

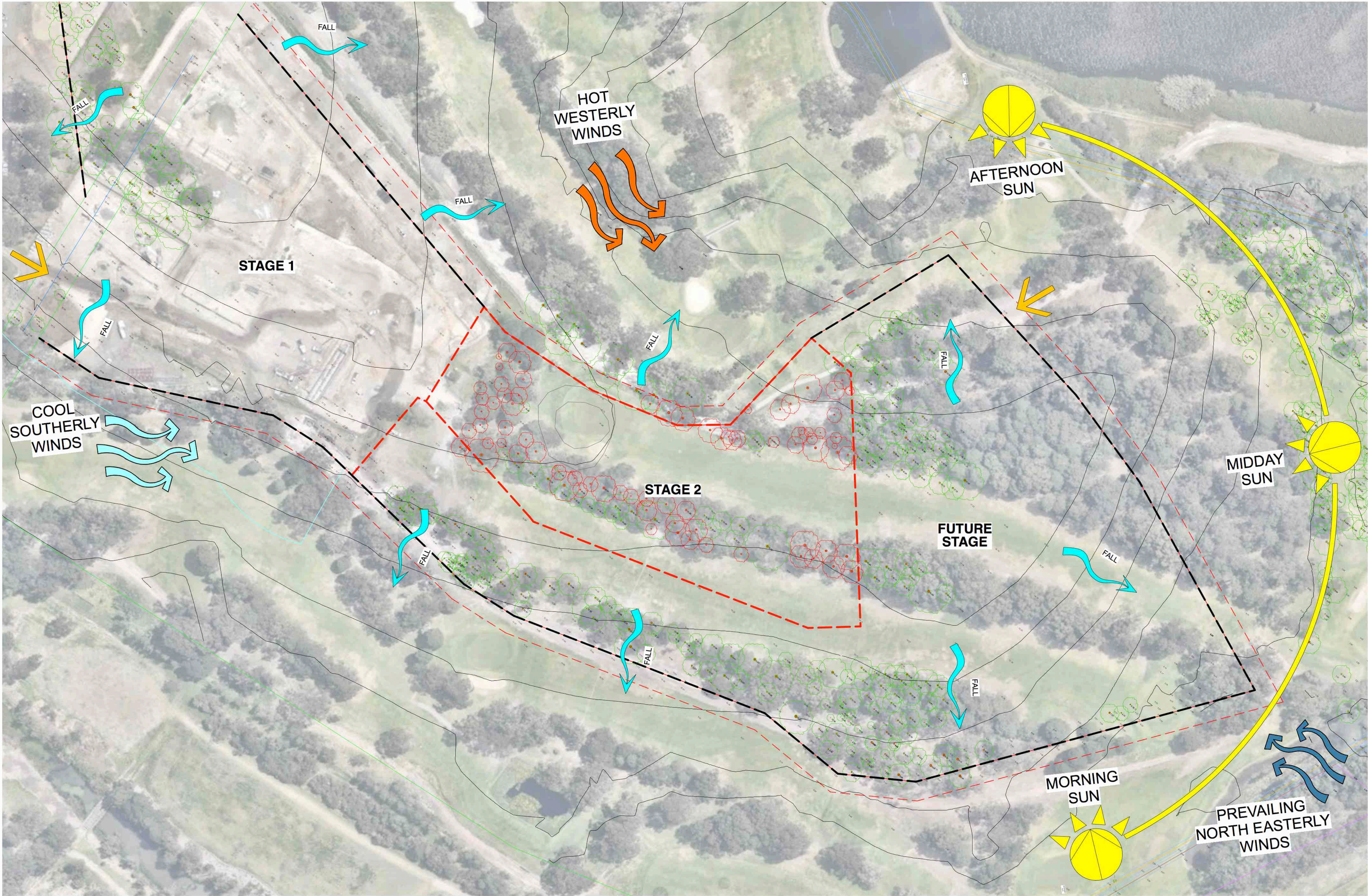
LOCATION PLAN
1:8000 at A1

STAGE 2: SHORTLAND WATERS RETIREMENT VILLAGE - LANDSCAPE DA DOCUMENTATION

Sheet No.	Sheet Name	Revision	Date
LP-001	COVER SHEET	B	16/2/17
LP-002	ANALYSIS PLAN	B	16/2/17
LP-003	MASTER PLAN	B	16/2/17
LP-004	DETAIL PLAN - A	B	16/2/17
LP-005	DETAIL PLAN - B	B	16/2/17
LP-006	DETAIL PLAN - C	B	16/2/17
LP-007	SECTIONS	B	16/2/17
LP-008	PLANTING & THEMING	B	16/2/17



SITE PLAN
1:800 at A1



- LEGEND**
- EXTENT OF WORK
 - BOUNDARY LINE
 - Ex. CONTOUR
 - PROPOSED CONTOUR
 - 23.50 SPOT LEVEL
 - STORMWATER
 - WIND DIRECTION
 - EXISTING VEHICLE ACCESS
 - SITE WATER FALL

ANALYSIS PLAN
1:1000 at A1

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landscape architecture

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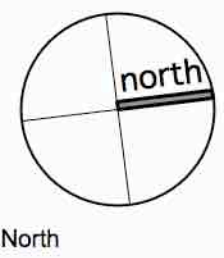
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- CONFIRM LOCATION OF ALL SERVICES ON SITE PRIOR TO EXCAVATION.

Architect:
PALADIN PROJECTS

Engineer:
NORTHROP

No.	Date	REVISION
DRAFT	24/1/17	LANDSCAPE DA FOR REVIEW
A	9/2/17	LANDSCAPE DA FOR SUBMISSION
B	16/2/17	LANDSCAPE DA FOR RESUBMISSION

By
BN
HR
BN



Status
DRAFT

**STAGE 2: SHORTLAND WATERS
RETIREMENT VILLAGE**
90 VALE STREET SHORTLAND, NSW 2307,
LOT 1 DP1215916
AVEO GROUP

ANALYSIS PLAN

SCALE: 1:1000

ORIGINAL DRAWING AT A1

Drawn By: BN
Checked By: DM

Project No. **1380**

Drawing No. Rev
LP-002 B



- ### KEY LANDSCAPE COMPONENTS
- 1 Retain maximum number of existing mature trees. Retained trees are to be mulched when located within turf.
