

# PROPOSED DEVELOPMENT - HOMEMAKER CENTRE

## 202 BUSHLAND DRIVE, TAREE, NSW

### TOWN PLANNING APPLICATION

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT  
AND MAY NOT BE REPRODUCED WITHOUT PRIOR  
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD



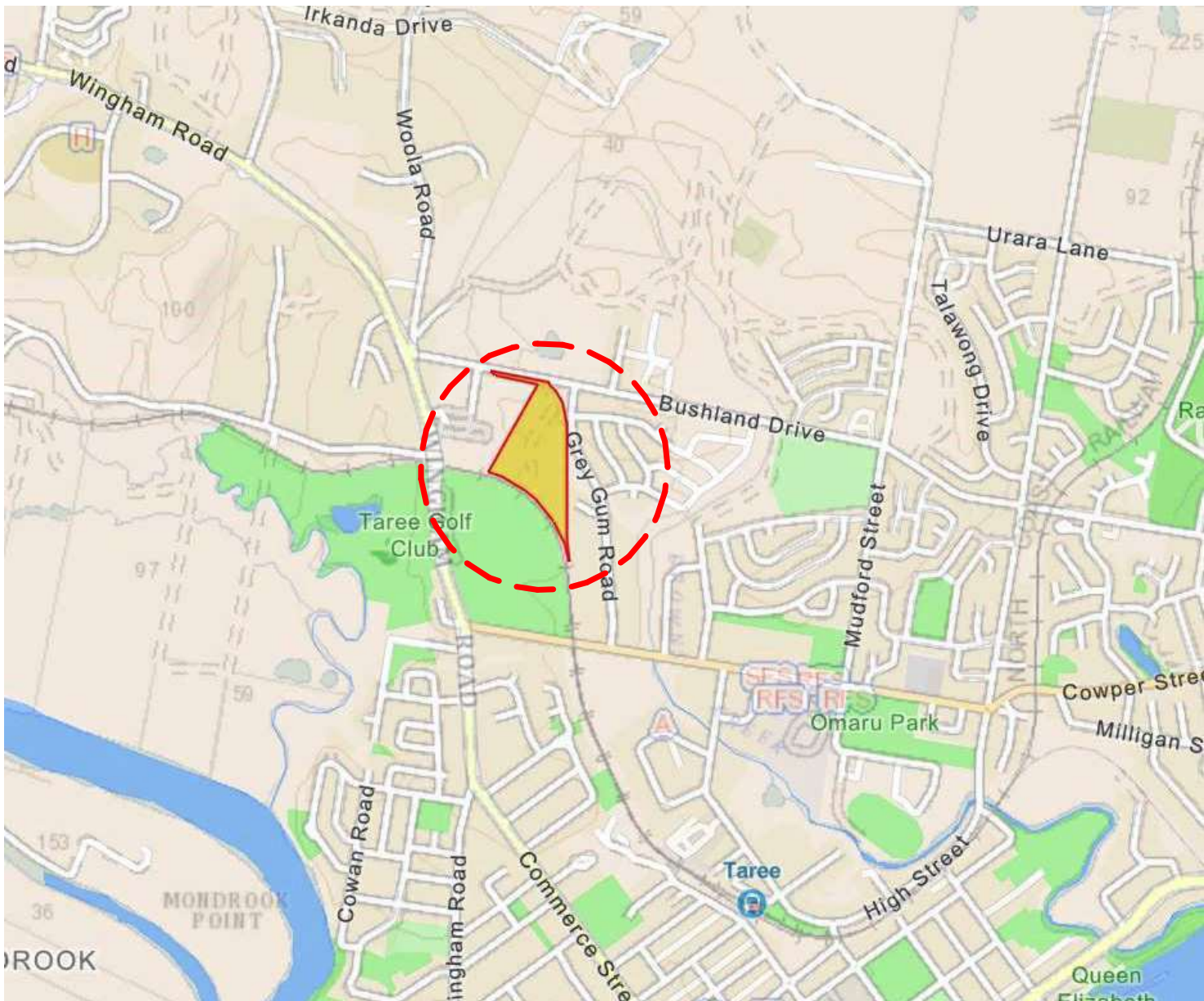
ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	30.05.25	WG



ARTIST IMPRESSION

#### TOWN PLANNING - DRAWING LIST

SHEET NO.	SHEET TITLE	REVISION
DA001	COVER SHEET	A
DA015	EXISTING CONDITIONS	A
DA020	PROPOSED SITE PLAN	A
DA101	TENANCY 1-4 GROUND FLOOR PLAN	A
DA102	TENANCY 5-6, 16 GROUND FLOOR PLAN	A
DA103	TENANCY 7-11 GROUND FLOOR PLAN	A
DA104	TENANCY 12-15 GROUND FLOOR PLAN	A
DA111	TENANCY 1-4 ROOF PLAN	A
DA112	TENANCY 5-6, 16 ROOF PLAN	A
DA113	TENANCY 7-11 ROOF PLAN	A
DA114	TENANCY 12-15 ROOF PLAN	A
DA151	ELEVATIONS - SHEET 1	A
DA152	ELEVATIONS - SHEET 2	A
DA153	ELEVATIONS - SHEET 3	A
DA154	ELEVATIONS - SHEET 4	A
DA161	SECTIONS - SHEET 1	A
DA162	SECTIONS - SHEET 2	A
DA163	SECTIONS - SHEET 3	A
DA170	SIGNAGE DETAILS	A
DA171	PYLON DETAILS	A
DA201	SHADOW DIAGRAMS	A
DA202	SHADOW DIAGRAMS	A
DA300	PROPOSED ARTIST IMPRESSIONS	A



LOCALITY PLAN

#### DEVELOPMENT APPLICATION

COVER SHEET







## DEVELOPMENT APPLICATION

## EXISTING CONDITIONS



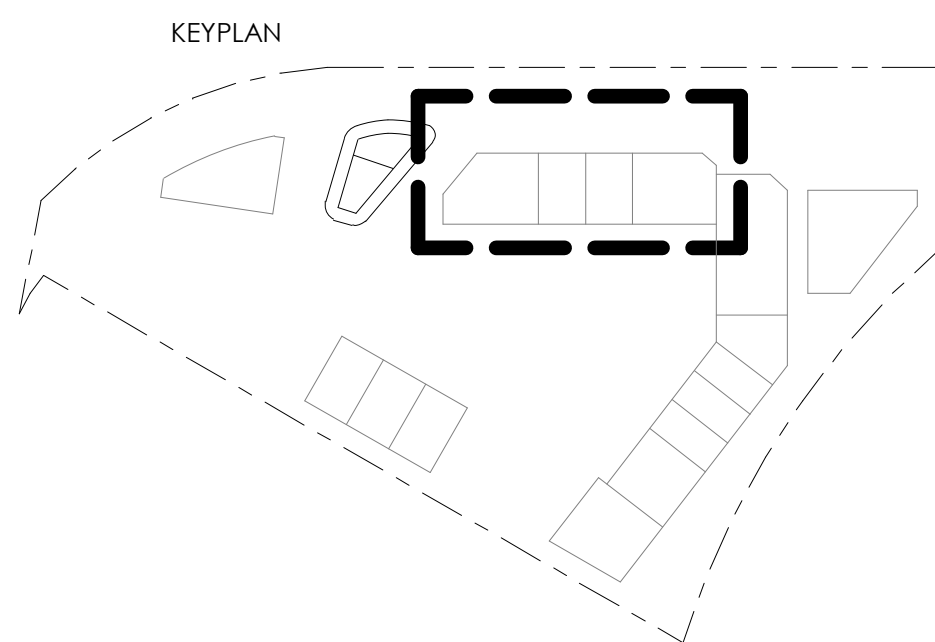
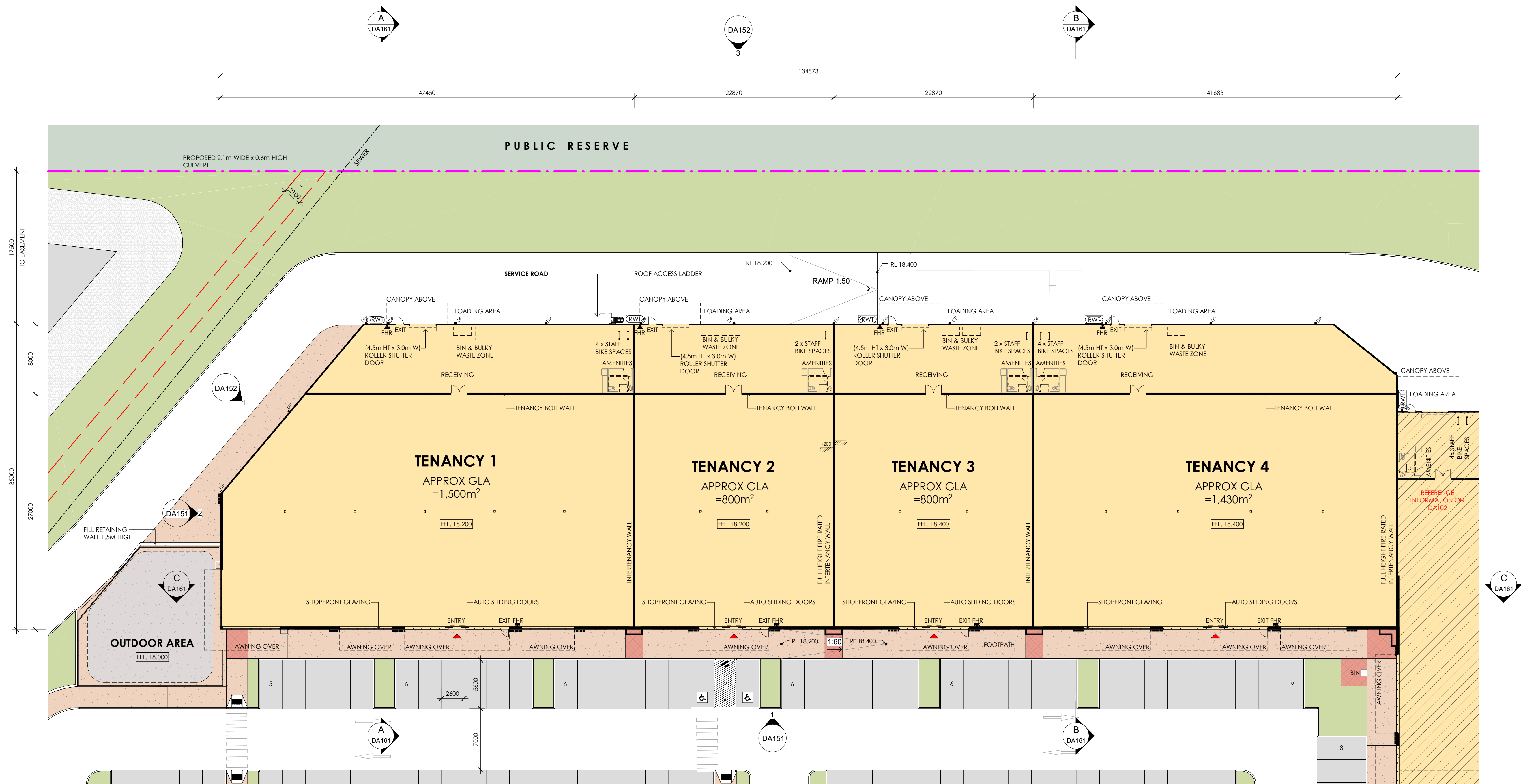




## DEVELOPMENT APPLICATION

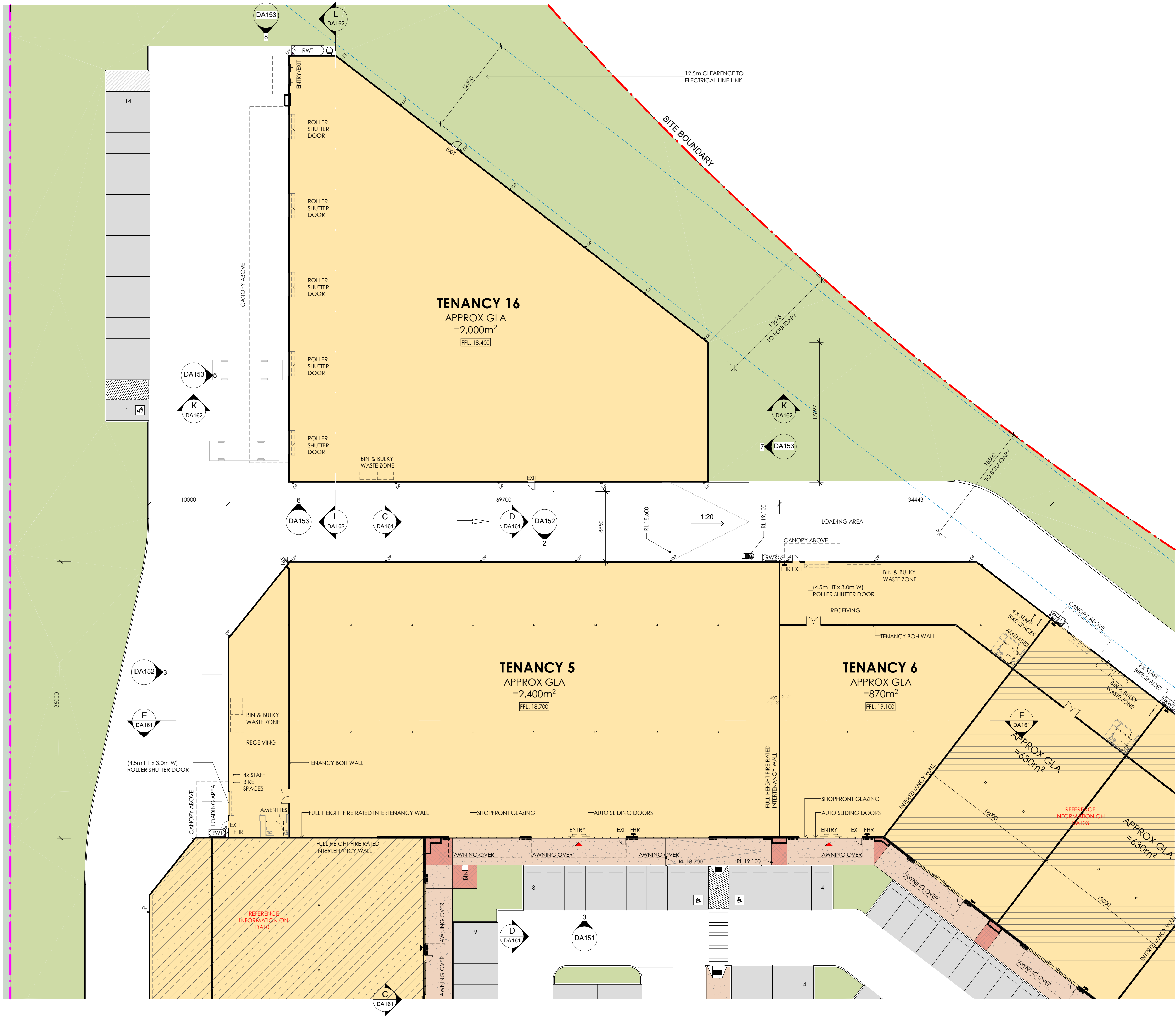
## PROPOSED SITE PLAN



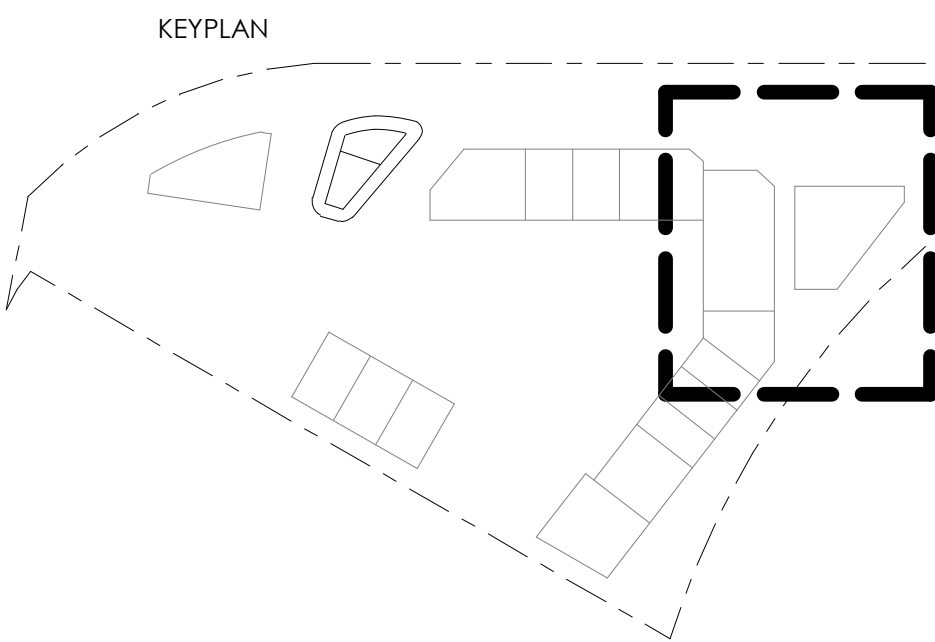


## TENANCY 1-4 GROUND FLOOR PLAN





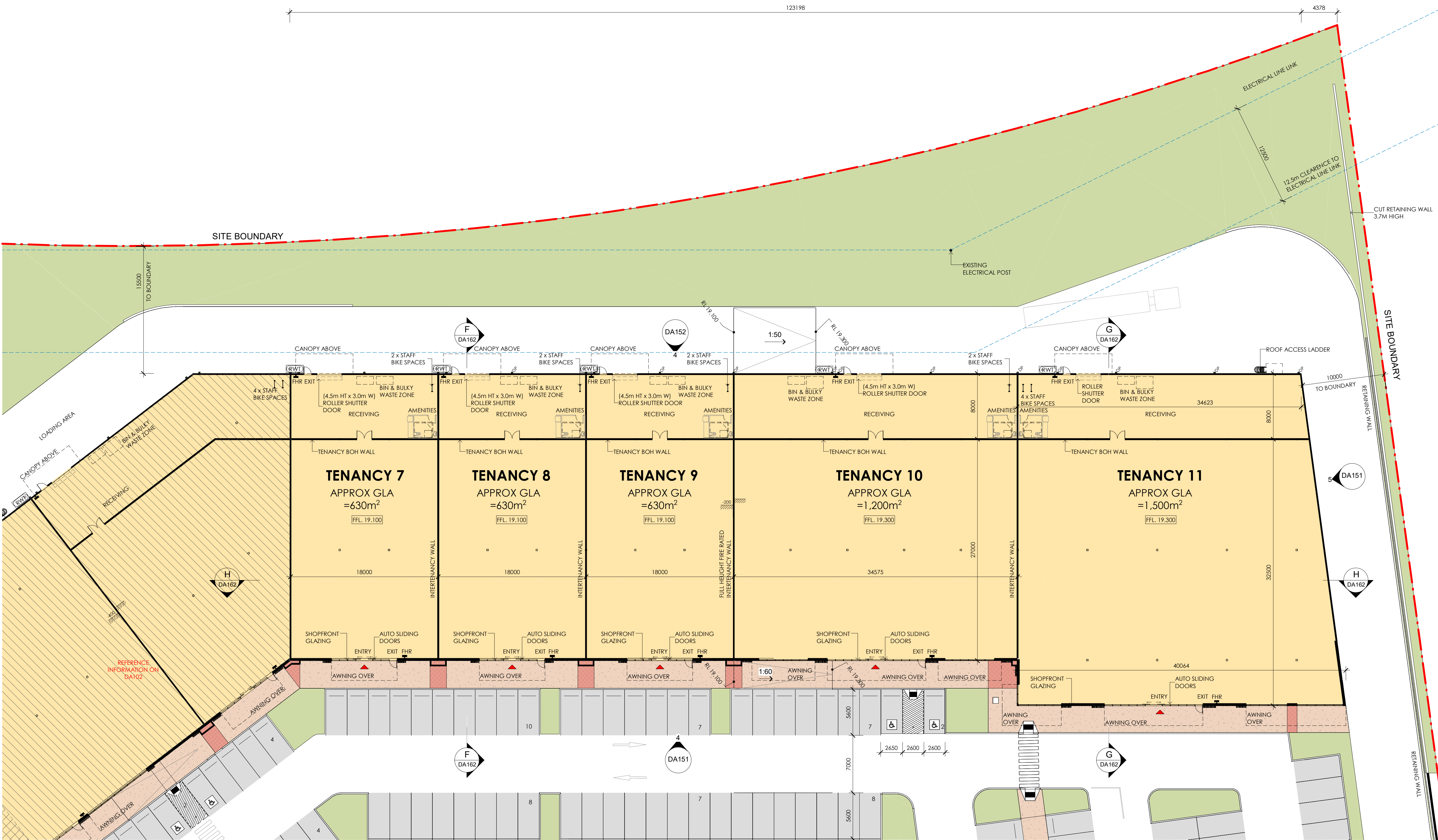
LEGEND	
	PROPERTY BOUNDARIES
	EASEMENTS
	SEWER MAIN
	ELECTRICAL LINE
	PROPOSED CULVERT
	SWALE
	LANDSCAPING
	PROPOSED CARSPACES
	PROPOSED FOOTPATH
	PEDESTRIAN CROSSING
	COLUMN
	DOWNPIPE
	TREE - REFER LANDSCAPE ARCHITECTS DRAWINGS
	FINISH FLOOR LEVEL SUBJECT TO CIVIL ENGINEERS ADVICE



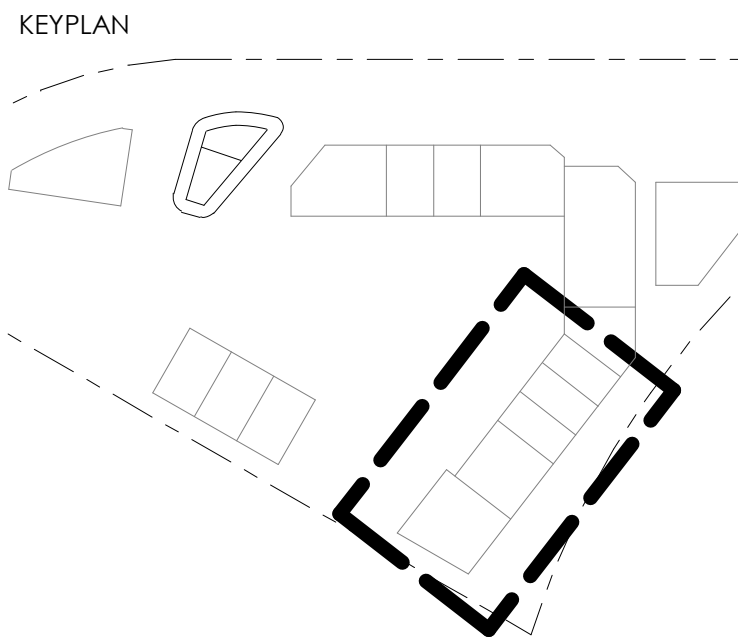
DEVELOPMENT APPLICATION

TENANCY 5-6, 16 GROUND  
FLOOR PLAN





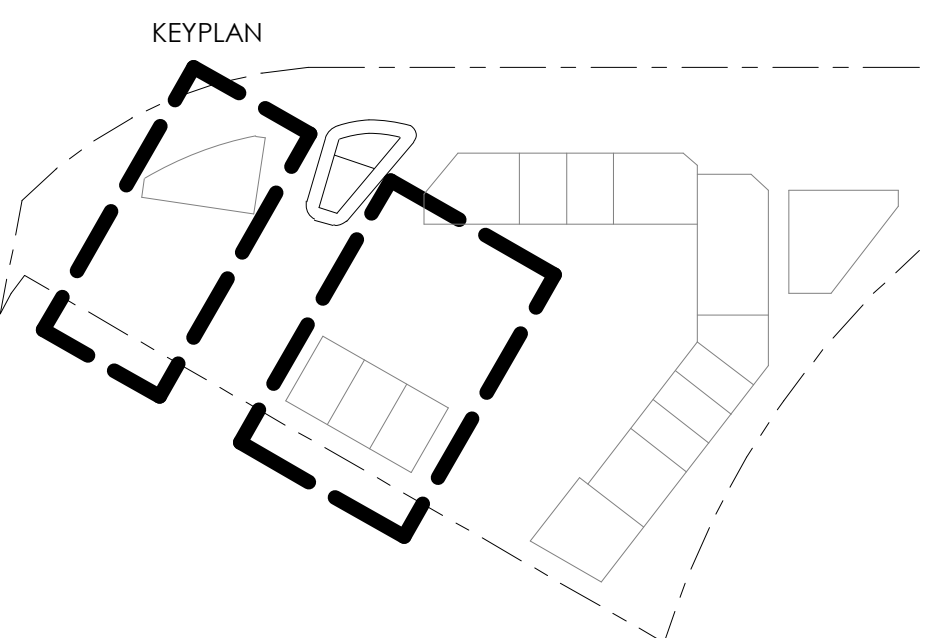
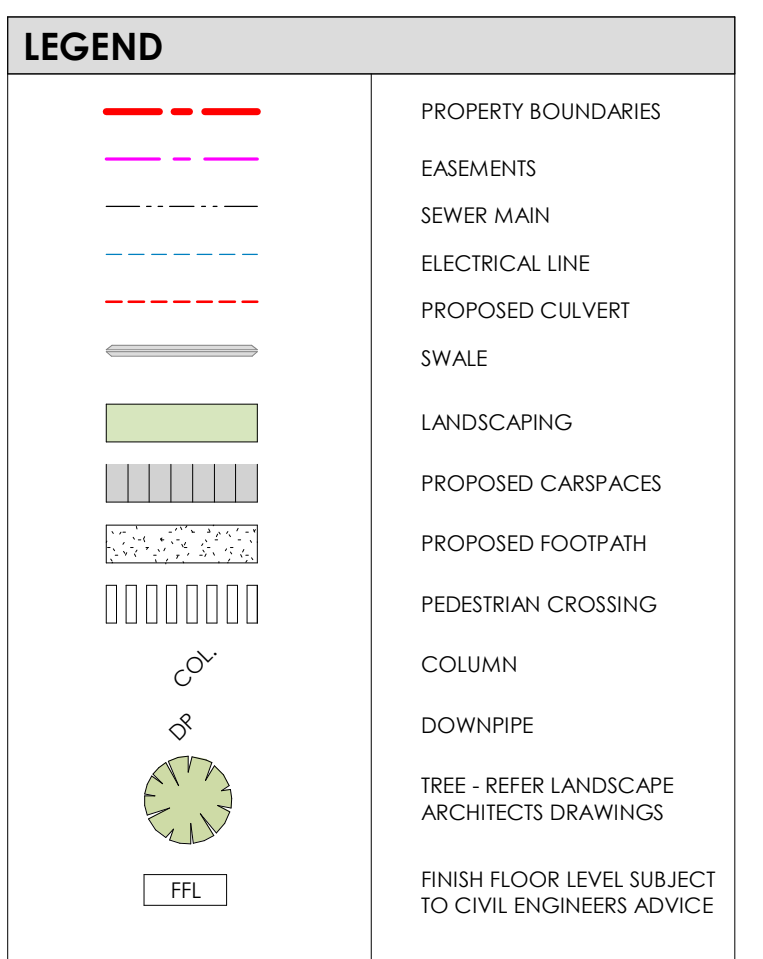
LEGEND	
	PROPERTY BOUNDARIES
	EASEMENTS
	SEWER MAIN
	ELECTRICAL LINE
	PROPOSED CULVERT
	SWALE
	LANDSCAPING
	PROPOSED CARSPACES
	PROPOSED FOOTPATH
	PEDESTRIAN CROSSING
	COLUMN
	DOWNPIPE
	TREE - REFER LANDSCAPE ARCHITECTS DRAWINGS
	FINISH FLOOR LEVEL SUBJECT TO CIVIL ENGINEERS ADVICE



