

**SITE STATISTICS**

Site Area -	1948sqm
Building Area - (Gnd flr footprint incl. carpark)	1394.6sqm
Site Coverage % -	71.6%
Permeability -	511.4sqm (26.2%)
Carparking -	61 total spaces 36 Visitors/Staff 3 Disabled 16 visitors bicycle 9 secure staff bicycle

**AREAS**

Basement Level -	1,496.2sqm
Ground Floor Level -	407.9sqm
Level 1 -	1,302.5sqm
Level 2 -	1,302.5sqm
Level 3 -	1,174.2sqm
Level 4 -	719.7sqm
Level 5 -	738.0sqm
Total -	7,141sqm

Combined Level 4 Outdoor Terrace Area - 281.5sqm

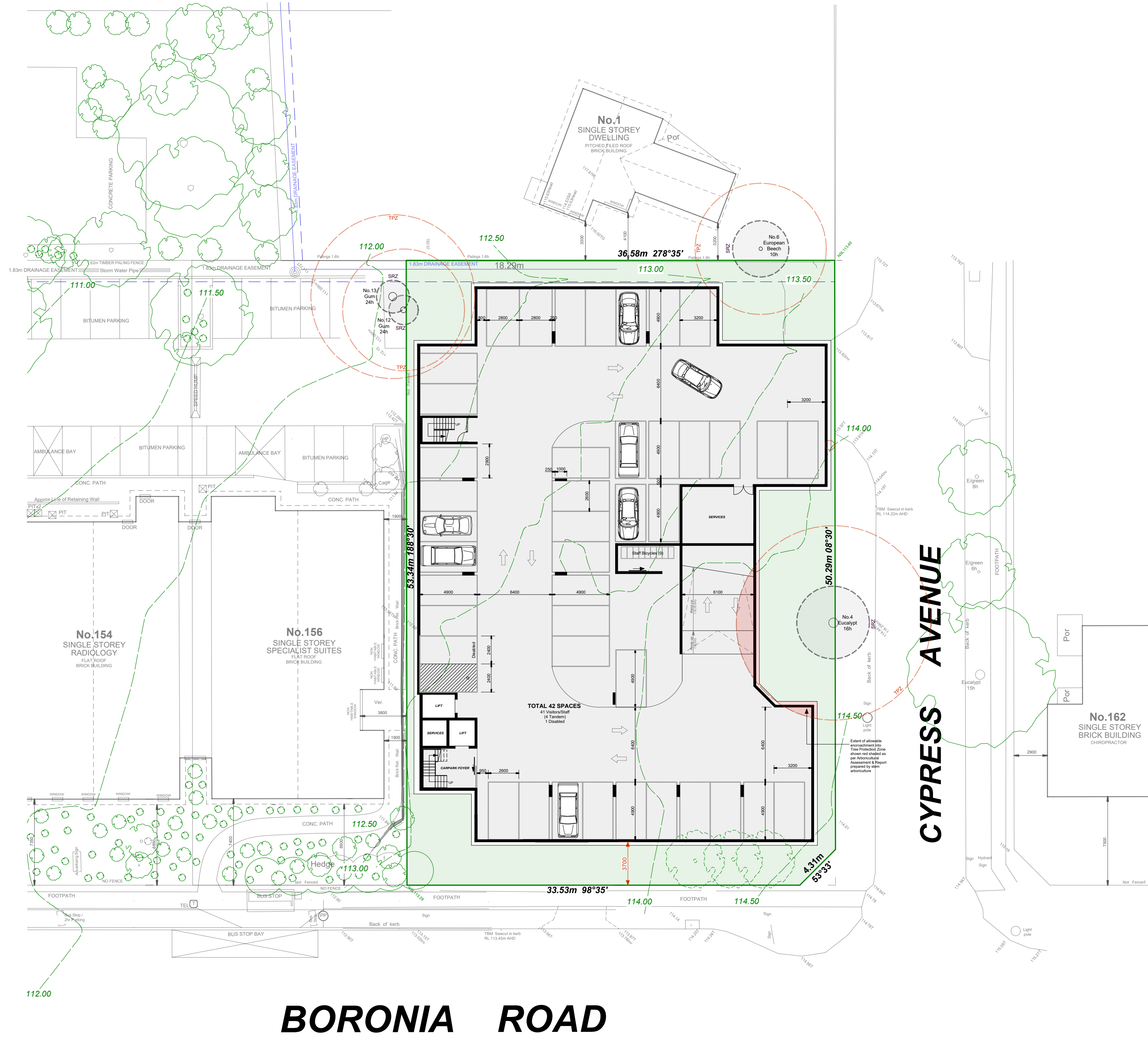
NOTE  
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**LEGEND**

- Existing trees to be removed
- Existing trees to remain
- Proposed trees & plants
- Landscaping & external surface levels shown are indicative only. Refer Landscape Architects drawings & details
- TPZ - Tree protection zone in accordance with Arboricultural Report
- SRZ - Structural root zone in accordance with Arboricultural Report

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			19/12/19	A	Increased Eastern, Western & Southern setbacks. Reduced Northern setback. Reduced building footprint around feature existing tree to remain in North/Western corner of the site. Additional Level 5 included. Bicycle spaces relocated closer to Pharmacy. Protection entry behind Pharmacy added. Feature screening to Western side of the carpark undercroft. Feature screening to North facing Female amenities to Levels 1-3.							
<p>Date <b>19/12/19</b></p>	<p>Sheet No. <b>2 of 12</b></p>	<p>Scale <b>1:200</b></p>	<p>Dwg No. <b>TP.02</b></p>	<p>Revision <b>A</b></p>								





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Combined Level 4 Outdoor Terrace Area - 281.5sqm

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**LEGEND**

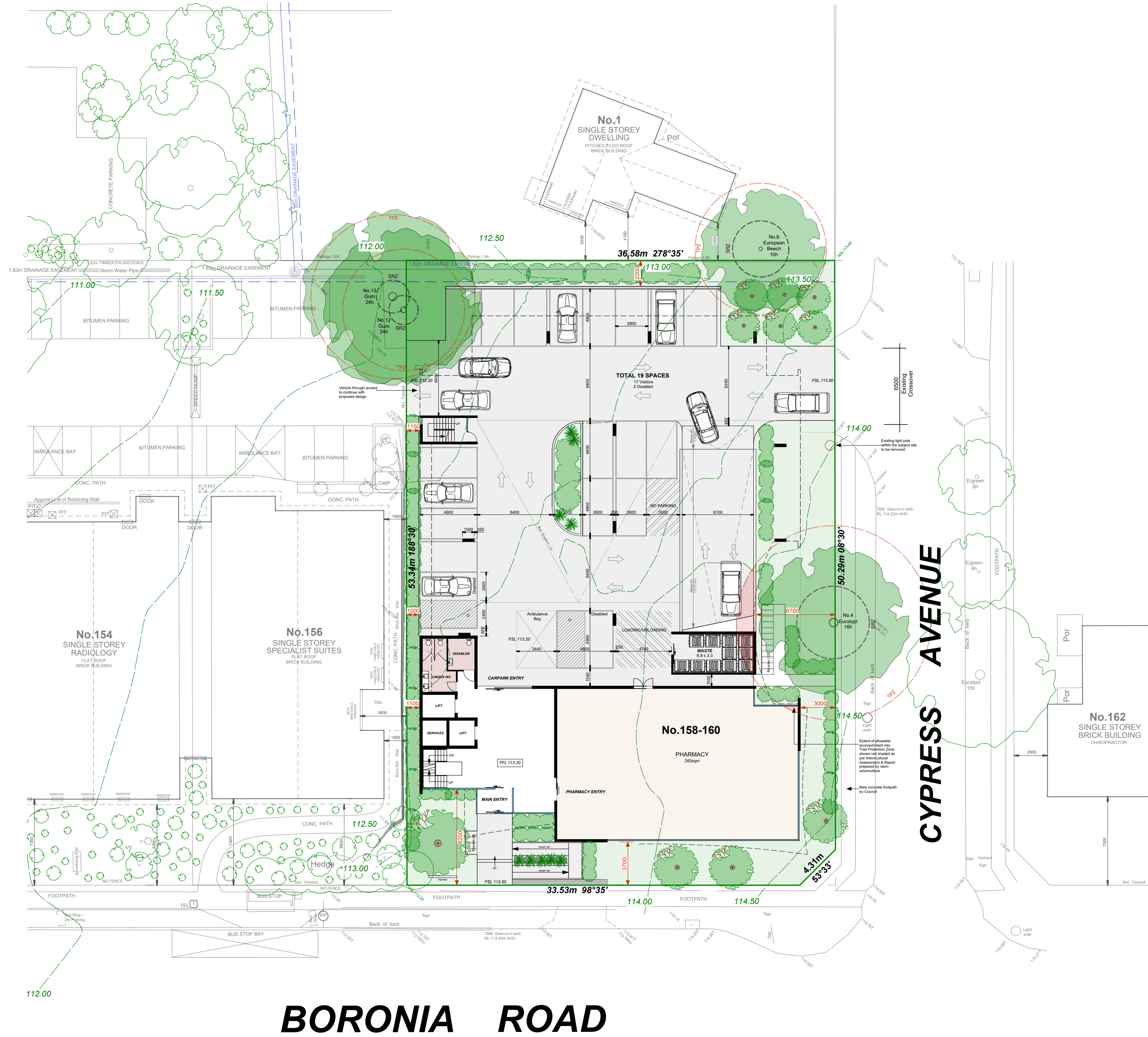
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			19/12/19	A	Increased Eastern, Western & Southern setbacks. Reduced Northern setback. Reduced building footprint around feature existing tree to remain in North/Western corner of the site. Additional Level 5 included. Bicycle spaces relocated closer to Pharmacy. Pedestrian entry behind Pharmacy added. Feature screening to Western side of the carpark undercroft. Feature screening to North facing Female amenities to Levels 1-3.					
<p>Issue</p> <p>Town Planning Issue</p>	<p>Drawn</p> <p><b>AG</b></p>	<p>Date</p> <p>19/12/19</p>	<p>Sheet No.</p> <p>3 of 12</p>	<p>Scale</p> <p>1:200</p>	<p>Dwg No.</p> <p>TP.03</p>	<p>Revision</p> <p>A</p>				





