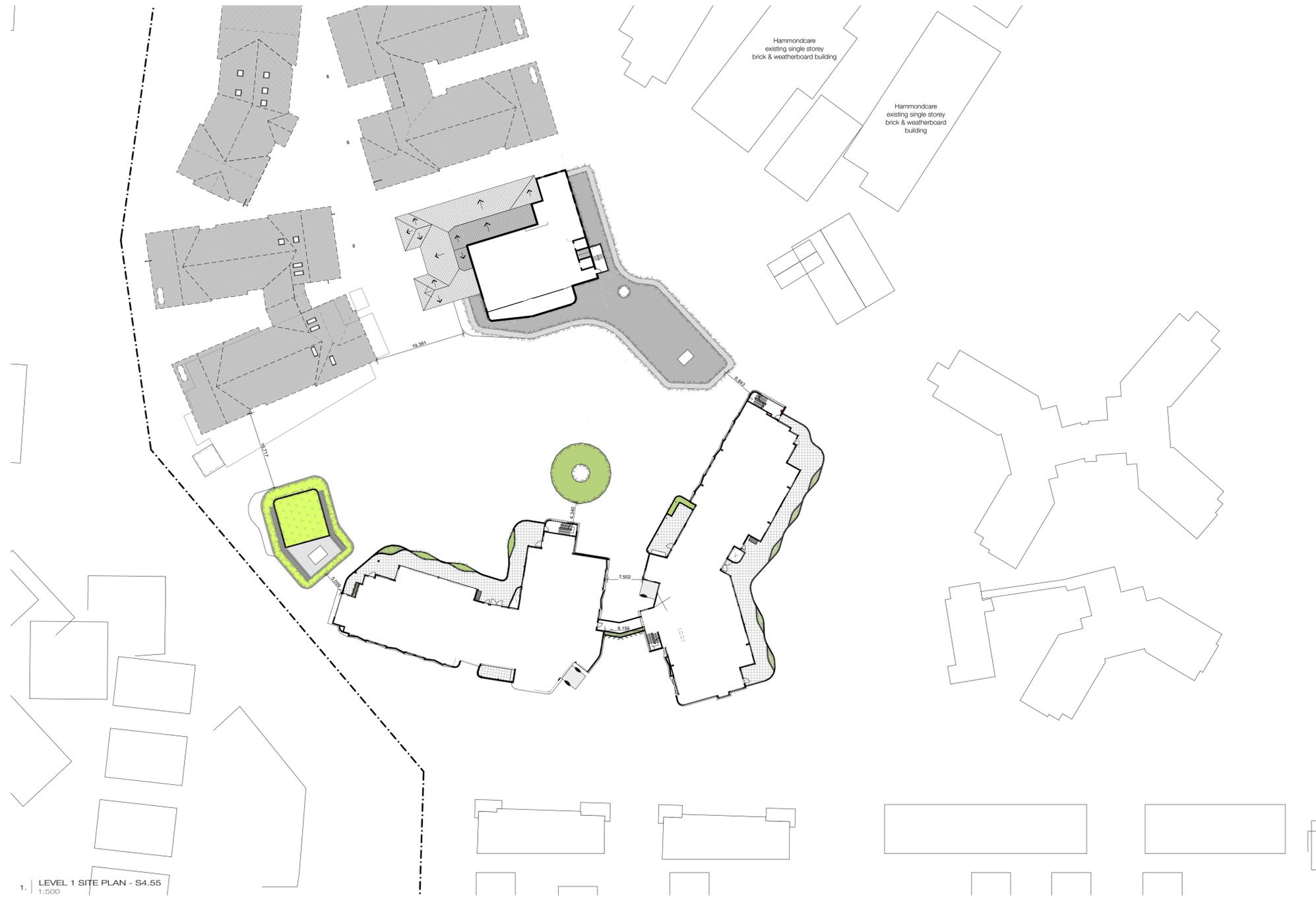


STAGING AND DEMOLITION PLAN

- trees for removal
- existing trees to be retained
- buildings and structures to be demolished
- buildings and structures to be retained within proposed site development
- driveway and roads to be demolished
- pathways to be demolished



SITE GROUND PLAN



1. LEVEL 1 SITE PLAN - S4.55
1:500

ARCHITECT

**INTEGRATED
DESIGN
GROUP**

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093
info@idgarchitects.com.au
www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings
2. Contractors to check and verify all levels datum and dimensions on site
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access #Access (name/contact)
Acoustic #Acoustic (name/contact)
Architect #Architect (name/contact)
BCA #BCA (name/contact)
Landscape LAND (name/contact)
Surveyor SURVEYOR (name/contact)
Planner PLANNER (name/contact)
Traffic #Traffic (name/contact)
Waste #Waste (name/contact)

DISCIPLINES

Civil CIVIL (name/contact)
Electrical ELEC (name/contact)
Geotech #Geotech (name/contact)
Hydraulic HYD (name/contact)
Mechanical MECH (name/contact)
Structure STRUCT (name/contact)
Builder BUILDER (name/contact)
PCA PCA (name/contact)

CLIENT

HAMMONDCARE
4/207B Pacific Highway ST LEONARDS NSW 2065

PROJECT

HAMMONDVILLE S4.55 2023
SITE: 68-92 Stewart Ave HAMMONDVILLE
REF: HAM21096

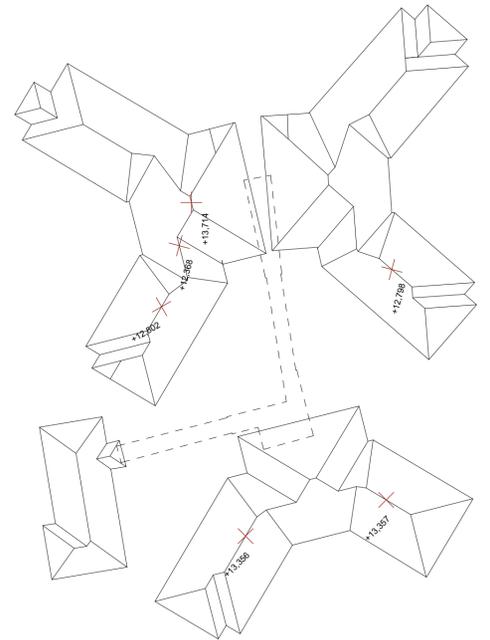
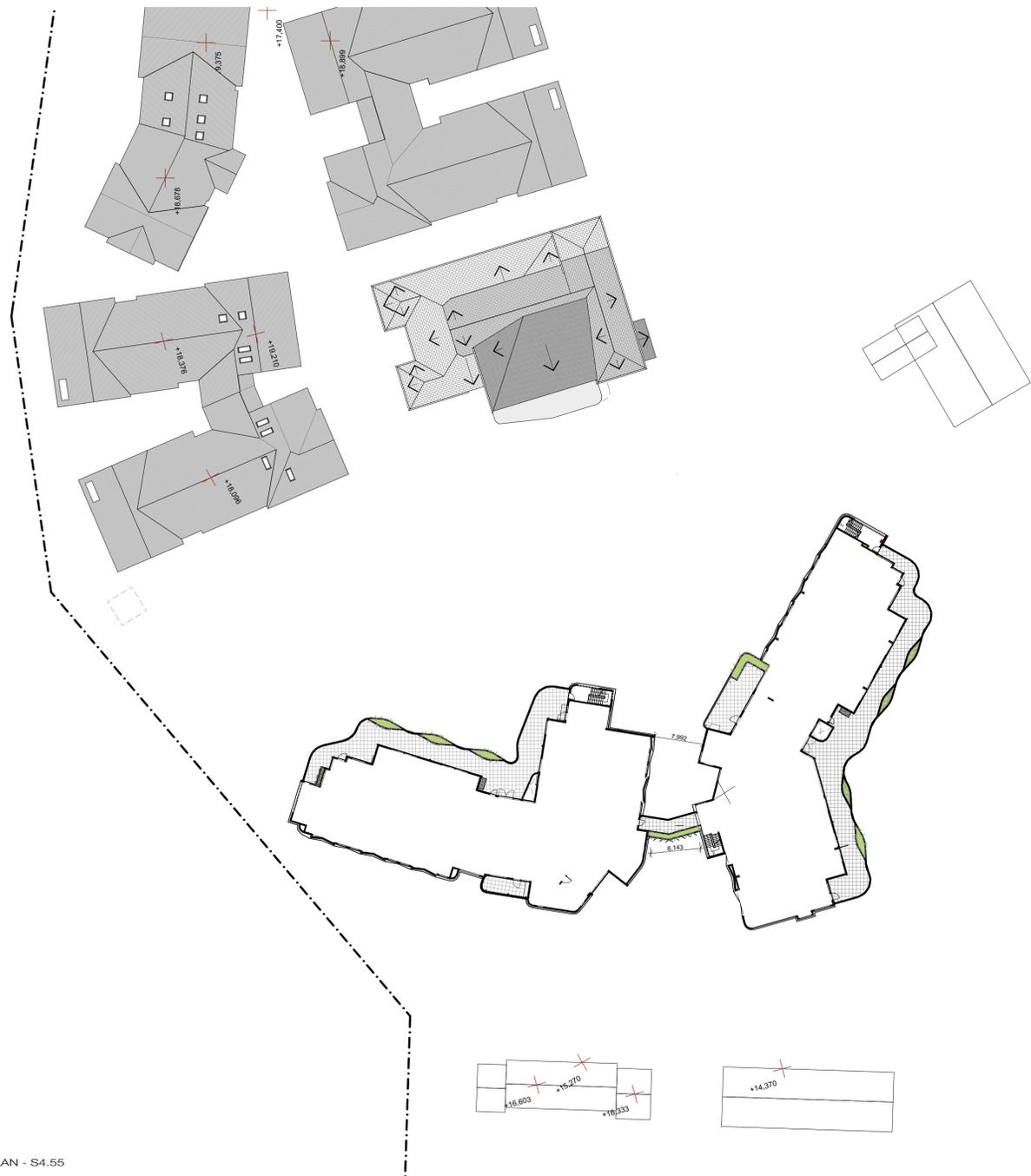
REVISION

NO.	DATE	DESCRIPTION
5/4/2024	A	REISSUE FOR S4.55

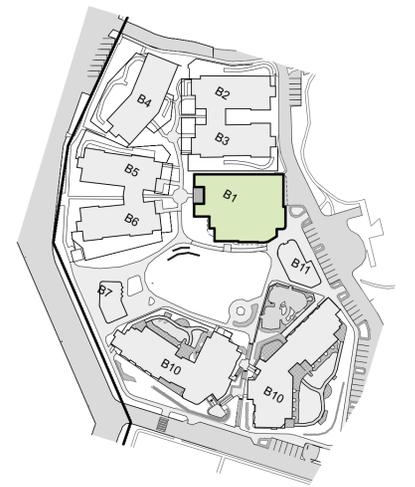
DRAWING

SITE LEVEL 1 PLAN
DRAWING 0103
ISSUE A
DRAWN
CHECKED
SCALE 1:500 @ A1

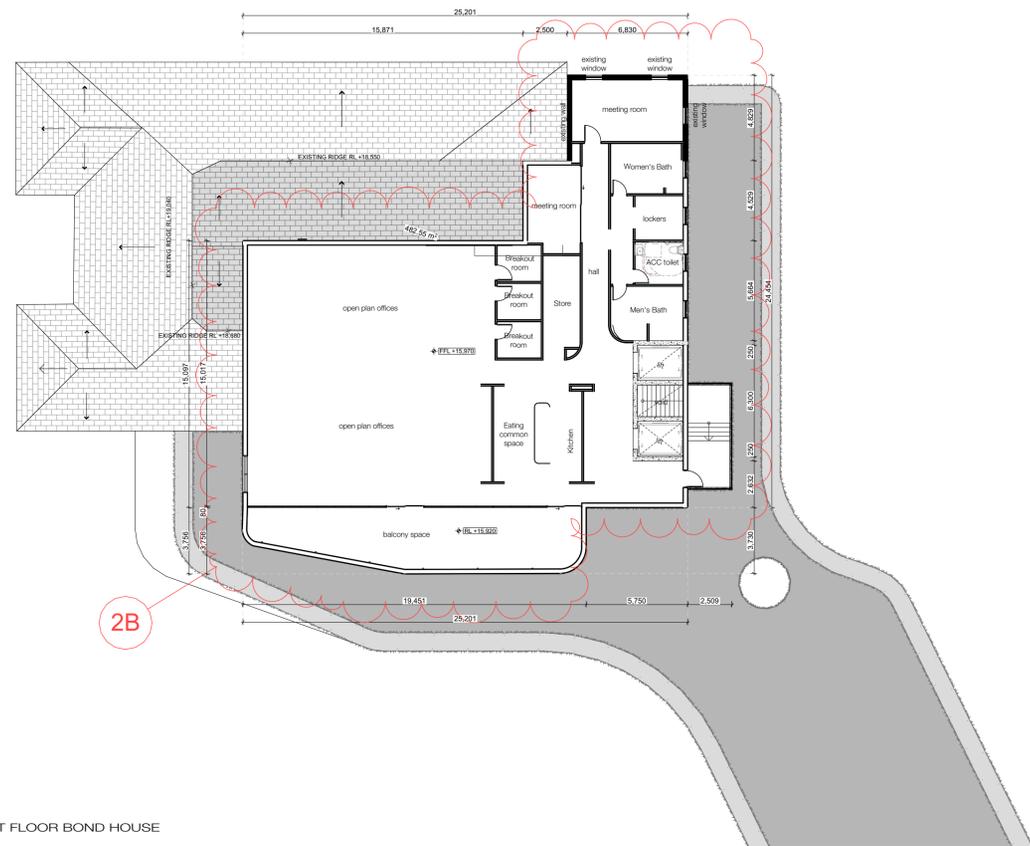




2. LEVEL 2 SITE PLAN - S4.55
1:500



REFER TO EXTERNAL FINISHES ON DRAWING 9600



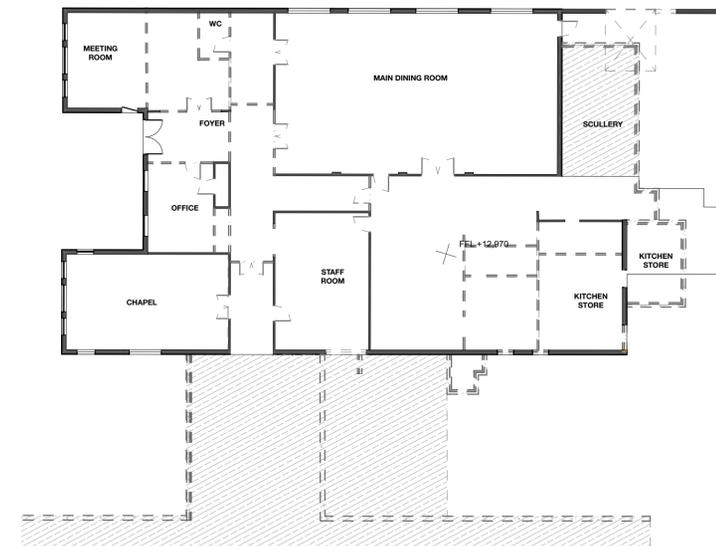
1 | FIRST FLOOR BOND HOUSE
1:200

Scale 1:200



2 | GROUND FLOOR BOND HOUSE
1:200

Scale 1:200



3 | DEMOLITION PLAN
1:200

FLOOR FOR DEMOLITION
WALLS FOR DEMOLITION
EXISTING WALLS TO REMAIN

Scale 1:200

ARCHITECT

INTEGRATED DESIGN GROUP

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093
info@idgarchitects.com.au
www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings.
2. Contractors to check and verify all levels datum and dimensions on site.
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes.
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works.
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations.