TENANCY 7-11 GROUND  
FLOOR PLAN

DEVELOPMENT APPLICATION





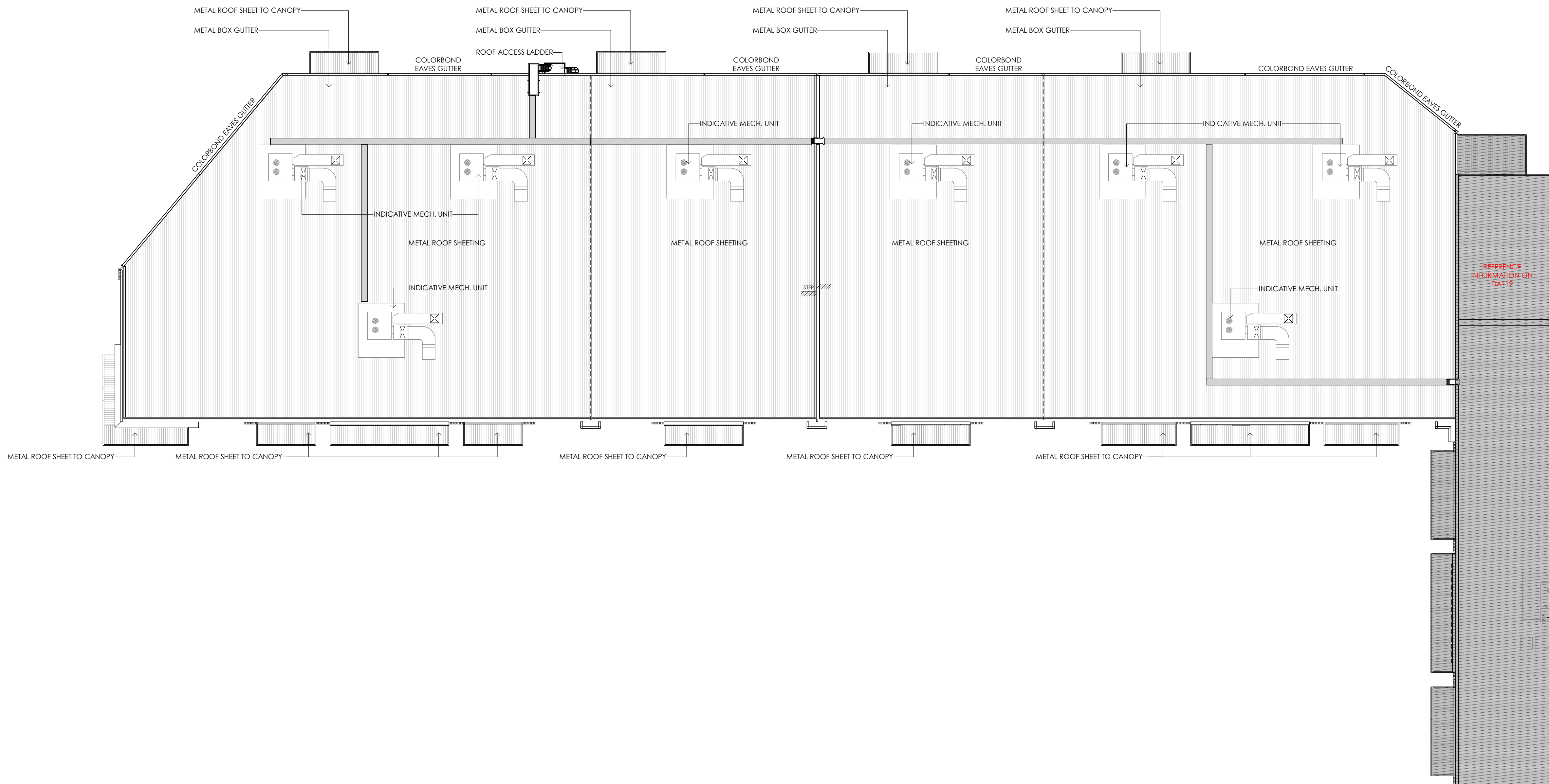
## DEVELOPMENT APPLICATION

JOB NO: 5360	DWG NO.	REV.
DATE: OCT '24	DA104	A
DRAWN: MS/JAF		

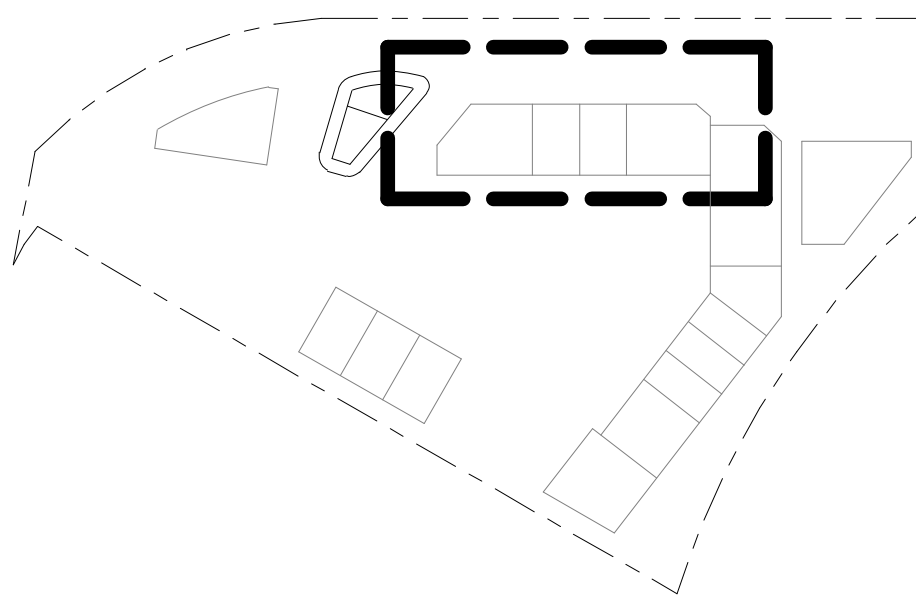


PUBLIC RESERVE

SITE EASEMENT



KEYPLAN

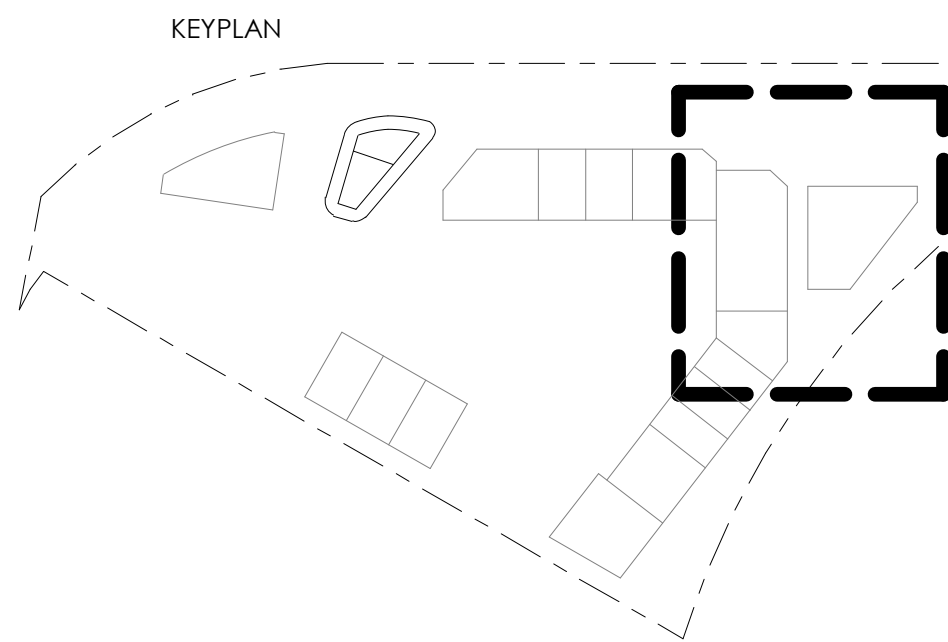
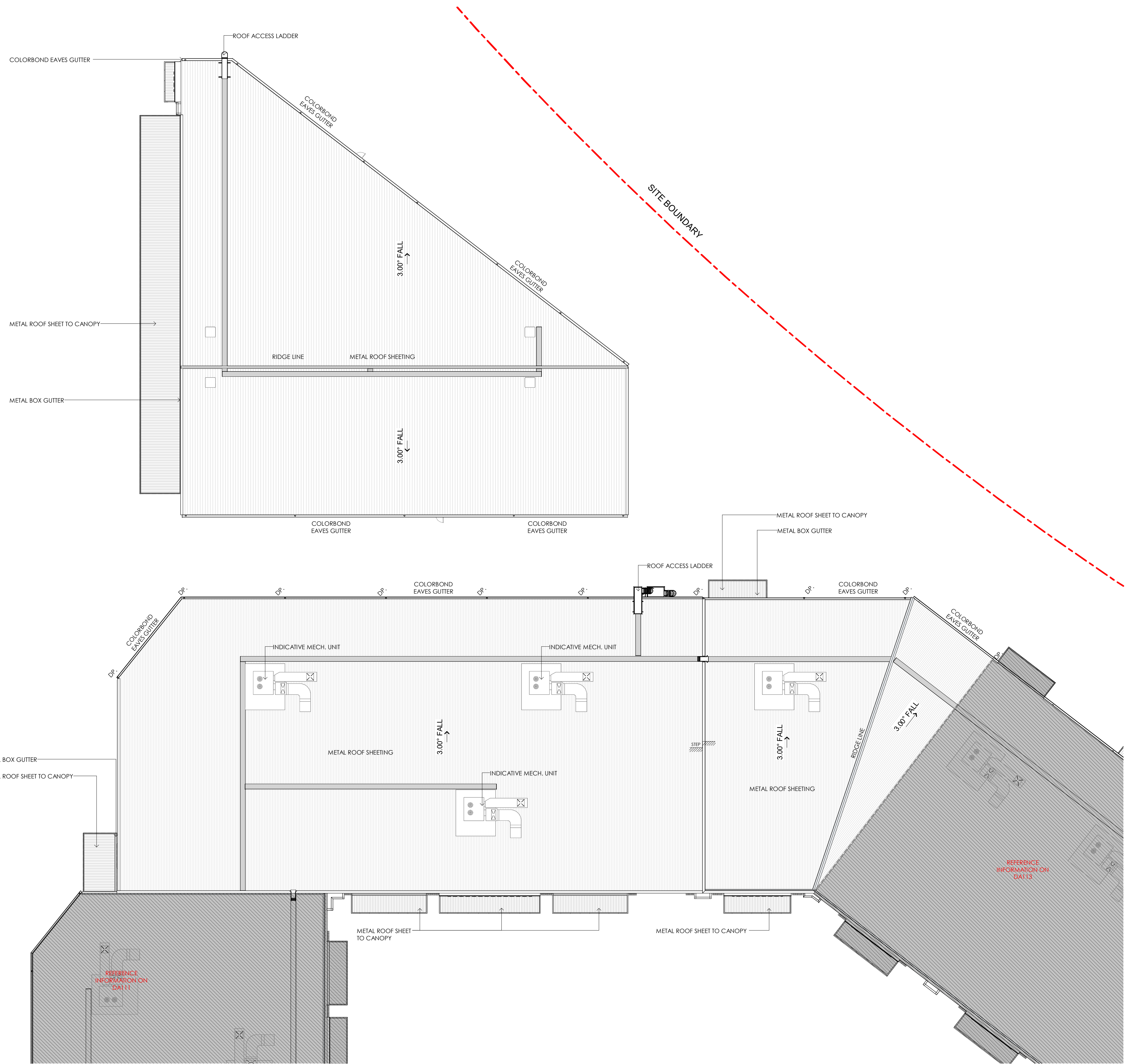


DEVELOPMENT APPLICATION

TENANCY 1-4 ROOF PLAN







## DEVELOPMENT APPLICATION

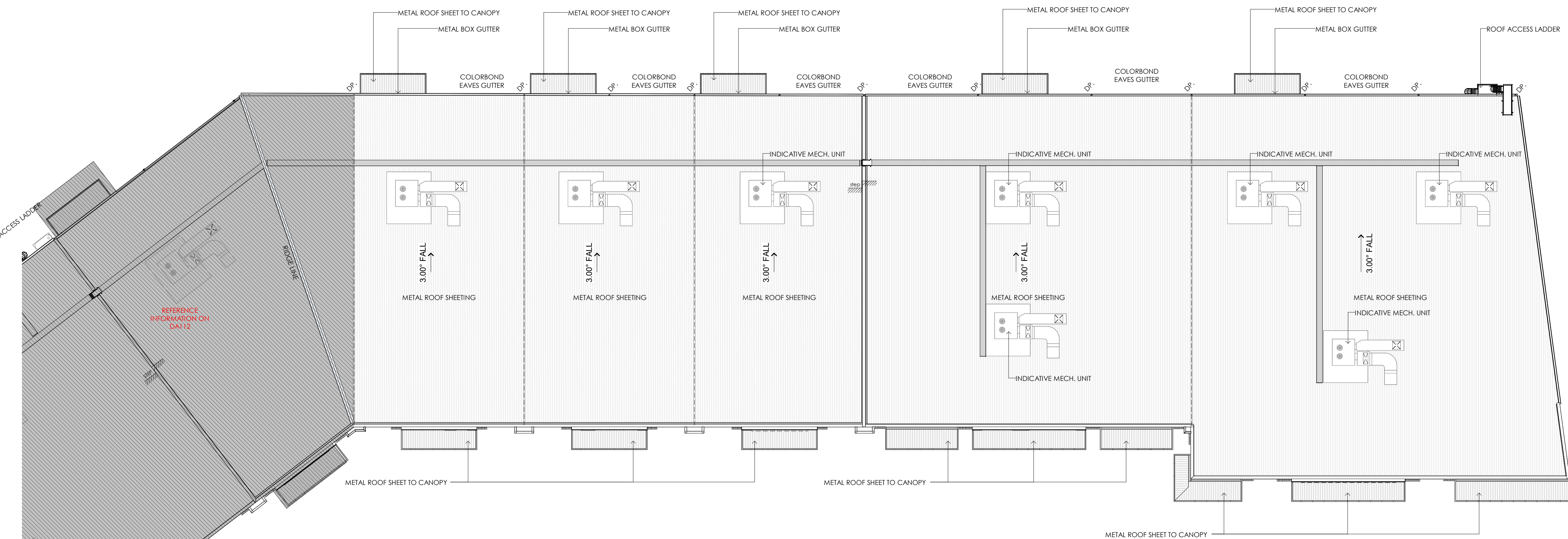
TENANCY 5-6, 16 ROOF PLAN



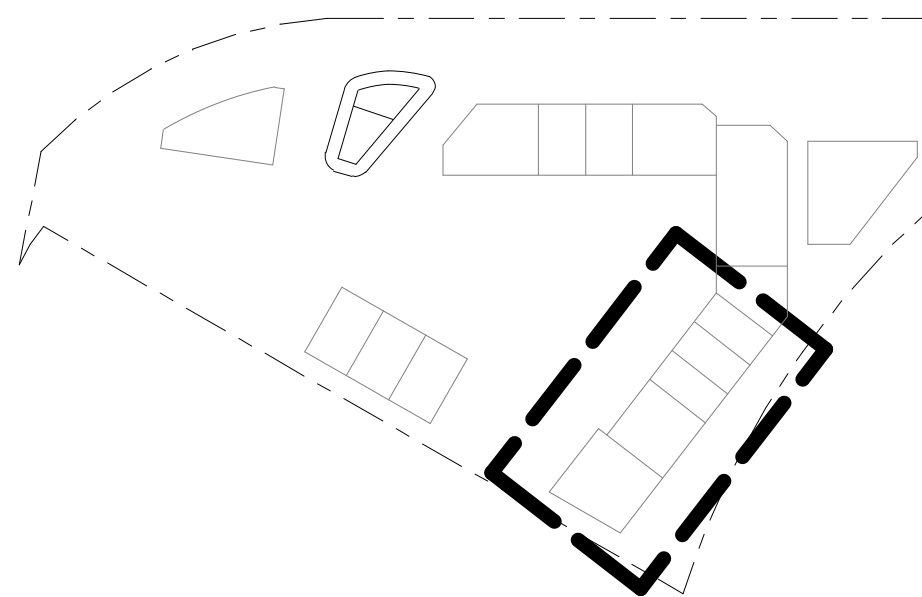


SITE BOUNDARY

SITE BOUNDARY



KEYPLAN



## DEVELOPMENT APPLICATION

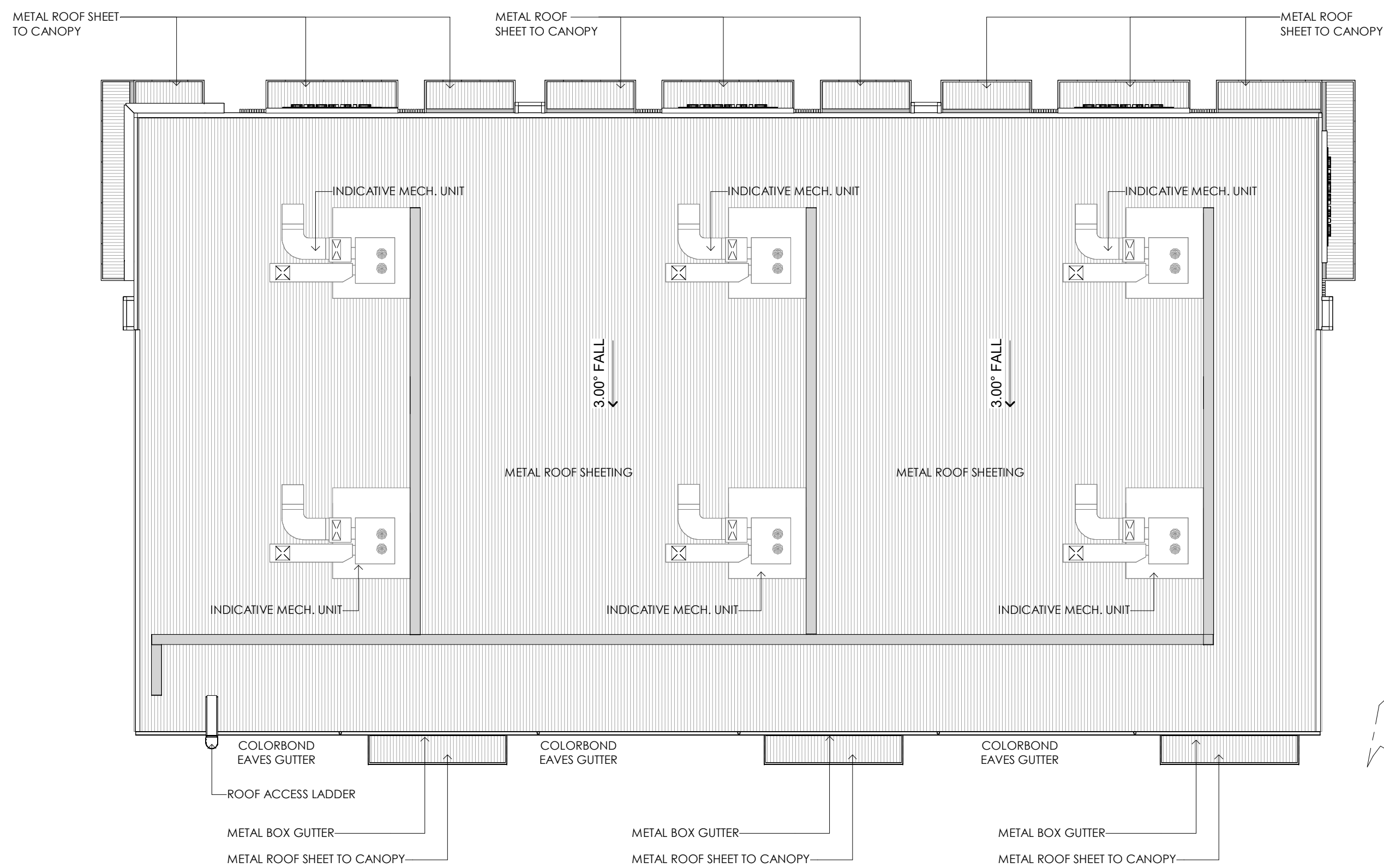
TENANCY 7-11 ROOF PLAN



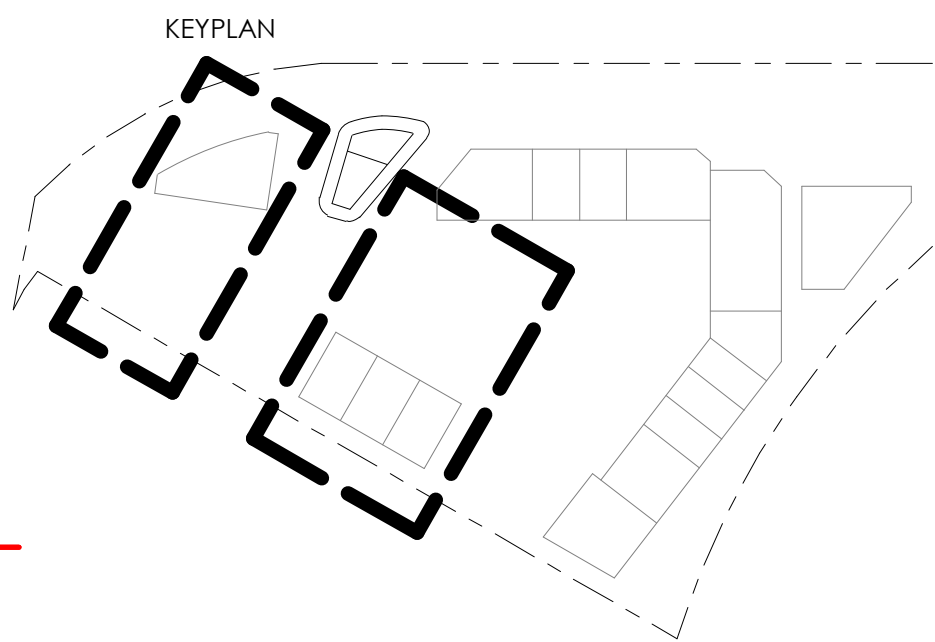




SITE BOUNDARY



SITE BOUNDARY



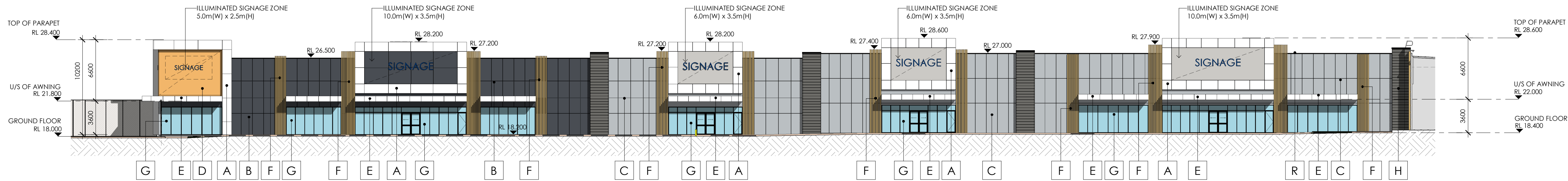
THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT  
AND MAY NOT BE REPRODUCED WITHOUT PRIOR  
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD



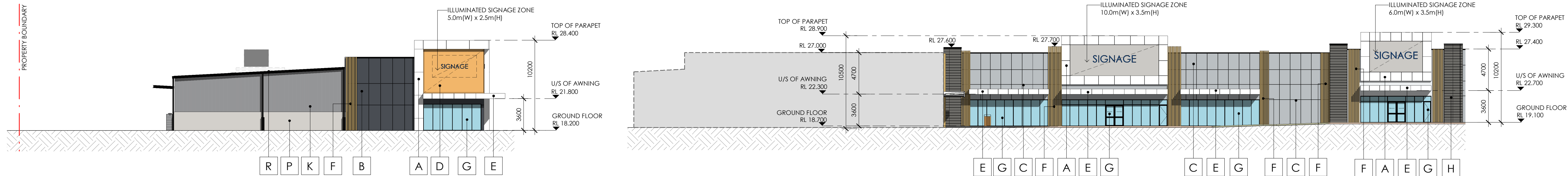
ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	30.05.25	WG





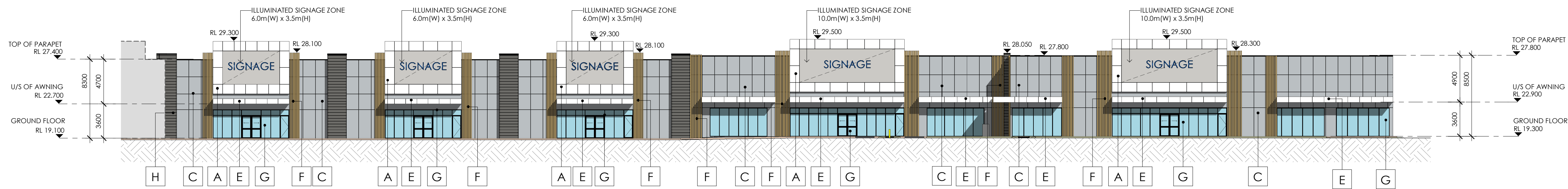


1 EAST ELEVATION T1-T4  
Scale: 1 : 250

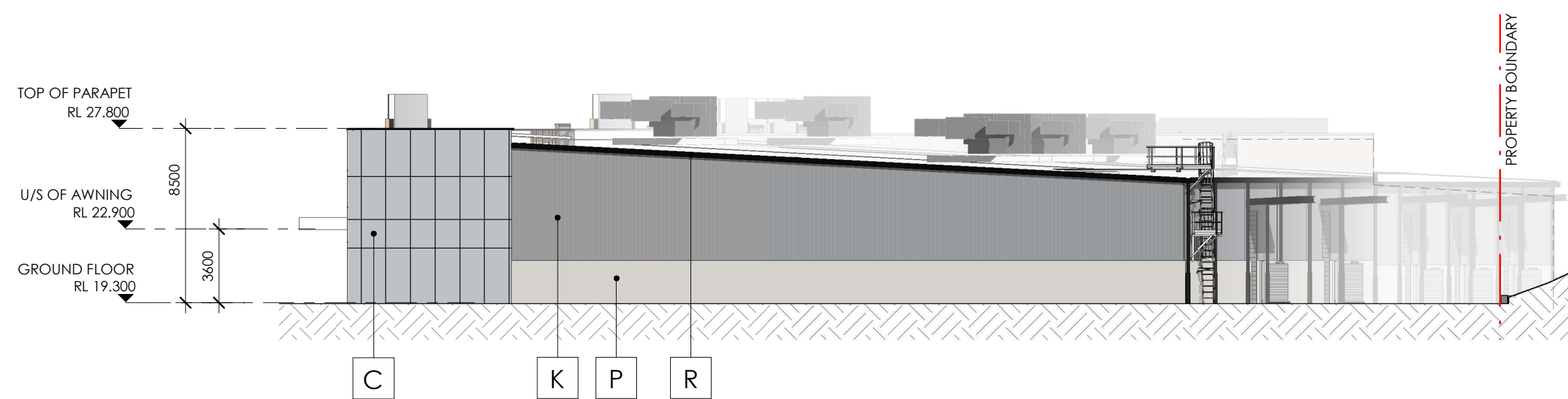


2 NORTH ELEVATION T1  
Scale: 1 : 250

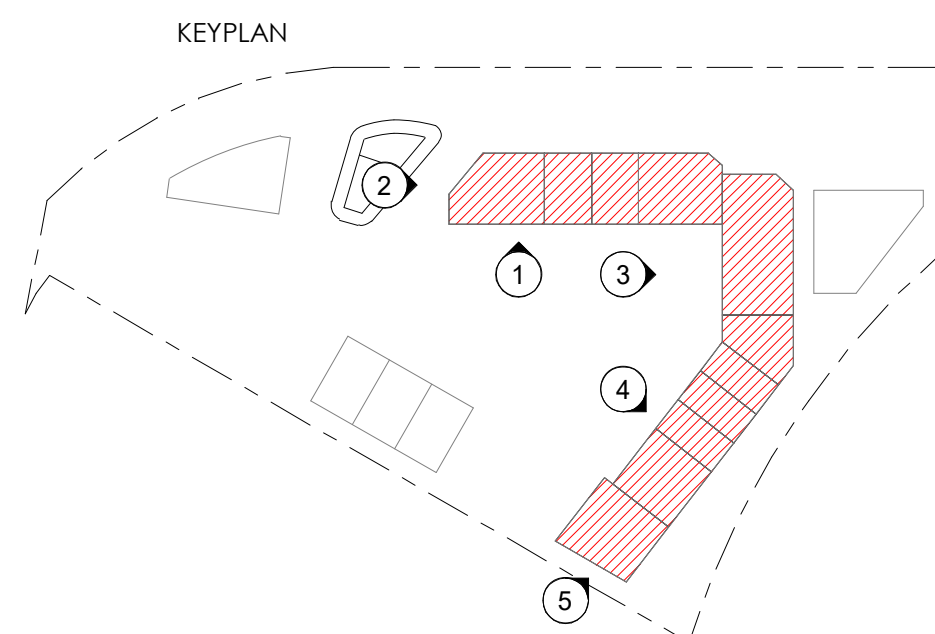
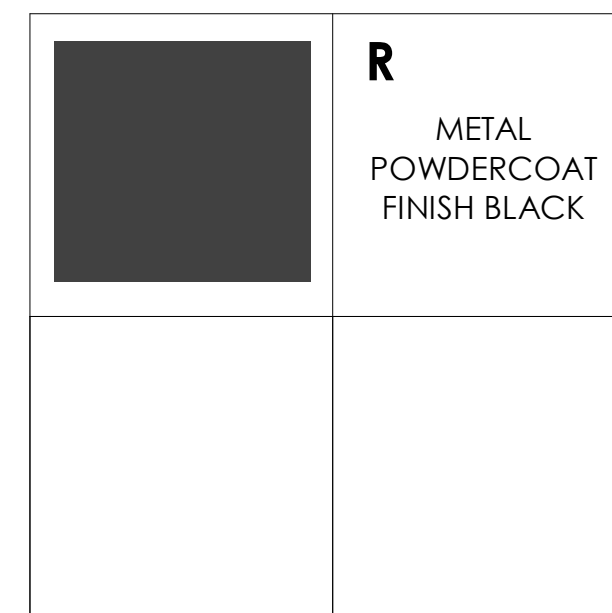
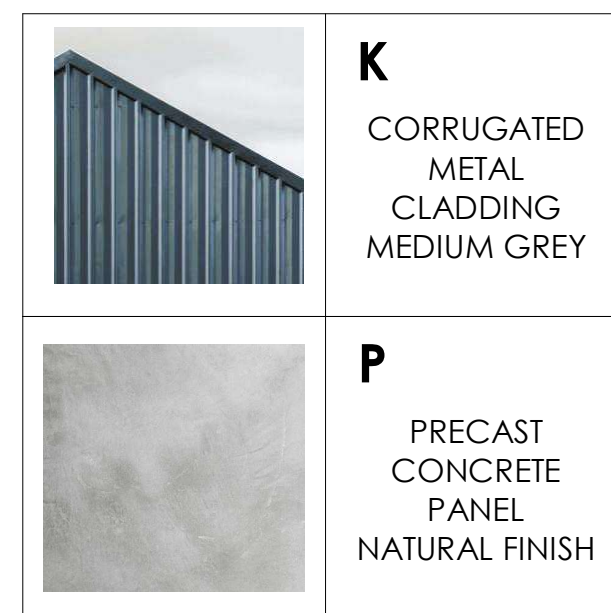
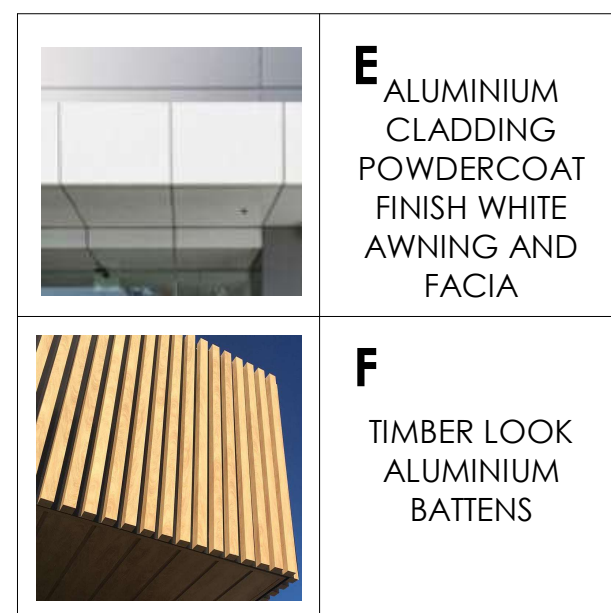
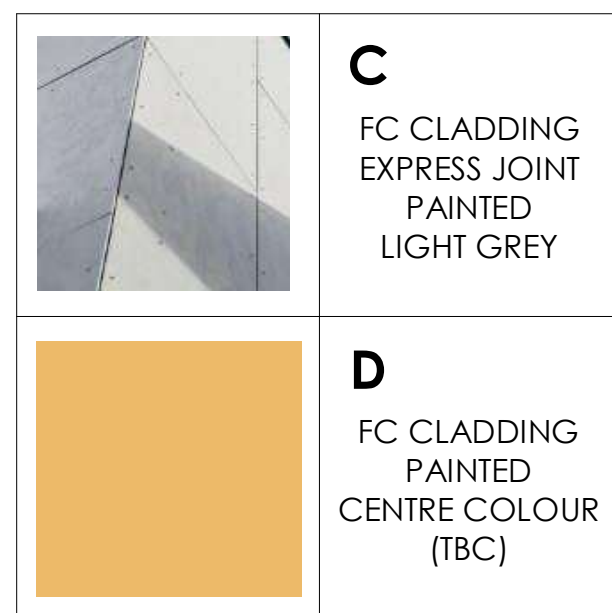
3 NORTH ELEVATION T5-T6  
Scale: 1 : 250



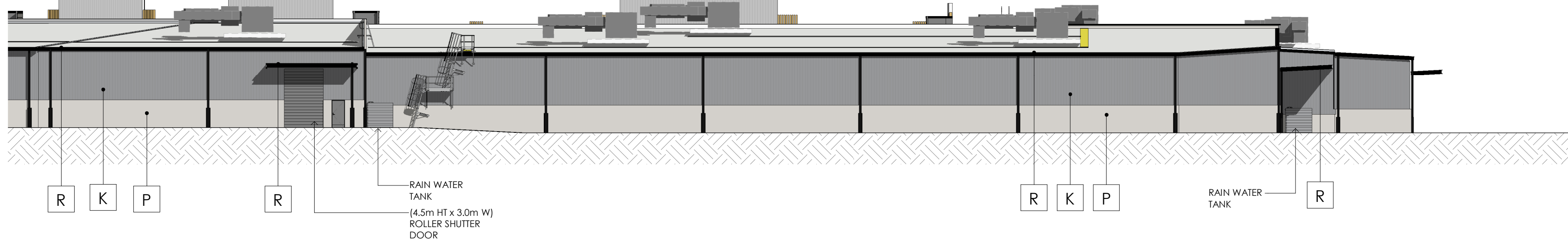
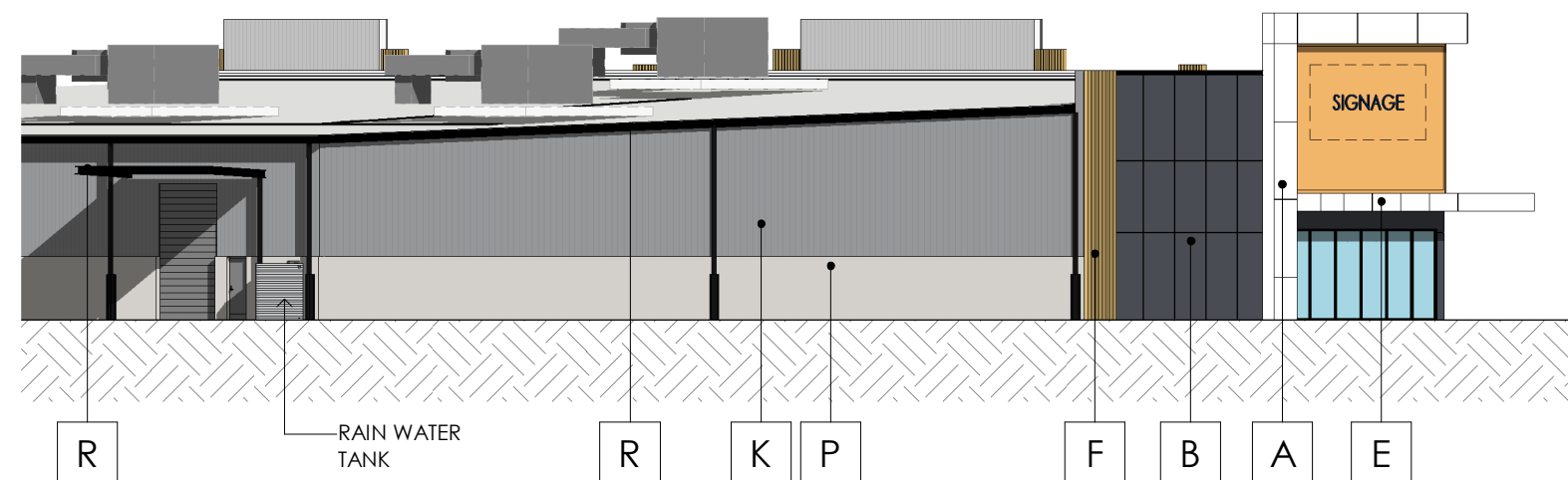
4 NORTH EAST ELEVATION T7-T11  
Scale: 1 : 250



5 NORTH WEST ELEVATION T11  
Scale: 1 : 250

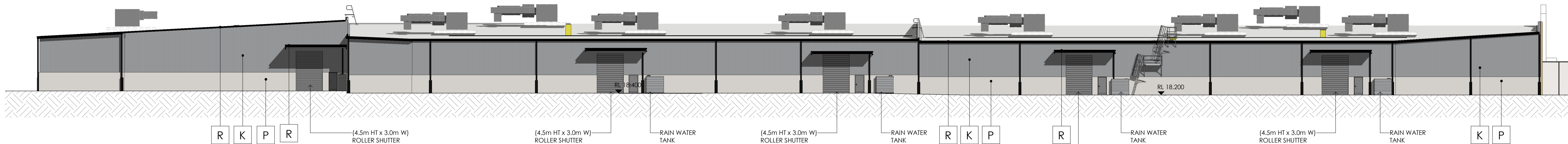




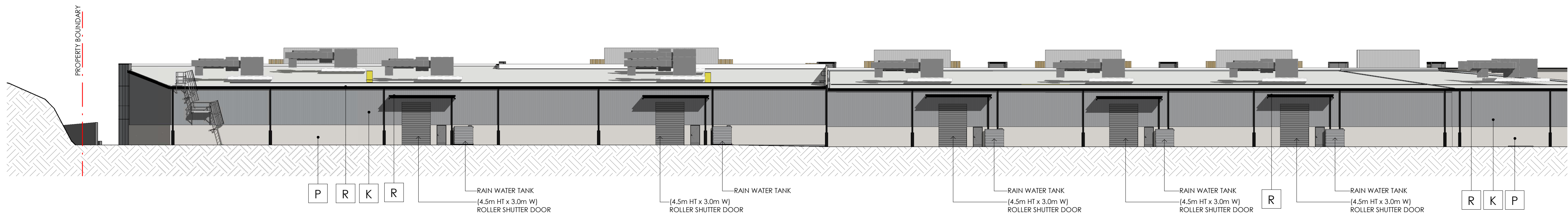


1 NORTH EAST ELEVATION T1  
Scale: 1 : 250

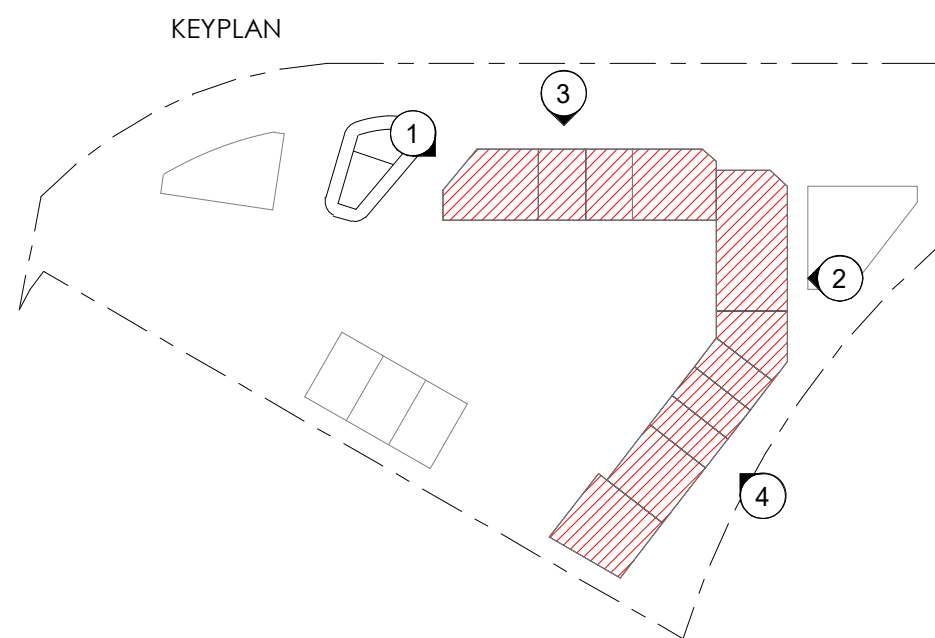
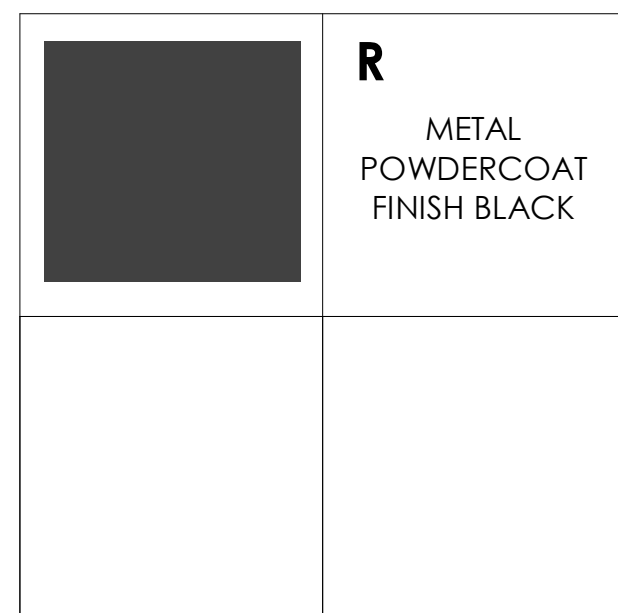
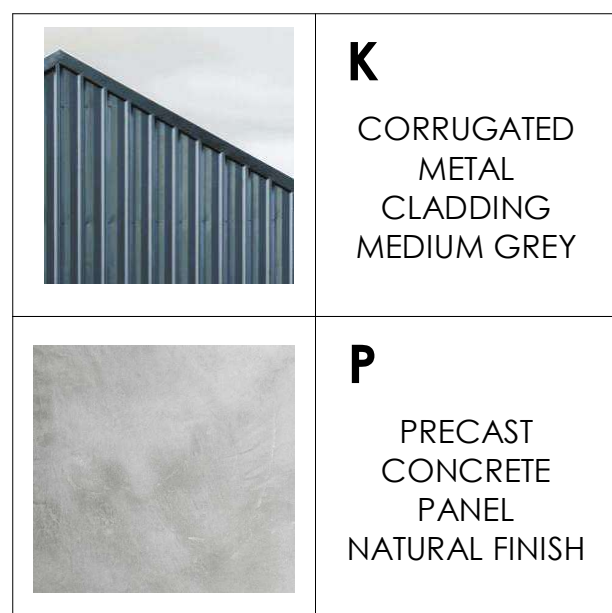
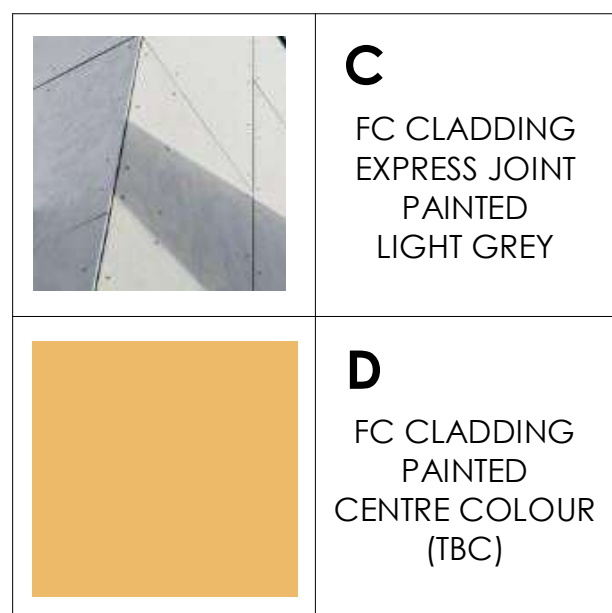
2 SOUTH ELEVATION T4-5  
Scale: 1 : 250



3 EAST ELEVATION T1-4  
Scale: 1 : 250



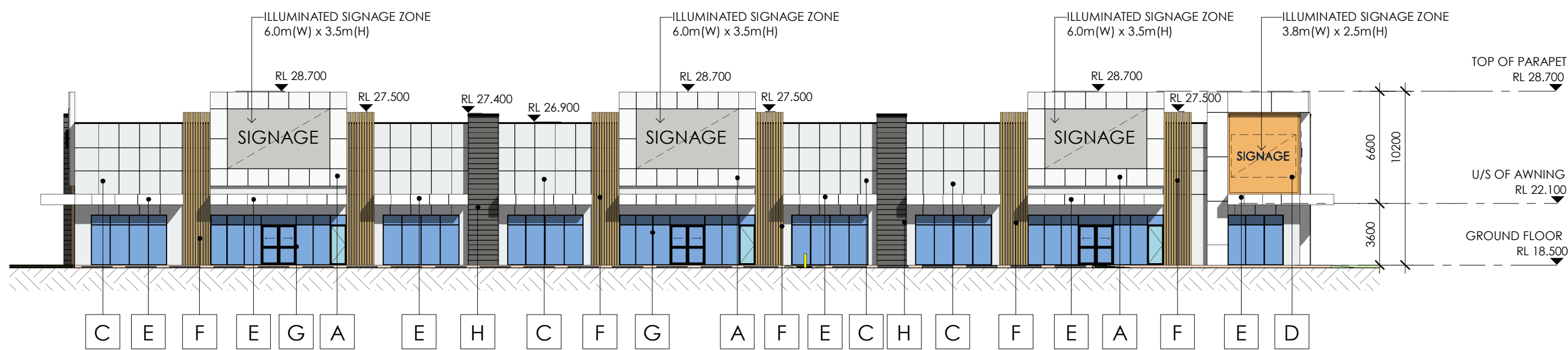
4 SOUTH WEST ELEVATION T5-10  
Scale: 1 : 250



