

APPENDIX B

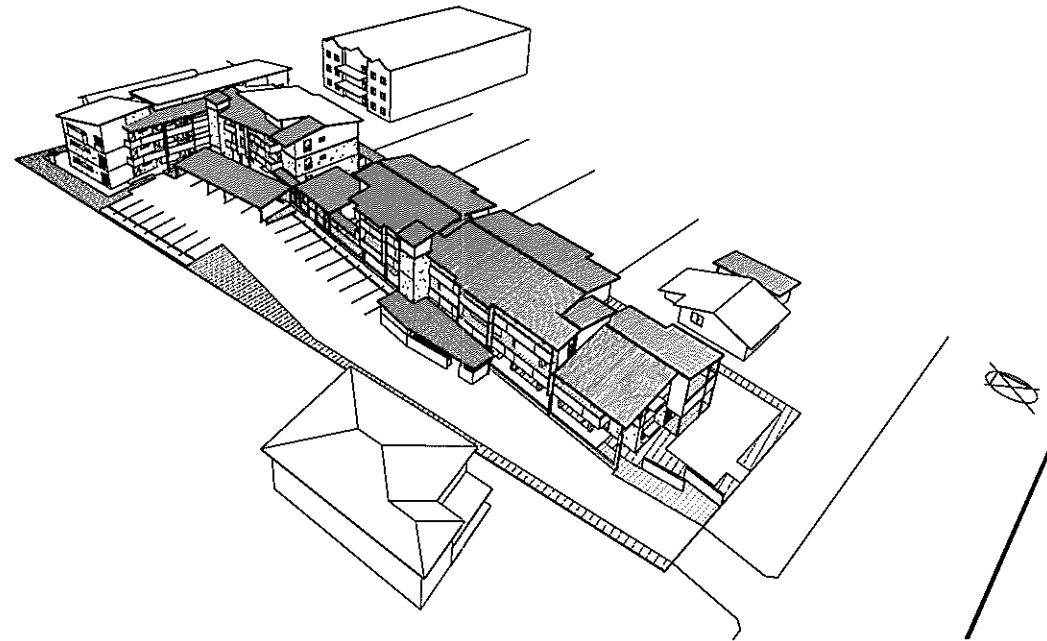
Plans, External Finishes and Shadow Diagrams

HOUSING NSW

STAGE D - DA PLAN SUBMISSION

PROJECT NO. BG1HK

15 - 17 KITCHENER ROAD, LONG JETTY



LIST OF DRAWINGS

ARCHITECTURAL

- A000 TITLE PAGE/LOCALITY PLAN
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- A110 SITE ANALYSIS_SHEET 2
- A150 NOTIFICATION PLAN
- A200 GROUND FLOOR_SITE PLAN
- A210 FIRST FLOOR_SITE PLAN
- A220 SECOND FLOOR_SITE PLAN
- A300 ROOF PLAN_SITE
- A400 BLOCK A - GROUND + FIRST FLOOR PLANS
- A410 BLOCK A - SECOND + ROOF PLANS
- A420 BLOCK B - GROUND + FIRST FLOOR PLANS
- A430 BLOCK B - SECOND + ROOF PLANS
- A500 ELEVATIONS - BLOCK A
- A510 ELEVATIONS - BLOCK B
- A600 SHADOW DIAGRAMS
- A750 3D VIEWS

CIVIL

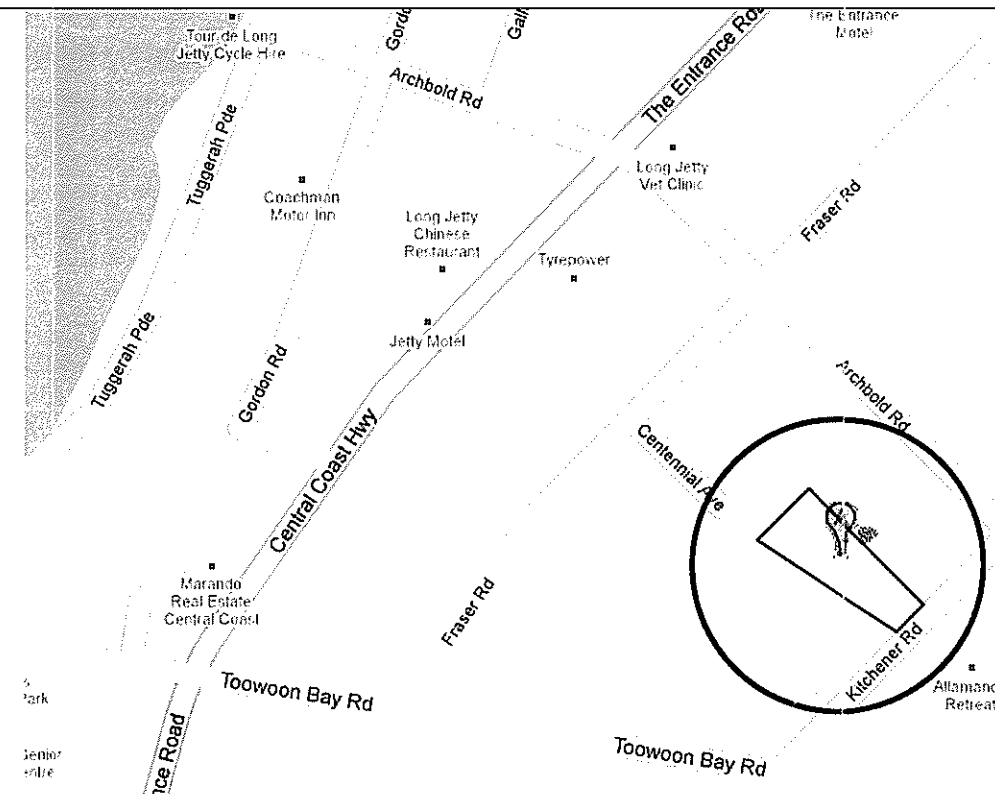
- C01 SITE STORMWATER DRAINAGE LAYOUT PLAN
- C02 SITE EROSION & SEDIMENT CONTROL LAYOUT PLAN
- C03 STORMWATER DETAILS(1)
- C04 STORMWATER DETAILS(2)

LANDSCAPE

- L_01 LANDSCAPE PLAN

SURVEY

- 1 OF 2 DETAIL SURVEY
- 2 OF 2 ROUTE AND LONGSECTION TO BUSSTOPS



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Issue	Description	Date	By	Auth
0	ISSUE FOR DA	15/06/10	BAK	KD
1	ISSUE FOR INFORMATION	03/08/10	BAK	KD
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PROJECT MANAGER
IMPACT GROUP
PH (02) 9545 4073 FAX (02) 9470 8175

ARCHITECT
SUTERS ARCHITECTS
PH (02) 9550 7100 FAX (02) 9550 7189

CIVIL / STRUCTURAL CONSULTANT
MICHAEL ELL CONSULTING ENGINEERS PTY LTD
PH (02) 9607 5285 FAX (02) 9607 5248

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ELECTRICAL CONSULTANT
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PH (02) 9545 4073 FAX (02) 9545 4113

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PROJECT:
LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK

15_17 KITCHENER ROAD
LONG JETTY_NSW

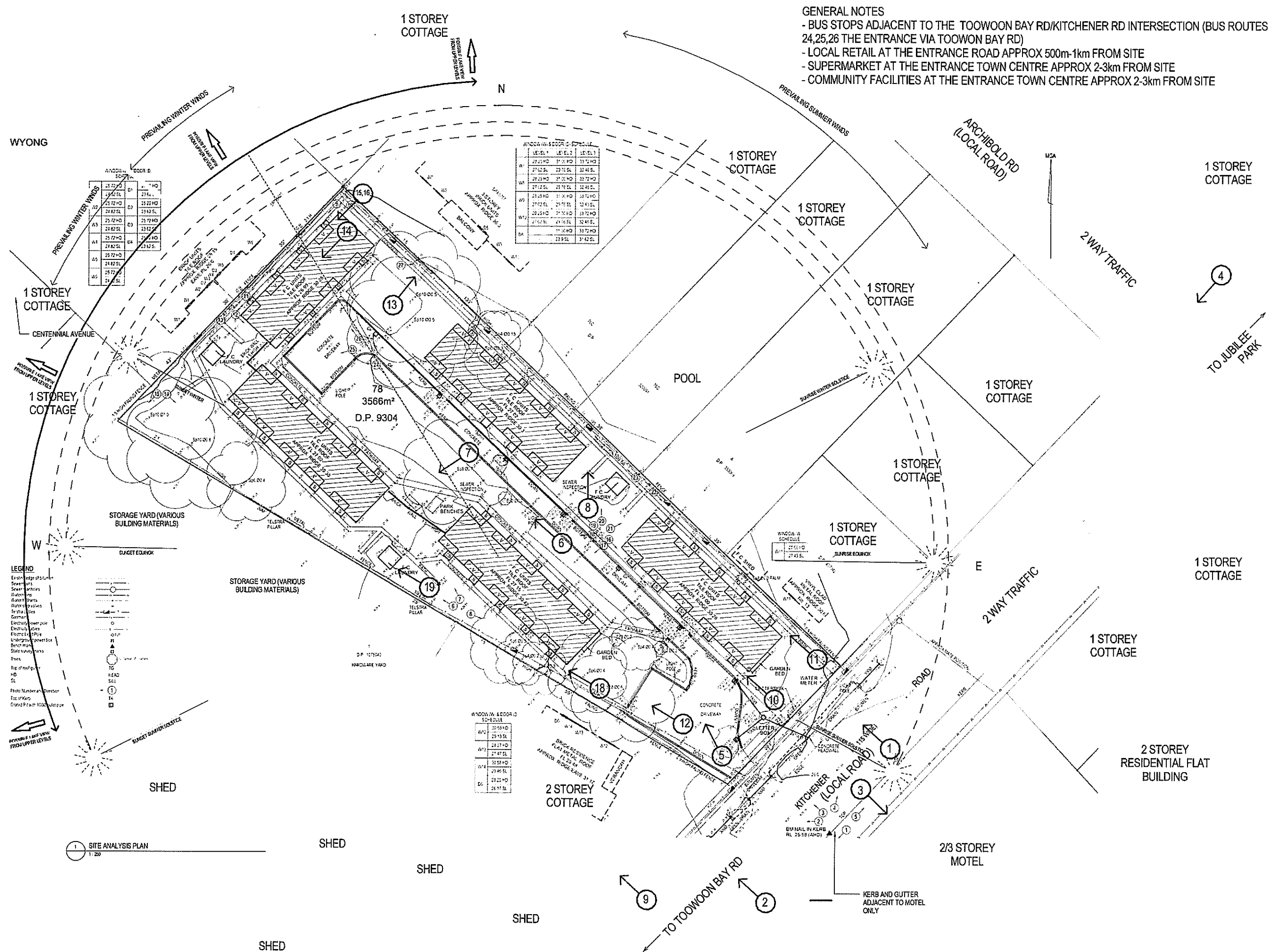
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SHEET:
01 OF 13

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DATE: 27/11/09	STAGE: DA	DRAWN: PH/SC	CHECKED: MK
APPROVED: KD	TYPE: A	DWG NO: A000	REV: D





01



02



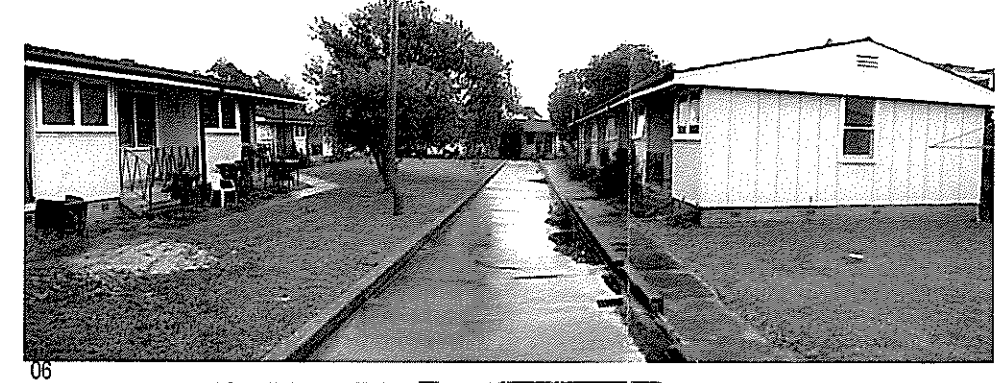
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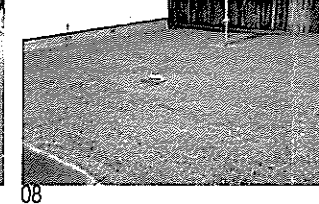
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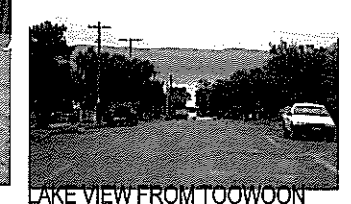
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07



08



LAKE VIEW FROM TOOWOON
BAY RD ADJACENT TO SITE



09



10



11



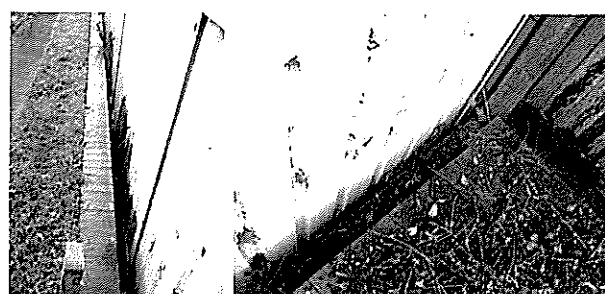
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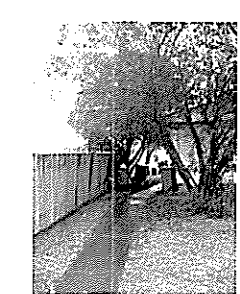
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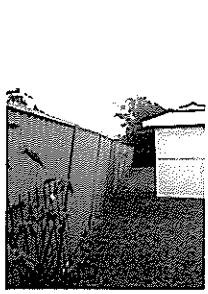
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16



