc-38 bj-13 cg-38 cd-13 wm-25

bc-47 bj-16 cg-47 cd-16 wm-31

bc-82 bj-27 cg-82 cd-27 wm-55

lj-22

key

× 5.10	EXISTING LEVELS
8.00	PROPOSED CONTOURS
RL 5.800	PROPOSED LEVELS
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MP-A	MASS PLANTING AREA A - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-B	MASS PLANTING AREA B - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-C	MASS PLANTING AREA C - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-D	MASS PLANTING AREA D - PUBLIC DOMAIN - William Street Park (refer to schedule)
MP-E	MASS PLANTING AREA E - PUBLIC DOMAIN - Industry Lane (refer to schedule)
MP-F	MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)
MP-G	MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)
MP-H	MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)
MP-I	MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
MP-J	MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)
MP-K	MASS PLANTING AREA K - C.O.S - Podiums, Rooftops (refer to schedule)
MP-L	MASS PLANTING AREA L - C.O.S - Podiums, Rooftops (refer to schedule)
MP-M	MASS PLANTING AREA M - C.O.S - Rooftops (refer to schedule)
AU	MASS PLANTING (Alpinia mutica) @ 0.4m spacing
DT	MASS PLANTING (Dianella tasmanica 'TR20' Tasred) @ 0.2m spacing
HE	MASS PLANTING (Hardenbergia violacea 'HB1' Meema) @ 0.4m spacing
LJ	MASS PLANTING (Liriope muscari 'LIRJ' Just Right) @ 0.3m spacing
PX	ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
PO	ACCENT GRASS MASS PLANTING (Poa spp. 'POU3' Eskdale Blue) @ 0.25m spacing
SH	GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
WM	GROUNDCOVER PLANTING (Westringia fruticosa 'WES05' Mundi™) @ 0.3m spacing
A1	ARTWORKS - PUBLIC DOMAIN (indicative location)

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PUBLIC DOMAIN - DETAIL PLAN 4

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE

DWG: IS0333-DA-009-4
ISSUE: R

PUBLIC DOMAIN - DETAIL PLAN 4 | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx
Project No. IS0333

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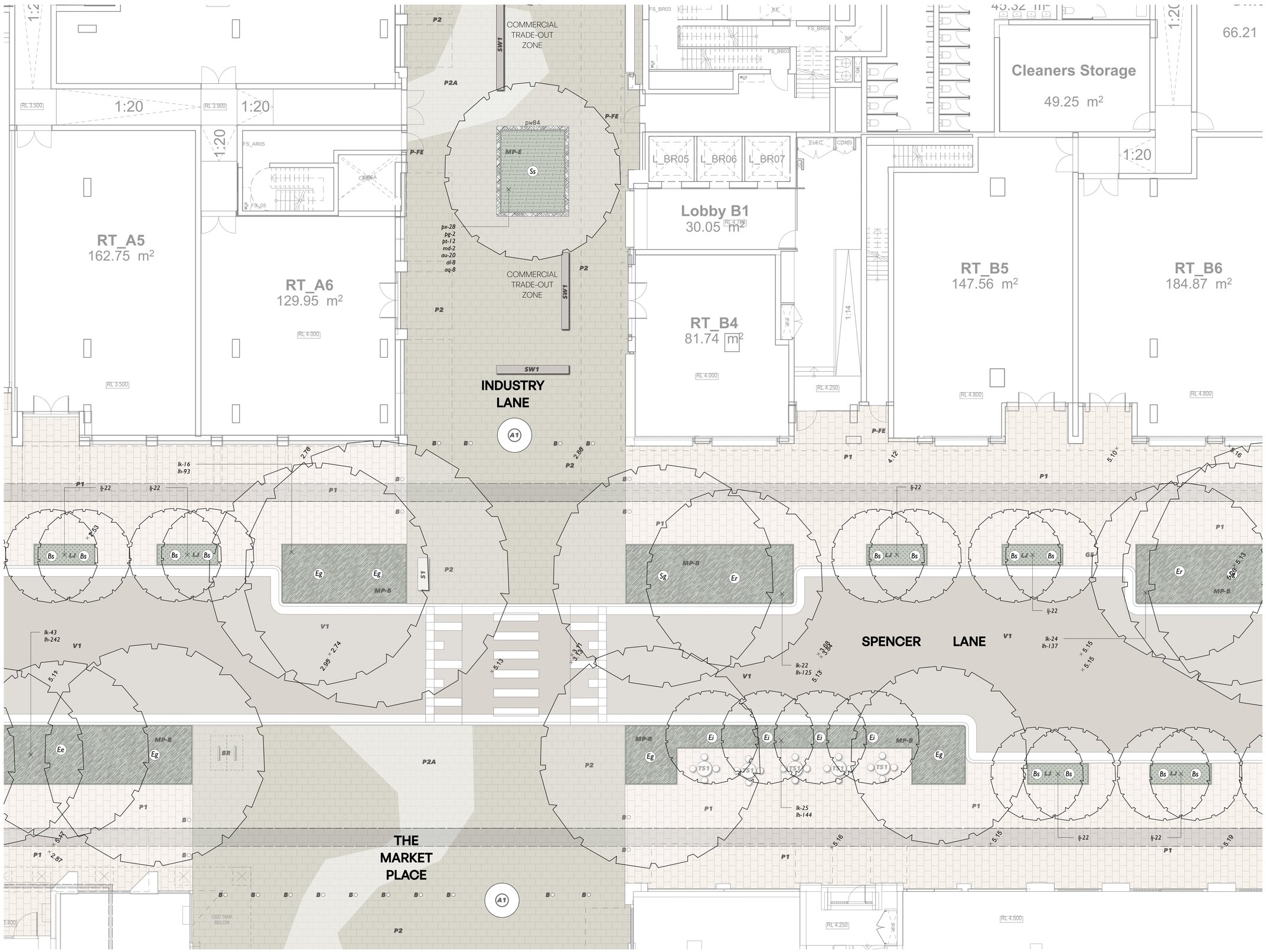

key

x 5.10 / 8.00	EXISTING LEVELS
	PROPOSED CONTOURS
RL 5.800	PROPOSED LEVELS
24 / 5.15 / 8.38 / 11.3/21	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	CAPPING BEAM / EXTENT OF BASEMENT UNDER
P1	UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
P2	UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
P2A	UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
P3	UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
P5	CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
P6	UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
P7	UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergrey' milled)
P8	CONCRETE PAVING - C.O.S (exposed aggregate)
P-FE	CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
D1	SUN DECK - C.O.S (decking)
V1	VEHICULAR HARDSTAND (refer civil)
V2	ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
pw01	PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
pw02	PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)
pw03	PLANTER WALLS - soil depth 600mm min. wall height 750mm (to match building)
pw04	PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)
pw05	PLANTER WALLS - soil depth 1000mm min. wall height 950mm (to match building)
e01	EDGE TO GARDEN - William Street Park timber
SW1	SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
SW3	SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
SW4	SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
SW5	SEATING WALLS - C.O.S (Gabion)
SW6	SEATING WALLS - C.O.S (Pre-cast concrete)
AW1	ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
S1	BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
TS1	TABLE SETTING - PUBLIC DOMAIN - Ø860mm (indicative)
TS2	TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
TS3	TABLE SETTING - C.O.S - Ø800mm (indicative)
TS4	TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
B1	BBQ / KITCHEN - C.O.S (2800mm)
B○	BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
R	RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
W	DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)
SH1	ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
SH2	ARBOUR - C.O.S (indicative)
SCR	WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
GE	OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
NP	NATURE PLAY - C.O.S (by others)
SP	SCULPTURAL PLAY - C.O.S (by others)
PC1	PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
VG	RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
TU	TURF - PUBLIC DOMAIN - William Street Park (deep soil)
TU1	TURF - C.O.S (on-structure)
TU2	TURF - C.O.S (on-structure)
SF1	SOFTFALL - C.O.S - Outdoor gym (on-structure)
SF2	SOFTFALL - C.O.S - Playground (on-structure)
ASC	ADJOINING SITE CONENCTION - Rosebank College (location indicative)
MP-A	MASS PLANTING AREA A - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-B	MASS PLANTING AREA B - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-C	MASS PLANTING AREA C - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-D	MASS PLANTING AREA D - PUBLIC DOMAIN - William Street Park (refer to schedule)
MP-E	MASS PLANTING AREA E - PUBLIC DOMAIN - Industry Lane (refer to schedule)
MP-F	MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)
MP-G	MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)
MP-H	MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)
MP-I	MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
MP-J	MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)
MP-K	MASS PLANTING AREA K - C.O.S - Podiums, Rooftops (refer to schedule)
MP-L	MASS PLANTING AREA L - C.O.S - Podiums, Rooftops (refer to schedule)
MP-M	MASS PLANTING AREA M - C.O.S - Rooftops (refer to schedule)
AU	MASS PLANTING (Alpinia mutica) @ 0.4m spacing
DT	MASS PLANTING (Daniella tasmanica 'TR20' Tasredi) @ 0.2m spacing
HE	MASS PLANTING (Hardenbergia violacea 'HBT Meema) @ 0.4m spacing
LJ	MASS PLANTING (Liriope muscari 'LRU' Just Right) @ 0.3m spacing
PX	ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
PO	ACCENT GRASS MASS PLANTING (Poa spp. 'POU3' Eskdale Blue) @ 0.25m spacing
SH	GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
WM	GROUNDCOVER PLANTING (Westringia fruticosa 'WES05' Mundi™) @ 0.3m spacing
A1	ARTWORKS - PUBLIC DOMAIN (indicative location)

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PUBLIC DOMAIN - DETAIL PLAN 5

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

1 2 3 A B 4 5 6 7 C/D 8 E 9 10 11 12

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-009-5

ISSUE: R

PUBLIC DOMAIN - DETAIL PLAN 5

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: 1:100

ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.

CAD File Name: kings bay village da am.vwx

Project No. IS0333

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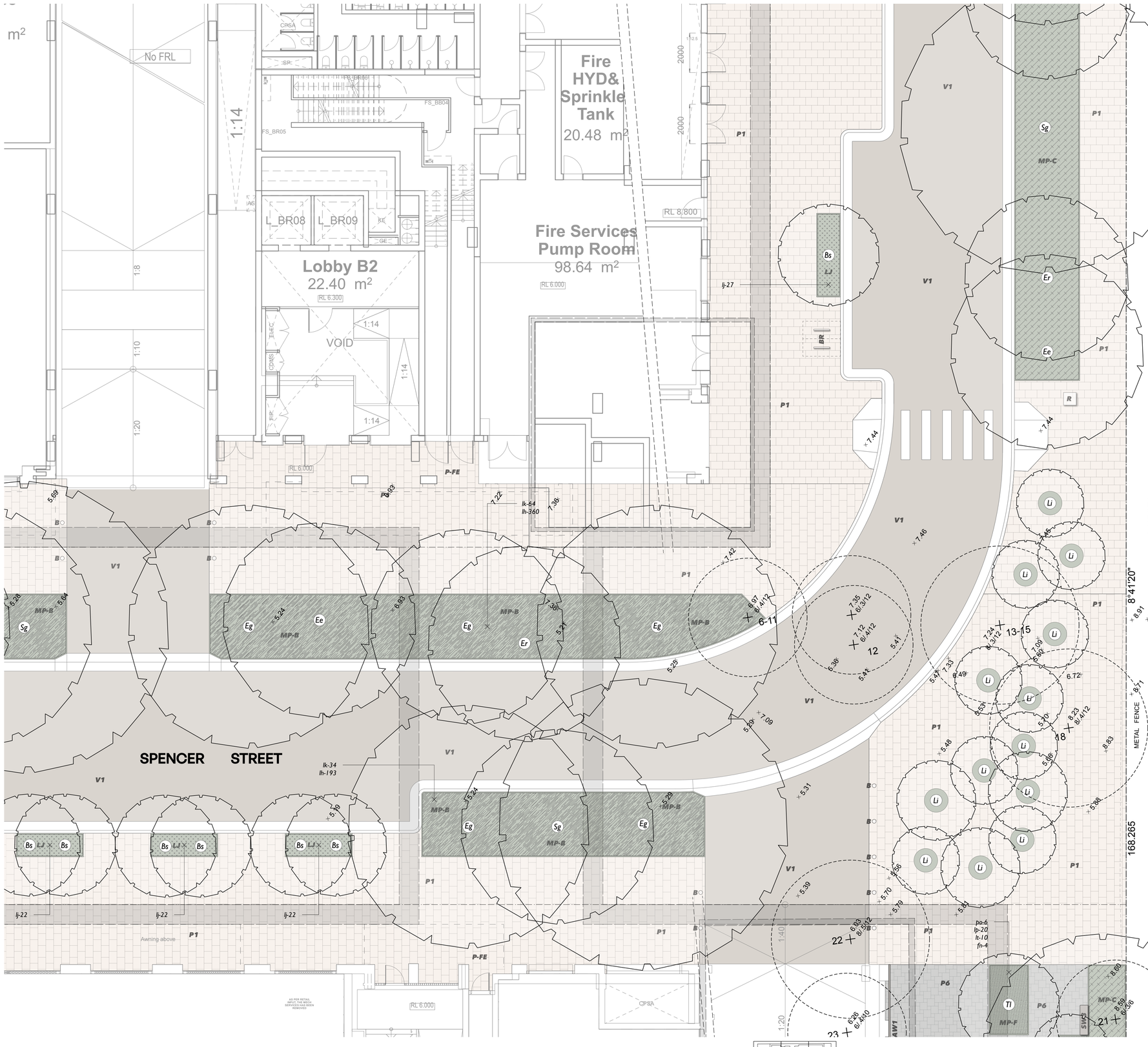

