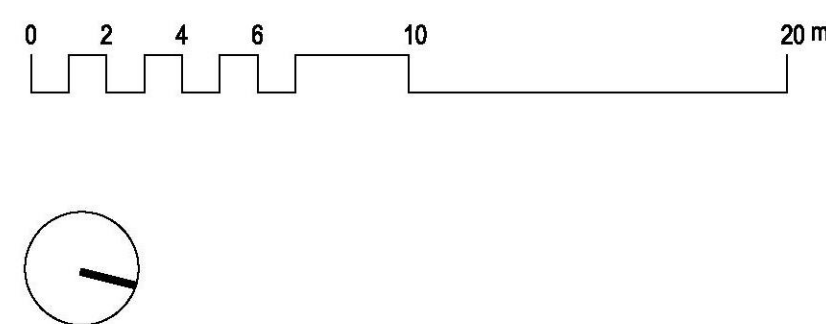
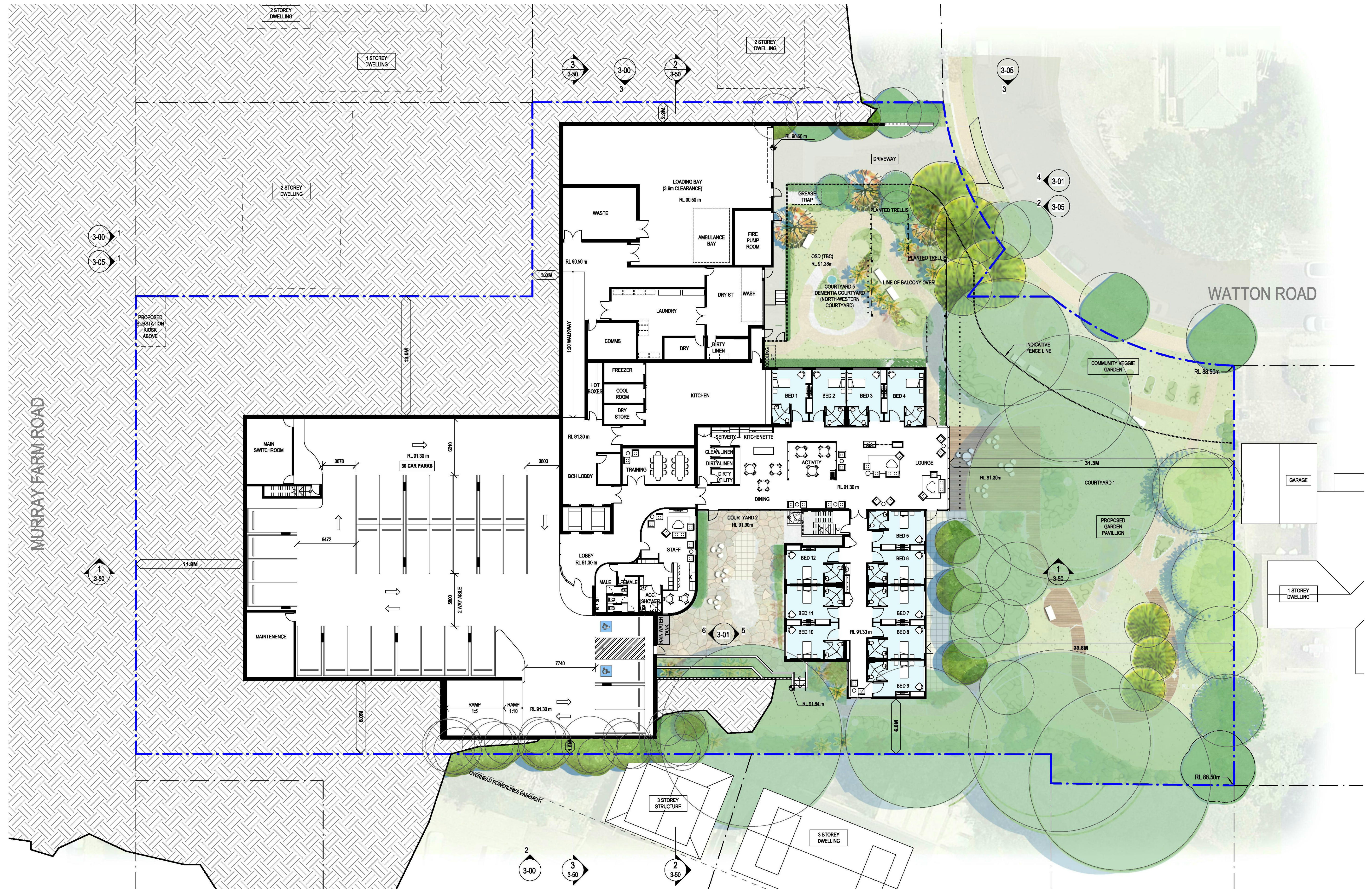




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HEALTHCARE

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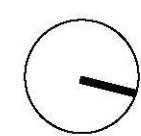
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BASEMENT PLAN
1:200 @ A1
DA2-00

23.09.2019
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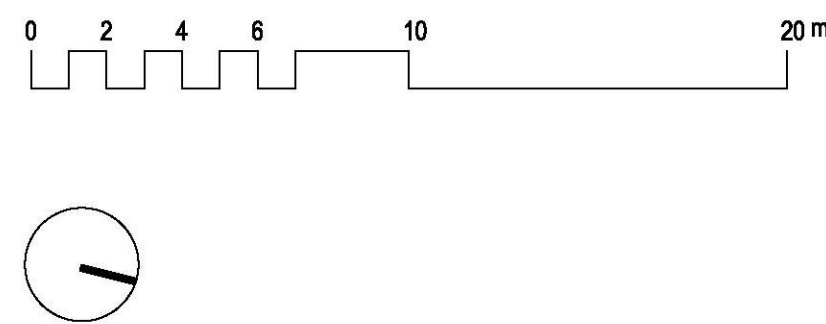
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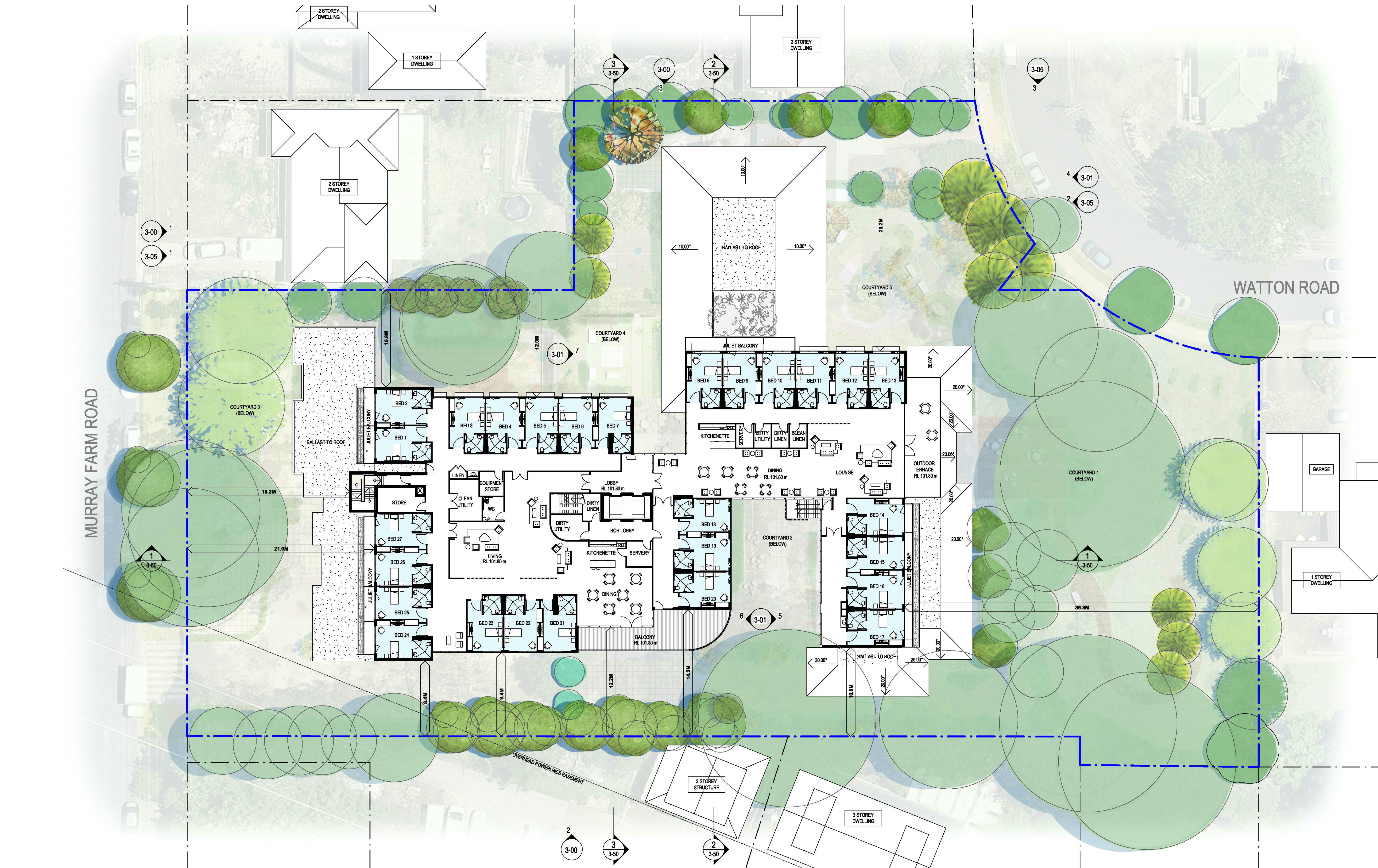
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GROUND FLOOR PLAN
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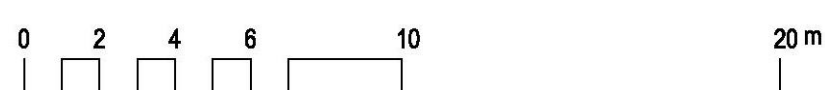
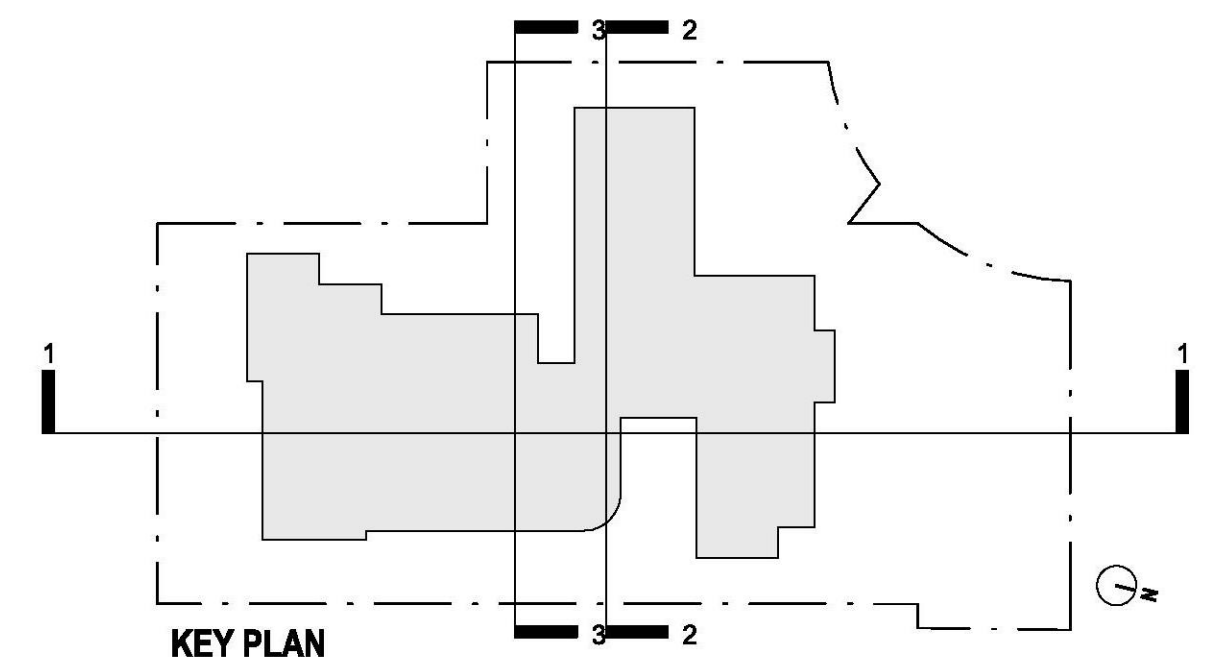
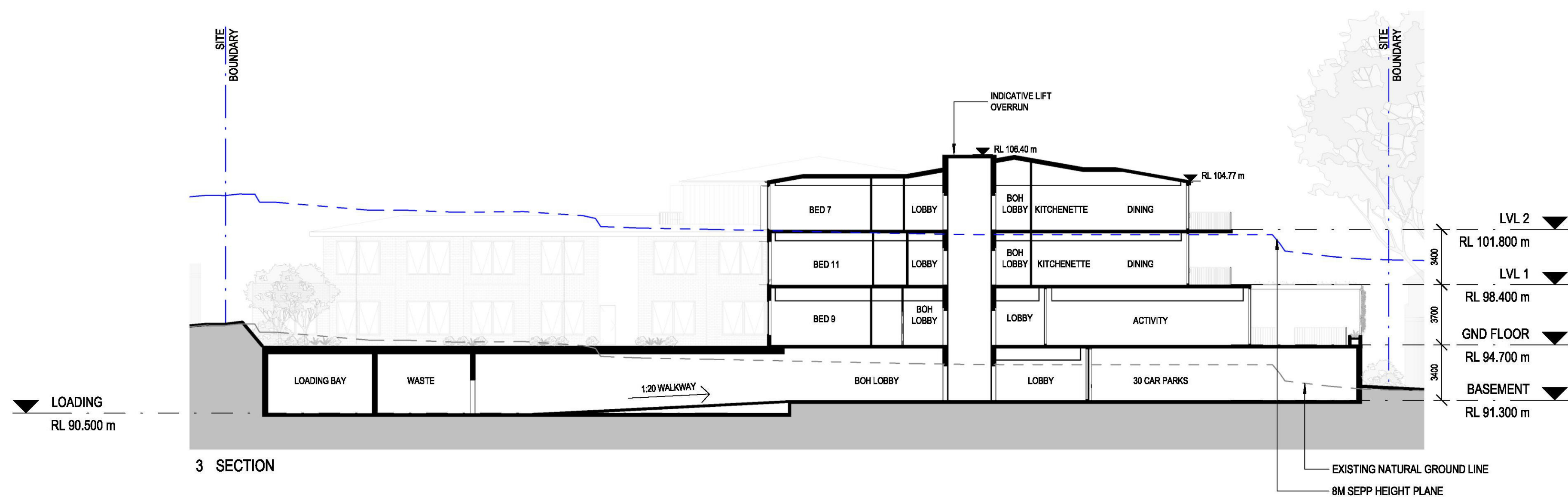
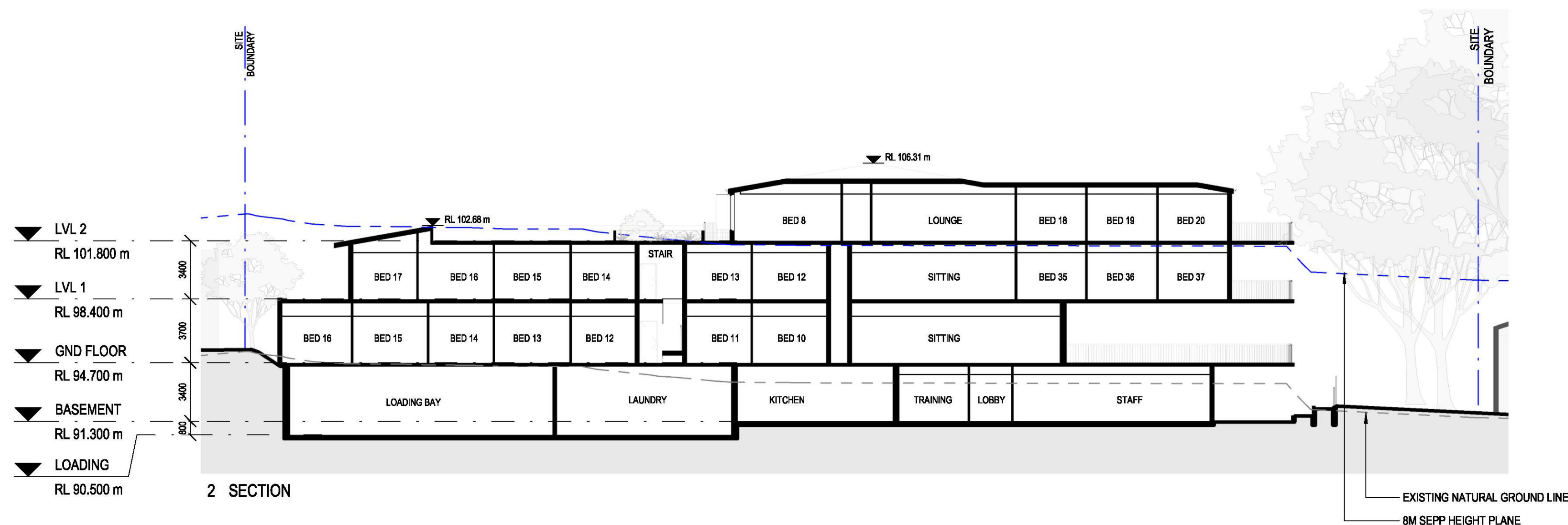
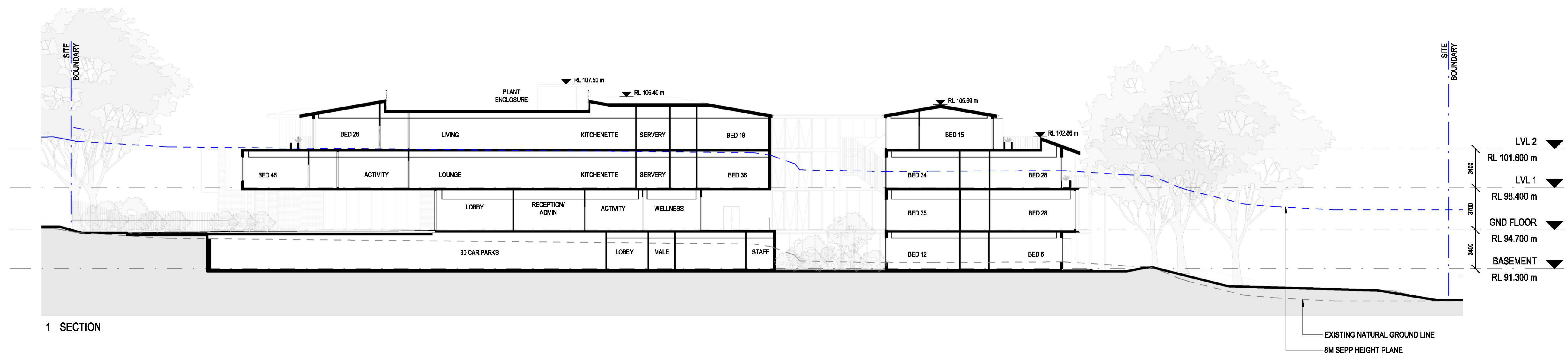
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LEVEL 2 PLAN
 1: 200 @ A1
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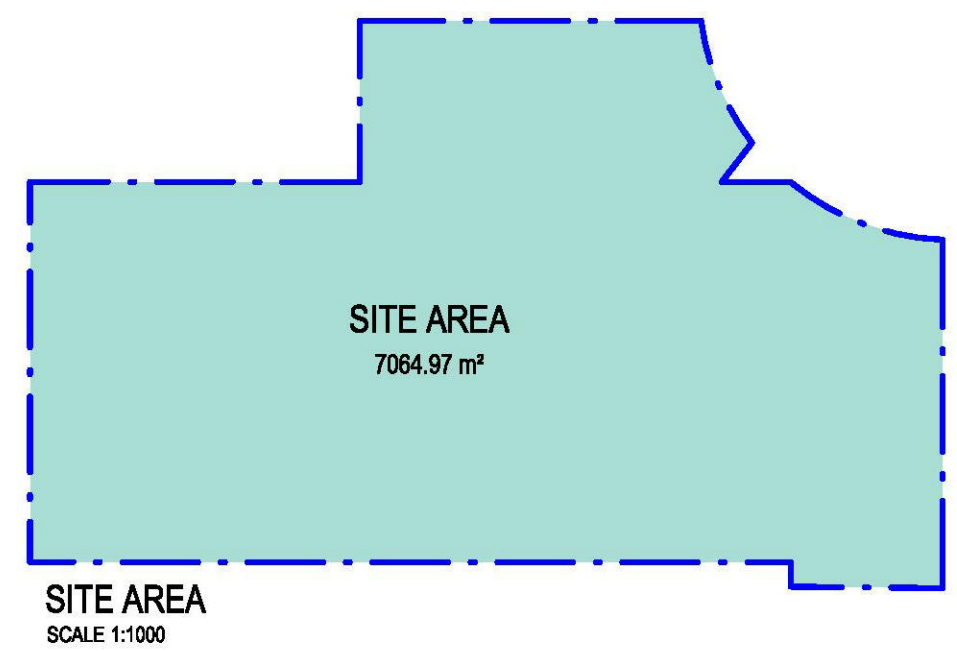
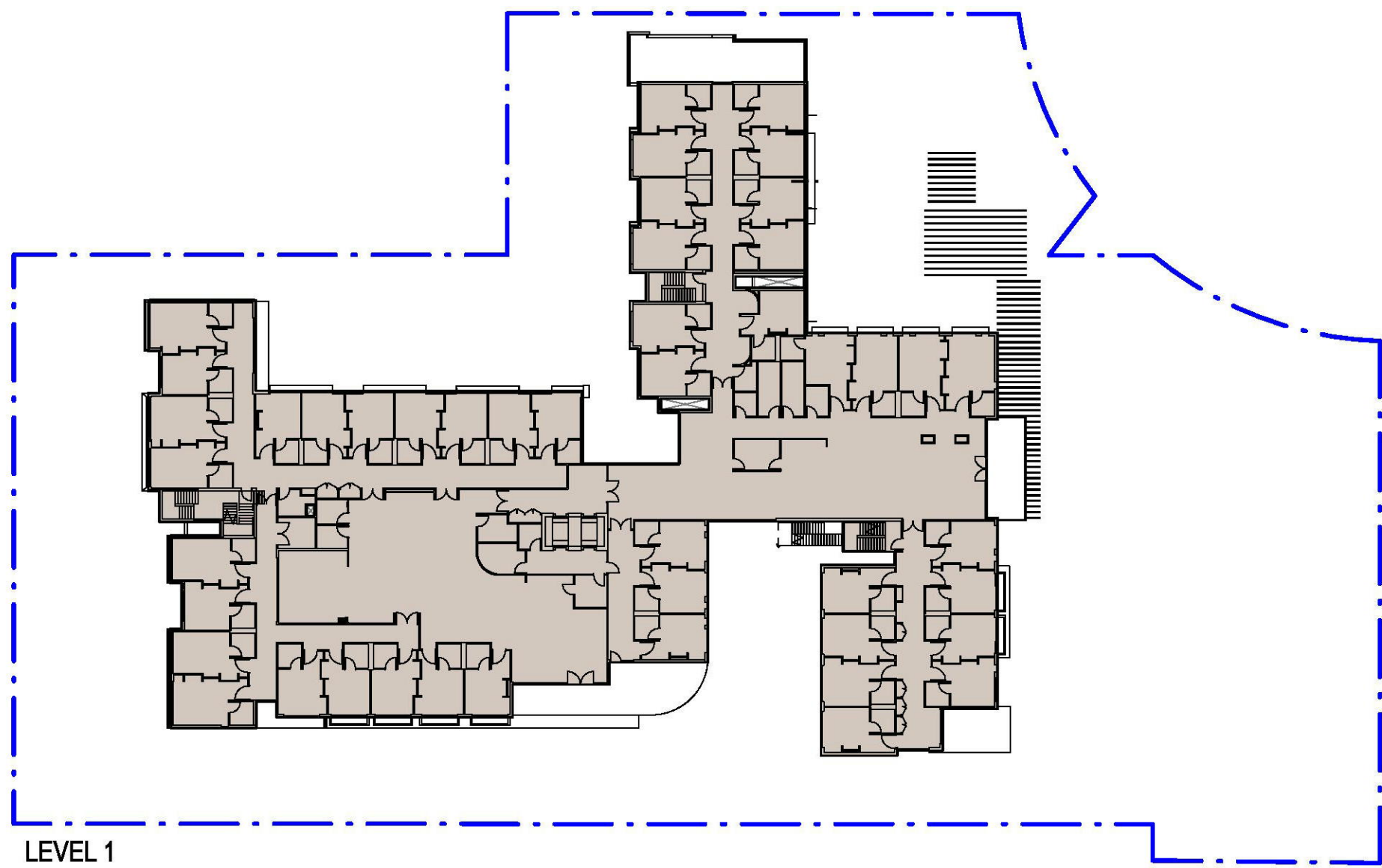
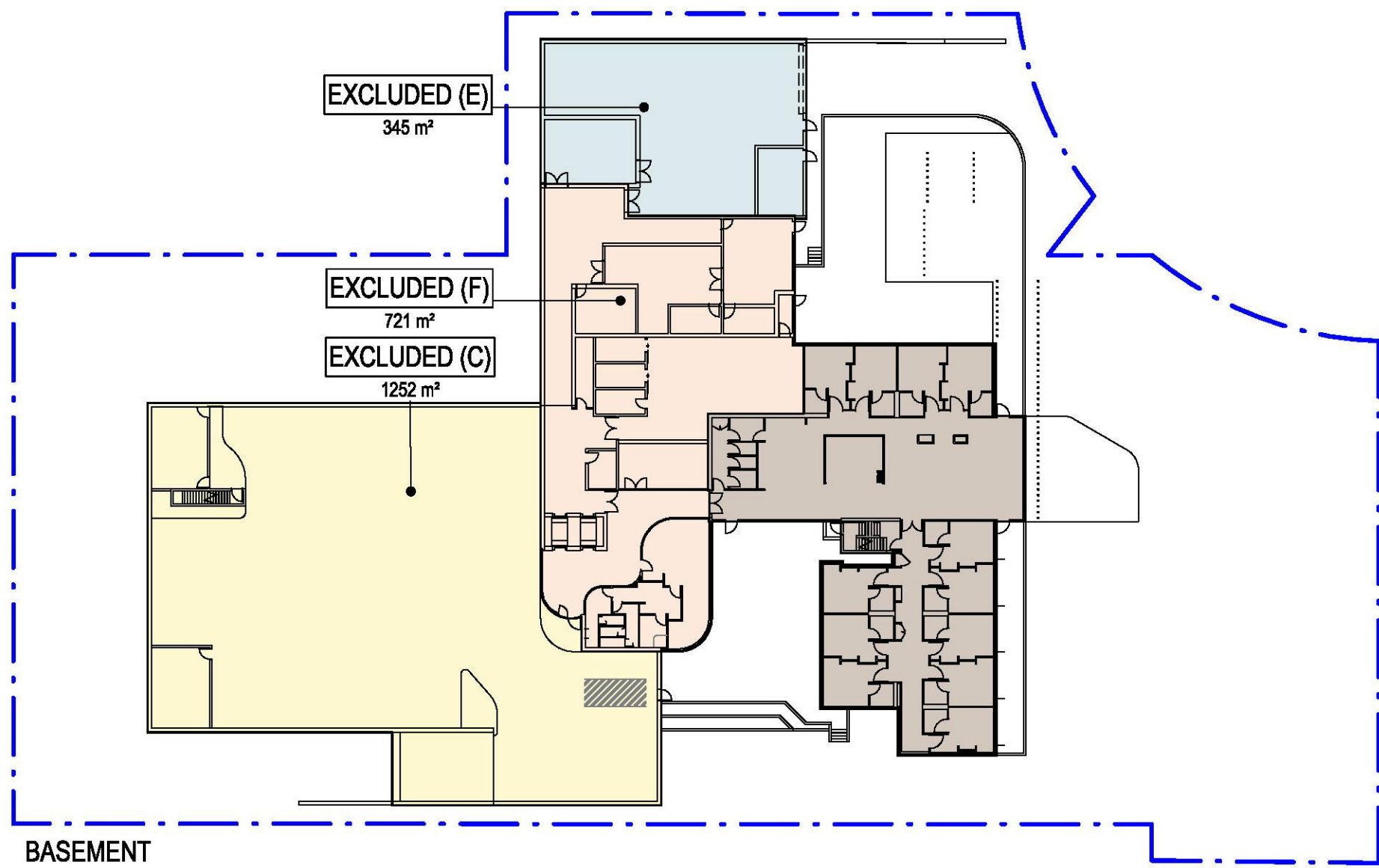
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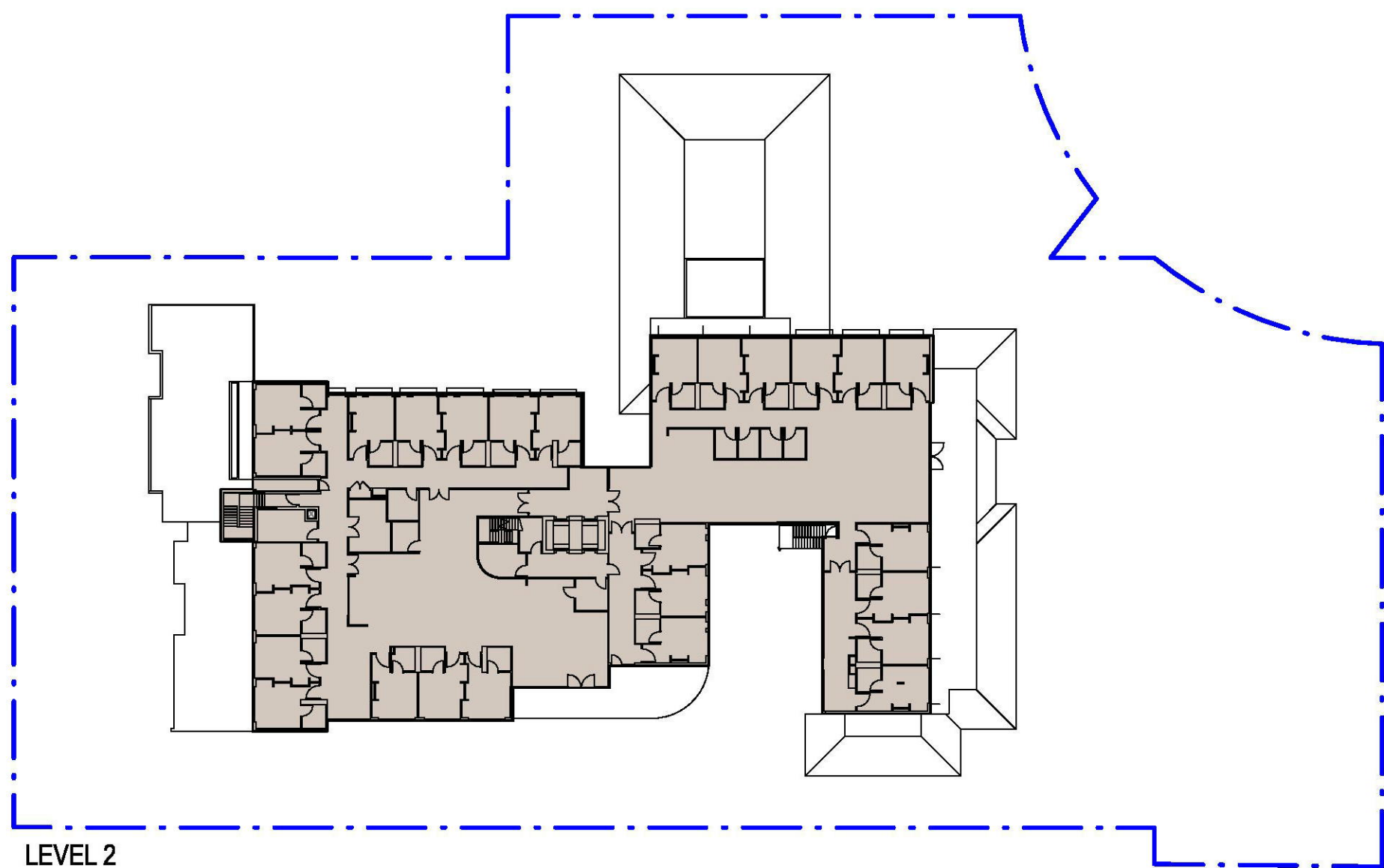
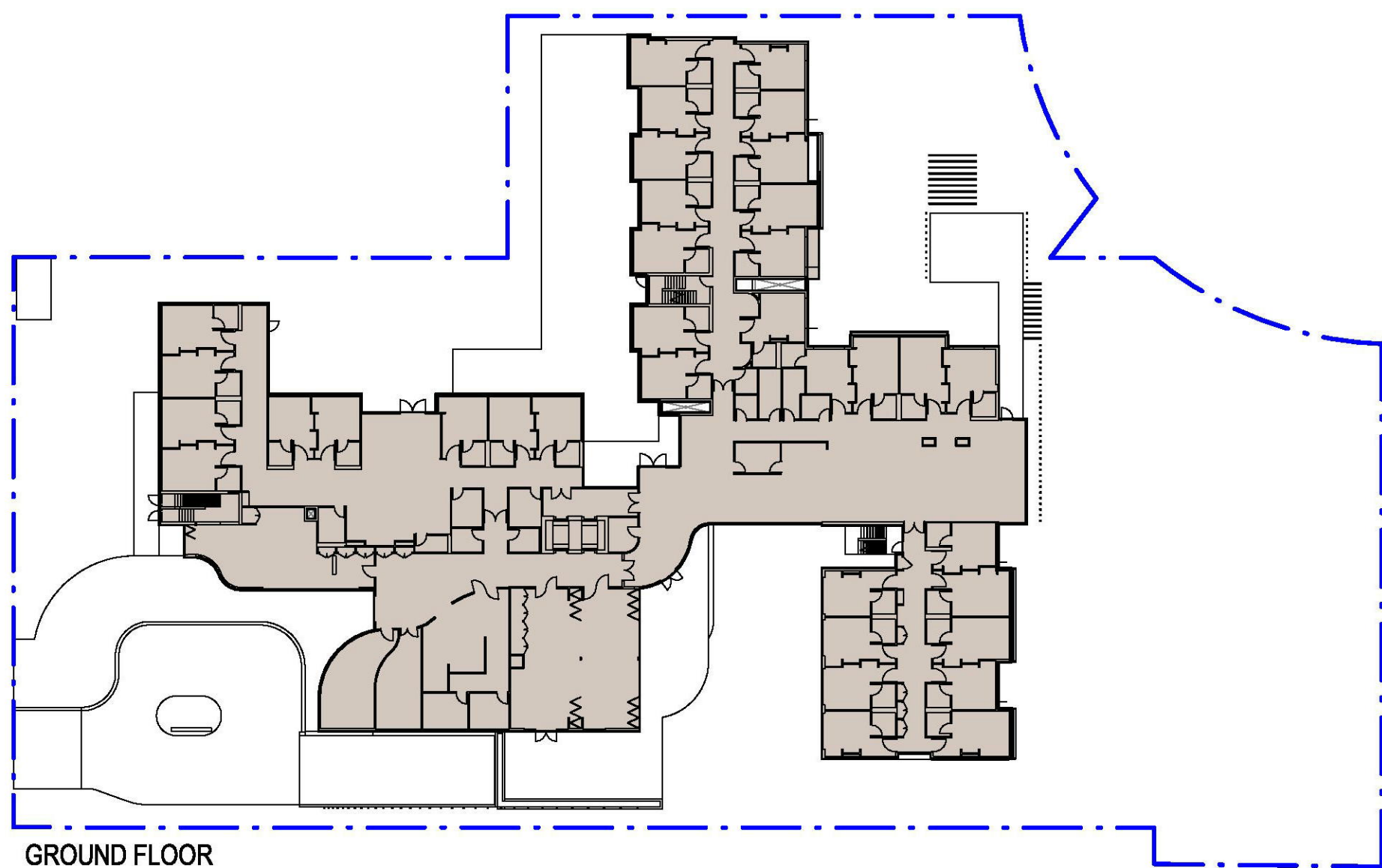
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BUILDING SECTIONS
1:200 @ A1
DA3-50

