

# RSL ANZAC VILLAGE RENEWAL PROJECT LANDSCAPE ARCHITECTURAL WORKS

DRAWING LIST	
Sheet Number	Sheet Name
0000	COVER PAGE
0001	LEGEND
0002	PLANTING SCHEDULE
1000	STAGE 1 LANDSCAPE PLAN
4001	SOFTWORK PLAN
4002	SOFTWORK PLAN
4003	SOFTWORK PLAN
4004	SOFTWORK PLAN
6080	DETAILS - SOFTWORKS / PLANTING
7000	LANDSCAPE SPECIFICATION

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[NOT FOR CONSTRUCTION]

D	SSDA	07/01/2026
C	For Information	11/12/2025
B	For Coordination	10/12/2025
A	For Information	30/10/2025

Revision    Revision Description    Revision Date

Project

**RSL ANZAC Village  
Renewal Project**

Narrabeen ,NSW

Project Status

**Development Application**

Client

**RSL Life Care**

Drawing No.    Drawing Name

**0000**    COVER PAGE

Job No.    25-1104

Issue    D

Scale    @A1

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**ARCADIA**

## GENERAL

SYMBOL	DESCRIPTION
	REDUCED LEVEL READ IN CONJUNCTION WITH CIV. ENG. DRAWINGS
	FLOOR LEVEL READ IN CONJUNCTION WITH CIV. ENG. DRAWINGS
	FALL / GRADE READ IN CONJUNCTION WITH CIV. ENG. DRAWINGS
	STAIR LEVEL TOP OF STAIR [TS], BOTTOM OF STAIR [BS]
	WALL LEVEL TOP OF WALL [TW], BOTTOM OF WALL [BW]
	TOP OF BENCH LEVEL

## PAVEMENTS & SURFACES

CODE	SYMBOL	DESCRIPTION
PV00		ROAD PAVING
PV01		CONCRETE PAVING
PV02		GRANITE PAVING - SHARED ZONE
PV03		FRP BOARDWALK
PV04		FEATURE PAVING
PV05		SALVAGED SANDSTONE BOULDER
PV06		CRAZY PAVING
PV07		GRANITE PAVING
PV08		GRAVEL PAVING - TREE PIT
PV09		PERMEABLE PAVING - PARKING BAY
PV10		CONCRETE PAVING - EXPOSED AGGREGATE

## WALLS & EDGES

CODE	SYMBOL	DESCRIPTION
HR00		HANDRAIL - SINGLE
WA01		SANDSTONE RETAINING WALL
WA02		WALL - INSITU CONCRETE
WA03		SANDSTONE SEATING WALL

## SOFTWORKS

CODE	SYMBOL	DESCRIPTION
TU01		TURF - NATURAL
PL01		MASS PLANTING TYPE 01
MU01		PLAYGROUND MULCH - 300mm
EX-TR		EXISTING TREE [TO BE RETAINED]
EX-TRx		EXISTING TREE [TO BE REMOVED]
TR00		PROPOSED TREE

## PLAY EQUIPMENT

CODE	SYMBOL	DESCRIPTION
PEQ01		PLAY QUIPMENT 01
PEQ02		PLAY QUIPMENT 02
PEQ03		PLAY QUIPMENT 03
PEQ04		PLAY QUIPMENT 04

## FURNITURE & FIXTURES

CODE	SYMBOL	DESCRIPTION
BBQ		BBQ WITH SINK AND DINING TABLE

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**RSL ANZAC Village  
Renewal Project**

Narrabeen ,NSW

Project Status  
**Development Application**

Client  
**RSL Life Care**

Drawing No. Drawing Name  
**0001 LEGEND**

Job No. 25-1104  
Issue E  
Scale 1:100@A1

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### Planting Schedule-Trees

Plant Code	Botanical Name	Common Name	Mature Height (MM)	Mature Spread (MM)	Pot Size	Count
Ac	Angophora costata	Red Gum	30000	10000	200L	30
Bi	Banksia integrifolia	Coast Banksia	15000	6000	200L	45
Bs	Banksia serrata	Old Man Banksia	15000	4000	200L	27
Eh	Eucalyptus haemostoma	Scribbly Gum	15000	15000	200L	4
Ep	Eucalyptus paniculata	Grey Ironbark	30000	10000	200L	12
Er	Elaeocarpus reticulatus	Blueberry Ash	10000	4000	200L	24
Sg	Syncarpia glomulifera	Turpentine	30000	15000	200L	3

145

Code	Botanical Name	Common Name	H x W	Pot Size
<b>Accent Planting</b>				
Ap	<i>Acacia parviminalis</i>	Silver-stemmed Wattle	6x3m	300mm
Hs	<i>Hakea sericea</i>	Silky Hakea	2x2m	300mm
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	2x2m	300mm
Pl	<i>Persoonia linearis</i>	Narrow-leaved Geebung	3x2m	300mm
<b>Mix 01</b>		<b>2239.58 m2</b>		
	<i>Dianella caerulea</i>	Blue Flax lily	0.6x1m	300mm
	<i>Entolasia stricta</i>	Wiry Panic	0.8x0.6m	300mm
	<i>Carex appressa</i>	Tall Sedge	1x1m	300mm
<b>Mix 02</b>		<b>582.05 m2</b>		
	<i>Lomandra longifolia</i>	Basket Grass	1x0.3m	300mm
	<i>Lomandra tanika</i>	Spiny Head Mat Rush	0.6x0.6m	300mm
	<i>Juncus usitatus</i>	Tussock Rush	1x0.6m	300mm
<b>Mix 03</b>		<b>160.92 m2</b>		
	<i>Carpobrotus glaucescens</i>	Pig Face	0.3x1m	300mm
	<i>Casuarina glauca</i> 'Cousin It'	Swamp she-oak	0.3x0.6m	300mm
<b>Mix 04</b>		<b>199.07 m2</b>		
	<i>Rhagodia spinescens</i>	Spiny Saltbush	0.6x1m	300mm
	<i>Melaleuca thymifolia</i>	Thyme Honeymyrtle	1x2m	300mm
	<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobialla	0.15x0.6m	300mm
	<i>Crassula undulatifolia</i> 'Max Cook'	Silver Dollar Plant	0.6x0.3m	300mm
<b>Mix 05</b>		<b>13.65 m2</b>		
	<i>Cyathea australis</i>	Rough Tree Fern	4x2m	300mm
	<i>Pteridium esculentum</i>	Austral Bracken	1x1m	300mm
	<i>Carpobrotus glaucescens</i>	Angular See Fig	0.3x1m	300mm
	<i>Alpinia caerulea</i> 'Redback'	Native Redback Ginger	1.5x1m	300mm

[NOT FOR CONSTRUCTION]

G	SSDA	16/01/2026
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Revision Revision Description Revision Date

Project

## RSL ANZAC Village Renewal Project

Narrabeen ,NSW

Project Status

Development Application

Client

RSL Life Care

Drawing No. Drawing Name

**0002** PLANTING SCHEDULE

Job No. 25-1104

Issue G

Scale @A1

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**ARCADIA**

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L	SSDA	25/02/2026
K	SSDA	16/01/2026
J	SSDA	13/01/2026
I	SSDA	07/01/2026
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G	For Coordination	10/12/2025
F	For Information	09/12/2025
E	For Information	08/12/2025
D	For Information	05/12/2025
C	For Information	06/11/2025

Revision Revision Description Revision Date

**Project**  
**RSL ANZAC Village Renewal Project**

Narrabeen ,NSW

Project Status  
**Development Application**

Client  
**RSL Life Care**

Drawing No. **1000**  
 Drawing Name  
 STAGE 1  
 LANDSCAPE PLAN

Job No. 25-1104  
 Issue L  
 Scale 1:400@A1

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**Project**  
**RSL ANZAC Village Renewal Project**

Narrabeen, NSW

Project Status  
**Development Application**

Client  
**RSL Life Care**

Drawing No. **4001** Drawing Name  
 SOFTWORKS PLAN

Job No. 25-1104 Issue I Scale 1:200@A1

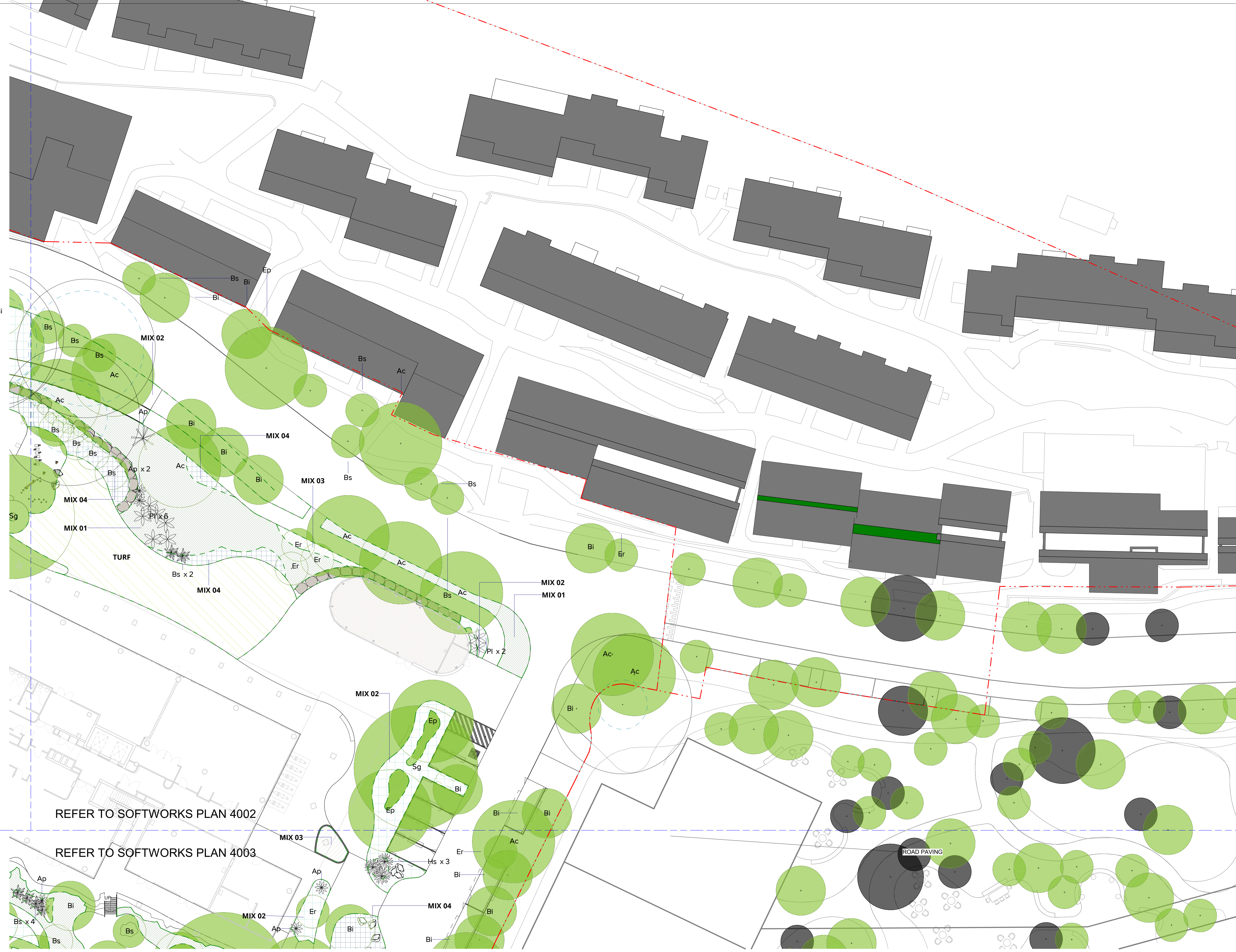
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REFER TO SOFTWORKS PLAN 4001

