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40 KING STREET

SENIORS LIVING LIFESTYLE PRECINCT AT MEREWETHER GOLF CLUB

DA SUBMISSION
CITY OF
NEWCASTLE

20/09/2021

THIRD AGE Villages

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masterplanning | architecture | interior design



IMPORTANT NOTES:

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A	11/12/2020	DEVELOPMENT APPLICATION	GB

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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ARTIST IMPRESSION

SCALE	DATE	DRAWN	CHECKED
	22/06/20	GB	EB
JOB	DRAWING		REVISION
17090	DA0.01		A

DEVELOPEMENT APPLICATION

MEREWETHER GOLF CLUB

40 KING STREET,
ADAMSTOWN, NSW 2289

C

DA DRAWING LIST

DWG NO.	TITLE	REV
DA0.00	PRELIMINARIES	
DA0.01	ARTIST IMPRESSION	A
DA0.02	COVER SHEET	C
DA0.03	DATA SHEET	C
DA1.00	SITE PLANS	
DA1.01	CONTEXT ANALYSIS	A
DA1.02	EXISTING SITE PLAN	A
DA1.03	SCC SITE PLAN	A
DA1.04	EXISTING SITE ANALYSIS	A
DA1.05	TOPOGRAPHY + FLORA	A
DA1.06	PROPOSED SITE ANALYSIS	A
DA1.07	SITE RESPONSE 01	A
DA1.08	SITE RESPONSE 02	A
DA1.09	SITE RESPONSE 03	A
DA1.10	SITE RESPONSE SUMMARY	A
DA1.11	DESIGN EXCELLENCE	C
DA1.12	EXISTING + DEMOLITION PLAN	B
DA1.13	PROPOSED STAGING PLAN	C
DA2.00	FLOOR PLANS	
DA2.01	MASTERPLAN - LOWER GROUND FLOOR	C
DA2.02	MASTERPLAN - GROUND FLOOR	C
DA2.03	MASTERPLAN - LEVEL 1	C
DA2.04	MASTERPLAN - LEVELS 2-4	C
DA2.05	MASTERPLAN - LEVEL 5	C
DA2.06	MASTERPLAN - ROOF PLAN	C
DA2.07	MASTERPLAN - OVERALL ROOF PLAN	C
DA2.21	CLUBHOUSE - LOWER GROUND FLOOR	C
DA2.22	CLUBHOUSE - GROUND FLOOR	C
DA2.23	CLUBHOUSE - ROOF PLAN	C
DA2.41	ILU BUILDING 1 - LOWER GROUND FLOOR	C
DA2.42	ILU BUILDING 1 - GROUND FLOOR	C
DA2.43	ILU BUILDING 1 - LEVEL 1	C
DA2.44	ILU BUILDING 1 - LEVELS 2 - 4	C
DA2.45	ILU BUILDING 1 - LEVEL 5	C
DA2.46	ILU BUILDING 1 - ROOF PLAN	C
DA2.61	ILU BUILDING 2 - LOWER GROUND FLOOR	B
DA2.62	ILU BUILDING 2 - GROUND FLOOR	C
DA2.63	ILU BUILDING 2 - LEVEL 1	C
DA2.64	ILU BUILDING 2 LEVELS 2 - 4	C
DA2.65	ILU BUILDING 2 - LEVEL 5	C
DA2.66	ILU BUILDING 2 - ROOF PLAN	C
DA3.00	ELEVATIONS	
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DA3.02	SITE ELEVATION - EAST	B
DA3.03	SITE ELEVATION - SOUTH	B
DA3.04	SITE ELEVATION - WEST	A
DA3.21	CLUBHOUSE BUILDING ELEVATIONS - SHEET 1	B
DA3.22	CLUBHOUSE BUILDING ELEVATIONS - SHEET 2	B
DA3.23	ILU BUILDING 1 ELEVATIONS - SHEET 1	B
DA3.24	ILU BUILDING 1 ELEVATIONS - SHEET 2	B
DA3.25	ILU BUILDING 2 ELEVATIONS - SHEET 1	B
DA3.26	ILU BUILDING 2 ELEVATIONS - SHEET 2	B

DA DRAWING LIST

DWG NO.	TITLE	REV
DA4.00	SECTIONS	
DA4.01	SITE SECTIONS - SHEET 1	B
DA4.02	SITE SECTIONS - SHEET 2	B
DA4.03	SITE SECTIONS - SHEET 3	A
DA4.04	SECTION THROUGH BASEMENT RAMP	B
DA7.00	VIEWS + PHOTOMONTAGES	
DA7.01	EXTERNAL FINISHES SCHEDULE	A
DA7.02	PHOTO MONTAGE 1	A
DA7.03	PHOTO MONTAGE 2	A
DA7.04	PHOTO MONTAGE 3	A
DA8.00	DIAGRAMS	
DA8.01	SHADOW ANALYSIS	B
DA8.02	SHADOW ANALYSIS	B
DA8.03	SOLAR VIEW DIAGRAMS	A
DA8.04	SOLAR VIEW DIAGRAMS	A
DA8.05	SOLAR ACCESS	A
DA8.06	CROSS VENTILATION	A
DA8.07	GFA DIAGRAMS	A
DA8.08	GFA DIAGRAMS	A
DA8.09	STORAGE AND WASTE	A
DA8.10	STORAGE AND WASTE	A
DA9.00	NOTIFICATION PLANS	
DA9.01	NOTIFICATION PLANS - PROPOSED SITE PLAN	C
DA9.02	NOTIFICATION PLANS - SITE ELEVATION NORTH AND EAST	B
DA9.03	NOTIFICATION PLANS - SITE ELEVATION SOUTH AND WEST	B
DA9.04	SIGNAGE DETAILS	A
DA9.05	SIGNAGE DETAILS	A

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THIRDAGE VILLAGES

DRAWING TITLE
COVER SHEET

PROJECT
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SCALE	DATE	DRAWN	CHECKED
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17090	DA0.02	C

CLUBHOUSE

	UNIT MIX					AREA (m²)		SEPP65		
LEVEL	STUDIO	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	CROSS VENT.	SOLAR ACCESS	ADAPT.
LG					0		324			
G					0		1284			
TOTAL					**0**	**0**	**1608**			

ILU BUILDING 1 (EAST)

	UNIT MIX					AREA (m²)		SEPP65		
LEVEL	STUDIO	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	CROSS VENT.	SOLAR ACCESS	ADAPT.
LG							697			
G			3		3	293	1856	2	3	3
1		2	12		14	1396	1712	10	10	14
2		2	12		14	1396	1712	10	10	14
3		2	12		14	1396	1712	10	10	14
4		2	12		14	1396	1712	10	10	14
5			4	4	8	1114	1398	8	8	8
RL						25	188			
TOTAL		**8**	**55**	**4**	**67**	**7017**	**10986**	**50**	**51**	**67**
	0%	**12%**	**82%**	**6%**				**75%**	**76%**	**100%**

ILU BUILDING 2 (WEST)

	UNIT MIX					AREA (m²)		SEPP65		
LEVEL	STUDIO	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	CROSS VENT.	SOLAR ACCESS	ADAPT.
LG			4	2	6	666	1202	2	6	6
G			7	4	11	1233	1881	3	7	11
1		2	12		14	1396	1712	10	10	14
2		2	12		14	1396	1712	10	10	14
3		2	12		14	1396	1712	10	10	14
4		2	12		14	1396	1712	10	10	14
5			4	4	8	1114	1398	8	8	8
RL						25	188			
TOTAL		**8**	**63**	**10**	**81**	**8623**	**11516**	**53**	**61**	**81**
	0%	**10%**	**78%**	**12%**				**65%**	**75%**	**100%**

TOTAL ILU

	UNIT MIX					AREA (m²)		SEPP65		
LEVEL	STUDIO	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	CROSS VENT.	SOLAR ACCESS	ADAPT.
LG	0	0	4	2	6	666	1899	2	6	6
G	0	0	10	4	14	1526	3737	5	10	14
1	0	4	24	0	28	2793	3424	20	20	28
2	0	4	24	0	28	2793	3424	20	20	28
3	0	4	24	0	28	2793	3424	20	20	28
4	0	4	24	0	28	2793	3424	20	20	28
5	0	0	8	8	16	2229	2795	16	16	16
RL						50	376			
TOTAL		**16**	**118**	**14**	**148**	**15640**	**22502**	**103**	**112**	**148**
	0%	**11%**	**80%**	**9%**				**70%**	**76%**	**100%**

NOTE : BASEMENT EXCLUDED IN GFA

GENERAL NOTES:
1. WALL CONSTRUCTION

PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A KITCHEN, BAR AREAS AND CELLAR WITHIN THE NEW CLUBHOUSE. CONSTRUCTION DETAILS OF THE WALLS AND CEILING IN THESE AREAS WILL DEMONSTRATE COMPLIANCE WITH THE AUSTRALIAN STANDARDS ADDRESSING THE FOLLOWING:

- AS 4674-2004 (3.2.1) - ALL EXTERNAL AND INTERNAL WALLS INCLUDING PARTITIONING WALLS ARE TO BE OF SOLID CONSTRUCTION, SUCH AS MASONRY CONSTRUCTION
- AS 4674-2004 (3.2.5) - CEILINGS SHALL BE NON-PERFORATED AND FINISHED FREE FROM OPEN JOINTS, CRACKS AND CREVICES AND SHALL BE FINISHED SMOOTH.

PARKING REQUIRED + PROPOSED

	CAR PARKING		
PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES
CLUBHOUSE	1 PER 15m²	46	
CLUBHOUSE - EXTERNAL	1 PER 15m²	33	
CLUBHOUSE STAFF	1 PER 2 STAFF	10	
TOTAL		**89**	**176**

	CAR PARKING		
PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES
1 BED	0.5	4	
2 BED	1	55	
3 BED	1.5	6	
RESIDENTIAL SUBTOTAL		**65**	
VISITOR	N/A		
TOTAL		**65**	

	CAR PARKING		
PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES
1 BED	0.5	4	
2 BED	1	63	
3 BED	1.5	15	
RESIDENTIAL SUBTOTAL		**82**	
VISITOR	N/A		
TOTAL		**82**	

	CAR PARKING		
PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES
1 BED	0.5	8	
2 BED	1	118	
3 BED	1.5	21	
RESIDENTIAL SUBTOTAL		**147**	**209**
VISITOR	N/A		*19
TOTAL		**147**	**228**

TOTAL ILU + CLUB PARKING	404

* 19 PARKING SPACES INCL. 11 x ILU VISITOR SPACES, 5 x STAFF SPACES & 3 x DELIVERY SPACES

MOTORCYCLE PROVISION:
TOTAL CLUBHOUSE CAR SPACES = 176
(NDCP RATE: 1 X MOTORCYCLE SPACE PER 20 CAR SPACES)

REQUIRED SPACES = 9 SPACES
PROPOSED SPACES = 9 SPACES

BICYCLE PROVISION:
(NDCP RATE: 1 SPACE PER 25m2 BAR AREA PLUS 1 SPACE PER 100m2 LOUNGE, BEER GARDEN FOR BOTH STAFF (CLASS 2) AND VISITORS (CLASS 3))

REQUIRED SPACES = 13 SPACES (STAFF) AND 12 SPACES (VISITORS)
PROPOSED SPACES = 17 SPACES (STAFF) AND 26 SPACES (VISITORS)

REFER TO TRAFFIC IMPACT ASSESSMENT (TIA) FOR FURTHER INFORMATION.

C

DEVELOPMENT DATA

SITE AREA	
LOT 1 DP229558	3.24 Ha
LOT 2 DP229558	3.4 Ha
LOT 3 DP229558	0.6437 Ha
LOT 2 DP239405	2.3 Ha
LOT 3 DP515310	14.29 Ha
LOT 4 DP1223244	14.15 Ha
SITE AREA (GOLF COURSE):	**38.0237 Ha (380,237m²)**
SITE AREA (MEASURED FROM SURVEY):	**38.4585 Ha (384,585m²)**
SCC FOOTPRINT AREA:	**16.1525 Ha (161,525m²)**
DEVELOPABLE AREA:	**2.6095 Ha (26,095m²)**
GROSS FLOOR AREA (GFA)	
CLUBHOUSE	
LOWER GROUND:	324m²
GROUND:	1,284m²
TOTAL GFA:	1,608m²
ILU BUILDING 1 (EAST)	
LOWER GROUND:	697m²
GROUND:	1,856m²
LEVELS 14. (1,712m² typical):	6,848m²
LEVEL 5:	1,397m²
ROOF LEVEL:	188m²
TOTAL GFA:	10,986m²
ILU BUILDING 2 (WEST)	
LOWER GROUND:	1,202m²
GROUND:	1,881m²
LEVELS 14. (1,712m² typical):	6,848m²
LEVEL 5:	1,397m²
ROOF LEVEL:	188m²
TOTAL GFA:	11,516m²
TOTAL PROPOSED GFA (SENIORS):	**22,502m²**
TOTAL PROPOSED GFA (OVERALL):	**24,110m²**
FLOOR SPACE RATIO AREA CALCULATION	
SEPP FSR (CLAUSE 50)	0.5:1
PROPOSED FSR (SENIORS) (SCC FOOTPRINT AREA):	0.14:1
PROPOSED FSR (OVERALL) (SCC FOOTPRINT AREA):	0.15:1
SENIORS HOUSING LANDSCAPE/COS AREA	
SENIORS HOUSING LOT AREA:	10,850m²
PROPOSED COS AREA:	2,867m² (26.4%)
PROPOSED DEEP SOIL:	2,431m² (22.4%)
PROPOSED LANDSCAPE AREA:	4,771m² (43.9%)
HEIGHT CONTROLS	
SEPP HEIGHT (CLAUSE 50):	8m
MAX LEP HEIGHT:	N/A
PROPOSED HEIGHT RANGE: (AS PER SEPP DEFINITION)	MIN: 4.3m MAX: 21.3m

NOTE:
- CLUBHOUSE IS MEASURED AS PER LEP DEFINITION OF GFA
- SENIORS HOUSING IS MEASURED AS PER SEPP DEFINITION OF GFA
- REFER TO LANDSCAPE DRAWINGS TO CONFIRM METHOD OF CALCULATION OF LANDSCAPE/COS AREA/DEEP SOIL

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CLIENT
THIRDAGE VILLAGES

DRAWING TITLE
DATA SHEET

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

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BROADMEADOW STATION
HUNTER RIVER
NEWCASTLE CBD
EVENING SUN (WINTER)
NEW CASTLE RACECOURSE
ADAMSTOWN RENEWAL CORRIDOR
ADAMSTOWN STATION
WARM WINDS
SPORTS + RECREATION
DARLING STREET OVAL
BLACKBUTT NATURE RESERVE
ST PIUS X HIGH SCHOOL
FERNLEIGH TRACK
ADAMSTOWN TOWN CENTRE
MORNING SUN (WINTER)
THE FOUNDRY
HENRY PARK
ADAMSTOWN NEIGHBOURHOOD
MEREWETHER GOLF CLUB (THE SITE)
KOTARA HOME
1500 m
1000 m
500 m
LINGARD HOSPITAL
EVENING SUN (SUMMER)
SUMMER AFTERNOON SEA BREEZE
AIM SPECIALIST
KOTARA STATION
AAFC
CITY RD (A43)
WESTFIELD KOTARA
COLD WINTER WIND
MYAMBLAH CRECENT R.
GLENROCK STATE CONSERVATION AREA
SUMMER AFTERNOON COOL CHANGE
MORNING SUN (SUMMER)
MEREWETHER SURFHOUSE



1. MEREWETHER GOLF CLUB



3. WESTFIELD KOTARA



4. KOTARA HOME SHOPPING CENTRE



6. FERNLEIGH TRACK



7. THE FOUNDRY (300 BRUNKER RD)



SPORTS + RECREATION FACILITIES



12. MEREWETHER SURFHOUSE



GLENROCK STATE CONSERVATION AREA

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- SITE BOUNDARY
- ADAMSTOWN NEIGHBOURHOOD
- ADAMSTOWN RENEWAL CORRIDOR
- MAIN ROADS
- TRAIN LINE
- FERNLEIGH TRACK
- (T) TRAIN STATION
- PARK

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DRAWING TITLE
CONTEXT ANALYSIS

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MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

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DRAWING TITLE
EXISTING SITE PLAN

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SWD STORMWATER DISCHARGE

SD SEWER DISCHARGE

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SCC SITE PLAN

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- MAIN ROAD
- LOCAL STREET
- PEDESTRIAN FOOTPATH NETWORK
- CONTOURS
- B BUS STOP
- MAIN SITE ACCESS
- BUILDINGS

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There is a significant level change across the site with approx. 70m difference between the high and low points of the site. This diagram also shows the existing tree lines that run east-west across the golf course. Our approach to the site to minimise any visual impacts is to use the existing tree canopy to inform the built-form height. Both a surveyor and arborist have completed a comprehensive assessment and provided us with detailed tree data to ensure that our approach is grounded.

The average height of the existing trees to be retained surrounding the proposed development is approx. 23m. The tallest part of the building measured from natural ground is 21.3m measured to underside of ceiling on the uppermost habitable floor as per the SEPP definition.

EXISTING TREE HEIGHTS	
TREE NO.	HEIGHT
64	28 m
5	25 m
6	25 m
50	25 m
276	25 m
279	25 m
291	25 m
149	24 m
233	24 m
238	24 m
289	24 m
15	23 m
35	23 m
76	23 m

EXISTING TREE HEIGHTS	
TREE NO.	HEIGHT
83	23 m
139	23 m
140	23 m
142	23 m
230	23 m
284	23 m
286	23 m
730	23 m
9	22 m
51	22 m
74	22 m
209	22 m
296	22 m
664	22 m
711	22 m

EXISTING TREE HEIGHTS	
TREE NO.	HEIGHT
82	21 m
115	21 m
217	21 m
731	21 m
32	20 m
79	20 m
80	20 m
81	20 m
136	20 m
154	20 m
158	20 m
159	20 m
165	20 m
215	20 m
638	20 m

EXISTING TREE HEIGHTS	
TREE NO.	HEIGHT
639	20 m
666	20 m
691	20 m
700	20 m
705	20 m
107	19 m
112	19 m
19	18 m
28	18 m
99	18 m
104	18 m
207	18 m
208	18 m
672	18 m
673	18 m

NOTE:
TREE DATA AS PER TREE SURVEY & ARBORICULTURAL REPORT

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FLOOD STORAGE BASIN
HIGHEST POINT ON SITE
LOWEST POINT ON SITE
BUILDINGS
LOTS
TREES

RL 80m · RL 75m · RL 70m · RL 65m · RL 60m
RL 55m · RL 50m · RL 45m · RL 40m · RL 35m
RL 30m · RL 25m · RL 20m · RL 15m · RL 10m

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0 50 100

CLIENT
THIRDAGE VILLAGES

DRAWING TITLE
TOPOGRAPHY + FLORA

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

SCALE	DATE	DRAWN	CHECKED
1:2000 @A1 1:4000 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA1.05	A



(C) EASEMENT FOR DRAINAGE OF WATER 3 WIDE AND VARIABLE (DP1076732)
(E) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (DP1076732)
(M) PROPOSED EASEMENT FOR STORMWATER CHANNEL (DP229558)
(A) PROPOSED EASEMENT FOR ELECTRICITY TRANSMISSION LINE AND ACCESS THERETO 45 WIDE AND VARIABLE WIDTH (DP649257)
(B) PROPOSED EASEMENT FOR ELECTRICITY TRANSMISSION LINE AND ACCESS THERETO VARIABLE WIDTH (DP649257)
(T) EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (BK 3467 NO 456)
(CC) EASEMENT TO DRAIN WATER 2.44 WIDE (BK2924 NO 945)
(BB) EASEMENT FOR ELECTRICITY PURPOSES 4.57 WIDE (BK2924 NO 945)
(DD) RIGHT OF CARRIAGEWAY 3.66 WIDE (DP229558)
(AA) EASEMENT FOR UNDERGROUND CABLE 6 WIDE AND VARIABLE (Z670651)

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BUSHFIRE CAT. 1 ZONE
BUSHFIRE BUFFER ZONE
HIGHEST POINT ON SITE
MAIN SITE ACCESS
EXISTING SUBSTATION
EASEMENTS
MAIN ROAD
PEDESTRIAN FOOTPATH NETWORK
PROPOSED FOOTPATH EXTENSION
ASSET PROTECTION ZONE
FLOOD STORAGE BASIN
LOWEST POINT ON SITE
BUS STOP
TRANSMISSION TOWER
LOCAL STREET

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PROPOSED SITE ANALYSIS

PROJECT
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Merewether Golf Club plays an integral part of the Inner Newcastle community landscape. It presents notable historic and social significance in the community. Merewether Golf Club was founded in 1933, making it one of the oldest golf clubs in Newcastle region. Merewether golf course has seen many changes over its 85 year history.



The club's history has traced the geographical elements that have helped shape the landscape to what it is today.



The concept uses organic forms and straight lines to configure geometries & volumes in syntony with the natural surroundings and golf course.

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CLIENT
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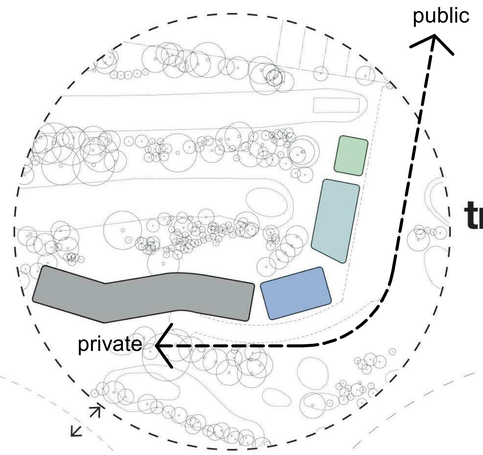
DRAWING TITLE
SITE RESPONSE 01

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

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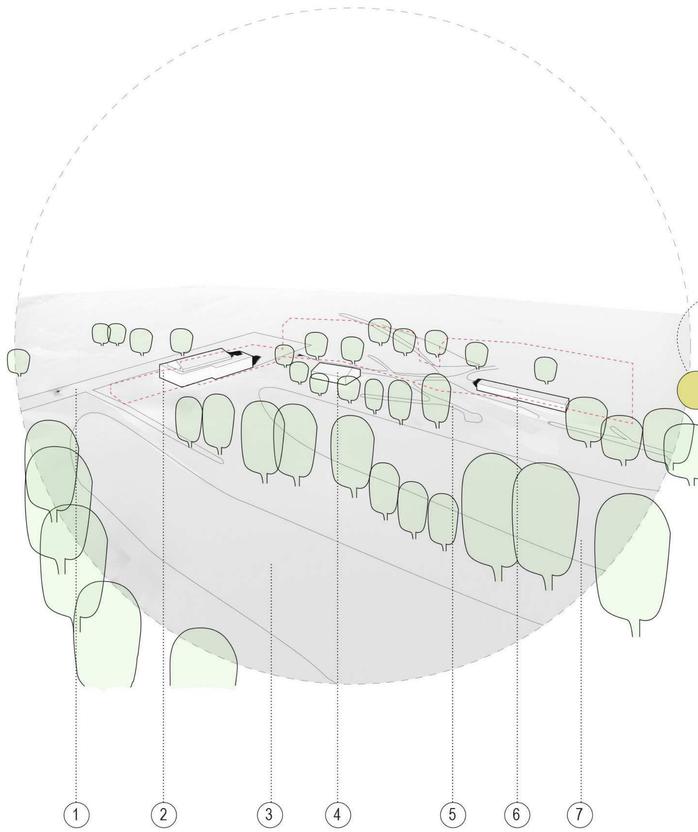
JOB	DRAWING	REVISION
17090	DA1.07	A

The proposed site approach to minimise impact on the operations of the golf club was to create the smallest building footprint we could. This led the design team to create a series of ‘pavilions’ that transition in scale + use from low-density housing along King Street to Proshop to Clubhouse (Bistro + Bar) to the Residences (incl. Wellness Centre) interconnected via a sculptural canopy to integrate the architecture of The Merewether.

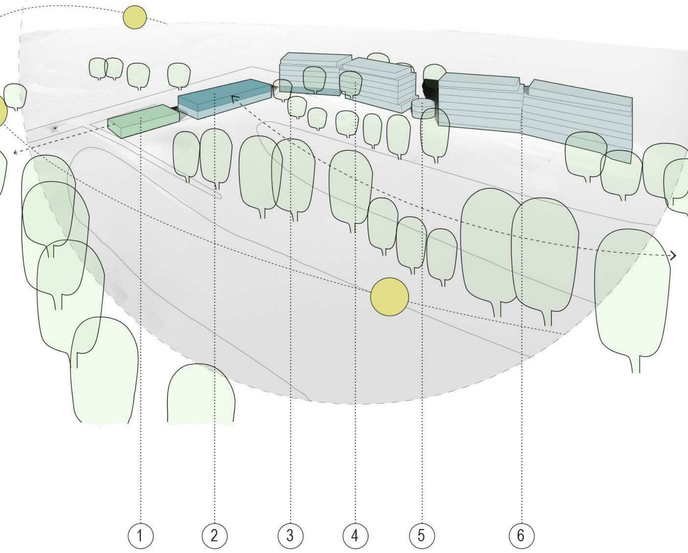


transition in footprint + use

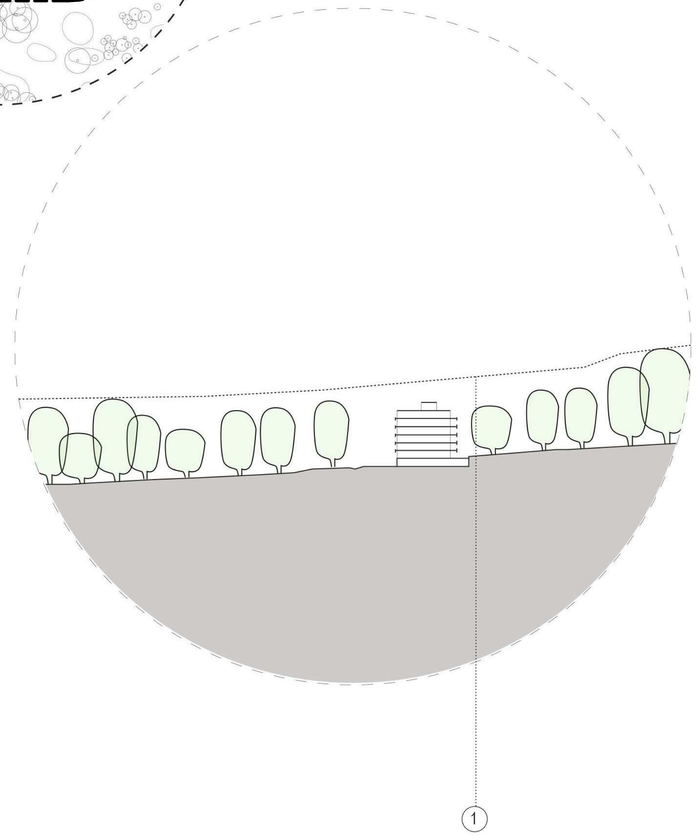
transition in height



1. Existing car park **2.** Existing Clubhouse **3.** Current Hole 1
4. Existing storage shed **5.** Existing trials & cart paths
6. Existing shed **7.** Current Hole 18



1. Proshop **2.** New Clubhouse (Bistro + Bar)
3. Welness Centre (Pool, Gym, Health + Day Spa) **4**.ILU Building 1 (East) **5**.Seniors Communual Living **6**.ILU Building 2 (West)



1. The proposal sits within the existing treescapes visually screening the development from the surrounding community. In the absence of a statutory height control the site approach is to use the existing tree canopy to inform the built-form height.

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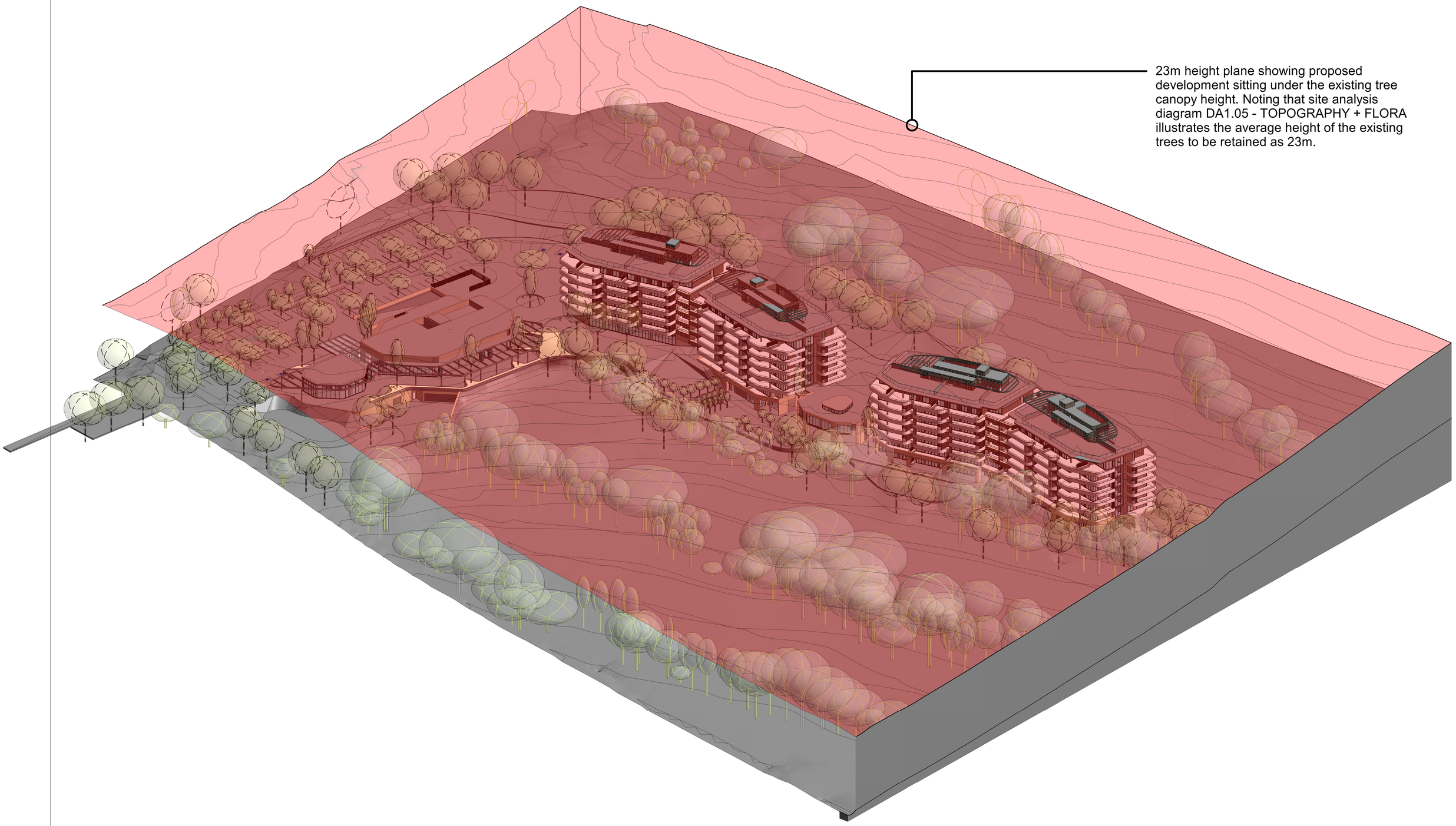
CLIENT
THIRDAGE VILLAGES

DRAWING TITLE
SITE RESPONSE 02

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

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JOB	DRAWING	REVISION
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CLIENT
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DRAWING TITLE
SITE RESPONSE 03

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
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SCALE	DATE	DRAWN	CHECKED
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17090	DA1.09	A

Local character and context = Merewether Golf Club.

As stated in the SCC Report, it is considered that the economic uplift provided to the site as a result of the proposed Seniors Housing and ancillary Wellness Centre would in fact allow the remaining portions of the overall Merewether Golf Club to continue to operate for their intended purposes as an Outdoor Recreation Facility, consistent with the site's RE2 Private Recreation zoning under the NLEP 2012.

The approach to develop a relatively small portion of the site for Seniors Housing will permit the continued operations of the Club as a 18 hole golf course, and thus, the desired future character for the site.

Moreover, the proposal provides an excellent opportunity to deliver a synergised development that combines the amenity and infrastructure of an established Golf Club with a new generation of seniors living environments to deliver a retirement life style that is in huge demand within the area.

Min. impact on golf course = smallest building footprint.

The footprint of the proposed Seniors Housing and ancillary Wellness Centre development was chosen based on a range of strategic factors, including the overriding imperative to allow the existing Merewether Golf Club to continue functioning. Carving out more land for the purposes of urban development would have prevented the Merewether Golf Club from continuing operations. It also would have been contrary to SEPP Subclause 25(5)(b)(iv) with respect to unnecessary impacts to existing open space.

Not an urban site = merit assessment.

In the absence of a statutory height + FSR control the assessment of height + density for any proposed development on the site is to be based on a merit assessment.

Building height = height of existing tree canopies.

In the absence of a statutory height control the site approach is to use the existing tree canopy to inform the built-form height. The Visual Impact Assessment confirms that the treescapes along with the topograpghy of the site screens the view of the proposed Seniors Housing and ancillary Wellness Centre from the surrounding community.

Merit assessment = residential amenity + response to landform & heritage.