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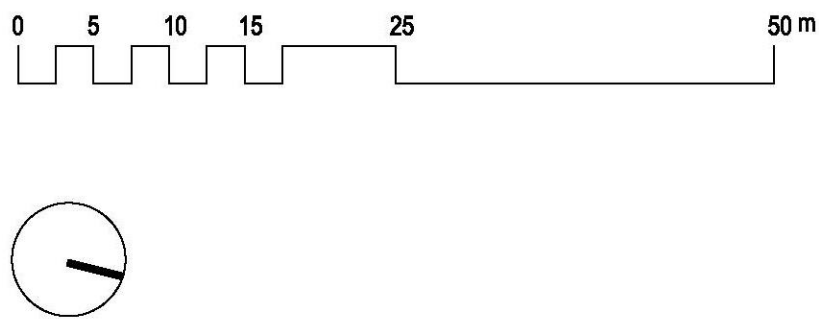


GFA SCHEDULE	
LEVEL	AREA
BASEMENT	654 m²
GROUND FLOOR	2327 m²
LEVEL 1	2408 m²
LEVEL 2	1596 m²
TOTAL GFA	6985 m²
PROPOSED FSR	1:0.99



- DEFINITION OF GFA:**
Gross Floor Area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls (as measured at a height of 1,400 millimetres above each floor level):
- excluding columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall, and
 - excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and
 - excluding car parking needed to meet any requirements of this Policy or the council of the local government area concerned and any internal access to such parking, and
 - including in the case of in-fill self-care housing any car parking (other than for visitors) in excess of 1 per dwelling that is provided at ground level, and
 - excluding space for the loading and unloading of goods, and
 - in the case of a residential care facility—excluding any floor space below ground level that is used for service activities provided by the facility.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 [2004-143]



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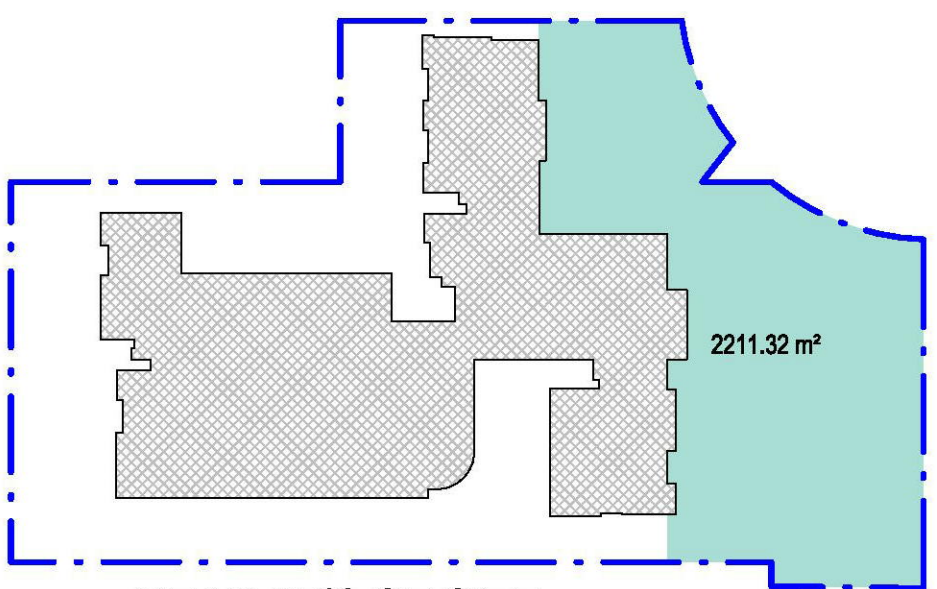
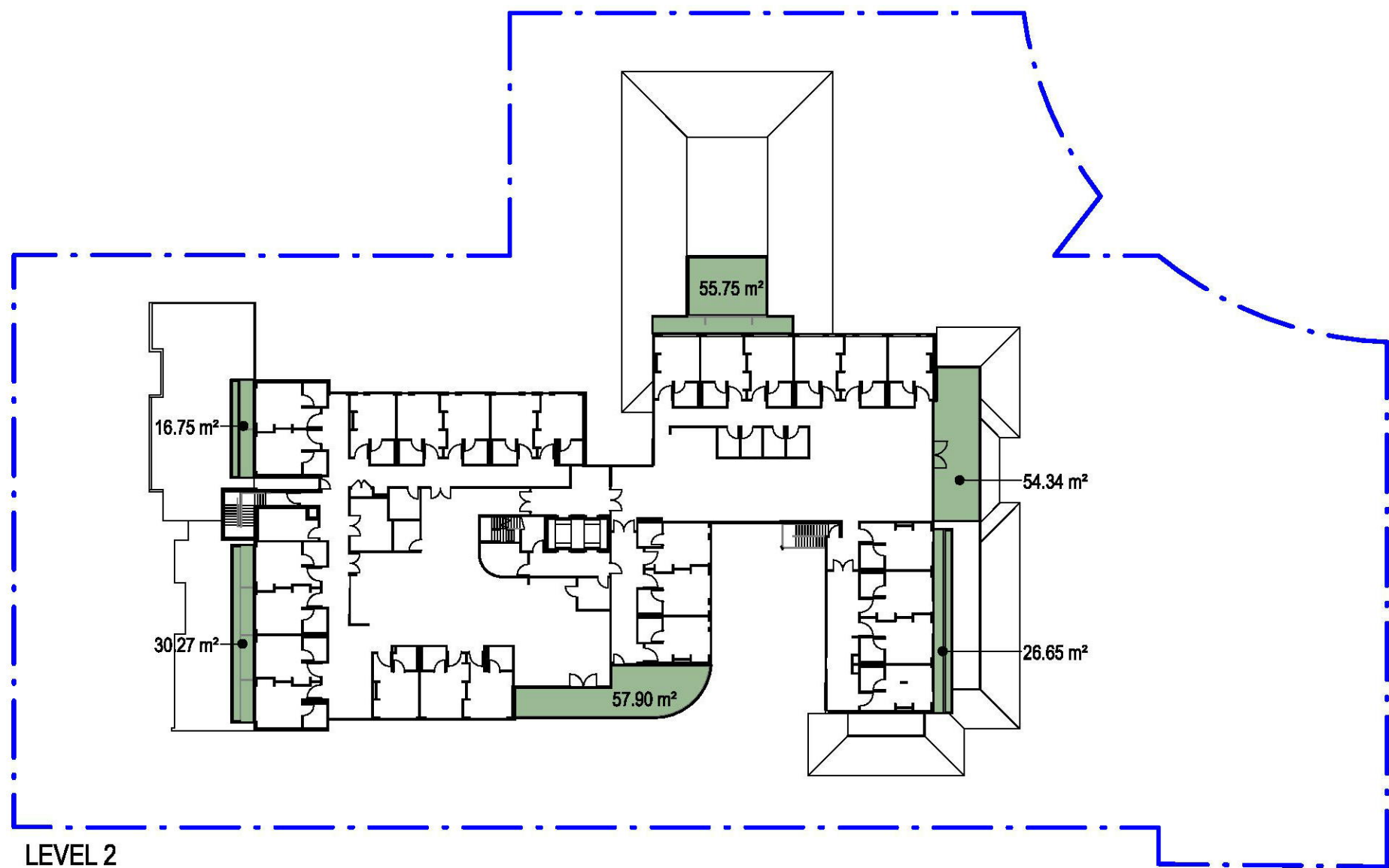
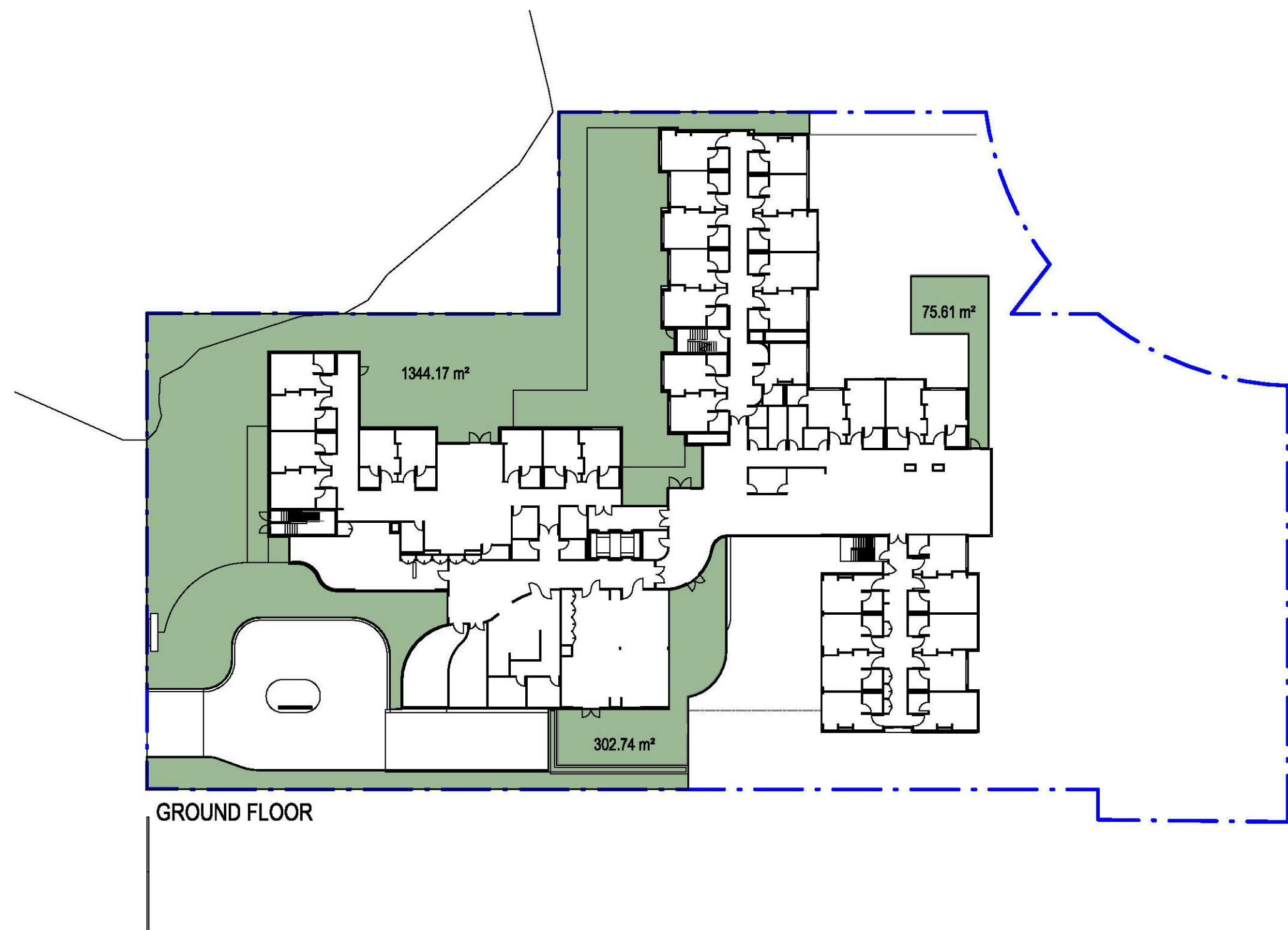
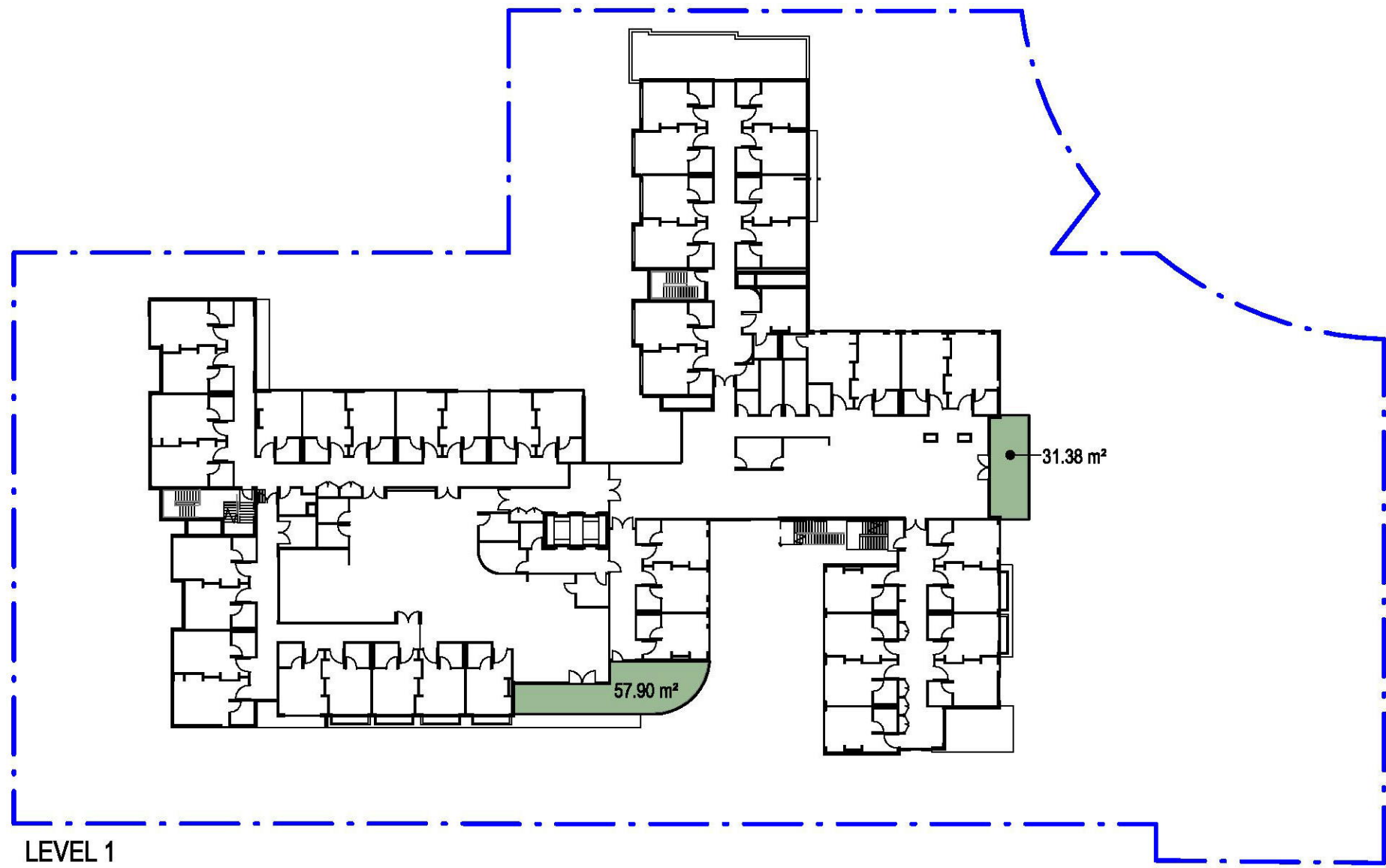
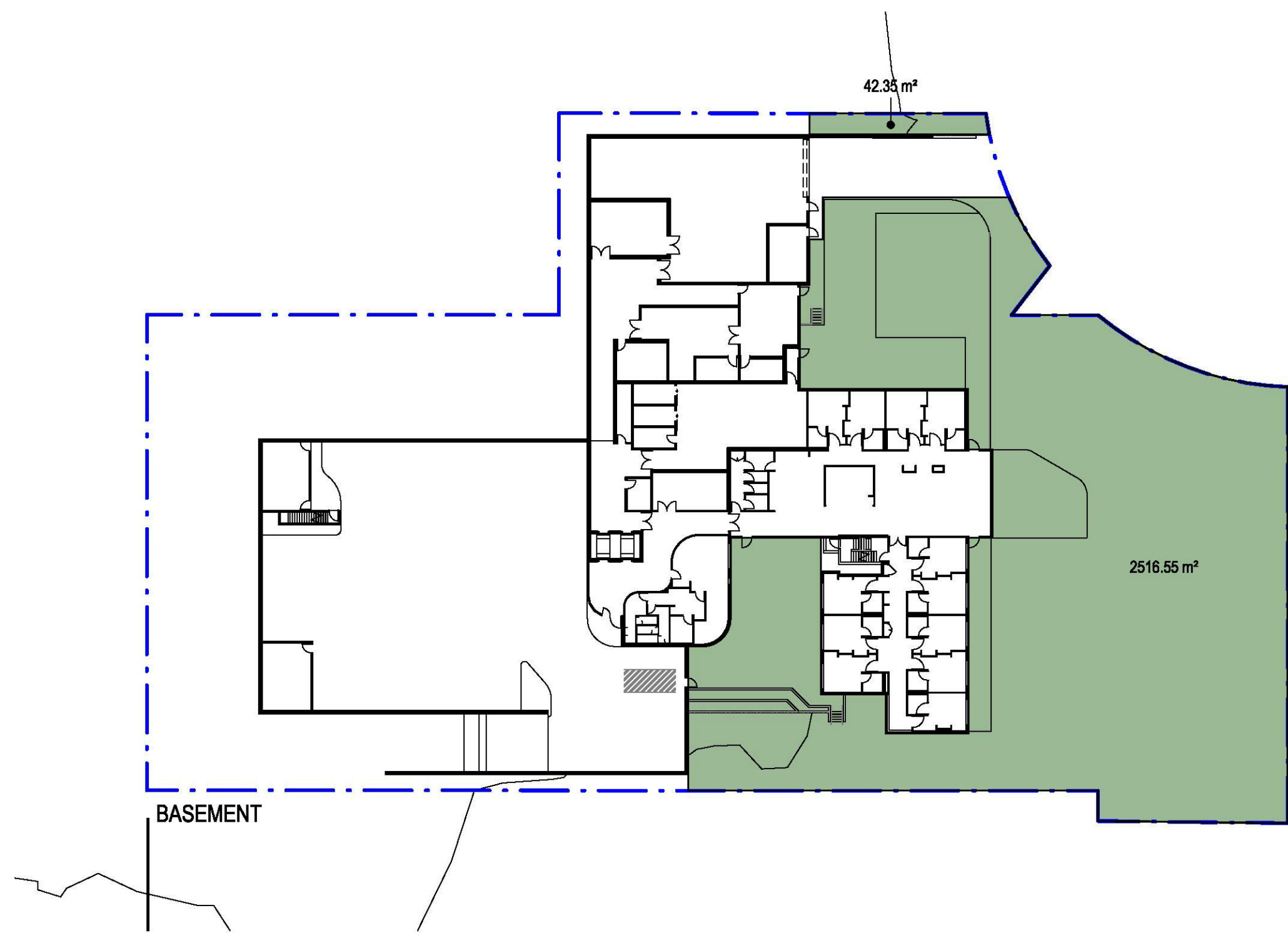
GFA DIAGRAMS

