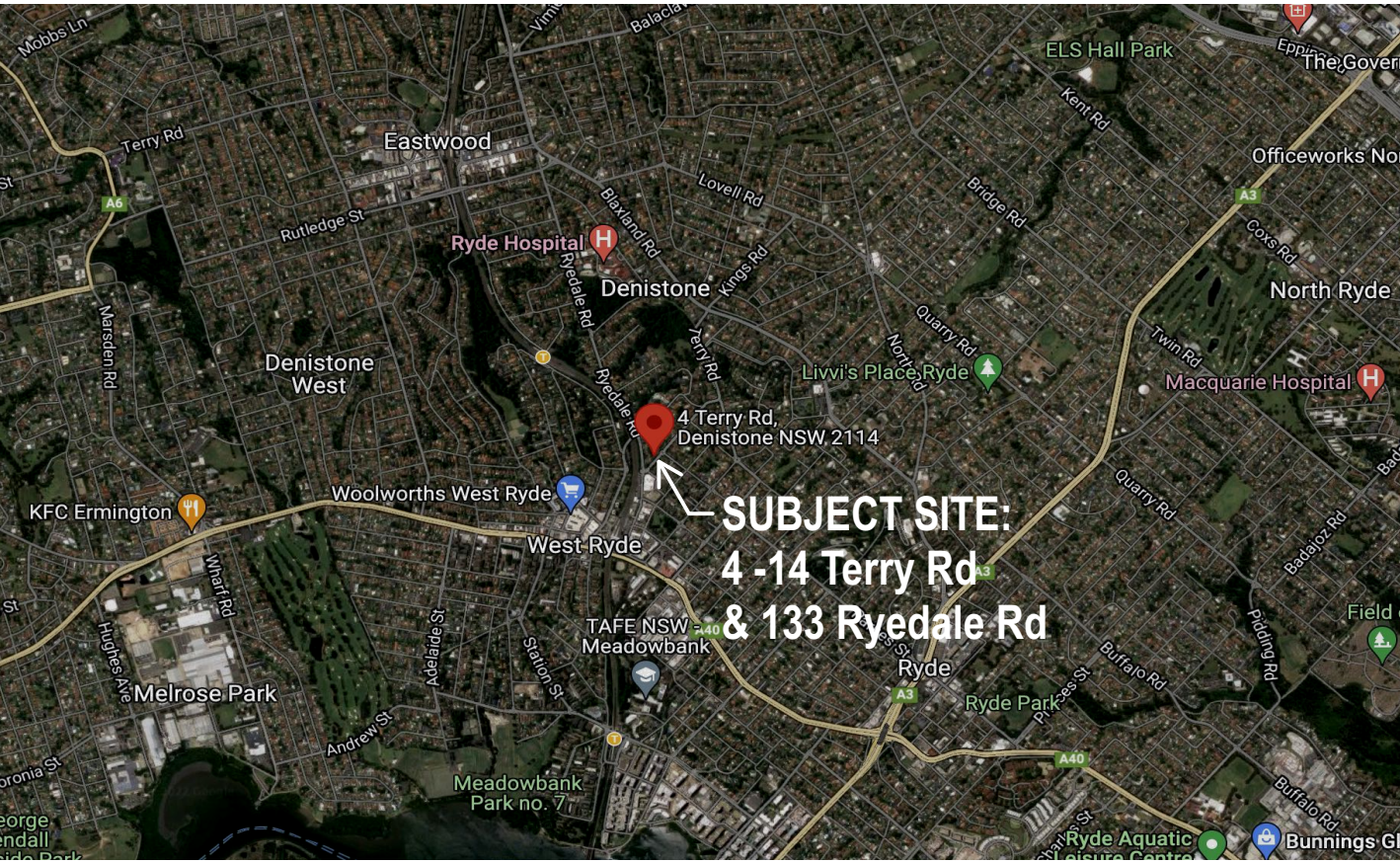


S4.56 MODIFICATION OF DA APPROVAL (LDA2022/0320) DATED MAY 2024
for Ryde Eastwood Leagues Club – Seniors Housing

4 to 14 Terry Road and 133 Ryedale Road, Denistone

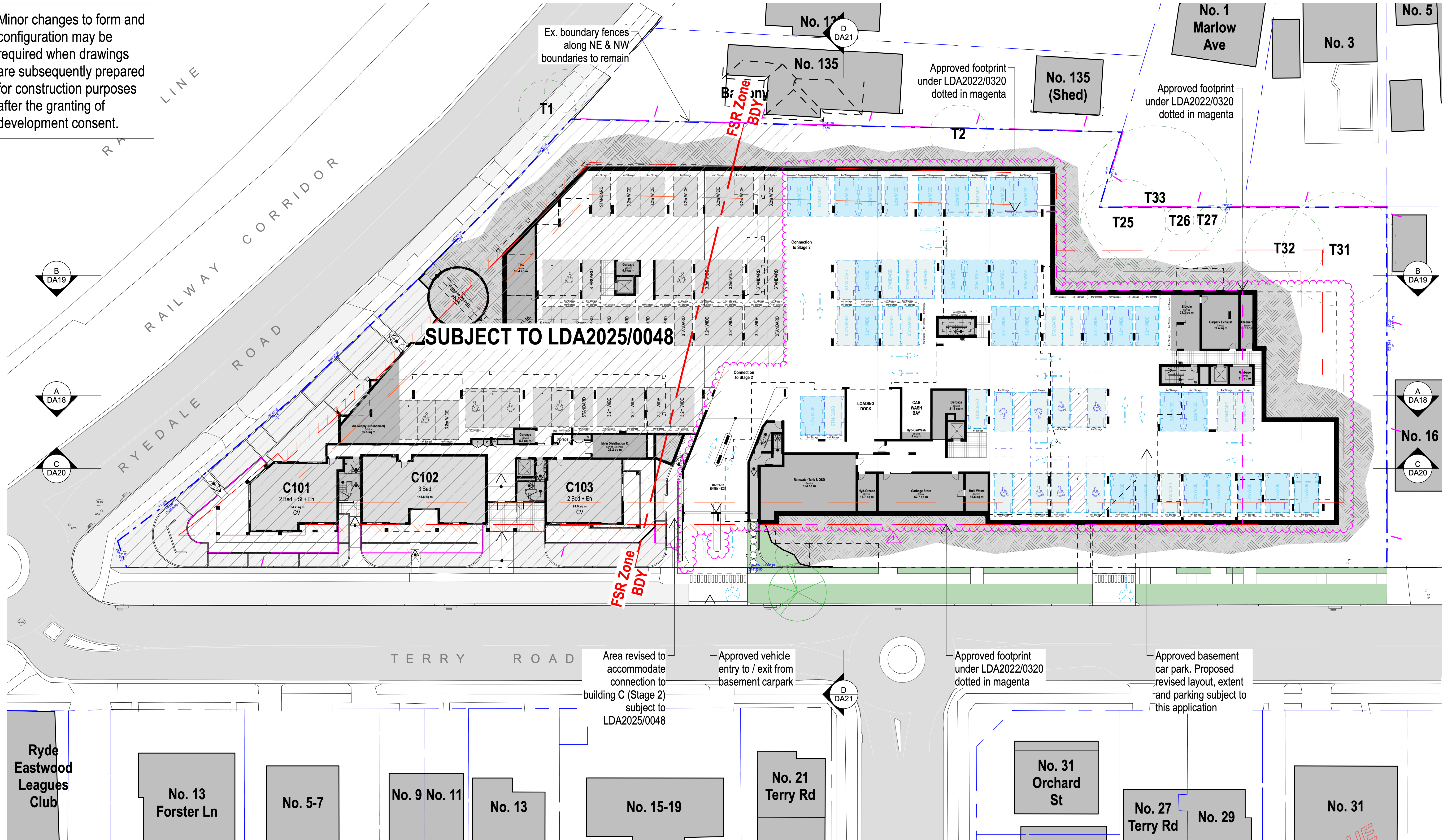
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

Dwg No:	Title	Scale
DA1	Cover Page	NTS
DA10	Basement Plan	1:250
DA11	Ground Level Plan	1:250
DA12	Podium Level Plan	1:250
DA13	First Level Plan	1:250
DA14	Second Level Plan	1:250
DA15	Roof Plan	1:250
DA16	Site North East & South East Elevations	1:250
DA17	Site South West & North West Elevations	1:250
DA18	Site Section AA	1:200
DA19	Site Section BB	1:200
DA20	Site Section CC	1:200
DA21	Site Section DD	1:200
DA23	Detail Plan - Building A - Podium	1:100
DA24	Detail Plan - Building A - First	1:100
DA25	Detail Plan - Building A - Second	1:100
DA26	Detail Elevation - Building A - North East	1:100
DA27	Detail Elevation - Building A - South East	1:100
DA28	Detail Elevation - Building A - South West	1:100
DA29	Detail Elevation - Building A - North West	1:100
DA30	Detail Section - Building A - 1	1:100
DA31	Detail Section - Building A - 2	1:100
DA32	Detail Plan - Building B - Ground	1:100
DA33	Detail Plan - Building B - First	1:100
DA34	Detail Plan - Building B - Second	1:100
DA35	Detail Plan - Building B - Third	1:100
DA36	Detail Elevation - Building B - North East	1:100
DA37	Detail Elevation - Building B - South East	1:100
DA38	Detail Elevation - Building B - South West	1:100
DA39	Detail Elevation - Building B - North West	1:100
DA40	Detail Section - Building B - 1	1:100
DA41	Detail Section - Building B - 2	1:100
DA42	Development & Areas Summary	NTS
DA43	GFA Diagrams	1:500
DA57	Solar Access and Cross-ventilation Schedule	NTS
DA58	Views From Sun 9am to 10:30am	NTS
DA59	Views From Sun 11am to 12pm	NTS
DA60	Views From Sun 12:30pm to 1:30pm	NTS
DA61	Views From Sun 2pm to 3pm	NTS
DA66	Deep Soil Area Diagram	1:250
DA67	Landscape & Communal Open Space Diagram	1:250



REV	DESCRIPTION	AA	DATE
O	Issued for S4.56	EN, GS	2/5/25

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.



LEGEND:

	1 Bed Units		3 Bed Units	Works subject to LDA2025/0048		Primary Setback		Articulation Zone
	Communal Areas		Landscaped Area	Service Areas OR Vertical Circulation		Secondary Setback		New fence (U.N.O.)
	Landscaped Areas (Within Private Open Space)							

**TURNER
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ABN: 93 053 938 579
Nom. Architect - Rick Turner NSW 4318

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REV
F DESCRIPTION
Issued for S4.56

BY
EN, GS DATE
2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Basement Plan
Project:
RELCS - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Road, Denistone

North:



Drawn: EN, GS Scale: 1:250 @ A1

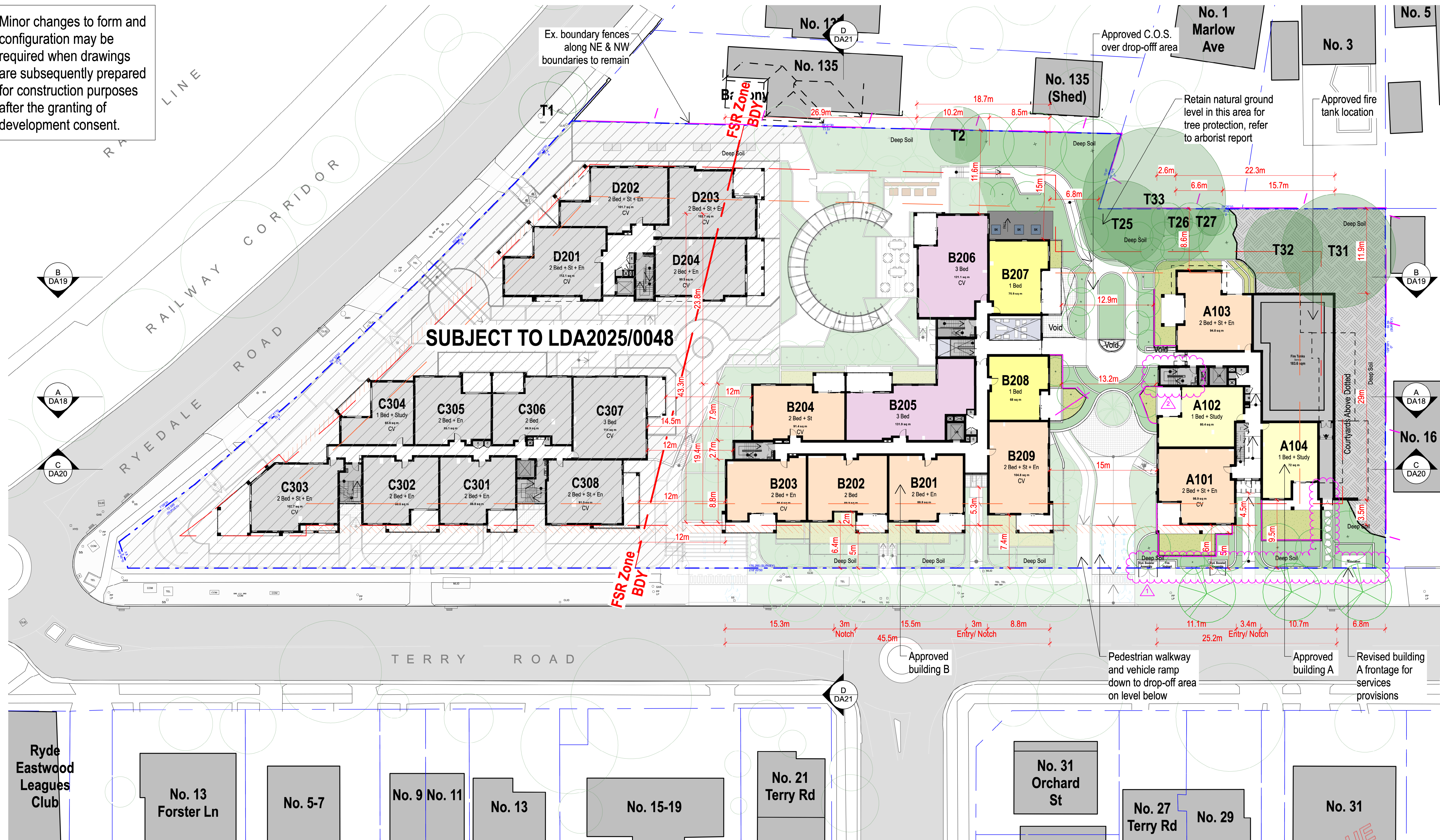
Date: 2/5/25

Drawing Number:
293 DA10 F

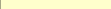
S4.56 ISSUE



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.



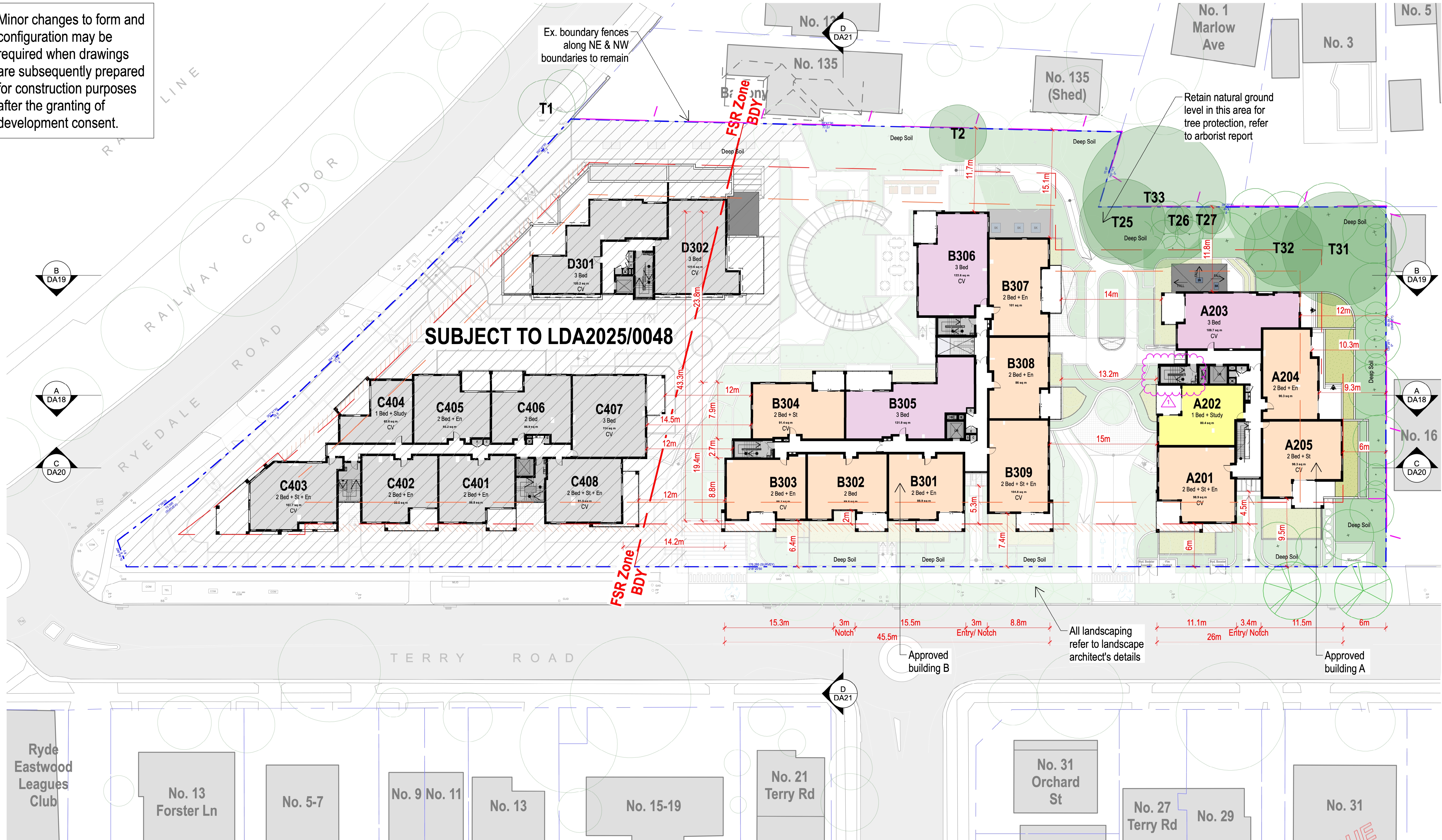
LEGEND:

- | | | | | | | | | | | | | | | | |
|--|----------------|---|-----------------|---|--|---|---------------------------------------|---|---|---|-------------------|---|---|---|--------------------|
|  | 1 Bed Units |  | 2 Bed Units |  | 3 Bed Units |  | Works subject to LDA2025/0048 |  |  |  | Primary Setback |  |  |  | Articulation Zone |
|  | Communal Areas |  | Landscaped Area |  | Landscaped Areas (Within Private Open Space) |  | Service Areas OR Vertical Circulation |  |  |  | Secondary Setback |  |  |  | New fence (U.N.O.) |

\$4.56 ISSUE



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.



LEGEND:

- 1 Bed Units
- 2 Bed Units
- 3 Bed Units
- Works subject to LDA2025/0048
- Primary Setback
- Articulation Zone
- Communal Areas
- Landscaped Area
- Landscaped Areas (Within Private Open Space)
- Service Areas OR Vertical Circulation
- Secondary Setback
- New fence (U.N.O.)

S4.56 ISSUE

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REV
Q DESCRIPTION
Issued for S4.56

BY
EN, GS DATE
2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
First Level Plan
Project:
RELCS - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Road, Denistone

North:



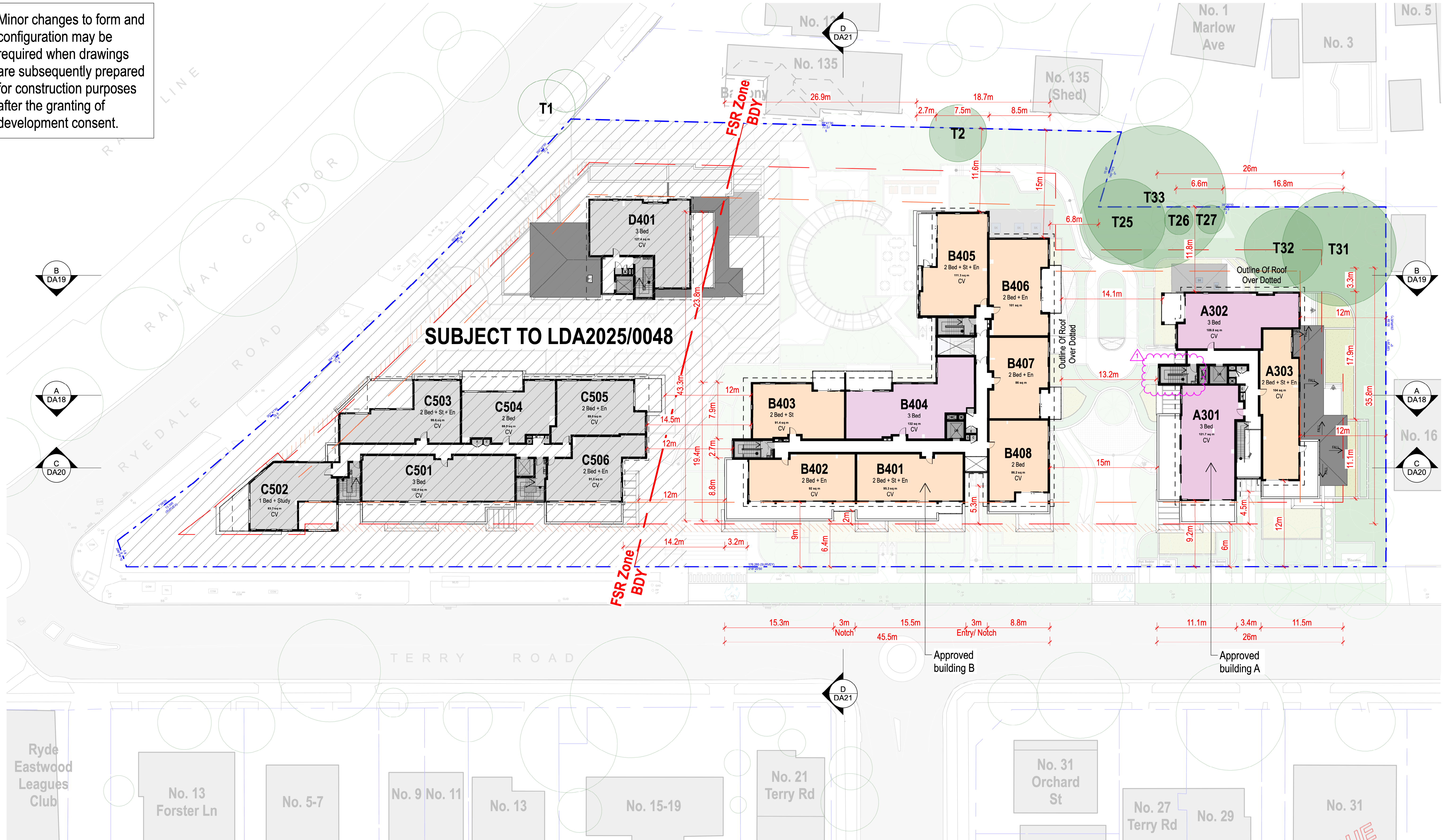
Drawn: EN, GS Scale: 1:250 @ A1

Date: 2/5/25

Drawing Number:
293 DA13 Q



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.



LEGEND:

	1 Bed Units		2 Bed Units		3 Bed Units		Works subject to LDA2025/0048		Primary Setback		Articulation Zone
	Communal Areas		Landscaped Area		Landscaped Areas (Within Private Open Space)		Service Areas OR Vertical Circulation		Secondary Setback		New fence (U.N.O.)

S4.56 ISSUE

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Nom. Architect - Rick Turner NSW 4318

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REV
Q DESCRIPTION
Issued for S4.56

BY
EN, GS DATE
2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Second Level Plan
Project:
RELCS - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Road, Denistone

North:



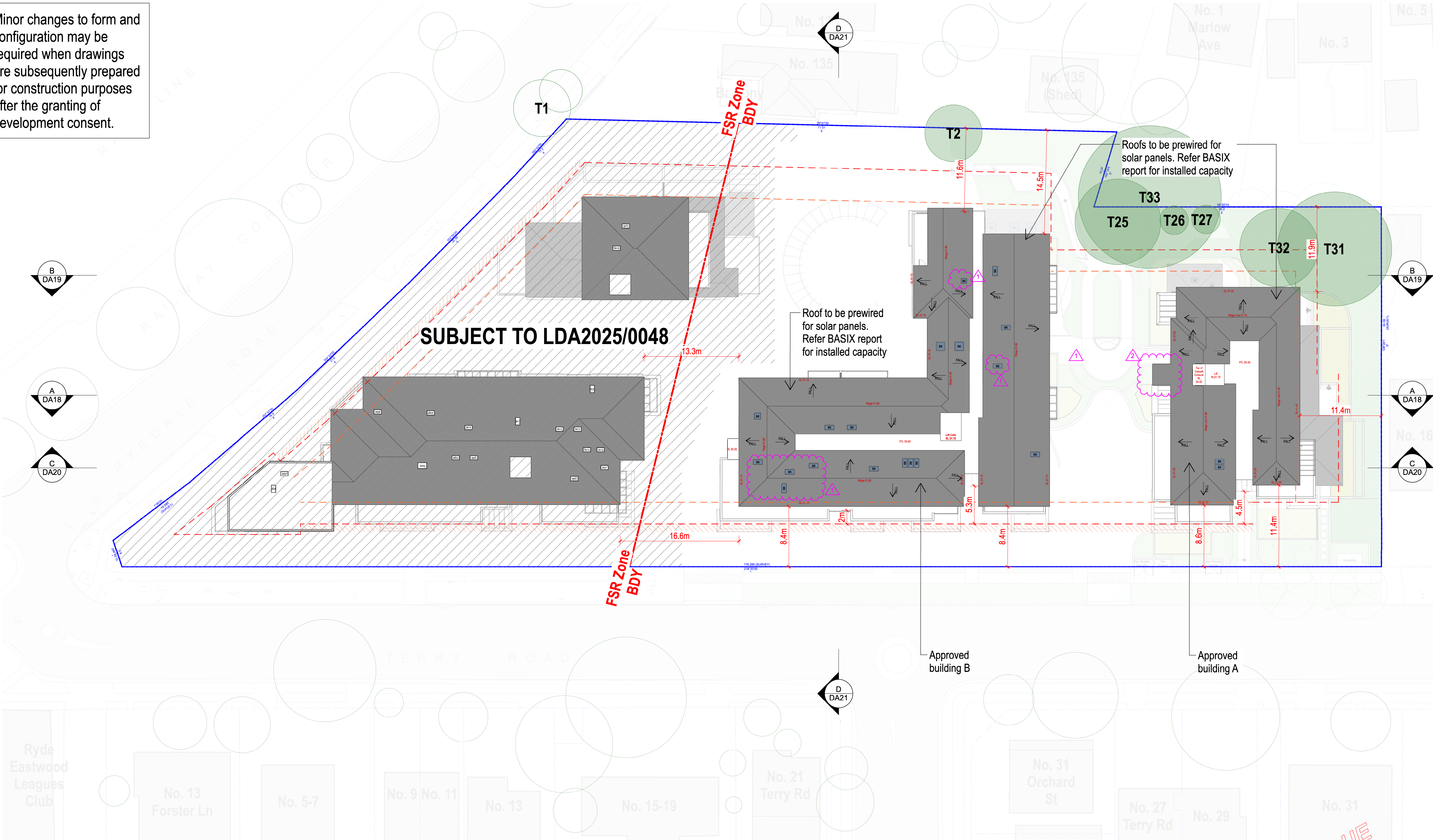
Drawn: EN, GS Scale: 1:250 @ A1

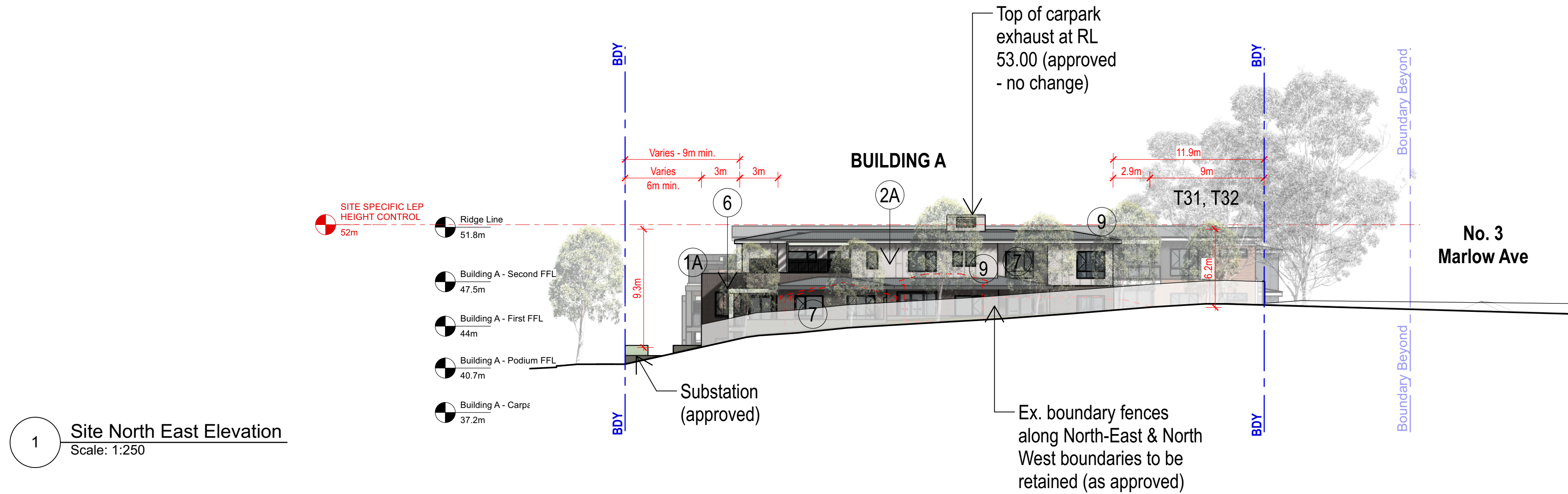
Date: 2/5/25

Drawing Number:
293 DA14 Q

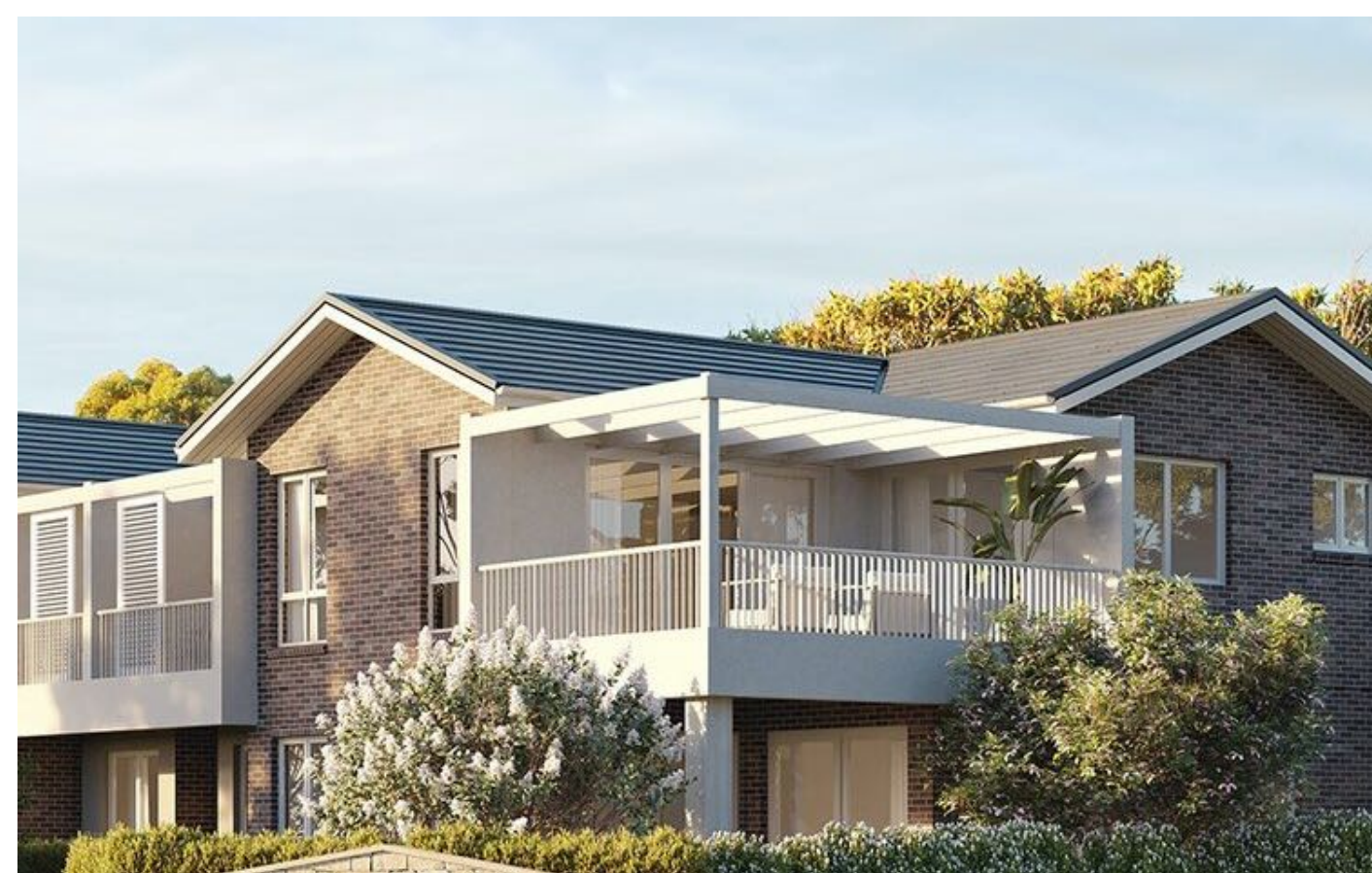


Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.