 - 2 Main pedestrian access path through site. Connects to perimeter footpaths and will provide connection between the different stages of the site.
 - 3 Main road through the development as proposed in the original masterplan.
 - 4 Open parkland retained and formalised for passive recreation. Defined by existing mature trees. Proposal uses mass planting to define public and private space and to deal with level changes.
 - 5 Pedestrian connection through to future stage of works.
 - 6 Landscape Buffer- 10m buffer between development site and existing golf course. Mosquito control to be undertaken periodically.
 - 7 Large feature trees to be planted to define key nodes on the corners of the development site.
 - 8 Service location - 5 x Resident bin storage (6.25m²) and letterboxes.
 - 9 Picnic Shelter located within the public domain for use by residents for informal and formal events.
 - 10 Visitor Parking on internal road.

LEGEND

- EXTENT OF WORKS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- BUGGY PARKING
- CONCRETE DRIVEWAY
- TURF
- BUILDING FOOTPRINT
- PAVED PATIO (Refer to Architect)
- LETTERBOX
- WAYFINDING/SIGNAGE
- SEATING
- RETAINING WALL
- LIGHT BOLLARD
- SHELTER (Skillion/Open Style)

TREES

Trees have been selected to define space and function, to provide privacy, seasonal variation and habitat. Planting of the streetscape varies from the species selection in the open space areas, and again varies in the larger mass planting areas between buildings. Species include:

- Eucalyptus microcorys* (Tallowood)
- Waterhousea floribunda*
- Hymenosporum flavum* (Native Frangipani)
- Cupaniopsis anacardioides* (Tuckeroo)
- Pyrus calleryana 'charitae'*
- Brachychiton acerifolius* (Flame Tree)
- Backhousia myrtifolia* (Lemon Myrtle)

MASS PLANTING

Three different types of mass planting have been defined in the masterplan to denote different uses: Open Space, Streetscape and Private Space. Trees, accent planting and groundcovers each contribute to the amenity of each space, provide a variety of levels of maintenance requirements and help to define the function of each area. Species have been selected that reflect the existing vegetation of the site, the local climate as well as provide some moments of seasonal interest.

- Open Space**
Low native ground covers are used on the perimeter of the open space areas. These plants will stabilise the batter and have low maintenance requirements.
- Streetscape**
Low native grasses are used within the streetscape to provide a low maintenance edge whilst maintaining good sightlines.
- Private Space**
Mixture of native and exotic species of a residential scale. Screening planting provided on each property boundary to give privacy between buildings and from the adjacent land-uses.

Screening Planting

Species suitable for screening planted on unit boundaries to provide privacy.

- Syzygium 'cascade'* (Lillypilly)
- Syzygium 'resilience'* (Resilience Lillypilly)
- Loropetalum chinensis* (China doll)

LANDSCAPE MASTER PLAN

1:400 at A1



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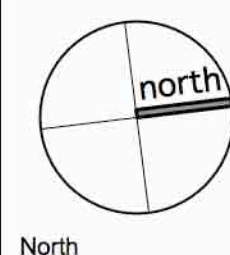
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Architect:
PALADIN PROJECTS

Engineer:
NORTHROP

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By
BN
HR
BN



Status
DRAFT
**STAGE 2: SHORTLAND WATERS
RETIREMENT VILLAGE**
90 VALE STREET SHORTLAND, NSW 2307,
LOT 1 DP1215916
AVEO GROUP

