

Glenaeon Renewal Development

199 + 207 Forest Way Belrose NSW 2085

Development Application



DA SHEET LIST	
SHEET NUMBER	SHEET NAME
ADA_000	COVER SHEET
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ADA_004	AREA SCHEDULES
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ADA_006	SITE PLAN RL 157.050
ADA_007	SITE PLAN RL 160.100
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ADA_009	SITE PLAN RL 164.350
ADA_010	SITE PLAN RL 167.400
ADA_011	SITE PLAN RL 170.600
ADA_012	SITE PLAN RL 173.650
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ADA_401	SITE ELEVATIONS
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ADA_A200	BUILDING A FLOOR PLAN - L00
ADA_A201	BUILDING A FLOOR PLAN - L01
ADA_A202	BUILDING A FLOOR PLAN - L02
ADA_A203	BUILDING A - ROOF PLAN
ADA_A400	BUILDING A ELEVATIONS - NORTH & SOUTH
ADA_A401	BUILDING A ELEVATIONS - EAST & WEST
ADA_B100	BUILDING B FLOOR PLAN - L00
ADA_B201	BUILDING B FLOOR PLAN - L01
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ADA_B304	BUILDING B - ROOF PLAN
ADA_B400	BUILDING B ELEVATIONS NORTH & SOUTH
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ADA_BA1B1	BASEMENT LEVEL 1
ADA_C100	BUILDING C FLOOR PLAN - L00
ADA_C101	BUILDING C FLOOR PLAN - L01
ADA_C202	BUILDING C FLOOR PLAN - L02
ADA_C303	BUILDING C FLOOR PLAN - L03
ADA_C304	BUILDING C - ROOF PLAN
ADA_C400	BUILDING C ELEVATIONS - NORTH & SOUTH
ADA_C401	BUILDING C ELEVATIONS - EAST & WEST
ADA_D100	BUILDING D FLOOR PLAN - L00
ADA_D101	BUILDING D FLOOR PLAN - L01
ADA_D102	BUILDING D FLOOR PLAN - L02
ADA_D103	BUILDING D FLOOR PLAN - L03
ADA_D104	BUILDING D - ROOF PLAN
ADA_D400	BUILDING D ELEVATIONS - NORTH & SOUTH
ADA_D401	BUILDING D ELEVATIONS - EAST & WEST

 **northern beaches council**

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DA2018/1332

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Rv	Amendment	By	Ck	Date

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PTW

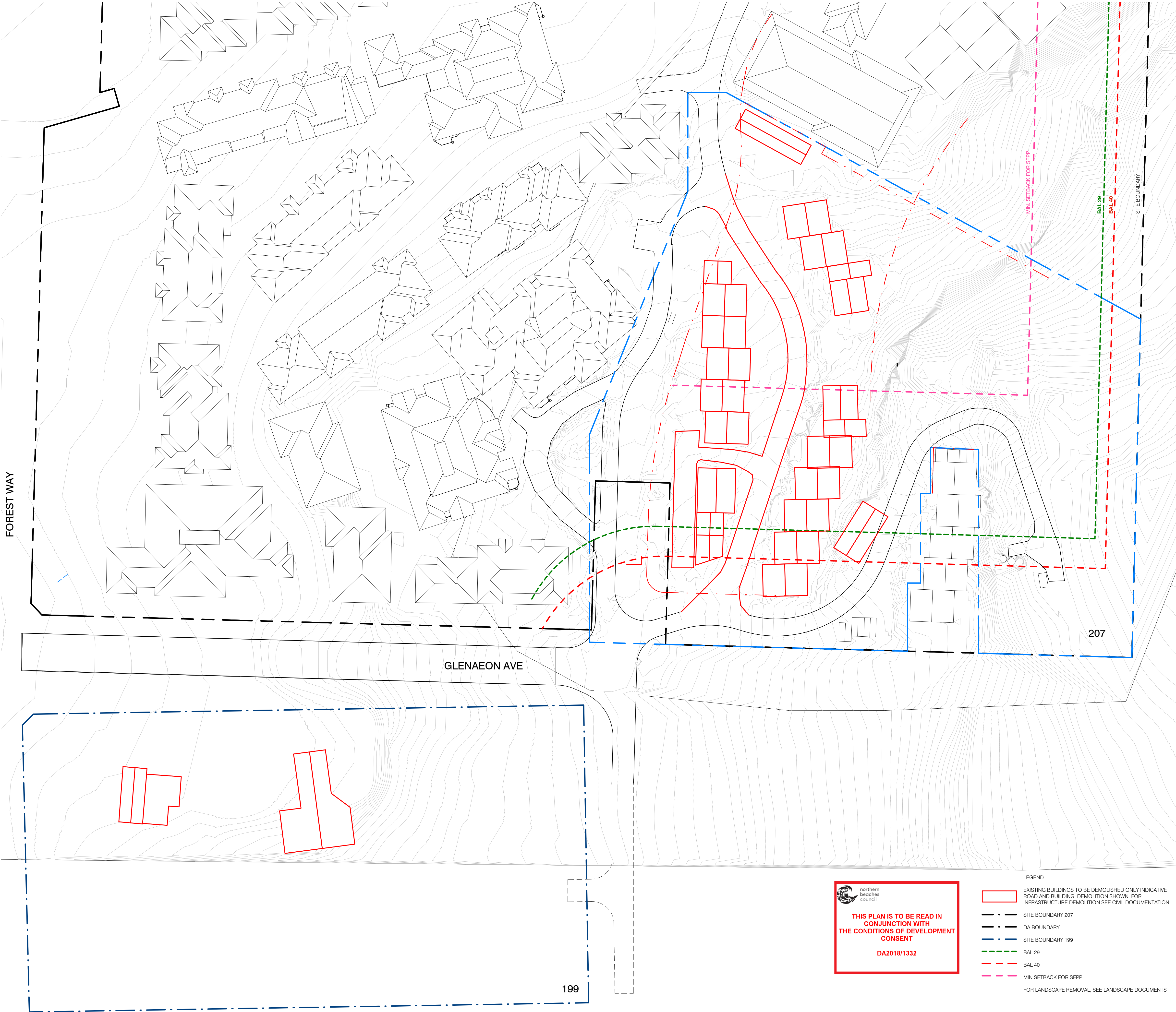
Project PA016904.01
Glenaeon Retirement Village

207 Forest Way Belrose NSW 2085

Title
COVER SHEET

Drawing Number	Revision
256773_ADA_000	04

Status
Development Application



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Glenaeon Retirement Village

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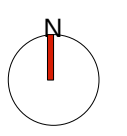
Title
DEMOLITION PLAN

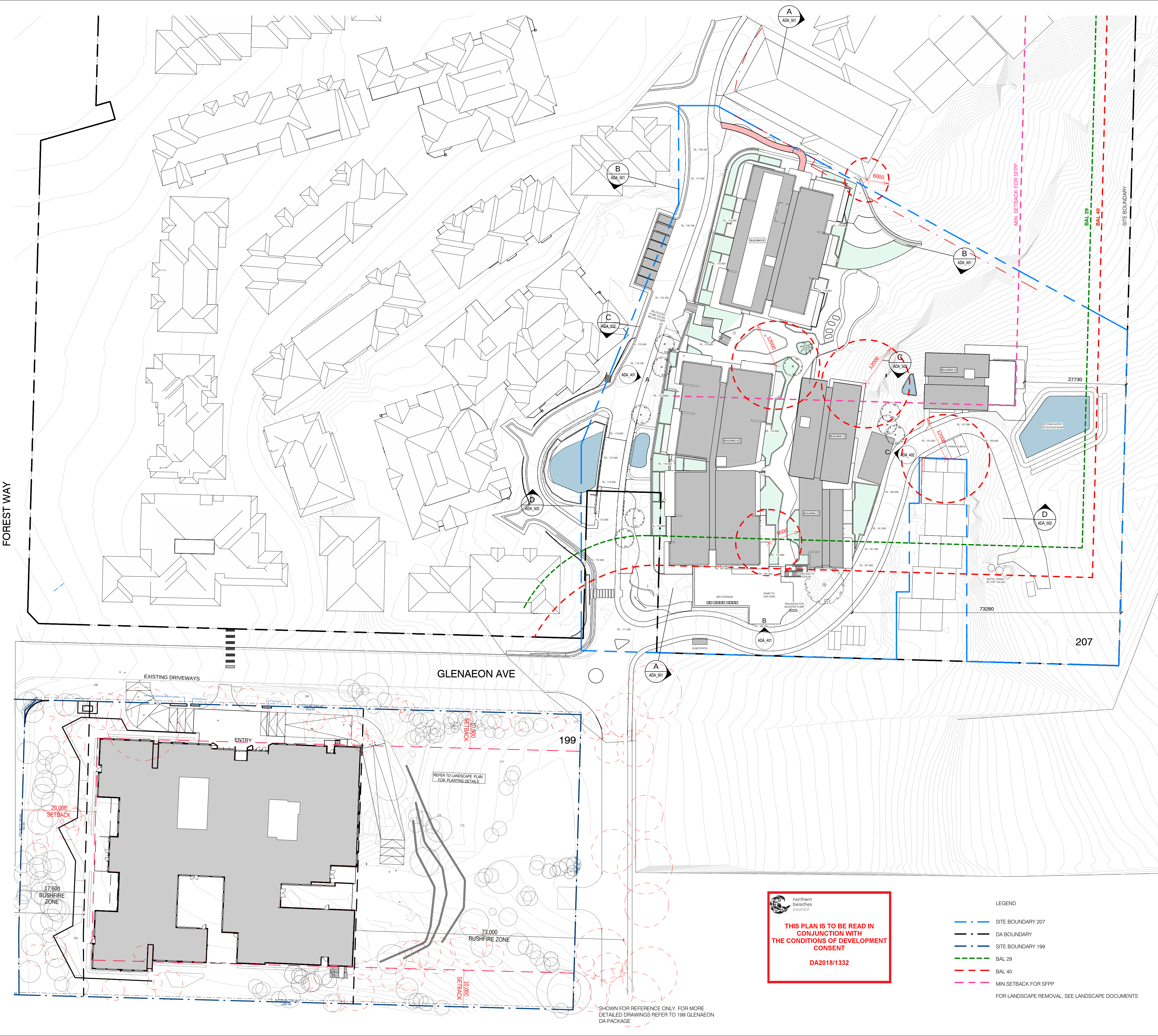
Drawing Number 256773_ADA_001 **Revision** 04

Status
Development Application

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2018/1332

- LEGEND**
- EXISTING BUILDINGS TO BE DEMOLISHED ONLY INDICATIVE ROAD AND BUILDING DEMOLITION SHOWN. FOR INFRASTRUCTURE DEMOLITION SEE CIVIL DOCUMENTATION
 - SITE BOUNDARY 207
 - DA BOUNDARY
 - SITE BOUNDARY 199
 - BAL 29
 - BAL 40
 - MIN SETBACK FOR SFPF
 - FOR LANDSCAPE REMOVAL, SEE LANDSCAPE DOCUMENTS





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CALDER FLOWER ARCHITECTS

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Project PA016904.01
Glenaeon Retirement Village

207 Forest Way Belrose NSW 2085

Title
SITE PLAN

Drawing Number
256773_ADA_002

Revision
04

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- LEGEND
- SITE BOUNDARY 207
 - DA BOUNDARY
 - SITE BOUNDARY 199
 - BAL 29
 - BAL 40
 - MIN SETBACK FOR SPPP
 - FOR LANDSCAPE REMOVAL. SEE LANDSCAPE DOCUMENTS

GFA

GFA - BUILDING A	
LEVEL	AREA
L00	1065.46 m²
L01	1058.1 m²
L02	1058.1 m²
	3181.67 m²

GFA - BUILDING B	
LEVEL	AREA
L00	337.54 m²
L01	820.5 m²
L02	820.5 m²
L03	751.63 m²
	2730.2 m²

GFA - BUILDING C	
LEVEL	AREA
L00	283.1 m²
L01	517.97 m²
L02	562.04 m²
L03	301.64 m²
	1674.76 m²

GFA - BUILDING D	
LEVEL	AREA
L00	116.31 m²
L01	118.27 m²
L02	222.86 m²
L03	141.09 m²
	598.53 m²

GFA - TOTAL	
AREA	
8185.16 m²	
8185.16 m²	

Site Area - 207

Area
16400 m²

Building A - Apartment Areas

Apartment Number	Type	Zone	Area	Cross Ventilation	Solar
A.00.01	3Bed	APARTMENT	137.03 m²	YES	YES
A.00.01	3Bed	TERRACE	43.18 m²		
			180.21 m²		
A.00.02	2Bed	APARTMENT	102.92 m²		
A.00.02	2Bed	TERRACE	31.61 m²		
			134.43 m²		
A.00.03	2Bed	APARTMENT	101.75 m²		YES
A.00.03	2Bed	TERRACE	34.45 m²		
			136.2 m²		
A.00.04	3Bed	APARTMENT	137.26 m²	YES	YES
A.00.04	3Bed	TERRACE	62.67 m²		
			199.92 m²		
A.00.05	3Bed+S	APARTMENT	125.97 m²	YES	YES
A.00.05	3Bed+S	TERRACE	67.6 m²		
			193.57 m²		
A.00.06	2Bed	APARTMENT	101.75 m²	YES	YES
A.00.06	2Bed	TERRACE	41.67 m²		
			143.42 m²		
A.00.07	2Bed	APARTMENT	105.15 m²	YES	
A.00.07	2Bed	TERRACE	40.34 m²		
			145.49 m²		
A.00.08	3Bed+S	APARTMENT	126.88 m²	YES	
A.00.08	3Bed+S	TERRACE	58.4 m²		
			185.28 m²		
A.01.01	3Bed	APARTMENT	137.03 m²	YES	YES
A.01.01	3Bed	BALCONY	21.1 m²		
			158.14 m²		
A.01.02	2Bed	APARTMENT	102.88 m²		
A.01.02	2Bed	BALCONY	30.46 m²		
			133.34 m²		
A.01.03	2Bed	APARTMENT	101.75 m²		YES
A.01.03	2Bed	BALCONY	33.44 m²		
			135.18 m²		
A.01.04	3Bed	APARTMENT	137.26 m²	YES	YES
A.01.04	3Bed	BALCONY	40.18 m²		
			177.43 m²		
A.01.05	3Bed+S	APARTMENT	126.24 m²	YES	YES
A.01.05	3Bed+S	BALCONY	27.29 m²		
			153.53 m²		
A.01.06	2Bed	APARTMENT	101.75 m²	YES	YES
A.01.06	2Bed	BALCONY	30.41 m²		
			132.16 m²		
A.01.07	2Bed	APARTMENT	105.15 m²	YES	YES
A.01.07	2Bed	BALCONY	29.8 m²		
			134.95 m²		
A.01.08	3Bed+S	APARTMENT	126.88 m²	YES	YES
A.01.08	3Bed+S	BALCONY	30.21 m²		
			157.09 m²		
A.02.01	3Bed	APARTMENT	137.03 m²	YES	YES
A.02.01	3Bed	BALCONY	21.1 m²		
			158.14 m²		
A.02.02	2Bed	APARTMENT	102.88 m²		YES
A.02.02	2Bed	BALCONY	30.46 m²		
			133.34 m²		
A.02.03	2Bed	APARTMENT	101.75 m²		YES
A.02.03	2Bed	BALCONY	33.44 m²		
			135.18 m²		
A.02.04	3Bed	APARTMENT	137.26 m²	YES	
A.02.04	3Bed	BALCONY	40.18 m²		
			177.43 m²		
A.02.05	3Bed+S	APARTMENT	126.24 m²	YES	YES
A.02.05	3Bed+S	BALCONY	27.29 m²		
			153.53 m²		
A.02.06	2Bed	APARTMENT	101.75 m²	YES	YES
A.02.06	2Bed	BALCONY	30.29 m²		
			132.03 m²		
A.02.07	2Bed	APARTMENT	105.15 m²	YES	YES
A.02.07	2Bed	BALCONY	29.8 m²		
			134.95 m²		
A.02.08	3Bed+S	APARTMENT	126.88 m²	YES	YES
A.02.08	3Bed+S	BALCONY	30.21 m²		
			157.09 m²		
			3682.06 m²		

Building B - Apartment Areas

Apartment Number	Type	Zone	Area	Cross Ventilation	Solar
B.00.01	3Bed+S	APARTMENT	165.44 m²	YES	YES
B.00.01	3Bed+S	TERRACE	40.53 m²		
			205.97 m²		
B.00.02	3Bed	APARTMENT	137.57 m²	YES	
B.00.02	3Bed	TERRACE	53.56 m²		
			191.13 m²		
B.01.01	3Bed+S	APARTMENT	125.32 m²	YES	YES
B.01.01	3Bed+S	BALCONY	28.51 m²		
			153.83 m²		
B.01.02	3Bed	APARTMENT	137.28 m²	YES	
B.01.02	3Bed	BALCONY	35.67 m²		
			172.95 m²		
B.01.03	2Bed	APARTMENT	111.43 m²	YES	
B.01.03	2Bed	TERRACE	37.24 m²		
			148.67 m²		
B.01.04	3Bed	APARTMENT	137.55 m²	YES	
B.01.04	3Bed	TERRACE	53.11 m²		
			190.65 m²		
B.01.05	3Bed+S	APARTMENT	125.32 m²	YES	YES
B.01.05	3Bed+S	TERRACE	40.68 m²		
			166 m²		
B.01.06	2Bed	APARTMENT	102.85 m²		YES
B.01.06	2Bed	TERRACE	35.63 m²		
			138.48 m²		
B.02.01	3Bed+S	APARTMENT	125.32 m²	YES	YES
B.02.01	3Bed+S	BALCONY	28.51 m²		
			153.83 m²		
B.02.02	3Bed	APARTMENT	137.57 m²	YES	YES
B.02.02	3Bed	BALCONY	35.64 m²		
			173.22 m²		
B.02.03	2Bed	APARTMENT	111.55 m²	YES	YES
B.02.03	2Bed	BALCONY	19.37 m²		
			130.93 m²		
B.02.04	3Bed	APARTMENT	137.55 m²	YES	YES
B.02.04	3Bed	BALCONY	23.7 m²		
			161.24 m²		
B.02.05	3Bed+S	APARTMENT	125.32 m²	YES	YES
B.02.05	3Bed+S	BALCONY	27.91 m²		
			153.23 m²		
B.02.06	2Bed	APARTMENT	102.85 m²		YES
B.02.06	2Bed	BALCONY	20.45 m²		
			123.29 m²		
B.03.01	2Bed+S	APARTMENT	142.61 m²	YES	YES
B.03.01	2Bed+S	BALCONY	48.41 m²		
			191.03 m²		
B.03.02	3Bed	APARTMENT	137.81 m²	YES	YES
B.03.02	3Bed	BALCONY	35.67 m²		
			173.49 m²		
B.03.03	2Bed	APARTMENT	111.09 m²	YES	YES
B.03.03	2Bed	BALCONY	19.37 m²		
			130.46 m²		
B.03.04	3Bed	APARTMENT	138.12 m²	YES	YES
B.03.04	3Bed	BALCONY	23.69 m²		
			161.81 m²		
B.03.05	2Bed+S	APARTMENT	142.75 m²	YES	YES
B.03.05	2Bed+S	BALCONY	42.06 m²		
			184.81 m²		
			3105.03 m²		

Building C - Apartment Areas

Apartment Number	Type	Zone	Area	Cross Ventilation	Solar
C.00.03	2Bed	APARTMENT	108.12 m²		
C.00.03	2Bed	TERRACE	31.55 m²		
			139.67 m²		
C.00.04	2Bed	APARTMENT	124.54 m²	YES	YES
C.00.04	2Bed	TERRACE	30.9 m²		
			155.45 m²		
C.01.01	2Bed+S	APARTMENT	111.08 m²	YES	YES
C.01.01	2Bed+S	BALCONY	20.85 m²		
			131.93 m²		
C.01.02	2Bed+S	APARTMENT	103.46 m²		YES
C.01.02	2Bed+S	BALCONY	18.86 m²		
			122.32 m²		
C.01.03	2Bed	APARTMENT	108.55 m²		
C.01.03	2Bed	BALCONY	19.82 m²		
			128.36 m²		
C.01.04	2Bed	APARTMENT	124.54 m²	YES	YES
C.01.04	2Bed	BALCONY	20.3 m²		
			144.84 m²		
C.02.01	3Bed	APARTMENT	151.34 m²	YES	YES
C.02.01	3Bed	BALCONY	36.07 m²		
			187.41 m²		
C.02.02	2Bed+S	APARTMENT	103.46 m²		YES
C.02.02	2Bed+S	BALCONY	19.68 m²		
			123.14 m²		
C.02.03	2Bed	APARTMENT	108.51 m²	YES	
C.02.03	2Bed	BALCONY	19.82 m²		
			128.33 m²		
C.02.04	2Bed	APARTMENT	125.72 m²	YES	YES
C.02.04	2Bed	BALCONY	20.3 m²		
			146.02 m²		
C.03.01	3Bed	APARTMENT	151.34 m²	YES	YES
C.03.01	3Bed	BALCONY	36.07 m²		
			187.41 m²		
C.03.02	2Bed	APARTMENT	105.34 m²	YES	YES
C.03.02	2Bed	BALCONY	33.28 m²		
			138.62 m²		
			1733.49 m²		

Building D - Apartment Areas

Apartment Number	Type	Zone	Area	Cross Ventilation	Solar
D.00.01	2Bed	APARTMENT	102.92 m²	YES	YES
D.00.01	2Bed	TERRACE	18.18 m²		
			121.09 m²		
D.01.01	2Bed	APARTMENT	102.92 m²	YES	YES
D.01.01	2Bed	BALCONY	18.18 m²		
			121.09 m²		
D.02.01	2Bed	APARTMENT	103.04 m²	YES	YES
D.02.01	2Bed	BALCONY	18.2 m²		
			121.24 m²		
D.02.02	2Bed	APARTMENT	103.73 m²	YES	YES
D.02.02	2Bed	BALCONY	17.48 m²		
			121.21 m²		
D.03.02	2Bed	APARTMENT	140.99 m²	YES	YES
D.03.02	2Bed	ROOF TERRACE	109.15 m²		
			250.15 m²		
			734.78 m²		

Basement Parking

Description	Count
Disabled Carpark Bay (AS2890-2009)	12
Shared	8
Standard Carpark Bay	49
	69
Description	Count
Standard Scooter Parking	8
	8

Key Plan:

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Project PA016904.01

Glenaeon Retirement Village

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Title

AREA SCHEDULES

Drawing Number

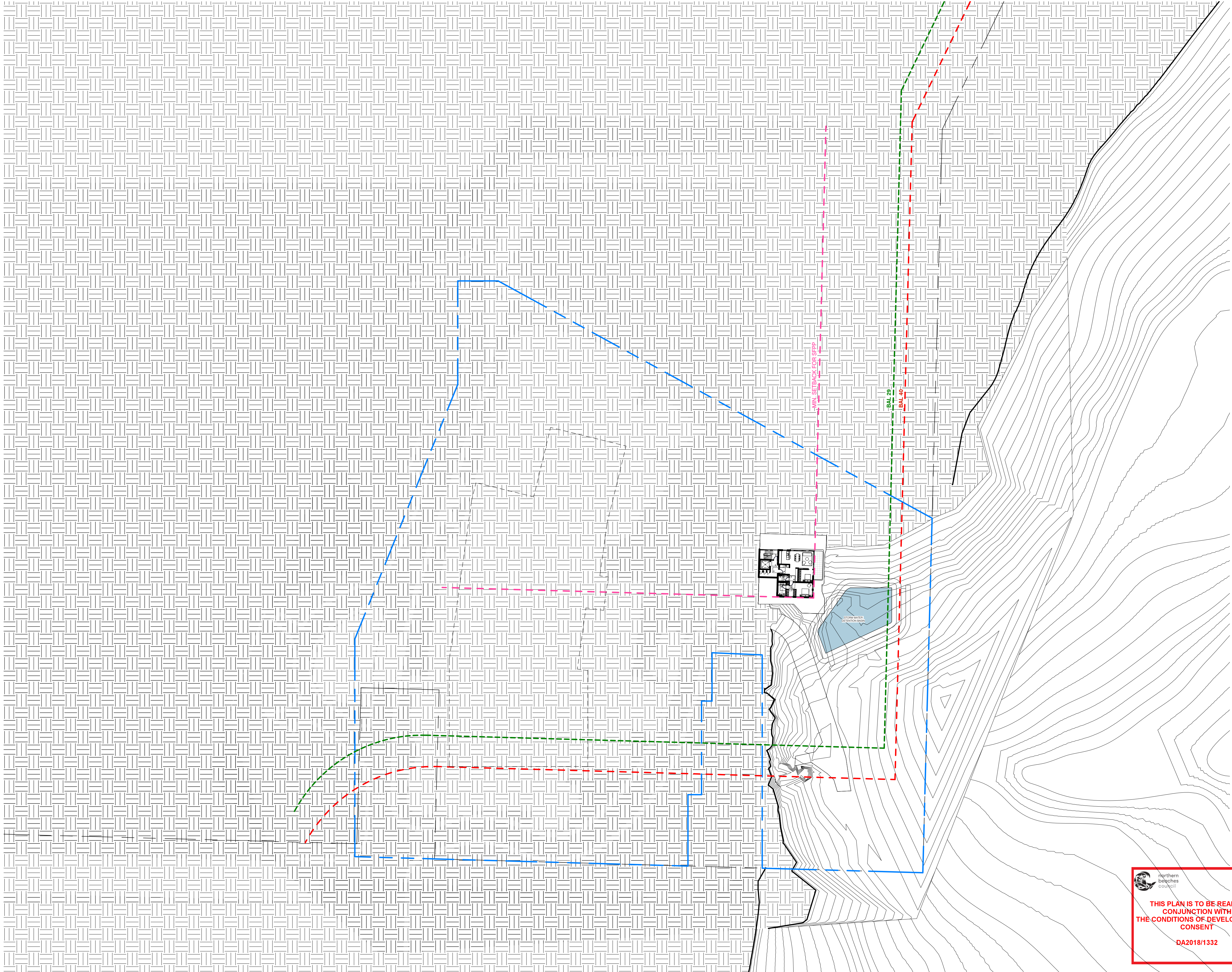
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Revision

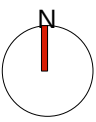
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Status

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Key Plan:



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Project PA016904.01

Glenaeon Retirement Village

207 Forest Way Belrose NSW 2085

Title

SITE PLAN RL 154.000

Drawing Number

256773_ADA_005

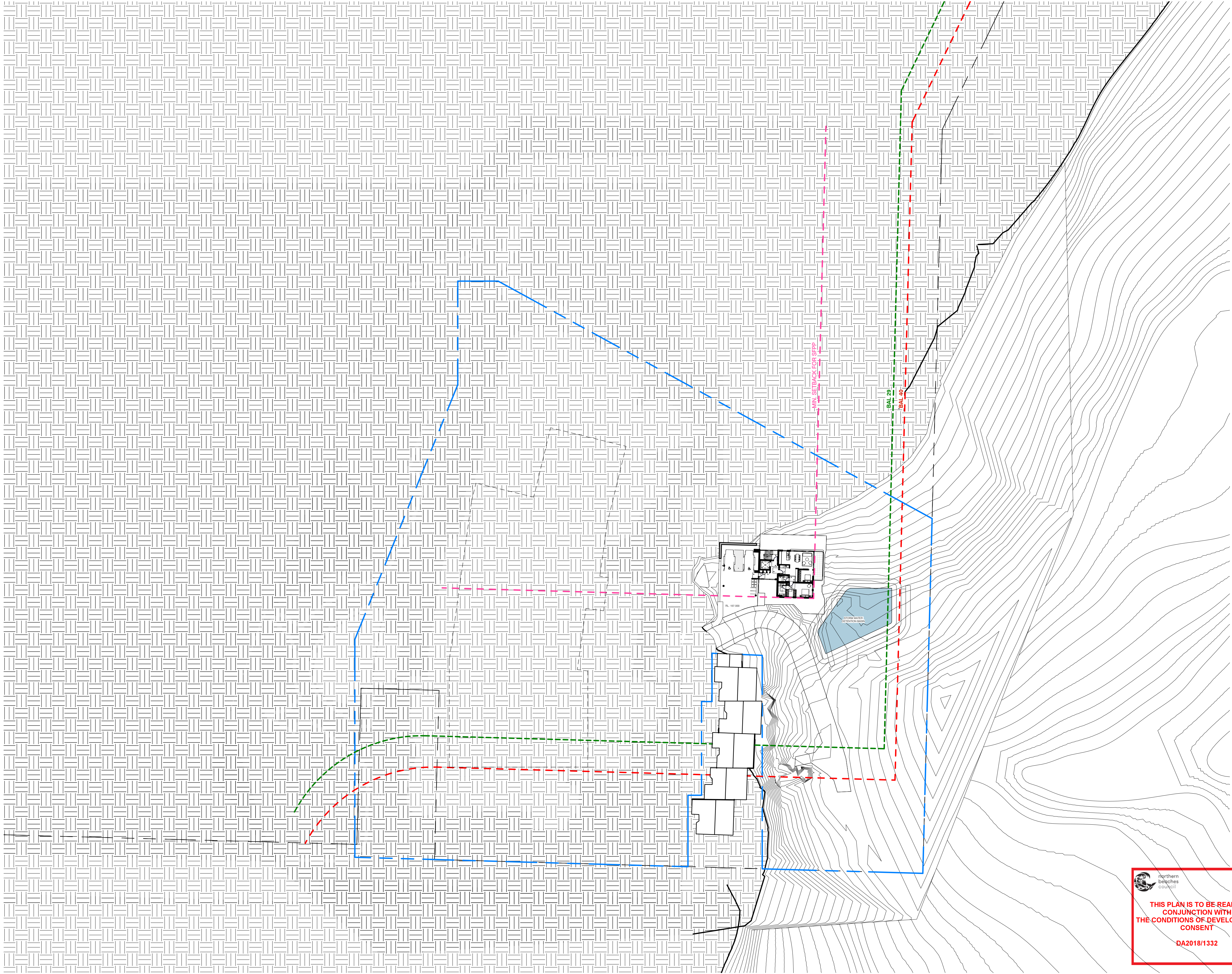
Revision

04

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Development Application

PTW



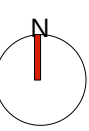
 **northern
belonges
council**

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DA2018/1332

1 ARCH_RL_157.050
1 : 500

Key Plan:



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Title

SITE PLAN RL 157.050

Drawing Number

256773_ADA_006

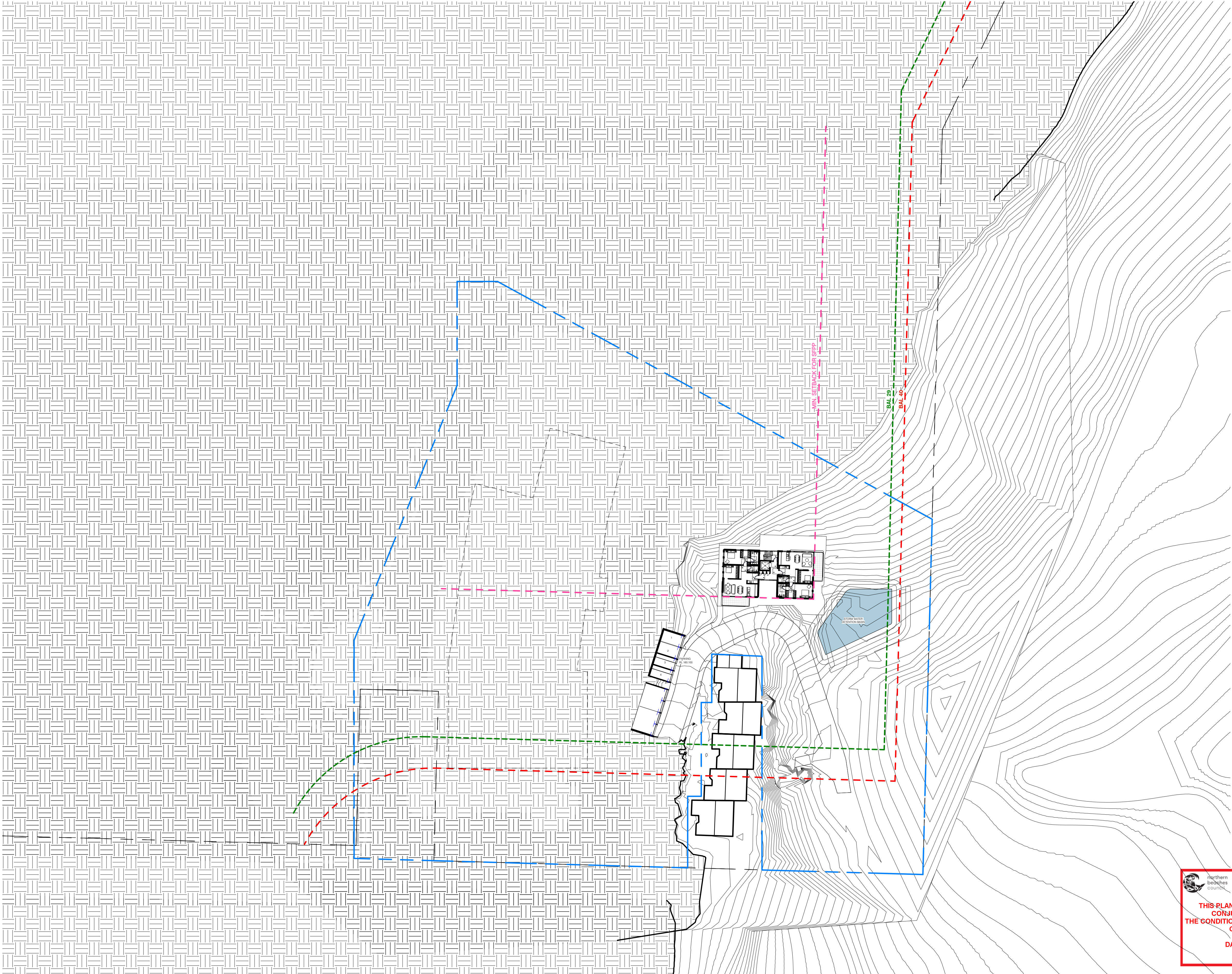
Revision

04

Status

Development Application

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1 SITE PLAN RL 160.100
1 : 500 BUILDING D L02


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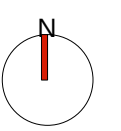

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D Jones Architect No.4778

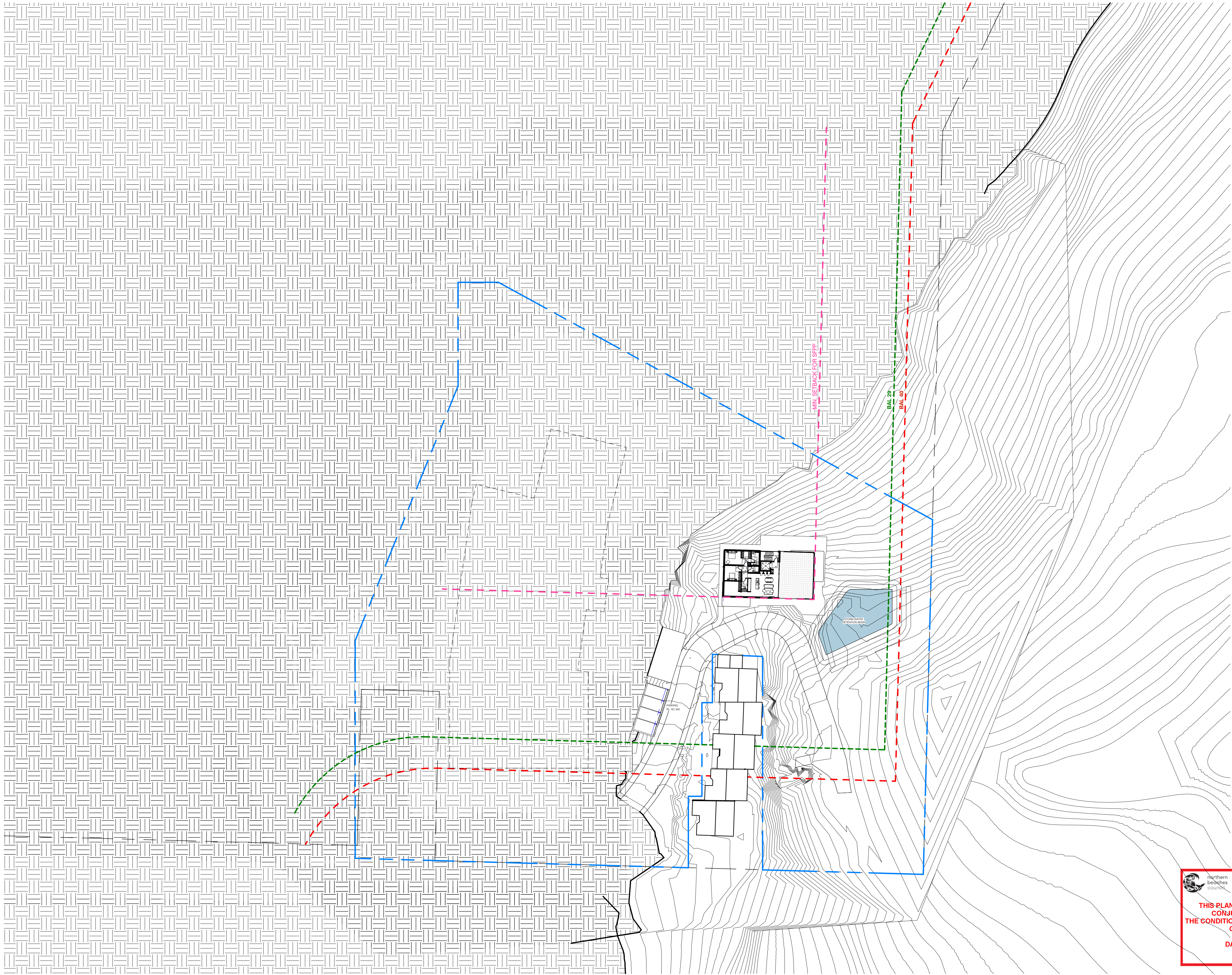
Project PA016904.01
Glenaeon Retirement Village
207 Forest Way Belrose NSW 2085

Title
SITE PLAN RL 160.100

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Drawing Number	Revision				
256773_ADA_007	04				

Status
Development Application

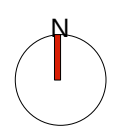




1 SITE PLAN RL 163.150
1 : 500 BUILDING D L03


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Key Plan:



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Rv	Amendment	By	Ck	Date

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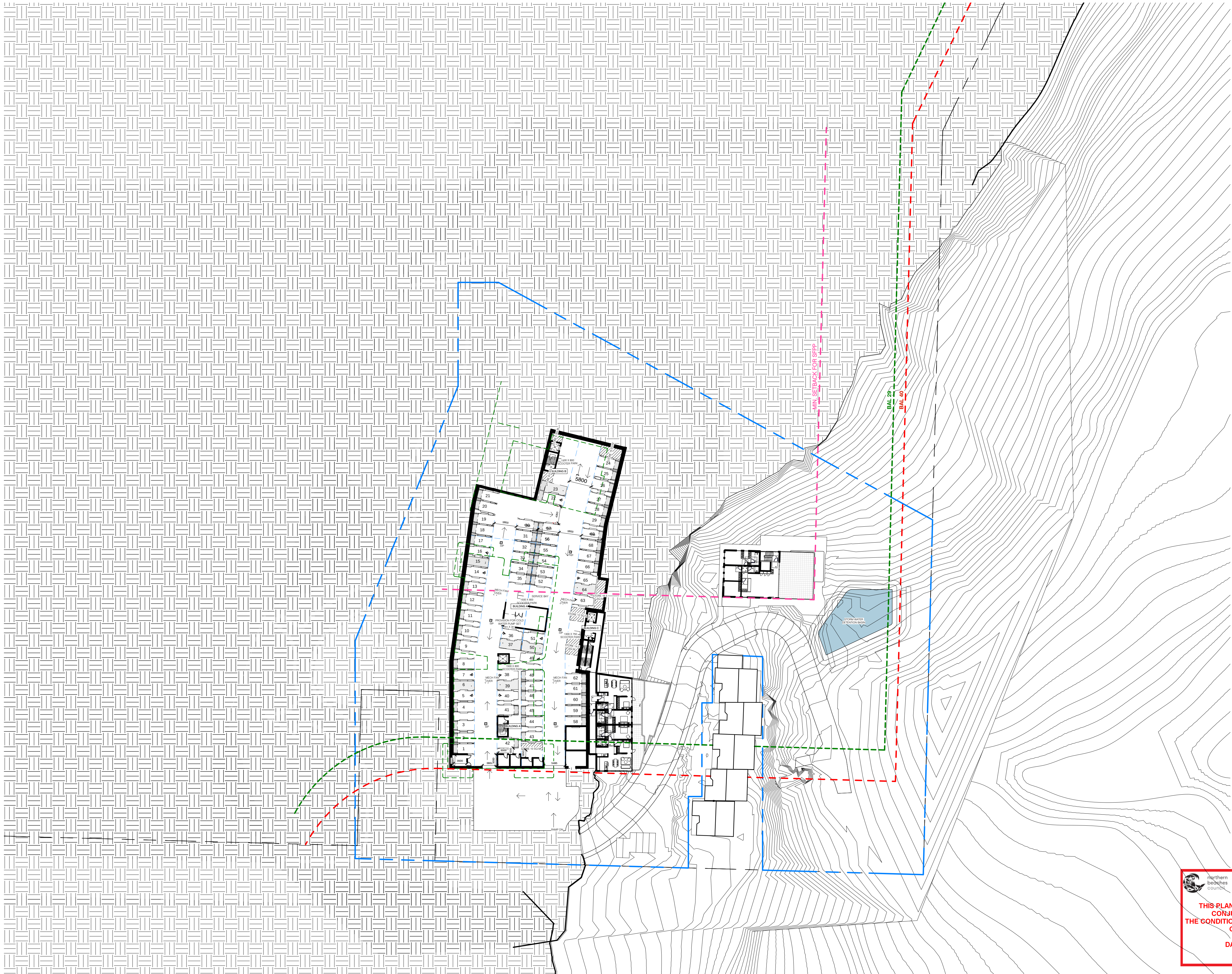
Project PA016904.01
Glenaeon Retirement Village
207 Forest Way Belrose NSW 2085

Title
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Drawing Number	Revision				
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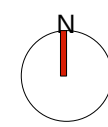
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1 SITE PLAN RL 167.400
1 : 500 BUILDING C L01, BASEMENT

Key Plan:



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Title

SITE PLAN RL 167.400

0 5 10 20 30 40m

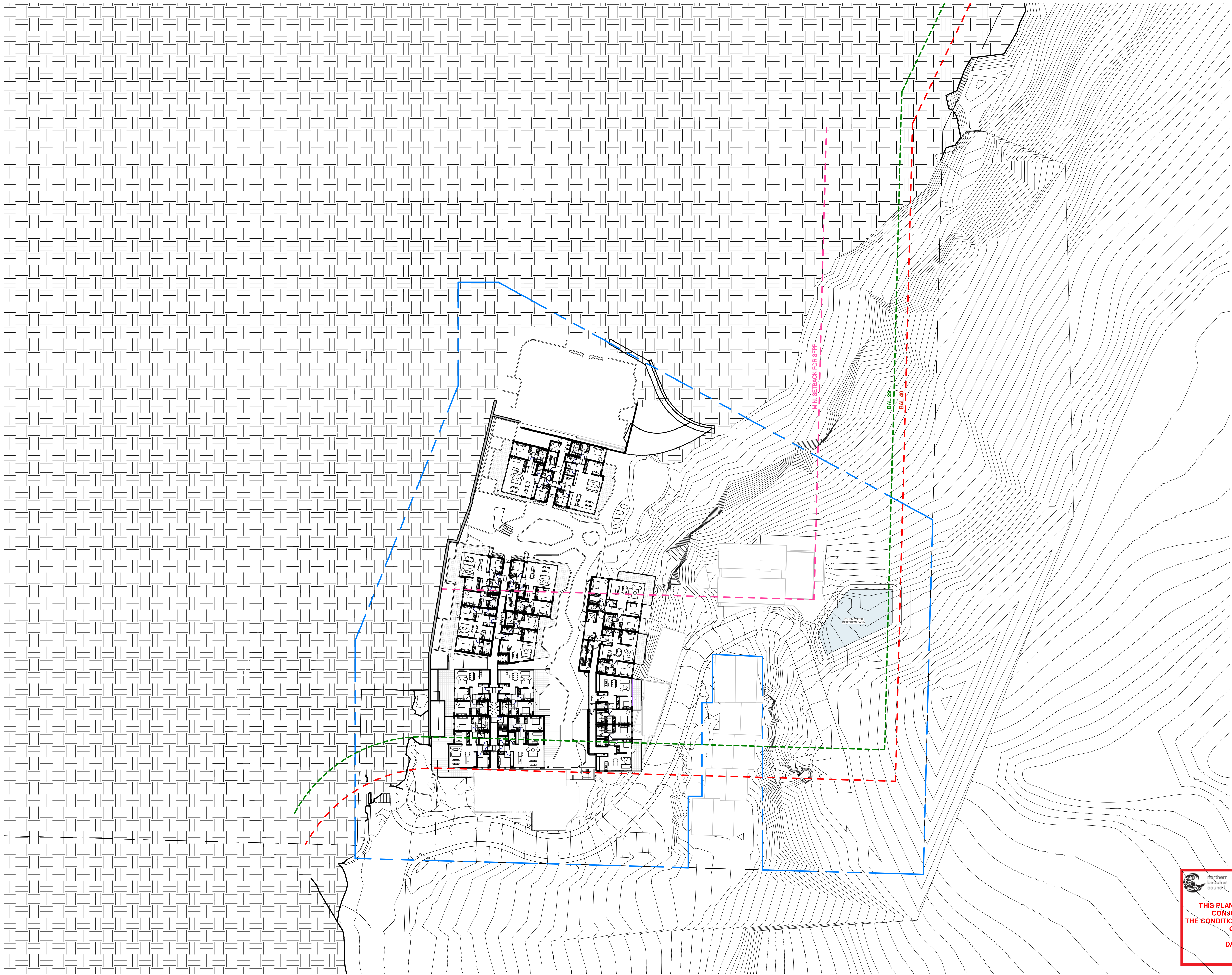
Drawing Number	Revision
256773_ADA_010	04

