

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



BASSETT STREET VIEW

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

PARKING REQUIREMENTS	
50 STAFF	25 SPACES
RESIDENTS 118 BEDS	11.8 SPACES
TOTAL	37 SPACES (39 PROPOSED)

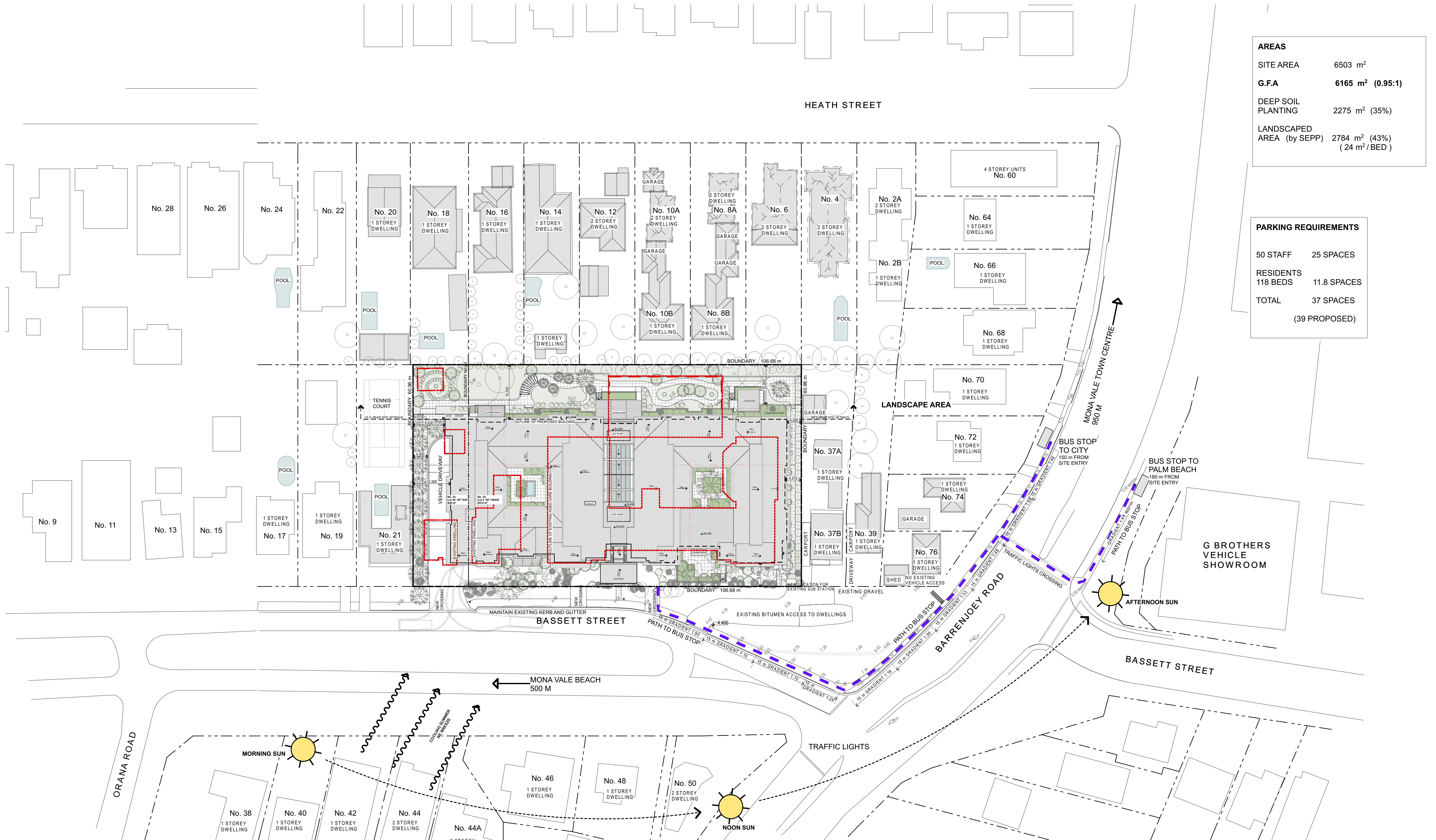
DEVELOPMENT APPLICATION DRAWING LIST	
No:	Drawing Name
A-00	COVER SHEET
A-01	SITE ANALYSIS AND CONTEXT PLAN
A-02	ROOF PLAN
A-03	BASEMENT LEVEL
A-04	GROUND FLOOR LEVEL
A-05	FIRST FLOOR LEVEL
A-06	ELEVATIONS NORTH AND SOUTH
A-07	ELEVATIONS EAST AND WEST
A-08	SECTIONS
A-09	SHADOW DIAGRAMS
A-10	3D VIEWS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