1 Site North East Elevation
Scale: 1:250

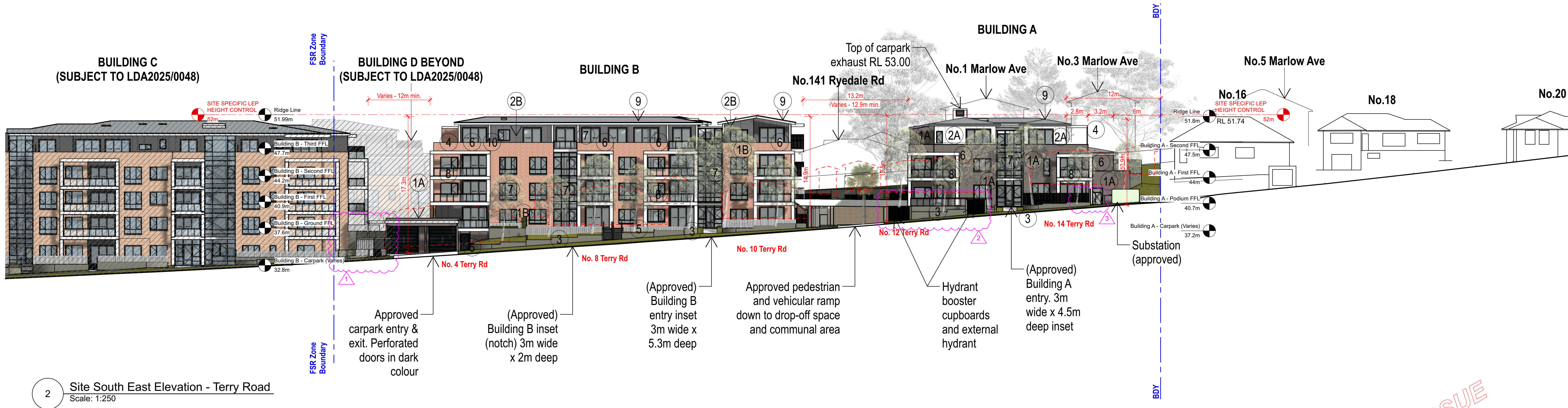


Balcony Precedent Image

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

All structural elements shown indicative only. Subject to future engineering details.

Setback & building separation dimensions vary due to building & boundary alignment. Refer to floor plans for all setback & building separation dimensions.



2 Site South East Elevation - Terry Road
Scale: 1:250

MATERIALS LEGEND - REFER ALSO TO DRAWING DA54

- | | | | | |
|--------------------------------------|--|---|--|--|
| 1A BRICK FINISH
Dark brown colour | 2 FC PANELING
Light colour | 4 STEEL PERGOLA
Light colour painted finish | 7 WINDOWS
Frame in light coloured finish | 9 ROOF
Low pitch clipseam roofing to allow solar panel clamping. Medium grey colour |
| 1B BRICK FINISH
Red & tan colour | 3 FC PANELING
Dark colour | 5 FENCE (OTHER THAN BOUNDARY FENCE & BALCONY BALUSTRADE)
50% solid. Light colour | WINDOW GLASS
Laminated glass. Neutral tint. As per BASIX/ NatHERS | HATCH INDICATES WORKS SUBJECT TO LDA2025/0048 |
| 1C BRICK FINISH
Red colour | 3 RETAINING WALL
Dark colour painted finish | 6 PAINTED CONCRETE
Light colour painted finish | 8 BALCONY BALUSTRADE
Glass panels in aluminium frame | 10 PRIVACY ROOFING
Expanded metal mesh painted in light colour |

S4.56 ISSUE



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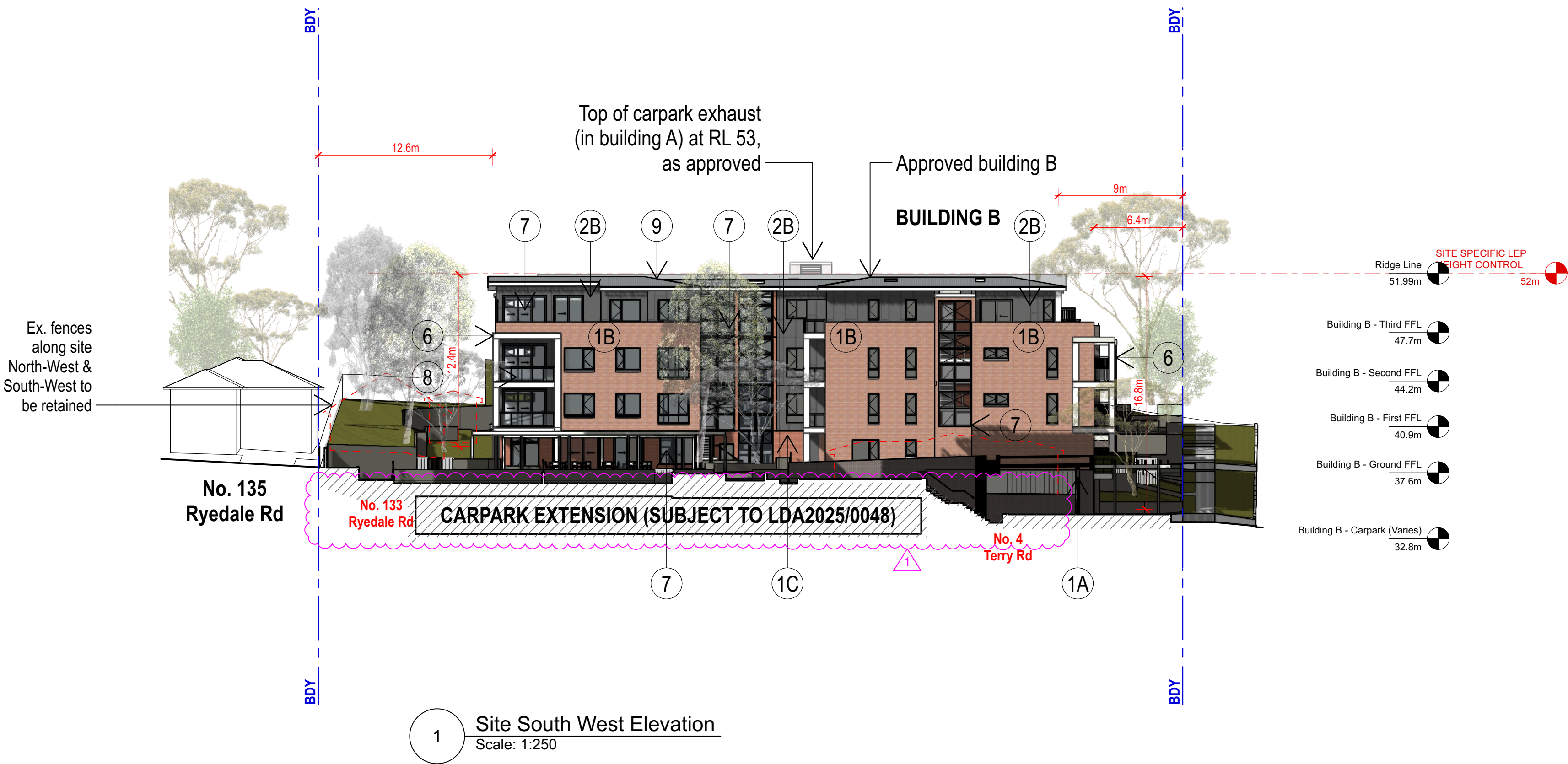
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REV	DESCRIPTION	BY	DATE
N	Issued for S4.56	EN, GS	2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Site North East & South East Elevations
Project:
RELC - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Rd, Denistone

North:
Drawn: EN, GS
Date: 2/5/25
Drawing Number:
293 DA16 N



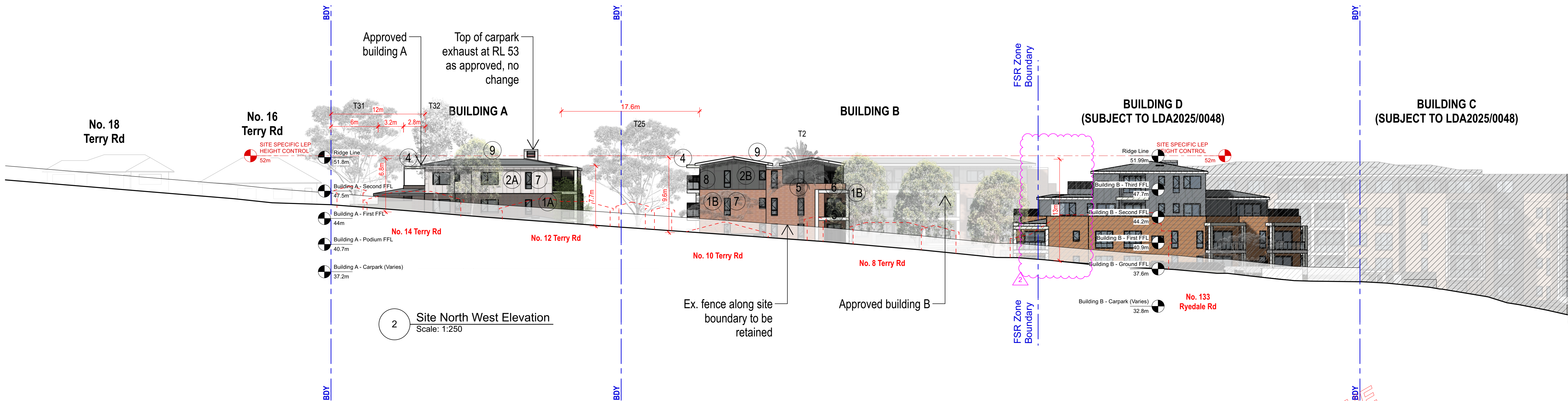
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

All structural elements shown indicative only. Subject to future engineering details.

Setback & building separation dimensions vary due to building & boundary alignment. Refer to floor plans for all setback & building separation dimensions.



Balcony Precedent Image

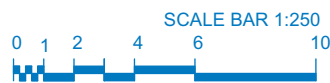


MATERIALS LEGEND - REFER ALSO TO DRAWING DA54

- 1A BRICK FINISH
Dark brown colour
- 1B BRICK FINISH
Red & tan colour
- 1C BRICK FINISH
Red colour
- 2 FC PANELING
Light colour
- 3 FC PANELING
Dark colour
- 3 RETAINING WALL
Dark colour painted finish
- 4 STEEL PERGOLA
Light colour painted finish
- 5 FENCE (OTHER THAN BOUNDARY FENCE & BALCONY BALUSTRADE)
50% solid. Light colour
- 6 PAINTED CONCRETE
Light colour painted finish
- 7 WINDOWS
Frame in light coloured finish
- WINDOW GLASS
Laminated glass. Neutral tint. As per BASIX/ NatHERS
- 8 BALCONY BALUSTRADE
Glass panels in aluminium frame
- 9 ROOF
Low pitch clipseam roofing to allow solar panel clamping. Medium grey colour
- 10 PRIVACY ROOFING
Expanded metal mesh painted in light colour

HATCH INDICATES WORKS SUBJECT TO LDA2025/0048

S4.56 ISSUE

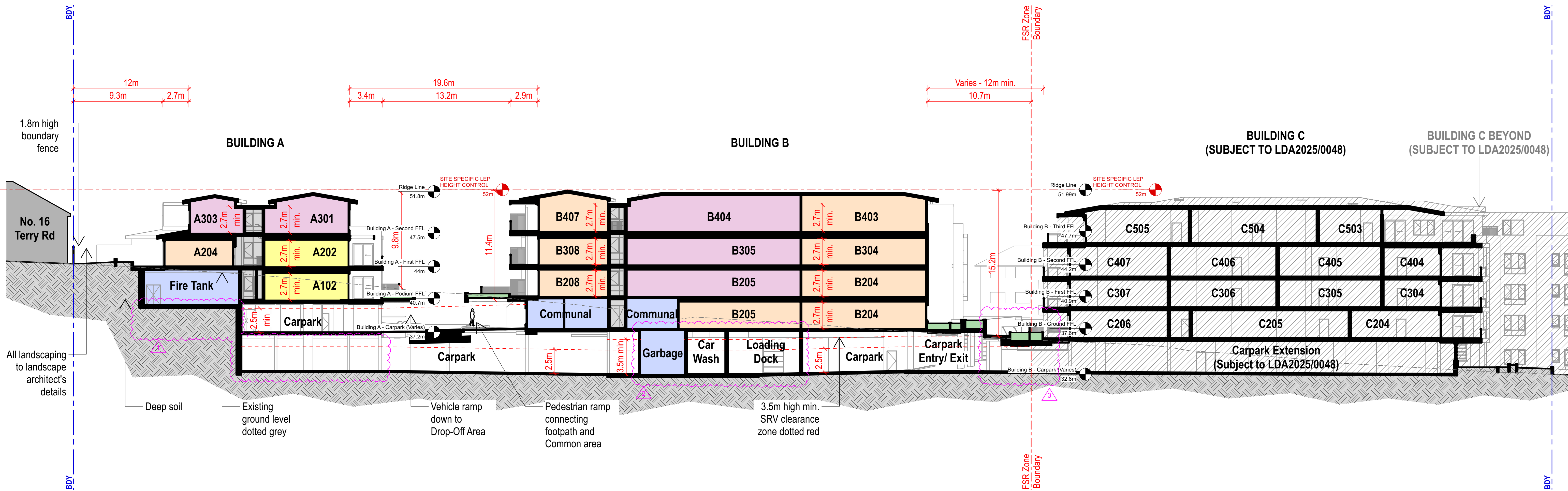


REV	DESCRIPTION	BY	DATE
O	Issued for S4.56	EN, GS	2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Site South West & North West Elevations
Project:
RELC - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Rd, Denistone

North:
Drawn: EN, GS
Date: 2/5/25
Drawing Number:
293 DA17 O



1 Stage 1 - Section AA
Scale: 1:200



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

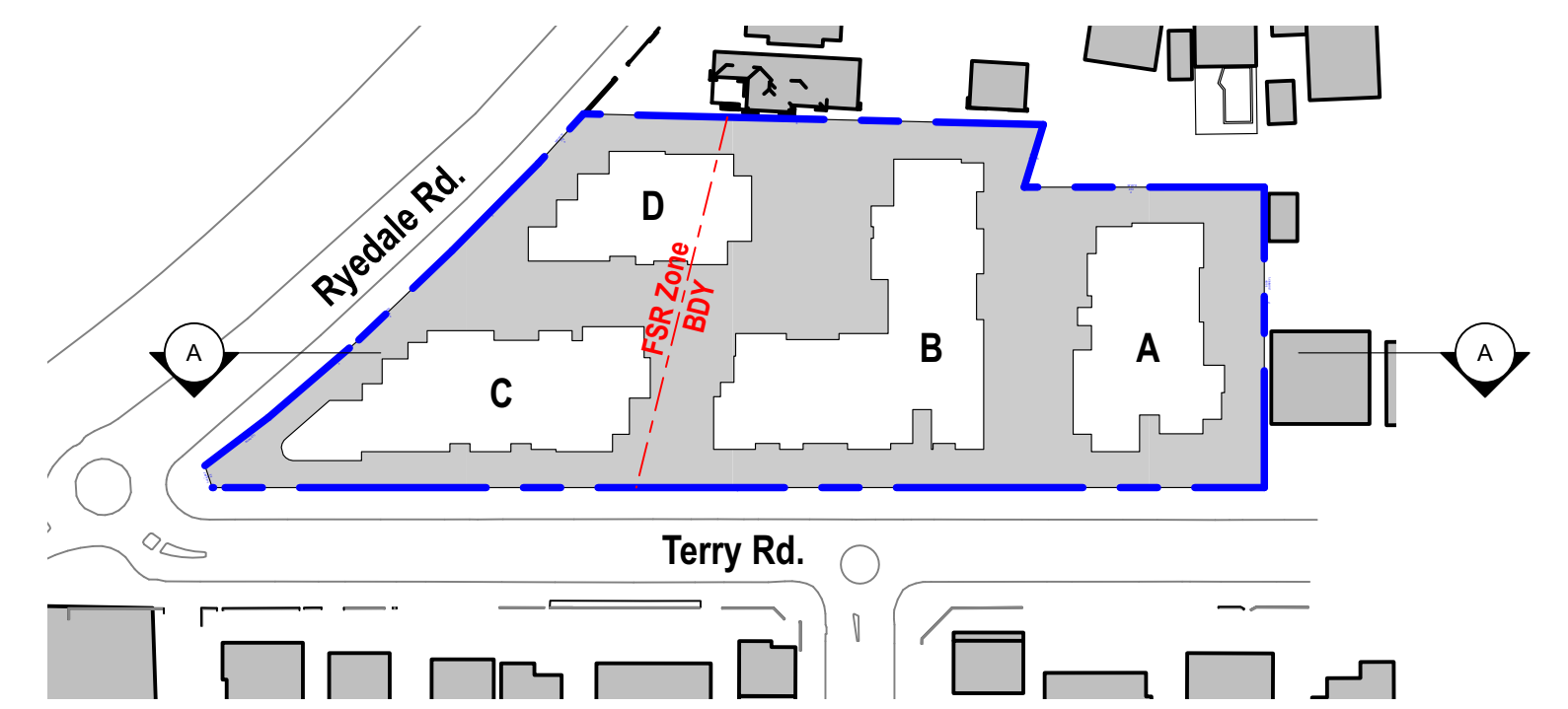
All structural elements shown indicative only. Subject to future engineering details.

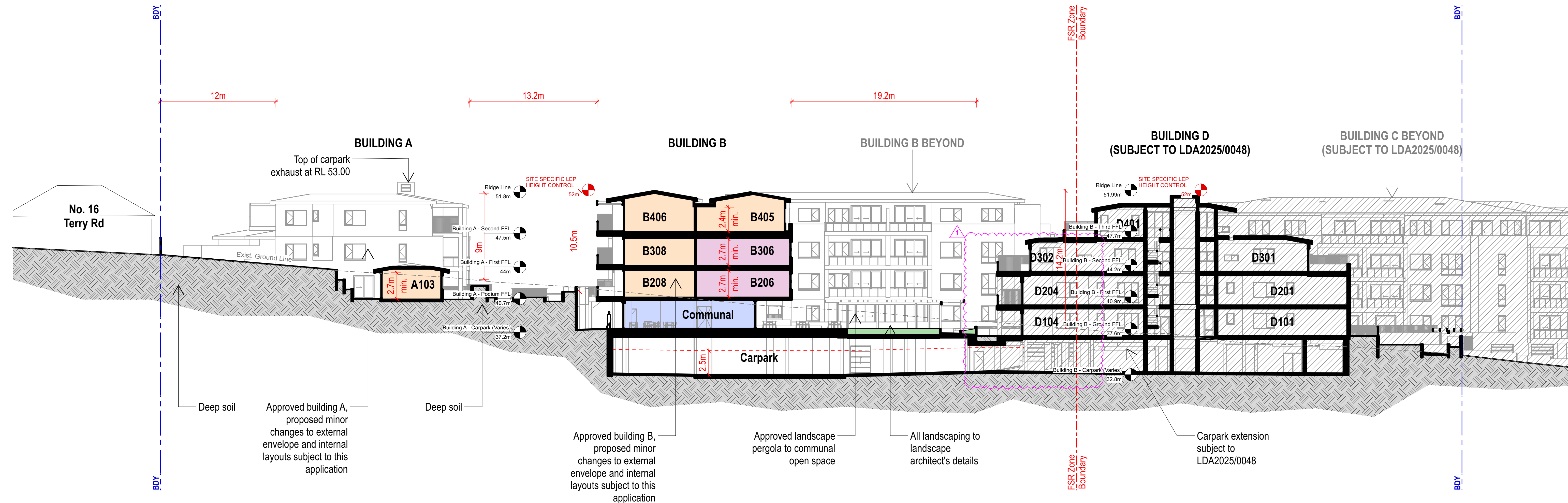
Setback & building separation dimensions vary due to building & boundary alignment. Refer to floor plans for all setback & building separation dimensions.

S4.56 ISSUE

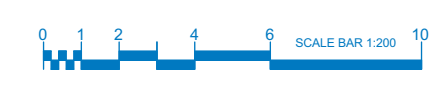
LEGEND:

1 Bed Units	2 Bed Units	3 Bed Units	Communal/ Services	Landscaping Area	Works subject to LDA2025/0048
-------------	-------------	-------------	--------------------	------------------	-------------------------------





1 Stage 1 - Section BB
Scale: 1:200

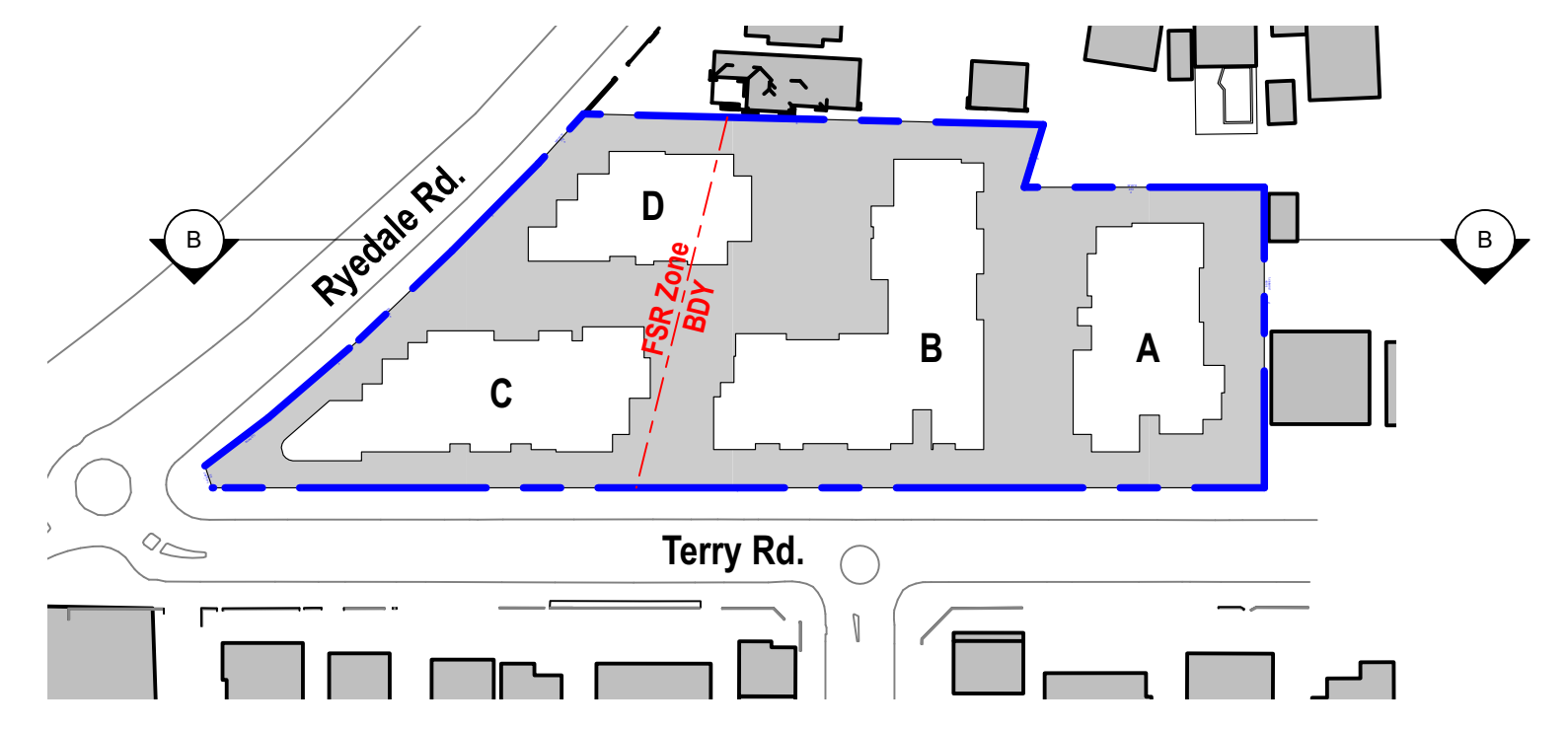


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All structural elements shown indicative only. Subject to future engineering details.

Setback & building separation dimensions vary due to building & boundary alignment. Refer to floor plans for all setback & building separation dimensions.

S4.56 ISSUE



LEGEND:					
	1 Bed Units		2 Bed Units		3 Bed Units
	Communal/ Services		Landscaping Area		Works subject to LDA2025/0048

REV	DESCRIPTION	BY	DATE
N	Issued for S4.56	EN, GS	2/5/25

Client:
Ryde Eastwood Leagues Club

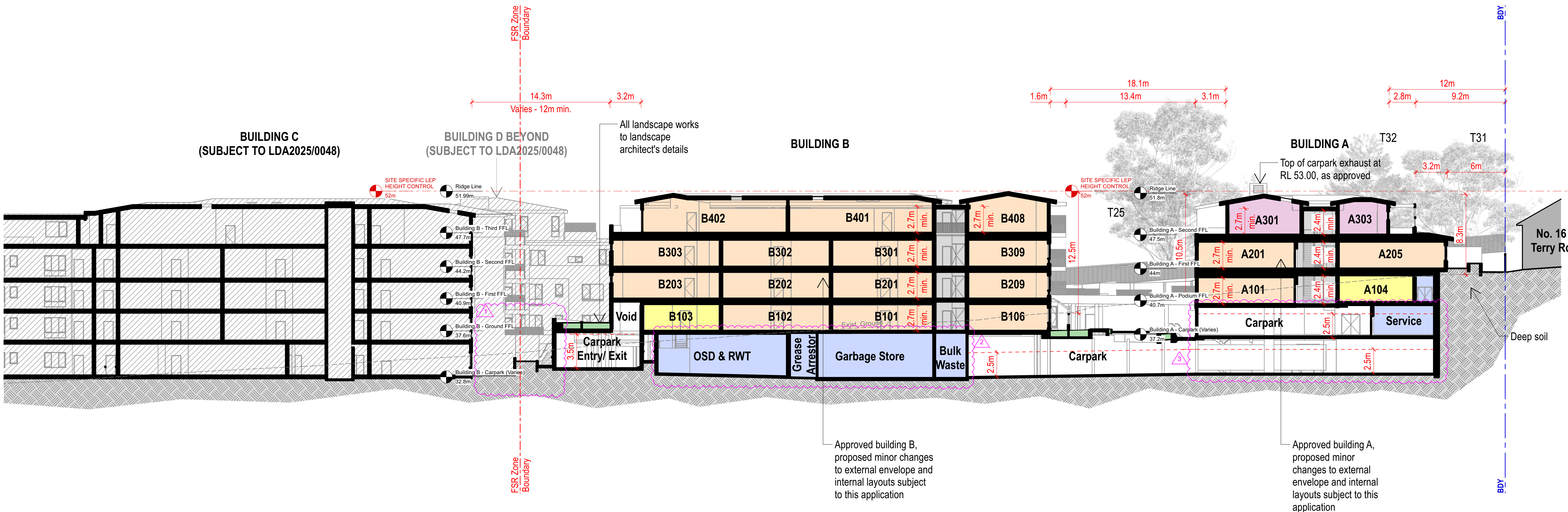
Title:
Site Section BB

Project:
RELCS - Senior Housing
4 to 14 Terry Road and 133 Ryedale Road, Denistone

North:

Drawn: EN, GS
Date: 2/5/25
Drawing Number:
293 DA19 N

Scale: 1:200 @ A1



1 Stage 1 - Section CC
Scale: 1:200



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

All structural elements shown indicative only. Subject to future engineering details.

Setback & building separation dimensions vary due to building & boundary alignment. Refer to floor plans for all setback & building separation dimensions.

LEGEND:

- 1 Bed Units
- 2 Bed Units
- 3 Bed Units
- Communal/ Services
- Landscaping Area
- Works subject to LDA2025/0048



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Crow's Nest NSW 2065
P: (02) 9439-3200
ABN: 93 053 938 579
Nom. Architect - Rick Turner NSW 4318

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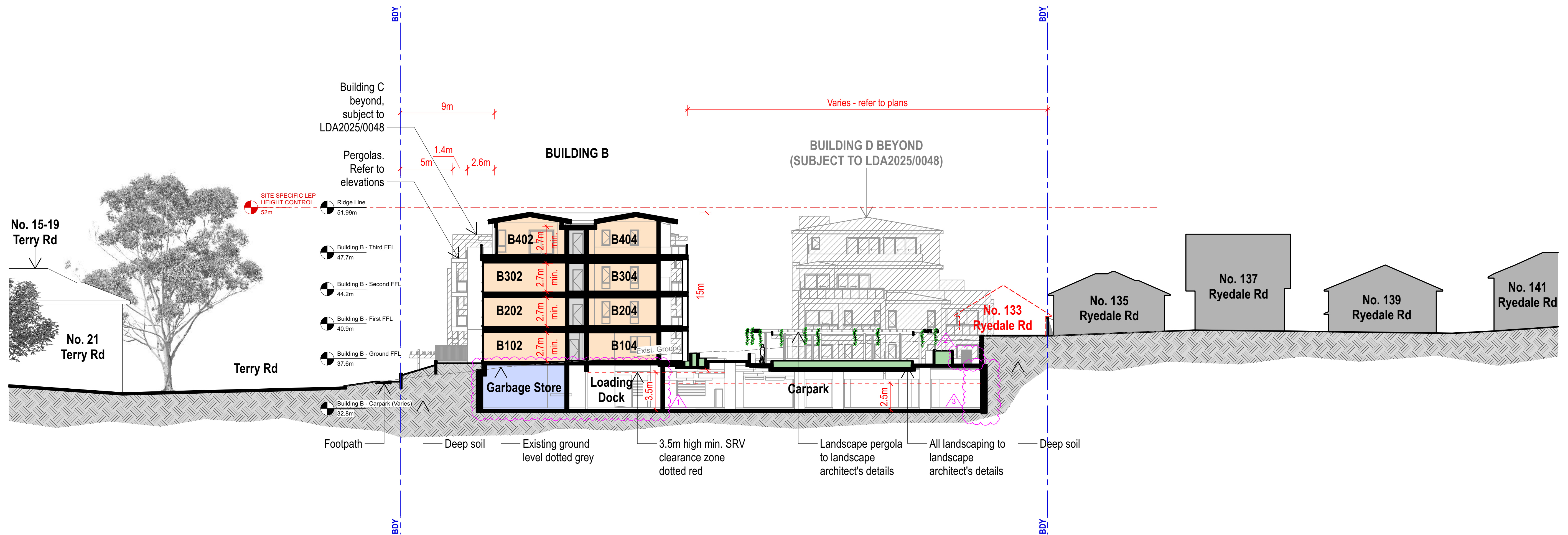
REV N
DESCRIPTION
Issued for S4.56

BY EN, GS
DATE 2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Site Section CC
Project:
RELCS - Senior Housing
4 to 14 Terry Road and 133 Ryedale Road, Denistone

North:
Drawn: EN, GS
Date: 2/5/25
Drawing Number:
293 DA20 N
Scale: 1:200 @ A1



1 Stage 1 - Section DD
Scale: 1:200



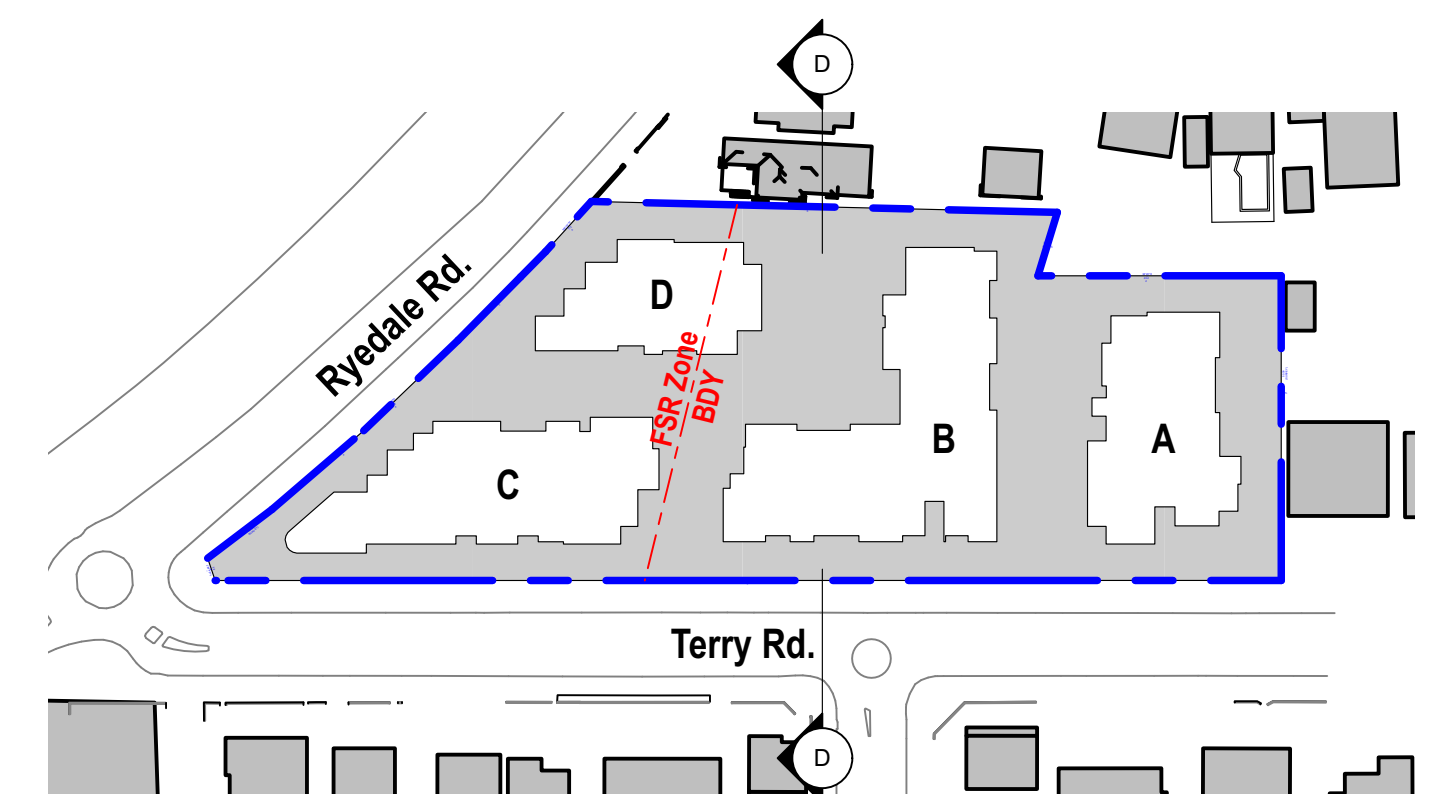
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

