

DEVELOPMENT APPLICATION FOR PROPOSED AGED CARE FACILITY  
23 + 33 BASSETT STREET, MONA VALE, NSW



BASSETT STREET VIEW

| AREAS                     |                                                          |
|---------------------------|----------------------------------------------------------|
| SITE AREA                 | 6503 m <sup>2</sup>                                      |
| G.F.A                     | 6165 m <sup>2</sup> (0.95:1)                             |
| DEEP SOIL PLANTING        | 2275 m <sup>2</sup> (35%)                                |
| LANDSCAPED AREA (by SEPP) | 2784 m <sup>2</sup> (43%)<br>( 24 m <sup>2</sup> / BED ) |

| PARKING REQUIREMENTS  |                            |
|-----------------------|----------------------------|
| 50 STAFF              | 25 SPACES                  |
| RESIDENTS<br>118 BEDS | 11.8 SPACES                |
| TOTAL                 | 37 SPACES<br>(39 PROPOSED) |

| DEVELOPMENT APPLICATION DRAWING LIST |                                |
|--------------------------------------|--------------------------------|
| No:                                  | Drawing Name                   |
| A-00                                 | COVER SHEET                    |
| A-01                                 | SITE ANALYSIS AND CONTEXT PLAN |
| A-02                                 | ROOF PLAN                      |
| A-03                                 | BASEMENT LEVEL                 |
| A-04                                 | GROUND FLOOR LEVEL             |
| A-05                                 | FIRST FLOOR LEVEL              |
| A-06                                 | ELEVATIONS NORTH AND SOUTH     |
| A-07                                 | ELEVATIONS EAST AND WEST       |
| A-08                                 | SECTIONS                       |
| A-09                                 | SHADOW DIAGRAMS                |
| A-10                                 | 3D VIEWS                       |
| A-11                                 | AREA CALCULATIONS              |



BASSETT STREET ENTRY

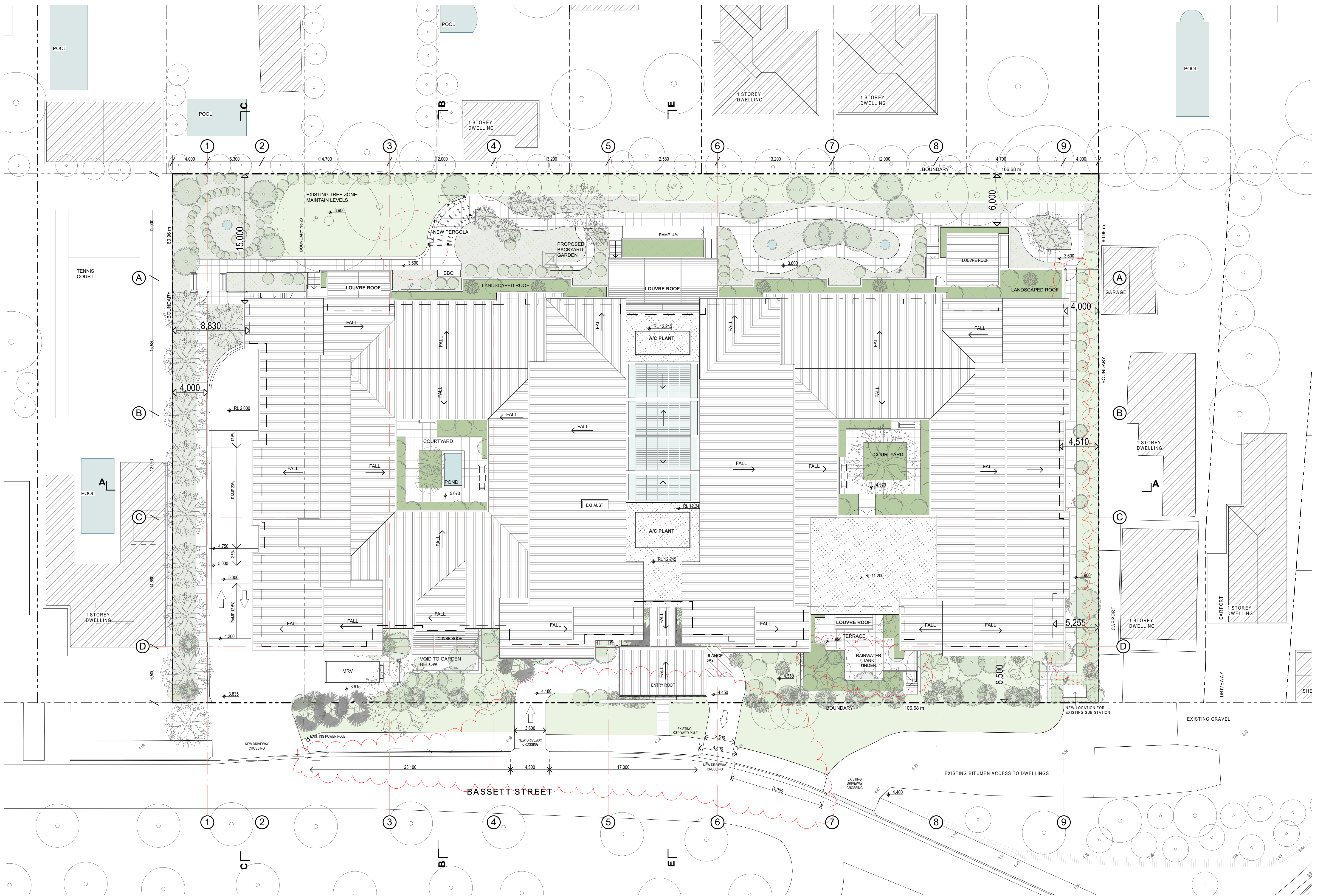


LOCATION PLAN

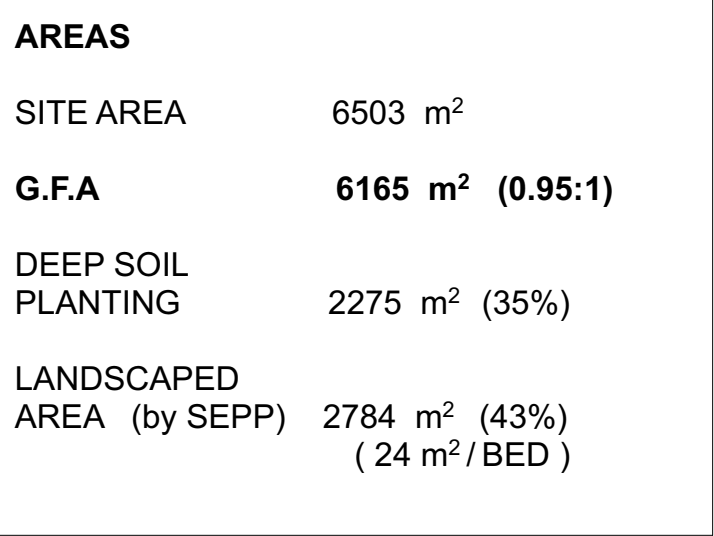






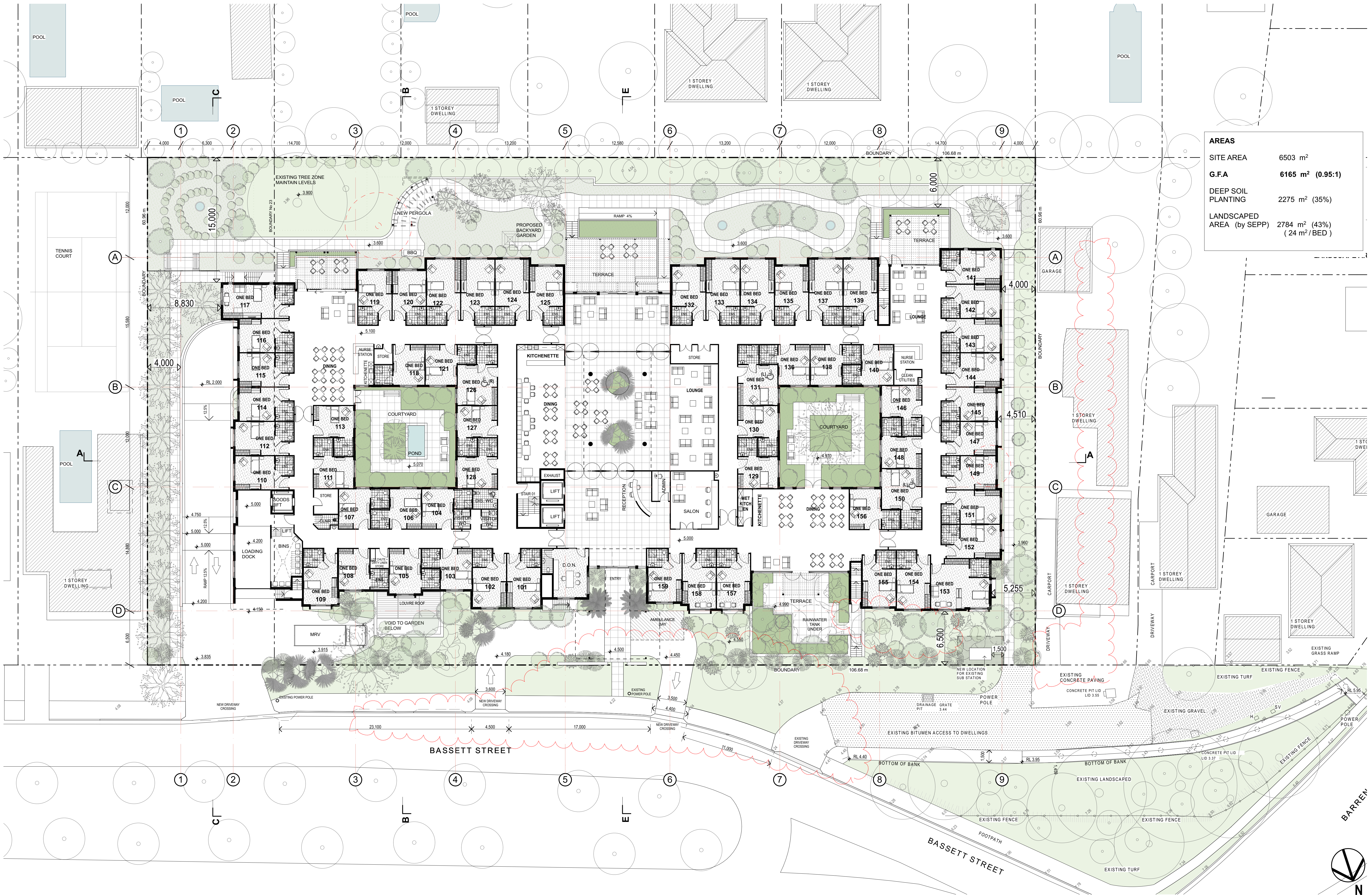






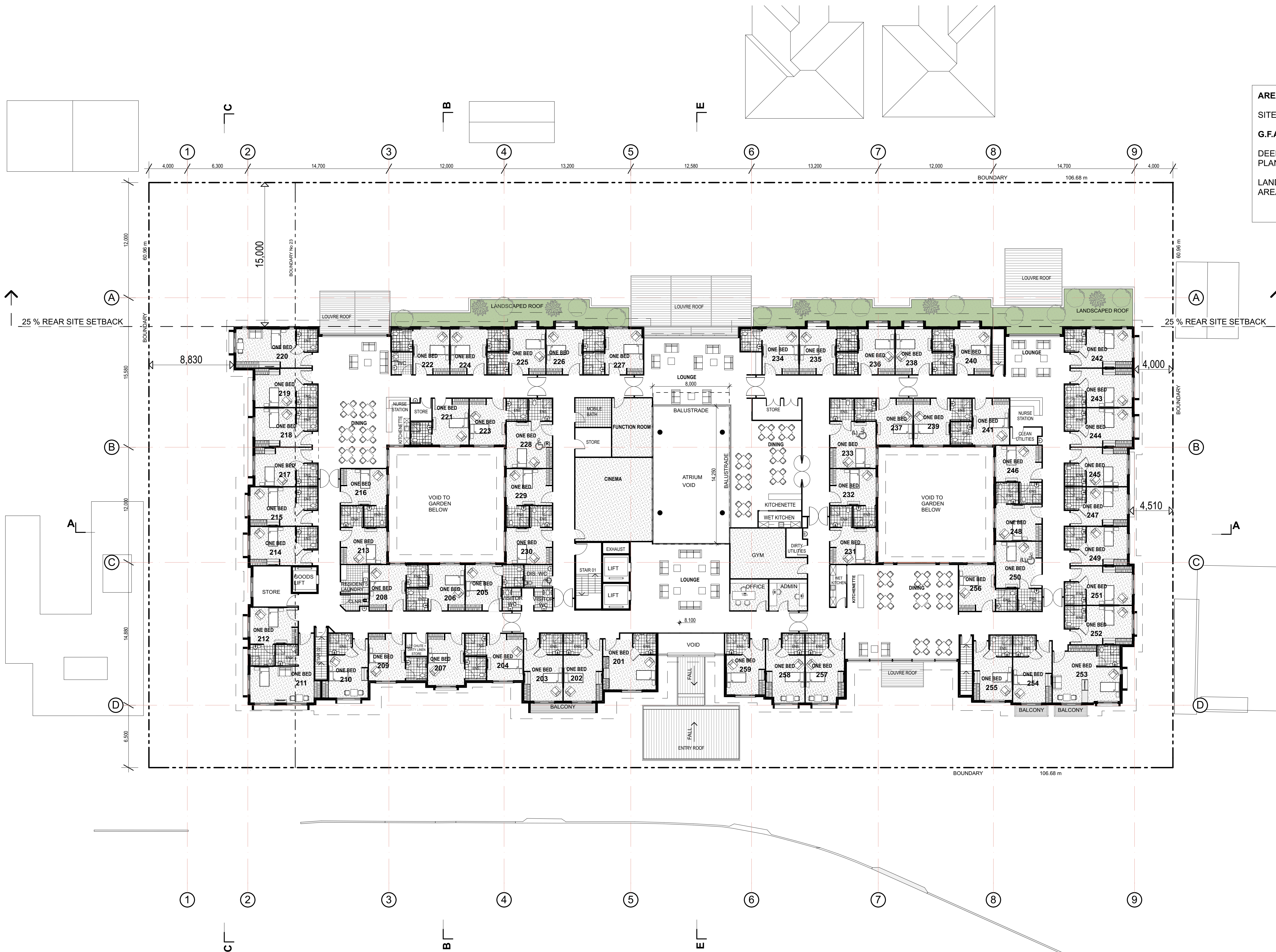
|           |               |
|-----------|---------------|
| 50 STAFF  | 25 SPACES     |
| RESIDENTS |               |
| 118 BEDS  | 11.8 SPACES   |
| TOTAL     | 37 SPACES     |
|           | (39 PROPOSED) |





