



RESIDENTIAL AGED CARE FACILITY AND RETIREMENT VILLAGE IN ASSOCIATION WITH A PLACE OF WORSHIP

60 - 70 KUNYUNG RD, MT ELIZA, VICTORIA | TOWN PLANNING REPORT | NOVEMBER 2021



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DA00

SCHEDULES

SITE COVERAGE

SITE AREA	89430m ²
BUILDING ROOF AREA (INCL. BOWLING SHELTERS)	11727m ²
TERRACE AREA	3236m ²
TOTAL	14963m ²
SITE COVERAGE	17%

SITE PERMEABILITY

SITE AREA	89430m ²
IMPERVIOUS PATHS + ROADS (INCL. BOWLING GREEN)	16492m ²
BUILDING FOOTPRINT	14403m ²
TOTAL	30895m ²
IMPERVIOUS AREA	35%
PERMEABLE AREA	65%

PLACE OF WORSHIP AREA

GROUND FLOOR - ANCILLARY AREA	154m ²
GROUND FLOOR - FOYER AREA	71m ²
GROUND FLOOR - MAIN WORSHIP AREA	180m ²
TOTAL GROUND FLOOR AREA	405m ²

PROVIDED SITE PARKING BREAKDOWN

TYPE	COUNT
ACCESSIBLE	3
INDEPENDENT LIVING UNIT (ILU)	155
RESIDENTIAL AGED CARE (RACF) / ASSISTED LIVING SUITE (ALS)	35
VISITORS	53
TOTAL	246

PROVIDED SITE BICYCLE PARKING

BUILDING TYPE	COUNT
B03 WALL MOUNTED	13
TOTAL	13

RESIDENTIAL AGED CARE ROOMS (RACF)

LEVEL	TYPE	COUNT
LEVEL 1	ACCESSIBLE RACF	4
LEVEL 1	RACF	36
LEVEL 1 SUB TOTAL		40
LEVEL 2	ACCESSIBLE RACF	4
LEVEL 2	RACF	38
LEVEL 2 SUB TOTAL		42
TOTAL		82

ASSISTED LIVING SUITES (ALS)

LEVEL	TYPE	COUNT
GROUND FLOOR	ACCESSIBLE ALS	1
GROUND FLOOR	ALS	13
GROUND FLOOR SUB TOTAL		14
LEVEL 3	ALS	10
LEVEL 3 SUB TOTAL		10
LOWER GROUND FLOOR	ACCESSIBLE ALS	1
LOWER GROUND FLOOR	ALS	10
LOWER GROUND FLOOR SUB TOTAL		11
TOTAL		35

INDEPENDENT LIVING UNITS (ILU)

ROOMS	TYPE	COUNT
2	ACCESSIBLE ILU	3
2	ILU	50
3	ILU	49
3	ILU PREMIUM	2
TOTAL		104

ILU BUILDING BEDROOM BREAKDOWN

BUILDING	ROOMS	TYPE	COUNT
B01	2	ILU	5
B01	3	ILU	10
B01 SUB TOTAL			15
B02	2	ILU	13
B02	3	ILU	14
B02 SUB TOTAL			27
B03	2	ACCESSIBLE ILU	3
B03	2	ILU	8
B03	3	ILU	1
B03 SUB TOTAL			12
B04	3	ILU	10
B04 SUB TOTAL			10
B05	2	ILU	12
B05	3	ILU	7
B05	3	ILU PREMIUM	1
B05 SUB TOTAL			20
B06	2	ILU	12
B06	3	ILU	7
B06	3	ILU PREMIUM	1
B06 SUB TOTAL			20
TOTAL			104

SITE AERIAL



DA02
RYMANHEALTHCARE

URBAN CONTEXT PLAN

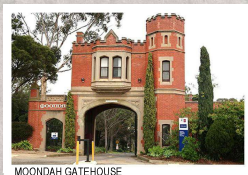


DA04 |
RYMANHEALTHCARE

EXISTING SITE AND BUILDINGS



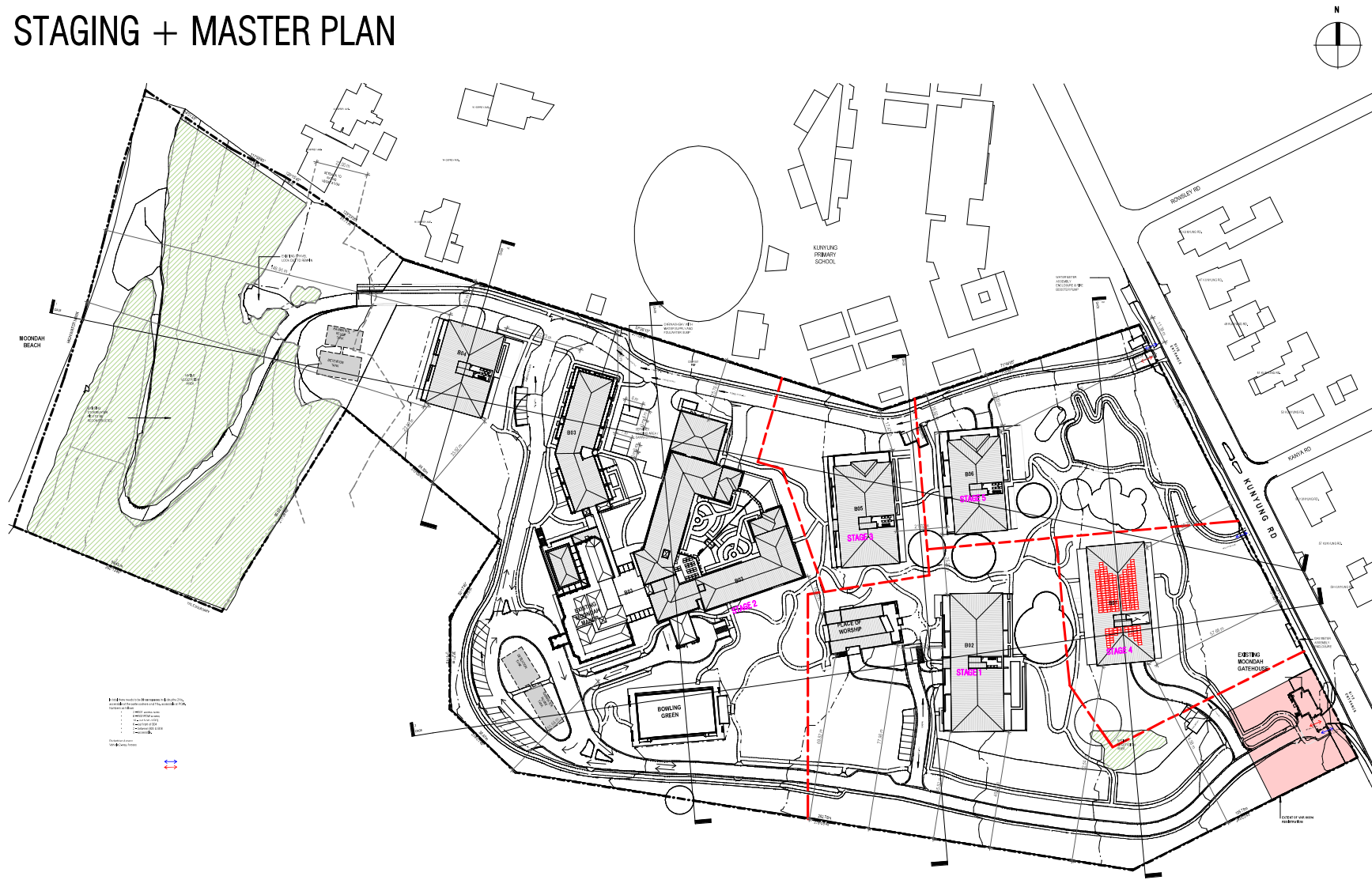
LEGEND
 BUILDING TO BE DEMOLISHED
 BUILDING TO BE RETAINED



DEVELOPMENT APPLICATION ISSUE
 AMENDMENTS: A JULY 2021
 SCALE: 1:750 @ A1
 INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA05
 RYMANHEALTHCARE

STAGING + MASTER PLAN



REVISIONS:	
A	JULY 2021 DEVELOPMENT APPLICATION ISSUE
B	NOV 2021 DA RFI ISSUE

REVISIONS:	
B	SCALE: 1:750

DA06

BUILDING STOREY PLAN



- NUMBER OF STOREYS ABOVE FINISHED GROUND LEVEL (EXCLUDING BASEMENT)
- 1 STOREY
 - 2 STOREYS
 - 3 STOREYS
 - 4 STOREYS
 - 2 STOREYS - EXISTING MOONDAH MANOR, EXISTING GATEHOUSE

DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:750 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA07
RYMANHEALTHCARE

ACCESSIBILITY PLAN

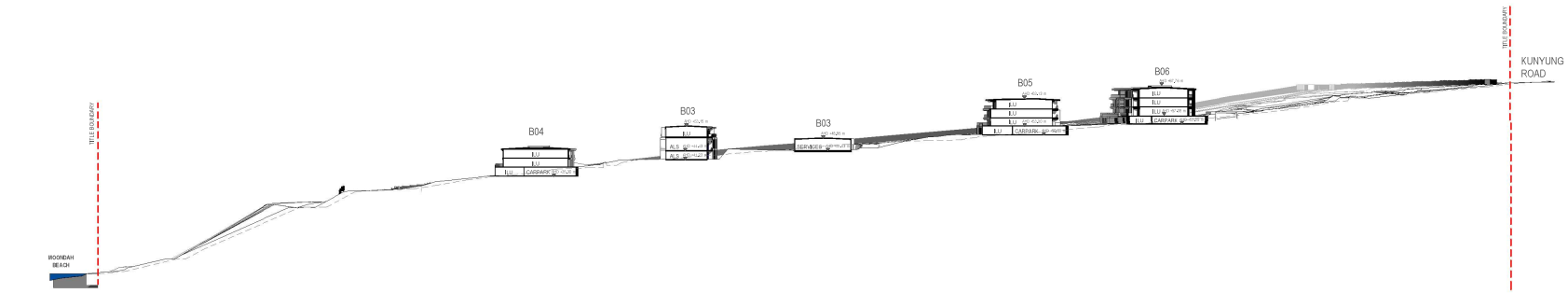


AMENDMENTS
A JAN 2021 VCAT ISSUE
B NOV 2021 DA REF ISSUE

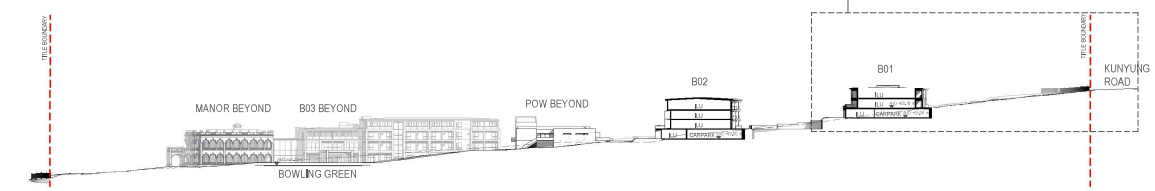
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SCALE: 1 : 750

DA07A

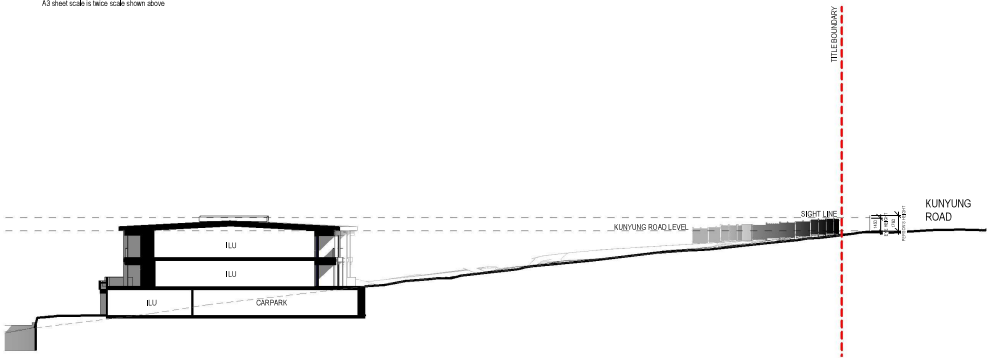
SITE SECTIONS



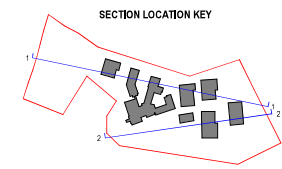
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2 SECTION 2
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A3 sheet scale is twice scale shown above



3 SECTION 2 - B01 KUNYUNG ROAD
date: A1 sheet scale = 1:750
A3 sheet scale is twice scale shown above



SECTION LEGEND
--- NATURAL GROUND LEVEL (INGL)
█ PROPOSED GROUND LEVEL

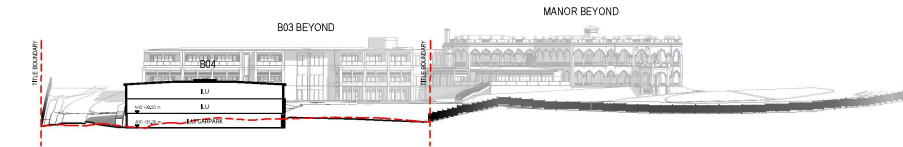


AMENDMENTS	
A	JULY 2021 DEVELOPMENT APPLICATION ISSUE
B	NOV 2021 DA RFI ISSUE

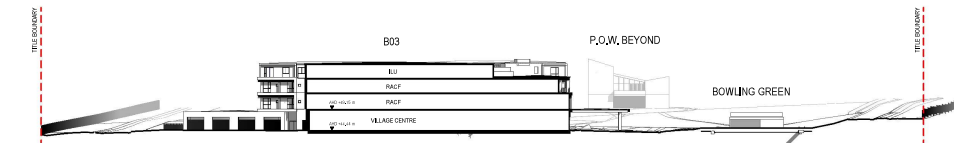
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SCALE: As indicated

DA08

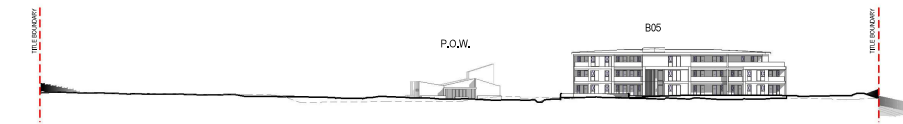
SITE SECTIONS



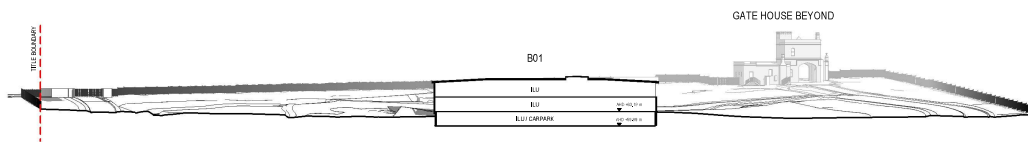
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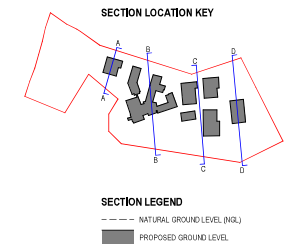
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C SECTION C
JA091 A1 sheet scale = 1 : 500



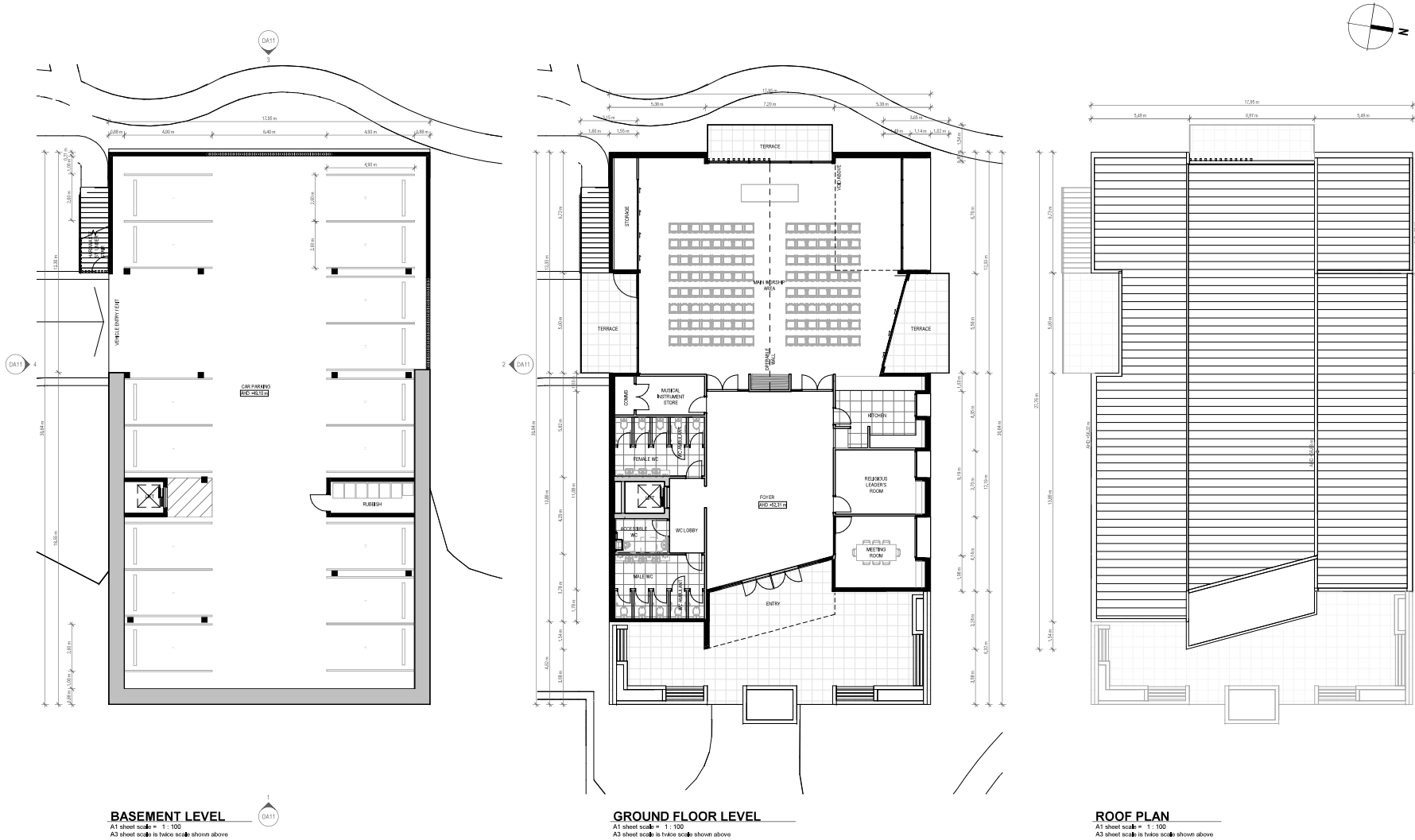
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AMENDMENTS	
A	JULY 2021 DEVELOPMENT APPLICATION ISSUE
B	NOV 2021 DA RFI ISSUE

AMENDMENT: B	
SCALE:	1 : 500

DA09



CAR PARKING SCHEDULE

LEVEL	COUNT
BASEMENT LEVEL	16
TOTAL CARPARKS	16

CAR PARKING LEGEND

	NO PARKING AREA
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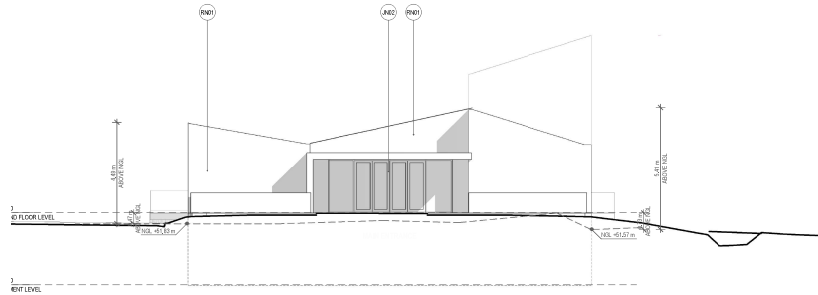
AMENDMENTS:

A	JULY 2021	DEVELOPMENT APPLICATION ISSUE
B	NOV 2021	DA RFI ISSUE

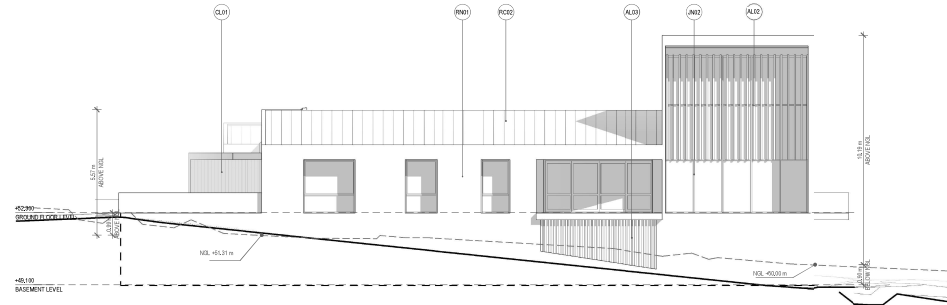
AMENDMENT: B

SCALE: 1 : 100 @ A1

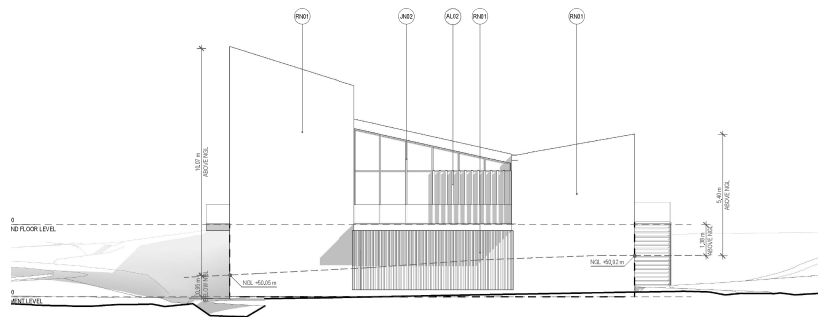
DA10



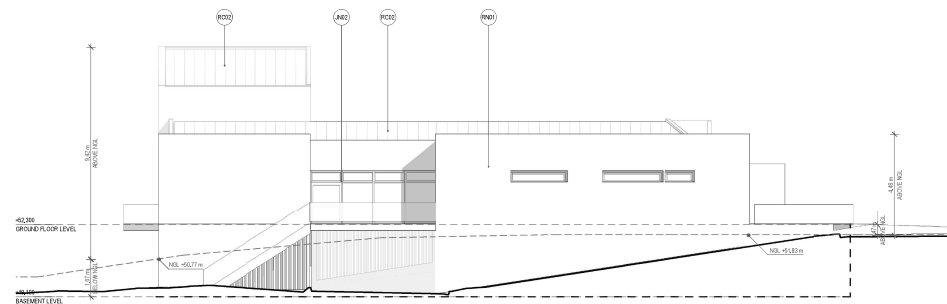
1 | EAST ELEVATION
DA10 | A1 sheet scale = 1:100



2 | NORTH ELEVATION
DA10 | A1 sheet scale = 1:100



3 | WEST ELEVATION
DA10 | A1 sheet scale = 1:100



4 | SOUTH ELEVATION
DA10 | A1 sheet scale = 1:100

**ELEVATION MATERIALS
LEGEND**

- RND1 STG RENDER
 - TINTED TO RESENE TRIPLE SEA FOG OR SIMILAR
- RND2 STEEL ROOF - EUROTRAY PROFILE
 - COLORBOND SURFMET OR SIMILAR
- RND3 WINDOW JOINERY - THERMALHEART
 - DURATEC POWDER COAT - BRONZE PEARL SATIN OR
 SIMILAR
- AL01 ALUMINIUM LOUVER
 - DURATEC POWDER COAT - BRONZE PEARL SATIN OR SIMILAR
- AL02 ALUMINIUM LOUVER
 - DURATEC POWDER COAT 'SURFMET' OR SIMILAR
- AL03 ENTRY WALL CLADDING
 - WHITE WASH TIMBER BOARDING
- NATURAL GROUND LEVEL (ING.)



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE

AMENDMENT: A
SCALE: As indicated
@ A1

DA11

PLACE OF WORSHIP - EXTERNAL



INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA12
RYMANHEALTHCARE

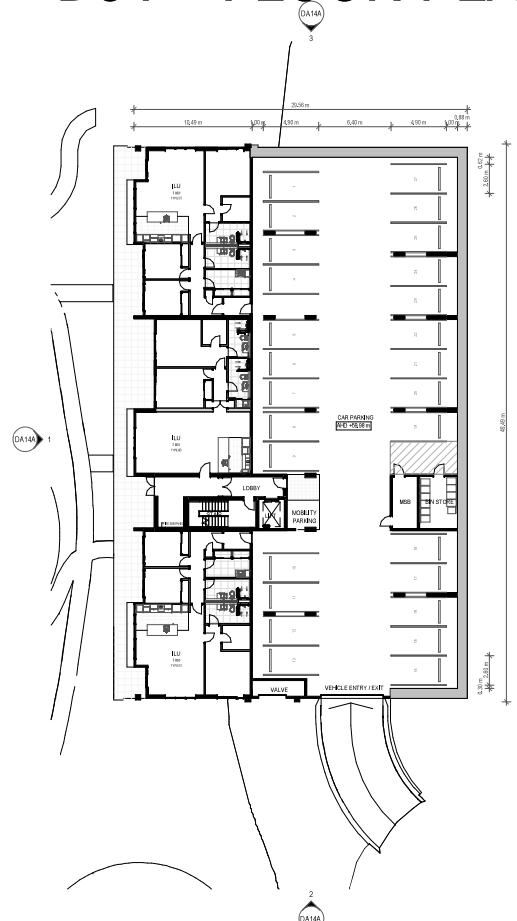
PLACE OF WORSHIP - INTERNAL



INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

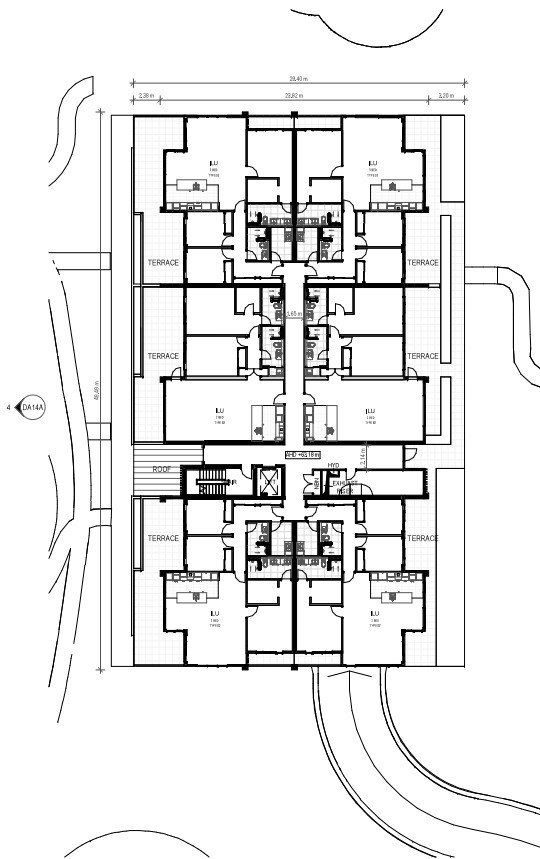
DA13
RYMANHEALTHCARE

B01 - FLOOR PLANS



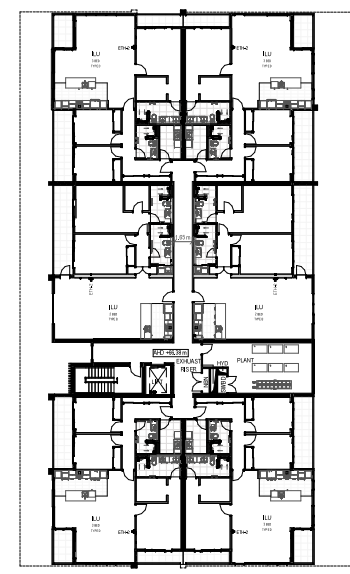
LOWER GROUND FLOOR LEVEL

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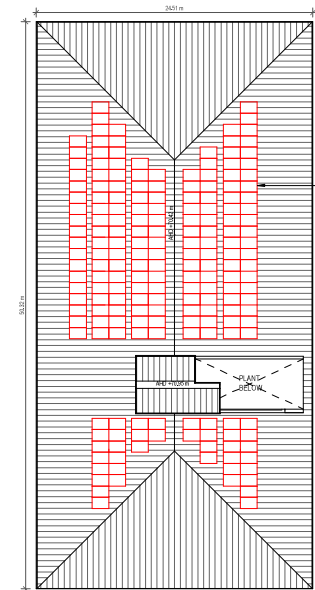
GROUND FLOOR LEVEL

A1 sheet scale = 1 : 200
A2 sheet scale is twice scale shown above



LEVEL 1

A1 sheet scale = 1 : 200
A2 sheet scale is twice scale shown above



ROOF PLAN

A1 sheet scale = 1 : 200
A2 sheet scale is twice scale shown above



ILU ROOM SCHEDULE

LEVEL	TYPE	ROOMS	COUNT
LOWER GROUND FLOOR LEVEL	ILU	2	1
LOWER GROUND FLOOR LEVEL	ILU	3	2
GROUND FLOOR LEVEL	ILU	2	2
GROUND FLOOR LEVEL	ILU	3	4
LEVEL 1	ILU	2	2
LEVEL 1	ILU	3	4

CAR PARKING BREAKDOWN

LEVEL	COUNT
LOWER GROUND FLOOR LEVEL	27
TOTAL	27

CAR PARKING LEGEND

	NO PARKING AREA
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AMENDMENTS:

A	JULY 2021	DEVELOPMENT APPLICATION ISSUE
B	NOV 2021	DA RFI ISSUE

AMENDMENT: B

SCALE: 1 : 200 @ A1

DA14

B01 - ELEVATIONS



1 WEST ELEVATION

DA14 A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



2 SOUTH ELEVATION

DA14 A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



3 NORTH ELEVATION

DA14 A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



4 EAST ELEVATION

DA14 A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above

ELEVATION MATERIALS LEGEND

- STO RENDER
 - STO RENDER - TINTED TO RESENE 'TRIPLE SEA FOAM' OR SIMILAR
 - STO RENDER - TINTED TO RESENE 'SANDSTONE' OR SIMILAR
 - STO RENDER - TINTED TO RESENE 'HALF IRONSAND' OR SIMILAR
 - STEEL ROOF - EUROTRAY
 - COLoursONE WOODLAND GREY OR SIMILAR
 - WINDOW JOINERY - THERMALHEAT
 - ALUMINIUM - ANODISED
 - DURATED POWDER COAT - 'TIMBERLAND' OR SIMILAR
 - ZEBRANO OR SIMILAR
 - NATURAL GROUND LEVEL (NGL)
 - PROPOSED GROUND LEVEL
 - BASEMENT OUTLINE
- NOTE: ALL LEVELS ARE IN AHD



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1:200 @ A1

DA14A

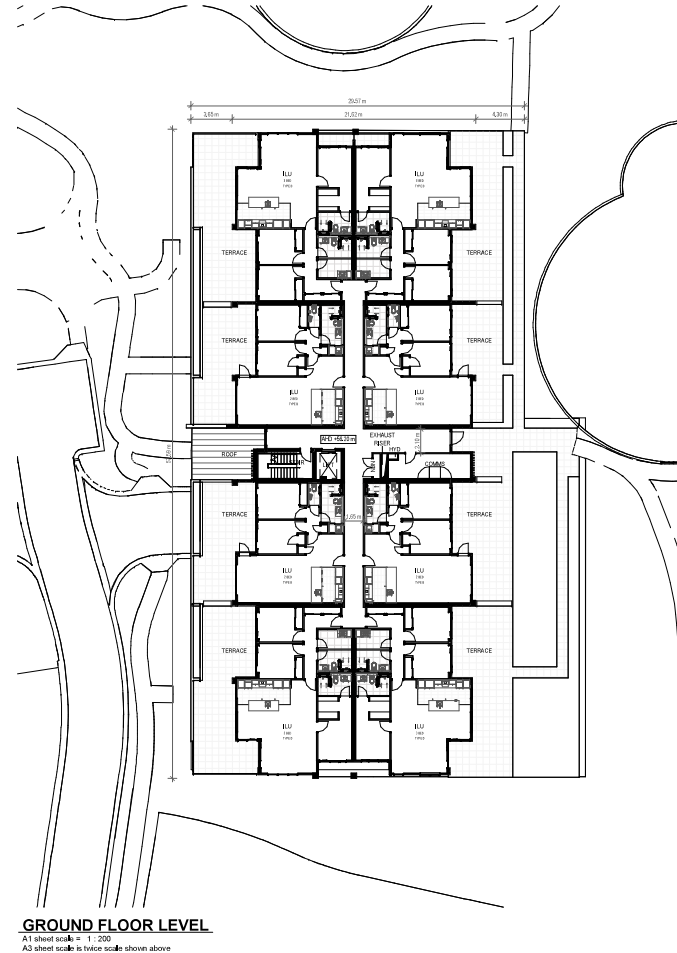
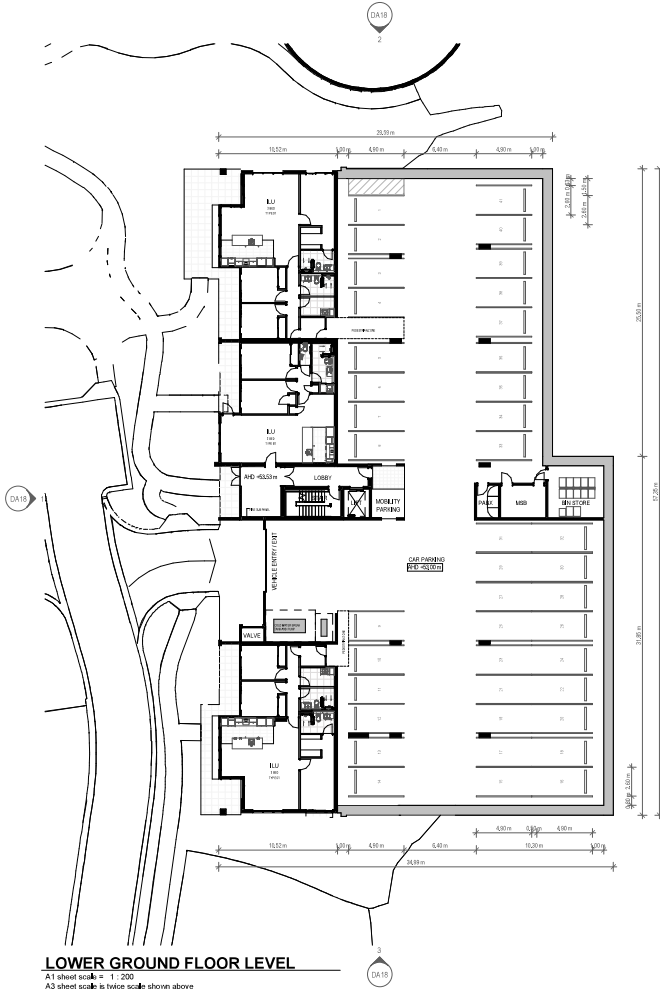
WESTERN PERSPECTIVE OF B02



INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA15
RYMANHEALTHCARE

B02 - FLOOR PLANS



IU SCHEDULE

LEVEL	TYPE	ROOMS	COUNT
LOWER GROUND FLOOR LEVEL	IU	2	1
LOWER GROUND FLOOR LEVEL	I.U.	3	2
GROUND FLOOR LEVEL	I.U.	2	4
GROUND FLOOR LEVEL	I.U.	3	4
LEVEL 1	I.U.	2	4
LEVEL 1	I.U.	3	4
LEVEL 2	I.U.	2	4
LEVEL 2	I.U.	3	4
TOTAL			27

CAR PARKING SCHEDULE

LEVEL	COUNT
LOWER GROUND FLOOR LEVEL	41
TOTAL CARPARKS	41

CAR PARKING LEGEND

NO PARKING AREA

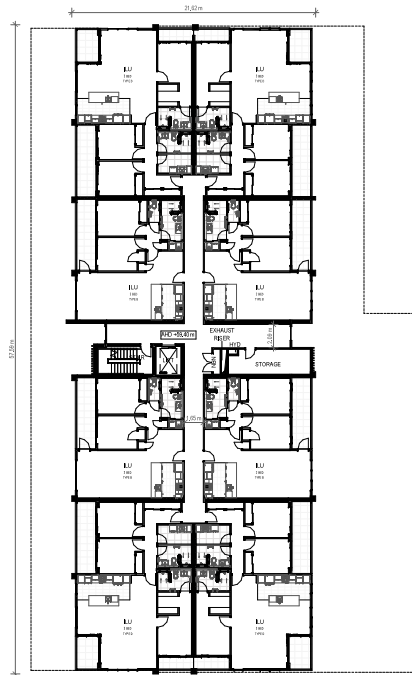


AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
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AMENDMENT: B
SCALE: 1:200 @ A1

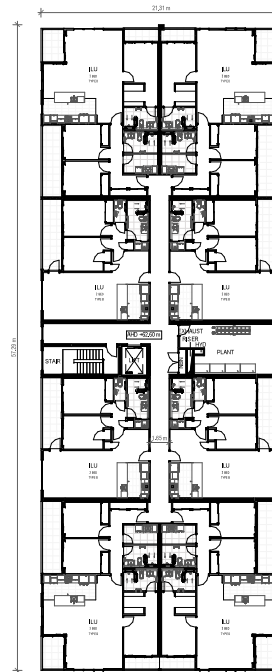
DA16

B02 - FLOOR / ROOF PLANS



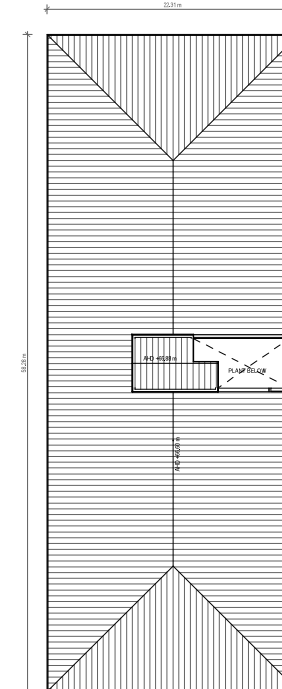
LEVEL 1

A1 sheet scale = 1:200
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LEVEL 2

A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



ROOF PLAN

A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above

ILU SCHEDULE

LEVEL	TYPE	ROOMS	COUNT
LOWER GROUND FLOOR LEVEL	I.U.	2	1
LOWER GROUND FLOOR LEVEL	I.U.	3	2
GROUND FLOOR LEVEL	I.U.	2	4
GROUND FLOOR LEVEL	I.U.	3	4
LEVEL 1	I.U.	2	4
LEVEL 1	I.U.	3	4
LEVEL 2	I.U.	2	4
LEVEL 2	I.U.	3	4
TOTAL			27