BASSETT STREET ENTRY



LOCATION PLAN

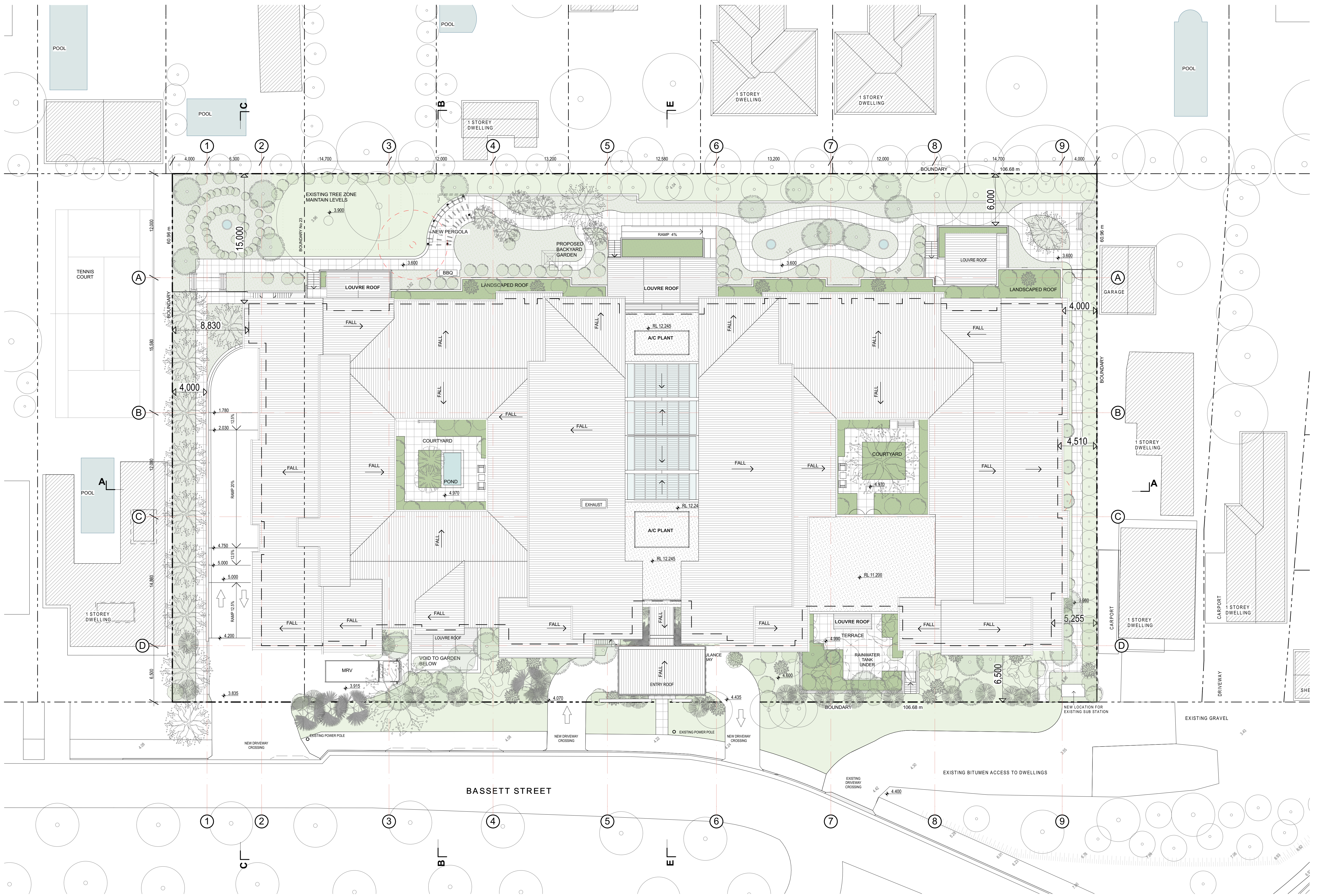


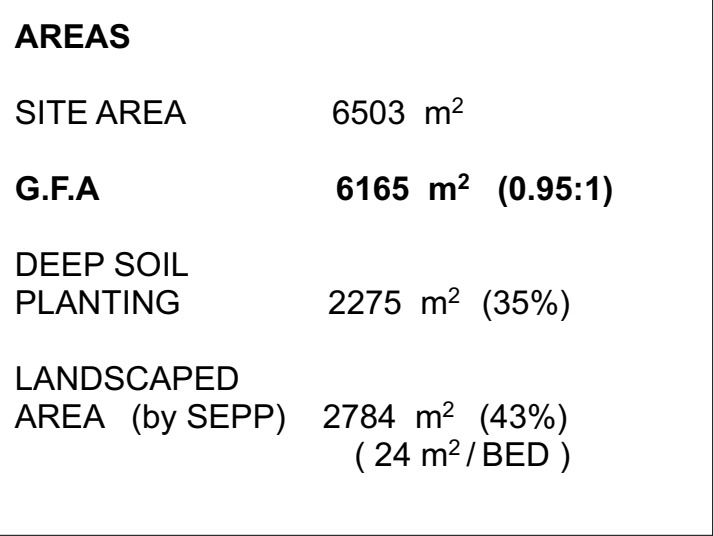
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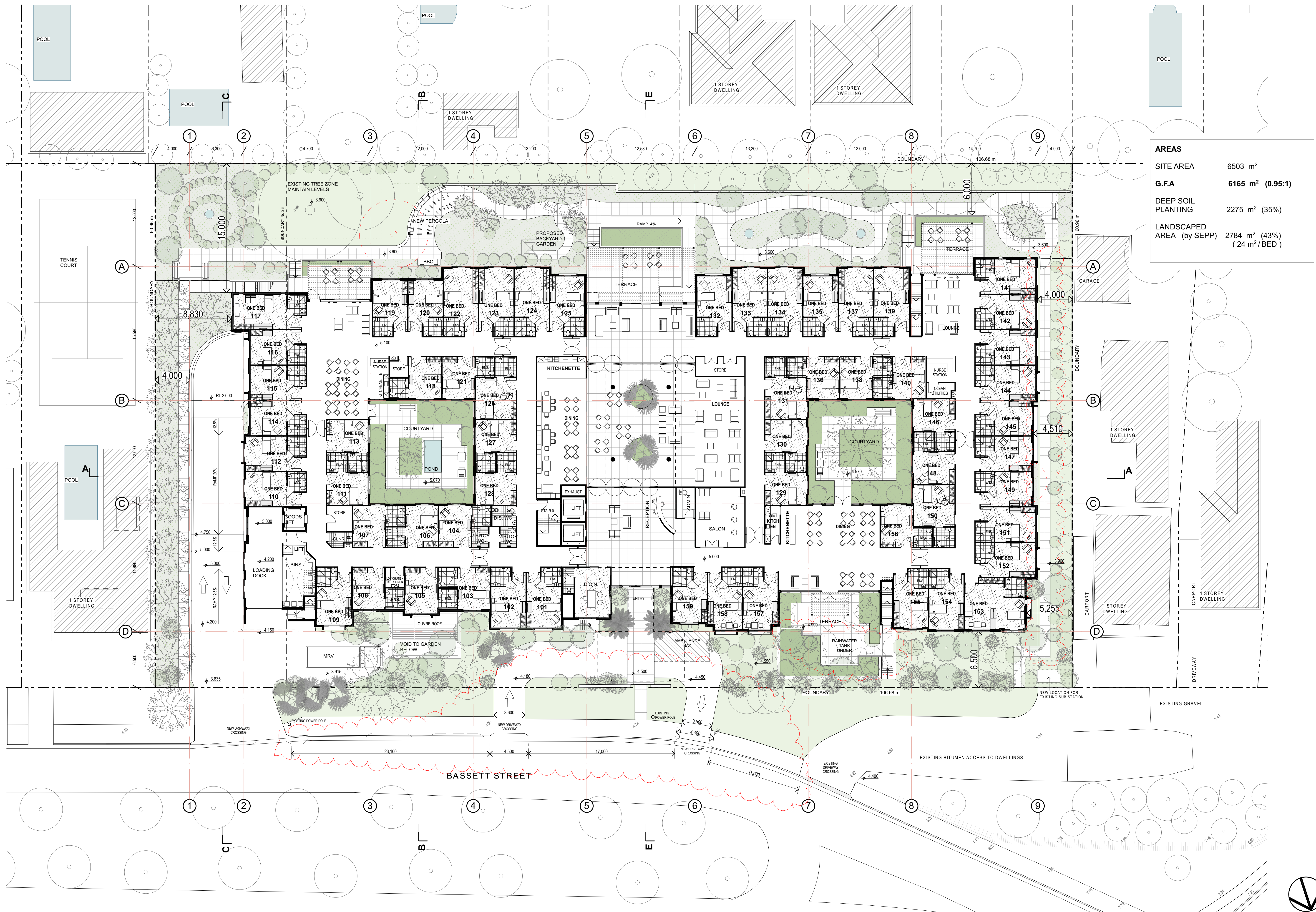
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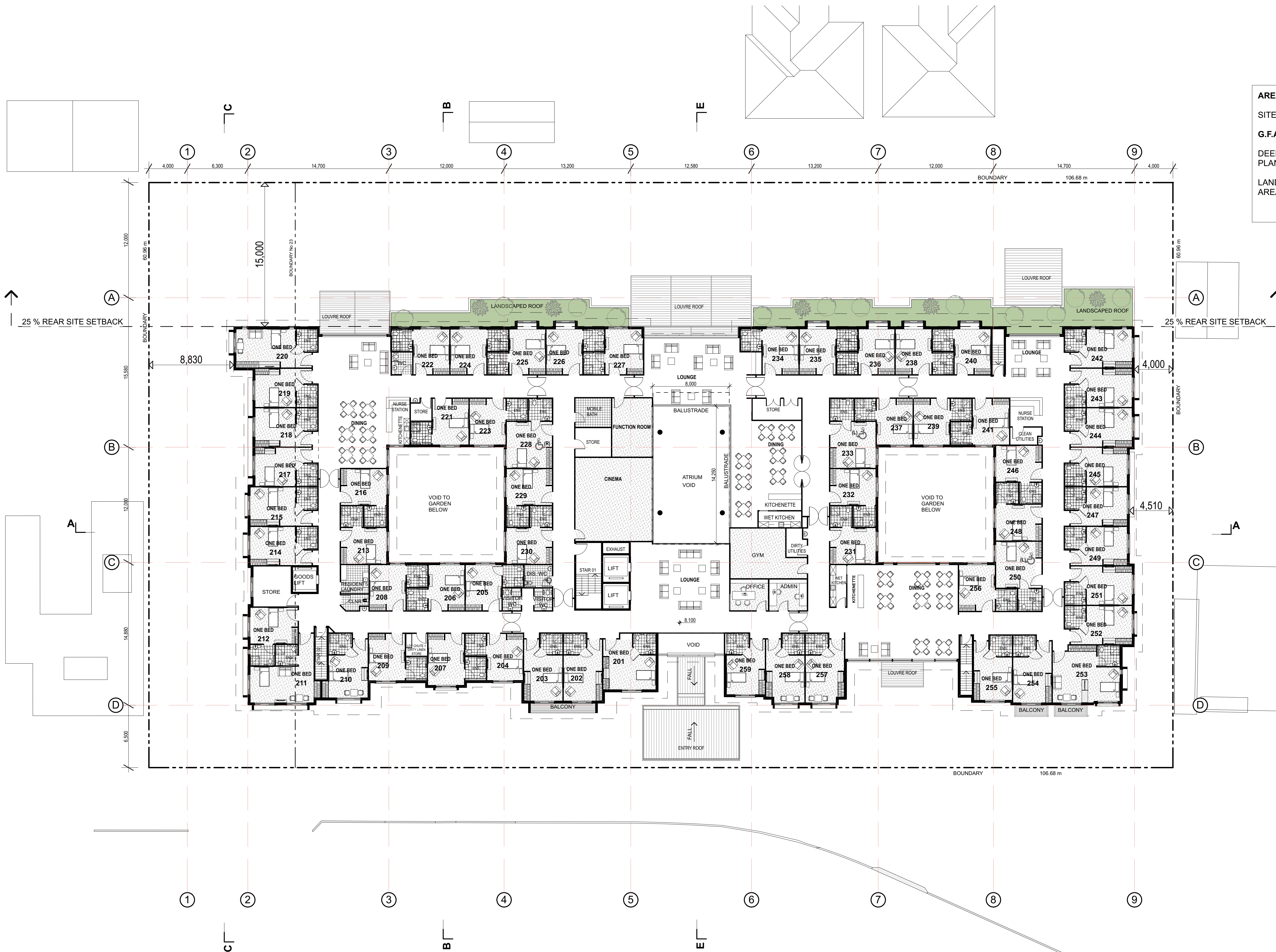




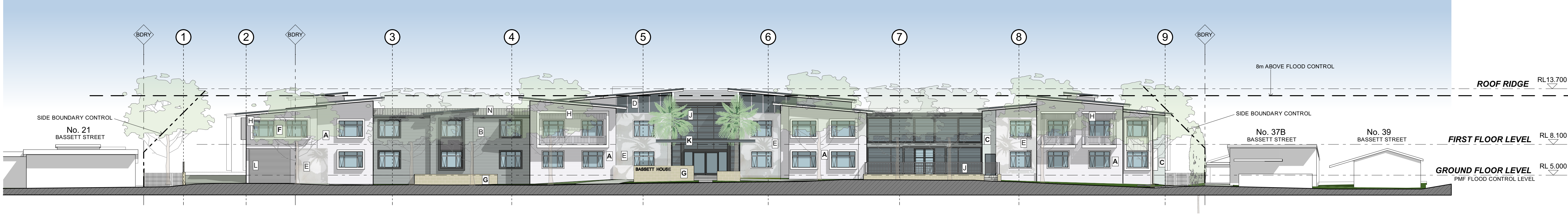
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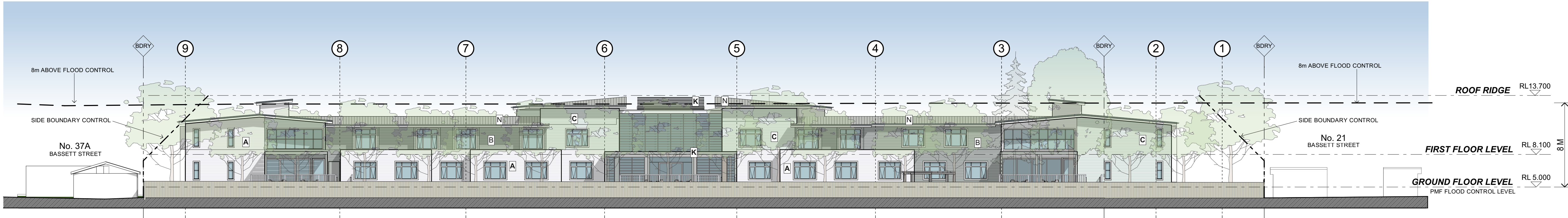
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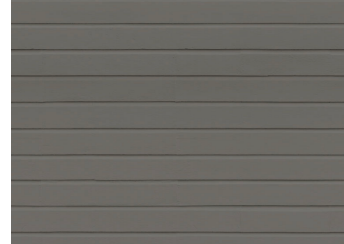
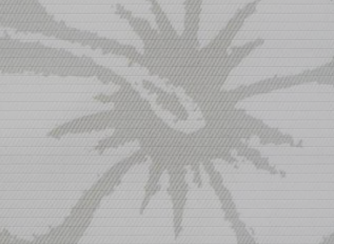
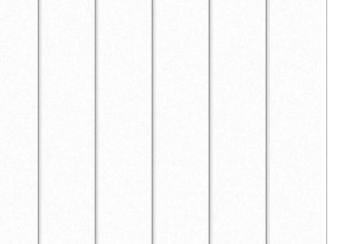
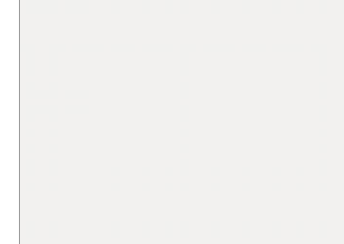
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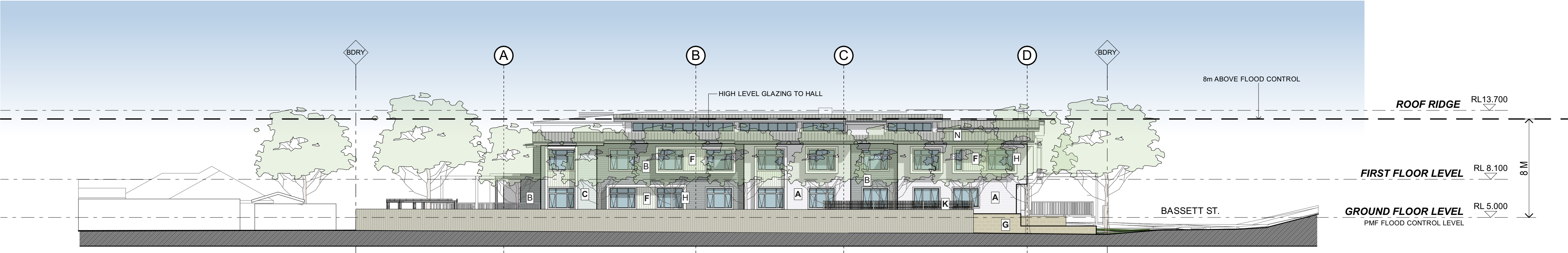