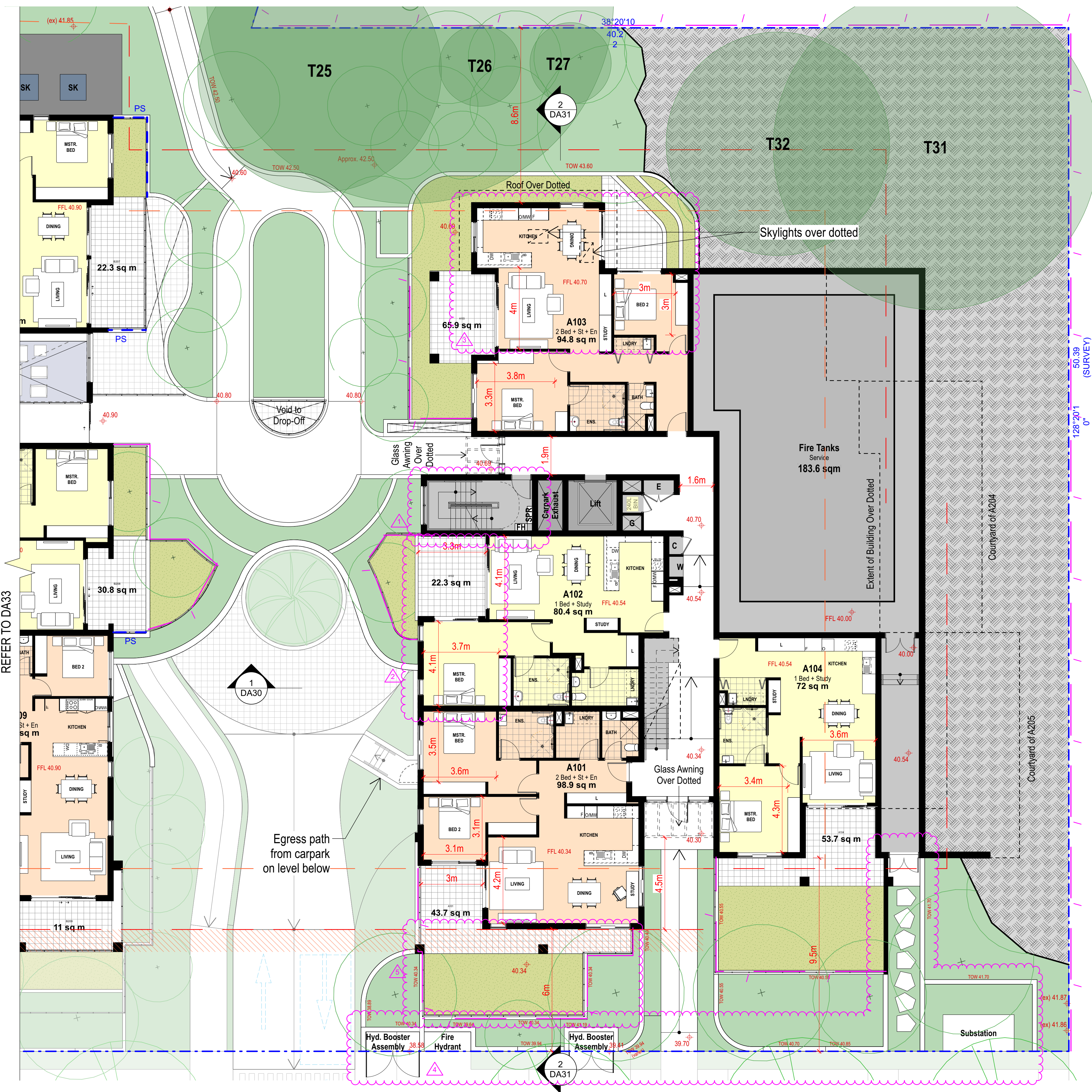
All structural elements shown indicative only. Subject to future engineering details.

Setback & building separation dimensions vary due to building & boundary alignment. Refer to floor plans for all setback & building separation dimensions.

LEGEND:

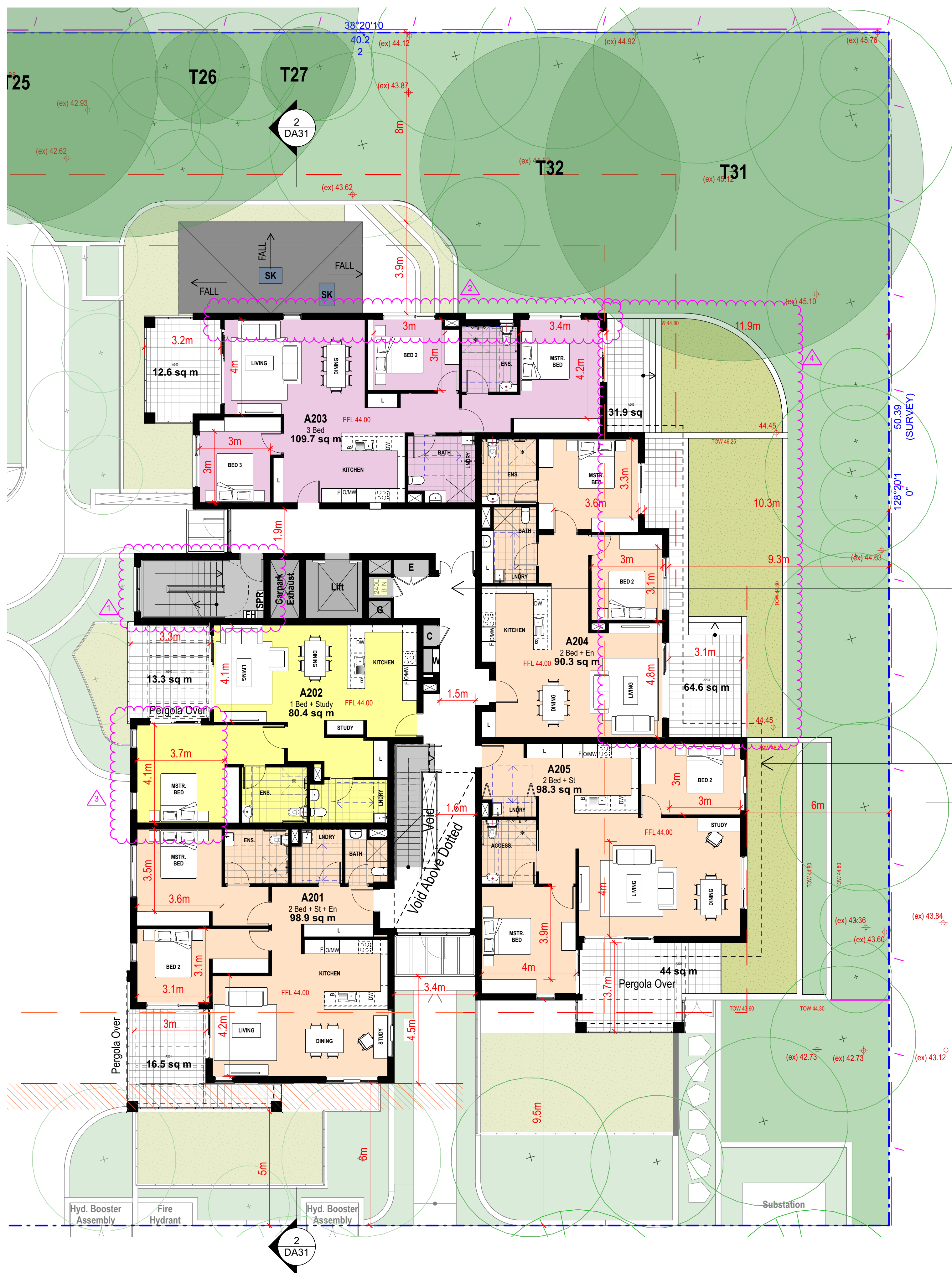
1 Bed Units	2 Bed Units	3 Bed Units	Communal/ Services	Landscaping Area	Works subject to LDA2025/0048
-------------	-------------	-------------	--------------------	------------------	-------------------------------





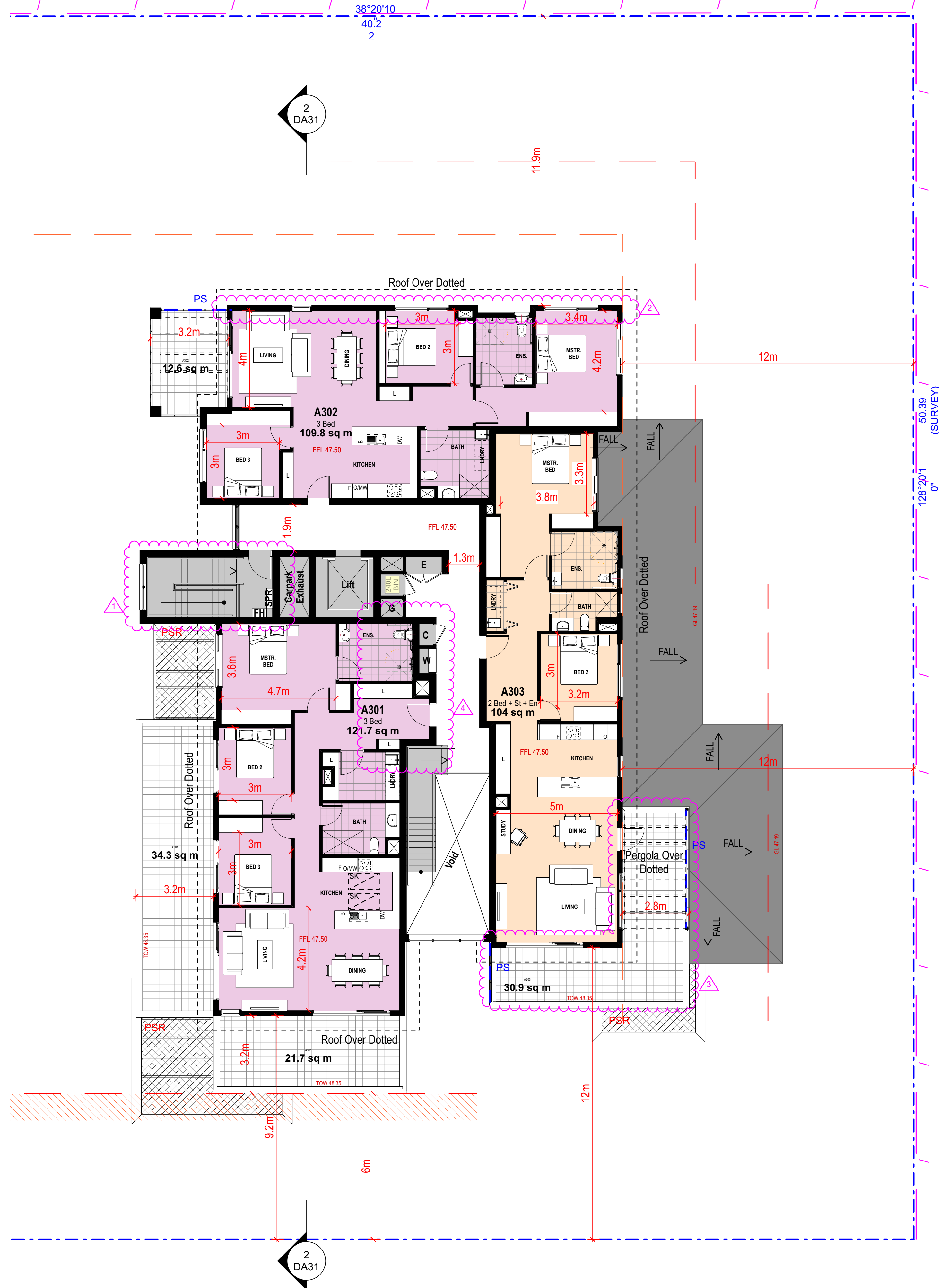
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

- LEGEND:**
- 1 Bed Units
 - 2 Bed Units
 - 3 Bed Units
 - Communal Areas
 - Landscaped Area
 - Landscaped Area (within Private Open Space)
 - Service Areas OR Vertical Circulation (as noted)
 - PS Privacy Screen
 - PSR Privacy Mesh Screen to Pergola
 - Primary Setback
 - Secondary Setback
 - Articulation Zone
 - Fence (New U.N.O.)
 - G Garbage Chute / Cupboard
 - E Electricity Cupboard
 - W Water Meter
 - C Comms Cupboard
 - FH Fire Hydrant
 - FHR Fire Hose Reel
 - SPR Sprinkler Valve and Riser
 - S Services
 - 240L BIN Recycling Collection
 - Reduced building separation
 - Setbacks/ Articulation/ Rooms
 - Works subject to LDA2025/0048



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

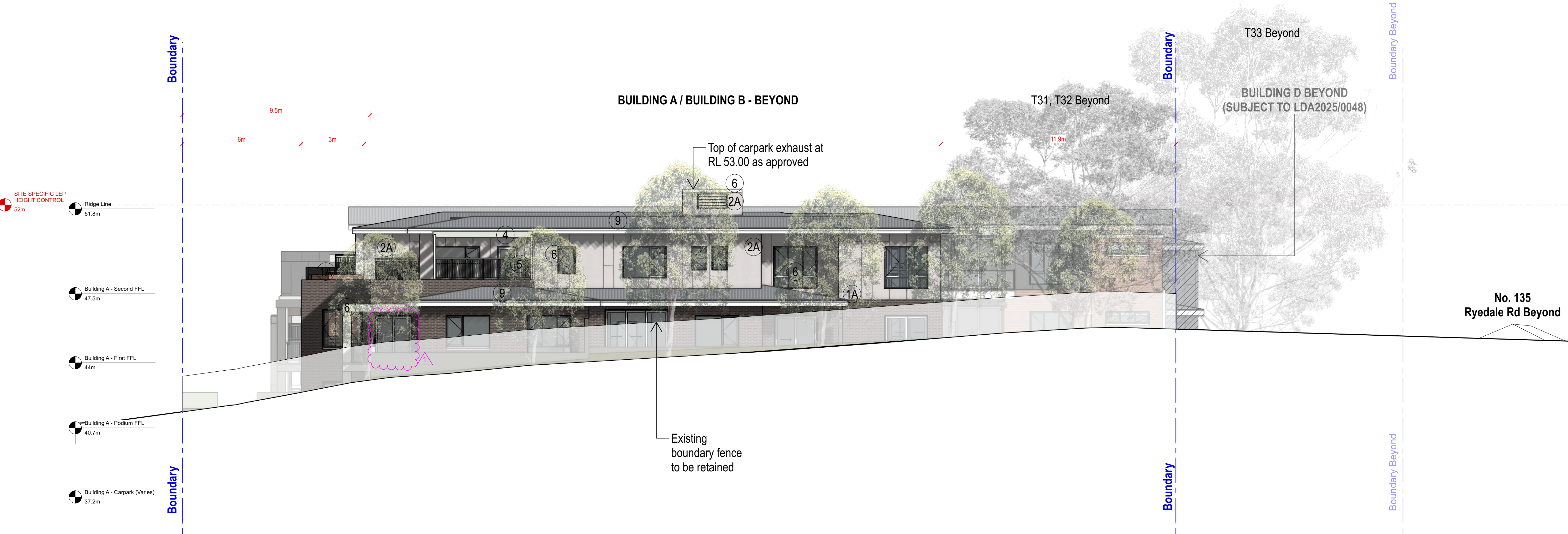
- LEGEND:**
- 1 Bed Units
 - 2 Bed Units
 - 3 Bed Units
 - Communal Areas
 - Landscaped Area
 - Landscaped Area (within Private Open Space)
 - Service Areas OR Vertical Circulation (as noted)
 - PS Privacy Screen
 - PSR Privacy Mesh Screen to Pergola
 - Primary Setback
 - Secondary Setback
 - Articulation Zone
 - Fence (New U.N.O.)
 - G Garbage Chute / Cupboard
 - E Electricity Cupboard
 - W Water Meter
 - C Comms Cupboard
 - FH Fire Hydrant
 - FHR Fire Hose Reel
 - SPR Sprinkler Valve and Riser
 - S Services
 - 240L BIN Recycling Collection
 - Reduced building separation
 - Setbacks/ Articulation/ Rooms
 - Works subject to LDA2025/0048



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

- LEGEND:**
- 1 Bed Units
 - 2 Bed Units
 - 3 Bed Units
 - Communal Areas
 - Landscaped Area
 - Landscaped Area (within Private Open Space)
 - Service Areas OR Vertical Circulation (as noted)
 - PS Privacy Screen
 - PSR Privacy Mesh Screen to Pergola
 - Primary Setback
 - Secondary Setback
 - Articulation Zone
 - Fence (New U.N.O.)
 - G Garbage Chute / Cupboard
 - E Electricity Cupboard
 - W Water Meter
 - C Comms Cupboard
 - FH Fire Hydrant
 - FHR Fire Hose Reel
 - SPR Sprinkler Valve and Riser
 - S Services
 - 240L BIN Recycling Collection
 - Reduced building separation
 - Setbacks/ Articulation/ Rooms
 - Works subject to LDA2025/0048

S4.56 ISSUE



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

MATERIALS LEGEND - REFER ALSO TO DRAWING DA54

- 1A BRICK FINISH
Dark brown colour
- 1B BRICK FINISH
Red & tan colour
- 1C BRICK FINISH
Red colour

- 2 FC PANELING
Light colour
- 3 FC PANELING
Dark colour
- 3 RETAINING WALL
Dark colour painted finish

- 4 STEEL PERGOLA
Light colour painted finish
- 5 FENCE (OTHER THAN BOUNDARY FENCE & BALCONY BALUSTRADE)
50% solid. Light colour
- 6 PAINTED CONCRETE
Light colour painted finish

- 7 WINDOWS
Frame in light coloured finish
- WINDOW GLASS
Laminated glass. Neutral tint.
As per BASIX/ NatHERS
- 8 BALCONY BALUSTRADE
Glass panels in aluminium frame

- 9 ROOF
Low pitch clipseam roofing to allow solar panel clamping.
Medium grey colour
- 10 PRIVACY ROOFING
Expanded metal mesh painted in light colour

HATCH INDICATES WORKS SUBJECT TO LDA2025/0048

S4.56 ISSUE

SCALE 1 : 100

REV	DESCRIPTION	BY	DATE
M	Issued for S4.56	EN, GS	2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Detail Elevation - Building A - North East
Project:
RELC - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Rd, Denistone

North:
Drawn: EN, GS
Date: 2/5/25
Drawing Number:
293 DA26 M



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

MATERIALS LEGEND - REFER ALSO TO DRAWING DA54

- 1A BRICK FINISH
Dark brown colour
- 1B BRICK FINISH
Red & tan colour
- 1C BRICK FINISH
Red colour

- 2 FC PANELING
Light colour
- 3 FC PANELING
Dark colour
- 3 RETAINING WALL
Dark colour painted finish

- 4 STEEL PERGOLA
Light colour painted finish
- 5 FENCE (OTHER THAN BOUNDARY FENCE & BALCONY BALUSTRADE)
50% solid. Light colour
- 6 PAINTED CONCRETE
Light colour painted finish

- 7 WINDOWS
Frame in light coloured finish
- WINDOW GLASS
Laminated glass. Neutral tint. As per BASIX/ NatHERS
- 8 BALCONY BALUSTRADE
Glass panels in aluminium frame

- 9 ROOF
Low pitch clipseam roofing to allow solar panel clamping. Medium grey colour
- 10 PRIVACY ROOFING
Expanded metal mesh painted in light colour

HATCH INDICATES WORKS SUBJECT TO LDA2025/0048

S4.56 ISSUE

SCALE 1:100

REV	DESCRIPTION	BY	DATE
N	Issued for S4.56	EN, GS	2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Detail Elevation - Building A - South West

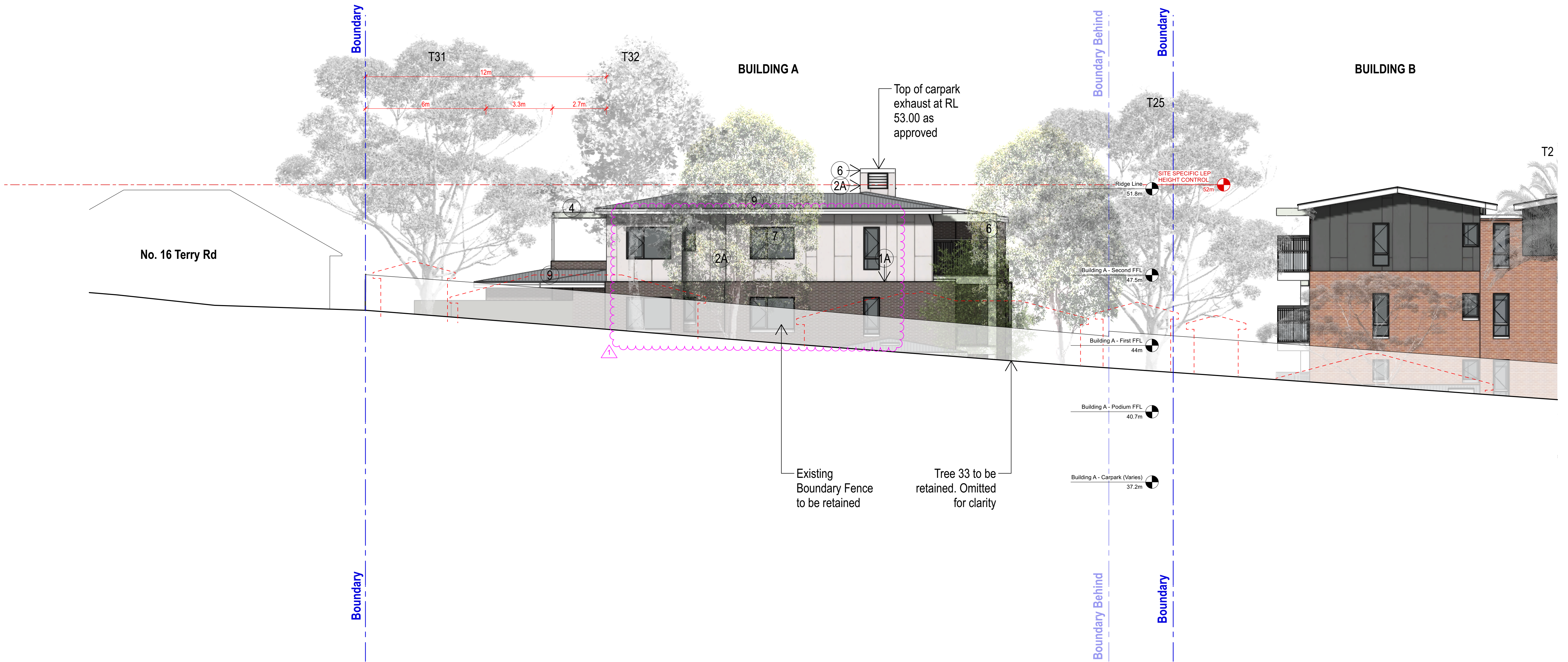
Project:
RELCS - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Rd, Denistone

North:

Drawn: EN, GS

Date: 2/5/25

Drawing Number:
293 DA28 N



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

MATERIALS LEGEND - REFER ALSO TO DRAWING DA54

- | | | | | |
|--------------------------------------|--|---|--|--|
| 1A BRICK FINISH
Dark brown colour | 2 FC PANELING
Light colour | 4 STEEL PERGOLA
Light colour painted finish | 7 WINDOWS
Frame in light coloured finish | 9 ROOF
Low pitch clipseam roofing to allow solar panel clamping. Medium grey colour |
| 1B BRICK FINISH
Red & tan colour | 3 FC PANELING
Dark colour | 5 FENCE (OTHER THAN BOUNDARY FENCE & BALCONY BALUSTRADE)
50% solid. Light colour | WINDOW GLASS
Laminated glass. Neutral tint. As per BASIX/ NatHERS | 10 PRIVACY ROOFING
Expanded metal mesh painted in light colour |
| 1C BRICK FINISH
Red colour | 3 RETAINING WALL
Dark colour painted finish | 6 PAINTED CONCRETE
Light colour painted finish | 8 BALCONY BALUSTRADE
Glass panels in aluminium frame | |

HATCH INDICATES WORKS SUBJECT TO LDA2025/0048

S4.56 ISSUE

SCALE 1 : 100

REV	DESCRIPTION	BY	DATE
M	Issued for S4.56	EN, GS	2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Detail Elevation - Building A - North West
Project:
RELC - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Rd, Denistone

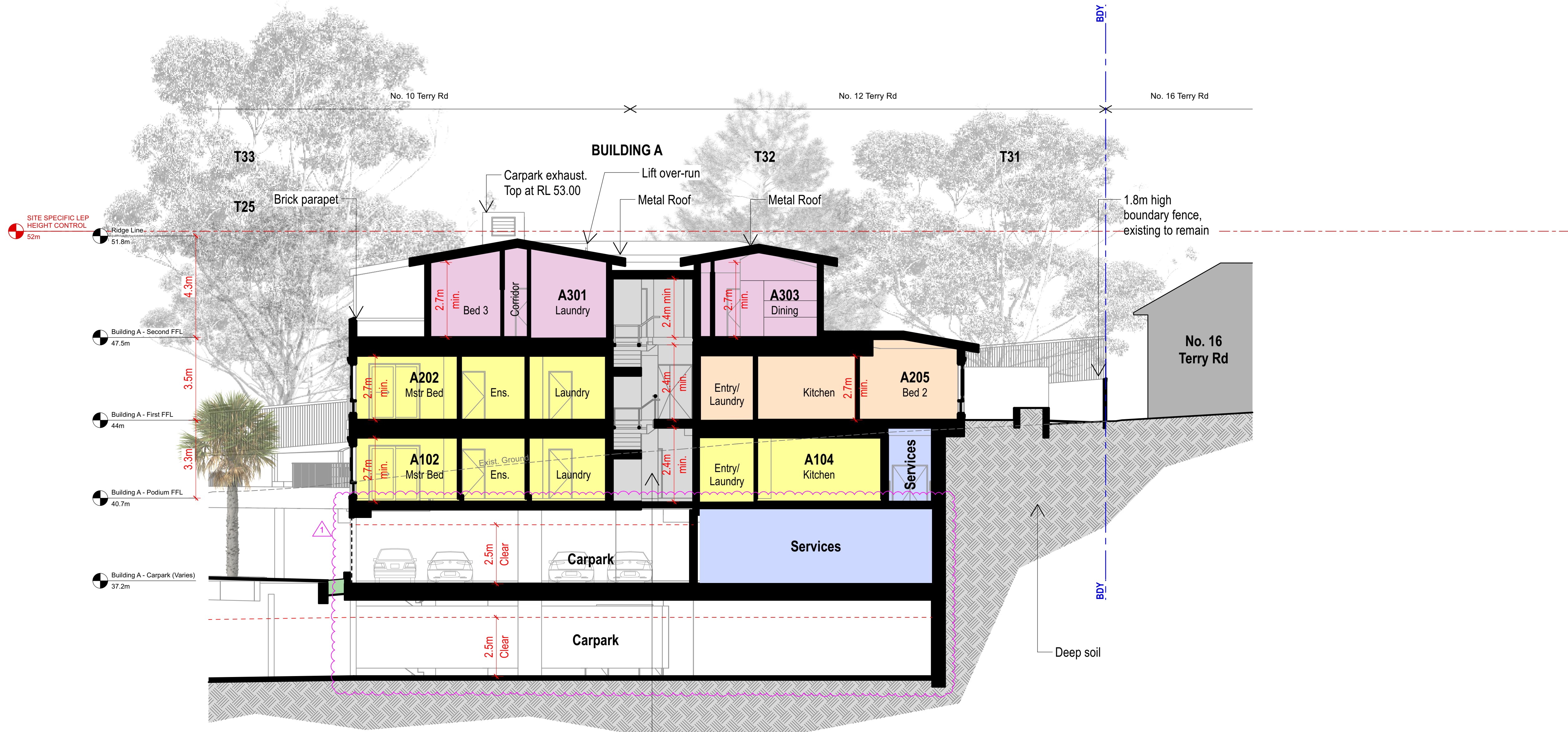
North:

Drawn: EN, GS

Date: 2/5/25

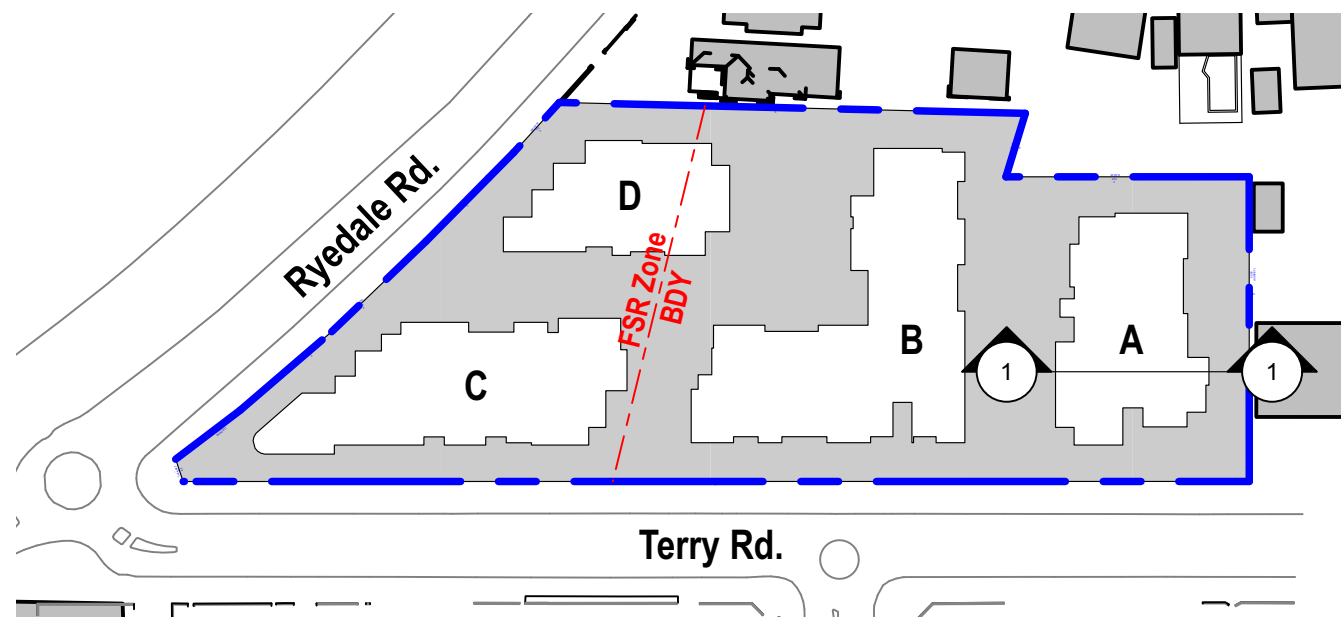
Drawing Number:

293 DA29 M



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

Approved building A, proposed minor changes to parking area, external envelope and internal layouts subject to this application



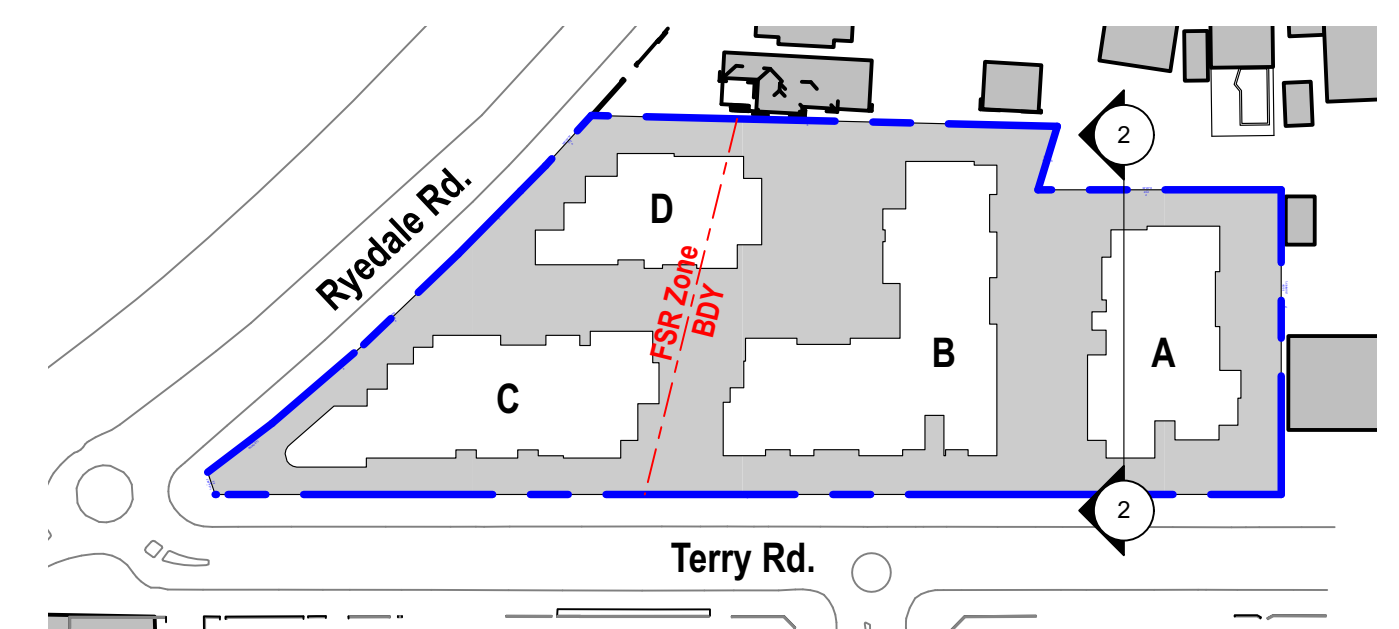
LEGEND:

	1 Bed Units		2 Bed Units		3 Bed Units		Communal/ Services		Landscaping Area		Works subject to LDA2025/0048
--	-------------	--	-------------	--	-------------	--	--------------------	--	------------------	--	-------------------------------



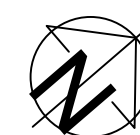


S4.56 ISSUE



LEGEND:

- 1 Bed Units
- 2 Bed Units
- 3 Bed Units
- Communal/ Services
- Landscaping Area
- Works subject to LDA2025/0048



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

All landscaping refer to landscape architect's details

Landscape pergola over refer to landscape architect's details

Drying Area

T25

Ex. boundary fence to remain

BUILDING D
SUBJECT TO LDA2025/0048

BUILDING C
SUBJECT TO LDA2025/0048

LEGEND:

- 1 Bed Units
- 2 Bed Units
- 3 Bed Units
- Communal Areas
- Landscaped Area
- Landscaped Area (within Private Open Space)
- Service Areas OR Vertical Circulation (as noted)

- PS Privacy Screen
- PSR Privacy Mesh Screen to Pergola
- Primary Setback
- Secondary Setback
- Articulation Zone
- Fence (New U.N.O.)

