

DEVELOPMENT APPLICATION FOR PROPOSED AGED CARE FACILITY

23 + 33 BASSETT STREET, MONA VALE, NSW



BASSETT STREET VIEW



BASSETT STREET ENTRY

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)

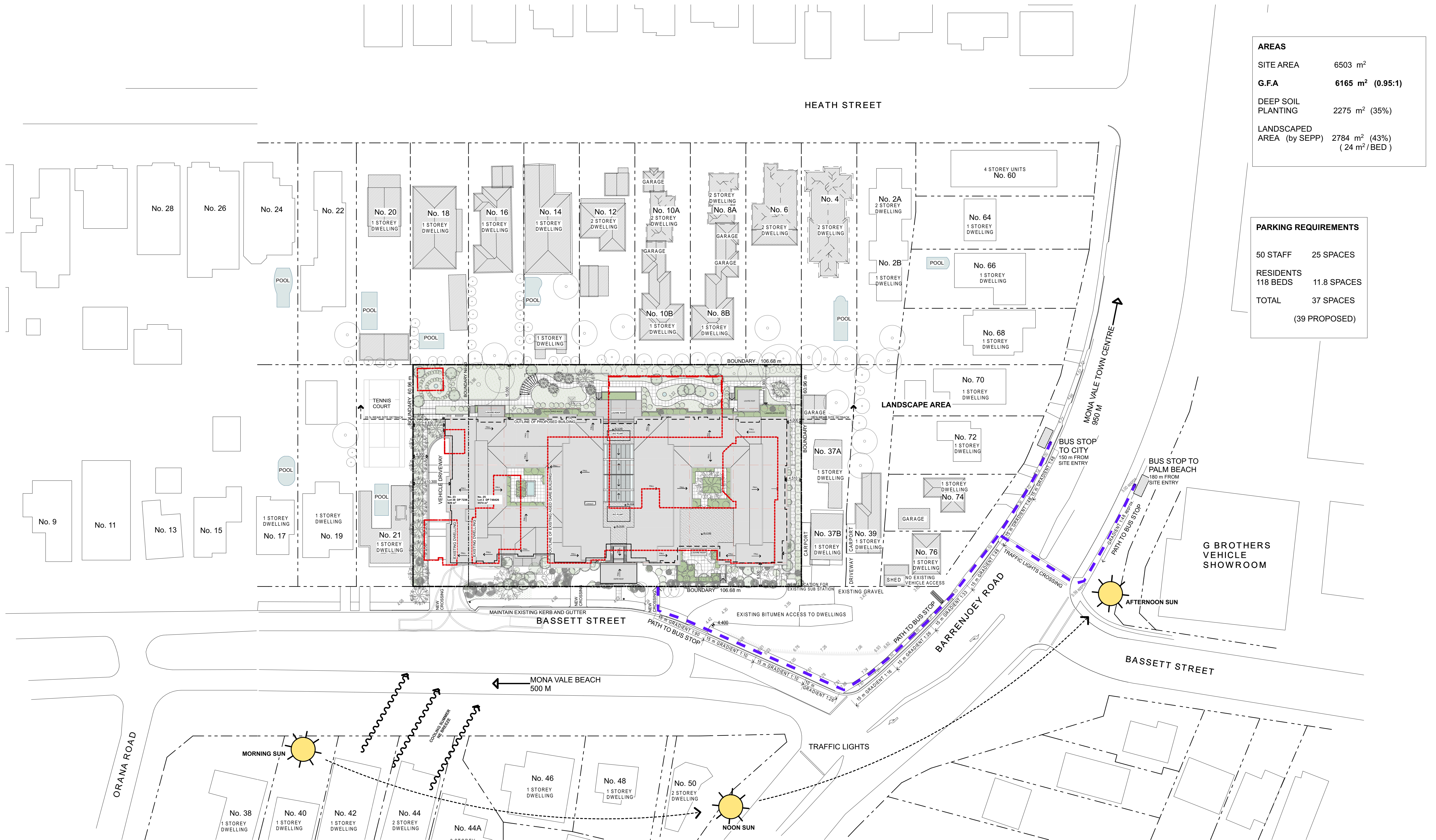
PARKING REQUIREMENTS		
50 STAFF	25 SPACES	
RESIDENTS		
118 BEDS	11.8 SPACES	
TOTAL	37 SPACES	
	(39 PROPOSED)	

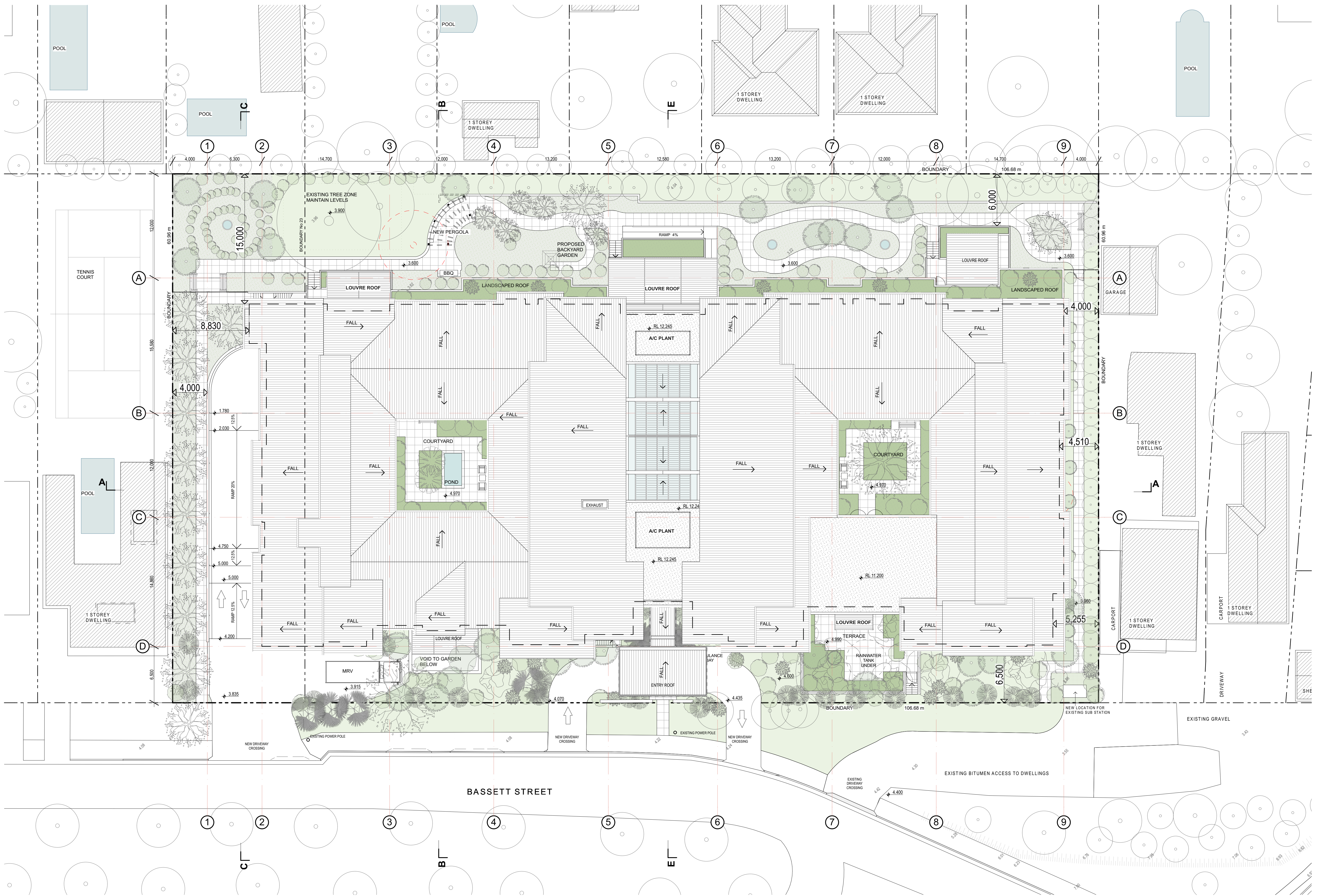
DEVELOPMENT APPLICATION DRAWING LIST		
No:	Drawing Name	
A-00	COVER SHEET	
A-01	SITE ANALYSIS AND CONTEXT PLAN	
A-02	ROOF PLAN	
A-03	BASEMENT LEVEL	
A-04	GROUND FLOOR LEVEL	
A-05	FIRST FLOOR LEVEL	
A-06	ELEVATIONS NORTH AND SOUTH	
A-07	ELEVATIONS EAST AND WEST	
A-08	SECTIONS	
A-09	SHADOW DIAGRAMS	
A-10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