SOUTH ELEVATION

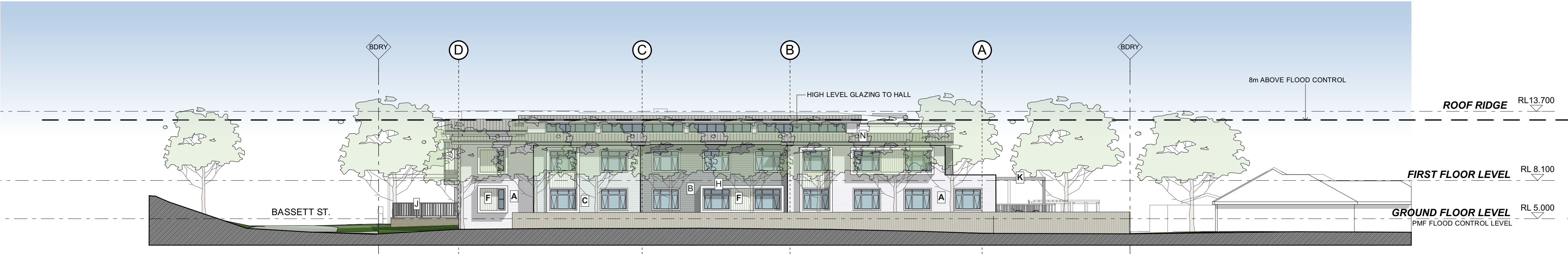
EXTERNAL FINISHES

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

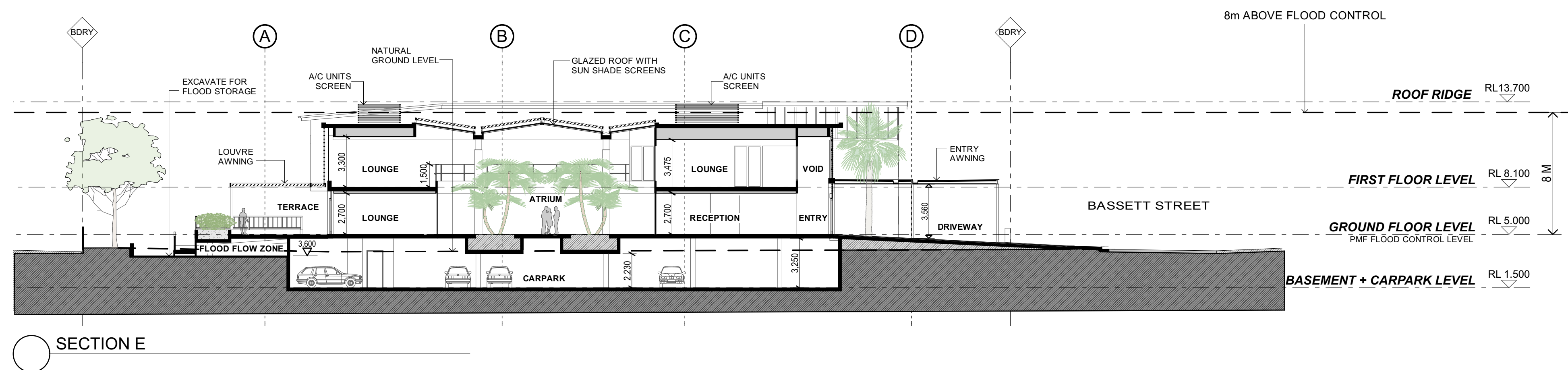
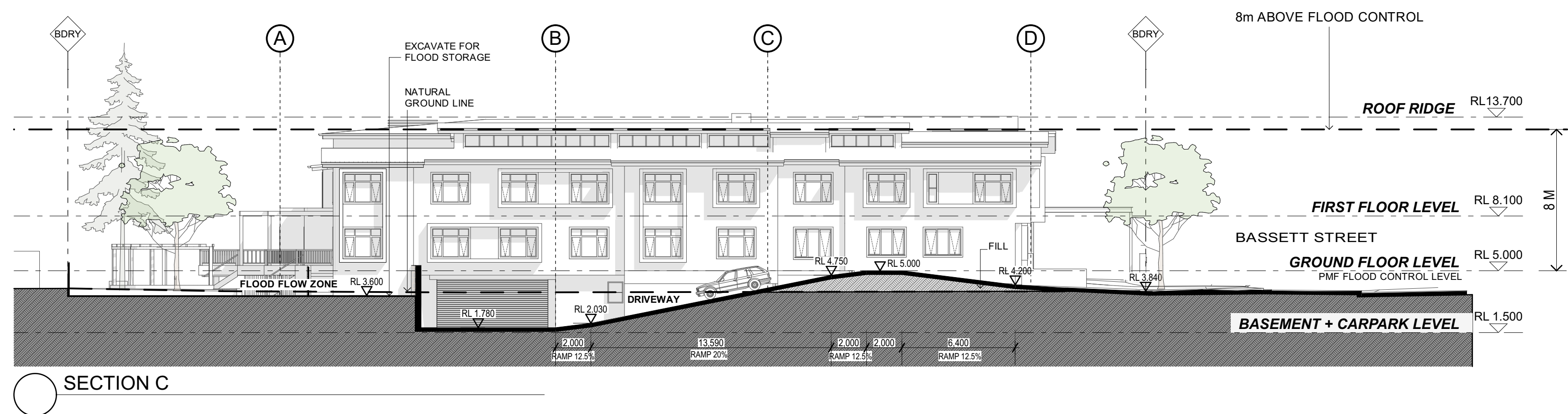
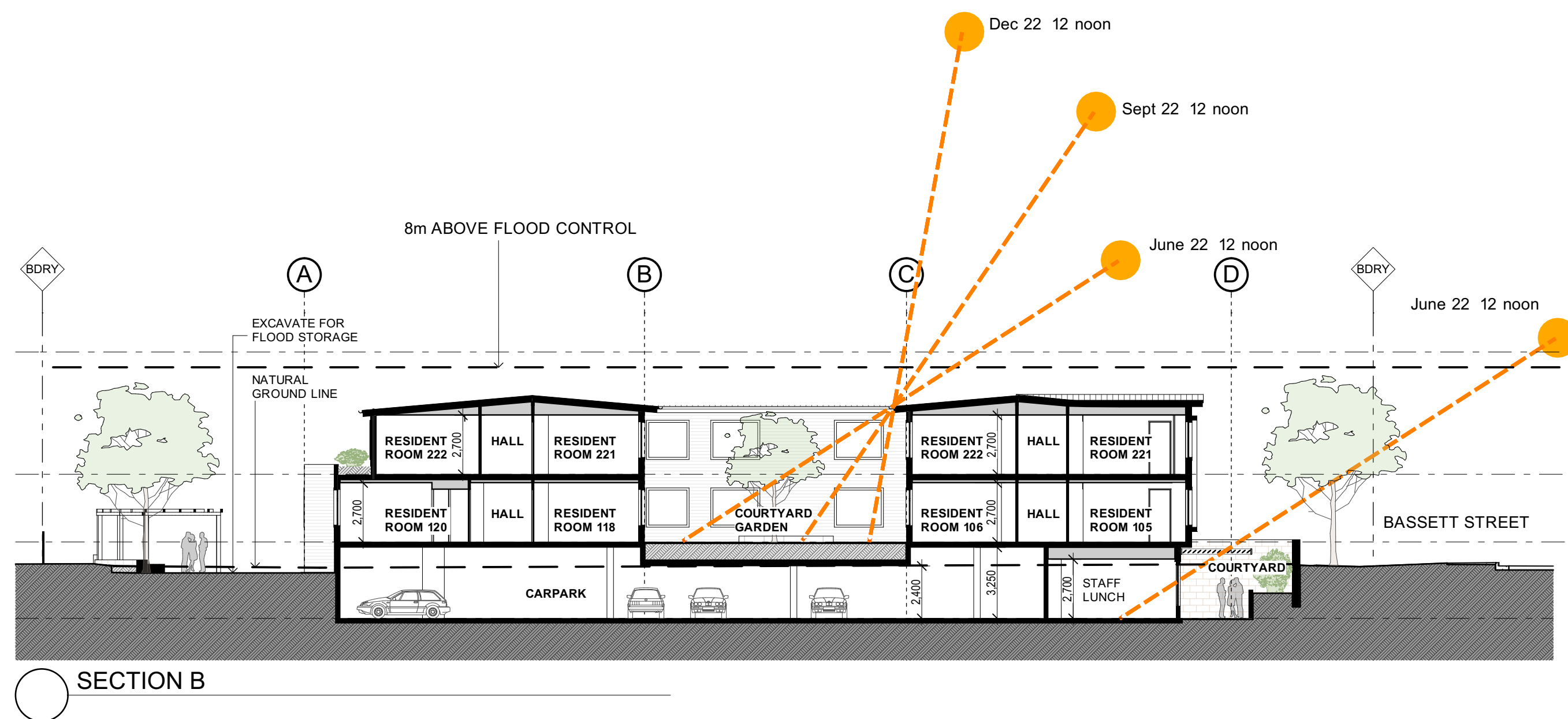
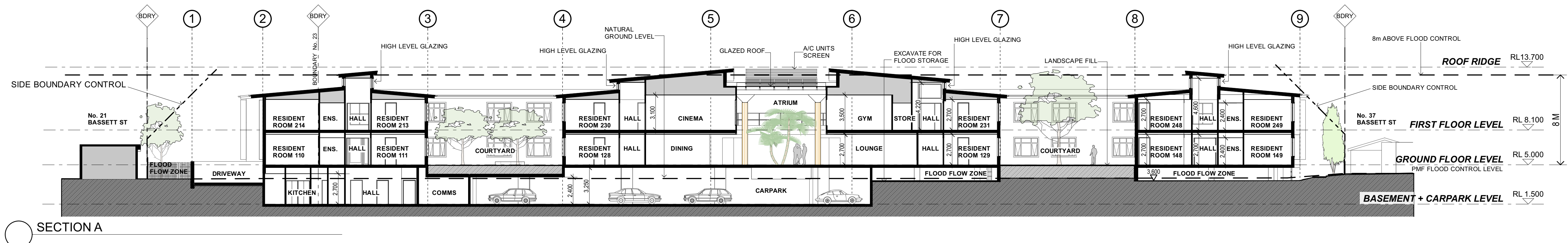
FC CLADDING							STONE CLADDING		FAÇADE FEATURES		METALWORK COLOUR				ROOF FINISHES		
	A WEATHERBOARD JH SCYON STRIA 325 VERTICAL COLOUR - OFF WHITE GREY	B WEATHERBOARD JH PRIMELINE NEWPORT 170 COLOUR - DARK NEUTRAL GREY	C WEATHERBOARD JH PRIMELINE NEWPORT 170 COLOUR - PALE BLUE GREY	D FLAT SHEET COLOUR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

