



DRAWING LIST

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C00 DA Overall Site Plan - stormwater
C01 DA Plan Showing Selected Detail & Levels
Concept Stormwater Plan

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authorities requirements
Comply with the Building
Code of Australia
Comply with all relevant
Australian Standards

LEGEND

AFW	Aluminium framed door and window system
BAL(M)	Steel balustrade to BCA requirements
BAL(S)	Rendered balustrade to BCA requirements
BOL	Stated balustrade to BCA requirements
BK	Bollard
BK	Face brickwork
BK	Stacked honed blockwork
CBD	Storage cupboard
CLO	Lighthouse cladding
DB	Distribution board to electrical engineer's reqs.
DP	Downpipe to hydraulic engineer's reqs

EIC	Electrical/Communications board to electrical engineer's reqs
FHB	Fire hydrant booster assembly to hydraulic engineer's reqs.
FHR	Fire hose reel to hydraulic engineer's reqs.
GD	Grated drain
HL	Highlight window
HR	Handrail to BCA requirements
LA	Landscape area to landscape architects reqs
LV	Louved vent to mechanical engineer's reqs
LB	Letter boxes to statutory reqs
MSR(1)	Metal roof sheet
MSR(2)	Roof sheet

PS	Privacy screen
R	Render
RS	Roller shutter to mechanical engineer's reqs
RWT	Rainwater tank to civil engineer's reqs
SK	Skylight
SVR	Services riser (E/H/M denotes to electrical/hydraulic/mechanical engineers' reqs respectively)

NOTE:
All areas, yields and calculations are preliminary and indicative only and subject to detailed and further survey, design and client and consultant input and advice.

ISSUE	DATE	AMENDMENT
01	25.06.10	For inclusion in Development Application
02	27.07.10	New elevations for inclusion in Development Application
03	15.10.10	Council request for additional information
04	28.01.11	Council request for additional information

DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

TITLE	SCALE	DATE	DRAWN:	CHECKED:
Drawing List	1:250@A1	25.06.10	JK/KCKH	PT

DWG NO
DA.00



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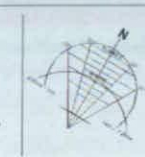
LEGEND

APW Aluminium framed door and window system
 BAL(M) Steel balustrade to BCA requirements
 BAL(R) Rendered balustrade to BCA requirements
 BAL(S) Slatted balustrade to BCA requirements
 BOLL Bollard
 BCK Face brickwork
 BLK Stacked honed blockwork
 CLD Lightweight cladding
 DB Distribution board to electrical engineer's reqs.
 DP Downpipe to hydraulic engineer's reqs

E/C Electrical/Communications board to electrical engineer's reqs
 FHB Fire hydrant booster assembly to hydraulic engineer's reqs
 FHR Fire hose reel to hydraulic engineer's reqs
 GD Grated drain
 HL Highlight window
 HR Handrail to BCA requirements
 LA Landscape area to landscape architect's reqs
 LV Louvered vent to mechanical engineer's reqs
 LB Letter boxes to statutory reqs
 MSR(1) Metal roof sheet
 MSR(2) Roof sheet

PS Privacy screen
 R Roller shutter to mechanical engineer's reqs
 RS Rainwater tank to civil engineer's reqs
 RWT Skylight
 SVR Services riser (EHM denotes to electrical/hydraulic/mechanical engineers' reqs respectively)

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ISSUE DATE AMENDMENT
 DA 22.06.10 For inclusion in Development Application
 B 02.07.10 Issue for DA included additional information

DEVELOPMENT APPLICATION
 New Independent Living Units
 Lourdes Village
 95 Stanhope Road, Killara

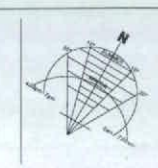
For Aevum Limited

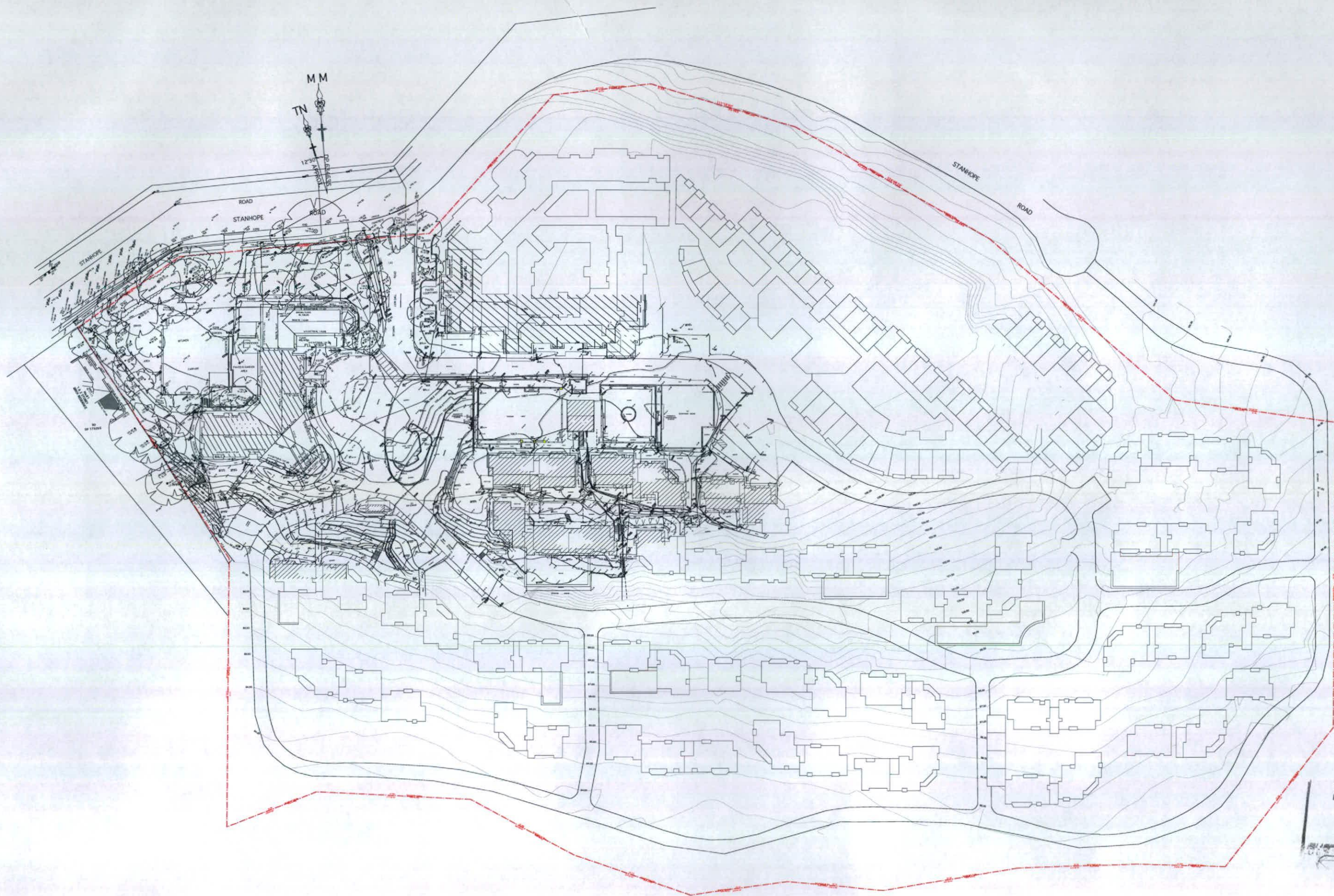
TITLE
 Location Plan & Analysis
 ISSUE SCALE DATE DRAWN: CHECKED:
 B 1:1000@A1 22.06.10 CK PT

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 DA.01



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KILLARA SERVICE CENTRE

N.B. Information compiled from site survey and Civil drawings

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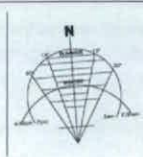
Use figures dimensions only
Do not scale
Adhere to relevant
Australian requirements
Comply with the Building
Code of Australia
Comply with all relevant
Australian Standards

LEGEND
AFW Aluminium framed door and window system
BAL(M) Steel balustrade to BCA requirements
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LB Letter boxes to statutory reqs
MSR(1) Metal roof sheet
MSR(2) Roof sheet

PS Privacy screen
P Pender
RS Roller shutter to mechanical engineer's reqs
RWT Rainwater tank to civil engineer's reqs
SK Skylight
SVR Services riser (EA/HM denotes to electrical/hydraulic/mechanical engineers' reqs respectively)

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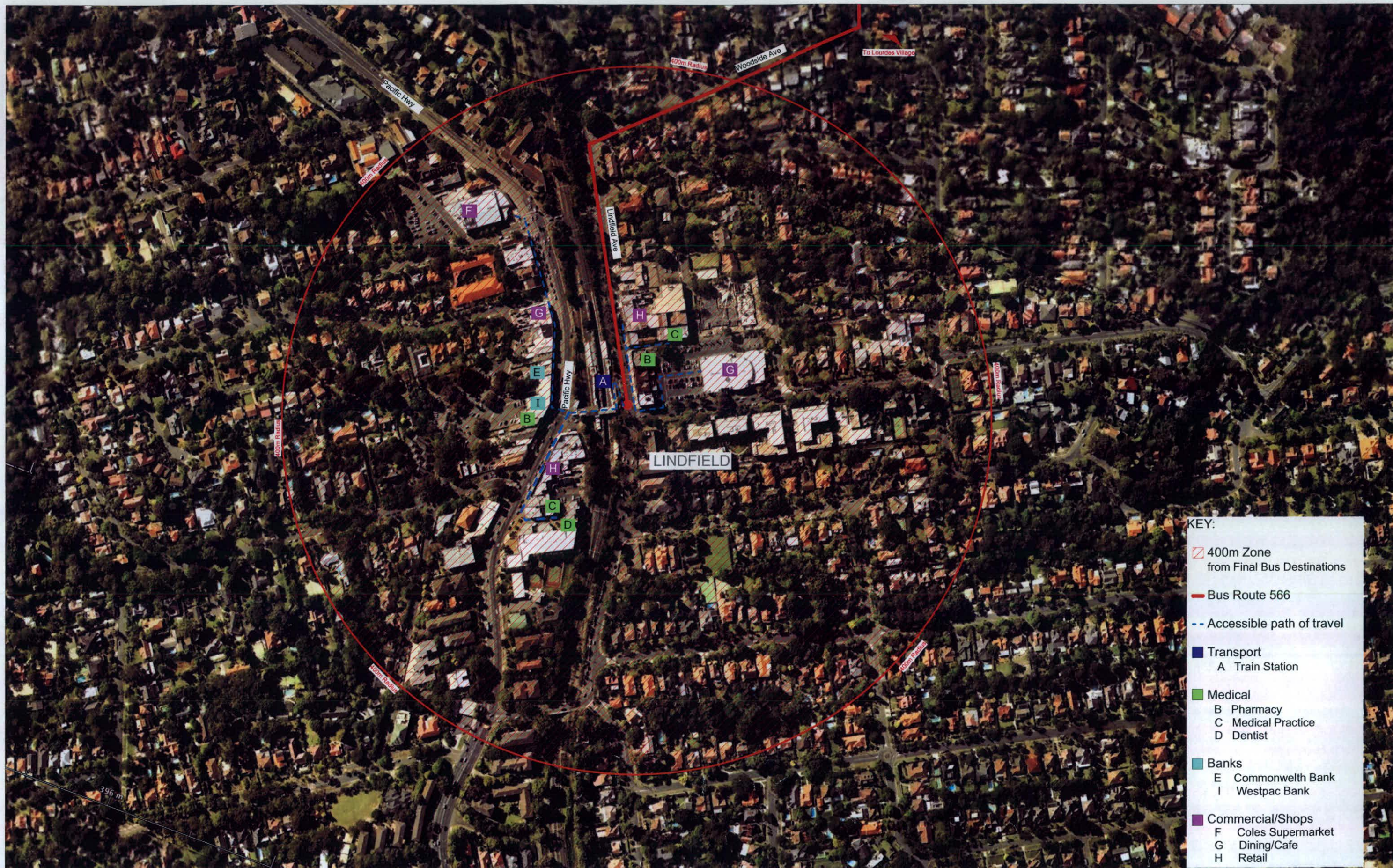


ISSUE	DATE	AMENDMENT
DA	15.10.10	Issue to KMC

DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Avium Limited

TITLE				
Site Plan				
ISSUE	SCALE	DATE	DRAWN:	CHECKED:
DA	1:500 @ A1	01.10.10	MO	PT
0 1		5		10
1:100 @ A1				metres

DWG NO
DA.03



- KEY:**
- 400m Zone from Final Bus Destinations
 - Bus Route 566
 - Accessible path of travel
 - A Transport
A Train Station
 - B Medical
B Pharmacy
C Medical Practice
D Dentist
 - E Banks
E Commonwealth Bank
I Westpac Bank
 - F Commercial/Shops
F Coles Supermarket
G Dining/Cafe
H Retail

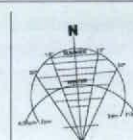
Use figure dimensions only
- Do not scale
- Comply with relevant
- Authorise requirements
- Check of Australia
- Comply with all relevant
- Australian Standards

LEGEND	
AFW	Aluminium framed door and window system
BAL(M)	Steel balustrade to BCA requirements
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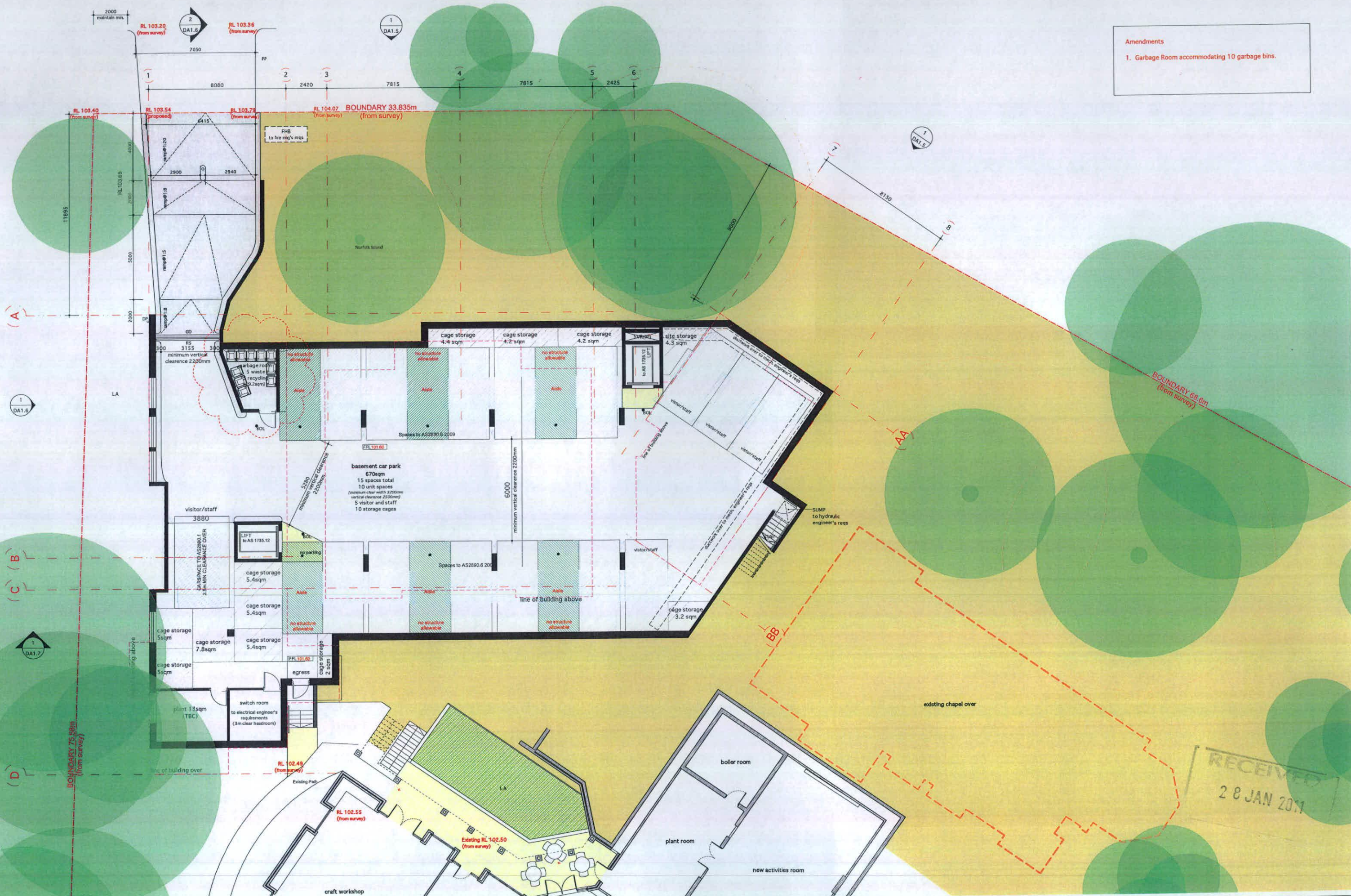
ISSUE	DATE	AMENDMENT
A	15.10.10	DA
		18 OCT 2010

DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

TITLE	SCALE	DATE	DRAWN	CHECKED
Access Diagram - Lindfield	1:2000 @ A1	01.10.10	MO	PT
ISSUE	SCALE	DATE	DRAWN	CHECKED
A	1:2000 @ A1	01.10.10	MO	PT
0	1	5		10
1:100 @ A1				metres

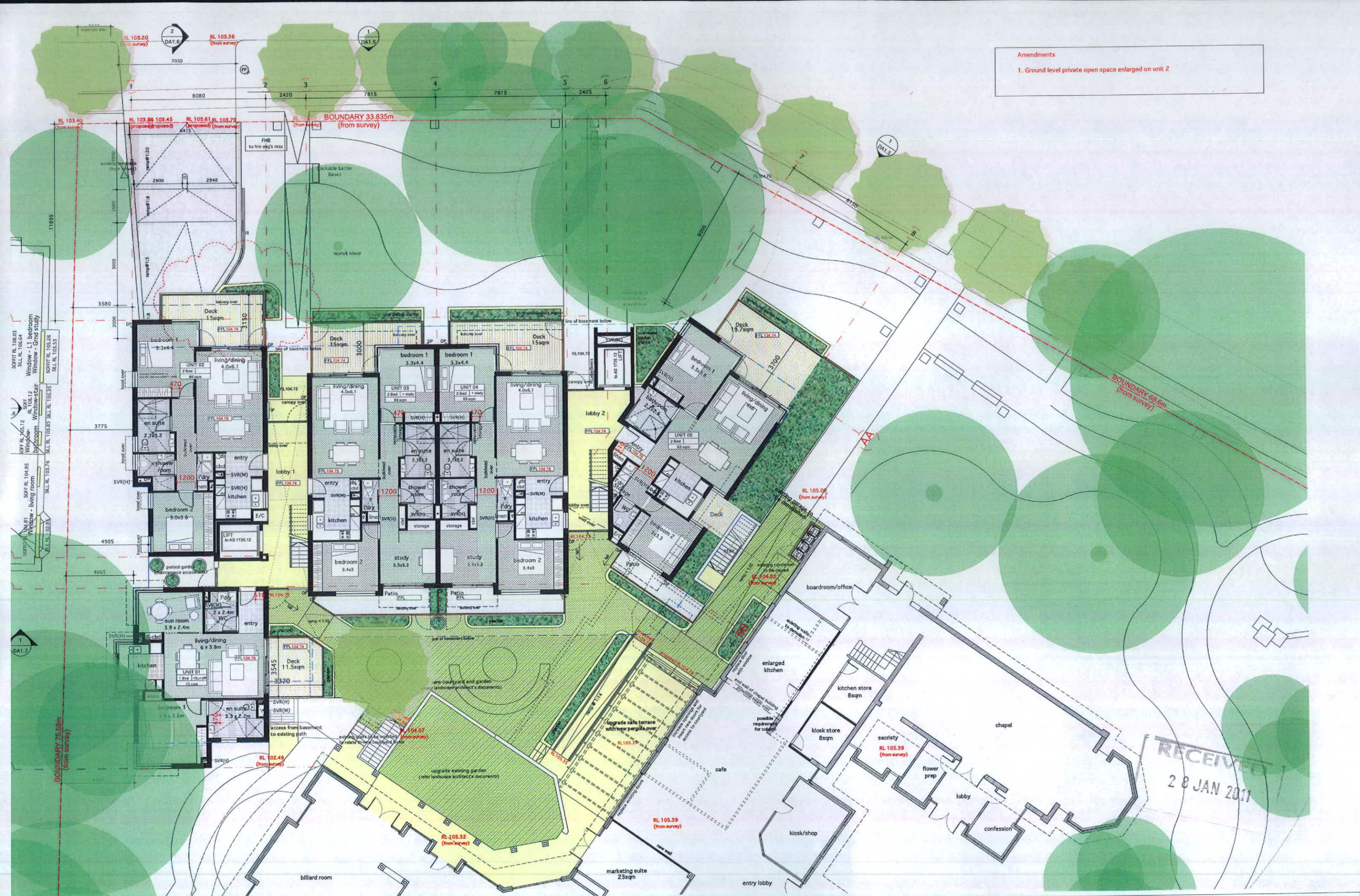
DWG NO
DA.04

Amendments
1. Garbage Room accommodating 10 garbage bins.



Amendments

1. Ground level private open space enlarged on unit 2



ISSUE	DATE
DA	25.06.10
B	15.10.10
C	29.01.11

AMENDMENT
For inclusion in Development Application Council request for additional information Council request for additional information

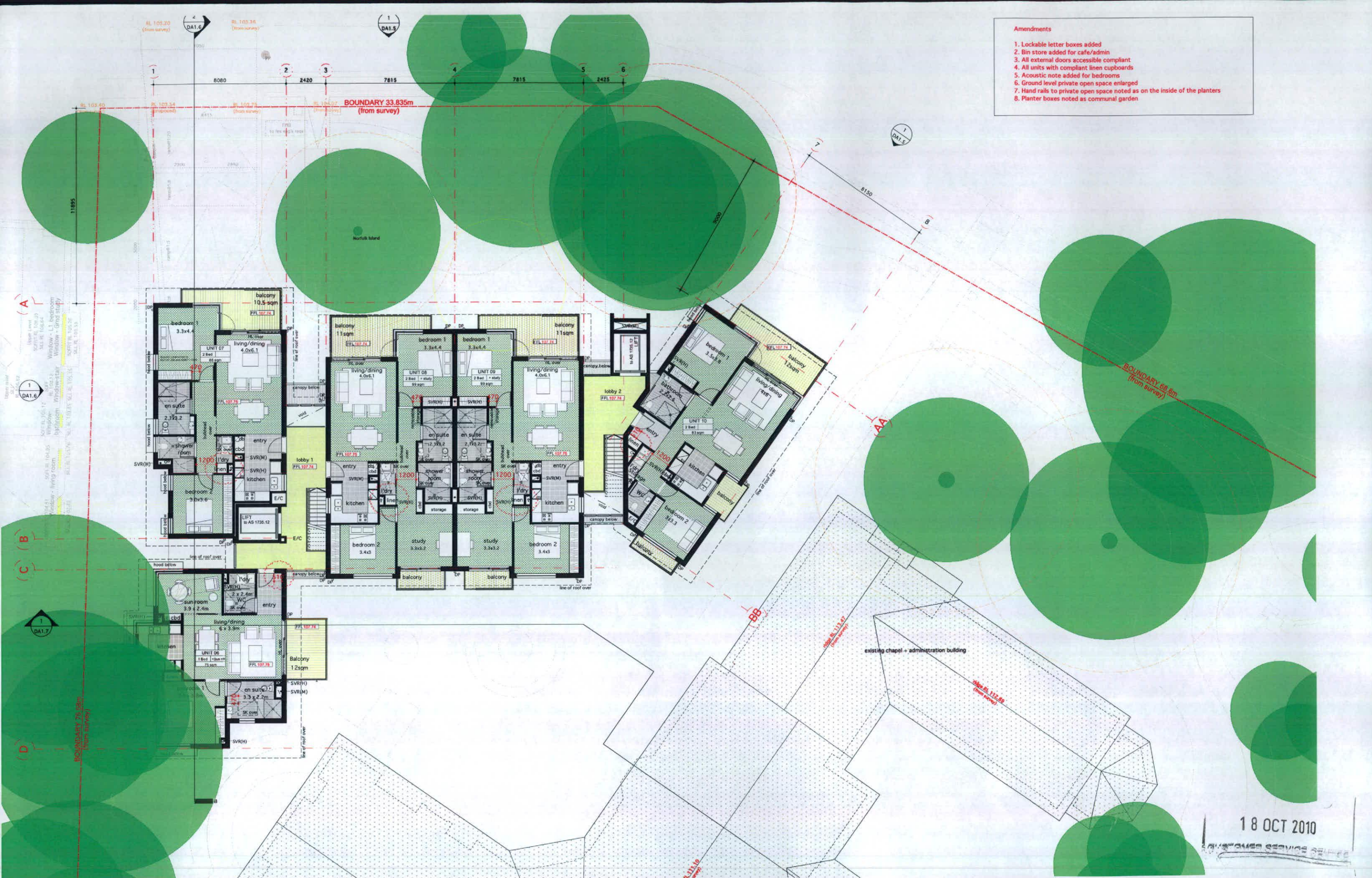
DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

TITLE	Stanhope - Ground Plan
ISSUE	C
SCALE	1:100 @ A1
DATE	09.06.10
DRAWN	JK/KC
CHECKED	PT
0 1 5 10 metres	

DWG NO
DA1.2

Amendments

1. Lockable letter boxes added
2. Bin store added for cafe/admin
3. All external doors accessible compliant
4. All units with compliant linen cupboards
5. Acoustic note added for bedrooms
6. Ground level private open space enlarged
7. Hand rails to private open space noted as on the inside of the planters
8. Planter boxes noted as communal garden



18 OCT 2010

STANHOPE SERVICE BUILDING

PRELIMINARY ONLY

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ISSUE	DATE	AMENDMENT
DA1.3	25.10.10	For inclusion in Development Application Council request for additional information

DEVELOPMENT APPLICATION

New Independent Living Units
95 Stanhope Road, Killara

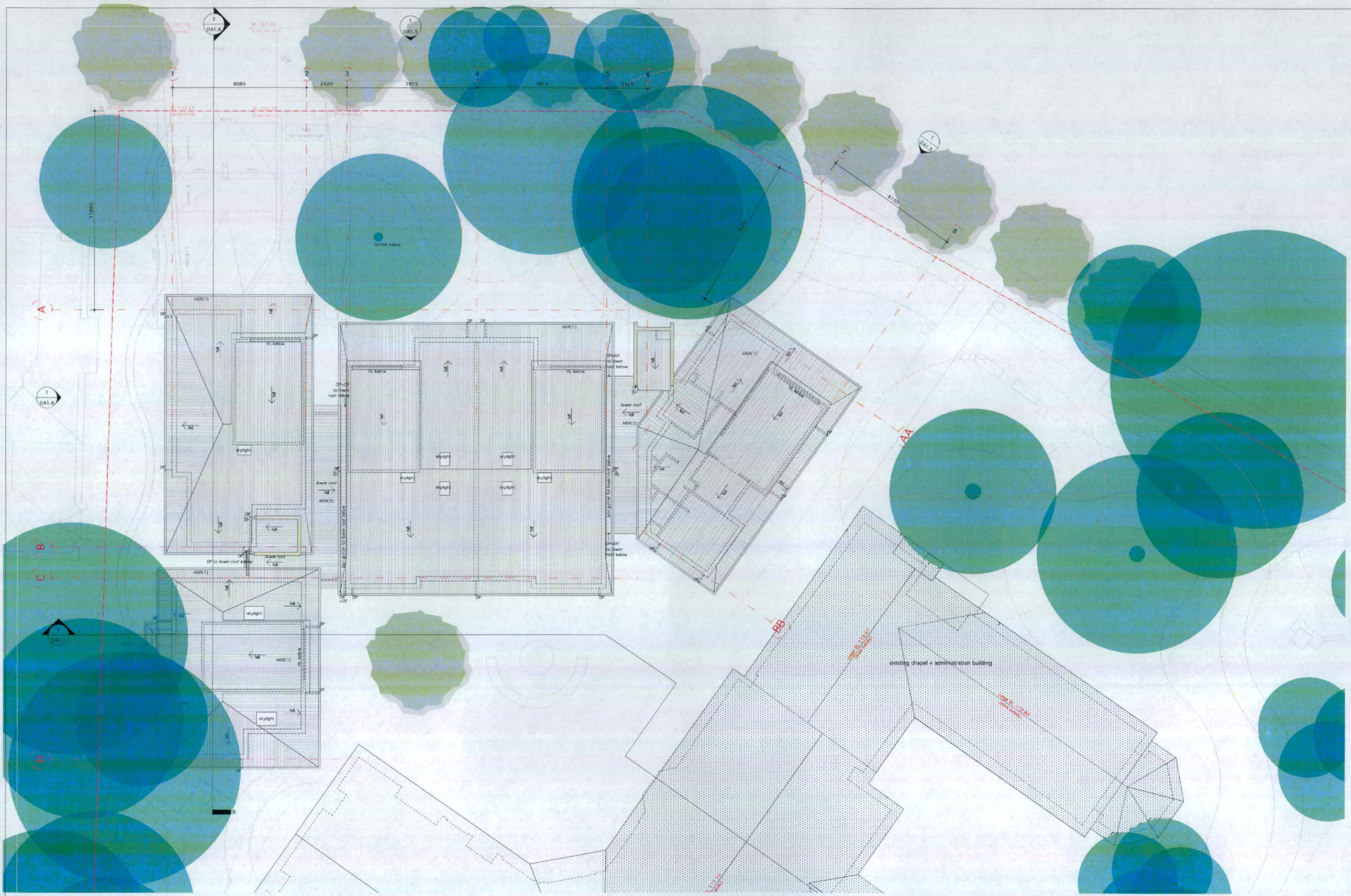
For Aevum Limited

TITLE	SCALE	DATE	DRAWN	CHECKED
Stanhope - Level 1 Plan	1:100 @ A1	MAR '10	JKICK	PT
0 1 5 10 meters				

DWG NO
DA1.3

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LEGEND
DB Distribution board to electrical engineer's reqs.
E/C Electrical/Communications board to electrical engineer's reqs.
FHB Fire hydrant booster assembly to mechanical engineer's reqs.
FHR Fire hose reel to mechanical engineer's reqs.
SVR Services riser (E/H/M denotes to electrical/hydraulic/mechanical engineers' reqs respectively)



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LEGEND
DB Distribution board to electrical engineer's reqs.
EAC Electrical/Communications board to electrical engineer's reqs.
FHB Fire hydrant booster assembly to mechanical engineer's reqs.
FHR Fire hose reel to mechanical engineer's reqs.
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PRELIMINARY ONLY

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ISSUE **DATE** **AMENDMENT**
DA 25.10.10 For inclusion in Development Application

DEVELOPMENT APPLICATION
Stanhope - Roof Plan
New Independent Living Units
95 Stanhope Road, Killara
For Aevum Limited

DWG NO
DA1.4

ISSUE **SCALE** **DATE** **DRAWN:** **CHECKED:**
DA 1:100 @ A1 MAR '10 JK/CK PT

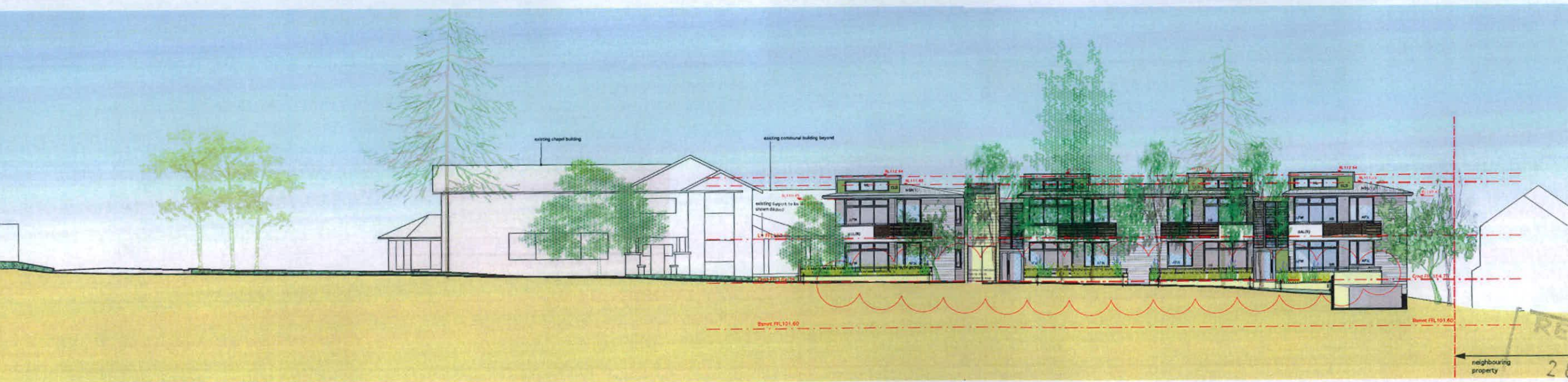
0 1 5 10
1:100 @ A1 meters

Amendments
1. Planter wall lowered



1 North and North West Elevation
1:100 @ A1

North Elevation North West Elevation



2 Context Elevation - North and North West
1:150 @ A1

North Elevation North West Elevation

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Comply with all relevant
Australian standards