17



18

19

SITE AREA = 3566 m

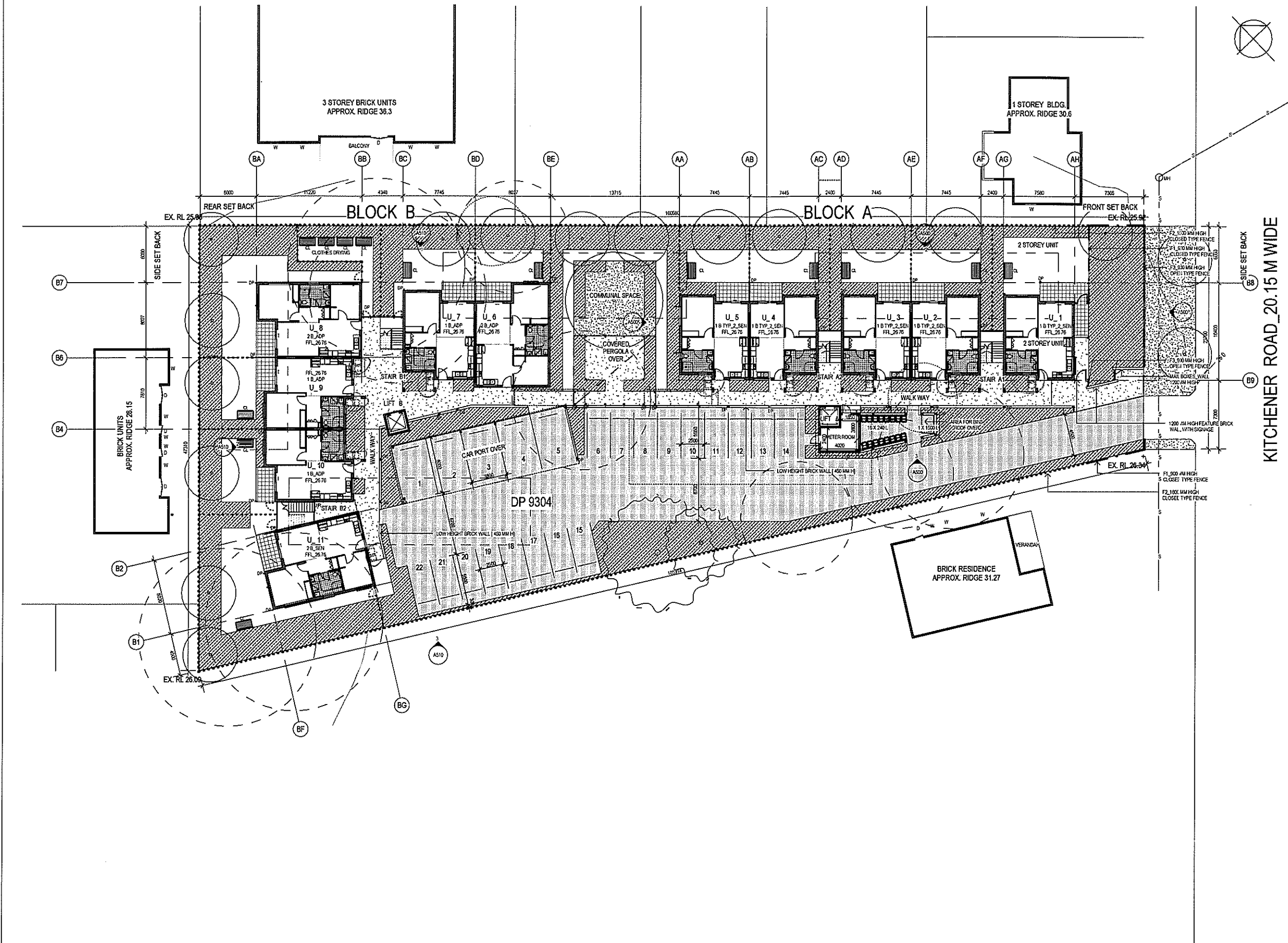
NO OF UNITS		
	1 BED	2 BED
GROUND FLOOR	8	3
FIRST FLOOR	8	3
SECOND FLOOR	7	3
	23	9
	= 32	

PARKING	
1 BED(1 SPACE / 2 UNITS)	= 12
2 BED(1 SPACE / 1 UNIT)	= 8
VISITORS 1/10	= 4
SERVICES/EMERGENCY	= 1
TOTAL(REQUIRED)	= 25
TOTAL(PROVIDED)	= 22

FLOOR AREA	
1 BEDROOM (SEN TYPE 1) 67 x 06	= 402
1 BEDROOM (SEN TYPE 2) 63 x 14	= 882
2 BEDROOM (SEN) 82 x 07	= 574
1 BEDROOM (ADP) 67 x 03	= 201
2 BEDROOM (ADP) 82 x 02	= 164
COMMON STAIR + LOBBY WALKWAY	= 646
GROSS FLOOR AREA	= 2869
LANDSCAPED AREA	= 1088
	[30.5 % OF SITE AREA]
DEEP SOIL AREA	= 599
	[16 % OF SITE AREA]

FSR	
GROSS FLOOR AREA	= 2869 X 100
SITE AREA	3566
	= 80%
	= 1:80

F1,800 MM CLOSED TYPE FENCE	---
F2,100 MM CLOSED TYPE FENCE	---
F3,900 MM OPEN TYPE FENCE	---
LANDSCAPING / PLANTING AREA	---
COLOURED CONCRETE - COLOUR 1 (DRIVEWAYS & PARKING)	---
TILE (BALCONY/VERANDAH/UPPER LVL WALKWAYS/STAIRS)	---
COLOURED CONCRETE - COLOUR 2 (WALKWAYS)	---
PLAIN CONCRETE	---
GRASS AREA	---
CLOTHES LINES (900X1800X1400)	---
SCOOTER STORAGE	---
EXISTING WATER MAINS	---
EXISTING SEWER MAINS	---
EXISTING BLDG/TREE TO BE REMOVED	---
EXISTING TREE TO BE REMAINED	---
NEW TREE	---

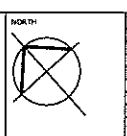


01_GROUND FLOOR_SITE PLAN

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ABN 61 125 614 713
www.sutersarchitects.com.au
Suite 118, Lower Deck Jones Day Wharf
70-72 Pyrmont Road
Pyrmont NSW 2009

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1	ISSUE FOR INFORMATION	15.06.19	BM	KD	
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4	ISSUE FOR INFORMATION	15.06.19	BM	KD	
5	ISSUE FOR INFORMATION	12.03.19	BM	KD	
6	ISSUE FOR INFORMATION	04.12.09	BM	KD	
7	ISSUE FOR INFORMATION	02.12.09	BM	KD	

PROJECT MANAGER
IMPACT GROUP
PH (02) 9940 4015 FAX (02) 9476 6175

ARCHITECT
SUTERS ARCHITECTS
PH (02) 9940 4015 FAX (02) 9940 4015

CIVIL / STRUCTURAL CONSULTANT
MICHAEL ELL CONSULTING ENGINEERS PTY LTD
PH (02) 9971 0336 FAX (02) 9971 0336

HYDRAULIC CONSULTANT
MARLINE HEWCASTLE PTY LTD
PH (02) 4020 0206 FAX (02) 4020 0211

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES
PH (02) 9891 8021

ELECTRICAL CONSULTANT
MARLINE HEWCASTLE PTY LTD
PH (02) 4020 0206 FAX (02) 4020 0211

CLIENT
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PROJECT
LONG JETTY RESIDENTIAL DEVELOPMENT BG1HK

15_17 KITCHENER ROAD
LONG JETTY NSW

TITLE
GROUND FLOOR_SITE PLAN

SHEET
02 OF 13

DATE
27.11.09

SCALE
1:200 @ A1

STATUS
CONSTRUCT ONLY TENDER

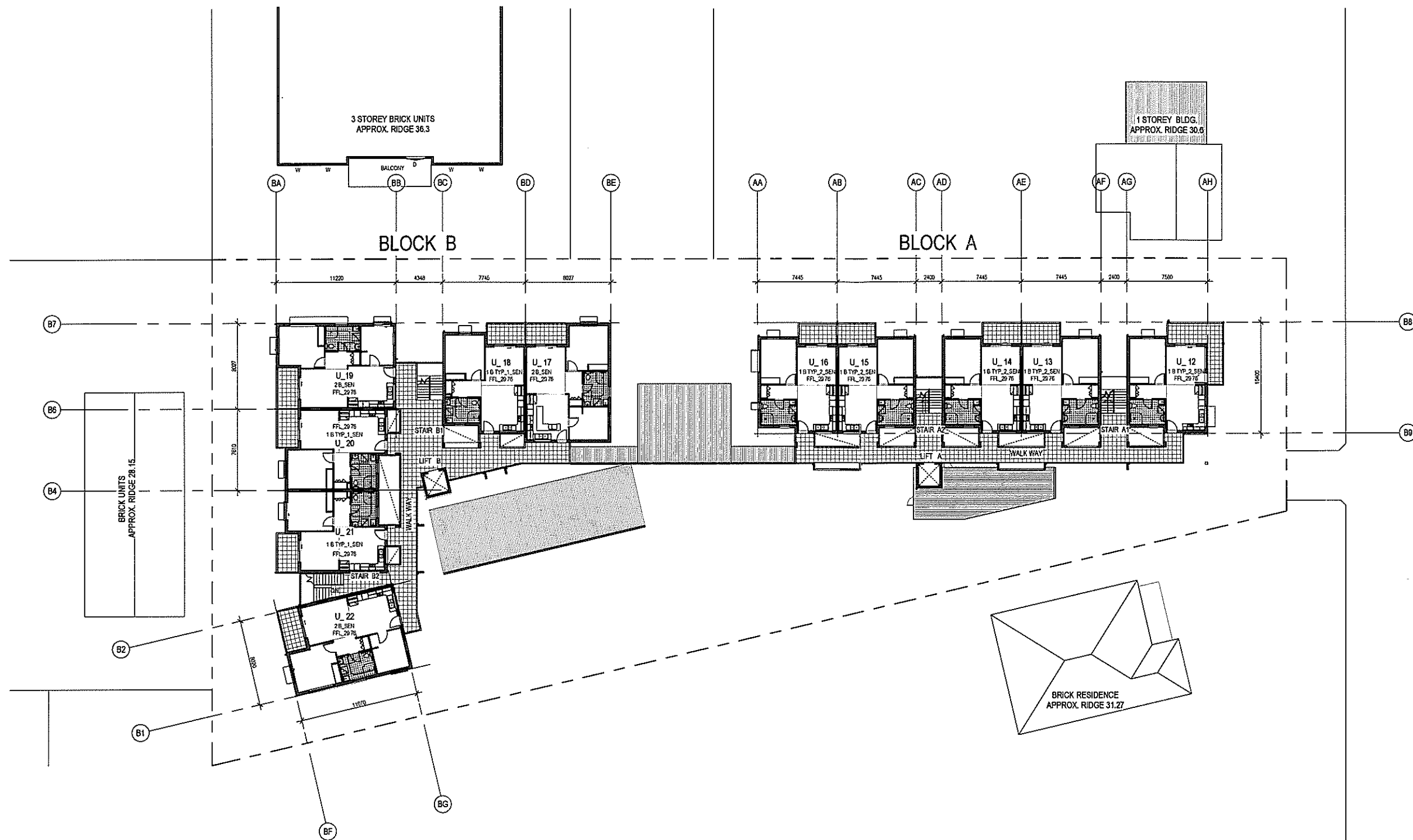
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TYPE
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APPROVED
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REV
G

DATE	27.11.09	SCALE	1:200 @ A1	STATUS	CONSTRUCT ONLY TENDER
STAGE	DA	TYPE	A	APPROVED	KD
REV	G	DATE	17/05/2019 04:00 AM	STATUS	CONSTRUCT ONLY TENDER



02 FIRST FLOOR SITE PLAN

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C	ISSUE FOR INFORMATION	03.06.19	NK	KD
D	ISSUE FOR 1ST DRAFT EX	14.05.19	NK	KD
E	ISSUE FOR APPROVAL	04.12.19	NK	KD
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CIVIL/STRUCTURAL CONSULTANT
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ELECTRICAL CONSULTANT
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PROJECT:
LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK
15_17 KITCHENER ROAD
LONG JETTY, NSW

TITLE:
FIRST FLOOR SITE PLAN
SHEET:
03 OF 13
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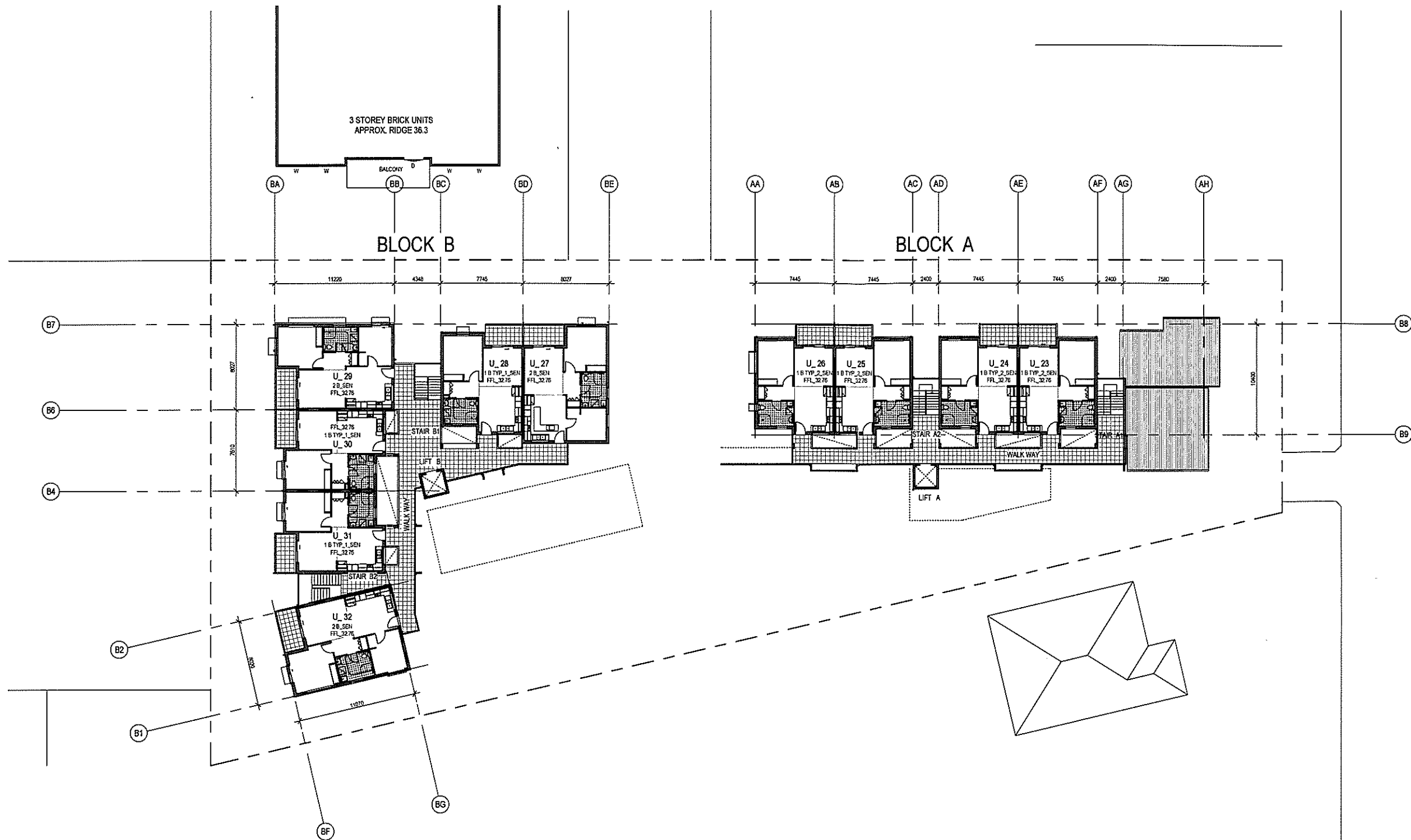
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STAGE:
DA
TYPE:
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03_SECOND FLOOR_SITE PLAN

