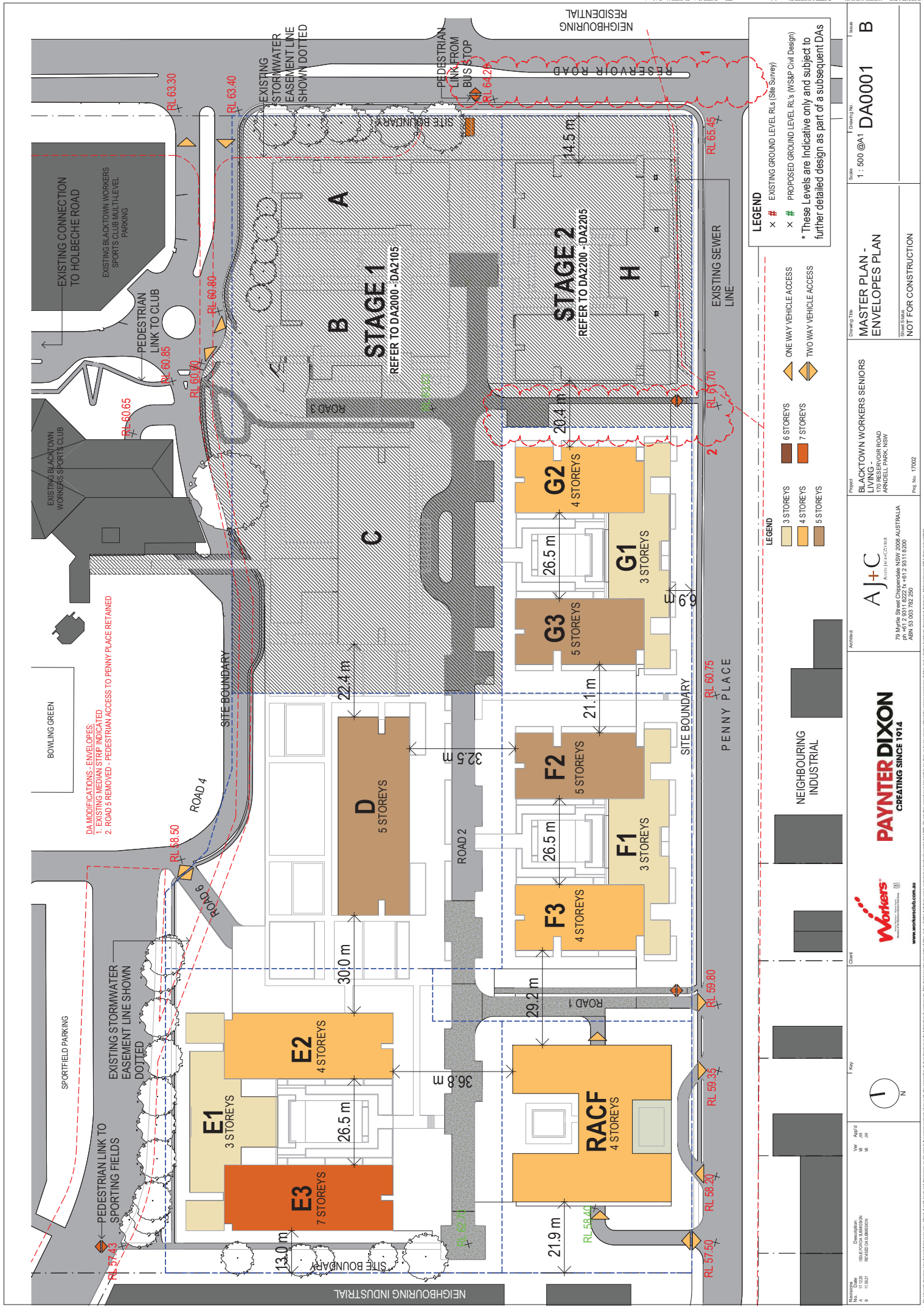
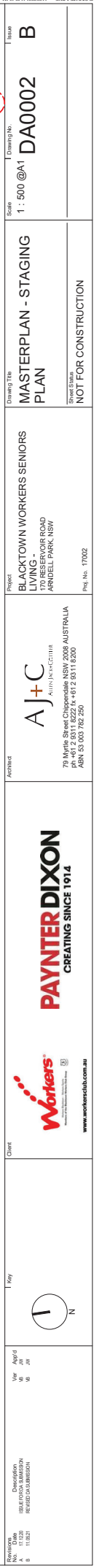






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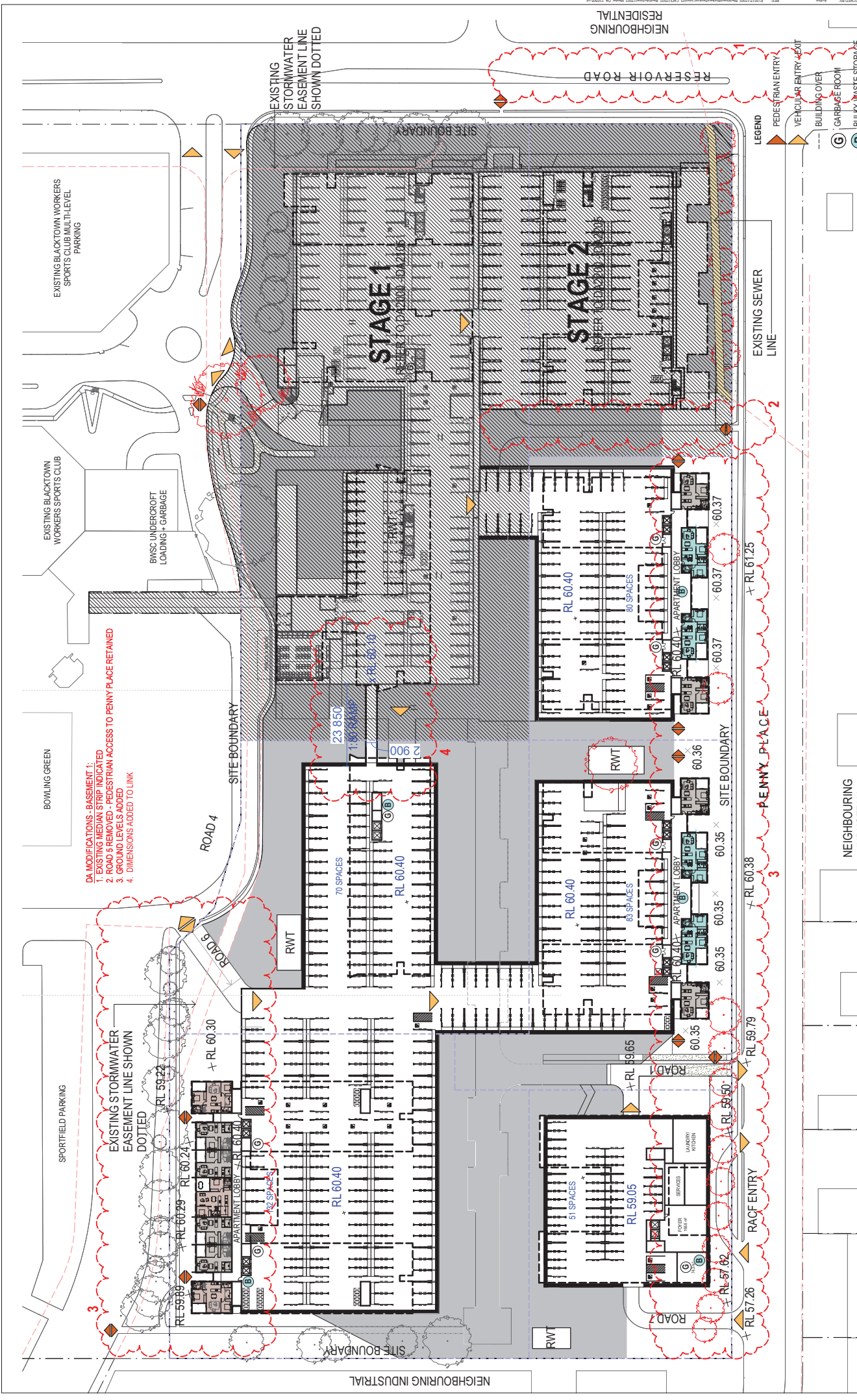
79 Myrtle Street Chippendale NSW 2006 AUSTRALIA
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ABN 53 003 762 250

Drawing Title MASTERPLAN - STAGING PLAN	Sheet Status NOT FOR CONSTRUCTION
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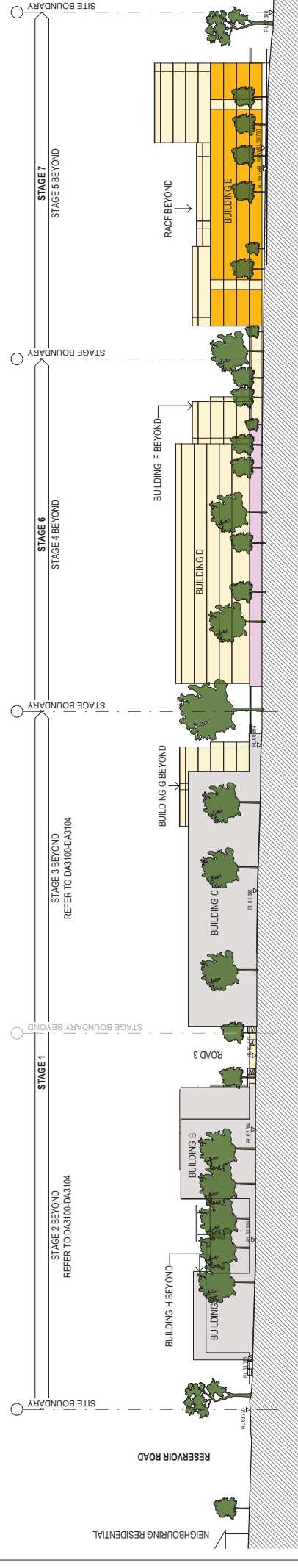
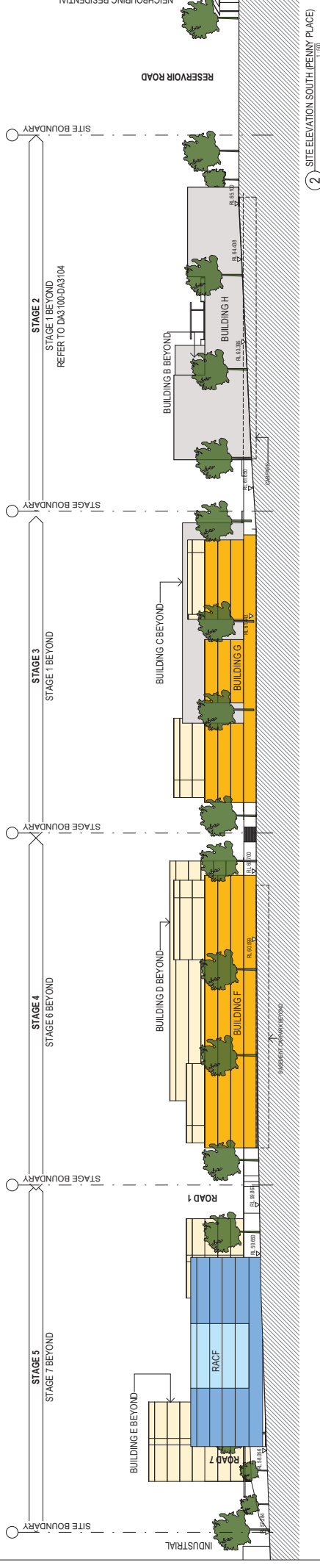
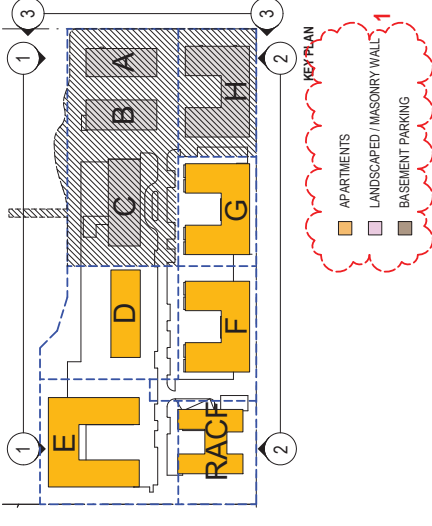
scale | Drawing No. | Issue

1 : 500 @A1 DA0002 B

INDUSTRIAL



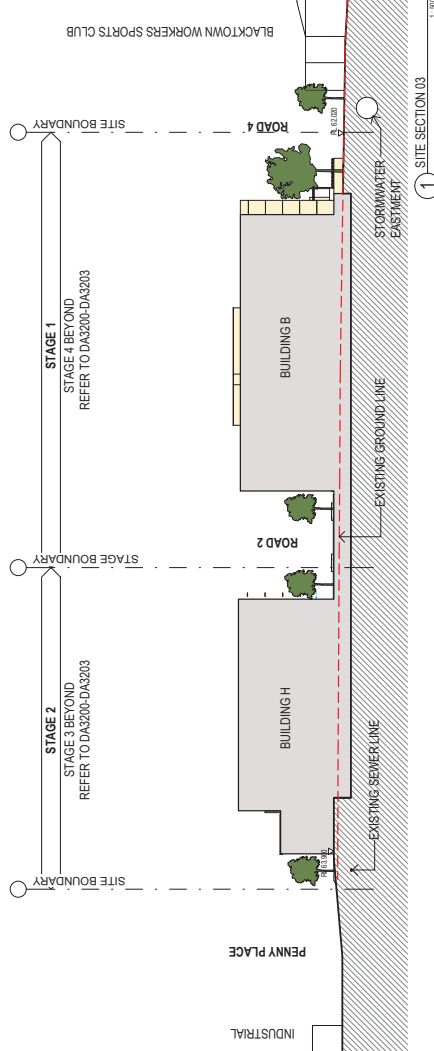
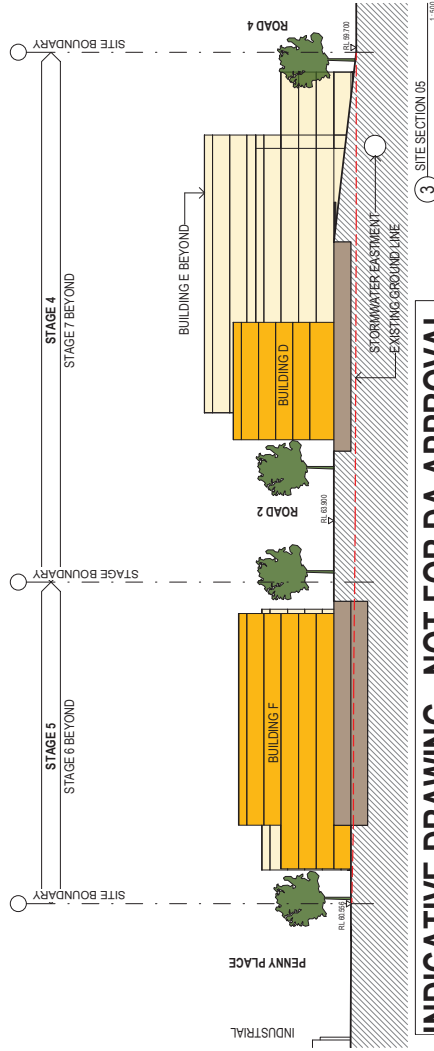
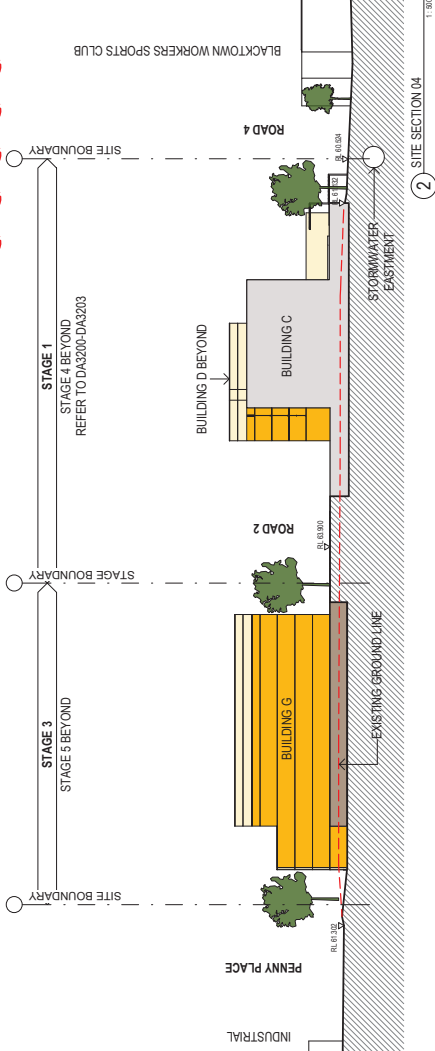
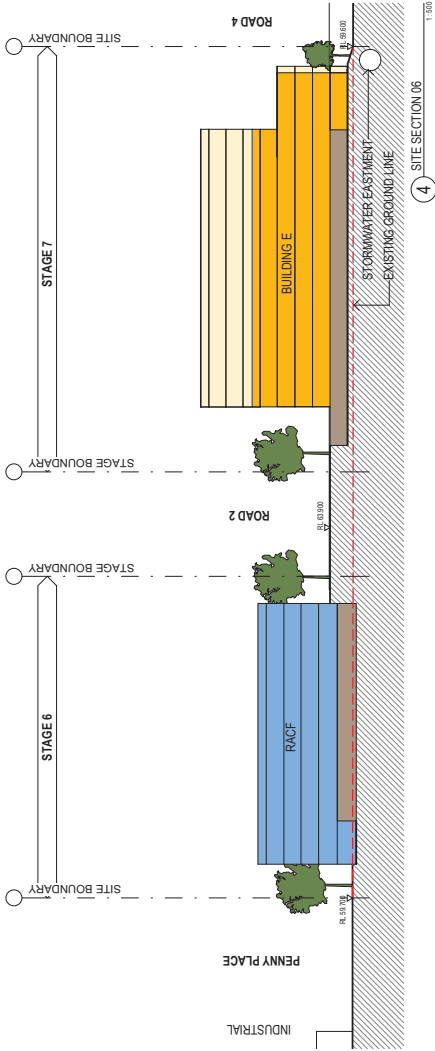
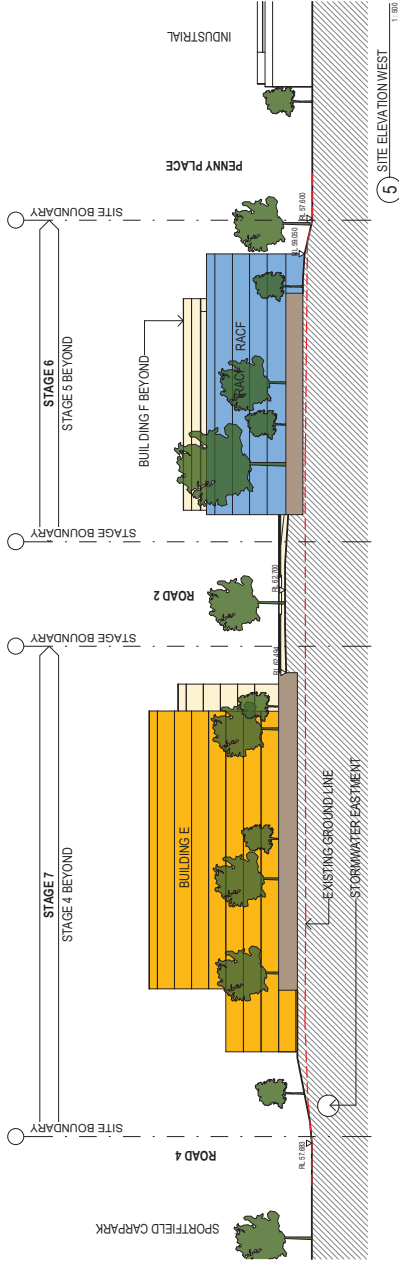
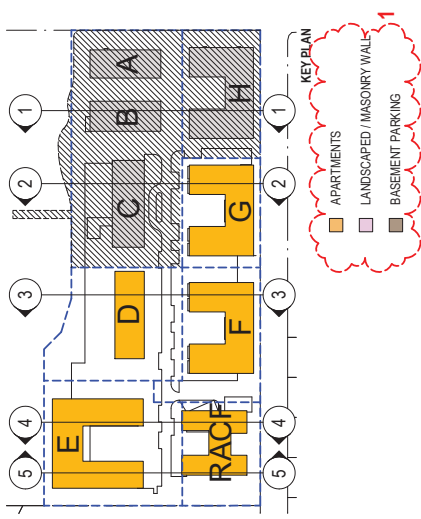




INDICATIVE DRAWING - NOT FOR DA APPROVAL

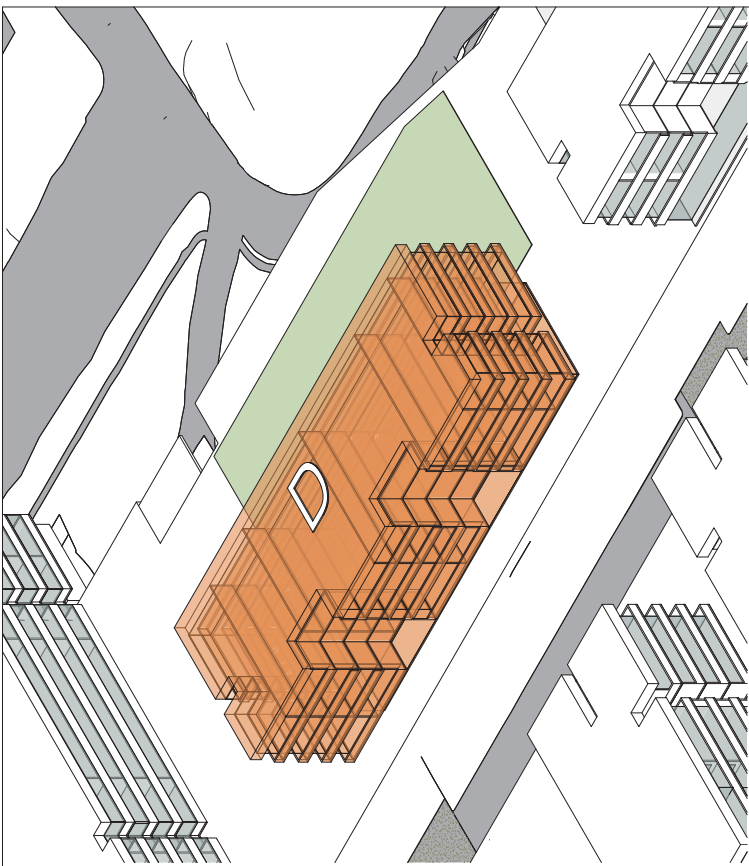
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DA MODIFICATIONS - SECTIONS:
1. COLOR CODE ADDED TO DIFFERENTIATE BETWEEN
APARTMENTS, BASEMENTS AND LANDSCAPED WALLS



INDICATIVE DRAWING - NOT FOR DA APPROVAL

Project BLACKTOWN WORKERS SENIORS LIVING - INDUSTRIAL PARK ROAD ANDRELL PARK NSW	Scale As indicated @A1	Drawing Title MASTERPLAN - SECTIONS - SHEET 1	Issue B
Client Paynter Dixon www.paynter-dixon.com.au	Author AJ+C ALVIN JENNY COTTELL 79 Maple Street, Chippendale NSW 2008 AUSTRALIA ph +61 2 8511 8222 fax +61 2 8511 8200 ABN 53 003 762 250	Sheet Status NOT FOR CONSTRUCTION	Project No. 17002