LEGEND
AFW Aluminium framed door and window system
BAL(M) Steel balustrade to BCA requirements
BAL(R) Rerendered balustrade to BCA requirements
BAL(S) Slatted balustrade to BCA requirements
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BLK Stacked honed blockwork
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CLD Lightweight cladding
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DP Downpipe to hydraulic engineer's reqs

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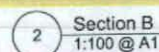
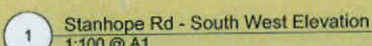
ISSUE	DATE	AMENDMENT
DA	25.06.10	For inclusion in Development Application
B	15.10.10	Council request for additional information
C	28.01.11	Council request for additional information

DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

TITLE		Stanhope - Elevation NW	
ISSUE	SCALE	DATE	DRAWN: CHECKED:
C	as shown	09.06.10	JKCK PT
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1:100 @ A1		metres	

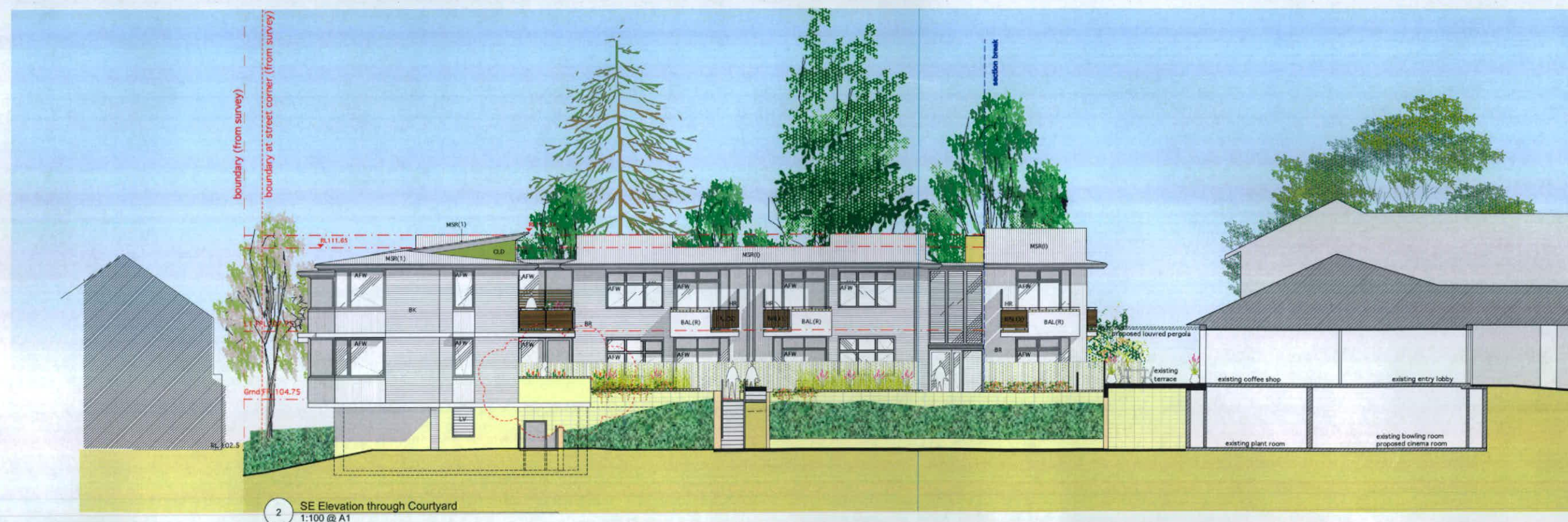
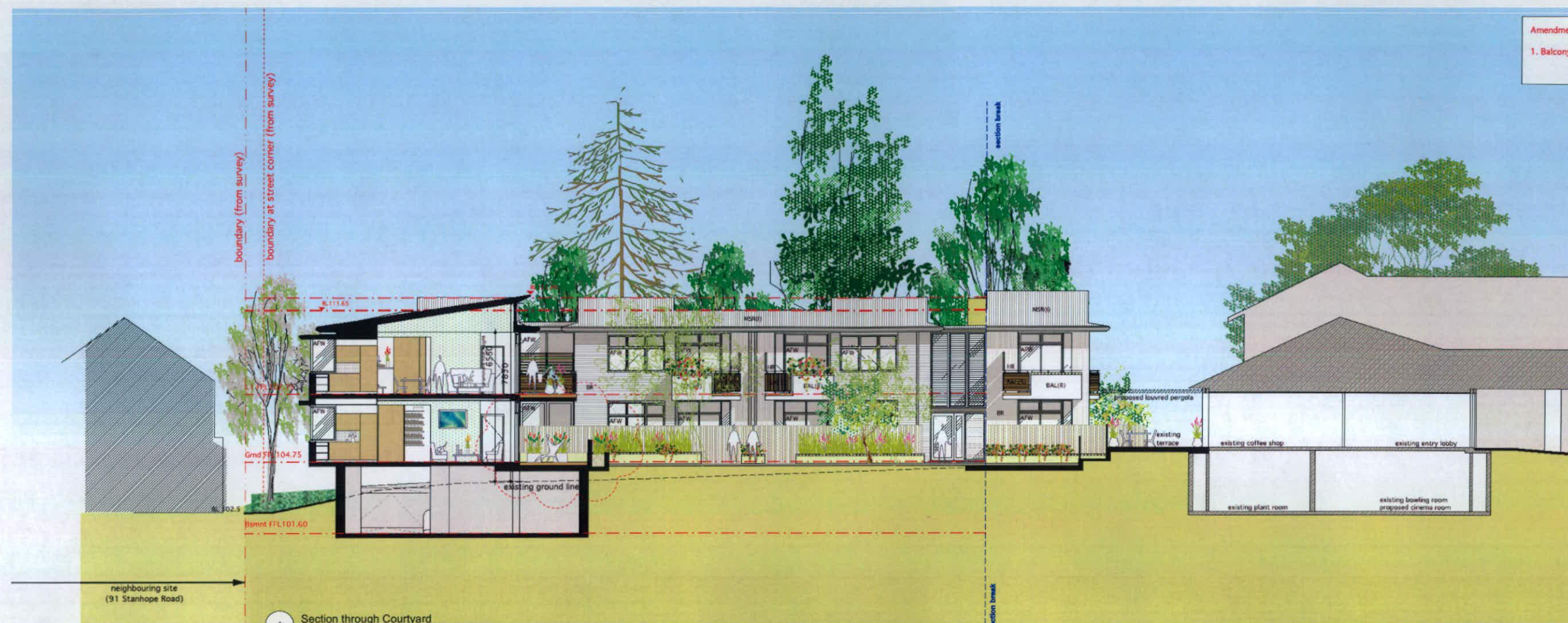
DWG NO
DA1.5

1. Balcony on Stanhope unit 2 extended



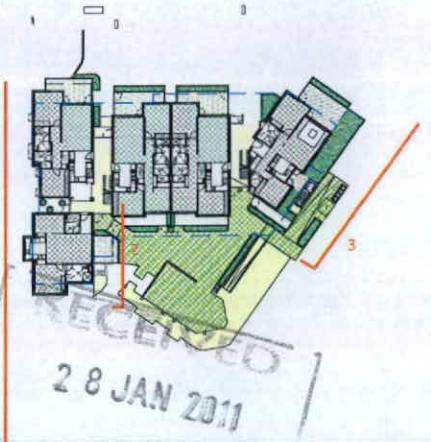
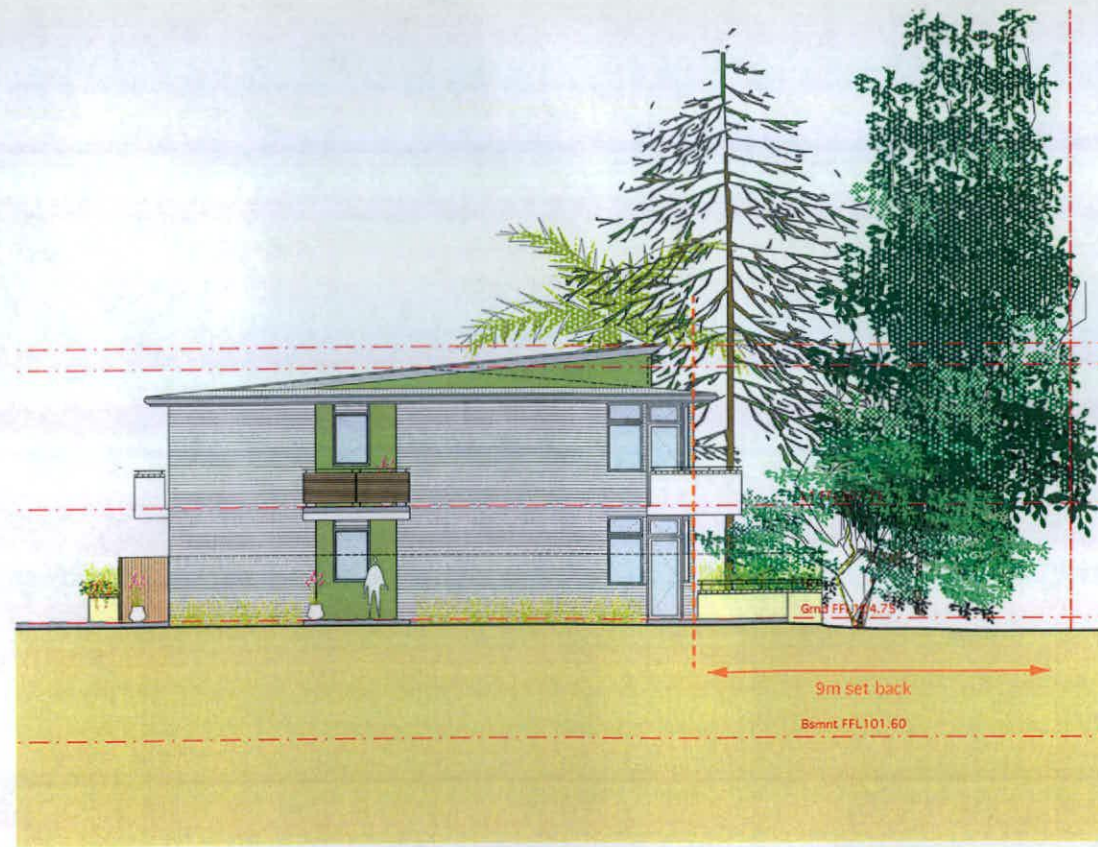
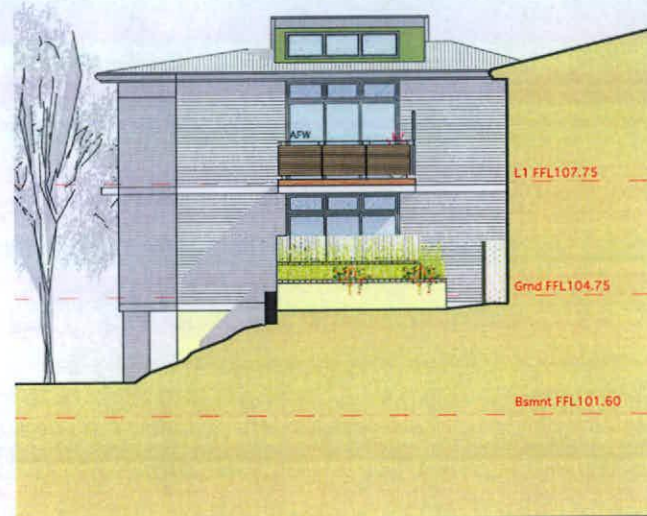
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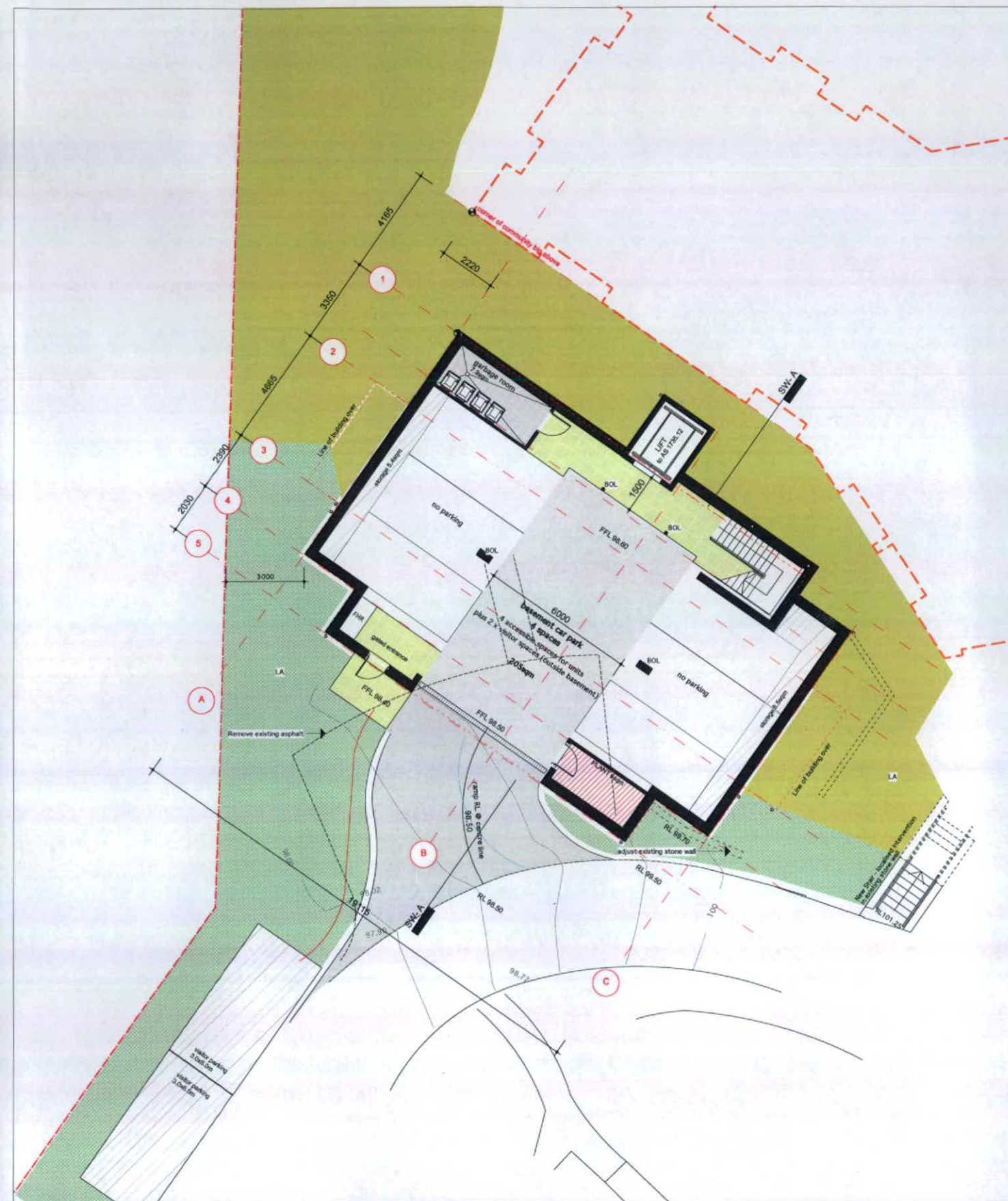
Amendments
1. Balcony extended on ground level



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COUNCIL SERVICES DEPARTMENT

Amendments
1. Balcony on Stanhope unit 2 extended





1 SW Basement Plan
1:100 @ A1

2 SW Roof Plan
1:100 @ A1

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Amendments
1. Balconies extended

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www.hillthalis.com.au

LEGEND

AFW	Aluminium framed door and window system	E/C	Electrical/Communications board to electrical engineer's reqs	PS	Privacy screen
BAL(M)	Steel balustrade to BCA requirements	FHB	Fire hydrant booster assembly to hydraulic engineer's reqs	R	Render
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ISSUE
DA
B

DATE
25.08.10
15.10.10

AMENDMENT
Issue for DA submission
Council request for additional information

DEVELOPMENT APPLICATION
New Independent Living Units
95 Stanhope Road, Killara
For Aevum Limited

TITLE
Southwest - Basement + Roof Plan

SCALE
B 1:100 @ A1
0 1 5 10 metres

DATE
15.10.10

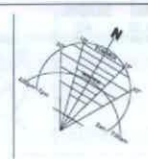
DRAWN: CHECKED:
JK/CKH PT

DWG NO
DA2.1



1 SW Ground Plan
1:100 @ A1

- Amendments
1. Balconies extended
 2. Lockable letter boxes added
 3. Entrance door accessible compliant
 4. Kitchen has a wall oven added
 5. laundries moved to allow entrance door to move
 6. Acoustic compliance note added.

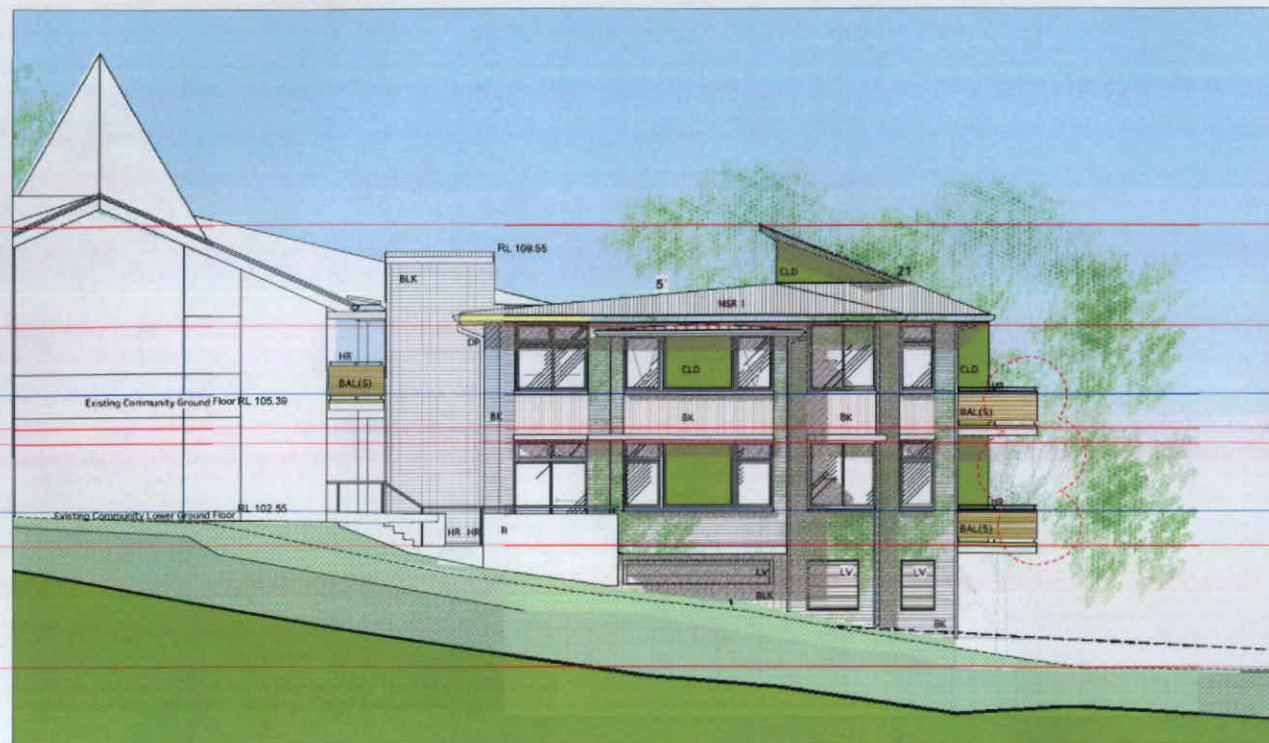


ISSUE	DATE	AMENDMENT
DA	25.06.10	Issue for DA submission
B	15.10.10	Council request for additional information

DEVELOPMENT APPLICATION
New Independent Living Units
95 Stanhope Road, Killara
For Aevum Limited

TITLE	ISSUE	SCALE	DATE	DRAWN	CHECKED
Southwest - Ground Plan	B	1:100 @ A1		JKCK/KH	PT

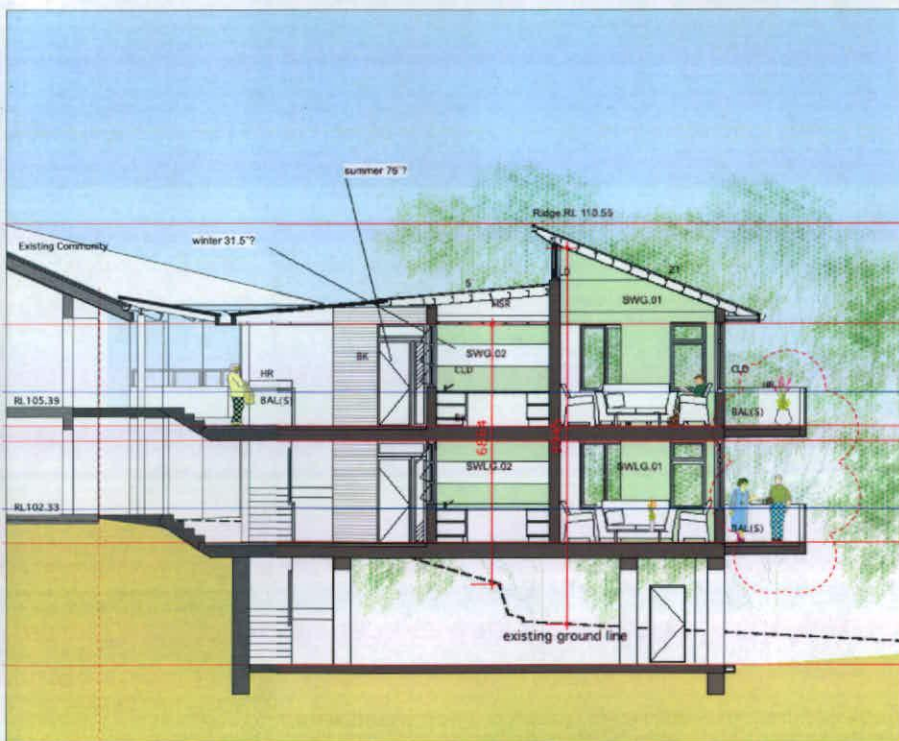
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DA2.2



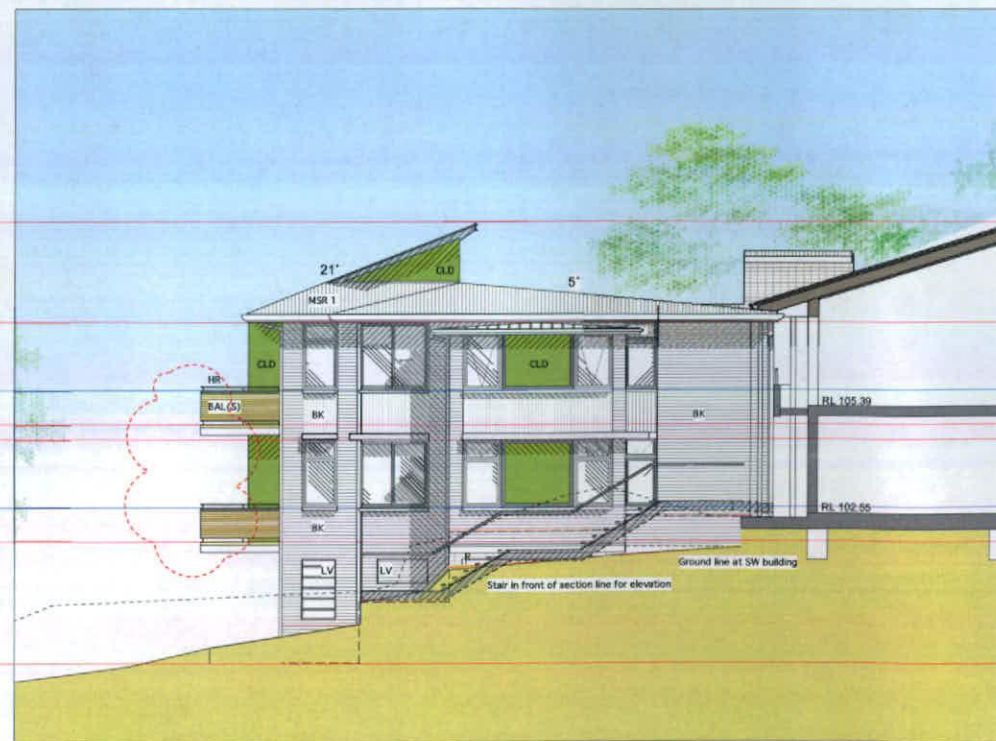
1 SW West Elevation
1:100 @ A1



2 SW South Elevation
1:100 @ A1



3 SW Section AA
1:100 @ A1

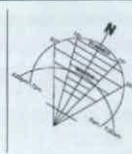


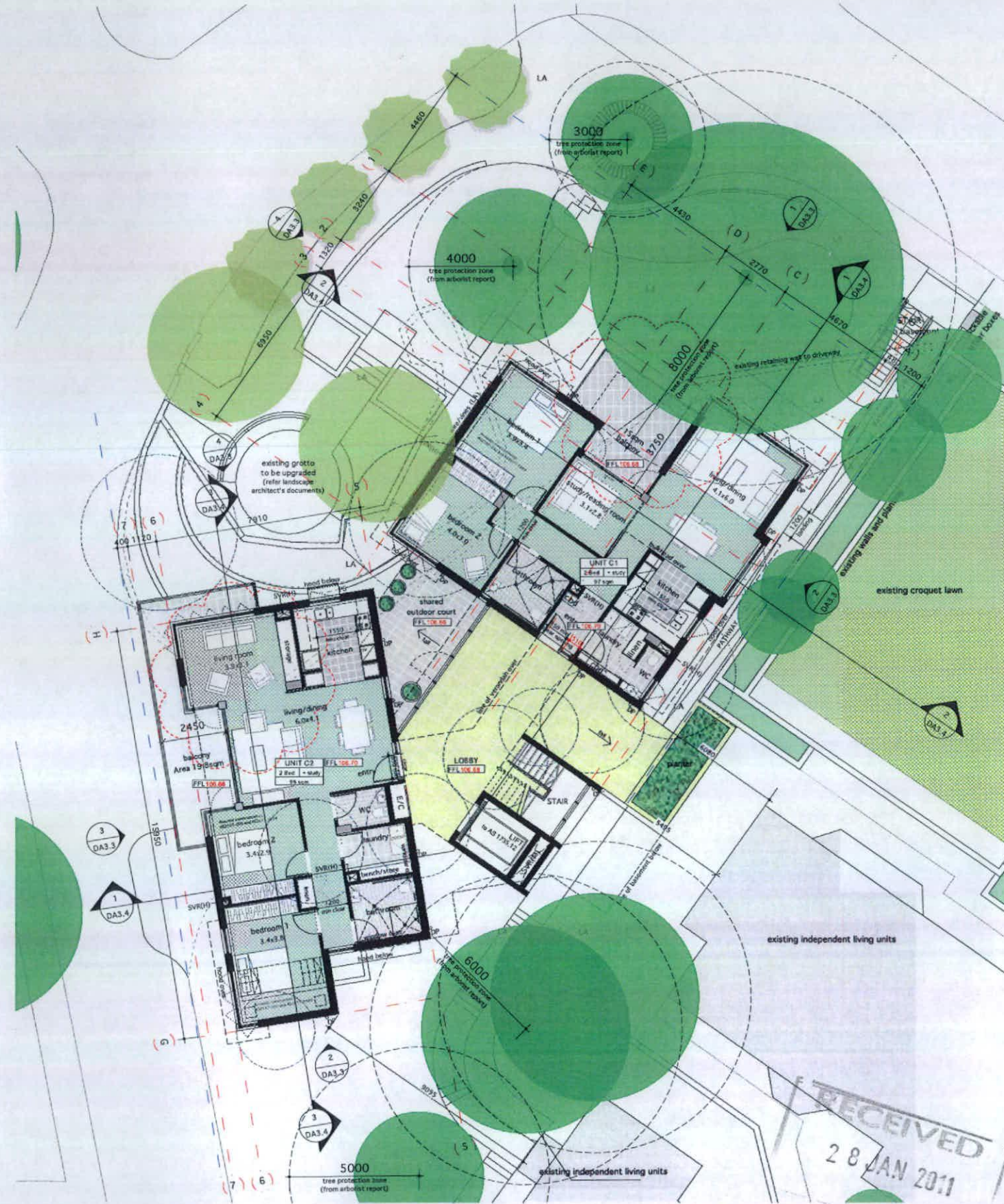
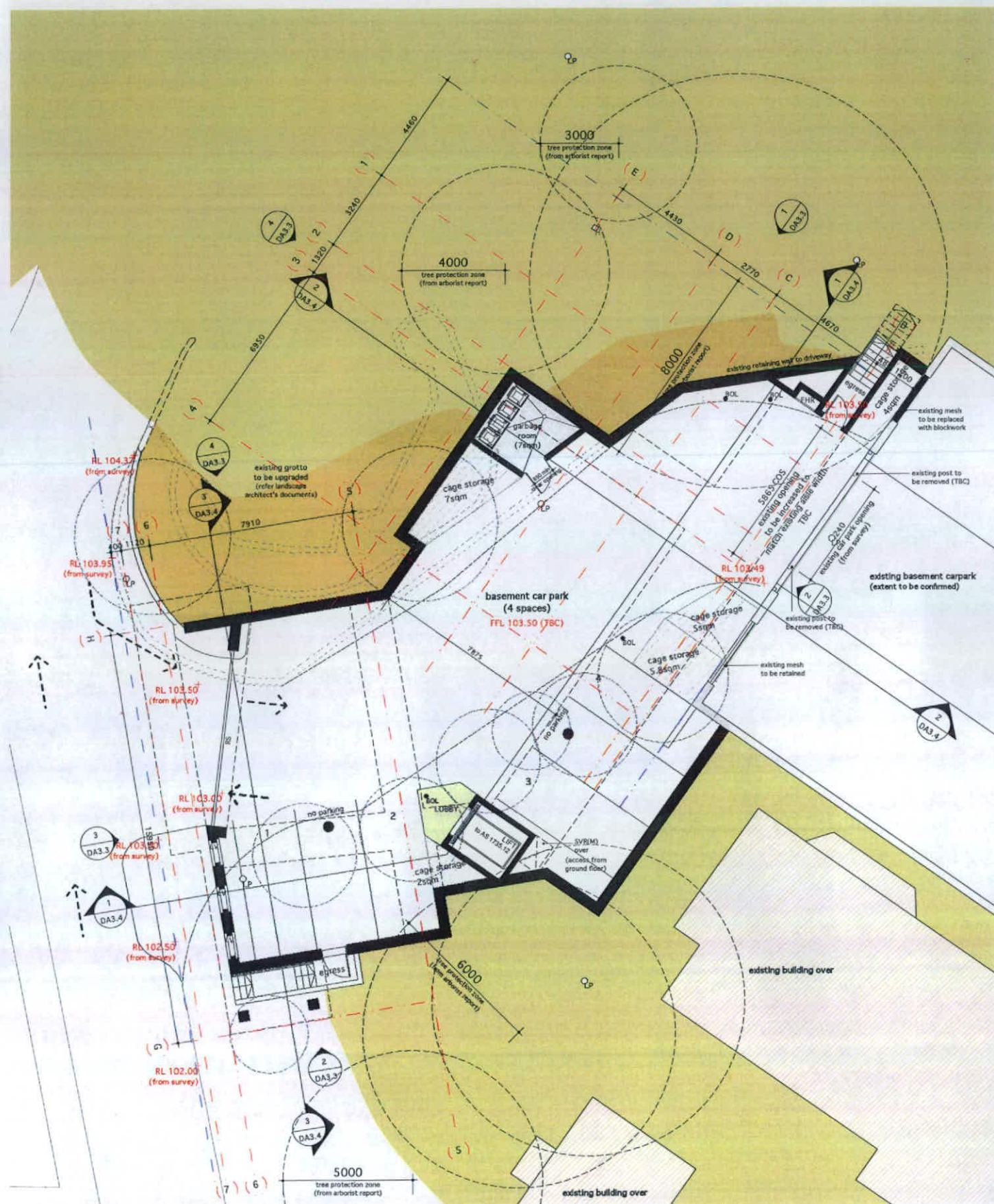
4 SW East Elevation
1:100 @ A1



