

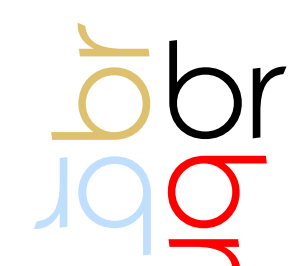
PROPOSED
LANDSOWNE GARDENS EXTENSION

54 - 58A WYCOMBE ROAD, NEUTRAL BAY 2089 NSW

For:
Cranbrook Care



PO Box 6067 North Sydney NSW 2059
Tel: (02) 9929 0011

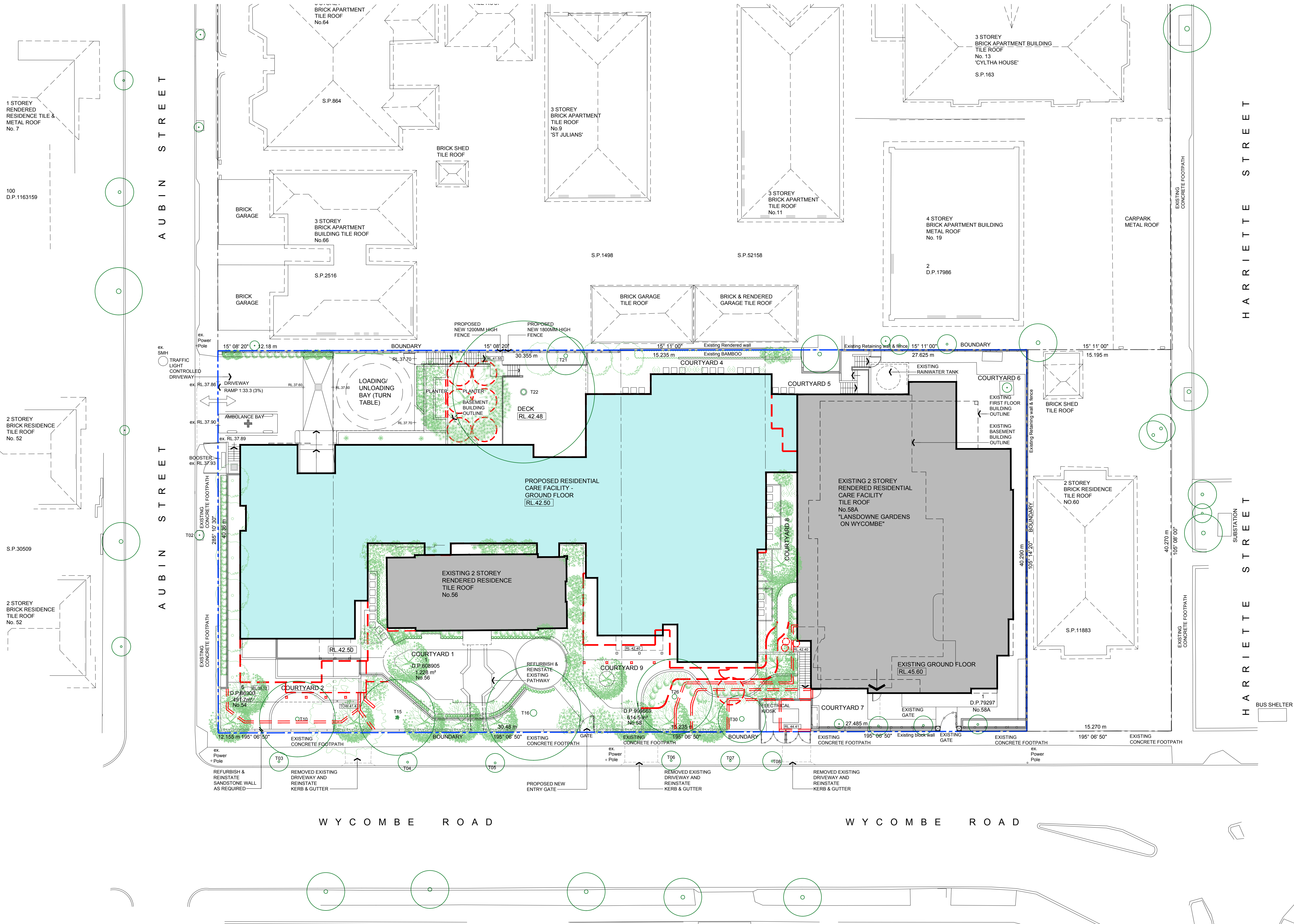


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Architecture, Health Planning, Project Management
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Chatswood, NSW 2067
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A M E N D E D D A
February 21st, 2020

1813 DA00



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LEGEND

| | |
|--|---|
| | PROPOSED RCF |
| | EXISTING BUILDINGS TO BE RETAINED |
| | DA LODGED BUILDING OUTLINE |
| | EXISTING LEVEL RL. |
| | NEW FINISHED LEVEL RL. |
| | PROPOSED TOP OF WALL LEVEL |
| | EXISTING TREES TO REMAIN T15 DENOTES TREES No. REFER TO ARBORIST REPORT FOR DETAIL |
| | NEW PLANTING - REFER TO LANDSCAPE DRAWINGS FOR DETAIL |

0m 2 5 10 15m
SCALE: 1:200

| | | |
|-----|-------------------------------------|------------|
| E | Amended DA | 21.02.2020 |
| D | Additional dimension added | 04.10.19 |
| C | Final Development Application Issue | 27.08.19 |
| No. | Amendment | Date |

Project
LANDSDOWNE GARDENS EXTENSION
54 - 58A Wycombe Road, Neutral Bay

Drawing
SITE PLAN



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architecture, health and aged care planning, project management

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| | | | |
|-----------|------------|---------|-----------|
| Date | MAR 2019 | Job No. | : Drawing |
| Scale | 1:200 @ A1 | | |
| Drawn | KK / WW | 1813 / | DA01 |
| Amendment | E | | |