1 BUILDING ENVELOPES 3D VIEW

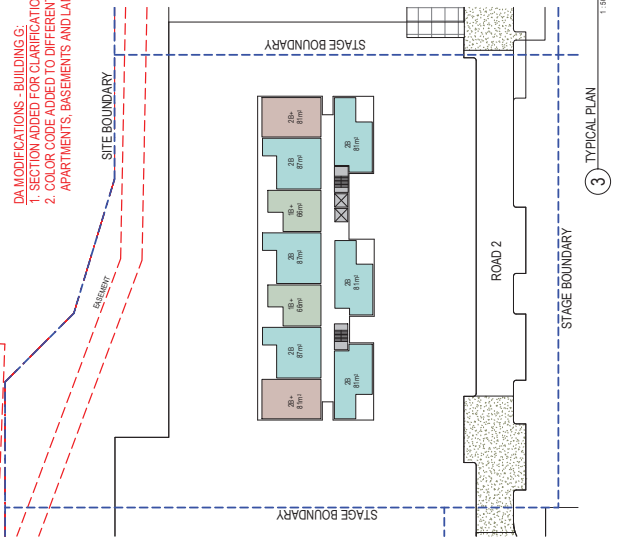
- LEGEND**
- INTERNAL AREA**
- 1 BED +
 - 2 BED
 - 2 BED +
 - RACF UNIT
 - COMMUNAL AREA
- ADG REQUIREMENTS**
- BUILDING D**
- TWO (2) HOURS SOLAR ACCESS (9/10) = 90%
 - CROSS-VENTILATION LOWER FLOORS (5/10) = 50%
- DEEP SOIL**
- STAGE 4 SITE AREA = 7,802 m²
 - DEEP SOIL AREA = 2,765 m²
 - PERCENTAGE OF DEEP SOIL AREA = 35%
 - COMMUNAL OPEN SPACE = 4,676 m²
- APARTMENT**
- BUILDING D APT NO. = 40
 - CARPARKING = 70
- UNIT MIX**
- 1 BEDROOM + STUDY = 8
 - 2 BEDROOMS = 28
 - 2 BEDROOMS + STUDY = 4
 - 3 BEDROOMS = 0
- EXTERNAL AREA**
- COMMUNAL LANDSCAPE
 - PAVED AREA
 - PRIVATE LANDSCAPE/PAVED AREA
- ACCESS**
- PEDESTRIAN ENTRY
 - VEHICULAR ENTRY

- ADG COMPLIANCE OF TYPICAL FLOORPLATES**
- APARTMENTS
 - LANDSCAPED / MASONRY WALL
 - BASEMENT PARKING

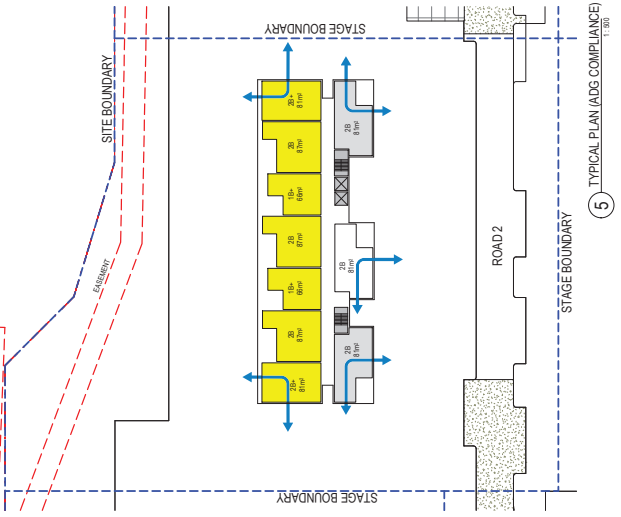


KEY PLAN

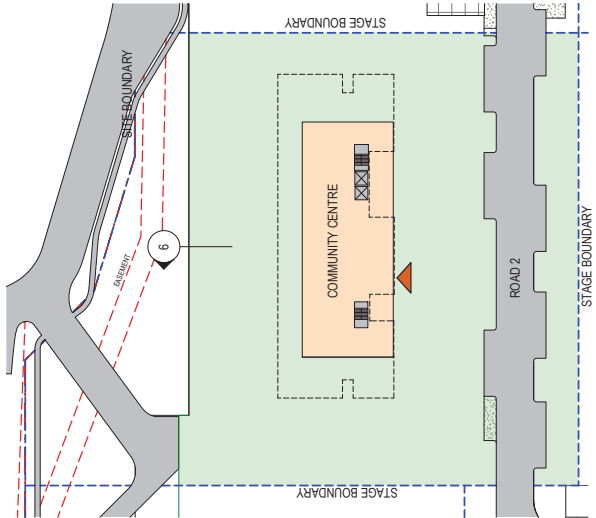
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1. SECTION ADDED FOR CLARIFICATION
2. COLOR CODE ADDED TO DIFFERENTIATE BETWEEN
APARTMENTS, BASEMENTS AND LANDSCAPED WALLS



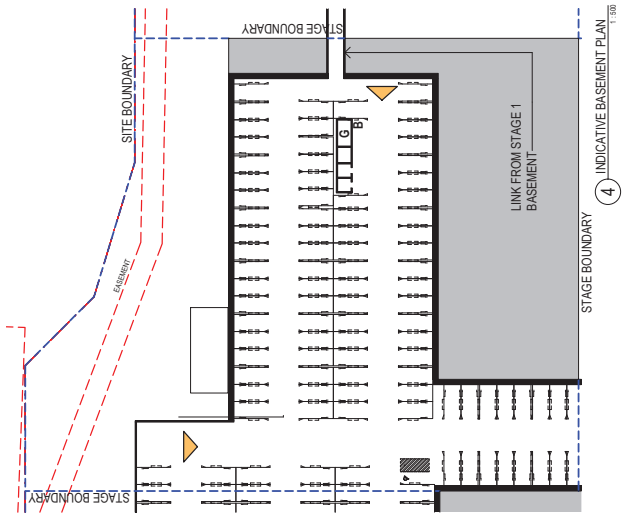
3 TYPICAL PLAN



5 TYPICAL PLAN (ADG COMPLIANCE)



2 TYPICAL GROUND PLAN



4 INDICATIVE BASEMENT PLAN

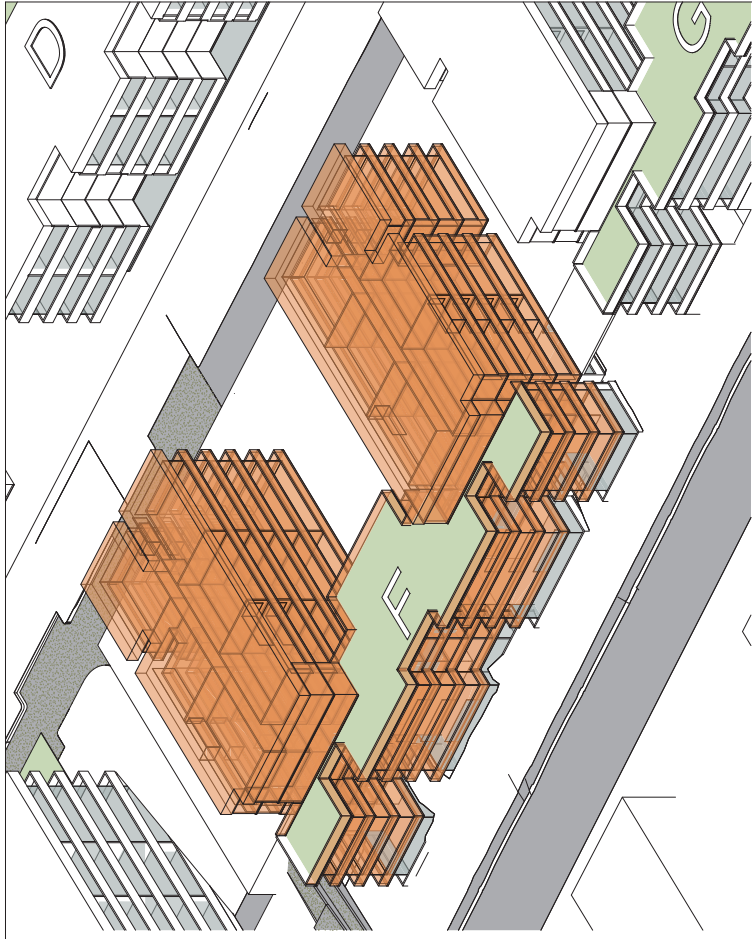
INDICATIVE DRAWING - NOT FOR DA APPROVAL

Project	BLACKTOWN WORKERS SENIORS LIVING - COMMUNITY CENTRE	Client	Paynter Dixon
Architect	AJC	View	As Indicated
Scale	As Indicated	Key	1
Drawing No.	DA0021	Issue	B
Sheet Status	NOT FOR CONSTRUCTION		
Project	BLACKTOWN WORKERS SENIORS LIVING - COMMUNITY CENTRE	Client	Paynter Dixon
Architect	AJC	View	As Indicated
Scale	As Indicated	Key	1
Drawing No.	DA0021	Issue	B
Sheet Status	NOT FOR CONSTRUCTION		

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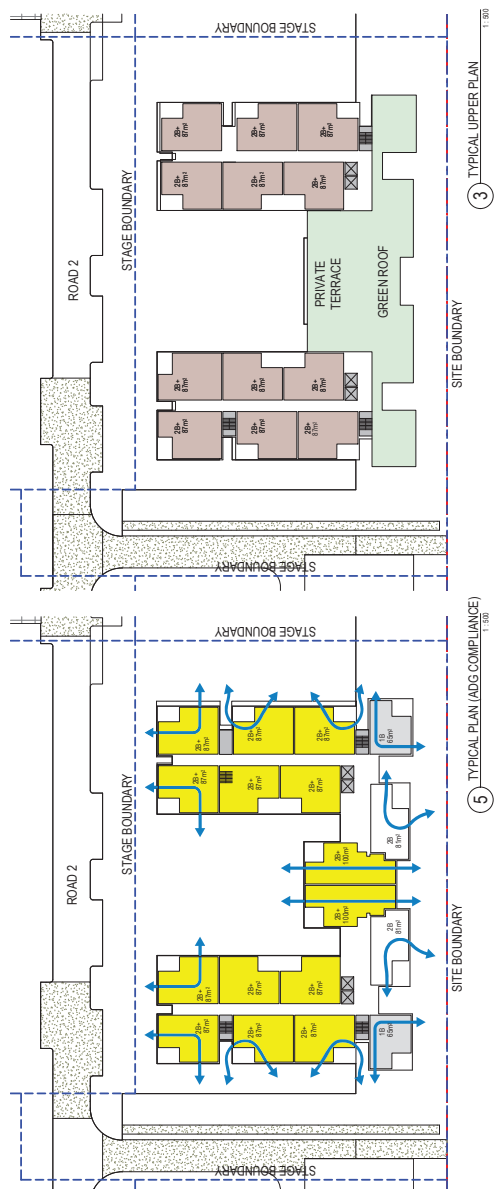
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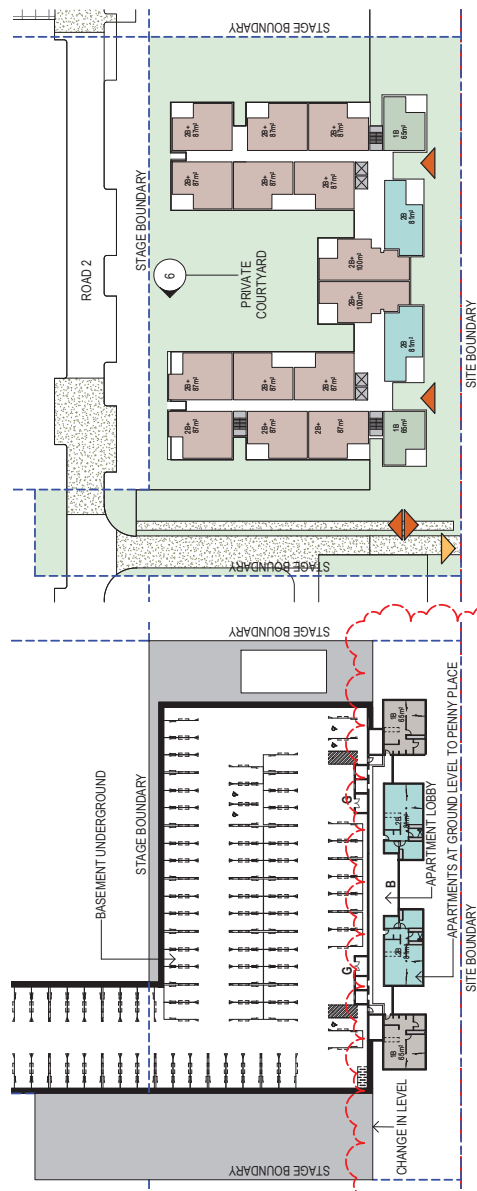
1 BUILDING ENVELOPE 3D VIEW

- LEGEND**
- INTERNAL AREA**
- 1 BED +
 - 2 BED
 - 2 BED +
 - RACF UNIT
 - COMMUNAL AREA
- ADG COMPLIANCE OF TYPICAL FLOORPLATE**
- BUILDING F**
- TWO (2) HOURS SOLAR ACCESS LOWER FLOORS (14/18) = 78%
 - TWO (2) HOURS SOLAR ACCESS UPPER FLOORS (6/6) = 100%
 - CROSS-VENTILATION LOWER FLOORS (14/18) = 78%
 - CROSS-VENTILATION UPPER FLOORS (4/6) = 67%
- DEEP SOIL**
- STAGE 5 SITE AREA = 6,233 m²
 - DEEP SOIL AREA = 2,211 m²
 - PERCENTAGE OF DEEP SOIL AREA = 35%
 - COMMUNAL OPEN SPACE = 3,474 m²
- APARTMENT**
- BUILDING F APT NO. = 76
 - CARPARKING = 132
- UNIT MIX**
- 1 BEDROOM = 10
 - 2 BEDROOMS = 8
 - 2 BEDROOMS + STUDY = 56
 - 3 BEDROOMS = 2
- EXTERNAL AREA**
- COMMUNAL LANDSCAPE / PAVED AREA
 - PRIVATE LANDSCAPE/ PAVED AREA
- ACCESS**
- PEDESTRIAN ENTRY
 - VEHICULAR ENTRY
- ADG REQUIREMENTS**
- ONE (1) TO TWO (2) HOURS SOLAR ACCESS
 - TWO (2) HOURS + SOLAR ACCESS
- KEY PLAN**
-

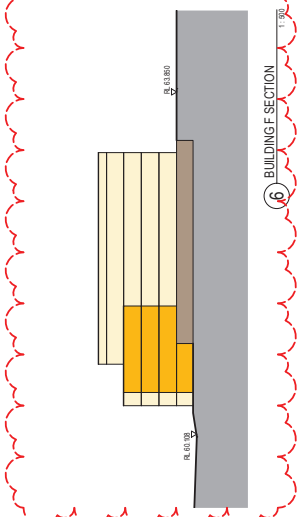
- APARTMENTS**
- LANDSCAPED / MASONRY WALL
 - BASEMENT PARKING



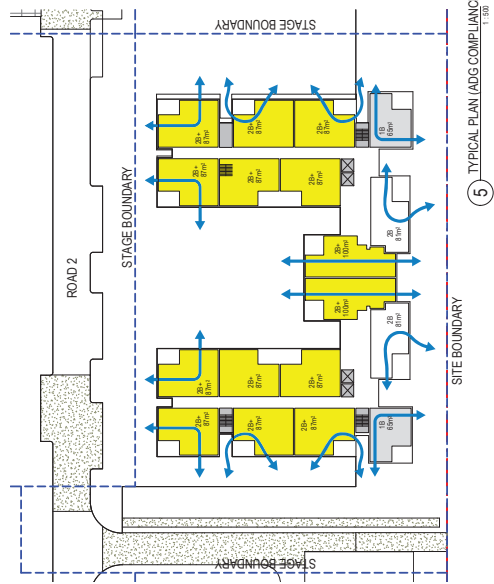
3 TYPICAL UPPER PLAN



2 TYPICAL GROUND PLAN



6 BUILDING F SECTION



5 TYPICAL PLAN (ADG COMPLIANCE)

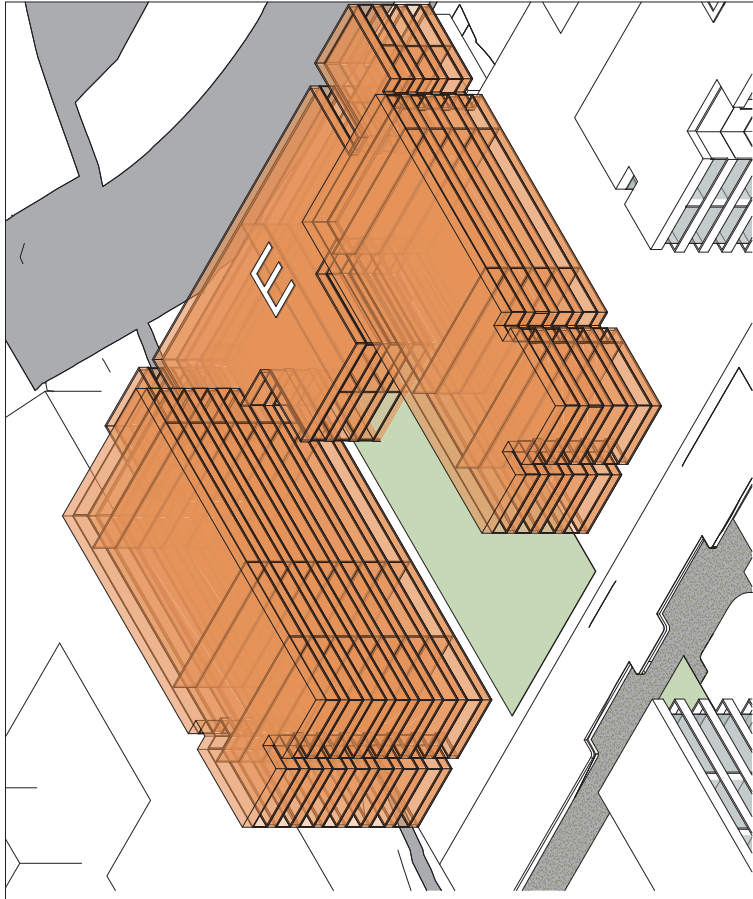


4 INDICATIVE BASEMENT PLAN

- DA MODIFICATIONS - BUILDING G:**
1. SECTION ADDED FOR CLARIFICATION
 2. COLOR CODE ADDED TO DIFFERENTIATE BETWEEN APARTMENTS, BASEMENTS AND LANDSCAPED WALLS
 3. NOTES ADDED FOR CLARIFICATION

INDICATIVE DRAWING - NOT FOR DA APPROVAL

Project	BLACKTOWN WORKERS SENIORS LIVING - SENIORS HOUSING PROJECT ANDRELL PARK NSW	Architect	AJ+C 79 Maple Street Chippendale NSW 2008 AUSTRALIA ph +61 2 8511 8222 fax +61 2 8511 8200 ABN 53 003 762 250
Client	Paynter Dixon	Client	Paynter Dixon
Scale	As indicated @A1	Client	Paynter Dixon
Drawing No.	DA0022	Client	Paynter Dixon
Issue	B	Client	Paynter Dixon
Sheet Status	NOT FOR CONSTRUCTION	Client	Paynter Dixon

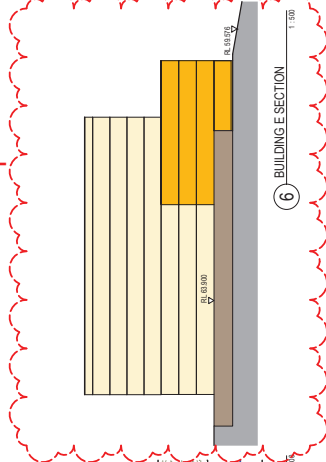


1 BUILDING ENVELOPES 3D VIEW

- LEGEND**
- INTERNAL AREA**
- 1 BED +
 - 2 BED
 - 2 BED +
 - RACF UNIT
 - COMMUNAL AREA
- ADG COMPLIANCE OF TYPICAL FLOORPLATES**
- BUILDING E**
- TWO (2) HOURS SOLAR ACCESS
 - LOWER FLOORS (23/25) = 92%
 - TWO (2) HOURS SOLAR ACCESS
 - UPPER FLOORS (8/8) = 100%
 - CROSS-VENTILATION LOWER FLOORS (14/25) = 56%
 - CROSS-VENTILATION UPPER FLOORS (4/8) = 50%
- DEEP SOIL**
- STAGE 6 SITE AREA = 9,356 m²
 - DEEP SOIL AREA = 2,913 m²
 - PERCENTAGE OF DEEP SOIL AREA = 31%
 - COMMUNAL OPEN SPACE = 5,476 m²
- APARTMENT**
- BUILDING E APT NO. = 122
 - CARPARKING = 132
- UNIT MIX**
- 1 BEDROOM = 3
 - 2 BEDROOM + STUDY = 16
 - 2 BEDROOMS = 6
 - 2 BEDROOMS + STUDY = 94
 - 3 BEDROOMS = 3
- EXTERNAL AREA**
- COMMUNAL LANDSCAPE
 - PAVED AREA
 - PRIVATE LANDSCAPE/PAVED AREA
- ACCESS**
- PEDESTRIAN ENTRY
 - VEHICULAR ENTRY
- ADG REQUIREMENTS**
- ONE (1) TO TWO (2) HOURS SOLAR ACCESS
 - TWO (2) HOURS + SOLAR ACCESS
- KEY PLAN**
- RESERVED SOIL
- 2.4 M CULVERT

- 2**
- APARTMENTS
 - LANDSCAPED / MASONRY WALL
 - BASEMENT PARKING

- DA MODIFICATIONS - BUILDING G:**
1. SECTION ADDED FOR CLARIFICATION
 2. COLOR CODE ADDED TO DIFFERENTIATE BETWEEN APARTMENTS, BASEMENTS AND LANDSCAPED WALLS
 3. NOTES ADDED FOR CLARIFICATION



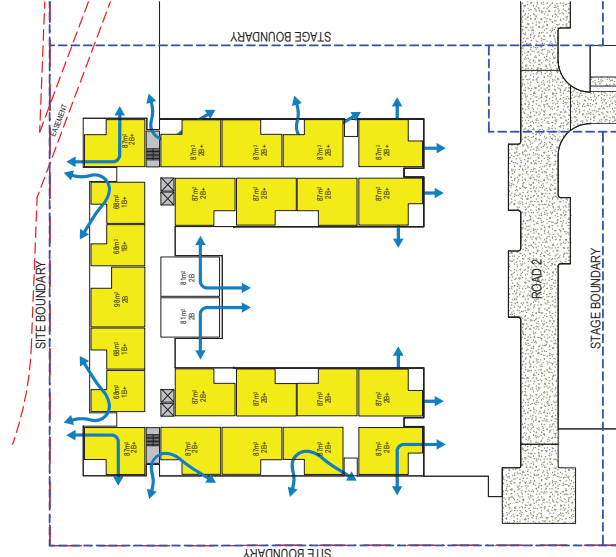
6 BUILDING E SECTION



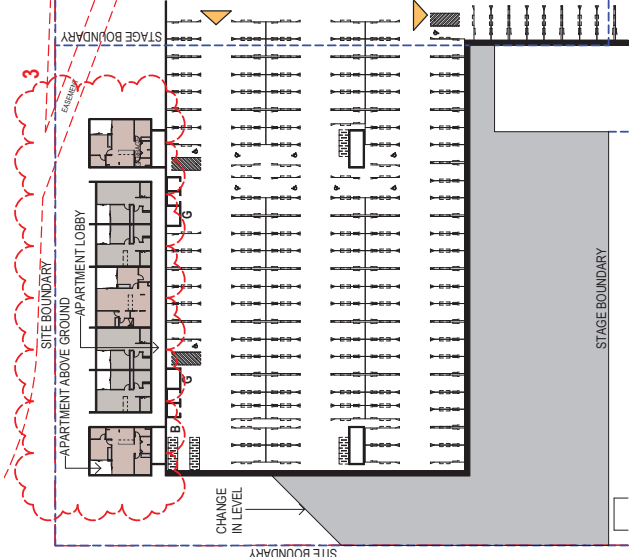
3 TYPICAL UPPER PLAN



2 GROUND PLAN



5 TYPICAL PLAN (ADG COMPLIANCE)



4 BASEMENT 1

INDICATIVE DRAWING - NOT FOR DA APPROVAL

Project	Blacktown Workers Seniors Living - Our Place at Arncliffe Park NSW	Architect	AJ+C 79 Maple Street Chippendale NSW 2008 AUSTRALIA ph +61 2 8011 8222 fax +61 2 8011 8200 ABN 53 003 762 250	Client	Worktown www.worktown.com.au
Drawing Title	STAGE 6 INDICATIVE BUILDING E DESIGN	Scale	As indicated @A1	Client	Worktown www.worktown.com.au
Sheet Status	NOT FOR CONSTRUCTION	Page No.	17002	Client	Worktown www.worktown.com.au
Drawing No.	DA0023	Issue	B	Client	Worktown www.worktown.com.au

STAGE BOUNDARY

1960s

LOUNGE DINING

SERVICE

ADMIN

LOUNGE DINING

SITE BOUNDARY

The floor plan shows a large rectangular building with a thick black border. On the left side, there is a large hall filled with many small tables and chairs, arranged in rows. To the right of this hall is a large open area labeled 'MAIN HALL'. Further to the right, there are several rooms: a 'G B GARAGE / STORAGE' area with a hatched pattern, an 'ENTRY FOYER' area, a 'SERVICE ROOMS' area, and a 'SERVICES' area. The plan is bounded by a 'STAGE BOUNDARY' on the left and a 'SITE BOUNDARY' on the right. A 'RWT' label is in a box at the bottom left. Arrows point from the 'STAGE BOUNDARY' and 'SITE BOUNDARY' labels to their respective boundaries. A large orange arrow points from the 'MAIN HALL' area towards the right side of the plan.