5 SW North Elevation
1:100 @ A1

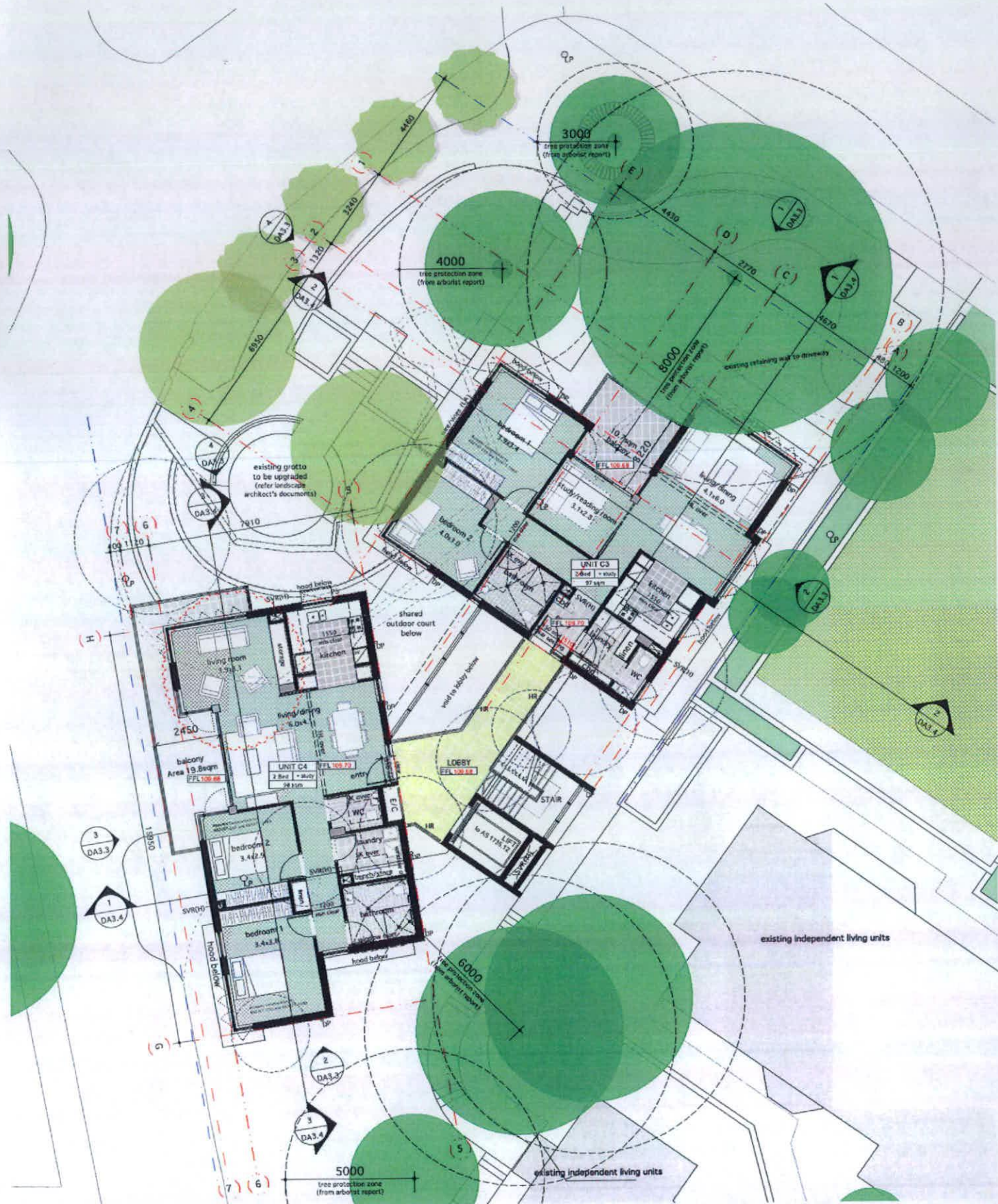
Amendments
1. Balconies extended





Amendments Ground level

1. Unit C1 enlarged balcony
2. Unit C2 plan revised to open plan living



1 Level 1 Plan
1:100 @ A1

Amendments Ground level
1. Unit C2 plan revised to open plan living



2 Roof Plan
1:100 @ A1

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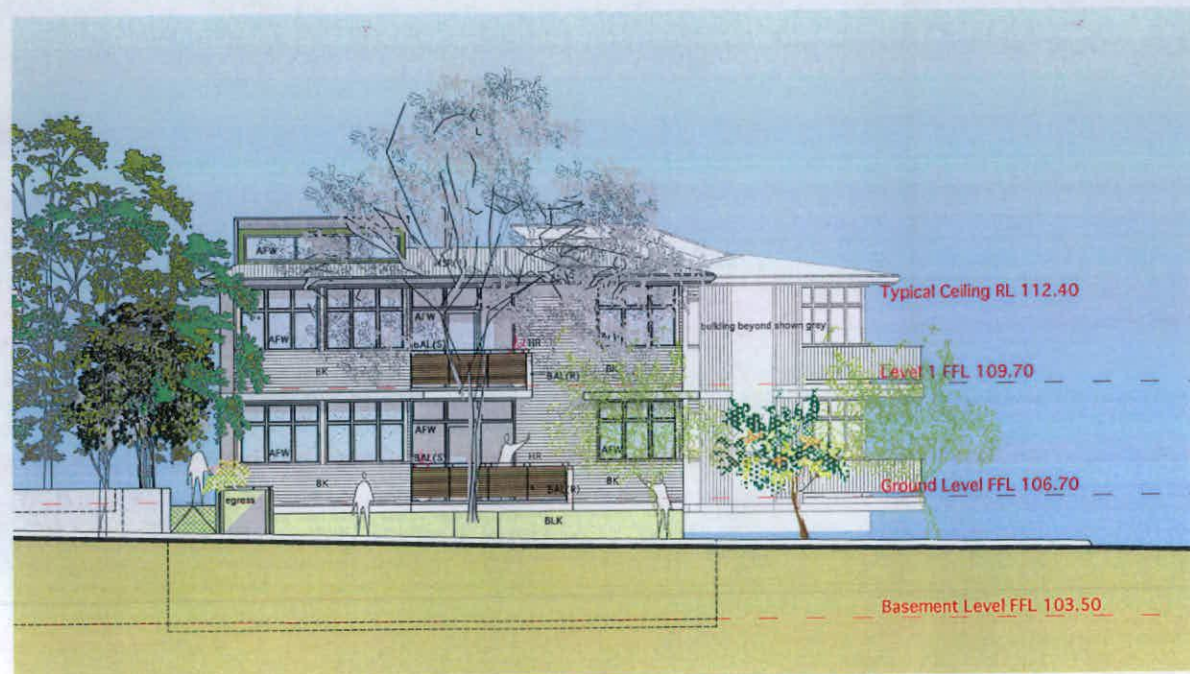


ISSUE	DATE	AMENDMENT
DA	25.06.10	For inclusion in Development Application
B	15.10.10	Council request for additional information
C	28.01.11	Council request for additional information

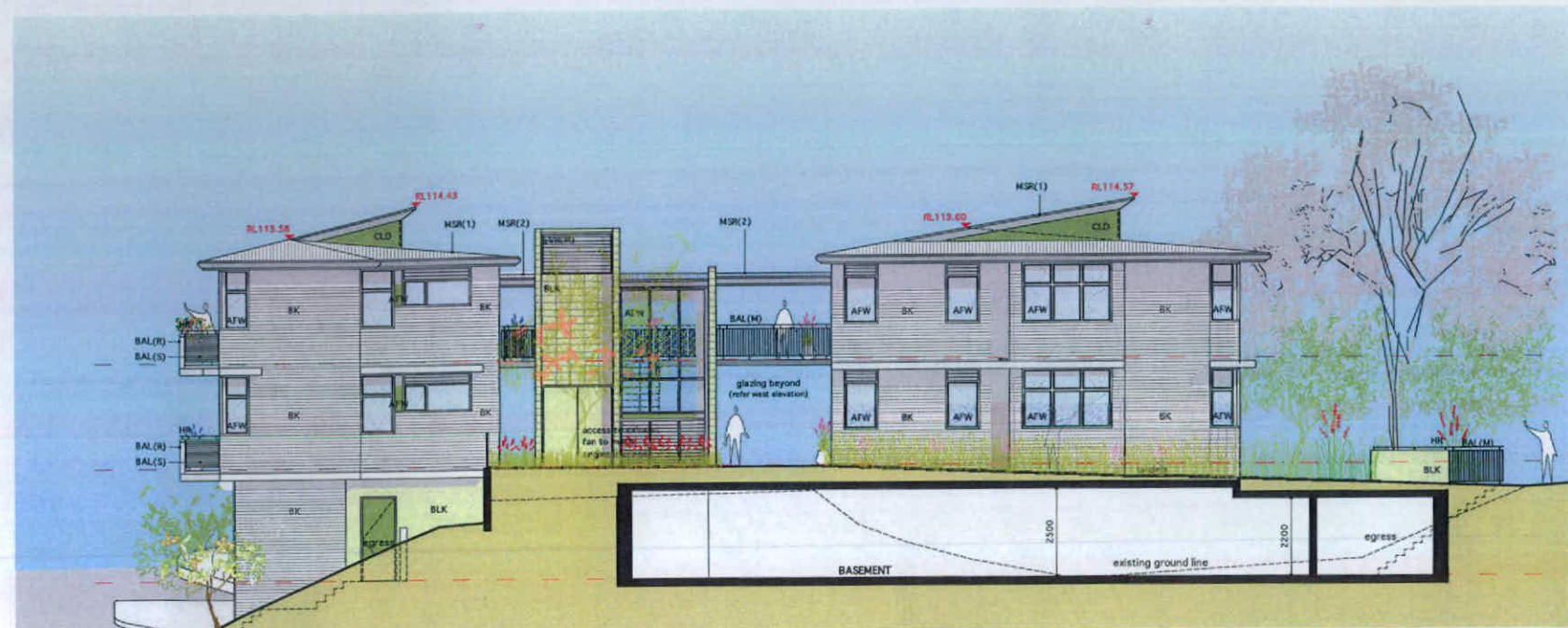
DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

TITLE	SCALE	DATE	DRAWN	CHECKED
Croquet Level 1 + Roof Plan	1:100 @ A1	25.06.10	CKUK	PT
ISSUE	SCALE	DATE	DRAWN	CHECKED
C	1:100 @ A1	25.06.10	CKUK	PT

DWG NO
DA3.2



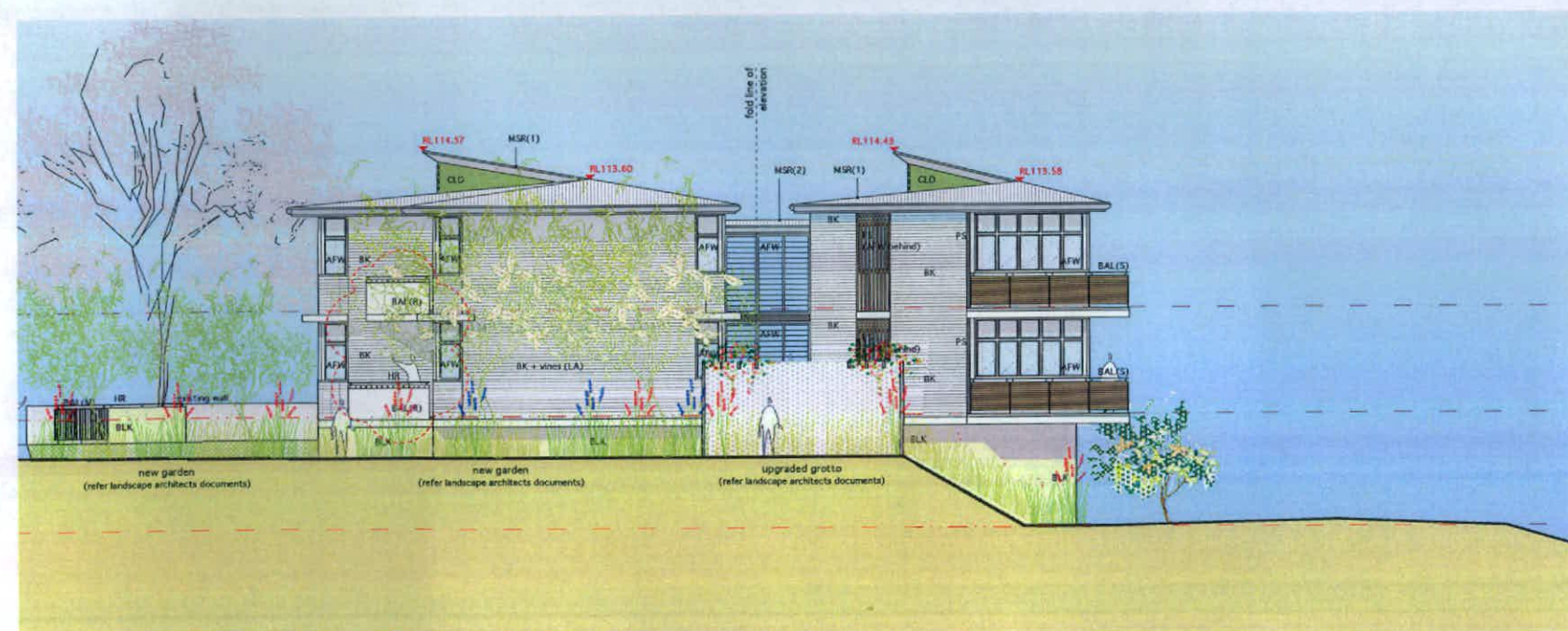
1 North Elevation
1:100 @ A1



2 Eastern Elevation
1:100 @ A1



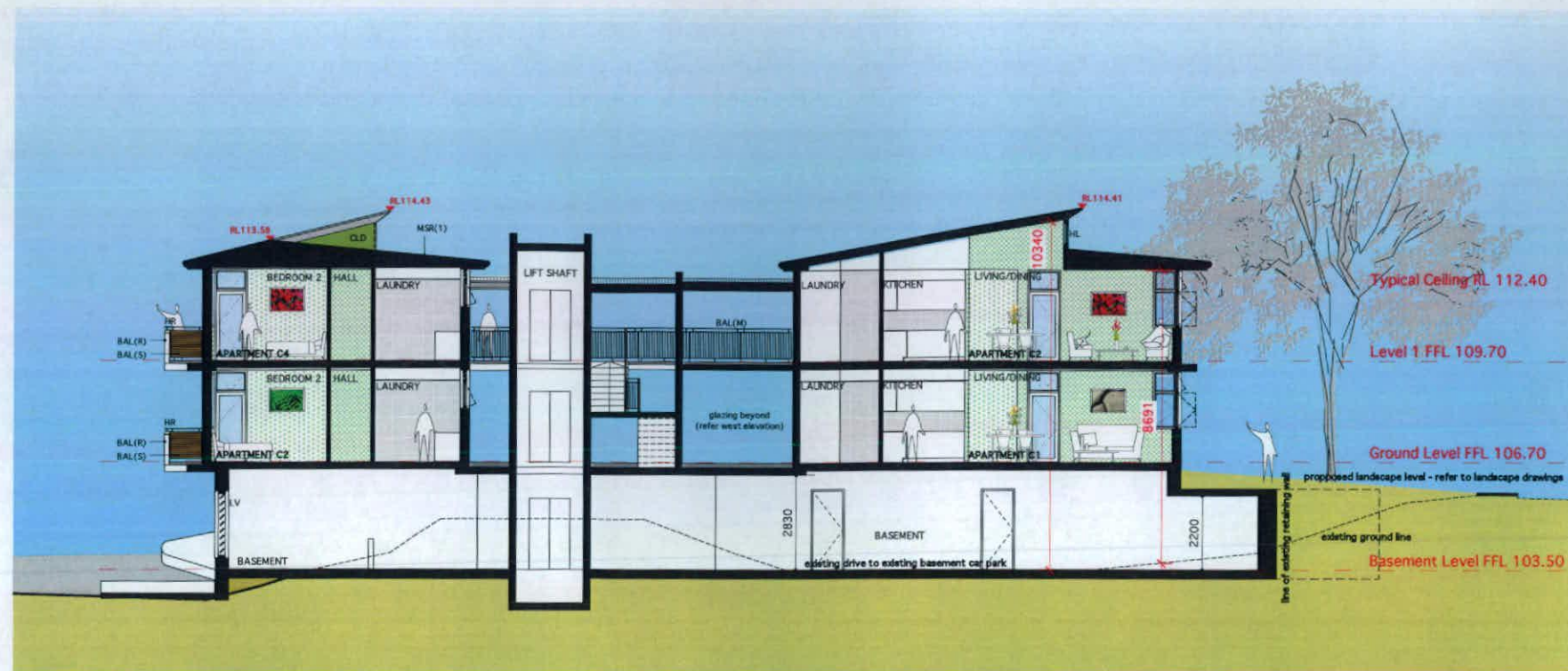
3 Southern Elevation
1:100 @ A1



4 Western Elevation
1:100 @ A1

Amendments Western Elevation
1. Increased balcony size on unit C1

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28 JAN 2011



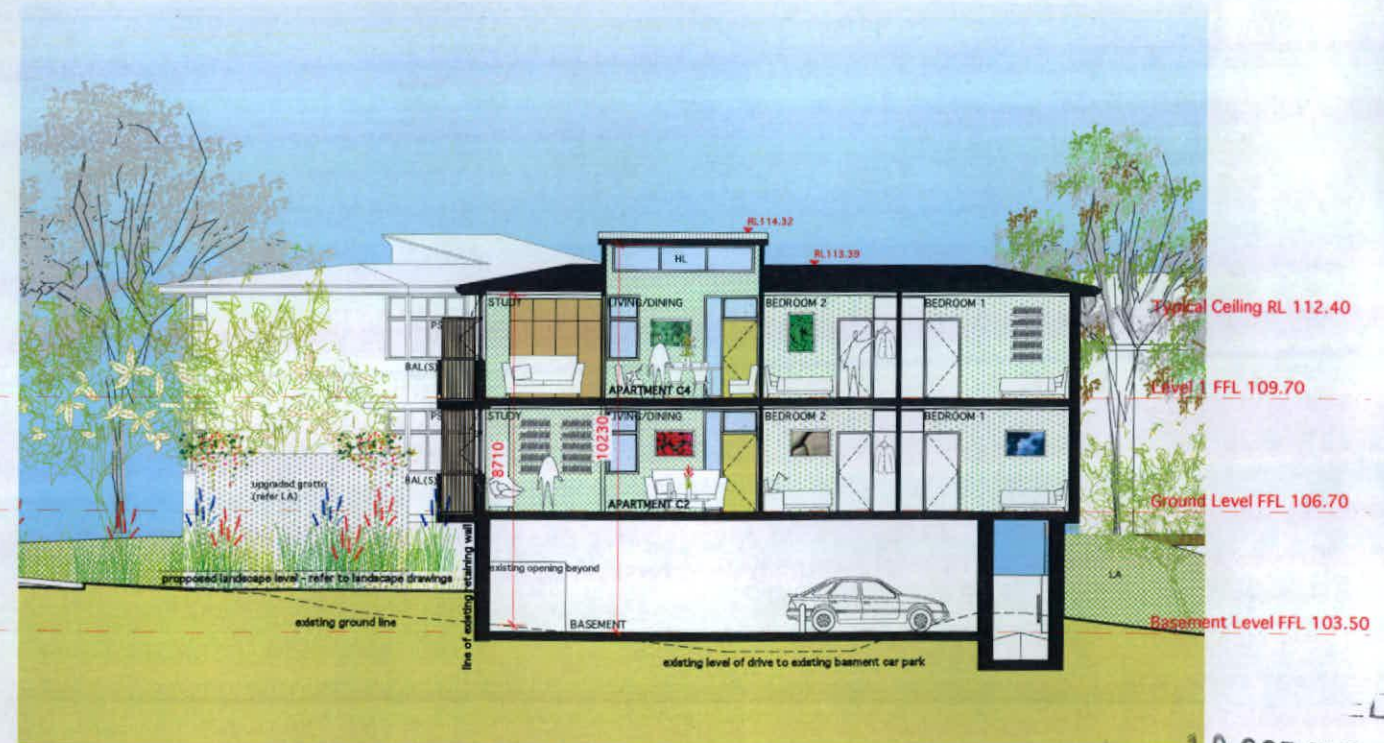
1 Section CA
1:100 @ A1

Amendments
1. Internal height dimensions added
2. Annotation re existing ground level added



2 Section CB
1:100 @ A1

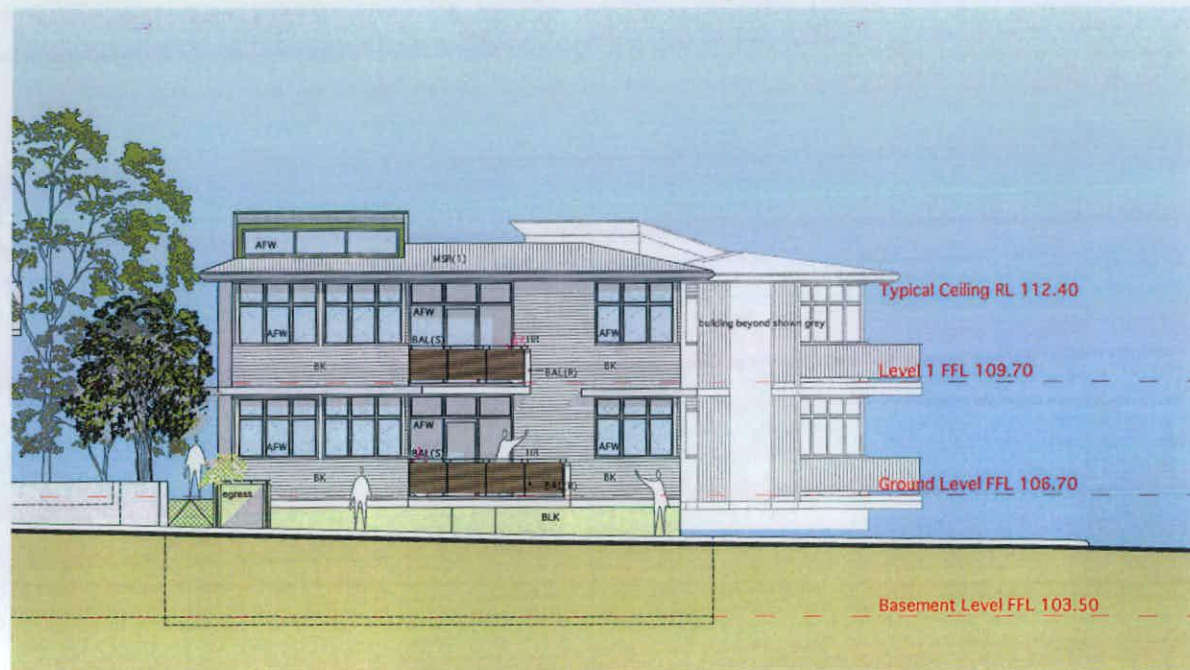
Amendments
1. Internal height dimensions added
2. Annotation re existing ground level added



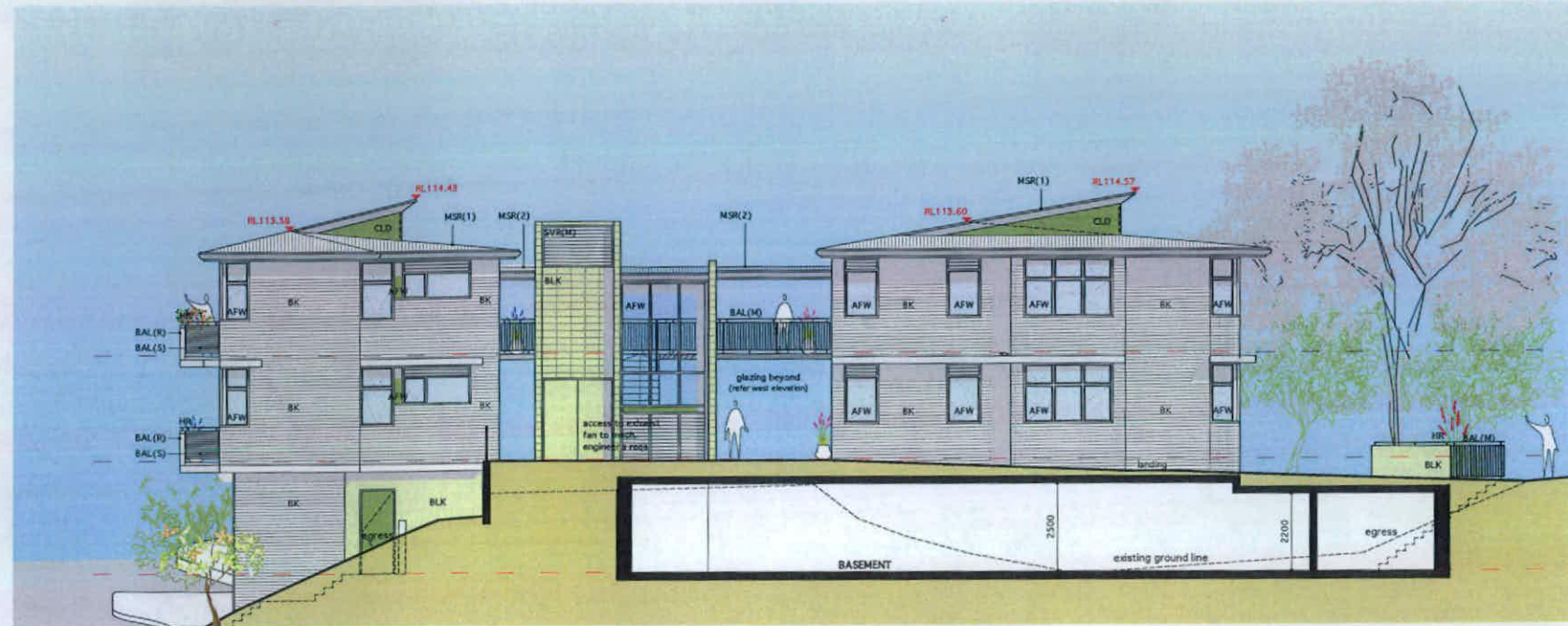
3 Section CC
1:100 @ A1

Amendments
1. Internal height dimensions added
2. Annotation re existing ground level added