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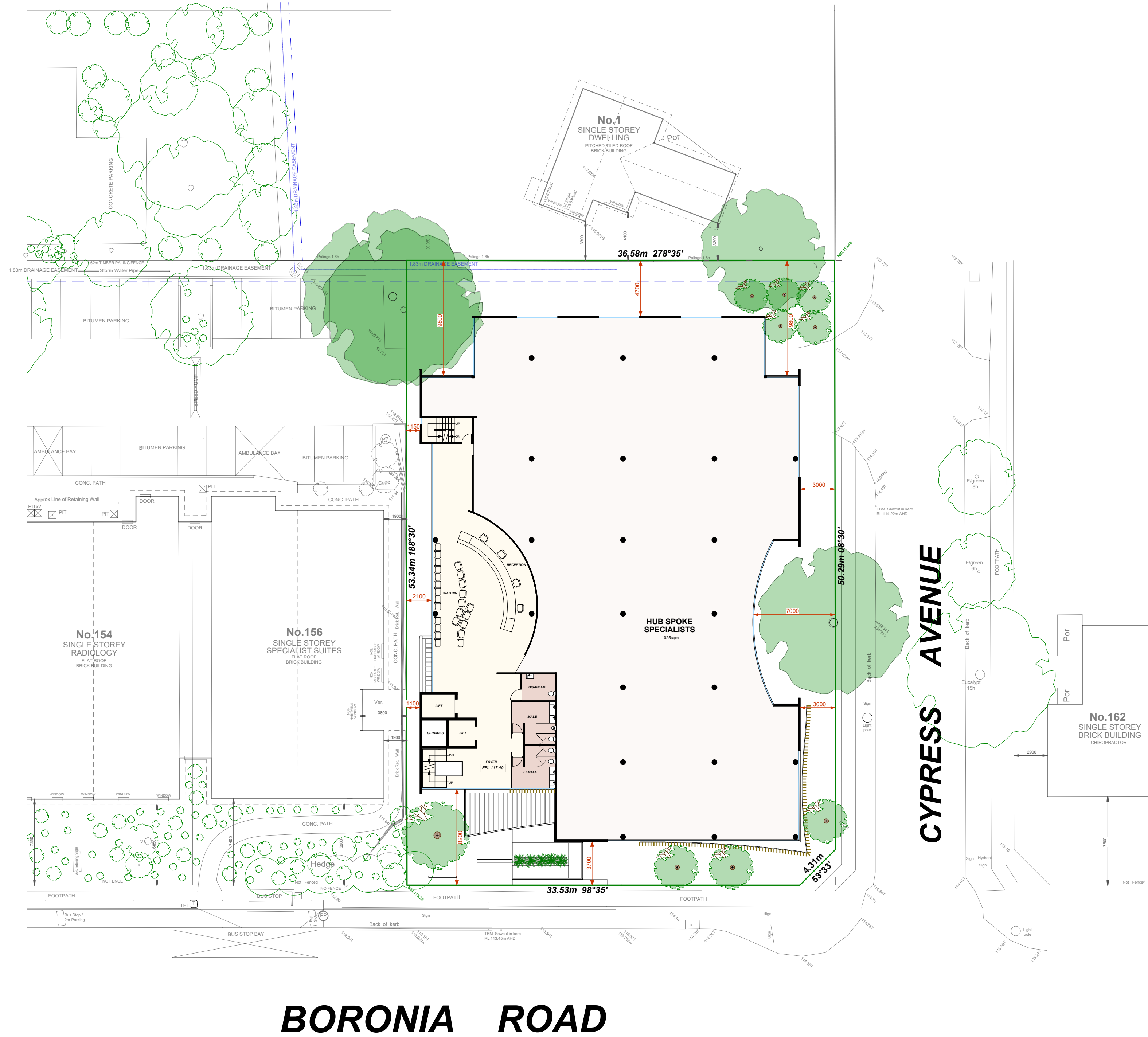
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			19/12/19	A	Increased Eastern, Western & Southern setbacks. Reduced Northern setback. Reduced building footprint around feature existing tree to remain in North/Western corner of the site. Additional Level 5 included. Bicycle spaces relocated closer to Pharmacy. Pedestrian entry behind Pharmacy added. Feature screening to Western side of the carpark undercroft. Feature screening to North facing Female amenities to Levels 1-3.								
<p>Date <b>19/12/19</b></p>	<p>Sheet No. <b>4 of 12</b></p>	<p>Scale <b>1:200</b></p>	<p>Dwg No. <b>TP.04</b></p>	<p>Revision <b>A</b></p>									





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**LEGEND**

- Existing trees to be removed
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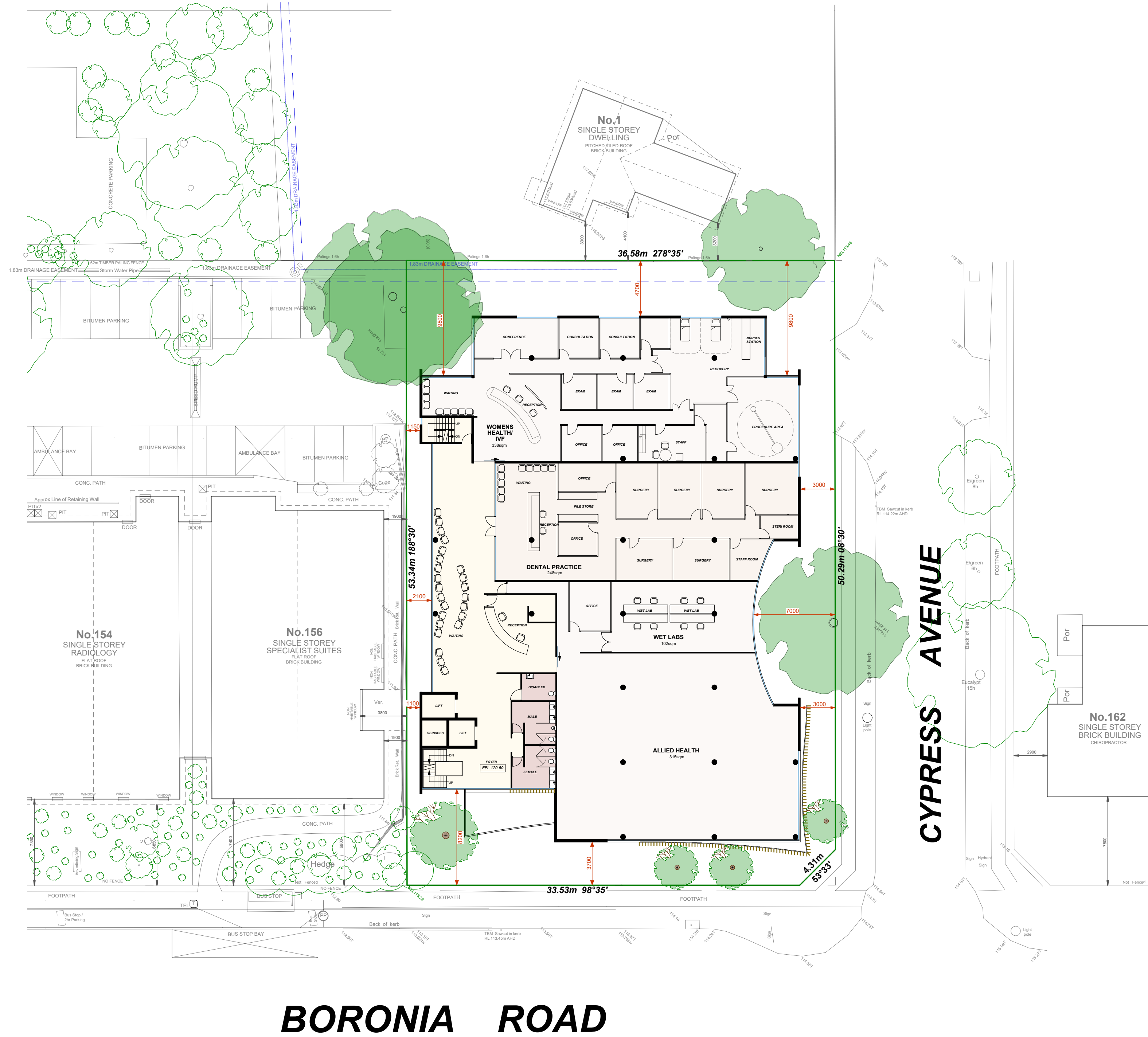
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**BORONIA ROAD**

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			18/12/19	A	Increased Eastern, Western & Southern setbacks. Reduced Northern setback. Reduced building footprint around feature existing tree to remain in North/Western corner of the site. Additional Level 5 included. Bicycle spaces relocated closer to Pharmacy. Pedestrian entry behind Pharmacy added. Feature screening to Western side of the carpark undercroft. Feature screening to North facing Female amenities to Levels 1-3.					
<p>Issue</p> <p>Town Planning Issue</p>	<p>Drawn</p> <p><b>AG</b></p>	<p>Date</p> <p>19/12/19</p>	<p>Sheet No.</p> <p>5 of 12</p>	<p>Scale</p> <p>1:200</p>	<p>Dwg No.</p> <p>TP.05</p>	<p>Revision</p> <p>A</p>				





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Combined Level 4 Outdoor Terrace Area - 281.5sqm

