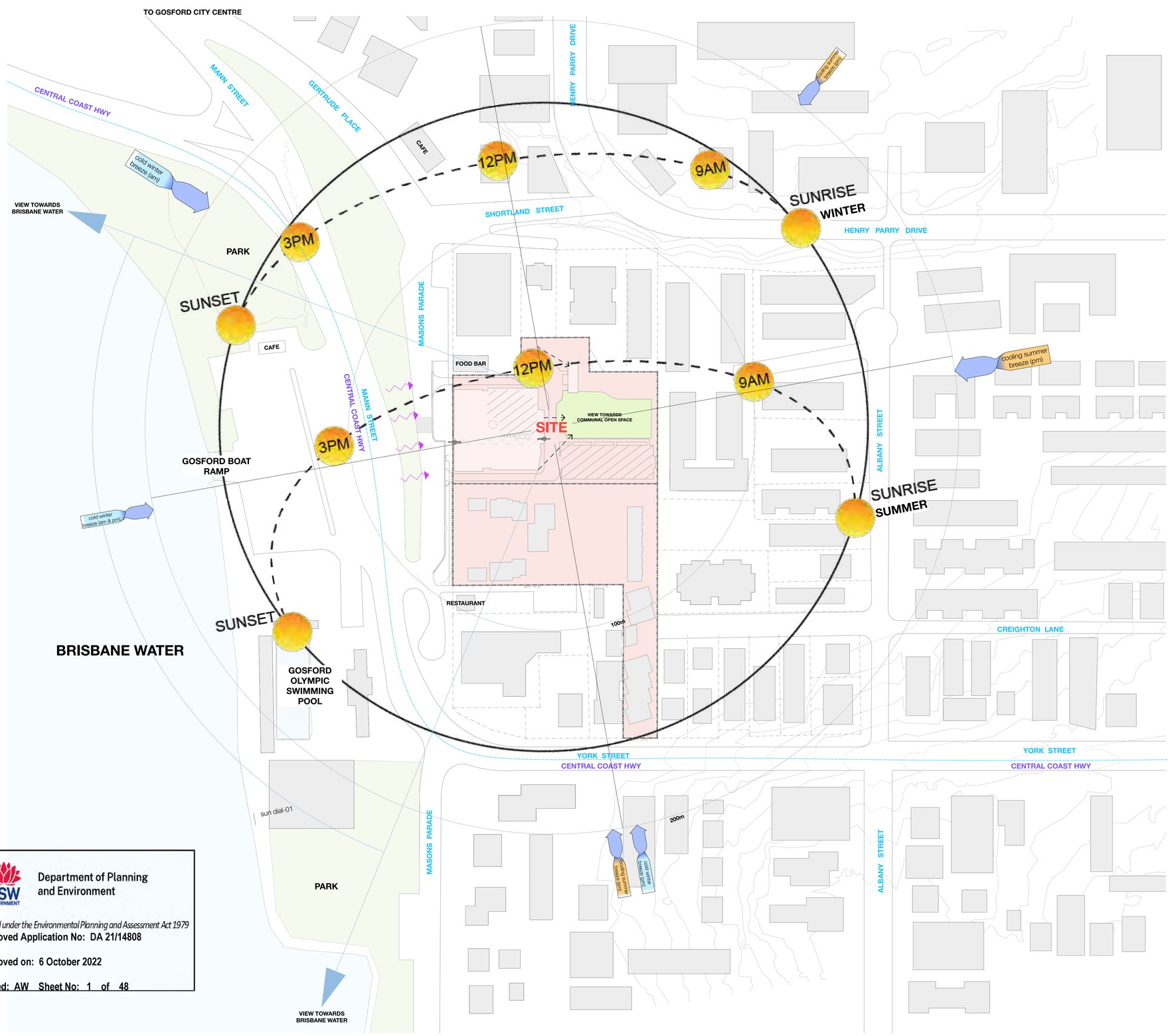
preliminary not for construction





AERIAL PHOTOGRAPH
(NOT TO SCALE)



LOCATION PLAN
(NOT TO SCALE)

SITE
BUILDING ENTRY
SUN PATHS
COMMUNAL OPEN SPACE
CONNECTION
DISTANT VIEWS
EXISTING BUILDINGS
PREDOMINANT WINDS
VISUAL CONNECTION
ON GRADE CARPARK
MAIN ROAD/HIGHWAY
NOISE
DEEP SOIL PLANTING

Department of Planning and Environment
NSW GOVERNMENT
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808
Approved on: 6 October 2022
Signed: AW Sheet No: 1 of 48

ARCHITECT
INTEGRATED DESIGN GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS
© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093
info@idgarchitects.com.au
www.idgarchitects.com.au

NOTES
1. Figured dimensions take precedence over scaled drawings
2. Contractors to check and verify all levels datum and dimensions on site
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
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Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

21/9/21	A	ISSUE FOR DA

DRAWING
SITE ANALYSIS
DRAWING DA-0002
ISSUE A
DRAWN XW
CHECKED ST | TQ
SCALE @ a1

preliminary not for construction

September 2021	**BSA Reference: 16073**
Building Sustainability Assessments	**Ph: (02) 4962 3439**
enquiries@buildingsustainability.net.au	**www. buildingsustainability.net.au**

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction				*Added Insulation*
AAC 75mm Veneer & Lightweight				R2.0
Internal Wall Construction				*Added Insulation*
Plasterboard on studs				R2.0 to walls adjacent to garage
Plasterboard + studs + AAC 75mm + studs + Plasterboard (party walls)				R2.0 + R2.0
Ceiling Construction				*Added Insulation*
Plasterboard				R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	*Colour*			*Added Insulation*
Concrete	Any			None
Floor Construction	*Covering*			*Added Insulation*
Concrete	As drawn			None
Concrete	As drawn			R1.5 to floors where open below to units:
				1.05, 1.06, 1.07, 1.08, 1.09 & 1.10
Windows	*Glass and frame type*	*U Value*	*SHGC Range*	*Area sq m*
Performance glazing Type A		*4.80*	*0.46 - 0.56*	To units:
				5.06, 5.07, 6.01, 6.02, 6.04 & 6.05
Performance glazing Type B		*4.80*	*0.53 - 0.65*	To units:
				5.06, 5.07, 6.01, 6.02, 6.04 & 6.05
ALM-001-01 A	Aluminium Type A Single clear	*6.70*	*0.51 - 0.63*	all other UNO
ALM-002-01 A	Aluminium Type B Single clear	*6.70*	*0.63 - 0.77*	all other UNO

Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights	*Glass and frame type*	*U Value*	*SHGC*	*Area sq m*

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading	*(eaves, verandahs, pergolas, awnings etc)*
All shade elements modelled as drawn	
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*
No adjustment has been made for losses to insulation arising from ceiling penetrations.	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas = None, Bedrooms = None	

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1208019M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 16 September 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning, Industry & Environment

Project summary	
Project name	16073
Street address	51-57 Masons Parade Point Frederick 2250
Local Government Area	Central Coast Council
Plan type and plan number	deposited 732632
Lot no.	51
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	54
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 20	Target 20

Certificate Prepared by

Building Sustainability Assessments

(ABN: 27 131 950 064)

Ph: 02 4962 3439 Email: enquiries@buildingsustainability.net.au

Revision of Certificates not lodged within 3 months of the date of issue will incur further BASIX issuing fees.

Description of project

Project address	
Project name	16073
Street address	51-57 Masons Parade Point Frederick 2250
Local Government Area	Central Coast Council
Plan type and plan number	deposited 732632
Lot no.	51
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	54
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	6041
Roof area (m²)	1300
Non-residential floor area (m²)	-
Residential car spaces	20
Non-residential car spaces	145

Common area landscape	
Common area lawn (m²)	250.0
Common area garden (m²)	250.0
Area of indigenous or low water use species (m²)	-
Assessor details	
Assessor number	DMN/13/1491
Certificate number	0006565690
Climate zone	15
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No
Project score	
Water	✔ 41 Target 40
Thermal Comfort	✔ Pass Target Pass
Energy	✔ 20 Target 20

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 54 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	3	103.0	12.0	0.0	0.0
1.06	1	56.0	0.0	0.0	0.0
1.11	1	56.0	0.0	0.0	0.0
2.05	1	56.0	0.0	0.0	0.0
2.10	1	56.0	0.0	0.0	0.0
3.04	1	56.0	0.0	0.0	0.0
3.09	1	56.0	0.0	0.0	0.0
4.04	1	56.0	0.0	0.0	0.0
4.09	1	56.0	0.0	0.0	0.0
5.04	1	56.0	0.0	0.0	0.0
6.02	2	105.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.02	1	82.0	0.0	0.0	0.0
1.07	1	56.0	0.0	0.0	0.0
2.01	3	104.0	12.0	0.0	0.0
2.06	1	56.0	0.0	0.0	0.0
2.11	1	56.0	0.0	0.0	0.0
3.05	1	56.0	0.0	0.0	0.0
3.10	1	56.0	0.0	0.0	0.0
4.05	1	56.0	0.0	0.0	0.0
4.10	1	56.0	0.0	0.0	0.0
5.05	1	56.0	0.0	0.0	0.0
6.03	2	85.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.03	2	105.0	0.0	0.0	0.0
1.08	1	56.0	0.0	0.0	0.0
2.02	1	82.0	0.0	0.0	0.0
2.07	1	56.0	0.0	0.0	0.0
3.01	3	104.0	12.0	0.0	0.0
3.06	1	56.0	0.0	0.0	0.0
4.01	3	104.0	12.0	0.0	0.0
4.06	1	56.0	0.0	0.0	0.0
5.01	3	104.0	12.0	0.0	0.0
5.06	1	66.0	7.0	0.0	0.0
6.04	1	66.0	7.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.04	2	83.0	0.0	0.0	0.0
1.09	1	49.0	7.0	0.0	0.0
2.03	2	105.0	0.0	0.0	0.0
2.08	1	56.0	0.0	0.0	0.0
3.02	2	105.0	0.0	0.0	0.0
3.07	1	56.0	0.0	0.0	0.0
4.02	2	105.0	0.0	0.0	0.0
4.07	1	56.0	0.0	0.0	0.0
5.02	2	105.0	0.0	0.0	0.0
5.07	1	66.0	7.0	0.0	0.0
6.05	1	66.0	7.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.05	1	56.0	0.0	0.0	0.0
1.10	1	56.0	0.0	0.0	0.0
2.04	2	85.0	0.0	0.0	0.0
2.09	1	49.0	7.0	0.0	0.0
3.03	2	85.0	0.0	0.0	0.0
3.08	1	49.0	7.0	0.0	0.0
4.03	2	85.0	0.0	0.0	0.0
4.08	1	49.0	7.0	0.0	0.0
5.03	2	85.0	0.0	0.0	0.0
6.01	3	104.0	12.0	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)
Car park area (GF)	684.0
Garbage room (GF)	24.0
Storage (GF)	30.0
Hallway/lobby type (L2)	210.0
Hallway/lobby type (L5)	205.0

Common area	Floor area (m²)
Lift car (No.1)	-
Communal room (GF)	284.0
Ground floor lobby type (GF)	119.0
Hallway/lobby type (L3)	210.0
Hallway/lobby type (L6)	196.0

Common area	Floor area (m²)
Lift car (No.2)	-
Resident lounge + WC (L1)	97.0
Hallway/lobby type (L1)	246.0
Hallway/lobby type (L4)	240.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1
   - (a) Dwellings
     - (i) Water
     - (ii) Energy
     - (iii) Thermal Comfort
   - (b) Common areas and central systems/facilities
     - (i) Water
     - (ii) Energy
2. Commitments for multi-dwelling houses
3. Commitments for single dwelling houses
4. Commitments for common areas and central systems/facilities for the development (non-building specific)
   - (i) Water
   - (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

NSW GOVERNMENT Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 2 of 48

Dwelling no.	Fixtures: All shower-heads	Fixtures: All toilet flushing systems	Fixtures: All kitchen taps	Fixtures: All bathroom taps	Fixtures: HW recirculation or diversion	Appliances: All clothes washers	Appliances: All dish-washers	Individual pool: Volume (max volume)	Individual pool: Pool cover	Individual pool: Pool location	Individual pool: Pool shaded	Individual spa: Volume (max volume)	Individual spa: Spa cover	Individual spa: Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

Dwelling no.	Hot water: Hot water system	Bathroom ventilation system: Each bathroom	Bathroom ventilation system: Operation control	Kitchen ventilation system: Each kitchen	Kitchen ventilation system: Operation control	Laundry ventilation system: Each laundry	Laundry ventilation system: Operation control
1.01, 2.01, 3.01, 4.01, 5.01, 6.01	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-
All other dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling: living areas	Cooling: bedroom areas	Heating: living areas	Heating: bedroom areas	Artificial lighting: No. of bedrooms &/or study	Artificial lighting: No. of living &/or dining rooms	Artificial lighting: Each kitchen	Artificial lighting: All bathrooms/ toilets	Artificial lighting: Each laundry	Artificial lighting: All hallways	Natural lighting: No. of bathrooms &/or toilets	Natural lighting: Main kitchen
6.01	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
1.01, 2.01	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
1.02, 2.02	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
3.01, 4.01, 5.01	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	no
4.02, 5.02, 6.02	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
4.03, 5.03, 6.03	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
5.06, 5.07, 6.05	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
1.09, 2.09, 3.08, 4.08, 6.04	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes

ARCHITECT

INTEGRATED DESIGN GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093

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NOTES
1. Figured dimensions take precedence over scaled drawings
2. Contractors to check and verify all levels datum and dimensions on site
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
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BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
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Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

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Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

10/9/21	A	ISSUE FOR DA

DRAWING

BASIX COMMITMENTS

DRAWING	ISSUE
DA-0003	A

DRAWN XW
CHECKED ST | TQ
SCALE @ a1

preliminary not for construction

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1.03, 1.04, 2.03, 2.04, 3.02, 3.03	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	yes	-	-	-	-	-

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1.01	49.0	28.0
1.02	46.0	20.0
1.03	54.0	26.0
1.04	24.0	20.0
1.05	32.0	14.0
1.06	27.0	15.0
1.07	40.0	17.0
1.08	45.0	17.0
1.09	58.0	19.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1.10	50.0	13.0
1.11	48.0	12.0
2.01	45.0	28.0
2.02	56.0	23.0
2.03	56.0	26.0
2.04	27.0	25.0
2.05	23.0	16.0
2.06	23.0	17.0
2.07	26.0	21.0
2.08	32.0	19.0
3.01	55.0	24.0
3.02	60.0	24.0
3.04	28.0	16.0
3.05	28.0	17.0
3.06	27.0	22.0
3.08	53.0	22.0
3.09	40.0	15.0
3.10	41.0	14.0
4.01	56.0	22.0
4.02	61.0	25.0
4.06	24.0	24.0
4.08	54.0	21.0
4.09	43.0	15.0
4.10	42.0	14.0
5.01	57.0	23.0
5.02	59.0	26.0
5.03	35.0	22.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
5.04	28.0	23.0
5.05	38.0	18.0
5.06	60.0	26.0
6.01	50.0	21.0
6.03	43.0	22.0
6.05	53.0	25.0
2.09, 6.02	48.0	22.0
2.10, 2.11	36.0	15.0
3.03, 4.03	33.0	23.0
3.07, 4.05	36.0	18.0
4.04, 4.07	37.0	18.0
All other dwellings	55.0	23.0

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (GF)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	daylight sensor and motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Garbage room (GF)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	No
Communal room (GF)	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
Resident lounge + WC (L1)	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
Storage (GF)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Ground floor lobby type (GF)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
Hallway/lobby type (L1)	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Hallway/lobby type (L2)	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Hallway/lobby type (L3)	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Hallway/lobby type (L4)	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Hallway/lobby type (L5)	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Hallway/lobby type (L6)	no mechanical ventilation	-	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 7
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 7

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 15.5 peak kW
Other	Common area clothes drying line installed?: yes	-

Department of Planning and Environment

NSW GOVERNMENT

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 3 of 48

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

ARCHITECT

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NOTES
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2. Contractors to check and verify all levels datum and dimensions on site
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations

DISCIPLINES	
Access	ACCESS-i
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

10/9/21	A	ISSUE FOR DA

DRAWING

BASIX COMMITMENTS

DRAWING: DA-0004
ISSUE: A
DRAWN: XW
CHECKED: ST \ TQ
SCALE: @ a1

preliminary not for construction



area schedule

	GFA (m²)	residential units			lift+corridor	Landscape	Floor efficiency	Communal open space
		1B	2B	3B				
apartment		36	12	6				
GL	428.82				124.3	2020.89	77.5%	1192.00
L1	893.62	8	2	1	300.69	71.300	74.8%	148.44
L2	794.12	8	2	1	341.26		69.9%	82.54
L3	719.95	7	2	1	344.35		67.6%	112.33
L4	711.66	7	2	1	272.85		72.3%	42.74
L5	570.14	4	2	1	233.51		70.9%	
L6	454.94	2	2	1	192.28		70.3%	
total GFA	**4573.25**				**1809.24**	**2092.19**	**71.9%**	**1578.05**

site area (m²)	**6040.98**		**total units**	**54**	Communal open space (m²) required (COS)	1510.25
proposed FSR	**0.76**	1	total adaptable units	54	**Communal open space (m²) provided**	**1578.05**
allowable FSR	2	1	total universal units	54	COS 2hr solar access required (m²) min 50% of COS	755.13
proposed height (m)		**26.5**	**landscape area proposed**	**34.6%**	**COS 2hr solar access provided (m2)**	**894.77**
allowable height (m)		15	landscape area required	SEPP- 30%		

car parking requirements

	no. units	SEPP senior	provided
1B units	36	*0.5*	
2B units	12	*0.5*	
3B units	6	*0.5*	
3.8*5.4m parking space rate		*5%*	*2(2.4mx5.4m with share zone)*
3.8*5.4m cars required		2	
SEPP senior cars required		**39**	**44(3.2mx5.4m)**
Office area	144.7	1/40m2	
office required		**4**	**4(3.2mx5.4m)**
total cars required		**43**	**48**

1. SEPP senior car space should comply with a disability AS2890.6

2. 5% If the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres; and

3. car space should be at least 3.2m x 5.4m to comply with LHD gold level

residential weekly waste generation rates

premises	unit	no. units	General waste	Organices	Co-mingled
residential	1-bed	36	80	25	80
	2-bed	12	100	25	100
	3-bed	6	120	50	120
weekly waste generation			**4800**	**1500**	**4800**

generated waste volumes

premises	general and organic waste per week	no. bins	co-mingled waste per week	no. bins
resident apartment	6300	**2x1100L**	4800	**5x1100L**
office area	105	**1X240L**	157	**1X240L**
communal room	100	**1X240L**	200	**1X240L**

based on rates provided in waste management plan operational brief- draft prepared by UFD

bin wash area is recommended

this waste chute system shall be equipped with a compactor that will reduce at a 3:1 rate

landscaping areas - SEPP senior

	rate	required area (m²)	provided
deep soil landscape area required	15% of site area(min 3m x 3m)	906.15	**2020.98**
landscape area required	30% of site area	1812.29	**2425.15**

landscaping areas- Gosford city council DCP

	rate	required area (m²)	provided
deep soil landscape area required	15% of site area(min 6m x 6m)	906.15	**2020.98**
communal open space	25% of site area (min 3m x3m) 50% 3h (2h by ADG)direct sunlight on 21st June	1510.25	**1638.04**
deep soil within communal open space(min 6mx6m)	At least 50% deep soil with min 6m in any direction	769.02	**1158.81**

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Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 4 of 48

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BCA	GROUP DLA
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DISCIPLINES

Civil	NORTHROP
Electrical	JONES NICHOLSON
Hydraulic	JONES NICHOLSON
Mechanical	JONES NICHOLSON
Structure	NORTHROP

LEGEND

EXISTING SEWER LINE	S
EXISTING WATER SERVICE	W
EXISTING GAS LINE	G
EXISTING ELECTRICAL LINE	E
EXISTING TELECOM LINE	DATA
NEW / EXISTING TREES	
TREES TO BE DEMOLISHED	

1. REFER TO CIVIL DOCUMENTATION FOR ALL ROAD PAVEMENT TYPES, EXTERNAL PATHS/PAVEMENT LEVELS, RETAINING WALL HEIGHTS, EXTERNAL DRAINAGE AND COORDINATION OF HARD LANDSCAPING ELEMENTS