As there are no height controls, no FSR, no maximum building envelope to work to, setbacks are complied with - Design Excellence should focus on the following assessment criteria of residential amenity + response to landform & heritage (e.g. golf course):

- Building Separation
- Visual Privacy
- Solar and daylight access
- Natural ventilation
- Views

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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
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DRAWING TITLE
SITE RESPONSE SUMMARY

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Safety

Input was provided from an experienced golf designer to mitigate the risk of ball-strike incidents. With the proposed minor course alterations it is considered that the golf club can continue to operate safely in parallel with the proposed Seniors development

Choice

Flexible break-out spaces and convenient access to communal/outdoor areas allow resident choice where to socialise to meet their individual needs

Amenity

Increased building separation improves perception of bulk & scale, as well as, improve residential amenity including solar access, cross ventilation and apartment views

Accessibility

The proposed development is fully accessible enabling seniors to mobilise around spaces and places they need or desire to visit, regardless of any physical, sensory or cognitive impairment

Footpath Extension

Application is proposing a new footpath extension connecting the site into the existing footpath network along Lockyer Street enabling residents to access local transport

57 ELLA ST
55 ELLA ST
53 ELLA ST
51 ELLA ST
49 ELLA ST
47 ELLA ST
35-37 KING ST
43 ELLA ST
41 ELLA ST

OUTLINE OF SCC APPROVAL

INCREASED BUILDING SEPARATION

18000
BUILDING SEPARATION

ILUP PATHWAY

GOLF PATHWAY

Separation

The club is separated from the residential areas to avoid land use conflict. Appropriate protocols are proposed to manage the relationship between the proposed development and the gambling facilities of the club

Setbacks

Setbacks proposed under the SCC have been retained to ensure proposed development is visually screened from neighbouring properties and the public domain as detailed in the visual impact assessment

Tree Retention

The development proposes to retain as many native established trees as possible maintaining the existing tree lines within the landscape. Seniors Housing has been shifted to retain tree cluster south of the development

Safety

A dedicated fully accessible footpath is proposed for residents. The footpath is tree-lined providing shade and sheltered rest-stops at regular intervals to ensure residents feels safe in the outdoor environment

Connectivity

Dedicated cart paths for golfers are provided (separated away from the resident's footpath) to connect the Clubhouse and Pro Shop with the golf course

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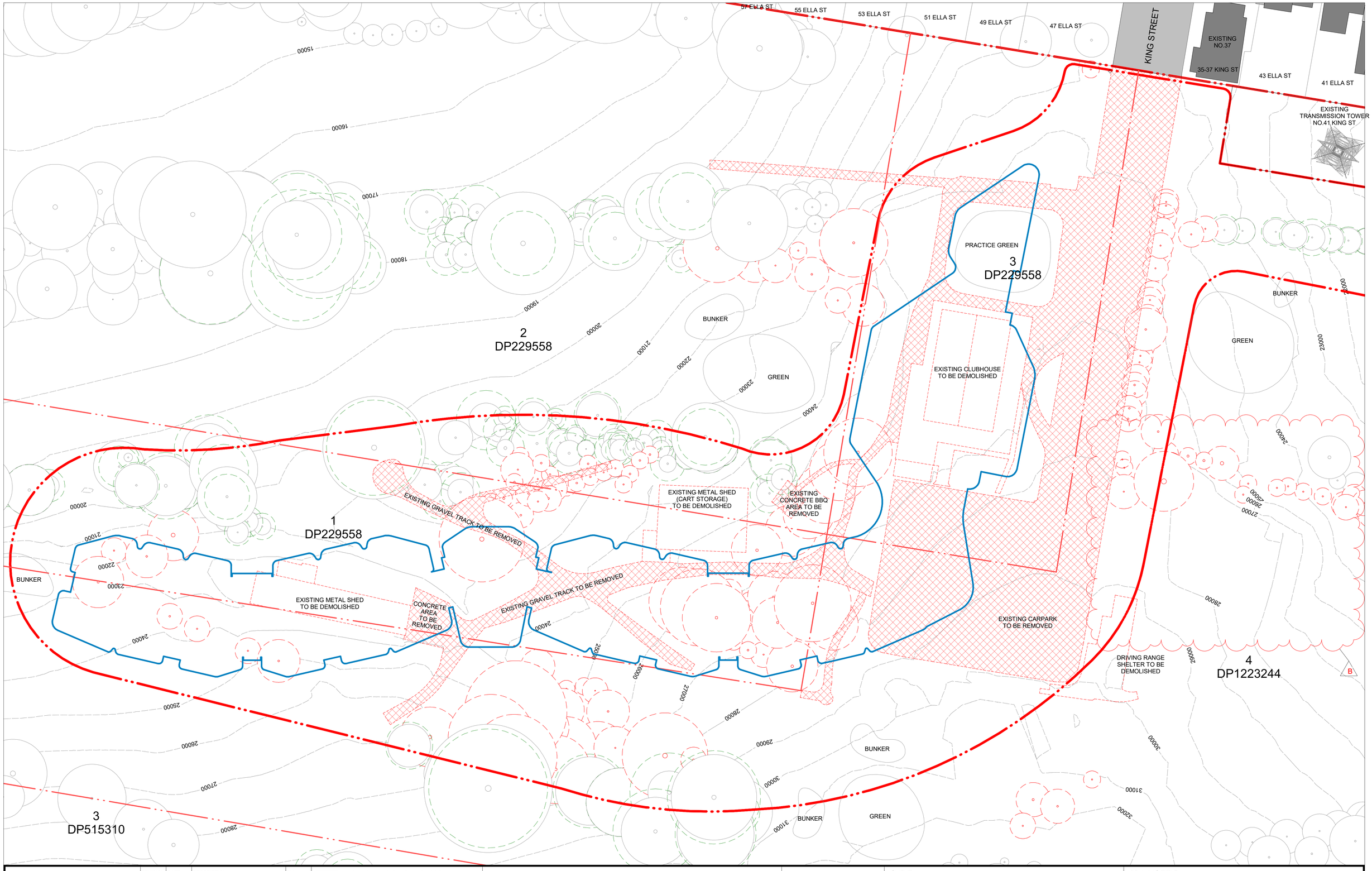
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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
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DRAWING TITLE
DESIGN EXCELLENCE

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- EXISTING ITEMS OUTSIDE OF SCOPE
- ITEMS TO BE DEMOLISHED
- ITEMS TO BE REMOVED
- TEMPORARY FACILITIES FOR THE GOLF CLUB
- TREES TO BE REMOVED

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EXISTING + DEMOLITION PLAN

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
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JOB	DRAWING	REVISION
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STAGE 1A:
TEMPORARY FACILITIES

STAGE 2C:
TEMPORARY FACILITIES REMOVAL

45 SPACES

TEMPORARY CAR PARK
(122 SPACES)

40 SPACES

37 SPACES

57 ELLA ST
55 ELLA ST
53 ELLA ST
51 ELLA ST
49 ELLA ST
47 ELLA ST
43 ELLA ST
41 ELLA ST
35-37 KING ST

TEMPORARY FACILITIES
STORAGE
TOILETS
KITCHEN
STORAGE
DISPLAY SUITE
DECK
PRO SHOP

10TH TEE

ACCESS ROAD
(APPROX. GRADES 12-13%)

DROP-OFF

STAGE 2B: COURSE WORKS SCOPE

- Removal of current 18th hole to facilitate development
- Split current 11th hole into two holes (new 3rd and 4th) to compensate for removed current 18th.
  - Construct new green to create new 3rd hole.
  - Construct new tees to create new 4th hole.
- Extend current 9th hole to compensate for loss of length resulting from removal of current 18th.
  - Construct new tees, creating the proposed 1st hole.
- Relocate current 17th green to move line of play away from development, creating the new 18th green/hole.
- Augmentation of current 1st tees to move away from proposed clubhouse, creating the new 10th tees/hole.

STAGE 2B:
COURSE WORKS

18TH GREEN

STAGE 2A:
CLUBHOUSE + ASSOCIATED CAR PARKING AND LANDSCAPE

STAGE 2B:
COURSE WORKS

STAGE 1B:
SENIORS HOUSING + ASSOCIATED CAR PARKING AND LANDSCAPE

4TH TEE

STAGE 2B:
COURSE WORKS

3RD GREEN

1ST TEE

1ST TEE

C

C

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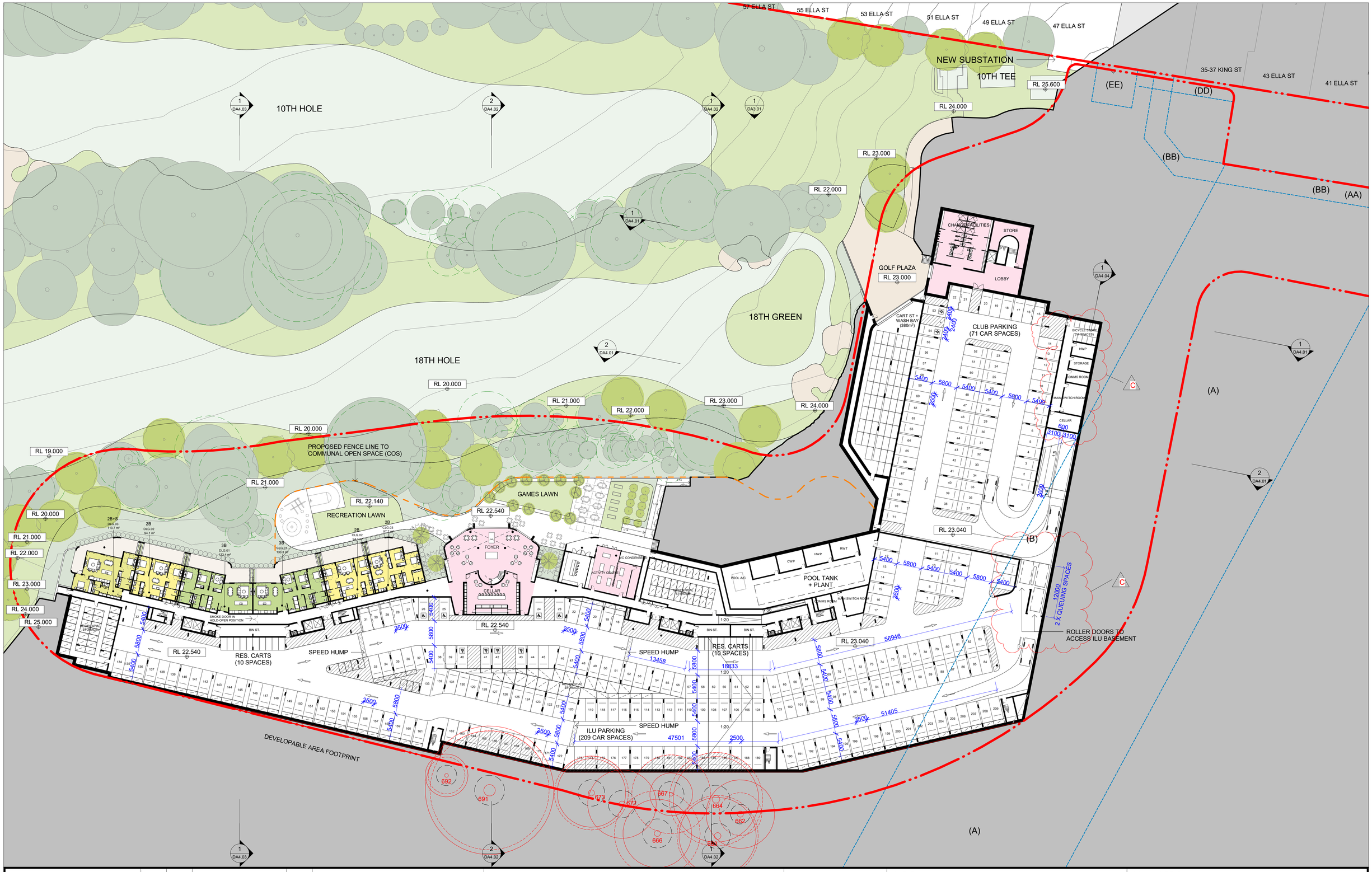
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40 KING STREET,
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DRAWING TITLE
PROPOSED STAGING PLAN

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EXISTING TREE
PROPOSED TREE

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DRAWING TITLE
MASTERPLAN - LOWER GROUND FLOOR

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EXISTING TREE
PROPOSED TREE

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DRAWING TITLE
MASTERPLAN - GROUND FLOOR

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57 ELLA ST
55 ELLA ST
53 ELLA ST
51 ELLA ST
49 ELLA ST
47 ELLA ST
35-37 KING ST
43 ELLA ST
41 ELLA ST
(EE)
(DD)
(BB)
(AA)
(A)
(B)
(C)
RL 31.440
RL 33.220
RL 31.440
RL 30.480
RL 29.240
RL 22.340
RL 29.240
RL 29.240
RL 29.740
RL 31.440
LOCATION OF POTENTIAL FUTURE PV PANELS
LOCATION OF POTENTIAL FUTURE PV PANELS
CHWP
ROOF PLANT
18000 BUILDING SEPARATION
DEVELOPABLE AREA FOOTPRINT

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REVISION	DATE	DESCRIPTION	BY
A	11/12/2020	DEVELOPMENT APPLICATION	GB
B	23/07/2021	COUNCIL RFI	GB
C	20/09/2021	COUNCIL RFI	GB

EXISTING TREE
PROPOSED TREE

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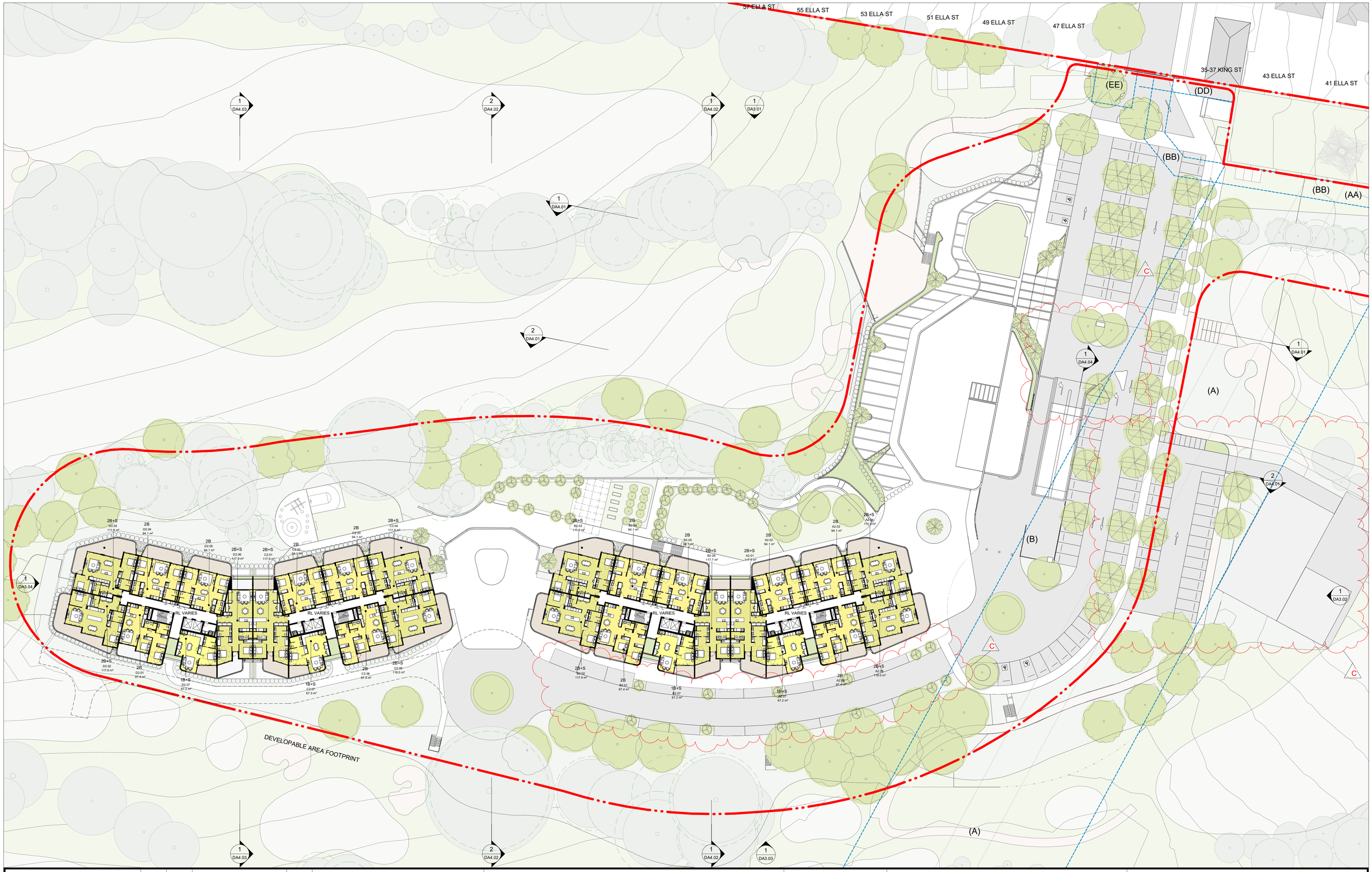
0 5 10 20

CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
MASTERPLAN - LEVEL 1

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.03		C



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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
MASTERPLAN - LEVELS 2-4

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.04		C



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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
MASTERPLAN - LEVEL 5

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.05		C



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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
MASTERPLAN - ROOF PLAN

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.06		C

57 ELLA ST
55 ELLA ST
53 ELLA ST
51 ELLA ST
49 ELLA ST
47 ELLA ST
35-37 KING ST
43 ELLA ST
41 ELLA ST
(EE)
(DD)
(BB)
(BB)
(AA)
(A)
(B)
(A)
C
C
C
1 DA4.03
2 DA4.02
1 DA4.02
1 DA3.01
1 DA4.01
2 DA4.01
1 DA4.04
1 DA4.01
2 DA4.01
1 DA3.04
1 DA3.02
1 DA4.03
2 DA4.02
1 DA4.02
1 DA3.03
RL 47.740
EXHAUST FAN
RL 47.740
LIFT OVERRUN RL 49.240
RL 44.740
RL 47.740
EXHAUST FAN
RL 47.740
LIFT OVERRUN RL 49.240
RL 44.740
RL 48.240
EXHAUST FAN
RL 48.240
LIFT OVERRUN RL 49.740
RL 45.240
RL 49.940
EXHAUST FAN
RL 49.940
LIFT OVERRUN RL 51.440
RL 46.940
DEVELOPABLE AREA FOOTPRINT

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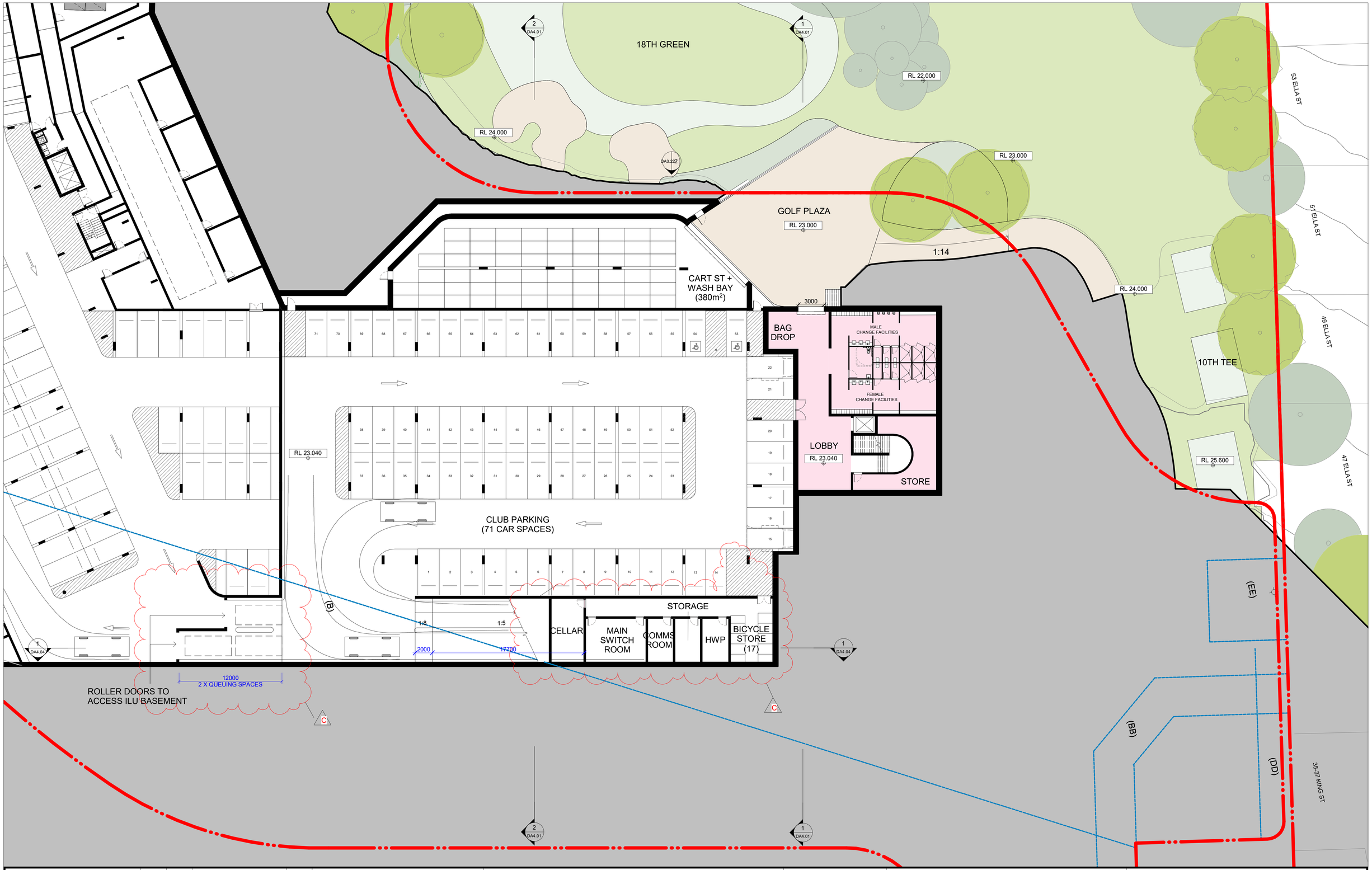
0 5 10 20

CLIENT
THIRDAGE VILLAGES

DRAWING TITLE
MASTERPLAN - OVERALL ROOF PLAN

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
17090	DA2.07		C



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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
CLUBHOUSE - LOWER GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.21		C

RL 26.640
STORE 5.5 m²
1:14
18TH GREEN
2 DA4.01
1 DA4.01
RL 24.000
DA3.222
RL 22.000
RL 23.000
GOLF THEATRE
GOLF PLAZA BELOW
RL 23.000
1:14
EXISTING ELECTRICITY PYLON RETAINED
53 ELLA ST
51 ELLA ST
49 ELLA ST
47 ELLA ST
RL 24.000
LINE OF BASEMENT BELOW (LOWER GROUND)
PUTTING GREEN
1:12
DA3.211
10TH TEE
COVERED OUTDOOR
COVERED KIDS AREA
CANOPY ABOVE
CAFE + BAR
BISTRO
LOUNGE
GOLF TERRACE
PRO SHOP
RL 27.140
RL 27.000
DA3.212
WELLNESS CENTRE DROP-OFF
VOID IN CANOPY
BICYCLE PARKING (26 SPACES)
AMENITIES
LOBBY
KITCHEN
RECEPTION FOYER RL 27.140
CLUB ADMIN 33.2 m²
ENTRY PLAZA
RL 25.600
NEW SUBSTATION
SPORTS LOUNGE & GAMING
LOADING
BOH
SMOKING AREA
BIN ST
1500
CANOPY ABOVE
EXISTING ELECTRICITY PYLON RETAINED
SCREEN TO SERVICE AREA
BOLLARDS
RL 27.000
CLUB ENTRY DROP-OFF
SERVICE LANEWAY
STOP
NO ENTRY
CONVEX MIRROR
RL 27.000
RL 26.900
RL 26.100
(B)
BIN ST/ SERVICE AREA
2000 17700 2000 6000
1:8 1:5 RAMP 1:8
7900
3400 300 3100 600 3100 600
DA3.221
CAR PARK ENTRY
ONLY
C
(EE)
SLIDING GATE
DA9.041
RL 25.231
MAIN SITE ACCESS (KING STREET)
RL 27.000
1 DA4.04
RL 27.000
LINE OF BASEMENT BELOW
DA9.051
DA4.04
RAISED THRESHOLD
PERSONAL ACCESS GATE FOR RESIDENTS AUSGRID PERSONNEL
C
ON-GRADE CLUB PARKING (105 SPACES)
STOP
RL 27.000
REFER TO DA9.05 FOR DETAIL
REFER TO DA9.04 FOR DETAIL
RL 26.900
RL 26.100
(BB)
(DD)
35-37 KING ST
5800 5400 2500 5000 2000
ILU PATHWAY
LANDSCAPE BATTERING
2 DA4.01
LANDSCAPE BUFFER
GOLF PATHWAY
DA4.01
LANDSCAPE BUFFER
SPRINKLER BOOSTER ASSEMBLY & PUMP ROOM
GAS METER
AUSGRID LOCK BOX ADJACENT TO ROLLER DOOR CONTAINING SWIPE / REMOTE FOR MAIN ENTRANCE & MANUAL OVERRIDE INSTRUCTIONS
MOTORCYCLE PARKING (9 SPACES)
EXISTING SUBSTATION COMPOUND (REFER TO SURVEY)
SHARED ZONE
SHARED ZONE

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EXISTING TREE
PROPOSED TREE

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CLIENT
THIRDAGE VILLAGES

DRAWING TITLE
CLUBHOUSE - GROUND FLOOR

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.22		C

VERGOLA / RETRACTABLE AWNING OVER OUTDOOR SEATING AREA

CLUBHOUSE ROOF
RL 33.220

LOCATION OF POTENTIAL FUTURE PV PANELS

ROOF PLANT

CHWP

PRO SHOP ROOF
RL 31.440

VOID

RL 22.340

RL 31.440

RL 31.440

GOLF PATHWAY

53 ELLA ST

51 ELLA ST

49 ELLA ST

47 ELLA ST

35-37 KING ST

(B)

(BB)

(DD)

(EE)

DA3.212

DA3.211

DA3.221

DA9.051

DA9.041

1 DA4.04

2 DA4.01

1 DA4.01

C

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CLIENT
THIRDAGE VILLAGES

DRAWING TITLE
CLUBHOUSE - ROOF PLAN

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA2.23	C

GAMES LAWN
ALFRESCO DINING
RL 22.540
FOYER
RL 22.540
CELLAR
CELLAR STORAGE
ENTRY
RL 22.540
ENTRY
A/C PLANT
ACTIVITY CENTRE
RESIDENTIAL STORAGE
STORE
RL 22.540
ENTRY
BIN STORE
BIN STORE
RL 23.040
ENTRY
POOL A/C
CWP
HWP
RWT
POOL TANK + PLANT
COMMS ROOM
MAIN SWITCH ROOM
CARPARK
RESIDENTIAL PARKING
2233.4 m²
C
(B)
RL 23.040
2-X-QUEUING SPACES
ROLLER DOORS TO ACCESS ILU BASEMENT
SPEED HUMP
RES. CARTS (10 SPACES)
RESIDENTIAL STORAGE
SPEED HUMP
ILU PARKING (209 CAR SPACES)
692
691
673
672
667
664
662
(A)

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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 1 - LOWER GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.41		C

RL 22.000
RL 23.000
RL 24.000
CANOPY ABOVE
RL 27.140
SERVICE LANEWAY
GAMES LAWN
ALFRESCO DINING
AMPHITHEATRE LAWN
WELLNESS LAWN
VOID IN CANOPY
SCREEN TO SERVICE AREA
BOLLARDS
BIN ST/ SERVICE AREA
(B)
BICYCLE PARKING (26 SPACES)
RL 27.000
WELLNESS CENTRE DROP-OFF
VOID
SKYLIGHT ABOVE
FOYER
BALCONY 28.5 m²
BALCONY 30.3 m²
BALCONY 29.5 m²
2B BGL.01 87.9 m²
2B BGL.02 94.1 m²
2B BGL.03 101.8 m²
POOL
STEAM RM.
SAUNA
STAFF
SCVR
RECEPTION
RL 27.140
GYM
MALE
FEMALE
A/C PLANT
PILATES
ILU PATHWAY
STORE
CINEMA
STAFF
THERAPY ROOMS
CONSULTING ROOMS
OFFICE
HEALTH & DAY SPA
RL 26.640
RESIDENCES DROP-OFF
RL 26.000
11 (DELIVERIES)
10 (DELIVERIES)
09 (DELIVERIES)
08 (ILU VISITOR)
07 (ILU VISITOR)
06 (ILU VISITOR)
05 (ILU VISITOR)
04 (ILU VISITOR)
03 (ILU VISITOR)
02 (STAFF)
01 (STAFF)
19 (STAFF)
18 (STAFF)
17 (STAFF)
16 (ILU VISITOR)
15 (ILU VISITOR)
14 (ILU VISITOR)
13 (ILU VISITOR)
12 (ILU VISITOR)
3500
6500
6500
6500
6500
ROAD WIDTH
RL 26.200
RL 26.600
PARKING (19 SPACES)
MINI BUS
LANDSCAPE BATTERING
LANDSCAPE BATTERING
LINE OF BASEMENT BELOW
GOLF PATHWAY
RL 28.000
RL 29.000
RL 30.000
RL 31.500
MEETING POINT
(A)
691
673
672
667
664
662

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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 1 - GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
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ILU BUILDING 1 - LEVEL 1

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PROJECT
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40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 1 - LEVELS 2 - 4

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	**DRAWING**		**REVISION**
17090	DA2.44		C



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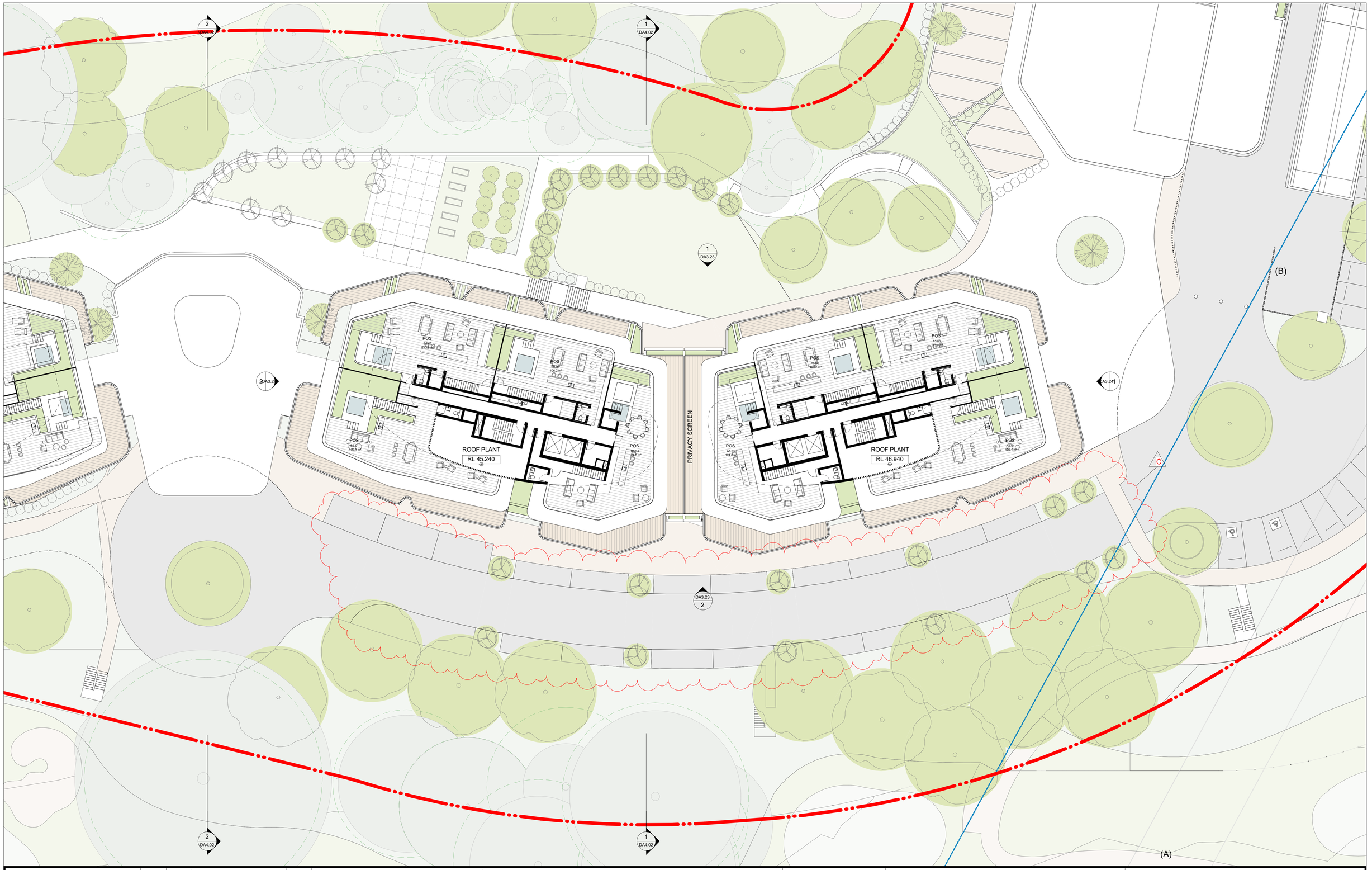
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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 1 - LEVEL 5

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.45		C



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REVISION	DATE	DESCRIPTION	BY
A	11/12/2020	DEVELOPMENT APPLICATION	GB
B	23/07/2021	COUNCIL RFI	GB
C	20/09/2021	COUNCIL RFI	GB

EXISTING TREE

PROPOSED TREE

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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 1 - ROOF PLAN

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.46		C



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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 2 - LOWER GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
17090	DA2.61		B

RL 21.000
RL 20.000
RL 19.000
RL 21.000
RL 20.000
RL 21.000
RL 22.000
RL 24.000
RL 25.000
RL 24.000
RL 25.000
RL 26.000
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RL 26.000
RL 28.000
RL 29.000

1 DA4.03
2 DA4.04
1 DA3.25
2 DA3.26
2 DA3.27
1 DA4.03
2 DA4.02
DA4.261

RECREATION LAWN BELOW
GAMES LAWN BELOW
ALFRESCO DINING BELOW
1:14
1:14

BALCONY 52.3 m²
BALCONY 30.3 m²
BALCONY 47.4 m²
BALCONY 47.4 m²
BALCONY 28.6 m²
2B+S DGL.03 111.6 m²
2B+S DGL.02 118.0 m²
2B DGL.04 94.1 m²
3B DGL.05 133.4 m²
3B CGL.02 133.3 m²
2B CGL.03 94.1 m²
2B CGL.04 97.7 m²
2B DGL.01 91.8 m²
3B DGL.06 135.7 m²
3B CGL.01 135.7 m²
2B CGL.05 91.8 m²
2B BGL.01 97.9 m²
2B BGL.02 94.1 m²
TERRACE 54.2 m²
TERRACE 18.4 m²
TERRACE 43.6 m²
TERRACE 43.8 m²
TERRACE 17.7 m²

VOID
SKYLIGHT ABOVE
FOYER
ST.
ADMIN
MAIL
PARCEL DELIVERY
ST.
MEETING RM.
CINEMA
STORE
RESIDENCES DROP-OFF
11 (DELIVERIES)
10 (DELIVERIES)
09 (DELIVERIES)
3500
6500
6500
6500
6500
ROAD WIDTH
MINI BUS
C

4TH HOLE
4TH TEE
3RD GREEN
TURF REINFORCEMENT SYSTEM TO WITHSTAND LOADINGS OF FIRE TRUCK
LINE OF BASEMENT BELOW
DEVELOPABLE AREA FOOTPRINT
691
673
672

EXISTING TREE
PROPOSED TREE

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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 2 - GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.62		C



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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 2 - LEVEL 1

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.63		C



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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 2 LEVELS 2 - 4

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.64		C



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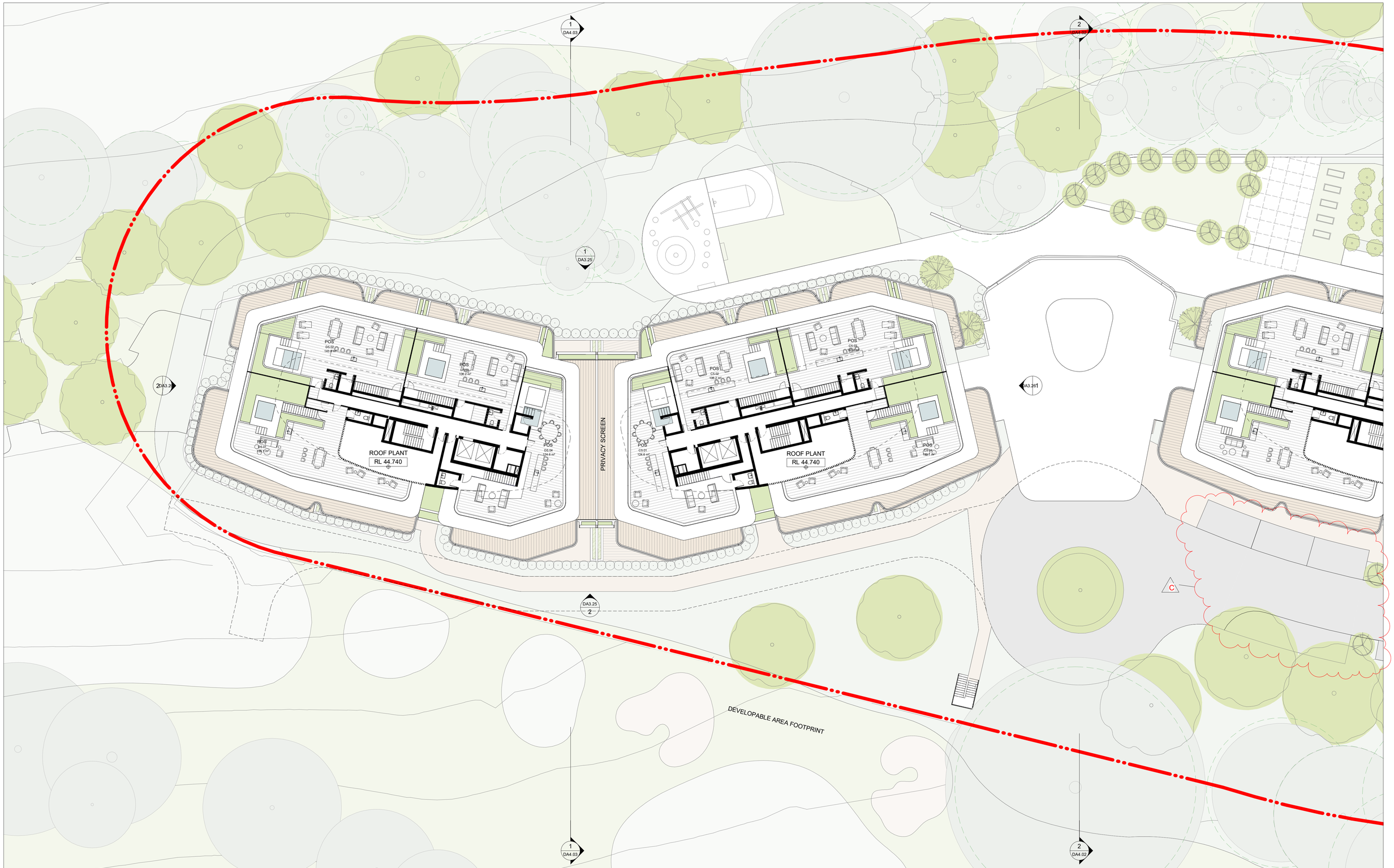
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CLIENT
THIRDAGE VILLAGES

