

THE COVE SENIORS LIVING RESIDENTIAL DEVELOPMENT EMPIRE BAY DRIVE, DALEYS POINT, NSW DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWING LIST

DRAWING	SCALE	FORMAT	ISSUE
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CONSULTANT LIST

CLIENT	Aevum
ARCHITECT	Marchese Partners
PROJECT MANAGER	Equity Development Management
SURVEYOR	Norton Survey Partners
TOWN PLANNER	BBC Planners
LOCAL TOWN PLANNER	LongHill Planning
ARBORIST	Australian Tree Consultants
ACCESSIBILITY	Morris Goding
BASIX	AGA Consultant
BCA	BCA Certifiers
LANDSCAPE	Sym Studios
ACOUSTIC	Acoustic Logic
QUANTITY SURVEYOR	RPS HSO
STORMWATER & FIRE	Niven Donnelly
TRAFFIC	Varga Traffic Planning
BUSHFIRE ASSESSMENT	Bush Fire Solutions
GEOTECH	Douglas Partners
SHADOWS STUDY	Marchese Partners
STRUCTURAL & CIVIL	Northrop
ELECTRICAL & MECHANICAL	WOODS & GRIEVES ENGINEERS

	STAGE L1	STAGE L2	STAGE L3	PLAN TOTAL
PLAN 1	884.9 m ²			884.9 m ²
PLAN 2	1039.5 m ²			1039.5 m ²
PLAN 3	1062.7 m ²	387.5 m ²	443.6 m ²	1893.8 m ²
PLAN 4		850.7 m ²	772.4 m ²	1623.1 m ²
PLAN 5		851.8 m ²	772.4 m ²	1624.2 m ²
BUILDING TOTAL	2987.1 m ²	2090 m ²	1988.4 m ²	
TOTAL GFA				7065.5 m ²

GFA PROPOSED: 7065.5 sqm

	STAGE L1	STAGE L2	STAGE L3	TOTAL	%
1BED	4	0	2	6	9.8%
2BED	12	10	11	33	54.1%
3BED	4	10	8	22	36.1%
BUILDING TOTAL	20	20	21	61	100.0%
CROSS VENT.	16	13	13	42	68.9%
SOLAR ACCESS	18	19	19	56	91.8%

		Associated area
STAGE L1 (parking in basement)	20 residents car parks in the basement.	4 x 1 BR ILU's 12 x 2 BR ILU's 4 x 3 BR ILU's (total of 40 bedrooms)
On-grade area in front of L1	8 car parks to be shared between visitors and staff	Community Facilities and L1 residents
STAGE L2 (parking in basement and on-grade behind building)	22 residents car parks in the basement. 2 residents car parks on-grade behind the building 3 visitors car parks on-grade behind the building.	2 x 1 BR ILU's 8 x 2 BR ILU's 10 x 3 BR ILU's (total of 48 bedrooms)
STAGE L3 (parking in basement and on-grade behind building)	18 residents car parks in the basement. 6 residents car parks on-grade behind the building 4 visitors car parks on-grade behind the building.	2 x 1 BR ILU's 11 x 2 BR ILU's 8 x 3 BR ILU's (total of 48 bedrooms)
TOTAL	68 Residents car parks 15 car parks for visitors and staff	TOTAL of 61 Units

UNIT NO.	BED NO.	SOLAR ACCESS 3H OR MORE	CROSS VENTILATION
1	A2 1	2 BED	•
2	A2 2	1 BED	•
3	A2 3	2 BED	•
4	A2 4	3 BED	•
5	A2 5	1 BED	•
6	A2 6	1 BED	•
7	A2 7	2 BED	•
8	A2 8	2 BED	•
9	A2 9	2 BED	•
10	A2 10	3 BED	•
11	A3 1	2 BED	•
12	A3 2	1 BED	•
13	A3 3	2 BED	•
14	A3 4	3 BED	•
15	A3 5	2 BED	•
16	A3 6	2 BED	•
17	A3 7	2 BED	•
18	A3 8	2 BED	•
19	A3 9	2 BED	•
20	A3 10	3 BED	•
21	B1 1	2 BED	•
22	B1 2	2 BED	•
23	B1 3	2 BED	•
24	B1 4	2 BED	•
25	B2 1	3 BED	•
26	B2 2	2 BED	•
27	B2 3	3 BED	•
28	B2 4	3 BED	•
29	B2 5	2 BED	•
30	B2 6	3 BED	•
31	B2 7	3 BED	•
32	B2 8	2 BED	•
33	B3 1	3 BED	•
34	B3 2	2 BED	•
35	B3 3	3 BED	•
36	B3 4	3 BED	•
37	B3 5	2 BED	•
38	B3 6	3 BED	•
39	B3 7	3 BED	•
40	B3 8	2 BED	•
41	C1 1	2 BED	•
42	C1 2	2 BED	•
43	C1 3	2 BED	•
44	C1 4	2 BED	•
45	C1 5	2 BED	•
46	C2 1	1 BED	•
47	C2 2	3 BED	•
48	C2 3	3 BED	•
49	C2 4	2 BED	•
50	C2 5	3 BED	•
51	C2 6	3 BED	•
52	C2 7	2 BED	•
53	C2 8	2 BED	•
54	C3 1	1 BED	•
55	C3 2	3 BED	•
56	C3 3	3 BED	•
57	C3 4	2 BED	•
58	C3 5	3 BED	•
59	C3 6	3 BED	•
60	C3 7	2 BED	•
61	C3 8	2 BED	•

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A 15-10-09 DA SUBMISSION PS

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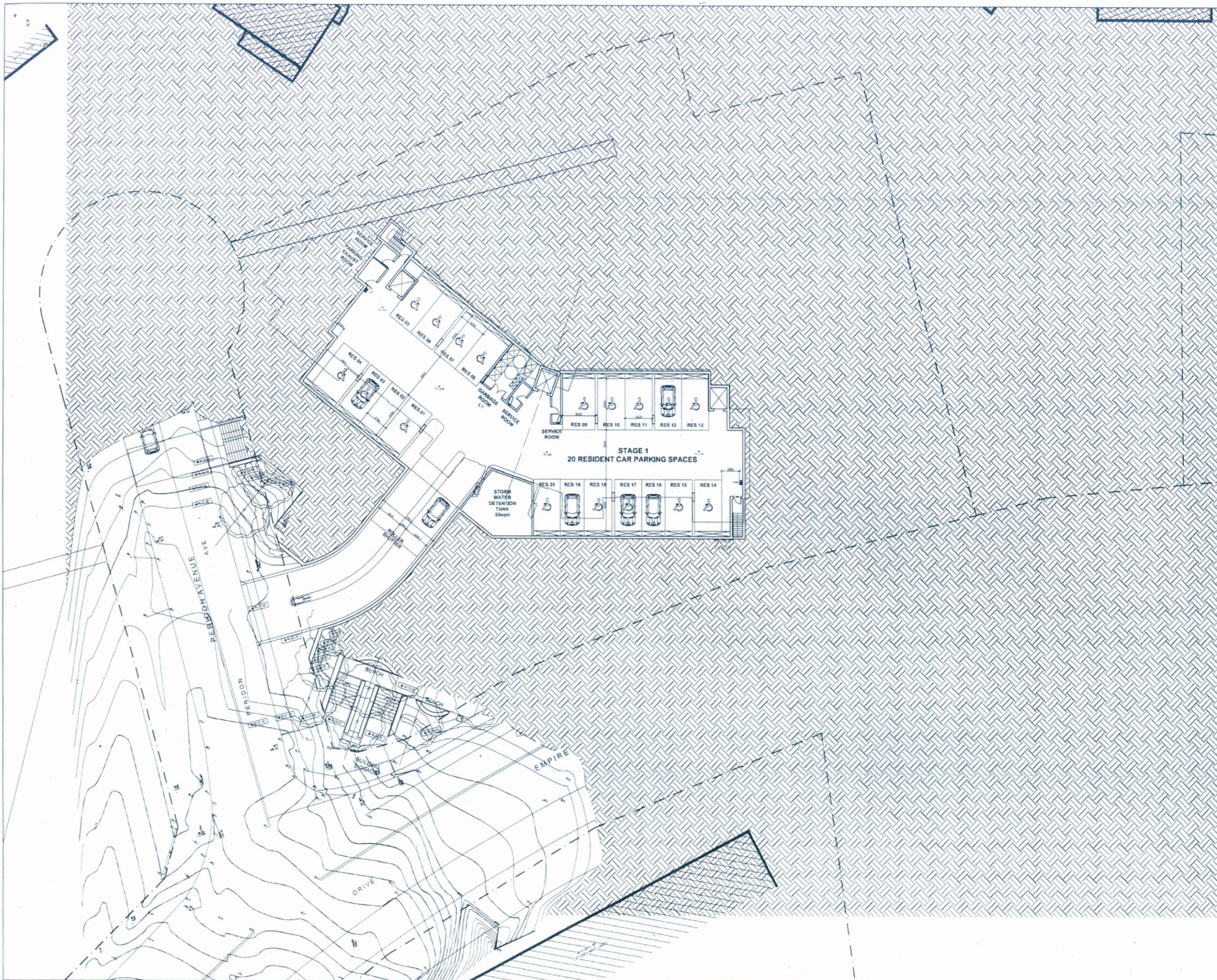
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23-25 O'Connell St - Sydney NSW 2001

PROJECT
The Cove - 30 Empire Bay Dr,
Daleys Point, NSW

DRAWING TITLE
COVER SHEET

SCALE	DATE	DRAWN	CHECKED
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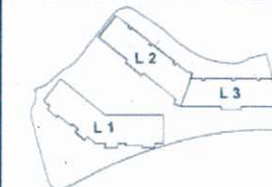


