

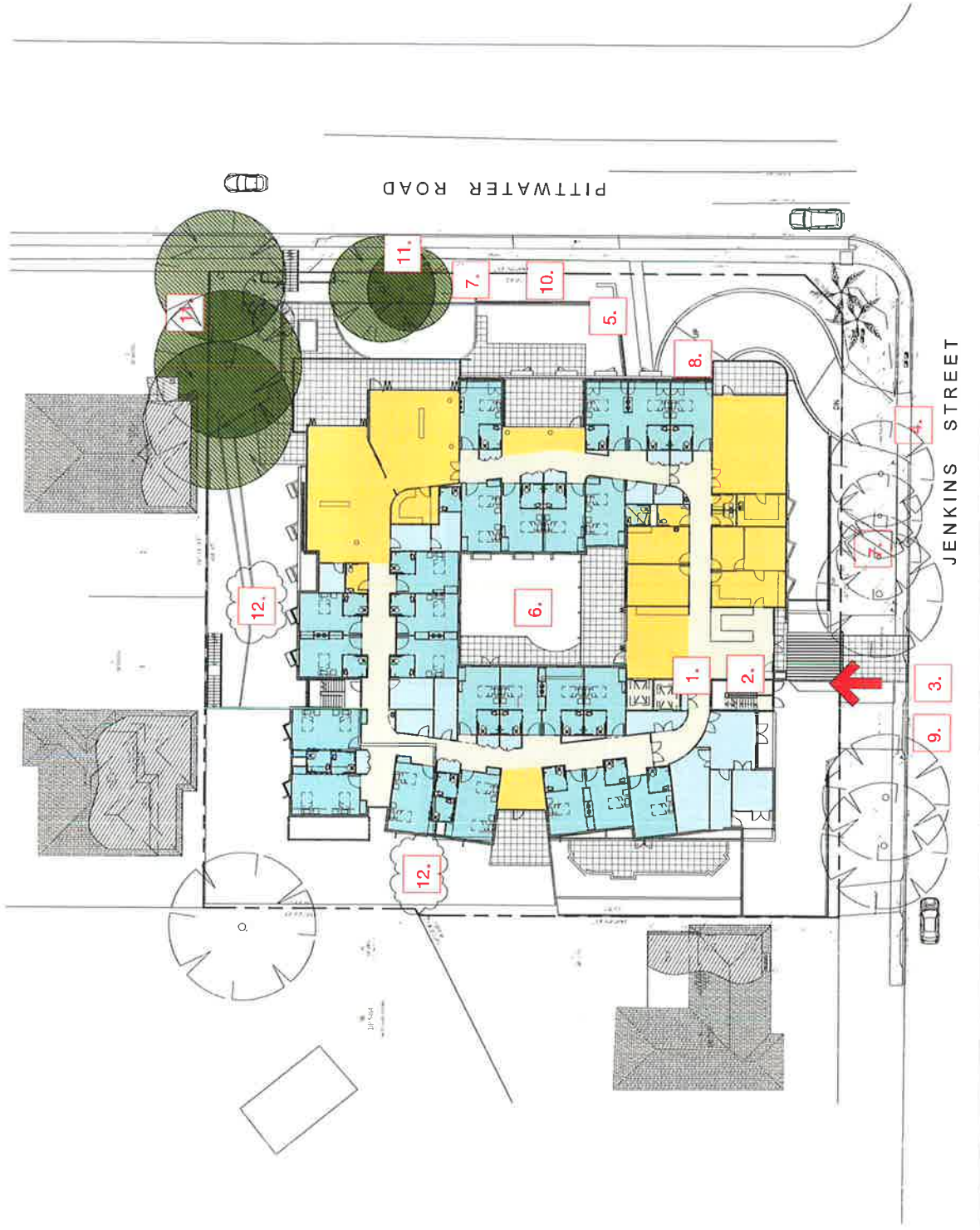


DEVELOPMENT SUMMARY	
SITE AREA	3659 sq.m
SITE COVERAGE	48.9% of TOTAL SITE
PROPOSED BUILDING FLOOR AREA (TOTAL)	4949 sq.m
LOWER GROUND LEVEL 1	1655 sq.m
	1672 sq.m
	1622 sq.m
PROPOSED AREA OF SITE AVAILABLE TO PERMEABLE SURFACES	1100 sq.m
FLOOR SPACE RATIO	1.237
COMMUNAL OPEN SPACE AREA AT GROUND LEVEL	860 sq.m
ABOVE GROUND TERRACE/BALCONY AREA	294 sq.m
BASEMENT LEVEL FLOOR AREA	576 sq.m
CAR PARKING TOTAL	20 BAYS
STAFF & VISITOR PARKING	19 BAYS
DISABLED PARKING	1 BAYS
BICYCLE PARK	10 BAYS
ACCOMMODATION BREAKDOWN TOTAL	91 BEDS
- LEVEL LG-1	91 BEDS
TOTAL BEDROOM	77 BEDROOMS
-DOUBLE BEDROOMS	14
-SINGLE BEDROOMS	63

NOTE:

NOTE:
The proposed works have been designed so that when constructed they can comply with the Building Code of Australia

OCEAN VIEW - NEW AGED CARE RESIDENCE



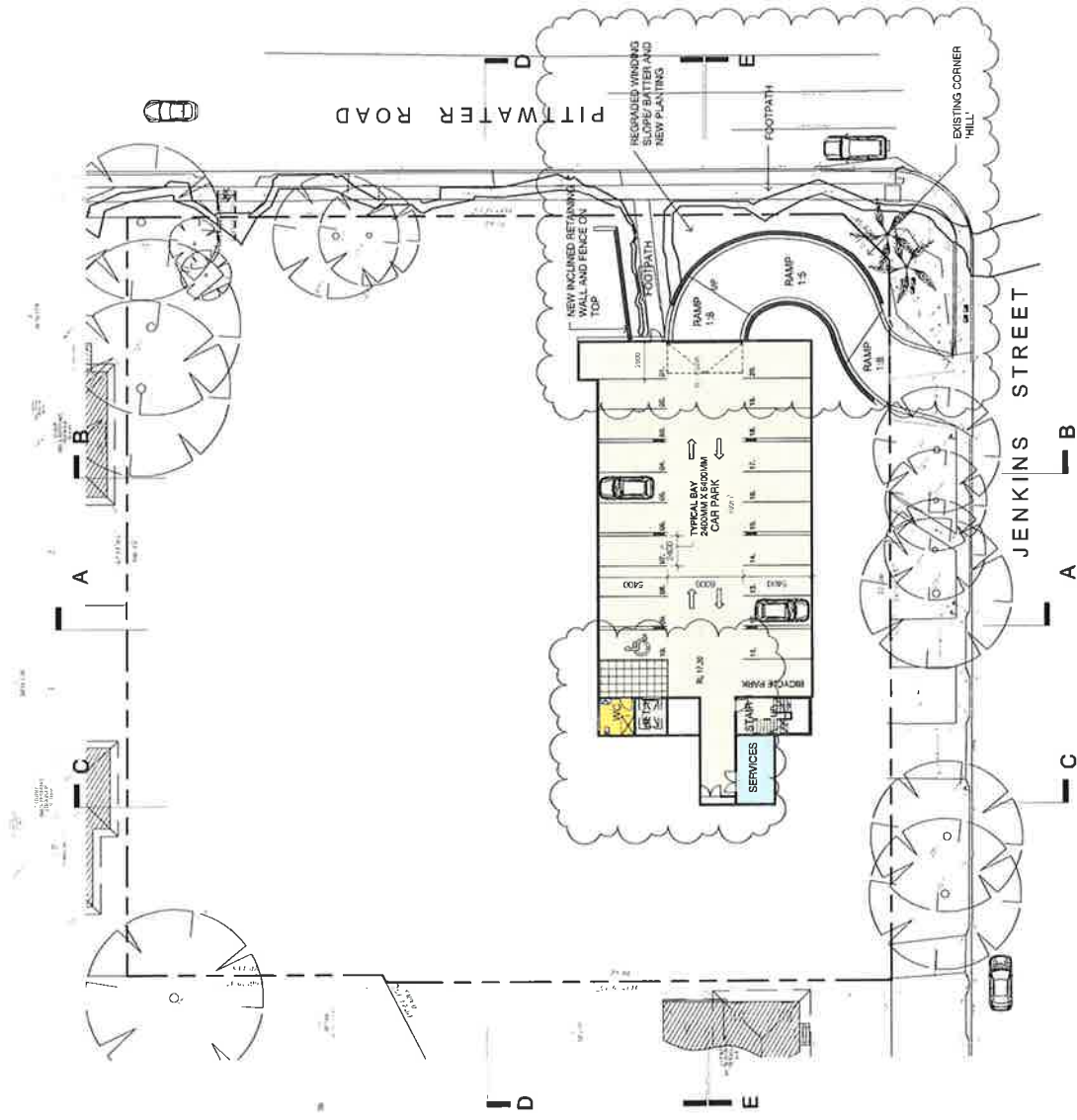
LEGEND

1. NEW 3 STOREY AGED CARE RESIDENCE BUILDING
 2. EXISTING BUILDINGS DEMOLISHED
 3. NEW ENTRY POINT FOR AGED CARE RESIDENCE BUILDING
 4. RECONFIGURED CROSSOVERS TO BASEMENT CARPARK AND DROP OFF ZONE TO NEW BUILDING
 5. AGED CARE FACILITY SETBACKS COMPLY WITH PROPOSED LANDSCAPE DEVELOPMENT OVERLAYS FOR THE SITE
 6. NEW CENTRAL LANDSCAPED COURTYARD
 7. STREET LANDSCAPE IMPROVEMENTS
 8. BASEMENT VISITOR & STAFF CAR PARK PROPOSED
 9. EXISTING CROSSOVER MAINTAINED FOR DELIVERY ACCESS
 10. POTENTIAL VIEWS OF THE OCEAN
 11. EXISTING TREES RETAINED
 12. SIGNIFICANT SET BACKS TO ALLOW GENEROUS LANDSCAPE BUFFER TO SCREEN NEIGHBOURS
- EXISTING SIGNIFICANT TREES TO BE RETAINED

NOTE

1. LANDSCAPING OPPORTUNITIES PROVIDED AT UPPER LEVEL TERRACES
2. PEDESTRIAN NETWORK INTO & WITHIN SITE TO FACILITATE CIRCULATION & CONNECTION
3. SIGNIFICANT LANDSCAPING OPPORTUNITIES CREATED THROUGHOUT SITE
4. APPROPRIATE SETBACKS PROVIDED TO ADJOINING BUILDINGS