DISCIPLINES

Access #Access (name/contact)
Acoustic #Acoustic (name/contact)
Architect #Architect (name/contact)
BCA #BCA (name/contact)
Landscape #Landscape (name/contact)
Surveyor #SURVEYOR (name/contact)
Planner #PLANNER (name/contact)
Traffic #Traffic (name/contact)
Waste #Waste (name/contact)

DISCIPLINES

Civil #CIVIL (name/contact)
Electrical #ELEC (name/contact)
Geotech #Geotech (name/contact)
Hydraulic #HYD (name/contact)
Mechanical #MECH (name/contact)
Structure #STRUCT (name/contact)
Builder #BUILDER (name/contact)
PCA #PCA (name/contact)

CLIENT

HAMMONDCARE
4/207B Pacific Highway ST LEONARDS NSW 2085

PROJECT

HAMMONDVILLE S4.55 2023
SITE: 68-92 Stewart Ave HAMMONDVILLE
REF: HAM21096

REVISION

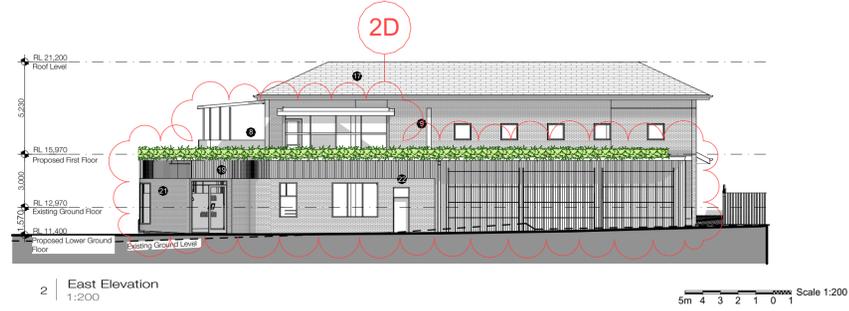
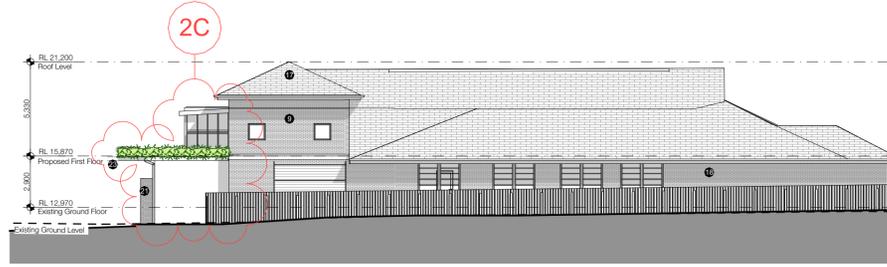
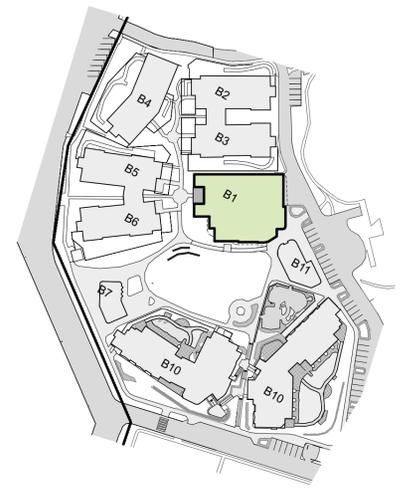
NO.	DATE	BY	REVISION
17/8/2023	M		AUGUST 2023 S4.55
24/2/2024	N		REISSUE FOR S4.55

DRAWING

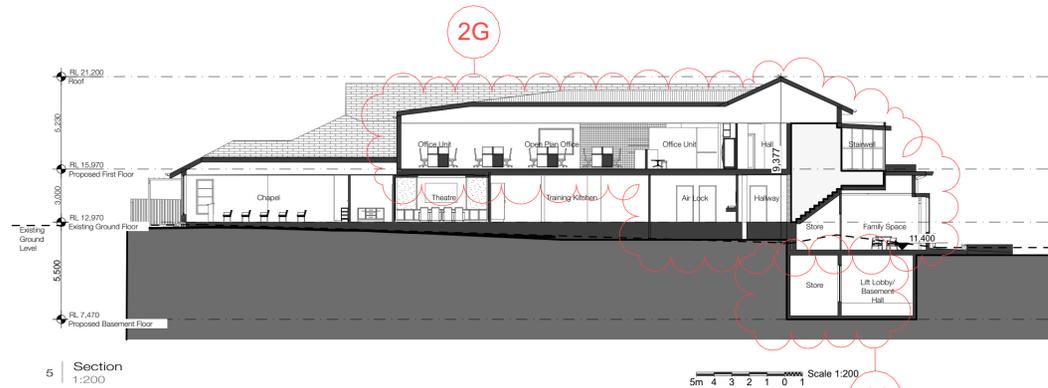
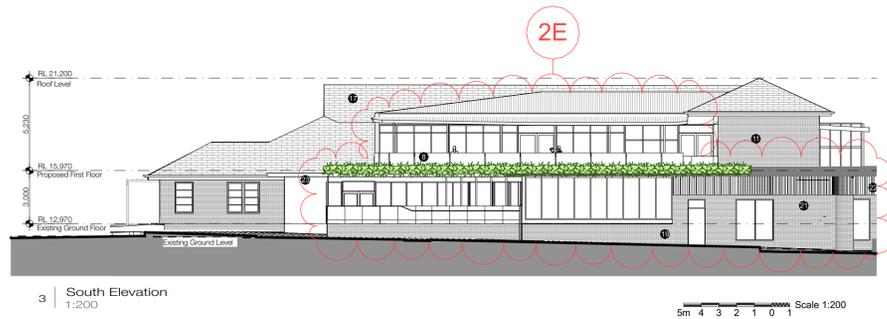
BUILDING 1 PLANS
DRAWING 1100(A)
ISSUE N
DRAWN CHECKED
SCALE



IDG
1:200 @ A1



● REFER TO EXTERNAL FINISHES ON DRAWING 9600



14

ARCHITECT

**INTEGRATED
DESIGN
GROUP**

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7090
info@idgarchitects.com.au
www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings.
2. Contractors to check and verify all levels datum and dimensions on site.
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes.
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works.
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations.

DISCIPLINES

Access #Access (name/contact)
Acoustic #Acoustic (name/contact)
Architect #Architect (name/contact)
BCA #BCA (name/contact)
Landscape LAND (name/contact)
Surveyor SURVEYOR (name/contact)
Planner PLANNER (name/contact)
Traffic #Traffic (name/contact)
Waste #Waste (name/contact)

DISCIPLINES

Civil CIVIL (name/contact)
Electrical ELEC (name/contact)
Geotech #Geotech (name/contact)
Hydraulic HYD (name/contact)
Mechanical MECH (name/contact)
Structure STRUCT (name/contact)
Builder BUILDER (name/contact)
PCA PCA (name/contact)

CLIENT

HAMMONDCARE
4/207B Pacific Highway ST LEONARDS NSW 2065

PROJECT

HAMMONDVILLE S4.55 2023
SITE: 68-92 Stewart Ave HAMMONDVILLE
REF: HAM21096

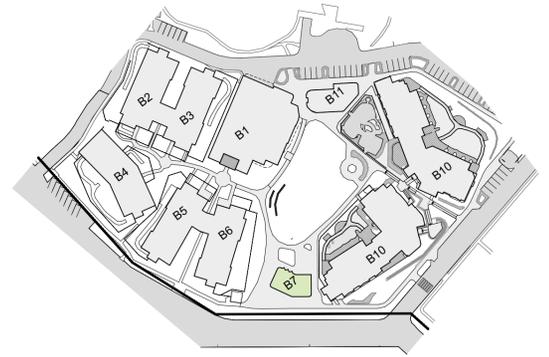
REVISION

NO.	DATE	DESCRIPTION
5/4/2024	A	REISSUE FOR S4.55

DRAWING

**BUILDING 1 ELEVATIONS &
SECTIONS**
DRAWING ISSUE
1100(B) A
DRAWN CHECKED
SCALE 1:200 @ 1/1





● REFER TO EXTERNAL FINISHES ON DRAWING 9600



1 | GROUND FLOOR PLAN
1:200



2 | 3D PERSPECTIVE

ARCHITECT

**INTEGRATED
DESIGN
GROUP**

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093
info@idgarchitects.com.au
www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings
2. Contractors to check and verify all levels datum and dimensions on site
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access #Access (name/contact)
Acoustic #Acoustic (name/contact)
Architect #Architect (name/contact)
BCA #BCA (name/contact)
Landscape #Landscape (name/contact)
SURVEYOR #SURVEYOR (name/contact)
Planner #Planner (name/contact)
Traffic #Traffic (name/contact)
Waste #Waste (name/contact)

DISCIPLINES

Civil #Civil (name/contact)
Electrical #Electrical (name/contact)
Geotech #Geotech (name/contact)
Hydraulic #Hydraulic (name/contact)
Mechanical #Mechanical (name/contact)
Structure #STRUCT (name/contact)
Builder #BUILDER (name/contact)
PCA #PCA (name/contact)

CLIENT

HAMMONDCARE

4/207B Pacific Highway ST LEONARDS NSW 2065

PROJECT

HAMMONDVILLE S4.55 2023

SITE: 68-92 Stewart Ave HAMMONDVILLE
REF: HAM21096

REVISION

17/8/2023	J	AUGUST 2023 S4.55
18/2/2024	K	REVISION FOR S4.55

DRAWING

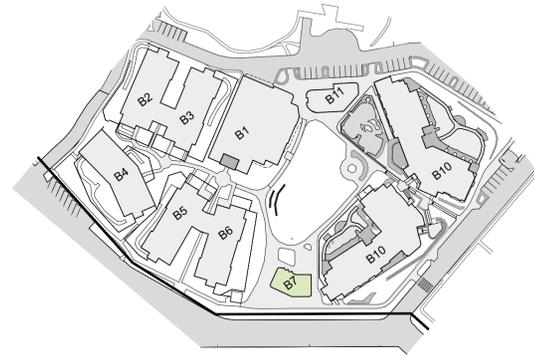
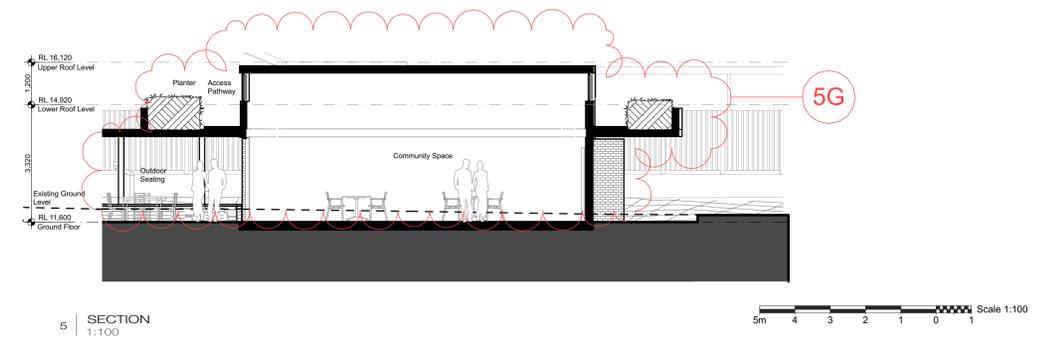
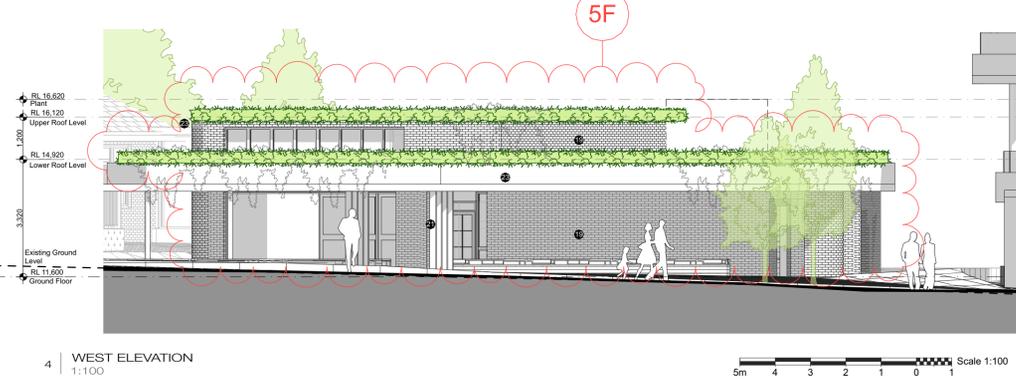
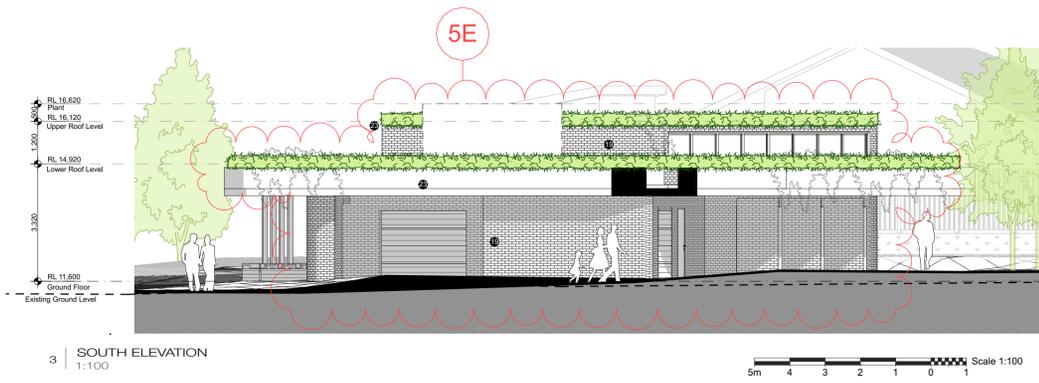
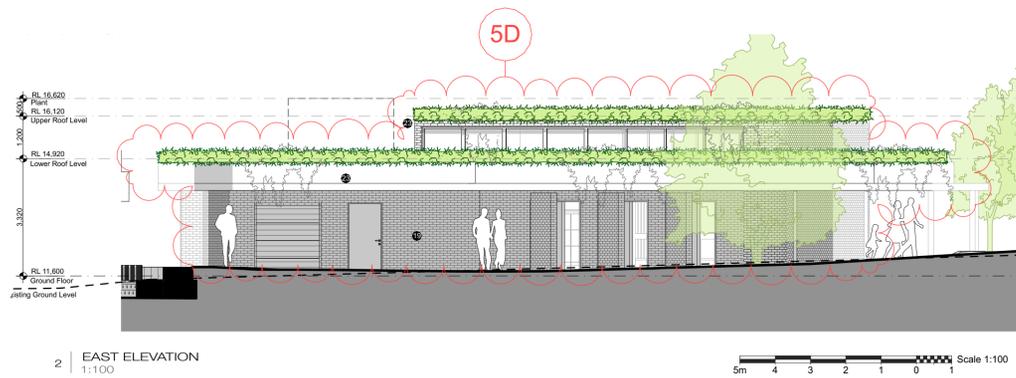
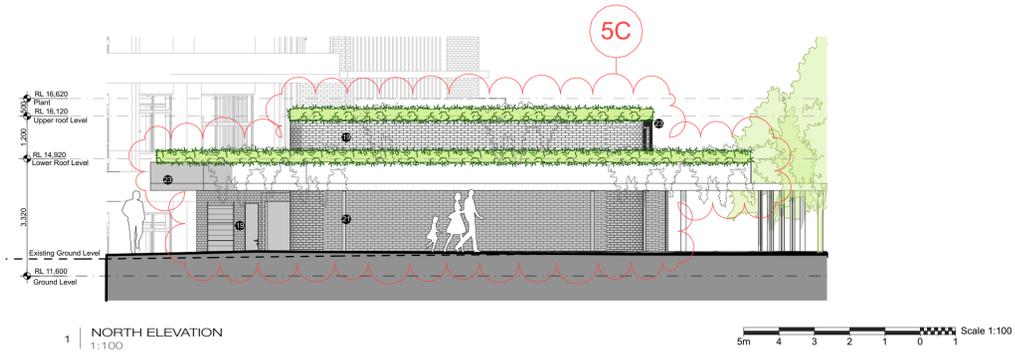
BUILDING 7/8 PLANS

DRAWING
1104(A)

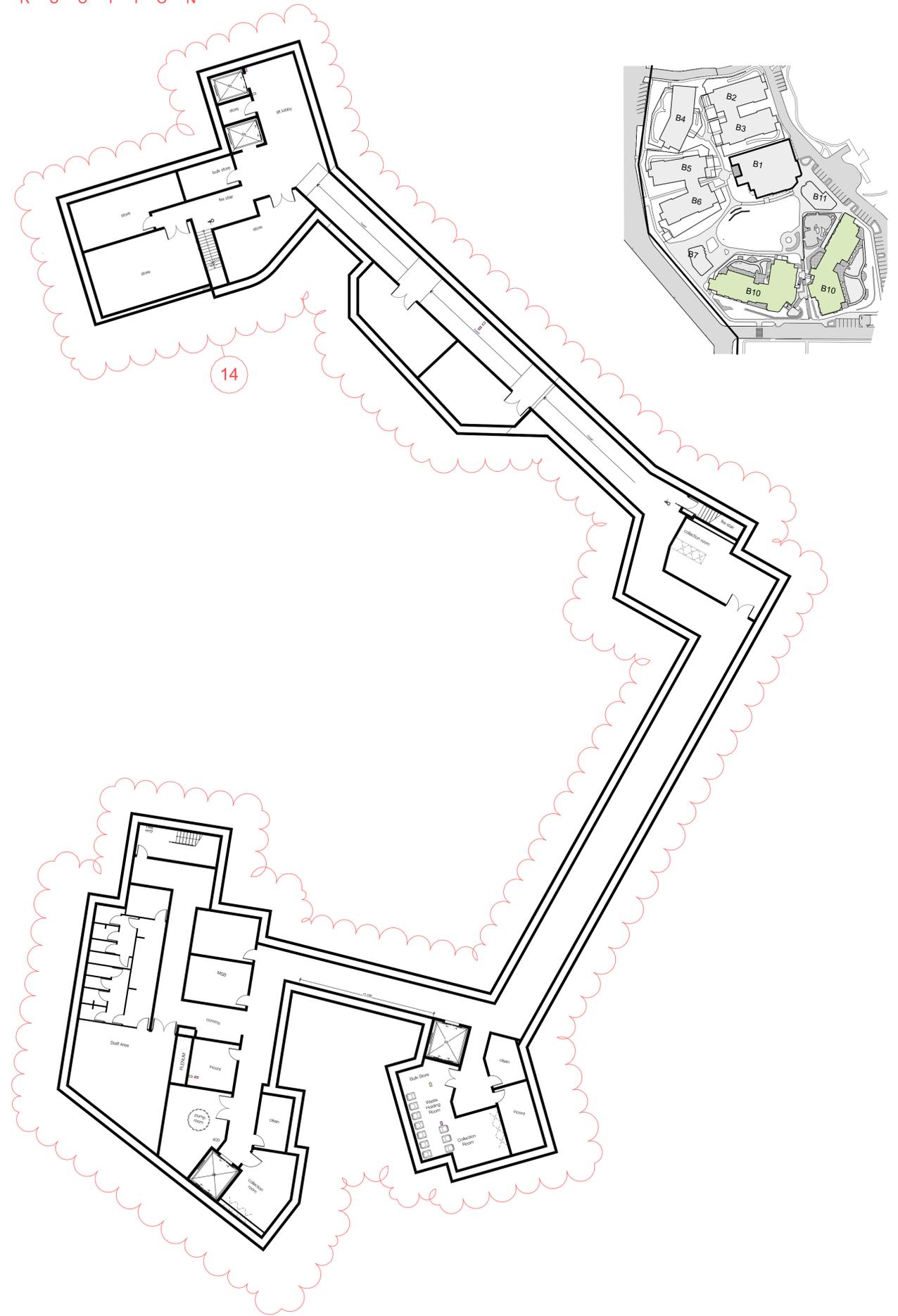
ISSUE
K

DRAWN
CHECKED
SCALE
1:200, 1:100 @ A1





● REFER TO EXTERNAL FINISHES ON DRAWING 9600



-1. BASEMENT 01
1:200

ARCHITECT

**INTEGRATED
DESIGN
GROUP**

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093
info@idgarchitects.com.au
www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings.
2. Contractors to check and verify all levels datum and dimensions on site.
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes.
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works.
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations.