18 OCT 2010



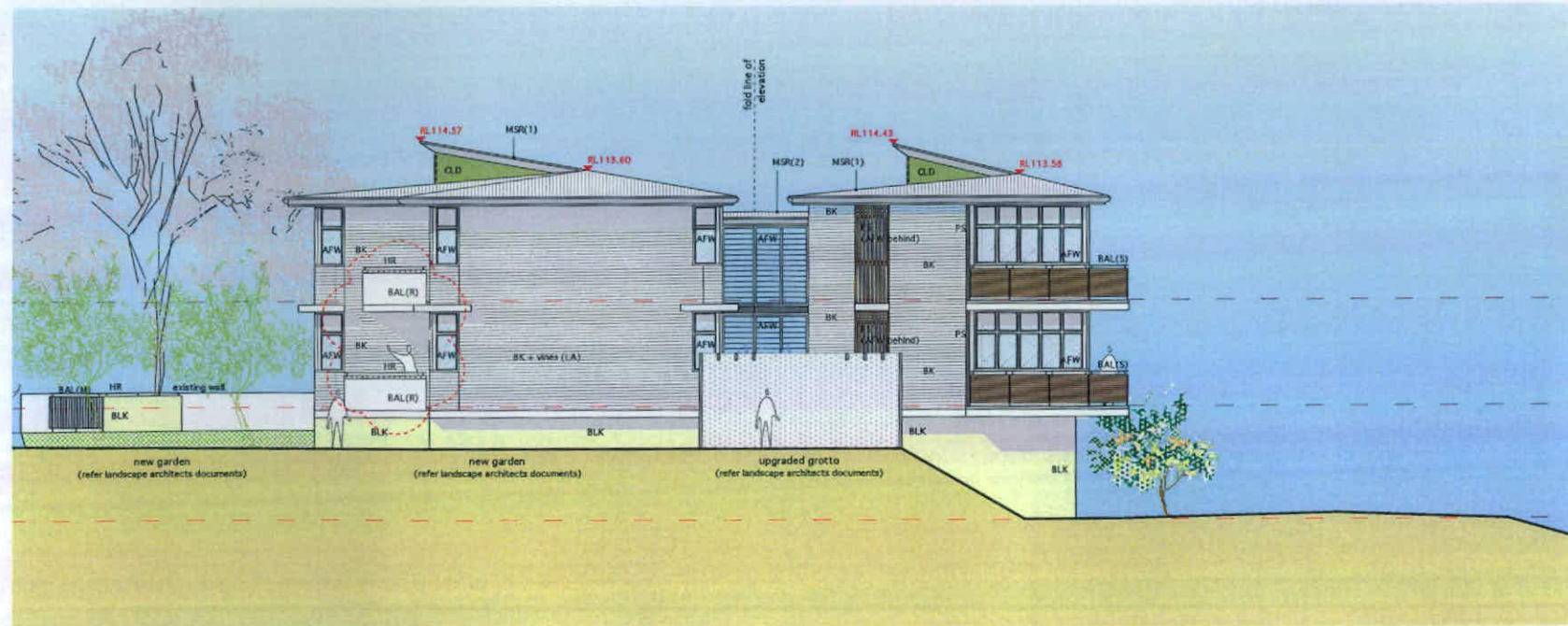
1 North Elevation
1:100 @ A1



2 Eastern Elevation
1:100 @ A1



3 Southern Elevation
1:100 @ A1



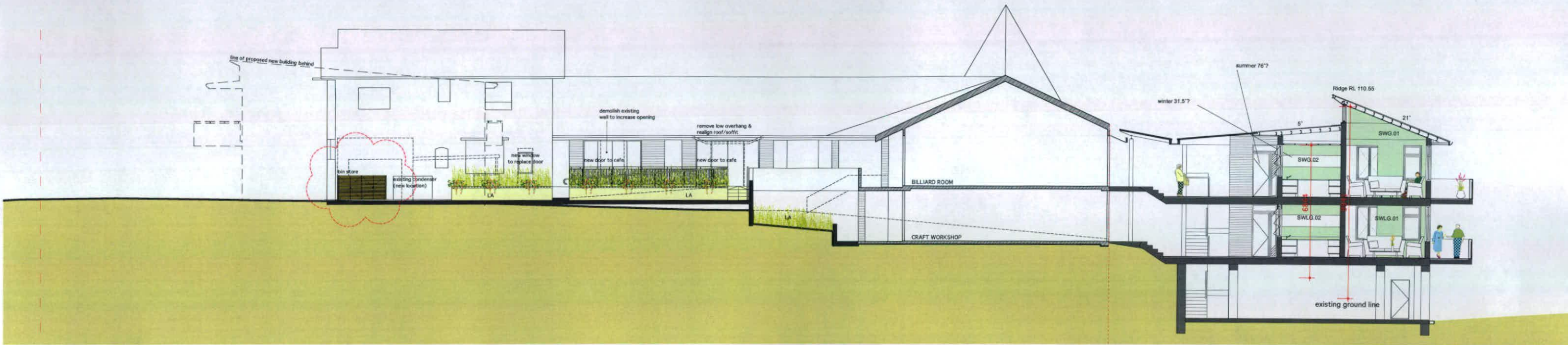
4 Western Elevation
1:100 @ A1

Amendments Western Elevation
1. Increased balcony size on unit C1

RECEIVED
28 JAN 2011

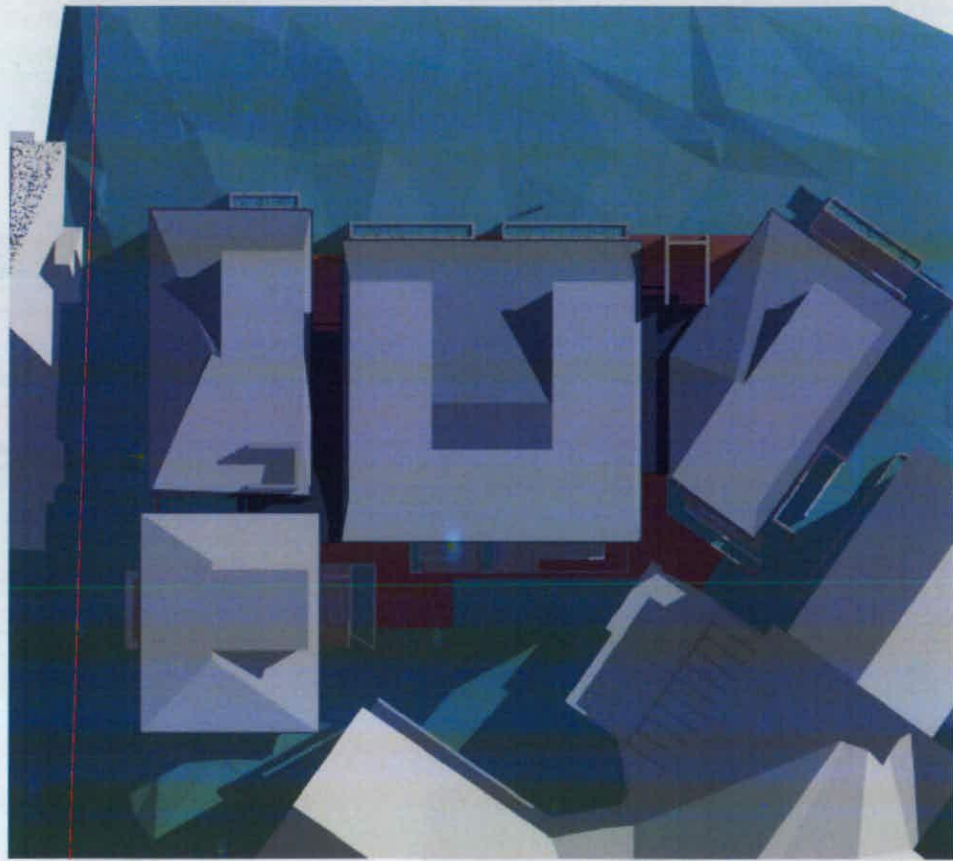
Amendments

1. Bin store added for cafe/admin waste
2. Proposed new window removed

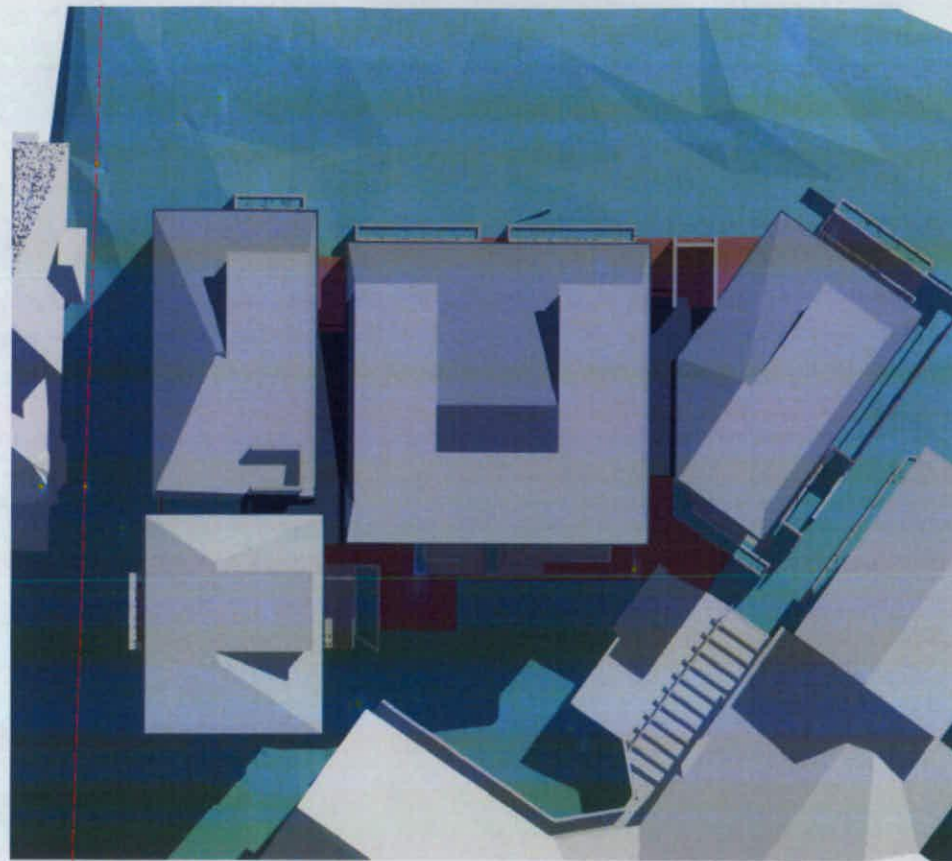


1 Courtyard Elevation
1:100 @ A1

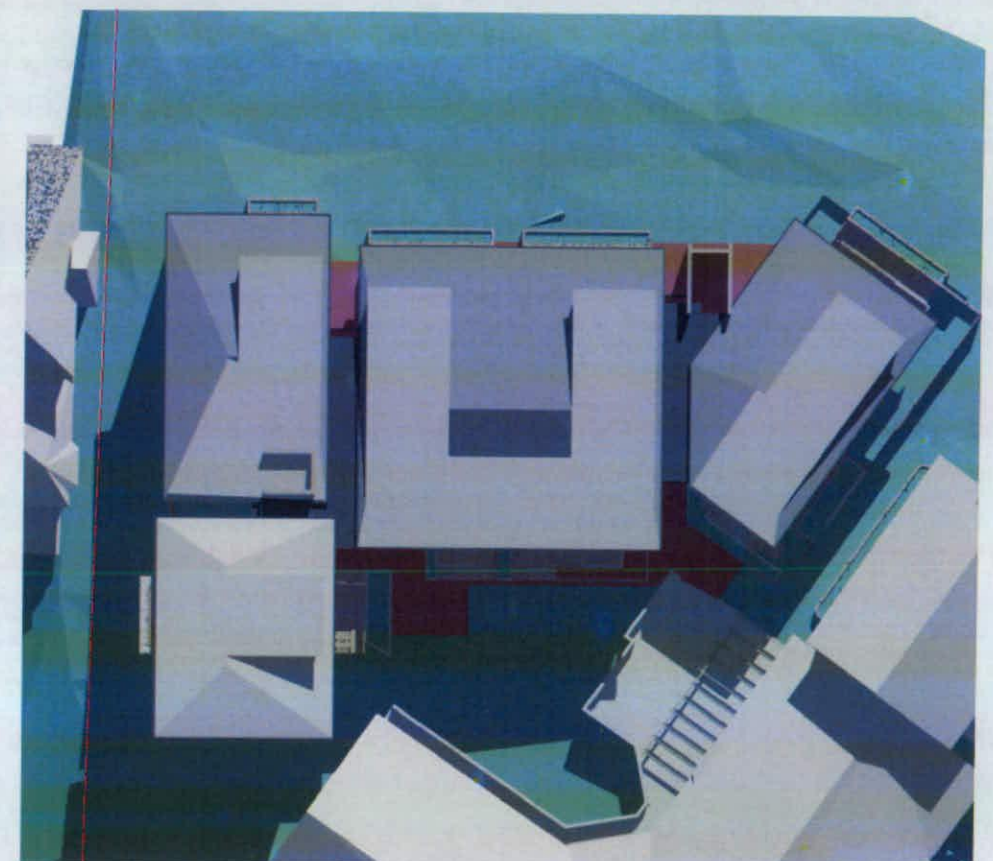
RECEIVED
18 OCT 2010
CITY OF KILLARA



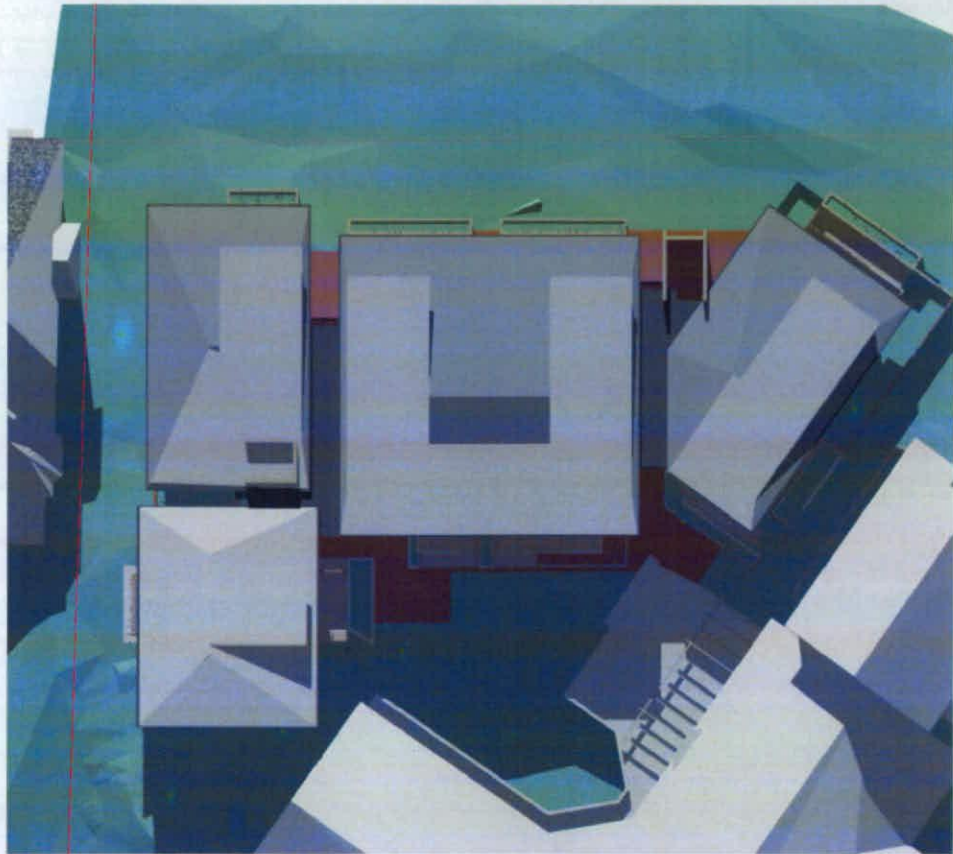
1 Winter Sun Position - 9am
Scale: 1:200@A1



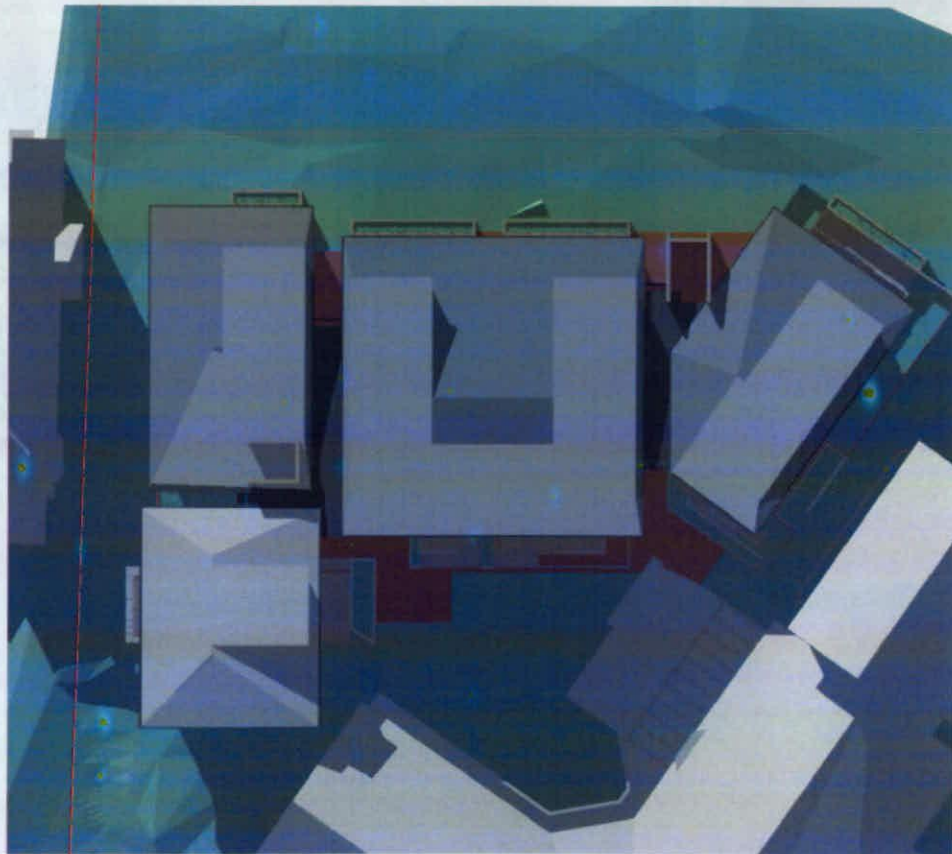
2 Winter Sun Position - 10.30am
Scale: 1:200@A1



3 Winter Sun Position - 12pm
Scale: 1:200@A1



4 Winter Sun Position - 1.30pm
Scale: 1:200@A1

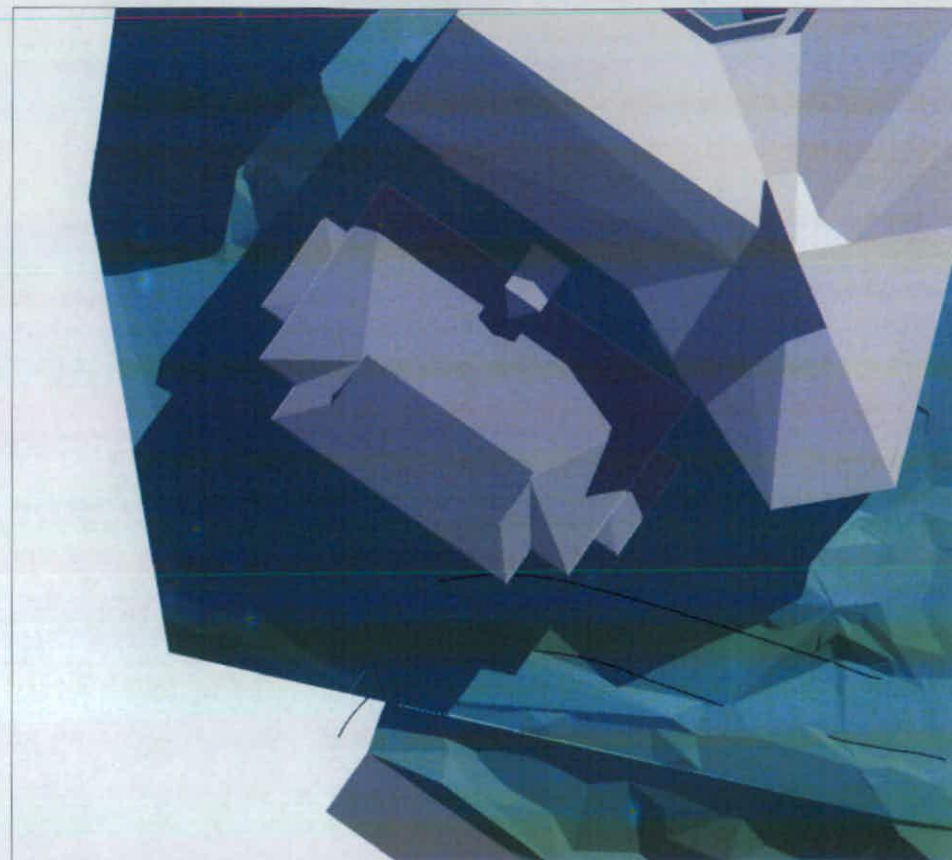


5 Winter Sun Position - 3pm
Scale: 1:200@A1





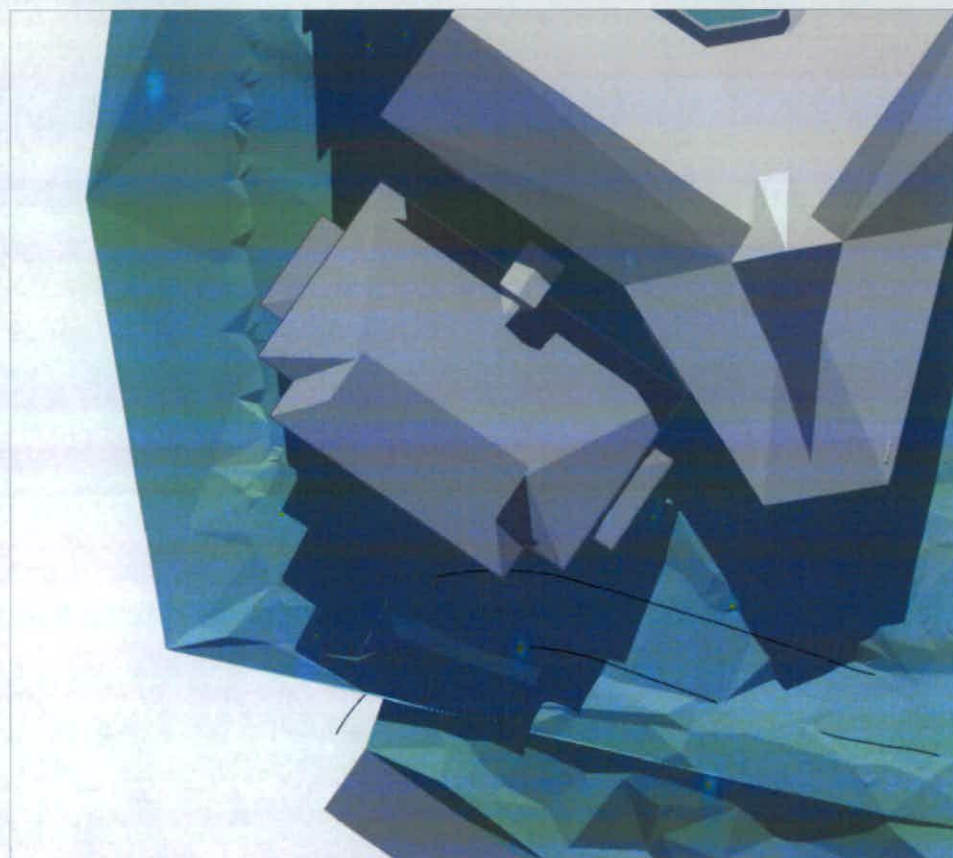
1 Winter Sun Position - 9am
Scale: 1:200@A1



2 Winter Sun Position - 10.30am
Scale: 1:200@A1



3 Winter Sun Position - 12pm
Scale: 1:200@A1

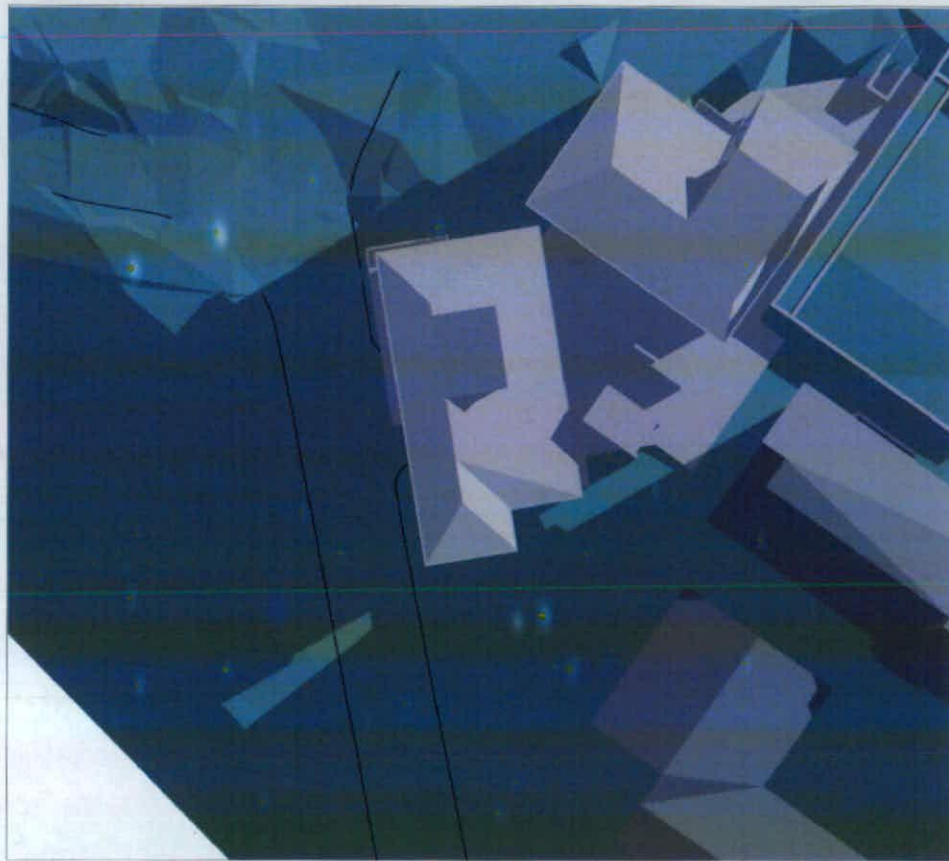


4 Winter Sun Position - 1.30pm
Scale: 1:200@A1

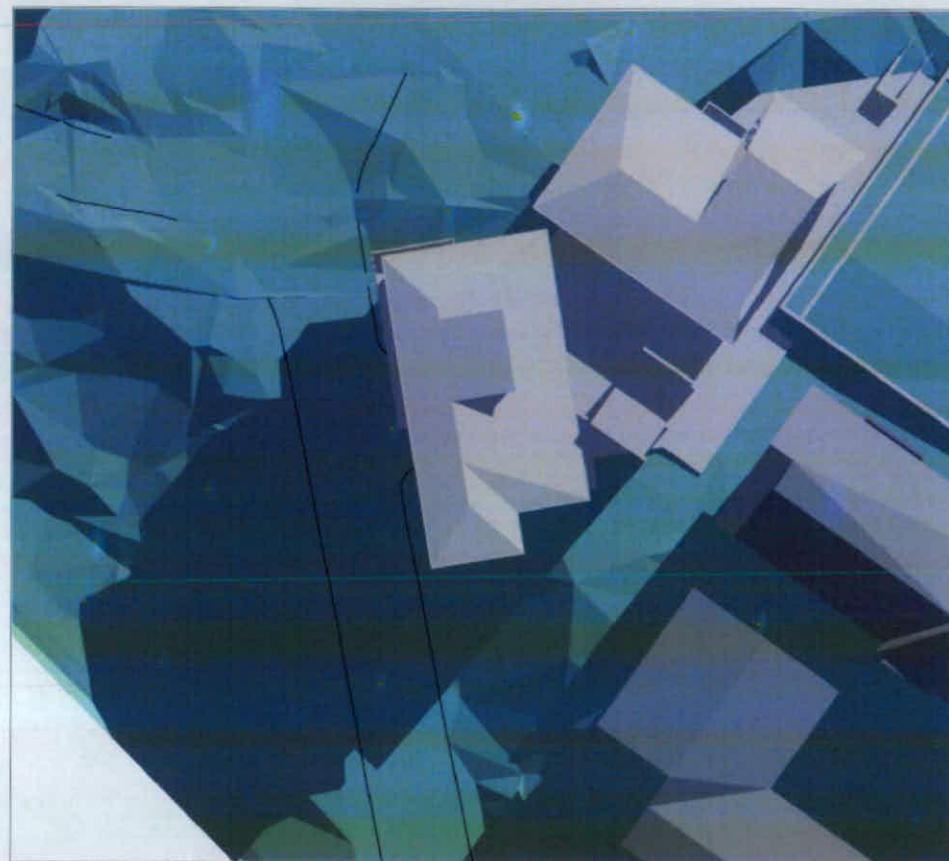


5 Winter Sun Position - 3pm
Scale: 1:200@A1

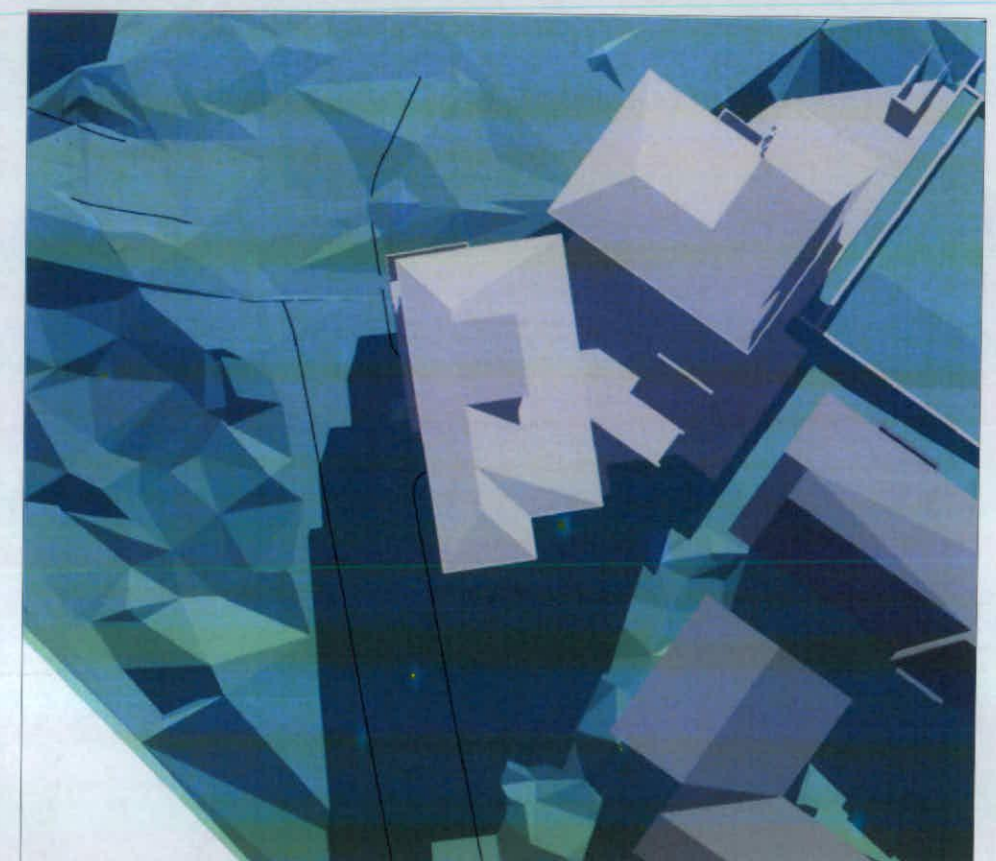




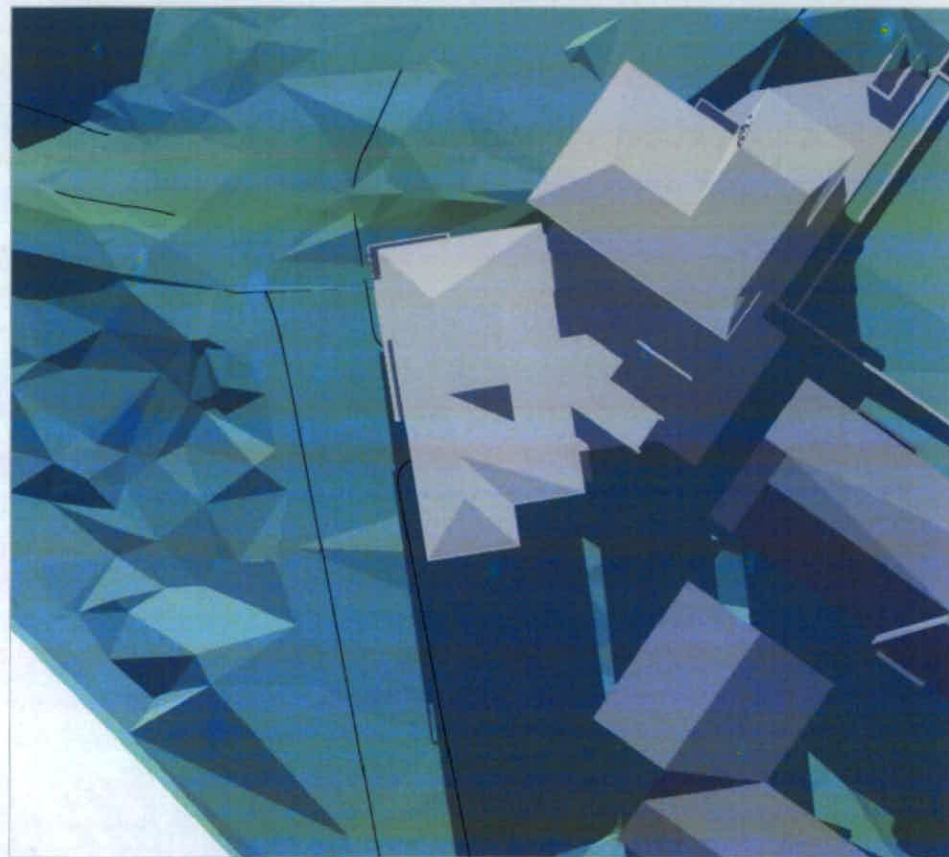
1 Winter Sun Position - 9am
Scale: 1:200@A1



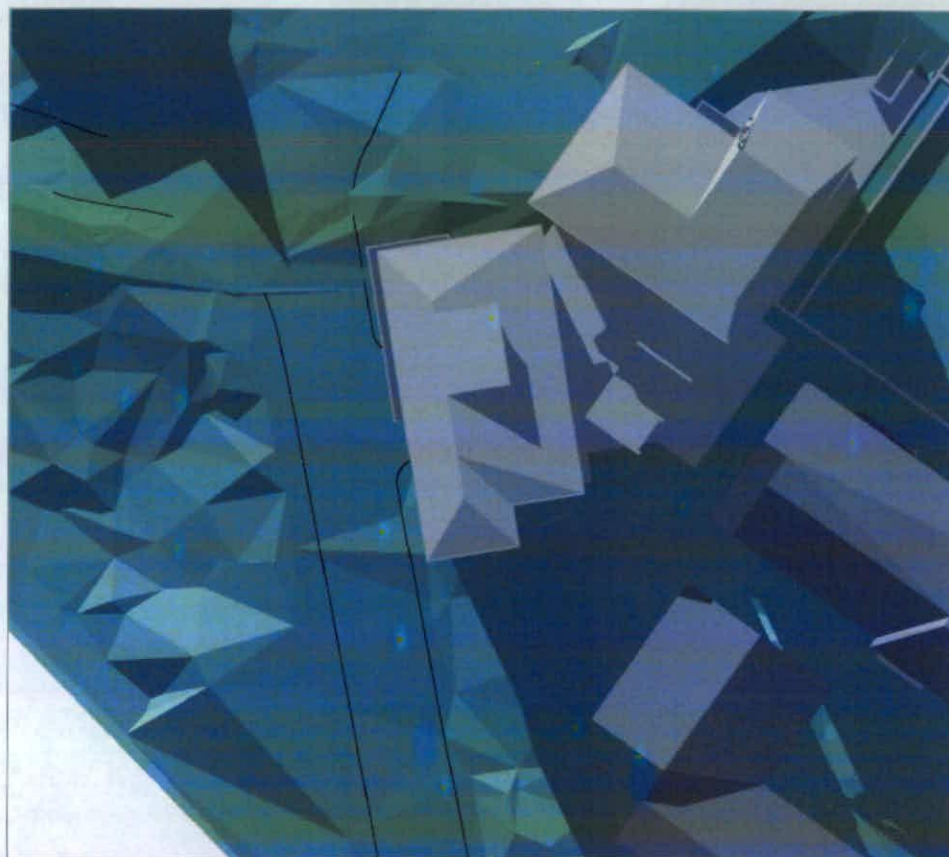
2 Winter Sun Position - 10.30am
Scale: 1:200@A1