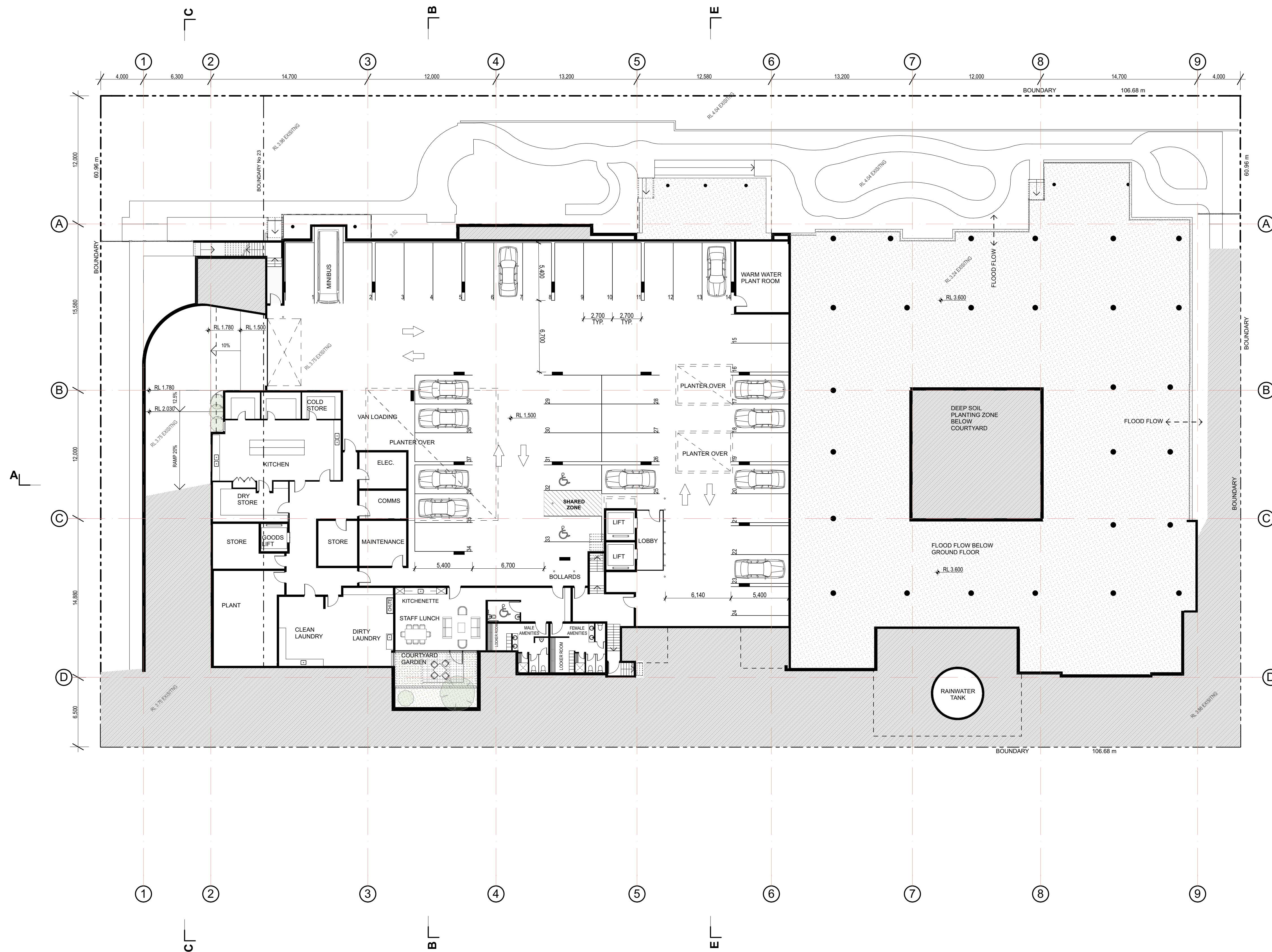


SITE OF PROPOSED AGED CARE FACILITY

LOCATION PLAN



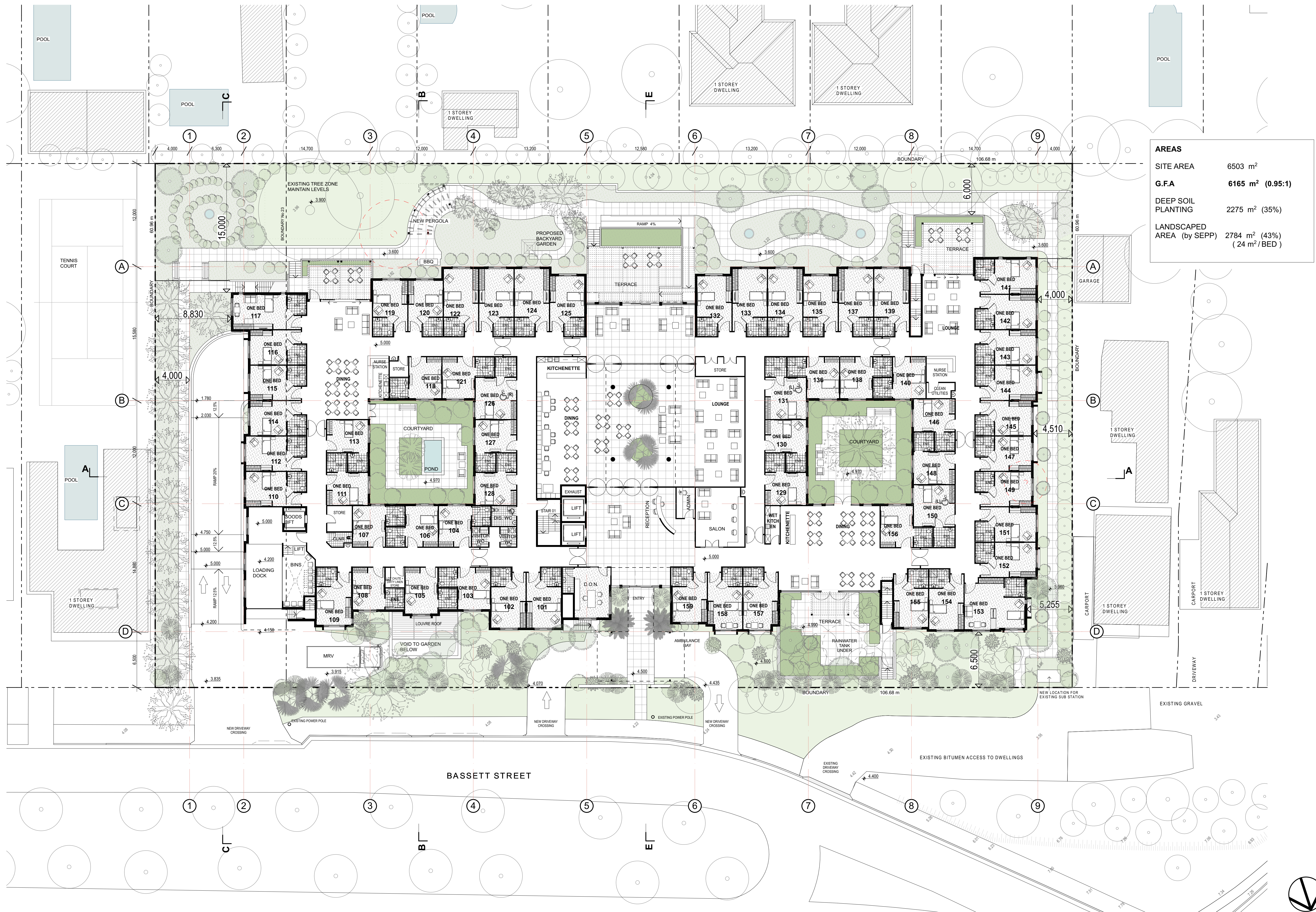




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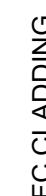
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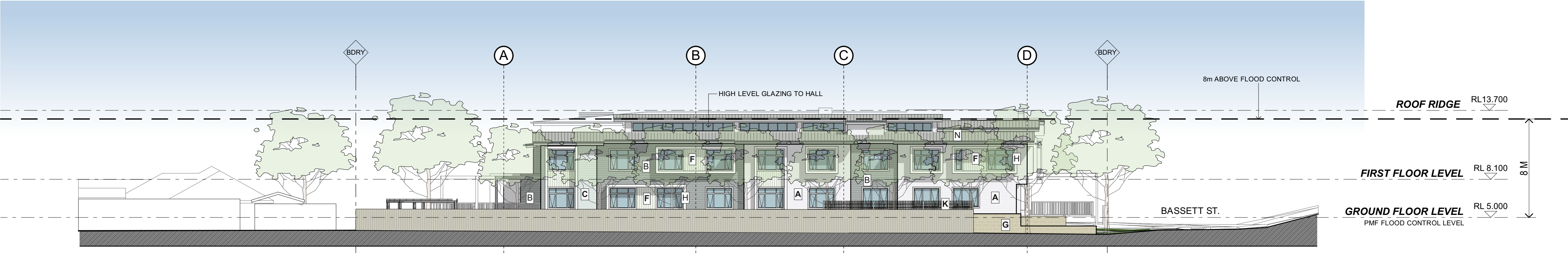


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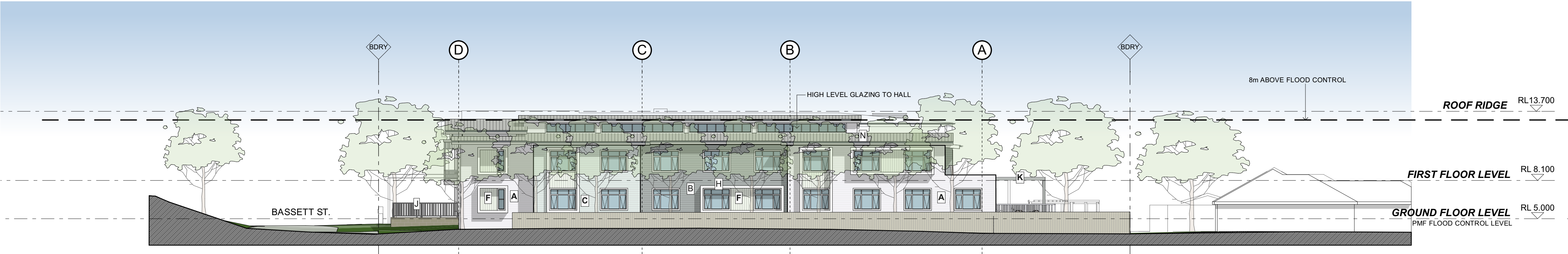


NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

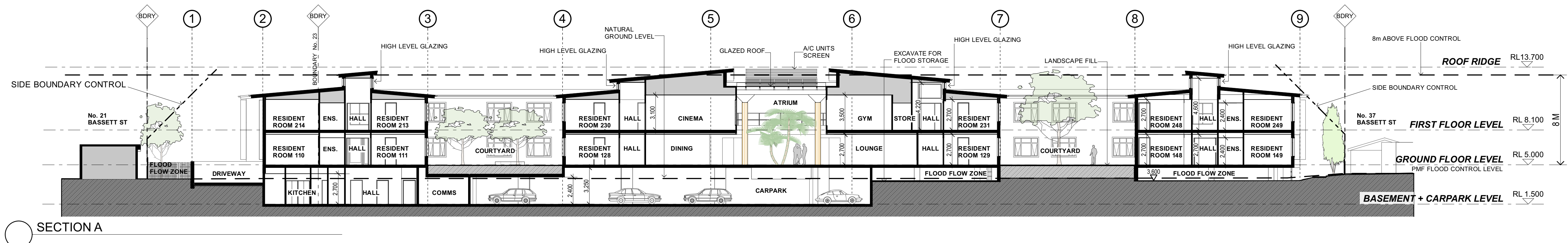




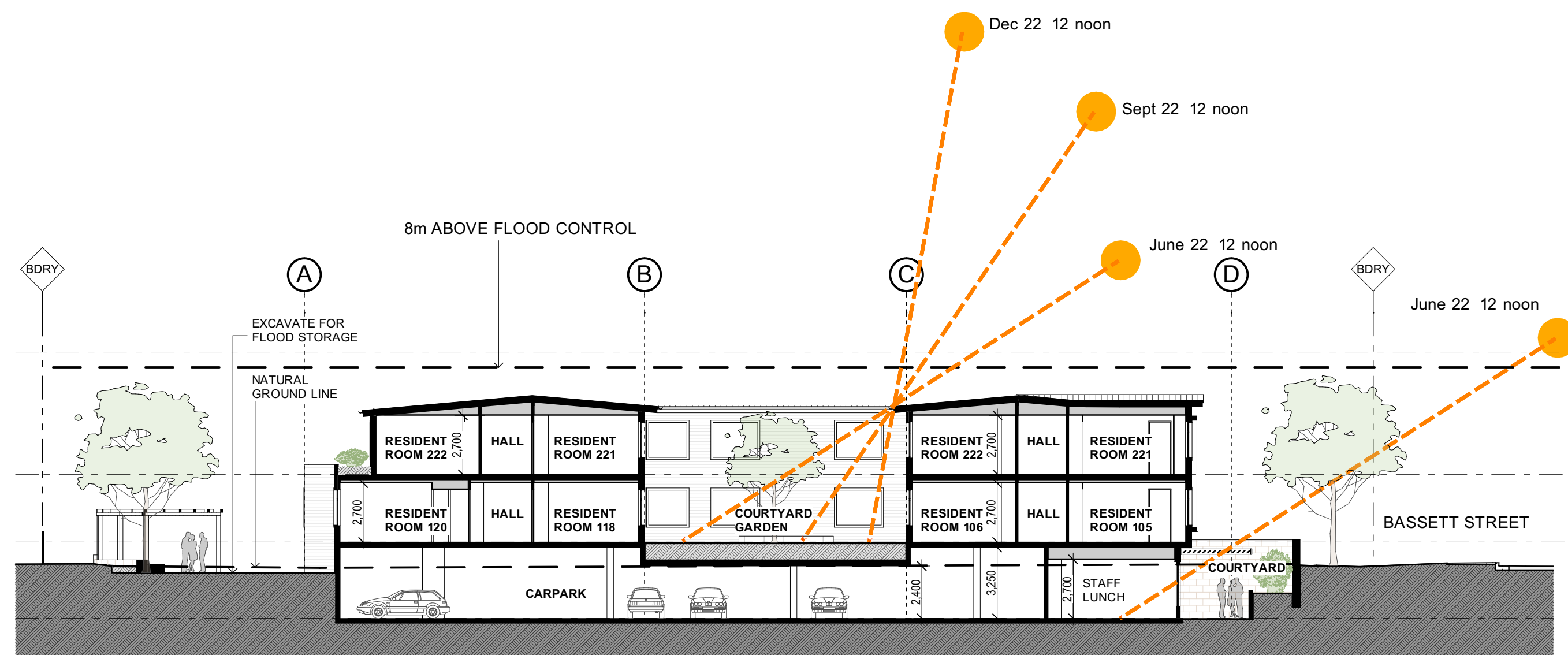
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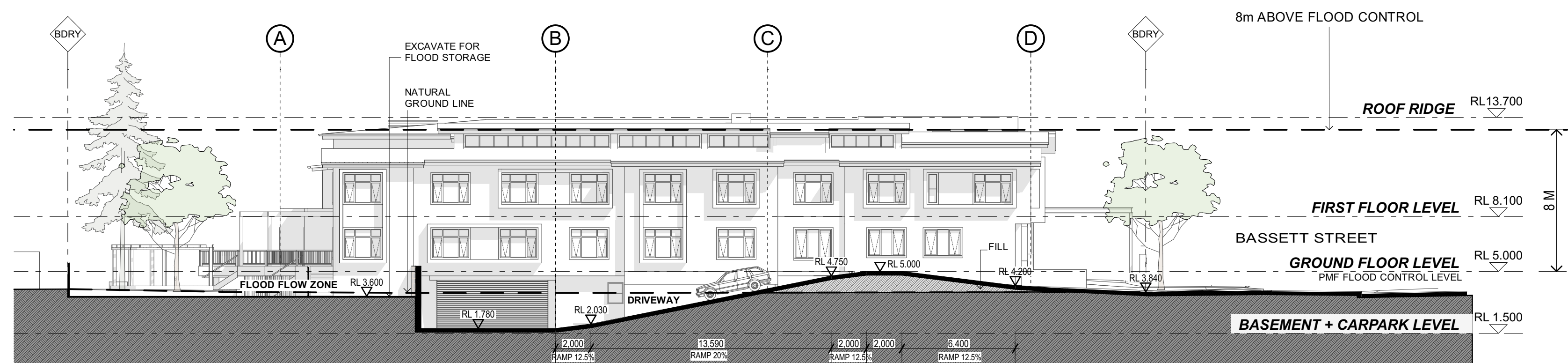
WEST ELEVATION



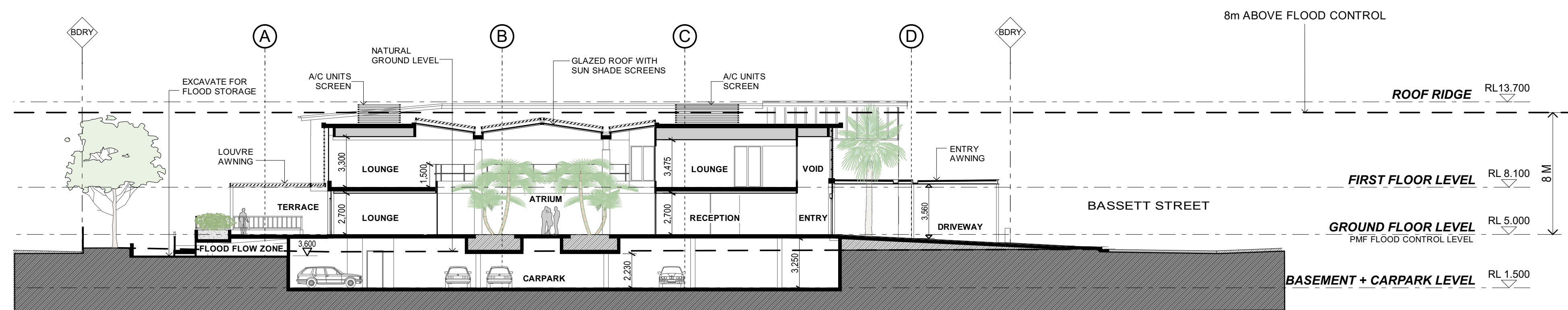
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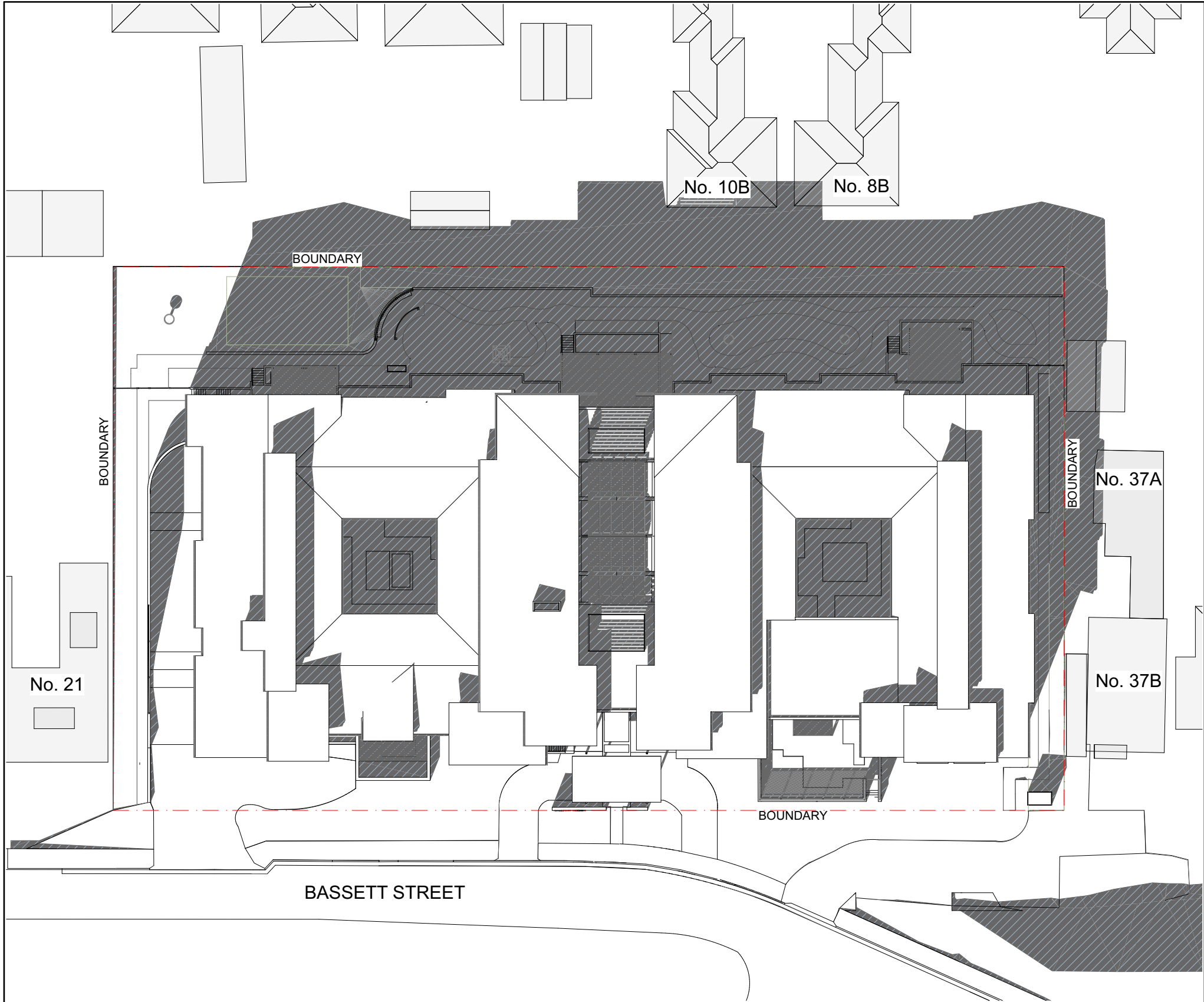
SECTION B