2. REFER TO LANDSCAPE DRAWINGS FOR FULL EXTENT OF HARD AND SOFT LANDSCAPING AND EXTERNAL SURFACES FINISHES. THIS INCLUDES BUT IS NOT LIMITED TO EXTERNAL STRUCTURES, FENCES, ETC

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR020033

REVISION

18/12/20	B	issue for client review	17/5/21	L	issue for design excellence
2/2/21	C	issue for client review	24/6/21	M	ISSUE FOR DESIGN EXCELLENCE
1/3/21	D	issue for consultants coordination	23/7/21	N	issue for 3D render
12/3/21	E	issue for consultants coordination	27/7/21	O	issue for coordination
12/4/21	F	issue for landscape architects	5/8/21	P	issue for client review
13/4/21	G	issue for client review	10/8/21	Q	ISSUE FOR DESIGN EXCELLENCE
21/4/21	H	issue for coordination | pricing	10/9/21	R	ISSUE FOR DA
23/4/21	I	issue for coordination	14/6/22	S	REQUESTED INFORMATION FOR DA
12/5/21	J	issue for consultant coordination	16/6/22	T	REQUESTED INFORMATION FOR DA
14/5/21	K	issue for design excellence	17/6/22	U	REQUESTED INFORMATION FOR DA

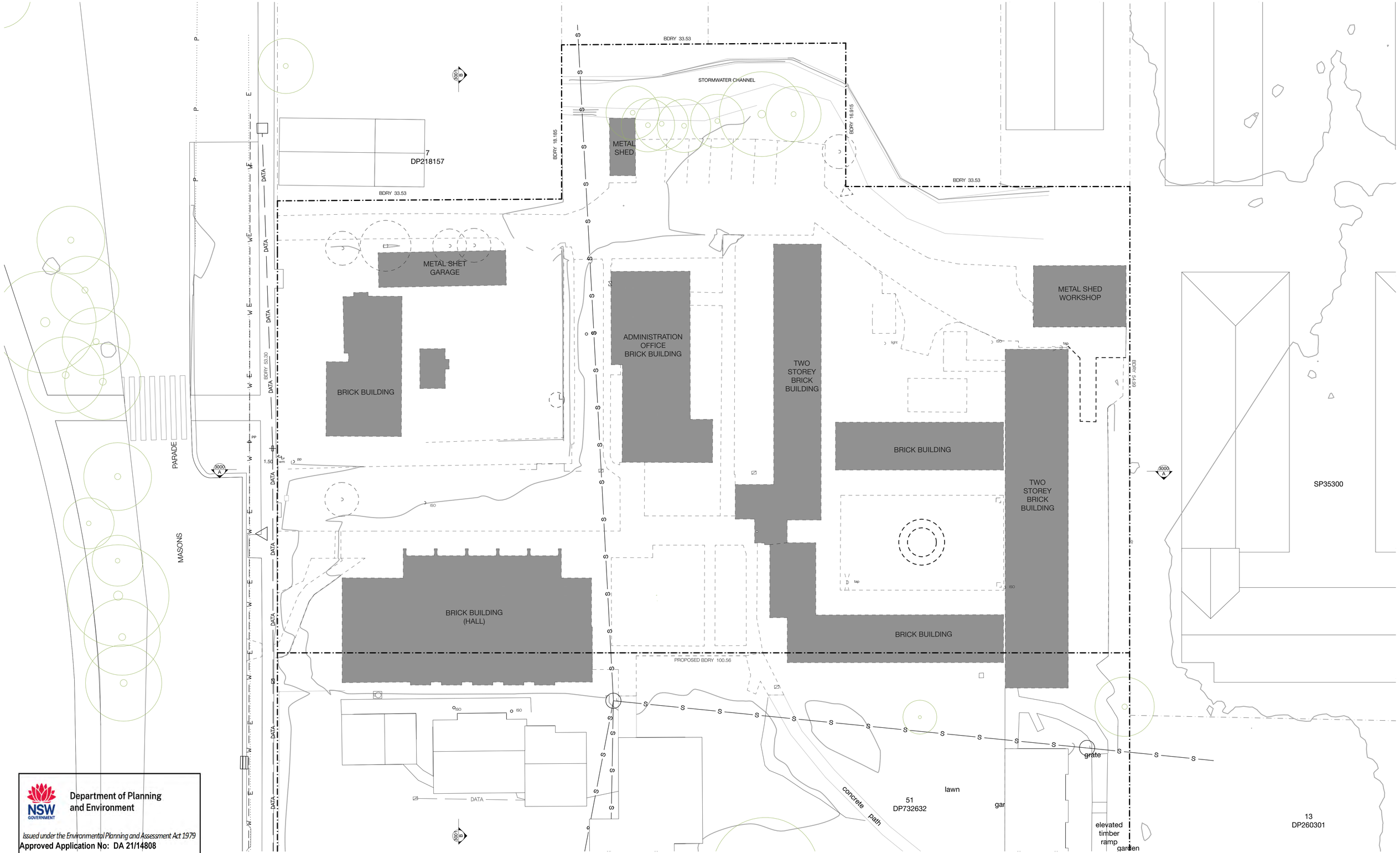
DRAWING

SITE PLAN

DRAWING: DA-0100 ISSUE: U

DRAWN: XW
CHECKED: ST \| TQ
SCALE: 1:200 @ a1

preliminary not for construction



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Approved Application No: DA 21/14808

Approved on: 6 October 2022

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LEGEND

EXISTING SEWER LINE — S
EXISTING WATER SERVICE — W
EXISTING GAS LINE — G
EXISTING ELECTRICAL LINE — E
EXISTING TELECOM LINE — DATA
NEW / EXISTING TREES
TREES TO BE DEMOLISHED

ITEMS TO BE DEMOLISHED
BUILDING TO BE DEMOLISHED

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

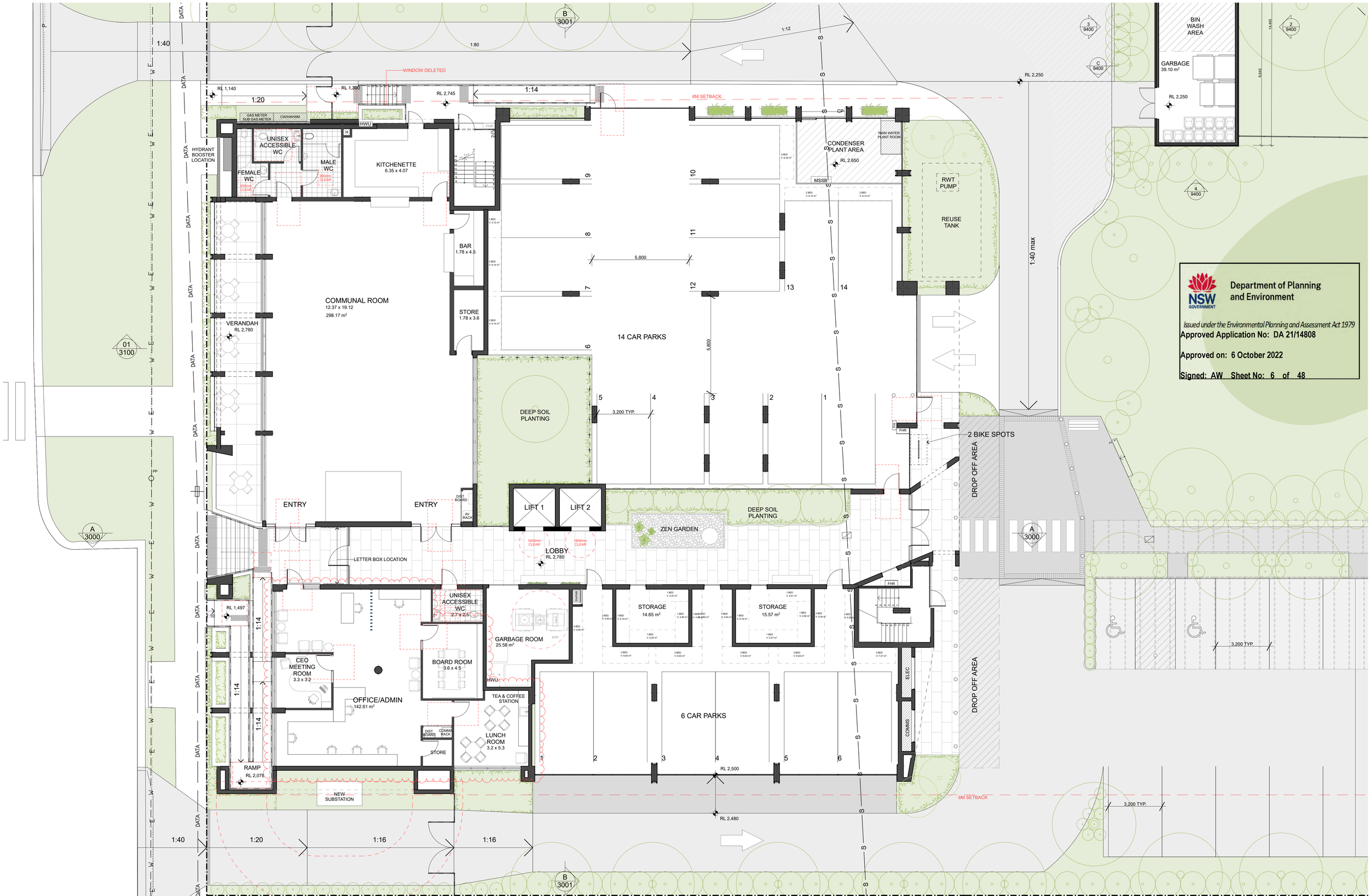
10/9/21	A	ISSUE FOR DA

DRAWING

DEMOLITION PLAN

DRAWING	ISSUE		
DA-0200	A	DRAWN	XW
		CHECKED	ST | TG
		SCALE	1:200 @ a1

preliminary not for construction



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PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION					
27/1/21	D	issue for client review	24/6/21	N	ISSUE FOR DESIGN EXCELLENCE
2/2/21	E	issue for client review	23/7/21	O	issue for 3D render
1/3/21	F	issue for consultants coordination	2/7/21	P	issue for coordination
12/3/21	G	issue for consultants coordination	5/8/21	Q	issue for client review
12/4/21	H	issue for landscape architects	10/8/21	R	ISSUE FOR DESIGN EXCELLENCE
13/4/21	I	issue for client review	10/9/21	S	ISSUE FOR DA
21/4/21	J	issue for coordination	pricing	14/6/22	T	REQUESTED INFORMATION FOR DA
23/4/21	K	issue for coordination	16/6/22	U	REQUESTED INFORMATION FOR DA
12/5/21	L	issue for consultant coordination	17/6/22	V	REQUESTED INFORMATION FOR DA
14/5/21	M	issue for design excellence	19/9/22	W	AMENDMENTS FOR DA

DRAWING
GROUND FLOOR PLAN

DRAWING DA-1100 ISSUE W

DRAWN XW
CHECKED ST \ TQ
SCALE 1:100 @ a1

preliminary not for construction

Department of Planning and Environment

NSW GOVERNMENT

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 7 of 48



ARCHITECT

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NOTES

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6. Refer to General notes page for legend and abbreviations

DISCIPLINES	
Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION					
14/7/20	A	issue for consultants	23/4/21	K	issue for coordination
7/9/20	B	issue for preliminary costing	12/5/21	L	issue for consultant coordination
18/12/20	C	issue for client review	14/5/21	M	issue for design excellence
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1/3/21	F	issue for consultants coordination	23/7/21	P	issue for 3D render
12/3/21	G	issue for consultants coordination	27/7/21	Q	issue for coordination
12/4/21	H	issue for landscape architects	5/8/21	R	issue for client review
13/4/21	I	issue for client review	10/8/21	S	ISSUE FOR DESIGN EXCELLENCE
21/4/21	J	issue for coordination	10/9/21	T	ISSUE FOR DA

DRAWING

FIRST FLOOR PLAN

DRAWING DA-1101 | ISSUE T | DRAWN XW | CHECKED ST | TQ | SCALE 1:100 @ a1

preliminary not for construction

B 3001

6,000

6M SETBACK

2.04 2 BED A = 84.78 m²
LIVING 3.0 x 4.3
DINING 2.0 x 3.7
KITCHEN 3.15 x 2.8
BED 2 3.0 x 3.0
BALCONY A = 19.65 m²
BED 1 3.6 x 3.25
ENSUITE 2.75 x 2.35
LAUNDRY 2.28 x 2.35

2.03 2 BED + STUDY A = 105.94 m²
DINING 3.4 x 3.0
KITCHEN 3.4 x 3.0
LAUNDRY 1.9 x 3.0
BED 2 3.0 x 3.0
LIVING 4.4 x 4.0
BALCONY A = 29.76 m²
BATHROOM 1.8 x 3.0
STUDY 1.9 x 2.8
BED 1 4.4 x 3.25
ENSUITE 2.3 x 2.85

2.02 1 BED + STUDY A = 81.71 m²
LIVING 3.6 x 4.5
DINING 2.5 x 4.5
KITCHEN 3.8 x 3.0
STUDY 3.5 x 2.5
BALCONY A = 27.14 m²
BED 3.2 x 4.4
BATHROOM 2.3 x 3.0
BED 1 3.65 x 3.25
ENSUITE 2.3 x 2.85
BED 2 3.0 x 3.0

2.01 3 BED A = 115.49 m²
BALCONY A = 25.62 m²
DINING 3.5 x 3.2
KITCHEN 3.0 X 3.6
BATHROOM 2.0 X 2.5
LIVING 3.5 x 4.0
LAUNDRY 2.9 X 1.8
BED 3 3.0 X 3.1

2.05 1 BED + STUDY
2.06 1 BED + STUDY
BED 3.25 x 3.58
BALCONY A = 9.52 m²
LIVING 3.6 x 3.0
DINING 2.3 x 2.5
BATHROOM 2.3 x 2.8
KITCHEN 2.28 x 4.0
CLOTHES DRYING AREA
VEGGIE GARDEN TERRACE

2.11 1 BED + STUDY
2.10 1 BED + STUDY
2.09 1 BED + STUDY
BATHROOM 2.3 x 2.8
KITCHEN 2.28 x 4.0
DINING 2.3 x 2.5
LIVING 3.6 x 3.0
BED 3.25 x 3.58
BALCONY A = 10.67 m²
BALCONY A = 10.72 m²

2.07 1 BED + STUDY
2.08 1 BED + STUDY
KITCHEN 2.28 x 4.0
LIVING 3.6 x 3.0
DINING 2.3 x 2.5
BALCONY A = 10.33 m²
BATHROOM 2.3 x 2.8
BED 3.25 x 3.58
BALCONY A = 9.92 m²

VOID
VERTICAL PLANTING
R
R
LIFT 1
LIFT 2
1800mm CLEAR
LOBBY RL 10,150
FH VALVE
ELECT | COMMS CUPD

A 3000

B 3001

Department of Planning and Environment
NSW GOVERNMENT
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808
Approved on: 6 October 2022
Signed: AW Sheet No: 8 of 48

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NOTES
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DISCIPLINES

Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

14/7/20	A	issue for consultants	23/4/21	K	issue for coordination
7/9/20	B	issue for preliminary costing	12/5/21	L	issue for consultant coordination
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13/4/21	I	issue for client review	10/9/21	S	ISSUE FOR DA
21/4/21	J	issue for coordination	pricing		

DRAWING
SECOND FLOOR PLAN
DRAWING DA-1102 ISSUE S
DRAWN XW
CHECKED ST | TQ
SCALE 1:100 @ a1

preliminary not for construction



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Approved Application No: DA 21/14808

Approved on: 6 October 2022

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DISCIPLINES	
Access	ACCESS+
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR20033

REVISION					
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12/4/21	H	issue for landscape architects	10/8/21	R	ISSUE FOR DESIGN EXCELLENCE
13/4/21	I	issue for client review	10/9/21	S	ISSUE FOR DA
21/4/21	J	issue for coordination	pricing		

DRAWING

THIRD FLOOR PLAN

DRAWING DA-1103 ISSUE S

DRAWN XW
CHECKED ST | TQ
SCALE 1:100 @ a1

preliminary not for construction



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Approved Application No: DA 21/14808

Approved on: 6 October 2022

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DISCIPLINES	
Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION					
14/7/20	A	issue for consultants	23/4/21	K	issue for coordination
7/9/20	B	issue for preliminary costing	12/5/21	L	issue for consultant coordination
18/12/20	C	issue for client review	14/5/21	M	issue for design excellence
27/1/21	D	issue for client review	17/5/21	N	issue for design excellence
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1/3/21	F	issue for consultants coordination	23/7/21	P	issue for 3D render
12/3/21	G	issue for consultants coordination	5/8/21	Q	issue for client review
12/4/21	H	issue for landscape architects	10/8/21	R	ISSUE FOR DESIGN EXCELLENCE
13/4/21	I	issue for client review	10/9/21	S	ISSUE FOR DA
21/4/21	J	issue for coordination	pricing		

DRAWING

FOURTH FLOOR PLAN

DRAWING DA-1104 ISSUE S

DRAWN XW
CHECKED ST | TQ
SCALE 1:100 @ a1

preliminary not for construction



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Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 11 of 48

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DISCIPLINES	
Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

14/7/20	A	issue for consultants	21/4/21	K	issue for coordination | pricing
7/9/20	B	issue for preliminary costing	23/4/21	L	issue for coordination
18/12/20	C	issue for client review	12/5/21	M	issue for consultant coordination
27/1/21	D	issue for client review	14/5/21	N	issue for design excellence
2/2/21	E	issue for client review	24/6/21	O	ISSUE FOR DESIGN EXCELLENCE
1/3/21	F	issue for consultants coordination	23/7/21	P	issue for 3D render
12/3/21	G	issue for consultants coordination	5/8/21	Q	issue for client review
31/3/21	H	issue for client review	10/8/21	R	ISSUE FOR DESIGN EXCELLENCE
12/4/21	I	issue for landscape architects	10/9/21	S	ISSUE FOR DA
13/4/21	J	issue for client review			

DRAWING
FIFTH FLOOR PLAN

DRAWING DA-1105 ISSUE S
DRAWN XW
CHECKED ST I TQ
SCALE 1:100 @ a1

preliminary not for construction



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Approved Application No: DA 21/14808

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Signed: AW Sheet No: 12 of 48

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Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION					
18/12/20	A	issue for client review	12/5/21	K	issue for consultant coordination
27/1/21	B	issue for client review	14/5/21	L	issue for design excellence
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12/3/21	E	issue for consultants coordination	5/8/21	O	issue for client review
31/3/21	F	issue for client review	10/8/21	P	ISSUE FOR DESIGN EXCELLENCE
12/4/21	G	issue for landscape architects	10/9/21	Q	ISSUE FOR DA
13/4/21	H	issue for client review			
21/4/21	I	issue for coordination			
23/4/21	J	issue for coordination			