- G Garbage Chute / Cupboard
- E Electricity Cupboard
- W Water Meter
- C Comms Cupboard
- FH Fire Hydrant
- FHR Fire Hose Reel
- SPR Sprinkler Valve and Riser
- S Services

- 240L BIN Recycling Collection

- Reduced building separation
- Setbacks/Articulation/Rooms
- Works subject to LDA2025/0048

0 1 2 3 4 5 SCALE BAR 1:100

TURNER HUGHES ARCHITECTS

www.turnerhughes.com.au
L2, 121 Alexander Street,
Crow's Nest NSW 2065
P: (02) 9439-3200
ABN: 93 053 938 579
Norm. Architect - Rick Turner NSW 4318

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The contractor is to verify all dimensions from the actual works. Figured dimensions are to take precedence over scaled dimensions. Any discrepancies are to be reported to the architect for a decision before proceeding with work.

REV P DESCRIPTION
Issued for S4.56

BY EN, GS DATE 2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Building B Plan - Ground
Project:
RELIC - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Road, Denistone

North:



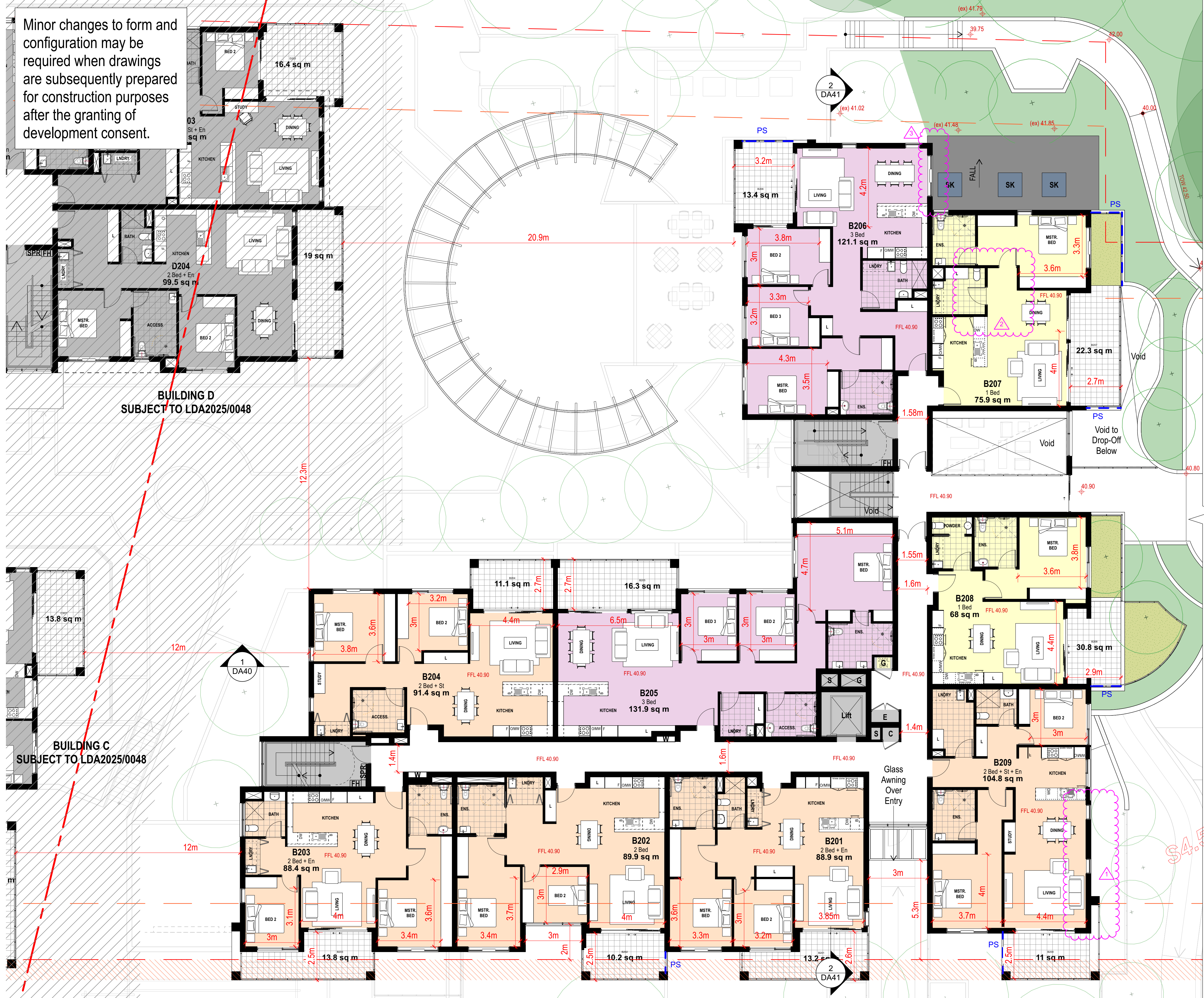
Drawn: EN, GS Scale: 1:100 @ A1

Date: 2/5/25

Drawing Number:

293 DA32 P

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.



LEGEND:

- 1 Bed Units
- 2 Bed Units
- 3 Bed Units
- Communal Areas
- Landscaped Area
- Landscaped Area (within Private Open Space)
- Service Areas OR Vertical Circulation (as noted)
- PS Privacy Screen
- PSR Privacy Mesh Screen to Pergola
- Primary Setback
- Secondary Setback
- Articulation Zone
- Fence (New U.N.O.)

- G Garbage Chute / Cupboard
- E Electricity Cupboard
- W Water Meter
- C Comms Cupboard
- FH Fire Hydrant
- FHR Fire Hose Reel
- SPR Sprinkler Valve and Riser
- S Services

- 240L BIN Recycling Collection

- Reduced building separation
- Setbacks/ Articulation/ Rooms

- Works subject to LDA2025/0048



TURNER
HUGHES
ARCHITECTS

www.turnerhughes.com.au
L2, 121 Alexander Street,
Crow's Nest NSW 2065
P: (02) 9439-3200
ABN: 93 053 938 579
Norm. Architect - Rick Turner NSW 4318

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REV P DESCRIPTION Issued for S4.56

BY EN, GS DATE 2/5/25

Client: Ryde Eastwood Leagues Club

Title: Building B Plan - First
Project: RELC - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Road, Denistone

North:



Drawn: EN, GS Scale: 1:100 @ A1

Date: 2/5/25

Drawing Number:

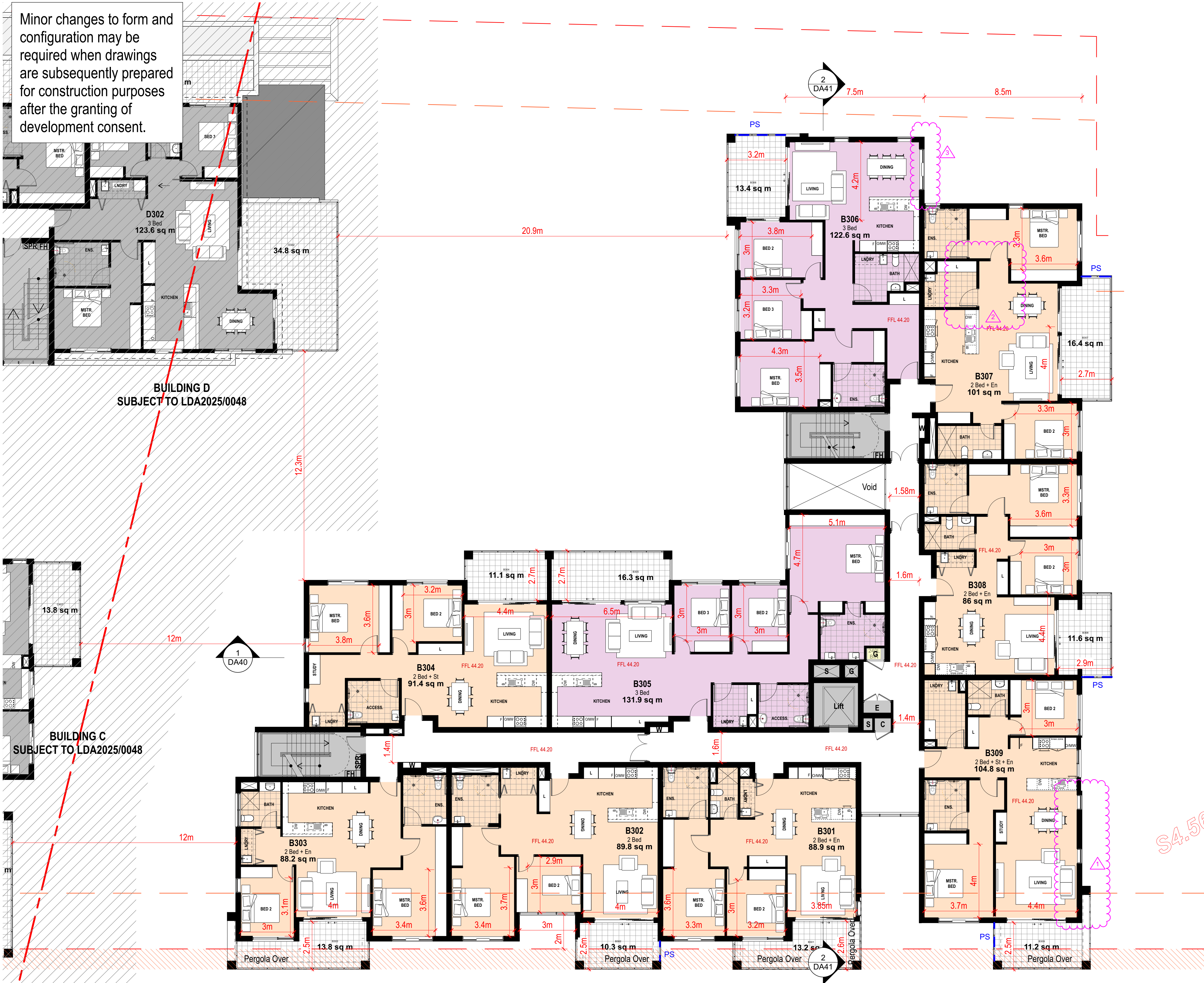
293 DA33 P

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

BUILDING D
SUBJECT TO LDA2025/0048

12.3m

The floor plan shows a unit with a large hatched area labeled "13.8 sq m". A red dashed line runs diagonally across the plan. A red dimension line indicates a distance of "12m" between two points. A circular feature is labeled "1 DA40". Other rooms shown include "MSTR BED", "STUDY", "ACC", and "LNDRY".



	1 Bed Units
	2 Bed Units
	3 Bed Units
	Communal Areas
	Landscaped Area
	Landscaped Area (within Private Open Space)
	Service Areas OR Vertical Circulation (as noted)

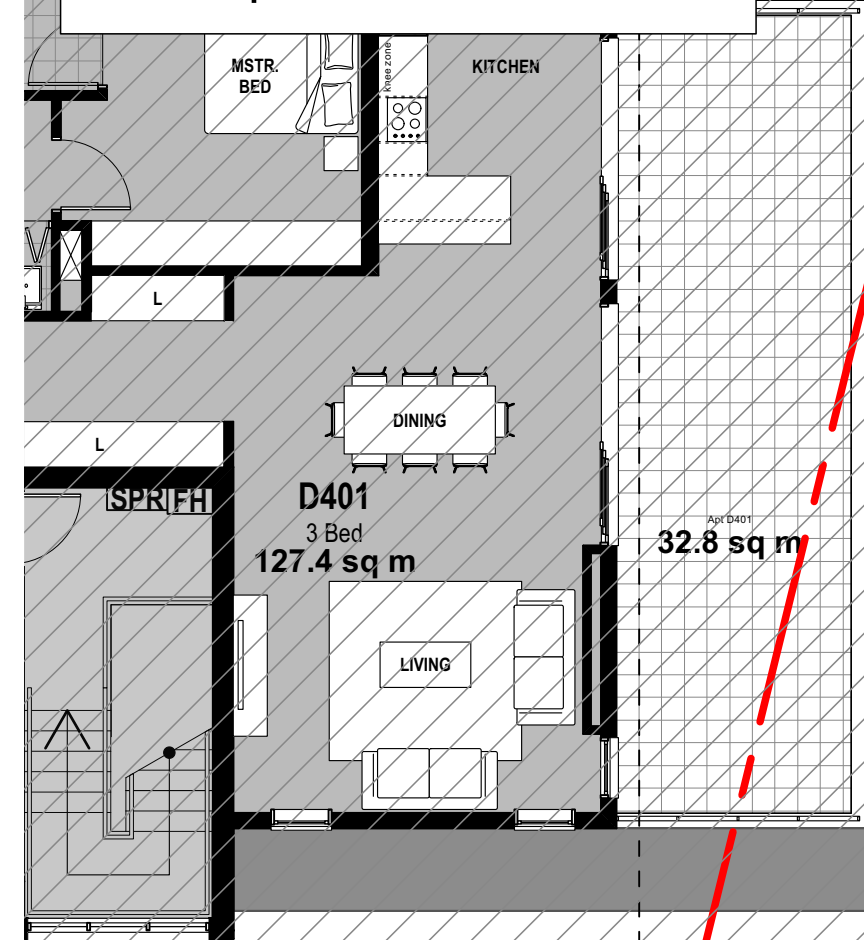
G	Garbage Chute / Cupboard
E	Electricity Cupboard
W	Water Meter
C	Comms Cupboard
FH	Fire Hydrant
FHR	Fire Hose Reel
SPR	Sprinkler Valve and Riser
S	Services

1 2 3 5 SCALE BAR 1:100

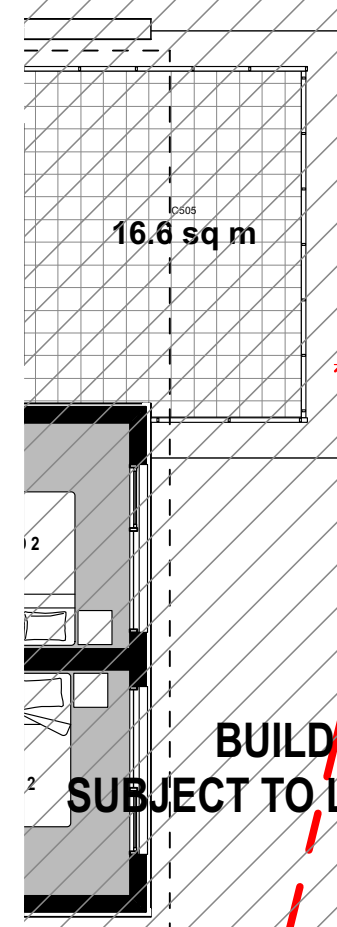
Drawing Number:
293 DA34 O

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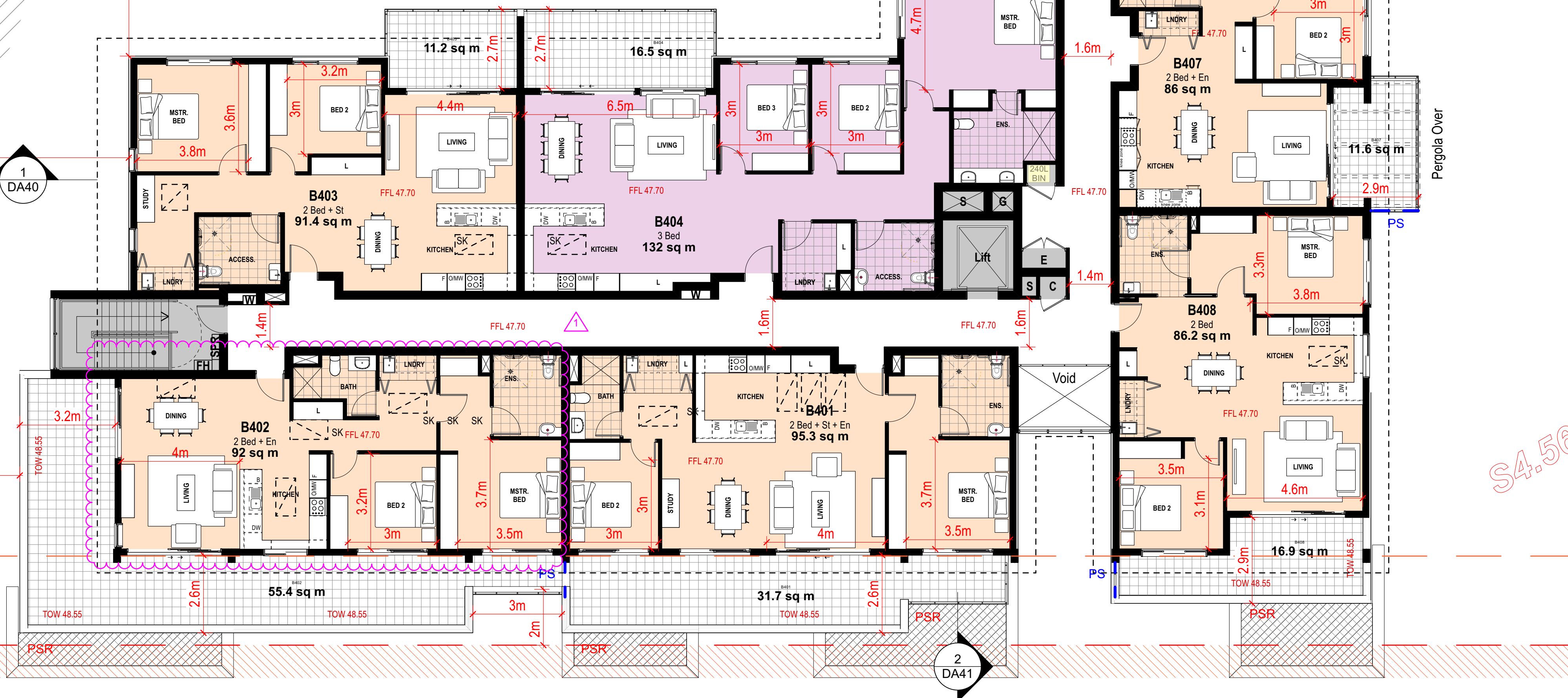
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.



BUILDING D
SUBJECT TO LDA2025/0048



BUILDING C
SUBJECT TO LDA2025/0048



LEGEND:

- 1 Bed Units
- 2 Bed Units
- 3 Bed Units
- Communal Areas
- Landscaped Area
- Landscaped Area (within Private Open Space)
- Service Areas OR Vertical Circulation (as noted)

- PS Privacy Screen
- PSR Privacy Mesh Screen to Pergola
- Primary Setback
- Secondary Setback
- Articulation Zone
- Fence (New U.N.O.)

- G Garbage Chute / Cupboard
- E Electricity Cupboard
- W Water Meter
- C Comms Cupboard
- FH Fire Hydrant
- FHR Fire Hose Reel
- SPR Sprinkler Valve and Riser
- S Services

- 240L BIN Recycling Collection
- Reduced building separation
- Setbacks/ Articulation/ Rooms
- Works subject to LDA2025/0048





Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

MATERIALS LEGEND - REFER ALSO TO DRAWING DA54

- | | | | | |
|--------------------------------------|--|---|--|--|
| 1A BRICK FINISH
Dark brown colour | 2 FC PANELING
Light colour | 4 STEEL PERGOLA
Light colour painted finish | 7 WINDOWS
Frame in light coloured finish | 9 ROOF
Low pitch clipseam roofing to allow solar panel clamping. Medium grey colour |
| 1B BRICK FINISH
Red & tan colour | 3 FC PANELING
Dark colour | 5 FENCE (OTHER THAN BOUNDARY FENCE & BALCONY BALUSTRADE)
50% solid. Light colour | WINDOW GLASS
Laminated glass. Neutral tint. As per BASIX/ NatHERS | |
| 1C BRICK FINISH
Red colour | 3 RETAINING WALL
Dark colour painted finish | 6 PAINTED CONCRETE
Light colour painted finish | 8 BALCONY BALUSTRADE
Glass panels in aluminium frame | 10 PRIVACY ROOFING
Expanded metal mesh painted in light colour |

HATCH INDICATES WORKS SUBJECT TO LDA2025/0048

S4.56 ISSUE

SCALE 1 : 100



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

MATERIALS LEGEND - REFER ALSO TO DRAWING DA54

- | | | | | |
|--------------------------------------|--|---|--|--|
| 1A BRICK FINISH
Dark brown colour | 2 FC PANELING
Light colour | 4 STEEL PERGOLA
Light colour painted finish | 7 WINDOWS
Frame in light coloured finish | 9 ROOF
Low pitch clipseam roofing to allow solar panel clamping. Medium grey colour |
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| 1C BRICK FINISH
Red colour | 3 RETAINING WALL
Dark colour painted finish | 6 PAINTED CONCRETE
Light colour painted finish | 8 BALCONY BALUSTRADE
Glass panels in aluminium frame | 10 PRIVACY ROOFING
Expanded metal mesh painted in light colour |

HATCH INDICATES WORKS SUBJECT TO LDA2025/0048

S4.56 ISSUE

SCALE 1:100

REV	DESCRIPTION	BY	DATE
N	Issued for S4.56	EN, GS	2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Detail Elevation - Building B - South West
Project:
RELC - Seniors Housing
4 to 14 Terry Road and 133 Ryedale Rd, Denistone

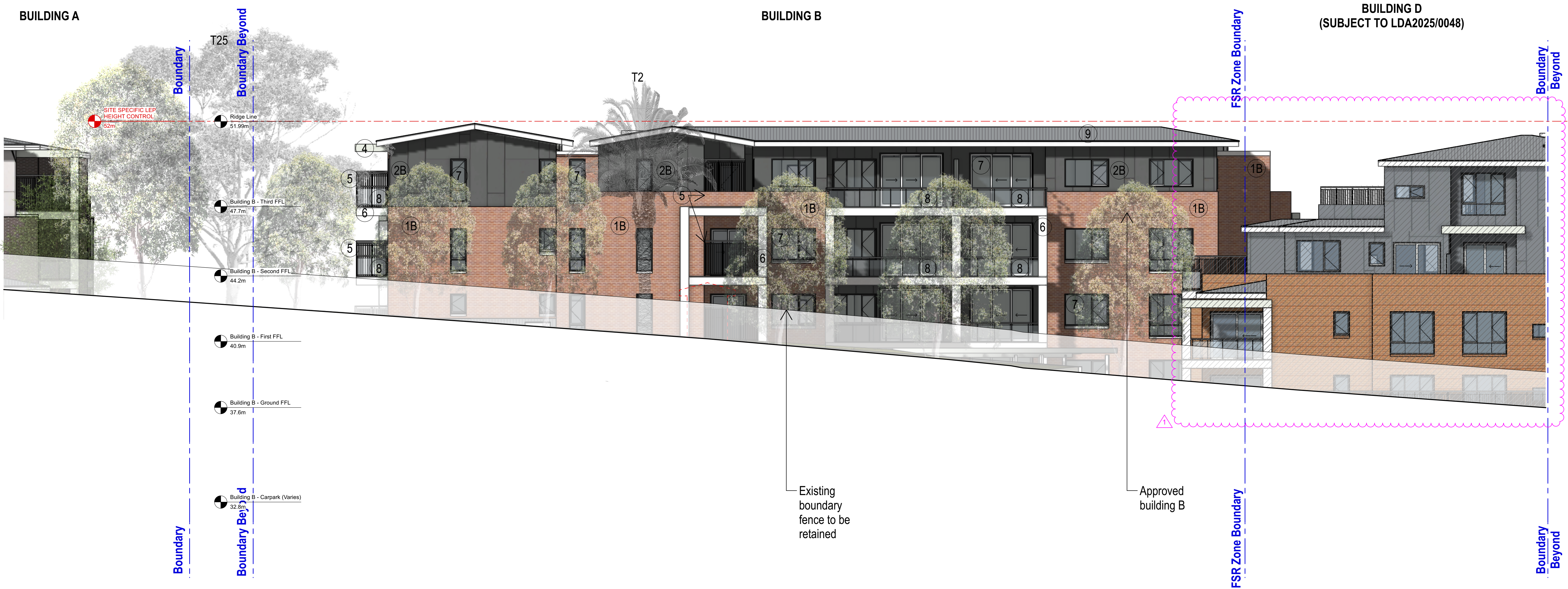
North:

Drawn: EN, GS

Date: 2/5/25

Drawing Number:

293 DA38 N



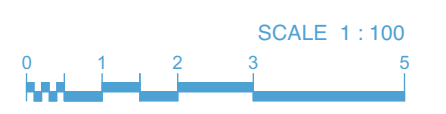
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

MATERIALS LEGEND - REFER ALSO TO DRAWING DA54

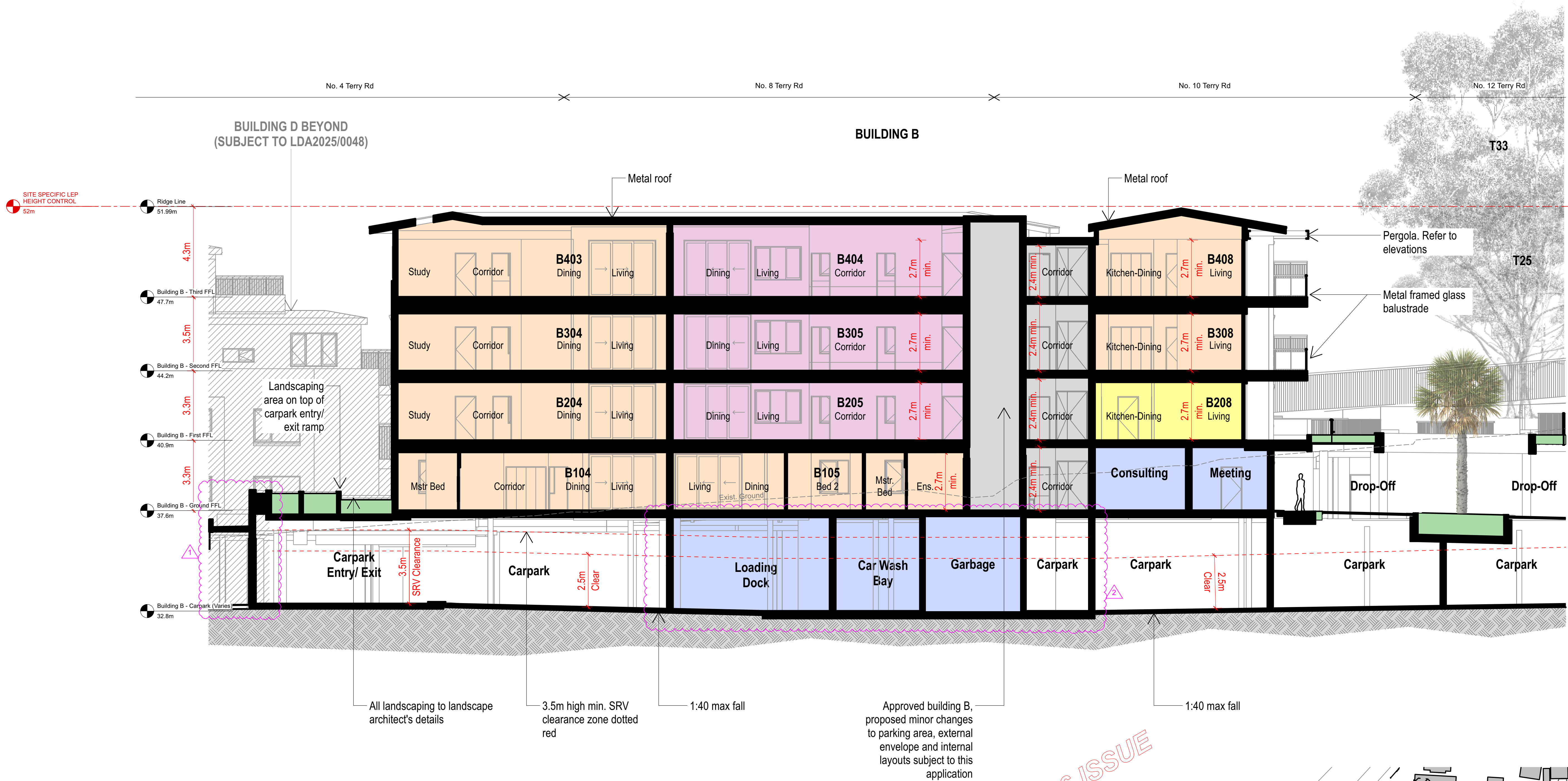
- | | | | | |
|--------------------------------------|--|---|--|--|
| 1A BRICK FINISH
Dark brown colour | 2 FC PANELING
Light colour | 4 STEEL PERGOLA
Light colour painted finish | 7 WINDOWS
Frame in light coloured finish | 9 ROOF
Low pitch clipseam roofing to allow solar panel clamping. Medium grey colour |
| 1B BRICK FINISH
Red & tan colour | 3 FC PANELING
Dark colour | 5 FENCE (OTHER THAN BOUNDARY FENCE & BALCONY BALUSTRADE)
50% solid. Light colour | WINDOW GLASS
Laminated glass. Neutral tint. As per BASIX/ NatHERS | |
| 1C BRICK FINISH
Red colour | 3 RETAINING WALL
Dark colour painted finish | 6 PAINTED CONCRETE
Light colour painted finish | 8 BALCONY BALUSTRADE
Glass panels in aluminium frame | 10 PRIVACY ROOFING
Expanded metal mesh painted in light colour |

HATCH INDICATES WORKS SUBJECT TO LDA2025/0048

S4.56 ISSUE



REV	DESCRIPTION	BY	DATE
N	Issued for S4.56	EN, GS	2/5/25



LEGEND:

- 1 Bed Units
- 2 Bed Units
- 3 Bed Units
- Communal/ Services
- Landscaping Area
- Works subject to LDA2025/0048

**TURNER
HUGHES
ARCHITECTS**

L2, 121 Alexander Street,
Crow's Nest NSW 2065
P: (02) 9439-3200
ABN: 93 053 938 579
Nom. Architect - Rick Turner NSW 4318

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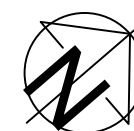
REV
M DESCRIPTION
Issued for S4.56

BY
EN, GS DATE
2/5/25

Client:
Ryde Eastwood Leagues Club

Title:
Building B - Detail Section 1
Project:
RELC - Senior Housing
4 to 14 Terry Road and 133 Ryedale Road, Denistone

North:



Drawn: EN, GS

Date: 2/5/25

Drawing Number:
293 DA40 M

Scale: 1:100 @ A1

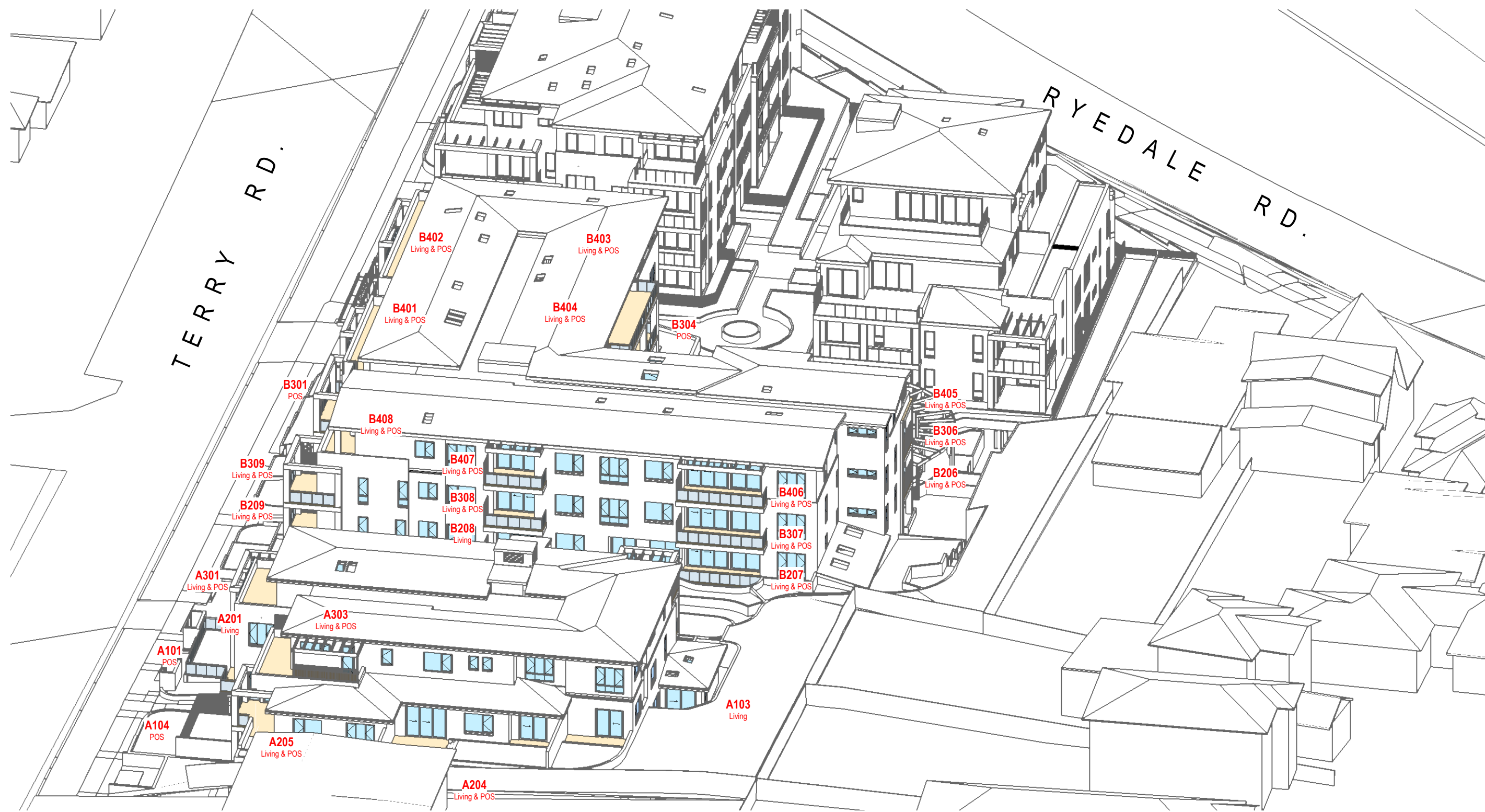


1 9am - June 21
Scale: NTS

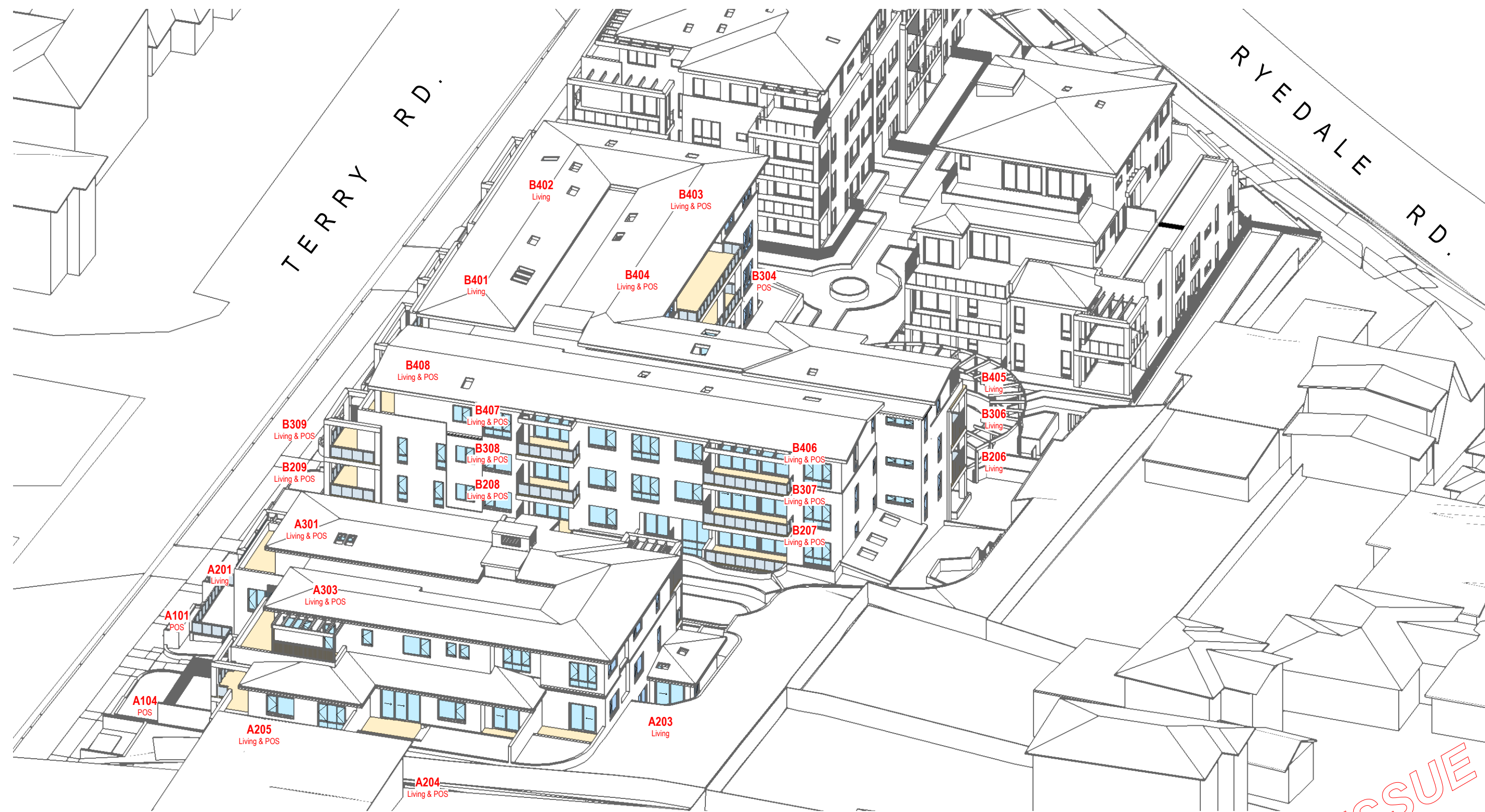
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2 9:30am - June 21
Scale: NTS

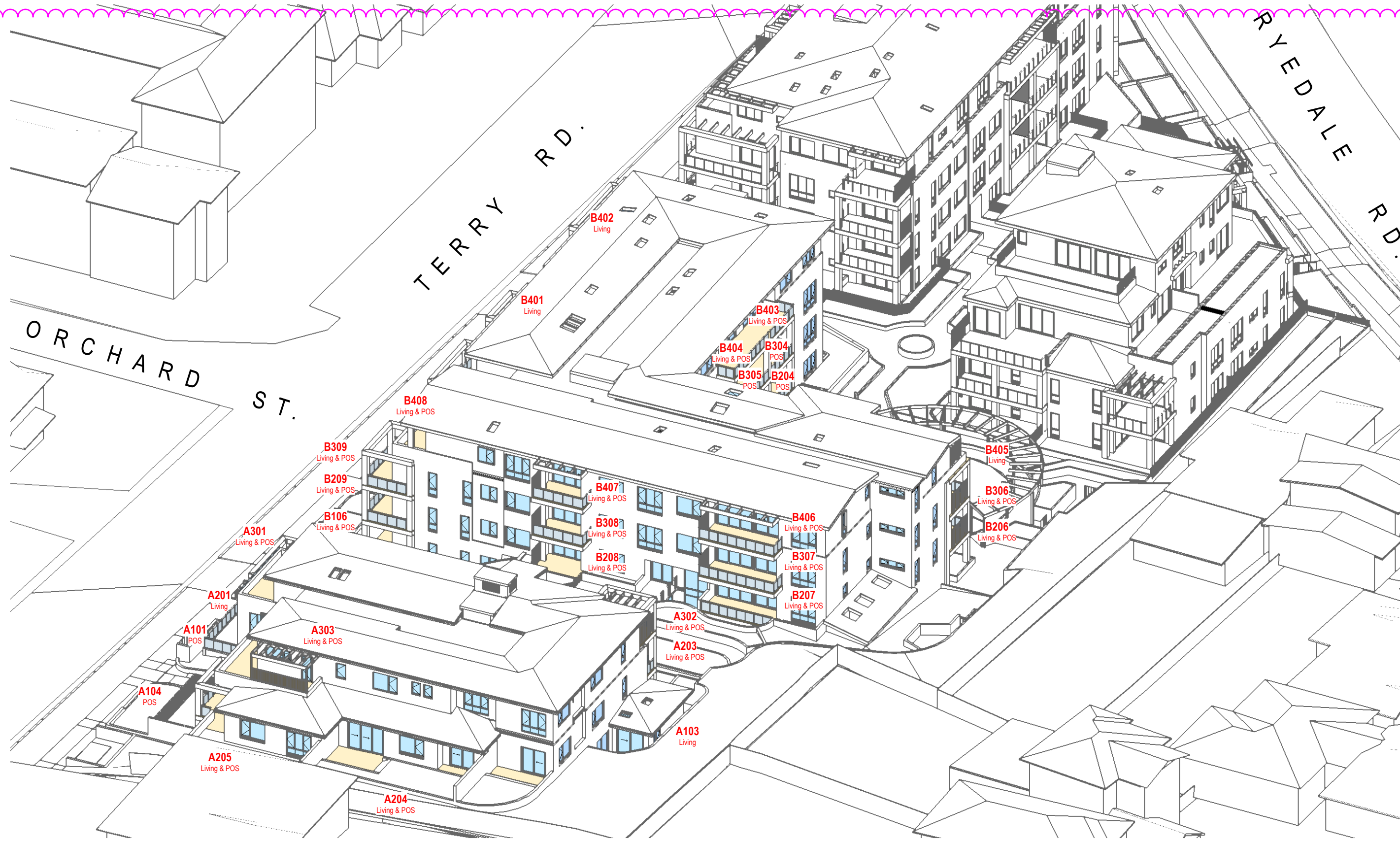


3 10am - June 21
Scale: NTS

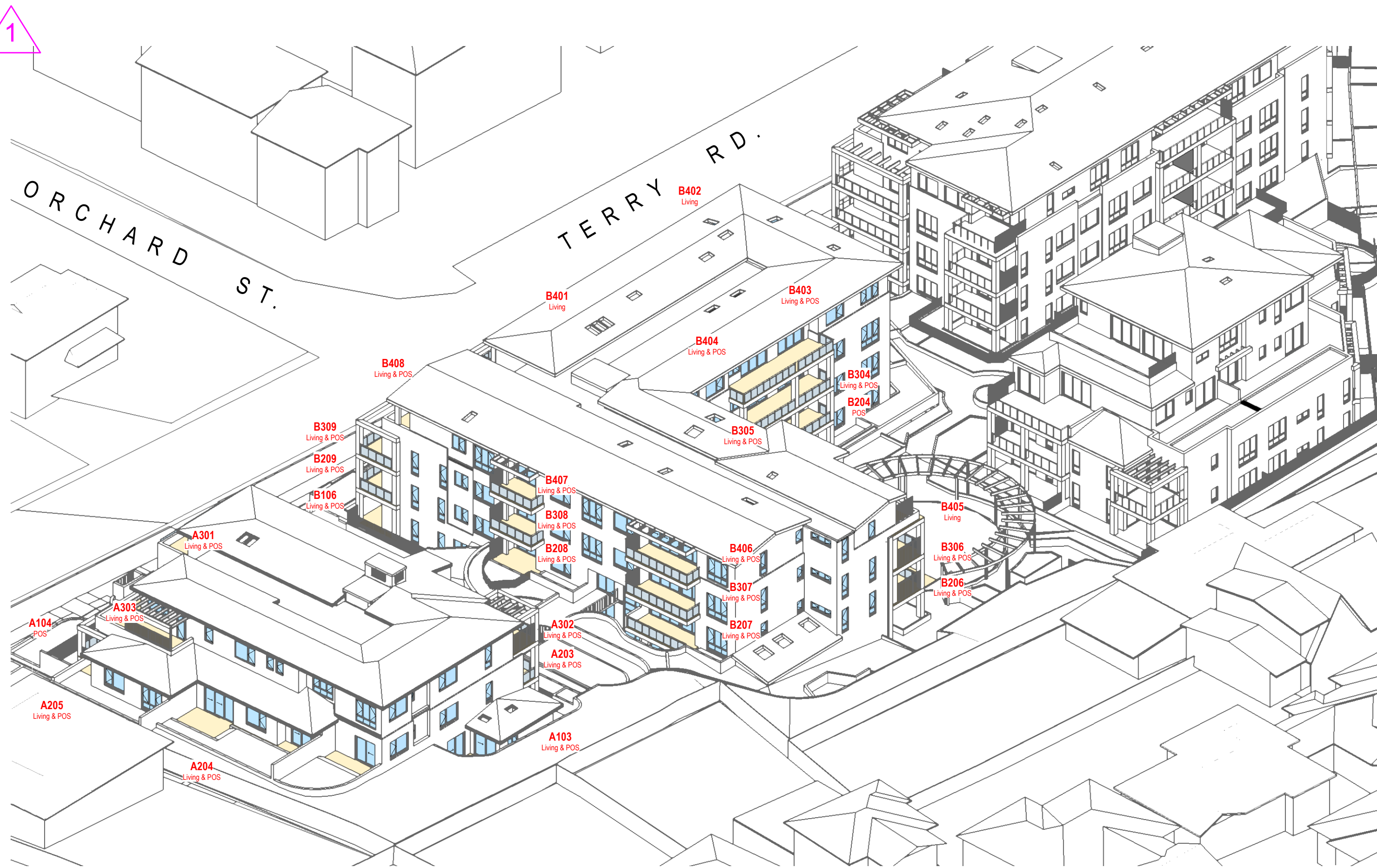


4 10:30am - June 21
Scale: NTS

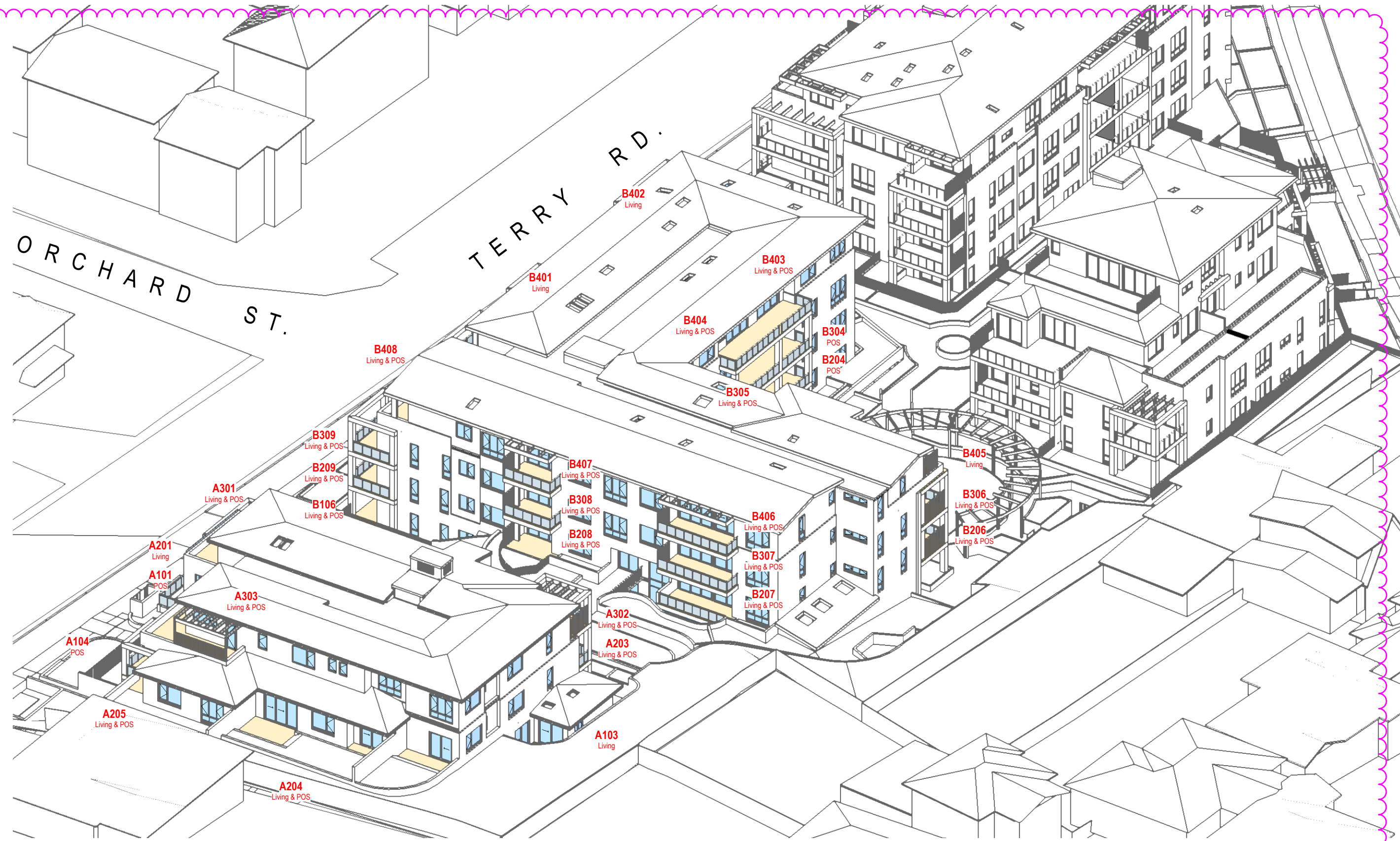
S4.56 ISSUE



1 11am - June 21
Scale: NTS

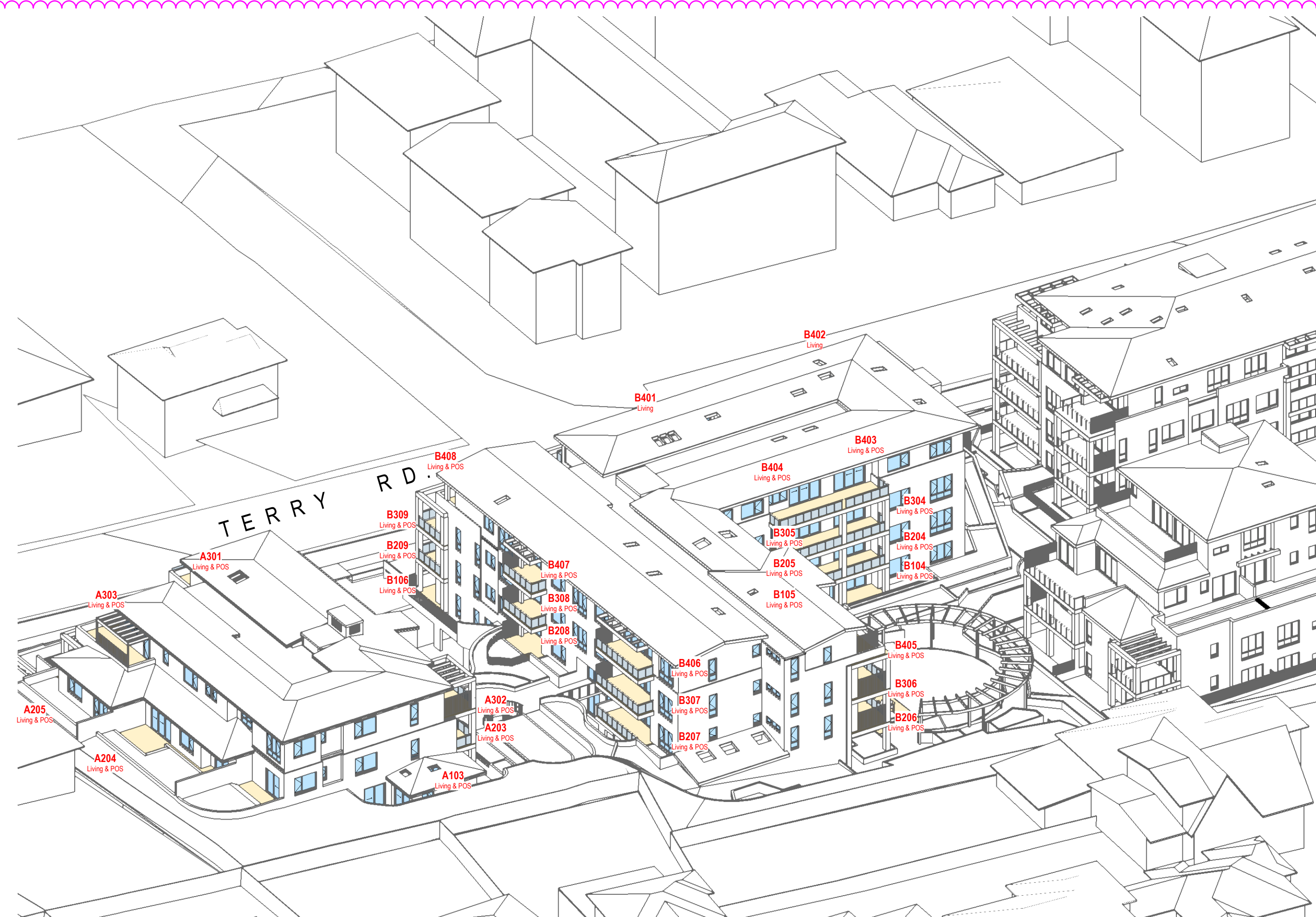
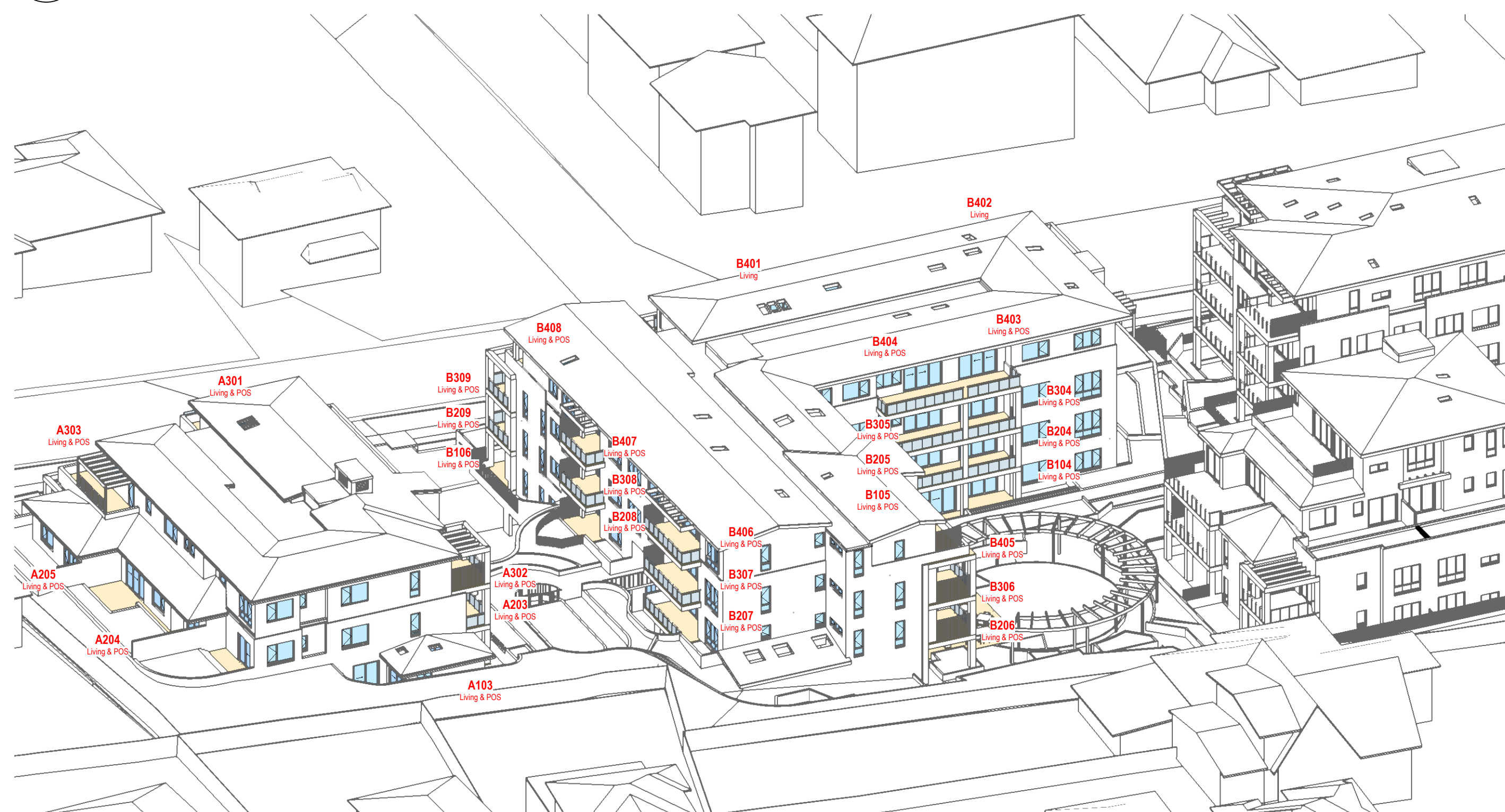
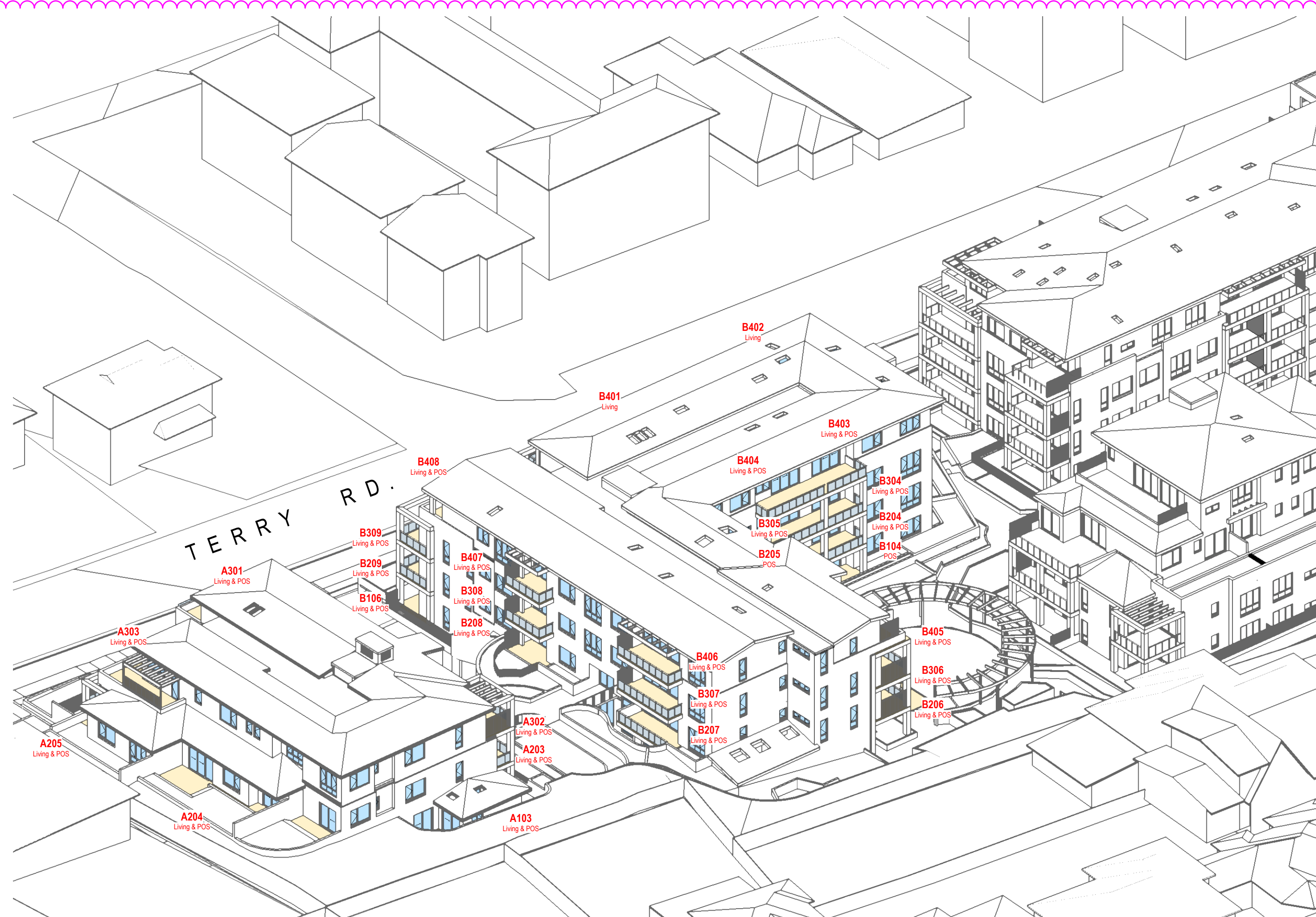