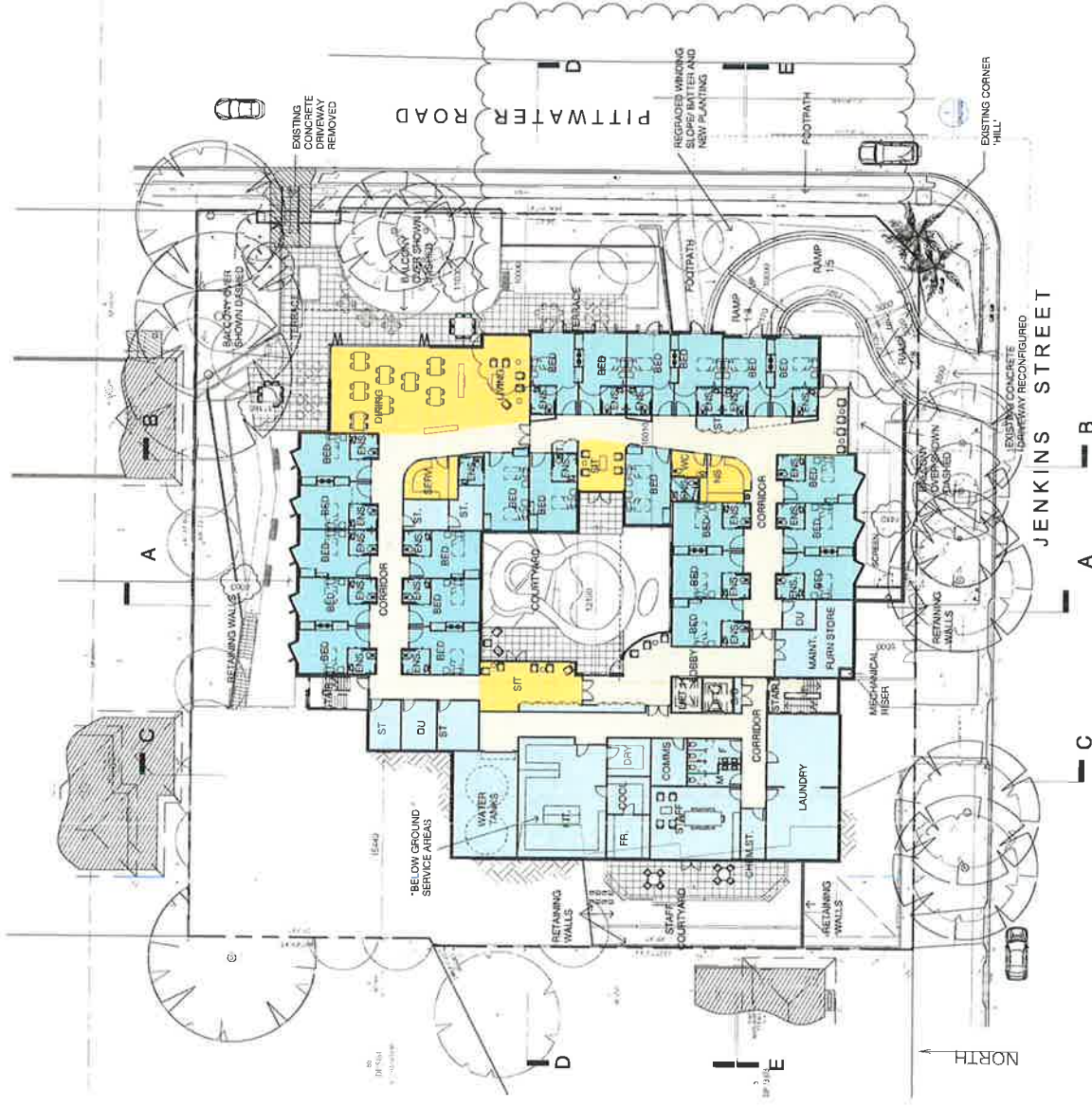


DATE	10.02.2015
DWG NO.	DA1100
JOB NO.	13075
SCALE	1:200
Half size	A3



BASEMENT LEVEL FLOOR PLAN
 AQUARIUS OCEAN VIEW
 2 JENKINS STREET MONA VALE NSW 2103

smith + tracey architects



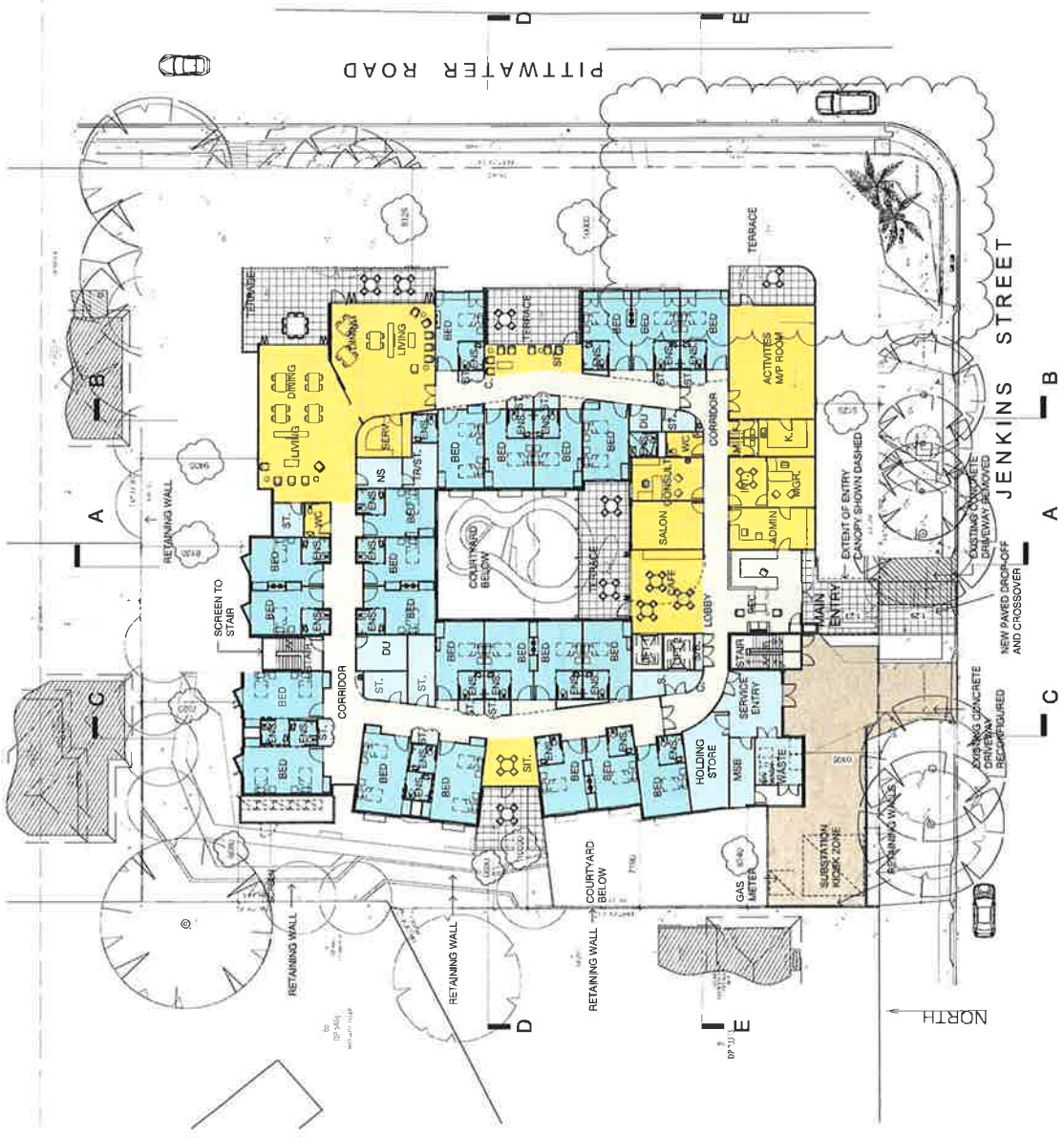
BEDROOM NUMBER - LOWER GROUND		
BEDROOM TYPE	NUMBER OF BEDROOMS	NUMBER OF BEDS
SINGLE	21	21
DOUBLE	8	16
TOTAL	29	37



LOWER GROUND FLOOR PLAN
 AQUARIUS OCEAN VIEW
 2 JENKINS STREET MONA VALE NSW 2103

SCALE: 1:200
 Half size
 JOB NO: 13075
 DATE: 10.02.2015
 DWG NO: DA1101 /A

smith + tracey architects



BEDROOM NUMBER - GROUND		
BEDROOM TYPE	NUMBER OF BEDROOMS	NUMBER OF BEDS
SINGLE	18	18
DOUBLE	6	12
TOTAL	24	30



GROUND FLOOR PLAN

AQUARIUS OCEAN VIEW

2 JENKINS STREET MONA VALE NSW 2103

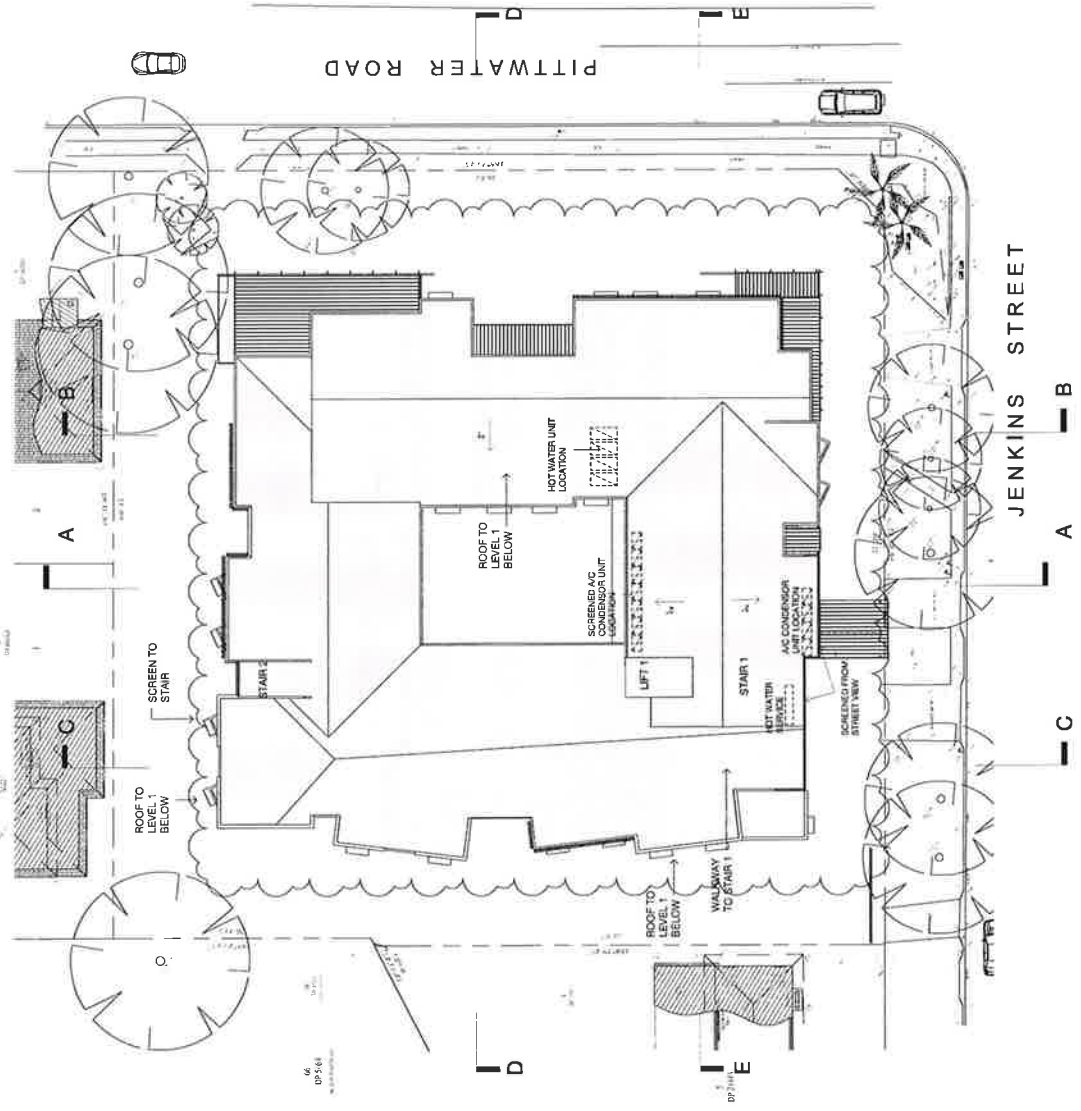
SCALE: 1:200
 JOB NO: 13075
 DATE: 10.02.2015
 DWG NO: DA1102 /A

smith + tracey architects



BEDROOM NUMBER - FIRST		
BEDROOM TYPE	NUMBER OF BEDROOMS	NUMBER OF BEDS
SINGLE	14	14
DOUBLE	4	8
TOTAL	30	36





ROOF PLAN

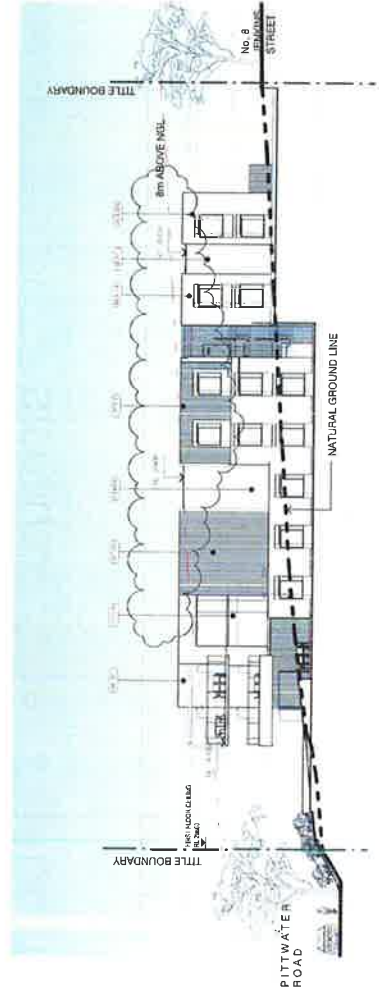
AQUARIUS OCEAN VIEW

2 JENKINS STREET MONA VALE NSW 2103



SCALE:	1:200	A1
JOB NO:	13075	A3
DATE:	10.02.2015	
DWG NO:	DA1104	/A

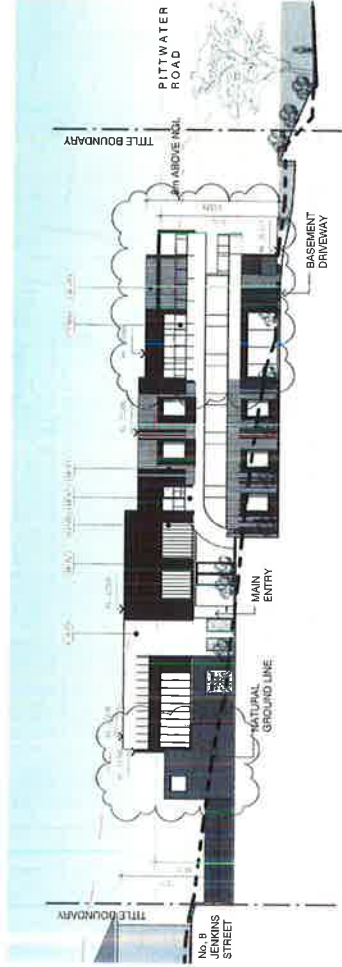
Rev	1	Date	10/02/2015	Drawn by	DA1104/01	Checked by	
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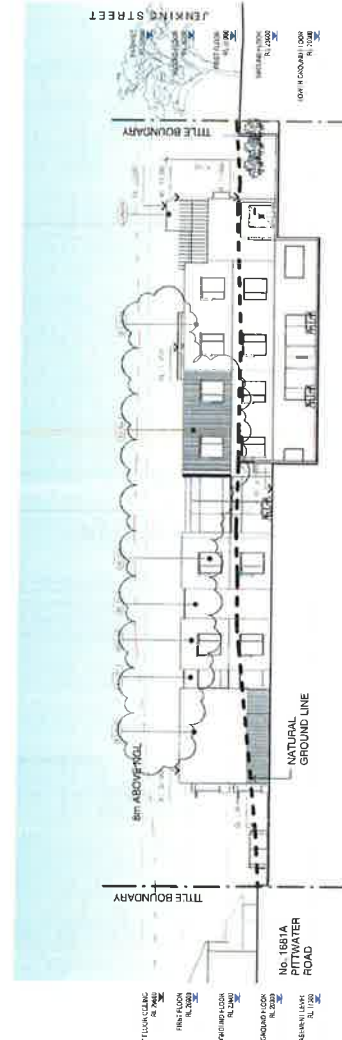
NORTH ELEVATION