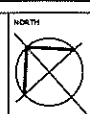
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F	ISSUE FOR DA	15.05.10	MK	KD
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D	ISSUE FOR INFORMATION	01.06.10	MK	KD
C	ISSUE FOR 1ST DRAFT DA	14.05.10	MK	KD
B	ISSUE FOR APPROVAL	04.12.09	MK	KD
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ARCHITECT
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15_17 KITCHENER ROAD
LONG JETTY NSW

TITLE:
SECOND FLOOR_SITE PLAN

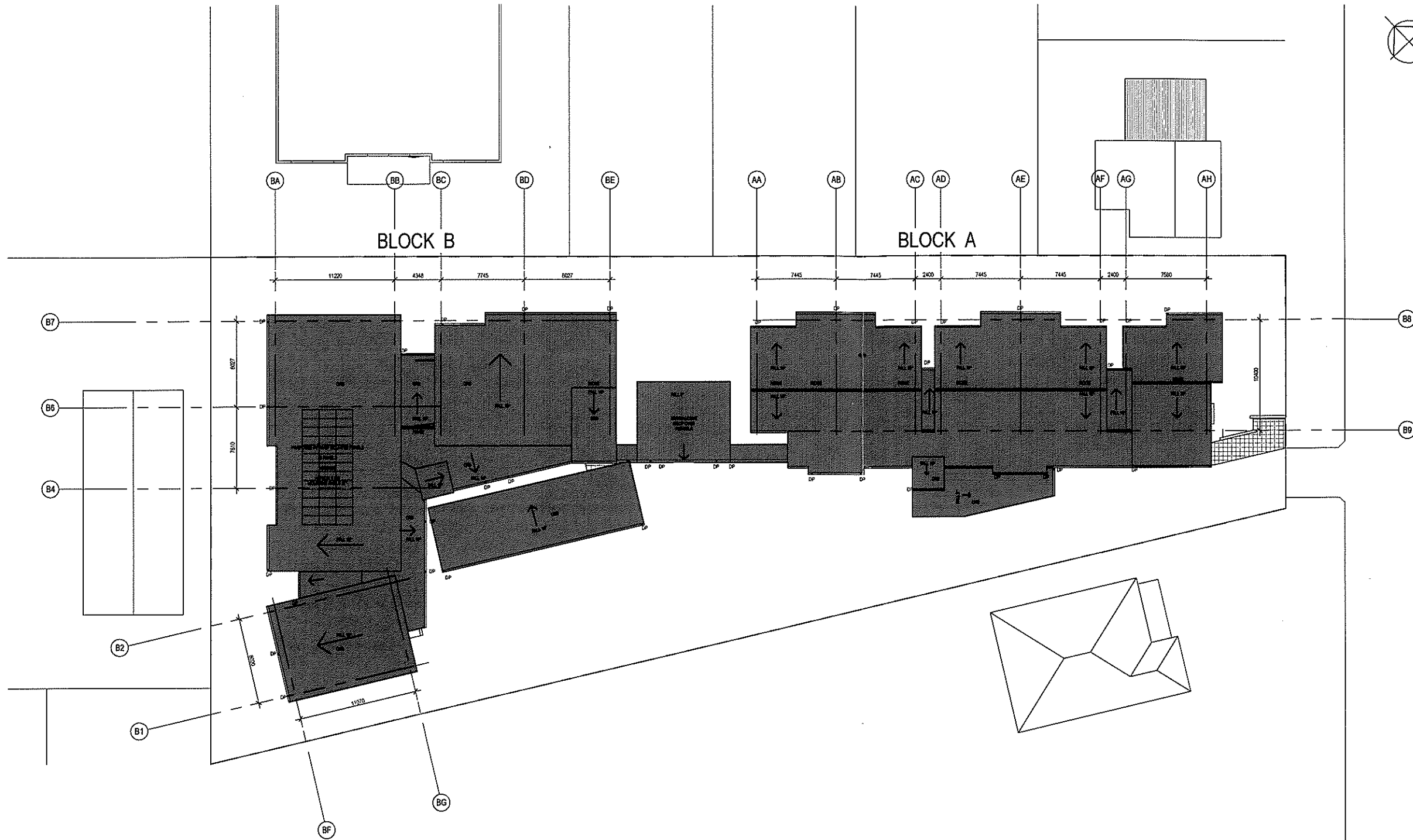
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TYPE:	DA	PHASE:
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CHECKED:	MK	APPROVED:
APPROVED:	KD	REV:
REV:	F	





04_ROOF PLAN_SITE
1:200

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1	PRE ISSUE FOR DA	23.06.10	MR	KD
2	ISSUE FOR DA	15.06.10	MR	KD
3	ISSUE FOR INFORMATION	11.06.10	MR	KD
4	ISSUE FOR INFORMATION	03.06.10	MR	KD
5	ISSUE FOR 1ST DRAFT DA	14.06.10	MR	KD
6	ISSUE FOR APPROVAL	04.12.09	MR	KD
7	ISSUE FOR INFORMATION	23.12.09	MR	KD

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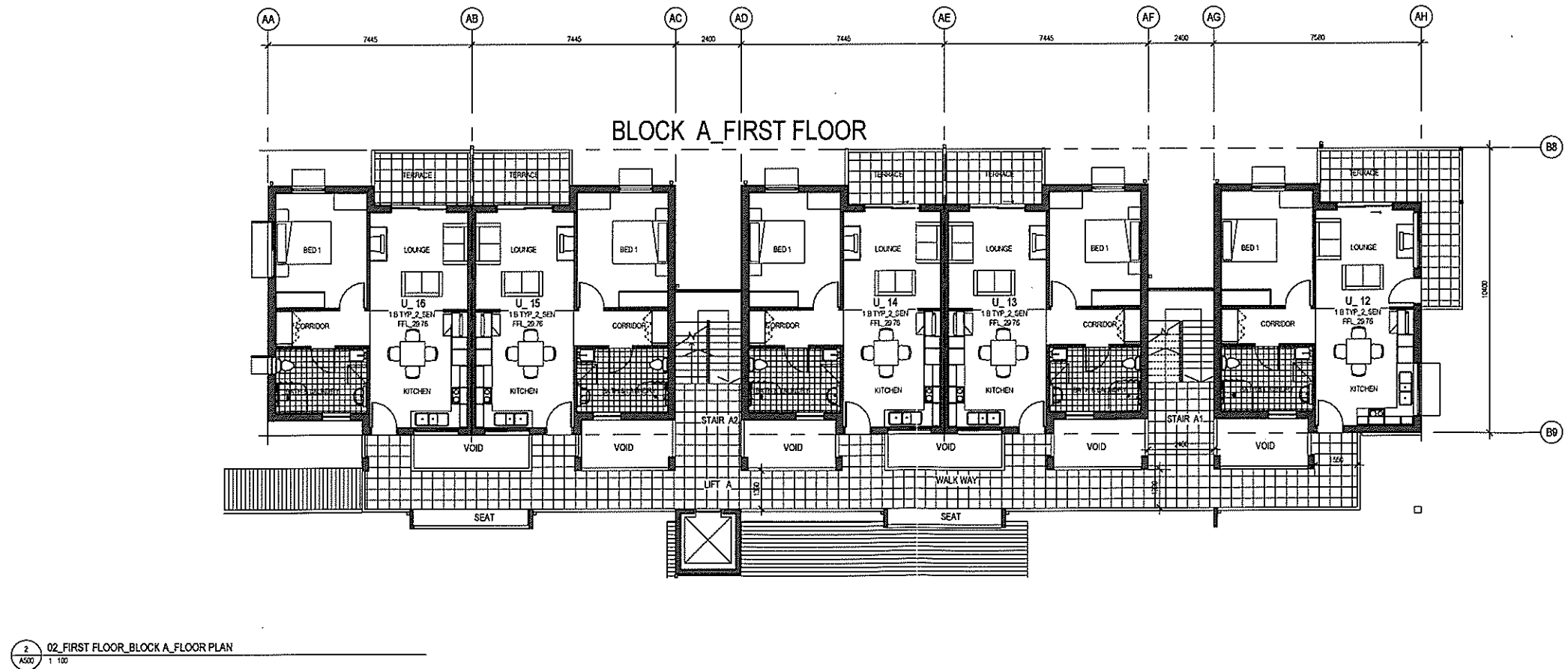
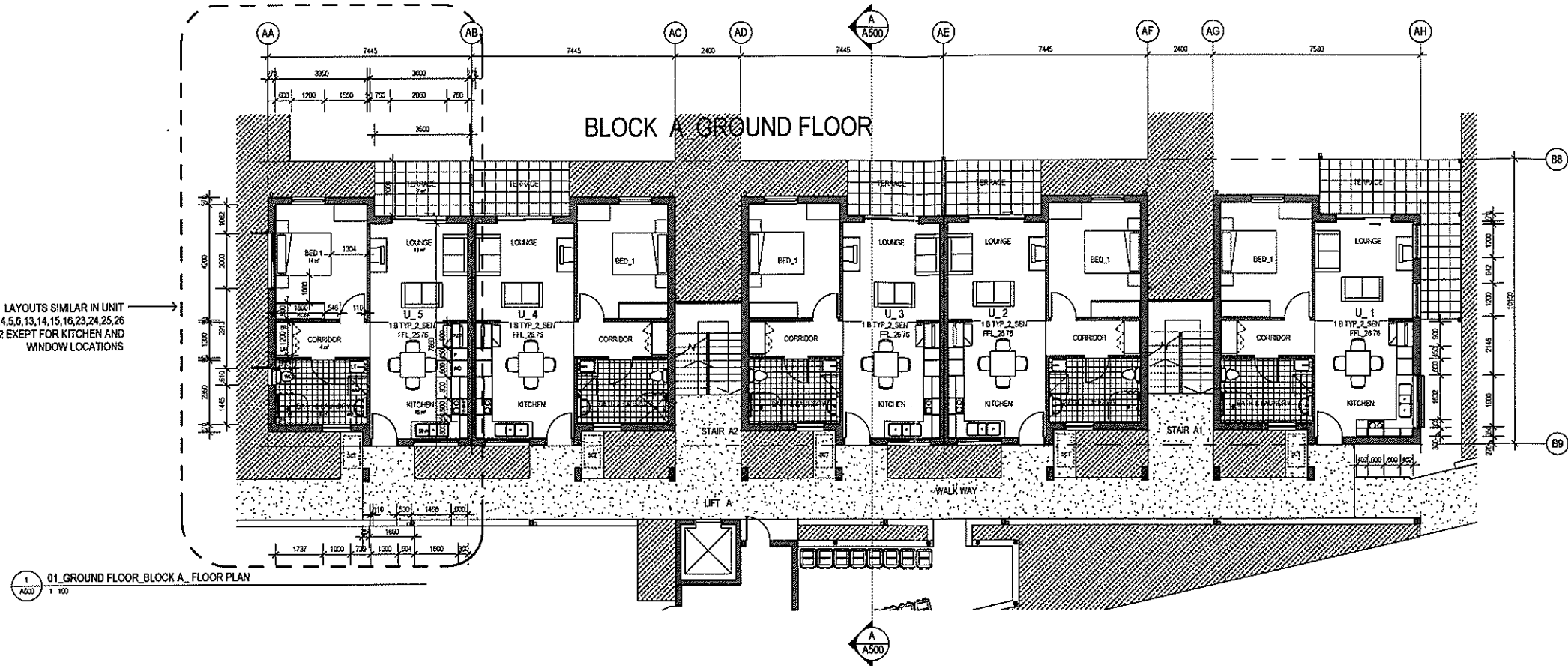
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ARCHITECT
SUTERS ARCHITECTS
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MICHAEL ELL CONSULTING ENGINEERS PTY
PH (02) 9557 3300 FAX (02) 9557 3306

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PH (02) 4920 5311 FAX (02) 4920 5311
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RAY FUGGLE & ASSOCIATES
PH (02) 9991 9222
ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY
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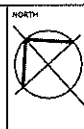
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15_17 KITCHENER ROAD
LONG JETTY NSW

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TYPE: A	DWG NO: A300	REV: G	



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4	ISSUE FOR APPROVAL	04.12.09	AK	ND	

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 IMPACT GROUP
 PH (02) 9440 4075 FAX (02) 9478 8170

ARCHITECT
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 PH (02) 9660 1100 FAX (02) 9660 1100

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 MICHAEL ELL CONSULTING ENGINEERS PTY LTD
 PH (02) 9607 0266 FAX (02) 9607 0266

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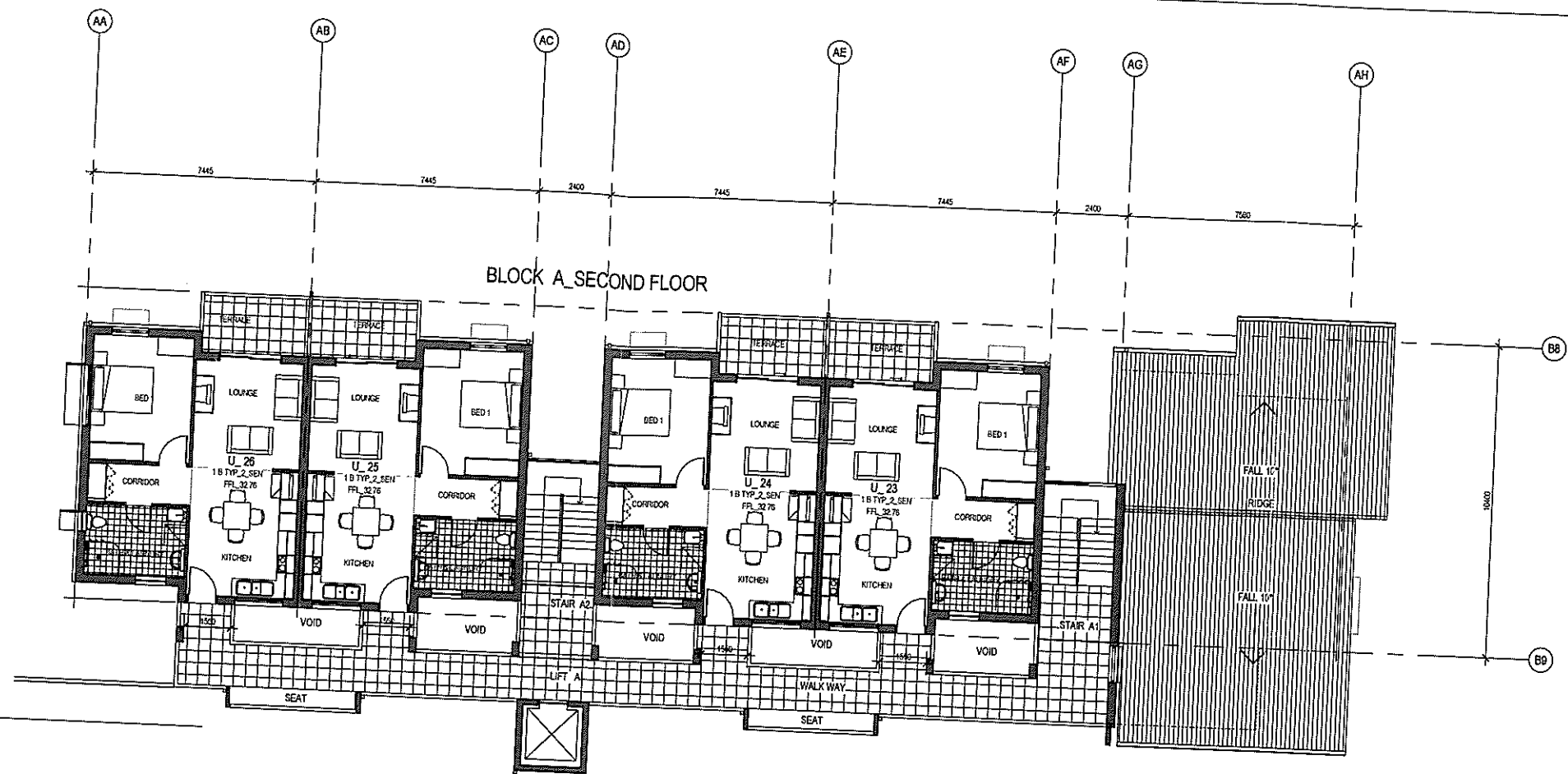
NSW GOVERNMENT
 Human Services
 Housing NSW