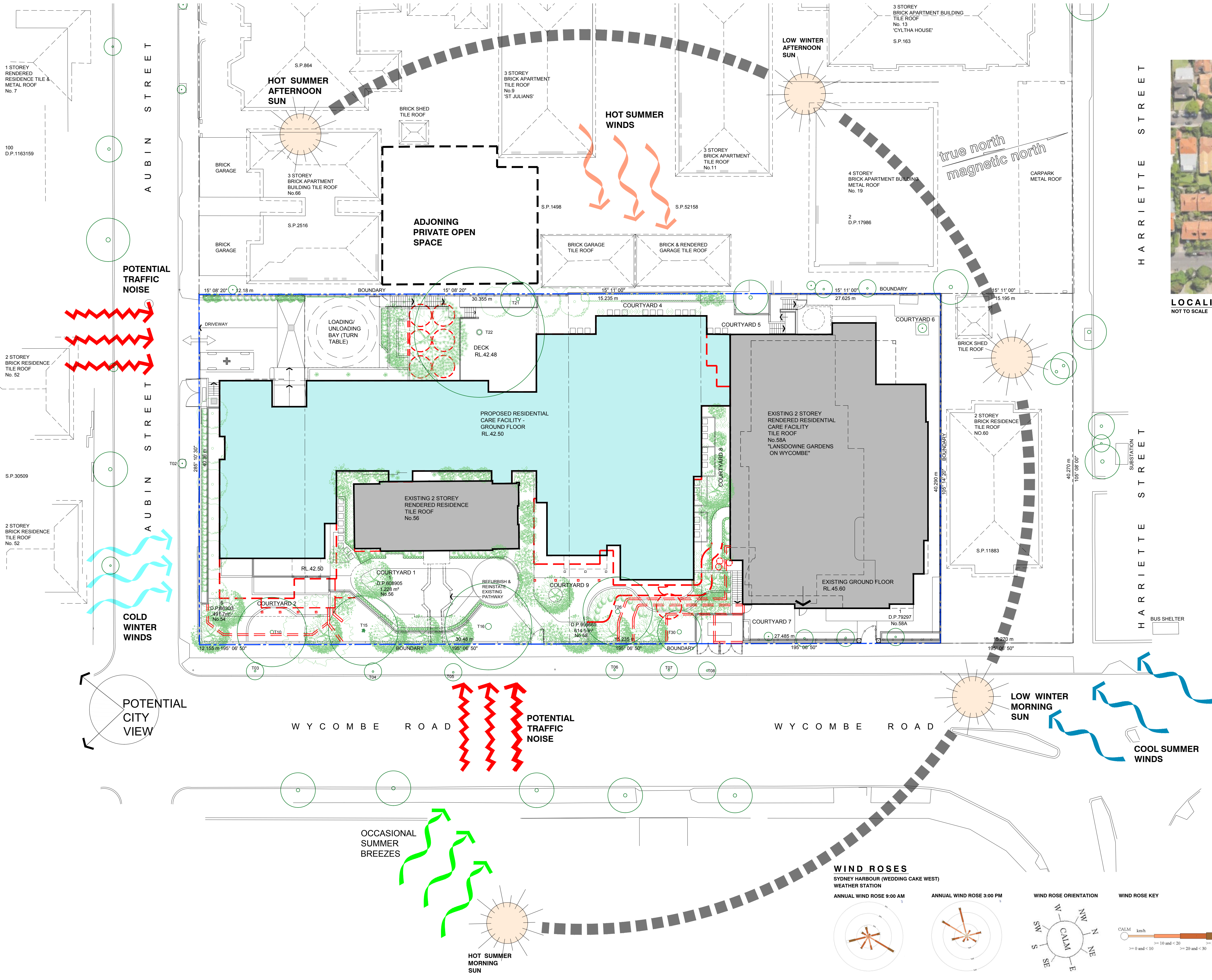


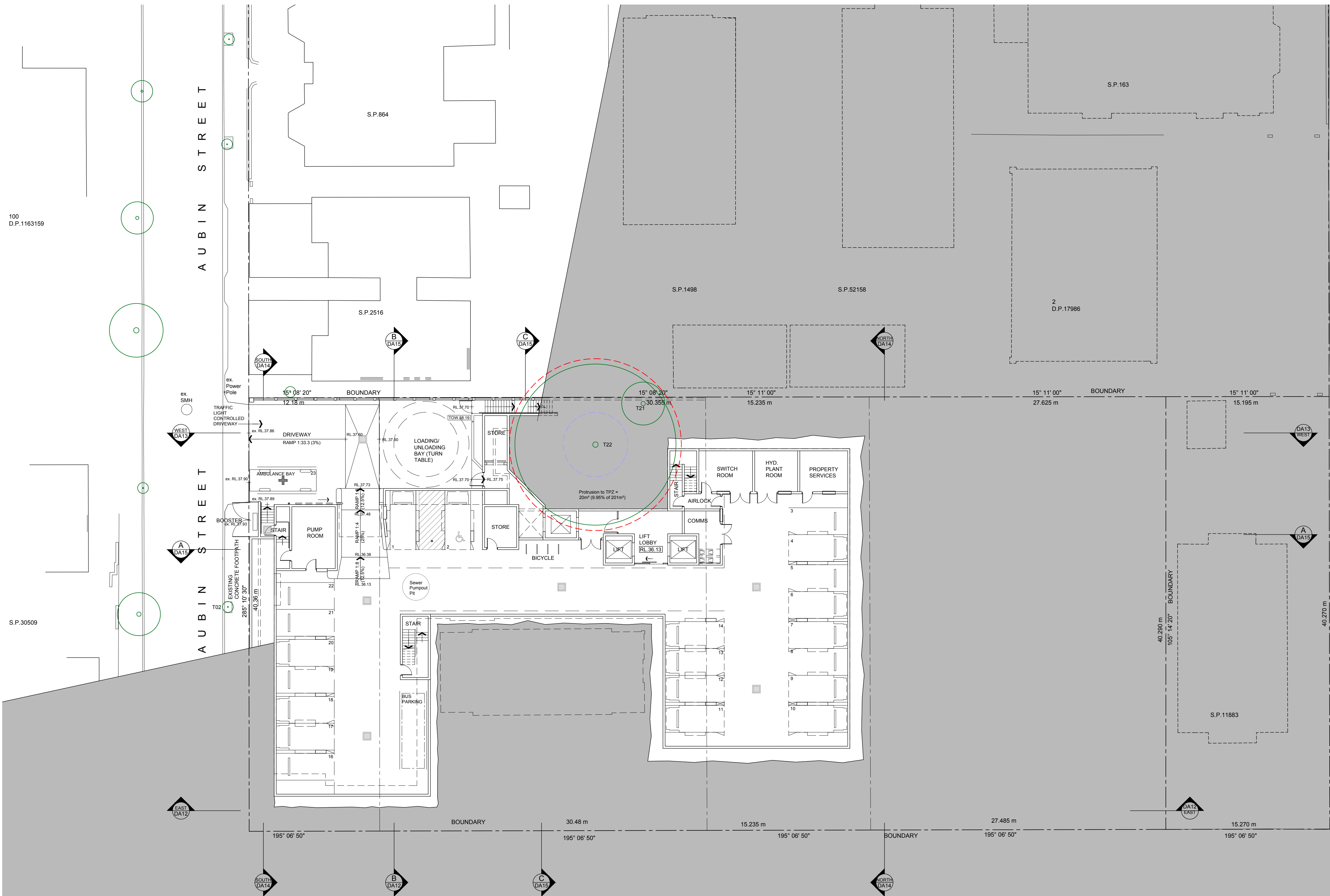
LOCALITY PLAN
NOT TO SCALE

| LEGEND | |
|--------|----------------------------------|
| | PROPOSED RCF |
| | EXISTING BUILDING TO BE RETAINED |
| | BOUNDARY |
| | DA LODGED BUILDING OUTLINE |
| | EXISTING LEVEL RL. |
| | NEW FINISHED LEVEL RL. |
| | PROPOSED TOP OF WALL LEVEL |
| | EXISTING POLE POWER |
| | EXISTING DRAIN PIT |
| | EXISTING TREES TO REMAIN |
| | OCCASIONAL SUMMER BREEZES |
| | COOL SUMMER WINDS |
| | HOT SUMMER WINDS |
| | COLD WINTER WINDS |
| | TRAFFIC NOISE |

| | | |
|---------------|-------------------------------------|------------|
| 0m 2 5 10 15m | | |
| SCALE: 1:200 | | |
| D | Amended DA | 21.02.2020 |
| C | Final Development Application Issue | 27.08.19 |
| No. | Amendment | Date |

Project
LANSDOWNE GARDENS EXTENSION
54 - 58A Wycombe Road, Neutral Bay
Drawing
SITE ANALYSIS PLAN





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| LEGEND | |
|--------|-------------------------------|
| | NEW WALL |
| | EXISTING WALL TO REMAIN |
| | STUD WALL |
| | OUTLINE OF WALL ABOVE / BELOW |
| | ROOF OUTLINE |
| | NEW FENCE TO MATCH EXISTING |
| | BOUNDARY |
| | DA LODGED BUILDING OUTLINE |
| | EXISTING LEVELS |
| | PROPOSED LEVELS |
| | EXISTING TREES TO REMAIN |
| | EXISTING DOOR TO REMAIN |
| | PROPOSED DOOR |
| | PROPOSED WINDOW |
| | ELEVATION TAG |
| | SECTION / ELEVATION TAG |

0m 2 5 10 15m
SCALE: 1:200

| | | |
|-----|-------------------------------------|------------|
| D | Amended DA | 21.02.2020 |
| C | Final Development Application Issue | 31.08.19 |
| No. | Amendment | Date |