key

- EXISTING LEVELS
- PROPOSED CONTOURS
- PROPOSED LEVELS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- CAPPING BEAM / EXTENT OF BASEMENT UNDER
- P1 — UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
- P2 — UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P2A — UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P3 — UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
- P5 — CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
- P6 — UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
- P7 — UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergray' milled)
- P8 — CONCRETE PAVING - C.O.S (exposed aggregate)
- P-FE — CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
- D1 — SUN DECK - C.O.S (decking)
- V1 — VEHICULAR HARDSTAND (refer civil)
- V2 — ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
- DW01 — PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
- DW02 — PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)
- DW03 — PLANTER WALLS - soil depth 600mm min. wall height 750mm (to match building)
- DW04 — PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)
- DW05 — PLANTER WALLS - soil depth 1000mm min. wall height 950mm (to match building)
- e01 — EDGE TO GARDEN - William Street Park timber
- SW1 — SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
- SW3 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
- SW4 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
- SW5 — SEATING WALLS - C.O.S (Gabion)
- SW6 — SEATING WALLS - C.O.S (Pre-cast concrete)
- AW1 — ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
- S1 — BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
- TS1 — TABLE SETTING - PUBLIC DOMAIN - Ø800mm (indicative)
- TS2 — TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
- TS3 — TABLE SETTING - C.O.S - Ø800mm (indicative)
- TS4 — TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
- B1 — BBQ / KITCHEN - C.O.S (2800mm)
- B○ — BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
- R — RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
- W — DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)
- SH1 — ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
- SH2 — ARBOUR - C.O.S (indicative)
- SCR — WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
- GE — OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
- NP — NATURE PLAY - C.O.S (by others)
- SP — SCULPTURAL PLAY - C.O.S (by others)
- PC1 — PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
- VG — RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
- TU — TURF - PUBLIC DOMAIN - William Street Park (deep soil)
- TU1 — TURF - C.O.S (on-structure)
- TU2 — TURF - C.O.S (on-structure)
- SF1 — SOFTFALL - C.O.S - Outdoor gym (on-structure)
- SF2 — SOFTFALL - C.O.S - Playground (on-structure)
- ASC — ADJOINING SITE CONENCTION - Rosebank College (location indicative)
- MP-A — MASS PLANTING AREA A - PUBLIC DOMAIN - Spencer Street (refer to schedule)
- MP-B — MASS PLANTING AREA B - PUBLIC DOMAIN - Spencer Street (refer to schedule)
- MP-C — MASS PLANTING AREA C - PUBLIC DOMAIN - Spencer Street (refer to schedule)
- MP-D — MASS PLANTING AREA D - PUBLIC DOMAIN - William Street Park (refer to schedule)
- MP-E — MASS PLANTING AREA E - PUBLIC DOMAIN - Industry Lane (refer to schedule)
- MP-F — MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)
- MP-G — MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)
- MP-H — MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)
- MP-I — MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
- MP-J — MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-K — MASS PLANTING AREA K - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-L — MASS PLANTING AREA L - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-M — MASS PLANTING AREA M - C.O.S - Rooftops (refer to schedule)
- AU — MASS PLANTING (Alpinia muticia) @ 0.4m spacing
- DT — MASS PLANTING (Dianella tasmanica 'TR20' Tasred) @ 0.2m spacing
- HE — MASS PLANTING (Hardenbergia violacea 'HBT Meema) @ 0.4m spacing
- LJ — MASS PLANTING (Liriope muscari 'LIRJ' Just Right) @ 0.3m spacing
- PX — ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
- PO — ACCENT GRASS MASS PLANTING (Poa spp. 'POL12' Eskdale Blue) @ 0.25m spacing
- SH — GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
- WM — GROUNDCOVER PLANTING (Westringia fruticosa 'WES05' Mundi™) @ 0.3m spacing
- A1 — ARTWORKS - PUBLIC DOMAIN (indicative location)

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PUBLIC DOMAIN - DETAIL PLAN 6

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-009-6
	ISSUE: R
PUBLIC DOMAIN - DETAIL PLAN 6	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%
SCALE: 1:100	CAD File Name: kings bay village da amuwx
	Project No. IS0333

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PUBLIC DOMAIN - DETAIL PLAN 7

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

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WILLIAM STREET

WILLIAM STREET ELEVATION

CONCRETE PATH

TOP OF CONCRETE KERB

EKB

City Room

RT_CD6
119.61m²

RT_CD5
115.67m²

RT_CD4
135.12m²

RT_CD2
1331.75m²

Centre manager office
41.55 m²

Resi BMO
25.13 m²

Retail Storage

Parcel Storage

ACC
6.99 m²

WC Men
31.49 m²

WC Ladies
45.97 m²

Lobby C2
31.03 m²

Mailboxes

FB
5.28 m²

FCR
24.12 m²

CW Meter
5.00 m²

Air Lock
4.29 m²

South Side Fire Services Pump Room

Fire HYD & Sprinkler Tank

Fire HYD & Sprinkler Tank

BOH
223.34 m²

HYD CW Pump RM
56.94 m²

South Site Substation 3
149.34 m²

L_CR01 L_CR02 L_CR03

L_CG01 L_CG02

L_DC01

FS_DB01 FS_DR01 FS_CR01 FS_CR02 FS_CR03 FS_CR04 FS_CB01 FS_CB02

No FRL

VOID

RAMP 05

188°27'38"

96.4

key

EXISTING LEVELS

PROPOSED CONTOURS

PROPOSED LEVELS

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

CAPPING BEAM / EXTENT OF BASEMENT UNDER

P1 UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)

P2 UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)

P2A UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)

P3 UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)

P5 CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)

P6 UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)

P7 UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergray' milled)

P8 CONCRETE PAVING - C.O.S (exposed aggregate)

P-FE CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)

D1 SUN DECK - C.O.S (decking)

V1 VEHICULAR HARDSTAND (refer civil)

V2 ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)

PW01 PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)

PW02 PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)

PW03 PLANTER WALLS - soil depth 600mm min. wall height 750mm (to match building)

PW04 PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)

PW05 PLANTER WALLS - soil depth 900mm min. wall height 950mm (to match building)

E01 EDGE TO GARDEN - William Street Park timber

SW1 SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)

SW3 SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)

SW4 SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone blocks)

SW5 SEATING WALLS - C.O.S (Gabion)

SW6 SEATING WALLS - C.O.S (Pre-cast concrete)

AW1 ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)

S1 BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)

TS1 TABLE SETTING - PUBLIC DOMAIN - Ø860mm (indicative)

TS2 TABLE SETTING - C.O.S - Ø800mm - loose (indicative)

TS3 TABLE SETTING - C.O.S - Ø800mm (indicative)

TS4 TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)

B1 BBQ / KITCHEN - C.O.S (2800mm)

B BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)

R RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)

W DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)

SH1 ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)

SH2 ARBOUR - C.O.S (indicative)

SCR WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)

GE OUTDOOR GYM EQUIPMENT - C.O.S (indicative)

NP NATURE PLAY - C.O.S (by others)

SP SCULPTURAL PLAY - C.O.S (by others)

PC1 PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)

VG RESIDENT GROWING GARDEN - C.O.S (plantings by residents)

TU TURF - PUBLIC DOMAIN - William Street Park (deep soil)

TU1 TURF - C.O.S (on-structure)

TU2 TURF - C.O.S (on-structure)

SF1 SOFTFALL - C.O.S - Outdoor gym (on-structure)

SF2 SOFTFALL - C.O.S - Playground (on-structure)

ASC ADJOINING SITE CONENCTION - Rosebank College (location indicative)

MP-A MASS PLANTING AREA A - PUBLIC DOMAIN - Spencer Street (refer to schedule)

MP-B MASS PLANTING AREA B - PUBLIC DOMAIN - Spencer Street (refer to schedule)

MP-C MASS PLANTING AREA C - PUBLIC DOMAIN - Spencer Street (refer to schedule)

MP-D MASS PLANTING AREA D - PUBLIC DOMAIN - William Street Park (refer to schedule)

MP-E MASS PLANTING AREA E - PUBLIC DOMAIN - Industry Lane (refer to schedule)

MP-F MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)

MP-G MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)

MP-H MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)

MP-I MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)

MP-J MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)

MP-K MASS PLANTING AREA K - C.O.S - Podiums, Rooftops (refer to schedule)

MP-L MASS PLANTING AREA L - C.O.S - Podiums, Rooftops (refer to schedule)

MP-M MASS PLANTING AREA M - C.O.S - Rooftops (refer to schedule)

AU MASS PLANTING (Alpinia muticai @ 0.4m spacing

DT MASS PLANTING (Dianella tasmanica 'TR20' Tasred) @ 0.2m spacing

HE MASS PLANTING (Hardenbergia violacea 'HBI' Meema) @ 0.4m spacing

LI MASS PLANTING (Liriope muscari 'LIRJ' Just Right) @ 0.3m spacing

PX ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing

PO ACCENT GRASS MASS PLANTING (Poa spp. 'POL12' Eskdale Blue) @ 0.25m spacing

SH GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing

WN GROUNDCOVER PLANTING (Westringia fruticosa 'WES05' Mundi™) @ 0.3m spacing

A1 ARTWORKS - PUBLIC DOMAIN (Indicative location)

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE

DWG: IS0333-DA-009-7

ISSUE: R

PUBLIC DOMAIN - DETAIL PLAN 7

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: 1:100

ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.

CAD File Name: kings bay village da amvwx

Project No. IS0333

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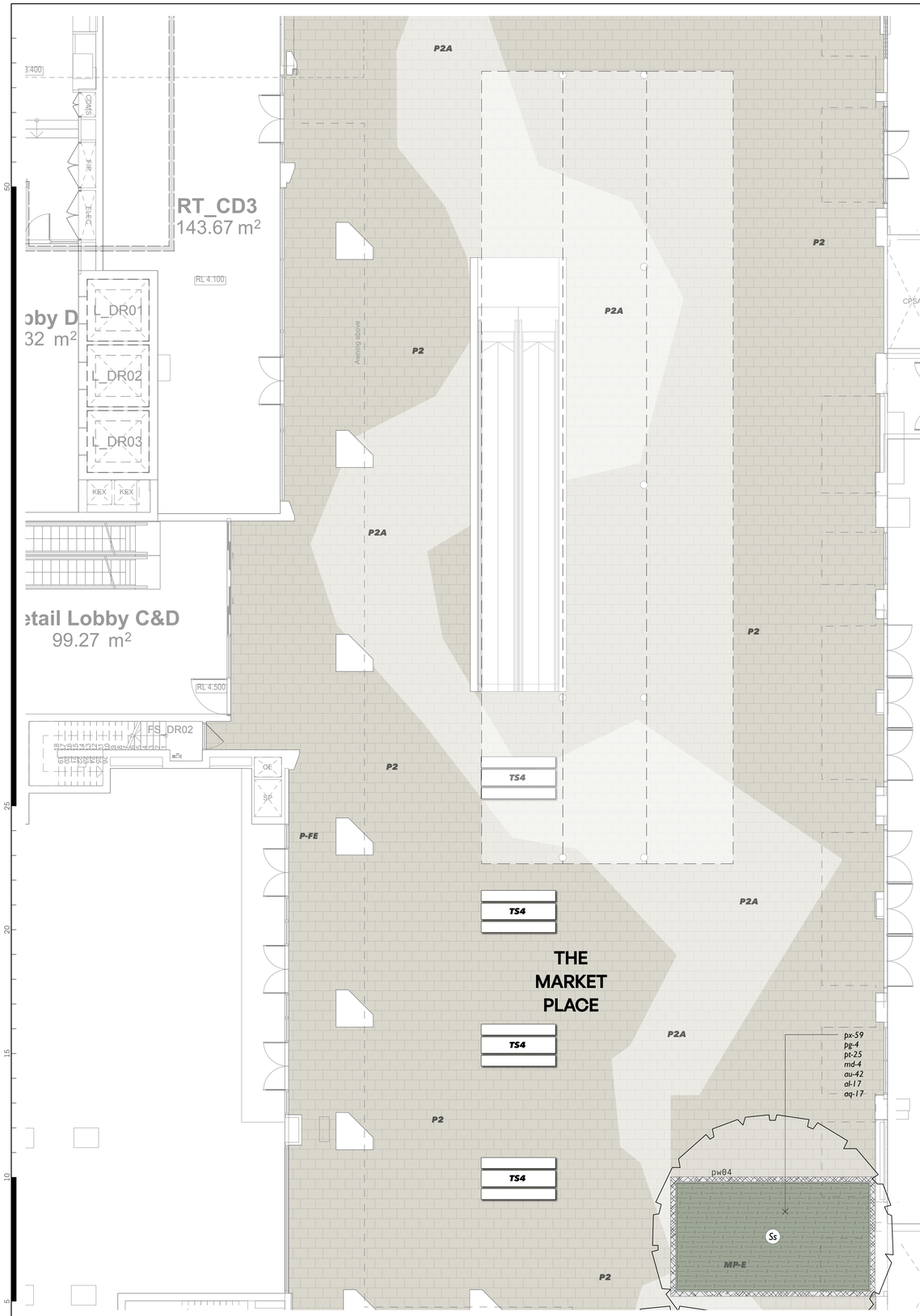

