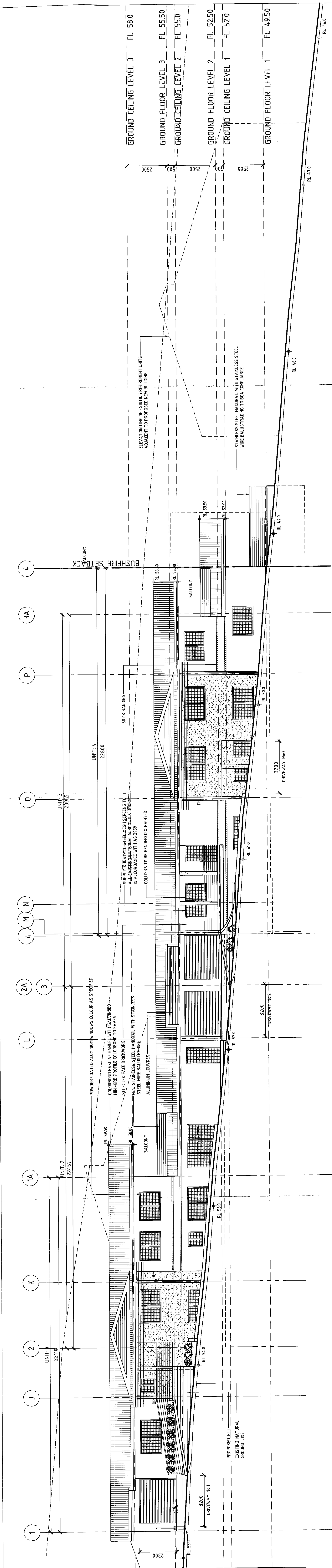
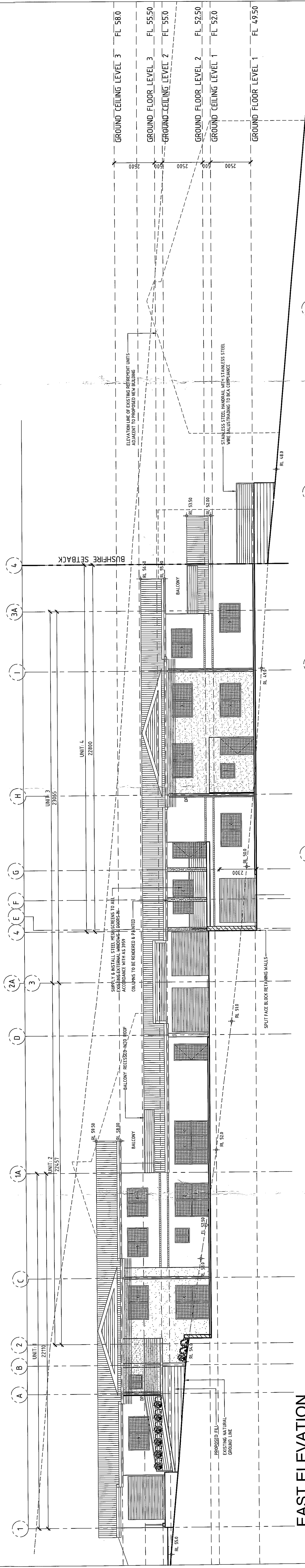
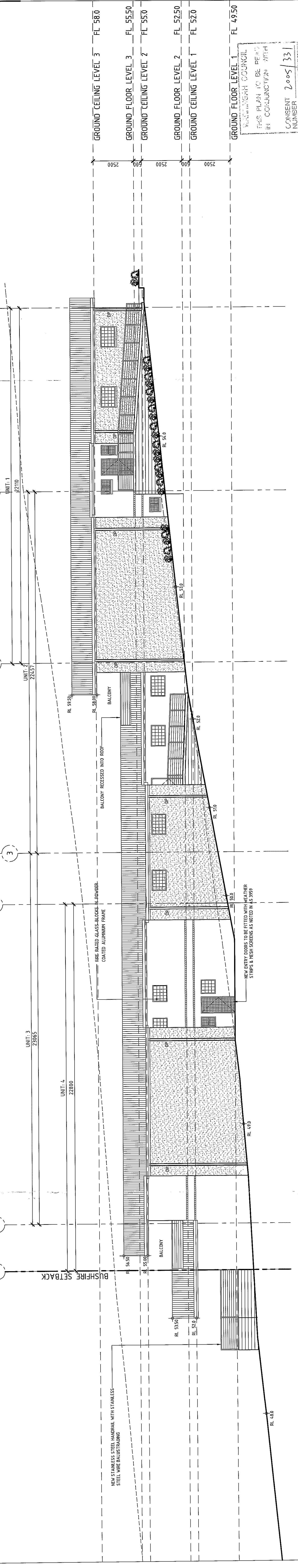




