

# Moruya

11 Spencer Street, Moruya NSW 2537

## State Significant Development Application Documentation Landscape

### DRAWING SHEETS






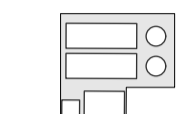



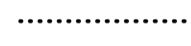
<b>LD-000</b>	Cover Page & Drawing List	N.T.S.
<b>LD-001</b>	Legend & Materials	Varies
<b>LD-002</b>	Vegetation Communities	N.T.S.
<b>LD-003</b>	Planting Strategy	N.T.S.
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<b>LD-204</b>	Community & ACC - schedule & precedents	N.T.S.
<b>LD-205</b>	Green spine A - detail plan & sections	Varies
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<b>LD-210</b>	Spencer St Apartment	1:400
<b>LD-211</b>	Vally Apartment	1:400
<b>LD-212</b>	Short term cabins - detail plan	1:400
<b>LD-213</b>	Riparian corridor - detail plan & sections	Varies
<b>LD-214</b>	Riparian corridor - schedule & precedents	N.T.S.
<b>LD-301</b>	Street Tree Planting + Schedule	1:1000
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<b>LD-401</b>	Typical Street Sections - main street	1:100
<b>LD-402</b>	Typical Street Sections - fire road	1:100
<b>LD-403</b>	Typical Street Sections - connector	1:100
<b>LD-404</b>	Typical Street Sections - residential street 01	1:100
<b>LD-405</b>	Typical Street Sections - residential street 02	1:100




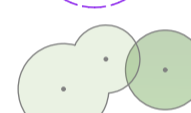


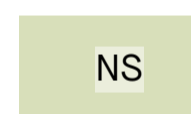




Location Plan - N.T.S.

LEGEND

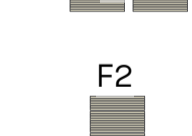
GENERAL

-  Boundary
-  +EX 67.864 Existing levels
-  +RL 57.00 Proposed levels
-  Vegetated Riparian Zone- top of bank
-  Vegetated Riparian Zone
-  Hardstand/ Fire tank - refer to engineer's drawing
-  Swale edge - refer to civil engineer's drawing
-  OSD basin - refer to civil engineer's drawing
-  WSUD treatment basin - refer to civil engineer's drawing
-  Proposed bund - refer to civil engineer's drawing

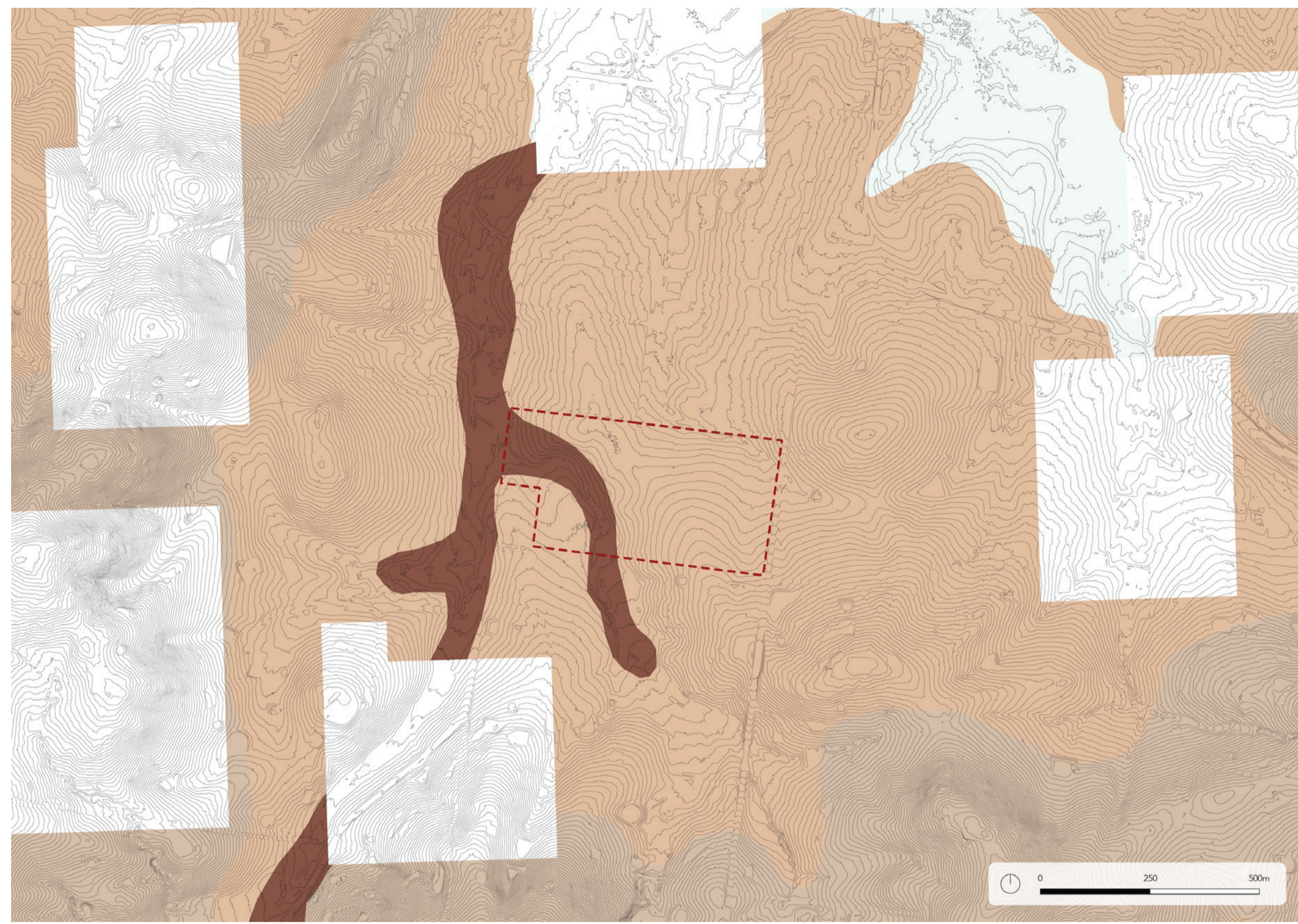
SOFTWORKS

-  Existing tree to be retained - refer to Arborist report
-  Street trees
-  Feature trees
-  TF Turf
-  NS Nature strip
-  PT Riparian zone
-  PT Grassland
-  PT Understorey planting indigenous planting
-  PT Understorey planting

HARDWORKS

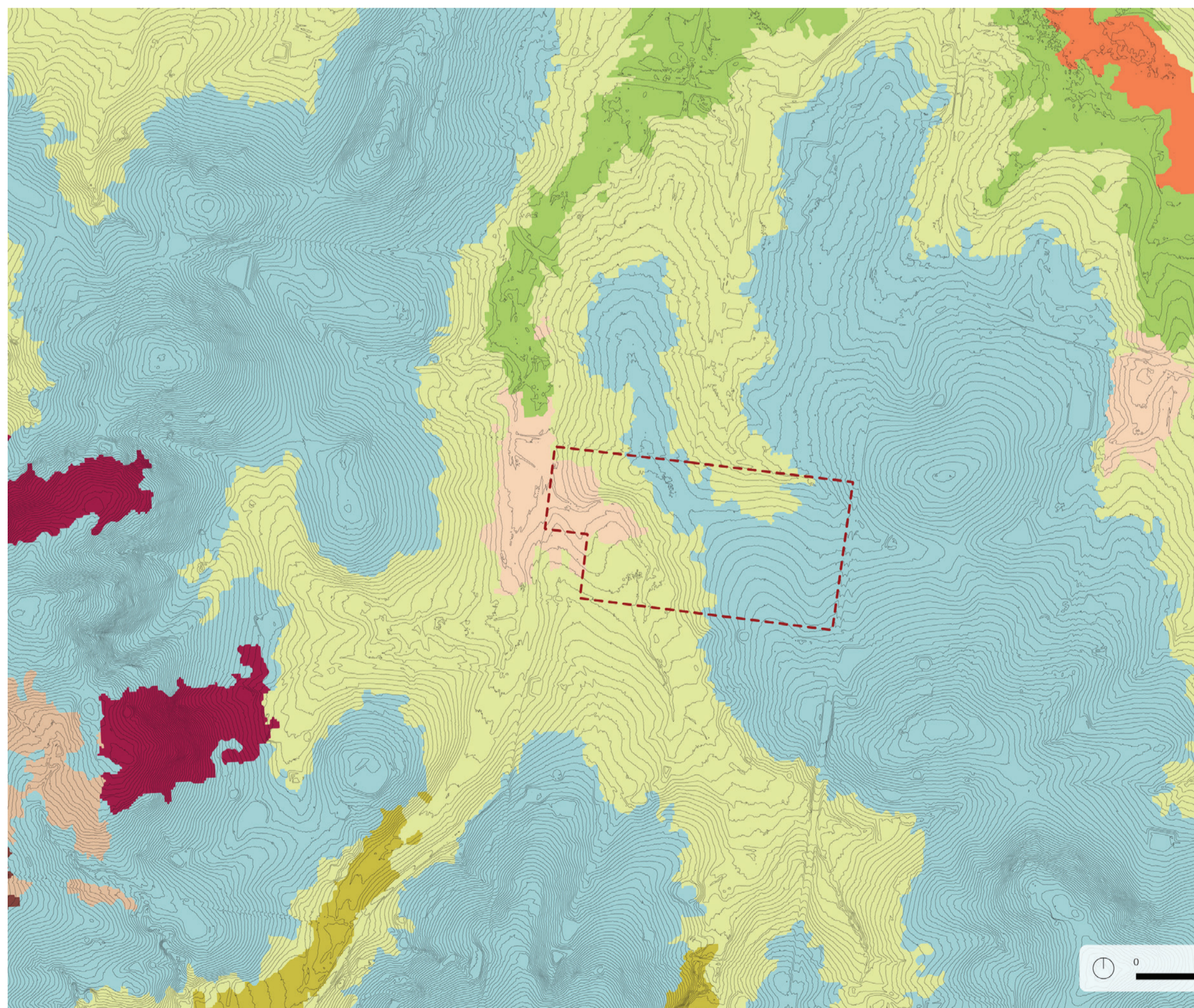
-  R1 ROAD refer civil and traffic engineer's drawing
-  R2 FIRE ROAD refer to bush fire report
-  R3 CAR PARKING + DRIVEWAY refer civil and traffic report
-  P1 PEDESTRIAN CONCRETE PATH in situ concrete path - to council standard
-  P2 PUBLIC DOMAIN CONCRETE PATH in situ concrete path - light washed finish, saw cut joint
-  P3 GRAVEL decomposed granite
-  P4 BRICK recycled paving
-  P5 CRAZY PAVER stone crazy pave, local materials
-  P6 SOFTFALL fitness and play
-  P7 MULCH playground mulch
-  P8 RAISED WALKWAY/ BRIDGE hardwood timber
-  ST1 STEPS in situ concrete steps
-  ST2 STONE STEPPERS stone step pieces
-  W1 Landscape wall insitu concrete seating wall - 500mm wide x 450mm high
-  W2 Landscape wall 300mm wide - brick/ stone
-  FN1 FENCE 1.2m high timber palisade fence around ACC open space
-  E1 Fitness equipment
-  NP Nature Play
-  F1 Bench seat
-  F2 Picnic table
-  F3 Stone seat
-  F4 Pergola
-  F5 Shade structure
-  F6 Community garden planter
-  BBQ
-  BD Boulders and natural stones

MATERIAL PALETTE



**Soils**  
1:10,000

- Black earths
- Yellow podzolic soils - more fertile
- Brown podzolic soils
- Humic Gleys



**Vegetation Communities**  
1:10,000

- Prickly Couch-Sea Rush Saltmarsh
- Shoalhaven Lowland Flats Wet Swamp Forest
- South Coast Floodplain Grassy Swamp Forest
- South Coast Low Hills Red Gum Grassy Forest
- South Coast Lowland Shrub-Grass Forest
- South Coast Lowland Woollybutt Grassy Forest
- South Coast Spotted Gum Moist Forest
- South Coast Stringybark Cycad Exposed Forest
- South Coast Temperate Gully Rainforest



**South Coast Lowland Woollybutt Grassy Forest**

The community was represented by a dominant canopy of Forest Red Gum, with sporadic occurrences of both Rough-barked Apple and Woollybutt Eucalyptus longifolia. The understorey consists of smaller tree and shrub species such as Maiden's Wattle Acacia maidenii and Sweet Pittosporum. The ground storey consists of Spiny-headed Mat Rush Kangaroo Grass, and Carex longibrachiata with sporadic occurrences of exotic species; Japanese Honeysuckle Kikuyu Grass Cenchrus clandestinus and Asparagus Fern.



**Shoalhaven Lowland Flats Wet Swamp Forest**

in a low conditional state was recorded in association with the mapped tributaries with the study area (Figure 2). The recorded community, as a result of historical land clearing, lacked both a native midstorey and canopy stratum. As such the disturbed community was only represented by a number of native ground layer aquatic species for which included Water Ribbons Cynogeton procerum, Tall Spike Rush Eleocharis sphacelata, Broad-leaved Cumbungi Typha orientalis, Tall Sedge Carex appressa, Carex longibrachiata, Swamp Millet Isachne globosa and River Buttercup Ranunculus inundatus. Exotic flora species encountered within the vegetation type included Blackberry



**South Coast Low Hills Red Gum Grassy Forest**

The moderate conditional state occurred in the northern and eastern boundaries of the study area (Figure 2). The community was represented by a dominant canopy of Forest Red Gum, with occurrences representation of Rough-barked Apple. The understorey consists of smaller tree and shrub species such as Maiden's Wattle Acacia maidenii and Sweet Pittosporum. The ground storey consists of Spiny-headed Mat Rush Kangaroo Grass, and Carex longibrachiata with sporadic occurrences of exotic species; Japanese Honeysuckle, Kikuyu Grass Cenchrus clandestinus and Asparagus Fern.

REV	DATE	STATUS	REASON FOR ISSUE
A	12/03/2026	FINAL	Preliminary SSDA

DRAWN  
AH

**GENERAL NOTES**

- ALL DIMENSIONS IN MILLIMETRES
- CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.
- USE FIGURED DIMENSIONS ONLY.
- DO NOT SCALE.
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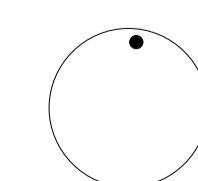
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**DRAWING TITLE**  
 Vegetation Communities

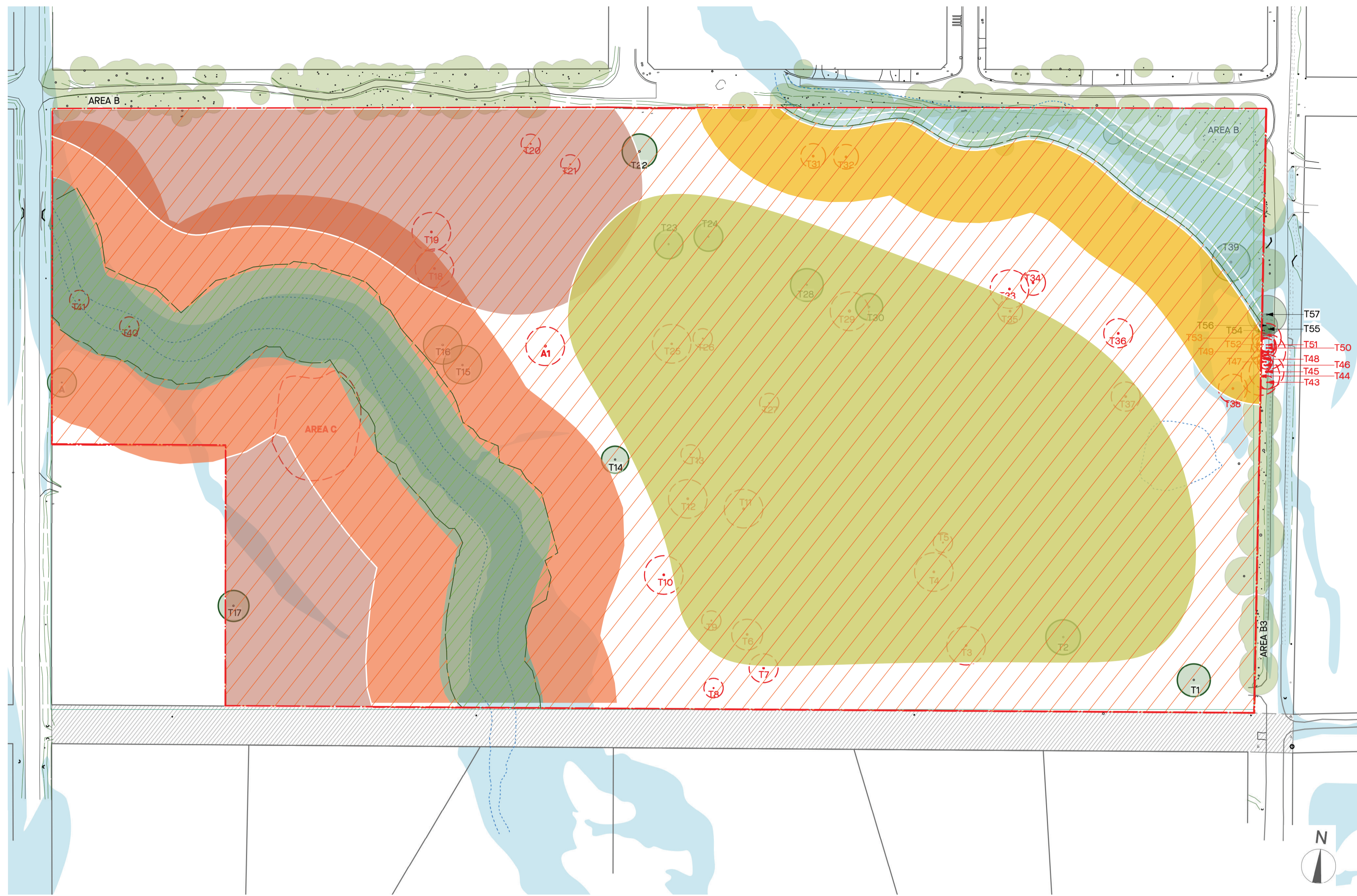
**PROJECT**  
 Moruya Senior Living

**CLIENT**  
 IRT Group

**ADDRESS**  
 11 Spenser Street Moruya NSW 2537



JOB NO.	250103	DATE	12/3/2026
STAGE	SSDA	REV	A
STATUS	FINAL	DWG NO.	LD-002
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**Unmanaged Riparian Shoalhaven Lowland Flats Wet Swamp Forest (EEC 4009)**

Revegetation of the core riparian zone using endemic species from the Shoalhaven Lowland Flats Wet Swamp Forest (EEC 4009).

**Managed Landscape Shoalhaven Lowland Flats Wet Swamp Forest (Includes Outer Riparian)**

- Noxious and environmental weeds to be removed regularly as part of management regime
- Clustered trees with 2-5m gaps in canopy
- Low branches (within 2m from ground) to be pruned to prevent a ground fire spreading into trees
- Grass should be no more than 10cm in height and leaf and other debris mowed, slashed or mulched.
- Remove leaf litter and use non-flammable mulch
- Paths to be stone, gravel or concrete
- Selected species to be in line with the below guidance as set out in CFA Landscaping for Bushfire:
  - Coarse to medium textured plants
  - Sparsely to moderately dense plants
  - Trees with tightly attached bark
  - Plants with high amounts of resins or oils should be limited

**Unmanaged South Coast Low Hills Red Gum Grassy Forest (EEC 4052)**

Revegetation of the core riparian zone using endemic species from the South Coast Low Hills Red Gum Grassy Forest (EEC 4052).

**Managed Landscape South Coast Low Hills Red Gum Grassy Forest**

Vegetation to be managed in line with the requirements outlined above.

**Managed Derived Native Grasslands (South Coast Low Hills Red Gum Grassy Forest EEC 4052) - In Unbuilt Areas.**

Seed banks of the derived native grassland are to be protected with minimal soil disturbance to this area. A bush regeneration management regime should be in place to enhance the quality of vegetation in this area. Grasses should be mown to no more than 10cm to reduce fire risk.

**Domestic Landscape**

Primarily Indigenous landscape and gardens to be designed to bushfire principles with an inner and outer zone to create defensible spaces, in line with the guidelines outlined in the CFA Landscaping for Bushfire Report.

**Remnant Mature Trees**

Refer to Arborist report

**Managed Landscape**

refer to bushfire guideline

**Unmanaged Landscape**

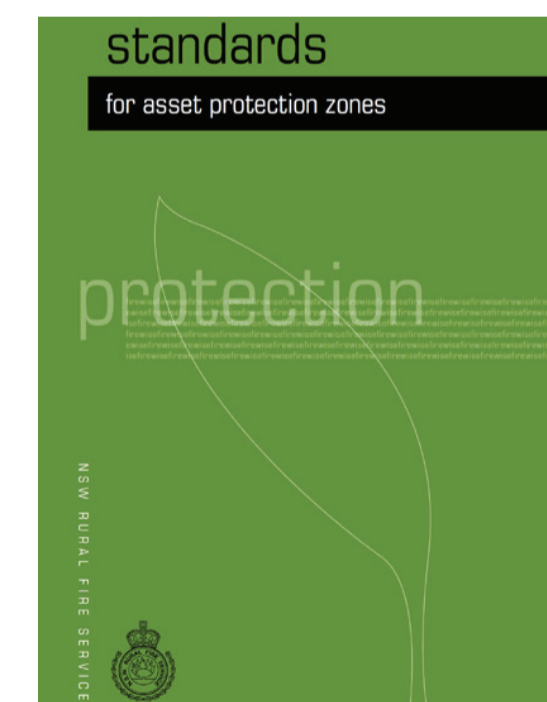
refer to bushfire guideline



PRECEDENTS - Managed Landscape



Landscaping for Bushfire, CFA



Standards for Asset Protection Zones, NSW RFS

REV  
A

DATE  
12/03/2026

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FINAL

REASON FOR ISSUE  
Preliminary SSDA

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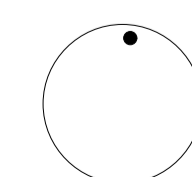
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DRAWING TITLE  
Planting Strategy

PROJECT  
Moruya Senior Living

CLIENT  
IRT Group  
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11 Spenser Street Moruya NSW 2537



JOB NO. 250103

STAGE SSDA

STATUS FINAL

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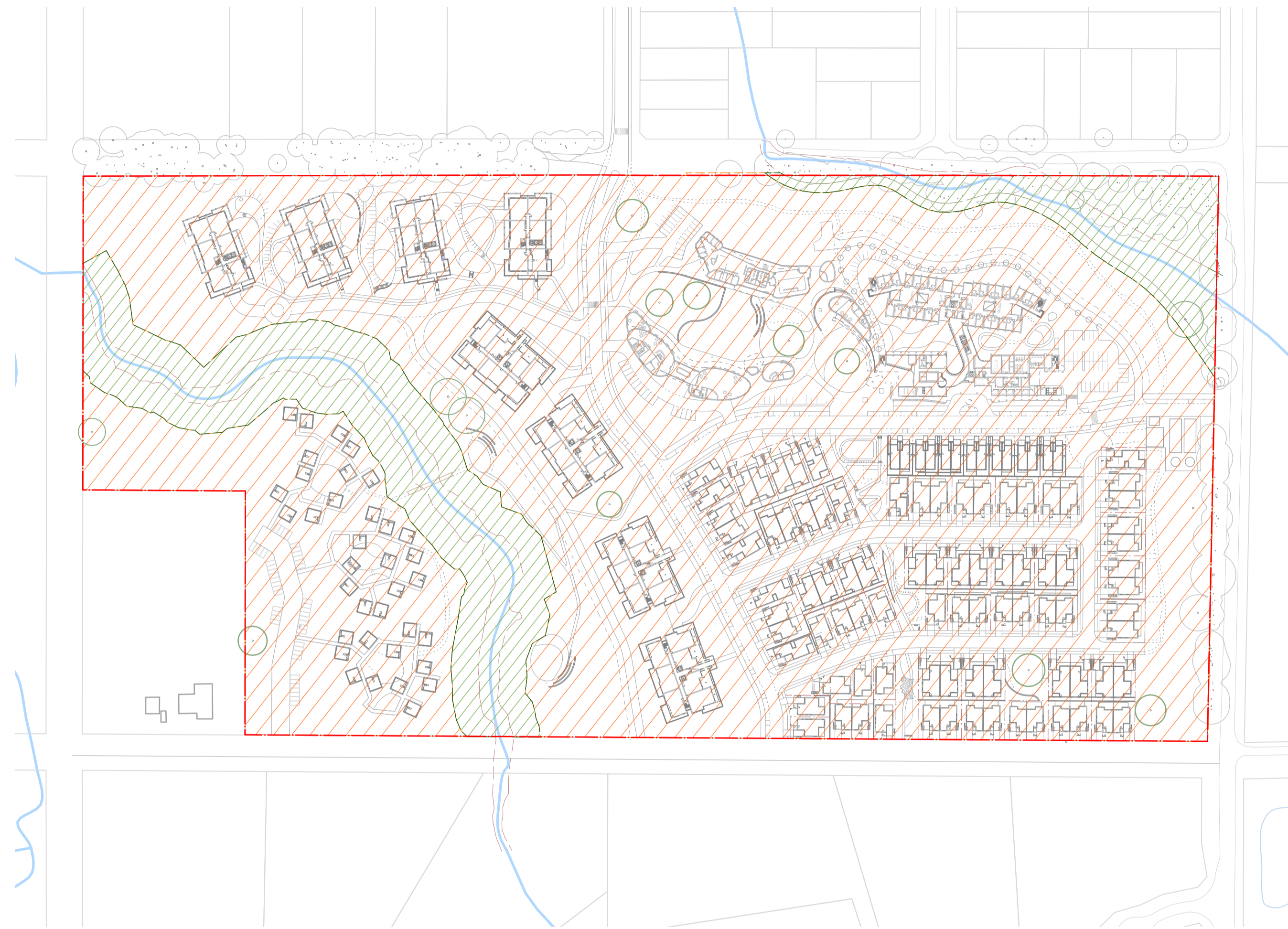
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12/3/2026

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DWG NO.  
LD-003

MANAGED & UNMANAGED LANDSCAPE



LEGEND

MANAGED / UNMANAGED LANDSCAPE

-  Boundary
-  Managed Landscape
-  Unmanaged Landscape

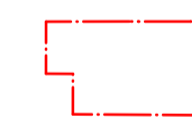

NOTE: refer to bushfire guideline.