PROJECT
 LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK

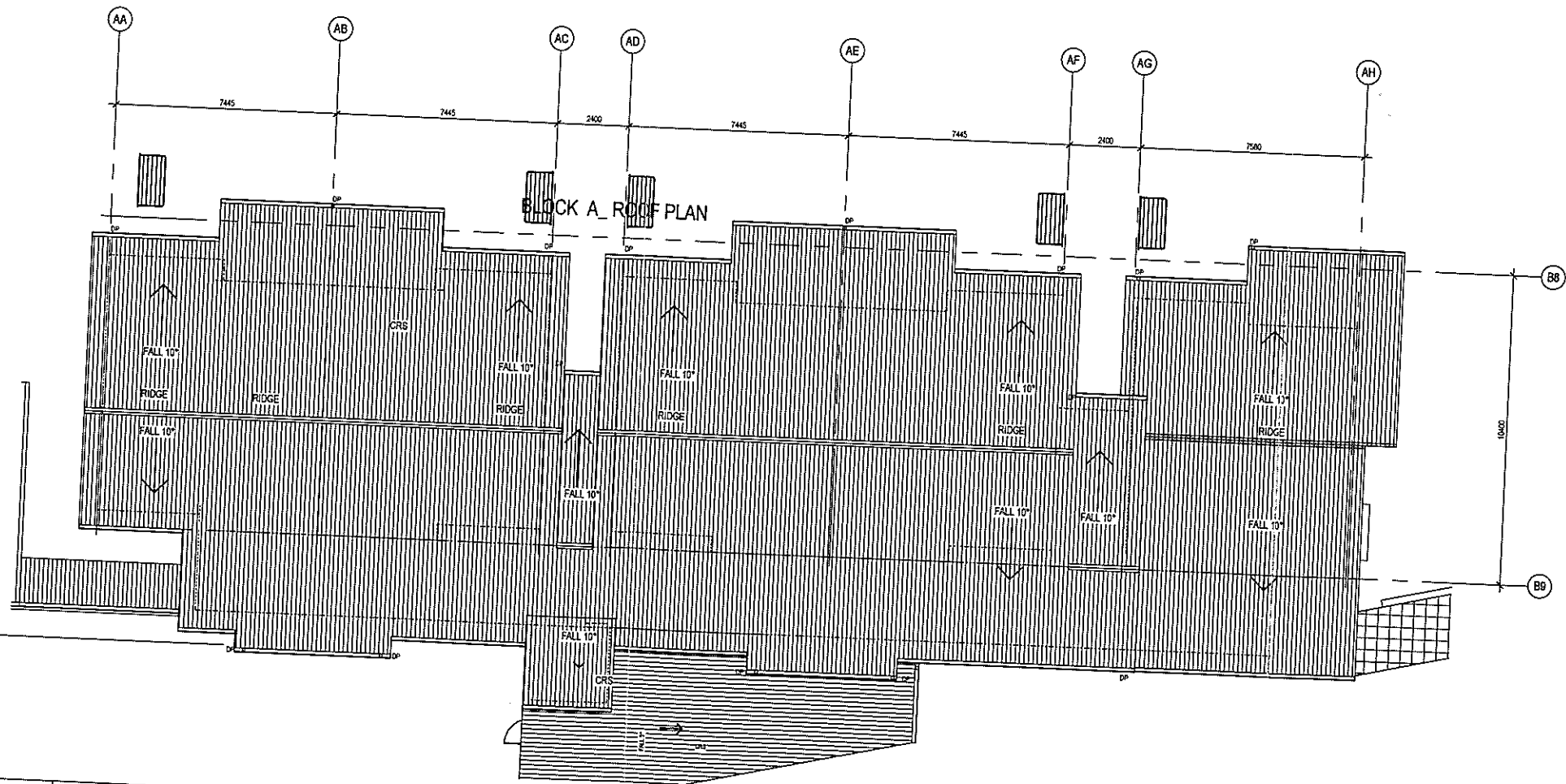
15, 17 KITCHENER ROAD
 LONG JETTY NSW

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BLOCK A - GROUND + FIRST FLOOR PLANS		CONSTRUCT ONLY TENDER		27.11.09		1:100@A1		S20316 BG1HK	
SHEET: 06 OF 13		STAGE: DA		DRAWN: PW/SCRM		CHECKED: AK		APPROVED: ND	
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03 SECOND FLOOR BLOCK A FLOOR PLAN



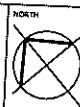
04 ROOF PLAN BLOCK A ROOF PLAN



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26-32 Pirrama Road
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IMPACT GROUP
PH (02) 9940 4875 FAX (02) 9478 8175
ARCHITECT
SUTERS ARCHITECTS
PH (02) 9500 1100 FAX (02) 9500 7199
CIVIL / STRUCTURAL CONSULTANT
MICHAEL ELL CONSULTING ENGINEERS PTY LTD
PH (02) 9607 0343 FAX (02) 9607 0346

HYDRAULIC CONSULTANT
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PH (02) 49203961 FAX (02) 49203811
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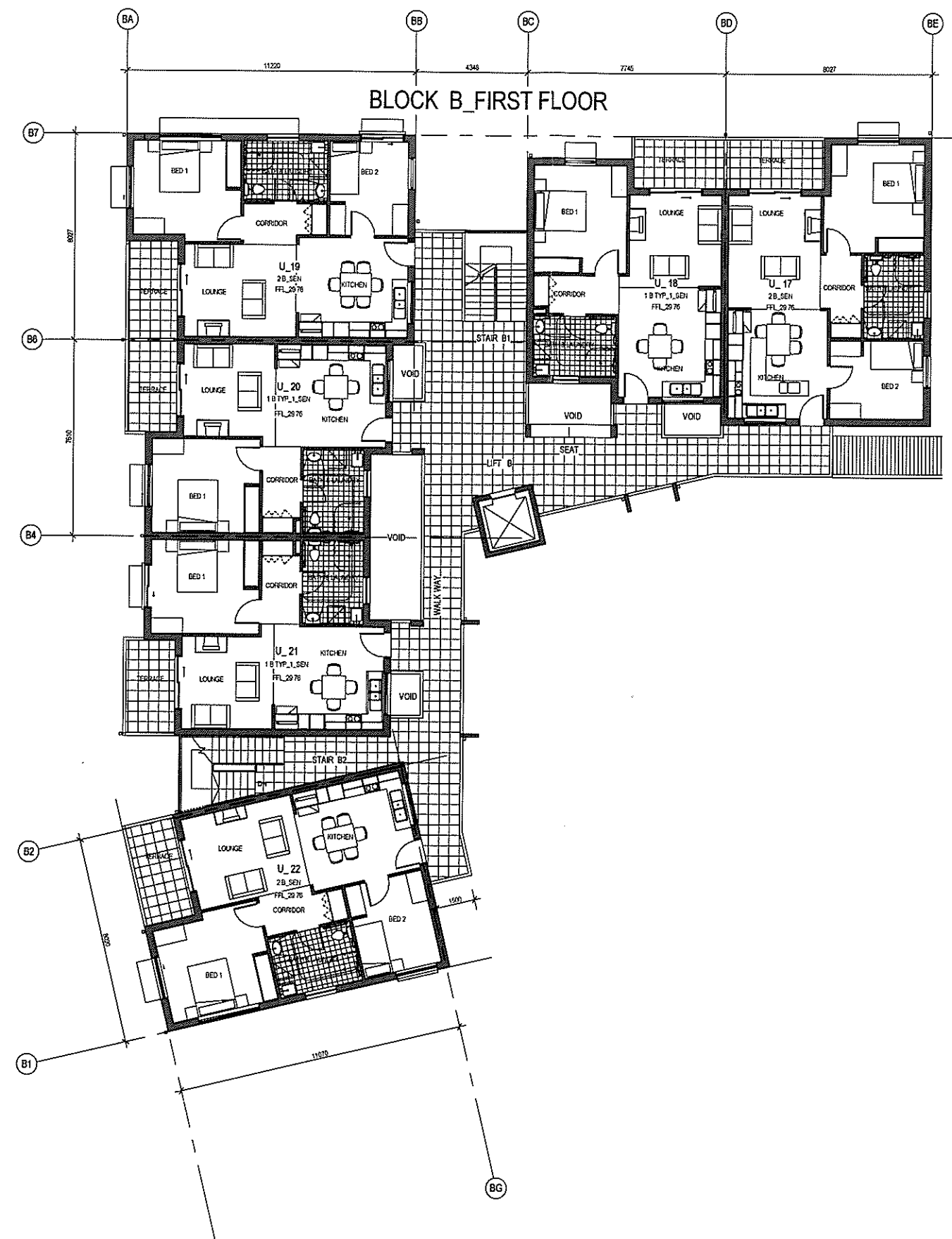
CLIENT:
HOUSING NSW NORTHERN DIVISION
Human Services
Housing NSW

PROJECT:
LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK
15, 17 KITCHENER ROAD
LONG JETTY NSW

TITLE:
BLOCK A - SECOND + ROOF PLANS
SHEET:
07 OF 13
DATE:
27.11.09
SCALE:
1:100@A1
STAGE:
DA
TYPE:
A
DWG NO:
A410
REV:
D

STATUS:
CONSTRUCT ONLY TENDER
DATE:
27.11.09
SCALE:
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STAGE:
DA
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DWG NO:
A410
REV:
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DRAWN BY:
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CHECKED BY:
AKK
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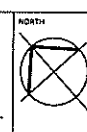
1 01_GROUND FLOOR_BLOCK B_FLOOR PLAN
A300 1:100

2 02_FIRST FLOOR_BLOCK B_FLOOR PLAN
A300 1:100

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20-32 Pyrmont Road
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1	ISSUE FOR INFORMATION	15/05/10	MK	KD
2	ISSUE FOR INFORMATION	02/06/10	MK	KD
3	ISSUE FOR INFORMATION	14/05/10	MK	KD
4	ISSUE FOR INFORMATION	05/12/09	MK	KD

PROJECT MANAGER
IMPACT GROUP
PH (02) 9945 4075 FAX (02) 9478 8173

ARCHITECT
SUTERS ARCHITECTS
PH (02) 9950 7100 FAX (02) 9950 7199

HYDRAULIC CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4906261 FAX (02) 4906261

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PH (02) 9891 9232

ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4906261 FAX (02) 4906261

CIVIL / STRUCTURAL CONSULTANT
MICHAEL ELL CONSULTING ENGINEERS PTY LTD
PH (02) 9607 3306 FAX (02) 9607 1336

CLIENT:
HOUSING NSW NORTHERN DIVISION

PROJECT:
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15_17 KITCHENER ROAD
LONG JETTY_NSW

TITLE:
BLOCK B - GROUND + FIRST FLOOR PLANS

SHEET:
08 OF 13

FILE:
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STATUS:
CONSTRUCT ONLY TENDER

DATE:
27/11/09

SCALE:
1:100@A1

PROJECT:
S20316

JOB:
BG1HK

STAGE:
DA

DRAWN:
MK

CHECKED:
MK

APPROVED:
KD

TYPE:
A

DWG NO:
A420

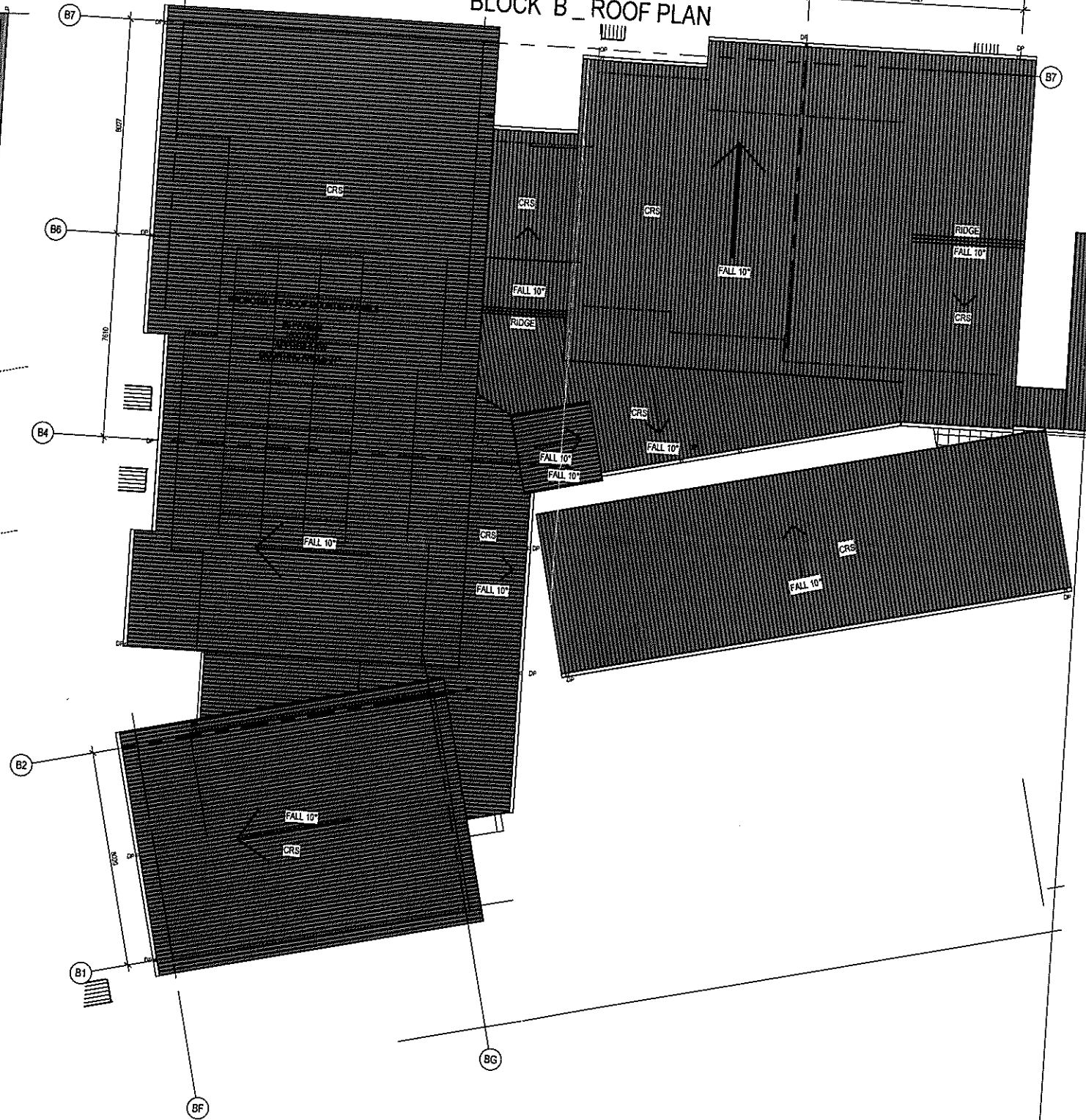
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BLOCK B_SECOND FLOOR