Status
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1 SITE PLAN RL 170.600
1 : 500 BUILDING C L02, BUILDING A L00, BUILDING B LG

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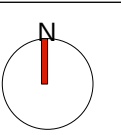
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Title
SITE PLAN RL 170.600

Drawing Number	Revision
256773_ADA_011	04

Status
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1 SITE PLAN RL 173.650
1 : 500 BUILDING C L03, BUILDING A L01, BUILDING B L00

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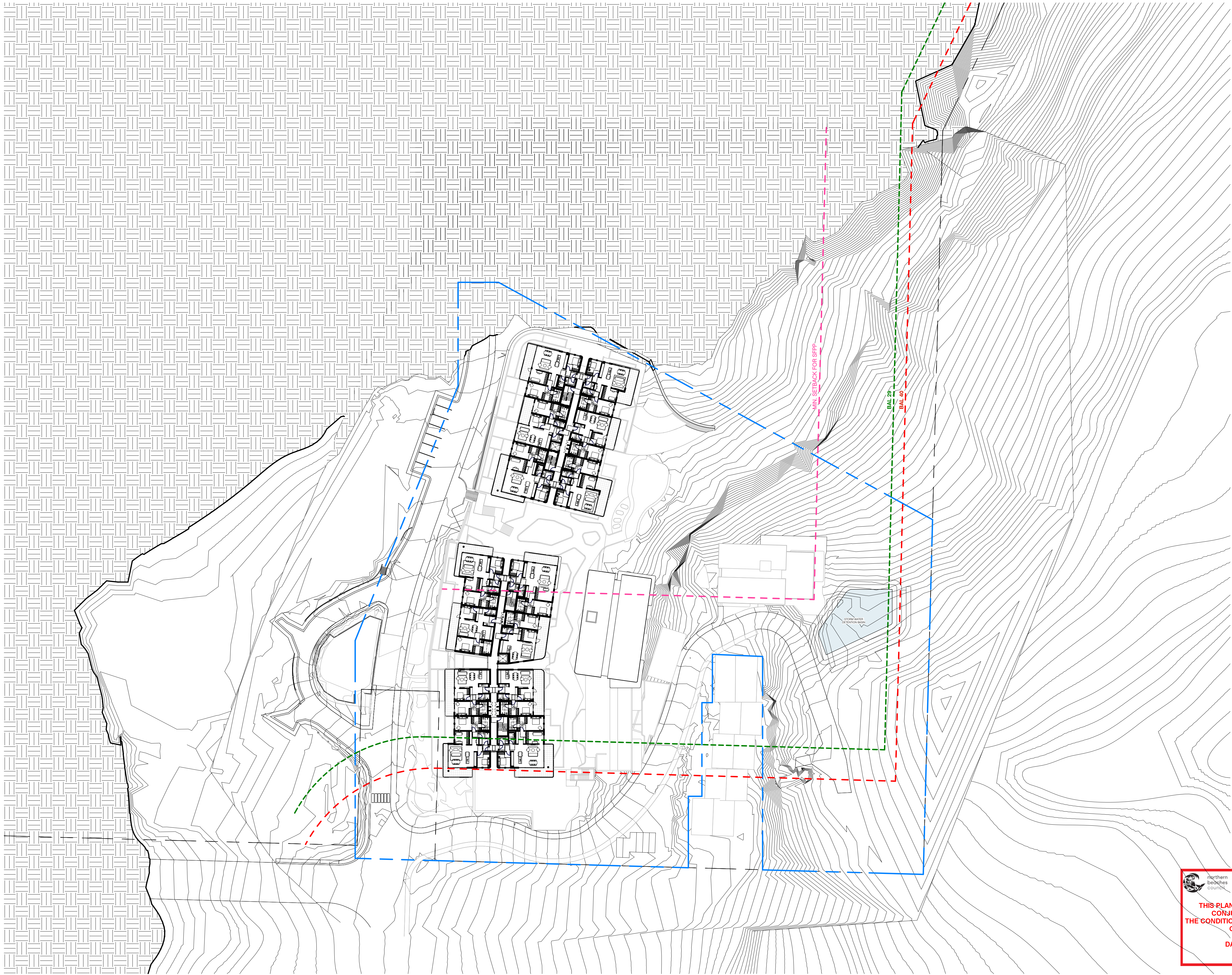
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Title
SITE PLAN RL 173.650

Drawing Number	Revision
256773_ADA_012	04

Status
Development Application



1 SITE PLAN RL 176.700
1 : 500 BUILDING A L02, BUILDING B L01


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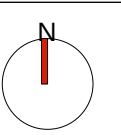
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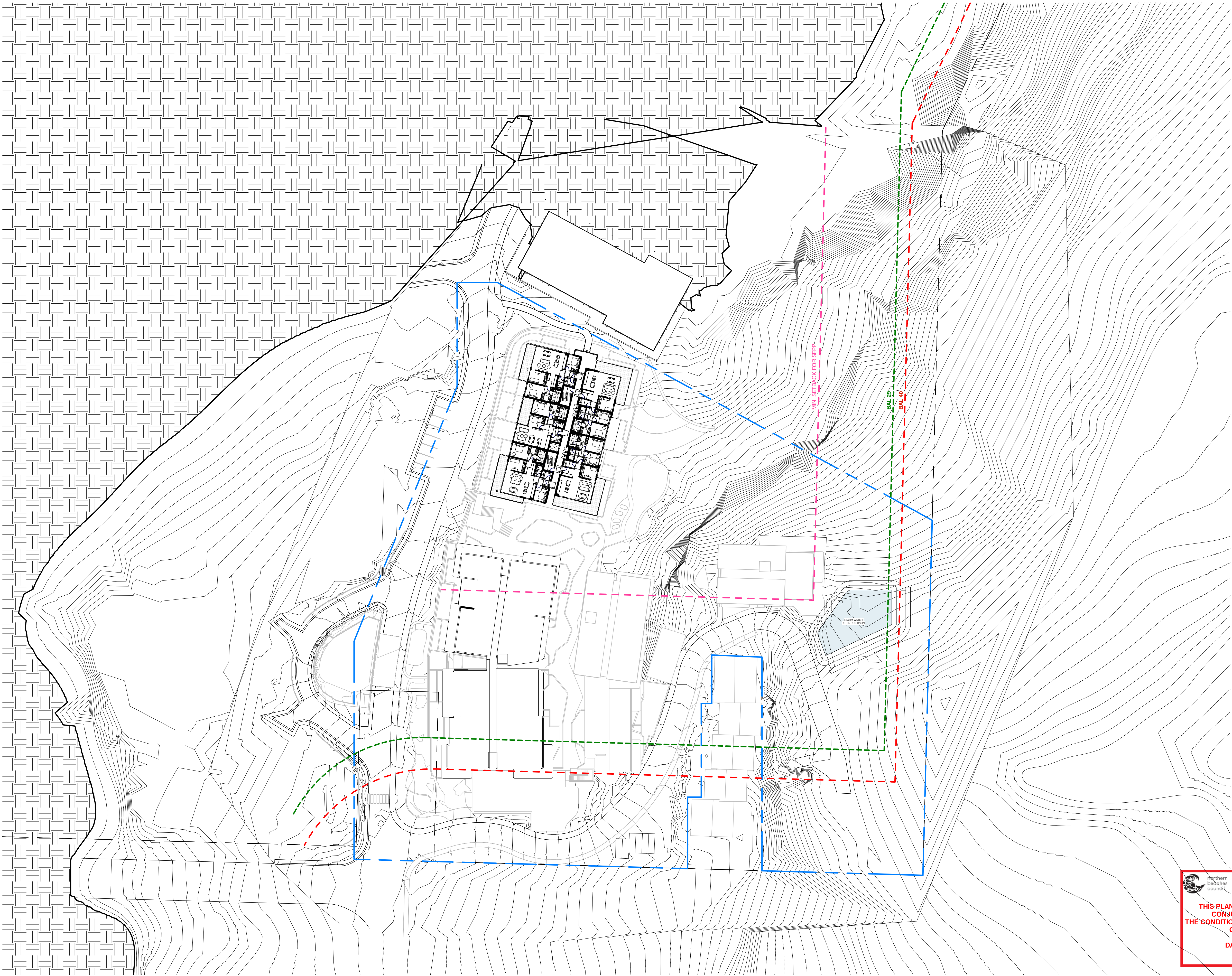
207 Forest Way Belrose NSW 2085

Title
SITE PLAN RL 176.700

Drawing Number	Revision
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Status
Development Application

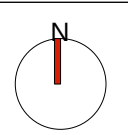




1 SITE PLAN RL 179.750
1 : 500 BUILDING B L02


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D Jones Architect No.4778

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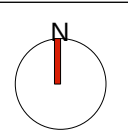
Glenaeon Retirement Village

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Title
SITE PLAN RL 179.750

Drawing Number	Revision
256773_ADA_014	04

Status
Development Application



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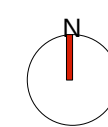
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1 SITE PLAN
1 : 500

Key Plan:



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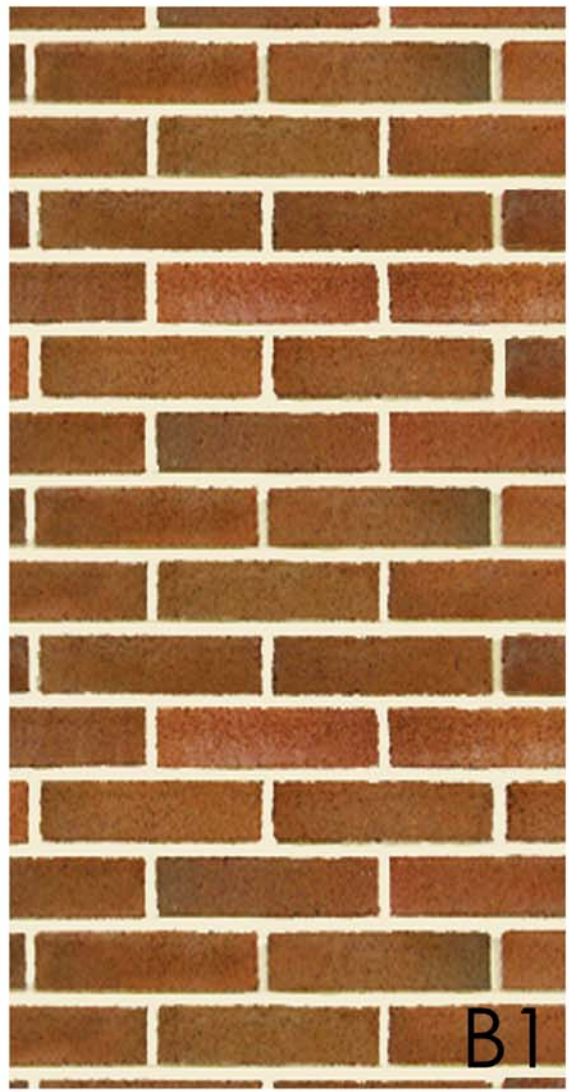
Title

SITE ROOF PLAN

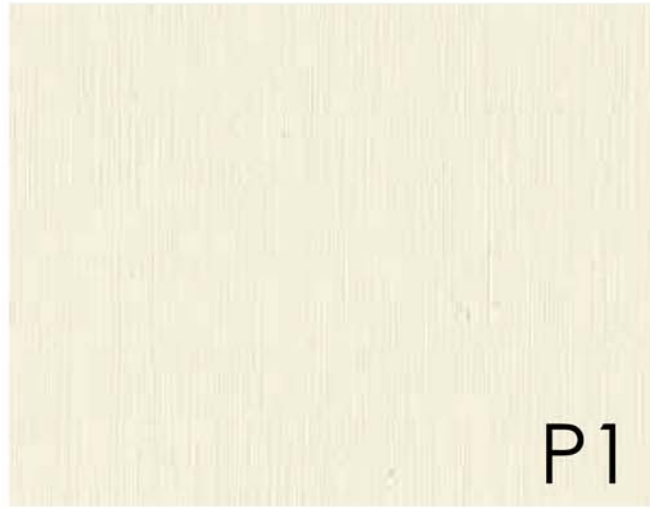
Drawing Number	Revision
256773_ADA_015	04

Status
Development Application

external materials palette



B1. Building Facade and parapets - Austral Bricks, Bowral 50, Bowral Brown
B2. Building Facade and entry - Austral Bricks, Burlesque, Indulgent White
P1. Building Facade - Equitone, (TECTIVA) TE90
P2. Building Facade - Equitone, (TECTIVA) TE00



P3. Building Facade and eaves - Equitone, (NATURA N073)
T1. Timber screening and selected balcony soffits - Decowood, Timber look aluminium products, Natural Weathered Timber
T2. Timber Screening and selected balcony soffits - Covet, Ever Art Wood, Kurashikku



T3. Timber Screening - Covet, Ever Art Wood, Burakku Eboni
PC1. Aluminium window frames - Dulux, Duratec Powder Coat Range Eternity, Eternity Nickel Pearl Matt 90088395
R1. Roof finish and downpipes- Colorbond steel, Monument Matt



GLENAEON RETIREMENT VILLAGE

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Consultant

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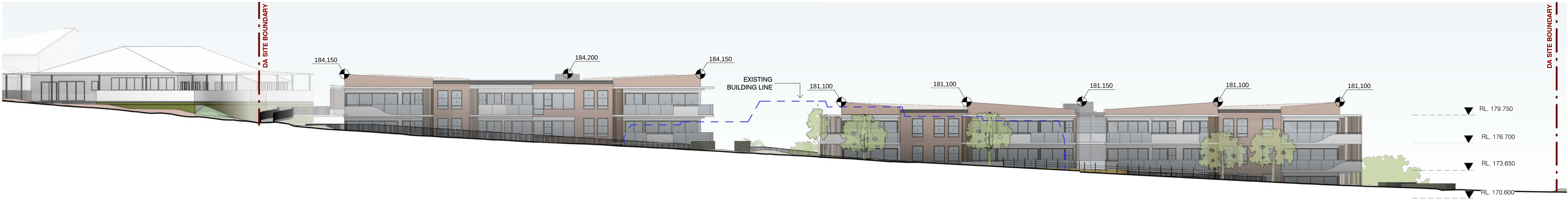

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Glenaeon Retirement Village
207 Forest Way Belrose NSW 2085

Title
MATERIALS BOARD

Drawing Number	Revision
256773_ADA_016	04

Status
Development Application



A SITE ELEVATION - WEST
1 : 250



B SITE ELEVATION - SOUTH
1 : 250

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NOTE: REFER TO SURVEY DRAWING (11828701004) FOR RIDGE
HEIGHTS OF EXISTING BUILDINGS

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Project PA016904.01

Glenaeon Retirement Village

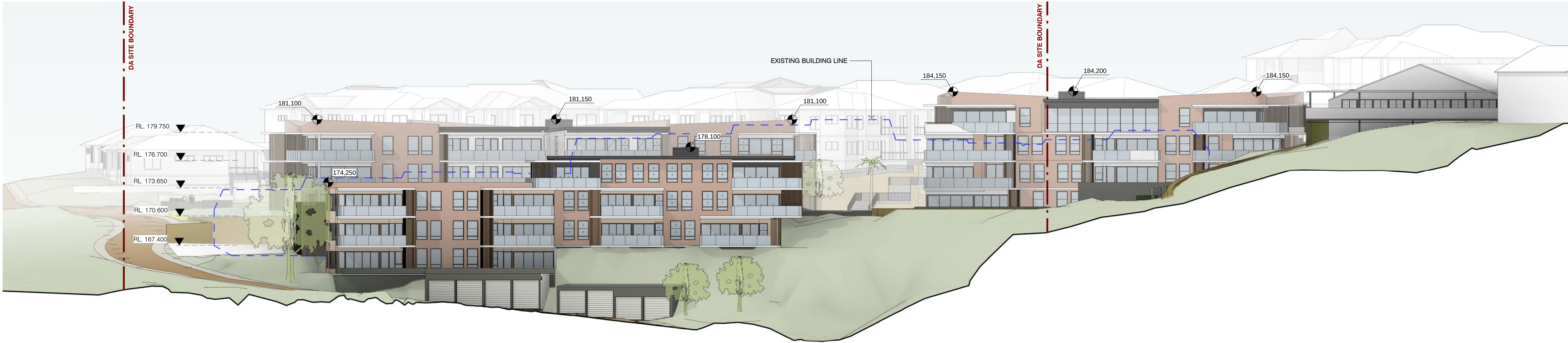
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Title
SITE ELEVATIONS



Drawing Number	Revision
256773_ADA_401	04

Status
Development Application



C SITE ELEVATION - EAST
1 : 250

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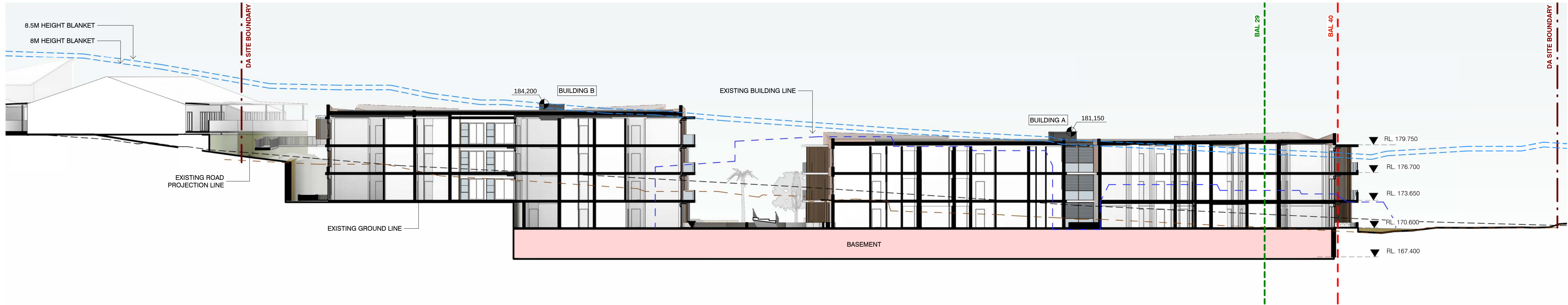

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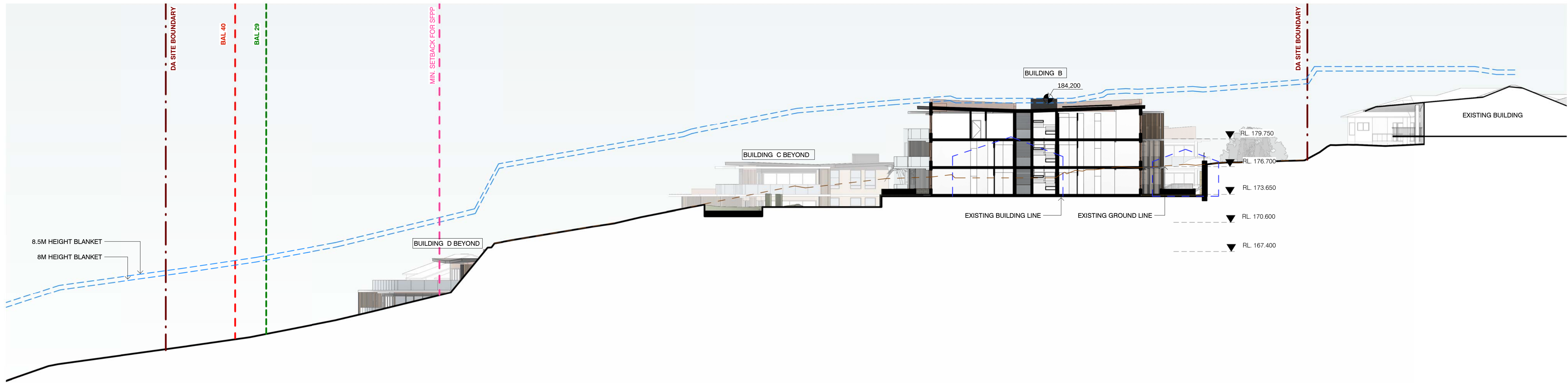
Title
SITE ELEVATIONS

Drawing Number 256773_ADA_402
Revision 04

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A SECTION A
1 : 250



B SECTION B
1 : 250

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01	DA ISSUE	PTW	180727	
Rv	Amendment	By	Ck	Date