1:500 @ A1

DA4-50

23.09.2019

rev. B



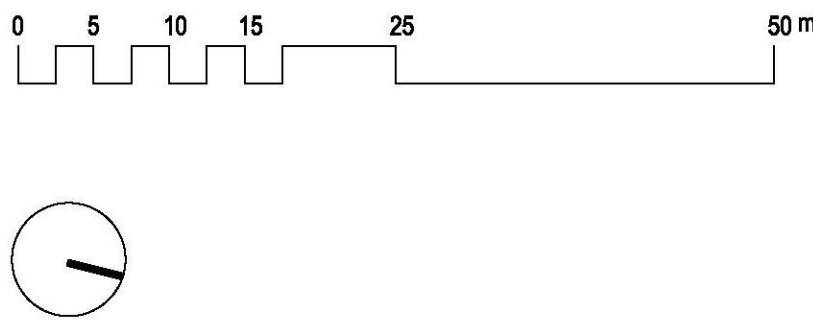
REAR 25% OF SITE

SCALE 1:1000
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Clause 44 (4c) compliance:
a building located in the rear 25% area of the site must not exceed 1 storey in height
Site area of proposed development: 7064M²
Minimum Area for compliance: 1766M²
Minimum Area requirement exceeded by: 445M²

LANDSCAPE AREA CALCULATION	
LEVEL	AREA
BASEMENT	2559 m²
GND FLOOR	1723 m²
LVL 1	89 m²
LVL 2	242 m²
TOTAL LANDSCAPE AREA	4612 m²
LANDSCAPED AREA PER BED	38.4M²

DEFINITION OF LANDSCAPED AREA:
Landscaped Area means that part of the site area that is not occupied by any building and includes so much of that part as is used or to be used for rainwater tanks, swimming pools or open-air recreation facilities, but does not include so much of that part as is used or to be used for driveways or parking areas.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004



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LANDSCAPE AREA CALCULATION

1:500 @ A1

DA4-55

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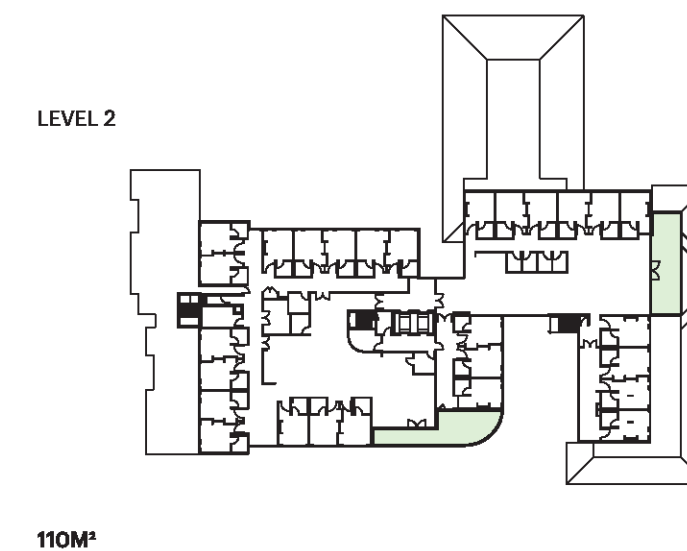
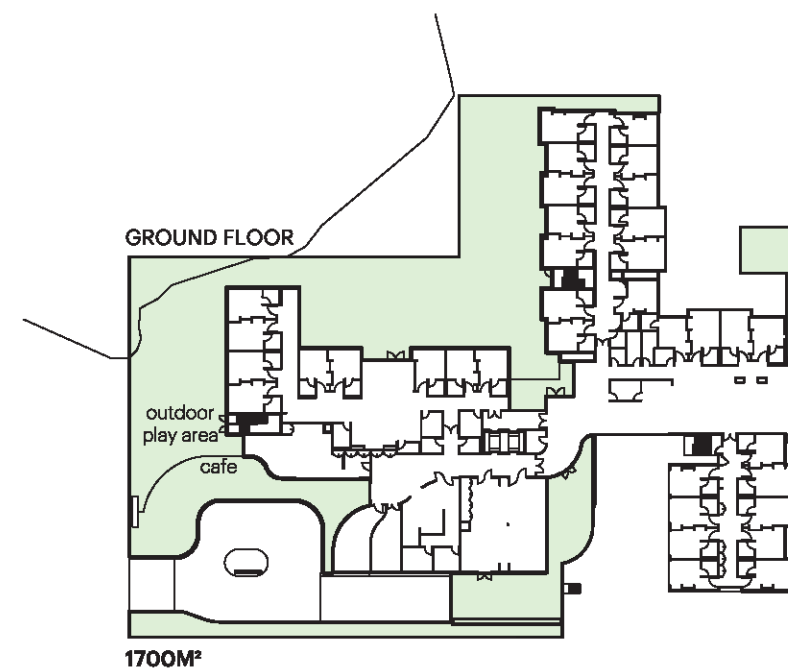
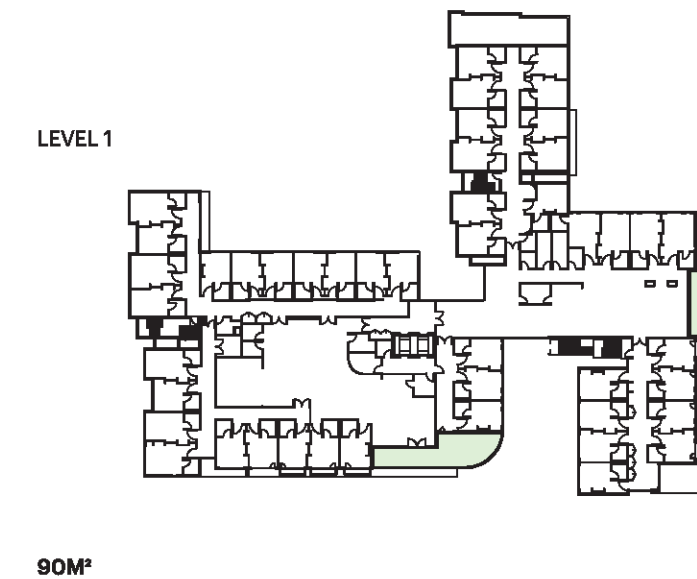
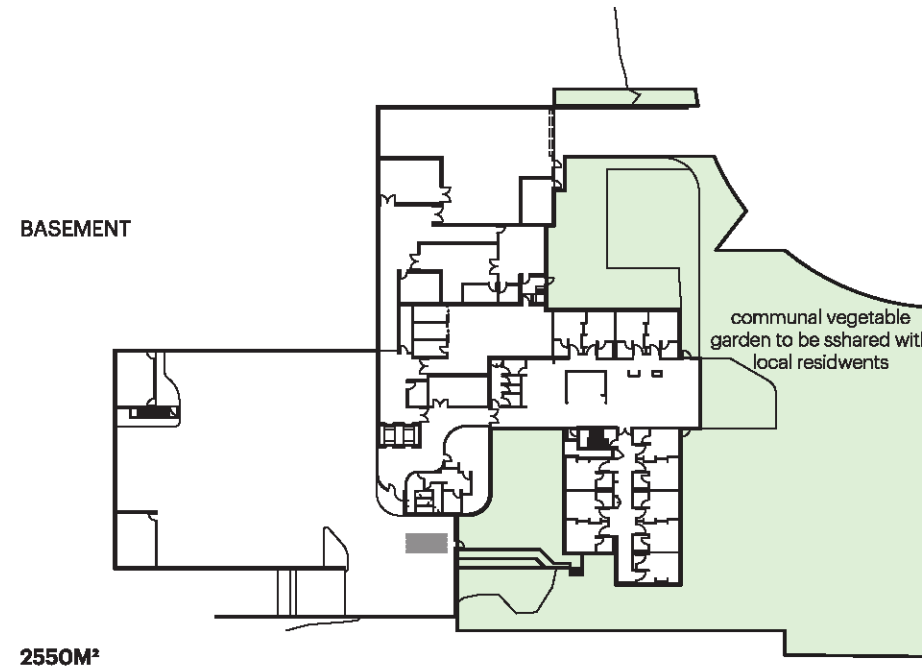
RECREATIONAL AND LANDSCAPED SPACES

The proposed development is dominated by multiple courtyards, outdoor terraces and recreational spaces. This works directly in proportion to the extensive setbacks that the development offers.

While most landscaped spaces can be accessed by residents, the facility will include community gardens to the Watton Road frontage to allow for some additional interaction with the community. The cafe opens onto the Murray Farm Road frontage, thus increasing the building's interaction with the public domain. The cafe also utilises the landscaped area for outdoor seating and is integrated with a children's play area.

The proposed facility retains major trees, and the proposed landscaping includes additional trees and vegetation around the site, thus complementing the existing nature of the precinct. The planting is in sympathy with the existing streetscape planting.

The overall landscape garden area works out to be approx. 38M² per resident which is well in excess of the minimum 25M² required under SEPP Seniors (HSPD) 2004, and much of this is also in areas that can benefit surrounding properties.



RESIDENTS PER HOUSEHOLD

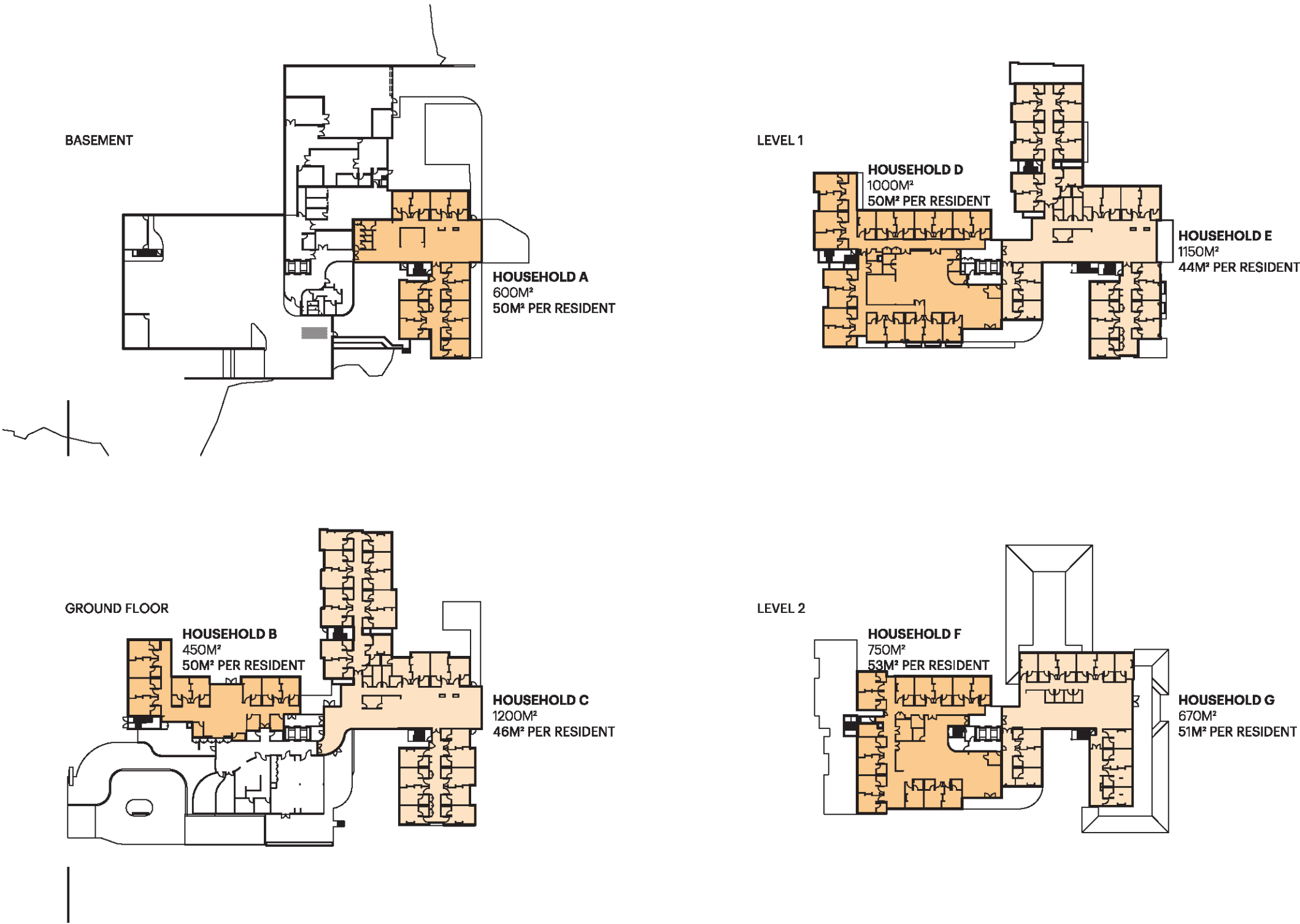
The proposed facility is designed to provide each potential resident with ample living space, resulting a better livelihood. Each resident gets an abundance of 48M² of quality space.

Household A is primarily meant to be used as a Dementia household. The living space has a northerly aspect and most rooms are located to have a landscaped outlook with varying foliage and vegetation.

Household B is the smallest household in the facility with 9 beds. It primarily has a western, south-western aspect to it. This household forms the “special needs unit” component of the facility. This household has single loaded corridors and access to a landscaped courtyard, thus creating a high quality outlook.

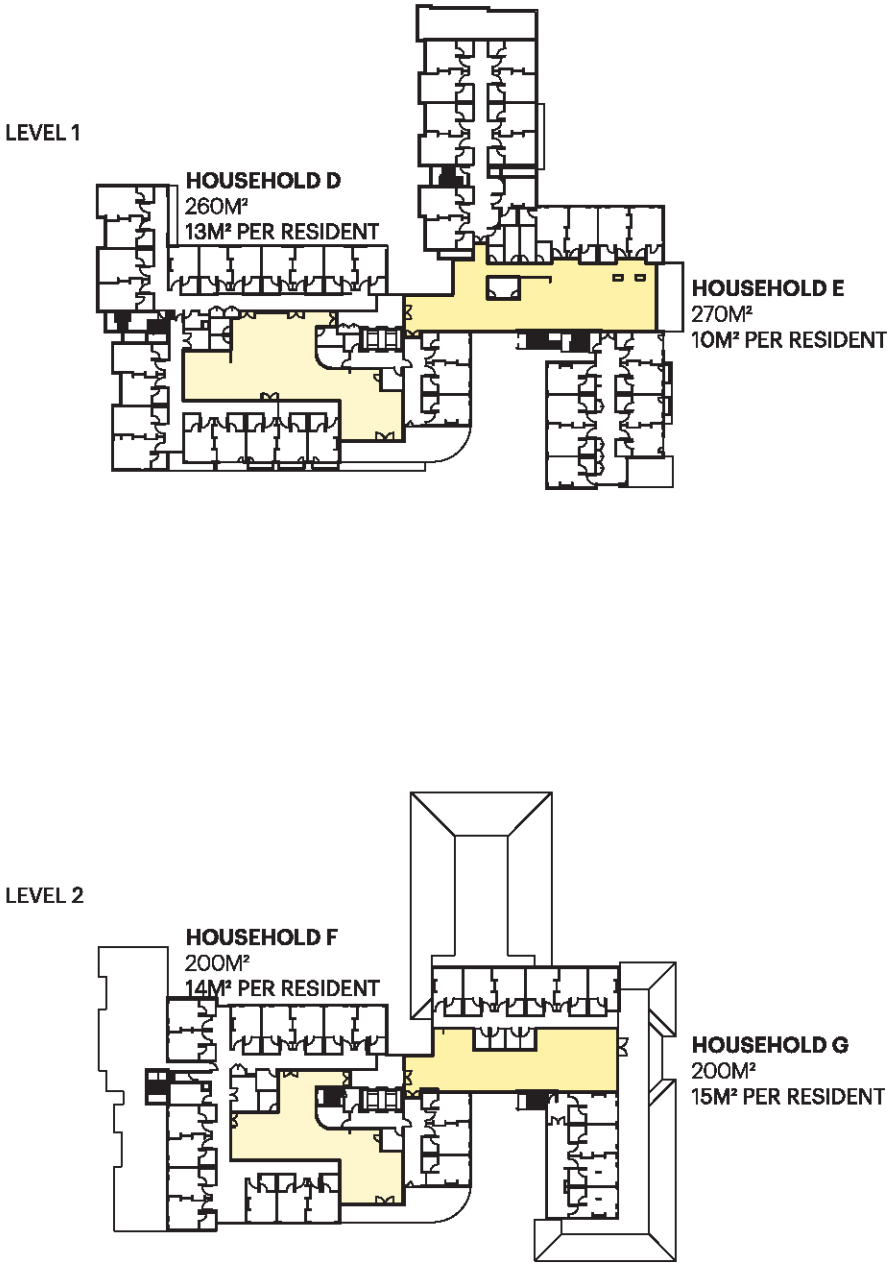
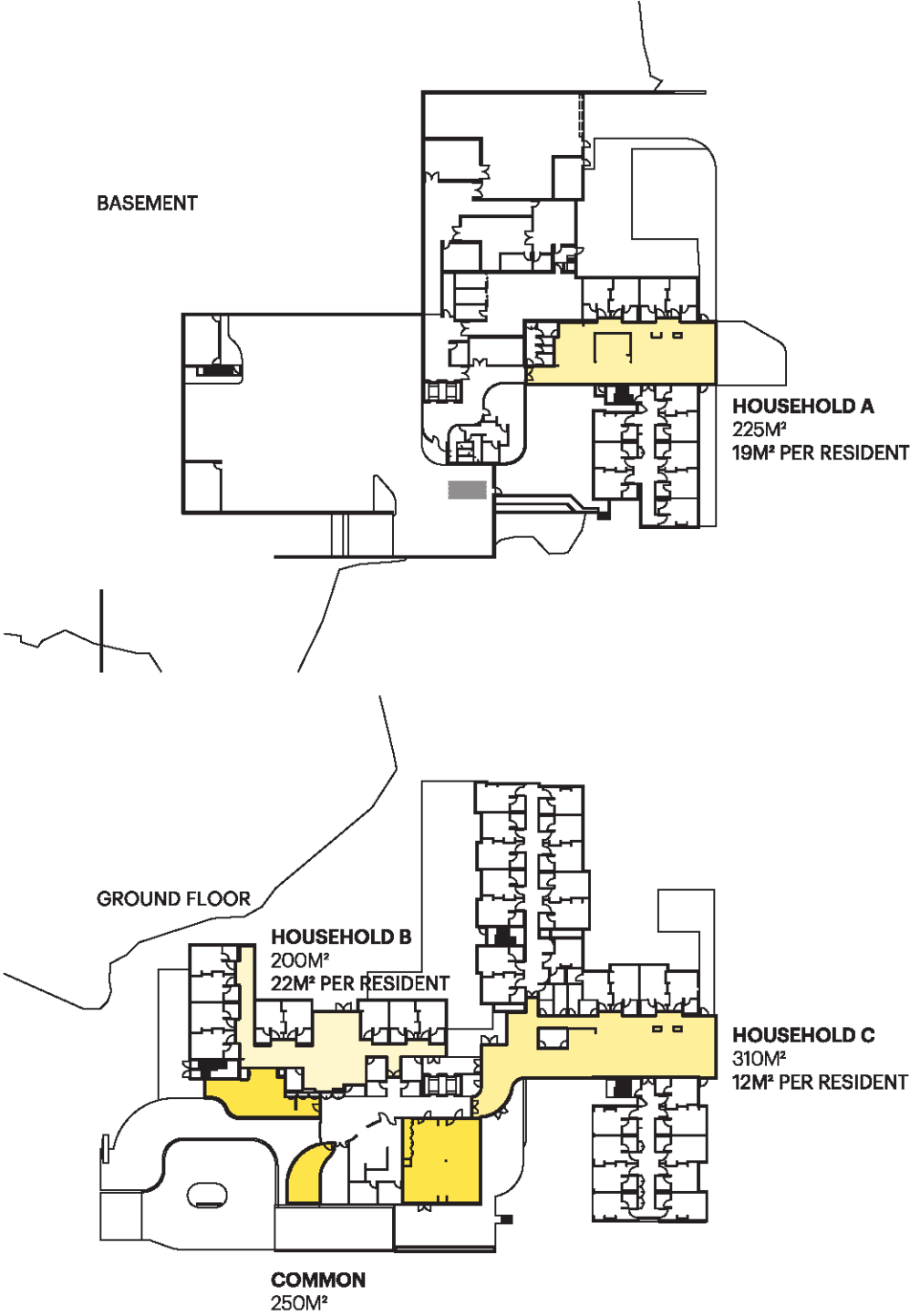
Household C has access to the Western Courtyard and outdoor terraces. **Households D and E** have access to outdoor terraces, and will have views to landscaped courtyards and existing tree foliage. Most rooms will receive daylight and filtered sun throughout most of the day.