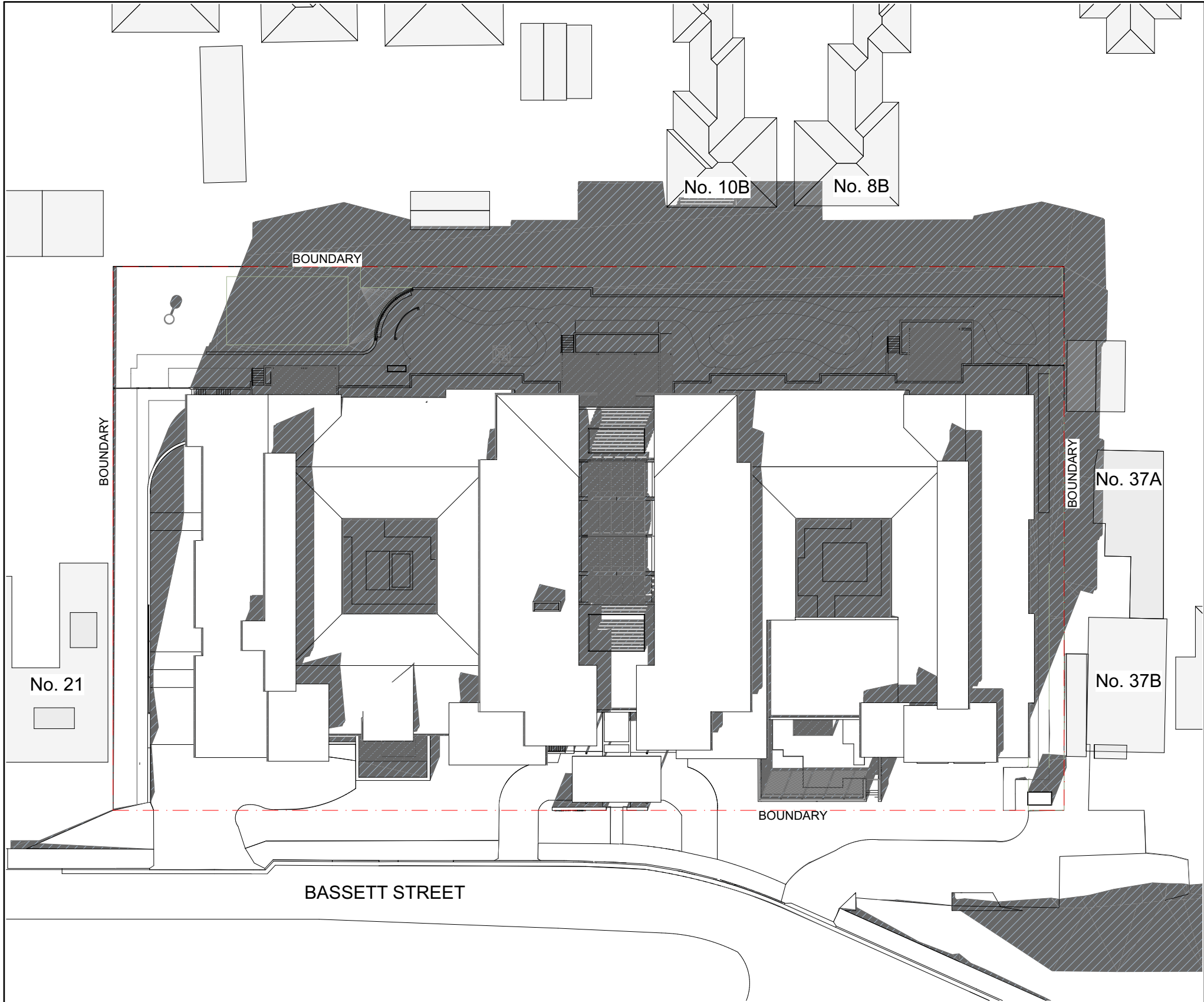


EAST ELEVATION

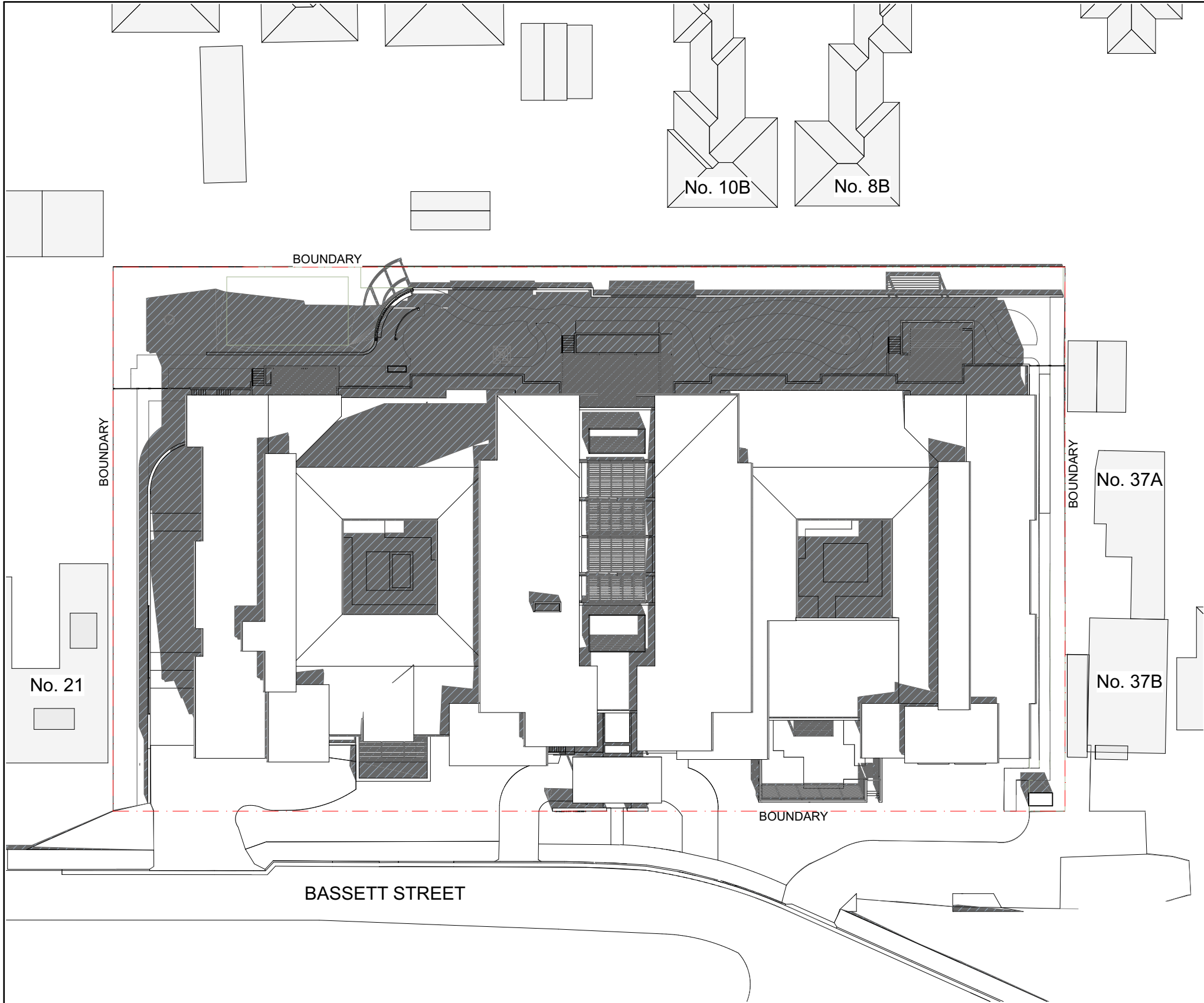


WEST ELEVATION

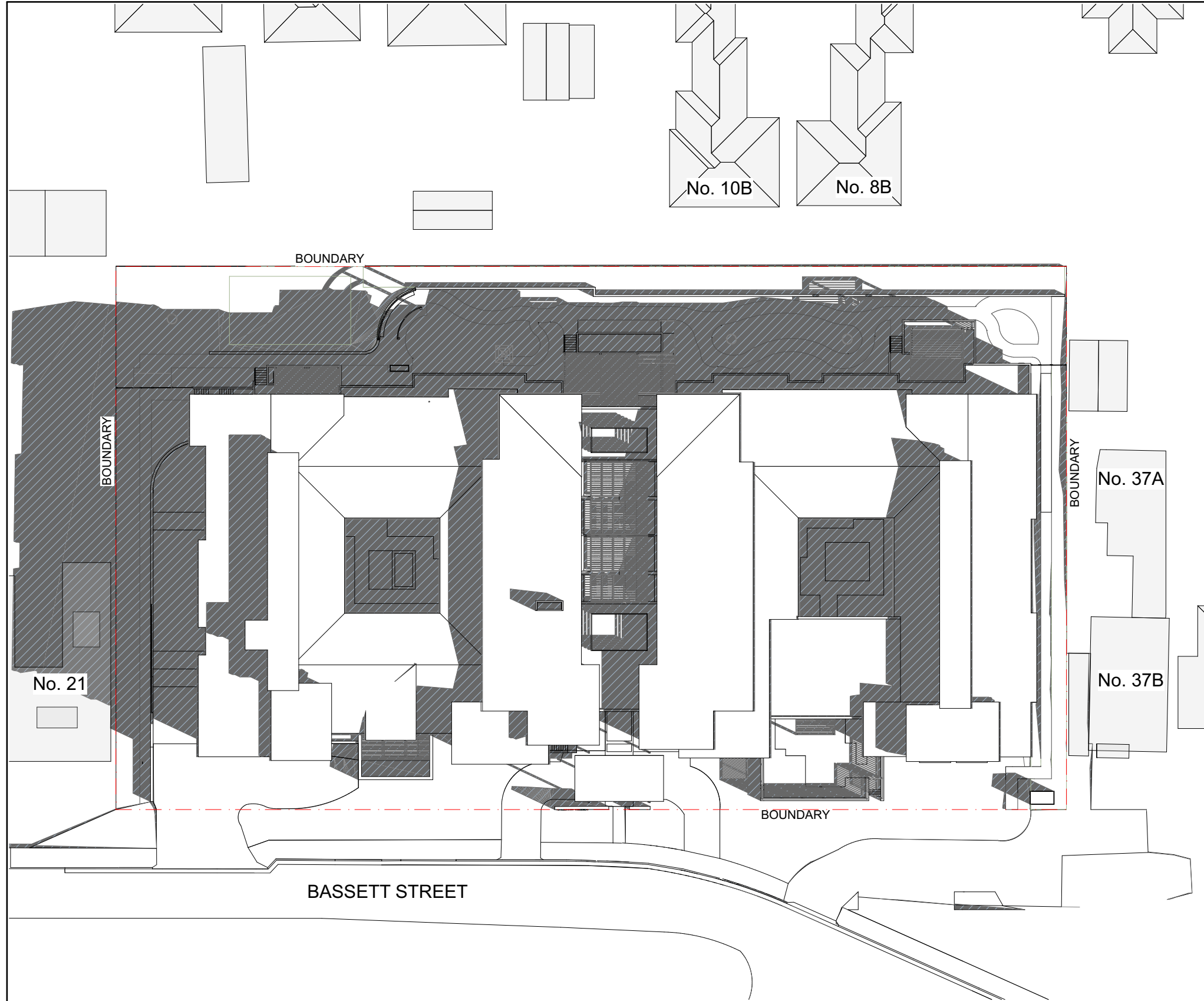