DEEP SOIL ZONE



LEGEND

CALCULATION OF DEEP SOIL ZONE (m2)

-  PROJECT SITE AREA  
182632 m2
-  PROPOSED DEEP SOIL ZONE  
deep soil zone: 102070 m2  
comprises app. 55.8% of site area

REV  
A

DATE  
12/03/2026

STATUS  
FINAL

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Preliminary SSSA

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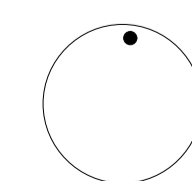
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DRAWING TITLE  
Managed Landscape & Deep Soil Zone

PROJECT  
Moruya Senior Living

CLIENT  
IRT Group

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JOB NO. 250103  
STAGE SSSA  
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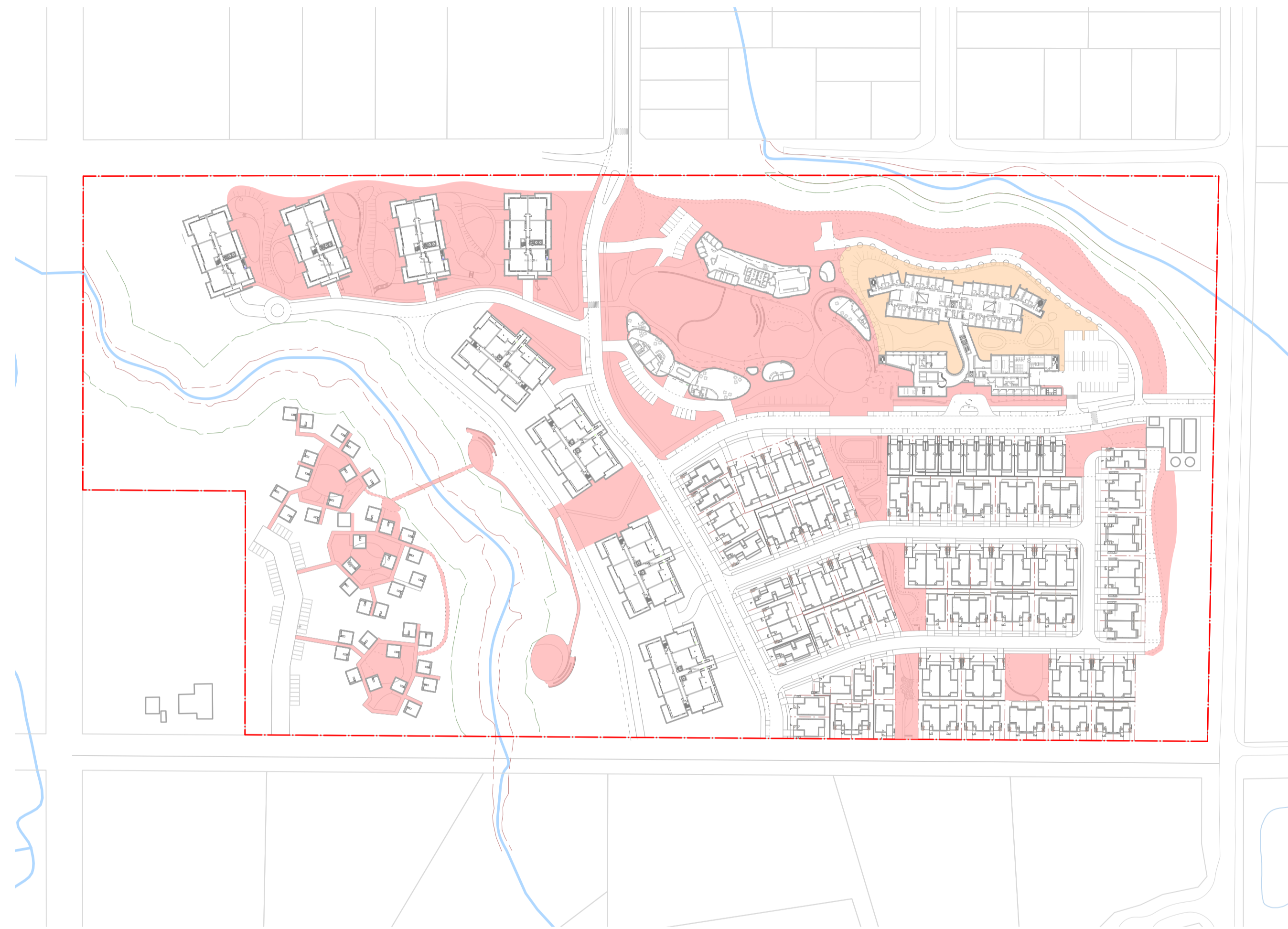
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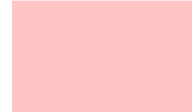

DWG NO.  
LD-004

COMMUNAL OPEN SPACE



LEGEND

COMMUNAL OPEN SPACE

-  PROJECT SITE AREA  
182632 m2
-  COMMUNAL OPEN SPACE  
37943.2m2
-  RCF COMMUNAL SPACE  
3608.0m2

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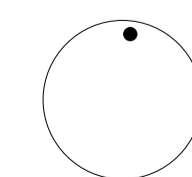
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DRAWING TITLE  
Communal open space

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11 Spenser Street Moruya NSW 2537



JOB NO.	250103
STAGE	SSDA
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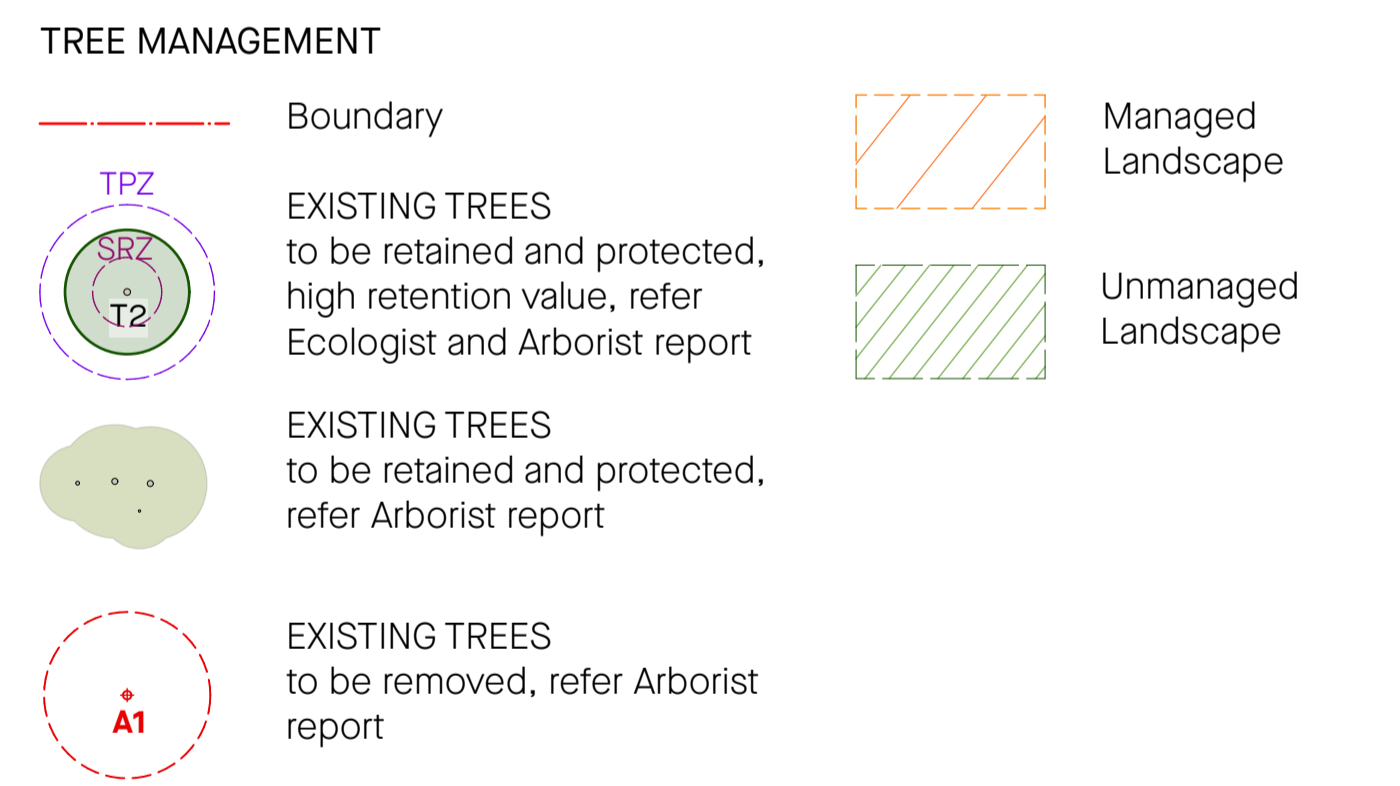
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LD-005



EXISTING TREE SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT	APP.	TPZ	SRZ	SIGNIFICANCE	ACTION
T18	Angophora floribunda	Rough Barked Apple	6	5	2.04	1.57	Medium	Remove - within development impact
T19	Angophora floribunda	Rough Barked Apple	15	16	12.24	3.34	Low	Remove - within building footprint
T20	Eucalyptus bosistoana	Coast Grey Box	7	5	4.92	2.28	Low	Remove - within building footprint
T21	Eucalyptus globoidea	White Stringybark	11	11	7.92	2.78	Medium	Remove - within development impact
T22	Angophora floribunda	Rough Barked Apple	24	18	17.16	3.85	High	retain & protect
T23	Angophora floribunda	Rough Barked Apple	18	15	17.28	3.86	High	retain & protect
T24	Angophora floribunda	Rough Barked Apple	17	15	13.80	3.51	High	retain & protect
T25	Eucalyptus bosistoana	Coast Grey Box	21	14	7.68	2.74	High	Remove - within development impact
T26	Eucalyptus punctata	Grey Gum	7	8	6.79	2.61	Medium	Remove - within building footprint
T27	Eucalyptus punctata	Grey Gum	8	7	6.79	2.61	Medium	Remove - within development impact
T28	Angophora floribunda	Rough Barked Apple	22	17	11.64	3.27	High	retain & protect
T29	Angophora floribunda	Rough Barked Apple	32	17	16.32	3.77	High	Remove - within development impact
T30	Angophora floribunda	Rough Barked Apple	16	14	15.00	3.63	High	retain & protect
T31	Eucalyptus punctata	Grey Gum	6	5	2.88	1.82	Medium	Remove - within development impact
T32	Eucalyptus punctata	Grey Gum	8	5	3.22	1.91	Low	Remove - within development impact
T33	Eucalyptus bosistoana	Coast Grey Box	26	16	15.12	3.65	Low	Remove - within building footprint
T34	Angophora floribunda	Rough Barked Apple	16	15	10.80	3.17	High	Remove - within development impact
T35	Angophora floribunda	Rough Barked Apple	18	17	10.80	3.17	High	Remove - within building footprint
T36	Eucalyptus bosistoana	Coast Grey Box	14	16	8.36	2.84	Medium	Remove - within development impact
T37	Angophora floribunda	Rough Barked Apple	15	15	12.96	3.42	Medium	Remove - within development impact
T38	Angophora floribunda	Rough Barked Apple	17	15	13.80	3.51	Medium	Remove - within development impact
T39	Eucalyptus punctata	Grey Gum	30	16	21.60	4.24	High	retain & protect
T40	Salix babylonica	Weeping Willow	7	7	4.56	2.20	Low	Remove - Undesirable species
T41	Salix babylonica	Weeping Willow	8	6	6.60	2.57	Low	Remove - Undesirable species
T43	Eucalyptus globoidea	White Stringybark	13	5	3.12	2.00	Medium	Remove - within development impact
T44	Eucalyptus punctata	Grey Gum	18	12	8.64	3.09	High	Remove - within development impact
T45	Corymbia gummifera	Red Bloodwood	7	4	2.52	2.00	Medium	Remove - within development impact
T46	Corymbia gummifera	Red Bloodwood	9	4	3.20	2.10	Medium	Remove - within development impact
T47	Eucalyptus bosistoana	Coast Grey Box	7	3	3.10	2.05	Medium	Remove - within development impact
T48	Corymbia gummifera	Red Bloodwood	5	3	2.16	1.85	Medium	Remove - within development impact
T49	Eucalyptus bosistoana	Coast Grey Box	21	14	10.80	3.57	Low	Remove - within development impact
T50	Acacia sp.	Wattle	6	4	3.96	2.25	Medium	Remove - within development impact
T51	Corymbia gummifera	Red Bloodwood	8	3	2.76	1.85	Medium	Remove - within development impact
T52	Corymbia gummifera	Red Bloodwood	6	3	2.40	1.82	Low	Remove - within development impact
T53	Corymbia gummifera	Red Bloodwood	9	5	4.56	2.37	Medium	Remove - within development impact
T54	Corymbia gummifera	Red Bloodwood	7	3	N/A	N/A	Medium	retain & protect
T55	Corymbia gummifera	Red Bloodwood	7	2	2.10	1.80	Medium	retain & protect
T56	Corymbia gummifera	Red Bloodwood	7	3	2.52	1.85	Medium	retain & protect
T57	Eucalyptus bosistoana	Coast Grey Box	16	12	9.24	3.01	Medium	retain & protect
AREA A		Tree is below 3m high						retain & protect
AREA A - A		Large dead trees						Removal requires - refer to arborist's report
AREA A - A1								retain & protect - refer to arborist's report
AREA B - B1		Dense remnant trees at the end of Vulcan St						council-owned verge retain & protect - refer to arborist's report
AREA B - B2		Dense remnant trees along Francis Street						council-owned verge retain & protect - refer to arborist's report
AREA B - B3		Dense remnant trees along Francis Street						council-owned verge retain & protect - refer to arborist's report
AREA C		Pinus radiata						Remove - Undesirable species

LEGEND



EXISTING TREE SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT	APP. SPREA D (M)	TPZ	SRZ	SIGNIFICANCE	ACTION
T1	Angophora floribunda	Rough Barked Apple	17	17	14.04	3.53	High	retain & protect
T2	Eucalyptus bosistoana	Coast Grey Box	23	18	13.80	3.51	High	retain & protect
T3	Eucalyptus bosistoana	Coast Grey Box	24	17	12.96	3.42	High	Remove - within building footprint
T4	Eucalyptus bosistoana	Coast Grey Box	28	18	16.08	3.74	High	Remove - within development impact
T5	Eucalyptus bosistoana	Coast Grey Box	8	5	4.32	1.49	Medium	Remove - within building footprint
T6	Eucalyptus bosistoana	Coast Grey Box	25	16	15.48	3.68	High	Remove - within development impact
T7	Angophora floribunda	Rough Barked Apple	19	15	12	3.31	High	Remove - within development impact
T8	Eucalyptus bosistoana	Coast Grey Box	6	7	5.04	2.3	Medium	Remove - within development impact
T9	Eucalyptus bosistoana	Coast Grey Box	6	10	5.16	2.32	Medium	Remove - within building footprint
T10	Angophora floribunda	Rough Barked Apple	16	17	10.08	3.08	High	Remove - within development impact
T11	Eucalyptus bosistoana	Coast Grey Box	34	19	15.24	3.66	High	Remove - within building footprint
T12	Eucalyptus bosistoana	Coast Grey Box	25	15	12.24	3.34	High	Remove - within development impact
T13	Eucalyptus bosistoana	Coast Grey Box	15	12	6.36	2.53	High	Remove - within development impact
T14	Angophora floribunda	Rough Barked Apple	16	14	14.52	3.59	High	retain & protect
T15	Eucalyptus bosistoana	Coast Grey Box	15	16	15.84	3.72	Medium	retain & protect
T16	Angophora floribunda	Rough Barked Apple	18	20	18.96	4.01	Medium	retain & protect
T17	Angophora floribunda	Rough Barked Apple	17	16	12	3.31	High	retain & protect

**Retention and Protection of Existing Trees is to be carried out in accordance with AS4970-2009.**

A project Arborist will be required to oversee and instruct protection measures throughout the duration of the construction period. The following will be required prior to the commencement of construction:

- The TPZ and SRZ zones are to be verified by the Arborist
- Root mapping will be required with report submitted for guidance of work in and around roots. This report will form a hold point in construction works.
- All levels at the base of the tree are to be maintained within the TPZ and SRZ zone. Any infringement works will need to undergo approval from Arborist.
- Protective fencing will be required to comply with Appendix C- Protection measures: Protective fence.



OSD basin - refer to civil engineer's drawing

WSUD treatment basin - refer to civil engineer's drawing

hardstand/ fire tank - refer to engineer's drawing

swale edge - refer to civil engineer's drawing

proposed bund - refer to civil engineer's drawing

REV A DATE 12/03/2026 STATUS FINAL

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COLLABORATORS

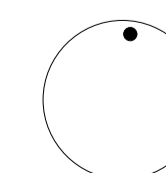
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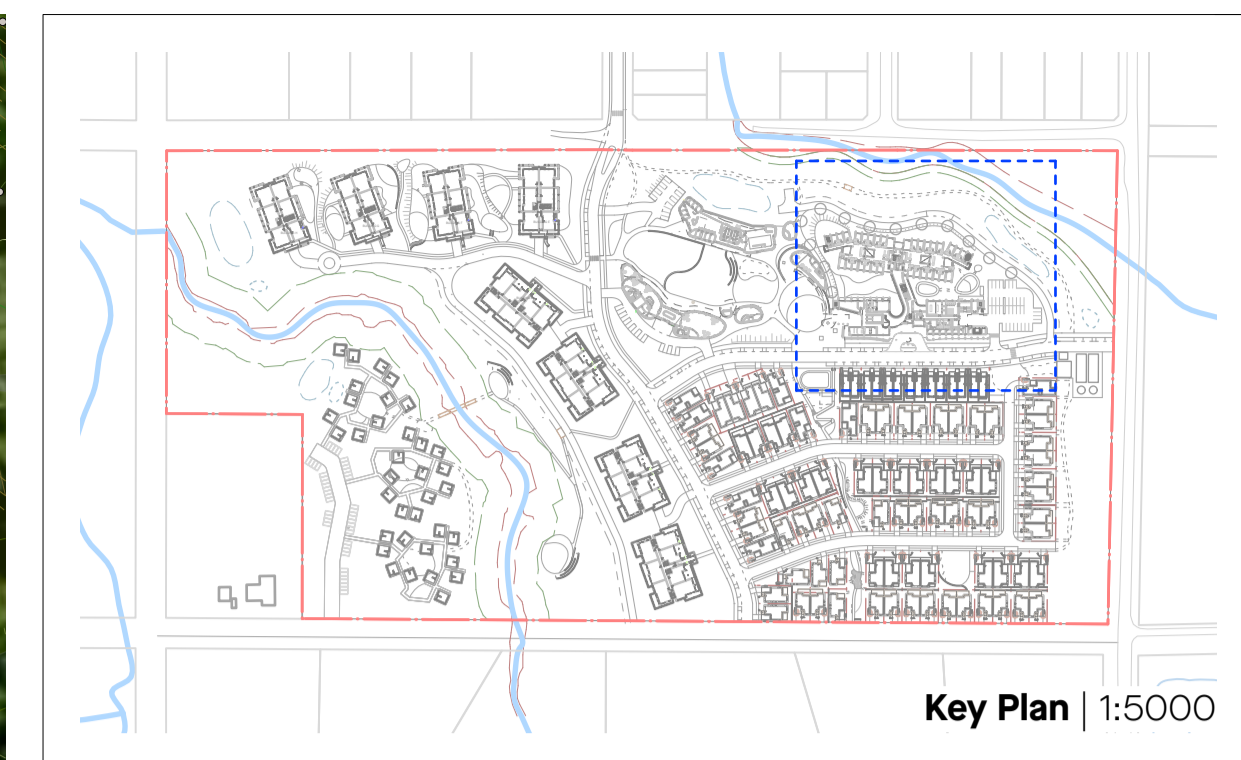
ABN 62 120 299 229

DRAWING TITLE Landscape Plan  
 PROJECT Moruya Senior Living  
 CLIENT IRT Group  
 ADDRESS 11 Spencer Street Moruya NSW 2537



JOB NO. 250103  
 STAGE SSDA  
 STATUS FINAL  
 DRAWN AH  
 CHECKED JI  
 SCALE 1:1000 @A1

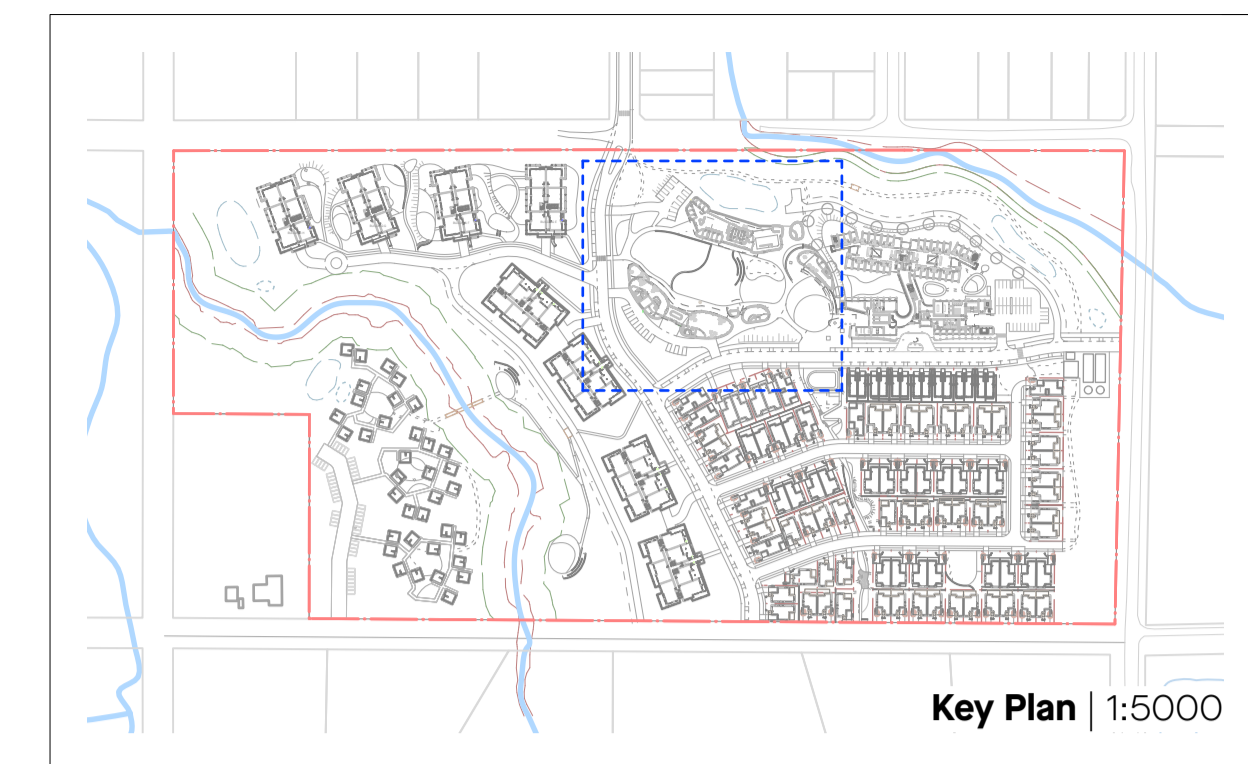
DATE 12/3/2026  
 REV A  
 DWG NO. LD-101