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1:200 @ A1

DA17

B02 - ELEVATIONS



1 WEST ELEVATION

DA18 A1 sheet scale = 1:200
A3 sheet scale is twice as shown above



2 NORTH ELEVATION

DA18 A1 sheet scale = 1:200
A3 sheet scale is twice as shown above



3 SOUTH ELEVATION

DA18 A1 sheet scale = 1:200
A3 sheet scale is twice as shown above



4 EAST ELEVATION

DA18 A1 sheet scale = 1:200
A3 sheet scale is twice as shown above

- ELEVATION MATERIALS LEGEND**
- (RND) STC RENDER
- TINTED TO RESENE 'TRIPLE SEA FOG' OR SIMILAR
 - (RNE) STC RENDER
- TINTED TO RESENE 'SANDSTONE' OR SIMILAR
 - (RNL) STC RENDER
- TINTED TO RESENE 'HALF IRONSAND' OR SIMILAR
 - (RCA) STEEL ROOF - EUROTRAY
- COLORBOND 'WOODLAND GREY' OR SIMILAR
 - (RAB) WINDOW JOINERY - THERMALHEART
- DURATEC POWDER COAT - 'TIMBERLAND' OR SIMILAR
 - (ALU) ALUMINIUM - KINOTWOOD
- ZEBRANO OR SIMILAR
 - — — — — NATURAL GROUND LEVEL (NGL)
 - — — — — PROPOSED GROUND LEVEL
 - BASEMENT OUTLINE
- NOTE: ALL LEVELS IN AHD

DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
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INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT



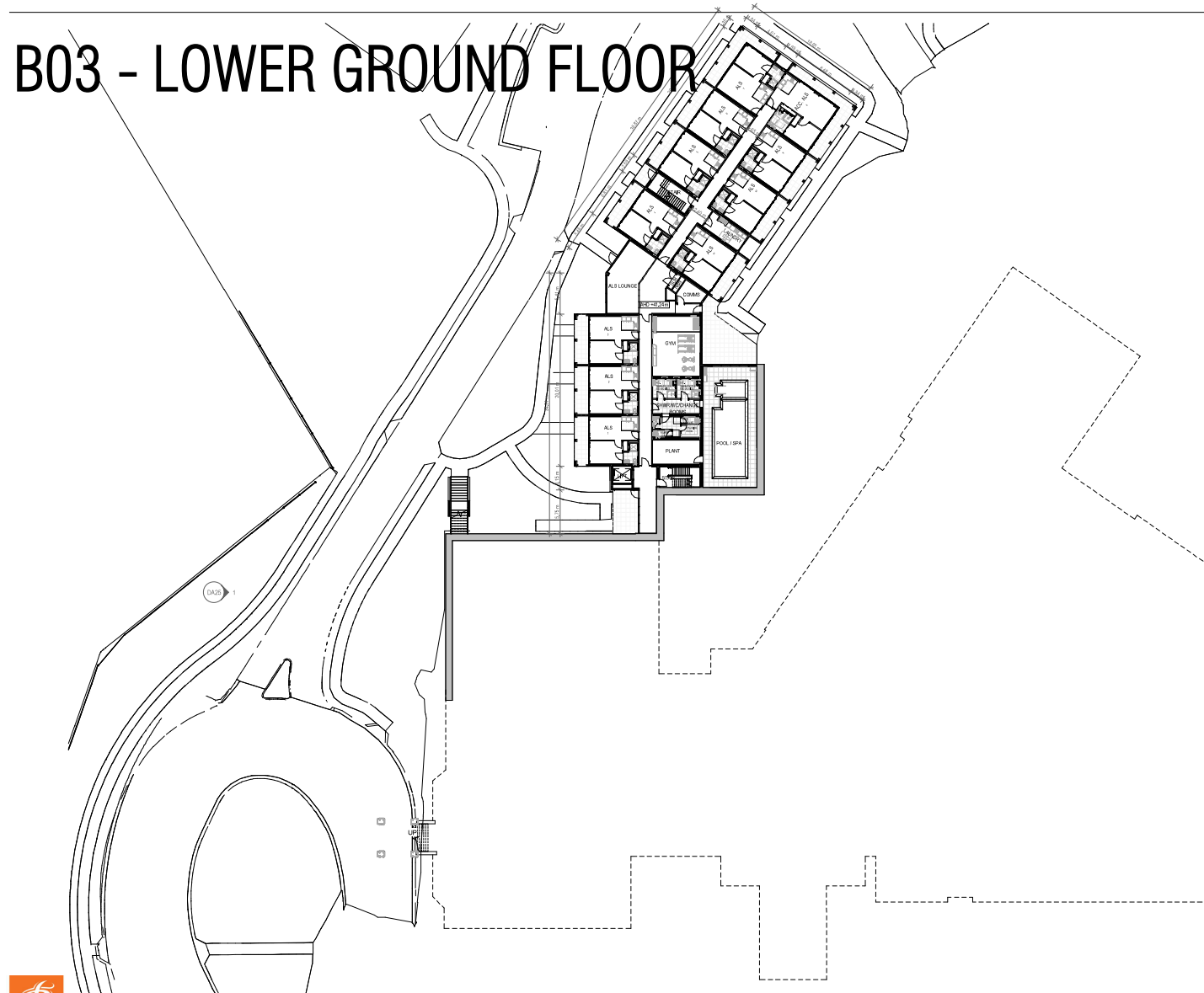
DA18
RYMANHEALTHCARE

B03 - LOWER GROUND FLOOR



ASSISTED LIVING SUITE (ALS)

LEVEL	NAME	COUNT
LOWER GROUND FLOOR	ACCESSIBLE ALS 1	10
LOWER GROUND FLOOR	ALS	10
LOWER GROUND FLOOR	ALS	11
GROUND FLOOR	ACCESSIBLE ALS 1	13
GROUND FLOOR	ALS	14
LEVEL 3	ALS	10
LEVEL 3	ALS	10
TOTAL		38

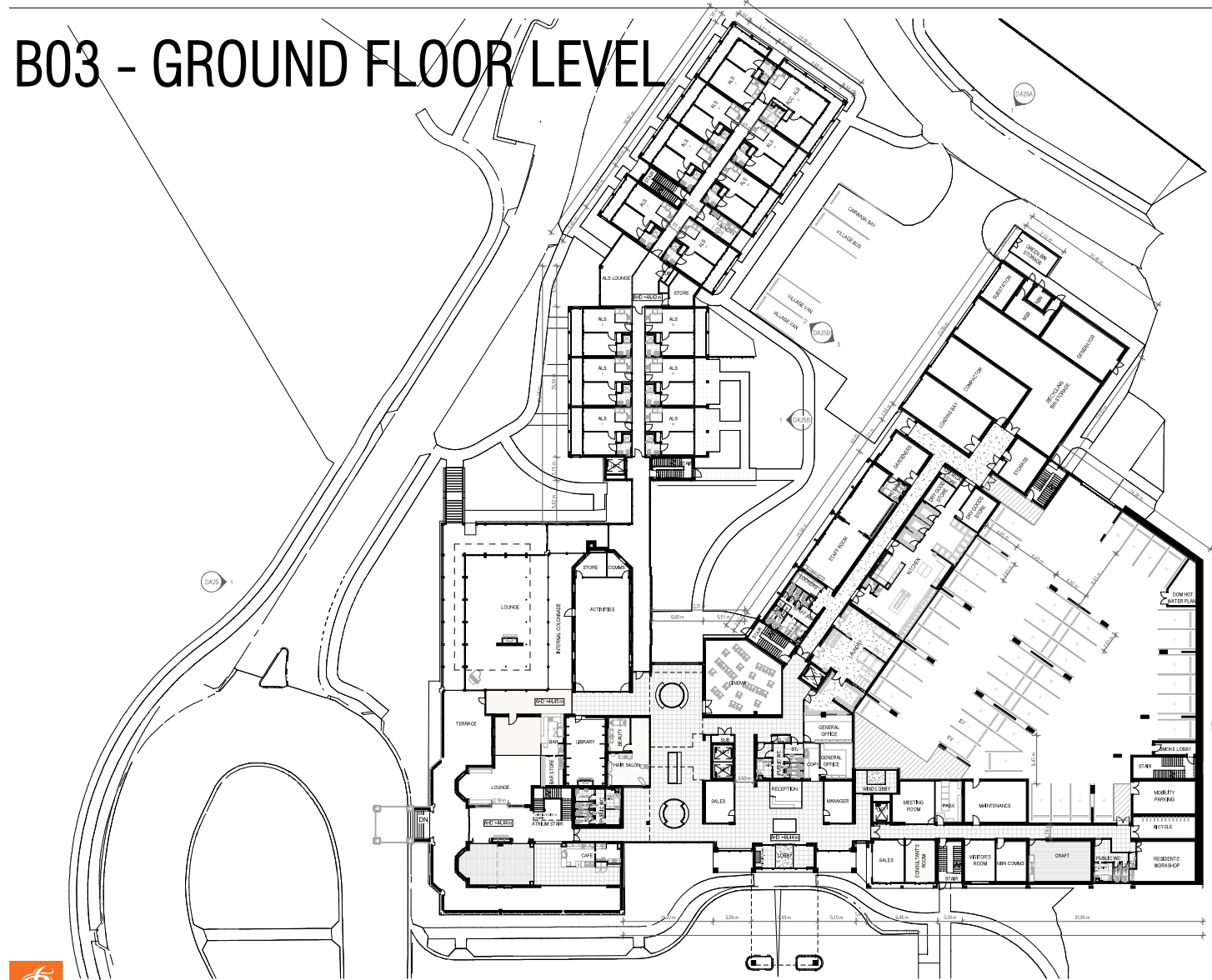


AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1 : 250 @ A1

DA19

B03 - GROUND FLOOR LEVEL



ASSISTED LIVING SUITE (ALS)

LEVEL	WALL	COUNT
LOWER GROUND FLOOR	ACCESSIBLE ALS 1	10
LOWER GROUND FLOOR	ALS	11
GROUND FLOOR	ACCESSIBLE ALS 1	13
GROUND FLOOR	ALS	14
LEVEL 3	ALS	10
LEVEL 3	ALS	10
TOTAL		38

RESIDENTIAL

AGED CARE ROOMS

LEVEL	WALL	COUNT
LEVEL 1	ACCESSIBLE	4
LEVEL 1	RACF	36
LEVEL 1	RACF	40
LEVEL 2	ACCESSIBLE	4
LEVEL 2	RACF	38
LEVEL 2	RACF	42
TOTAL		82

CAR PARKING SCHEDULE

LEVEL	COUNT
GROUND FLOOR	43
TOTAL	43

CAR PARKING LEGEND

NO PARKING AREA

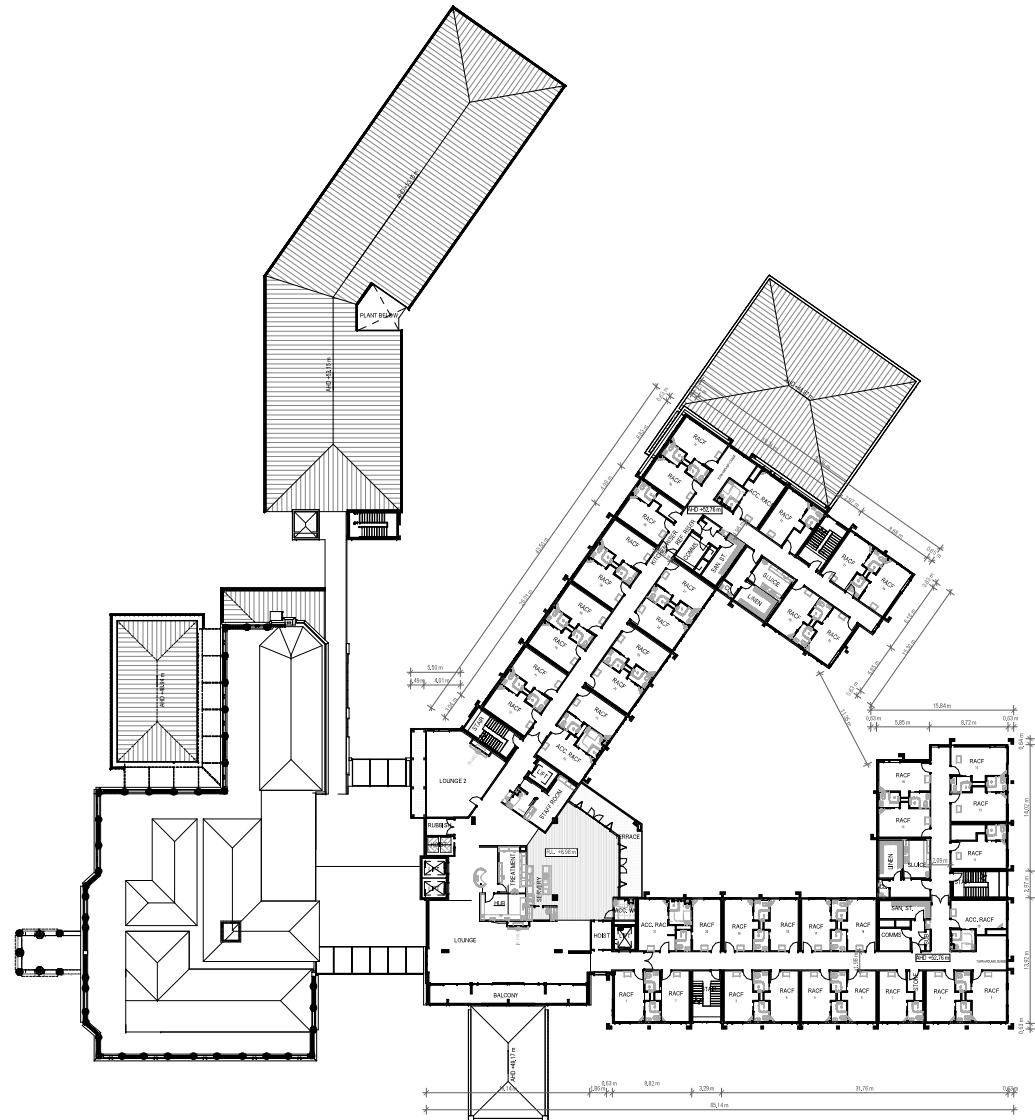


AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1 : 250 @ A1

DA20

B03 - LEVEL 2



**RESIDENTIAL
AGED CARE ROOMS**

LEVEL	TYPE	COUNT
LEVEL 1	ACCESSIBLE	4
	RACF	36
LEVEL 2	ACCESSIBLE	4
	RACF	38
TOTAL		82

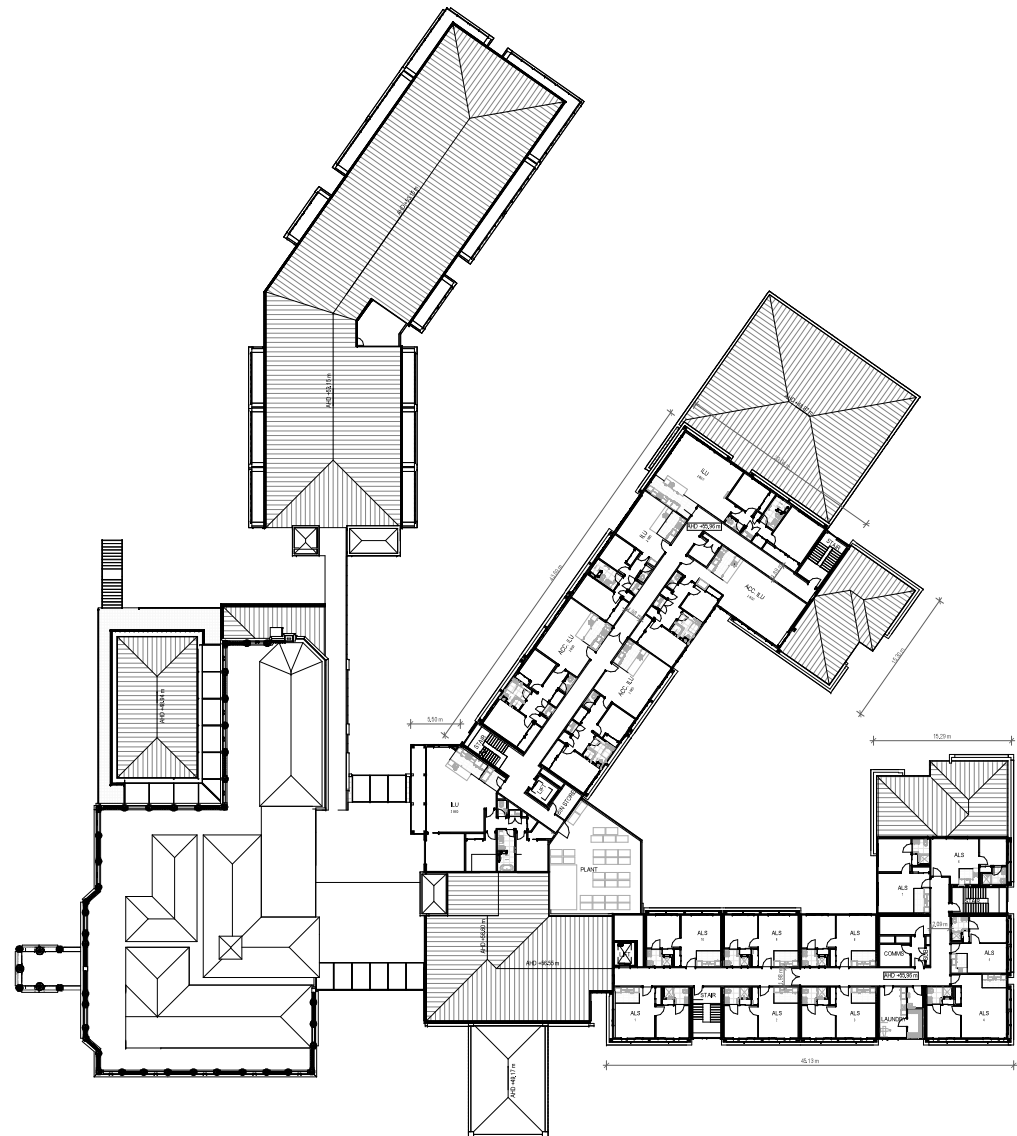


AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1 : 250 @ A1

DA22

B03 - LEVEL 3



ASSISTED LIVING SUITE (ALS)

LEVEL	NAME	COUNT
LOWER GROUND FLOOR	ACCESSIBLE ALS 1	1
LOWER GROUND FLOOR	ALS	10
LOWER GROUND FLOOR	ALS	11
GROUND FLOOR	ACCESSIBLE ALS 1	1
GROUND FLOOR	ALS	13
GROUND FLOOR	ALS	14
LEVEL 3	ALS	10
LEVEL 3	ALS	10
TOTAL		35

INDEPENDENT LIVING UNIT (ILU)