MASTER PLAN

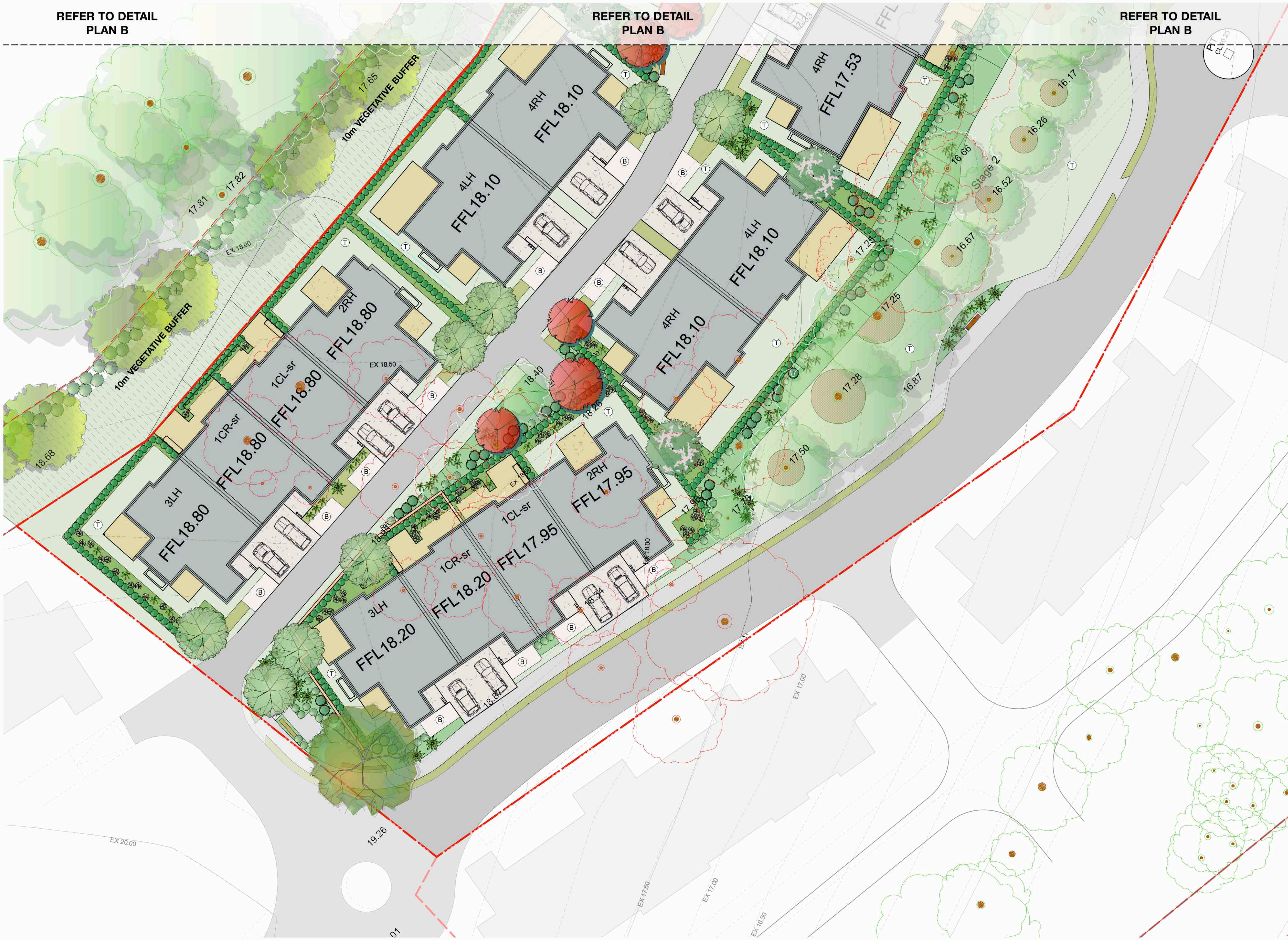
SCALE: 1:400

ORIGINAL DRAWING AT A1

Drawn By: BN
Checked By: DM

Project No.
1380

Drawing No. Rev
LP-003 B



LEGEND

EXTENT OF WORKS

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

BUGGY PARKING

CONCRETE DRIVEWAY

TURF

BUILDING FOOTPRINT

PAVED PATIO (Refer to Architect)

LETTERBOX

WAYFINDING/SIGNAGE

SEATING

RETAINING WALL

LIGHT BOLLARD

SHELTER (Skillion/Open Style)

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Syzygium 'resilience' (Resilience Lillypilly)
Loropetalum chinensis (China doll)

LANDSCAPE DETAIL PLAN - A
1:200 at A1



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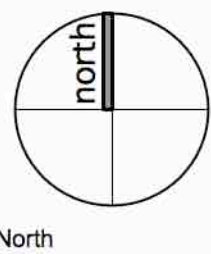
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PALADIN PROJECTS

Engineer:
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By
BN
HR
BN



Status
DRAFT
**STAGE 2: SHORTLAND WATERS
RETIREMENT VILLAGE**
90 VALE STREET SHORTLAND, NSW 2307,
LOT 1 DP1215916
AVEO GROUP

DETAIL PLAN - A

SCALE: 1:200

ORIGINAL DRAWING AT A1:

Drawn By: BN
Checked By: DM

Project No.
1380

Drawing No. Rev
LP-004 B



LEGEND

EXTENT OF WORKS

EXISTING TREE TO BE RETAINED**TREES**

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Screening planting
Species suitable for screening planted on unit boundaries to provide privacy. *Syzygium 'cascade'* (Lillypilly), *Syzygium 'resilience'* (Resilience lillypilly), *Loropetalum chinensis* (China doll)

LANDSCAPE DETAIL PLAN - B
1:200 at A1



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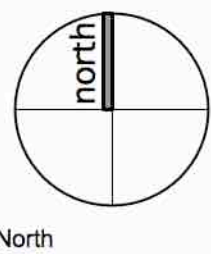


