

Slide 1: Name of applicant, developer, proposal

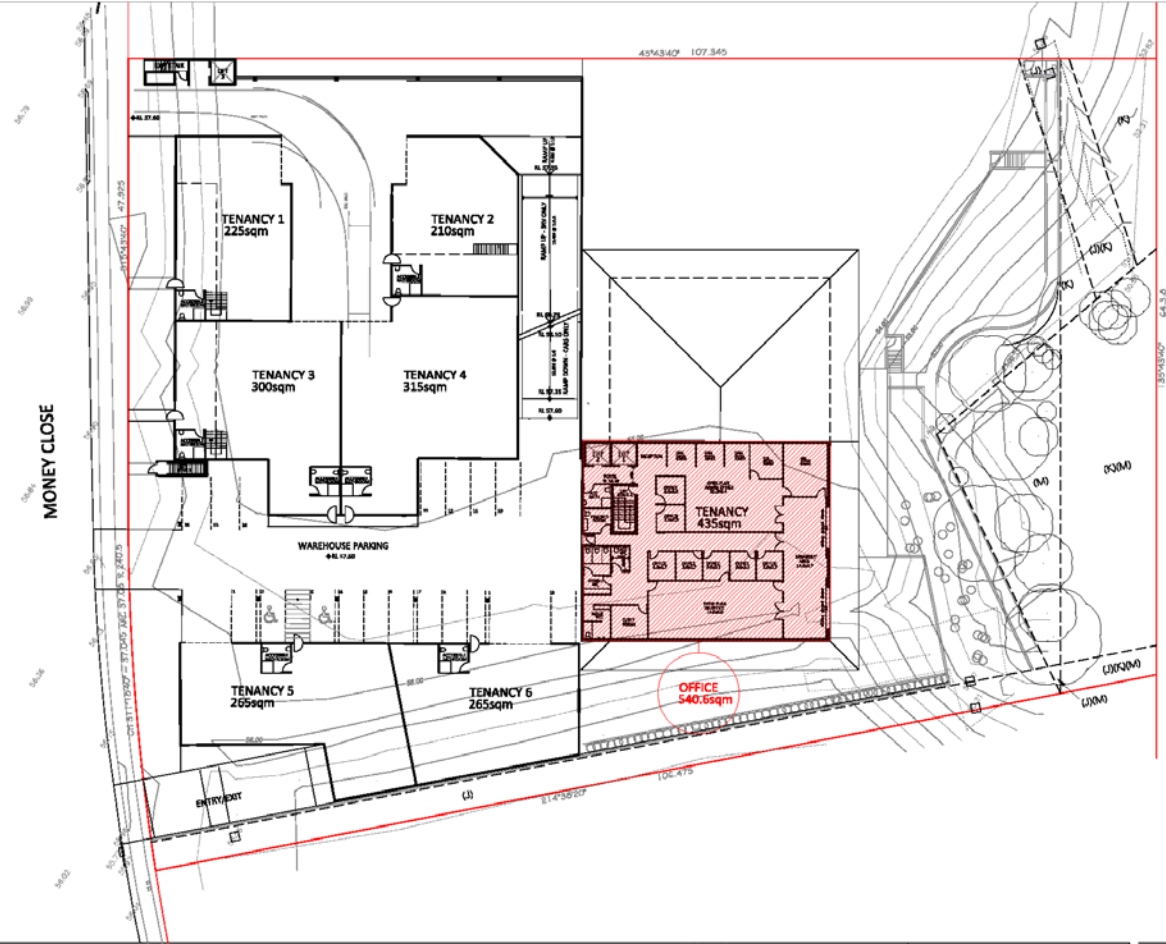
Applicant : Brooks Projects Architects

Owner + Developer : North West Disability Services