DISCIPLINES

Access #Access (name/contact)
Acoustic #Acoustic (name/contact)
Architect #Architect (name/contact)
BCA #BCA (name/contact)
Landscape #Landscape (name/contact)
Surveyor #SURVEYOR (name/contact)
Planner #PLANNER (name/contact)
Traffic #Traffic (name/contact)
Waste #Waste (name/contact)

DISCIPLINES

Civil #CIVIL (name/contact)
Electrical #ELEC (name/contact)
Geotech #Geotech (name/contact)
Hydraulic #HYD (name/contact)
Mechanical #MECH (name/contact)
Structure #STRUCT (name/contact)
Builder #BUILDER (name/contact)
PCA #PCA (name/contact)

CLIENT

HAMMONDCARE
4/207B Pacific Highway ST LEONARDS NSW 2065

PROJECT

HAMMONDVILLE S4.55 2023
SITE: 68-92 Stewart Ave HAMMONDVILLE
REF: HAM21096

REVISION

NO.	DATE	BY	REVISION
17/8/2023	J	HESSIE FOR S4.55	AUGUST 2023 S4.55
24/2/2024	J	HESSIE FOR S4.55	HESSIE FOR S4.55

Scale 1:200
5m 4 3 2 1 0 1

DRAWING

**BUILDING 10 BASEMENT
(1/2)**
DRAWING ISSUE
1105(A) J
DRAWN CHECKED 1:200, 1:1635.86 @
SCALE
IDG
JG
at





INTEGRATED DESIGN GROUP
 ARCHITECT
 17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

NOTES
 1. Figured dimensions take precedence over scaled drawings
 2. Contractors to check and verify all levels datum and dimensions on site
 3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
 4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
 5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
 6. Refer to General notes page for legend and abbreviations

DISCIPLINES
 Access #Access (name/contact)
 Acoustic #Acoustic (name/contact)
 Arborist #Arborist (name/contact)
 BCA #BCA (name/contact)
 Landscape LAND (name/contact)
 Surveyor SURVEYOR (name/contact)
 Planner PLANNER (name/contact)
 Traffic #Traffic (name/contact)
 Waste #Waste (name/contact)

DISCIPLINES
 Civil CIVIL (name/contact)
 Electrical ELEC (name/contact)
 Geotech #Geotech (name/contact)
 Hydraulic HYD (name/contact)
 Mechanical MECH (name/contact)
 Structure STRUCT (name/contact)
 Builder BUILDER (name/contact)
 PCA #PCA (name/contact)

CLIENT
 HAMMONDCARE
 4/207B Pacific Highway ST LEONARDS NSW 2065

PROJECT
 HAMMONDVILLE S4.55 2023
 SITE: 68-92 Stewart ave HAMMONDVILLE
 REF: HAM21096

REVISION
 17/8/2023 J AUGUST 2023 S4.55
 24/2/2024 J REISSUE FOR S4.55

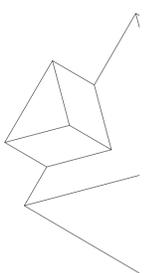
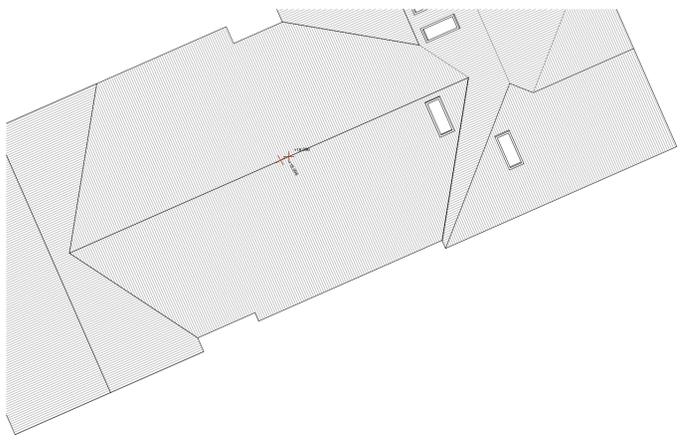
DRAWING
 BUILDING 10 GROUND (2/2)
 DRAWING 1105(B) ISSUE J
 DRAWN CHECKED SCALE 1:200 @ 1

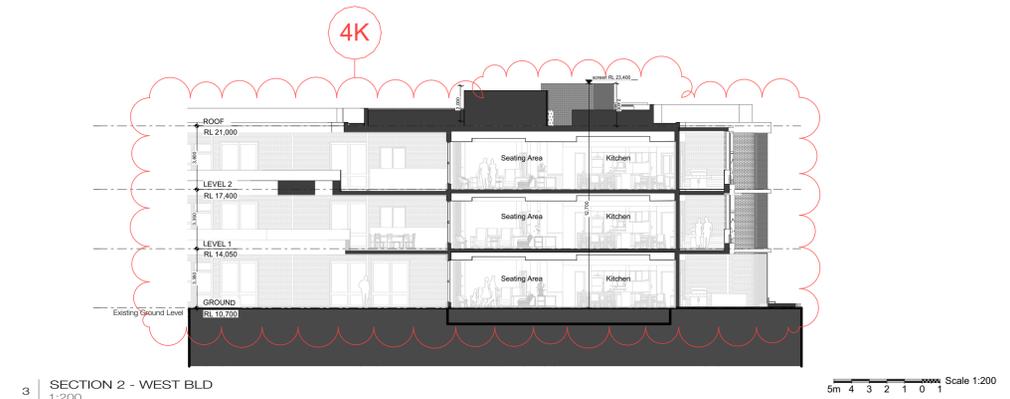
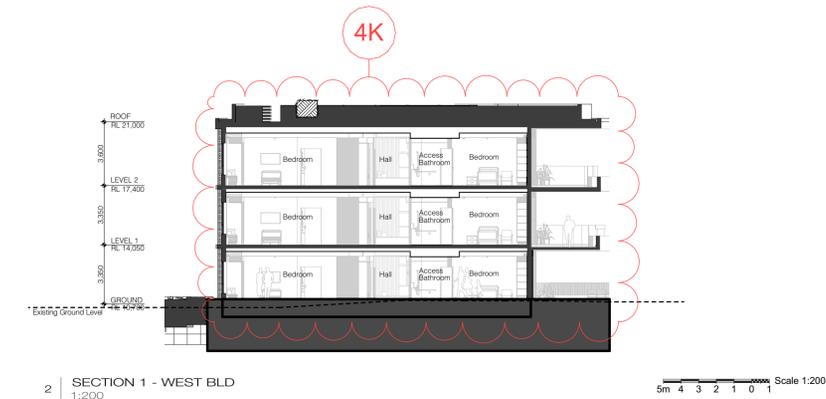
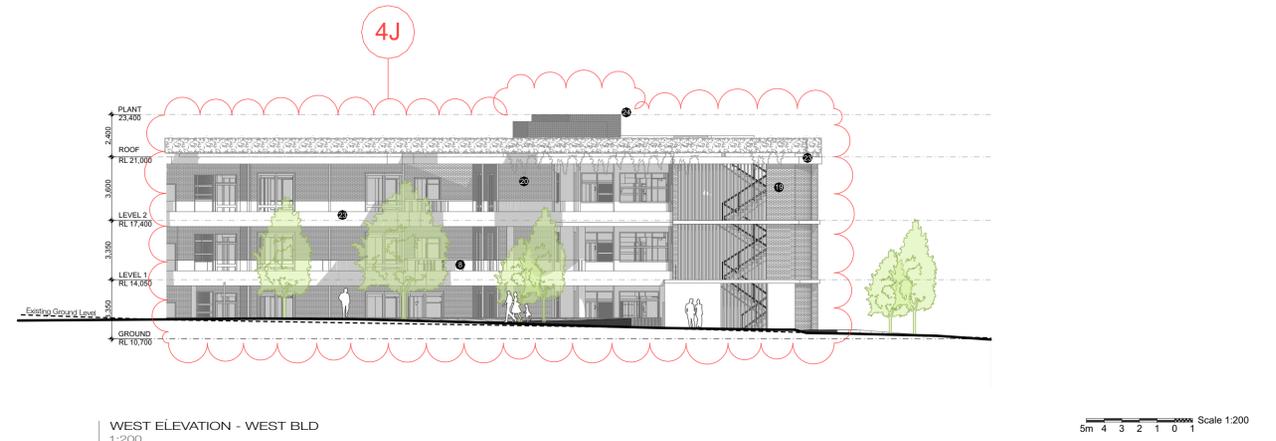
SCALE
 5m 4 3 2 1 0 1
 Scale 1:200
 easement for under ground cables 1.5m wide

LEGEND
 (Symbol for easement for under ground cables 1.5m wide)

LEGEND
 (Symbol for easement for under ground cables 1.5m wide)







REFER TO EXTERNAL FINISHES ON DRAWING 9600



REFER TO EXTERNAL FINISHES ON DRAWING 9600



1 | GROUND FLOOR PLAN
1:200

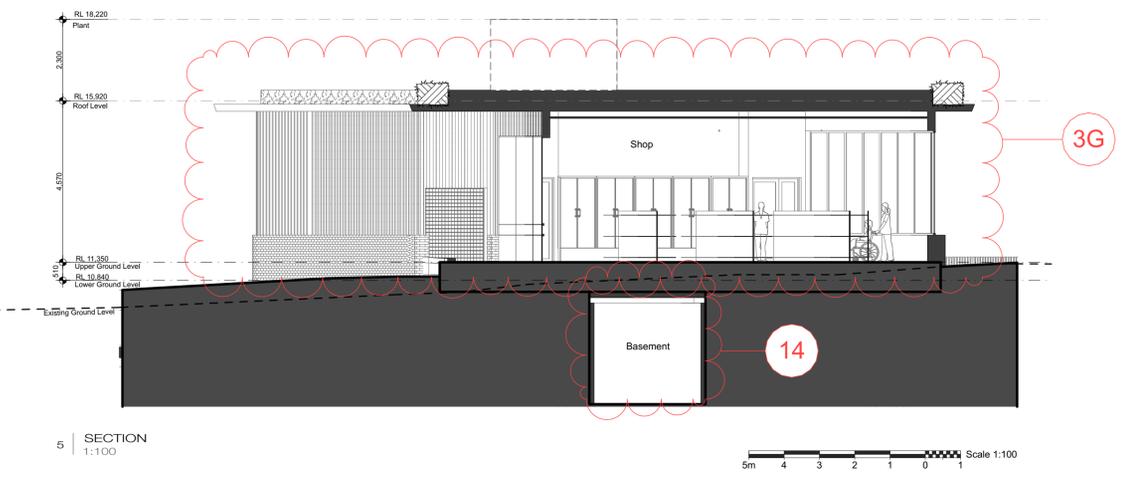
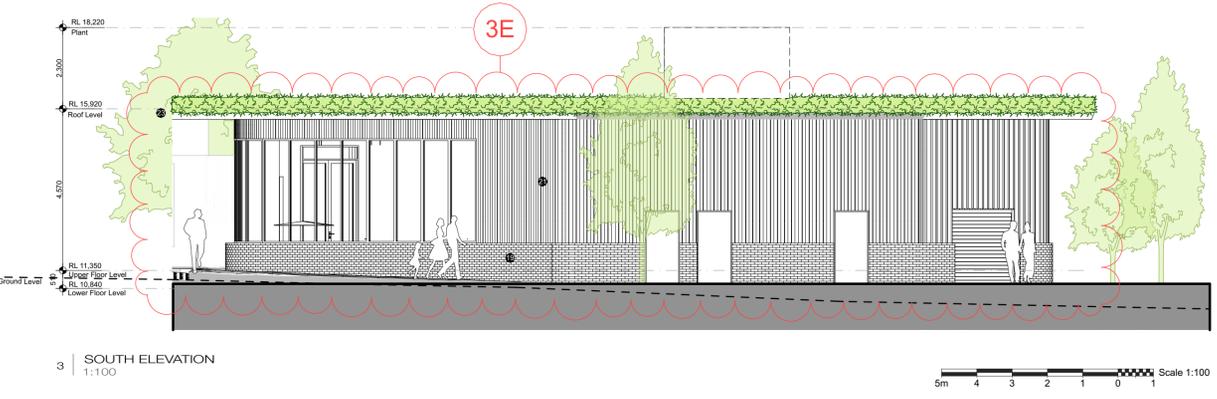
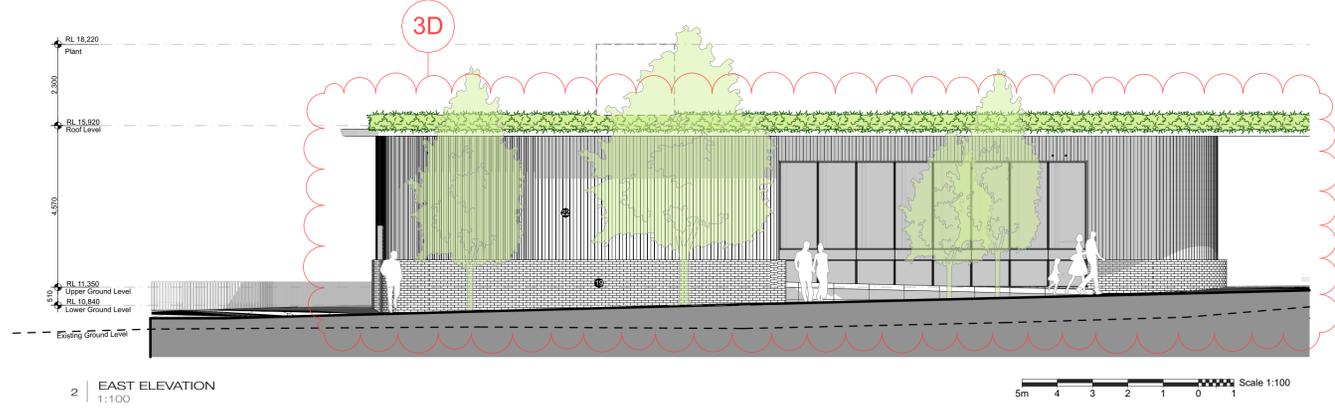
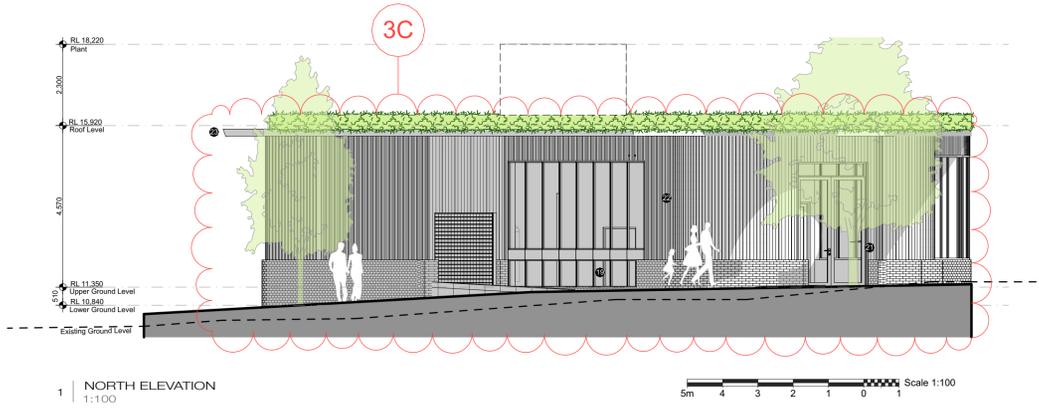
Scale 1:200
5m 4 3 2 1 0 1