EAST ELEVATION - PITTSWATER ROAD



SOUTH ELEVATION - JENKINS STREET



WEST ELEVATION



smith + tracey architects

ELEVATIONS

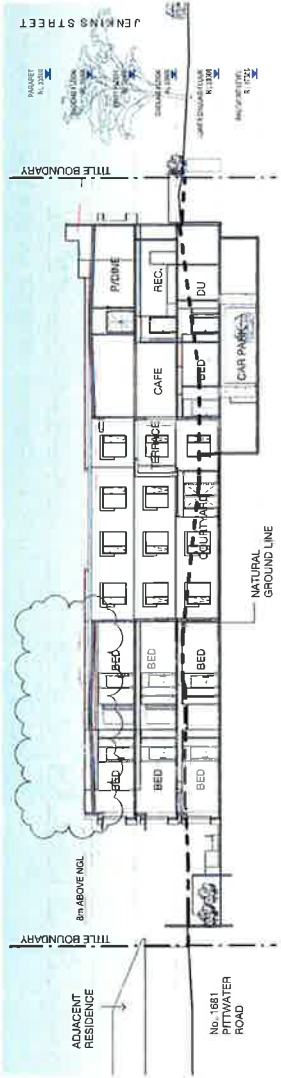
AQUARIUS OCEAN VIEW

2 JENKINS STREET MONA VALE NSW 2103



SCALE: 1 : 200 A1
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 DWG NO: DA0000 /A

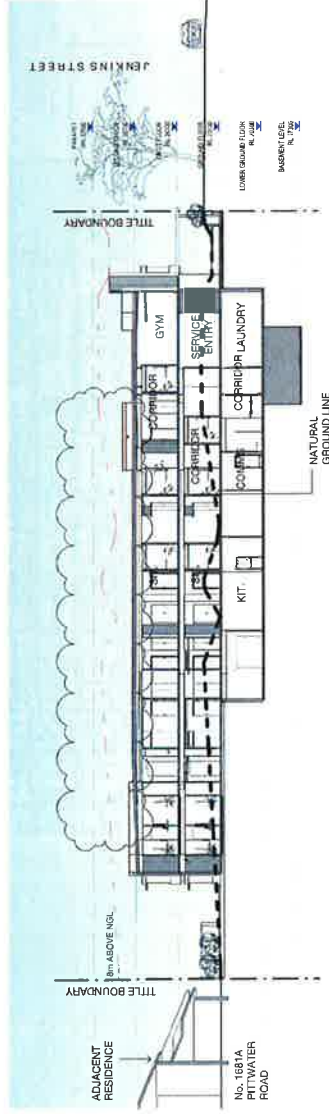
PROJECT	2 JENKINS STREET MONA VALE NSW 2103
CLIENT	MONA VALE AGED CARE
ARCHITECT	smith + tracey architects
DATE	10.02.2015
DRAWN BY	DAVID DAVENPORT
CHECKED BY	DAVID DAVENPORT
APPROVED BY	DAVID DAVENPORT
SCALE	1 : 200
SHEET NO	DA0000
TOTAL SHEETS	1



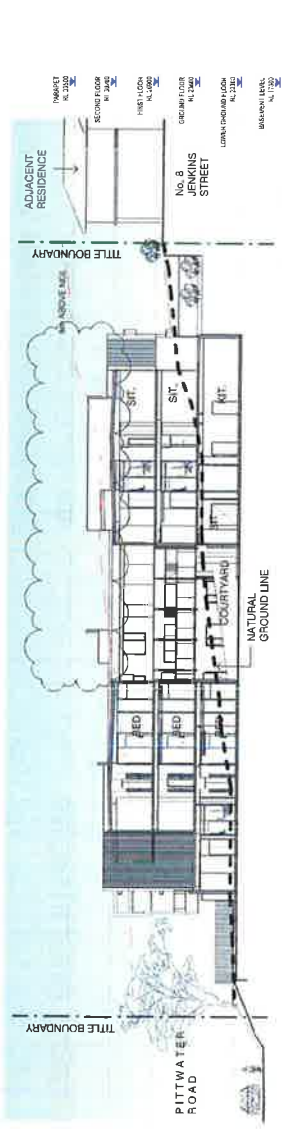
SECTION A



SECTION B



SECTION C



SECTION D



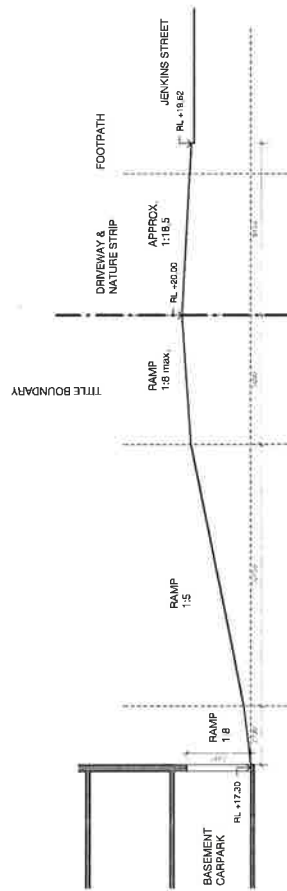
SECTION E

BASEMENT RAMP SECTION
AQUARIUS OCEAN VIEW
2 JENKINS STREET MONA VALE NSW 2103

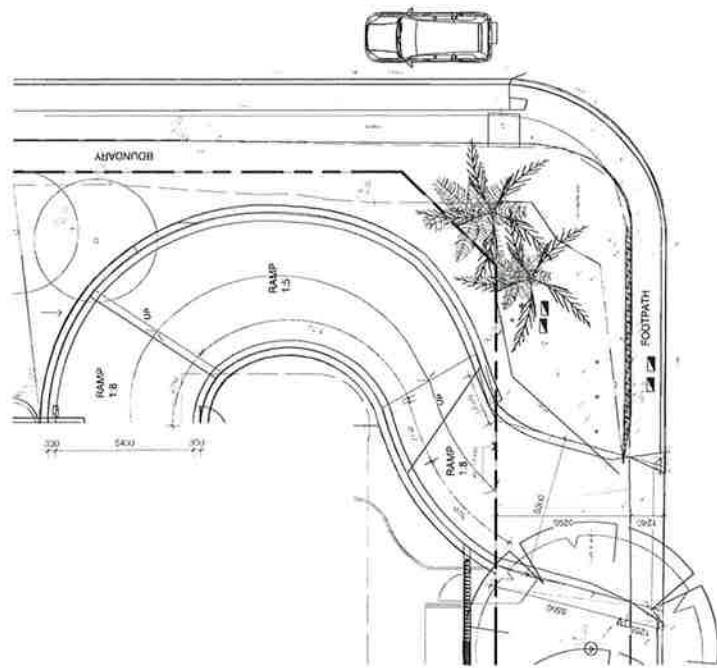


SCALE: 1:100 A1
JOB NO: Half size A3
DATE: 10.02.2015
DWG NO: 13075 DA3100 /A

DESIGN APPLICATION ISSUE



BASEMENT CARPARK RAMP SECTION



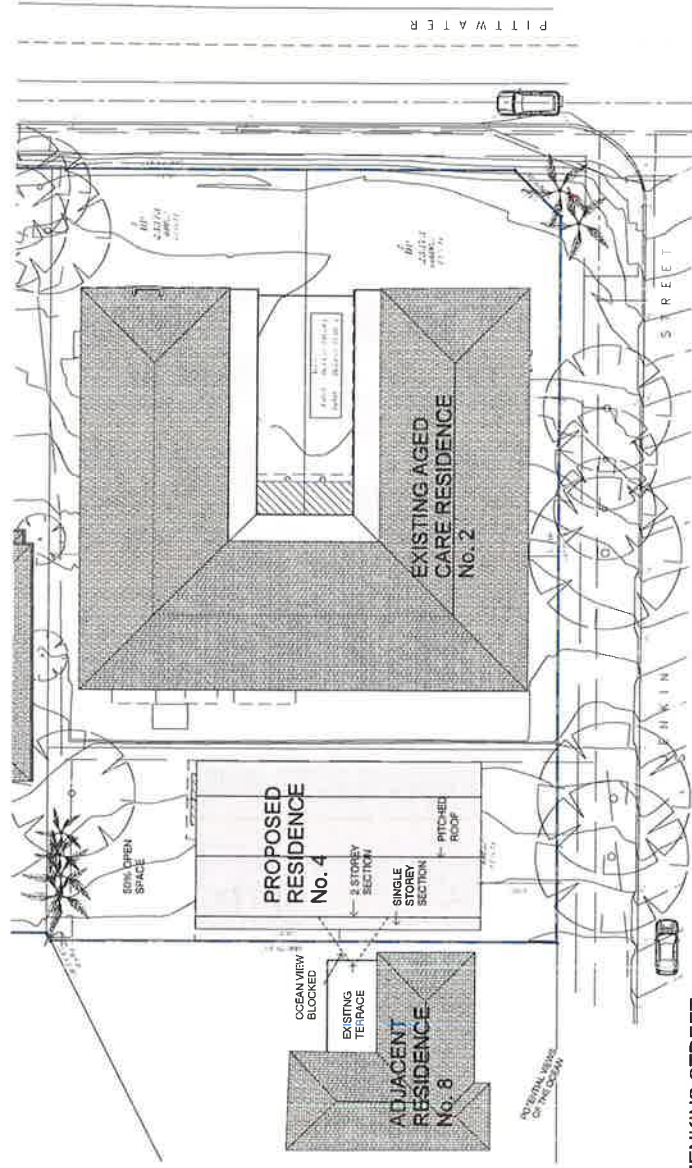
RAMP PLAN



POTENTIAL HOUSE
ELEVATION

4 JENKINS STREET

THIS DRAWING IS FOR
ILLUSTRATIVE PURPOSES
AN DOES NOT FORM
PART OF THE PROPOSED
BUILDING.



POTENTIAL HOUSE
PLAN

4 JENKINS STREET

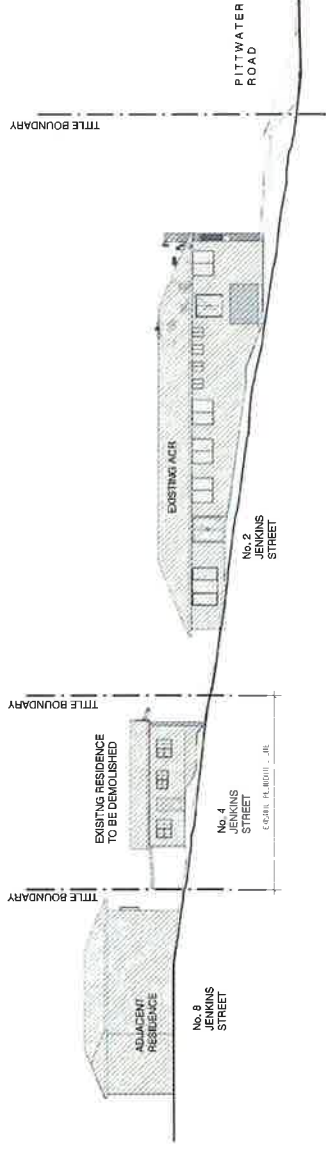


smith + tracey architects

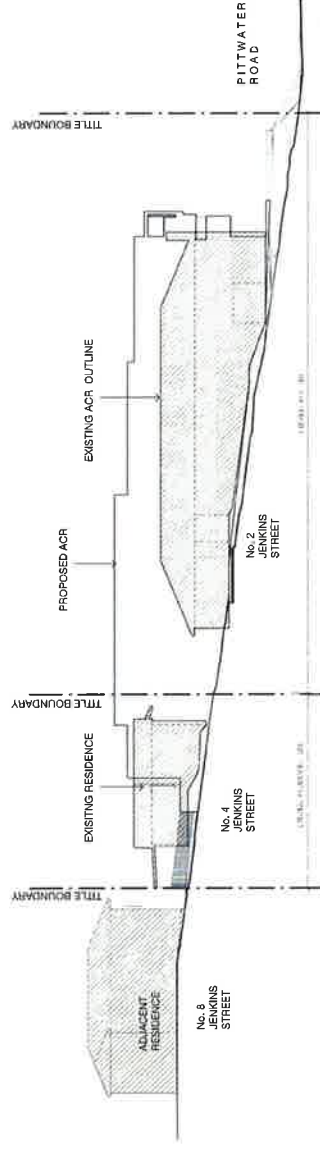
POTENTIAL HOUSE AT 4 JENKINS STREET
AQUARIUS OCEAN VIEW
2 JENKINS STREET MONA VALE NSW 2103

 AQUARIUS
AGED CARE

SCALE:	1"=200	A1
JOB NO:	Hall size 13075	A3
DATE:	10.02.2015	/A
DWG NO:	DA4001	



JENKINS STREET ELEVATION EXISTING
COMPARISON



JENKINS STREET ELEVATION PROPOSED
COMPARISON



VIEW ANALYSIS SECOND FLOOR PROPOSED PLAN-



smith + tracey architects

NEIGHBOUR'S VIEW ANALYSIS PHOTO

AQUARIUS OCEAN VIEW

2 JENKINS STREET MONA VALE NSW 2103



AQUARIUS
AGED CARE

SCALE:	1 : 200	A1
JOB NO:	Half size	A3
DATE:	13075	
DWG NO:	10.02.2015	
	DA4005	/A



