Site plan 1:100 @ A1

0 1 2 3 4 5 10

Drawing schedule

Sheet 1: Landscape site plan - Roof
Sheet 2: Ground floor & First floor
Sheet 3: Second floor
Sheet 4: Third floor
Sheet 5: Section AA
Sheet 6: Elevation North & East
Sheet 7: Elevation South & West
Sheet 8: Soil areas plan
Sheet 9: Planting plan
Sheet 10: Details & Notes

Indicative landscape character images

Amendments		
D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: Landscape Plan - Site plan

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

DA

ISSUE-D

Builder must verify all dimensions of the site before work commences.
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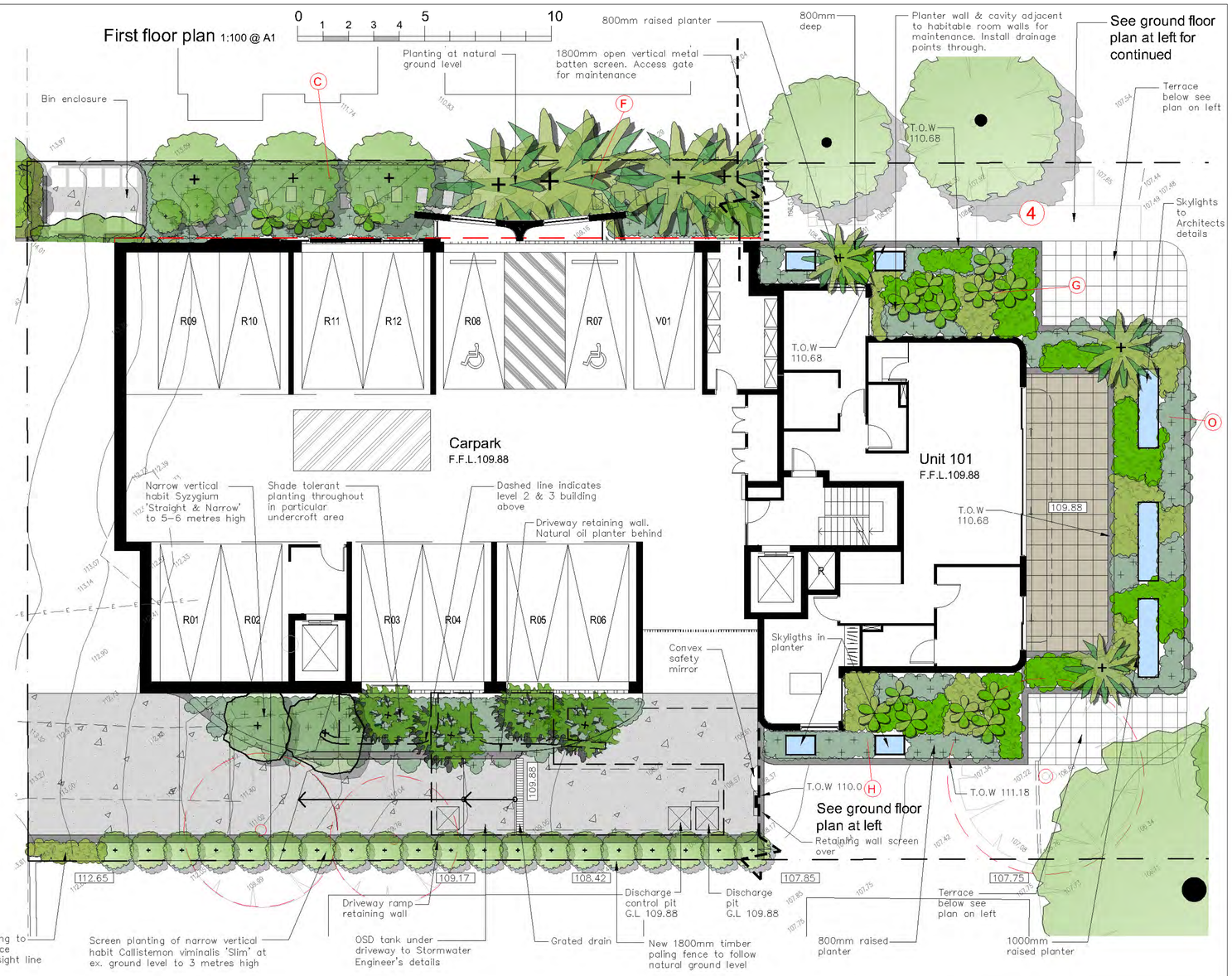
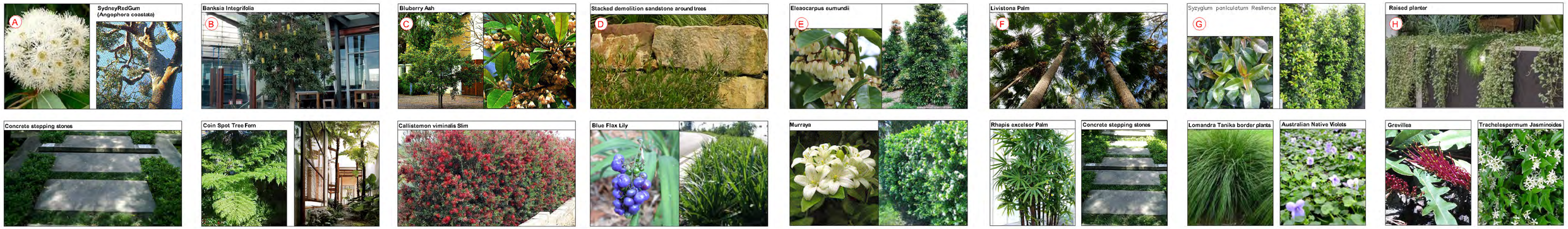
North

Jobfrom Iedia/Kitchens / Melwood Ave / 2498

Ground floor plan 1:100 @ A1

First floor plan 1:100 @ A1





Amendments

D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: Ground floor & First floor