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**LEGEND**

- Existing trees to be removed
- Existing trees to be retained
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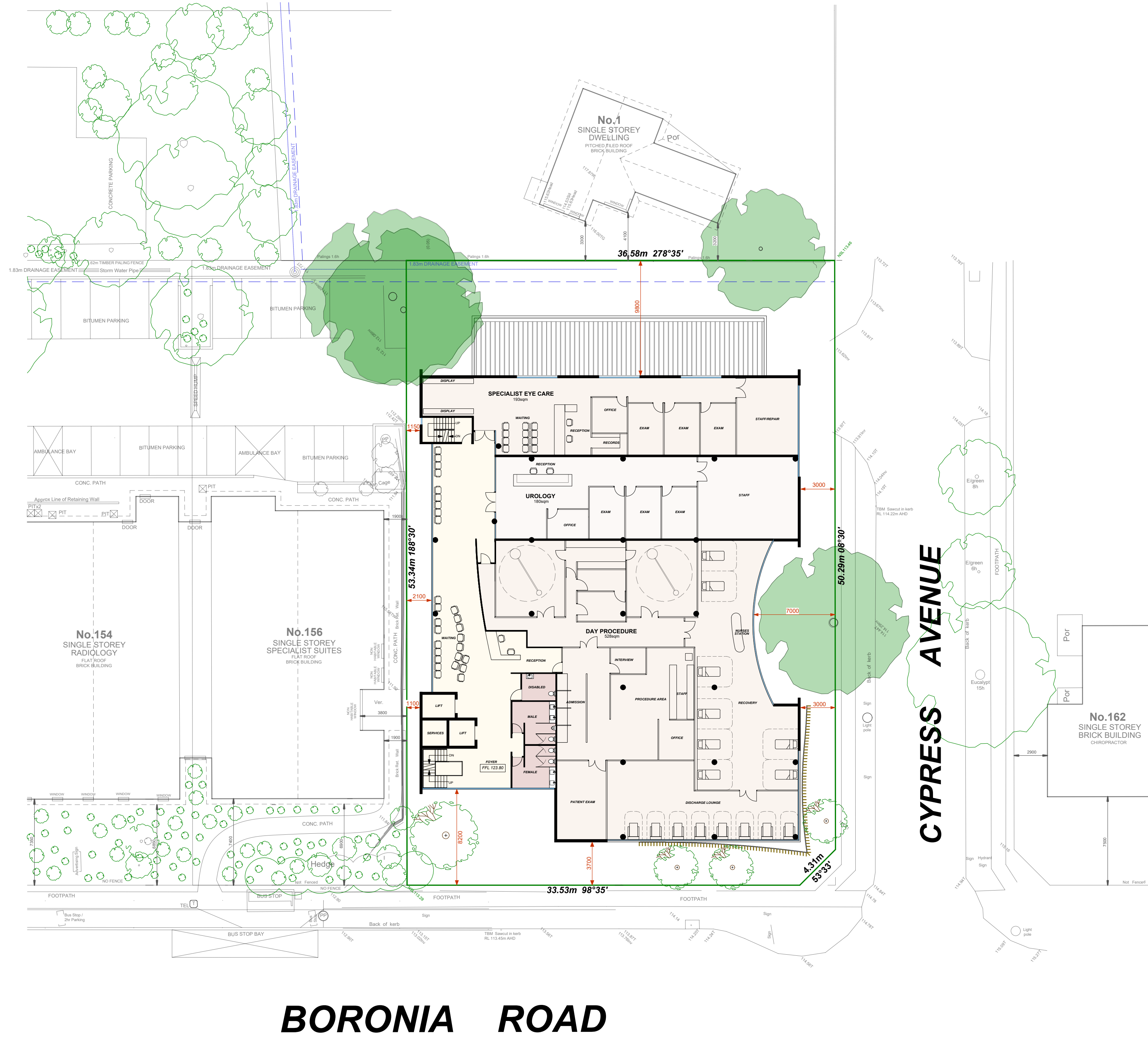
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			19/12/19	A	Increased Eastern, Western & Southern setbacks. Reduced Northern setback. Reduced building footprint around feature existing tree to remain in North/Western corner of the site. Additional Level 5 included. Bicycle spaces relocated closer to Pharmacy. Protection entry behind Pharmacy added. Feature screening to Western side of the carpark undercroft. Feature screening to North facing Female amenities to Levels 1-3.								
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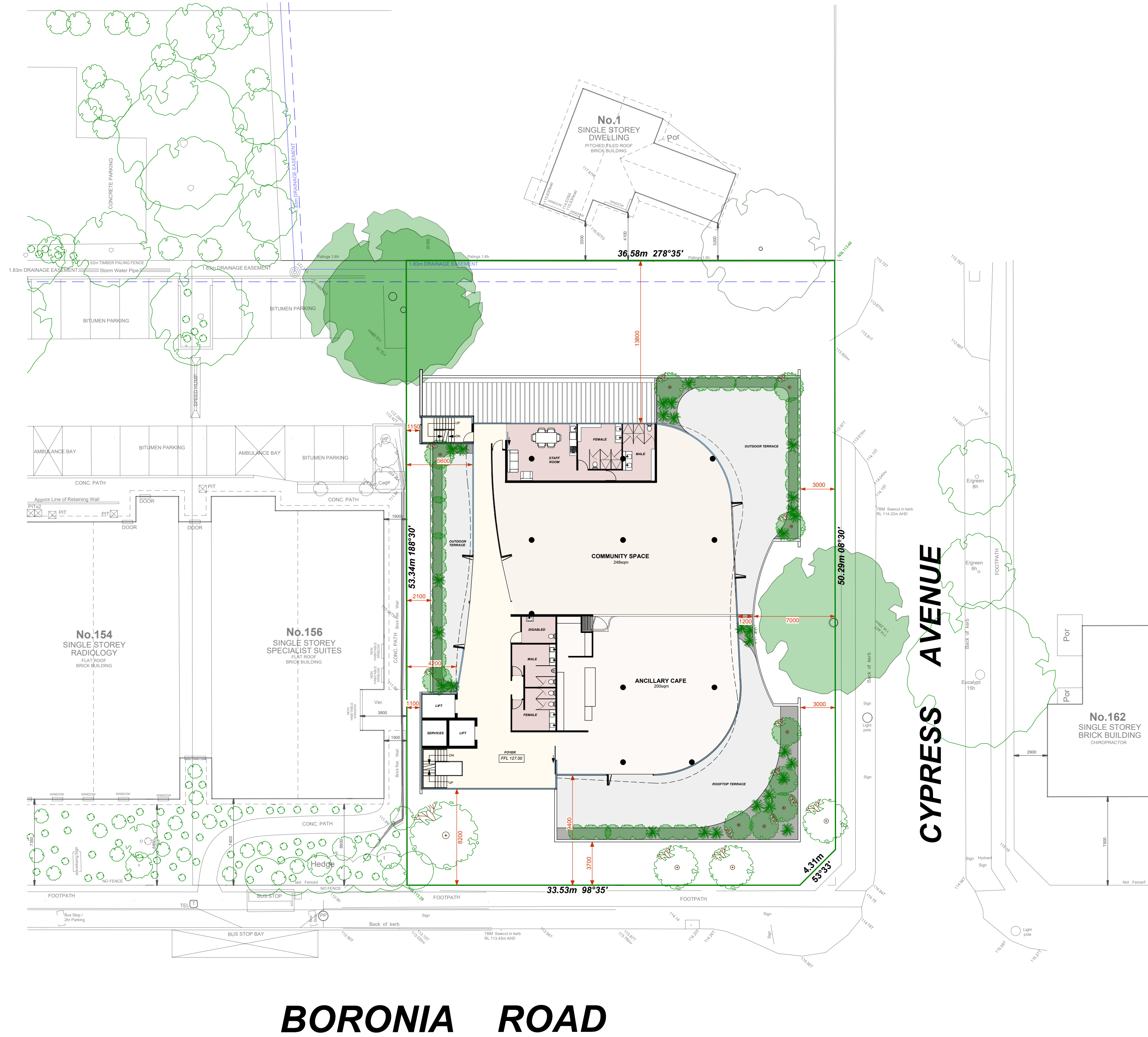
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			19/12/19	A	Increased Eastern, Western & Southern setbacks. Reduced Northern setback. Reduced building footprint around feature existing tree to remain in North/Western corner of the site. Additional Level 5 included. Bicycle spaces relocated closer to Pharmacy. Protection entry behind Pharmacy added. Feature screening to Western side of the carpark undercroft. Feature screening to North facility Female amenities to Levels 1-3.					
<p>Issue</p> <p>Town Planning Issue</p>	<p>Date</p> <p>19/12/19</p>	<p>Sheet No.</p> <p>7 of 12</p>	<p>Scale</p> <p>1:200</p>	<p>Dwg No.</p> <p>TP.07</p>	<p>Revision</p> <p>A</p>					





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			19/12/19	A	Increased Eastern, Western & Southern setbacks. Reduced Northern setback. Reduced building footprint around feature existing tree to remain in North/Western corner of the site. Additional Level 5 included. Bicycle spaces relocated closer to Pharmacy. Pedestrian entry behind Pharmacy added. Feature screening to Western side of the carpark undercroft. Feature screening to North facing Female amenities to Levels 1-3.					
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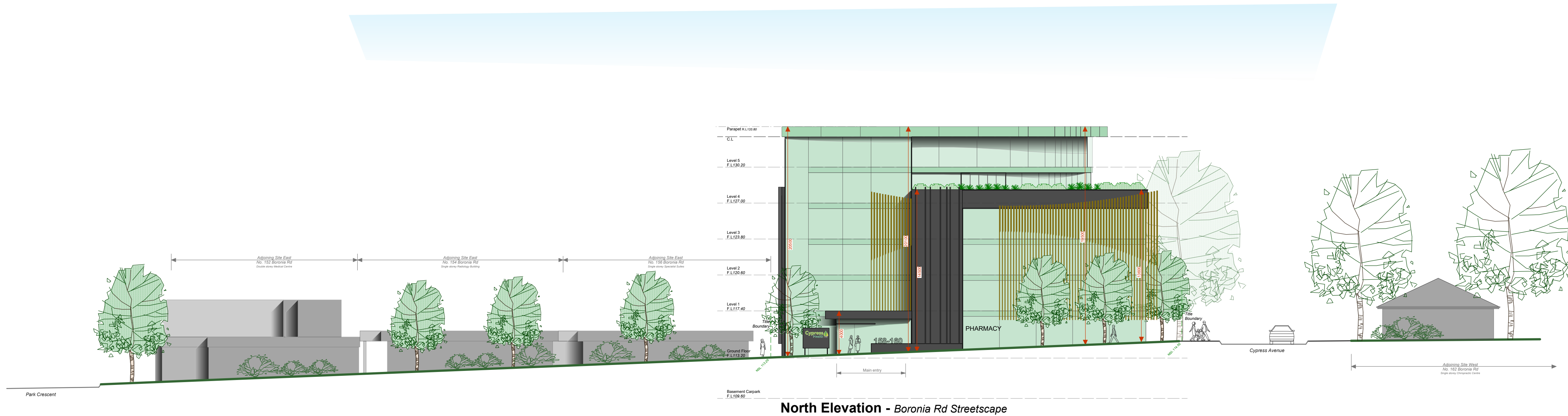
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- TPZ - Tree protection zone in accordance with Arboricultural Report
- SRZ - Structural root zone in accordance with Arboricultural Report