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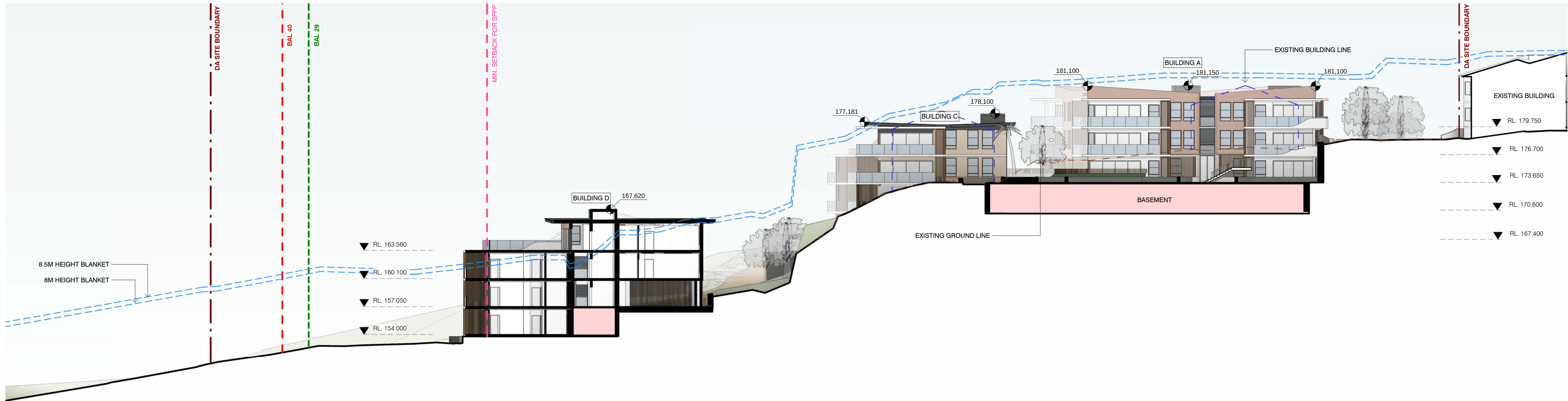
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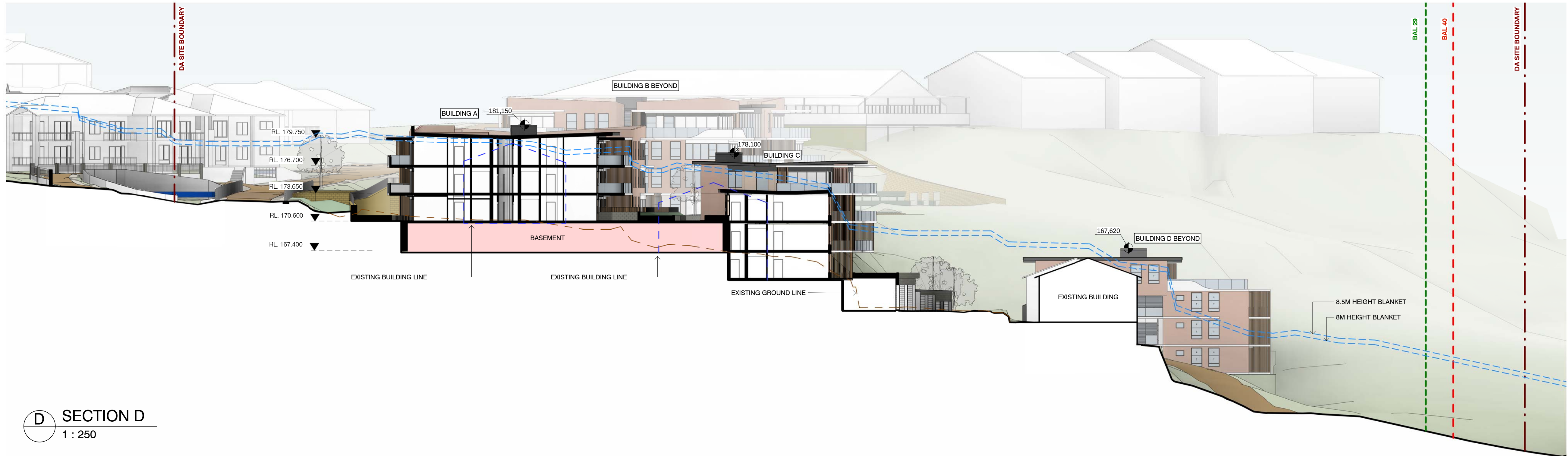
Title
SITE SECTION

Drawing Number 256773_ADA_501
Revision 04

Status
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C SECTION C
1 : 250



D SECTION D
1 : 250

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Project PA016904.01
Glenaeon Retirement Village

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Title
SITE SECTION

Drawing Number
256773_ADA_502

Revision
04

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Glenaeon Retirement Village

207 Forest Way Belrose NSW 2085

Title
3D VIEW 1

Drawing Number	Revision
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Glenaeon Retirement Village

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Title
3D VIEW 2

Drawing Number	Revision
256773_ADA_902	04

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Glenaeon Retirement Village

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Title

3D VIEW 3

Drawing Number	Revision
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03	DA ISSUE	PTW	180807	
02	DA ISSUE	PTW	180731	
01	DA ISSUE	PTW	180727	
Rv	Amendment	By	Ck	Date

Consultant

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trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

Project PA016904.01

Glenaeon Retirement Village

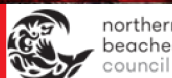
207 Forest Way Belrose NSW 2085

Title
3D VIEW 4

Drawing Number	Revision
256773_ADA_904	04

Status
Development Application



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DA2018/1332

Key Plan:

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01	DA ISSUE	PTW	180727	
Rv	Amendment	By	Ck	Date

Consultant

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Project PA016904.01

Glenaeon Retirement Village

207 Forest Way Belrose NSW 2085

Title
3D VIEW 5

Drawing Number	Revision
256773_ADA_905	04

Status
Development Application



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01	DA ISSUE	PTW	180727	
Rv	Amendment	By	Ck	Date

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Project PA016904.01
Glenaeon Retirement Village

207 Forest Way Belrose NSW 2085

Title
3D VIEW 6

Drawing Number	Revision
256773_ADA_906	04

Status
Development Application



Key Plan:

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02	DA ISSUE	PTW	180731	
01	DA ISSUE	PTW	180727	
Rv	Amendment	By	Ck	Date

Consultant

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Project PA016904.01
Glenaeon Retirement Village
207 Forest Way Belrose NSW 2085

Title

3D VIEW 7

Drawing Number

256773_ADA_907

Revision

04

Status

Development Application

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PTW



LEGEND		
PROGRAMME		
Proposed		
1	Entry Feature Wall	
2	Pedestrian Entry	
3	Vehicle Entry	
4	Seating Area	
5	Bin Store	
6	Bushland Garden	
7	External Lift Access	
8	Electrical Kiosk	
9	Roof Garden (Not accessible/ Garage Below)	
10	Meeting Place	
11	Garage & Emergency Vehicle Parking	
12	Gully Garen	
13	Area Regraded and Restored	
14	Veggie Garden	
15	Substation	
16	Level 1 Bridge	
Existing		
1	Existing Path	
2	Existing Rock Pool & Bridge	
3	Existing Crossing	
4	Existing Car Park	
5	Existing Pond (Modified)	
6	Existing Cliff	
7	Existing Rock	
8	Existing Carpark to be Demolished	
9	Existing Signage to be Removed	
10	Existing Waterfall to be Retained	
GENERAL		
---	Site Boundary	Privacy Screens
---	Stage Boundary	Balustrade
---	Proposed Contour Line	Handrails
+ EL 962.00	Existing Level	Sawtooth/threshold structure
+ FL 962.00	Finished Floor Level	Wayfinding Signage
+ FL 962.00	Proposed Finished Level	Signage Panel
- - -	Architecture Above	Building Entry
- - -	Architecture Below	Proposed Bus Stop
Water Element - Natural Grade		Lighting
Existing Building		
Exposed Natural Rock		
Proposed Ramp		
Proposed Stairs		
PAVEMENTS		
Existing Road		
Proposed Road		
Existing Path		
Type 1: Podium - COS - Concrete		
Type 2: Podium - POS - Stone Tile Medium (400x400)		
Type 3: COS - Stone Tile Large (600x400)		
Type 4: COS - Stone Tile Small (100x100)		
Type 5: Concrete Path - COS - Integral oxide, Salt rock		
Type 6: Concrete Path - Boulevard - Integral oxide and broom finish to match existing		
Type 7: Concrete Path - Council Street - Plain concrete and broom finish to match existing		
Type 8: Gravel - Recycled aggregate		
Type 9: Stone Sets - Vehicle		
WALLS & EDGES		
Existing Wall		
Type 1: Feature Stone Wall		
Type 2: Rock Cutting - Natural Finish		
Type 3: Retaining Wall - Texture Block		
Type 4: Podium - COS - Building Entries - White Glazed Brick		
Type 5: Podium - POS - Texture Block		
PLANTING		
Turf		
PM1-Gully Mix		
PM2-Heath Mix		
PM3-Exotic / herloom / scented		
PM4-Feature Plants		
PM5-Roof Mix		
PM6-Climbers		
Existing Planting to be Retained		
TREES		
Existing Tree to be Removed Refer ARBORISTS REPORT		
Existing Tree to be Retained Refer ARBORISTS REPORT		
Proposed Tree		

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LEGEND

ZONES

- Glenaeon 'Boulevard'
- Water Threshold
- Entry Threshold
- Communal Open Space
- Bushland Gardens
- Private Open Space
- Private Road
- Building Entry Zone
- Key Vehicle Movement
- Key Pedestrian Movement



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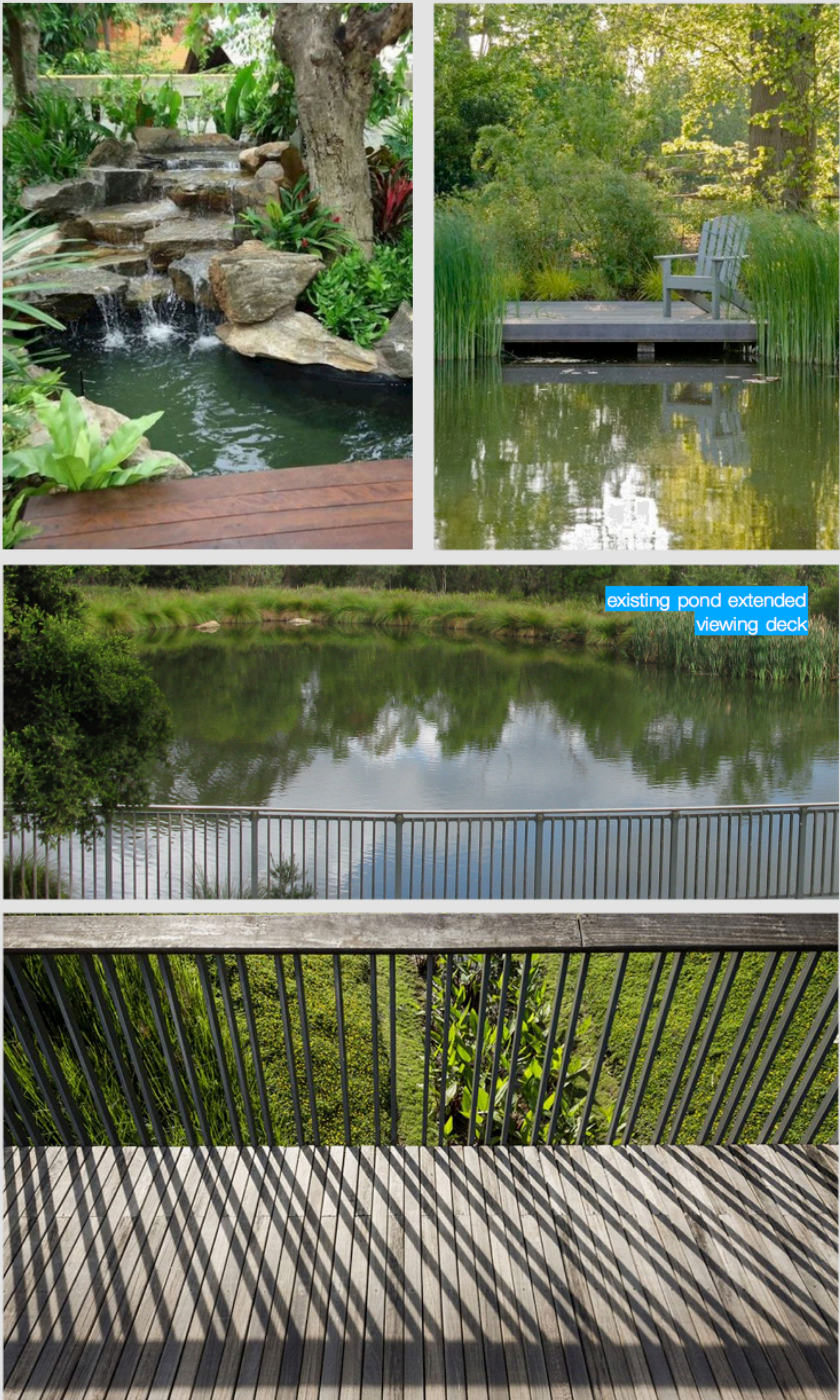
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ARRIVAL THRESHOLD



2

WATER THRESHOLD

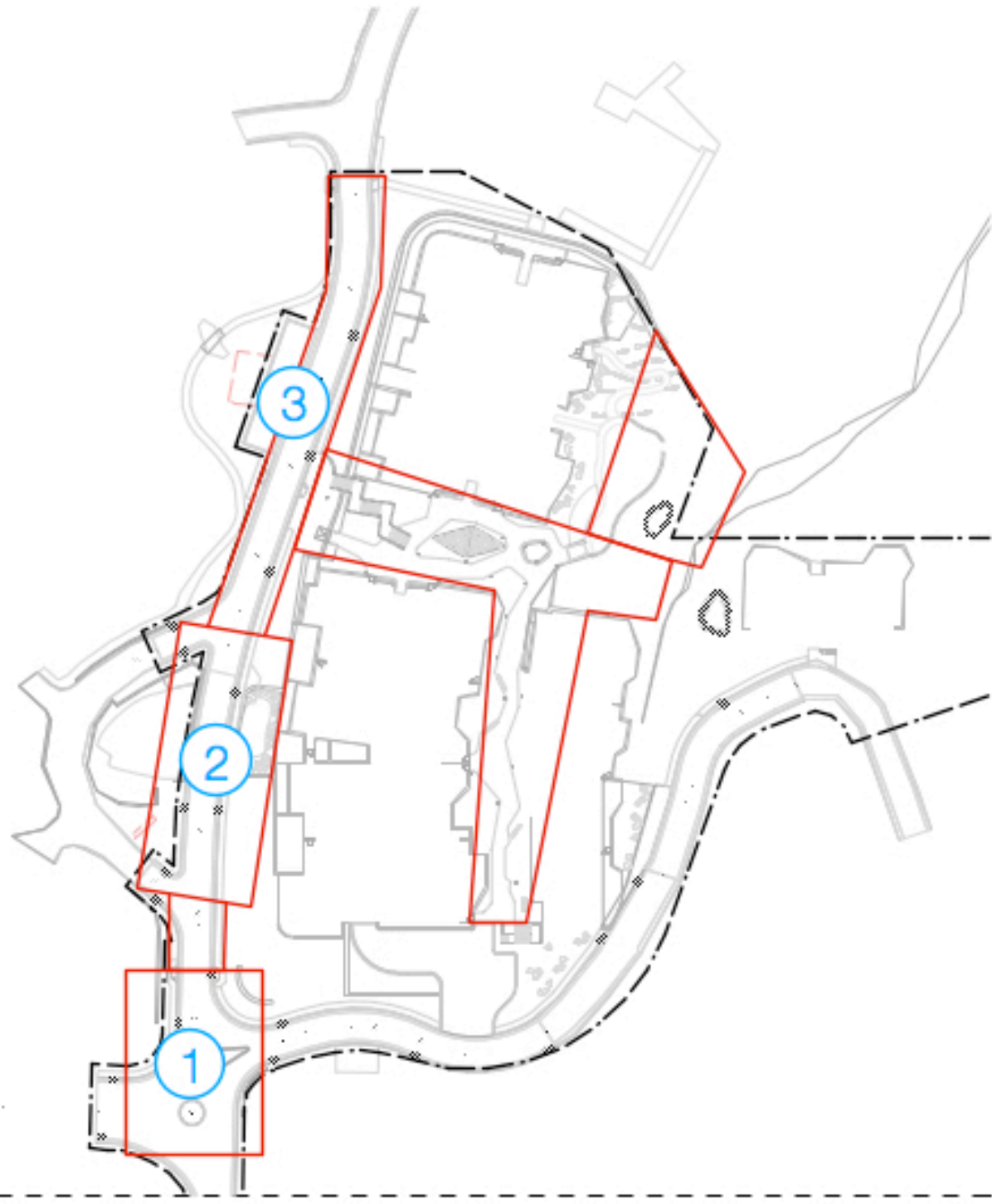


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GLENAEON BOULEVARD



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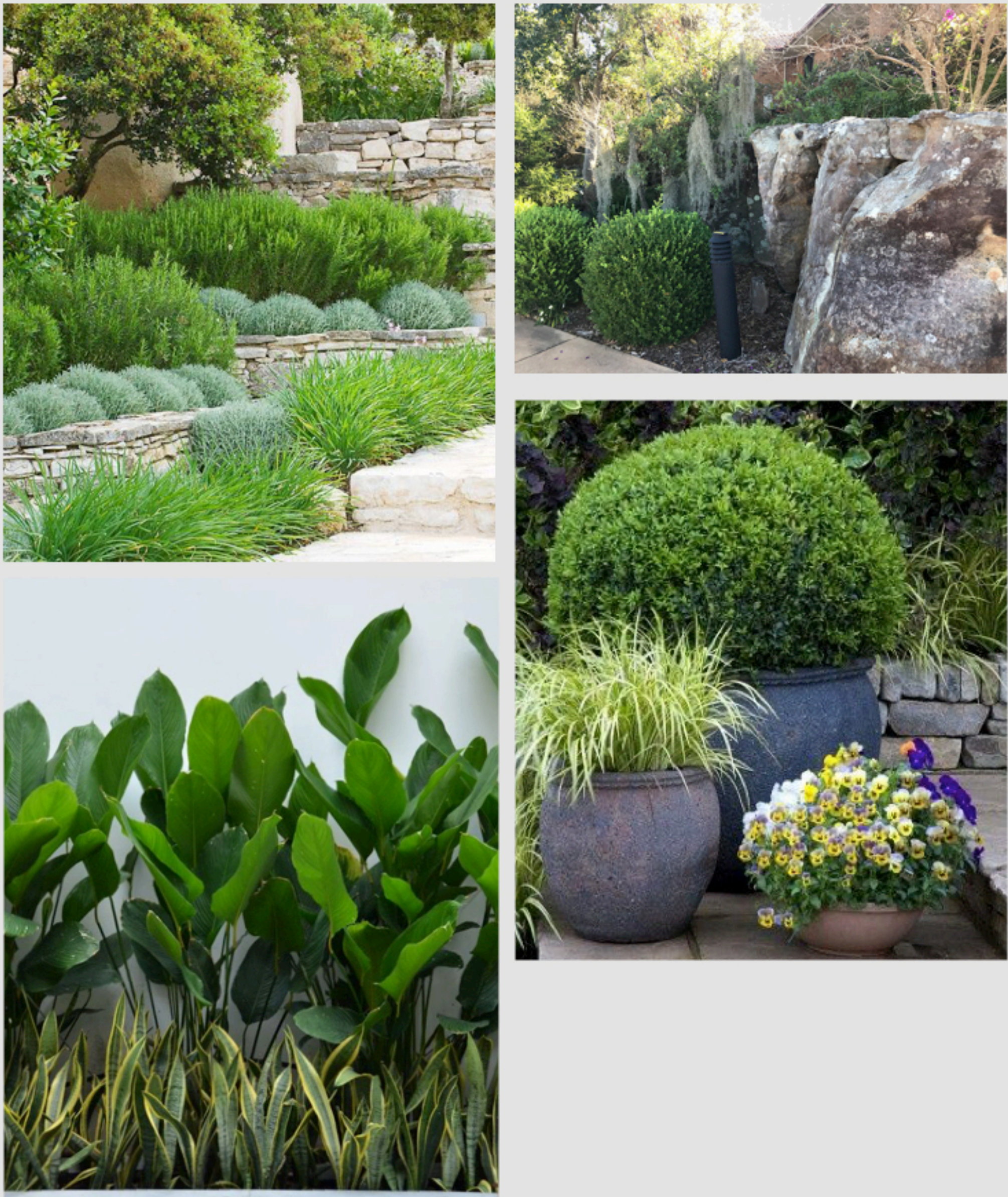
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COMMUNAL GARDENS



5

PRIVATE GARDENS

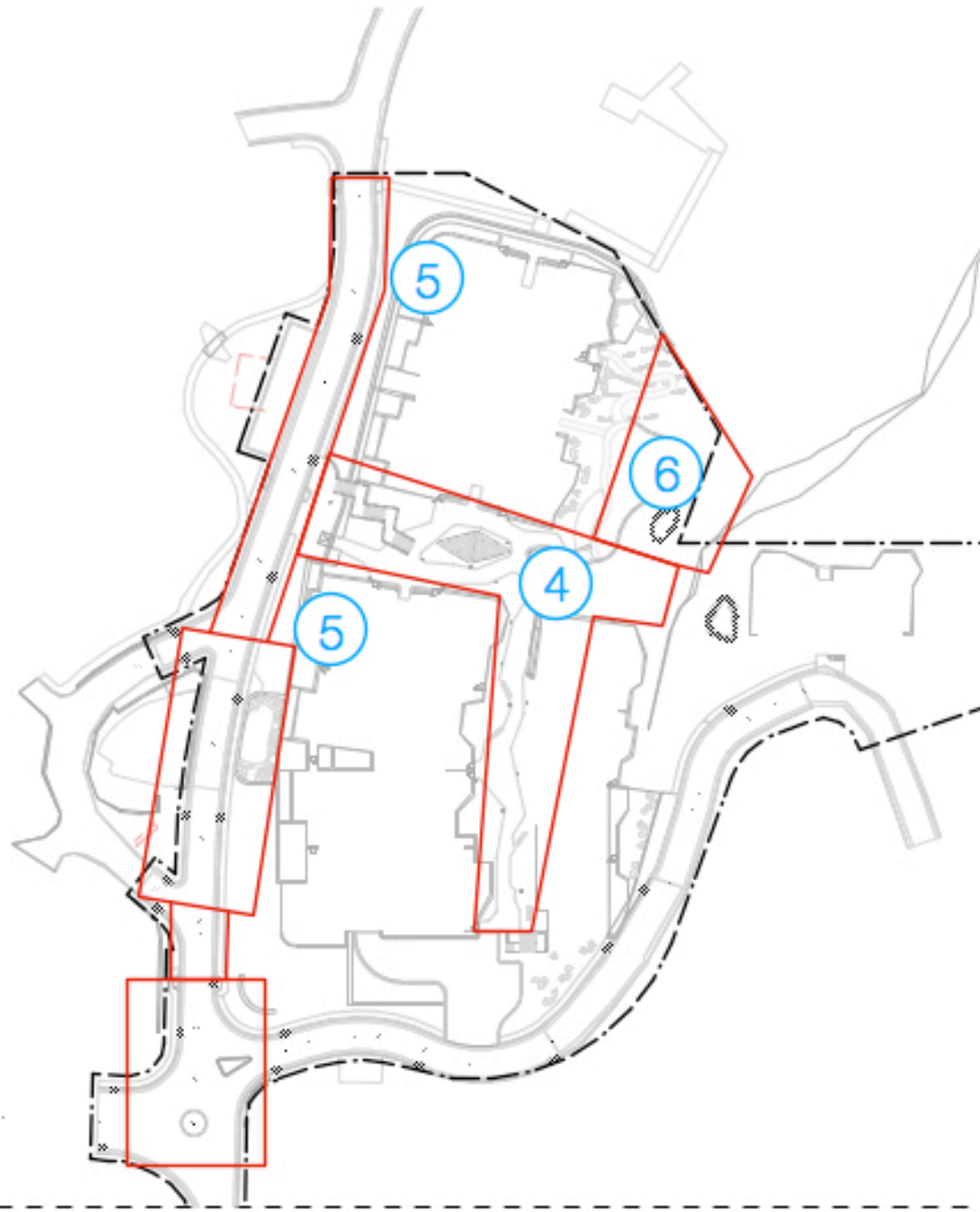


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BUSHLAND GARDENS



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GLENAEON VILLAGE RENEWAL ST1