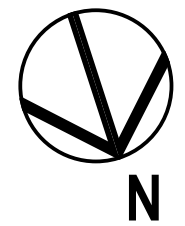
Jun-22-9am



Jun-22-12pm



Jun-22-3pm

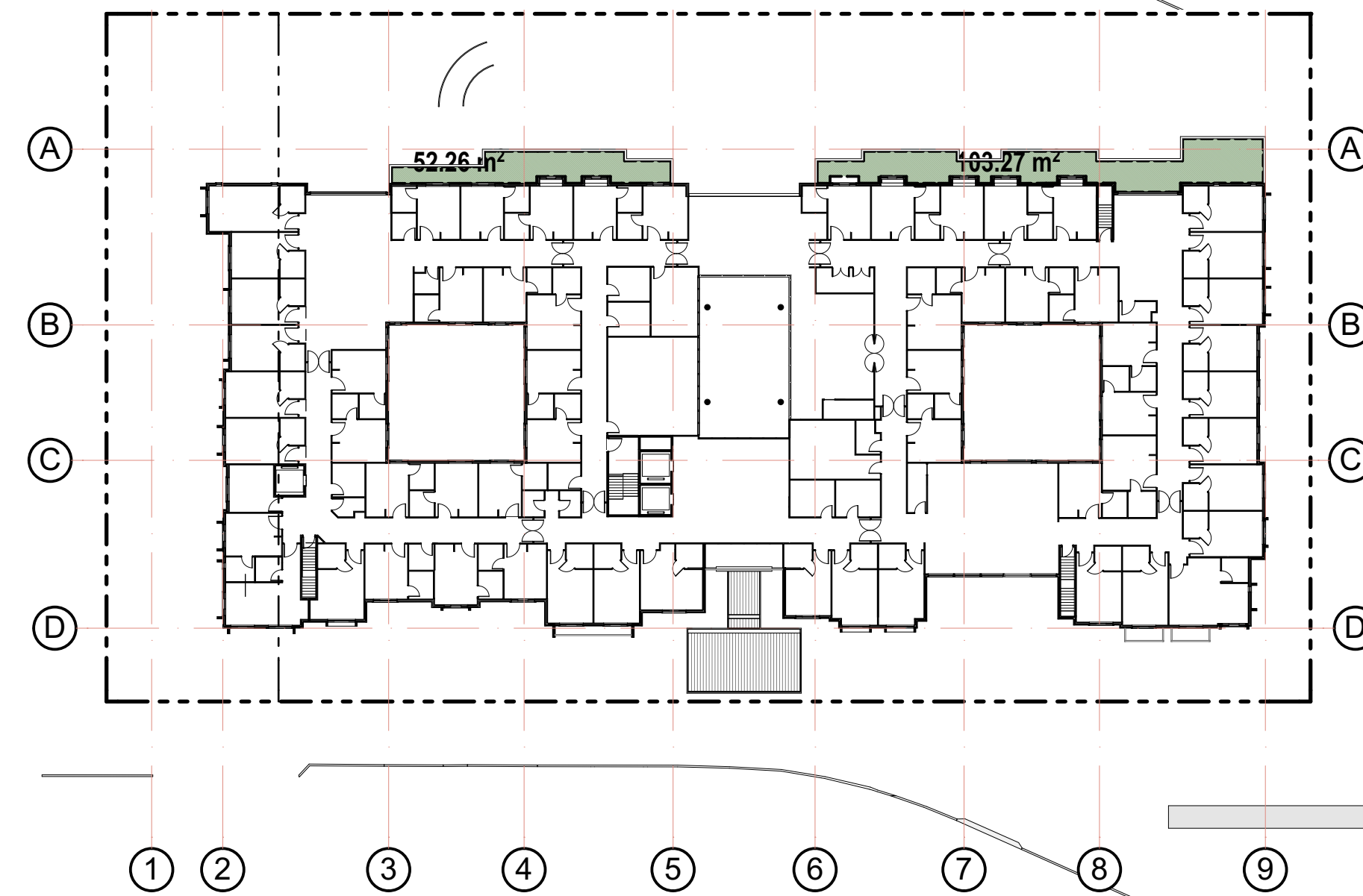