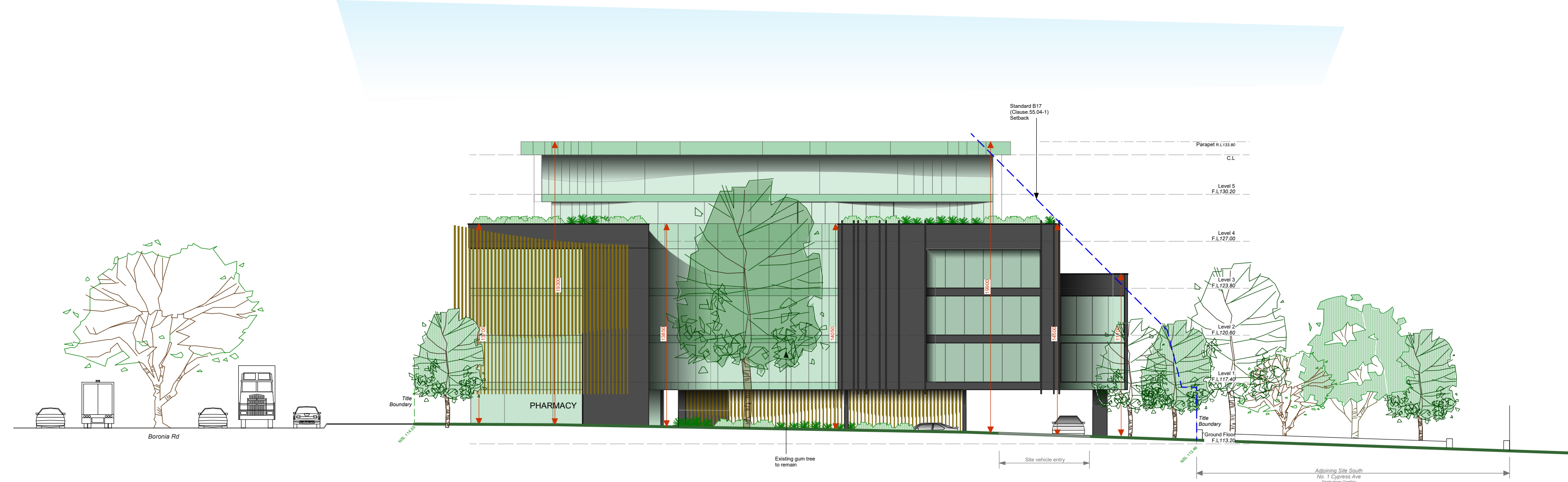
**BORONIA ROAD**

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<p>Issue</p> <p>Town Planning Issue</p>	<p>Drawn</p> <p><b>AG</b></p>	<p>Date</p> <p>19/12/19</p>	<p>Sheet No.</p> <p>9 of 13</p>	<p>Scale</p> <p>1:200</p>	<p>Dwg No.</p> <p>TP.09</p>	<p>Revision</p> <p>A</p>				







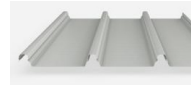




North Elevation - Boronia Rd Streetscape

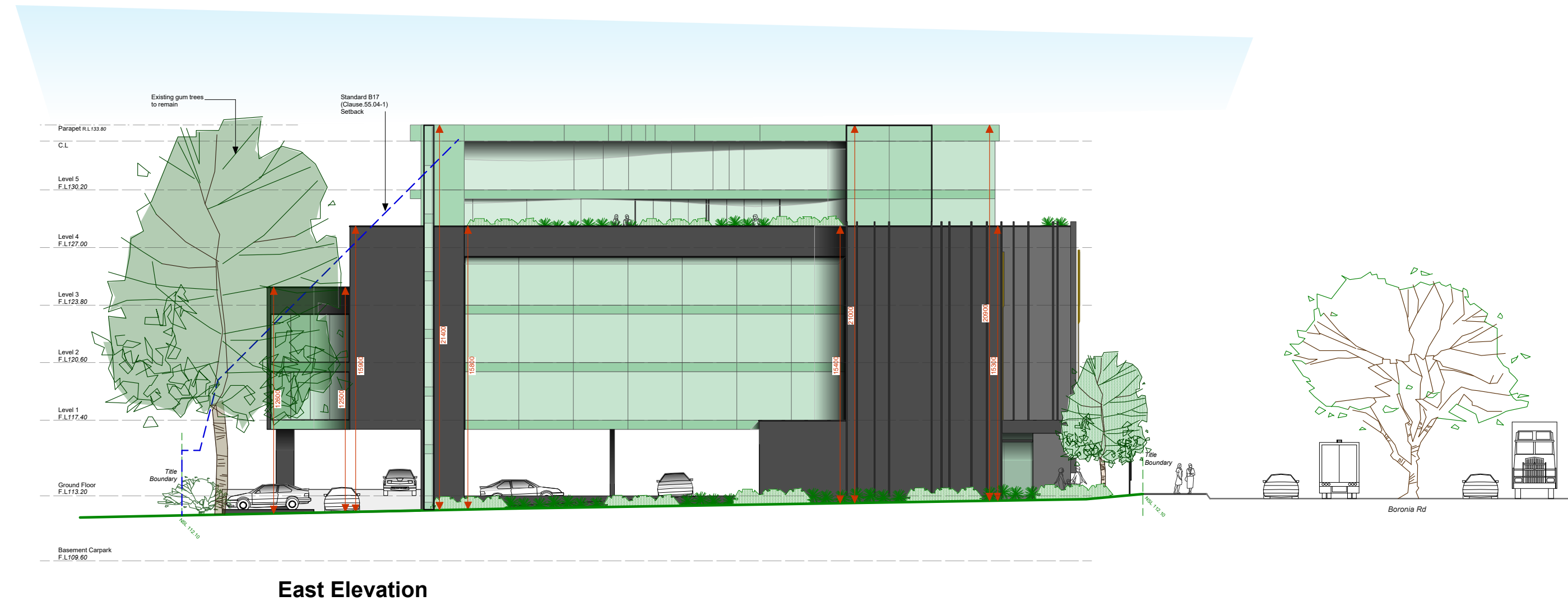









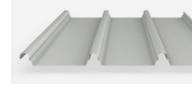
West Elevation - Cypress Ave Streetscape

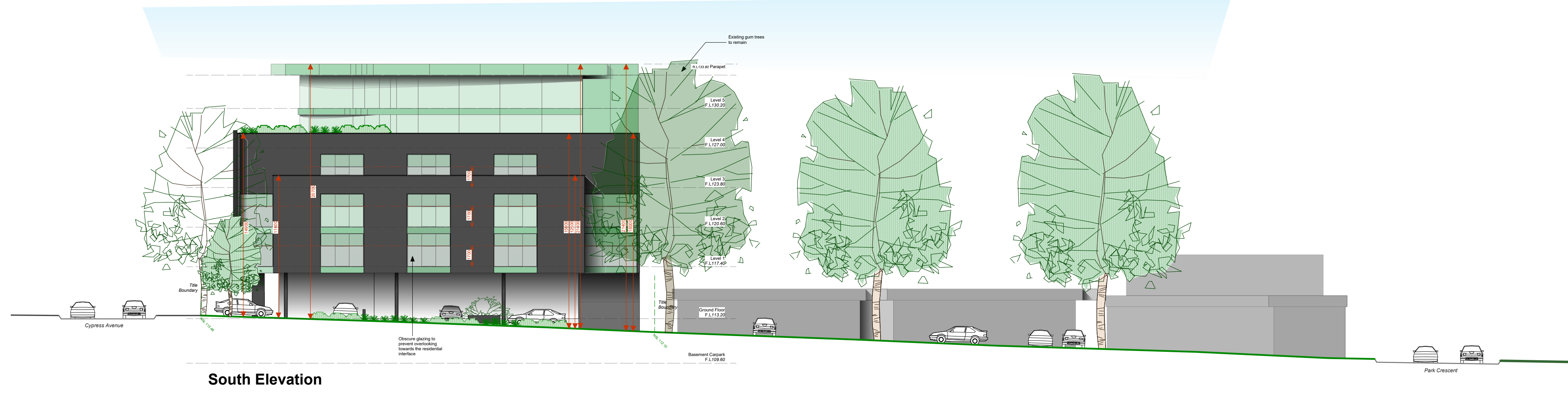
FINISHES SCHEDULE	
FACADE	 - Zinc cladding - Anthra zinc colour, Expressed vertical blades at irregular centres
	 - Acrylic rendered finish to walls
	 - Green tinted high performance glass curtain walling
	 - Green tinted high performance translucent glass curtain walling
	 - Powdercoated gold vertical louvers
WINDOWS / DOORS	 - Powdercoated Aluminium framed window & doors
	 - Colobond Surfmist Kliplok Hi Ten roofing

