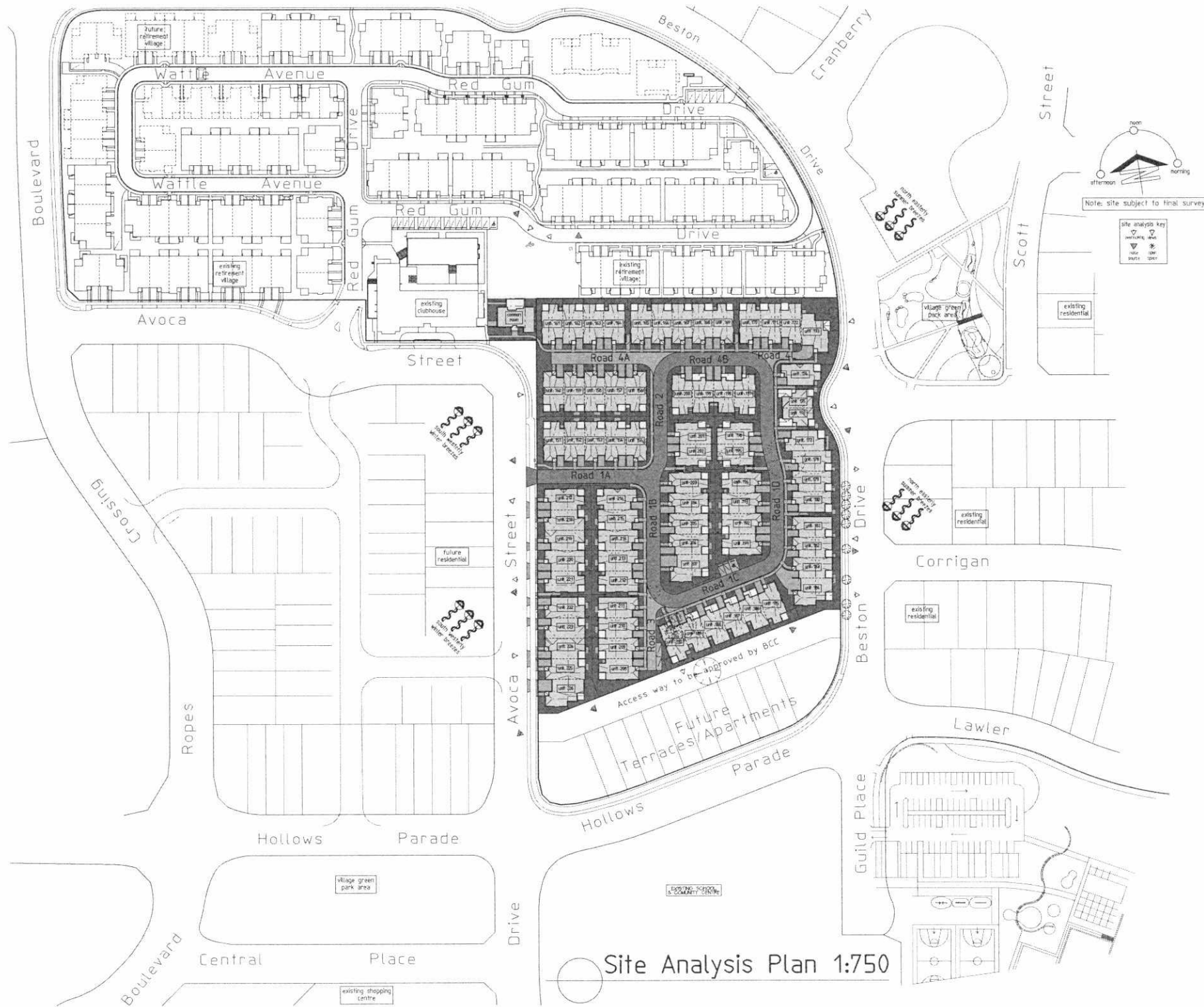