REFER TO SOFTWORKS PLAN 4003

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**Project**  
**RSL ANZAC Village Renewal Project**  
 Narrabeen ,NSW

**Project Status**  
 Development Application  
**Client**  
 RSL Life Care

**Drawing No.** 4002  
**Drawing Name** SOFTWORK PLAN

**Job No.** 25-1104  
**Issue** I  
**Scale** 1:2000A1

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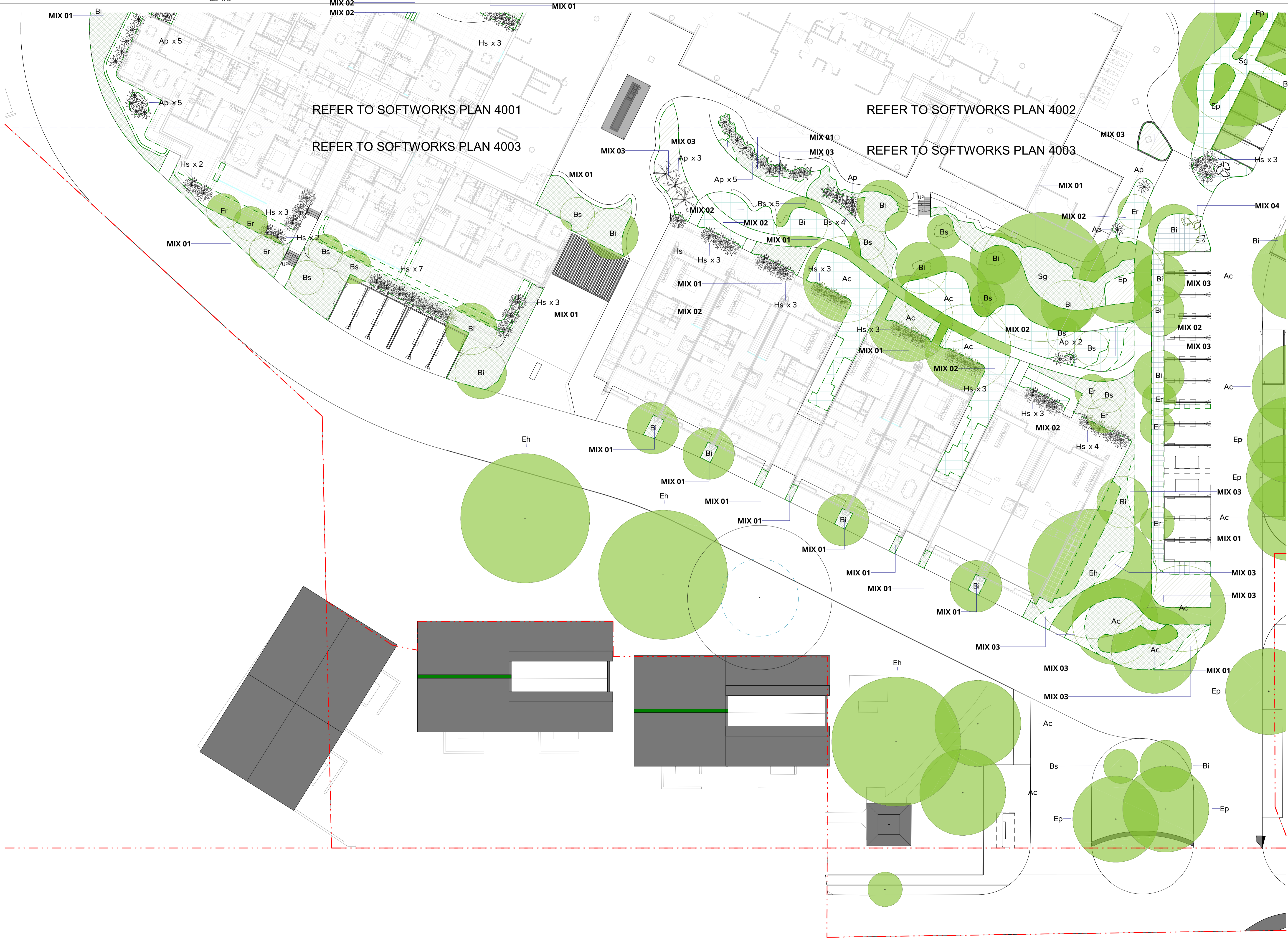


REFER TO SOFTWORKS PLAN 4002

REFER TO SOFTWORKS PLAN 4003

ROAD PAVING

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**Project**  
**RSL ANZAC Village Renewal Project**

Narrabeen ,NSW

Project Status  
**Development Application**

Client  
**RSL Life Care**

Drawing No. Drawing Name  
**4003** SOFTWARE PLAN

Job No. 25-1104  
 Issue I  
 Scale 1: 200@A1

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**RSL ANZAC Village  
 Renewal Project**

Narrabeen ,NSW

Project Status  
 Development Application

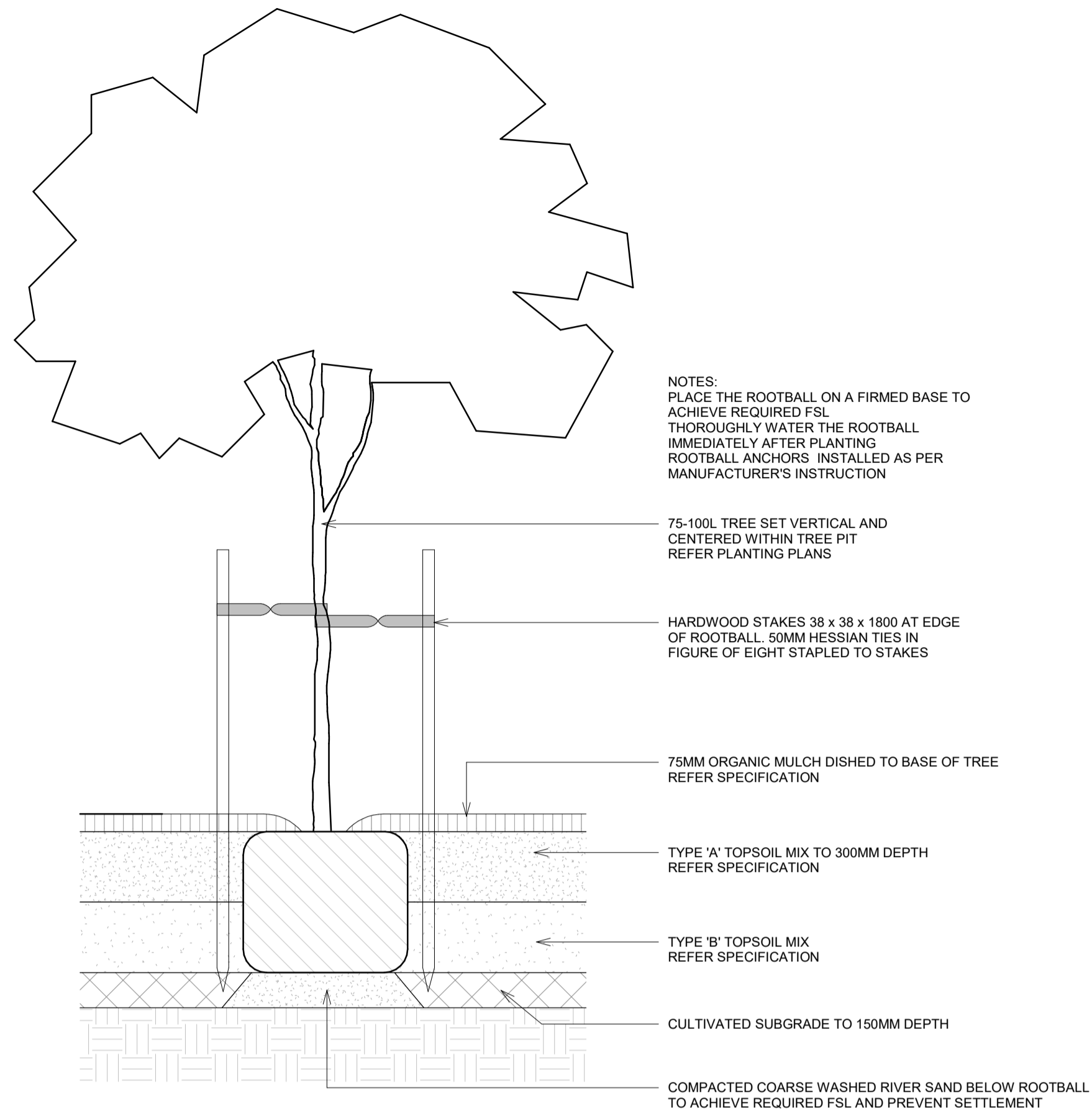
Client  
**RSL Life Care**

Drawing No. Drawing Name  
**4004** SOFTWORK PLAN

Job No. 25-1104  
 Issue D  
 Scale 1: 200@A1

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NOTES:  
 PLACE THE ROOTBALL ON A FIRMED BASE TO ACHIEVE REQUIRED FSL  
 THOROUGHLY WATER THE ROOTBALL IMMEDIATELY AFTER PLANTING  
 ROOTBALL ANCHORS INSTALLED AS PER MANUFACTURER'S INSTRUCTION

75-100L TREE SET VERTICAL AND CENTERED WITHIN TREE PIT REFER PLANTING PLANS

HARDWOOD STAKES 38 x 38 x 1800 AT EDGE OF ROOTBALL 50MM HESSIAN TIES IN FIGURE OF EIGHT STAPLED TO STAKES

75MM ORGANIC MULCH DISHED TO BASE OF TREE REFER SPECIFICATION

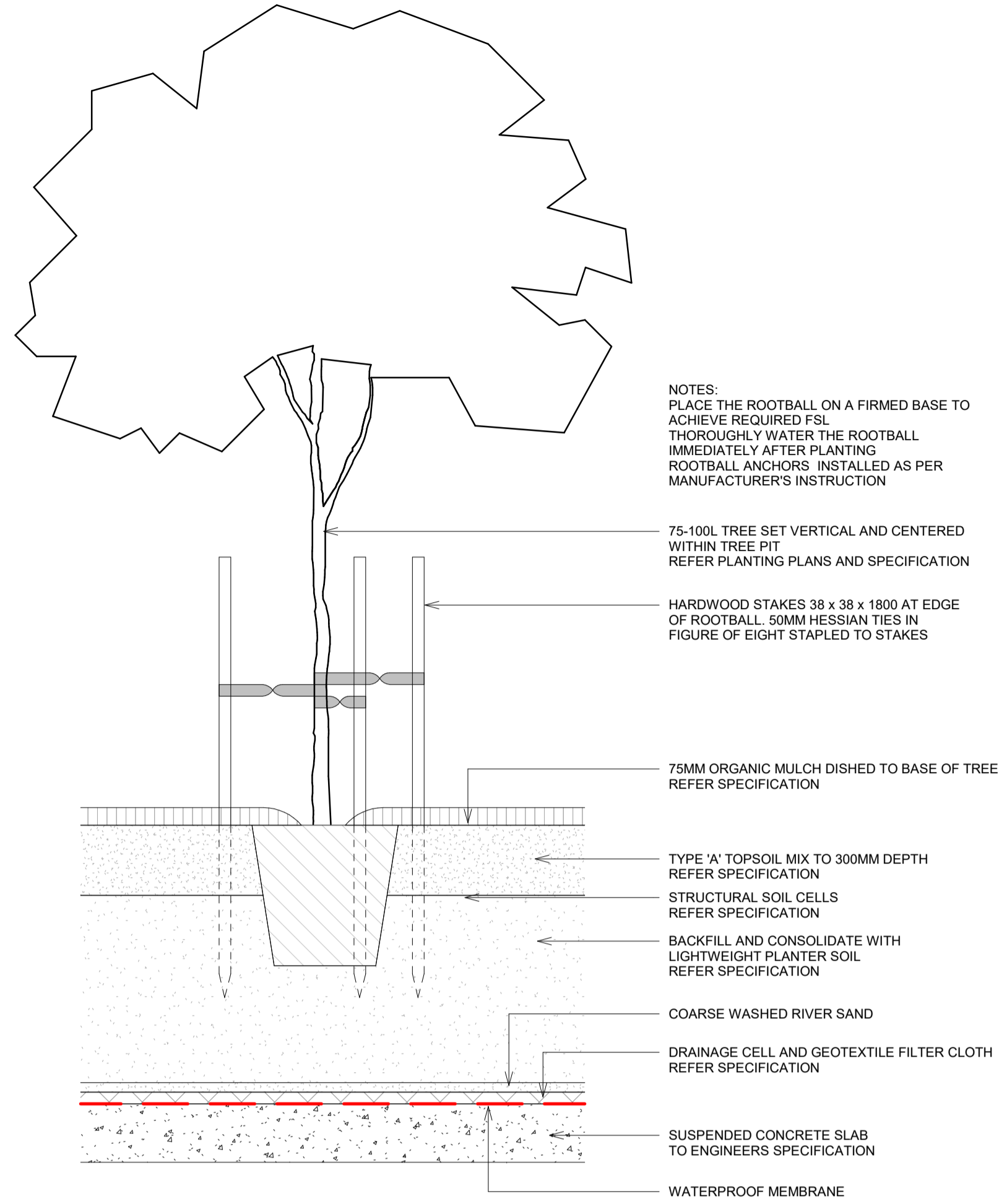
TYPE 'A' TOPSOIL MIX TO 300MM DEPTH REFER SPECIFICATION