GLENAEON C/- LENDLEASE

207 Forest Way, Belrose NSW 2085

LANDSCAPE CHARACTER 2

scape design

Revision 103 Date 27.07.18

Scale:

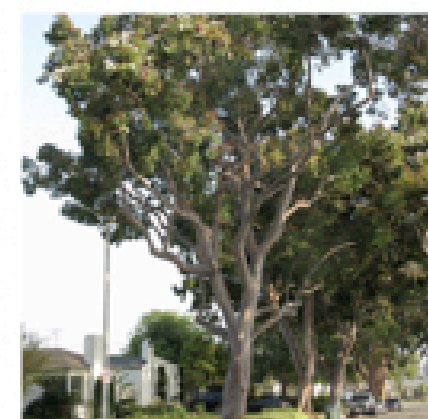
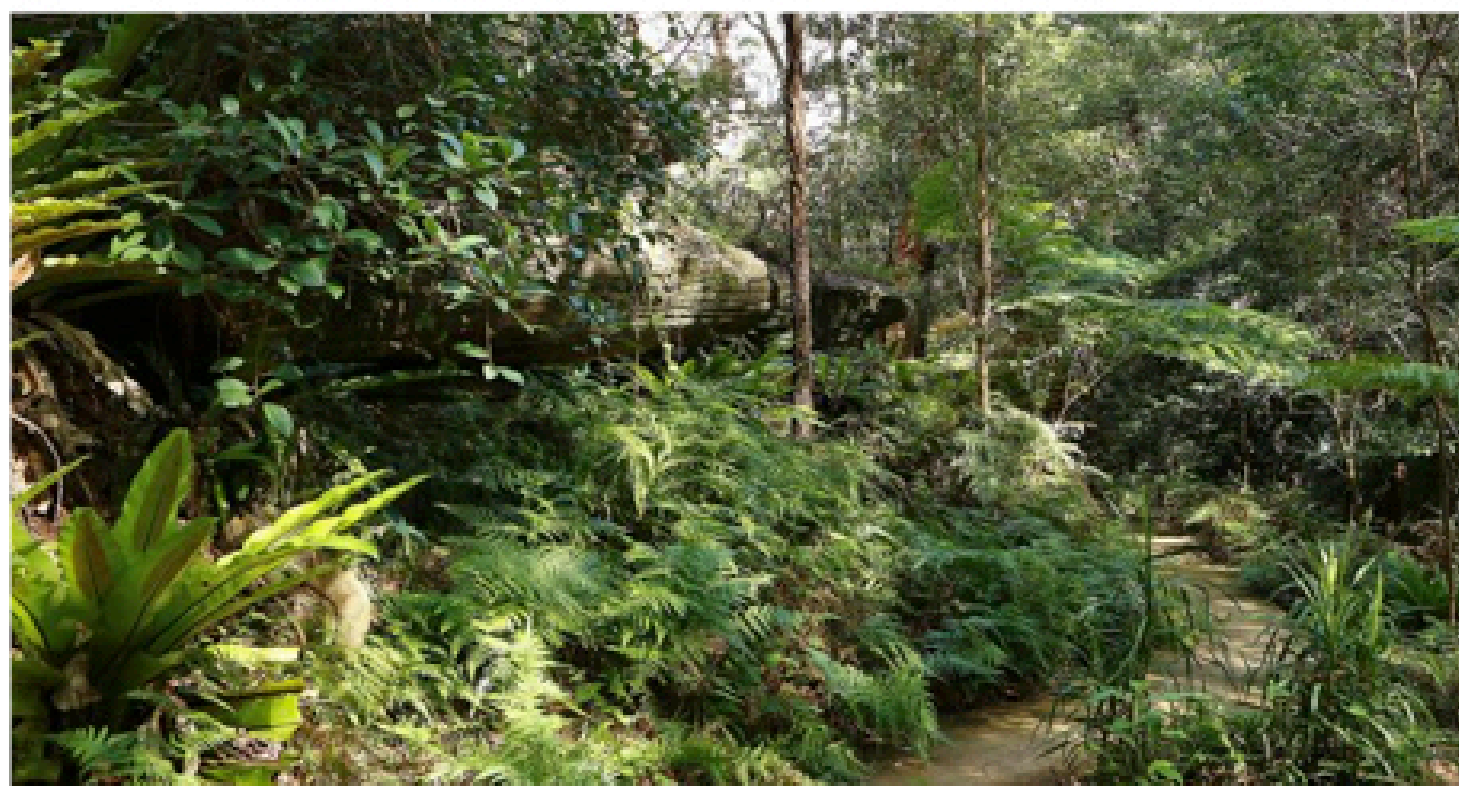
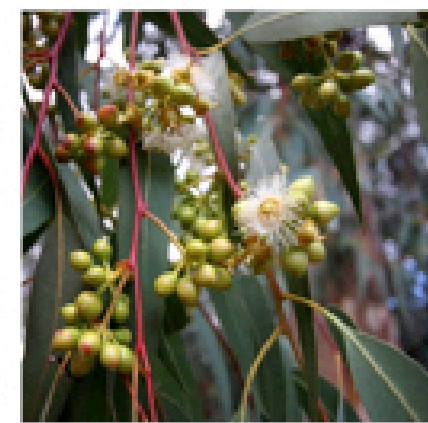
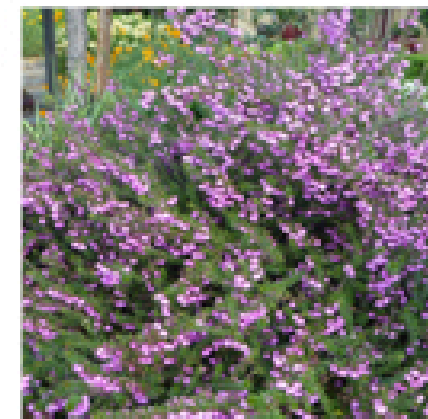
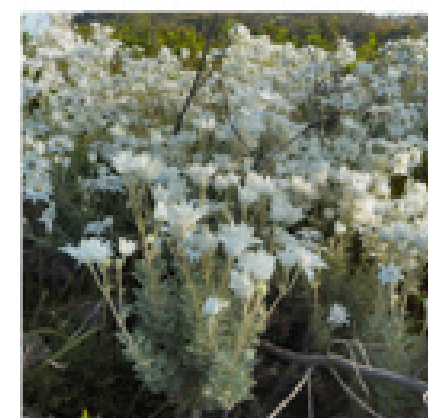
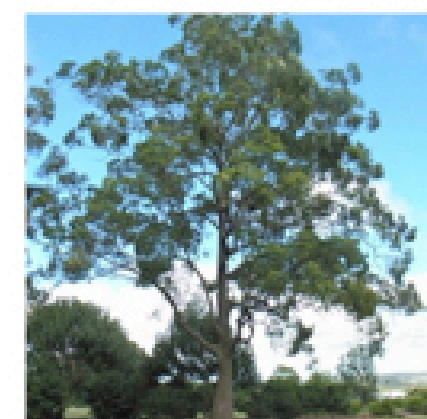
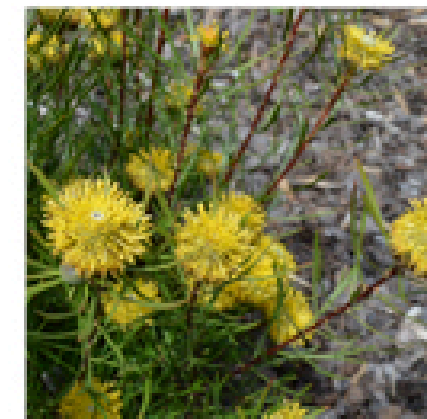
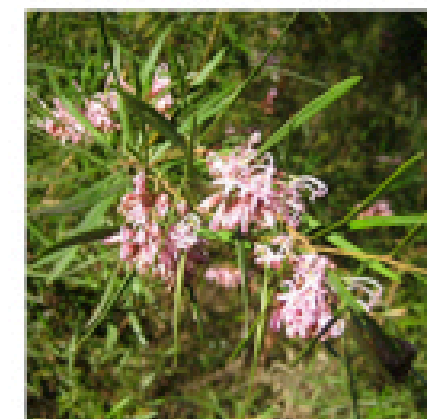
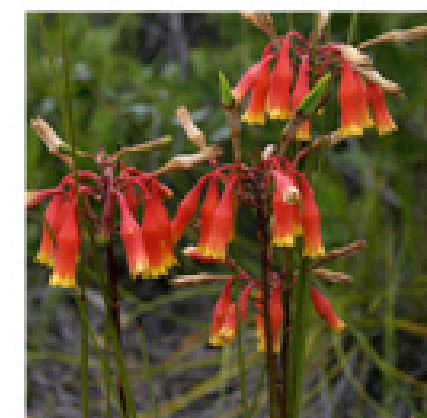
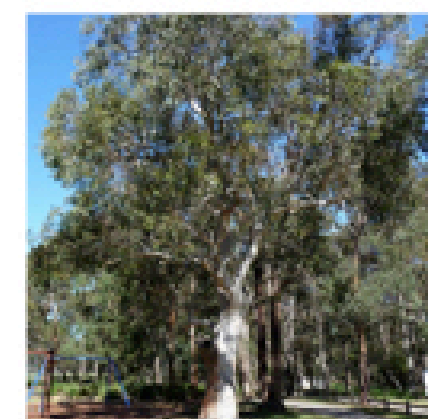
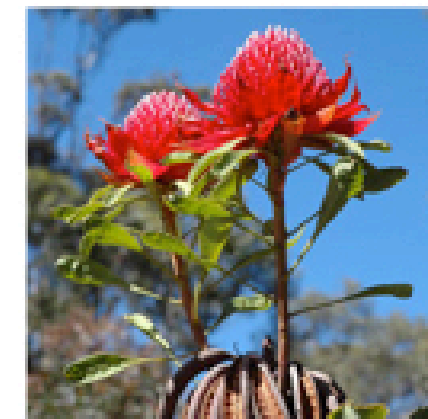
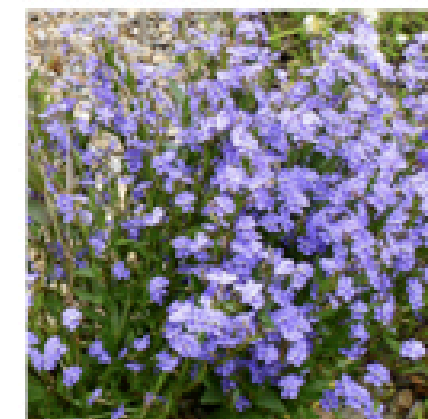
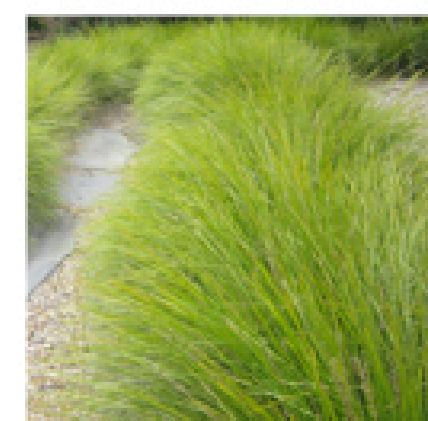
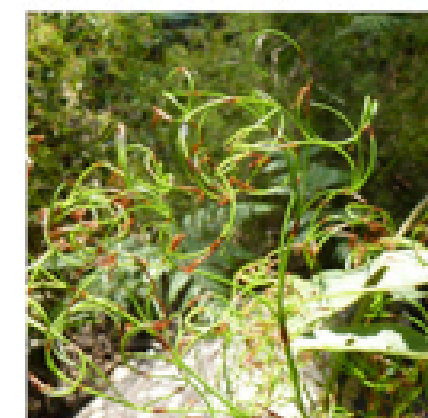
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DRAFT

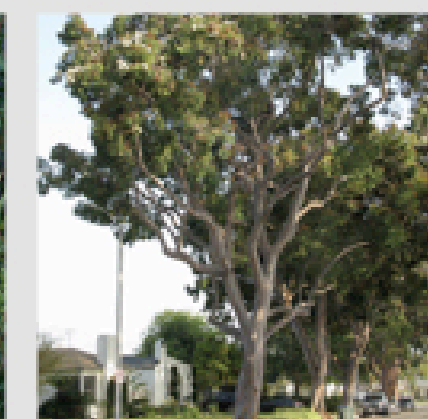
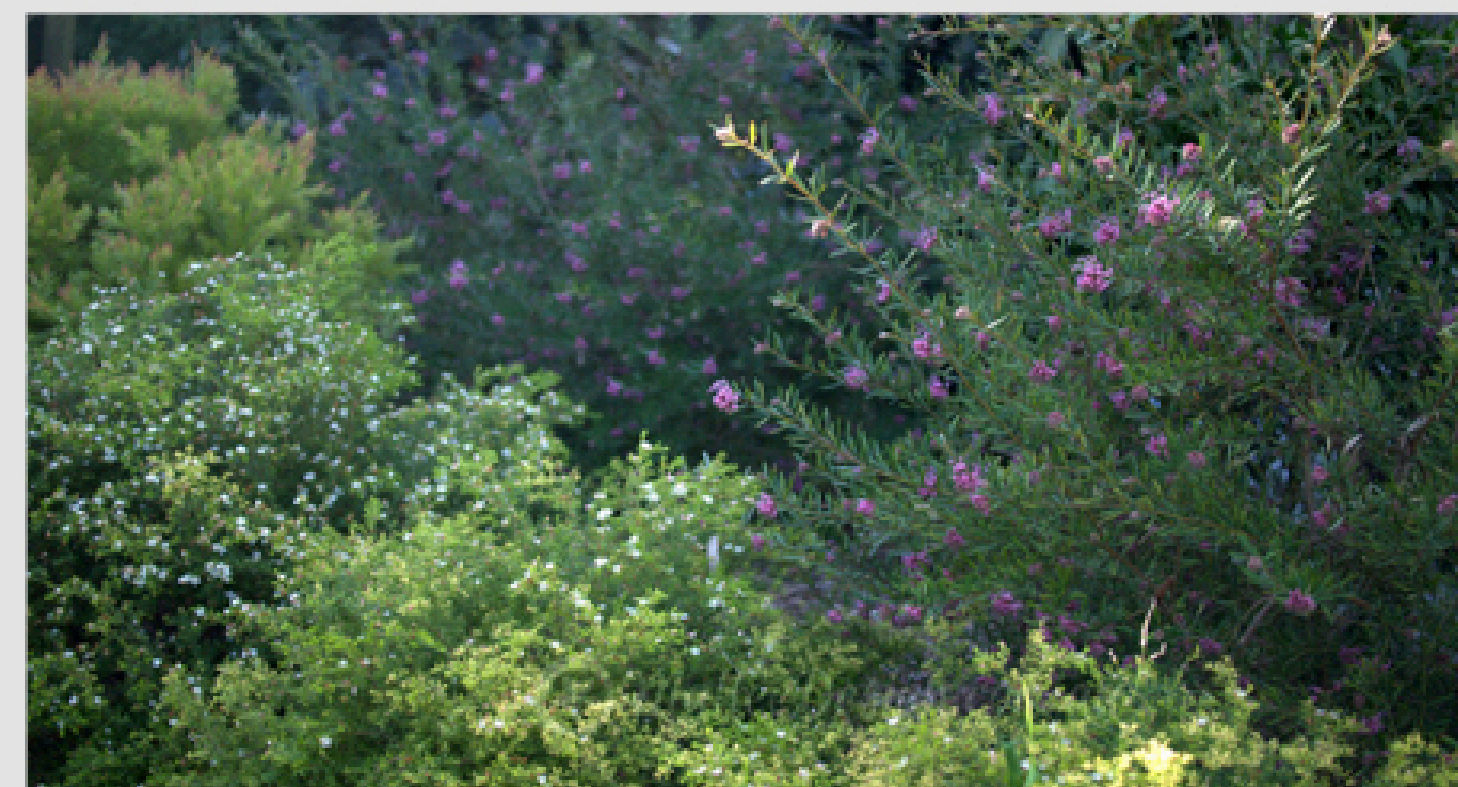
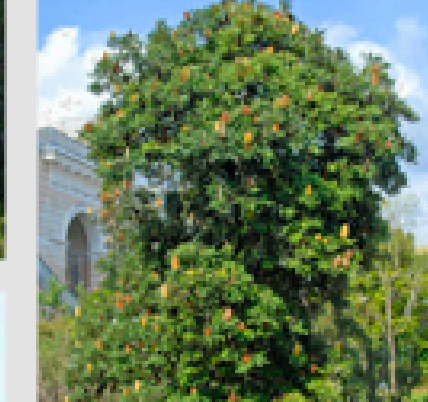
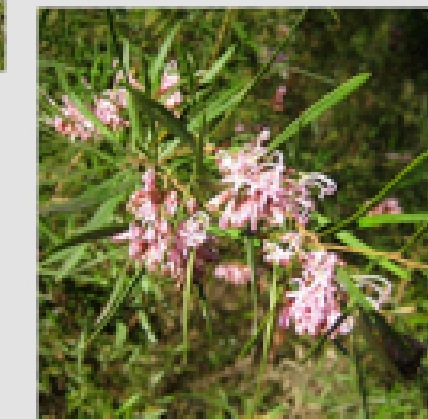
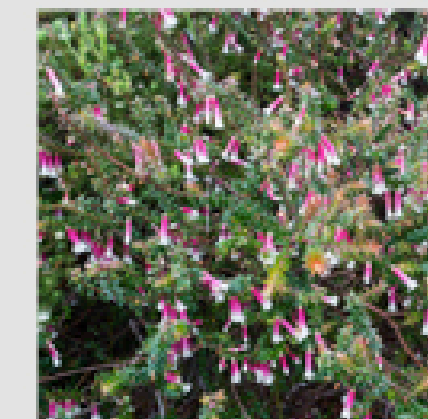
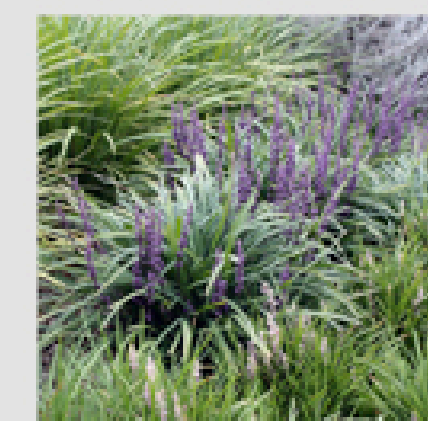
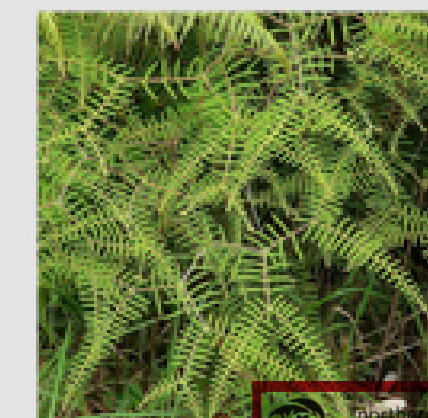
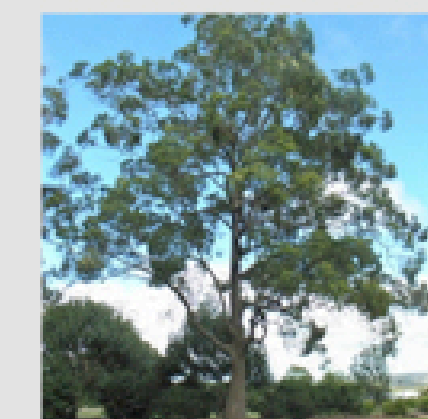
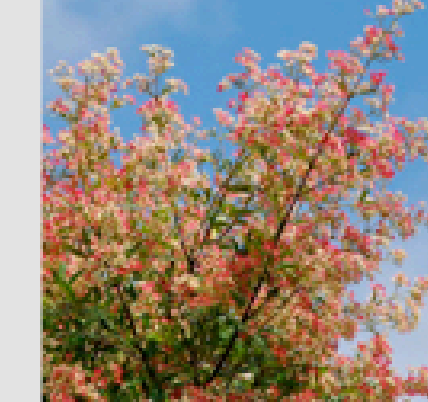
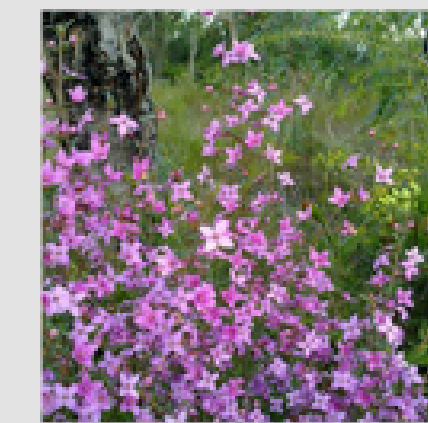
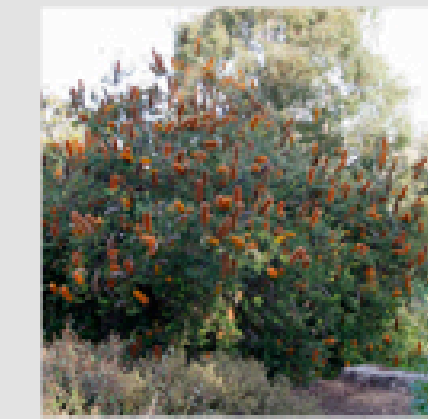
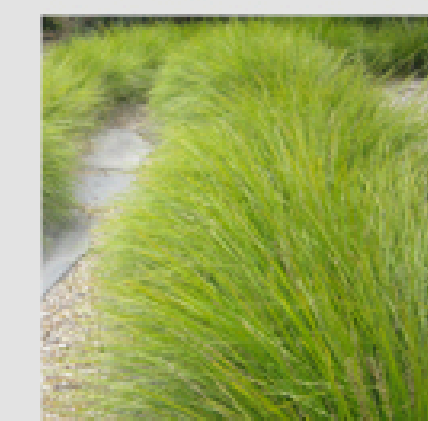
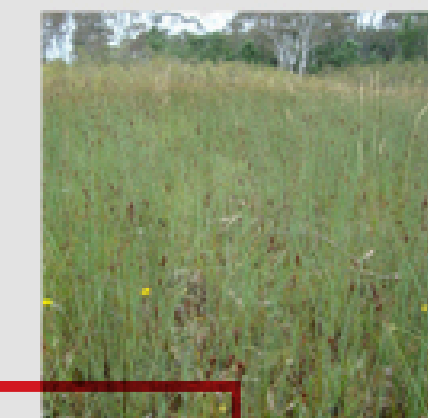
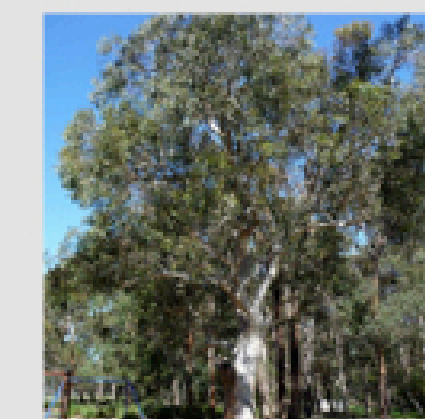
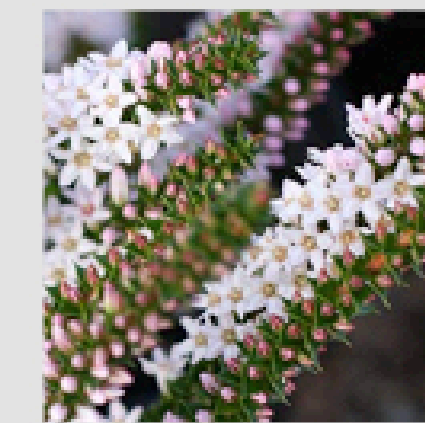
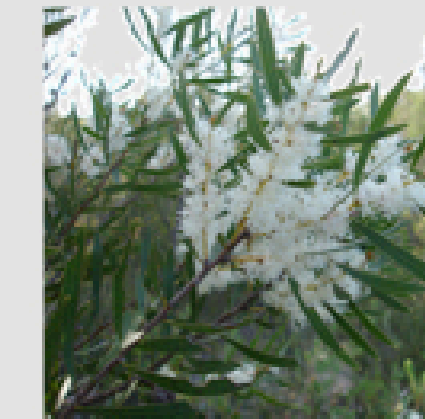
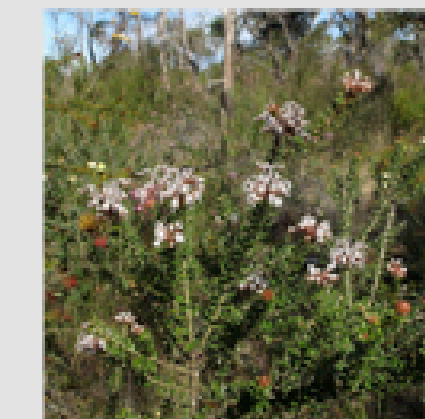
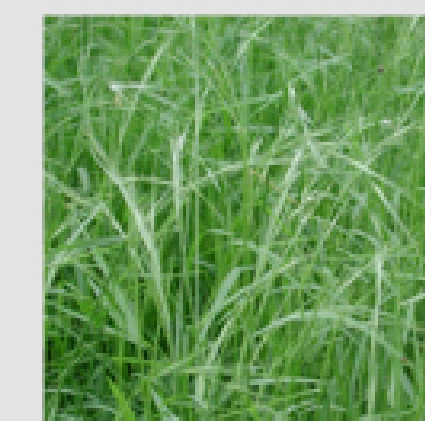
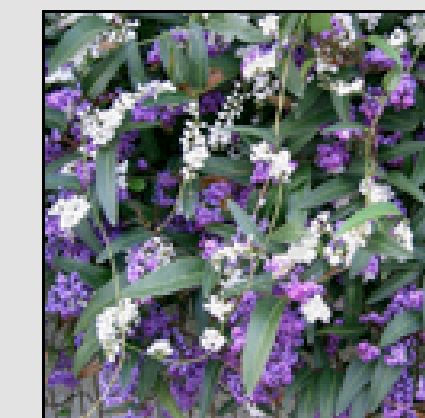
LANDSCAPE ARCHITECTURE
Suite 8, 37-38 East Esplanade
Manly NSW 2095
www.sapedesign.com.au