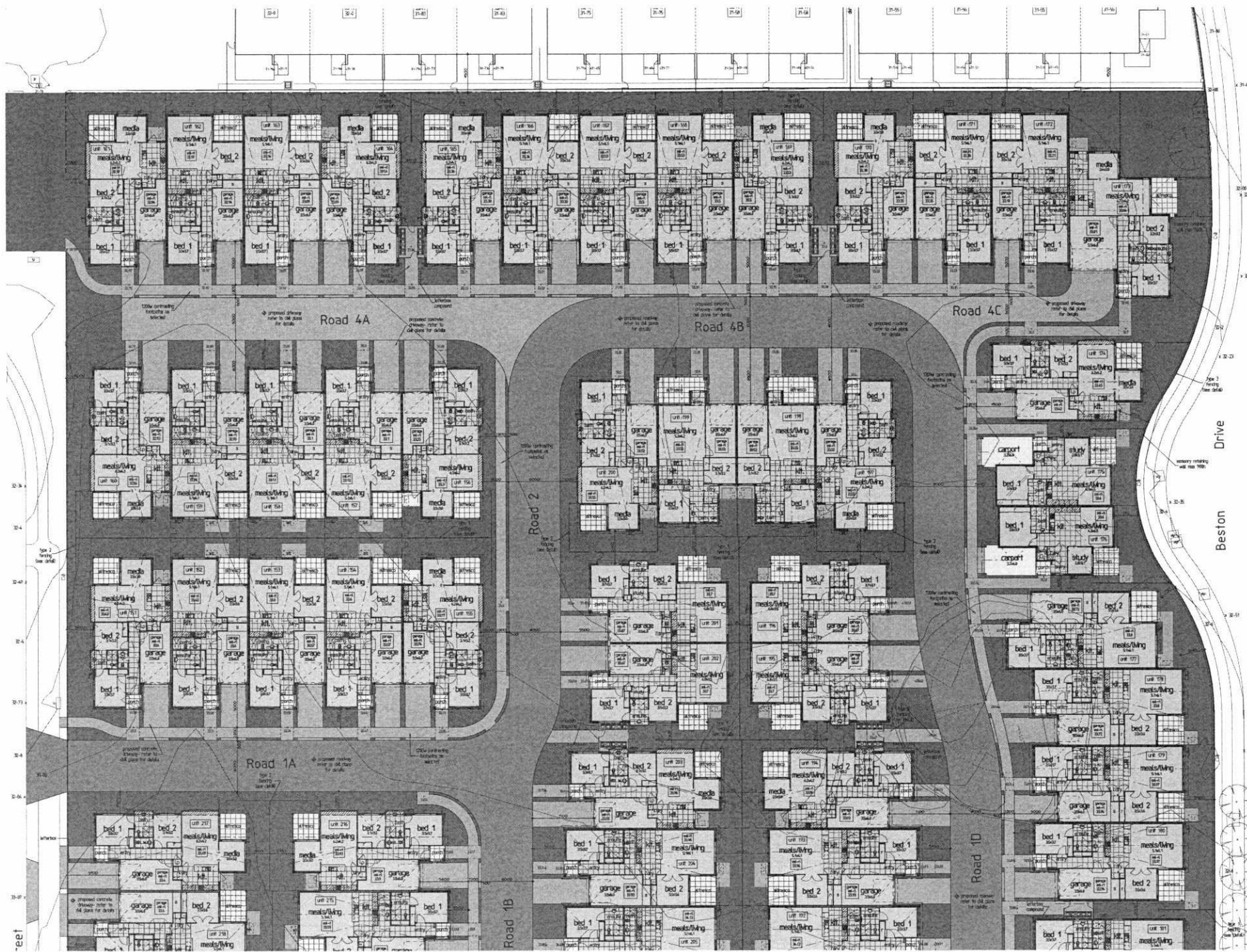