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			19/12/19	A	Increased Eastern, Western & Southern setbacks. Reduced Northern setback. Reduced building footprint around feature existing tree to remain in North/Western corner of the site. Additional Level 5 included. Bicycle spaces relocated closer to Pharmacy. Pedestrian entry behind Pharmacy added. Feature screening to Western side of the carpark undercroft. Feature screening to North facing Female amenities to Levels 1-3.								
<p><b>Date</b></p> <p>19/12/19</p>	<p><b>Sheet No.</b></p> <p>10 of 13</p>	<p><b>Scale</b></p> <p>1:200</p>	<p><b>Dwg No.</b></p> <p>TP.10</p>	<p><b>Revision</b></p> <p>A</p>									



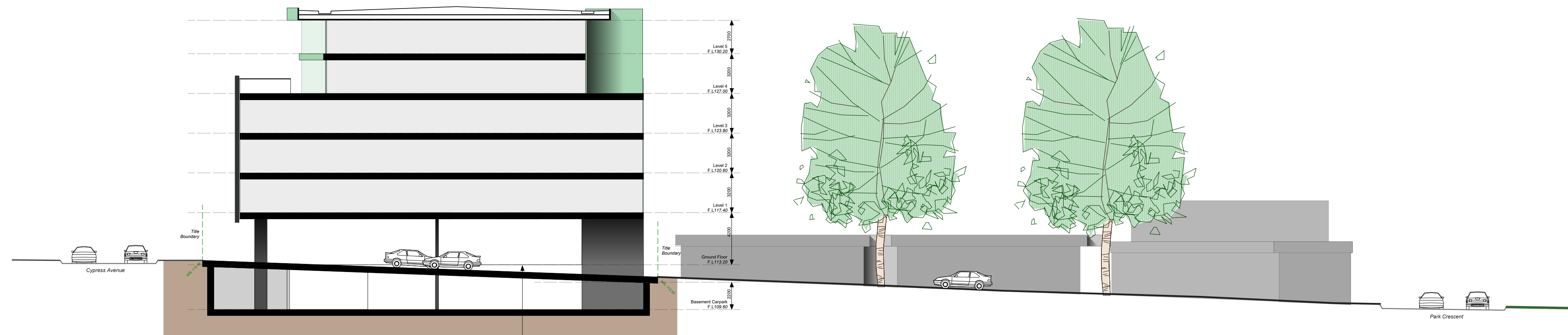


FINISHES SCHEDULE	
FACADE	 - Zinc cladding - Anthra zinc colour, Expressed vertical blades at irregular centres
	 - Acrylic rendered finish to walls
	 - Green tinted high performance glass curtain walling
	 - Green tinted high performance translucent glass curtain walling
	 - Powdercoated gold vertical louvres
WINDOWS / DOORS	 - Powdercoated Aluminium framed window & doors
	 - Colobond Smart Wall
ROOF	 - Colobond Surfist Kliplok Hi Ten roofing

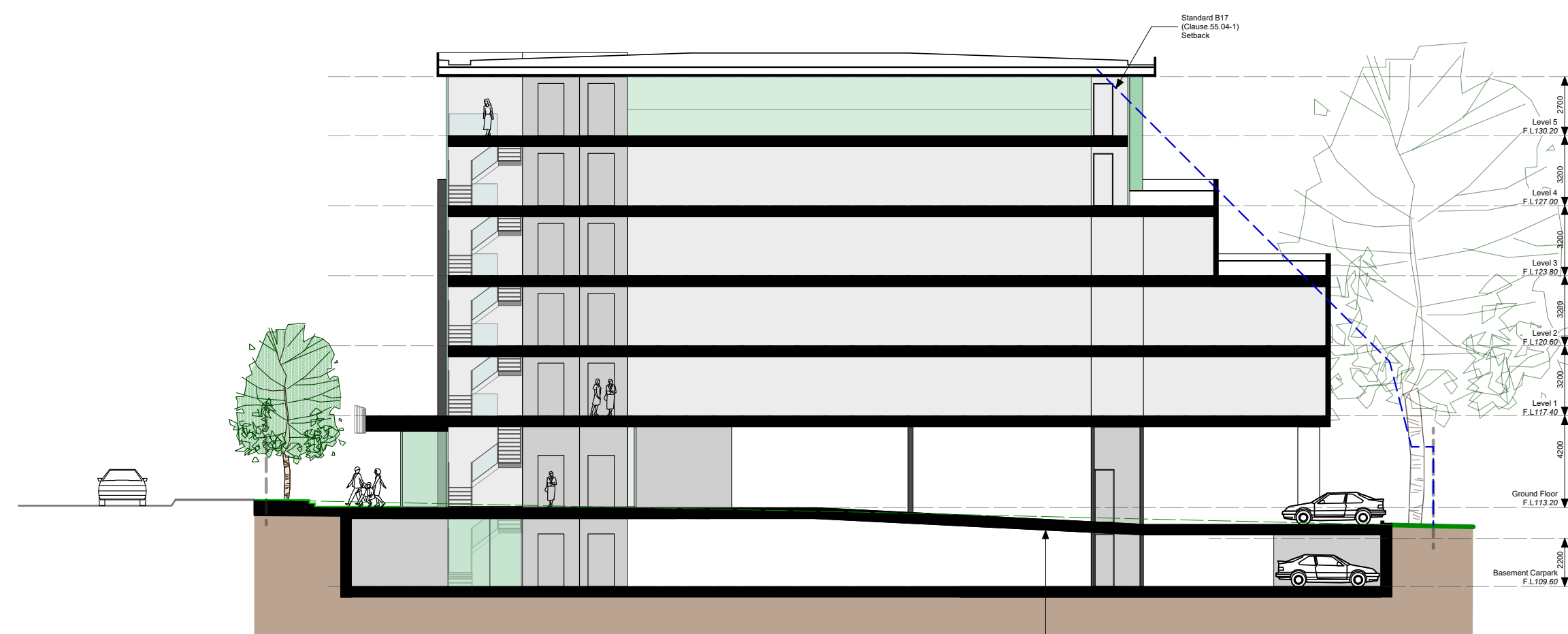


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<p>Date: <b>19/12/19</b></p>	<p>Sheet No. <b>11 of 13</b></p>	<p>Scale: <b>1:200</b></p>	<p>Dwg No. <b>TP.11</b></p>	<p>Revision: <b>A</b></p>										