**LEGEND**

<b>GENERAL</b>	<b>HARDWORKS</b>
<ul style="list-style-type: none"> <li><span style="border-bottom: 1px solid red; width: 20px; display: inline-block;"></span> Boundary</li> <li><span style="color: blue;">+ EX 67.864</span> Existing levels</li> <li><span style="color: blue;">+ RL 67.000</span> Proposed levels</li> <li><span style="border-bottom: 1px solid green; width: 20px; display: inline-block;"></span> Vegetated Riparian Zone-top of bank</li> <li><span style="border-bottom: 1px solid green; width: 20px; display: inline-block;"></span> Vegetated Riparian Zone</li> <li><span style="border-bottom: 1px dashed grey; width: 20px; display: inline-block;"></span> Hardstand/ Fire tank - refer to engineer's drawing</li> <li><span style="border-bottom: 1px solid blue; width: 20px; display: inline-block;"></span> Swale edge - refer to civil engineer's drawing</li> <li><span style="border-bottom: 1px solid blue; width: 20px; display: inline-block;"></span> OSD basin - refer to civil engineer's drawing</li> <li><span style="border-bottom: 1px solid blue; width: 20px; display: inline-block;"></span> WSUD treatment basin - refer to civil engineer's drawing</li> <li><span style="border-bottom: 1px dotted black; width: 20px; display: inline-block;"></span> Proposed bund - refer to civil engineer's drawing</li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px solid grey; padding: 2px;">R1</span> ROAD refer civil and traffic engineer's drawing</li> <li><span style="border: 1px solid grey; padding: 2px;">R2</span> FIRE ROAD refer to bush fire report</li> <li><span style="border: 1px solid grey; padding: 2px;">R3</span> CAR PARKING + DRIVEWAY refer civil and traffic report</li> <li><span style="border: 1px solid grey; padding: 2px;">P1</span> PEDESTRIAN CONCRETE PATH in situ concrete path - to council standard</li> <li><span style="border: 1px solid grey; padding: 2px;">P2</span> PUBLIC DOMAIN CONCRETE PATH in situ concrete path - light washed finish, saw cut joint</li> <li><span style="border: 1px solid grey; padding: 2px;">P3</span> GRAVEL decomposed granite</li> <li><span style="border: 1px solid grey; padding: 2px;">P4</span> BRICK recycled paving</li> <li><span style="border: 1px solid grey; padding: 2px;">P5</span> CRAZY PAVER stone crazy pave, local materials</li> <li><span style="border: 1px solid grey; padding: 2px;">P6</span> SOFTFALL fitness and play</li> <li><span style="border: 1px solid grey; padding: 2px;">P7</span> MULCH playground mulch</li> <li><span style="border: 1px solid grey; padding: 2px;">P8</span> RAISED WALKWAY/ BRIDGE hardwood timber</li> <li><span style="border: 1px solid grey; padding: 2px;">ST1</span> STEPS in situ concrete steps</li> <li><span style="border: 1px solid grey; padding: 2px;">ST2</span> STONE STEPPERS stone step pieces</li> <li><span style="border: 1px solid grey; padding: 2px;">W1</span> Landscape wall in situ concrete seating wall - 500mm wide x 450mm high</li> <li><span style="border: 1px solid grey; padding: 2px;">W2</span> Landscape wall 300mm wide - brick/ stone</li> <li><span style="border: 1px solid grey; padding: 2px;">FN1</span> FENCE 1.2m high timber palisade fence around ACC open space</li> <li><span style="border: 1px solid grey; padding: 2px;">F1</span> Fitness equipment</li> <li><span style="border: 1px solid grey; padding: 2px;">F2</span> Nature Play</li> <li><span style="border: 1px solid grey; padding: 2px;">F3</span> Bench seat</li> <li><span style="border: 1px solid grey; padding: 2px;">F4</span> Picnic table</li> <li><span style="border: 1px solid grey; padding: 2px;">F5</span> Stone seat</li> <li><span style="border: 1px solid grey; padding: 2px;">F6</span> Pergola</li> <li><span style="border: 1px solid grey; padding: 2px;">F7</span> Shade structure</li> <li><span style="border: 1px solid grey; padding: 2px;">F8</span> Community garden planter</li> <li><span style="border: 1px solid grey; padding: 2px;">BBQ</span> BBQ</li> <li><span style="border: 1px solid grey; padding: 2px;">PBD</span> Boulders and natural stones</li> </ul>
<b>SOFTWORKS</b>	
<ul style="list-style-type: none"> <li><span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Existing tree to be retained - refer to Arborist report</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span> Street trees</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Feature trees</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Turf</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Nature strip</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Riparian zone</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Grassland</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Understorey planting indigenous planting</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Understorey planting</li> </ul>	

REV A	DATE 12/03/2026	STATUS FINAL	REASON FOR ISSUE Preliminary SSDA	DRAWN AH	<b>GENERAL NOTES</b> - ALL DIMENSIONS IN MILLIMETRES - CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK. - USE FIGURED DIMENSIONS ONLY. - DO NOT SCALE. - COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS WHEN EXECUTING WORKS DESCRIBED IN THIS DRAWING.  COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY JILA AND IN ANY WORK EXECUTED FROM THOSE DOCUMENTS AND DRAWINGS SHALL REMAIN THE PROPERTY OF JILA OR ON CREATION VEST IN JILA.	<b>COLLABORATORS</b> Ethos Urban Breathe (Architect) Delicke Richards (Architect) Marchese Partners (Architect) Gardener Wetherill (Architect) WSP (Civil) APG	(02) 9956 6962 (03) 9381 2007 (07) 3852 6700 (02) 9922 4375 (02) 9929 6777 (02) 8907 0914 (02) 8035 5450	<b>Jane Irwin Landscape Architecture</b> <b>REALM Studios</b> Studio 303 61 Marlborough Street, Surry Hills NSW, Australia 2010 61 2 92126957 info@jila.net.au www.jila.net.au	<b>DRAWING TITLE</b> ACC - detail plan <b>PROJECT</b> Moruya Senior Living <b>CLIENT</b> IRT Group <b>ADDRESS</b> 11 Spenser Street Moruya NSW 2537		<b>JOB NO.</b> 250103 <b>STAGE</b> SSDA <b>STATUS</b> FINAL <b>DRAWN</b> AH <b>CHECKED</b> JI	<b>DATE</b> 12/3/2026 <b>REV</b> A <b>DWG NO.</b> LD-201	<b>SCALE</b> 1:300@A1
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**LEGEND**

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REV A DATE 12/03/2026 STATUS FINAL REASON FOR ISSUE Preliminary SSDA

DRAWN AH

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 Marchese Partners (Architect)  
 Gardener Wetherill (Architect)  
 WSP (Civil)  
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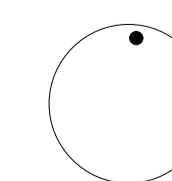
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 61 Marlborough Street, Surry Hills NSW, Australia 2010

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ABN 62 120 299 229

**DRAWING TITLE**  
 Community village green - detail plan

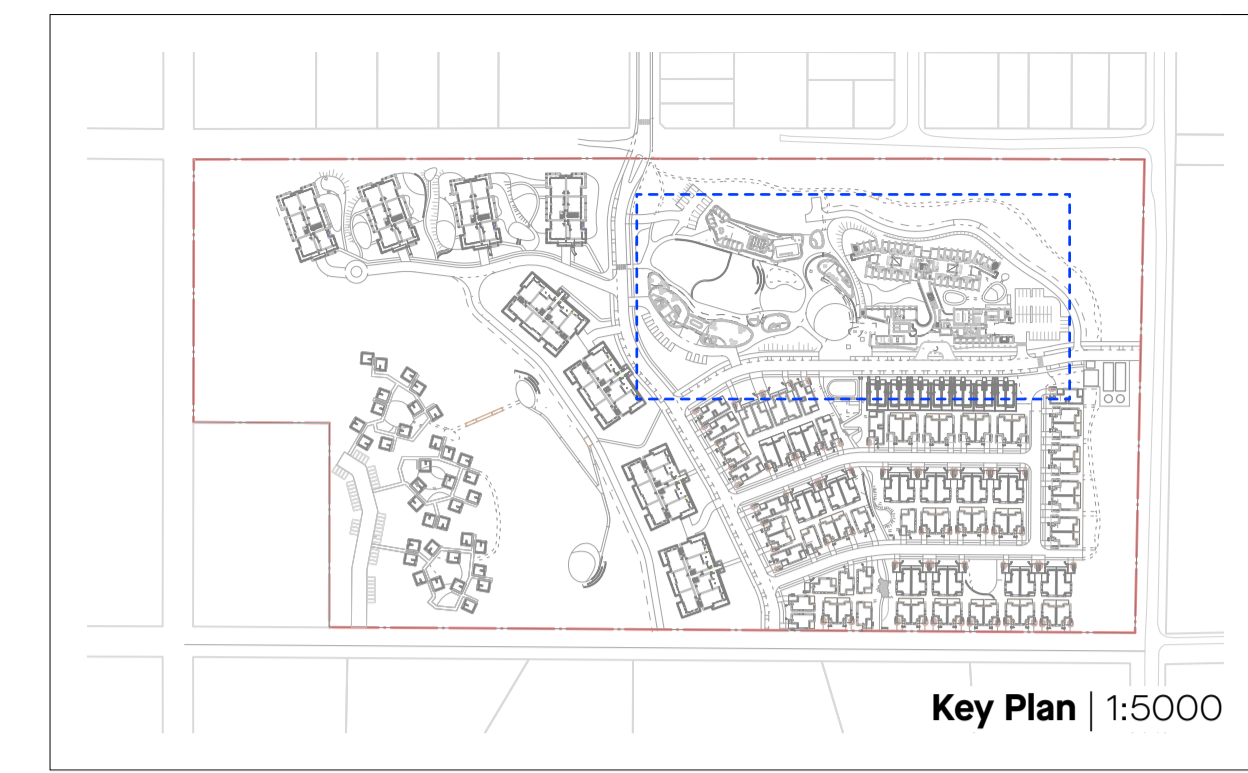
PROJECT  
 Moruya Senior Living  
 CLIENT  
 IRT Group  
 ADDRESS  
 11 Spenser Street Moruya NSW 2537



JOB NO. 250103  
 STAGE SSDA  
 STATUS FINAL  
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DATE 12/3/2026  
 REV A

DWG NO. LD-202  
 SCALE 1:300@A1



1 Section - ACC to riparian zone  
Scale: 1:100



2 Section - community village green  
Scale: 1:100

REV	DATE	STATUS	REASON FOR ISSUE
A	12/03/2026	FINAL	Preliminary SSDA

DRAWN  
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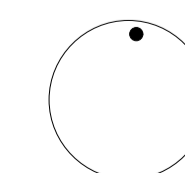
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ABN 62 120 299 229

DRAWING TITLE  
 Community & ACC - sections

PROJECT  
 Moruya Senior Living

CLIENT  
 IRT Group  
 ADDRESS  
 11 Spenser Street Moruya NSW 2537



JOB NO. 250103  
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SCALE 1:100@A1

DATE  
 12/3/2026

REV  
 A

DWG NO.  
 LD-203

COMMUNITY VILLAGE GREEN & ACC - PLANT SCHEDULE & PRECEDENTS

COMMUNITY OPEN SPACE

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
Community Open Space			6/m2		
SHRUBS MIX					
	<i>Acacia implexa</i>	Lightwood		12m	✓
	<i>Asplenium australasicum</i>	Birds Nest Fern		1.5m	✓
	<i>Austromyrtus dulcis</i>	Midgenberry		1.0m	✓
	<i>Banksia blechnifolia</i>	Groundcover Banksia		0.3m	✓
	<i>Banksia spinulosa</i>	Hairpin Banksia		3m	✓
	<i>Bursaria spinosa</i>	Sweet Bursaria		4m	✓
	<i>Callistemon salignus</i>	Willow Bottlebrush		5m	✓
	<i>Correa alba</i>	White Correa		1.5m	✓
	<i>Dicksonia antarctica</i>	Soft Tree Fern		2m	✓
	<i>Dodonaea triquetra</i>	Hop Bush		2.5m	✓
	<i>Grevillea 'Honey Gem'</i>	Honey Grevillea		4m	✓
	<i>Grevillea leiophylla 'Pink Midget'</i>	Pink Midget Grevillea		0.4m	✓
	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea		5m	✓
	<i>Hakea salicifolia</i>	Willow-leaved Hakea		4m	✓
	<i>Indigofera australis</i>	Austral indigo		2m	✓
	<i>Kunzea ambigua</i>	White Kunzea	~	5m	✓
	<i>Leptospermum polygalifolium</i>	Yellow Tea Tree		3m	✓
	<i>Melaleuca thymifolia</i>	Thyme honey-myrtle		1.2	✓
	<i>Ozothamnus diosmifolius</i>	Rice Flower		1.8m	✓
	<i>Philotheca myoporoides</i>	Long-leaf Wax Flower		1m	✓
	<i>Rhagodia spinescens</i>	Rhagodia Silver Border		1.5m	✓
	<i>Rosmarinus officinalis</i>	Rosemary		1m	x
	<i>Salvia leucantha 'Santa Barbara'</i>	Santa Barbara Sage		0.9m	x
	<i>Westringia fruticosa</i>	Coastal Rosemary		0.8m	✓
GRASSES AND GROUNDCOVER MIXES					
	<i>Dianella caerulea</i>	Blue Flax-Lily		0.8m	✓
	<i>Dianella revoluta</i>	Blue Flax-Lily		0.5m	✓
	<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls		<0.1m	✓
	<i>Dichondra repens</i>	Kidney Weed		<0.1m	✓
	<i>Geranium homeanum</i>	Crane's-Bill		<0.3m	✓
	<i>Hardenbergia violacea</i>	Purple Coral Pea	climbing		✓
	<i>Lomandra glauca</i>	Blue Ridge		0.3m	✓
	<i>Themeda triandra</i>	Kangaroo Grass		1.2m	✓
	<i>Tricoryne elatior</i>	Yellow Rush Lily		0.4m	✓
	<i>Viola hederacea</i>	Native Violet		<0.2m	✓
	<i>Wahlenbergia communis</i>	Tufted Bluebell		0.4m	✓

PRECEDENT



PRECEDENT



ACC SENSORY GARDEN

PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
Sensory Garden			6/m2		
SHRUBS MIX					
	<i>Adiantum aethiopicum</i>	Maidenhair Fern		0.5m	✓
	<i>Alpinia mutica</i>	False Cardamom Ginger		2m	x
	<i>Asplenium australasicum</i>	Birds Nest Fern		1.5m	✓
	<i>Chrysocephalum apiculatum</i>	Everlasting and Yellow Buttons		<0.2m	✓
	<i>Cordylina stricta</i>	Slender Palm Lily		4m	✓
	<i>Diospyros australis</i>	Black Plum		4m	✓
	<i>Gleichenia dicarpa</i>	Coral Fern		2m	✓
	<i>Helichrysum italicum</i>	Curry plant		0.8m	x
	<i>Melaleuca thymifolia</i>	Thyme honey-myrtle		1.2	✓
	<i>Pelargonium graveolens</i>	Rose Scented Geranium		1.5m	✓
	<i>Prostanthera ovalifolia</i>	Oval-leaf Mintbush		2.5m	✓
	<i>Pteridium esculentum</i>	Bracken Fern		1m	✓
	<i>Rosmarinus officinalis</i>	Rosemary		1m	x
	<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary		Prostrate	x
	<i>Rubus parvifolius</i>	Native Raspberry		1m	✓
	<i>Salvia leucantha 'Santa Barbara'</i>	Santa Barbara Sage		0.9m	x
	<i>Salvia microphylla 'Hot Lips'</i>	Silvia Hot Lips		0.5m	x
	<i>Salvia officinalis</i>	Sage		0.5m	x
GRASSES AND GROUNDCOVER MIXES					
	<i>Dianella revoluta</i>	Blue Flax-Lily		0.5m	✓
	<i>Dichondra repens</i>	Kidney Weed		<0.1m	✓
	<i>Goodenia hederacea</i>	Forest Goodenia		0.5m	✓
	<i>Mentha satuireioides</i>	Bush Mint		<0.2m	✓
	<i>Viola hederacea</i>	Native Violet		<0.2m	✓

REV  
A

DATE  
12/03/2026

STATUS  
FINAL

REASON FOR ISSUE  
Preliminary SSDA

DRAWN  
AH

GENERAL NOTES

- ALL DIMENSIONS IN MILLIMETRES
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Jane Irwin Landscape Architecture  
REALM Studios

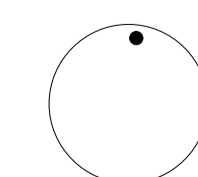
Studio 303  
61 Marlborough Street, Surry Hills NSW, Australia 2010

61 2 92126957  
info@jila.net.au  
www.jila.net.au

ABN 62 120 299 229

DRAWING TITLE  
Community & ACC - schedule & precedents

PROJECT  
Moruya Senior Living  
CLIENT  
IRT Group  
ADDRESS  
11 Spenser Street Moruya NSW 2537



JOB NO. 250103  
STAGE SSDA  
STATUS FINAL  
DRAWN AH  
CHECKED JI  
SCALE 1:100@A1

DATE  
12/3/2026

REV  
A

DWG NO.  
LD-204

# GREEN SPINE A - SECTIONS

## LEGEND

### GENERAL

- Boundary
- Existing levels (+EX 67.864)
- Proposed levels (+RL 57.00)
- Vegetated Riparian Zone-top of bank
- Vegetated Riparian Zone
- Hardstand/ Fire tank - refer to engineer's drawing
- Swale edge - refer to civil engineer's drawing
- OSD basin - refer to civil engineer's drawing
- WSUD treatment basin - refer to civil engineer's drawing
- Proposed bund - refer to civil engineer's drawing
- Existing tree to be retained - refer to Arborist report
- Street trees

### SOFTWORKS

- Existing tree to be retained - refer to Arborist report
- Street trees

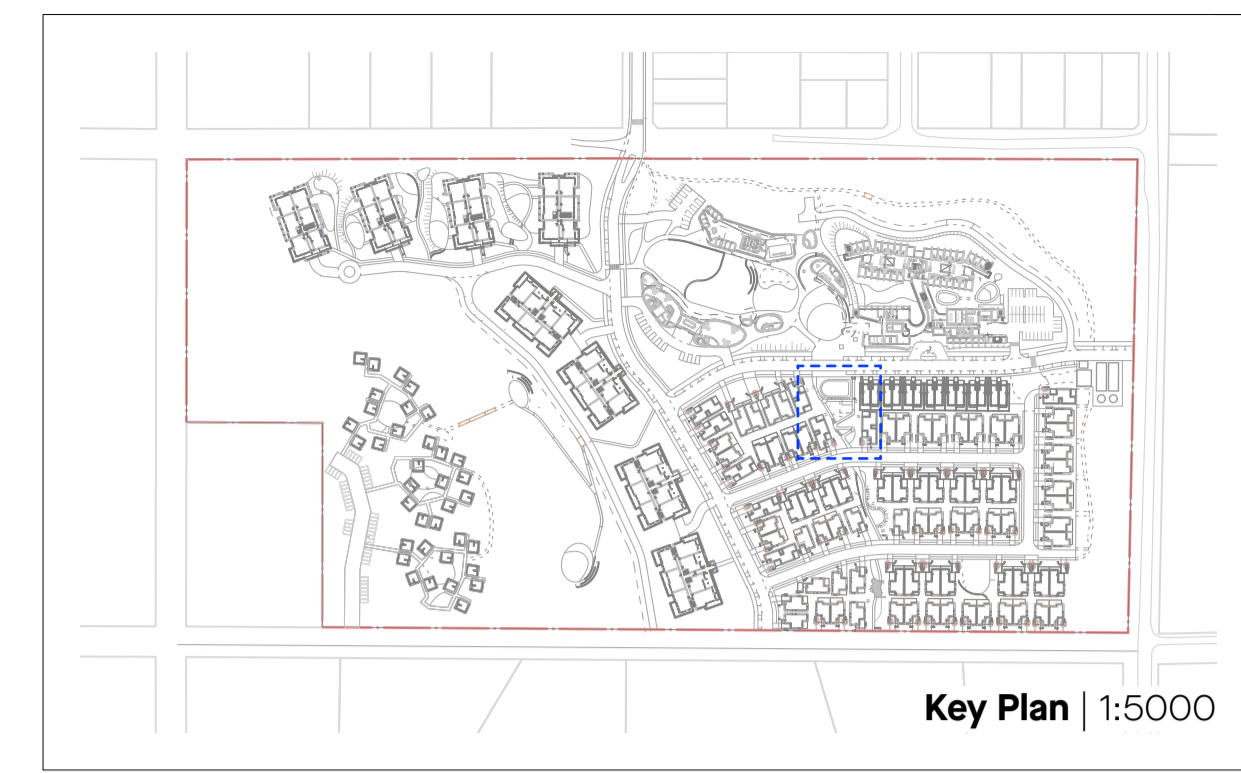
- Feature trees
- Turf (TF)
- Nature strip (NS)
- Riparian zone (PT)
- Grassland (PT)
- Understorey planting indigenous planting (PT)

- ### HARDWORKS
- ROAD (R1) refer civil and traffic engineer's drawing
  - FIRE ROAD (R2) refer to bush fire report
  - CAR PARKING + DRIVEWAY (R3) refer civil and traffic report
  - PEDESTRIAN CONCRETE PATH (P1) in situ concrete path - to council standard

- PUBLIC DOMAIN CONCRETE PATH (P2) in situ concrete path - light washed finish, saw cut joint
- GRAVEL (P3) decomposed granite
- BRICK (P4) recycled paving
- CRAZY PAVER (P5) stone crazy pave, local materials
- SOFTFALL (P6) fitness and play
- MULCH (P7) playground mulch

- RAISED WALKWAY/ BRIDGE (P8) hardwood timber
- STEPS (ST1) in situ concrete steps
- STONE STEPPERS (ST2) stone step pieces
- Landscaping wall (W1) in situ concrete seating wall - 500mm wide x 450mm high
- Landscaping wall (W2) 300mm wide - brick/ stone
- FENCE (FN1) 1.2m high timber palisade fence around ACC open space
- Fitness equipment (FET)

- Nature Play (NP)
- Bench seat (F1)
- Picnic table (F2)
- Stone seat (F3)
- Pergola (F4)
- Shade structure (F5)
- Community garden planter (F6)
- BBQ (BBQ)
- Boulders and natural stones (BD)



3 Section - green spine A  
Scale: 1:100



2 Section - green spine A  
Scale: 1:100



0 Detail Plan  
Scale: 1:200

REV A	DATE 12/03/2026	STATUS FINAL	REASON FOR ISSUE Preliminary SSDA	DRAWN AH	GENERAL NOTES - ALL DIMENSIONS IN MILLIMETRES - CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK. - USE FIGURED DIMENSIONS ONLY. - DO NOT SCALE. - COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS WHEN EXECUTING WORKS DESCRIBED IN THIS DRAWING.  COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY JILA AND IN ANY WORK EXECUTED FROM THOSE DOCUMENTS AND DRAWINGS SHALL REMAIN THE PROPERTY OF JILA OR ON CREATION VEST IN JILA.	COLLABORATORS Ethos Urban Breathe (Architect) Deicke Richards (Architect) Marchese Partners (Architect) Gardener Wetherill (Architect) WSP (Civil) APG	(02) 9956 6962 (03) 9381 2007 (07) 3852 6700 (02) 9922 4375 (02) 9929 6777 (02) 8907 0914 (02) 8035 5450	Jane Irwin Landscape Architecture REALM Studios Studio 303 61 Marlborough Street, Surry Hills NSW, Australia 2010 61 2 92126957 info@jila.net.au www.jila.net.au ABN 62 120 299 229	DRAWING TITLE Green spine A - detail plan & sections PROJECT Moruya Senior Living CLIENT IRT Group ADDRESS 11 Spenser Street Moruya NSW 2537	JOB NO. 250103 STAGE SSDA STATUS FINAL DRAWN AH CHECKED JI SCALE 1:100@A1	DATE 12/3/2026 REV A DWG NO. LD-205
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# GREEN SPINE B - SECTIONS

## LEGEND

### GENERAL

- Boundary
- +EX 67.864 Existing levels
- + RL 57.00 Proposed levels
- Vegetated Riparian Zone-top of bank
- Vegetated Riparian Zone
- Hardstand/ Fire tank - refer to engineer's drawing

- Swale edge - refer to civil engineer's drawing
- OSD basin - refer to civil engineer's drawing
- WSUD treatment basin - refer to civil engineer's drawing
- Proposed bund - refer to civil engineer's drawing
- Existing tree to be retained - refer to Arborist report
- Street trees

### SOFTWORKS

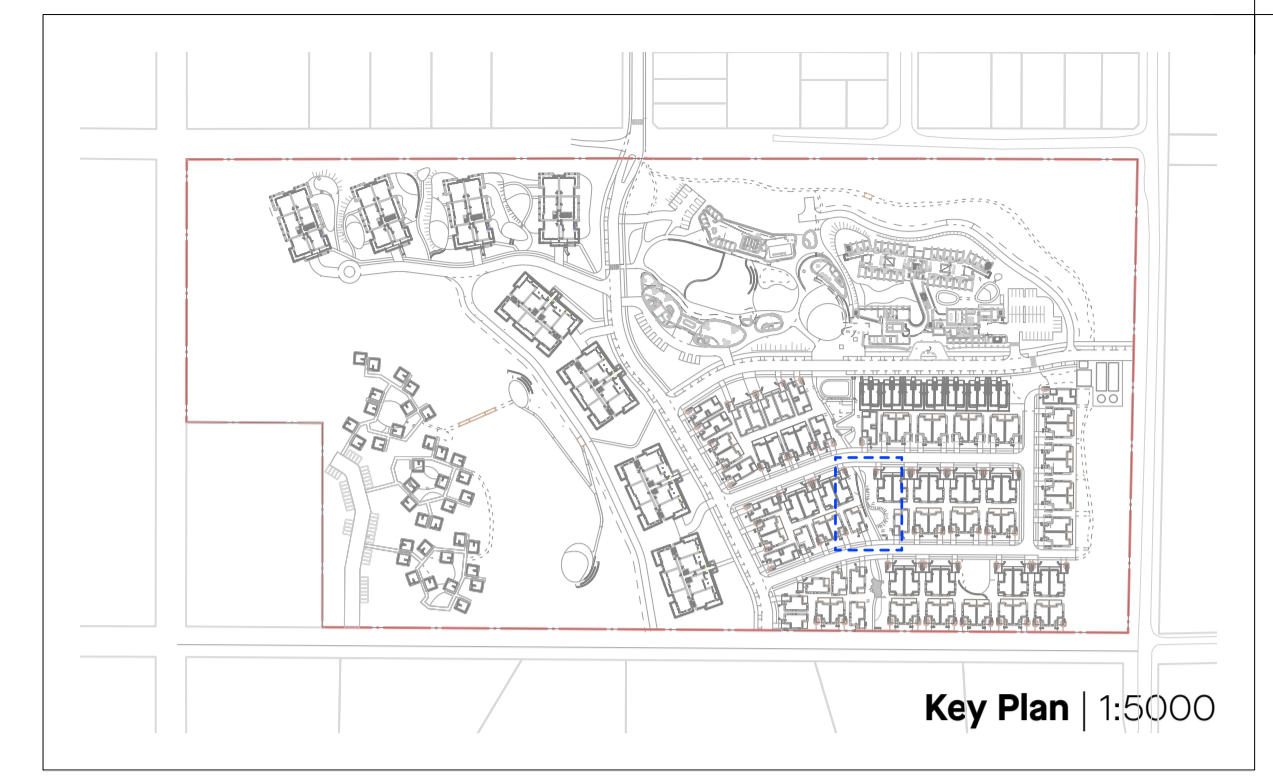
- Feature trees
- Turf
- Nature strip
- Riparian zone
- Grassland
- Understorey planting indigenous planting

- ### HARDWORKS
- R1 ROAD refer civil and traffic engineer's drawing
  - R2 FIRE ROAD refer to bush fire report
  - R3 CAR PARKING + DRIVEWAY refer civil and traffic report
  - P1 PEDESTRIAN CONCRETE PATH in situ concrete path - to council standard