3 Winter Sun Position - 12pm
Scale: 1:200@A1

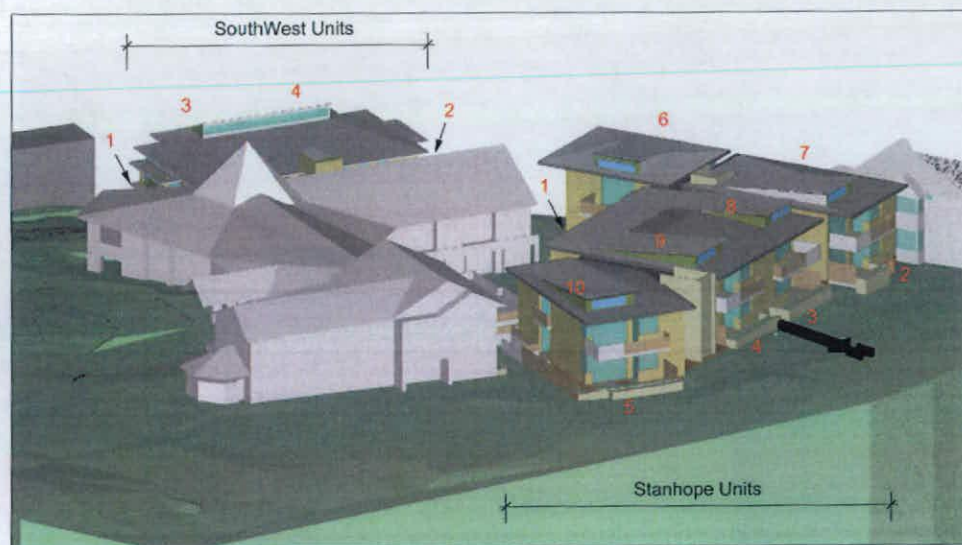


4 Winter Sun Position - 1.30pm
Scale: 1:200@A1

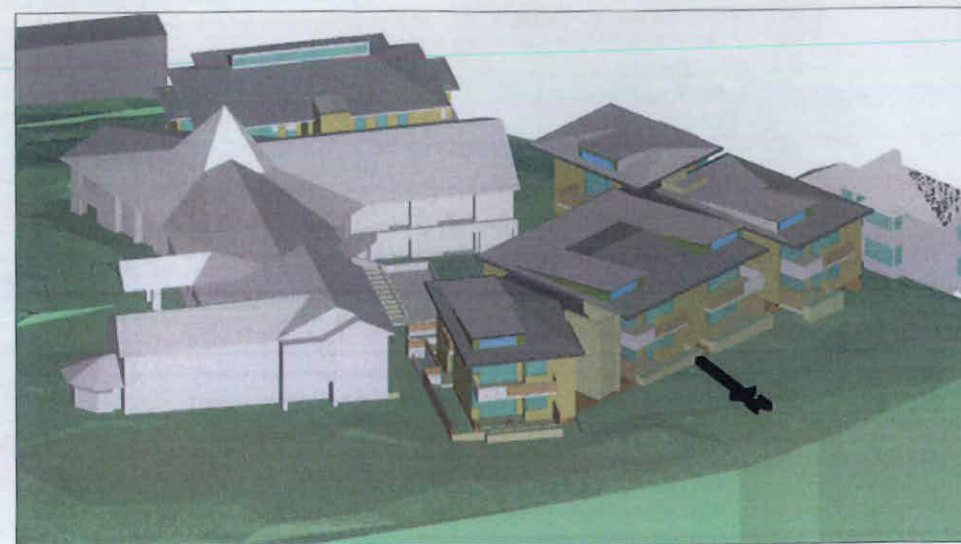


5 Winter Sun Position - 3pm
Scale: 1:200@A1

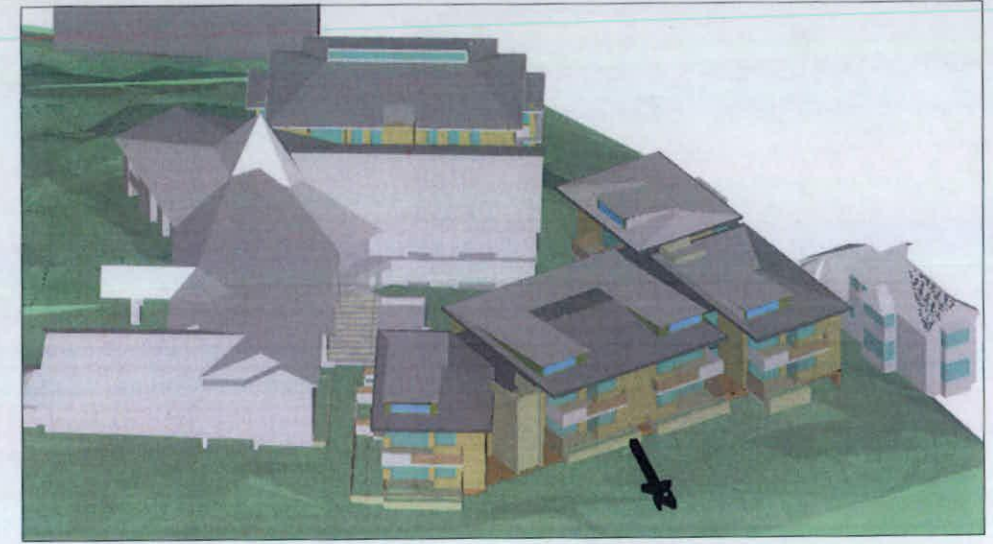




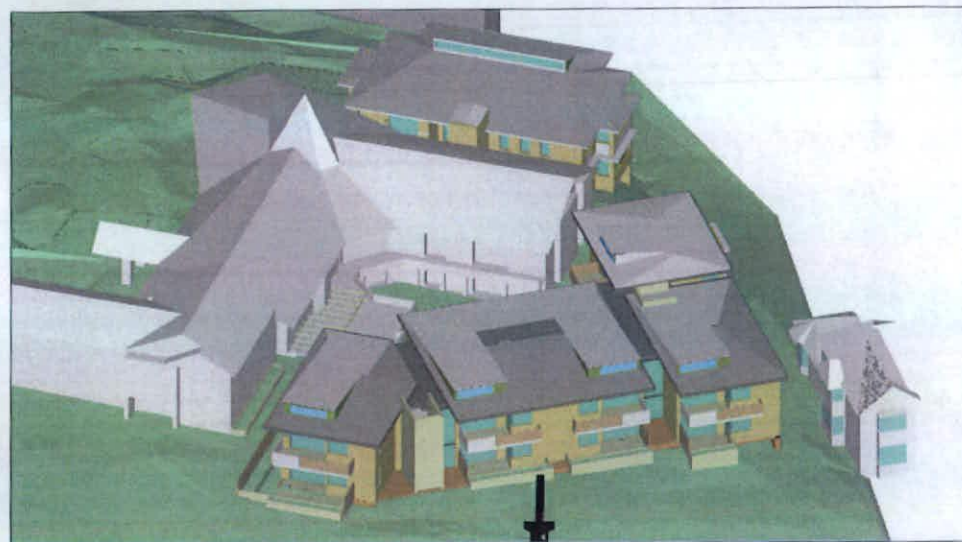
1 21 June (winter)
9am



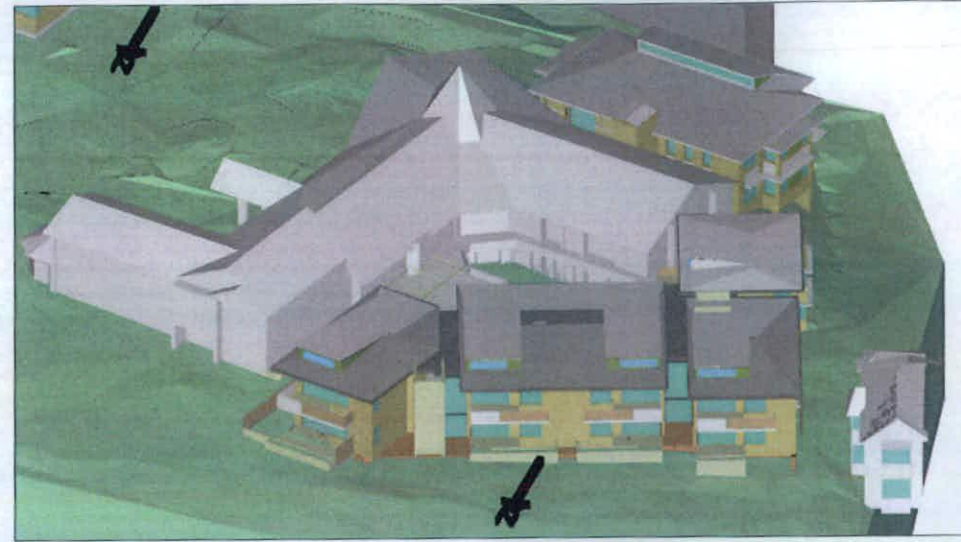
1 21 June (winter)
10am



1 21 June (winter)
11am



1 21 June (winter)
12 noon



1 21 June (winter)
1pm



1 21 June (winter)
2pm



1 21 June (winter)
3pm

Hours of Winter Sun between 9am - 3pm (6 hours)
Winter sun to living spaces and private open space unless otherwise noted.

STANHOPE SITE

- Unit 1 - 1.5 hrs to sun room
- Unit 2 - 6 hrs
- Unit 3 - 6 hrs
- Unit 4 - 6 hrs
- Unit 5 - 6 hrs
- Unit 6 - 3 hrs
- Unit 7 - 6 hrs
- Unit 8 - 6 hrs
- Unit 9 - 6 hrs
- Unit 10 - 6 hrs

Hours of Winter Sun between 9am - 3pm (6 hours)

SOUTHWEST SITE

- Unit 1 - 0 hrs
- Unit 2 - 1 hour to sunroom
- Unit 3 - 3 hrs through clerestory window to interior
- Unit 4 - 3 hrs through clerestory window to interior

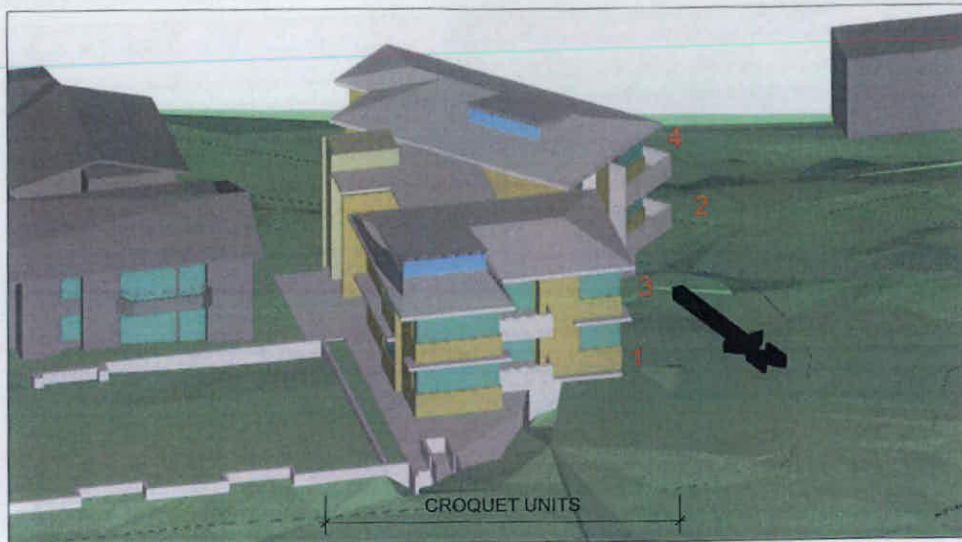


Computer Model Heliodon set to True North

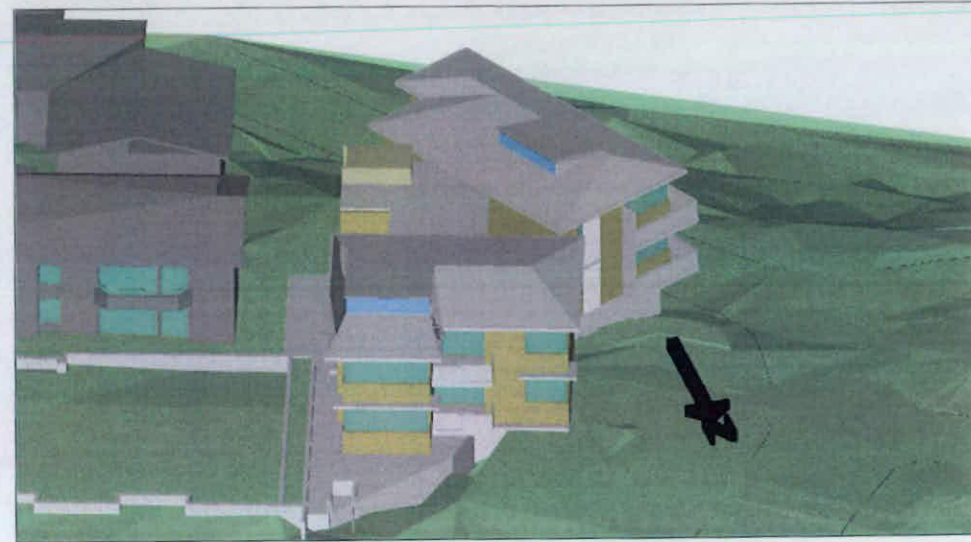
RECEIVED
28 JAN 2011



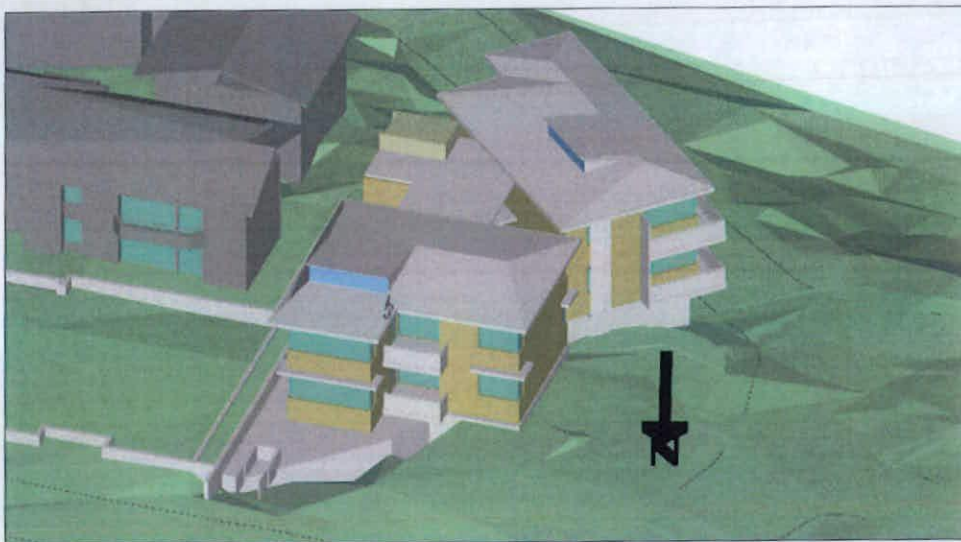
1 21 June (winter)
9am



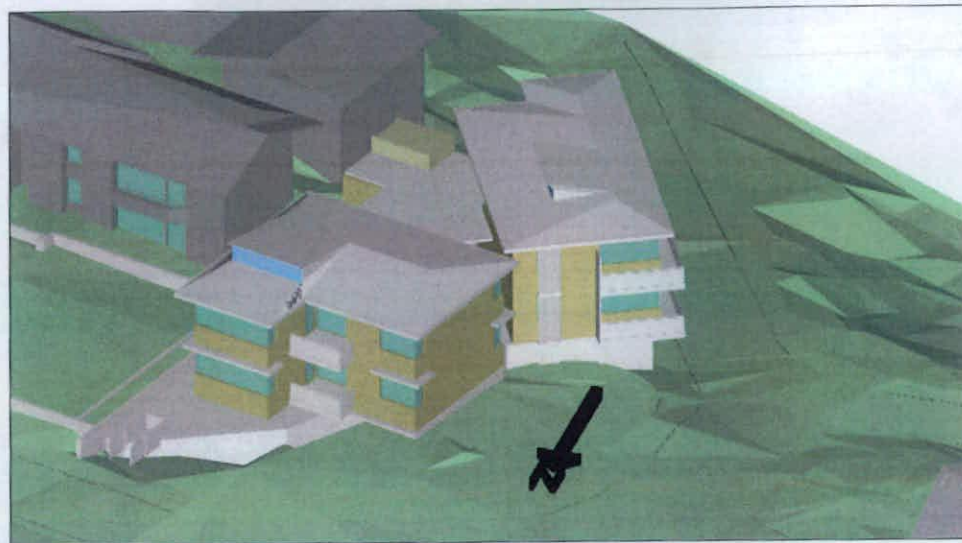
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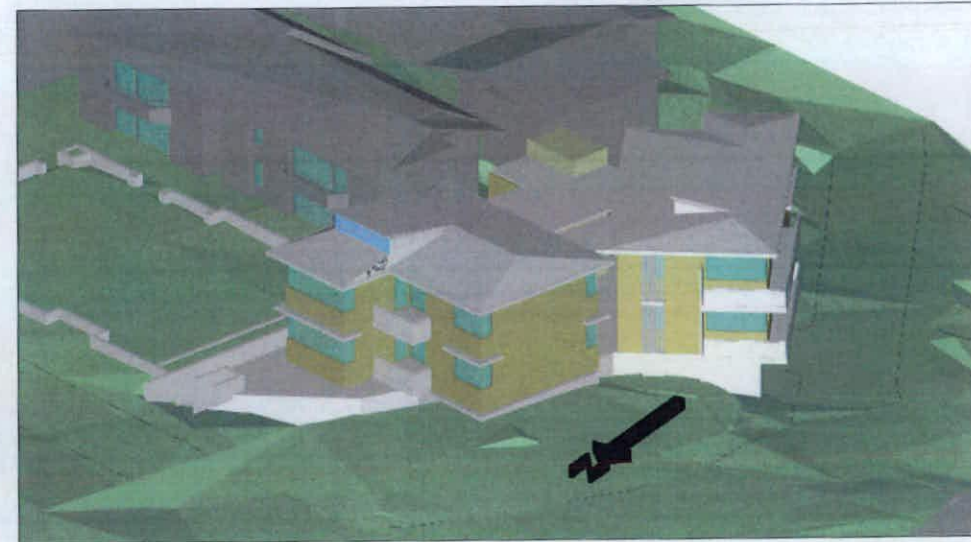
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11am



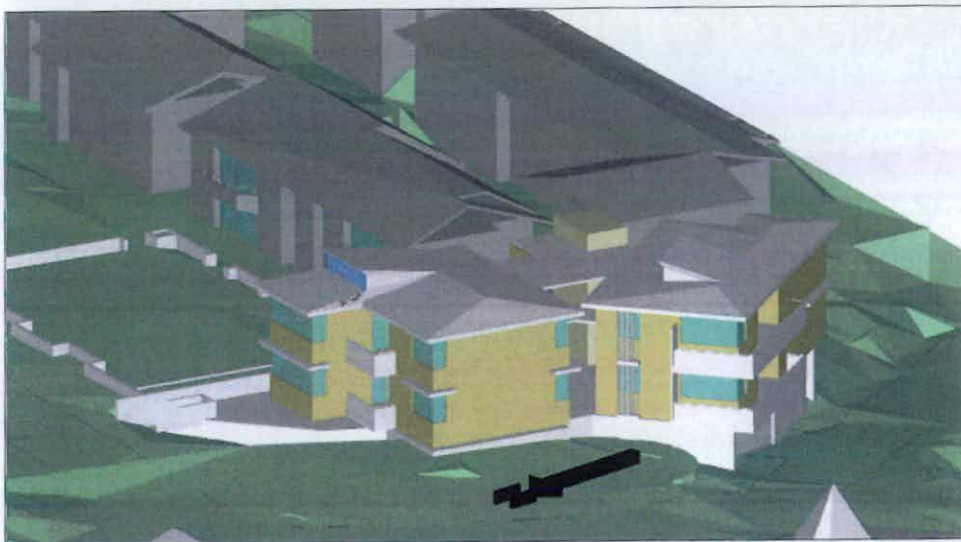
1 21 June (winter)
12 noon



1 21 June (winter)
1pm



1 21 June (winter)
2pm



1 21 June (winter)
3pm

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Winter sun to living spaces and private open space unless otherwise noted.

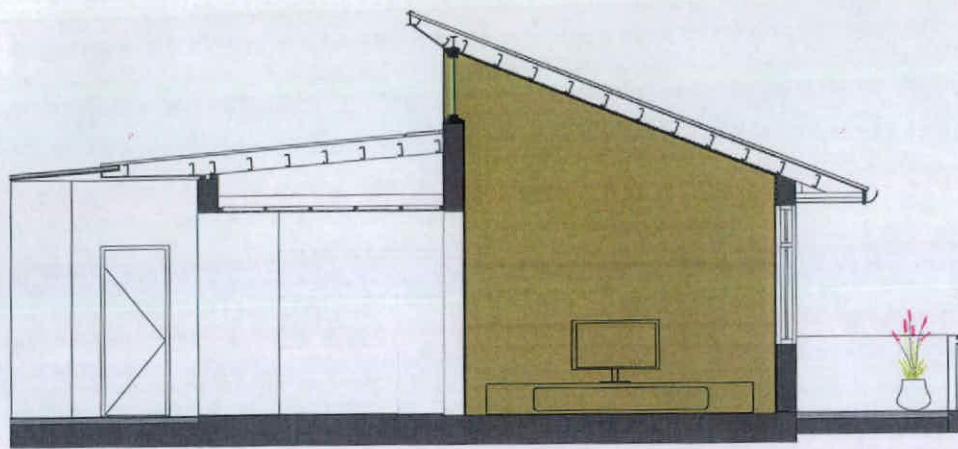
CROQUET SITE

Unit 1 - 6 hrs
Unit 2 - 5 hrs
Unit 3 - 6 hrs
Unit 4 - 6 hrs

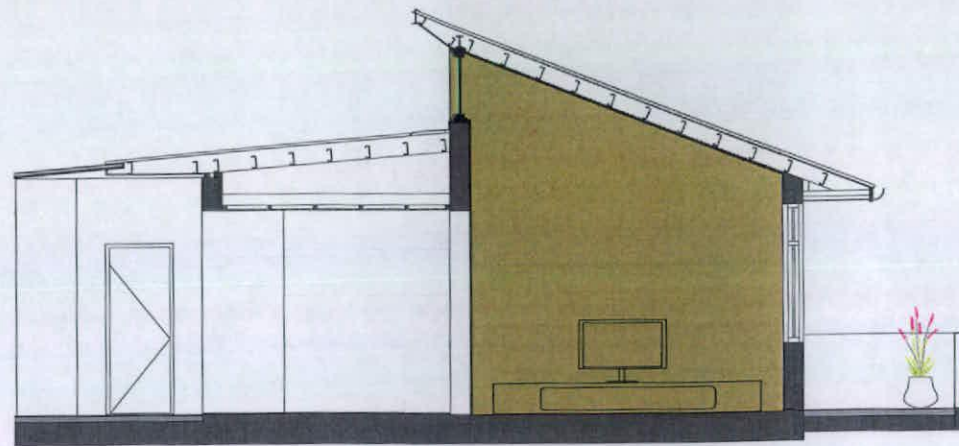
RECEIVED
28 JAN 2011



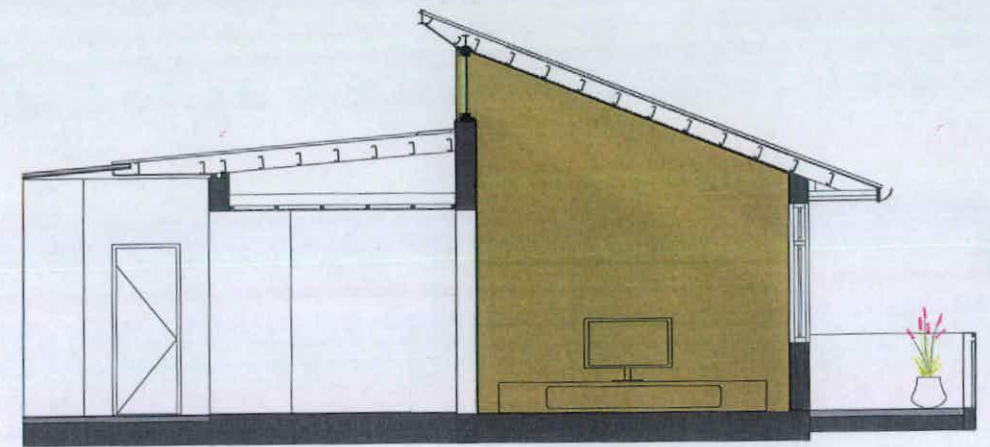
Computer Model Heliodon set to True North



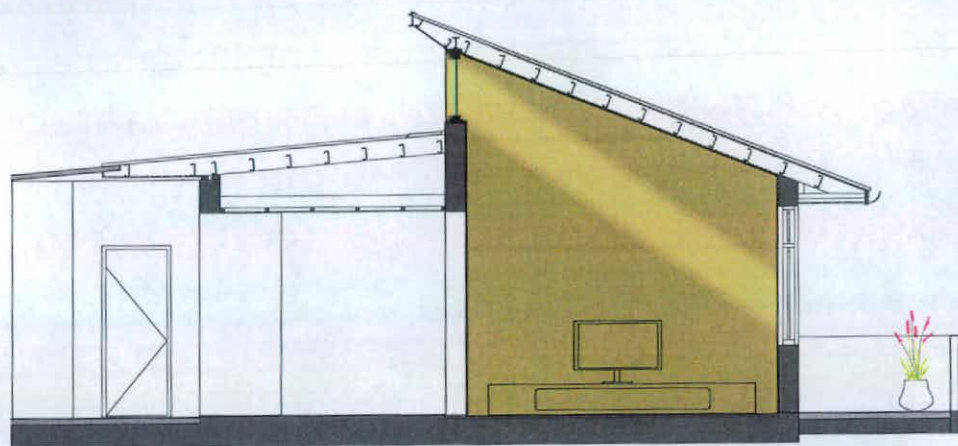
1 21 June (winter)
9am



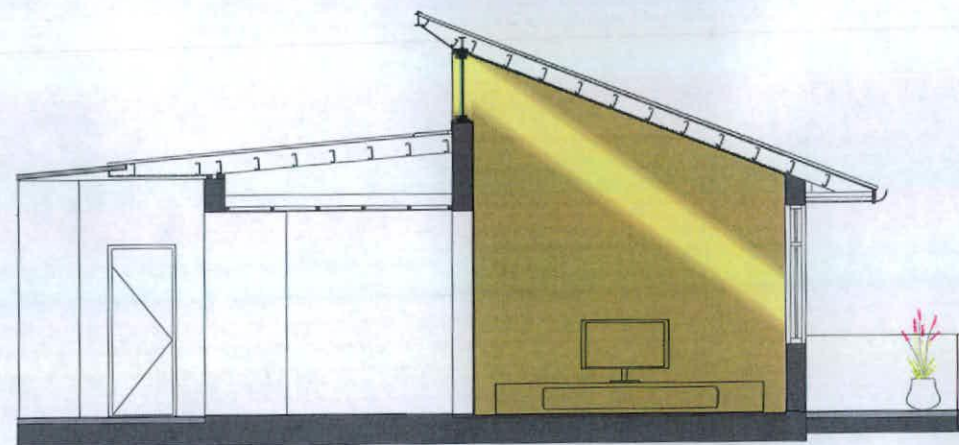
2 21 June (winter)
10am



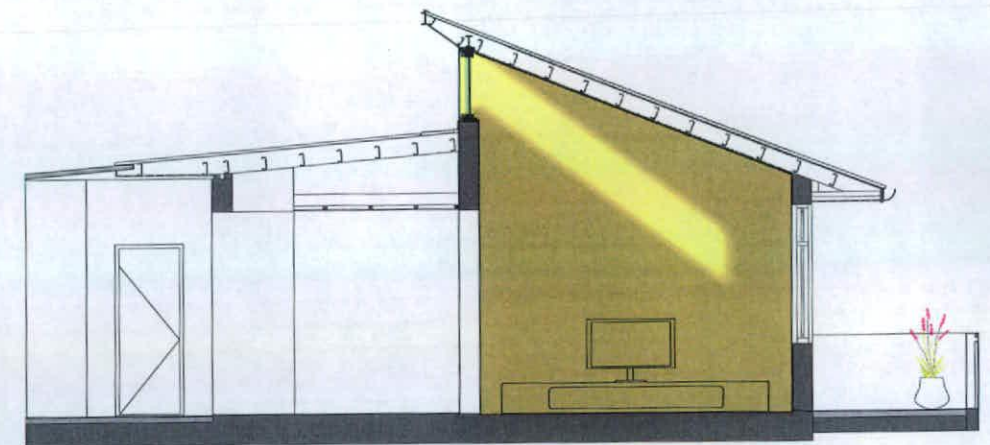
3 21 June (winter)
11am



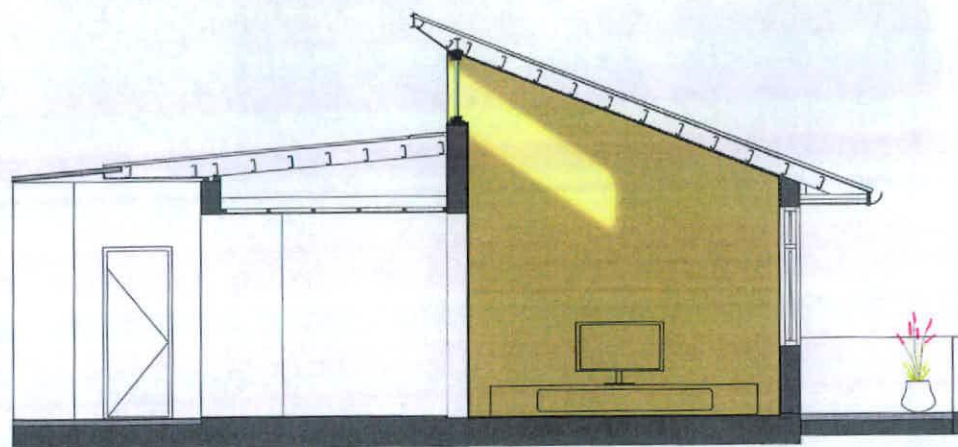
4 21 June (winter)
12 noon



5 21 June (winter)
1pm



6 21 June (winter)
2pm



7 21 June (winter)
3pm

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28 JAN 2011

thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD
Level 5, 68-72 Wentworth Ave
Sunny Hills NSW 2030 Australia
T 02 9211 6276 F 02 9281 3171
E admin@thalis.com.au
www.thalis.com.au

LEGEND

AFW	Aluminium framed door and window system
BAL(M)	Steel balustrade to BCA requirements
BAL(R)	Rendered balustrade to BCA requirements
BAL(S)	Slatted balustrade to BCA requirements
BOL	Bollard
BLK	Face brickwork
BLK	Stacked honed blackwork
CBD	Storage cupboard
CLD	Lightweight cladding
DB	Distribution board to electrical engineer's reqs
DP	Downpipe to hydraulic engineer's reqs

E/C	Electrical/Communications board to electrical engineer's reqs
FHB	Fire hydrant booster assembly to hydraulic engineer's reqs
FHR	Fire hose reel to hydraulic engineer's reqs
GD	Grated drain
HL	Highlight window
HR	Handrail to BCA requirements
LA	Landscape area to landscape architects reqs
LV	Louvre vent to mechanical engineer's reqs
LS	Letter boxes to statutory reqs
MSR(1)	Metall roof sheet
MSR(2)	Roof sheet

PS	Privacy screen
R	Render
RS	Roller shutter to mechanical engineer's reqs
RWT	Rainwater tank to civil engineer's reqs
SK	Skylight
SVR	Services riser (E/H/M denotes to electrical/hydraulic/mechanical engineers' reqs respectively)

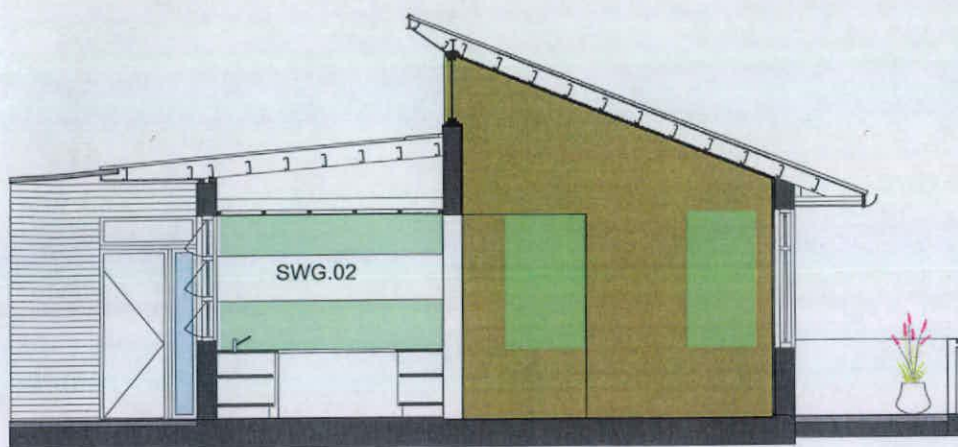
NOTE:
All areas, yields and calculations are preliminary and indicative only and subject to detailed and further survey, design and client and consultant input and advice.