Arch	Task	Project	Site	Location	Designer

smith + tracey architects

3D VIEWS JENKINS STREET

AQUARIUS OCEAN VIEW

2 JENKINS STREET MONA VALE NSW 2103



SCALE:	MM size	A1
JOB NO:	13075	A3
DATE:	10.02.2015	
DWG NO:	DA0000	A



Architect: smith + tracey architects
 Date: 10.02.2015
 Job No: 13075
 Scale: Half size

smith + tracey architects

3D VIEWS - JENKINS ST & PITTMATER RD
 AQUARIUS OCEAN VIEW
 2 JENKINS STREET MONA VALE NSW 2103



AQUARIUS
 AGED CARE

SCALE: Half size
 JOB NO: 13075
 DATE: 10.02.2015
 DWG NO: DA6001

A1
 A3
 7A





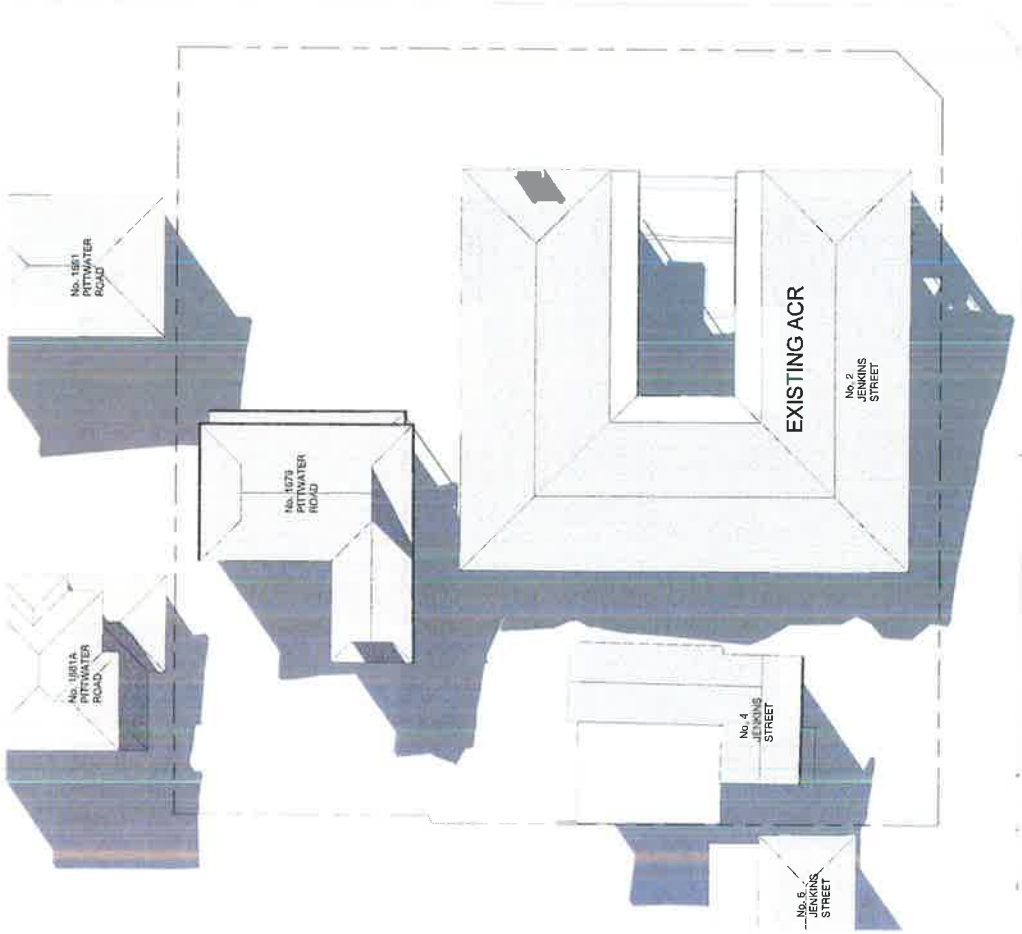
Project	Architect	Client
2 Jenkins Street	smith + tracey	Aquarius Ocean View
Monash Vale NSW 2103		

smith + tracey architects



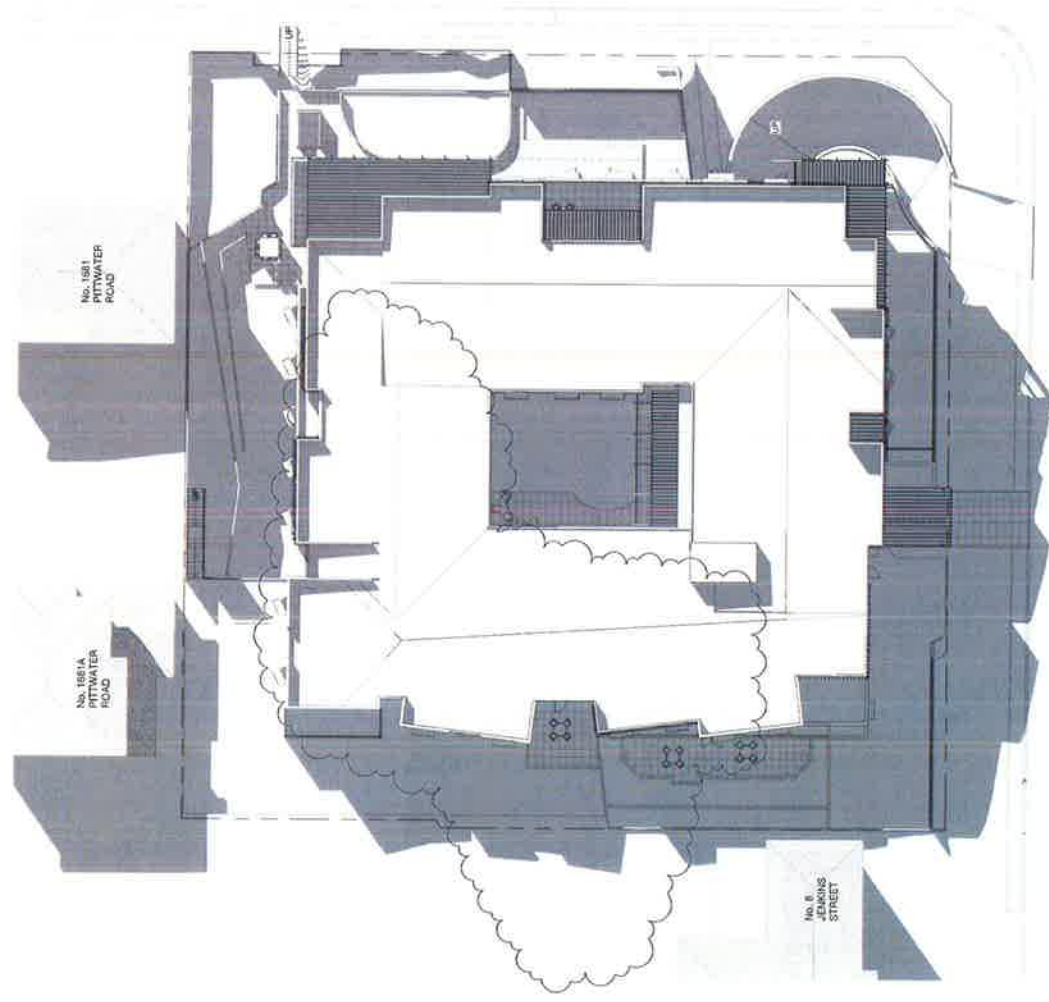
3D VIEWS - NORTH - PITTWATER ROAD
 AQUARIUS OCEAN VIEW
 2 JENKINS STREET MONA VALE NSW 2103

SCALE:	Half size	A1
JOB NO:	13075	A3
DATE:	10.02.2015	
DWG NO:	DA6003	/A



JENKINS STREET

EXISTING SHADOW DIAGRAM 21st JUNE 9am



JENKINS STREET

PROPOSED SHADOW DIAGRAM 21st JUNE 9am

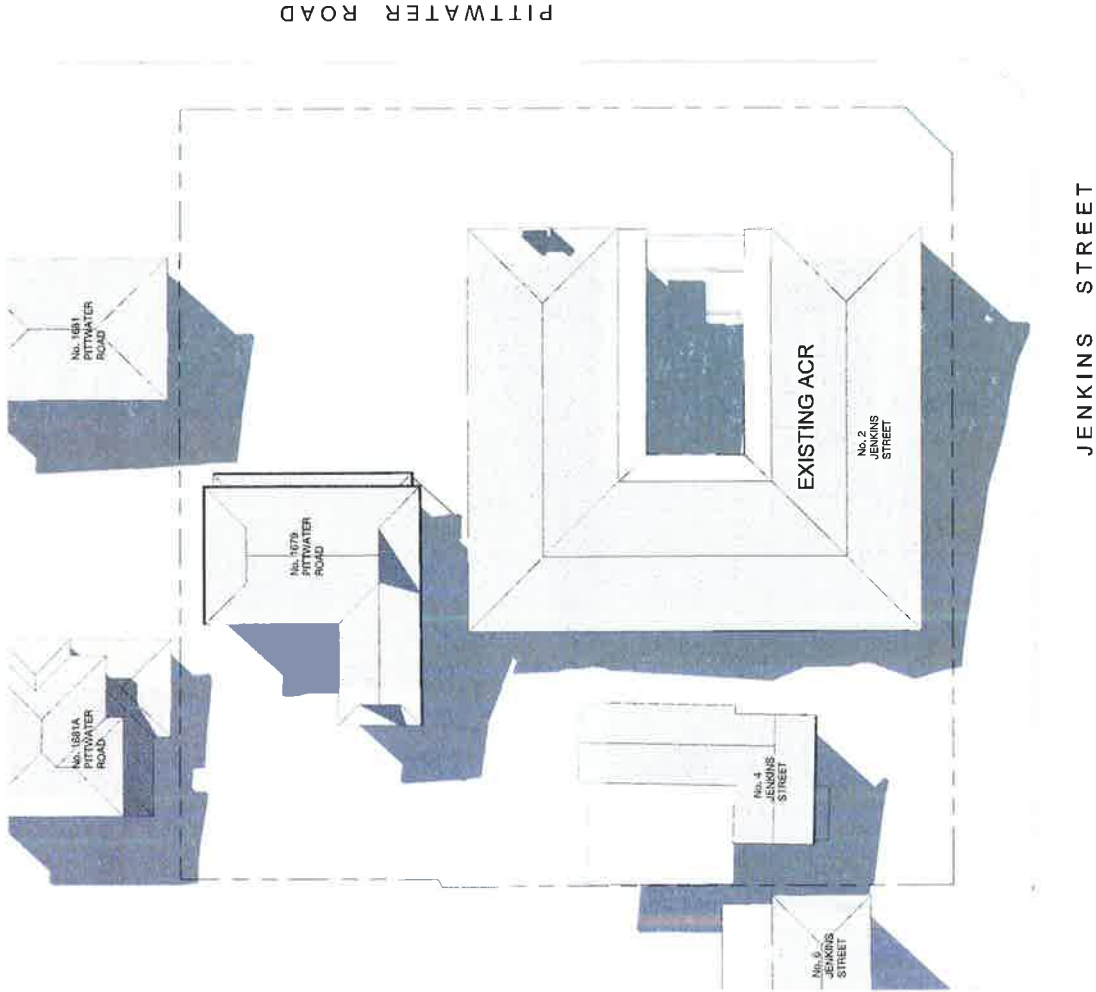


smith+tracey architects



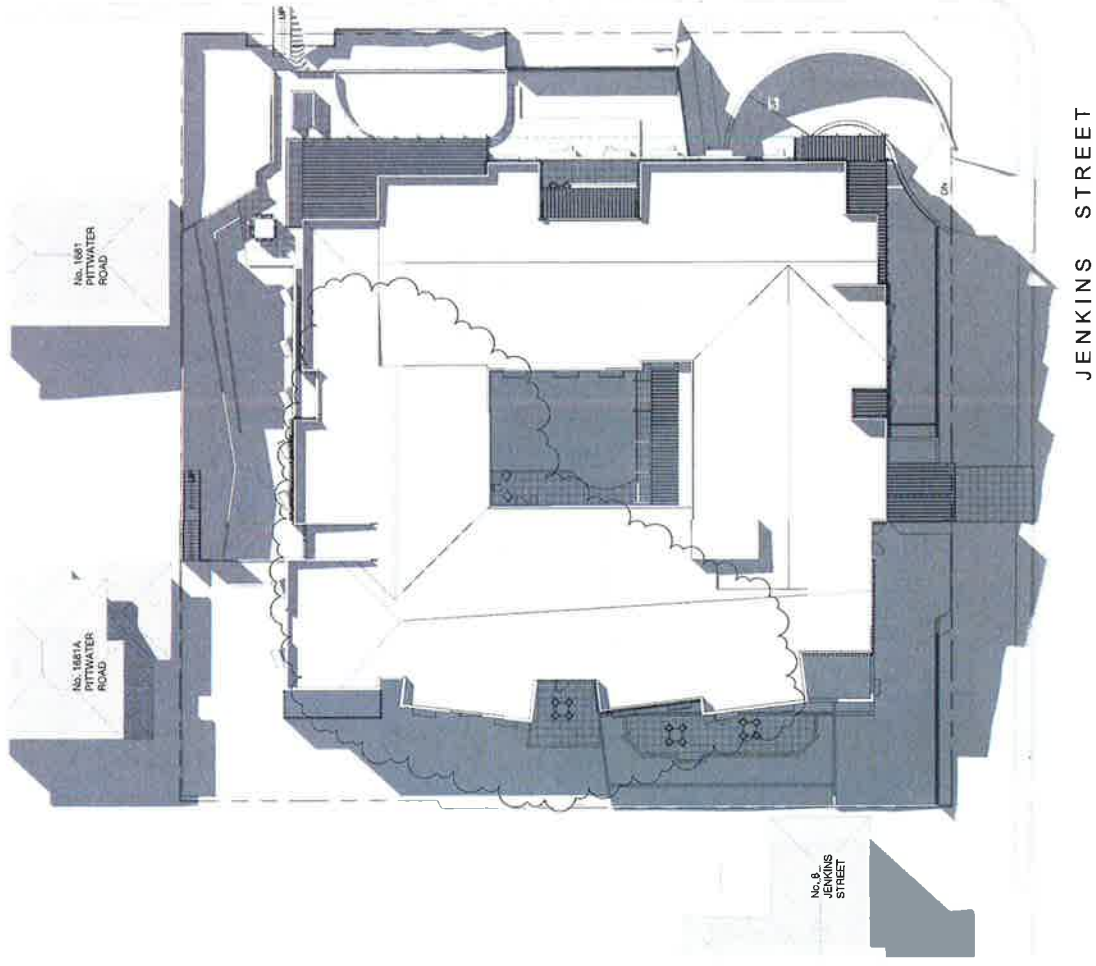
JUNE SOLSTICE 9am
AQUARIUS OCEAN VIEW
2 JENKINS STREET MONA VALE NSW 2103