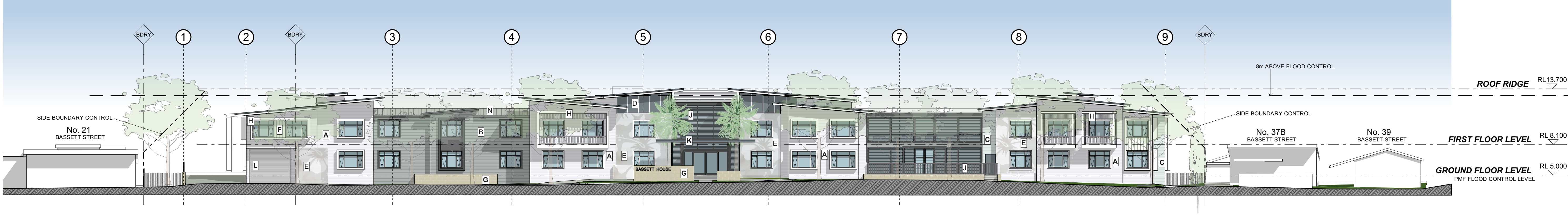
| AREAS                     |                                                       |
|---------------------------|-------------------------------------------------------|
| SITE AREA                 | 6503 m <sup>2</sup>                                   |
| G.F.A                     | 6165 m <sup>2</sup> (0.95:1)                          |
| DEEP SOIL PLANTING        | 2275 m <sup>2</sup> (35%)                             |
| LANDSCAPED AREA (by SEPP) | 2784 m <sup>2</sup> (43%)<br>(24 m <sup>2</sup> /BED) |



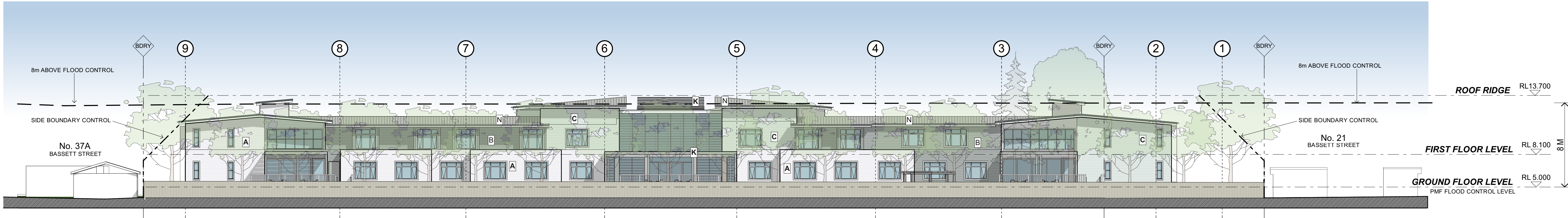


| AREAS                     |                                                          |
|---------------------------|----------------------------------------------------------|
| SITE AREA                 | 6503 m <sup>2</sup>                                      |
| G.F.A                     | 6165 m <sup>2</sup> (0.95:1)                             |
| DEEP SOIL PLANTING        | 2275 m <sup>2</sup> (35%)                                |
| LANDSCAPED AREA (by SEPP) | 2784 m <sup>2</sup> (43%)<br>( 24 m <sup>2</sup> / BED ) |





NORTH ELEVATION



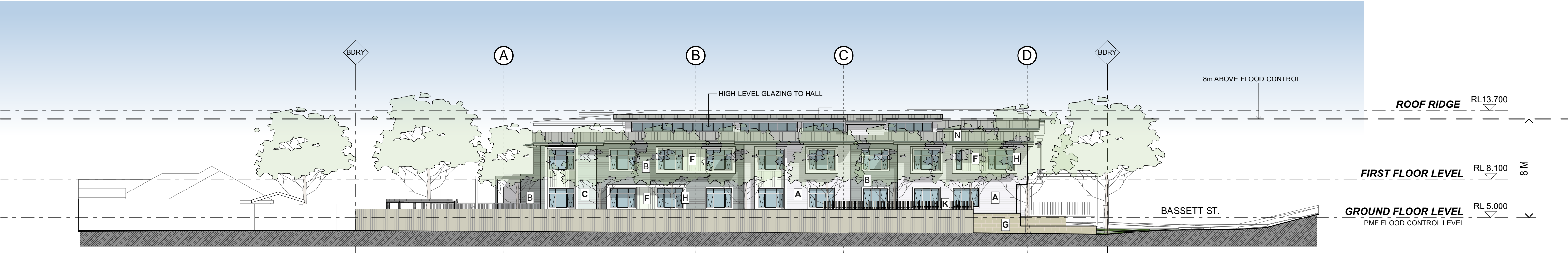
SOUTH ELEVATION

## EXTERNAL FINISHES

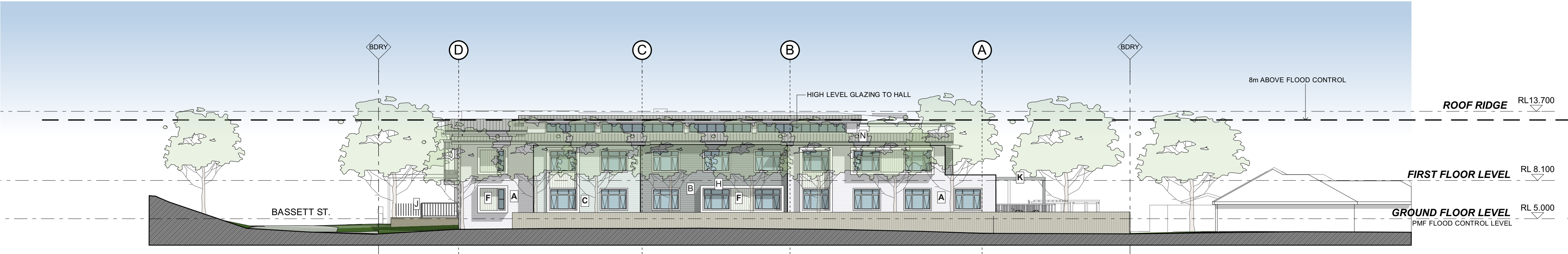
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

|             |                                                                                 |                                                                                 |                                                                              |                                                  |                                                                                                                    |                                                               |                |                                                       |                 |                                           |                  |                                                      |                                                           |                                               |               |                                                        |                                             |
|-------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------|-------------------------------------------------------|-----------------|-------------------------------------------|------------------|------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------|---------------|--------------------------------------------------------|---------------------------------------------|
| FC CLADDING |                                                                                 |                                                                                 |                                                                              |                                                  |                                                                                                                    |                                                               | STONE CLADDING |                                                       | FAÇADE FEATURES |                                           | METALWORK COLOUR |                                                      |                                                           |                                               | ROOF FINISHES |                                                        |                                             |
|             | <b>A WEATHERBOARD</b><br>JH SCYON STRIA 325 VERTICAL<br>COLOUR - OFF WHITE GREY | <b>B WEATHERBOARD</b><br>JH PRIMELINE NEWPORT 170<br>COLOUR - DARK NEUTRAL GREY | <b>C WEATHERBOARD</b><br>JH PRIMELINE NEWPORT 170<br>COLOUR - PALE BLUE GREY | <b>D FLAT SHEET</b><br>COLOUR - PAINT LIGHT GREY | <b>E GRAPHIC WALL CLADDING</b><br>FLORAL GRAPHIC BY LOCAL ARTIST<br>PAINT OR SHAPED FC PANELS -<br>NEUTRAL COLOURS | <b>F WEATHERBOARD VERT.</b><br>JH SCYON 133<br>COLOUR - WHITE |                | <b>G MAIN STONE CLADDING</b><br>SMOOTH FACE SANDSTONE |                 | <b>H FAÇADE TRIMS</b><br>COLOUR OFF WHITE |                  | <b>J DARK METALWORK</b><br>COLOUR - COLORBOND BASALT | <b>K LIGHT METALWORK</b><br>COLOUR - METALLIC SILVER GREY | <b>L ROLLER SHUTTER</b><br>COLOUR - OFF WHITE |               | <b>N METAL SHEET ROOFING</b><br>COLORBOND - SHALE GREY | <b>P PEBBLE ROOF BALAST</b><br>RIVER PEBBLE |



