



HUNGRY JACK'S - MUDGEES

63 HORATIO STREET, MUDGEES, NSW 2850

DEVELOPMENT APPLICATION

LANDSCAPE ARCHITECTURE DOCUMENTATION



LIMITATIONS STATEMENT

This document has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

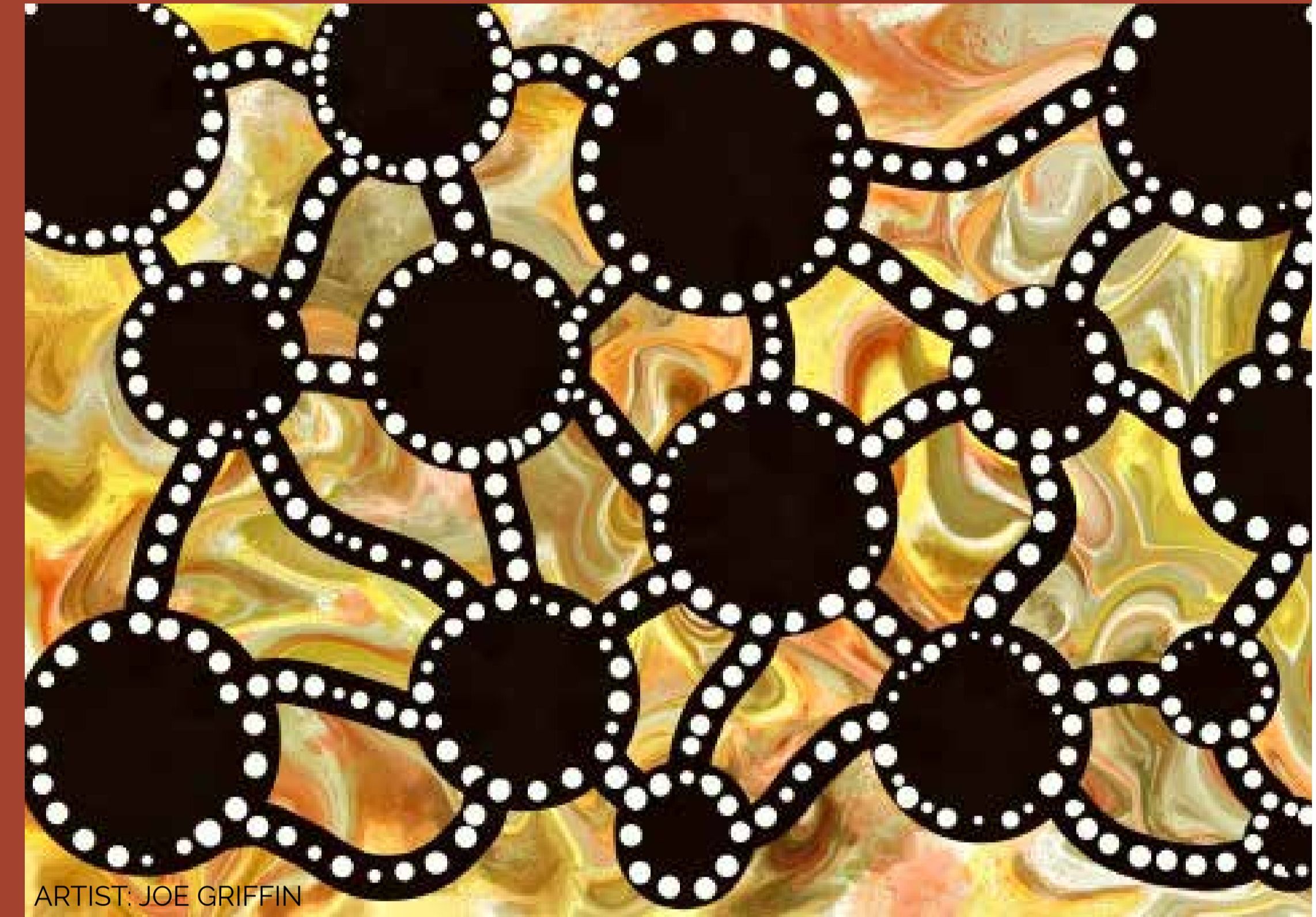
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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

ACKNOWLEDGEMENT OF COUNTRY

ADW Johnson acknowledges the Awabakal, Darkinjung and Eora People as the Traditional Owners and Custodians of the Country on which our offices are located, we also extend the same acknowledgement to all First Nation's Country on which we operate. We recognise Aboriginal and Torres Strait Islander people's cultures, guardianship & continuous connection to this land and would like to pay respect to the Elders Past, Present and Emerging.