- P2 PUBLIC DOMAIN CONCRETE PATH in situ concrete path - light washed finish, saw cut joint
- P3 GRAVEL decomposed granite
- P4 BRICK recycled paving
- P5 CRAZY PAVER stone crazy pave, local materials
- P6 SOFTFALL fitness and play
- P7 MULCH playground mulch

- P8 RAISED WALKWAY/ BRIDGE hardwood timber
- ST1 STEPS in situ concrete steps
- ST2 STONE STEPPERS stone step pieces
- W1 Landscape wall in situ concrete seating wall - 500mm wide x 450mm high
- W2 Landscape wall 300mm wide - brick/ stone
- FN1 FENCE 1.2m high timber palisade fence around ACC open space
- Fitness equipment

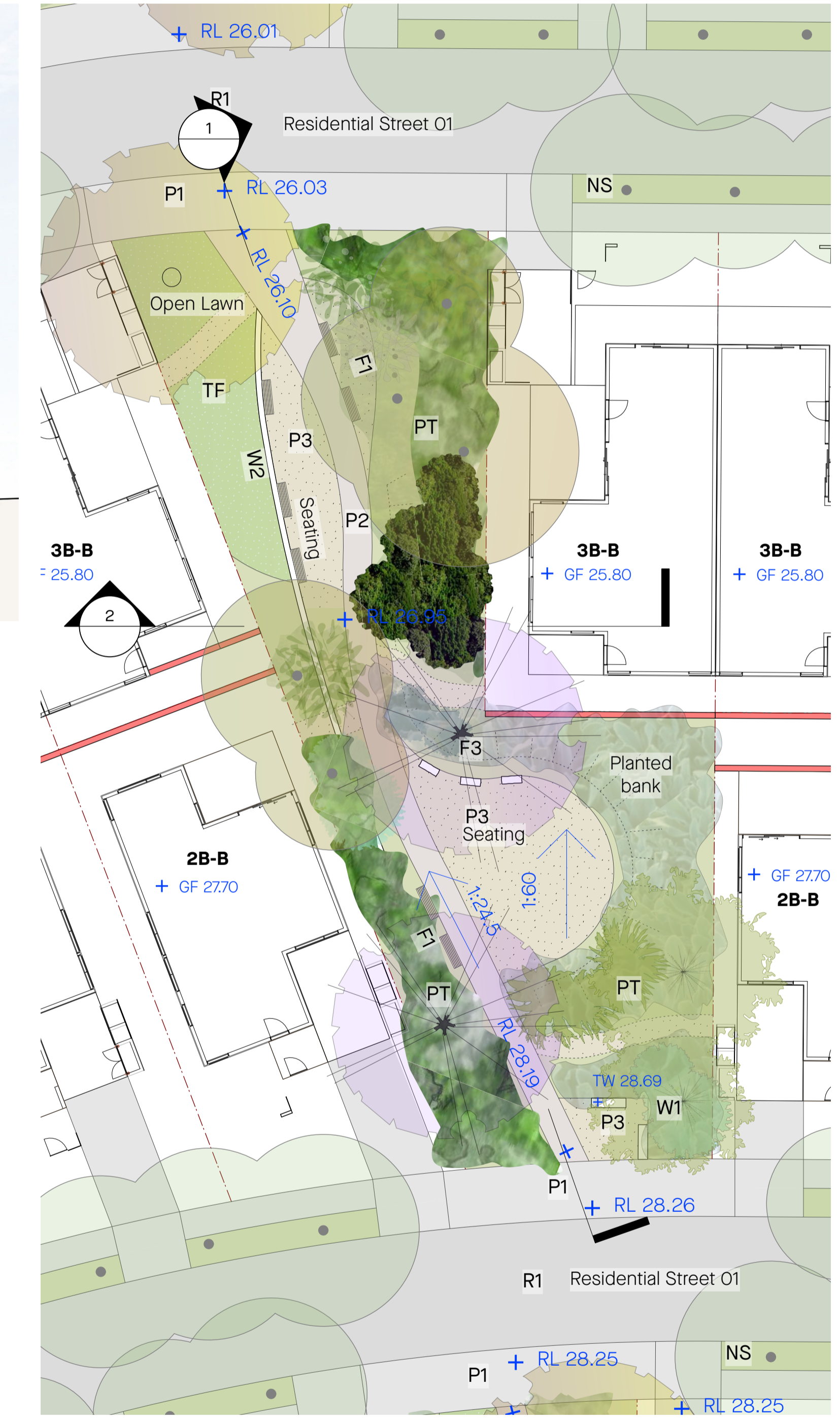
- Nature Play
- Bench seat
- Picnic table
- Stone seat
- Pergola
- Shade structure
- Community garden planter
- BBQ
- Boulders and natural stones



1 Section - green spine B  
Scale: 1:100



2 Section - green spine B  
Scale: 1:100



0 Detail Plan  
Scale: 1:200

REV A	DATE 12/03/2026	STATUS FINAL	REASON FOR ISSUE Preliminary SSDA	DRAWN AH	GENERAL NOTES - ALL DIMENSIONS IN MILLIMETRES - CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK. - USE FIGURED DIMENSIONS ONLY. - DO NOT SCALE. - COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARD WHEN EXECUTING WORKS DESCRIBED IN THIS DRAWING.  COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY JILA AND IN ANY WORK EXECUTED FROM THOSE DOCUMENTS AND DRAWINGS SHALL REMAIN THE PROPERTY OF JILA OR ON CREATION VEST IN JILA.	COLLABORATORS Ethos Urban Breathe (Architect) Deicke Richards (Architect) Marchese Partners (Architect) Gardener Wetherill (Architect) WSP (Civil) APG	(02) 9956 6962 (03) 9381 2007 (07) 3852 6700 (02) 9922 4375 (02) 9929 6777 (02) 8907 0914 (02) 8035 5450	Jane Irwin Landscape Architecture REALM Studios Studio 303 61 Marlborough Street, Surry Hills NSW, Australia 2010 61 2 92126957 info@jila.net.au www.jila.net.au ABN 62 120 299 229	DRAWING TITLE Green spine B - detail plan & sections PROJECT Moruya Senior Living CLIENT IRT Group ADDRESS 11 Spenser Street Moruya NSW 2537	JOB NO. 250103 STAGE SSDA STATUS FINAL DRAWN AH CHECKED JI SCALE 1:100@A1	DATE 12/3/2026 REV A DWG NO. LD-206
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# GREEN SPINE C - SECTIONS

## LEGEND

### GENERAL

- Boundary
- +EX 67.864 Existing levels
- +RL 57.00 Proposed levels
- Vegetated Riparian Zone-top of bank
- Vegetated Riparian Zone
- Hardstand/ Fire tank - refer to engineer's drawing

- Swale edge - refer to civil engineer's drawing
- OSD basin - refer to civil engineer's drawing
- WSUD treatment basin - refer to civil engineer's drawing
- Proposed bund - refer to civil engineer's drawing

### SOFTWORKS

- Existing tree to be retained - refer to Arborist report
- Street trees

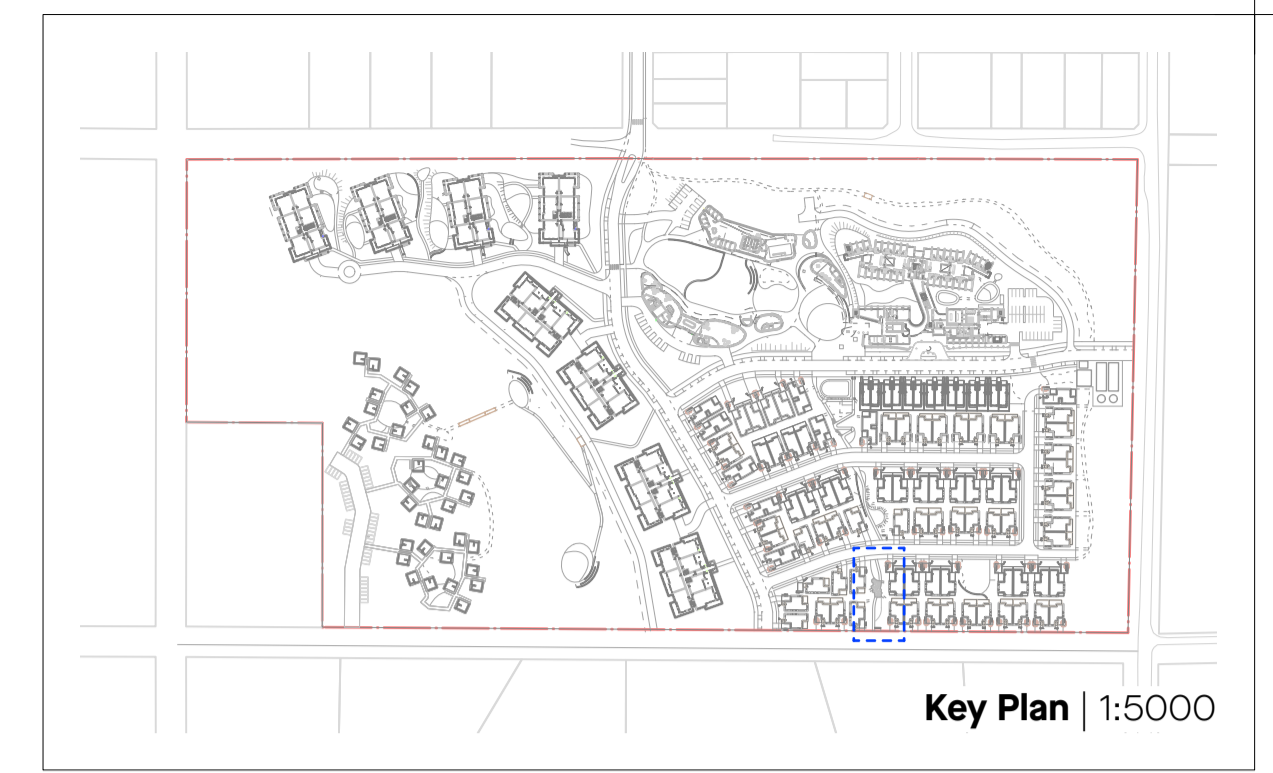
- Feature trees
- TF Turf
- NS Nature strip
- PT Riparian zone
- PT Grassland
- Understorey planting indigenous planting

- ### HARDWORKS
- R1 ROAD refer civil and traffic engineer's drawing
  - R2 FIRE ROAD refer to bush fire report
  - R3 CAR PARKING + DRIVEWAY refer civil and traffic report
  - P1 PEDESTRIAN CONCRETE PATH in situ concrete path - to council standard

- P2 PUBLIC DOMAIN CONCRETE PATH in situ concrete path - light washed finish, saw cut joint
- P3 GRAVEL decomposed granite
- P4 BRICK recycled paving
- P5 CRAZY PAVER stone crazy pave, local materials
- P6 SOFTFALL fitness and play
- P7 MULCH playground mulch

- P8 RAISED WALKWAY/ BRIDGE hardwood timber
- ST1 STEPS in situ concrete steps
- ST2 STONE STEPPERS stone step pieces
- W1 Landscape wall in situ concrete seating wall - 500mm wide x 450mm high
- W2 Landscape wall 300mm wide - brick/ stone
- FN1 FENCE 1.2m high timber palisade fence around ACC open space
- Fitness equipment

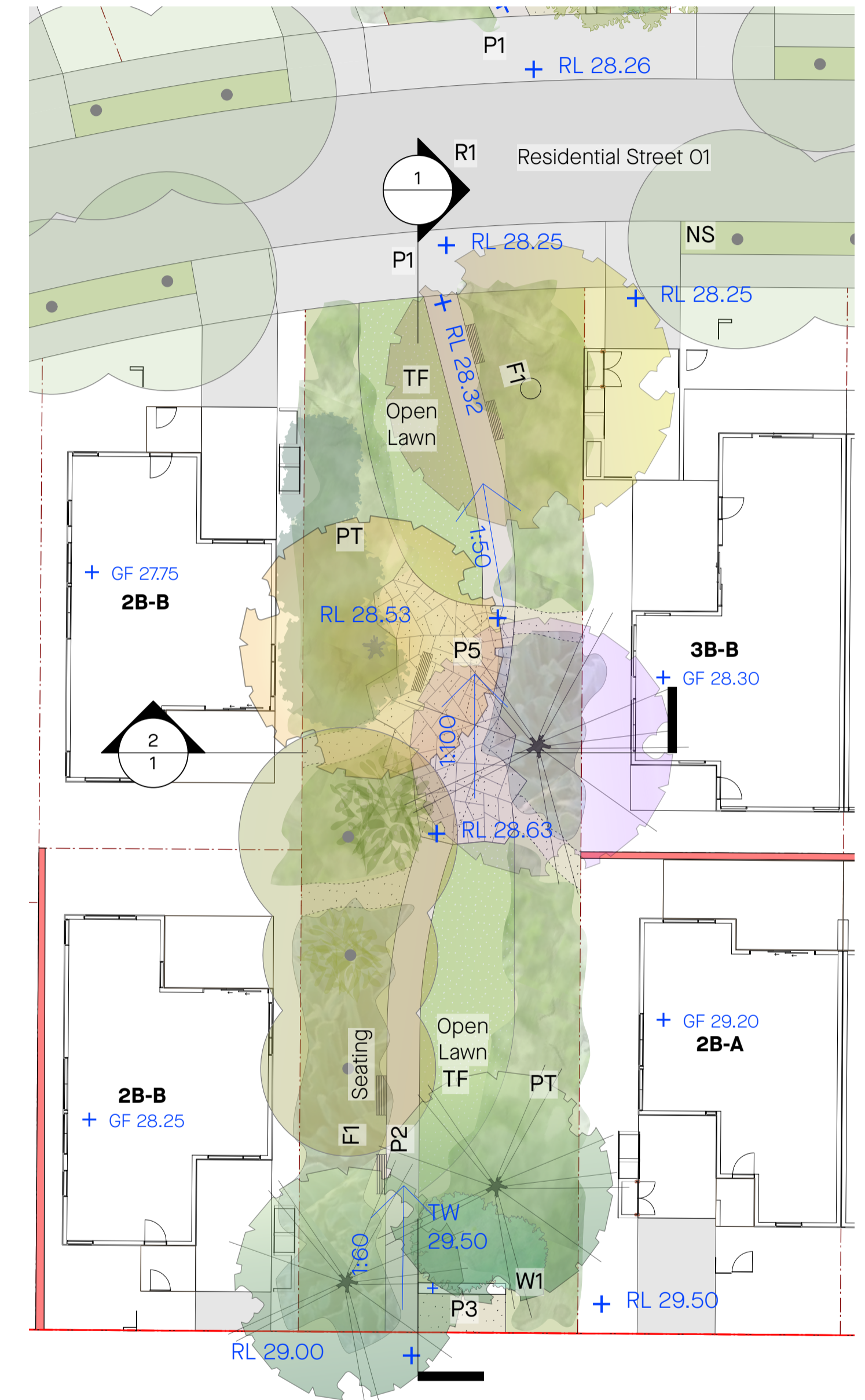
- NP Nature Play
- F1 Bench seat
- F2 Picnic table
- F3 Stone seat
- F4 Pergola
- F5 Shade structure
- F6 Community garden planter
- BBQ BBQ
- BD Boulders and natural stones



1 Section - green spine C  
Scale: 1:100



2 Section - green spine C  
Scale: 1:100



0 Detail Plan  
Scale: 1:200

REV	DATE	STATUS	REASON FOR ISSUE	DRAWN	GENERAL NOTES
A	12/03/2026	FINAL	Preliminary SSDA	AH	<ul style="list-style-type: none"> <li>- ALL DIMENSIONS IN MILLIMETRES</li> <li>- CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.</li> <li>- USE FIGURED DIMENSIONS ONLY.</li> <li>- DO NOT SCALE.</li> <li>COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARD WHEN EXECUTING WORKS DESCRIBED IN THIS DRAWING.</li> </ul> <p>COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY JILA AND IN ANY WORK EXECUTED FROM THOSE DOCUMENTS AND DRAWINGS SHALL REMAIN THE PROPERTY OF JILA OR ON CREATION VEST IN JILA.</p>

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 ABN 62 120 299 229

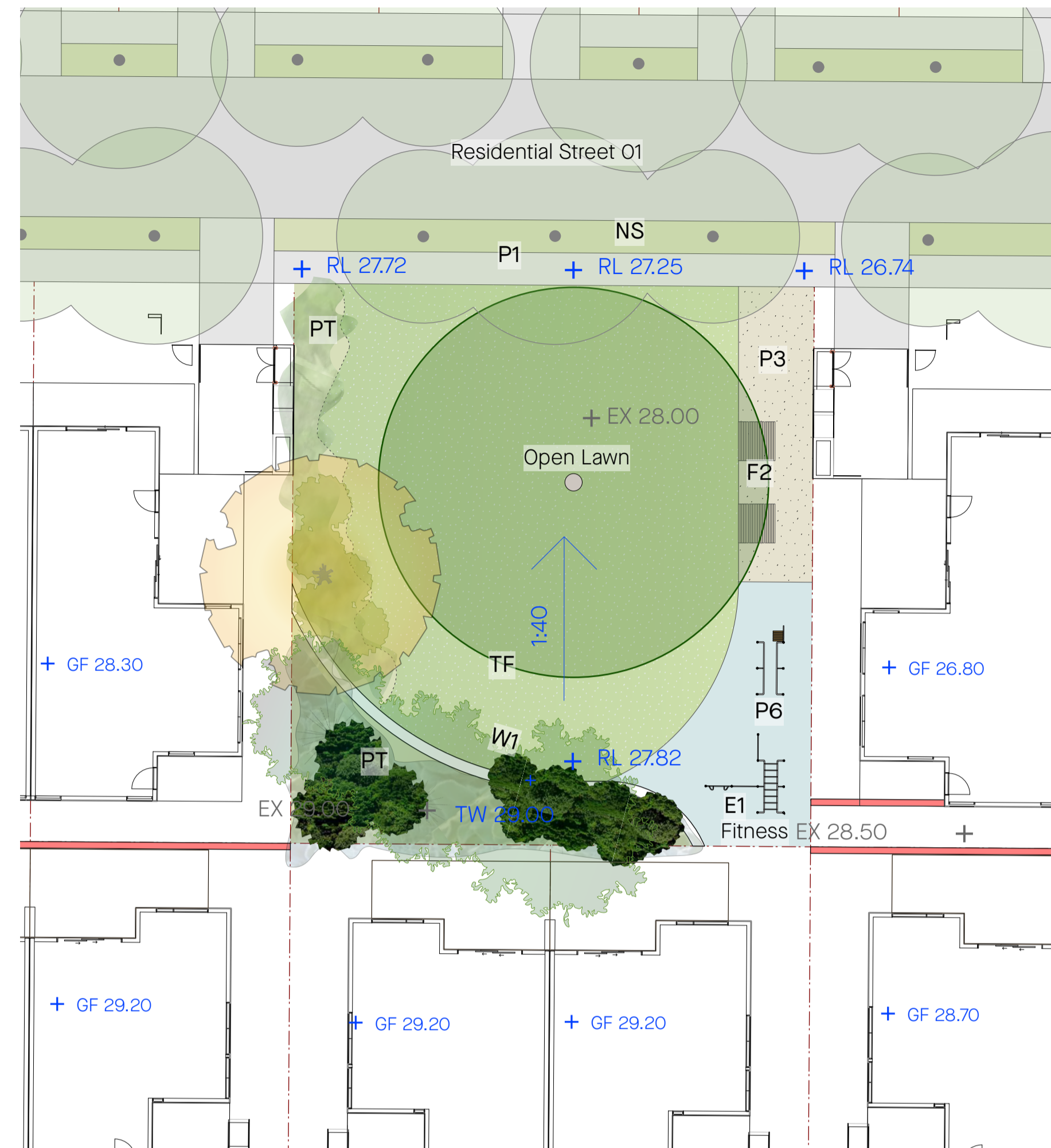
**DRAWING TITLE**  
 Green spine C - detail plan & sections  
**PROJECT**  
 Moruya Senior Living  
**CLIENT**  
 IRT Group  
 ADDRESS  
 11 Spenser Street Moruya NSW 2537

JOB NO.	250103	DATE	12/3/2026
STAGE	SSDA	REV	A
STATUS	FINAL	DWG NO.	LD-207
DRAWN	AH	SCALE	1:100@A1
CHECKED	Ji		

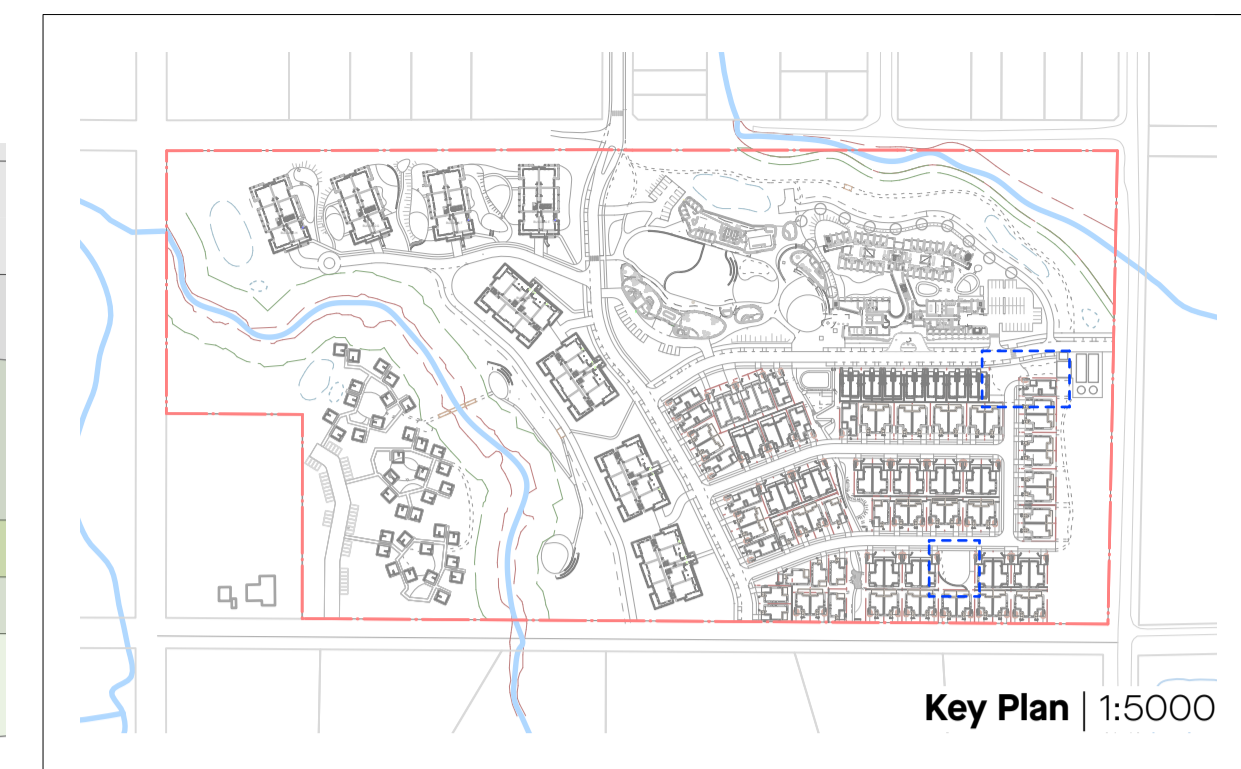
POCKET PARKS



1 Detail Plan - Pocket Park A  
Scale: 1:200



2 Detail Plan - Pocket Park B  
Scale: 1:200



**LEGEND**

<b>GENERAL</b>	<b>HARDWORKS</b>
<ul style="list-style-type: none"> <li><span style="color: red;">---</span> Boundary</li> <li><span style="color: grey;">+ EX 67.864</span> Existing levels</li> <li><span style="color: blue;">+ RL 67.000</span> Proposed levels</li> <li><span style="color: green;">---</span> Vegetated Riparian Zone-top of bank</li> <li><span style="color: green;">---</span> Vegetated Riparian Zone</li> <li><span style="border: 1px solid black; padding: 2px;"> </span> Hardstand/ Fire Tank - refer to engineer's drawing</li> <li><span style="color: blue;">---</span> Swale edge - refer to civil engineer's drawing</li> <li><span style="color: blue;">---</span> OSD basin - refer to civil engineer's drawing</li> <li><span style="color: blue;">---</span> WSUD treatment basin - refer to civil engineer's drawing</li> <li><span style="color: red;">---</span> Proposed bund - refer to civil engineer's drawing</li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px solid grey; padding: 2px;">R1</span> ROAD refer civil and traffic engineer's drawing</li> <li><span style="border: 1px solid grey; padding: 2px;">R2</span> FIRE ROAD refer to bush fire report</li> <li><span style="border: 1px solid grey; padding: 2px;">R3</span> CAR PARKING + DRIVEWAY refer civil and traffic report</li> <li><span style="border: 1px solid grey; padding: 2px;">P1</span> PEDESTRIAN CONCRETE PATH in situ concrete path - to council standard</li> <li><span style="border: 1px solid grey; padding: 2px;">P2</span> PUBLIC DOMAIN CONCRETE PATH in situ concrete path - light washed finish, saw cut joint</li> <li><span style="border: 1px solid grey; padding: 2px;">P3</span> GRAVEL decomposed granite</li> <li><span style="border: 1px solid grey; padding: 2px;">P4</span> BRICK recycled paving</li> <li><span style="border: 1px solid grey; padding: 2px;">P5</span> CRAZY PAVER stone crazy pave, local materials</li> <li><span style="border: 1px solid grey; padding: 2px;">P6</span> SOFTFALL fitness and play</li> <li><span style="border: 1px solid grey; padding: 2px;">P7</span> MULCH playground mulch</li> <li><span style="border: 1px solid grey; padding: 2px;">P8</span> RAISED WALKWAY/ BRIDGE hardwood timber</li> <li><span style="border: 1px solid grey; padding: 2px;">ST1</span> STEPS in situ concrete steps</li> <li><span style="border: 1px solid grey; padding: 2px;">ST2</span> STONE STEPPERS stone step pieces</li> <li><span style="border: 1px solid grey; padding: 2px;">W1</span> Landscape wall in situ concrete seating wall - 500mm wide x 450mm high</li> <li><span style="border: 1px solid grey; padding: 2px;">W2</span> Landscape wall 300mm wide - brick/ stone</li> <li><span style="border: 1px solid grey; padding: 2px;">FN1</span> FENCE 1.2m high timber palisade fence around ACC open space</li> <li><span style="border: 1px solid grey; padding: 2px;">E1</span> Fitness equipment</li> <li><span style="border: 1px solid grey; padding: 2px;">NP</span> Nature Play</li> <li><span style="border: 1px solid grey; padding: 2px;">F1</span> Bench seat</li> <li><span style="border: 1px solid grey; padding: 2px;">F2</span> Picnic table</li> <li><span style="border: 1px solid grey; padding: 2px;">F3</span> Stone seat</li> <li><span style="border: 1px solid grey; padding: 2px;">F4</span> Pergola</li> <li><span style="border: 1px solid grey; padding: 2px;">F5</span> Shade structure</li> <li><span style="border: 1px solid grey; padding: 2px;">F6</span> Community garden planter</li> <li><span style="border: 1px solid grey; padding: 2px;">BBQ</span> BBQ</li> <li><span style="border: 1px solid grey; padding: 2px;">BD</span> Boulders and natural stones</li> </ul>
<b>SOFTWORKS</b>	
<ul style="list-style-type: none"> <li><span style="color: green;">●</span> Existing tree to be retained - refer to Arborist report</li> <li><span style="color: green;">●</span> Street trees</li> <li><span style="color: green;">●</span> Feature trees</li> <li><span style="color: green;">■</span> Turf</li> <li><span style="color: green;">■</span> Nature strip</li> <li><span style="color: green;">■</span> Riparian zone</li> <li><span style="color: green;">■</span> Grassland</li> <li><span style="color: green;">■</span> Understorey planting indigenous planting</li> <li><span style="color: green;">■</span> Understorey planting</li> </ul>	