LEVEL	NAME	COUNT
LEVEL 1	ILU	6
LEVEL 3	ACCESSIBLE ILU	3
LEVEL 3	ILU	3
TOTAL		12

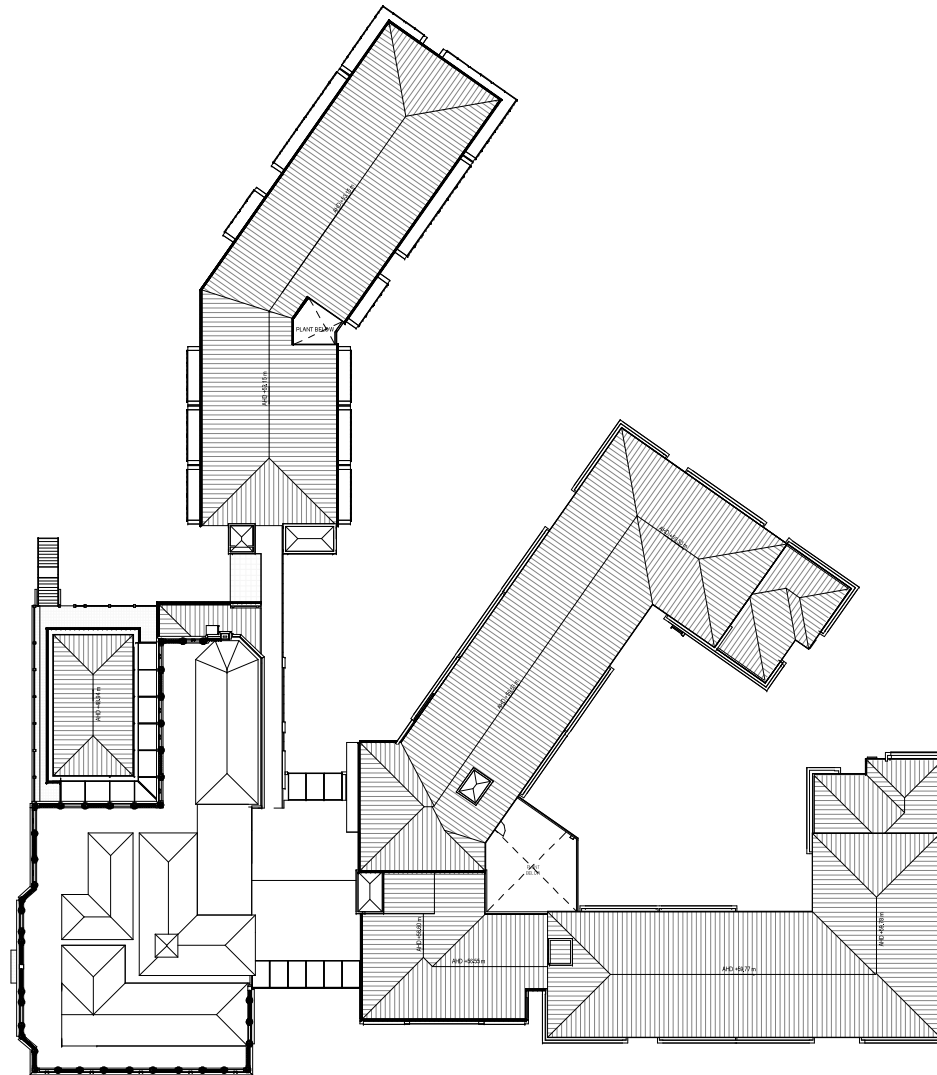


AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1 : 250 @ A1

DA23

B03 - ROOF PLAN

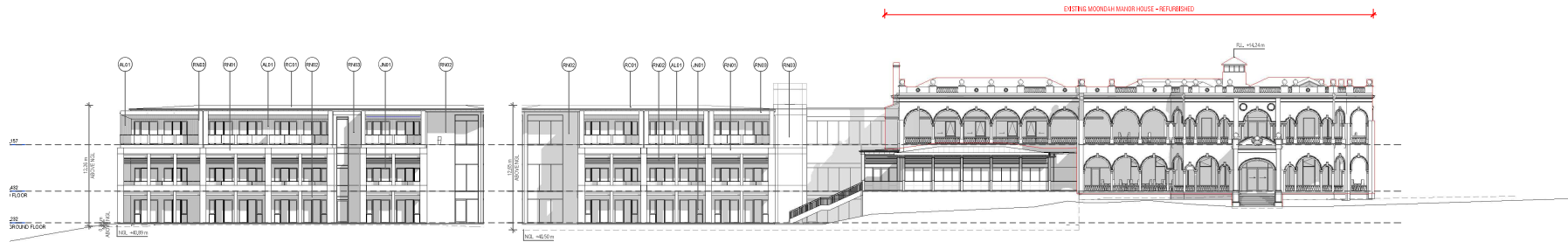


AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

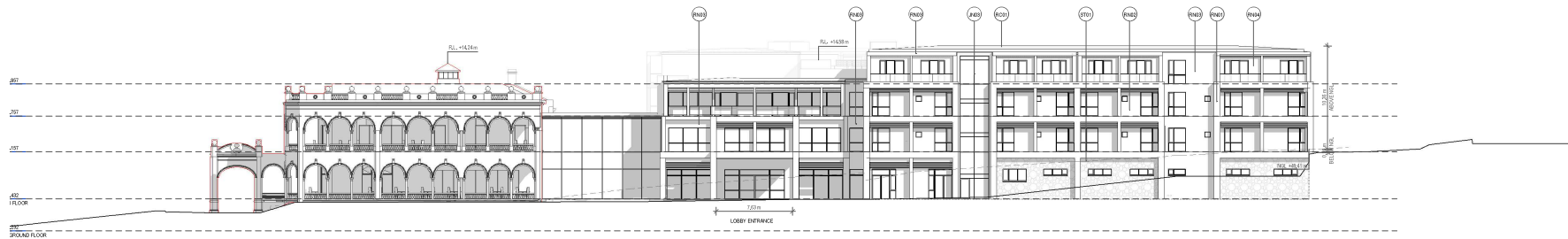
AMENDMENT: B
SCALE: 1 : 250 @ A1

DA24

B03 - ELEVATIONS



WEST ELEVATION
A1 sheet scale = 1:200



SOUTH ELEVATION
A1 sheet scale = 1:200

ELEVATION MATERIALS LEGEND

- | | | | | | | | | | | | | | |
|---|--|--|--|--|--|---|---|--|--|------------------------------------|--------------------------------|---------------------------|----------------------|
| (R1) STONE RENDER
- INTENT TO RESENE 'TRIPLE SEA FOG' OR SIMILAR | (R2) STONE RENDER
- INTENT TO RESENE 'SANDSTONE' OR SIMILAR | (R3) STONE RENDER
- INTENT TO RESENE 'HALF IRONSAND' OR SIMILAR | (R4) STONE RENDER
- INTENT TO RESENE 'DESERT SAND' OR SIMILAR | (R5) STONE
- CROMA GRANITE OR SIMILAR | (R6) STEEL ROOF - EUROTRAY
- COLORBOND WOOLLAND GREY OR SIMILAR | (R7) SLATE ROOF
- BLACK SPANISH OR WELSH | (R8) WINDOW JOINERY - THERMAL HEART
- QUARTZ POWDER COAT - TIMBERLAKY OR SIMILAR | (R9) PAINTED TREATED TIMBER WINDOW JOINERY
- TO BE DETERMINED FOLLOWING ARCHITECTURAL PAINT ANALYSE | (R10) ALUMINIUM-KNOXWOOD
- ZEBRANO OR SIMILAR | (R11) MEMBRANE ROOF(PORTE COCHERE) | - - NATURAL GROUND LEVEL (NGL) | - - PROPOSED GROUND LEVEL | - - BASEMENT OUTLINE |
|---|--|--|--|--|--|---|---|--|--|------------------------------------|--------------------------------|---------------------------|----------------------|



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA REF ISSUE

AMENDMENT: B
SCALE 1:200 @ A1

DA25

B03 - ELEVATIONS



1 | NORTH EAST ELEVATION

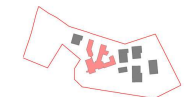
DA20 | A1 sheet scale = 1 : 200



2 | EAST ELEVATION

DA20 | A1 sheet scale = 1 : 200

- ELEVATION MATERIALS LEGEND**
- (R402) STO RENDER - TINTED TO RESEMBLE 'TRIPLE SEA FOG' OR SIMILAR
 - (R403) STO RENDER - TINTED TO RESEMBLE 'SANDSTONE' OR SIMILAR
 - (R404) STO RENDER - TINTED TO RESEMBLE 'HALF IRONSAND' OR SIMILAR
 - (R405) STO RENDER - TINTED TO RESEMBLE 'DESERT SAND' OR SIMILAR
 - (R406) STONE - DROMA GRANITE OR SIMILAR
 - (R407) STEEL ROOF - EUROTRON
 - (R408) WINDOW JOHNNERY - THERMALHEART
 - (R409) SUBSTRATE POWDER COAT - 'TIMBERLAND' OR SF
 - (AL01) ALUMINIUM - KNOTWOOD
 - (ZB) ZEBRAND OR SIMILAR
 - (---) NATURAL GROUND LEVEL (NGL)
 - (---) PROPOSED GROUND LEVEL
 - (---) BASEMENT OUTLINE
- NOTE: ALL LEVELS ARE IN AHD

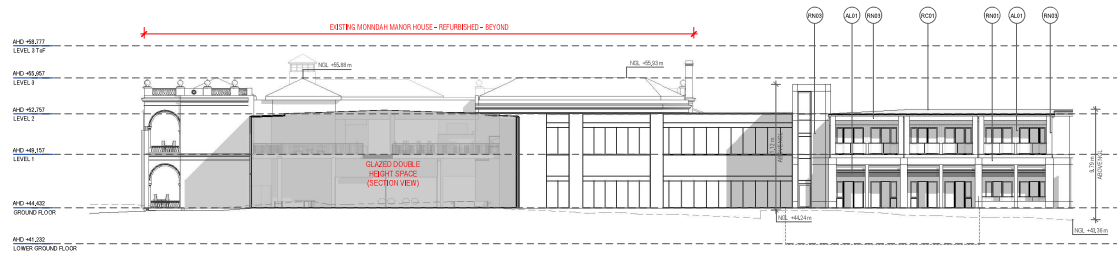


AMENDMENTS:
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE: 1 : 200 @ A1

DA25A

B03 - ELEVATIONS



1 | EAST ELEVATION - ALS

A1-001 | A1 sheet scale = 1 : 200



2 | SOUTH EAST ELEVATION - ALS

DA25 | A1 sheet scale = 1 : 200



3 | NORTH WEST ELEVATION - RACF

A1-001 | A1 sheet scale = 1 : 200

- ELEVATION MATERIALS LEGEND**
- (R100) STO RENDER - TINTED TO RESEMBLE 'TRIPLE SEA FOG' OR SIMILAR
 - (R101) STO RENDER - TINTED TO RESEMBLE 'SANDSTONE' OR SIMILAR
 - (R102) STO RENDER - TINTED TO RESEMBLE 'HALF IRONSAND' OR SIMILAR
 - (R103) STO RENDER - TINTED TO RESEMBLE 'DESERT SAND' OR SIMILAR
 - (R104) STO RENDER - TINTED TO RESEMBLE 'DESERT SAND' OR SIMILAR
 - (R105) STONE - DROMA GRANTE OR SIMILAR
 - (R106) STEEL ROOF - EUROTRAY
 - (R107) COLORBOND WOODLAND GREY OR SIMILAR
 - (R108) WINDOW JOHNNERY - THERMALHEART
 - (R109) SUBSTRATE POWDER COAT - 'TIMBERLAND' OR SF
 - (R110) ALUMINIUM - KNOTWOOD
 - (R111) ZEBRANO OR SIMILAR
 - (R112) NATURAL GROUND LEVEL (NGL)
 - █ PROPOSED GROUND LEVEL
 - - - BASEMENT OUTLINE
- NOTE: ALL LEVELS ARE IN AHD

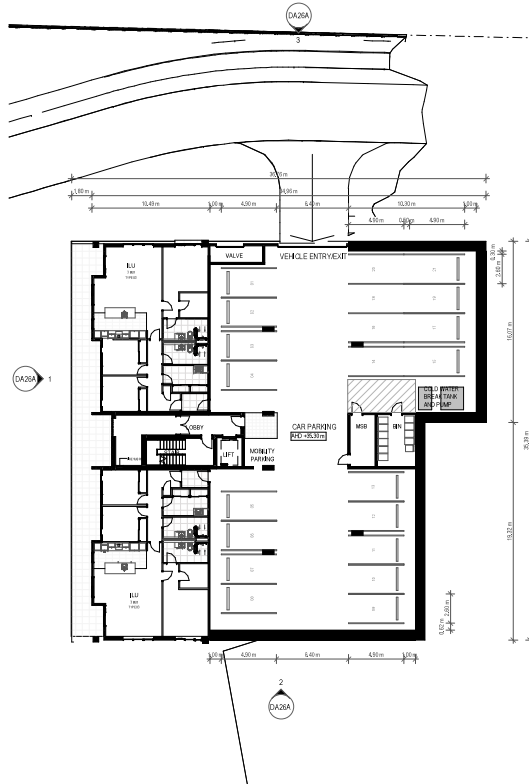


AMENDMENTS:
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE: 1 : 200 @ A1

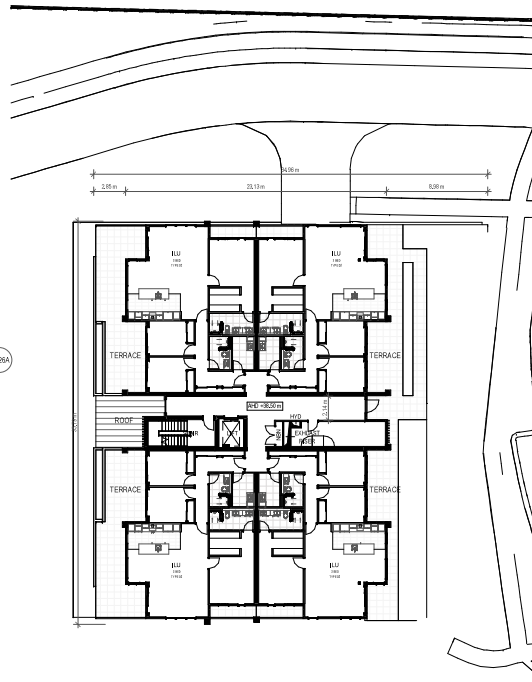
DA25B

B04 - FLOOR PLANS



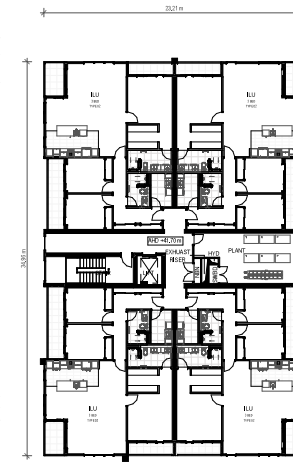
LOWER GROUND FLOOR LEVEL

A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



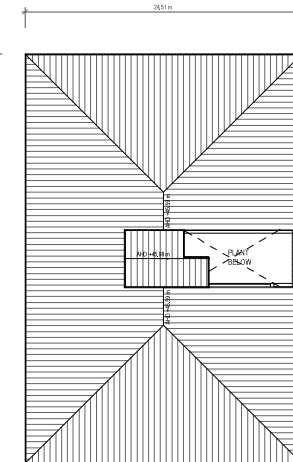
GROUND FLOOR LEVEL

A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



LEVEL 1

A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



ROOF PLAN

A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above

ILU ROOM SCHEDULE

LEVEL	TYPE	ROOMS	COUNT
LOWER GROUND FLOOR LEVEL	ILU	3	2
GROUND FLOOR LEVEL	ILU	3	4
LEVEL 1	ILU	3	4
TOTAL			10

CAR PARKING BREAKDOWN

LEVEL	COUNT
LOWER GROUND FLOOR LEVEL	21
TOTAL	21

CAR PARKING LEGEND

NO PARKING AREA



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION APPROVAL
B NOV 2021 DA RE-ISSUE

AMENDMENT: **B**
SCALE: 1:200 @ A1

DA26

B04 - ELEVATIONS



1 | WEST ELEVATION

DATE: | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



2 | SOUTH ELEVATION

DATE: | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



3 | NORTH ELEVATION

DATE: | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above

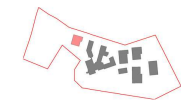


4 | EAST ELEVATION

DATE: | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above

ELEVATION MATERIALS LEGEND

- STO RENDER - TINTED TO RESENE 'TRIPLE SEA FOG' OR SIMILAR
 - STO RENDER - TINTED TO RESENE 'SANDSTONE' OR SIMILAR
 - STO RENDER - TINTED TO RESENE 'HALF IRONSAND' OR SIMILAR
 - STEEL ROOF - EUROTRAY - COLOUR/BOND WOODLAND GREY OR SIMILAR
 - WINDOW JOINERY - THERMALHEAT
 - ALUMINIUM - ANODIZED WOOD - 'TIMBERLAND' OR SIMILAR
 - ALUMINIUM OR SIMILAR
 - NATURAL GROUND LEVEL (NGL)
 - PROPOSED GROUND LEVEL
 - BASEMENT OUTLINE
- NOTE: ALL LEVELS ARE NHD

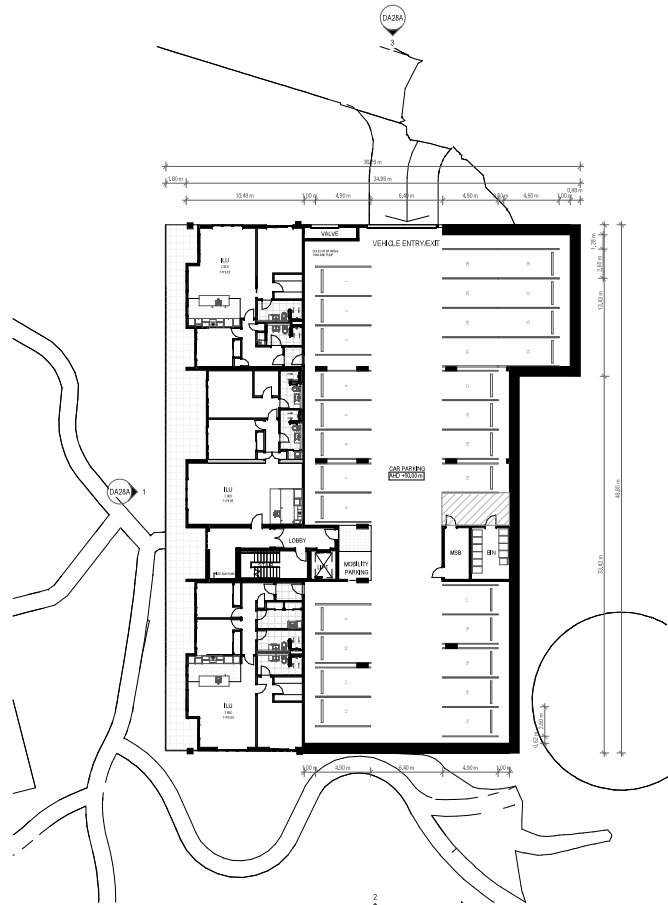


AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION APPROVAL
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1:200 @ A1

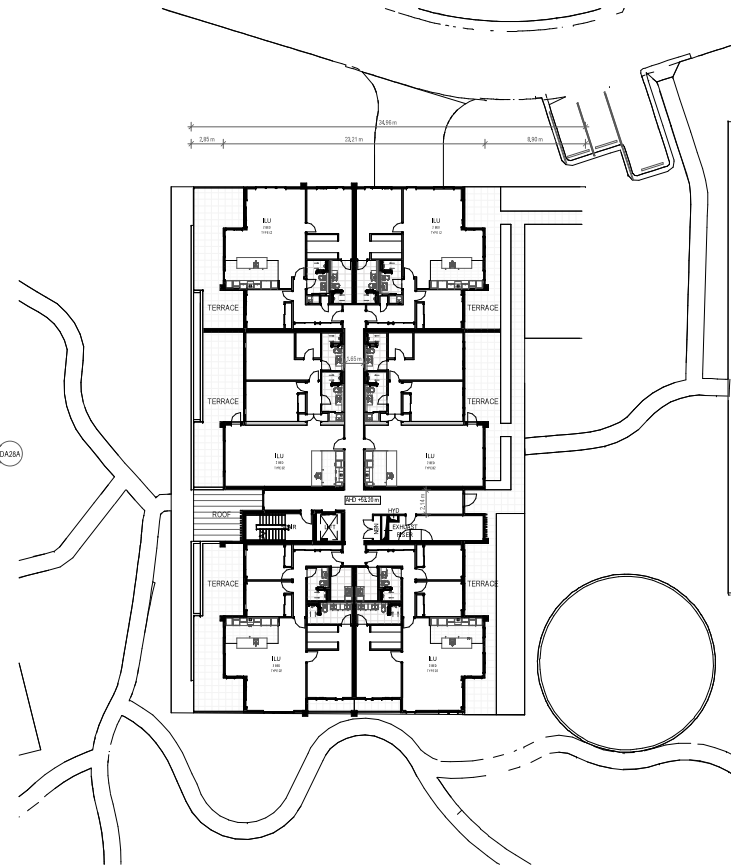
DA26A

B05 - FLOOR PLANS



LOWER GROUND FLOOR LEVEL

A1 sheet scale = 1 : 200
A3 sheet scale is twice scale shown above



GROUND FLOOR LEVEL

A1 sheet scale = 1 : 200
A3 sheet scale is twice scale shown above



ILU ROOM SCHEDULE

LEVEL	TYPE	ROOMS	COUNT
LOWER GROUND FLOOR LEVEL	ILU	2	2
LOWER GROUND FLOOR LEVEL	ILU	3	1
GROUND FLOOR LEVEL	ILU	2	4
GROUND FLOOR LEVEL	ILU	3	2
LEVEL 1	ILU	2	4
LEVEL 1	ILU	3	2
LEVEL 2	ILU	2	2
LEVEL 2	ILU	3	2
LEVEL 2	ILU PREMIUM	3	1
TOTAL			20