TYPE 'B' TOPSOIL MIX REFER SPECIFICATION

CULTIVATED SUBGRADE TO 150MM DEPTH

COMPACTED COARSE WASHED RIVER SAND BELOW ROOTBALL TO ACHIEVE REQUIRED FSL AND PREVENT SETTLEMENT

1 TREE PLANTING 75-100 ON GRADE  
 1:20



NOTES:  
 PLACE THE ROOTBALL ON A FIRMED BASE TO ACHIEVE REQUIRED FSL  
 THOROUGHLY WATER THE ROOTBALL IMMEDIATELY AFTER PLANTING  
 ROOTBALL ANCHORS INSTALLED AS PER MANUFACTURER'S INSTRUCTION

75-100L TREE SET VERTICAL AND CENTERED WITHIN TREE PIT REFER PLANTING PLANS AND SPECIFICATION

HARDWOOD STAKES 38 x 38 x 1800 AT EDGE OF ROOTBALL 50MM HESSIAN TIES IN FIGURE OF EIGHT STAPLED TO STAKES

75MM ORGANIC MULCH DISHED TO BASE OF TREE REFER SPECIFICATION

TYPE 'A' TOPSOIL MIX TO 300MM DEPTH REFER SPECIFICATION

STRUCTURAL SOIL CELLS REFER SPECIFICATION

BACKFILL AND CONSOLIDATE WITH LIGHTWEIGHT PLANTER SOIL REFER SPECIFICATION

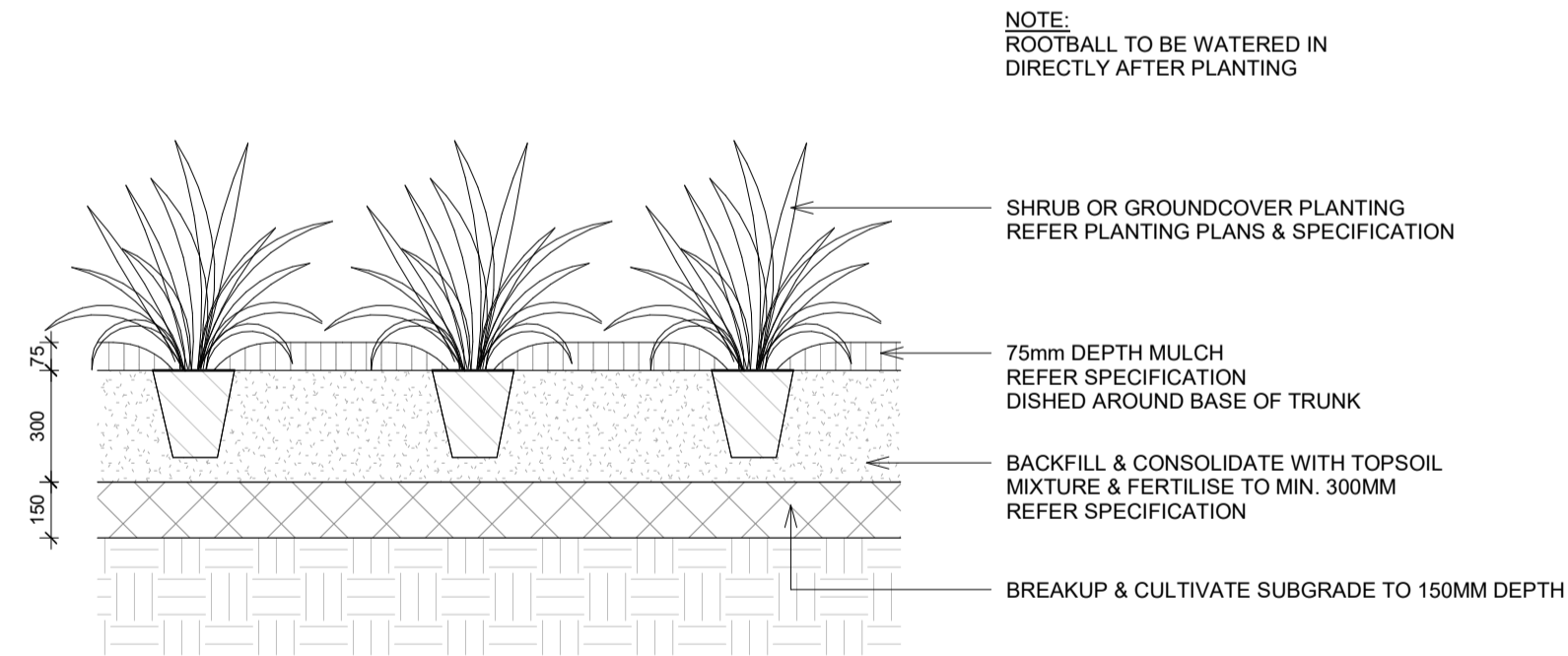
COARSE WASHED RIVER SAND

DRAINAGE CELL AND GEOTEXTILE FILTER CLOTH REFER SPECIFICATION

SUSPENDED CONCRETE SLAB TO ENGINEERS SPECIFICATION

WATERPROOF MEMBRANE

2 TREE PLANTING 75-100 L ON PODIUM  
 1:20



NOTE:  
 ROOTBALL TO BE WATERED IN DIRECTLY AFTER PLANTING

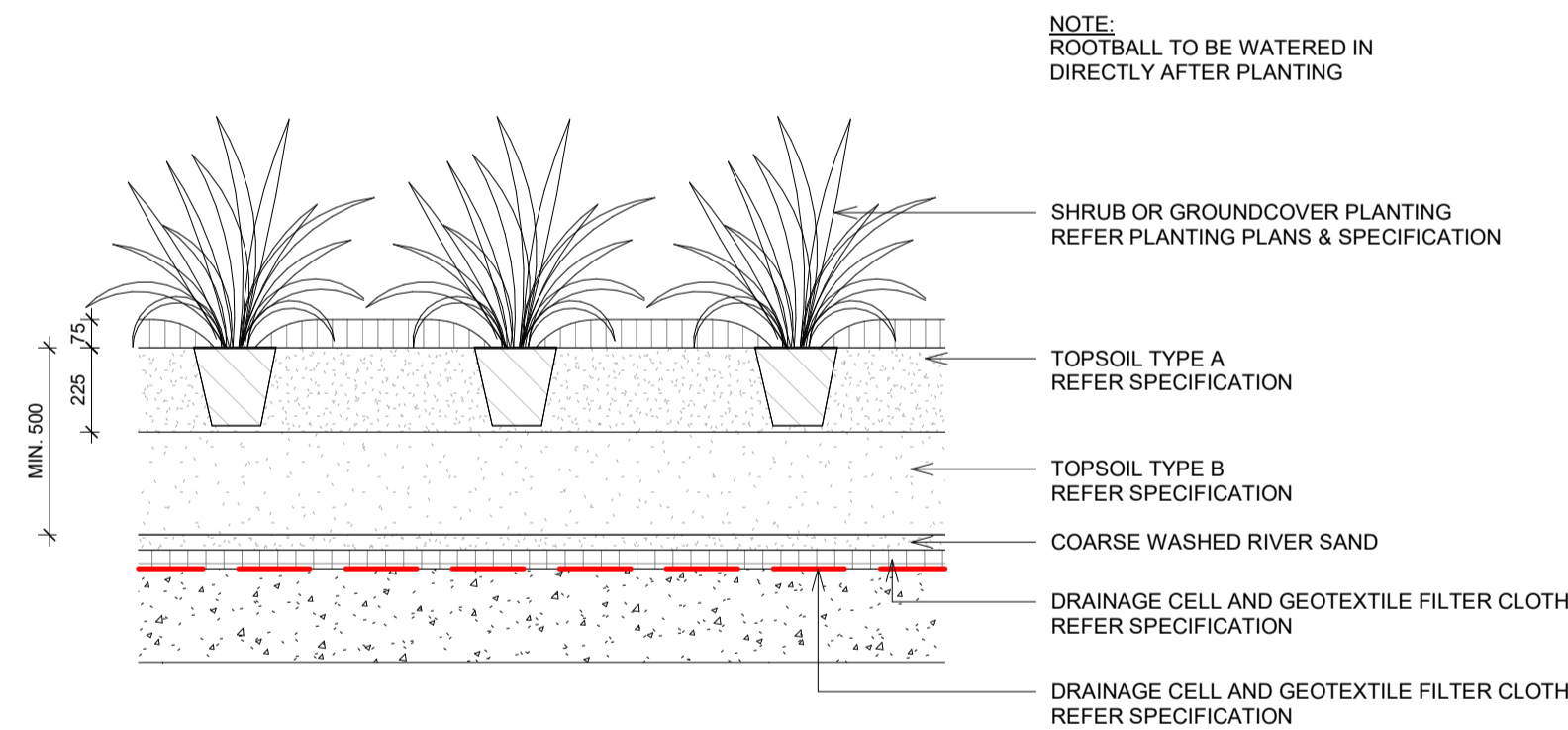
SHRUB OR GROUND COVER PLANTING REFER PLANTING PLANS & SPECIFICATION

75mm DEPTH MULCH REFER SPECIFICATION DISHED AROUND BASE OF TRUNK

BACKFILL & CONSOLIDATE WITH TOPSOIL MIXTURE & FERTILISE TO MIN. 300MM REFER SPECIFICATION

BREAKUP & CULTIVATE SUBGRADE TO 150MM DEPTH

3 SHRUB ON GRADE  
 1:20



NOTE:  
 ROOTBALL TO BE WATERED IN DIRECTLY AFTER PLANTING

SHRUB OR GROUND COVER PLANTING REFER PLANTING PLANS & SPECIFICATION

TOPSOIL TYPE A REFER SPECIFICATION

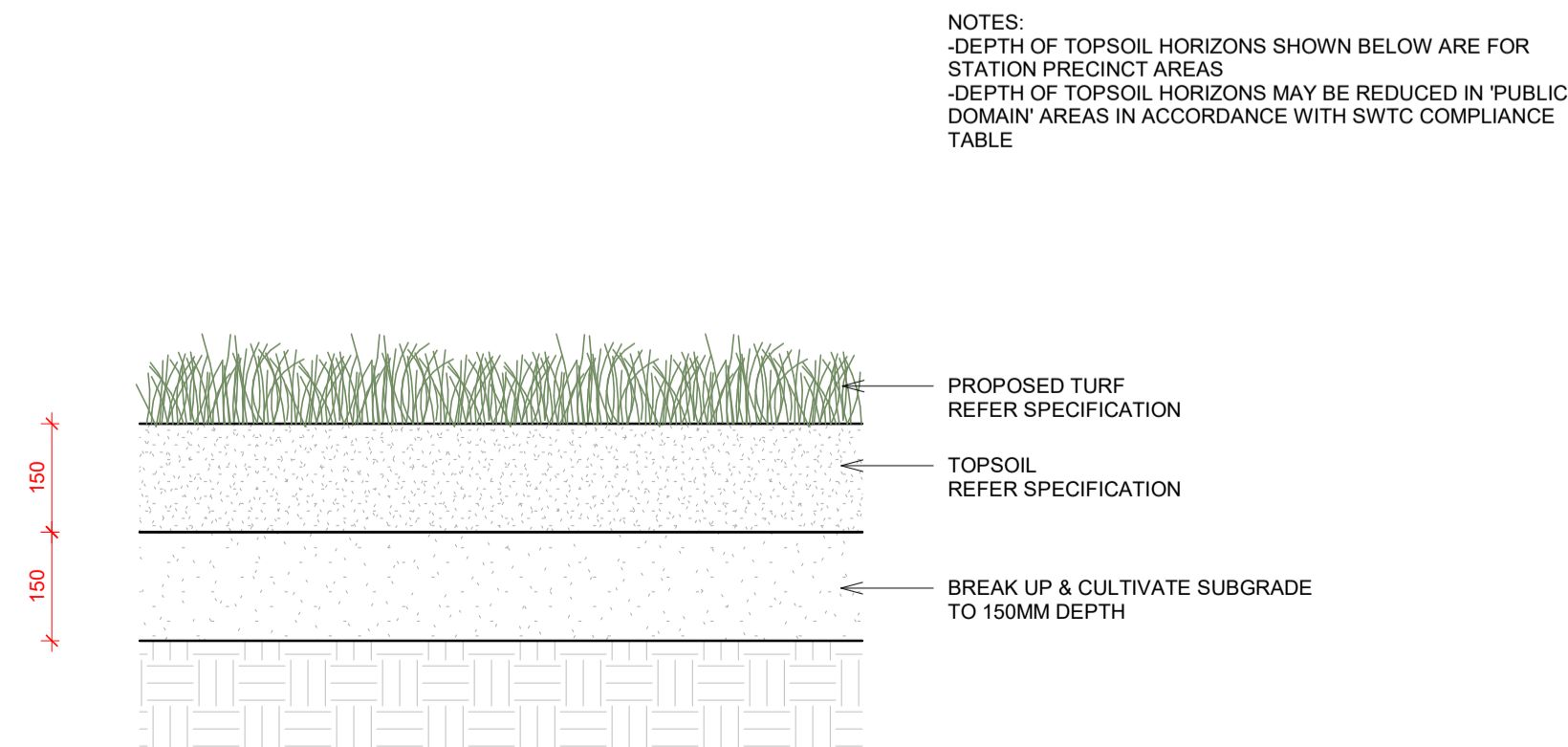
TOPSOIL TYPE B REFER SPECIFICATION

COARSE WASHED RIVER SAND

DRAINAGE CELL AND GEOTEXTILE FILTER CLOTH REFER SPECIFICATION

DRAINAGE CELL AND GEOTEXTILE FILTER CLOTH REFER SPECIFICATION

4 SHRUB ON PODIUM  
 1:20



NOTES:  
 -DEPTH OF TOPSOIL HORIZONS SHOWN BELOW ARE FOR STATION PRECINCT AREAS  
 -DEPTH OF TOPSOIL HORIZONS MAY BE REDUCED IN 'PUBLIC DOMAIN' AREAS IN ACCORDANCE WITH SWTC COMPLIANCE TABLE

PROPOSED TURF REFER SPECIFICATION

TOPSOIL REFER SPECIFICATION

BREAK UP & CULTIVATE SUBGRADE TO 150MM DEPTH

5 TURF ON GRADE  
 1:10

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 Renewal Project**

Narrabeen ,NSW

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 Development Application

Client  
 RSL Life Care

Drawing No. Drawing Name  
**6080** DETAILS -  
 SOFTWORKS /  
 PLANTING

Job No. 25-1104  
 Issue D  
 Scale As indicated@A1

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**ARCADIA**

## SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

## ABORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

## DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

## PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:

EXISTING SITE SOIL IF SUITABLE OR

IMPORTED TOPSOIL:

## SOIL MIX TYPE A:

PRODUCT: SMARTMIX 6 - NATIVE GARDEN MIX (HORIZON A)

SUPPLIER: EQUAL TO BENEDICT SAND & GRAVEL

W:HTTPS://WWW.BENEDICT.COM.AU/CONTACT/

(02) 9986 3500

## SOIL MIX TYPE B:

PRODUCT: SMARTMIX 7 - NATIVE GARDEN SUBSOIL (HORIZON B)

SUPPLIER: EQUAL TO BENEDICT SAND & GRAVEL

W:HTTPS://WWW.BENEDICT.COM.AU/CONTACT/

(02) 9986 3500

SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

## MULCH APPLICATION

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

## MULCH TYPE

MULCH PINE BARK:

FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

## CRUSHED SANDSTONE MULCH (SWALE EXTENT):

SIZE: 10-30MM SANDSTONE GRAVEL ( NO FINES)

SUPPLIER: EQUAL TO OZ PEBBLES

T:07 3638 5000

W:WWW.OZPEBBLES.COM.AU

## COMPOST

SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

## PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

## FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

## STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.

A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)

B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)

C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

## TREATED PINE TIMBER EDGING

TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

## LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURNING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

## GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

## WATERING

GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

## RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

## REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

## STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

## PRUNING

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

## MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

## PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

## WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

## SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Design Group Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.

D	SSDA	07/01/2026
C	For Information	11/12/2025
B	For Coordination	10/12/2025
A	For Information	30/10/2025

Revision Revision Description Revision Date

Project

**RSL ANZAC Village  
Renewal Project**

Narrabeen ,NSW

Project Status

**Development Application**

Client

**RSL Life Care**

Drawing No. Drawing Name  
**7000** LANDSCAPE SPECIFICATION

Job No. 25-1104

Issue D

Scale @A1

**Sydney**, Suite 70, Jones Bay Wharf, 26-32 Pirrama Road, Pyrmont NSW 2009  
e sydney@arcadiala.com.au  
t 02 8571 2900

**ARCADIA**



ARCADIA

# RSL ANZAC Village Renewal Project SSDA Stage 1 Report

Prepared for RSL Lifecare (RSLLC)  
25<sup>th</sup> February 2026

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A	Issued 01 <sup>st</sup> September 2025	Authorised by MB