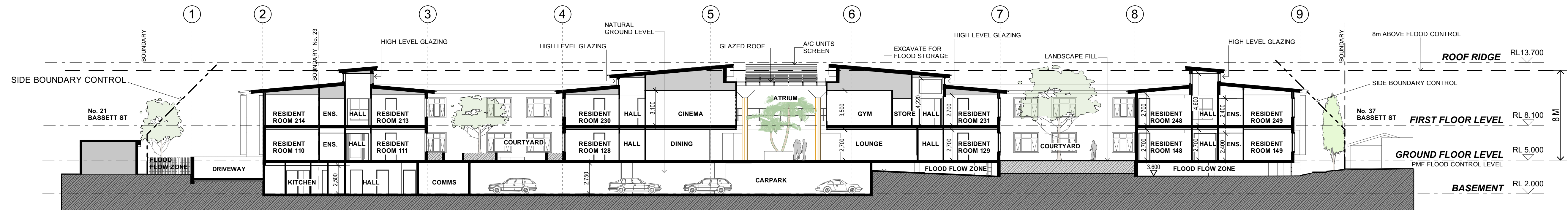


EAST ELEVATION

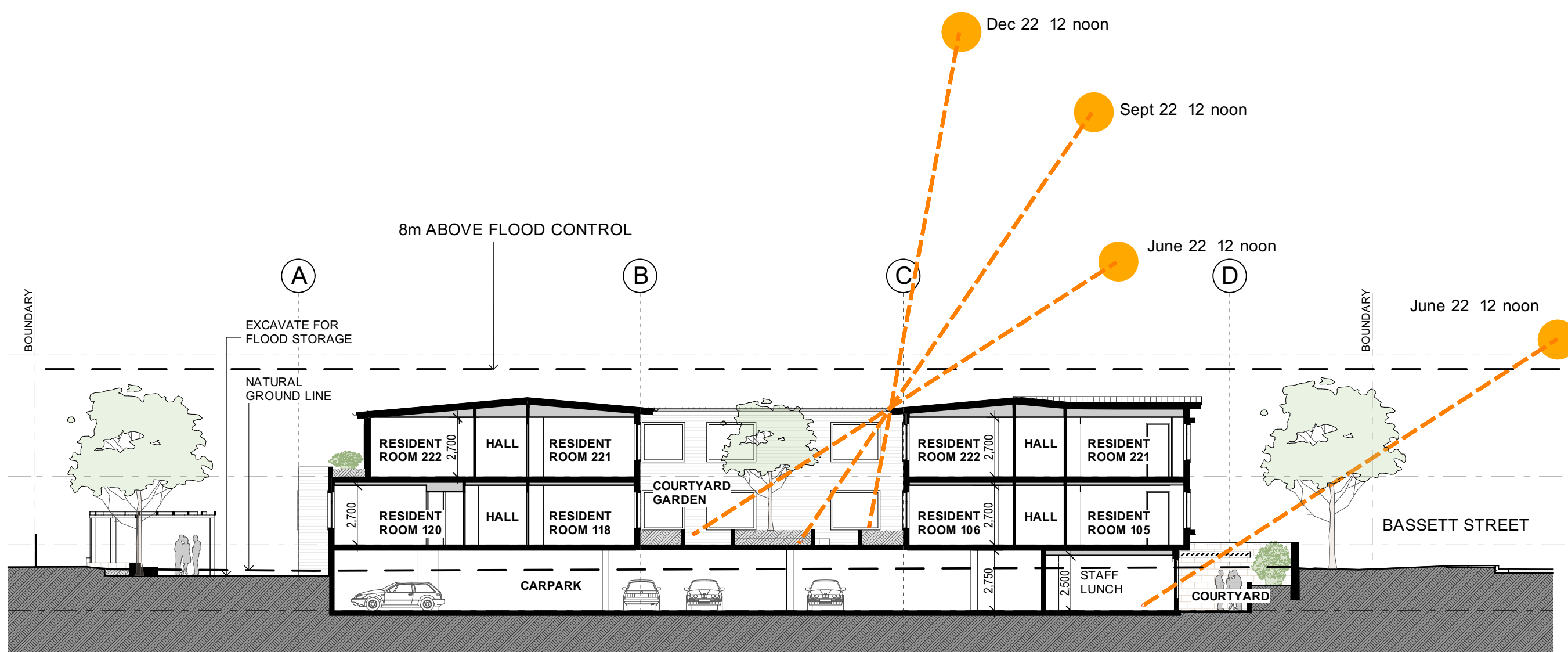


WEST ELEVATION

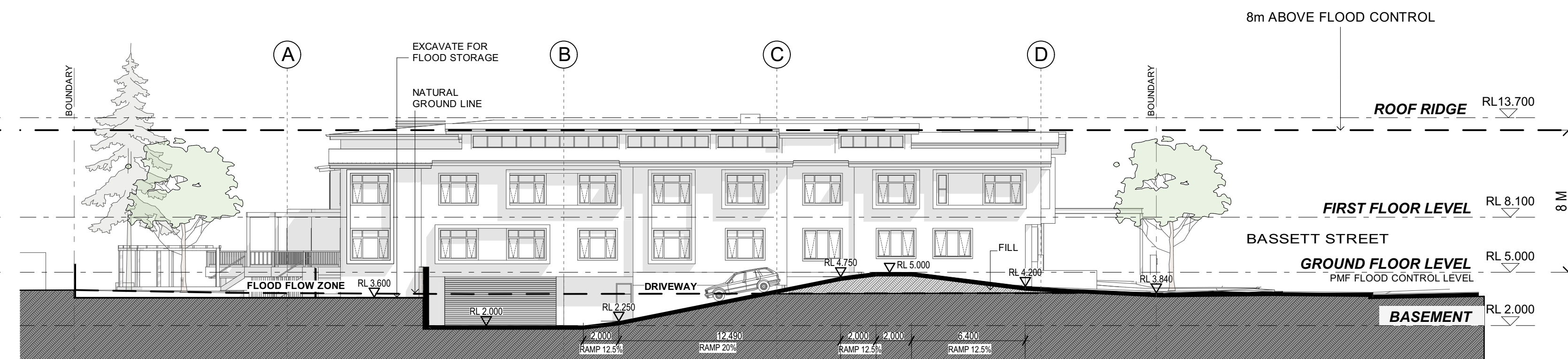




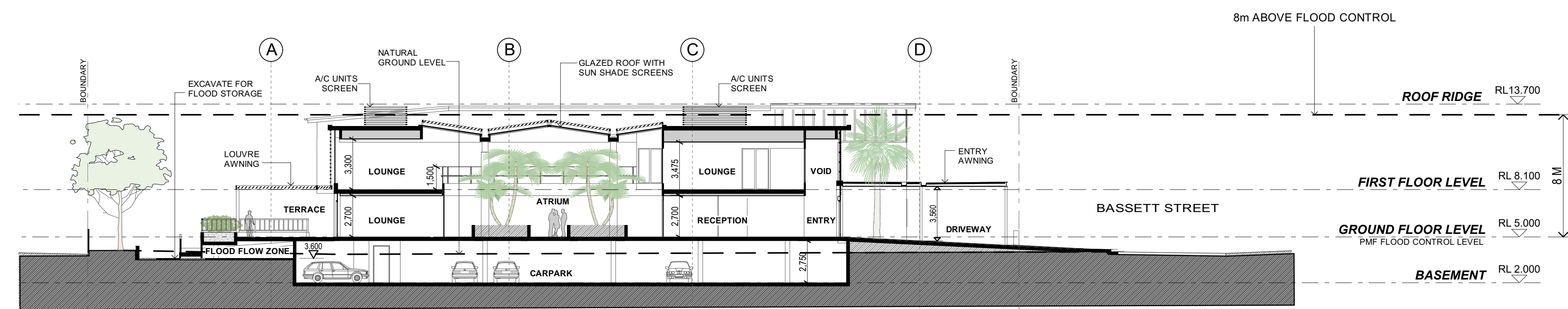
SECTION A



SECTION B

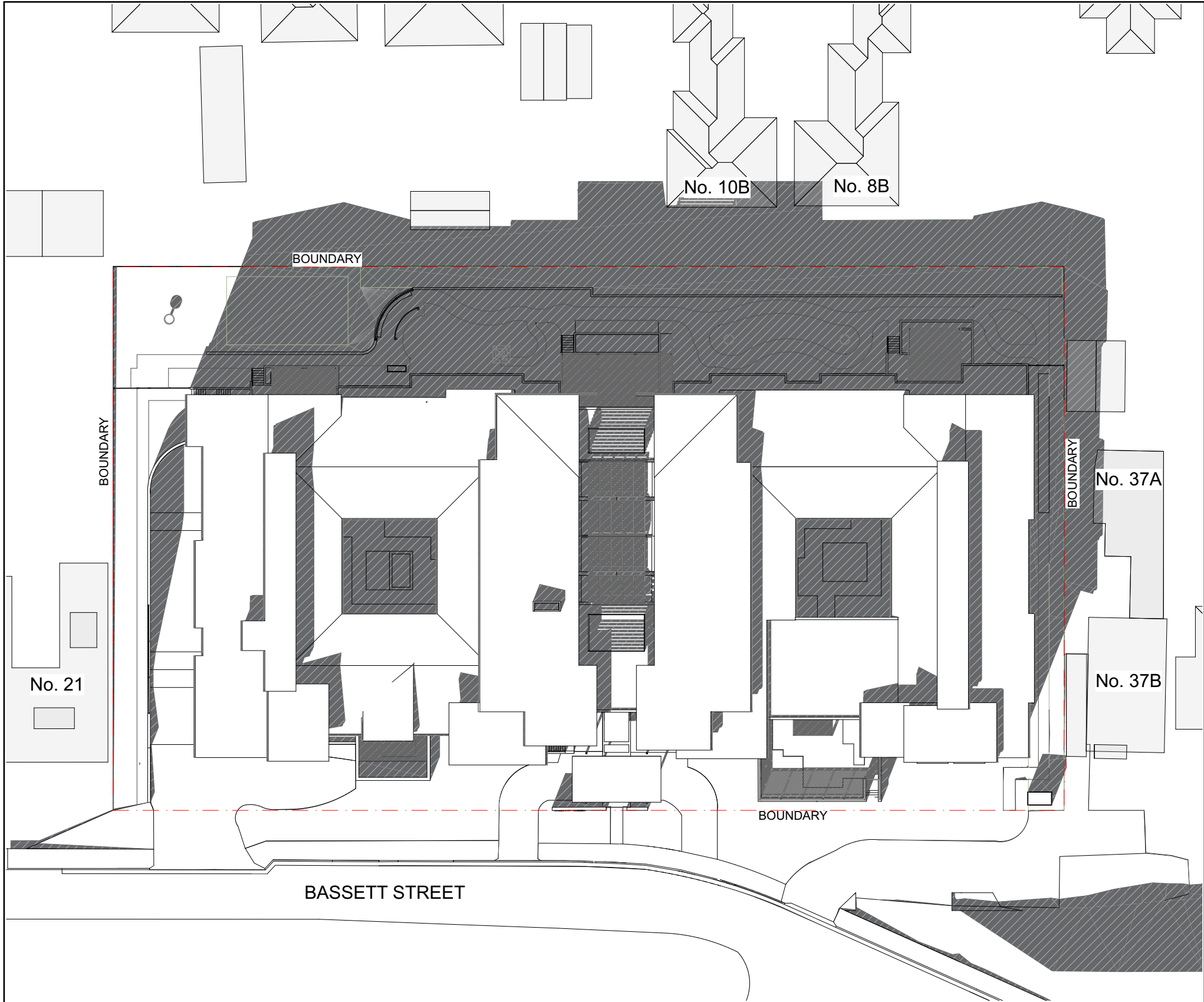


SECTION C

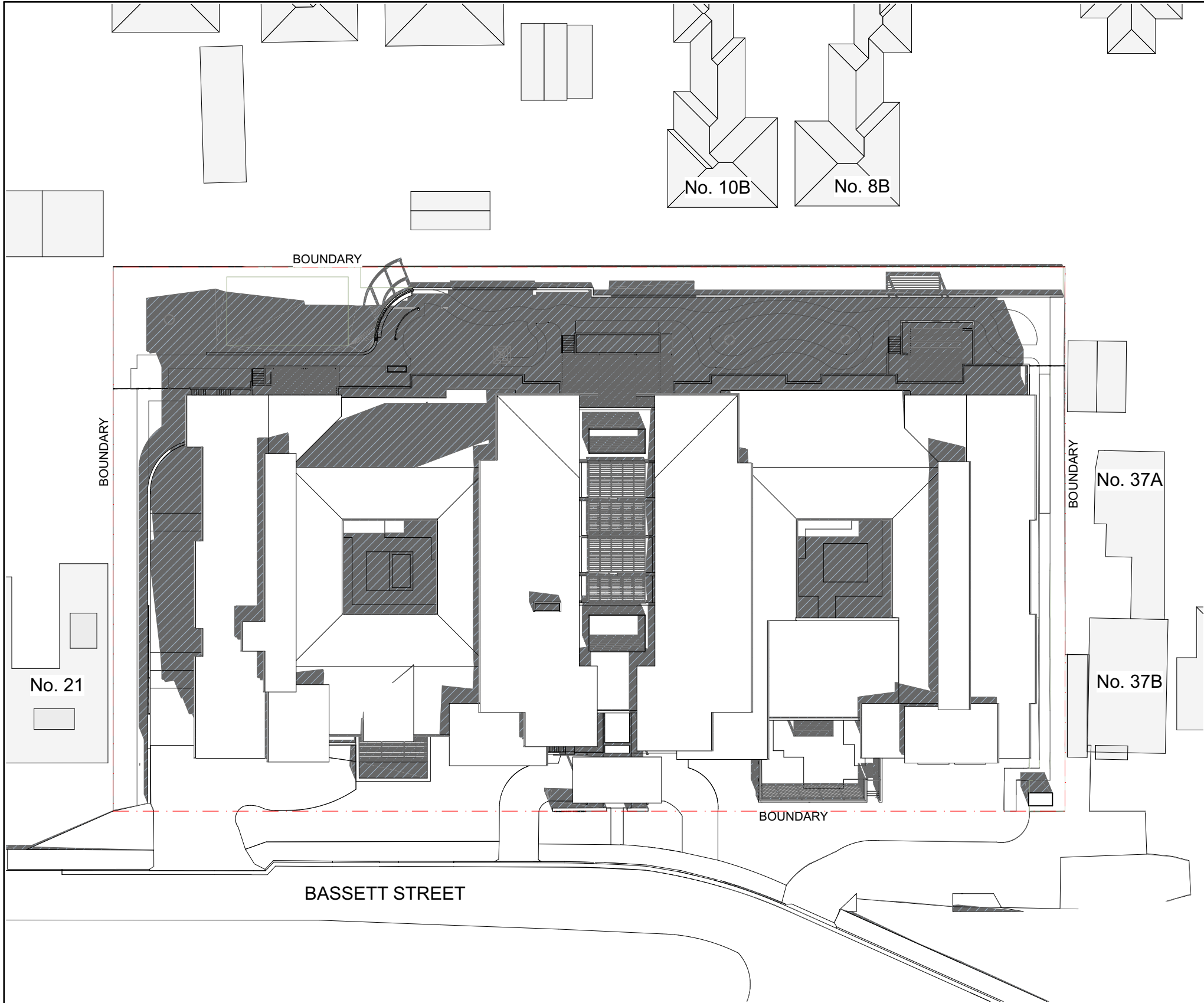


SECTION E