03_SECOND FLOOR_BLOCK B_FLOOR PLAN
1:100

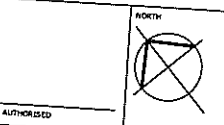
BLOCK B_ROOF PLAN



04_ROOF PLAN_BLOCK B_ROOF PLAN
1:100

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1	12.05.10	MK	MD	ISSUE FOR DA
2	15.05.10	MK	MD	ISSUE FOR INFORMATION
3	02.06.10	MK	MD	ISSUE FOR 1ST DRAFT DA
4	14.06.10	MK	MD	ISSUE FOR APPROVAL
5	04.12.10	MK	MD	ISSUE FOR APPROVAL

PROJECT MANAGER
IMPACT GROUP
PH (02) 9545 4274 FAX (02) 9476 8172

ARCHITECT
SUTERS ARCHITECTS
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LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES
PH (02) 9881 8822

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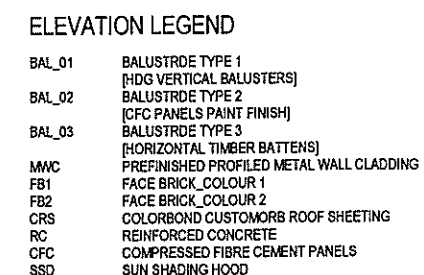
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HOUSING NSW NORTHERN DIVISION

Human Services
Housing NSW

PROJECT:
LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK

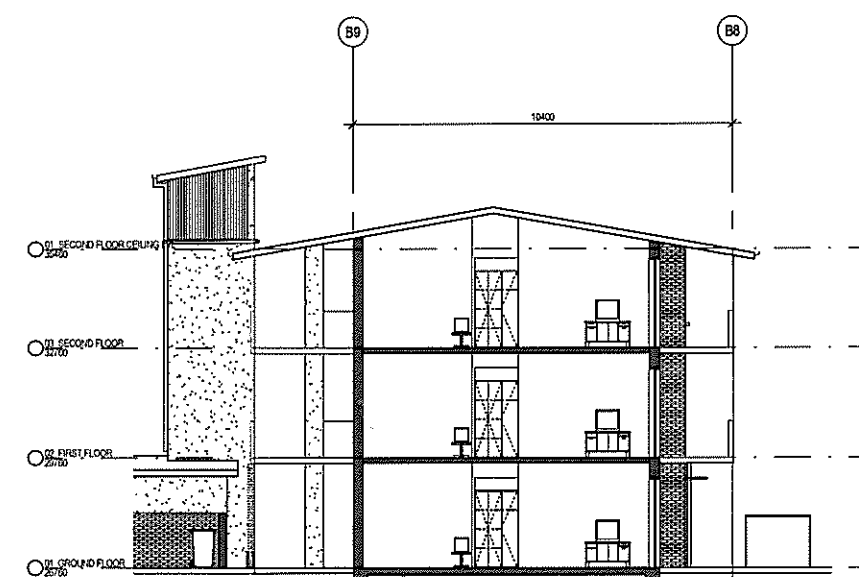
15-17 KITCHENER ROAD
LONG JETTY NSW

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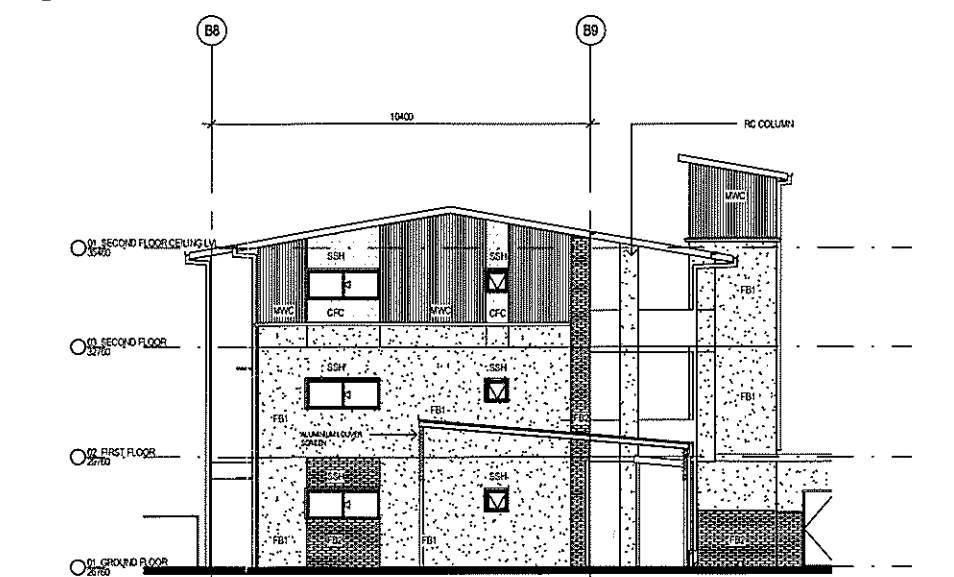
17A

1 BLOCK A_ELEVATION 2_EAST_KITCHENER ROAD
A200 1 100



2 BLOCK A_ELEVATION 1_NORTH
A200 1 100

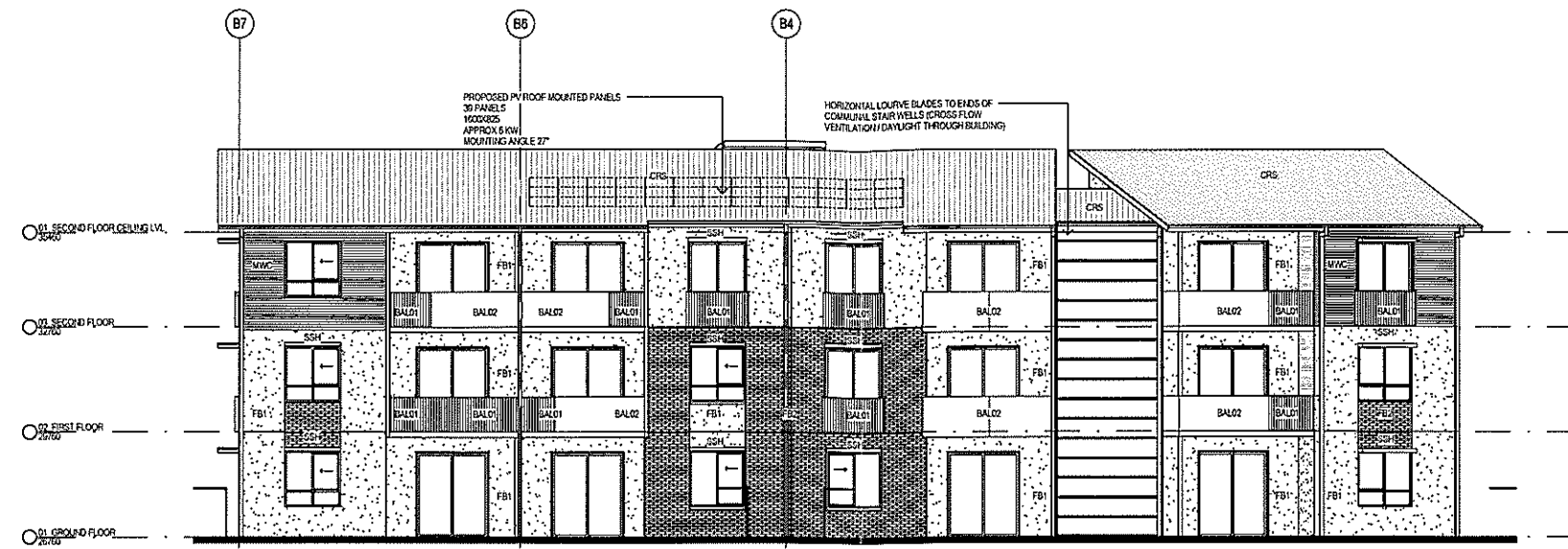
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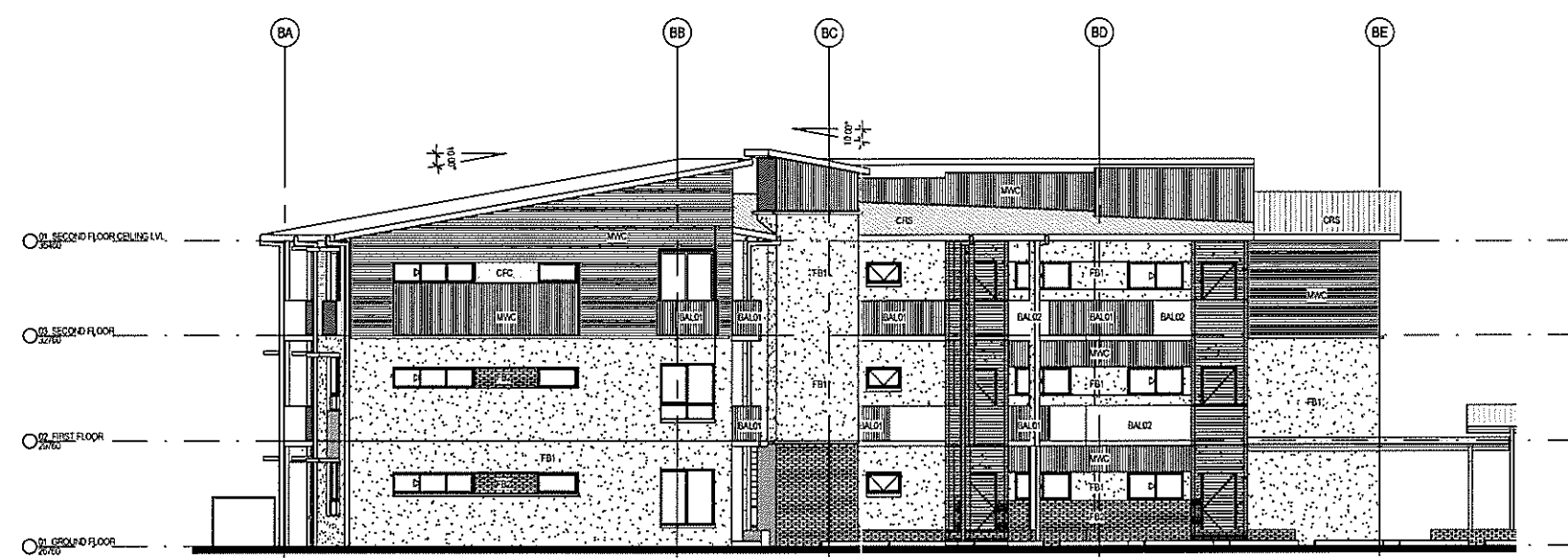
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A200 1 100

4 BLOCK A_ELEVATION 4_WEST
A200 1 100

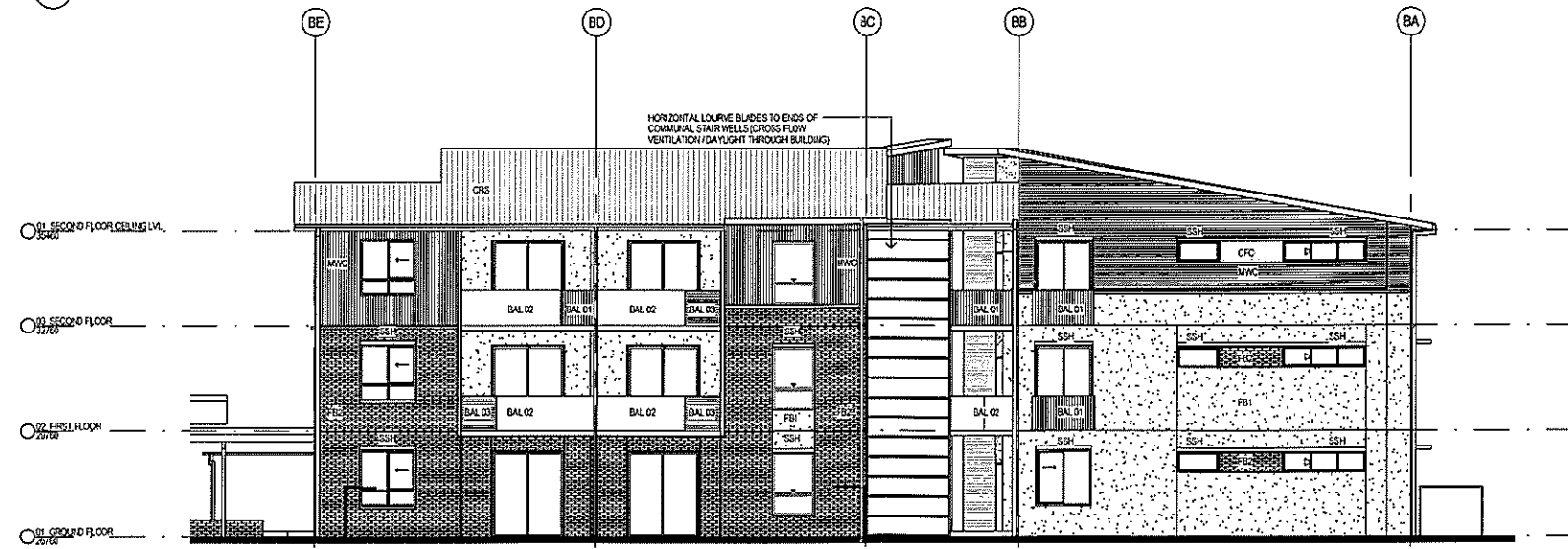
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STAGE:	DRAWN:	CHECKED:	APPROVED:
DA	PNWSC	MX	KD
TYPE:	DWG NO:	REV:	
A	A500	F	