DRAWING TITLE
ILU BUILDING 2 - LEVEL 5

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.65		C



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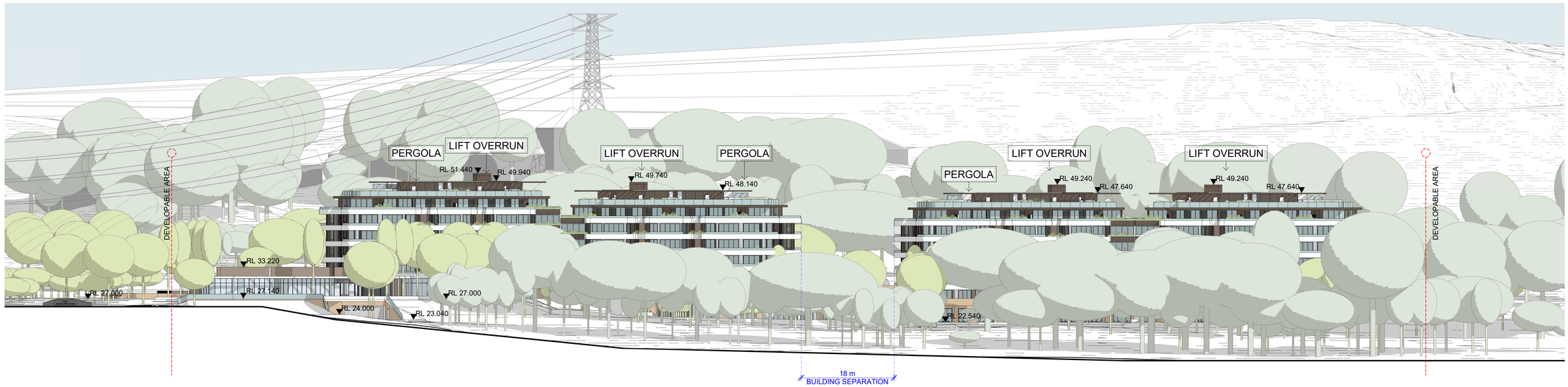
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THIRDAGE VILLAGES

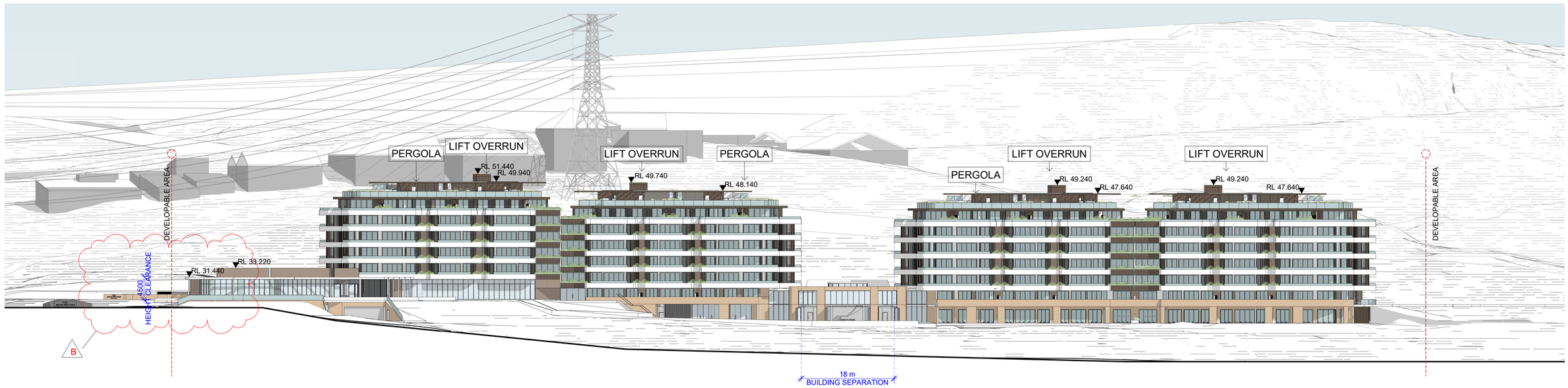
DRAWING TITLE
ILU BUILDING 2 - ROOF PLAN

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA2.66		C



1 SITE ELEVATION - NORTH (WITH TREES)
DA2.01 1 : 400



2 SITE ELEVATION - NORTH (WITHOUT TREES)
DA2.01 1 : 400

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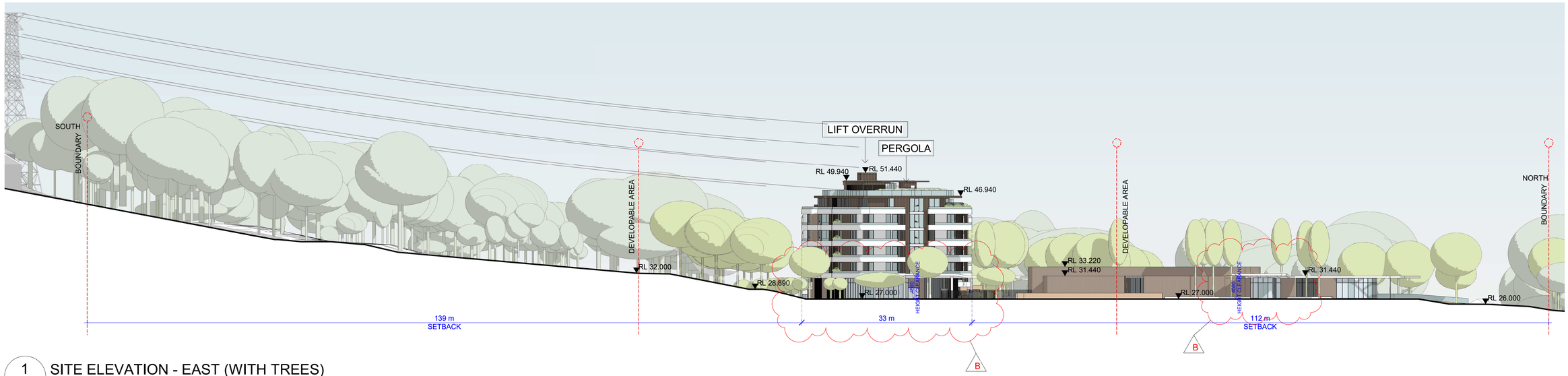
CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

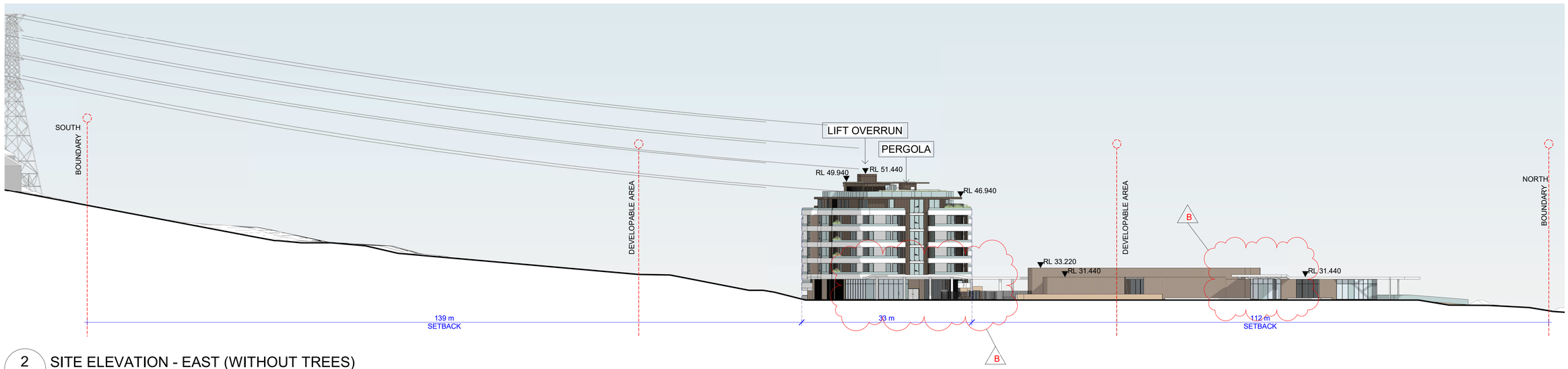
DRAWING TITLE
SITE ELEVATION - NORTH

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA3.01	B



1 SITE ELEVATION - EAST (WITH TREES)
DA2.02 1 : 400



2 SITE ELEVATION - EAST (WITHOUT TREES)
DA2.02 1 : 400

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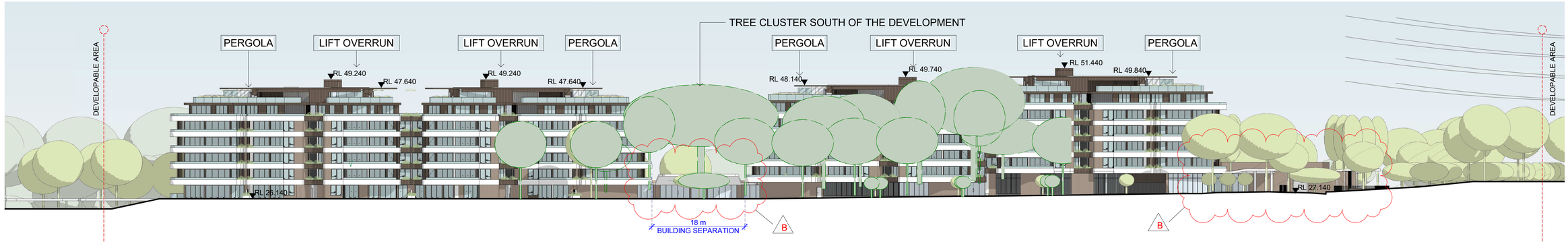
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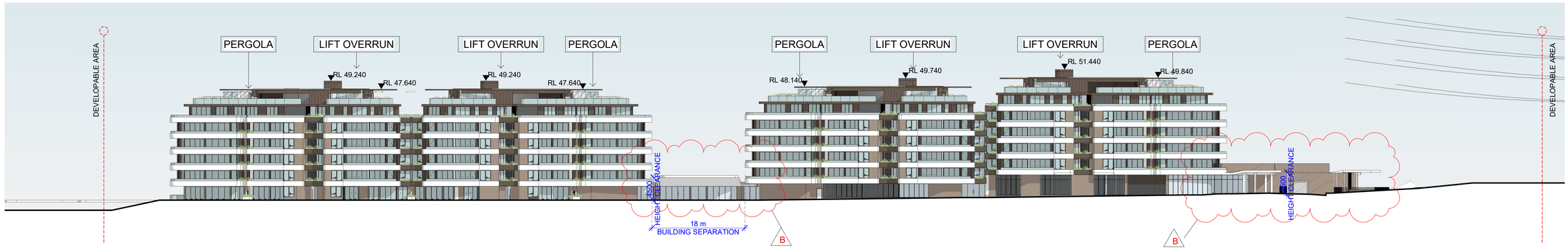
PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
SITE ELEVATION - EAST

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA3.02		B



1 SITE ELEVATION - SOUTH (WITH TREES)
DA2.02 1 : 400



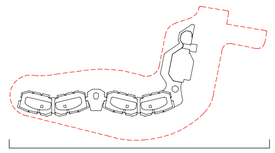
2 SITE ELEVATION - SOUTH (WITHOUT TREES)
DA2.02 1 : 400

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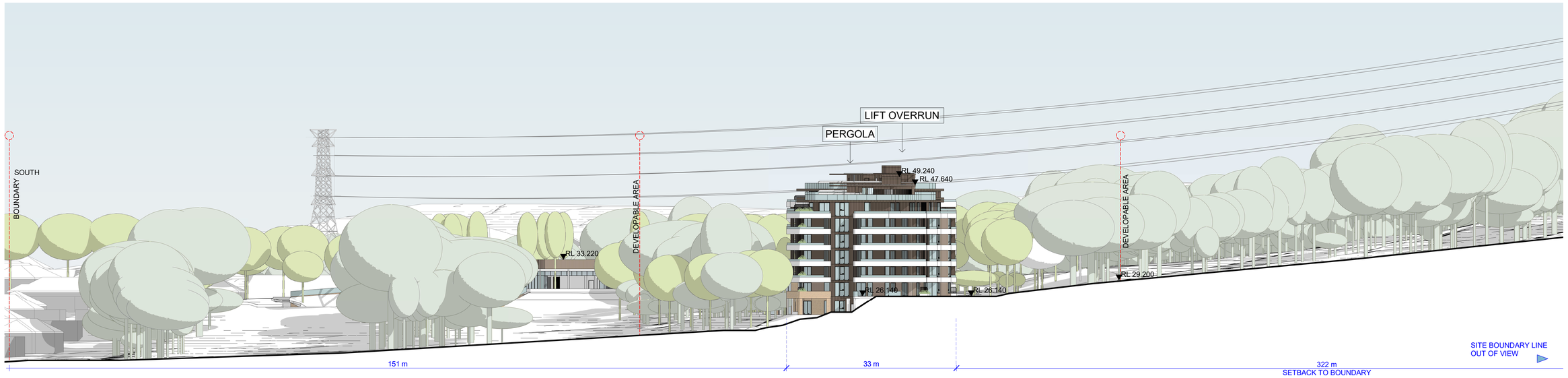
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THIRDAGE VILLAGES

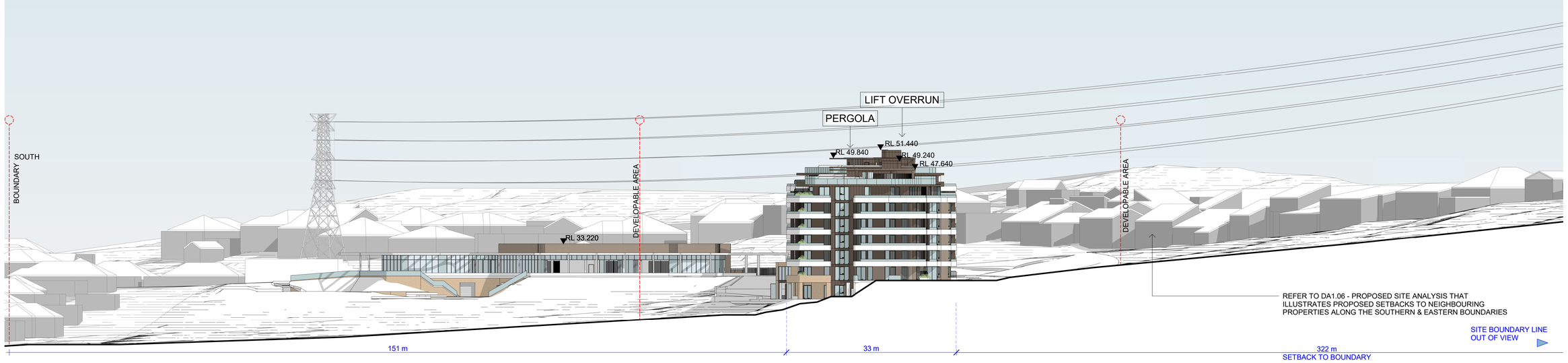
PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
SITE ELEVATION - SOUTH

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA3.03		B



1 DA2.02 SITE ELEVATION - WEST (WITH TREES)
1 : 400



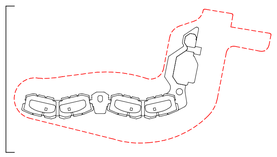
2 DA2.02 SITE ELEVATION - WEST (WITHOUT TREES)
1 : 400

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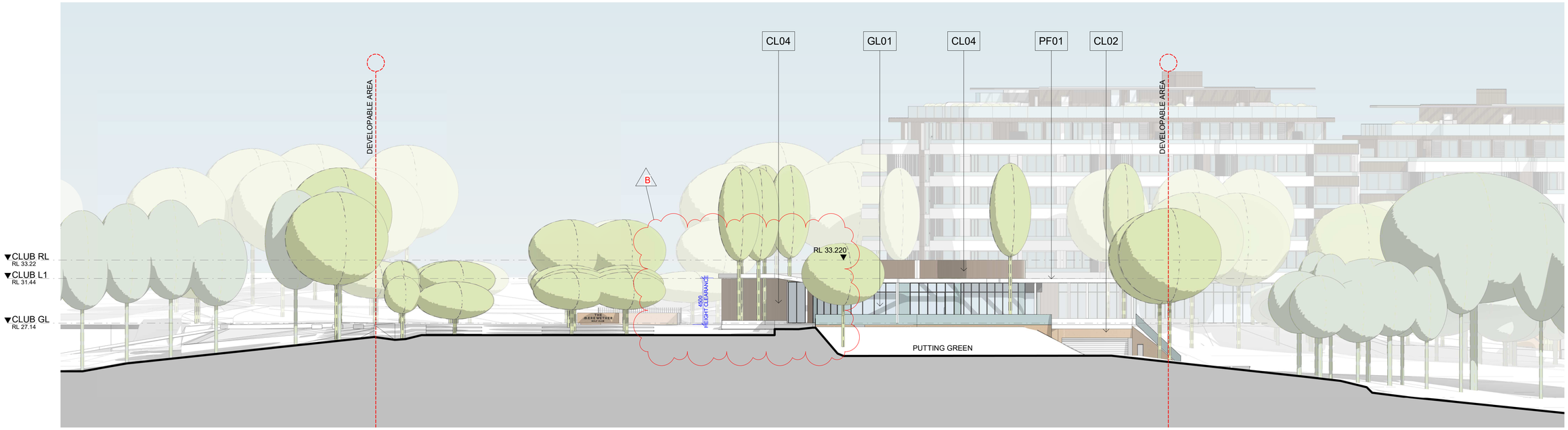
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DRAWING TITLE
SITE ELEVATION - WEST

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

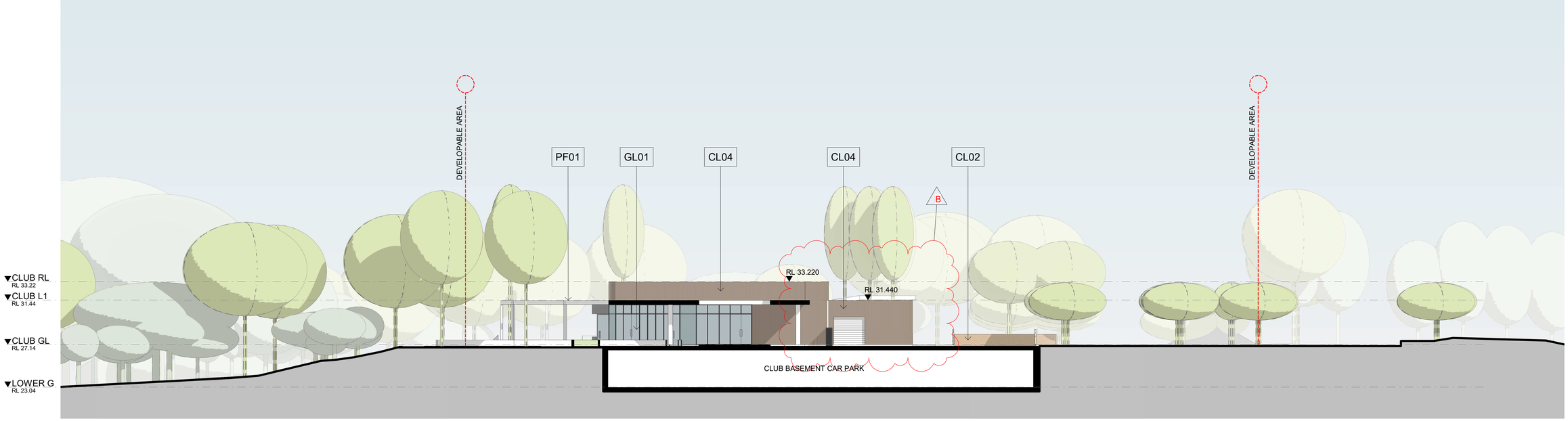
SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA3.04	A



1 DA2.22 CLUBHOUSE BUILDING ELEVATION - NORTH

1 : 200



2 DA1.14 CLUBHOUSE BUILDING ELEVATION - SOUTH

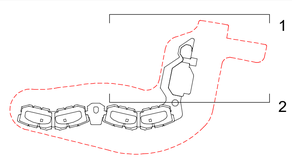
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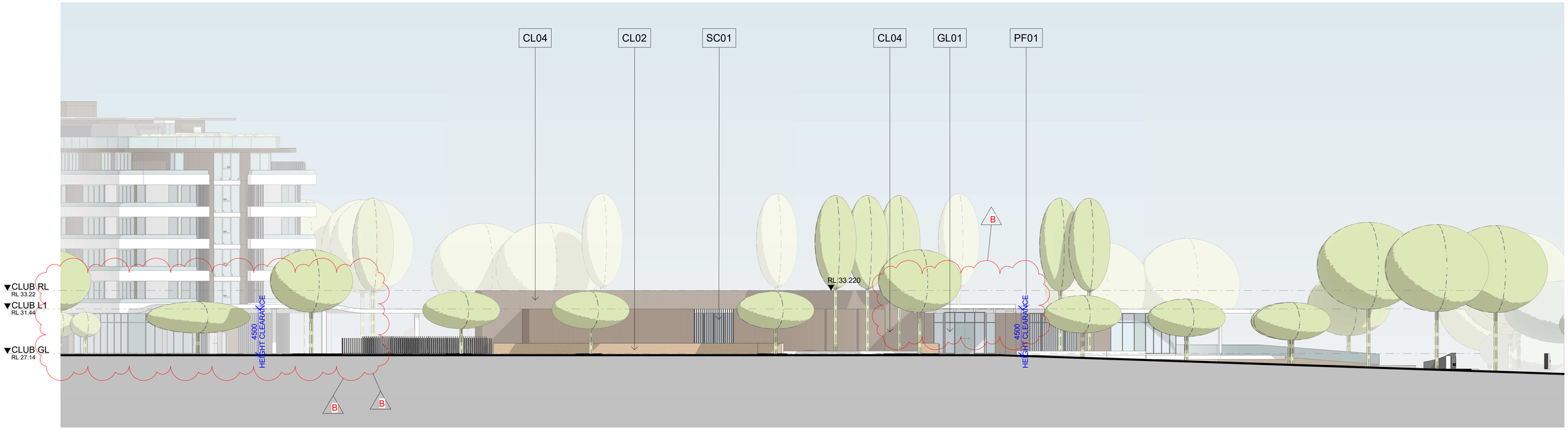
CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
CLUBHOUSE BUILDING ELEVATIONS - SHEET 1

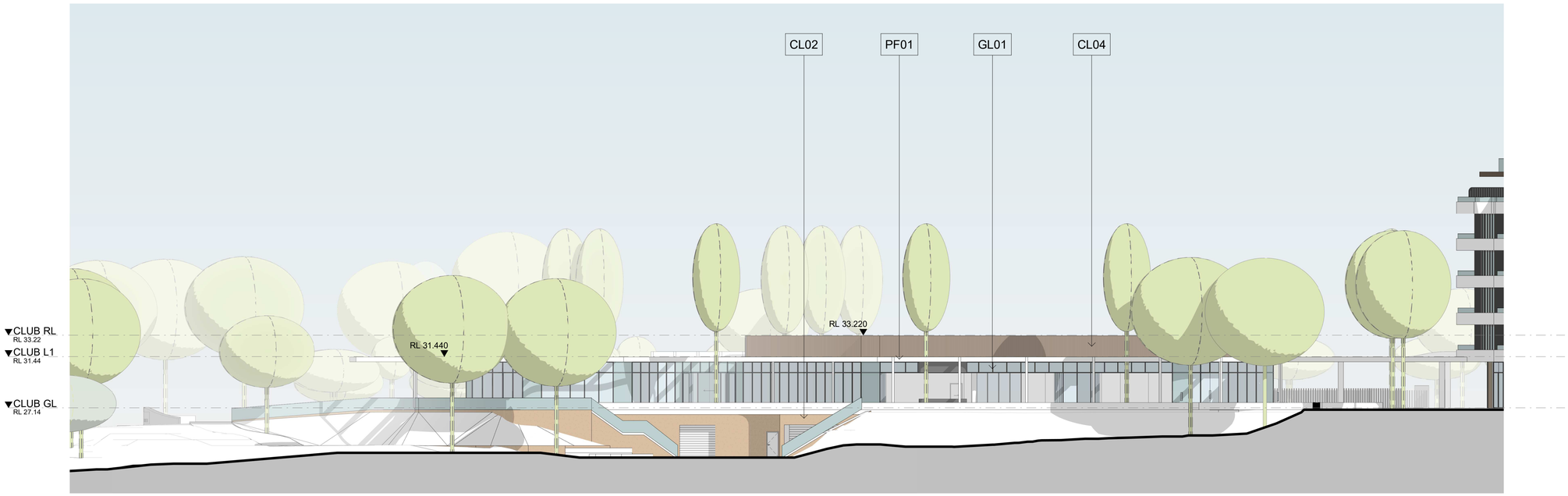
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1:200 @A1 1:400 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA3.21	B



1 DA2.22 CLUBHOUSE BUILDING ELEVATION - EAST

1 : 200



2 DA2.21 CLUBHOUSE BUILDING ELEVATION - WEST

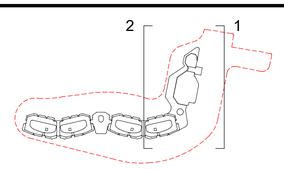
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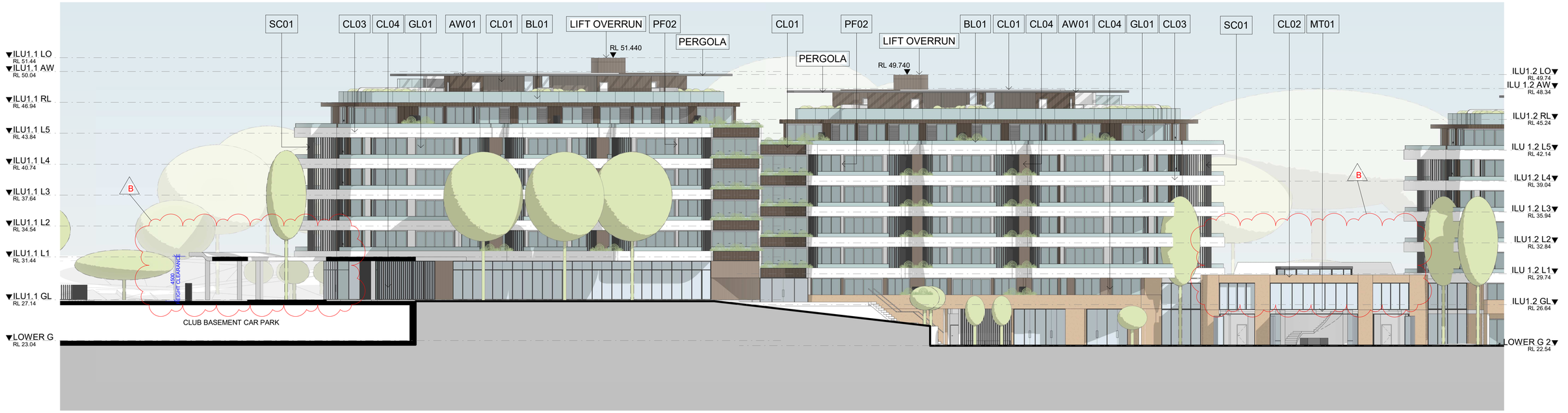
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THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
CLUBHOUSE BUILDING ELEVATIONS - SHEET 2

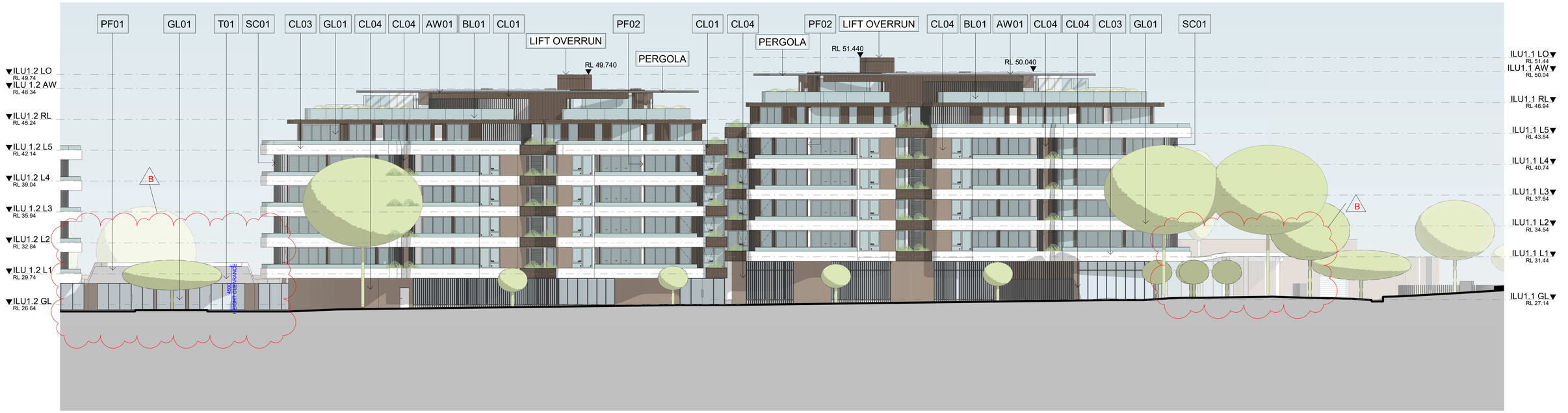
SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA3.22	B



1 DA1.14 ILU BUILDING 1 ELEVATION - NORTH

1 : 200



2 DA1.14 ILU BUILDING 1 ELEVATION - SOUTH

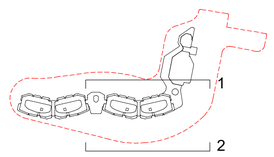
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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

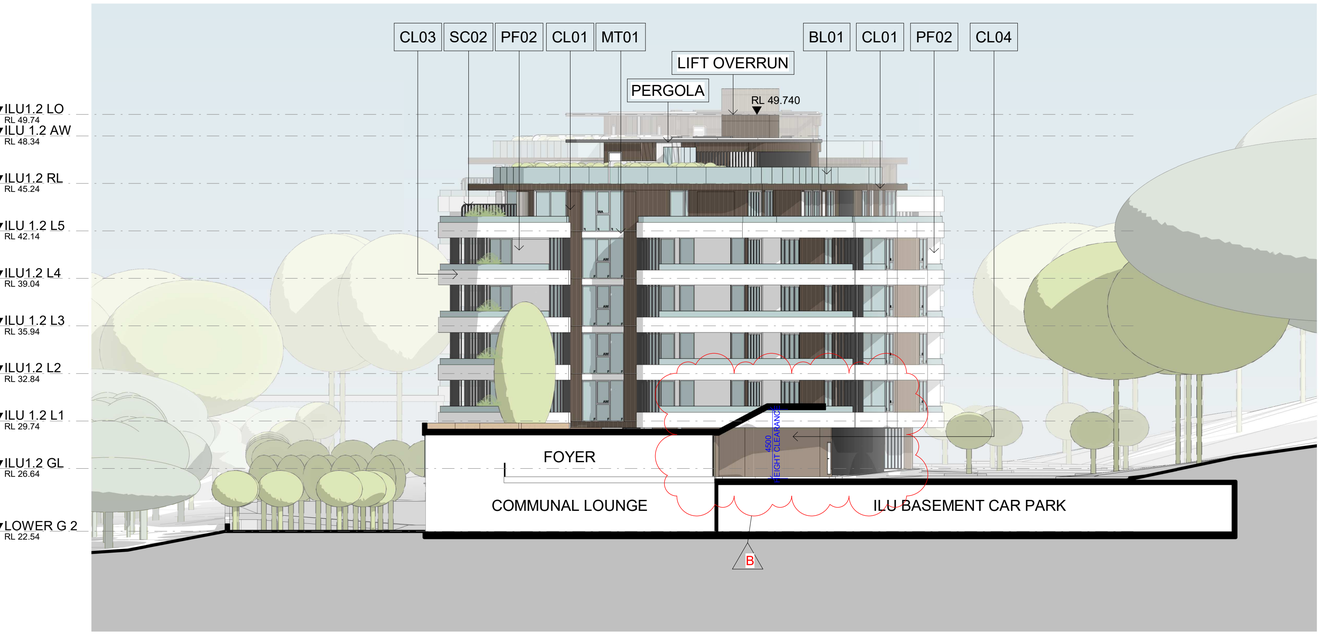
DRAWING TITLE
ILU BUILDING 1 ELEVATIONS - SHEET 1

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA3.23		B



1 DA2.42 ILU BUILDING 1 ELEVATION - EAST

1 : 200



2 DA2.42 ILU BUILDING 1 ELEVATION - WEST

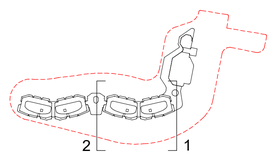
1 : 200

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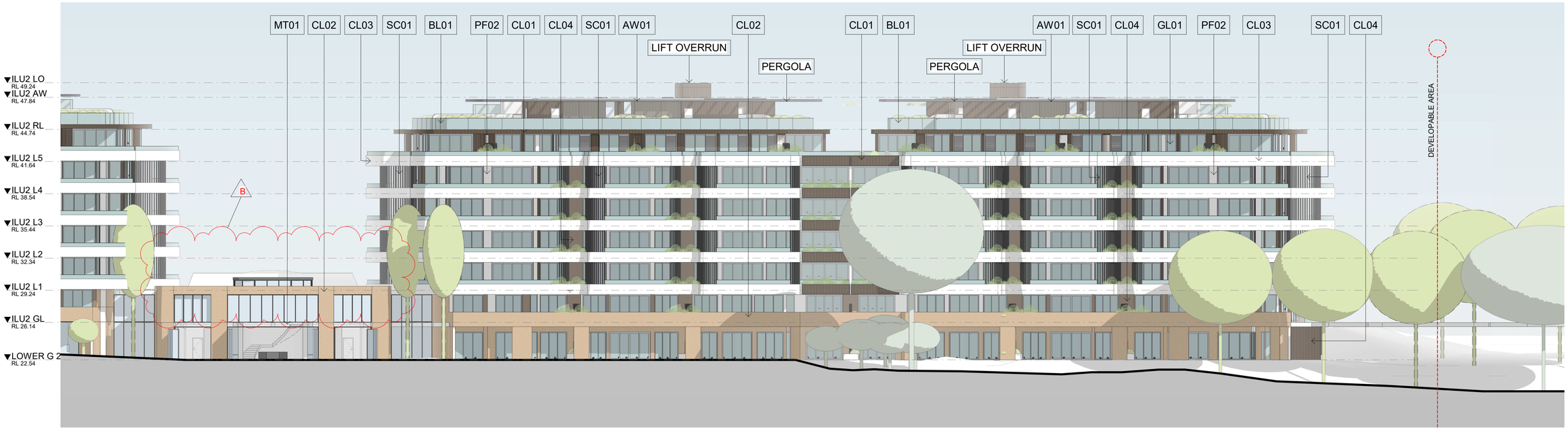
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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
ILU BUILDING 1 ELEVATIONS - SHEET 2