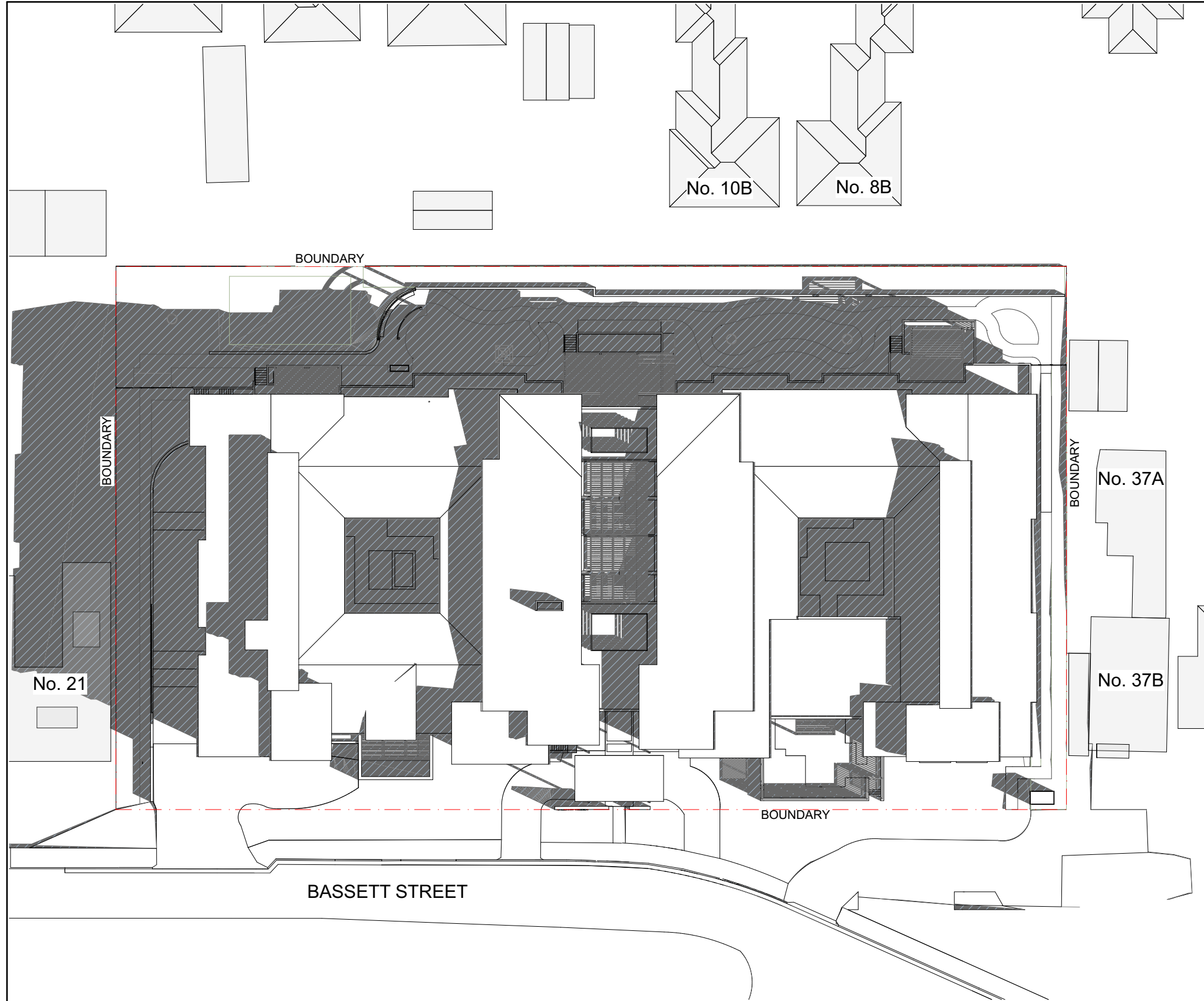




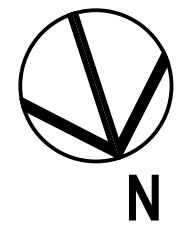
Jun-22-9am



Jun-22-12pm



Jun-22-3pm





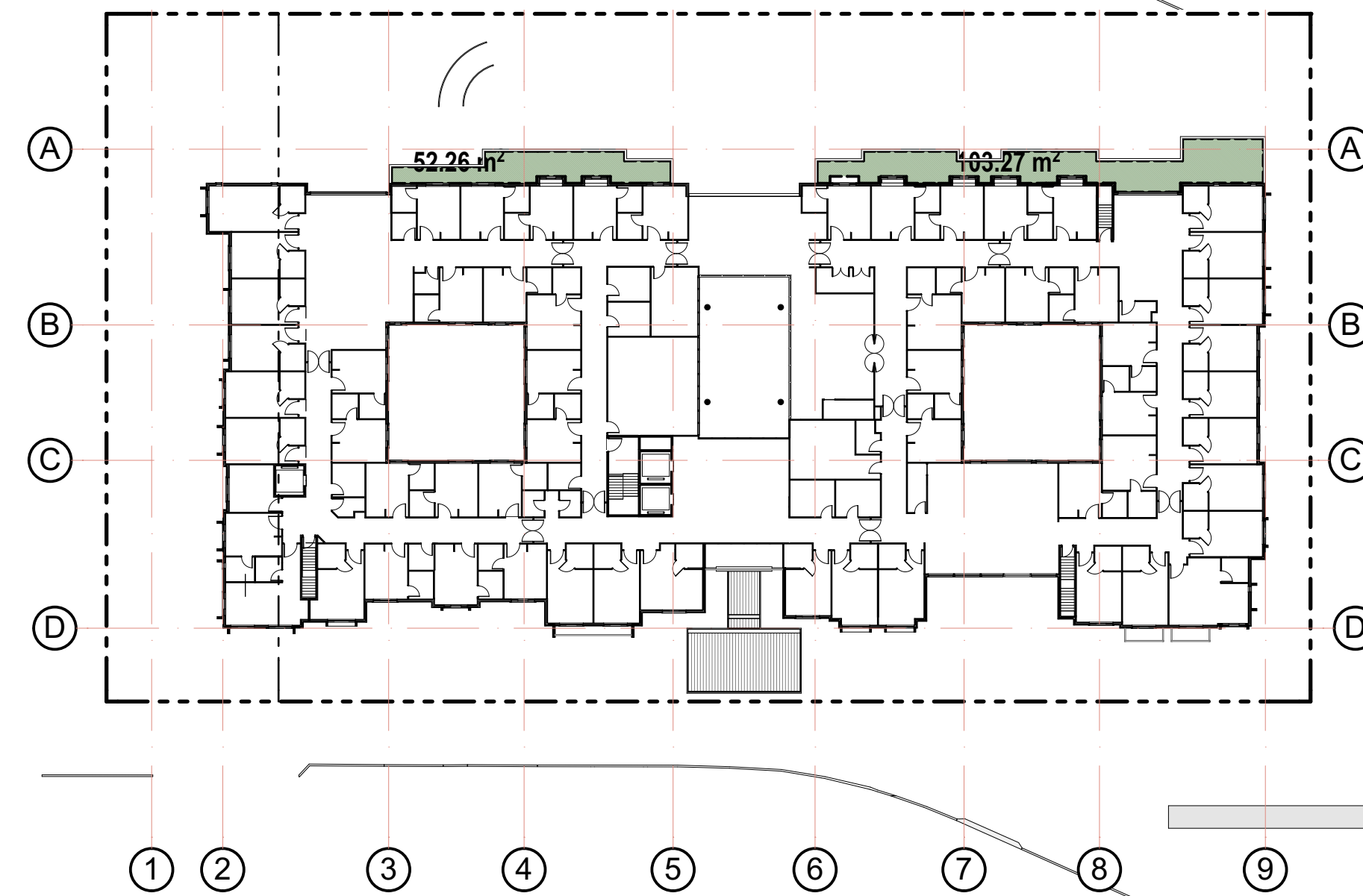
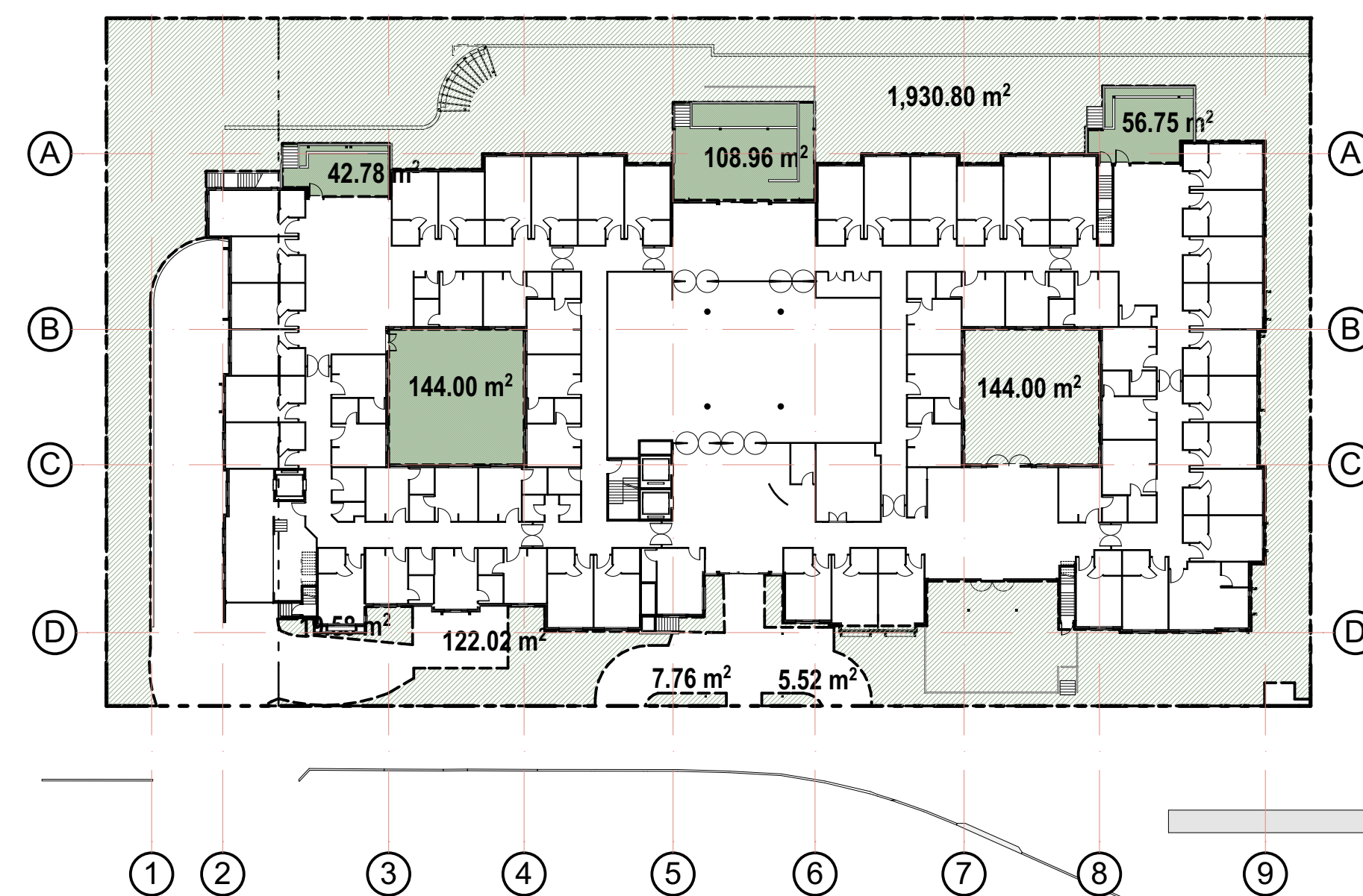
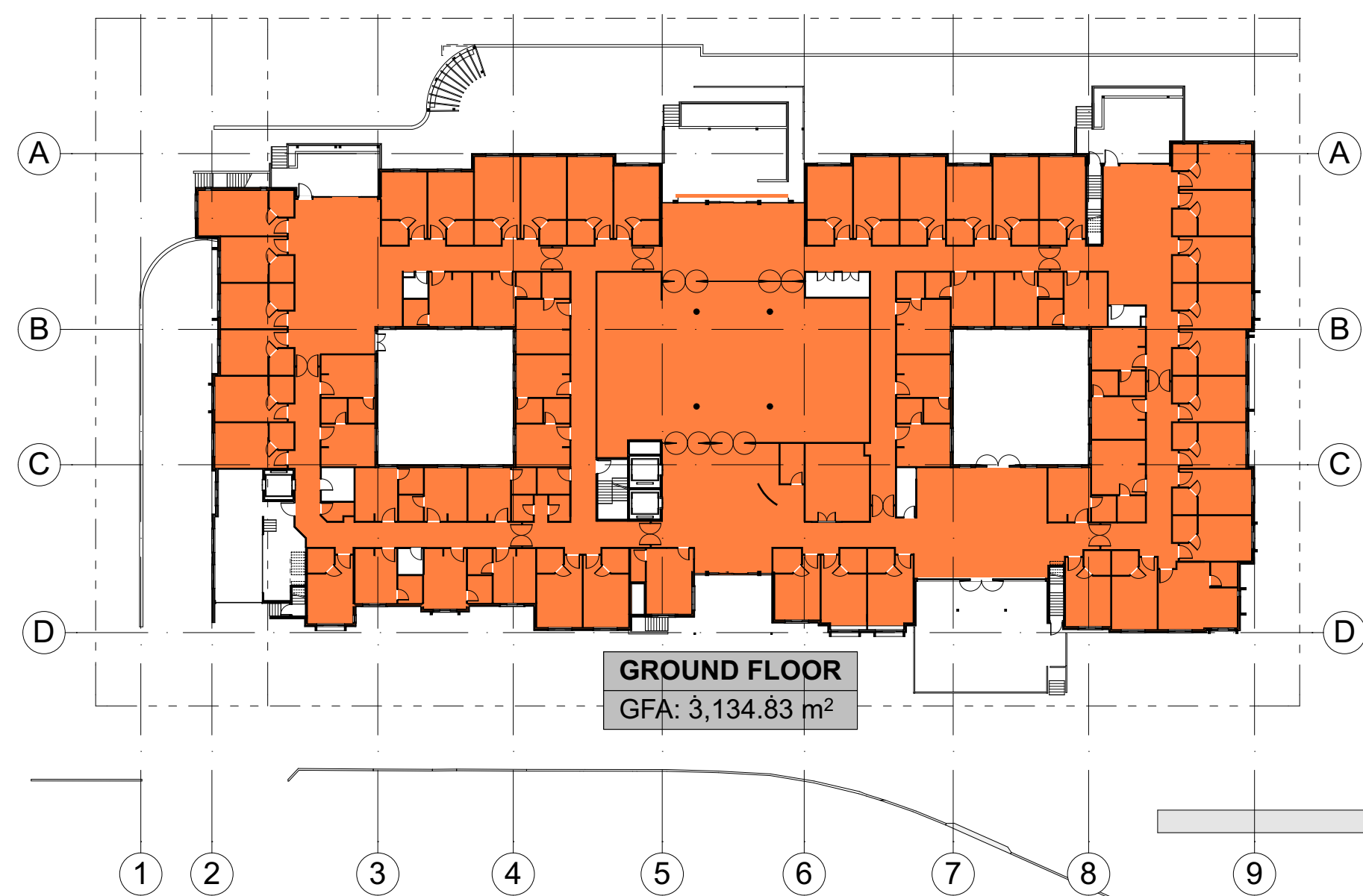
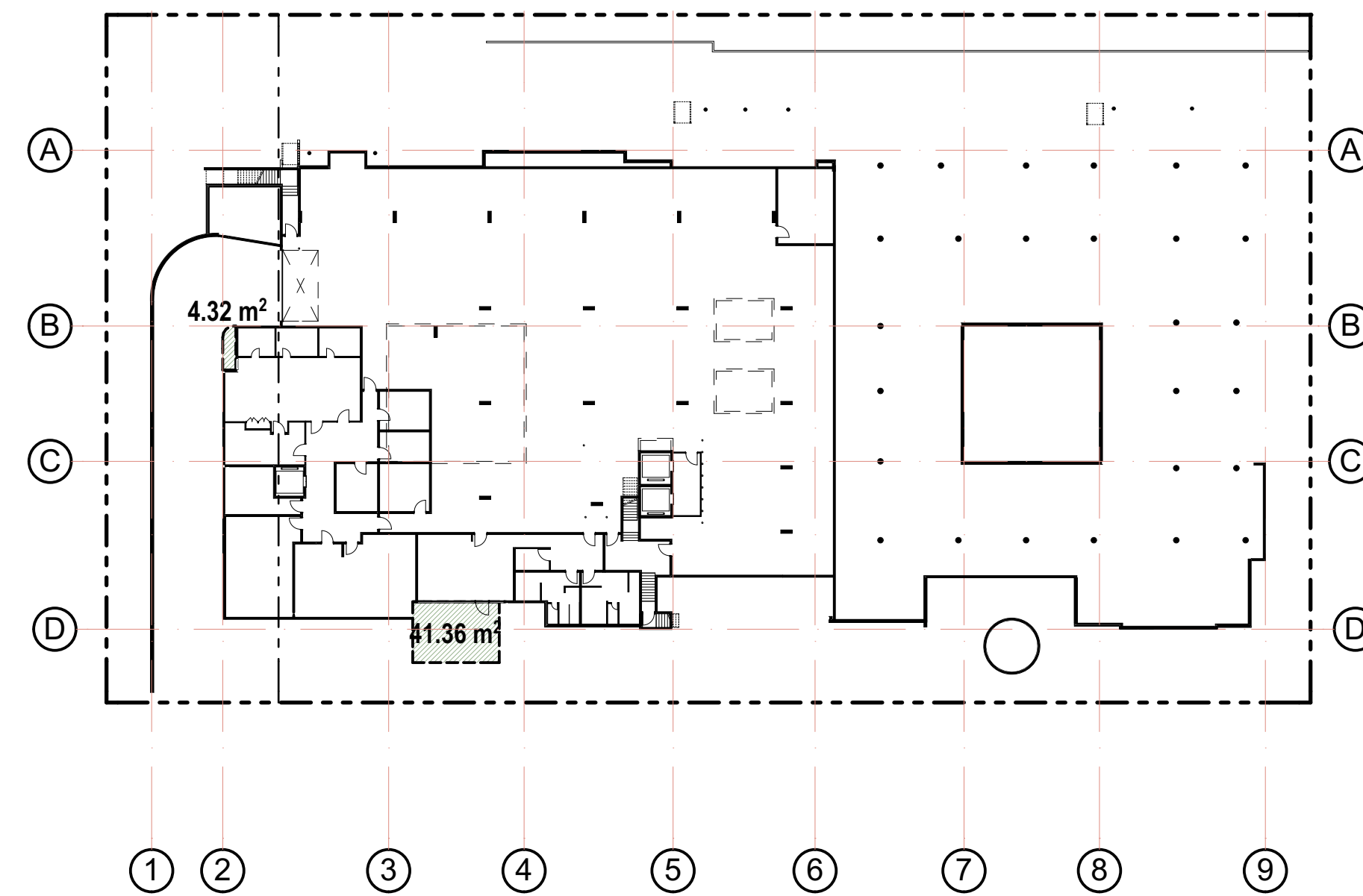
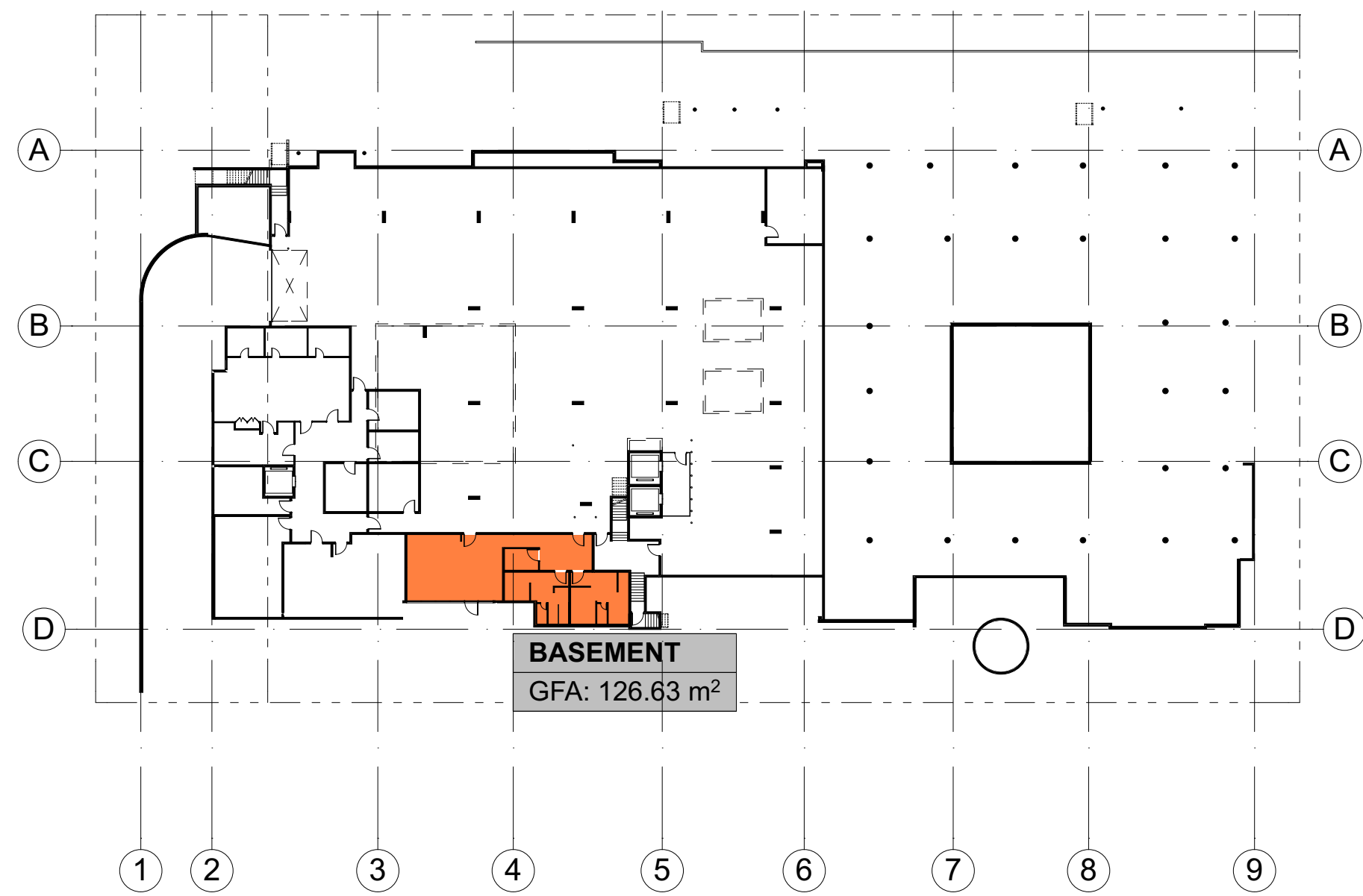