ARTIST: JOE GRIFFIN

PROJECT NAME

Hungry Jack's - Mudgee

ADDRESS

63 Horatio Street, Mudgee, NSW 2850

PROJECT CODE

240805

DATE

Mar 2025

DOCUMENT NAME

Landscape DA

STATUS

Development Application

DOCUMENT NUMBER

NA

PREPARED FOR

Hungry Jack's



www.adwjohnson.com.au

HUNTER OFFICE

7/335 Hillsborough Road,
Warners Bay NSW 2282
(02) 4978 5100

SYDNEY OFFICE

Level 35, One International Towers
100 Barangaroo Avenue,
Sydney NSW 2000
(02) 8046 7412

CENTRAL COAST OFFICE

5 Pioneer Avenue,
Tuggerah NSW 2259
(02) 4305 4300

DOCUMENT HISTORY

Version	Description of revision	Effective date	Author	Reviewed by
A	Initial Draft Issue	06/03/2025	Mark Ashmead	Mark Ashmead
B	Final Issue for DA Submission	10/03/2025	Mark Ashmead	Mark Ashmead

EXECUTIVE SUMMARY

ADW Johnson has prepared the Landscape Concept documentation for the proposed Hungry Jacks development at Mudgee, NSW.

This project focuses on creating an attractive and functional landscape that complements the commercial setting while enhancing the site's visual appeal. The design includes a selection of trees, shrubs, and groundcovers strategically placed to provide shade, aesthetic value, and a welcoming environment for visitors.

The Landscape design includes:

- Planting of trees to offer shade and soften the built environment.
- Integration of shrubs and groundcovers to enhance the visual character and maintain low-maintenance green spaces.
- Selection of plant species suited to the local climate and site conditions, ensuring long-term resilience and appeal.

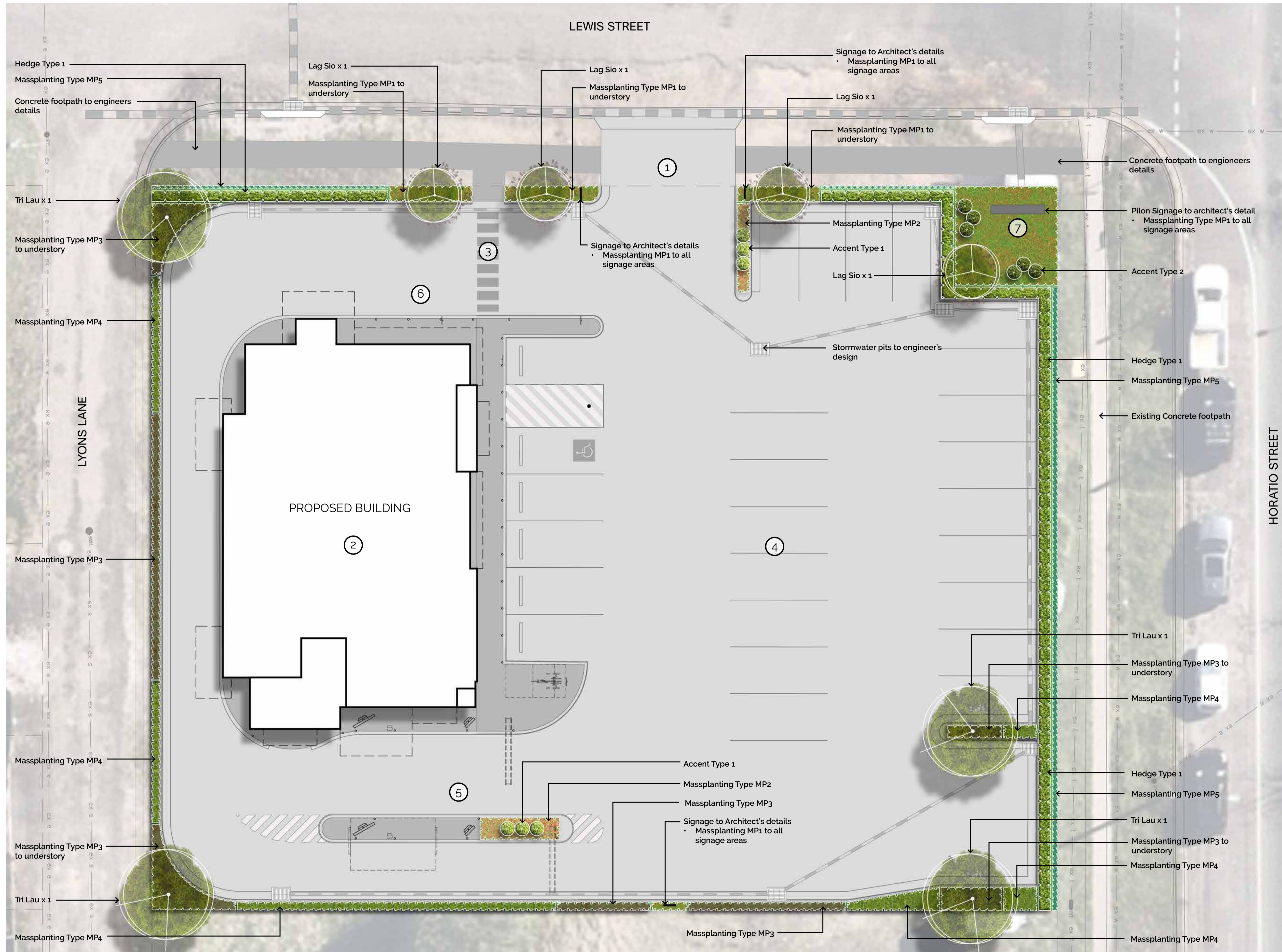
This project aims to create an inviting and visually appealing landscape around the Hungry Jacks site, promoting an enhanced customer experience through planting design.