1

RACI SECTION

1.000

0.050

0.050

0.050

Reviewer No. 171229 Date 11/2/21	Discussion ISSUE FOR A LATER JN REJECTED ON SUBMISSION	New Yes No	Approved Yes No	Key	Client
					

Architect

AJ+C
ALLEN JAMES COOPER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Drawing Title STAGE 7 INDICATIVE RACF DESIGN	Sheet Status NOT FOR CONSTRUCTION
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Scale As indicated
Drawing No. DA0024
Issue B

[illegible]

A 3D architectural rendering of the RACF building, a large, orange, rectangular structure with a grid-like facade, situated in an urban environment with other buildings and green spaces. The building is the central focus, with the letters 'RACF' visible on its side. It is surrounded by other buildings, some with green roofs, and a grey road or path runs alongside it. The overall style is a clean, modern architectural illustration.

1 BUILDING ENVELOPES 3D VIEW

ADG COMPLIANCE OF TYPICAL FLOORPLATES

RACE

GROUND LEVEL = 17 BEDS
TYPICAL LEVELS = 33 BEDS (X4 LEVELS)
TOTAL NUMBER OF BEDS = 160 BEDS

CARPARK
VISITOR AND STAFF SPACES = 51

DEEP SOIL
STAGE 5 SITE AREA = 4,524 m²

PERCENTAGE OF DEEP SOIL AREA = 40%
COMMUNAL OPEN SPACE = 2,532 m²

The diagram shows a building layout with a 'PENNY PLACE' area and a 'RES' area. The 'PENNY PLACE' area is a large rectangular area with a grid of squares. The 'RES' area is a smaller rectangular area at the top right of the 'PENNY PLACE' area.

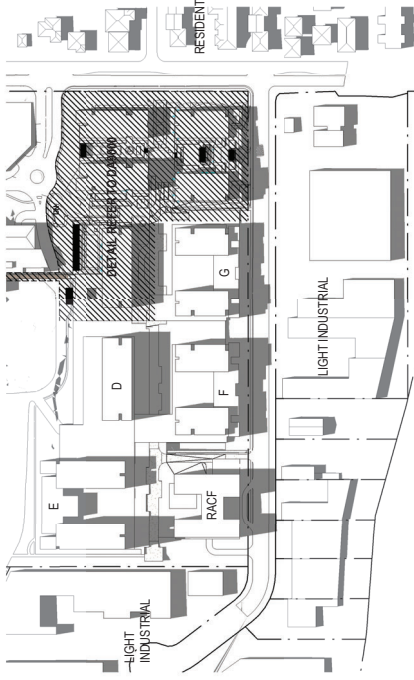
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GE / INDICATIVE RACT
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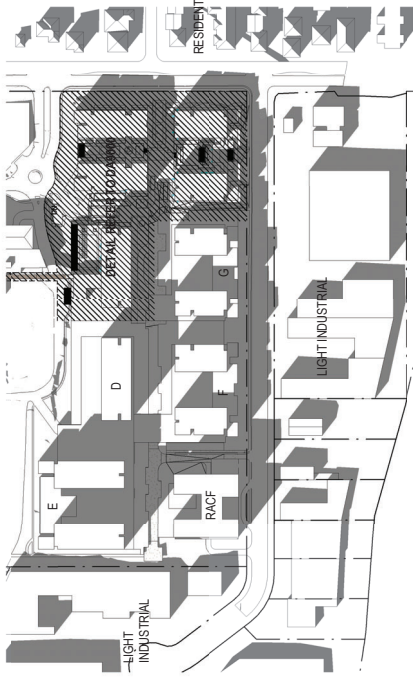
FOR CONSTRUCTION



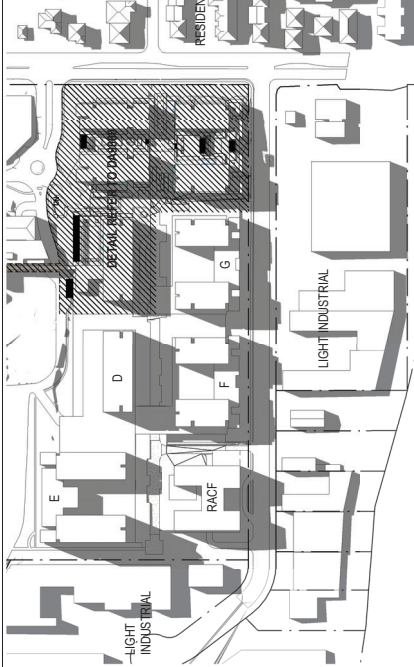
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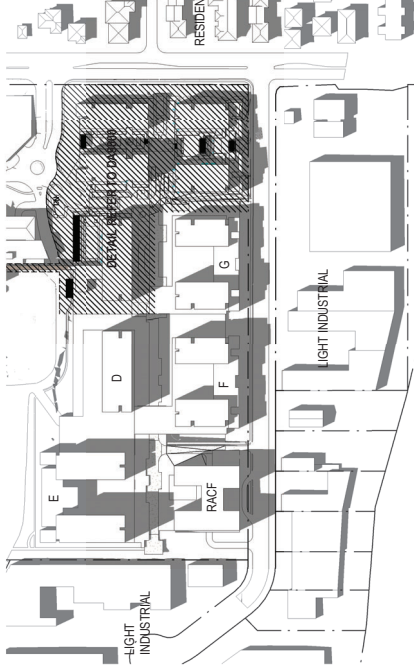
④ WINTER SOLSTICE 1200



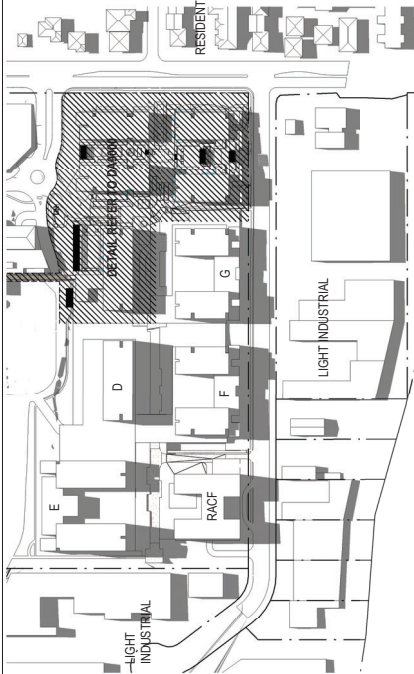
⑦ WINTER SOLSTICE 1500



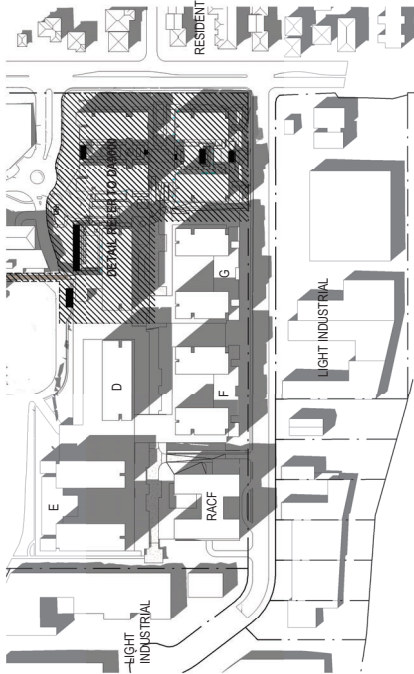
② WINTER SOLSTICE 1000



⑤ WINTER SOLSTICE 1300



③ WINTER SOLSTICE 1100



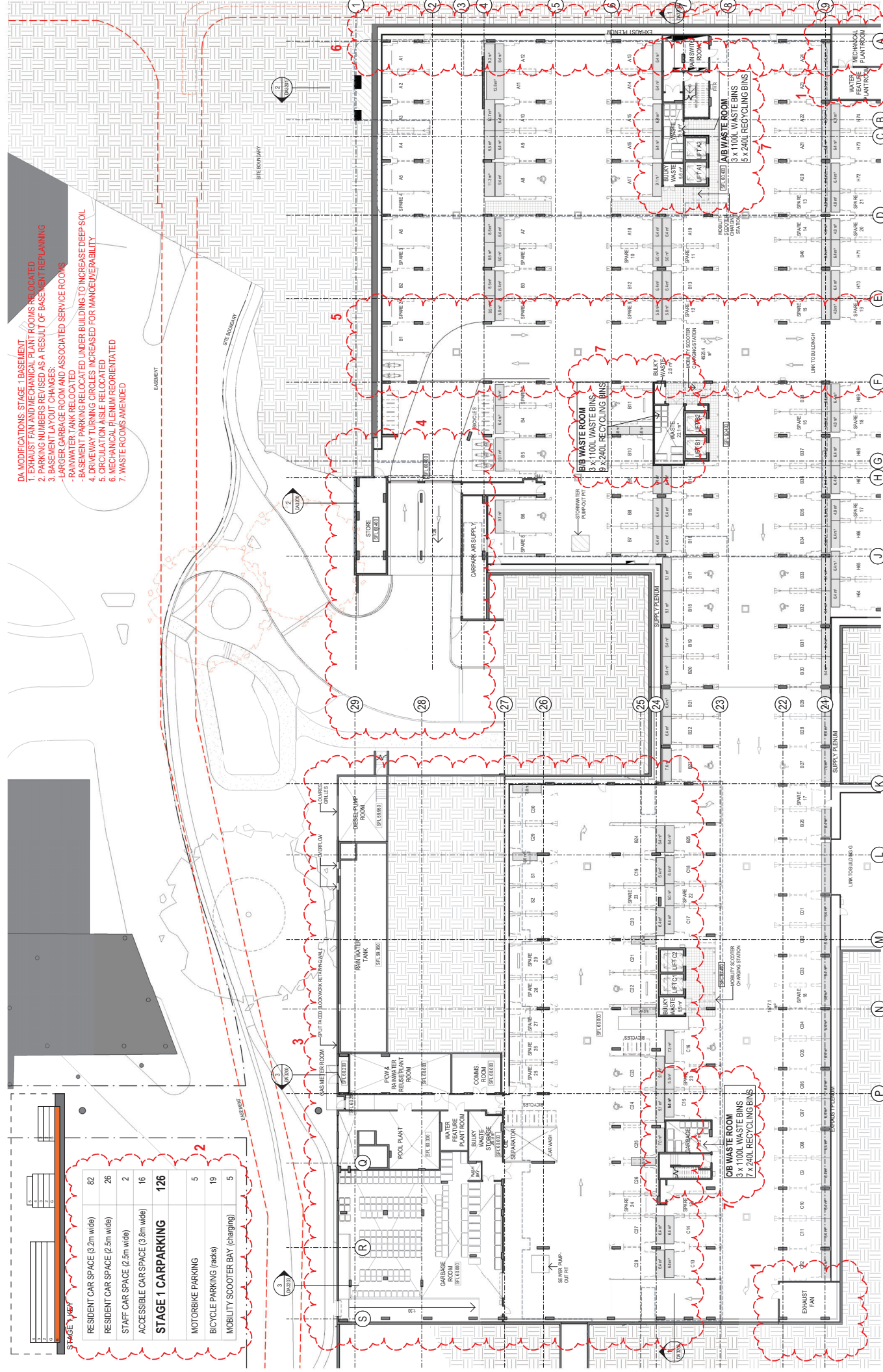
⑥ WINTER SOLSTICE 1400

INDICATIVE DRAWING - NOT FOR DA APPROVAL

Revisions	Drawings	Key	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
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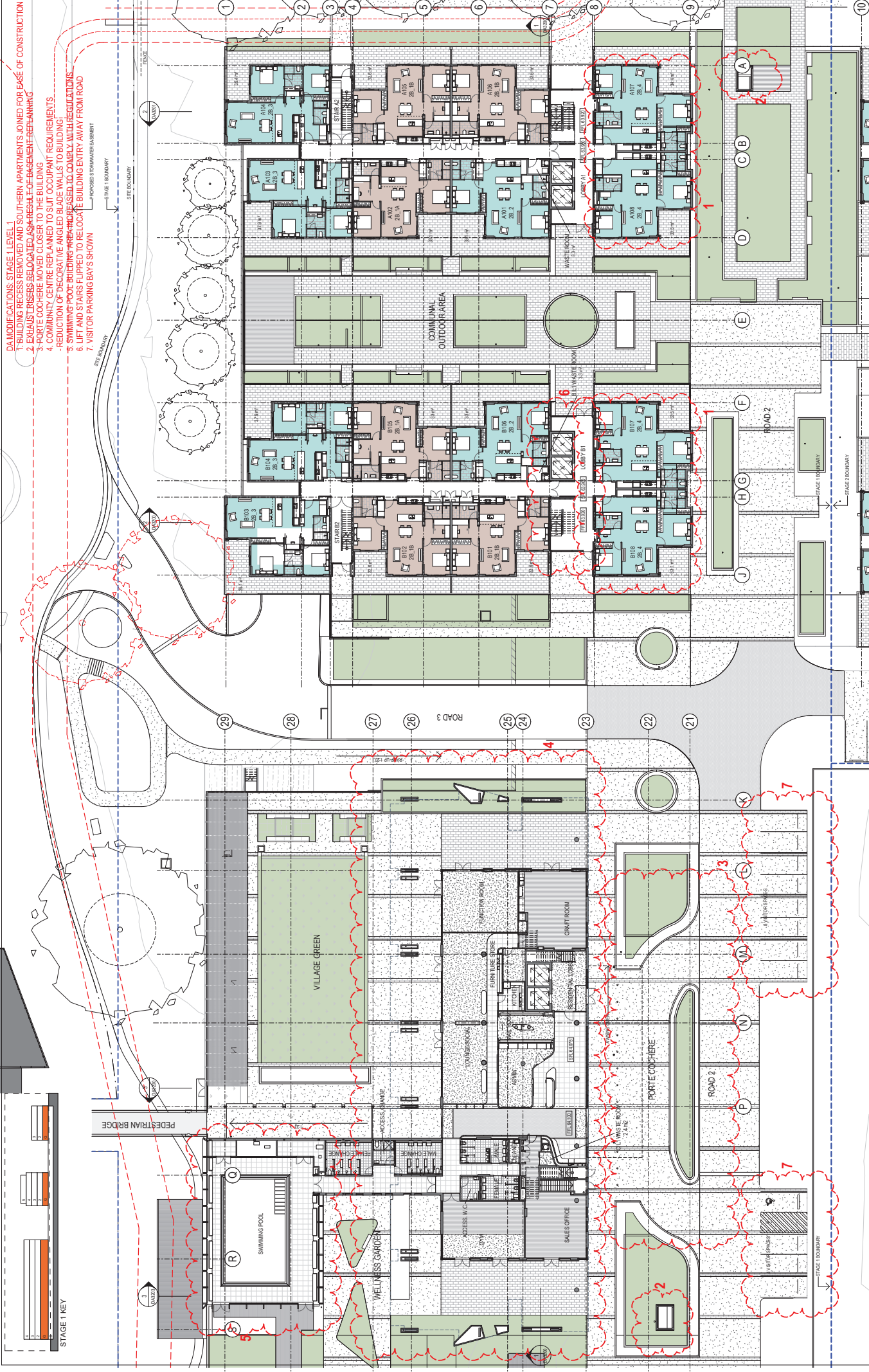
1. EXHAUST FAN AND MECHANICAL PLANT ROOMS RELOCATED
2. PARKING NUMBERS CHANGED AS A RESULT OF BASEMENT RE-PLANNING
3. BASEMENT LAYOUT CHANGES:
 - LARGER GARBAGE ROOM AND ASSOCIATED SERVICE ROOMS
 - RAINWATER TANK RELOCATED
 - LARGER MECHANICAL PLANT ROOM
4. DISRUPTION TURNING CIRCLES INCREASED FOR MANOEUVRABILITY
5. CIRCULATION AISLE RELOCATED
6. MECHANICAL PLENUM REORIENTATED
7. WASTE ROOMS AMENDED

82	RESIDENT CAR SPACE (3.2m wide)
26	RESIDENT CAR SPACE (2.5m wide)
2	STAFF CAR SPACE (2.5m wide)
16	ACCESSIBLE CAR SPACE (3.8m wide)
126	STAGE 1 CARPARKING
5	MOTORBIKE PARKING
19	BICYCLE PARKING (racks)
5	MOBILITY SCOOTER BAY (churno)



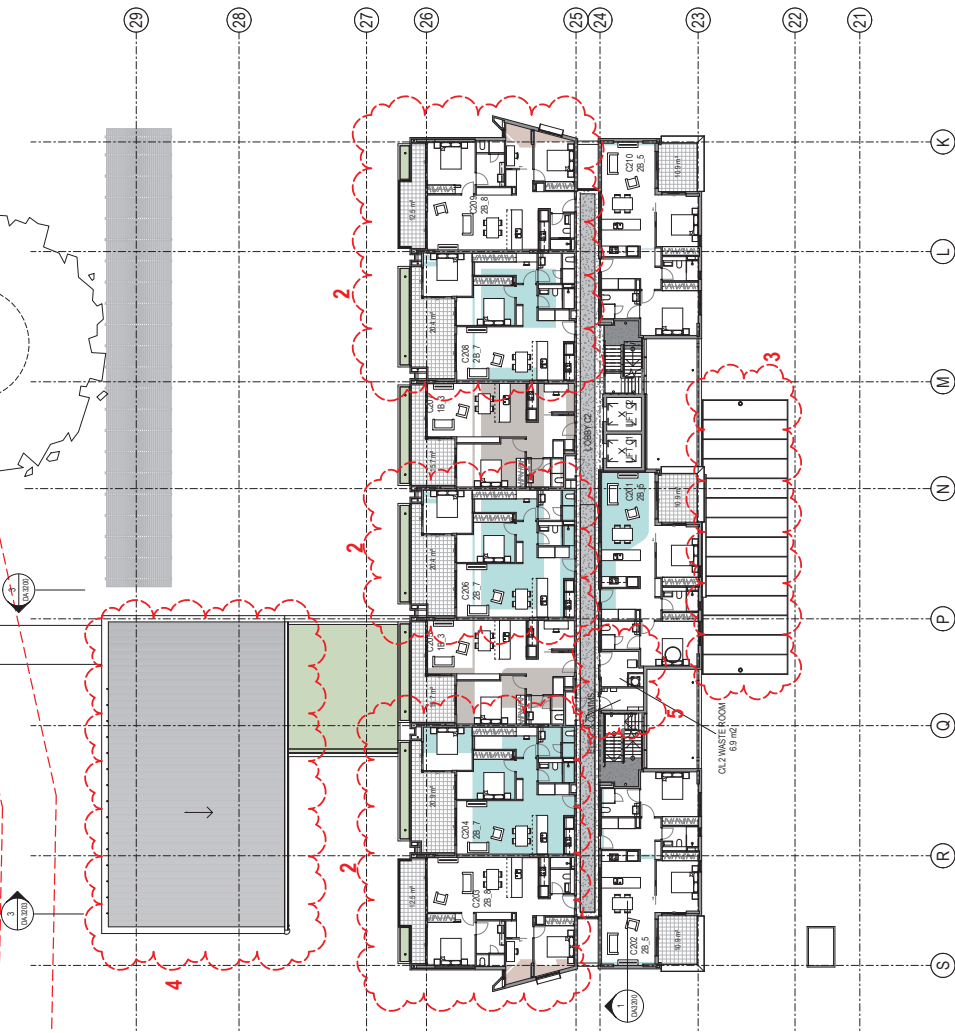
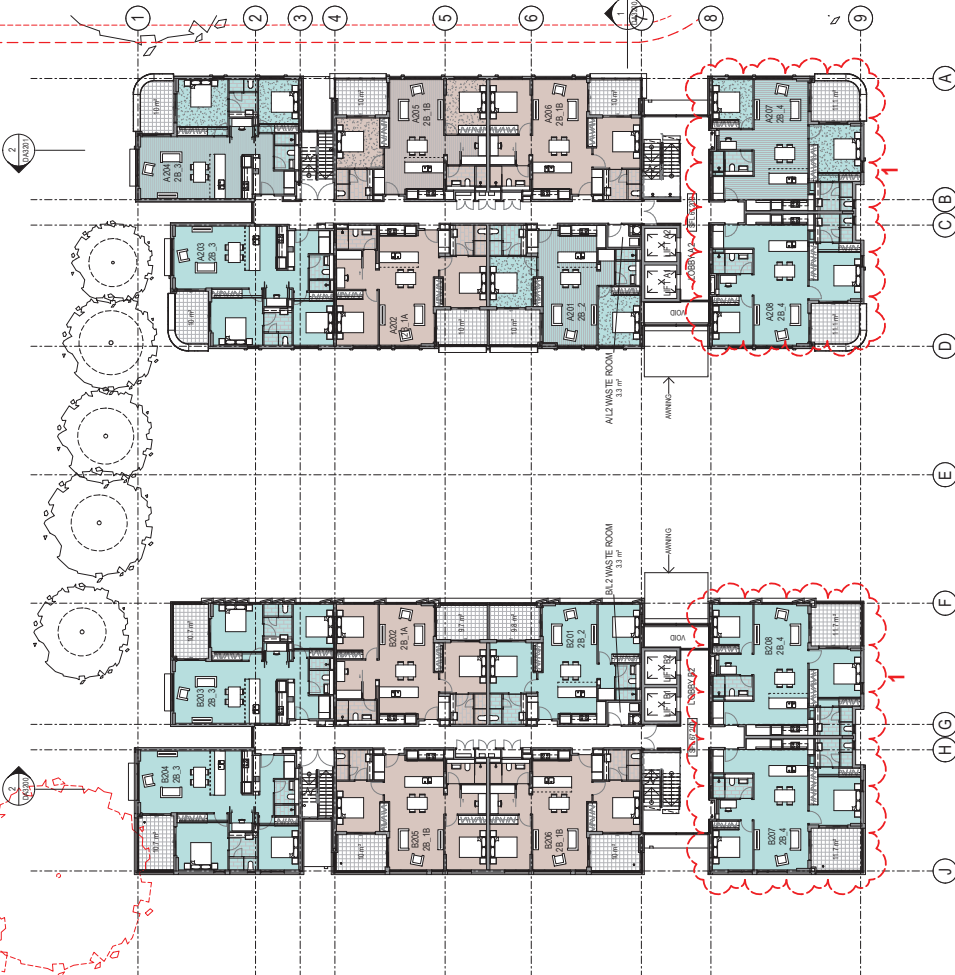
Revision Date A 24/02/2021 B 11/02/21 C 11/02/21 D 13/07/21 E 18/05/2021	Description 1. ISSUE FOR CONSULTANTS COORDINATION 2. ADDITION OF STAIRS 3. REVISIONS TO DRAWING 4. REVISIONS TO DRAWING 5. REVISIONS TO DRAWING 6. REVISIONS TO DRAWING	Checked VB VB VB VB VB	Agreed JM JM JM JM JM	Client PAYNTER DIXON CONCRETE SINCE 1974 Paynter Dixon CONCRETE SINCE 1974 www.paynter-dixon.com.au	Architect AJ+C ARCHITECTS 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA Ph: +61 2 9551 5222 Fx: +61 2 9311 5200 AJ+C@AJC.COM.AU 02 9551 782 228	Project BLACKTOWN WORKERS SENIORS STAGE 1 - BASEMENT PLAN 171 NE SVENOR ROAD ARNFIELD PARK, NSW	Scale 1 : 200 @A1 DA2000 D	Drawing Status NOT FOR CONSTRUCTION	Page No. 17/022	10m
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- DA MODIFICATIONS, STAGE 1 LEVEL 1
1. BUILDING RECESS REMOVED AND SOUTHERN APARTMENTS JOINED FOR EASE OF CONSTRUCTION
 2. EXHAUST RISERS RELOCATED AS REQUIRED FOR BASEMENT RE-PLANNING
 3. PORTE COCHERE MOVED CLOSER TO THE BUILDING
 4. COMMUNITY CENTRE REPLANNED TO SUIT OCCUPANT REQUIREMENTS
 5. REDUCTION OF DECORATIVE ANGLED GLASS WALLS TO BUILDING
 6. SWIMMING POOL BRIDGING AREA REDESIGNED TO COMPLY WITH REGULATIONS
 7. LIFT AND STAIRS FLIPPED TO RELOCATE BUILDING ENTRY AWAY FROM ROAD
 8. VISITOR PARKING BAYS SHOWN