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

DA

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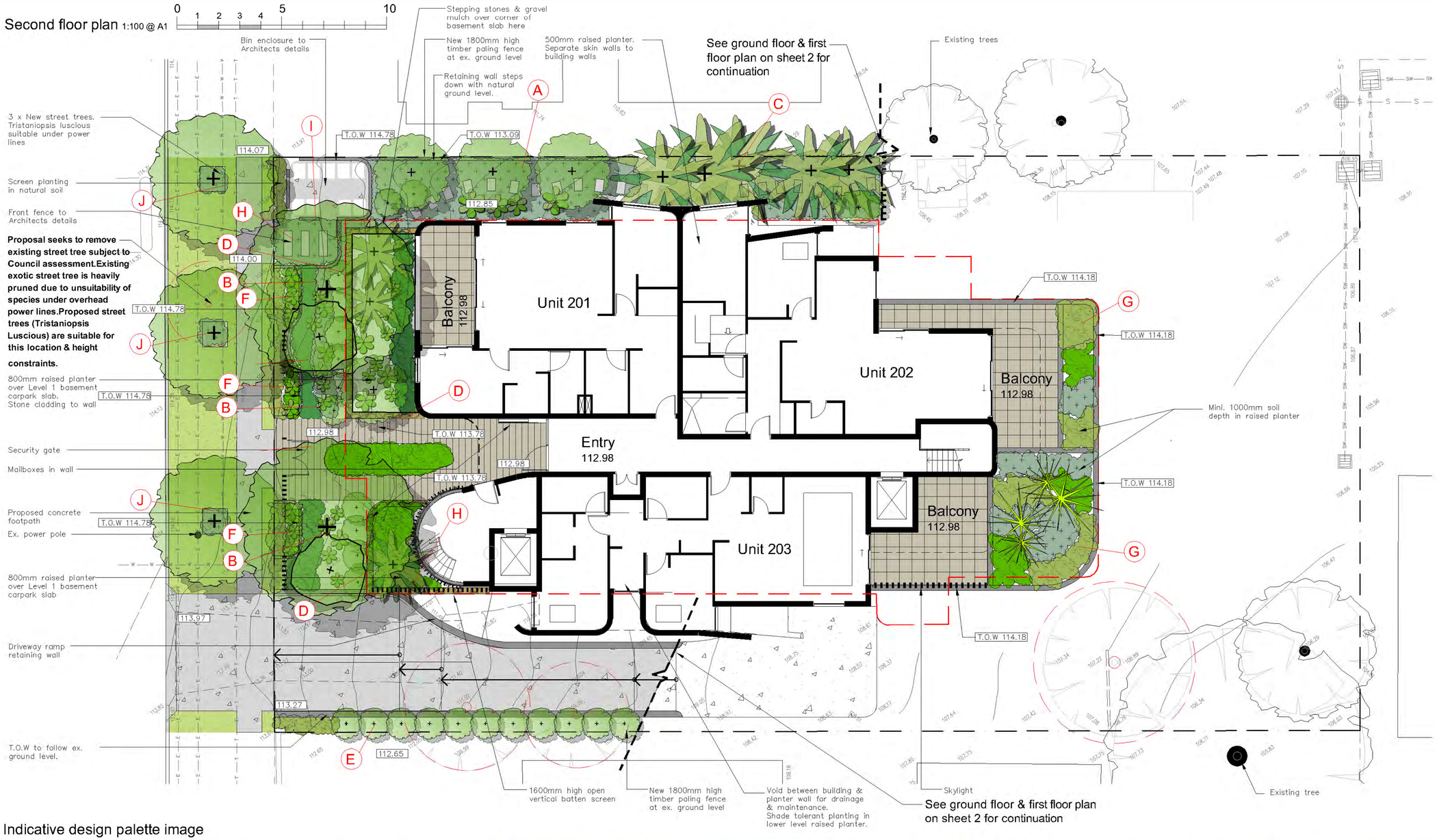
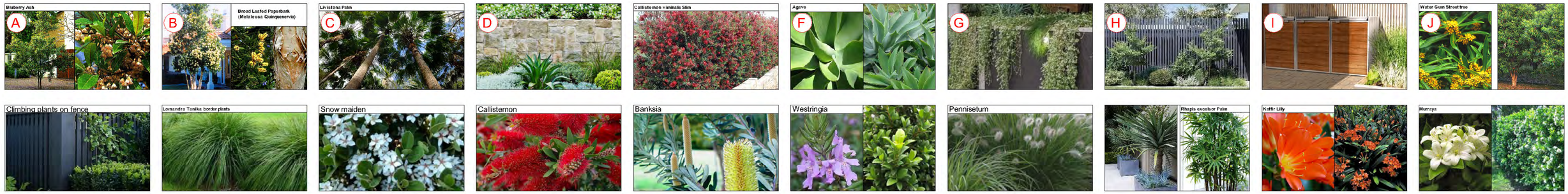
North

Jobfrch fedit/Michael / Melwood Ave / 2498

Second floor plan 1:100 @ A1



Indicative design palette image



Amendments		
D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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69 Melwood Avenue, Forestville