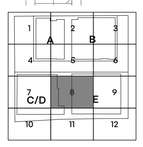

key

x 5.10 / 8.00	EXISTING LEVELS
	PROPOSED CONTOURS
RL 5.800	PROPOSED LEVELS
24	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	CAPPING BEAM / EXTENT OF BASEMENT UNDER
P1	UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
P2	UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
P2A	UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
P3	UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
P5	CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
P6	UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
P7	UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergray' milled)
P8	CONCRETE PAVING - C.O.S (exposed aggregate)
P-FE	CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
D1	SUN DECK - C.O.S (decking)
V1	VEHICULAR HARDSTAND (refer civil)
V2	ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
PW01	PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
PW02	PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)
PW03	PLANTER WALLS - soil depth 600mm min. wall height 750mm (to match building)
PW04	PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)
PW05	PLANTER WALLS - soil depth 1000mm min. wall height 950mm (to match building)
e01	EDGE TO GARDEN - William Street Park timber
SW1	SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
SW3	SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
SW4	SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
SW5	SEATING WALLS - C.O.S (Gabion)
SW6	SEATING WALLS - C.O.S (Pre-cast concrete)
AW1	ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
S1	BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
TS1	TABLE SETTING - PUBLIC DOMAIN - Ø800mm (indicative)
TS2	TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
TS3	TABLE SETTING - C.O.S - Ø800mm (indicative)
TS4	TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
B1	BBQ / KITCHEN - C.O.S (2800mm)
B○	BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
R	RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
W	DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)
SH1	ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
SH2	ARBOUR - C.O.S (indicative)
SCR	WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
GE	OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
NP	NATURE PLAY - C.O.S (by others)
SP	SCULPTURAL PLAY - C.O.S (by others)
PC1	PRE-CAST PLANTER - C.O.S. - Ø2400mm (min. soil depth 800mm)
VG	RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
TU	TURF - PUBLIC DOMAIN - William Street Park (deep soil)
TU1	TURF - C.O.S (on-structure)
TU2	TURF - C.O.S (on-structure)
SF1	SOFTFALL - C.O.S - Outdoor gym (on-structure)
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ASC	ADJOINING SITE CONENCTION - Rosebank College (location indicative)
MP-A	MASS PLANTING AREA A - PUBLIC DOMAIN - Spencer Street (refer to schedule)
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MP-C	MASS PLANTING AREA C - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-D	MASS PLANTING AREA D - PUBLIC DOMAIN - William Street Park (refer to schedule)
MP-E	MASS PLANTING AREA E - PUBLIC DOMAIN - Industry Lane (refer to schedule)
MP-F	MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)
MP-G	MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)
MP-H	MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)
MP-I	MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
MP-J	MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)
MP-K	MASS PLANTING AREA K - C.O.S - Podiums, Rooftops (refer to schedule)
MP-L	MASS PLANTING AREA L - C.O.S - Podiums, Rooftops (refer to schedule)
MP-M	MASS PLANTING AREA M - C.O.S - Rooftops (refer to schedule)
AU	MASS PLANTING (Alpinia mutica) @ 0.4m spacing
DT	MASS PLANTING (Daniella tasmanica 'TR20' Tasredi) @ 0.2m spacing
HE	MASS PLANTING (Hardenbergia violacea 'HBT Meema) @ 0.4m spacing
LJ	MASS PLANTING (Liriope muscari 'LRU' Just Right) @ 0.3m spacing
PX	ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
PO	ACCENT GRASS MASS PLANTING (Poa spp. 'POU3' Eskdale Blue) @ 0.25m spacing
SH	GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
WM	GROUNDCOVER PLANTING (Westringia fruticosa 'WESSIS' Mundi™) @ 0.3m spacing
	ARTWORKS - PUBLIC DOMAIN (indicative location)

A1

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PUBLIC DOMAIN - DETAIL PLAN 8
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-009-8
	ISSUE: R
PUBLIC DOMAIN - DETAIL PLAN 8	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
SCALE: 1:100	CAD File Name: kings bay village da am.vwx
Project No. IS0333	

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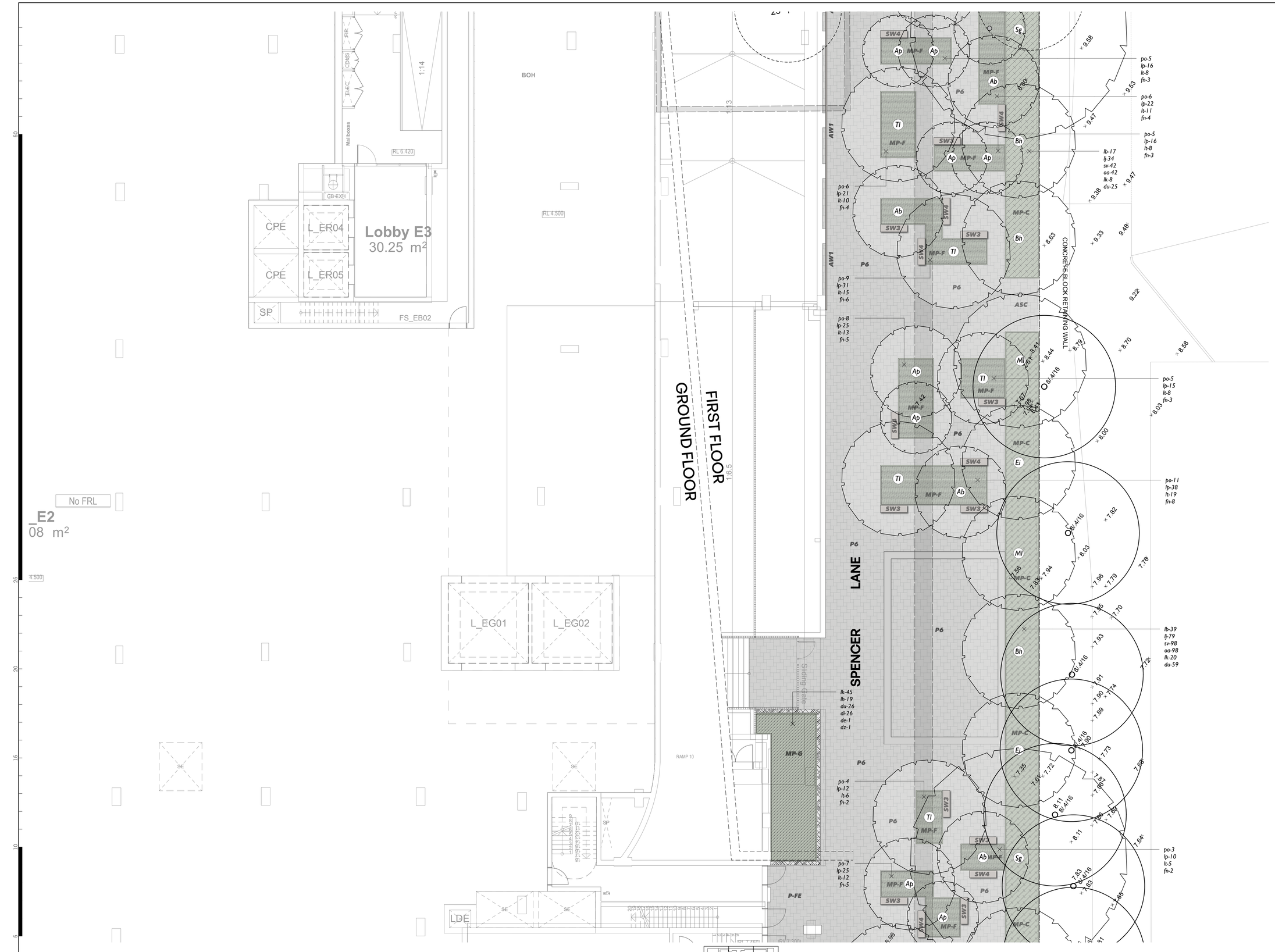

key

- EXISTING LEVELS
- PROPOSED CONTOURS
- PROPOSED LEVELS
- EXISTING TREE TO BE REMOVED
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- CAPPING BEAM / EXTENT OF BASEMENT UNDER
- P1 — UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
- P2 — UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
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- P5 — CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
- P6 — UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
- P7 — UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergray' milled)
- P8 — CONCRETE PAVING - C.O.S (exposed aggregate)
- P-FE — CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
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- V1 — VEHICULAR HARDSTAND (refer civil)
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- PW01 — PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
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- E01 — EDGE TO GARDEN - William Street Park timber
- SW1 — SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
- SW3 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
- SW4 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
- SW5 — SEATING WALLS - C.O.S (Gabion)
- SW6 — SEATING WALLS - C.O.S (Pre-cast concrete)
- AW1 — ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
- S1 — BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
- TS1 — TABLE SETTING - PUBLIC DOMAIN - Ø860mm (indicative)
- TS2 — TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
- TS3 — TABLE SETTING - C.O.S - Ø800mm (indicative)
- TS4 — TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
- B1 — BBQ / KITCHEN - C.O.S (2800mm)
- B○ — BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
- R — RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
- W — DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)
- SH1 — ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
- SH2 — ARBOUR - C.O.S (indicative)
- SCR — WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
- GE — OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
- NP — NATURE PLAY - C.O.S (by others)
- SP — SCULPTURAL PLAY - C.O.S (by others)
- PC1 — PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
- VG — RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
- TU — TURF - PUBLIC DOMAIN - William Street Park (deep soil)
- TU1 — TURF - C.O.S (on-structure)
- TU2 — TURF - C.O.S (on-structure)
- SF1 — SOFTFALL - C.O.S - Outdoor gym (on-structure)
- SF2 — SOFTFALL - C.O.S - Playground (on-structure)
- ASC — ADJOINING SITE CONENCTION - Rosebank College (location indicative)
- MP-A — MASS PLANTING AREA A - PUBLIC DOMAIN - Spencer Street (refer to schedule)
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- MP-C — MASS PLANTING AREA C - PUBLIC DOMAIN - Spencer Street (refer to schedule)
- MP-D — MASS PLANTING AREA D - PUBLIC DOMAIN - William Street Park (refer to schedule)
- MP-E — MASS PLANTING AREA E - PUBLIC DOMAIN - Industry Lane (refer to schedule)
- MP-F — MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)
- MP-G — MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)
- MP-H — MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)
- MP-I — MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
- MP-J — MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-K — MASS PLANTING AREA K - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-L — MASS PLANTING AREA L - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-M — MASS PLANTING AREA M - C.O.S - Rooftops (refer to schedule)
- AU — MASS PLANTING (Alpinia mutica) @ 0.4m spacing
- DT — MASS PLANTING (Dianella tasmanica 'TR20' Tasred) @ 0.2m spacing
- HE — MASS PLANTING (Hardenbergia violacea 'HBT Meema) @ 0.4m spacing
- LJ — MASS PLANTING (Liriope muscari 'LRJ' Just Right) @ 0.3m spacing
- PX — ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
- PO — ACCENT GRASS MASS PLANTING (Poa spp. 'POL'2' Eskdale Blue) @ 0.25m spacing
- SH — GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
- WM — GROUNDCOVER PLANTING (Westringia fruticosa 'WES06' Mundi™) @ 0.3m spacing
- A1 — ARTWORKS - PUBLIC DOMAIN (indicative location)

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PUBLIC DOMAIN - DETAIL PLAN 9

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE

DWG: IS0333-DA-009-9
ISSUE: R

PUBLIC DOMAIN - DETAIL PLAN 9 | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx
Project No. IS0333

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key

- EXISTING LEVELS
- PROPOSED CONTOURS
- PROPOSED LEVELS
- EXISTING TREE TO BE REMOVED
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- P1 — UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
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- P2A — UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P3 — UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
- P5 — CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
- P6 — UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
- P7 — UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergrey' milled)
- P8 — CONCRETE PAVING - C.O.S (exposed aggregate)
- P-FE — CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
- D1 — SUN DECK - C.O.S (decking)
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- Dw01 — PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
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- TS4 — TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
- B1 — BBQ / KITCHEN - C.O.S (2800mm)
- B○ — BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
- R — RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
- W — DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)
- SH1 — ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
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- SCR — WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
- GE — OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
- NP — NATURE PLAY - C.O.S (by others)
- SP — SCULPTURAL PLAY - C.O.S (by others)
- PC1 — PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
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- A1 — ARTWORKS - PUBLIC DOMAIN (indicative location)

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PUBLIC DOMAIN - DETAIL PLAN 10
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-009-10
ISSUE: R

PUBLIC DOMAIN - DETAIL PLAN 10 | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da amwxx
Project No. IS0333

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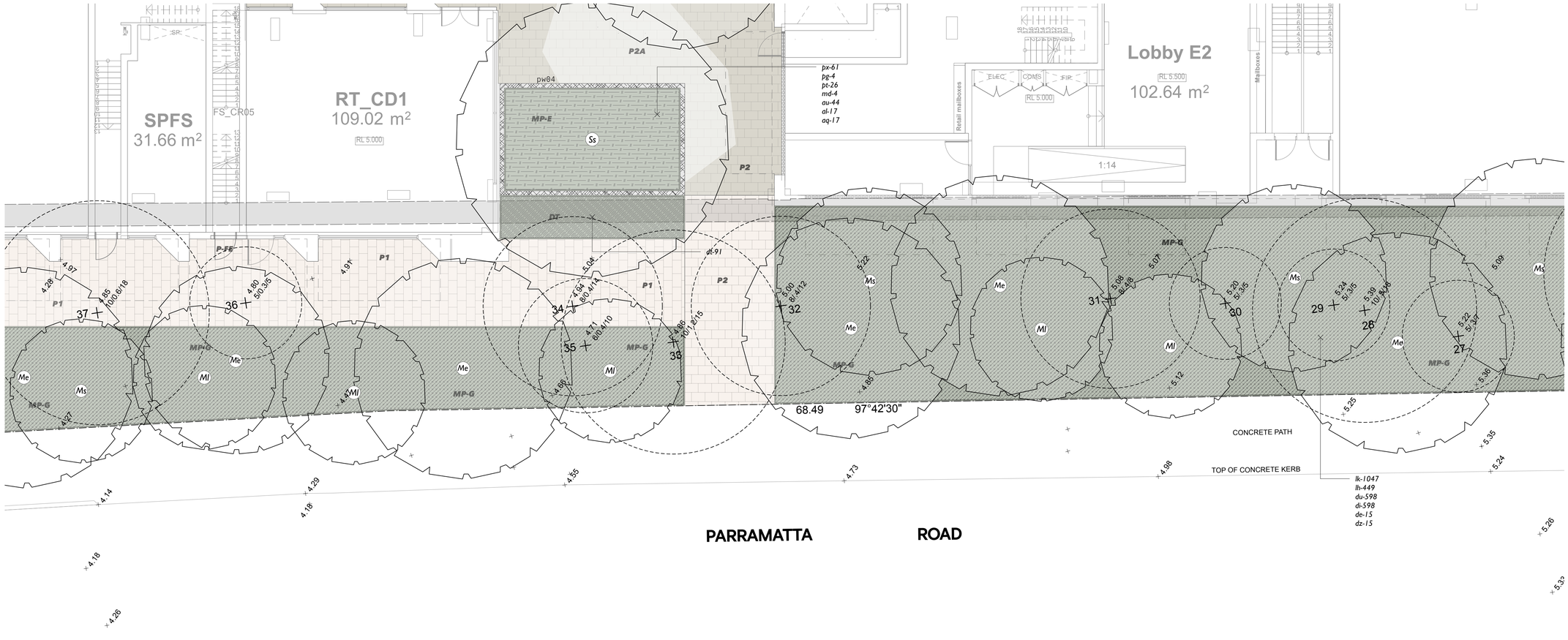

key

- EXISTING LEVELS
- PROPOSED CONTOURS
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- **NP** NATURE PLAY - C.O.S (by others)
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- **PC1** PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
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- **TU** TURF - PUBLIC DOMAIN - William Street Park (deep soil)
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- **AU** MASS PLANTING (Alpinia mutica) @ 0.4m spacing
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- **A1** ARTWORKS - PUBLIC DOMAIN (indicative location)