CAR PARKING BREAKDOWN

LEVEL	COUNT
LOWER GROUND FLOOR LEVEL	20
TOTAL	20

CAR PARKING LEGEND

NO PARKING AREA



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1 : 200 @ A1

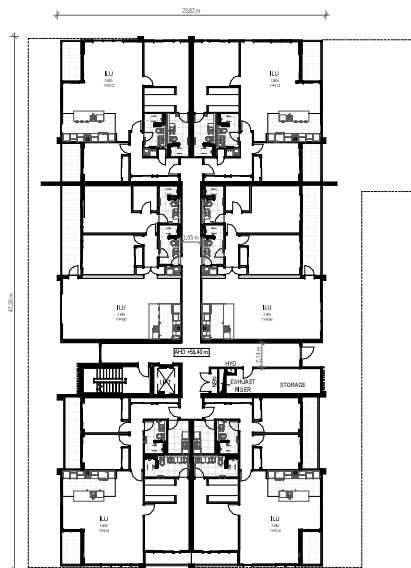
DA27

B05 - FLOOR / ROOF PLAN



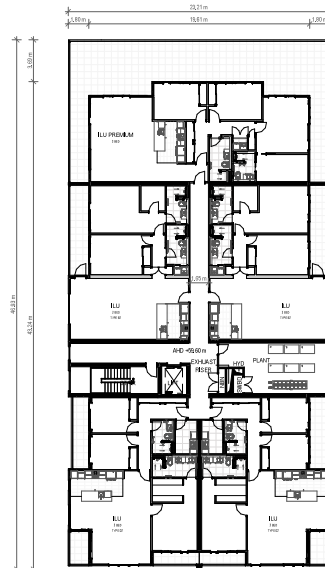
ILU ROOM SCHEDULE

LEVEL	TYPE	ROOMS	COUNT
LOWER GROUND FLOOR LEVEL	ILU	2	2
LOWER GROUND FLOOR LEVEL	ILU	3	1
GROUND FLOOR LEVEL	ILU	2	4
GROUND FLOOR LEVEL	ILU	3	2
LEVEL 1	ILU	2	4
LEVEL 1	ILU	3	2
LEVEL 2	ILU	2	2
LEVEL 2	ILU	3	2
LEVEL 2	ILU PREMIUM	3	1
TOTAL			20



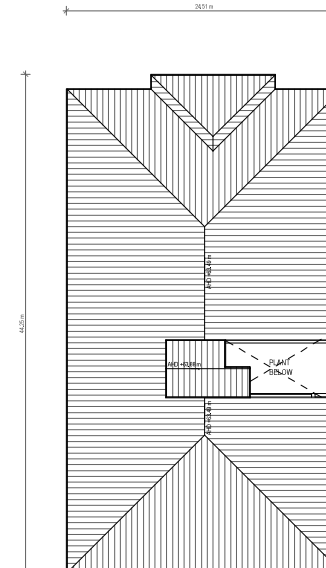
LEVEL 1

A1 sheet scale = 1 : 200
A3 sheet scale is twice scale shown above



LEVEL 2

A1 sheet scale = 1 : 200
A3 sheet scale is twice scale shown above



ROOF PLAN

A1 sheet scale = 1 : 200
A3 sheet scale is twice scale shown above



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1 : 200 @ A1

DA28

B05 - ELEVATIONS



1 WEST ELEVATION
DATE | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



2 SOUTH ELEVATION
DATE | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



3 NORTH ELEVATION
DATE | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



4 EAST ELEVATION
DATE | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above

- ELEVATION MATERIALS LEGEND**
- (R1) STU RENDER - TINTED TO RESENE TRIPLE SEA FOG OR SIMILAR
 - (R2) STU RENDER - TINTED TO RESENE SANDSTONE OR SIMILAR
 - (R3) STU RENDER - TINTED TO RESENE HALF IRONSANDY OR SIMILAR
 - (R4) STEEL ROOF - EBROTTRAY
 - (R5) COLORBOND WOODLAND GREY OR SIMILAR
 - (R6) WINDOW JOBBERY - THERMALHEART - SUBMITEC POWER COAT - TIMBERLANDY OR SIMILAR
 - (R7) ALUMINIUM - KNOTWOOD
 - (R8) ZEBRANO OR SIMILAR
 - (R9) NATURAL GROUND LEVEL (NGL)
 - PROPOSED GROUND LEVEL
 - BASEMENT OUTLINE
- NOTE ALL LEVELS ARE IN AHD



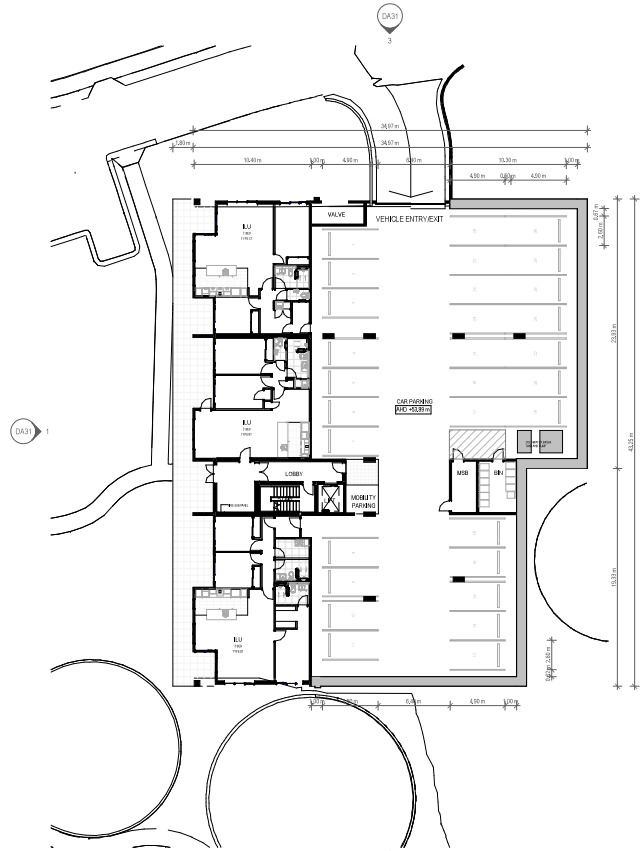
AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1:200 @ A1

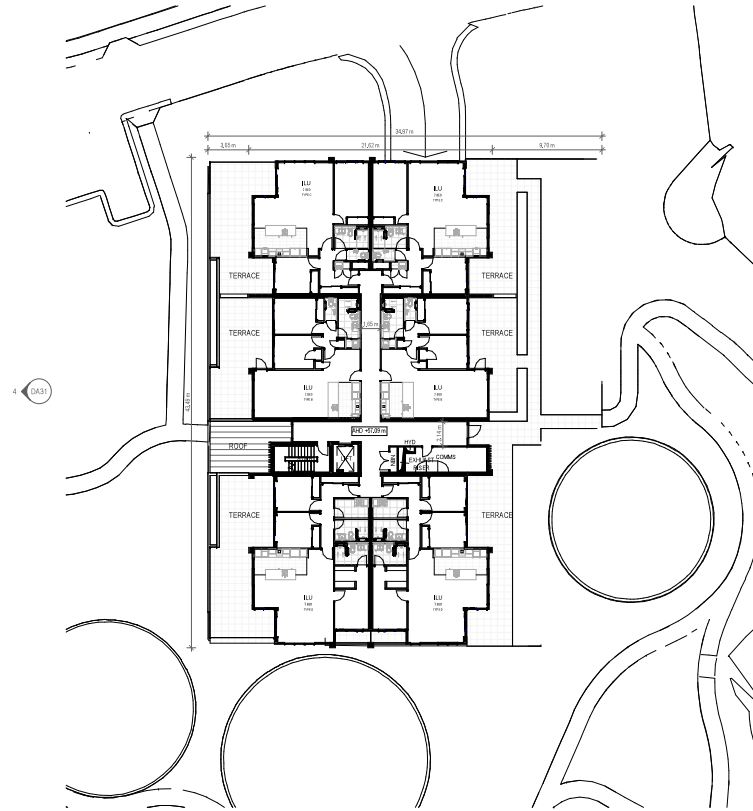


DA28A

B06 - FLOOR PLANS



LOWER GROUND FLOOR LEVEL
A1 sheet scale = 1 : 200
A2 sheet scale is twice scale shown above



GROUND FLOOR LEVEL
A1 sheet scale = 1 : 200
A2 sheet scale is twice scale shown above

ILU ROOM SCHEDULE

LEVEL	TYPE	ROOMS	COUNT
LOWER GROUND FLOOR LEVEL	ILU	2	2
LOWER GROUND FLOOR LEVEL	ILU	3	1
GROUND FLOOR LEVEL	ILU	2	4
GROUND FLOOR LEVEL	ILU	3	2
LEVEL 1	ILU	2	4
LEVEL 1	ILU	3	2
LEVEL 2	ILU	2	2
LEVEL 2	ILU	3	2
LEVEL 2	ILU PREMIUM	3	1
TOTAL			20

CAR PARKING BREAKDOWN

LEVEL	COUNT
LOWER GROUND FLOOR LEVEL	30
TOTAL	30

CAR PARKING LEGEND
 NO PARKING AREA



AMENDMENTS:
 A JULY 2021 DEVELOPMENT APPLICATION ISSUE
 B NOV 2021 DA RFI ISSUE

AMENDMENT: B
 SCALE: 1 : 200 @ A1

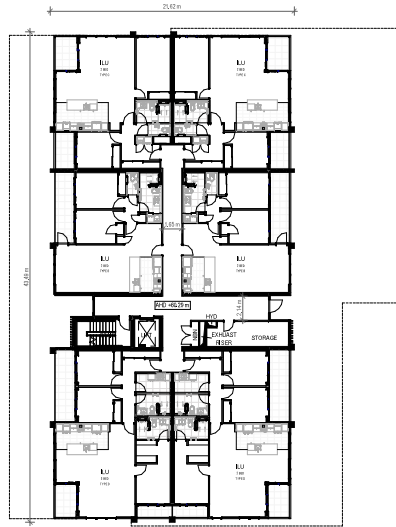
DA29

B06 - FLOOR / ROOF PLAN

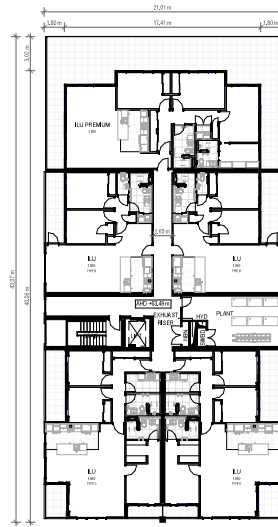


ILU ROOM SCHEDULE

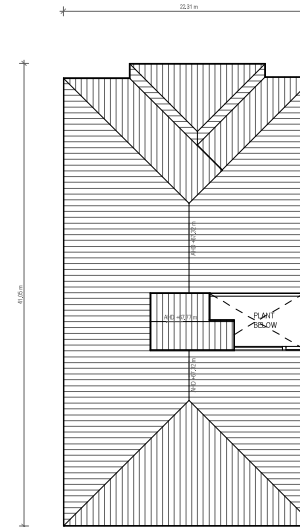
LEVEL	TYPE	ROOMS	COUNT
LOWER GROUND FLOOR LEVEL	ILU	2	2
LOWER GROUND FLOOR LEVEL	ILU	3	1
GROUND FLOOR LEVEL	ILU	2	4
GROUND FLOOR LEVEL	ILU	3	2
LEVEL 1	ILU	2	4
LEVEL 1	ILU	3	2
LEVEL 2	ILU	2	2
LEVEL 2	ILU	3	2
LEVEL 2	ILU PREMIUM	1	1
TOTAL			20



LEVEL 1
A1 sheet scale = 1 : 200
A3 sheet scale is twice scale shown above



LEVEL 2
A1 sheet scale = 1 : 200
A3 sheet scale is twice scale shown above



ROOF PLAN
A1 sheet scale = 1 : 200
A3 sheet scale is twice scale shown above



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1 : 200 @ A1

DA30

B06 - ELEVATIONS

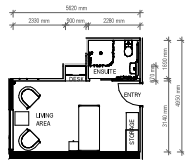


- ELEVATION MATERIALS LEGEND
- (RND1) STO RENDER - TINTED TO RESENE 'TRIPLE SEA FOG' OR SIMILAR
 - (RND2) STO RENDER - TINTED TO RESENE 'SANDSTONE' OR SIMILAR
 - (RND3) STO RENDER - TINTED TO RESENE 'HALF IRONSAND' OR SIMILAR
 - (RSD1) STEEL ROOF - EUROTRAY
 - (RSD2) COLORBOND 'WOODLAND GREY' OR SIMILAR
 - (JND1) WINDOW JOINERY - THERMALHEART
 - (JND2) DURATEC POWDER COAT - 'TRISBERLAND' OR SIMILAR
 - (AL1) ALUMINUM - KNOTWOOD
 - (AL2) ZEBRANO OR SIMILAR
 - (---) NATURAL GROUND LEVEL (NGL)
 - (---) PROPOSED GROUND LEVEL
 - (---) BASEMENT OUTLINE
- NOTE: ALL LEVELS IN AHD

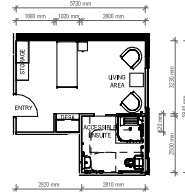
DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:200 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT



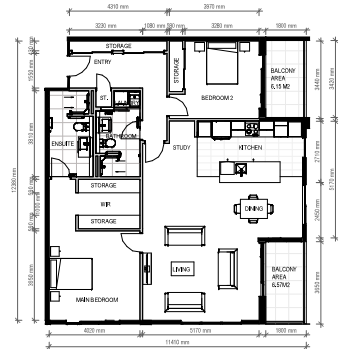
TYPICAL FLOOR PLANS



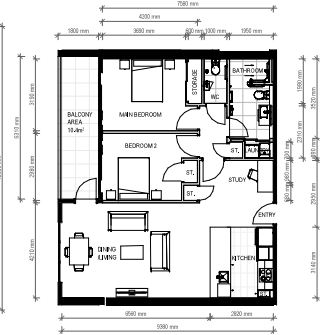
1 TYPICAL RCAF ROOM
A1 sheet scale = 1:100
ACCESSIBLE CARE ROOM FLOOR AREA: 22.4m²
BALCONY AREA: N/A
INTERNAL STORAGE: 1m²
TOTAL ACCESSIBLE CARE ROOM FLOOR AREA: 23.4m²



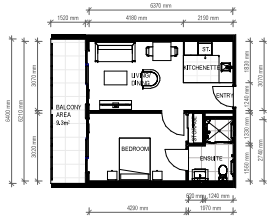
2 TYPICAL ACCESSIBLE RCAF ROOM
A1 sheet scale = 1:100
ACCESSIBLE RCAF FLOOR AREA: 28.2m²
BALCONY AREA: N/A
INTERNAL STORAGE: 1m²
TOTAL ACCESSIBLE RCAF FLOOR AREA: 29.2m²



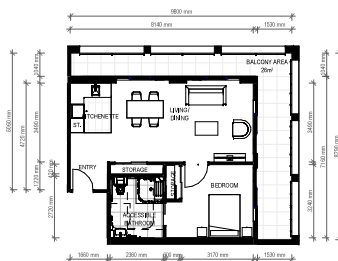
5 TYPICAL 2 BED ILU - TYPE A
A1 sheet scale = 1:100
ILU FLOOR AREA: 128.6m²
BALCONY AREA: 12.75m²
INTERNAL STORAGE: 7.7m²
TOTAL ILU FLOOR AREA: 141.35m²



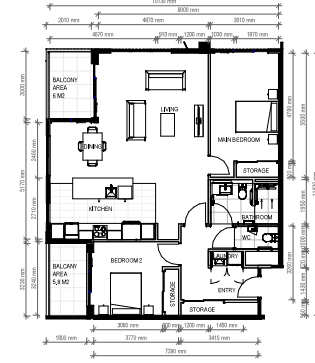
6 TYPICAL 2 BED ILU - TYPE B
A1 sheet scale = 1:100
ILU FLOOR AREA: 88.2m²
BALCONY AREA: 10.4m²
INTERNAL STORAGE: 2.7m²
TOTAL ILU FLOOR AREA: 98.6m²



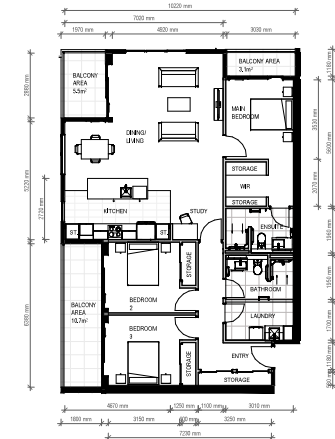
3 TYPICAL ALS
A1 sheet scale = 1:100
ALS FLOOR AREA: 40.1m²
BALCONY AREA: 9.3m²
INTERNAL STORAGE: 1.1m²
TOTAL ALS FLOOR AREA: 49.8m²



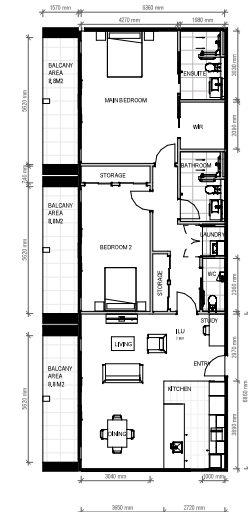
4 TYPICAL ACCESSIBLE ALS
A1 sheet scale = 1:100
ACCESSIBLE ALS FLOOR AREA: 52.1m²
BALCONY AREA: 2.6m²
INTERNAL STORAGE: 2.2m²
TOTAL ACCESSIBLE ALS FLOOR AREA: 78.1m²



7 TYPICAL 2 BED ILU - TYPE C
A1 sheet scale = 1:100
ILU FLOOR AREA: 102m²
BALCONY AREA: 12.4m²
INTERNAL STORAGE: 5.3m²
TOTAL ILU FLOOR AREA: 114.4m²



8 TYPICAL 3 BED ILU - TYPE D
A1 sheet scale = 1:100
ILU FLOOR AREA: 126.4m²
BALCONY AREA: 19.3m²
INTERNAL STORAGE: 6.9m²
TOTAL ILU FLOOR AREA: 145.7m²



9 TYPICAL PREMIUM ILU - TYPE A
A1 sheet scale = 1:100
ILU FLOOR AREA: 123.7m²
BALCONY AREA: 26.4m²
INTERNAL STORAGE: 6.9m²
TOTAL ILU FLOOR AREA: 157.0m²



AMENDMENTS
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1:100

DA32

MATERIALS BOARD

EXISTING MOONDAH MANOR

RN05 PORTERS MINERAL SILICATE
- IRISH LINEN NATURAL PIGMENT BRUSH APPLIED
(SUBJECT TO ARCHITECTURAL PAINT ANALYSIS)