C	Issued for DA	13-2-11
B	Issued for preliminary	13-7-11
A	Issued for preliminary	29-4-11
REV	DESCRIPTION	DATE
Project:		
ROCHFORD PLACE ICA SITE		
at: lot 142 DP1163474 Beston Drive ROPES CROSSING		
for: LLP RV (Rochford Place) Pty Ltd		
drawing N°:		
A12414S-DA		
revision:		
C	1	
SYDNEY		



NOTES

- REFER TO CIVIL PLANS FOR STORMWATER CONCEPT DETAILS, DRAINAGE GRADES & LONG SECTIONS. FULL DETAILS AT C.E. STAGE.
- ALL EXTERNAL LIGHTING TO PROVIDE AT LEAST 10 LUX AT GROUND LEVEL. REFER TO LANDSCAPE PLANS FOR LOCATIONS.
- ALL WALKWAYS, RAMPS, LANDINGS & HANDRAILS TO BE IN ACCORDANCE WITH AS1428-1 2001. FULL DETAILS AT C-C STAGE.
- ALL EXTERNAL PAVED AREAS MUST HAVE SLIP RESISTANT SURFACES IN ACCORDANCE WITH AS1428-1 2001.
- REFER TO AS1428-4 1992 FOR TACTILE GROUND SURFACE INDICATOR LOCATIONS AND DETAILS.
- REFER TO LANDSCAPE PLANS FOR DESIGN DETAILS. FULL DETAILS AT C.E. STAGE.
- REFER TO ACCESS ASSESSMENT REPORT FOR ACCESS DETAILS AND COMPLIANCE.
- REFER TO 1:100 FLOOR PLANS FOR INTERNAL DWELLING CONFIGURATION, WINDOW LOCATIONS & ROOF SIZES. FULL DETAILS AT C.E. STAGE.
- FINAL SETBACKS, ROOM SIZES, FLOOR AREA & SITE DATA TO BE VIEWED AT C.E. STAGE.
- ALL DWELLINGS WITH INTERNAL BATHROOMS & LOBBIES TO BE PROVIDED WITH MECHANICAL VENTILATION. FULL DETAILS AT C.E. STAGE.
- 10% DOWN FROM FFL OF DWELLINGS TO FFL UNLESS NOTED OTHERWISE.
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH BASIC CERTIFICATES.
- LETTERING COMPOUNDS LOCATED AT EACH UNIT. FULL DETAILS AT C.E. STAGE.

PROJECT:
ROCHFORD PLACE ICA SITE
 lot 102, DP1163474
 Beston Drive
 ROPES CROSSING

for:
LLP RV (Rochford Place) Pty Ltd

drawing N°:
A12414S-DA

revision: **C** **sheet:** **3**

DESIGN
 100% High Level Plan, Issued
 Rochford Place, Beston Drive
 122 to 124 Beston Drive
 Sydney NSW 1510
 Phone: (02) 9551 3333
 Fax: (02) 9551 3334



NOTES:

- REFER TO CIVIL PLANS FOR STORMWATER CONCEPT DETAILS, DRAINAGE GRADIENTS & LONG SECTIONS. FULL DETAILS AT C.C. STAGE.
- ALL EXTERNAL LIGHTING TO PROVIDE AT LEAST 10 LUX AT GROUND LEVEL. REFER TO LANDSCAPE PLANS FOR LOCATIONS.
- ALL WALKWAYS, RAMPS, LANDINGS & HANDRAILS TO BE IN ACCORDANCE WITH AS/NZS 1591. FULL DETAILS AT C-C STAGE.
- ALL EXTERNAL PAVED AREAS MUST HAVE SLIP-RESISTANT SURFACES IN ACCORDANCE WITH AS/NZS 4100 FOR TACTILE. GROUND SURFACE INDICATOR LOCATIONS AND DETAILS.
- REFER TO LANDSCAPE PLANS FOR DESIGN DETAILS. FULL DETAILS AT C.C. STAGE.
- REFER TO ACCESS ASSESSMENT REPORT FOR ACCESS DETAILS AND COMPLIANCE.
- REFER TO 1/500 FLOOR PLANS FOR INTERNAL DIMENSIONAL CONFIGURATION, WINDOW LOCATIONS & ROOM SIZES. FULL DETAILS AT C.C. STAGE.
- FINAL SETBACKS, ROOM SIZES, FLOOR AREA & SITE DATA TO BE VERIFIED AT C.C. STAGE.
- ALL DWELLINGS WITH INTERNAL BATHROOMS & L/TOYS TO BE PROVIDED WITH MECHANICAL VENTILATION. FULL DETAILS AT C.C. STAGE.
- NO SMOKE FROM FDS OF DWELLINGS TO FSL UNLESS NOTED OTHERWISE.
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATES.
- LETTERBOX COMPONDS LOCATED AT EACH UNIT. FULL DETAILS AT C.C. STAGE.

PROJECT: **ROCHFORD PLACE ICA SITE**

lot: **lot 142, DP1163474**
Beston Drive
ROPES CROSSING

For: **LLP RV (Rochford Place) Pty Ltd**

drawing N°: **A12414S-DA**

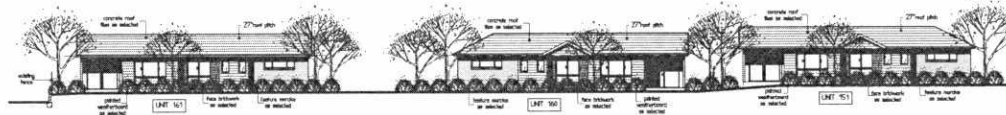
revision	sheet
C	4

DATE: 13-7-11
 2-7-11
 29-4-11

SYDNEY



PART WEST ELEVATION TO AVOCA STREET
UNITS 217 - 226



PART WEST ELEVATION TO AVOCA STREET
UNITS 161, 160 & 151



REAR EAST ELEVATION
UNITS 226 - 217



EAST ELEVATION TO DRIVEWAY
UNITS 208 - 216 / UNITS 155 & 156



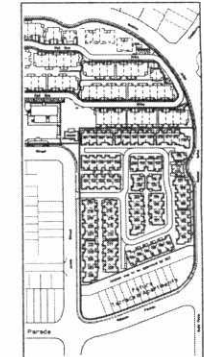
REAR WEST ELEVATION
UNITS 216 - 208



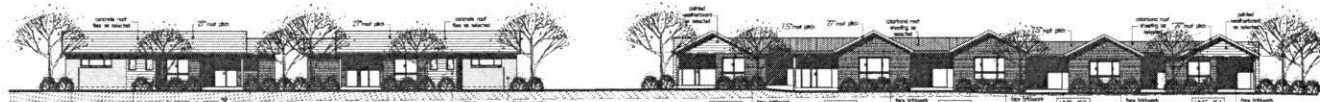
NORTH ELEVATION TO ACCESS STREET
UNITS 216 & 217 / UNITS 194 & 203



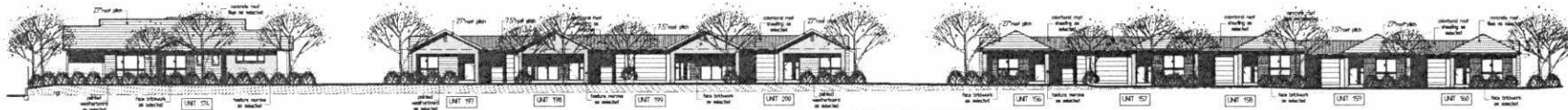
SOUTH ELEVATION TO ACCESS STREET
UNITS 151 - 155 / UNIT 202 & 195