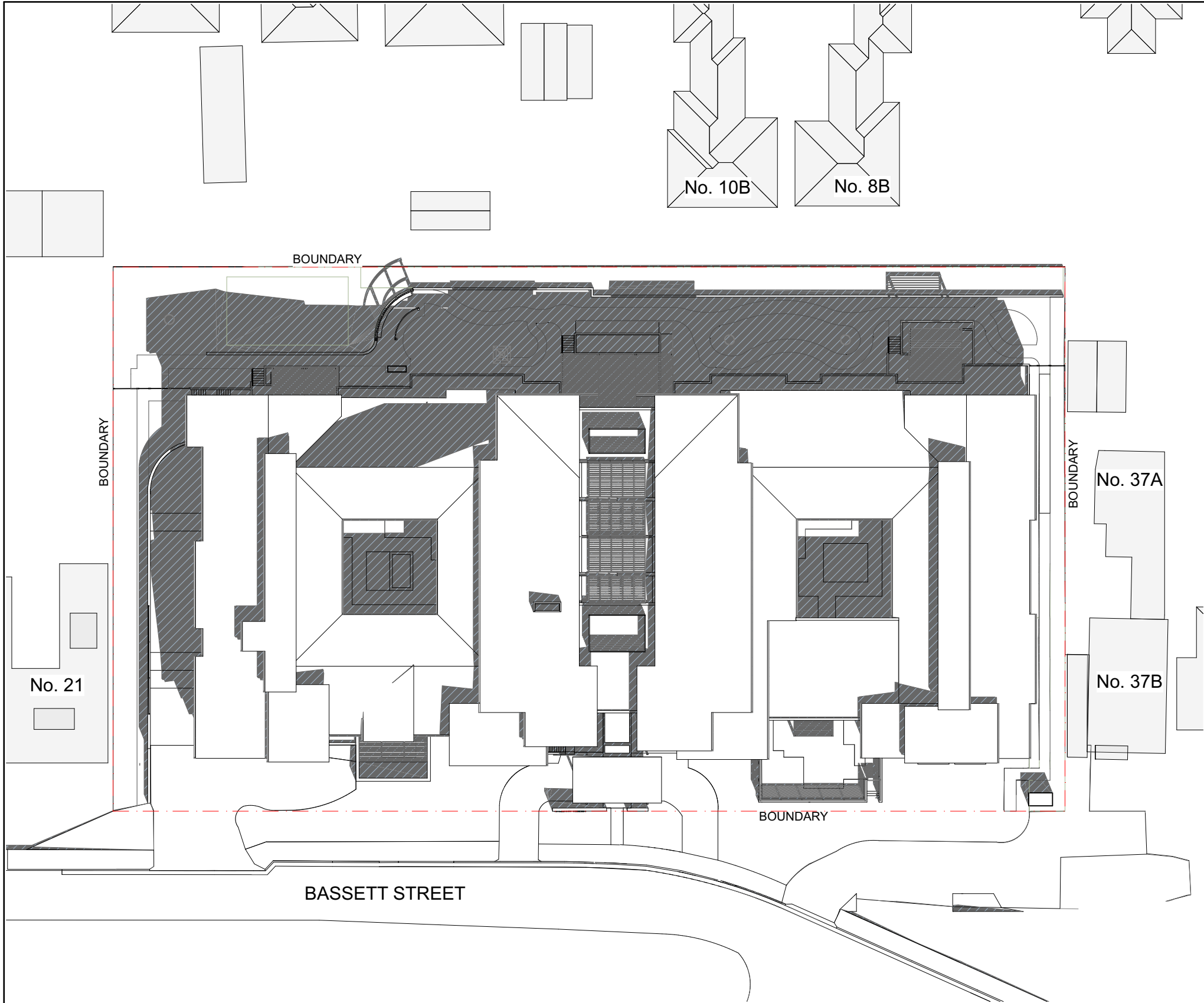
SECTION C



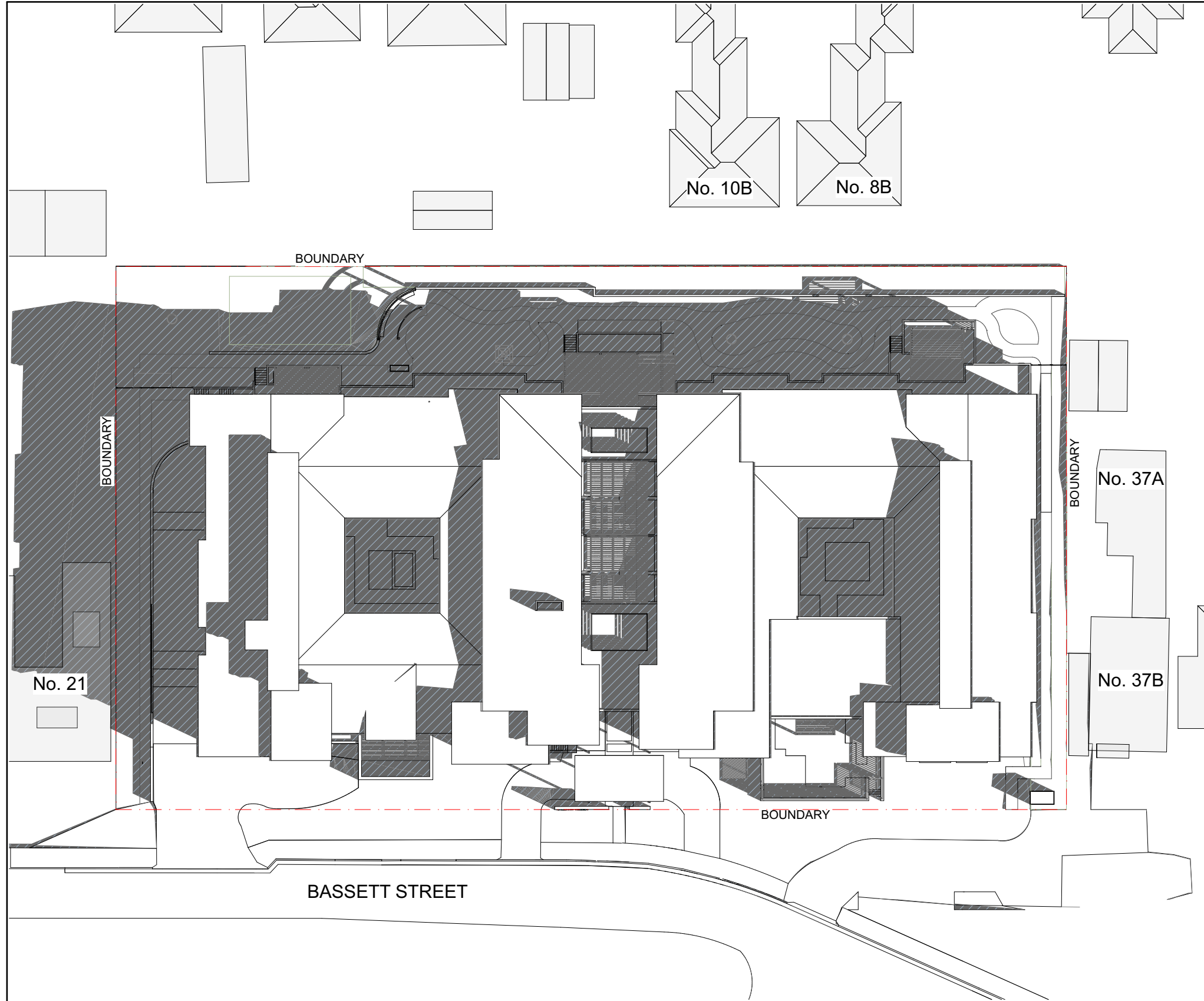
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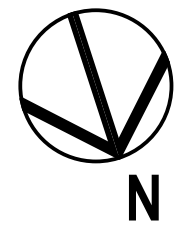
Jun-22-9am