ISSUE	DATE	AMENDMENT
DA	28.01.11	For inclusion in the Development Application

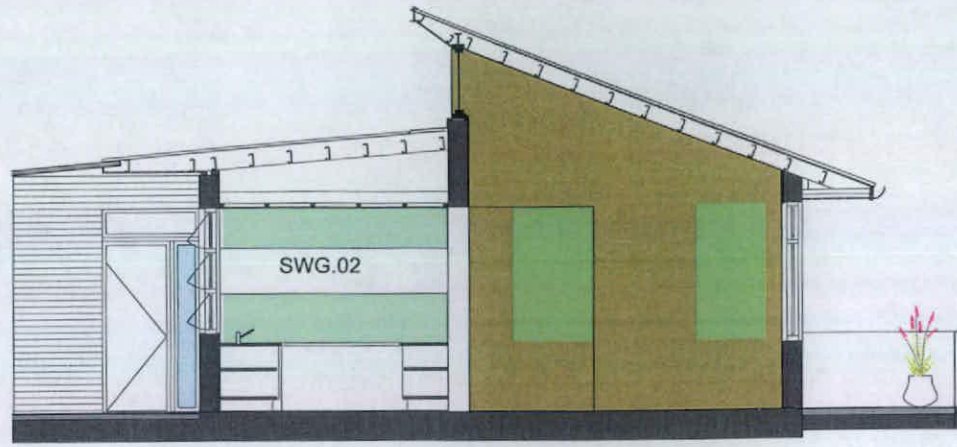
DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

TITLE			
Unit S2 Clerestrial Window (Solar Analysis)			
ISSUE	SCALE	DATE	DRAWN: CHECKED:
DA	1:50 @ A3	18.01.11	CK/MO PT
0 1		5	10
1:100 @ A1		metres	

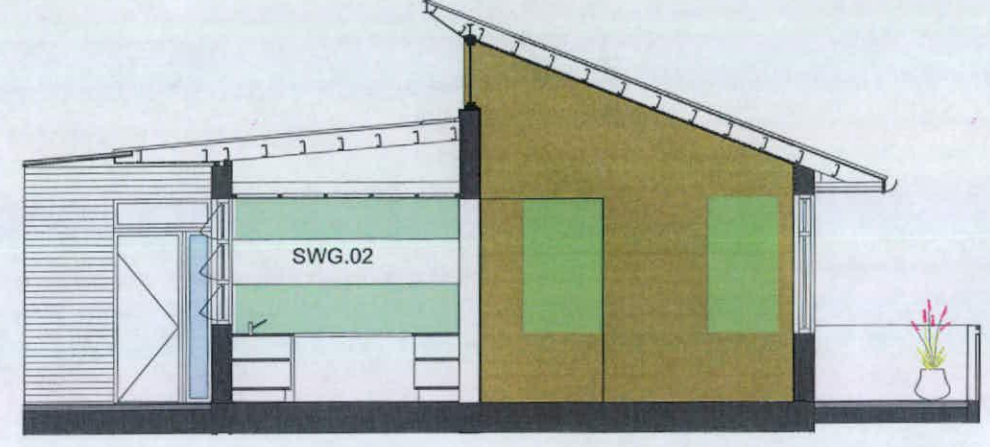
DWG NO
DA5.6



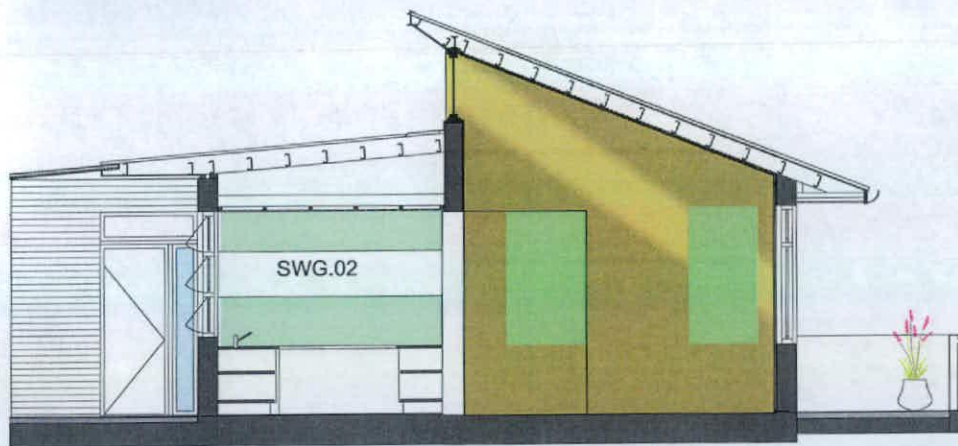
1 21 June (winter)
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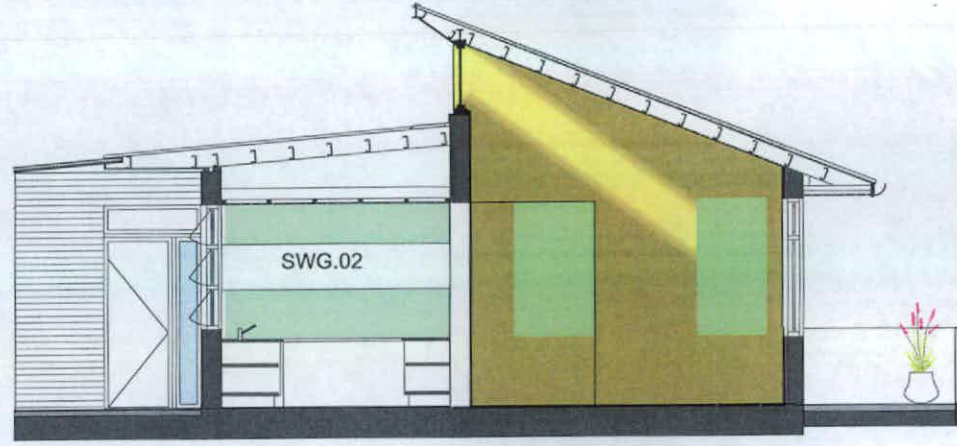
2 21 June (winter)
10am



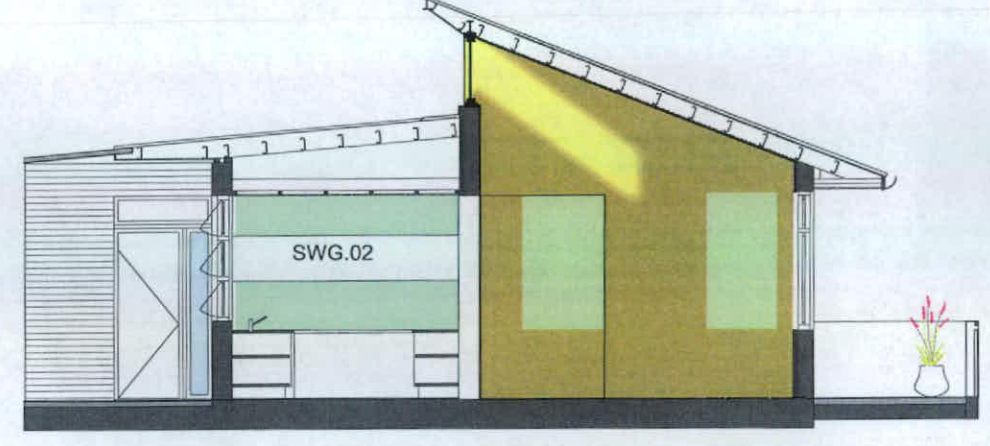
3 21 June (winter)
11am



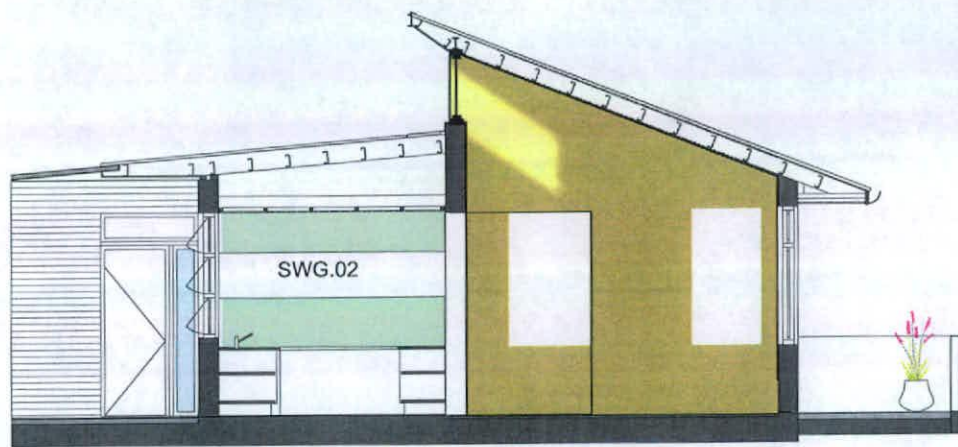
4 21 June (winter)
12 noon



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1pm



6 21 June (winter)
2pm



7 21 June (winter)
3pm

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STACKED HONED BLOCKWORK
to lift shafts, external stairways etc
(Designer Block Alabaster or similar)



RENDERED BALUSTRADE
white painted to match hoods



ALUMINIUM FRAMED GLAZING
anodised aluminium
(Universal Anodisers satin silver grey
finish or similar)



LIGHTWEIGHT CLADDING
to pop-up roof elements and various
AFW panels.
(Vitrapanel, FC sheet or similar)

EXISTING CHARACTER
The dominant existing character of face
brickwork is maintained in the proposal

Pop-up and playful roofs connect with those
existing playful elements expressed in the
nursing home, community and hostel buildings

Eaves gutters are common throughout the
village

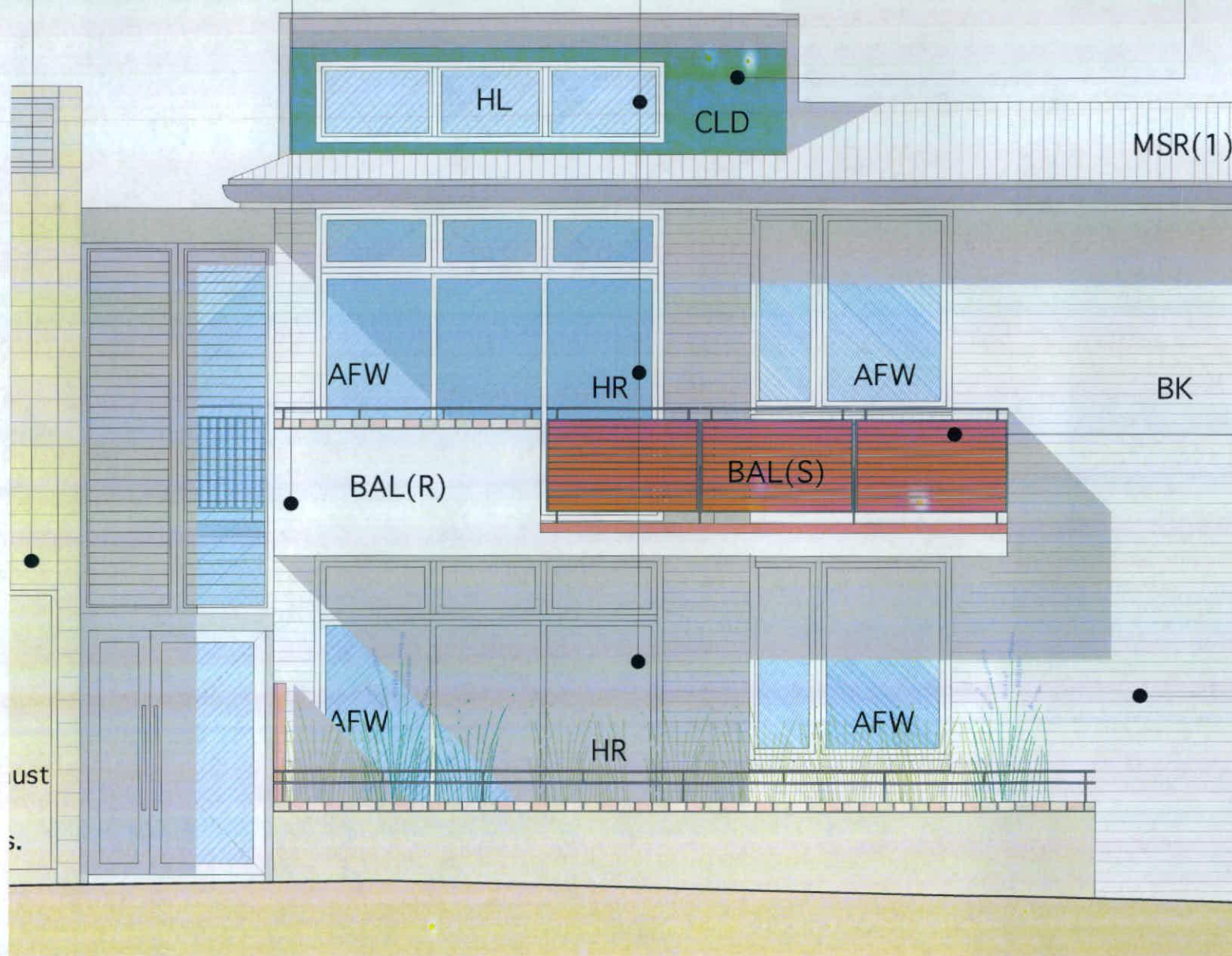
Concrete balconies, part of the expression of
the existing independent living units, are
partnered with slatted balconies

Existing two-storey lobby expression continues
in the proposed new buildings

Buildings to be read in a landscape setting with
specific attention to the needs of each individual
site

Existing community spaces to be enhanced by
the proposed new courtyard adjacent to the
kiosk and coffee shop

New gardens contribute to the variety of spaces
already existing at the village - some for
quiet contemplation, others for socialising



SLATTED BALUSTRADE
Powder coated aluminium

FACE BRICKWORK
Mixed palette of Bowral dry pressed
bricks



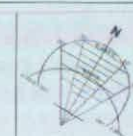


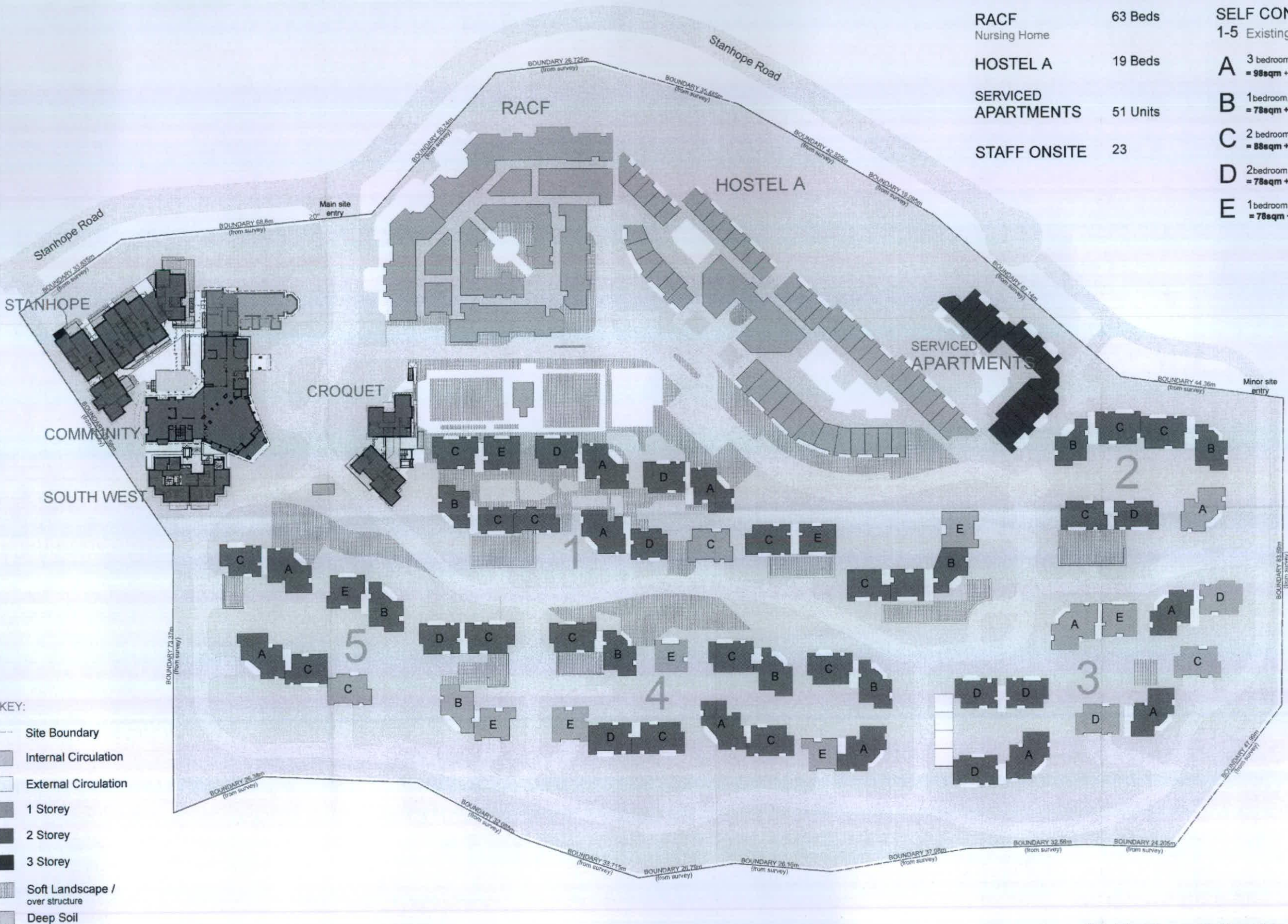
RISK ASSESSMENT CHECKLIST	
Noise	
Issues:	
- Nature of noise generating works:	Excavation (soil and rock to future geotechnical investigations); construction vehicles; general construction noise for low-rise masonry construction (to future Acoustic investigations and requirements)
- Potential noise receptors:	1) Residents on site residing in existing I/LUs; 2) Residents using the Community Facilities and 3) Single neighbour to the west at Stanhope Road.
- Proximity of works to noise receptors:	1) approx 5.7m at closest point to nearest resident (Croquet common stair to existing I/LU to the east) 2) approx 1.5m at closest point (South West lift shaft to Community Facility WC's), 2.5m (at N-E corner to Meeting Room), and generally 4m (South West I/LU to Activities Room) 3) approx 4.5m at closest point (Stanhope to western neighbour bay window) generally min 5.5m
Dust	
Issues:	
- Dust Sources:	Three construction sites within the Village (Stanhope, Croquet and South West)
- Potential dust receptors:	As above
- Proximity of works to dust receptors:	As above
- Extent of exposed earth and duration of time exposed:	To future detail
- Wind conditions:	Refer Site analysis
- Refer Civil Engineer's documentation for preliminary measures to address dust.	
- Able to future strategy to be prepared in consultation with Aevum and the Residents regarding other measures that may be offered.	
Erosion and Sediment	
Issues:	
Refer Civil Engineer's documentation	
- Erosion and sediment sources:	
- Potential erosion and sediment receptors:	
- Proximity of works to erosion and sediment receptors:	
- Extent of exposed earth and duration of time exposed:	To future detail
- Soil type and erosivity:	To future geotechnical investigations
- Slope:	refer Survey
- Site drainage regime:	
- Rainfall:	
- Vehicle movements on and off site:	Two options identified and will be to future Construction Management Plan
Waste	
Issues: Refer Waste Management Plan	
- Nature of waste to be generated:	
- Presence of waste on site prior to work commencement:	
- Quantity of waste anticipated:	
- Potential waste receptors:	
- Proximity to waste receptors:	
Flora/Fauna	
Issues: Refer Arborist's Report	
- Types of flora/fauna:	
- Vulnerability of flora/fauna:	
- Proximity of works to flora/fauna:	
- Work activities which may threaten flora/fauna:	
- Potential impacts on flora/fauna:	



KEY

- Construction vehicle access - Option 1
- - - Construction vehicle access - Option 2
- Likely extent of construction fencing
- Likely extent of construction hoarding required
- Basement
- Bpoundary





- KEY:
- Site Boundary
 - Internal Circulation
 - External Circulation
 - 1 Storey
 - 2 Storey
 - 3 Storey
 - Soft Landscape / over structure
 - Deep Soil

RACF	63 Beds	SELF CONTAINED DWELLINGS	
Nursing Home		1-5 Existing Unit types	
HOSTEL A	19 Beds	A	3 bedroom 2 bathroom = 98sqm + 16sqm balcony. - 22
SERVICED APARTMENTS	51 Units	B	1 bedroom, 1 bathroom + Study = 78sqm + 12sqm balcony - 17
STAFF ONSITE	23	C	2 bedroom 2 bathroom = 88sqm + 12sqm balcony - 35
		D	2 bedroom 2 bathroom = 78sqm + 12sqm balcony - 20
		E	1 bedroom 1 bathroom = 78sqm + 12sqm balcony - 14
		TOTAL	108 Units

N.B. Information compiled from site survey and Civil drawings

hill thalis

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E cphill@hillthalis.com.au
www.hillthalis.com.au

LEGEND

APW Aluminium framed door and window system
BAL(M) Steel balustrade to BCA requirements
BAL(R) Rerendered balustrade to BCA requirements
BAL(S) Stained balustrade to BCA requirements
BOLL Bollard
BRK Face brickwork
BLK Stacked faced blockwork
CBD Storage cupboard
CLD Lightweight cladding
DB Distribution board to electrical engineer's reqs
DP Downpipe to hydraulic engineer's reqs

E/C Electrical/Communications board to electrical engineer's reqs
FHB Fire hydrant booster assembly to hydraulic engineer's reqs
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LV Louvered vent to mechanical engineer's reqs
LB Letter boxes to statutory reqs
MSR(1) Metal roof sheet
MSR(2) Roof sheet

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R Rander
RS Roller shutter to mechanical engineer's reqs
RWT Runwater tank to civil engineer's reqs
SKF Skylight
SVR Services riser (E/H/M denotes to electrical/hydraulic/mechanical engineers' reqs respectively)

NOTE:
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ISSUE DATE AMENDMENT

DA 15.10.10 Issue to KMC

DEVELOPMENT APPLICATION

New Independent Living Units

Lourdes Village

95 Stanhope Road, Killara

For Aevum Limited

TITLE

Site Plan

ISSUE SCALE DATE DRAWN: CHECKED:

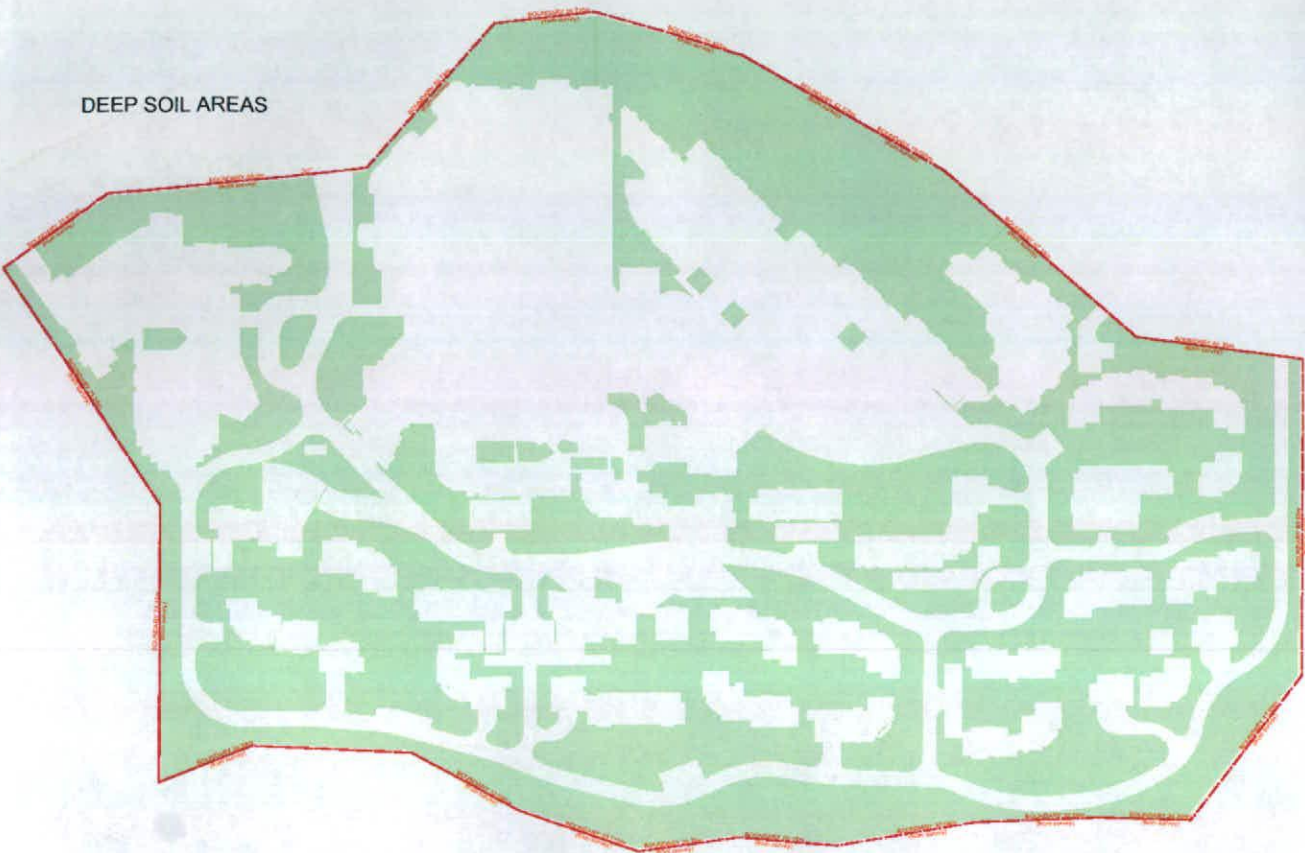
DA 1:500 @ A1 01.10.10 MO PT

0 1 5 10 metres

DWG NO

DA7.1

DEEP SOIL AREAS



Site Area (from survey)

52 909 sqm

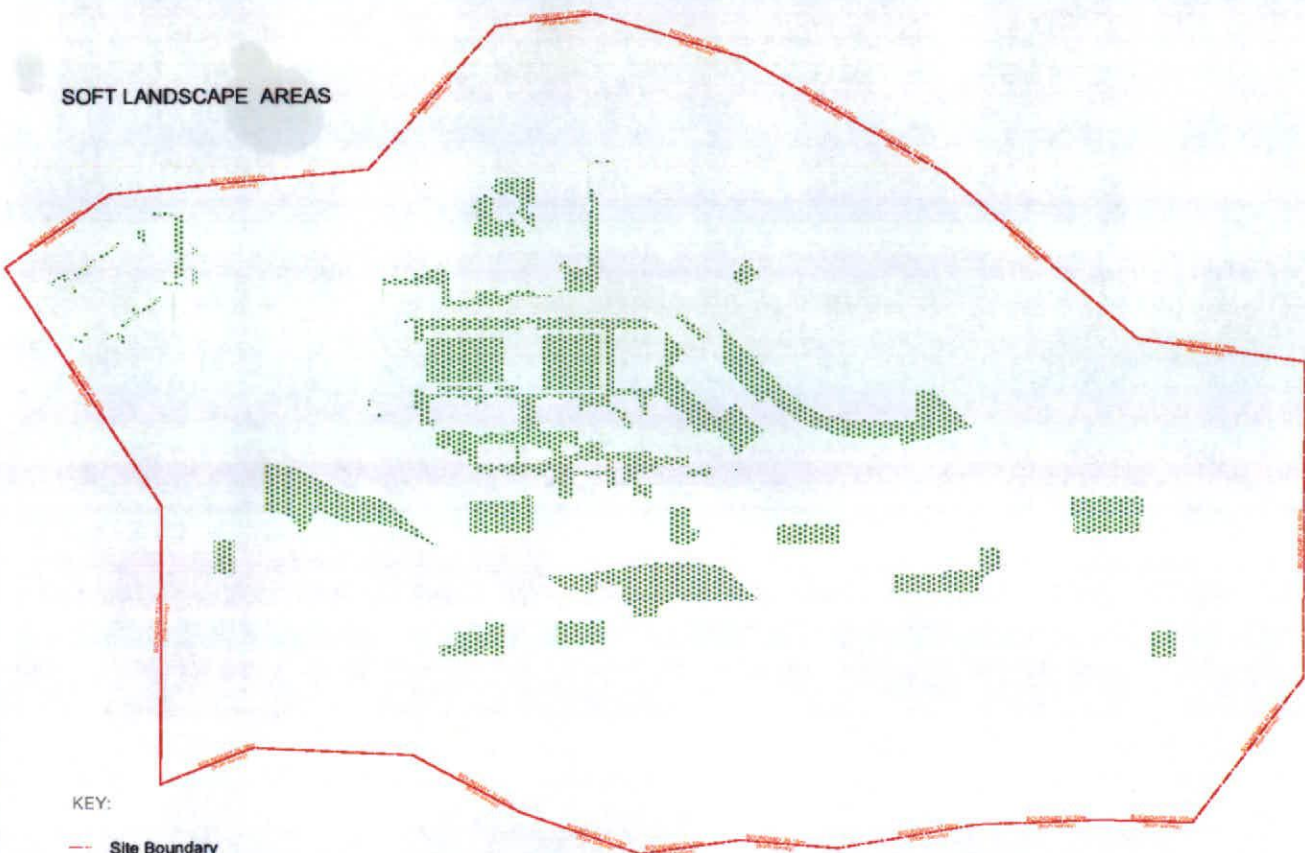
% of Site Area

Deep Soil

24 621 sqm

47%

SOFT LANDSCAPE AREAS



Soft Landscape (incl. over structure)

4017 sqm

7.6%

Total Landscaped Area

(Deep Soil + Soft Landscape) = 24 621 + 4017 28 638 sqm

54%

KEY:

- Site Boundary
- Soft Landscape/over structure
- Deep Soil

N.B. Information compiled from site survey and Civil drawings

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18 OCT 2010

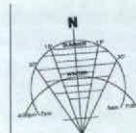
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T 02 9211 6276 F 02 9281 3171
E admin@hillthalis.com.au
www.hillthalis.com.au

URVLS 5.68-72 Westworth Ave
Sunny Hills NSW 2030 Australia
T 02 9211 6276 F 02 9281 3171
E admin@hillthalis.com.au
www.hillthalis.com.au

LEGEND
AFW Aluminium framed door and window system
BAL(M) Steel balustrade to BCA requirements
BAL(R) Rendered balustrade to BCA requirements
BAL(S) Slatted balustrade to BCA requirements
BOL Bolland
BR Face brickwork
BLK Stacked honed blockwork
CBD Storage cupboard
CLD Lightweight cladding
DB Distribution board to electrical engineer's reqs
DP Downpipe to hydraulic engineer's reqs

E/C Electrical/Communications board to electrical engineer's reqs
FHB Fire hydrant booster assembly to hydraulic engineer's reqs
FHR Fire hose reel to hydraulic engineer's reqs
GD Grated drain
HL Highlight window
HR Handrail to BCA requirements
LA Landscape area to landscape architects reqs
LV Louvered vent to mechanical engineer's reqs
LB Letter boxes to statutory reqs
MSR(1) Metal roof sheet
MSR(2) Roof sheet

PS Privacy screen
R Render
RS Roller shutter to mechanical engineer's reqs
RWAT Rainwater tank to civil engineer's reqs
SK Skylight
SVR Services riser (E/H/M denotes to electrical/hydraulic/mechanical engineers reqs respectively)
NOTE:
All areas, yields and calculations are preliminary and indicative only and subject to detailed and further survey, design and client and consultant input and advice.