DRAWING

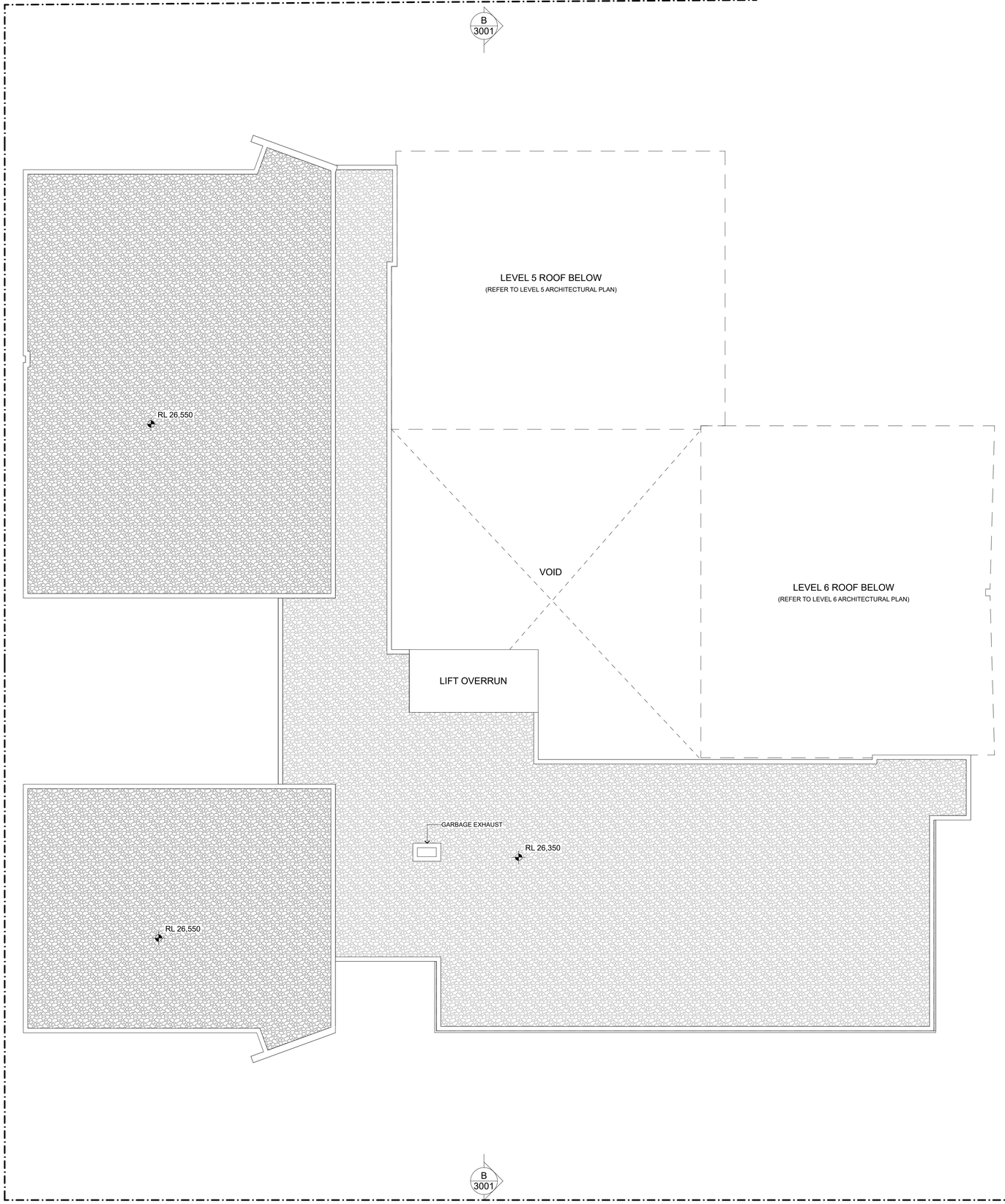
SIXTH FLOOR PLAN

DRAWING ISSUE

DA-1106 Q

DRAWN XW
CHECKED ST / TQ
SCALE 1:100 @ a1

preliminary not for construction



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Approved Application No: DA 21/14808

Approved on: 6 October 2022

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ARCHITECT

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DISCIPLINES

Access	ACCESS-i
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

12/3/21	A	issue for consultants coordination
10/9/21	B	ISSUE FOR DA

DRAWING

ROOF PLAN

DRAWING DA-1107 ISSUE B

DRAWN XW
CHECKED ST | TQ
SCALE 1:100 @ a1

preliminary not for construction

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Approved Application No: DA 21/14808

Approved on: 6 October 2022

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DISCIPLINES

Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	JONES NICHOLSON
Hydraulic	JONES NICHOLSON
Mechanical	JONES NICHOLSON
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

27/1/21	A	issue for client review	10/8/21	K	ISSUE FOR DESIGN EXCELLENCE
2/3/21	B	issue for client review	10/9/21	L	ISSUE FOR DA
12/3/21	C	issue for consultants coordination	19/9/22	M	AMENDMENTS FOR DA
24/3/21	D	issue for preliminary costing			
14/5/21	E	issue for design excellence			
17/5/21	F	issue for design excellence			
24/6/21	G	ISSUE FOR DESIGN EXCELLENCE			
23/7/21	H	issue for 3D render			
27/7/21	I	issue for coordination			
5/8/21	J	issue for client review			

DRAWING

WEST ELEVATION

DRAWING DA-2000 ISSUE M

DRAWN XW
CHECKED ST I TQ
SCALE @ a1

preliminary not for construction



Department of Planning and Environment

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Approved Application No: DA 21/14808

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Signed: AW Sheet No: 15 of 48

ARCHITECT

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DISCIPLINES

Access	ACCESS+
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	JONES NICHOLSON
Hydraulic	JONES NICHOLSON
Mechanical	JONES NICHOLSON
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR20303

REVISION

27/1/21	A	issue for client review	10/9/21	K	ISSUE FOR DA
2/3/21	B	issue for client review	14/6/22	L	REQUESTED INFORMATION FOR DA
12/3/21	C	issue for consultants coordination	16/6/22	M	REQUESTED INFORMATION FOR DA
24/3/21	D	issue for preliminary costing			
14/5/21	E	issue for design excellence			
24/6/21	F	ISSUE FOR DESIGN EXCELLENCE			
23/7/21	G	issue for 3D render			
27/7/21	H	issue for coordination			
5/8/21	I	issue for client review			
10/8/21	J	ISSUE FOR DESIGN EXCELLENCE			

DRAWING

NORTH ELEVATION

DRAWING DA-2001 ISSUE M

DRAWN XW
CHECKED ST \| TQ
SCALE @ a1

preliminary not for construction



Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 16 of 48

ARCHITECT

INTEGRATED DESIGN GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS

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ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093

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www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings
2. Contractors to check and verify all levels datum and dimensions on site
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4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR020033

REVISION

27/1/21	A	issue for client review	10/9/21	K	ISSUE FOR DA
2/3/21	B	issue for client review			
12/3/21	C	issue for consultants coordination			
24/3/21	D	issue for preliminary costing			
14/5/21	E	issue for design excellence			
24/6/21	F	ISSUE FOR DESIGN EXCELLENCE			
23/7/21	G	issue for 3D render			
27/7/21	H	issue for coordination			
5/8/21	I	issue for client review			
10/8/21	J	ISSUE FOR DESIGN EXCELLENCE			

DRAWING

SOUTH ELEVATION

DRAWING	ISSUE		
DA-2002	K	DRAWN	XW
		CHECKED	ST | TQ
		SCALE	@ a1

preliminary not for construction



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Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 17 of 48

ARCHITECT

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6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access	ACCESS-I
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR020033

REVISION

27/1/21	A	issue for client review	10/8/21	K	ISSUE FOR DESIGN EXCELLENCE
2/3/21	B	issue for client review	10/9/21	L	ISSUE FOR DA
12/3/21	C	issue for consultants coordination			
24/3/21	D	issue for preliminary costing			
14/5/21	E	issue for design excellence			
17/5/21	F	issue for design excellence			
24/6/21	G	ISSUE FOR DESIGN EXCELLENCE			
23/7/21	H	issue for 3D render			
27/7/21	I	issue for coordination			
5/8/21	J	issue for client review			

DRAWING

EAST ELEVATION

DRAWING	ISSUE		
DA-2003	L	DRAWN	XW
		CHECKED	ST | TQ
		SCALE	@ a1

preliminary not for construction



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Approved Application No: DA 21/14808

Approved on: 6 October 2022

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DISCIPLINES	
Access	ACCESS+
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR20033

REVISION

14/5/21	A	issue for design excellence
24/6/21	B	ISSUE FOR DESIGN EXCELLENCE
5/8/21	C	issue for client review
10/8/21	D	ISSUE FOR DESIGN EXCELLENCE
10/9/21	E	ISSUE FOR DA

DRAWING
SECTION A
DRAWING DA-3000 ISSUE E
DRAWN XW
CHECKED ST \| TQ
SCALE 1:200 @ a1

preliminary not for construction



7
DP218157
61 MASONS PARADE
2 STOREY BUILDING

51
DP732632
BWLC VILLAGE

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Approved Application No: DA 21/14808

Approved on: 6 October 2022

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ARCHITECT

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BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

14/5/21	A	issue for design excellence
24/6/21	B	ISSUE FOR DESIGN EXCELLENCE
5/8/21	C	issue for client review
10/8/21	D	ISSUE FOR DESIGN EXCELLENCE
10/9/21	E	ISSUE FOR DA

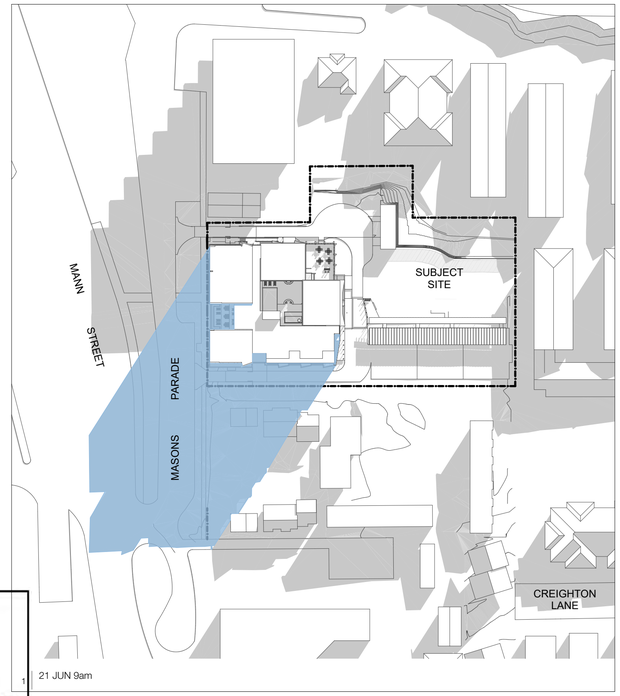
DRAWING
SECTION B

DRAWING	ISSUE
DA-3001	E

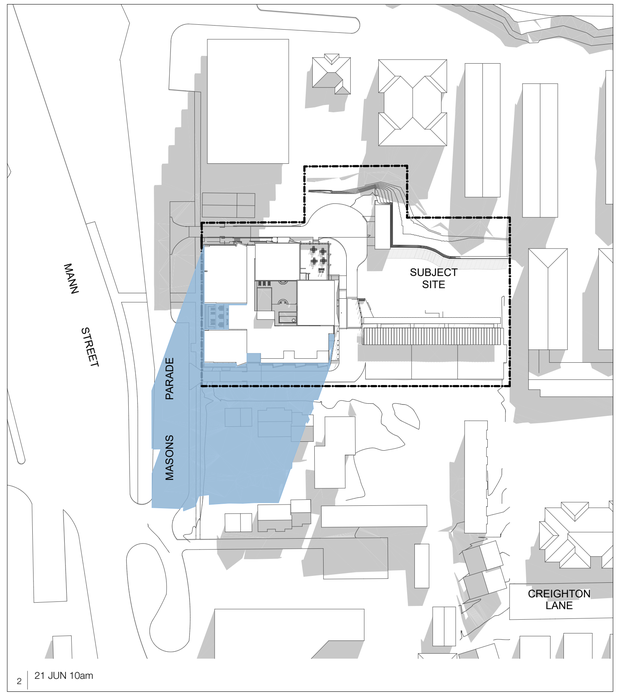
DRAWN XW
CHECKED ST | TQ
SCALE 1:200 @ a1

preliminary not for construction

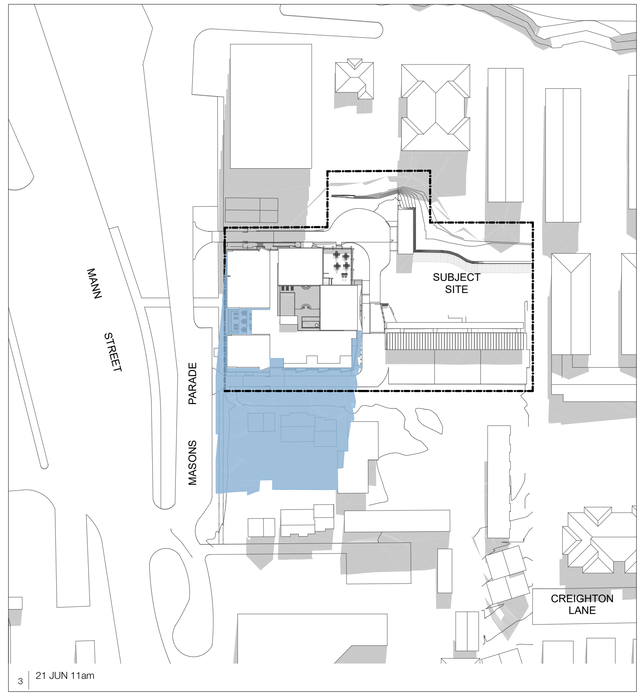
SHADOW OF PROPOSED BUILDING



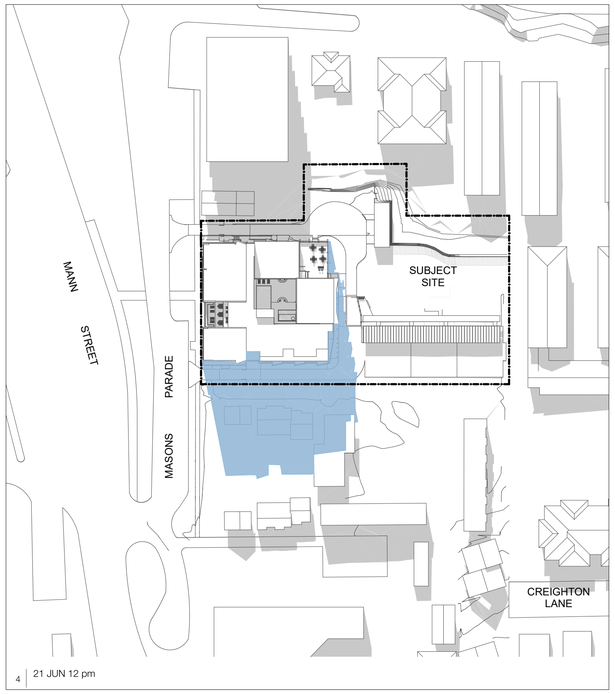
1 | 21 JUN 9am



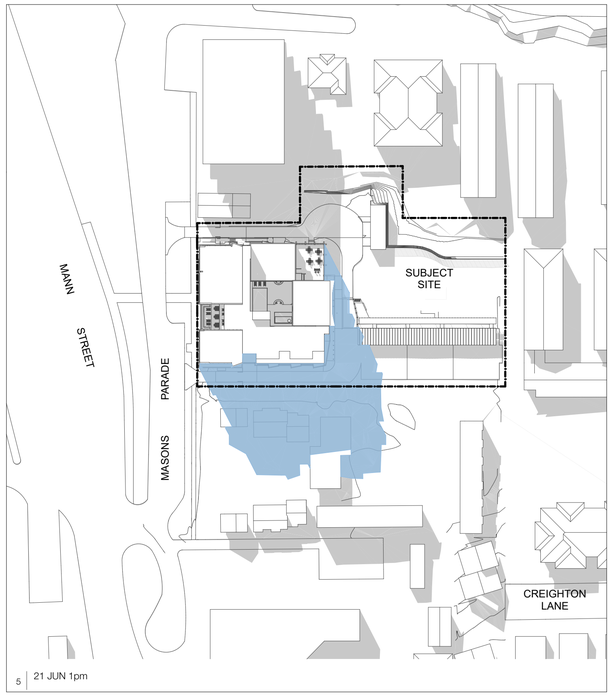
2 | 21 JUN 10am



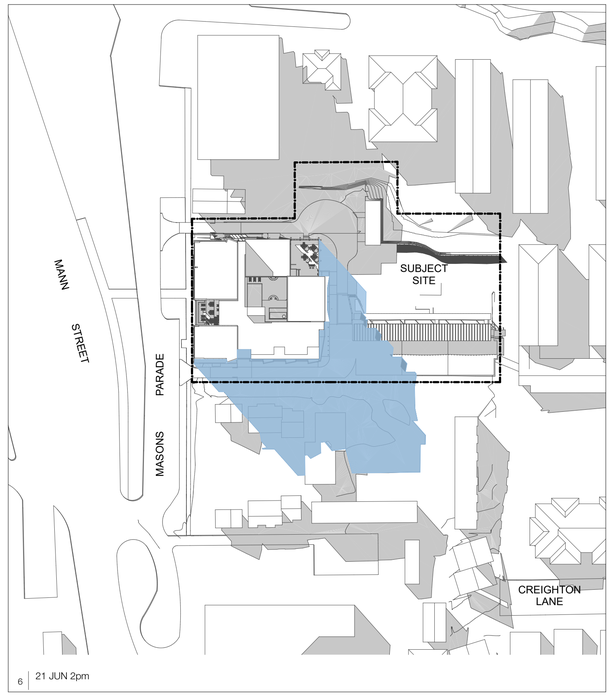
3 | 21 JUN 11am



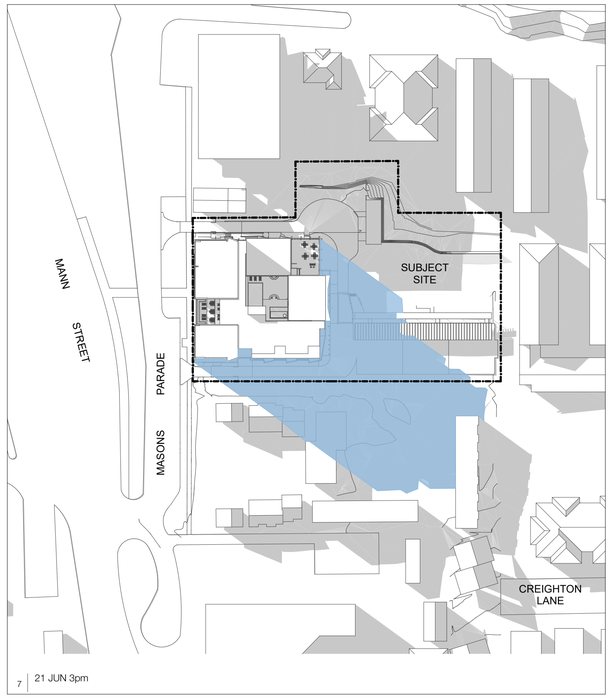
4 | 21 JUN 12 pm



5 | 21 JUN 1pm



6 | 21 JUN 2pm



7 | 21 JUN 3pm

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Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 20 of 48

ARCHITECT

INTEGRATED DESIGN GROUP
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DISCIPLINES

Access	ACCESS-i
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

14/5/21	A	issue for design excellence
24/6/21	B	ISSUE FOR DESIGN EXCELLENCE
5/8/21	C	issue for client review
10/8/21	D	ISSUE FOR DESIGN EXCELLENCE
10/9/21	E	ISSUE FOR DA

DRAWING

SHADOW DIAGRAMS

DRAWING DA-9100 ISSUE E

DRAWN XW
CHECKED ST / TQ
SCALE @ a1

preliminary not for construction



1 | 0900HRS-21/06/21



2 | 1000HRS - 21/06/21

COMPLIANCE	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	ACHIEVES MIN. 3HRS
LEVEL 1							
LEVEL 1 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 1 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 1 UNIT 03							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 1 UNIT 04							YES
LEVEL 1 UNIT 05							YES
LEVEL 1 UNIT 06							YES
LEVEL 1 UNIT 07							NO
LEVEL 1 UNIT 08							NO
LEVEL 1 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 1 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 1 UNIT 11							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 2							
LEVEL 2 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 2 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 2 UNIT 03							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 2 UNIT 04							YES
LEVEL 2 UNIT 05							YES
LEVEL 2 UNIT 06							YES
LEVEL 2 UNIT 07							YES
LEVEL 2 UNIT 08							NO
LEVEL 2 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 2 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 2 UNIT 11							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 3							
LEVEL 3 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 3 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 3 UNIT 03							YES
LEVEL 3 UNIT 04							YES
LEVEL 3 UNIT 05							YES
LEVEL 3 UNIT 06							YES
LEVEL 3 UNIT 07							NO
LEVEL 3 UNIT 08							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 3 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 3 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 4							
LEVEL 4 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 4 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 4 UNIT 03							YES
LEVEL 4 UNIT 04							YES
LEVEL 4 UNIT 05							YES
LEVEL 4 UNIT 06							YES
LEVEL 4 UNIT 07							NO
LEVEL 4 UNIT 08							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 4 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 4 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 5							
LEVEL 5 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 5 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 5 UNIT 03							YES
LEVEL 5 UNIT 04							YES
LEVEL 5 UNIT 05							NO
LEVEL 5 UNIT 06							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 5 UNIT 07							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 6							
LEVEL 6 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 6 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 6 UNIT 03							YES
LEVEL 6 UNIT 04							ORIENTATED FOR VIEW AMENITY NOT SOLAR
LEVEL 6 UNIT 05							ORIENTATED FOR VIEW AMENITY NOT SOLAR