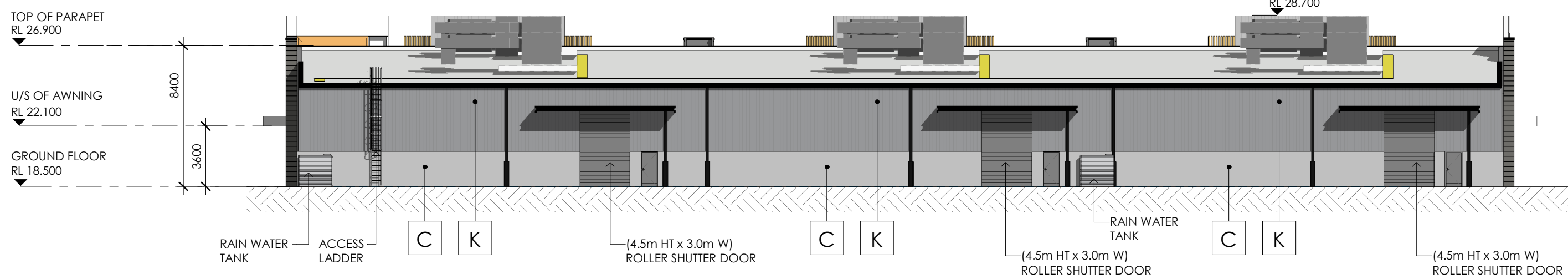
## DEVELOPMENT APPLICATION

## ELEVATIONS - SHEET 2

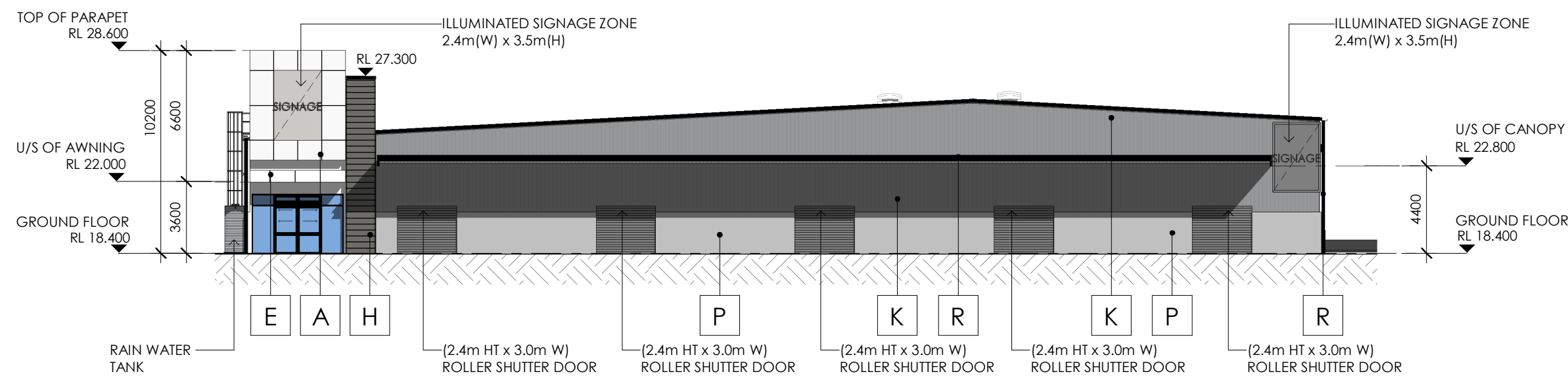




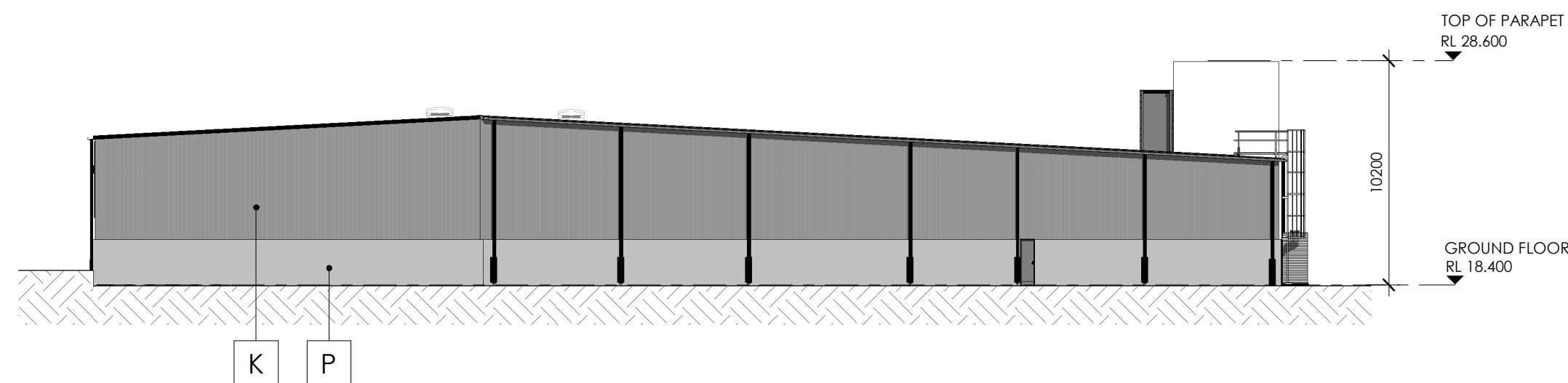
1 SOUTH EAST ELEVATION T12-14  
A100 Scale: 1 : 250



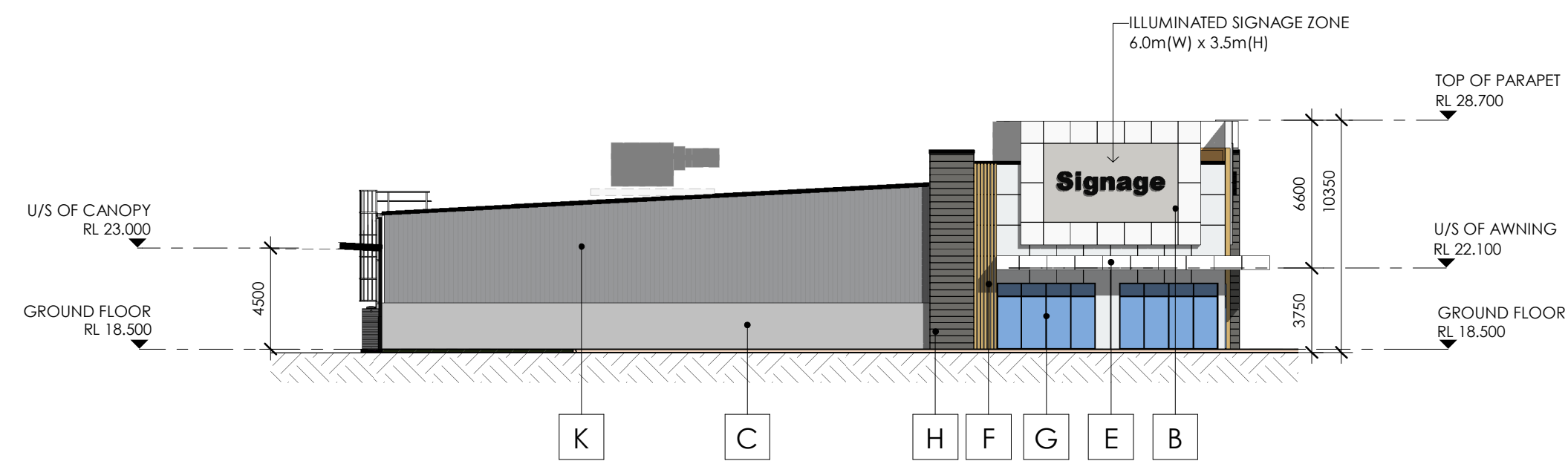
3 NORTH WEST ELEVATION T12-14  
A100 Scale: 1 : 250



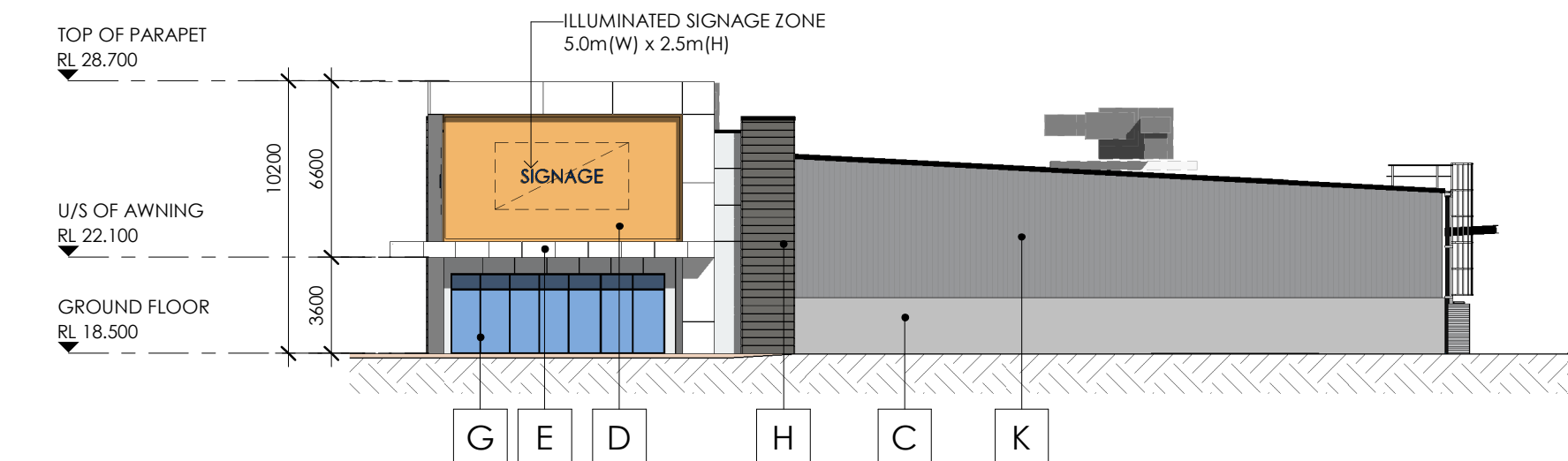
5 EAST ELEVATION T16  
A100 Scale: 1 : 250



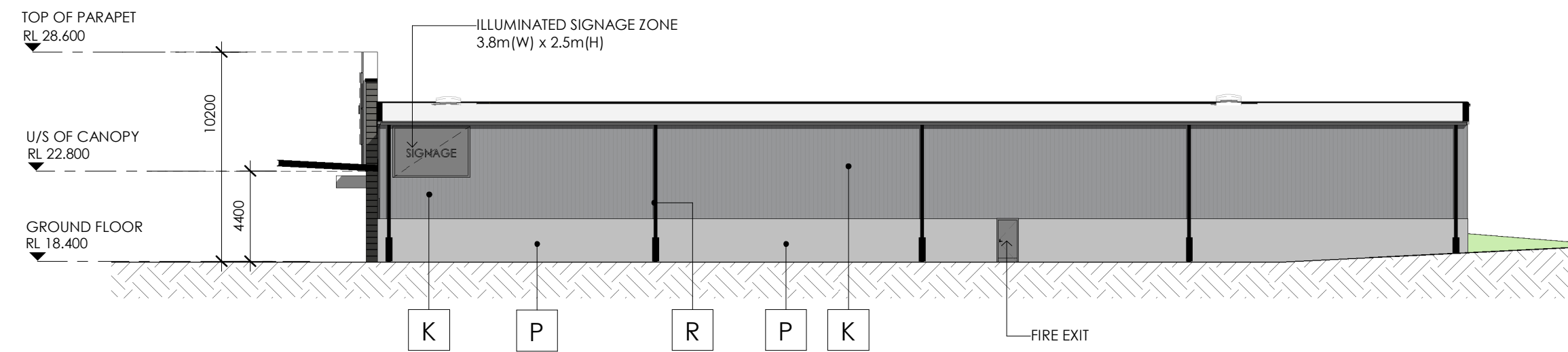
7 WEST ELEVATION T16  
A100 Scale: 1 : 250



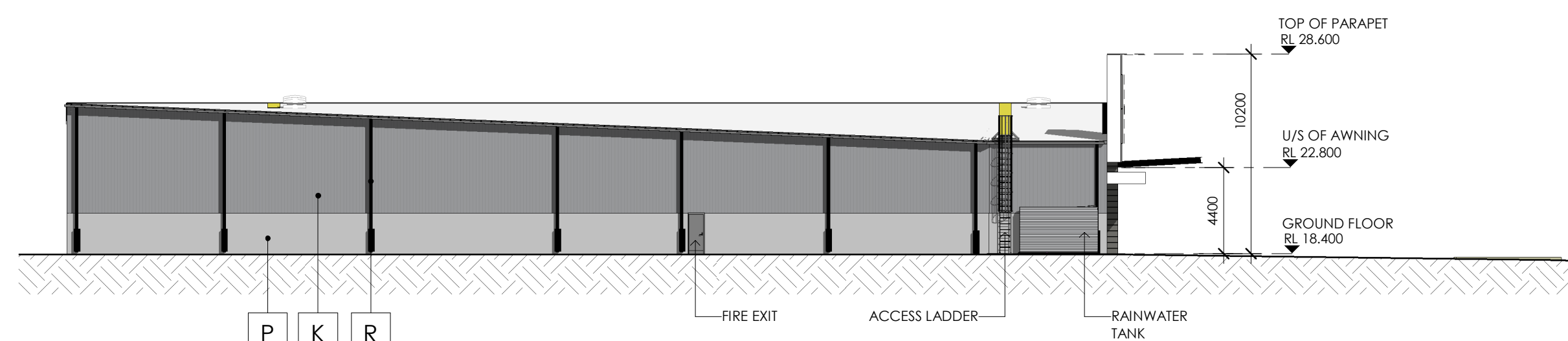
2 SOUTH WEST ELEVATION T12-14  
A100 Scale: 1 : 250



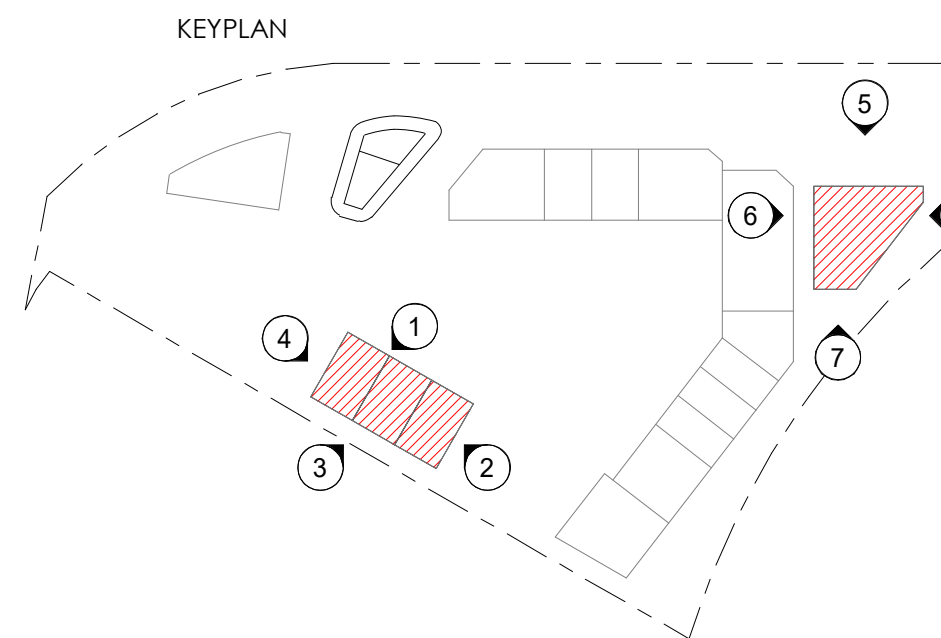
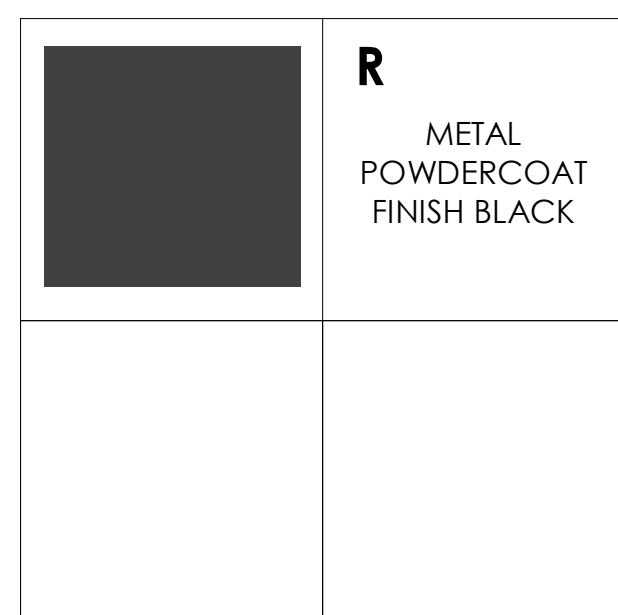
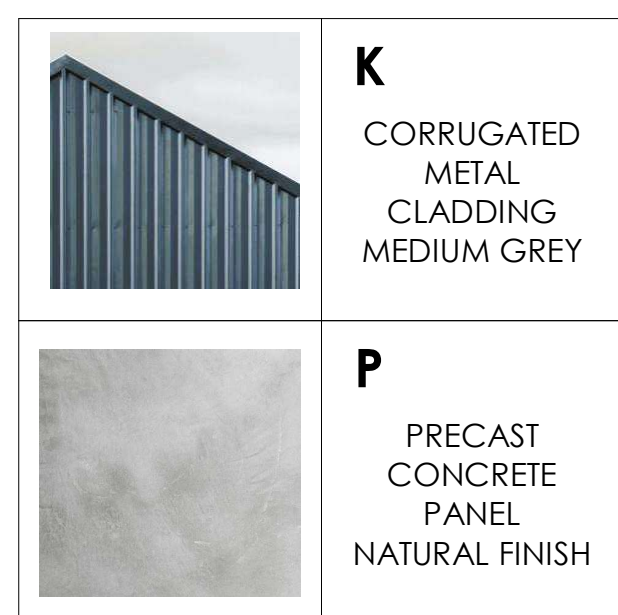
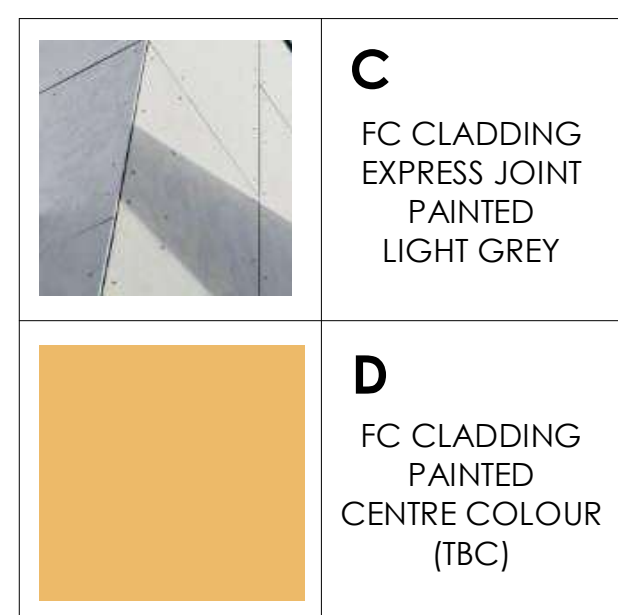
4 NORTH EAST ELEVATION T12-14  
A100 Scale: 1 : 250



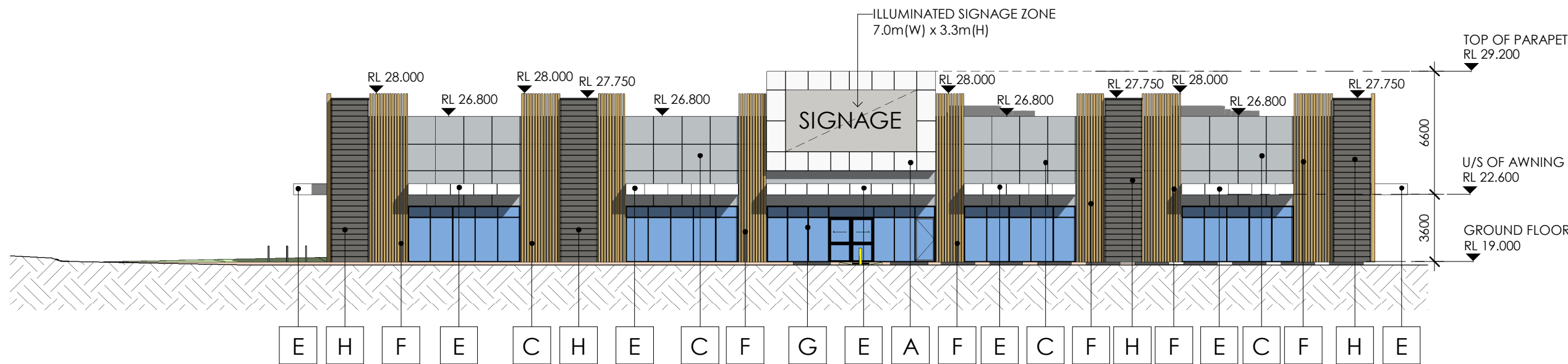
6 NORTH ELEVATION T16  
A100 Scale: 1 : 250



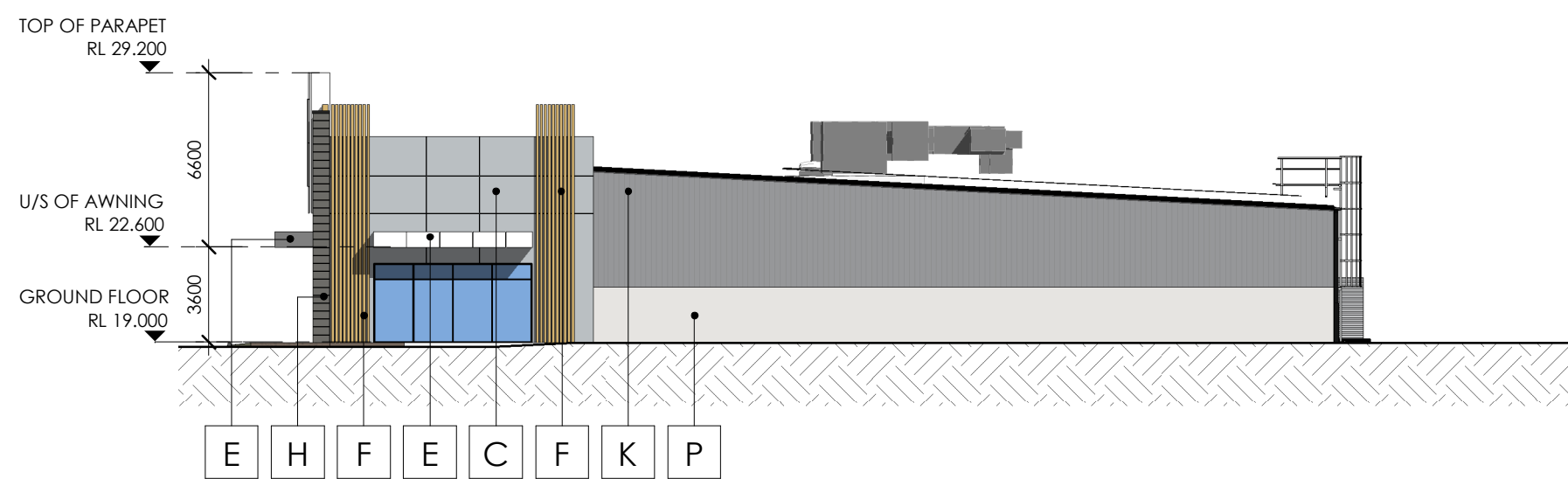
8 SOUTH ELEVATION T16  
A100 Scale: 1 : 250