SR01 SLATE ROOF
- BLACK SPANISH OR WELSH

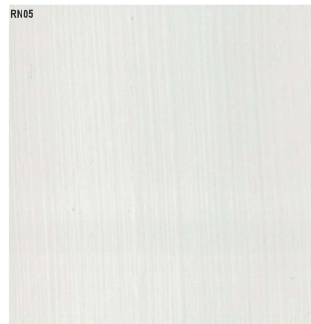
RC01 STEEL ROOF - EUROTRAY PROFILE
- COLORBOND - WOODLAND GREY OR SIMILAR

RM01 MEMBRANE ROOF (PORTE COCHERE)

JN03 PAINTED TREATED TIMBER WINDOW JOINERY
- TO BE DETERMINED FOLLOWING ARCHITECTURAL
PAINT ANALYSIS

NOTE

- ARCHITECTURAL PAINT ANALYSIS TO BE UNDERTAKEN WHEN THE MANOR IS SCAFFOLDED AND HIGH LEVEL ACCESS CAN BE SAFELY PROVIDED
- THE COLOUR SCHEME WILL BE INFORMED BY THE ARCHITECTURAL PAINT ANALYSIS AND WILL RESPECT THE RELATIONSHIP OF DARKER AND LIGHTER TONES EVIDENT IN THE LATE-NINETEENTH AND EARLY TWENTIETH CENTURY PHOTOGRAPHS OF THE MANOR, THE ADDITIONS TO THE MANOR WILL BE FURTHER DIFFERENTIATED BY SUBTLE CHANGES IN THE PAINT SCHEME.
- PAINT REMOVAL WILL BE UNDERTAKEN TO ALL RENDERED SURFACES USING A LOW-PRESSURE WATER AND CHEMICAL PAINT REMOVAL SYSTEM AFTER HAZARDOUS MATERIALS INVESTIGATION.
- ALL RENDERED SURFACES WILL BE SURVEYED AND INSPECTED AND REPAIRS OF MOULDINGS AND AREAS OF FLAT RENDER THAT HAVE CRACKED, DETACHED OR BECOME DRUMMY, INCLUDING THE CHIMNEY AND PORTE COCHERE WILL BE UNDERTAKEN.
- ALL RENDER WILL BE PREPARED AND REPAINTED IN A MINERAL SILICATE PAINT
- ALL TIMBER JOINERY AND CAST IRON ELEMENTS WILL BE PREPARED AND REPAINTED IN A GLOSS ENAMEL PAINT



PLACE OF WORSHIP

RN01 STO RENDER
- TINTED TO RESENE 'TRIPLE SEA FOG' OR SIMILAR

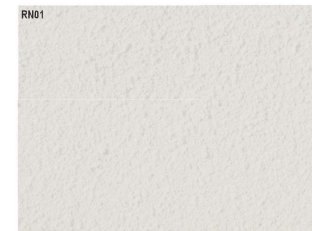
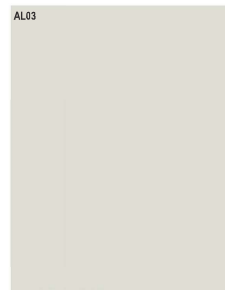
RC02 STEEL ROOF - EUROTRAY PROFILE
- COLORBOND 'SURFMIST' OR SIMILAR

JN02 WINDOW JOINERY - THERMALHEART
- DURATEC POWDER COAT - BRONZE PEARL SATIN OR SIMILAR

AL02 ALUMINIUM LOUVRE
- DURATEC POWDER COAT - BRONZE PEARL SATIN OR SIMILAR

AL03 ALUMINIUM LOUVRE
- DURATEC POWDER COAT 'SURFMIST' OR SIMILAR

CL01 ENTRY WALL CLADDING
- WHITE WASH TIMBER BOARDING



MATERIALS BOARD

ILU BUILDINGS

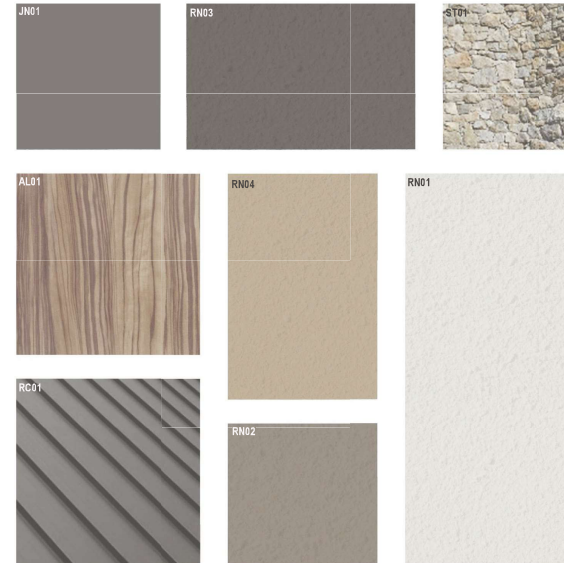
- RN01** STO RENDER
- TINTED TO RESENE 'TRIPLE SEA FOG' OR SIMILAR
- RN02** STO RENDER
- TINTED TO RESENE 'SANDSTONE' OR SIMILAR
- RN03** STO RENDER
- TINTED TO RESENE 'HALF IRONSAND' OR SIMILAR
- RC01** STEEL ROOF - EUROTRAY PROFILE
- COLORBOND - 'WOODLAND GREY' OR SIMILAR
- JN01** WINDOW JOINERY - THERMALHEART
- DURATEC POWDER COAT - 'TIMBERLAND' OR SIMILAR
- AL01** ALUMINIUM - KNOTWOOD
- ZEBRANO OR SIMILAR



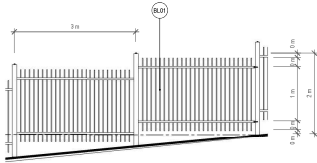
B03 AND B04

- RN01** STO RENDER
- TINTED TO RESENE 'TRIPLE SEA FOG' OR SIMILAR
- RN02** STO RENDER
- TINTED TO RESENE 'SANDSTONE' OR SIMILAR
- RN03** STO RENDER
- TINTED TO RESENE 'HALF IRONSAND' OR SIMILAR
- RN04** STO RENDER
- TINTED TO RESENE 'DESERT SAND' OR SIMILAR
- ST01** STONE
- DROMANA GRANITE OR SIMILAR
- RC01** STEEL ROOF - EUROTRAY PROFILE
- COLORBOND - 'WOODLAND GREY' OR SIMILAR

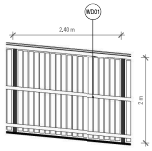
- JN01** WINDOW JOINERY - THERMALHEART
- DURATEC POWDER COAT - 'TIMBERLAND' OR SIMILAR
- AL01** ALUMINIUM - KNOTWOOD
- ZEBRANO OR SIMILAR



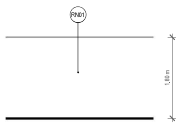
SITE FENCING



A TYPICAL TYPE A FENCING
A1 sheet scale = 1:50



B TYPICAL TYPE B FENCING
A1 sheet scale = 1:50



C TYPICAL TYPE C FENCING
A1 sheet scale = 1:50

FENCE PERMEABILITY:
TYPE A = 71.5% (3,40sqm open area per 4,75sqm)
TYPE B = 0%
TYPE C = 0%

ELEVATION MATERIALS LEGEND

- B01** STC RENDER
-TINTED TO RESENE TRIPLE SEA FOG OR SIMILAR
- B02** STEEL FENCE RIB POST & RAIL BALUSTRADE
-DURATED POWDER COAT - 'TIMBERLAND' OR SIMILAR
- B03** TIMBER PALING FENCE
-STAINED LIGHT GREY



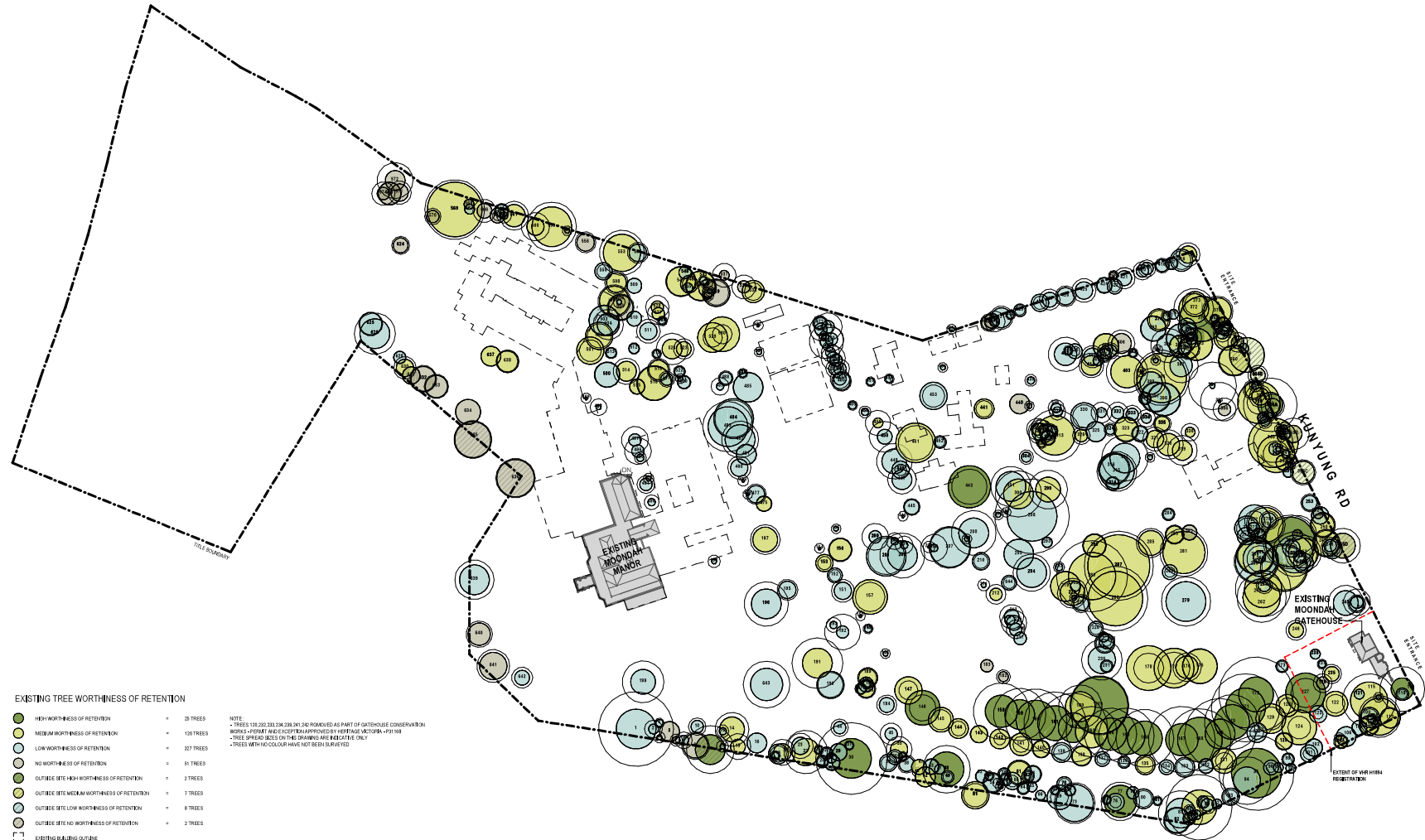
1 SITE FENCING
A1 sheet scale = 1:1200

- TYPE A FENCE
- TYPE B FENCE
- TYPE C FENCE

DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:100 @ A1

DA36
RYMANHEALTHCARE

EXISTING TREE PLAN



EXISTING TREE WORTHINESS OF RETENTION

- HIGH WORTHINESS OF RETENTION = 25 TREES
- MEDIUM WORTHINESS OF RETENTION = 120 TREES
- LOW WORTHINESS OF RETENTION = 327 TREES
- NO WORTHINESS OF RETENTION = 51 TREES
- OUTSIDE SITE HIGH WORTHINESS OF RETENTION = 2 TREES
- OUTSIDE SITE MEDIUM WORTHINESS OF RETENTION = 7 TREES
- OUTSIDE SITE LOW WORTHINESS OF RETENTION = 8 TREES
- OUTSIDE SITE NO WORTHINESS OF RETENTION = 2 TREES
- EXISTING BUILDING OUTLINE

NOTE:
- TREES 108, 202, 203, 228, 241 & 242 PROVIDED AS PART OF GATEHOUSE CONSERVATION
WORKS - PERMIT AND EXCEPTION APPROVED BY HERITAGE VICTORIA - PH1 99
- TREE SPECIES LIST ON THE DRAWING ARE BELIEVED TO BE ONLY
- TREES WITH NO COLOUR HAVE NOT BEEN SURVEYED



AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA RFI ISSUE

AMENDMENT: B
SCALE: 1 : 750

DA37

TREE REMOVAL PLAN



EXISTING TREE WORTHINESS RETENTION + REMOVAL

TO BE RETAINED	TO BE REMOVED	HIGH WORTHINESS OF RETENTION	= 1 TREE
HIGH WORTHINESS OF RETENTION	MEDIUM WORTHINESS OF RETENTION	MEDIUM WORTHINESS OF RETENTION	= 26 TREES
MEDIUM WORTHINESS OF RETENTION	LOW WORTHINESS OF RETENTION	LOW WORTHINESS OF RETENTION	= 104 TREES
LOW WORTHINESS OF RETENTION	NO WORTHINESS OF RETENTION	NO WORTHINESS OF RETENTION	= 16 TREES
NO WORTHINESS OF RETENTION	OUTSIDE SITE HIGH WORTHINESS OF RETENTION	OUTSIDE SITE HIGH WORTHINESS OF RETENTION	= 0 TREES
OUTSIDE SITE HIGH WORTHINESS OF RETENTION	OUTSIDE SITE MEDIUM WORTHINESS OF RETENTION	OUTSIDE SITE MEDIUM WORTHINESS OF RETENTION	= 0 TREES
OUTSIDE SITE MEDIUM WORTHINESS OF RETENTION	OUTSIDE SITE LOW WORTHINESS OF RETENTION	OUTSIDE SITE LOW WORTHINESS OF RETENTION	= 0 TREES
OUTSIDE SITE LOW WORTHINESS OF RETENTION	OUTSIDE SITE NO WORTHINESS OF RETENTION	OUTSIDE SITE NO WORTHINESS OF RETENTION	= 0 TREES
OUTSIDE SITE NO WORTHINESS OF RETENTION	EXISTING BUILDING OUTLINE		
EXISTING BUILDING OUTLINE			

NOTE:
 * TREES 120,222,223,224,226,241,242 REMOVED AS PART OF GATEHOUSE CONSERVATION WORKS - HERITAGE AND EXCEPTION APPROVED BY HERITAGE SECTION - P21188
 * TREE SPREAD LINES ON THIS DRAWING ARE BASED ON THE ONLY
 * TREES WITH NO COLOR HAVE NOT BEEN SURVEYED



AMENDMENTS:
 A JULY 2021 DEVELOPMENT APPLICATION ISSUE
 B NOV 2021 DA REF ISSUE

AMENDMENT: B
 SCALE: 1 : 750

DA38

TREE RETENTION PLAN



EXISTING TREE WORTHINESS OF RETENTION

- HIGH WORTHINESS OF RETENTION = 24 TREES
- MEDIUM WORTHINESS OF RETENTION = 91 TREES
- LOW WORTHINESS OF RETENTION = 223 TREES
- NO WORTHINESS OF RETENTION = 95 TREES
- OUTSIDE SITE HIGH WORTHINESS OF RETENTION = 2 TREES
- OUTSIDE SITE MEDIUM WORTHINESS OF RETENTION = 7 TREES
- OUTSIDE SITE LOW WORTHINESS OF RETENTION = 8 TREES
- OUTSIDE SITE LOW WORTHINESS OF RETENTION = 2 TREES
- EXISTING BUILDING OUTLINE

TREE RETENTION KEY

- ENCROACHMENT ZONE
- TREE SPREAD ZONE
- TREE PROTECTION ZONE (TPZ)
- TPZ 10% COMPOSITION FOR ENCROACHMENT

NOTE:
- TREES 110, 202, 223, 224, 225, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

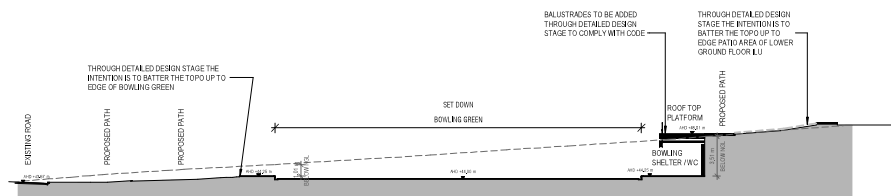


AMENDMENTS:
A JULY 2021 DEVELOPMENT APPLICATION ISSUE
B NOV 2021 DA-RFI ISSUE

AMENDMENT: B
SCALE: 1 : 750

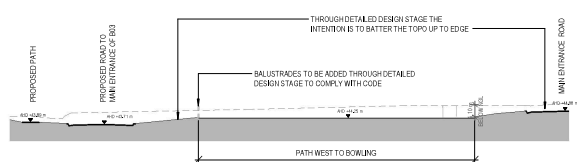
DA39

BOWLING GREEN - SECTIONS



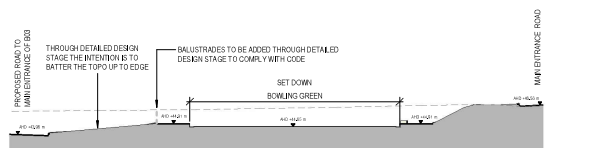
1 | LONGITUDINAL SECTION - BOWLING GREEN - LOWERED

DA39A | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



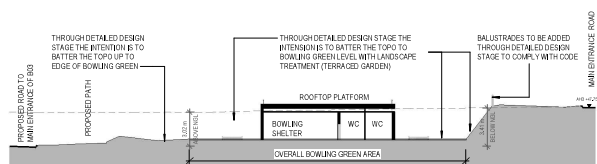
2 | CROSS SECTION 1 - BOWLING GREEN - LOWERED

DA39A | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



3 | CROSS SECTION 2 - BOWLING GREEN - LOWERED

DA39A | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



4 | CROSS SECTION 3 - BOWLING GREEN - LOWERED

DA39A | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above

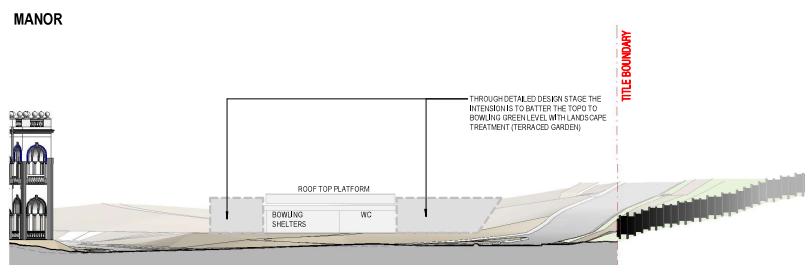


LEGEND
- - - - - NATURAL GROUND LEVEL (NGL)
■ PROPOSED GROUND LEVEL



5 | SOUTH ELEVATION - BOWLING GREEN - LOWERED

DA39A | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above



6 | WEST ELEVATION - BOWLING GREEN - LOWERED

DA39A | A1 sheet scale = 1:200
A3 sheet scale is twice scale shown above

AMENDMENTS
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE: 1:200

DA39B

SHADOW STUDIES - 22 SEPTEMBER 2021 0900HRS



DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:750 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA40
RYMANHEALTHCARE

SHADOW STUDIES - 22 SEPTEMBER 2021 1000HRS



DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:750 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA41
RYMANHEALTHCARE

SHADOW STUDIES - 22 SEPTEMBER 2021 1100HRS



DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:750 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA42 |
RYMANHEALTHCARE

SHADOW STUDIES - 22 SEPTEMBER 2021 1200HRS



DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:750 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA43
RYMANHEALTHCARE

SHADOW STUDIES - 22 SEPTEMBER 2021 1300HRS



DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:750 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA44
RYMANHEALTHCARE