Project
LANSLOWNE GARDENS EXTENSION
54 - 58A Wycombe Road, Neutral Bay

Drawing
PROPOSED BASEMENT FLOOR PLAN

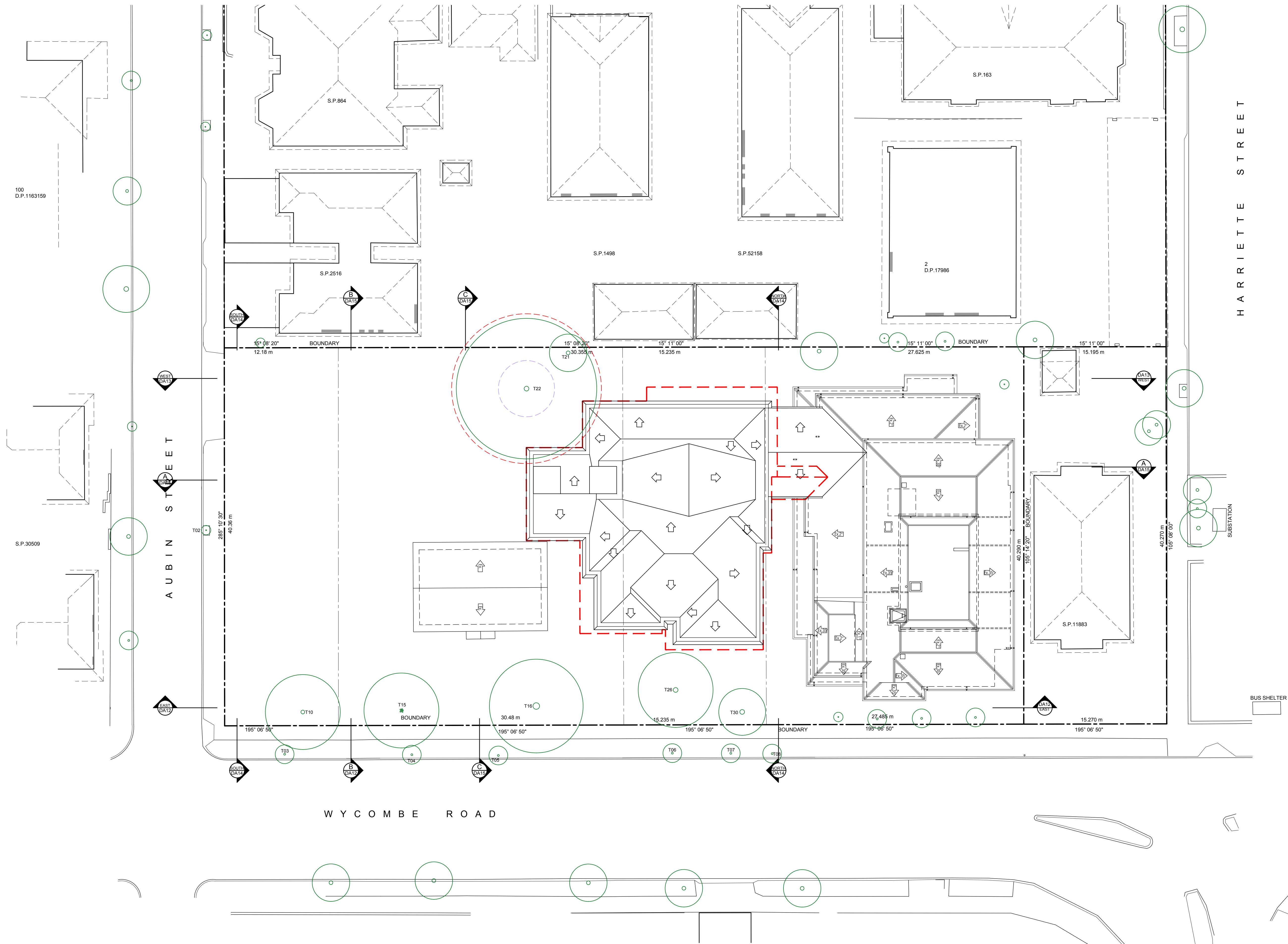


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| | | | |
|-----------|------------|---------|---------|
| Date | JAN 2019 | Job No. | Drawing |
| Scale | 1:200 @ A1 | 1813 / | DA06 |
| Drawn | WW | | |
| Amendment | D | | |

LEGEND

| | |
|--|--|
| | BOUNDARY |
| | DA LODGED BUILDING OUTLINE |
| | OUTLINE OF BUILDING BELOW |
| | NEW ROOF |
| | PROPOSED ROOF PITCH AND FALL DIRECTION |



0m 2 5 10 15m
SCALE: 1:200

| | | |
|-----|-------------------------------------|------------|
| E | Amended DA | 21.02.2020 |
| D | Amended DA | 19.02.2020 |
| C | Final Development Application Issue | 27.08.19 |
| No. | Amendment | Date |

Project
LANSDOWNE GARDENS EXTENSION
54 - 58A Wycombe Road, Neutral Bay

Drawing
PROPOSED ROOF PLAN



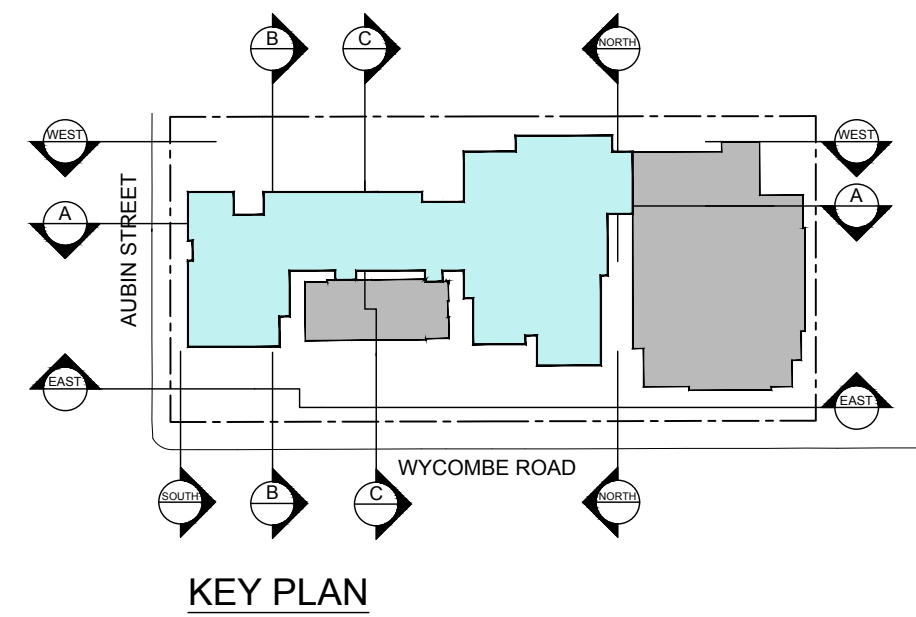
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| | | | |
|-----------|------------|---------|-------------|
| Date | JAN 2019 | Job No. | : Drawing |
| Scale | 1:200 @ A1 | | |
| Drawn | WW | | 1813 / DA11 |
| Amendment | E | | |

| LEGEND | |
|--------|-----------------------------------|
| | PROPOSED NEW BUILDING |
| | EXISTING WALL AND FENCE TO RETAIN |
| | EXISTING BUILDING |
| | EXISTING GROUND LINE |
| | BOUNDARY |
| | DA LODGED BUILDING OUTLINE |
| | NEW FINISHED LEVEL RL |
| | PROPOSED TOP OF WALL LEVEL |

| | |
|--|---|
| | BR1 FACE BRICK TYPE 1 - COMMON BRICK COLOUR |
| | BR2 FACE BRICK TYPE 2 |
| | RP1 RENDER & PAINT TYPE 1 |
| | RP2 RENDER & PAINT TYPE 2 |
| | CD1 CLADDING |
| | CD2 FRAMING & PANNELLING |



| | | |
|---|-------------------------------------|------------|
|  | | |
| F | Amended DA | 21.02.2020 |
| E | Final Development Application Issue | 30.08.19 |
| No. | Amendment | Date |