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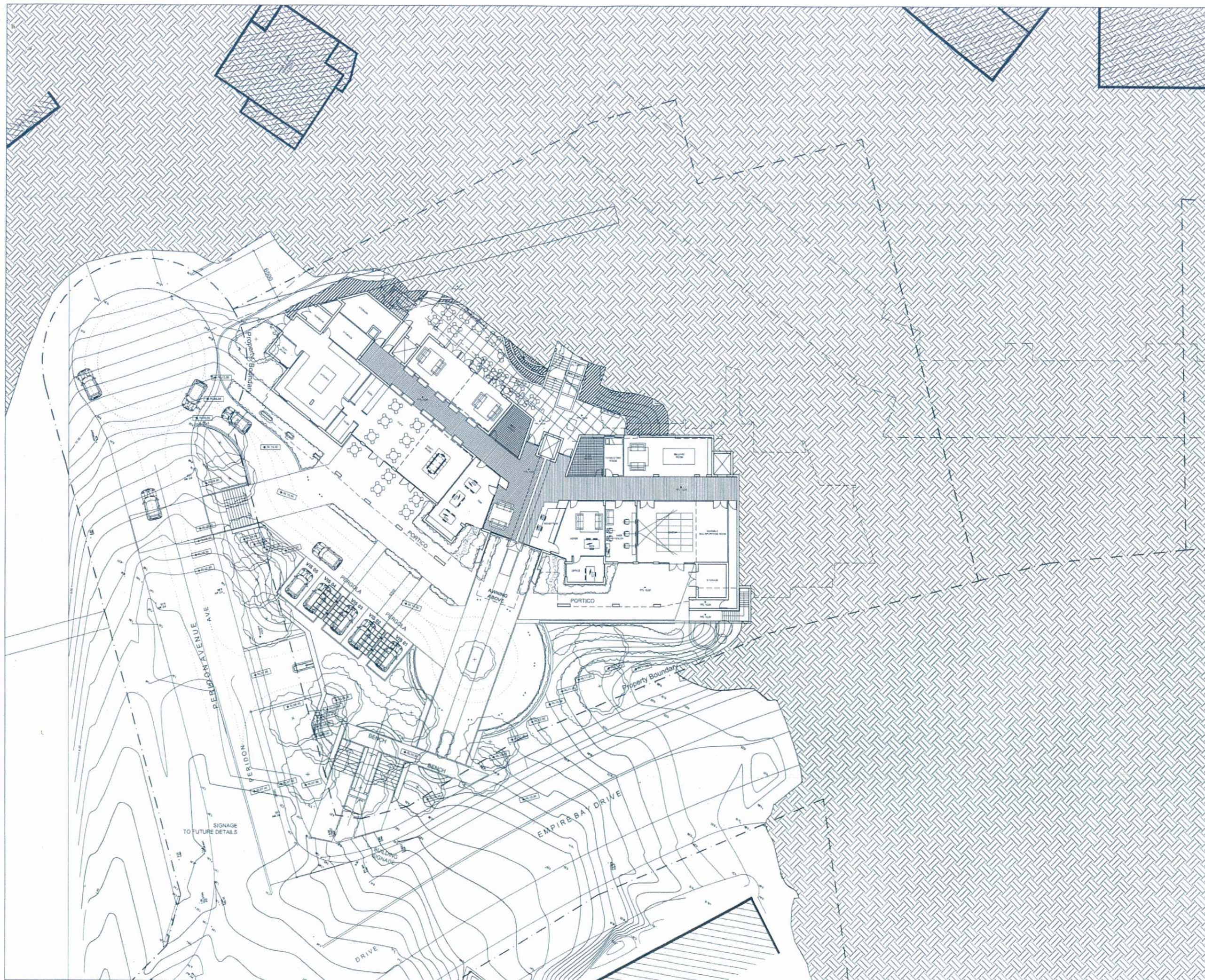
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DRAWING TITLE
PLAN B1

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PROJECT
**The Cove - 30 Empire Bay Dr,
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DRAWING TITLE
PLAN 01

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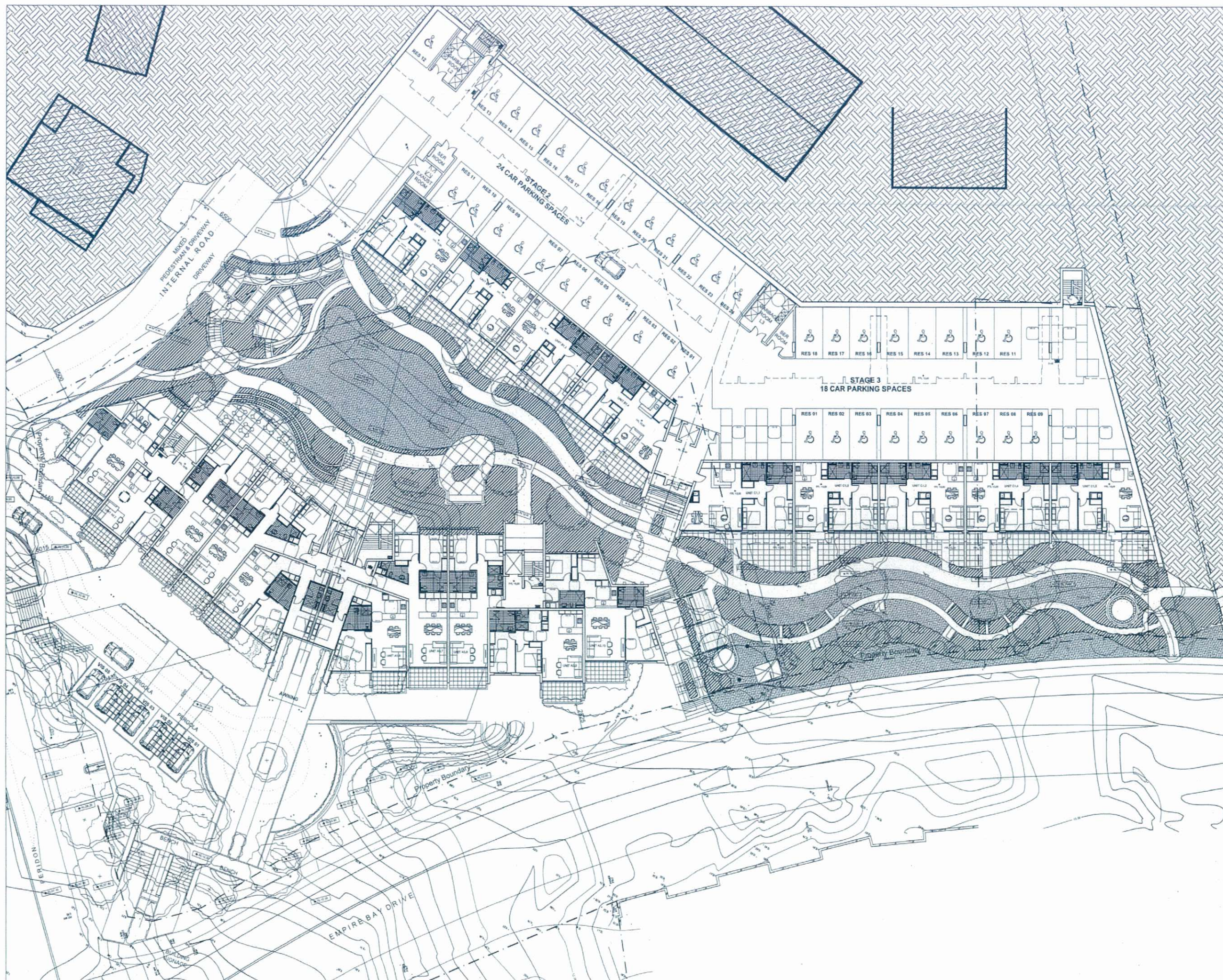
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PLAN 02

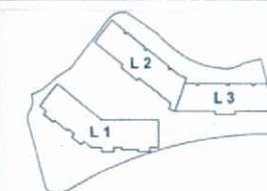
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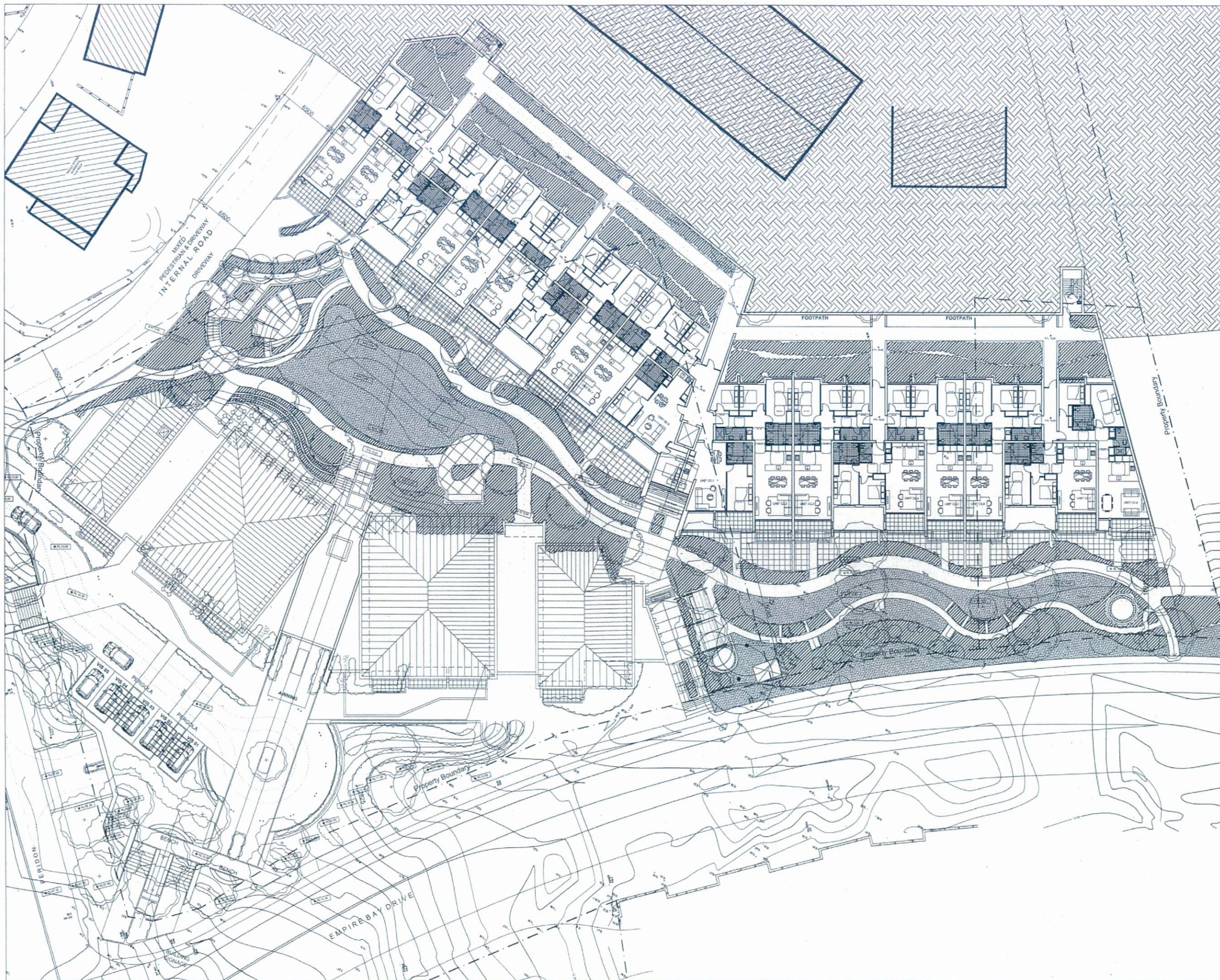
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PROJECT
**The Cove - 30 Empire Bay Dr,
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DRAWING TITLE
PLAN 03