BASSETT STREET VIEW



ENTRY





**LANDSCAPE AREA**

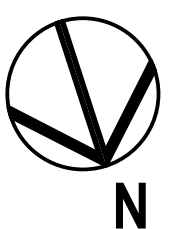
- PLANTER
- DEEP SOIL

**AREAS**

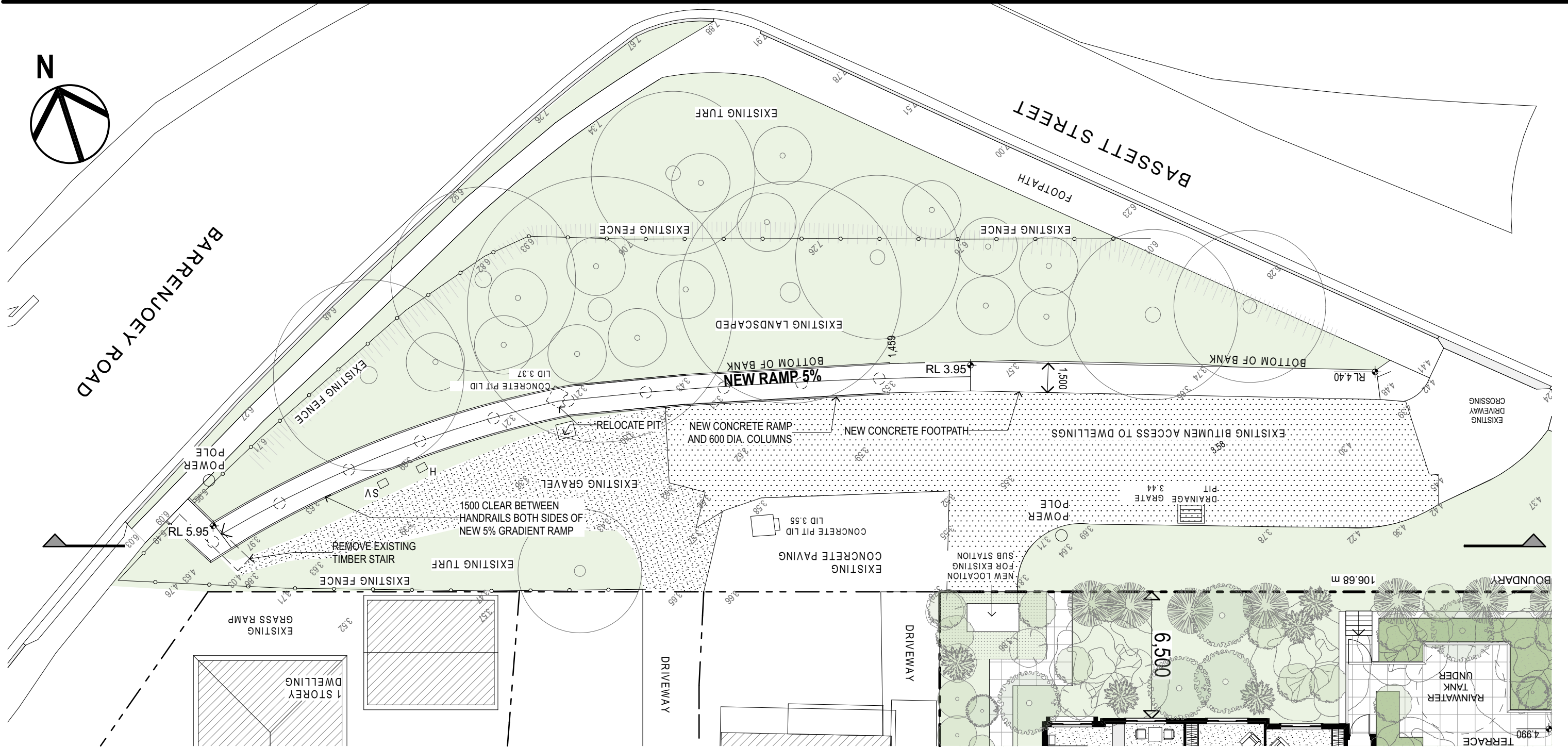
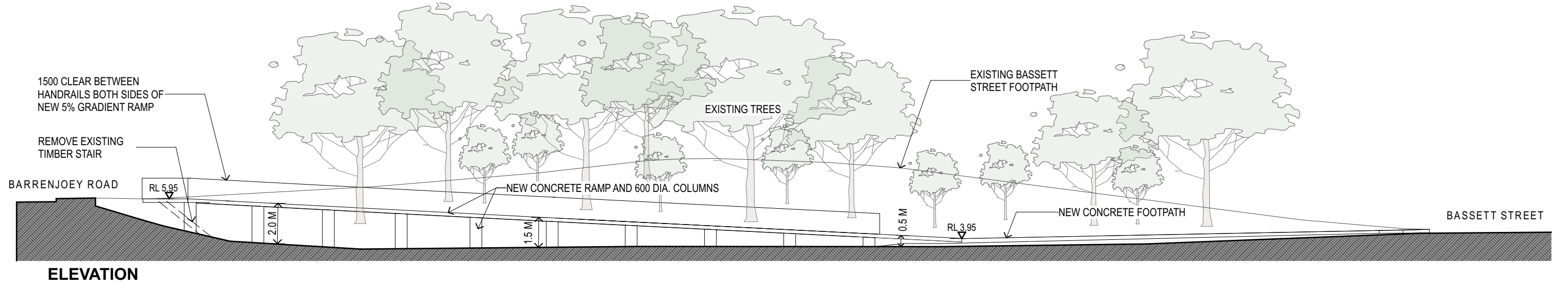
|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| SITE AREA                 | 6503 m <sup>2</sup>                                   |
| <b>G.F.A</b>              | <b>6165 m<sup>2</sup> (0.95:1)</b>                    |
| DEEP SOIL PLANTING        | 2275 m <sup>2</sup> (35%)                             |
| LANDSCAPED AREA (by SEPP) | 2784 m <sup>2</sup> (43%)<br>(24 m <sup>2</sup> /BED) |