EAST ELEVATION FROM VETERANS PARADE



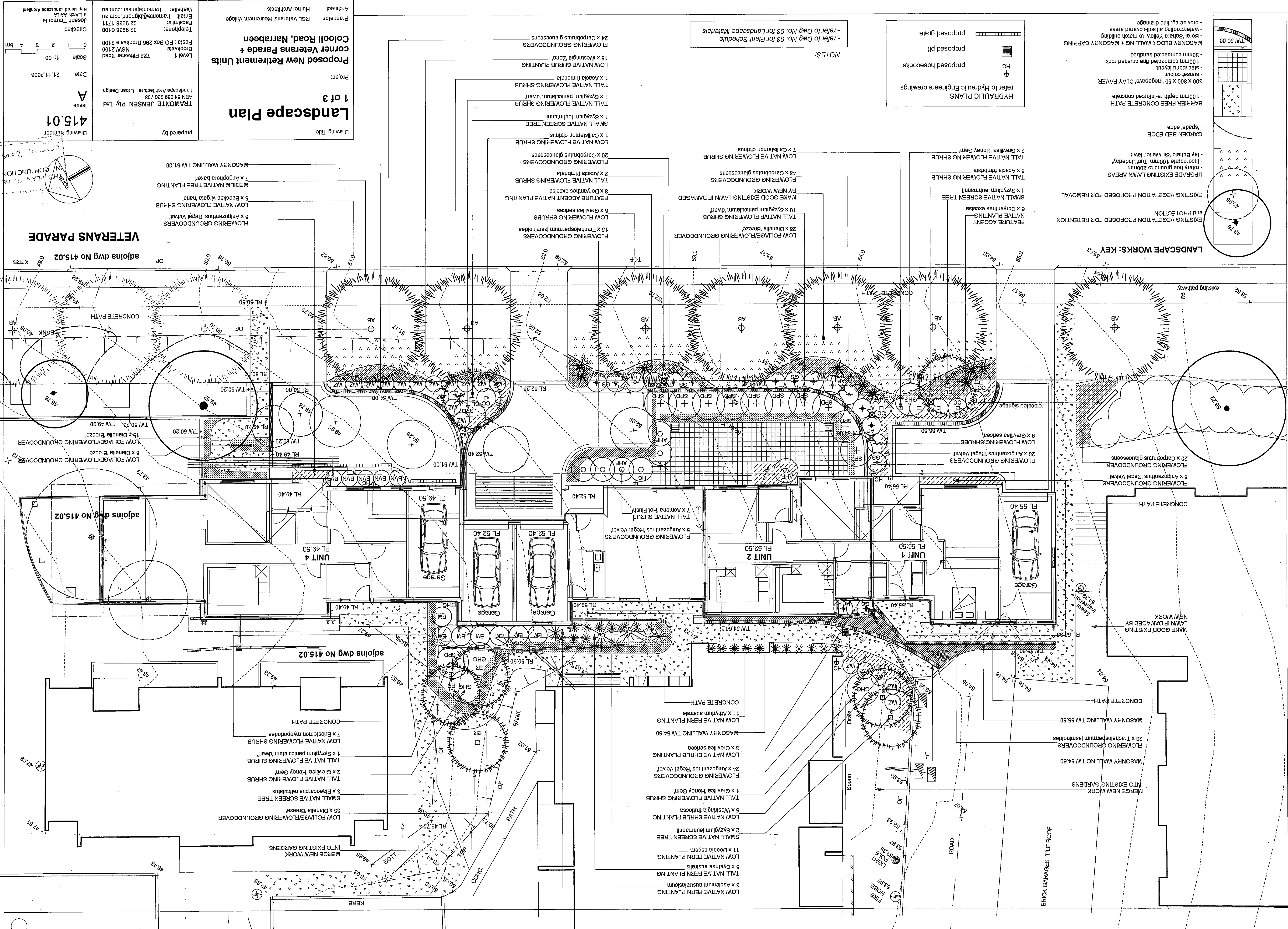
EAST ELEVATION



WEST ELEVATION

PLOT DATE: 23-11-2008
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PROJECT		PROPRIETOR		PROJECT TITLE	
PROPOSED 5 NEW RETIREMENT UNITS, CNR VETERANS PDE & COLLOLI RD, NARRABEEN		RSL VETERANS' RETIREMENT VILLAGE		ELEVATIONS & SECTIONS DEVELOPMENT APPLICATION PLANS	
HUMEL ARCHITECTS PTY LTD		SCALE 1:100		DATE NOV 2008	
NOV 2008		DRAWN BH		CHECKED BH	
NOV 2008		DRAWING NUMBER		2008.14 - DA3	
NOV 2008		REV		C	



LANDSCAPE WORKS: KEY

- EXISTING VEGETATION PROPOSED FOR RETENTION and PROTECTION
- UPGRADE EXISTING LAWN AREAS
 - rotary hoe ground to 200mm 'Turf Underlay'
 - lay Buffalo 'Sir Walter' lawn
 - Garden Bed Edge
- BARRIER FREE CONCRETE PATH
 - 100mm depth re-inforced concrete
 - sunset colour
 - 300 x 300 x 50 'megapave' CLAY PAVES
 - stacked re-grad
 - 100mm compacted fine crushed rock
 - 30mm compacted sandbed
 - Boral 'Sahara Yellow' to match building
 - provide eg. line drainage

HYDRAULIC PLANS:
refer to Hydraulic Engineers drawings

proposed hosecocks

proposed pit

proposed grate

NOTES:
- refer to Dwg No. 03 for Plant Schedule
- refer to Dwg No. 03 for Landscape Materials