Dwg: 2nd floor & 3rd floor

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

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North

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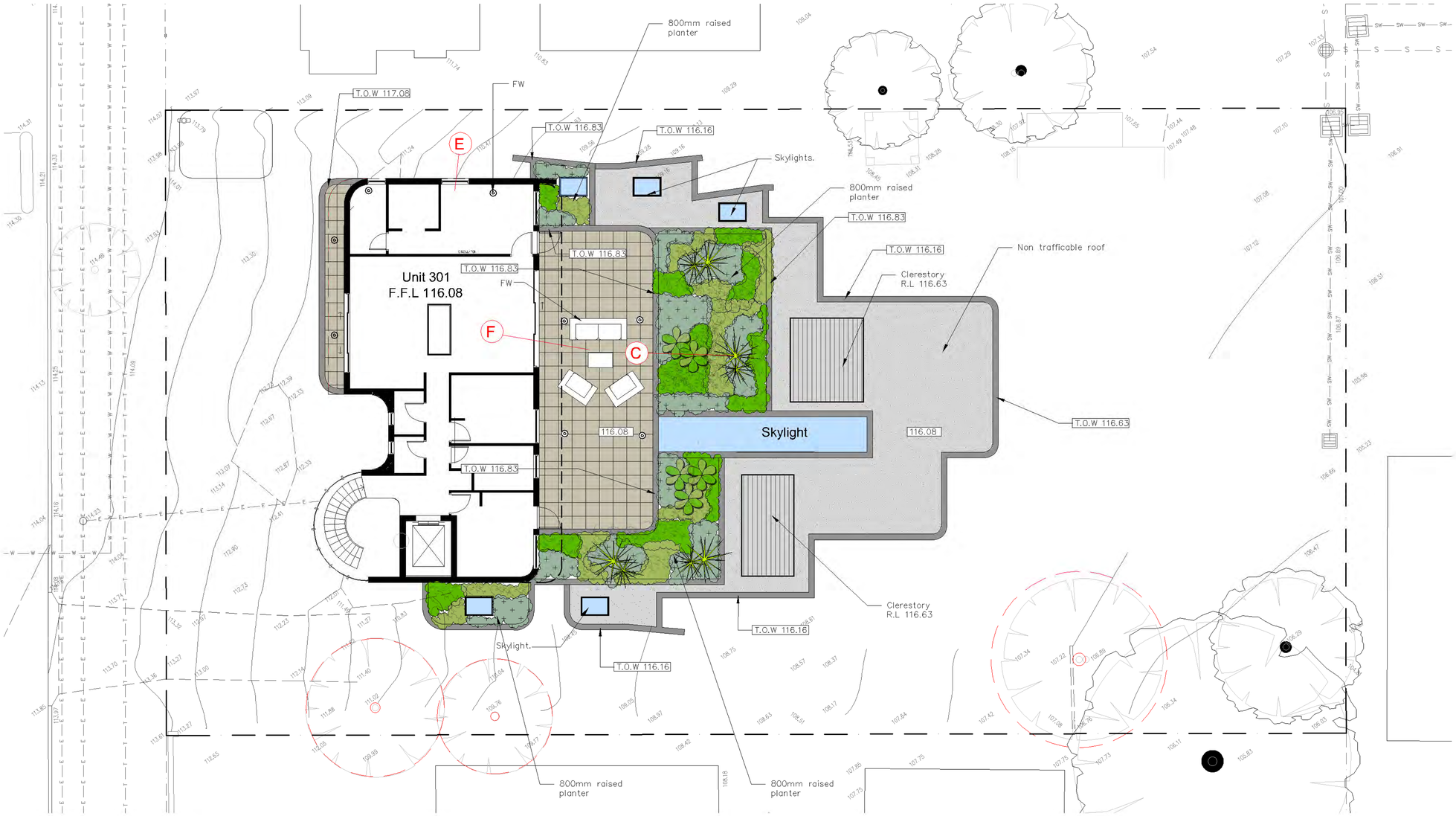
Jobs/Kim Neda/McKeen / Melwood Ave / 2498

Third floor plan 1:100 @ A1

0 1 2 3 4 5 10



Indicative landscape character images

Draceana draco

Lomandra Tanika border plants

Variegated Star Jasmine

Multi stemmed Grass Tree

Raised planter

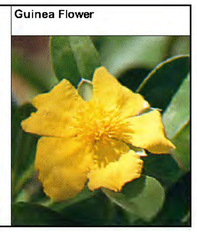
Dichondra Silver Falls

Outdoor terrace

Trachelespermum Jasminoides

Australian Native Violets

Guinea Flower



Amendments

D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: 3rd floor

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

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North

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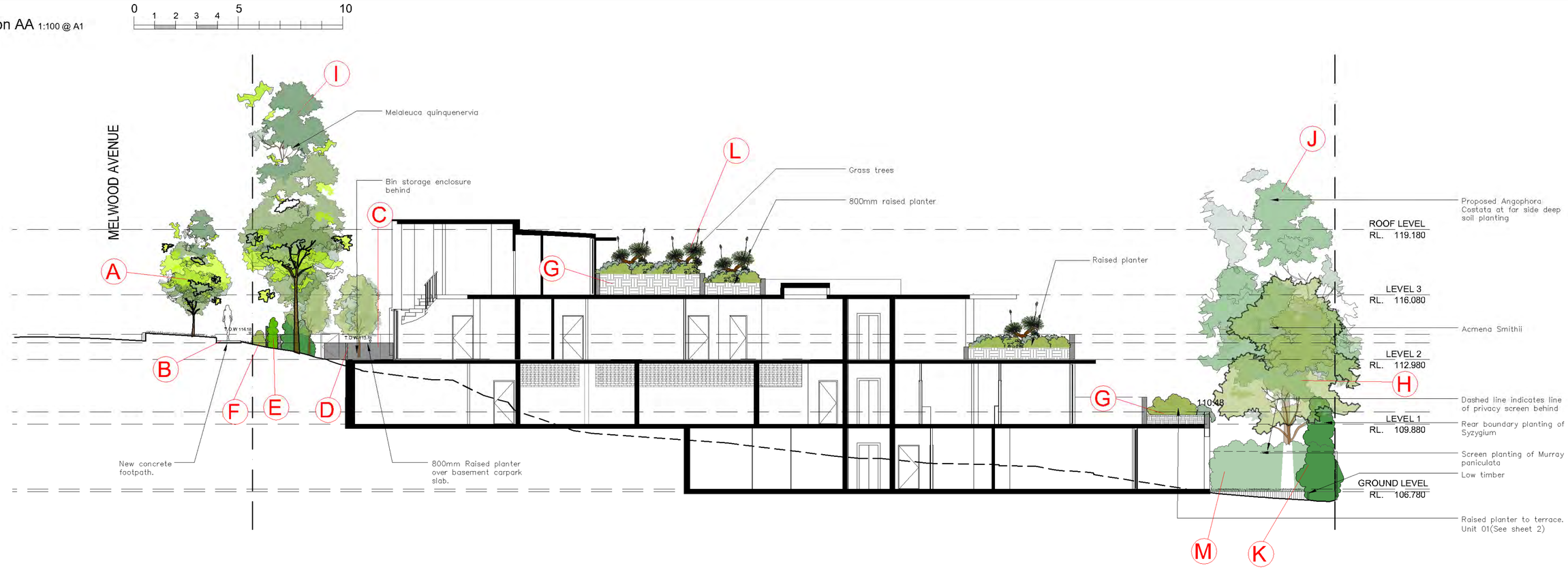
Jobs/Km Iede/Melwood Ave / 2498

Section AA 1:100 @ A1



A

Water Gum Street tree

B

C

D

E

F

Lomandra Tanika border plants

G

H

Cheese Tree

I

Broad Leafed Paperbark (Melaleuca Quinquenervia)

J

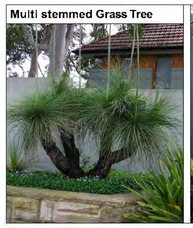
SydneyRedGum (Angophora coastata)

K

Syzygium paniculatum 'Superior'