SCALE:	1 : 200	A1
JOB NO:	Half size	A3
DATE:	13075	10.02.2015
DWG NO.	DAY000	/A



EXISTING SHADOW DIAGRAM 21st JUNE 10am

smith + tracey architects



PROPOSED SHADOW DIAGRAM 21st JUNE 10am

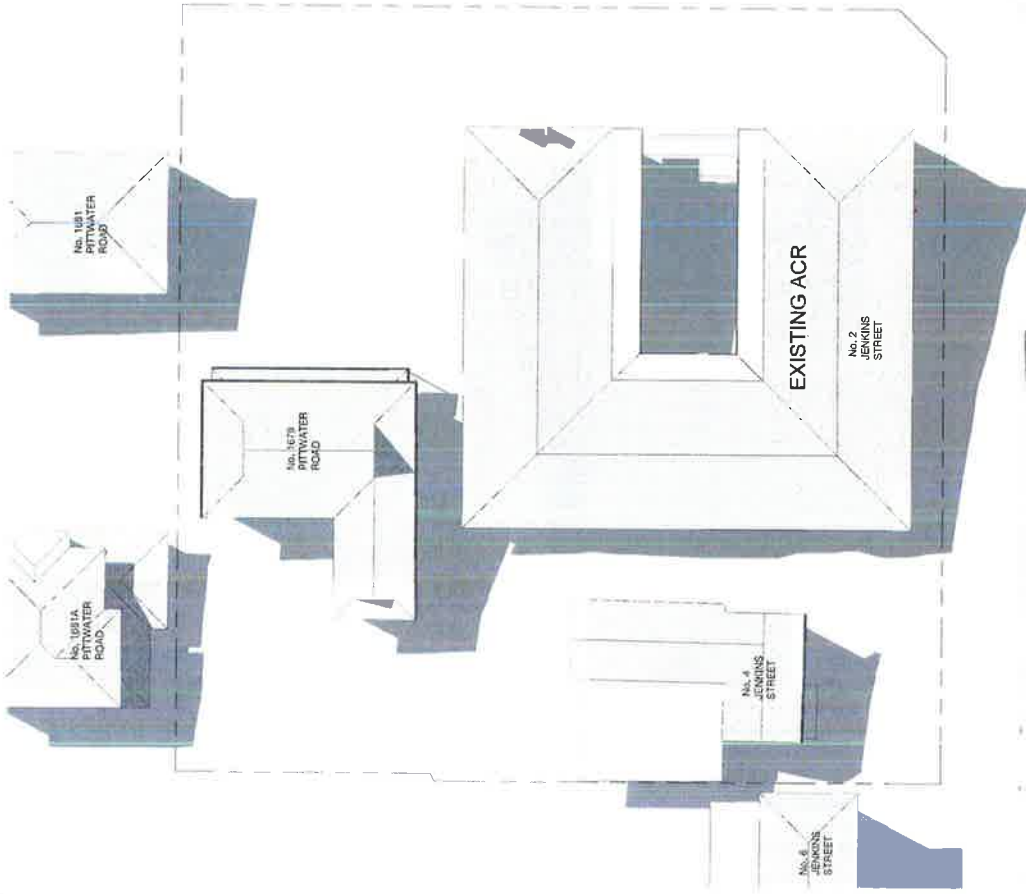
JUNE SOLSTICE 10am

AQUARIUS OCEAN VIEW

2 JENKINS STREET MONA VALE NSW 2103

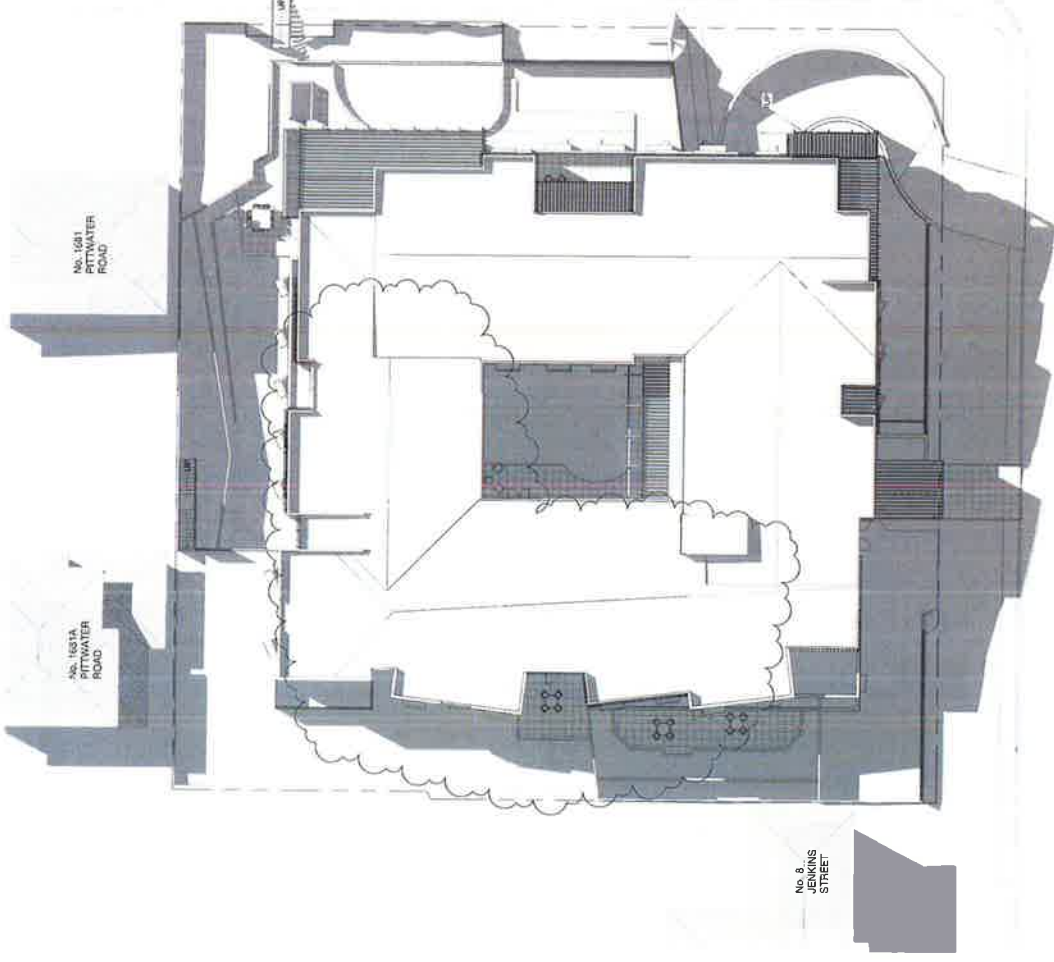


SCALE: 1:200 A1
 Job size: 13075 A3
 JOB NO: 13075
 DATE: 10.02.2015
 DWG NO: DA7001 /A



EXISTING SHADOW DIAGRAM 21st JUNE 11am

smith + tracey architects

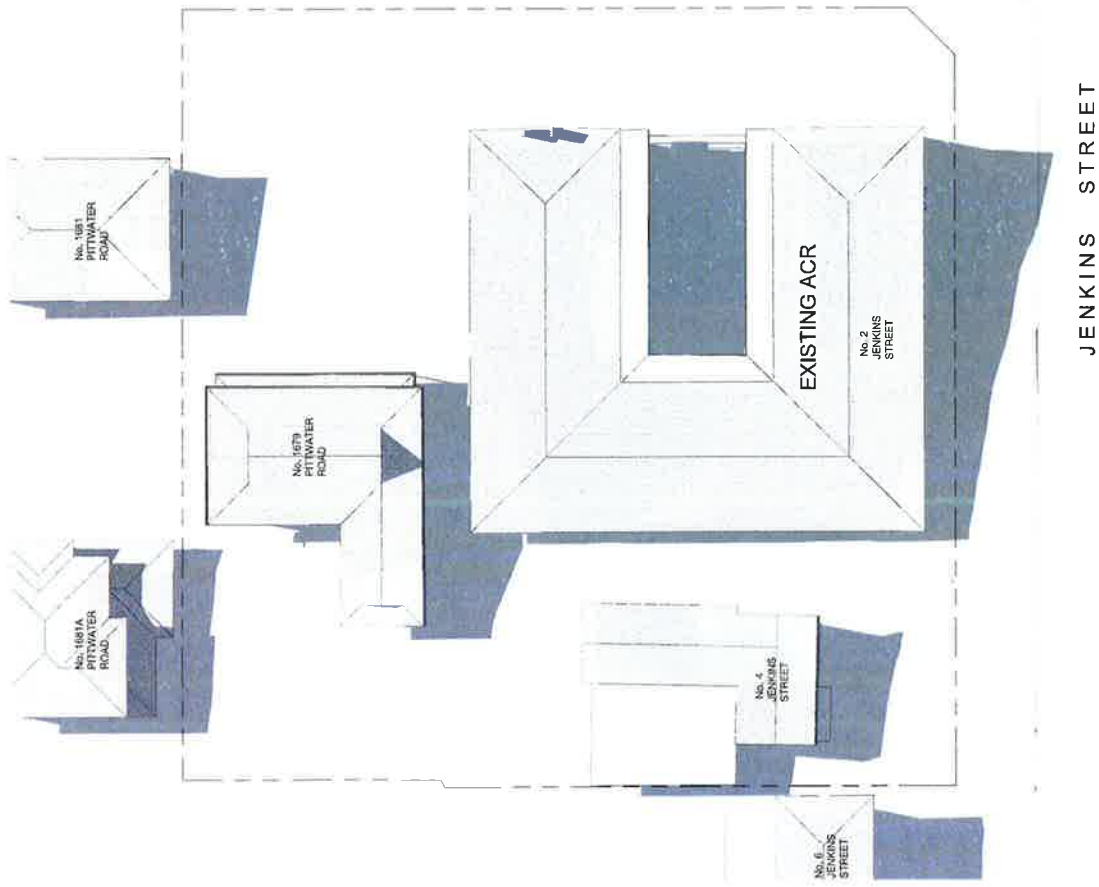


PROPOSED SHADOW DIAGRAM 21st JUNE 11am

JUNE SOLSTICE 11am
AQUARIUS OCEAN VIEW
2 JENKINS STREET MONA VALE NSW 2103



SCALE: 1 : 200 A1
Half size A3
JOB NO: 13075
DATE: 10.02.2015
DWG NO: DA7002 /A

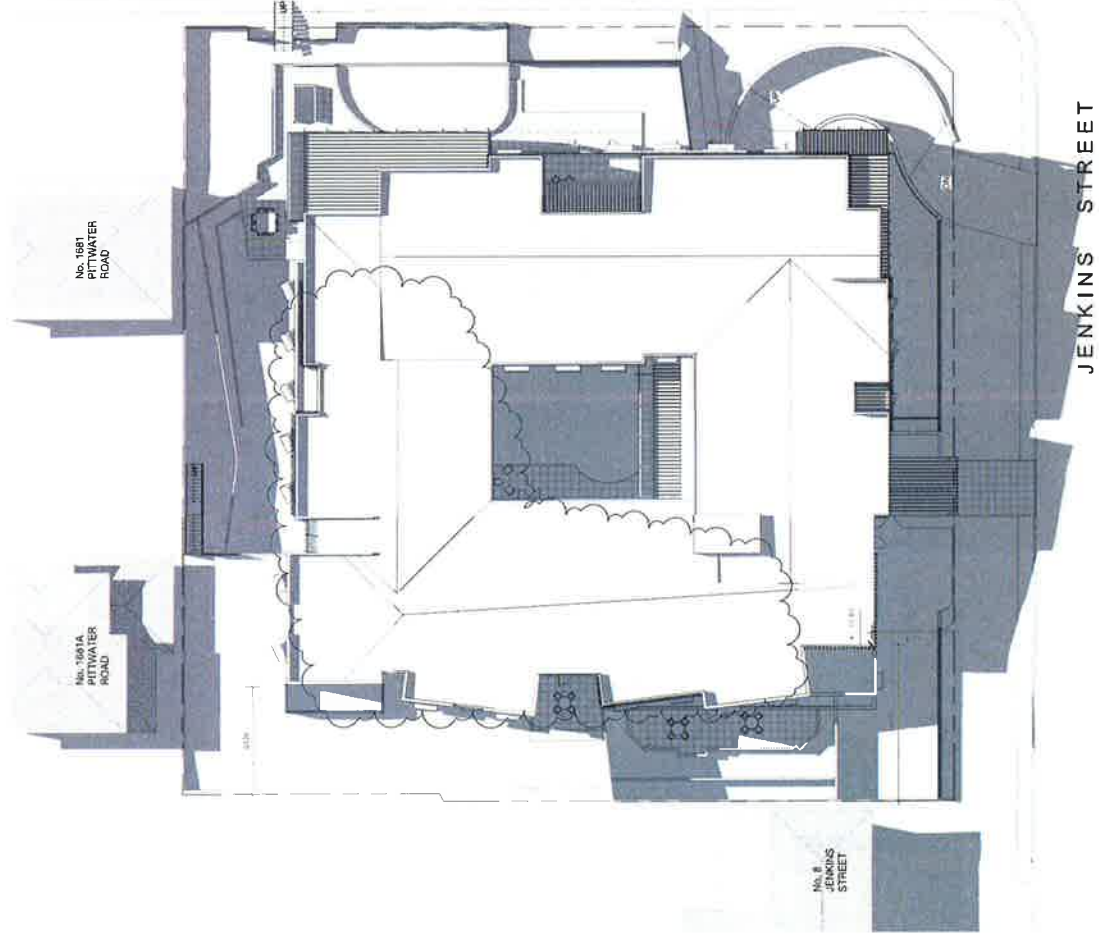


EXISTING SHADOW DIAGRAM 21st JUNE 12pm

smith + tracey architects

Project Name	2 JENKINS STREET MONA VALE NSW 2103
Client	AQUARIUS AGED CARE
Architect	smith + tracey architects
Date	10/02/2015
Scale	1:200
Half size	A3
Job No	13075
Date	10/02/2015
DWG NO	DA7004
Rev	/A