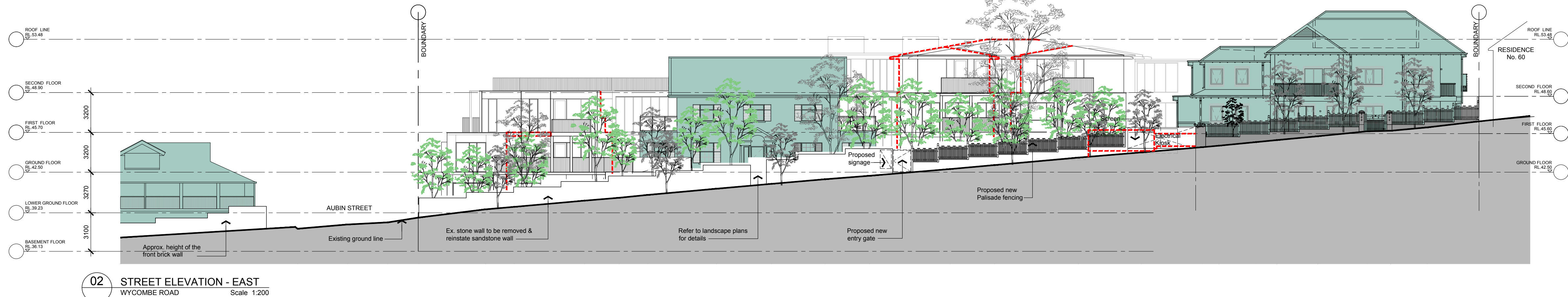
Project
LANDSDOWNE GARDENS EXTENSION
54 - 58A Wycombe Road, Neutral Bay
Drawing
ELEVATIONS - SHEET 1

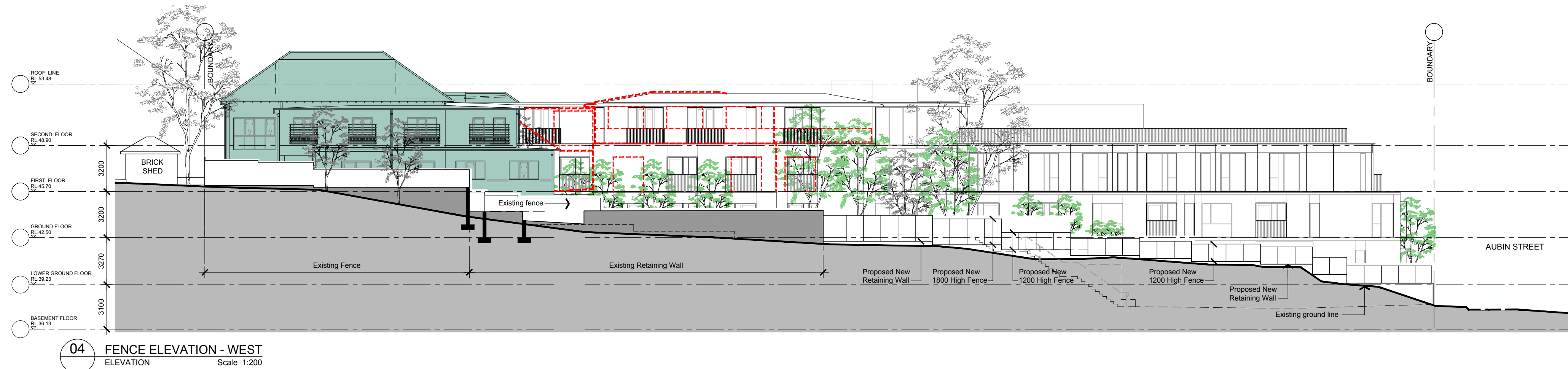
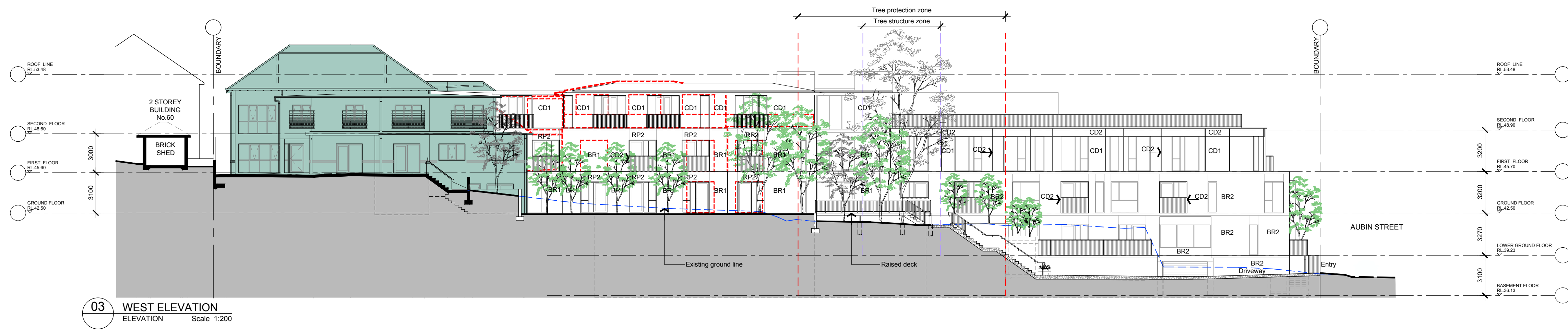
wellbeing, security & excellence

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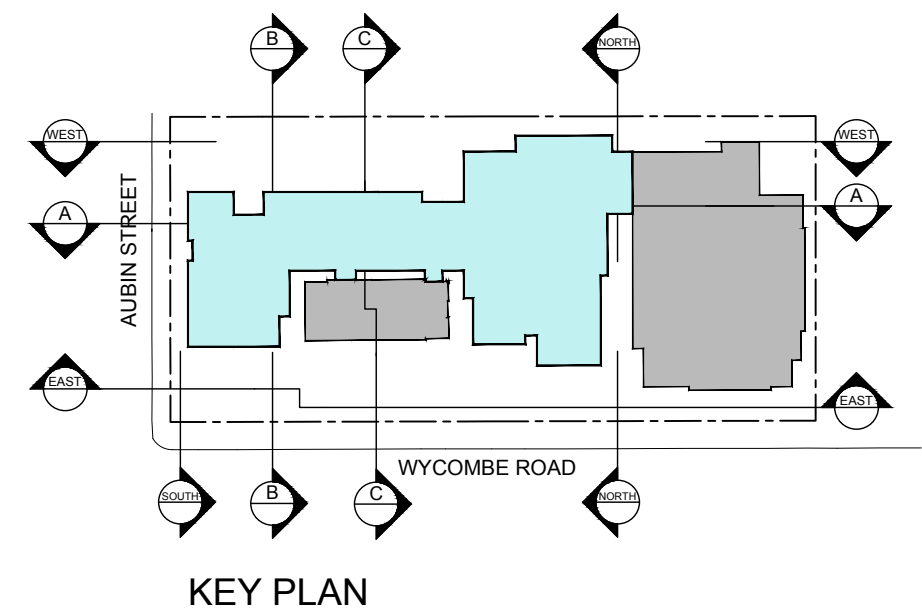
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| Date | JAN 2019 | Job No. | : Drawing |
| Scale | 1:200 @ A1 | | |
| Drawn | JK | | 1813 / DA12 |
| Amendment | F | | |





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| LEGEND | |
|--------|---|
| | PROPOSED NEW BUILDING |
| | EXISTING WALL AND FENCE TO RETAIN |
| | EXISTING BUILDING |
| | EXISTING GROUND LINE |
| | BOUNDARY |
| | DA LODGED BUILDING OUTLINE |
| | NEW FINISHED LEVEL RL |
| | PROPOSED TOP OF WALL LEVEL |
| | BR1 FACE BRICK TYPE 1 - COMMON BRICK COLOUR |
| | BR2 FACE BRICK TYPE 2 |
| | RP1 RENDER & PAINT TYPE 1 |
| | RP2 RENDER & PAINT TYPE 2 |
| | CD1 CLADDING |
| | CD2 FRAMING & PANELLING |



0m 2 5 10 15m

SCALE: 1:200

| | | |
|-----|-------------------------------------|------------|
| E | Amended DA | 21.02.2020 |
| D | Final Development Application Issue | 30.08.19 |
| No. | Amendment | Date |

Project
 LANSDOWNE GARDENS EXTENSION
 54 - 58A Wycombe Road, Neutral Bay
 Drawing
 ELEVATIONS - SHEET 2

cranbrook care
 wellbeing, security & excellence

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 architecture, health and aged care planning, project management