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA3.24	B



1 DA2.41 ILU BUILDING 2 ELEVATION - NORTH

1 : 200



2 DA2.41 ILU BUILDING 2 ELEVATION - SOUTH

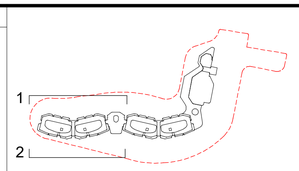
1 : 200

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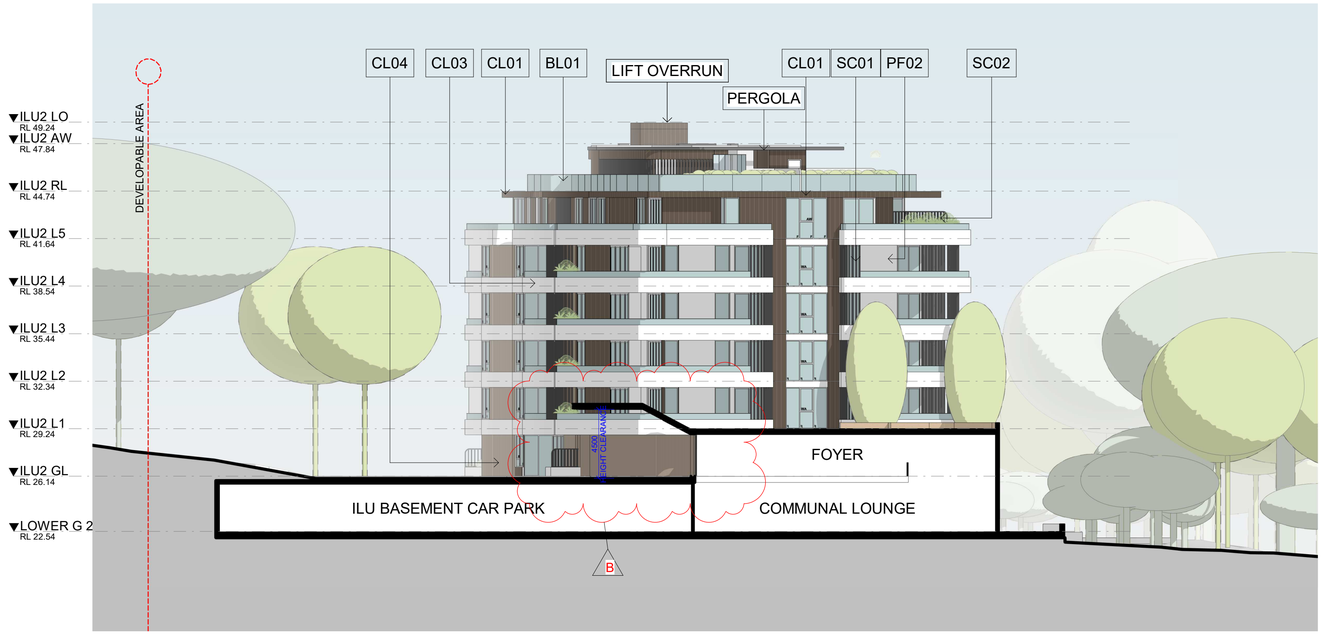
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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

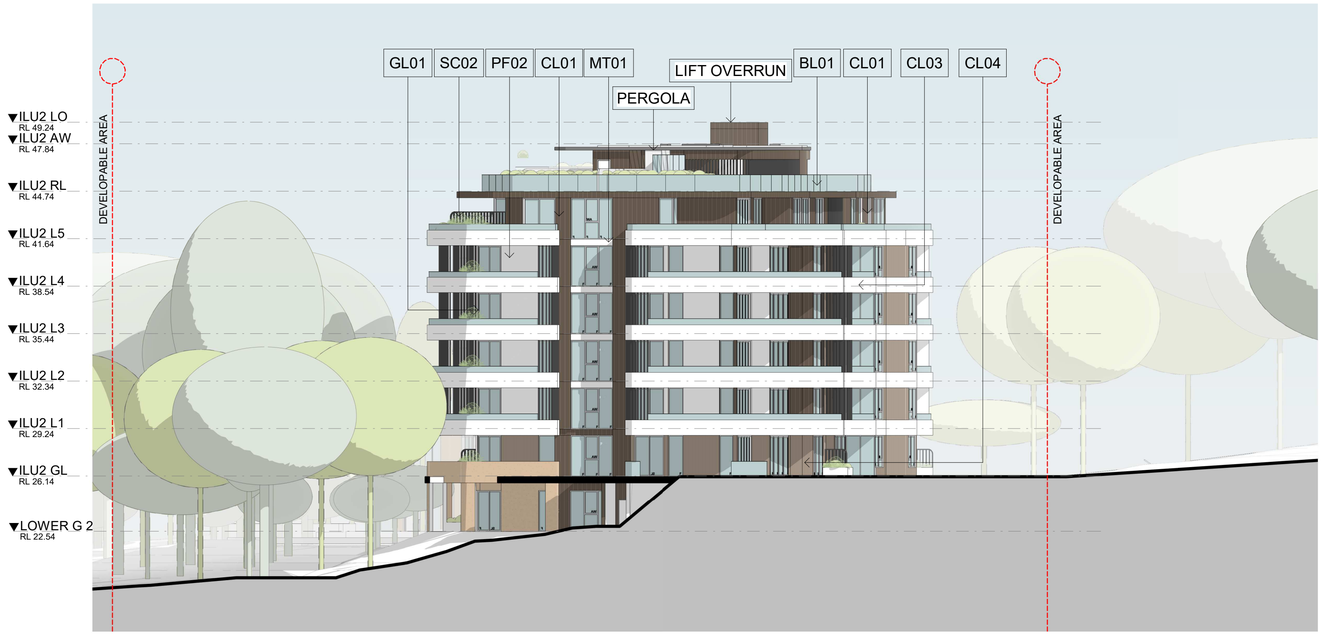
DRAWING TITLE
ILU BUILDING 2 ELEVATIONS - SHEET 1

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA3.25		B



1 DA2.62 ILU BUILDING 2 ELEVATION - EAST

1 : 200



2 DA2.62 ILU BUILDING 2 ELEVATION - WEST

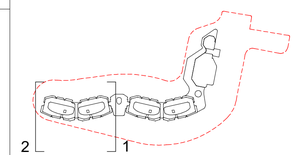
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PROJECT
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DRAWING TITLE
ILU BUILDING 2 ELEVATIONS - SHEET 2

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA3.26	B



1 DA2.01 SITE SECTION - SECTION AA
1 : 400



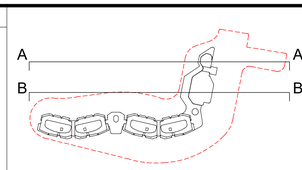
2 DA2.01 SITE SECTION - SECTION BB
1 : 400

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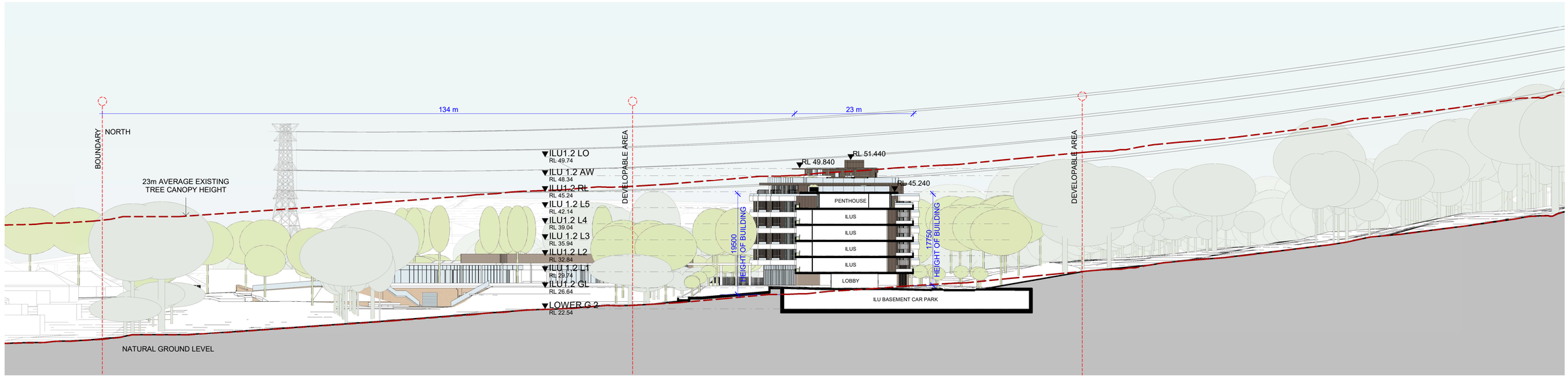
CLIENT
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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

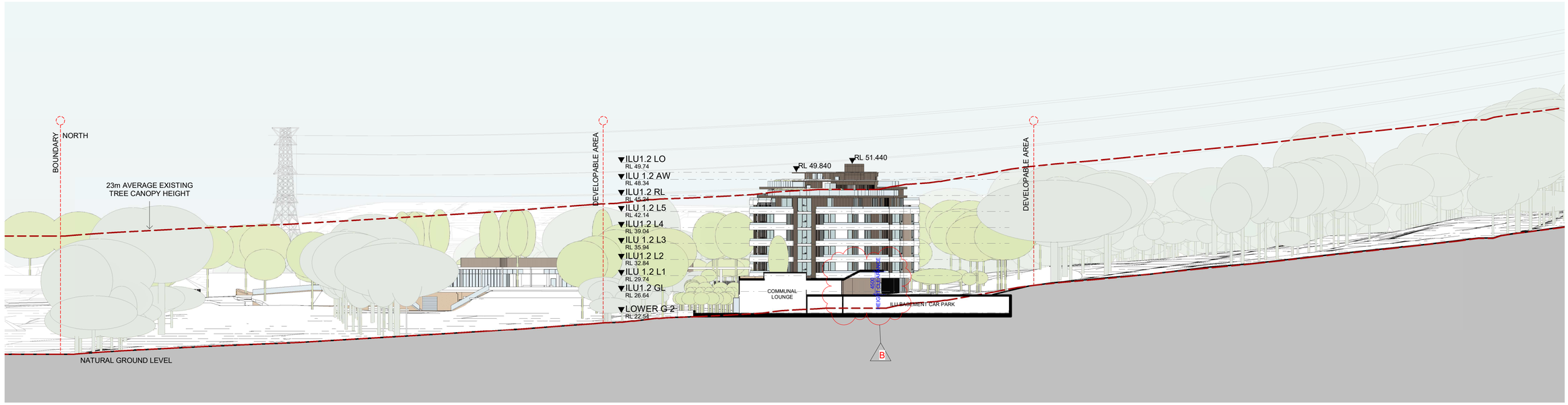
DRAWING TITLE
SITE SECTIONS - SHEET 1

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION
17090	DA4.01	B



1 SITE SECTION - SECTION CC
DA2.01 1 : 400



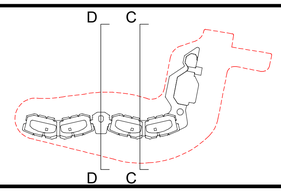
2 SITE SECTION - SECTION DD
DA2.01 1 : 400

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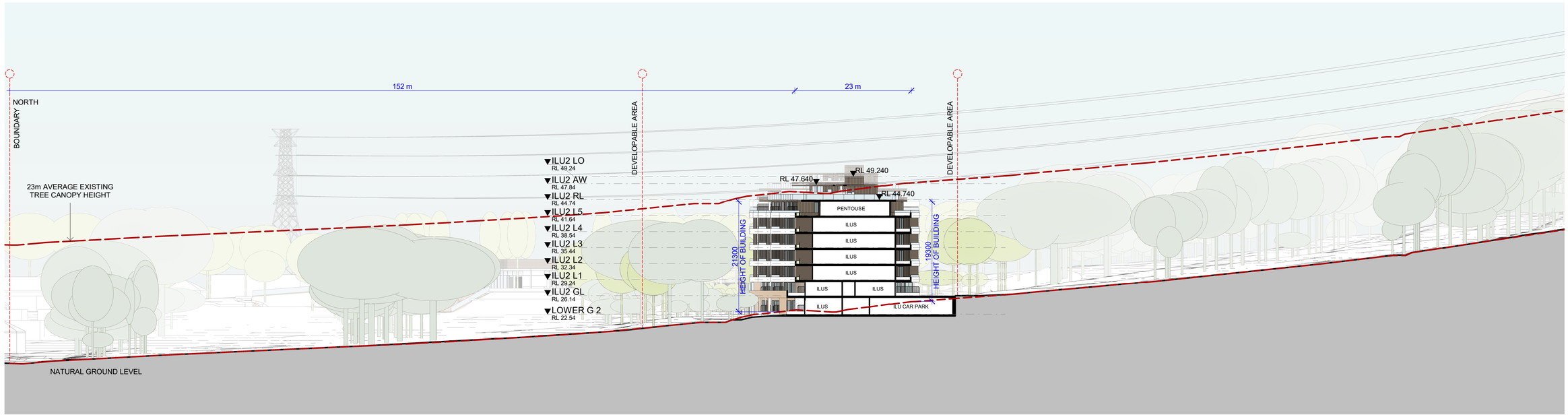
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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
SITE SECTIONS - SHEET 2

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION
17090	DA4.02	B



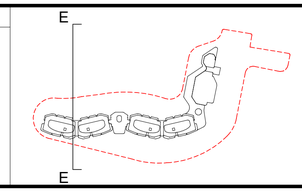
1 SITE SECTION - SECTION EE
DA2.01 1 : 400

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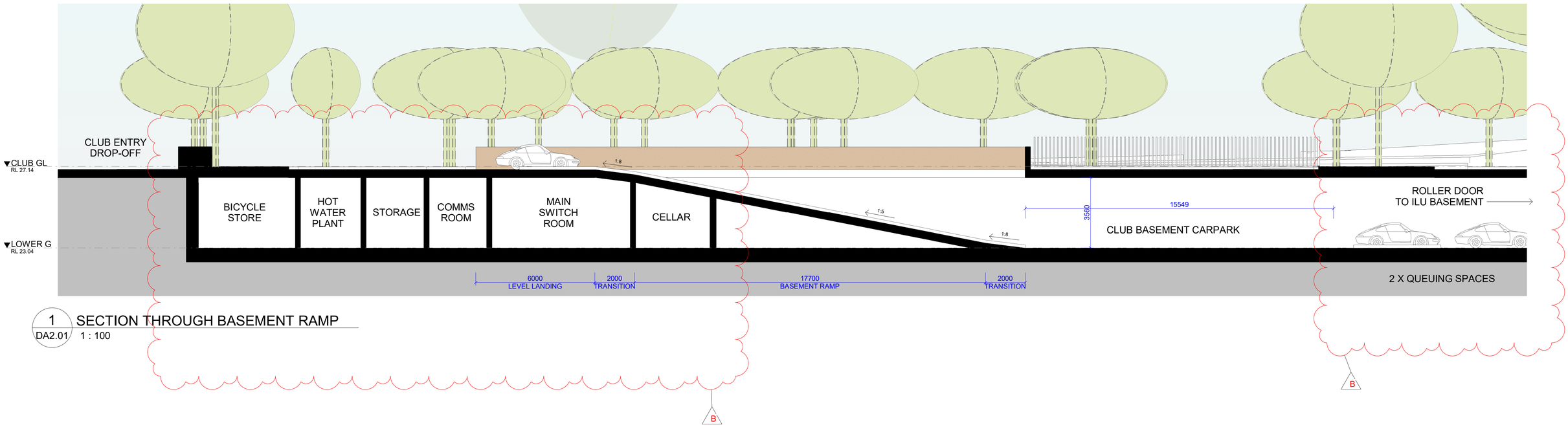
CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
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DRAWING TITLE
SITE SECTIONS - SHEET 3

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA4.03	A



1 DA2.01 SECTION THROUGH BASEMENT RAMP
1 : 100

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PRELIMINARY

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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
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DRAWING TITLE
SECTION THROUGH BASEMENT RAMP

SCALE	DATE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA4.04	B

PF01 PAINT FINISH - TYPE 1

PAINT FINISH.
COLOUR: WHITE / OFF WHITE

PF02 PAINT FINISH - TYPE 2

PAINT FINISH.
COLOUR: DARK BRONZE



MT01 PREFINISHED METAL - TYPE 1

COLOUR: DARK BRONZE



MT02 PREFINISHED METAL - TYPE 2

COLOUR: MID BRONZE



CL01 CLADDING

METAL CLADDING
COLOUR: DARK BRONZE TO MATCH MT01



L01 METAL LOUVRE

ALUMINIUM LOUVRE
COLOUR: DARK BRONZE TO MATCH MT01



CL02 STONE CLADDING

SANDSTONE



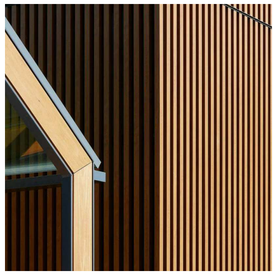
CL03 PRECAST CONCRETE PANEL

PRECAST CONCRETE PANEL (TO MATCH PF01)



CL04 CLADDING

TIMBER 'LOOK' BATTENS
COLOUR: TIMBER GRAIN



CL04 CLADDING

TIMBER 'LOOK' BATTENS
COLOUR: TIMBER GRAIN



T01 TIMBER CLADDING

TIMBER CLADDING (TO MATCH CL04)



SC01 SCREENING - TYPE 1

FIXED VERTICAL METAL LOUVRES / BATTENS
COLOUR: MID BRONZE (TO MATCH MT02) OR
TIMBER 'LOOK' LOUVRES / BATTENS (TO MATCH CL04)



GL01 WINDOWS

CLEAR / TONED GLAZING, ALUMINIUM FRAME
FRAME COLOUR: DARK GREY OR DARK
BRONZE TO MATCH MT01



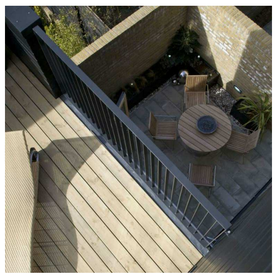
BL01 BALUSTRADE - TYPE 1

FRAMELESS GLASS WITH STAINLESS STEEL
FITTINGS AND SUPPORTS



BL02 BALUSTRADE - TYPE 2

METAL VERTICAL BALUSTER BALUSTRADE.
COLOUR: DARK GREY



BL03 BALUSTRADE - TYPE 3

METAL HIGH POST FENCE
COLOUR: DARK GREY



SC02 SCREENING - TYPE 2

FIXED VERTICAL METAL LOUVRES
COLOUR: DARK GREY OR DARK BRONZE
TO MATCH MT01



AW01 AWNING

FIXED HORIZONTAL METAL LOUVRES
COLOUR: DARK GREY OR DARK BRONZE
TO MATCH MT01



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DRAWING TITLE
EXTERNAL FINISHES SCHEDULE

SCALE	DATE	DRAWN	CHECKED
NTS	22/06/20	GB	EB

JOB	DRAWING	REVISION
17090	DA7.01	A



IMPORTANT NOTES:

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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
PHOTO MONTAGE 1

SCALE	DATE	DRAWN	CHECKED
NTS	22/06/20	GB	EB

JOB	DRAWING	REVISION
17090	DA7.02	A



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DRAWING TITLE
PHOTO MONTAGE 2

PROJECT
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SCALE	DATE	DRAWN	CHECKED
NTS	22/06/20	GB	EB
JOB	**DRAWING**		**REVISION**
17090	DA7.03		A



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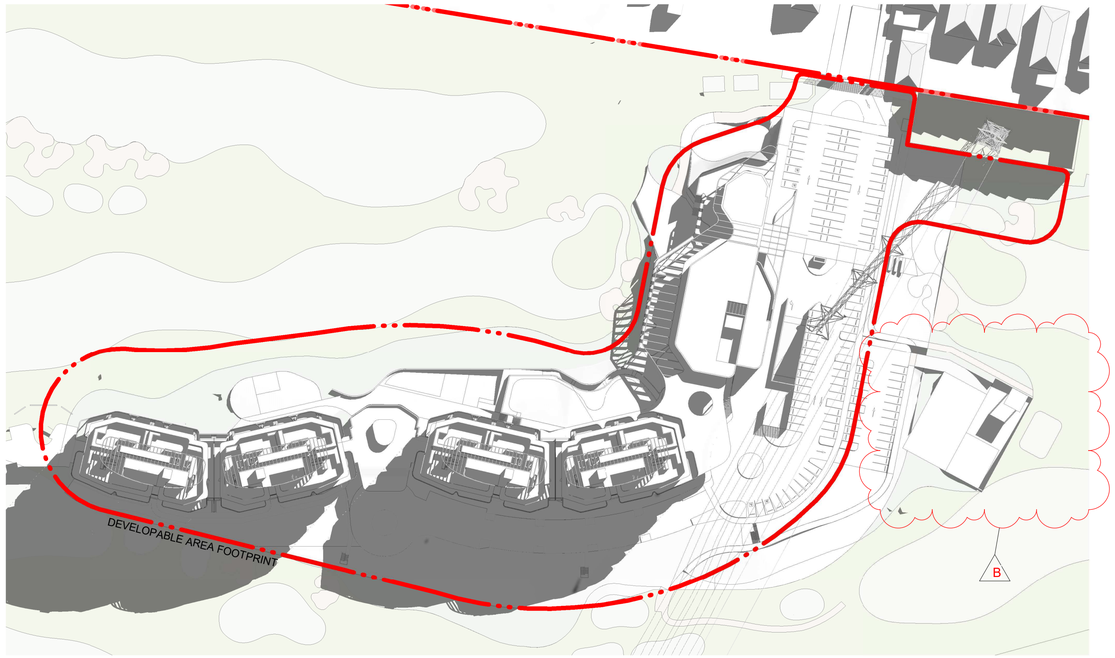
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40 KING STREET,
ADAMSTOWN, NSW 2289

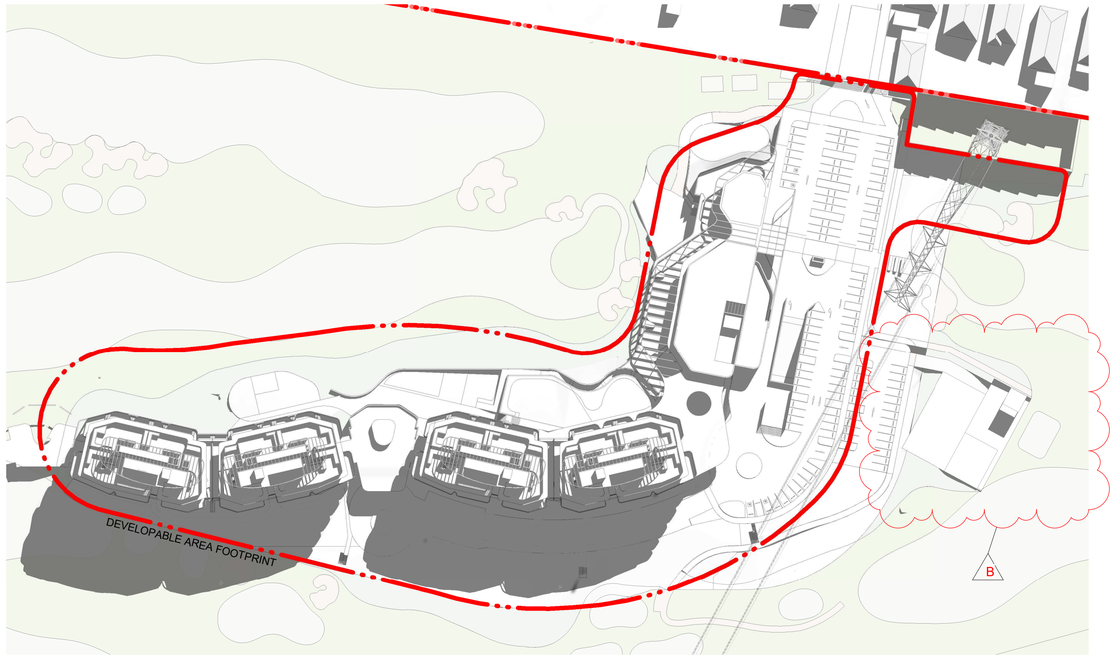
DRAWING TITLE
PHOTO MONTAGE 3

SCALE	DATE	DRAWN	CHECKED
NTS	22/06/20	GB	EB

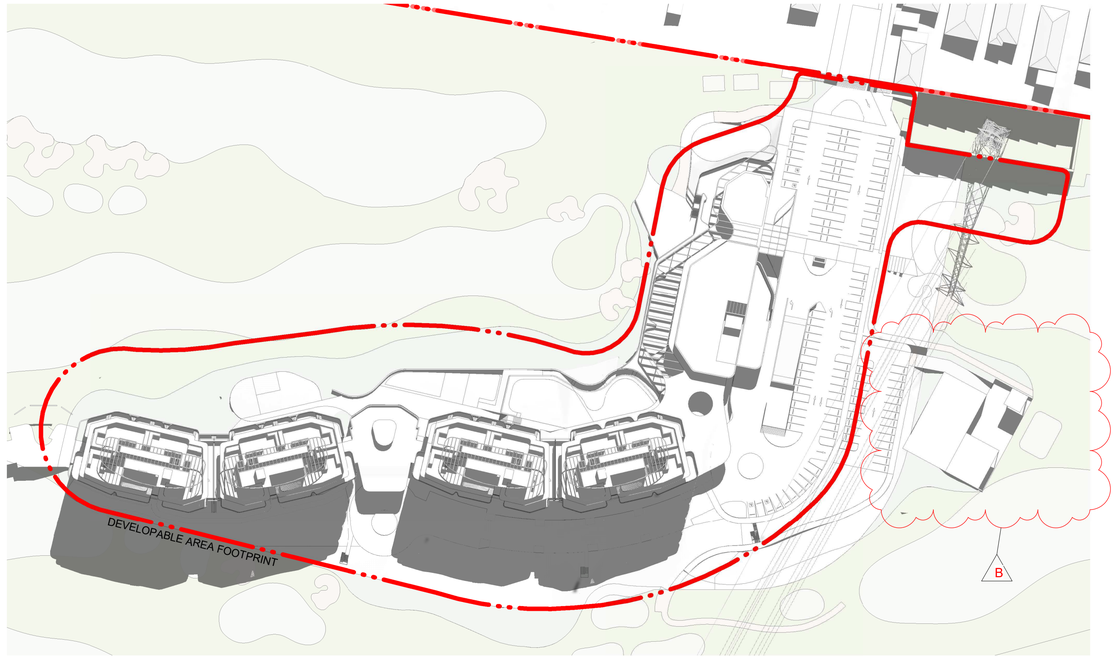
JOB	DRAWING	REVISION
17090	DA7.04	A



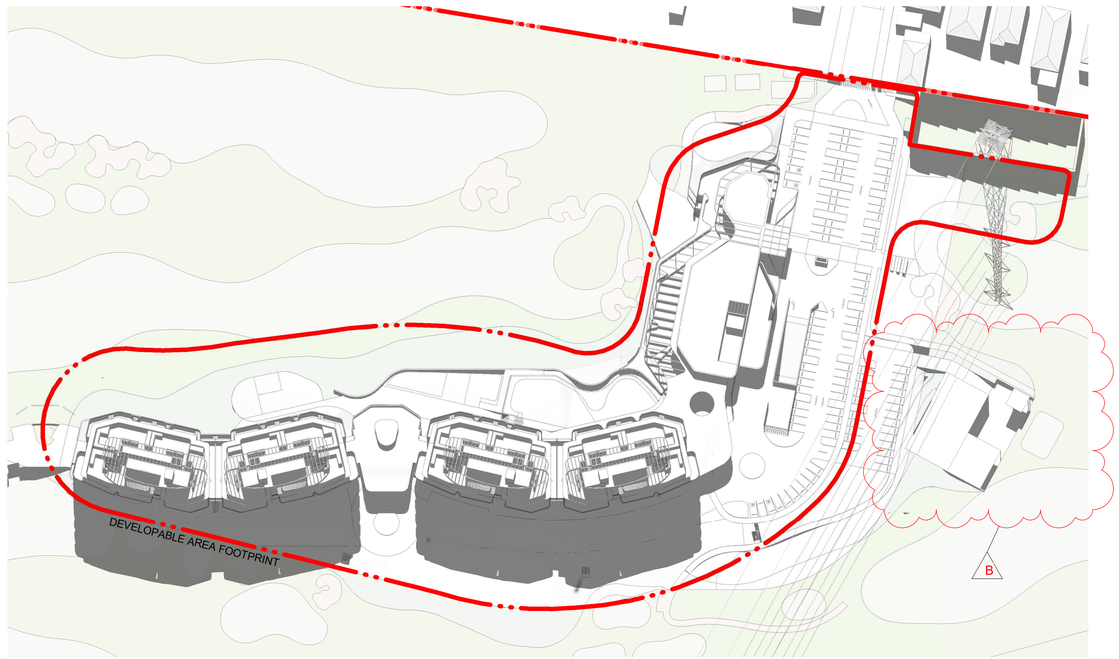
1 DA3.23 JUNE 21ST. 9AM



2 DA3.23 JUNE 21ST. 10AM



3 DA3.23 JUNE 21ST. 11AM



4 DA3.23 JUNE 21ST. 12PM

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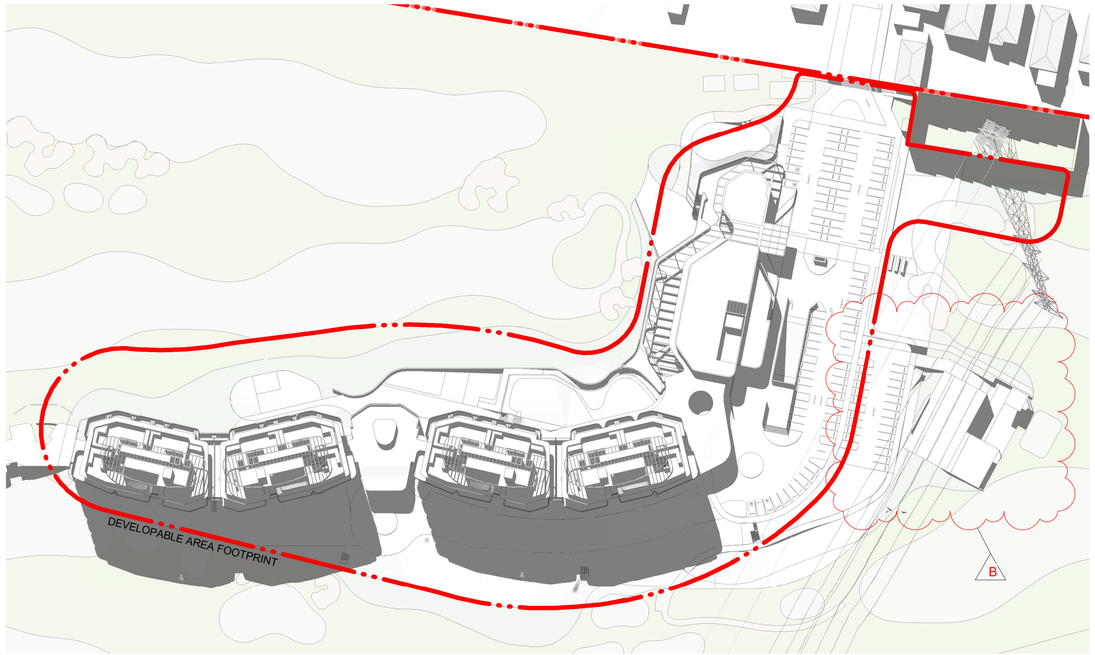
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PROJECT
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40 KING STREET,
ADAMSTOWN, NSW 2289

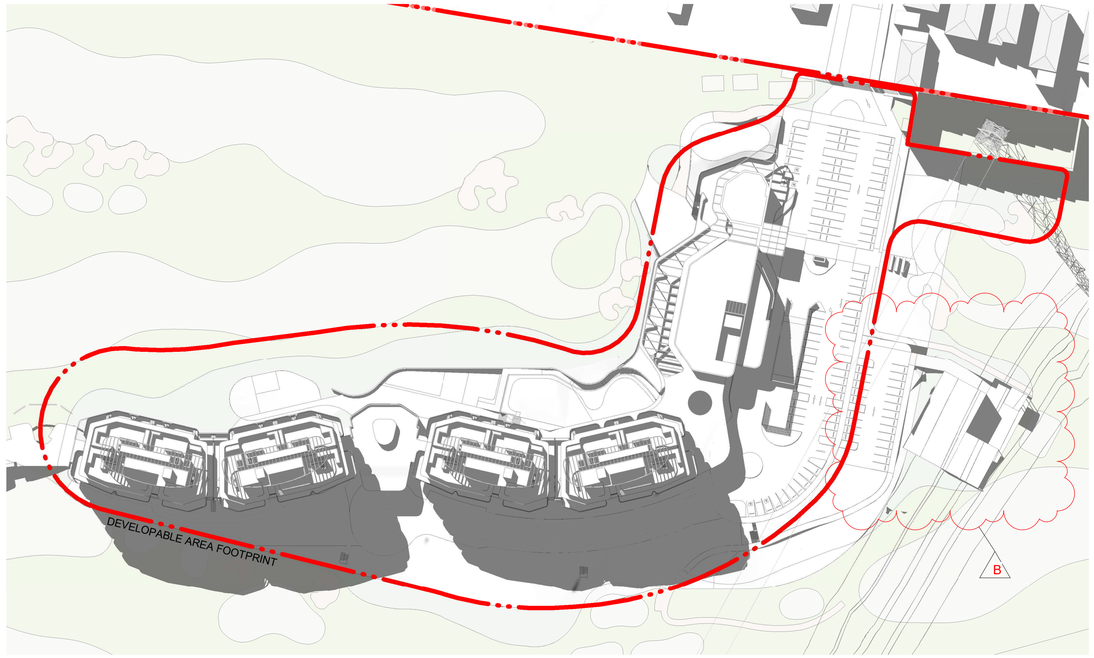
DRAWING TITLE
SHADOW ANALYSIS

SCALE	DATE	DRAWN	CHECKED
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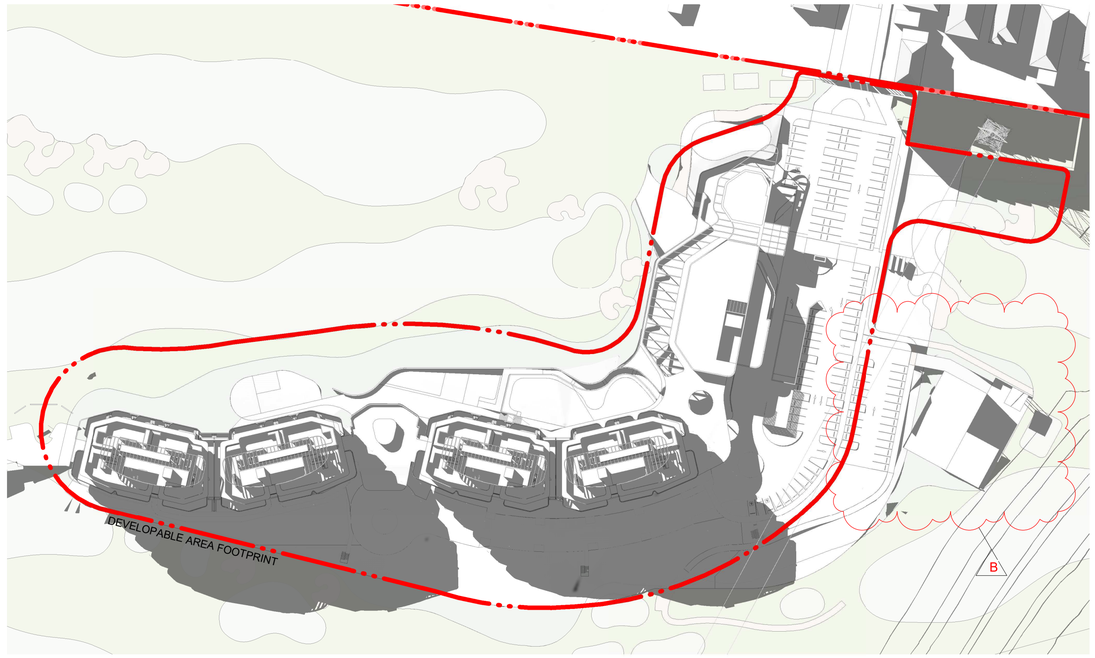
JOB	DRAWING	REVISION
17090	DA8.01	B