ISSUE	DATE	AMENDMENT
DA	15.10.10	Issue to KMC

DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

TITLE		Deep Soil / Landscape	
ISSUE	SCALE	DATE	DRAWN: CHECKED:
DA	1:1000 @ A1	01.10.10	MO PT
0	1	5	10
1:100 @ A1		metres	

DWG NO
DA7.3

NOTE; This drawing does not represent all the deep soil and soft landscaping on the site. This is a conservative figure.

SITE AREA	52 909 sqm	
DEEP SOIL shown	10 522 sqm	= 19.9%
TOTAL LANDSCAPE AREA shown (deep soil and soft landscape)	23 758 sqm	= 44.9%



RECEIVED
28 JAN 2011

KEY:

- Site Boundary
- Soft Landscape made up of deep soil under 3m wide and landscape over structure
- Deep Soil over 3m wide

N.B. Information compiled from site survey and Civil drawings

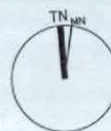
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Surrey Hills NSW 200 Australia
T 02 9211 4276 F 02 9261 3071
E admin@hillthalis.com.au
W www.hillthalis.com.au

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Do not scale
Comply with relevant
Authorised requirements
Comply with the Building
Code of Australia
Comply with all relevant
Australian Standards

LEGEND
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ISSUE DATE AMENDMENT
A 17.01.11
B 21.01.11
Consultant issue
Preliminary issue to Client

DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

TITLE
Main areas of Deep Soil / Landscape
ISSUE SCALE DATE DRAWN: CHECKED:
B 1:500 @ A1 17.01.11 MO PT
0 5 10 20 40
1:500 @ A1 metres

DWG NO
DA7.4



Existing Council Garbage Waste collection truck route - one way route.



Existing Council Garbage Waste collection points.

Pick up frequency: Waste Bins - Twice a week

Recycling Bins - Once a week

Average production of waste per dwelling is 2 garbage bags per week, including recycling.



Existing Council Garbage Waste collection points with added bins from proposed new development.

1. Bins from Stanhope Rd units and cafe bins.

Frequency and numbers - Waste - Maximum additional 5 bins from units and 2 bins from Cafe/Comm. twice weekly

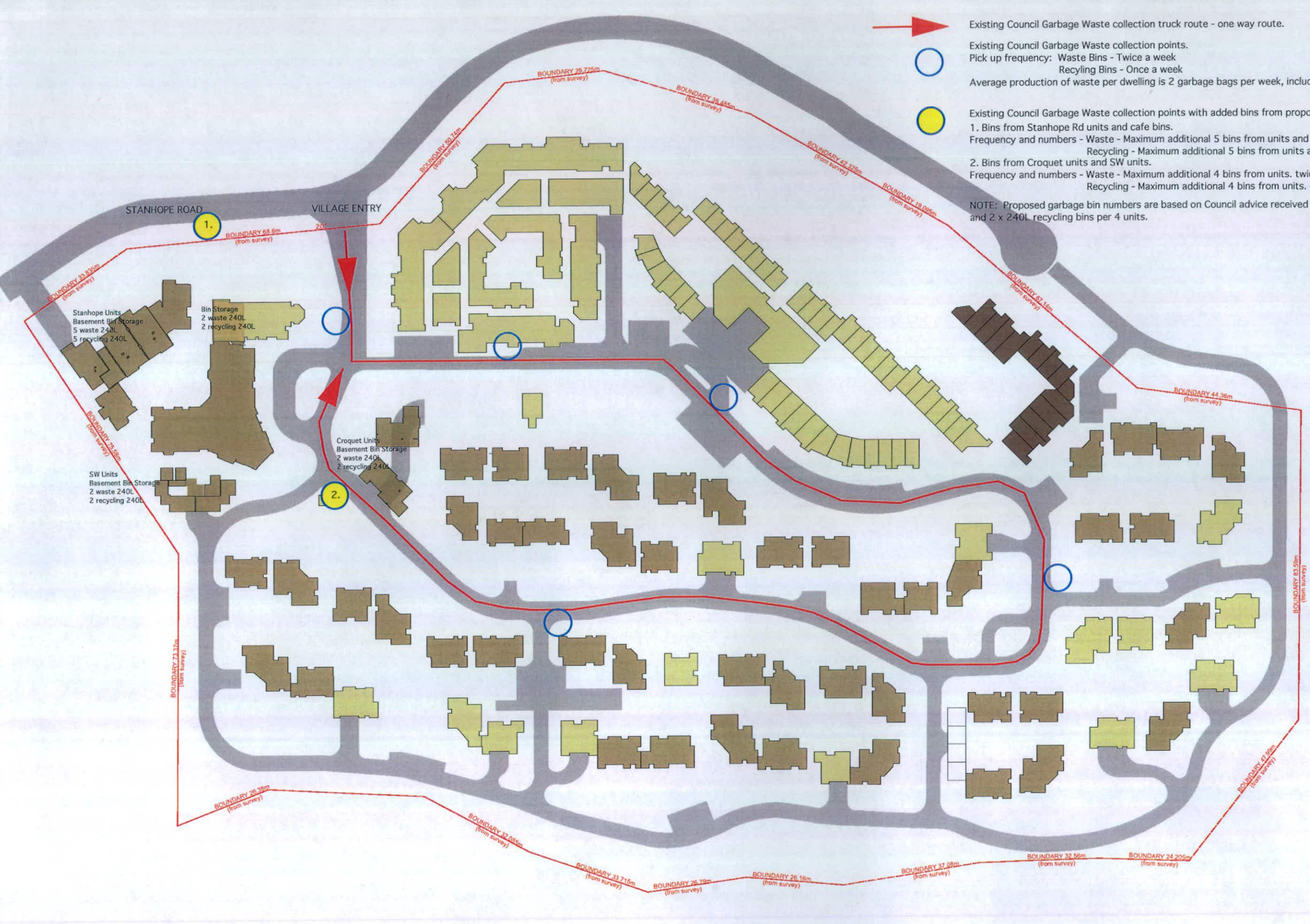
Recycling - Maximum additional 5 bins from units and 2 bins from Cafe/Comm. once weekly

2. Bins from Croquet units and SW units.

Frequency and numbers - Waste - Maximum additional 4 bins from units. twice weekly

Recycling - Maximum additional 4 bins from units. once weekly

NOTE: Proposed garbage bin numbers are based on Council advice received 13.12.10 - 1 x 240L waste bin per 2 units and 2 x 240L recycling bins per 4 units.



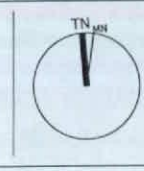
28 JAN 2011

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LEGEND
AFW Aluminium framed door and window system
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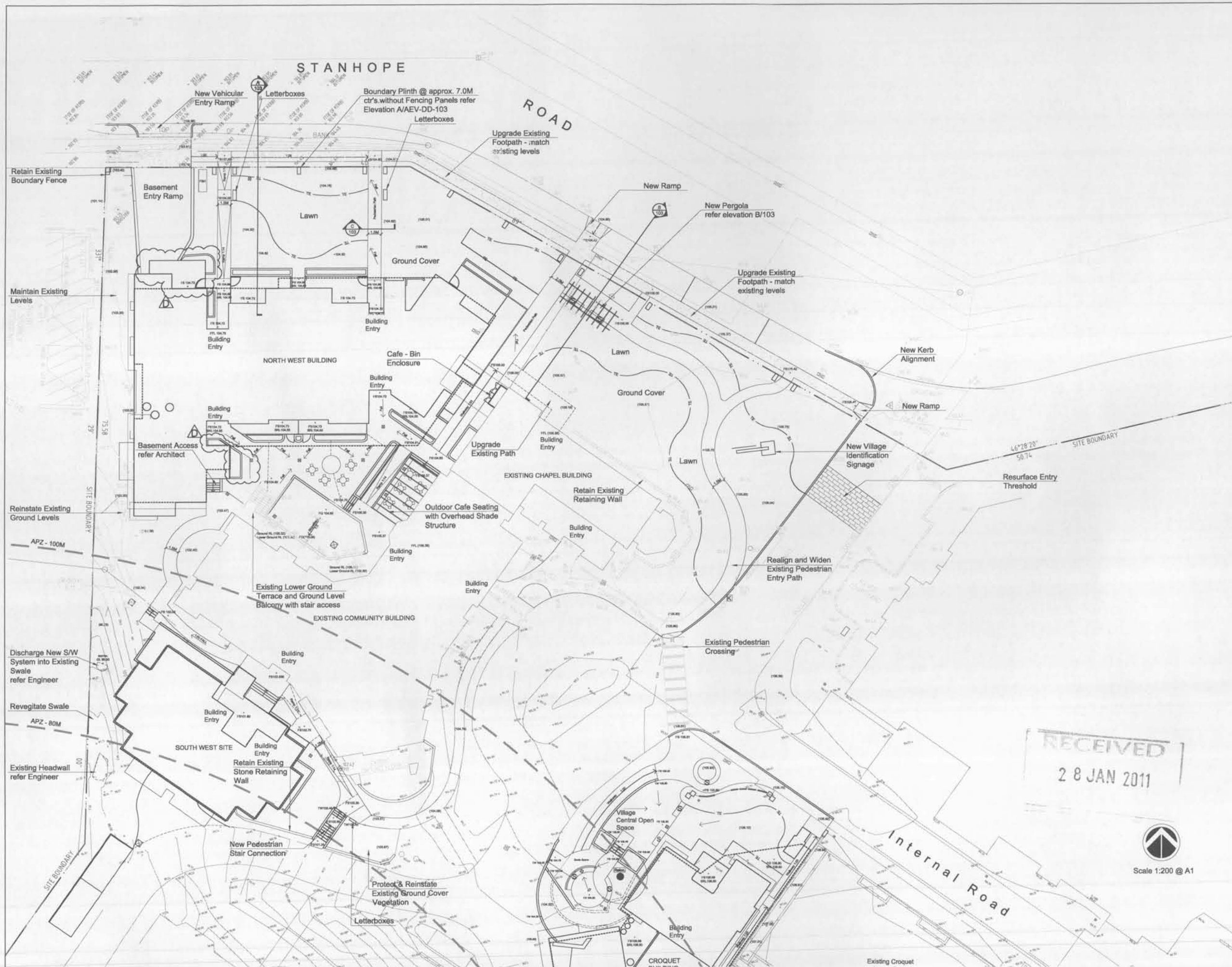


ISSUE	DATE	AMENDMENT
A	17.01.11	Consultant issue

DEVELOPMENT APPLICATION
New Independent Living Units
Lourdes Village
95 Stanhope Road, Killara
For Aevum Limited

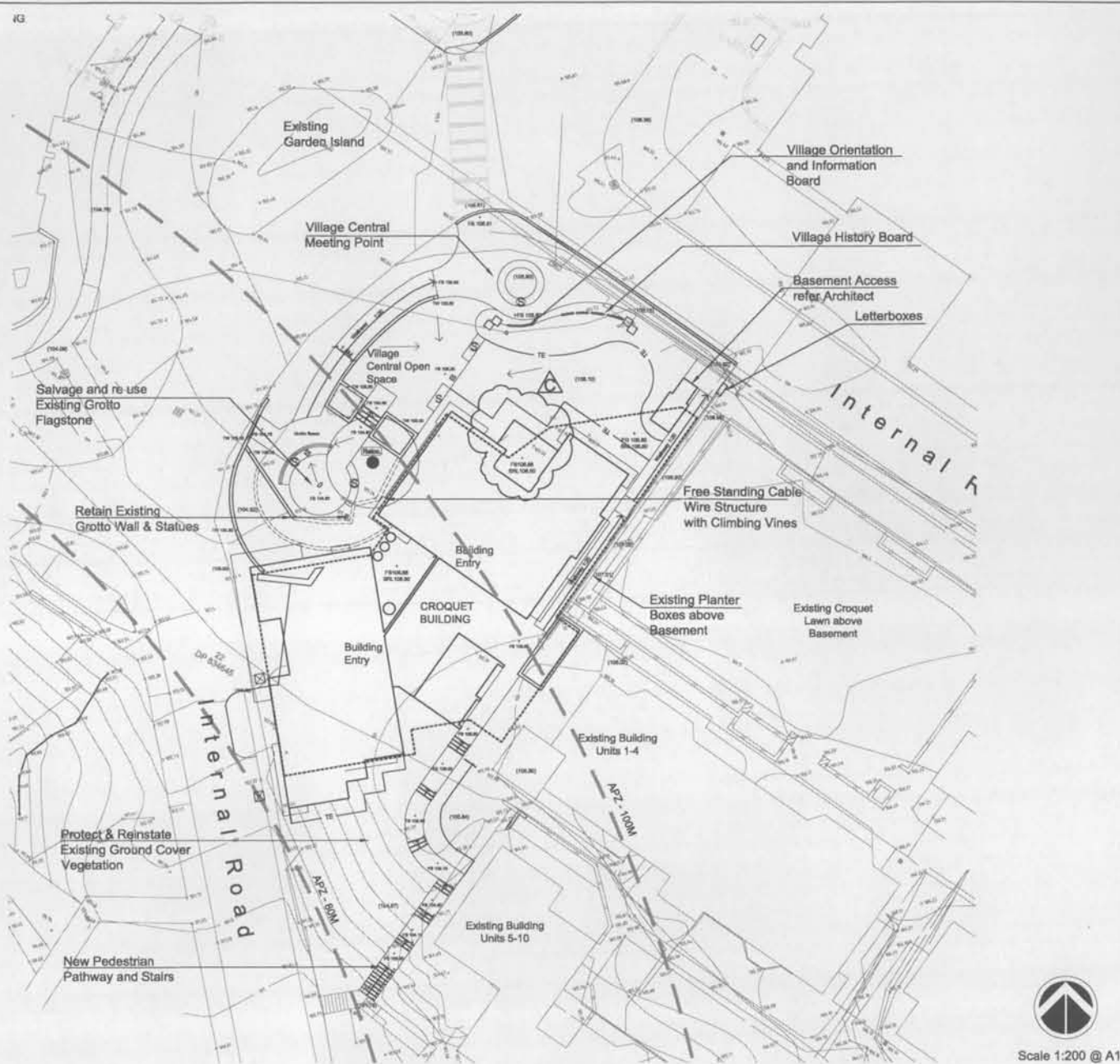
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Waste Collection and storage	1:500 @ A1	17.01.11	JK	PT
ISSUE	SCALE	DATE	DRAWN	CHECKED
B	1:500 @ A1	17.01.11	JK	PT

DWG NO
DA7.5

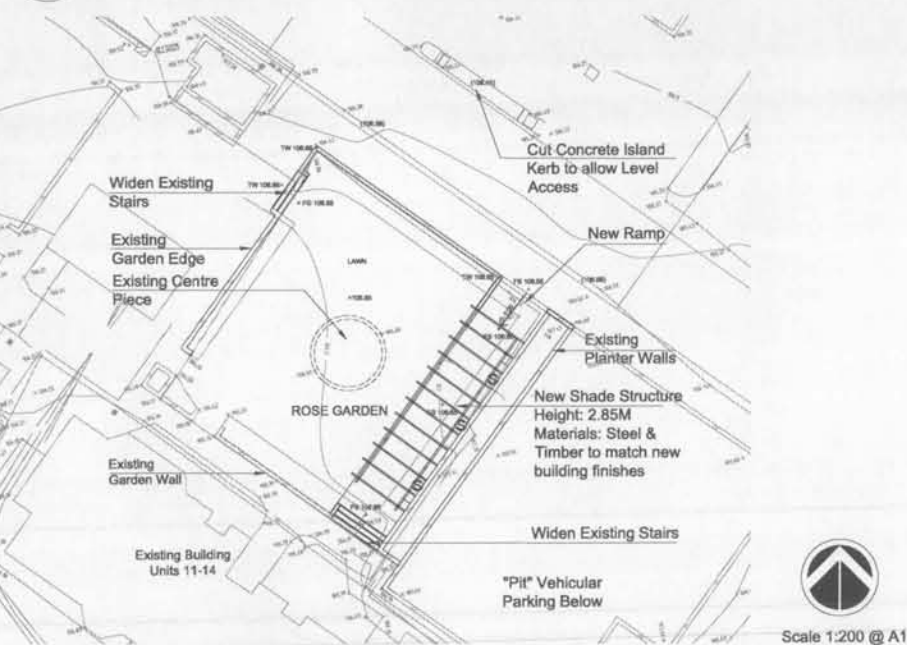


LEGEND																							
GENERAL																							
	PROPERTY BOUNDARY																						
	ASSET PROTECTION ZONE																						
	BASEMENT EDGE - BELOW																						
	BUILDING - OVERHEAD																						
	0.5M CONTOURS																						
	EXISTING UTILITIES																						
	ENGINEERED DRAINAGE PIT																						
	GARDEN WALL																						
	NEW CONCRETE KERB Refer Civil Engineer																						
	UPGRADE PUBLIC FOOTPATH																						
	NEW VEHICULAR PAVEMENT																						
	GARDEN EDGE TE																						
	BENCH SEATING																						
	GARDEN SCULPTURE ELEMENT																						
GRADING & DRAINAGE																							
	EXISTING LEVEL																						
	TOP OF WALL																						
	FINISHED SURFACE																						
	FINISHED GRADE																						
	FINISHED FLOOR LEVEL																						
	SLAB RELATIVE LEVEL																						
TREE RETENTION & REMOVAL																							
	TREES TO BE RETAINED AND PROTECTED - REFER ARBORIST CONSTRUCTION IMPACT ASSESSMENT																						
	NEW POSITION OF RELOCATED TREE																						
	TREE PROTECTION ZONE AS4907																						
<table border="1"> <tr> <td>26/01/11</td><td>D</td><td>REVISED DEVELOPMENT APPLICATION</td><td>VII</td></tr> <tr> <td>18/01/10</td><td>C</td><td>REVISED DEVELOPMENT APPLICATION</td><td>VII</td></tr> <tr> <td>30/09/10</td><td>B</td><td>DEVELOPMENT APPLICATION</td><td>VII</td></tr> <tr> <td>30/09/10</td><td>A</td><td>DEVELOPMENT APPLICATION</td><td>VII</td></tr> <tr> <td>DATE</td><td>ISSUE</td><td>AMENDMENT</td><td>BY</td></tr> </table>				26/01/11	D	REVISED DEVELOPMENT APPLICATION	VII	18/01/10	C	REVISED DEVELOPMENT APPLICATION	VII	30/09/10	B	DEVELOPMENT APPLICATION	VII	30/09/10	A	DEVELOPMENT APPLICATION	VII	DATE	ISSUE	AMENDMENT	BY
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PROJECT																							
LOURDES VILLAGE - KILLARA																							
CLIENT																							
LANDSCAPE ARCHITECT																							
1 BALLS HEAD ROAD WAVERTON, 2060 NSW SYDNEY, AUSTRALIA T: 61 2 8920 2588 F: 61 2 8920 2587 www.aevumstudio.com																							
DRAWING TITLE																							
General Notes & Grading Plan																							
APPROVED FOR RELEASE																							
DATE	DRAWN	CHECKED																					
28/01/11	VB	CG																					
PROJECT No.	DRAWING No.	ISSUE																					
AEV02	AEV02-DD-101	D																					
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A PLAN 1 of 3 (NORTH WEST/SOUTH WEST BUILDINGS/VILLAGE ENTRY)



A PLAN 2 of 3 (CROQUET BUILDING /GROTTO SITE)



B PLAN 3 of 3 (ROSE GARDEN SITE)

- LEGENDS**
- GENERAL**
- PROPERTY BOUNDARY
 - ASSET PROTECTION ZONE
 - BASEMENT - EDGE - BELOW
 - BUILDING - OVERHEAD
 - 0.5M CONTOURS
 - EXISTING UTILITIES
 - ENGINEERED DRAINAGE PIT
 - GARDEN WALL
 - NEW CONCRETE KERB
Refer Civil Engineer
 - UPGRADE PUBLIC FOOTPATH
 - NEW VEHICULAR PAVEMENT
 - GARDEN EDGE
TE
 - BENCH SEATING
 - GARDEN SCULPTURE ELEMENT

- GRADING & DRAINAGE**
- (0.00) EXISTING LEVEL
 - +TW 0.00 TOP OF WALL
 - +FS 0.00 FINISHED SURFACE
 - +FG 0.00 FINISHED GRADE
 - +FPL 0.00 FINISHED FLOOR LEVEL
 - +SRL 0.00 SLAB RELATIVE LEVEL

- TREE RETENTION & REMOVAL**
- TREES TO BE RETAINED AND PROTECTED - REFER ARBORIST CONSTRUCTION IMPACT ASSESSMENT
 - NEW POSITION OF RELOCATED TREE
 - TREE PROTECTION ZONE AS4907

28/01/11	D	REVISED DEVELOPMENT APPLICATION	VB
18/10/10	C	REVISED DEVELOPMENT APPLICATION	VB
30/06/10	B	DEVELOPMENT APPLICATION	VB
30/06/10	A	DEVELOPMENT APPLICATION	VB
DATE	ISSUE	AMENDMENT	BY

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DRAWING TITLE
General Notes & Grading Plan

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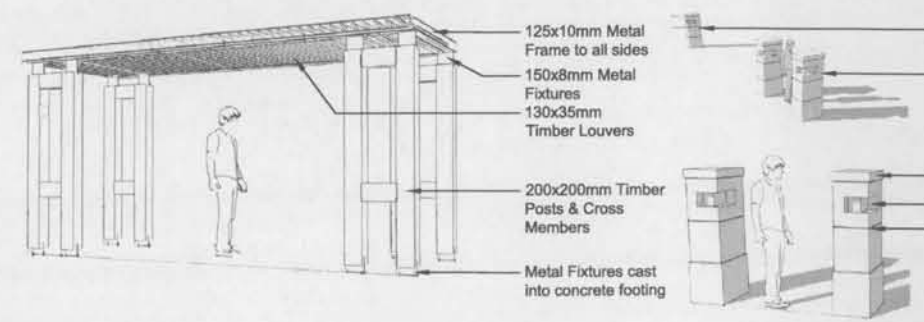


Design Intent: The structural elements of the landscape serve to integrate the existing village with the new. The building details that currently address Stanhope Road are expressed through the form and materials of the new garden structures.

Pergola: The structure design is an integration of old and new. The form of the large member timber posts and cross bracing reflect the entry pillars of the existing building while the permeable metal and timber trellis above provides lightweight protection from the sun.

Plinths: Residential scale plinths provide definition to the public/private boundary of the village while ensuring visual and physical permeability.

Reference Images:
Detail Photographs of
Existing Community
Building

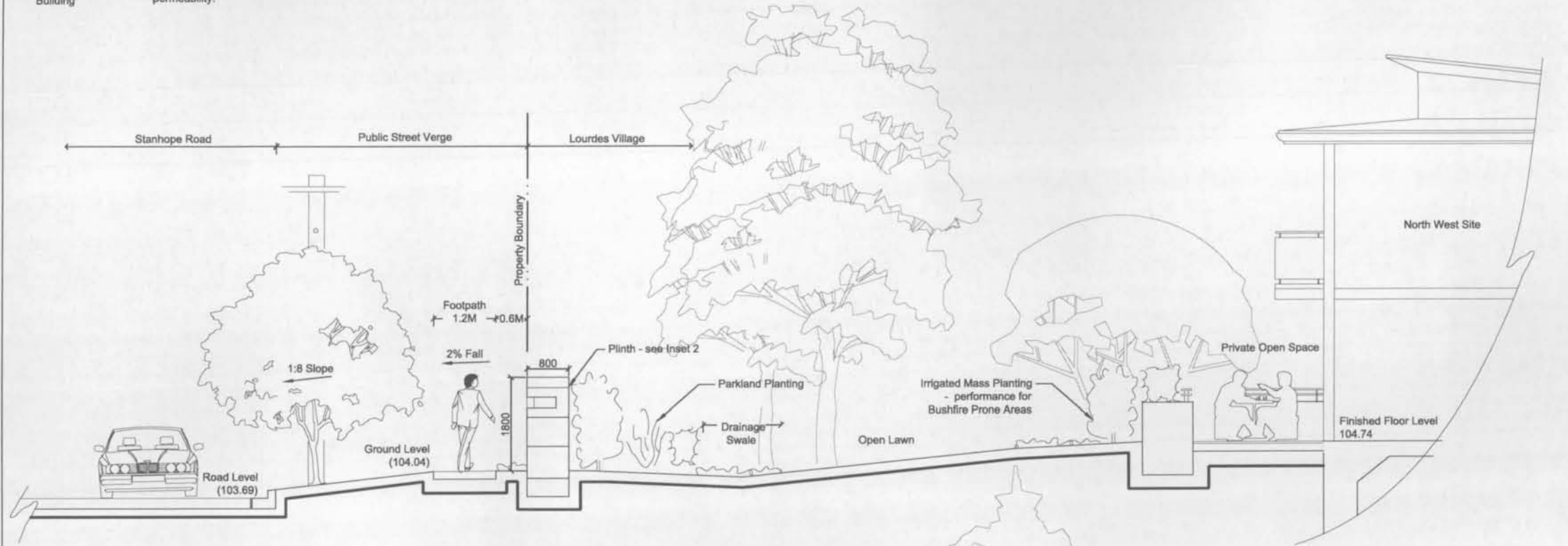
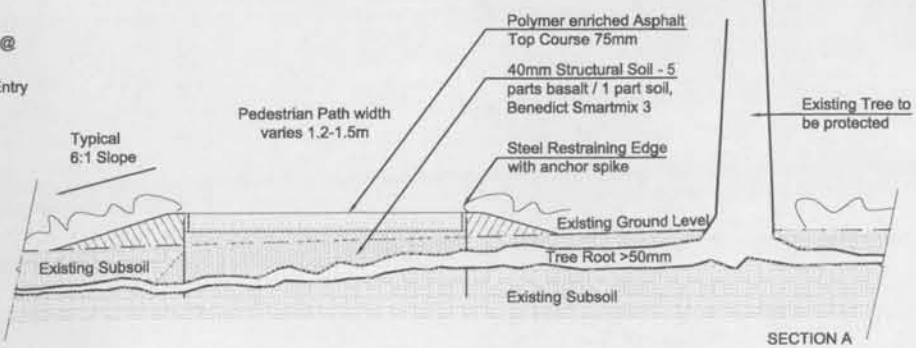


INSET 1 - PERGOLA

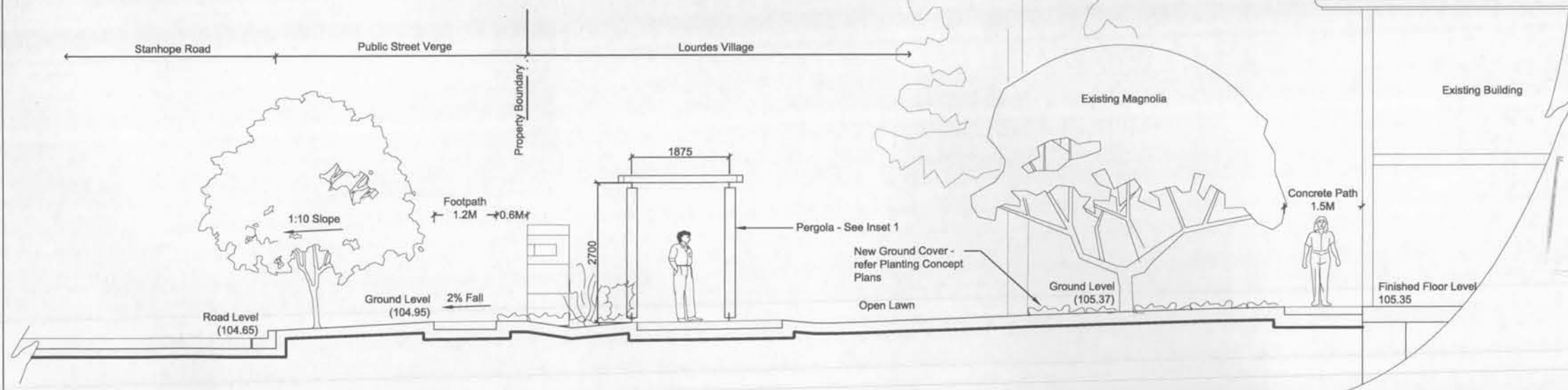
INSET 2 - TYPICAL PLINTHS



C TYPICAL SECTION - PEDESTRIAN PATH OVER EXISTING TREE ROOTS
Scale 1:20 @ A1



A SECTION /ELEVATION A (STANHOPE ROAD TO NORTH WEST BUILDING)
Scale 1:50 @ A1



B SECTION /ELEVATION B (STANHOPE ROAD TO EXISTING BUILDING)
Scale 1:50 @ A1

LEGENDS

18/10/10	C	REVISED DEVELOPMENT APPLICATION	VB
30/05/10	B	DEVELOPMENT APPLICATION	VB
30/05/10	A	DEVELOPMENT APPLICATION	VB
DATE	ISSUE	AMENDMENT	BY

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DRAWING TITLE
Landscape Details & Elevations

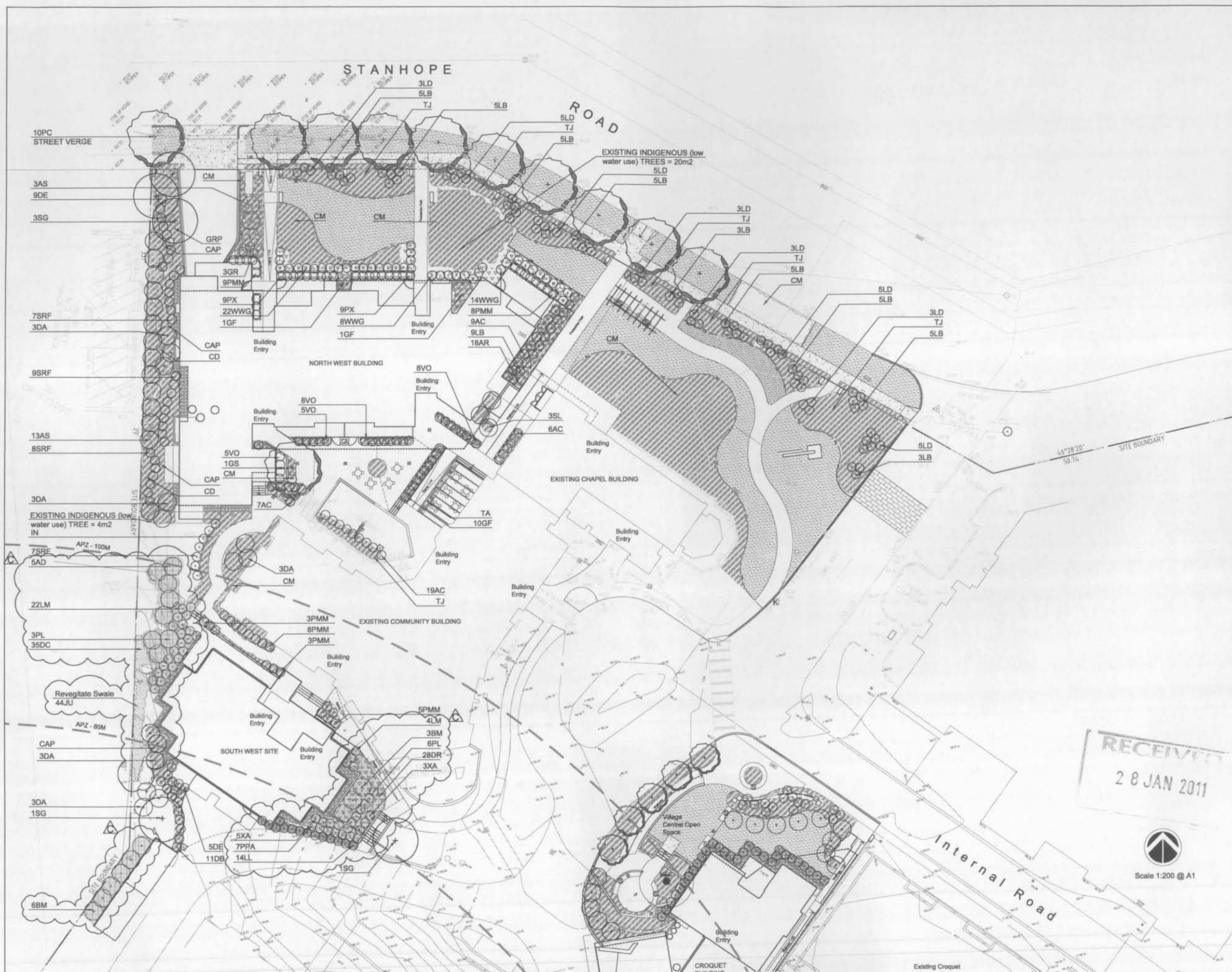
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28 JAN 2011