Rev B	Issued 23 <sup>th</sup> September 2025	Authorised by MB
Rev C	Issued 30 <sup>th</sup> October 2025	Authorised by MB
Rev D	Issued 08 <sup>th</sup> December 2025	Authorised by MB
Rev E	Issued 11 <sup>th</sup> December 2025	Authorised by MB
Rev F	Issued 07 <sup>th</sup> January 2026	Authorised by MB
Rev G	Issued 13 <sup>th</sup> January 2026	Authorised by MB
Rev H	Issued 16 <sup>th</sup> January 2026	Authorised by MB
Rev I	Issued 25 <sup>th</sup> February 2026	Authorised by MB

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Arcadia Landscape Architecture Pty Ltd  
ABN 83 148 994 870

# Executive Summary

## Introduction

This Landscape Design Report has been prepared by Arcadia Landscape Architecture on behalf of RSL LifeCare (Applicant). It supports a Concept and Stage 1 State Significant Development Application (SSDA) for a new seniors housing development on land at the RSL ANZAC Village, Narrabeen. Development consent is sought for the following. A detailed description of the development is outlined in the Environmental Impact Statement prepared by Colliers Urban Planning.

## Stage 1 Development

- / Detailed approval for the operation and use of the first stage of the concept proposal, comprising:
  - Demolition and site preparation works, including tree removal;
  - Residential accommodation for the purposes of seniors housing, including ancillary uses, supporting a new onsite Gross Floor Area of approximately 12,700sqm;
  - A range of building heights across the site accommodating one basement level, a row of garages, and three different building heights of two (2), five (5) and six (6) storeys;
  - One hundred and twenty-two (122) basement car parking spaces, fourteen (14) garage parking spaces, as well as an estimated forty-one (41) surface parking spaces;
  - Amendments to existing bushfire asset protect zones to facilitate the development;
  - Associated landscape and open space delivery;
  - Building identification signage and wayfinding; and
  - Services and utility augmentation.

## Site Description

The site is located at 90 Veterans Parade, Narrabeen, which is situated within the Northern Beaches Local Government Area (LGA) and is commonly known as the RSL ANZAC Village. The village overall has a total area of approximately 44 hectares and comprises 6 allotments. It is noted, however, that the SSDA is only proposed to apply to land with the four allotments of the village that are located south of Coolooli Road, as tabulated below.

Table 1 Site Description

Legal Description	Area (Approximately)
Lot 2611 DP752038	21 HA
Lot 573 DP 752038	2 Ha
Lot 1 DP 803645	9 HA
Lot 1 DP 774980	6 HA

The site is irregular in shape and is bounded by Veterans Parade to the east and Lantana Avenue to the south. It currently comprises an existing low and mid-rise seniors housing development that contains a mixture of independent living units, veteran accommodation, residential care facility accommodation, and associated ancillary uses.

An aerial of the site is provided in Figure 1.

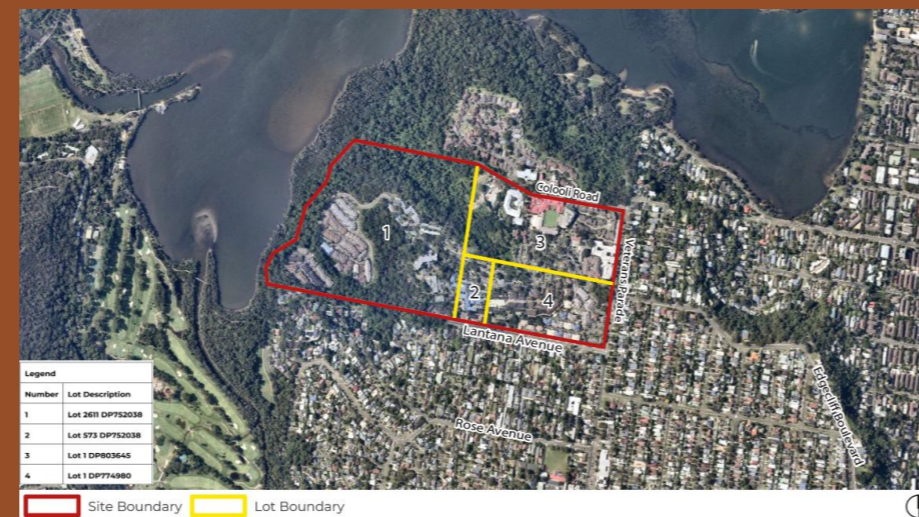


Figure 1 Site Aerial (highlighted in red)  
 Source: Nearmap and Ethos Urban

## SEARs Comments

SECTION	SEAR SSD-85869467	LANDSCAPE RESPONSE	PAGE NO.
14. Trees & Landscaping	<p>Provide a concept landscape plan that:</p> <ul style="list-style-type: none"> <li>/ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li> <li>/ demonstrates how the proposed development would: <ul style="list-style-type: none"> <li>– contribute to long term landscape setting in respect of the site and streetscape</li> <li>– mitigate the urban heat island effect and ensure appropriate comfort levels on-site</li> <li>– contribute to an increase in urban tree canopy cover</li> <li>– maximise opportunities for green infrastructure, consistent with Greener Places.</li> </ul> </li> </ul>	<p>Refer to the following section of this Design Report: Landscape Plans and Tree Replacement Strategy</p>	p24, 34
14. Trees & Landscaping	<p>Provide a detailed landscape plan for the Stage 1 development, that:</p> <ul style="list-style-type: none"> <li>/ details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area)</li> </ul> <p>/ provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</p>	<p>Refer to the following landscape drawings prepared as part of the SSDA submission: Landscape Softwork Plans Refer to the following section of this Design Report: Canopy Cover Plan</p> <p>Refer to Arboricultural Impact Assessment (AIA) Report by CPS (Section 7 RECOMMENDATIONS &amp; MITIGATION MEASURES that details the trees retained through design development)</p>	<p>-</p> <p>p.35</p> <p>-</p>
14. Trees & Landscaping	<p>Provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:</p> <ul style="list-style-type: none"> <li>/ existing canopy coverage to be retained on-site</li> <li>/ tree root mapping where the proposal involves significant incursions into the tree-protection zone of retained trees identified as being significant</li> </ul>	<p>Refer to the following report prepared as part of the SSDA submission: Arboricultural Impact Assessment (AIA) Report by CPS</p>	-

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01  
CONNECTION TO  
COUNTRY

Site Appreciation  
On Gai-Mariagal Country

The RSL ANZAC Village Development is on the lands of the Gai-Mariagal people who were a clan of the Eora Nation. This land is of significant cultural value to Gai-Mariagal people, past present and future. Prior to western culture invasion the Gai-Mariagal peoples lived and tended to the lands for thousands of years where they embedded deep cultural and spiritual connection to the area.