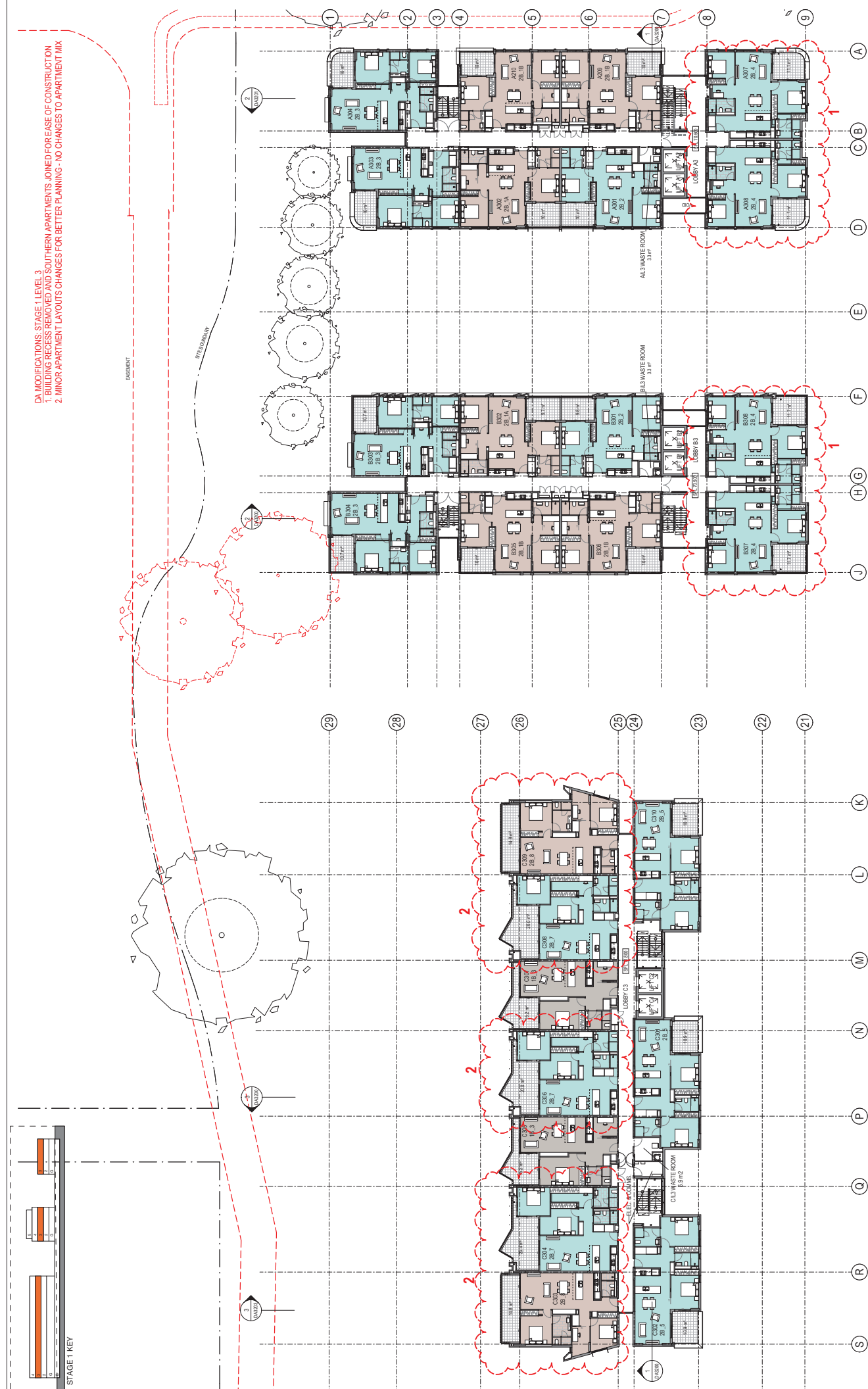
Project	BLACKTOWN WORKERS SENIORS 170 RESERVOIR ROAD ANNIELL PARK, NSW	Scale	1:200 @A1	Drawing No.	DA2100 D																									
Architect	AJ+C 78 Maple Street, Chesham NSW 2869 AUSTRALIA PH +61 2 8311 8221 x +61 2 8311 5200 ABN 53 003 762 250	Drawing Title	STAGE 1 - LEVEL 1 (GROUND) PLAN																											
Client	PAYNTER DIXON CREATING SINCE 1914 www.paynterdixon.com.au	Drawing Scale	NOT FOR CONSTRUCTION																											
Key																														
Revisions	<table><thead><tr><th>Revision</th><th>Date</th><th>Description</th><th>Checked</th><th>Approved</th></tr></thead><tbody><tr><td>A</td><td>24/03/2021</td><td>ISSUE FOR CONSULTANTS COORDINATION</td><td>VB</td><td>AW</td></tr><tr><td>B</td><td>11/02/21</td><td>REVISOR: CA. BARRETT</td><td>VB</td><td>AW</td></tr><tr><td>C</td><td>11/02/21</td><td>REVISOR: CA. BARRETT</td><td>VB</td><td>AW</td></tr><tr><td>D</td><td>11/02/21</td><td>REVISOR: CA. BARRETT</td><td>VB</td><td>AW</td></tr></tbody></table>					Revision	Date	Description	Checked	Approved	A	24/03/2021	ISSUE FOR CONSULTANTS COORDINATION	VB	AW	B	11/02/21	REVISOR: CA. BARRETT	VB	AW	C	11/02/21	REVISOR: CA. BARRETT	VB	AW	D	11/02/21	REVISOR: CA. BARRETT	VB	AW
Revision	Date	Description	Checked	Approved																										
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C	11/02/21	REVISOR: CA. BARRETT	VB	AW																										
D	11/02/21	REVISOR: CA. BARRETT	VB	AW																										

5. GARBAGE ROOM RELOCATED

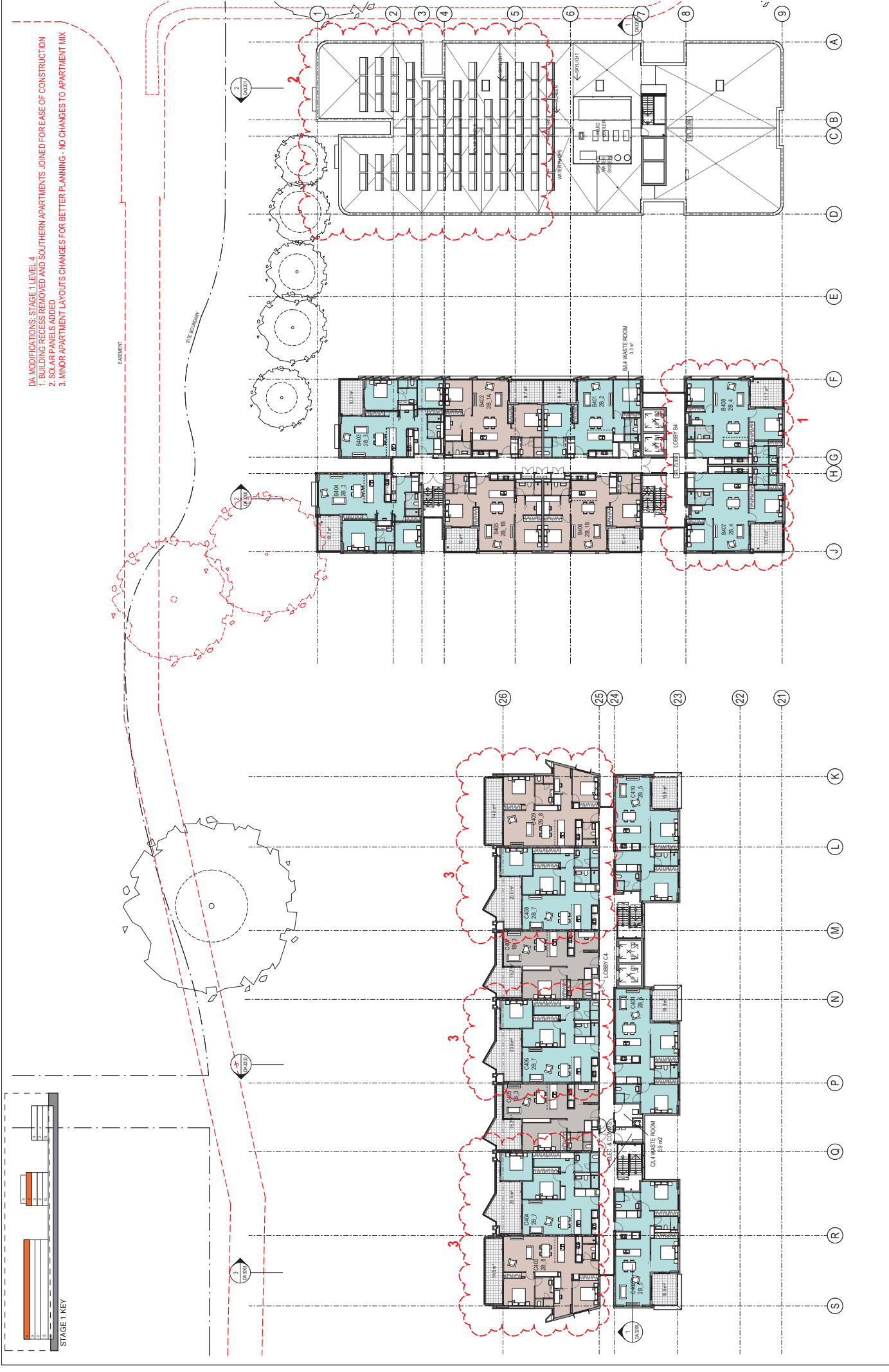


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C	08/05/2017	FOR SUBMISSION															

1. BUILDING RECESS REMOVED AND SOUTHERN APARTMENTS JOINED FOR EASE OF CONSTRUCTION
2. MINOR APARTMENT LAYOUTS CHANGES FOR BETTER PLANNING - NO CHANGES TO APARTMENT MIX



Revisions No. 1 Date 11/10/21 By HEDGECOCK Checked HEDGECOCK Drawn HEDGECOCK		Client PAYNTER DIXON CREATING SPACE WITH www.paynterdixon.com.au		Architect AJ+C ARCHITECTS 79 MYRNE STREET CHIPPENDALE NSW 2006 AUSTRALIA PH (02) 9511 8557 AIN 533 867 250		Project BLACKTOWN WORKERS SENIORS 170 RESERVOIR ROAD ARNDRELL PARK NSW Png No. 17002		Drawing Title STAGE 1 - LEVEL 3 PLAN Drawing Scale NOT FOR CONSTRUCTION		Scale 1 : 200 @ A1 Drawing No. DA2102 C		Issue 0 2 4 8 16 m	
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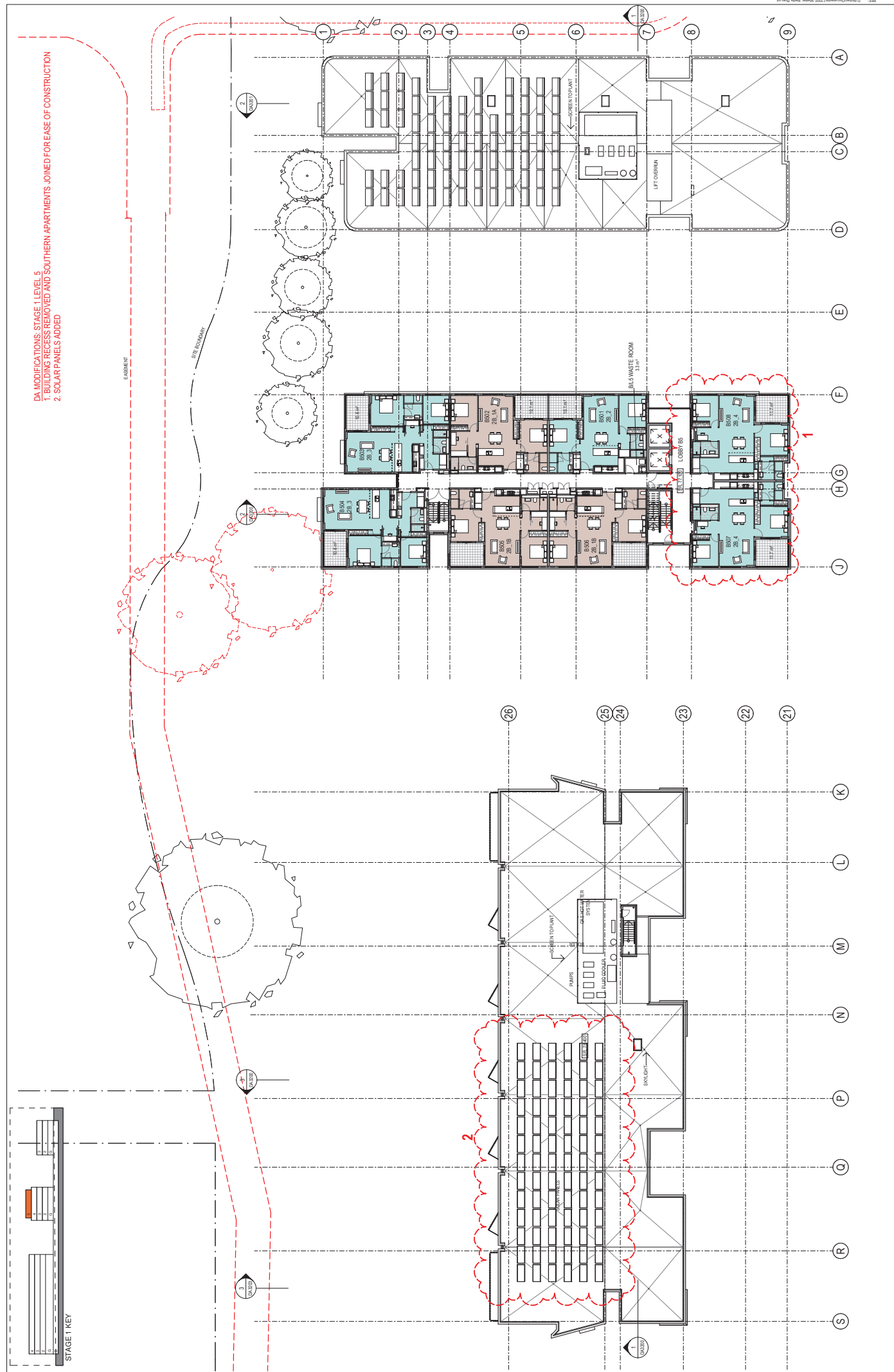


- DA MODIFICATIONS: STAGE 1 LEVEL 4
1. BUILDING RECESS REMOVED AND SOUTHERN APARTMENTS JOINED FOR EASE OF CONSTRUCTION
 2. SOLAR PANELS ADDED
 3. MINOR APARTMENT LAYOUTS CHANGES FOR BETTER PLANNING - NO CHANGES TO APARTMENT MIX

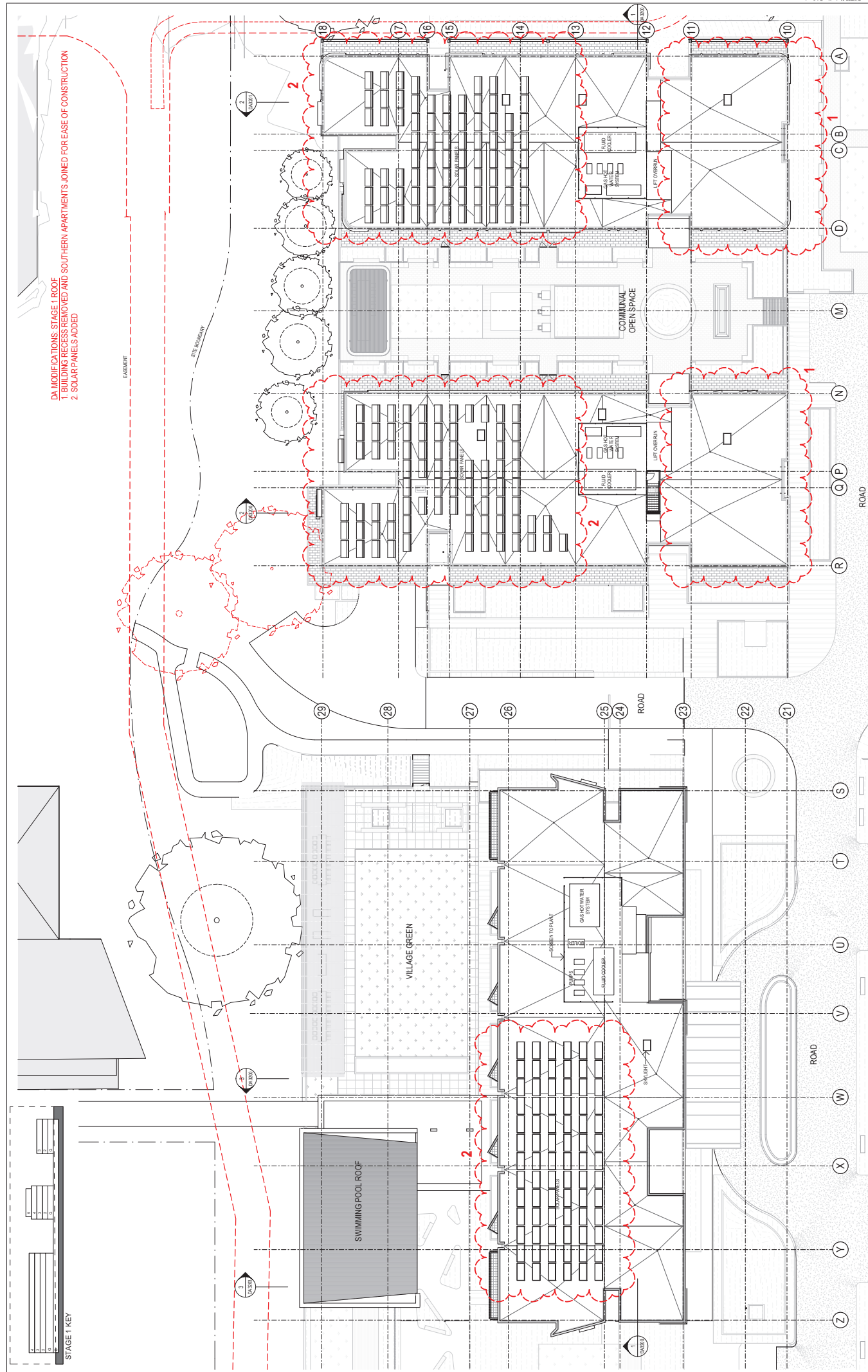
Project	BLACKTOWN WORKERS SENIORS 170 RESERVOIR ROAD ARNcliffe PARK, NSW	Architect	AJ+C 78 Maple Street, Chippendale NSW 1505 AUSTRALIA ph +61 2 8311 8221 fx +61 2 8311 6500 ABN 53 003 782 250	Client	PAYNTER DIXON CREATING SINCE 1914 www.paynter-dixon.com.au	Key	1 N	Check	Approved	Version	Date	Description
Drawing Title	STAGE 1 - LEVEL 4 PLAN	Scale	1 : 200 @A1	DA2103 C				VB	VB	A	17/03/20	ISSUE FOR DA AMENDMENT
Drawing Status	NOT FOR CONSTRUCTION							VB	VB	C	15/07/21	REVISOR DA ISSUE

DA2103 C
17/03/20 15/07/21
15/07/21 15/07/21

2. SOLAR PANELS ADDED



Revisions Date Description A 11/12/21 REVISIONS B 11/02/21 REVISIONS C 15/02/21 REVISIONS		Drawn: Approved: VB VB JW JW		I Key 		Client 		Architect  79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 8311 8222 f +61 2 8311 8200 a/j+c@aj+c.com.au		Project BLACKTOWN WORKERS SENIORS 1-15 WINGBURY ROAD ARDELL PARK, NSW		Drawing Title STAGE 1 - LEVEL 5 PLAN		Scale 1 : 200 @ A1		Drawing No. Issue DA2104 C	
										Drawing Scale NOT FOR CONSTRUCTION		0 2 4 8 16 m					



Revisions	Date No. 11/07/07 B	Description DESIGN BY SUBMISSION REVISION BY SUBMISSION	Checked By JW	Approved By JW	Key	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
						PAYNTER DIXON CONSULTANTS PTY LTD www.paynter-dixon.com.au	AJC ARCHITECTS 79 Murtle Street Chippendale NSW 2008 AUSTRALIA PH: 61 6 9371 6250 FAX: 61 6 9371 6250 AEN 53 003 782 250	BLAKETOWN WORKERS SENIORS 170 RESERVOIR ROAD ARNDILL PARK, NSW	STAGE 1 - ROOF PLAN	1 : 200 @ A1	DA2105 B	
										NOT FOR CONSTRUCTION		

- [illegible]

RESIDENT CAR SPACE (3.2m wide)	69
RESIDENT CAR SPACE (2.5m wide)	21
STAFF CAR SPACE (2.5m wide)	0
ACCESSIBLE CAR SPACE (3.8m wide)	5
STAGE 2 CARPARKING	95
MOTORBIKE PARKING	2
BICYCLE PARKING (locks)	5
MOBILITY SCOOTER BAY (diagonal)	2





description
ISSUE FOR DA SUBMISSION
REVISED DA SUBMISSION
REVISED DA ISSUE

(

Client

10011

AIC+

Project: BLACKTOWN WORKERS SENIORS
Drawing Title: STAGE 2 - LEVEL 2 PLAN

DA2202 C



Revisions			Checked	Approved
No.	Date	Description	VB	JW
1	17/12/20	ISSUE FOR QA SUBMISSION		
2	11/05/21	REVISED QA SUBMISSION		
3	13/07/21	REVISED QA ISSUE	VB	JW

--	--

Client

PAYNTER DIXON
CREATING SINCE 1914

**Workers**
A Division of The McGraw-Hill Companies
www.workersdix.com.au

Architect

AJ+C
ALLEN JOHNSON

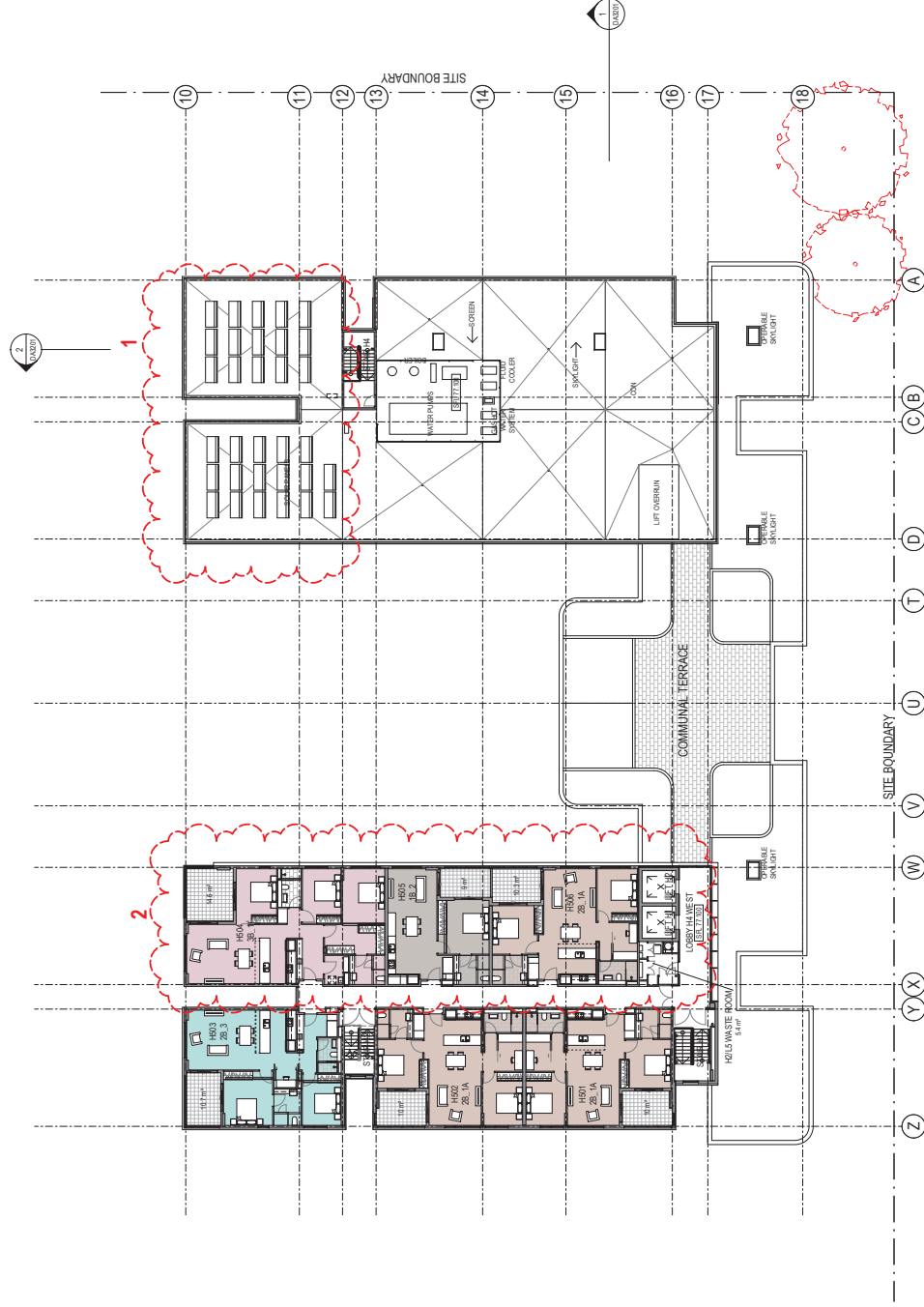
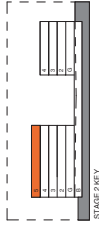
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200