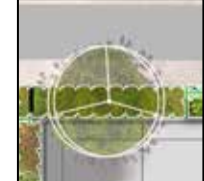



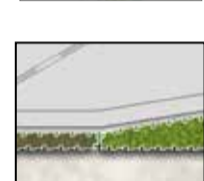



DEVELOPMENT APPLICATION

DOCUMENT CONTENTS

DRAWING NUMBER	TITLE NAME	DRAWING SIZE	SCALE
240691-LDA-100	LANDSCAPE ARRANGEMENT PLAN	A1	1:100
240691-LDA-200	TYPICAL DETAILS	A1	AS INDICATED
240691-LDA-300	PLANT SCHEDULE AND IMAGES	A1	NTS
240691-LDA-301	PLANT SCHEDULE AND IMAGES	A1	NTS
240691-LDA-400	SPECIFICATION	A1	NTS



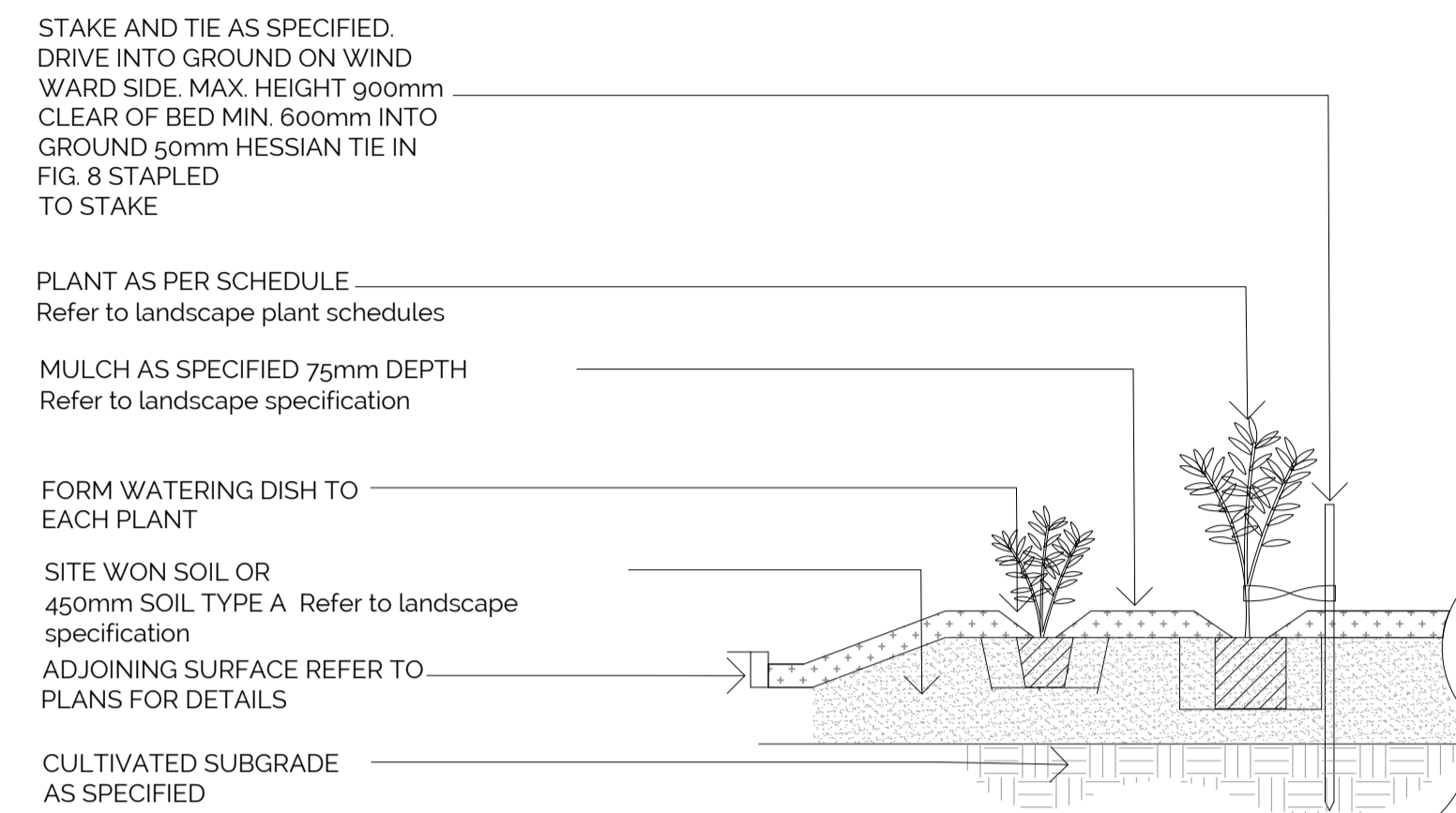
LEGEND

-  Entry Feature Tree
(Refer to LDA - 100, LDA - 300)
-  Boundary and Carpark Tree
(Refer to LDA - 100 & LDA - 300)
-  Accent Planting
(Refer to LDA - 100 & LDA - 300)
-  Hedge planting
(Refer to LDA - 100 & LDA - 300)