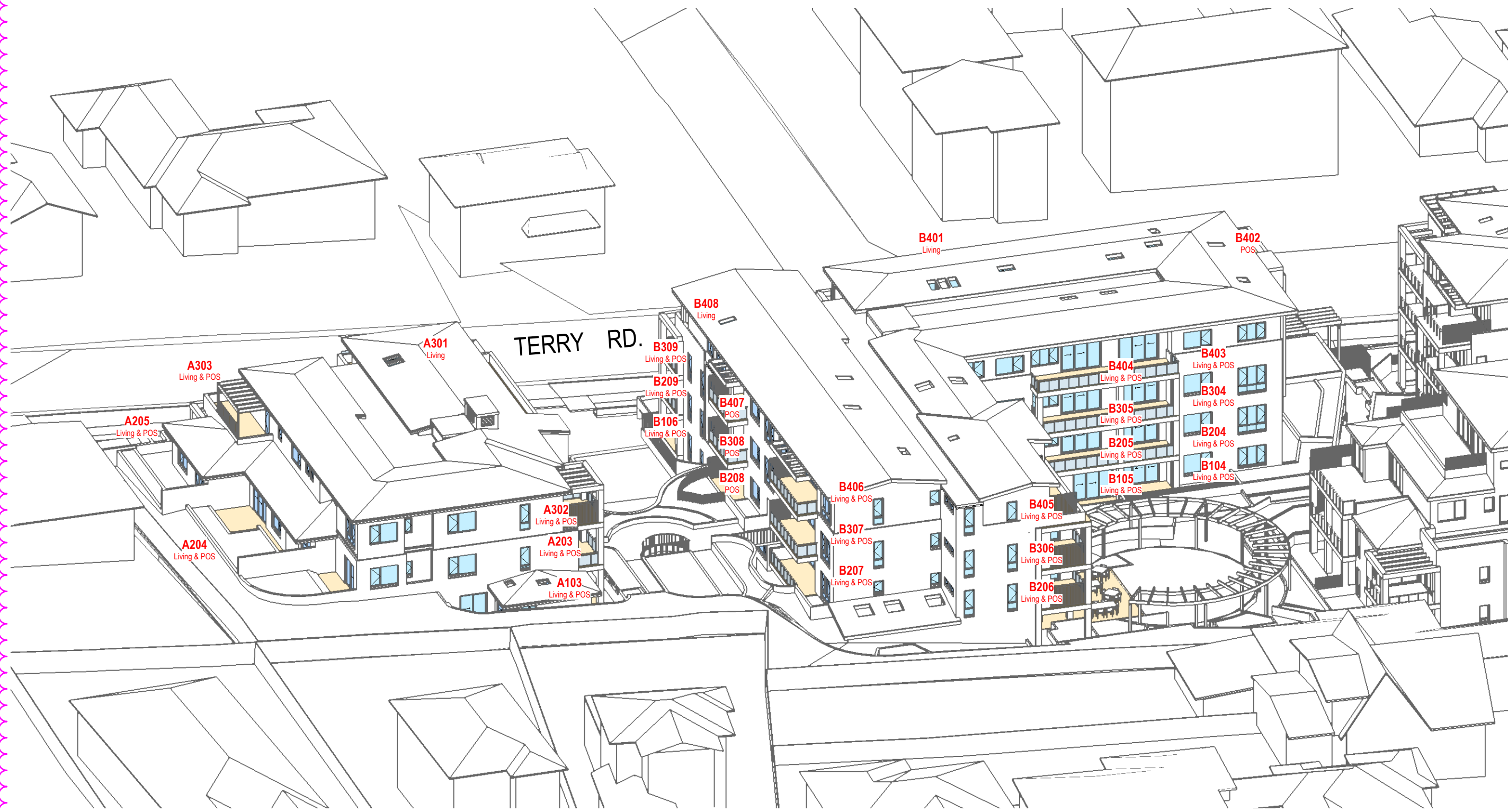
3 12pm - June 21
Scale: NTS



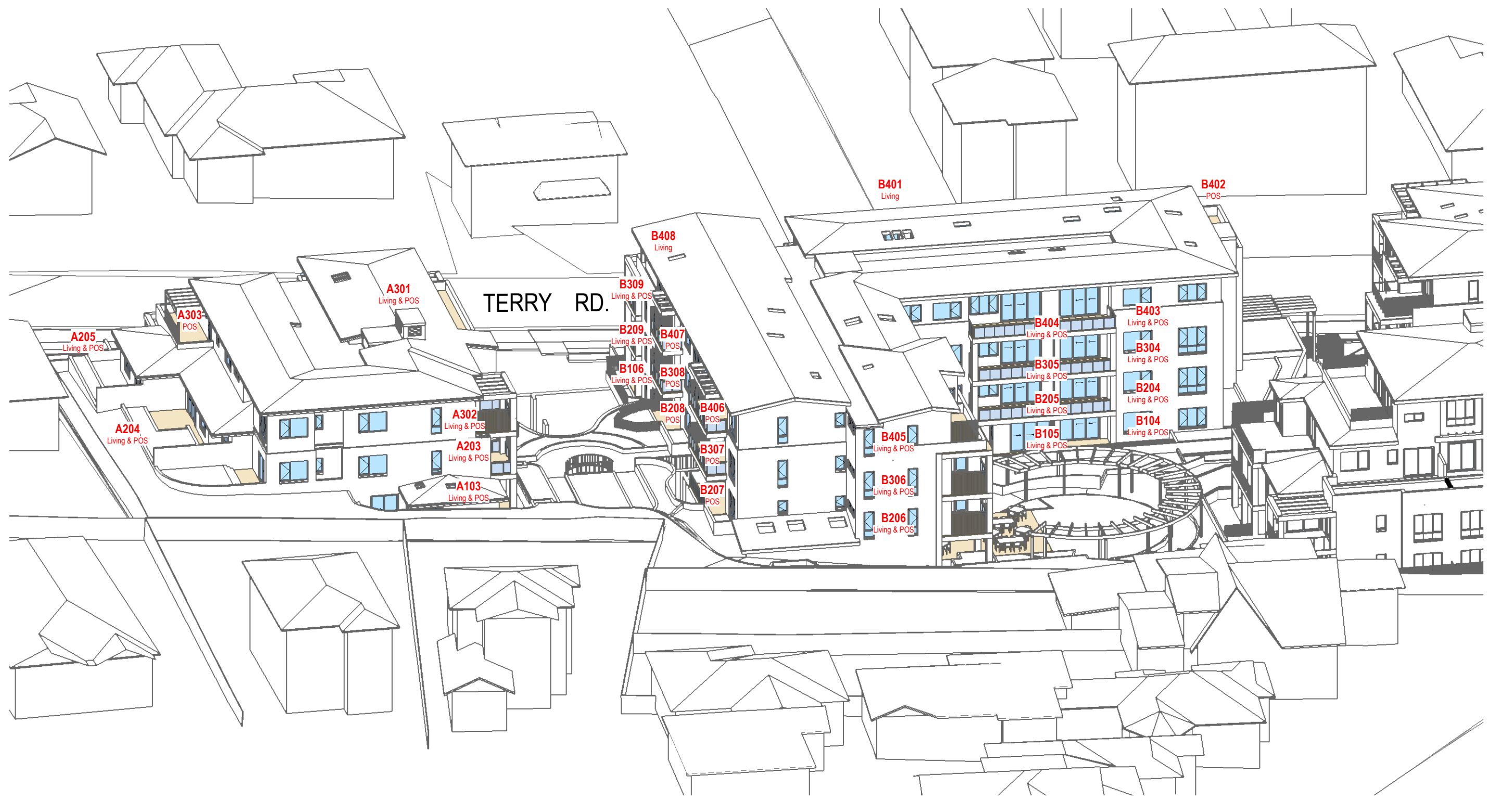
2 11:30am - June 21
Scale: NTS

S4.56 ISSUE

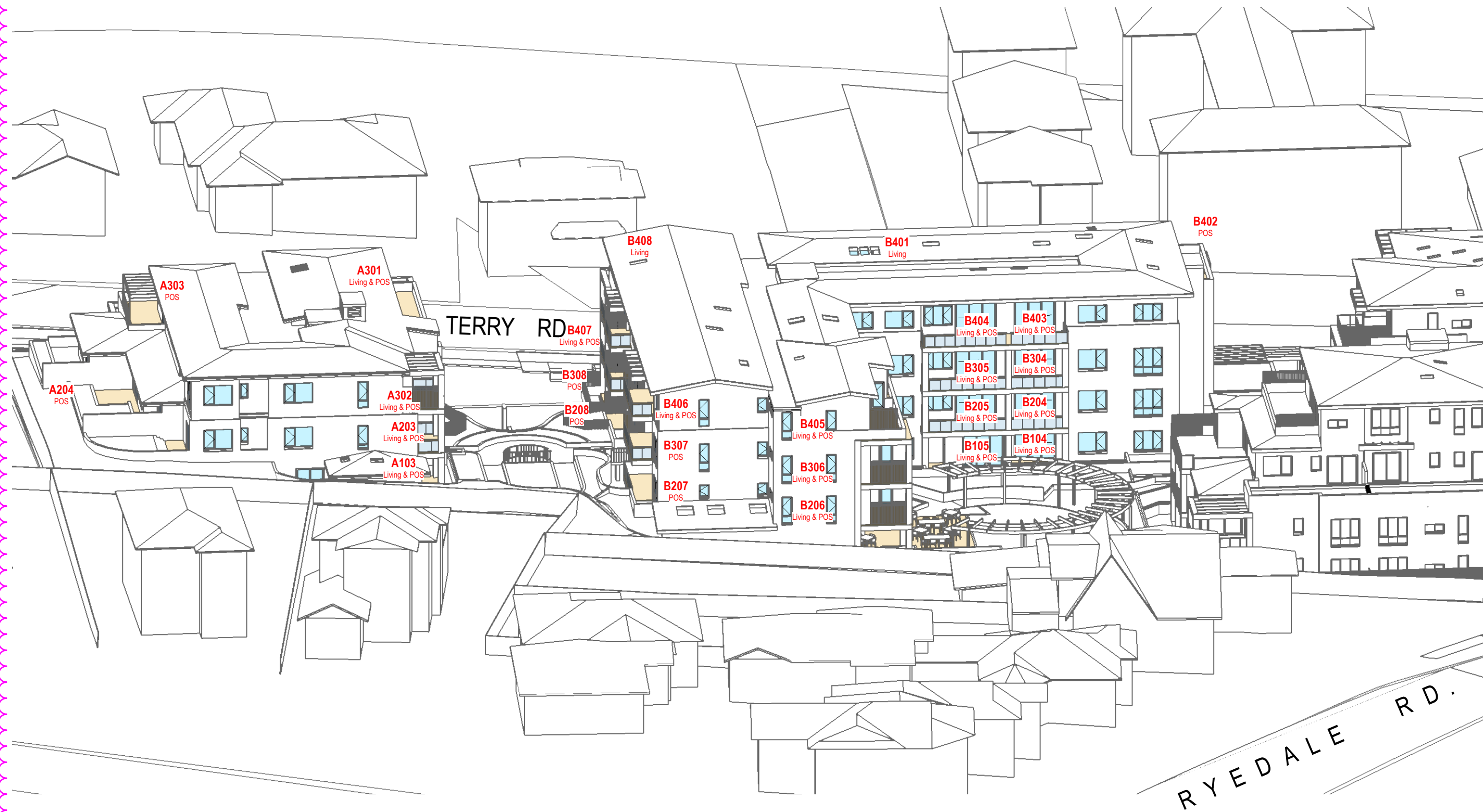




1 2pm - June 21
Scale: NTS



2 2:30pm - June 21
Scale: NTS



3 3pm - June 21
Scale: NTS



S4.56 ISSUE

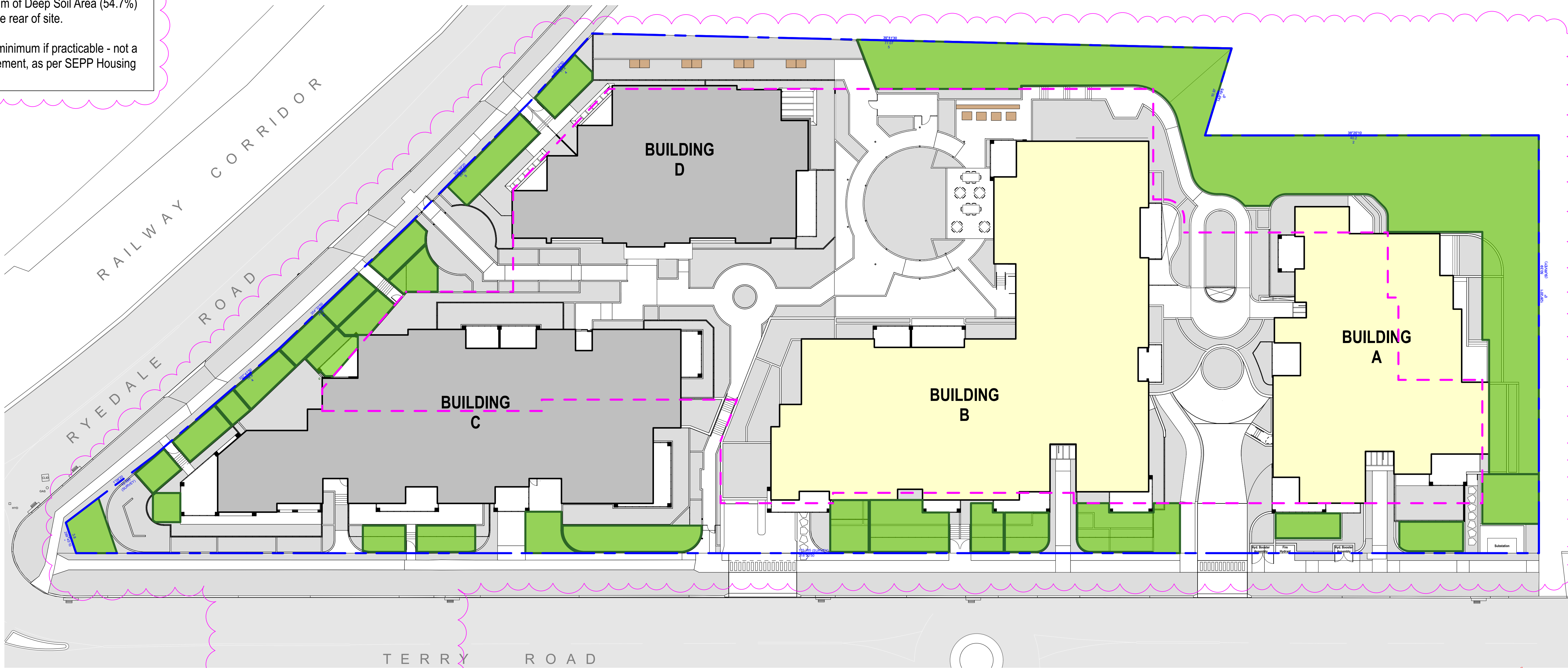
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

NOTE:

829 sqm of Deep Soil Area (54.7%) is at the rear of site.

(65% minimum if practicable - not a requirement, as per SEPP Housing 2021).

DEEP SOIL AREA SCHEDULE					
Site Area	Planning Controls	Requirement (min.)	Proposed	Percentage of Site	Compliance
8596 sqm					
	Deep Soil 3m Wide	15% (SEPP Housing 2021)	1514.9 sqm	17.6%	Yes



LEGEND

Deep soil area. 3m wide minimum as per SEPP Housing 2021

Outline of buildings subject to LDA2025/0048

Outline of basement carpark

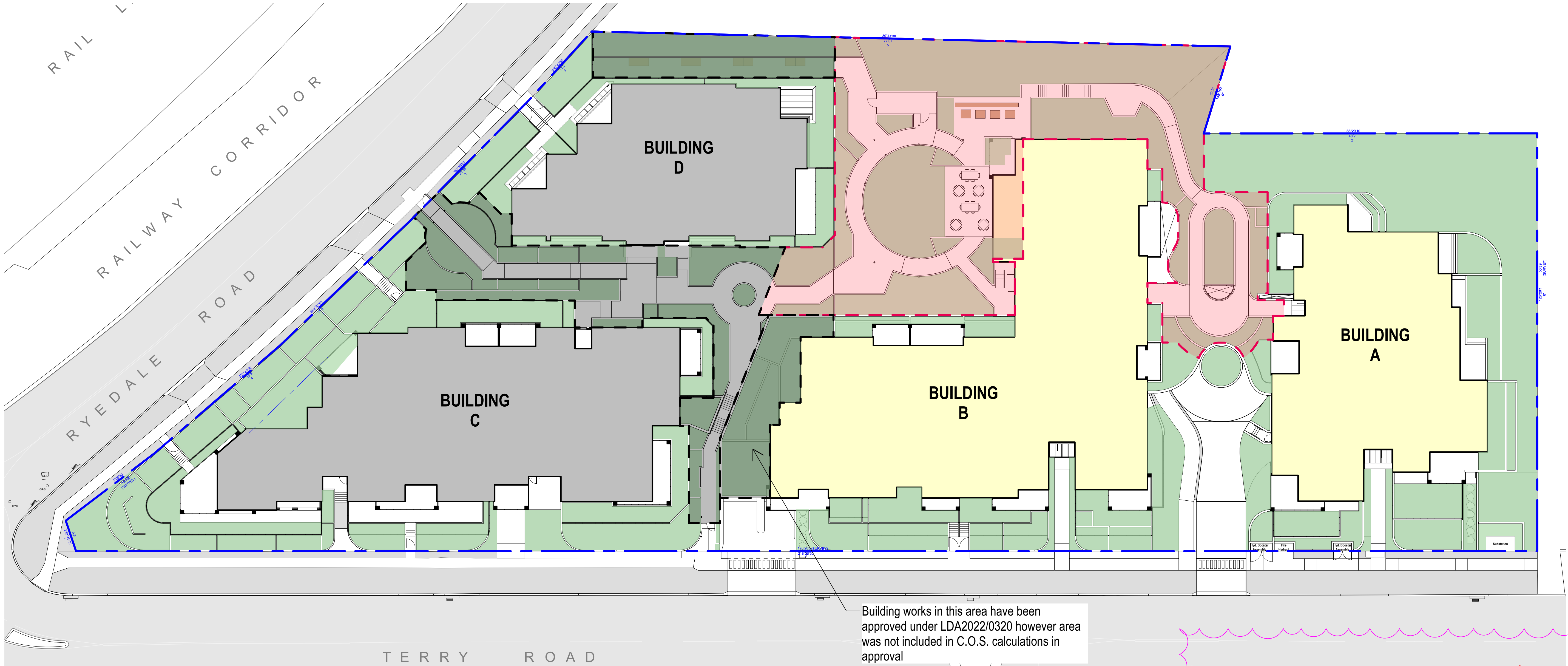
Outline of buildings subject to this application

S4.56 ISSUE



Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the granting of development consent.

LANDSCAPE & COMMUNAL OPEN SPACE AREA SCHEDULE					
Site Area	Planning Controls	Requirement (min.)	Proposed	Percentage of Site	Compliance
8596 sqm					
	Landscaping (Excl. hard pave areas and structures)	30% (Site Specific DCP)	3436 sqm	40.0%	Yes
	Communal Open Space	25% (Site Specific DCP)	2153 sqm	25.1%	Yes



LEGEND

Communal Open Space (C.O.S.) subject to LDA2025/0048

Outline of buildings subject to LDA2025/0048

Communal Open Space (C.O.S.) subject to this application

Outline of buildings proposed subject to this application

Proposed landscaped area, as defined by Ryde LEP 2014

S4.56 ISSUE



RELC - Seniors Housing (Stage 1 MOD)

133 Ryedale Road & 4 to 14 Terry Road, Denistone

Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
000	COVER SHEET	N/A
C101	LANDSCAPE PLAN (RENDER)	1:250
001	EXISTING TREE MANAGEMENT PLAN	1:250
002	SOIL DEPTH DIAGRAM	1:150
100	OVERALL PLAN	1:250
101	LANDSCAPE PLAN	1:150
301	HARDSCAPE PLAN	1:150
401	PLANTING PLAN	1:150
501	LANDSCAPE SPECIFICATION & INDICATIVE PLANT SCHEDULE	N/A
502	LANDSCAPE DETAILS	AS SHOWN

NOT FOR CONSTRUCTION

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

M	For MOD Approval	MJW	RS	18.07.2025
L	For s4.56	MJW	RS	05.05.2025
K	Issued in response to amended SOFAC from 01.12.23	MJW	RS	19.12.2023
J	For Amended Submission to DA	MJW	RS	31.10.2023
I	For Amended Submission to DA	MJW	RS	27.09.2023
H	LEC proceedings, s34 amendments	MJW	RS	16.08.2023
G	LEC proceedings, s34 amendments	MJW	RS	13.07.2023
F	For Approval	PH	RS	28.09.2022
E	For Approval	PH	RS	15.07.2022
D	For Approval	PH	RS	12.07.2022
C	For Approval	PH	RS	01.07.2022
B	For Approval	PH	RS	21.06.2022
A	For Approval	PH	RS	26.04.2022
Issue	Revision Description	Drawn	Check	Date

Legend

Key Plan

S I T E I M A G E



Landscape Architects

Level 1, 3-5 Baptist Street
Rydalm NSW 2016
Australia

Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Client

Ryde Eastwood Leagues Club

Drawing Name

Cover Sheet

Project

RELC - Seniors Housing

133 Ryedale Road & 4-14 Terry Road,
Denistone, NSW, 2114

Scale

Job Number

SS21-4827

Drawing Number

Issue

000 M

SECTION 4.56

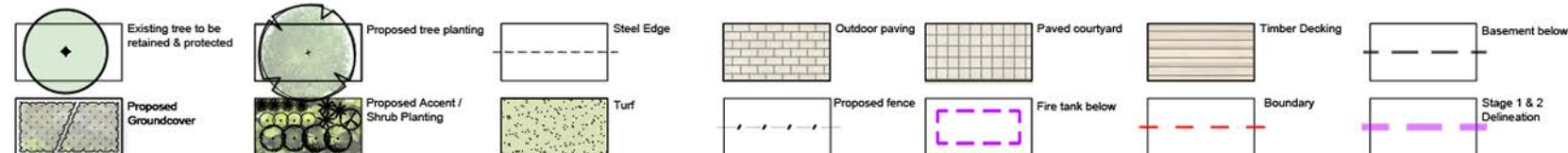


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I	For MOD Approval
H	For s4.56
G	LEC proceedings, s34 amendments
F	For Approval
E	For Approval
D	For Approval
C	For Approval
B	For Approval
A	For Approval
Issue	Revision Description

MJW	RS	18.07.2025
MJW	RS	15.05.2025
MJW	RS	
PH	RS	
PH	RS	
PH	RS	01.07.2022
PH	RS	21.08.2022
PH	RS	26.04.2022
Drawn	Check	Date



SITE IMAGE
Landscape Architects
Level 1, 3/5 Bagin Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

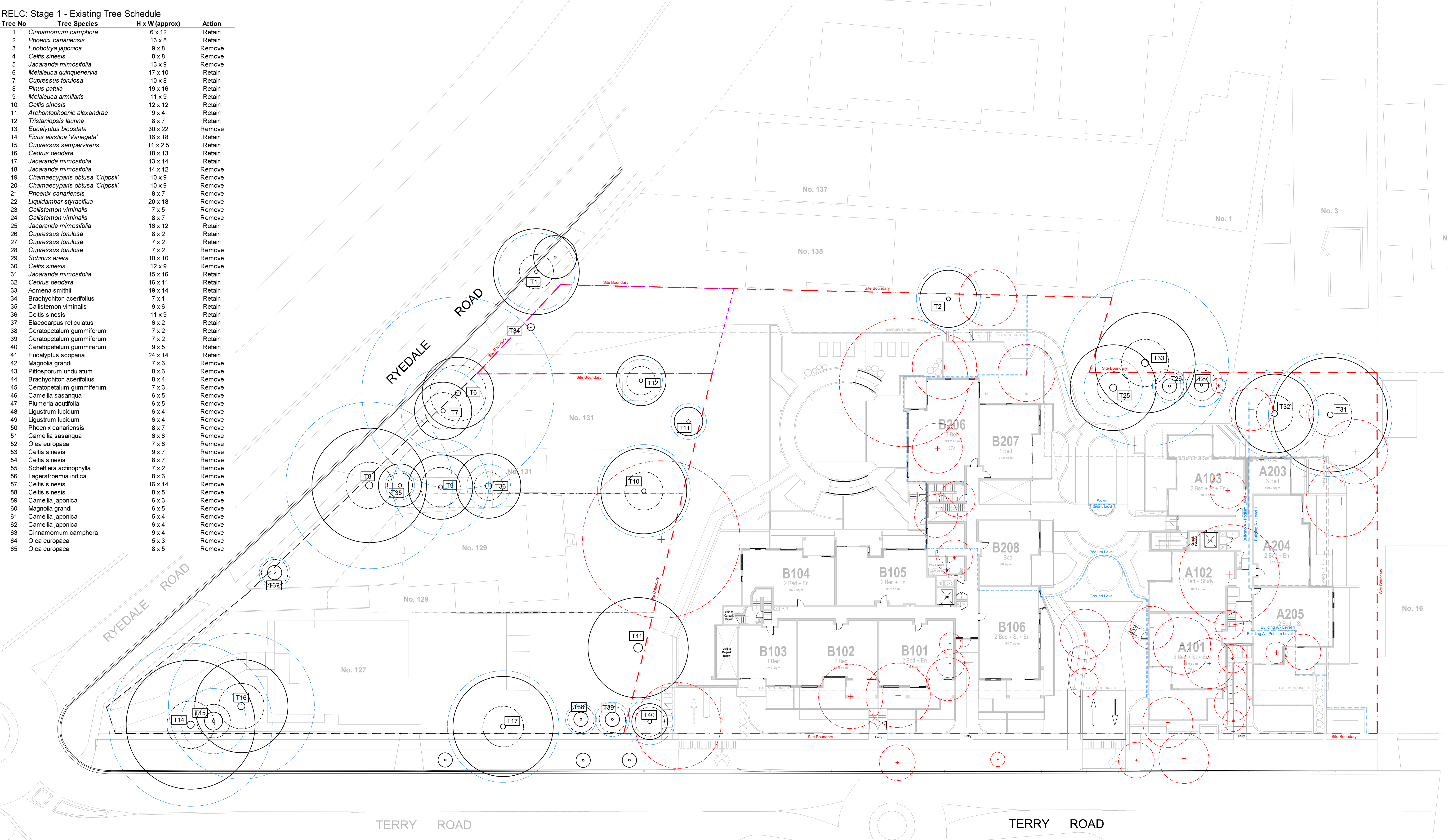
Client
Ryde Eastwood Leagues Club
Project
RELC - Seniors Housing
133 Ryedale Road & 4-14 Terry Road,
Denistone, NSW, 2114

Drawing Name
Overall Plan (render)
SECTION 4.56
Scale 1:250 @ A1
Job Number
SS21-4827

Drawing Number
C101
Issue
I

REL: Stage 1 - Existing Tree Schedule

Tree No	Tree Species	H x W (approx)	Action
1	Cinnamomum camphora	6 x 12	Retain
2	Phoenix canariensis	13 x 8	Retain
3	Eriobotrya japonica	9 x 8	Remove
4	Celtis sinensis	8 x 8	Remove
5	Jacaranda mimosifolia	13 x 9	Remove
6	Melaleuca quinquenervia	17 x 10	Retain
7	Cupressus torulosa	10 x 8	Retain
8	Pinus patula	19 x 16	Retain
9	Melaleuca armillaris	11 x 9	Retain
10	Celtis sinensis	12 x 12	Retain
11	Archontophoenix alexandrae	9 x 4	Retain
12	Tristaniaopsis laurina	8 x 7	Retain
13	Eucalyptus bicostata	30 x 22	Remove
14	Ficus elastica 'Variegata'	16 x 18	Retain
15	Cupressus sempervirens	11 x 2.5	Retain
16	Cedrus deodara	18 x 13	Retain
17	Jacaranda mimosifolia	13 x 14	Retain
18	Jacaranda mimosifolia	14 x 12	Remove
19	Chamaecyparis obtusa 'Crippsii'	10 x 9	Remove
20	Chamaecyparis obtusa 'Crippsii'	10 x 9	Remove
21	Phoenix canariensis	8 x 7	Remove
22	Liquidambar styraciflua	20 x 18	Remove
23	Callistemon viminalis	7 x 5	Remove
24	Callistemon viminalis	8 x 7	Remove
25	Jacaranda mimosifolia	16 x 12	Retain
26	Cupressus torulosa	8 x 2	Retain
27	Cupressus torulosa	7 x 2	Retain
28	Cupressus torulosa	7 x 2	Remove
29	Schinus areira	10 x 10	Remove
30	Celtis sinensis	12 x 9	Remove
31	Jacaranda mimosifolia	15 x 16	Retain
32	Cedrus deodara	16 x 11	Retain
33	Acmena smithii	19 x 14	Retain
34	Brachychiton acerifolius	7 x 1	Retain
35	Callistemon viminalis	9 x 6	Retain
36	Celtis sinensis	11 x 9	Retain
37	Elaeocarpus reticulatus	6 x 2	Retain
38	Ceratopetalum gummiferum	7 x 2	Retain
39	Ceratopetalum gummiferum	7 x 2	Retain
40	Ceratopetalum gummiferum	9 x 5	Retain
41	Eucalyptus scoparia	24 x 14	Retain
42	Magnolia grandi	7 x 6	Remove
43	Pittosporum undulatum	8 x 6	Remove
44	Brachychiton acerifolius	8 x 4	Remove
45	Ceratopetalum gummiferum	7 x 3	Remove
46	Camellia sasanqua	6 x 5	Remove
47	Plumeria acutifolia	6 x 5	Remove
48	Ligustrum lucidum	6 x 4	Remove
49	Ligustrum lucidum	6 x 4	Remove
50	Phoenix canariensis	8 x 7	Remove
51	Camellia sasanqua	6 x 6	Remove
52	Olea europaea	7 x 8	Remove
53	Celtis sinensis	9 x 7	Remove
54	Celtis sinensis	8 x 7	Remove
55	Schefflera actinophylla	7 x 2	Remove
56	Lagerstroemia indica	8 x 6	Remove
57	Celtis sinensis	16 x 14	Remove
58	Celtis sinensis	8 x 5	Remove
59	Camellia japonica	6 x 3	Remove
60	Magnolia grandi	6 x 5	Remove
61	Camellia japonica	5 x 4	Remove
62	Camellia japonica	6 x 4	Remove
63	Cinnamomum camphora	9 x 4	Remove
64	Olea europaea	5 x 3	Remove
65	Olea europaea	8 x 5	Remove



Note:
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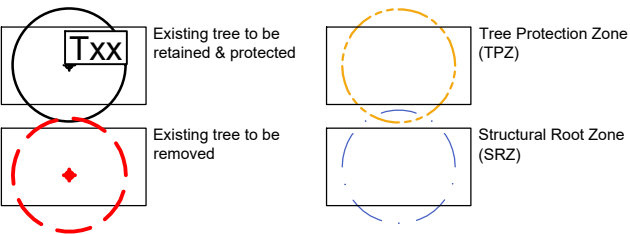
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G	LEC proceedings, s34 amendments
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Issue	Revision Description

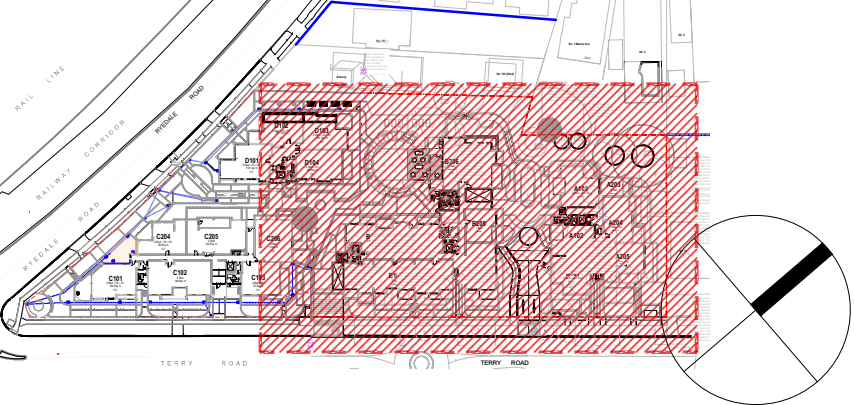
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PH	RS	12.07.2022
PH	RS	01.07.2022
PH	RS	21.06.2022
PH	RS	26.04.2022
Drawn	Check	Date

Legend



Note:
See Arborist's report for detailed information

Key Plan



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Client
Ryde Eastwood Leagues Club

Project
REL - Seniors Housing
133 Ryedale Road & 4-14 Terry Road,
Denistone, NSW, 2114

Drawing Name
Stage 1
Existing Tree Management Plan

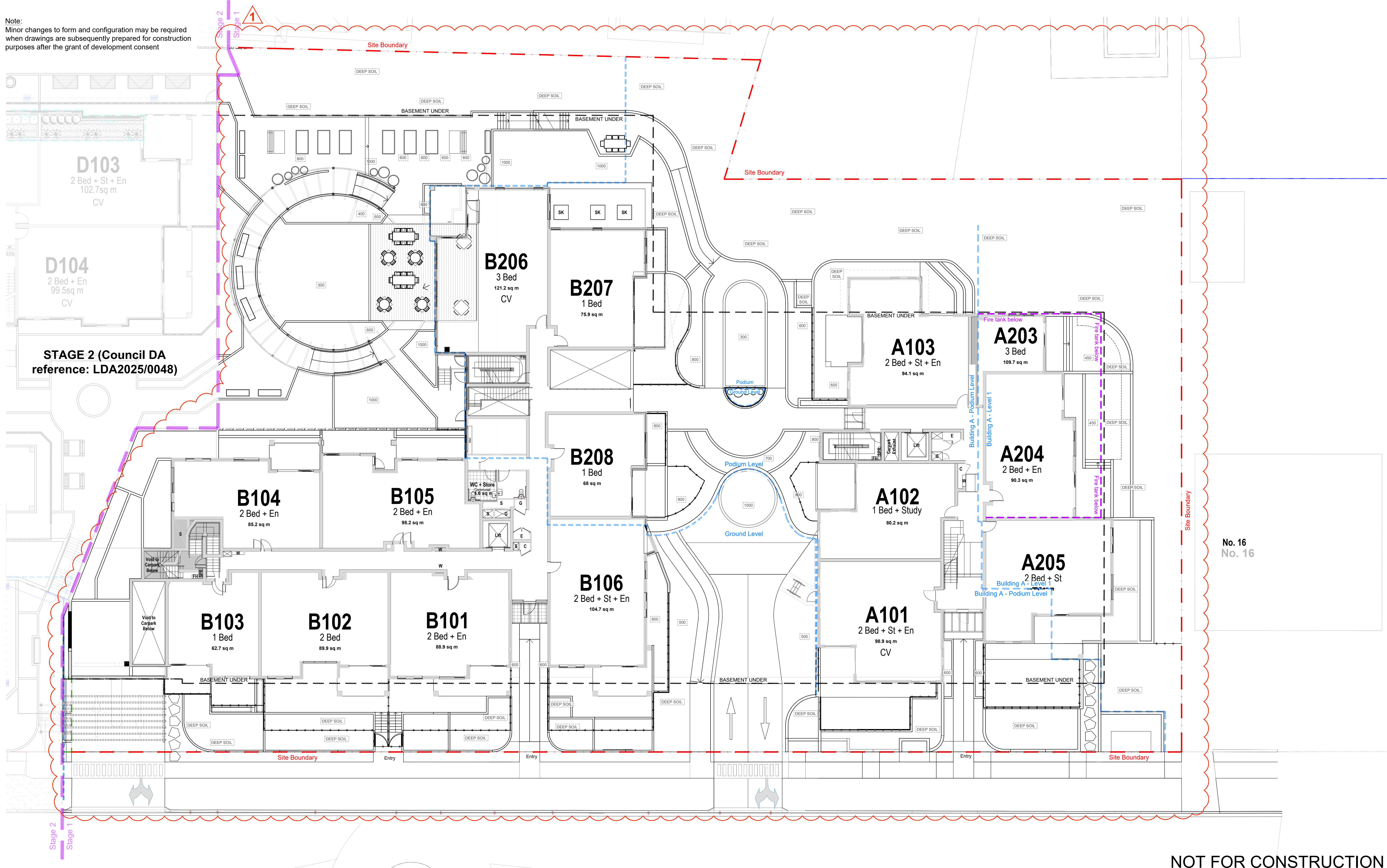
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Job Number
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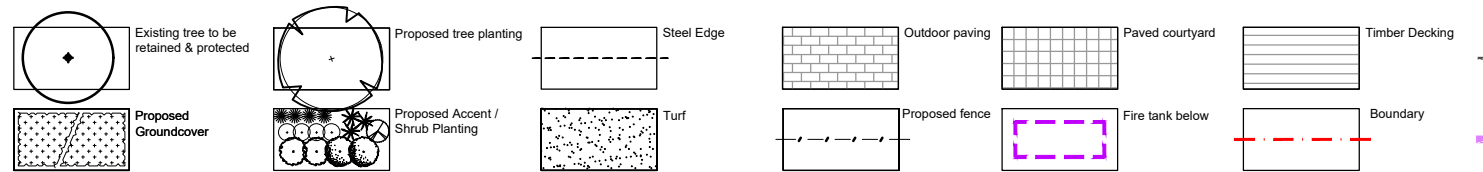
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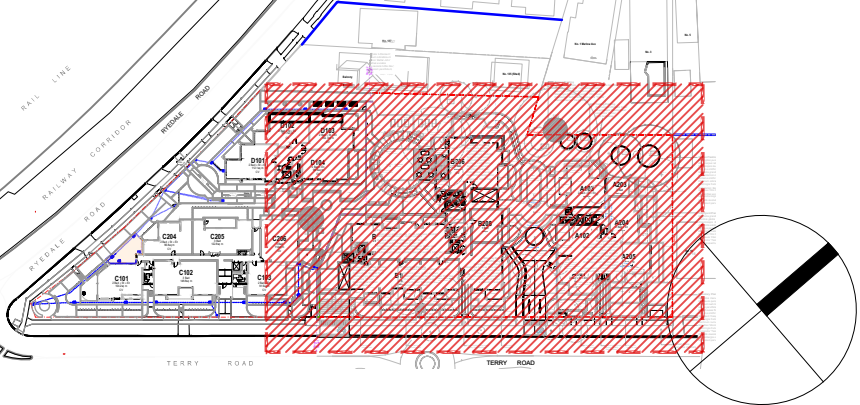
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A	LEC proceedings, s34 amendments	MJW	RS	13.07.2023
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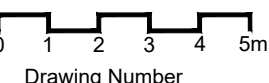
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Project
REL - Seniors Housing
133 Ryedale Road & 4-14 Terry Road
Denistone, NSW, 2114