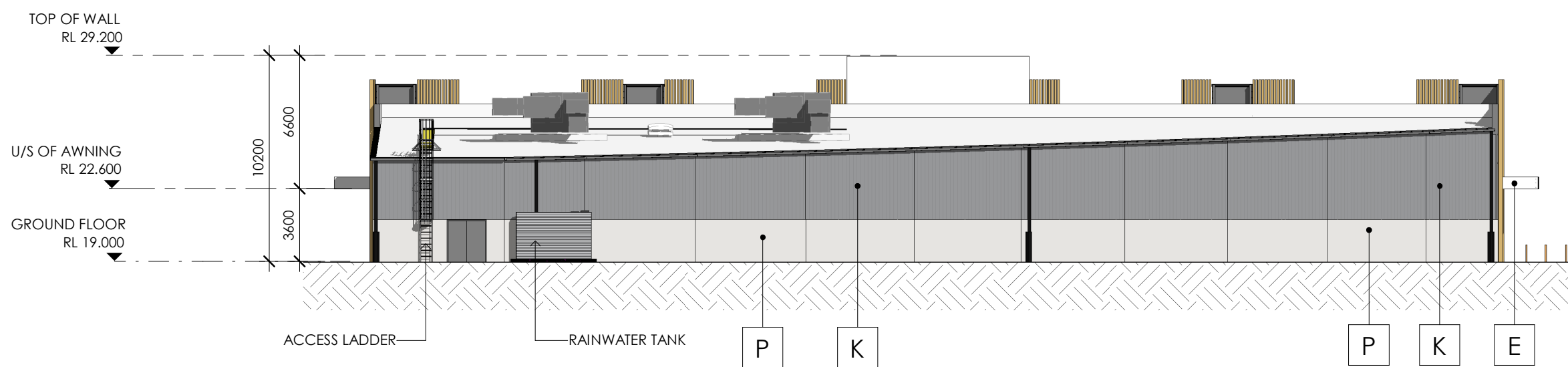




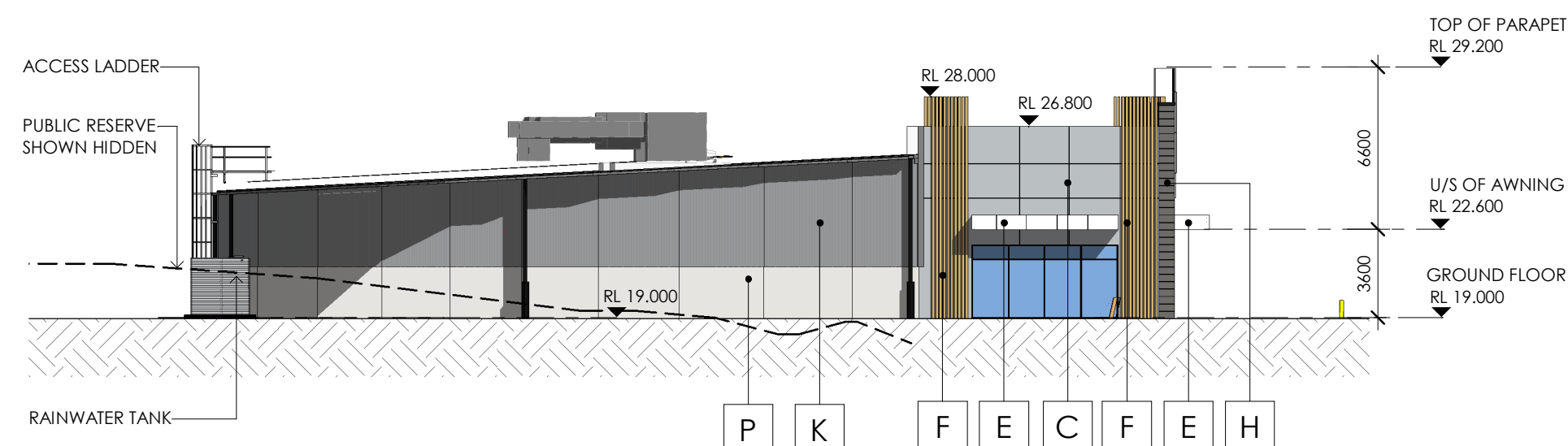
1 WEST ELEVATION T15  
A100 Scale: 1 : 250



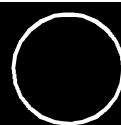
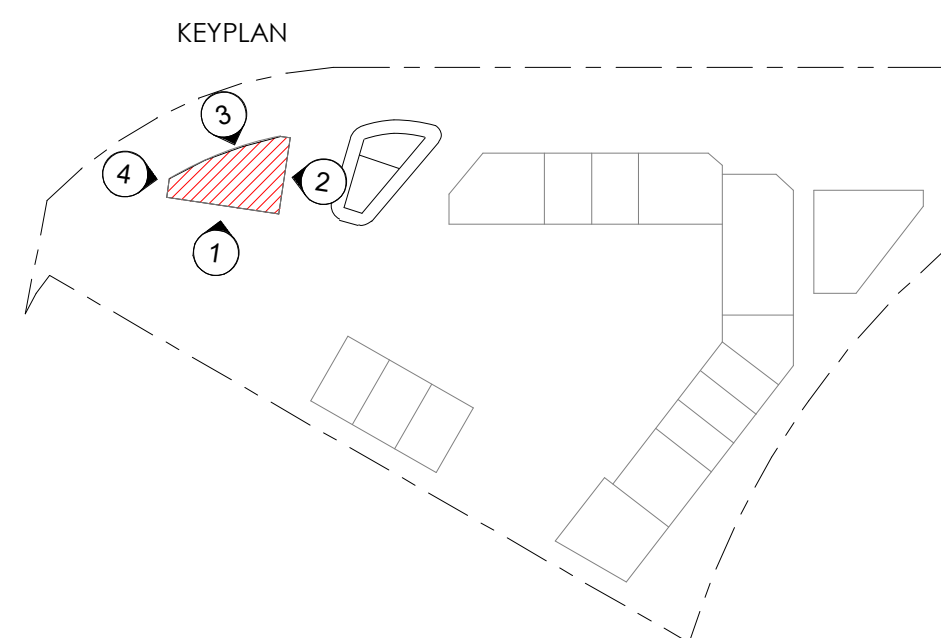
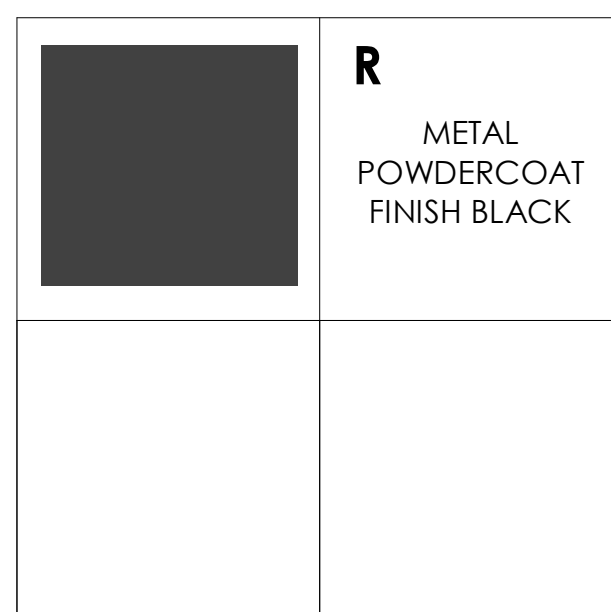
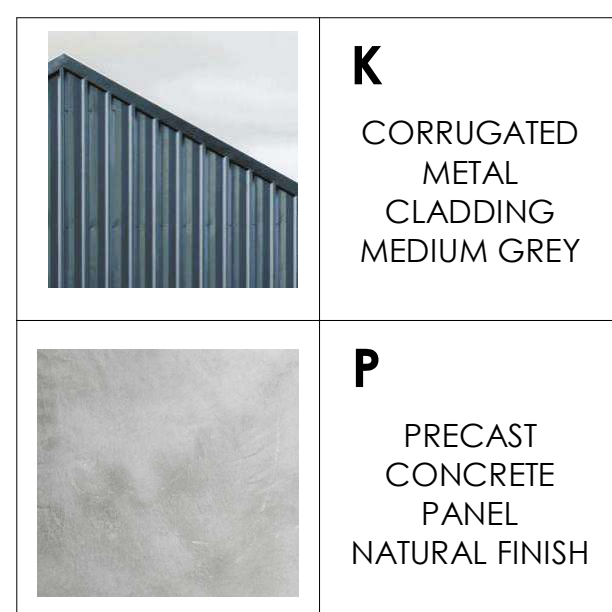
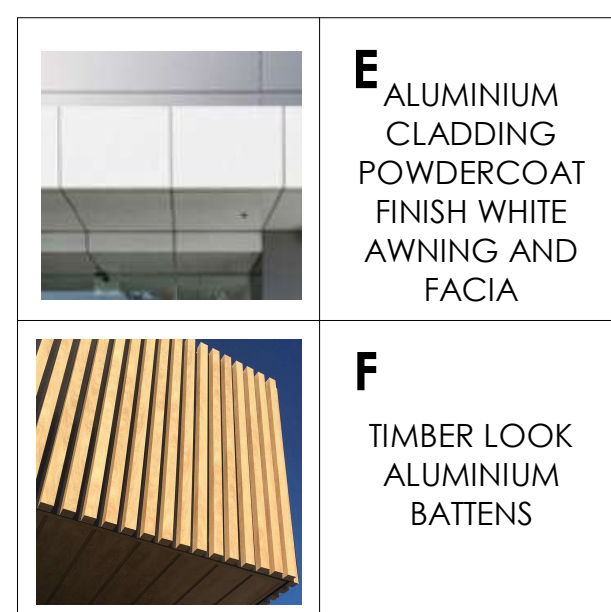
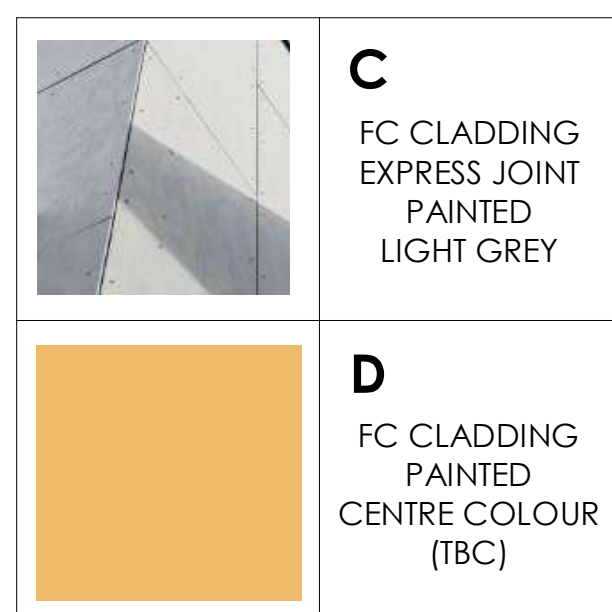
2 SOUTH ELEVATION T15  
A100 Scale: 1 : 250



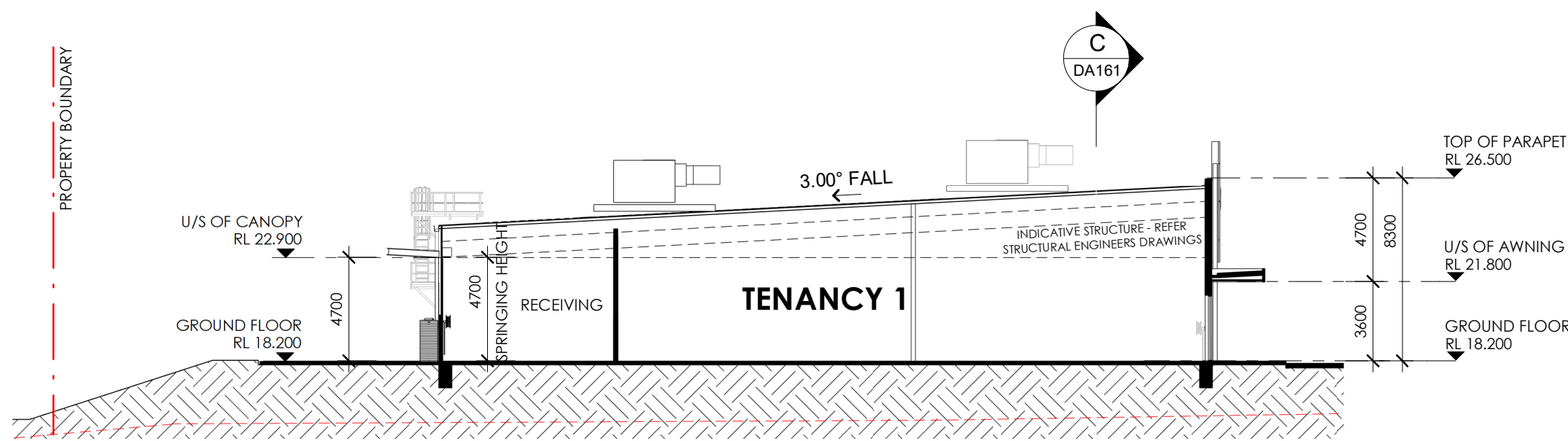
3 EAST ELEVATION T15  
A100 Scale: 1 : 250



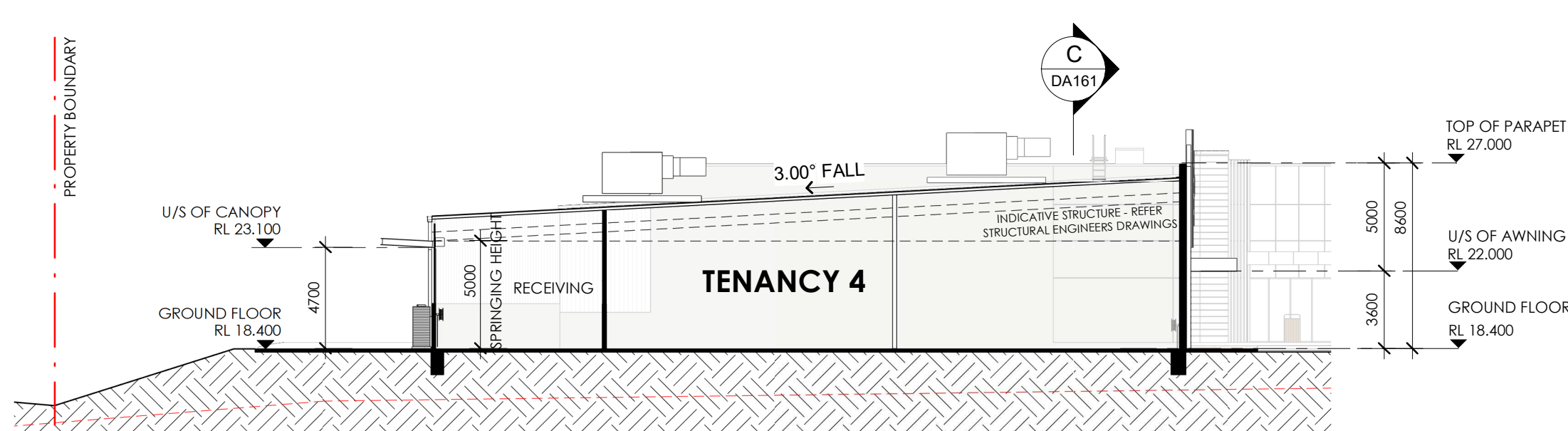
4 NORTH ELEVATION T15  
A100 Scale: 1 : 250



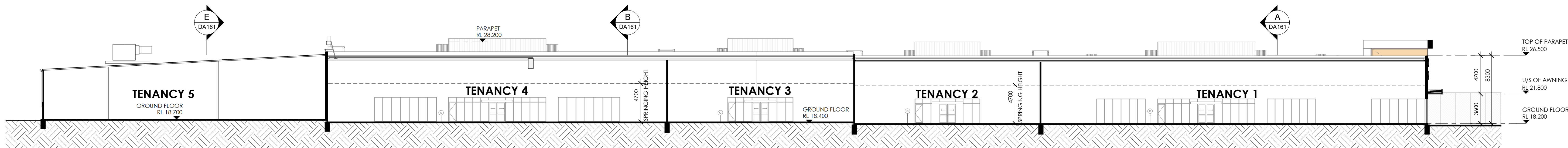




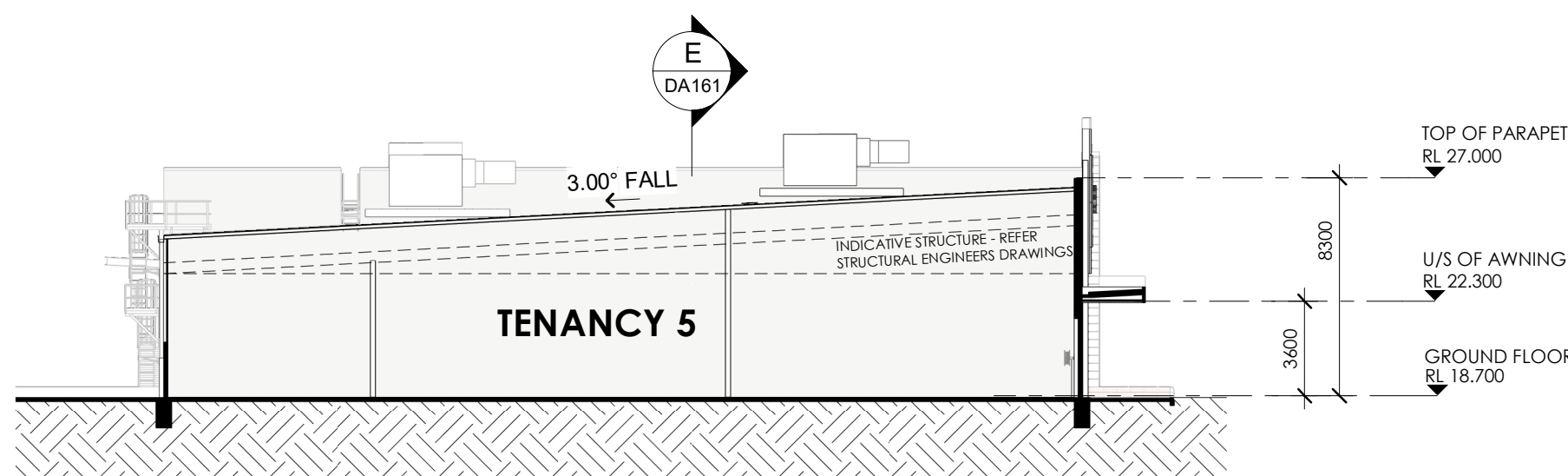
**A TENANCY 1 - SECTION**  
DA101 Scale: 1 : 250



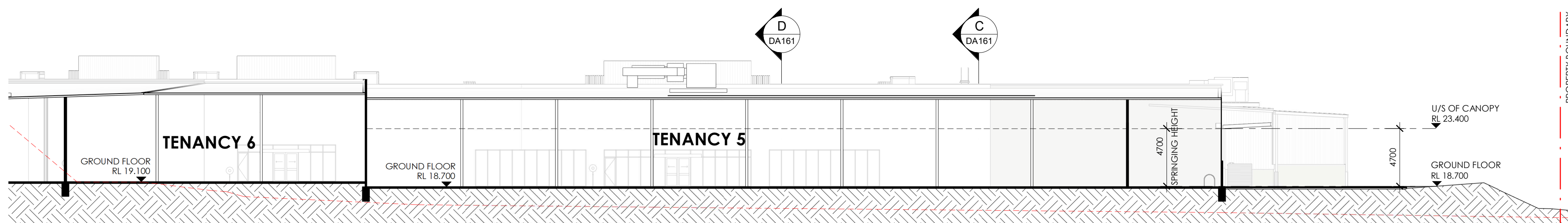
**B TENANCY 4 - SECTION**  
DA101 Scale: 1 : 250



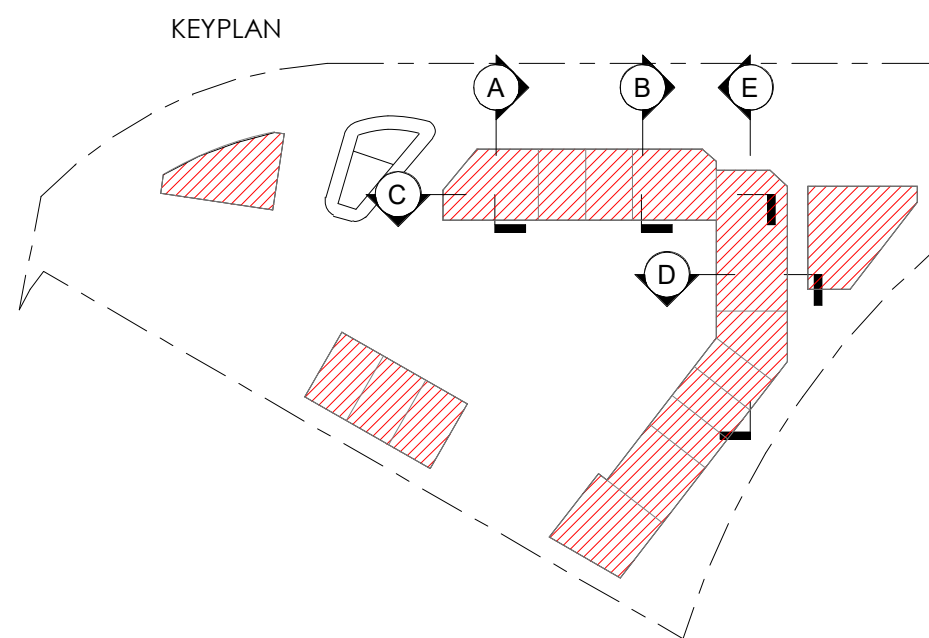
**C TENANCY 1/4 - SECTION**  
DA101 Scale: 1 : 250



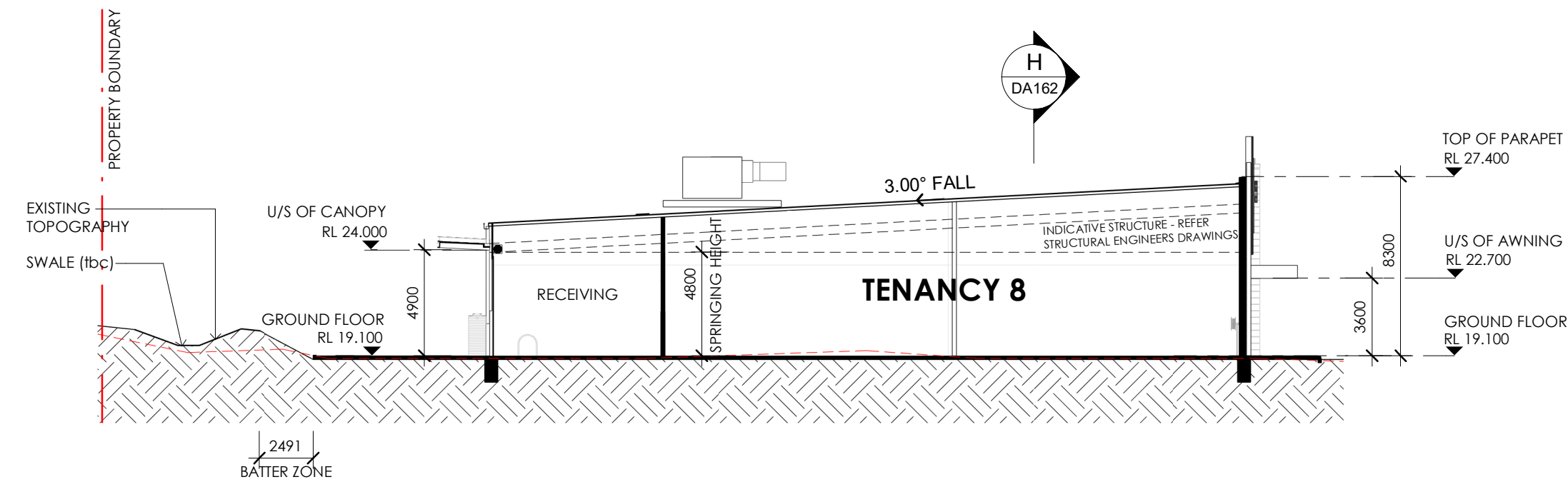
**D TENANCY 5 - SECTION**  
DA102 Scale: 1 : 250