2 BLOCK B_ELEVATION 2_NORTH West.
A150 1:100



3 BLOCK B_ELEVATION 3_SOUTH
A150 1:100



1 BLOCK B_ELEVATION 1_WEST North.
A150 1:100

ELEVATION LEGEND

- BAL_01 BALUSTRODE TYPE 1 (HOG VERTICAL BALUSTERS)
- BAL_02 BALUSTRODE TYPE 2 (CFC PANELS PAINT FINISH)
- BAL_03 BALUSTRODE TYPE 3 (HORIZONTAL TIMBER BATTENS)
- MWC PREFINISHED PROFILED METAL WALL CLADDING
- FB1 FACE BRICK COLOUR 1
- FB2 FACE BRICK COLOUR 2
- CRS COLORBOND CUSTOMOR8 ROOF SHEETING
- RC REINFORCED CONCRETE
- CFC COMPRESSED FIBRE CEMENT PANELS
- SSD SUN SHADING HOOD



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1	RE ISSUE FOR DA	23.06.10	AM	KD
2	RE ISSUE FOR DA	15.06.10	AM	KD
3	RE ISSUE FOR 2D ORIENTATION	03.06.10	AM	KD
4	RE ISSUE FOR 1ST DRAFT DA	11.05.10	AM	KD
5	RE ISSUE FOR APPROVAL	25.12.09	AM	KD

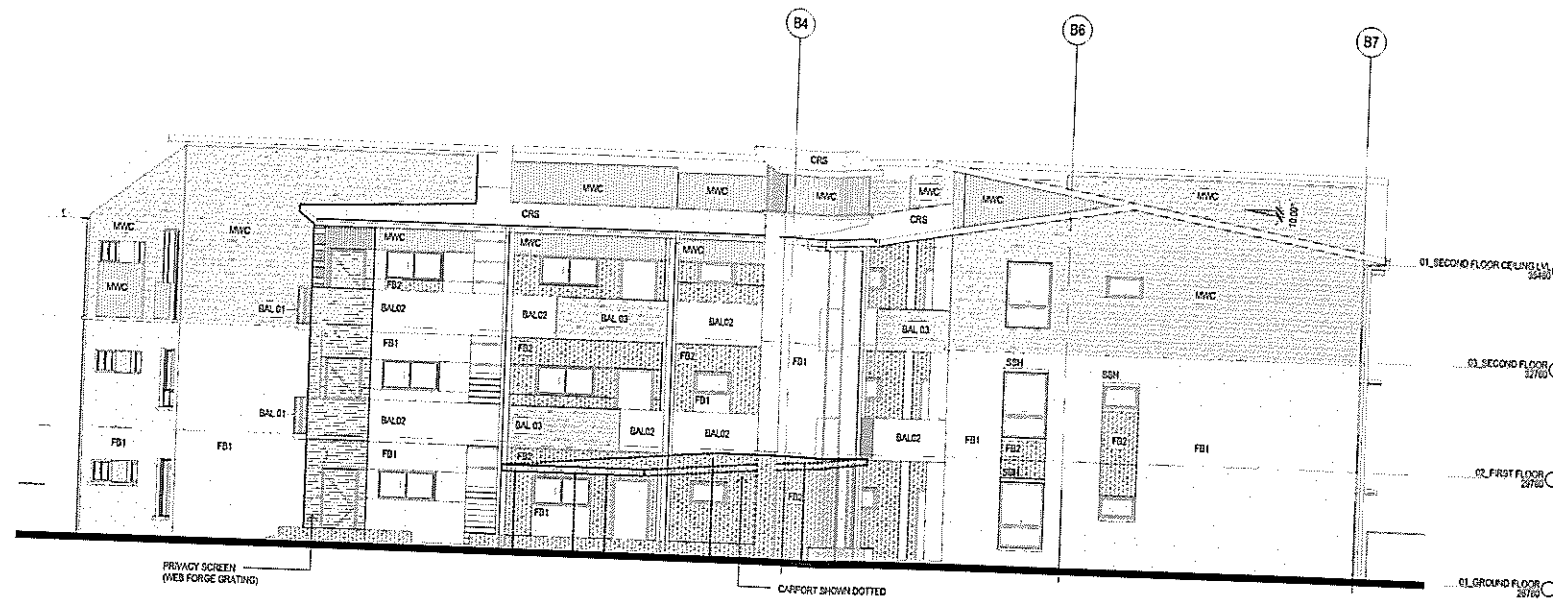
PROJECT MANAGER
IMPACT GROUP
PH (02) 9540 4570 FAX (02) 9476 8170
ARCHITECT
SUTERS ARCHITECTS
PH (02) 9550 7100 FAX (02) 9550 7180
CIVIL / STRUCTURAL CONSULTANT
MICHAEL ELL CONSULTING ENGINEERS PTY LTD
PH (02) 9607 3366 FAX (02) 9607 3366

HYDRAULIC CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4920 5511 FAX (02) 4920 5511
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES
PH (02) 8691 9013
ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4920 5511 FAX (02) 4920 5511

CLIENT:
HOUSING NSW NORTHERN DIVISION
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PROJECT:
LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK
15_17 KITCHENER ROAD
LONG JETTY_NSW

TITLE: ELEVATIONS - BLOCK B	STATUS: CONSTRUCT ONLY TENDER
SHEET: 11 OF 13	DATE: 27.11.09
SCALE: As indicated	SCALE: A1 520318
STAGE: DA	STAGE: DA
TYPE: A	TYPE: A
DWG NO: A510	DWG NO: A510
DATE: 25/02/2010 12:01:21 PM	DATE: 25/02/2010 12:01:21 PM
APPROVED: KD	APPROVED: KD
REVISION:	REVISION:



1 BLOCK B_ELEVATION 2_EAST
A10 1:100

ELEVATION LEGEND

BAL_01	BALUSTRADE TYPE 1 [HDG VERTICAL BALUSTERS]
BAL_02	BALUSTRADE TYPE 2 [CFC PANELS PAINT FINISH]
BAL_03	BALUSTRADE TYPE 3 [HORIZONTAL TIMBER BATTENS]
MVC	PREFINISHED PROFILED METAL WALL CLADDING
FB1	FACE BRICK COLOUR 1
FB2	FACE BRICK COLOUR 2
CRS	COLORBOND CUSTOMORB ROOF SHEETING
RC	REINFORCED CONCRETE
CFC	COMPRESSED FIBRE CEMENT PANELS
SSH	SUN SHADING HOOD

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ARCHITECT
SUTERS ARCHITECTS
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CIVIL / STRUCTURAL CONSULTANT
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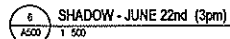
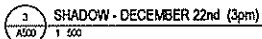
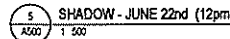
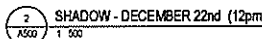
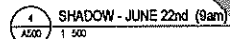
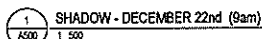
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PROJECT
LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK
15_17 KITCHENER ROAD
LONG JETTY NSW

TITLE
ELEVATIONS - BLOCK B
SHEET: 12 OF 14

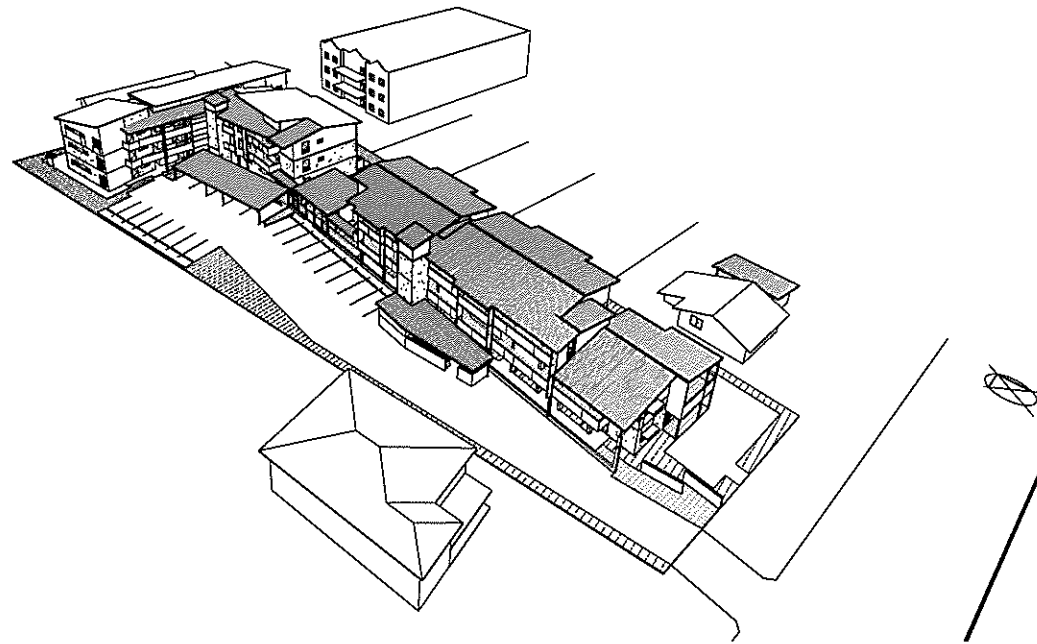
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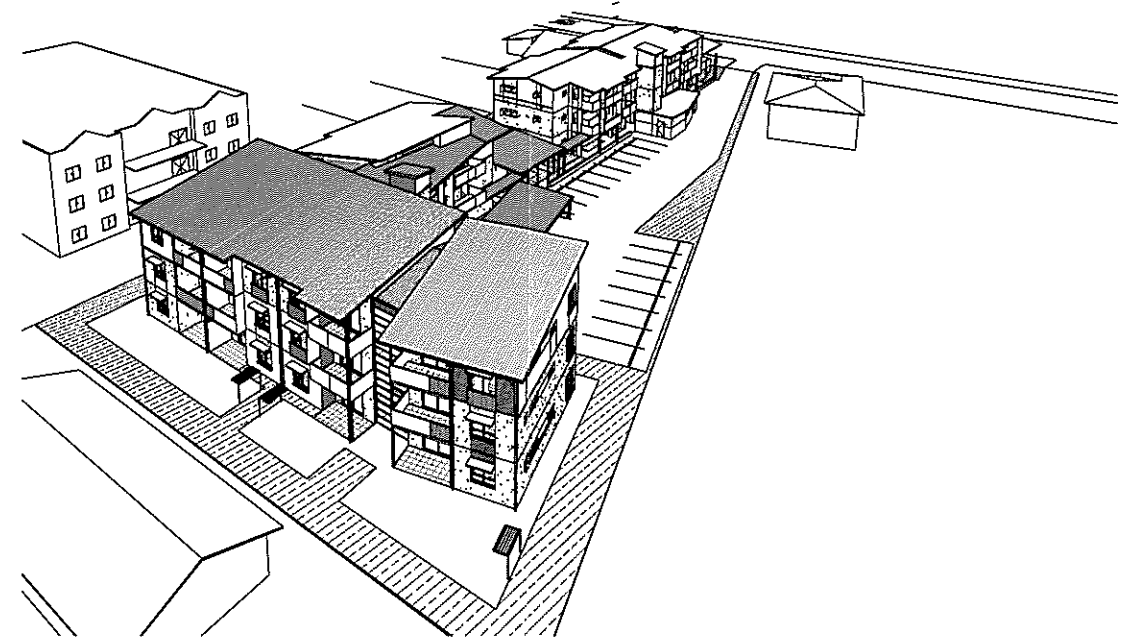


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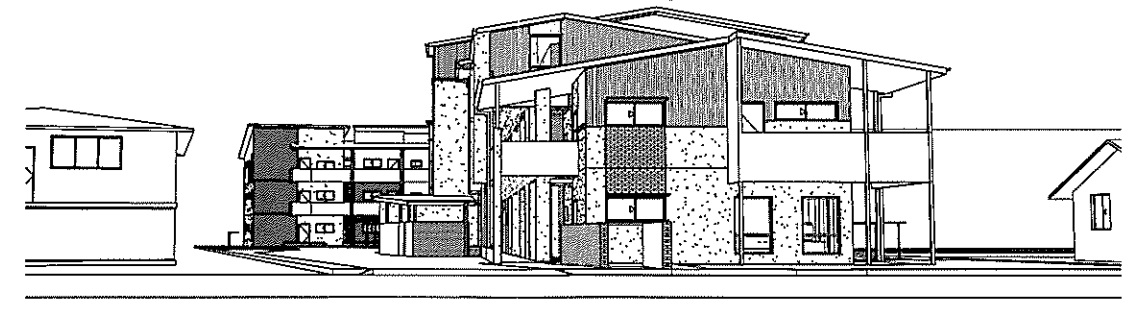
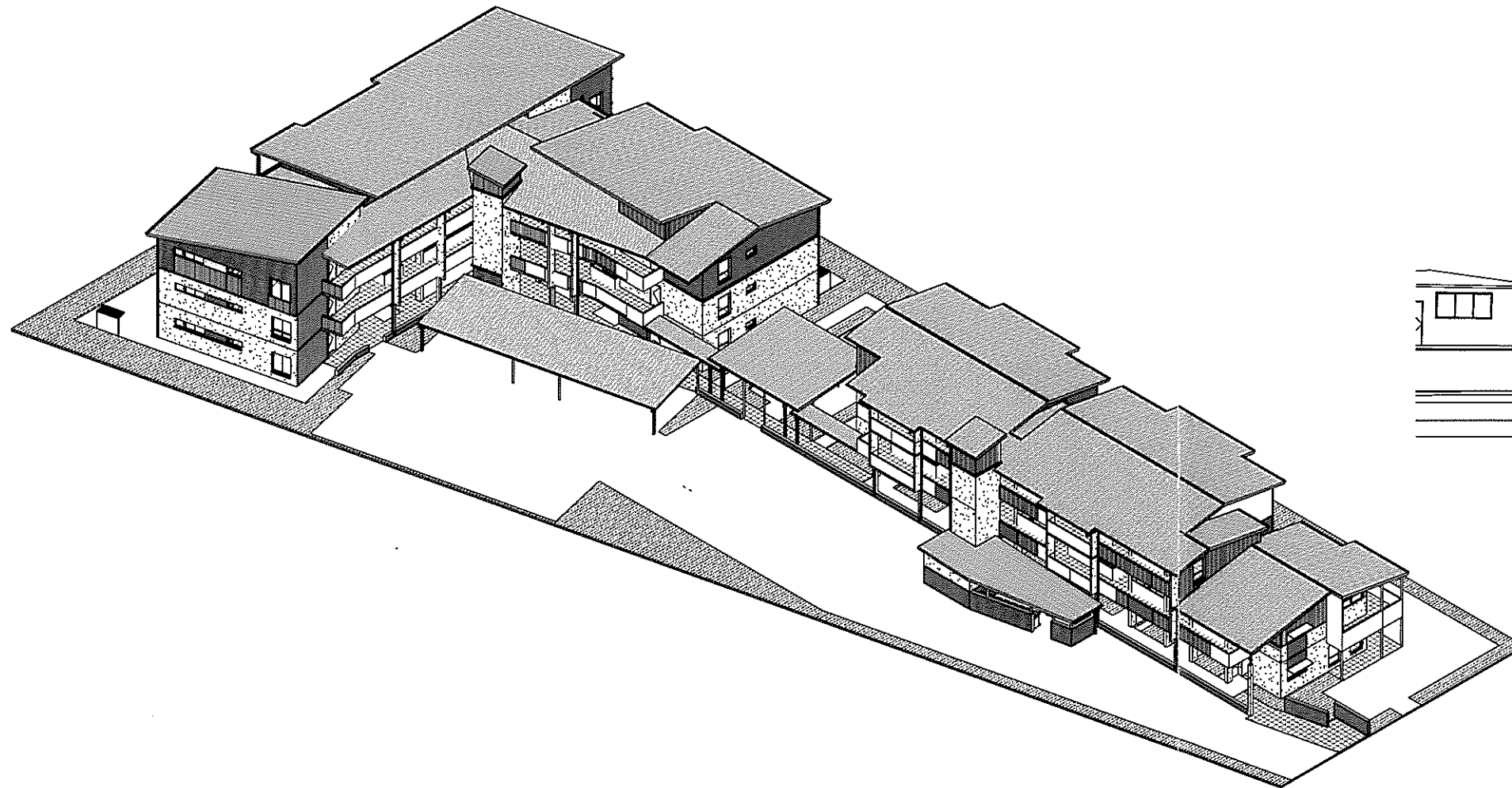