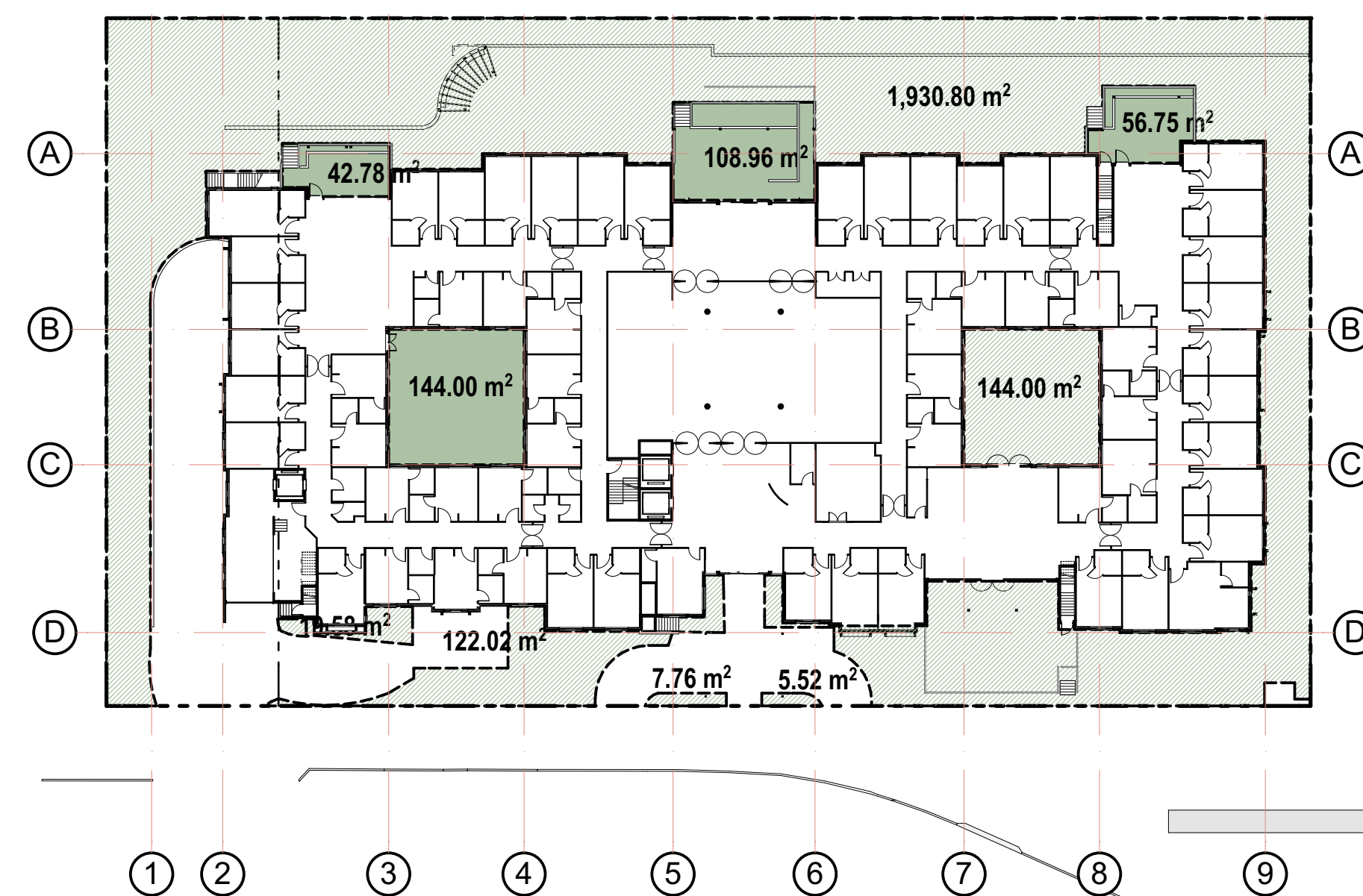
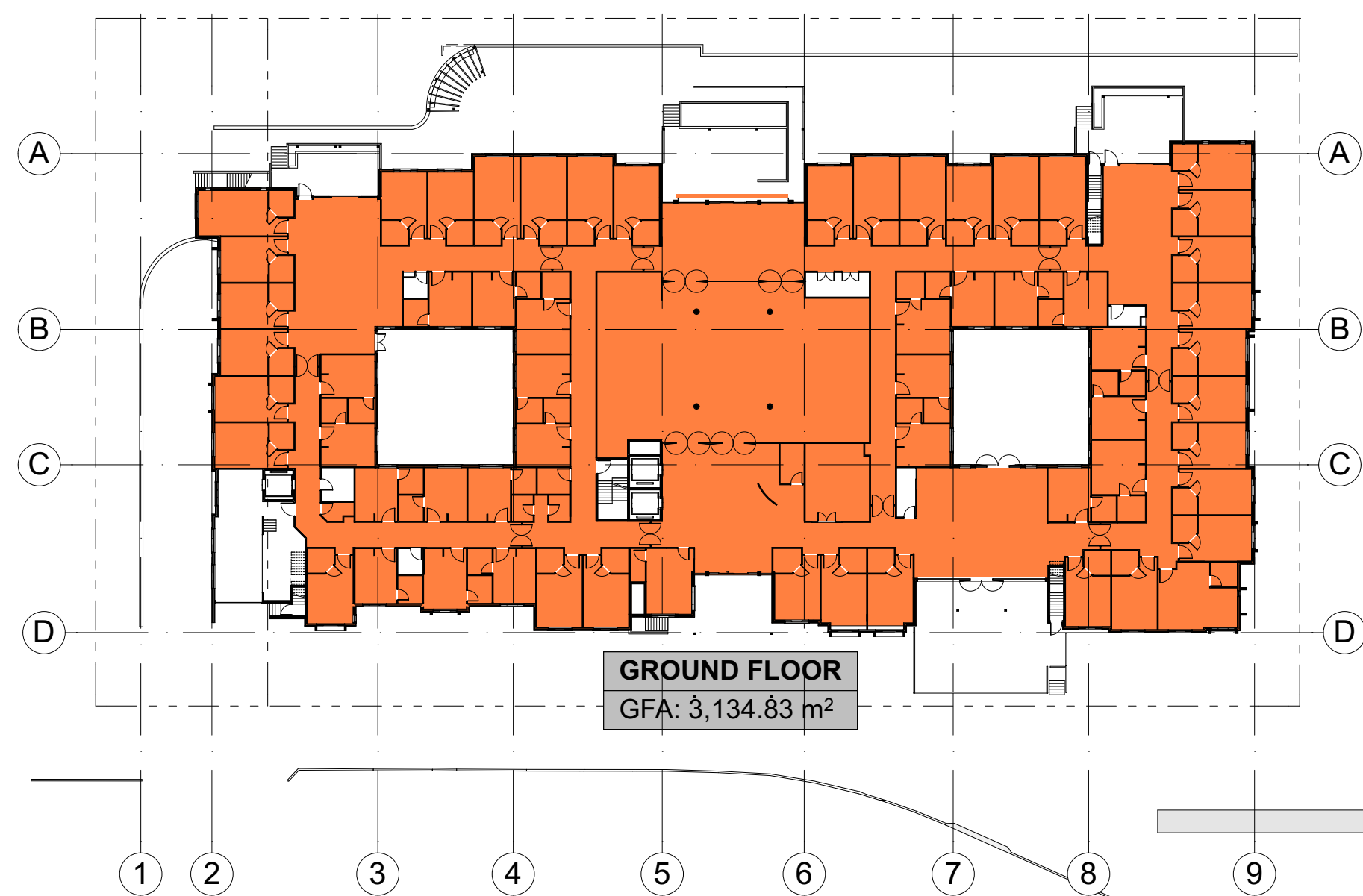
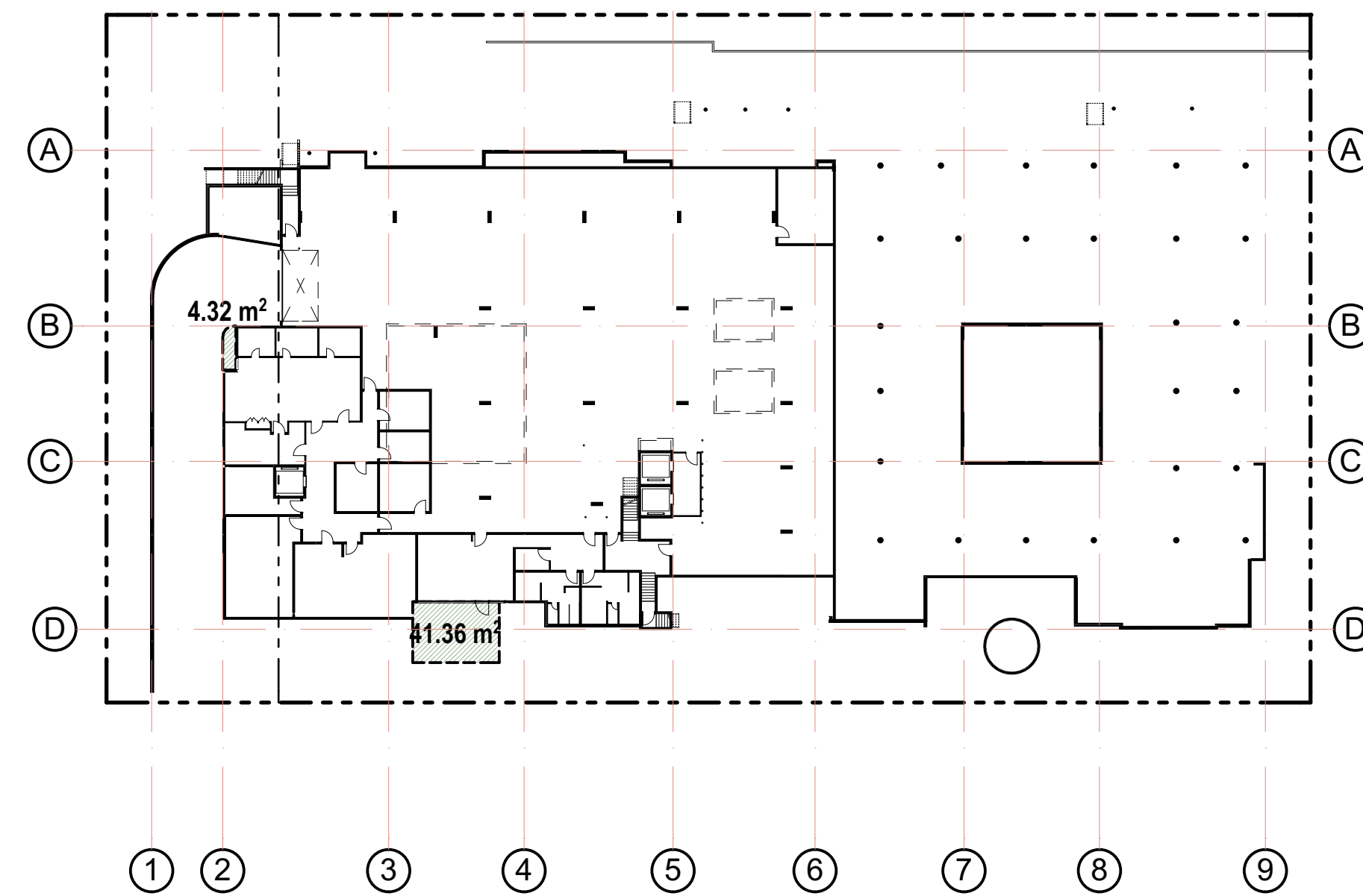
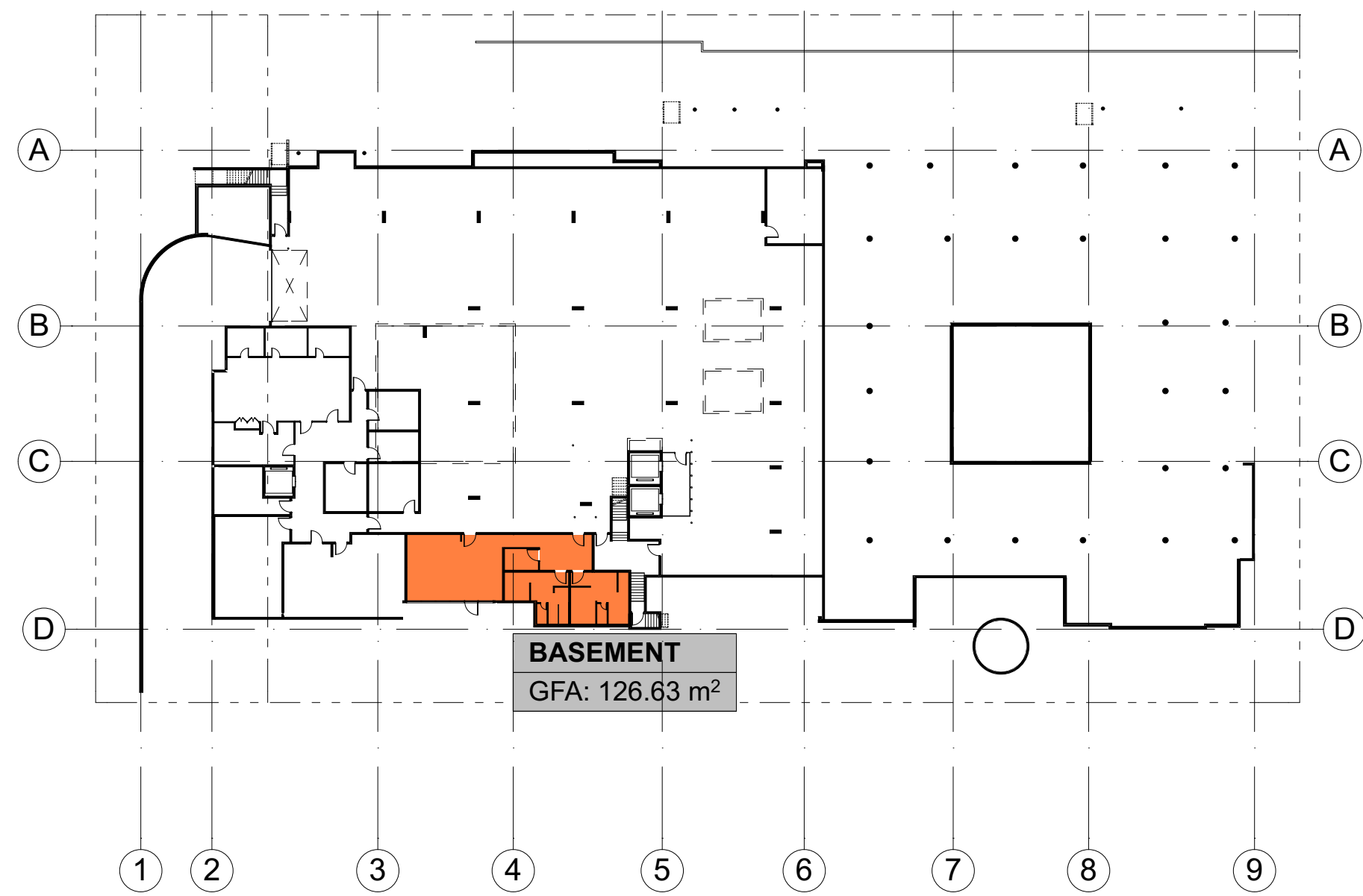