1 DA3.23 JUNE 21ST. 1PM



2 DA3.23 DA5.14 SHADOW JUNE 21 14 PM



3 DA3.23 JUNE 21ST. 3PM

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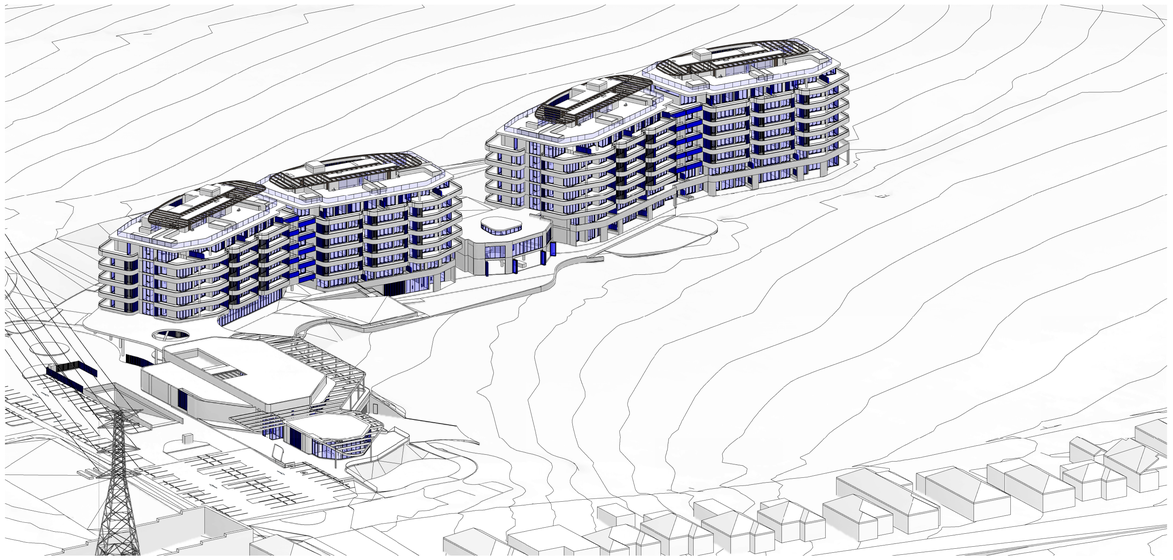
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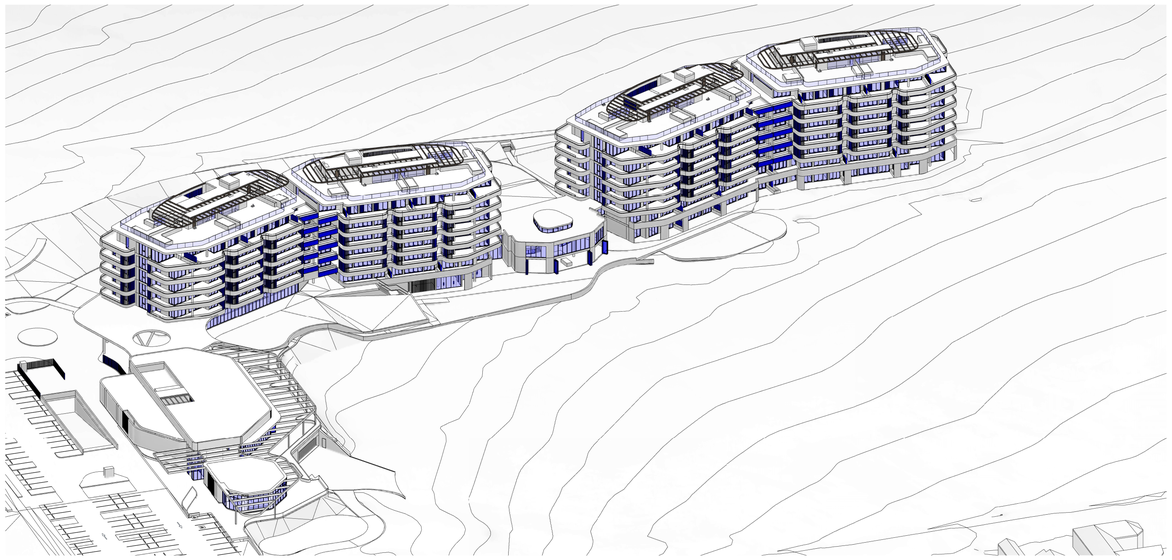
DRAWING TITLE
SHADOW ANALYSIS

SCALE	DATE	DRAWN	CHECKED
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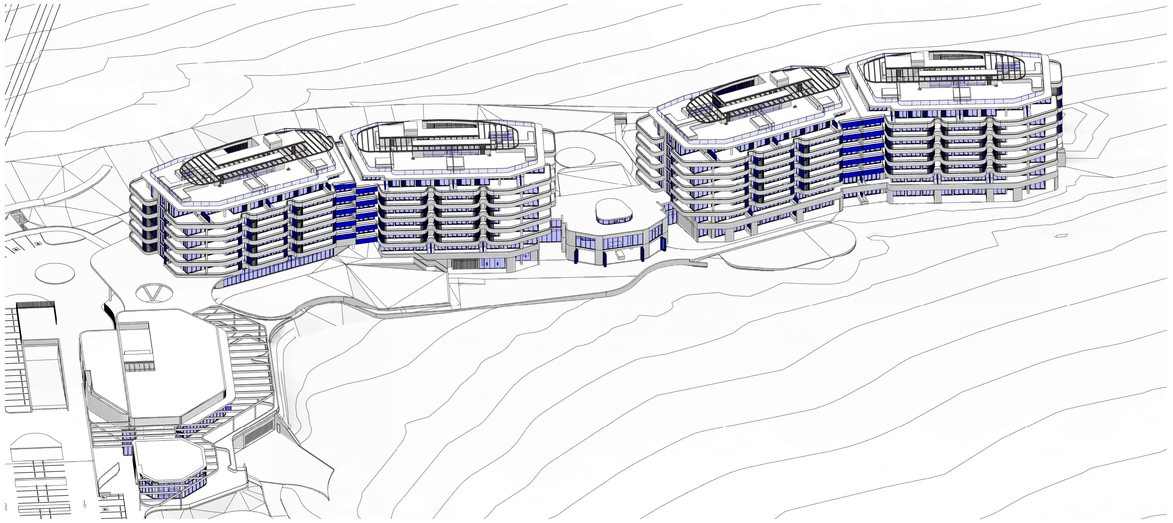
JOB	DRAWING	REVISION
17090	DA8.02	B



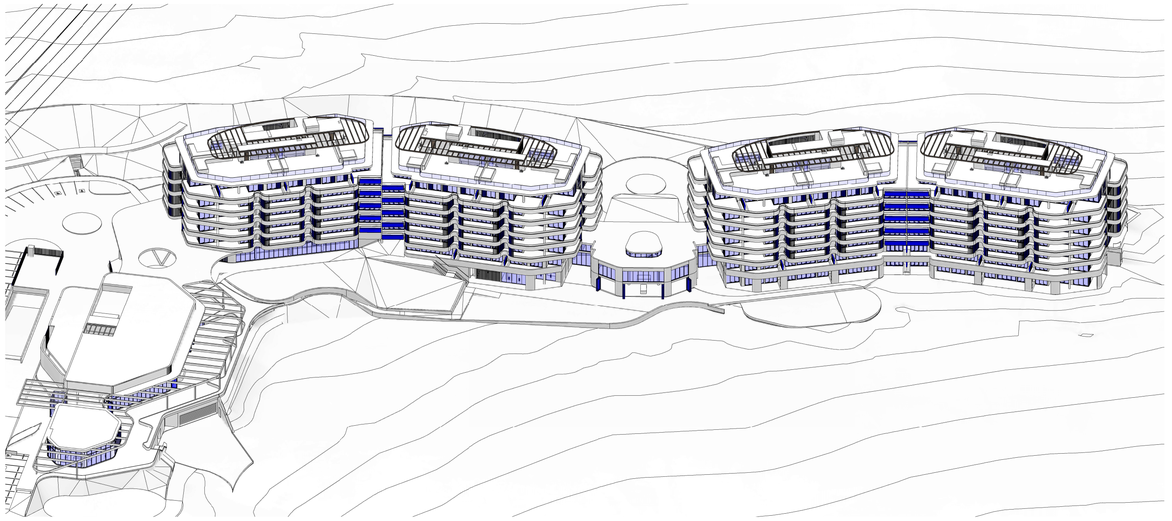
1 JUNE 21ST. 9AM



2 JUNE 21ST. 10AM



3 3D_21 Jun 1100



4 3D_21 Jun 1200

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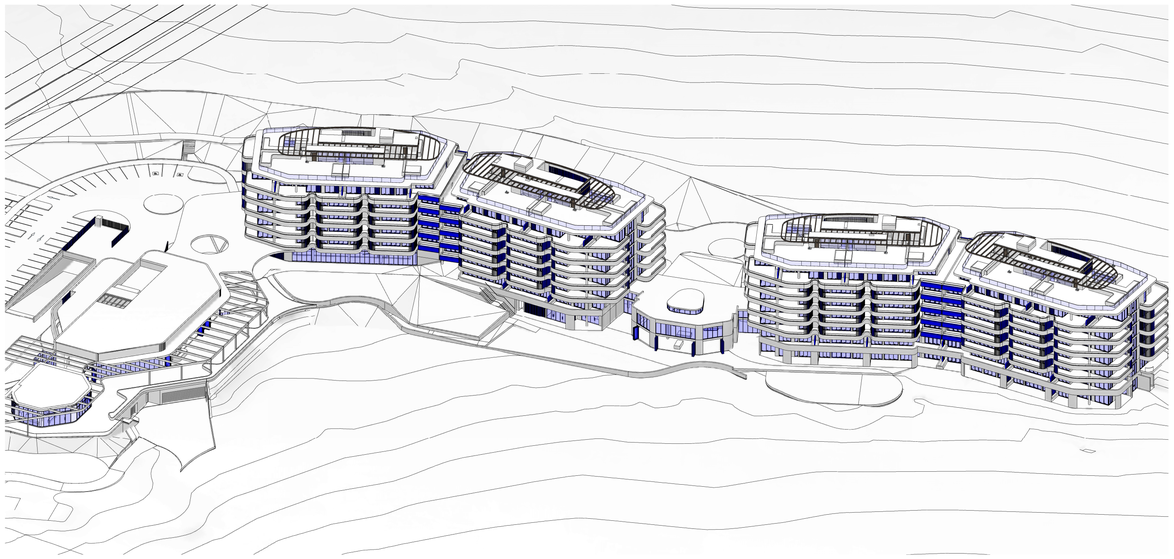
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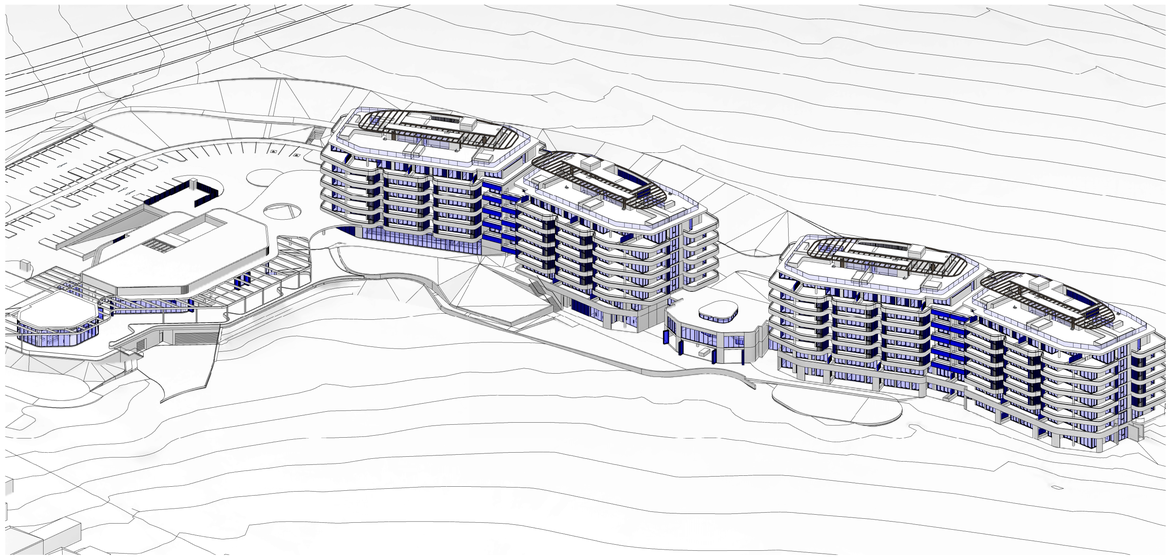
DRAWING TITLE
SOLAR VIEW DIAGRAMS

SCALE	DATE	DRAWN	CHECKED
	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA8.03	A



1 JUNE 21ST. 1PM



2 JUNE 21ST. 2PM



3 JUNE 21ST. 3PM

SOLAR COMPLIANCE CHECK_ILU 1.1

UNIT No.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
ILU1.1 L1								
B1.1-101		Y	Y	Y	Y	Y	Y	5
B1.1-102	Y	Y	Y	Y	Y	Y	Y	6
B1.1-103	Y	Y	Y	Y	Y	Y	Y	6
B1.1-104	Y	Y	Y	Y	Y	Y	Y	6
B1.1-105	Y	Y	Y	Y				3
B1.1-106								0
B1.1-107								0
ILU1.1 L2								
B1.1-201		Y	Y	Y	Y	Y	Y	5
B1.1-202	Y	Y	Y	Y	Y	Y	Y	6
B1.1-203	Y	Y	Y	Y	Y	Y	Y	6
B1.1-204	Y	Y	Y	Y	Y	Y	Y	6
B1.1-205	Y	Y	Y	Y				3
B1.1-206								0
B1.1-207								0
ILU1.1 L3								
B1.1-301		Y	Y	Y	Y	Y	Y	5
B1.1-302	Y	Y	Y	Y	Y	Y	Y	6
B1.1-303	Y	Y	Y	Y	Y	Y	Y	6
B1.1-304	Y	Y	Y	Y	Y	Y	Y	6
B1.1-305	Y	Y	Y	Y				3
B1.1-306								0
B1.1-307								0
ILU1.1 L4								
B1.1-401		Y	Y	Y	Y	Y	Y	5
B1.1-402	Y	Y	Y	Y	Y	Y	Y	6
B1.1-403	Y	Y	Y	Y	Y	Y	Y	6
B1.1-404	Y	Y	Y	Y	Y	Y	Y	6
B1.1-405	Y	Y	Y	Y	Y			3
B1.1-406								0
B1.1-407								0
ILU1.1 L5								
B1.1-501	Y	Y	Y	Y	Y	Y	Y	6
B1.1-502	Y	Y	Y	Y	Y	Y	Y	6
B1.1-503	Y	Y	Y	Y	Y	Y	Y	6
B1.1-504	Y	Y	Y	Y	Y	Y	Y	6

SOLAR COMPLIANCE CHECK_ILU 1.2

UNIT No.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
ILU1 2 GL								
B1.2-GL01	Y	Y	Y	Y	Y	Y	Y	6
B1.2-GL02	Y	Y	Y	Y	Y	Y	Y	6
B1.2-GL03	Y	Y	Y	Y	Y	Y	Y	6
ILU 1 2 L1								
B1.2-101								0
B1.2-102				Y	Y	Y	Y	3
B1.2-103	Y	Y	Y	Y	Y	Y	Y	6
B1.2-104	Y	Y	Y	Y	Y	Y	Y	6
B1.2-105	Y	Y	Y	Y	Y	Y	Y	6
B1.2-106	Y	Y	Y	Y	Y	Y		5
B1.2-107								0
ILU1 2 L2								
B1.2-201								0
B1.2-202				Y	Y	Y	Y	3
B1.2-203	Y	Y	Y	Y	Y	Y	Y	6
B1.2-204	Y	Y	Y	Y	Y	Y	Y	6
B1.2-205	Y	Y	Y	Y	Y	Y	Y	6
B1.2-206	Y	Y	Y	Y	Y	Y		5
B1.2-207								0
ILU 1.2 L3								
B1.2-301								0
B1.2-302				Y	Y	Y	Y	3
B1.2-303	Y	Y	Y	Y	Y	Y	Y	6
B1.2-304	Y	Y	Y	Y	Y	Y	Y	6
B1.2-305	Y	Y	Y	Y	Y	Y	Y	6
B1.2-306	Y	Y	Y	Y	Y	Y		5
B1.2-307								0
ILU1 2 L4								
B1.2-401								0
B1.2-402				Y	Y	Y	Y	3
B1.2-403	Y	Y	Y	Y	Y	Y	Y	6
B1.2-404	Y	Y	Y	Y	Y	Y	Y	6
B1.2-405	Y	Y	Y	Y	Y	Y	Y	6
B1.2-406	Y	Y	Y	Y	Y	Y		5
B1.2-407								0
ILU 1.2 L5								
B1.2-501	Y	Y	Y	Y	Y	Y	Y	6
B1.2-502	Y	Y	Y	Y	Y	Y	Y	6
B1.2-503	Y	Y	Y	Y	Y	Y	Y	6
B1.2-504	Y	Y	Y	Y	Y	Y	Y	6

SOLAR COMPLIANCE CHECK_ILU 2.1

UNIT No.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
LOWER G								
B2.1-LG01	Y	Y	Y	Y	Y	Y	Y	6
B2.1-LG02	Y	Y	Y	Y	Y	Y	Y	6
B2.1-LG03	Y	Y	Y	Y	Y	Y	Y	6
ILU2 GL								
B2.1-GL01								0
B2.1-GL02	Y	Y	Y	Y	Y	Y	Y	6
B2.1-GL03	Y	Y	Y	Y	Y	Y	Y	6
B2.1-GL04	Y	Y	Y	Y	Y	Y	Y	6
B2.1-GL05								0
ILU2 L1								
B2.1-101		Y	Y	Y	Y	Y	Y	5
B2.1-102	Y	Y	Y	Y	Y	Y	Y	6
B2.1-103	Y	Y	Y	Y	Y	Y	Y	6
B2.1-104	Y	Y	Y	Y	Y	Y	Y	6
B2.1-105	Y	Y	Y	Y				3
B2.1-106								0
B2.1-107								0
ILU2 L2								
B2.1-201		Y	Y	Y	Y	Y	Y	5
B2.1-202	Y	Y	Y	Y	Y	Y	Y	6
B2.1-203	Y	Y	Y	Y	Y	Y	Y	6
B2.1-204	Y	Y	Y	Y	Y	Y	Y	6
B2.1-205	Y	Y	Y	Y				3
B2.1-206								0
B2.1-207								0
ILU2 L3								
B2.1-301		Y	Y	Y	Y	Y	Y	5
B2.1-302	Y	Y	Y	Y	Y	Y	Y	6
B2.1-303	Y	Y	Y	Y	Y	Y	Y	6
B2.1-304	Y	Y	Y	Y	Y	Y	Y	6
B2.1-305	Y	Y	Y	Y				3
B2.1-306								0
B2.1-307								0
ILU2 L4								
B2.1-401		Y	Y	Y	Y	Y	Y	5
B2.1-402	Y	Y	Y	Y	Y	Y	Y	6
B2.1-403	Y	Y	Y	Y	Y	Y	Y	6
B2.1-404	Y	Y	Y	Y	Y	Y	Y	6
B2.1-405	Y	Y	Y	Y				3
B2.1-406								0
B2.1-407								0
ILU2 L5								
B2.1-501	Y	Y	Y	Y	Y	Y	Y	6
B2.1-502	Y	Y	Y	Y	Y	Y	Y	6
B2.1-503	Y	Y	Y	Y	Y	Y	Y	6
B2.1-504	Y	Y	Y	Y	Y	Y	Y	6

SOLAR COMPLIANCE CHECK_ILU 2.2

UNIT No.	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
LOWER G								
B2.2-LG01	Y	Y	Y	Y	Y	Y	Y	6
B2.2-LG02	Y	Y	Y	Y	Y	Y	Y	6
B2.2-LG03	Y	Y	Y	Y	Y	Y	Y	6
ILU2 GL								
B2.2-GL01								0
B2.2-GL02				Y	Y	Y	Y	3
B2.2-GL03	Y	Y	Y	Y	Y	Y	Y	6
B2.2-GL04	Y	Y	Y	Y	Y	Y	Y	6
B2.2-GL05	Y	Y	Y	Y	Y	Y	Y	6
B2.2-GL06								0
ILU2 L1								
B2.2-101								0
B2.2-102				Y	Y	Y	Y	3
B2.2-103	Y	Y	Y	Y	Y	Y	Y	6
B2.2-104	Y	Y	Y	Y	Y	Y	Y	6
B2.2-105	Y	Y	Y	Y	Y	Y	Y	6
B2.2-106	Y	Y	Y	Y	Y	Y		5
B2.2-107								0
ILU2 L2								
B2.2-201								0
B2.2-202				Y	Y	Y	Y	3
B2.2-203	Y	Y	Y	Y	Y	Y	Y	6
B2.2-204	Y	Y	Y	Y	Y	Y	Y	6
B2.2-205	Y	Y	Y	Y	Y	Y	Y	6
B2.2-206	Y	Y	Y	Y	Y	Y		5
B2.2-207								0
ILU2 L3								
B2.2-301								0
B2.2-302				Y	Y	Y	Y	3
B2.2-303	Y	Y	Y	Y	Y	Y	Y	6
B2.2-304	Y	Y	Y	Y	Y	Y	Y	6
B2.2-305	Y	Y	Y	Y	Y	Y	Y	6
B2.2-306	Y	Y	Y	Y	Y	Y		5
B2.2-307								0
ILU2 L4								
B2.2-401								0
B2.2-402				Y	Y	Y	Y	3
B2.2-403	Y	Y	Y	Y	Y	Y	Y	6
B2.2-404	Y	Y	Y	Y	Y	Y	Y	6
B2.2-405	Y	Y	Y	Y	Y	Y	Y	6
B2.2-406	Y	Y	Y	Y	Y	Y		5
B2.2-407								0
ILU2 L5								
B2.2-501	Y	Y	Y	Y	Y	Y	Y	6
B2.2-502	Y	Y	Y	Y	Y	Y	Y	6
B2.2-503	Y	Y	Y	Y	Y	Y	Y	6
B2.2-504	Y	Y	Y	Y	Y	Y	Y	6

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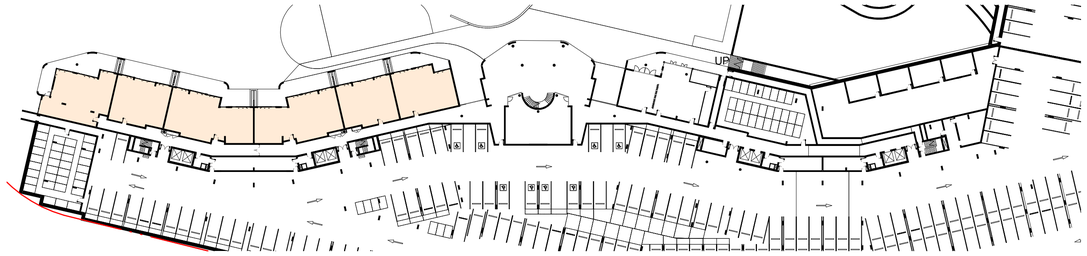
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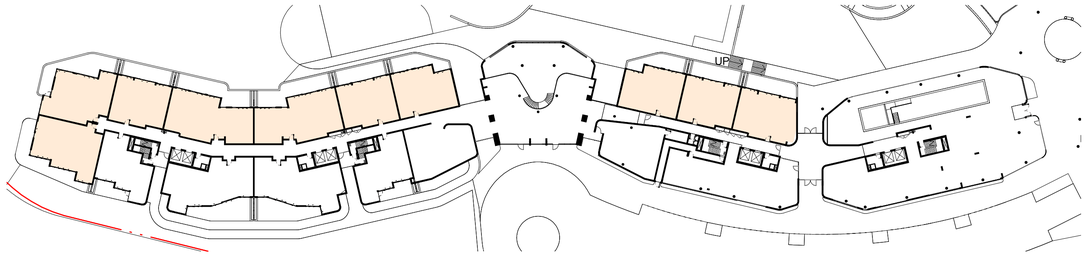
DRAWING TITLE
SOLAR VIEW DIAGRAMS

SCALE	DATE	DRAWN	CHECKED
	22/06/20	PJ	GB

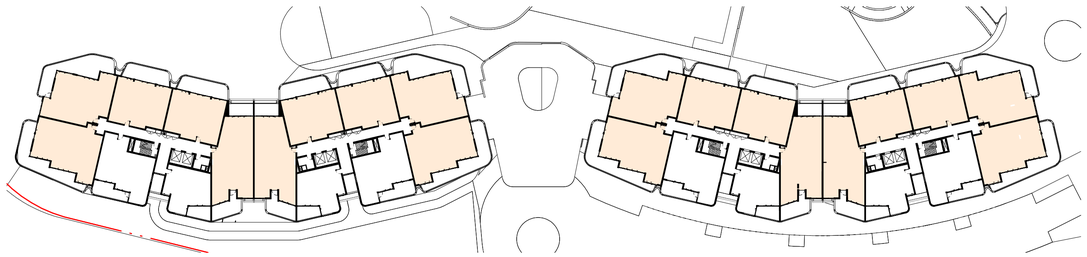
JOB	DRAWING	REVISION
17090	DA8.04	A



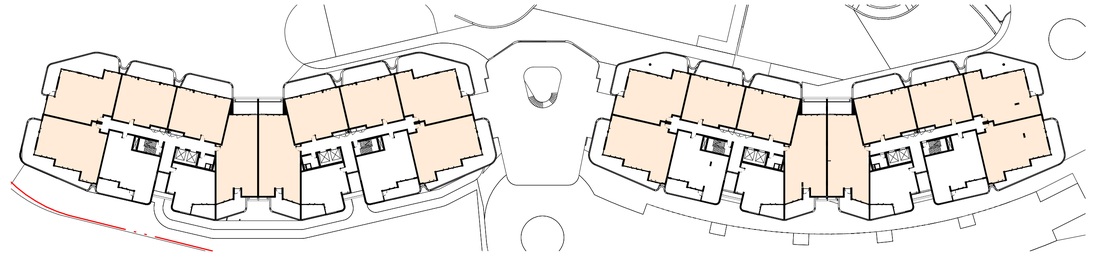
1 LOWER G SOLAR ACCESS
DA3.02 1 : 600



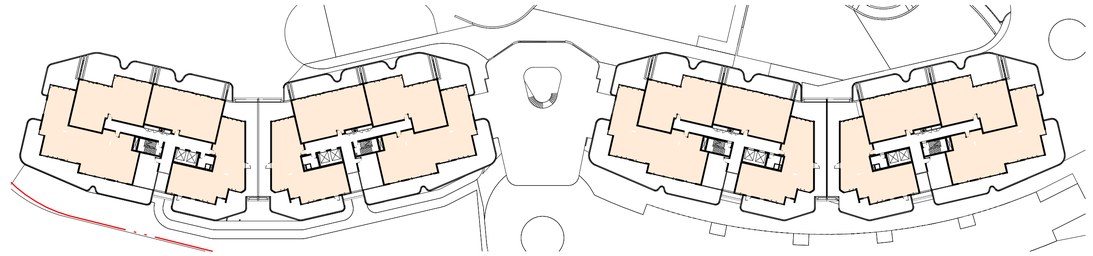
2 GL SOLAR ACCESS
DA3.23 1 : 600



3 L1 SOLAR ACCESS
DA3.23 1 : 600



4 L2-L4 SOLAR ACCESS
DA3.23 1 : 600



5 L5 SOLAR ACCESS
DA3.23 1 : 600

SOLAR ACCESS COMPLIANCE

GROUND LEVEL	10
LEVEL 1	20
LEVEL 2	20
LEVEL 3	20
LEVEL 4	20
LEVEL 5	16
LOWER GROUND FLOOR	6
TOTAL	112

112/148 UNITS HAVE MIN. 3HRS SOLAR ACCESS=76%

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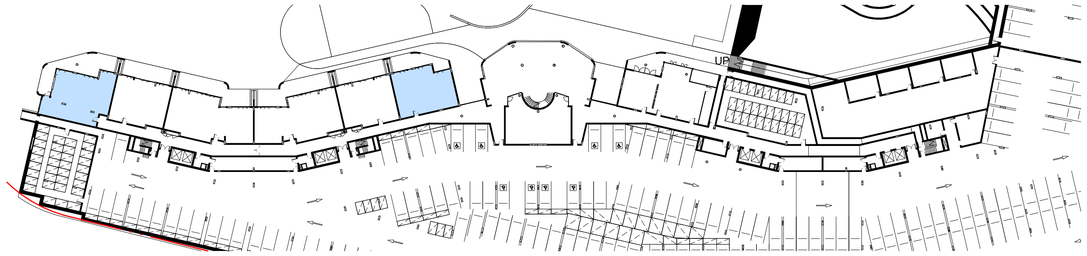
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THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

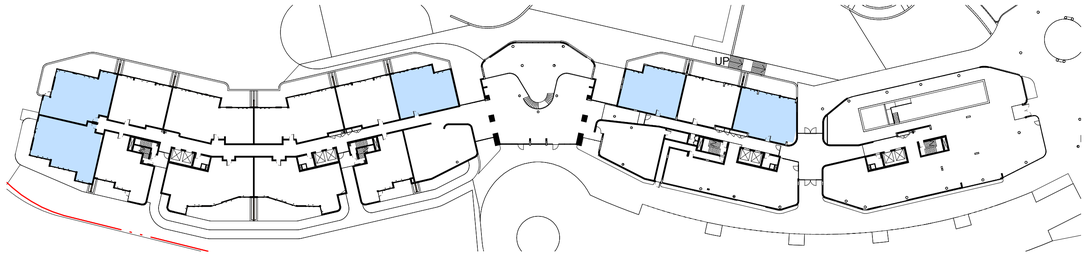
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SOLAR ACCESS

SCALE	DATE	DRAWN	CHECKED
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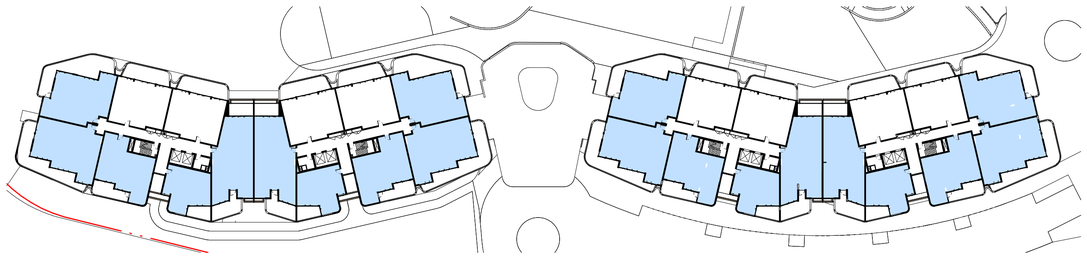
JOB	DRAWING	REVISION
17090	DA8.05	A



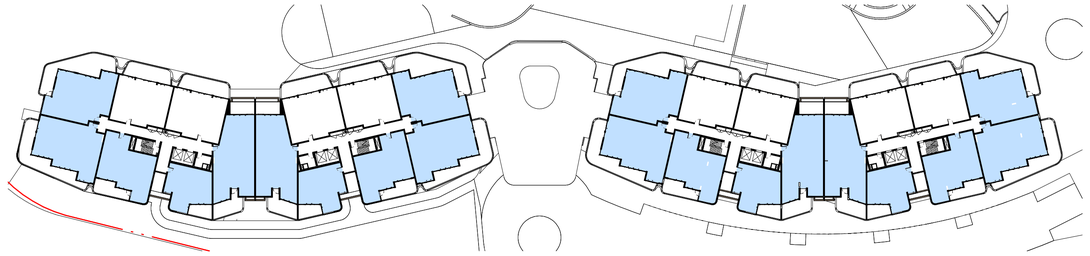
1 LOWER G CROSS VENT
DA3.02 1 : 600



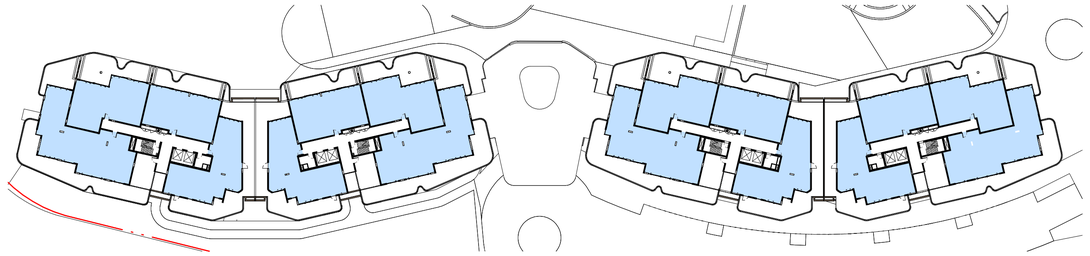
GL CROSS VENT
DA3.23 1 : 600



3 L1 CROSS VENT
DA3.23 1 : 600



4 L2-L4 CROSS VENT
DA3.23 1 : 600



5 L5 CROSS VENT
DA3.23 1 : 600

CROSS VENT COMPLIANCE

GROUND LEVEL	5
LEVEL 1	20
LEVEL 2	20
LEVEL 3	20
LEVEL 4	20
LEVEL 5	16
LOWER GROUND FLOOR	2
TOTAL	103

103/148 UNITS HAVE CROSS VENTILATION = 70%

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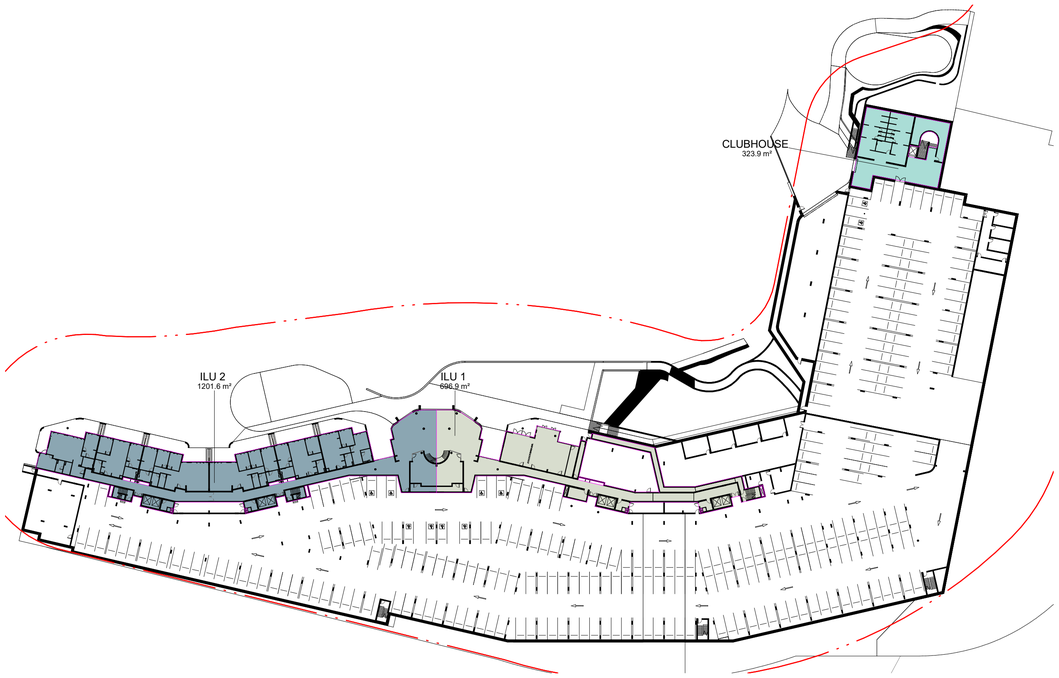
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DRAWING TITLE
CROSS VENTILATION

SCALE	DATE	DRAWN	CHECKED
1 : 600 @A1 1 : 1200 @A3	22/06/20	PJ	GB

JOB	DRAWING	REVISION
17090	DA8.06	A



1 GFA DIAGRAM - LOWER GROUND FLOOR
- 1 : 750



2 GFA DIAGRAM - GROUND FLOOR
- 1 : 750



3 GFA DIAGRAM - LEVEL 1
DA3.23 1 : 750



4 GFA DIAGRAM - LEVELS 2-4
DA3.23 1 : 750

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GFA SEPP
- CLUBHOUSE
- ILU 1
- ILU 2

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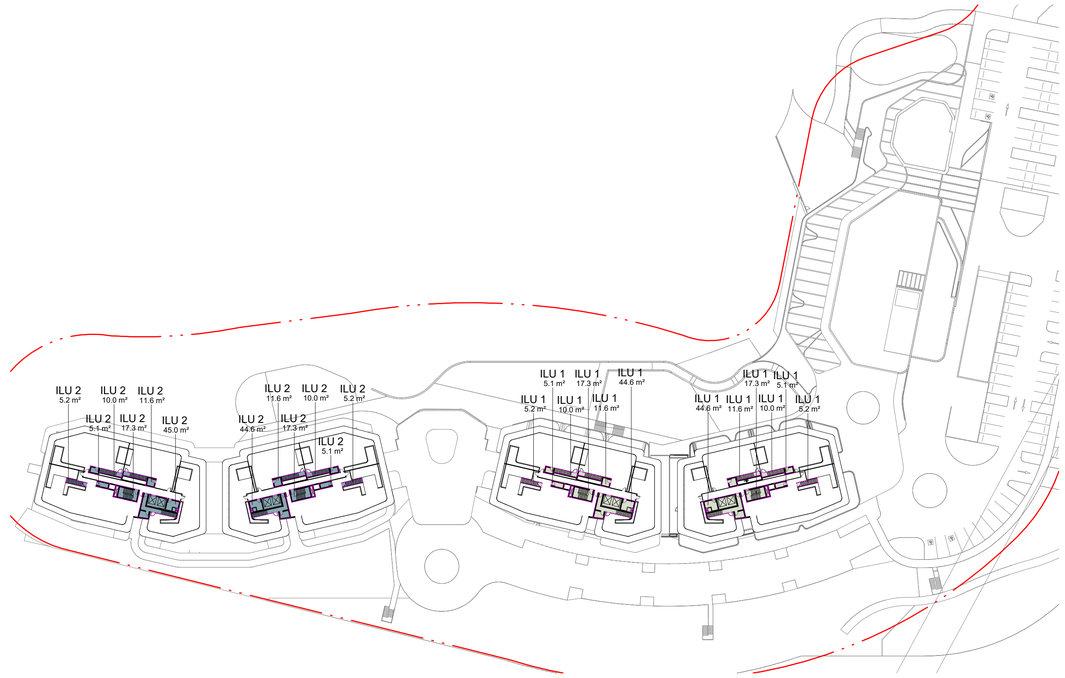
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GFA DIAGRAMS