COMPLIANCE

EXEMPT UNITS *

UNITS EXEMPT IN ACCORDANCE WITH SEPP SENIORS - UNITS ARE ORIENTATED FOR VIEW AMENITY NOT SOLAR

TOTAL UNITS	54
EXEMPT UNITS *	30
TOTAL CALCULATED UNITS	24/50
COMPLIANT CALCULATED UNITS	18/24
PERCENTAGE OF COMPLIANT UNITS	**75%**

LEVEL # UNIT 03
LEVEL # UNIT 04
LEVEL # UNIT 05
LEVEL # UNIT 06
LEVEL # UNIT 07
UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 21 of 48

ARCHITECT

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DISCIPLINES	
Access	ACCESS-i
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	JONES NICHOLSON
Hydraulic	JONES NICHOLSON
Mechanical	JONES NICHOLSON
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR20003

REVISION			
5/8/21	A	issue for client review	
10/8/21	B	ISSUE FOR DESIGN EXCELLENCE	
10/9/21	C	ISSUE FOR DA	
27/6/22	D	AMENDMENTS FOR DA	
12/7/22	E	AMENDMENTS FOR DA	

DRAWING
SUNLIGHT STUDY 01
DRAWING DA-9101 ISSUE E
DRAWN XW
CHECKED ST I TQ
SCALE @ a1



1 | 1100HRS - 21/06/21



2 | 1200HRS - 21/06/21

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 22 of 48

- LEVEL # UNIT 03
- LEVEL # UNIT 04
- LEVEL # UNIT 05
- LEVEL # UNIT 06
- LEVEL # UNIT 07
- UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR

ARCHITECT

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BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES	
Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

5/8/21	A	issue for client review
10/8/21	B	ISSUE FOR DESIGN EXCELLENCE
10/9/21	C	ISSUE FOR DA

DRAWING
SUNLIGHT STUDY 02

DRAWING DA-9102 ISSUE C
DRAWN XW
CHECKED ST I TQ
SCALE @ a1

preliminary not for construction



1 | 1300HRS - 21/06/21



2 | 1400HRS - 21/06/21

LEVEL # UNIT 03

LEVEL # UNIT 04

LEVEL # UNIT 05

LEVEL # UNIT 06

LEVEL # UNIT 07

UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR

Department of Planning and Environment

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BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

5/8/21	A	issue for client review
10/8/21	B	ISSUE FOR DESIGN EXCELLENCE
10/9/21	C	ISSUE FOR DA

DRAWING

SUNLIGHT STUDY 03

DRAWING DA-9103
ISSUE C
DRAWN XW
CHECKED ST | TQ
SCALE @ a1



LEVEL # UNIT 03

LEVEL # UNIT 04

LEVEL # UNIT 05

LEVEL # UNIT 06

LEVEL # UNIT 07

UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR

1 | 1500HRS - 21/06/21

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

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Signed: AW Sheet No: 24 of 48

ARCHITECT

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NOTES

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2. Contractors to check and verify all levels datum and dimensions on site
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access	ACCESS-i
Acoustic	HARWOOD ACOUSTICS
BCA	GROUP DLA
ECI	GRINDLEY CONSTRUCTIONS
Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

5/8/21	A	issue for client review
10/8/21	B	ISSUE FOR DESIGN EXCELLENCE
10/9/21	C	ISSUE FOR DA

DRAWING

SUNLIGHT STUDY 04

DRAWING: DA-9104
ISSUE: C
DRAWN: XW
CHECKED: ST \| TQ
SCALE: @ a1

preliminary not for construction



1 | MASONS PARADE PERSPECTIVE



2 | MASONS PDE PERSPECTIVE 2



3 | REAR PERSPECTIVE

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 25 of 48

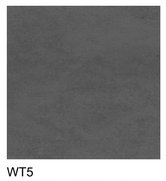


WT1
CREAM COLOURED BRICK

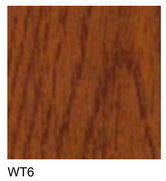
WT3
CEMINTEL SURROUND
WHITEISH BASE



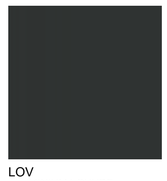
WT4
CEMINTEL BARESTONE
GRAPHITE



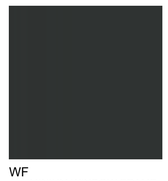
WT5
CEMINTEL BARESTONE
ASH



WT6
TIMBER LOOK ALUMINIUM
CLADDING



LOV
ALUMINIUM LOUVRE
MONUMENT



WF
ALUMINIUM WINDOW FRAME
MONUMENT



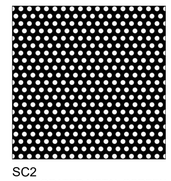
BAL1
ALUMINIUM BALUSTRADE
BLACK



BAL2
SEMI-FRAMELESS ALUMINIUM
BALUSTRADE, BLACK FRAME,
GLASS INFILL



SC1
HELIOSCREEN ROLLER BLIND
CREAM



SC2
PERFORATED METAL SCREEN
BLACK

ARCHITECT
INTEGRATED DESIGN GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093

info@idgarchitects.com.au
www.idgarchitects.com.au

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DISCIPLINES

Civil	NORTHROP
Electrical	NORTHROP
Hydraulic	NORTHROP
Mechanical	NORTHROP
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR20033

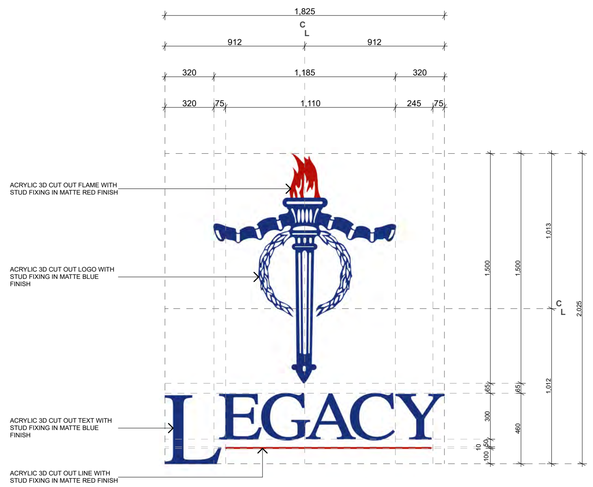
REVISION

5/8/21	A	issue for client review
10/8/21	B	ISSUE FOR DESIGN EXCELLENCE
10/9/21	C	ISSUE FOR DA

DRAWING
EXTERNAL FINISHES SCHEDULE

DRAWING DA-9300
ISSUE C
DRAWN XW
CHECKED ST I TQ
SCALE @ a1

preliminary not for construction



01 | LEGACY LOGO
1:20

Department of Planning and Environment
NSW GOVERNMENT
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808
Approved on: 6 October 2022
Signed: AW Sheet No: 26 of 48

ARCHITECT
INTEGRATED DESIGN GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS
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ABN 84 115 006 329
Nominated Architect
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Landscape	SITE DESIGN + STUDIOS
Project manager	ENTERO
Planner	JW PLANNING
Surveyor	BANNISTER & HUNTER
Traffic	SECA SOLUTION
Waste	UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil	NORTHROP
Electrical	JONES NICHOLSON
Hydraulic	JONES NICHOLSON
Mechanical	JONES NICHOLSON
Structure	NORTHROP

CLIENT
Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT
Brisbane Water Legacy Residential Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRI20033

REVISION

19/9/22	01	AMENDMENTS FOR DA

DRAWING
SIGNAGE

DRAWING	ISSUE
DA-9211	01

DRAWN XW
CHECKED ST I TQ
SCALE 1:20 @ a1

Department of Planning and Environment

NSW GOVERNMENT

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 27 of 48

(EXAGGERATED FOR DIAGRAMMATIC CLARITY)
TRUE NORTH
G.D.A. 94
M.G.A.

MASONS PARADE

YORK STREET

CREIGHTON LANE

BENCH MARK
NAIL IN FOOTPATH
RL1.37 (A.H.D.)

PLEASE NOTE:

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2. Therefore the boundary lines shown on this plan do not necessarily reflect the true position of the boundaries and further definition of the boundaries should be carried out for design of buildings and structures close to boundaries.

This plan has been prepared for BRISBANE WATER (N.S.W.) LEGACY from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.
Services shown hereon were located by survey completed on 11-06-2020. Where services are not visible on-site, service alignments have been shown from the relevant asset owners records (Dial-Before-You-Dig) and are therefore approximate only. The location of all services shown hereon must be confirmed with the asset owner prior to commencement of any work on-site.
Bannister and Hunter Pty Ltd thereby accepts no liability whatsoever, except to the extent required by consumer protection legislation, for any damage caused to any underground service, or resultant injury, where an enquiry and verification has not been completed in accordance with the above.
This note is an integral part of this plan or data as transmitted. Reproduction of this plan or data without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.
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Notes:
1. ORIGIN OF LEVELS, PM 19217, RL 1.564m (A.H.D.).
2. LOCATION OF UNDERGROUND SERVICES NOT SURVEYED.
3. CONTOUR INTERVAL 0.5m.
4. M.G.A. CO-ORDINATES G.D.A. 94.
5. DP DENOTES DRAINAGE PIT.
6. FL DENOTES FLOOR LEVEL (GROUND FLOOR).

(W) EASEMENT TO DRAIN WATER 12.19 WIDE (VIDE J461377&BK2669 NO.395)
(X) J461377 AFFECTING THE SITE FORMERLY IN LOT 2 DP 218157.
(Y) BK2669 NO.395 AFFECTING THE SITE FORMERLY IN LOT 9 DP 218157.

0 5 10 15 20 25 30
SCALE 1 : 300

Legend:
WATER, STOP VALVE, HYDRANT
GAS
TELECOM, PIT
SEWER, MANHOLE, LAMPHOLE
ELECTRICITY, POWER POLE, LIGHT POLE
TOP OF BANK
BOTTOM OF BANK
EXISTING SURFACE CONTOUR

TREE SHAPES ARE DIAGRAMMATIC ONLY AND MAY BE IRREGULAR AND LEANING. TREE POSITIONS ADJACENT TO ANY PROPOSED WORKS MUST BE VERIFIED.

www.dialbeforeyoudig.com.au
DIAL1100 BEFORE YOU DIG

CAUTION
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DATE	NO.	REVISION DESCRIPTION
09/07/2020	A	EXTRA SEWER AND STORMWATER DATA (INVERTS)
21/07/2020	B	TWO EXTRA SEWER MANHOLES SURVEYED (WITHIN SP64979)

SCALE 1:300
BASE DRAWING SIZE A1
SURVEYED BY: PM
DATE OF SURVEY: 11/06/2020
DRAWN BY: MW
DATE: 17/06/2020
CHECKED BY: RB
DATE: 19/08/2020

Client:
BRISBANE WATER (N.S.W.) LEGACY

BANNISTER & HUNTER

75 Mann Street, Gosford, N.S.W. 2250
Phone: (02) 4324 2566
Web: www.bannisterhunter.com.au
Email: admin@bannisterhunter.com.au

PLAN :
SHOWING DETAIL OVER
LOT 51 IN D.P.732632, BRISBANE WATER (N.S.W.)
LEGACY AT NO.51-57 MASONS PARADE, GOSFORD.

Ref. No:	16195
Ccad Ref:	16195
Acad Ref:	16195-02c
SHEET No:	1 of 2
Date:	17th June 2020
Datum:	A.H.D.
REVISION	B

(EXAGGERATED FOR DIAGRAMMATIC CLARITY)
TRUE NORTH
1° ANGLE
G.D.A. 94
M.G.A.

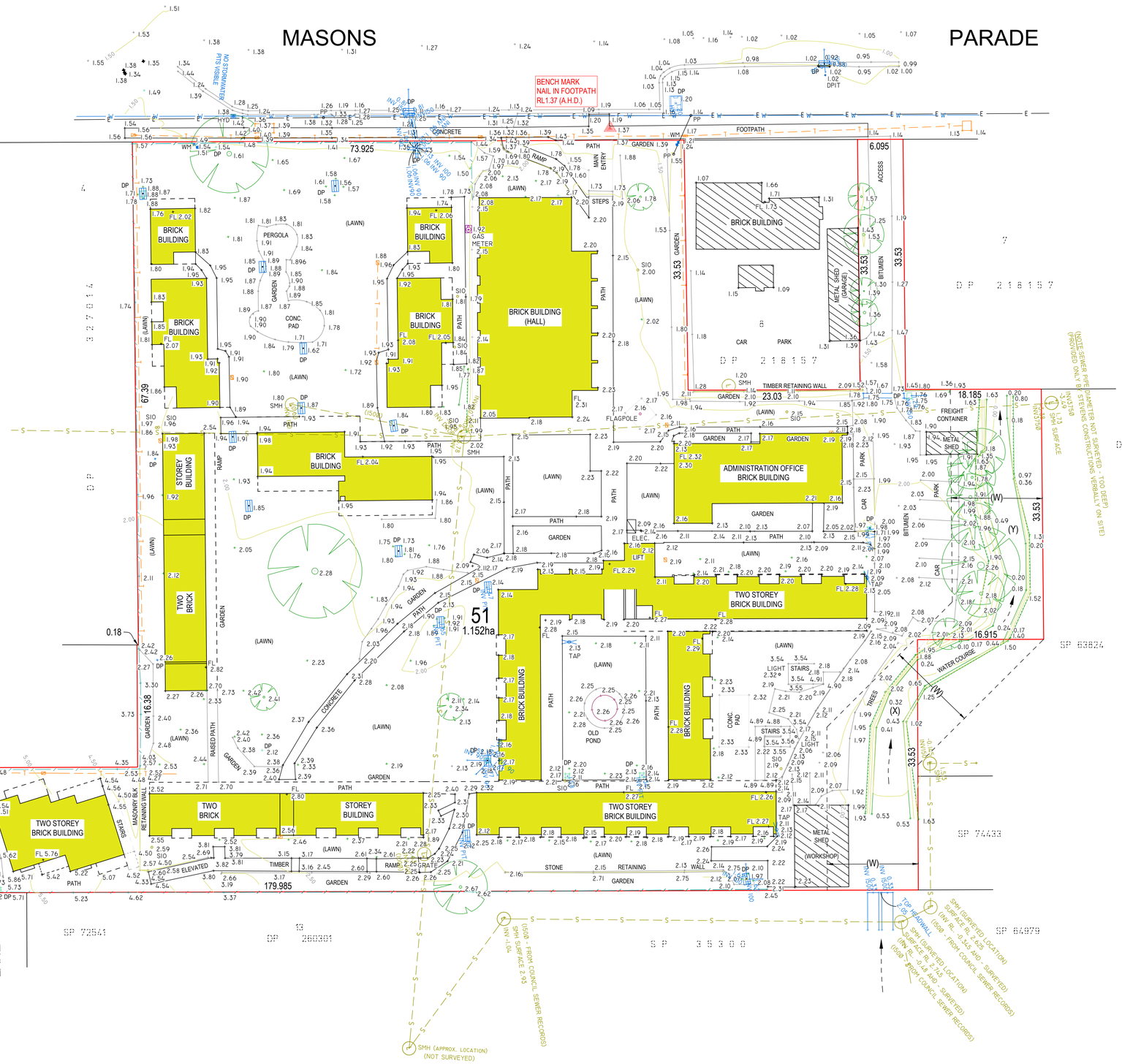
Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 28 of 48



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Notes:

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2. LOCATION OF UNDERGROUND SERVICES NOT SURVEYED.
3. CONTOUR INTERVAL 0.5m.
4. M.G.A. CO-ORDINATES G.D.A. 94.
5. DP DENOTES DRAINAGE PIT.
6. FL DENOTES FLOOR LEVEL (GROUND FLOOR).

(W) EASEMENT TO DRAIN WATER 12.19 WIDE (VIDE J461377&BK2669 NO.395).
(X) J461377 AFFECTING THE SITE FORMERLY IN LOT 2 DP 218157.
(Y) BK2669 NO.395 AFFECTING THE SITE FORMERLY IN LOT 9 DP 218157.

0 5 10 15 20 25 30

SCALE 1 : 300

Legend:
WATER, STOP VALVE, HYDRANT
GAS
TELECOM, PIT
SEWER, MANHOLE, LAMPHOLE
ELECTRICITY, POWER POLE, LIGHT POLE
TOP OF BANK
BOTTOM OF BANK
EXISTING SURFACE CONTOUR

TREE SHAPES ARE DIAGRAMMATIC ONLY AND MAY BE IRREGULAR AND LEANING. TREE POSITIONS ADJACENT TO ANY PROPOSED WORKS MUST BE VERIFIED.

www.dialbeforeyoudig.com.au
DIAL1100 BEFORE YOU DIG

CAUTION

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DATE	NO.	REVISION DESCRIPTION
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21/07/2020	B	TWO EXTRA SEWER MANHOLES SURVEYED (WITHIN SP64979)

SCALE 1:300
BASE DRAWING SIZE A1
SURVEYED BY: PM
DATE OF SURVEY: 11/06/2020
DRAWN BY: MW
DATE: 17/06/2020
CHECKED BY: RB
DATE: 19/08/2020

Client:
BRISBANE WATER (N.S.W.) LEGACY

BANNISTER & HUNTER

75 Mann Street, Gosford, N.S.W. 2250
Phone: (02) 4324 2566
Web: www.bannisterhunter.com.au
Email: admin@bannisterhunter.com.au

PLAN : SHOWING DETAIL OVER LOT 51 IN D.P.732632, BRISBANE WATER (N.S.W.) LEGACY AT NO.51-57 MASONS PARADE, GOSFORD.

Ref. No:	16195
Ccad Ref:	16195
Acad Ref:	16195-02c
SHEET No:	2 of 2
Date:	17th June 2020
Datum:	A.H.D.
REVISION	B

BUILDINGS PROPOSED TO BE DEMOLISHED (STAGE 1)

BUILDINGS PROPOSED TO BE DEMOLISHED (STAGE 2 - AS RESIDENTS MOVE INTO NEW FACILITY)

PROPOSED EASEMENTS AS DESIGNATED (A, B, or C)
(WORDING, SIZE & DIMENSIONS SUBJECT TO AUTHORITIES, SURVEY AND SOLICITORS)

(A) PROPOSED EASEMENT FOR GAS SERVICES 2.3 WIDE (FOR NEW GAS METER)
(B) PROPOSED EASEMENT FOR ACCESS 3.5 WIDE
(C) PROPOSED EASEMENT FOR ELECTRICITY & OTHER PURPOSES 2.5 WIDE (FOR SUBSTATION)

TREE TO REMAIN

TREE TO BE REMOVED

NOTE:
The dimensions, area and total number of Lots shown hereon are subject to survey.

PLEASE NOTE:
1. This plan was prepared for BRISBANE WATER (N.S.W.) LEGACY as a proposed subdivision to accompany a subdivision application to CENTRAL COAST COUNCIL and should not be used for any other purpose.
2. The dimensions, area and total number of Lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.
3. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.
4. Bannister and Hunter Pty Ltd therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred arising from any party who uses or relies upon this plan for any purpose other than as a document prepared for the sole purpose of making a subdivision application to Council and which may be subject to alteration for reasons beyond the control of Bannister and Hunter Pty Ltd.
5. This plan is not a plan of an approved subdivision.
6. This note is an integral part of this plan.
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NSW GOVERNMENT
Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 29 of 48

MASONS PARADE

(EXAGGERATED FOR DIAGRAMMATIC CLARITY)
TRUE NORTH
1° ANGLE
G.D.A. 94
M.G.A.

BENCH MARK
NAIL IN FOOTPATH
RL1.37 (A.H.D.)