SHADOW STUDIES - 22 SEPTEMBER 2021 1400HRS



DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:750 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA45
RYMANHEALTHCARE

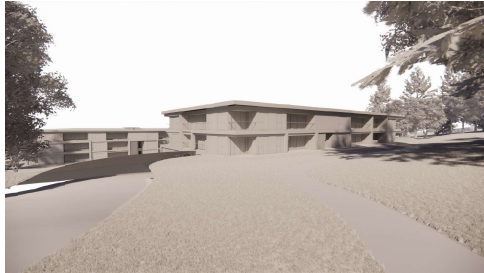
SHADOW STUDIES - 22 SEPTEMBER 2021 1500HRS



DEVELOPMENT APPLICATION ISSUE
AMENDMENTS: A JULY 2021
SCALE: 1:750 @ A1
INDICATIVE LANDSCAPE ONLY. FINAL LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT

DA46
RYMANHEALTHCARE

BLOCK B01-3D

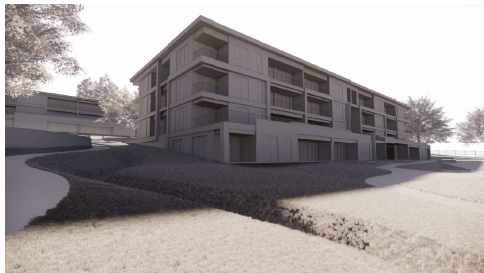


AMENDMENTS
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE:

DA47

BLOCK B02-3D

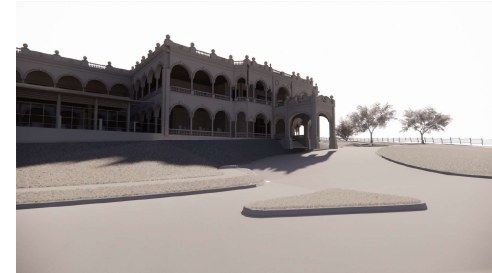
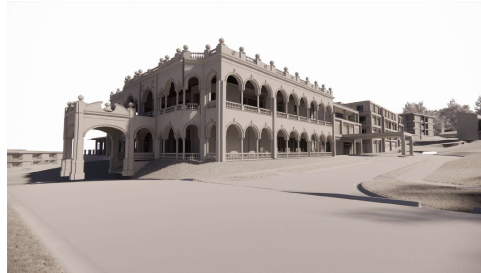


AMENDMENTS
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE:

DA48

BLOCK B03-3D

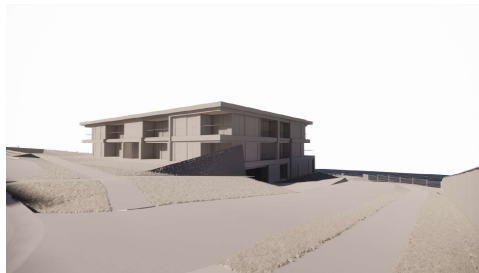
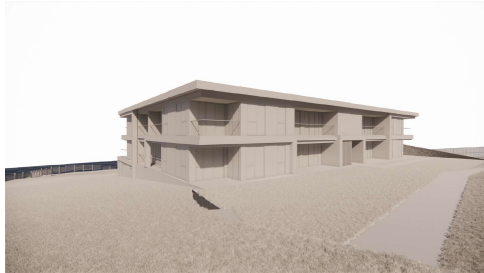


AMENDMENTS
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE:

DA49

BLOCK B04-3D

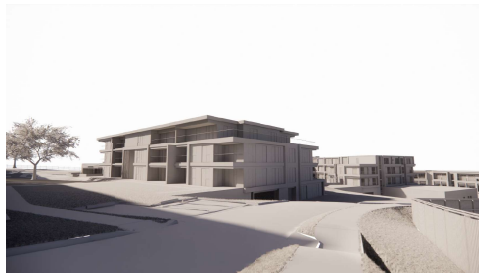


AMENDMENTS
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE:

DA50

BLOCK B05-3D

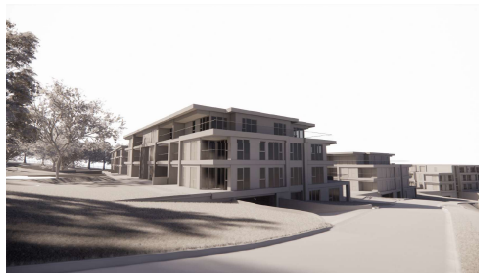
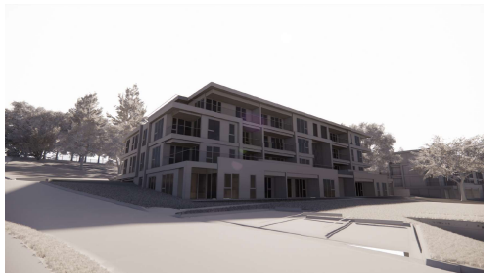
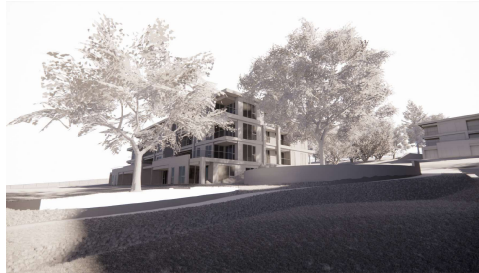


AMENDMENTS
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE:

DA51

BLOCK B06-3D



AMENDMENTS
A NOV 2021 DA RFI ISSUE

AMENDMENT: A
SCALE:

DA52

GROUND PLAN:



LEGEND:

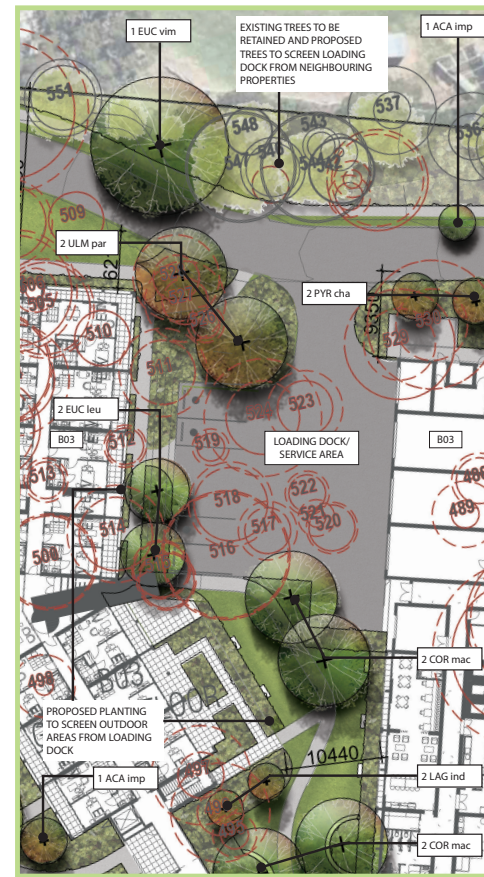
	EXISTING TREES TO BE PROTECTED AND RETAINED - REFER TO ARCHITECTS PLAN DA61 AND ARBORIST REPORT		INTERNAL DRIVEWAY/ROAD TO ARCHITECTS/ENGINEERS DETAIL
	EXISTING TREES TO BE REMOVED - REFER TO ARCHITECTS PLAN DA62 AND ARBORIST REPORT		PROPOSED FEATURE PAVING EG. EXPOSED AGGREGATE/PRECAST PAVERS OR SIMILAR APPROVED TO FUTURE DETAIL
	PROPOSED EVERGREEN NATIVE TREES REFER TO PLANTING SCHEDULE		PROPOSED GRASS TO FUTURE DETAIL
	PROPOSED DECIDUOUS TREES REFER TO PLANTING SCHEDULE		PROPOSED FEATURE EG. FOUNTAIN TO FUTURE DETAIL
	EXISTING EVC: 161 COASTAL HEADLAND SCRUB TO BE MAINTAINED		PROPOSED SEATING WALLS WALLS WILL ASSIST LEVEL CHANGES. ROCK PLACEMENT WILL ALSO ASSIST GRADE CHANGES.
	EXISTING EVC: 175 GRASSY WOODLAND TO BE MAINTAINED		PROPOSED SEATS TO FUTURE DETAIL. LOCATIONS TO BE CONFIRMED IN DESIGN DEVELOPMENT
	PROPOSED NATIVE SHRUB AND GROUND COVER PLANTING IN MULCHED & DRIP IRRIGATED GARDEN BEDS - REFER TO PLANTING SCHEDULE		PROPOSED PICNIC AND BARBECUE FACILITIES TO FUTURE DETAIL
	PROPOSED NATIVE AND EXOTIC SHRUB AND GROUND COVER PLANTING IN MULCHED & DRIP IRRIGATED GARDEN BEDS - REFER TO PLANTING SCHEDULE. PLACEMENT OF BOULDERS AND LOW RETAINING WALLS TO FUTURE DETAIL.		BOARDWALK: SWALE DRAIN CROSSING & IN TREE PROTECTION ZONES TO FUTURE DETAIL
	WATER SENSITIVE URBAN DESIGN SWALE TO FUTURE DETAIL		EXISTING SPOT LEVELS REFER TO SURVEY
	PROPOSED HEDGING FOR FORMAL GARDEN TO FUTURE DETAIL		PROPOSED SPOT LEVELS REFER TO ENGINEERS PLANS
	CONCRETE PATH TO ARCHITECTS DETAIL		FENCE TYPE A* REFER TO ARCHITECTS PLANS
			FENCE TYPE B* REFER TO ARCHITECTS PLANS
			FENCE TYPE C* REFER TO ARCHITECTS PLANS
			SUBJECT SITE BOUNDARY

* FOR DETAILS ON FENCING AND GATES REFER TO ARCHITECTS PLANS DASH DA60

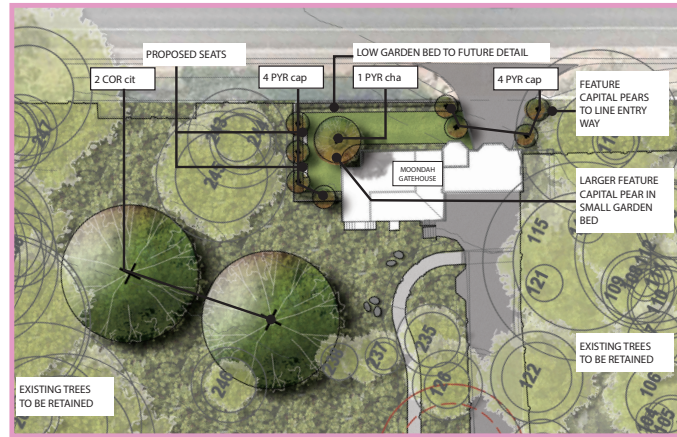
DETAIL PLANS:



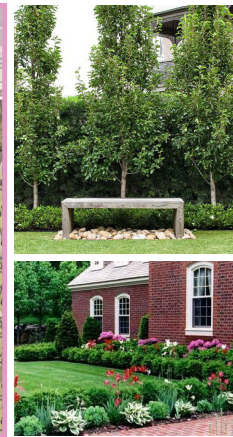
FORMAL/NATIVE INTERNAL GARDENS AND COURTYARDS



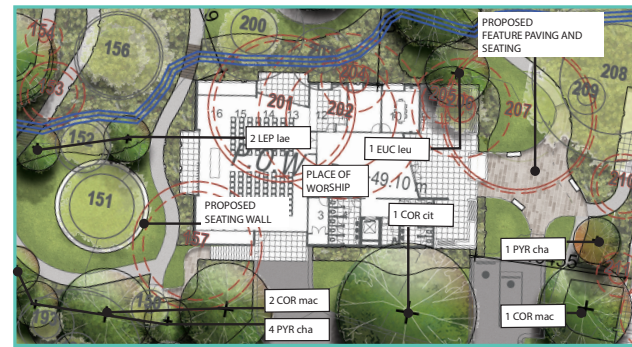
LOADING DOCK AREA



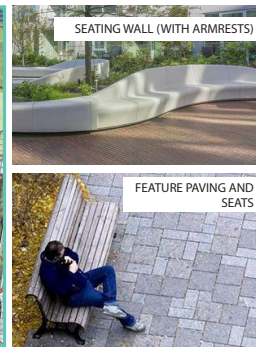
EXISTING MOONDAH GATEHOUSE FORMAL GARDEN



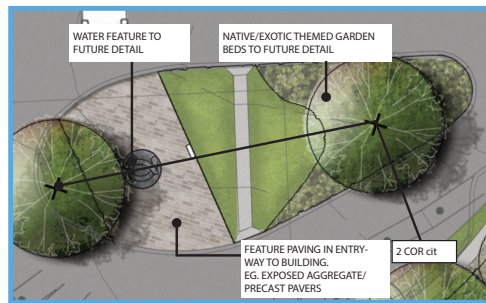
PRECEDENT IMAGES FOR MOONDAH GATEHOUSE FORMAL GARDEN



PLACE OF WORSHIP



PRECEDENT IMAGES FOR SURROUNDS OF PLACE OF WORSHIP



ENTRY ROUNDABOUT FORMAL GARDEN / 'PIAZZA'



KEY PLAN

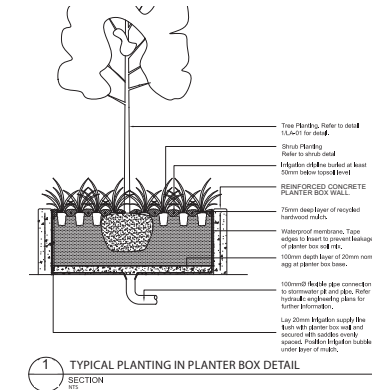
B03 LEVEL ONE, LANDSCAPE CONCEPT PLAN:



LEGEND:

- PROPOSED DECIDUOUS TREES
REFER TO PLANTING SCHEDULE
- PROPOSED NATIVE AND EXOTIC SHRUB AND GROUND COVER PLANTING
IN MULCHED & DRIP IRRIGATED GARDEN BEDS - REFER TO PLANTING SCHEDULE
- PROPOSED SENSORY PLANTING
IN MULCHED & DRIP IRRIGATED GARDEN BEDS - REFER TO PLANTING SCHEDULE
- PROPOSED FEATURE PAVING
TO FUTURE DETAIL

PLANTING DETAIL:



1 TYPICAL PLANTING IN PLANTER BOX DETAIL SECTION

DATE: 08.11.2021
JOB NO: MA11393
DWG NO: LCP-02
REV: A

PLANTING SCHEDULE:

Key	Botanical Name	Common name	Pot / Installation size	Size at maturity (HxW)	Indicative 10 yr height *	Qty
TREES & LARGE SHRUBS						
ACA imp	<i>Acacia implexa</i>	Lightwood	44 Lt / 1.8m	5-15m x 4-10m	5.8m	69
ACA mel	<i>Acacia melanoxylon</i> *	Blackwood	45 Lt / 1.8m	12-15m x 5m	5.8m	25
ALL ver	<i>Allocasuarina verticillata</i> *	Drooping Sheoak	45 Lt / 1.8m	9m x 5m	5.8m	14
BAN int	<i>Banksia integrifolia</i>	Coast Banksia	45 Lt / 1.8m	15m x 6m	5.8m	12
COR cit	<i>Corymbia citriodora</i>	Lemon Scented Gum	46 Lt / 1.8m	30m x 15m	5.8m	6
COR mac	<i>Corymbia maculata</i>	Spotted Gum	45 Lt / 1.8m	30m x 10m	5.8m	36
EUC leu	<i>Eucalyptus leucosylon</i>	Yellow Gum	45 Lt / 1.8m	10m x 7m	5.8m	19
EUC vim	<i>Eucalyptus viminalis</i> subsp. <i>pyrorama</i> *	Coast Manna Gum	45 Lt / 1.8m	5-12m x 4-16m	5.8m	16
LAD ind	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez'	Crape Myrtle 'White'	45 Lt / 1.8m	6m x 4m	5.8m	24
LEP lae	<i>Leptospermum laevigatum</i>	Coastal Tea-tree	45 Lt / 1.8m	4m x 3m	4m	7
PYR cap	<i>Pyrus calleryana</i> 'Capital'	Capital Pear	45 Lt / 1.8m	11m x 2.5m	5.8m	8
PYR cha	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	45 Lt / 1.8m	11m x 5m	5.8m	19
SYZ aus	<i>Syzygium australe</i> #	Lily Pilly	45 Lt / 1.8m	6m x 1.5m	5.8m	28
ULM par	<i>Ulmus parvifolia</i>	Chinese Elm	45 Lt / 1.8m	13m x 10m	5.8m	10
TOTAL						293

SHRUBS (To be selected from. Subject to future detail and council approval)		
<i>Algae attenuata</i>	Fox Tail Algae	200mm
<i>Alysicarpus</i>	Sea Box	200mm
<i>Buxus sempervirens</i> #	English Box Hedge	200mm
<i>Convolvulus cneorum</i>	Silverbush	200mm
<i>Correa alba</i> var. <i>alba</i> *	White Correa	200mm
<i>Encyrtanthe tomentosa</i> var. <i>tomentosa</i> *	Ruby Saltbush	200mm
<i>Hebe</i> 'Sapphire'	Hebe Sapphire	200mm
<i>Lavandula stoechas</i>	Spanish Lavender	200mm
<i>Leucophyto brownii</i> *	Cushion Bush	200mm
<i>Osteospermum 'Sapiano Purple'</i>	African Daisy	200mm
<i>Richtocarpus pinifolius</i> *	Wedding Bush	200mm
<i>Rosmarinus officinalis</i> #	Rosemary	200mm
<i>Tetradlea ciliata</i> *	Pink Bell	200mm

TUFTING PLANTS (To be selected from. Subject to future detail and council approval)		
<i>Carex appressa</i> *	Tall Sedge	200mm
<i> Ficinia nodosa</i> *	Knobby Blub-rush	200mm
<i>Juncus pallidus</i> *	Pink Rush	200mm
<i>Lomandra longifolia</i> *	Spikey Head Mat Bush	200mm
<i>Poa labillardierei</i> var. <i>labillardierei</i> *	Common Tussock-grass	200mm
<i>Poa polytrichoides</i> var. <i>polytrichoides</i> *	Coast Tussock-grass	200mm

* Denotes regionally native plants as per Mornington Peninsula Council's 'Indigenous Plants suitable for revegetation, landscaping wetlands and septic tank trenches'
Can be pruned into a hedge
* Based off of a medium growth rate of 40cm/year. Growth rate is indicative only and subject to influence by irrigation, sunlight and soil quality.

GENERAL NOTES:

Tree Protection:
All trees to be retained are to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Install a minimum depth of 100mm approved organic mulch, e.g. woodchips, to the radius of the Root Protection Zones (RPZ) beneath the canopy (for grassed areas and garden beds) - tapering soil depth (towards tree trunk). Area beneath the canopy of the protected trees should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off areas. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced and approved arborist.

Soil Preparation:
Prior to spreading topsoil on garden beds, the sub-base is to be thoroughly cleared of all building rubble and other debris, then topped to a depth of 200mm and rotary hoed. Incorporate gypsum at the rate of 2.0 kg/square metre throughout all garden beds.

Topsoil:
The topsoil blend should consist of the following, or similar approved:
60% Sandy loam, 20% aged sawdust, 20% composted pine bark fines

The pH value of imported topsoil should be between 5.5 - 6.5. The organic additives to the sandy loam should be based on well rotted vegetative material or composted animal manure, or other approved material, free from harmful chemicals, grass and weed growth. Ensure soil mix complies with AS 4419-1998 for Landscaping and Garden Ute.

Garden Beds:
Every garden bed should have a minimum depth of 75mm approved clean, finely graded pine woodchips (200mm min. size) over topsoil excluding areas specified as mulch/bedding. Ensure mulch is kept away from trees and shrub trunks. Ensure mulch finishes 20mm below adjoining finished paving levels.