PRECEDENT



REV	DATE	STATUS	REASON FOR ISSUE	DRAWN
A	12/03/2026	FINAL	Preliminary SSDA	AH

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**Jane Irwin Landscape Architecture**  
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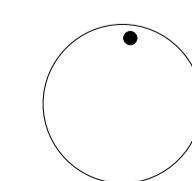
ABN 62 120 299 229

**DRAWING TITLE**  
Pocket park - detail plan

**PROJECT**  
Moruya Senior Living

**CLIENT**  
IRT Group

**ADDRESS**  
11 Spenser Street Moruya NSW 2537



<b>JOB NO.</b>	250103	<b>DATE</b>	12/3/2026
<b>STAGE</b>	SSDA	<b>REV</b>	A
<b>STATUS</b>	FINAL	<b>DWG NO.</b>	LD-208
<b>DRAWN</b>	AH		
<b>CHECKED</b>	Ji		
<b>SCALE</b>	1:200@A1		

# GREEN SPINE & POCKET PARKS - PLANT SCHEDULE & PRECEDENTS

## GREEN SPINE & POCKET PARKS

### PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
Green Spine & Pocket Park			6/m2		
<b>SHRUBS MIX</b>					
	<i>Anigozanthos</i> spp.	Kangaroo Paw		1.5m	
	<i>Acacia implexa</i>	Hickory Wattle		5m	✓
	<i>Acacia longifolia</i>	Sydney Golden Wattle		3m	✓
	<i>Anemone hupehensis japonica</i>	Japanese Anemone		1.2m	✓
	<i>Banksia spinulosa</i>	Hairpin Banksia	~	3m	✓
	<i>Brachyscome multifida</i>	Rocky Daisy		0.3m	✓
	<i>Calocephalus citreus</i>	Lemon Beauty-heads		0.5m	✓
	<i>Enchylaena tomentosa</i>	Ruby Saltbush		1m	
	<i>Eucalyptus 'Moon Lagoon'</i>	Fine leaved Mallee		3m	✓
	<i>Hibiscus hybrid 'Aussie Delight'</i>	Native Hibiscus		2m	✓
	<i>Leptospermum flavescens 'Cardwell'</i>	Tea Tree		3m	✓
	<i>Persoonia linearis</i>	Narrow-Leaved Geebung	~	3m	✓
	<i>Westringia fruitcosa</i>	Coastal Rosemary		0.8m	✓
	<i>Austromyrtus dulcis</i>	Midgenberry		1.0m	✓
	<i>Ozothamnus diosmifolius</i>	Rice Flower		1.8m	✓
<b>GRASSES AND GROUND COVER MIXES</b>					
	<i>Lomandra filiformis</i>	Wattle Mat-rush		0.3m	✓
	<i>Themeda triandra</i>	Kangaroo Grass		1.2m	✓
	<i>Myoporum parvifolium</i>	Creeping Boobialla		<0.2m	
	<i>Wahlenbergia stricta</i>	Tall Bluebell		0.9m	✓
	<i>Viola hederacea</i>	Native Violet		<0.2m	

### PRECEDENT



## COMMUNITY GARDEN

### PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
Community Garden			6/m2		
<b>SHRUBS MIX</b>					
	<i>Acacia implexa</i>	Hickory Wattle		5m	✓
	<i>Acacia longifolia</i>	Sydney Golden Wattle		3m	✓
	<i>Austromyrtus dulcis</i>	Midgenberry		1.0m	✓
	<i>Citrus australasica</i>	Finger Lime		5m	✓
	<i>Citrus limon 'Eureka'</i>	Eureka Lemon		4m	x
	<i>Davidsonia pruriens</i>	Davidson Plum		6m	✓
	<i>Hibiscus hybrid 'Aussie Delight'</i>	Native Hibiscus		2m	✓
	<i>Rosmarinus officinalis</i>	Rosemary		1m	x
	<i>Rubus parvifolius</i>	Native Raspberry		1m	✓
	<i>Salvia officinalis</i>	Sage		0.5m	x
<b>GROUND COVER MIXES</b>					
	<i>Mentha australis</i>	Native River Mint		0.3m	✓
	<i>Origanum vulgare</i>	Oregano		0.2m	x
	<i>Pelargonium australe</i>	Native Geranium		0.5m	✓
	<i>Thymus vulgaris</i>	Common Thyme		0.2m	x

### PRECEDENT



REV  
A

DATE  
12/03/2026

STATUS  
FINAL

REASON FOR ISSUE  
Preliminary SSDA

DRAWN  
AH

#### GENERAL NOTES

- ALL DIMENSIONS IN MILLIMETRES
- CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.
- USE FIGURED DIMENSIONS ONLY.
- DO NOT SCALE.
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- APG - (02) 8035 5450

#### Jane Irwin Landscape Architecture REALM Studios

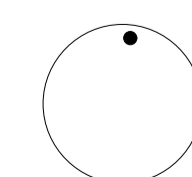
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ABN 62 120 299 229

DRAWING TITLE  
Green spine & Pocket park - schedule & precedents  
Moruya Senior Living

CLIENT  
IRT Group  
ADDRESS  
11 Spenser Street Moruya NSW 2537



JOB NO. 250103

STAGE SSDA

STATUS FINAL

DRAWN AH

CHECKED JI

SCALE 1:100@A1

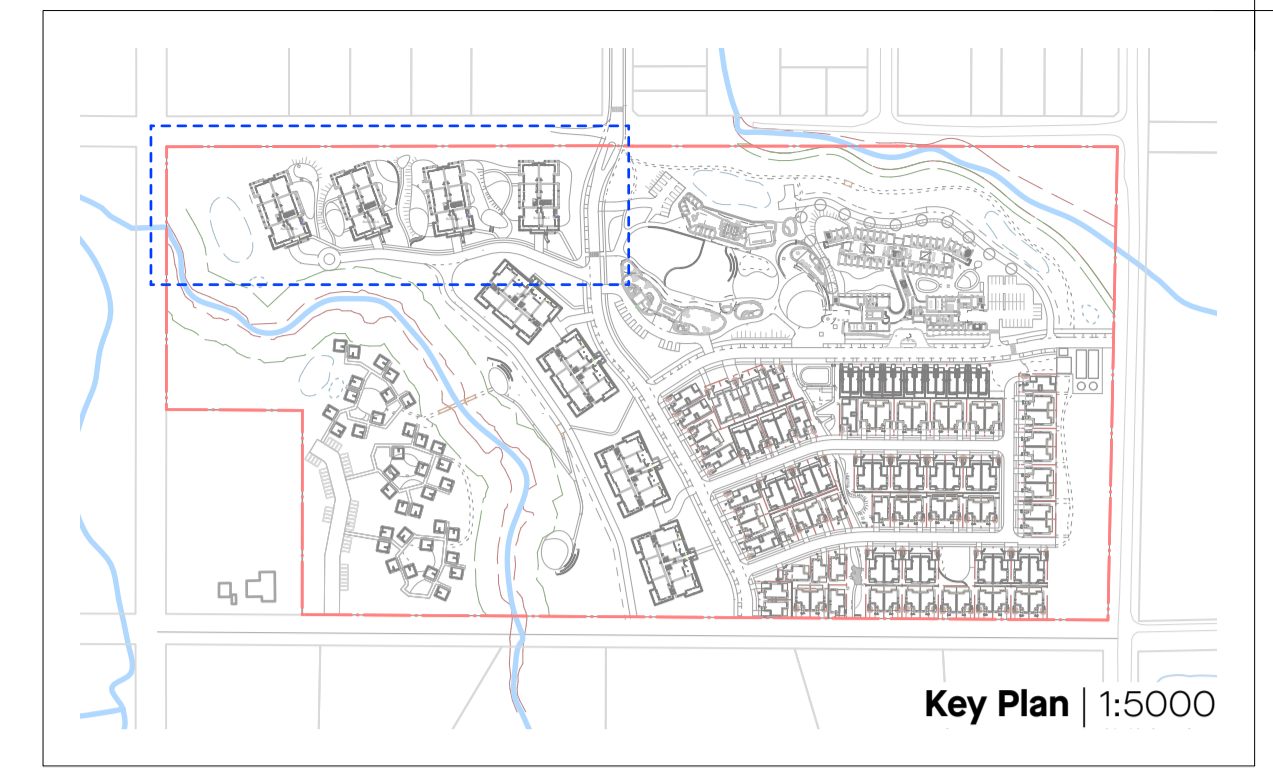
DATE  
12/3/2026

REV

A

DWG NO.

LD-209



**LEGEND**

GENERAL		HARDWORKS	
[Red line]	Boundary	[R1]	ROAD refer civil and traffic engineer's drawing
[Blue line]	Existing levels +EX 67.864	[R2]	FIRE ROAD refer to bush fire report
[Green line]	Proposed levels + RL 5700	[R3]	CAR PARKING + DRIVEWAY refer civil and traffic report
[Green area]	Vegetated Riparian Zone-top of bank	[P1]	PEDESTRIAN CONCRETE PATH in situ concrete path - to council standard
[Green area]	Vegetated Riparian Zone	[P2]	PUBLIC DOMAIN CONCRETE PATH in situ concrete path - light washed finish, saw cut joint
[Green area]	Hardstand/ Fire tank - refer to engineer's drawing	[P3]	GRAVEL decomposed granite
[Blue wavy line]	Swale edge - refer to civil engineer's drawing	[P4]	BRICK recycled paving
[Blue circle]	OSD basin - refer to civil engineer's drawing	[P5]	CRAZY PAVEMENT stone crazy pave, local materials
[Blue circle]	WSUD treatment basin - refer to civil engineer's drawing	[P6]	SOFTFALL fitness and play
[Dotted line]	Proposed bund - refer to civil engineer's drawing	[P7]	MULCH playground mulch

1 Detail Plan - Spencer St Apartment  
Scale: 1:500

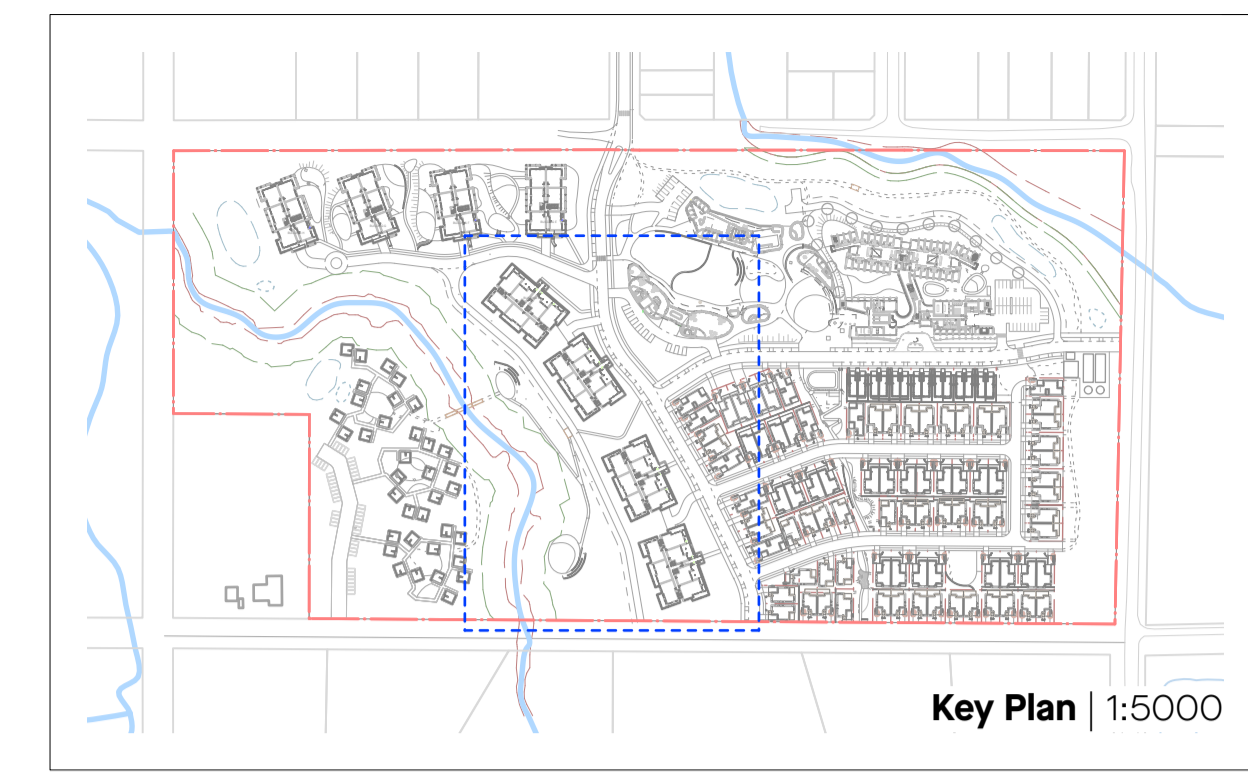
**PLANT SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
Apartment Garden - Sunny			6/m2		
<b>SHRUBS MIX</b>					
	<i>Actinotus helianthi</i>	Flannel Flower		1.2m	✓
	<i>Agave 'Blue Flame'</i>	Blue Flame Agave		0.9	x
	<i>Anigozanthos spp.</i>	Kangaroo Paw		1.5m	✓
	<i>Banksia spinulosa</i>	Hairpin Banksia		3m	✓
	<i>Bracteantha bracteata</i>	Golden Everlasting		1.5m	✓
	<i>Chrysocephalum apiculatum</i>	Everlasting and Yellow Buttons		<0.2m	✓
	<i>Cistus x purpureus 'Brillancy'</i>	Purple Rock Rose		0.8m	x
	<i>Ermophila nivea</i>	Emu Bush		1.8m	✓
	<i>Eucalyptus 'Moon Lagoon'</i>	Fine leaved Mallee		3m	✓
	<i>Grevillea leiophylla 'Pink Midget'</i>	Pink Midget Grevillea		0.4m	✓
	<i>Helichrysum italicum</i>	Curry plant		0.8m	x
	<i>Hibiscus hybrid 'Aussie Delight'</i>	Native Hibiscus		2m	✓
	<i>Lavandula angustifolia</i>	English Lavender		0.6m	x
	<i>Leptospermum flavescens 'Cardwell'</i>	Tea Tree		3m	✓
	<i>Pelargonium crispum</i>	Lemon Scented Geranium		0.7m	x
	<i>Pelargonium graveolens</i>	Rose Scented Geranium		1.5m	✓
	<i>Persoonia linearis</i>	Narrow-Leaved Geebung		3m	✓
	<i>Phalotheca myoporoides</i>	Long-leaf Wax Flower		1m	✓
	<i>Rosmarinus officinalis</i>	Rosemary		1m	x
	<i>Salvia leucantha 'Santa Barbara'</i>	Santa Barbara Sage		0.9m	x
	<i>Sedum 'Autumn Joy'</i>	Showy Stonecrop		0.6m	x
	<i>Wahlenbergia communis</i>	Tufted Bluebell		0.4m	✓
	<i>Westringia fruticosa 'Wynyabbie Gem'</i>	Coastal Rosemary		2m	✓
<b>GRASSES AND GROUND COVER MIXES</b>					
	<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls		<0.1m	✓
	<i>Geranium homeanum</i>	Crane's-Bill		<0.3m	✓
	<i>Kniphofia uvaria</i>	Red Hot Poker		1.5m	x
	<i>Mentha saturioides</i>	Bush Mint		0.2m	✓
	<i>Senecio serpens</i>	Blue Chalk Sticks		0.25m	x

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
Apartment Garden - Shade			6/m2		
<b>SHRUBS MIX</b>					
	<i>Adiantum aethiopicum</i>	Maidenhair Fern		0.5m	✓
	<i>Alpinia mutica</i>	False Cardamom Ginger		2.0m	x
	<i>Asplenium australasicum</i>	Birds Nest Fern		1.5m	✓
	<i>Anemone hupehensis japonica</i>	Japanese Anemone		1.2m	✓
	<i>Blechnum nudum</i>	Fishbone Fern		0.4m	✓
	<i>Camellia sasanqua</i>	Sasanqua Camellia		3.0m	x
	<i>Cordylone stricta</i>	Slender Palm Lily		4.0m	✓
	<i>Correa reflexa</i>	Native Fuchsia		0.5m	✓
	<i>Dietes robinsoniana</i>	Lord Howe wedding lily		1.5m	✓
	<i>Doodia aspera</i>	Rasp Fern		0.3m	✓
	<i>Fatsia japonica</i>	Japanese aralia		3.0m	x
	<i>Gleichenia dicarpa</i>	Coral Fern		2.0m	✓
	<i>Hydrangea macrophylla</i>	Hydrangea		0.8m	x
	<i>Indigofera australis</i>	Australian Indigo		2.0m	✓
	<i>Ligularia reniforme 'Tractor Seat'</i>	Tractor Seat Ligularia		0.7m	x
	<i>Microsorium diversifolium</i>	Kangaroo fern		0.5m	✓
	<i>Pieris japonica</i>	Japanese andromeda		3.0m	✓
	<i>Plectranthus argenteus</i>	Silver Plectranthus		0.8m	x
	<i>Prostanthera ovalifolia</i>	Oval-leaf Mintbush		2.5m	✓
	<i>Pteridium esculentum</i>	Bracken Fern		1.0m	✓
	<i>Rhododendron lachiae</i>	Native Rhododendron		1.0m	x
	<i>Sansevieria trifasciata</i>	Snake Plant		0.7m	✓
<b>GROUND COVER MIXES</b>					
	<i>Dichondra repens</i>	Kidney Weed		<0.1m	✓
	<i>Goodenia hederacea</i>	Forest Goodenia		0.5m	✓
	<i>Viola hederacea</i>	Native Violet		<0.2m	✓

**PRECEDENTS**





1 Detail Plan - Valley Apartment  
Scale: 1:500

GENERAL		HARDWORKS	
	Boundary		ROAD refer civil and traffic engineer's drawing
	Existing levels		FIRE ROAD refer to bush fire report
	Proposed levels		CAR PARKING + DRIVEWAY refer civil and traffic report
	Vegetated Riparian Zone-top of bank		PEDESTRIAN CONCRETE PATH in situ concrete path - to council standard
	Vegetated Riparian Zone		PUBLIC DOMAIN CONCRETE PATH in situ concrete path - light washed finish, saw cut joint
	Hardstand/ Fire tank - refer to engineer's drawing		GRAVEL decomposed granite
	Swale edge - refer to civil engineer's drawing		BRICK recycled paving
	OSD basin - refer to civil engineer's drawing		CRAZY PAVER stone crazy pave, local materials
	WSUD treatment basin - refer to civil engineer's drawing		SOFTFALL fitness and play
	Proposed bund - refer to civil engineer's drawing		MULCH playground mulch
<b>SOFTWORKS</b>			RAISED WALKWAY/ BRIDGE hardwood timber
	Existing tree to be retained - refer to Arborist report		STEPS in situ concrete steps
	Street trees		STONE STEPPERS stone step pieces
	Feature trees		Landscape wall insitu concrete seating wall - 500mm wide x 450mm high
	Turf		Landscape wall 300mm wide - brick/ stone
	Nature strip		FENCE 1.2m high timber palisade fence around ACC open space
	Riparian zone		Fitness equipment
	Grassland		Nature Play
	Understorey planting indigenous planting		Bench seat
	Understorey planting		Picnic table
			Stone seat
			Pergola
			Shade structure
			Community garden planter
			BBQ
			Boulders and natural stones

PRECEDENTS



REV	DATE	STATUS	REASON FOR ISSUE	DRAWN
A	12/03/2026	FINAL	Preliminary SSDA	AH

**GENERAL NOTES**

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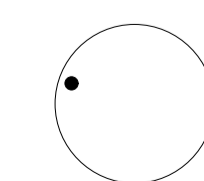
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**DRAWING TITLE**  
 Vally Apartment

**PROJECT**  
 Moruya Senior Living

**CLIENT**  
 IRT Group

**ADDRESS**  
 11 Spenser Street Moruya NSW 2537



JOB NO.	250103	DATE	12/3/2026
STAGE	SSDA	REV	A
STATUS	FINAL	DWG NO.	LD-211
DRAWN	AH	SCALE	1:500@A1
CHECKED	Ji		

# SHORT TERM CABINS

## CHARACTER - MANAGED LANDSCAPE

the broad grassy slopes currently have remnants of grasslands of South Coast Low Hills Red Gum Grassing Forest. This area can be managed to retain native grasses, contributing to a natural character and encouraging biodiversity. Gentle terraces can shape the banks for access and passive recreation.

NOTE: refer to bushfire guideline.