-  Mass planting
(Refer to LDA - 100 & LDA - 301)
-  Groundcover Planting
(Refer to LDA - 100 & LDA - 301)
-  Pedestrian Crossing to Architect's details
-  Stormwater pits to Civil engineer's design

DESIGN NOTES

1. Front entry
2. Proposed Building
3. Pedestrian Crossing
4. Carpark
5. Drive through
6. Waiting Bay
7. Pylon Signage

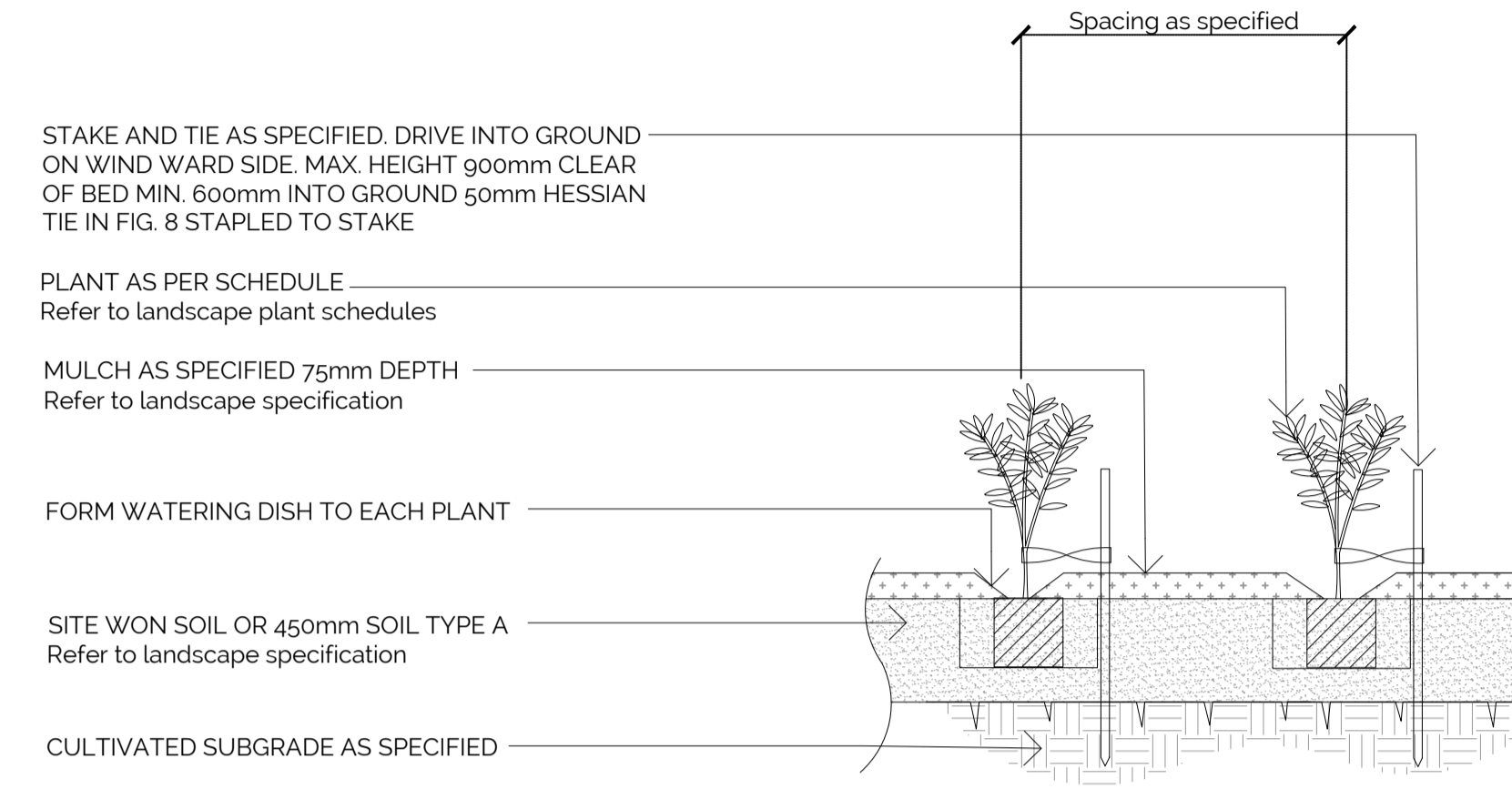
1:100 @A1



1. REMOVE ALL EXISTING GRASS, VEGETATION, BUILDERS SPOIL & RUBBISH FROM AREA TO BE PLANTED
2. EXCAVATE PLANTING BED TO 300mm DEPTH
3. CULTIVATE SUBGRADE TO 150 mm DEPTH AND INCORPORATE ADDITIVES AS SPECIFIED
4. INSTALL 300 mm OF TOP SOIL AS SPECIFIED THOROUGHLY ROTARY HOE INTO BROKEN UP SUBGRADE