1 3D VIEW_1



2 3D VIEW_2



4 3D VIEW_4

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28-32 Pyrmont Road
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A	ISSUE FOR LIST DRAFT DA	14.05.10	MR	KD

PROJECT MANAGER
IMPACT GROUP
PH (02) 9642 4675 FAX (02) 9478 8475
ARCHITECT
SUTERS ARCHITECTS
PH (02) 9660 7100 FAX (02) 9660 7100
CIVIL / STRUCTURAL CONSULTANT
MICHAEL ELL CONSULTING ENGINEERS PTY LTD
PH (02) 9607 5568 FAX (02) 9607 5568

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PH (02) 9691 9217
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PH (02) 4922 2211 FAX (02) 4922 2211

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PROJECT:
LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK
15_17 KITCHENER ROAD
LONG JETTY NSW

TITLE:
3D VIEWS
SHEET:
13 OF 13
FILE:
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STAGE: DA	DRAWN: PWS/GRM	CHECKED: MK	APPROVED: KD	REV: C
TYPE: A	ENVS NO:	A750		





LONG JETTY_RESIDENTIAL DEVELOPMENT 15 - 17 KITCHENER ROAD, LONG JETTY

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ARCHITECT
SUTERS ARCHITECTS
PH (02) 9660 7100 FAX (02) 9660 7199

CIVIL / STRUCTURAL CONSULTANT
MICHAEL ELL CONSULTING ENGINEERS PT
PH (02) 9807 5300 FAX (02) 9807 5388

HYDRAULIC CONSULTANT
MARLINE NEWCASTLE P/L
PH (02) 4926267 FAX (02) 49263811

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES
PH (02) 9891 9222

ELECTRICAL CONSULTANT
MARLINE NEWCASTLE P/L
PH (02) 4926267 FAX (02) 49263811

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Human Services
Housing NSW

PROJECT:
LONG JETTY_RESIDENTIAL DEVELOPMENT_BG1HK

15_17 KITCHENER ROAD
LONG JETTY_NSW

TITLE:
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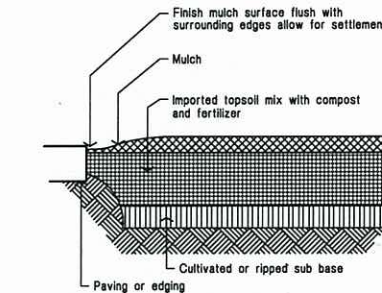
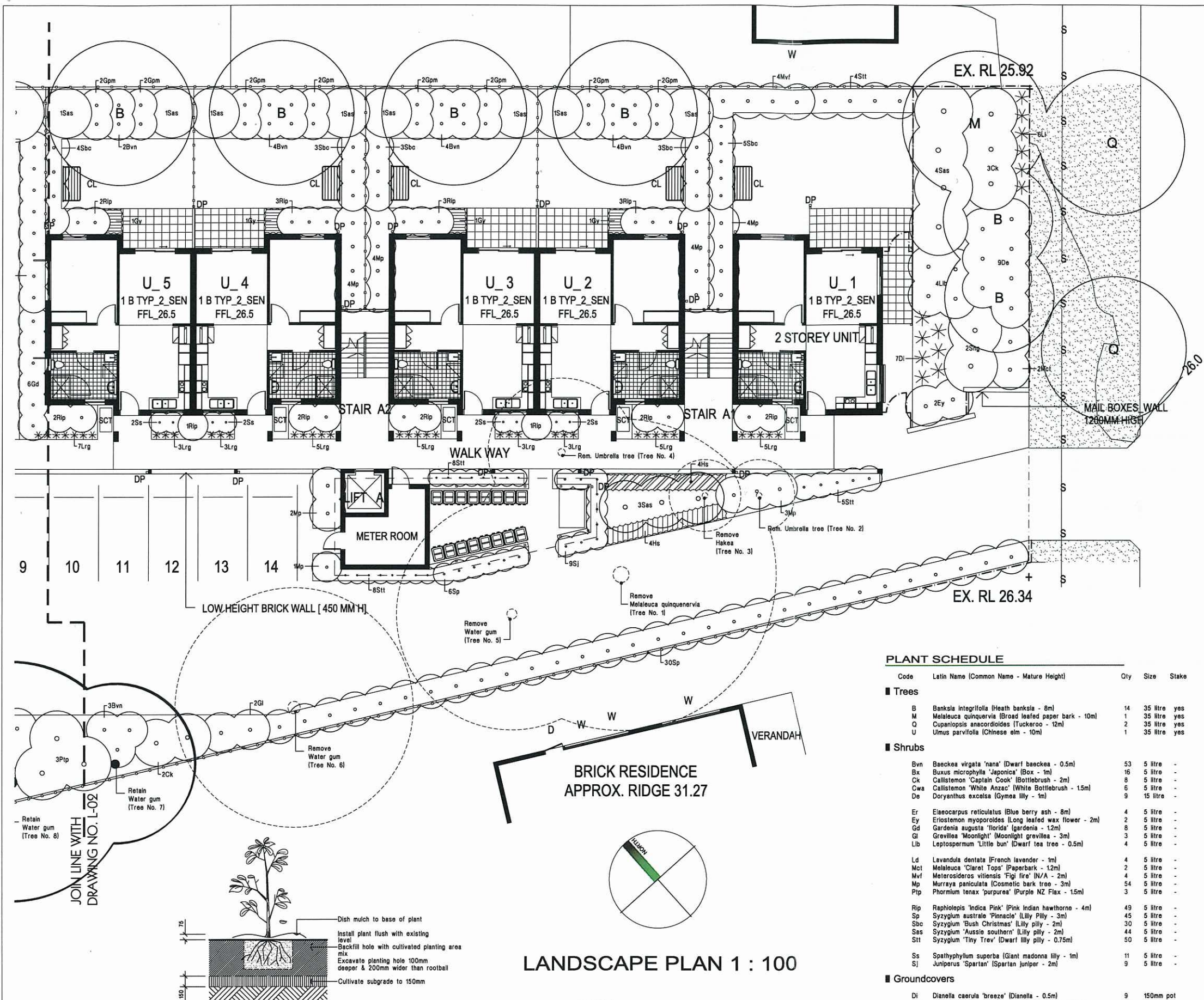
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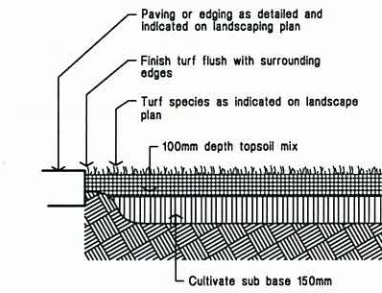
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STAGE: DA	DRAWN: PW	CHECKED: MK	APPROVED: KD
TYPE: A	DWG NO: A130	REV: A	





**Ground preparation
Planting area using imported topsoil
Detail.** Not To Scale.



**Ground preparation
Grassed area: turf using imported topsoil
Detail.** Not To Scale.

PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
B	Banksia integrifolia (Heath banksia - 8m)	14	35 litre	yes
Bv	Banksia microphylla 'Japonea' (Box - 1m)	1	35 litre	yes
C	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	2	35 litre	yes
U	Ulmus parvifolia (Chinese elm - 10m)	1	35 litre	yes
Shrubs				
Bv	Baeckea virgata 'nana' (Dwarf baeckea - 0.5m)	53	5 litre	-
Bx	Buxus microphylla 'Japonea' (Box - 1m)	16	5 litre	-
Ck	Callistemon 'Captain Cook' (Bottlebrush - 2m)	8	5 litre	-
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	6	5 litre	-
De	Doryanthus excelsa (Gymea lily - 1m)	9	15 litre	-
Er	Eriocarpus reticulatus (Blue berry ash - 8m)	4	5 litre	-
Ey	Eriostemon myoporoides (Long leaved wax flower - 2m)	2	5 litre	-
Gd	Gardenia augusta 'Hilary' (Gardenia - 1.2m)	8	5 litre	-
Gi	Grevillea 'Moonlight' (Moonlight grevillea - 3m)	3	5 litre	-
Lb	Leptospermum 'Little bun' (Dwarf tea tree - 0.5m)	4	5 litre	-
Ld	Lavandula dentata (French lavender - 1m)	4	5 litre	-
Mt	Melaleuca 'Claret Tops' (Paperbark - 1.2m)	2	5 litre	-
Mv	Metrosideros villosa 'Figi' (N/A - 2m)	4	5 litre	-
Mp	Murraya paniculata (Cosmetic bark tree - 3m)	54	5 litre	-
Pp	Phormium tenax 'purpurea' (Purple NZ Flax - 1.5m)	3	5 litre	-
Rip	Raphiophyllum 'Indica Pink' (Pink Indian Hawthorne - 4m)	49	5 litre	-
Sp	Syzygium australe 'Pinnacle' (Lilly Pilly - 3m)	45	5 litre	-
Sbc	Syzygium 'Bush Christmas' (Lilly pilly - 2m)	30	5 litre	-
Sas	Syzygium 'Aussie southern' (Lilly pilly - 2m)	44	5 litre	-
Stt	Syzygium 'Tiny Tree' (Dwarf lilly pilly - 0.75m)	50	5 litre	-
Ss	Spathiphyllum superba (Giant madonna lily - 1m)	11	5 litre	-
Sj	Juniperus 'Spartan' (Spartan juniper - 2m)	9	5 litre	-
Groundcovers				
Di	Dianella caerulea 'breeze' (Dianella - 0.5m)	9	150mm pot	-
Gm	Grevillea 'Pink Midger' (Prostrate Grevillea - 0.3m)	44	150mm pot	-
Gy	Gazania 'Yellow' (Yellow flowering gazania - 0.3m)	17	150mm pot	-
Hi	Hibbertia scandens (Guinea flower - climber)	8	150mm pot	-
Li	Lomandra longifolia (Lomandra - 1m)	6	150mm pot	-
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)	49	150mm pot	-
Lt	Lomandra longifolia 'Tanika' (Fine leaf dwarf lomandra - 0.6m)	45	150mm pot	-
Lsd	Liriope 'Silver Dragon' (Variegated Liriope - 0.3m)	17	150mm pot	-

LEGEND

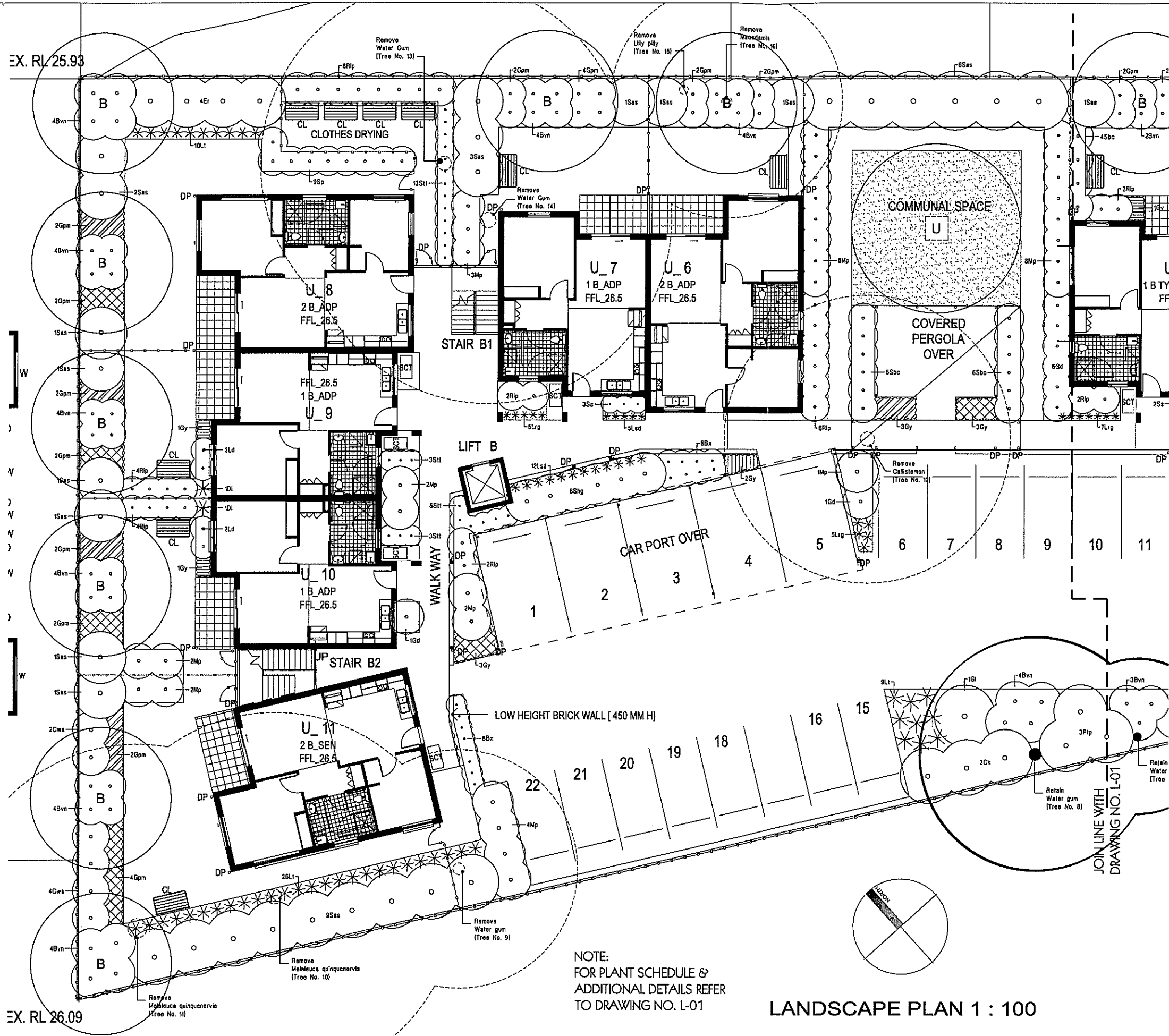
- turf
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc. and away from buildings. Ensure that no ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread 'Shirley's No. 17 lawn fertilizer' over the topsoil at the recommended rate. Lay 'Kikuyu' turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.
- paraline
Clothes drying area
- brick garden edging
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight lines as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edges to finish flush with the adjacent turf and mulch levels.
- existing trees to be retained
- existing trees to be removed
- proposed fencing
For all fencing types and materials refer to the Architects plans.
- planting areas
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable i.e. No clay). Install 75mm depth of selected mulch.