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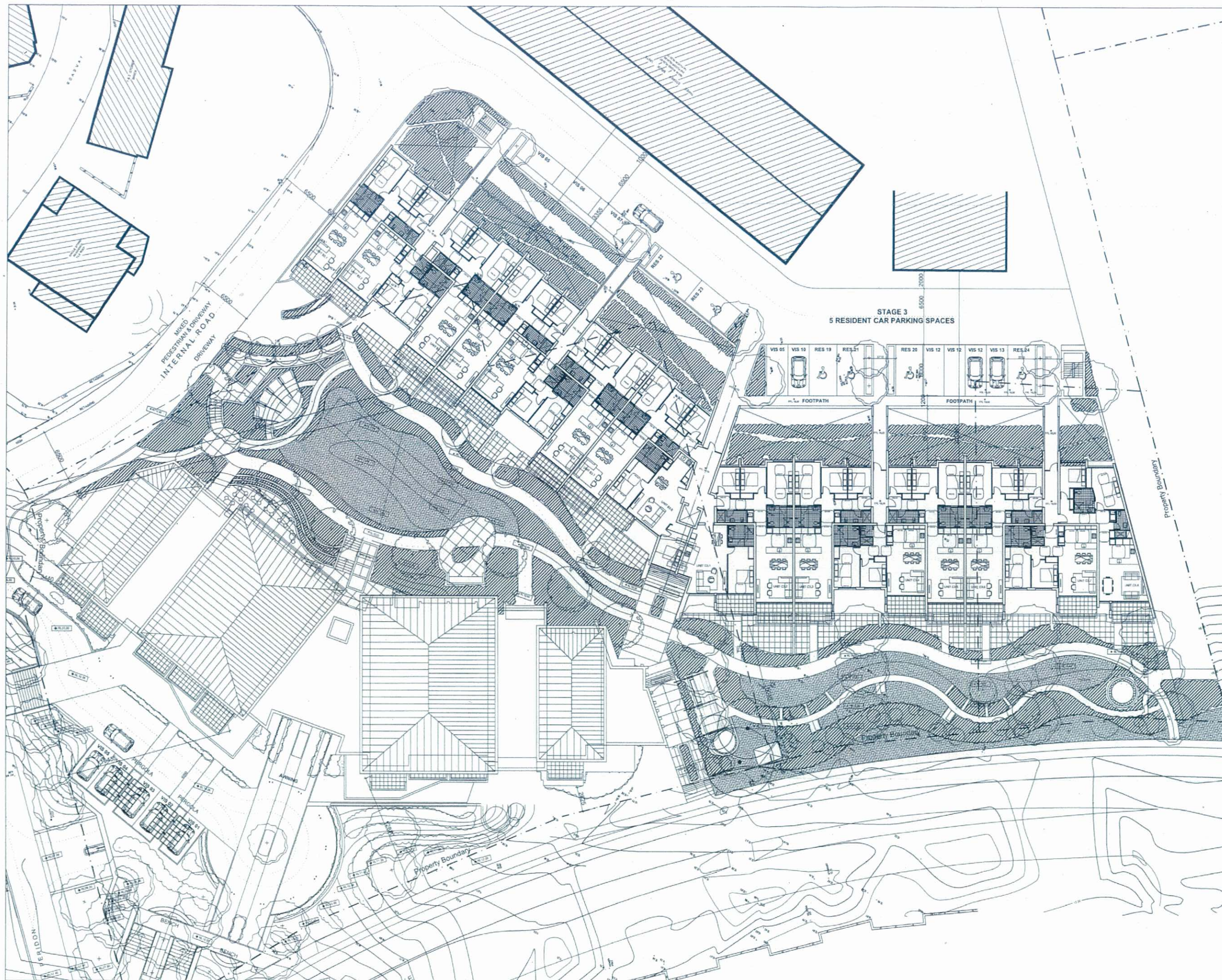
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PLAN 04

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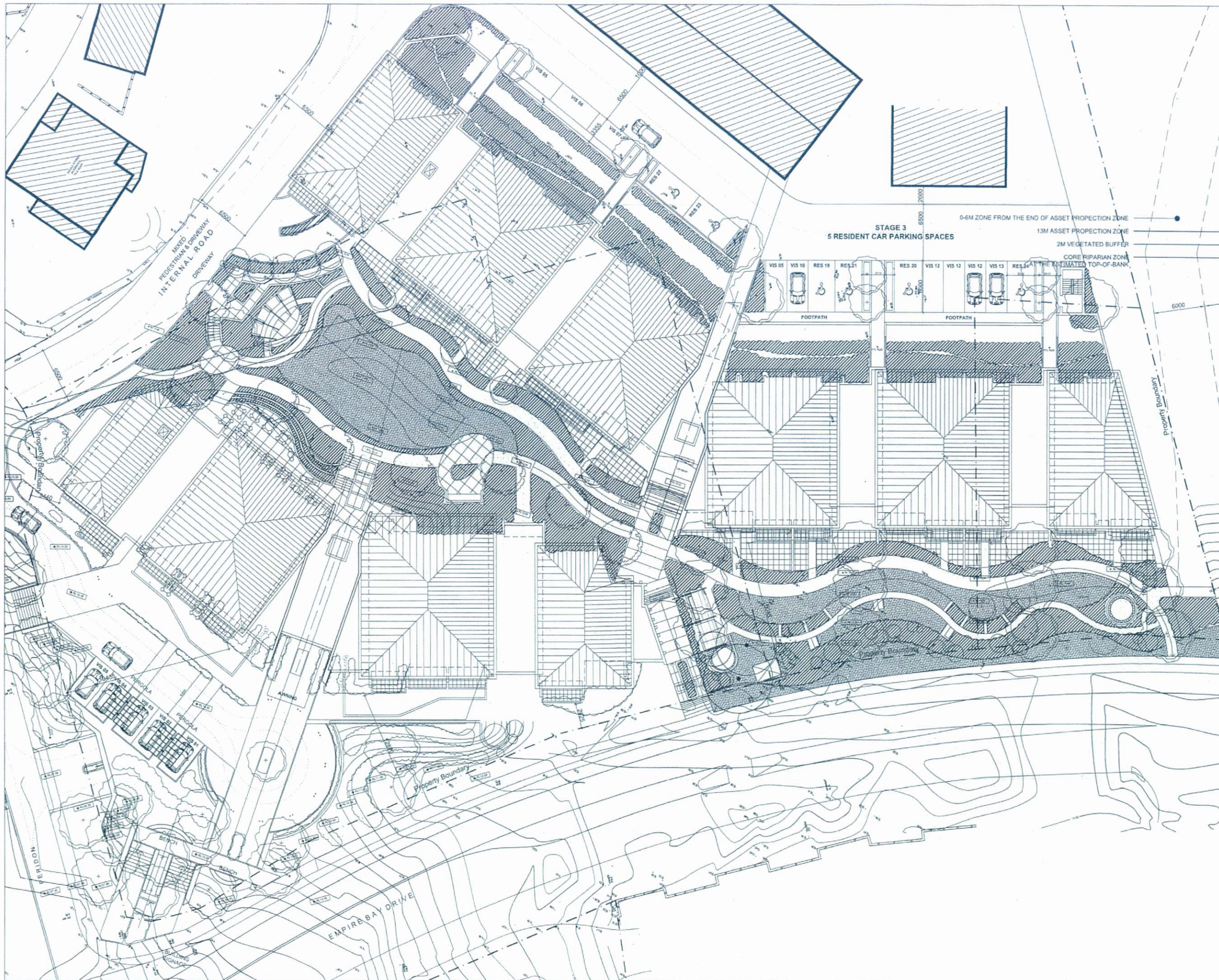
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PLAN 05