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
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SCALE	DATE	DRAWN	CHECKED
1 : 750 @A1 1 : 1500 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA8.07		A



1 DA3.23 GFA DIAGRAM - LEVEL 5
1 : 750



2 DA3.23 GFA DIAGRAM - ROOF PLAN
1 : 750

CLUBHOUSE

_LOWER GROUND	323.9 m²
GROUND LEVEL	1283.9 m²
TOTAL GFA	1607.8 m²

ILU BUILDING 1 (EAST)

_LOWER GROUND	696.9 m²
GROUND LEVEL	1856.2 m²
LEVEL 1	1711.9 m²
LEVEL 2	1711.9 m²
LEVEL 3	1711.9 m²
LEVEL 4	1711.9 m²
LEVEL 5	1397.5 m²
ROOF LEVEL	187.8 m²
TOTAL GFA	10986.0 m²

ILU BUILDING 2 (WEST)

_LOWER GROUND	1201.6 m²
GROUND LEVEL	1881.5 m²
LEVEL 1	1711.9 m²
LEVEL 2	1711.9 m²
LEVEL 3	1711.9 m²
LEVEL 4	1711.9 m²
LEVEL 5	1397.5 m²
ROOF LEVEL	188.2 m²
TOTAL GFA	11516.2 m²

	24110.0 m²
TOTAL PROPOSED GFA	**24110.0 m²**

NOTE:
- CLUBHOUSE IS MEASURED AS PER LEP DEFINITION OF GFA
- SENIORS HOUSING IS MEASURED AS PER SEPP DEFINITION OF GFA

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GFA SEPP
- ILU 1
- ILU 2

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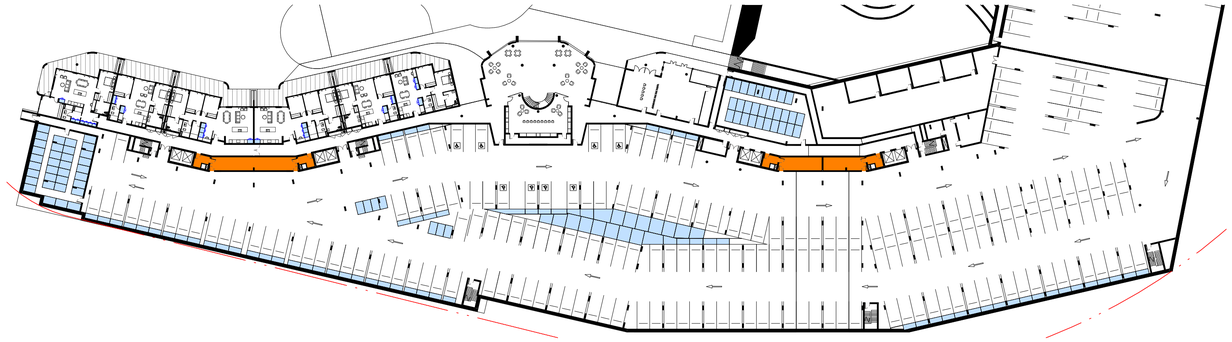
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DRAWING TITLE
GFA DIAGRAMS

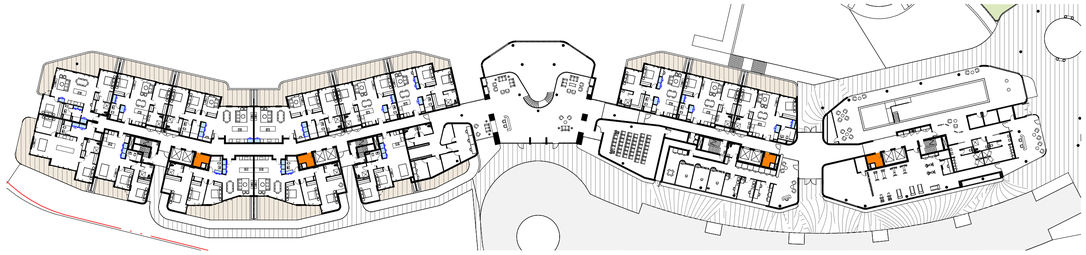
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JOB	DRAWING	REVISION
17090	DA8.08	A



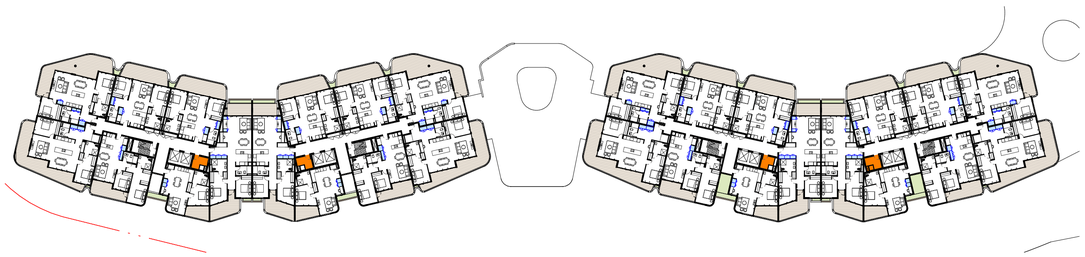
1 DA3.02 DA5.07 LOWER G STORAGE & WASTE

1 : 600



2 DA3.23 DA5.08 GL STORAGE & WASTE

1 : 600



3 DA3.23 DA5.09 L1 STORAGE & WASTE

1 : 600

STORAGE SCHEDULE

UNIT No.	UNIT TYPE	INTERNAL STORAGE (m³)	EXTERNAL STORAGE (m³)	TOTAL STORAGE (m³)	REQUIRED (m³)
B1.1-101	2B+S	7.1 m³	5.2 m³	12.3 m³	8 m³
B1.1-102	2B	4.7 m³	7.6 m³	12.3 m³	8 m³
B1.1-103	2B	4.7 m³	7.6 m³	12.3 m³	8 m³
B1.1-104	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B1.1-105	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B1.1-106	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B1.1-107	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B1.1-201	2B+S	7.1 m³	5.4 m³	12.4 m³	8 m³
B1.1-202	2B	4.7 m³	5.4 m³	10.1 m³	8 m³
B1.1-203	2B	4.7 m³	18.8 m³	23.5 m³	8 m³
B1.1-204	2B+S	6.7 m³	7.6 m³	14.2 m³	8 m³
B1.1-205	2B+S	4.7 m³	7.6 m³	12.3 m³	8 m³
B1.1-206	2B	4.3 m³	7.6 m³	11.9 m³	8 m³
B1.1-207	1B+S	3.0 m³	24.5 m³	27.6 m³	6 m³
B1.1-501	3B	5.6 m³	14.4 m³	20.0 m³	10 m³
B1.1-502	2B+S	4.9 m³	9.4 m³	14.3 m³	8 m³
B1.1-503	2B+S	6.5 m³	5.9 m³	12.3 m³	8 m³
B1.1-504	3B	9.0 m³	7.6 m³	16.6 m³	10 m³
B1.2-101	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B1.2-102	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B1.2-103	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B1.2-104	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B1.2-105	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B1.2-106	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B1.2-107	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B1.2-201	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B1.2-202	2B+S	4.7 m³	7.2 m³	11.9 m³	8 m³
B1.2-203	2B+S	6.7 m³	7.2 m³	13.9 m³	8 m³
B1.2-204	2B	4.7 m³	10.8 m³	15.5 m³	8 m³
B1.2-205	2B	4.7 m³	5.6 m³	10.3 m³	8 m³
B1.2-206	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B1.2-207	1B+S	3.0 m³	7.2 m³	10.3 m³	6 m³
B1.2-501	3B	9.0 m³	7.6 m³	16.6 m³	10 m³
B1.2-502	2B+S	6.5 m³	7.2 m³	13.7 m³	8 m³
B1.2-503	2B+S	4.9 m³	9.9 m³	14.8 m³	8 m³
B1.2-504	3B	5.6 m³	14.2 m³	19.8 m³	10 m³
B1.2-GL01	2B	6.1 m³	5.3 m³	11.3 m³	8 m³
B1.2-GL02	2B	4.9 m³	5.3 m³	10.1 m³	8 m³
B1.2-GL03	2B	4.9 m³	5.3 m³	10.1 m³	8 m³
B2.1-101	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B2.1-102	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.1-103	2B	4.7 m³	10.5 m³	15.2 m³	8 m³
B2.1-104	2B+S	6.7 m³	7.6 m³	14.2 m³	8 m³
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B2.1-202	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.1-203	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
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B2.1-205	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
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B2.1-207	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B2.1-501	3B	5.6 m³	13.4 m³	18.9 m³	10 m³
B2.1-502	2B+S	4.9 m³	7.2 m³	12.2 m³	8 m³
B2.1-503	2B+S	6.5 m³	7.2 m³	13.7 m³	8 m³
B2.1-504	3B	9.0 m³	7.2 m³	16.3 m³	10 m³
B2.1-GL01	3B	6.5 m³	5.3 m³	11.7 m³	10 m³
B2.1-GL02	3B	7.5 m³	5.3 m³	12.8 m³	10 m³
B2.1-GL03	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.1-GL04	2B	5.7 m³	5.3 m³	10.9 m³	8 m³
B2.1-GL05	2B	5.7 m³	5.3 m³	10.9 m³	8 m³
B2.1-LG01	3B	6.1 m³	5.3 m³	11.3 m³	10 m³
B2.1-LG02	2B	4.9 m³	5.3 m³	10.1 m³	8 m³
B2.1-LG03	2B	6.1 m³	5.3 m³	11.3 m³	8 m³
B2.2-101	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B2.2-102	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-103	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B2.2-104	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-105	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-106	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B2.2-107	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B2.2-201	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B2.2-202	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-203	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B2.2-204	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-205	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-206	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B2.2-207	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B2.2-501	3B	9.0 m³	7.2 m³	16.3 m³	10 m³
B2.2-502	2B+S	6.5 m³	8.1 m³	14.5 m³	8 m³
B2.2-503	2B+S	4.9 m³	14.0 m³	18.9 m³	8 m³
B2.2-504	3B	5.6 m³	7.2 m³	12.8 m³	10 m³
B2.2-GL01	2B	5.7 m³	5.3 m³	10.9 m³	8 m³
B2.2-GL02	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-GL03	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B2.2-GL04	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-GL05	3B	7.5 m³	5.3 m³	12.8 m³	10 m³
B2.2-GL06	3B	6.5 m³	5.3 m³	11.7 m³	10 m³
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B2.2-LG02	2B	4.9 m³	7.2 m³	12.1 m³	8 m³
B2.2-LG03	2B+S	6.0 m³	7.2 m³	13.2 m³	8 m³

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WASTE AND GARBAGE ROOM
STORAGE

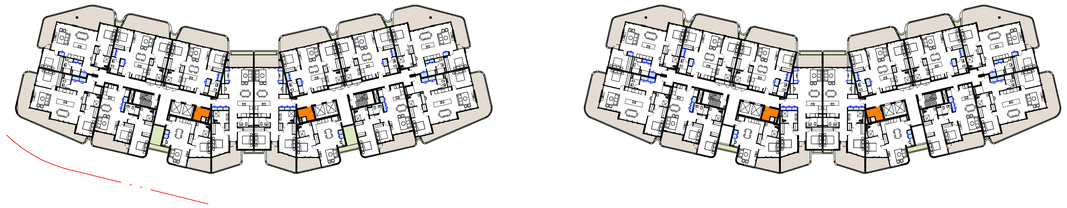
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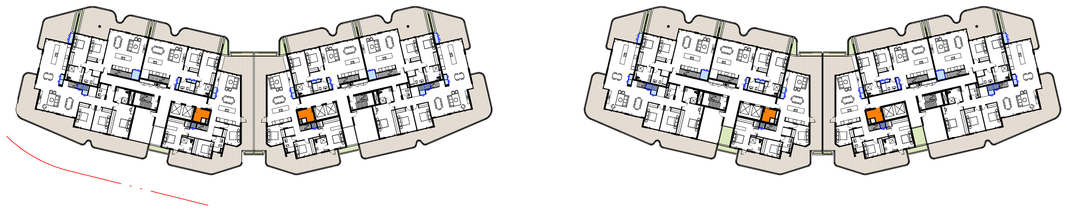
PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
STORAGE AND WASTE

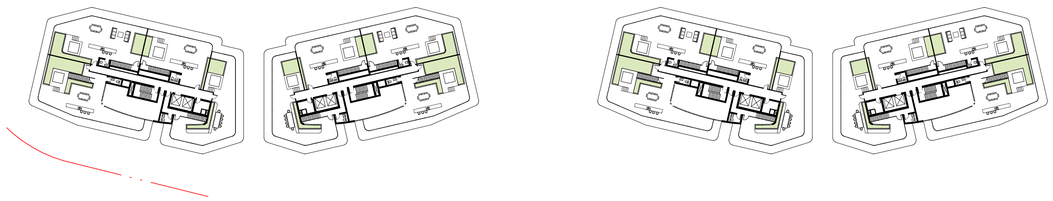
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As indicated @A1 1 : 1200 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA8.09		A



3 DA5.10 L2-L4 STORAGE & WASTE
DA3.23 1 : 600



1 DA5.11 L5 STORAGE & WASTE
DA3.23 1 : 600



2 DA5.12 RL STORAGE & WASTE
DA3.23 1 : 600

STORAGE SCHEDULE

UNIT No.	UNIT TYPE	INTERNAL STORAGE (m³)	EXTERNAL STORAGE (m³)	TOTAL STORAGE (m³)	REQUIRED (m³)
B1.1-101	2B+S	7.1 m³	5.2 m³	12.3 m³	8 m³
B1.1-102	2B	4.7 m³	7.6 m³	12.3 m³	8 m³
B1.1-103	2B	4.7 m³	7.6 m³	12.3 m³	8 m³
B1.1-104	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B1.1-105	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B1.1-106	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B1.1-107	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B1.1-201	2B+S	7.1 m³	5.4 m³	12.4 m³	8 m³
B1.1-202	2B	4.7 m³	5.4 m³	10.1 m³	8 m³
B1.1-203	2B	4.7 m³	18.8 m³	23.5 m³	8 m³
B1.1-204	2B+S	6.7 m³	7.6 m³	14.2 m³	8 m³
B1.1-205	2B+S	4.7 m³	7.6 m³	12.3 m³	8 m³
B1.1-206	2B	4.3 m³	7.6 m³	11.9 m³	8 m³
B1.1-207	1B+S	3.0 m³	24.5 m³	27.6 m³	6 m³
B1.1-501	3B	5.6 m³	14.4 m³	20.0 m³	10 m³
B1.1-502	2B+S	4.9 m³	9.4 m³	14.3 m³	8 m³
B1.1-503	2B+S	6.5 m³	5.9 m³	12.3 m³	8 m³
B1.1-504	3B	9.0 m³	7.6 m³	16.6 m³	10 m³
B1.2-101	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B1.2-102	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B1.2-103	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B1.2-104	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B1.2-105	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B1.2-106	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B1.2-107	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B1.2-201	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B1.2-202	2B+S	4.7 m³	7.2 m³	11.9 m³	8 m³
B1.2-203	2B+S	6.7 m³	7.2 m³	13.9 m³	8 m³
B1.2-204	2B	4.7 m³	10.8 m³	15.5 m³	8 m³
B1.2-205	2B	4.7 m³	5.6 m³	10.3 m³	8 m³
B1.2-206	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B1.2-207	1B+S	3.0 m³	7.2 m³	10.3 m³	6 m³
B1.2-501	3B	9.0 m³	7.6 m³	16.6 m³	10 m³
B1.2-502	2B+S	6.5 m³	7.2 m³	13.7 m³	8 m³
B1.2-503	2B+S	4.9 m³	9.9 m³	14.8 m³	8 m³
B1.2-504	3B	5.6 m³	14.2 m³	19.8 m³	10 m³
B1.2-GL01	2B	6.1 m³	5.3 m³	11.3 m³	8 m³
B1.2-GL02	2B	4.9 m³	5.3 m³	10.1 m³	8 m³
B1.2-GL03	2B	4.9 m³	5.3 m³	10.1 m³	8 m³
B2.1-101	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B2.1-102	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.1-103	2B	4.7 m³	10.5 m³	15.2 m³	8 m³
B2.1-104	2B+S	6.7 m³	7.6 m³	14.2 m³	8 m³
B2.1-105	2B+S	4.7 m³	7.6 m³	12.3 m³	8 m³
B2.1-106	2B	4.3 m³	7.2 m³	11.5 m³	8 m³
B2.1-107	1B+S	3.0 m³	7.2 m³	10.3 m³	6 m³
B2.1-201	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B2.1-202	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.1-203	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.1-204	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B2.1-205	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.1-206	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B2.1-207	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B2.1-501	3B	5.6 m³	13.4 m³	18.9 m³	10 m³
B2.1-502	2B+S	4.9 m³	7.2 m³	12.2 m³	8 m³
B2.1-503	2B+S	6.5 m³	7.2 m³	13.7 m³	8 m³
B2.1-504	3B	9.0 m³	7.2 m³	16.3 m³	10 m³
B2.1-GL01	3B	6.5 m³	5.3 m³	11.7 m³	10 m³
B2.1-GL02	3B	7.5 m³	5.3 m³	12.8 m³	10 m³
B2.1-GL03	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.1-GL04	2B	5.7 m³	5.3 m³	10.9 m³	8 m³
B2.1-GL05	2B	5.7 m³	5.3 m³	10.9 m³	8 m³
B2.1-LG01	3B	6.1 m³	5.3 m³	11.3 m³	10 m³
B2.1-LG02	2B	4.9 m³	5.3 m³	10.1 m³	8 m³
B2.1-LG03	2B	6.1 m³	5.3 m³	11.3 m³	8 m³
B2.2-101	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B2.2-102	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-103	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B2.2-104	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-105	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-106	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B2.2-107	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B2.2-201	2B	4.3 m³	5.3 m³	9.5 m³	8 m³
B2.2-202	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-203	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B2.2-204	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-205	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-206	2B+S	7.1 m³	5.3 m³	12.3 m³	8 m³
B2.2-207	1B+S	3.0 m³	5.3 m³	8.3 m³	6 m³
B2.2-501	3B	9.0 m³	7.2 m³	16.3 m³	10 m³
B2.2-502	2B+S	6.5 m³	8.1 m³	14.5 m³	8 m³
B2.2-503	2B+S	4.9 m³	14.0 m³	18.9 m³	8 m³
B2.2-504	3B	5.6 m³	7.2 m³	12.8 m³	10 m³
B2.2-GL01	2B	5.7 m³	5.3 m³	10.9 m³	8 m³
B2.2-GL02	2B+S	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-GL03	2B+S	6.7 m³	5.3 m³	11.9 m³	8 m³
B2.2-GL04	2B	4.7 m³	5.3 m³	10.0 m³	8 m³
B2.2-GL05	3B	7.5 m³	5.3 m³	12.8 m³	10 m³
B2.2-GL06	3B	6.5 m³	5.3 m³	11.7 m³	10 m³
B2.2-LG01	3B	6.1 m³	7.2 m³	13.3 m³	10 m³
B2.2-LG02	2B	4.9 m³	7.2 m³	12.1 m³	8 m³
B2.2-LG03	2B+S	6.0 m³	7.2 m³	13.2 m³	8 m³

IMPORTANT NOTES:
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REVISION	DATE	DESCRIPTION	BY
A	11/12/2020	DEVELOPMENT APPLICATION	GB

WASTE AND GARBAGE ROOM
STORAGE

marchesepartners
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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
STORAGE AND WASTE

SCALE	DATE	DRAWN	CHECKED
	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA8.10		A



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A	11/12/2020	DEVELOPMENT APPLICATION	GB
B	23/07/2021	COUNCIL RFI	GB
C	20/09/2021	COUNCIL RFI	GB

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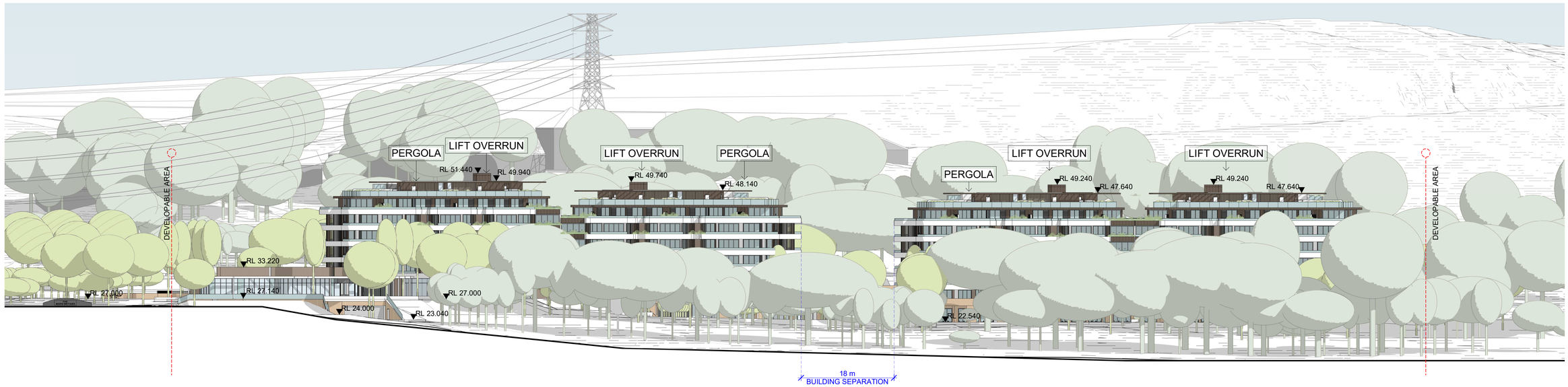
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THIRDAGE VILLAGES

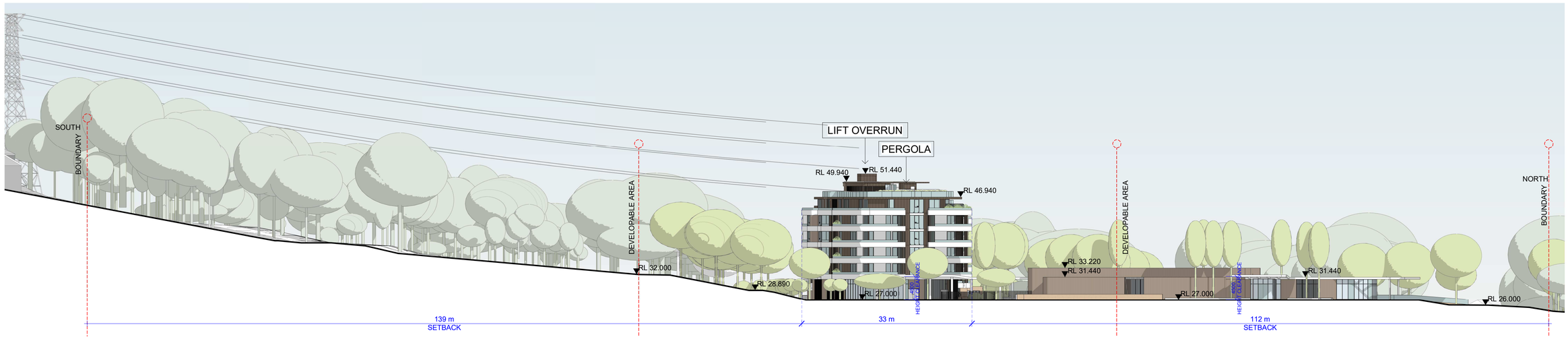
PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
NOTIFICATION PLANS - PROPOSED SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	DZ	GB
JOB	DRAWING		REVISION
17090	DA9.01		C



1 SITE ELEVATION - NORTH
DA3.01



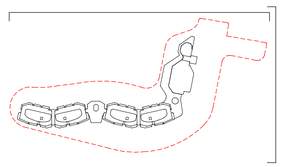
2 SITE ELEVATION - EAST
DA3.02

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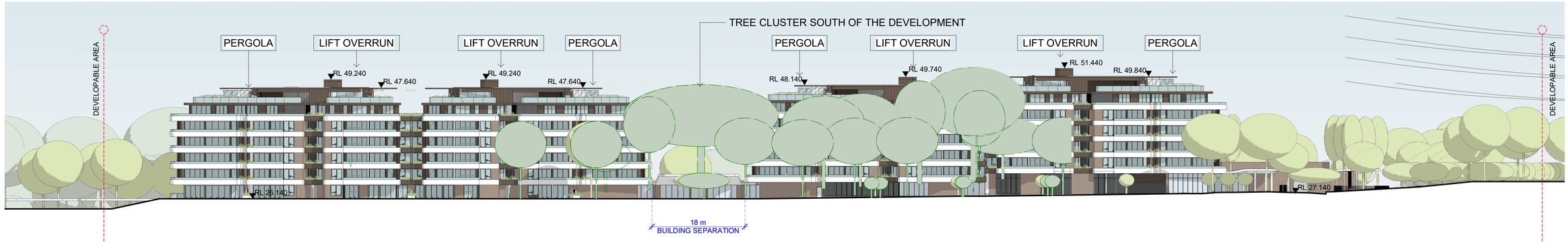
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CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

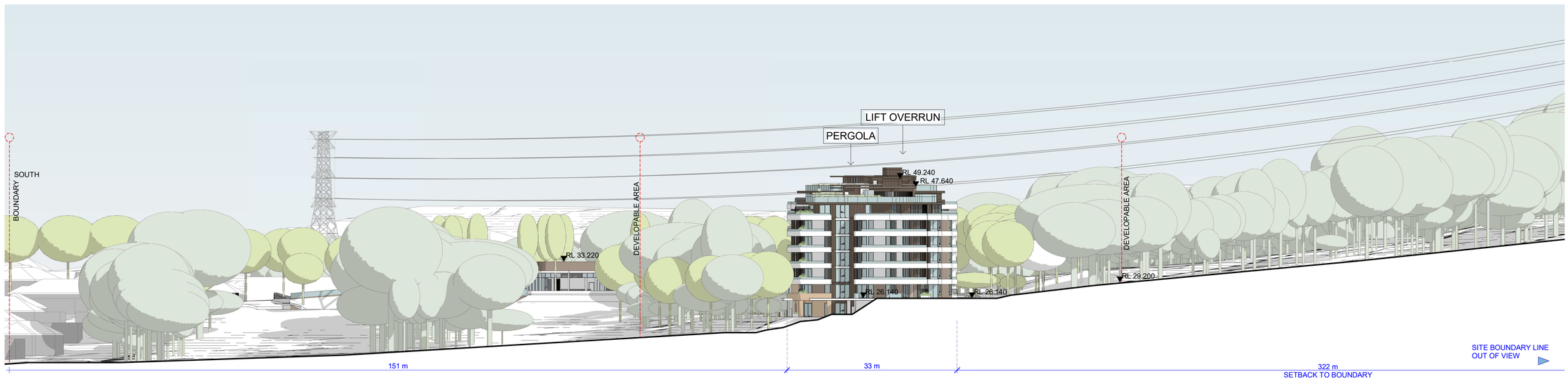
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NOTIFICATION PLANS - SITE ELEVATION NORTH AND EAST

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
17090	DA9.02		B



1 DA3.03 SITE ELEVATION - SOUTH

1 : 400



2 DA3.04 SITE ELEVATION - WEST

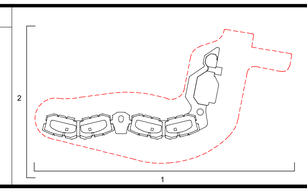
1 : 400

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PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
NOTIFICATION PLANS - SITE ELEVATION SOUTH AND WEST

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	22/06/20	DZ	GB
JOB	DRAWING		REVISION
17090	DA9.03		B



1 DA2.22 SIGNAGE 1 - BOUNDARY SIGNAGE WALL 1 : 20

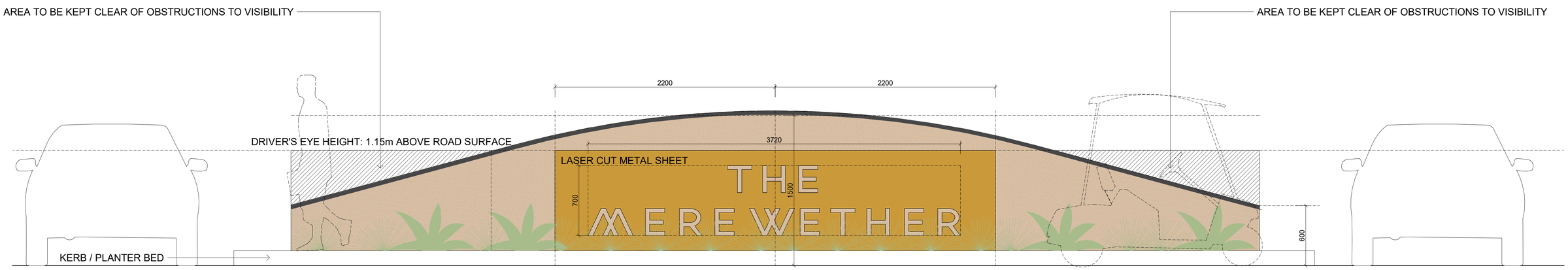
RAISED THRESHOLD

SIGNAGE WALL IN CGI SHOWN AS 2m HIGH WALL. SIGNAGE DETAILS SHOW THAT WALL HAS BEEN LOWERED TO 1.5m AND TAPERED DOWN TO 600mm TO ENABLE SIGHT LINES

SHARED ZONE SIGNAGE



ARTIST IMPRESSION: SITE ENTRY FROM KING STREET



2 DA2.22 SIGNAGE 2 - CENTRAL SIGNAGE WALL 1 : 20

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0 0.5 1

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THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
SIGNAGE DETAILS

SCALE	DATE	DRAWN	CHECKED
1:20 @A1 1:40 @A3	22/06/20	PJ	GB
JOB	DRAWING		REVISION
17090	DA9.04		A



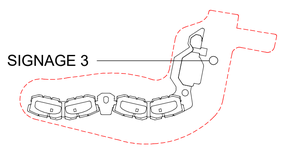
1 DA2.22 SIGNAGE 3 - CLUB SIGNAGE WALL
1 : 20

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FOR APPROVAL

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	20/09/2021	COUNCIL RFI	GB



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0 0.5 1

CLIENT
THIRDAGE VILLAGES

PROJECT
MEREWETHER GOLF CLUB
40 KING STREET,
ADAMSTOWN, NSW 2289

DRAWING TITLE
SIGNAGE DETAILS

SCALE	DATE	DRAWN	CHECKED
1:20 @A1 1:40 @A3	22/06/20	PA	GB

JOB	DRAWING	REVISION
17090	DA9.05	A

LANDSCAPE DA

MEREWETHER GOLF CLUB, 40 KING STREET, ADAMSTOWN NSW

Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date	Project No.
L-01	COVER PAGE	A1	G	2/12/20	
L-02	TREE RETENTION AND REMOVAL PLAN	A1	G	2/12/20	
L-03	OVERALL LANDSCAPE PLAN	A1	G	2/12/20	
L-04	ENTRY LANDSCAPE PLAN	A1	G	2/12/20	
L-05	ILUs COS LANDSCAPE PLAN	A1	G	2/12/20	
L-06	ILUs SOUTHERN CARPARK 01	A1	G	2/12/20	
L-07	ILUs SOUTHERN CARPARK 02	A1	G	2/12/20	
L-08	BUILDING 1 & 2 TYPICAL ROOFTOP	A1	G	2/12/20	
L-09	PLANTING PLAN 1	A1	G	2/12/20	
L-10	PLANTING PLAN 2	A1	G	2/12/20	
L-11	PLANTING PLAN 3	A1	G	2/12/20	
L-12	LANDSCAPE SECTIONS 01	A1	G	2/12/20	
L-13	LANDSCAPE SECTIONS 02	A1	G	2/12/20	
L-14	DETAILS & SPECIFICATION	A1	G	2/12/20	
L-15	SENIORS DEVELOPMENT LANDSCAPE CALCU	A1	G	2/12/20	

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT

PROPOSED LANDSCAPE

CLIENT

Catalyst project consulting

DRAWING

COVER PAGE

SITEDESIGN +STUDIOS

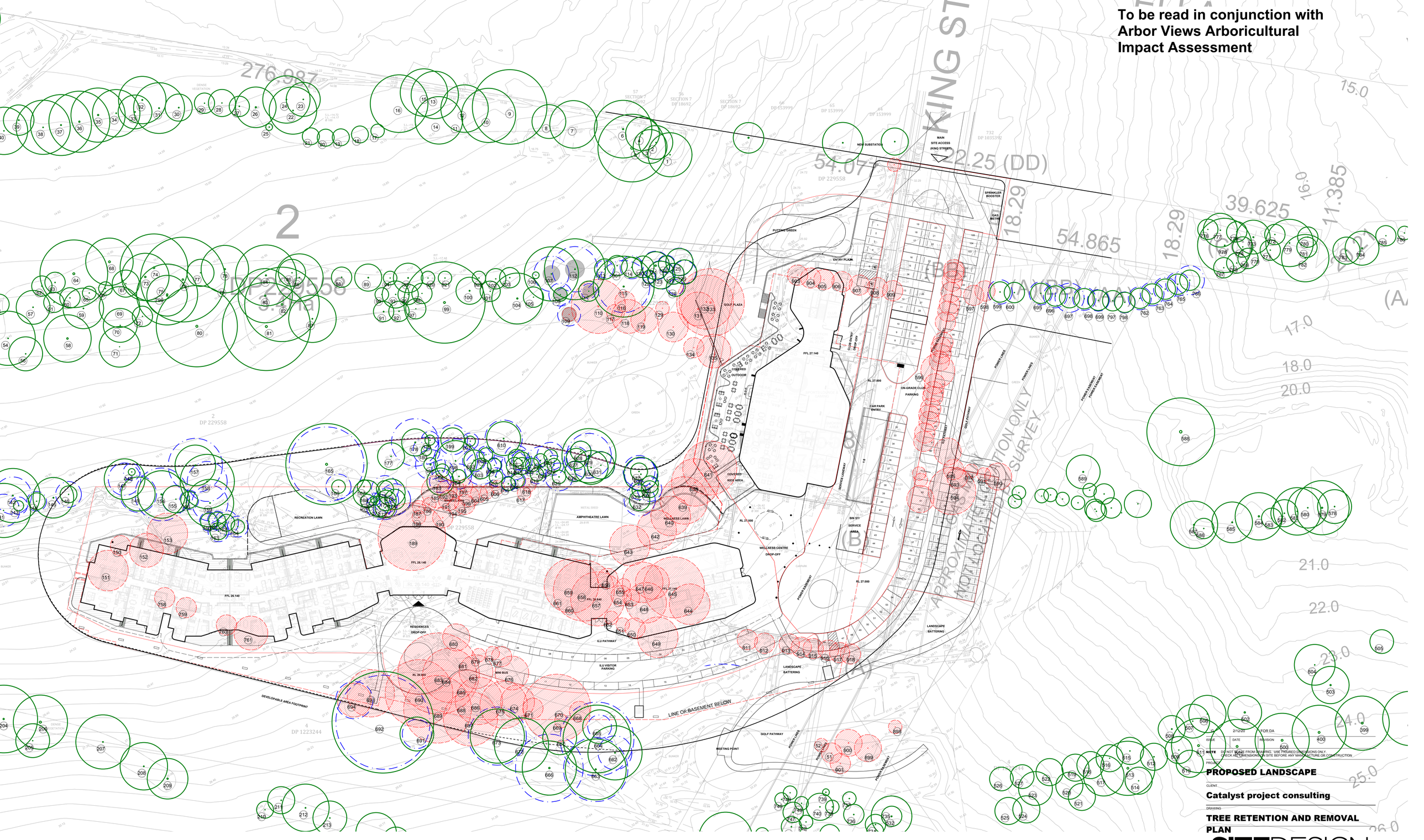
LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #		DWG #	REV
DATE	02.12.2020	L-01	G
SCALE @ A1	NA@A1		
DRAWN	JD	CHKD	JD

CREATING SPACES TO LIVE IN AND ENJOY

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1300 22 44 55
info@sdstudios.com.au
www.sdstudios.com.au

To be read in conjunction with Arbor Views Arboricultural Impact Assessment



0 10 M

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 (SELECTED SLAB OVER ON-GRADE CONCRETE)
- PAVED TYPE 2 (SELECTED STONE ON SLAB)
- PAVED TYPE 3 (CMRB ON CONCRETE OR SIMILAR)
- DECKED AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

ISSUE	DATE	REVISION
D	2/12/20	FOR DA

NOTE DO NOT SCALE FROM DRAWING. USE PROJECTED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

PROJECT

PROPOSED LANDSCAPE

CLIENT

Catalyst project consulting

DRAWING

TREE RETENTION AND REMOVAL PLAN

SITEDESIGN +STUDIOS

LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #	DWG #	REV
DATE 02.12.2020		
SCALE @ A1 **1:500@A1**	L-02 G	
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LEGEND

- A ENTRY FEATURE SIGN AND TREE
- B PERMEABLE PAVING LOCATIONS
- C FEATURE TREES IN FEATURE POTS TO ENTRY
- D PEDESTRIAN PATH
- E RAIN GARDEN TO CARPARK
- F GOLF PATH CONNECTION
- G ILUs COMMUNAL OPEN SPACE
- H PRACTICE TEE AREA
- I 18th EXIT PATH
- J MOUNDING TO CREATE BOOKEDNED FEATURE TO TRESS AND NATIVE GRASS PLANTINGS
- K RAISED 1M PLANTER TO BUILDING EDGE FOR SCREEN PLANTINGS
- L BATTERS ON NATIVE MEADOW PLANTINGS AMONGST EXISTING AND NEW PLANTINGS
- M THRESHOLD PAVING TO SIGNIFY NODAL AREA
- N DIFFERENT TREE TYPES TO SIGNIFY CHANGE OF USE
- O TURF ACCESS PATH FOR SERVICE VEHICLES TO ALSO ACT AS OVERLAND FLOW (TBC BY ENGIINEER)
- P GRADED BANK OF NATIVE GRASSES, SHRUBS AND TREES
- Q NATIVE TREE GROVE AND GRASSY MEADOW
- R AVENUE OF TREES TO DEFINE PATH SYSTEM
- S ADVANCED TREE AND SHRUB PLANTINGS TO BOUNDARY TO GIVE SCREENING TO EXISTING PROPERTIES

0 10 M

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 EXPOSED AGGREGATE CONCRETE
- PAVED TYPE 2 SELECTED STONE OR SLAB
- PAVED TYPE 3 COBBLE ON CONCRETE OR SIMILAR
- EXCESS AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
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PROJECT
PROPOSED LANDSCAPE

CLIENT
Catalyst project consulting

DRAWING
OVERALL LANDSCAPE PLAN

SITEDESIGN +STUDIOS
LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #	DWG #	REV
DATE 02.12.2020		
SCALE @ A1 **1:500@A1**		L-03 G
DRAWN JD	CHKD JD	

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LEGEND

- A — STRONG PATH CONNECTION TO KING STREET
- B — TREE LINE VERGE TO SIGNIFY ENTRY
- C — FEATURE SIGN AND TREE. TREES TO DISTINGUISH SITE ENTRY AND PROVIDE INITAL TREE SCALE SCREEN TO DEVELOPMENT
- D — PERMIABLE PAVING AND RAIN GARDENS TO CENTRAL CARPARKING
- E — FEATURE POTS AND PALMS TO ENTRY
- F — PRACTICE GREEN FLUSH WITH PATH AREA. GARDEN BED AND RETAINIING WALLS AROUND TO DISTINGUISH SPACE. RAKED GARDEN BED BETWEEN GREEN AND WALL
- G — TEE OFF AREA
- H — CART AND BUUG GY PARKING FOR TEE OFF
- I — SLOPED GARDEN BED WITH SPILLING PLANTS. BATTER GARDEN WALL
- J — PEDESTIRAN STAIR ACCESS. TERRACE SEATING TO RUN OFF EXISTING LEVELS. GARDEN TO SCREEN STAIR WALL
- K — RAKED WALL TO TAKE IN BATTERED SLOPE LEVELS AND SCREEN ENTRY
- L — 1m DROP DOWN THEN BATTERED SLOPE. PLANTS TO COVER 600-800mm OF THE 1m DROP
- M — 18TH GREEN EXIT
- N — MASS PLANTING TO BREAK UP LEVELS
- 0 — GRADED PATH
- P — TREE LINED PATH TO DEFINE PATH HEIRACHY
- Q — FETURE CIRCULAR POT TO BECOME A CONSTANT TO THE CARPARK LANDSCAPE AS A WAY OF ALLOWING SOIL DEPTH TO BASEMENT
- R — ADVANCED TREE AND SHRUB PLANTINGS TO BOUNDARY TO GIVE SCREENING TO EXISTING PROPERTIES. MORNING AND AFTERNOON FULL SUN. MIDDAY SUN DAPPLED.