C	Issued for DA	13-7-11
B	Issued for preliminary	7-5-11
A	Issued for preliminary	29-4-11
REV	DESCRIPTION	DATE
project:		
ROCHFORD PLACE ICA SITE		
at: lot 142, DP1163474 Beston Drive ROPES CROSSING		
for: LLP RV (Rochford Place) Pty Ltd		
drawing N°:		
A124-14S-DA		
revision:	sheet:	
C	5	
 A&N DESIGN SYDNEY		



REAR NORTH ELEVATION
UNIT 196 & 201 / UNITS 155 - 151



NORTH ELEVATION TO ACCESS STREET
UNITS 174 & 197 - 200 / UNITS 156 - 160



REAR SOUTH ELEVATION
UNITS 160 - 156 / UNITS 200 - 197 & 176



SOUTH ELEVATION TO ACCESS STREET
UNITS 161 - 173



REAR NORTH ELEVATION
UNITS 173 - 161



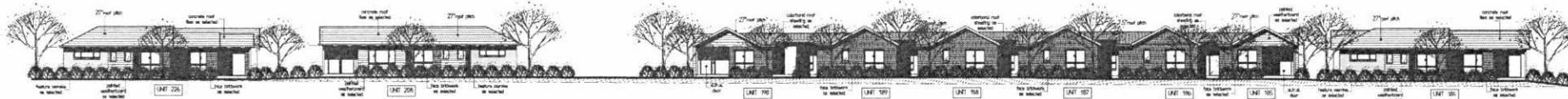
PART WEST ELEVATION
CLUB HOUSE



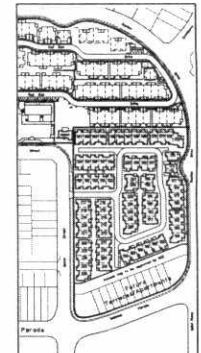
PART EAST ELEVATION
CLUB HOUSE



NORTH EAST ELEVATION TO ACCESS STREET
UNITS 185 - 190



REAR SOUTH WEST ELEVATION
UNITS 226 & 208 / UNITS 190 - 184



C Issued for DA 13.7.11
B Issued for preliminary 17.9.11
A Issued for preliminary 29.6.11
REV DESCRIPTION DATE

project:
**ROCHFORD PLACE
ICA SITE**

at:
**lot 142, DP1163474
Beston Drive
ROPES CROSSING**

for:
**LLP RV
(Rochford Place)
Pty Ltd**

drawing N°:
A12414S-DA

revision: **C** sheet: **6**

afn DESIGN
SYDNEY
100-105 Regional Plaza, North
Sydney, New South Wales 1585
P.O. Box 999, Sydney NSW
1585
Phone: (02) 9550 5533
Fax: (02) 9550 5534



WEST ELEVATION TO ACCESS STREET
UNITS 200 - 207 & 190



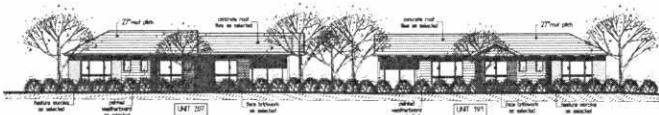
PART EAST ELEVATION TO ACCESS STREET
UNITS 185 & 191 - 197



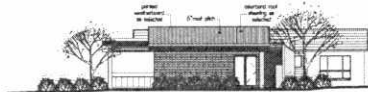
WEST ELEVATION TO ACCESS STREET
UNITS 174 - 184



EAST ELEVATION BESTON DRIVE
UNITS 184 - 173



SOUTH ELEVATION TO ACCESS STREET
UNITS 207 & 191



WEST ELEVATION
COMMON ROOM



REAR EAST ELEVATION
UNITS 207 - 201



REAR WEST ELEVATION
UNITS 196 - 191



C	Issued for DA	13-7-11
B	Issued for preliminary	2-7-11
A	Issued for preliminary	29-4-11
REV	DESCRIPTION	DATE
project:		
ROCHFORD PLACE ICA SITE		
at:		
lot 142, DP1163474 Beston Drive ROPES CROSSING		
for:		
LLP RV (Rochford Place) Pty Ltd		
drawing N°:		
A12414S-DA		
revision:	sheet:	
C	7	
 R&N DESIGN SYDNEY		