## Site Appreciation On Gai-Mariagal Country

### Gai-Mariagal Country

The First People of the lands surrounding Narrabeen Lagoon and wider Northern beaches area, are the Gai-Mariagal People who have been the traditional custodians of these lands since time immemorial.

A pristine coastal section, Gai-Mariagal Country spans the lands surrounding Northern Beaches, North Sydney, Willoughby, Neutral Bay, and the Eastern banks of Lane Cove River.

Gai-Mariagal Country provided everything that the people needed, and they cared for it in return. People hunted and grew foods in the lands, crafting hardwares from the plants around and made nawis (canoes) and spears from the trees and Gadi plants surrounding the harbor.

Evidence of complex stone tools points to an organised system of trade throughout the region.

### Narrabeen Lagoon

Narrabeen Lagoon was home to one of the last settlements to survive in post invasion Northern Sydney.

The settlement was located where the current National Fitness Centre resides, to the western perimeter of the lagoon. During the 1950's, the settle was demolished to pave way for the current fitness centre, and all residents forcibly trucked to subdivisions in Sydney's inner west.

The settlement at Narrabeen Lagoon is theorised to have out lasted other similar settlements due to the inaccessibility of the land, however, post development of Wakehurst Parkway in 1946 resulted in the tragic destruction of this settlement.

A location of significant ceremonial and spiritual value to this settlement was the upper lands of the Collaroy Plateau,

identified by Uncle Dennis Foley as being the 'heart of our world'

(Dennis Foley, Repossession of our Spirit, Aboriginal History, Canberra, 2001, p 47)

(Read, Peter, Aboriginal settlement Narrabeen Lagoon, Dictionary of Sydney, 2011, [https://dictionaryofsydney.org/entry/aboriginal\\_settlement\\_narrabeen\\_lagoon](https://dictionaryofsydney.org/entry/aboriginal_settlement_narrabeen_lagoon), viewed 15 Aug 2024)



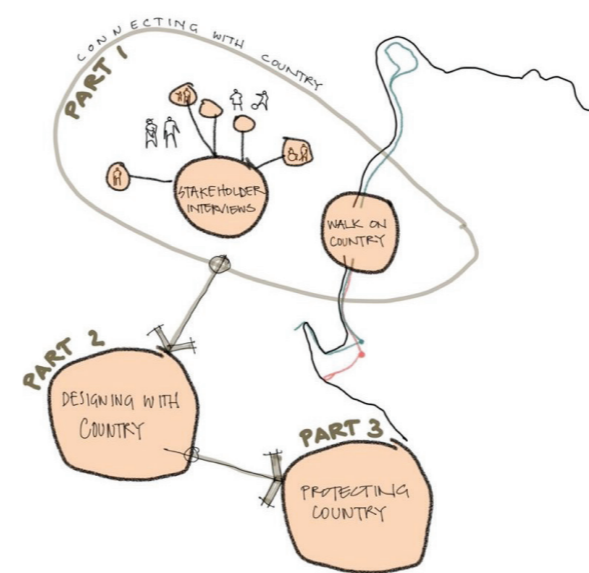
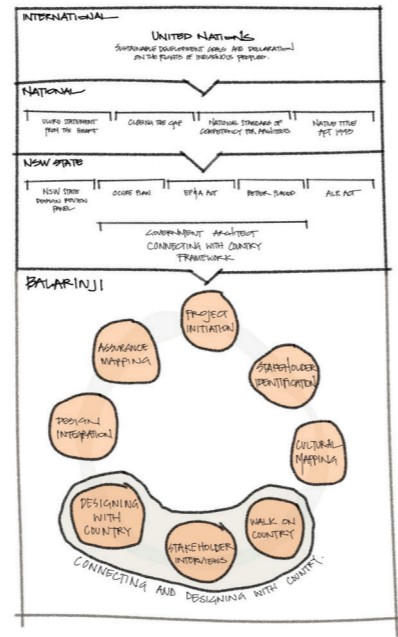
# Stage 1 Connecting with Country

A Connecting with Country report for this project was developed by leading Indigenous design and strategy studio, Balaranji.

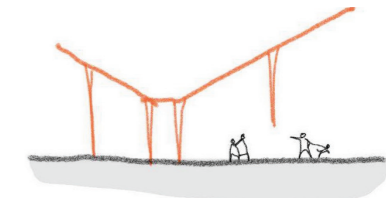
Balaranji identified and outlined five key principles intended to guide design decisions to be made in harmony, celebration and protection of Country.

Balaranji have also developed design strategies that work to ensure that the past, present, and future of Country are protected and uplifted through the design.

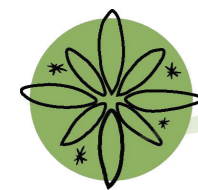
Alongside this, Balaranji have outlined site specific opportunities and spatial approaches that establish moments for residents & visitors to engage with Country.



ELEVATED PLATEAUS AND STEEP SLOPES, LEADING DOWN TO NARROW VALLEYS + ESTUARIES



ROOF FORMS DRAWING FROM COUNTRY.



## Affinity for Country

Build affinity with Country for the residents. Country's health is their health.



## Designing with a light touch

Ensure that Country is not disturbed, or is rejuvenated where possible.



## The significance of water

Ensure design acknowledges and respects water



## Difficult pasts and bright futures

Acknowledge and give space to heal trauma in people and Country



## Community building and cultural sharing

Include amenity to bring Aboriginal people and residents together to share life and culture.

## Birds are the language keepers of Country

Introduce accessible design where people and birds can co-exist.

Maintain natural elements and respect microclimates, including existing trees.

## Material Response to Country

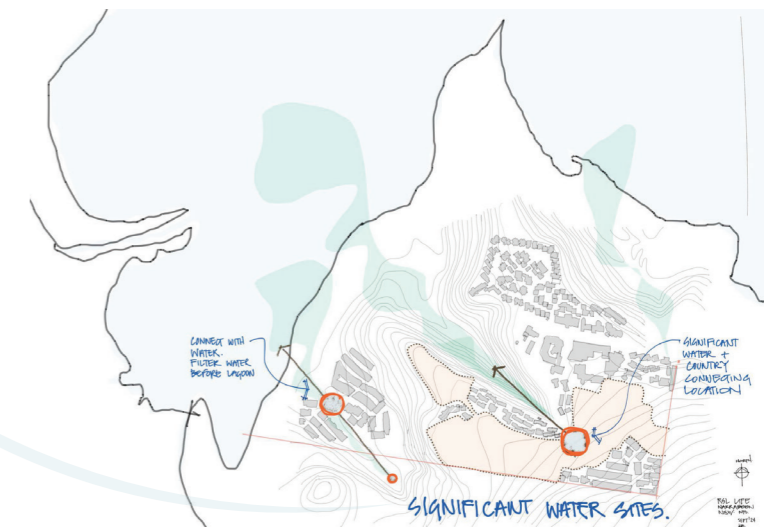
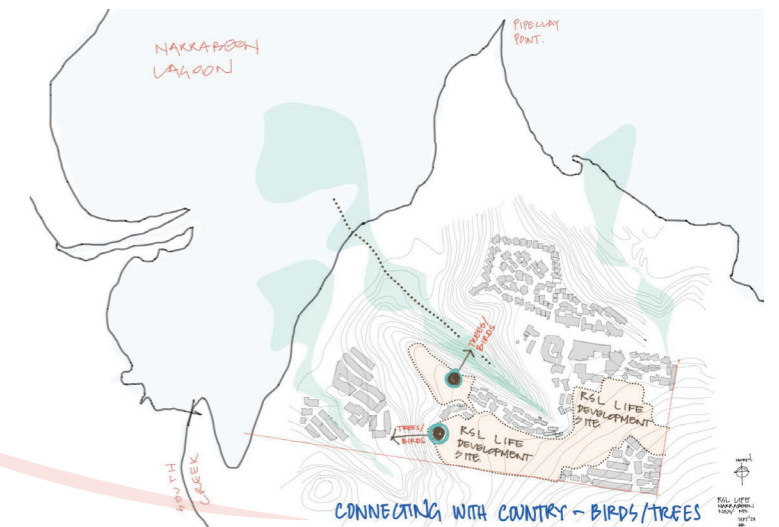
Connecting with Country is possible through the interpretation and abstraction of the local landscape into a material palette.

Through this, Country is referenced and its meaning protected in the built form, which in turn provides a contextual reference for the residents.

## Community harmony through ceremony on Country

Introduce places for residents and community to come together and celebrate significant events and historic happenings.

Design to acknowledge the past and seek to encourage cultural exchange and community harmony.



# Stage 1 Design with Country

## Celebrate Water

1. Elevated views for residents will allow them to glimpse Narrabeen Lagoon in the distance
2. Connection & view of the reflective community pool visible from ground level

## Designing with a light touch

1. Undulating building roof form to align with treetops & ridge line when viewed from a distance
2. Shelter from elements whilst maintaining connection with Country. Open sided collonade next to Northern Garden.
3. Landscape

## Affinity for Country

- 1.. Allows for people of limited mobility to engage with Country. Northern & Southern Courtyards
2. Opportunity to engage dramatically with Country via elevated landscape lookout with views across valley.

## Community building and sharing culture

1. Dynamic/flexible floorplate/footprint. Multi-use gym/meeting room facing out to the north to acknowledge Country. Located within RSL village but also accessible to broader community.



## Difficult pasts & bright futures

1. Reconfigured Lantana St entrance moment with welcome signage/art sculpture
2. Village green entrance moment with reflective / art sculpture

## Birds are the carriers of the language of Country

1. Bird nesting boxes to be installed in the surrounding trees increasing habitat and birdsong
2. Landscape viewing platforms / bird hides that draw people to the bush edge for bird watching

## Community Harmony through Ceremony on Country

1. Landscape places for community to come together on Village Green
2. Passive and social spaces for residents to gather and share.

## Material response to Country

1. Materials palette and tones to be an abstraction of the local geology and surrounding landscape
2. Landscape materials sourced from site, prioritising raw finishes and a complementary character
3. Predominately Indigenous tree and vegetation strategy, prioritising habitat species to support local fauna and invertebrates.