SECTION
1:20

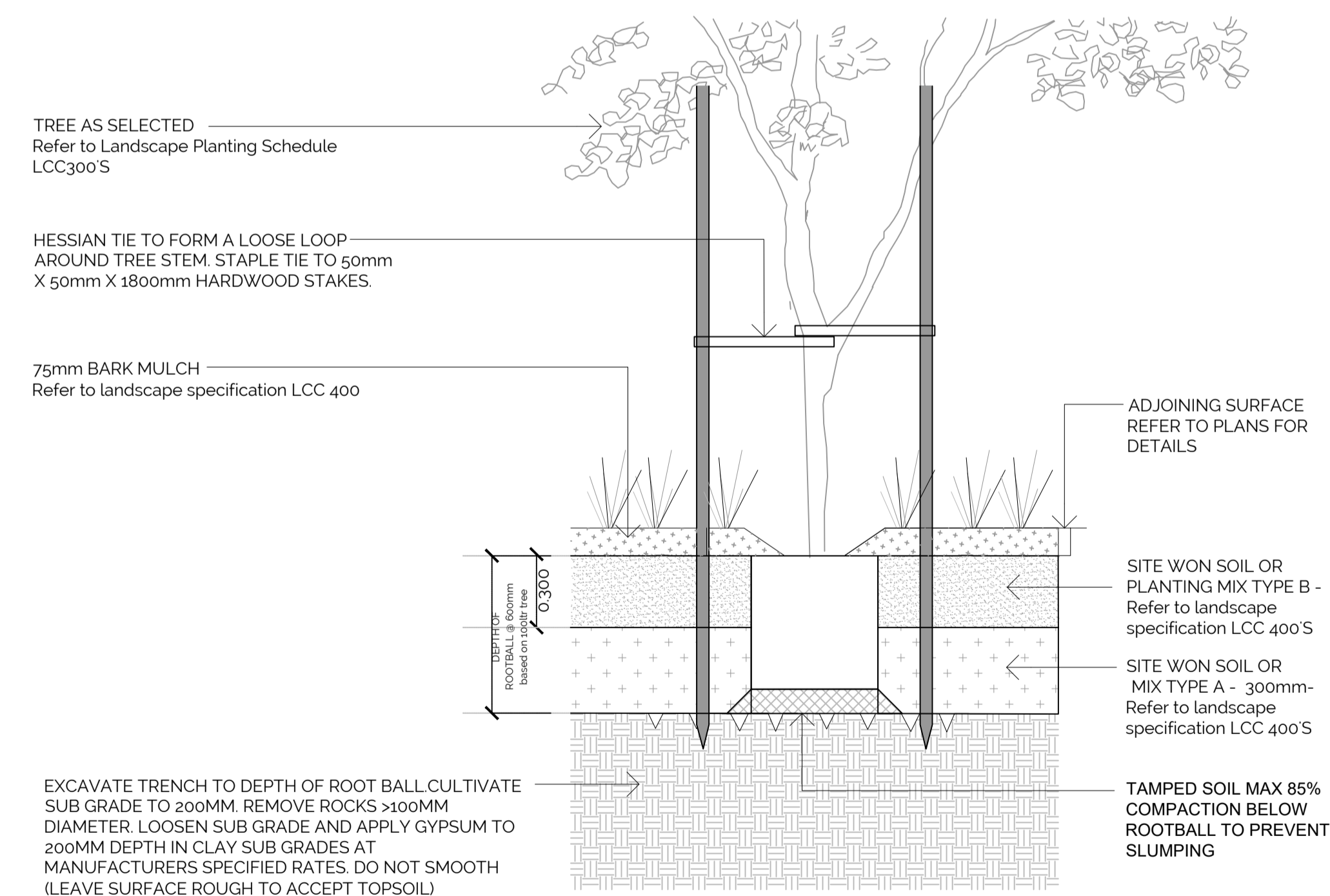
Section Detail - Typical mass planting



1. REMOVE ALL EXISTING GRASS, VEGETATION, BUILDERS SPOIL & RUBBISH FROM AREA TO BE PLANTED
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SECTION
1:20

Section Detail - Typical hedge planting



SECTION
1:20

Section Detail - Typical tree planting in mass planting

Trees



Tristaniopsis laurina



Lagerstroemia 'Sioux'