NO STORMWATER PITS VISIBLE

49.975

53.3

33.53

67.39

100.56

0.18

16.38

16.76

75.45

125.0

54.99

18.185

16.915

33.53

33.53

2
(LAWN) 6265 m²

1
6041 m²

YORK STREET

CREIGHTON LANE

DP 218157

DP 840814

SP 72541

DP 260301

SP 63824

SP 74433

SP 64979

DP 159244

SP 35300

(INSITE SEWER PIPE DIAMETER NOT SURVEYED - T/CO (DEEP) (PROVIDED ONLY BY STEVENS CONSTRUCTIONS VERBALLY ON SITE)
INV 37.50
SEWER MAIN SURFACE

(1500 - FROM COUNCIL SEWER RECORDS)
INV 1.04
SURFACE 2.93

SMH (APPROX. LOCATION) (NOT SURVEYED)

SMH (SURVEYED LOCATION) SURFACE RL 2.405 (1500 - FROM COUNCIL SEWER RECORDS)

SMH (SURVEYED LOCATION) SURFACE RL 2.745 INV RL -0.148 AHD - SURVEYED (1500 FROM COUNCIL SEWER RECORDS)

TOP HEADWALL 2.08

0 5 10 15 20 25 30
SCALE 1 : 300

LOT LAYOUT WITH PROPOSED DEMOLITION

Legend:
WATER, STOP VALVE, HYDRANT
GAS
TELECOM, PIT
SEWER, MANHOLE, LAMPHOLE
ELECTRICITY, POWER POLE, LIGHT POLE
TOP OF BANK
BOTTOM OF BANK
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www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

CAUTION
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DATE	NO.	REVISION DESCRIPTION
31/08/2021	A	TREES TO BE REMOVED NOTED IN RED (SHEET 1)

SCALE 1:300
BASE DRAWING SIZE A1
SURVEYED BY: PM
DATE OF SURVEY: 11/06/2020
DRAWN BY: RB
DATE: 26/08/2021
CHECKED BY: RB
DATE: 26/08/2021

Client: BRISBANE WATER (N.S.W.) LEGACY

BANNISTER & HUNTER

PLAN OF: PROPOSED SUBDIVISION OF LOT 8 DP218157 & LOT 51 DP732632, BRISBANE WATER (N.S.W.) LEGACY NO.51-57 MASONS PARADE, GOSFORD.

75 Mann Street, Gosford, N.S.W. 2250
Phone: (02) 4324 2566
Web: www.bannisterhunter.com.au
Email: admin@bannisterhunter.com.au

Ref. No: 16195
Ccad Ref: 16195
Acad Ref: 16195-03c
SHEET No: 1 of 2

Date: 26th August 2021
Datum: A.H.D.
REVISION A

BUILDINGS PROPOSED TO BE DEMOLISHED (STAGE 1)

BUILDINGS PROPOSED TO BE DEMOLISHED (STAGE 2 - AS RESIDENTS MOVE INTO NEW FACILITY)

PROPOSED EASEMENTS AS DESIGNATED (A, B, or C)
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PLEASE NOTE:
1. This plan was prepared for BRISBANE WATER (N.S.W.) LEGACY as a proposed subdivision to accompany a subdivision application to CENTRAL COAST COUNCIL and should not be used for any other purpose.
2. The dimensions, area and total number of Lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.
3. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.
4. Bannister and Hunter Pty Ltd therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred arising from any party who uses or relies upon this plan for any purpose other than as a document prepared for the sole purpose of making a subdivision application to Council and which may be subject to alteration for reasons beyond the control of Bannister and Hunter Pty Ltd.
5. This plan is not a plan of an approved subdivision.
6. This note is an integral part of this plan.
7. The drawing and information shown hereon are the property of Bannister and Hunter Pty Ltd and shall not be copied or reproduced without the written permission of Bannister and Hunter Pty Ltd and shall be used only by the client of Bannister and Hunter Pty Ltd for the purpose for which it was approved.

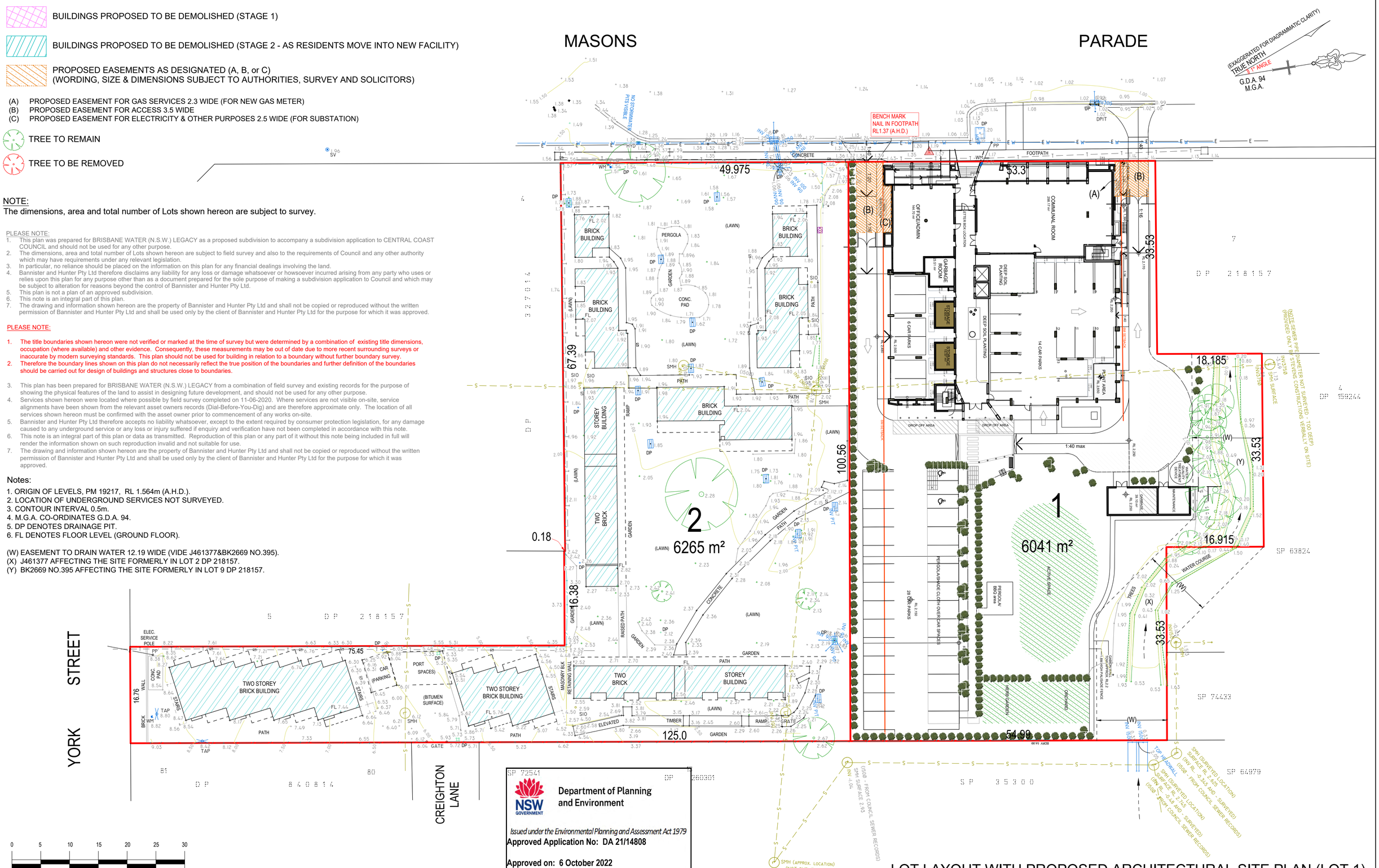
PLEASE NOTE:

1. The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of existing title dimensions, occupation (where available) and other evidence. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary without further boundary survey.
2. Therefore the boundary lines shown on this plan do not necessarily reflect the true position of the boundaries and further definition of the boundaries should be carried out for design of buildings and structures close to boundaries.

3. This plan has been prepared for BRISBANE WATER (N.S.W.) LEGACY from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.
4. Services shown hereon were located where possible by field survey completed on 11-06-2020. Where services are not visible on-site, service alignments have been shown from the relevant asset owners records (Dial-Before-You-Dig) and are therefore approximate only. The location of all services shown hereon must be confirmed with the asset owner prior to commencement of any works on-site.
5. Bannister and Hunter Pty Ltd therefore accepts no liability whatsoever, except to the extent required by consumer protection legislation, for any damage caused to any underground service or any loss or injury suffered if enquiry and verification have not been completed in accordance with this note.
6. This note is an integral part of this plan or data as transmitted. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.
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Notes:
1. ORIGIN OF LEVELS, PM 19217, RL 1.564m (A.H.D.).
2. LOCATION OF UNDERGROUND SERVICES NOT SURVEYED.
3. CONTOUR INTERVAL 0.5m.
4. M.G.A. CO-ORDINATES G.D.A. 94.
5. DP DENOTES DRAINAGE PIT.
6. FL DENOTES FLOOR LEVEL (GROUND FLOOR).

(W) EASEMENT TO DRAIN WATER 12.19 WIDE (VIDE J461377&BK2669 NO.395).
(X) J461377 AFFECTING THE SITE FORMERLY IN LOT 2 DP 218157.
(Y) BK2669 NO.395 AFFECTING THE SITE FORMERLY IN LOT 9 DP 218157.



0 5 10 15 20 25 30
SCALE 1 : 300

Department of Planning and Environment
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808
Approved on: 6 October 2022
Signed: AW Sheet No: 30 of 48

LOT LAYOUT WITH PROPOSED ARCHITECTURAL SITE PLAN (LOT 1)

Legend:
WATER, STOP VALVE, HYDRANT
GAS
TELECOM, PIT
SEWER, MANHOLE, LAMPHOLE
ELECTRICITY, POWER POLE, LIGHT POLE
TOP OF BANK
BOTTOM OF BANK
EXISTING SURFACE CONTOUR

TREE SHAPES ARE DIAGRAMMATIC ONLY AND MAY BE IRREGULAR AND LEANING. TREE POSITIONS ADJACENT TO ANY PROPOSED WORKS MUST BE VERIFIED.

www.dialbeforeyoudig.com.au DIAL1100 BEFORE YOU DIG

CAUTION
UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND "DIAL BEFORE YOU DIG" MUST BE CONTACTED PRIOR TO ANY WORKS BEING CONDUCTED ON THIS SITE

DATE	NO.	REVISION DESCRIPTION
31/08/2021	A	TREES TO BE REMOVED NOTED IN RED (SHEET 1)

SCALE 1:300
BASE DRAWING SIZE A1
SURVEYED BY: PM
DATE OF SURVEY: 11/06/2020
DRAWN BY: RB
DATE: 26/08/2021
CHECKED BY: RB
DATE: 26/08/2021

Client:
BRISBANE WATER (N.S.W.) LEGACY

BANNISTER & HUNTER
75 Mann Street, Gosford, N.S.W. 2250
Phone: (02) 4324 2566
Web: www.bannisterhunter.com.au
Email: admin@bannisterhunter.com.au

PLAN OF: PROPOSED SUBDIVISION OF LOT 8 DP218157 & LOT 51 DP732632, BRISBANE WATER (N.S.W.) LEGACY NO.51-57 MASONS PARADE, GOSFORD.

Ref. No:	16195
Ccad Ref:	16195
Acad Ref:	16195-03c
SHEET No:	2 of 2

Date: 26th August 2021
Datum: A.H.D.
REVISION A

Department of Planning and Environment

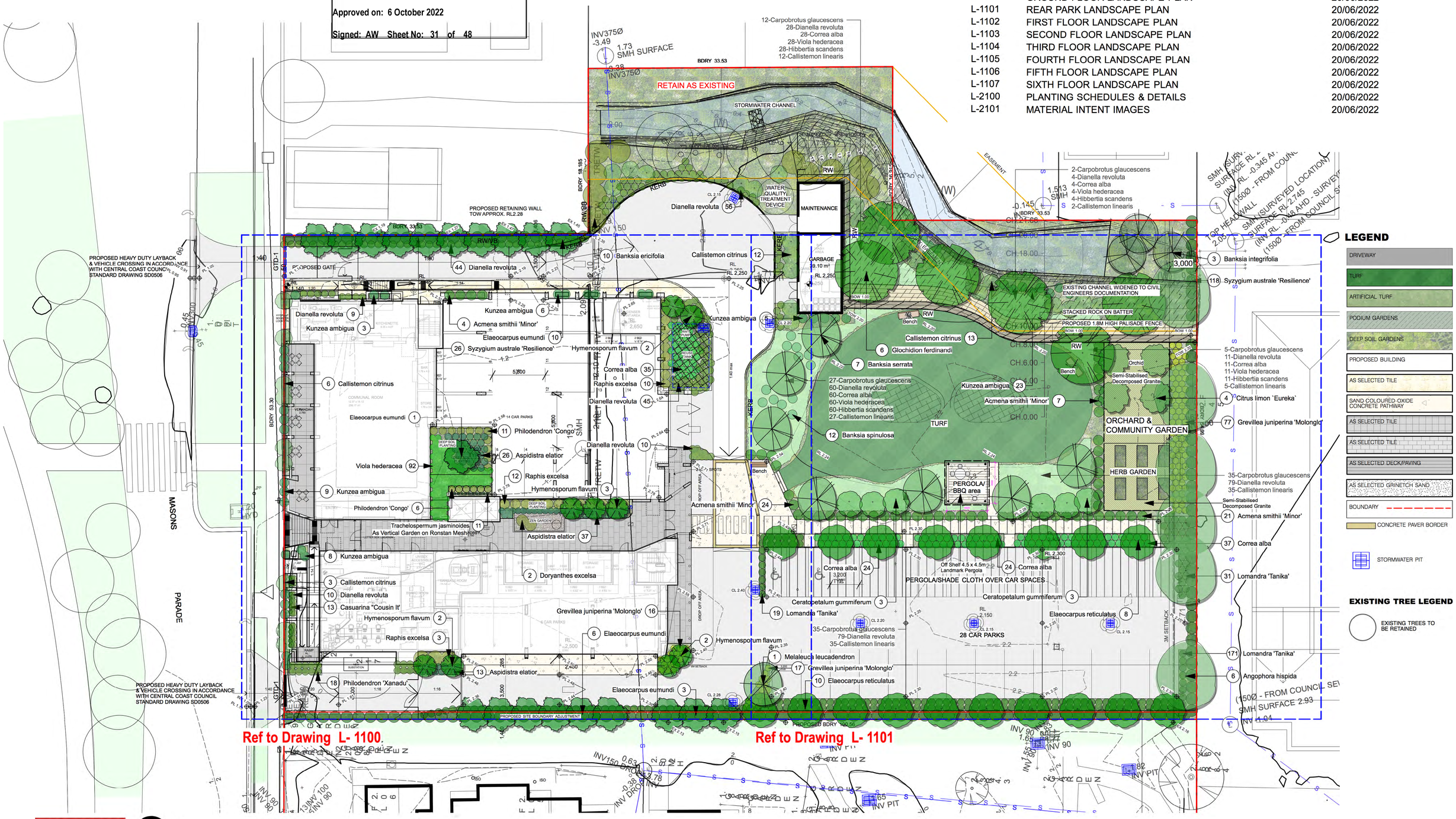
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 31 of 48

DRAWING LIST

Sheet Number	Sheet Title	Date of Current
L-0100	SITE PLAN	20/06/2022
L-0101	HOSE LOCATIONS	20/06/2022
L-1100	GROUND FLOOR LANDSCAPE PLAN	20/06/2022
L-1101	REAR PARK LANDSCAPE PLAN	20/06/2022
L-1102	FIRST FLOOR LANDSCAPE PLAN	20/06/2022
L-1103	SECOND FLOOR LANDSCAPE PLAN	20/06/2022
L-1104	THIRD FLOOR LANDSCAPE PLAN	20/06/2022
L-1105	FOURTH FLOOR LANDSCAPE PLAN	20/06/2022
L-1106	FIFTH FLOOR LANDSCAPE PLAN	20/06/2022
L-1107	SIXTH FLOOR LANDSCAPE PLAN	20/06/2022
L-2100	PLANTING SCHEDULES & DETAILS	20/06/2022
L-2101	MATERIAL INTENT IMAGES	20/06/2022



LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
- SAND COLOURED OXIDE CONCRETE PATHWAY
- AS SELECTED TILE
- AS SELECTED TILE
- AS SELECTED DECK/PAVING
- AS SELECTED GRINETCH SAND
- BOUNDARY
- CONCRETE PAVER BORDER
- STORMWATER PIT

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

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ISSUE	DATE	COMMENT
L	20/06/22	DA ISSUE FOR REVIEW

AMENDMENTS

GENERAL NOTES
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Project	**PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address	**51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title	**SITE PLAN** Scale **1:200@A1**
	Drawing No. **1323**

Page
L-0100

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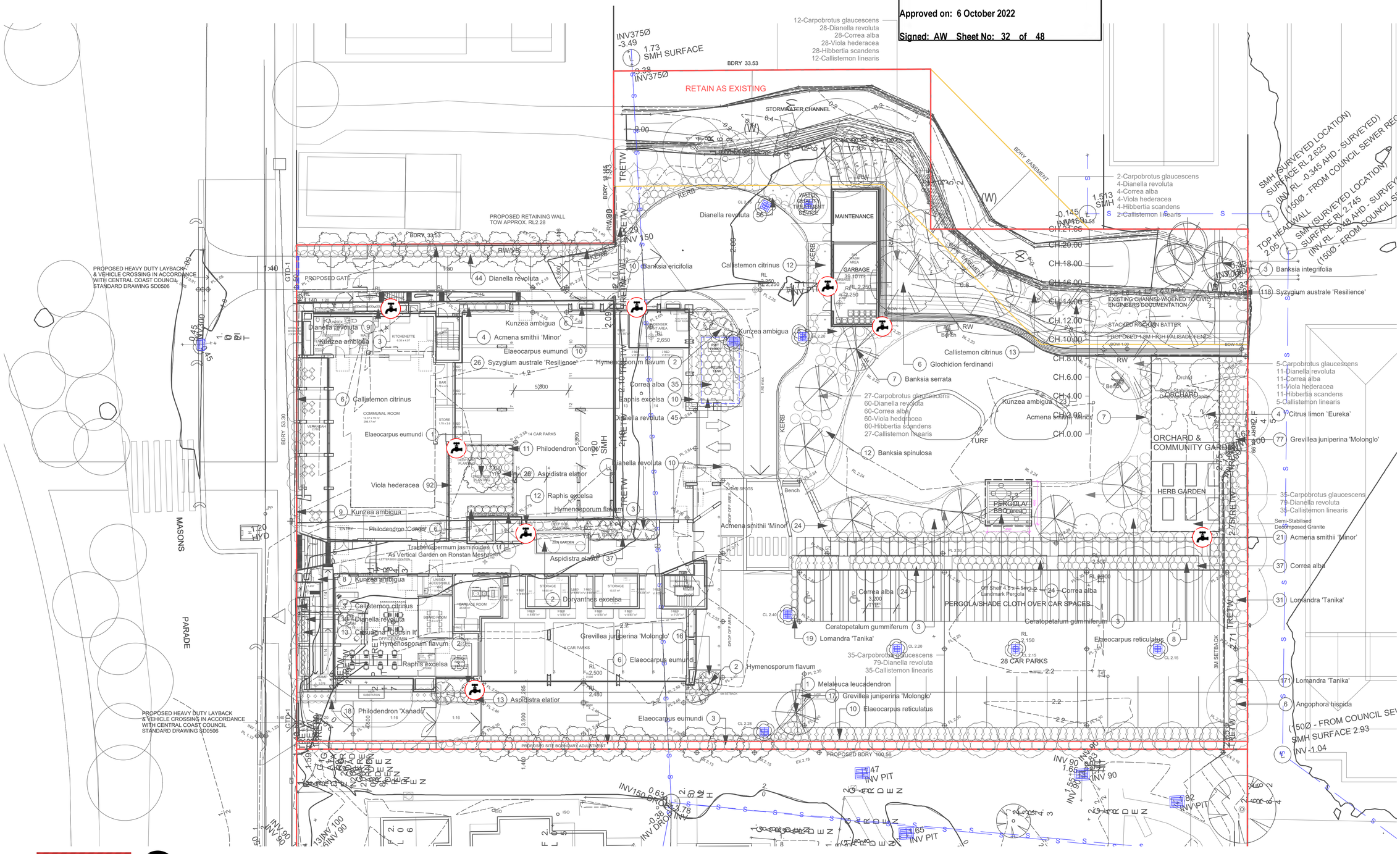
Approved Application No: DA 21/14808