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Architect:
PALADIN PROJECTS

Engineer:
NORTHROP

No.	Date	REVISION	By
DRAFT	24/1/17	LANDSCAPE DA FOR REVIEW	BN
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B	16/2/17	LANDSCAPE DA FOR RESUBMISSION	BN



Status
DRAFT
**STAGE 2: SHORTLAND WATERS
RETIREMENT VILLAGE**
90 VALE STREET SHORTLAND, NSW 2307,
LOT 1 DP1215916
AVEO GROUP

DETAIL PLAN - B

SCALE: 1:200

ORIGINAL DRAWING AT A1:

Drawn By: BN
Checked By: DM

Project No.
1380
Drawing No. Rev
LP-005 B



LEGEND

EXTENT OF WORKS

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

BUGGY PARKING

CONCRETE DRIVEWAY

TURF

BUILDING FOOTPRINT

PAVED PATIO (Refer to Architect)

LETTERBOX

WAYFINDING/SIGNAGE

SEATING

RETAINING WALL

LIGHT BOLLARD

SHELTER (Skillion/Open Style)

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Screening planting

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Syringium 'resilience' (Resilience lillypilly)
Loropetalum chinensis (China doll)

REFER TO DETAIL PLAN B

REFER TO DETAIL PLAN B

REFER TO DETAIL PLAN B

LANDSCAPE DETAIL PLAN - C
1:200 at A1



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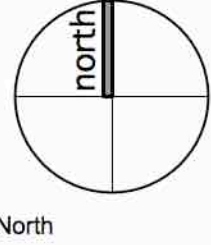
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Engineer:
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By
BN
HR
BN