Tree Planting Schedule						
Code	Botanical Name	Common Name	Height (m)	Width (m)	Pot Size	Planting Density
Feature Entry Tree						
Lag Sio	Lagerstroemia 'Sioux'	Crepe Myrtle 'Sioux'	5	3	75l	As shown
Boundary / Carpark Tree						
Tri Lau	Tristaniopsis laurina	Water Gum	12	5	75l	As shown

Hedges



Westringia 'Naringa'



Ligustrum 'Box Leaf Privet'



Pittosporum 'Silver Sheen'

Hedge Planting Schedule						
Code	Botanical Name	Common Name	Height (m)	Width (m)	Pot Size	Planting Density
Hedge Type 1 - Clipped 1.6m high						
Lig Box	Ligustrum japonicum 'Box Leaf'	Ligustrum 'Box Leaf Privet'	2	1	75l	1 per m
Pit Sil	Pittosporum tenuifolium 'Silver Sheen'	Pittosporum 'Silver Sheen'	2.5	1.5	75l	1 per m
Wes Nar	Westringia 'Naringa'	Naringa Westringia	1	1	75l	1 per m

Accents



Rhamphiolepis indica 'Cosmic Pink'



Westringia 'Blue Gem'

Accent Planting Schedule						
Code	Botanical Name	Common Name	Height (m)	Width (m)	Pot Size	Planting Density
Accent Type 1						
Rhap Pin	Rhamphiolepis indica 'Cosmic Pink'	Cosmic Pink Indian Hawthorn	0.8	0.8	300mm	As shown
Accent Type 2						
Gre Vil	Grevillea rosmarinifolia 'Crimson Villea'	Grevillea Crimson Villea	0.8	0.8	300mm	As shown

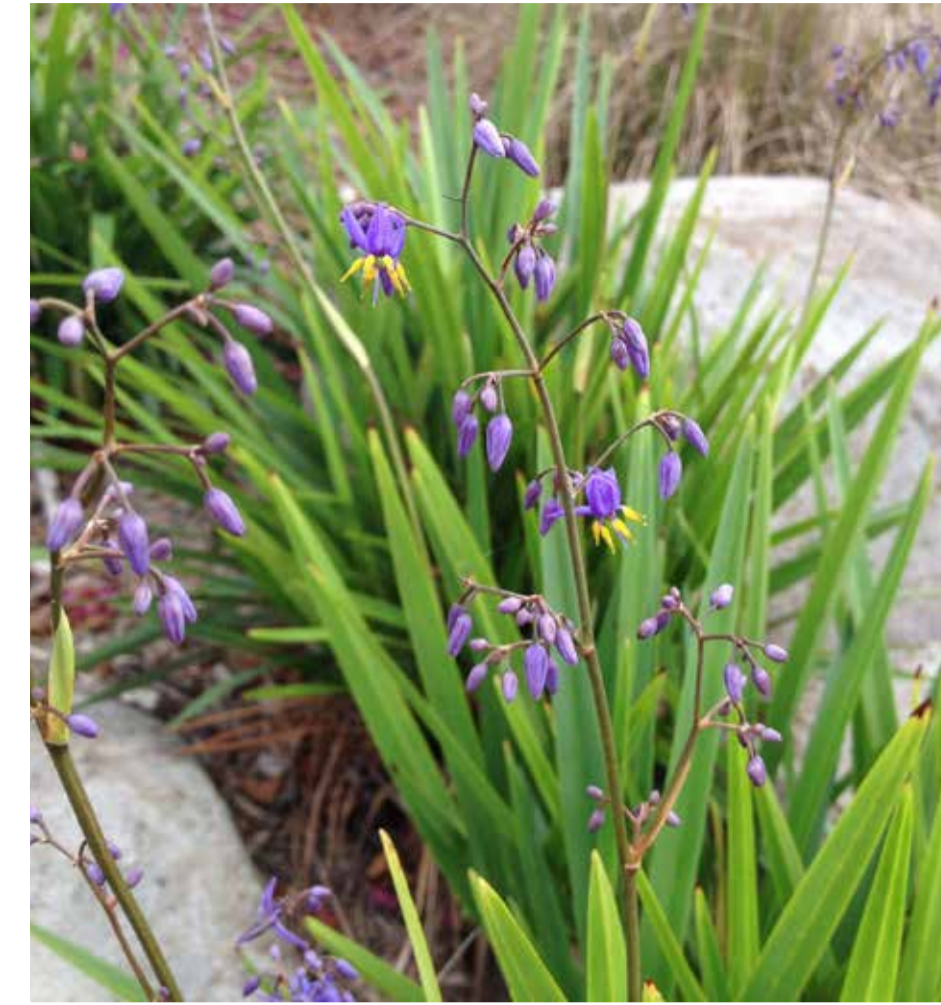
Massplanted Grasses and Groundcovers



Lomandra longifolia 'Tanika'



Pennisetum Alopecuroides 'Nafrei'



Dianella caerulea 'Little Jess'