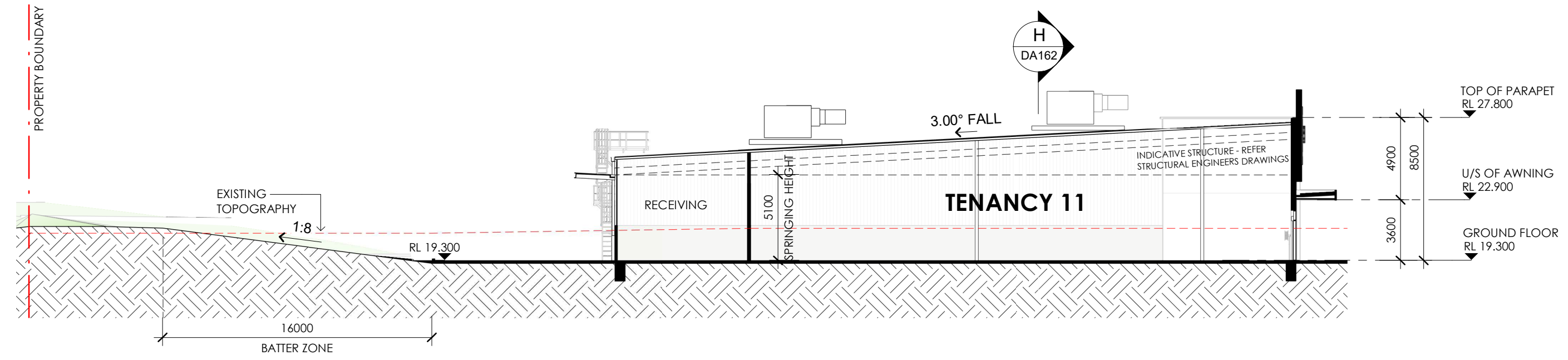
**E TENANCY 5/6 - LONG SECTION**  
DA102 Scale: 1 : 250



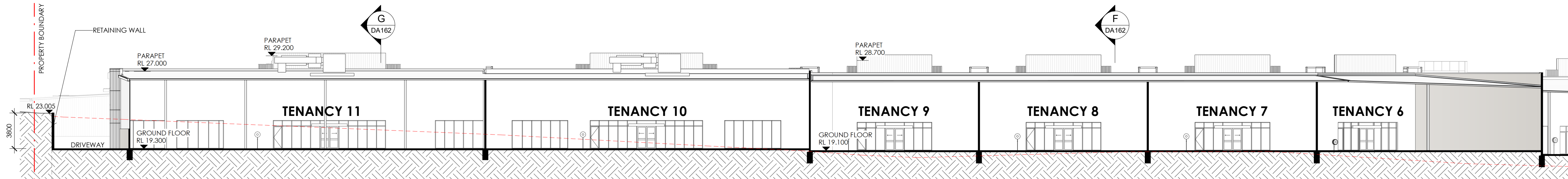




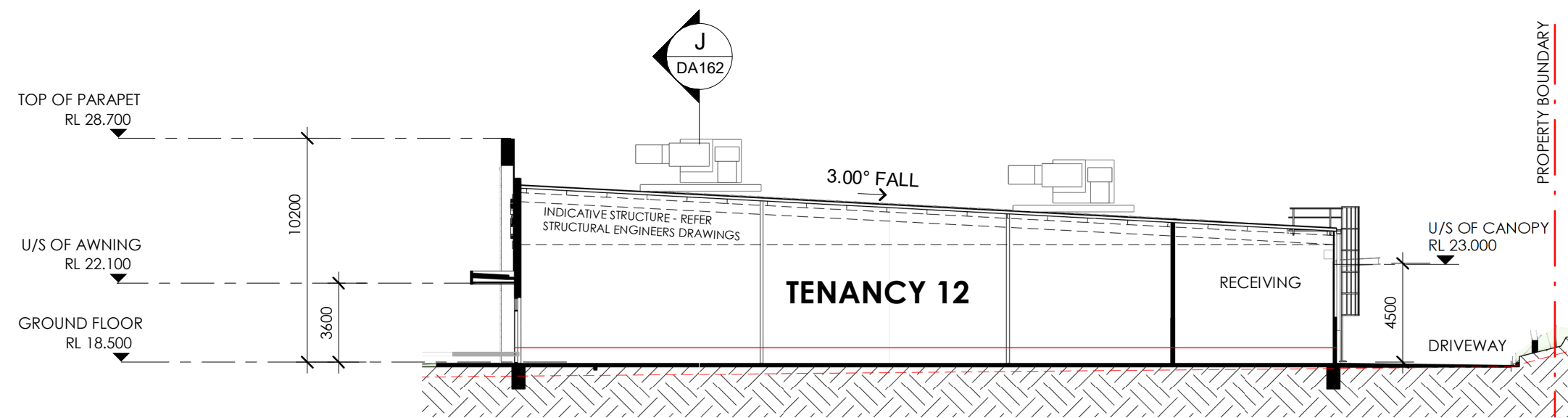
**F**  
DA103 **TENANCY 8 - SECTION**  
Scale: 1 : 250



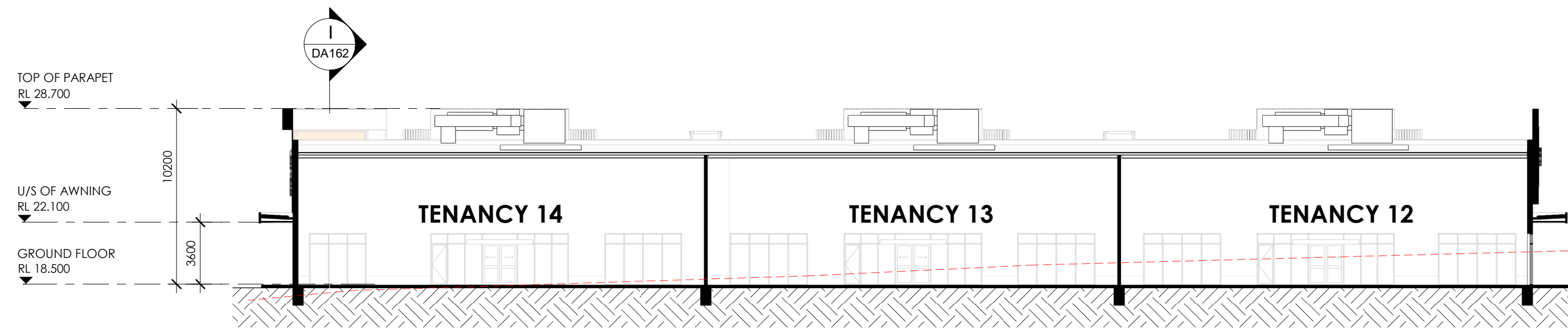
**G**  
DA103 **TENANCY 11 - SECTION**  
Scale: 1 : 250



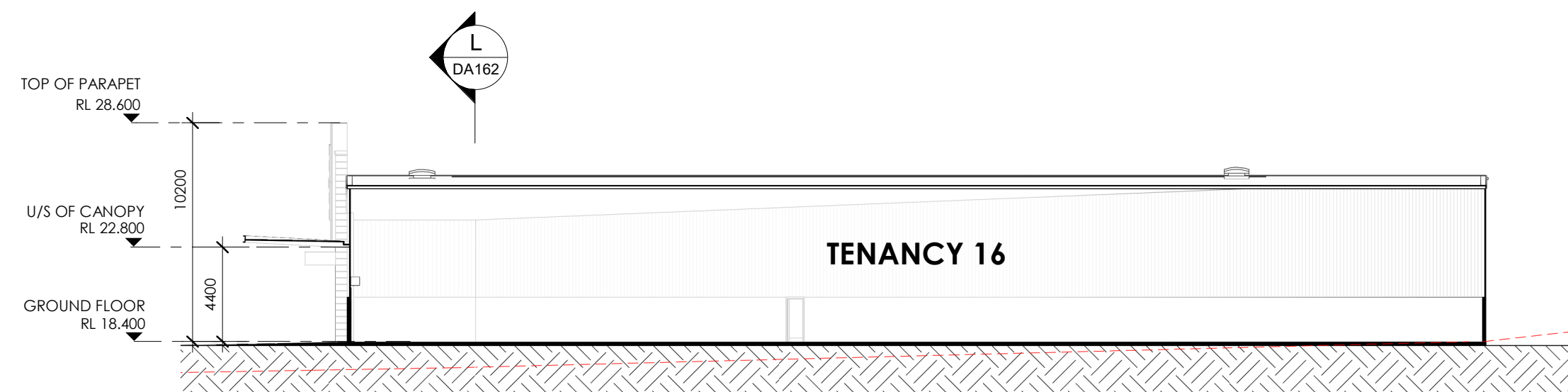
**H**  
DA103 **TENANCY 6/11 - LONG SECTION**  
Scale: 1 : 250



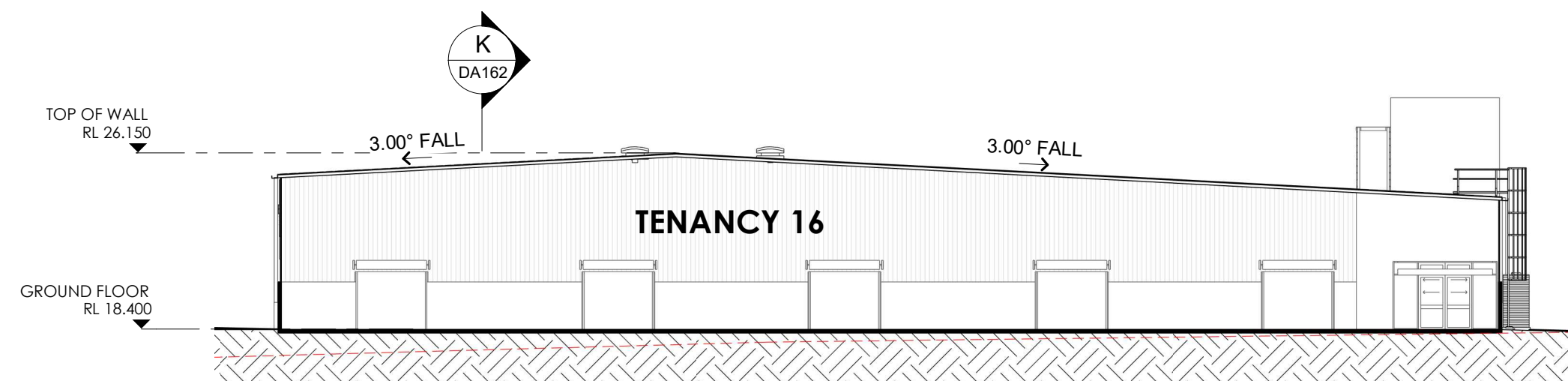
**I**  
DA104 **TENANCY 12 - SECTION**  
Scale: 1 : 250



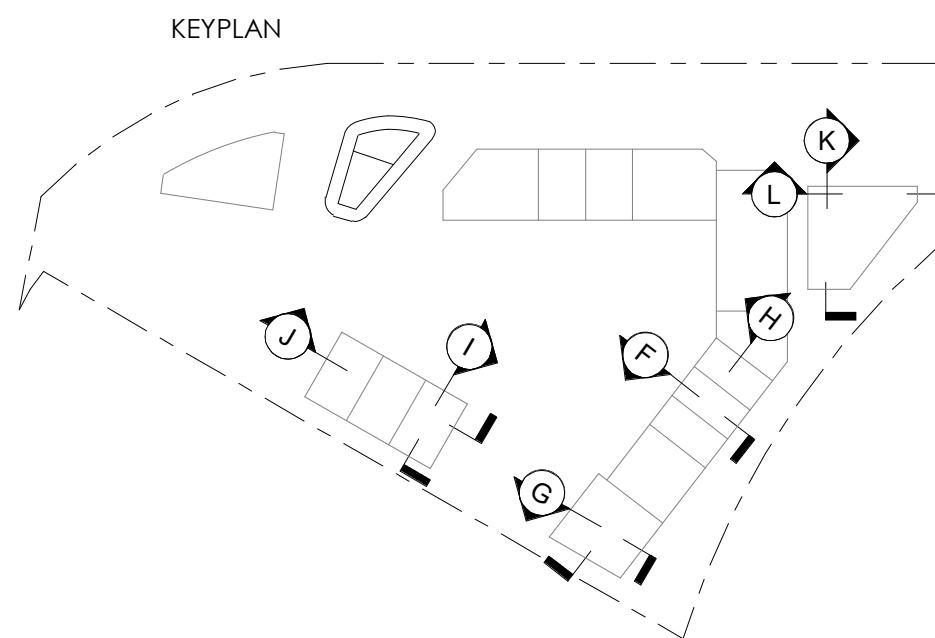
**J**  
DA104 **TENANCY 12/13/14 - SECTION**  
Scale: 1 : 250



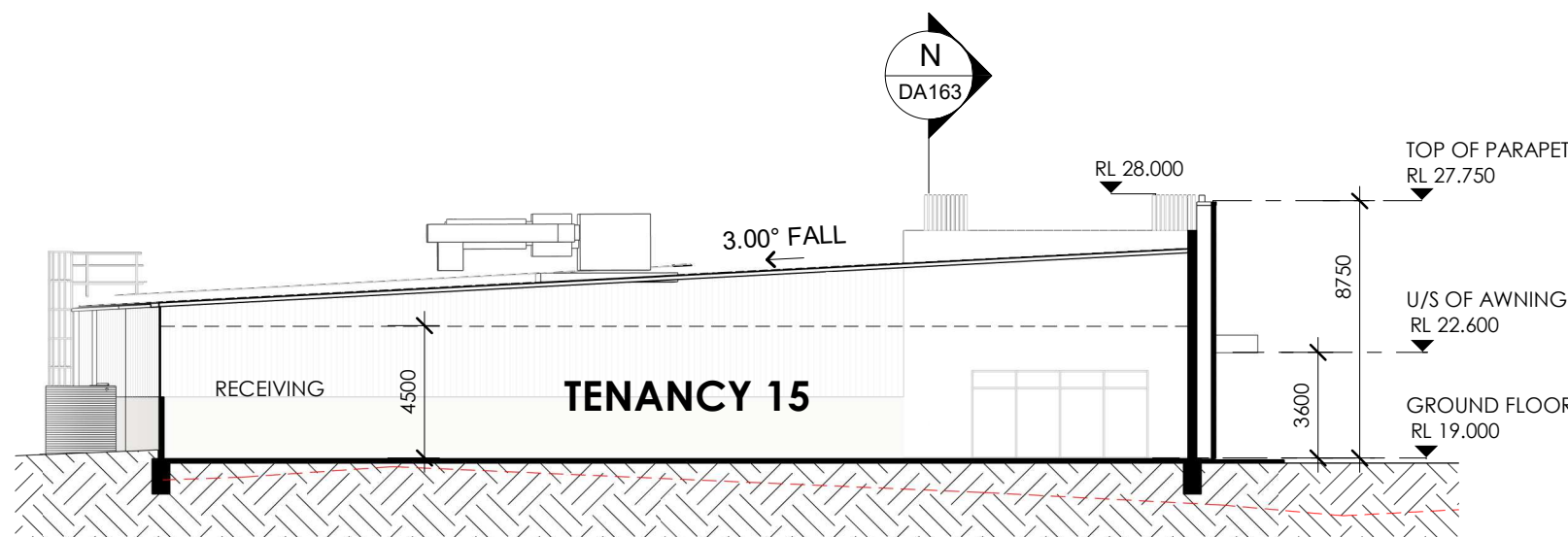
**K**  
DA102 **TENANCY 16 - SECTION**  
Scale: 1 : 250



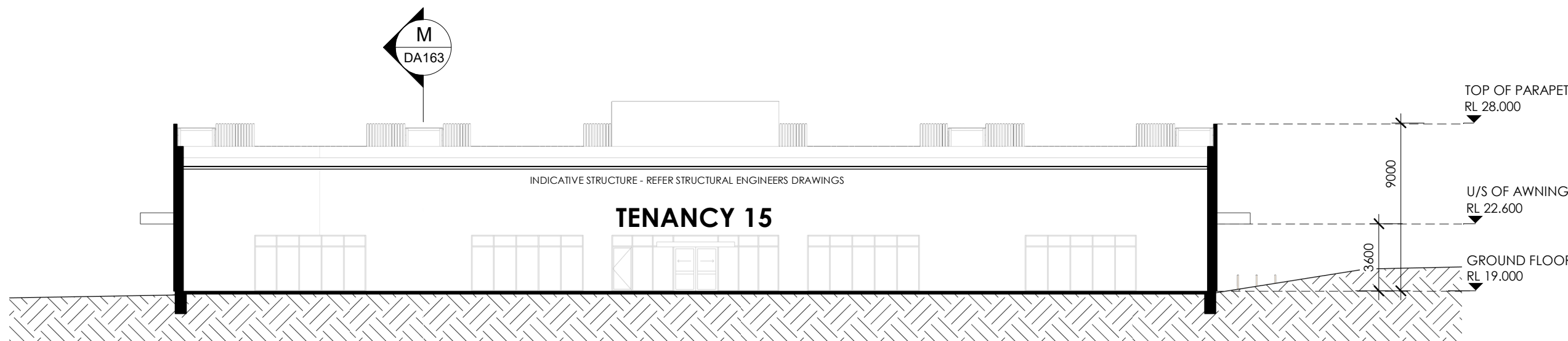
**L**  
DA102 **TENANCY 16 - SECTION**  
Scale: 1 : 250



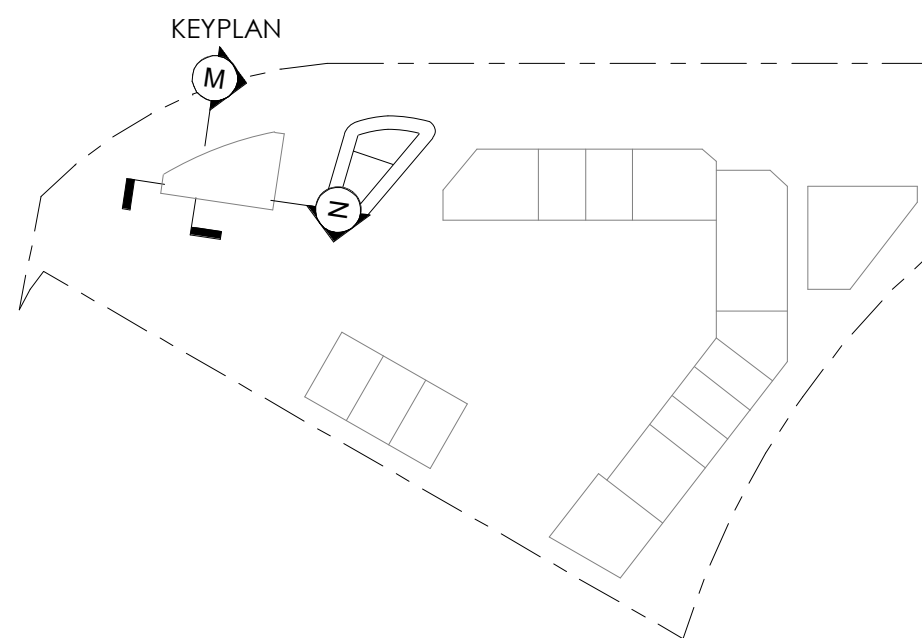




**TENANCY 15 - SECTION - 1**  
Scale: 1 : 250



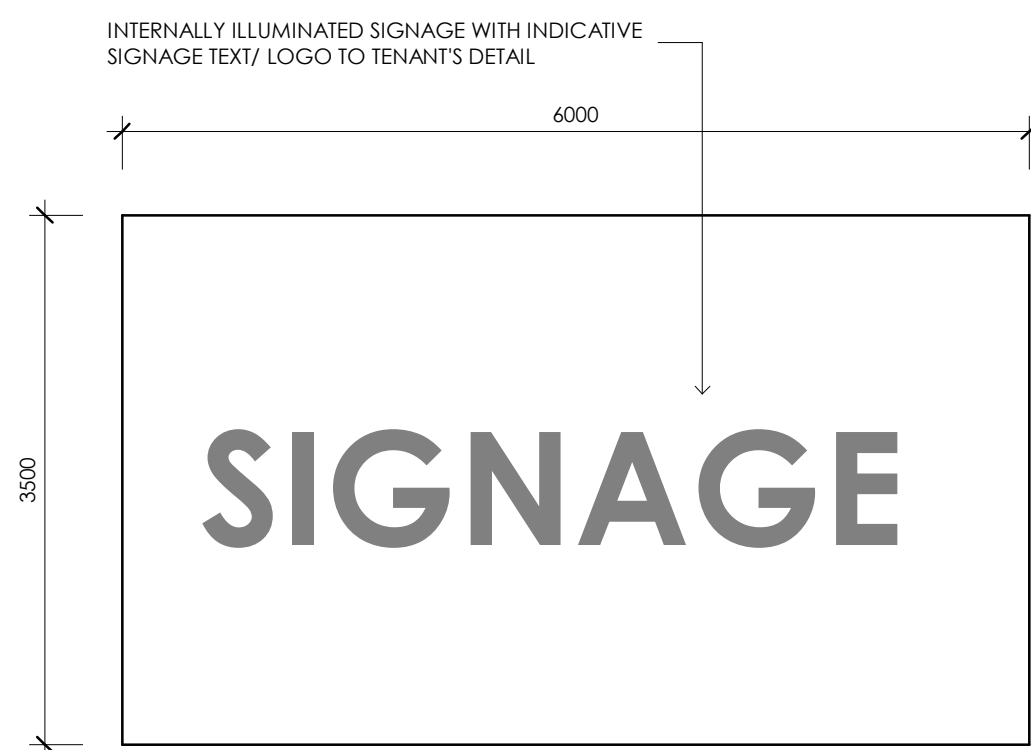
**TENANCY 15 - SECTION - 2**  
Scale: 1 : 250



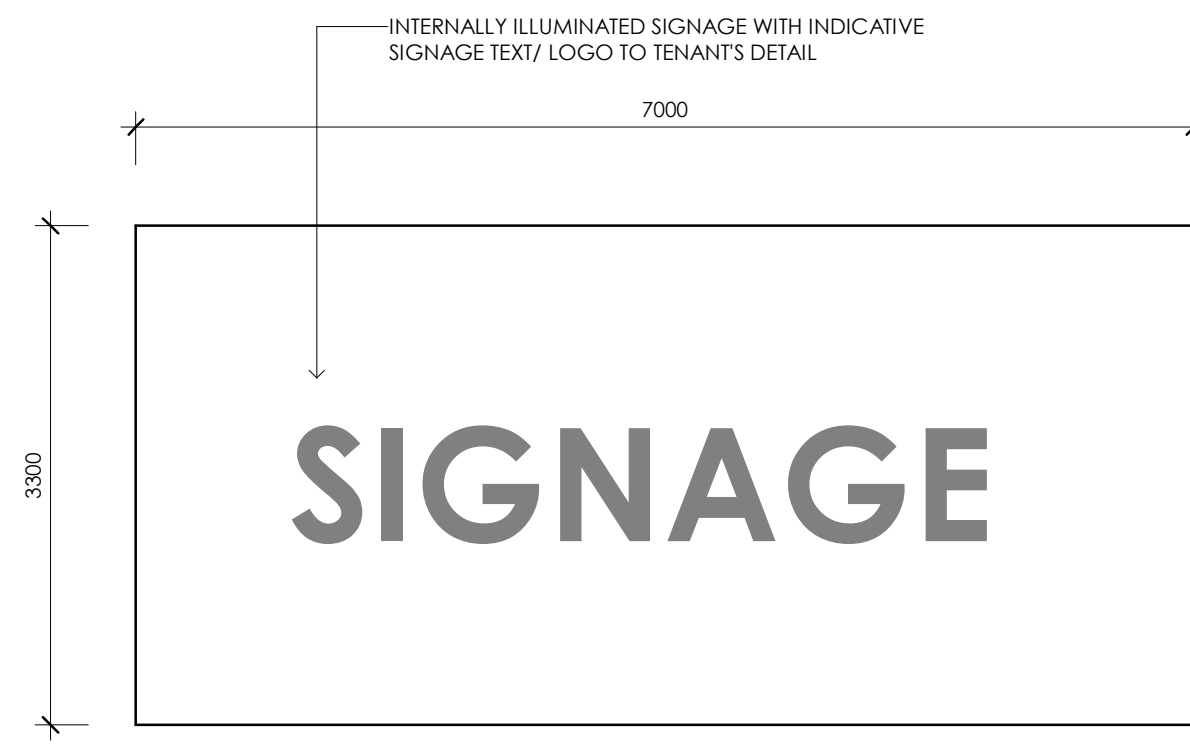




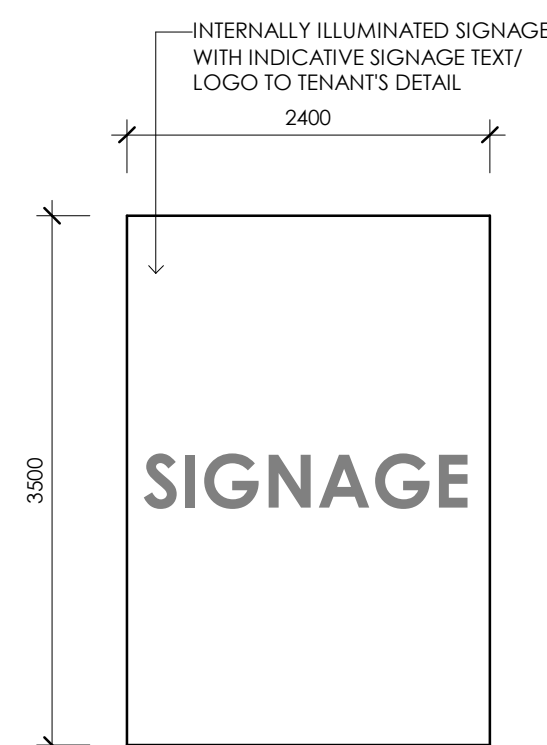
1 **SIGNAGE PLAN**  
Scale: 1 : 1000



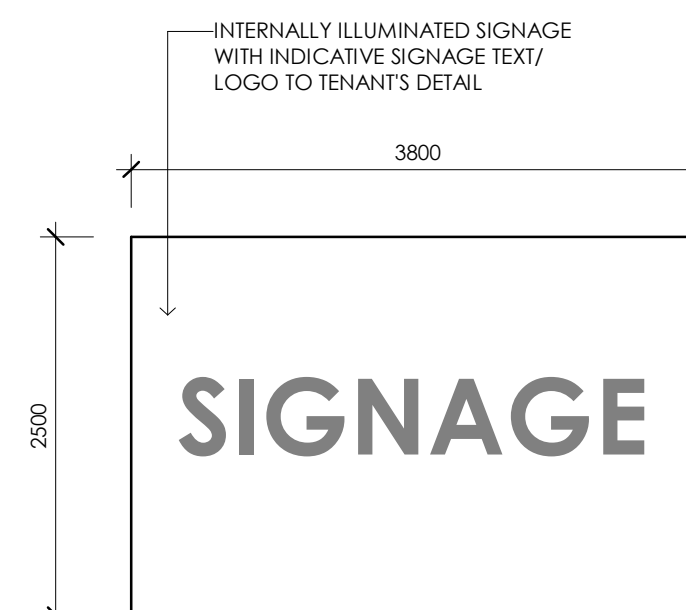
**SIGNAGE TYPE A3 ELEVATION**  
(TENANCY SIGNAGE ZONE)