Status
DRAFT
STAGE 2: SHORTLAND WATERS RETIREMENT VILLAGE
90 VALE STREET SHORTLAND, NSW 2307,
LOT 1 DP1215916
AVEO GROUP

DETAIL PLAN - C

SCALE: 1:200

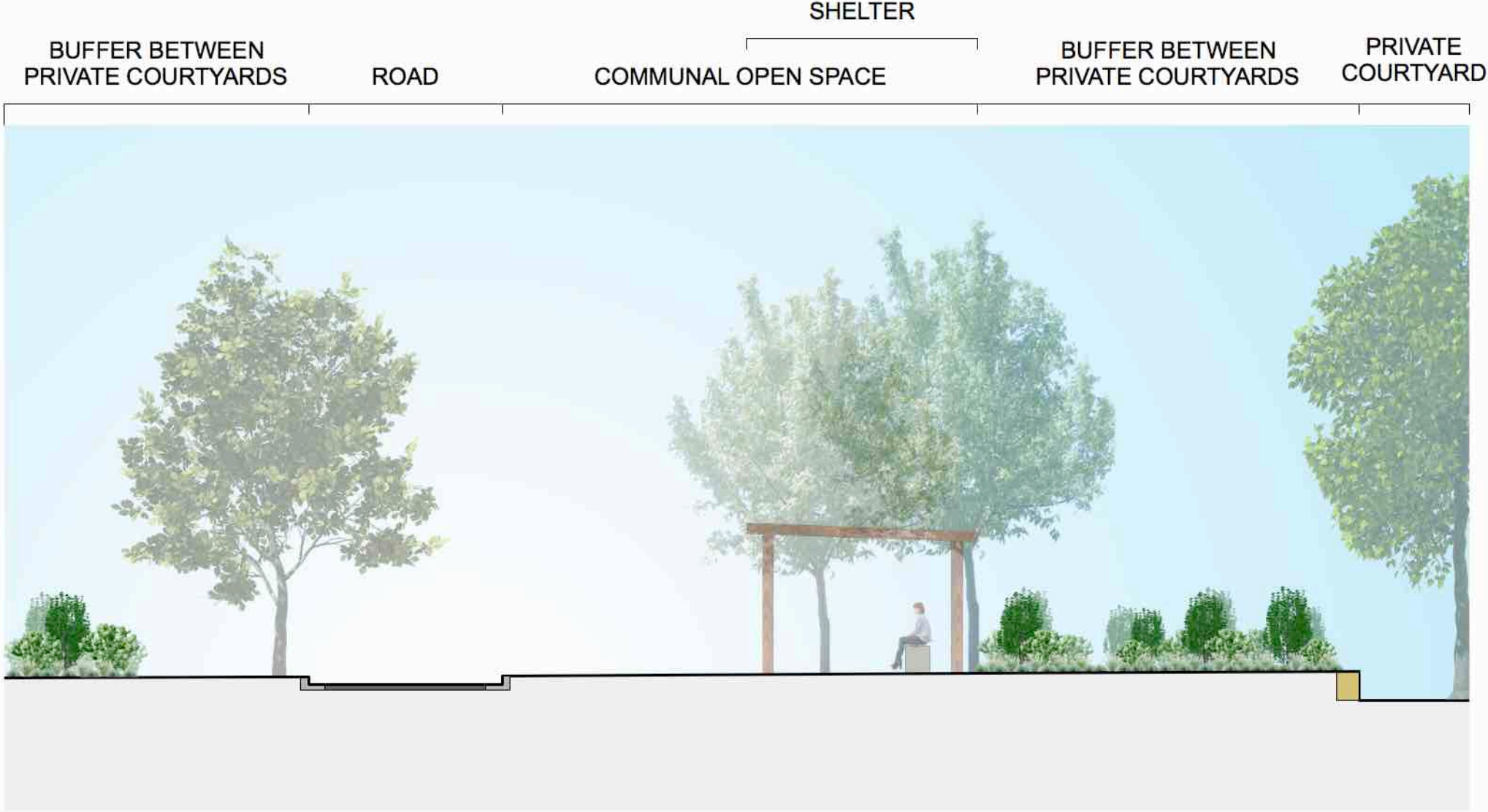
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1380
Drawing No. Rev
LP-006 B



SECTION A - OPEN PARK
1:100 at A1



SECTION B - CENTRAL OPEN SPACE
1:100 at A1



SECTION C - BIN/MAIL ENCLOSURE & POCKET PARK
1:100 at A1



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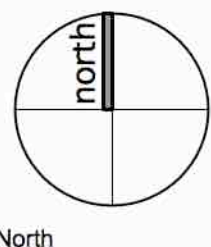


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Status
DRAFT
**STAGE 2: SHORTLAND WATERS
RETIREMENT VILLAGE**
90 VALE STREET SHORTLAND, NSW 2307,
LOT 1 DP1215916
AVEO GROUP

SECTIONS

SCALE: 1:100

ORIGINAL DRAWING AT A1.

Drawn By: BN
Checked By: DM

Project No.
1380
Drawing No. Rev
LP-007 B

GROUNDCOVERS + LOW SHRUBS



Syzgium 'cascade'
Lillypilly



Westringia fruticosa
Coastal Rosemary



Blechnum cartilagineum
Gristle Fern



Doodia aspera
Prickly Rasp Fern



Doryanthes excelsa
Gynea Lilly



Cordyline spp.



Hymenocallis littoralis
Spider Lilly



Anigozanthos flavidus
Kangaroo Paw



Hibbertia scandens
Snake Vine



Myoporum parvifolium
Creeping Boobialla



Dichondria repens
Kidney Weed

GRASSES



Lomandra longifolia
Mat Rush



Poa labillardieri
'Eskdale'