3D PERSPECTIVE

REFER TO EXTERNAL FINISHES ON DRAWING 9600

ARCHITECT INTEGRATED DESIGN GROUP <small>ABN 84 115 008 329 Nominated Architect Simon Thorne reg. no. 7090 info@idgarchitects.com.au www.idgarchitects.com.au</small>	NOTES 1. Figured dimensions take precedence over scaled drawings. 2. Contractors to check and verify all levels datum and dimensions on site. 3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes. 4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works. 5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements. 6. Refer to General notes page for legend and abbreviations.	DISCIPLINES Access #Access (name\contact) Acoustic #Acoustic (name\contact) Arborist #Arborist (name\contact) BCA #BCA (name\contact) Landscape #Landscape (name\contact) Surveyor #SURVEYOR (name\contact) Planner #PLANNER (name\contact) Traffic #Traffic (name\contact) Waste #Waste (name\contact)	DISCIPLINES Civil #CIVIL (name\contact) Electrical #ELEC (name\contact) Geotech #Geotech (name\contact) Hydronic #HYD (name\contact) Mechanical #MECH (name\contact) Structure #STRUCT (name\contact) Builder #BUILDER (name\contact) PCA #PCA (name\contact)	CLIENT HAMMONDCARE 4/207B Pacific Highway ST LEONARDS NSW 2065	PROJECT HAMMONDVILLE S4.55 2023 SITE: 68-92 Stewart Ave HAMMONDVILLE REF: HAM21096	REVISION 17/8/2023 J AUGUST 2023 S4.55 18/2/2024 K REVISION FOR S4.55	DRAWING BUILDING 11 PLANS DRAWING ISSUE DRAWN BY IDG 1108(A) K CHECKED SCALE 1:200 @ a1





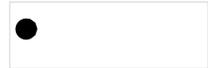
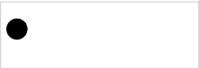
01 | typical cottage



02 | B10A Perspective



03 | Bond House Perspective

								
WINDOW FRAMES AND ENTRANCE DOOR - TYPE A timber texture	WINDOW AND DOOR FRAMES - TYPE B powder coat aluminium - white	ROOF GUTTER AND FASCIA Dulux C4 - Shale Grey to match roof cladding or similar	PERGOLAS powder coat aluminium - charcoal grey or similar.	EAVES fibre cement sheeting painted off white	FOOTPATH Charcoal grey with contrasting edge tone	FRONT FENCES varies. refer to landscape plan for material and finishes selection.	UPPER STOREY BALUSTRADES Glass - clear	EXTERNAL WALLS - FACE BRICK TYPE A brick to match existing building. predominantly stretcher bond.*
								
EXTERNAL WALLS - FEATURE FACE BRICK CLADDING TYPE B "Mowbray Blue" dry pressed brick, stacked bond cladding or similar	EXTERNAL WALLS - BRICK CLADDING TYPE C "Opaline" brick, stretcher bond or similar.	EXTERNAL WALLS - TYPE A white painted cement render	EXTERNAL WALLS - TYPE B weather board textured fibre-cement panel - light grey. James Hardie or similar.	EXTERNAL WALLS - TYPE C White painted fibre-cement sheet for gable end. James Hardie or similar.	EXTERNAL WALLS - TYPE D ExoTec Facade system factory painted off white. James Hardie or similar.	ROOF CLADDING - TYPE A Corrugated metal profile Dulux C4 - Shale Grey or similar	ROOF CLADDING - TYPE B reclaimed roof tiles from existing buildings	EXTERNAL WALLS - EXISTING BRICK bond house existing face brick
								
EXTERNAL WALLS - BRICK CLADDING TYPE D Stretcher bond cladding or similar	EXTERNAL WALL - TYPE E weather board textured fibre-cement panel white. James Hardie or similar	WINDOW FRAME AND ENTRANCE DOOR - TYPE C Dulux Colourbond Night sky	EXTERNAL WALL - TYPE G BATTEN FACADE Rendered Brick	EXTERNAL ELEMENT - CURVED CONCRETE Concrete Finish	VERTICAL GARDEN SUPPORT SYSTEM Metal finish	EXTERNAL WALLS - CLADDING TYPE G Light grey. James Hardie or similar	EXTERNAL WALLS - TIMBER LOOK CLADDING TYPE F Timber texture	

15



Design Principles

- The 'Green Heart' Central Open Space
- Secure Courtyards and Backyards
- Service Access
- Major Landscape Corridors and Access Points



Design Precedents



Feature bird bath



Feature planting



Decorative gardens and pots



Green outlooks from rooms



Children sand and water play

REVISION	DESCRIPTION	CHKD	DATE
C	Response to Council's RFI (Changes to the background linework)	DSO	16/04/24
B	For Section 4.55 Modification	DSO	06/09/23

PROJECT & CLIENT

68-92 Stewart Avenue,
Hammondville

HammondCare

DRAWING TITLE

Landscape Design Principles
& Precedents

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale :



1:500@A1, 1:1000@A3

DRAWING NUMBER REVISION

LA01 C

Design Notes

- 1** Village green with feature tree and open turf area
- 2** Main entry points for visitors
- 3** Secure backyards for residents
- 4** Maintenance access
- 5** Existing trees and hedge retained along Judd Avenue
- 6** Mass planting around existing Bond House
- 7** Outdoor fitness equipment & children's playground
- 8** Raised vegetable garden for residents
- 9** Pavilion
- 10** Carpark - Already constructed

Legend

- Staging Boundary
- Proposed Building Outline
- Existing Tree Retained
- Proposed Tree
- Fences & Balustrades
- Garden
- Lawn
- Raised Vegetable Troughs
- Concrete Pavement
- Courtyard Feature Paving
- Brick Pavement
- Trafficable Pavement
- Playground Rubber Softfall
- Maintenance Path
- Blockwork Retaining Wall
- Sandstone Retaining Wall
- Indicative Furniture
- Decorative Planter Pots



G	Response to Council's RFI	DSO	16/04/24
F	For Section 4.55 Modification	DSO	05/09/23
REVISION	DESCRIPTION	CHD	DATE

PROJECT & CLIENT
68-92 Stewart Avenue, Hammondville

HammondCare
 DRAWING TITLE
Landscape Plan - Whole Site

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale : 1:500@A1; 1:1000@A3

DRAWING NUMBER
LA02 REVISION
G

Legend

- Existing Tree Retained
- Existing Tree Removed
- Tree Identification Number
- Site & Stage Boundary

Please refer to Arboricultural Impact Assessment by RedGum Horticultural for more information

EXISTING VEGETATION SCHEDULE

Tree No.	Botanical Name	Common Name	Height	Removed or Retained
TREES RETAINED				
T3	Corymbia maculata	Spotted Gum	18m	Retained
T4	Corymbia maculata	Spotted Gum	15m	Retained
T5	Corymbia maculata	Spotted Gum	20m	Retained
T6	Corymbia maculata	Spotted Gum	15m	Retained
T11	Fraxinus sp.	Ash	9m	Retained
T12	Platanus x hispanica	London Plane Tree	15m	Retained
T13	Platanus x hispanica	London Plane Tree	15m	Retained
T14	Platanus x hispanica	London Plane Tree	15m	Retained
T16	Melaleuca quinquenervia	Broad Leaved Paperbark	15m	Retained
T17	Melaleuca quinquenervia	Broad Leaved Paperbark	15m	Retained
T18	Melaleuca quinquenervia	Broad Leaved Paperbark	15m	Retained
T19	Melaleuca quinquenervia	Broad Leaved Paperbark	15m	Retained
T20	Callistemon salignus	Willow Bottlebrush	12m	Retained
T22	Robinia pseudoacacia 'Frisia'	Golden Locust	6m	Retained
T26	Corymbia maculata	Spotted Gum	16m	Retained
TREES REMOVED				
T1	Callistemon salignus	Willow Bottlebrush	9m	Removed
T2	Callistemon viminalis 'Hanna Ray'	Hanna Ray Bottlebrush	9m	Removed
T8	Acer sp.	Maple	12m	Removed
T9	Platanus x hispanica	London Plane Tree	6m	Removed
T10	Platanus x hispanica	London Plane Tree	6m	Removed
T15	Fraxinus sp.	Ash	12m	Removed
T21	Triadica sebifera (syn. Sapium sebiferum)	Chinese Tallowwood	15m	Removed
T23	Robinia pseudoacacia 'Frisia'	Golden Locust	7m	Removed
T24	Triadica sebifera (syn. Sapium sebiferum)	Chinese Tallowwood	6m	Removed
T25	Eucalyptus fibrosa	Broad-leaved Ironbark	18m	Removed
T27 x2	Corymbia maculata	Spotted Gum	12m	Removed
T28	Corymbia maculata	Spotted Gum	20m	Removed
T29	Corymbia maculata	Spotted Gum	10m	Removed
T30	Corymbia maculata	Spotted Gum	18m	Removed
T31	Corymbia maculata	Spotted Gum	18m	Removed
T32	Corymbia maculata	Spotted Gum	9m	Removed



REVISION	DESCRIPTION	CHG	DATE
G	Response to Council's RFI (Changes to the background linework)	DSO	16/04/24
F	For Section 4.55 Modification	DSO	06/09/23

PROJECT & CLIENT
68-92 Stewart Avenue, Hammondville

HammondCare
 DRAWING TITLE
Tree Retention & Removal Plan

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale : 1:500@A1; 1:1000@A3

DRAWING NUMBER
LA03

REVISION
G

Legend

- Staging Boundary
- Proposed Building Outline
- Existing Tree Retained
- Proposed Tree
- Fences & Balustrades
- Garden
- Lawn
- Raised Vegetable Troughs
- Concrete Pavement
- Courtyard Feature Paving
- Brick Pavement
- Playground Rubber Softfall
- Maintenance Path
- Blockwork Retaining Wall
- Sandstone Retaining Wall
- Indicative Furniture
- Decorative Planter Pots



Verge realigned with footpaths to run along the top of kerb for better connection to the village green and amenities

Village Green
 A spacious open space for surrounding residents and the wider community. Paths around the central lawn are accessible and connect to adjacent amenities with various seating options provided along the way. The proposed avenue of canopy trees offer a change in threshold and natural shade to the landscape to combat heat island effect.

Reshaped island with more garden area to provide screening to the Laundry building

Proposed wombat crossing to pedestrianise the entry point to the Village Green and for future wider site connections

Playground & Fitness Station
 A secure, well-shaded and versatile space with ample seating options where more active pursuits take place. The fitness area caters for all abilities and is a great meeting space for groups. The playground provides a variety of play equipment including a sand and water play.

Community Garden
 The semi-public open space acts as a spill-out space from the multi-function room. The area is lined with small fruit trees with extensive communal raised vegetable troughs for residents to potter around and enjoy.

Residents' Backyard
 The well-screened secured courtyard creates a cool and calm landscape for residents to take in and provides a pleasant green outlook to adjacent resident lounges and rooms. The design features wide circuitous paths, ample seating, spacious open lawns and various destination points for residents to enjoy.

Residents' Backyard
 The well-screened secured courtyard creates a cool and calm landscape for residents to take in and provides a pleasant green outlook to adjacent resident lounges and rooms. The design features wide circuitous paths, ample seating, spacious open lawns and various destination points for residents to enjoy.

REVISION	DESCRIPTION	CHGD	DATE
B	Response to Council's RFI	DSO	16/04/24
A	For Section 4.55 Modification	DSO	05/09/23

PROJECT & CLIENT
68-92 Stewart Avenue, Hammondville

HammondCare
 DRAWING TITLE
Stage 3 Plan

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale : 1:250@A1, 1:500@A3

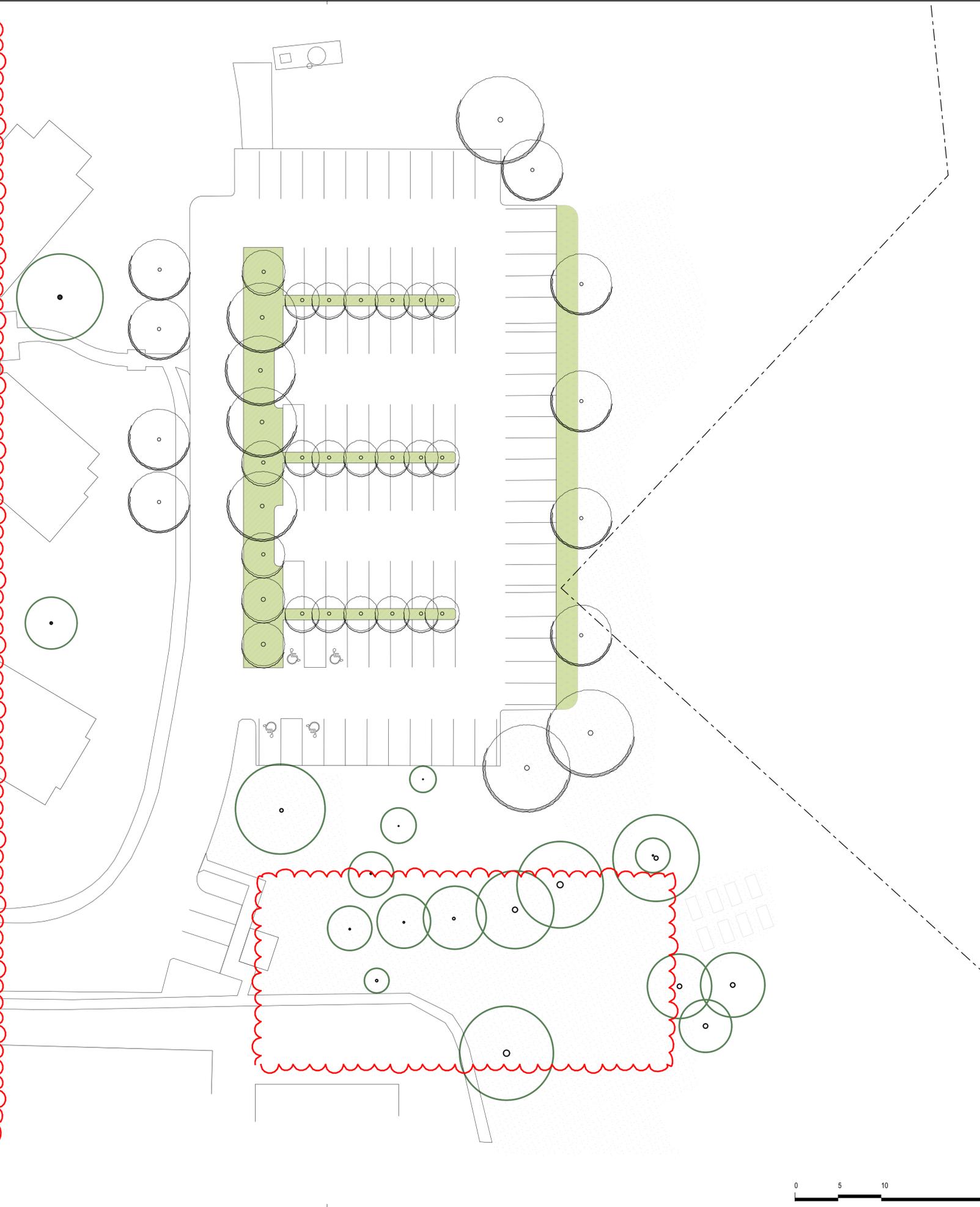
DRAWING NUMBER
LA03a



Legend

- Staging Boundary
- Proposed Building Outline
- Existing Tree Retained
- Proposed Tree
- Fences & Balustrades
- Garden
- Lawn
- Raised Vegetable Troughs