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 — SELECTED SLA (EXPOSED AGGREGATE)
- PAVED TYPE 2 — SELECTED STONE OR SLAB
- PAVED TYPE 3 — COBBLE OR CONCRETE OR SIMILAR
- DECKED AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

0 10 M

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT

PROPOSED LANDSCAPE

CLIENT

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DRAWING

ENTRY LANDSCAPE PLAN

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #	DWG #	REV
DATE	02.12.2020	
SCALE @ A1	1:200@A1	L-04 G
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LEGEND

- A — LANDING ENTRY TO ACCESS STAIRS AND AMPITHEATURE LAWN
- B — ACCESS STAIRS. PLANTS TO GROW ON WALL IN SLIGHT GARDEN BED BETWEEN
- C — GRADED AMPITHEATURE LAWN FOR PERFORMANCES AND GATHERING1:10 GRADED GRASS
- D — 1:14 RAMP 1800mm WIDE fFOR ACCESS
- E — STEPPED WALL TO DEFINE LEVELED AREA
- F — FRUIT / CIITRUS GROVE IN DECOMPOSED GRANITE
- G — RAISED VEGETABLE GARDEN BOXES
- H — OUTDOOR EATIING / WORKSHOPS UNDER ARBOUR WITH PLANTS CLIMBING OVER
- I — CROQUET / BOCHI LAWN DEFINED BY LOW HEDGE AND SMALL DECIDUOUS TREES
- J — SMALL BASKETBALL HOOP LOCATION
- K — STAND OF MELALUECA TREES TO REMAIN
- L — FEATURE PALMS AD GARDEN IN SETBACK SPACE
- M — HEDGE PLANTING TO GIVE PRIVACY TO GARDEN UNIT COURTYARDS
- N — ACTIVE RECREATION LAWN, YOGA, PILATES, TAI CHI SPACE
- 0 — SMALL NATURE PLAY AREA FOR VISITROS
- P — ADVANCED TREE PLANTING TO REPLACE REMOVED TREES. STOCK IN THIS AREA TO BE 1000L AND ABOVE TO GET INITAL CANOPY 8m AND ABOVE
- Q — NATIVE GRASS MEADOW TO NEW AND EXISTING TREES
- R — LEVEL LAWN ENTRY FROM SENIORS LVING CONCOURSE. LIGHT GRADE FOR GATHERING AND MEETING AREA FROM WELLNESS CENTER

0 10 M

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 SELECTED STONE ON SLAB
- PAVED TYPE 2 SELECTED STONE ON SLAB
- PAVED TYPE 3 COBBLE ON CONCRETE OR SIMILAR
- DECKED AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

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PROJECT

PROPOSED LANDSCAPE

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ILUs COS LANDSCAPE PLAN

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #		DWG #	REV
DATE	02.12.2020		
SCALE @ A1	1:200@A1	L-05 G	
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LEGEND

- A — ON GRADE ACCESS PATH
- B — STAIR EXIT FROM CARPARK. LANDSCAPE TO BATTER AGAINST WALLS TO CONCEAL SIDE ON
- C — GRADED LANDSCAPE OVER BASMENT TO CONNECT TO EXISTING LEVELS. REFER SECTIONS
- D — NATIV TREE PLANTING LOCATIONS TO CREATE BUFFER FROM TEE OFF
- E — EXISTING LEVELS TO REMAIN TO SIGNIFICANT TREES
- F — TEE OFF LOCATION
- G — PRACTICE GREEN
- H — LOW 400mm HIGH WALL TO EDGE TO LIFT SOIL PROFILE FOR PLANTING
- I — FEATURE POTS FOR TREES OVER BASEMENT
- J — LOW RAISED WALL AND MOUNDING SOIL TO GET LARGE FEATURE TREE IN ROUNDABOUT
- K — 400MM HIGH STEEL EDGE TO BUILDING TO GIVE PLANTING TO BUILDING EDGE
- L — PERMIABLE PAVING LOCATION. TO ENGINEERS DETAILS

0 10 M

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 SELECTED STONE PAVERS
- PAVED TYPE 2 SELECTED STONE PAVERS
- PAVED TYPE 3 COBBLE ON CONCRETE OR SIMILAR
- DECKED AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
PROPOSED LANDSCAPE

CLIENT
Catalyst project consulting

DRAWING
ILUs SOUTHERN CARPARK 01

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT # | DWG # | REV

DATE 02.12.2020
SCALE @ A1 **1:200@A1**
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L-06 G

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LEGEND

- **A** PLANTED MOUND TO BOOKEND CARPARK WITH SIGNIFICANT TREE PLANTING
- **B** STAIR EXIT FROM CARPARK. LANDSCAPE TO BATTER AGAINST WALLS TO CONCEAL SIDE ON
- **C** GARDED LANDSCAPE OVER BASMENT TO CONNECT TO EXISTING LEVELS. REFER SECTIONS
- **D** LIGHLTLY GRADED TURF SETBACK FOR SERVICE VEHICLES AND OVERLAND FLOW. TBC WITH ENGINEER
- **E** EXISTING LEVELS TO REMAIN TO SIGNIFICANT TREES
- **F** TEE OFF LOCATION
- **G** IN PLAY GREEN
- **H** LOW 400mm HIGH WALL TO EDGE TO LIFT SOIL PROFILE FOR PLANTING
- **I** FEATURE POTS FOR TREES OVER BASEMENT
- **J** LOW RAISED WALL AND MOUNDING SOIL TO GET LARGE FEATURE TREE IN ROUNDABOUT
- **K** 400MM HIGH STEEL EDGE TO BUILDING TO GIVE PLANTING TO BUILDING EDGE
- **L** 1m HIGH RETAINING WALL TO ENABLE SOME SCREEN PLANTING TO UNITS
- **M** RE GRADING OF EARTH TO COVER BASEMENT LIP EDGE

0 10 M

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 PAVERS OR EQUIVALENT ON CONCRETE
- PAVED TYPE 2 SELECTED STONE ON SLAB
- PAVED TYPE 3 COBBLE ON CONCRETE OR SIMILAR
- DECKED AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

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PROJECT

PROPOSED LANDSCAPE

CLIENT

Catalyst project consulting

DRAWING

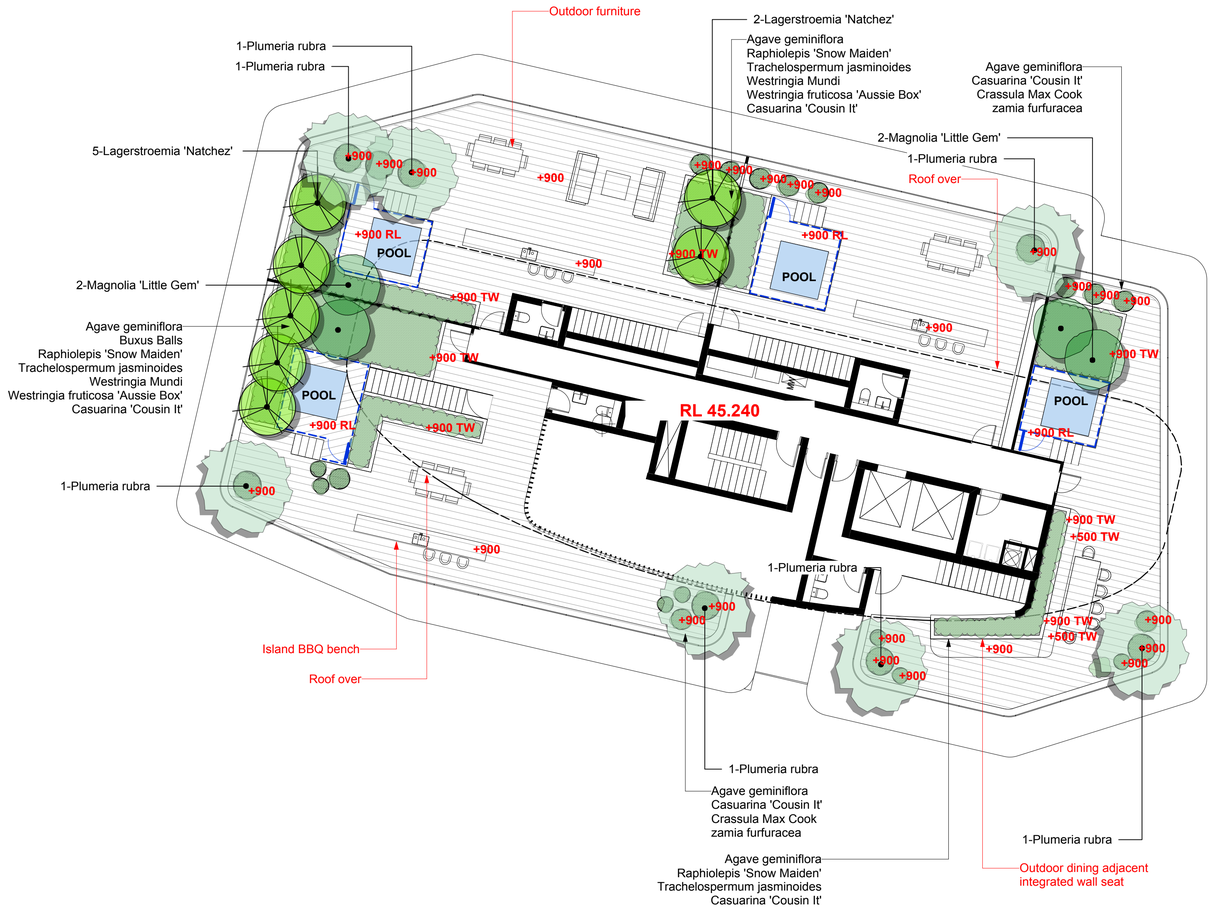
ILUs SOUTHERN CARPARK 02

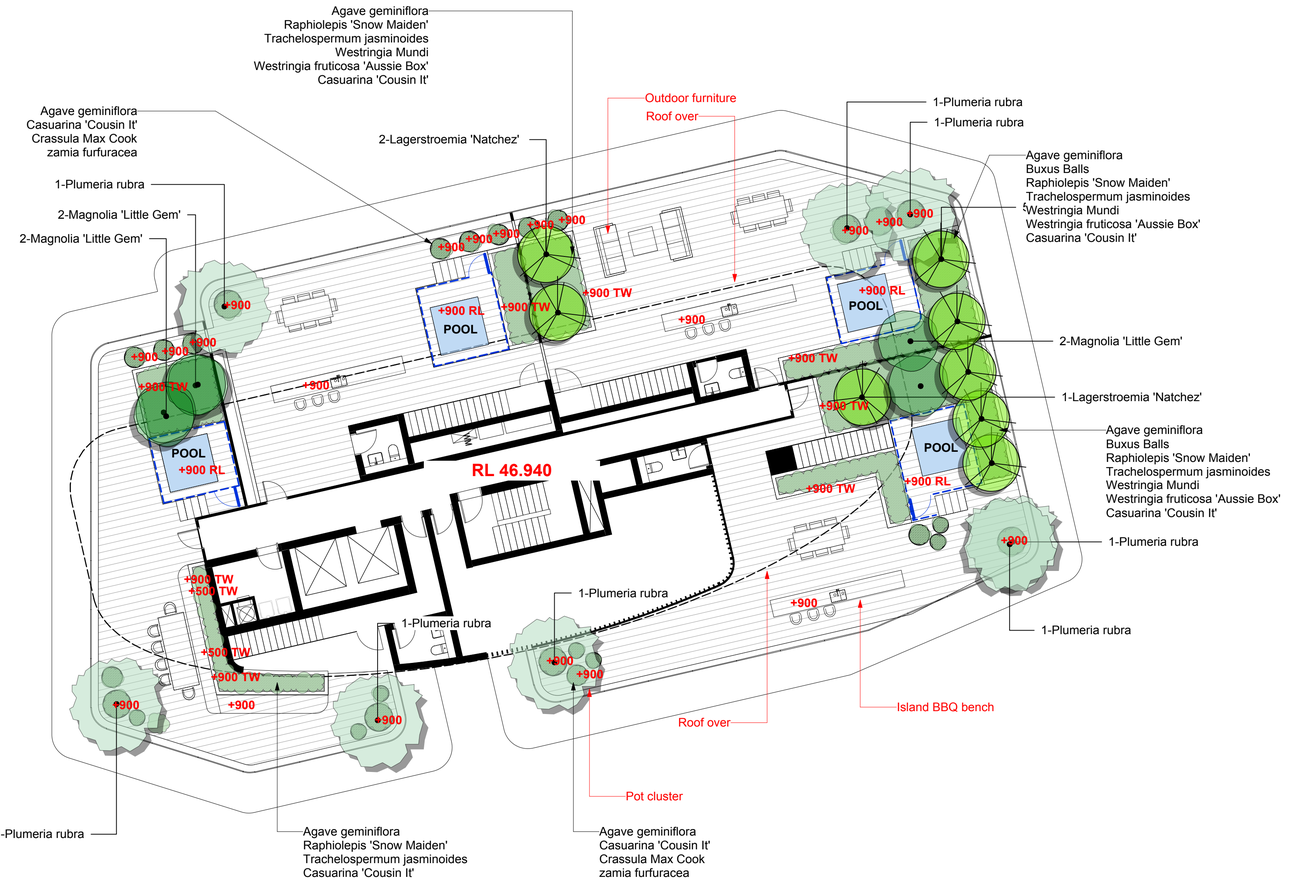
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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #	DWG #	REV
DATE	02.12.2020	
SCALE @ A1	1:200@A1	L-07 G
DRAWN JD	CHKD JD	

CREATING SPACES TO LIVE IN AND ENJOY

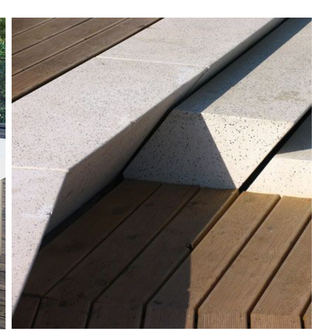
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Island BBQ bench



Raw material palette



Outdoor furniture



Pot clusters

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 SELECTED SLAB/FLOOR FINISHES
- PAVED TYPE 2 SELECTED STONE ON SLAB
- PAVED TYPE 3 COBBLE ON CONCRETE OR SIMILAR
- DECKED AREAS

0 10 M

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

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PROJECT

PROPOSED LANDSCAPE

CLIENT

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DRAWING

BUILDING 1 & 2 TYPICAL ROOFTOP

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #	DWG #	REV

DATE 02.12.2020

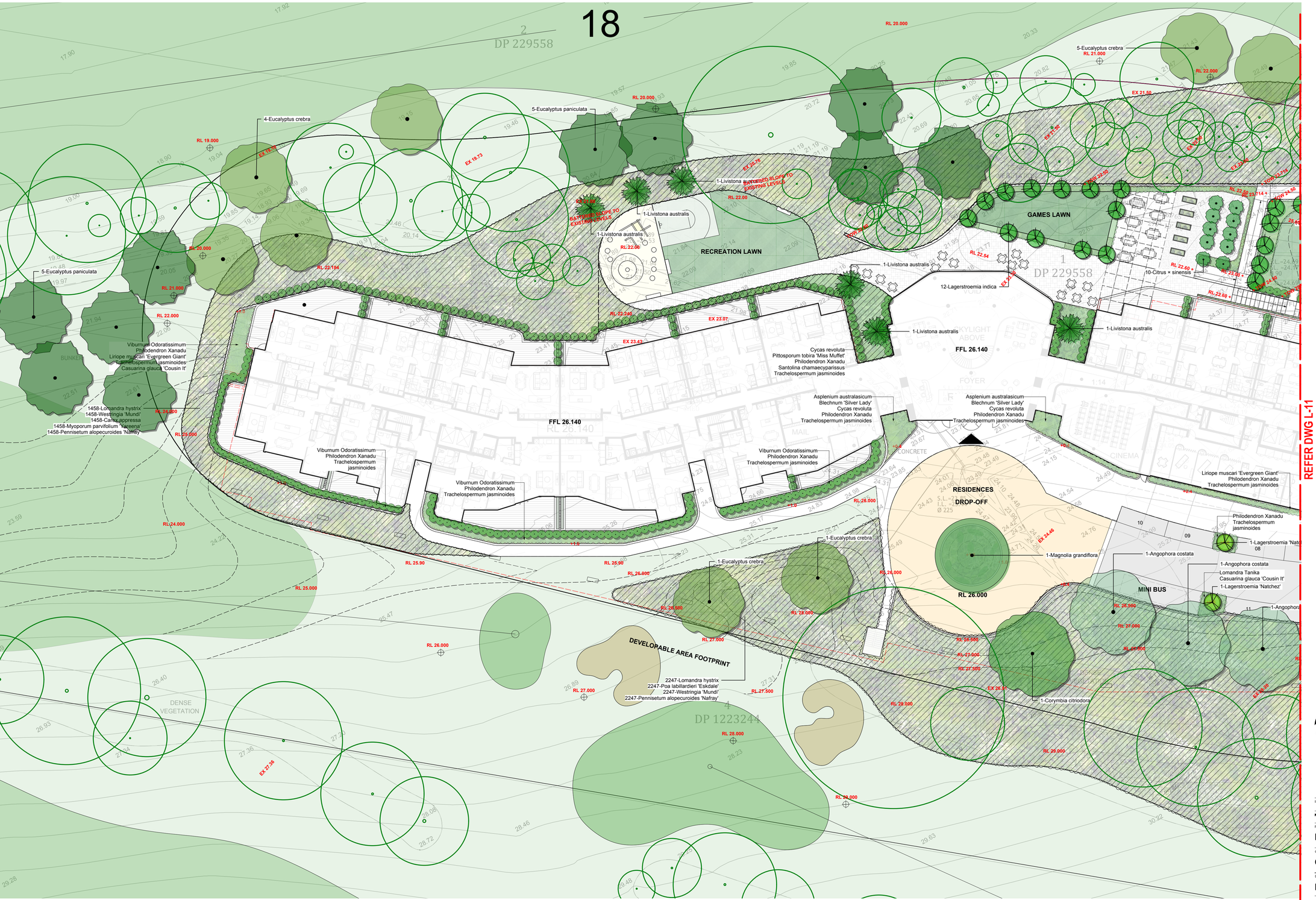
SCALE @ A1 **1:125 @ A1**

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L-08 G

CREATING SPACES TO LIVE IN AND ENJOY

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LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 SELECTED SLAB FINISH ON CONCRETE
- PAVED TYPE 2 SELECTED STONE ON SAND
- PAVED TYPE 3 COBBLE ON CONCRETE OR SAND MB
- DECKED AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

0 10 M

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

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PROJECT

PROPOSED LANDSCAPE

CLIENT

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DRAWING

PLANTING PLAN 1

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #		DWG #	REV
DATE	02.12.2020		
SCALE @ A1	**1:500@A1**	L-09 G	
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REFER DWG L-12

REFER DWG L-10

CAR PARK ENTRY

GOLF PATHWAY

ILU PATHWAY

SERVICE LANEWAY

COVERED KIDS AREA

AMPHITHEATRE LAWN

WELLNESS LAWN

WELLNESS CENTRE DROP-OFF

BIN ST/ SERVICE AREA

LANDSCAPE BATTERING

ILU VISITOR PARKING

MEETING POINT

GOLF PATHWAY

LINE OF BASEMENT BELOW

POWER LINES

POWER BASEMENT

-R EASEMENT

FFL 27.140

FFL 26.640

RL 27.000

1-Flindersia australis

Carex appressa
Juncus usitatus

Cycas revoluta
Pittosporum tobira 'Miss Muffet'
Lomandra Tanika
Santolina chamaecyparissus
Trachelospermum jasminoides

1-Angophora costata

538-Lomandra hystrix
538-Poa labillardieri 'Eskdale'
554-Pennisetum alopecuroides 'Nafray'

1-Corymbia citriodora

1-Livistona australis

1-Liquidambar styraciflua

1-Lagerstroemia indica

Viburnum Odoratissimum
Philodendron Xanadu
Trachelospermum jasminoides

Buxus Balls
Casuarina glauca 'Cousin It'
Philodendron Xanadu
Trachelospermum jasminoides
Westringia Mundi

1-Cupaniopsis anacardioides

1-Magnolia grandiflora

2-Lagerstroemia 'Natchez'

Liriope muscari 'Evergreen Giant'
Philodendron Xanadu
Trachelospermum jasminoides

Philodendron Xanadu
Trachelospermum jasminoides

1-Lagerstroemia 'Natchez'

Lomandra Tanika
Casuarina glauca 'Cousin It'

1-Eucalyptus paniculata

499-Lomandra hystrix
499-Poa labillardieri 'Eskdale'
499-Westringia 'Mundi'
499-Pennisetum alopecuroides 'Nafray'

299-Lomandra hystrix
299-Poa labillardieri 'Eskdale'
299-Westringia 'Mundi'
299-Pennisetum alopecuroides 'Nafray'

RL 23.000 RL 24.000 RL 25.000 RL 26.000 RL 27.000 RL 28.000 RL 29.000 RL 30.000 RL 31.000 RL 31.500 RL 32.000

0 10 M

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 (SELECTED SILL OR PAVE ON CONCRETE)
- PAVED TYPE 2 (SELECTED STONE ON SLAB)
- PAVED TYPE 3 (COBBLE ON CONCRETE OR SIMILAR)
- DECKED AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY
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PROJECT

PROPOSED LANDSCAPE

CLIENT

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PLANTING PLAN 2

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT # | DWG # | REV

DATE 02.12.2020

SCALE @ A1 **1:500@A1**

DRAWN JD CHKD JD

L-10 G

CREATING SPACES TO LIVE IN AND ENJOY

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2-Eucalyptus paniculata
2-Eucalyptus paniculata
NEW SUBSTATION
MAIN SITE ACCESS (KING STREET)
4-Platanus acerifolia
14991-Dianella caerulea
14991-Westringia 'Mundi'
14991-Pennisetum alopecuroides 'Nafray'
RL 24.954
RL 24.50
RL 25.00
RL 25.600
RL 25.70
RL 25.515
RL 25.140
32-Lomandra hystrix
32-Poa labillardieri 'Eskdale'
32-Carex appressa
32-Pennisetum alopecuroides 'Nafray'
1-Cupaniopsis anacardioides
RL 24.000
RL 26.00
RL 26.80
SPRINKLER BOOSTER
GAS METRE
RL 23.000
37-Lomandra hystrix
37-Poa labillardieri 'Eskdale'
37-Carex appressa
37-Pennisetum alopecuroides 'Nafray'
RL 21.000
4-Lomandra hystrix
4-Poa labillardieri 'Eskdale'
4-Carex appressa
4-Pennisetum alopecuroides 'Nafray'
128-Lomandra hystrix
128-Poa labillardieri 'Eskdale'
128-Carex appressa
128-Pennisetum alopecuroides 'Nafray'
RL 23.000
PUTTING GREEN
RL 24.00
RL 24.00 +
TOW 26.00
RL 26.50
Carex appressa
Juncus usitatus
RL 25.60
2-Eucalyptus crebra
RL 22.691
ENTRY PLAZA
RL 27.00
3-Flindersia australis
Carex appressa
Juncus usitatus
87-Lomandra hystrix
87-Poa labillardieri 'Eskdale'
87-Carex appressa
87-Pennisetum alopecuroides 'Nafray'
RL 22.000
RL 22.589
RL 22.70
RL 22.90
GOLF PLAZA
RL 25.00+
2-Livistona australis
Cycas revoluta
Pittosporum tobira 'Miss Muffet'
Lomandra Tankika
Santolina chamaecyparissus
Trachelospermum jasminoides
3-Flindersia australis
Carex appressa
Juncus usitatus
1-Eucalyptus crebra
445-Lomandra hystrix
445-Poa labillardieri 'Eskdale'
445-Carex appressa
445-Pennisetum alopecuroides 'Nafray'
RL. 23.000
RL 25.00
+TOW 23.00
RL 22.00
FFL 27.140
CLUB ENTRY DROP-OFF
POWER EASEMENT
Cycas revoluta
Pittosporum tobira 'Miss Muffet'
Philodendron Xanadu
Santolina chamaecyparissus
Trachelospermum jasminoides
Carex appressa
1-Flindersia australis
6-Tristaniopsis laurina 'luscious'
POWER LINES
RL 26.00
RL 25.000
7-Tristaniopsis laurina 'luscious'
RL 22.000
RL 23.000
POWER EASEMENT
POWER EASEMENT
COVERED OUTDOOR
BATTERED SLOPE TO EXISTING LEVELS
RL 27.000
3-Livistona australis
2-Cupaniopsis anacardioides
Cycas revoluta
Pittosporum tobira 'Miss Muffet'
Philodendron Xanadu
Santolina chamaecyparissus
Trachelospermum jasminoides
PARKING
Carex appressa
Juncus usitatus
1-Flindersia australis
CAR PARK ENTRY
RL 24.000
RL 23.000
RL 24.000
RL 23.542
RL 24.000
RL 24.000 +
COVERED KIDS AREA
SERVICE LANEWAY
1:8
ILLU PATHWAY
GOLF PATHWAY
RL 24.000
1-Angophora costata
538-Lomandra hystrix
538-Poa labillardieri 'Eskdale'
554-Pennisetum alopecuroides 'Nafray'
RL 25.000
1-Angophora costata
RL 24.428 +
RL 26.37 +
RL 25.889 +
10-Lagerstroemia indica
1-Angophora costata
AMPHITHEATRE LAWN
WELLNESS LAWN
RL 27.000
BIN ST/ SERVICE AREA
1-Livistona australis
Cycas revoluta
Pittosporum tobira 'Miss Muffet'
Philodendron Xanadu
Santolina chamaecyparissus
1-Liquidambar styraciflua
RL 27.990
RL 26.000
REFER DWG L-11

LEGEND

- TURF AREAS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PAVED TYPE 1 (SELECTED STONE OR CONCRETE)
- PAVED TYPE 2 (SELECTED STONE OR SLAB)
- PAVED TYPE 3 (CONCRETE OR SIMILAR)
- DECKED AREAS

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED
- TPZ - OF TREES RETAINED

0 10 M

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT

PROPOSED LANDSCAPE

CLIENT

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DRAWING

PLANTING PLAN 3

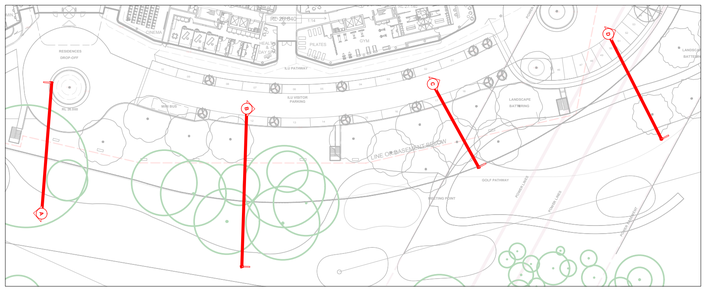
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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

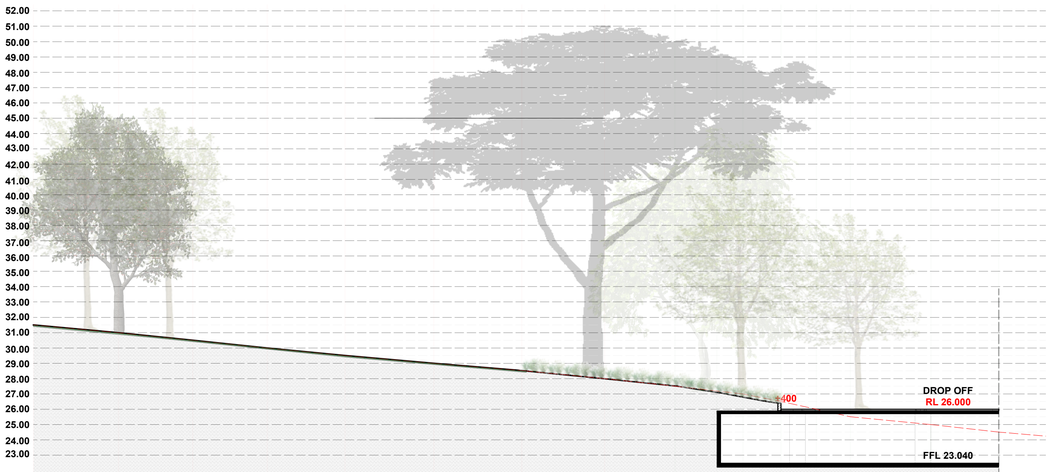
PROJECT #		DWG #	REV
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CREATING SPACES TO LIVE IN AND ENJOY

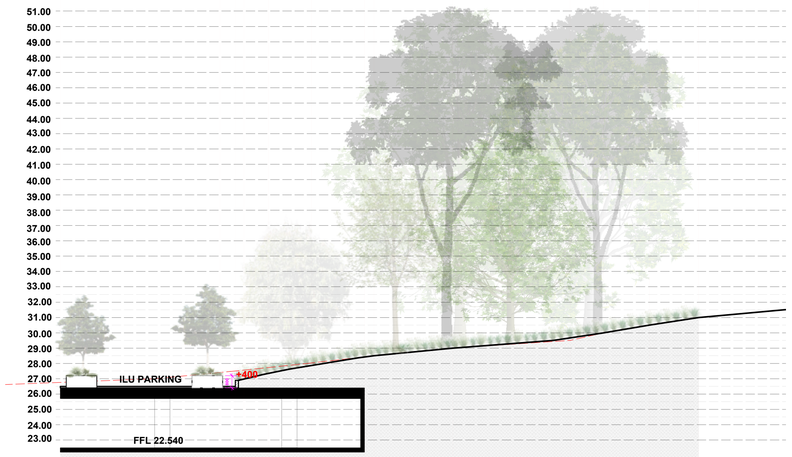
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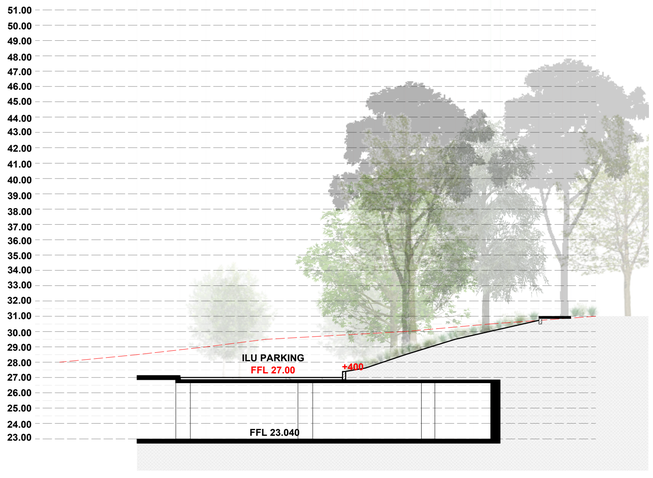
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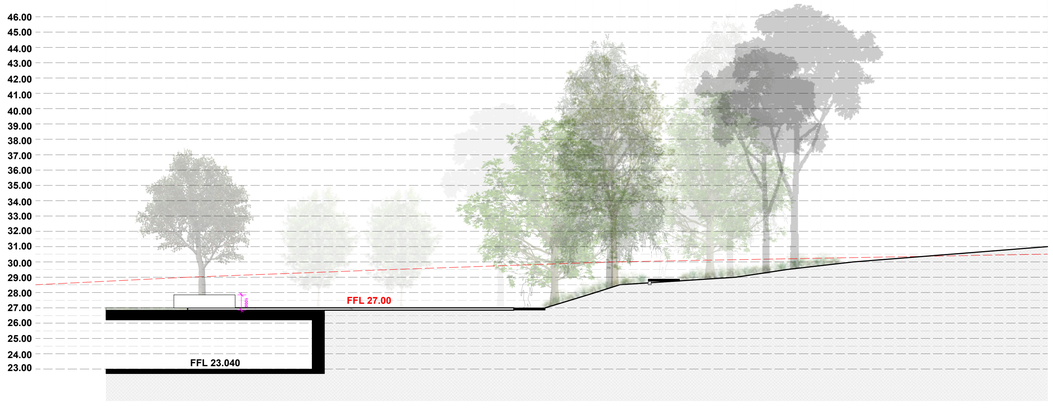
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SECTION B
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SECTION C
1:200 @ A1