Landscape Plan
1 of 3

Drawing Title

Project

Proprietor

Architect

Proprietor

Architect

Proprietor

Architect

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Prepared by

Issue

415.01

Date

21.11.2006

Scale

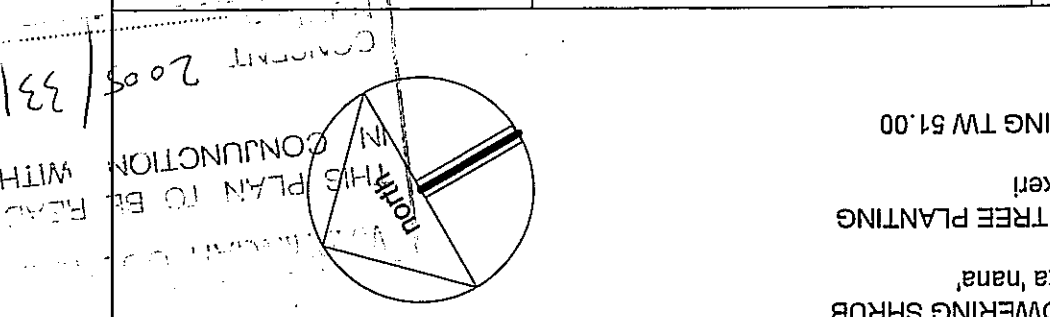
1:100

0 1 2 3 4 5m

Checked

Joseph Tramon

Registered Landscape Architect



VETERANS PARADE

adjoins dwg No 415.02

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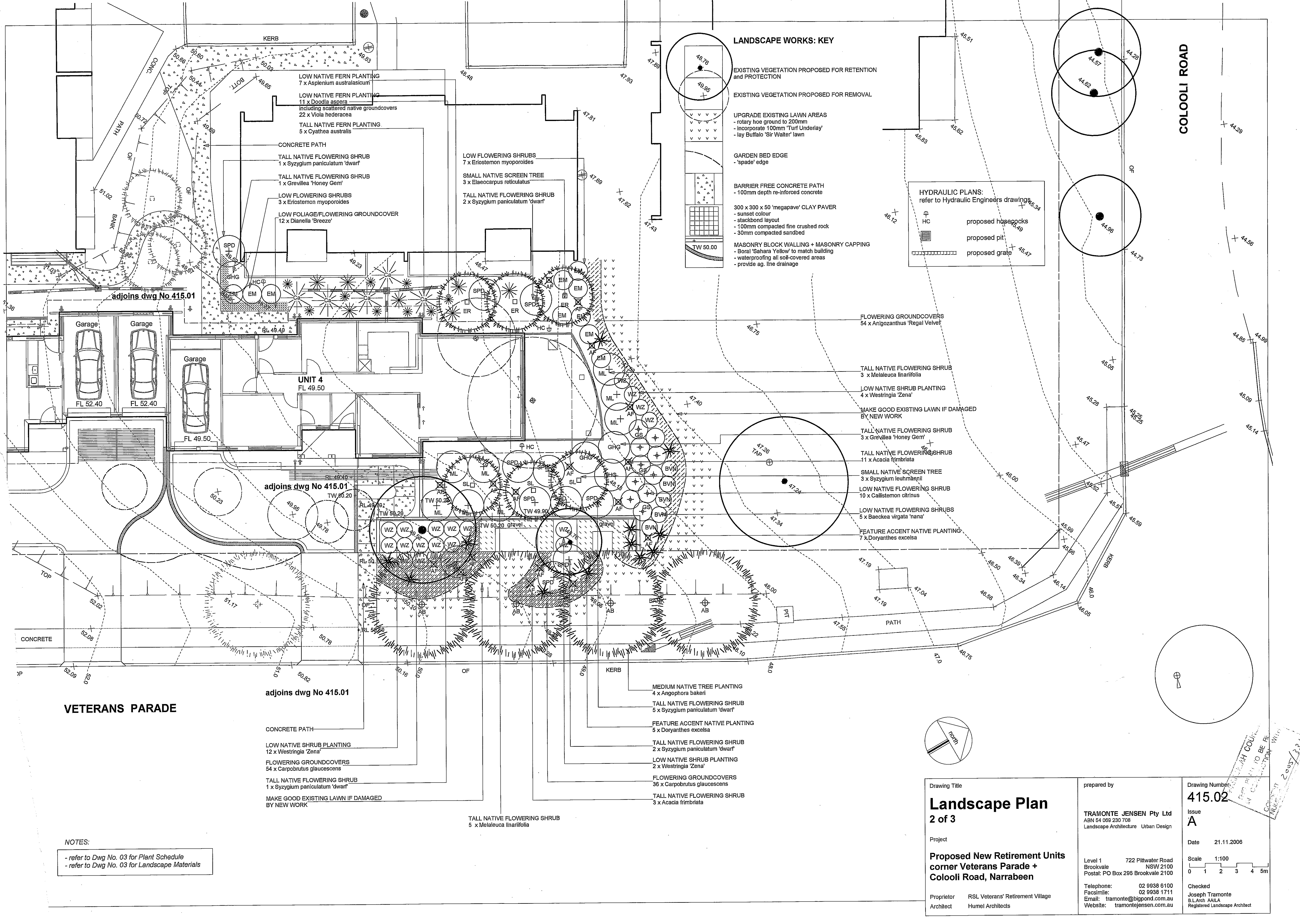
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adjoins dwg No 415.02