**PARKING REQUIREMENTS**

|                    |                                   |
|--------------------|-----------------------------------|
| 50 STAFF           | 25 SPACES                         |
| RESIDENTS 118 BEDS | 11.8 SPACES                       |
| <b>TOTAL</b>       | <b>37 SPACES</b><br>(39 PROPOSED) |





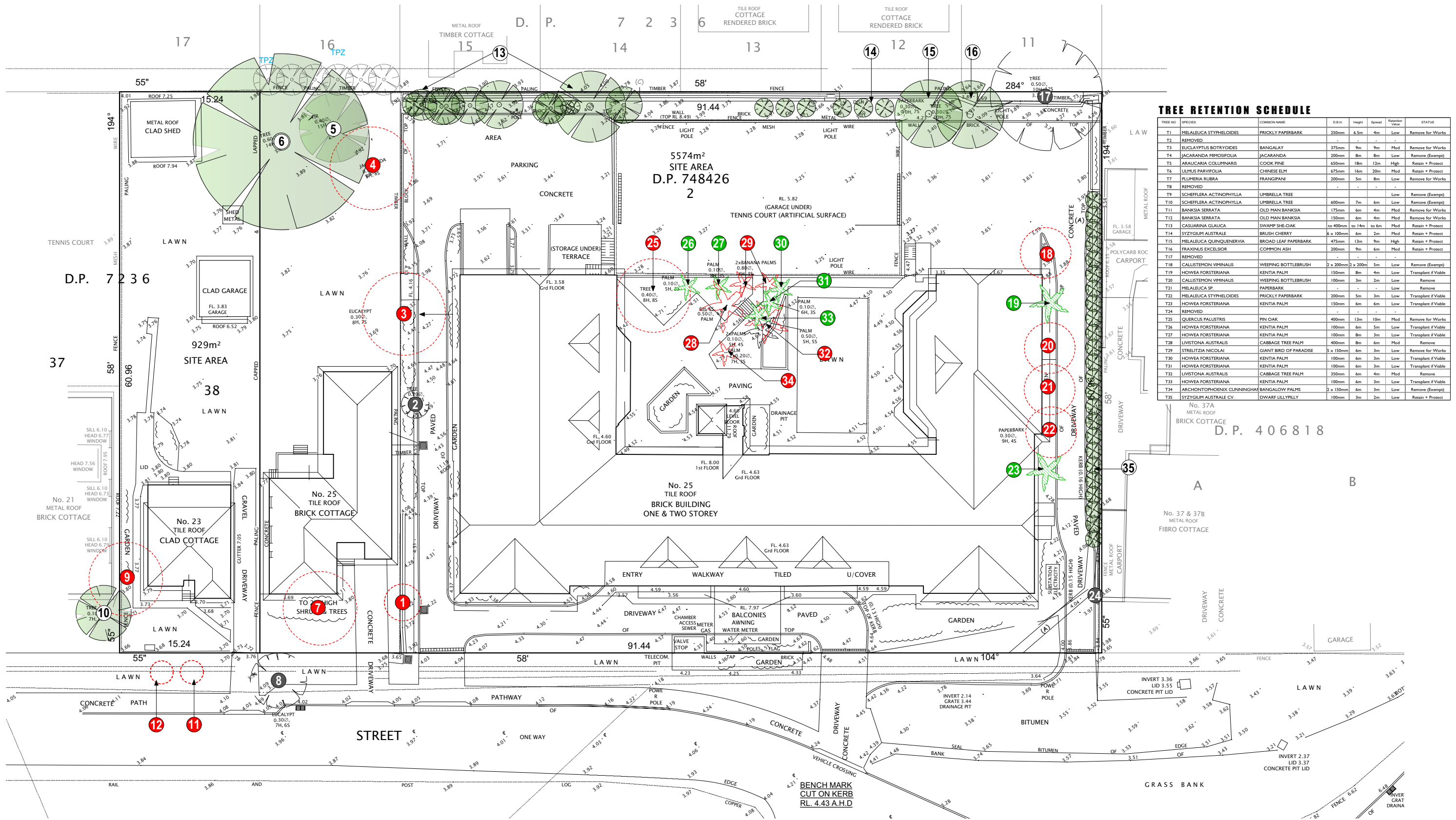


## BUS STOP ACCESS PATH









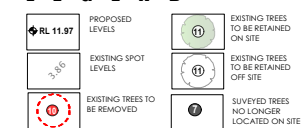
## TREE RETENTION PLAN

SCALE 1:200 @ A1

NOTE  
PLAN TO BE READ IN CONJUNCTION WITH:  
ARCHITECTURAL PLANS BY GARTNER TROVATO ARCHITECTS  
ARBOCULTURAL IMPACT ASSESSMENT BY PAINTREE CONSULTING

0m 2m 4m 6m 8m 10m

## LEGEND



## TREE RETENTION AIMS

THE LANDSCAPE DESIGN FOR THE SITE AIMS TO RETAIN EXISTING TREES WHEREVER POSSIBLE WITH A PRIORITY BEING:

- TO REMOVE ONLY THOSE TREES LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED BUILDING OR DRIVEWAY OR THOSE TREES DEEMED BY THE PROJECT ARCHITECT TO BE UNSTABLE, BEYOND THEIR USEFUL LIFE EXPECTANCY / SINCECUT, OR THOSE TREES IDENTIFIED AS EXEMPT FROM PROTECTION UNDER PIT/WATER DCP.
- TO RETAIN NATIVE TREES T13 CASUARINA GLAUCA, T14 SYZIGIUM AUSTRALIS, T15 MELALEUCA QUINQUENARIA ALONG THE SOUTHERN BOUNDARY WHICH OFFER ESTABLISHED SCREENING AND AMENITY.
- TO TRANSPLANT SUITABLE MATURE PALM TREES REQUIRED TO BE REMOVED FOR THE DEVELOPMENT ELSEWHERE ON SITE SO AS TO PROVIDE AN ESTABLISHED CONTRIBUTION TO THE FUTURE LANDSCAPE AREAS OF THE AGED FACILITY.
- TO RETAIN EXISTING SCREEN SHRUBS T35 SYZIGIUM AUSTRALIS IDENTIFIED BY SURVEY ON WESTERN BOUNDARY AS VALUABLE PRIVACY SCREENING ALONG NEIGHBOURING PROPERTY BOUNDARY.
- THE LANDSCAPE PLANS HAVE BEEN INFORMED BY THE DETAILED ARBOCULTURAL REPORT PREPARED BY URBAN FORESTRY AUSTRALIA. TREE NUMBERS ALLOCATED IN THE ARBOCULTURAL REPORT HAVE BEEN USED ON LANDSCAPE PLANS. SEVERAL YOUNG TREES / SHRUBS, CONSIDERED USEFUL FOR RETENTION AND NOT SHOWN ON SURVEY HAVE ALSO BEEN INCLUDED ON LANDSCAPE PLANS.



trish dobson landscape architecture  
24a MARINE PARADE, AVALON, NSW 2107  
0428 983020  
trish@trishdobson.com.au  
REGISTERED LANDSCAPE ARCHITECT #450 - PESTICIDE TREATMENT

DEVELOPMENT APPLICATION  
THOMPSON HEALTH BASSETT  
Proposed Aged Care Facility  
for Thompson Health Care  
23 + 33 BASSETT ST, MONA VALE NSW



## TREE RETENTION PLAN

1:200 @ A1 SCALE  
24.3.20 DATE  
2023 JOB  
DA ISSUE  
2 of 6 SHEET  
2003/ DA-L02 DWG

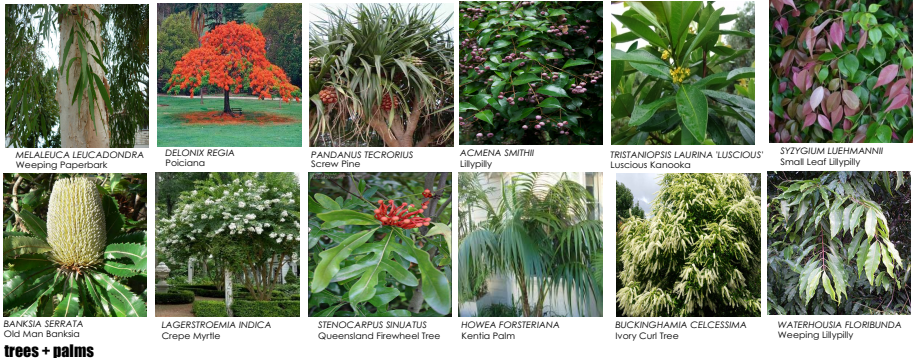












trees + palms



small trees / screen shrubs



small foliage / flowering shrubs



accents + foliage plants



groundcovers + grasses

## PLANTING SCHEDULE - GROUND FLOOR

SPECIES HAVE BEEN SELECTED ON THE BASIS OF DESIGN INTENT AND SUITABILITY TO SITE COASTAL + FLOOD PRONE CONDITIONS. SHRUB AND FOLIAGE PLANTS HAVE BEEN SELECTED TO PROVIDE STIMULATING VARIETY OF SEASONAL COLOUR AND FLOWER AND INCLUDE NATIVES SPECIES AND NOSTALGIC / EXOTIC FLOWERING SHRUBS. SUB-TROPICAL SPECIES HAVE BEEN PROPOSED TO PROVIDE VARIATION OF FOLIAGE AND FOR SHADE TOLERANT CHARACTERISTICS PARTICULARLY IN COURTYARD PLANTERS.