Jun-22-12pm



Jun-22-3pm

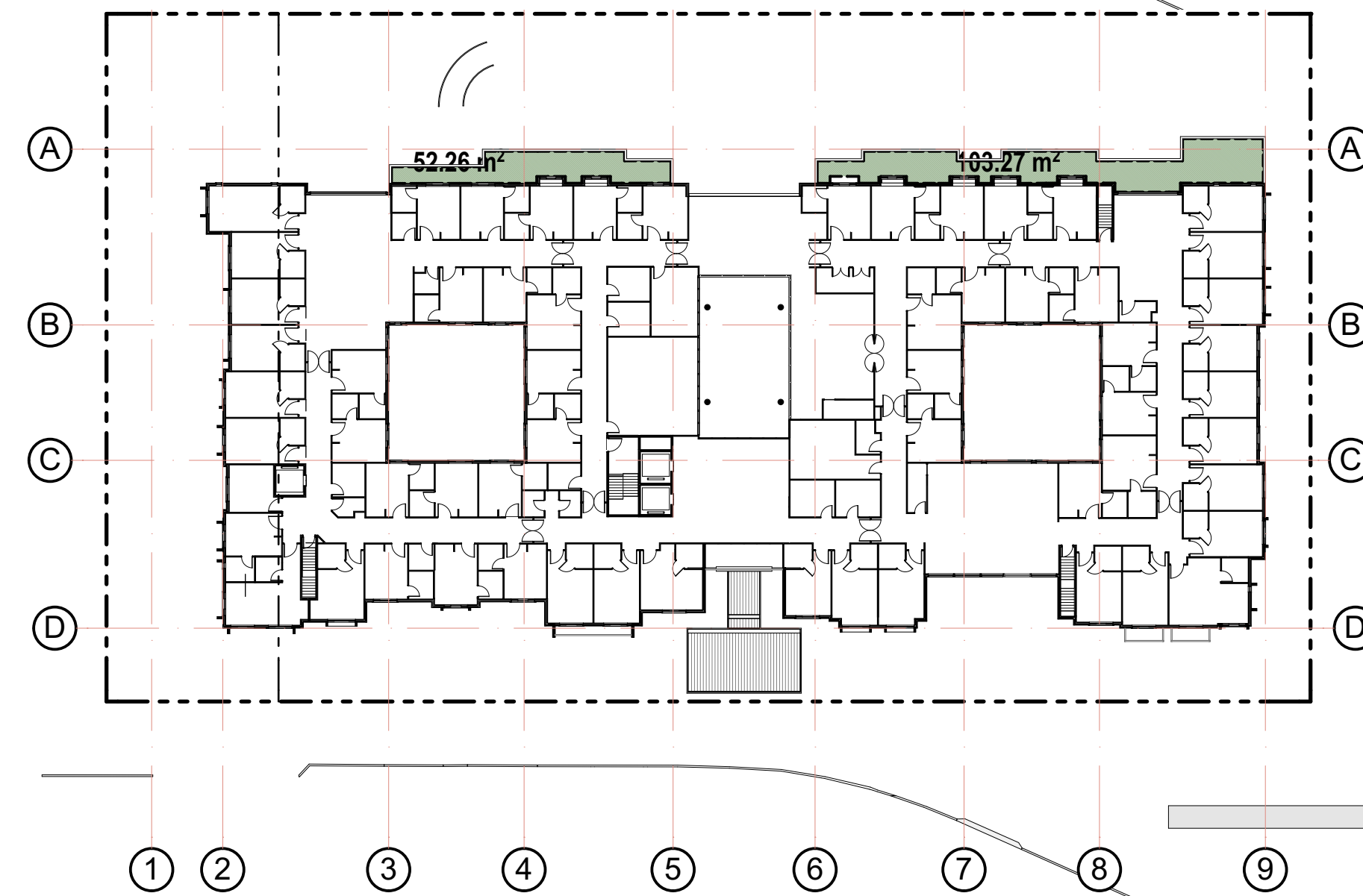
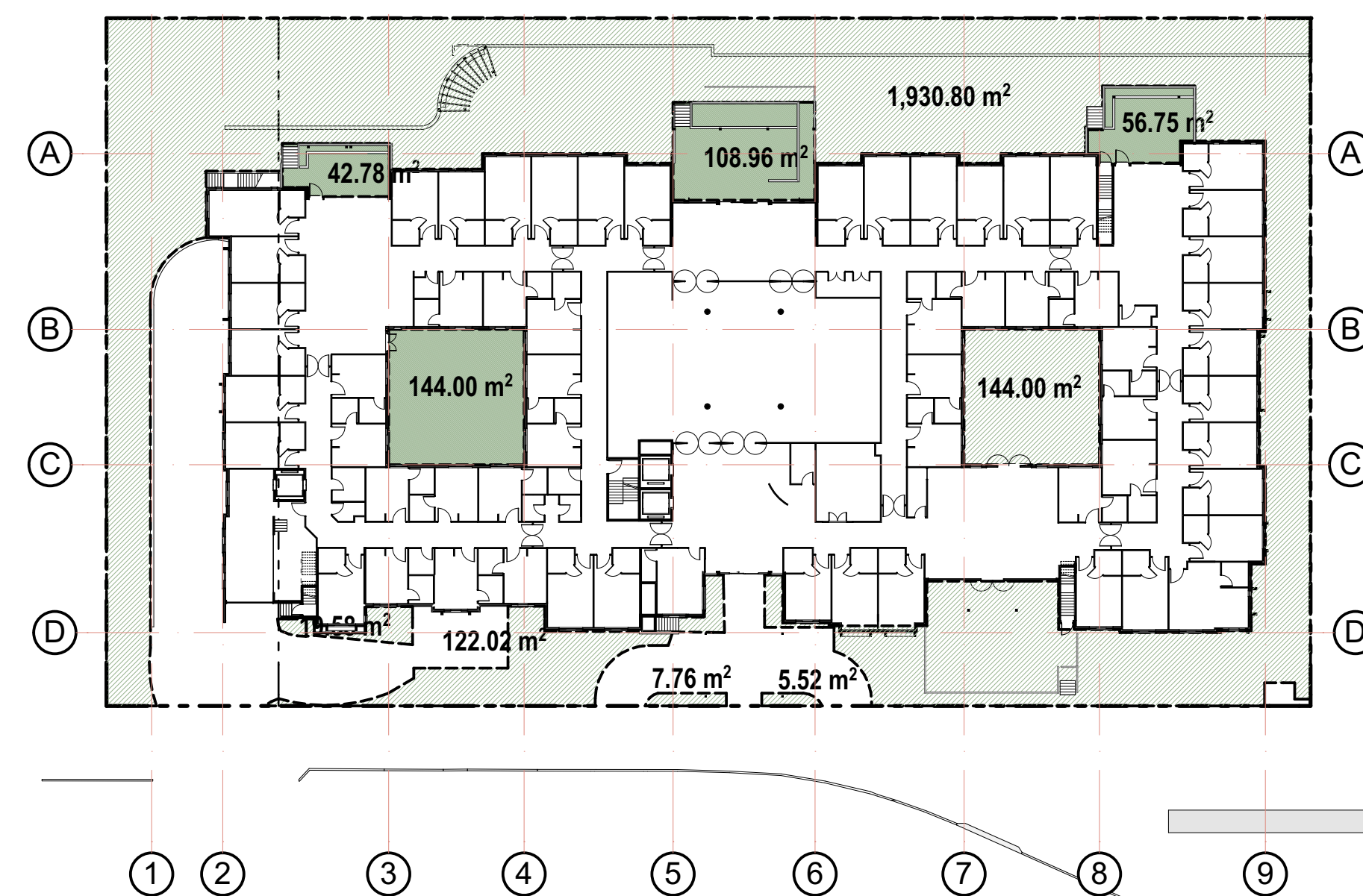