LANDSCAPE WORKS: KEY

- EXISTING VEGETATION PROPOSED FOR RETENTION and PROTECTION
- EXISTING VEGETATION PROPOSED FOR REMOVAL

UPGRADE EXISTING LAWN AREAS
- rotary hoe ground to 200mm
- incorporate 100mm 'Turf Underlay'
- lay Buffalo 'Sir Walter' lawn

GARDEN BED EDGE
- 'spade' edge

BARRIER FREE CONCRETE PATH
- 100mm depth re-inforced concrete

300 x 300 x 50 'megapave' CLAY PAVER
- sunset colour
- stackbond layout
- 100mm compacted fine crushed rock
- 30mm compacted sandbed

MASONRY BLOCK WALLING + MASONRY CAPPING
- Boral 'Sahara Yellow' to match building
- waterproofing all soil-covered areas
- provide ag. line drainage

HYDRAULIC PLANS:

refer to Hydraulic Engineers drawings

- proposed hosehooks
- proposed pit
- proposed grate

FLOWERING GROUNDCOVERS
54 x Anigozanthus 'Regal Velvet'

TALL NATIVE FLOWERING SHRUB
3 x Melaleuca linariifolia

LOW NATIVE SHRUB PLANTING
4 x Westringia 'Zena'

MAKE GOOD EXISTING LAWN IF DAMAGED
BY NEW WORK

TALL NATIVE FLOWERING SHRUB
3 x Grevillea 'Honey Gem'

TALL NATIVE FLOWERING SHRUB
11 x Acacia frimbriata

SMALL NATIVE SCREEN TREE
3 x Syzygium leuhmännii

LOW NATIVE FLOWERING SHRUB
10 x Callistemon citrinus

LOW NATIVE FLOWERING SHRUBS
5 x Baeckea virgata 'nana'

FEATURE ACCENT NATIVE PLANTING
7 x Doryanthes excelsa

MEDIUM NATIVE TREE PLANTING
4 x Angophora bakeri

TALL NATIVE FLOWERING SHRUB
5 x Syzygium paniculatum 'dwarf'

FEATURE ACCENT NATIVE PLANTING
5 x Doryanthes excelsa

TALL NATIVE FLOWERING SHRUB
2 x Syzygium paniculatum 'dwarf'

LOW NATIVE SHRUB PLANTING
2 x Westringia 'Zena'

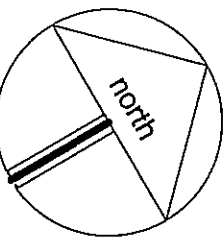
FLOWERING GROUNDCOVERS
36 x Carpobrotus glaucescens

TALL NATIVE FLOWERING SHRUB
3 x Acacia frimbriata

TALL NATIVE FLOWERING SHRUB
5 x Melaleuca linariifolia

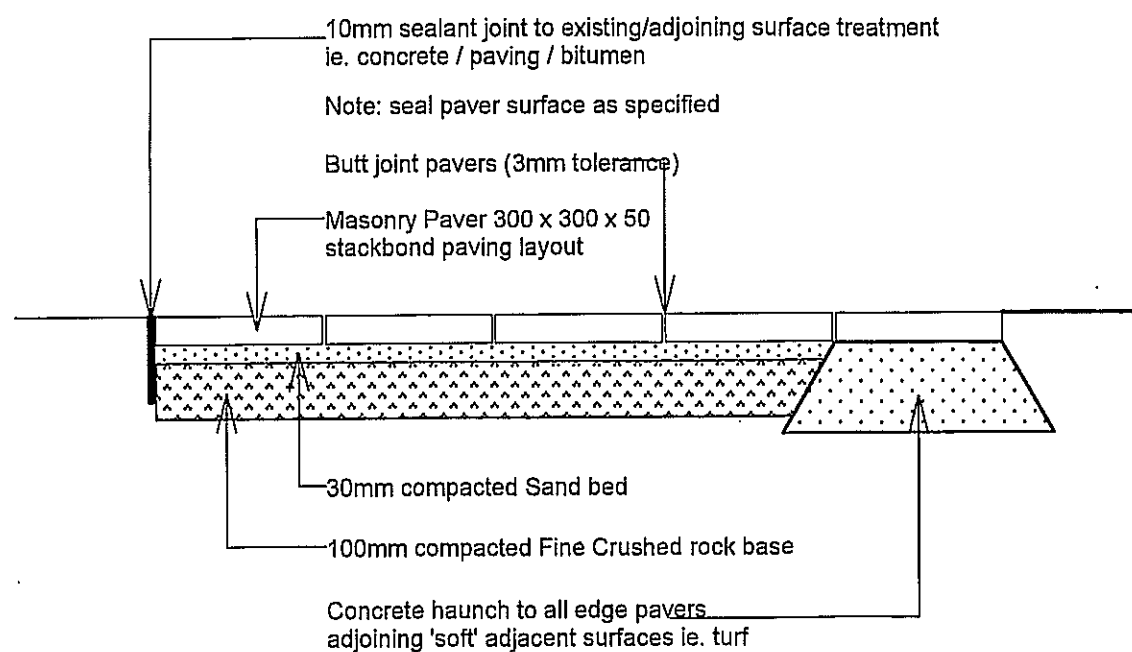
VETERANS PARADE

- NOTES:
- refer to Dwg No. 03 for Plant Schedule
 - refer to Dwg No. 03 for Landscape Materials