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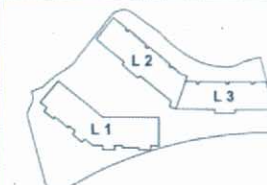
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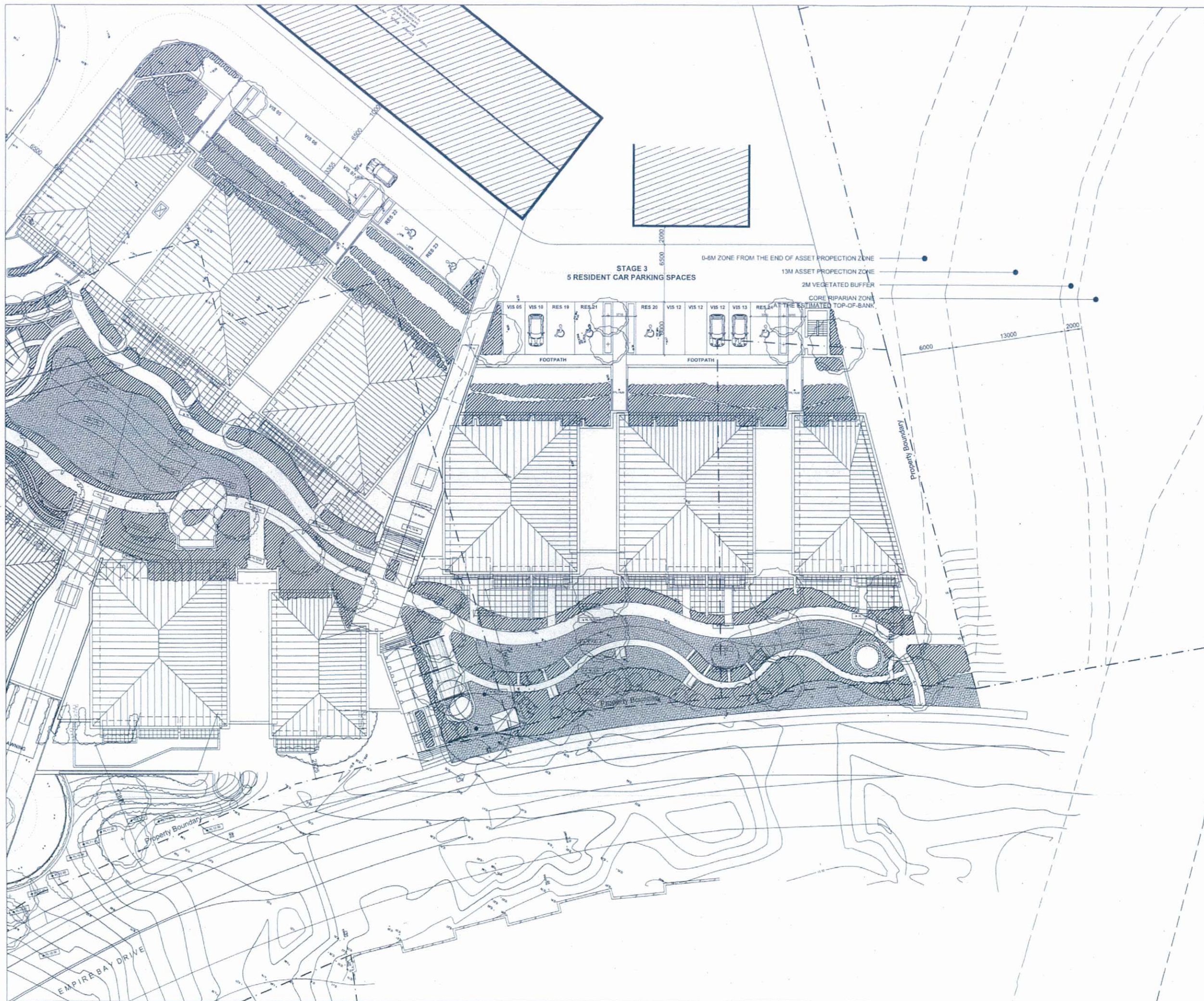
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PROJECT
**The Cove - 30 Empire Bay Dr,
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DRAWING TITLE
PLAN ROOF

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PROJECT
**The Cove - 30 Empire Bay Dr,
Daleys Point, NSW**

DRAWING TITLE
**PLAN ROOF
Riparian &
Asset Protection Zones**

SCALE	DATE	DRAWN	CHECKED
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KEY PLAN

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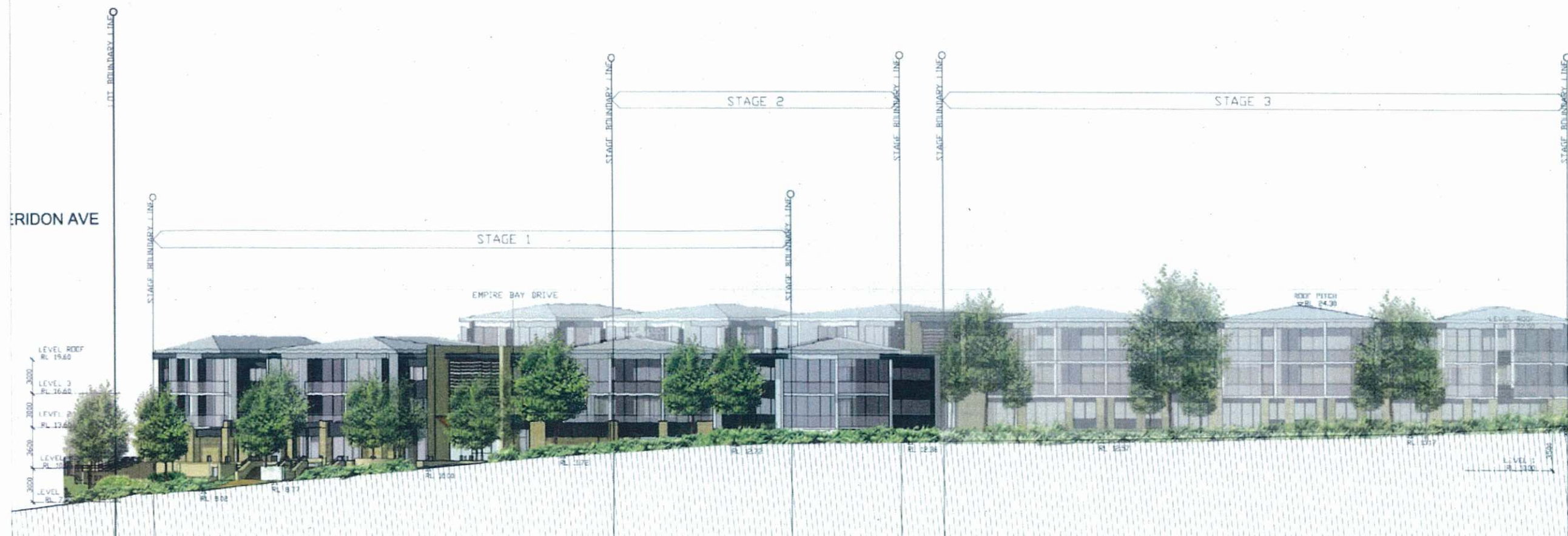
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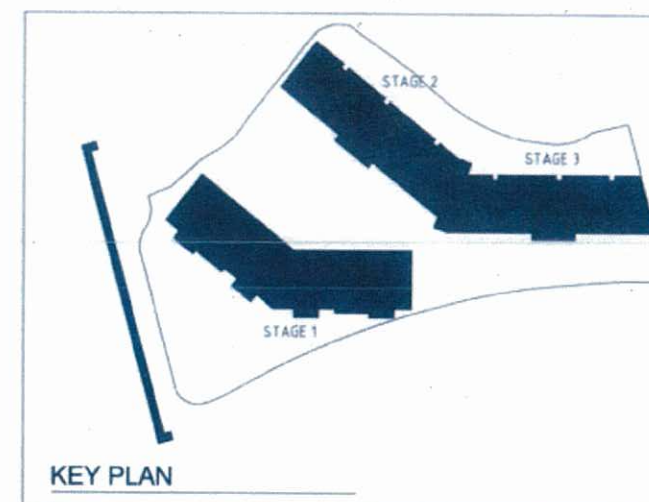
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PROJECT
**The Cove - 30 Empire Bay Dr,
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DRAWING TITLE
**ELEVATION 1
WEST ELEVATION**

SCALE	DATE	DRAWN	CHECKED
1:200@A1	30.09.2009	PS	
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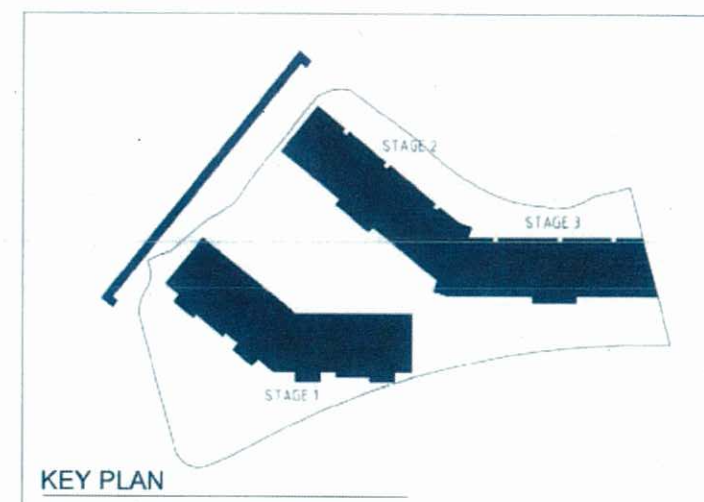
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**PROJECT
The Cove - 30 Empire Bay Dr,
Daleys Point, NSW**

**DRAWING TITLE
ELEVATION 2
NORTH ELEVATION**

SCALE	DATE	DRAWN	CHECKED
1:200@A1	30.09.2009	PS	
JOB No	DRAWING No	ISSUE	
08070	DA 03.02	B	





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A	16-12-09	DA SUBMISSION	PS



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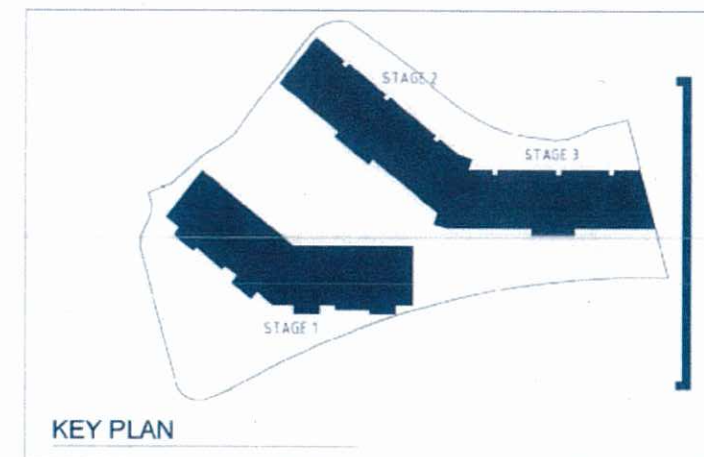
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PROJECT
**The Cove - 30 Empire Bay Dr,
Daleys Point, NSW**

DRAWING TITLE
**ELEVATION 3
NORTH ELEVATION**

SCALE	DATE	DRAWN	CHECKED
1:200@A1	30.09.2009	PS	
JOB NO.	DRAWING NO.	ISSUE	
08070	DA 03.03	B	





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B	20-05-19	DA SUBMISSION	PS
A	19-12-08	DA SUBMISSION	PS