Households F and G are highly efficient in spite of having single loaded corridors with most rooms opening onto either a living space or balcony.



SOCIAL SPACE PROVISION

The facility has a wide and dispersed range of social spaces with an average of 16M² of social space provided for each of the residents. This excludes other sitting nooks in corridors, terraces and other recreational spaces.



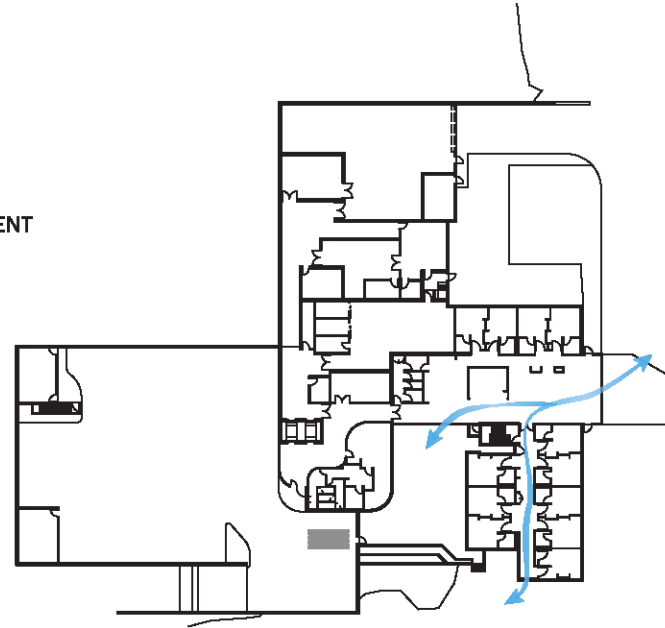
CROSS VENTILATION PLAN

Creating a diversity of options for the residents is critical to the design. This proposal offers small and larger sitting spots around each neighbourhood so there are various options including places in the sun, that are sheltered and amongst the landscape.

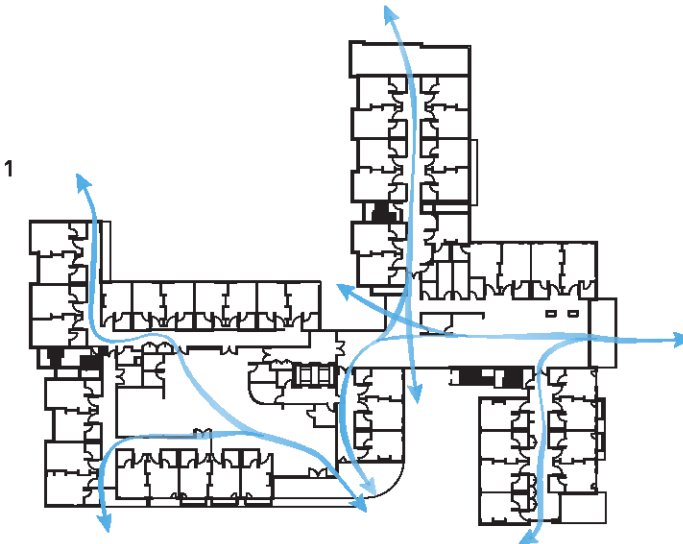
This includes feeling the wind and hearing the breeze through the trees – the terraces, courtyard gardens and garden space we have created are designed to enable staff, residents and visitors' places that are secure and intimate.

Sustainability aspects of developing a building that can operate in a mixed mode has been an important part of the design – that is to facilitate cross ventilation through the building.

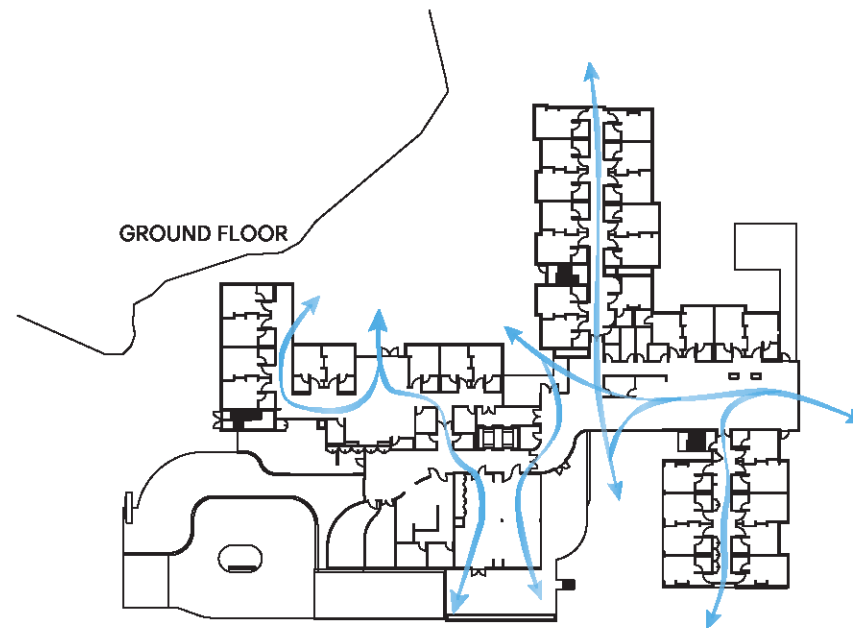
BASEMENT



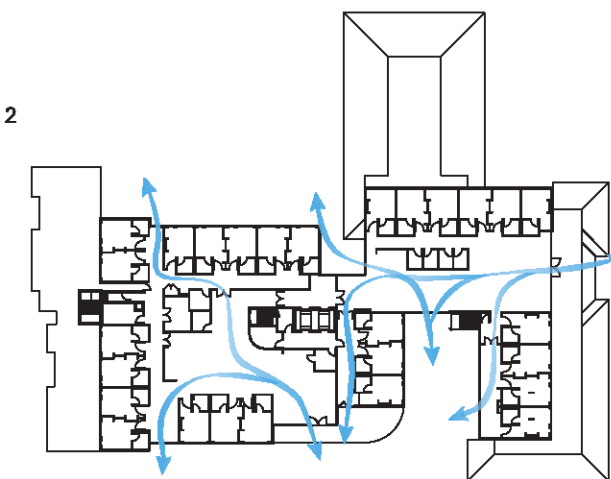
LEVEL 1



GROUND FLOOR



LEVEL 2



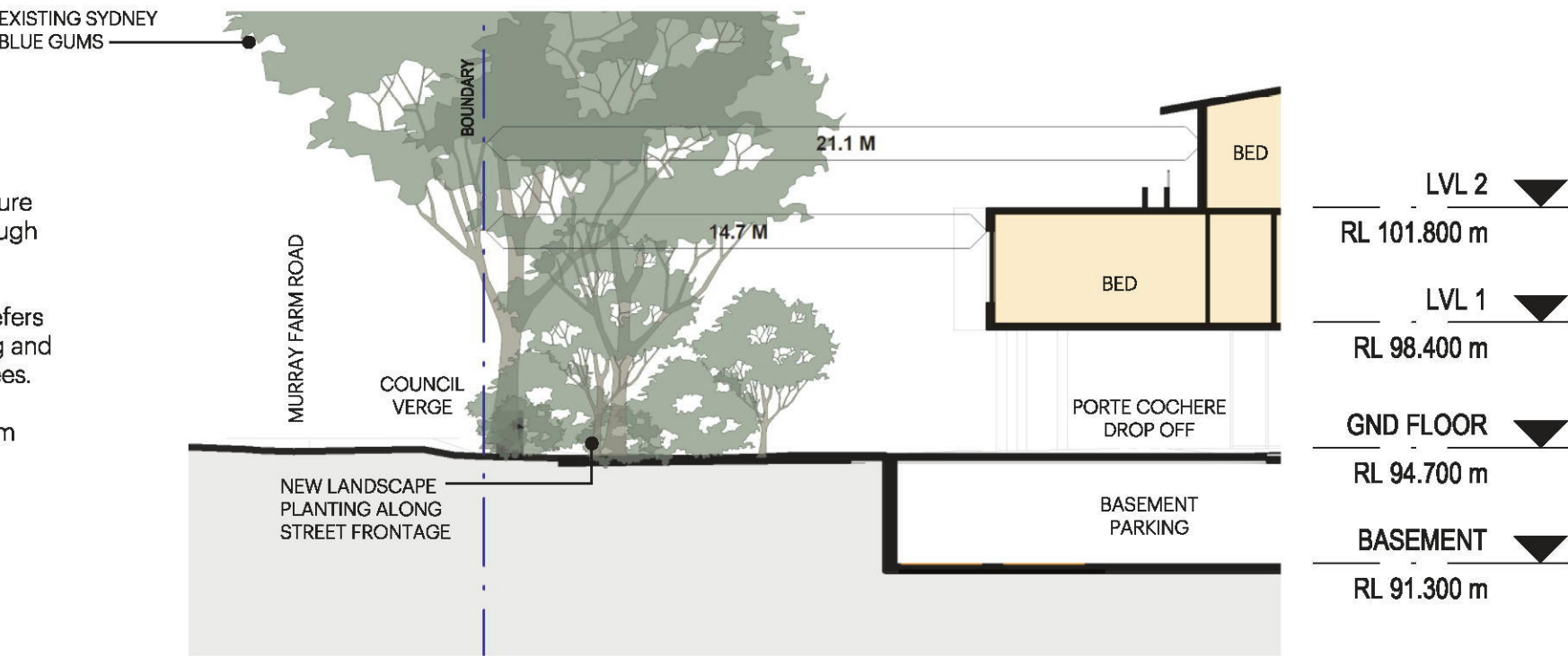
BOUNDARY CONDITIONS

The relationship of the building to the immediate neighbouring residential structure and street frontages is demonstrated through these sections.

The proposed built form in all instances defers to the context whilst enabling view sharing and the preservation of the existing canopy trees.

These very large specimens are visible from many vantage points in the surrounding suburb.

The building sits in different planes along Murray Farm Road in order to reduce the perceived bulk of the built form.

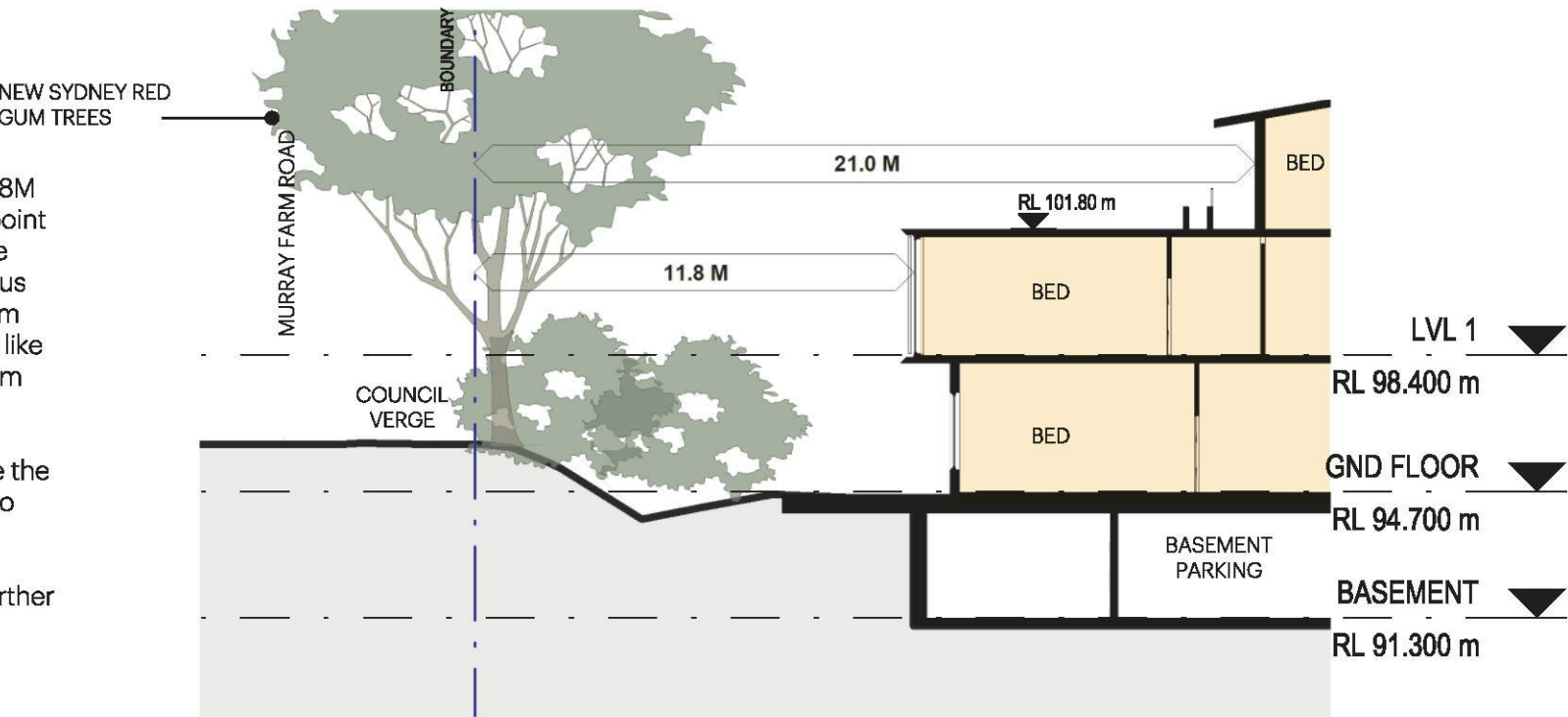


SECTION 1

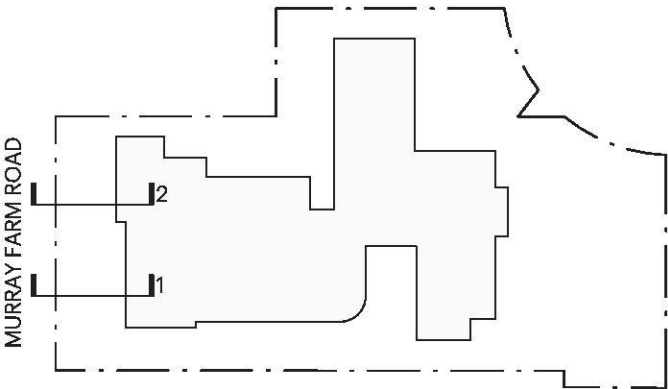
The proposed building has a setback of 11.8M from the property boundary at the worst point along the Murray Farm Road frontage. The third floor is setback by over 20 meters, thus making it virtually unseen from Murray Farm Road. This helps to make the building look like a two-storey component along Murray Farm Road.

The facade treatment further helps reduce the long facade and breaks the building up into smaller, house-like modules.

The existing and proposed landscaping further softens the built component and helps harmonize the building with the existing streetscape.



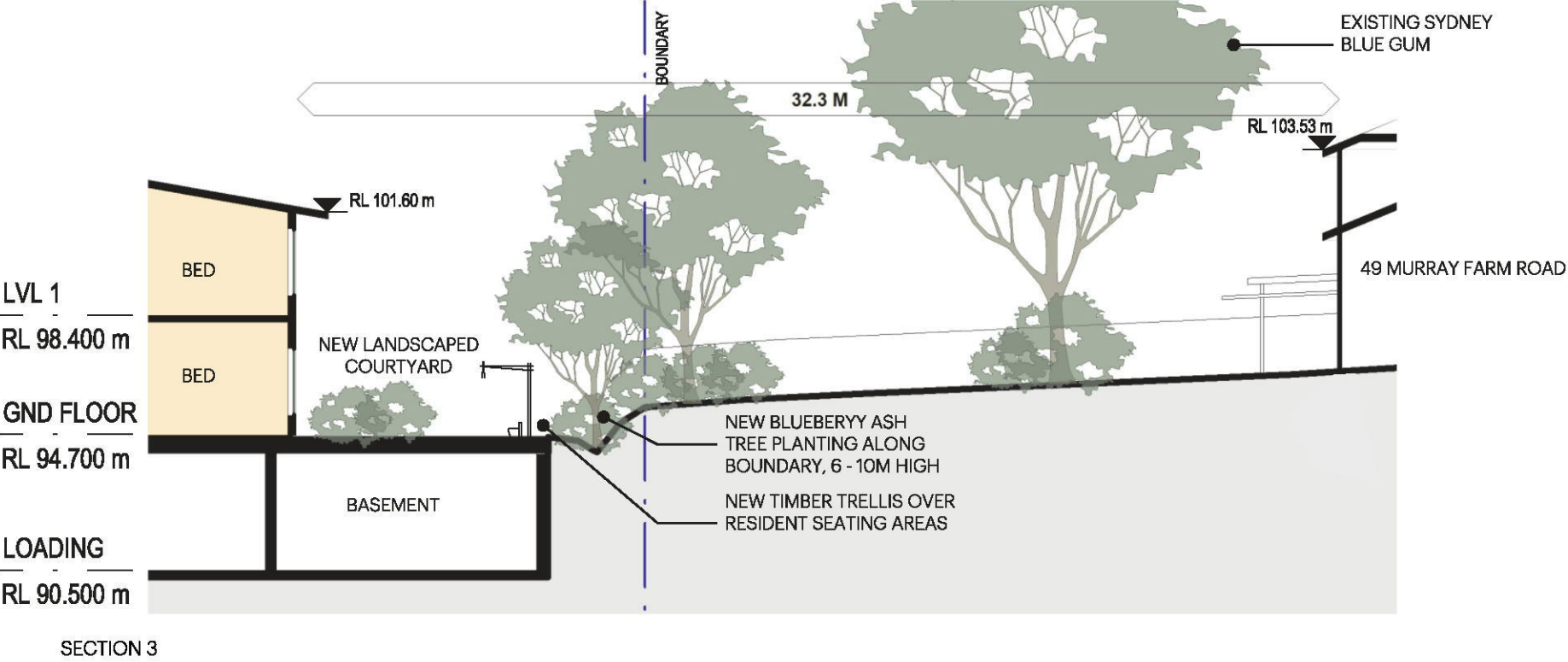
SECTION 2



BOUNDARY CONDITIONS

The two-storey element fits into context and relates directly to the built form of 49 Murray Farm Road. The proposed landscape features create an adequate privacy buffer thus mitigating any potential overlooking. The extensive 32+ meter setback further contributes towards any privacy breaches to the neighbouring property.

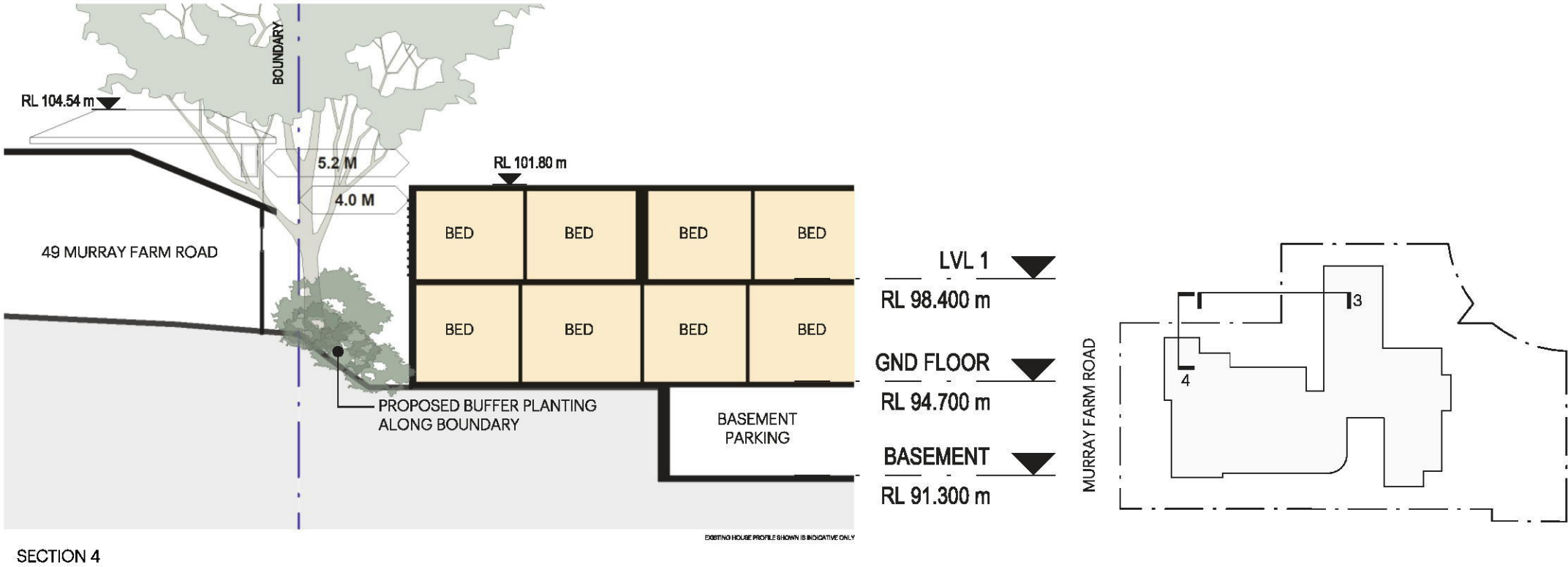
The roof design is an important element in the overall composition and design of the proposed building. The proposed hip roof is in character with the adjacent dwellings, thus keeping in-line with the adjacent built character. The soffit overhangs and the eaves are important characters that define the roof pitch and increase the overall bulk of the building, but greatly help to make the building sit in place with the existing context.



The relationship to 49 Murray Farm Road and the building separation is in line with the existing local character. Most existing dwellings sit around 1 meter away from the side boundaries.

The proposed built form, two storey component, creates a sensible approach to the neighbouring property. The specific part of the proposed building has no windows to avoid any breaches to visual and acoustic privacy to the neighbouring property.

The proposed planting will act as a buffer zone between the two properties.