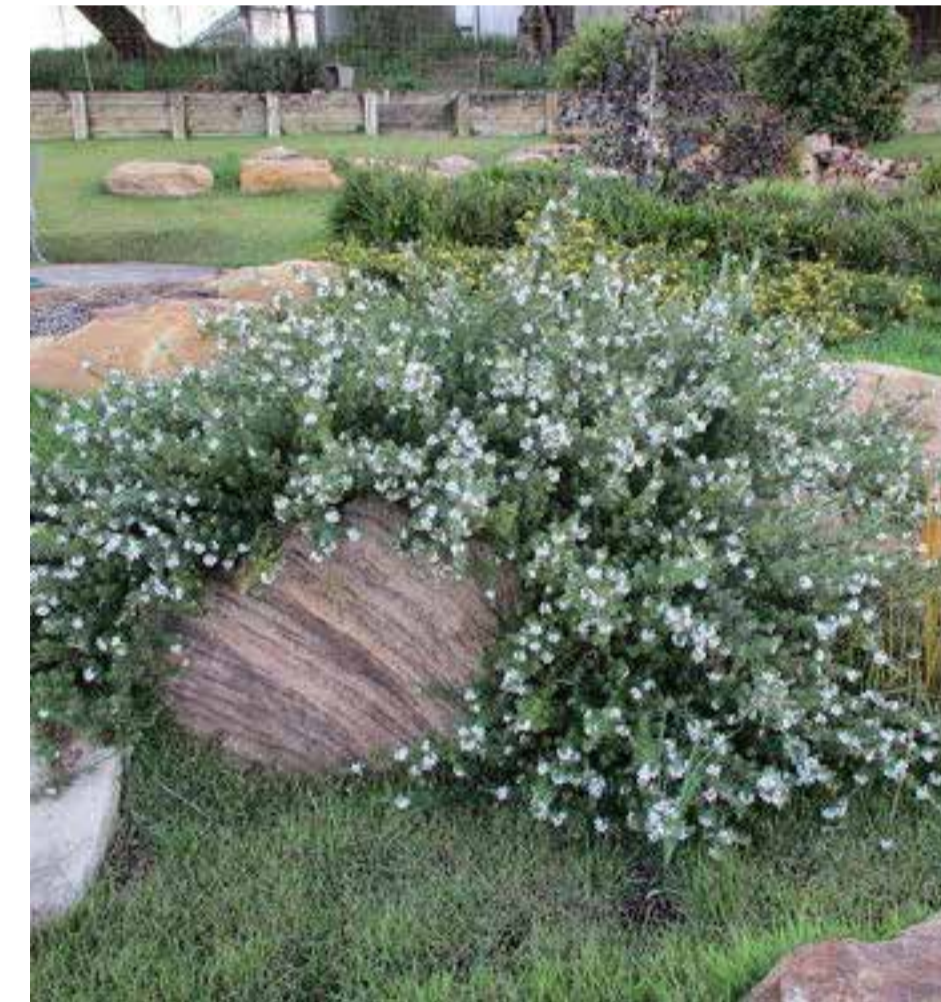
Mass Planting Schedule						
Code	Botanical Name	Common Name	Height (m)	Width (m)	Pot Size	Planting Density
MP 1						
Lir Isa	Liriope muscari 'Isabella'	Isabella Lilyturf	0.4	0.5	200mm	5 per sqm
Dia Jess	Dianella caerulea 'Little Jess'	Little Jess Flax Lily	0.4	0.4	200mm	5 per sqm
Wes Mun	Westringia 'Mundi'	Coastal Rosemary	0.4	1	200mm	4 per sqm
MP 2						
Nan Dom	Nandina domestica 'Murasaki'	Heavenly Bamboo	0.4	0.5	200mm	5 per sqm
MP 3						
Lom Tan	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6	0.6	200mm	4 per sqm
MP 4						
Pen Naf	Pennisetum alopecuroides 'Nafrey'	Fountain Grass	0.6	0.6	200mm	5 per sqm
MP 5						
Alt Lit	Alternanthera dentata 'Little Ruby'	Little Ruby	0.3	0.4	200mm	5 per sqm
Nan Dom	Nandina domestica 'Murasaki'	Heavenly Bamboo	0.4	0.5	200mm	5 per sqm



Liriope muscari 'Isabella'



Nandina domestica



Westringia 'Mundi'



Alternanthera 'Little Ruby'

SPECIFICATION NOTES

1.0 SERVICES

Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is to be carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

Dial Before You Dig - It is the landscape contractor's full responsibility to complete a full services search and take all required measures to ensure protection of these services including potholing to confirm locations. The client in no way will be held responsible for any damage caused to services as a result of the contract works.

Excavation

Do not excavate by machine within 1m of existing underground services.

2.0 SOILS

Soil used for the landscape works shall be either Ameliorated stripped site soil or imported soil.

Where site soil is proposed to be used the topsoil shall be sprayed with herbicide prior to stripping and stockpiling.