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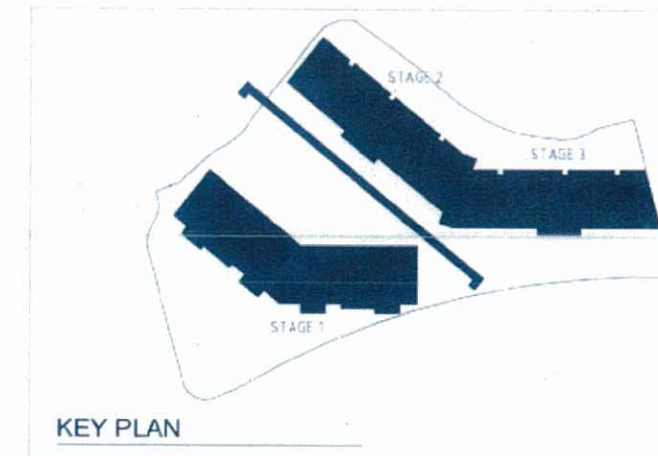
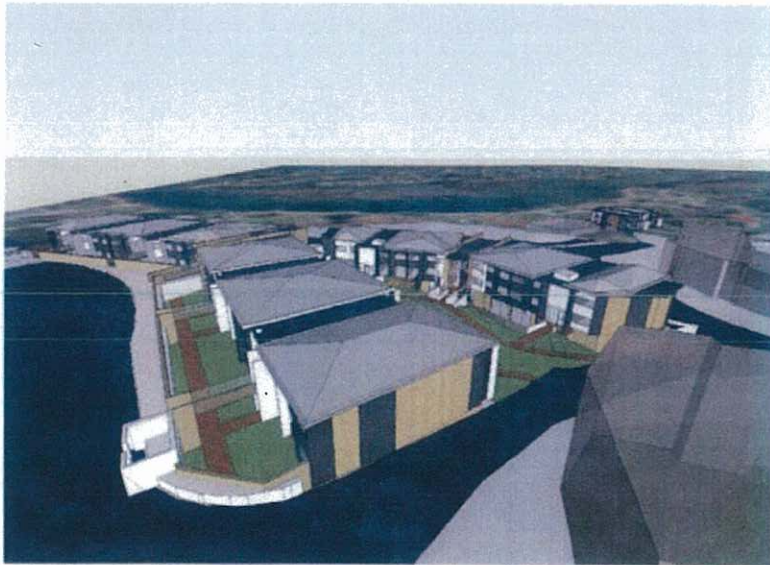
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**PROJECT
The Cove - 30 Empire Bay Dr,
Daleys Point, NSW**

**DRAWING TITLE
ELEVATION 4
SOUTH ELEVATION**

SCALE	DATE	DRAWN	CHECKED
1:200 @ A1	30-09-2009	PS	
JOB NO.	DRAWING NO.	ISSUE	
08070	DA 03 04	B	





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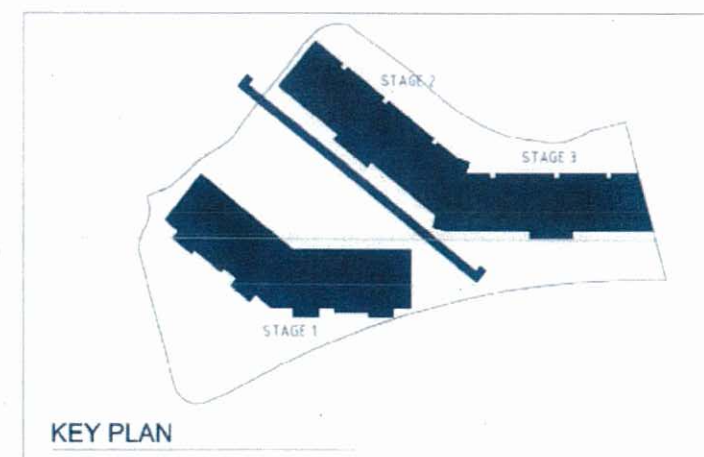
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PROJECT
The Cove - 30 Empire Bay Dr,
Daleys Point, NSW

DRAWING TITLE
ELEVATION 5
INTERNAL ELEVATION 1

SCALE	DATE	DRAWN	CHECKED
1:200@A1	30.09.2009	PS	
JOB NO.	DRAWING NO.	ISSUE	
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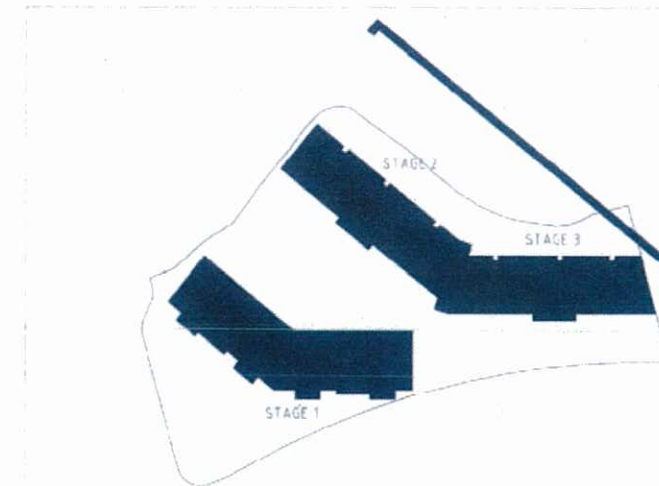
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**PROJECT
The Cove - 30 Empire Bay Dr,
Daleys Point, NSW**

**DRAWING TITLE
ELEVATION 6
INTERNAL ELEVATION 2**

NO.	DATE	DESIGN	CHECKED
200@A1	30.09.2009	PS	
08070	DRAWING NO.	DA 03.06	ISSUE B





KEY PLAN

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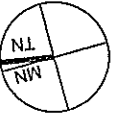
PROJECT
The Cove - 30 Empire Bay Dr,
Daleys Point, NSW

DRAWING TITLE
ELEVATION 7
NORTH ELEVATION

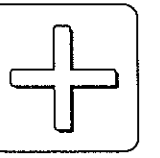
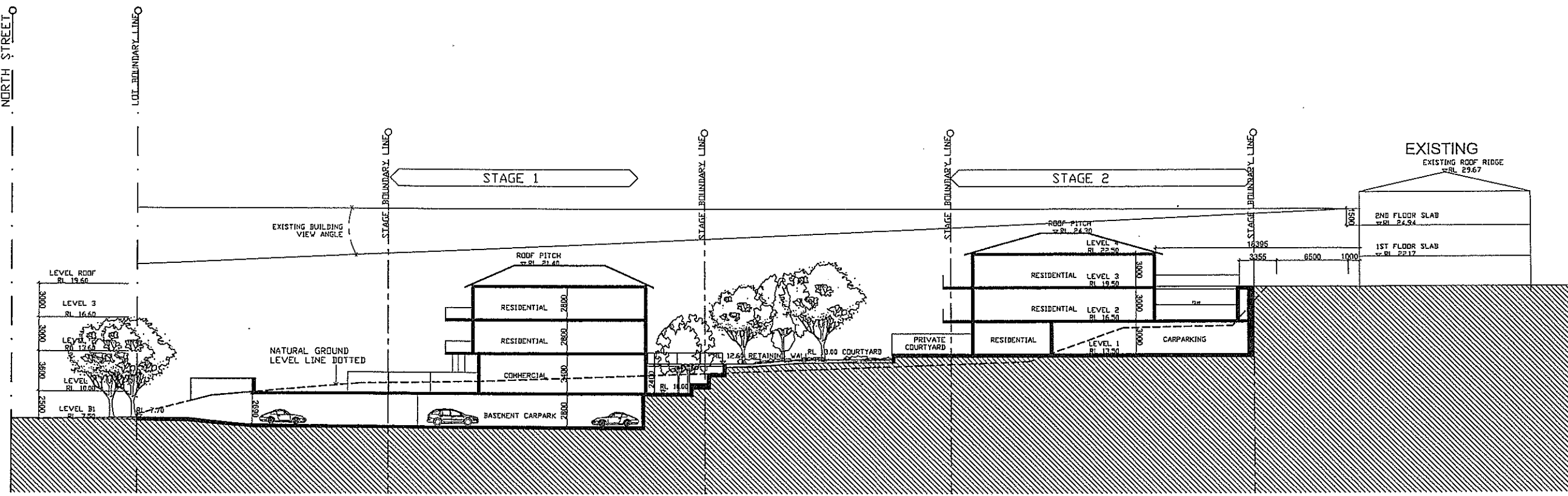
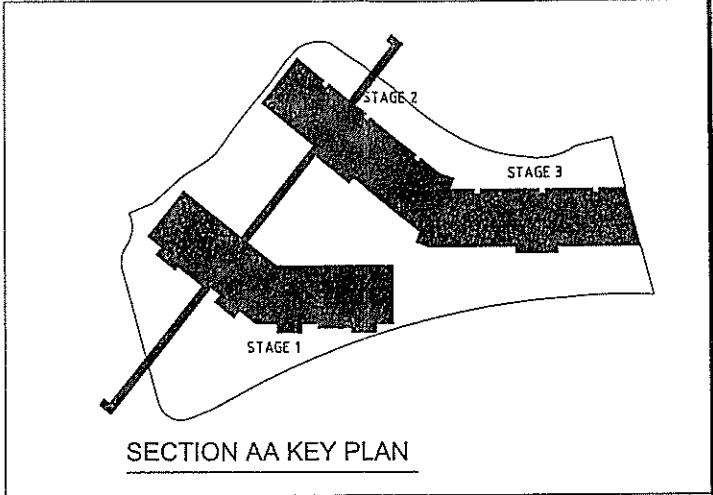
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200@A1	30.09.2009	PS	
CD NO	DRAWING NO	ISSUE	
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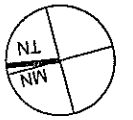
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PROJECT
**The Cove - 30 Empire Bay Dr,
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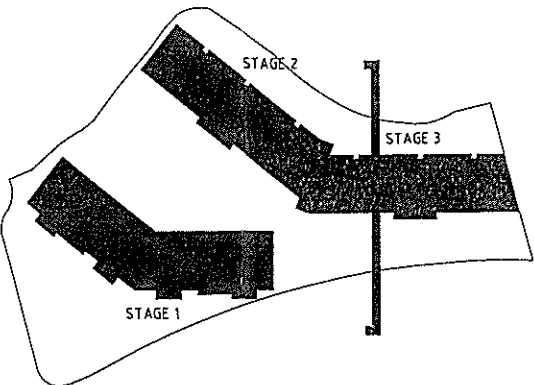
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SECTION AA