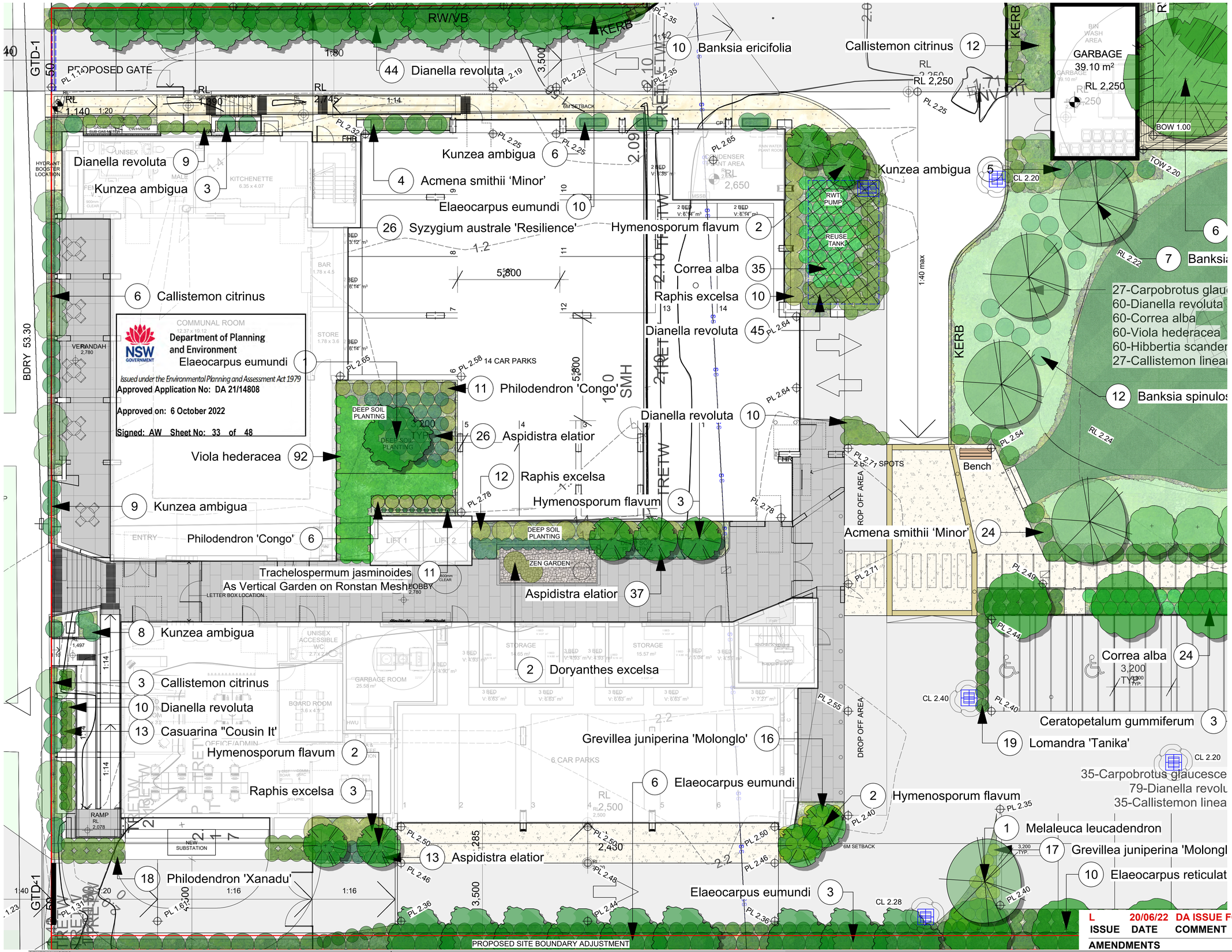
Approved on: 6 October 2022

Signed: AW Sheet No: 32 of 48

Markup 6/4/22

HOSE TAP LOCATIONS


RETAIN AS EXISTING
PROPOSED RETAINING WALL TOW APPROX. RL2.28
PROPOSED HEAVY DUTY LAYBACK & VEHICLE CROSSING IN ACCORDANCE WITH CENTRAL COAST COUNCIL STANDARD DRAWING SD0506
PROPOSED GATE
MAINTENANCE
GARBAGE
STORMWATER CHANNEL
EXISTING CHANNEL WIDENED TO CIVIL ENGINEERS DOCUMENTATION
STACKED ROCK ON BATTER
PROPOSED 1.8M HIGH PALISADE FENCE
COMMUNAL ROOM
ORCHARD & COMMUNITY GARDEN
HERB GARDEN
PERGOLA/ BBQ area
PERGOLA/SHADE CLOTH OVER CAR SPACES
28 CAR PARKS
14 CAR PARKS
6 CAR PARKS
PROPOSED SITE BOUNDARY ADJUSTMENT
PROPOSED BDRY 100.56
BDRY EASEMENT
MASONS PARADE
Dianella revoluta 56
Banksia ericifolia 10
Kunzea ambigua 6
Acmena smithii 'Minor' 24
Callistemon citrinus 12
Callistemon citrinus 13
Glochidion ferdinandi 6
Banksia serrata 7
Banksia spinulosa 12
Elaeocarpus eumundi 10
Syzygium australe 'Resilience' 26
Hymenosporum flavum 2
Correa alba 35
Raphis excelsa 10
Dianella revoluta 45
Viola hederacea 92
Philodendron 'Congo' 11
Aspidistra elatior 26
Raphis excelsa 12
Hymenosporum flavum 3
Trachelospermum jasminoides 14
As Vertical Garden on Ronstan Mesh
Aspidistra elatior 37
Dryanthes excelsa 2
Grevillea juniperina 'Molonglo' 16
Hymenosporum flavum 2
Elaeocarpus eumundi 6
Aspidistra elatior 13
Philodendron 'Xanadu' 18
Elaeocarpus eumundi 3
Hymenosporum flavum 2
Melaleuca leucadendron 1
Grevillea juniperina 'Molonglo' 17
Elaeocarpus reticulatus 10
Ceratopetalum gummiferum 3
Lomandra 'Tanika' 19
Correa alba 24
Elaeocarpus reticulatus 8
Acmena smithii 'Minor' 7
Kunzea ambigua 23
Banksia integrifolia 3
Syzygium australe 'Resilience' 118
Citrus limon 'Eureka' 4
Grevillea juniperina 'Molonglo' 77
Acmena smithii 'Minor' 21
Correa alba 37
Lomandra 'Tanika' 31
Lomandra 'Tanika' 171
Angophora hispida 6
Callistemon linearis 2
Carpobrotus glaucescens 4
Dianella revoluta 4
Correa alba 4
Viola hederacea 4
Hibbertia scandens 4
Callistemon linearis 2
Carpobrotus glaucescens 28
Dianella revoluta 28
Correa alba 28
Viola hederacea 28
Hibbertia scandens 28
Callistemon linearis 12
Carpobrotus glaucescens 60
Dianella revoluta 60
Correa alba 60
Viola hederacea 60
Hibbertia scandens 60
Callistemon linearis 27
Carpobrotus glaucescens 35
Dianella revoluta 79
Callistemon linearis 35
Carpobrotus glaucescens 5
Dianella revoluta 11
Correa alba 11
Viola hederacea 11
Hibbertia scandens 11
Callistemon linearis 5
SMH (SURVEYED LOCATION) SURFACE RL 2.625 (INV RL -0.345 AHD - SURVEYED) (150Ø - FROM COUNCIL SEWER REC
SMH (SURVEYED LOCATION) SURFACE RL 2.745 (INV RL -0.148 AHD - SURVEY
(150Ø - FROM COUNCIL SE
SMH SURFACE 2.93
INV -1.04
TOP HEAD WALL 2.05
INV375Ø -3.49
1.73 SMH SURFACE
INV375Ø 0.38
INV 150 2.29
INV300 0.45
1.513 SMH
INV 1.33
INV 0.33
INV 150 0.33
INV 150 0.63
INV 90 1.66
INV 90 1.82
INV 100 1.13
INV 90 1.59
INV 90 1.40
INV 90 1.50
INV 90 1.78
INV 90 1.65
INV 90 1.82
INV 90 1.27
INV 90 1.27
INV 90 1.27





LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
- SAND COLOURED OXIDE CONCRETE PATHWAY
- AS SELECTED TILE
- AS SELECTED TILE
- AS SELECTED DECK/PAVING
- AS SELECTED GRINETCH SAND
- BOUNDARY
- CONCRETE PAVER BORDER
- STORMWATER PIT

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

0 10 M

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ISSUE	DATE	COMMENT
L	20/06/22	DA ISSUE FOR REVIEW

AMENDMENTS

GENERAL NOTES

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Project	**PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address	**51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title	**GROUND FLOOR LANDSCAPE PLAN** Scale **1:100@A1**
	Drawing No. **1323**

Page
L-1100

Callistemon citrinus 12
GARBAGE 39.10 m²
BIN WASH AREA
RL 2,250
PL 2.25
INV DIT
KERB
BOW 1.00
TOW 2.20
Kunzea ambigua 5
CL 2.20
RWT PUMP
REUSE TANK
1:40 max
Bench
RW
RL 2.20
Callistemon citrinus 13
6 Glochidion ferdinandi
7 Banksia serrata
RL 2.22
27-Carpobrotus glaucescens
60-Dianella revoluta
60-Correa alba
60-Viola hederacea
60-Hibbertia scandens
27-Callistemon linearis
12 Banksia spinulosa
KERB
TURF
Kunzea ambigua 23
Acmena smithii 'Minor' 7
CH.18.00
CH.16.00
CH.10.00
CH.8.00
CH.6.00
CH.4.00
CH.0.00
EXISTING CHANNEL WIDENED TO CIVIL ENGINEERS DOCUMENTATION
STACKED ROCK ON BATTER
PROPOSED 1.8M HIGH PALISADE FENCE
BOW 1.00
BOW 1.00
RW
RL 2.20
TOW 2.20
Orchid
Bench
Semi-Stabilised Decomposed Granite
ORCHARD & COMMUNITY GARDEN
HERB GARDEN
PERGOLA/ BBQ area
4500
RL 2.24
RL 2.24
PL 2.54
PL 2.71
2 EL. 2.71 SPOTS
Bench
ROP OFF AREA
Acmena smithii 'Minor' 24
PL 2.71
PL 2.49
PL 2.30
RL 2,300
PL 2.44
Off Shelf 4.5 x 4.5m Landmark Pergola
Correa alba 24
Correa alba 24
3,200 TYP.
PERGOLA/SHADE CLOTH OVER CAR SPACES
CL 2.40
PL 2.40
DROP OFF AREA
Ceratopetalum gummiferum 3
Ceratopetalum gummiferum 3
19 Lomandra 'Tanika'
RL 2,150
CL 2.20
CL 2.15
35-Carpobrotus glaucescens
79-Dianella revoluta
35-Callistemon linearis
28 CAR PARKS
Elaeocarpus reticulatus 8
CL 2.15
PL 2.25
3M SETBACK
2 Hymenosporum flavum
PL 2.35
1 Melaleuca leucadendron
17 Grevillea juniperina 'Molonglo'
10 Elaeocarpus reticulatus
6M SETBACK
CL 2.28
PL 2.40
PL 2.30
PL 2.28
3,000
3 Banksia integrifolia
118 Syzygium australe 'Resilience'
5-Carpobrotus glaucescens
11-Dianella revoluta
11-Correa alba
11-Viola hederacea
11-Hibbertia scandens
5-Callistemon linearis
4 Citrus limon `Eureka`
77 Grevillea juniperina 'Molonglo'
35-Carpobrotus glaucescens
79-Dianella revoluta
35-Callistemon linearis
Semi-Stabilised Decomposed Granite
21 Acmena smithii 'Minor'
37 Correa alba
31 Lomandra 'Tanika'
171 Lomandra 'Tanika'
6 Angophora hispida
EASEMENT FOR DRAINAGE 5.49 WIDE
(150Ø RCP)
(INV 1.71)
TOW 2.05


Callistemon citrinus Bottlebrush

Angophora hispida Dwarf apple


Banksia ericifolia Heath-leaved banksia

Banksia spinulosa Birthday Candles


Citrus lemon 'Eureka' Eureka lemon

Mentha requienii Corsican mint


Beta vulgaris Beet

Thymus vulgari Common Thyme

LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
- SAND COLOURED OXIDE CONCRETE PATHWAY
- AS SELECTED TILE
- AS SELECTED TILE
- AS SELECTED DECK/PAVING
- AS SELECTED GRINETCH SAND
- BOUNDARY
- CONCRETE PAVER BORDER
- STORMWATER PIT

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

0 10 M

Department of Planning and Environment
NSW GOVERNMENT
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808
Approved on: 6 October 2022
Signed: AW Sheet No: 34 of 48

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ISSUE	DATE	COMMENT
L	20/06/22	DA ISSUE FOR REVIEW

AMENDMENTS

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Project PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS
Address 51-57 Masons Parade, Point Fredrick, NSW 2250 Date 20/06/2022
Drawing Title REAR PARK LANDSCAPE PLAN Scale 1:100@A1
Drawing No. 1323

Page
L-1101





Howea forsteriana
Kentia palm



Nandina domestica
Sacreed Bamboo



Philodendron xanadu
Xanadu



Carpobrotus glaucescens
Pgs Face



Doryanthes excelsa
Gymea Lilly



Aspidistra elatior
Cast Iron Plant

LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
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- AS SELECTED TILE
- AS SELECTED TILE
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EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

0 10 M

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Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 35 of 48

ISSUE	DATE	COMMENT
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Project **PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**

Address **51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**

Drawing Title **FIRST FLOOR LANDSCAPE PLAN** Scale **1:100@A1**

Drawing No. **1323**

Page **L-1102**

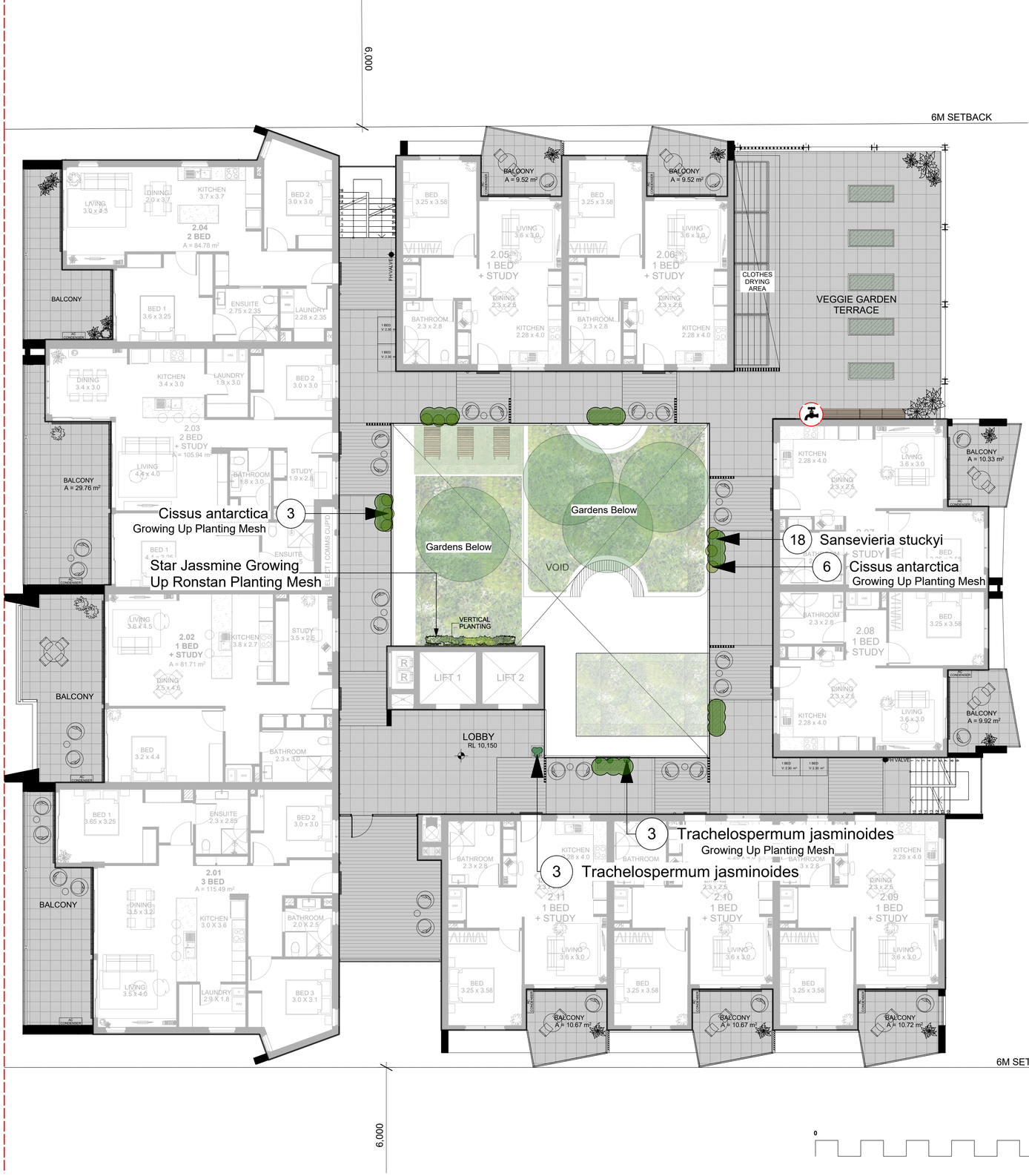
Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 36 of 48





Sansevieria stuckyi
Mother-in-laws tongue



Trachelospermum jasminoides
Star jasmine



Cissus antartica
Kangaroo Vine



Ronstan Planting Mesh for Vertical Garden Support

Narrow Tall (1500/500/1000)
L 1500 mm x H 1000 mm



QUATRO Narrow Tall
Size : 1500mm Long x 500mm Wide x 1000mm High
https://quatrodesign.com.au/products/planter-boxes/narrow-tall/



QUATRO Cube
Size : 500mm Long x 500mm Wide x 500mm High
https://quatrodesign.com.au/products/planter-boxes/cube/

LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
- SAND COLOURED OXIDE CONCRETE PATHWAY
- AS SELECTED TILE
- AS SELECTED TILE
- AS SELECTED DECK/PAVING
- AS SELECTED GRINETCH SAND
- BOUNDARY
- CONCRETE PAVER BORDER

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

DIAL BEFORE YOU DIG www.1100.com.au

ISSUE	DATE	COMMENT
L	20/06/22	DA ISSUE FOR REVIEW

AMENDMENTS

GENERAL NOTES
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170
and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.
NOTE
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p 1300 22 44 55
info@sdstudios.com.au
www.sdstudios.com.au

Project	**PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address	**51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title	**SECOND FLOOR LANDSCAPE PLAN** Scale **1:100@A1**
	Drawing No. **1323**

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Department of Planning and Environment

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Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 37 of 48





Sansevieria stuckyi
Mother-in-laws tongue



Crassula arborescens 'Blue Bird'



Trachelospermum jasminoides
Star jasmine

LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
- SAND COLOURED OXIDE CONCRETE PATHWAY
- AS SELECTED TILE
- AS SELECTED TILE
- AS SELECTED DECK/PAVING
- AS SELECTED GRINETCH SAND
- BOUNDARY
- CONCRETE PAVER BORDER

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

0 10 M

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Project	**PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address	**51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title	**THIRD FLOOR LANDSCAPE PLAN** Scale **1:100@A1**
	Drawing No. **1323**

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Sansevieria stuckyi
Mother-in-laws tongue



Trachelospermum jasminoides
Star jasmine

LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
- SAND COLOURED OXIDE CONCRETE PATHWAY
- AS SELECTED TILE
- AS SELECTED TILE
- AS SELECTED DECK/PAVING
- AS SELECTED GRINETCH SAND
- BOUNDARY
- CONCRETE PAVER BORDER

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

0 10 M

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Project **PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address **51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title **FOURTH FLOOR LANDSCAPE PLAN** Scale **1:100@A1**
Drawing No. **1323**

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Sansevieria stuckyi
Mother-in-laws tongue



Trachelospermum jasminoides
Star jasmine

LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
- SAND COLOURED OXIDE CONCRETE PATHWAY
- AS SELECTED TILE
- AS SELECTED TILE
- AS SELECTED DECK/PAVING
- AS SELECTED GRINETCH SAND
- BOUNDARY
- CONCRETE PAVER BORDER

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

0 10 M

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Project **PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address **51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title **FIFTH FLOOR LANDSCAPE PLAN** Scale **1:100@A1**
Drawing No. **1323**

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Sansevieria stuckyi
Mother-in-laws tongue



Trachelospermum jasminoides
Star jasmine

LEGEND

- DRIVEWAY
- TURF
- ARTIFICIAL TURF
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED BUILDING
- AS SELECTED TILE
- SAND COLOURED OXIDE CONCRETE PATHWAY
- AS SELECTED TILE
- AS SELECTED TILE
- AS SELECTED DECK/PAVING
- AS SELECTED GRINETCH SAND
- BOUNDARY
- CONCRETE PAVER BORDER

EXISTING TREE LEGEND

- EXISTING TREES TO BE RETAINED

0 10 M

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ISSUE	DATE	COMMENT
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Project **PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address **51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title **SIXTH FLOOR LANDSCAPE PLAN** Scale **1:100@A1**
Drawing No. **1323**