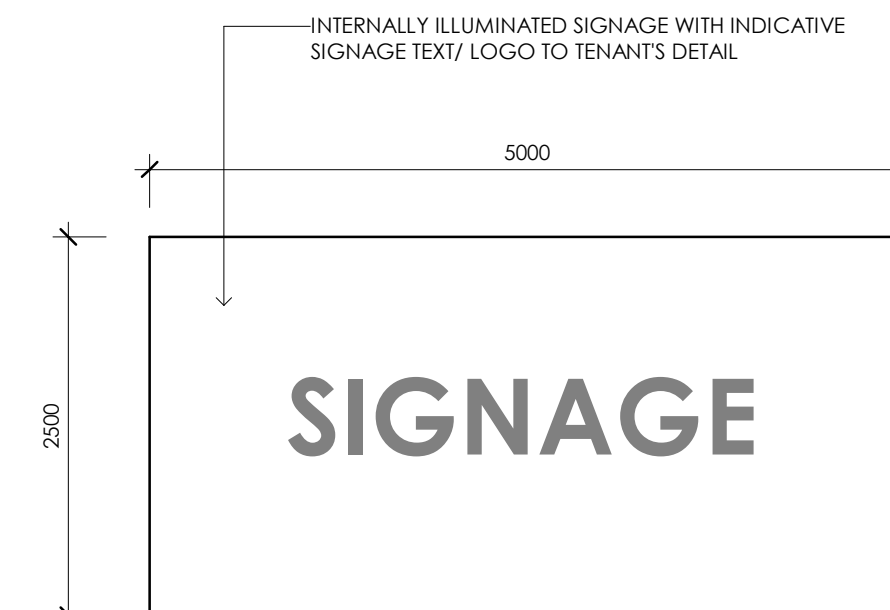
**SIGNAGE TYPE A4 ELEVATION**  
(TENANCY SIGNAGE ZONE)



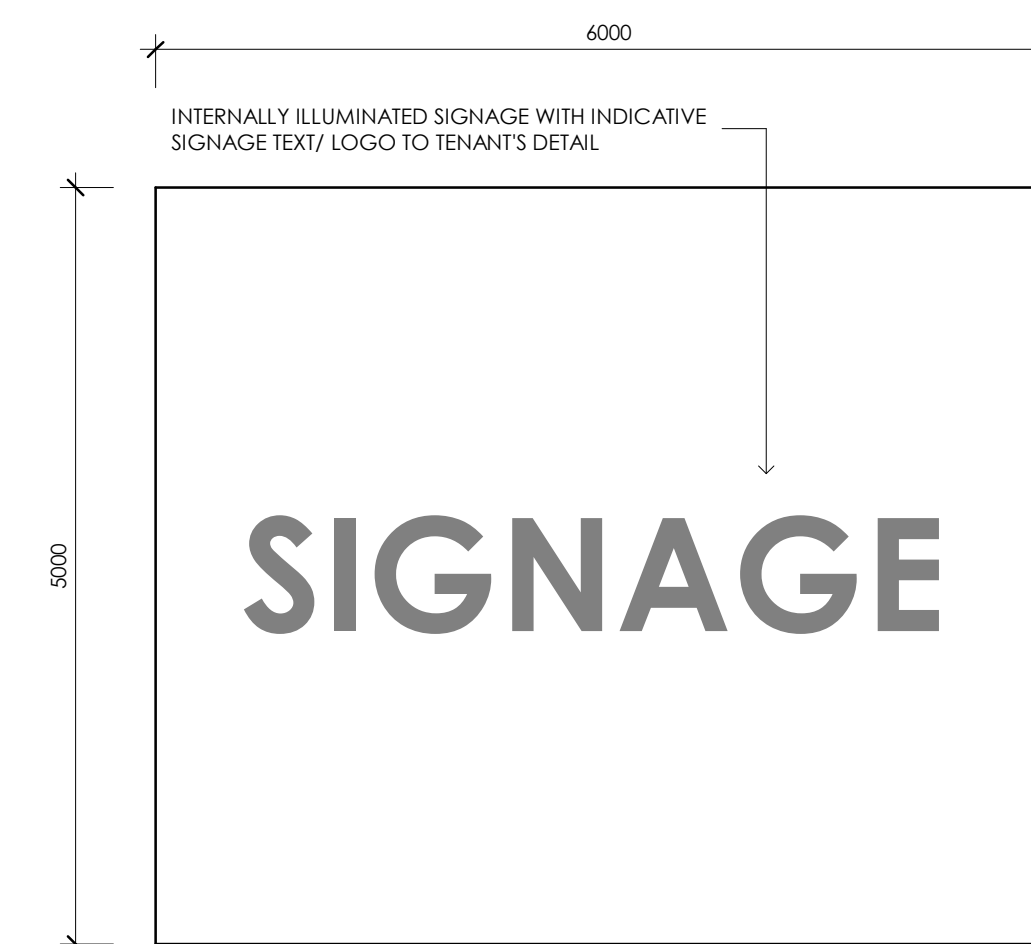
**SIGNAGE TYPE A5 ELEVATION (STORAGE SIGNAGE ZONE)**



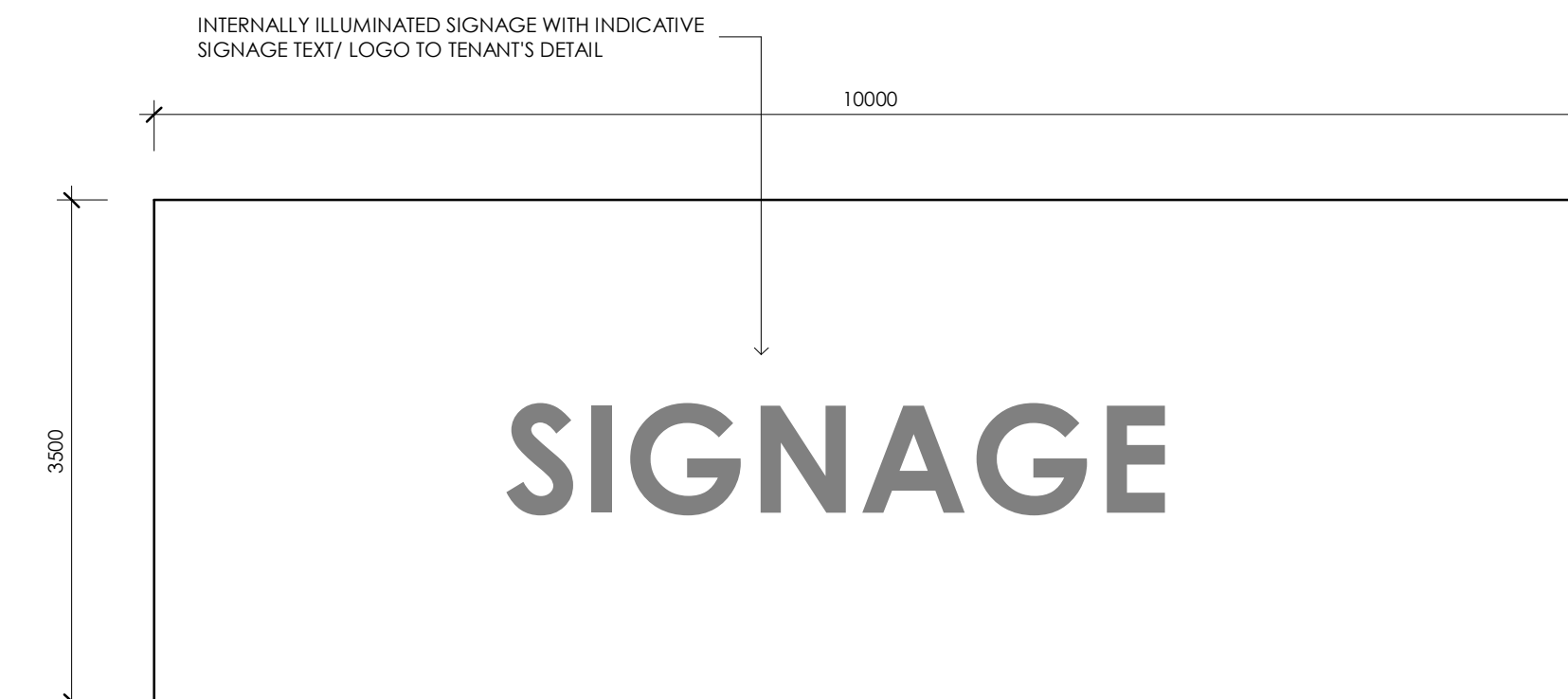
**SIGNAGE TYPE A6 ELEVATION (TENANCY SIGNAGE ZONE)**



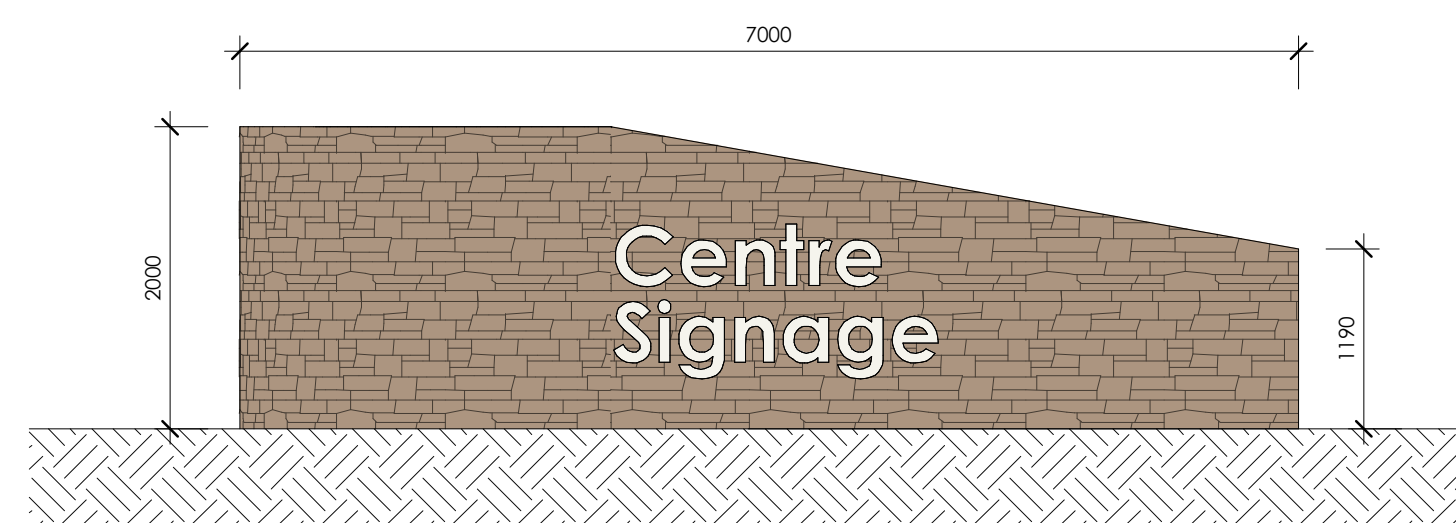
**SIGNAGE TYPE A7 ELEVATION**  
(TENANCY SIGNAGE ZONE)



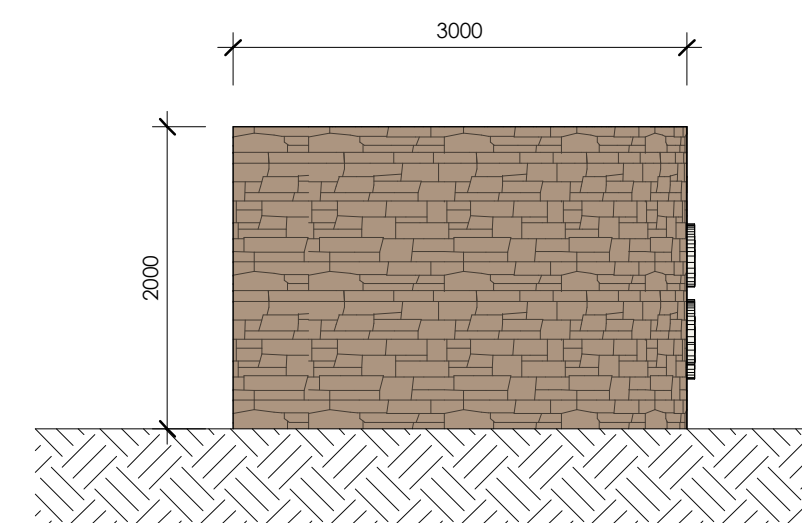
**SIGNAGE TYPE A1 ELEVATION**  
(TENANCY SIGNAGE ZONE)



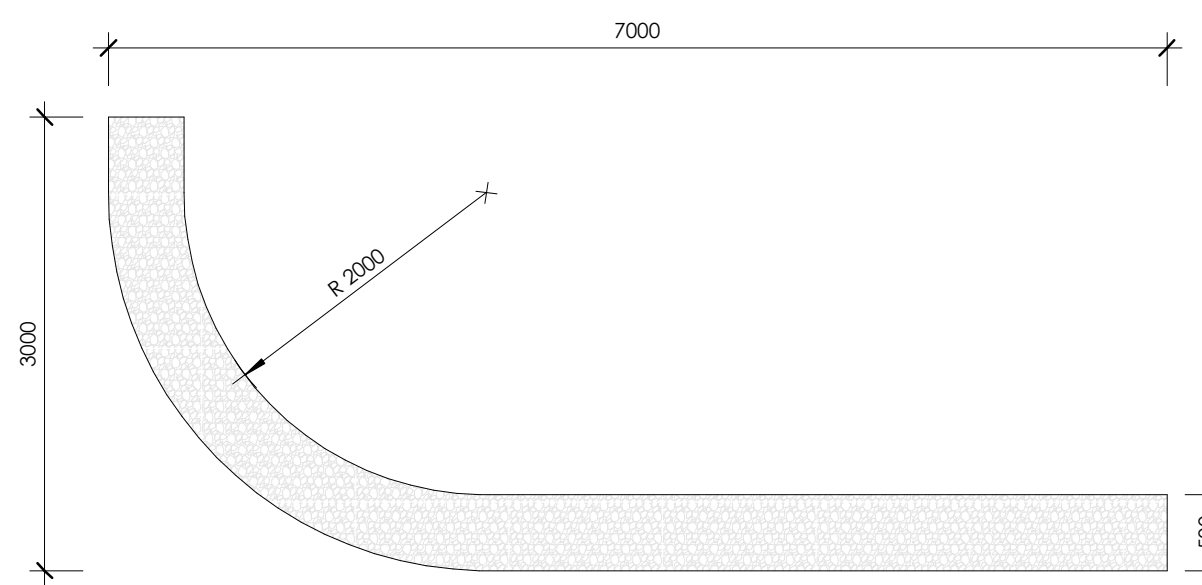
**SIGNAGE TYPE A2 ELEVATION**  
(TENANCY SIGNAGE ZONE)



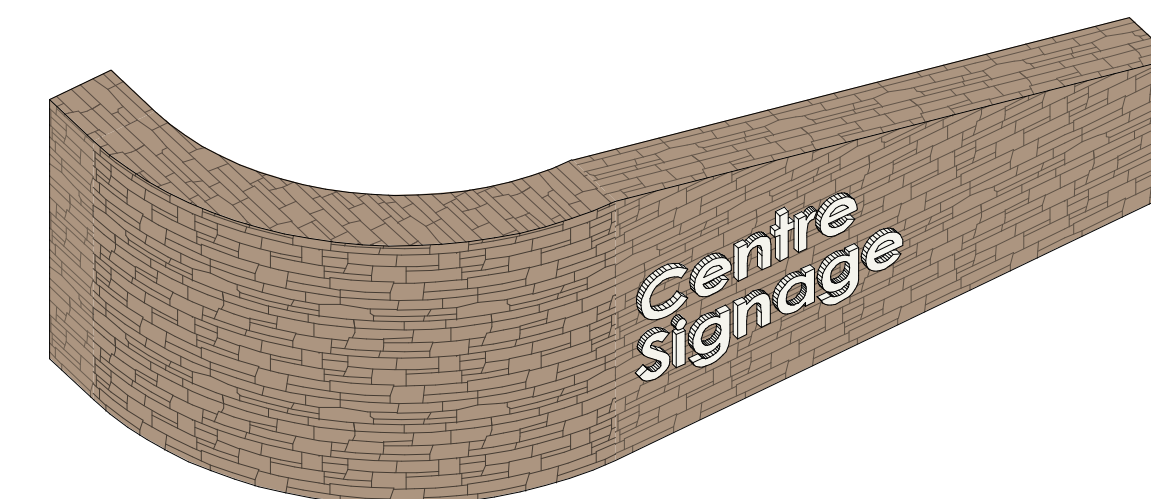
2 **FEATURE WALL DETAIL ELEVATION A**  
Scale: 1 : 50



3 **FEATURE WALL DETAIL ELEVATION B**  
Scale: 1 : 50



4 **FEATURE WALL DETAIL PLAN**  
Scale: 1 : 50



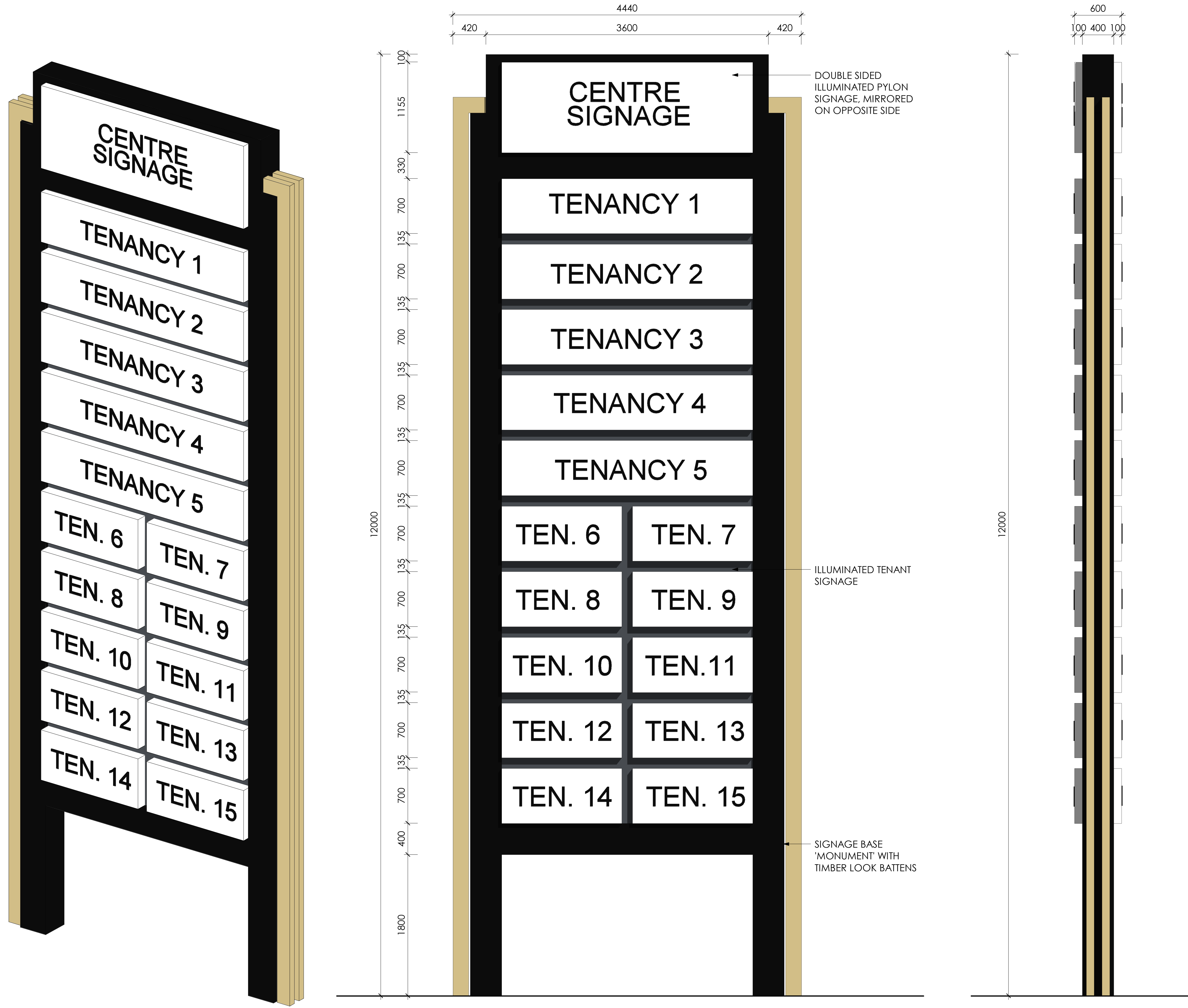
5 **FEATURE WALL - ISO VIEW**  
Scale:

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES PTY LTD



ISSUE	AMENDMENT	DATE	CHK'D
A	DEVELOPMENT APPLICATION	30.05.25	WG





1 PYLON 3D  
Scale:

2 PYLON SIGNAGE - ELEVATION A  
Scale: 1 : 25

3 PYLON SIGNAGE - ELEVATION B  
Scale: 1 : 25

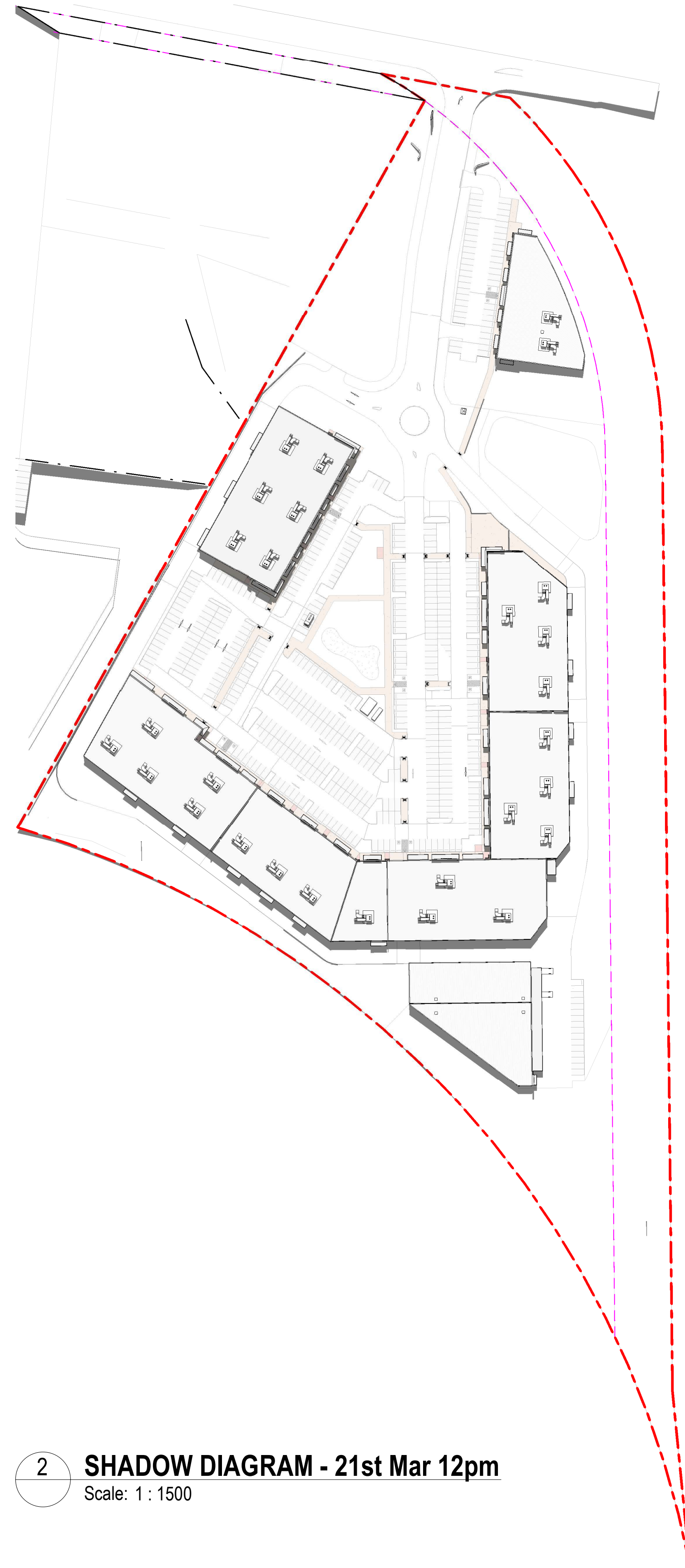
DEVELOPMENT APPLICATION

PYLON DETAILS

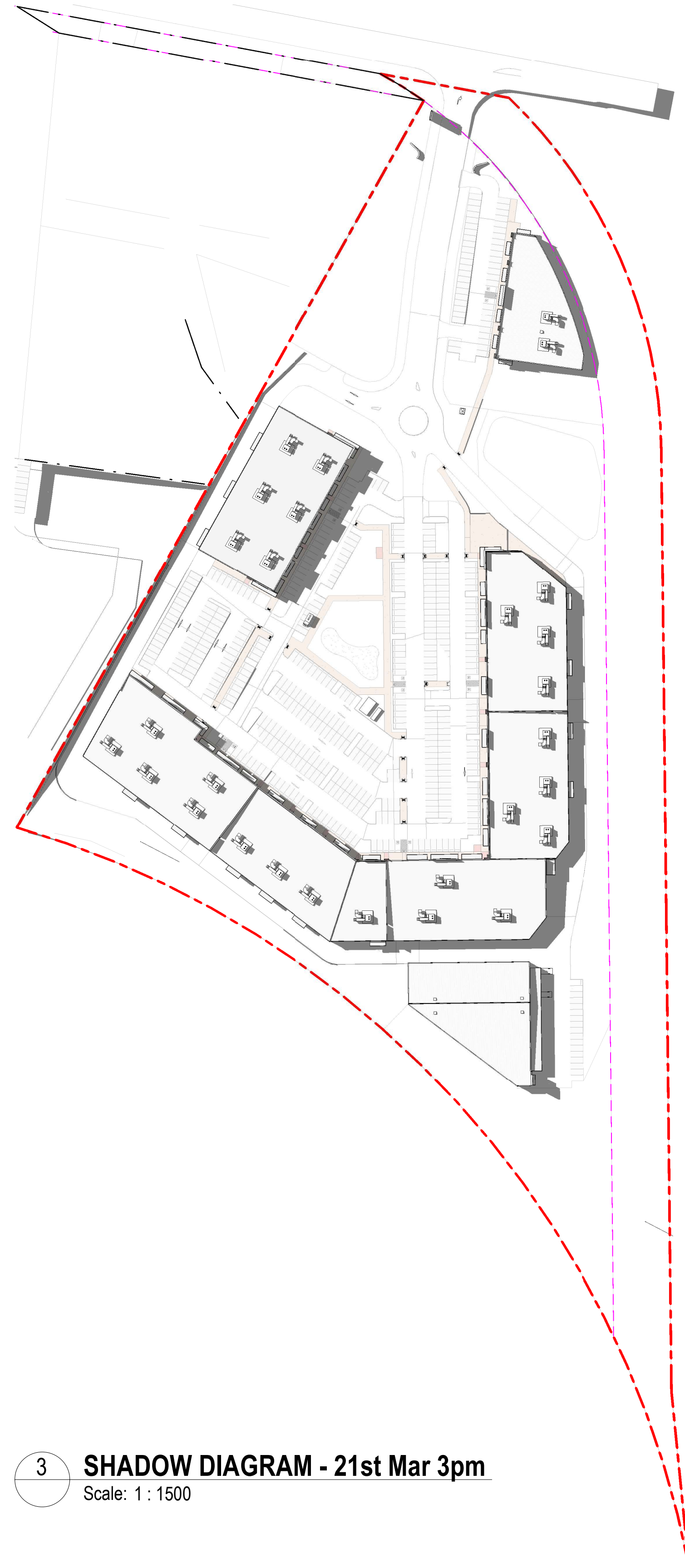




1 **SHADOW DIAGRAM - 21st Mar 9am**  
Scale: 1 : 1500



2 **SHADOW DIAGRAM - 21st Mar 12pm**  
Scale: 1 : 1500



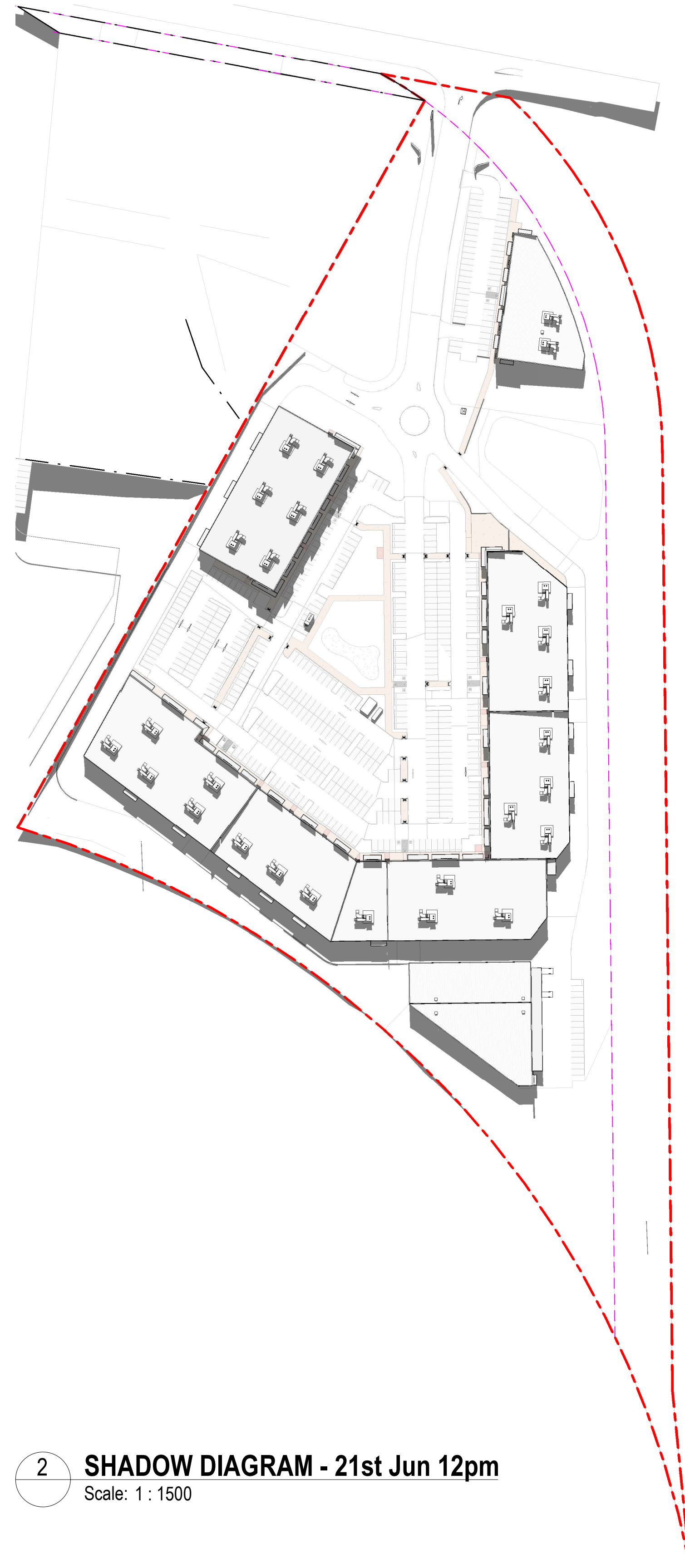
3 **SHADOW DIAGRAM - 21st Mar 3pm**  
Scale: 1 : 1500



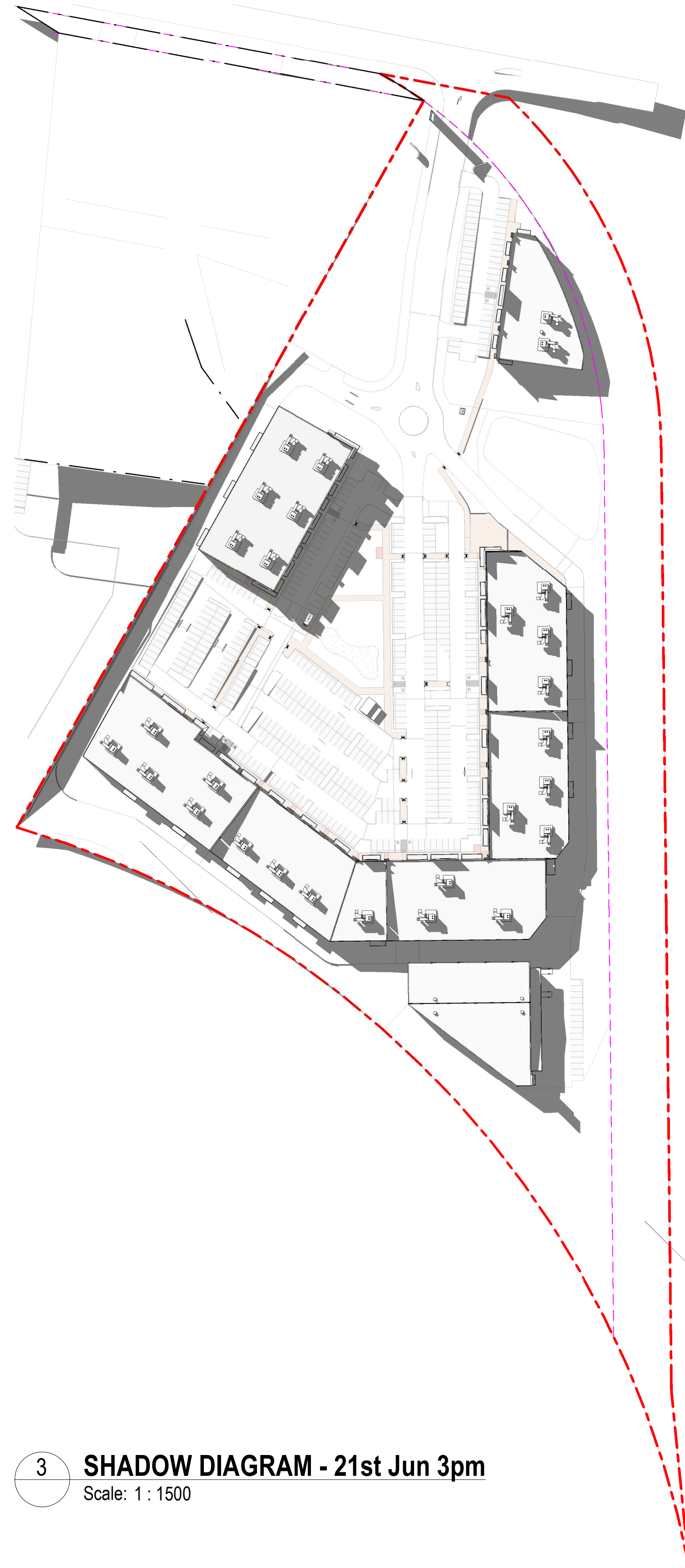




1 SHADOW DIAGRAM - 21st Jun 9am  
Scale: 1 : 1500



2 SHADOW DIAGRAM - 21st Jun 12pm  
Scale: 1 : 1500



3 SHADOW DIAGRAM - 21st Jun 3pm  
Scale: 1 : 1500







01 - ARTIST IMPRESSION



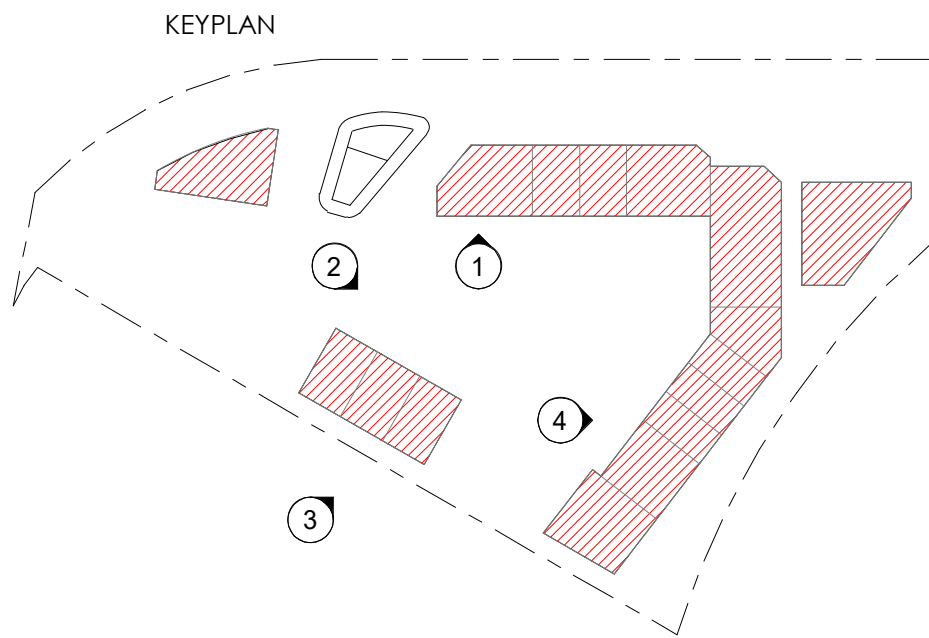
02 - ARTIST IMPRESSION



03 - ARTIST IMPRESSION



04 - ARTIST IMPRESSION



DEVELOPMENT APPLICATION

PROPOSED ARTIST  
IMPRESSIONS

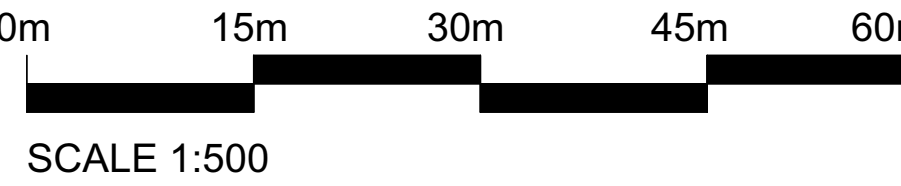


Legend

- Lawn
- Mass Planting of Shrubs, Ground Covers and Grasses
- Mass Planting of Ground Covers and Grasses
- Path/ Unit Paving
- Paving to road differentiating public and private land
- Existing Trees to be Retained
- Existing Trees to be Removed
- Seats



ID	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread	Qty
<b>Trees</b>						
ER	Elaeocarpus reticulatus	Blueberry Ash	45L	5 - 10m	3.5 - 6m	22
LC	Lophostemon confertus	Box Brush	45L	10 - 15m	8m	27
<b>Shrubs</b>						
ASM	Acmena smithii 'Minor'	Lilly Pilly	200mm	2- 3m	1- 2m	211
BEr	Banksia ericifolia	Heath-leaved Banksia	200mm	3 - 5m	3.5 - 6m	6
BSp	Banksia spinulosa	Hairpin Banksia	tubestock	1 - 3m	1 - 2m	6
GFR	Grevillea 'Forest Rambler'	Grevillea 'Forest Rambler'	140mm	1-1.5m	2-3m	12
WF	Westringia fruticosa	Coastal Rosemary	200mm	1.5m	1.5m	12
<b>Ground Covers</b>						
GG	Grevillea 'Gaudi Chaudi'	Gaudichaudi	140mm	0.2m	5m	192
GMT	Grevillea 'Mt Tamboritha'	Woolly Grevillea	140mm	0.3 - 0.45m	1.2 - 2.0m	180
GRM	Grevillea 'Royal Mantle'	Royal Mantle	140mm	0.2m	3m	269
WM	Westringia munda	Mundi	200mm	0.6m	1.5m	192
<b>Grasses</b>						
JU	Juncus usitatus	Common Rush	tube	0.3 - 0.45m	1.2 - 2.0m	756
LT	Lomandra 'Tanika'	Dwarf mat rush	140mm	0.45 - 0.6m	0.6 - 0.9m	630
LL	Lomandra longifolia	Spiny-headed Mat-Rush	tube	0.75 - 0.9m	0.9 - 1.2m	424
<b>Climbers</b>						



**B** GENERAL AMENDMENTS

**C** MINOR AMENDMENTS

No: Amendments:

21.05.2025

29.05.2025

Date:



**MERAKI GREEN**  
**LANDSCAPE ARCHITECTURE**  
A: 33 Uolo Avenue, Hornsby Heights NSW 2077 | M: 0404 444 045  
E: enquiries@merakigreenlandscapearchitecture.com.au  
A.B.N. 44 775 747 742

**LANDSCAPE PLAN - SITE PLAN**

**TITLE:**  
**PROPOSED DEVELOPMENT**  
**202 Bushland Drive**  
**TAREE**

Client : Madikian

SCALE: 1:500@ A0 DATE: 20 DECEMBER 2024

PROJECT NO.: 2475 DWG NO.: LP.01 / C  
ISSUE: C SHEET 1 of 6



- Lawn
- Mass Planting of Ground Covers and Grasses
- Path/ Unit Paving
- Paving to road differentiating public and private land
- Existing Trees to be Retained
- Existing Trees to be Removed
- Seats

1-GMT

5-LT

3-LL

1-WM

1-GG

2-GRM

1-ER

2-GMT

5-LT

3-LL

2-WM

2-GG

2-GRM

1-ER

3-GMT

10-LT

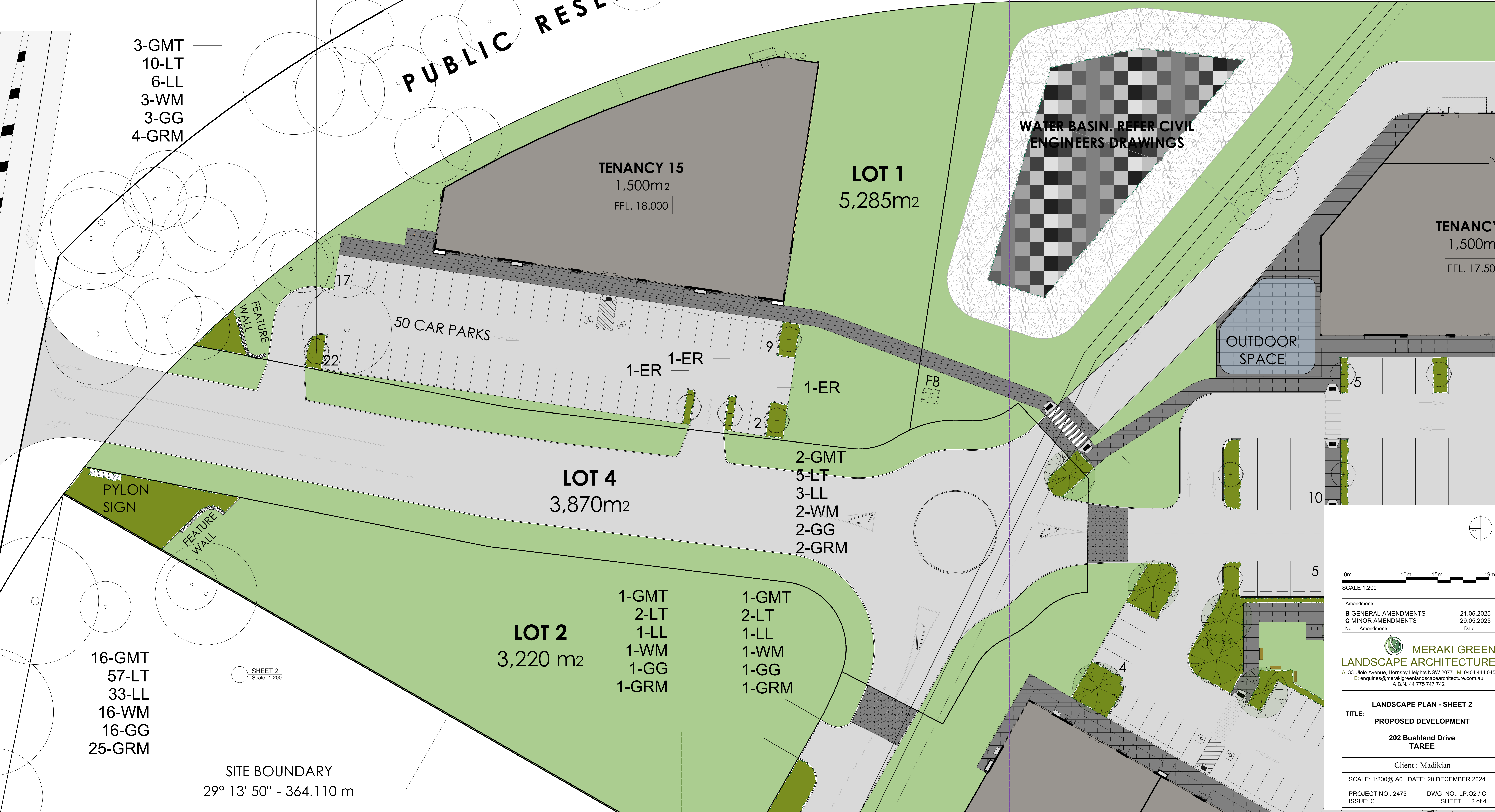
6-LL

3-WM

3-GG

4-GRM

Plant List						
ID	Botanical Name	Common Name	Pot Size	Mature Height	Mature Spread	Qty
Trees						
ER	Elaeocarpus reticulatus	Blueberry Ash	45L	5 - 10m	3.5 - 6m	5
Shrubs						
Ground Covers						
GG	Grevillea 'Gaudi Chaudi'	Gaudichaudi	140mm	0.2m	5m	26
GMT	Grevillea 'Mt Tamboritha'	Woolly Grevillea	140mm	0.3 - 0.45m	1.2 - 2.0m	26
GRM	Grevillea 'Royal Mantle'	Royal Mantle	140mm	0.2m	3m	37
WM	Westringia mundi	Mundi	200mm	0.6m	1.5m	26
Grasses						
JU	Juncus usitatus	Common Rush	tube	0.3 - 0.45m	1.2 - 2.0m	756
LT	Lomandra 'Tanika'	Dwarf mat rush	140mm	0.45 - 0.6m	0.6 - 0.9m	86
LL	Lomandra longifolia	Spiny-headed Mat-Rush	tube	0.75 - 0.9m	0.9 - 1.2m	50
Climbers						



0m10m15m19m

SCALE 1:200

Amendments:  
B GENERAL AMENDMENTS 21.05.2025  
C MINOR AMENDMENTS 29.05.2025  
No: Amendments: Date:

MERAKI GREEN

LANDSCAPE ARCHITECTURE

A: 33 Ulolo Avenue, Hornsby Heights NSW 2077 | M: 0404 444 045  
E: enquiries@merakigreenlandscapearchitecture.com.au  
A.B.N. 44 775 747 742

LANDSCAPE PLAN - SHEET 2

TITLE: PROPOSED DEVELOPMENT

202 Bushland Drive  
TAREE

Client : Madikian

SCALE: 1:200@ A0 DATE: 20 DECEMBER 2024

PROJECT NO.: 2475 DWG NO.: LP.02 / C  
ISSUE: C SHEET 2 of 4



### Legend

SITE BOUNDARY  
179° 23' 05" -

**PUBLIC RESERVE**