Botanical Name	Common Name	Potential Height Reached	Container Size	Quantity
TREES				
<i>Acer buergerianum</i>	Trident Maple	6m	100L	9
<i>Acer palmatum</i>	Japanese Maple	4	100L	3
<i>Acer rubrum</i> 'October Glory'	October Glory	12m	100L	6
<i>Angophora costata</i>	Sydney Red Gum	15-25m	200L	13
<i>Arbutus canariensis</i>	Madrone	6m	100L	2
<i>Backhousia citriodora</i>	Lemon Scented Myrtle	10-15m	100L	8
<i>Citrus limon</i> 'Eureka'	Eureka lemon	3-5m	100L	1
<i>Citrus limon</i> 'Meyer'	Meyer lemon	4m	100L	2
<i>Elaeocarpus eumundi</i>	Eumundi Quandong	10-15m	100L	10
<i>Eucalyptus tereticomis</i>	Forest Red Gum	15-20m	200L	4
<i>Fraxinus pennsylvannica</i> 'Urbanite'	Urbanite Green Ash	10-15m	200L	5
<i>Homalanthus populifolius</i>	Bleeding Heart	6-8m	100L	3
<i>Hymenosporum flavum</i>	Native Frangipani	6-8m	100L	10
<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Townhouse'	White Crepe Myrtle	8m	100L	7
<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Tuscarora'	Tuscarora Crepe Myrtle	8-12m	100L	11
<i>Livistona australis</i>	Cabbage Tree Palm	20m	100L	8
<i>Lophostemon confertus</i>	Queensland Brush Box	15m	200L	4
<i>Magnolia grandiflora</i>	Bull Bay Magnolia	15m	100L	2
<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia Little Gem	5m	100L	9
<i>Magnolia grandiflora</i> 'Teddy Bear'	Magnolia Teddy Bear	3m	100L	18
<i>Nyssa sylvatica</i>	Black Tupelo	11m	100L	1
<i>Prunus avium</i> 'Mini Royal'	Cherry Tree 'Mini Royal'	2-4m	100L	11
<i>Prunus persica</i> 'Anzac'	Peach Tree 'Anzac'	2-5m	100L	8
<i>Quercus lusitanica</i>	Lusitanian Oak	16m	200L	1
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	11-15m	100L	4
<i>Tristanopsis laurina</i> 'Luscious'	Water Gum	5-8m	100L	2
<i>Ulmus glabra</i> 'Lutescens'	Golden Elm	10m	100L	2
<i>Ulmus parvifolia</i> 'Todd'	Chinese Elm	10-12m	200L	3
<i>Waterhousea floribunda</i> 'Green Avenue'	Green Avenue Lilly Pilly	15-20m	200L	13
<i>Zelkova serrata</i> 'Green Vase'	Japanese Zelkova	10-15m	200L	4
SHRUBS				
<i>Adenanthos sericeus</i> 'Mallee Legend'	Coastal Woollybush	1-2m	200mm	40
<i>Arthropodium cirratum</i>	New Zealand Rock Lily	1m	200mm	66
<i>Azalea indica</i> 'Happy Days'	Purple Azalea (Medium)	2m	200mm	55
<i>Azalea indica</i> 'Red Wings'	Red Azalea (Medium)	2m	200mm	55
<i>Camellia hiemalis</i> 'Hiryu'	Camellia Hiryu	2-4m	200mm	11
<i>Camellia japonica</i> 'Debutante'	Pink Camellia	2-3m	200mm	18
<i>Camellia sasanqua</i> 'Jennifer Susan'	Jennifer Susan Camellia	2-3m	200mm	45
<i>Camellia sasanqua</i> 'Star Above Star'	Pink Camellia	4-5m	200mm	40
<i>Camellia sasanqua</i> 'Yuletide'	Camellia	2-4m	200mm	24
<i>Chamaedora elegans</i>	Parlour Palm	1m	300mm	52
<i>Cordylina stricta</i>	Palm Lily / Narrow-leaf Palm Lily	2m	200mm	100
<i>Escallonia bifida</i> x <i>E. exoniensis</i>	Escallonia Iveyi	2-3m	200mm	60
<i>Ficus benjamina</i>	Weeping Fig	3m	300mm	18
<i>Ficus lyrata</i>	Fiddle Leaf Fig	3m	300mm	23
<i>Gardenia augusta</i> 'Florida'	Gardenia	1.2m	200mm	120
<i>Grevillea speciosa</i> 'Lady O'	Red Spider Flower / Red Grevillea	1.5m	200mm	45
<i>Hydrangea macrophylla</i>	Hydrangea	1-2m	200mm	21
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	1-2m	200mm	55
<i>Lavandula stoechas</i>	Italian Lavender	0.75m	200mm	67
<i>Leptospermum</i> 'Copper Glow'	Tea Tree	2-3m	200mm	50
<i>Loropetalum chinense</i> var. <i>rubrum</i> 'Plum Delight'	Chinese Fringe Flower	2-3m	200mm	188
<i>Molinia capitulata</i>	Palm Grass	1.2m	200mm	50
<i>Murraya paniculata</i>	Orange jessamine	5m	200mm	64
<i>Nandina domestica</i> 'Gulf Stream'	Japanese Sacred Bamboo	0.5m	200mm	78
<i>Nandina domestica</i> 'Lemon Lime'	Japanese Sacred Bamboo Lemon Lime	0.9m	200mm	315
<i>Pelargonium graveolens</i>	Rose Geranium	0.6m	200mm	181
<i>Pelargonium peltatum</i> 'Big Red'	Ivy Geranium 'Big Red'	0.6m	200mm	147
<i>Philodendron</i> 'Xanadu'	Dwarf Philodendron	1m	200mm	80
<i>Pittosporum tobira</i> 'Miss Muffet'	Dwarf Pittosporum	1m	200mm	152
<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	0.8-1m	200mm	340
<i>Rhaphis excelsa</i>	Rhaphis Palm	3m	300mm	116
<i>Rosemarinus officinalis</i>	Rosemary Blue Lagoon	1.5m	200mm	15
<i>Salvia greggii</i> 'Navajo Pink'	Salvia	0.5m	200mm	80
<i>Salvia longispicata</i> x <i>farinacea</i> 'Mystic Spires'	Salvia Mystic Spires	0.5m	200mm	200
<i>Salvia officinalis</i>	Common Sage	0.5-0.8m	200mm	63
<i>Spathiphyllum monalohow</i>	Peace Lily	0.7m	200mm	188
<i>Syzygium</i> 'Cascade'	Pink Flowering Lillypilly	2-3m	200mm	28
<i>Syzygium australe</i> 'Tiny Trev'	Dwarf Lillypilly	0.5m	200mm	30
<i>Westringia fruticosa</i> 'Wynyabbie Gem'	Coastal Rosemary	1.5-2m	200mm	10
GROUNDCOVERS				
<i>Altemathera dentata</i> 'Little Ruby'	Little Ruby	0.4m	150mm	320
<i>Bergenia cordifolia</i> 'Rubra'	Pink Elephants Ears	0.3m	150mm	71
<i>Brachyscome multifida</i> 'Break-of-day'	Purple Cut-Leaf Daisy	0.3m	150mm	0
<i>Bromeliad alcantharea</i> 'Rubra'	Imperial Bromeliad	0.5m	200mm	15
<i>Chysocephalum apiculatum</i> 'Desert Flame'	Yellow Buttons	0.3m	150mm	270
<i>Convolvulus mauritanica</i>	Blue Rock Bindweed	0.2m	150mm	20
<i>Ctenanthe setosa</i>	Fishbone Prayer Plant	0.3m	200mm	591
<i>Dichondra argentea</i>	Dichondra Silver Falls	0.1	150mm	20
<i>Dracaena trifasciata</i>	Mothers In Laws Togue	0.5	200mm	28
<i>Escallonia</i> 'Pink Pixie'	Pink Pixie Escallonia	0.5m	150mm	107
<i>Gazania tomentosa</i>	Gazania / Yellow Gazania	0.3m	150mm	180
<i>Grevillea obtusifolia</i> 'Gingin Gem'	Grevillea groundcover	0.3m	150mm	45
<i>Guzmania lingulata</i> 'Scarlet Star'	Bromeliad	0.4	200mm	108
<i>Guzmania lingulata</i> 'Wendy'	Bromeliad	0.4	200mm	78
<i>Helichrysum petiolare</i>	Licorice Plant	0.3m	150mm	115
<i>Helleborus argutifolius</i>	Corssican Hellebores	0.3m	150mm	30
<i>Juniperus conferta</i>	Shore Juniper	0.3m	150mm	50
<i>Liriope muscari</i> 'Just Right'	Just Right' Liriope	0.5m	150mm	86
<i>Lomandra longifolia</i> 'Verday'	Mat Rush	0.5m	150mm	1066
<i>Trachelospermum</i> 'Tricolor'	Variogated Star Jasmine	0.2m	150mm	973
<i>Tulbaghia violacea</i>	Society Garlic	0.3m	150mm	340
<i>Viola hederacea</i>	Native Violet	0.1m	150mm	20
<i>Westringia fruticosa</i> 'Mundi'	Prostrate Coastal Rosemary	0.4m	150mm	30



REVISION	DESCRIPTION	CHKD	DATE
F	Response to Council's RFI	DSO	16/04/24
E	For Section 4.55 Modification	DSO	05/09/23

PROJECT & CLIENT
**68-92 Stewart Avenue,
 Hammondville**

HammondCare
 DRAWING TITLE
Detail Plan - Stage 1

Project No	: 22.22
Designed	: DSO
Drawn	: DSO/IBT
Scale	: 1:250@A1, 1:500@A3

DRAWING NUMBER
LA04

Legend

- Staging Boundary
- Proposed Building Outline
- Existing Tree Retained
- Proposed Tree
- Fences & Balustrades
- Garden
- Lawn
- Raised Vegetable Troughs



Existing Surrounding Buildings



Key Plan

REVISION	DESCRIPTION	CHKD	DATE
F	Response to Council's RFAI	DSO	16/04/24
E	For Section 4.55 Modification	DSO	05/09/23

PROJECT & CLIENT
68-92 Stewart Avenue, Hammondville

HammondCare
 DRAWING TITLE
Detail Plan - Stage 2

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale : 1:200@A1, 1:400@A3

DRAWING NUMBER : **LA05** REVISION : **F**

- 10 | *Hydrangea quercifolia*
- 75 | *Salvia longispicata* x *farinacea* 'Mystic Spires'
- 80 | *Gazania tomentosa* - Underplanting
- 80 | *Tulbaghia violacea* - Underplanting
- 1 | *Lophostemon confertus*
- 36 | *Liriope muscari* 'Just Right' - Underplanting
- 1 | *Magnolia grandiflora* 'Teddy Bear'
- 75 | *Escallonia* 'Pink Pixie'
- 2 | *Waterhousea floribunda* 'Green Avenue'

- 88 | *Lomandra longifolia* 'Verday' - Underplanting
- 40 | *Trachelospermum 'Tricolor'* - Border
- 1 | *Waterhousea floribunda* 'Green Avenue'
- 25 | *Lomandra longifolia* 'Verday' - Underplanting
- 50 | *Trachelospermum 'Tricolor'* - Border
- 2 | *Acer buergerianum*

- 4 | *Lagerstroemia indica* L. *faurieri* 'Tuscarora'
- 45 | *Nandina domestica* 'Gulf Stream' - Border
- 45 | *Grevillea obtusifolia* 'Gingin Gem'
- 2 | *Elaeocarpus eumundi*

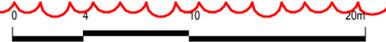
- 100 | *Lomandra longifolia* 'Verday'
- 60 | *Trachelospermum 'Tricolor'* - Border
- 1 | *Waterhousea floribunda* 'Green Avenue'

- 9 | *Camellia sasanqua* 'Yuletide'
- 50 | *Rhaphiolepis indica* 'Oriental Pearl'

- 50 | *Trachelospermum 'Tricolor'* - Border
- 1 | *Waterhousea floribunda* 'Green Avenue'

- 1 | *Hymenosporum flavum*

For planting species to this garden bed
 Refer to drawing LA07



Legend

- Staging Boundary
- Proposed Building Outline
- Existing Tree Retained
- Proposed Tree
- Fences & Balustrades
- Garden
- Lawn
- Raised Vegetable Troughs



REVISION	DESCRIPTION	CHG	DATE
E	Response to Council's RFI	DSO	16/04/24
D	For Section 4.55 Modification	DSO	05/09/23

PROJECT & CLIENT
68-92 Stewart Avenue, Hammondville

HammondCare
 DRAWING TITLE
Detail Plan - Stage 3 East

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale : 1:200@A1, 1:400@A3

Legend

- Staging Boundary
- Proposed Building Outline
- Existing Tree Retained
- Proposed Tree
- Fences & Balustrades
- Garden
- Lawn
- Raised Vegetable Troughs



REVISION	DESCRIPTION	CHD	DATE
E	Response to Council's RFI	DSO	16/04/24
D	For Section 4.55 Modification	DSO	05/09/23

PROJECT & CLIENT
**68-92 Stewart Avenue,
 Hammondville**

HammondCare
 DRAWING TITLE
Detail Plan - Stage 3 West

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale : 1:200@A1, 1:400@A3



DRAWING NUMBER
LA07 REVISION
E

EXTENSIVE GREEN ROOFS MIX

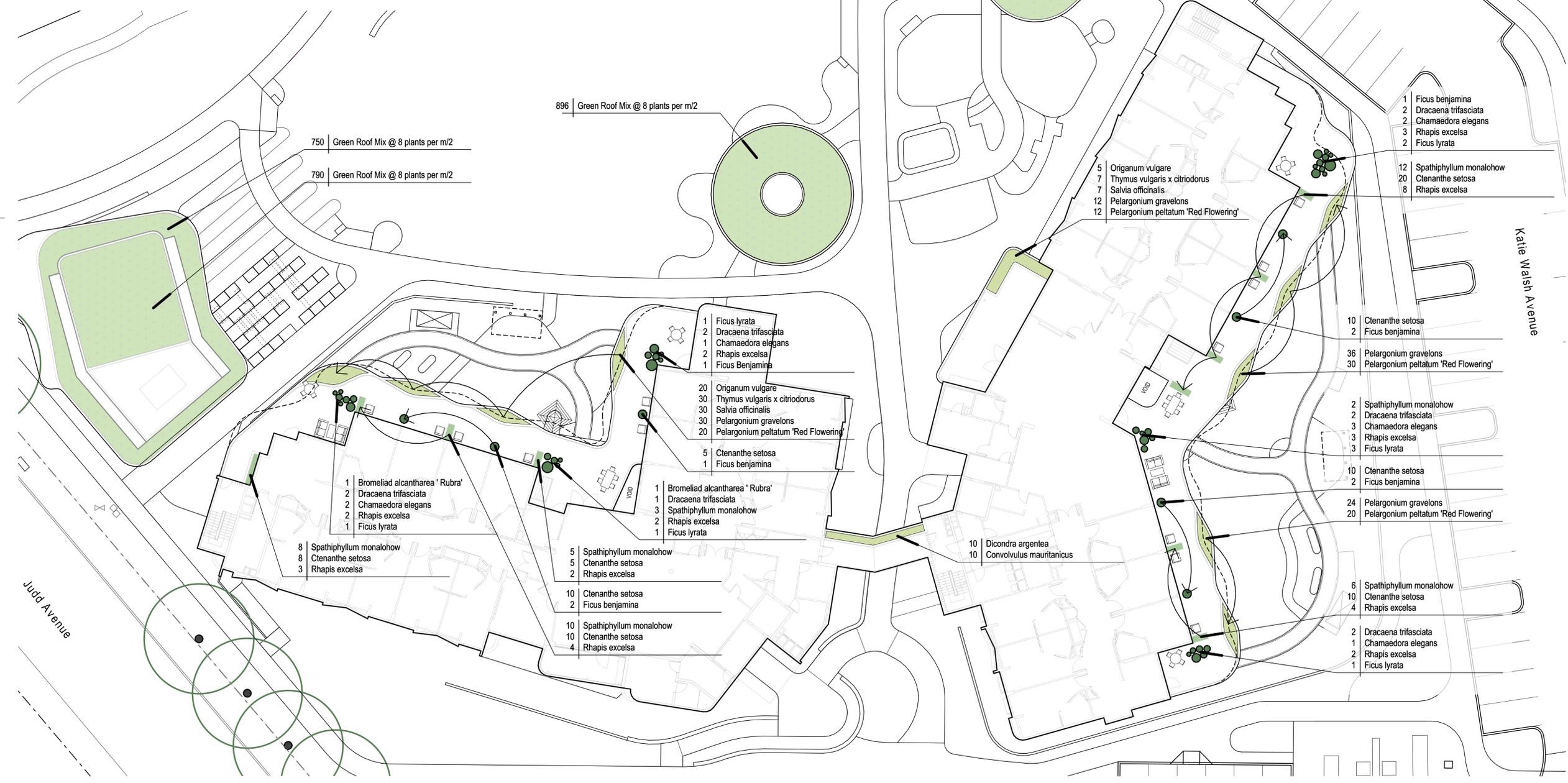
Botanical Name	Common Name	Potential Height Reached	Container Size	Quantity
LOW SHRUBS AND GROUNDCOVERS				
<i>Acacia cultriformis</i> 'Australora Cascade'	Prostrate Knife-Leaf Wattle	0.5m	200mm	862
<i>Actinotis minor</i>	Small Flannel Flower	0.3m	100mm	662
<i>Atriplex semibaccata</i>	Creeping Saltbush	0.1-0.3m	200mm	662
<i>Banksia patulosa</i> 'Greenscape Dwarf'	Prostrate Swamp Banksia	0.5m	200mm	662
<i>Banksia spinulosa</i> 'Birthday Candles'	Dwarf Hairpin Banksia	0.5m	200mm	662
<i>Banksia spinulosa</i> 'Coastal Cushion'	Prostrate Hairpin Banksia	0.5m	200mm	662
<i>Brachycome multifida</i> 'Break-of-day'	Purple Cut-Leaf Daisy	0.3m	100mm	662
<i>Casuarina glauca</i> 'Cousin It'	Casuarina 'Cousin It'	0.3m	100mm	662
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.1-0.3m	100mm	662
<i>Chrysocephalum ramosissimum</i>	Yellow Buttons	0.1-0.3m	100mm	662
<i>Commelina cyanea</i>	Scurvey Weed	0.3m	100mm	662
<i>Convolvulus sabatius</i> ssp <i>Mauritanica</i>	Blue Rock Bindweed	0.2m	100mm	662
<i>Dampiera stricta</i>	Dampiera	0.3m	100mm	662
<i>Dianella caerulea</i> 'Cassa Blue'	Paroo Lily	0.5m	100mm	662
<i>Dianella caerulea</i> 'King Alfred'	Flax Lily	0.7m	100mm	662
<i>Dichondra repens</i>	Kidney Weed	0.04m	100mm	662
<i>Evolvulus pilosus</i> 'Sapphire Blue'	Evolvulus	0.3m	100mm	662
<i>Grevillea x gaudichaudii</i>	Cascading Red Flowering Grevillea	0.25m	100mm	662
<i>Grevillea lanigera</i> 'M Tamontha'	Woolly Grevillea	0.5m	100mm	662
<i>Grevillea</i> 'Pooninda Royal Mantle'	Red Prostrate Grevillea	0.25m	100mm	662
<i>Helichrysum petiolare</i>	Licorice Plant	0.3m	100mm	662
<i>Helichrysum plicatum</i> 'White Bam'	Yellow Flowering Silver Paper Daisy	0.3m	100mm	662
<i>Isoetes nodosa</i>	Knobby Club Rush	1m	100mm	662
<i>Juncus usitatus</i>	Wetland Sedge / Tussock Rush	1m	100mm	662
<i>Lomandra confertifolia</i> 'Little Con'	Mat Rush	0.2m	100mm	662
<i>Myoporum parvifolium</i>	Creeping Boobiala	0.5m	100mm	662
<i>Nepeta x faassenii</i> 'Walkers Blue'	Faassen's Catmint	0.6m	100mm	662
<i>Scaevola aemula</i> 'Aussie Crawl'	Fairy Fan Flower	0.5m	100mm	662
<i>Sedum acre</i> 'Golden Mound'	Gold Moss	0.1m	100mm	662
<i>Sedum morganianum</i>	Burno-Tail	0.05m	100mm	662
<i>Sedum rubrotinctum</i>	Jelly Bean Plant	0.1m	100mm	662
<i>Sedum spumum</i>	Dragon's Blood	0.1m	100mm	662
<i>Senecio mandraliscae</i>	Blue Finger	0.1m	100mm	662
<i>Stachys lanata</i>	Lambs Ears	0.2m	100mm	662
<i>Trachelospermum 'Tricolor'</i>	Tricolour Star Jasmine	0.25m	150mm	662