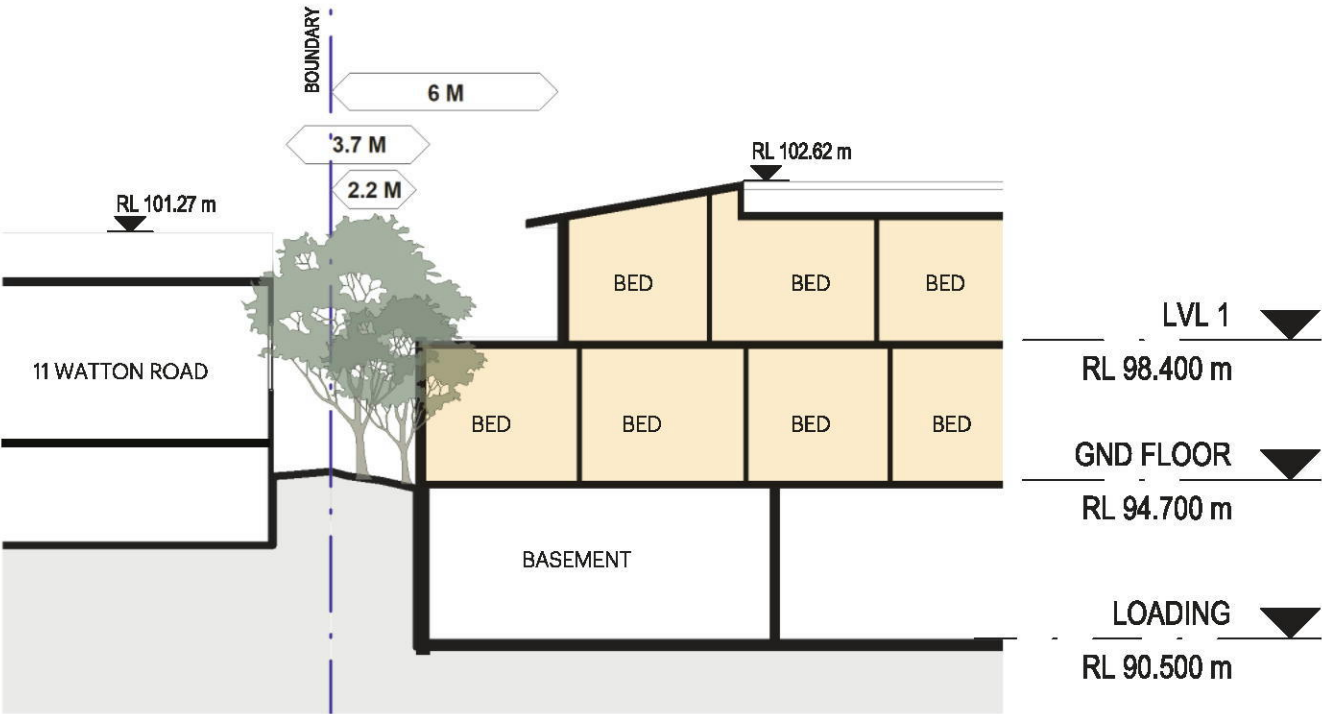


BOUNDARY CONDITIONS

The existing property at 13 Watton Road sits close to 11 Watton Road, the neighbouring property to the proposed facility.

The stepped transition along the side boundary with 11 Watton Road helps reduce the bulk and scale along the boundary. Furthermore, the eaves and the hip roof help give the proposed elevation a residential look.

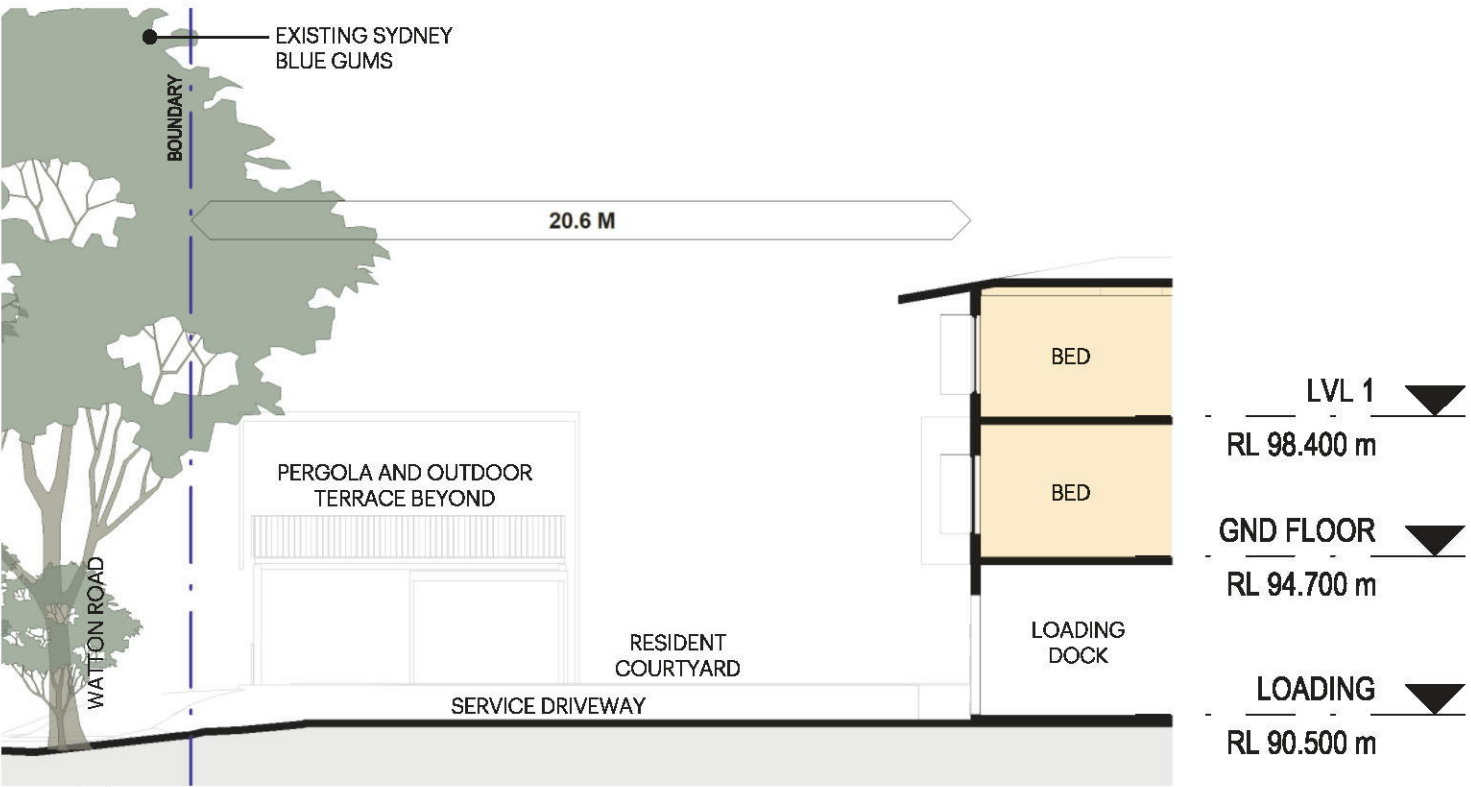
The two-storey component is keeping in line with the newer dwellings being built around the precinct. Additionally, with planting and trees, the amenity and privacy to 11 Watton Road will not be compromised.



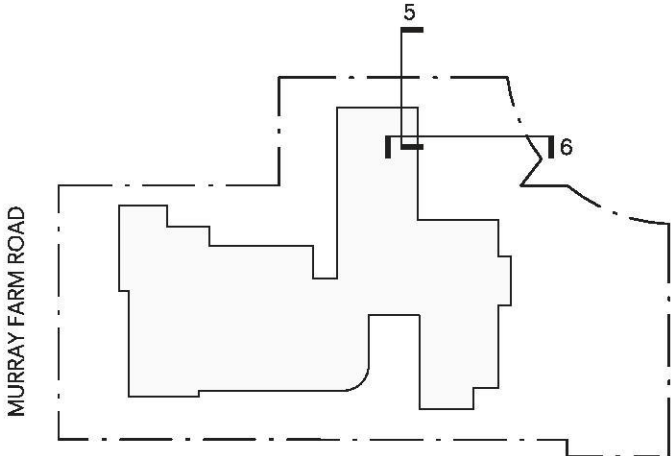
SECTION 5

The existing Sydney Blue Gums create a natural buffer along the Watton Road street frontage. The substantial setbacks to Watton Road greatly help reduce the bulk and scale of the building.

Both the street frontages to the building have been treated as front of house entries, despite the Watton Road frontage being an entry for staff only. The use of various elements over the facade for treatment help contribute towards breaking the bulk of the building. The Pergola-Trellis element over the resident courtyard creates a stepped transition from the street to the built form.



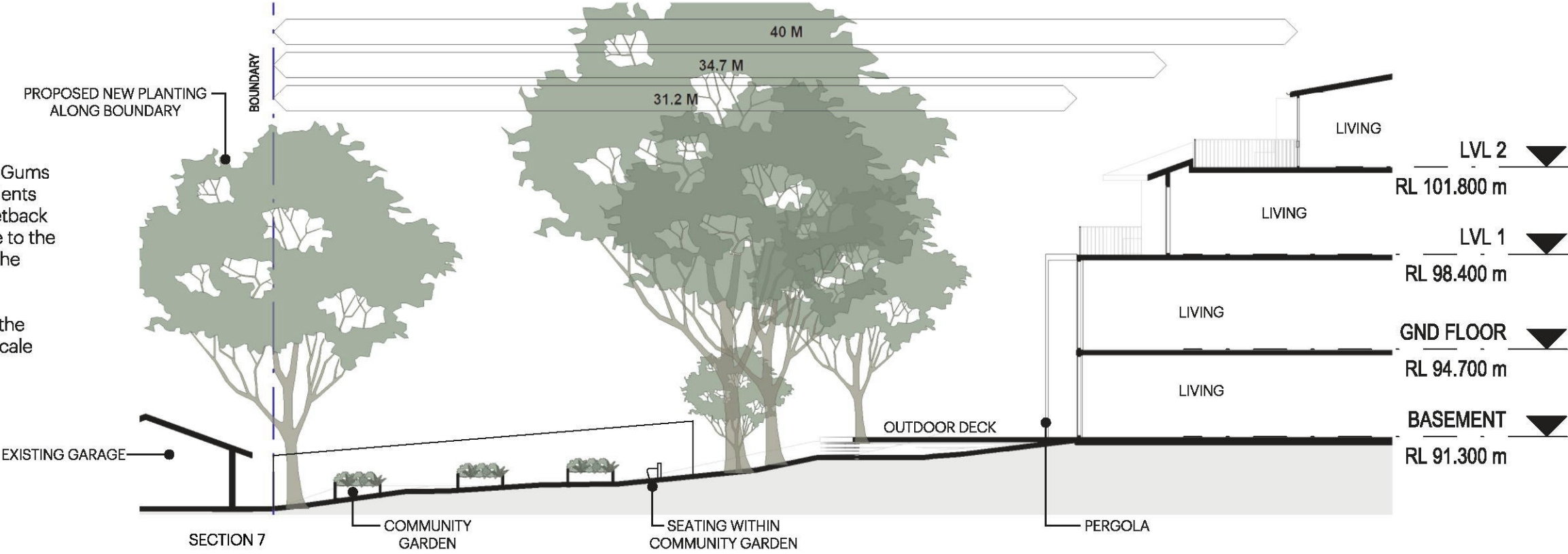
SECTION 6



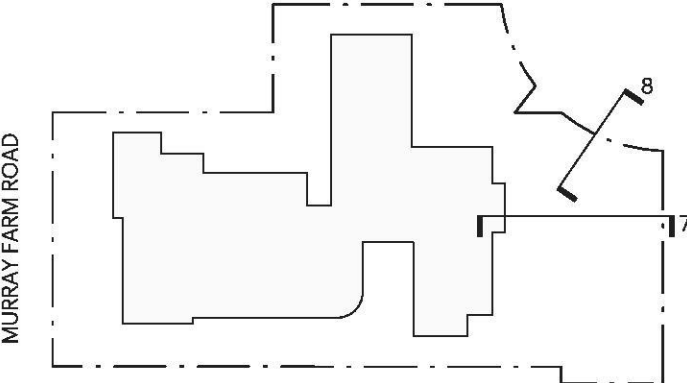
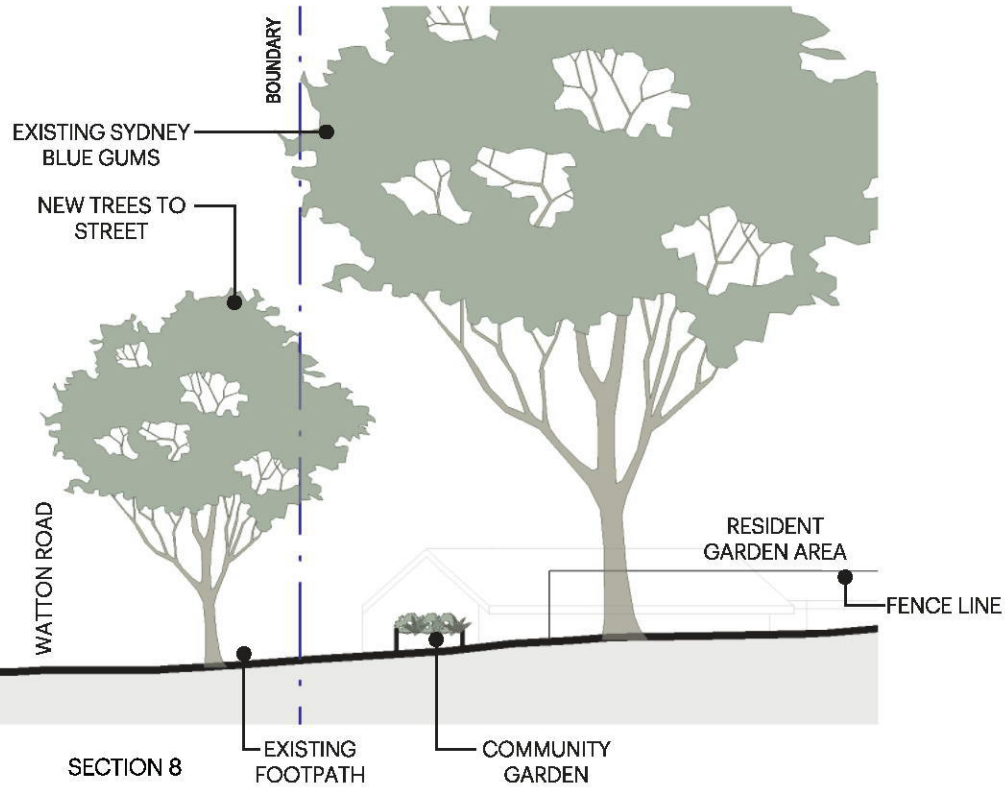
BOUNDARY CONDITIONS

The proposed new planting along the boundary and the existing Sydney Blue Gums create a visual buffer adequate for residents and neighbours. The extensive 30M+ setback and the existing trees further contribute to the buffer zone, virtually hiding the bulk of the building when seen from Watton Road.

The articulated facade and mass break the building down into smaller, residential scale components.



The proposed community garden brings value to the neighbours and proposed facility by allowing a space for visual and social interaction with potential for collaborative interaction between residents and neighbours.



BOUNDARY CONDITIONS

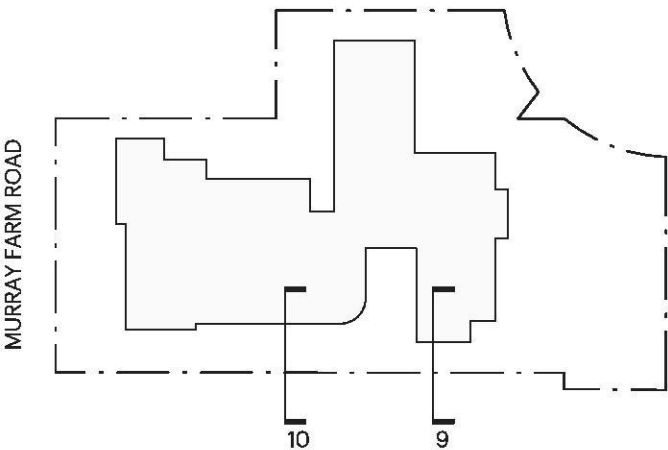
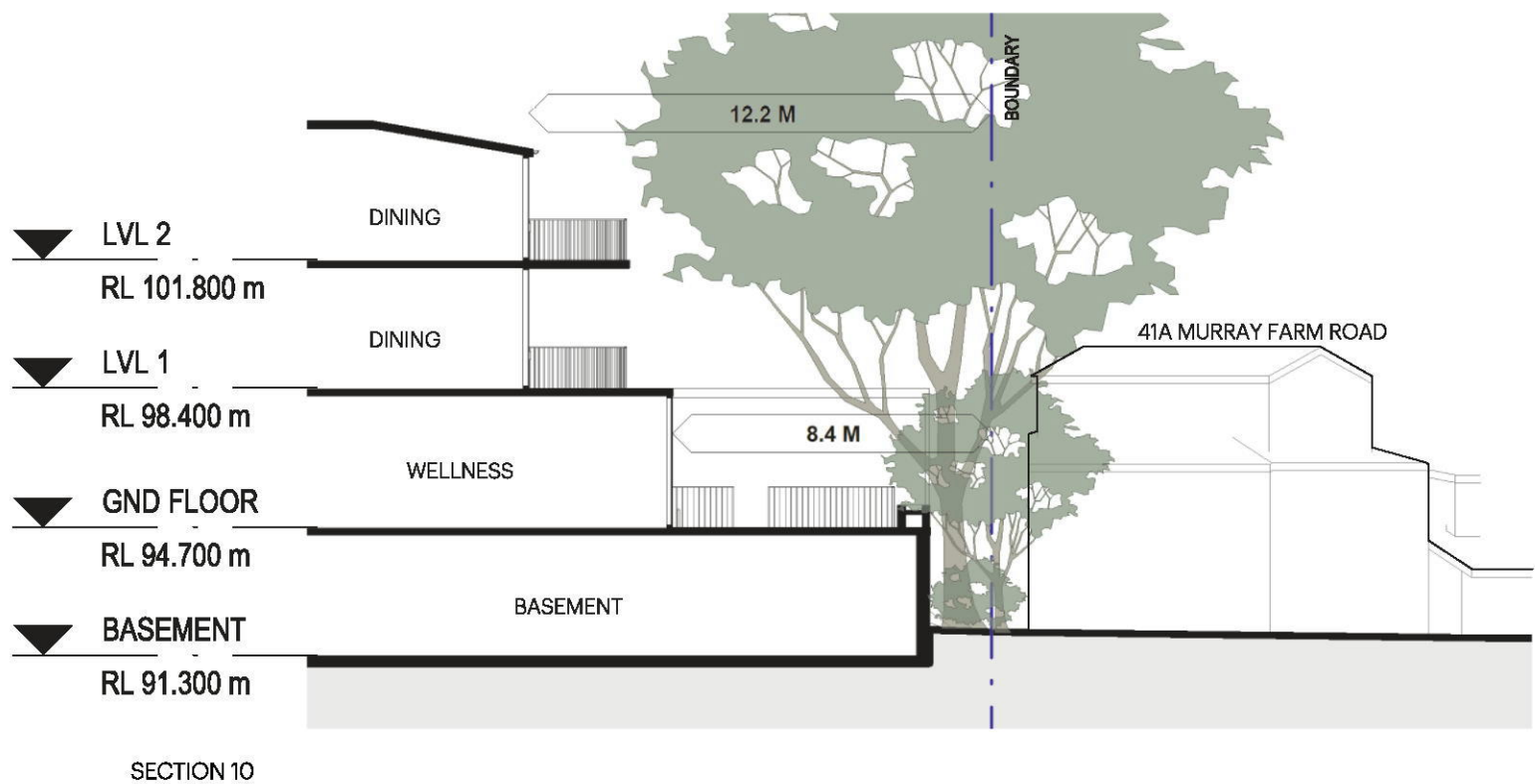
The proposed development allows for a significant setback of 12 meters to 63 Oakes Road. The dense foliage of the existing Sydney Blue Gums along the boundary and the proposed planting mitigates the built form by offering a natural buffer to the adjoining property.

The built form presents itself as a two-storey component. The basement sits within a retained courtyard with banked landscaping around it. The ground floor and level 1 presents itself as a 2-storey component with the hip roof and the eaves further contributing to a residential look built form. Level 2, which is setback further, will virtually be unseen from the property boundary, thus giving this part of the building a 2-storey perception.



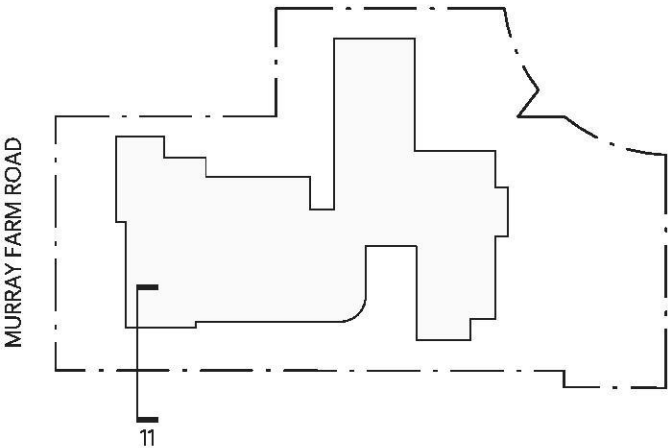
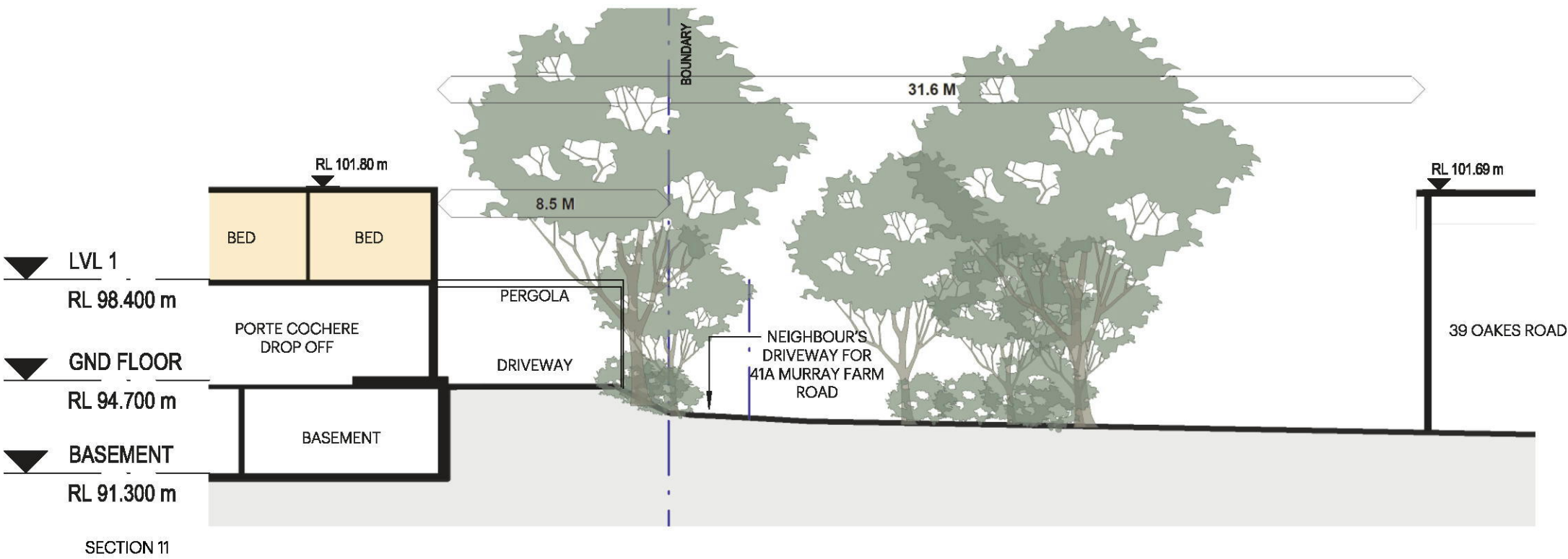
Abundant vegetation, existing trees, proposed landscaping and generous setbacks have been taken into consideration to minimise the impact to 41A Murray Farm Road. The private open space for 41A Murray Farm Road is towards Oakes Road rather than the property boundary, as ascertained by the visual impact analysis.