SCALE 1:200@A1	DATE 30.09.2009	DRAWN PS	CHECKED
JOB No. 08070	DRAWING No. DA 04.01	ISSUE A	

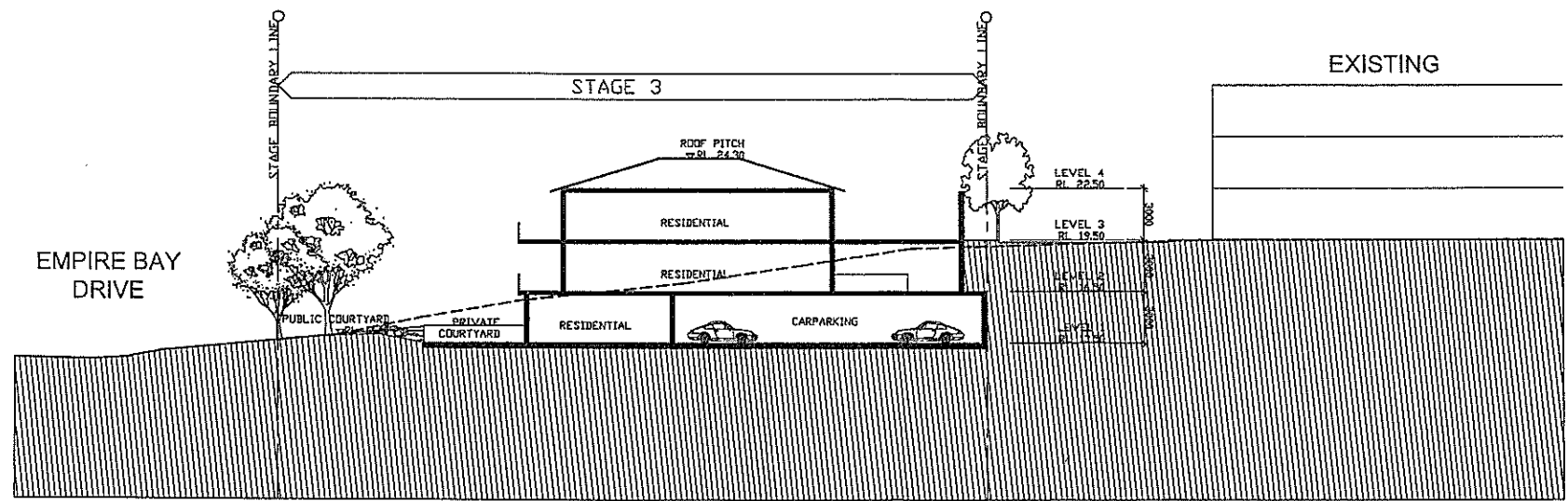
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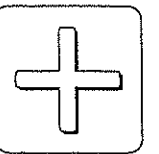
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SECTION BB KEY PLAN



A	18-12-09	DA SUBMISSION	PS
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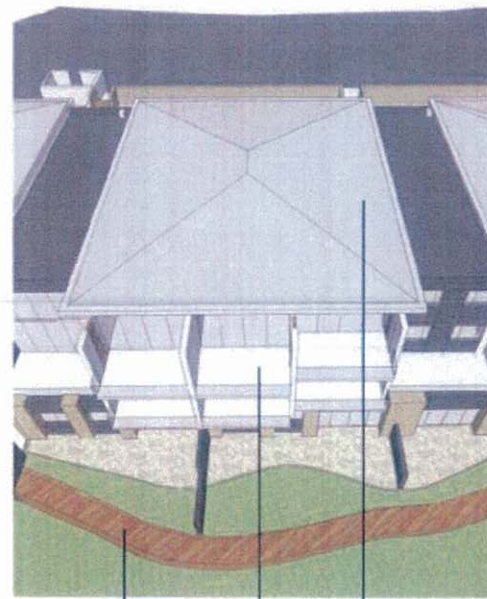
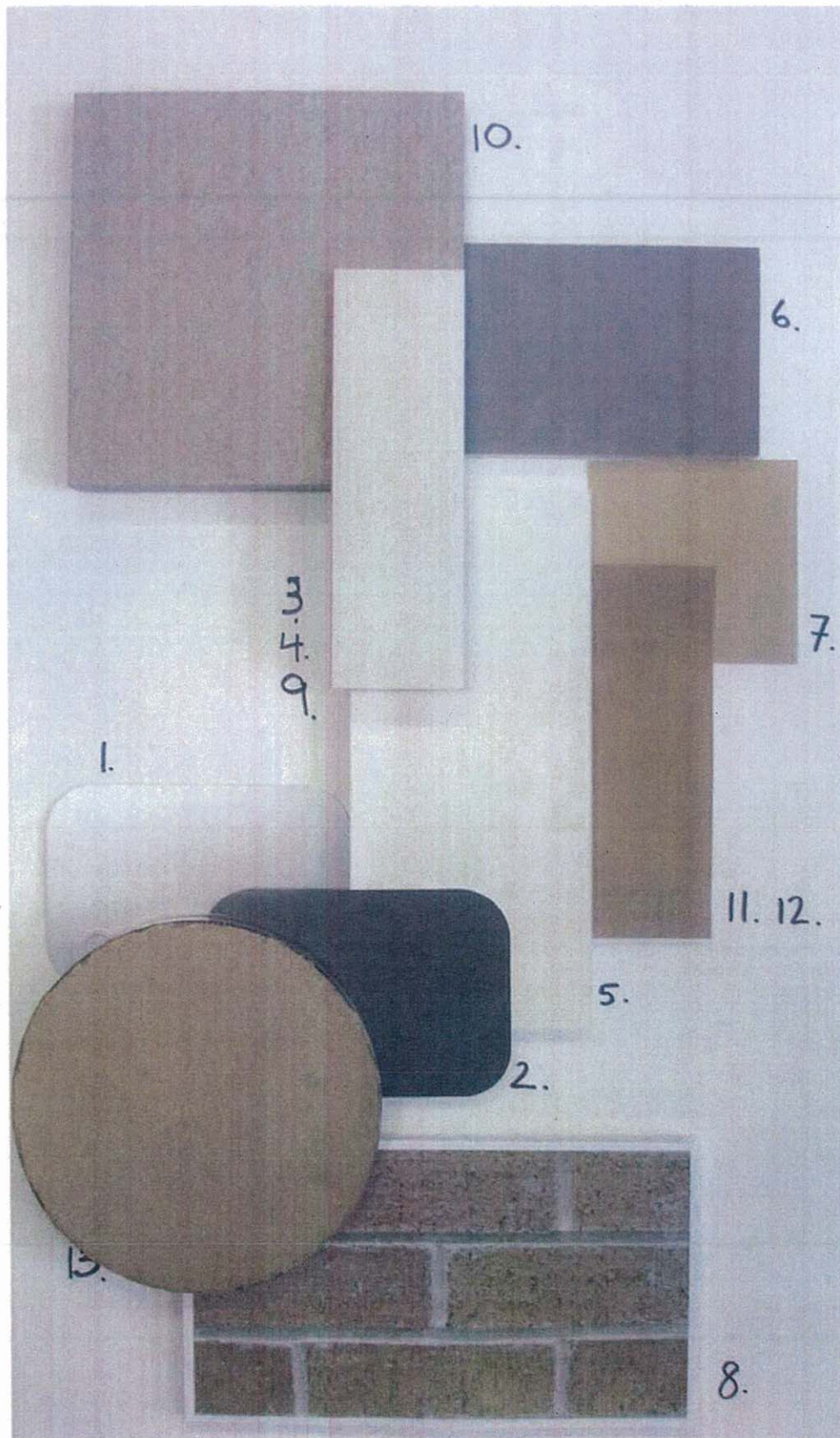
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PROJECT
**The Cove - 30 Empire Bay Dr,
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DRAWING TITLE
SECTION BB

SCALE 1:200@A1	DATE 30.09.2009	DRAWN PS	CHECKED
JOB No. 08070	DRAWING No. DA 04.02	ISSUE A	



LEGEND:

- 1 - COLORBOND METAL SHEETING
- 2 - COLORBOND METAL GUTTER
- 3 - GLASS BALUSTRADING WITH ALUMINIUM FRAMING
- 4 - ALUMINIUM FRAMED WINDOWS AND SLIDING DOORS
- 5 - CEMENT RENDER (WHITE)
- 6 - CEMENT RENDER (GREY)
- 7 - CEMENT RENDER (BROWN)

- 8 - FACE BRICK
- 9 - METAL GARAGE DOOR
- 10 - FLOOR TILES ON TERRACES AND BALCONIES
- 11 - POWDERCOATED ALUMINIUM PRIVACY SCREENING
- 12 - POWDERCOATED ALUMINIUM LOUVRES
- 13 - COLOURED CONCRETE FOOTPATH

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DRAWING TITLE Material Board

SCALE	DATE	DRAWN	CHECKED
NTS	06.10.2009	PS	
JOB No	DRAWING No	ISSUE	
08070	DA 05.01	B	

March 21

0900



March 21 0900

1200



March 21 1200

1500



March 21 1500

JUNE 21



June 21 0900



June 21 1200



June 21 1500

DECEMBER 21



December 21 0900



December 21 1200



December 21 1500



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PROJECT
**The Cove - 30 Empire Bay Dr,
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DRAWING TITLE
**Street View 1
Existing**