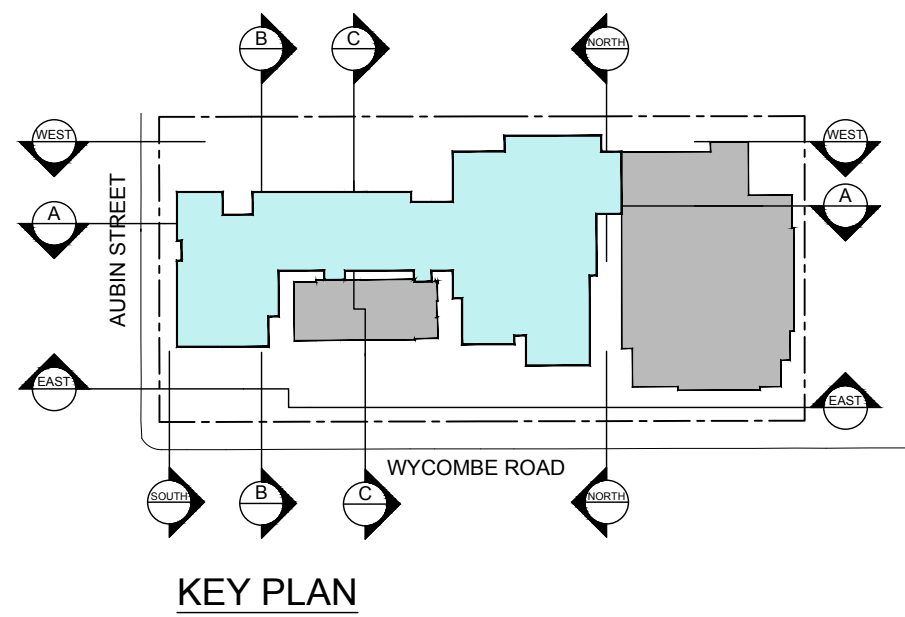
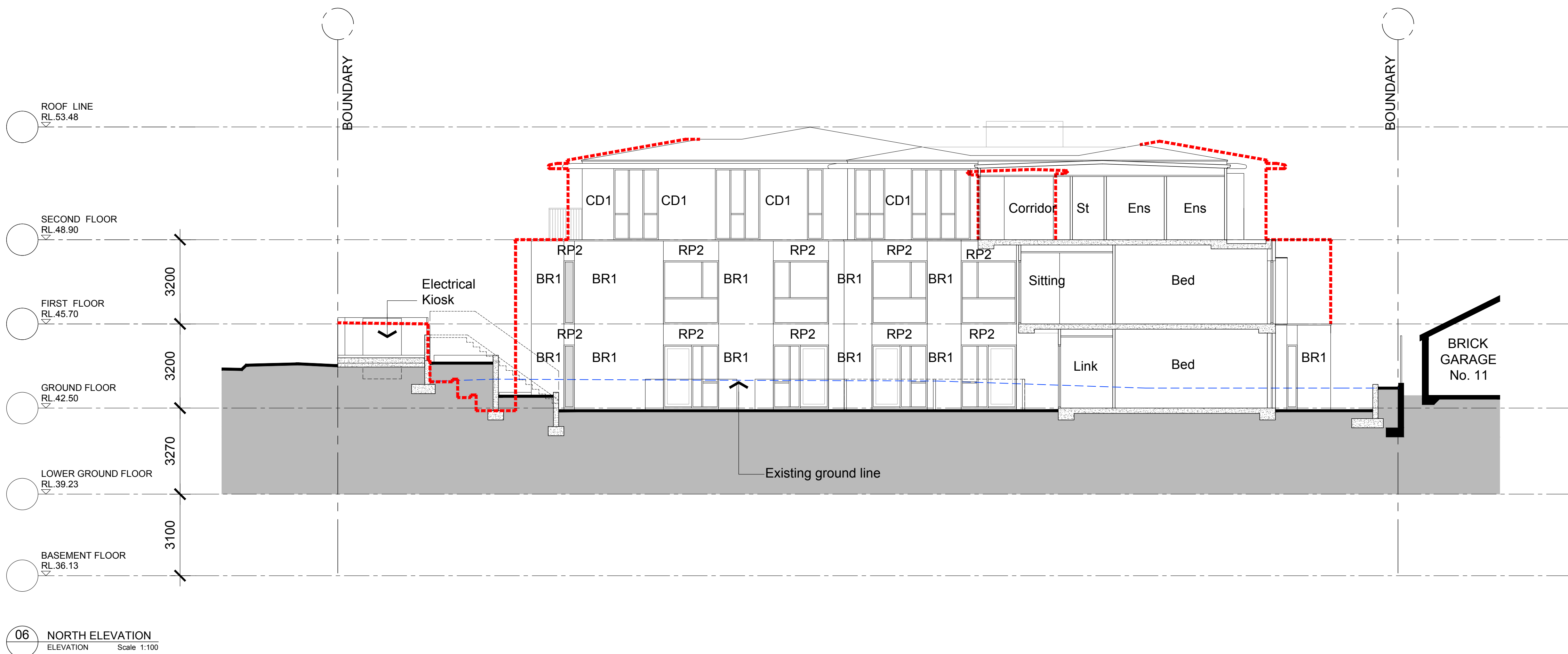
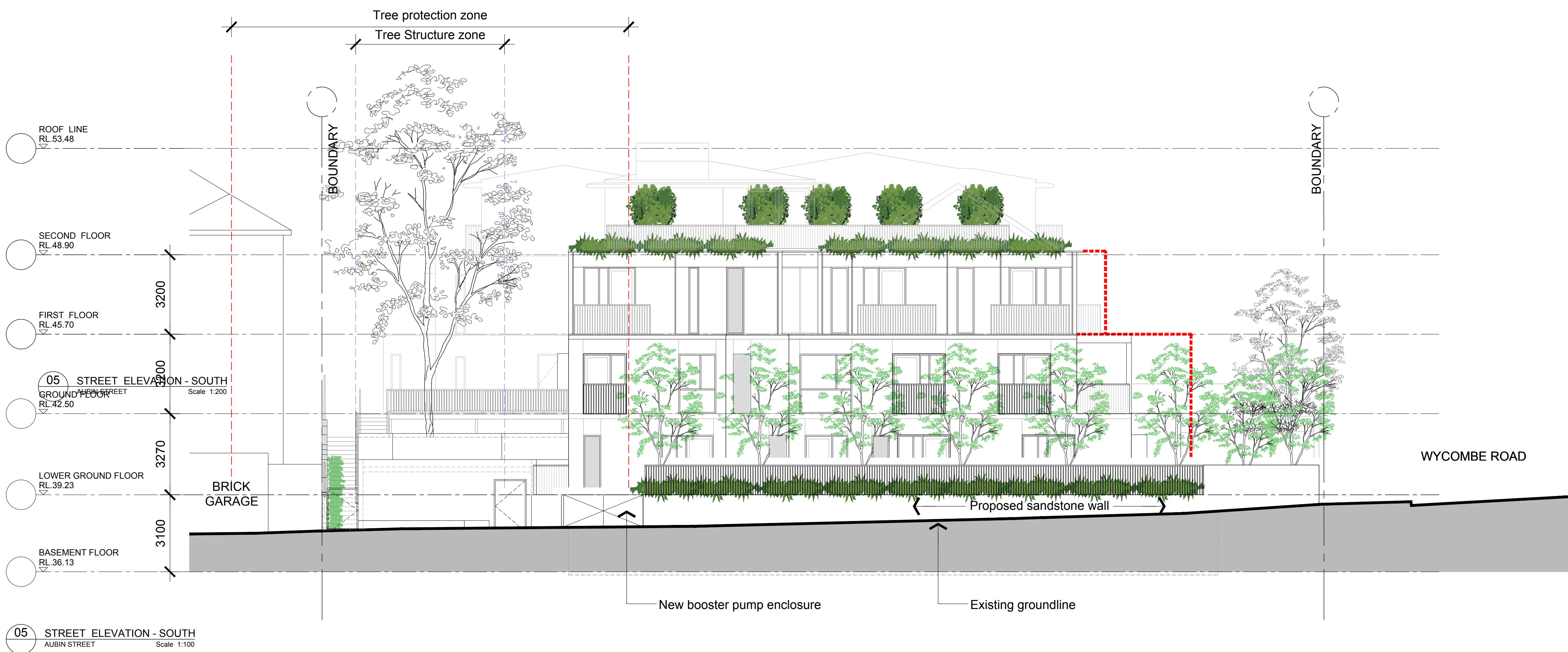
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 Cheshire NSW 2067
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 Tel: (02) 9406 7000
 Fax: (02) 9406 7009
 Email: brgroup@brgr.net

| | | | |
|-----------|------------|---------|-------------|
| Date | JAN 2019 | Job No. | Drawing |
| Scale | 1:200 @ A1 | | |
| Drawn | SS | | 1813 / DA13 |
| Amendment | E | | |