Planting:
All plants are to be true to species, healthy, free from pests disease and stress. At the time of planting fertilise all trees (200mm pot size) with 30 grams of Osmocote® all purpose general fertiliser. Fertilise all other shrubs and groundcovers with 10 grams of Osmocote®. Ensure all plants are well watered in the time of planting and as necessary for the first year until established. For 150-200mm diameter pots apply 10 litres of water immediately following planting.

Livestock/raze/leak-out:
Ground levels within all landscape areas should drain away from buildings towards the paths, pits, kerbs etc. in accordance with all regulations. Ensure all drainage areas have contingency overflow clear of buildings.

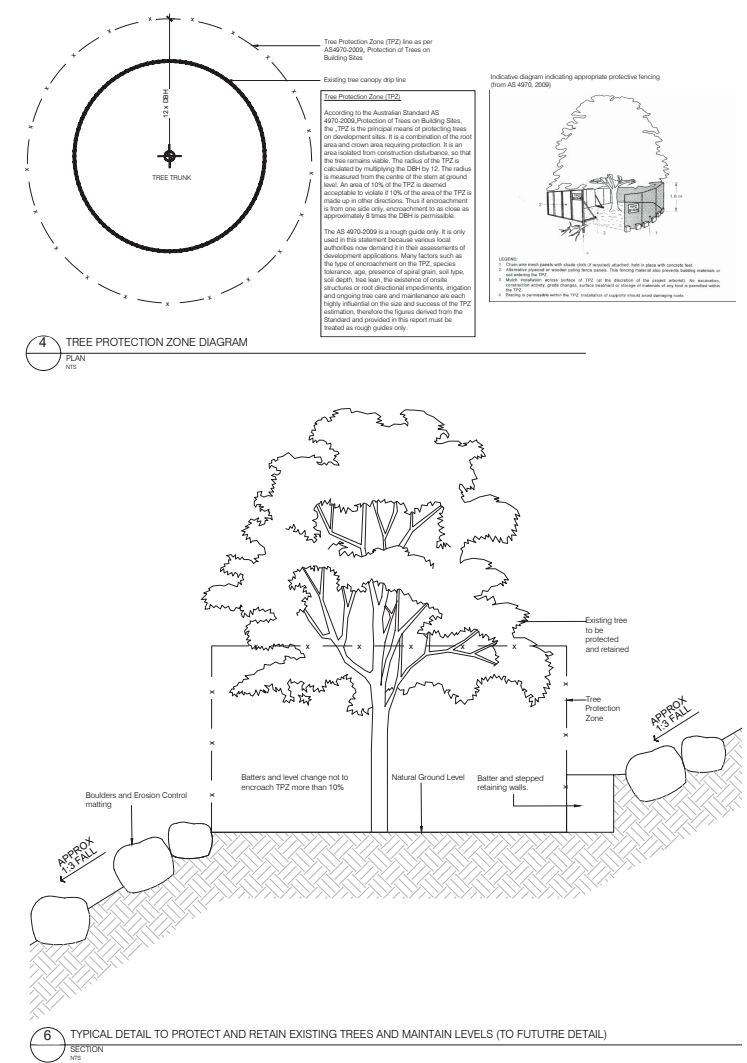
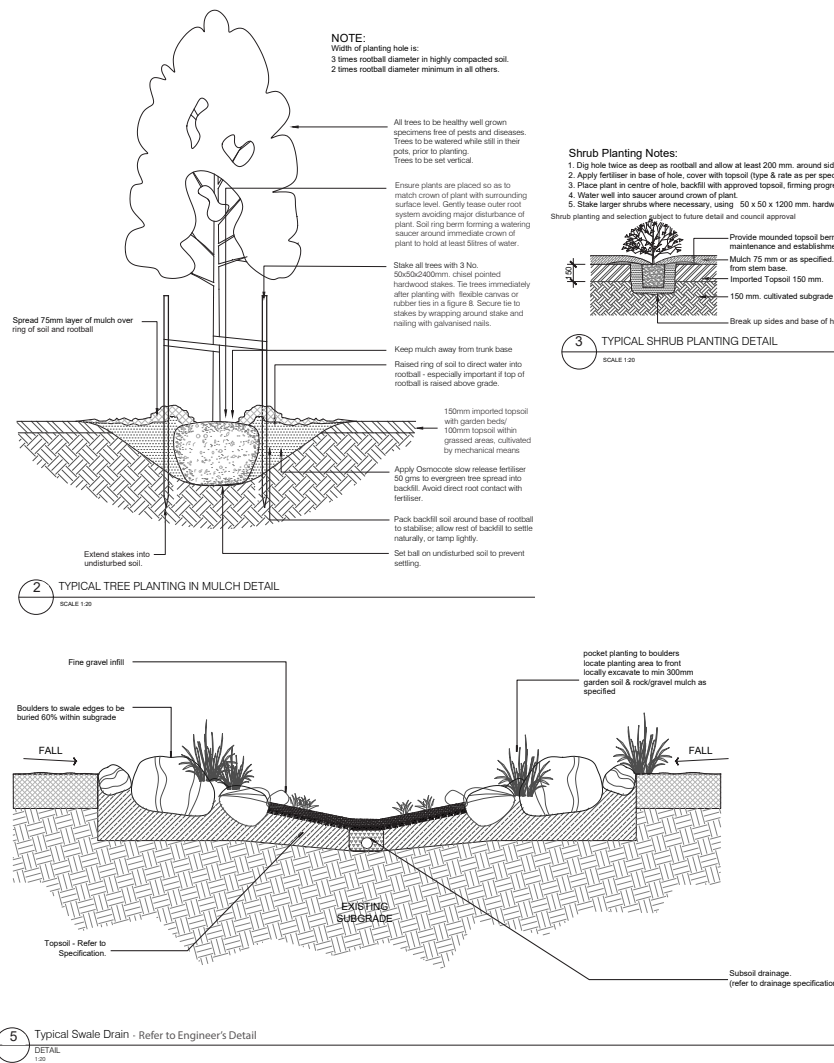
All dimensions are to be verified on site prior to construction commencing. Any discrepancies are to be immediately reported to the Project Manager for further instruction.

Irrigation:
An in-ground irrigation system is to be provided to all landscaped areas.

DEFENDABLE SPACE ZONE:

Defendable space is as indicated on the plan.
Grass must be short cropped and maintained during the declared fire danger period.
All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
Plastic greater than 150mm in height must not be placed within 3m of a window or glass feature of the building.
Shrubs must not be located under the canopy of trees.
Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
Trees must not overhang or touch any elements of the building.
The canopy of trees must be separated by at least 2 metres between the lowest tree branches and ground level.
(Refer to CFA Guidelines for further detail)

PLANTING DETAILS:



GENERAL MAINTENANCE NOTES

TIMBER WORK (EDGING)

- Inspect monthly
- Remove all splinters, the replacement of cracked, cupped or degraded boards as identified at inspection
- Refinish and/or replacement of edgings at 12-month intervals
- Refinish and/or replacement of any damaged edgings

GARDEN BEDS (AND COASTAL ZONE WHERE APPLICABLE)

- Replace failed plants immediately
- Weed regularly (fortnightly)
- Top up organic mulch at 6-month intervals
- Top up gravel mulch as required
- Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter
- Check plants fortnightly for pest and disease infestation
- Spray for pests and disease infestations when the pest and fungal attack has been identified
- Apply a balance of man-made and natural slow release fertiliser to all planting areas in a 3-month interval.
- Check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Treat as required
- Aerate at 12-month intervals
- Clean all leaves of plants which are undercover at a monthly interval
- If required, pruning to be conducted at a time when growth is most active (early spring or summer) to ensure that pruning wounds callus over quickly and adequate energy is available for this to occur
- Heading (top cut) - Spring
- Replacement of dying plants - Autumn or Spring
- Check insect damage - Spring (1st Autumn (1st))
- Check with engineers on requirements for cleaning out of rain garden (every 5-10 years)

TREES AND SHRUBS

- Trees may require up to 50L of water to be applied by hand at the time of planting and repeated twice weekly during the initial period (minimum 6 weeks). Test, rectify and adjust the watering regimes or water manually regularly as necessary to maintain optimum soil moisture levels in all areas
- Replace failed plants immediately
- Adjust and/or replace stakes and ties monthly. Remove staking and visible guying after 11 months
- Prune shrubs and trees in accordance to the maintenance manual. In general, shrubs and trees will be tip pruned to ensure a strong, sound form and dense, bushy appearance. Remove overhanging branches or foliage that prevents proper function of a space e.g. pathways, seating areas, sightlines. Remove branches which are at risk of storm damage
- All tree pruning to be carried out by a qualified arborist
- Apply root hormone periodically once new roots have begun to grow (fertiliser is unlikely to be effective until new roots are absorbing water)
- Clean all leaves of trees and shrubs which are undercover at a monthly interval
- Weed regularly (weekly)
- Top up organic mulch at 6-month intervals
- Top up gravel mulch as required
- Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter
- Check plants weekly for pest and disease infestation
- Spray for pests and disease infestations when the pest and fungal attack has been identified
- Apply a balance of man-made and natural slow release fertiliser to all planting areas in a 3-month interval.
- Check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Treat as required
- Aerate at 12-month intervals

IRRIGATION

- Adjust irrigation control as required by the respective season
- Check irrigation system of possible leaks and sound operation of automatic system monthly
- Flush irrigation system at 12-month intervals
- Maintain irrigation component as required by the manufacturers manual

EXTERNAL FURNITURE AND STRUCTURE

- Maintained in accordance to manufacturer's instructions
- Apply sealer in accordance to manufacturer's instructions

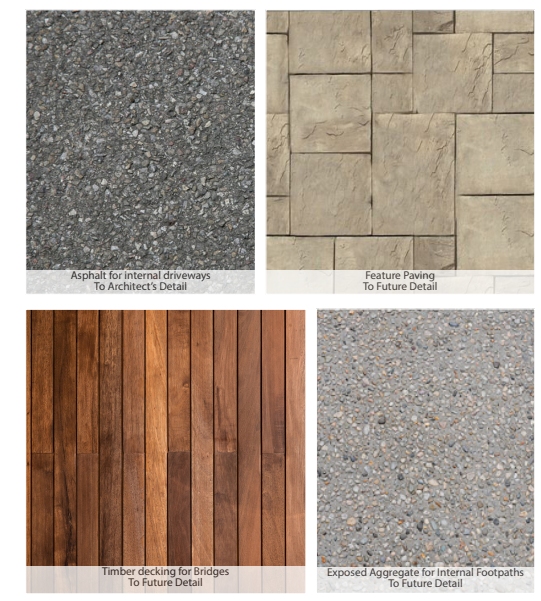
TURFED AREAS

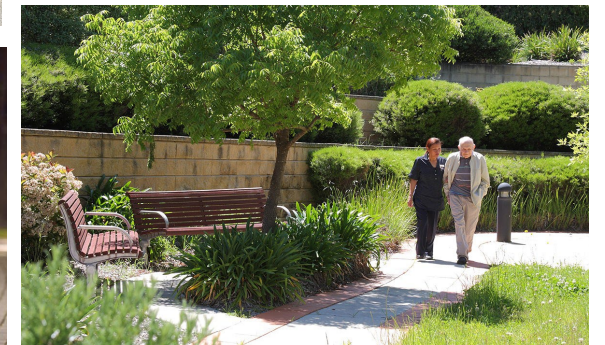
- Test, rectify and adjust the watering regimes or water manually regularly as necessary to maintain optimum soil moisture levels in all areas
- Fertilize at 3-month intervals
- Aerate at 12-month intervals
- Replace bare patches over 1m² immediately
- Trim edges to maintain straight lines
- Check regularly for pest infestation and apply pest treatment
- Weed regularly to keep weed infestation to a minimum
- Mow regularly as required
- Apply 10mm deep clean washed river sand as a top dressing at 12-month intervals

PLANTING PALETTE:



FINISHES PALETTE:

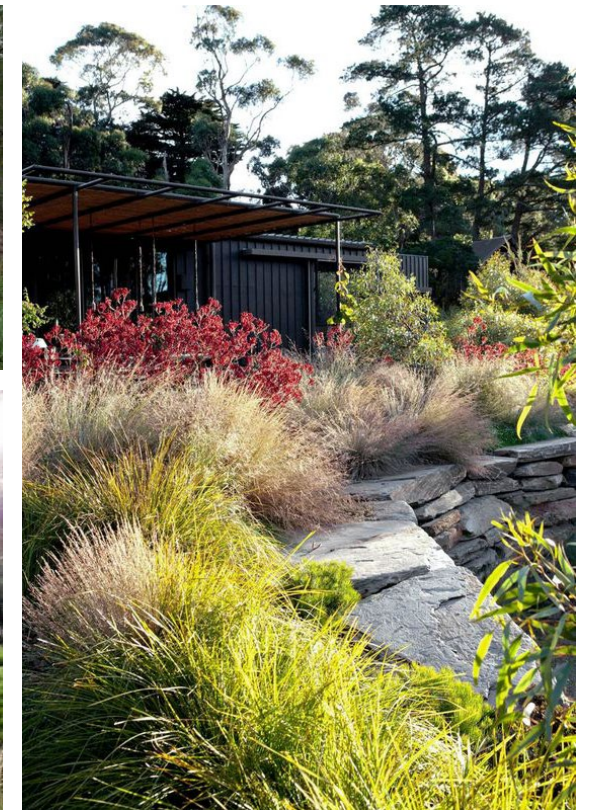
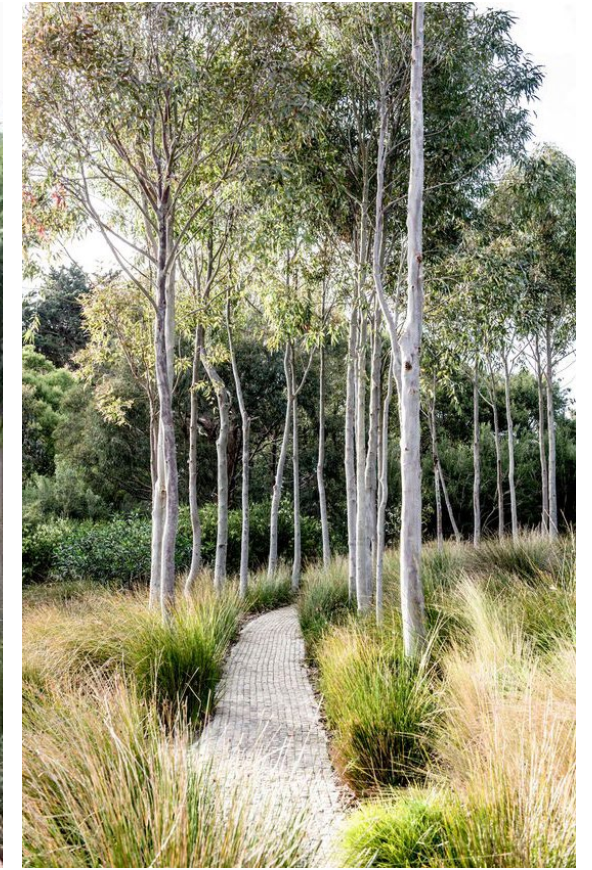
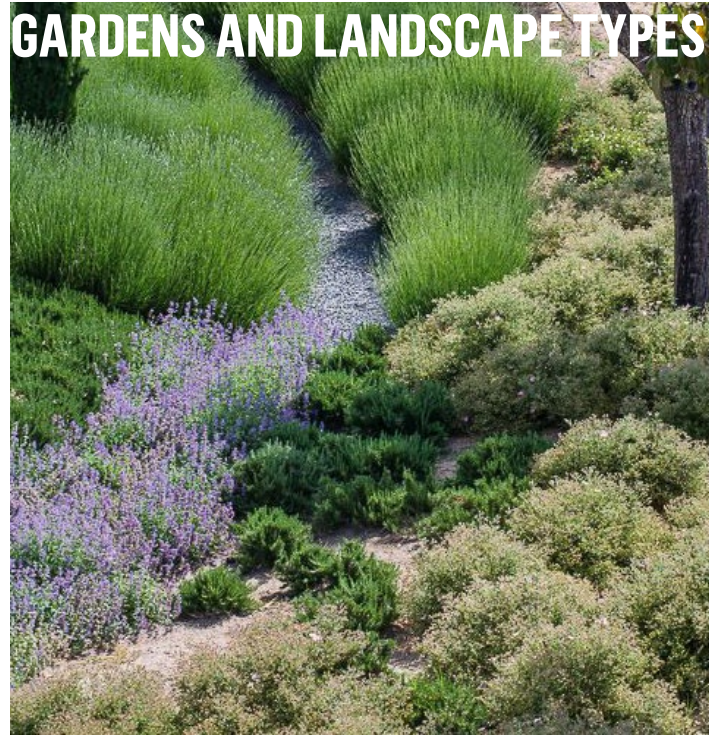




70 KUNYUNG ROAD, MT ELIZA - AGED CARE FACILITY
LANDSCAPE INSPIRATION IMAGES

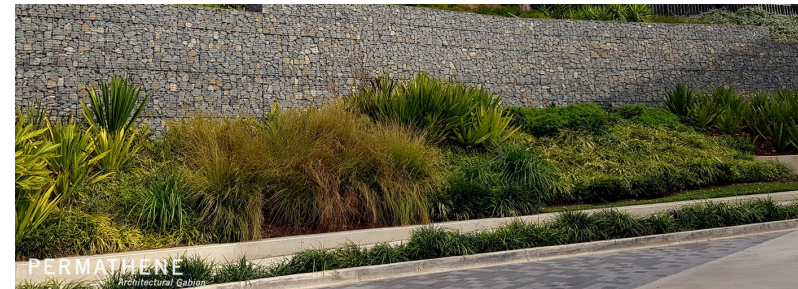
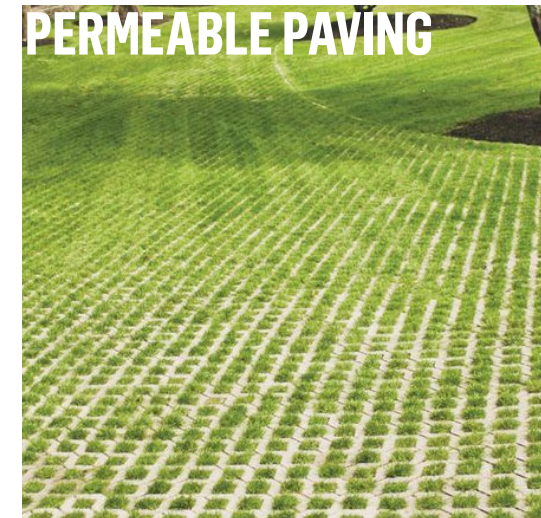
DATE: 31.03.2021
JOB NO: MA11393
DWG NO: LA-01
REV: A

GARDENS AND LANDSCAPE TYPES



70 KUNYUNG ROAD, MT ELIZA - AGED CARE FACILITY
LANDSCAPE INSPIRATION IMAGES

DATE: 31.03.2021
JOB NO: MA11393
DWG NO: LA-02
REV: A



70 KUNYUNG ROAD, MT ELIZA - AGED CARE FACILITY
LANDSCAPE INSPIRATION IMAGES

DATE: 31.03.2021
JOB NO: MA11393
DWG NO: LA-03
REV: A

Issue	Amendments	Date	Init.
01	PRELIMINARY ISSUE	16.04.20	JT



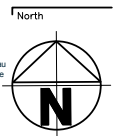
LEGEND
E_o EXISTING BOLLARD LUMINAIRES

BESTEC
DOCUMENT ISSUE
Date
16-Apr-20
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Project
RYMAN MT ELIZA
LOT 1 60 KUNYUNG RD
MT ELIZA
Title
ELECTRICAL SERVICES
EXISTING EXTERNAL LIGHTING

Drawn	Checked	Date
MP		APRIL 2020
Designed	Checked	Scale
JT		N.T.S @A1
Drawing Number	Sheet of	Issue
ESK-02 30281	1 of 1	01

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