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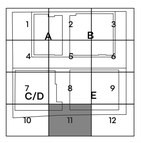
PUBLIC DOMAIN - DETAIL PLAN 11
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK



No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

DWG:	IS0333-DA-009-11
ISSUE:	R
KINGS BAY VILLAGE	
PUBLIC DOMAIN - DETAIL PLAN 11	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE:	4/3/25
SCALE:	1:100
ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.	
CAD File Name:	kings bay village da am.vwx
Project No.	IS0333

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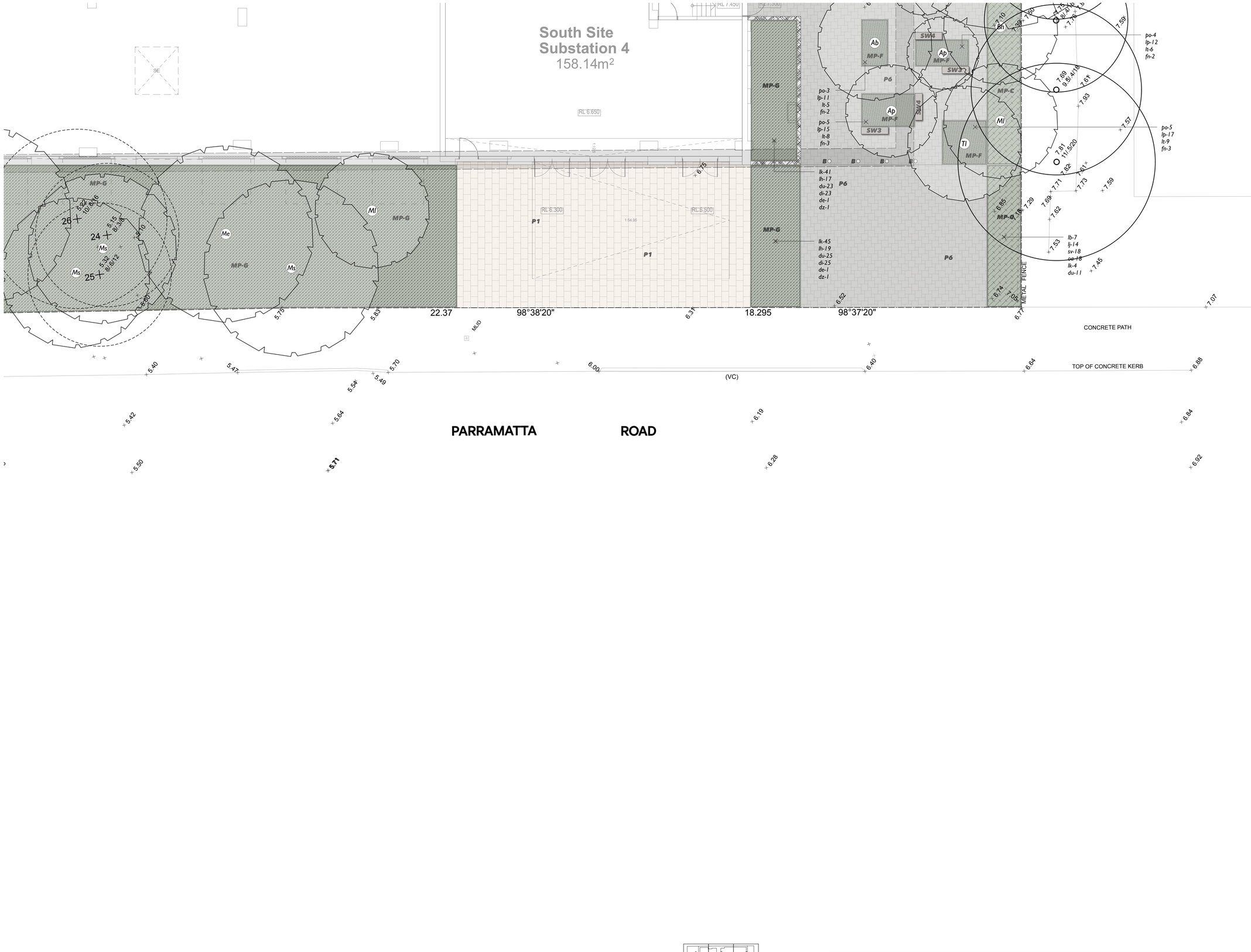

key

- EXISTING LEVELS
- PROPOSED CONTOURS
- PROPOSED LEVELS
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- AW1 — ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
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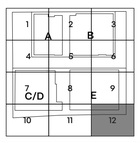
PUBLIC DOMAIN - DETAIL PLAN 12
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK



No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-009-12
	ISSUE: R
PUBLIC DOMAIN - DETAIL PLAN 12	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
SCALE: 1:100	CAD File Name: kings bay village da arrv.vwx
	Project No. IS0333

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C.O.S - SITE PLAN

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-000-12
	ISSUE: R
C.O.S - SITE PLAN	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
SCALE: 1:400	CAD File Name: kings bay village da arrwxx
Project No. IS0333	

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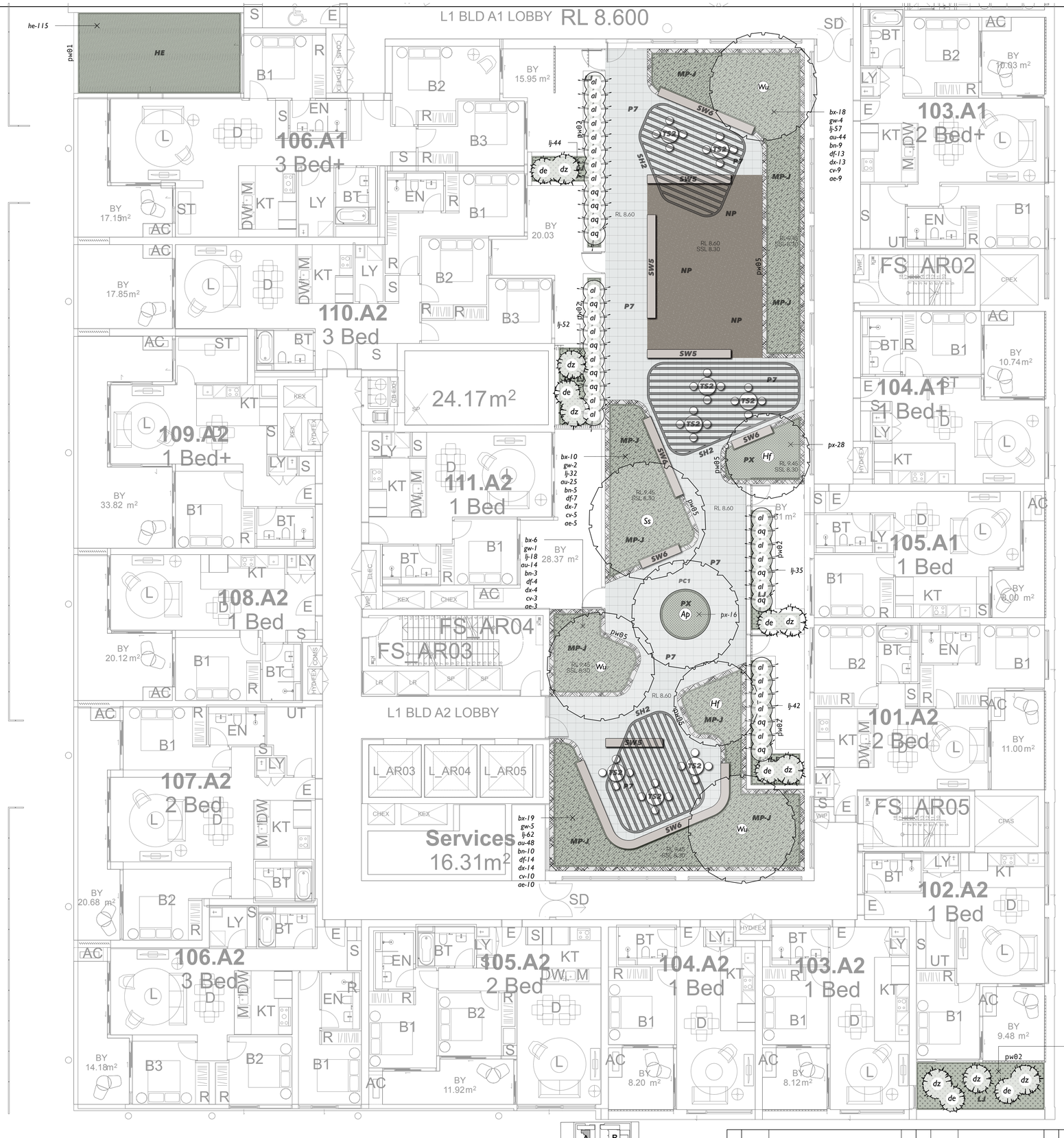

key

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LEVEL 01 - BUILDING B

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

A | B | C/D | E

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE

DWG: IS0333-DA-010-2
ISSUE: R

LEVEL 01 - BUILDING B | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
CAD File Name: kings bay village da arm.vwx
Project No. IS0333

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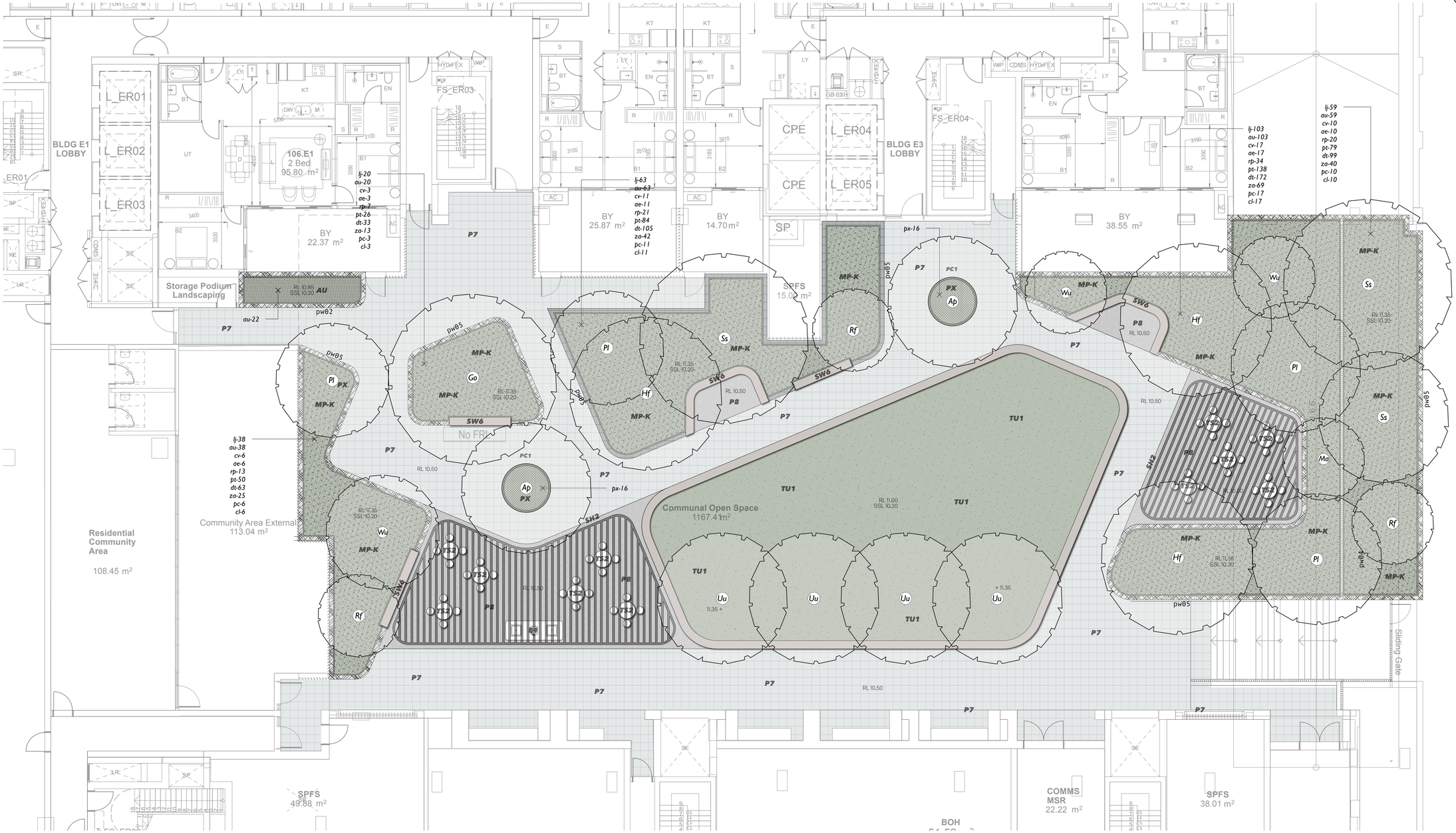