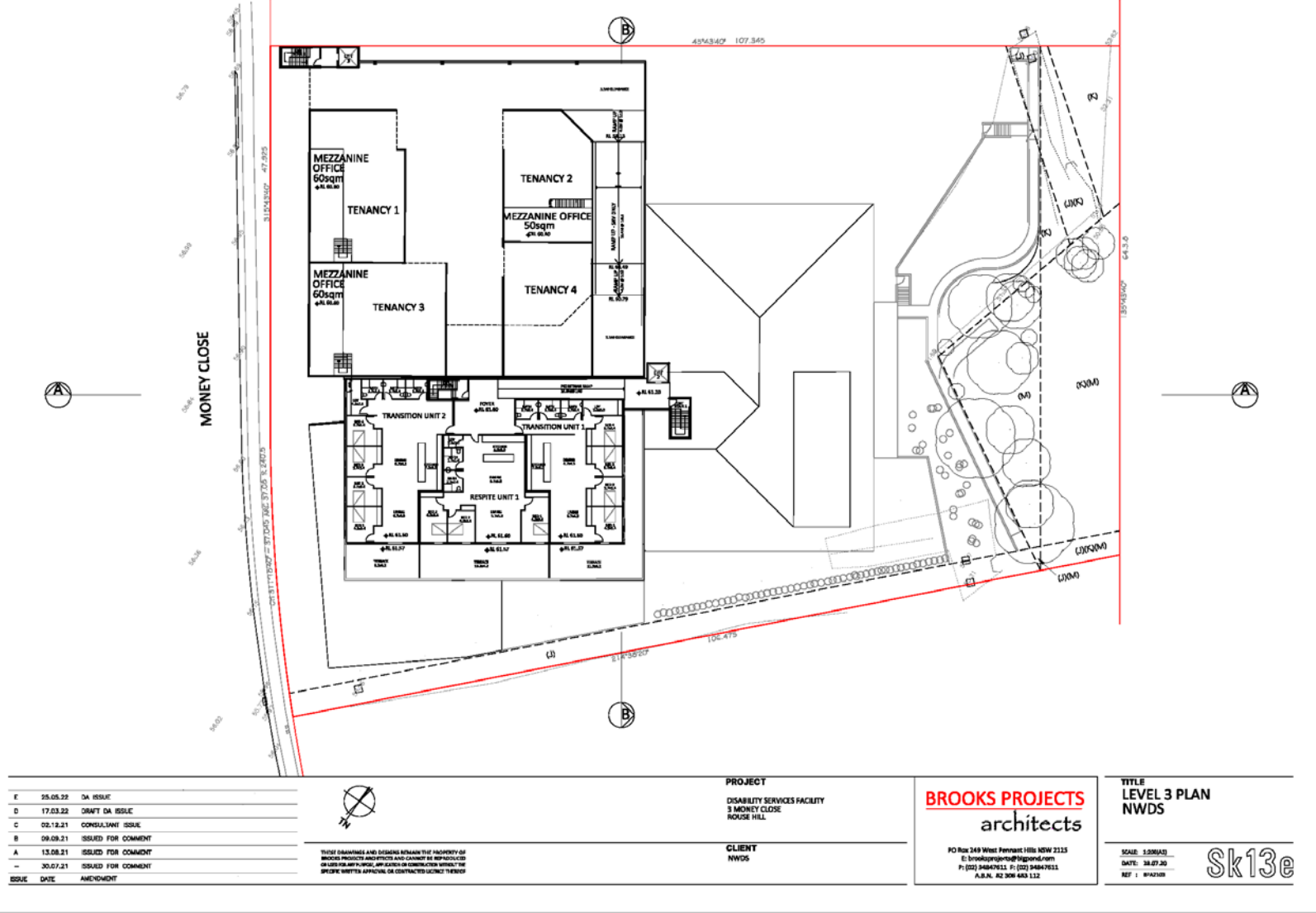
North West Disability Services (NWDS) is a not for profit organization providing general disability services In North Western Sydney.