SCALE	DATE	DRAWN	CHECKED
NTS	06.10.2009	PS	
JOB No	DRAWING No	ISSUE	
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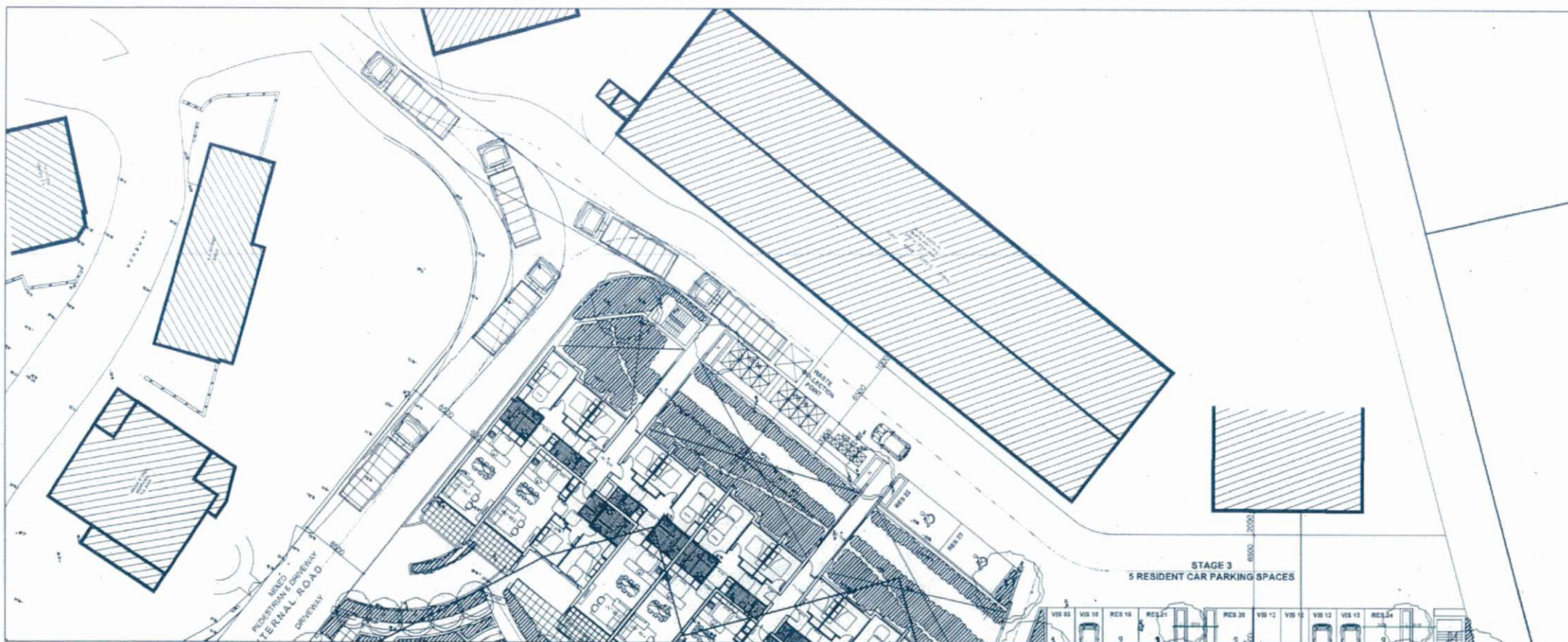
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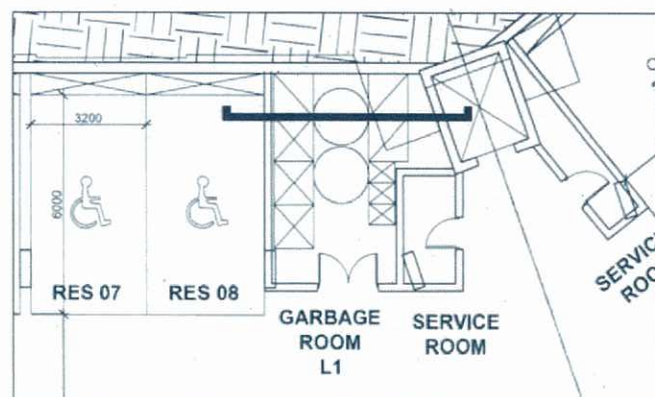
PROJECT
**The Cove - 30 Empire Bay Dr,
Daleys Point, NSW**

DRAWING TITLE
**Street View 1
Proposal**

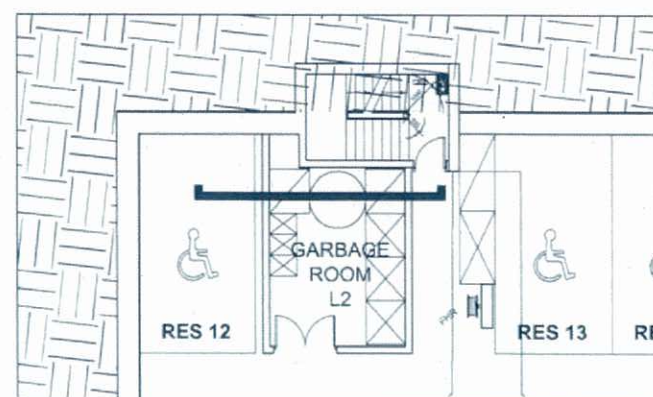
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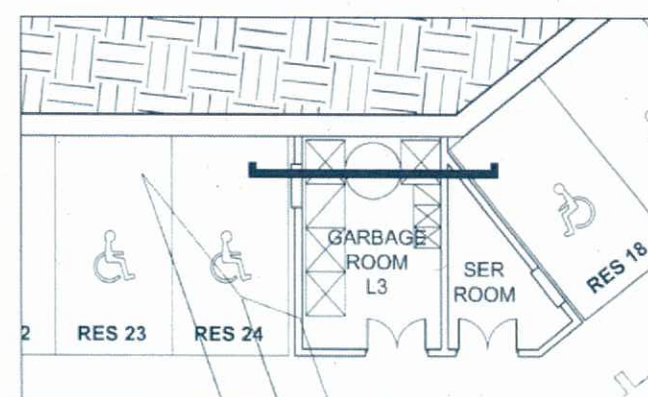
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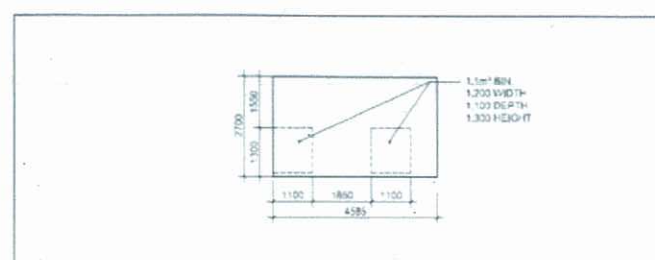
GARBAGE ROOM - L1
PLAN



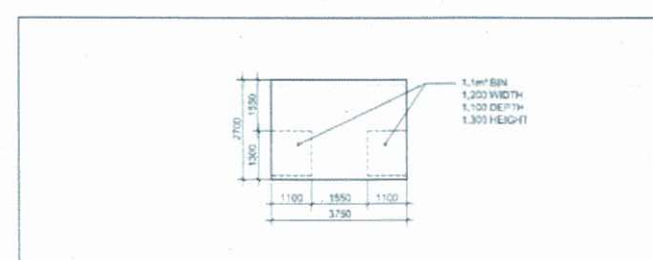
GARBAGE ROOM - L2
PLAN



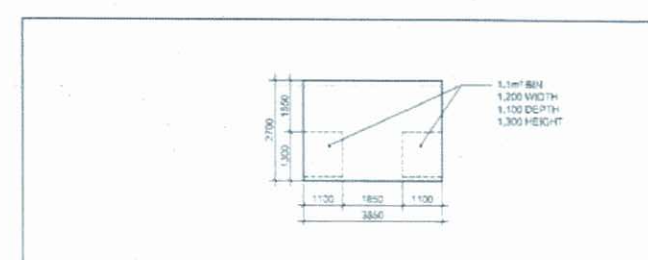
GARBAGE ROOM - L3
PLAN



GARBAGE ROOM - L1
SECTION



GARBAGE ROOM - L2
SECTION



GARBAGE ROOM - L3
SECTION

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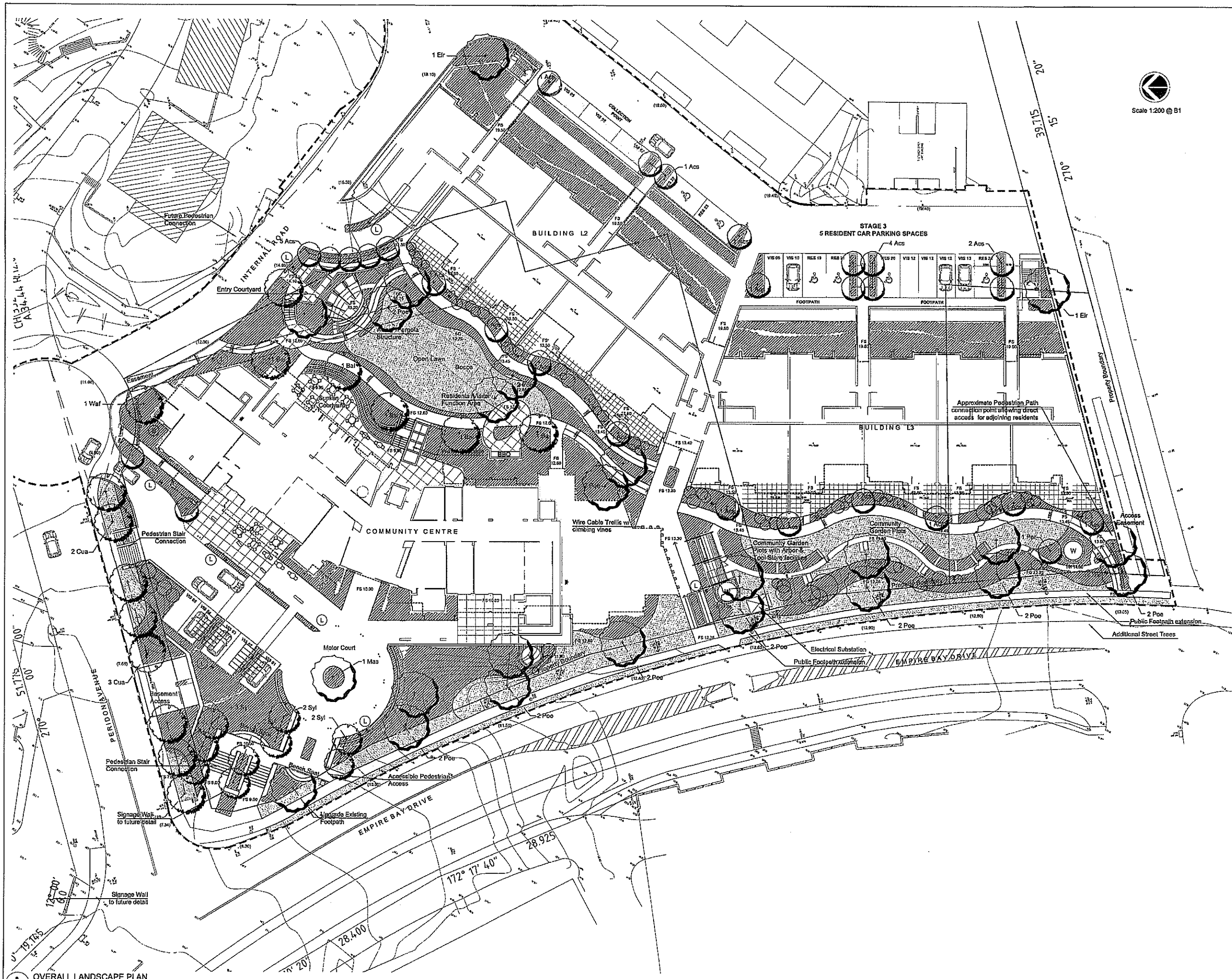
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PROJECT
**The Cove - 30 Empire Bay Dr,
Daleys Point, NSW**