key

- EXISTING LEVELS
- PROPOSED CONTOURS
- PROPOSED LEVELS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- CAPPING BEAM / EXTENT OF BASEMENT UNDER
- P1 — UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
- P2 — UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P2A — UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P3 — UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
- P5 — CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
- P6 — UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
- P7 — UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergrey' milled)
- P8 — CONCRETE PAVING - C.O.S (exposed aggregate)
- P-FE — CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
- D1 — SUN DECK - C.O.S (decking)
- V1 — VEHICULAR HARDSTAND (refer civil)
- V2 — ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
- PW01 — PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
- PW02 — PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)
- PW03 — PLANTER WALLS - soil depth 600mm min. wall height 750mm (to match building)
- PW04 — PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)
- PW05 — PLANTER WALLS - soil depth 1000mm min. wall height 950mm (to match building)
- E01 — EDGE TO GARDEN - William Street Park timber
- SW1 — SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
- SW3 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
- SW4 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
- SW5 — SEATING WALLS - C.O.S (Gabion)
- SW6 — SEATING WALLS - C.O.S (Pre-cast concrete)
- AW1 — ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
- S1 — BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
- TS1 — TABLE SETTING - PUBLIC DOMAIN - Ø860mm (indicative)
- TS2 — TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
- TS3 — TABLE SETTING - C.O.S - Ø800mm (indicative)
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- B1 — BBQ / KITCHEN - C.O.S (2800mm)
- B○ — BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
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- SCR — WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
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- NP — NATURE PLAY - C.O.S (by others)
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- PC1 — PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
- VG — RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
- TU — TURF - PUBLIC DOMAIN - William Street Park (deep soil)
- TU1 — TURF - C.O.S (on-structure)
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- DT — MASS PLANTING (Dianella tasmanica 'TR20' Tasred) @ 0.2m spacing
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- PX — ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
- PO — ACCENT GRASS MASS PLANTING (Poa spp. 'POL12' Eskdale Blue) @ 0.25m spacing
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LEVEL 01 - BUILDING E

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

A | B | C/D | E

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE

DWG: IS0333-DA-010-3
ISSUE: R

LEVEL 01 - BUILDING E
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%
CAD File Name: kings bay village da amuwx
Project No. IS0333

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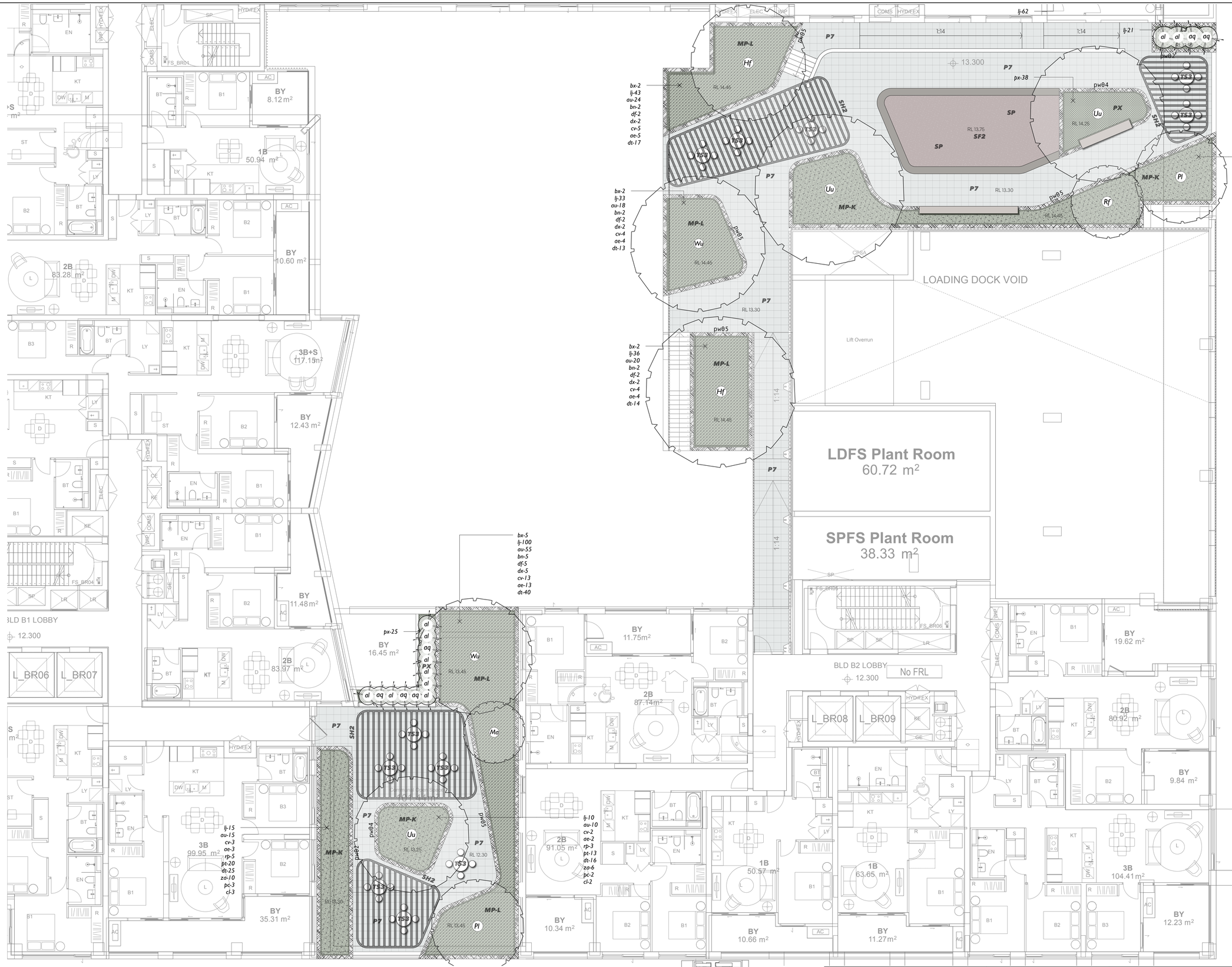

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LEVEL 02 - BUILDING B
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

A | B | C/D | E

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-020-1
ISSUE: R

LEVEL 02 - BUILDING B
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25 — ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%
SCALE: 1:100 — CAD File Name: kings bay village da.amwwx
Project No. IS0333

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key

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PROPOSED CONTOURS

PROPOSED LEVELS

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CAPPING BEAM / EXTENT OF BASEMENT UNDER

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GE OUTDOOR GYM EQUIPMENT - C.O.S (indicative)

NP NATURE PLAY - C.O.S (by others)

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PC1 PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)

VG RESIDENT GROWING GARDEN - C.O.S (plantings by residents)

TU TURF - PUBLIC DOMAIN - William Street Park (deep soil)

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LEVEL 02 - BUILDING C/D

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-020-2

ISSUE: R

LEVEL 02 - BUILDING C/D

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: 1:100

ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.

CAD File Name: kings bay village da arnvwx

Project No. IS0333

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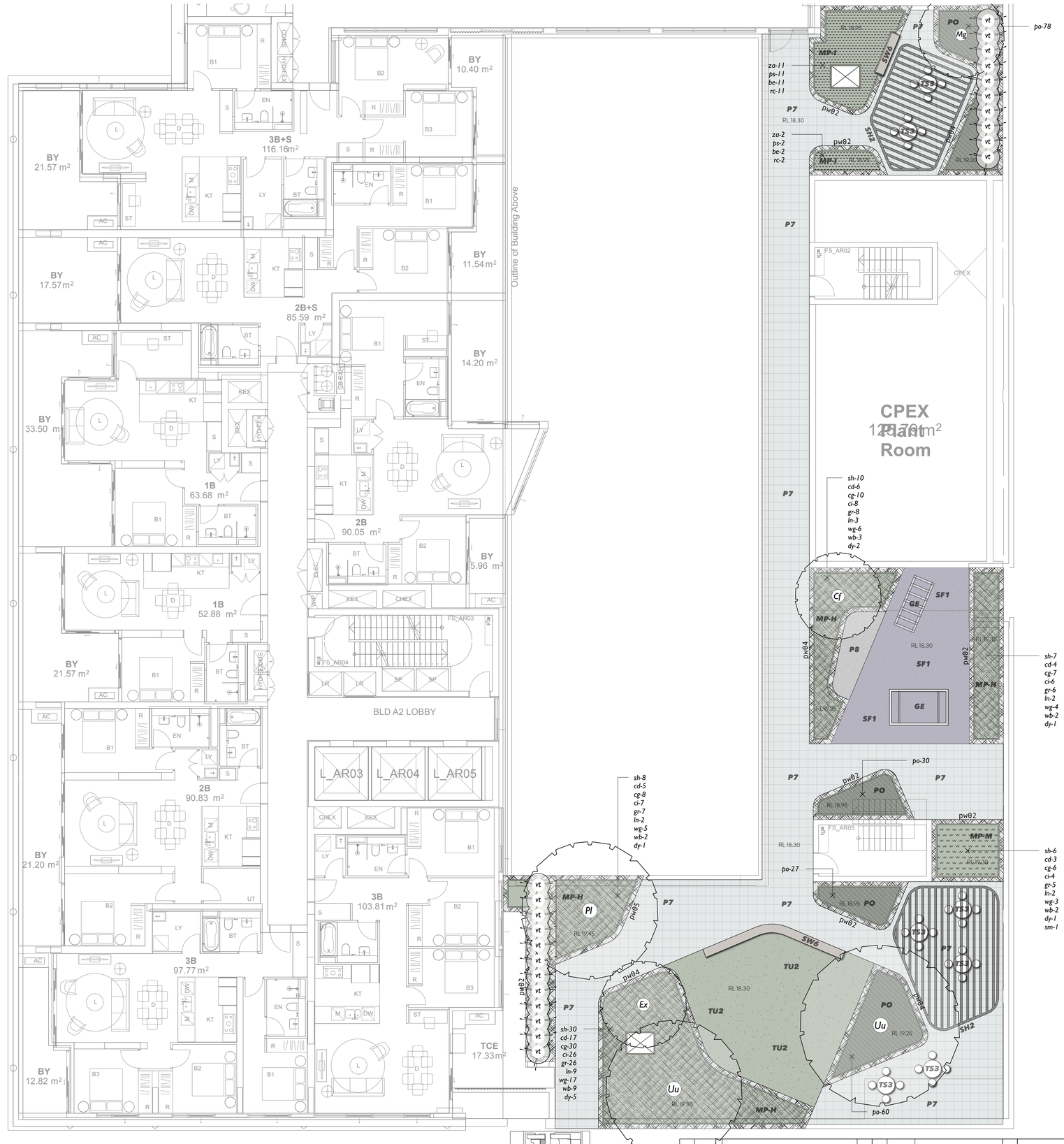

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- **SH2** ARBOUR - C.O.S (indicative)
- **SCR** WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
- **GE** OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
- **NP** NATURE PLAY - C.O.S (by others)
- **SP** SCULPTURAL PLAY - C.O.S (by others)
- **PC1** PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
- **VG** RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
- **TU** TURF - PUBLIC DOMAIN - William Street Park (deep soil)
- **TU1** TURF - C.O.S (on-structure)
- **TU2** TURF - C.O.S (on-structure)
- **SF1** SOFTFALL - C.O.S - Outdoor gym (on-structure)
- **SF2** SOFTFALL - C.O.S - Playground (on-structure)
- **ASC** ADJOINING SITE CONENCTION - Rosebank College (location indicative)
- **MP-A** MASS PLANTING AREA A - PUBLIC DOMAIN - Spencer Street (refer to schedule)
- **MP-B** MASS PLANTING AREA B - PUBLIC DOMAIN - Spencer Street (refer to schedule)
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- **MP-F** MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)
- **MP-G** MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)
- **MP-H** MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)
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- **AU** MASS PLANTING (Alpinia mutica) @ 0.4m spacing
- **DT** MASS PLANTING (Dianella tasmanica 'TR20' Tasred) @ 0.2m spacing
- **HE** MASS PLANTING (Hardenbergia violacea 'HBT Meema) @ 0.4m spacing
- **LJ** MASS PLANTING (Lirope muscari 'LRU' Just Right) @ 0.3m spacing
- **PX** ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
- **PO** ACCENT GRASS MASS PLANTING (Poa spp. 'POU3' Eskdale Blue) @ 0.25m spacing
- **SH** GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
- **WM** GROUNDCOVER PLANTING (Westringia fruticosa 'WES05' Mundi™) @ 0.3m spacing
- **A1** ARTWORKS - PUBLIC DOMAIN (indicative location)

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LEVEL 04 - BUILDING A

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-040-1
ISSUE: R

LEVEL 04 - BUILDING A
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx
Project No. IS0333