| KEY                                                       | BOTANICAL NAME                    | COMMON NAME                | MATURE HT | No. | POT SIZE  | COMMENTS              |
|-----------------------------------------------------------|-----------------------------------|----------------------------|-----------|-----|-----------|-----------------------|
| GROUND LEVEL PLANTING (INCLUDING DRIVEWAY + STREET TREES) |                                   |                            |           |     |           |                       |
| CANOPY TREES                                              |                                   |                            |           |     |           |                       |
| AS                                                        | ACHENA SMITHII                    | LILLYPILLY                 | 10m       | 1   | 75 litre  | LOCAL SPECIES         |
| BS                                                        | BANKSIA SERATA                    | OLD MAN BANKSIA            | 8m        | 2   | 75 litre  | LOCAL SPECIES         |
| DR                                                        | DELONIX REGIA                     | PONCIANA                   | 8m        | 2   | 200 litre |                       |
| ML                                                        | MELALEUCA LEUCADENDRA             | WEeping PAPERBARK          | 10m       | 4   | 75 litre  |                       |
| WF                                                        | WATERHOUSEIA FLORIBUNDA           | WEeping LILLYPILLY         | 8m        | 1   | 75 litre  |                       |
| SMALL FEATURE TREES                                       |                                   |                            |           |     |           |                       |
| AF                                                        | AGONIS FLEXUOSA 'AFTER DARK'      | BURGUNDY WILLOW MYRTLE     | 5m        | 6   | 300mm     |                       |
| BC                                                        | BUCKINGHAMIA CELESISIMA           | WOody CURL TREE            | 5m        | 2   | 300mm     |                       |
| HTR                                                       | HIBISCUS TILACEUS 'RUBRA'         | BURGUNDY COTTONWOOD        | 5m        | 6   | 300mm     | LOCAL SPECIES         |
| LI                                                        | LAGERSTROEMIA INDICA 'NATCHEZ'    | WHITE CRPE MYRTLE          | 5m        | 7   | 75 litre  |                       |
| PLT                                                       | PANDANUS TECTORIUS                | SCREW PINE                 | 3m        | 3   | 200 litre |                       |
| SL                                                        | SYZYGIUM LUEHMANNII               | SMALL LEAF LILLYPILLY      | 5m        | 10  | 75 litre  |                       |
| TL                                                        | TRISTANOPSIS LAURINA 'LUSCIOUS'   | WATER GUM                  | 5m        | 5   | 75 litre  |                       |
| SHRUBS                                                    |                                   |                            |           |     |           |                       |
| ASS                                                       | ACHENA SMITHII 'SUBLIME'          | DWARF LILLYPILLY           | 4m        | 9   | 300mm     | PRUNE TO TALL HEDGE   |
| AW                                                        | ACALYPHA WILKESIANA               |                            | 3m        | 7   | 300mm     | PRUNE TO THICKEN      |
| BL                                                        | BRUNSFELIA LATIFOLIA              | 'YESTERDAY TODAY TOMORROW' | 1m        | 12  | 200mm     |                       |
| BBC                                                       | BANKSIA 'BIRTHDAY CANDLES'        | BIRTHDAY CANDLES           | 1m        | 8   | 200mm     | BIRD CORRIDOR         |
| BGC                                                       | BANKSIA 'GIANT CANDLES'           | GIANT CANDLES              | 2m        | 7   | 200mm     | BIRD CORRIDOR         |
| BV                                                        | BACOPA VIRGATA 'DWARF'            | DWARF BACOPA               | 1m        | 3   | 200mm     | BIRD CORRIDOR         |
| CS                                                        | CAMELLIA SASANGUA 'MINE-NO-YUKI'  | ESPALEBED CAMELLIA         | 3m        | 36  | 300mm     | AT 750mm c/s          |
| CS                                                        | CAMELLIA SASANGUA                 | CAMELLIA                   | 3m        | 3   | 300mm     |                       |
| CH                                                        | CARISSA MACROCARPA 'EMERALD STAR' | DESERT STAR                | 1m        | 113 | 200mm     | PRUNE TO SHAPE        |
| CGW                                                       | CASUARINA 'GREEN WAVE'            | DWARF SHE-OAK              | 1.5m      | 27  | 200mm     | PRUNE TO SHAPE        |
| CH                                                        | CALLISTEMON VIM. 'MACARTHUR'      | RED BOTTLEBRUSH            | 3m        | 9   | 300mm     | BIRD CORRIDOR         |
| CJ                                                        | CALLISTEMON 'LITTLE JOHN'         | DWARF BOTTLEBRUSH          | 0.8m      | 6   | 200mm     | BIRD CORRIDOR         |
| CF                                                        | CHRYSANTHEMUM FRUTICOSA           | MARGUERITE DAISY           | 1m        | 16  | 200mm     |                       |
| CIT                                                       | CITRUS SP.                        | MIXED CITRUS TREES         | 2.5m      | 6   | 300mm     | PRUNE TO SHAPE        |
| EM                                                        | ELEAGNUS MACROPHYLLA              | RUSSIAN OLIVE              | 3m        | 13  | 300mm     |                       |
| EE                                                        | ELEAGNUS EBBINGE 'COMPACTA'       | DWARF RUSSIAN OLIVE        | 0.7m      | 44  | 200mm     | PRUNE TO SHAPE        |
| GPC                                                       | GREVILLEA 'PEACHES + CREAM'       | PEACHES + CREAM            | 1m        | 4   | 200mm     | BIRD CORRIDOR         |
| GWR                                                       | GREVILLEA 'WATTLE BIRD'           | YELLOW GREVILLEA           | 1.4m      | 4   | 200mm     | BIRD CORRIDOR         |
| GCV                                                       | GREVILLEA 'CRIMSON VILLET'        | CRIMSON VILLET             | 1m        | 14  | 200mm     | PRUNE TO SHAPE        |
| GSS                                                       | GREVILLEA 'SCARLET SPITE'         | RED GREVILLEA              | 1m        | 4   | 200mm     | BIRD CORRIDOR         |
| GK                                                        | GREVILLEA 'HONEY GEM'             | GOLDEN GREVILLEA           | 2.5m      | 1   | 200mm     | BIRD CORRIDOR         |
| GMP                                                       | GREVILLEA 'MISTY PINK'            | PINK GREVILLEA             | 2.5m      | 3   | 200mm     | BIRD CORRIDOR         |
| GML                                                       | GREVILLEA 'MOONLIGHT'             | CREAM GREVILLEA            | 2.5m      | 2   | 200mm     | BIRD CORRIDOR         |
| GF                                                        | GARDENIA AUGUSTA 'FLORIDA'        | GARDENIA                   | 0.12m     | 34  | 300mm     | PRUNE TO SHAPE        |
| HTD                                                       | HYDRANGEA 'TOKYO DELIGHT'         | LACECAP HYDRANGEA          | 1m        | 10  | 200mm     | PRUNE TO SHAPE        |
| HM                                                        | HYDRANGEA MACROPHYLLA             | HYDRANGEA                  | 1m        | 6   | 200mm     | PRUNE TO SHAPE        |
| HIB                                                       | HIBISCUS 'TIAN WHITE'             | WHITE HIBISCUS             | 2m        | 23  | 200mm     | PRUNE TO SHAPE        |
| IND                                                       | INDIGOFERA AUSTRALIS              | NATIVE INDIGO              | 1.5m      | 3   | 200mm     | BIRD CORRIDOR         |
| LN                                                        | LAURUS NOBILIS                    | BAY LAUREL                 | 2m        | 9   | 300mm     | PRUNE AS NARROW HEDGE |
| LC                                                        | LEPTOSPERMUM 'CARDWELL'           | CARDWELL TIA TREE          | 1m        | 4   | 200mm     | BIRD CORRIDOR         |
| LCP                                                       | LOREPETAUM 'CHINA PINK'           | PINK FRINGE FLOWER         | 1m        | 23  | 200mm     | PRUNE TO SHAPE        |
| HLG                                                       | MAGNOLIA 'LITTLE GEM'             | DWARF MAGNOLIA             | 2m        | 20  | 300mm     | PRUNE TO SHAPE        |
| PP                                                        | PLUMERIA PUDICA                   | EVERGREEN FRANGIPANI       | 2.5m      | 7   | 300mm     | PRUNE TO SHAPE        |
| NGS                                                       | NANDINA 'GULF STREAM'             | DWARF SACRED BAMBOO        | 1m        | 33  | 200mm     |                       |
| PHL                                                       | PLECTRANTHUS 'MONA LAVANDER'      | MAUIE PURFLOWER            | 1m        | 6   | 200mm     | PRUNE TO SHAPE        |
| PA                                                        | PLECTRANTHUS ARGENTATUS           | SILVER PLECTRANTHUS        | 1m        | 15  | 200mm     | PRUNE TO SHAPE        |
| RS                                                        | ROSMARINUS OFF. 'CHIEF'S CHOICE'  | ROSEMARY                   | 0.8m      | 46  | 200mm     | PRUNE TO LOW HEDGE    |
| R                                                         | RADERMACHERA SIN. 'SUMMERSCENT'   | ASIAN BELL FLOWER          | 2m        | 9   | 300mm     | PRUNE TO SHAPE        |
| R                                                         | RAPHIOLEPS 'ORIENTAL PEARL'       | DWARF HAWTHORN             | 0.6m      | 4   | 300mm     | PRUNE TO BALL SHAPE   |
| R                                                         | RAPHIOLEPS x INTERMEDIA           | INDIAN HAWTHORN            | 1m        | 16  | 200mm     | PRUNE TO SHAPE        |
| SA                                                        | SYZYGIUM AUSTRALIS 'RESILIENCE'   | DWARF LILLYPILLY           | 2.5m      | 12  | 300mm     | PRUNE TO HEDGE        |
| SIS                                                       | SALVIA 'INDIGO SPIRES'            | INDIGO SPIRES SAGE         | 1m        | 12  | 200mm     |                       |
| TA                                                        | TIBOUCHINA 'ALSTONVILLE'          | LASANDRA                   | 3m        | 1   | 300mm     |                       |
| GRASSES, ACCENTS + LILIES                                 |                                   |                            |           |     |           |                       |
| ARTHROPODIUM CIRCATUM                                     | BURGUNDY ALCANTERA                |                            | 0.7m      | 31  | 200mm     |                       |
| ALPINA ZERUMBERT 'VAREGATA'                               | VAREGATED GINGER                  |                            | 1.2m      | 24  | 200mm     |                       |
| ALPINA CASULEIA 'RED LEAF FORM'                           | RED LEAF NATIVE GINGER            |                            | 1.8m      | 8   | 200mm     |                       |
| ANGIOZANTHUS 'LANDSCAPE RED'                              | RED KANGAROO PAWES                |                            | 0.5m      | 16  | 150mm     |                       |
| CANNA 'TROPICANA'                                         | TROPICANA CANA LILY               |                            | 1m        | 24  | 200mm     |                       |
| CORDYLIN 'RUBRA'                                          | RED PALM LILY                     |                            | 2m        | 9   | 200mm     |                       |
| CORDYLIN 'PINK DIAMOND'                                   | PINK DIAMOND PALM LILY            |                            | 2m        | 8   | 200mm     |                       |
| DORYANTHES EXCELSA                                        | GYMEA LILY                        |                            | 1.2m      | 23  | 300mm     |                       |
| HYMENOCALLIS LITTORALIS                                   | SPIDEL LILY                       |                            | 0.4m      | 18  | 150mm     |                       |
| LOMANDRA 'LIME TUFF'                                      | DWARF MAT RUSH                    |                            | 0.5m      | 130 | 150mm     |                       |
| NEOMARICA GRACILIS                                        | WALKING LILY                      |                            | 0.5m      | 48  | 150mm     |                       |
| PENNISETUM ALOPEC. 'NAFRAY'                               | NAFRAY SWAMP GRASS                |                            | 1m        | 28  | 150mm     |                       |
| PHILODENDRON 'KANADI'                                     | DWARF PHILODENDRON                |                            | 0.7m      | 53  | 200mm     |                       |
| PHORMIUM TENAX 'PURPUREA'                                 | BURGUNDY N.Z. FLAX                |                            | 1.2m      | 34  | 200mm     |                       |
| RESTIO TETRAPHYLLUM                                       | TASSEL REED                       |                            | 1m        | 13  | 150mm     |                       |
| XANTHORHOEA AUSTRALIS                                     | GRASS TREE                        |                            | 1m        | 9   | 300mm     |                       |
| ZAMOCULCAS ZAMIFOLIA                                      | ZANZIBAR GEM, Z-Z PLANT           |                            | 1m        | 25  | 300mm     |                       |
| CLIMBERS, GROUNDCOVERS + PERENNIALS                       |                                   |                            |           |     |           |                       |
| CASUARINA 'COUSIN IT'                                     | PROSTRATE SHE-OAK                 |                            | glover    | 36  | 200mm     |                       |
| CHRYSOCEPHALUS APICULATUM                                 | YELLOW BUTTONS                    |                            | glover    | 18  | 150mm     |                       |
| GAZANIA TOMENTOSA                                         | GREY GAZANIA                      |                            | glover    | 14  | 150mm     |                       |
| GREVILLEA JUNIPERINA 'GOLD CLUSTER'                       | PROSTRATE GREVILLEA               |                            | glover    | 8   | 150mm     |                       |
| MYOPORIUM PARVIFOLIUM 'YAREENA'                           | CREeping BOOBIALA                 |                            | glover    | 16  | 150mm     |                       |
| PACHYSTEGIA INSIGNIS                                      | MARLBOROUGH ROCK DAISY            |                            | glover    | 24  | 150mm     |                       |
| ZOYSIA TENUIFOLIA                                         | TEMPLE GRASS                      |                            | glover    | 48  | 150mm     | PLANT UNDER PANDANUS  |

## PLANTING SCHEDULE ON-SLAB TERRACE PLANTERS + COURTYARDS

|                                                     |                              |                        |           |       |           |                    |
|-----------------------------------------------------|------------------------------|------------------------|-----------|-------|-----------|--------------------|
| COURTYARDS + GROUND FLOOR TERRACE PLANTER           |                              |                        |           |       |           |                    |
| DINING ROOM INTERNAL COURTYARD - DEEP SOIL PLANTING |                              |                        |           |       |           |                    |
| DR                                                  | DELONIX REGIA                | PONCIANA               | 8m        | 1     | 200 litre | IN DEEP PLANTER    |
| AHL                                                 | ABUTILON x HYBRIDUM          | CHINESE LANTERNS       | 2.5m      | 7     | 300mm     |                    |
| ALC                                                 | ALCANTERA IMPERIALIS         | ALCANTERA              | 0.6m      | 8     | 300mm     |                    |
| B                                                   | BUXUS MICROPHYLLA 'JAPONICA' | JAPANESE BOX           | 0.6m      | 46    | 200mm     | PRUNE TO LOW HEDGE |
| CS                                                  | CAMELLIA SASANGUA            | CAMELLIA               | 1.8m      | 14    | 300mm     | NARROW HEDGE       |
| C                                                   | CORDYLIN 'PINK DIAMOND'      | PINK DIAMOND PALM LILY | 2m        | 18    | 200mm     |                    |
| GF                                                  | GARDENIA AUGUSTA 'FLORIDA'   | GARDENIA               | 0.8m      | 8     | 200mm     | PRUNE TO LOW HEDGE |
| NGS                                                 | NANDINA 'GULF STREAM'        | DWARF SACRED BAMBOO    | 0.8m      | 12    | 200mm     |                    |
| PH                                                  | PHILODENDRON 'ROJO CONGO'    | ROJO CONGO             | 0.6m      | 22    | 200mm     |                    |
| S                                                   | SPATHIPHYLLUM 'SENSATION'    | SEASANTION PEACE LILY  | 0.8m      | 16    | 200mm     |                    |
| MAZ                                                 | MAZUS REPTANS                | FAIRY DUST             | gr/clover | 50    | 100mm     | PLANT UNDER        |
| ZOYSIA TENUIFOLIUM                                  | TEMPLE GRASS                 | gr/clover              | 80        | 100mm | 100mm     | PLANT UNDER REGIUM |