BASSETT STREET VIEW



ENTRY



LANDSCAPE AREA

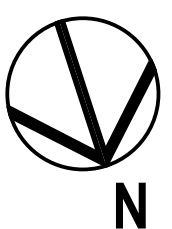
- PLANTER
- DEEP SOIL

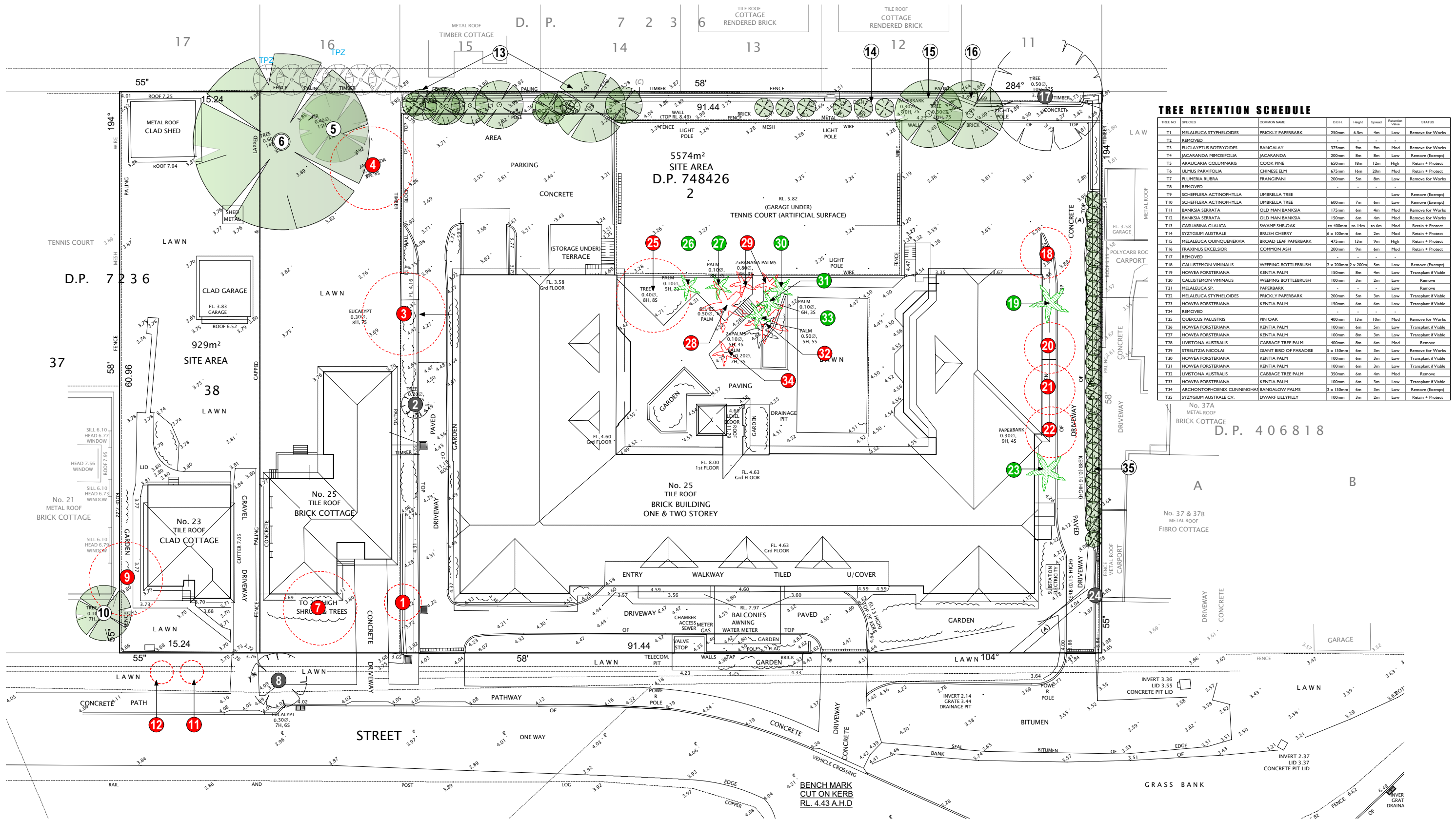
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TREE RETENTION PLAN

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
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trish@trishdobson.com.au
REGISTERED LANDSCAPE ARCHITECT #450 - PESTICIDE TREATMENT

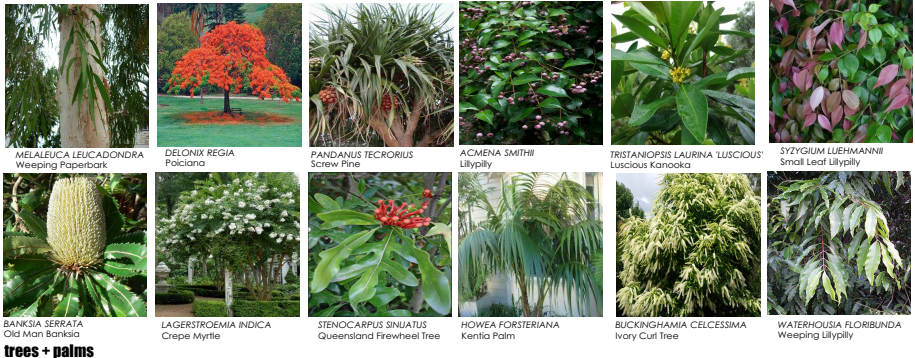
DEVELOPMENT APPLICATION
THOMPSON HEALTH BASSETT
Proposed Aged Care Facility
for Thompson Health Care
23 + 33 BASSETT ST, MONA VALE NSW



TREE RETENTION PLAN

1:200 @ A1 SCALE
24.3.20 DATE
2023 JOB
DA ISSUE
2 of 6 SHEET
DWG
0m 2m 4m 6m 8m 10m
2003/ DA-L02





trees + palms



small trees / screen shrubs



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	WATERHOUSEA FLORIBUNDA	WEeping LILLYPILLY	8m	1	75 litre	
SMALL FEATURE TREES						
AF	AGONIS FLEXUOSA 'AFTER DARK'	BURGUNDY WILLOW MYRTLE	5m	6	300mm	
BC	BUCKINGHAMIA CESSISSIMA	WOody CURL TREE	5m	2	300mm	
HTR	HIBISCUS TILIACEUS '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	BRUNFELSIA 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	BACCHA VIRGATA 'DWARF'	DWARF BACCHA	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 SPIRIT'	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	INDIGERFERA 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 CASURELLA 'RED LEAF FORM'	RED LEAF NATIVE GINGER		1.8m	8	200mm	
ANGIOZANTHOS 'LANDSCAPE RED'	RED KANGAROO PAWES		0.5m	16	150mm	
CANNIA '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	
HYPENOCALLIS 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	
XANTHORRHOEA 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

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 4670-2008/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/M³ 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/M³ 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 PLANTERS 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, HARDENED OFF, TRUE TO FORM, AND GROWN IN THEIR FINAL CONTAINERS FOR NOT LESS THAN 12 WEEKS. TREES SHALL HAVE A SINGLE LEADING SHOOT AND POTS FREE FROM WEEDS.

AT PLANTING SPREAD SLOW RELEASE FERTILIZER AROUND DRIP LINE OF ALL PLANTS AT MANUFACTURER'S RECOMMENDED RATES.
GENERAL APPLICATION:
EQUAL TO OSBOMCOTE PLUS TRACE ELEMENTS - ALL PURPOSE NPK 19-4-16-6
NATIVE PLANTS:
EQUAL TO OSBOMCOTE PLUS TRACE ELEMENTS - NATIVE GARDENS NPK 17-9-0-8-7-3

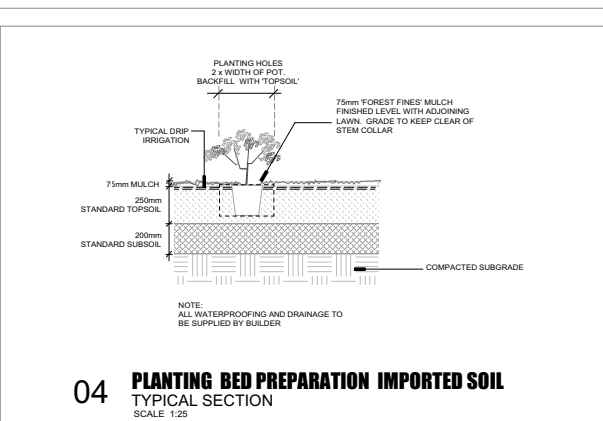
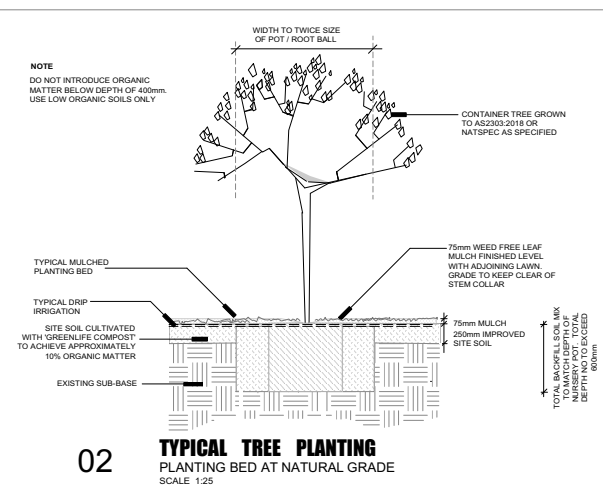
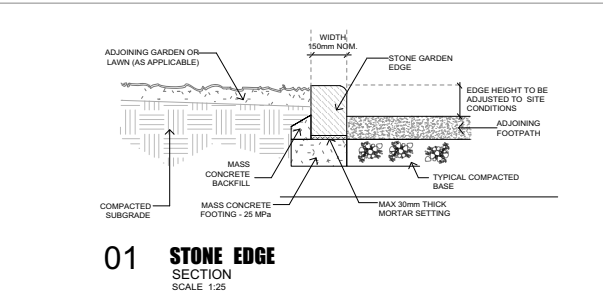
MULCH
COVER PLANTING AREAS WITH 75mm 'FOREST FINES' MULCH. ENSURE MULCH IS FREE OF WEED SEED AND VEGETATIVE MATERIAL. KEEP CLEAR FROM PLANT STEM COLLARS.