Project
BLACKTOWN WORKERS SENIORS
170 RESERVOIR ROAD
ARNDELL PARK, NSW

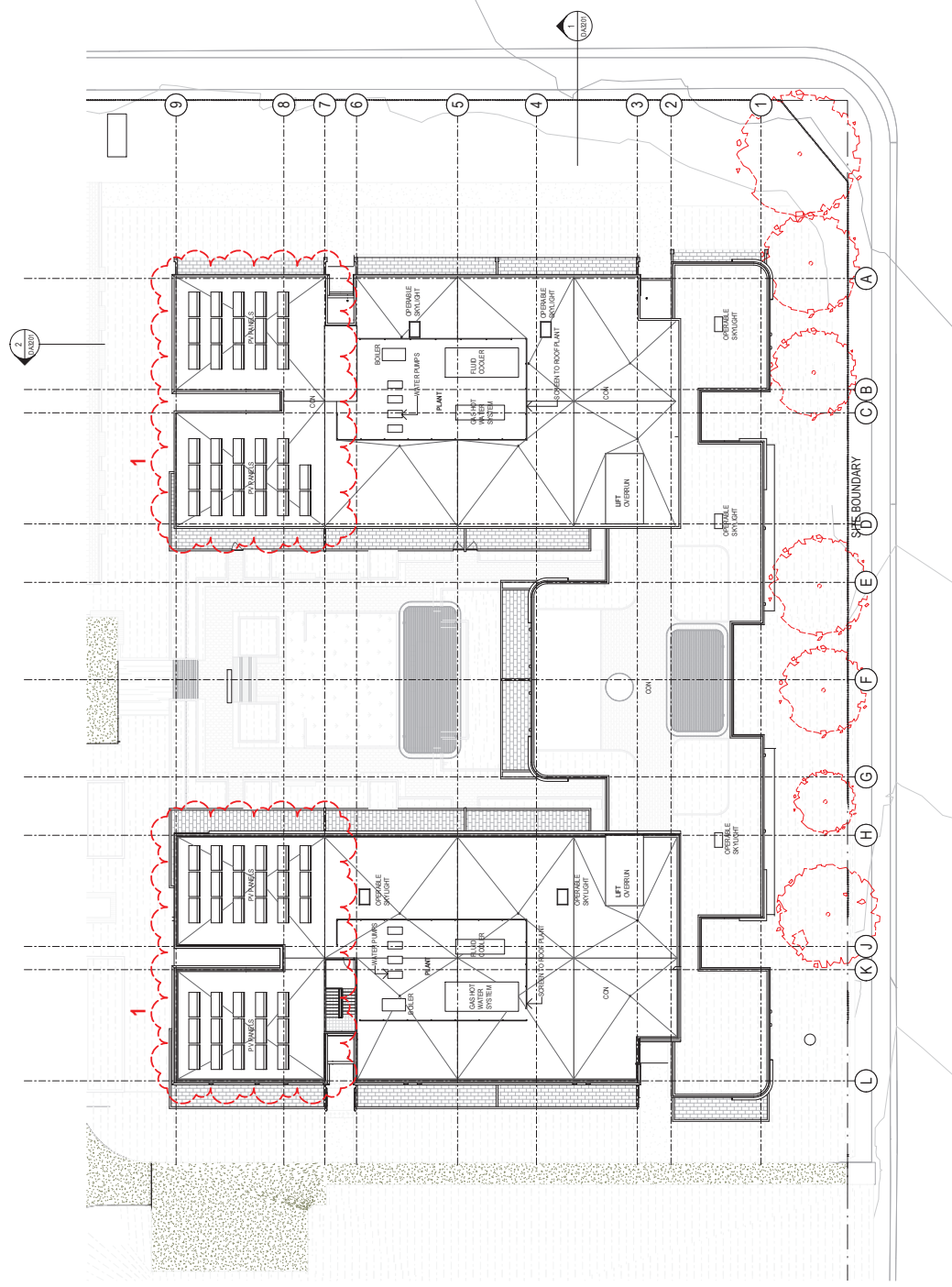
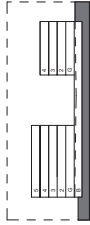
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Drawing Status	

Scale Drawing No. Issue
1 : 200 @A1 DA2204 C 16 m

1. SOLAR PANELS ADDED
2. APARTMENTS RELOCATED - NO CHANGE TO APARTMENT MIX OR FLOOR AREA



Revisions No. Date a 11/02/12 b 11/02/12 c 15/07/17	Description REVISION TO DIMENSIONS REVISION TO DIMENSIONS REVISION TO DIMENSIONS	Checked REVISIONED VIB VIB VIB	Approved VIB VIB VIB		Key	Clients PAYNTER DIXON CONSULTANTS PTY LTD www.paynter-dixon.com.au	Archited AJ+C ALLIANCE ARCHITECTURE 79 Myrtle Street Chippendale NSW 2009 AUSTRALIA PH: 02 9550 1167 FAX: 02 9511 6200 AIN 53 003 782 250	Project BLACKTOWN WORKERS SENIORS 105 HENRIK ROAD ARDELL PARK, NSW	Drawing Title STAGE 2 - LEVEL 5 PLAN	Scale 1 : 200 @A1	Drawing No. DA2205 C	Issue 16/10
									Drawing Status NOT FOR CONSTRUCTION			

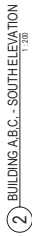


	Revisions Date Description Drawn By / Revision A 11.02.21 REVISED SUBMISSION B 11.02.21 REVISED SUBMISSION	Created / Approved V8 JM	Key	Client PAYINTER DIXON CONSULTANTS PTY LTD www.payinterdixon.com.au	Architect AJ+C AULIN JAC & CO PTY LTD 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA PH: 61 61 61 61 61 61 X - 491 2 83111 6505 ABN 53 603 182 250	Project BLACKTOWN WORKERS SENIORS 15 BELDEN GORE ROAD ARDELL PARK, NSW Drawing Title STAGE 2 - ROOF PLAN Drawing Status NOT FOR CONSTRUCTION Proj. No. 17002	Scale 1 : 200 @A1	Drawing No. DA2206 B	Issue
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1. SWIMMING POOL BUILDING FACADE AMENDED DUE TO INCREASE IN FLOOR AREA
2. VENTILATION GRILLES TO SERVICE ROOMS RELOCATED AS A RESULT IN REPLANNING TO BASEMENT
3. BUILDING RECESS REMOVED AND SOUTHERN APARTMENTS JOINED FOR EASE OF CONSTRUCTION
4. GRAPHIC WALL CHANGED TO BRICK/WORK

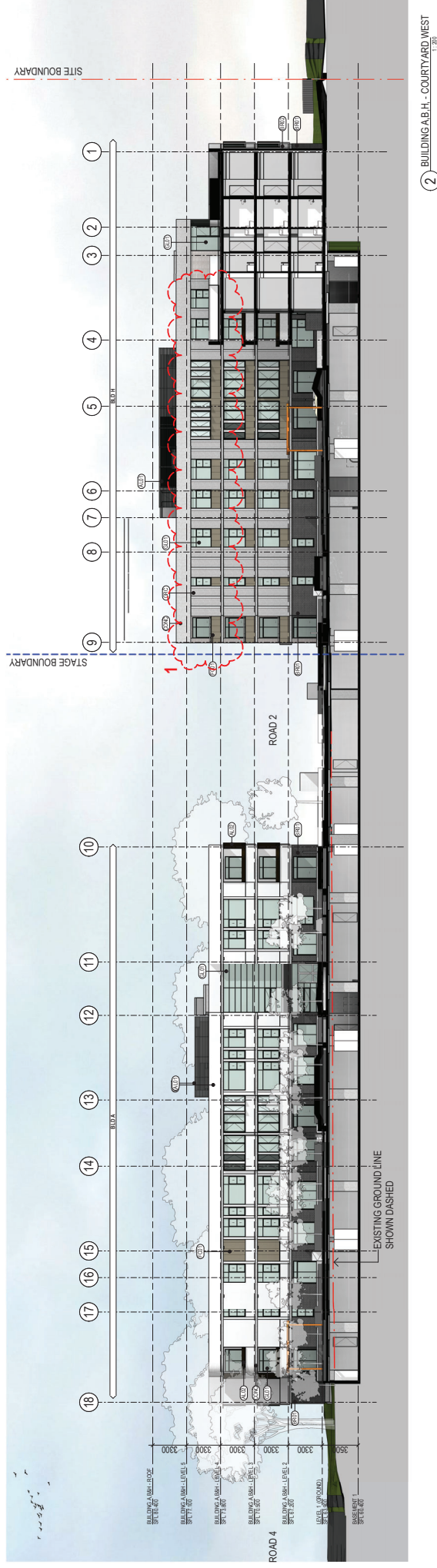


(A) (B) (C)

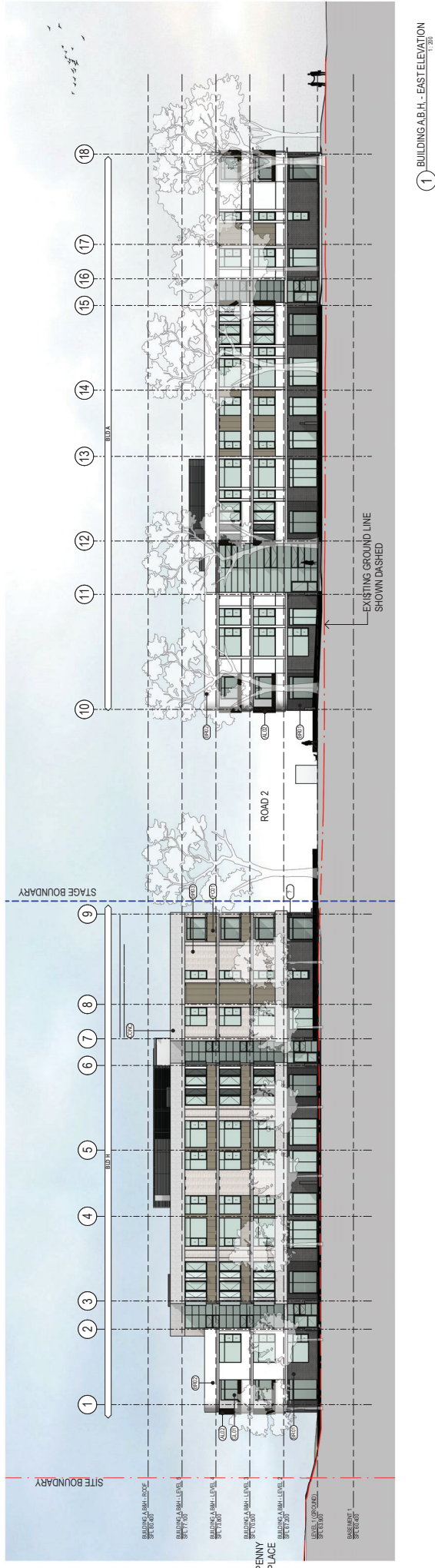


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DA MODIFICATIONS: STAGE 2 LEVEL 4
1. WINDOWS AMENDED AS A RESULT OF APARTMENT'S BEING RELOCATED - NO CHANGE TO APARTMENT MIX OR FLOOR AREA



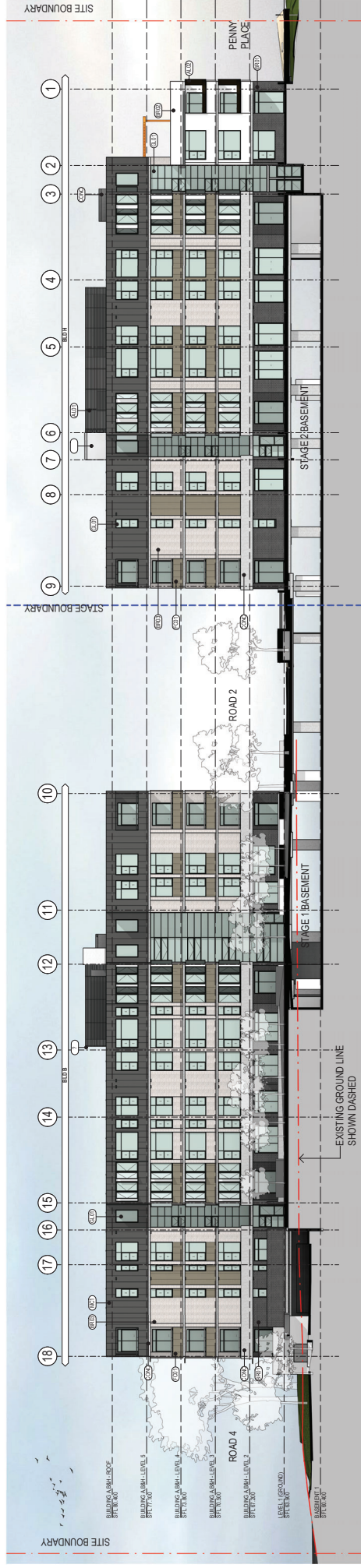
2 BUILDING A,B,H, - COURTYARD WEST
1/200



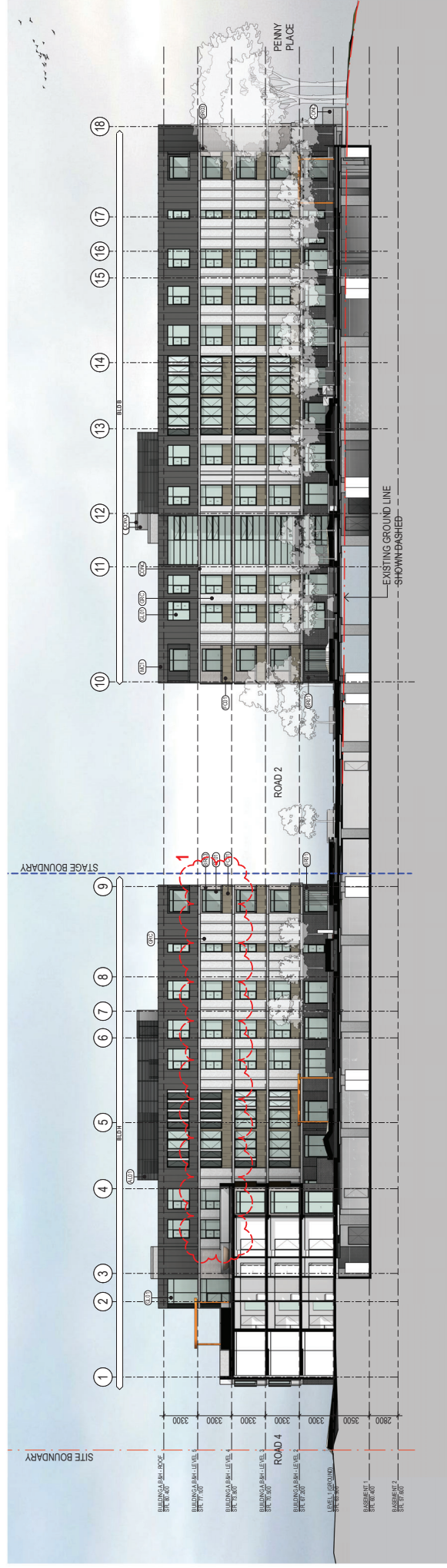
1 BUILDING A,B,H, - EAST ELEVATION
1 - 2010

Drawings 1: 200 @ A1 DA3101 B		Drawing No. 1: 200 @ A1 DA3101 B		Scale 1: 200 @ A1 DA3101 B		Issue 1: 200 @ A1 DA3101 B	
Drawing Title BUILDINGS A,B,H EAST & WEST ELEVATIONS		Project BLACKTOWN WORKERS SENIORS 171 HERSHVOIR ROAD ANNELL PARK, NSW		Architect AJ+C A/J+N ARCHITECTS 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA C/O 171 HERSHVOIR ROAD ANNELL PARK NSW 2151 A/N 03 938 782 250		Drawing Status NOT FOR CONSTRUCTION	
Client PAYANTER DIXON CHAIRMAN SENIOR UNIT www.payanterdixon.com.au		Key 1: 200 @ A1 DA3101 B		Date 11.02.21 11.02.21		Approved 11.02.21 11.02.21	
Drawings 1: 200 @ A1 DA3101 B		Drawing No. 1: 200 @ A1 DA3101 B		Scale 1: 200 @ A1 DA3101 B		Issue 1: 200 @ A1 DA3101 B	

DA MODIFICATIONS: STAGE 2 LEVEL 4
1. WINDOWS AMENDED AS A RESULT OF APARTMENT'S BEING RELOCATED -
NO CHANGE TO APARTMENT MIX OR FLOOR AREA



2 BUILDING B + H - WEST ELEVATION
1:200



1 BUILDING A,B,H, - COURTYARD EAST
1:200

Revisions <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>11.02.21</td><td>NEW DESIGN SUBMISSION</td></tr><tr><td>2</td><td>11.02.21</td><td>REVISED SUBMISSION</td></tr></table>	No.	Date	Description	1	11.02.21	NEW DESIGN SUBMISSION	2	11.02.21	REVISED SUBMISSION	Client PAYNTER DIXON CONSULTANTS PTY LTD	Architect AJ+C ARCHITECTS 79 Marple Street Chippendale NSW 2008 AUSTRALIA Tel: 02 9551 8500 Fax: 02 9551 8505 www.ajc.com.au	Project BLACKTOWN WORKERS SENIORS 15 BELLEVUE ROAD ARNFIELD PARK, NSW	Drawing Title BUILDINGS A.B.H. COURTYARD ELEVATIONS	Scale 1: 200 @A1	Drawing No. DA3102 B	Issue 1
	No.	Date	Description													
1	11.02.21	NEW DESIGN SUBMISSION														
2	11.02.21	REVISED SUBMISSION														

							Drawing Status NOT FOR CONSTRUCTION
							0 2 4 8 16m

1. FEATURE ANGLED BRICK BLADE WALLS MODIFIED AND WINDOW REMOVED

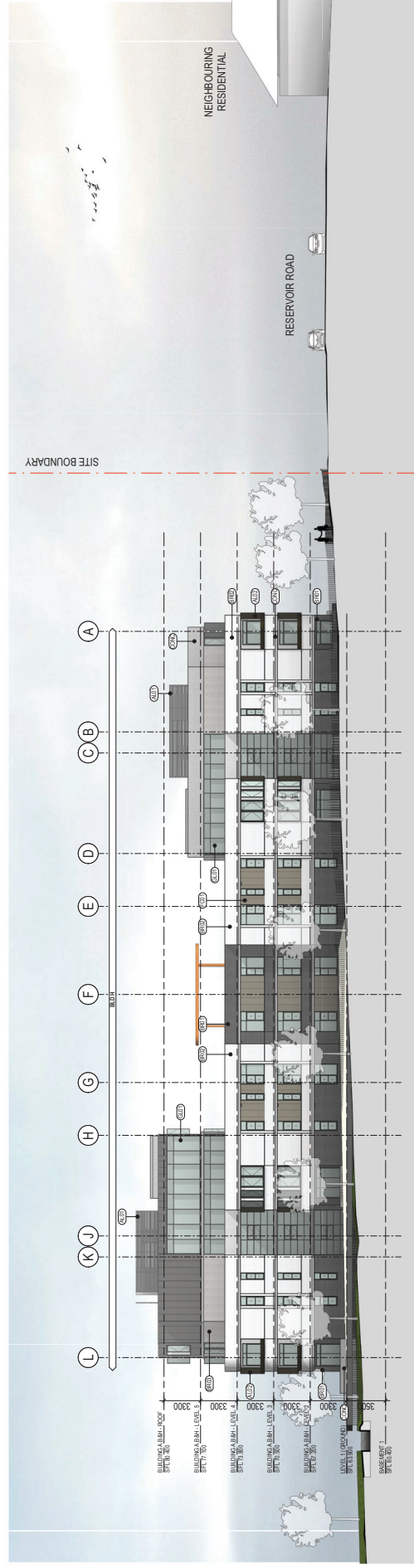
2. SWIMMING POOL BUILDING FACADE AMENDED DUE TO INCREASE IN FLOOR AREA



	Revision No. Description Date By Appr'd By	Key	Client  PAYNTER DIXON CREATING SPACE SINCE 1914 AJ+C ARCHITECTS ALAN JACKSON & CATHY TIERNEY 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA Ph +61 2 9331 5500 ASIN 53 003 782 250	Project BLACKTOWN WORKERS SENIORS Housing for the Elderly ANDRELL PARK, NSW Proj No. 17022	Drawing Title BUILDING C EAST & WEST ELEVATION Drawing Sheet NOT FOR CONSTRUCTION	Scale 1 : 200 @A1 0 2 4 6 m	Drawing No. DA3103 B Issue	19 m
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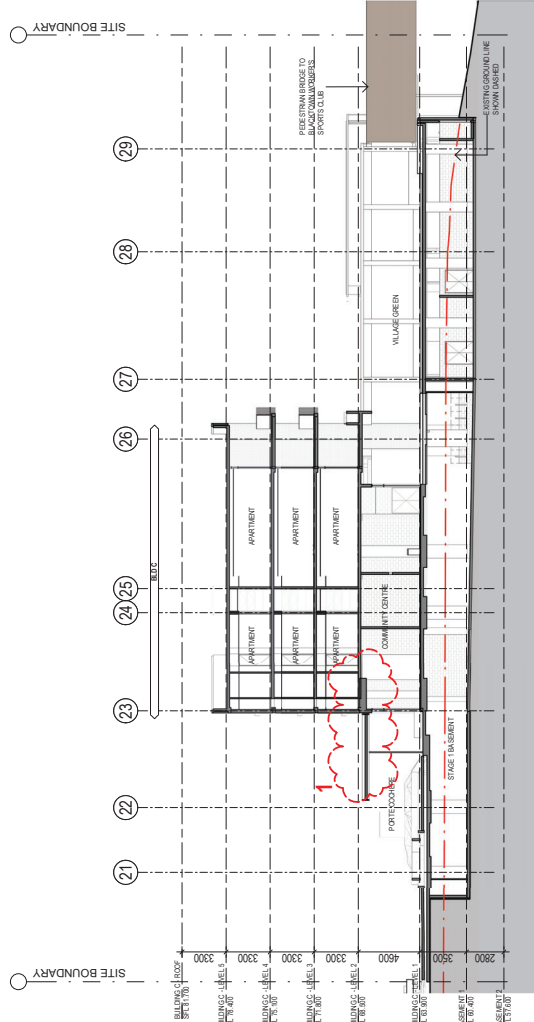