L.DA.000.04

GULLY

*Angophora costata**Banksia marginata**Eucalyptus piperita**Bauera rubioides**Dillwynia floribunda**Hibbertia scandens**Actinotus helianthi**Corymbia gummifera**Ceratopetalum gummiferum**Doryanthes excelsa**Isopogon anemonifolius**Grevillea sericea**Dianella caerulea**Blandfordia nobilis**Eucalyptus haemastoma**Xanthorrhoea arborea**Ricinocarpos pinifolius**Telopea speciosissima**Dampiera stricta**Lomandra longifolia 'Tanika'**Caustis flexuosa*

HEATH

*Angophora costata**Banksia serrata**Baeckia imbricata**Grevillea sericea**Epacris longiflora**Dianella caerulea**Gleichenia dicarpa**Corymbia gummifera**Ceratopetalum gummiferum**Boronia ledifolia**Banksia ericifolia**Lambertia formosa**Lomandra longifolia 'Tanika'**Baumea juncea**Eucalyptus haemastoma**Xanthorrhoea arborea**Epacris pulchella**Hakea dactyloides**Grevillea buxifolia**Microlaena stipoides**Hardenbergia violacea*

PLANT SPECIES - HEATH

Botanical Name	Common Name	Height (m)	Spread (m)
Proposed Trees			
<i>Angophora costata</i>	Smooth-barked Apple	15000	10000
<i>Banksia integrifolia</i>	Coastal Banksia	5000	2000
<i>Banksia serrata</i>	Old Man Banksia	10000	5000
<i>Ceratopetalum gummiferum</i>	Christmas Bush	6000	4000
<i>Corymbia gummifera</i>	Red Bloodwood	30000	16000
<i>Eucalyptus haemastoma</i>	Scribbly Gum	10000	6000
<i>Eucalyptus piperita</i>	Sydney Peppermint	20000	10000
<i>Leptospermum laevigatum</i>	Coastal tea tree	4000	3000
<i>Xanthorrhoea media</i>	Grass Tree	2000	1000
Shrubs			
<i>Acacia suaveolens</i>	Sweet Scented Wattle	2000	2000
<i>Acacia ulicifolia</i>	Prickly Moses	2000	2000
<i>Banksia ericifolia</i>	Heath-leaved Banksia	610	2000
<i>Boronia ledifolia</i>	Sydney Boronia	1500	800
<i>Boronia polygalifolia</i>	Milkwort Boronia	500	500
<i>Epacris longiflora</i>	Native Fuschia	1500	1000
<i>Epacris pulchella</i>	NSW Coral Heath	1500	1000
<i>Grevillea buxifolia</i>	Grey Spider Flower	1500	1500
<i>Grevillea sericea</i> 'Pink'	Pink Spider Flower	1000	1000
<i>Hakea dactyloides</i>	Broad-leaved Hakea	3000	1000
<i>Lambertia formosa</i>	Mountain Devil	2000	1000
<i>Persoonia leopoldia</i>	North Rothbury persoonia	1000	1000
<i>Pimelea linifolia</i>	Slender Rice Flower	1500	1500
<i>Pultenaea daphnoides</i>	Large-leaf Bush Pea	1000	1000
Groundcover			
<i>Actinotus minor</i>	Lesser Flannel Flower	500	500
<i>Dampiera stricta</i>	Blue Dampiera	300	300
<i>Dianella caerulea</i>	Flax-lily	500	500
<i>Dianella revoluta</i>	Spreading Flax Lily	1000	1500
<i>Hibbertia scandens</i>	Climbing Guinea-Flower	2000	2000
<i>Patersonia glabrata</i>	Leafy Purple-flag	5000	5000
Grasses			
<i>Lomandra longifolia</i> 'Tanika'	Lomandra Tanika	500	500
<i>Lomandra multiflora</i>	Many-flowered Mat-rush	900	300
<i>Microlaena stipoides</i>	Weeping Rice Grass	700	500
Fern			
Water Plant			
<i>Baumea juncea</i>	Bare Twigrush	1000	500
Climbers			
<i>Hardenbergia violacea</i>	False Sarsparilla	2000	200
Turf			

THIS PLAN IS TO BE READ IN
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CONSENT

DA2018/1332

GLENAEON VILLAGE RENEWAL ST1

GLENAEON C/- LENDLEASE

207 Forest Way, Belrose NSW 2085

PLANTING CHARACTER 1

scape design

Revision I04 Date 26.07.18

Scale: @ A1

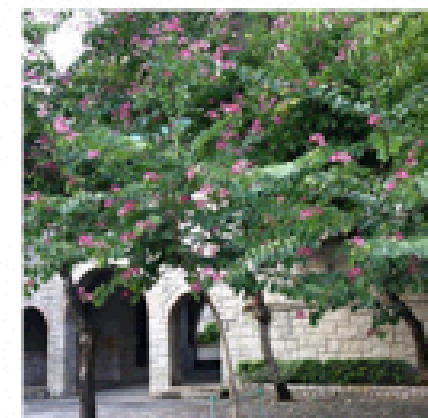
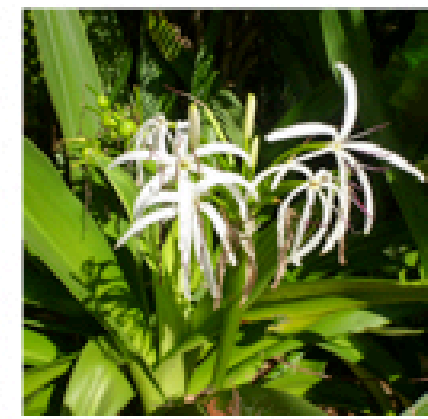
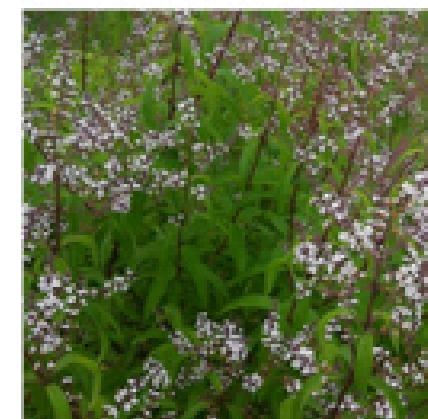
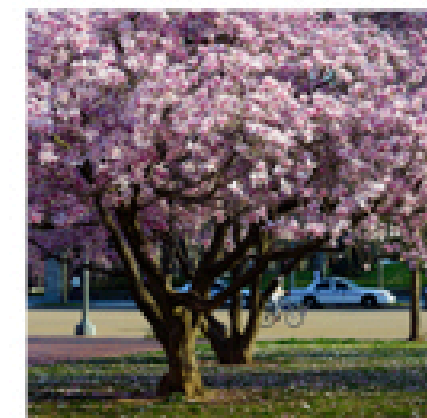
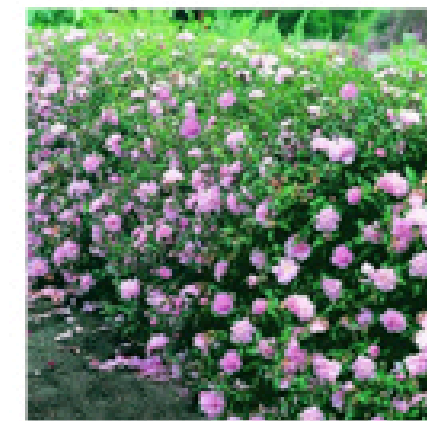
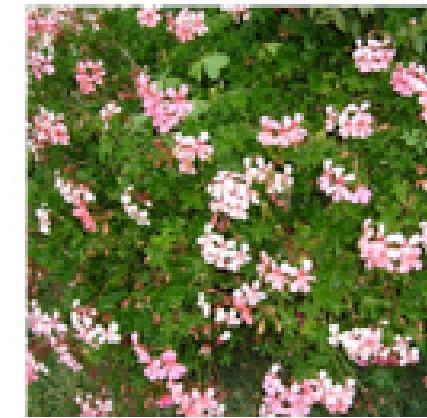
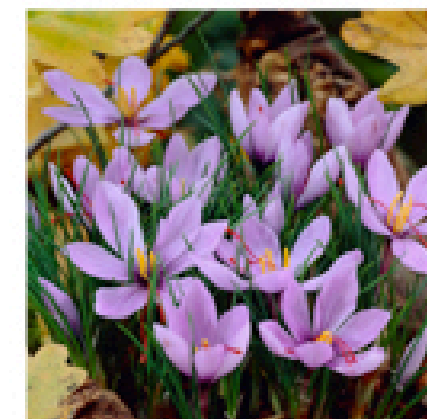
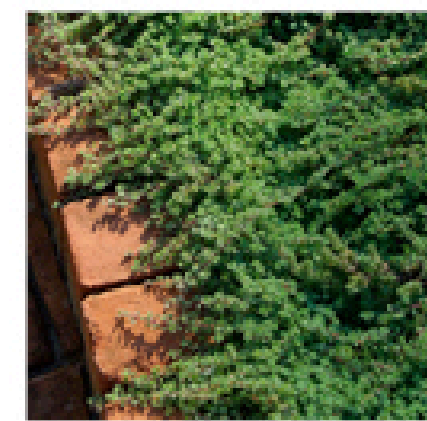
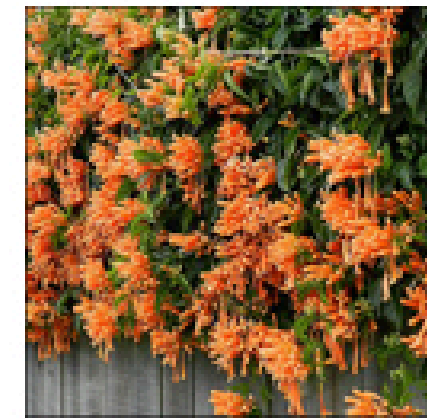
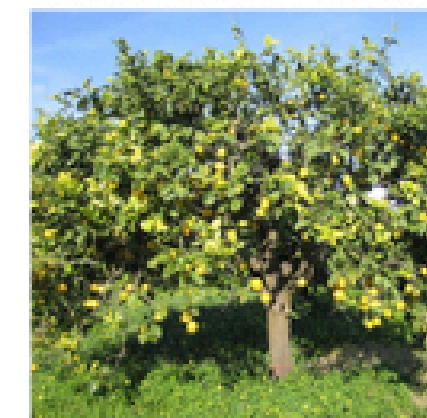
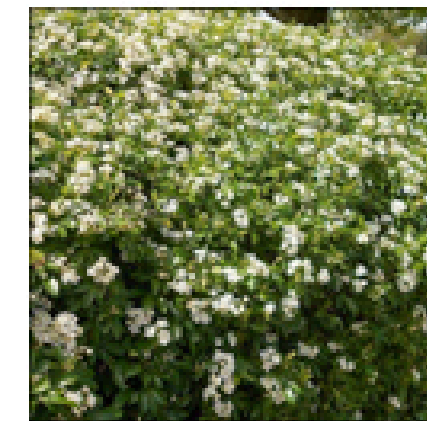
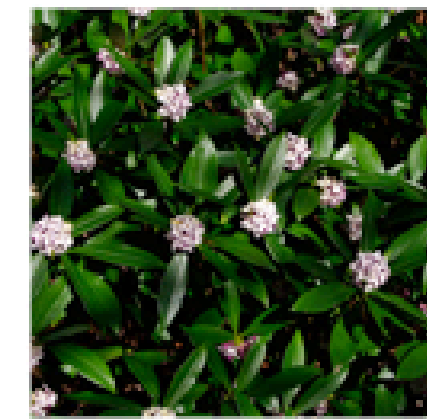
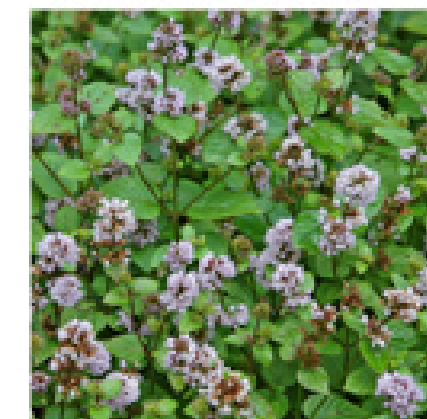
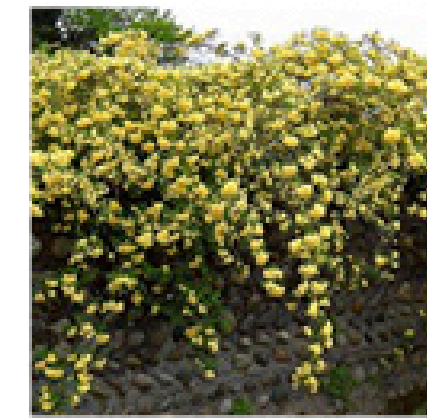
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LANDSCAPE ARCHITECTURE