maintenance:
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

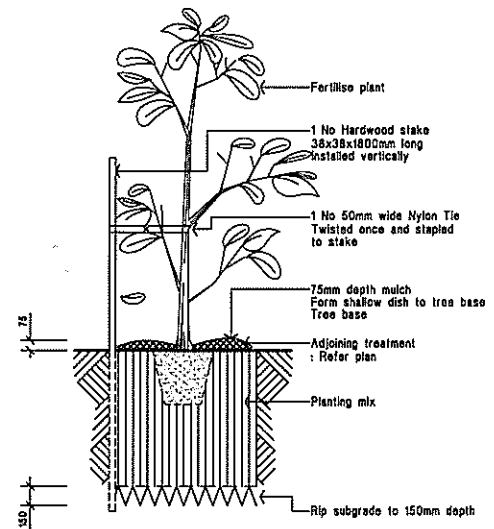


**Planting in garden beds
Detail.** Not To Scale.

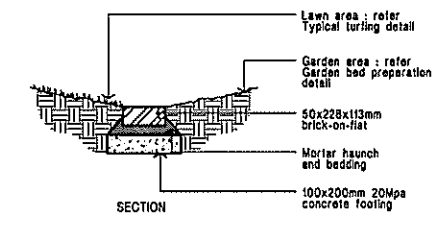
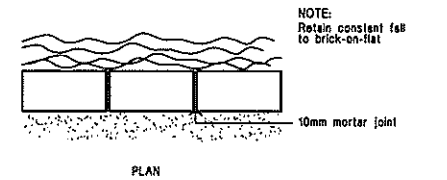
NOTE:
FOR ADDITIONAL DETAILS
REFER TO DRAWING NO. L-02



- LEGEND**
- turf
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc. and away from buildings. Ensure that no ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No. 17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.
 - paraline
Clothes drying area
 - brick garden edging
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight lines as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edges to finish flush with the adjacent turf and mulch levels.
 - existing trees to be retained
 - existing trees to be removed
 - proposed fencing
For all fencing types and materials refer to the Architects plans.
 - planting areas
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay). Install 75mm depth of selected mulch.
 - maintenance:
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fall during this period are to be replaced at no additional cost.



15 - 35 litre Tree planting Detail. Not To Scale.



Brick garden edge Detail.

NOTE:
FOR PLANT SCHEDULE &
ADDITIONAL DETAILS REFER
TO DRAWING NO. L-01

LANDSCAPE PLAN 1 : 100



MICHAEL ELL
CONSULTING ENGINEERS PTY. LTD. A.B.N. 88 002 300 000
STRUCTURAL, STORMWATER & CIVIL ENGINEERS
Postal Address: P.O. Box 138, West Ryde N.S.W. 1585
Office Address: 5/1 Meadon Street, West Ryde NSW 2114
Tel: (02) 9607 5366
Fax: (02) 9607 5366

[illegible]

HYDRAULIC CONSULTANT
MARLINE NEWCASTLE P/L
PH (02) 4896266 FAX (02) 4896311

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES
PH (02) 8991 9222

ELECTRICAL CONSULTANT
MARLINE NEWCASTLE P/L
PH (02) 4896266 FAX (02) 4896311

CLIENT:

 **NSW**
GOVERNMENT

Human Services
Housing NSW

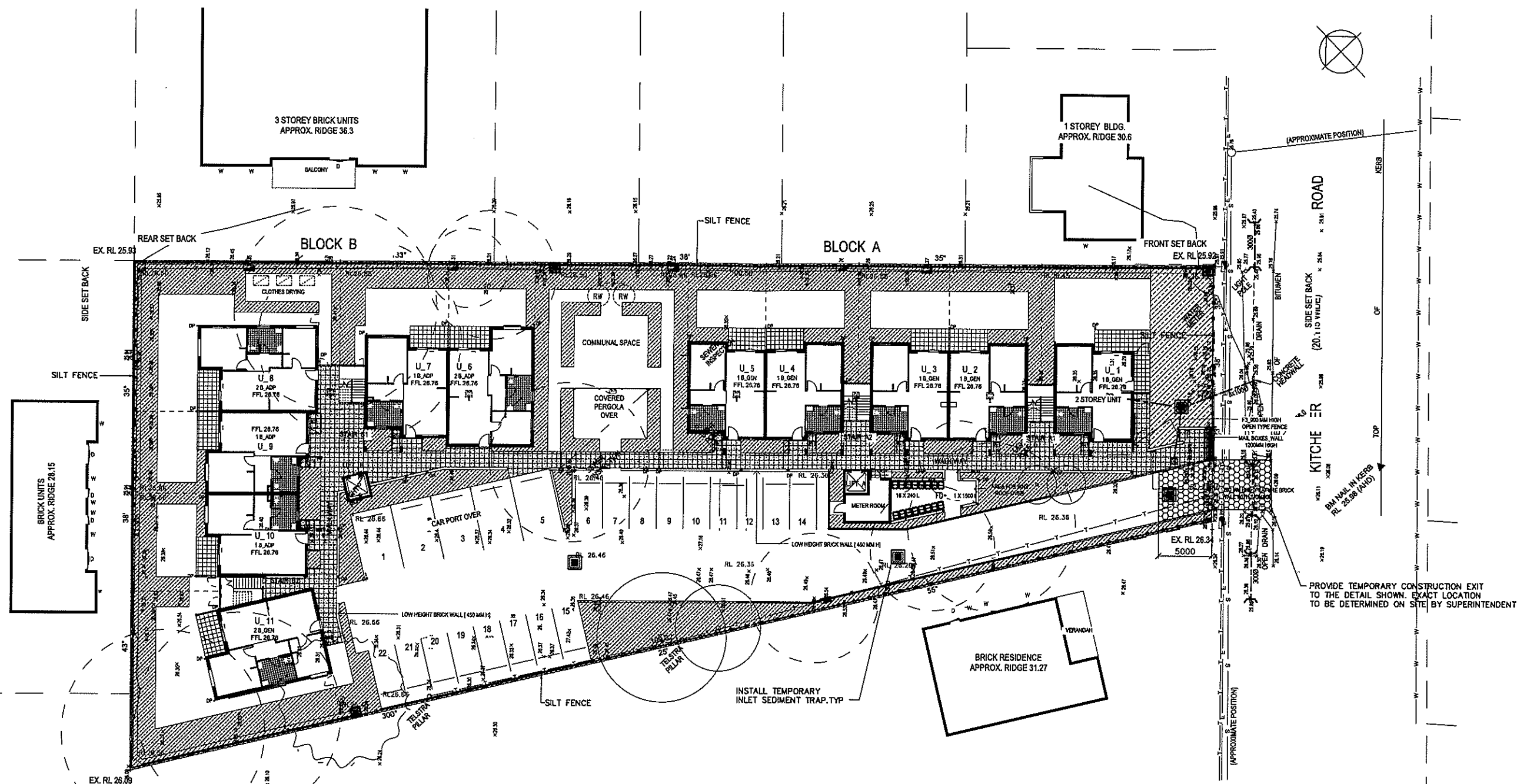
PROJECT:
LONG JETTY_RESIDENTIAL DEVELOPMENT_BG1HK

15_17 KITCHENER ROAD
LONG JETTY NSW

TITLE:	
SITE STORMWATER DRAINAGE LAYOUT PLAN	
FILE:	PLOTTED:
S20316_09115_C01	-

STATUS: CONSTRUCT ONLY TENDER			
DATE: 04.06.2010	SCALE: 1:200	PROJ: 520316	JOB: BG1HK
STAGE: DA	DRAWN: SC	DESIGNED: AG	APPROVED: ME
TYPE: C	SHEET: C01	REV: -	

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY



SITE EROSION & SEDIMENT CONTROL LAYOUT PLAN
SCALE = 1:200

LEGEND:

- PROPRIETARY SILT FENCE
- TEMPORARY CONSTRUCTION EXIT
- PROPOSED DRAINAGE PIT WITH INLET SEDIMENT TRAP

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED ON SITE
4. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE

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MICHAEL ELL
CONSULTING ENGINEERS PTY. LTD.
STRUCTURAL, STORMWATER & CIVIL ENGINEERS
Postal Address: P.O. Box 136, North Ryde NSW 1585
Office Address: 1/1, Smith Street, North Ryde NSW 1585
Tel: (02) 9607 5300
Fax: (02) 9607 5306
Email: michael@mell.com.au

REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT MANAGER
IMPACT GROUP
PH (02) 9446 4075 FAX (02) 9479 8176

ARCHITECT
SUTERS ARCHITECTS
PH (02) 9600 7100 FAX (02) 9600 7100

CIVIL / STRUCTURAL CONSULTANT
MICHAEL ELL CONSULTING ENGINEERS PTY. LTD.
PH (02) 9607 5300 FAX (02) 9607 5306

HYDRAULIC CONSULTANT
MARLINE NEWCASTLE PTY. LTD.
PH (02) 49262306 FAX (02) 49262311

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES
PH (02) 9881 8222

ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY. LTD.
PH (02) 49262306 FAX (02) 49262311

CLIENT:
 Human Services
Housing NSW

PROJECT:
LONG JETTY RESIDENTIAL DEVELOPMENT_BG1HK

15, 17 KITCHENER ROAD
LONG JETTY, NSW

TITLE:
SITE EROSION & SEDIMENT CONTROL LAYOUT PLAN

REF: **S20316_09115_C02**

PLOTTED: **-**

STATUS: CONSTRUCT ONLY TENDER			
DATE: 04.06.2010	SCALE: 1:200	PROJECT: S20316	JOB: BG1HK
DRAWN: DA	CHECKED: SC	DESIGNED: AG	APPROVED: ME
TITLE: C	SHEET: C02	REV: -	REV: -

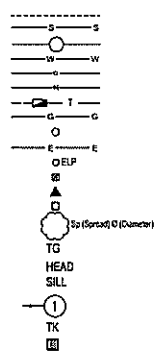
LGA: WYONG

WINDOW (W) & DOOR (D) SCHEDULE			
W1	25.72 HD 24.32 SL	D1	25.72 HD 23.62 SL
W2	25.72 HD 24.82 SL	D2	25.22 HD 23.62 SL
W3	25.72 HD 24.82 SL	D3	25.72 HD 23.62 SL
W4	25.72 HD 24.82 SL	D4	25.72 HD 23.62 SL
W5	25.72 HD 24.82 SL		
W6	25.72 HD 24.32 SL		

WINDOW (W) & DOOR (D) SCHEDULE			
	LEVEL 1	LEVEL 2	LEVEL 3
W7	28.25 HD 27.02 SL	31.00 HD 29.76 SL	33.72 HD 32.46 SL
W8	28.25 HD 27.02 SL	31.00 HD 29.76 SL	33.72 HD 32.46 SL
W9	28.25 HD 27.02 SL	31.00 HD 29.76 SL	33.72 HD 32.46 SL
W10	28.25 HD 27.02 SL	31.00 HD 29.76 SL	33.72 HD 32.46 SL
D5		31.00 HD 28.9 SL	33.72 HD 31.62 SL

LEGEND

Existing edge of bitumen
Sewer main
Sewer manholes
Water mains
Water hydrants
Water stop valves
Gas mains
Electricity power pole
Electricity cables
Electric Light Pole
Underground power box
Bench marks
State survey marks
Trees
Top of roof gutter
HD
SL
Photo Number and Direction
Top of Kerb
Grated Pit with 1000 outlet pipe



CAUTION - SERVICES LOCATIONS

- THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
- SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.
- SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A DIAL BEFORE YOU DIG SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.



NOTE:

- BEARINGS & DISTANCES ARE BY TITLE ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. SPOT LEVELS SHOULD BE TAKEN IN PREFERENCE TO CONTOURS. CONTOURS DO NOT REPRESENT THE EXACT LEVEL AT ANY POINT.

CONTOUR INTERVAL: 0.5m

DATUM: AHD

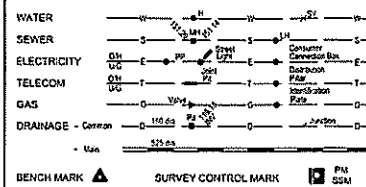
ORIGIN OF DATUM: PH 17511
RL 24.637

100 YEAR FLOOD RL:

RECOMMENDED MINIMUM FLOOR RL:

SOURCE OF FLOOD INFO:

LEGEND OF COMMONLY USED SYMBOLS



REDUCTION RATIO 1 : 200 @ A1
400 @ A3

LAND TITLE INFORMATION

LOTS: 78

PLAN NOS: D.P. 9304

OTHER:

AREA: 3566 m²

DATE OF SURVEY: 10 / 03 / 2009

SURVEY CONSULTANT:

Trehy Ingold Neate

PO Box 3205

Tuggerah NSW 2259

Ph: (02) 43 512233

Fax: (02) 43 521559

SURVEYORS

REF: 2009055AA

RESITECH

RESIDENTIAL TECHNOLOGIES AUSTRALIA

DRAWING TITLE

DETAIL SURVEY OF LOT 78 DP 9304

LOCATION

LONG JETTY

STREET ADDRESS

15-17 KITCHENER RD

SITE LAYOUT JOB

71109 / 001 / 01

TYPE

S

SHT. 1

OF 2



**Resitech Long Jetty
Residential
Development-BG/HK**

slaters