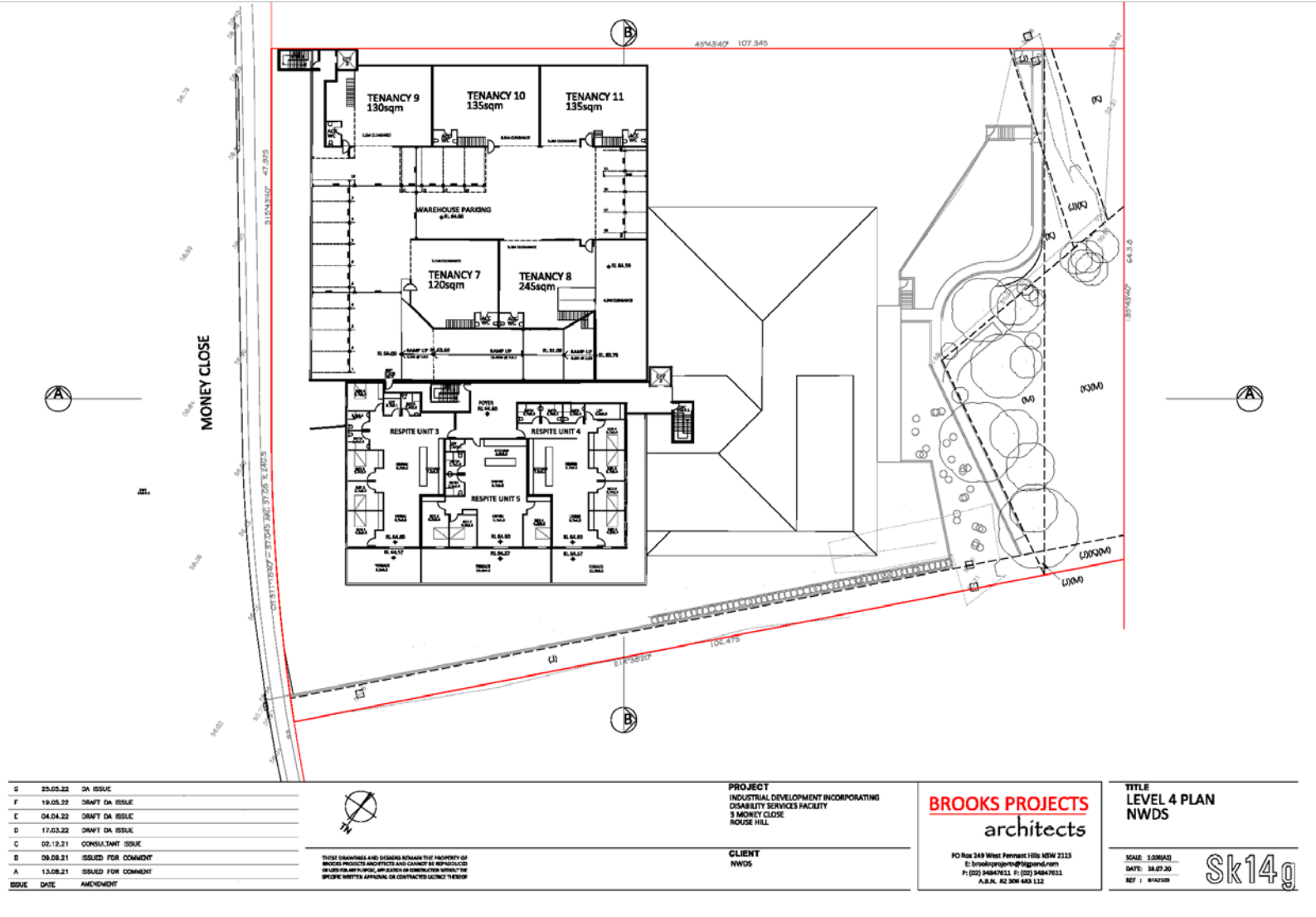
NWDS purchased 3 Money Close for the primary purpose of building a new Respite Day Care Centre and Central Administration Offices. This is Stage 1 of the Application.