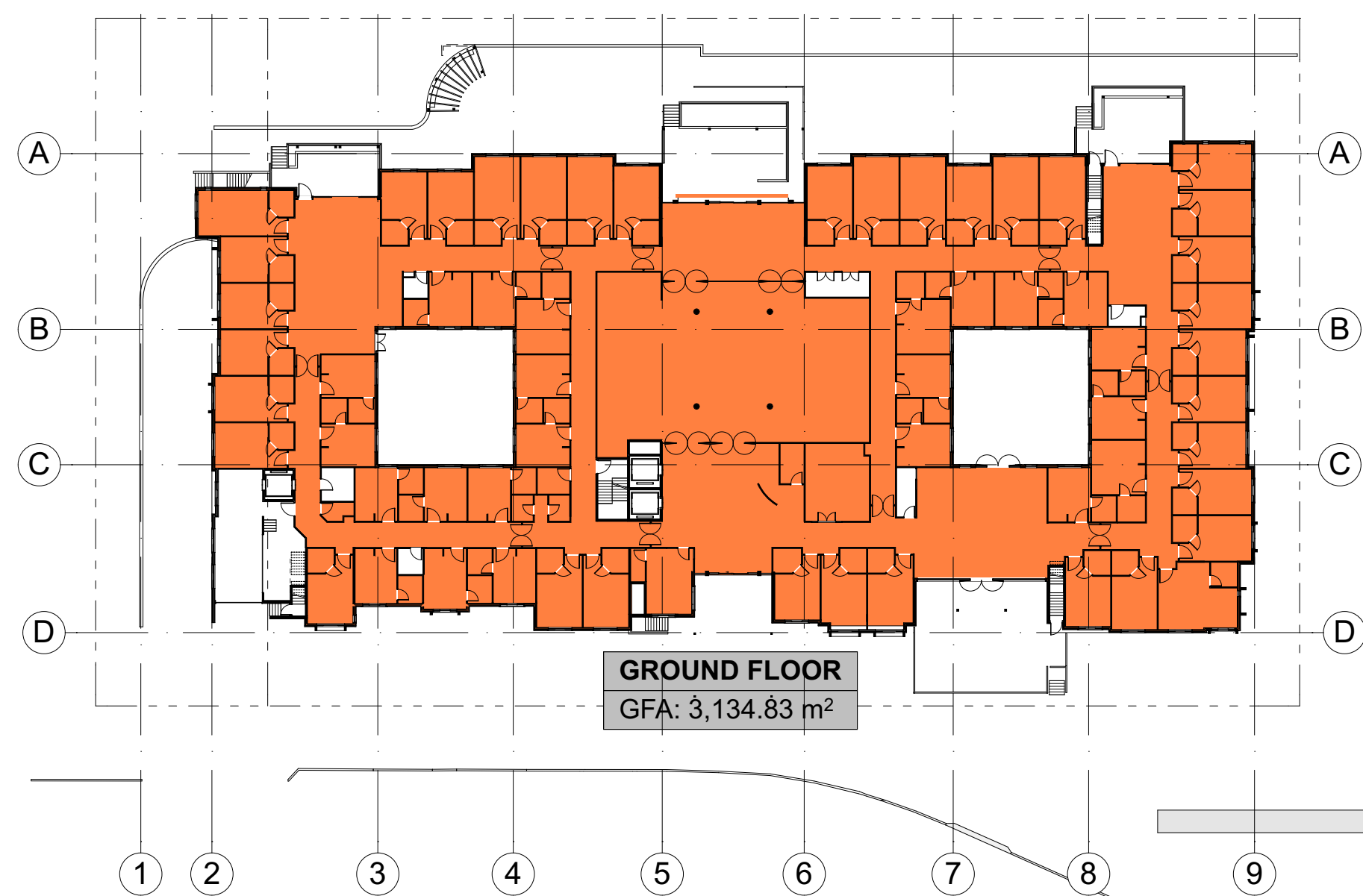
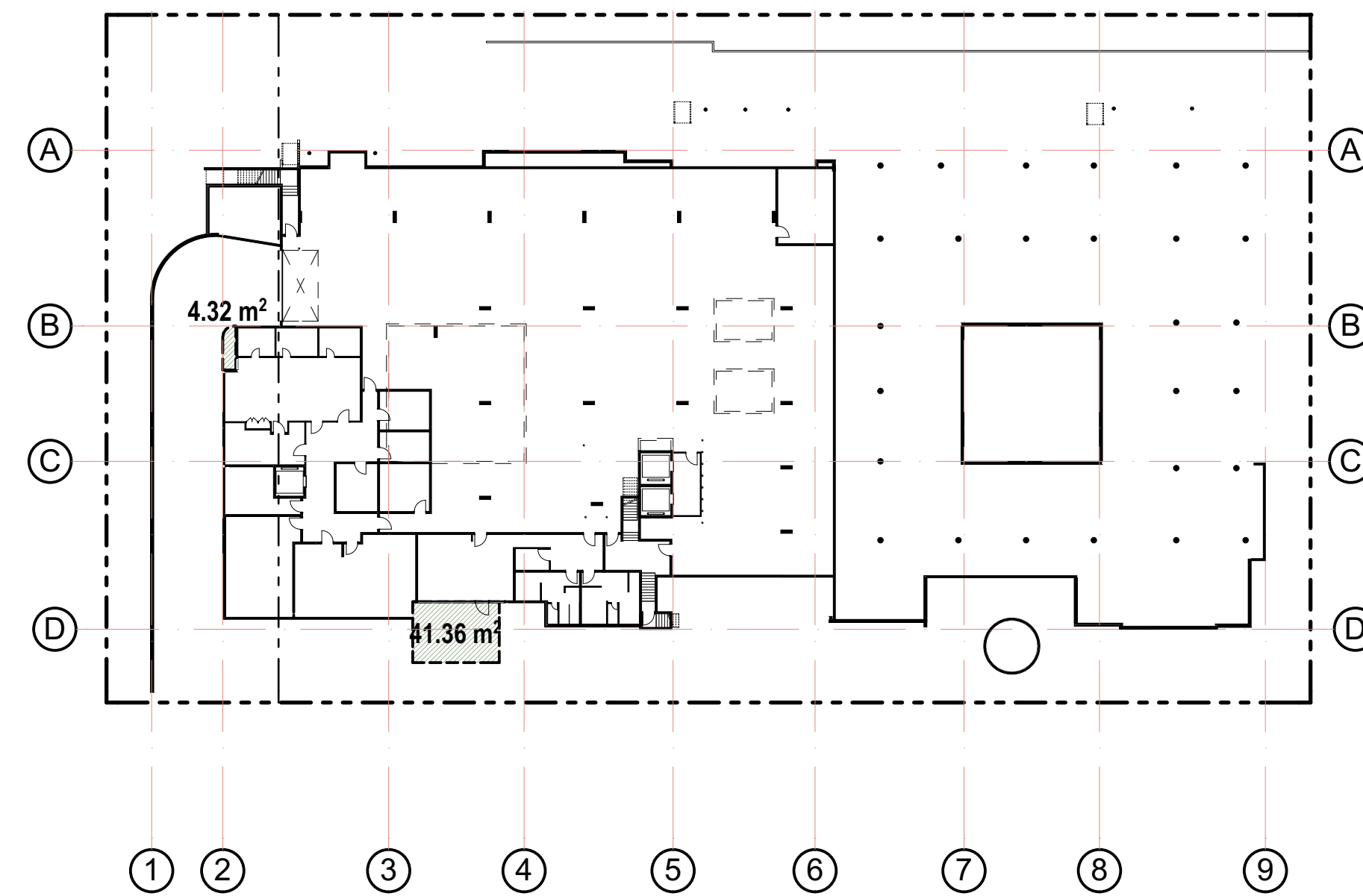
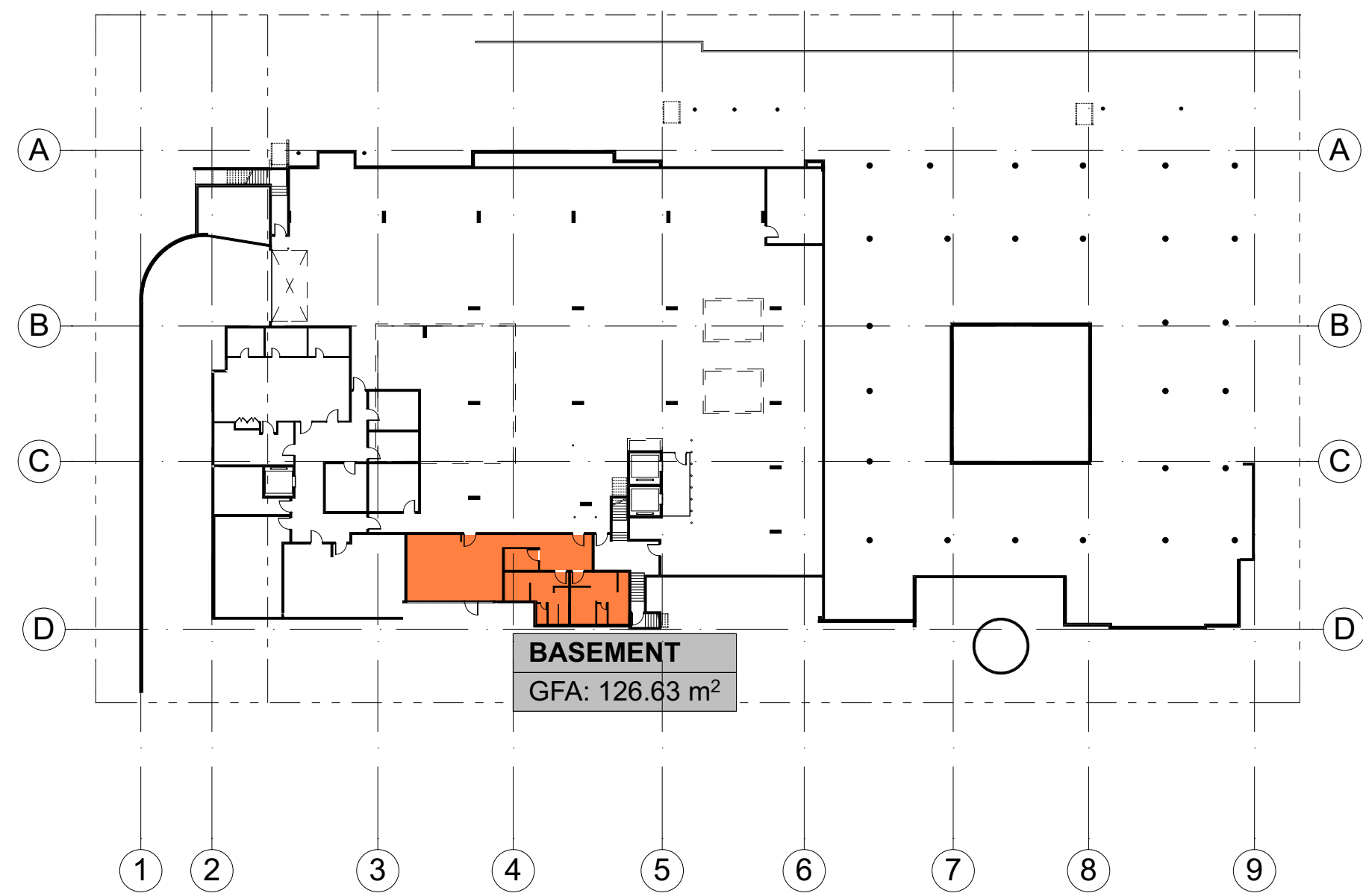