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Plant List

ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Qty
Trees						
AHis	Angophora hispida	Dwarf Apple	45L	18m	8m	6
Ban-int	Banksia integrifolia	Coastal Banksia	45L	8m	3m	3
Ban-ser	Banksia serrata	Old Man Banksia	45L	3-4m	2-4m	7
Cal-cit	Callistemon citrinus	Scarlet Bottlebrush	45L	3 - 5m	2.0 - 3.5m	34
Cer-gum	Ceratopetalum gummiferum	NSW Christmas Bush	45L	2-4m	1.5-3m	6
cit-'eur'	Citrus limon `Eureka`	Eureka Lemon	45L	5m	3.5 - 6m	4
EE	Elaeocarpus eumundi	Smoothed leaved Quandong	45L	8m	2.0 - 3.5m	20
EReti	Elaeocarpus reticulatus	Blueberry Ash	45L	8m	3m	18
Glo-fer	Glochidion ferdinandi	Cheese Tree	45L	9m	6 - 10m	6
HFost	Howea fosteriana	Kentia Palm	45L	10m	3.5 - 6m	3
Hym-fl	Hymenosporum flavum	Native frangipani	45L	6m	2.5m	9
Mel-le	Melaleuca leucadendron	Weeping Paperbark	45L	10m	5m	1
Shrubs						
Acm-smi	Acmena smithii 'Minor'	Lillypilly	200mm	1m	0.6m	56
Ban-eri	Banksia ericifolia	Heath-leaved Banksia	200mm	3 - 5m	3.5 - 6m	10
Ban-spi	Banksia spinulosa	Hairpin Banksia	200mm	0.9 - 1.5m	0.9 - 1.2m	12
cal-lin	Callistemon linearis	Narrow-leaved Bottlebrush	200mm	1.5 - 3m	0.6 - 0.9m	116
Cor-alb	Correa alba	White Correa	200mm	0.9 - 1.5m	0.9 - 1.2m	223
Gre-jun'Mo'	Grevillea juniperina 'Molonglo'	Grevillea molonglo	150mm	0.0 - 1 m	2 m	110
Kun-amb	Kunzea ambigua	Tick Bush	200mm	1.5 - 3m	1.2 - 2.0m	54
Nad-do	Nandina domestica	Sacreed bamboo	200mm	0.8 -1m	1m	13
Phi-con	Philodendron 'Congo'	Rojo Philodendron	200mm	1m	0.9 - 1.2m	17
Phi-xan	Philodendron 'Xanadu'	Winterborn Philodendron	200mm	0.8m	0.9 - 1.2m	34
rap-exc	Raphis excelsa	Lady Palm	300mm	3m	1.5m	25
san-stu	Sansevieria stuckyi	Mother in-laws Tongue	200mm	0.75 - 0.9m	0.6 - 0.9m	60
syz-au're'	Syzygium australe 'Resilience'	Lilly Pilly	200mm	1 - 2.5m	1.5m	144
Ground Covers						
Asp-ela	Aspidistra elatior	Cast Iron Plant	150mm	0.45 - 0.6m	0.6 - 0.9m	88
Car-gla	Carpobrotus glaucescens	Coastal Moonflower, Pigface, Iceplant	150mm	0.0 - 0.3m	1.2 - 2.0m	347
cas'ci'	Casuarina "Cousin It'	Casuarina "Cousin It'	150mm	0.0 - 0.3m	1.2 - 2.0m	13
Cis-ant	Cissus antarctica	Kangaroo Vine, Water Vine	150mm	3 - 5m	2.0 - 3.5m	9
Cra-arb	Crassula arborescens 'Bluebird'	'Blue Bird'	150mm	0.0 - 0.3m	0.3 - 0.6m	19
Hib-sca	Hibbertia scandens	Snake Vine	150mm	0.3m	1.2m	103
Tra-jas	Trachelospermum jasminoides	Star Jasmine	150mm	3 - 5m	3.5 - 6m	47
vio-he	Viola hederacea	Native Violet	150mm	0.2m	0.8m	195
Grasses						
Dia-rev-lr	Dianella revoluta	Spreading Flax Lily	150mm	0.3 - 0.45m	0.3 - 0.6m	435
Dor-exc	Doryanthes excelsa	Gymea Lily	300mm	1-2m	2-4m	10
lom-ta	Lomandra 'Tanika'	Fine-leaved mat rush	150mm	0.5m	0.6m	221


Angophora hispida
Dwarf apple


Banksia integrifolia
Coastal Banksia


Banksia serrata
Old man Banksia


Callistemon citrinus
Bottlebrush


Ceratopetalum gummiferum
NSW Christmas bush


Citrus lemon 'Eureka'
Eureka lemon


Elaeocarpus eumundii
Eumundi quandong


Elaeocarpus reticulatus
Blueberry Ash


Glochidion ferdinandi
Cheese tree


Howea forsteriana
Kentia palm


Hymenosporum flavum
Native frangipani


Melaleuca leucadendron
Weeping Paperbark


Acmena smithii 'Minor'
Lilly pilly


Banksia ericifolia
Heath-leaved banksia


Banksia spinulosa
Birthday Candles


Callistemon linearis
Narrow-leaved bottlebrush


Correa alba
White correa


Grevillea juniperina 'Molonglo'


Kunzea ambigua
Tick bush


Nandina domestica
Sacreed Bamboo


Philodendron congo
Rojo philodendron


Philodendron xanadu
Xanadu


Raphis excelsa
Lady Palm


Sansevieria stuckyi
Mother-in-laws tongue


Syzygium Australe-resilience
Lilly Pilly


Aspidistra elatior
Cast Iron Plant


Carpobrotus glaucescens
Pgs Face


Casuarina 'Cousin it'
Cousin it


Cissus antartica
Kangaroo Vine


Crassula arborescens 'Blue Bird'


Hibbertia scandens
Golden guinea flower


Trachelospermum jasminoides
Star jasmine


Viola hederacea
Native Violet


Dianella revoluta
Spreading Flax Lilly

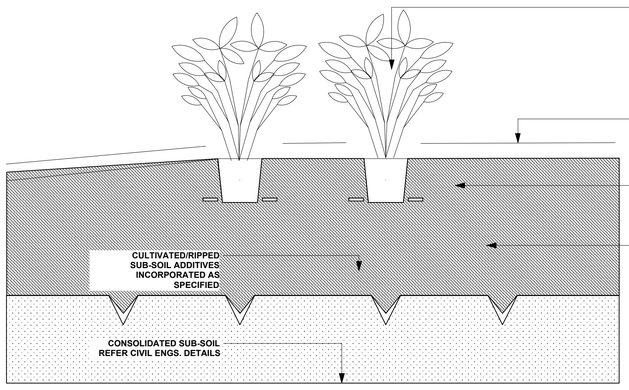

Doryanthes excelsa
Gymea Lilly


Lomandra tanika
Fine Leafed Mat Rush

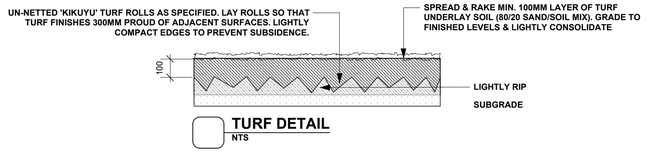
LANDSCAPE MAINTENANCE NOTES

THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS OF THE CONTRACT DURING THE PROGRESS OF THE WORKS. THE CONTRACTOR SHALL COMMENCE AND FULLY IMPLEMENT THE SHORT-TERM MAINTENANCE AND ESTABLISHMENT AFTER PRACTICAL COMPLETION HAS BEEN CONFIRMED.
SITE CONTROL: REPORT TO THE PRINCIPAL'S DESIGNATED REPRESENTATIVE ON ARRIVING AT AND BEFORE LEAVING THE SITE. PLANT ESTABLISHMENT PERIOD: THE PERIOD BETWEEN THE DATE OF PRACTICAL COMPLETION AND THE DATE OF FINAL COMPLETION.
MAINTENANCE/ ESTABLISHMENT PERIOD: 12 MONTHS.

PLANT ESTABLISHMENT: MAINTAIN THE CONTRACT AREA DURING THE PLANT ESTABLISHMENT PERIOD. ENSURE THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT DATE OF PRACTICAL COMPLETION IS MAINTAINED FOR THE FULL PLANTING ESTABLISHMENT PERIOD.
EXISTING PLANT MATERIAL: MAINTAIN EXISTING PLANTING WITHIN THE LANDSCAPE CONTRACT AREA AS SPECIFIED FOR NEW PLANTING.
REPLACEMENTS: REPLACE FAILED, DEAD AND/OR DAMAGED PLANTS AT MINIMUM 3 WEEK INTERVALS AS NECESSARY THROUGHOUT THE FULL PLANT ESTABLISHMENT PERIOD. REPORTING: SUBMIT REGULAR REPORTS BY THE LAST FRIDAY OF EACH MONTH SUMMARISING THE GENERAL STATUS OF WORKS. INCLUDE A MAINTENANCE SCHEDULE, A LOG BOOK OF MAINTENANCE ACTIVITY, SOIL TEST RESULTS AS REQUIRED FOR ANY FERTILISING PROGRAMS, AND PLANT REPLACEMENT REQUIREMENTS.
WATER RESTRICTIONS: COORDINATE THE WATER SUPPLY AND CONFIRM THE WATERING REGIME AGAINST RELEVANT GOVERNMENT LEGISLATION AND RESTRICTIONS AT THE TIME. STAKES AND TIES: REMOVE AT THE END OF THE PLANTING ESTABLISHMENT PERIOD. TEMPORARY FENCES: REMOVE TEMPORARY PROTECTIVE FENCES AT THE END OF THE PLANTING ESTABLISHMENT PERIOD.
COMPLIANCE: PLANT ESTABLISHMENT SHALL BE DEEMED COMPLETE, SUBJECT TO THE FOLLOWING:
* REPAIRS TO PLANTING MEDIA COMPLETED.
* PESTS, DISEASE, OR NUTRIENT DEFICIENCIES OR TOXICITIES ARE NOT EVIDENT.
* MULCHED SURFACES HAVE BEEN MAINTAINED IN A WEED FREE AND TIDY CONDITION AND TO THE SPECIFIED DEPTH.
* VEGETATION IS ESTABLISHED AND WELL FORMED.
* PLANTS HAVE HEALTHY ROOT SYSTEMS.
* VEGETATION IS NOT RESTRICTING ESSENTIAL SIGHT LINES AND SIGNAGE.
* COLLECTION AND REMOVAL OF LITTER COMPLETED.
* REMOVAL OF MULCH FROM DRAINAGE AND ACCESS AREAS COMPLETED.
* ALL DEFECTS NOTIFICATIONS HAVE BEEN CLOSED OUT.

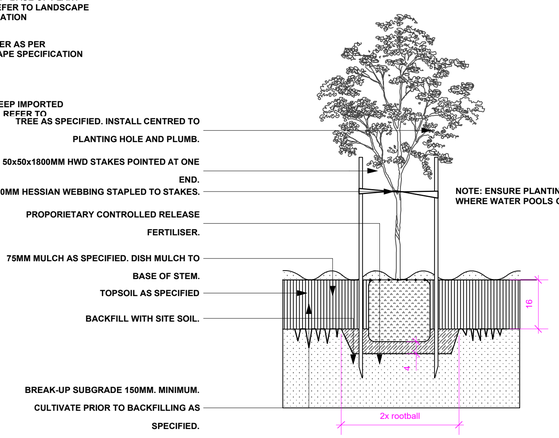


TYPICAL GROUNDCOVER PLANTING DETAIL
NTS

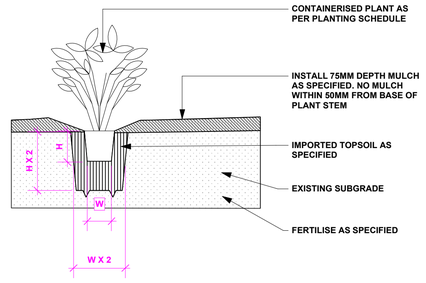


TURF DETAIL
NTS

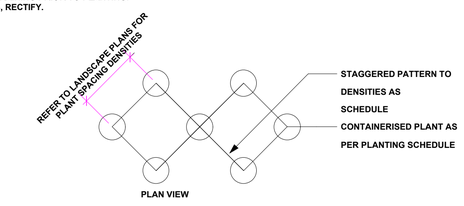
Department of Planning and Environment
NSW GOVERNMENT
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Approved on: 6 October 2022
Signed: AW Sheet No: 41 of 48

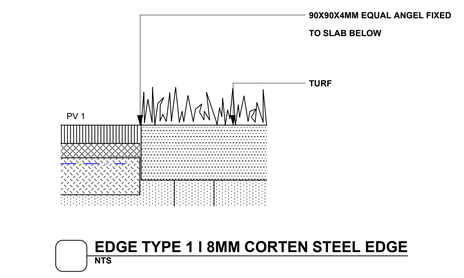


75-100L TREE PLANTING DETAIL
NTS

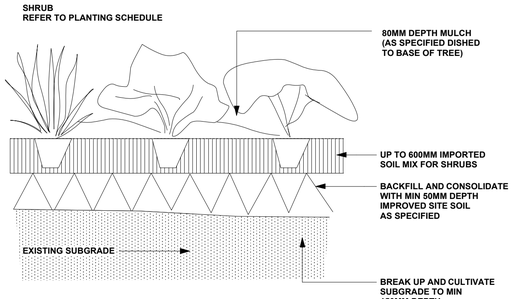


INDIVIDUAL PLANTING
NTS





EDGE TYPE 1 I 8MM CORTEN STEEL EDGE
NTS



TYPICAL SHRUB PLANTING DETAIL
NTS

ISSUE	DATE	COMMENT
L	20/06/22	DA ISSUE FOR REVIEW

AMENDMENTS

GENERAL NOTES
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170
and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.
NOTE
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out
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Project **PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address **51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title **PLANTING SCHEDULES & DETAILS** Scale **N.T.S@A1**
Drawing No. **1323**

Page **L-2100**



SAND COLOURED OXIDE CONCRETE PATH



Ronstan Planting Mesh for Vertical Garden Support



BENCH SEAT (B)

Narrow Tall (1500/500/1000)
L 1500 mm x H 1000 mm



QUATRO Narrow Tall
Size : 1500mm Long x 500mm Wide x 1000mm High
https://quatrodesign.com.au/products/planter-boxes/narrow-tall/



QUATRO Cube
Size : 500mm Long x 500mm Wide x 500mm High
https://quatrodesign.com.au/products/planter-boxes/cube/



Concrete Look Tile Balconies



Granite Look Tile

NSW GOVERNMENT
Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 42 of 48

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Project	**PROPOSED BRISBANE WATER LEGACY CLUB RESIDENTIAL APARTMENTS**
Address	**51-57 Masons Parade, Point Fredrick, NSW 2250** Date **20/06/2022**
Drawing Title	**MATERIAL INTENT IMAGES** Scale **N.T.S@A1**
	Drawing No. **1323**

Page
L-2101

BRISBANE WATER LEGACY VILLAGE RESIDENTIAL APARTMENTS

51-57 MASONS PDE, POINT FREDERICK
INTERNAL CIVIL WORKS



LOCALITY PLAN

NORTHROP

DRAWING SCHEDULE

DWG No.	DRAWING TITLE
C1.1	COVER SHEET
C2.1	CONCEPT SEDIMENT & EROSION CONTROL PLAN
C2.2	SEDIMENT & EROSION CONTROL DETAILS
C4.1	STORMWATER MANAGEMENT & LEVELS PLAN
C5.1	LONG SECTIONS & CROSS SECTIONS - SHEET 1
C6.1	VEHICLE SWEPT PATHS

NSW GOVERNMENT
Department of Planning and Environment

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Approved Application No: DA 21/14808

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Signed: AW Sheet No: 43 of 48

DRAWN KATHLEEN TURTON DESIGNED ROBERT SUCKLING JOB MANAGER DANIEL HOLLAND VERIFIER

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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	DEVELOPMENT APPLICATION	KT		DH	21.05.21
B	DEVELOPMENT APPLICATION	KT		DH	15.09.21

CLIENT: Grindley

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PROJECT: BRISBANE WATER LEGACY VILLAGE RESIDENTIAL APPRATMENTS 51-57 MASONS PDE, POINT FREDERICK

DRAWING TITLE: INTERNAL CIVIL WORKS COVER SHEET

JOB NUMBER: NL201088

DRAWING NUMBER: C1.1

REVISION: B

DRAWING SHEET SIZE = A1

INSTALL SILT FENCE 'SILTMASTER' OR SIMILAR, ALONG EXISTING TOP OF BANK. INSTALLED IN ACCORDANCE WITH DETAIL SD6-8 OF THE BLUEBOOK.

DENOTES SANDBAG or GEOTEXTILE SOCK FILLED WITH NO FINES GRAVEL PLACED IN INVERT OF GUTTER @ 15m CTS

PROVIDE TEMPORARY CONTRACTORS VEHICULAR ACCESS POINT. CONSTRUCT A STABILIZED SITE ACCESS IN ACCORDANCE WITH DETAIL SD6-14 OF THE BLUE BOOK, OR ALTERNATIVELY PROVIDE A SHAKEDOWN CATTLE GRID' AT THE ENTRANCE POINT TO REDUCE THE LIKELIHOOD OF SEDIMENT BEING TRAFFICKED OFF-SITE.

INSTALL SILT FENCE 'SILTMASTER' OR SIMILAR, ALONG EXISTING EDGE OF BANK. INSTALLED IN ACCORDANCE WITH DETAIL SD6-8 OF THE BLUEBOOK.

DENOTES INDICATIVE LOCATION OF STOCKPILE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH DETAIL SD4-1 OF THE BLUE BOOK

PROPOSED SITE BOUNDARY ADJUSTMENT

PROVIDE PIT PROTECTION INSTALLED IN ACCORDANCE WITH DETAILS SD6-11 OR SD6-12 (AS APPROPRIATE) OF THE BLUE BOOK (TYPICAL)

PROVIDE COMBINED SITE/SILT FENCE 'SILTMASTER' OR SIMILAR, INSTALLED IN ACCORDANCE WITH DETAIL SD6-8 OF THE BLUEBOOK.

LEGEND

- DENOTES SITE BOUNDARY LINE
- DENOTES EASEMENT LINE, REFER TO SURVEY FOR DETAILS
- DENOTES COMBINED SITE/SILT FENCE 'SILTMASTER' OR SIMILAR, INSTALLED IN ACCORDANCE WITH DETAIL SD6-8 OF THE BLUEBOOK.
- DENOTES TEMPORARY CONTRACTORS VEHICULAR ACCESS POINT. CONSTRUCT A STABILISED SITE ACCESS IN ACCORDANCE WITH DETAIL SD6-14 OF THE BLUE BOOK OR PROVIDE A SHAKEDOWN CATTLE GRID AT ENTRANCE POINT TO REDUCE LIKELIHOOD OF SEDIMENT BEING TRAFFICKED OFF-SITE
- DENOTES GEOTEXTILE INLET FILTER INSTALLED IN ACCORDANCE WITH DETAIL SD6-12 OF THE BLUE BOOK
- INDICATES MESH & GRAVEL INLET FILTER INSTALLED IN ACCORDANCE WITH DETAILS SD6-11 OF THE BLUE BOOK
- DENOTES SANDBAG or GEOTEXTILE SOCK FILLED WITH NO FINES GRAVEL PLACED IN INVERT OF GUTTER
- DENOTES INDICATIVE LOCATION OF STOCKPILE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH DETAIL SD4-1 OF THE BLUE BOOK

SEDIMENT & EROSION CONTROL NOTES

1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS, NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION' (THE 'BLUE BOOK').
2. INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
4. INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
5. ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAYS WORK.
6. THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
7. ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
8. STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
9. CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
10. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
11. PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
12. ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.

THE CONTRACTOR SHALL ENSURE COUNCIL ASSETS AND THE UTILITIES ARE PROTECTED AT ALL TIMES. ANY AND ALL DAMAGES TO COUNCIL ASSETS AND/OR UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SPECIFICATION OF COUNCIL AND THE UTILITIES AUTHORITY AND AT NO COST TO THE PRINCIPAL OR NORTHROP CONSULTING ENGINEERS.

SEDIMENT BASIN/TANKS SIZING CALCULATION

THE SITE IS LOCATED WITHIN THE ERINA SOIL LANDSCAPE AND PRIMARILY CONSISTS OF SANDY CLAY & SILTY SANDS, WHICH HAS THE FOLLOWING PROPERTIES (IN ACCORDANCE WITH TABLE C17 OF THE 'BLUE BOOK'.