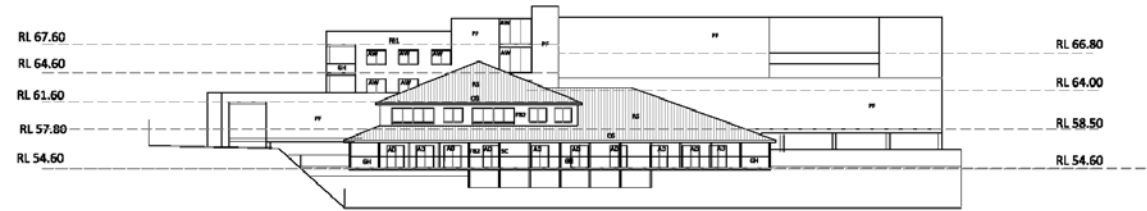
As a longer term goal NWDS proposes to provide overnight motel style Respite Care to broaden the scope of their Services for the area and to build factory units to as an investment to fund their ongoing programs



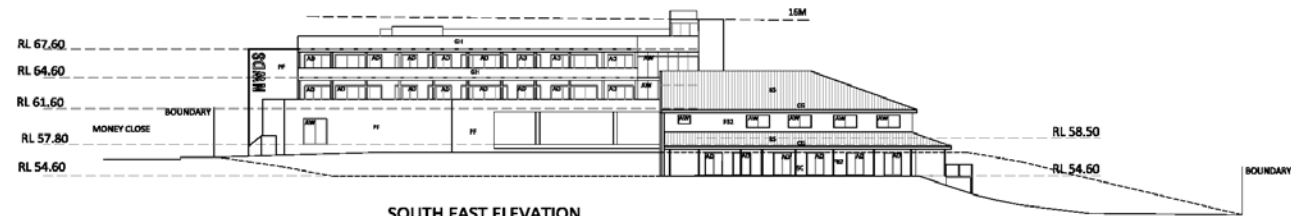
<table border="1"><thead><tr><th>ISSUE</th><th>DATE</th><th>AMENDMENT</th></tr></thead><tbody><tr><td>E</td><td>17.03.22</td><td>DRAFT ON ISSUE</td></tr><tr><td>D</td><td>02.12.21</td><td>CONSULTANT ISSUE</td></tr><tr><td>C</td><td>24.09.21</td><td>ISSUED FOR COMMENT</td></tr><tr><td>B</td><td>09.09.21</td><td>ISSUED FOR COMMENT</td></tr><tr><td>A</td><td>13.08.21</td><td>ISSUED FOR COMMENT</td></tr><tr><td>-</td><td>30.07.21</td><td>ISSUED FOR COMMENT</td></tr></tbody></table>	ISSUE	DATE	AMENDMENT	E	17.03.22	DRAFT ON ISSUE	D	02.12.21	CONSULTANT ISSUE	C	24.09.21	ISSUED FOR