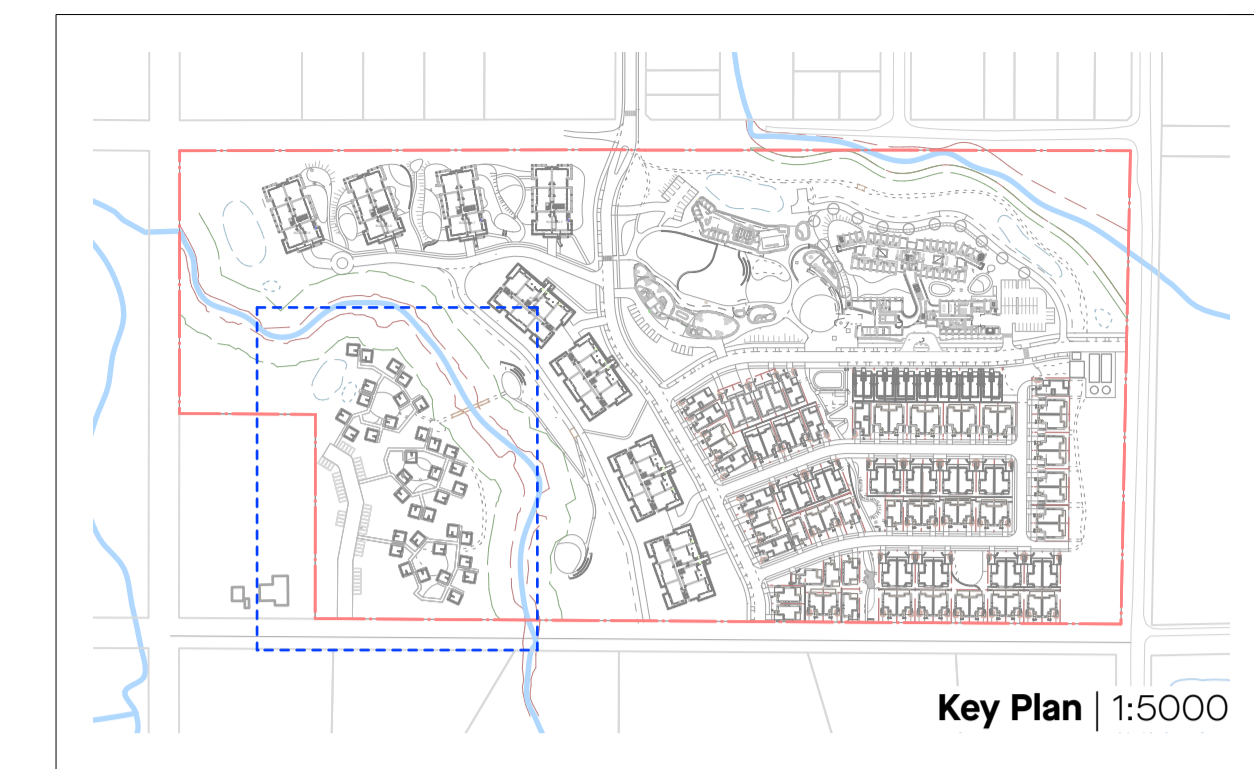
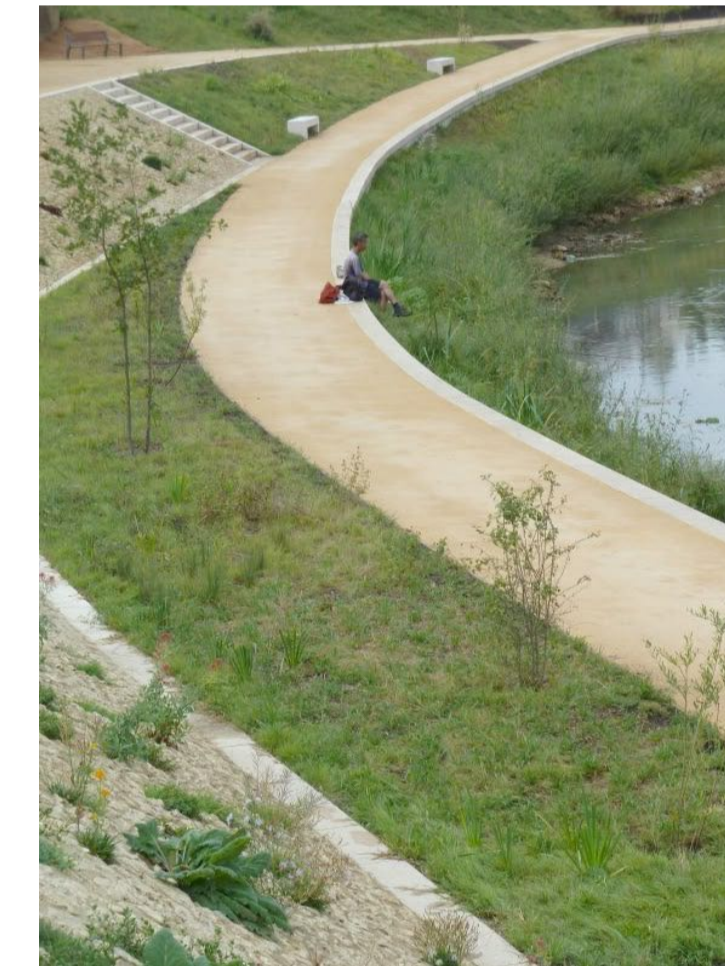


1 Detail Plan - Short Term Cabins  
Scale: 1:500

## PRECEDENT - CABINS



## PRECEDENT - MANAGED LANDSCAPE



## LEGEND

- |  |   |
|--|---|
| <b>GENERAL</b>   | <b>HARDWORKS</b>  |
| — Boundary   | R1 ROAD refer civil and traffic engineer's drawing  |
| + EX 67.864 Existing levels                                | R2 FIRE ROAD refer to bush fire report  |
| + RL 67.00 Proposed levels                                 | R3 CAR PARKING + DRIVEWAY refer civil and traffic report                                  |
| — Vegetated Riparian Zone-top of bank                      | P1 PEDESTRIAN CONCRETE PATH in situ concrete path - to council standard                   |
| — Vegetated Riparian Zone                                  | P2 PUBLIC DOMAIN CONCRETE PATH in situ concrete path - light washed finish, saw cut joint |
| — Hardstand/ Fire tank - refer to engineer's drawing       | P3 GRAVEL decomposed granite  |
| — Swale edge - refer to civil engineer's drawing           | P4 BRICK recycled paving  |
| — OSD basin - refer to civil engineer's drawing            | P5 CRAZY PAVER stone crazy pave, local materials  |
| — WSUD treatment basin - refer to civil engineer's drawing | P6 SOFTFALL fitness and play  |
| — Proposed bund - refer to civil engineer's drawing        | P7 MULCH playground mulch   |
| <b>SOFTWORKS</b>   | P8 RAISED WALKWAY/ BRIDGE hardwood timber   |
| ● Existing tree to be retained - refer to Arborist report  | ST1 STEPS in situ concrete steps  |
| ● Street trees   | ST2 STONE STEPPERS stone step pieces  |
| ● Feature trees  | W1 Landscape wall in situ concrete seating wall - 500mm wide x 450mm high                 |
| TF Turf  | W2 Landscape wall 300mm wide - brick/ stone   |
| NS Nature strip  | FN1 FENCE 1.2m high timber palisade fence around ACC open space                           |
| PT Riparian zone   | FE Fitness equipment  |
| PT Grassland   | NP Nature Play  |
| PT Understorey planting indigenous planting                | B Bench seat  |
| PT Understorey planting                                    | F1 Picnic table   |
|  | F2 Stone seat   |
|  | F3 Pergola  |
|  | F4 Shade structure  |
|  | F5 Community garden planter   |
|  | BBQ BBQ   |
|  | BD Boulders and natural stones  |

## PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
<b>Managed Landscape</b>					
<b>SHRUBS MIX</b>					
	<i>Acacia implexa</i>	Lightwood		12m	✓
	<i>Bursaria spinosa</i>	Sweet Bursaria		4m	✓
	<i>Cassinia longifolia</i>	Cauliflower Bush		3m	✓
	<i>Leptospermum polygalifolium</i>	Yellow Tea Tree		3m	✓
<b>GRASSES AND GROUND COVER MIXES</b>					
	<i>Arthropodium milleflorum</i>	Vanilla Lily		0.8m	✓
	<i>Dianella longifolia</i>	Blueberry Lily		1.3m	✓
	<i>Geranium homeanum</i>	Crane's-Bill		<0.3m	✓
	<i>Linum marginale</i>	Native Flax		1m	✓
	<i>Lomandra filiformis</i>	Wattle Mat-rush		0.3m	✓
	<i>Wahlenbergia communis</i>	Tufted Bluebell		0.4m	✓
	<i>Wahlenbergia stricta</i>	Tall Bluebell		0.9m	✓
	<i>Microlaena stipoides</i>	Weeping grass		0.7m	✓

REV A	DATE 12/03/2026	STATUS FINAL	REASON FOR ISSUE Preliminary SSDA	DRAWN AH	GENERAL NOTES - ALL DIMENSIONS IN MILLIMETRES - CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK. - USE FIGURED DIMENSIONS ONLY. - DO NOT SCALE. COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS WHEN EXECUTING WORKS DESCRIBED IN THIS DRAWING. COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY JILA AND IN ANY WORK EXECUTED FROM THOSE DOCUMENTS AND DRAWINGS SHALL REMAIN THE PROPERTY OF JILA OR ON CREATION VEST IN JILA.
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DRAWING TITLE  
Short term cabins - detail plan  
PROJECT  
Moruya Senior Living  
CLIENT  
IRT Group  
ADDRESS  
11 Spenser Street Moruya NSW 2537

JOB NO.	250103	DATE	12/3/2026
STAGE	SSDA	REV	A
STATUS	FINAL	DWG NO.	LD-212
DRAWN	AH	SCALE	1:500@A1
CHECKED	Ji		

# RIPARIAN CORRIDORS - SECTIONS

## LEGEND

### GENERAL

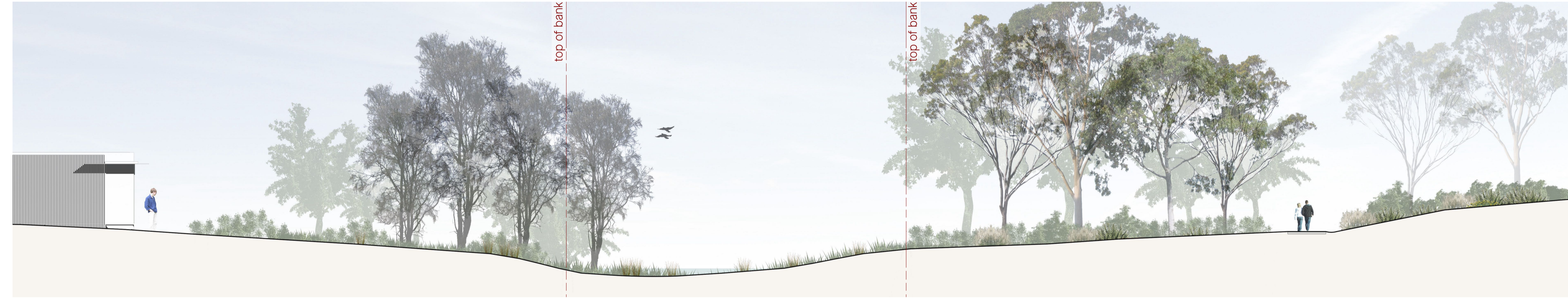
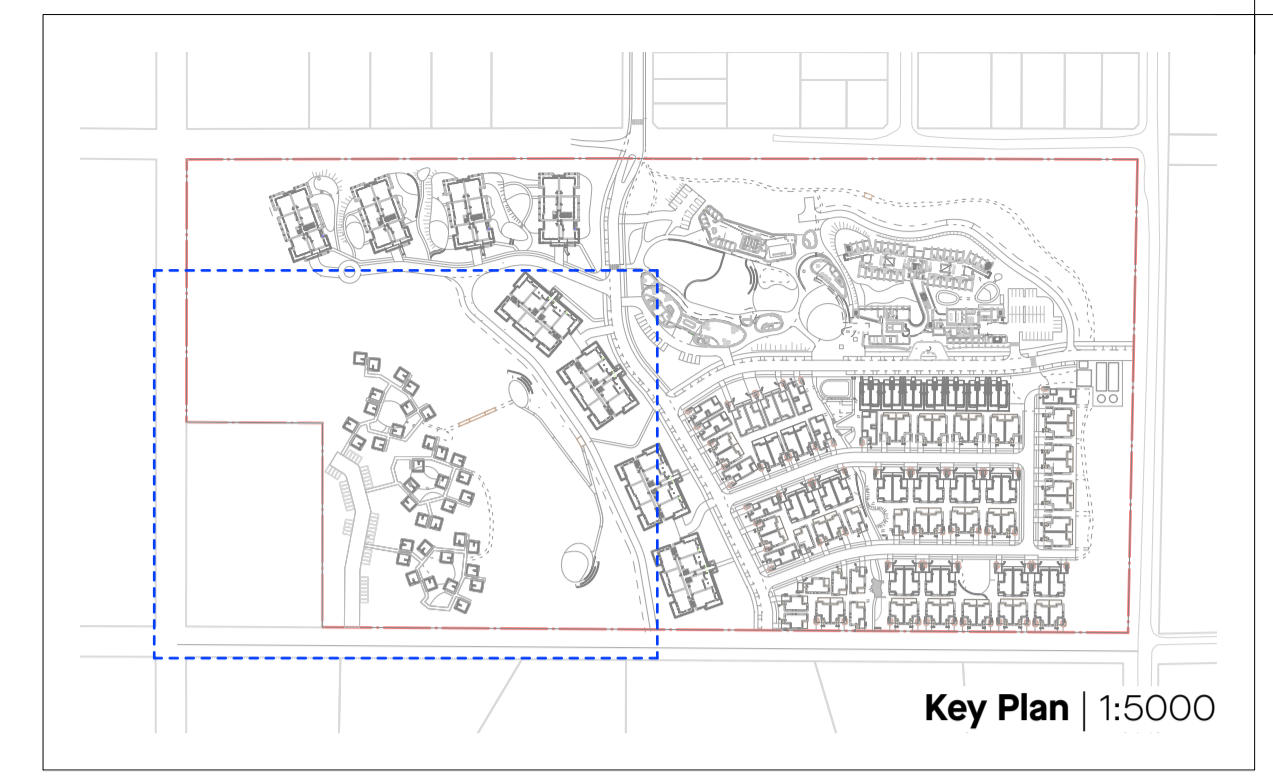
- Boundary
- Existing levels (+EX 67.864)
- Proposed levels (+RL 57.00)
- Vegetated Riparian Zone - top of bank
- Vegetated Riparian Zone
- Hardstand/ Fire tank - refer to engineer's drawing
- Swale edge - refer to civil engineer's drawing
- OSD basin - refer to civil engineer's drawing
- WSUD treatment basin - refer to civil engineer's drawing
- Proposed bund - refer to civil engineer's drawing
- Existing tree to be retained - refer to Arborist report
- Street trees
- Feature trees
- Turf (TF)
- Nature strip (NS)
- Riparian zone (PT)
- Grassland (PT)
- Understorey planting indigenous planting (PT)

- Understorey planting (PT)
- HARDWORKS
- R1 ROAD - refer civil and traffic engineer's drawing
- R2 FIRE ROAD - refer to bush fire report
- R3 CAR PARKING + DRIVEWAY - refer civil and traffic report
- P1 PEDESTRIAN CONCRETE PATH - in situ concrete path - to council standard

- P2 PUBLIC DOMAIN CONCRETE PATH - in situ concrete path - light washed finish, saw cut joint
- P3 GRAVEL - decomposed granite
- P4 BRICK - recycled paving
- P5 CRAZY PAVER - stone crazy pave, local materials
- P6 SOFTFALL - fitness and play
- P7 MULCH - playground mulch

- P8 RAISED WALKWAY/ BRIDGE - hardwood timber
- ST1 STEPS - in situ concrete steps
- ST2 STONE STEPPERS - stone step pieces
- W1 Landscape wall - in situ concrete seating wall - 500mm wide x 450mm high
- W2 Landscape wall - 300mm wide - brick/ stone
- FN1 FENCE - 1.2m high timber palisade fence around ACC open space
- FN2 Fitness equipment

- Nature Play (NP)
- Bench seat (F1)
- Picnic table (F2)
- Stone seat (F3)
- Pergola (F4)
- Shade structure (F5)
- Community garden planter (F6)
- BBQ (BBQ)
- Boulders and natural stones (BD)



1 Section - riparian corridor  
Scale: 1:100



2 Section - riparian corridor  
Scale: 1:100



**Character - riparian corridor**

- two riparian corridor fringe the site, similar in character but within different vegetation communities.
- regeneration of these corridors will reinforce the ecological characteristics, within guidelines set by bushfire constraints, enhancing biodiversity and making delightful places to walk and explore.



0 Detail Plan  
Scale: 1:1000

**Character - distributed water management**

- integrate stormwork management intostreets to encourage infiltration of water, promoting a healthy, sustainable landscape
- A predominantly soft system of vegetated swales, rain gardens, infiltration beds and shallow ponds builds on the character of the riparian landscape

REV A	DATE 12/03/2026	STATUS FINAL	REASON FOR ISSUE Preliminary SSDA	DRAWN AH	GENERAL NOTES - ALL DIMENSIONS IN MILLIMETRES - CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK. - USE FIGURED DIMENSIONS ONLY. - DO NOT SCALE. - COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS WHEN EXECUTING WORKS DESCRIBED IN THIS DRAWING.  COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY JILA AND IN ANY WORK EXECUTED FROM THOSE DOCUMENTS AND DRAWINGS SHALL REMAIN THE PROPERTY OF JILA OR ON CREATION VEST IN JILA.	COLLABORATORS Ethos Urban Breathe (Architect) Delicke Richards (Architect) Marchese Partners (Architect) Gardener Wetherill (Architect) WSP (Civil) APG	(02) 9956 6962 (03) 9381 2007 (07) 3852 8700 (02) 9922 4375 (02) 9929 6777 (02) 8907 0914 (02) 8035 5450	Jane Irwin Landscape Architecture REALM Studios Studio 303 61 Marlborough Street, Surry Hills NSW, Australia 2010 61 2 92126957 info@jila.net.au www.jila.net.au ABN 62 120 299 229	DRAWING TITLE Riparian corridor - detail plan & sections PROJECT Moruya Senior Living CLIENT IRT Group ADDRESS 11 Spenser Street Moruya NSW 2537	JOB NO. 250103 STAGE SSDA STATUS FINAL DRAWN AH CHECKED JI SCALE 1:100@A1	DATE 12/3/2026 REV A DWG NO. LD-213
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# RIPARIAN CORRIDORS & WATER MANAGEMENT - PLANT SCHEDULE & PRECEDENTS

## RIPARIAN CORRIDOR

### PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
Riparian zone					
SHRUBS MIX					
	<i>Acacia floribunda</i>	Weeping Acacia		5m	✓
	<i>Breynia oblongifolia</i>	Coffee Bush		3m	✓
	<i>Dodonaea triquetra</i>	Large-leaf Hop-Bush		3m	✓
	<i>Exocarpos cupressiformis</i>	Cypress Cherry		4m	✓
	<i>Goodenia ovata</i>	Hop Goodenia		0.5m	✓
	<i>Hakea teretifolia</i>	Dagger Hakea		4m	✓
	<i>Kunzea ambigua</i>	White Kunzea		5m	✓
	<i>Leptospermum continentale</i>	Prickly Tea-tree		5m	✓
	<i>Melaleuca thymifolia</i>	Thyme Honey-Myrtle		1.2m	✓
	<i>Persoonia linearis</i>	Narrow-Leaved Geebung		3m	✓
	<i>Pimelea linitolia</i>	Slender Rice Flower		1.5m	✓
GRASSES AND GROUNDCOVER MIXES					
	<i>Baloskion tetraphyllum</i>	Tassel Cord Rush		1.8m	✓
	<i>Centella asiatica</i>	Indian Pennywort		<0.15m	✓
	<i>Dianella caerulea</i>	Blue Flax-Lily		0.8m	✓
	<i>Gahnia sieberiana</i>	Red Fruit Saw-Sedge		2m	✓
	<i>Goodenia hederacea</i>	Forest Goodenia		0.5m	✓
	<i>Themeda triandra</i>	Kangaroo Grass		1.2m	✓

### PRECEDENT



## WATER MANAGEMENT

### PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE
Distributed Water Management					
	<i>Baloskion tetraphyllum</i>	Tassel Cord Rush		1.8m	✓
	<i>Carex appressa</i>	Tall Sedge		1.5m	✓
	<i>Ficinia nodosa</i>	Knobby Club-rush		1m	✓
	<i>Gahnia sieberiana</i>	Red Fruit Saw-Sedge		2m	✓
	<i>Juncus pallidus</i>	Pale Rush		1.2m	✓
	<i>Lomandra longifolia</i>	Mat Rush		1m	✓

### PRECEDENT



REV	DATE	STATUS	REASON FOR ISSUE
A	12/03/2026	FINAL	Preliminary SSSA

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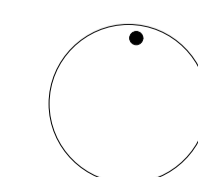
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#### DRAWING TITLE Riparian corridor - schedule & precedents

PROJECT  
Moruya Senior Living  
CLIENT  
IRT Group  
ADDRESS  
11 Spenser Street Moruya NSW 2537



JOB NO.	250103	DATE	12/3/2026
STAGE	SSDA	REV	A
STATUS	FINAL	DWG NO.	LD-214
DRAWN	AH	SCALE	1:100@A1
CHECKED	JI		

STREET TREE PLANTING

KEY LEGEND



- AM  
*Acacia maidenii*  
Maiden's wattle
- AF  
*Angophora floribunda*  
Rough-barked Apple
- BA  
*Brachychiton acerifolius*  
Illawarra Flame Tree
- CM  
*Corymbia maculata*  
Spotted Gum
- EB  
*Eucalyptus bosistoana*  
Coast Grey Box
- EL  
*Eucalyptus longifolia*  
Woollybutt
- PR  
*Pittosporum revolutum*  
Yellow Pittosporum
- MQ  
*Melaleuca quinquenervia*  
Paperbark
- LS  
*Lophostemon suaveolens*  
Swamp Mahogany
- LI  
*Lagerstroemia indica*  
Crepe Myrtle

TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE	QTY.
<b>Proposed Street Trees</b>						
AM	<i>Acacia maidenii</i>	Maiden's wattle	as shown	20m	✓	10
AF	<i>Angophora floribunda</i>	Rough-barked Apple	as shown	30m	✓	9
BA	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	as shown	35m	✓	29
CM	<i>Corymbia maculata</i>	Spotted Gum	as shown	30m	✓	33
EB	<i>Eucalyptus bosistoana</i>	Coast Grey Box	as shown	50m	✓	20
EL	<i>Eucalyptus longifolia</i>	Woollybutt	as shown	35m	✓	30
PR	<i>Pittosporum revolutum</i>	Yellow Pittosporum	as shown	15m	✓	6
MQ	<i>Melaleuca quinquenervia</i>	Paperbark	as shown	25m	✓	37
LS	<i>Lophostemon suaveolens</i>	Swamp Mahogany	as shown	25m	✓	17
LI	<i>Lagerstroemia indica</i>	Crepe Myrtle	as shown	8m	x	74

REV  
A

DATE  
12/03/2026

STATUS  
FINAL

REASON FOR ISSUE  
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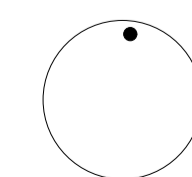
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DRAWING TITLE  
Street Tree Planting & Schedule

PROJECT  
Moruya Senior Living  
CLIENT  
IRT Group  
ADDRESS  
11 Spenser Street Moruya NSW 2537



JOB NO. 250103  
STAGE SSDA  
STATUS FINAL  
DRAWN AH  
CHECKED JI  
SCALE 1:1000 @A1

DATE 12/3/2026  
REV A  
DWG NO. LD-301

PUBLIC DOMAIN TREE PLANTING

KEY LEGEND



- BC  
*Backhousia citriodora*  
Lemon Scented Myrtle
- BI  
*Banksia integrifolia*  
Coast Banksia
- BA  
*Brachychiton acerifolius*  
Illawarra Flame Tree
- GG  
*Casuarina glauca*  
Swamp She-oak
- CC  
*Corymbia citriodora*  
Lemon Scented Gum
- CF  
*Corymbia ficifolia*  
Flowering Gum
- EC  
*Eucalyptus cinerea*  
Argyle Apple
- FR  
*Ficus rubiginosa*  
Port Jackson Fig
- HF  
*Hymenosporum flavum*  
Native Frangipani
- JM  
*Jacaranda mimosifolia*  
Jacaranda
- LI  
*Lagerstroemia indica*  
Crepe Myrtle
- LT  
*Liriodendron tulipifera*  
Tulip Tree
- MD  
*Melaleuca decora*  
White Feather Honeymyrtle
- TL  
*Tristanopsis laurina* 'Luscious'  
Water Gum

TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DENSITY	MATURE SIZE	NATIVE	NATIVE
Public Domain and Feature Trees						
BC	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	as shown	18m	✓	13
BI	<i>Banksia integrifolia</i>	Coast Banksia	as shown	15m	✓	27
BA	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	as shown	35m	✓	7
GG	<i>Casuarina glauca</i>	Swamp She-oak	as shown	20m	✓	29
CC	<i>Corymbia citriodora</i>	Lemon Scented Gum	as shown	35m	✓	20
CF	<i>Corymbia ficifolia</i>	Flowering Gum	as shown	6m	✓	19
EC	<i>Eucalyptus cinerea</i>	Argyle Apple	as shown	18m	✓	18
FR	<i>Ficus rubiginosa</i>	Port Jackson Fig	as shown	30m	✓	1
HF	<i>Hymenosporum flavum</i>	Native Frangipani	as shown	8m	✓	21
JM	<i>Jacaranda mimosifolia</i>	Jacaranda	as shown	10m	x	10
LI	<i>Lagerstroemia indica</i>	Crepe Myrtle	as shown	8m	x	4
LT	<i>Liriodendron tulipifera</i>	Tulip Tree	as shown	20m	x	11
MD	<i>Melaleuca decora</i>	White Feather Honeymyrtle	as shown	7m	✓	30
TL	<i>Tristanopsis laurina</i> 'Luscious'	Water Gum	as shown	15m	✓	16

REV	DATE	STATUS	REASON FOR ISSUE	DRAWN	GENERAL NOTES
A	12/03/2026	FINAL	Preliminary SSDA	AH	<ul style="list-style-type: none"> <li>- ALL DIMENSIONS IN MILLIMETRES</li> <li>- CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.</li> <li>- USE FIGURED DIMENSIONS ONLY.</li> <li>- DO NOT SCALE.</li> <li>- COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS WHEN EXECUTING WORKS DESCRIBED IN THIS DRAWING.</li> </ul>

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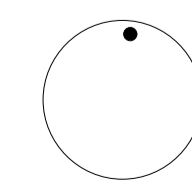
ABN 62 120 299 229