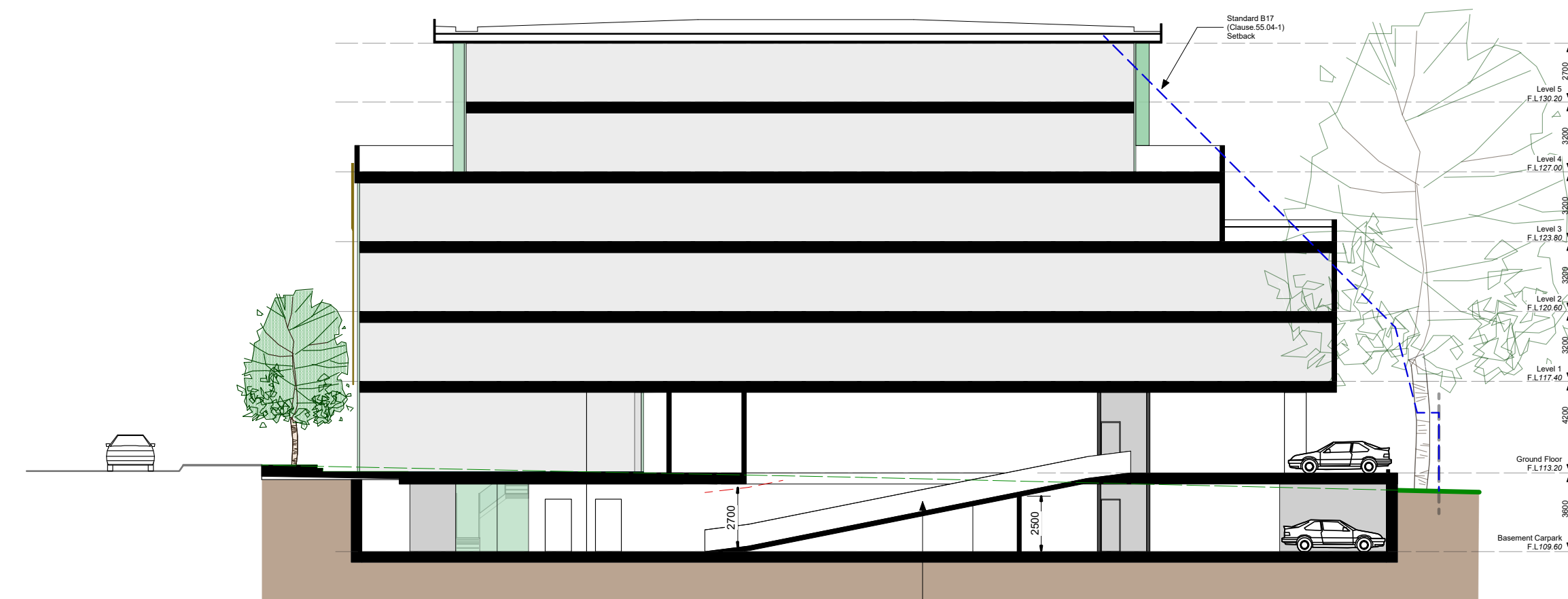




Cross section indicating GF carpark gradient



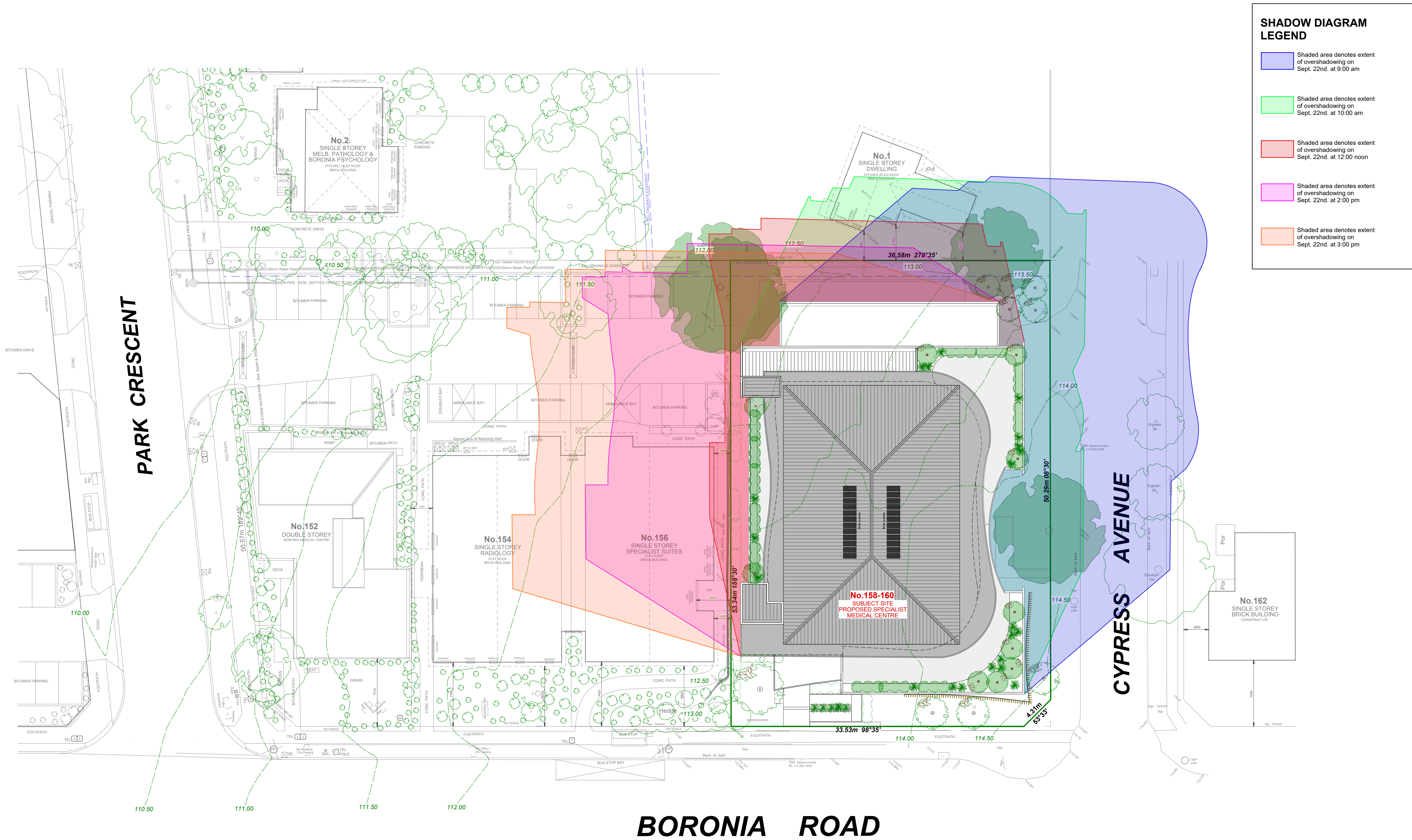
Longitudinal section indicating GF carpark gradient



Longitudinal section through vehicle ramp

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						<p><b>Issue</b></p> <p>Town Planning Issue</p>	<p><b>Date</b></p> <p>19/12/19</p>	<p><b>Sheet No.</b></p> <p>13 of 13</p>	<p><b>Scale</b></p> <p>1:200</p>





PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE. NEED.	HEIGHT X WIDTH AT Maturity	MIN SUPPLY SIZE	QTY
<b>TREES</b>						
Am	Acacia melanocoryna	Black wattle	EN	12 x 8m	1.5m H	3
Er	Eucalyptus radiata	Narrow-leaf Paperbark	EN	15 x 8m	1.5m H	1
Mh	Mitrasacme laevis	Mulleum wattle	EN	7 x 3m	1.5m H	4
<b>TOTAL</b>						<b>8</b>
<b>SHRUBS</b>						
Am	Acacia copulata 'LimeLight'	Deer River Wattle 'LimeLight'	EN	1.1 x 1m	140mm pot	100
Am	Acacia myrtifolia	Myrtle Wattle	EN	1.5 x 1m	140mm pot	100
Am	Acacia verticillata	Pinkie Moss	EN	3.5 x 2m	140mm pot	100
Am	Banksia integrifolia	Slender Banksia	EN	2.5 x 2.5m	140mm pot	100
Am	Banksia speciosa	Sea oak Banksia	EN	4 x 2m	140mm pot	100
Am	Conium maculatum	Common Conium	EN	1.5 x 1m	140mm pot	100
Am	Chrysanthemum sempervivens	Chrysanthemum	EN	1.1 x 1m	140mm pot	100
Am	Fuchsia japonica	Japanese Fuchsia	EN	3 x 2m	140mm pot	100
Am	Claytonia sibirica	Map Crocus	EN	1.5 x 1.5m	140mm pot	100
Am	Leucophaea brevifolia	Cushion Bush	EN	1 x 1m	140mm pot	100
<b>TOTAL</b>						<b>1000</b>
<b>GRASSES &amp; HERBS</b>						
Am	Chrysanthemum vulgare	Common Everlasting	EN	Prostrate x 1m	50mm tube	100
Am	Chrysanthemum	Black Australian Flax Lily	EN	0.3 x 0.3m	50mm tube	100
Am	Dichroa repens	Kidney Plant	EN	Prostrate	50mm tube	100
Am	Koeleria cristata	Starry Flax Lily	EN	0.1 x 1m	50mm tube	100
Am	Lomelosia sibirica	Wattle Red Bush	EN	0.4 x 0.3m	50mm tube	100
Am	Lonicera japonica	Claret Lily Turt	EN	0.6 x 0.6 x 0.6 m	140mm pot	100
Am	Phlox subulata	Flowering Heath	EN	0.3 x 0.3m	50mm tube	100
Am	Viola hederifolia	Native Violet	EN	Prostrate x 0.2m	50mm tube	100
<b>TOTAL</b>						<b>1000</b>

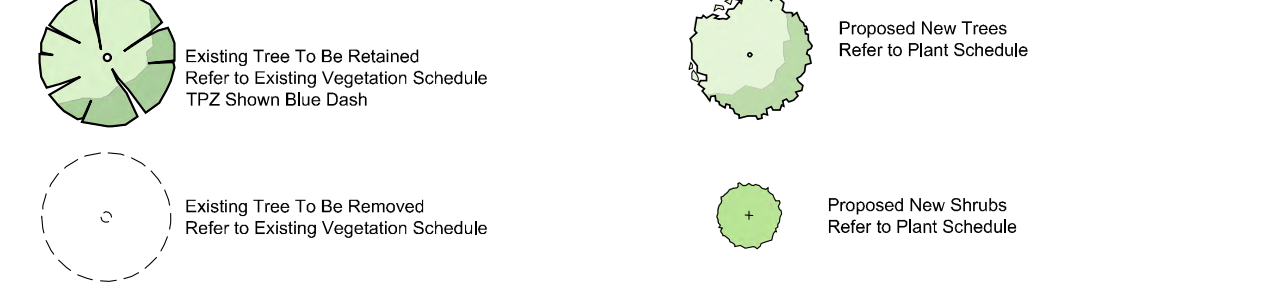
SPECIFICATION NOTES

**Soil Preparation:** Crushed rock, concrete rubble and any other material restrictive to plant growth (i.e. large rocks) shall be removed from the site of all planting beds and subsoil amended. All areas to be removed shall be stored on site and all subsoil amended to a depth of 150mm. All areas to be removed shall be stored on site and all subsoil amended to a depth of 150mm. All areas to be removed shall be stored on site and all subsoil amended to a depth of 150mm.

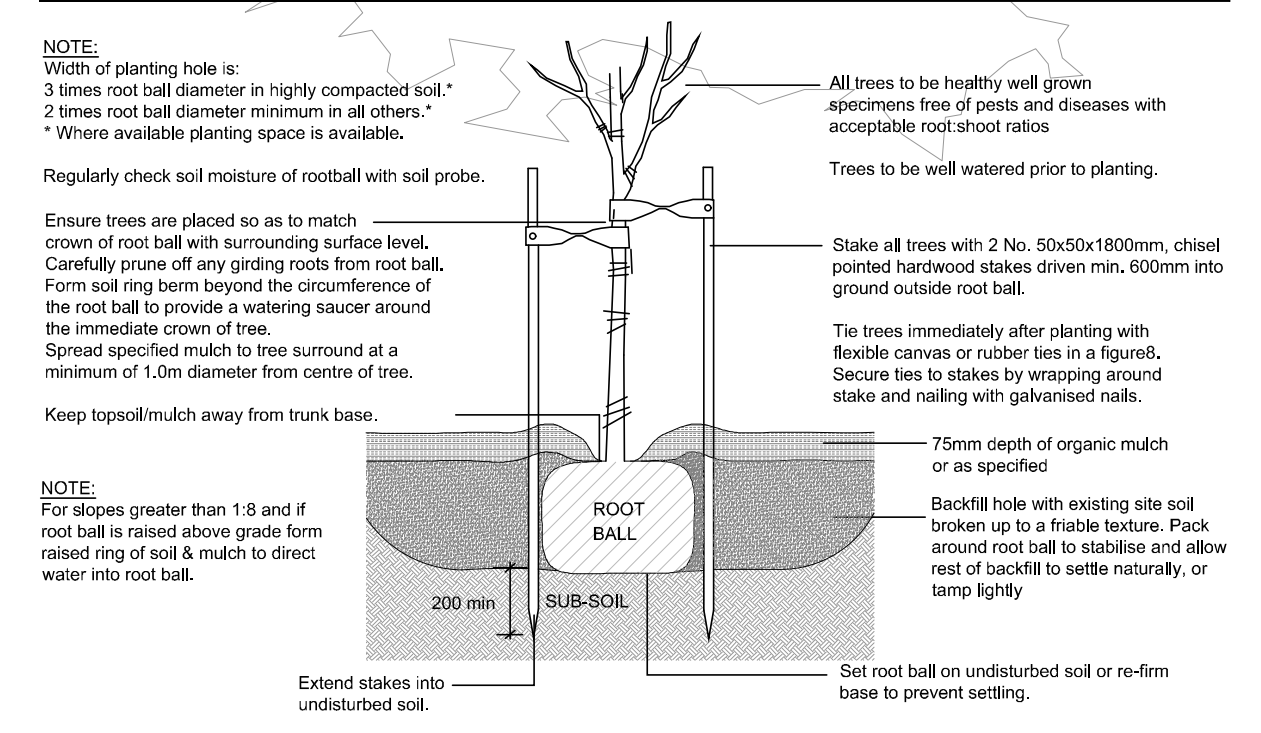
**Planting:** All plants shall be planted in accordance with the Plant Schedule. All plants shall be planted in accordance with the Plant Schedule. All plants shall be planted in accordance with the Plant Schedule.