COMMENT	B	09.09.21	ISSUED FOR COMMENT	A	13.08.21	ISSUED FOR COMMENT	-	30.07.21	ISSUED FOR COMMENT	<div><p>THESE DRAWINGS AND ANY PART THEREOF ARE THE PROPERTY OF BROOKS PROJECTS AND ARCHITECTS AND CANNOT BE REPRODUCED OR USED FOR ANY PURPOSE, ANY PART OR IN CONNECTION WITH THE SPECIFIC WITHOUT THE WRITTEN APPROVAL OF CONTRACTED LICENSEE THEREOF</p></div>	<div>PROJECT DISABILITY SERVICES FACILITY 3 MONEY CLOSE HOUSE HILL</div> <div>CLIENT NWOS</div>	<div>BROOKS PROJECTS architects</div> <div>PO Box 249 West Pennant Hills NSW 2115 E: brooksprojects@bigpond.com P: (02) 94967611 F: (02) 94967611 A.S.N. 62 208 460 112</div>	<div>TITLE LEVEL 2 PLAN</div> <div>SCALE: 1:200(A1) DATE: 30.07.20 REF: H/02100</div> <div></div>
ISSUE	DATE	AMENDMENT																							
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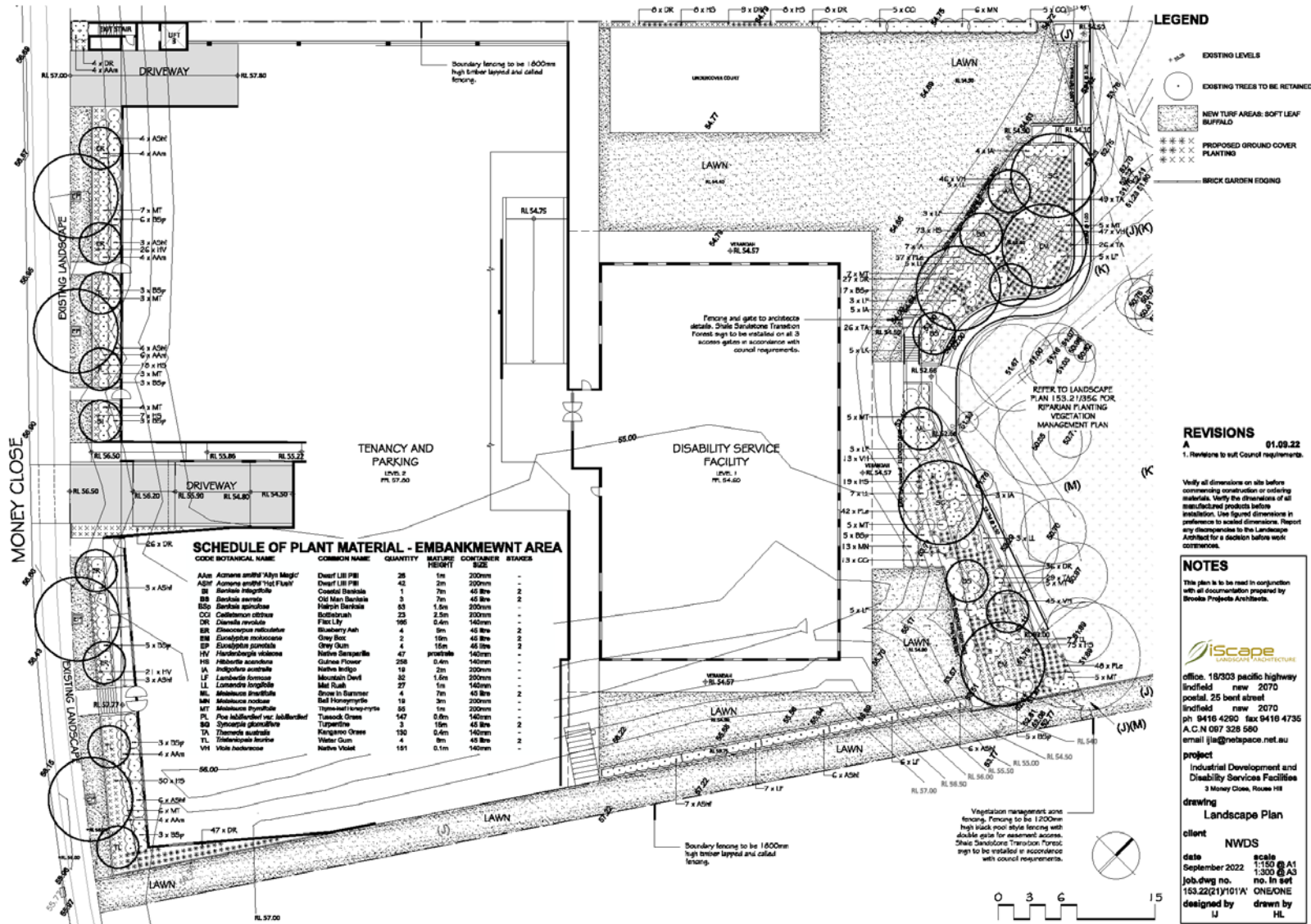
NORTH EAST ELEVATION