LEGEND

| | |
|--|-----------------------------------|
| | PROPOSED NEW BUILDING |
| | EXISTING WALL AND FENCE TO RETAIN |
| | EXISTING BUILDING |
| | EXISTING GROUND LINE |
| | BOUNDARY |
| | DA LODGED BUILDING OUTLINE |
| | NEW FINISHED LEVEL RL |
| | PROPOSED TOP OF WALL LEVEL |

| | |
|--|---|
| | BR1 FACE BRICK TYPE 1 - COMMON BRICK COLOUR |
| | BR2 FACE BRICK TYPE 2 |
| | RP1 RENDER & PAINT TYPE 1 |
| | RP2 RENDER & PAINT TYPE 2 |
| | CD1 CLADDING |
| | CD2 FRAMING & PANELLING |



| | | |
|------------------------------------|-------------------------------------|------------|
| 0m 1 2 5 7m | | |
| SCALE: 1:100 | | |
| F | Amended DA | 21.02.2020 |
| E | Final Development Application Issue | 30.08.19 |
| No. | Amendment | Date |
| Project | | |
| LANSDOWNE GARDENS EXTENSION | | |
| 54 - 58A Wycombe Road, Neutral Bay | | |
| Drawing | | |
| ELEVATIONS - SHEET 3 | | |



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| | | | |
|-----------|------------|---------|---------|
| Date | JAN 2019 | Job No. | Drawing |
| Scale | 1:100 @ A1 | | |
| Drawn | JK | | |
| Amendment | F | | |
| | | 1813 / | DA14 |

UMBACO LANDSCAPE ARCHITECTS

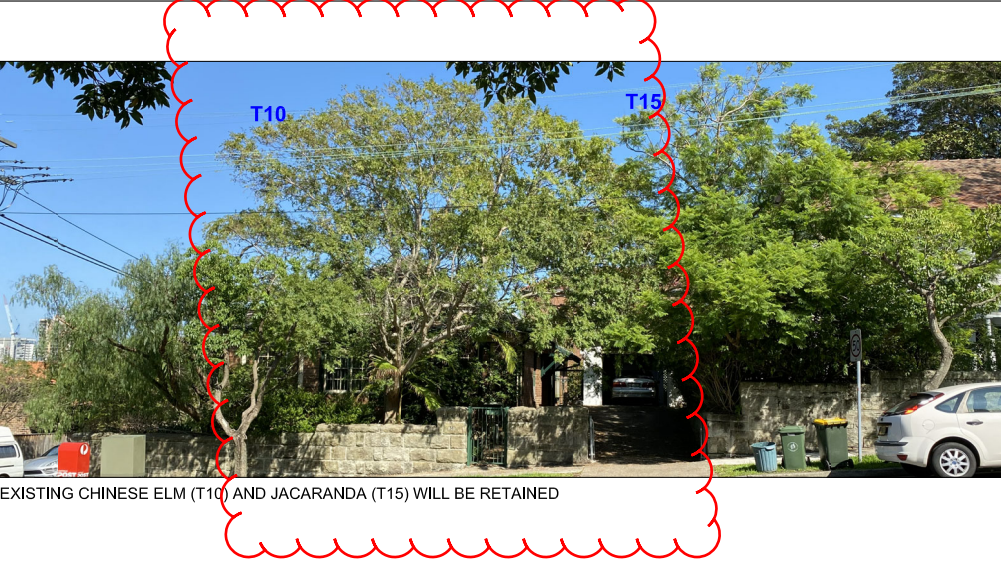
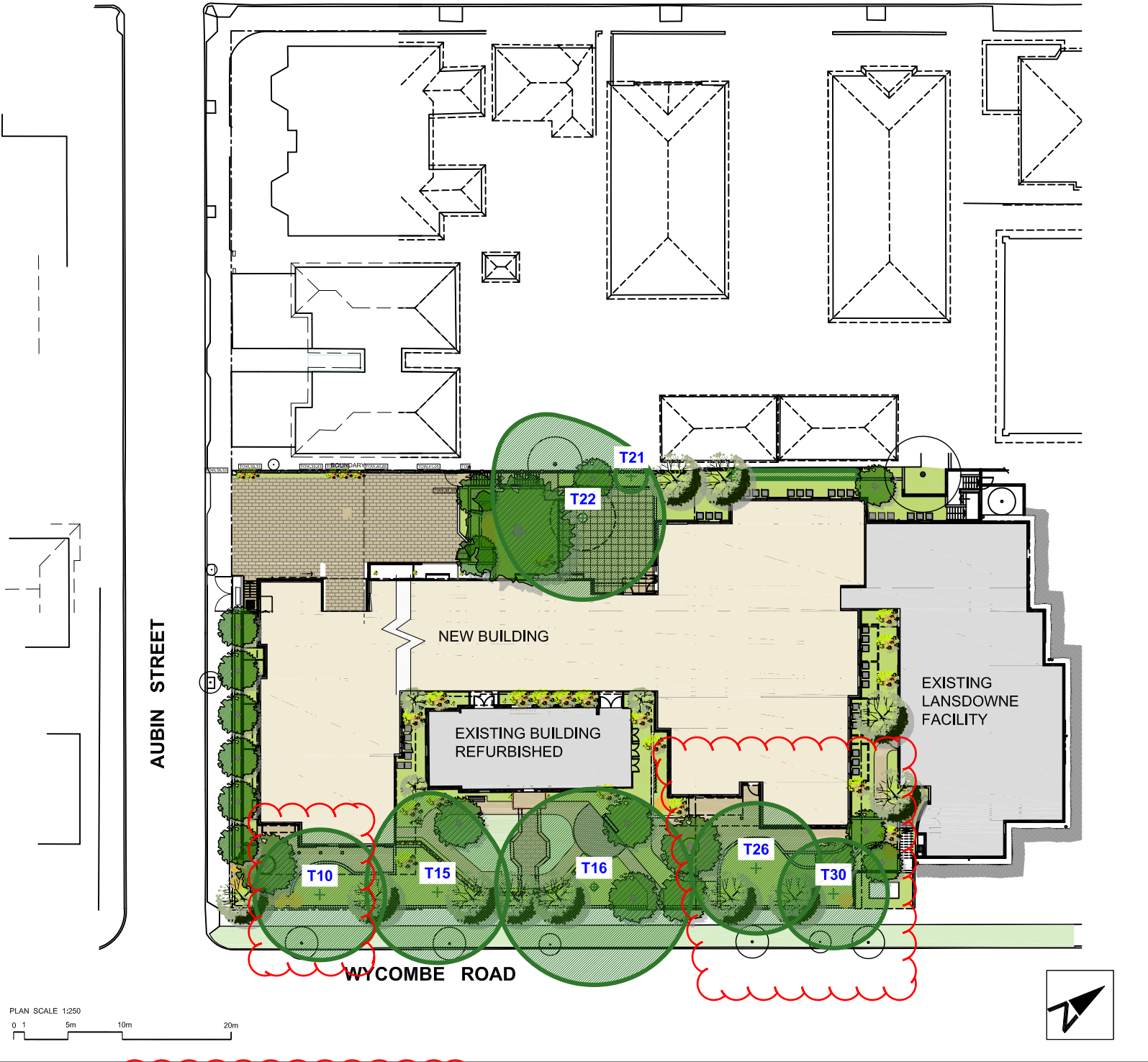
LANDSCAPE DOCUMENTATION

Lansdowne Gardens Wycombe Road, Neutral Bay

FOR

CRANBROOK RACF

| Dwg | NAME | ISSUE |
|------|---|-------|
| SK01 | OVERALL SITE PLAN | K |
| SK02 | LANDSCAPE PLAN GROUND FLOOR | K |
| SK03 | LANDSCAPE PLAN FIRST AND SECOND FLOOR | K |
| SK04 | PLANT MATERIAL GROUND FLOOR & STREET FRONTAGE | K |
| SK05 | PLANT MATERIAL GROUND FLOOR & STREET FRONTAGE | K |
| SK06 | PLANT MATERIAL FIRST AND SECOND FLOOR | K |
| SK07 | CANOPY TREES DIAGRAM | K |
| SK08 | CANOPY TREES TABLES | K |