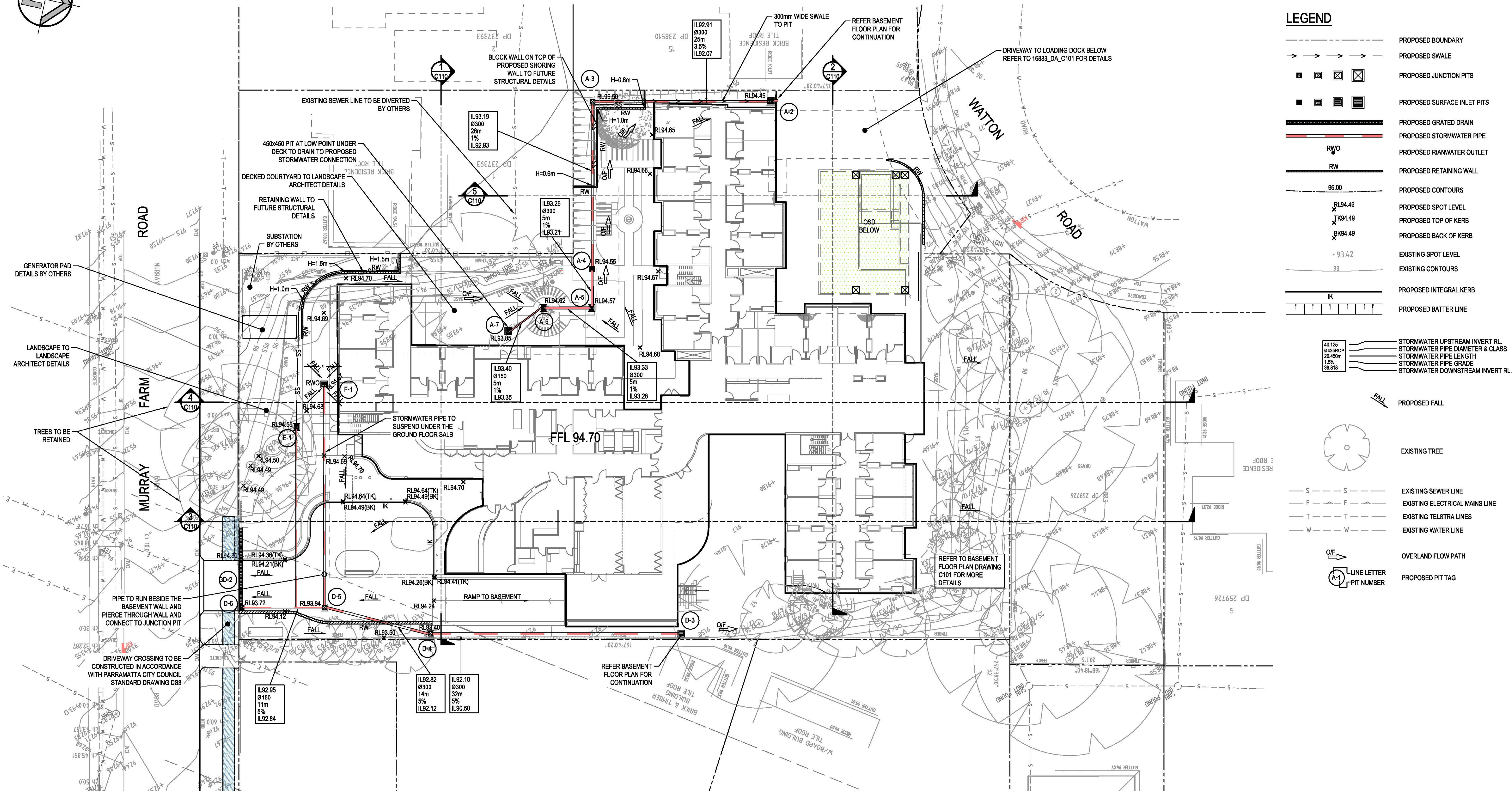
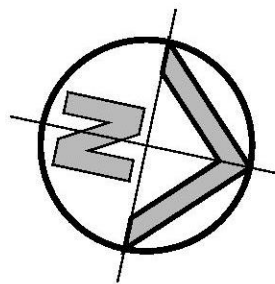
The significant and varying setbacks to the built form from the property boundary further contribute to soften the transition. The pergola over the driveway, the balustrade profile to the outdoor terraces, planter boxes to windows on level 2 and other facade treatment elements help break the bulk to this part of the building.



BOUNDARY CONDITIONS

The two-storey built form and timber pergola over the driveway creates a seamless and softened transition to the proposed facility. There's a significant setback of more than 30 meters between the proposed building and the neighbouring property at 39 Oakes Road. The private open space of 39 Oakes Road is protected by the existing dense foliage of trees which are proposed to be retained.





GROUND FLOOR PLAN

SCALE: 1:250

LEGEND

- PROPOSED BOUNDARY
- PROPOSED SWALE
- PROPOSED JUNCTION PITS
- PROPOSED SURFACE INLET PITS
- PROPOSED GRATED DRAIN
- PROPOSED STORMWATER PIPE
- PROPOSED RIANWATER OUTLET
- PROPOSED RETAINING WALL
- PROPOSED CONTOURS
- PROPOSED SPOT LEVEL
- PROPOSED TOP OF KERB
- PROPOSED BACK OF KERB
- EXISTING SPOT LEVEL
- EXISTING CONTOURS
- PROPOSED INTEGRAL KERB
- PROPOSED BATTER LINE
- STORMWATER UPSTREAM INVERT RL
- STORMWATER PIPE DIAMETER & CLASS
- STORMWATER PIPE LENGTH
- STORMWATER PIPE GRADE
- STORMWATER DOWNSTREAM INVERT RL
- PROPOSED FALL
- EXISTING TREE
- EXISTING SEWER LINE
- EXISTING ELECTRICAL MAINS LINE
- EXISTING TELSTRA LINES
- EXISTING WATER LINE
- OVERLAND FLOW PATH
- LINE LETTER
- PIT NUMBER

FOR DA ONLY

SURVEY INFORMATION
SURVEYED BY
LTS LOCKLEY
DATUM: A.H.D.
ORIGIN OF LEVELS: SSM107070 RL108.675

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
06	ISSUED FOR DA ONLY	JK	JA	10.09.2019					
05	ISSUED FOR DA ONLY	JK	JA	05.09.2019					
04	ISSUED FOR DA ONLY	MC	JA	22.08.2019					
03	ISSUED FOR DA ONLY	KSR	JA	07.12.2018					
02	ISSUED FOR INFORMATION ONLY	KSR	JA	05.12.2018					
01	ISSUED FOR INFORMATION ONLY	JK	JA	30.11.2018					

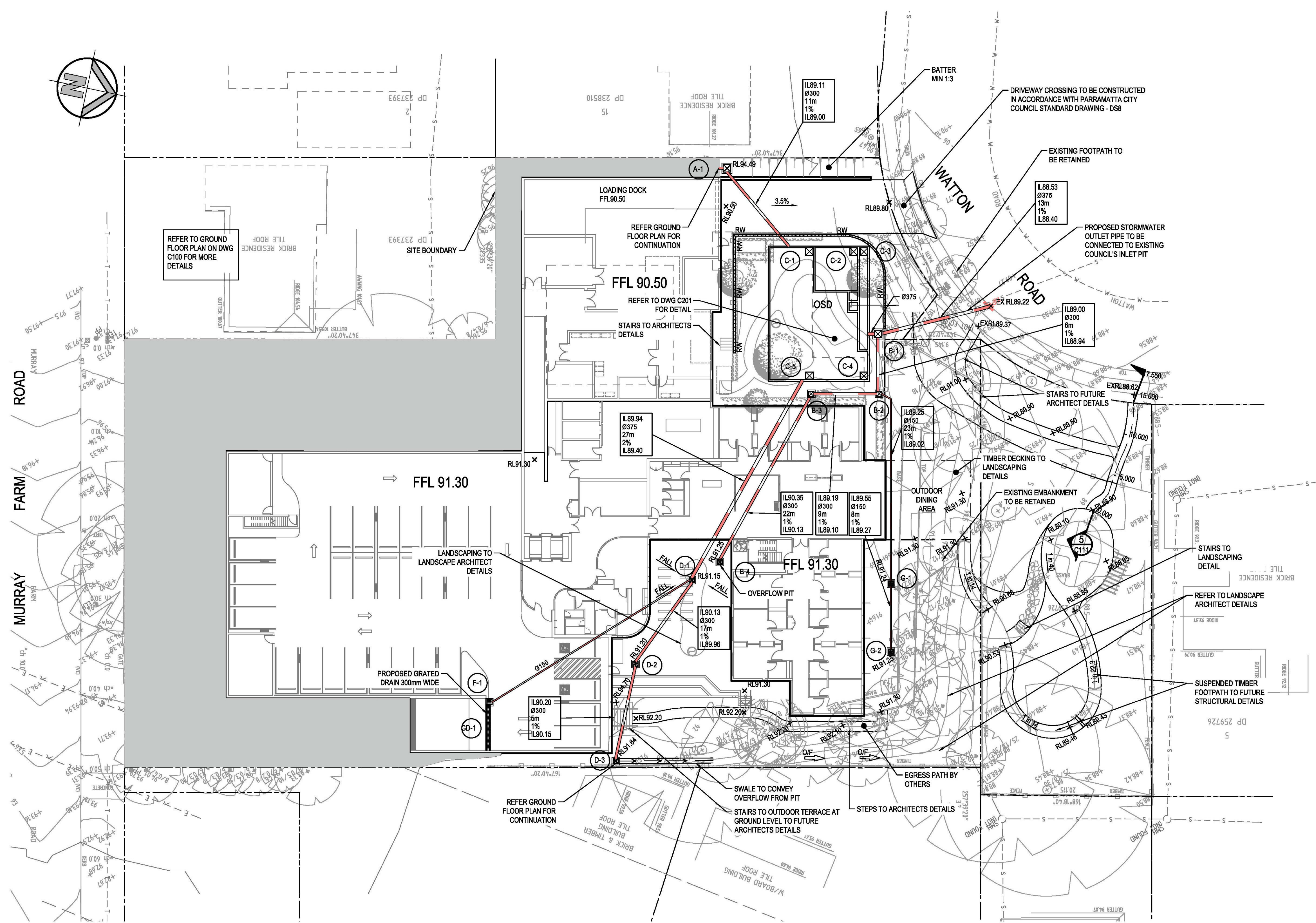
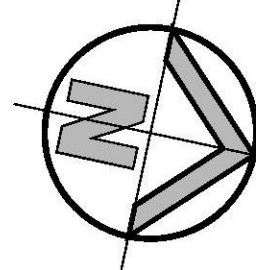
Client
HB + B PROPERTY
Architect
THOMSON ADSETT
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Project
PROPOSED AGED CARE DEVELOPMENT
47 MURRAY FARM ROAD, CARLINGFORD NSW
Title
GROUND FLOOR PLAN

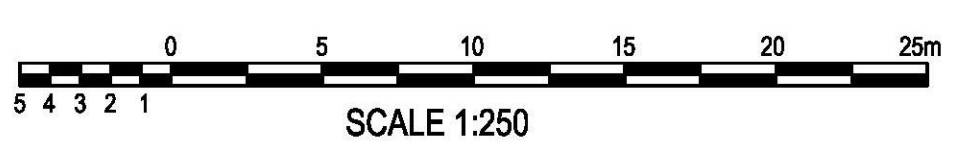
Drawn J.Knight	Designed I.Ahmed	Date NOV 2018
Checked A.Francis	Approved A.Francis	Scale 1:250 @ A1
Drawing number 16833_DA_C100	Revision 06	



- LEGEND**
- PROPOSED BOUNDARY
 - PROPOSED JUNCTION PITS
 - PROPOSED SURFACE INLET PITS
 - PROPOSED GRATED DRAIN
 - PROPOSED STORMWATER PIPE
 - PROPOSED RETAINING WALL
 - PROPOSED CONTOURS
 - PROPOSED SPOT LEVEL
 - EXISTING SPOT LEVEL
 - EXISTING CONTOURS
 - PROPOSED BATTER LINE
 - STORMWATER UPSTREAM INVERT RL
 - STORMWATER PIPE DIAMETER & CLASS
 - STORMWATER PIPE LENGTH
 - STORMWATER PIPE GRADE
 - STORMWATER DOWNSTREAM INVERT RL
 - PROPOSED FALL
 - EXISTING SEWER LINE
 - EXISTING ELECTRICAL MAINS LINE
 - EXISTING TELSTRA LINES
 - EXISTING WATER LINE
 - OVERLAND FLOW PATH
 - LINE LETTER
 - PIT NUMBER

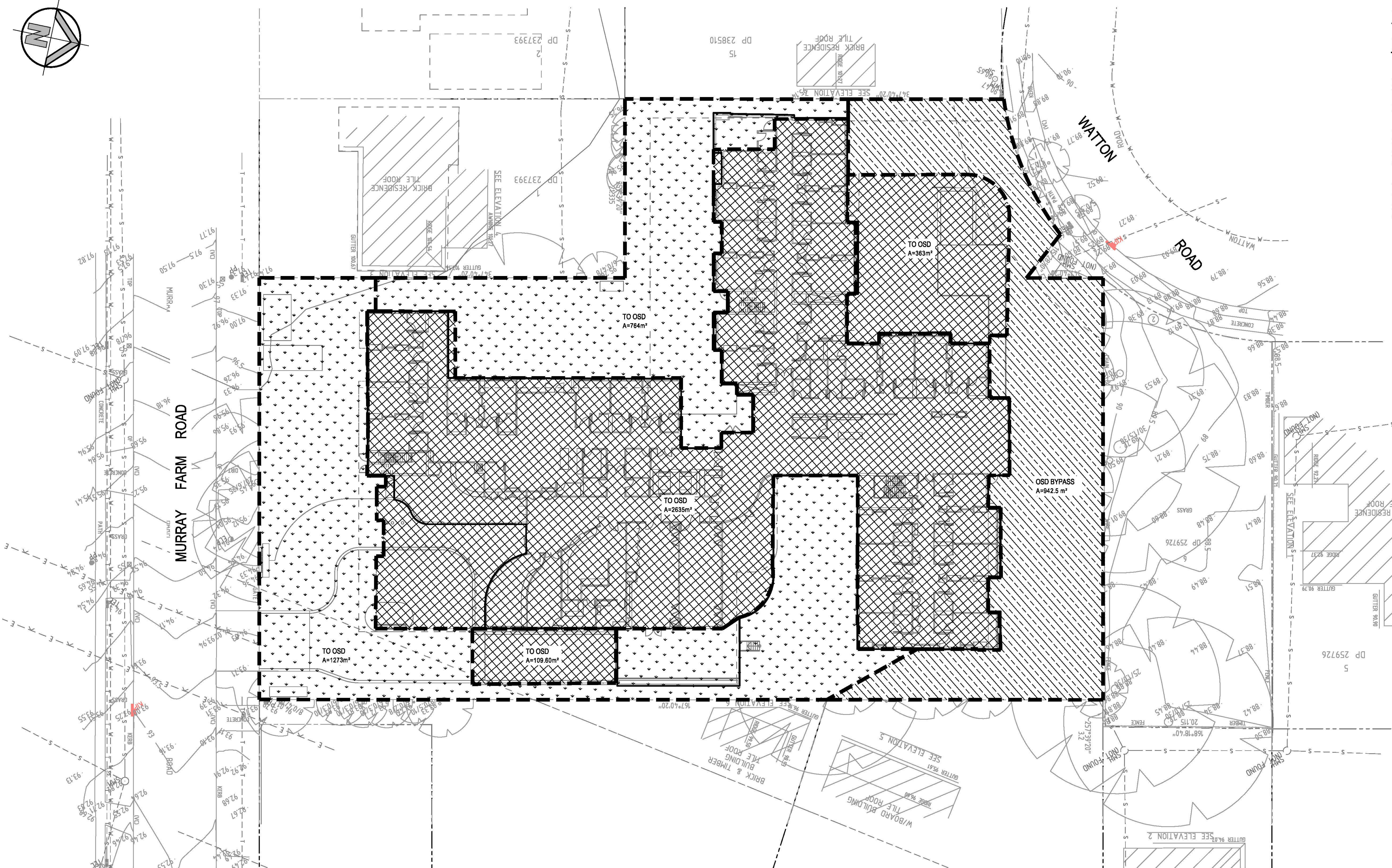
NOTE:
REFER TO LANDSCAPE PLANS AND ARBORIST REPORT FOR INFORMATION ON EXISTING TREES THAT ARE TO BE RETAINED.

BASEMENT FLOOR PLAN
SCALE: 1:250



FOR DA ONLY

SURVEY INFORMATION SURVEYED BY LTS LOCKLEY DATE: A.H.D. ORIGIN OF LEVELS: SSM107070 RL108.675		Client HB + B PROPERTY Architect THOMSON ADSETT This drawing and design remain the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.		Level 5, 78 Victoria Avenue Chatswood NSW 2067 Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email email@hconsult.com.au Web www.henryandhymas.com.au		Project PROPOSED AGED CARE DEVELOPMENT 47 MURRAY FARM ROAD, CARLINGFORD NSW Title BASEMENT FLOOR PLAN		Drawn J.Knight Checked A.Francis	Designed I.Ahmed Approved A.Francis	Date NOV 2018 Scale 1:250 @ A1	Revision 16833_DA_C101 05
05	ISSUED FOR DA ONLY	JK	IA	10.09.2019							
04	ISSUED FOR DA ONLY	MC	IA	22.08.2019							
03	ISSUED FOR DA ONLY	KSR	IA	07.12.2018							
01	ISSUED FOR INFORMATION ONLY	KSR	IA	06.12.2018							
01	ISSUED FOR INFORMATION ONLY	JK	IA	30.11.2018							
REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE		

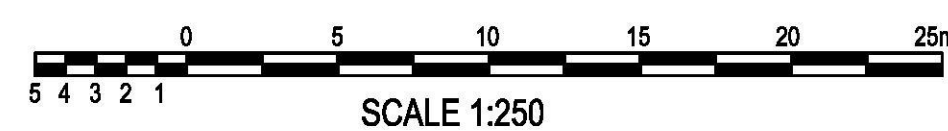


LANDSCAPING AND PAVED AREAS TO OSD

ROOF AND PAVED AREA TO OSD

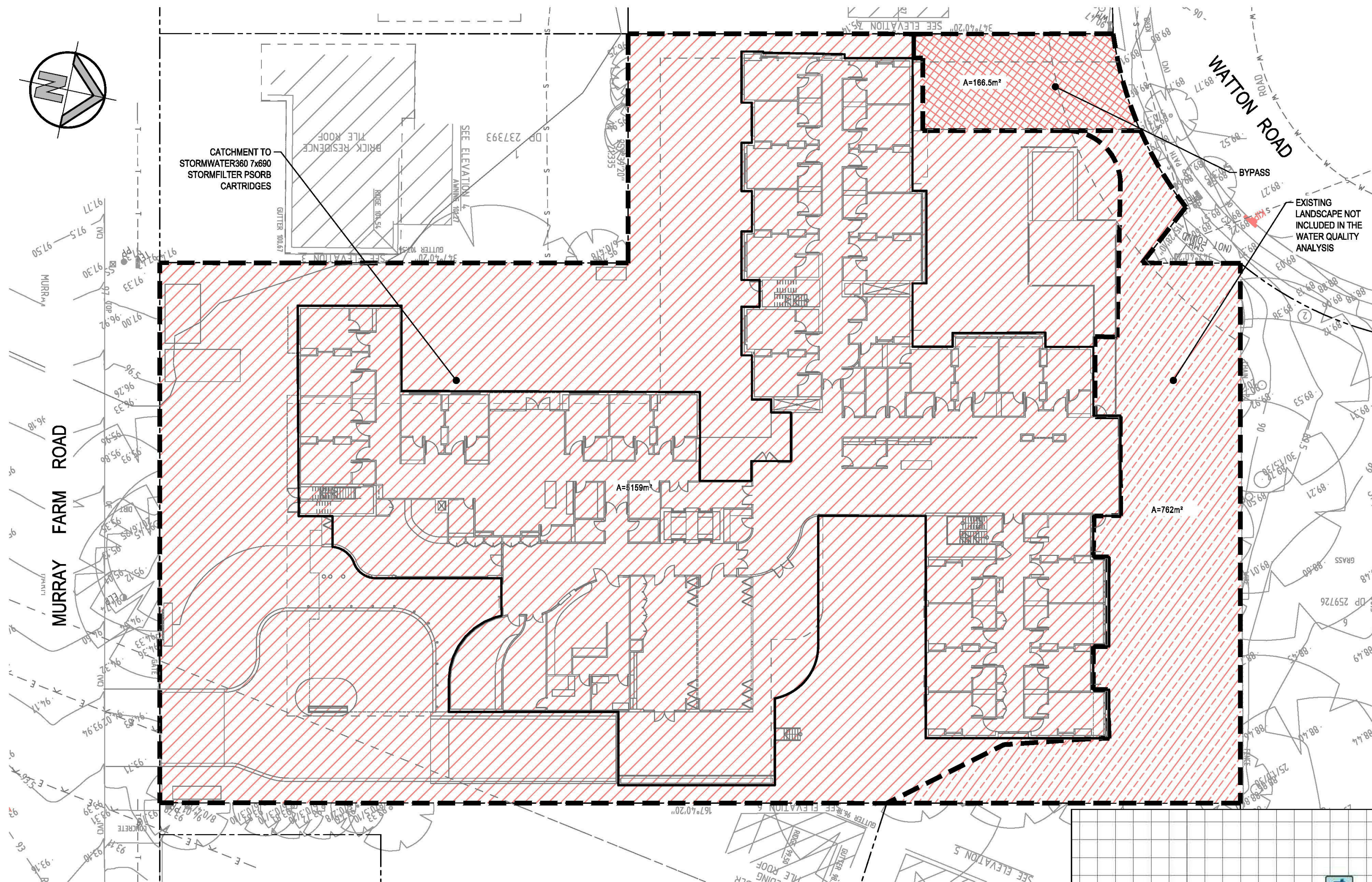
OSD BYPASS

SCALE: 1:250



FOR DA ONLY

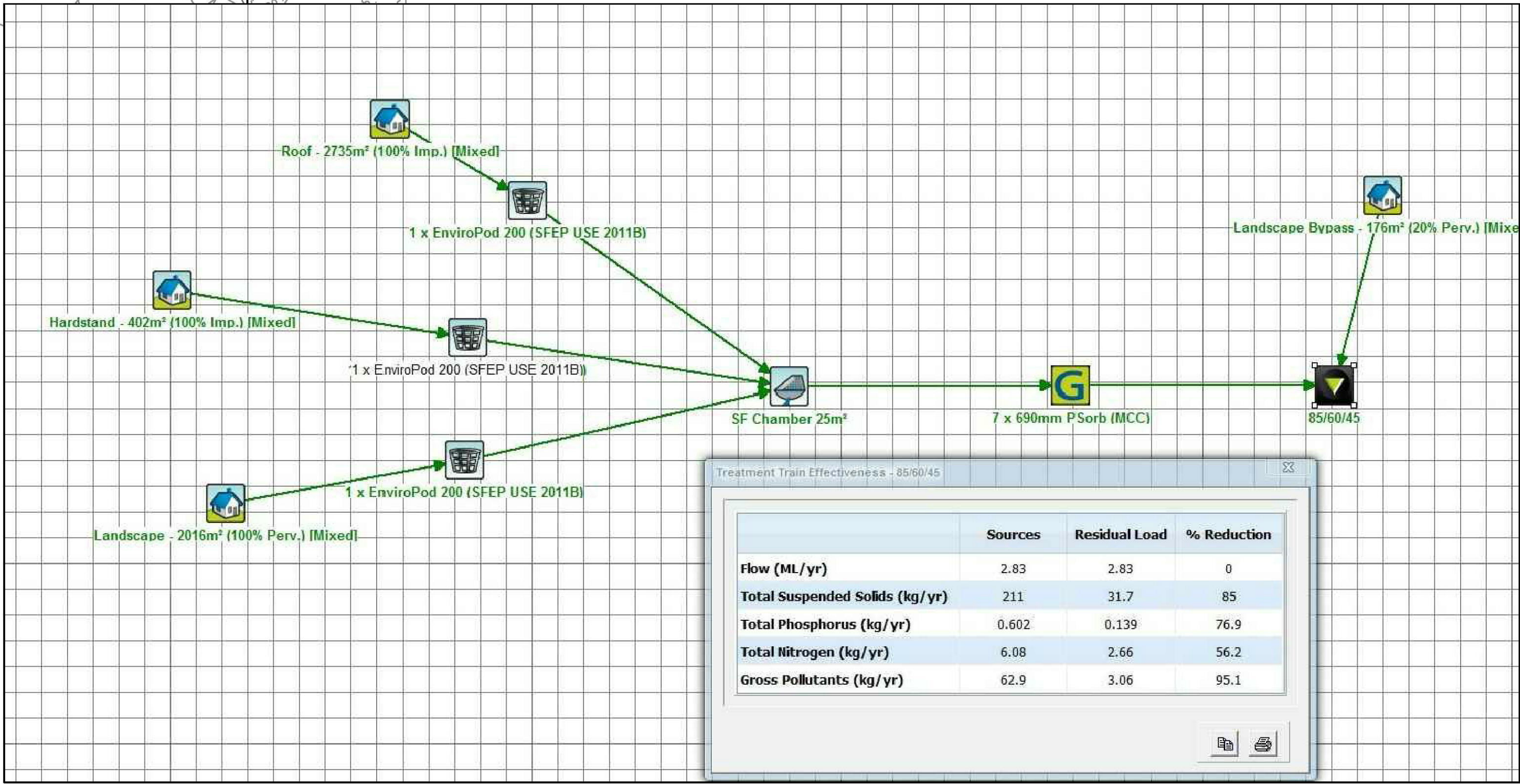
[illegible]



MUSIC MODEL CATCHMENT PLAN
SCALE: 1:250

TOTAL SITE AREA = 6,087.5 m²

SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID	OSD STORMFILTER
WATER QUALITY FLOW RATE (L/s)	6.3
PEAK FLOW RATE (L/s)	8.81
RETURN PERIOD OF PEAK FLOW (YRS)	3 MONTHS (21.4mm/hr)
# OF CARTRIDGES REQUIRED	7
CARTRIDGE HEIGHT (310mm/460mm/690mm)	690
MEDIA TYPE (PERLITE, PERLITE/ZEOLITE OR ZPG)	PSORB