ARTERRA DESIGN PTY LTD ABN 40 069 552 610
 SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
 P. 02 9957 2466 F. 02 9957 3977 W. ARTERRA.COM.AU

Legend

- Raised Planters
- Extensive Green Roof
- Planter Troughs & Pots
- Indicative Furniture



B	Response to Council's RFI (Changes to the background framework)	DSO	16/04/24
A	For Section 4.55 Modification	DSO	05/09/23
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
68-92 Stewart Avenue, Hammondville

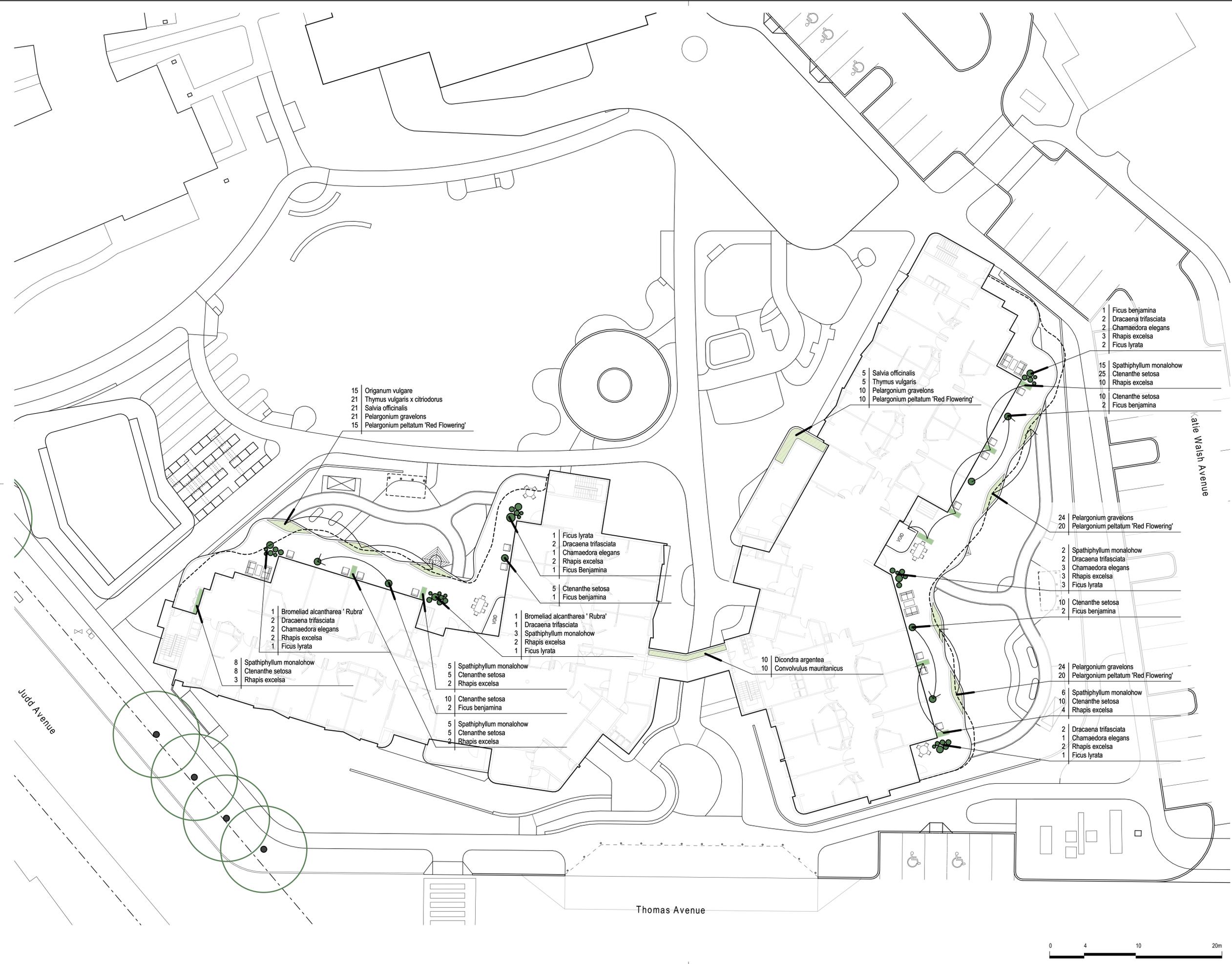
HammondCare
 DRAWING TITLE
Detail Plan - Stage 3 Level 1

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale : 1:200@A1, 1:400@A3

DRAWING NUMBER
LA07a REVISION
B

Legend

- Raised Planters
- Extensive Green Roof
- Planter Troughs & Pots
- Indicative Furniture



- 15 Origanum vulgare
- 21 Thymus vulgaris x citriodorus
- 21 Salvia officinalis
- 21 Pelargonium graveolens
- 15 Pelargonium peltatum 'Red Flowering'

- 1 Bromeliad alcantharea 'Rubra'
- 2 Dracaena trifasciata
- 2 Chamaedora elegans
- 2 Rhipis excelsa
- 1 Ficus lyrata
- 8 Spathiphyllum monalohow
- 8 Ctenanthe setosa
- 3 Rhipis excelsa

- 5 Spathiphyllum monalohow
- 5 Ctenanthe setosa
- 2 Rhipis excelsa
- 10 Ctenanthe setosa
- 2 Ficus benjamina
- 5 Spathiphyllum monalohow
- 5 Ctenanthe setosa
- 2 Rhipis excelsa

- 1 Bromeliad alcantharea 'Rubra'
- 1 Dracaena trifasciata
- 3 Spathiphyllum monalohow
- 2 Rhipis excelsa
- 1 Ficus lyrata

- 1 Ficus lyrata
- 2 Dracaena trifasciata
- 1 Chamaedora elegans
- 2 Rhipis excelsa
- 1 Ficus Benjamina
- 5 Ctenanthe setosa
- 1 Ficus benjamina

- 5 Salvia officinalis
- 5 Thymus vulgaris
- 10 Pelargonium graveolens
- 10 Pelargonium peltatum 'Red Flowering'

- 1 Ficus benjamina
- 2 Dracaena trifasciata
- 2 Chamaedora elegans
- 3 Rhipis excelsa
- 2 Ficus lyrata

- 15 Spathiphyllum monalohow
- 25 Ctenanthe setosa
- 10 Rhipis excelsa
- 10 Ctenanthe setosa
- 2 Ficus benjamina

- 24 Pelargonium graveolens
- 20 Pelargonium peltatum 'Red Flowering'

- 2 Spathiphyllum monalohow
- 2 Dracaena trifasciata
- 3 Chamaedora elegans
- 3 Rhipis excelsa
- 3 Ficus lyrata
- 10 Ctenanthe setosa
- 2 Ficus benjamina

- 10 Dicondra argentea
- 10 Convolvulus mauritanicus

- 24 Pelargonium graveolens
- 20 Pelargonium peltatum 'Red Flowering'

- 6 Spathiphyllum monalohow
- 10 Ctenanthe setosa
- 4 Rhipis excelsa

- 2 Dracaena trifasciata
- 1 Chamaedora elegans
- 2 Rhipis excelsa
- 1 Ficus lyrata

REVISION	DESCRIPTION	CHD	DATE
B	Response to Council's RFI (Changes to the background linework)	DSO	16/04/24
A	For Section 4.55 Modification	DSO	05/09/23

PROJECT & CLIENT
68-92 Stewart Avenue, Hammondville

HammondCare
 DRAWING TITLE
Detail Plan - Stage 3 Level 2

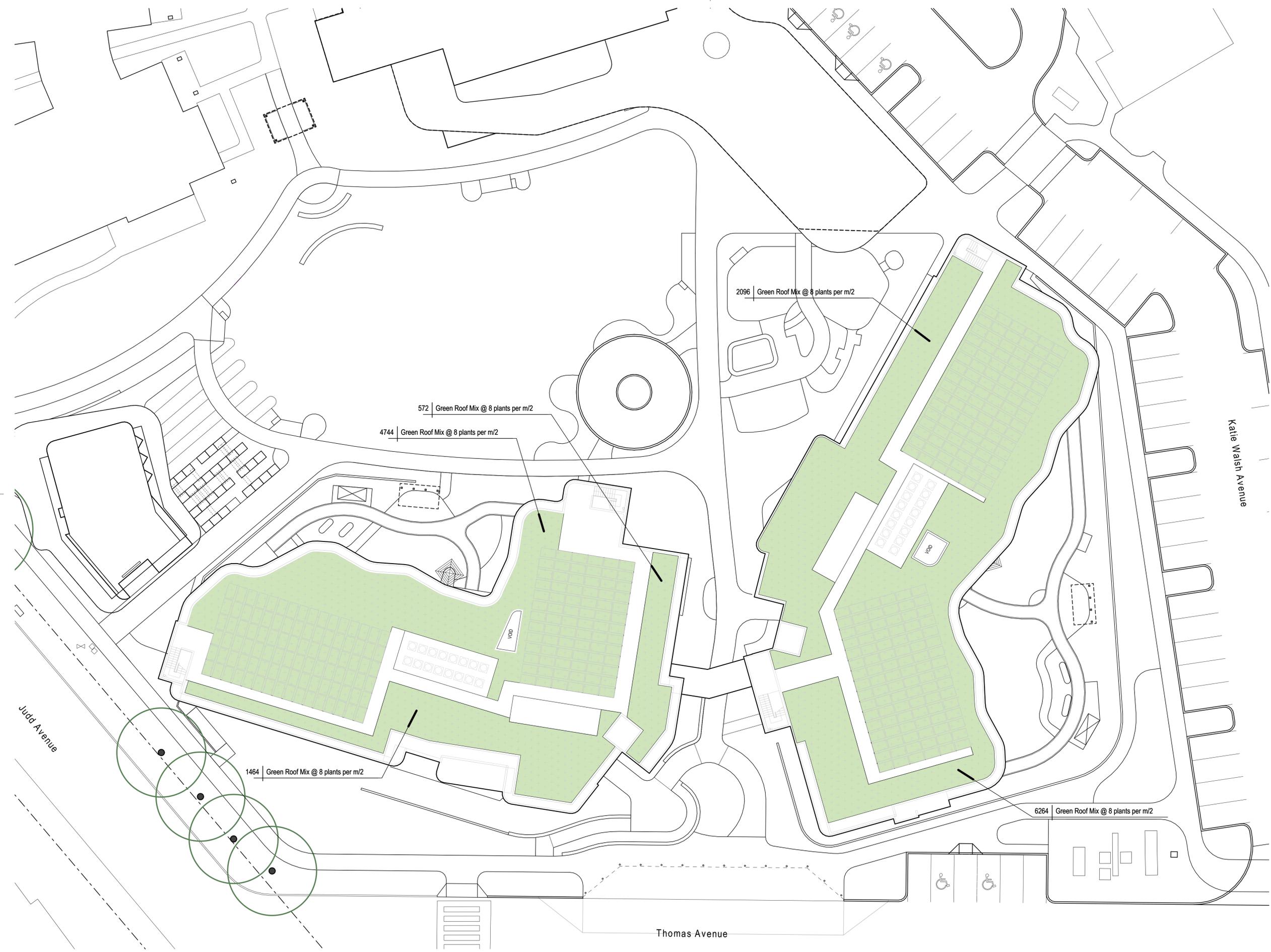
Project No : 22.22
 Designed : DSO
 Drawn : DSO/IBT
 Scale : 1:200@A1, 1:400@A3



DRAWING NUMBER
LA07b REVISION
B

Legend

-  Raised Planters
-  Extensive Green Roof
-  Planter Troughs & Pots
-  Indicative Furniture



B	Response to Council's RFI (Changes to the background linework)	DSO	16/04/24
A	For Section 4.55 Modification	DSO	05/09/23
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
**68-92 Stewart Avenue,
 Hammondville**

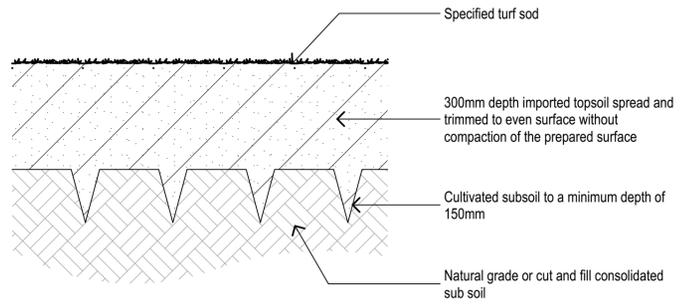
HammondCare
 DRAWING TITLE
Detail Plan - Stage 3 Roof

Project No : 22.22
 Designed : DSO
 Drawn : DSO/BT
 Scale : 1:200@A1, 1:400@A3

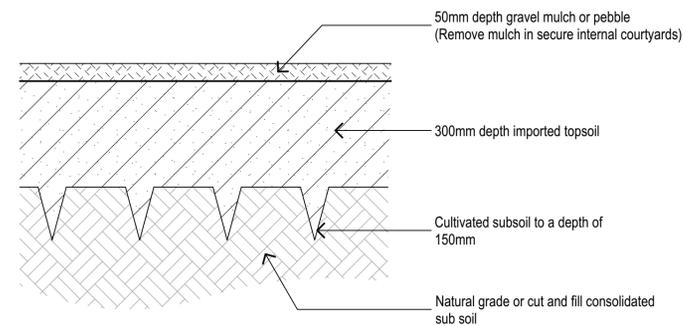
DRAWING NUMBER
LA07c

REVISION
B

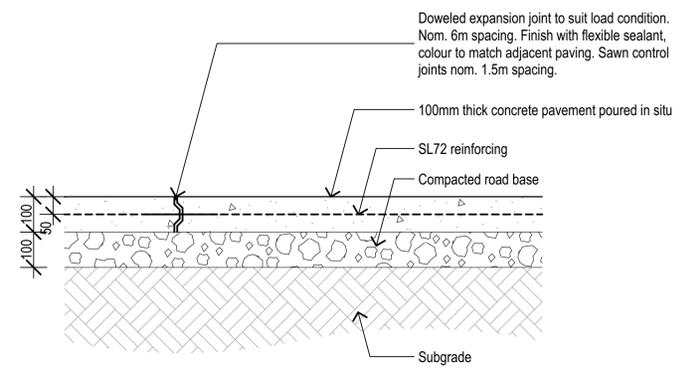




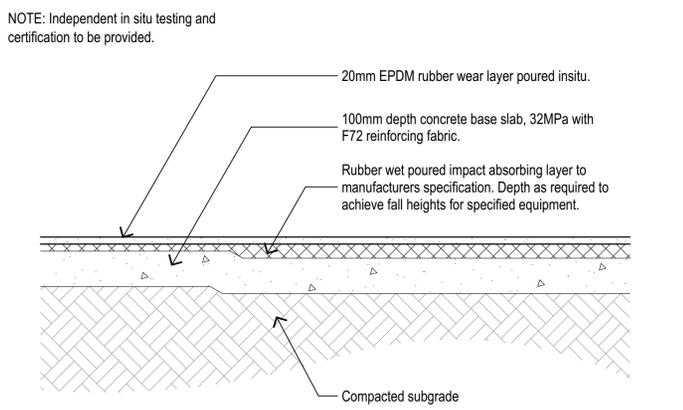
01 Typical Detail
 Turf Profile
 Scale 1:10 @A1