BASSETT STREET VIEW



ENTRY



LANDSCAPE AREA

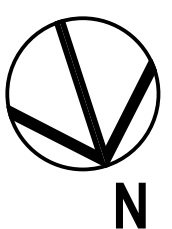
- PLANTER
- DEEP SOIL

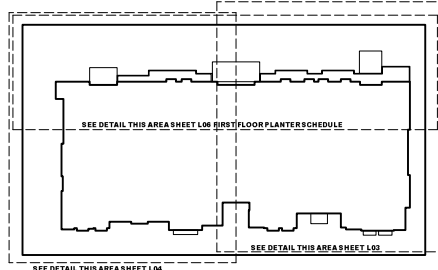
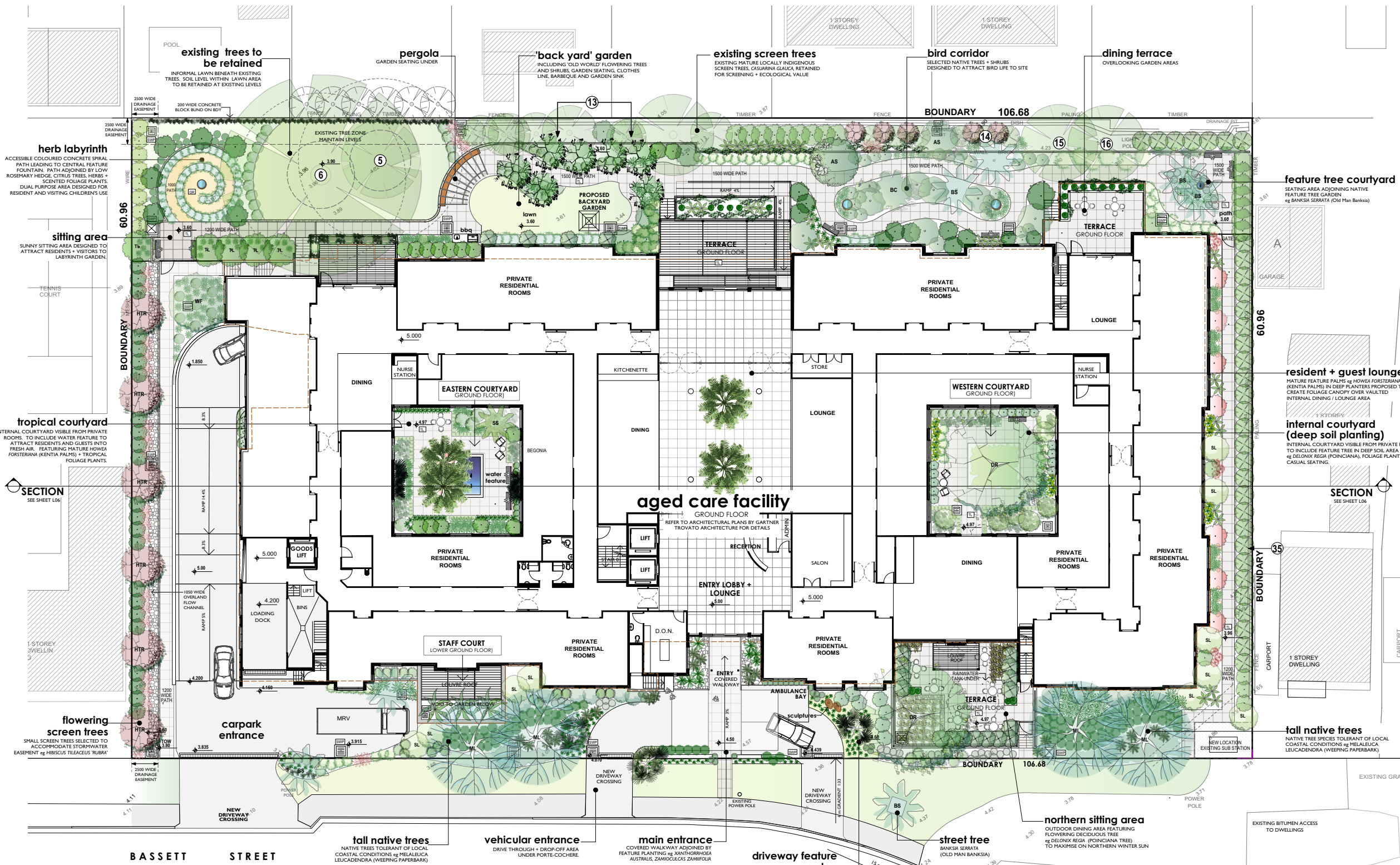
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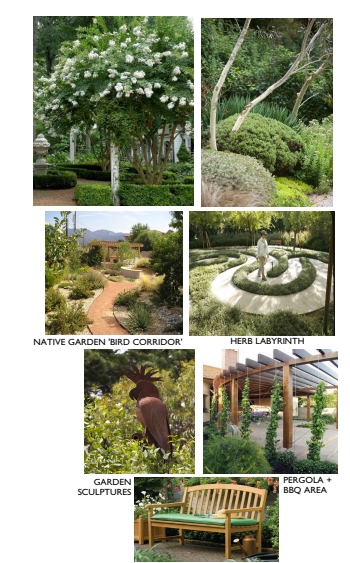


TREE LEGEND

NATIVE TREES	
MELALEUCA LEUCADENDRA	Weeping Paperbark
BANKSIA SERRATA	Old Man Banksia
WATERHUSIA FLORIBUNDA	Weeping Lillypilly
ACMENA SMITHII	Lillypilly
BUCKINGHAMIA CELSISIMA	Ivory Curl Tree
STYGLIUM LUEHMANNII	Small Leaf Lillypilly
STENOCARPUS SINUATUS	Old Firewheel Tree
TRISTANOPSIS 'LUSCIOUS'	Luscious Water Gum
AGONIS FLEX 'AFTER DARK'	Burgundy Willow Myrtle

EXOTIC TREES	
PANDANUS TECTORIUS	Screw Pine
DELONIX REGIA	Poinciana
LAGERSTROEMIA INDICA	Crape Myrtle
HOWEA FORSTERIANA	Kentia Palm
HIBISCUS TILIAEUS 'RUBRUM'	Burgundy Cottonwood

NOTE:
Refer to Sheets L03 + L04 for full planting details and schedule



SITE LANDSCAPE PLAN

SCALE: 1:200 @ A1
REFER TO SHEET L03, L04 + L06 PLANTING PLANS FOR FULL PLANTING DETAILS



NOTE:
PLAN TO BE READ IN CONJUNCTION WITH:
ARCHITECTURAL PLANS BY GARTNER TROVATO ARCHITECTS
ARBOREAL IMPACT ASSESSMENT BY URBAN FORESTRY AUSTRALIA (Feb 2020)

LEGEND

PROPOSED LEVELS	MASSONRY RETAINING WALLS	TILED COURTYARDS + PATHWAYS
EXISTING SPOT LEVELS	LOW STONE EDGE ADJOINING PATHS + GARDEN BEDS	FIBBLE MULCH INCLUDING OVERLAND FLOW PATH
BOUNDARY	SELECTED GARDEN SCULPTURES	CONCRETE DRIVEWAY
EXISTING TREES TO BE RETAINED	INFORMAL GARDEN SEATING	TILED INTERNAL COURTYARDS
LINE OF UNDERGROUND CARPARK	1000mm WIDE STABILISED DICO GRANITE PATH	LAWN AREA 'IN WATER' BUFFALO
STORMWATER PITS		

LANDSCAPE DESIGN PRINCIPLES

- TO COMPLEMENT AND ENHANCE THE EXISTING STREETSCAPE**
 - PROPOSAL DESIGNED TO PROVIDE LANDSCAPE SURROUNDINGS THAT REFLECT AND HARMONISE WITH EXISTING STREETSCAPE AND CREATE A DISTINCT LANDSCAPE CHARACTER.
 - CANOPY TREES WITHIN FRONT BUILDING SETBACK, MELALEUCA LEUCADENDRA (WEeping PAPERBARK) SELECTED TO SCREEN - SOFTEN THE BUILT FORM AND PROVIDE CONSISTENCY WITH THE LOCALITY.
 - ENTRANCE FEATURE PLANTING OF PANDANUS TECTORIUS (SCREW PINE) PROPOSED TO REINFORCE COASTAL NATURE OF THE SITE.
 - A COMBINATION OF FOLIAGE AND FLOWERING SPECIES ARE DESIGNED TO ENHANCE THE PROSTRIAN EXPERIENCE IN BASSETT STREET.
 - NEW STREET TREES BANKSIA SERRATA (OLD MAN BANKSIA) PROPOSED TO COMPENSATE FOR EXISTING STREET TREES REMOVED FOR DEVELOPMENT.
- TO REDUCE THE IMPACT OF THE BUILT FORM**
 - CANOPY TREES AND UNDERSTORY PLANTING PROPOSED TO PROVIDE SCALE AND SOFTEN THE BUILT FORM, PRESENTING THE DEVELOPMENT WITHIN A VEGETATED SETTING AND MINIMISING THE VISUAL IMPACT.
 - ALL CARPARKING IS PROPOSED TO BE PROVIDED UNDERGROUND TO REDUCE THE VISUAL IMPACT OF DEVELOPMENT AND REDUCE IMPACT ON STREET AND ADJOINING PROPERTIES.
- TO PROTECT EXISTING TREES**
 - ALL TREES IDENTIFIED AS SUITABLE FOR RETENTION IN ARBOREAL IMPACT ASSESSMENT SHALL BE RETAINED AND PROTECTED TO PROVIDE FUTURE AMENITY.
 - NO HIGH RETENTION VALUE TREES PROPOSED FOR REMOVAL.
- TO REPLENISH TREE CANOPY + COMPENSATE FOR TREE REMOVAL**
 - THE FOLLOWING CANOPY TREES HAVE BEEN PROPOSED TO COMPENSATE FOR TREES TO BE REMOVED AND TO REPLENISH NEIGHBOURHOOD TREE CANOPY:

MELALEUCA LEUCADENDRA	WEeping PAPERBARK (6)	BUCKINGHAMIA CELSISIMA	IVORY CURL TREE (2)
ACMENA SMITHII	LILLYPILLY (1)	WATERHUSIA FLORIBUNDA	WEeping LILLYPILLY (1)
DELONIX REGIA	POINCIANA (2)		
- TO CREATE A LANDSCAPE AS AN EXTENSION OF INTERNAL SPACES**
 - PERIMETER GARDENS AND LAWN AREA DESIGNED TO ENCOURAGE GENTLE EXERCISE AND FACILITATE FLEXIBLE OUTDOOR RECREATION WITH VISITORS.
 - EXTENDED VIEWS INTO THE GARDEN HAVE BEEN CONSIDERED TO ENHANCE DAILY LIFE FOR LESS ACTIVE RESIDENTS.
 - INTERNAL COURTYARDS OFFER LEAFY OUTLOOKS FROM PRIVATE RESIDENTIAL ROOMS AND LARVY ACCESSIBLE OUTDOOR SEATING AREAS.
 - OUTDOOR DINING AREAS AND TERRACES PROVIDE EXTENDED VIEWS INTO THE GARDENS.
- TO MAINTAIN NEIGHBOUR PRIVACY + AMENITY**
 - SCREEN PLANTING CONSISTING OF PRINCIPALLY FAST GROWING NATIVE SPECIES IS PROPOSED TO PROVIDE BOUNDARY PRIVACY SCREENING.
- TO ENHANCE THE GARDEN EXPERIENCE FOR RESIDENTS**
 - SPECIES SELECTION HAVE BEEN MADE WITH CONSIDERATION OF SITE CONDITIONS AND TO PROVIDE A STIMULATING RANGE OF FLOWER AND FOLIAGE TEXTURES AND COLOURS TO ENCOURAGE RESIDENTS' USE OF LANDSCAPE SPACE. NATIVE AND EXOTIC SPECIES HAVE BEEN INCLUDED. FEATURES INCLUDE:

- LAWN AREA + LANDSCAPED GARDEN PATHWAYS	- BIRD CORRIDOR NATIVE GARDEN	- GARDEN SCULPTURES
- OUTDOOR SEATING IN SUN AND SHADE	- OLD WORLD BACK YARD GARDEN	- WATER FEATURES
- FLOWERING TREES + SHRUBS	- GARDEN PERGOLA + BBQ AREA	
- TO PROVIDE FOR ACCESSIBLE USE OF GARDEN**
 - RAMP AND ACCESSIBLE PATHWAYS HAVE BEEN PROPOSED AS REQUIRED BY RELEVANT GUIDELINES TO INSURE MAXIMUM POTENTIAL FOR RESIDENT USE OF OUTDOOR SPACES.
 - ADDITIONAL MEASURES INCLUDING SURFACE SELECTION, GENTLE GRADIENTS, APPROPRIATE SEATING, HANDRAILS AND FENCING SHALL BE INCORPORATED.
- TO COMPLY WITH DESIGN PRINCIPLES OF SEPP**
 - THE PROPOSED LANDSCAPE AIMS TO MEET THE DESIGN PRINCIPLES OF THE RELEVANT SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004.
 - REFER TO ARCHITECTURAL PLANS FOR DEEP SOIL AND SITE CALCULATIONS.