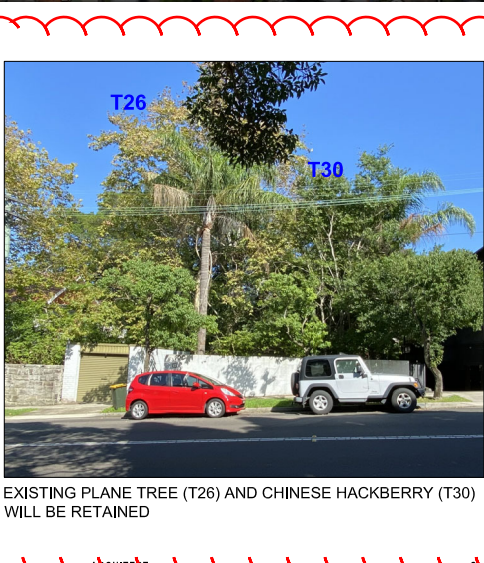
EXISTING CHINESE ELM (T10) AND JACARANDA (T15) WILL BE RETAINED



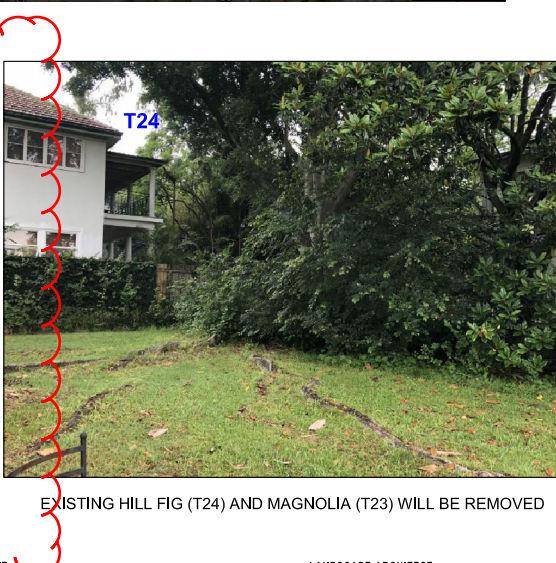
EXISTING PLANE TREE (T16) WILL BE RETAINED



EXISTING WALLANGARRA WHITE GUM (T22) WILL BE RETAINED



EXISTING PLANE TREE (T26) AND CHINESE HACKBERRY (T30) WILL BE RETAINED



EXISTING HILL FIG (T24) AND MAGNOLIA (T23) WILL BE REMOVED

SUN AND WIND EXPOSURE TOLERANT TREES



FRANGIPANI



MAGNOLIA TEDDY BEAR



OLIVE TREE

PROPOSED GROUNDCOVERS TO ROOF EDGE



DROUGHT TOLERANT GRASSES



BLUE CHALKSTICKS



ECHEVERIA 'SCHARZKOPF'



ECHEVERIA ELEGANS



'PIGFACE'

T22

LIGHTWEIGHT PLANTERS 1 M HIGH WILL PROVIDE SCREENING TO WESTERN SIDE OF ROOF, FEATURING MAGNOLIA 'TEDDY BEAR' OR YUCCA TREES.

CLIMBER OVER PERGOLA

GLASS BALUSTRADE IN COMBINATION WITH 1 M HIGH POTS WILL PROVIDE SAFETY BARRIER TO THE ROOF

ROOF TERRACE

SECOND FLOOR ROOF

LINK

EXISTING LANSLOWNE GARDENS FACILITY / REFURBISHED

LARGE CHARCOAL LAVA PEBBLES FOR NON ACCESSIBLE TERRACES AND LEDGES ON LEVEL 1 & 2

EXISTING REFURBISHED BUILDING

ROOF TOP TERRACE WILL PROVIDE OUTDOOR ENTERTAINMENT AREA FOR THE RESIDENTS AND THEIR FAMILIES. TERRACE WILL BE PAVED AND DECORATED WITH LARGE LIGHTWEIGHT POTS FEATURING SMALL WIND AND SUN EXPOSURE TOLERANT TREES. EDGE OF THE TERRACE WILL BE PLANTED WITH LOW SUCCULENT GROUNDCOVERS FORMING A GREEN CARPET AND PROVIDING ADDITIONAL INTEREST WITH FLOWERS AND TEXTURES.

DECORATIVE POTS AND MIXED SUN & DROUGHT TOLERANT PLANTING ON BALCONIES FOR LEVELS 1 & 2

T10

T15
BOUNDARY

T16

T26

T30

BOUNDARY

T03

T04

T05

T06

T07

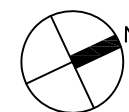
T08

WYCOMBE ROAD

AUBIN STREET

SCALE 1:100 @ A1

0 .5 2.5m 5m 10m



DRAWING NO

ISSUE

DATE

ARCHITECT

CLIENT

LANDSCAPE ARCHITECT

LANSLOWNE GARDENS RACF
Wycombe Road, Neutral Bay, NSW

LANDSCAPE CONCEPT PLAN
FIRST AND SECOND FLOOR

SK 03

K

February 2020

boffa robertson group
Architecture, Health Planning, Project Management
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CRANBROOK RACF

Umbaco
LANDSCAPE ARCHITECTS
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2011 Brady Ave, Kirribilli NSW 2061
www.umbaco.com.au

FEATURE TREES



Backhousia citriodora
Lemon Scented Myrtle



Buckinghamia celsissima
Ivory Curl



Corymbia ficifolia 'Wildfire'
Red Flowering Gum



Elaeocarpus reticulatus
Blueberry Ash



Hibiscus tiliaceus 'Rubra'
Red Cottonwood



Lagerstroemia indica x fauriei 'Natchez'
- Crepe Myrtle (White)