MUSIC MODEL RESULTS
NTS

FOR DA ONLY

SURVEY INFORMATION SURVEYED BY LTS LOCKLEY DATUM: A.H.D. ORIGIN OF LEVELS: SSM/107070 RL108.675																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												</
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LANDSCAPE MASTERPLAN

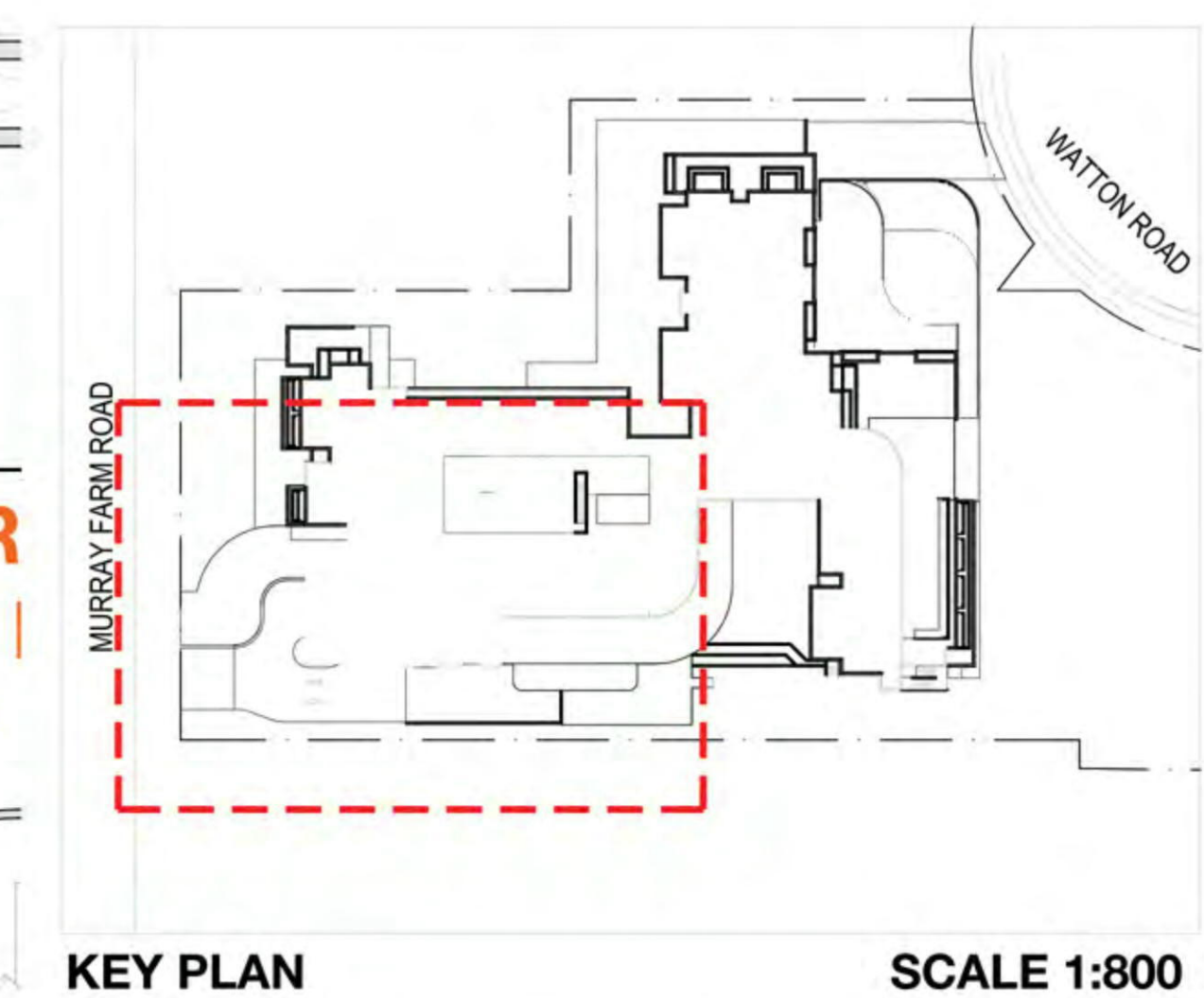
- 01 EXISTING TREES RETAINED
- 02 PLANTING BUFFER TO BOUNDARY TO PROVIDE SCREENING
- 03 COMBINATION OF EVERGREEN AND DECIDUOUS PLANTING TO PROVIDE AMENITY AND SEASONAL INTERESTS
- 04 FEATURE FERN GARDEN TO ENTRY
- 05 NATURAL PLAY AREA
- 06 PAVED AREA WITH LOOSE FURNITURE AND POTS
- 07 PERGOLA AND SHADED SITTING AREA TO RESIDENTS COURTYARDS
- 08 MATURE TREE IN 600mm HIGH RAISED PLANTER
- 09 GREEN ISLAND WITH FERN AND PALM TO COURTYARD
- 10 SANDSTONE BLOCK RETAINING WALL WITH TIERED PLANTING TO SOFTEN WALLS
- 11 HEDGING TO PROVIDE PRIVACY TO RESIDENTS' BEDROOMS
- 12 OUTDOOR DINING AREA ON TIMBER DECKING
- 13 ACCESSIBLE ELEVATED TIMBER BOARDWALK OVER TPZ OF EXISTING TREES
- 14 RESTING BAY WITH SEATING
- 15 SECURITY FENCE AND GATE TO COMMUNAL GARDEN
- 16 GRC PLANTER TO PROVIDE SCREENING AND AMENITY TO TERRACE
- 17 CLIMBER ON STAINLESS STEEL MESH TO PROVIDE SCREENING TO DRIVEWAY

SCALE 1:200 @ A1

0 2 4 8 12m

LEGEND

	SITE BOUNDARY		PROPOSED SHRUBS
	EXISTING TREE RETAINED		PROPOSED TREE
	EXISTING CONTOUR		PROPOSED NEW CONTOUR
	EXISTING SPOT LEVEL		PROPOSED SPOT LEVEL
	TOP OF WALL LEVEL		TURF
	PROPOSED GROUNDCOVERS		BUILDING LINE OVER
	1800mm HIGH BOUNDARY FENCE		TIMBER DECKING
	WATER FEATURE		PROPOSED PAVING



MURRAY FARM ROAD ENTRY

- 01 EXISTING TREES RETAINED
- 02 INFORMAL NATIVE PLANTING TO EXISTING BANK.
- 03 FEATURE FERN GARDEN TO ENTRY
- 04 CHILDREN NATURAL PLAY AREA
- 05 COMBINATION OF DECIDUOUS AND EVERGREEN PLANTING TO PROVIDE AMENITY AND SEASONAL INTERESTS
- 06 PLANTING IN GRC PLANTERS AND SEATING TO TERRACE
- 07 SCREENING BUFFER TO DRIVEWAY
- 08 SECURED GATE AND FENCE TO COURTYARD

SCALE 1:100 @ A1

0 1 2 4 6m

LEGEND

SITE BOUNDARY	PROPOSED SHRUBS	EXISTING CONTOUR	+TW 21.0 TOP OF WALL LEVEL	PROPOSED SHRUBS	EXISTING CONTOUR
EXISTING TREE RETAINED	PROPOSED TREE	PROPOSED NEW CONTOUR	TURF	PROPOSED TREE	PROPOSED NEW CONTOUR
		EXISTING SPOT LEVEL	PROPOSED GROUNDCOVERS		PROPOSED SPOT LEVEL
		PROPOSED SPOT LEVEL	BUILDING LINE OVER		
			1800mm HIGH BOUNDARY FENCE		
			TIMBER DECKING		
			PROPOSED PAVING		
			WATER FEATURE		

project: 47 Murray Farm Rd, Carlingford

client: Japara Healthcare

date: 12.12.2018

revision: B

drawn: RY

checked: DMT

TaylorBrammer

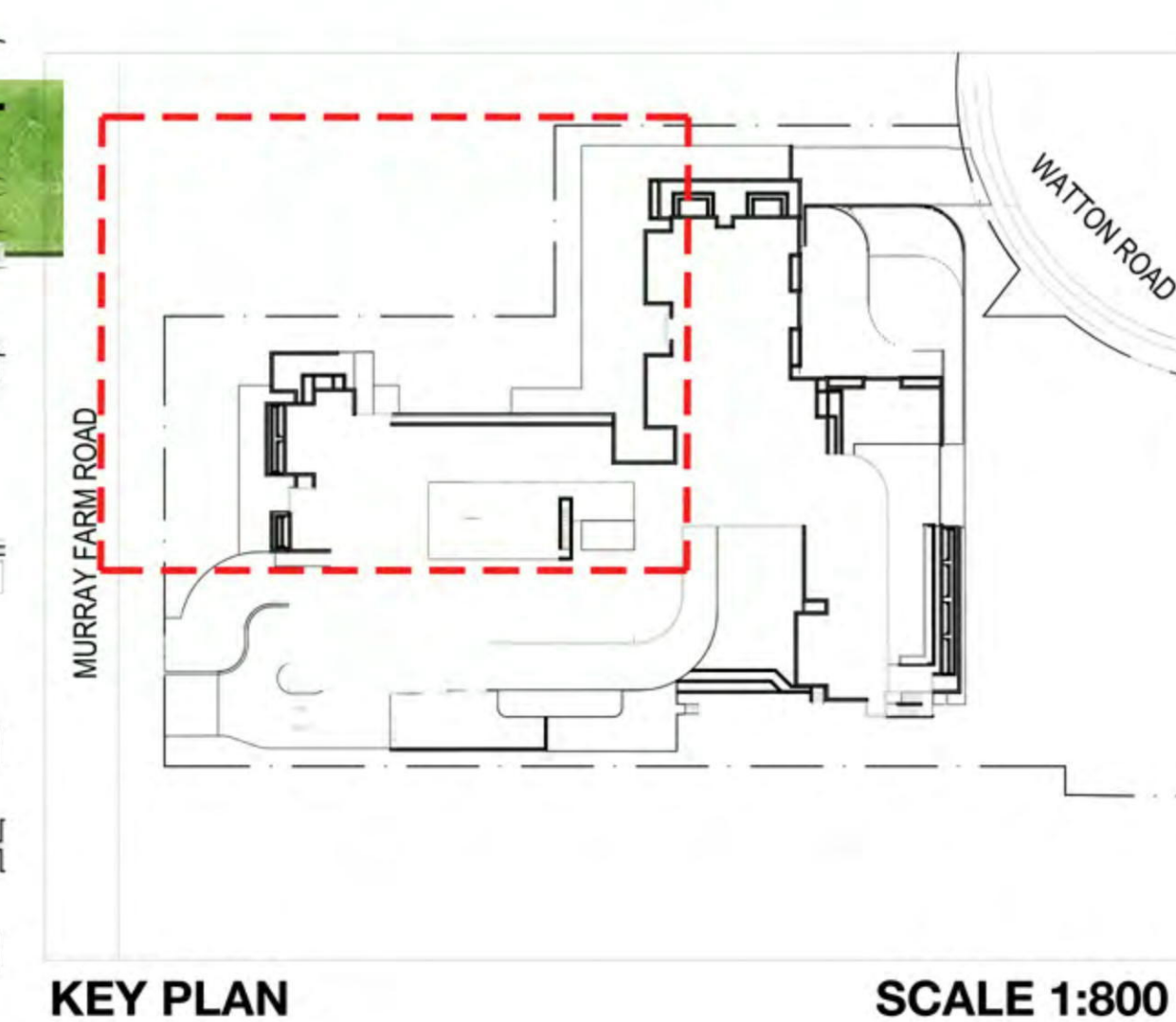
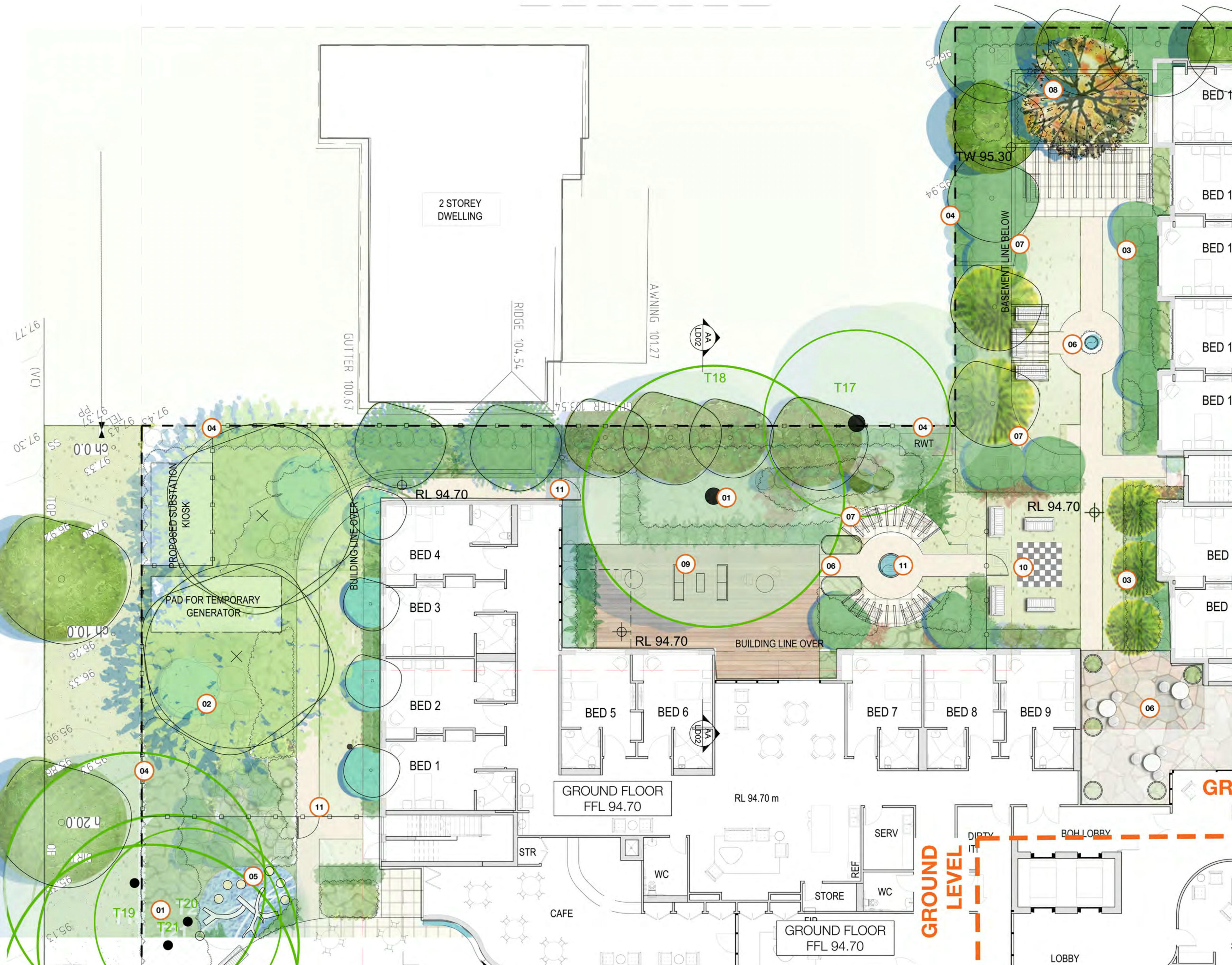
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

SYDNEY STUDIO

218 Oxford Street Woolahra, NSW, 2025 E sydney@taylorbrammer.com.au T 61 2 9387 8655

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LA02



WESTERN COURTYARD

- 01 EXISTING TREES RETAINED
- 02 INFORMAL NATIVE PLANTING TO EXISTING BANK.
- 03 COMBINATION OF EVERGREEN AND DECIDUOUS PLANTING TO PROVIDE AMENITY AND SEASONAL INTERESTS
- 04 PLANTING BUFFER TO BOUNDARY FENCE
- 05 NATURAL PLAY AREA
- 06 PAVED AREA WITH POTS AND LOOSE FURNITURE
- 07 PERGOLA AND SHADED SITTING AREA TO RESIDENTS COURTYARDS
- 08 MATURE TREE IN 600mm HIGH RAISED PLANTER
- 09 OUTDOOR SITTING AREA ON TIMBER DECKING. TIMBER DECKING TO BE ELEVATED TO MINIMISE IMPACT ON EXISTING TREES
- 10 CHESS BOARD IN OPEN TURF AREA WITH SEATING
- 11 SECURED GATE AND FENCE TO COURTYARD



SCALE 1:100 @ A1

0 1 2 4 6m

LEGEND

	SITE BOUNDARY		PROPOSED SHRUBS		20.0 EXISTING CONTOUR		PROPOSED NEW CONTOUR		+TW 21.0 TOP OF WALL LEVEL		PROPOSED GROUNDCOVERS		1800mm HIGH BOUNDARY FENCE		WATER FEATURE
	EXISTING TREE RETAINED		PROPOSED TREE		* EX 18.25 EXISTING SPOT LEVEL		+RL 20.0 PROPOSED SPOT LEVEL		TURF		BUILDING LINE OVER		TIMBER DECKING		PROPOSED PAVING

project: 47 Murray Farm Rd, Carlingford

client: Japara Healthcare

date: 12.12.2018

revision: B

drawn: RY

checked: DMT

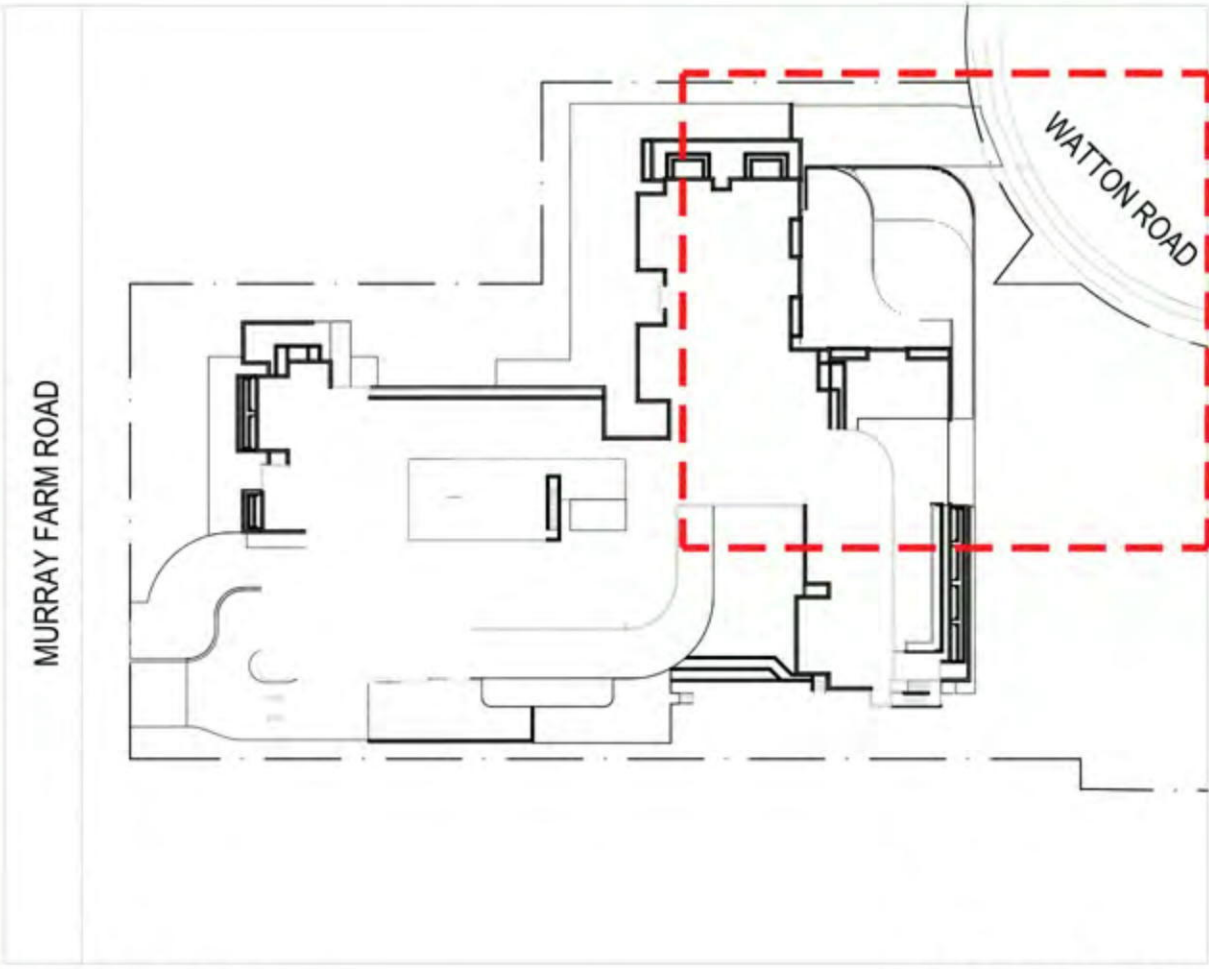
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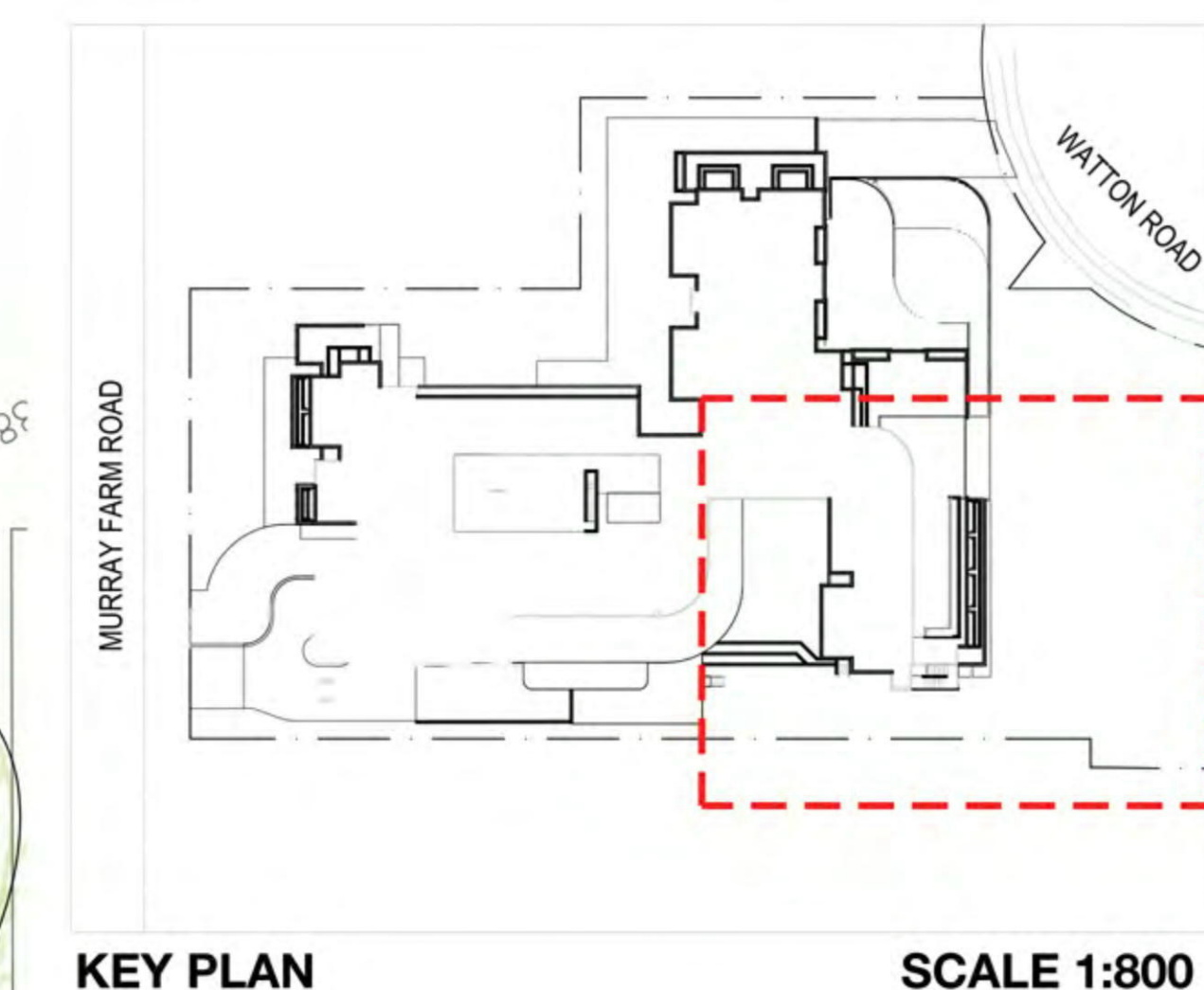
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KEY PLAN SCALE 1:800