L

Multi stemmed Grass Tree



M

Amendments

D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: Section

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

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North

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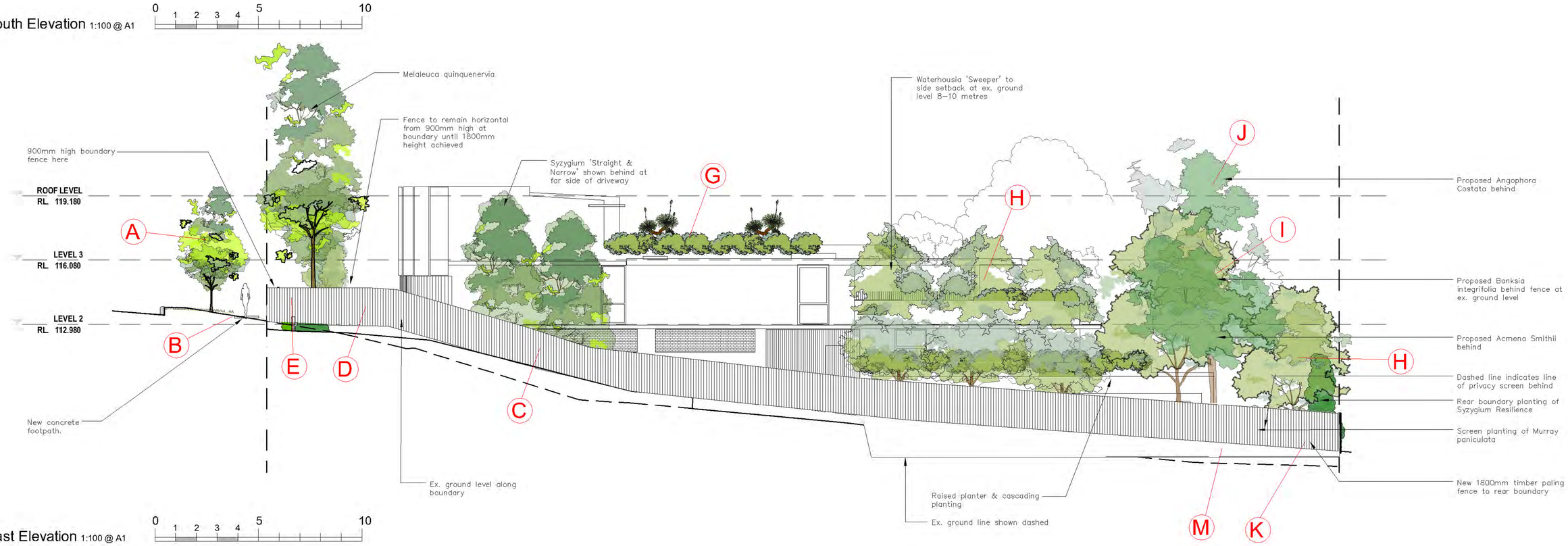
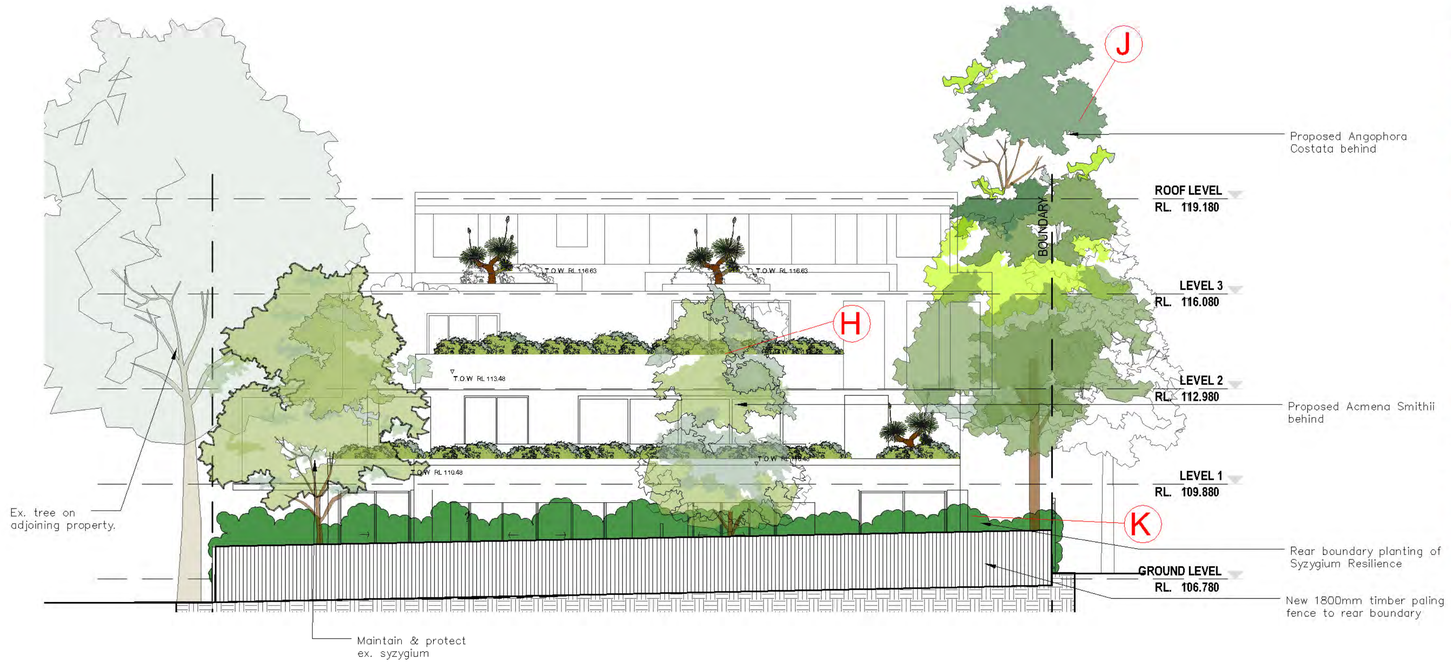
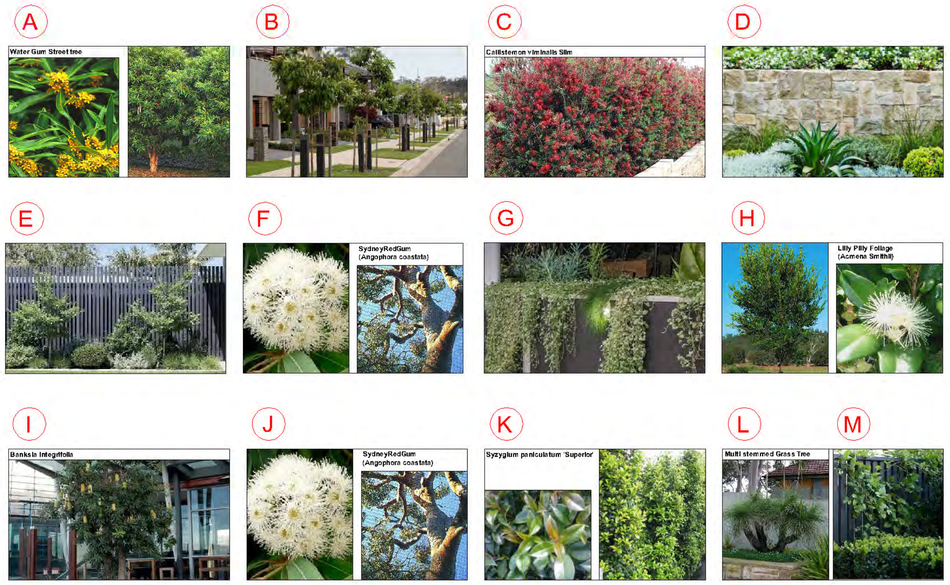
JobPath \ Redaktiv\Kawa / Melwood Ave / 2498