**Watering:** All plants shall be watered in accordance with the Plant Schedule. All plants shall be watered in accordance with the Plant Schedule. All plants shall be watered in accordance with the Plant Schedule.

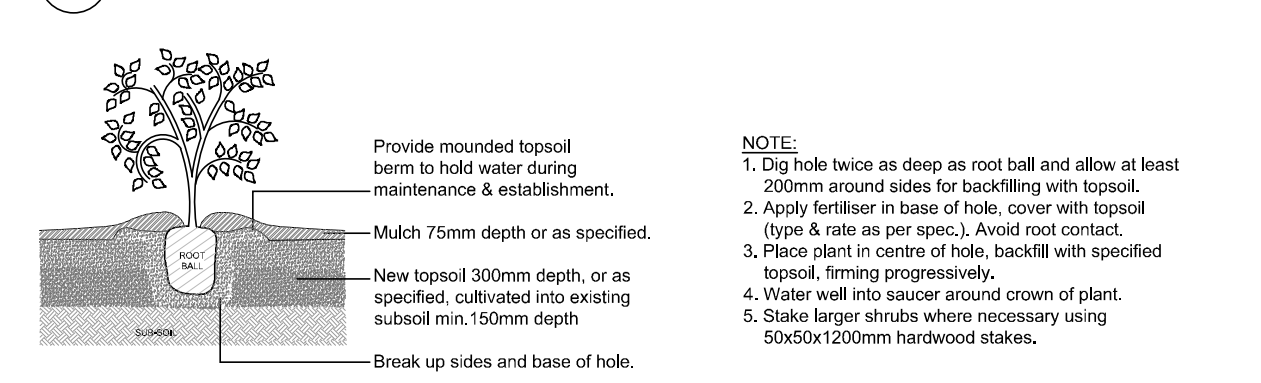
LEGEND



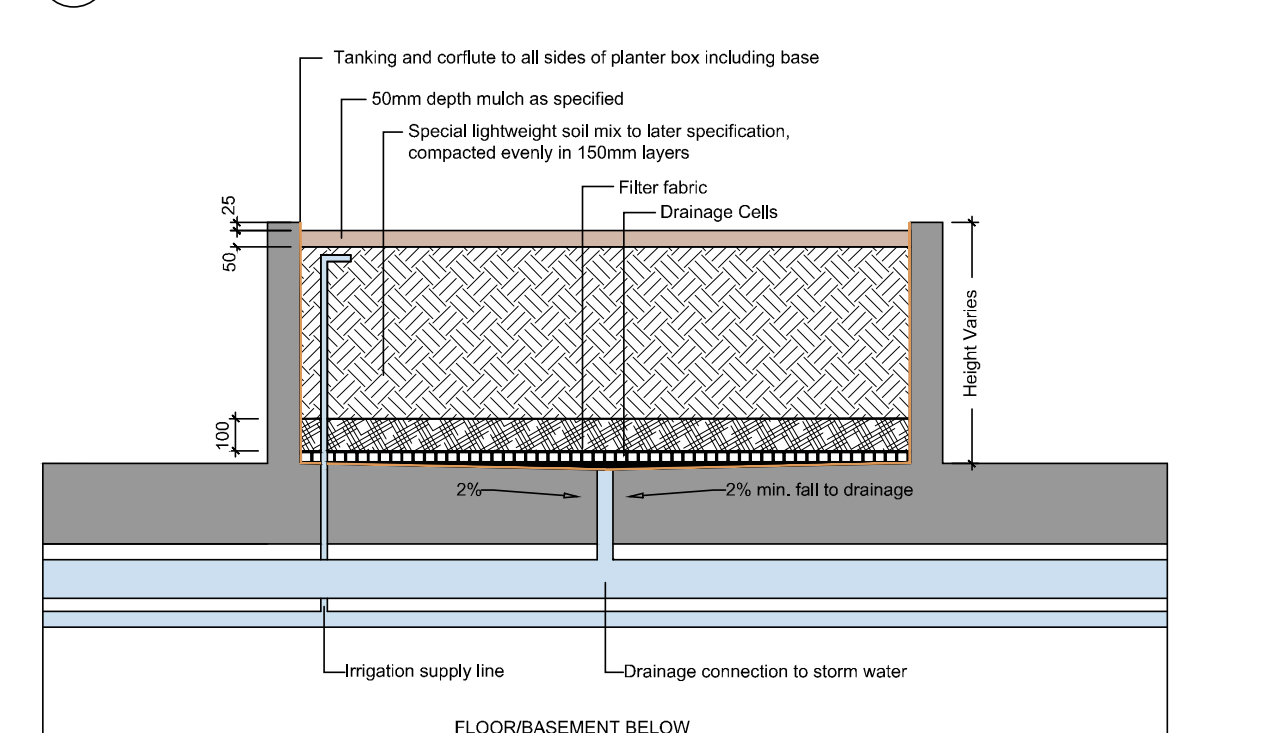
TYPICAL PLANTING DETAILS



TYPICAL TREE PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL



EXISTING VEGETATION

No.	BOTANICAL NAME	COMMON NAME	HEIGHT X WIDTH	Tree Protection Zone (TPZ) Radius	RETAIN	REMOVE	COMMENT
1	Acacia saligna	LY Fly	11 x 8m	-	-	Remove	
2	Acacia saligna	LY Fly	10 x 6m	-	-	Remove	
3	Acacia saligna	LY Fly	10 x 6m	-	-	Remove	
4	Eucalyptus scoparia	Walden's White Gum	16 x 15m	0.3m	-	Retain	
5	Mitrasacme laevis	Slender Wattle	7 x 3m	-	-	Retain	
6	Fragaria vesicaria	European Bramble	10 x 10m	5.0m	-	Retain	Neighbouring
7	Corymbia micocarpa	Spotted Gum	20 x 14m	-	-	Remove	
8	Corymbia micocarpa	Spotted Gum	23 x 12m	-	-	Remove	
9	Corymbia micocarpa	Spotted Gum	23 x 12m	-	-	Remove	
10	Phytolacca americana	Cherry Plum	8 x 8m	-	-	Remove	
11	Phytolacca americana	Cherry Plum	7 x 8m	-	-	Remove	
12	Corymbia micocarpa	Spotted Gum	24 x 13m	5.2m	-	Retain	Neighbouring
13	Corymbia micocarpa	Spotted Gum	24 x 13m	5.2m	-	Retain	Neighbouring
14	Ficus carica	Common Fig	4 x 4m	-	-	Remove	
15	Ligustrum lucidum	Glossy Privet	4 x 3m	-	-	Remove	Wood species
16	Phytolacca americana	Cherry Plum	8 x 8m	-	-	Remove	Wood species
17	Ligustrum lucidum	Glossy Privet	7 x 5m	-	-	Remove	Wood species
18	Conyza bonariensis	Canada	3 x 3m	-	-	Retain	

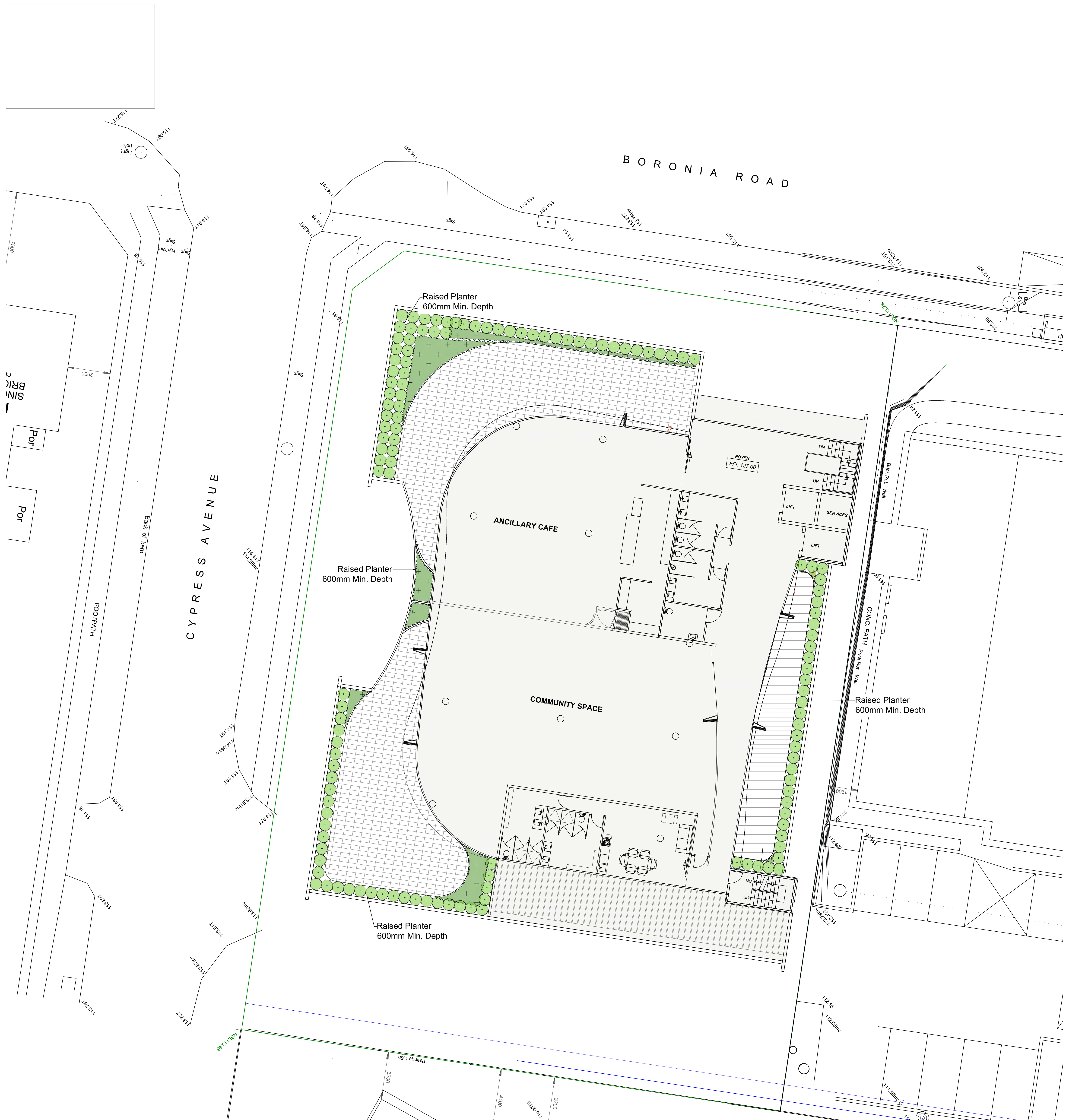
**JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD**  
 324 Victoria Street, Richmond, VIC 3121  
 T +61 3 9429 4855  
 F +61 3 9429 8311  
 john@johnpatrick.com.au  
 www.johnpatrick.com.au