DRAWING TITLE
**WASTE
MANAGEMENT
DETAILS**

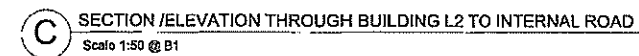
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1:100@A1	30.09.2009	PS	
JOB No.	DRAWING No.	ISSUE	
08070	DA 08.01	A	



- ### LEGENDS
- GENERAL**
- PROPERTY BOUNDARY
 - EXISTING EASEMENT
 - EXTENT OF WORKS
 - BASEMENT EDGE - BELOW
 - BUILDING - OVERHEAD
 - 0.2M CONTOURS
 - EXISTING UTILITIES
 - RAINWATER HARVEST TANK
 - RETAINING WALL
 - SAFETY RAILING HEIGHT MIN. 1.1M
 - NATURAL CONCRETE
 - FEATURE CONCRETE
 - GARDEN EDGE
 - COBBLE MULCH refer specification
 - LAWN (Turf) Couch
 - BENCH SEATING
 - SCULPTURE ELEMENT (by Artist - TBA)
 - POLE TOP LIGHTING
- GRADING & DRAINAGE**
- EXISTING LEVEL
 - TOP OF WALL
 - FINISHED SURFACE
 - FINISHED GRADE

25/09/10	E	Revised Development Application	25
24/08/10	D	Revised Development Application	25
24/08/10	C	Revised Development Application	25
24/08/10	B	Revised Development Application	25
24/08/10	A	Revised Development Application	25
DATE	ISSUE	AMENDMENT	BY
PROJECT: THE COVE - SENIORS LIVING RESIDENTIAL DEVELOPMENT			
CLIENT:			
LANDSCAPE ARCHITECT			
1 BALLS HEAD ROAD WATERLOO, 2600 NSW SYDNEY, AUSTRALIA T: 61 2 8550 2245 F: 61 2 8550 2247 www.symstudio.com			
symstudio			
DRAWING TITLE: Landscape Plan			
SCALE: APPROVED FOR RELEASE			
1:200			
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25/08/10	VB	CG	
PROJECT NO.	DRAWING NO.	ISSUE	
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A OVERALL LANDSCAPE PLAN



TREES - REPLACEMENT

SYM	Botanical Name	Common Name	Pot Size	Mature Height	Qty.
TREES					
Aca	Acmena smithii	Lilly Pilly	25L	6-8m	25
Bai	Banksia integrifolia	Coastal Banksia	15L	4-15m	5
Cuo	Cupaniopsis anacardioides	Tuckeroo	46L	6-12m	8
Etr	Elaeocarpus reticulatus	Bluesberry Ash	45L	6-15m	2
Mes	Magnolia soulangeana	Magnolia	75L	3-6m	1
Per	Persea sp.	Avacado	45 L	4-6m	1
Poe	Podocarpus elatus	Plum Pine	46L	10-40m	22
Syl	Syzgium luehmanni	Small Leaved LP	46L	5-2m	9
Waf	Walteria floribunda "Sweepo"	Sweepo	45L	6-10m	1

SYM	Botanical Name	Common Name	Pot Size
-----	----------------	-------------	----------

SYM	Botanical Name	Common Name	Pot Size
SHRUBS & STRUCTURE PLANTING			

Azelea Indica	Azelea	5L
---------------	--------	----

Azelea 'Alba Magma'	Azelea	5L
Buxus microphylla vav. japonica	Buxus	5L
Doronicum excelsa	Gymea Lily	15/25L
Callistemon CIT. 'Rooves Pink'	Crimson Bottle Brush	5/25L
Callistemon viminalis 'Little John'	Bottle Brush	5/15L
Gardenia augusta 'Florida'	Florists Gardenia	15L
Grevillea juniperina 'Molongo'	Grevillea	5L
Metrosideros 'Fiji'	Christmas Bush	15L
Viburnum odoratissimum	Sweet Viburnum	15L
Westringia Fruticosa	Coastal Rosemary	5L
Westringia 'Wynnyabbie Gem'	Native Rosemary	5/15L

ACCENT & SEASONAL COLOUR			
	Chrysanthemum maximum	Shasta Daisy	5/15L

<i>Chrysanthemum maximum</i>	Snasta Daisy	5/15L
<i>Cycas revoluta</i>	Cycad	15L
<i>Diets grandiflora</i> 'Bicolour'	Wild Iris	5L
<i>Lavandula dentata</i>	Lavender	5/15L
<i>Leucophyta brownii</i>	Cushion Bush	5/15L
<i>Phormium tenax</i> 'Purpurea'	Flax	5/15L

Alpinia caerulea	Native Ginger	150mm tube
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Asplenium adnigrum	Native Ginger	150mm tube
Calceola dubia	Rainbow Fern	150mm tube
Strelitzia reginae	Bird of Paradise	5/15L

GROUND COVERS		
Anagallis arvensis Bush Speed	Koeleria gracilis	450mm x 60mm

Anagoranthus 'Bush Ranger'	Kanjaroo Paw	150mm tube
Carex appressa	Tall Sedge	150mm tube
Clivia miniata	Kafir Lily	5L
Dianella 'Little Jess'	Flax Lily	150mm tube
Dianella 'Silver Streak'	Flax Lily	150mm tube
Grevillea juniperina 'Red Prostrate'		150mm tube
Isoplepis nodosa	Knobby Club Rush	180mm tube
Lomandra longifolia 'Tanika'	Dwarf Lam-rush	150mm tube
Ophiopogon japonicus	Mondo Grass	150mm tube
Pennisetum alopecuroides 'Nativity'	Black Lark	150mm tube
Poa labillardierei 'Eskdale'	Eskdale	150mm tube

GENERAL

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXTENT OF WORKS
	BASEMENT EDGE - BELOW
	BUILDING - OVERHEAD
	0.2M CONTOURS
	EXISTING UTILITIES
	RAINWATER HARVEST TANK
	RETAINING WALL
	SAFETY RAILING
	HEIGHT MIN. 1.1M
	NATURAL CONCRETE
	FEATURE CONCRETE
	GARDEN EDGE
	COBBLE MULCH refer specification
	LAWN (Turf) Couch
	BENCH SEATING
	SCULPTURE ELEMENT (by Artist - TBA)
	POLE TOP LIGHTING

GRADING & DRAINAGE

(0.00)	EXISTING LEVEL
+TW 0.00	TOP OF WALL
+FS 0.00	FINISHED SURFACE
+FG 0.00	FINISHED GRADE

25/09/10	E	Reviewed Development Application	25
24/09/10	E	Reviewed Development Application	25
04/09/10	C	Reviewed Development Application	25
26/02/10	B	Reviewed Development Application	25
18/12/09	A	Council Development Application	25
DATE	ISD/E	AMC/DEVELOPMENT	BY

PROJECT	THE COVE - SENIORS LIVING RESIDENTIAL DEVELOPMENT
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LANDSCAPE ARCHITECT

1 BALLS HEAD ROAD
WAVERTON, 2060 NSW
SYDNEY, AUSTRALIA
T: 61 2 8500 2541
F: 61 2 8500 2541
www.symstudio.com

sym  studio

DRAWING TITLE
Landscape Detailed Plan

SCALE APPROVED FOR RELEASE

DATE	DRAWN	CHECKED
05/06/02	MJB	CC

25/05/10	VS	CG
PROJECT No.	DRAWING No.	REVISION
AEV03	AEV03 DD 103	E

AEV03 AEV03-DD-102 E

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COMPUTER DRAWING FILE: BJA501 The CoreCAD



LEGENDS

GENERAL

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXTENT OF WORKS
- BASEMENT EDGE - BELOW
- BUILDING - OVERHEAD

TREE RETENTION & REMOVAL

- Existing Trees - Proposed Removal
- Tree Identification Number - refer Arborists Construction Impact Assessment (ATC 09-110, 9/11/09) and Addendum ATC 09-111-2, 24/05/2010.

04/05/10	B	Residential Development Application	JB
28/05/10	A	Residential Development Application	JB
DATE	ISSUE	AMENDMENT	BY
PROJECT			
THE COVE - SENIORS LIVING RESIDENTIAL DEVELOPMENT			
CLIENT			
LANDSCAPE ARCHITECT			
1 BALLAL HEAD ROAD WATERLOO, 2060 NSW SYDNEY, AUSTRALIA T: 61 2 9620 2588 F: 61 2 9620 2587 www.symstudio.com			
sym studio			
DRAWING TITLE			
Existing Tree Retention and Removal Plan			
SCALE			
1:200			
DATE			
04/05/10	VB	CG	
PROJECT NO.			
AEV03	AEV03-DD-501	B	
DRAWING NO.			
ISSUE			
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- ### LEGENDS
- GENERAL**
- PROPERTY BOUNDARY
 - EXISTING EASEMENT
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 - BASEMENT EDGE - BELOW
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 - 0.2M CONTOURS
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 - RAINWATER HARVEST TANK
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 - POLE TOP LIGHTING
- GRADING & DRAINAGE**
- EXISTING LEVEL
 - TOP OF WALL
 - FINISHED SURFACE
 - FINISHED GRADE

DEVELOPMENT STAGING

- Stage 1
- Stage 2
- Stage 3

PROJECT		THE COVE - SENIORS LIVING RESIDENTIAL DEVELOPMENT	
CLIENT			
LANDSCAPE ARCHITECT		sym studio	
DRAWING TITLE		Staging Plan 100826	
SCALE		1:200	
DATE		28.08.10	
PROJECT NO.		100826	
AEV03		01	

A OVERALL LANDSCAPE PLAN