2 BUILDING NORTH ELEVATION 1:200

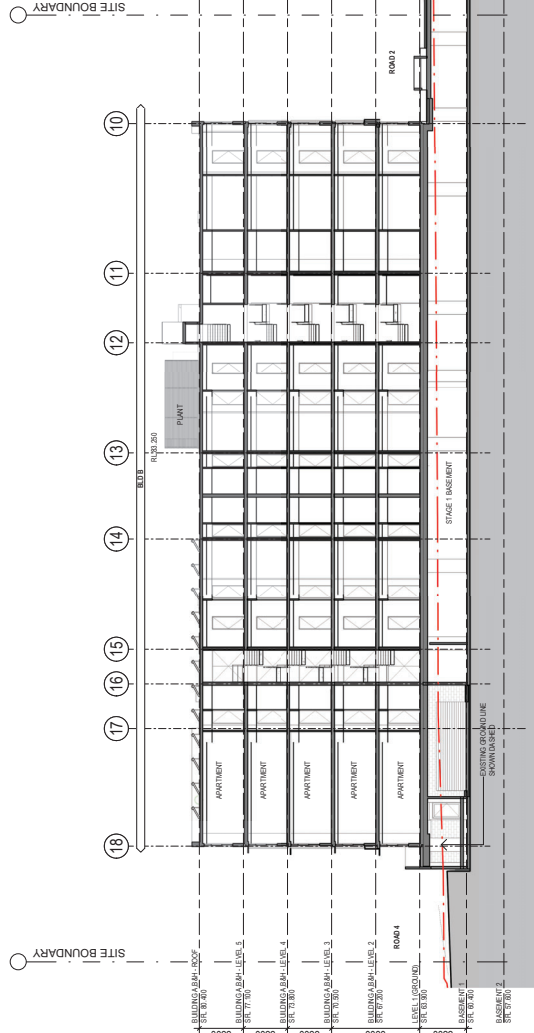


1 BUILDING SOUTH ELEVATION
1:200

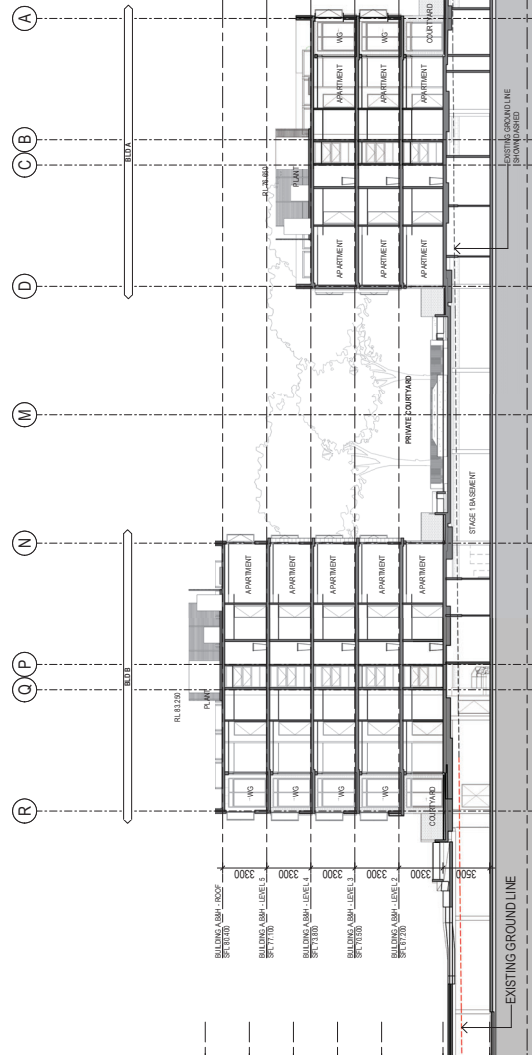
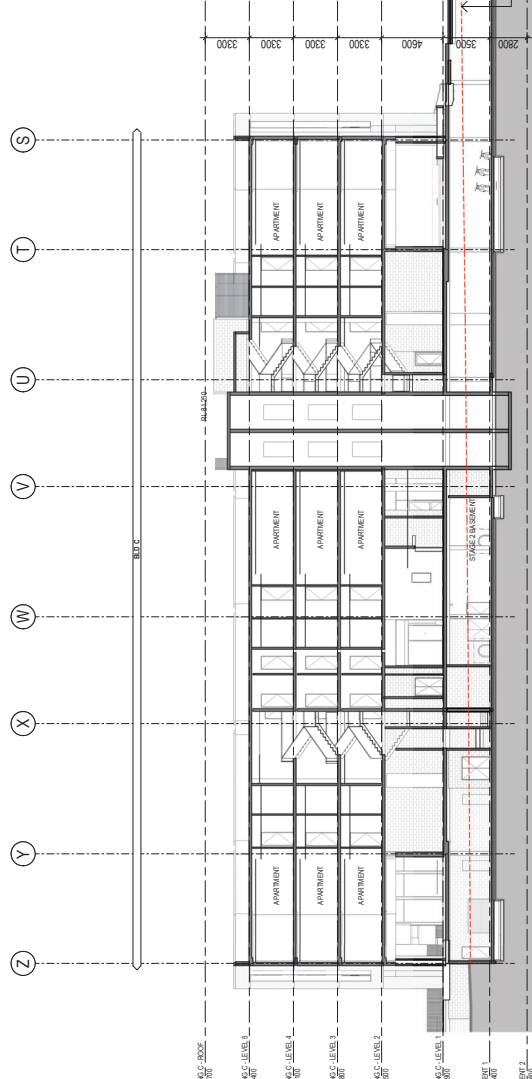
Revisions	Date	Drawn	Approved	Key	Client	Architect	Project	Drawing Title	Scale	Issue
No. 1 Description REVISION DATE	Date 11.08.21	Drawn J.M.	Approved V.S. Date Jan		PAYNTER DIXON CREATING SINCE 1974	AJ+C ARCHITECTS 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA PH: 61 61 9311 6650 ASB: 61 300 782 250	BLACKTOWN WORKERS SENIORS 145 BEECHROSE ROAD ANNIELL PARK NSW	BUILDING H NORTH & SOUTH	1 : 200 @A1	DA3104 B
								Drawing Status NOT FOR CONSTRUCTION	0 2 4 8	10m



SECTION 3



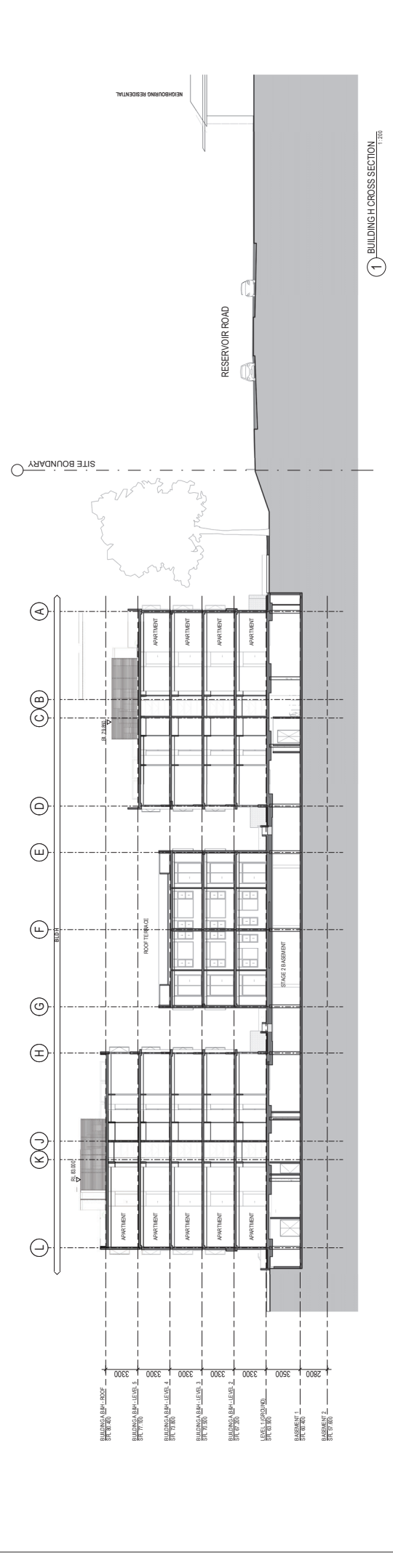
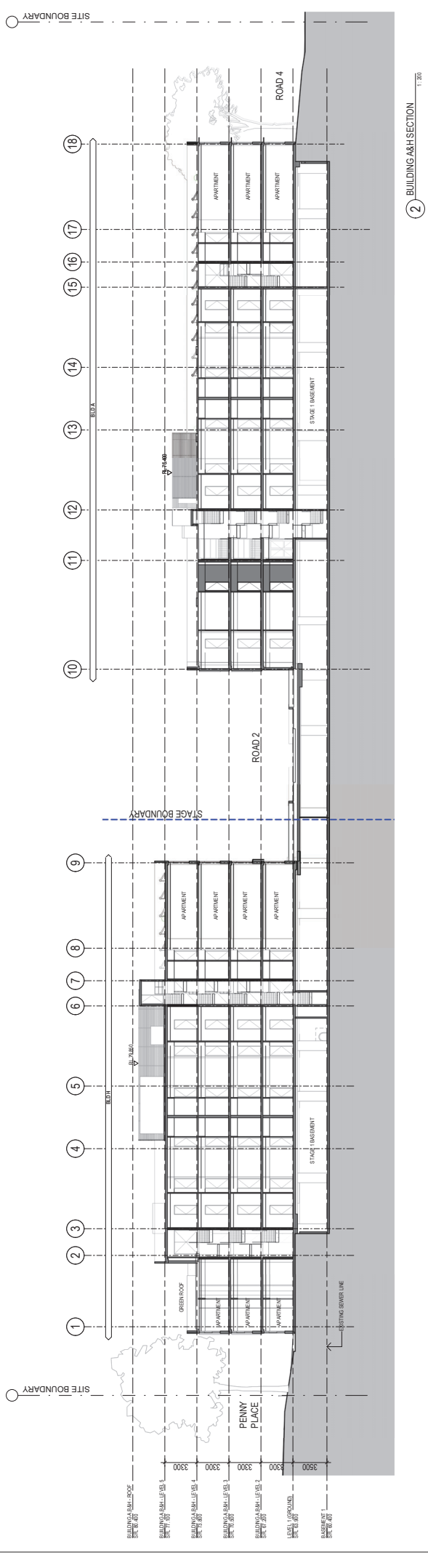
2 DA - STAGE 1 - BLDB SECTION 2
1:200



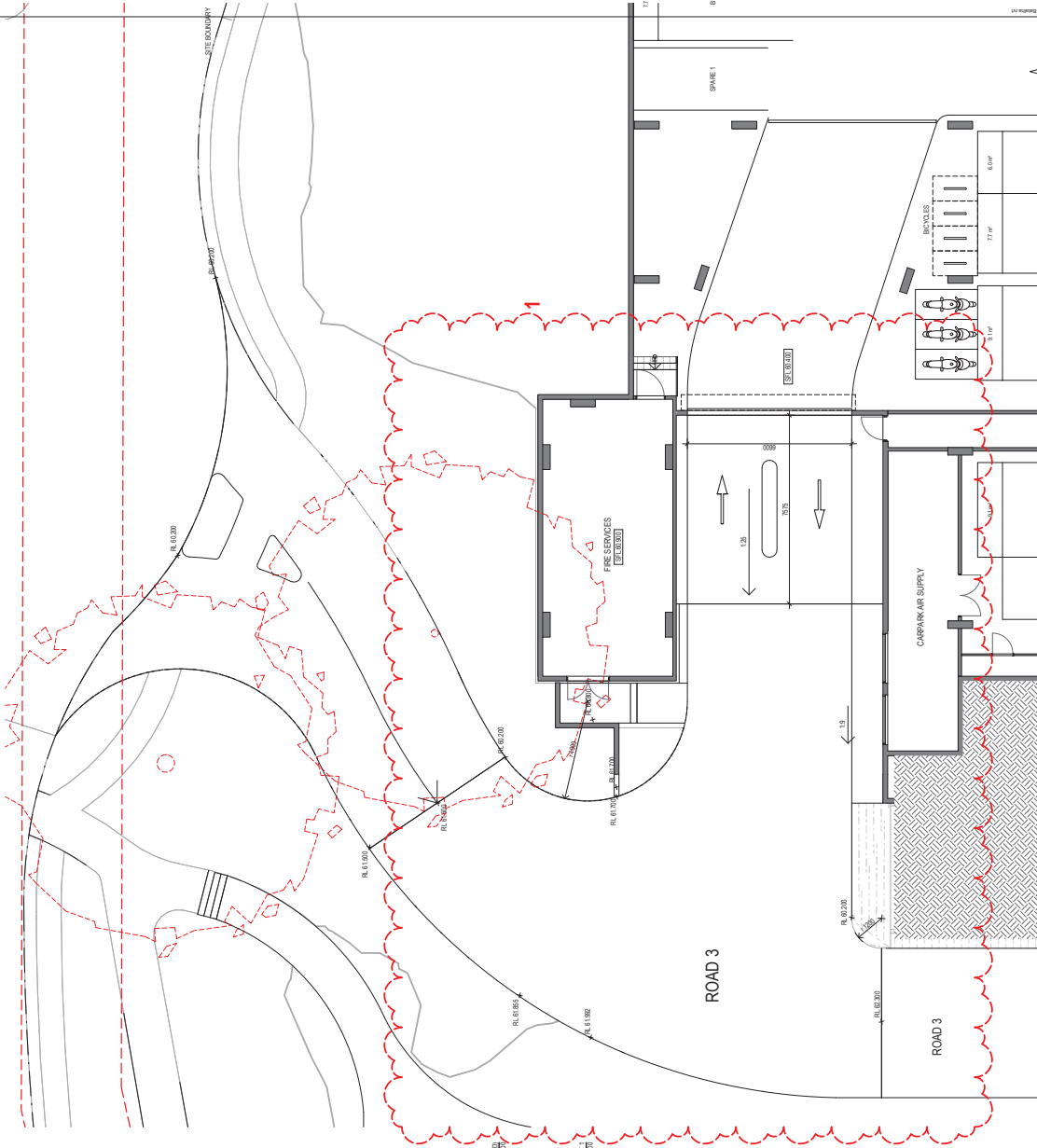
SECTION 1

Revisions No. Date 1 11.02.21 2 11.02.21 3 11.02.21 4 11.02.21 5 11.02.21 6 11.02.21 7 11.02.21 8 11.02.21 9 11.02.21 10 11.02.21 11 11.02.21 12 11.02.21 13 11.02.21 14 11.02.21 15 11.02.21 16 11.02.21 17 11.02.21 18 11.02.21 19 11.02.21 20 11.02.21 21 11.02.21 22 11.02.21 23 11.02.21 24 11.02.21 25 11.02.21 26 11.02.21 27 11.02.21 28 11.02.21 29 11.02.21 30 11.02.21 31 11.02.21 32 11.02.21 33 11.02.21 34 11.02.21 35 11.02.21 36 11.02.21 37 11.02.21 38 11.02.21 39 11.02.21 40 11.02.21 41 11.02.21 42 11.02.21 43 11.02.21 44 11.02.21 45 11.02.21 46 11.02.21 47 11.02.21 48 11.02.21 49 11.02.21 50 11.02.21 51 11.02.21 52 11.02.21 53 11.02.21 54 11.02.21 55 11.02.21 56 11.02.21 57 11.02.21 58 11.02.21 59 11.02.21 60 11.02.21 61 11.02.21 62 11.02.21 63 11.02.21 64 11.02.21 65 11.02.21 66 11.02.21 67 11.02.21 68 11.02.21 69 11.02.21 70 11.02.21 71 11.02.21 72 11.02.21 73 11.02.21 74 11.02.21 75 11.02.21 76 11.02.21 77 11.02.21 78 11.02.21 79 11.02.21 80 11.02.21 81 11.02.21 82 11.02.21 83 11.02.21 84 11.02.21 85 11.02.21 86 11.02.21 87 11.02.21 88 11.02.21 89 11.02.21 90 11.02.21 91 11.02.21 92 11.02.21 93 11.02.21 94 11.02.21 95 11.02.21 96 11.02.21 97 11.02.21 98 11.02.21 99 11.02.21 100 11.02.21 101 11.02.21 102 11.02.21 103 11.02.21 104 11.02.21 105 11.02.21 106 11.02.21 107 11.02.21 108 11.02.21 109 11.02.21 110 11.02.21 111 11.02.21 112 11.02.21 113 11.02.21 114 11.02.21 115 11.02.21 116 11.02.21 117 11.02.21 118 11.02.21 119 11.02.21 120 11.02.21 121 11.02.21 122 11.02.21 123 11.02.21 124 11.02.21 125 11.02.21 126 11.02.21 127 11.02.21 128 11.02.21 129 11.02.21 130 11.02.21 131 11.02.21 132 11.02.21 133 11.02.21 134 11.02.21 135 11.02.21 136 11.02.21 137 11.02.21 138 11.02.21 139 11.02.21 140 11.02.21 141 11.02.21 142 11.02.21 143 11.02.21 144 11.02.21 145 11.02.21 146 11.02.21 147 11.02.21 148 11.02.21 149 11.02.21 150 11.02.21 151 11.02.21 152 11.02.21 153 11.02.21 154 11.02.21 155 11.02.21 156 11.02.21 157 11.02.21 158 11.02.21 159 11.02.21 160 11.02.21 161 11.02.21 162 11.02.21 163 11.02.21 164 11.02.21 165 11.02.21 166 11.02.21 167 11.02.21 168 11.02.21 169 11.02.21 170 11.02.21 171 11.02.21 172 11.02.21 173 11.02.21 174 11.02.21 175 11.02.21 176 11.02.21 177 11.02.21 178 11.02.21 179 11.02.21 180 11.02.21 181 11.02.21 182 11.02.21 183 11.02.21 184 11.02.21 185 11.02.21 186 11.02.21 187 11.02.21 188 11.02.21 189 11.02.21 190 11.02.21 191 11.02.21 192 11.02.21 193 11.02.21 194 11.02.21 195 11.02.21 196 11.02.21 197 11.02.21 198 11.02.21 199 11.02.21 200 11.02.21 201 11.02.21 202 11.02.21 203 11.02.21 204 11.02.21 205 11.02.21 206 11.02.21 207 11.02.21 208 11.02.21 209 11.02.21 210 11.02.21 211 11.02.21 212 11.02.21 213 11.02.21 214 11.02.21 215 11.02.21 216 11.02.21 217 11.02.21 218 11.02.21 219 11.02.21 220 11.02.21
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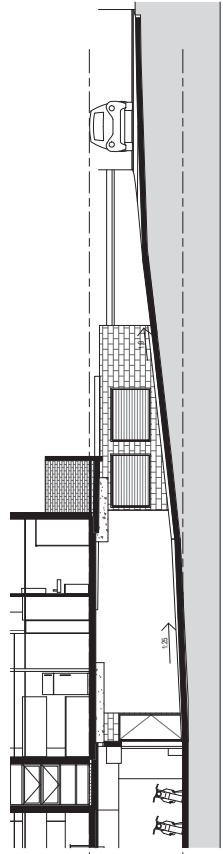
Specifications No. 10 Date 11/02/21 Description REINFORCEMENT REINFORCEMENT	Checked VB Approved JM	Key 	Client PAYNTER DIXON CONSULTING SINCE 1971 www.paynter-dixon.com.au	Architect A+J+C ARCHITECTS 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA PH: 02 9550 1500 FAX: 02 9551 6500 AIN 53 003 182 250	Project BLACKTOWN WORKERS SENIORS 100 ANNEVILLE PARK ANNEVILLE PARK, NSW Drawing No. 1' : 200 @A1 Drawing Title SECTION 2 Drawing Status NOT FOR CONSTRUCTION Project No. 17002	Scale 1' : 200 @A1 Drawing No. DA3201 B Issue
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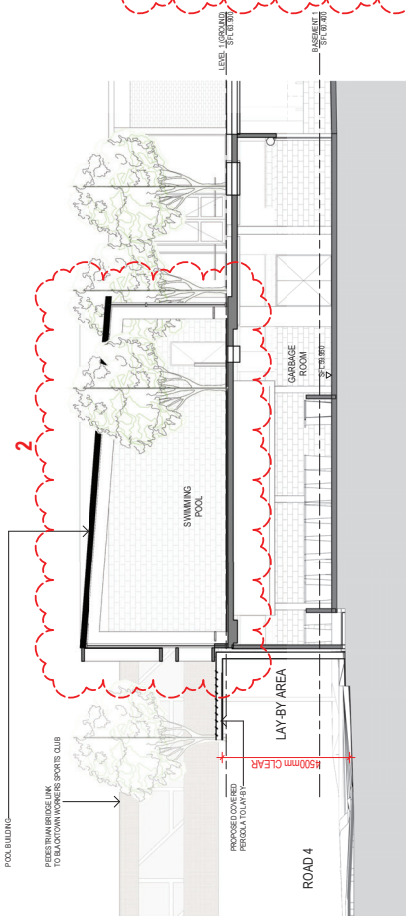
DA MODIFICATIONS: DRIVEWAY
1. DRIVEWAY TURNING CIRCLES INCREASED FOR MANOEUVRABILITY AND CARPARK AIR SUPPLY ROOM
RELOCATED TO ACCOMMODATE LARGER FIRE SERVICES ROOM
2. SWIMMING POOL BUILDING INCREASED TO COMPLY WITH REGULATIONS



② CARPARK ENTRY SECTION
1: 300



③ GARBAGE LAY-BY SECTION
1: 100



Revisions	Drawings	Client	Key	Checked	Approved	Scale	Issue
A 17/03/20 11/03/21	DA3203 - CARPARK ENTRY PLAN 1: 100	BLACKTOWN WORKERS SENIORS 170 RESERVOIR ROAD ANNIELL PARK, NSW	1 N	VB VB	VB VB	1: 100 @A1	DA3203 B
Architect				Project			
A+J+C 78 Maple Street, Chesham NSW 2869 AUSTRALIA PH +61 2 8311 8221 FX +61 2 8311 6200 ABN 53 003 782 250				Drawing Status			
PAYNTER DIXON WORKERS CREATING SINCE 1914 www.paynter-dixon.com.au				NOT FOR CONSTRUCTION			



BLACKTOWN WORKERS CLUB SENIORS LIVING

MASTERPLAN REPORT - LANDSCAPE

170 RESERVOIR ROAD, BLACKTOWN

ISSUE G - 17 DECEMBER 2020

PREPARED FOR

PAYNTER DIXON
CREATING SINCE 1914

PREPARED BY

turt

ACKNOWLEDGMENTS

CLIENT

BLACKTOWN WORKERS CLUB

PAYNTER DIXON



PAYNTER DIXON
CREATING SINCE 1914

CONSULTANTS

ARCHITECT

ALLEN JACK+COTTIER



CIVIL ENGINEER

WARREN SMITH & PARTNERS



CONTENTS

SITE CONTEXT & ANALYSIS

SITE CONTEXT	4
SITE ANALYSIS	5

LANDSCAPE AND PUBLIC DOMAIN MASTERPLAN

KEY SPACES	6
ILLUSTRATIVE MASTER PLAN	7
ILLUSTRATIVE MASTER PLAN - GREEN ROOF	8
COMMUNAL AND PUBLIC OPEN SPACE	9
DEEP SOIL AND PLANTING ON STRUCTURE	11

KEY PLACES

LIVING STREET	12
COMMUNITY COMMON	13
COMMUNITY HEART AND WELLNESS GARDEN	14
COMMUNAL COURTYARDS	15
STREET FRONTAGE	16

PLANTING

TREE MANAGEMENT PLAN	19
PLANTING CHARACTER PLAN	20
PLANTING PALETTE	21
MATERIALS PALETTE	22



SITE CONTEXT & ANALYSIS

LANDSCAPE CONTEXT

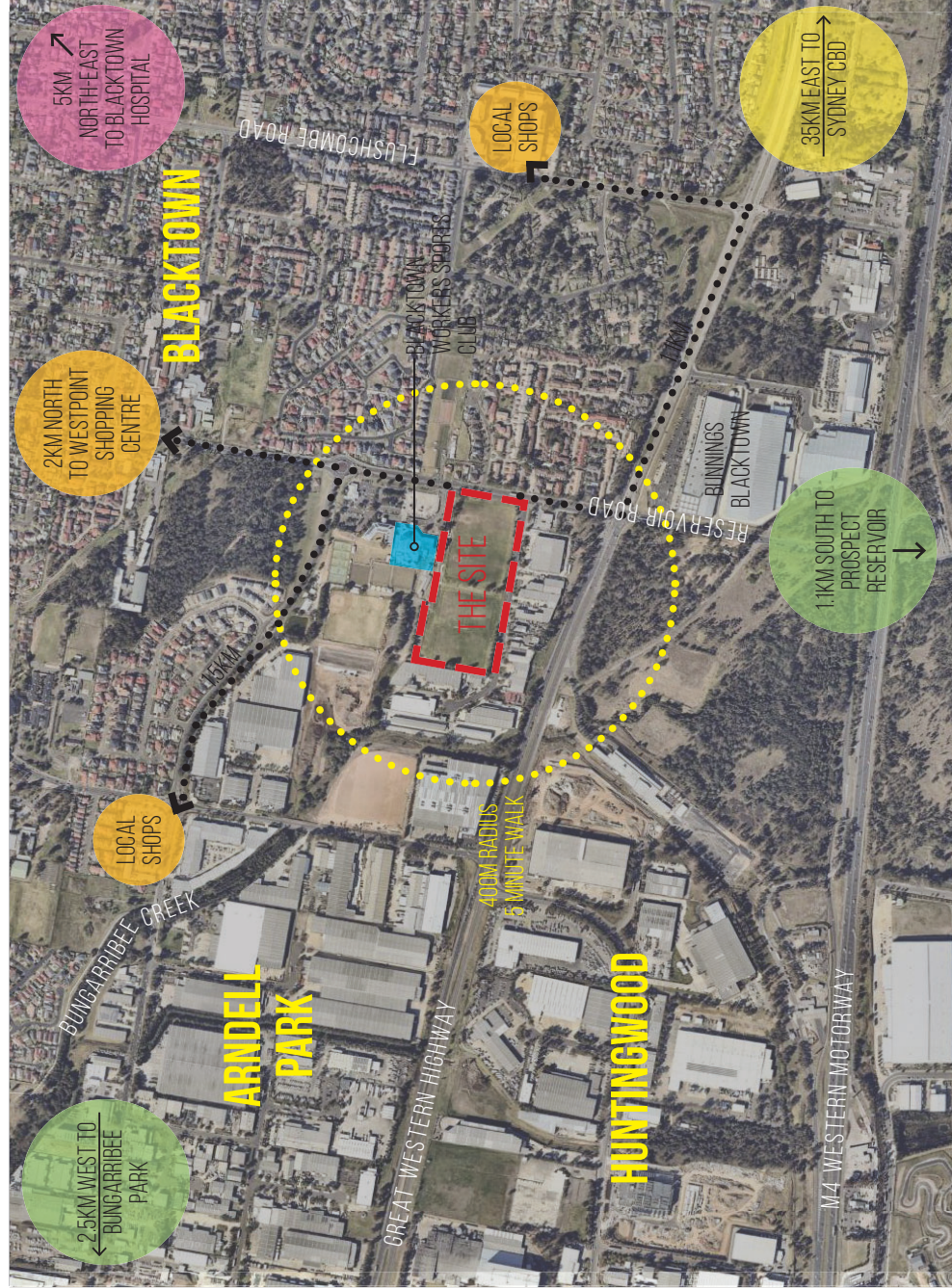
The Blacktown Workers Club site is located at the upper reaches of Bungarribee Creek, approx 2.5km east of Bungarribee Park, part of Western Sydney Parklands.