Dianella caerulea
Blue Flax Lilly



Pennisetum 'Nafray'
Fountain grass

OPEN SPACE TREES



Eucalyptus microcorys
Tallowood



Brachychiton acerifolius
Flame Tree



Pyrus calleryana 'chanticleer'
Ornamental Pear



Hymenosporum flavum
Native Frangipani



Waterhouisia floribunda
Weeping Lillypilly

STREET TREES



Cupanaiopsis anacardioides
Tuckeroo



Lophostemon confertus
BrushBox



Tristaniopsis laurina
Watergum

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	POT SIZE
TREES			
PYR cal	<i>Pyrus calleryana</i> 'Chanticleer'	Ornamental Pear	75L
BRA ace	<i>Brachychiton acerifolius</i>	Flame Tree	75L
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	75L
HYM fla	<i>Hymenosporum flavum</i>	Native Frangipani	75L
WAT flo	<i>Waterhouisia floribunda</i>	Weeping Lillypilly	75L
EUC mic	<i>Eucalyptus microcorys</i>	Tallowwood	75L
TRI lau	<i>Tristaniopsis laurina</i>	Watergum	75L
BAC myr	<i>Backhousia myrtifolia</i>	Grey Myrtle	25L
LOP con	<i>Lophostemon confertus</i>	Brushbox	75L
GROUND COVERS/LOW SHRUBS			
MYO par	<i>Myoporum parvifolium</i>	Creeping Boobialla	100mm
GOO ova	<i>Goodenia ovata</i>	Hop Goodenia	100mm
HIB sca	<i>Hibbertia scandens</i>	Snake Vine	100mm
DIC rep	<i>Dichondra repens</i>	Kidney Weed	100mm
VIO hed	<i>Viola hederacea</i>	Ivy-Leaved Violet	100mm
DOR exc	<i>Doryanthes excelsa</i>	Gynea Lilly	300mm
COR spp.	<i>Cordyline</i> spp.		150mm
ANI fla	<i>Anigozanthos flavidus</i>	Kangaroo Paw	150mm
HYM lit	<i>Hymenocallis littoralis</i>	Spider Lilly	150mm
WES fru	<i>Westringia fruticosa</i>	Coastal Rosemary	200mm
DOO asp	<i>Doodia aspera</i>	Prickly Rasp Fern	200mm
GRASSES			
LOM tan	<i>Lomandra longifolia</i>	Mat Rush	100mm
CAR app	<i>Carex appressa</i>	Tall Sedge	100mm
POA lab	<i>Poa labillardieri</i> 'Eskdale'	Tussock Grass	100mm
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lilly	100mm
PEN naf	<i>Pennisetum 'Nafray'</i>	Fountaingrass	100mm
SCREENING SHRUBS			
SYZ res	<i>Syzygium resilience</i>	Resilience lillypilly	200mm
LOR chi	<i>Loropetalum chinensis</i>	China doll	200mm
SYZ cas	<i>Syzygium 'cascade'</i>	Lillypilly	200mm

MATERIALS THEMING



BROOM FINISH CONCRETE



EXPOSED AGGREGATE CONCRETE



PERMEABLE PAVING



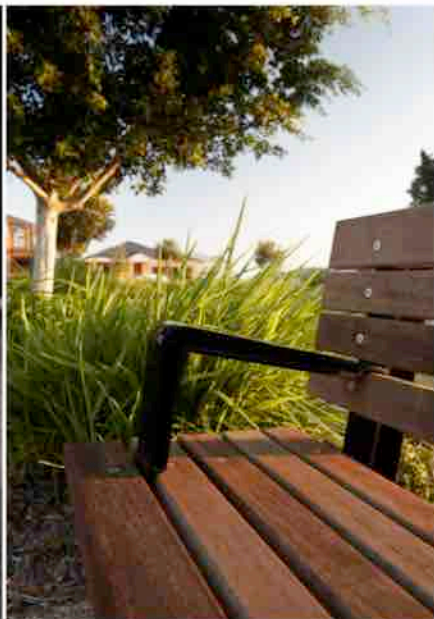
OPEN STYLE TIMBER SHELTER



SKILLION ROOF TIMBER SHELTER



PARK BENCH



CURVED CONVERSATION BENCH



FEATURE LIGHT BOLLARDS



SANDSTONE RETAINING WALLS