South Elevation 1:100 @ A1



East Elevation 1:100 @ A1





Amendments		
D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: Elevations - South & East

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

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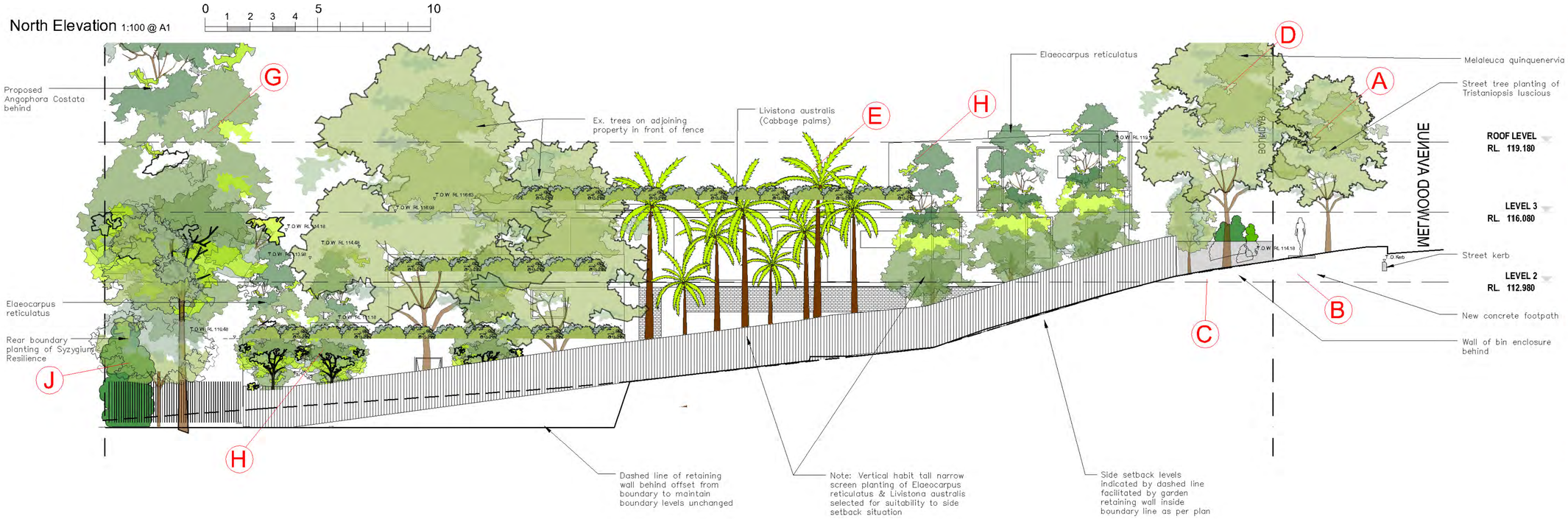
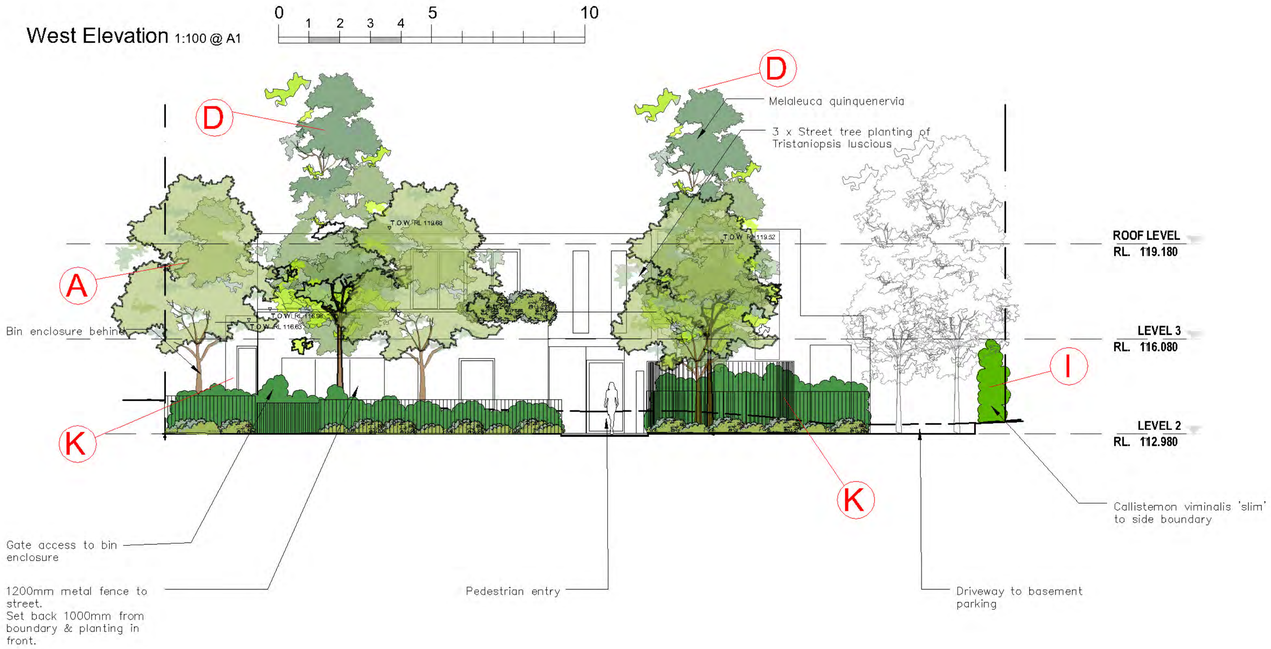
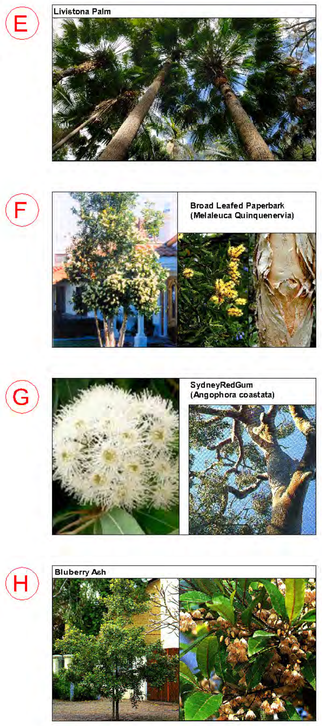
Jobs/Forn Iedal/Melwood Ave / 2498