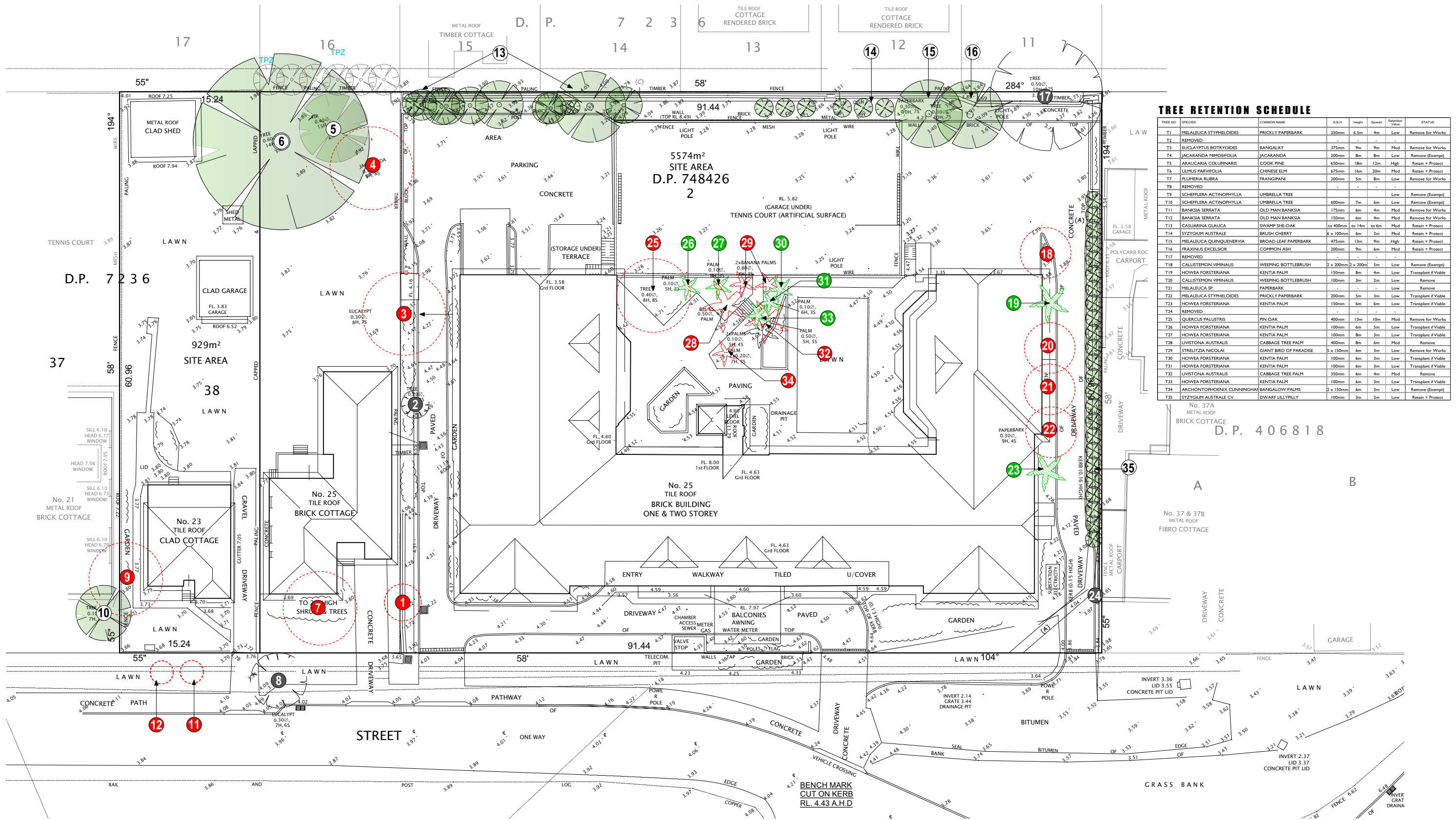


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trish@trishdobson.com.au
REGISTERED LANDSCAPE ARCHITECT #420
HORTICULTURIST
DOB 17 JAN 1986

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

LANDSCAPE SITE PLAN
1:200 @ A1 SCALE
24.3.20 DATE
2003 JOB
DA - ISSUE
1 of 6 SHEET
2003/ DA-L01 DWG





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 SYZYGIUM AUSTRALE, 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 SYZYGIUM AUSTRALE 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.



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REGISTERED LANDSCAPE ARCHITECT #450 - PESTICIDE TREATMENT

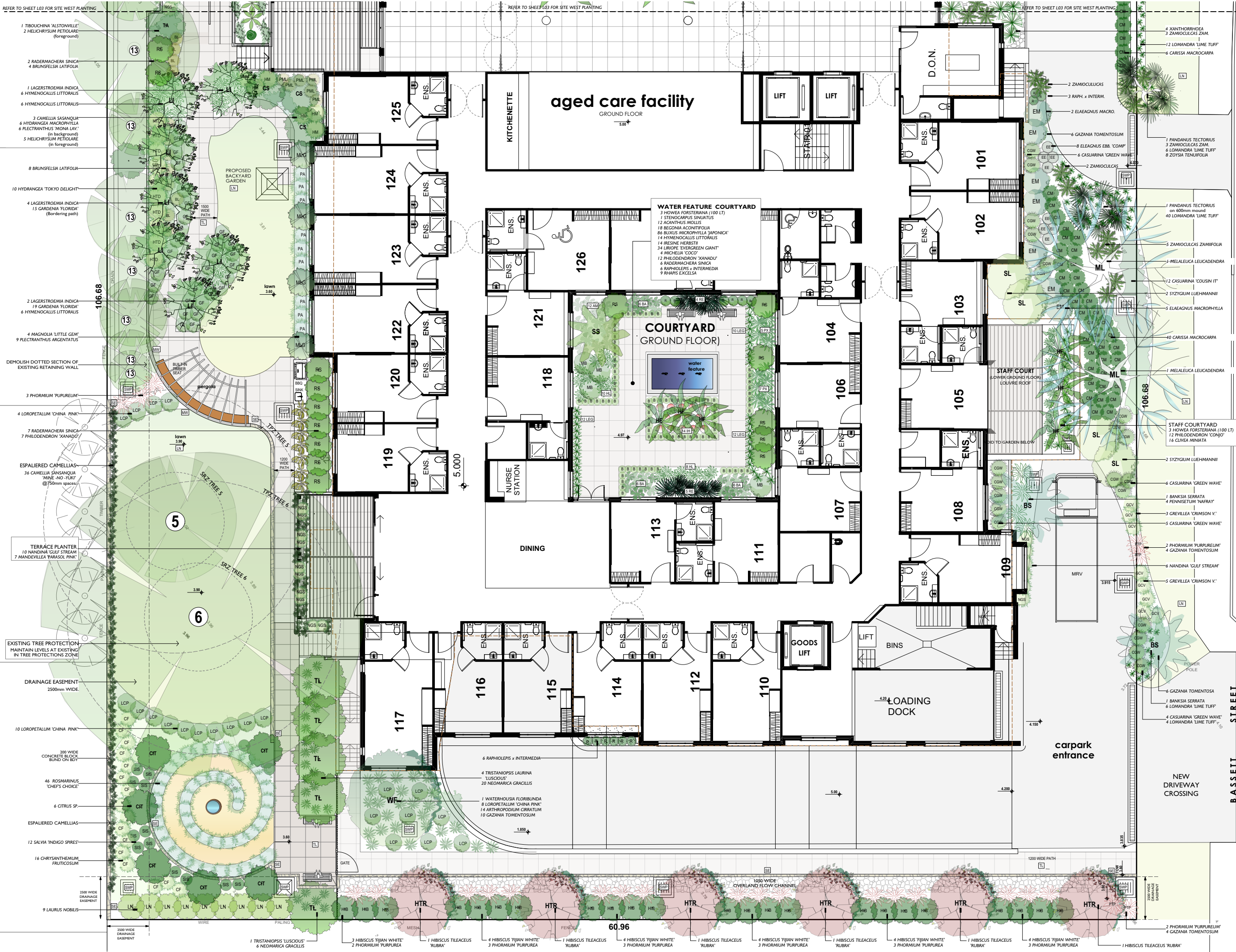
DEVELOPMENT APPLICATION
THOMPSON HEALTH BASSETT
Proposed Aged Care Facility
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23 + 33 BASSETT ST, MONA VALE NSW



TREE RETENTION PLAN

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





BASSETT STREET

NOTE:
REFER TO SHEET L03 FOR PLANTING
DETAILS WESTERN PORTION OF SITE.
REFER TO SHEET L05 FOR FULL
PLANTING SCHEDULE

AMENDMENTS

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BUILDER TO CHECK ALL DIMENSIONS PRIOR TO
CONSTRUCTION.
WHERE ANY DISCREPANCY EXISTS BETWEEN
FIGURED AND SCALE DIMENSIONS, THE FIGURED
DIMENSIONS SHALL PREVAIL.

Client
Thompsons Health Care

PROJECT
AGED CARE FACILITY
23 + 33 BASSETT STREET
MONA VALE

DRAWING
PLANTING PLAN EAST

SCALE 1:100 @ A1
DATE 24.3.20
ISSUE 1
SHEET 4 of 6

JOB
2003

DWG NO
DA-L04



SCALE 1:200 @ A1

AMENDMENTS



HORTICULTURIST
ARBORIST

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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