PEBBLE MULCH
PLANTING BEDS ADJOINING COVERED ENTRANCE PATH SHALL BE MULCH WITH MIN 60mm RIVER PEBBLES IN SIZES RANGING FROM 50mm TO 200mm MIXED SIZES.
OVERLAND FLOW PATH SHALL BE COVERED WITH 75mm OF SELECTED 50mm RIVER PEBBLES.

LAWN
TURF SHALL BE SIR WALTER BUFFALO. TURF ROLLS SHALL BE A MINIMUM OF 25mm THICK SUPPLIED FROM A SPECIALIST GROWER OR CULTIVATED TURF. TURF SHALL BE OF EVEN THICKNESS, FREE FROM WEEDS. LAY ON MINIMUM 150mm COMMERCIAL QUALITY SANDY LOAM TURF UNDERLAY.
CARE SHALL BE TAKEN NOT TO DISTURB TREE ROOTS WHEN TURFING UNDER EXISTING TREES. CARE SHALL BE TAKEN WHEN WORKING WITH ROAD RESERVE AREAS TO REDUCE PUBLIC DISTURBANCE AND TO MAINTAIN SAFE PEDESTRIAN PASSAGE.

WEED ERADICATION
ALL WEED SPECIES SHALL BE REMOVED FROM SITE IN ACCORDANCE WITH BIOSECURITY ACT 2015 USING NON-CHEMICAL PRACTICES WHEREVER POSSIBLE. ALL VEGETATIVE WEED MATERIAL SHALL BE SUITABLY DISPOSED OFF SITE AND FOLLOW UP REMOVAL OR RE-EMERGING WEED MATERIAL SHALL BE UNDERTAKEN ON AN 'AS NEEDED' BASIS.

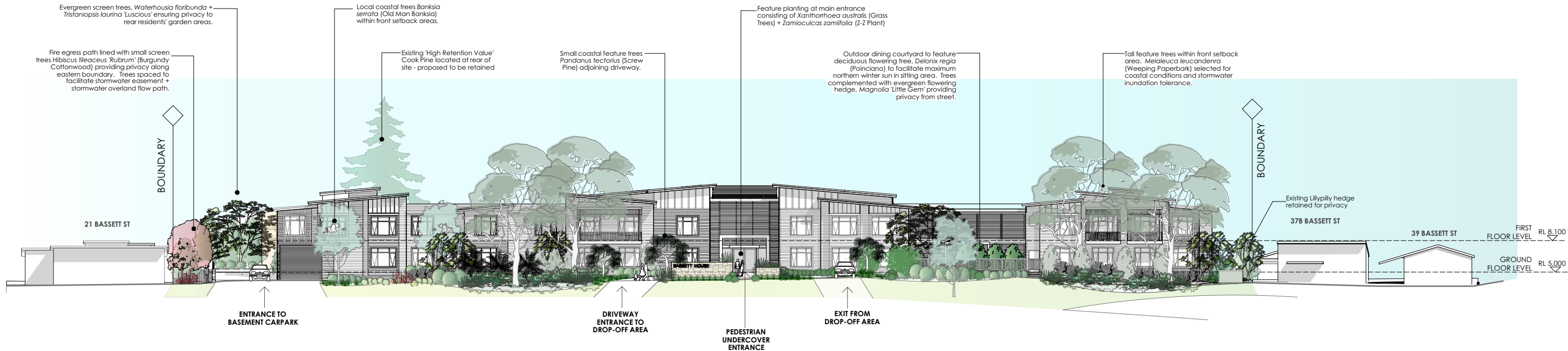
IRRIGATION
A WATER BOARD APPROVED, FULLY AUTOMATIC SYSTEM SHALL BE INSTALLED TO ALL GARDEN BEDS AND PLANTERS. SYSTEM DESIGN TO FUTURE DETAILED DESIGN.



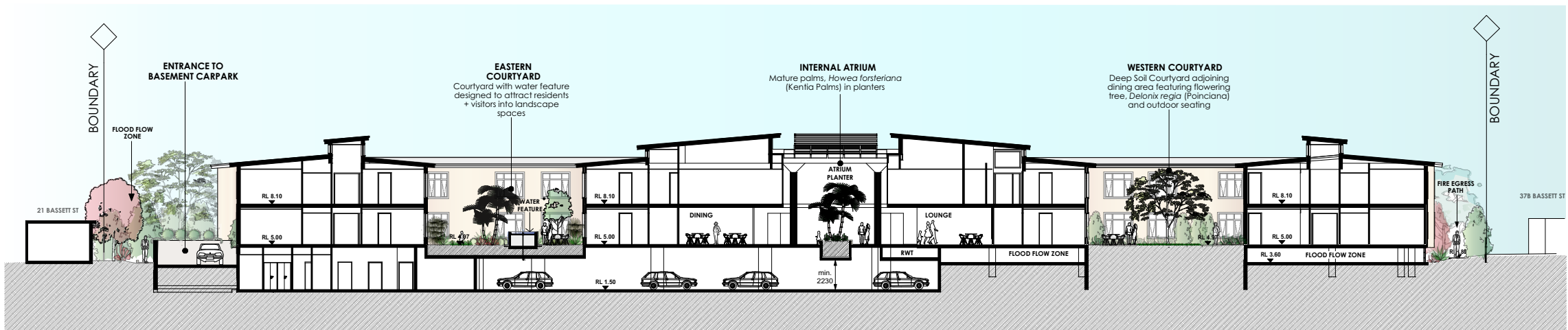
PLANTING SCHEDULE ON-SLAB TERRACE PLANTERS + COURTYARDS

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				
SP	SPATHIPHYLLUM 'SENSATION'	SEASANTION PEACE LILY	0.8m	16	200mm				
MAZ	MAZUS REPTANS	FAIRY DUST	gr/clover	50	100mm				PLANT UNDER
ZO	ZOYSIA TENUIFOLIA	TEMPLE GRASS	gr/clover	80	100mm				PLANT UNDER REGIUM

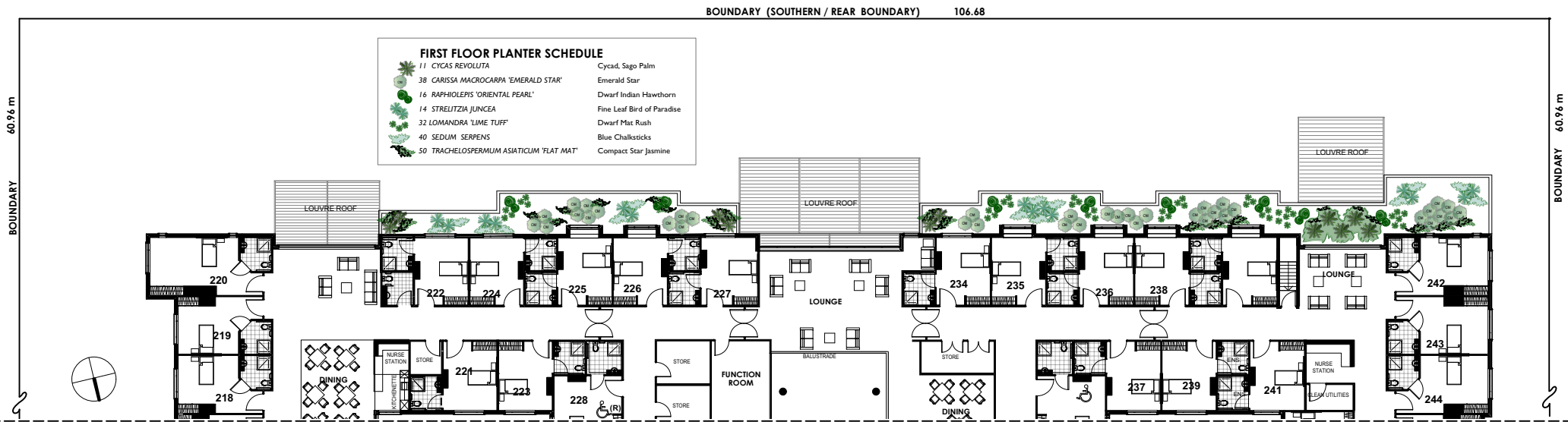
INTERNAL WATER FEATURE COURTYARD									
AM	ACANTHUS MOLLIS	OYSTER PLANT	1m	12	200mm				UNDER STENOCARPUS
BC	BEGONIA ACONITIFOLIA	CANE BEGONIA	1m	18	200mm				
B	BUXUS MICROPHYLLA 'JAPONICA'	JAPANESE BOX	0.6m	86	200mm				PRUNE TO LOW HEDGE
HL	HYPENOCALLIS LITTORALIS	SPIDER LILY	0.6m	14	200mm				
HF	HOWEA FORSTERIANA	KENTIA PALM	5m	3	100 litre				IN DEEP PLANTER
HE	IRENE HERBSTII	BLOODLEAF	0.8m	14	200mm				
LEG	URIOPE 'EVERGREEN GIANT'	GIANT TURF LILY	0.6m	34	150mm				EDGING
MC	MICHELIA 'COCO'	COCO	1.5m	4	300mm				
PX	PHILODENDRON 'NANDU'	DWARF PHILODENDRON	0.8m	12	200mm				
RS	RADERMACHERA SIN. 'SUMMERSCENT'	ASIAN BELL FLOWER	2m	6	200mm				
R	RAPHILOPSIS x INTERMEDIA	INDIAN HAWTHORN	1m	6	200mm				
RE	RAPHIS EXCELSA	RHAPS PALM, LADY PALM	2m	9	300mm				
RE	REINCKIA EXCELSA	REINCKIA	2m	9	300mm				



BASSETT STREET FRONT ELEVATION (NORTH)
SCALE 1:200 @ A1



LONG SECTION THROUGH SITE
SCALE 1:200 @ A1



PLANTING PLAN - FIRST FLOOR PLANTERS
PLAN SHOWS REAR (SOUTHERN) PORTION OF SITE
SCALE 1:200 @ A1

AMENDMENTS

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© IRISH DOBSON LANDSCAPE ARCHITECTURE
BUILDER TO CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES 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

JOB
2003

DWG NO
DA-L06