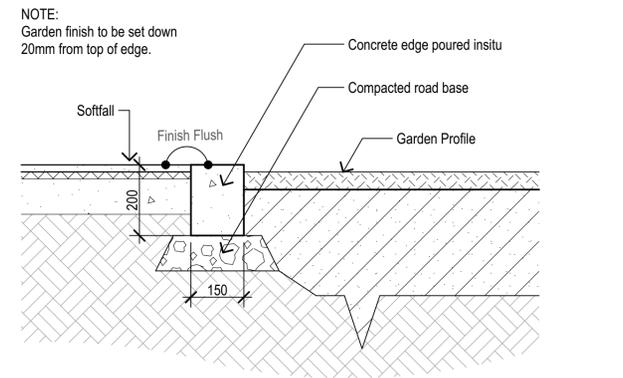
02 Typical Detail
 Garden Profile
 Scale 1:10 @A1



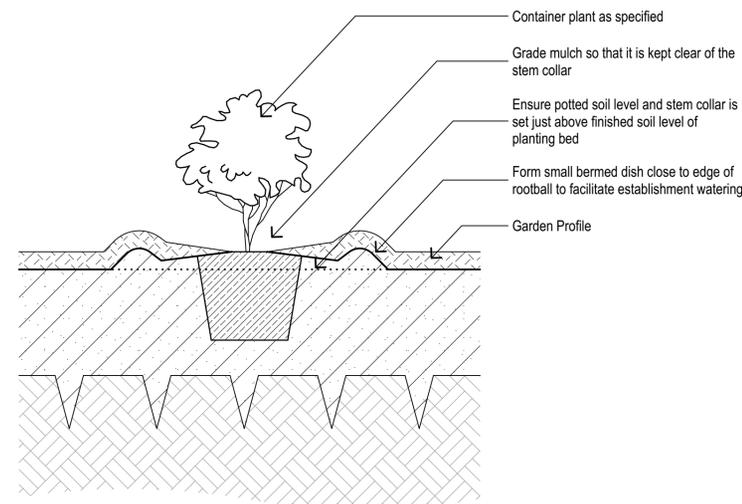
03 Typical Detail
 Concrete Pavement
 Scale 1:10 @A1



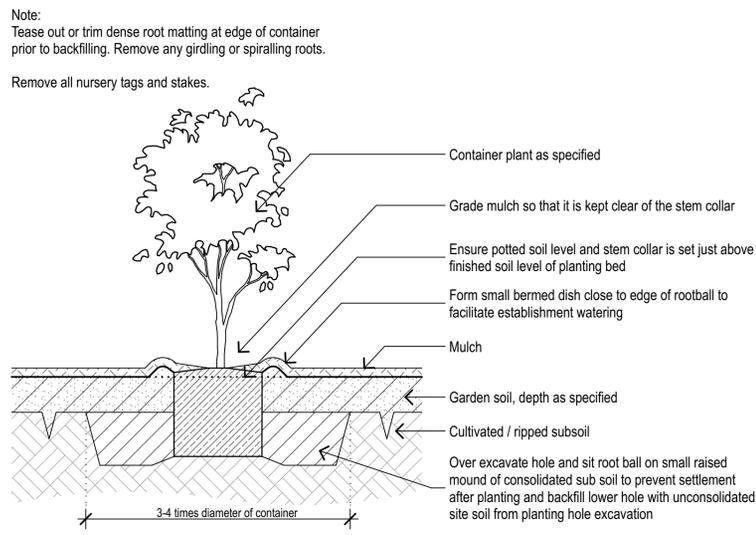
04 Typical Detail
 Playground Rubber Softfall
 Scale 1:10 @A1



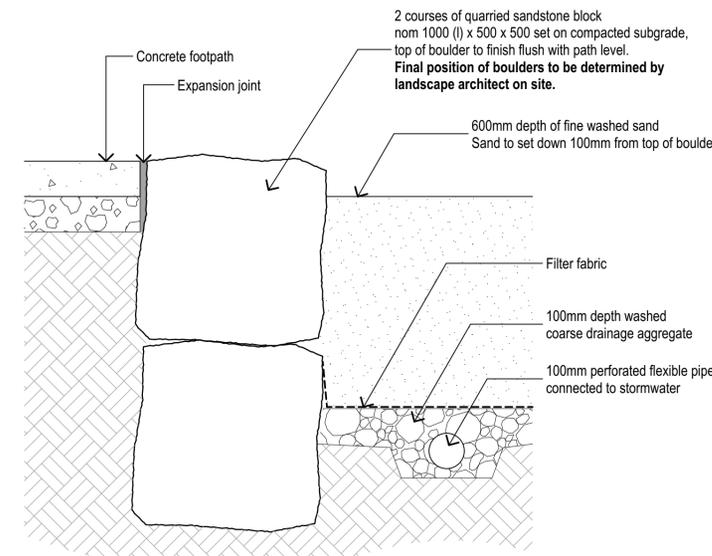
05 Typical Detail
 Concrete Edging
 Scale 1:10 @A1



06 Typical Detail
 Tree Planting (150mm - 45L)
 Scale 1:10 @A1



07 Typical Detail
 Tree Planting (75L - 200L)
 Scale 1:20 @A1



08 Typical Detail
 Sandstone Block Edge
 Scale 1:10 @A1

REVISION	DESCRIPTION	CHKD	DATE
B	Response to Council's RFAI	DSO	16/04/24
A	For Section 4.55 Modification	DSO	05/09/23

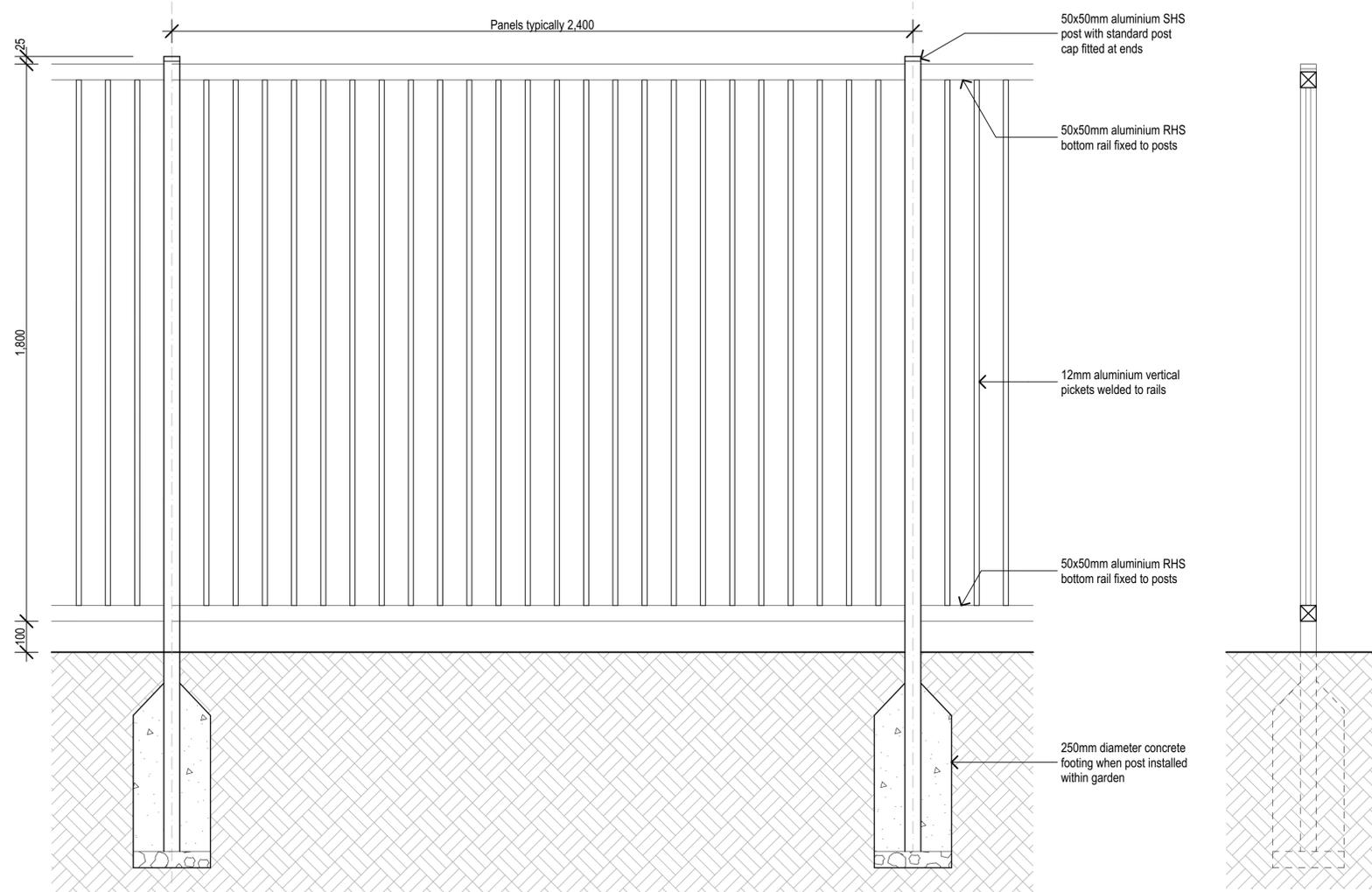
PROJECT & CLIENT
**68-92 Stewart Avenue,
 Hammondville**

HammondCare
 DRAWING TITLE
Landscape Details

Project No : 22.22
 Designed : DSO
 Drawn : DSO/IBT
 Scale :

DRAWING NUMBER
LA10
 REVISION
B

NOTE: All elements to be powder coated black



ELEVATION

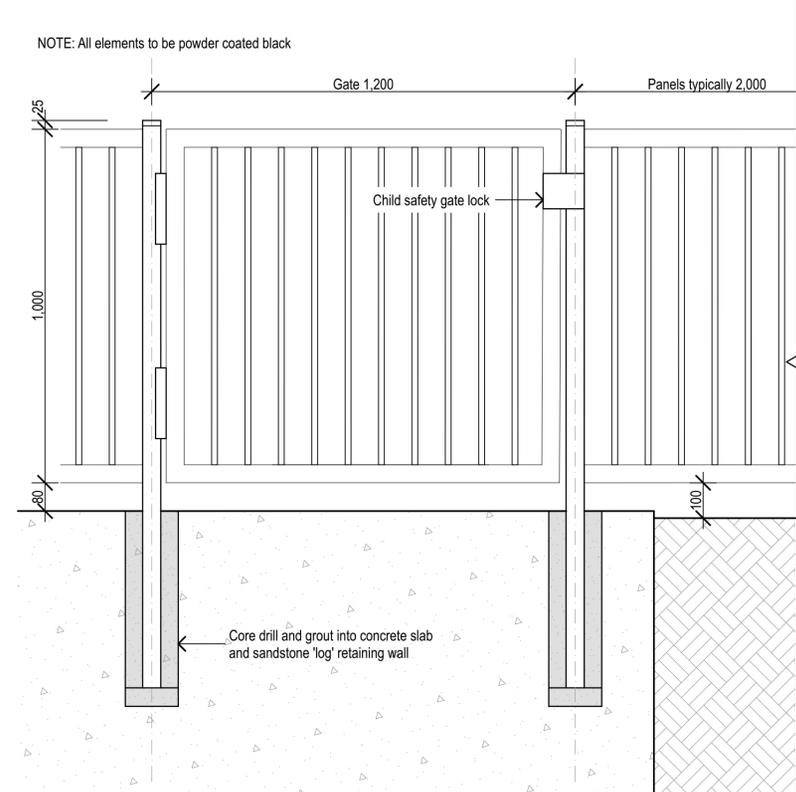
SECTION

01

Typical Detail
 Courtyard Palisade Fence 1.8m

Scale 1:20 @A1

NOTE: All elements to be powder coated black



02

Typical Detail
 Playground Low Palisade Fence 1.0m & Gate

Scale 1:20 @A1

REVISION	DESCRIPTION	CHKD	DATE
A	For Section 4.55 Modification	DSO	05/09/23

PROJECT & CLIENT

68-92 Stewart Avenue,
 Hammondville

HammondCare

DRAWING TITLE

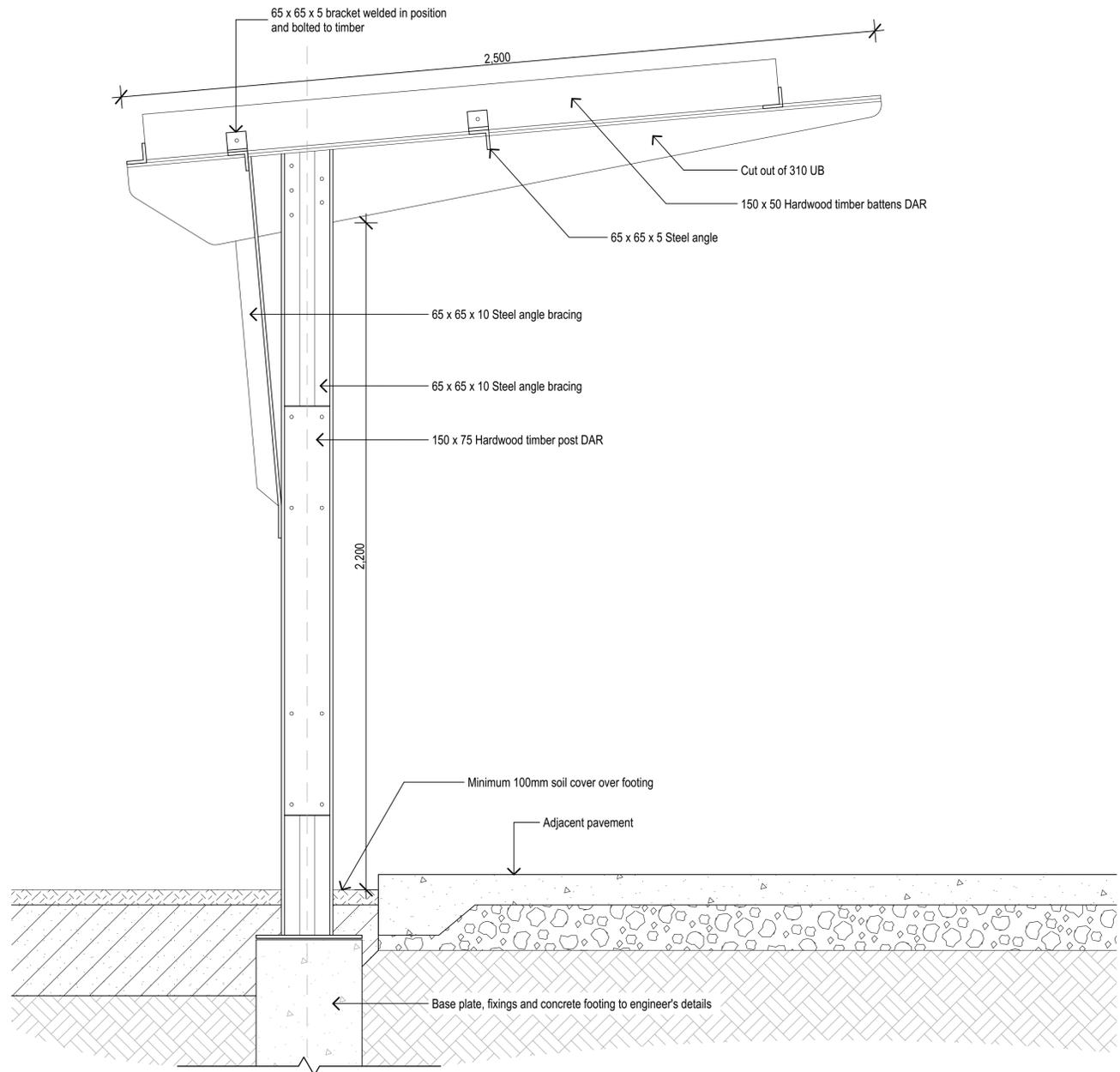
Landscape Details

Project No : 22.22
 Designed : DSO
 Drawn : DSO/IBT
 Scale :



DRAWING NUMBER
 LA11

REVISION
 A



01 Typical Detail
 Timber Pergola

Scale 1:10 @A1

REVISION	DESCRIPTION	CHKD	DATE
A	For Section 4.55 Modification	DSO	06/08/23

PROJECT & CLIENT
**68-92 Stewart Avenue,
 Hammondville**

HammondCare
 DRAWING TITLE
Landscape Details

Project No : 22.22
 Designed : DSO
 Drawn : DSO/IBT
 Scale :

DRAWING NUMBER	REVISION
LA12	A



**51.4% Proposed Canopy Cover
 for Katie Walsh Avenue & Thomas Avenue Car Parking**

Canopy Cover For Katie Walsh Avenue & Thomas Avenue Car Parking Only		
	Area (m2)	Percentage of Car Parking Area
Proposed Car Parking Bays	755	100.0%
Proposed Car Parking Bays without Canopy Cover (Orange Fill)	367	48.6%
Proposed Car Parking Bays with Canopy Cover (Green Fill)	388	51.4%
Proposed Trees (Blue Outline)		

REVISION	DESCRIPTION	CHKD	DATE
A	Response to Council's RFAL	DSO	16/04/24

PROJECT & CLIENT
**68-92 Stewart Avenue,
 Hammondville**

HammondCare
 DRAWING TITLE
**Canopy Cover For Stage 3
 Car Parking**

Project No : 22.22
 Designed : DSO
 Drawn : DSO/IBT
 Scale : 1:400@A1, 1:800@A3

DRAWING NUMBER
LA13

HammondCare

Demolition, Construction & Operational Waste Management Plan

Hammondville Stage 3 & 4

10 April 2024

BY	CHECKED	ISSUE	DATE
RA	KF	R1	5/4/24
RA	KF	R2	10/4/24

HammondCare

Level 4, 207B Pacific Highway, St Leonards, NSW 2065

P 1300 426 666 hammondcare.com.au

ABN 48 000 026 219

As an independent Christian charity, HammondCare champions life.