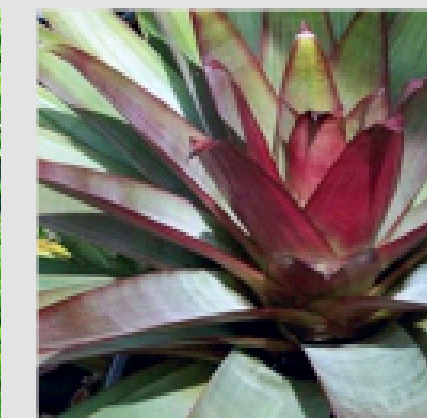
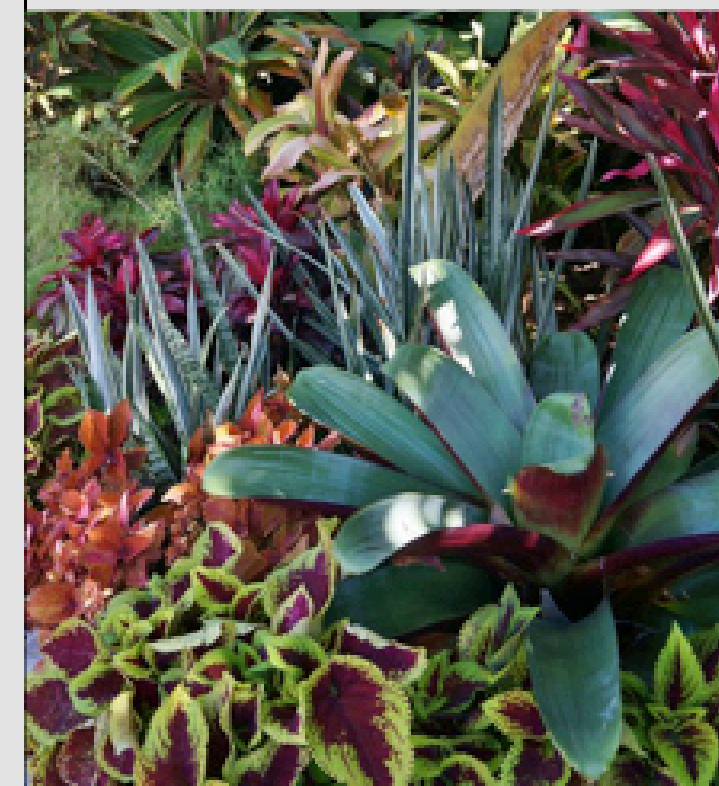
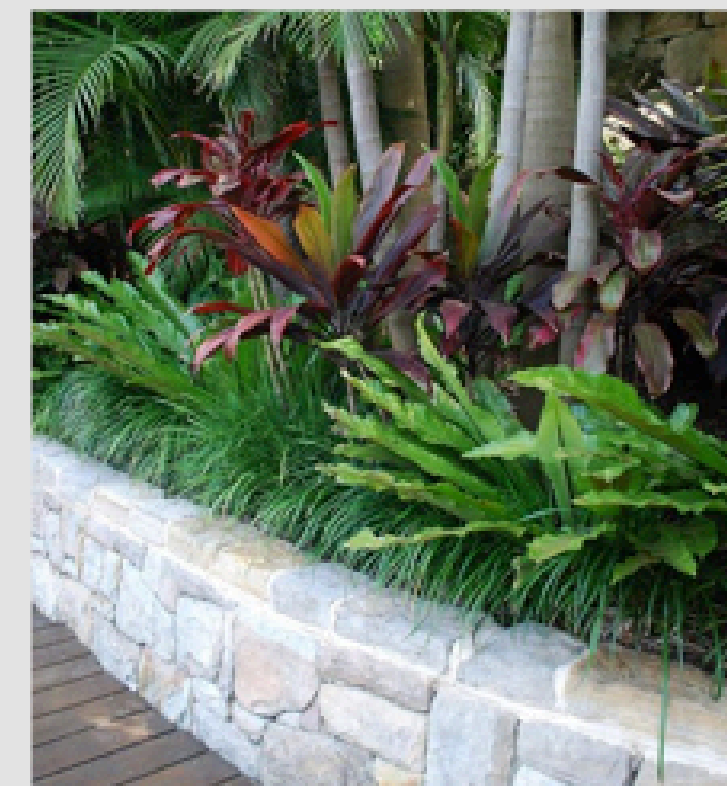
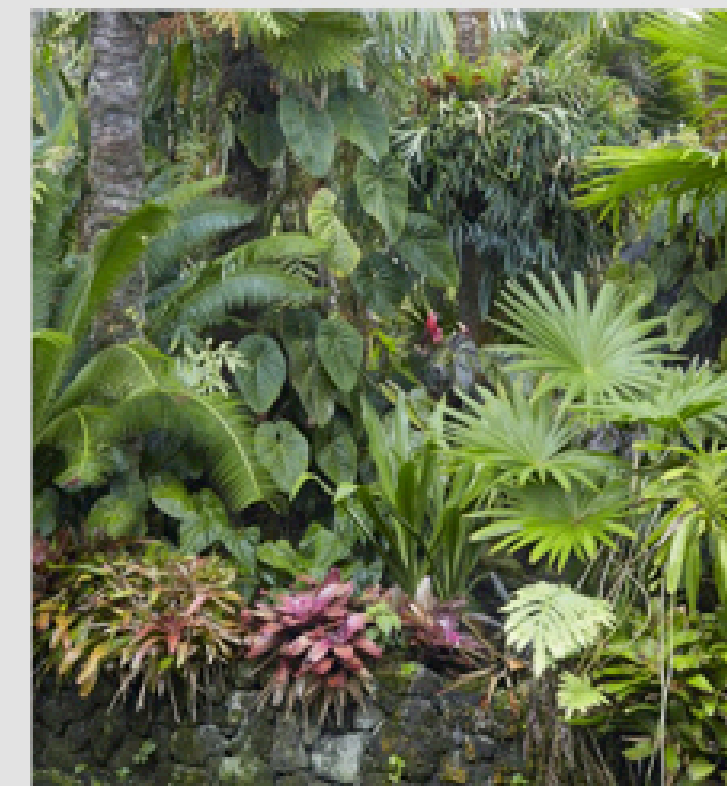
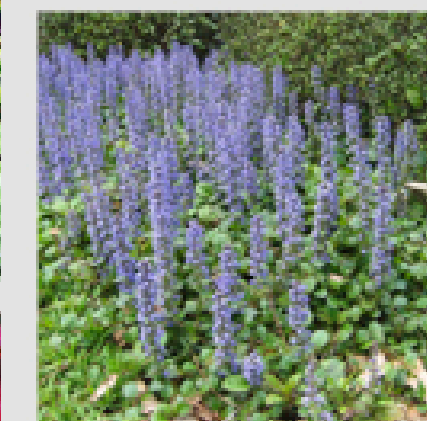
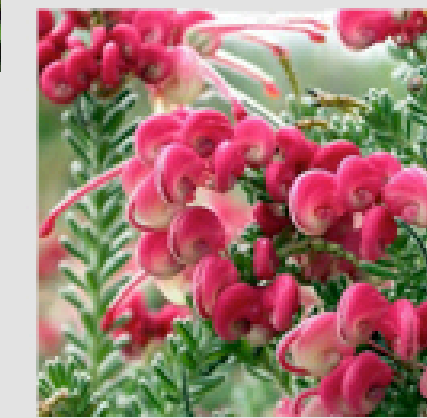
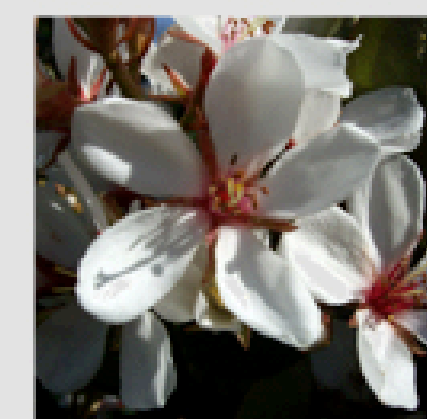
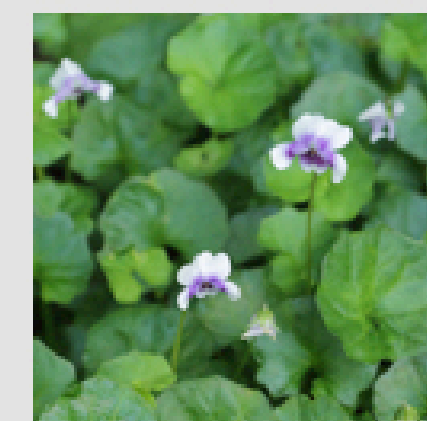
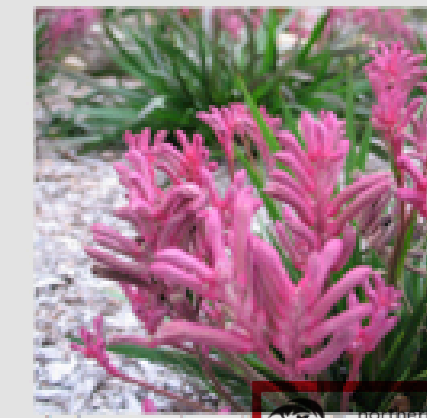
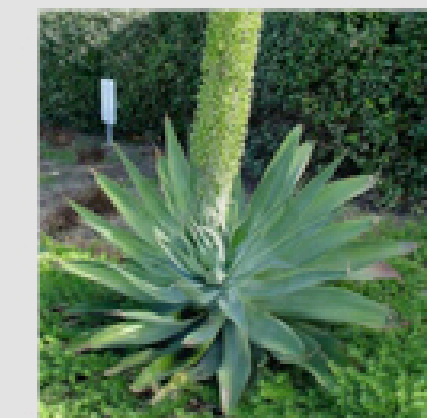
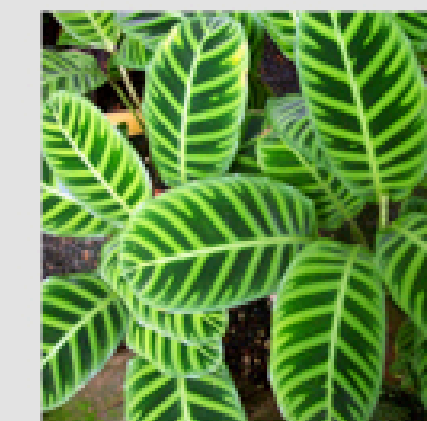
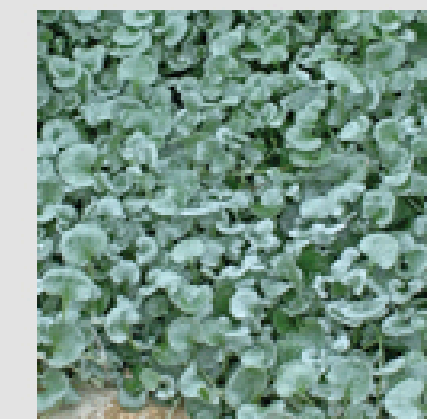
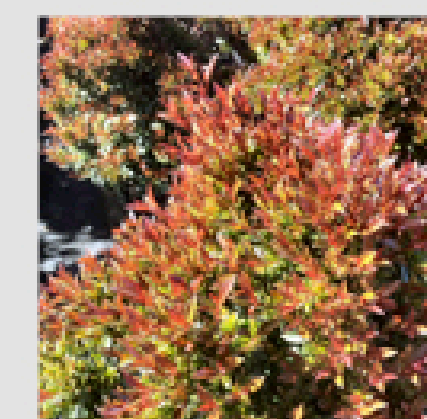
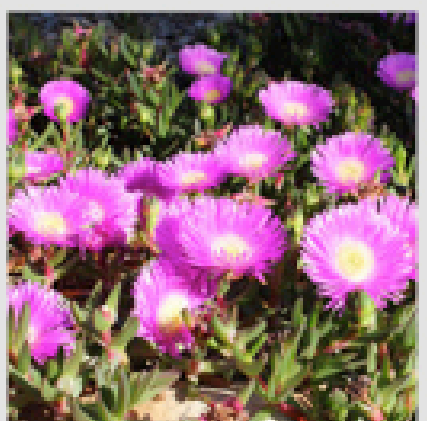
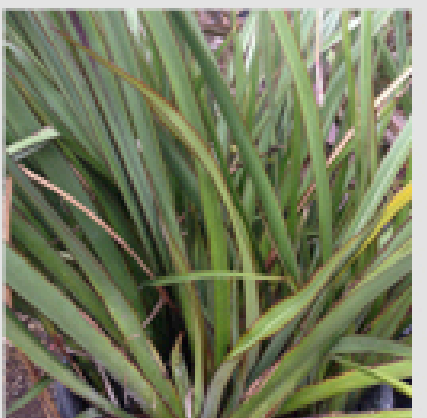
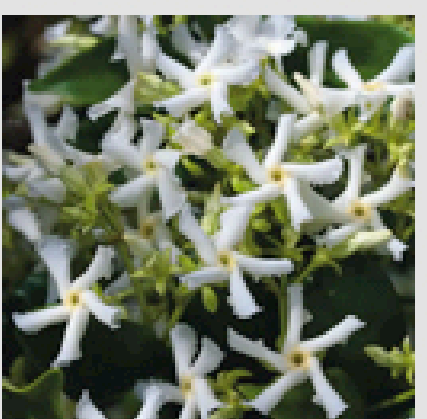
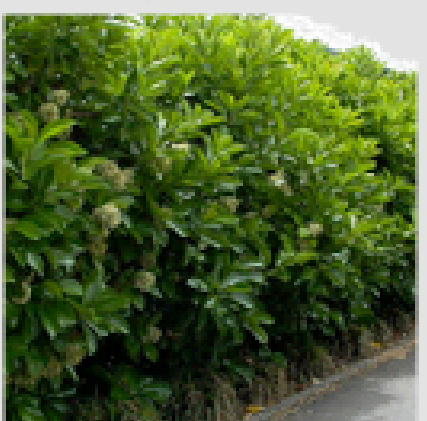
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L.DA.000.05

HEIRLOOM

*Bauhinia x blakeana**Agapanthus**Crinum pedunculatum**Lavandula stoechas**Aloysia citriodora**Origanum vulgare**Passiflora herbertiana**Magnolia x soulangeana 'Sunsation'**Camellia sasanqua**Gardenia augusta 'Magnifica'**Pelargonium peltatum**Crocus sativus**Thymus pseudolanuginosum 'Woolly Thyme'**Pyrostegia venusta**Citrus limon 'Eureka'**Choisya ternata**Daphne odora**Viburnum 'Emerald Lustre'**Mentha x piperita var. piperita**Wisteria sinensis 'Prolific'**Rosa banksiae*

FEATURE

*Alcantaria imperialis**Ajuga reptans**Casuarina 'Cousin It'**Grevillea 'Mt Tamboritha'**Raphiolepis 'Cosmic White'**Viola hederacea**Anigozanthos 'Bush Peaches'**Agave attenuata**Calanthe zebrina**Dichondra repens 'Silver Falls'**Lomandra 'Savannah Blue'**Syzygium 'Garden Lights'**Bamabus textilis 'Gracilis'**Acacia 'Limelight'**Carpobrotus glaucescens**Dracena draco**Phormium 'Surfer Boy'**Trachelospermum jasminoides**Viburnum 'Emerald Lustre'*

PLANT SPECIES - FEATURE

Botanical Name	Common Name	Height (m)	Spread (m)
Proposed Trees			
<i>Acer negundo</i>	Ash-leaf maple	6000	6000
<i>Callistemon viminalis</i> 'Captain Cook'	Bottlebrush	1200	1000
<i>Cyathea cooperi</i>	Australian Tree Fern	5000	4000
<i>Dracaena draco</i>	Dragon Tree	6000	4000
<i>Jacaranda mimosifolia</i>	Jacaranda	10000	6000
<i>Livistona australis</i>	Palmetto Palm	15000	6000
<i>Michelia figo</i>	Port-wine Magnolia	3000	3000
<i>Sapindus sibiricum</i>	Chinese Tallow Tree	5000	4000
<i>Ulmus parvifolia</i> 'Frosty'	Frosty Chinese Elm	6000	3500
Shrubs			
<i>Acacia coenata</i> 'Limelight'	Bower Wattle	800	1000
<i>Agave attenuata</i>	Agave	1500	1200
<i>Alcantaria imperialis</i>	Imperial Bromeliad	600	600
<i>Anigozanthos</i> 'Bush Pearl'	Kangaroo Paw	700	600
<i>Bambusa textilis</i> 'Gracilis'	Slender Weavers' Bamboo	6000	1200
<i>Calanthe zebrina</i>	Zebra Plant	900	800
<i>Casuarina glauca</i> 'Cousin It'	Sheoak	150	3000
<i>Grevillea lanigera</i> 'Mt Tamboritha'	Mt Tamboritha Grevillea	300	1000
<i>Phormium</i> 'Surfer Boy'	New Zealand Flax	800	800
<i>Syzygium australe</i> 'Garden Light'	Garden Lights	2000	3000
<i>Viburnum</i> 'Emerald Lustre'	Emerald lustre viburnum	2500	2500
Groundcover			
<i>Ajuga reptans</i>	Wild Mint	300	750
<i>Carpobrotus glaucescens</i>	Pig Face	100	600
<i>Dichondra repens</i>	Kidney Weed	300	1000
<i>Raphiolepis indica</i> 'Cosmic White'	Cosmic White	1500	1500
<i>Viola hederacea</i>	Native Viola	100	200
Grasses			
<i>Lomandra filiformis</i> 'Savannah Blue'	Savannah Blue Matt Rush	0.5	0.5

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GLENAEON VILLAGE RENEWAL ST1

L.DA.000.06

GLENAEON C/- LENDLEASE

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PLANTING CHARACTER 2

scape design

Revision I04 Date 26.07.18

Scale: @ A1

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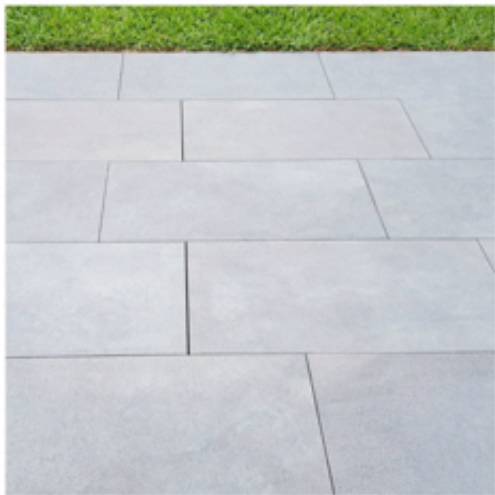
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PAVING

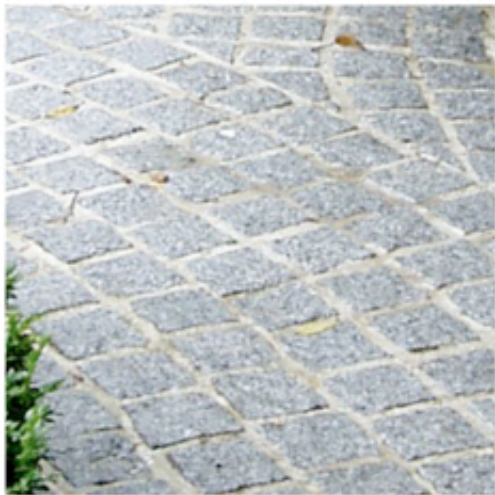
TYPE 1: PODIUM - COMMUNAL AREAS

- Stone tiles - mid to light grey tones
- 600X300x20mm / 800x400x20mm
- Paving on pedestal



TYPE 2: PODIUM - COMMUNAL AREAS - FEATURE TILES

- Cobblestones - mid to dark grey tones
- 90x90x30mm
- Paving on mortar and slab



TYPE 3: PODIUM - PRIVATE COURTYARDS

- Stone tiles - mid to light grey tones
- 400x400x20mm
- Paving on pedestal



TYPE 4: FOOTPATH - BOULEVARD

- Concrete - Integral oxide, broom finish to match existing



TYPE 5: FOOTPATH - COUNCIL STREET

- Concrete - Plain, broom finish to match existing



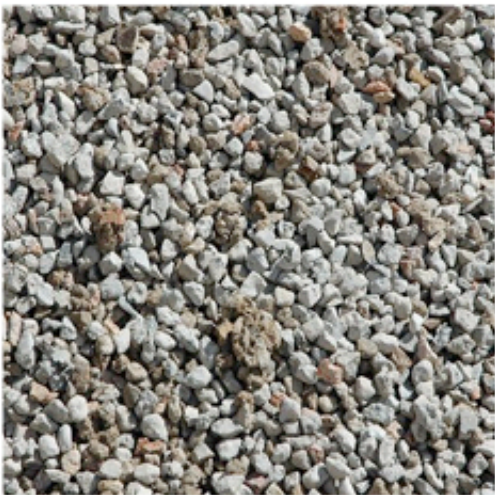
TYPE 6: PATH - GROUND COMMUNAL AREA

- Concrete - Integral oxide, salt rock finish



TYPE 7: GRAVEL - GROUND COMMUNAL AREA

- Recycled aggregates



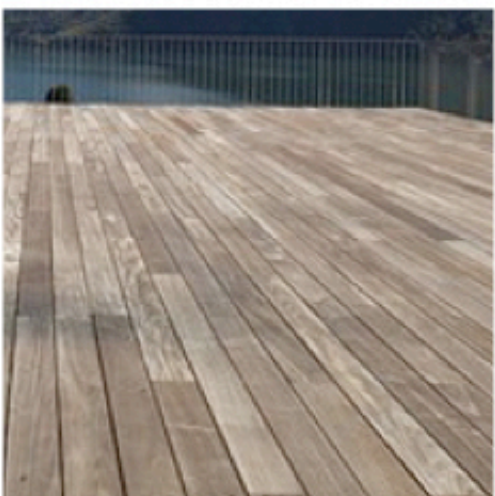
TYPE 8: WATER THRESHOLD

- Stone - dark grey tones
- Cobbles 100x100x80
- Paving on mortar and slab



TYPE 9: TIMBER DECKING - POND

- Ironbark 120x34
- Naturally weathered



WALLS

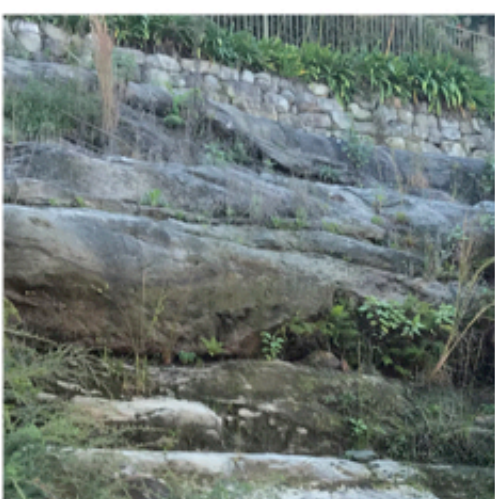
TYPE 1 - FEATURE STONE WALL

- Stone - Grey and brown tones



TYPE 2 - ROCK CUTTING - NATURAL FINISH

- Natural weather rock



TYPE 3 - STRUCTURAL RETAINING WALL

- Texture block - sand stone tones
- Standard unit: 390x245x198 mm



TYPE 4 - COMMUNAL RETAINING WALL

- White glazed brick



TYPE 5 - PRIVATE RETAINING WALL

- Texture block - sand stone tones
- Standard Unit: 390x 245x 200 mm



FURNITURE

BENCH - COMMUNA AREA AND STREET

- Powder coated steel frame, timber composite slats



TABLE SETTING - COMMUNAL AREA

- Powder coated steel frame, timber composite slats



FENCING - PRIVACY

- Aluminium panel system
- Horizontal slats
- 900H panels (on 600mmH wall) around POS courtyards



BALUSTRADE - STAIRS

- Stainless steel posts and tails
- Continuous folded steel stair treads, perforated



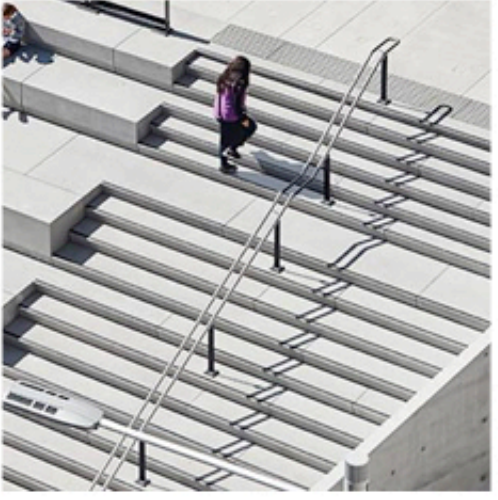
BALUSTRADE - POND AND HIGH WALLS

- Stainless steel balustrade with cable infill
- 50mm tube leaning rail



HANDRAIL

- Marine grade stainless steel 316



OTHER

SHADE STRUCTURE - PODIUM

- Bespoke shade structure, powdercoated steel frame with aluminium battens/louvres