"Western Sydney Parklands stretches 27 kilometres from Quakers Hill to Leppington, running through the Local Government Areas of Blacktown, Fairfield and Liverpool. The 5,280 hectare area is the largest urban parkland system in Australia, and one of the largest in the world.

The Parklands includes extensive walking and cycling tracks, award-winning playgrounds, world-class sporting and recreation venues, urban farms, a mountain bike trail and fantastic event spaces.

This huge green corridor is part of a long-term vision by the NSW Government for contemporary urban living in Western Sydney." (www.westernsydneyparklands.com.au)

Future public domain works will conceivably complete a direct off-road trail connection between the site and this world-class open space.



THE LOCAL ENVIRONMENT

Local shops are located both east and west of the site, about a 5min bike ride, or a few minutes by car. Whilst the majority of residents in the area are very car-dependent at present, this is expected to change in the future with improvements to active transport networks.

THE IMMEDIATE CONTEXT

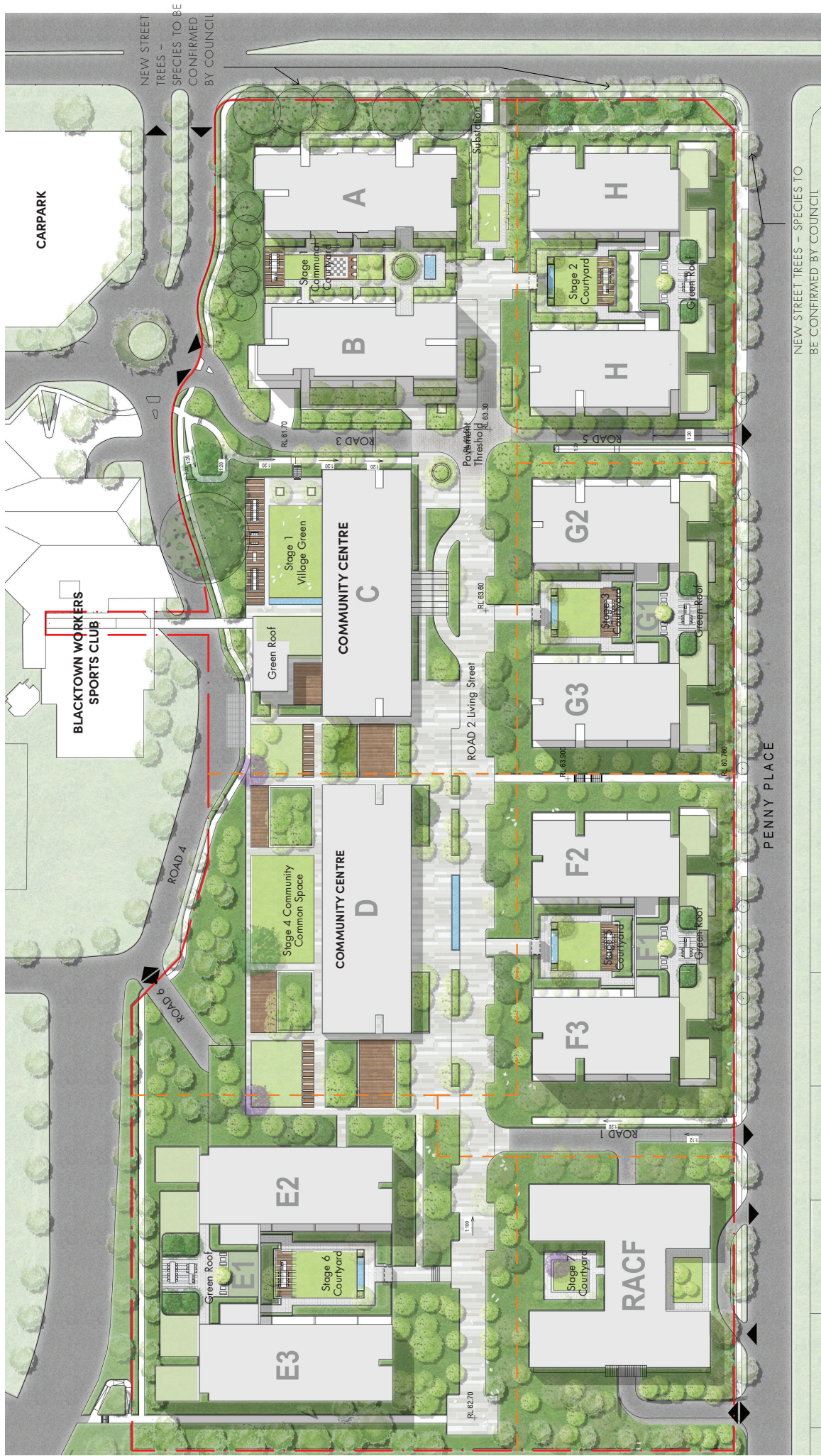
Blacktown Workers Sports Club brings a high level of activation to the existing site, and the range of fields, courts, and bowling greens support a healthy outdoor lifestyle. The club provides great opportunities for social engagement.



The architectural site plan illustrates the layout of the Living Street development. The central 'LIVING STREET' is a key feature, flanked by various building wings and communal spaces. On the left side, wings E2, E3, and E1 are shown, with a 'WOODLAND WALK' and 'BOUNDARY FORESTED WALK' running along the edge. On the right side, wings F3, F2, G3, G2, H, and H are shown, with a 'STREET PLAZA' and 'Penny Place' running along the edge. The plan includes numerous labels for communal courtyards, sky terraces, community common areas, and wellness gardens. A north arrow is located in the center of the plan.

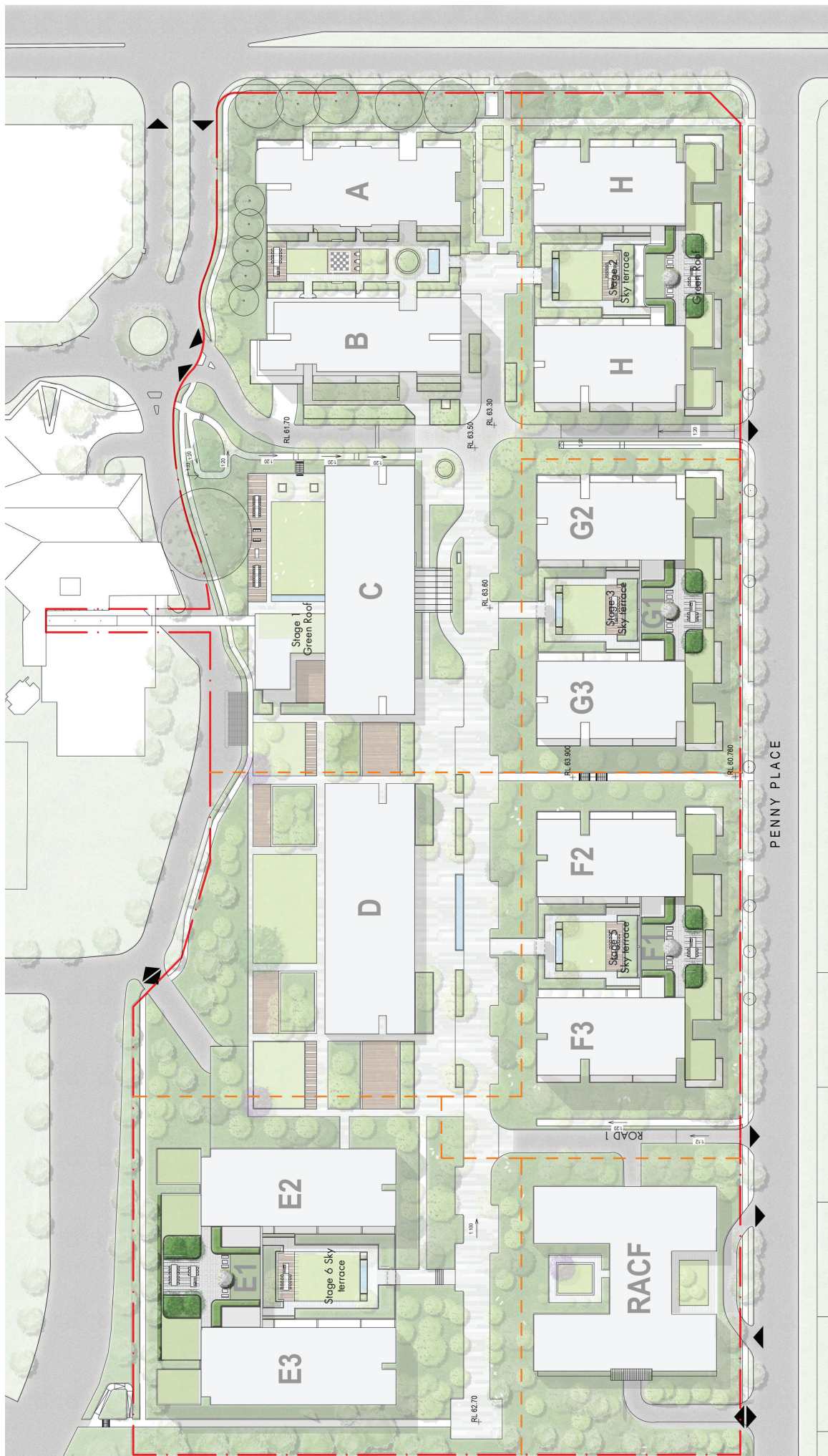


ILLUSTRATIVE MASTER PLAN | LANDSCAPE



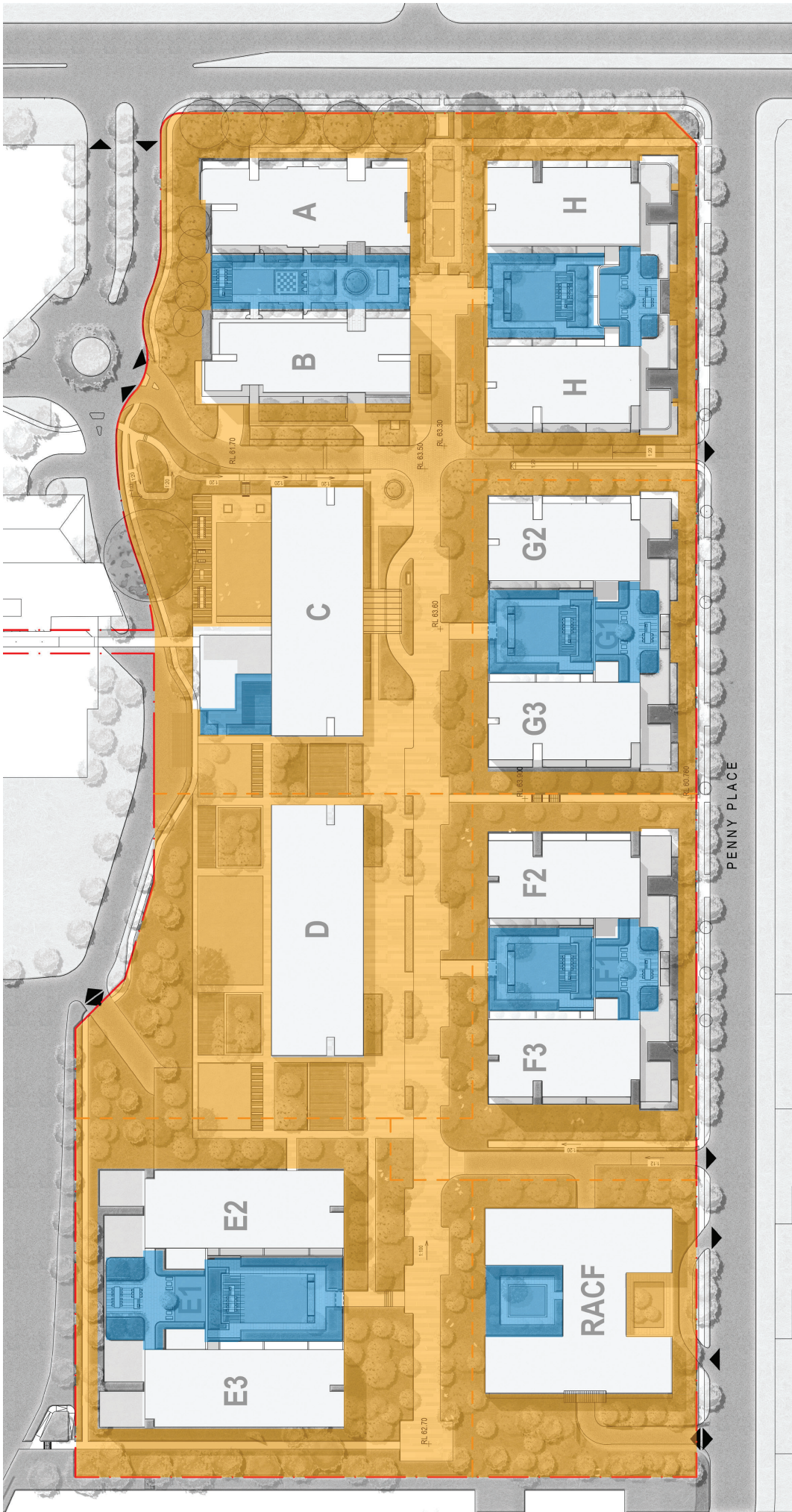
- LEGEND**
- Site Boundary
 - Basement Line
 - Roading
 - Timber Decking with Pergola
 - Shallow Water Feature
 - Planting
 - Lawn
 - Proposed Trees
 - Feature Trees
 - Giant Chessboard
 - STAGING BOUNDARY
- North Arrow

ILLUSTRATIVE MASTER PLAN | GREEN ROOF



- LEGEND**
- Site Boundary
 - Basement Line
 - Roofing
 - Timber Decking with Pergola
 - Shallow Water Feature
 - Planting
 - Lawn
 - Proposed Trees
 - Feature Trees
 - STAGING BOUNDARY

COMMUNAL AND PUBLIC OPEN SPACE | LANDSCAPE PLAN

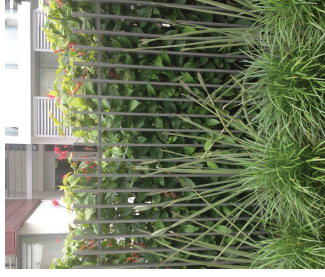
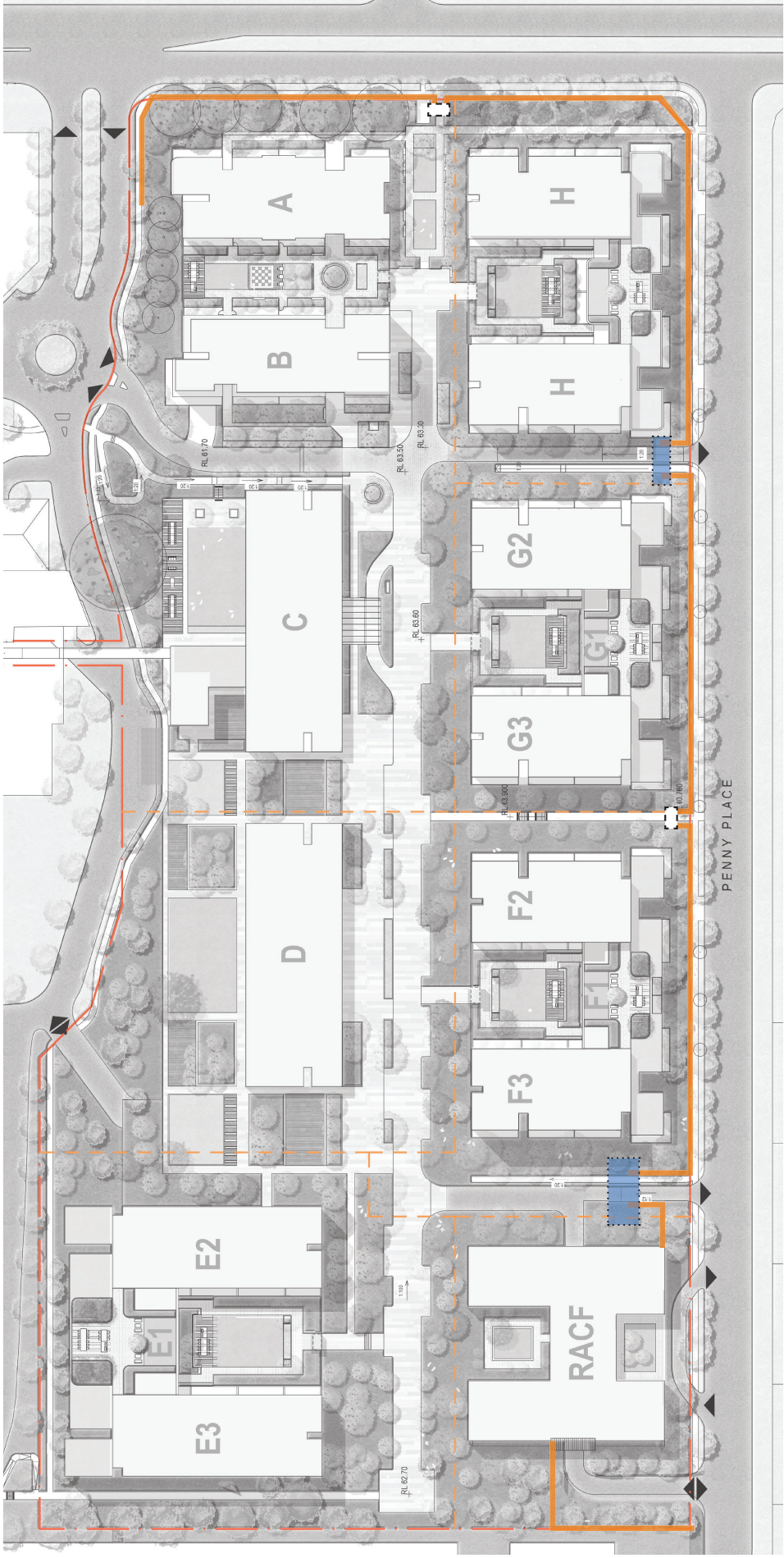


LEGEND

- Publicly Accessible
- Communal - No Public Access
- STAGING BOUNDARY



MATERIALS PALETTE | FENCE AND GATE



FLAT BAR FENCE
1.2M



BOOM GATE



GATE
1-1



STAGING BOUNDARY

DEEP SOIL AND PLANTING ON STRUCTURE | LANDSCAPE PLAN



LEGEND

- Deep Soil (Min 6m width in accordance with ADG)
- Deep Soil (Less than 6m width)
- Planting on structure
- BASEMENT BOUNDARY BELOW
- STAGING BOUNDARY

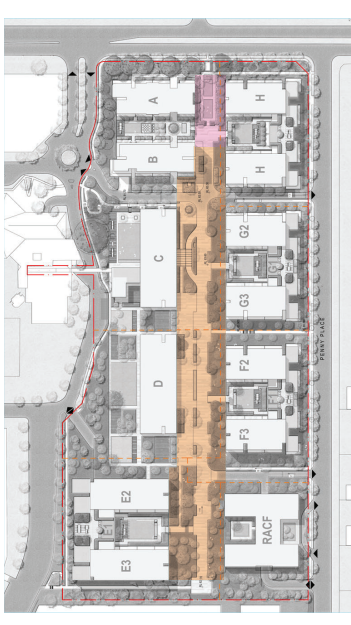
LIVING STREET | VISION



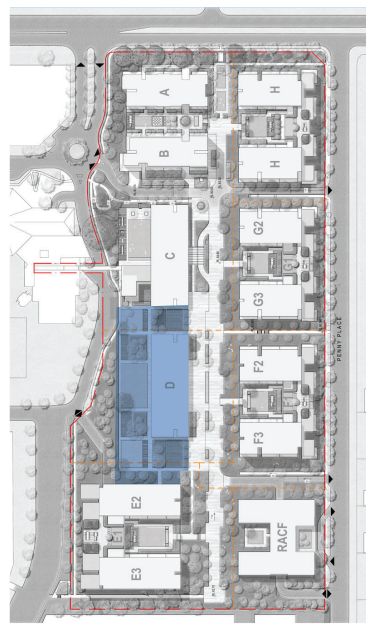
The living street recognises the global movement to create more pedestrian friendly environments in urban places. It connects the residents to communal hubs, and to each other. It is the lifeblood of the community, diverse in experience and providing ample opportunities to pause in the shade and under shelter. The living street supports an active lifestyle, encouraging bike and pedestrian journeys.

Although not a public roadway, it is important that the street observes the current government policy for shared zones, to ensure safety and operational requirements are appropriately considered. The street meets all of the TfNSW criteria for a shared zone, as follows:

- ≤ 100 vehicles per hour and ≤ 1000 vehicles per day
- ≤ 50 km/h speed limit
- ≤ 400 metres long
- Speed limit of adjoining roads ≤ 50 km/h
- > minimum trafficable width of 2.8 metres
- not located along bus routes or heavy vehicle routes except delivery or garbage trucks
- it will be kerbless



COMMUNITY COMMON | VISION



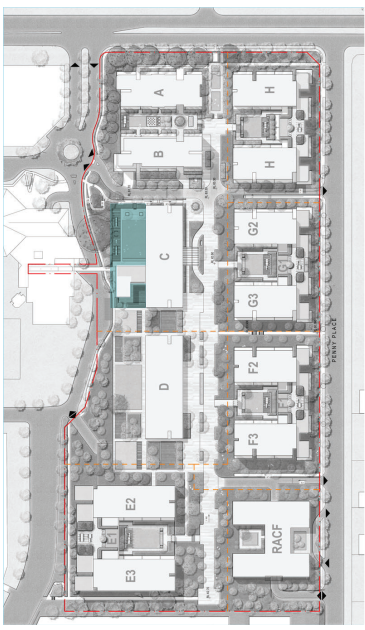
The Common is a place to embrace the slow Living lifestyle, a complementary space to the more civic Community Heart nearby. It is a high-performing parkland, seamlessly integrated with the living street, and centrally located in the development to ensure equitable access for all residents.

Environmental comfort is provided through large shade trees, awnings/shade structures, use of the built form for protection from prevailing winds, and water for cooling.