North Elevation 1:100 @ A1



West Elevation 1:100 @ A1





Amendments		
D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: Elevations - North & West

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

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North

DA

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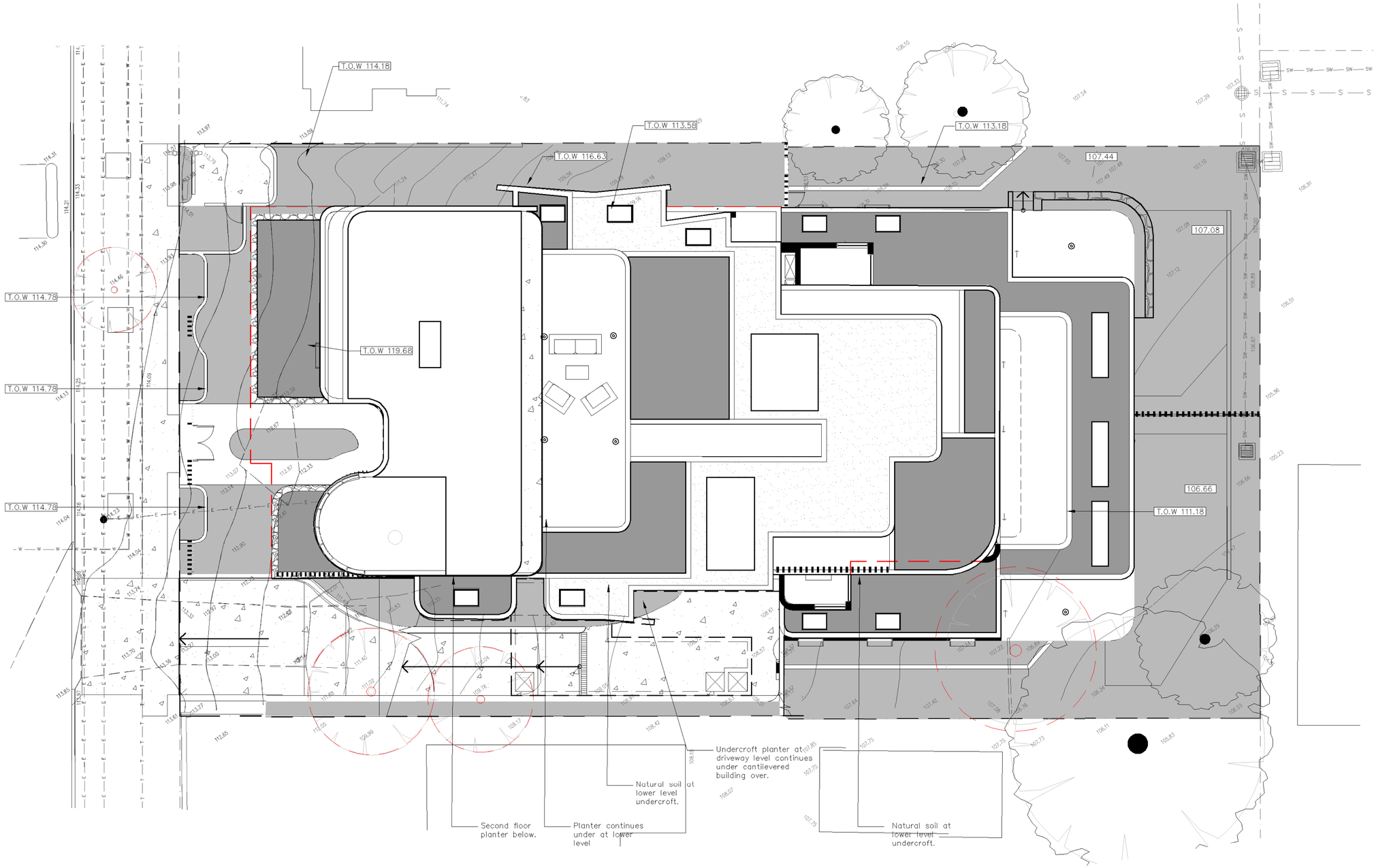
Job Pth: Inetbr/Nickelee / Melwood Ave / 2498

Soil areas plan 1:100 @ A1

0 1 2 3 4 5 10



1421 m2	Site area	
	Natural soil (Detail #5 sheet 10)	
	Raised planters over slab (Detail #4 sheet 10)	