PITTWATER ROAD



PROPOSED SHADOW DIAGRAM 21st JUNE 12pm

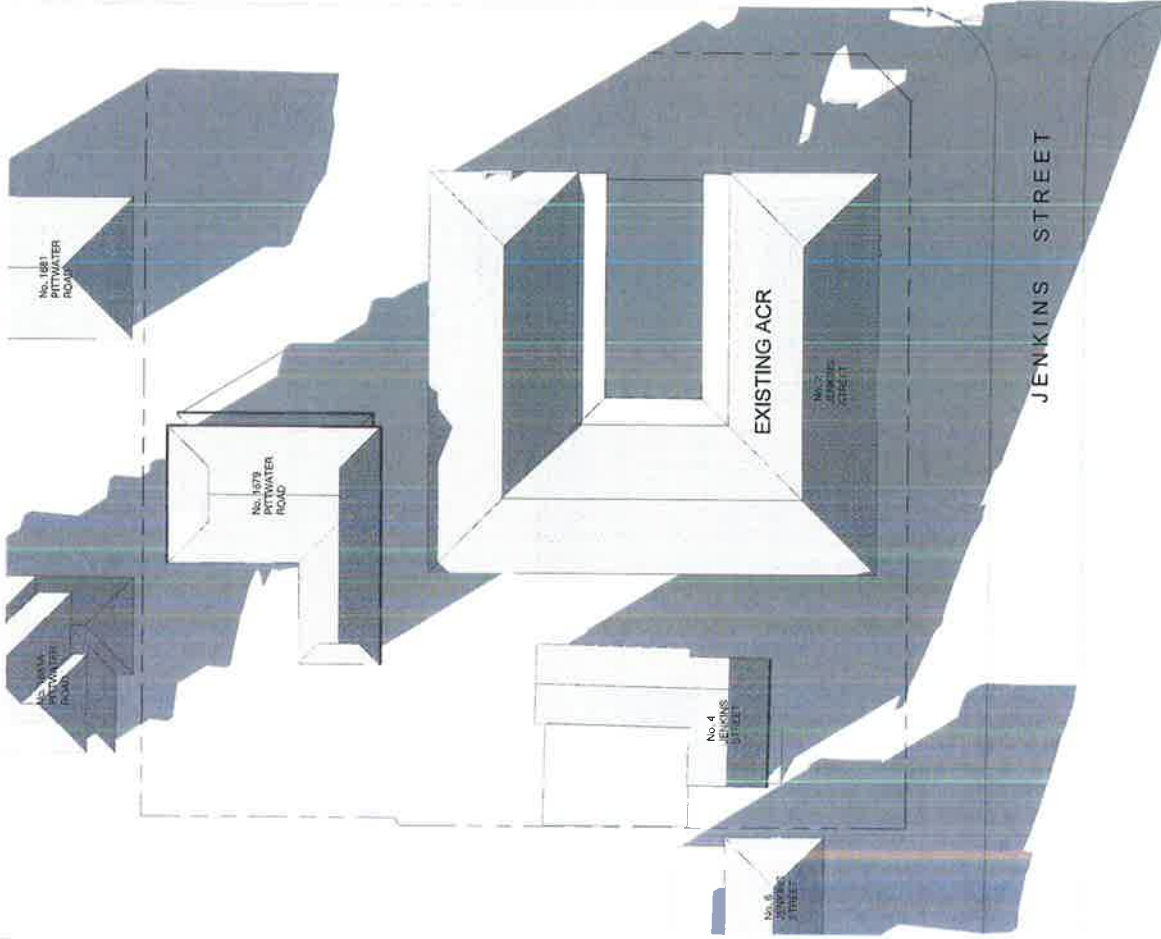


JUNE SOLSTICE 12pm

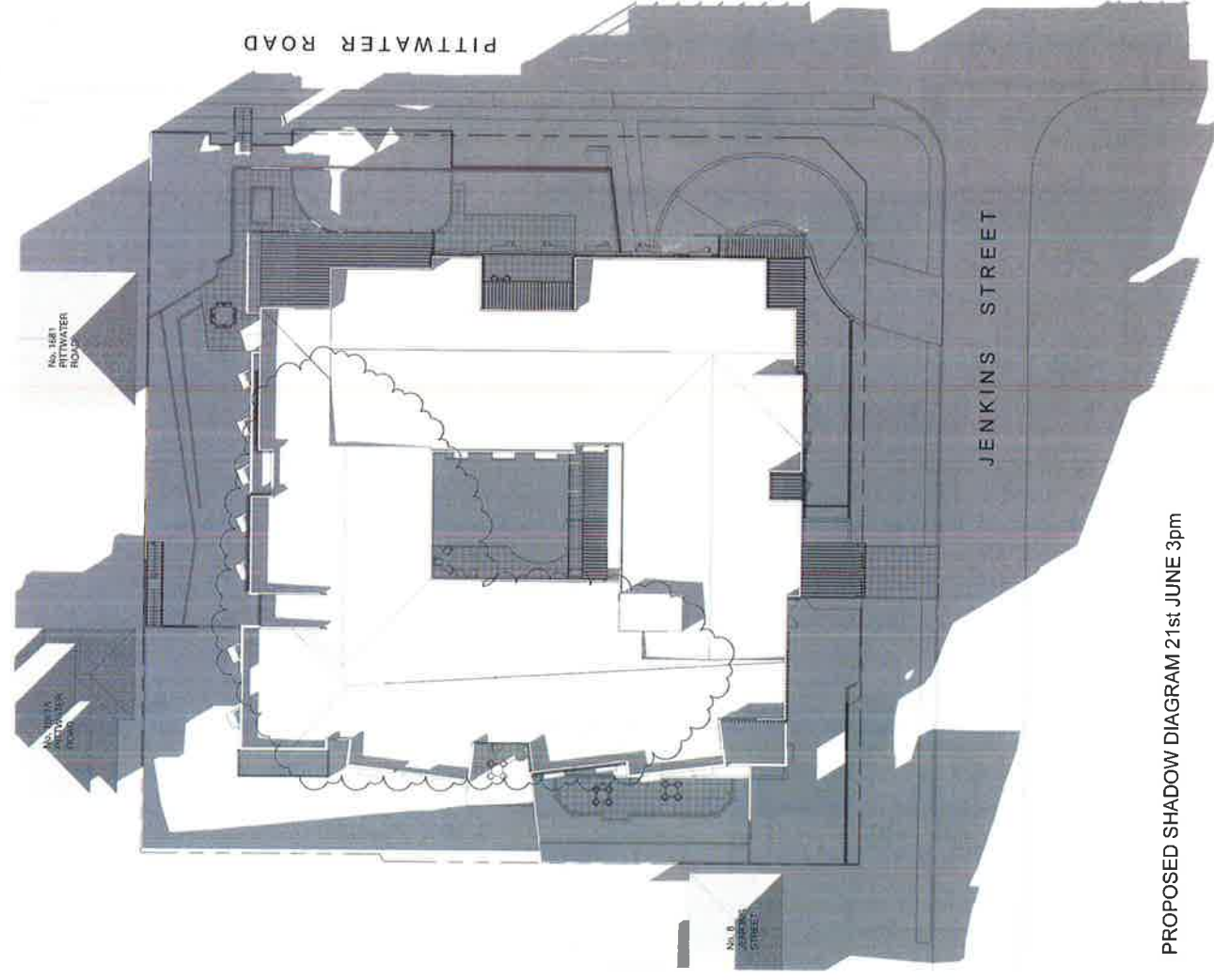
AQUARIUS OCEAN VIEW

2 JENKINS STREET MONA VALE NSW 2103

SCALE:	1:200	A1
JOB NO:	13075	A3
DATE:	10/02/2015	/A
DWG NO:	DA7004	



EXISTING SHADOW DIAGRAM 21st JUNE 3pm



PROPOSED SHADOW DIAGRAM 21st JUNE 3pm

AQUARIUS OCEAN VIEW

2 Jenkins Street, Mona Vale



CLIENT: Aquarius Aged Care
ARCHITECT: Smith + Tracey Architects

STATUS: DA SUBMISSION
ISSUE: IC1
DATE: 20 JANUARY 2015
JOB REF: MD1024

urbis

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INTRODUCTION

This landscape architectural report presents the landscape design philosophy for the proposed redevelopment of 'Ocean View' Aquarius Aged Care, Mona Vale. The landscape design incorporates the entire perimeter space as well as the central courtyard area that is to be affected by the redevelopment of the site. The landscape proposal has been prepared after review of, and in compliance with Council's Development Control Plan 2014.

SITE CONTEXT AND EXISTING CONDITIONS

The subject site is located at 2 Jenkins Street, Mona Vale on a corner of block with frontages to Pittwater Road and Jenkins Street. The site currently accommodates a Residential Aged Care Facility managed by Aquarius, the combined site has a total area of approximately 2,543m².

The site is situated across 3 elevated blocks of land on the corner of Jenkins Street and Pittwater Road with views over Mona Vale Golf Course extending to Mona Vale Headland and Bongin Bongin Bay to the north-east. The Mona Vale Private Hospital is a 2 minute drive south on Pittwater Road. The aged care facility faces both a main road and side street and has both residential and commercial / industrial surrounding and neighbouring land uses.

Pittwater Council maps show the site to be within a natural 'Low Lands' vegetation area. Significant vegetation observed on the site consists of *Eucalyptus carnadulensis* (River Red Gum) and a *Eucalyptus paniculata* (Grey Iron Bark).

The Pittwater Road streetscape is a rocky embankment on the sites eastern boundary approximately 1.5- 2.0 meters level difference from the site to the streetscape. Vegetation on the embankment is a mixture of *Acaia salignus* (wattles) and a variety of domestic and non-native plants such as Mock Orange (*Murraya paniculata*), large agave species, asparagus fern and Common Ivy (*Hedera helix*). The streetscape along Jenkins Street has a steep incline with a narrow footpath situated to the back of kerb and consists of River She-oaks (*Casuarina cunninghamiana*) and Brush Box (*Lophostemon confertus*).

EXISTING EDGE CONDITIONS

Images: Google Street View



View along eastern boundary (looking south) along Pittwater Rd Frontage



View to corner of site (looking north west) along Jenkins St and Pittwater Rd



View along southern boundary (looking north west) from Jenkins St



View along southern boundary (looking east) along Jenkins St

It is proposed that weeds be removed and vegetation replaced with an harmonious balance of native and non-native plant species, to meet both the environmental requirements of council as well as the aesthetic amenity and therapeutic needs of the facilities future residents.

EXISTING NATIVE PLANTS ON SITE



D E V E L O P M E N T P R O P O S A L

The development proposal is to replace the existing buildings on the site and erect a new residential care facility which accommodates approximately 103 rooms over 4 levels, and a basement car park for 21 vehicles (access via Jenkins Street). The landscape component of works associated with the building refurbishment will primarily be the perimeter landscape extending from the property boundary to building footprint, the internal courtyard and associated streetscape works.

The landscape design scope of works associated with the building refurbishment has been confirmed by council and informed by the DCP which states the following:

Landscape Outcomes

- A built form softened and complemented by landscaping.
- Landscaping reflects the scale and form of development.
- Retention of canopy trees by encouraging the use of pier and beam footings.
- Development results in retention of existing native vegetation.
- Landscaping results in the long-term retention of Pittwater's locally native tree canopy.
- Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species
- Landscaping enhances habitat and amenity value.
- Landscaping results in reduced risk of landslip.
- Landscaping results in low watering requirement.

V E G E T A T I O N M A N A G E M E N T S T R A T E G Y

An arborist assessment of the site identified significant native trees being located within the north-eastern corner and front boundary of lot DP5464 (1679 Pittwater Road); these being 5 x native trees; *Eucalyptus carmichaelensis* (Red River Gums) and 1 x species indigenous to the area; *Eucalyptus paniculata* (Grey Ironbark). The other 2 lots 1/2/3/4 DP23373 (2 and 4 Jenkins Street) that make up the development consist of no significant native vegetation.

Trees of value adjacent to the site also exist on the neighbouring properties, the side boundary of 8 Jenkins Street (*Lophostemon confertus*) and rear boundary of 55 Elimatta Street (*Jacaranda mimosifolia*) as well as along the Jenkins St streetscape (*Lophostemon confertus* and *Casuarina cunninghamiana*).

Native species of shrubs and groundcovers occurring within or adjacent to the site (although minimal and mainly on the rocky escarpment along Pittwater Road) have been identified and have guided the indicative plant palette and species list for the 'native plants' category.

As the existing use of the sites were primarily residential, many weed and non-native plants currently exist. It is proposed that weeds be removed and vegetation replaced with a harmonious balance of native and non-native plant species, to meet both the environmental requirements of council as well as the aesthetic, amenity and therapeutic needs of the facilities future residents.

WEEDS ON SITE



DOMESTIC PLANTS ON SITE



TREE RETENTION STRATEGY

Trees identified as having significant value, have had every attempt to be protected and retained as per B4.22 Preservation of Trees or Bushland Vegetation of the Pitwater Development Control Plan 2014 in consultation with an arborist. Trees that are nominated for removal are considered to be either a risk to property, dead or dying (in decline) exempt tree species (and not in align with the landscape design or hinder the design), not of significant value, within building footprint or not considered a habitat for native fauna.