LEGENDS

GENERAL

- PROPERTY BOUNDARY
- ASSET PROTECTION ZONE
- BASEMENT EDGE - BELOW
- PROPOSED BUILDING - OVERHEAD
- GARDEN EDGE
- COBBLE MULCH Design for Bushfire Areas
- NEW LAWN (Turf) Couch /Buffalo

BASIX CERTIFICATION INFORMATION

- 135m² AREA OF INDIGENOUS LOW WATER USE SPECIES incl. 6 X EXISTING SYCARPIA GLOMIFERA = 20m²
- 765m² COMMON AREA OF GARDEN MINUS AREA OF LOW WATER - AS ABOVE (135m²) (VEGETATED AREA EXCLUDING LAWN)
- 176m² ALTERNATIVE WATER USE (AREA OF COMMON LANDSCAPE)

TREE RETENTION & REMOVAL

- TREES TO BE RETAINED AND PROTECTED - REFER ARBORIST CONSTRUCTION IMPACT ASSESSMENT
- NEW POSITION OF RELOCATED TREE
- TREE PROTECTION ZONE AS4907

28/01/11	B	REVISED DEVELOPMENT APPLICATION	VB
18/10/10	A	REVISED DEVELOPMENT APPLICATION	VB
DATE	ISSUE	AMENDMENT	BY

PROJECT
LOURDES VILLAGE - KILLARA

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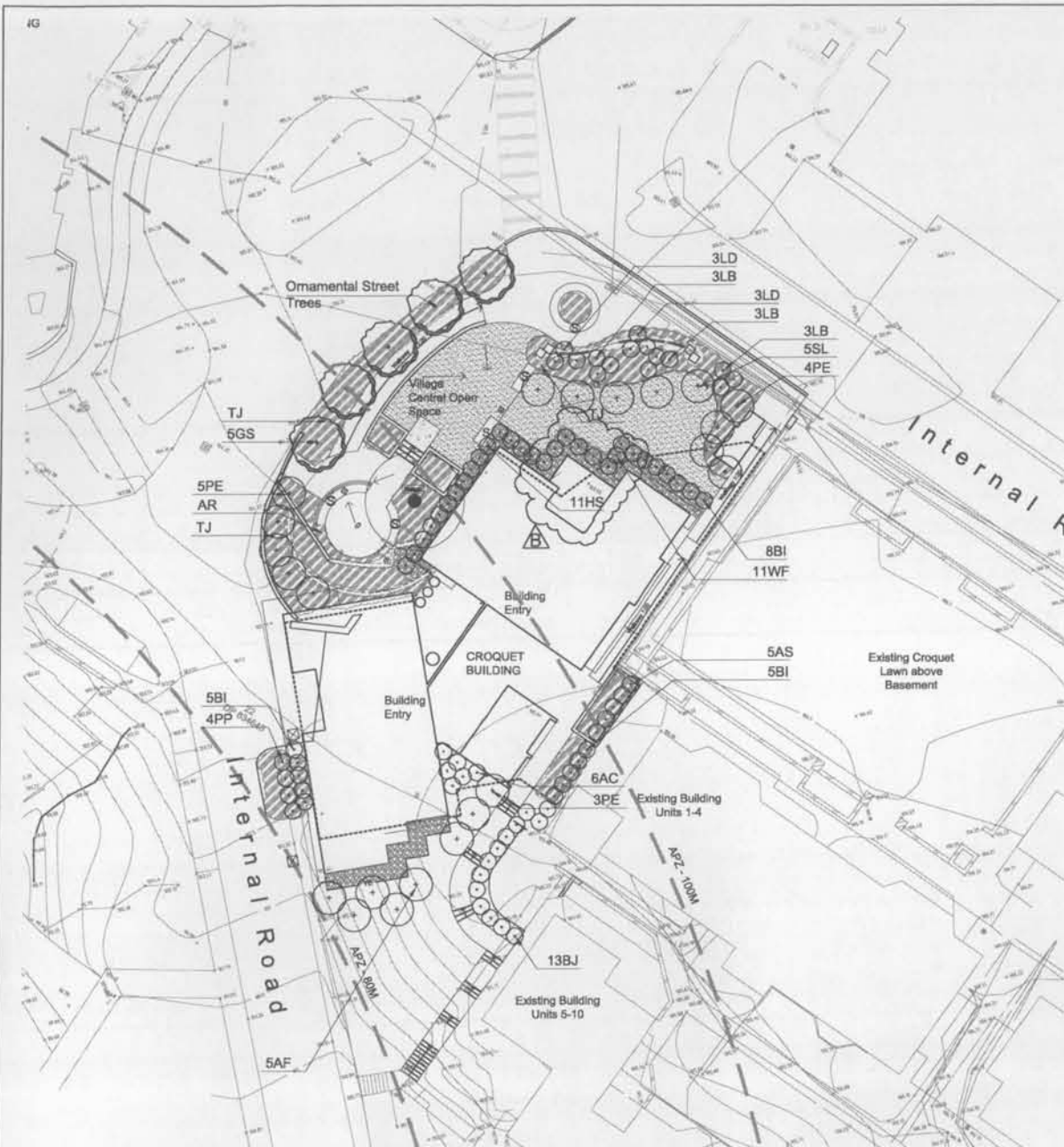
DRAWING TITLE
Landscape Planting Concept Plan

APPROVED FOR RELEASE

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PROJECT No.	DRAWING No.	ISSUE
AEV02	AEV02-DD-401	B

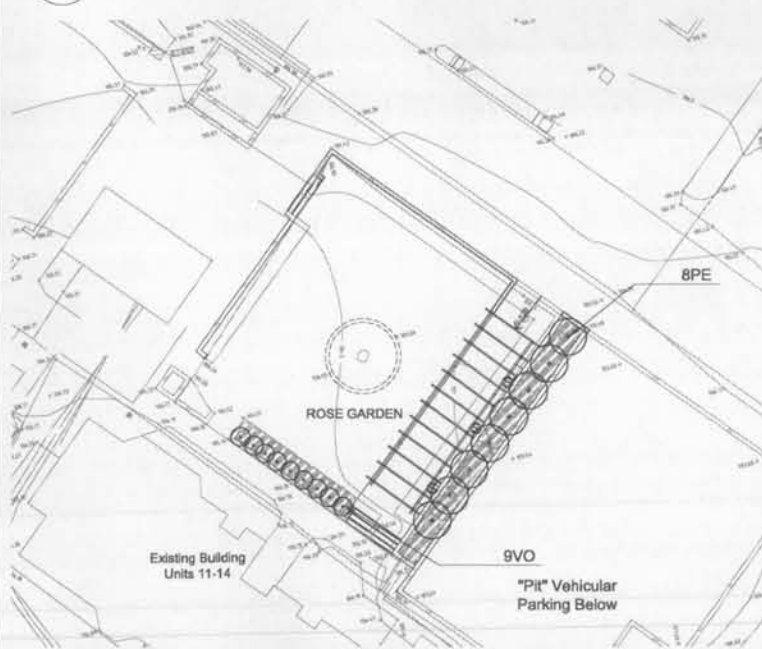
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A PLAN 1 of 3 (NORTH WEST /SOUTH WEST BUILDINGS /VILLAGE ENTRY)



Scale 1:200 @ A1

A PLAN 2 of 3 (CROQUET BUILDING / GROTTO SITE)



Scale 1:200 @ A1

B PLAN 3 of 3 (ROSE GARDEN SITE)

INDICATIVE PLANT SCHEDULE

TREES

ABB.	Botanical Name	Common Name	Pot Size	Mat. Height	Qty.
AS	Acmena smithii	Lilly Pilly	25L	6-8m	19
BI	Banksia integrifolia	Coastal Banksia	15L	8-15m	18
BM	Buckhousia myrtilifolia	Grey Myrtle	25L	3-4m	9
GS	Gleditsia triacanthos "Shademaster"	Honeylocust	45L	5-8m	6
PC	Pistacia chinensis	Chinese Pistachio	45 L	6-10m	10
PE	Podocarpus elatus	Plum Pine	25L	10-40m	20
SG	Syncarpia glomulifera	Terpentine	45L	25-35m	7
SL	Syzgium luehmanii	Small Leaved LP	45L	5-8m	8

Additional Trees (not shown on plan): 3 Syncarpia glomulifera to be planted in north east sector of the Village.

SHRUBS AND GROUND COVERS

ABB.	Botanical Name	Common Name	Pot Size	Mat. Height	Qty. / Spacing
AF	Acacia falcata	Hickory Wattle	300mm	2-4m	5
AD	Allocasuarina distyla	Casuarina	200mm	2-3m	9
BJ	Buxus microphylla vav. japonica	Buxus	200mm	1.0m	13
DE	Doryanthes excelsa	Gymea Lily	25L	3.0m	28
CA	Correa alba	White Correa	300mm	1.5-2m	12
GF	Gardenia augusta "Florida"	Florists Gardenia	300mm	2-3m	12
PL	Persoonia linearis	Geebung	200mm	3-5m	9
PX	Philodendron "Xanadu"	Xanadu Philodendron	200mm	0.5m	18
PMM	Pittosporum tobira "Miss Muffet"	Miss Muffet tobira	300mm	1-2m	19
SRF	Syzygium luehmanii "Royal Flame"	Lilly pilly Royal Flame	300mm	2-3m	44
VO	Viburnum odoratissimum	Sweet Viburnum	45L	1.5-2m	29
WF	Westringea Fruticosa	Coastal Rosemary	5/25L	1.5-2m	11
WWG	Westringea "Wynabbie Gem"	Native Rosemary	5/25L	1.5-2m	46

ACCENT & SEASONAL COLOUR

AR	Ajuga reptans "Chocolate Chip"	Chocolate Chip Bugle	100mm	-	43
CM	Chrysanthemum maximum	Shasta Daisy	5/15L	-	26
CR	Cycas revoluta	Cycad	5/35L	-	3
DB	Dietes grandiflora "Bicolour"	Wild Iris	10L	-	20
LD	Lavendula dentata	Lavender	5/25L	-	54
LB	Leucophyta brownii	Cushion Bush	5/25L	-	12
PP	Phormium tenax "Purpurea"	New Zealand Flax	5/35L	-	4

FERNS & ALLIES

AC	Alpinia caerulea	Native Ginger	150mm tube	1-1.5m	41
CD	Calceolaria dubia	Rainbow Fern	150mm tube	0.5m	50
DA	Dicksonia antarctica	Tree Fern	25L	8-12m	17

GROUND COVERS, GRASSES & SEDGES

CAP	Carex appressa	Tall Sedge	100mm tube	-	0.5m
CM	Clivea miniata	Kafir Lily	150mm	-	0.75m
DC	Dianella caerulea s. lat	Blue Flax Lily	100mm tube	-	35
DLJ	Dianella "Little Jess"	Flax Lily	100mm tube	-	0.5m
GRP	Grevillea juniperina "Red Prostrate"	Grevillea	150mm tube	-	0.75m
HV	Hardenbergia violacea	Native Sansparilla	100mm tube	-	1.0m
IN	Isolepis nodosa	Knobby Club Rush	150mm tube	-	0.4m
JU	Juncus usitatus	Common Rush	100mm tube	-	44
LL	Lomandra longifolia	Spiny Mat-rush	100mm tube	-	14
LT	Lomandra longifolia "Tanika"	Dwarf Mat-rush	150mm tube	-	0.4m
LM	Lomandra multiflora spp. multiflora	Multiflora	100mm tube	-	46
PN	Pennisetum alopecuroides "Nalfrey"	Black Lea	150mm tube	-	0.6m
PE	Poa labillardierei "Eskdale"	Eskdale	150mm tube	-	0.6m
TA	Themeda Australis "Mingo"	Mingo Grass	100mm tube	-	0.25m
TJ	Trachelosporum jasminoides	Star Jasmine	100mm	-	1.0m
XA	Xanthorrhoea arborea	Bradt L. Grass Tree	300mm	-	8

CLIMBERS / SCRAMBLERS

DR	Dichondra repens	Kidney Weed	100mm tube	-	28
HS	Hibbertia scandens	Guinea Flower	150mm tube	-	As Shown
PPA	Pandorea Pandorana	Wonga Wonga Vine	200mm	-	7

LEGENDS

GENERAL

- PROPERTY BOUNDARY
- ASSET PROTECTION ZONE
- BASEMENT EDGE - BELOW
- PROPOSED BUILDING - OVERHEAD
- GARDEN EDGE
- COBBLE MULCH
Design for Bushfire Areas
- NEW LAWN (Turf)
Couch / Buffalo

BASIX CERTIFICATION INFORMATION

- AREA OF INDIGENOUS LOW WATER USE SPECIES incl. 6 X EXISTING SYNCARPIA GLOMIFERA = 20m2
- COMMON AREA OF GARDEN MINUS AREA OF LOW WATER - AS ABOVE (135M2)
(VEGETATED AREA EXCLUDING LAWN)
- ALTERNATIVE WATER USE (AREA OF COMMON LANDSCAPE)

TREE RETENTION & REMOVAL

- TREES TO BE RETAINED AND PROTECTED - REFER ARBORIST CONSTRUCTION IMPACT ASSESSMENT
- NEW POSITION OF RELOCATED TREE
- TREE PROTECTION ZONE AS4907

28/01/11	B	REVISED DEVELOPMENT APPLICATION	VB
18/10/10	A	REVISED DEVELOPMENT APPLICATION	VB
DATE	ISSUE	AMENDMENT	BY

LOURDES VILLAGE - KILLARA

CLIENT



LANDSCAPE ARCHITECT

1 BALLS HEAD ROAD
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SYDNEY, AUSTRALIA
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F: 61 2 9620 2597
www.aevum.com.au

DRAWING TITLE

Landscape Planting Concept Plan

APPROVED FOR RELEASE

DATE	DRAWN	CHECKED
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28/01/11 VB CG

PROJECT No.	DRAWING No.	ISSUE
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AEV02 AEV02-DD-402 B

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- LEGENDS
- Existing Trees - Remove
 - Existing Trees - Retain & Protect (w/ Tree Protection Zone AS4907)
 - Existing Trees - Relocate
 - Tree Identification Code - refer Arborist Construction Impact Assessment; Botanicus; dated January 2011

NOTE: Tree survey and species identification specified in this plan are sourced from the following:

Arborists Assessment - Botanicus, Tree Wise People

sym. studio does not take responsibility for the accuracy of this information and its contents should be verified before any construction works are carried out.

28/01/11	B	REVISED DEVELOPMENT APPROVAL	VB
30/06/10	A	DEVELOPMENT APPROVAL	VB
DATE	ISSUE	AMENDMENT	BY

PROJECT
LOURDES VILLAGE - KILLARA

CLIENT

LANDSCAPE ARCHITECT
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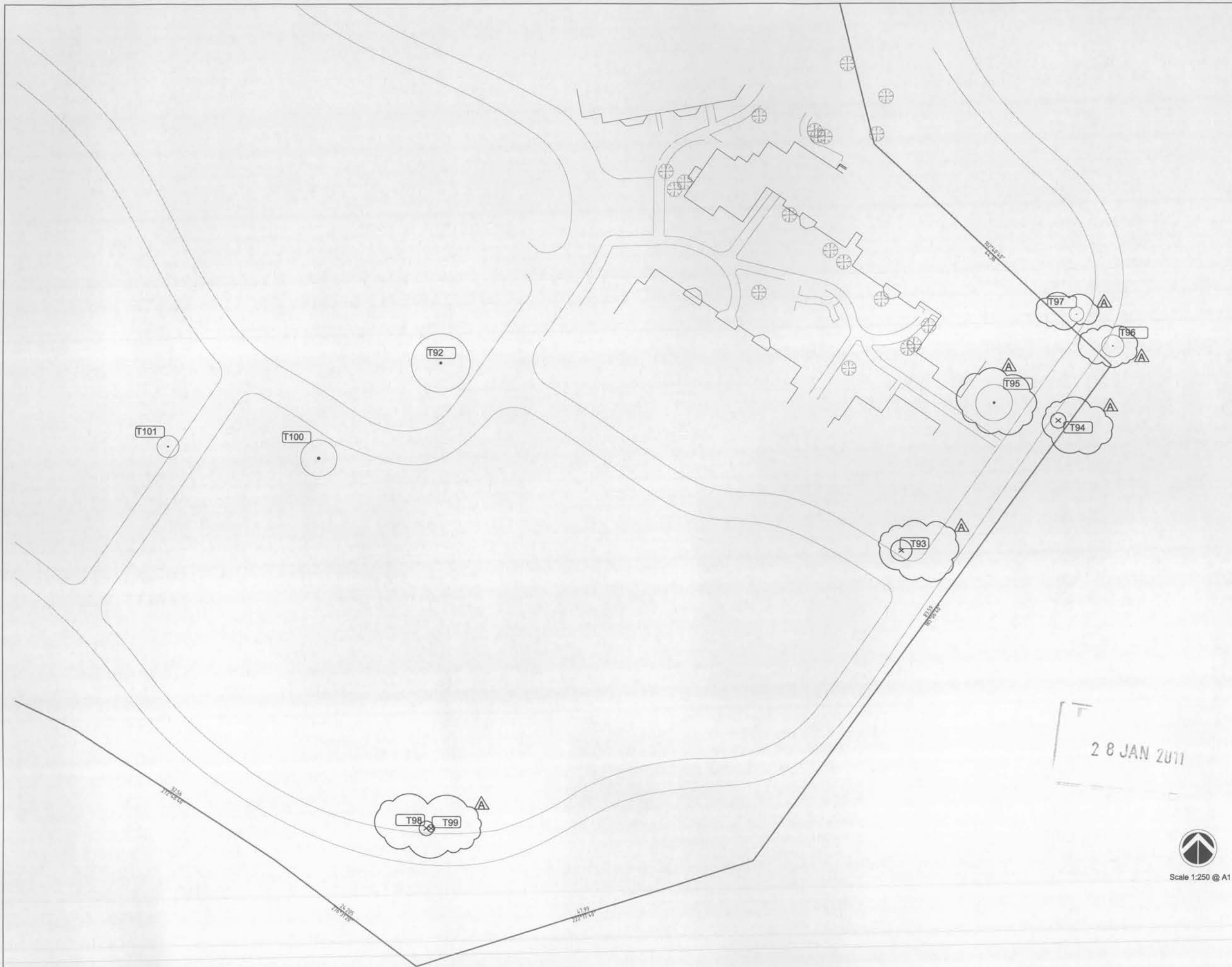
DRAWING TITLE
Tree Retention / Removal Plan

DATE	DRAWN	CHECKED
28/01/11	VB	CG
PROJECT No.	DRAWING No.	ISSUE
AEV02	AEV02-DD-502	B

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A PLAN 2 of 3 (OVERALL SITE)



LEGENDS

- Existing Trees - Remove
- Existing Trees - Retain & Protect (w/ Tree Protection Zone AS4907)
- Existing Trees - Relocate
- Tree Identification Code - refer Arborist Construction Impact Assessment; Botanica; dated January 2011

NOTE: Tree survey and species identification specified in this plan are sourced from the following:

Arborists Assessment - Botanica, Tree Wise People

sym. studio does not take responsibility for the accuracy of this information and its contents should be verified before any construction works are carried out.

28/01/11 A REVISED DEVELOPMENT APPROVAL VB
DATE ISSUE AMENDMENT BY

PROJECT
LOURDES VILLAGE - KILLARA

CLIENT
aevum LIMITED

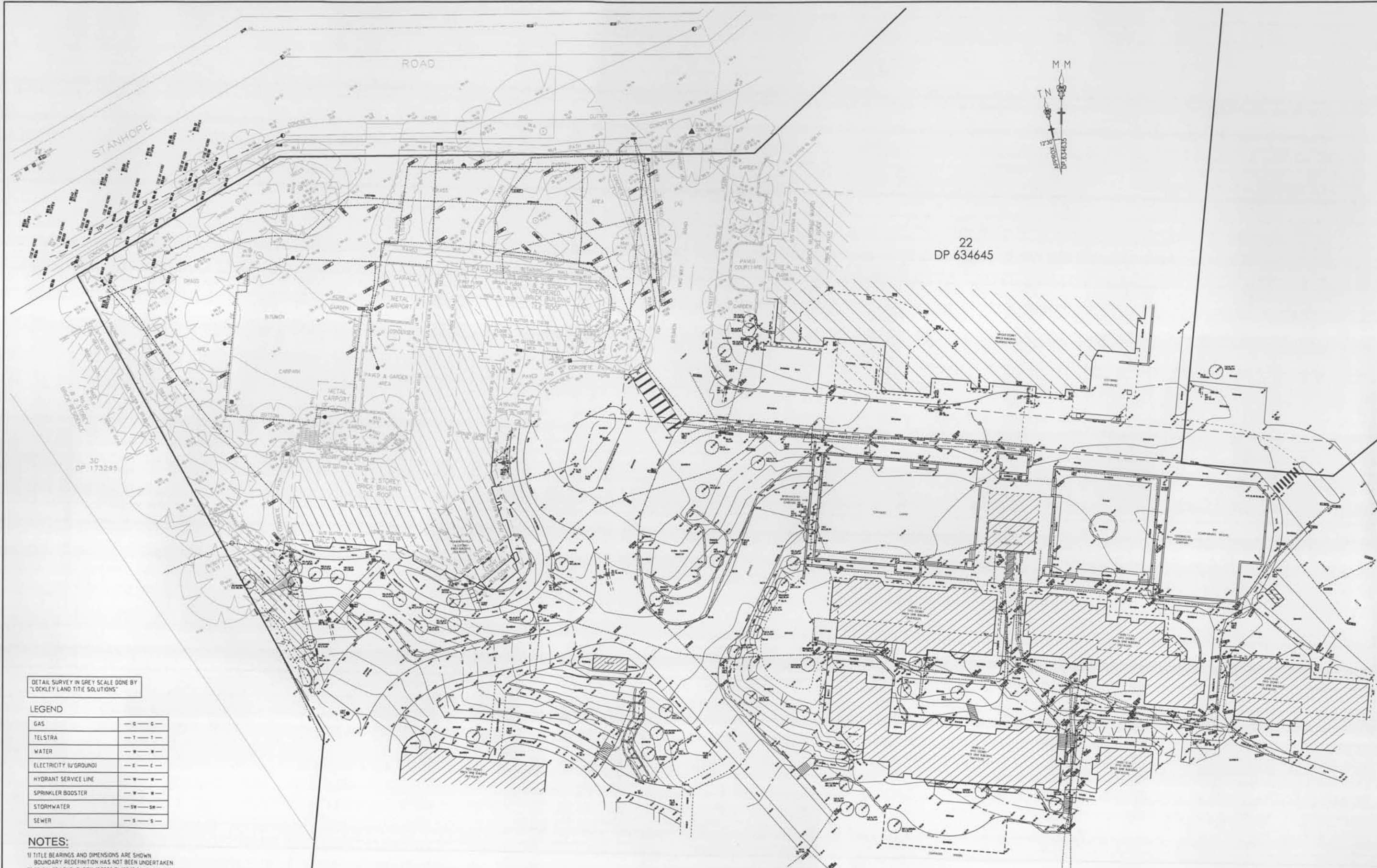
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DRAWING TITLE
Tree Retention / Removal Plan

APPROVED FOR RELEASE
DATE DRAWN CHECKED
28/01/11 VB CG
PROJECT No. DRAWING No. ISSUE
AEV02 AEV02-DD-503 A

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A PLAN 3 of 3 (OVERALL SITE)



22
DP 634645

DETAIL SURVEY IN GREY SCALE DONE BY
"LOCKLEY LAND TITLE SOLUTIONS"

LEGEND

GAS	— G — G —
TELSTRA	— T — T —
WATER	— W — W —
ELECTRICITY (U/GROUND)	— E — E —
HYDRANT SERVICE LINE	— H — H —
SPRINKLER BOOSTER	— B — B —
STORMWATER	— SW — SW —
SEWER	— S — S —

NOTES:

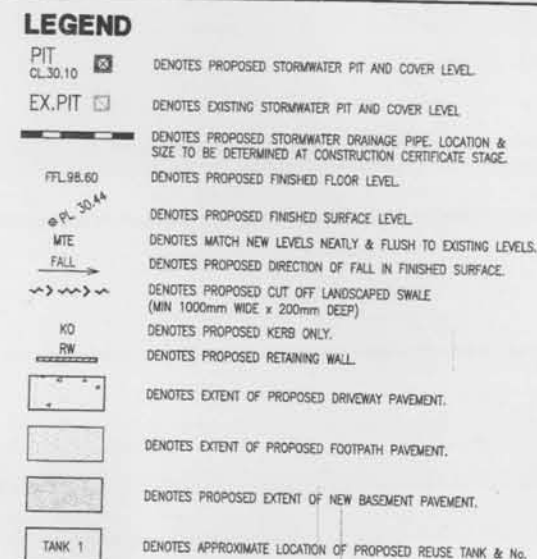
- 1) TITLE BEARINGS AND DIMENSIONS ARE SHOWN. BOUNDARY REDEFINITION HAS NOT BEEN UNDERTAKEN.
- 2) ORIGIN OF LEVELS: SSM 153792 RL102.15 (AHD) SCIMS.
- 3) SITE COMPRISES LOTS 21 & 22 IN DP 634645.
- 4) SITE AREA: LOT 21 3498m² LOT 22 4.94ha.
- 5) (G) DENOTES GUTTER LEVEL (M/1) DENOTES MULTIPLE TRUNK.
- 6) 30/90S, 8H DENOTES TREE SIZE 8.3 TRUNK DIAMETER, 10 SPREAD, 8 HIGH.
- 7) TREE NAMES SHOWN CONSTITUTE OUR OPINION ONLY. IF TREE SPECIES IDENTIFICATION IS IMPORTANT FOR DESIGN OR HERITAGE REASONS THEY SHOULD BE DETERMINED BY A QUALIFIED ARBORIST.
- 8) (C) DENOTES RIGHT OF CARRIAGEWAY 12 WIDE, 5 WIDE & VARIABLE.
- 9) (C) DENOTES RIGHT OF CARRIAGEWAY 5 WIDE & VARIABLE.
- 10) SERVICE PIT LOCATIONS HAVE BEEN DETERMINED BY SURVEY. LOCATION OF UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY RELEVANT SERVICE AUTHORITIES FOLLOWING A DIAL BEFORE YOU DIG SEARCH AND ON-SITE UNDERGROUND DETECTION BY AUSTRALIAN LOCATING SERVICES (A.L.S.). PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION A THOROUGH SEARCH OF ALL AUTHORITIES SHOULD BE MADE TO DETERMINE THE EXTENT AND NATURE OF SERVICES. USE OF PIT HOLING AND HAND AUGERS SHOULD BE USED WHEN EXAMINING SERVICES (SERVICES WITHIN CABLE TRAYS NOT SEPARATELY IDENTIFIED).
- 11) CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS ARE ACCURATE AND SHOULD BE ADOPTED.

ISSUE	DATE	AMENDMENT	TITLE: PLAN SHOWING SELECTED DETAIL & LEVELS OVER "LOURDES RETIREMENT VILLAGE", KILLARA			
			LGA: KU-RING-GAI	REFERENCE: 21338		
			CLIENT: AVEUM PTY LTD	DATE: 28-10-09	SHEET	
			SCALE (AT A1) 1:200	DATUM: AHD	SURVEYOR: AW	1

Norton Survey Partners
SURVEYORS & LAND TITLE CONSULTANTS

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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 SDE-11 OR THE GEOTEXTILE INLET FILTER DETAIL SDE-12 OF THE "BLUE BOOK"
3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SDE-8 OF THE "BLUE BOOK"
4. ACTIVELY PROVIDE PIT PROTECTION AS SHOWN IN THE DETAIL
5. 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. ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION.
7. ENSURE THAT ALL MEASURES TO MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SDE-1 OF THE "BLUE BOOK" (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE)
8. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE "BLUE BOOK"
9. PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
10. ONCE CUT/FILL OPERATIONS HAVE BEEN FINALISED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING 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 ANY LOCAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
12. A DETAILED SEDIMENT & EROSION CONTROL PLAN SHALL BE PREPARED AT THE CONSTRUCTION CERTIFICATE STAGE.

Roof Water
Roof water shall be harvested for use (for irrigation purposes, refer to BASIX for minimum application area). Roof water shall be collected and stored in underground tanks and first flush devices (Australian Standards compliant) shall be fitted to downpipes prior to discharge to the tank. Proposed tank locations are shown plan. The minimum storage capacity for each tank shall be (which is equivalent to 20mm over the contributing roof area, as per DCP 47 Clause 6.8 (c)):

- Task 1 - 14.0 kL
- Task 2 - 8.0 kL
- Task 3 - 8.0 kL

Surface Runoff
Surface runoff, albeit in quite minimal areas (given the majority of the proposed development comprises of building roof) shall be collected using a series of pits and pipes and discharged in to the existing drainage system.

Basement carpark areas shall also include collection sumps, to collect nuisance drip water or washdown water, and shall be drained via gravity to the existing stormwater drainage system.

The existing stormwater system currently drains to existing detention basins located towards the downstream end of the site, before ultimately being discharged to the natural bush land to the south. We have consulted with Council as part of the Pre DA process and understand that this proposed development is being considered as 'Location C, Discharge to Bushland' and in accordance with Council policies. We further understand that onsite detention is not required, however we note the proposed stormwater management system effectively limit post-development flows:

1. All new roof areas drain to reuse tanks, hence effective detention of up to 20mm would be provided.
2. Significant sections of the existing site are already impervious.
3. All runoff will be directed through the existing detention basins.

Water Quality
Waterborne pollutants generated for the development shall be managed using a treatment train comprising:

1. Roof runoff shall be treated using first flush devices (Australian Standard compliant) - (gross and fine particles, as well as some sorbed nutrients)
2. Pits collecting surface runoff from outdoor areas shall be treated using pit inserts (Enviropod or similar) - (gross pollutants, find and coarse particles, and some sorbed nutrients).
3. All runoff will ultimately drain through the existing detention basin, hence further particle deposition and a little nutrient removal shall occur.

We note the large majority of the proposed new development comprises of roof areas, hence the generation of waterborne pollution attributed to this development is likely to be relatively minor. The treatment train, as outlined above, should provide a suitable level of treatment and comply with Council requirements.

18 OCT 2010

COT DA	D
DRAWING SHEET SIZE = A1	



- LEGEND**
- PIT [Symbol] DENOTES PROPOSED STORMWATER PIT AND COVER LEVEL.
 - EX.PIT [Symbol] DENOTES EXISTING STORMWATER PIT AND COVER LEVEL.
 - [Symbol] DENOTES PROPOSED STORMWATER DRAINAGE PIPE, LOCATION & SIZE TO BE DETERMINED AT CONSTRUCTION CERTIFICATE STAGE.
 - SITE BOUNDARY [Symbol] DENOTES SITE BOUNDARY.
 - [Symbol] DENOTES PROPOSED CUT OFF LANDSCAPED SWALE (MIN 1000mm WIDE x 200mm DEEP).
 - [Symbol] DENOTES PROPOSED EXTENT OF NEW DEVELOPMENT.

RECEIVED
18 OCT 2010

PHOTOMAPS BY :
nearmap
find reality

APPROVAL

ISSUE		AMENDMENT	VERIFIED	APPROVED	DATE	CUSTOMER	ARCHITECT	PROJECT		DRAWING TITLE	JOB NUMBER		
A		ISSUED FOR COORDINATION	BC	BC	13.10.10	AEVUM LIVING Pty Ltd	hill thalis ARCHITECTURE + URBAN PROJECTS		ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE MAKING ANY SHOP DRAWINGS OR COMMENCING ANY WORK.		NEW INDEPENDENT LIVING UNITS 95 Stanhope Road, Killara. N.S.W.	OVERALL SITE PLAN	NL090348
B		ISSUED FOR APPROVAL	BC	BC	14.10.10								
						DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED	THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD.			323 Charlemagne Road, Charlestown NSW 2290 Email: info@northrop.com.au ASB 61 094 433 100		C00 DA B	DRAWING SHEET SIZE = A1