DRAWING TITLE  
 Public Domain Tree Planting & Schedule

PROJECT  
 Moruya Senior Living

CLIENT  
 IRT Group

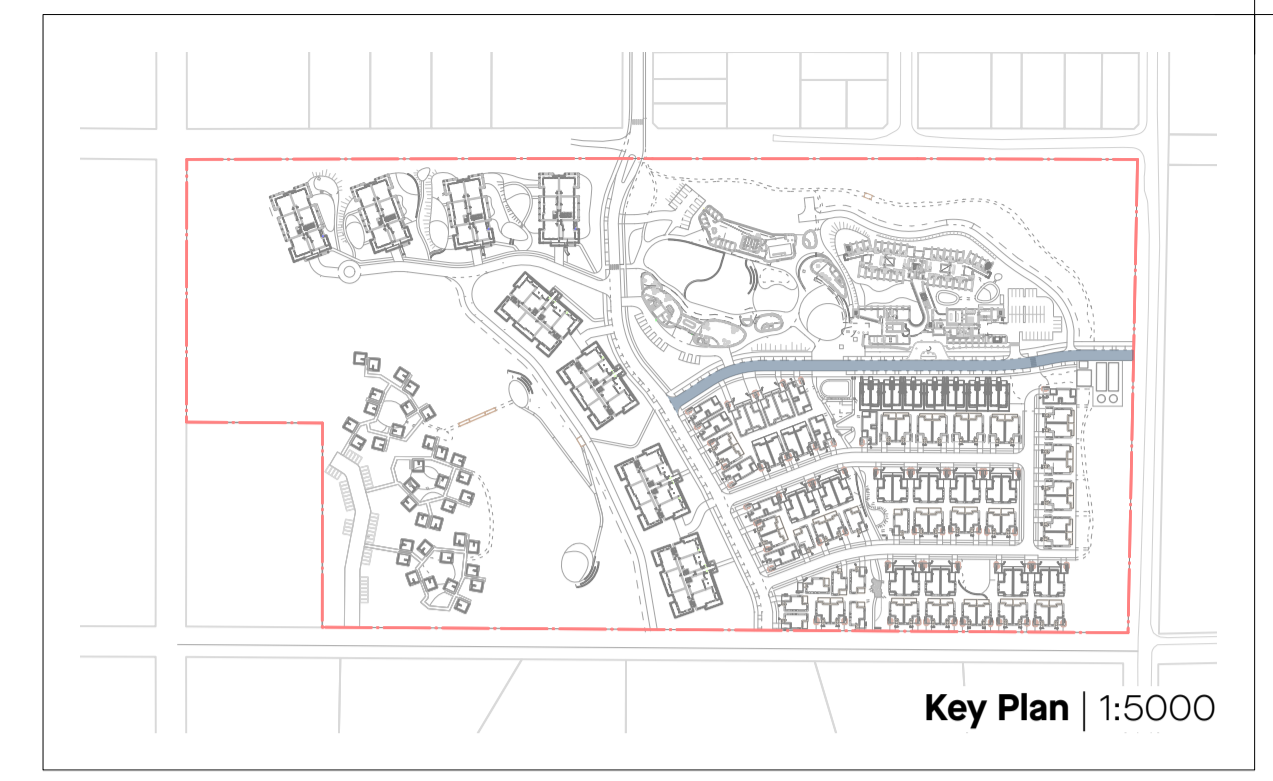
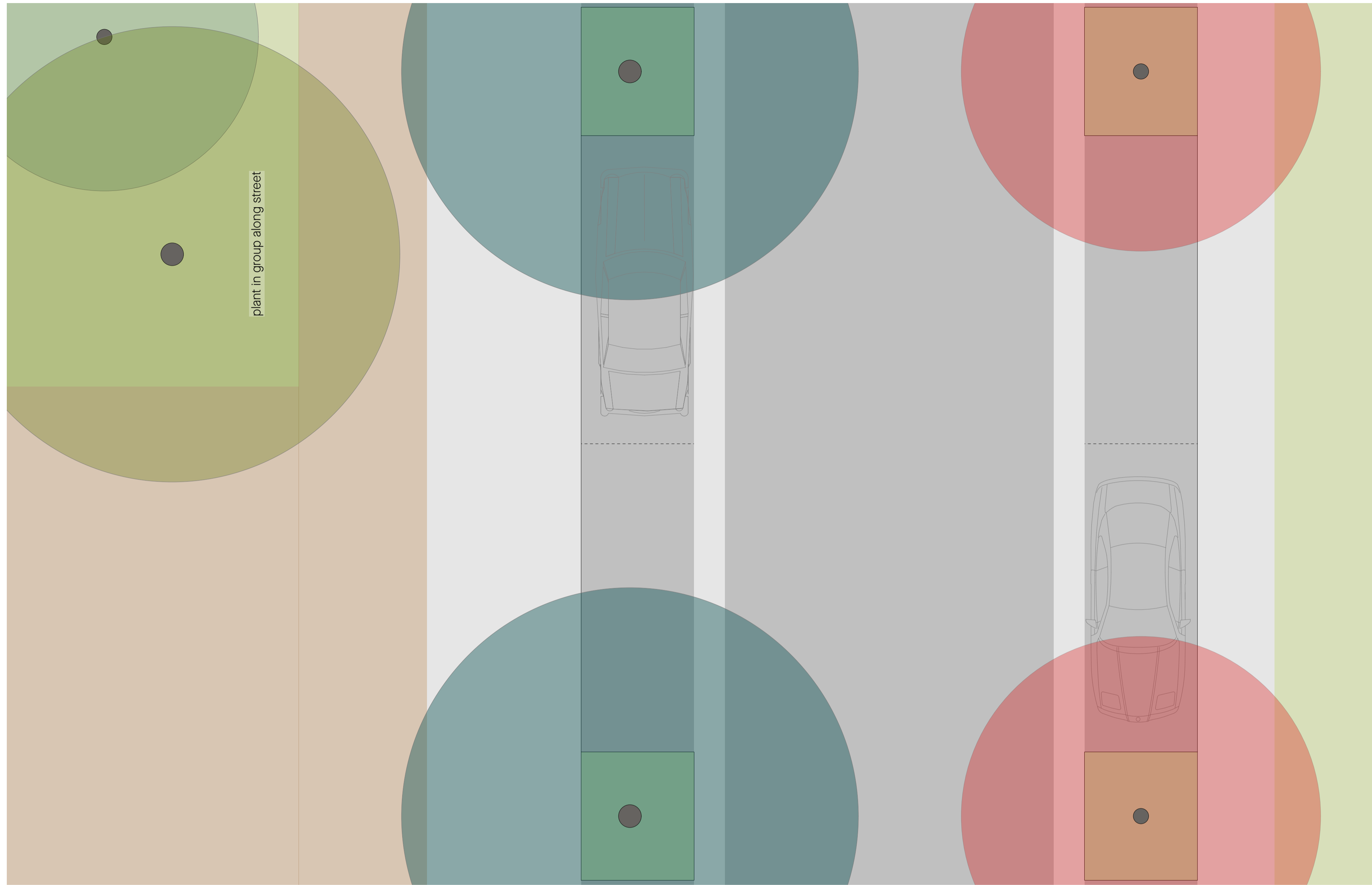
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JOB NO.	250103	DATE	12/3/2026
STAGE	SSDA	REV	A
STATUS	FINAL	DWG NO.	LD-302
DRAWN	AH	SCALE	1:1000 @A1
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TYPICAL STREET SECTION: MAIN STREET



Street Character

Main pedestrian spine that connects residential villas to community facilities and open space. It should be a generously proportioned street with a board footpath on the northern side, and parking on both sides for easy access to facilities. Vary building setbacks on both sides of the street to create space for generous planting, for a green, landscape character.

Street Tree

Tall growing trees for bold landscape scale. Mix of trees with predominantly deciduous on the southern side.



*Eucalyptus bosistoana*  
Coast Grey Box  
up to 50m high

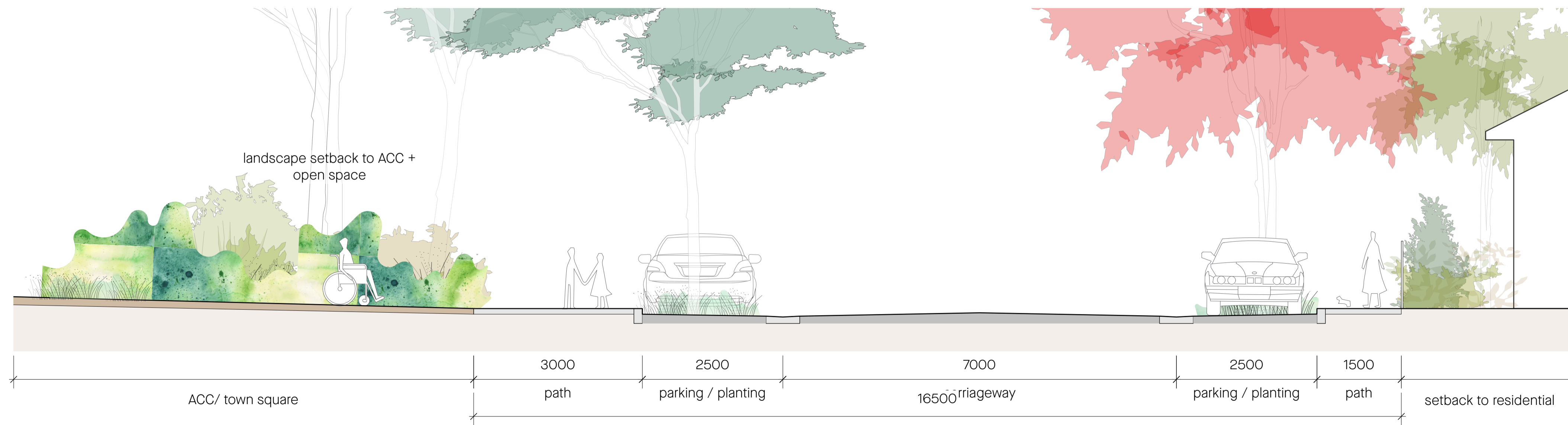
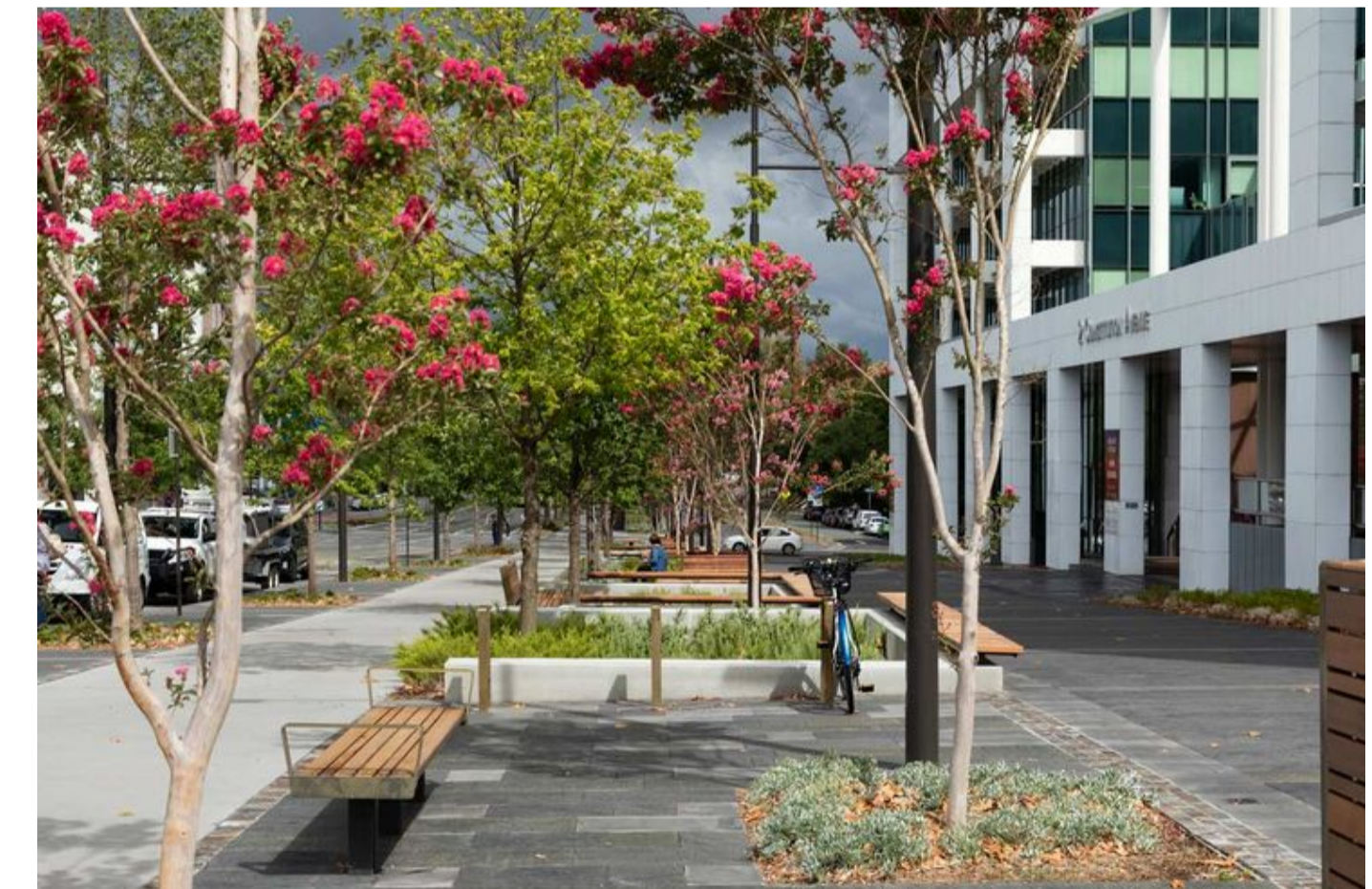


*Pittosporum revolutum*  
Yellow Pittosporum  
up to 15m high



*Brachychiton acerifolius*  
Illawarra Flame Tree  
up to 35m high

Precedent



REV	DATE	STATUS	REASON FOR ISSUE
A	12/03/2026	FINAL	Preliminary SSDA

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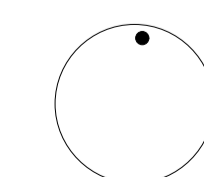
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DRAWING TITLE  
Typical Sections - main street

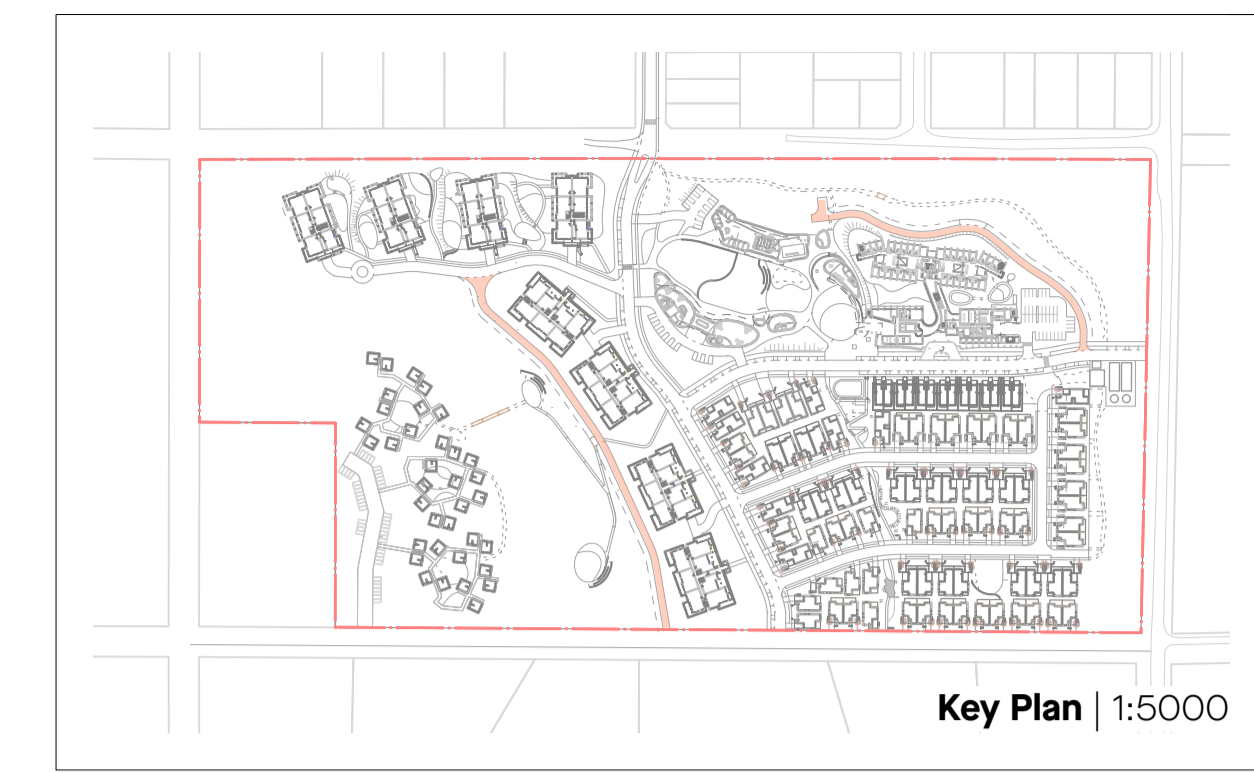
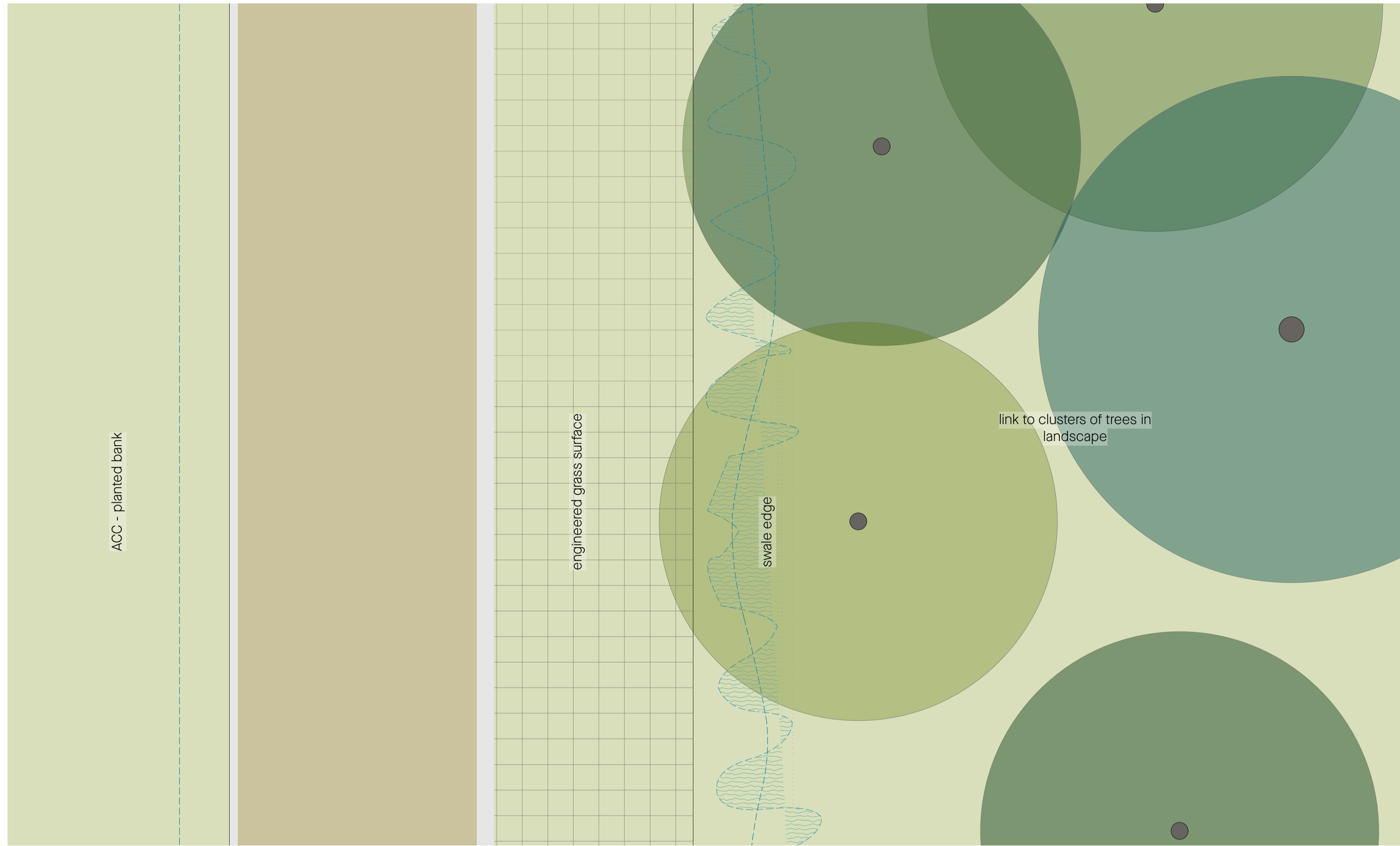
PROJECT  
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CLIENT  
IRT Group  
ADDRESS  
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JOB NO. 250103  
STAGE SSDA  
STATUS FINAL  
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DATE 12/3/2026  
REV A  
DWG NO. LD-401

TYPICAL STREET SECTION: FIRE ROAD



Street Character

Access roads for fire control with a "country road" character. Gravel paved surface for four metres of engineered surface with a "soft finish". An informal character winding through the landscape, clumps of indigenous trees that reflect the adjacent ecosystem replace street trees.

Street Tree

Tree from South Coast Low Hills Red Gum Grassy Forest EEC



*Angophora floribunda*  
Rough-barked Apple  
up to 30m high



*Eucalyptus longifolia*  
Woollybutt  
up to 35m high



*Acacia maidenii*  
Maiden's wattle  
up to 20m high

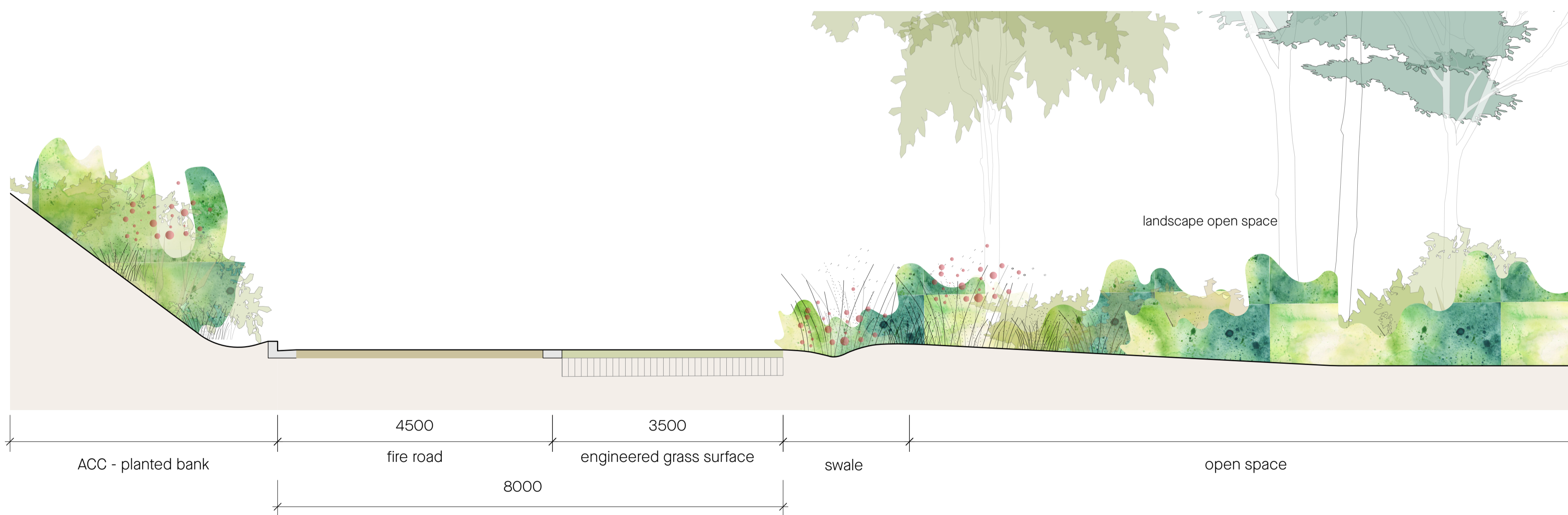
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fire road - cobble finish



engineered grass surface



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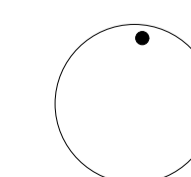
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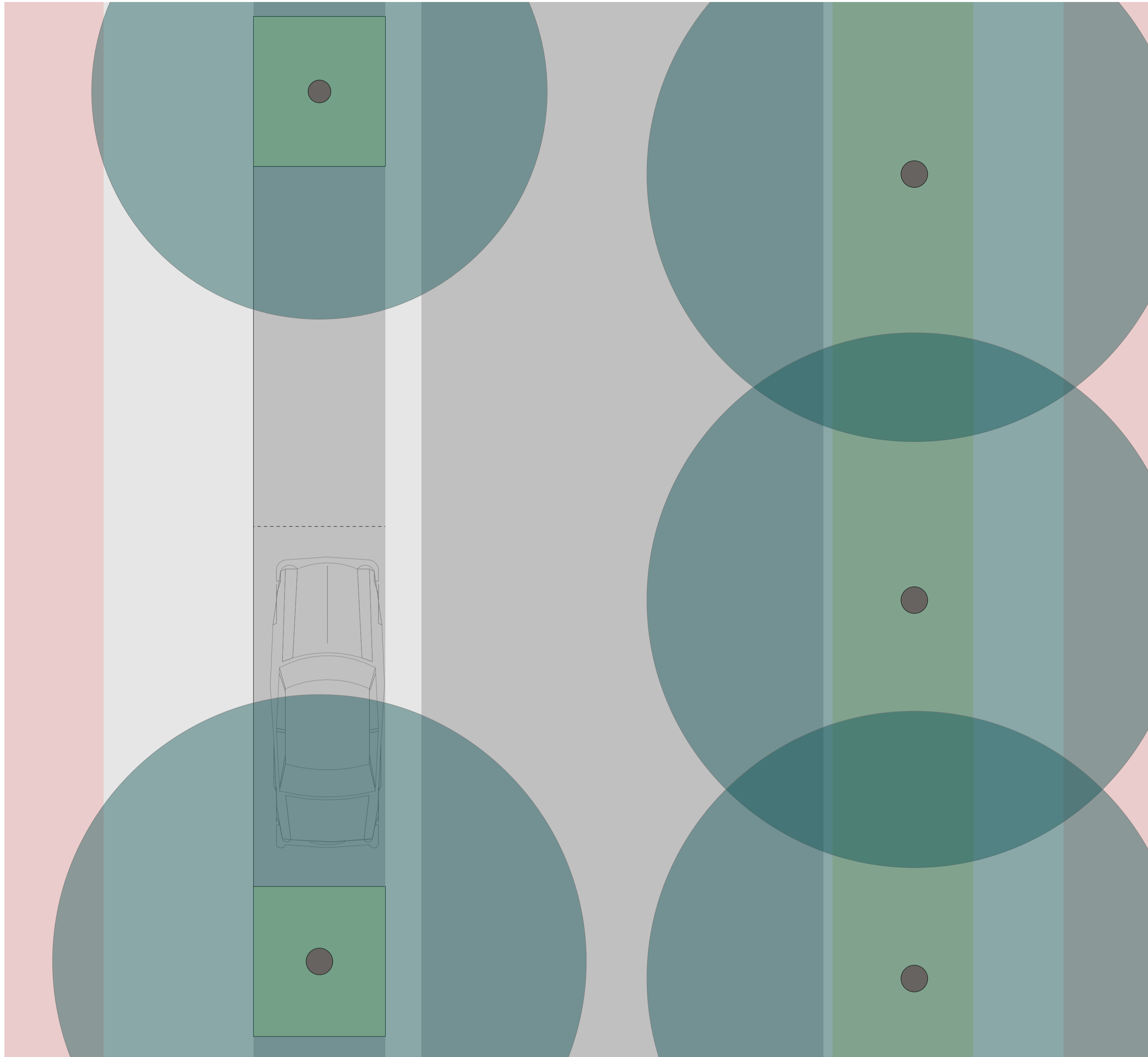
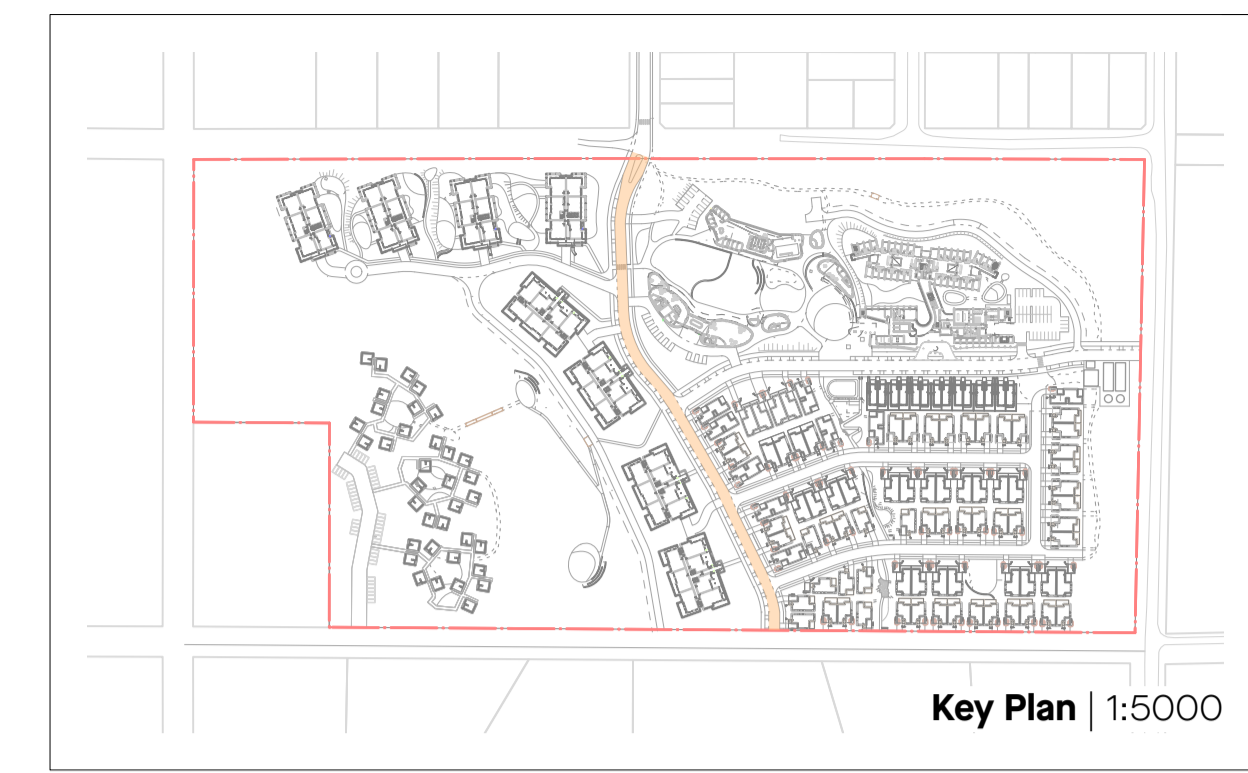
DRAWING TITLE  
Typical Sections - fire road