Magnolia grandiflora
Bull Bay Magnolia



Pyrus nivalis
Snow Pear



Tristaniopsis laurina
'Luscious'
Water Gum

ORNAMENTAL SHRUBS



Gardenia florida
Gardenia



Rhododendron vireya
Vireya Rhododendron



Hydrangea megalophylla White
Hydrangea



Loropetalum chinense Purple Pixie
Dwarf Chinese Fringe Flower



Cordyline fruticosa Rubra
Palm Lily



Cordyline petiolaris
Palm Lily



Alocasia macrorrhiza
Giant Elephant Ears



Heliconia Hot Rio Nights
Heliconia



Raphiolepis Snow Maiden
Indian Hawthorn



Viburnum odoratissimum
Sweet Viburnum



Alternanthera dentata
Joseph's Coat



Buxus microphylla japonica
Japanese Box



Doryanthes excelsa
Gynea Lily



Alpinia zerumbet variegata
Shell Ginger



Philodendron Rojo Congo
Rojo Congo



Blechnum Silver Lady
Silver Lady

MASS PLANTING AND GROUNDCOVERS



Dichondra repens
Dichondra



Dichondra Silver Falls
Silver Falls Dichondra



Alpinia nutans
False Cardamon



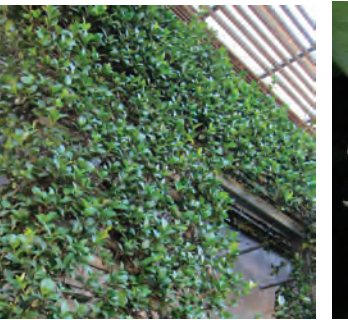
Neomarica gracillis
Walking Iris



Curculigo capitulata
Palm Grass



Philodendron xanadu
Xanadu



Trachelospermum jasminoides
Star Jasmine



Hoya australis
Wax Flower

CLIMBERS

FEATURE FRONT GARDENS



Camellia japonica standard
Camellia



Cercis canadensis ' Forest Pansy
Purple Redbud



Plumeria acutifolia
Frangipani



Doryanthes excelsa
Gynea Lily



Magnolia soulangeana



Agave attenuata
Agave



Strelitzia reginae
Birds of Paradise



Alcantharea Devine Plum
Red Bromeliad



Acanthus mollis
Oyster Plant



Zantedeschia ethiopica
Calla Lily



Ceratopetalum Albury's Red
NSW Christmas Bush



Syzygium cascade
Lilly Pilly



Duranta repens Sheena's Gold
Sheena's Gold



Carissa macrocarpa 'Nana'
Natal Plum



Kniphofia Winter Cheer
Red Hot Poker



Zephyranthes candida
Storm Lily



Clivia miniata Belgium Hybrid
Belgium Clivia



Disphyllum Sunburn
Pig Face



Trachelospermum tricolor
Variegated Star Jasmin



Mandevilla Red Velvet
Brazilian Jasmine

PLANT SCHEDULE / GROUND FLOOR & STREET FRONTAGE

| Botanical name | Common name | mature hght |
|---|--------------------------------------|-------------|
| FEATURE CANOPY TREES | | |
| Backhousia citriodora | Lemon Scentend Myrtle | 8 m |
| Buckinghamia celsissima | Ivory Curl | 8 m |
| Corymbia ficifolia 'Wildfire' | Red Flowering Gum | 6 m |
| Elaeocarpus reticulatus | Blueberry Ash | 8 m |
| Hibiscus tiliaceus rubra | Red Cottonwood | 8 m |
| Lagerstroemia indica x l. fauriei 'Natchez' | Crepe Myrtle (white) | 8 m |
| Magnolia grandiflora | Bull Bay Magnolia | 15 m |
| Magnolia grandiflora 'Exmouth' | Bull Bay Magnolia - Exmouth cultivar | 10 m |
| Pyrus nivalis | Snow Pear | 8 m |
| tristaniopsis laurina 'Luscious' | Water Gum | 8 m |
| SMALL FEATURE TREES | | |
| Acer sango Kaku | Senkaki Maple | 4 m |
| Dypsis lutescens | Golden Cane Palm | 4-6 m |
| Plumeria acitifolia | Frangipani | 3 m |
| SHRUBS/ PERENNIALS/ FEATURE PLANTS | | |
| Agave attenuata | Agave | 0.7 m |
| Alocasia macrorrhiza | Giant Elephant Ears | 2 m |
| Alpinia caerulea | Redback Ginger | 2 m |
| Alpinia Zerumbet 'variegata' | VARiegated Ginger | 2 m |
| Buxus microphylla japonica | Japanese Box | 1.2 m |
| Carissa macrocarpa | Natal Plum | 1 m |
| Cordylina petiolaris | Palm Lily | 6 m |
| Doryanthes excelsa / palmeri | Gynea Lily | 3 m |
| Gardenia florida | Gardenia | 1.5 m |
| Heliconia 'Hot Rio Nights | Heliconia | 2 m |
| Hydrangea megalophylla White | Hydrangea | 1 m |
| Loropetalum chinense 'Purple Pixie' | Dwarf chinese Fringe Flower | 1 m |
| Philodendron Zanadu | Dwarf Philodendron | 1.5 m |
| Philodendron 'Rojo Congo' | Red Philodendron | 1.5 m |
| Raphiolepis 'Snow Maiden' | Indian Hawthorn | 1.5 m |
| Rhapis Excelsa | Rhapis Palm | 3 m |
| Rhododendron vireya | Vireya Rhododendron | 3 m |
| Rosmarinus officinalis | Rosemary | 1 m |
| Rosmarinus prostratus | Prostrate Rosemary | 0.5 m |
| Todea barbara | King Fern | 3 m |
| Viburnum odoratissimum | Sweet Viburnum | 3 m |
| Yucca elephantiphes 'Silver Star' | Yucca | 3-4 m |
| Zamia furfuracea | Cardboard Plant | 1.5 m |
| GROUNDCOVERS/ CLIMBERS / HERBS | | |
| Alpinia nutans | False Cardamon | 2 m |
| Bromeliads | Bromeliads | 1 m |
| Calathea zebrina | Zebra Plant | 0.6 m |
| Curculigo capitukata | Palm grass | 1 m |
| Dichondra repens 'Silver Fall' | Silver Dichondra | 0.1 m |
| Hoya australis | Wax Flower | 3 m |
| Liriope 'Evegreen Giant' | Lily Turf | 0.3 m |
| Neomaralica gracilis | Walking Iris | 0.5 m |
| Pandoera jasminoides | Wonga Wonga Vine | 3 m |
| Thymus citriodorus | Lemon thyme | 0.3 m |
| Trachelospermum jasminoides | Star Jasmine | 2 m |
| Trachelospermum tricolor | Tricolor jasmine | 1 m |
| Tulbaghia violacea Silver Lace | Silver Wild Garlic | 0.3 m |

TREES IN POTS



Dracaena draco
Dragon Tree



Strelitzia nicotii
Giant Bird of Paradise



Ficus lyrata
Fiddle Leaf Fig



Magnolia 'Teddy Bear'
Evergreen Magnolia



Olea europaea
Olive Tree



POT PLANTS FOR BALCONIES



Crassula Blue Bird
Jade Plant



Agave attenuata
Agave



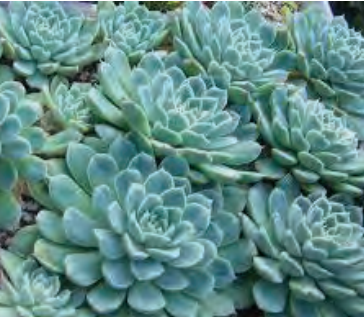
Cycas revoluta
Sago Palm



Senecio serpens
Blue Chalkstick



Echeveria Painted Lady
Painted lady



Echeveria elegans
Mexican Snowball



Echeveria schwarzkopf
Black Rose



Kalanchoe Copper Spoons
Copper Spoon



Alcantarea and Cotyledon
Bromeliads with Succulents



Dracaena deremensis compacta
Dracaena



Disphylum Sunburn
Pig Face

PLANT SCHEDULE / BALCONIES AND ROOFTOP

| Botanical name | Common name | mature hght |
|---|-----------------------|-------------|
| SMALL/ MEDIUM FEATURE TREES up to 8m mature height | | |
| Dracena draco | Dragon Tree | 3 m |
| Olea sp | Olive Tree | 4-6 m |
| Hibiscus tiliaceus | Hibiscus | 4 m |
| Magnolia 'Little Gem' or 'Teddy Bear' | Evergreen magnolia | 4 m |
| Plumeria acutifolia | Frangipani | 6-8 m |
| SHRUBS/ PERENNIALS/ FEATURE PLANTS (up to 2 m mature hight) | | |
| Agave attenuata | Agave | 0.7 m |
| Alcanthera imperialis 'Rubra' | Alcanthera bromeliad | 1 m |
| Anigozanthos Big Orange | Kangaroo Paw | 1.2 m |
| Aloe cultivars | Aloe | 2 m |
| Cycas revoluta | Sago Palm | 1 m |
| Dracaena deremensis | Dracaena deremensis | 0.5 m |
| Echeveria elegans | Echeveria elegans | 1.8 m |
| Echeveria "Schwarzkopf" or 'Painted Lady' | Echeveria 'cultivars' | 1.2 m |
| Carissa macrocarpa | Natal Plum | 1 m |
| Crassula ovata / 'Blue Bird' | Jade Plant | 0.6 m |
| Helichrysum petiolare | Licorice Plant | 0.5 m |
| Kalanchoe Copper Spoons | Kalanchoe cvs | 0.5 m |
| Strelitzia reginae / parvifolia | Bird of paradise | 2 m |
| Yucca elephantiphes 'Silver Star' | Yucca | 3-4 m |
| Zamia furfuracea | Cardboard Plant | 1.5 m |
| GROUNDCOVERS/ CLIMBERS | | |
| Bougainvillea Scarlet Ohara | Bougainvillea | 5 m |
| Carpobrotus glaucescens | Pig Face | 1 m |
| Hardenbergia violacea | Happy Wanderer | 1.5 m |
| Festuca glauca | Blue fescue | 0.1 m |
| Dichondra repens 'Silver Fall' | Silver Dichondra | 0.1 m |
| Senecio serpens | Blue Chalkstick | 0.1 m |