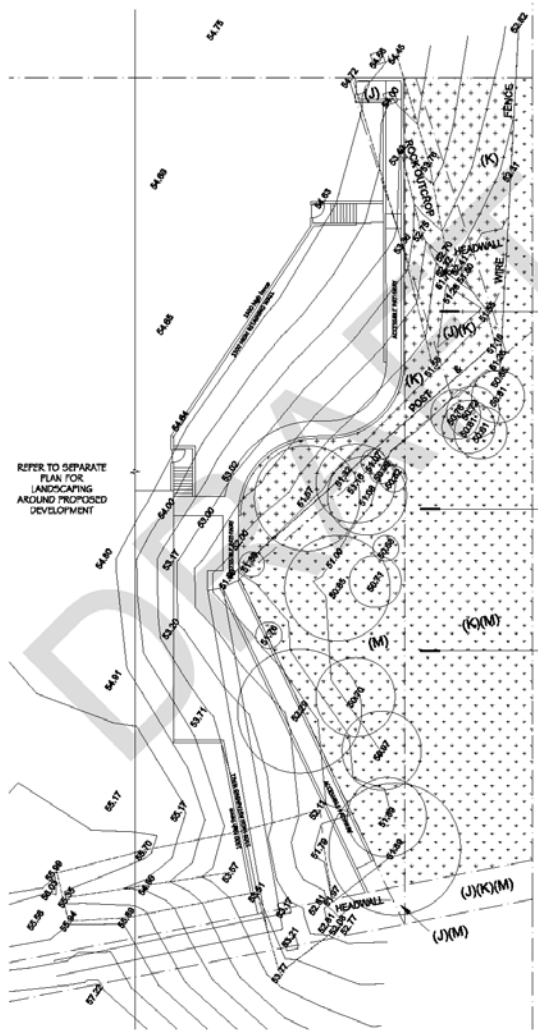


SOUTH EAST ELEVATION

REVISIONS		SCHEDULE OF FINISHES		PROJECT		TITLE	
E	15.05.22	DA ISSUE	F01 BODY FACE BRICK - 'MC' 'VENUS BLUE'	F02 PAINT FRESH GREY SANDERSON	INDUSTRIAL DEVELOPMENT INCORPORATING	BROOKS PROJECTS architects PO Box 249 West Pennant Hills NSW 2115 E: brooksprojects@bigpond.com P: (02) 94967611, F: (02) 94967611 A.S.N. 62 206 443 112	
D	04.04.22	DRAFT DA ISSUE	F02 EXTERIOR WALL BRICK - 'MC' 'VENUS BLUE'	F03 FLOOR - 'CONCRETE'	DISABILITY SERVICES FACILITY		
C	02.11.21	CONSULTANT ISSUE	A01 ALUMINIUM WINDOW - 'PINK/RED/WHITE'	C01 COLLEGE ROAD HIGHWAY/STREET - 'SUNSHINE'	3 MONEY CLOSE		
B	17.04.21	CONSULTANT ISSUE	A02 ALUMINIUM DOOR - 'PINK/RED/WHITE'	C02 COLLEGE ROAD HIGHWAY/STREET - 'SUNSHINE'	HOUSE HILL		
A	05.03.21	ISSUED FOR COMMENT	A03 ALUMINIUM DOOR - 'PINK/RED/WHITE'	C03 COLLEGE ROAD HIGHWAY/STREET - 'SUNSHINE'			
--	29.09.20	ISSUED FOR COMMENT	A04 ALUMINIUM DOOR - 'PINK/RED/WHITE'	C04 COLLEGE ROAD HIGHWAY/STREET - 'SUNSHINE'		SCALE: 1:200(A1)	Sk16f
DATE	AMENDMENT					DATE: 28.07.20	
						REF: 1: 1/1/2010	







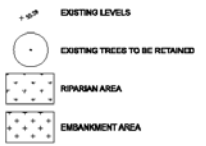
SCHEDULE OF PLANT MATERIAL - RIPARIAN AREA

CODE BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER	STAKES
BA	Baumea articulata	400	1m	tubestock	-
CA	Carex appressa	400	1m	tubestock	-
CI	Carex invaria	400	1m	tubestock	-
ES	Eleocharis acicularis	400	1m	tubestock	-
SV	Schoenoplectus nigrifolius	400	1m	tubestock	-
JL	Juncus acicularis	400	1m	tubestock	-
PL	Phyllocladus teretifolius	400	0.5m	tubestock	-