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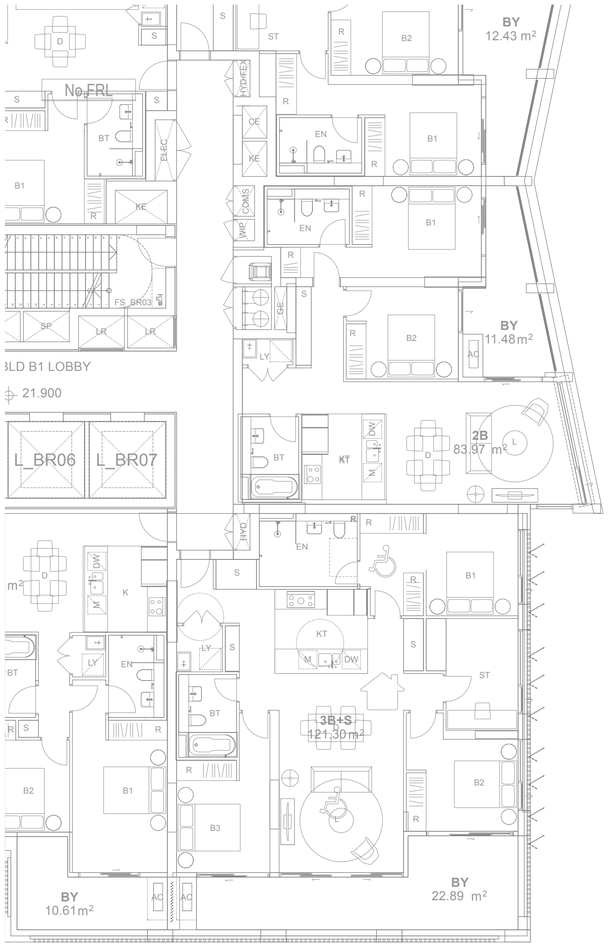

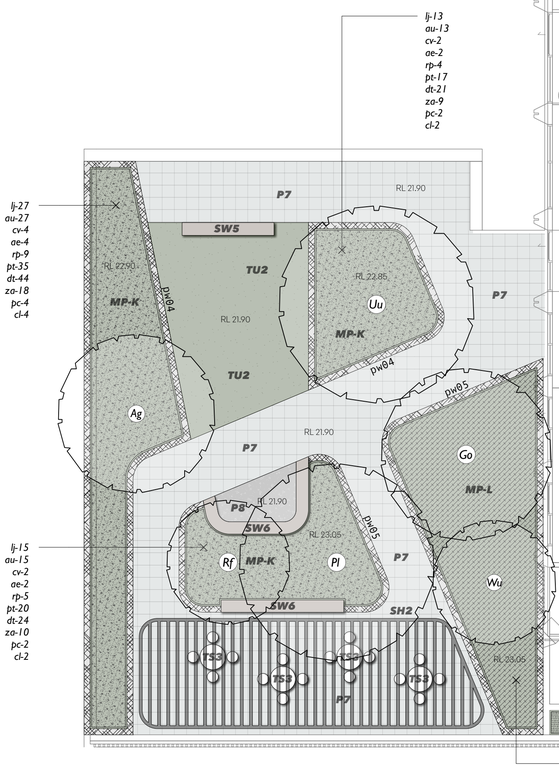

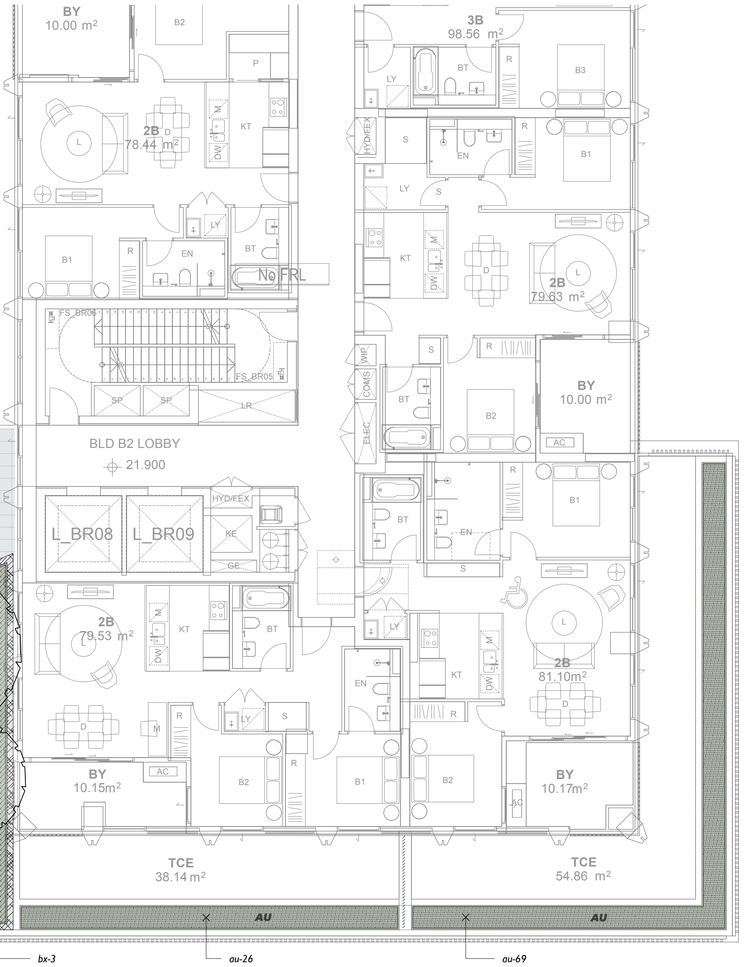

bx-3
lj-66
au-36
bn-3
df-3
dx-3
cv-8
ae-8
dt-26

au-26

au-69

key

EXISTING LEVELS

PROPOSED CONTOURS

PROPOSED LEVELS

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

CAPPING BEAM / EXTENT OF BASEMENT UNDER

P1	UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
P2	UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
P2A	UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
P3	UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
P5	CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
P6	UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
P7	UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergray' milled)
P8	CONCRETE PAVING - C.O.S (exposed aggregate)
P-FE	CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
D1	SUN DECK - C.O.S (decking)
V1	VEHICULAR HARDSTAND (refer civil)
V2	ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
Pw01	PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
Pw02	PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)
Pw03	PLANTER WALLS - soil depth 600mm min. wall height 750mm (to match building)
Pw04	PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)
Pw05	PLANTER WALLS - soil depth 1000mm min. wall height 950mm (to match building)
e01	EDGE TO GARDEN - William Street Park timber
SW1	SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
SW3	SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
SW4	SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
SW5	SEATING WALLS - C.O.S (Gabion)
SW6	SEATING WALLS - C.O.S (Pre-cast concrete)
AW1	ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
S1	BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
TS1	TABLE SETTING - PUBLIC DOMAIN - Ø860mm (indicative)
TS2	TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
TS3	TABLE SETTING - C.O.S - Ø800mm (indicative)
TS4	TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
B1	BBQ / KITCHEN - C.O.S (2800mm)
B○	BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
R	RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
W	DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)
SH1	ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
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GE	OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
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SP	SCULPTURAL PLAY - C.O.S (by others)
PC1	PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
VG	RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
TU	TURF - PUBLIC DOMAIN - William Street Park (deep soil)
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MP-F	MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)
MP-G	MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)
MP-H	MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)
MP-I	MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
MP-J	MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)
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PX	ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
PO	ACCENT GRASS MASS PLANTING (Poa spp. 'POL12' Eskdale Blue) @ 0.25m spacing
SH	GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
WM	GROUNDCOVER PLANTING (Westringia fruticosa 'WES05' Mundi™) @ 0.3m spacing
A1	ARTWORKS - PUBLIC DOMAIN (Indicative location)

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LEVEL 05 - BUILDING B

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-050-1

ISSUE: R

LEVEL 05 - BUILDING B

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: 1:100

ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.

CAD File Name: kings bay village da amvwx

Project No. IS0333

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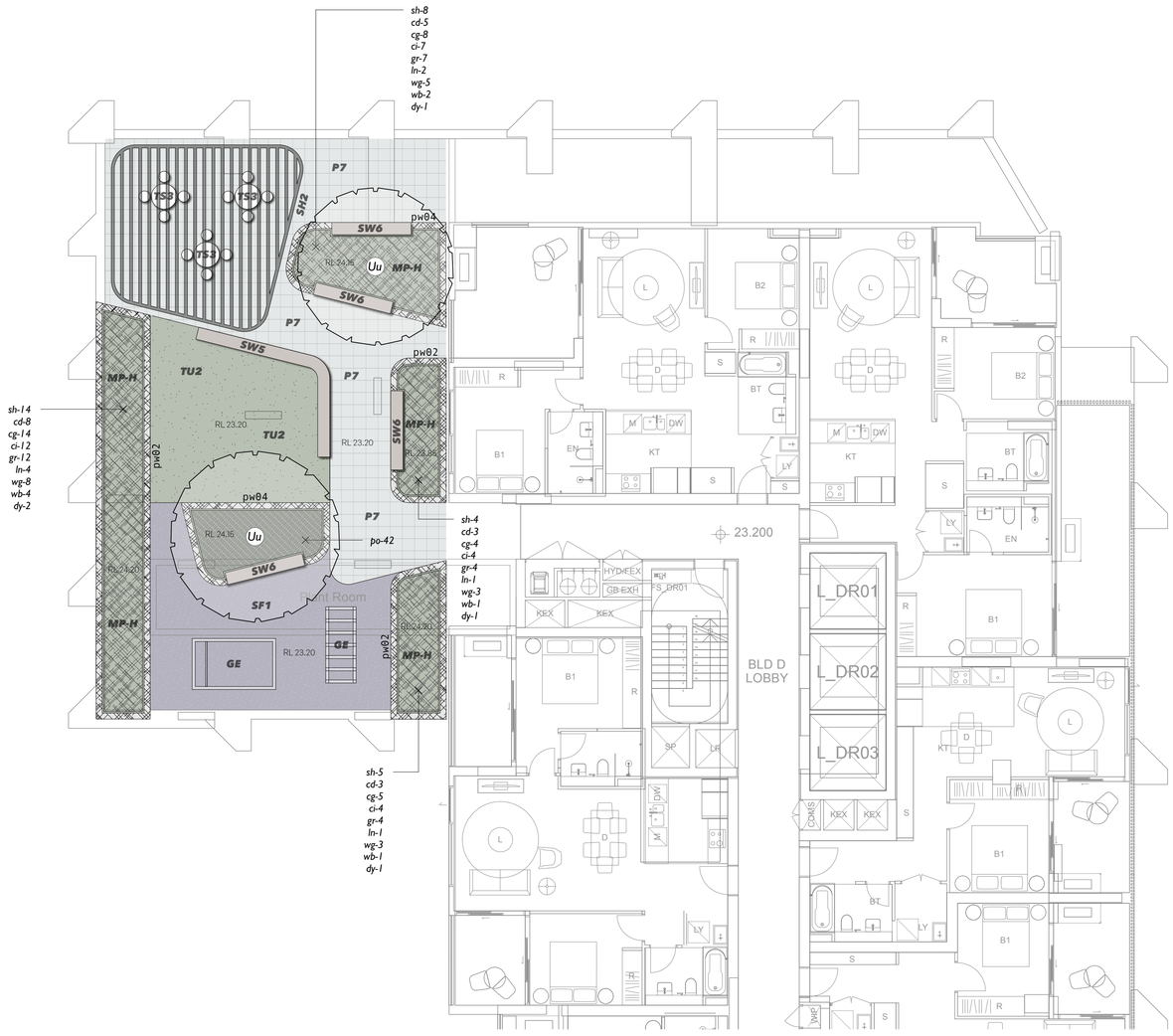

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EXISTING LEVELS

PROPOSED CONTOURS

PROPOSED LEVELS

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

CAPPING BEAM / EXTENT OF BASEMENT UNDER

- **P1** UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
- **P2** UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
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- **P5** CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
- **P6** UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
- **P7** UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergrey' milled)
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- **V2** ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
- **pw01** PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
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- **SW1** SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
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- **TS1** TABLE SETTING - PUBLIC DOMAIN - Ø800mm (indicative)
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LEVEL 05 - BUILDING C/D

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-050-2
	ISSUE: R
LEVEL 05 - BUILDING C/D	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%
SCALE: 1:100	CAD File Name: kings bay village da arrwxx
	Project No. IS0333

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EXISTING LEVELS

PROPOSED CONTOURS

PROPOSED LEVELS

EXISTING TREE TO BE REMOVED

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CAPPING BEAM / EXTENT OF BASEMENT UNDER

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- SH — GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
- WM — GROUNDCOVER PLANTING (Westringia fruticosa 'WES05' Mundi™) @ 0.3m spacing
- A1 — ARTWORKS - PUBLIC DOMAIN (indicative location)