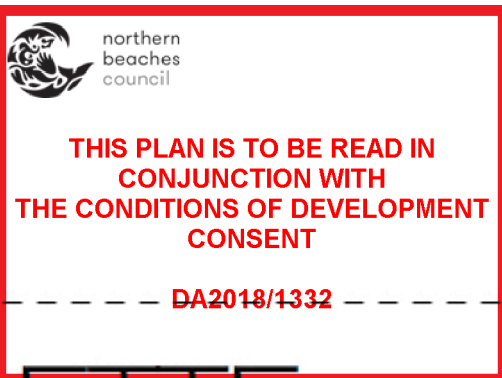
SIGNAGE ON FEATURE WALL

- Curved, laser cut weathering steel mounted to feature stone wall



VEGGIE GARDEN

- Proprietary veggie garden system - timber or corrugated metal



GLENAEON VILLAGE RENEWAL ST1

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MATERIALS PALETTE

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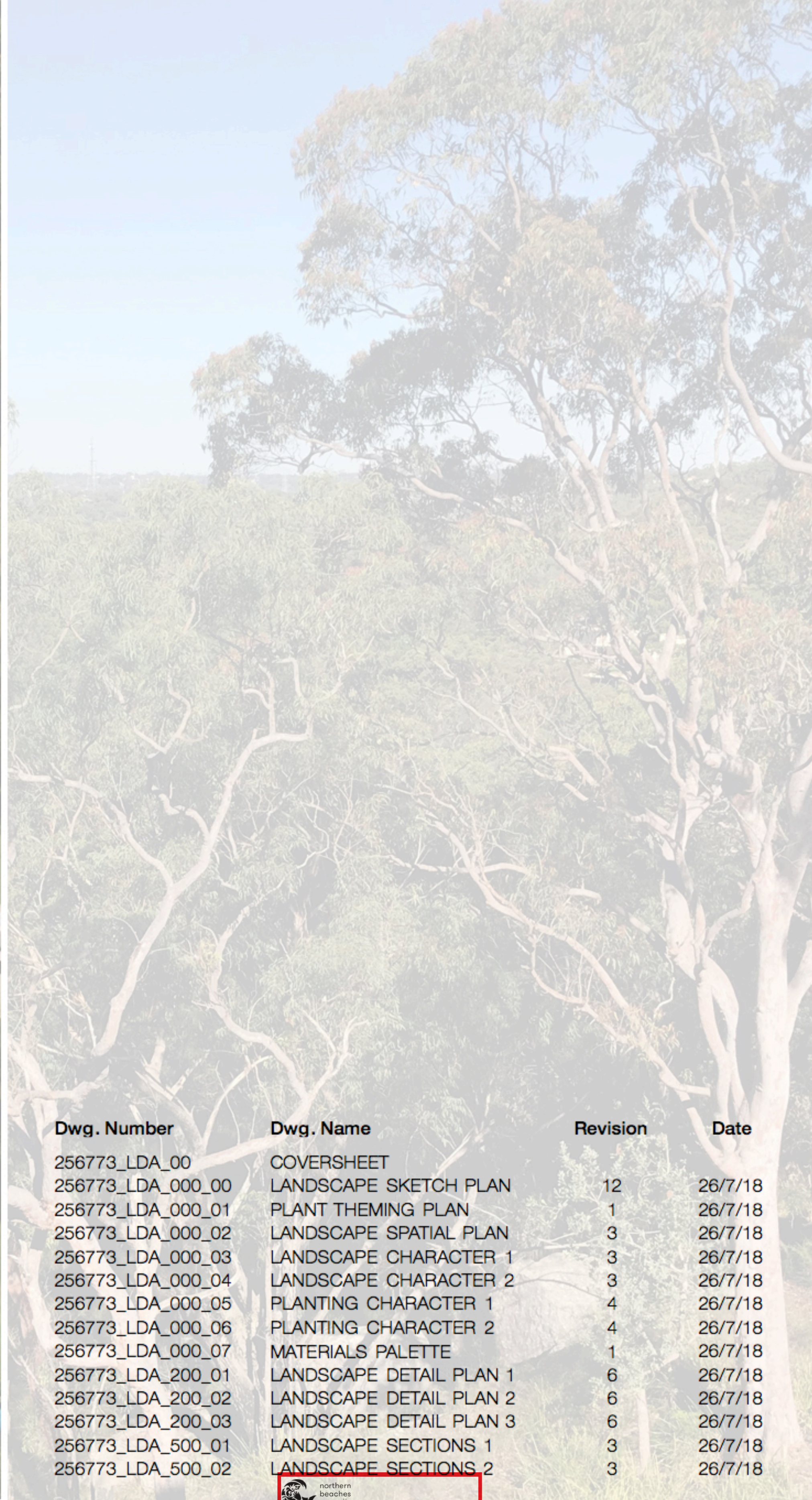
Revision | 01 Date 30.07.18

Scale:

Notes

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Dwg. Number	Dwg. Name	Revision	Date
256773_LDA_00	COVERSHEET		
256773_LDA_000_00	LANDSCAPE SKETCH PLAN	12	26/7/18
256773_LDA_000_01	PLANT THEMING PLAN	1	26/7/18
256773_LDA_000_02	LANDSCAPE SPATIAL PLAN	3	26/7/18
256773_LDA_000_03	LANDSCAPE CHARACTER 1	3	26/7/18
256773_LDA_000_04	LANDSCAPE CHARACTER 2	3	26/7/18
256773_LDA_000_05	PLANTING CHARACTER 1	4	26/7/18
256773_LDA_000_06	PLANTING CHARACTER 2	4	26/7/18
256773_LDA_000_07	MATERIALS PALETTE	1	26/7/18
256773_LDA_200_01	LANDSCAPE DETAIL PLAN 1	6	26/7/18
256773_LDA_200_02	LANDSCAPE DETAIL PLAN 2	6	26/7/18
256773_LDA_200_03	LANDSCAPE DETAIL PLAN 3	6	26/7/18
256773_LDA_500_01	LANDSCAPE SECTIONS 1	3	26/7/18
256773_LDA_500_02	LANDSCAPE SECTIONS 2	3	26/7/18

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01 Key plan
1:700 @A1

GLENAEON VILLAGE RENEWAL ST1

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Revision I04 Date 26.07.18

Scale: 700@A1

COVERSHEET **scape** design

Notes



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LANDSCAPE ARCHITECTURE

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- LEGEND**
- GENERAL**
- Site Boundary
 - Stage Boundary
 - Proposed Contour Line
 - Existing Level
 - Finished Floor Level
 - Proposed Finished Level
 - Architecture Above
 - Architecture Below
 - Water Element - Natural Grade
 - Existing Building
 - Exposed Natural Rock
 - Proposed Ramp
 - Proposed Stairs
 - Privacy Screens
 - Balustrade
 - Handrails
 - Gateway/threshold structure
 - Wayfinding Signage
 - Signage Panel
 - Building Entry
 - Proposed Bus Stop
 - Lighting
- PAVEMENTS**
- Existing Road
 - Proposed Road
 - Existing Path
 - Type 1: Podium - COS - Concrete
 - Type 2: Podium - POS - Stone Tile Medium (400x400)
 - Type 3: COS - Stone Tile Large (600x400)
 - Type 4: COS - Stone Tile Small (100x100)
 - Type 5: Concrete Path - COS - Integral oxide, Salt rock
 - Type 6: Concrete Path - Boulevard - Integral oxide and broom finish to match existing
 - Type 7: Concrete Path - Council Street - Plain concrete and broom finish to match existing
 - Type 8: Gravel - Recycled aggregate
 - Type 9: Stone Sets - Vehicle
- WALLS & EDGES**
- Existing Wall
 - Type 1: Feature Stone Wall
 - Type 2: Rock Cutting - Natural Finish
 - Type 3: Retaining Wall - Texture Block
 - Type 4: Podium - COS - Building Entries - White Glazed Brick
 - Type 5: Podium - POS - Texture Block
- PLANTING**
- Turf
 - PM1-Gully Mix
 - PM2-Heath Mix
 - PM3-Exotic / herloom / scented
 - PM4-Feature Plants
 - PM5-Roof Mix
 - PM6-Climbers
 - Existing Planting to be Retained
- TREES**
- Existing Tree to be Removed
Refer ARBORISTS REPORT
 - Existing Tree to be Retained
Refer ARBORISTS REPORT
 - Proposed Tree

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GLENAEON VILLAGE RENEWAL ST1

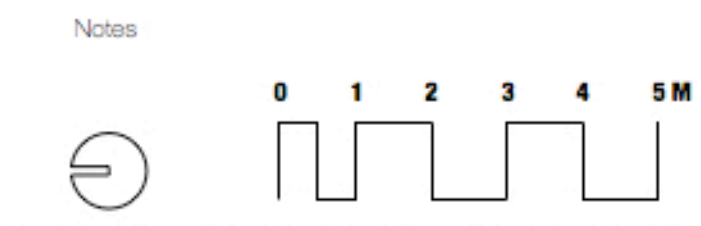
GLENAEON C/- LENDLEASE

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LANDSCAPE DETAIL PLAN 1

Revision I06 Date 27.07.18

Scale: 1:100 @ A1



scape design

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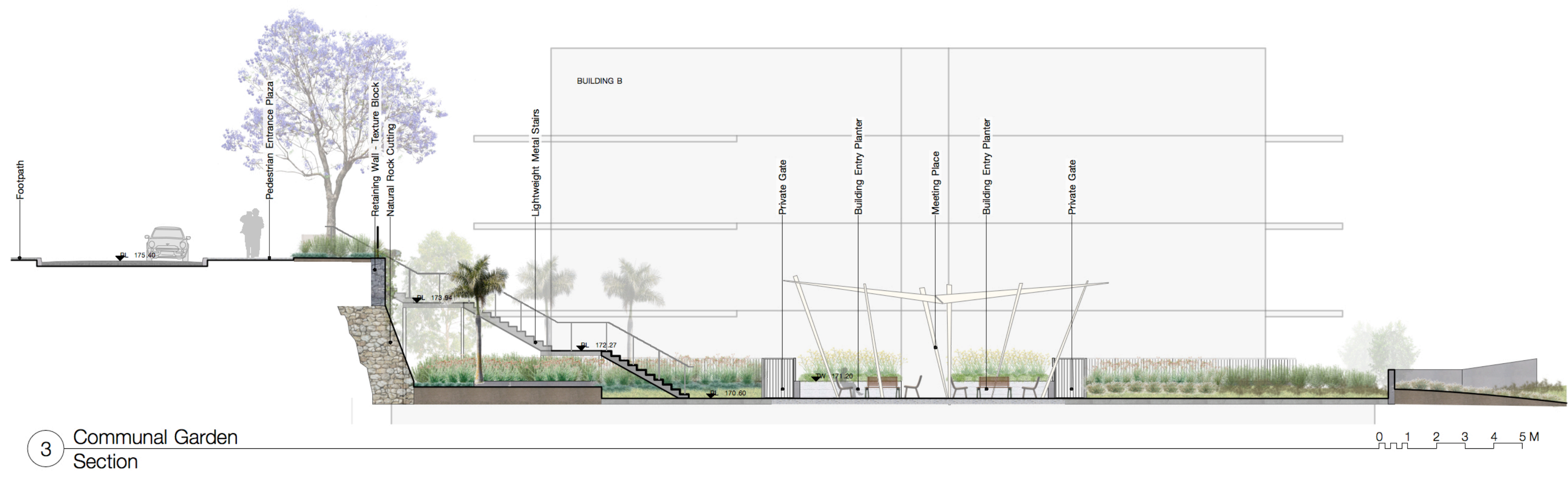
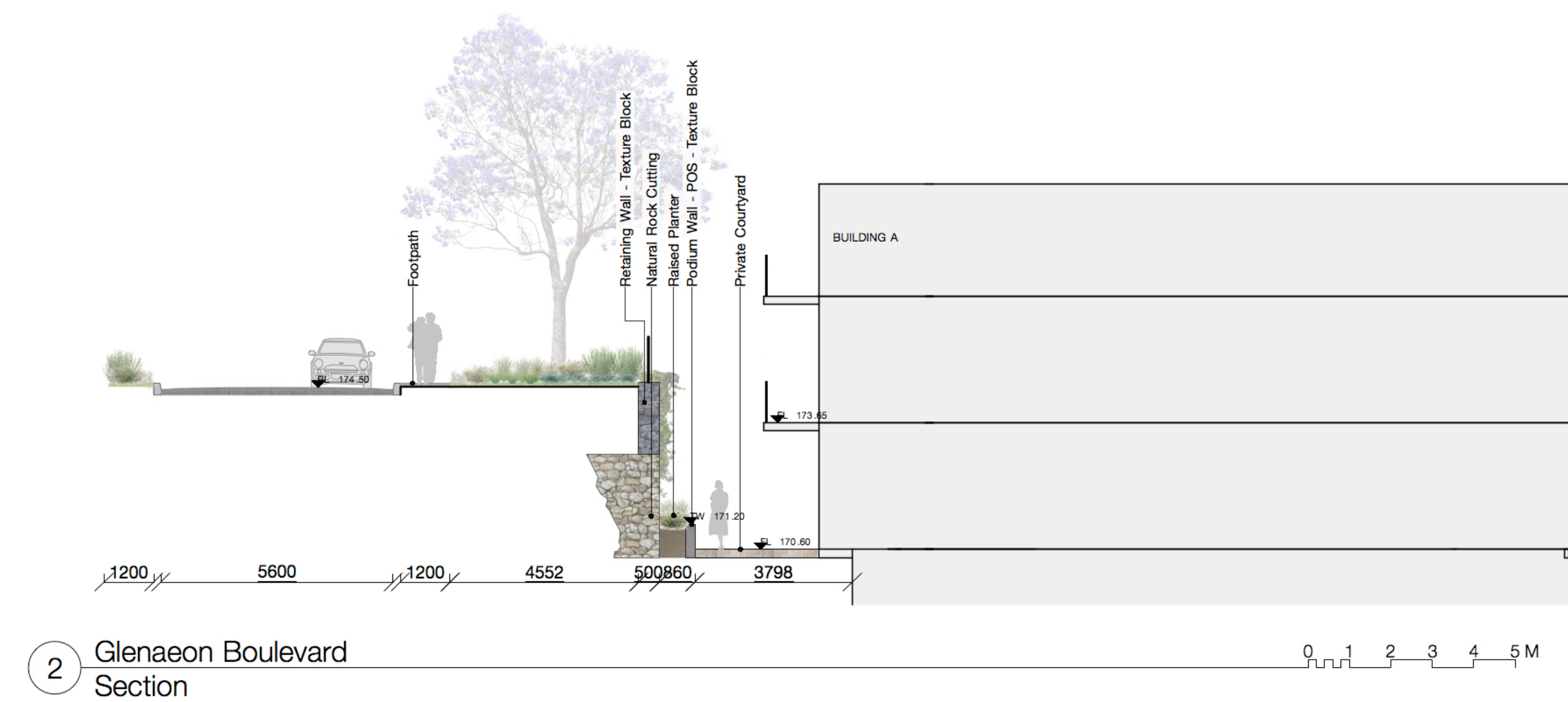
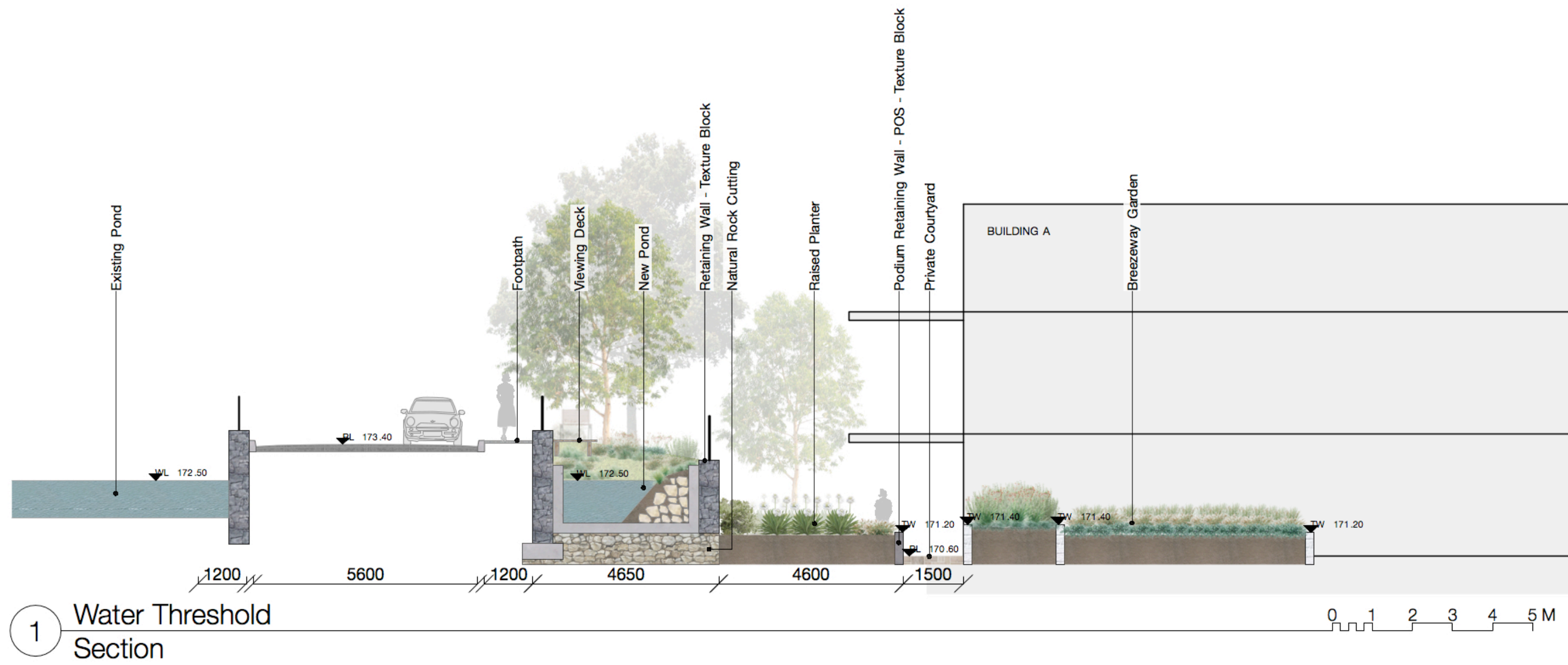


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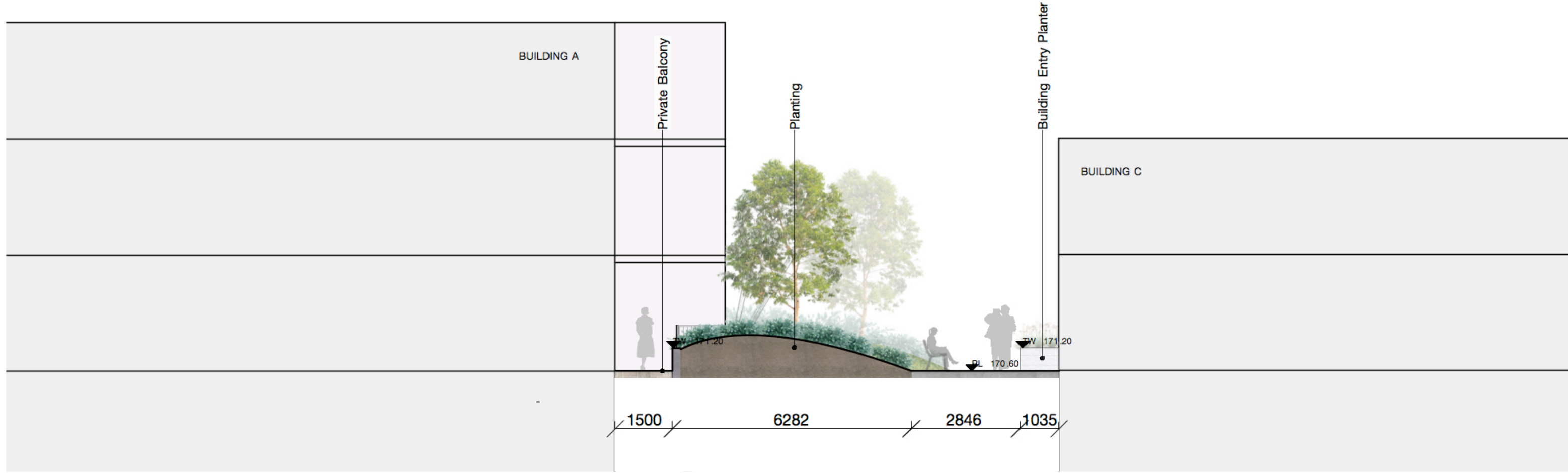
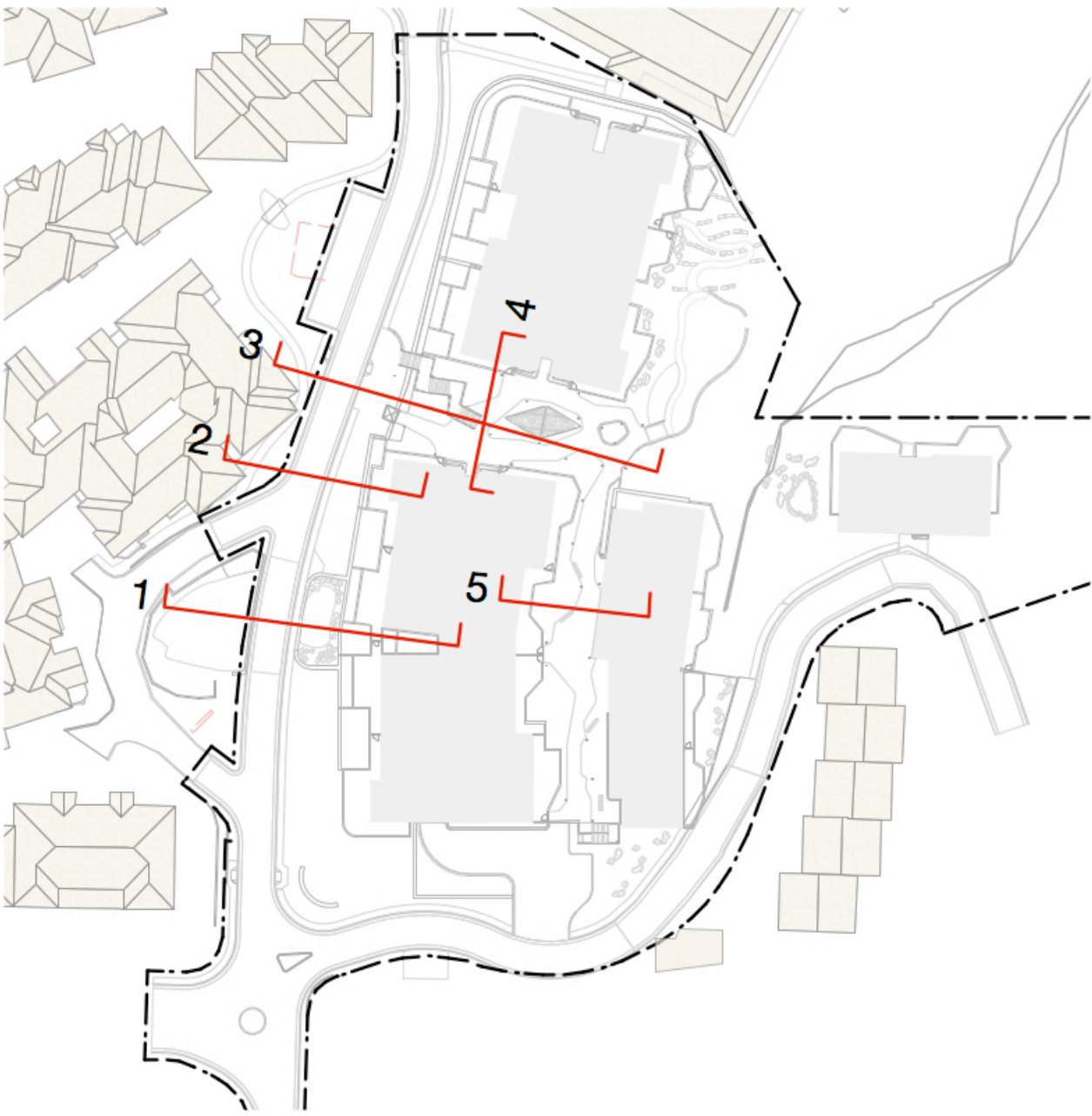
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4 Podium Landscape Section



5 Podium Landscape Section

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L.DA.500.02 GLENAEON VILLAGE RENEWAL ST1

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LANDSCAPE SECTIONS 2 scape design

Revision I03 Date 26.07.18

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