SCHEDULE OF PLANT MATERIAL - EMBANKMENT AREA

CODE BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER	STAKES
DI	Dianella longistylis	50	0.4m	tubestock	-
DR	Dianella revivida	50	0.4m	tubestock	-
DV	Dodonaea viscosa	10	2m	tubestock	-
HM	Hardy Myrica	50	prostrate	tubestock	-
IA	Indigofera australis	10	2m	tubestock	-
MA	Malva alcea	10	3m	tubestock	-
PL	Phyllocladus teretifolius	50	0.5m	tubestock	-
TA	Thamnia australis	50	0.4m	tubestock	-

LEGEND



LANDSCAPE SPECIFICATION

- SITE PREPARATION**
Any riparian land, either cutting or filling, shall be undertaken by the Landscape Contractor so that areas are left ready for final finishes. Adequate watering points shall be provided to enable the Landscape Contractor to maintain planted area throughout construction and the maintenance period.
- WORKS BY OTHERS**
The following works shall be undertaken by others prior to the commencement of the landscape works:
 - Tree protection fencing
 - Gridding & stockpiling site topsoil
 - Erosion control measures and siltation fences / devices
- MASS PLANTING**
3.1 Materials:
Trees and plants shall be true to name and variety. Substitutes in size or variety shall not be made without the approval of the Principal Representative. Also refer to Plant Schedule.
All plants shall be true to size & well developed healthy condition, free from insects and diseases, with well established root systems. Samples of each species to be shown to Principal Representative for approval before installation.
3.2 Installation:
 - Plant tubestock into existing site topsoil.
 - Apply 100mm of a suitable native plant food to all planted areas
 - Work further in with a rake and leave for one week prior to planting
Planting shall not be carried out in dry soil or in adverse weather conditions. The root systems must be moist before planting to ensure longevity. The plants shall be removed from their containers with as little disturbance as possible to the root system. Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid penetration of water.

Avoid hitting up of top soil around young plant stems. Firm soil around the root ball and thoroughly soak the area after planting. On completion, outside, rake and leave all planted areas in a neat and tidy condition. Remove old containers and plant labels from the site.
- MULCHING**
4.1 Materials:
Mulch to be comprised of medium 25mm fresh hardwood chips such as Eucalyptus Mulch from Australian Native Landscapes or equal. Mulch to comply with AS 4454-2005. Composts, soil conditioners and mulches.
4.2 Installation:
Following planting, spread 75mm layer of mulch over the surface of all planted areas. Care shall be taken not to mix soil and mulch together.

MAINTENANCE PROGRAM

- The species areas are to be maintained for a period of 12 months from the initial planting period.
- Maintenance Schedule**
Maintenance visits are to be conducted at fortnightly intervals for the first 3 months and monthly intervals thereafter. Visual control and landscape maintenance must be undertaken for a minimum 12 months from the date of completion of planting.
- During this time the contractor shall undertake the following general maintenance tasks:
 - Watering of plants during initial establishment period.
 - Checking of plants, stakes and ties
 - Removal of any weeds by hand or by 'cut & treat'. No spraying is to occur.
 - Replacement of failed plants
 - Replacement of mulch to maintain cover

NOTES

This plan is to be used in conjunction with all documentation prepared by Bruce Projects Architects.



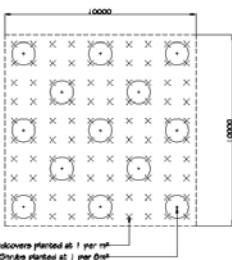
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project
Industrial Development and
Disability Services Facilities
3 Money Class, Rouse Hill

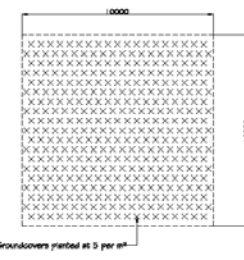
drawing
Riparian Area Landscape Plan

client
NWDS

date
September 2021
job.dwg no.
183.21/258
designed by
LJ
scale
1:150 @ A1
1:300 @ A3
no. in set
ONE/ONE
drawn by
AM



1 PLANTING MATRIX - EMBANKMENT
SCALE 1:500
TYPICAL PLAN



2 PLANTING MATRIX - RIPARIAN
SCALE 1:500
TYPICAL PLAN