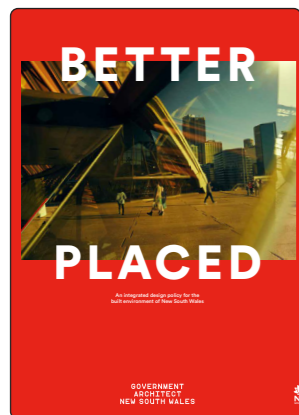
02  
CONTEXT AND  
ANALYSIS

# Background Documents

## Government Architect NSW (GANSW)

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW. The following reports guide best practice design for the public open spaces and communal landscape spaces at Anzac Village, Narrabeen.

Our landscape design response has been developed with careful consideration of the design objectives outlined in the Greener Places Design Guide. The proposal aligns with the guide's strategic direction for planning, designing, and delivering green infrastructure by incorporating high-quality recreational open space, expanding urban tree canopy, and strengthening connections between bushland and waterways to support healthier, more sustainable urban development.



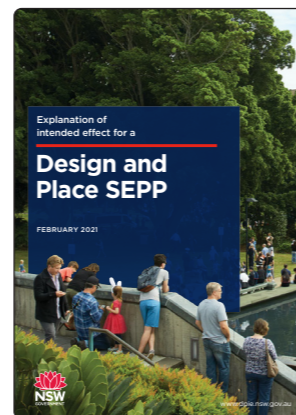
BETTER PLACED



IMPLEMENTING GOOD DESIGN (2018)



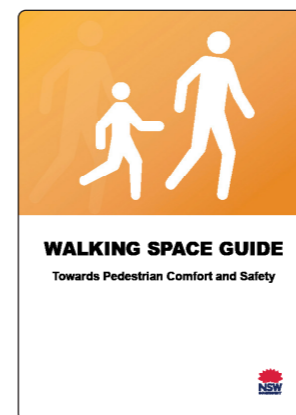
EVALUATING GOOD DESIGN (2018)



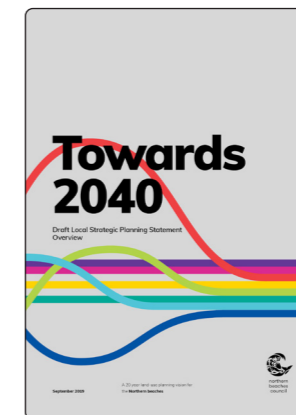
DESIGN AND PLACE SEPP (2021)



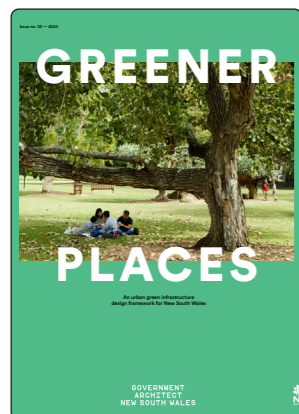
CONNECTING WITH COUNTRY (2023)



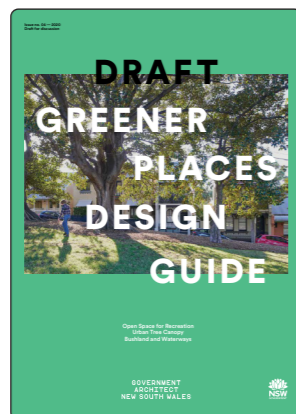
WALKING SPACES GUIDE (2020)



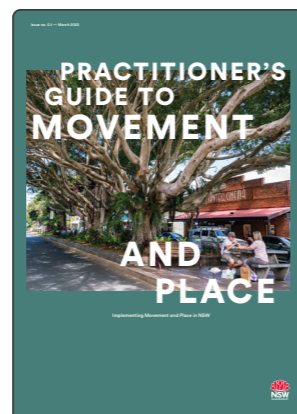
NORTHERN BEACHES LOCAL STRATEGIC PLANNING STATEMENT (2019)



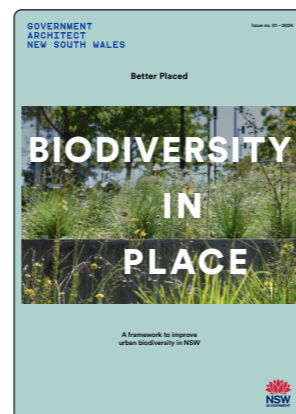
GREENER PLACES (2020)



DRAFT GREENER PLACES DESIGN GUIDE (2020)



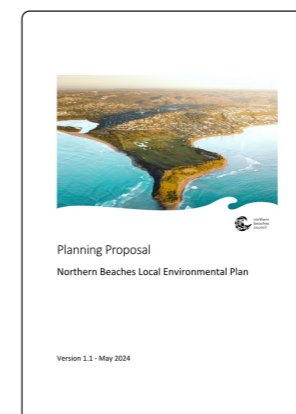
PRACTITIONER'S GUIDE TO MOVEMENT AND PLACE (2020)



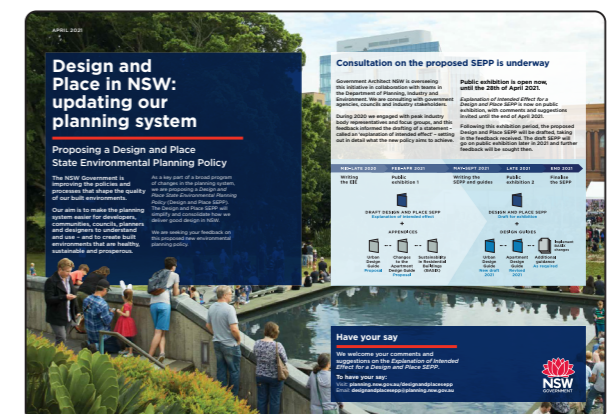
BIODIVERSITY IN PLACE (2024)



SENIORS HOUSING DESIGN GUIDE (2023)



NORTHERN BEACHES LEP/DCP (2020)



DESIGN AND PLACE IN NSW (2021)

# Local Context





# Site Analysis | Local Scale - Narrabeen Lagoon & Adjoining Suburbs

## Water Way

- KEY
- NARRABEEN LAGOON
  - HYDROLOGY LINES - TRIBUTARY STREAMS
  - OCEAN
  - SSDA BOUNDARY



# Site Analysis | Local Scale - Narrabeen Lagoon & Adjoining Suburbs

## Local Green Space

- KEY
- NATURAL WOODLAND
  - SPORTING FACILITIES
  - LEISURE PARK
  - URBAN AREA
  - SSSDA BOUNDARY
  - WATER BODY



# Site Analysis | Local Scale - Narrabeen Lagoon & Adjoining Suburbs Pedestrian Connection

- KEY
- DEDICATED SHARED PATH/TRAIL
  - EXISTING PEDESTRIAN WALKWAY
  - 180/180X BUS ROUTE
  - 179 BUS ROUTE
  - B-LINE BUS ROUTE
  - EXISTING BUS STOPS





03  
VISION

# What makes a great Place?



COUNTRY



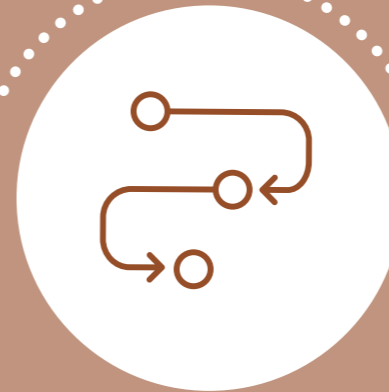
CELEBRATE  
ECOLOGY



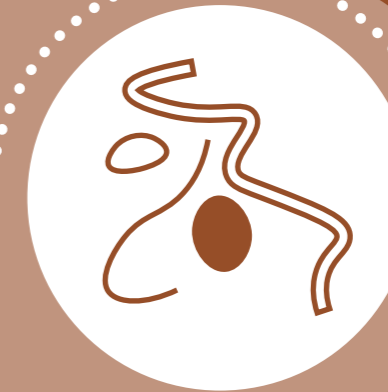
EQUALITY



GREEN HEART



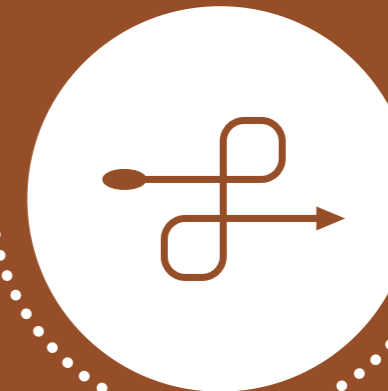
CONNECTED



PROGRAMMABLE



CREATE  
COMMUNITY



ACTIVATION

# Vision Design Principles



## Celebrating Local Ecology

Acknowledging the site's endemic flora and fauna.

Connecting the site to its larger context including the Narrabeen Lagoon, Dee Why West Regional Reserve and the Narrabeen Beach proximities.

Bringing back local vegetation communities such as the Sydney Coastal Sandstone Foreshore, Coastal Headland Clay Heath, Spinifex Strandline Grassland.



## Health + Wellness

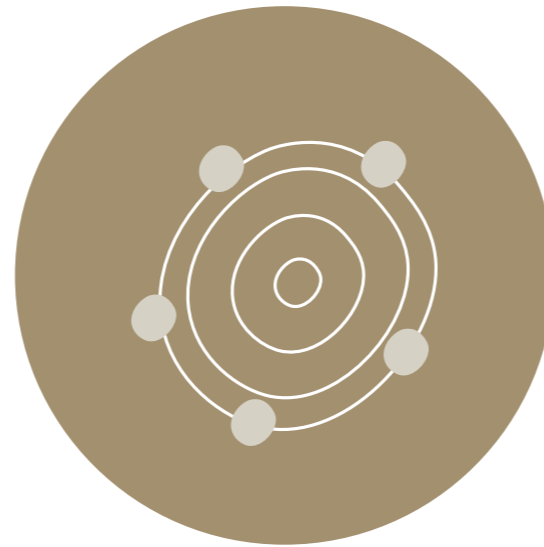
Ensuring the mental health of residents benefits from the landscape.

Creating a variety of spaces provisioning for a diverse range of recreational activities.

Plantings that seek to trigger multiple senses, and elevate wellness.

Gathering nodes, promoting the coming together of residents to share stories and stay connected.

A woven interconnected series of paths, assisting residents in site navigability.



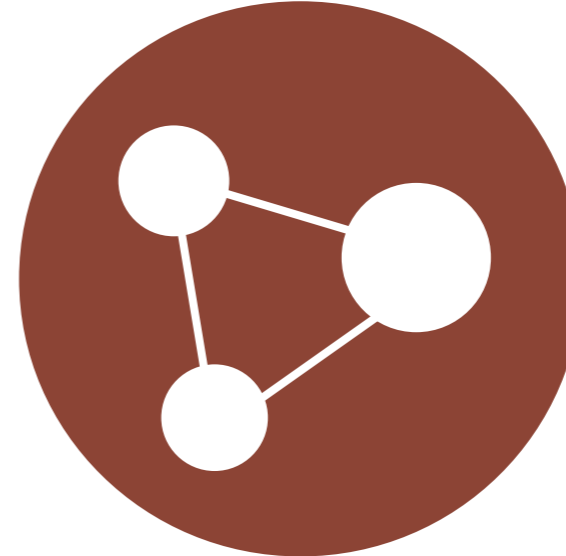
## Connected Community

Designing spaces with community as the main focus.

Spaces for residents, family and friends to gather, enjoy and make memories.

Landscape established through pockets of gathering spaces with various scales and use.

A landscape that seeks to connect residents, and promote a strong sense of community through shared collectives.