Amendments

D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: Soil areas plan

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

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North

DA
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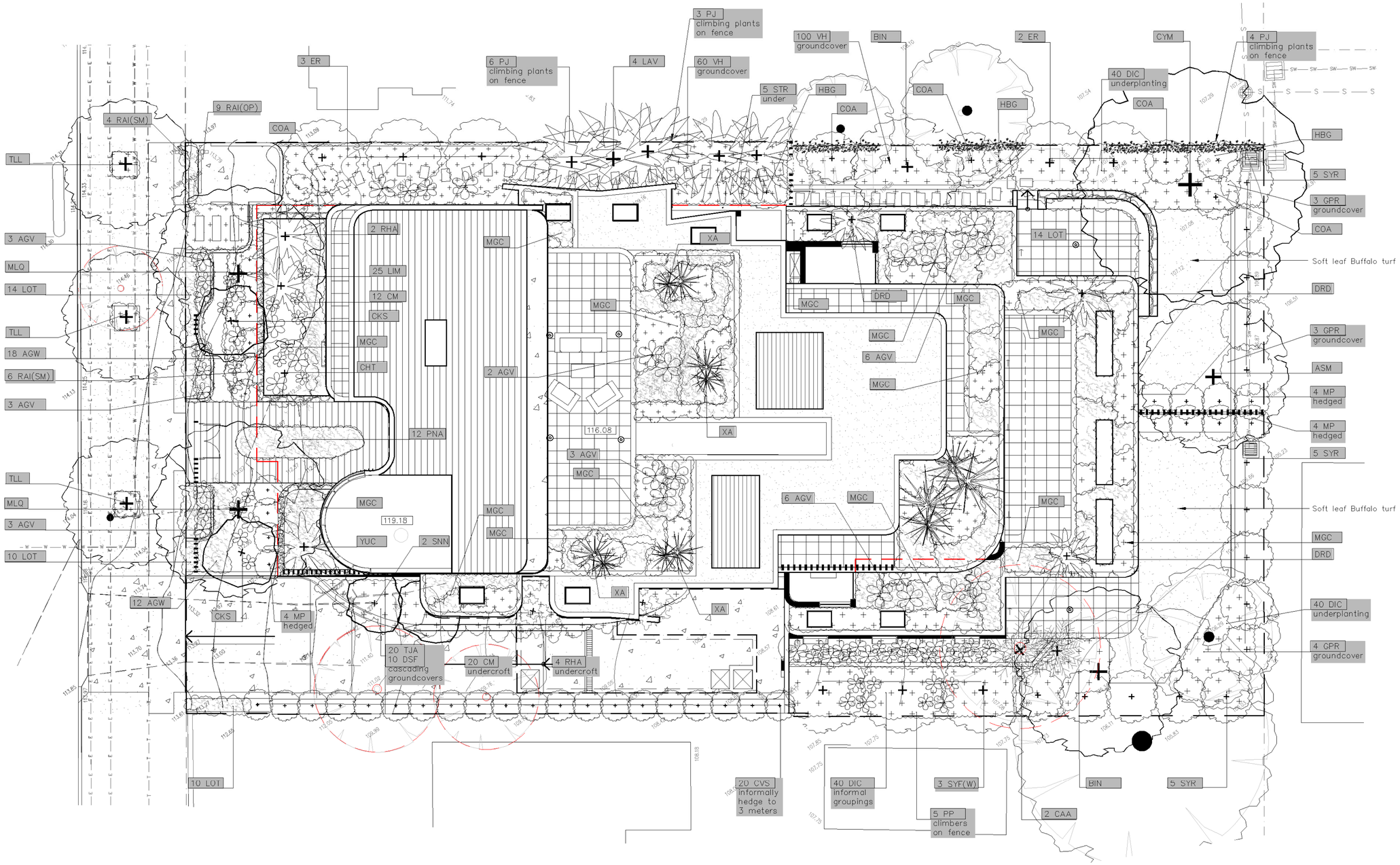
Jos#:\n lede\Richard / Melwood Ave / 2498

Overall planting plan 1:100 @ A1



Amendments		
D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: Overall Planting plan

Date: 25.7.23 Scale: 1:100 @A1

Job Ref: 22/2498

DA

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North

Job:R:\ Jade\Michael / Melwood Ave / 2498

General construction notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refuelling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compst is worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter boxes soil installation.
See planter box construction, waterproofing details and drainage details prepared by Engineers. Details to indicate soil installation and irrigation methodology only. All internal planter slab levels to have mortar screed to fall to drainage outlets as nominated by the Stormwater Engineering details. All planting containers to have the following soils:

- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 300mm depth. To be installed over Benedicts light weight No.5 light weight sub-soil mix (or approved equivalent). To comply with AS 4419 and AS 3743
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes/conduit to be cast into slab structures prior to slab pour to be coordinated with the Structural Engineer's plans.
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane. To be confirmed by Engineers and project manager to confirm the integrity of the engineer's specified waterproofing of the planter boxes at time of soil and plant installation.

5. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

7. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. See separate detail for tree staking in raised planters to avoid damaging waterproofing installation

8. Garden and turfed finishes
All ground level garden beds adjacent to site boundary or paved areas to finish flush with finished mulch levels to avoid spillage of mulch to adjacent paths or adjacent hard surfaces.

9. Turfing
Turfed nature strip to be ' Sir Walter' (DNA Certified).
To be laid over 100mm good quality turf underlay over existing sub-grade which is to be ripped to 200mm depth prior to installation. Confirm clearance of all inground services with project manager prior to installation.
Finish turf flush and evenly graded to adjacent kerb, driveway or path edging.

10. Structural
All structural, drainage and waterproofing details related to external works whatsoever to Engineer's details.

Irrigation notes

Prior to approval by the project manager (and prior to installation) the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and raised planter box areas on sheets 6. (Internal site turfed areas, turfed nature strip and street tree areas to be excluded)

Note: Water supply tap hose cocks as indicatively located on the CC stage drawings are to be coordinated with Hydraulic and Structural Engineer's details). Ensure 50mm PVC conduit is provided under any path or surface structures between deep soil zones as indicated on the plans. In ground dripline supply system only to be incorporated. .

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation (if determined to be required) to provide water supply to the nominated areas. (To be coordinated with Hydraulic Engineers plans). To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent as provided by contractor proposal.

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone required zone.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

The owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:

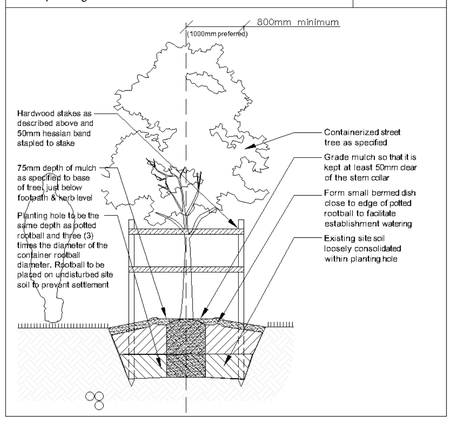
- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs.
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