Drawing Title	prepared by	Drawing Number
Landscape Plan 2 of 3	TRAMONTE JENSEN Pty Ltd ABN 54 069 230 708 Landscape Architecture Urban Design	415.02
Project	Level 1 722 Pittwater Road Brookvale NSW 2100 Postal: PO Box 296 Brookvale 2100	Issue A
Proposed New Retirement Units corner Veterans Parade + Colooli Road, Narrabeen	Telephone: 02 9938 6100 Facsimile: 02 9938 1711 Email: tramonte@bigpond.com.au Website: tramontejensen.com.au	Date 21.11.2006
Proprietor RSL Veterans' Retirement Village Architect Humel Architects		Scale 1:100 0 1 2 3 4 5m
		Checked Joseph Tramonte B.L.Arch AAILA Registered Landscape Architect

PROPOSED NEW RETIREMENT UNITS
corner Veterans Parade +
Colooli Road, Narrabeen
2006/321



300 x 300 'MEGAPAVE' PAVING

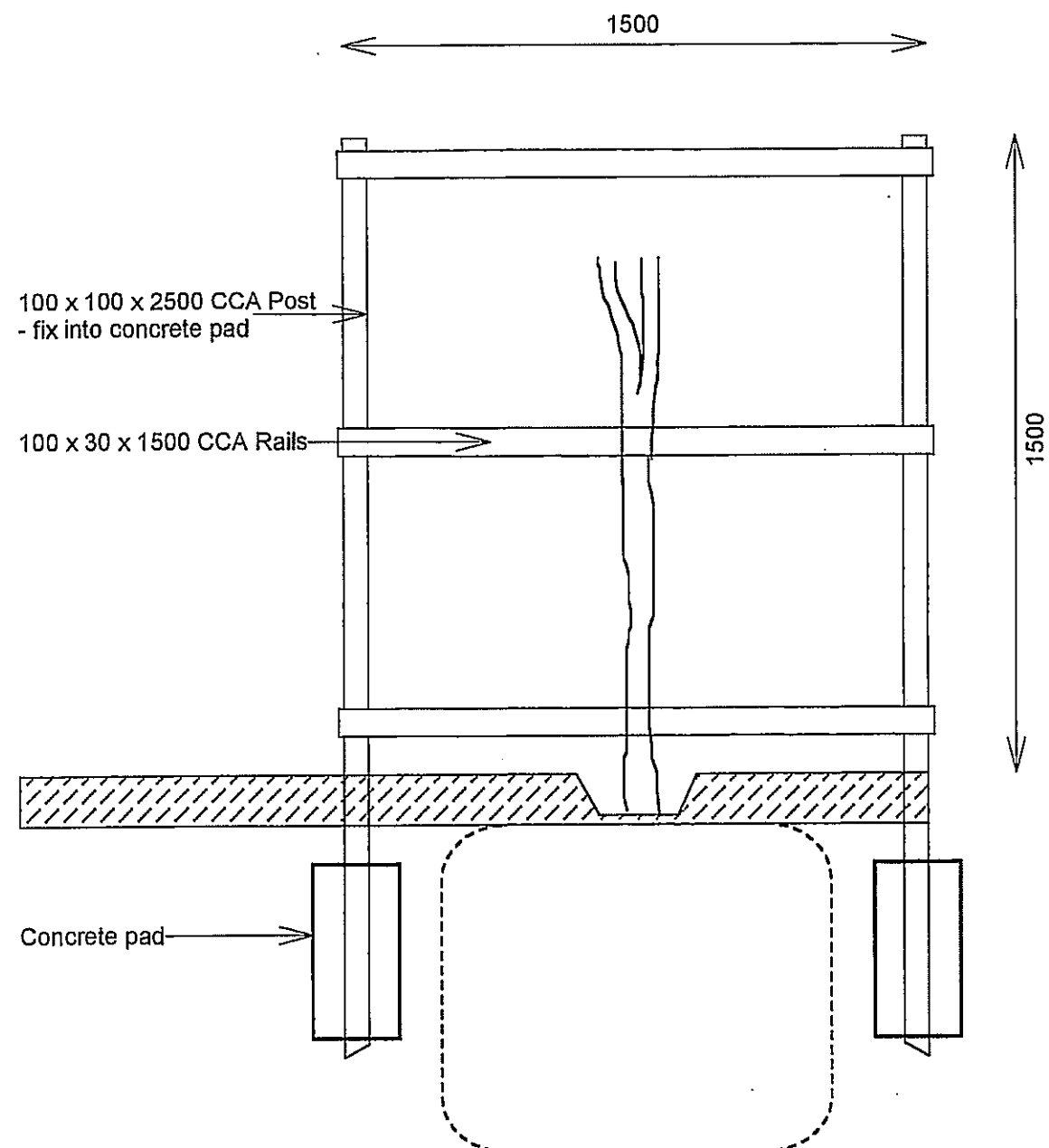
scale nts

Paver:
300 x 300 x 50 megapave as available from Claypave (07) 3282 1444 www.claypave.com or Sydney distributors