Drawing Name
Stage 1
Soil Depth Diagram

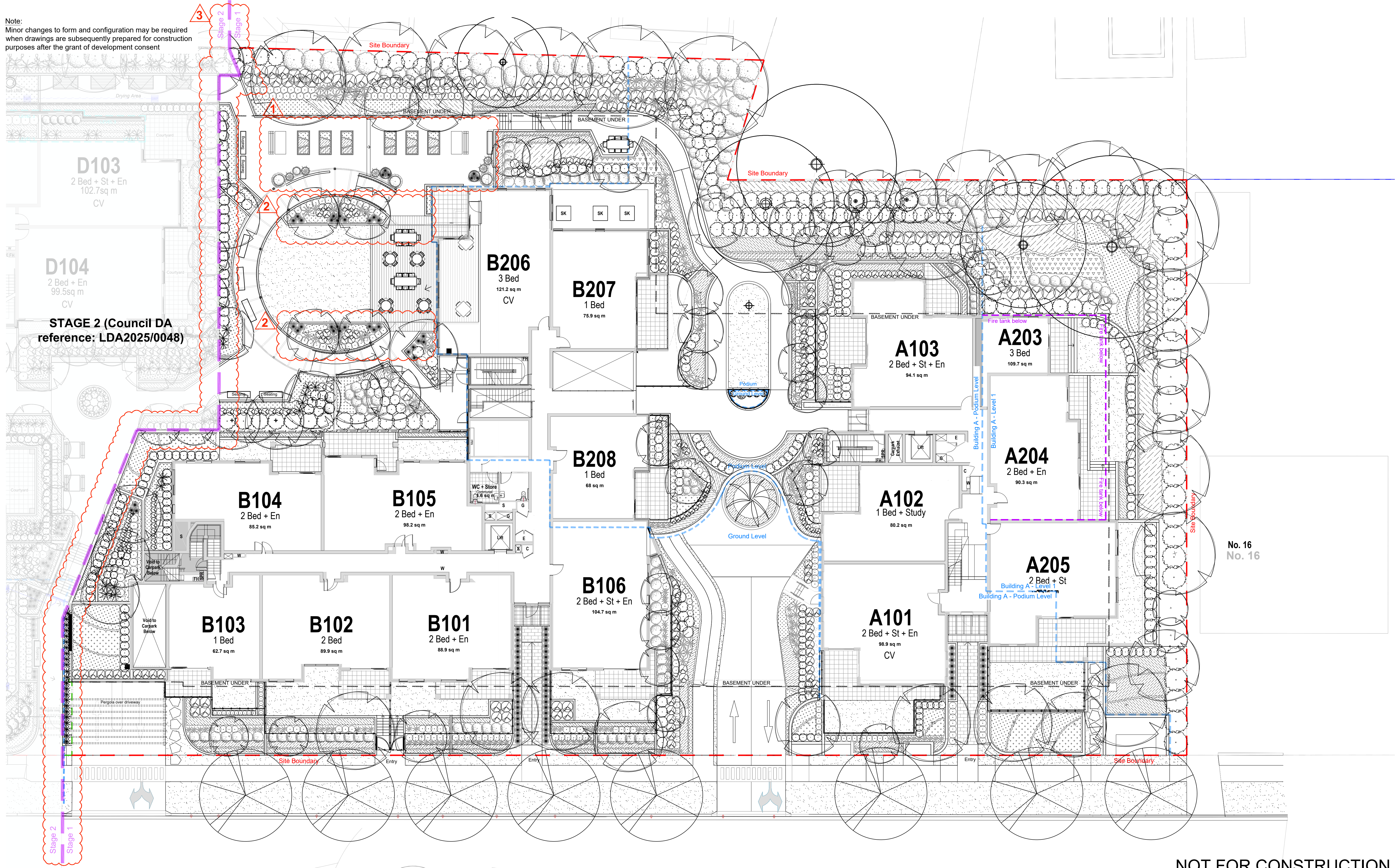
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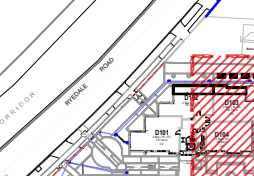
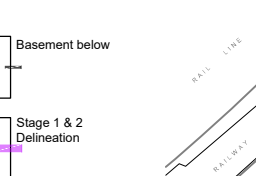
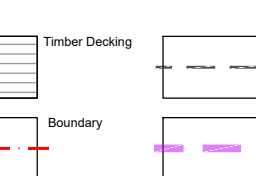
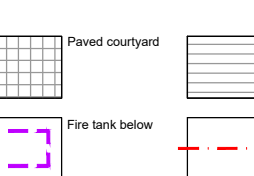
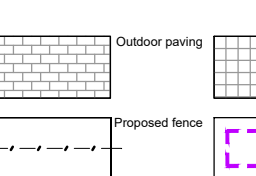
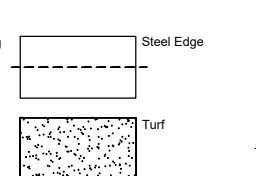
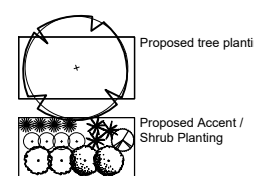
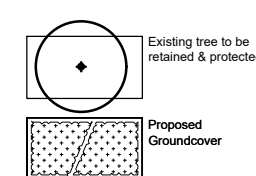
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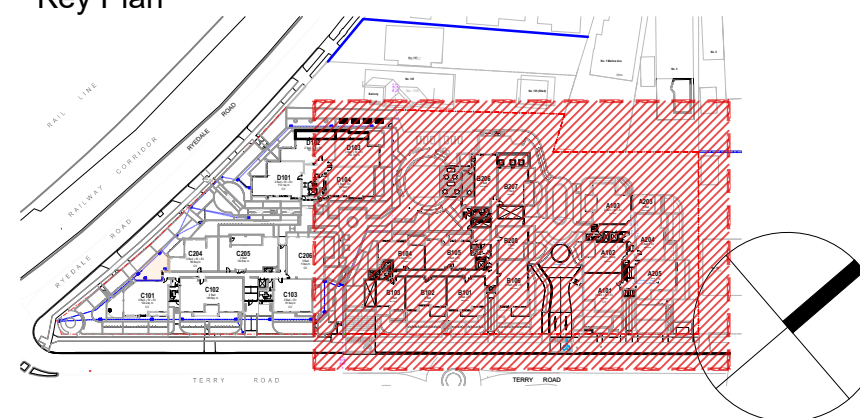
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23	MJW	RS	18.07.2025
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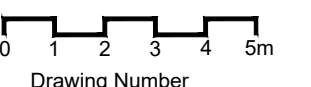
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Ryde Eastwood Leagues Club

Project
REL - Seniors Housing
133 Ryedale Road & 4-14 Terry Road,
Denistone, NSW, 2114

Drawing Name
Stage 1
Landscape Plan

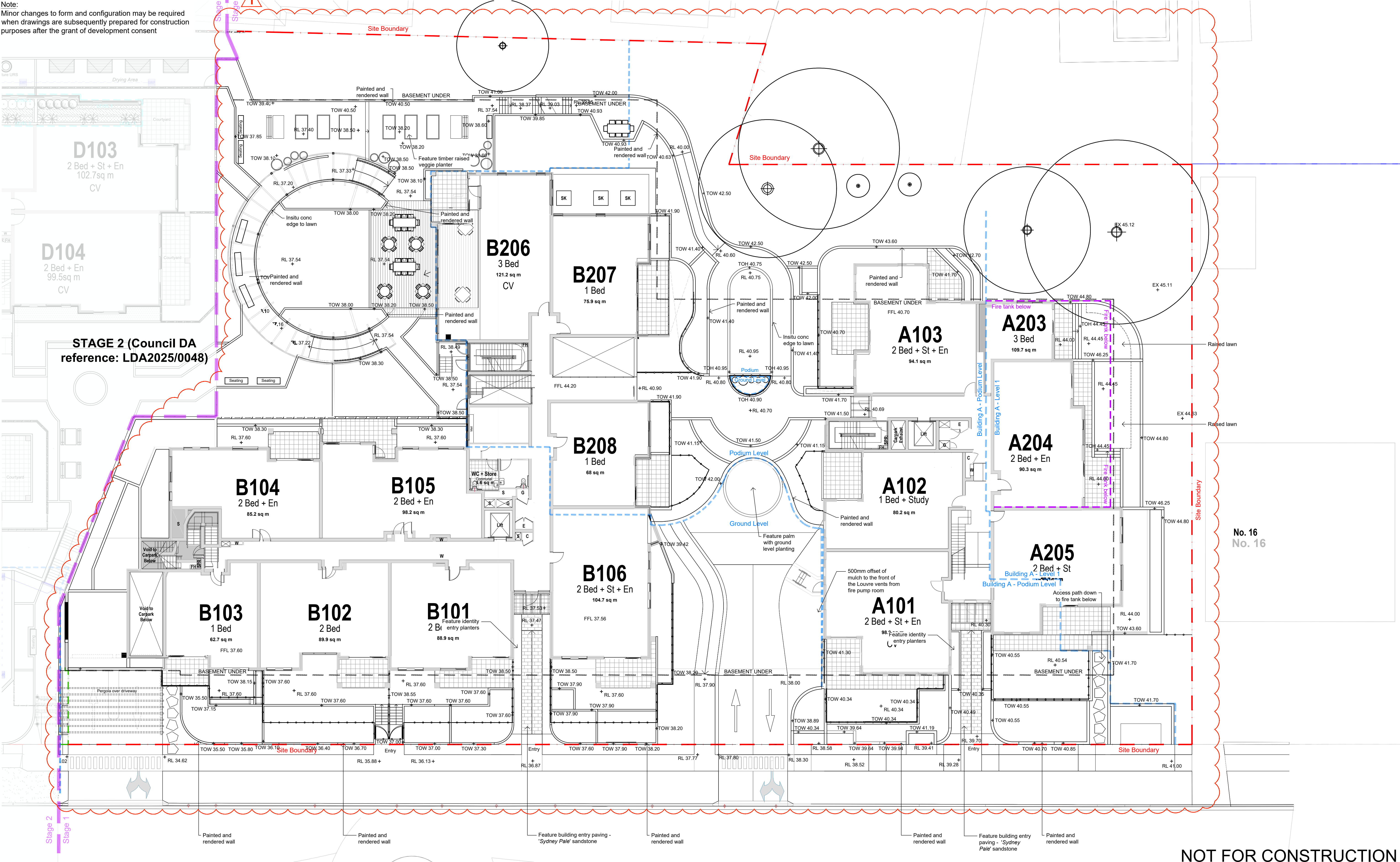
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Job Number
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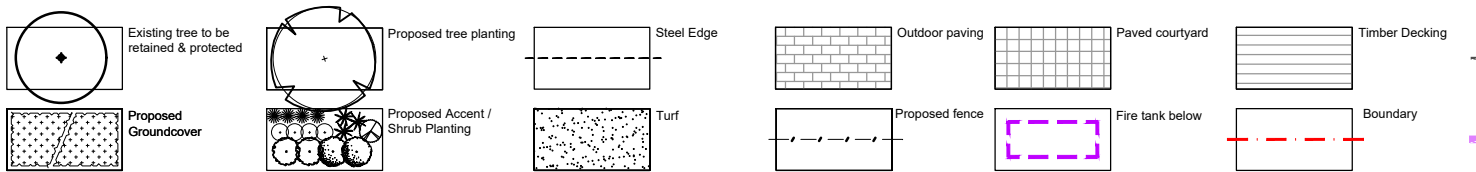
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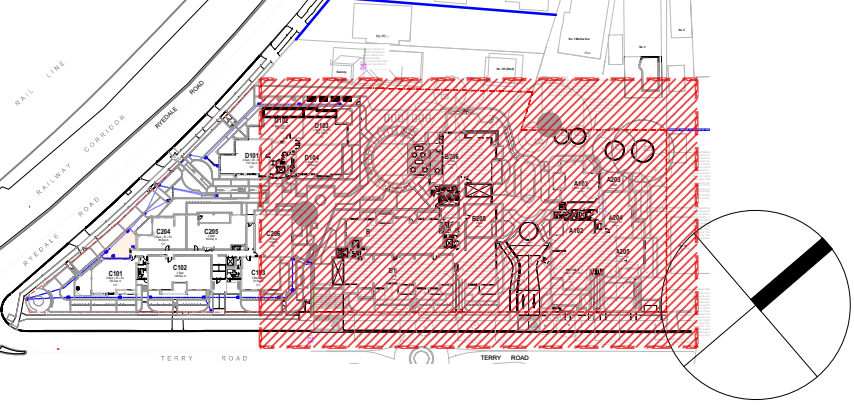
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Drawing Name
Stage 1
Hardscape Plan

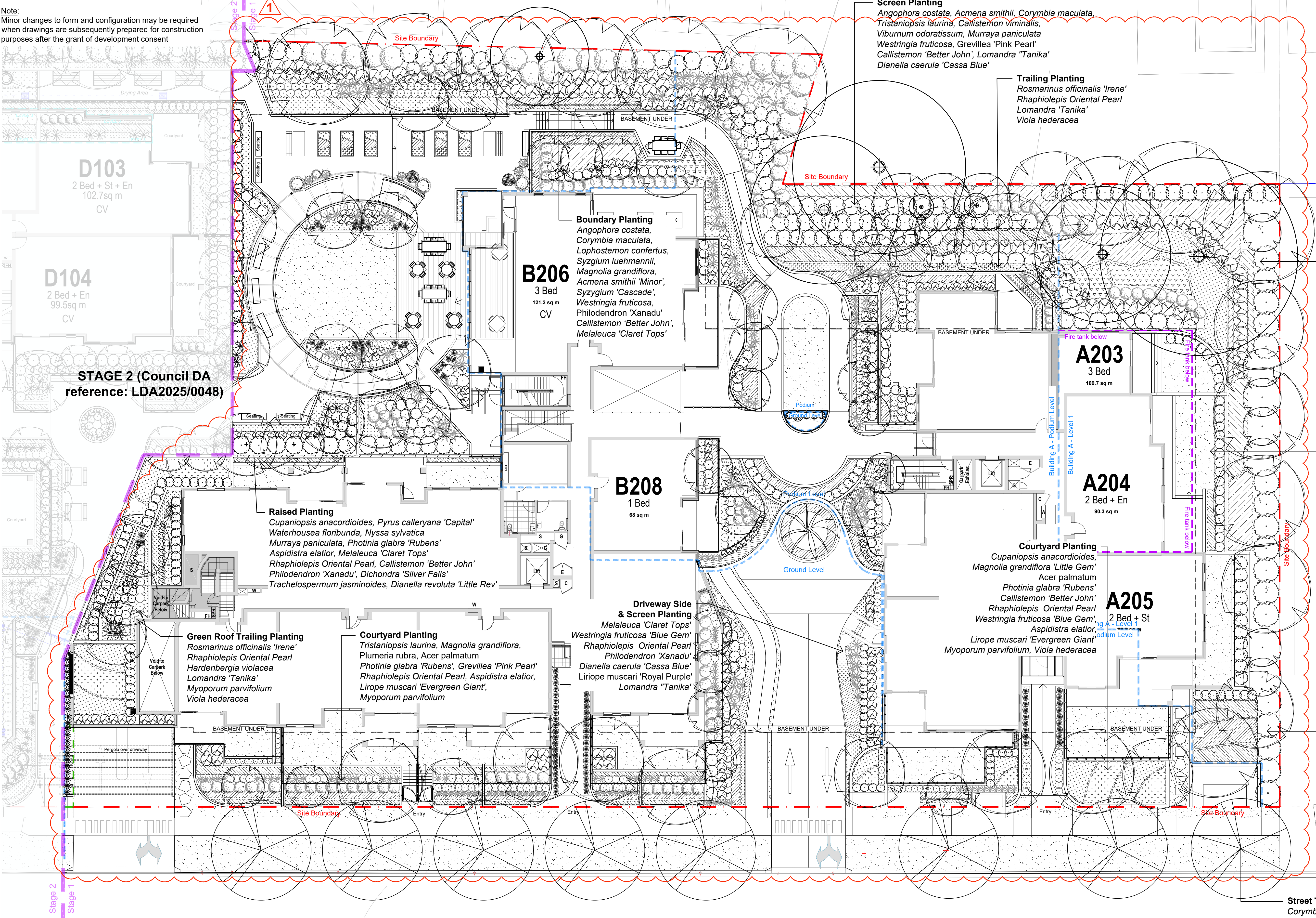
SECTION 4.56

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Job Number
SS21-4827

Drawing Number
301

Issue
G

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Screen Planting
Eucalyptus punctata,
Elaeocarpus reticulatus,
Tristaniopsis laurina,
Acmena smithii,
Magnolia grandiflora,
Lophostemon confertus,
Acmena smithii 'Minor',
Viburnum odoratissimum,
Westringia fruticosa,
Callistemon 'Better John',
Grevillea 'Pink Pearl',
Doryanthes excelsa,
Lomandra longifolia,
Dianella revoluta 'Little Rev',
Myoporum parvifolium

Courtyard Planting
Magnolia grandiflora 'Little Gem',
Photinia glabra 'Rubens',
Raphiolepis 'Oriental Pearl',
Aspidistra elatior,
Murraya paniculata,
Westringia fruticosa,
Grevillea 'Pink Pearl',
Melaleuca 'Claret Tops',
Lomandra 'Tanika',
Trachelospermum jasminoides

No. 16
No. 16

Boundary Planting
Corymbia maculata,
Melaleuca quinquenervia,
Syzygium luehmannii,
Ulmus parvifolia,
Waterhousea floribunda,
Acmena smithii 'Minor',
Syzygium 'Cascade',
Westringia fruticosa,
Blechnum nudum,
Grevillea 'Moonlight',
Westringia fruticosa 'Blue Gem',
Lomandra 'Tanika',
Dianella caerulea 'Cassa Blue',
Hardenbergia violacea,
Myoporum parvifolium

Street Trees
Corymbia maculata

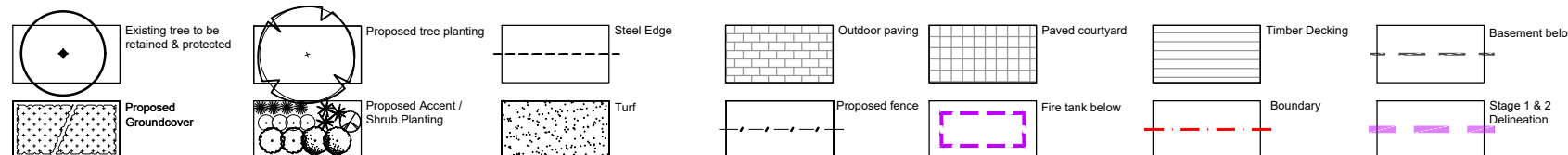
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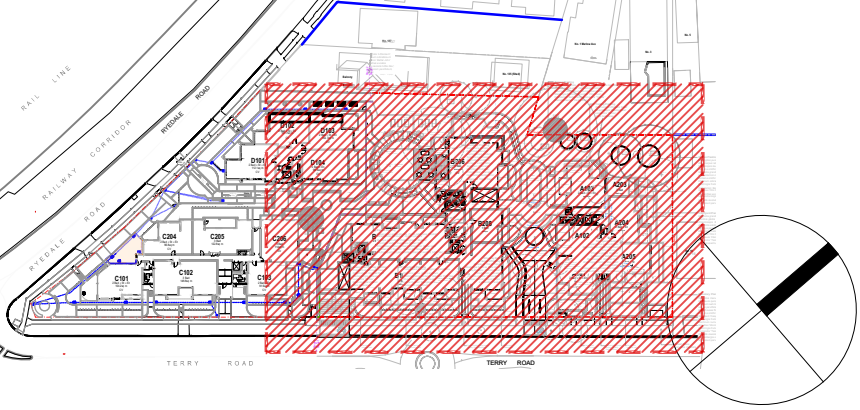
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Project
REL - Seniors Housing
133 Ryedale Road & 4-14 Terry Road,
Denistone, NSW, 2114

Drawing Name
Stage 1
Planting Plan

Scale 1:150 @ A1
Job Number
SS21-4827

SECTION 4.56

Drawing Number
401

N

LANDSCAPE SPECIFICATIONS

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES AND SHRUBS

Trees and Shrubs to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work Near Trees and Shrubs

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under foliage canopies or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown building materials, such as cement, from covering trees and other plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling

Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. After the completion of bulk excavation by others, trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Prepare the sub-grade surface as required for the various finished ground treatments.

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks and course sharp aggregate backfilling of trenches.

HARDWORKS

Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Edging

Construct garden walls, fences, and edging as shown on plan, as detailed and of the material scheduled. Refer to engineer's details for structural retaining walls, concrete stairs, concrete strength, reinforcing and joint placement.

Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the subgrade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm. If laying unit pavers in a cement mortar bed on a concrete sub-base ensure that joints in paving match the location of joints in the concrete. Refer to engineer's details for heavy duty slabs, concrete stairs, concrete strength, reinforcing, and joint type and placement.

SOFTWORKS

Site Soil Testing

Where site soil is to be retrieved from site and stored on site for reuse, undertake at least two (2) soil tests in locations as advised by the Project Manager or as shown on the plans. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

Subsoil

Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with

adjoining hard surfaces such as paths and edges;

- Smooth and free from inorganic matter, stones or clods of soil;
- Graded to drain freely, without ponding, to catchment and/or sub-soil drains;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or exotic) included in the design.

Plants

Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species/varity;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun, partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

Embankment Stabilisation

Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants >25 lt: 1 off 38 x 38 x 1200mm;
- Semi-advanced plants >75 lt: 2 off 50x50x 1800mm;
- Advanced plants ≥100 lt: 3 off 50 x 50 x 2400mm.

Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; and
- To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

Species: *Stenotaphrum secundatum* Sir Walter Soft-leaf Buffalo.

IRRIGATION

Scope: Unless otherwise noted or instructed irrigate all planted areas shown on plans including planters, tubs, gardens, turf and the like. The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Maintaining and removing stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

Maintenance Activities

During the defects maintenance period schedule the following activities to occur on a timely basis.

- Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis.
- Insect, disease and pest control** - Avoid spraying:
 - if ever possible;
 - in wet weather or if wet weather is imminent;
 - if target plants are still wet after rain;
 - in windy weather; and
 - if non-target species are too close.Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:
 - Product brand / manufacturer's name,
 - Chemical / product name,
 - Chemical contents,
 - Application quantity and rate,
 - Date of application and location,
 - Results of application, and
 - Use approval authority.
- Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including:
 - Product brand / manufacturer's name,
 - Fertiliser / product name,
 - Application quantity and rate, and
 - Date of application and location.
- Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2 weeks.
- Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- Mowing and top dressing** - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- Erosion control** - Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.
- Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

SS21-4827 RELC Plant Schedule

Symbol	Botanic Name	Common Name	Mature Size (h x w)	Pot Size	Spacing
Street Trees					
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 8	100L	As Shown
Trees					
As	<i>Acmena smithii</i>	Lilly Pilly	12 x 5	100L	As Shown
Ap	<i>Acer palmatum</i>	Japanese Maple	4 x 4	100L	As Shown
Ac	<i>Angophora costata</i>	Smooth Barked Apple	30 x 10	100L	As Shown
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	7 x 5	100L	As Shown
Cv	<i>Callistemon viminalis</i>	Weeping Bottlebrush	6 x 5	100L	As Shown
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 8	100L	As Shown
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	12 x 5	100L	As Shown
Ep	<i>Eucalyptus punctata</i>	Grey Gum	20 x 8	100L	As Shown
MLG	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	5 x 3	100L	As Shown
Mg	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	25 x 10	100L	As Shown
Mq	<i>Melaleuca quinquenervia</i>	Bbroad-leaved Paperbark	15 x 7	100L	As Shown
Ns	<i>Nyssa sylvatica</i>	Tupelo	11 x 6	100L	As Shown
La	<i>Livistona australis</i>	Cabbage-tree Palm	25 x 6	100L	As Shown
Lc	<i>Lophostemon confertus</i>	Brush Box	20 x 10	100L	As Shown
Pr	<i>Plumeria rubra</i>	Frangipani	6 x 3	100L	As Shown
PcC	<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	10 x 4	100L	As Shown
SI	<i>Syzygium luehmannii</i>	Small-leaved Lillypilly	15 x 5	100L	As Shown
Sp	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	15 x 10	100L	As Shown
TI	<i>Tristaniopsis laurina</i>	Water Gum	10 x 6	100L	As Shown
Um	<i>Ulmus parvifolia</i>	Chinese Elm	10 x 8	100L	As Shown
Wfi	<i>Waterhousea floribunda</i>	Weeping Lilly pilly	15 x 8	100L	As Shown
Shrubs, Accents					
AsM	<i>Acmena smithii</i> 'Minor'	Dwarf Lilly Pilly	3 x 2	200mm	As Shown
Ai	<i>Alcantarea imperialis</i> 'Rubra'	Bromeliad	0.3 x 0.7	200mm	As Shown
Bn	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7 x 0.5	200mm	5/sqm
By	<i>Beschermeria yuccoides</i>	Mexican Lily	1.2 x 1.2	100L	As Shown
CBJ	<i>Callistemon</i> 'Better John'	Better John Bottlebrush	1 x 1	200mm	As Shown
Ca	<i>Cyathea australis</i>	Rough Tree Fern	5 x 2	1.5m Trunk	As Shown
De	<i>Doryanthes excelsa</i>	Gymea Lily	0.8 x 0.8	200mm	As Shown
GrP	<i>Grevillea</i> 'Pink Pearl'	Grevillea Pink Pearl	1-1.5 m	200mm	As Shown
GrM	<i>Grevillea</i> 'Moonlight'	Grevillea Moonlight	3 x 2	200mm	As Shown
MCT	<i>Melaleuca</i> 'Claret Tops'	Honey Myrtle	1 x 1	300mm	As Shown
Mp	<i>Murraya paniculata</i>	Orange Jessamine	3 x 2	300mm	As Shown
PX	<i>Philodendron</i> 'Xanadu'	Xanadu	0.8 x 1	200mm	3/sqm
PgR	<i>Photinia glabra</i> 'Rubens'	Photinia	3 x 2	300mm	As Shown
ROP	<i>Raphiolepis Oriental Pearl</i>	Indian hawthorn	1 x 1	300mm	As Shown
RSM	<i>Raphiolepis</i> 'Snow Maiden'	Indian hawthorn	1 x 1	300mm	As Shown
SC	<i>Syzygium</i> 'Cascade'	Cascade Lilly Pilly	2.5 x 2	300mm	As Shown
Vo	<i>Viburnum odoratissum</i>	Sweet Viburnum	5 x 3.5	200mm	As Shown
WBG	<i>Westringia fruticosa</i> 'Blue Gem'	Blue Gem Westringia	1 x 1	300mm	As Shown
WGB	<i>Westringia fruticosa</i> 'Grey Box'	Grey Box	0.4 x 0.4	300mm	As Shown
WWG	<i>Westringia</i> 'Wynghabbie Gem'	Coastal Rosemary	1 x 1	300mm	As Shown
Groundcovers					
DCB	<i>Dianella caerulea</i> 'Cassa Blue'	Cassa Blue Flax Lily	0.5 x 0.5	150mm	5/sqm
DLR	<i>Dianella revoluta</i> 'Little Rev'	Dwarf Flax Lily	0.3 x 0.3	150mm	5/sqm
Hv	<i>Hardenbergia violacea</i>	Purple Coral pea	0.3 x 1.5	150mm	5/sqm
LEG	<i>Lirope muscari</i> 'Evergreen Giant'	Lily Turf	0.5 x 0.5	150mm	5/sqm
LRP	<i>Liriope muscari</i> 'Royal Purple'	Lilyturf	0.45 x 0.45	150mm	5/sqm
LT	<i>Lomandra</i> 'Tanika'	Spiny head mat rush	0.5 x 0.5	150mm	5/sqm
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.15 x Spreading	150mm	5/sqm
Ob	<i>Ocimum basilicum</i>	Basil	0.5 x 0.3	150mm	5/sqm
Ov	<i>Origanum Vulgare</i>	Oregano	0.3 x 0.3	150mm	5/sqm
PE	<i>Poa labillardieri</i> 'Eskdale'	Blue Tussock Grass	0.6 x 0.5	150mm	5/sqm
ROI	<i>Rosmarinus officinalis</i> 'Irene'	Prostrate Rosemary	0.3 x 0.3	150mm	5/sqm
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.25 x 1	150mm	5/sqm
Tv	<i>Thymus vulgaris</i>	Thyme	0.3 x 0.2	150mm	5/sqm
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	5/sqm

Note:

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent

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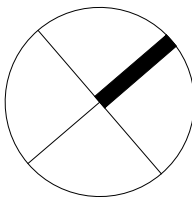
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K	For Amended Submission to DA
J	For Amended Submission to DA
I	LEC proceedings, s34 amendments
H	For Coordination
G	LEC proceedings, s34 amendments
F	For Approval
E	For Approval
D	For Approval
C	For Approval
B	For Approval
A	For Approval
Issue	Revision Description

MJW	RS	16.07.2025
MJW	RS	05.05.2025
MJW	RS	19.12.2023
MJW	RS	31.10.2023
MJW	RS	27.09.2023
MJW	RS	16.08.2023
MJW	RS	08.08.2023
MJW	RS	13.07.2023
PH	RS	28.09.2022
PH	RS	15.07.2022
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PH	RS	01.07.2022
PH	RS	21.06.2022
PH	RS	26.04.2022
Drawn	Check	Date

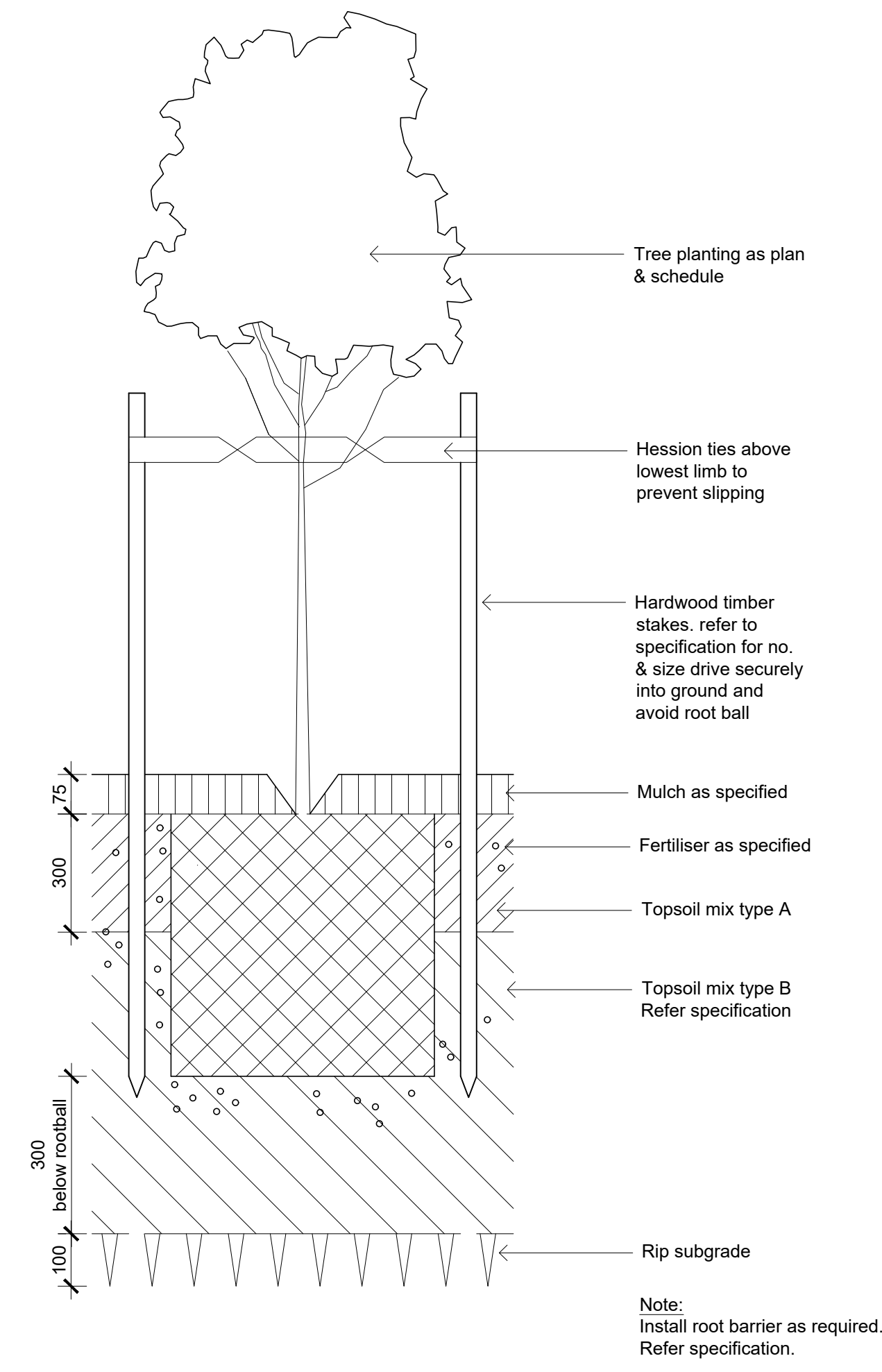
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Key Plan