CLIENT: **Cyprus Health**  
 PROJECT: **Proposed Development**  
 158-160 Boronia Road, Boronia

DATE: 03/03/2020  
 BY: [Signature]  
 TO: Architectural Request  
 NOT FOR CONSTRUCTION

SCALE: 1:100 @ A4  
 DRAWING: No. 16  
 DATE: 08/08/20  
 CHECKED: [Signature]  
 JOB NO: 160888  
 DWG NO: 700  
 CAD FILE: 160888\_TPO\_2m





SYM	BOTANICAL NAME	COMMON NAME	DEVELOP	HEIGHT X WIDTH	MIN SUPPLY	QTY
<b>SHRUBS</b>						
ACU	Allocasuarina 'LimeLight'	Clay Art River Wattle 'LimeLight'	EN	1 x 1m	140mm pot	
AMY	Allocasuarina myrtifolia	Myrtle Wattle	EN	1.5 x 1m	140mm pot	
MGR	Mitrasacme 'Deep Purple'	Deep Purple Coastal Rosemary	EN	0.5 x 0.5 m	140mm pot	
CI	Cornus reflexa	Common Cornus	EN	1.5 x 1m	140mm pot	
CA	Chrysanthemum nemorosum	Clashed Everlasting	EN	1 x 1m	140mm pot	
LB	Leucophaea bromata	Goshawk Bush	EN	1 x 1m	140mm pot	
<b>GROUNDCOVERS &amp; GRASSES</b>						
D	Dichondra repens	Kidney Plant	EN	Prostrate	50mm tuba	
RP	Riverina pruriens	Rainbow Pigeon	EN	0.1 x 1m	50mm tuba	
LSB	Lomandra reflexa 'Savanna Blue'	Savanna Blue Mat rush	EN	0.2 x 0.2m	140mm pot	
FR	Festuca nodiflora	Tussock Grass	EN	0.5 x 0.5m	50mm tuba	
YN	Yucca nodosa	Noddy Yucca	EN	Prostrate x 0.2m	50mm tuba	
<b>TOTAL</b>						

**SPECIFICATION NOTES**

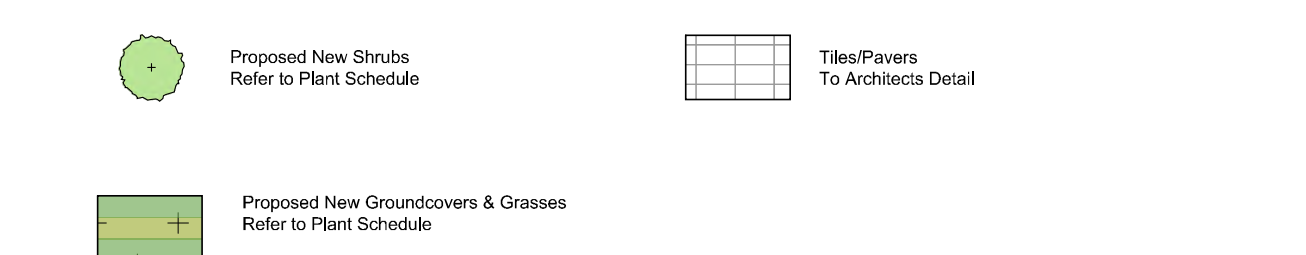
**Soil Preparation**  
Crushed rock, concrete rubble and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-enclosed areas. All trees to be removed shall be stored ground and all subsoil/vegetative soil to be removed from site. Existing soil in planting areas is to be prepared so that it does not require additional topsoil from site machinery and to fill no rubble or building supplies are stored in these areas.

No hooped top soil is to be used within the root zones of trees to be planted. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes dug as the result of plant removal and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-6.5. Top soil is to be well over 100mm available above the soil and any materials damaging to plant growth (e.g. rubble and large rocks) removed. Topsoil is to be applied to the appropriate depth and cultivated with the existing soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 150mm in lawn areas and 300mm in excavated planting beds.

**LEGEND**



**Planting**  
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting hole is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root rot or pot bound condition or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

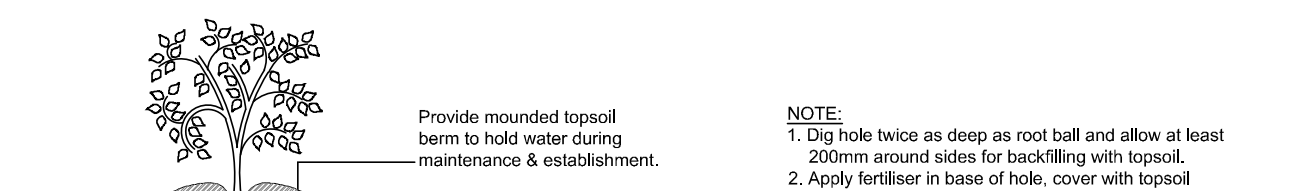
Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-enclosed tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball resting at grade. A 75mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and site values further advised at the quantities specified by the manufacturer.

**Plant Establishment Period**  
There shall be a 13 month Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the Landscape Contractor shall make good all species in higher scope of works, Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices as well as watering and advice that become apparent in the work under normal use. This shall include, but shall not be limited to, watering, weeding, mowing, mulching and disease control, cultivation, including and replacement of any plants that fail with plants of the same species and size.

**Drainage**  
Drainage shall be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if base are to be planted in a windy location.

Supply and spread evenly in 150mm layers. Avoid overwatering and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified material to top of beds and finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the multi layer.

**Planting**  
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting hole is very dry then the planting hole is also to be filled with water and allowed to drain completely.

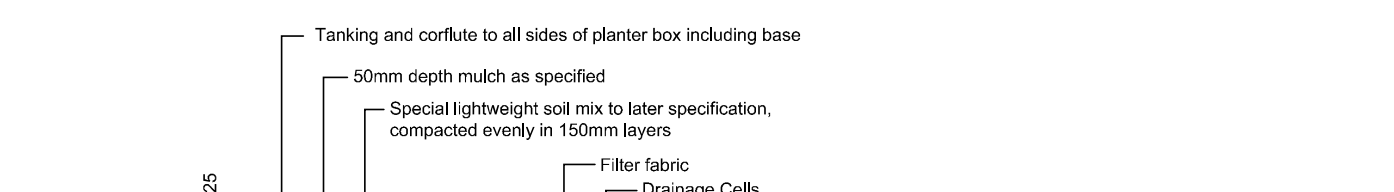


**NOTE:**

- Dig hole twice as deep as root ball and allow at least 200mm around sides for backfill with topsoil.
- Apply fertilizer to back of hole, cover with topsoil & side on per species, avoid root contact.
- Place plant in center of hole, backfill with specified topsoil, firming progressively.
- Water well into square around crown of plant.
- Stake larger shrubs where necessary using 500mmx200mm hardwood stakes.

Break up sides and base of hole.

**D2 TYPICAL SHRUB PLANTING DETAIL**  
Scale 1:5



Drainage cells to all sides of planter box including base.  
Special lightweight soil mix to meet specification, compacted evenly in 150mm layers.  
Filter fabric.  
Drainage Cells.  
Irrigation supply line.  
Drainage connection to storm water.  
FLOOR/RAISEMENT BELOW.

**D3 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL**  
Scale 1:20

<p><b>JOHN PATRICK LANDSCAPE ARCHITECTS</b> 324 Victoria Street, Richmond, VIC 3121 T +61 3 9429 4855 F +61 3 9429 8211 john@johnpatrick.com.au www.johnpatrick.com.au</p>	<p>REVISION: To Architectural Request DATE: 10/03/2020 BY: QS</p>	<p>CLIENT: <b>Cypress Health</b> PROJECT: <b>Proposed Development</b> 158-160 Boronia Road, Boronia</p>	<p>DRAWING: <b>Fourth Floor Landscape Plan for Town Planning</b> SCALE: 1:100 @ A3 DATE: Nov 19 DRAWN: AB CHECKED: BR JOB NO: 181668 DWG NO: 1702 CAD FILE: 18.0688 TRC_2m</p>
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