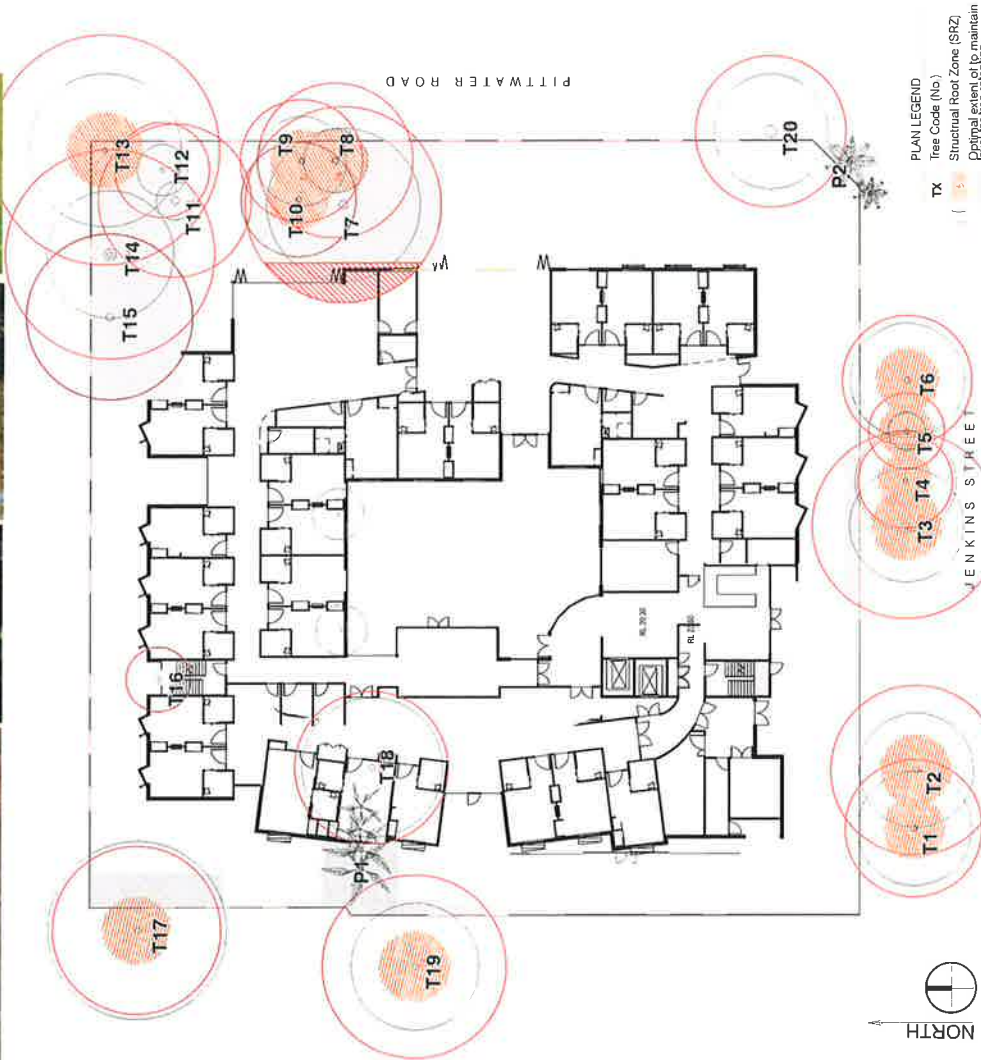
Based on the above factors, 4 native and significant trees on the are proposed to be retained and protected and the landscape design has been driven through this. 6 trees on Jenkins St streetscape have also had landscape design measures taken (such as the stepping back of retaining walls further into the site to maintain existing soil levels) to ensure protection, and lastly, design measures have been taken such as retaining wall locations along the western boundary, to ensure the protection of the significant trees on the adjacent sites. The landscape design sees the retention of this vegetation as pivotal to the desired landscape character for the development.

DESIGN RESPONSE: TREE RETENTION SCHEDULE

No	Species	Design Response
T1	<i>Lophostemon confertus</i>	Protect
T2	<i>Casuarina cunninghamiana</i>	Protect
T3	<i>Casuarina cunninghamiana</i>	Protect
T4	<i>Lophostemon confertus</i>	Protect
T5	<i>Casuarina cunninghamiana</i>	Protect
T6	<i>Casuarina cunninghamiana</i>	Protect
T7	<i>Eucalyptus camaldulensis</i>	Remove
T8	<i>Eucalyptus camaldulensis</i>	Retain + Protect
T9	<i>Eucalyptus camaldulensis</i>	Retain + Protect
T10	<i>Eucalyptus paniculata</i>	Retain + Protect
T11	<i>Eucalyptus camaldulensis</i>	Remove
T12	<i>Eucalyptus camaldulensis</i>	Remove
T13	<i>Eucalyptus camaldulensis</i>	Retain
T14	<i>Eucalyptus camaldulensis</i>	Remove
T15	<i>Casuarina cunninghamiana</i>	Remove
T16	<i>Callistemon viminalis</i>	Remove
T17	<i>Angophora costata</i>	Protect
T18	<i>Jacaranda mimosifolia</i>	Remove
T19	<i>Lophostemon confertus</i>	Protect
T20	<i>Eucalyptus acuminatoides</i>	Remove
P1	4 x Palms	Remove
P2	2 x Palms	Retain

*TPZ Tree Protection Zone | SRZ Structural Root Zone

EXISTING TREES



PLAN LEGEND
Tree Code (No.)
TX
Structural Root Zone (SRZ)
Optimal extent of tree retention
Indicative tree canopy

DESIGN RESPONSE: LANDSCAPE CHARACTER

The landscape has been designed to respond to both the Pittwater Council's environmental and spatial requirements as well as responding to the 'Ocean View' resident's physical, psychological and emotional needs whilst enhancing a native coastal bushland setting. It is intended to create an environmentally responsive landscape whilst ensuring that the facility retains a domestic and 'homely' feel with the character and facilities tailored towards women ('feminology'). The landscape will incorporate tactile and sensory planting and elements for resident therapy and activity.

Components such as raised planter beds are interactive elements, a place for residents to garden either in their own time or assisted by staff. This activity is beneficial both for their state of mind as well as a providing physical activity and social interaction. A raised garden bed off the dining and living areas along the Pittwater Road frontage that are wheelchair accessible, provide both a gardening and harvesting activity that residents can be involved in, this can lead to contribution to cooking, social interaction, physical activity and a sense of belonging. This location has been chosen due to its sunny aspect and casual surveillance views to the street.

Path networks lead through and into spaces, seating is provided along pathways as a place to sit and contemplate or relax. These seating areas are considered 'therapy spaces' as this promotes and provides the opportunity for residents to connect with nature. They have been located either under trees, adjacent lawn spaces or gardens or with some sort of view or visual interest.

The internal courtyard is seen as important for use at the lower ground level and as an aesthetic view from higher levels. It will be a key area for high-care residents and their family and friends. The internal courtyard provides a tactile element of varying surfaces set within a continuous path surrounded by plantings. Seating areas are located along the path for rest and relaxation. Exercise stations can also be incorporated along the route. This central space has a lush native rainforest feel with tree ferns and other hardy native and exotic species.

Native species are primarily located along Pittwater Road frontage, this area of the site is dedicated to native species with a total area of more than 310m². This not only responds to the surrounding and endemic vegetation but also are bird attracting, providing another level of visual stimuli for high-care residents whilst being in alignment with Councils environmental agendas.



DESIGN DRIVERS

1. Familiarity and Memory
 - Home not an Institution
 - Domestic Ambience
 - Memory evoking items
2. Responsive to Environment
 - Native species
 - Existing vegetation
 - Harnesses views and view sheds
 - Climatic responsiveness
3. Safety and Function
 - Accessibility to all areas for all residents
 - Safety of plant selection
 - Fencing and Barriers
4. Activity and Therapy
 - Landscape Interaction
 - Exercise Stations
 - Incidental activity (eg gardening)
5. Amenity and Comfort
 - Comfortable Staff Zones
 - Variant Landscapes (visual interest, 'get-away' spaces, 'home' spaces)
 - Active Landscapes (gardening areas, walking areas, herb gardens, sensory gardens)
 - Places to contemplate
 - Nature Spaces (bush setting, lush setting, formal garden, domestic)
 - Viewing landscapes

"The landscape design responds to the internal programs, architectural forms and facade geometry. The perimeter landscape is generally angular in form, responding to the building mass, whilst the internal courtyard's natural layout responds and celebrates the buildings unifying organic facade treatment."

DESIGN RESPONSE: LANDSCAPE MASTERPLAN

The landscape design responds to the internal programs, architectural forms and facade geometry. The perimeter landscape is generally angular in form, responding to the building mass, whilst the internal courtyard's natural layout responds and celebrates the buildings unifying organic facade treatment.

A general 'tidy-up' along the Pittwater Road embankment is also proposed with the removal of weeds and dead trees and planting of native species onto the existing embankment wall for amenity and bank stabilisation. A new section of wall where the existing driveway is proposed to be a gabion wall, stepped back with planting to soften the harshness of rock to reduce scale.

Access and circulation design ensures all areas are fully accessible to all residents and visitors from the building and into the outdoor areas, with clearly defined paths, handrails, tactile indicators and will have pavements with high slip resistance. A clear and accessible arrival point is located along Jenkins Street and all fire exits have been designed to ensure ease of access and clear routes away from the building.

Shade trees, seating benches and lighting define the paths through the site. These elements will be developed during the detail design stages and all paving materials and furniture would be subject to relevant Australian Standards. All plants selected will be safe for residents, being non-poisonous and free from spikes or other irritating or dangerous elements.

LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements (benches, feature trees and planting), the pathways will be lit by low level bollards and directional in-ground lights.

WATER MANAGEMENT

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle. All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;

Where possible storm water runoff will be directed to the lawn and garden beds and irrigation will be provided to all soft landscape areas and will be specified within the tender package, all planting both native and domestic is of a low water demand.

PLANT ESTABLISHMENT MAINTENANCE

Maintenance works includes but is not limited to:

- Inspection of soil moisture levels and replenishment as necessary.
- Inspection for and control of soil and insect pests, diseases and other such infestations
- Pruning and repair of all branches and foliage, removal of debris and soil surface and addition of soil and / or mulch to soil surface (in accordance with AS4373:2007 – Pruning of Amenity Trees).
- Maintenance of proper growing medium nutrient levels to ensure maximum vegetation health. A suitable list of health characteristics is to be provided by an agreed specialist and testing is to be maintained on a minimum yearly basis.
- Lawn to be mowed to maintain a leaf blade height of no greater than 50mm.
- Monitoring and maintenance of efficiency and effectiveness of irrigation system.
- Control of pests and diseases infestation shall be in strict accordance with all regulations and manufactures recommendations. Supply documentation of such compliance upon request by responsible authority.

SAFETY AND SECURITY

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas:

- Pedestrian routes will be continuous and without dead ends;
- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.
- Any outdoor staircases will be only accessible through a code locked gate.
- All retaining walls will either have 1.5m fences to top of solid walls will extend 1.0 - 1.5m above higher ground level dependant on their location and resident accessibility.



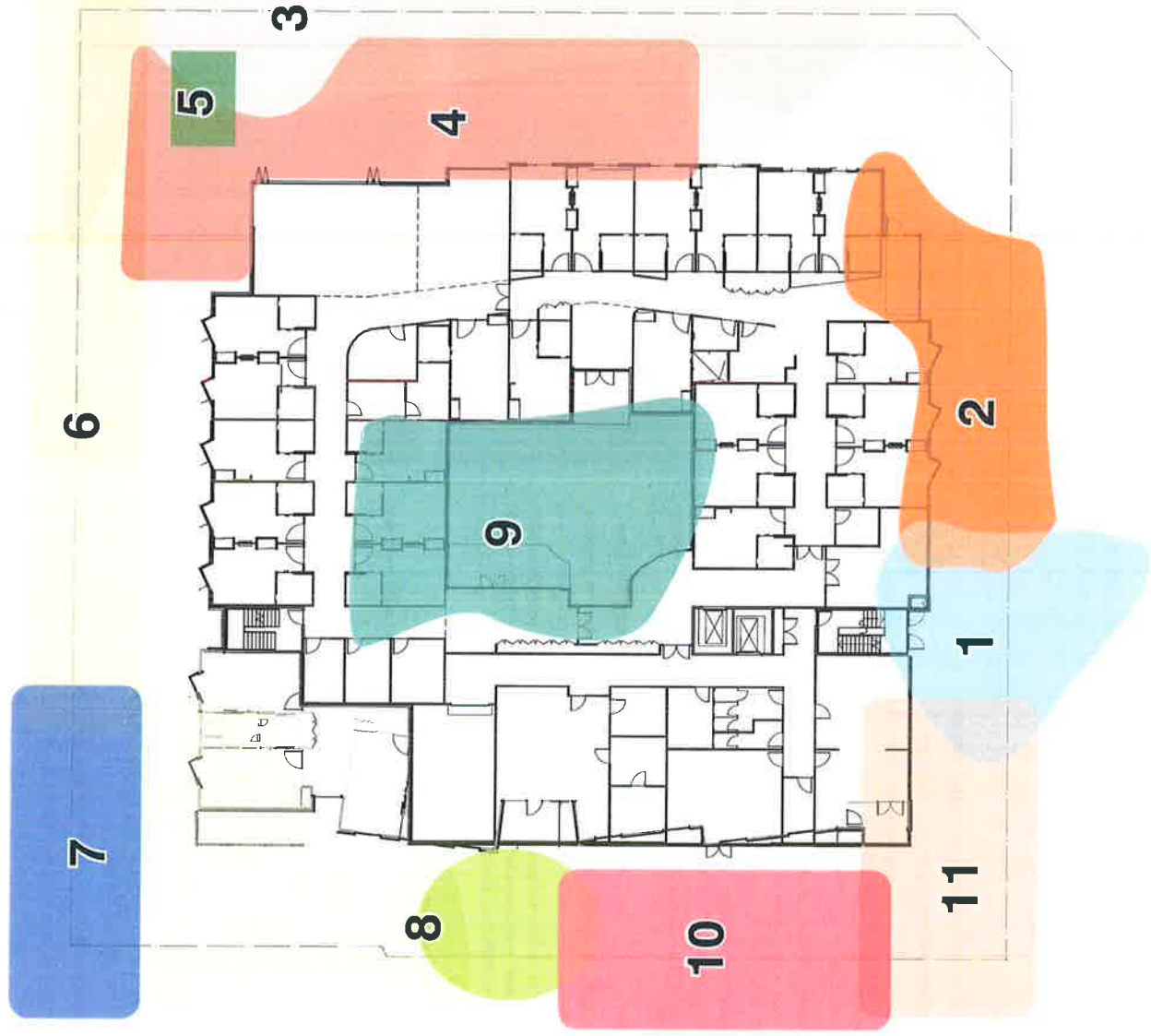
LANDSCAPE CHARACTER ZONES

A series of zone opportunities were identified within the perimeter and internal landscaping. Their functions were dictated through the architectural design of the facility as well as site analysis work identifying existing uses on the site. All areas will be fenced for resident safety and coded secure gates used where access requires higher care.