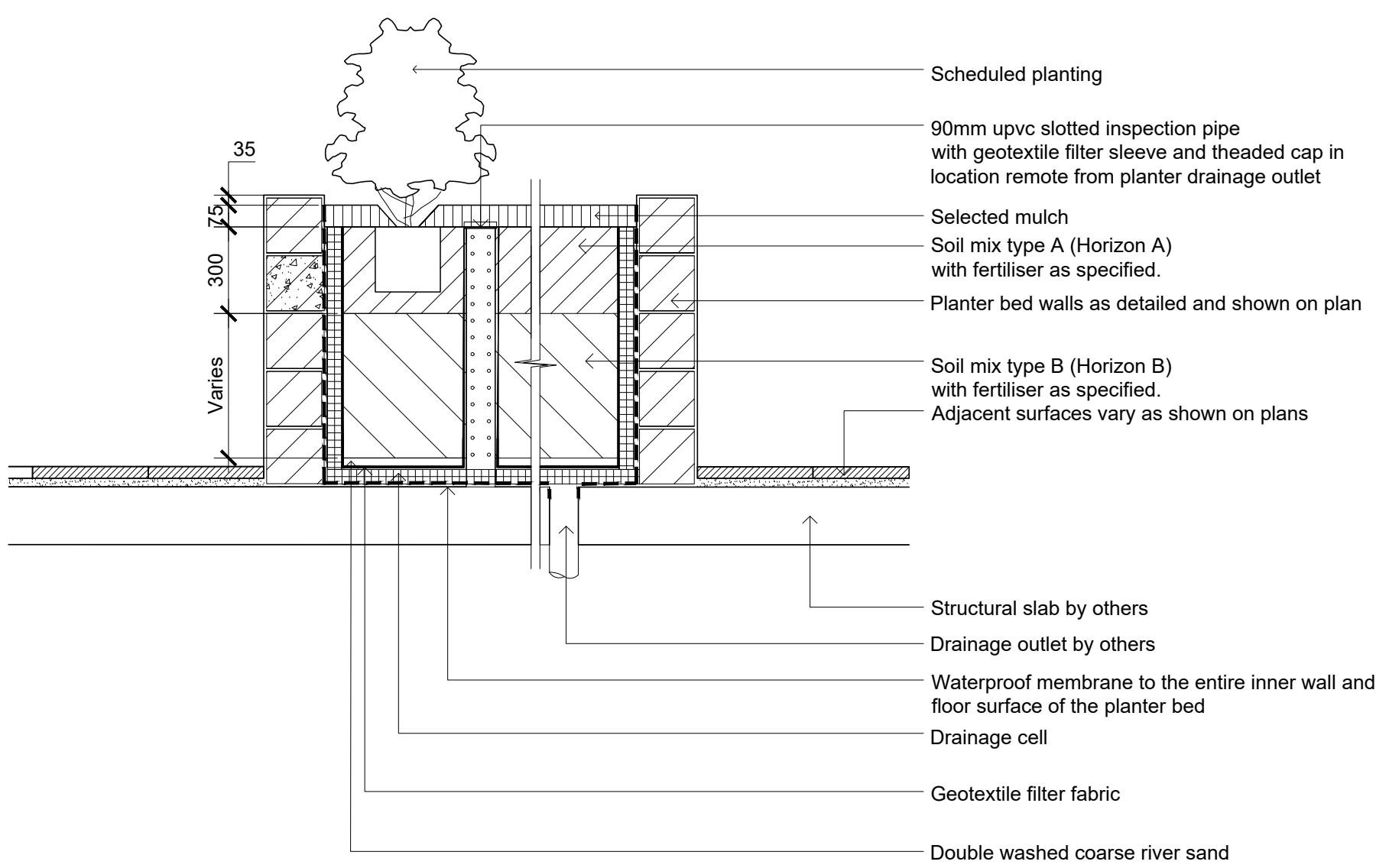
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Client	Drawing Name
Ryde Eastwood Leagues Club	Landscape Specification
	/ Indicative Plant Schedule
Project	SECTION 4.56
133 Ryedale Road & 4-14 Terry Road, Denistone, NSW, 2114	
Scale	Job Number
	Drawing Number
	Issue
SS21-4827	501 N



01 Detail 75-200L Tree Planting on Grade
502 1:10



07 Section - Typical Raised Planter Bed on Structure
502 1:20
Inspection riser pipe

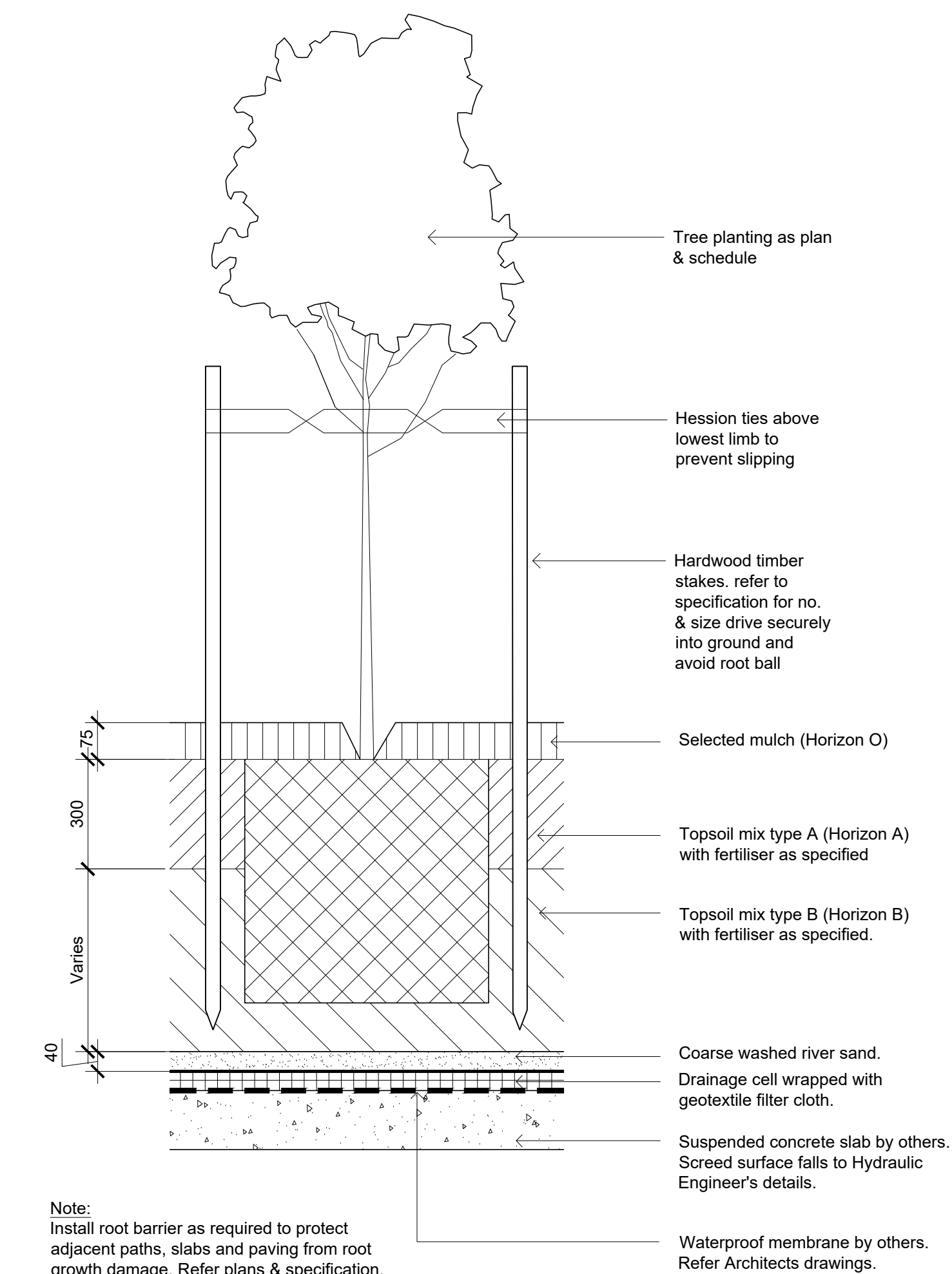
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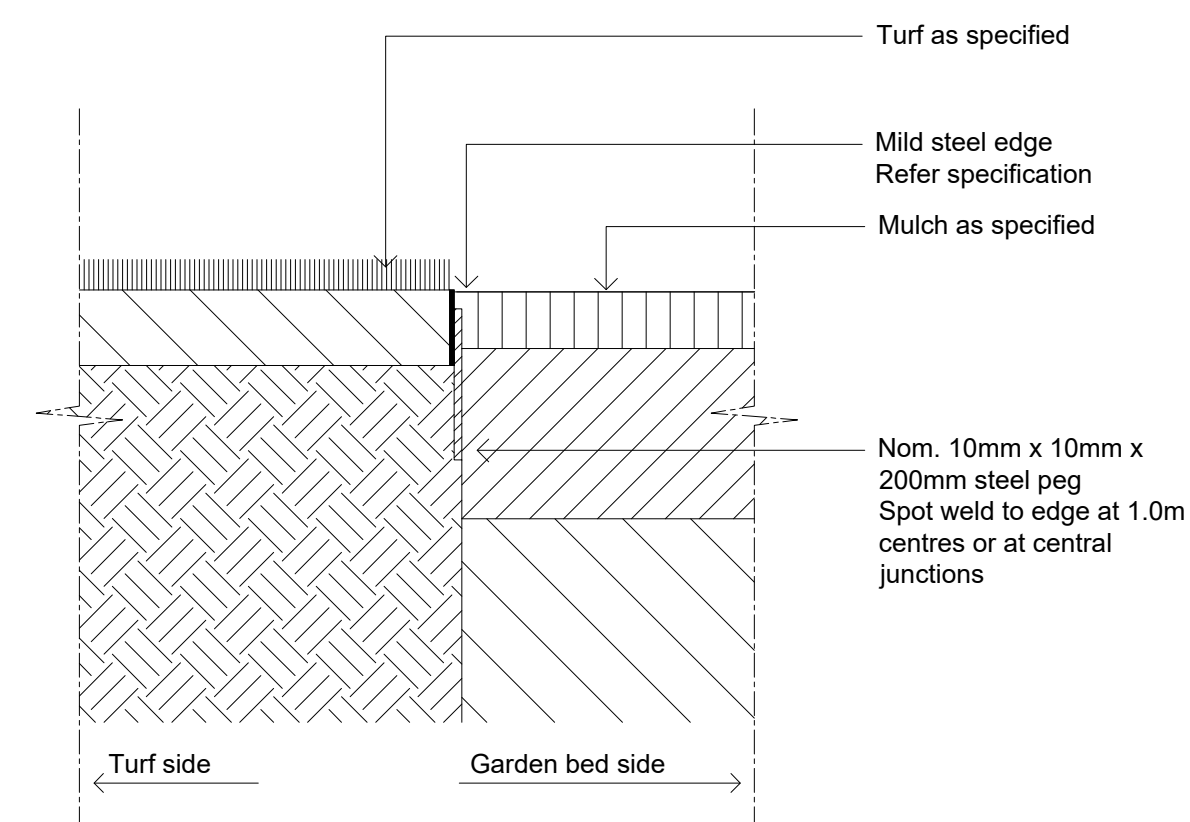
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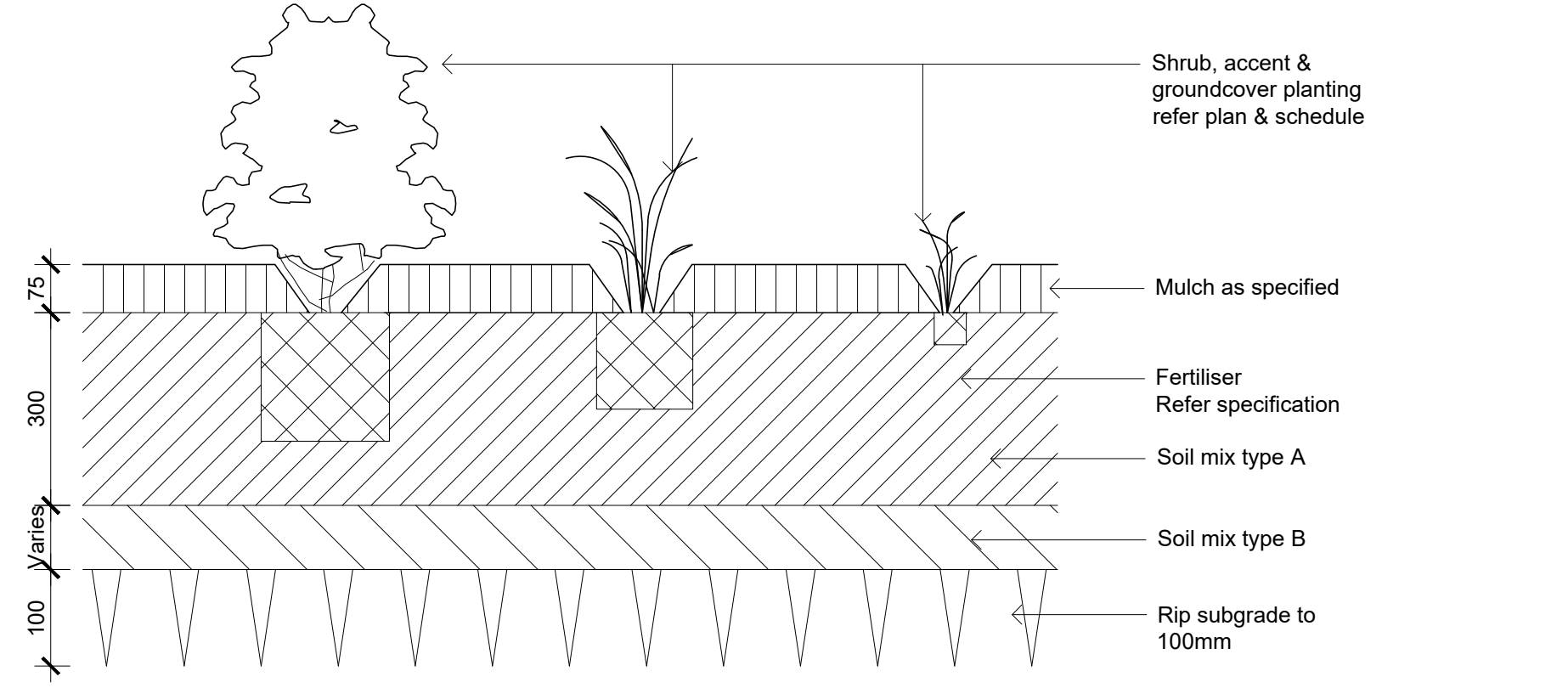
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J	For Amended Submission to DA	MJW	RS	31.10.2023
I	For Amended Submission to DA	MJW	RS	27.09.2023
H	LEC proceedings, s34 amendments	MJW	RS	16.08.2023
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F	For Approval	PH	RS	28.09.2022
E	For Approval	PH	RS	15.07.2022
D	For Approval	PH	RS	12.07.2022
C	For Approval	PH	RS	01.07.2022
B	For Approval	PH	RS	21.06.2022
A	For Approval	PH	RS	26.04.2022
Issue	Revision Description	Drawn	Check	Date



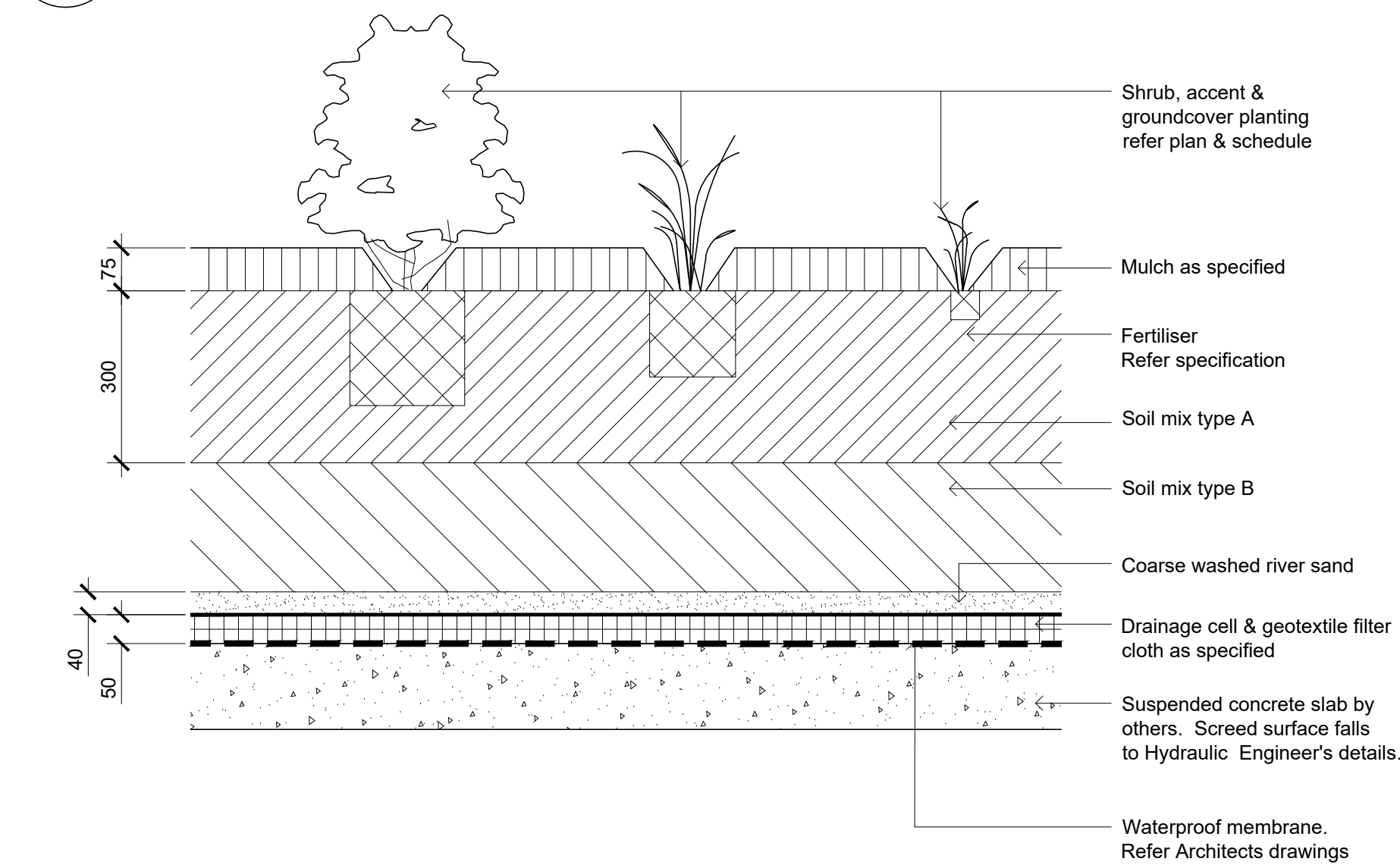
02 Detail 75-200L Tree Planting on Structure
502 1:10



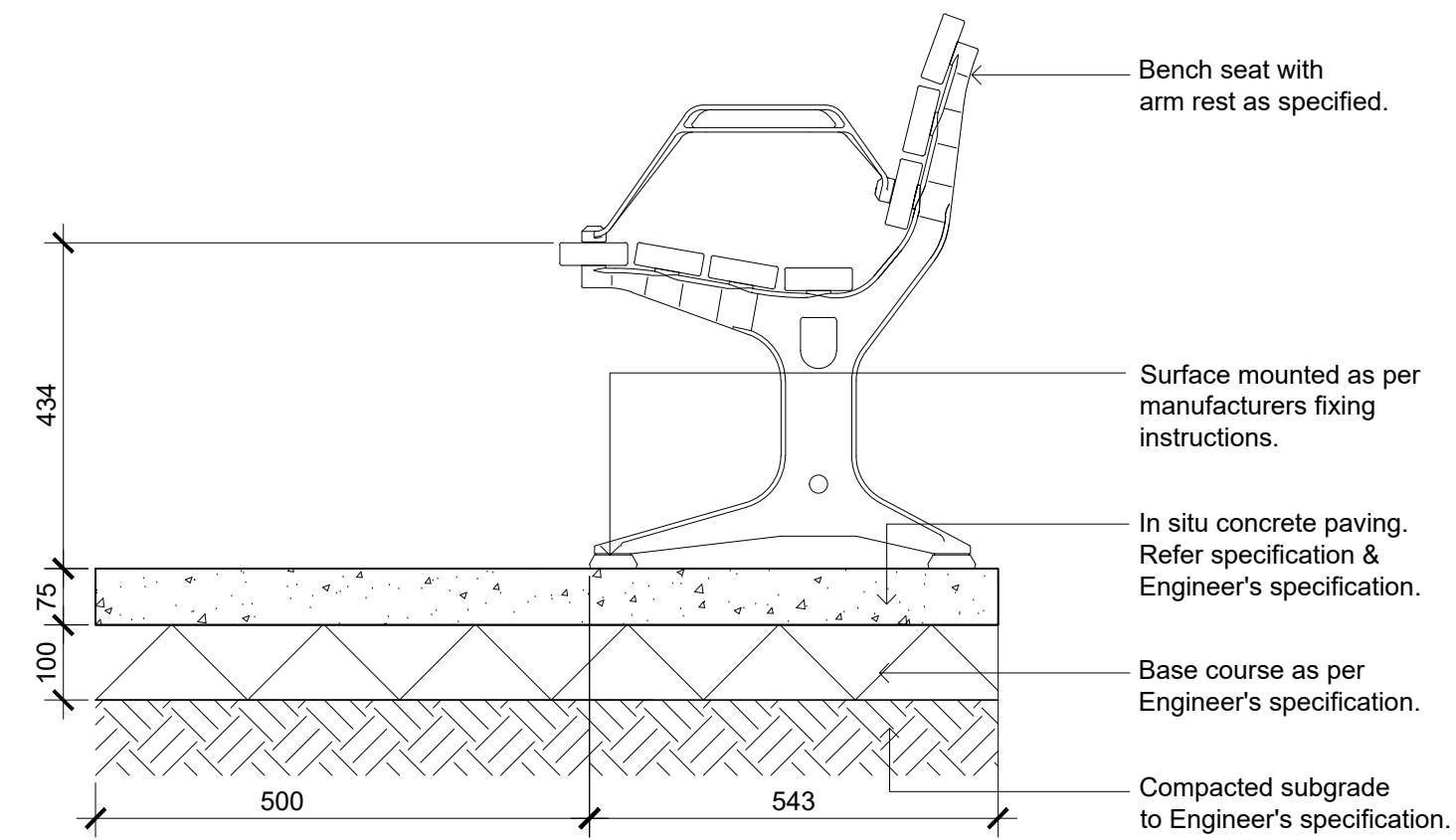
08 Typical Mild Steel Edge
502 1:10



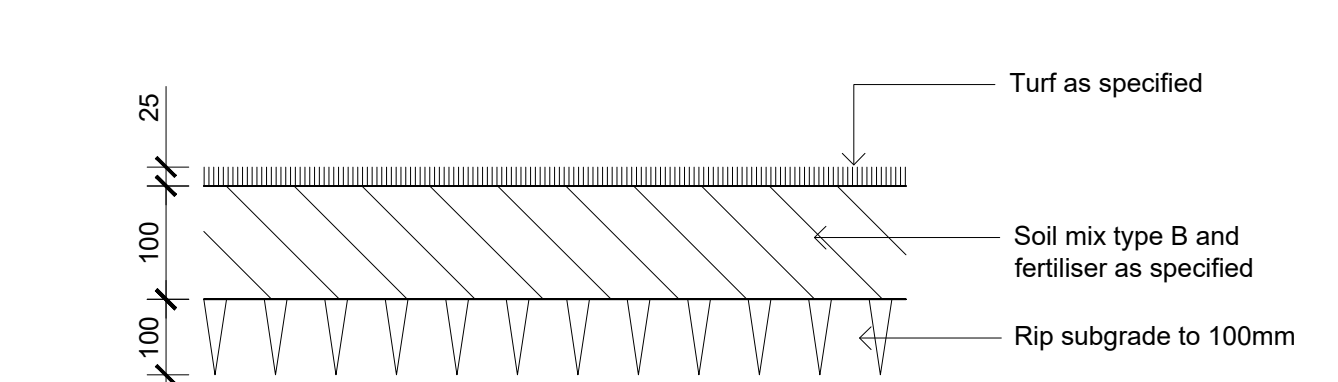
03 Detail Shrub Accent & Groundcover Planting on Grade
502 1:10



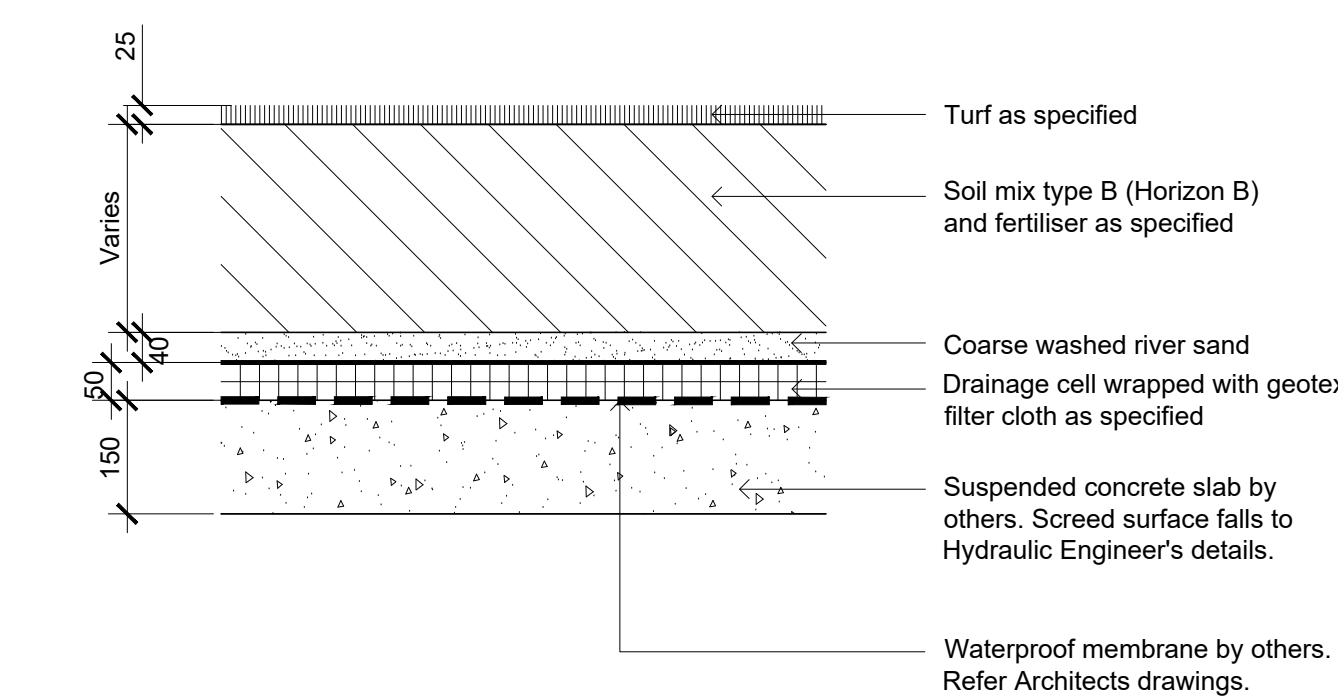
04 Detail Shrub Accent & Groundcover Planting on Structure
502 1:10



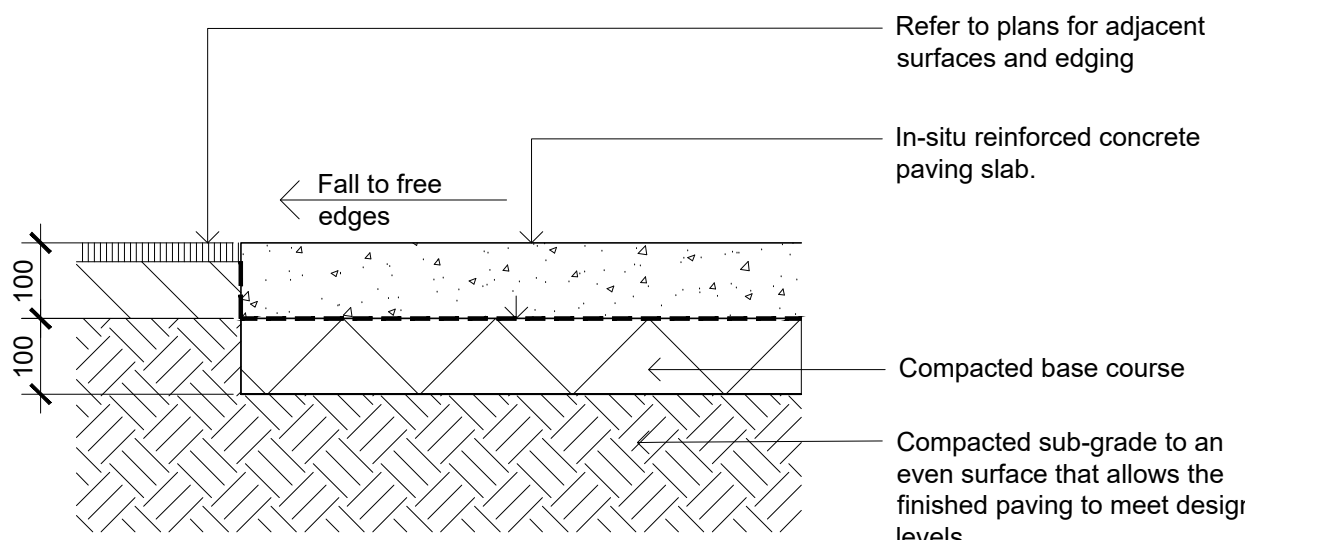
09 Bench Seat
502 1:10



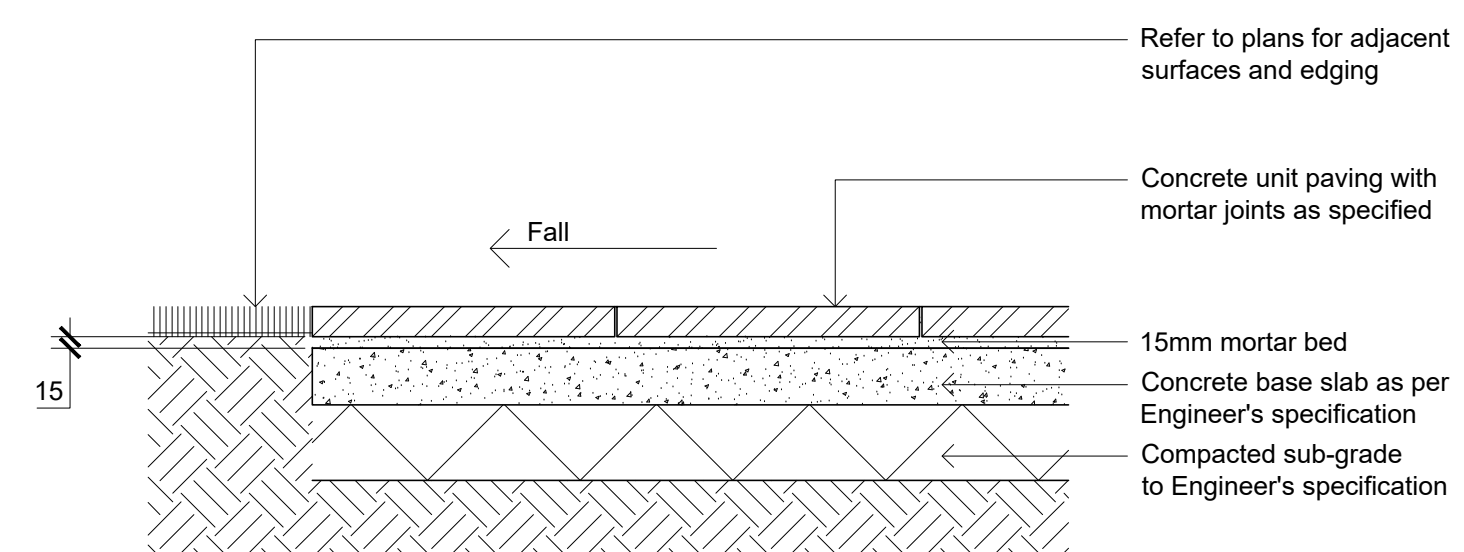
05 Detail Turf on Even Grade
502 1:10



06 Detail Turf on Suspended Structure
502 1:10



10 Insitu Concrete Paving - On grade
502 1:10



11 UNIT PAVERS ON CONC SLAB
502 SCALE 1:10

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Key Plan

SITE IMAGE