Stockpiled soil must be tested by a soil laboratory [Sydney Environmental soil lab] and ameliorated in accordance with the test results. A copy of these soil test results must be Issued to ADW and written certification provided by the Contractor that the ameliorants have been added.

TURF

Turf Underlay shall be a mix of 40% Double washed river sand, 20% composted Greenwaste, 20% nitro humus, 20% soil equivalent to Greenlife Lawn Top Dressing & Turf Underlay as produced by Australian Native Landscapes or approved equivalent. Spread 100mm of Turf Underlay as specified and finish flush with adjacent finished surface levels.

Provide a one (1)kg sample of imported topsoil mixes, if required, for approval. No imported topsoil shall be delivered to site prior to approval of the sample provided.

TOPDRESSING

Topdress material shall be as specified in AS 4419 - 1999. Topdress material shall be clean washed river sand, free from any clay lumps, clods, weeds, tree roots, sticks, organic matter, rubbish and material toxic to plant growth and the like, and shall have a neutral pH and minimal salt content (measured oven dry of 0.1%).

3.0 MULCH

APPLICATION: Place mulch to the required depth, (refer to drawings clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

MULCH TYPE:

- Brush chippings and leaf litter: approved vegetative material (which may include leaf matter and tree loppings from Eucalyptus, Tristania, Pinus or other suitable species, but not privet, camphor laurel, coral tree, poplar, willow, or noxious weeds), processed through a chipper to pieces not larger than 74x50x15mm.
- Hardwood chip: 25mm size brown hardwood chips from purpose grown hardwood plantations.
- Pine flake: Pinus species sapwood slivers of size range 200x25mm to 30x5mm, including fragments of pine bark.
- Pine bark: From mature trees, graded in size from 15mm to 30mm, free form wood slivers. Dark brown in colour and texture.
- River pebble: Uniform size or graded material in size range 6mm to 10mm. Equal to Nepean River Gravel in colour and texture.
- Eucalyptus mulch: ("Euca Mulch"): fine brown chip to 15mm size.
- Decomposed granite gravel: Uniform size or graded material in size range 5mm to 20mm, uniform colour and plasticity. Pink to light brown colour.
- Scoria: Uniform size or graded material. Claret coloured volcanic pebble (10-20mm size)

Mulch Type: Shall be COTTAGE MULCH. Available from Soilco, Ph (02) 4272 9944

4.0 PLANTS

SUPPLY

The Landscape Contractor is responsible for organising the purchase and delivery of plant stock to site and checking plant stock prior to accepting delivery on site to ensure the plants supply possess the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
- Trees must, unless required to be multi-stemmed, have a single leading shoot.
- Any plants or trees that are accepted by the landscape contractor that do not meet this specification will be replaced at the contractor's expense.

Replacement: Replace damaged or failed plants with plants of the same type and size.

PLANTING

Do not plant in unsuitable weather conditions such as extremes of heat or cold, wind or rain. Before planting begins, complete cultivation, soil placement, fertilisation etc as previously specified.

Before plants are installed all pot sizes shall have their roots pruned with an appropriate, clean, sharp instrument to eliminate any root confusion occurring at edge of pot zone.

Before planting begins, thoroughly water the plants and the planting area. Keep the area and plants moist during planting. Water the plants immediately after planting, and thereafter as required to maintain growth rates free of stress.

The contractor shall give notice, of not less than 24 hours, for inspections as nominated in inspect and hold point schedule

ROOT PRUNING OF TREES

Remove tree from container and root prune 20mm on sides and bottom to ensure all circling roots have been either severed or aligned radially into the surrounding soil. Plant as per detail.

5.0 FERTILISER

MASS PLANTING AREAS

Type: Nutricote Standard Black 270 Day (16: 4.4: 8.3)

Installation: Evenly distribute 5g per litre (rootball size) of fertiliser onto backfill area around rootball prior to placing mulch.

TREE PLANTING

Type: Nutricote Standard Brown 360 Day blend (16: 4.4: 8.3)

Installation: Distribute 5g per litre (rootball size) of fertiliser into backfill around rootball. Apply in 3 evenly spread layers as hole is filled. First layer is to be half way up the rootball, second layer 3/4 up the rootball and third layer 50-100mm from the soil finished surface level. This application ensures that the nutrients leeches evenly downwards into the soil profile and encourages outward root system growth.

6.0 STAKING AND TYING

Stakes shall be straight plantation grown hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

- a. 5-15 litre size plant 1x(1200x25x25mm)
- b. 35-75 litre size plant 2x(1500x38x38mm)
- c. 100-greater than 200 litre 3x(1800x50x50mm)

Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.



HUNTER OFFICE
7/335 Hillsborough Road,
Warners Bay NSW 2282
(02) 4978 5100

SYDNEY OFFICE
Level 35, One International Towers 100 Barangaroo Avenue,
Sydney NSW 2000
(02) 8046 7412

CENTRAL COAST OFFICE
5 Pioneer Avenue,
Tuggerah NSW 2259
(02) 4305 4300

www.adwjohnson.com.au