Colour + Sealing:
Sunset colour + Techni-Seal surface sealant

Laying pattern:
stackbond as shown on drawings

Laying Instructions:
compact subgrade and set levels
install 100mm compacted fine crushed rock in two layers
install compacted sand bed to 30mm
install edge pavers onto concrete haunch
install infill pavers and ensure butt-joint pavers
spread filling sand into any paver gaps
water down over pavers to set pavers
ensure minimum 2% crossfall in any direction



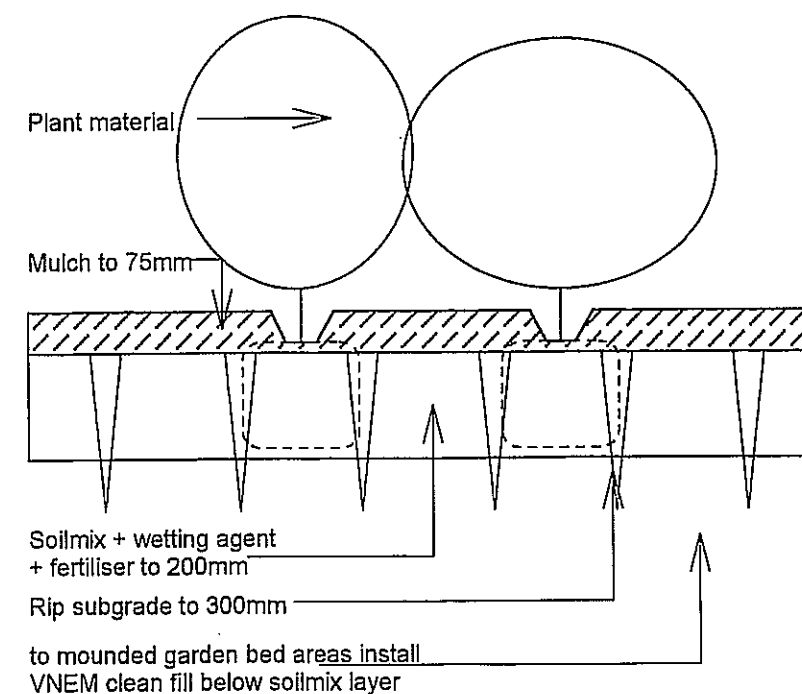
TREE GUARD: to nominated trees

scale nts

Concrete pad footing:
shall be 25Mpa concrete footing

Posts:
shall be CCA treated pine 100 x 100 x 2500 set vertical into concrete pad
ensure min. height above ground equals 1500

Rails:
shall be CCA treated pine 100 x 30 x 1500 attached to posts



GARDEN BED PREPARATION

scale nts

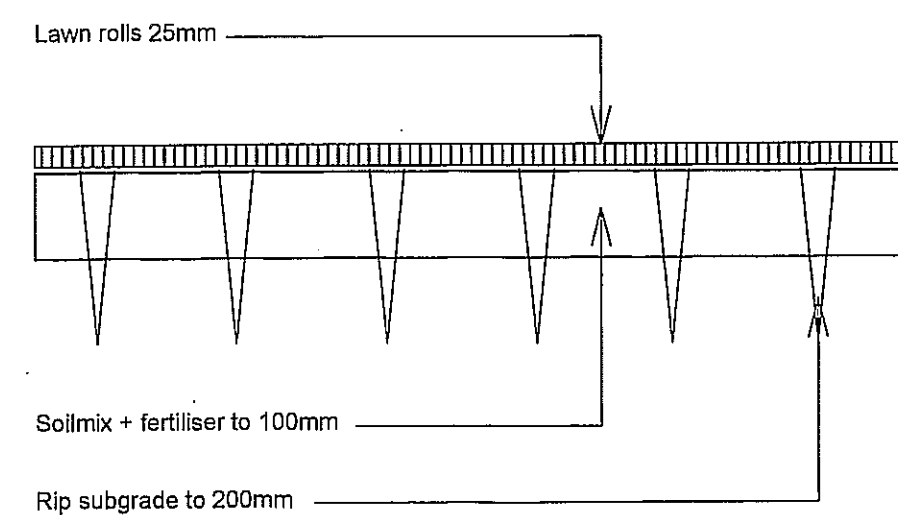
Excavation:
rip subgrade to 300mm depth

Solmix installation:
incorporate into existing soil profile to 200mm depth 1:3 ratio imported solmix: existing soil.
The imported solmix shall be Organic Garden Mix - 50% black soil, 20% coarse sand and 30% composted organics

Wetting Agent:
mix into solmix a Wetting agent to the rate specified by the manufacturer