PROJECT  
Moruya Senior Living  
CLIENT  
IRT Group  
ADDRESS  
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JOB NO.	250103	DATE	12/3/2026
STAGE	SSDA	REV	A
STATUS	FINAL	DWG NO.	LD-402
DRAWN	AH	SCALE	1:100@A1
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TYPICAL STREET SECTION: CONNECTOR



Street Character

An extension of Vulcan Street, this is clear in its layout with good sightlines. Parking on one side only to service apartments. Groups of tall growing trees to reinforce a "rural" character and define the alignment of the street

Street Tree

*Corymbia maculata* - Spotted gum, to reflect nearby Spotted Gum Moist



*Corymbia maculata*  
Spotted gum  
up to 30m high

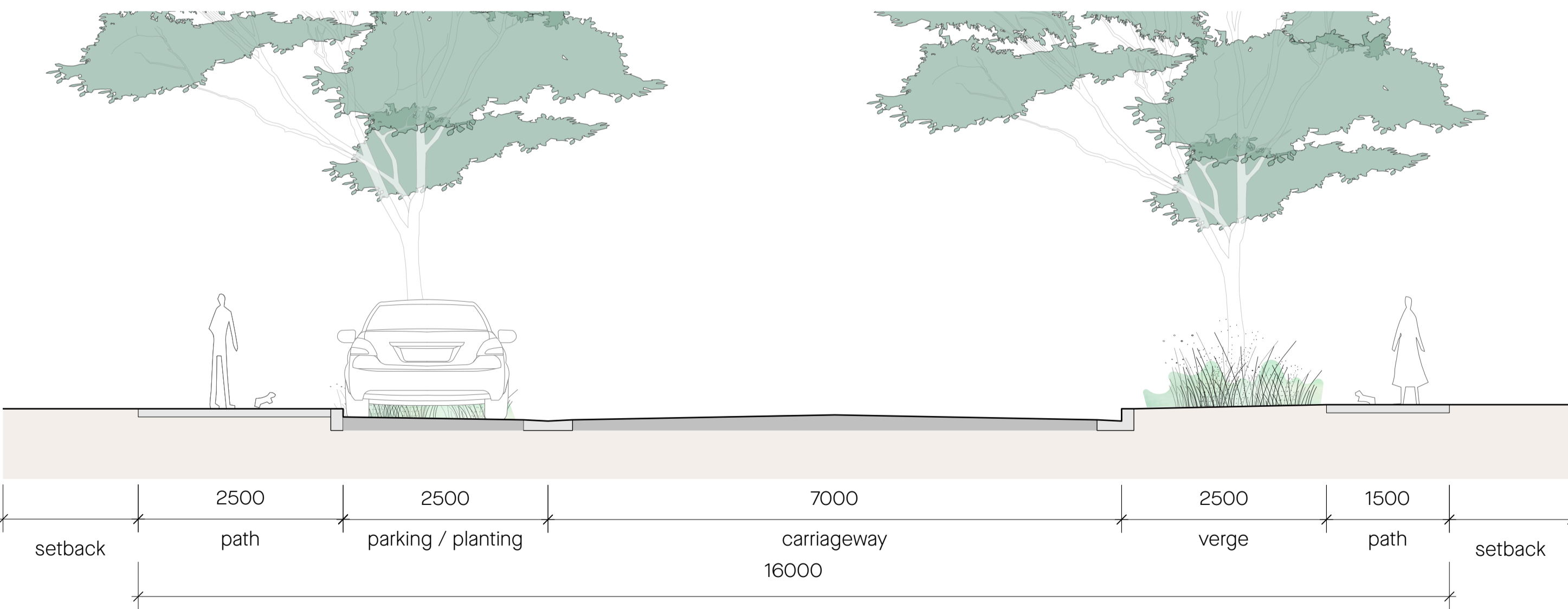
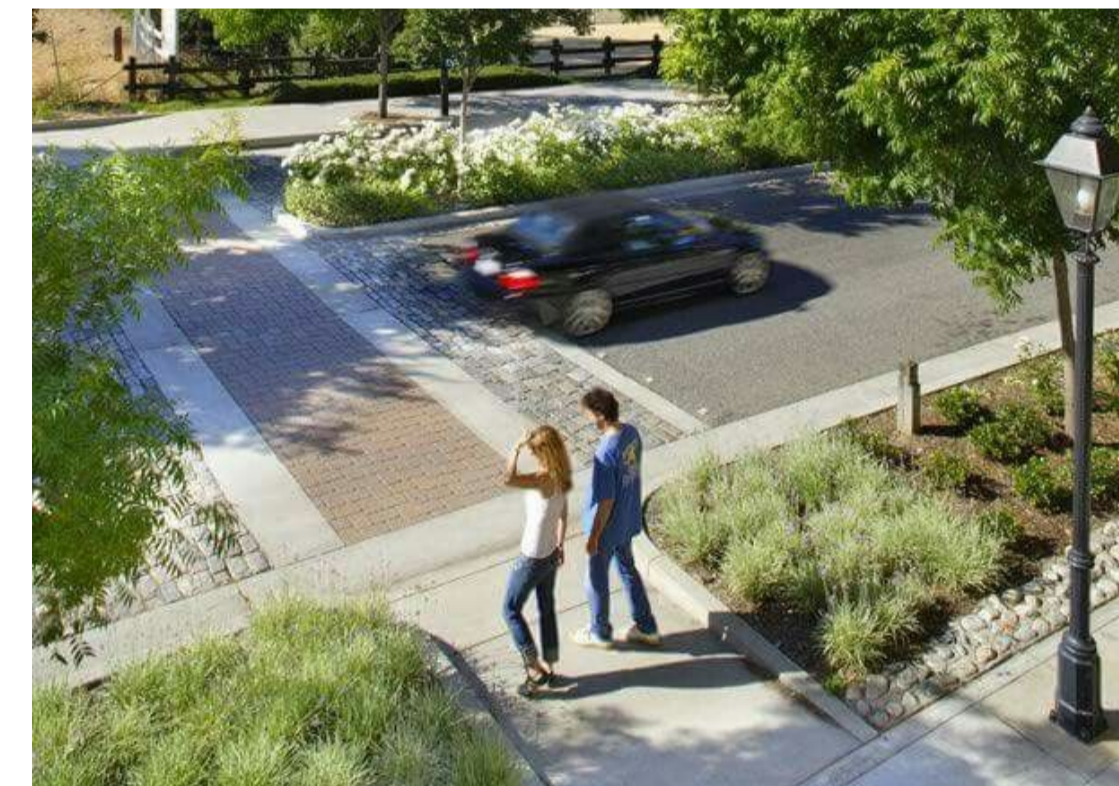


*Lophostemon suaveolens*  
Swamp Mahogany  
up to 25m high



*Brachychiton acerifolius*  
Illawarra Flame Tree  
up to 35m high

Precedent



REV  
A

DATE  
12/03/2026

STATUS  
FINAL

REASON FOR ISSUE  
Preliminary SSDA

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AH

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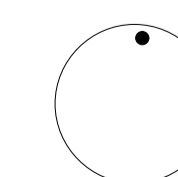
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DRAWING TITLE  
Typical Sections - connector

PROJECT  
Moruya Senior Living

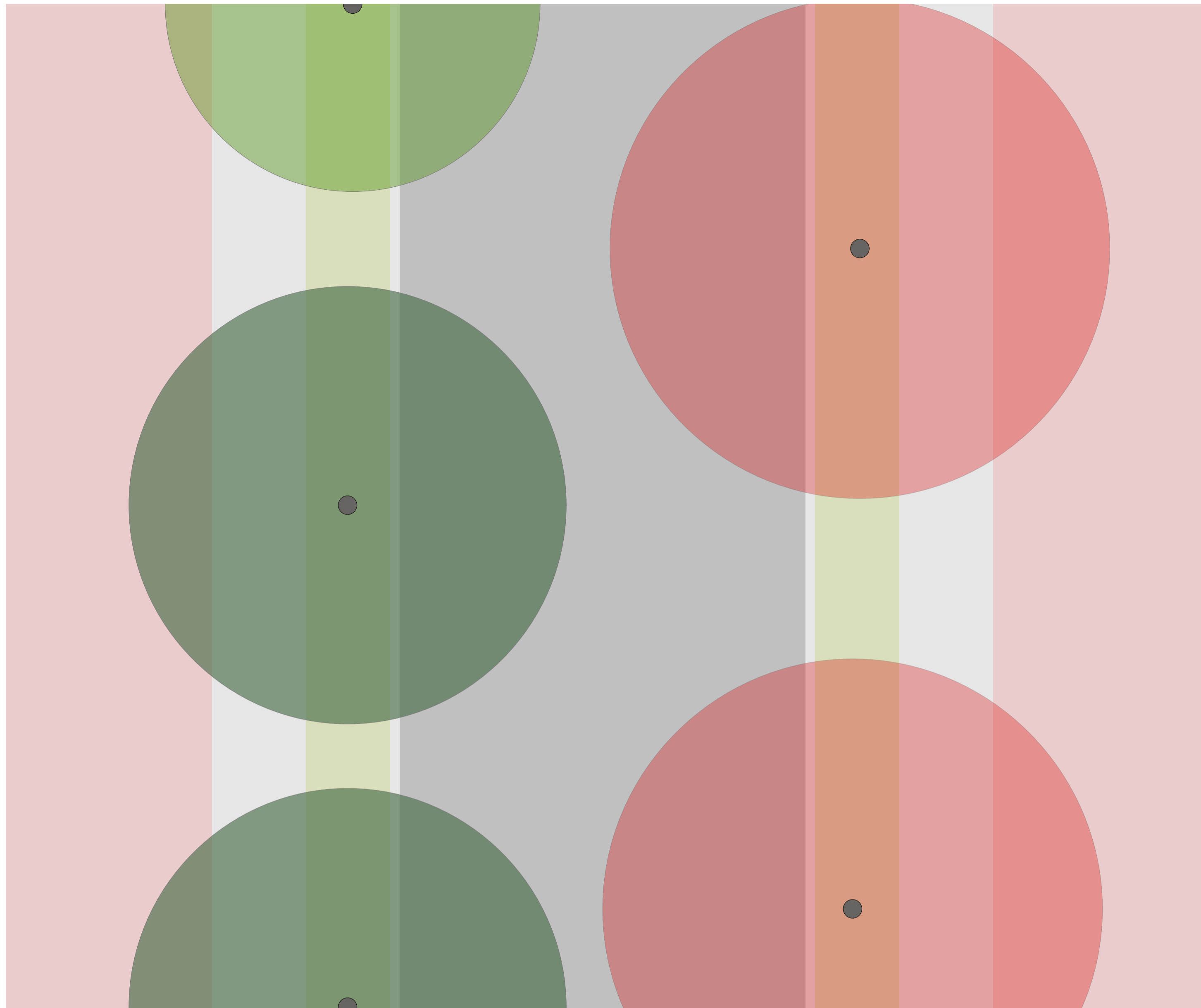
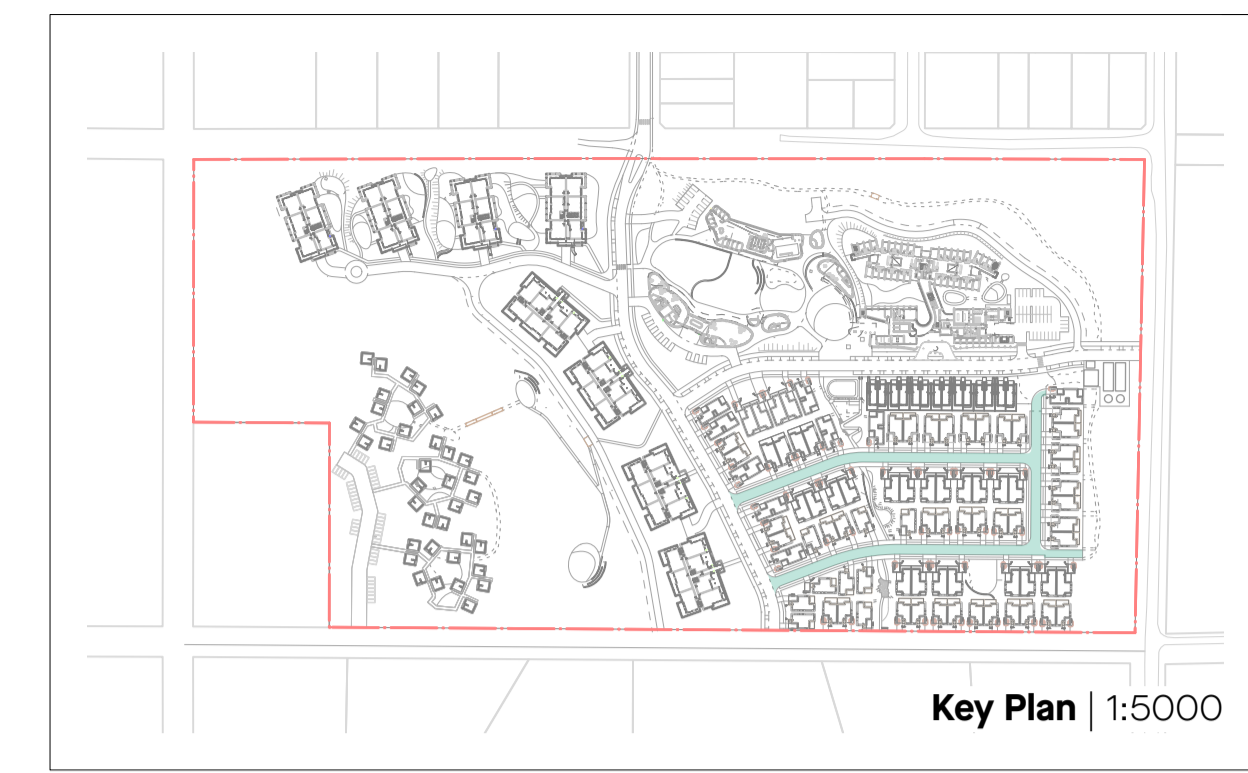
CLIENT  
IRT Group

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JOB NO. 250103  
STAGE SSDA  
STATUS FINAL  
DRAWN AH  
CHECKED JI  
SCALE 1:100@A1

DATE 12/3/2026  
REV A  
DWG NO. LD-403



**Street Character**

Residential streets with intimate scale. A mix of small native trees and deciduous/exotic to ensure summer shade and winter sun

**Street Tree**

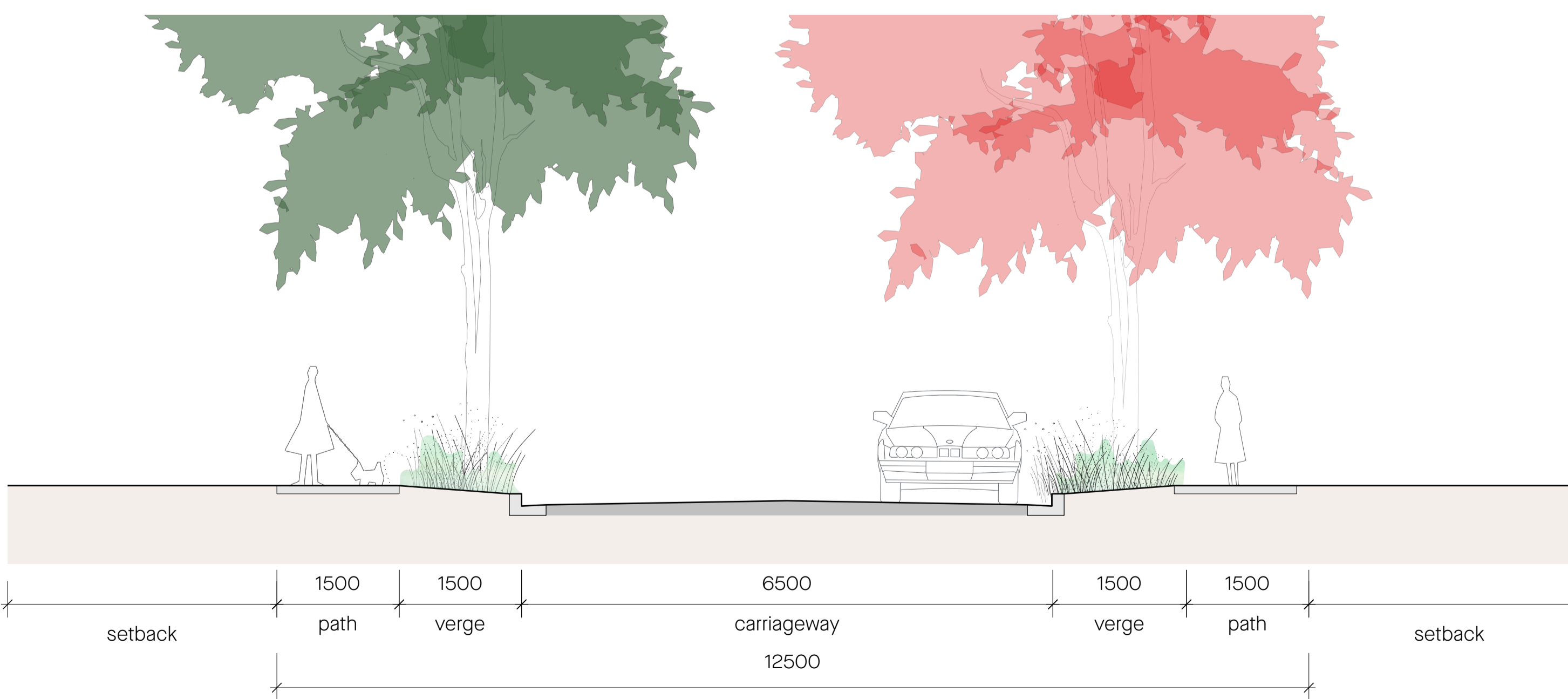


*Melaleuca quinquenervia*  
Paperbark  
up to 25m high



*Lagerstroemia indica*  
Crepe Myrtle  
up to 8m high

**Precedent**



REV	DATE	STATUS	REASON FOR ISSUE
A	12/03/2026	FINAL	Preliminary SSDA

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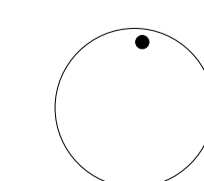
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**DRAWING TITLE**  
Typical Sections - residential street 01

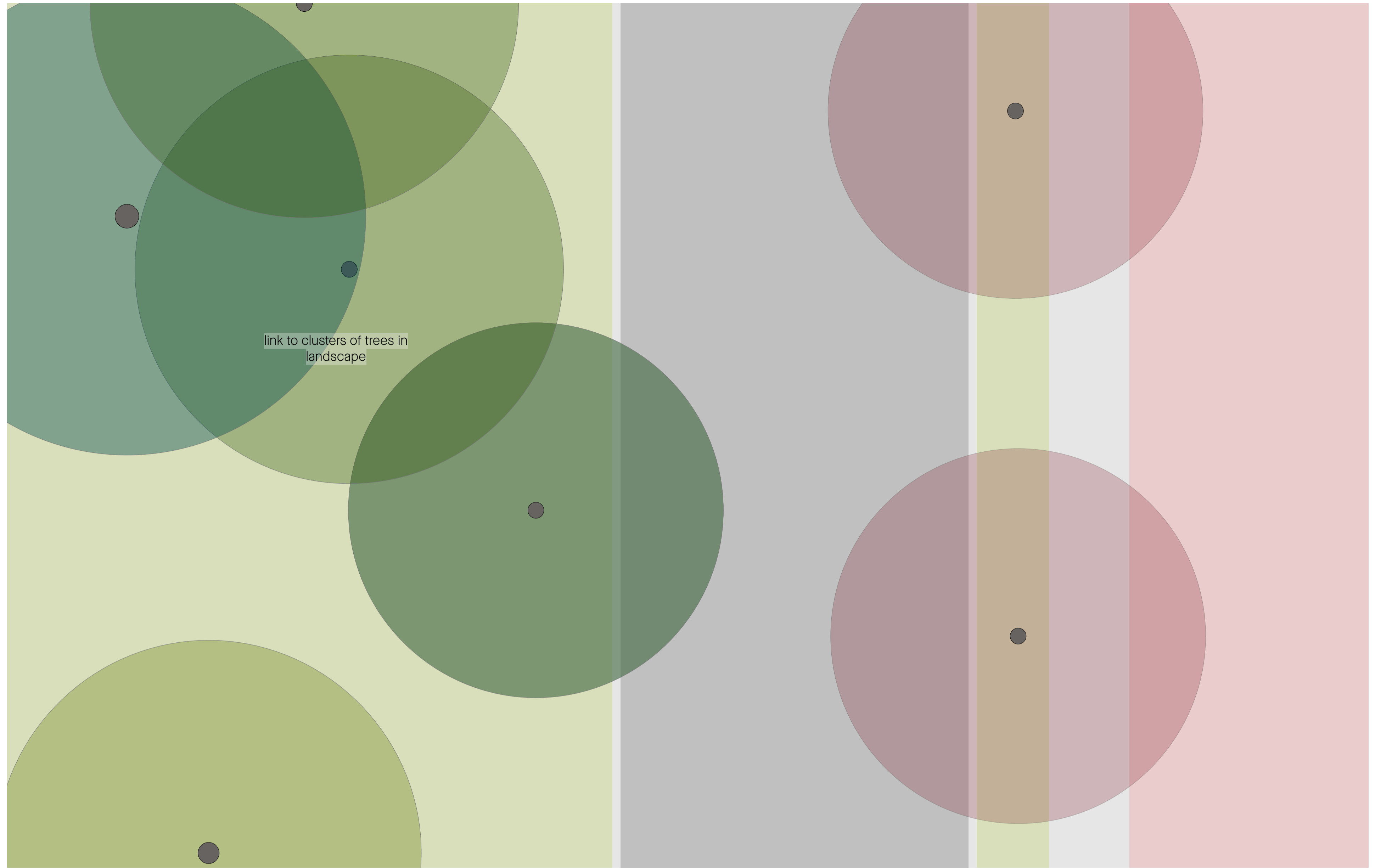
**PROJECT**  
Moruya Senior Living

**CLIENT**  
IRT Group

**ADDRESS**  
11 Spenser Street Moruya NSW 2537



JOB NO.	250103	DATE	12/3/2026
STAGE	SSDA	REV	A
STATUS	FINAL	DWG NO.	LD-404
DRAWN	AH	SCALE	1:100@A1
CHECKED	Ji		



**Street Character**

Residential street with open space on one side. Planting includes species from the original indigenous vegetation community enhancing biodiversity and connecting the streets to place

**Street Tree**



*Eucalyptus longifolia*  
Woollybutt  
up to 35m high



*Lagerstroemia indica*  
Crepe Myrtle  
up to 8m high

**Precedent**