PLAN OF MANAGEMENT FOR HAMMONDCARE AGED CARE HAMMONDVILLE

1. Overview of HammondCare

All properties in NSW, including 62-68 Stewart Avenue, Hammondville, are held in the name of HammondCare.

Hammond's Pioneer Homes (now known as HammondCare) was established in 1933 by Anglican Archdeacon R B S Hammond in response to the eviction of inner city, rent-paying families in Sydney during the depression.

In the late 1940s, having achieved its original goals, Hammond's Pioneer Homes identified another pressing need - the plight of the elderly, especially the 'aged battlers' whose only means of income was the social service pension.

In response to this need, Hammond's Pioneer Homes established one of the first integrated aged care facilities in Australia - Hammondville Homes for Senior Citizens - consisting of self-care units, nursing home and hostel accommodation for financially disadvantaged elderly people.

The 1990s saw a broadening of profile for Hammond Care, moving from largely a residential aged care provider to an organisation leading the way in community and residential care and services particularly in dementia.

HammondCare has also expanded to the areas of research, promoting positive ageing in the community, and the provision of professional advice and expertise to other aged care providers, government and international aged care organisations.

Purpose

At HammondCare we are passionate about providing quality care for those we serve. The HammondCare (HC) Model of Care provides a blueprint for service delivery across all our services. Our model of care is underpinned by HammondCare's mission statement, incorporating its Mission, Motivation and Mission in Action. The HammondCare mission statement is the foundation and driver for the work of all HammondCare staff. There are many aspects of the way we provide care that when combined, sets us apart from other service providers. HammondCare has earned a reputation as a "best practice" leader within the dementia care field, because of our model of care.

Our mission:

"Our passion is improving quality of life for people in need. We serve people with complex health or aged care needs, regardless of their circumstances."

HammondCare is a registered charity and provides aged and community care services and seniors housing in Hammondville and 90 other locations across NSW and the rest of Australia, servicing more than 35,500 people a day. We employ over 5,300 staff, with assistance from 750 volunteers.

HammondCare is the largest provider of dementia-specific residential aged care in Australia. Operating approximately 2,780 residential care places in 19 care facilities through NSW and



CIVIL | WATER | ENVIRONMENT

68-82 STEWART AVENUE, HAMMONDVILLE – FLOOD EVACUATION PLAN

JULY 2023

PREPARED FOR
HammondCare



REPORT TO
HAMMONDCARE

ON
GEOTECHNICAL INVESTIGATION

FOR
PROPOSED HAMMONDVILLE STAGES 3 AND 4

AT
68-82 STEWART AVENUE, HAMMONDVILLE, NSW

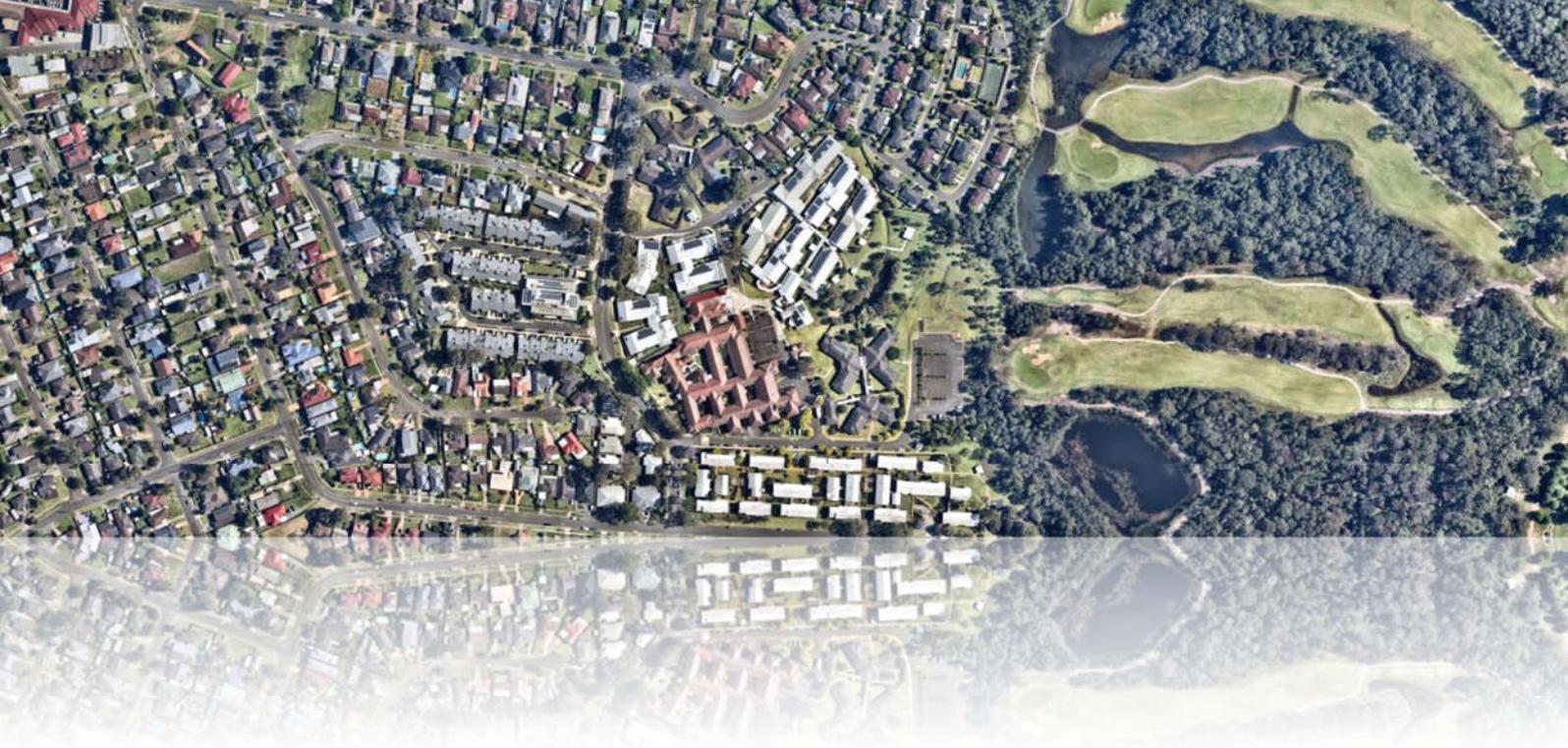
Date: 31 July 2023

Ref: 35780Brpt

JKGeotechnics
www.jkgeotechnics.com.au

T: +61 2 9888 5000
JK Geotechnics Pty Ltd
ABN 17 003 550 801





**S4.55 TRAFFIC AND PARKING IMPACT ASSESSMENT OF
THE PROPOSED MODIFICATIONS TO APPROVED RESIDENTIAL AGED-CARE
FACILITY
AT 68-82 STEWART AVENUE, HAMMONDVILLE**



**Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232
Postal: P.O Box 66 Sutherland NSW 1499**

**Telephone: +61 2 9521 7199
Web: www.mclarentraffic.com.au
Email: admin@mclarentraffic.com.au**

Division of RAMTRANS Australia ABN: 45067491678 RPEQ: 19457

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness



Accessibility Design Review Report – DA

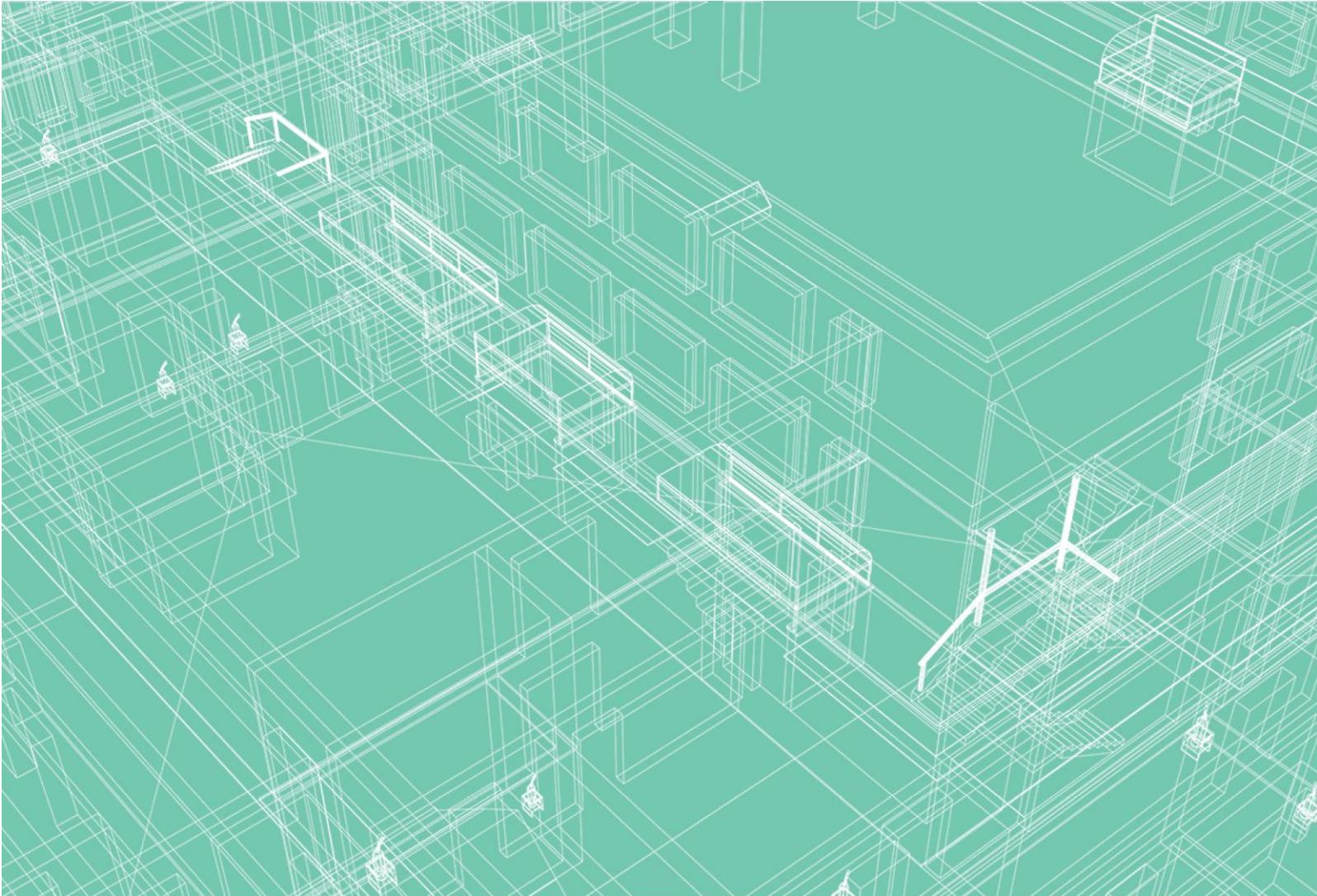
Project Title: Hammondville Stage 3
68-82 Stewart Avenue, Hammondville

Job Number: 22607

Date: 27th July 2023

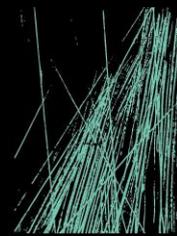
Prepared For: Hammond Care

Report Version: 22607_ADR_DA_v1.1



ACOUSTIC REPORT FOR SECTION 4.55

**HAMMONDCARE HAMMONDVILLE STAGE 3 AND 4,
68-72 STEWART AVENUE, HAMMONDVILLE**



JHA

JHASERVICES.COM

This report is prepared for the nominated recipient only and relates to the specific scope of work and agreement between JHA and the client (the recipient). It is not to be used or relied upon by any third party for any purpose.

DOCUMENT CONTROL SHEET

Project Number	230003
Project Name	HammondCare Hammondville Stage 3, 68-72 Stewart Avenue, Hammondville
Description	Acoustic Report for Section 4.55
Key Contact	Mathew MacIntyre

Prepared By

Company	JHA
Address	Level 20, 2 Market Street, Sydney, NSW 2000
Phone	61-2-9437 1000
Email	@jhaengineers.com.au
Website	www.jhaservices.com
Author	Helen Chan
Checked	Sean Matthews
Authorised	Mathew MacIntyre

Revision History

Issued To	Revision and Date					
	REV	P1	A	B		
HammondCare	DATE	14/09/2023	22/09/2023	09/04/2024		
	REV					
	DATE					
	REV					
	DATE					
	REV					

Weir Phillips Heritage and Planning

30th June 2023

J2324_02

Attention: General Manager
Liverpool City Council

Re: S4.55(2) Modification Application
*Hammondville Aged Care 68-82 Stewart Avenue Hammondville
NSW*

This Heritage Impact Statement (HIS) is submitted to Liverpool City Council in support of a Section 4.55 (2) modification application for proposed amendments to development consent DA-1183/2016.

The proposed amendment seeks the reconfiguration of residential aged care accommodation in Stages 3 and 4 of the consent. The reconfiguration will enable enhanced community spaces by reducing the approved number of residential places from 155 to 140. This responds to the shift in the way care is delivered with more services provided into the home rather than through residential aged care, consistent with the Living Longer Living Better aged care reform. The proposed amendment will enhance the broader operation of HammondCare's Hammondville precinct.

The site is located within the City of Liverpool. The principal planning control for the site is the *Liverpool Local Environmental Plan 2008 (LEP 2008)*. The site is listed as a heritage item by Schedule 5 Part 1 of this plan, where it is identified as 'Hammondville Home for Senior Citizens.' The site is ascribed local significance.

Weir Phillips Heritage prepared the HIS for the submission of DA-1183/2016 of this application. These documents should be referred to for the site history and description.

The aforementioned HIS provided a revised assessment of significance and new statement of significance of the site considering the new development on and around the site. This is outlined below:

'The Hammondville Homes for Senior Citizens demonstrates the settlement of the Hammondville area in the post World War 2 era. It further demonstrates the history of an Aged Care facility and housing development and traces the evolution of formal elderly care since the mid-20th century. The site is associated with numerous prominent members of the local community and with the boarder social and religious ideologies that underpinned the origins and development of Hammondville throughout the mid-20th century. The site exhibits a range of architectural styles and building techniques from various time periods that indicate a level of technical achievement. Set along a series of quiet avenues with landscaped lawns and gardens, the complex is aesthetically pleasing. The site is now rare with the Liverpool area. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.'

This Statement is adopted for the purposes of this assessment.



TRAVERS BUSHFIRE & ECOLOGY

A TBE ENVIRONMENTAL COMPANY



BUSHFIRE PROTECTION ASSESSMENT

S4.55 (2) Modification at
Lot 152 DP 717956, at 68-82 Stewart Avenue,
Hammondville

Under Section 4.55 Modification of Consent (EP&A Act)

19 April 2024
(REF: 20HAM03.2)