Mulch:
place over solmix 75mm depth mulch consisting of 20-40mm Forest Blend as available from ANL or similar

planting:
place into solmix layer and cover with mulch, maintaining a dish around each plant where mulch shall be only 25mm depth



LAWN PREPARATION

scale nts

Excavation:
rip subgrade to 200mm depth

Solmix installation:
incorporate into existing soil profile to 100mm depth 1:3 ratio imported solmix: existing soil. The imported solmix shall be Turf Underlay - 20% black soil, 60% coarse sand and 30% composted organics

Turf material:
shall be Buffalo 'Sir Walter' 25mm rolls laid perpendicular to any slope

Wetting Agent:
mix into solmix a Wetting agent to the rate specified by the manufacturer

PLANTING SCHEDULE

Key	Qty	Pot size	Botanical name	Common Name	Staking
AB	native trees over 13m				
	11	75 litre	Angophora bakeri	Small Leaved Apple	timber tree guard
ER	native trees to 6-8m				
	6	75 litre	Elaeocarpus reticulatus	Blueberry Ash	timber staking
SL	native shrubs to 3-5m				
	7	75 litre	Syzygium leuhammii	Cherry Alder	timber staking
AF	native shrubs to 2m				
	22	200mm	Acacia frimbriata	Wattle	
	9	200mm	Grevillea 'Honey Gem'	Honey Gem	
	8	300mm	Melaleuca linariifolia	Snow-in-Summer	
GHG	native shrubs to 1m				
	23	300mm	Syzygium paniculatum 'dwarf'	Dwarf Lillypilly	
ML	native small + tall ferns				
	7	200mm	Acmena 'Hot Flush'	Hot Flush	
	18	200mm	Callistemon citrinus	Dwarf Bottlebrush	
	17	200mm	Eriostemon myoporoides	Wax Flower	
SPD	native groundcovers / grasses				
	18	200mm	Grevillea sericea	Grevillea	
AHF	native acent to 1m				
	10	200mm	Baeckea virgata 'Nana'	Dwarf Baeckea	
CC	native small + tall ferns				
	38	200mm	Westringia 'Zena'	Dwarf Westringia	
EM	native small + tall ferns				
	21	300mm	Doryanthes excelsa	Gymea Lily	
	11	200mm	Athyrium australe	Austral Lady Fern	
	10	200mm	Asplenium australasicum	Birds Nest Fern	
GS	native small + tall ferns				
	10	300mm	Cyathea australis	Tree Fern	
BVN	native small + tall ferns				
	22	200mm	Doodia aspera	Rasp Fern	
WZ	native groundcovers / grasses				
	106	140mm	Anigozanthus 'Bush Gem'	Kangaroo Paw	
	102	140mm	Carpobrotus glaucescens	Pigface	
	98	140mm	Dianella 'Breeze'	Blue Turf Lily	
exotic groundcover	exotic groundcover				
	22	100mm	Viola hederacea	Native Violet	
35	exotic groundcover				
	140mm	Trachelospermum jasminoides	Star Jasmine		

LANDSCAPE SPECIFICATION NOTES

EXISTING VEGETATION RETAINED

- provide chainwire protection fencing to radius min. 2m from trunk
- no construction access with protection zone
- no storage of materials with protection zone

EXISTING VEGETATION REMOVED

- chip existing native vegetation to be removed and spread within protection area with fencing for vegetation to be retained

RETAINING WALLS: subject to detail design

- concrete footing by structural engineer
- 200 masonry block construction
- split-face block finish
- Boral 'Sahara Yellow' block colour
- 300 wide capping to match
- waterproof all faces to be soil-covered
- provide ag. line drainage connected to s/w

PAVING

- refer to accompanying detail

GARDEN BED PREPARATION

- refer to accompanying detail

LAWN PREPARATION

- refer to accompanying detail

TREE PLANTING

- refer to accompanying detail

TREE GUARDS

- refer to accompanying detail

OTHER SPECIFICATION NOTES

Practical Completion:

The Landscape Architects shall provide practical completion for the landscape works. Defect lists shall be issued for works considered to be inadequate

Maintenance:

The works shall be maintained for 52 weeks following practical completion

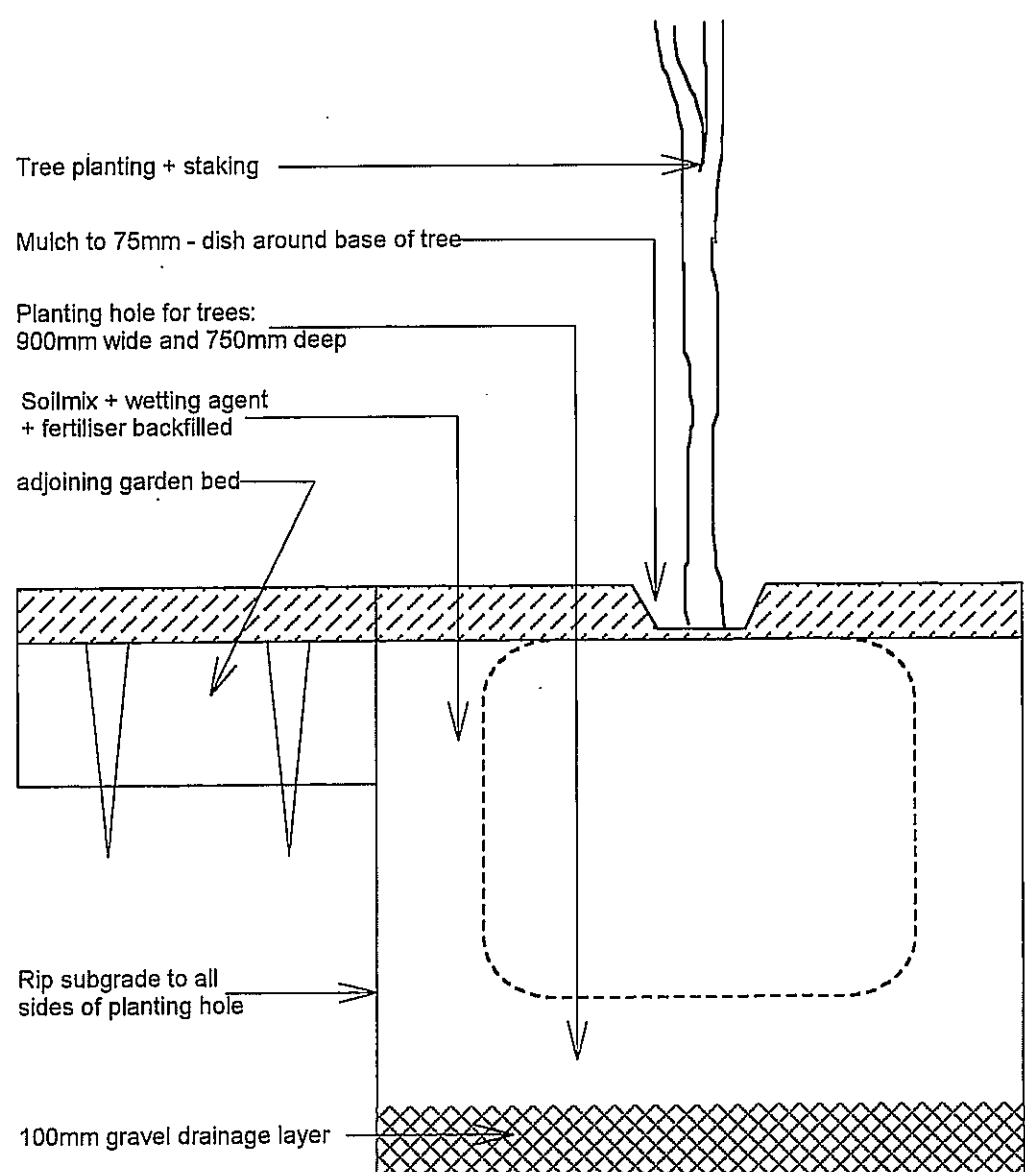
The following works shall be conducted during maintenance:

- check paving units stability and repair as necessary
- ensure all paving levels are maintained
- replace damaged pavers
- monitor timber edging and ensure stability is maintained
- remove weeds to garden beds and lawn
- replenish mulch layer to garden beds
- adjust tree staking + guards as necessary
- mow and topdress lawns as necessary
- insect and disease control to plants and turf
- groom plants by removing spent leaves, fronds and flowers

The maintenance works shall be carried out on a regular basis.

Failure in the landscape works will be considered a result of inadequate landscape maintenance

The maintenance works shall be subject to periodical inspections by the Landscape Architect, and defects lists may be issued for rectification by the contractor



TREE PLANTING

scale nts

Planting hole excavation:
shall be 900mm wide x 750mm deep. Rip subgrade to bottom and to sides. Place 100mm gravel (20mm blue metal) layer as drainage.

Install Tree:
place settling mound under tree consisting of imported solmix.
place tree onto settling mound.

Solmix backfill:
backfill with imported solmix to surface levels. The imported solmix shall be Organic Garden Mix - 50% black soil, 20% coarse sand and 30% composted organics

Wetting Agent:
mix into solmix a Wetting agent to the rate specified by the manufacturer

Mulch:
place over solmix backfill 75mm depth mulch consisting of 20-40mm Forest Blend as available from ANL or similar

Tree staking:
shall be 2 x 50mm x 50mm x 1800mm CCA treated pine stake and PVC hessian tie

Drawing Title Landscape Plan 3 of 3		prepared by TRAMONTE JENSEN Pty Ltd ABN 54 069 230 708 Landscape Architecture Urban Design	Drawing Number 415.03 Issue A
Project Proposed New Retirement Units corner Veterans Parade + Colooli Road, Narrabeen		Level 1 722 Pittwater Road Brookvale NSW 2100 Postal: PO Box 296 Brookvale 2100	Date 21.11.2006
Proprietor RSL Veterans' Retirement Village Architect Humel Architects	Telephone: 02 9938 6100 Facsimile: 02 9938 1711 Email: tramonte@bigpond.com.au Website: tramontejensen.com.au	Scale 1:100 0 1 2 3 4 5m	Checked Joseph Tramonte B.L.Arch AAILA Registered Landscape Architect