|                                  |                                 |                        |      |    |           |                    |
|----------------------------------|---------------------------------|------------------------|------|----|-----------|--------------------|
| INTERNAL WATER FEATURE COURTYARD |                                 |                        |      |    |           |                    |
| AM                               | ACANTHUS MOLLIS                 | OYSTER PLANT           | 1m   | 12 | 200mm     | UNDER STENOCARPUS  |
| BC                               | BEGONIA ACONITIFORMIS           | CANE BEGONIA           | 1m   | 18 | 200mm     |                    |
| B                                | BUXUS MICROPHYLLA 'JAPONICA'    | JAPANESE BOX           | 0.6m | 86 | 200mm     | PRUNE TO LOW HEDGE |
| HL                               | HYMENOCALLIS LITTORALIS         | SPIDEL LILY            | 0.4m | 14 | 200mm     |                    |
| HF                               | HOWEA FORSTERIANA               | KENTIA PALM            | 5m   | 3  | 100 litre | IN DEEP PLANTER    |
| HE                               | RESINE HERBSTI                  | BLOODLEAF              | 0.8m | 14 | 200mm     |                    |
| LEG                              | URIOPE 'EVERGREEN GIANT'        | GIANT TURF LILY        | 0.6m | 34 | 150mm     | EDGING             |
| MC                               | MECHIELIA 'COCO'                | COCO                   | 1.5m | 4  | 300mm     |                    |
| PX                               | PHILODENDRON 'KANADI'           | DWARF PHILODENDRON     | 0.8m | 12 | 200mm     |                    |
| RS                               | RADERMACHERA SIN. 'SUMMERSCENT' | ASIAN BELL FLOWER      | 2m   | 6  | 300mm     |                    |
| R                                | RAPHIOLEPS x INTERMEDIA         | INDIAN HAWTHORN        | 1m   | 6  | 200mm     |                    |
| RE                               | RAPHIS EXCELSA                  | INDIAN PALM, LADY PALM | 2m   | 9  | 300mm     |                    |
| SS                               | STENOCARPUS SINIATUS            | QLD FIREWHEEL TREE     | 6m   | 1  | 100 litre |                    |

|                     |                      |                         |      |    |           |                  |
|---------------------|----------------------|-------------------------|------|----|-----------|------------------|
| LOBBY ATRIUM LOUNGE |                      |                         |      |    |           |                  |
|                     | HOWEA FORSTERIANA    | KENTIA PALM             | 6m   | 2  | 500 litre | APPROX. 3M TRUNK |
|                     | ZAMOCULCAS ZAMIFOLIA | ZANZIBAR GEM, Z-Z PLANT | 0.7m | 12 | 300mm     | UNDER PALMS      |

|                              |                      |             |      |    |           |                  |
|------------------------------|----------------------|-------------|------|----|-----------|------------------|
| STAFF COURT - BASEMENT LEVEL |                      |             |      |    |           |                  |
| HF                           | HOWEA FORSTERIANA    | KENTIA PALM | 6m   | 3  | 100 litre | APPROX. 3M TRUNK |
|                              | PHILODENDRON 'CONGO' | ROJO CONGO  | 0.8m | 12 | 200mm     | BACKGROUND       |
|                              | CLIVEA MINATA        | KAFIR LILY  | 0.6m | 16 | 200mm     | FOREGROUND       |

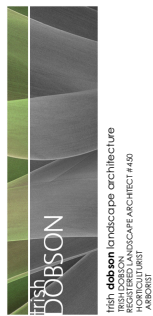
|                                         |                             |                      |           |    |       |                     |
|-----------------------------------------|-----------------------------|----------------------|-----------|----|-------|---------------------|
| GROUND FLOOR TERRACES - SOUTHERN GARDEN |                             |                      |           |    |       |                     |
|                                         | DORYANTHES EXCELSA          | GYMEA LILY           | 1m        | 4  | 300mm |                     |
| NGS                                     | NANDINA 'GULF STREAM'       | DWARF SACRED BAMBOO  | 0.8m      | 10 | 300mm |                     |
|                                         | MANDEVILLEA 'PARASOL PINK'  | PINK NAKED LILY      | gr/clover | 7  | 200mm |                     |
|                                         | RAPHIOLEPS 'ORIENTAL PEARL' | DWARF HAWTHORN       | 0.6m      | 18 | 300mm | CLIP TO BALL SHAPES |
|                                         | TRACHELOSPERMUM 'FLAT MAT'  | COMPACT STAR JASMINE | gr/clover | 40 | 200mm |                     |

|                     |                               |                         |           |    |       |                     |
|---------------------|-------------------------------|-------------------------|-----------|----|-------|---------------------|
| FIRST FLOOR PLANTER |                               |                         |           |    |       |                     |
|                     | CYCAS REVOLUTA                | CYCAD, SAGO PALM        | 1m        | 11 | 300mm |                     |
|                     | CARISSA MACRO. 'EMERALD STAR' | EMERALD STAR            | 1m        | 38 | 200mm | CLIP TO BALL SHAPES |
|                     | RAPHIOLEPS 'ORIENTAL PEARL'   | DWARF HAWTHORN          | 1m        | 16 | 300mm | CLIP TO BALL SHAPES |
|                     | STRELITZIA JUNCEA             | FINE LEAF BIRD PARADISE | 1m        | 14 | 200mm |                     |
|                     | LOMANDRA 'LIME TUFF'          | DWARF MAT RUSH          | 0.4m      | 32 | 200mm |                     |
|                     | SENCICIA SERPENS              | BLUE CHALKSTICKS        | gr/clover | 40 | 150mm |                     |
|                     | TRACHELOSPERMUM 'FLAT MAT'    | COMPACT STAR JASMINE    | gr/clover | 50 | 200mm |                     |

### NOTE

REFER TO SHEET L03 FOR DETAILED PLANTING PLAN

### AMENDMENTS



Irish Dobson landscape architecture  
25/5 AVALON PARADE AVALON NSW 2107  
(0616 963020)  
info@irishdobson.com.au

IF THIS DESIGN, LANSCAPE ARCHITECTURE  
IS USED TO CHECK ALL DIMENSIONS PRIOR TO  
WHERE ANY DISCREPANCY EXISTS BETWEEN  
THESE DIMENSIONS SHALL PREVALE.

CLIENT  
Thompson Health Care

PROJECT  
AGED CARE FACILITY  
23 + 33 BASSETT STREET  
MONA VALE

### DRAWING

### PLANTING SCHEDULE + DETAILS

SCALE  
DATE 28.10.20  
ISSUE DA  
SHEET 5 of 6

JOB  
2003

DWG NO  
DA-L05

## GENERAL SPECIFICATIONS

**LANDSCAPE HARDWORKS**  
DEMOLITION, BULK EARTHWORKS, MASONRY RETAINING WALLS, PLANTER BOXES, TILED TERRACES, STEPS, IN SITU CONCRETE, DRAINAGE, WATERPROOFING, FENCING, TREE REMOVAL AND ALL SITE CONSTRUCTION INDICATED SHALL BE EXECUTED BY BUILDER IN ACCORDANCE WITH ARCHITECTURAL + ENGINEERING SPECIFICATIONS.

LANDSCAPE WORKS SHALL GENERALLY BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL APPROVED PLANS AND SHALL BE COMPLIANT WITH:  
AS4970-2009 Protection of trees on development sites  
AS 4970-2009/Amend 1-2010 Protection of trees on development sites  
AS4375-2007 Planting of amenity trees  
AS4419-2003 Soils for landscaping and garden use  
AS4454-2012 Composites, soil conditioners and mulches  
AS3743-2003 Potting mixes  
AS2303-2018 Tree stock for landscape use

ALL LANDSCAPE WORKS SHALL BE EXECUTED BY A COMPETENT LANDSCAPE CONTRACTOR EXPERIENCED IN HORTICULTURAL PRACTICE AND LANDSCAPE CONSTRUCTION. IRRIGATION WORKS SHALL BE EXECUTED BY A CONTRACTOR SUITABLY QUALIFIED AND LICENSED.

**TREE PROTECTION**  
TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS AROUND EXISTING TREES TO BE RETAINED IN ACCORDANCE WITH ARBORICULTURAL REPORT BY URBAN FORESTRY AUSTRALIA. CARE SHALL BE TAKEN WHEN REMOVING CULLED, APPROVED TREES AND PLANTING WITHIN 10% OF THE TREE'S CANOPY OR CANOPIES OF TREES TO BE RETAINED.

**SOIL PREPARATION + PLANTING SOILS**  
PLANTING BEDS SHALL BE PREPARED GENERALLY IN ACCORDANCE WITH DETAILS THE FOLLOWING SPECIFICATIONS APPLY GENERALLY TO DISTURBED AREAS OF THE SITE WHERE EXCAVATION FOR CONSTRUCTION REQUIRES REINSTATEMENT OF LEVELS USING IMPORTED SOILS.

**IMPORTED SOILS**  
STANDARD TOPSOIL:  
SANDY LOAM TO CLAY LOAM MIX DESIGNED FOR GENERAL PURPOSE ON-GRADE GARDEN BED PLANTING WITH A HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH. USE LOW 'P' OPTIONS FOR NATIVE PLANTS AREAS.

STANDARD SUBSOIL:  
LOAM TO SANDY LOAM, WELL DRAINED MEDIUM WITH LOW ORGANIC MATTER FOR BACKFILLING AT DEPTH. WELL BALANCED CHEMICALLY, NOT SALINE OR SODIC OR EXCESSIVELY ACIDIC OR CALCIUM DEFICIENT AND NOT DISPERSIVE. USE LOW 'P' OPTION FOR NATIVE PLANTING.

ON-SLAB TOPSOIL, INCLUDING PLANTER BOXES  
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH SATURATED DENSITY OF LESS THAN 2400 KG/M<sup>3</sup> FOR USE IN THE TOP 100mm OF ALL ON-SLAB INSTALLATIONS. GENERAL: SOIL SHALL BE FREE OF 'UNWANTED MATERIAL' WITH PHYSICAL PROPERTIES OF POTTING MIX AS PER AS 3743.

ON-SLAB SUBSOIL, INCLUDING PLANTER BOXES  
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH ALL-UP SATURATED DENSITY OF LESS THAN 2400 KG/M<sup>3</sup> FOR USE AT DEPTH IN ALL ON-SLAB INSTALLATIONS. GENERAL: THE SOIL MUST BE FREE OF 'UNWANTED MATERIAL' AND MUST COMPLY WITH AS 3743.

**IMPROVED SITE SOILS**  
FOR PLANTING BEDS WHERE EXISTING SITE SOIL HAS BEEN RETAINED AT OR NEAR FINISHED LEVELS IMPROVED SITE SOIL SHALL BE USED FOR PLANTING. SITE SOIL TO A DEPTH OF 300mm SHALL BE AMENDED USING 10% GREENLIFE MULCH CULTIVATED INTO SITE SOIL.

**GENERAL NOTES**  
DO NOT INTRODUCE ORGANIC MATTER LOWER THAN 400mm. BACKFILL AT DEPTH WITH SUBSOIL ONLY.  
CONTRACTOR SHALL UNDERTAKE pH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A pH OF 5.5 - 7.5 RANGE. MIX IN GYPSUM AT MANUFACTURER'S RECOMMENDED RATES IF CLAY SOIL ENCOUNTERED.

**LAWN EDGING**  
EDGE JUNCTIONS OF ALL LAWN AND GARDEN AREAS WITH 'LINK-EDGE' OR SIMILAR.

**STONE EDGING**  
WHERE SHOWN ON PLAN EDGE PATHWAYS WITH 150mm WIDE SANDSTONE EDGE INSTALLED ON CONCRETE FOOTING WITH MORTARED BED AND JOINTS. ADJUST HEIGHT AS REQUIRED BY SITE CONDITIONS.

**MASONRY PLANTER BOXES**  
ON-SLAB MASONRY PLANTER BOXES SHALL BE CONSTRUCTED AND SHALL PROVIDE FOR ADEQUATE SOIL DEPTH FOR PLANTING (MINIMUM 1M DEEP FOR TREES). PLANTERS SHALL BE CONSTRUCTED, DRAINED, WATERPROOFED AND CERTIFIED IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS TO FUTURE DETAILED DESIGN.

**PLANTING**  
ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE. TREES SHALL BE GROWN TO AS2303-2018 OR NATSPEC. SUPPLY IN ACCORDANCE WITH PLANTING SCHEDULE. PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, FREE OF DISEASE AND PESTS, HARDEN





SCALE 1:200 @ A1

## AMENDMENTS

HORTICULTURIST  
ARBORIST

sh **dobson** landscape architecture  
1A MARINE PARADE AVALON NSW 2101  
08 983020  
sh@trishdobson.com.au

© IRISH DOBSON LANDSCAPE ARCHITECTURE  
BUILDER TO CHECK ALL DIMENSIONS PRIOR TO  
CONSTRUCTION  
WHERE ANY DISCREPANCY EXISTS BETWEEN  
FIGURED AND SCALED DIMENSIONS, THE FIGURED  
DIMENSIONS SHALL PREVAIL.

CLIENT  
Thompsons Health Care

PROJECT  
AGED CARE FACILITY  
23 + 33 BASSETT ST  
MONA VALE

### DRAWING

**ELEVATION  
SECTION  
FIRST FLOOR PLANTER**

SCALE 1:200@A1  
DATE 24.3.20  
ISSUE DA  
SHEET 6 of 6

2003

DA-L06