SITE PARAMETERS	
CONSTRAINT	VALUE
SEDIMENT TYPE	D
SOIL HYDROLOGY GROUP	B
K = SOIL ERODIBILITY (K-FACTOR)	0.030
R = RAINFALL EROSIVITY (R-FACTOR)	3900
S = 2 YEAR, 6 HOUR STORM INTENSITY	13.4mm/hr (GOSFORD)
LS = SLOPE LENGTH/GRADIENT	0.34 (50m SLOPE @ 2% GRADE)
P = EROSION CONTROL PRACTICE (P-FACTOR)	1.3 (TYPICAL)
C = GROUND COVER (C-FACTOR)	1.0 (TYPICAL FOR STRIPPED SITE)
SOIL LOSS (RUSLE METHOD) (tonnes/ha/yr)	51.7
DISTURBED AREA	0.54Ha
SOIL LOSS (tonnes/yr)	27.8
EROSION HAZARD (TABLE 4.2 BLUE BOOK)	VERY LOW
TOTAL SITE RUN-OFF IS LESS THAN 150m³/Yr. BASIN/TANKS NOT REQUIRED.	

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 44 of 48

NOTE THAT ORIGINAL DRAWING IS IN COLOUR

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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	DEVELOPMENT APPLICATION	KT		DH	21.05.21
B	DEVELOPMENT APPLICATION	KT		DH	15.09.21
C	DEVELOPMENT APPLICATION	KT		DH	03.06.22
D	DEVELOPMENT APPLICATION	KT		DH	17.06.22
E	DEVELOPMENT APPLICATION	KT		DH	21.06.22

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PLANS 1:200@A1 0 2 4 6 8 10m

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PROJECT: BRISBANE WATER LEGACY VILLAGE RESIDENTIAL APPRATMENTS 51-57 MASONS PDE, POINT FREDERICK

DRAWING TITLE: INTERNAL CIVIL WORKS CONCEPT SEDIMENT & EROSION CONTROL PLAN

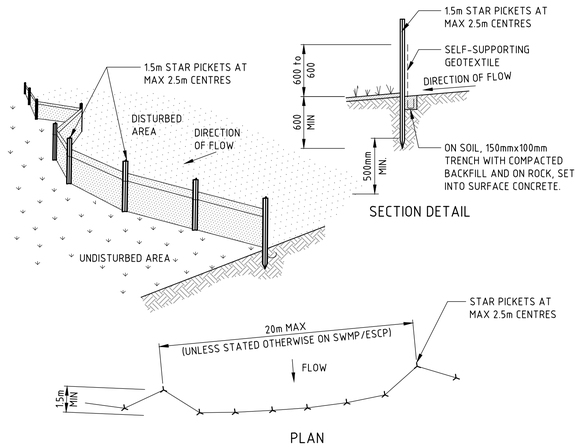
JOB NUMBER: NL201088

DRAWING NUMBER: C2.1

REVISION: E

DRAWING SHEET SIZE = A1

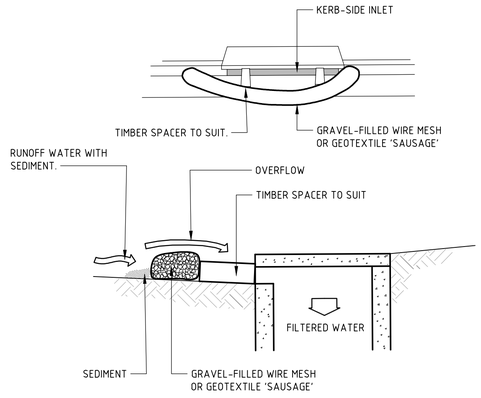
DESIGNED ROBERT SUCKLING
DRAWN KATHLEEN TURTON
JOB MANAGER DANIEL HOLLAND
VERIFIER



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE (SD 6-8)

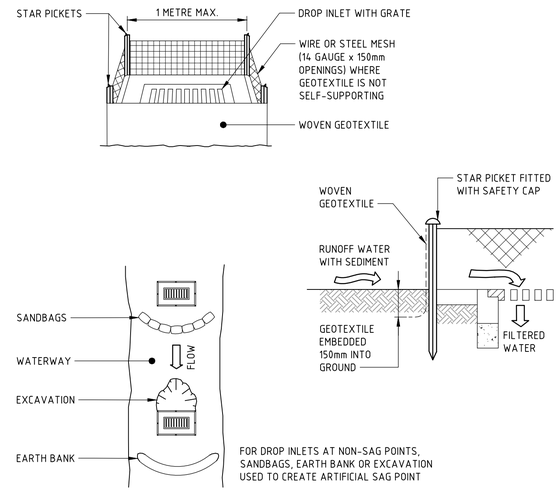


NOTE:THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

MESH AND GRAVEL INLET FILTER (SD 6-11)

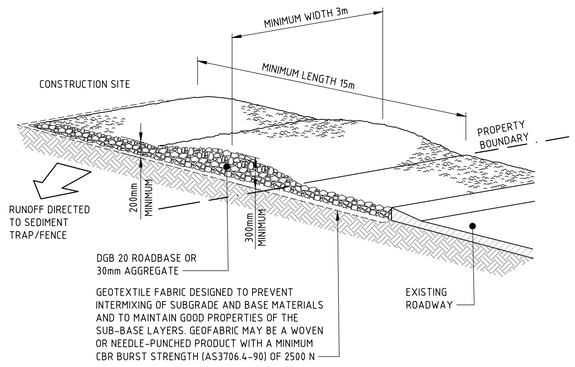


FOR DROP INLETS AT NON-SAG POINTS, SANDBAGS, EARTH BANK OR EXCAVATION USED TO CREATE ARTIFICIAL SAG POINT

CONSTRUCTION NOTES

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

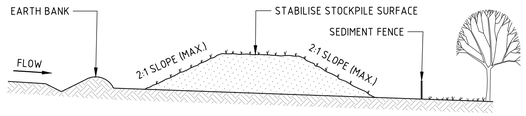
GEOTEXTILE INLET FILTER (SD 6-12)



CONSTRUCTION NOTES

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

STABILISED SITE ACCESS (SD 6-14)



CONSTRUCTION NOTES

1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE.

STOCKPILES (SD 4-1)

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 45 of 48

DRAWN KATHLEEN TURTON DESIGNED ROBERT SUCKLING JOB MANAGER DANIEL HOLLAND VERIFIER

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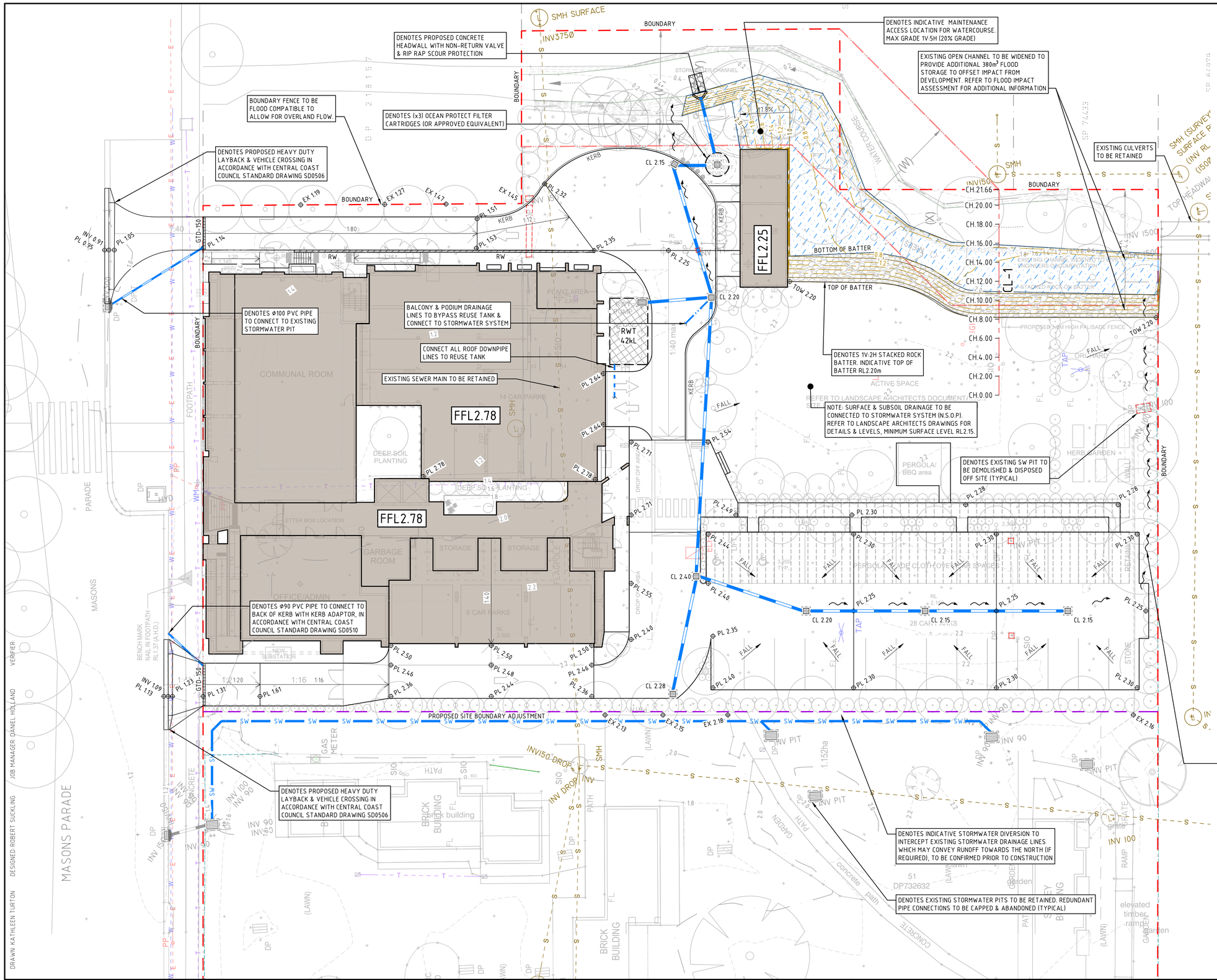
PROJECT: **BRISBANE WATER LEGACY VILLAGE RESIDENTIAL APPRATMENTS 51-57 MASONS PDE, POINT FREDERICK**

DRAWING TITLE: **INTERNAL CIVIL WORKS SEDIMENT & EROSION CONTROL DETAILS**

JOB NUMBER: **NL201088**

DRAWING NUMBER: **C2.2** REVISION: **B**

DRAWING SHEET SIZE = A1



LEGEND

- DENOTES SITE BOUNDARY LINE
- DENOTES EASEMENT LINE, REFER TO SURVEY FOR DETAILS
- DENOTES PROPOSED BUILDING EXTENTS, REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR DETAILS
- FFL2.78 — DENOTES PROPOSED FINISHED FLOOR LEVEL
- PL 2.30 — DENOTES PROPOSED FINISHED SURFACE LEVEL
- CL 2.15 — DENOTES PROPOSED STORMWATER PIT COVER LEVEL
- EX 2.15 — DENOTES EXISTING SURFACE LEVEL
- 2.0 — DENOTES EXISTING CONTOURS
- 1.0 — DENOTES DESIGN CONTOURS
- CH0.00 — CL-1 — DENOTES ALIGNMENT CONTROL LINE & CHAINAGE, REFER TO LONG SECTION
- DENOTES PROPOSED STORMWATER PIT. ALL NEW STORMWATER INLET PITS ARE TO BE FITTED WITH FILTER INSERTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION
- DENOTES EXISTING STORMWATER PIT / KERB INLET PIT TO BE RETAINED
- GTD-150 — DENOTES GRATED TRENCH DRAIN & WIDTH
- DENOTES CONCRETE HEADWALL WITH NON-RETURN VALVE AND RIP RAP SCOUR PROTECTION
- RWT — DENOTES BELOW GROUND RAINWATER TANK/S WITH 42kL COMBINED CAPACITY. HARVESTED RAINWATER TO BE USED FOR IRRIGATION & TOILET FLUSHING
- DENOTES PROPOSED STORMWATER LINE
- DENOTES OVERLAND FLOW PATH
- RW — DENOTES RETAINING WALL
- E — DENOTES APPROXIMATE LOCATION OF EXISTING ELECTRICITY LINE
- G — DENOTES APPROXIMATE LOCATION OF EXISTING GAS MAIN
- T — DENOTES APPROXIMATE LOCATION OF EXISTING TELECOMMUNICATION LINE
- W — DENOTES APPROXIMATE LOCATION OF EXISTING WATER MAIN
- S — DENOTES APPROXIMATE LOCATION OF EXISTING SEWER MAIN

LOCATIONS OF EXISTING SERVICES ARE APPROXIMATE ONLY & MAY NOT BE COMPLETE. THE BUILDER IS RESPONSIBLE FOR LOCATING EXISTING INFRASTRUCTURE (CULVERTS, PITS, PIPES, SERVICES, INVERT & COVER LEVELS ETC) PRIOR TO COMMENCING CONSTRUCTION.

THE BUILDER SHALL ALLOW TO MODIFY ALL EXISTING SERVICE COVERS TO MATCH THE NEW PAVEMENTS, IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

PROVIDE TEMPORARY TRAFFIC CONTROL IN ACCORDANCE WITH STATE & FEDERAL STATUTORY REQUIREMENTS AND LOCAL COUNCIL SPECIFICATIONS/REQUIREMENTS

NOTE: ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD). ORIGIN OF LEVELS PM 19217, RL1.564

DRAWINGS TO BE READ IN CONJUNCTION WITH CONCEPT STORMWATER MANAGEMENT REPORT & FLOOD IMPACT ASSESSMENT

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 21/14808

Approved on: 6 October 2022

Signed: AW Sheet No: 46 of 48

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DESIGNED ROBERT SUCKLING | DRAWN KATHLEEN TURTON | JOB MANAGER DANIEL HOLLAND | VERIFIER

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	DEVELOPMENT APPLICATION	KT		DH	21.05.21
B	DEVELOPMENT APPLICATION	KT		DH	15.09.21
C	REVISED FOR DEVELOPMENT APPLICATION	RS		DH	24.05.22
D	REVISED FOR DEVELOPMENT APPLICATION	RS		DH	03.06.22
E	REVISED FOR DEVELOPMENT APPLICATION	KT		DH	17.06.22
F	REVISED FOR DEVELOPMENT APPLICATION	KT		DH	21.06.22

CLIENT: Grindley

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PLANS 1:200@A1 — 0 2 4 6 8 10m

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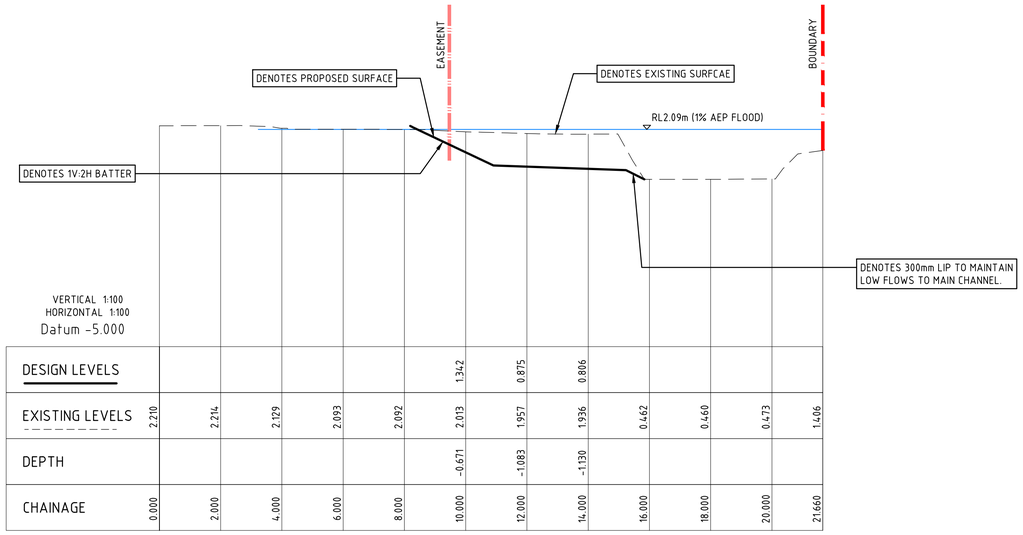
PROJECT: **BRISBANE WATER LEGACY VILLAGE RESIDENTIAL APPRATMENTS 51-57 MASONS PDE, POINT FREDERICK**

DRAWING TITLE: **INTERNAL CIVIL WORKS STORMWATER MANAGEMENT & LEVELS PLAN**

JOB NUMBER: **NL201088**

DRAWING NUMBER: **C4.1** REVISION: **F**

DRAWING SHEET SIZE = A1



DESIGN LEVELS						1.342	0.875	0.806				
EXISTING LEVELS	2.210	2.214	2.129	2.093	2.092	2.013	1.957	1.936	0.462	0.460	0.473	1.406
DEPTH						-0.671	-1.083	-1.130				
CHAINAGE	0.000	2.000	4.000	6.000	8.000	10.000	12.000	14.000	16.000	18.000	20.000	21.660

CL-1 FLOOD OFFSET STORAGE SECTION

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
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Approved on: 6 October 2022

Signed: AW Sheet No: 47 of 48

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CLIENT
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ARCHITECT
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VERT 1:100@A1 0 1 2 3 4 5m
HORIZ 1:100@A1 0 1 2 3 4 5m

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PROJECT
BRISBANE WATER LEGACY VILLAGE
RESIDENTIAL APPRATMENTS
51-57 MASONS PDE, POINT FREDERICK

DRAWING TITLE
INTERNAL CIVIL WORKS
LONG SECTIONS
& CROSS SECTIONS
SHEET 1

JOB NUMBER **NL201088**
DRAWING NUMBER **C5.1**
REVISION **C**
DRAWING SHEET SIZE = A1

SWEPT PATH TO ALLOW FOR PARKED VEHICLES ON OPPOSITE SIDE OF ROAD.

INDICATIVE LAYBACK & VEHICLE CROSSING TO ACCOMMODATE SWEPT PATH

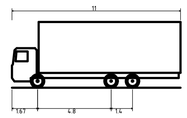
INDICATIVE CHEVRON LINEMARKING ZONE

INDICATIVE LAYBACK & VEHICLE CROSSING TO ACCOMMODATE SWEPT PATH

VEHICLE TO MAINTAIN 300mm OFFSET CLEARANCE TO PROPOSED BOUNDARY LINE

INDICATIVE LOCATION OF WASTE SERVICING ZONE TO ALLOW CARS TO PASS WHIST IN OPERATION.

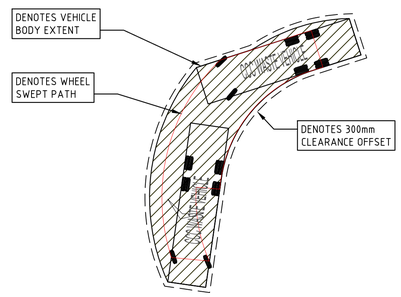
THREE-POINT REVERSING MANOEUVRE FROM SERVICING LOCATION TO EXIT IN FORWARD DIRECTION.



CCC WASTE VEHICLE (11m)

Overall Length	11.000m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.417m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m

NOTE: SWEPT PATH SHOWN BASED ON 11m VEHICLE IN ACCORDANCE WITH CENTRAL COAST COUNCIL (GOSFORD CITY) DCP.
- THE TURNING PATHS/TEMPLATES PROVIDED HAVE BEEN PRODUCED USING SIMULATION SOFTWARE AND ARE TO BE USED AS A GUIDE ONLY. THESE SIMULATIONS MAY NOT REFLECT ACTUAL DRIVER BEHAVIOUR AND/OR EXPERIENCE UNDER ACTUAL DRIVING CONDITIONS.



KEY LEGEND

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PROJECT: **BRISBANE WATER LEGACY VILLAGE RESIDENTIAL APPRATMENTS 51-57 MASONS PDE, POINT FREDERICK**

DRAWING TITLE: **INTERNAL CIVIL WORKS VEHICLE SWEPT PATHS**

JOB NUMBER: **NL201088**

DRAWING NUMBER: **C6.1** REVISION: **D**

DRAWING SHEET SIZE = A1

DRAWN KATHLEEN TURTON DESIGNED ROBERT SUCKLING JOB MANAGER DANIEL HOLLAND VERIFIER