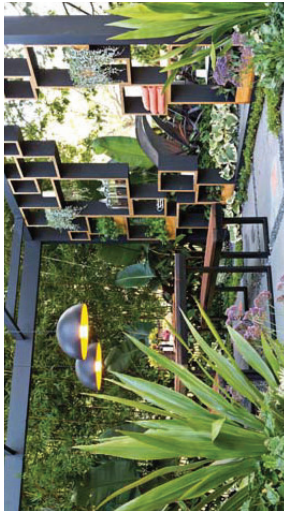
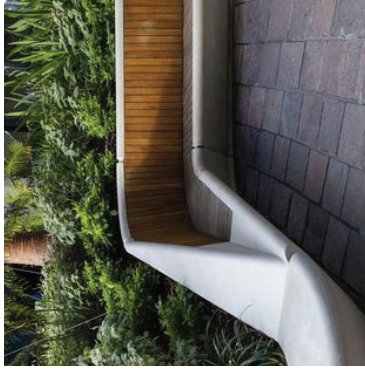
COMMUNITY HEART AND WELLNESS GARDEN | VISION



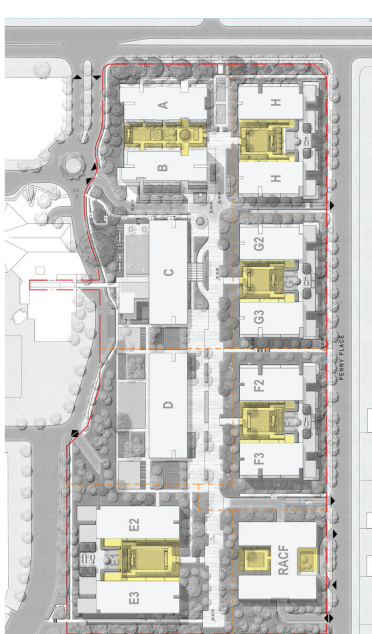
The community heart is the most civic and public outdoor space, and serves an important role as the interface between the Seniors Living and Sports Club. It supports the everyday activities of the Community Centre building, and is host to larger functions and events. The north-facing space enjoys an elevated position above the roadway. A series of alfresco cooking, dining, and lounging spaces are framed by a continuous arbour structure.



COMMUNAL COURTYARDS | VISION



A series of communal courtyards connect people from the Living Street into the residential buildings. These intimately scaled, highly seasonal and sensory gardens offer daily engagement with the landscape, and are designed to enable use of the space for small gatherings and kitchen gardens (edible species) where appropriate.



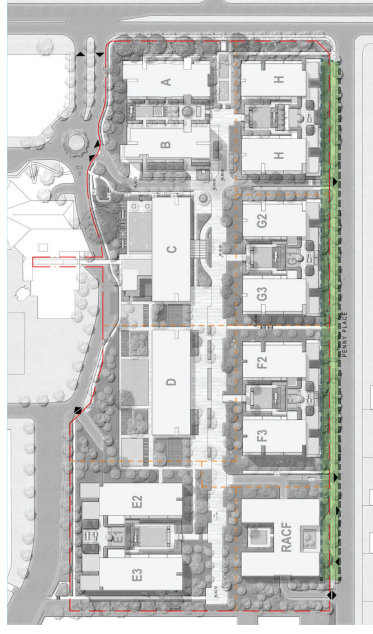


PENNY PLACE IMPROVEMENTS

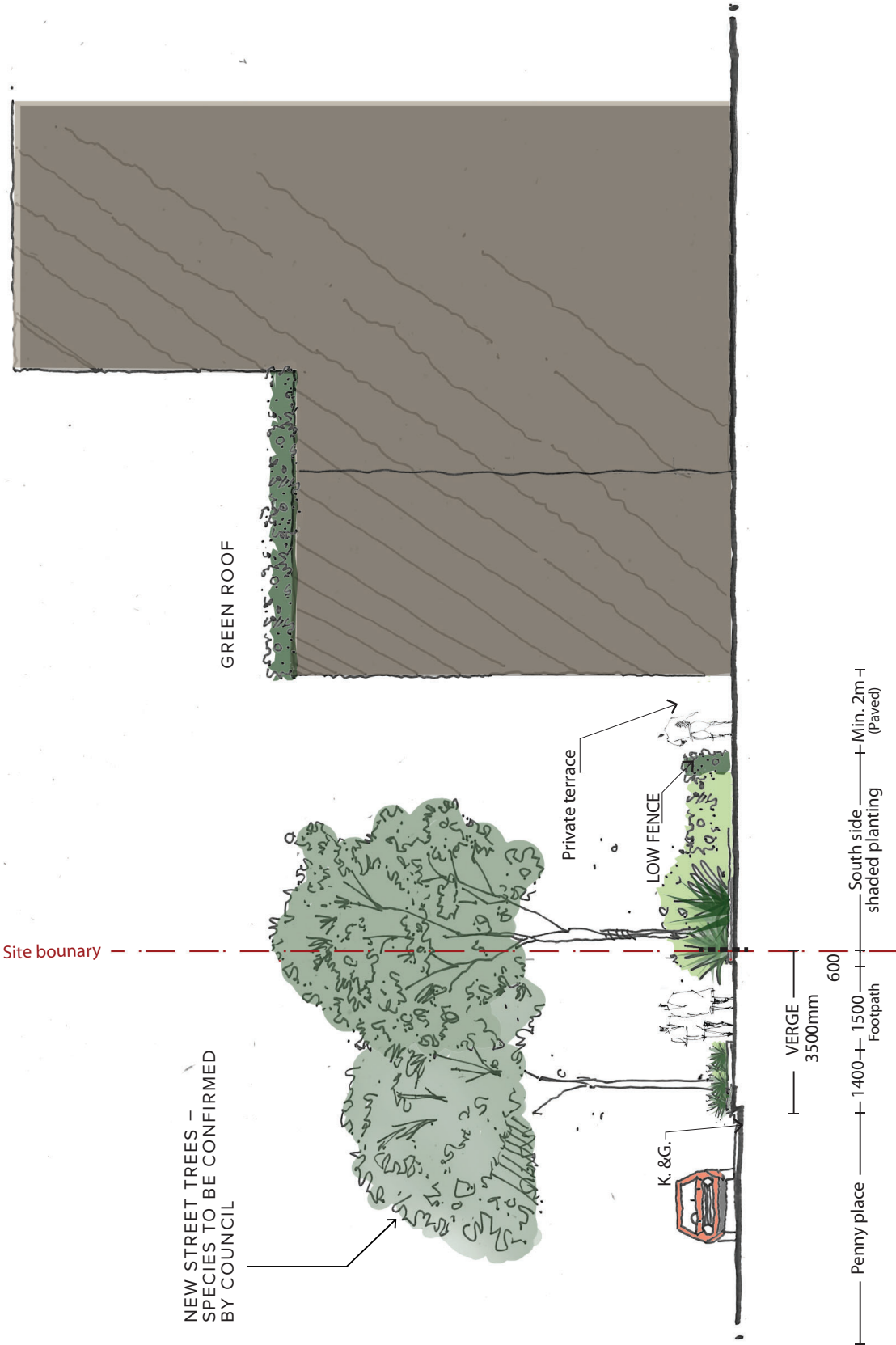
The design anticipates a new verge footpath, new street tree planting in accordance with Council requirements and retention of existing trees where possible.

BUILDING FRONTAGES

General tree and understorey planting will occur within the site boundary to mask the bulk and scale of the development. New planting areas will also help create privacy and reduce noise for street facing apartments.



STREET FRONTAGE | PLAN AND SECTIONS



SECTION A-A

PLANTING

DESIGN PRINCIPLES AND INTENT

The planting design will create a comfortable and safe environment for urban living, with a focus on species that are native to the area to support biodiversity, ensure resilience and minimise maintenance and irrigation requirements. A range of appropriate exotic species will be included to offer further resilience, seasonal variation, and diversity in the landscape experience.

TREES

Existing trees will be retained wherever possible, with their retention considered key to creating an immediate sense of place, and retaining existing habitat.

Large new canopy trees will shade paved surfaces, and deciduous trees will be used where appropriate to ensure solar access in the cooler months. Mature dimensions of the trees will be considered to prevent future conflict with structures and underground services.

UNDERSTOREY

Understorey vegetation will be mass planted primarily with even mixes of complementary species, to maximise resilience and create visual diversity. Species selection will consider mature dimensions of the plant, and ensure due consideration is given to CPTED and sight lines adjacent vehicular movement zones (streets, driveways, car parks,etc.)

TREES SCHEDULE

code	Botanical Name	Common Name	Mat Height Est.	Evergreen or Deciduous	AUS Native or Exotic
Ba	<i>Brachychiton acerifolius</i>	Flame Tree	10-15m	Semi - De	Na
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	12m	Ev	Na
Ea	<i>Elaeocarpus eumundii</i>	Quandong	10m	Ev	Na
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10m	Ev	Na
Em	<i>Eucalyptus microcorys</i>	Tallowwood	20m+	Ev	
Es	<i>Eucalyptus . Ssp</i>				
Cc	<i>Corymbia citrodora</i>	Lemon-scented gum	25-40 m	Ev	Na
Cm	<i>Corymbia maculata</i>	spotted gum	45-60 m	De	Na
Cg	<i>Corymbia gummifera</i>	red bloodwood	20-35 m	Ev	
Fa	<i>Flindersia australis</i>	Crows Ash	20-35m	Ev	Na
Fe	<i>Fraxinus excelsior "Aurea"</i>	Golden Ash	10m	De	Ex
Fg	<i>Fraxinus Griffithi</i>	Evergreen Ash	7-10m	Ev	Ex
Fo	<i>Fraxinus oxycarpa "Raywoodii"</i>	Claret Ash	20m	De	Ex
Fu	<i>Fraxinus pennsylvanica</i>	Green Ash	15m	De	
Fp	<i>Fraxinus pendula</i>	Tulip tree	13-15m	De	Ex
Hp	<i>Harpulla pendula</i>		8-15m	Ev	Na
Hf	<i>Hymenoporum flavum</i>	Native Frangipani	8m	Ev	Na
Jm	<i>Jacaranda mimosifolia</i>	Jacaranda	10m	De	Ex
Li	<i>Lagerstroemia indica</i>	Crape Myrtle	3-4m	De	Ex
Lc	<i>Lophostemon confertus</i>	Brush Box	15m	Ev	Na
Mg	<i>Magnolia grandiflora 'Exmouth'</i>	Bull Bay Magnolia	6 m	Ev	Ex
Po	<i>Platanus orientalis 'Digitata'</i>	Cut Leaf Plane	30m	De	Ex
Qp	<i>Quercus palustris</i>	Pin Oak	25-30m	De	Ex
Pc	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Gallery Pear	12m	De	Ex
Rp	<i>Robinia pseudoacacia 'Frisia'</i>	Golden Robinia	8-12m	De	Ex
Sq	<i>Syncarpia glomulifera</i>	Turpentine	25m	Ev	Na
Sl	<i>Syzygium luemanii</i>	Riberry	8-15m	Ev	Na
Tl	<i>Tristanopsis laurina</i>	Water Gum	7m	Ev	Na
Up	<i>Ulmus parvifolia</i>	Chinese Elm	10m	De	Ex
Wf	<i>Wateifrousea floribunda</i>	Weeping Lilly Pilly	15m	Ev	Na
Ci	<i>Citrus reticulata</i>	Mandarin	3-4m	Ev	Ex
Cs	<i>Citrus sinensis</i>	Orange tree	3-6m	Ev	Ex
Cl	<i>Citrus limon</i>	Lemon Tree	3-6m	Ev	Ex

UNDERSTOREY SCHEDULE

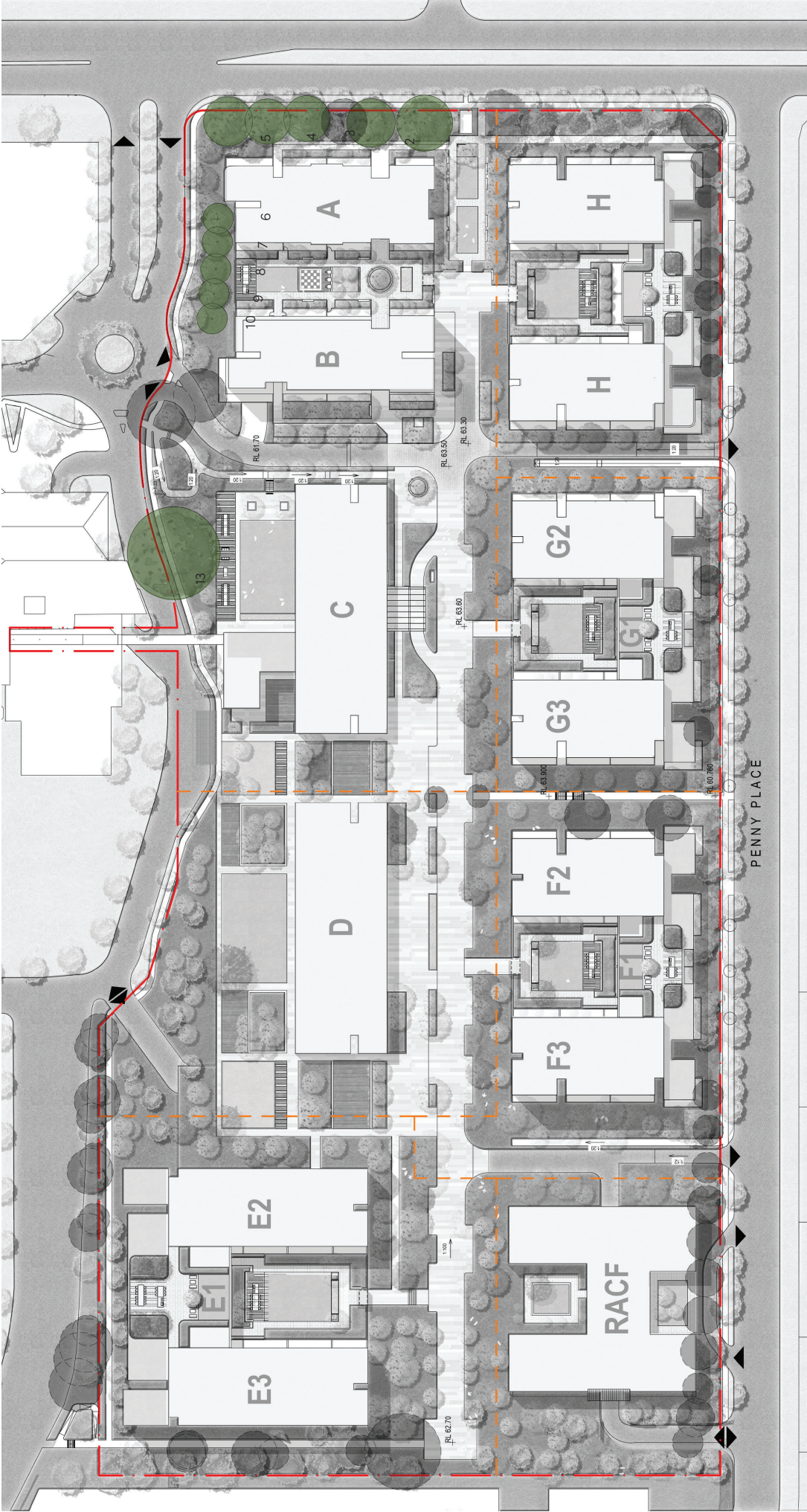
SKY TERRENCE

code	Botanical Name
1	Sedum 'Gold Mound'
2	Senecio mandraliscae (Chalk Sticks)
3	Kalanchoe Flapjacks
4	Aeonium swarfkop
5	Aloe 'Eager Beaver'
6	Echeveria elegans
7	Kalanchoe fedtschenkoi
8	Aloe 'Copper Shower'
9	Yucca 'Bright Edge'
10	Echeveria 'Black Prince'
11	Streptosolen 'Ginger Meggs'
12	Crassula ovata
13	Ophiopogon japonicus 'Dwarf'
14	Nandina domestica 'Nana'
15	Dicliptera suberecta
16	Aloe 'Bush Baby Yellow'
17	Dracaena marginata 'Tricolor'
18	Clivia miniata
19	Sansaviera trifasciata
20	Aspidistra elatior

MAIN LANDSCAPE

Botanical Name	Common Name
Agave attenuata	Lion's Tail Agave
Callistemon 'White Anzac'	
Dianella revoluta	Spreading Lily
Grevillea juniperina	Prostrate Yellow Grevillea
Grevillea lanigera	Woolly Grevillea
Grevillea obtusifolia	Ground Grevillea
Myoporum parvifolium	Creeping Boobialla
Pandorea jasminoides	Bower of Beauty
Parthenocissus tricuspidata	Parthenocissus
Schefflera arboricola aurea	Brassala actinophylla
Trachelospermum jasminoides	Star Jasmine
Dichondra 'Silver Falls'	
Lomandra longifolia,	basket grass
Dichondra repens	

TREE MANAGEMENT PLAN | LANDSCAPE PLAN



LEGEND

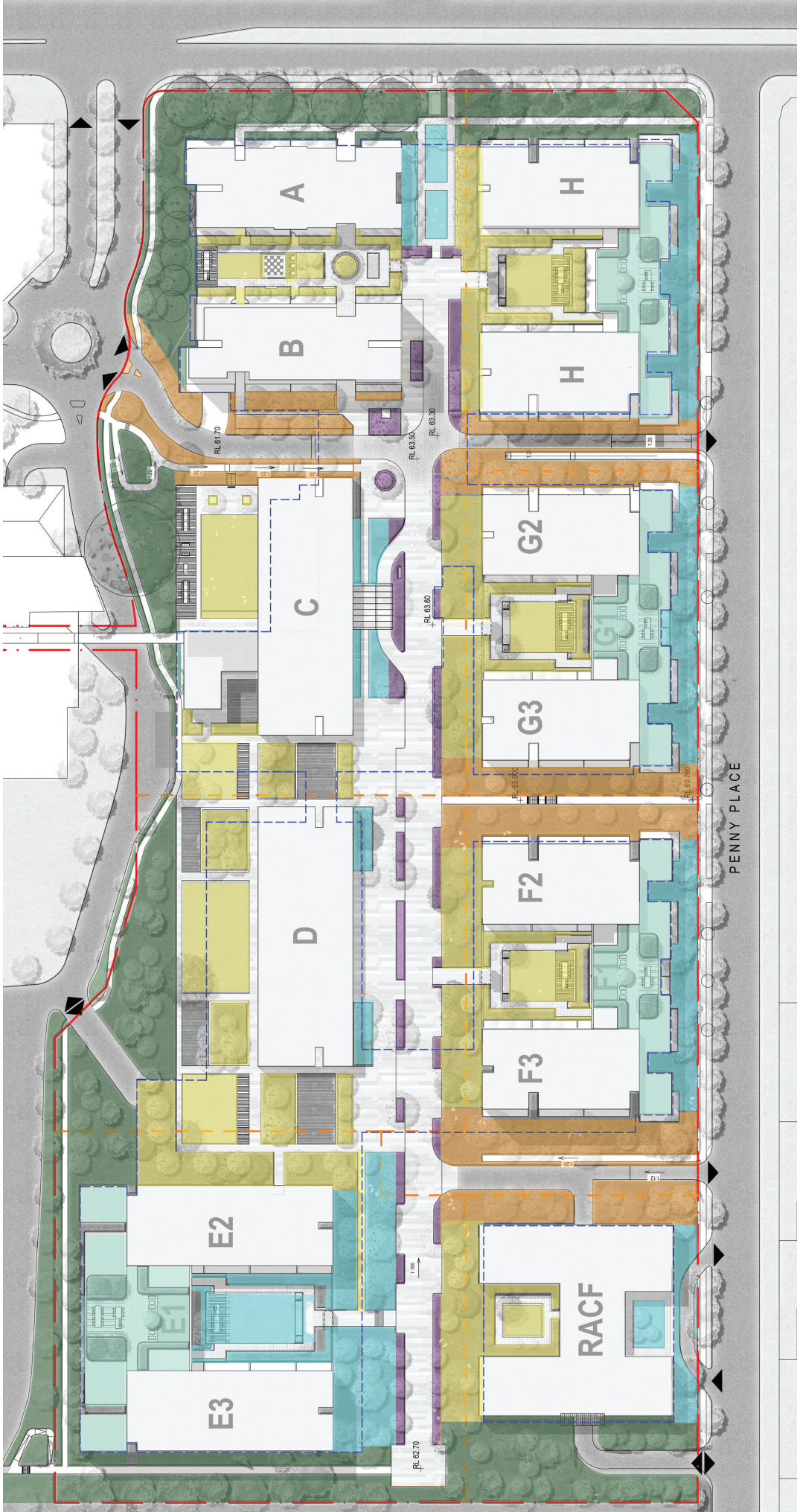
- Trees to be Retained
(High Significance)
- Trees to be removed
(High Significance)
- STAGING BOUNDARY

	Botanical Name	Height (m)	Canopy Size (m)
1	Corymbia gummifera	15	13
2	Corymbia citriodora	15	12
3	Corymbia maculata	16	12
4	Eucalyptus microcarps	14	12
5	Corymbia maculata	16	18

	Botanical Name	Height (m)	Canopy Size (m)
6	Corymbia citriodora	14	6
7	Corymbia citriodora	14	7
8	Corymbia citriodora	12	7
9	Corymbia citriodora	15	7
10	Corymbia citriodora	14	7
13	Eucalyptus microcarps	15	20

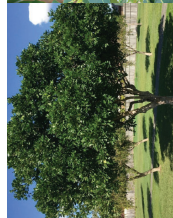
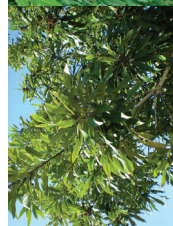
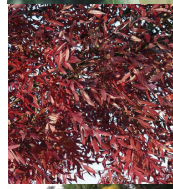
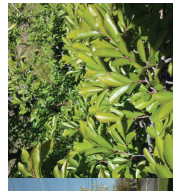
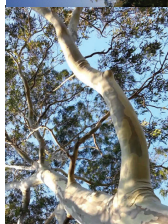
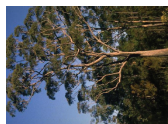
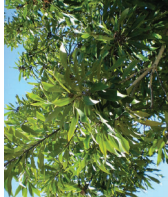
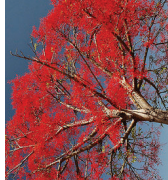
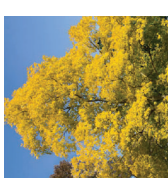
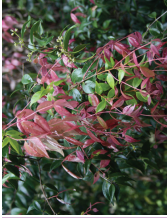
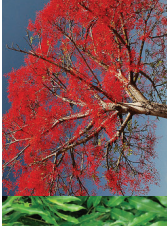
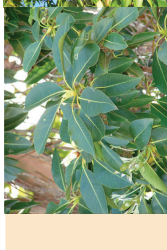
Refer Arborist Report by Australis Tree Management, October 2018, for further information on tree management and protection measures required for existing trees retained.

PLANTING CHARACTER PLAN | TREE PLAN



- North Side Full sun planting
- Eclectic Species Mix
- Native Open Woodland
- South Side Shaded Planting
- Living Street Feature Trees
- Sky Terrace
- Basement Boundary Below
- Staging Boundary

PLANTING PALETTE | SPECIES LIST

																				
																				
																				
																				
																				
																				
																				
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19

MATERIALS PALETTE | HARDSCAPE

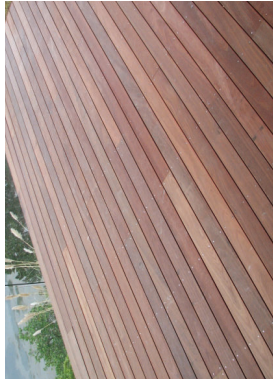
STRATEGY

The material palette for the development will echo the architectural character of the development. The hardscape elements will use earthy tones and textures, softening the ground plane and complementing the lush planting that guides pedestrian movement through and into the site.

All furniture and fixtures for the site will

- Be durable and functional.
- Improve ease of access
- Reflective of a contemporary design character
- Adaptable to the needs of the community.
- Ground surfaces will be of light coloured materials palette to alleviate the affects of Urban Heat within the area of Blacktown and the site.

LANDSCAPE ELEMENTS



TIMBER DECK



INSITU CONCRETE PATH



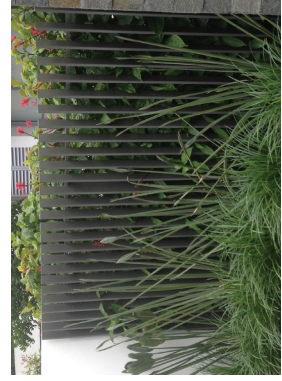
BRICK PAVING EDGE



CONCRETE UNIT PAVER



WATER FEATURE



FENCING

FURNITURE & FIXTURES



TIMBER BENCHES



BBQ (OR SIMILAR)



RAISED PLANTERS

turf

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TURFDESIGN.COM