SECTION D
1:200 @ A1

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ISSUE	DATE	REVISION
G	2/12/20	FOR DA

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PROJECT

PROPOSED LANDSCAPE

CLIENT

Catalyst project consulting

DRAWING

LANDSCAPE SECTIONS 01

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT # DWG # REV

DATE 02.12.2020

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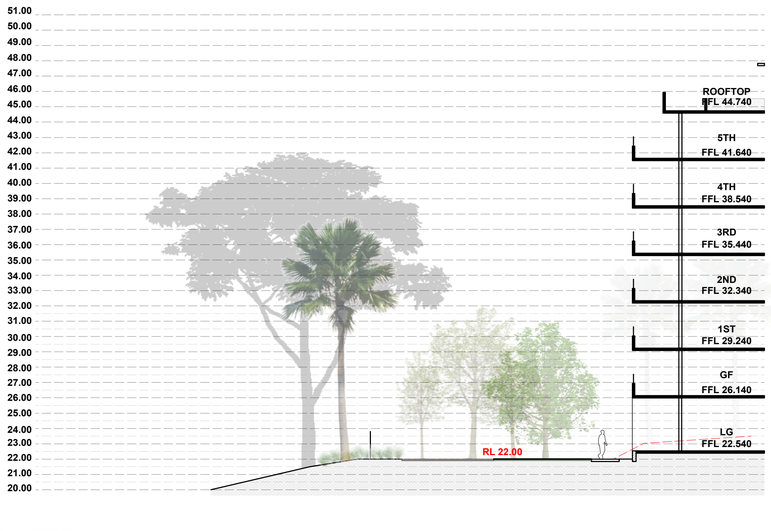
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CREATING SPACES TO LIVE IN AND ENJOY

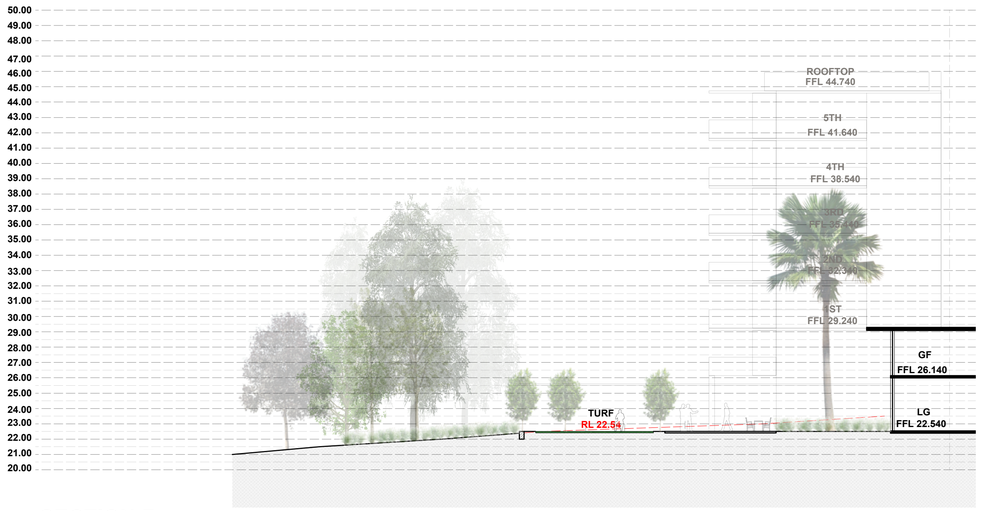
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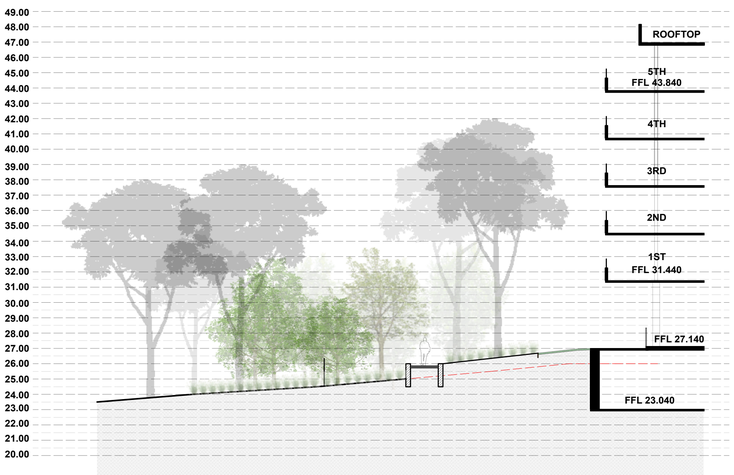
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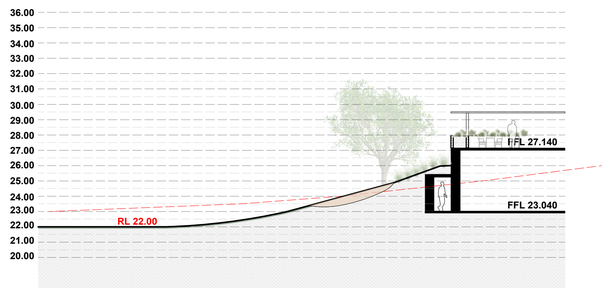
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SECTION F
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SECTION G
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SECTION H
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ISSUE	DATE	REVISION
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PROJECT
PROPOSED LANDSCAPE

CLIENT
Catalyst project consulting

DRAWING
LANDSCAPE SECTIONS 02

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT # | DWG # | REV

DATE 02.12.2020

SCALE @ A1 **1:500@A1**

L-13 G

DRAWN JD CHKD JD

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LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL
The following general conditions should be considered prior to the commencement of landscape works:
The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
All outdoor lighting specified by architect or client to be installed by qualified electrician
Anomalies that occur in these plans should be brought to our immediate attention.
Where an Australian Standard applies for any landscape material testing or installation technique, that
standard shall be followed.
1.02 PROTECTION OF ADJACENT FINISHES
The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works
1.03 PROTECTION OF EXISTING TREES
Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.
Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.
Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.
Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.
1.04 EROSION & POLLUTION CONTROL
The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.
Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on
site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting
Refer to “Sitewise Reference Kit” as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS
Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to “Botany Humus”, as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.
New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported “Organic Garden Mix” as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.
Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.
Site Topsoil
Site topsoil is to be clean and free of unwanted matter such as gravel, cXXlay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.
2.02 INSTALLATION
a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.
Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.
c) Establishing Subgrade Levels
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.
d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.
e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.
f) Placement and Preparation of Specified Soil Conditioner & Mixes.
Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported “Organic Garden Mix” as supplied by ANL or approved equal.
Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.
Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.
PLANTING
3.01 MATERIALS
a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2.* Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.
Above - Ground Assessment:
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.
b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.
c) Fertilisers
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.
d) Mulch
Mulch shall be an approved equal to “Forest Blend” as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.
e) Turf
Turf shall be “Sir Walter” Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.
3.02 INSTALLATION
a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.
b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.
c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as “Trees” on the planting schedule shall be staked with a min. 3 stakes.
d) Mulching
Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.
e) Turfing
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.
f) Brick Edging
The Contractor shall install Brick edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

HARDSCAPE WORKS
4.01 GENERAL
The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.
Paving - refer to typical details provided, and applicable Australian Standards.
Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.
Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.
IRRIGATION WORKS
5.01 GENERAL (PERFORMANCE SPECIFICATION)
New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code
An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.
This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.
The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-Laws and Ordinances.
Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.
Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.
Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.
Testing & Defects:
Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.
Warranty :
- A full 12 month warranty shall be included to cover labour and all parts.
Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.
CONSOLIDATION AND MAINTENANCE
6.01 GENERAL
The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.
This shall include, but not be limited to, the following items where and as required:
Watering all planting and lawn areas / irrigation maintenance.
Clearing litter and other debris from landscaped areas.
Removing weeds, pruning and general plant maintenance.
Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion.
Topping up of mulched areas.
Spray / treatment for Insect and disease control.
Fertilizing with approved fertilizers at correct rates.
Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
Adjusting ties to Stakes
Maintenance of all paving, retaining and hardscape elements.
On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.**xx**

LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASOL)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPAYRAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

PLANTING ESTABLISHMENT PERIOD - 12 MONTHS
LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS
KEY D-DAILY, W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY,

D.A. PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.
Retaining wall details to engineers design.
Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

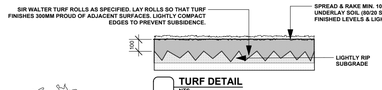
The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for DA approval only, not for construction.

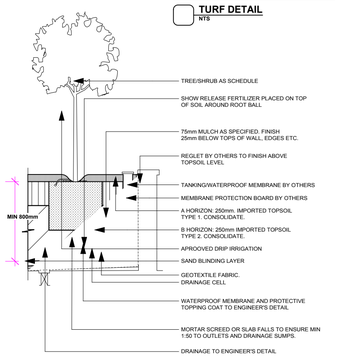
Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list
D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.

Indicative Plant List

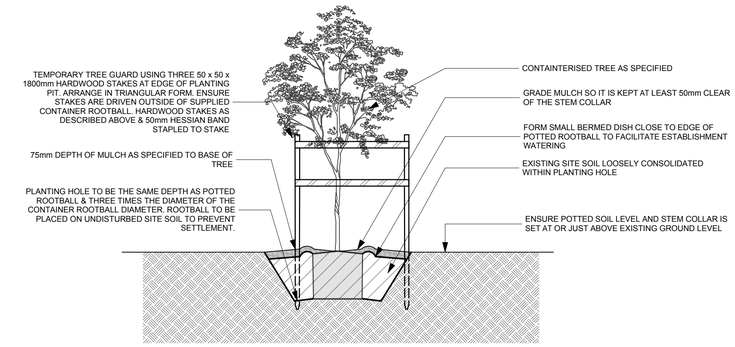
ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread
Trees					
ACost	Angophora costata	Sydney Red Gum, Smooth-barked Apple	400L	15m	12m
cit-x sin'-1	Citrus × sinensis	Orange tree	75L	5m	3.5m
CT	Corymbia citriodora	Lemon-Scented Gum, Spotted Gum	400L	15m	12m
CAna	Cupaniopsis anacardioides	Tuckeroo	500L	10m	8m
Euc-cre	Eucalyptus crebra	Narrow-leaved ironbark	400L	15m	12m
Euc-pan	Eucalyptus paniculata	Grey ironbark	400L	15m	12m
Fli-aust-1	Flindersia australis	crows ash	400L	14m	10m
Lag-na	Lagerstroemia 'Natchez'	Natchez Crepe Myrtle	100L	6m	3m
Lag-in	Lagerstroemia indica	Crepe Myrtle	100L	6m	3m
Liq-st	Liquidambar styraciflua	Liquidambar	1000L	16m	10m
LAust	Livistona australis	Cabbage-tree Palm	200L	14m	4m
M'LG"	Magnolia 'Little Gem'	Magnolia	75L	3m	2.5m
Mag-gr	Magnolia grandiflora	Southern magnolia	500L	10m	8m
Pla-ac	Platanus acerifolia	London Plane tree	500L	15m	10m
Plum-rub	Plumeria rubra	Frangipani	75L	5m	3.5m
TLaur-lus	Tristaniopsis laurina 'luscious'	Kanooka, Water Gum	500L	8m	3.5 m
Shrubs					
Ag- bg	Agave 'blue glow'		200mm	0.6m	0.9m
Bux-bal	Buxus balls	Littleleaf Boxwood, English Boxwood	200mm	0.7m	0.7m
Pit-tob-mm	Pittosporum tobira 'Miss Muffet'		200mm	0.6-1.2m	1.2 - 2.0m
san-cha	Santolina chamaecyparissus	Cotton Lavender	200mm	0.75 - 0.9m	0.6 - 0.9m
Sa-cha'Gr	Santolina chamaecyparissus 'Grey'	Santolina Grey	200mm	0.75 - 0.9m	0.6 - 0.9m
syz-au're'	Syzygium australe 'Resilience'	Lilly Pilly	200mm	1 - 2.5m	1.5m
Vib-od'EL	Viburnum odoratissimum 'Emerald Lustre'	Viburnum Emerald Lustre	200mm	1 - 4m	1 - 4m
Wes-mun	Westringia 'Mundi'	Dwarf Coastal Rosemary	200mm	0.6m	0.9m
Wes-fru	Westringia fruticosa	Coastal Rosemary	200mm	0.6m	0.9m
Ground Covers					
Aga-gem	Agave geminiflora	agave	200 mm	0.4-0.6	0.6
Ble-sl	Blechnum "Silver Lady"	Fishbone Water Fern	150mm	0.75 - 0.9m	0.3 - 0.6m
Car-gla	Carpobrotus glaucescens	Coastal Moonflower, Pigface, Iceplant	150mm	0.0 - 0.3m	1.2 - 2.0m
cas'ci'	Casuarina "Cousin It'	Casuarina "Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m
Cra bl 'jp'-1	Crassula 'Blue Bird'	mini jade	150mm	0.0 - 0.3m	0.3 - 0.6m
Cra-mc	Crasula "Max Cook'		150mm	0.0 - 0.3m	0.3 - 0.6m
myo-pa'ya'	Myoporum parvifolium 'Yareena'	Yareena boobialla	150mm	0.15m	0.8 - 1m
Tra-jas	Trachelospermum jasminoides	Star Jasmine	150mm	3 - 5m	3.5 - 6m
wes-lh'	Westringia 'low horizon'	coastal rosmary	200mm	0.4m	0.8m
Grasses					
cag-ap	Carex appressa	Tall Sedge	150mm	0.8m	1m
Dia-cae	Dianella caerulea	Blue Flax-lily	150mm	0.4m	0.6m
DIA 'Lj'	Dianella revoluta 'LITTLE JESS'	Dianella	150mm	0.5m	0.5m
Fes-gla	Festuca glauca	Blue Fescue	150mm	0.0 - 0.3m	0.0 - 0.3m
jun-us	Juncus usitatus	tussock grass	150mm	1m	0.8m
lir-mu	Liriope muscari	Turf Lily 'Royale Purple'	150mm	0.6m	0.5m
lom-ta	Lomandra 'Tanika'	Fine-leaved mat rush	150mm	0.5m	0.6m
lom-hy	Lomandra hystrix	Green mat-rush	150mm	0.5m	0.6m
lom-lo'ka'	Lomandra longfolia 'Katrinus'	dwarf matt rush	150mm	0.8m	0.9m
mic-sti	Microlaena stipoides	Weeping Grass	150mm	0.6 - 0.75m	0.6 - 0.9m
Pen-alo-naf	Pennisetum alopecuroides 'Nafray'	Purple Fountain Grass	150mm	0.6 - 0.75m	0.3 - 0.6m
poa-la'Es'	Poa labillardieri 'Eskdale'	tussock grass	150mm	0.8m	0.5m
asp-aus	Asplenium australasicum	Birds Nest Fern	150mm	1m	1.2m



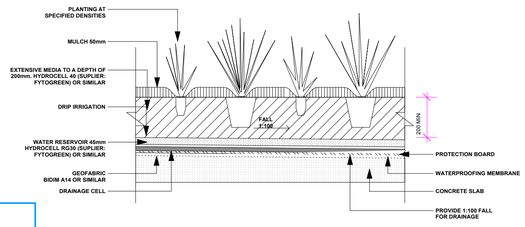
TURF DETAIL
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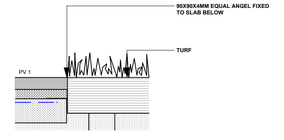
PODIUM DETAIL - TREE PLANTING ON SLAB DRAINAGE CELL
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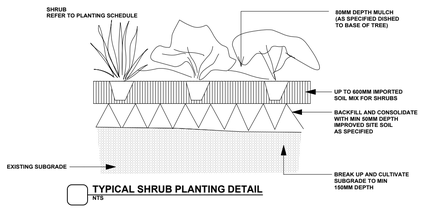
75-100L TREE PLANTING DETAIL
NTS



TYPICAL PLANTING/ PODIUM DETAIL
NTS



EDGE TYPE 1 I 8MM CORTEN STEEL EDGE
NTS



TYPICAL SHRUB PLANTING DETAIL
NTS

G	2/12/20	FOR DA
ISSUE	DATE	REVISION

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT
PROPOSED LANDSCAPE

CLIENT
Catalyst project consulting

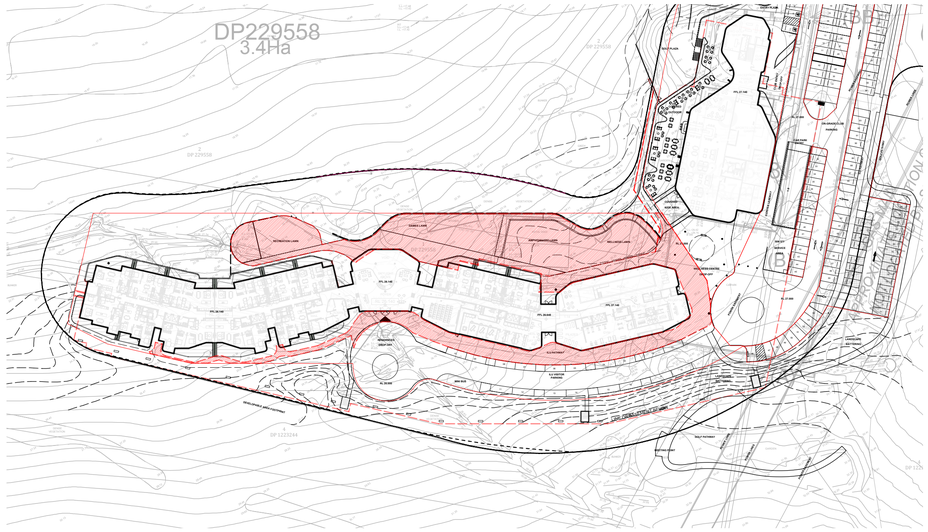
DRAWING
DETAILS & SPECIFICATION

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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT # | DWG # | REV
DATE 02.12.2020
SCALE @ A1 **N/A** L-14 G
DRAWN JD CHKD JD

CREATING SPACES TO LIVE IN AND ENJOY

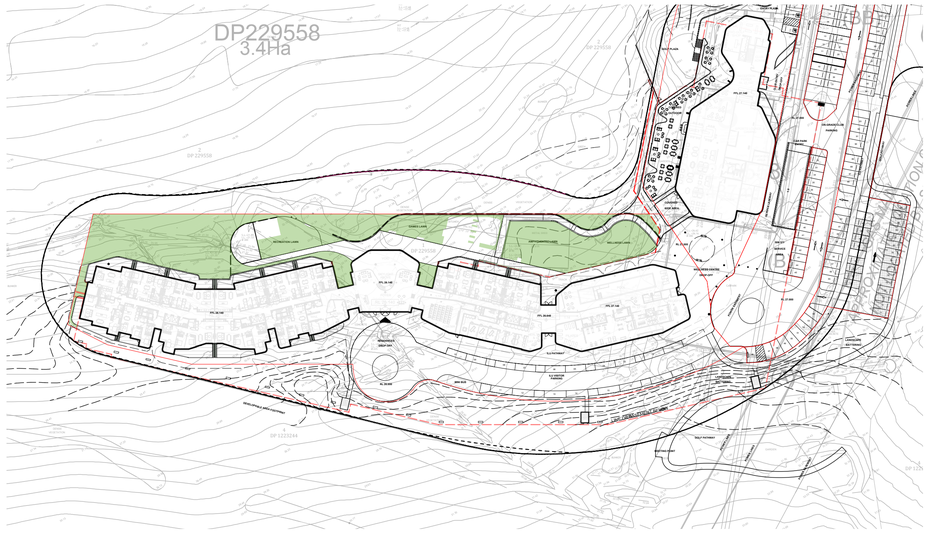
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SENIORS HOUSING LOT LANDSCAPE AREA

SITE = 10,850m2

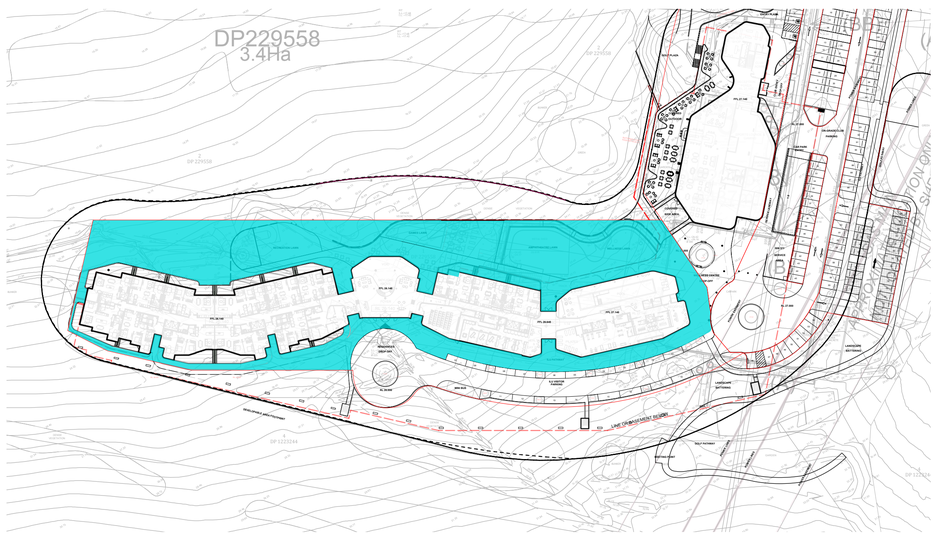
COS = 2867m2 / 26.4%



SENIORS HOUSING LOT LANDSCAPE AREA

SITE = 10,850m2

DEEP SOIL = 2431m2 / 22.41%



LANSCAPE SEPP CALCULATION

SITE = 10,850m2

LANDSCAPE AREA = 4771m2 / 43.9%

ISSUE	DATE	REVISION
G	2/12/20	FOR DA

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PROJECT

PROPOSED LANDSCAPE

CLIENT

Catalyst project consulting

DRAWING

SENIORS DEVELOPMENT

LANDSCAPE CALCULATIONS

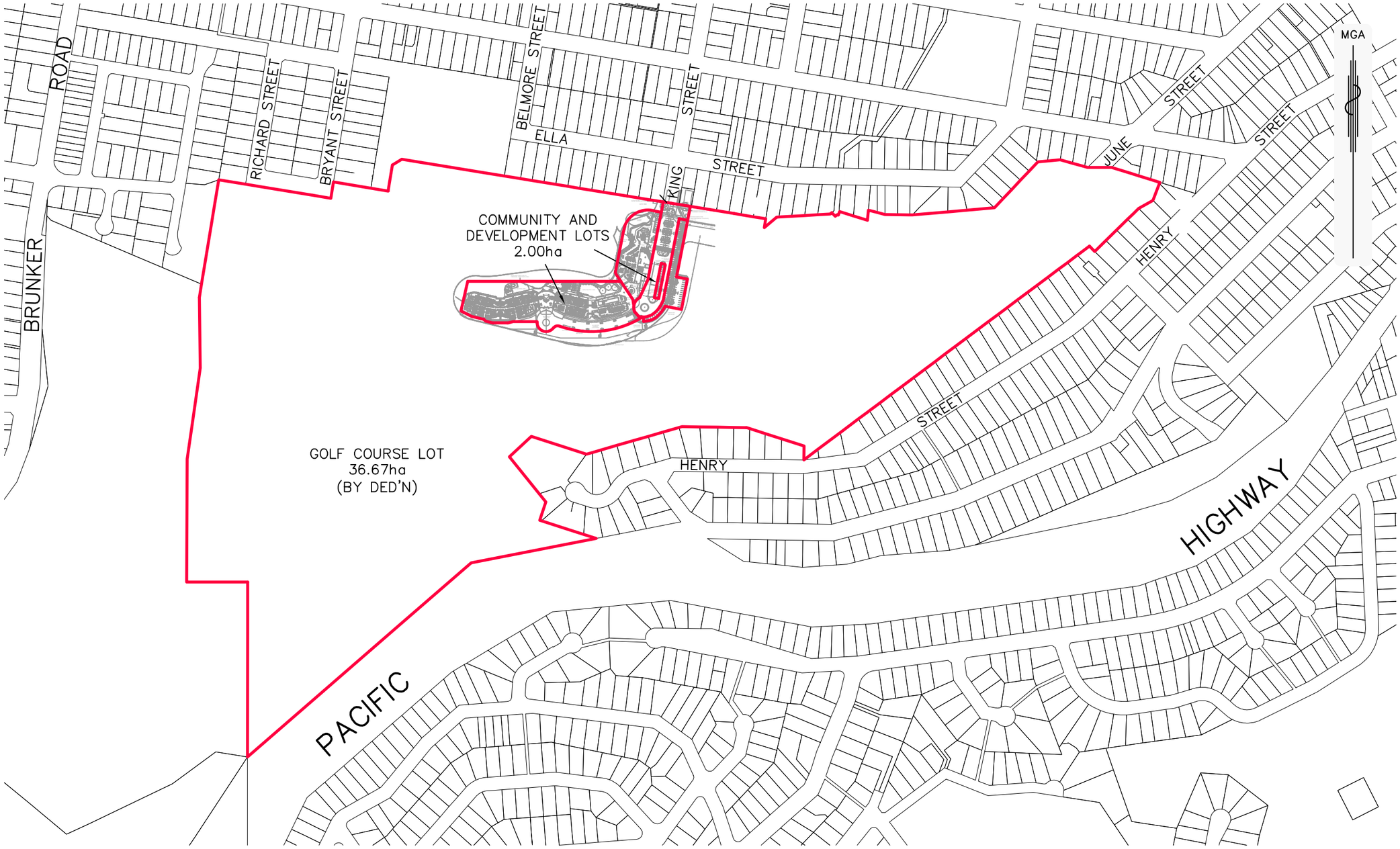
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LANDSCAPE ARCHITECTS CONSTRUCTION AND LANDSCAPE MAINTENANCE

PROJECT #		DWG #	REV
DATE	02.12.2020		
SCALE @ A1	N/A	L-15 G	
DRAWN	JD	CHKD	JD

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0 50 100 150 200 250m
REDUCTION RATIO – 1:5000

REVISIONS

No	REVISION	SVY	DFT	CHK	DATE
5	UPDATES TO LOWER GROUND AND GROUND FLOOR	.	KE	RJM	11/12/20
4	CHANGES TO GROUND FLOOR	.	KE	RJM	24/09/20
3	UPDATES TO AREAS	.	TP	RJM	10/09/20
2	UPDATES TO AREAS	.	KE	RJM	16/03/20
1	DRAFT ISSUED FOR DISCUSSION	.	KE	RJM	07/02/20

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PO Box 2270, Dangar NSW 2309
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Surveyed	Drafted	Checked
.	KE	RJM

REGISTERED SURVEYOR

@A3 : 1:5000 | Original Size A3

DO NOT SCALE

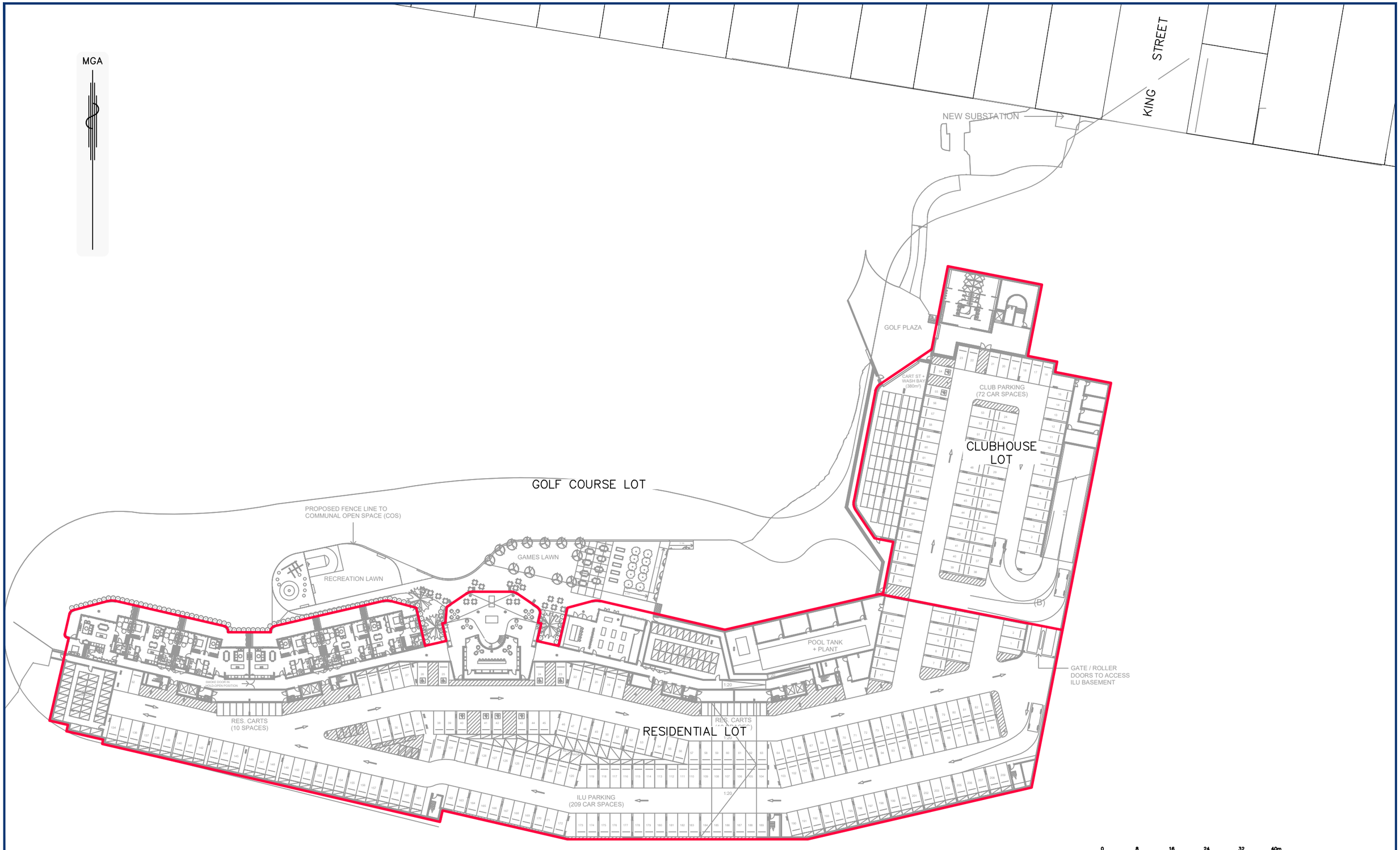
Client: THIRDI

Title: MEREWETHER GOLF CLUB
STAGE 1 SUBDIVISION PLAN
MEREWETHER

CAD File: 190256B_05 | Ref No: 19/0256 | Date: 07/02/2020

Sheet No. 1/3

Revision 5



LOWER GROUND

REVISIONS	No	REVISION	SVY	DFT	CHK	DATE
	5	UPDATES TO LOWER GROUND AND GROUND FLOOR	.	KE	RJM	11/12/20
	4	CHANGES TO GROUND FLOOR	.	KE	RJM	24/09/20
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Surveyed	Drafted	Checked
.	KE	RJM

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Client: THIRDI

Title: MEREWETHER GOLF CLUB
STAGE 2 SUBDIVISION PLAN
MEREWETHER

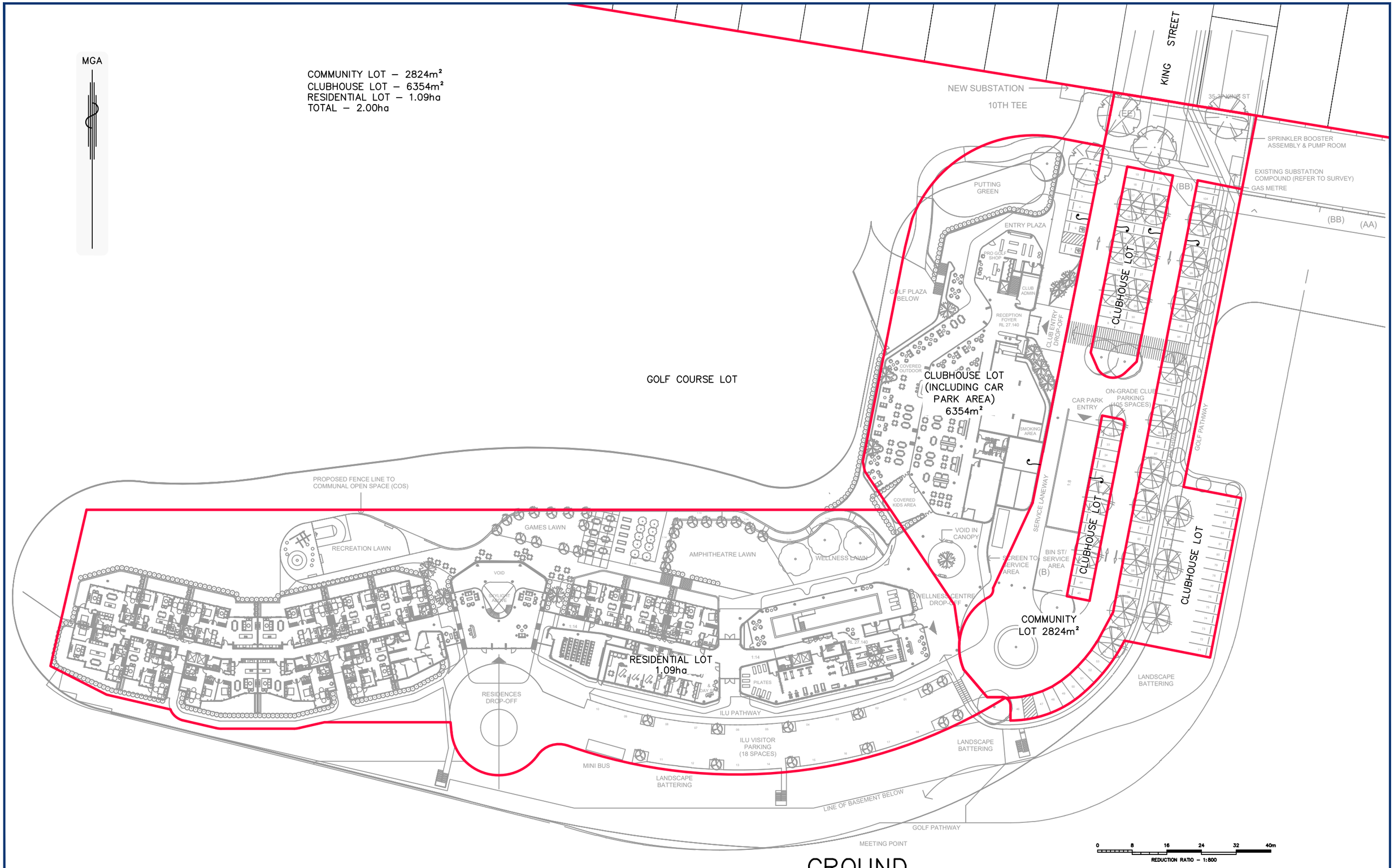
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Sheet No. 2 / 3

Revision 5

MGA

COMMUNITY LOT – 2824m²
CLUBHOUSE LOT – 6354m²
RESIDENTIAL LOT – 1.09ha
TOTAL – 2.00ha



GROUND

REVISIONS							
5	UPDATES TO LOWER GROUND AND GROUND FLOOR	.	KE	RJM	11/12/20		
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STAGE 2 SUBDIVISION PLAN
MEREWETHER

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Sheet No. 3 / 3

Revision 5