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LEVEL 05 - BUILDING C/D

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-050-3

ISSUE: R

LEVEL 05 - BUILDING C/D

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: 1:100

ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%

CAD File Name: kings bay village da.artwork

Project No. IS0333

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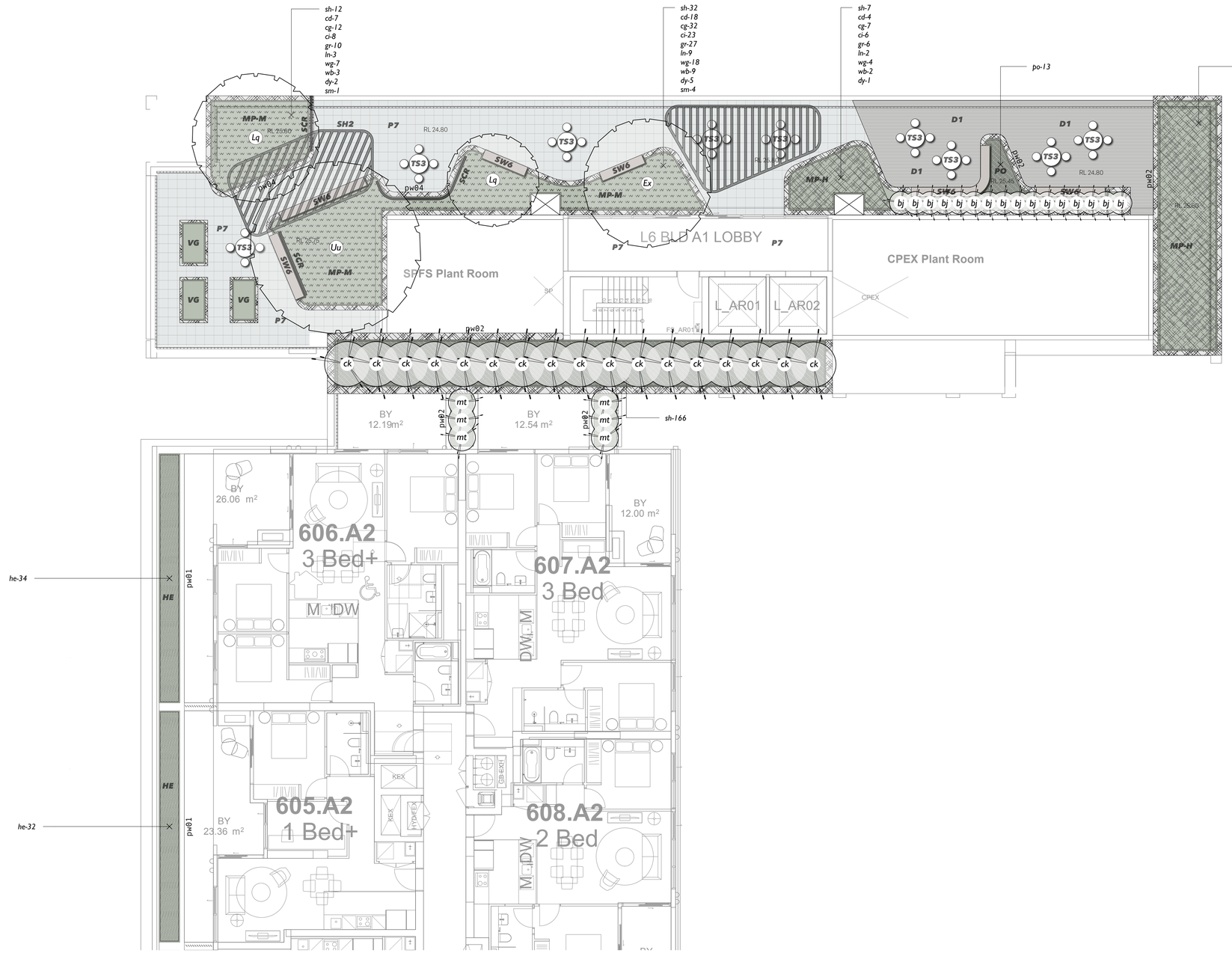

key

- EXISTING LEVELS
- PROPOSED CONTOURS
- PROPOSED LEVELS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- CAPPING BEAM / EXTENT OF BASEMENT UNDER
- P1 — UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
- P2 — UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P2A — UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P3 — UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
- P5 — CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
- P6 — UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
- P7 — UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergrey' milled)
- P8 — CONCRETE PAVING - C.O.S (exposed aggregate)
- P-FE — CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
- D1 — SUN DECK - C.O.S (decking)
- V1 — VEHICULAR HARDSTAND (refer civil)
- V2 — ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
- pw01 — PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
- pw02 — PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)
- pw03 — PLANTER WALLS - soil depth 600mm min. wall height 750mm (to match building)
- pw04 — PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)
- pw05 — PLANTER WALLS - soil depth 1000mm min. wall height 950mm (to match building)
- e01 — EDGE TO GARDEN - William Street Park timber
- SW1 — SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
- SW3 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
- SW4 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
- SW5 — SEATING WALLS - C.O.S (Gabion)
- SW6 — SEATING WALLS - C.O.S (Pre-cast concrete)
- AW1 — ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
- S1 — BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
- TS1 — TABLE SETTING - PUBLIC DOMAIN - Ø800mm (indicative)
- TS2 — TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
- TS3 — TABLE SETTING - C.O.S - Ø800mm (indicative)
- TS4 — TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
- B1 — BBQ / KITCHEN - C.O.S (2800mm)
- B○ — BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
- R — RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
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- SH1 — ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
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- SCR — WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
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- NP — NATURE PLAY - C.O.S (by others)
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- PC1 — PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
- VG — RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
- TU — TURF - PUBLIC DOMAIN - William Street Park (deep soil)
- TU1 — TURF - C.O.S (on-structure)
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- SF1 — SOFTFALL - C.O.S - Outdoor gym (on-structure)
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- MP-I — MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
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LEVEL 06 - BUILDING A
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

KINGS BAY VILLAGE	DWG: IS0333-DA-060-1
	ISSUE: R
LEVEL 06 - BUILDING A	129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK
DATE: 4/3/25	ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%
SCALE: 1:100	CAD File Name: kings bay village da amvwx
	Project No. IS0333

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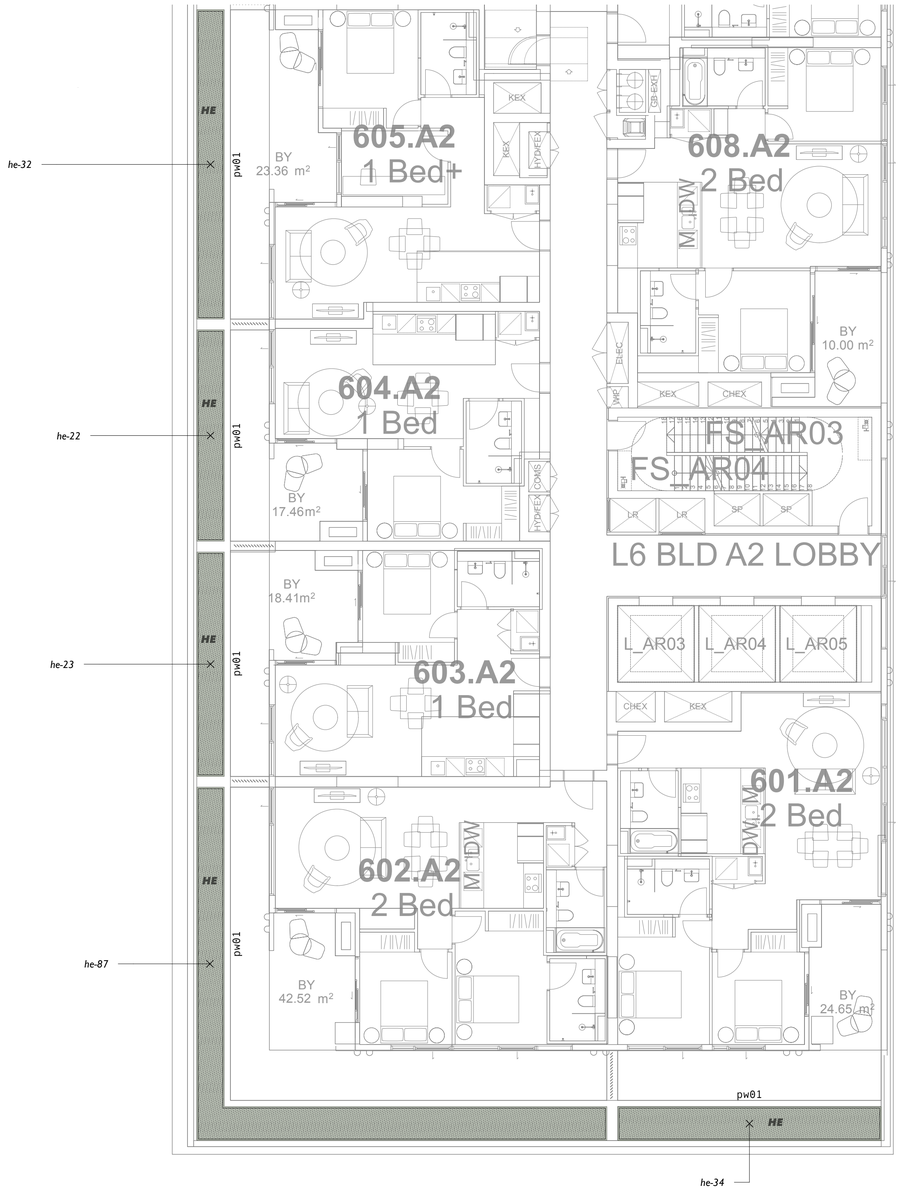

key

EXISTING LEVELS

PROPOSED CONTOURS

PROPOSED LEVELS

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

CAPPING BEAM /
EXTENT OF BASEMENT UNDER

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LEVEL 06 - BUILDING A
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-060-2
ISSUE: R

LEVEL 06 - BUILDING A
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100

ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da amwxx

Project No. IS0333

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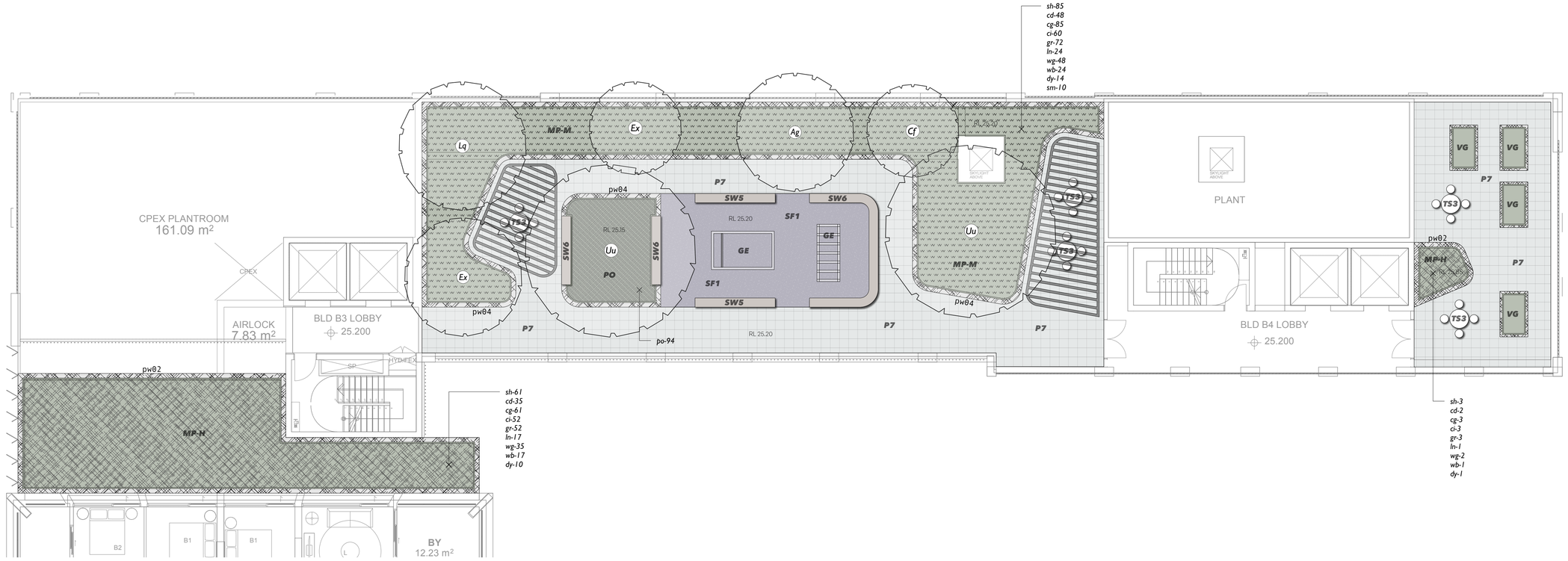

key

EXISTING LEVELS

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EXISTING TREE TO BE REMOVED

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LEVEL 06 - BUILDING B

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

A | B | C/D | E

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-060-3
ISSUE: R

LEVEL 06 - BUILDING B | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx
Project No. IS0333

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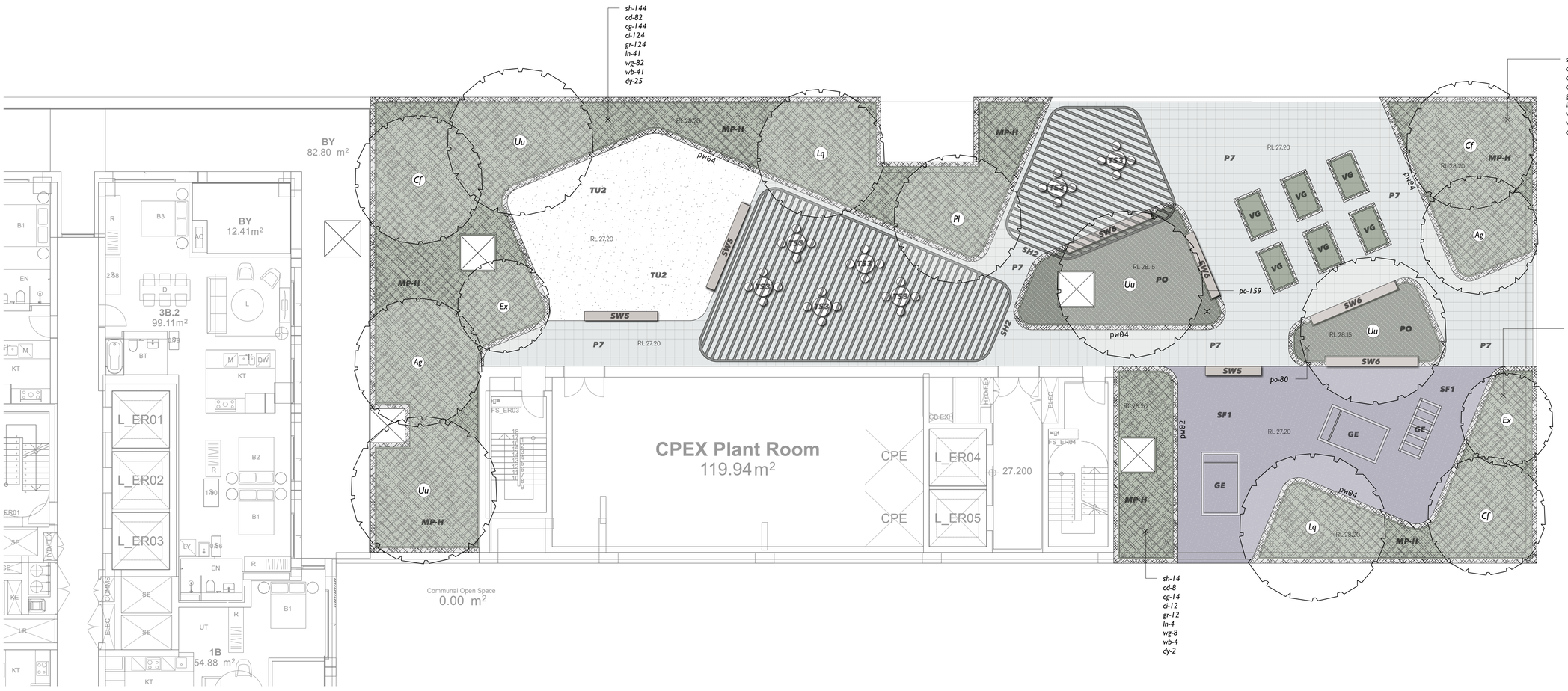