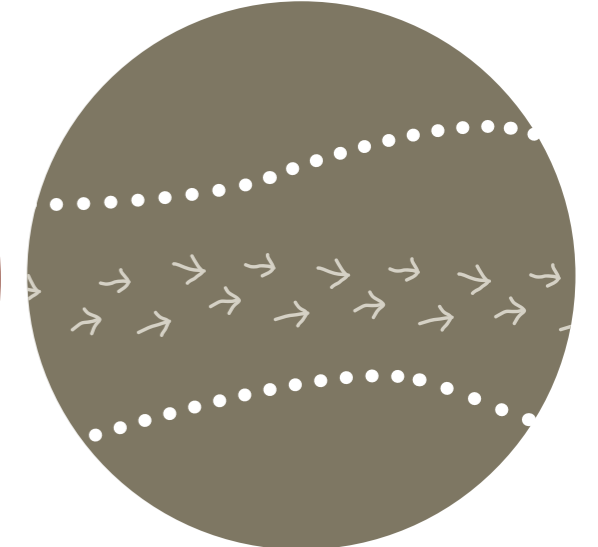
## Inclusive + Accessible

Designing a site that favors equality of abilities, ensuring all can experience and enjoy a communal belonging.

Design language that promotes an open and inclusive use of landscape.

Understanding the diverse range of abilities that inhabit the site, and ensure all feel accommodated.

Wayfinding, and immediate identification of ones whereabouts is paramount.



## Comfort

Residents' safety and comfort is our main priority.

Designing easy access paths and roads accommodating residents' day to day activities.

Utilising the site's topography and creating new safe paths. While promoting health and wellbeing in intimate, sensory landscape experiences.

Landscape Narrative  
Design Inspiration



INFLUENCED BY LOCAL  
CONDITIONS



REFLECTING NATURE'S  
PROCESSES



COLOURS OF COUNTRY

## Landscape Narrative Design Moves



### Enhance and celebrate the topography

- + Design a gathering space that invites people to connect with and celebrate the views.
- + Thoughtfully design level changes to create a seamlessly connected communal space.
- + Ensure accessibility is fully integrated into all level transitions.



### Being expressive through materials

- + Use natural materials that express the naturalistic character of the site
- + Create a journey through the landscape that activates the senses.



### Design a meaningful communal space

- + Seating areas strategically placed near activity nodes to inspire reflection and discovery.
- + Inclusive and comfortable spaces designed for accessibility and enjoyment by all abilities.
- + Establish a clear distinction between shared public village space and intimate private resident space.



04  
LANDSCAPE  
DESIGN

# Landscape Concept Masterplan



STAGE 1

# Stage 1 Master Plan

## Legend

- 1 Lifestyle plaza and cafe pavilion
- 2 Internal Pool
- 3 Lawn
- 4 Nature play
- 5 Bike and mobility scooter parking
- 6 BBQ area
- 7 Display garden
- 8 Wellness garden
- 9 Arbour structure to screen carpark entry
- 10 Entry statement
- 11 Feature paving
- 12 Bush track



1:1000 @ A3 0 5 10 20 30 40m

# Stage 1 Functional Layout

## Legend

- Nature play
- Seating nook
- Lawn
- Lifestyle plaza and cafe pavilion
- Arrival garden
- BBQ area
- Display garden
- Wellness garden
- Key entry point
- Active frontage
- Primary Pathway
- Secondary Pathway



1:1000 @ A3 0 5 10 20 30 40m

# Stage 1 Detail Area\_Cafe and Parkland

- 1 Primary entry to communal space
- 2 Programmable lawn
- 3 Seating edge
- 4 Salvaged sandstone boulder retaining wall
- 5 Nature play
- 6 Cafe / Retail spillout
- 7 Lifestyle Plaza (with Food Truck access)



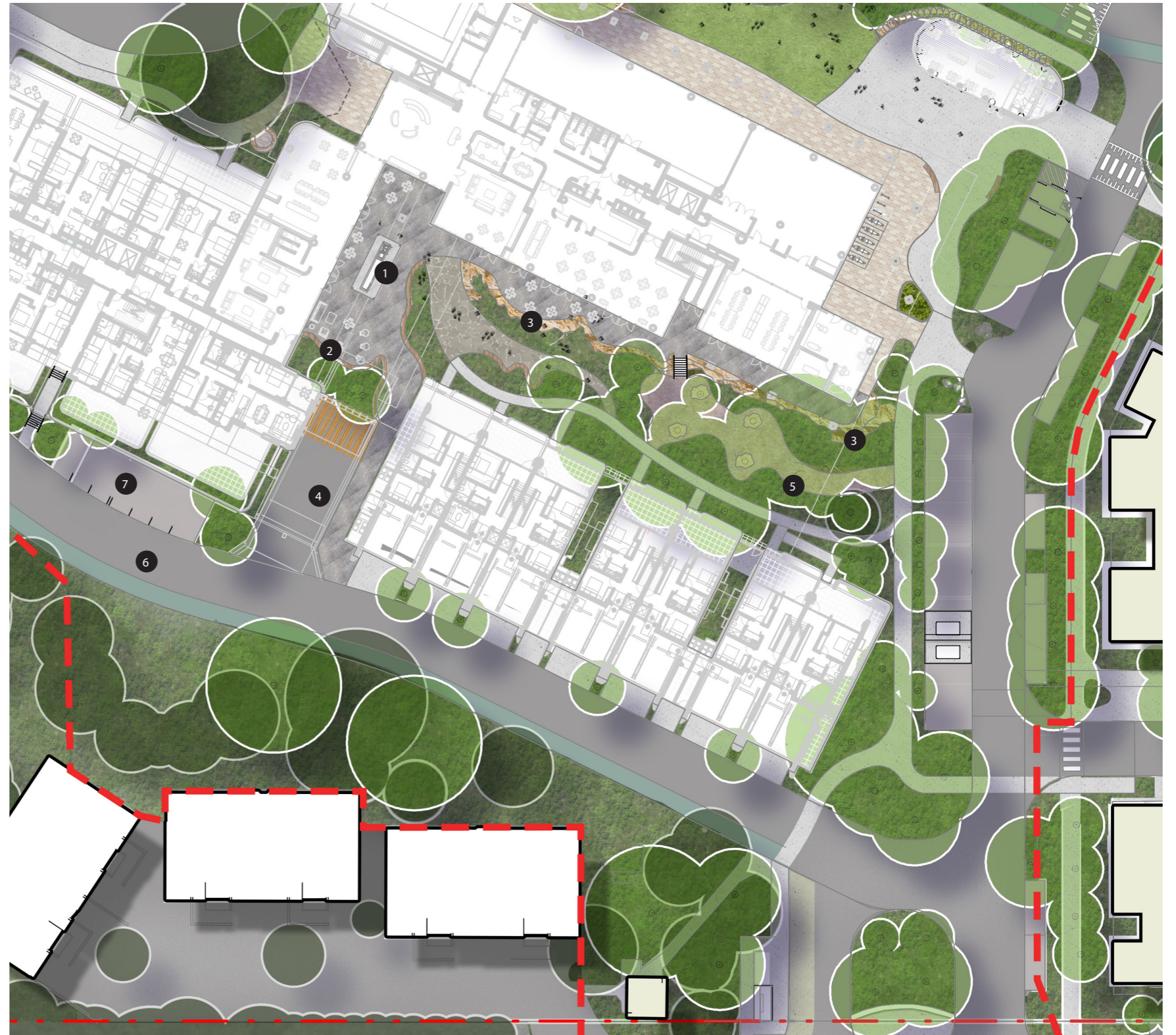
# Stage 1 Detail Area\_Entry and Bush Interface

- 1 Primary entry for residents
- 2 Dropoff area
- 3 Seating nook
- 4 Boulder retaining wall
- 5 Parking entrance
- 6 Bush walk and bird hide seating
- 7 Firetruck Shareway
- 8 Existing vegetation retained
- 9 Fiber Reinforced Plastic (FRP) Boardwalk



# Stage 1 Detail Area\_Resident Garden

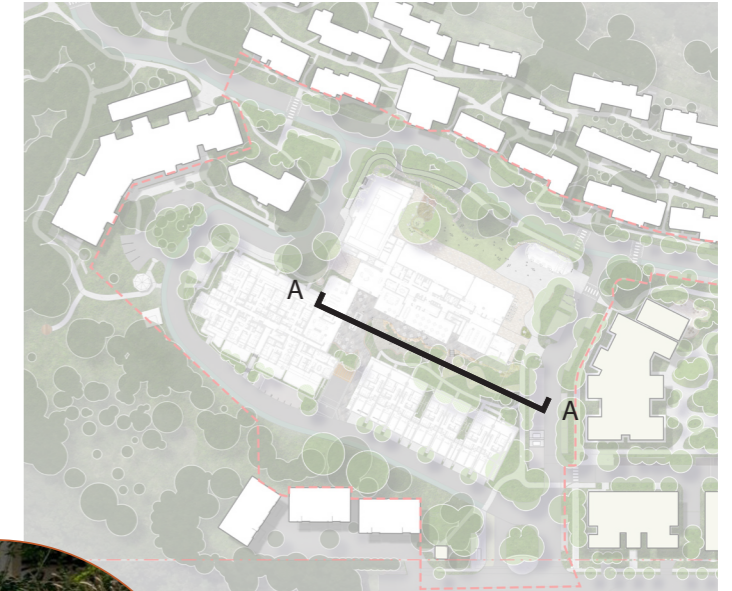
- 1 BBQ and shelter
- 2 Seating wall and alfresco
- 3 Sandstone seating
- 4 Parking entrance
- 5 Native canopy garden
- 6 Firetruck Shareway
- 7 Parking



# Stage 1 Section A

## Legend

- 1 Sandstone seatin
- 2 Seating nook and alfresco
- 3 Native canopy garden



# Stage 1 Section B

## Legend

- 1 Resident place (private)
- 2 Village space (shared)