Planting schedule

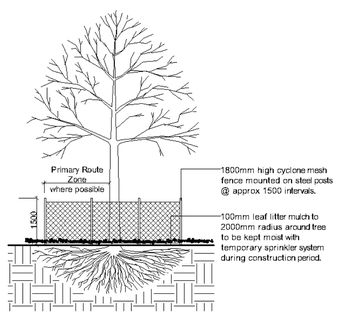
Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
ASM	Acmena smithii	Lilly Pilly (Native tree in deep soil. Prune lower branches)	75Lt	3x50x50x1800	8-10.0M	1
BIN	Banksia integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	2
CYM	Corymbia maculata	Spotted Gum (Tall native tree)	75Lt	3x50x50x1800	15-20.0M	1
ER	Elaeocarpus reticulatus	Blueberry Ash (Indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	5
MLQ	Melaleuca quinquenervia	Flax Leaf Paperbark (Indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	2
SYF(W)	Waterhousia floribunda 'Sweeper'	Sweeper Waterhousia (Cabrees @ 'DOW20)	75Lt	3x38x38x1800	8-10.0M	3
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (Indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	3
Shrubs / screening plants						
CHT	Choisya ternata	Mexican Orange Blossom	300mm	nil	2.0M	1
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3-3.5M	2
COA	Correa alba	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.5-2.0M	5
CVS	Callistemon viminalis 'Slim'	Slim Cultivar Bottlebrush (Hybrid screen hedging bottlebrush)	200mm	nil	2.5-3.0M	20
HBG	Hebe transicana 'Blue Gem'	Royal Comb (compact low flowering plant can be hedged)	200mm	nil	0.7-1.0M	3
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	12
RAI (OP)	Raphiolepis indica OP	Oriental Pearl (hedging dense flowering plant)	300mm	nil	1.0M	9
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	10
SNN	Syzygium 'Straight and Narrow'	Narrow vertical Lilly Pilly (narrow vertical growing screen plant)	300mm	hedged to req. height	3-5.0M	2
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	15
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	300mm	nil	0.5M	26
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	2
DRD	Draceana draco	Dragon Tree (striking feature plant)	semi adv	nil	2.5-3.5M	3
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	4
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	6
STR	Strelitzia reginea	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	5
XA	Xanthorrhoea australis	Grass Tree (striking ornamental Grass tree with tall spike)	200mm	nil	1.5-2.5M	7
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	1
Groundcovers/Climbers						
DSF	Dichondra 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	10
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	10
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	13
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hyrid groundcover)	200mm	nil	0.2M	20
PP	Pandorea pandorana	Wonga Wonga Vine (native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	5
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	160
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	30
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	32
DIC	Dianella caerulea	Blue Flax Lily (blue foliage native grass like plant)	100mm	nil	0.4M	120
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	25
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	48
PNA	Pennisetum alopecuroides 'Nafray	NAFRAY® 'PA300' PBR (flowering ornamental grass)	150mm	nil	0.8-1.0M	12
Mixed groundcovers for raised planters						
	Banksia spinulosa 'Birthday Candles'	Birthday Candles (Low shrub/groundcovet)	200mm	nil	0.6M	
	Carpobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm	nil	0.2M	
	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	
	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	
	Myoprum parvifolium	Creeping Boobiliala (native cascading groundcover)	150mm	nil	0.2M	
	Scaevola aemula	Fan Flower (Flowering cascading groundcover)	150mm	nil	0.3M	
	Sencia serpens	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm	nil	0.2M	
	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hyrid groundcover)	200mm	nil	0.2M	
	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	
	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

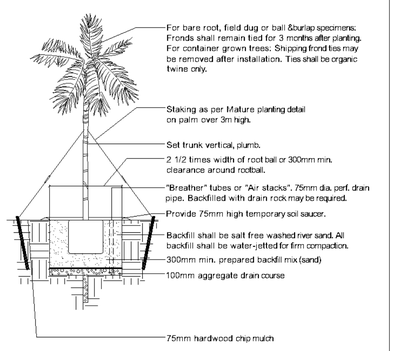
Detail 1.
Tree planting details — PSLA 68



Detail 2.
Tree protection measure Type 2 n.t.s.

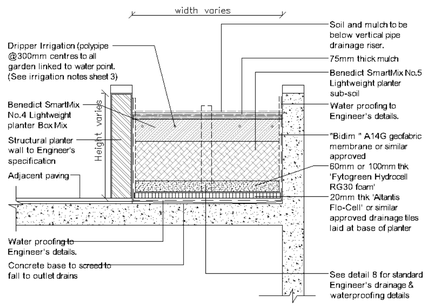


Detail 3.
Palm planting detail n.t.s

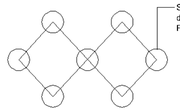


Detail 4.
On structure planter typical soil installation detail n.t.s — PSLA 17

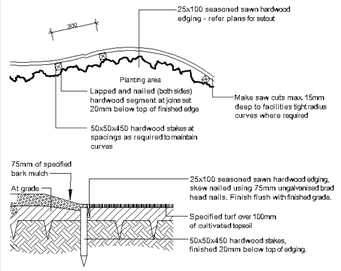
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



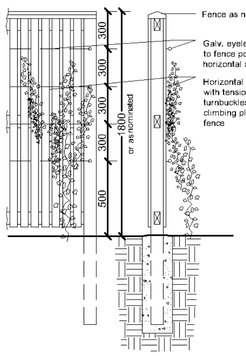
Detail 9.
Planting set out n.t.s



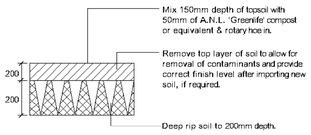
Detail 10.
Timber edge detail n.t.s. — PSLA 6



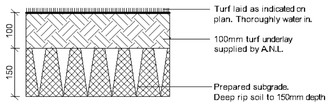
Detail 11.
Wire supports for climbers on fence n.t.s



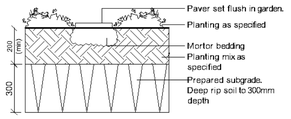
Detail 5.
Soil preparation detail n.t.s. — PSLA 8



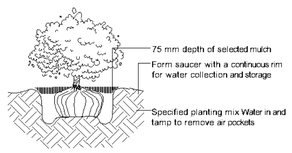
Detail 6.
Turf over soil n.t.s



Detail 7.
Stepping stones in garden n.t.s



Detail 8.
Shrub planting detail n.t.s — PSLA 4



Amendments

D	25.7.23	-
C	6.4.23	Council RFI
B	7.12.22	-
A	6.12.22	-

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Project: Senior housing development
69 Melwood Avenue, Forestville

Dwg: Details, Notes & Schedule

Date: 25.7.23 Scale: As shown @A1

Job Ref: 22/2498

DA

ISSUE-D

North

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

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Jobs/Kim Neill/Melwood Ave / 2498