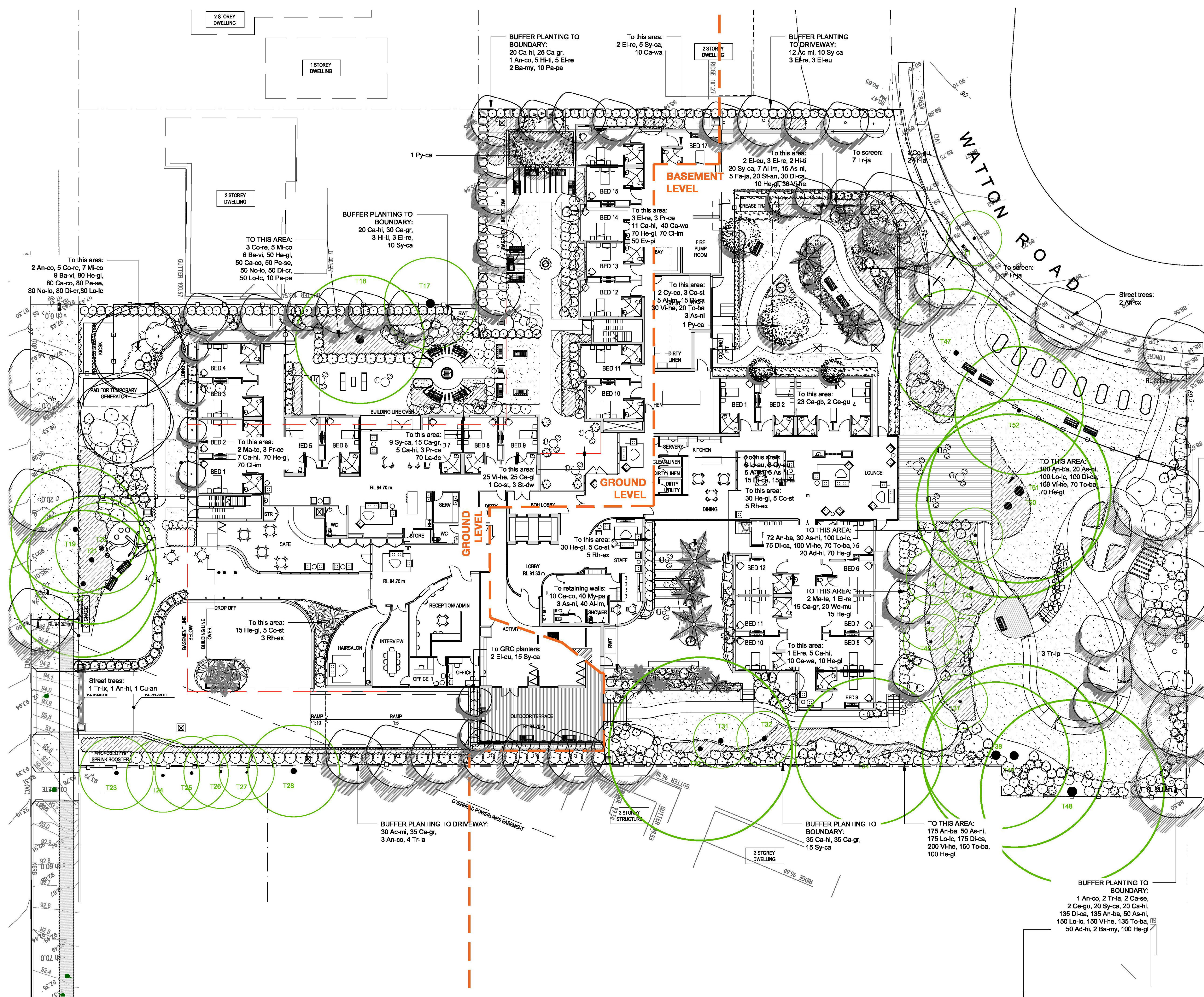
PALM AND FERN COURTYARD

- 01 EXISTING TREES RETAINED WITH NEW LOW PLANTING UNDER
- 02 PLANTING BUFFER TO BOUNDARY FENCE TO PROVIDE SCREENING
- 03 COMBINATION OF EVERGREEN AND DECIDUOUS PLANTING TO PROVIDE AMENITY AND SEASONAL INTERESTS
- 04 SCREENING BUFFER TO DRIVEWAY
- 05 GREEN ISLAND WITH FERN AND PALM TO COURTYARD
- 06 LOW HEDGING TO PROVIDE PRIVACY TO RESIDENTS' BEDROOMS
- 07 SHADED SITTING AREA UNDER OUTDOOR TERRACE OVER
- 08 ACTIVE WATER FEATURE
- 09 OUTDOOR DINING AREA TO TIMBER DECK
- 10 SECURITY FENCE AND GATE
- 11 COMMUNITY GARDEN AND SEATING
- 12 EXISTING STREET TREES RETAINED
- 13 NEW STREET TREES TO COUNCIL'S GUIDELINES
- 14 DECOMPOSED GRANITE PATH



AUSTRALIAN BUSHLAND GARDEN

- 01 EXISTING TREES RETAINED WITH NEW LOW PLANTING UNDER
- 02 PLANTING BUFFER TO BOUNDARY FENCE TO PROVIDE SCREENING
- 03 COMBINATION OF EVERGREEN AND DECIDUOUS PLANTING TO PROVIDE AMENITY AND SEASONAL INTERESTS
- 04 SANDSTONE BLOCK RETAINING WALL WITH TIERED PLANTING TO SOFTEN WALLS
- 05 GREEN ISLAND WITH FERN AND PALM TO COURTYARD
- 06 LOW HEDGING TO PROVIDE PRIVACY TO RESIDENTS' BEDROOMS
- 07 PERGOLA AND SHADED SITTING AREA
- 08 OUTDOOR DINING AREA TO ELEVATED TIMBER DECK
- 09 ACCESSIBLE ELEVATED TIMBER BOARDWALK OVER TPZ OF EXISTING TREES WITH RESTING BAYS AND SEATING
- 10 INFORMAL PATHWAY
- 11 RESIDENTS VEGETABLE GARDEN
- 12 SECURITY FENCE AND GATE TO COMMUNAL GARDEN REFER TO LA05 FOR COMMUNAL GARDEN
- 13 DECOMPOSED GRANITE PATH



PLANTING PLAN

PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	MAT HEIGHT (m)	SIZE	QTY
TREES / PALMS				
An-cx	Angophora costata	Sydney Red Gum	20m	200L 2
An-co	Angophora costata	Sydney Red Gum	20m	100L 7
An-hi	Angophora hispida	Scrub Apple	7m	100L 1
Ba-my	Backhousia myrtifolia	Grey Myrtle	7m	75L 4
Ce-gu	Ceratopetalum gummiferum	Christmans Bush	5m	75L 4
Co-gu	Corymbia gummifera	Red Bloodwood	25m	75L 1
Co-an	Cupaniopsis anacardioides	Tuckeroo	8m	100L 1
Cy-au	Cyathra australis	Rough Tree Fern	3m	1.5m Trunk 3
Cy-co	Cyathra cooperii	Soft tree fern	5m	1.5m Trunk 2
El-su	Elaeocarpus eumundii	Quandong	10m	100L 7
El-re	Elaeocarpus reticulatus	Blueberry Ash	6-10	100L 21
Hi-li	Hibiscus tiliaceus 'Rubra'	Bronze cottonwood	10m	100L 10
Li-au	Livistona australis	Cabbage-tree Palm	20m	(1.8-2.2m Trunk) 3
Ma-te	Magnolia 'Taddy Bear'	Evergreen Magnolia	6m	75L 4
Py-ca	Pyrus calleryana 'Capital'	Carriery Pear	15m	100L 2
Rh-ex	Raphis excelsa	Lady palm	3m	45L 10
Tr-la	Tristania laurina	Water Gum	10m	75L 11
Tr-ix	Tristania laurina	Water Gum	10m	100L 1
Pr-co	Prunus cerasifera 'Oakville Crimson Spire'	Flowering plum	6m	75L 9
SHRUBS				
Ac-mi	Acmena smithii 'Goodbye Neighbours'	Goodbye Neighbours Lily Pilly	8m	45L 42
An-ba	Anthurium bakerii	Anthurium	100mm	200mm 482
Co-st	Cordyline stricta	Slender Palm Lily	3m	45L 14
Al-im	Alcantharea imperialis	Giant Bromeliad	2.5m	300mm 57
As-ni	Asplenium nidus	Birds nest Fern	1m	300mm 195
Ca-gb	Callistemon salignus 'Great Balls of Fire'	Bottlebrush	1.5m	300mm 107
Ca-hi	Canellia sasanqua 'Hiryu'	Hiryu canellia	4m	45LT 125
Ca-wa	Callistemon 'White Anzac'	Bottle Brush	1m	300mm 60
Co-re	Correa reflexa	Native Fuschia	3m	45L 8
Di-cr	Dichelachne crinata	Pumie Grass	1m	300mm 130
Fa-ja	Fatsia japonica	Japanese fatsia	1.5m	45L 5
Ma-co	Macrozamia communis	Burnswang	45L	45L 12
St-an	Strobilanthes anisophyllus	Goldfussia	1.5	300mm 20
St-dw	Streptia dwarf	Bird of paradise	1m	200mm 5
Sy-ca	Syzygium 'Cascade'	Pink Flowering Lily Pilly	3m	45L 100
We-mu	Westringia munda	Prostrate Coastal Rosemary	0.4-0.6m	200mm 20
GROUNDCOVERS & CLIMBERS				
My-pa	Myoporum paritidolum	Creeping Boobialla	0.1m	75mm 40
Ca-co	Casuarina glauca 'Cousin it'	Sheoak	0.1m	75mm 140
To-ba	Todia barbara	King Fern	1m	200mm 445
Lo-ic	Lomandra Little Con	Lomandra	0.3	75mm 670
Vi-he	Viola hederacea	Native Violet	0.1m	75mm 630
Di-ca	Dianella caerulea var. producta	Blue Flax Lily	0.2m	150mm 545
Ri-pa	Rondeletia paniculata	Wonga Wonga Vine	0.1m	75mm 20
Ad-hi	Adiantum hispidum	Rough Maidenhair Fern	0.8m	200mm 70
Cl-im	Clivia miniata	Kaffir Lily	400mm	200mm 140
Ev-pi	Evolvulus pilosus 'Sapphire Blue'	Evolvulus 'Sapphire Blue'	0.3m	200mm 50
Ca-gi	Carporobrotus glaucescens	Pigface	150mm	150mm 25
No-lo	Notolanthia longifolia	Wallaby grass	1m	300mm 130
Re-se	Rennettia setaceum rubrum	Purple Fountain Grass	1m	300mm 130
He-gi	Helminthia glaberrima	Stream Lily	1m	300mm 700
Tr-ja	Trachelospermum jasminoides	Star Jasmine	200mm	14

SCALE 1:200 @ A1

0 2 4 8 12m

LEGEND

SITE BOUNDARY

EXISTING TREE RETAINED

PROPOSED SHRUBS

PROPOSED TREE

EXISTING CONTOUR

PROPOSED NEW CONTOUR

EXISTING SPOT LEVEL

PROPOSED SPOT LEVEL

+TW 21.0 TOP OF WALL LEVEL

TURF

PROPOSED GROUNDCOVERS

BUILDING LINE OVER

1800mm HIGH BOUNDARY FENCE

TIMBER DECKING

PROPOSED PAVING

WATER FEATURE

project:

47 Murray Farm Rd, Carlingford

client:

Japara Healthcare

date:

12.12.2018

revision:

B

drawn:

RY

checked:

DMT

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SYDNEY STUDIO

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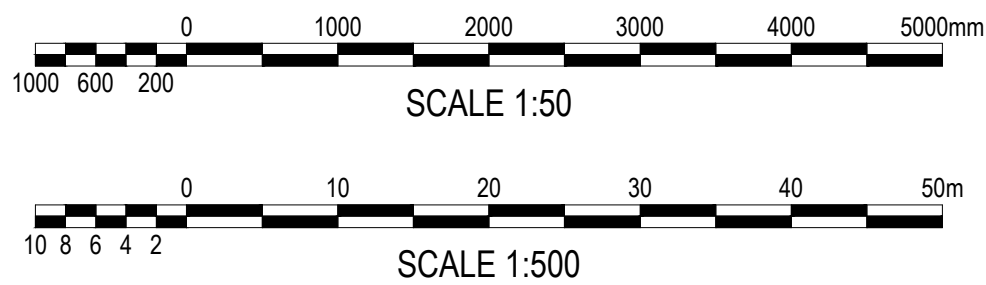
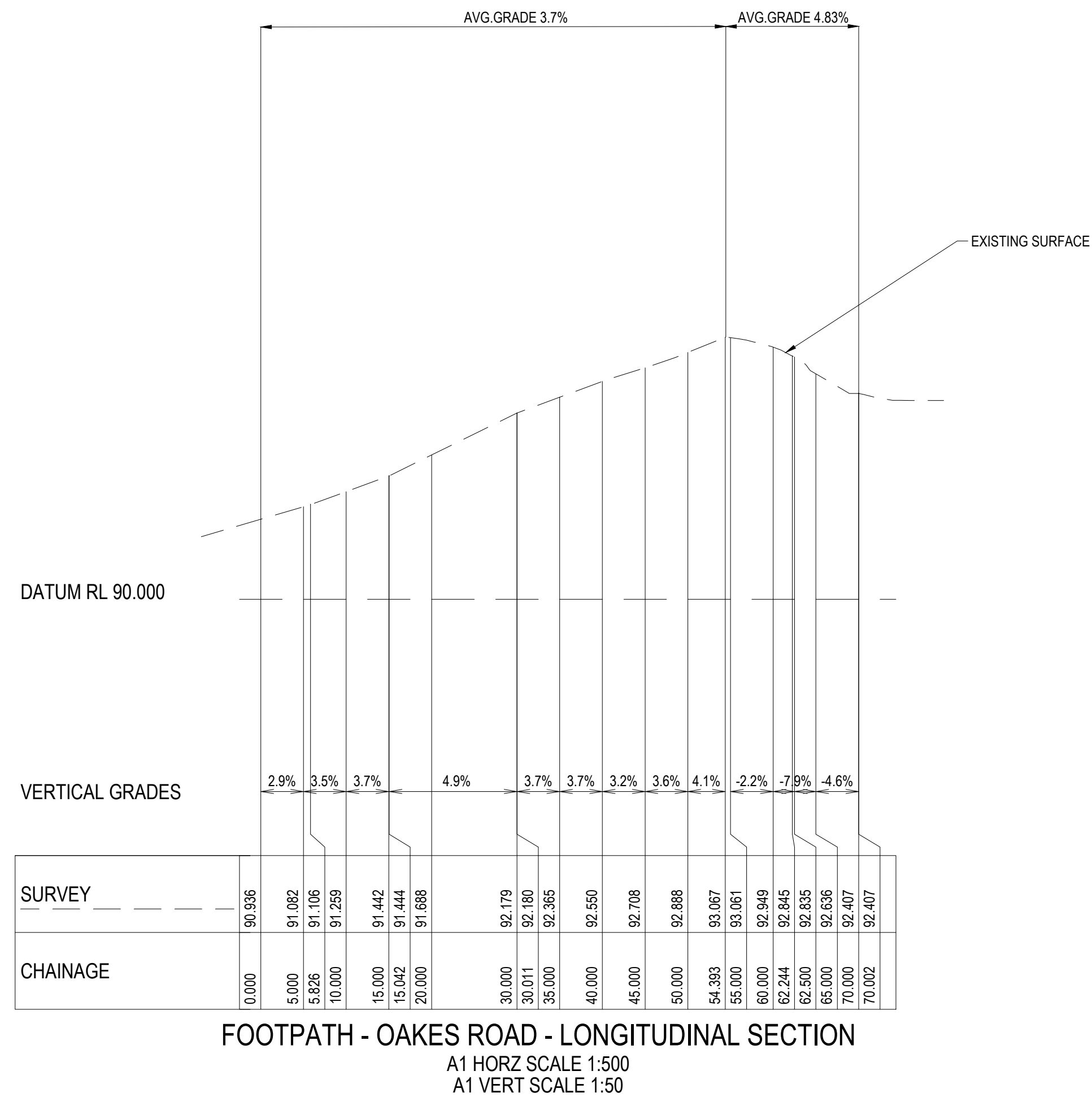
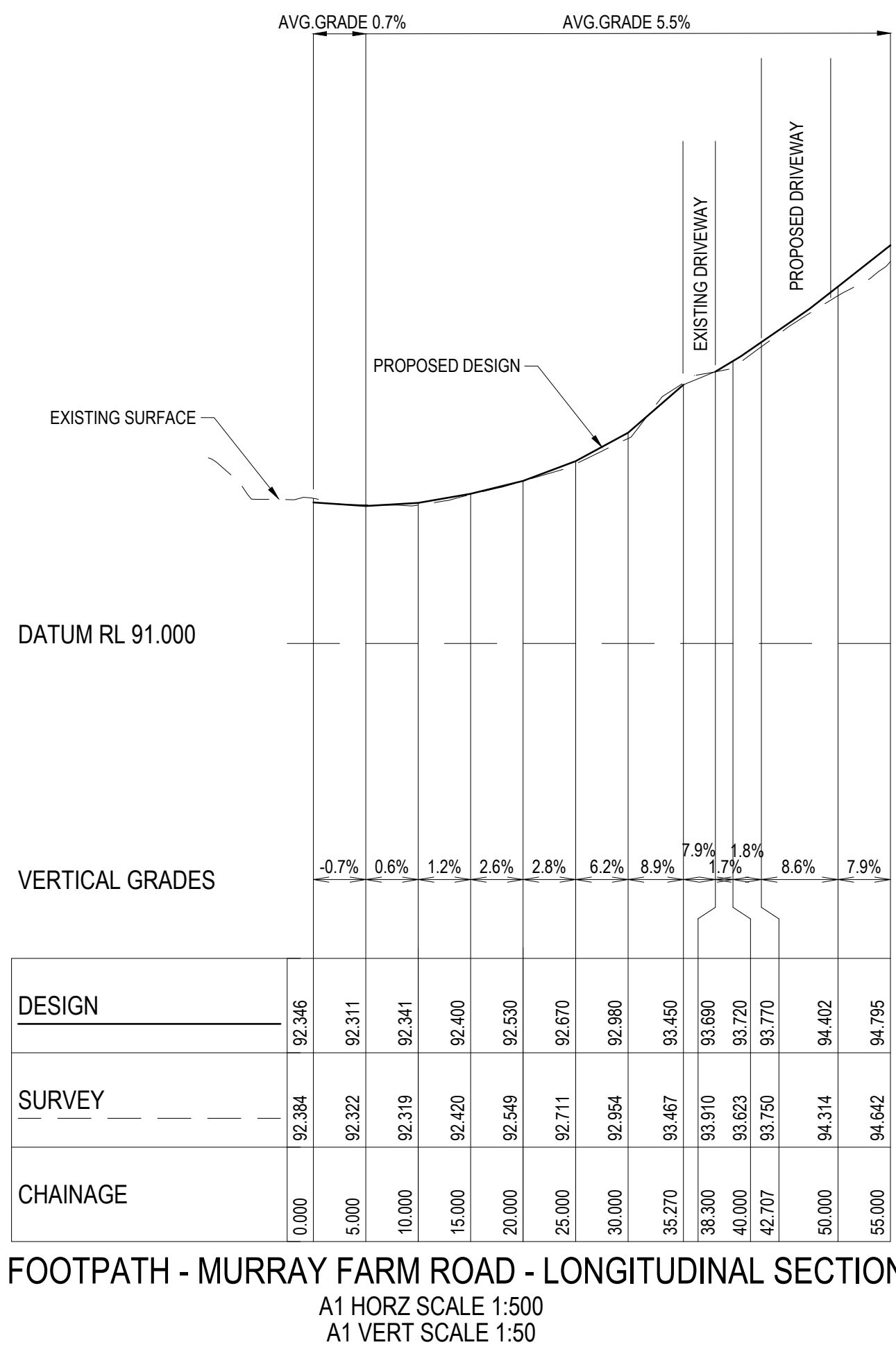
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LA06



EXISTING VEGETATION SCHEDULE					
ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SRZ	TPZ
T1	Tridax sebiera (syn. Sapum sebierum)	Chinese Tallow Tree	6	2.1	3.6
T2	Tridax sebiera (syn. Sapum sebierum)	Chinese Tallow Tree	5	2.1	3.6
T3	Tridax sebiera (syn. Sapum sebierum)	Chinese Tallow Tree	5	1	2
T4	Cryptomeria japonica	Japanese Cedar	7	2.3	4.8
T5	Thuya sp.	Arborvitae	8	2.3	4.8
T6	Cupressus sempervirens	Italian Cypress	9	2.1	3.6
T7	Magnolia x soulangeana	Saucer Magnolia	5	2.3	4.8
T8	Cupressus sp.	Cypress	8	2	3.6
T9	Cupressus sp.	Cypress	8	2.1	3.6
T10	Cupressus sp.	Cypress	8	2.1	3.6
T11	Cupressus sp.	Cypress	8	2.1	3.6
T12	Cupressus sp.	Cypress	10	2.3	4.8
T13	Thuya sp.	Arborvitae	8	2.1	3.6
T14	Thuya sp.	Arborvitae	8	2.1	3.6
T15	Thuya sp.	Arborvitae	7	1.7	2.4
T16	Thuya sp.	Arborvitae	7	2.3	4.8
T17	Callistemon viminalis	Weeping Bottlebrush	6	2.3	4.8
T18	Eucaalyptus saligna	Sydney Blue Gum	20	3.3	10.8
T19	Angophora costata	Sydney Red Gum	16	2.6	6
T20	Eucaalyptus saligna	Sydney Blue Gum	14	3	8.4
T21	Eucaalyptus saligna	Sydney Blue Gum	23	3.1	8.4
T22	Lophotemon confertus	Brushbox	23	3.3	10.8
T23	Lophotemon confertus	Brushbox	16	2.3	4.8
T24	Lophotemon confertus	Brushbox	18	2.1	3.6
T25	Lophotemon confertus	Brushbox	18	2.1	3.6
T26	Lophotemon confertus	Brushbox	18	2.1	3.6
T27	Lophotemon confertus	Brushbox	15	2.3	4.8
T28	Eucaalyptus nicholi	Narrow-leaved Peppermint	12	2.8	7.2
T29	Dead	Dead Tree			
T30	Eucaalyptus saligna	Sydney Blue Gum	24	3.2	10.8
T31	Eucaalyptus microcorys	Tallowwood	14	2.1	3.6
T32	Casuarina glauca	Swamp Sheoak	18	2.1	3.6
T33	Eucaalyptus saligna	Sydney Blue Gum	23	2.6	6
T34	Eucaalyptus microcorys	Tallowwood	20	2.6	6
T35	Casuarina glauca	Swamp Sheoak	19	2.1	3.6
T36	Eucaalyptus microcorys	Tallowwood	17	2.1	3.6
T37	Acacia ekeata	Cedar Wattle			
T38	Eucaalyptus saligna	Sydney Blue Gum	16	2.3	4.8
T39	Acacia ekeata	Cedar Wattle			
T40	Casuarina glauca	Swamp Sheoak	15	2.1	3.6
T41	Casuarina glauca	Swamp Sheoak	17	2.1	3.6
T42	Casuarina glauca	Swamp Sheoak	15	2.1	3.6
T43	Eucaalyptus saligna	Sydney Blue Gum	18	2.3	4.8
T44	Eucaalyptus saligna	Sydney Blue Gum	8	1.8	2.4
T45	Eucaalyptus microcorys	Tallowwood	15	2.1	3.6
T46	Eucaalyptus saligna	Sydney Blue Gum	8	1.8	2.4
T47	Eucaalyptus microcorys	Tallowwood	18	2.6	6
T48	Eucaalyptus saligna	Sydney Blue Gum	26	3.4	12
T49	Eucaalyptus saligna	Sydney Blue Gum	26	3.3	10.8
T50	Eucaalyptus saligna	Sydney Blue Gum	17	8.2	15
T51	Eucaalyptus saligna	Sydney Blue Gum	28	4	15
T52	Eucaalyptus saligna	Sydney Blue Gum	25	7.8	15

TREE RETENTION AND REMOVAL PLAN



ISSUED FOR APPROVAL

SURVEY INFORMATION SURVEYED BY LTS LOCKLEY DATUM: A.H.D. ORIGIN OF LEVELS: SSM107070 RL 108.675																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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