key

EXISTING LEVELS

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PROPOSED LEVELS

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SW5	SEATING WALLS - C.O.S (Gabion)
SW6	SEATING WALLS - C.O.S (Pre-cast concrete)
AW1	ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
S1	BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
TS1	TABLE SETTING - PUBLIC DOMAIN - Ø800mm (indicative)
TS2	TABLE SETTING - C.O.S - Ø800mm - loose (indicative)
TS3	TABLE SETTING - C.O.S - Ø800mm (indicative)
TS4	TABLE SETTING - PUBLIC DOMAIN - 3000mm (indicative)
B1	BBQ / KITCHEN - C.O.S (2800mm)
B○	BOLLARD (CCB Kings Bay Precinct Design Guidelines - bollard)
R	RUBBISH BIN (CCB Kings Bay Precinct Design Guidelines - bin)
W	DRINKING FOUNTAIN (CCB Kings Bay Precinct Design Guidelines - drinking fountain)
SH1	ARBOUR - PUBLIC DOMAIN - William Street Park (indicative)
SH2	ARBOUR - C.O.S (indicative)
SCR	WIND MITIGATION SCREEN - C.O.S - height 2/3M, 50% porous (to architects detail)
GE	OUTDOOR GYM EQUIPMENT - C.O.S (indicative)
NP	NATURE PLAY - C.O.S (by others)
SP	SCULPTURAL PLAY - C.O.S (by others)
PC1	PRE-CAST PLANTER - C.O.S - Ø2400mm (min. soil depth 800mm)
VG	RESIDENT GROWING GARDEN - C.O.S (plantings by residents)
TU	TURF - PUBLIC DOMAIN - William Street Park (deep soil)
TU1	TURF - C.O.S (on-structure)
TU2	TURF - C.O.S (on-structure)
SF1	SOFTFALL - C.O.S - Outdoor gym (on-structure)
SF2	SOFTFALL - C.O.S - Playground (on-structure)
ASC	ADJOINING SITE CONENCTION - Rosebank College (location indicative)
MP-A	MASS PLANTING AREA A - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-B	MASS PLANTING AREA B - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-C	MASS PLANTING AREA C - PUBLIC DOMAIN - Spencer Street (refer to schedule)
MP-D	MASS PLANTING AREA D - PUBLIC DOMAIN - William Street Park (refer to schedule)
MP-E	MASS PLANTING AREA E - PUBLIC DOMAIN - Industry Lane (refer to schedule)
MP-F	MASS PLANTING AREA F - PUBLIC DOMAIN - Spencer Lane (refer to schedule)
MP-G	MASS PLANTING AREA G - PUBLIC DOMAIN - Parramatta Road (refer to schedule)
MP-H	MASS PLANTING AREA H - C.O.S - Rooftops (refer to schedule)
MP-I	MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
MP-J	MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)
MP-K	MASS PLANTING AREA K - C.O.S - Podiums, Rooftops (refer to schedule)
MP-L	MASS PLANTING AREA L - C.O.S - Podiums, Rooftops (refer to schedule)
MP-M	MASS PLANTING AREA M - C.O.S - Rooftops (refer to schedule)
AU	MASS PLANTING (Alpinia mutica) @ 0.4m spacing
DT	MASS PLANTING (Daniella tasmanica 'TR20' Tasred) @ 0.2m spacing
HE	MASS PLANTING (Hardenbergia violacea 'HBT Meema) @ 0.4m spacing
LJ	MASS PLANTING (Liriope muscari 'LIRU' Just Right) @ 0.3m spacing
PX	ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
PO	ACCENT GRASS MASS PLANTING (Poa spp. 'POU3' Eskdale Blue) @ 0.25m spacing
SH	GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
WM	GROUNDCOVER PLANTING (Westringia fruticosa 'WES05' Mundi™) @ 0.3m spacing
A1	ARTWORKS - PUBLIC DOMAIN (indicative location)

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LEVEL 06 - BUILDING E
129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

A | B | C/D | E

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-060-4
ISSUE: R

LEVEL 06 - BUILDING E | 129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25
SCALE: 1:100
ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%.
CAD File Name: kings bay village da am.vwx

Project No. IS0333

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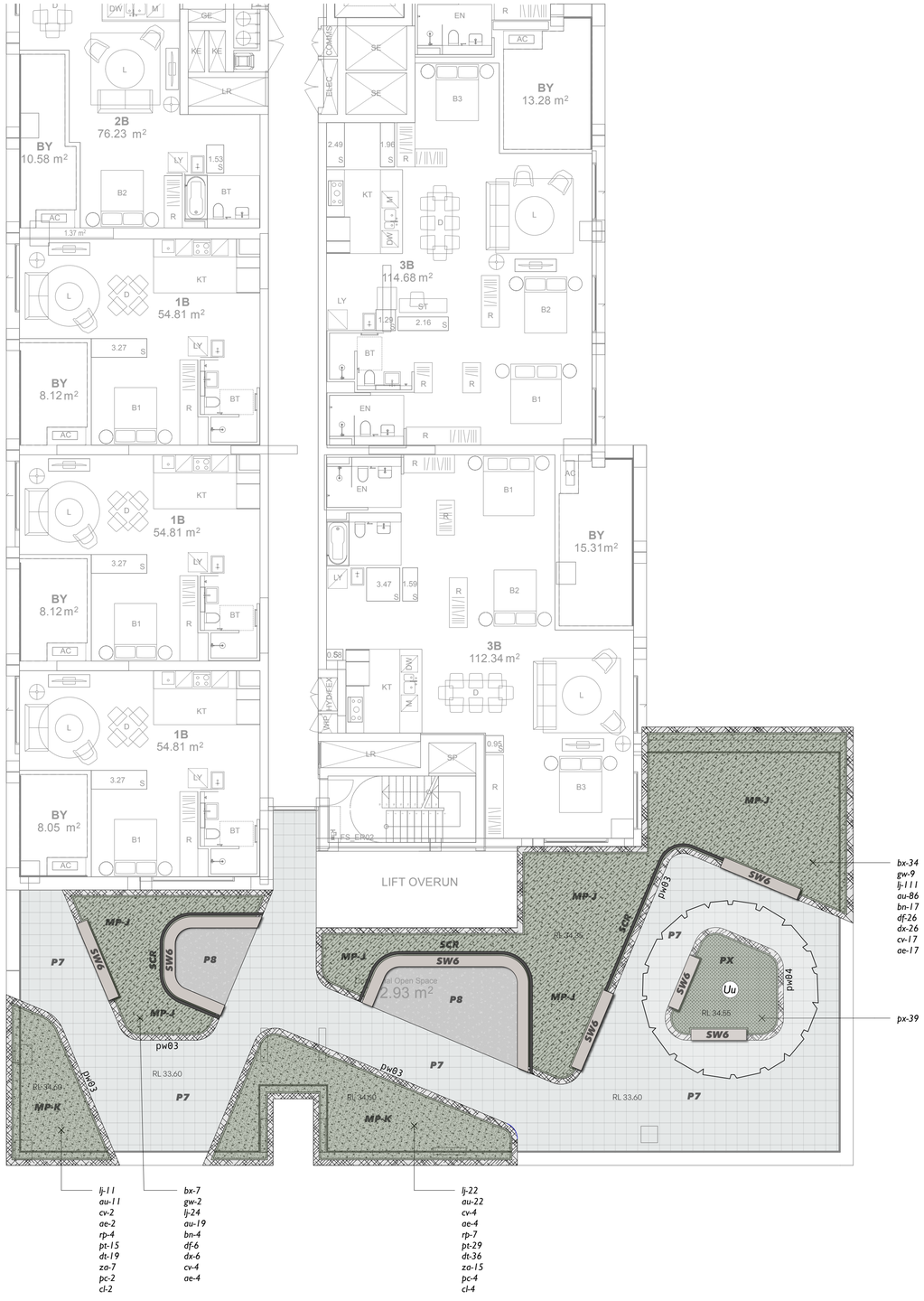

key

EXISTING LEVELS

PROPOSED CONTOURS

PROPOSED LEVELS

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

CAPPING BEAM / EXTENT OF BASEMENT UNDER

- P1 — UNIT PAVER - PUBLIC DOMAIN - Spencer Street (Refer Public Domain Paving Plan)
- P2 — UNIT PAVER - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P2A — UNIT PAVER MIX - PUBLIC DOMAIN - 'Fine Grain Retail' (Refer Public Domain Paving Plan)
- P3 — UNIT PAVER - PUBLIC DOMAIN - Williams Street Park (Refer Public Domain Paving Plan)
- P5 — CONCRETE PAVING - PUBLIC DOMAIN - Queens Street Frontage (CCB Kings Bay Precinct Design Guidelines - Insitu - Type 2)
- P6 — UNIT PAVER - PUBLIC DOMAIN - Spencer Lane (Refer Public Domain Paving Plan)
- P7 — UNIT PAVER - C.O.S - 400x400x50mm - stack bond (Urbanstone 'Silvergrey' milled)
- P8 — CONCRETE PAVING - C.O.S (exposed aggregate)
- P-FE — CONTRASTING PAVING FINISH - Safe path of travel delineation (extent and type to BCA requirement)
- D1 — SUN DECK - C.O.S (decking)
- V1 — VEHICULAR HARDSTAND (refer civil)
- V2 — ONE-WAY CYCLEWAY - Queens Street Frontage (refer civil)
- PW01 — PLANTER WALLS - soil depth 300mm min. wall height 450mm (to match building)
- PW02 — PLANTER WALLS - soil depth 500mm min. wall height 650mm (to match building)
- PW03 — PLANTER WALLS - soil depth 600mm min. wall height 750mm (to match building)
- PW04 — PLANTER WALLS - soil depth 800mm min. wall height 950mm (to match building)
- PW05 — PLANTER WALLS - soil depth 1000mm min. wall height 950mm (to match building)
- E01 — EDGE TO GARDEN - William Street ParK timber
- SW1 — SEATING WALLS - PUBLIC DOMAIN - Industry Lane (Gabion)
- SW3 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Pre-cast concrete - finish varies)
- SW4 — SEATING WALLS - PUBLIC DOMAIN - Spencer Lane (Sandstone block)
- SW5 — SEATING WALLS - C.O.S (Gabion)
- SW6 — SEATING WALLS - C.O.S (Pre-cast concrete)
- AW1 — ART WALLS - BUILDING E FACADE - Spencer Lane (refer architect)
- S1 — BENCH SEATING - PUBLIC DOMAIN - 1800mm (CCB Kings Bay Precinct Design Guidelines - bench seat standard)
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- MP-I — MASS PLANTING AREA I - C.O.S - Rooftops (refer to schedule)
- MP-J — MASS PLANTING AREA J - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-K — MASS PLANTING AREA K - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-L — MASS PLANTING AREA L - C.O.S - Podiums, Rooftops (refer to schedule)
- MP-M — MASS PLANTING AREA M - C.O.S - Rooftops (refer to schedule)
- AU — MASS PLANTING (Aspinia muticia) @ 0.4m spacing
- DT — MASS PLANTING (Dianella tasmanica 'TR20' Tasred) @ 0.2m spacing
- HE — MASS PLANTING (Hardenbergia violacea 'HBT Meema) @ 0.4m spacing
- LI — MASS PLANTING (Liriope muscari 'LIRJ' Just Right) @ 0.3m spacing
- PX — ACCENT MASS PLANTING (Philodendron Xanadu) @ 0.3m spacing
- PO — ACCENT GRASS MASS PLANTING (Poa spp. 'POL12' Eskdale Blue) @ 0.25m spacing
- SH — GROUNDCOVER PLANTING (Scaevola humilis 'PFS100' Purple Fusion) @ 0.3m spacing
- WM — GROUNDCOVER PLANTING (Westringia fruticosa 'WES06' Mundi™) @ 0.3m spacing
- A1 — ARTWORKS - PUBLIC DOMAIN (indicative location)

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LEVEL 08 - BUILDING E

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

No.	Date	Revision	By
R	4/3/25	AUTHORITY APPROVAL	MW

No.	Date	Issue	By

KINGS BAY VILLAGE

DWG: IS0333-DA-080-1

ISSUE: R

LEVEL 08 - BUILDING E

129-153 PARRAMATTA ROAD & 53-75 QUEENS ROAD, FIVE DOCK

DATE: 4/3/25

SCALE: 1:100

ORIGINAL DRAWING AT A1 SIZE.
A3 REDUCTION: 50%

CAD File Name: kings bay village da am.vwx

Project No. IS0333

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