05  
LANDSCAPE  
STRATEGIES

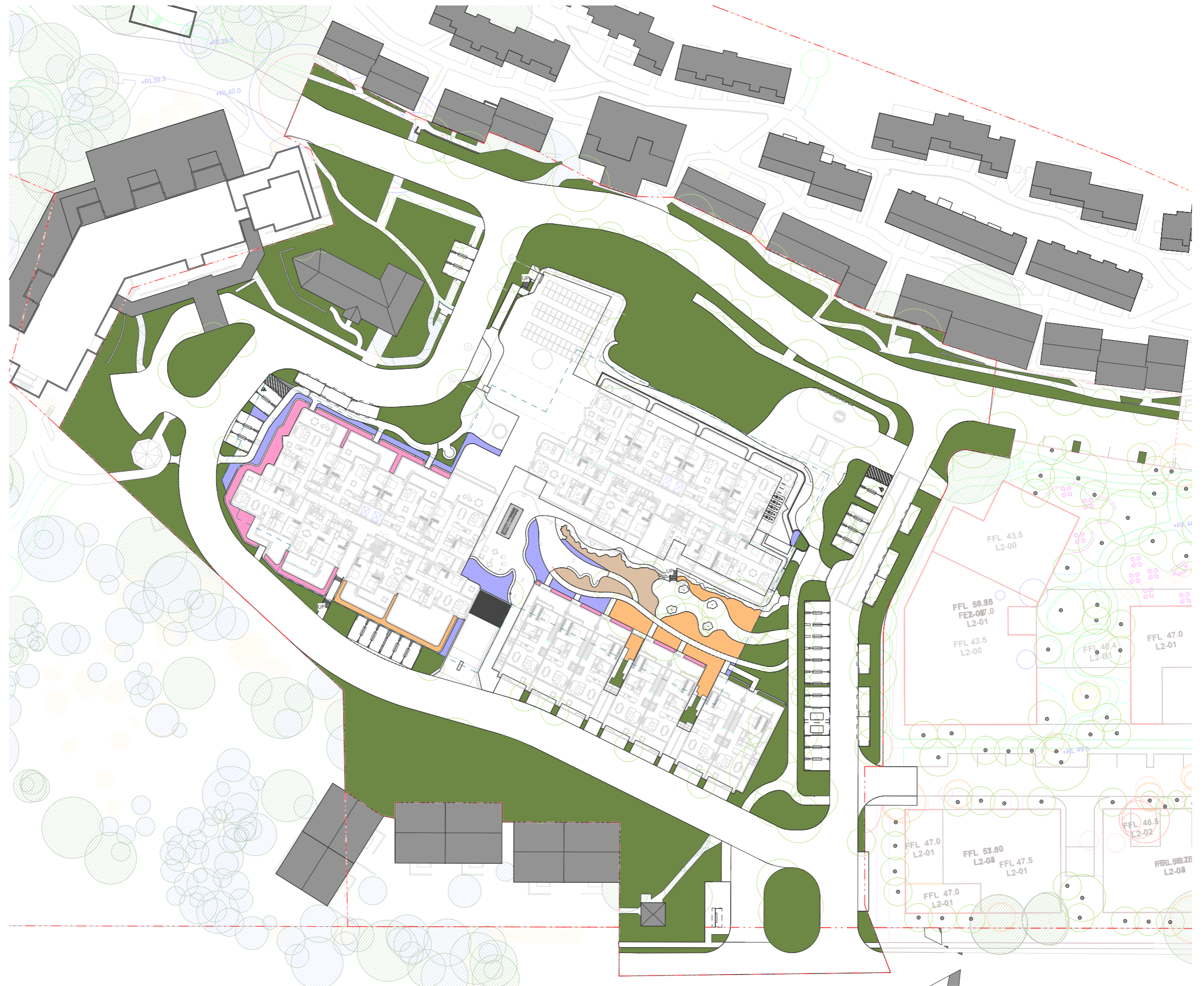
# STAGE 1 Analysis Deep Soil Plan

## Legend

- 450mm Soil Depth  
Total Area Podium = 222 m<sup>2</sup>  
Total Volume = 99.9 m<sup>3</sup>
- 600mm Soil Depth  
Total Area Podium = 150 m<sup>2</sup>  
Total Volume = 90 m<sup>3</sup>
- 800mm Soil Depth  
Total Area = 114 m<sup>2</sup>  
Total Volume = 91.2 m<sup>3</sup>
- 1000mm Soil Depth  
Total Area Ground = 252 m<sup>2</sup>  
Total Volume = 252 m<sup>3</sup>
- Deep Soil  
Total Area = 6322 m<sup>2</sup>

----- Basement Extent

Site Area: 21,603 m<sup>2</sup>  
Total Landscape Area: 11,534 m<sup>2</sup>



# STAGE 1 Analysis Tree Replacement Strategy

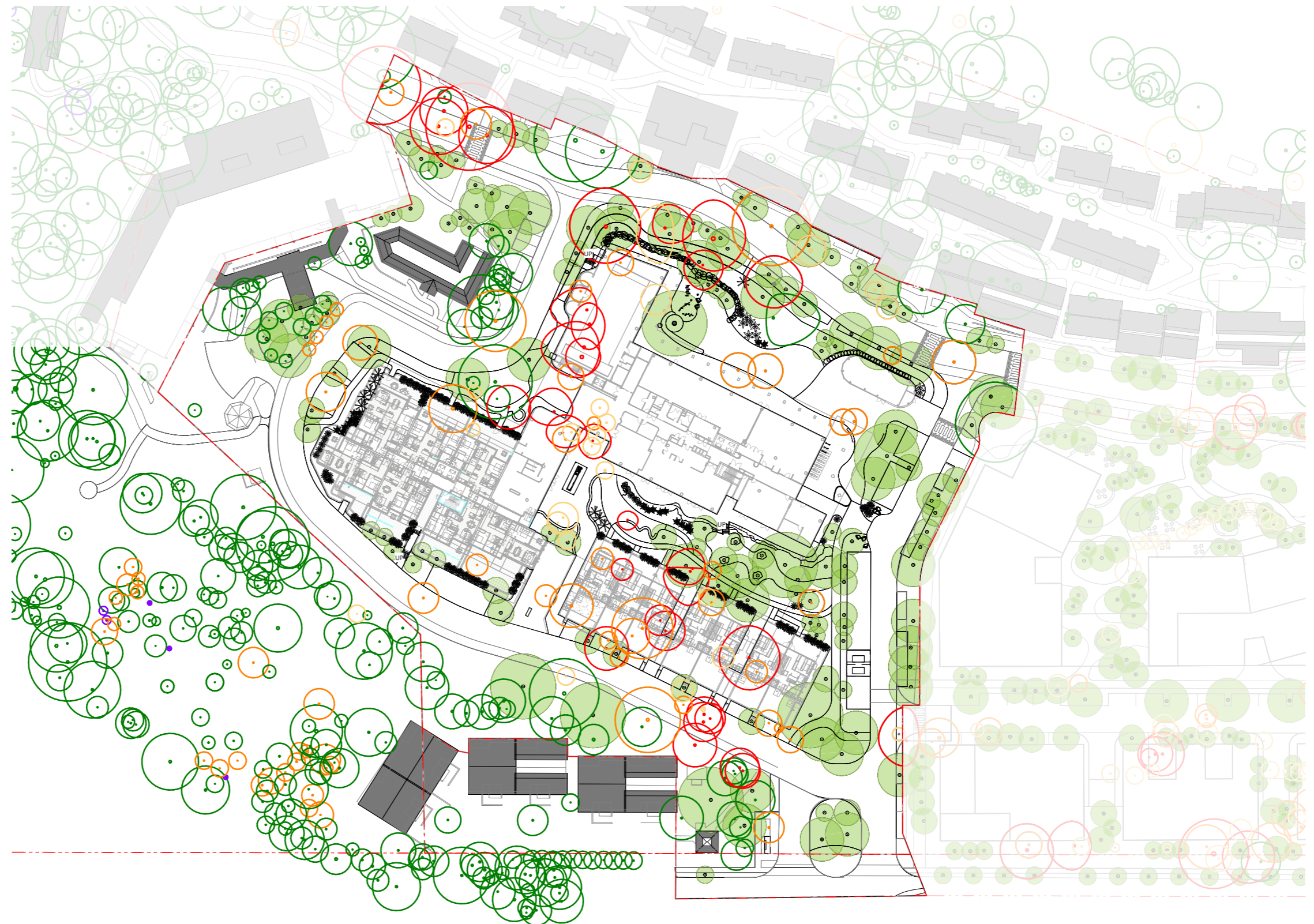
Tree removed	Qty
High Value	32
Medium Value	65
Low Value	29
Dead	5
Total	131

Proposed Trees	Qty
Total	151
Current Replacement Ratio	1.15 : 1

Note the Tree Replacement Strategy for the full Master Plan is for a 2:1 ratio.

## LEGEND

- Existing Trees to be Retained
- High Value Trees to be Removed
- Medium Value Trees to be Removed
- Low Value Trees to be Removed
- Dead Trees to be Removed
- Proposed Trees

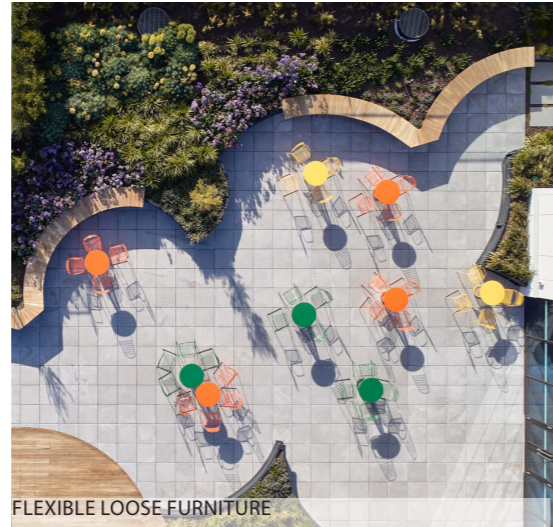
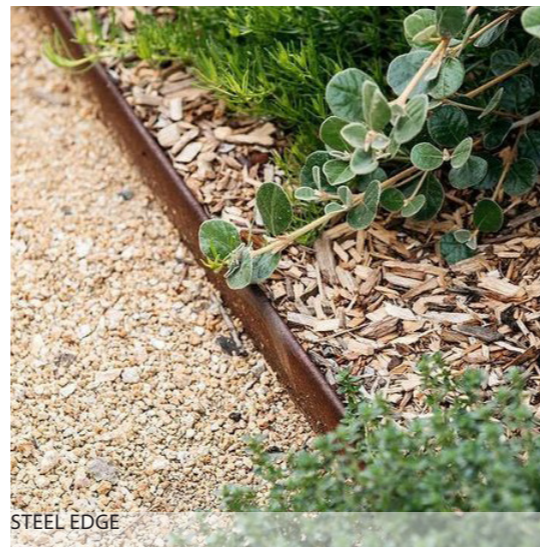
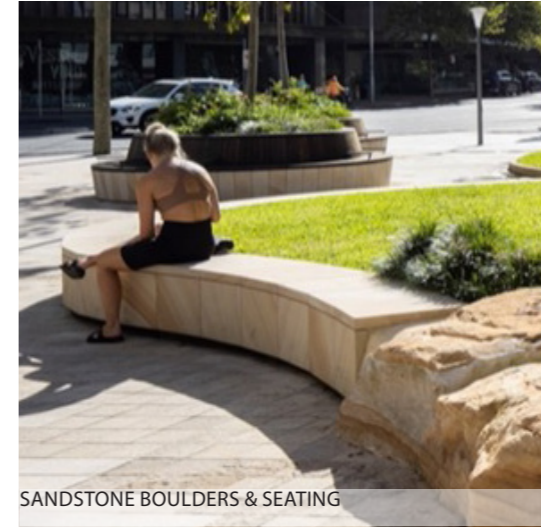


# STAGE 1 Analysis Canopy Cover Plan

Total Site Area: 21,603 m<sup>2</sup>  
Canopy Cover: 6,893 m<sup>2</sup>  
Cover Percentage: 31.91%

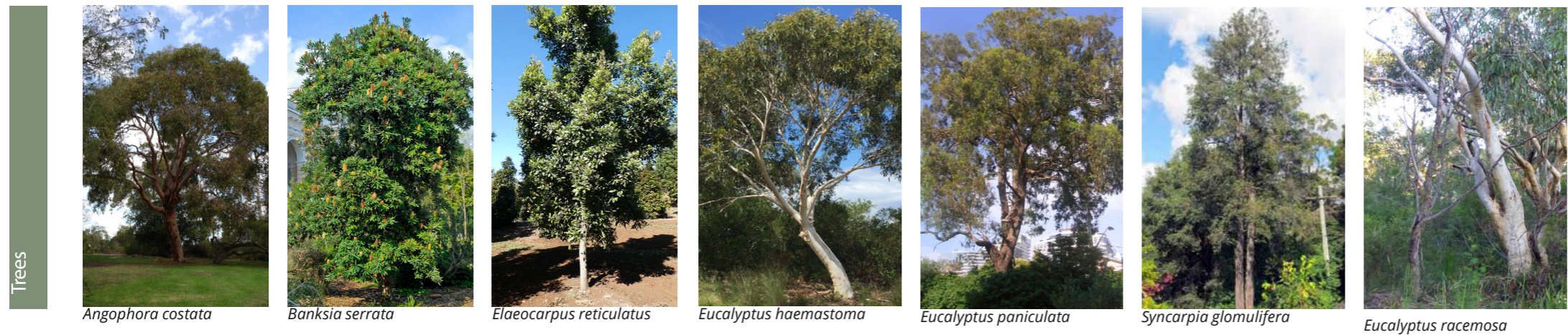


# Landscape Zones Material Character



# Landscape Zones

## Stage One Planting Character



Trees planted on structure require sufficient depth and volume to ensure long term success. Large canopy planting has been focused in deep soil zones to provide the best conditions for establishment and growth. Smaller species have been selected for podium areas .

ARCADIA