Creating and defining these spaces gives purpose and activity to each zone and helps to provide a variant of landscaping, use and activity for the multiple users (residents, staff and visitors) of Aquarius Aged Care, Ocean View.

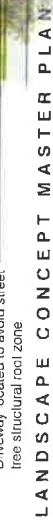
PLAN LEGEND

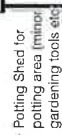
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|---|--|
|  | 1. The Front Door |
|  | 2. Front Courtyard |
|  | 3. Bush Setting |
|  | 4. Outdoor Living |
|  | 5. Kitchen Garden |
|  | 6. Terraced Garden Contemplation Area |
|  | 7. Formal Garden + Lawn |
|  | 8. The Backyard including 'Potting Area' |
|  | 9. Internal Courtyard |
|  | 10. Staff Courtyard |
|  | 11. Services Area |



1. THE FRONT DOOR	4. OUTDOOR LIVING	6. TERRACED GARDEN CONTEMPLATION AREA	8. THE BACKYARD AND POTTING AREA	10. STAFF COURTYARD
- Arrival plaza for guests 'Homely' and non-commercial - Seating and waiting areas - Screened from service area - Mixture of domestic and native plants	- Patio area - Outdoor dining opportunity - Area to bird watch (natives planted as screening on other side of balustrade/fence) - Eastern sea breezes	- Seating areas - Views to different landscape / landscape elements - Connection with nature - Exercise stations - Social spaces	- Raised planting beds (for resident domestic gardening) - Areas for sitting, watching and contemplation - Path leading from the 'polling area' through a 'fish planting area' (tree ferns, hardy ferns, rocky etc – also visual amenity from inside the building) through to the 'formal garden' - This area will contain domestic elements to help spark memory and recognition and help with resident therapy	- Epiphyte Walls - Climbers - Screening Shrubs - Bench-style seating areas - Picnic and group seating areas - Mixture of dark and light coloured Rendered walls - Outdoor umbrellas for weather protection
2. FRONT COURTYARD	5. KITCHEN GARDEN	7. FORMAL GARDEN + LAWN	9. INTERNAL COURTYARD	11. SERVICE AREA
- Maintains casual surveillance to Jenkins Street and driveway - Outdoor living area with shade loving plants and palms/ tree ferns etc - Area for therapy dogs - Contemplation and sitting areas - Turf area (tactile)	- Raised garden bed off dining / living area - Wheel chair accessible - Sunny location - Vegetable and Herbs - Inclusiveness / sociability - Activity - Familiarity - Domesticity	- Familiar spaces - Water fountain - Domestic / ornamental planting - Memory - Social space - Sensory garden - Visual amenity - Fitness class zone (eg Tai Chi and gentle exercise) - Educational space	- Lush - Relaxation - Continuous pathway - Views from building - Safe and Secure - Accessible	- Screened from neighbours and streetscape through fencing, walls and planting - Service vehicle access and turning areas
3. BUSH SETTING				
- Native planting - Street interface - Bird Attracting - Tie in with retained trees				







- Raised planter behind and screening shrubs to boundary

- Residents 'potting area'. Terraced walls for activity accessibility and protection of adjacent tree.

- Patio area with small set pavers 300x300

1800 high timber paling fence to property boundaries

Retaining wall extend 1.5m above higher FSL

11006A3



THE FRONT DOOR RL 23,600



urbis

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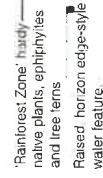
Aquarius Ocean View - 2 Jenkins Street, Mona Vale
DA Submission Report - Landscape Design



FRONT COURTYARD RL 20.300
PITTWATER ROAD FRONTAGE



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ACTIVITY ZONE RL 20.300



P L A N T I N G S T R A T E G Y

Plants have been chosen for their contrasting form, foliage and colour promoting a diversity of trees and understory planting. Responding to the existing domestic and native planting in and around the site, the surrounding context and climatic conditions, we have proposed a palette primarily consisting of native plants (street frontages)providing a strong connection to the surrounding streets as well as domestic themed planting to aid in memory, activity and therapy for the residents.

Existing native trees have been retained where possible along the property boundary. Proposed trees are primarily located within courtyard spaces, providing amenity and screening to walls. Epiphytes and climbers have been proposed to some walls in combination with screening trees and shrubs to provide added visual interest and a 'homely' familiar feel.

Raised planters have been incorporated in two locations for both response to level changes, retention of existing trees as to serve as an 'incidental exercise and activity location', to encourage residents to participate in gardening, watching friends garden or to harvest herbs etc for meals in the hope to promote social interaction, physical activity and a sense of worth and belonging.

PLANTING SELECTION AND LOCATIONS

- Potential hazardous plants / seedpods / flowers etc will not be placed with resident areas (vegetation with prickly / serrated leaves or seed pod drop etc may be placed on the other side of fences as visual landscapes only - in resident non-contact areas)

I N D I C A T I V E P L A N T I N G S C H E D U L E S

General Planting Palette

As per Pittwater Councils 'Native Plants for your Garden' publication.

P = On Pittwater Council List | N = Native | S = Screening

COMMON NAME		SCIENTIFIC NAME	HEIGHT + SPREAD (M)
TREES + PALMS			
P N	Sally Wattle	<i>Acacia floribunda</i>	50 x 30
P N S	Black She-Oak	<i>Allocasuarina littoralis</i>	15.0 x 5.0
P N	Old Man Banksia O. Saw-toothed Banksia	<i>Banksia serrata</i>	8.0 x 6.0
P N S	Swamp She-Oak	<i>Casuarina glauca</i>	12.0 x 8.0
N S	Purple Beech	<i>Fagus sylvatica f. purpurea</i>	13.0 x 9.0
N S	Hakea multilimbata		20.0 x 5.0
P N	Cabbage Tree Palm	<i>Livistona australis</i>	50 x 25
P N	Swamp Paperbark	<i>Melaleuca ericifolia</i>	12.0 x 8.0
P N	Snow-In-Summer	<i>Melaleuca linanifolia</i>	10.0 x 8.0
P N	Prickly-leafed Paperbark	<i>Melaleuca sphaerolobes</i>	8.0 x 5.0
S	Oakville Crimson Spire	<i>Pinus cerasiifera</i>	6.0 x 2.0
S	Pyrus	<i>Pyrus calleryana Capital</i>	11.0 x 3.0
N S	Lily Pilly	<i>Syzygium australe Prinnacle</i>	4.0 x 1.5
N S	Green Pillar Pin Oak	<i>Quercus palustris Pringreen</i>	14.0 x 3.0
SHRUBS + ACCENT			
P N	Sydney Golden Wattle	<i>Acacia longifolia var longifolia</i>	7.0 x 8.0
P N	Narrow-leafed Bottlebrush	<i>Callistemon lycoparis</i>	3.0 x 3.0
P N	Dogwood	<i>Jacksonia scoparia</i>	1.0 x 1.0
P N	Everlasting Paper Daisy	<i>Ozothamnus diosmifolium</i>	2.5 x 2.0
P N	Rough Fruit Pittosporum	<i>Pittosporum revolutum</i>	6.0 x 5.0
P N	Elderberry Panax	<i>Polyscias sambucifolia</i>	2.0 x 1.5
P N	Pultenaea	<i>Pultenaea daphnoides</i>	3.0 x 2.0
P N	Native Broom	<i>Viminaria juncea</i>	5.0 x 2.0
N	Hairpin Banksia	<i>Banksia spinulosa ssp cunninghamii</i>	2.0 x 2.0
N	Featherhead / Flannel Bush	<i>Phyllica pubescens</i>	15 x 15
N	Devils Bush	<i>Leucadendron salignum</i>	2.0 x 2.0
N	River Rose / Dog Rose	<i>Bauera rubioides</i>	0.3 x 1.2
N	Nodding Pincushion	<i>Leucospermum cordifolium</i>	2.0 x 2.0
N S	Lilly Pilly	<i>Acmena smithii Hot Flush (no psyllids)</i>	10.0 x 6.0
N S	Lilly Pilly Aussie Southern	<i>Syzygium australe Aussie Southern</i>	4.0 x 2.0
N S	Lilly Pilly Royal Flame	<i>Syzygium luehmannii Royal Flame</i>	2.0 x 3.0
GROUNDCOVERS + CLIMBERS			
P N	Apple Dimpplings	<i>Billardiera scandens</i>	
	Baumea	<i>Baumea juncea</i>	
	Water Vine/ Native Grape	<i>Cissus hypoglauca</i>	

COMMON NAME	SCIENTIFIC NAME	HEIGHT + SPREAD (M)
Eriolobus	<i>Eriolobus species</i>	
Knoctly Club Rush	<i>Paria racosa</i>	
Tall Saw-Sedge	<i>Gahnia clarkii</i>	
Native Sturtianilla	<i>Hardenbergia violacea</i>	
Golden Guinea Flower	<i>Hebebia scandens</i>	
Rush	<i>Juncus kraussii</i>	
Dusky Coral Pea	<i>Kennedia rubicunda</i>	
Spray-Headed Murrumbidgee	<i>Lomandra longifolia</i>	
Weeping Meadow Grass	<i>Microstaria stipoides</i>	
Basket Grass	<i>Opismunus species</i>	
Kangaroo Grass	<i>Themeda australis</i>	

Therapeutic + Domestic Planting Palette

Species chosen for memory aids, safety, familiarity + promotion of activity.
T = Touch / Feel | VM = Visual / Memory | E = Edible | Sc = Scent

Species envisaged include but are not limited to

COMMON NAME	SCIENTIFIC NAME
TREES + PALMS	
VM	<i>Licoksonia sp.</i>
VM	<i>Magnolia sp.</i>
VM	<i>Palms</i>
SHRUBS + ACCENT	
VM, E	<i>Aloe sp.</i>
VM, VM, Sc	<i>Lavandula sp.</i>
VM	<i>Bambusa sp.</i>
VM	<i>Platanus only</i>
VM, E, Sc	<i>Rosemary</i>
VM, Sc	<i>Gardenia</i>
VM	<i>Dracena sp.</i>
VM	<i>Ixora sp.</i>
VM, T	<i>Agave attenuata</i>
VM	<i>Lomandra sp.</i>
VM	<i>Crassula sp.</i>
GROUNDCOVERS + CLIMBERS	
VM	<i>Gazania sp.</i>
VM	<i>Bromeliad sp.</i>
VM, Sc	<i>Muriaya paniculata</i>
VM, Sc	<i>Stier Jasmine</i>
VM	<i>Viola hederacea</i>
VM	<i>Zoyzia tenuifolia</i>
VM	<i>Ficus purula</i>
VM	<i>Hesperis palm</i>

INDICATIVE PLANTING PALETTE:
NATIVE TREES



TREES



Acacia floribunda LEAF



Acacia floribunda FLOWER



Hakea multineata FLOWER



Livistona australis LEAF



TREES



Melaleuca linariifolia FLOWER



Banksia serrata FORM



Melaleuca styphelioides BARK



Melaleuca styphelioides FLOWER



SCREENING TREES



Quercus palustris 'Pringreen' FORM



Syzygium australe 'Pinnacle' FORM



Allocasuarina littoralis LEAF



Prunus cerasifera FORM

INDICATIVE PLANTING PALETTE:
NATIVE SHRUBS/GROUND COVERS
AND CLIMBERS



Callistemon linearis FORM



Callistemon linearis FLOWER



Jacksonia scoparia FORM



Jacksonia scoparia FLOWER



Pittosporum revolutum LEAF



Polyscias sambucifolia LEAF



Pultenaea daphnoides FLOWER



Viminaria juncea FORM



Banksia spinulosa ssp. cunninghamii



Phyllica pubescens



Leucadendron salignum



Bauera rubioides



Leucospermum cordifolium



Billardiera scandens



Cissus hypoglauca



Bromiliads



Tree Fern



Agave



IXORA



epaf



Laverne



Aloe Vera



Gardenia



Bamboo



Rosemary



Grass



Ekhom



Crusifix Orchid



Star Jasmine



44

M A T E R I A L S S T R A T E G Y + P A L E T T E

All paving materials and street furniture would be subject to relevant Australian Standards and comply with Council's guidelines.

Paving will consist of contrasting finishes, textures and materials (concrete stone and gravel). It is proposed that the primary path extends from the street and carpark to the new reception, providing a seamless connection between the external key arrival point and front door.

Park seating benches have been provided to the 'Front Door' entrance plaza as well as along the pathway network.

Tables and chair settings can also be accommodated in the courtyard spaces and within the 'Outdoor Living' Areas as shown on the concept plans.



Contrasting Paving Finishes



In-situ Concrete Path and Stainless Steel Handrails



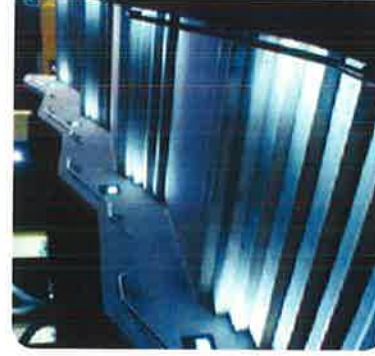
Precast Concrete Paving



Carpark Pre-Cast Concrete Paving



Integrated Landscape Lighting



Integrated Landscape Lighting



Aluminium + timber paling fencing



Feature fencing



Tree Uplighting



Low-level Lighting Bollards to Paths



Softfall



Artificial Turf



Garden Seating Bench with Handrails



Aquarius Ocean View - 2 Jenkins Street, Mona Vale
DA Submission Report - Landscape Design

STONEY
301 ELISE STREET
TOWERS LEVEL 24, DARWIN PARK
STONEY NSW 2300
URBAN P/L URA 484 10 115 234 235