- LEGEND
- EXISTING CONTOURS
 - EXISTING TREES REMOVED
 - PROPOSED DECOMPOSED GRANITE AREAS
 - BLUESCOPE WATERPOINT GARDEN BEDS 2300 LONG X 470 WIDE X 110 HIGH. COLOUR TO BE SELECTED.
 - PROPOSED LEVELS TOP OF WALL
 - PROPOSED FINISHED LEVELS
 - PROPOSED TURF AREAS: INTERNAL AREAS SHADE TOLERANT BUFFALO
 - PROPOSED TURF AREAS: EXTERNAL AREAS: COUCH.

PLANT SCHEDULE

TREES	COMMON NAME	EST HT x SP @ MAT
CORYMBIA MACULATA	SPOTTED OLM	18 X 6M
LAGERSTROEMIA INDICA 'SIOUX'	CREPE MYRTLE VAR	3 X 3M
MAGNOLIA LITTLE GEM	DWARF EVERGREEN MAGNOLIA	2.5 X 1.5M
PYRUS USSURENSIS	MANCHURIAN PEAR	5 X 3M
TRISTANOPSIS LAURINA 'LUSCIOUS'	WATER GUM VAR	4 X 3M
SHRUBS		
CALLISTEMON 'GREAT BALLS OF FIRE'	BOTTLEBRUSH VAR	1 X 1M
CALLISTEMON 'WHITE ANZAC'	BOTTLEBRUSH VAR	1 X 1M
CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH VAR	1 X 1M
CORDYLINE 'CABERNET'	RED PALM LILLY	1.5 X 0.6M
DODONAEA VISCOSA 'PURPUREA'	PURPLE HOP BUSH	2.5 X 1.2M
DORYANTHEX EXCELSA	CYMEA LILLY	1.5 X 1.5M
GARDENIA FLORIDA	GARDENIA	1 X 1M
LEPTOSPERMUM 'PINK CASCADE'	TIT TREE VAR	1 X 1M
SYZYGIUM 'PINK CASCADE'	LILLYPILL VAR	1.5 X 1M
SYZYGIUM 'TINY TREV'	LILLYPILL VAR	0.5 X 0.5M
VIBURNUM TINUS	VIBURNUM	2.5 X 1.5M
WESTRINGIA 'ZEN'	COAST ROSEMARY VAR	1 X 1M
GROUNDCOVERS / PERENNIALS		
DIANELLA LITTLE JESS	NATIVE FLAX VAR	0.3 X 0.3M
DIANELLA REVOLUTA	NATIVE FLAX	0.4 X 0.4M
GREV. JUNIPERINA PROSTRATE	PROSTRATE GREV.	0.5 X 0.5M
LIROPE EVERGREEN GIANT	LARGE LIROPE	0.6 X 0.6M
LIROPE MUSCARI	LIROPE	0.3 X 0.3M
LOMANDRA 'TANIKI'	NAT RUSH VAR	0.5 X 0.5M
NANDINA 'GULF STREAM'	DWARF NANDINA	0.5 X 0.5M

ROCHFORD PLACE EXTENSION.
LANDSCAPE PLANS
L01: MASTERPLAN 1:500
L02: PART SITE DETAIL 1:200
L02: PART SITE DETAIL 1:200

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DATE	14.07.11
ISSUE	AMENDMENTS

CLIENT:
LLP RV (ROCHFORD PLACE) PTY. LTD.

DATE:
JULY 2011
DWG. NO.
11-027L01

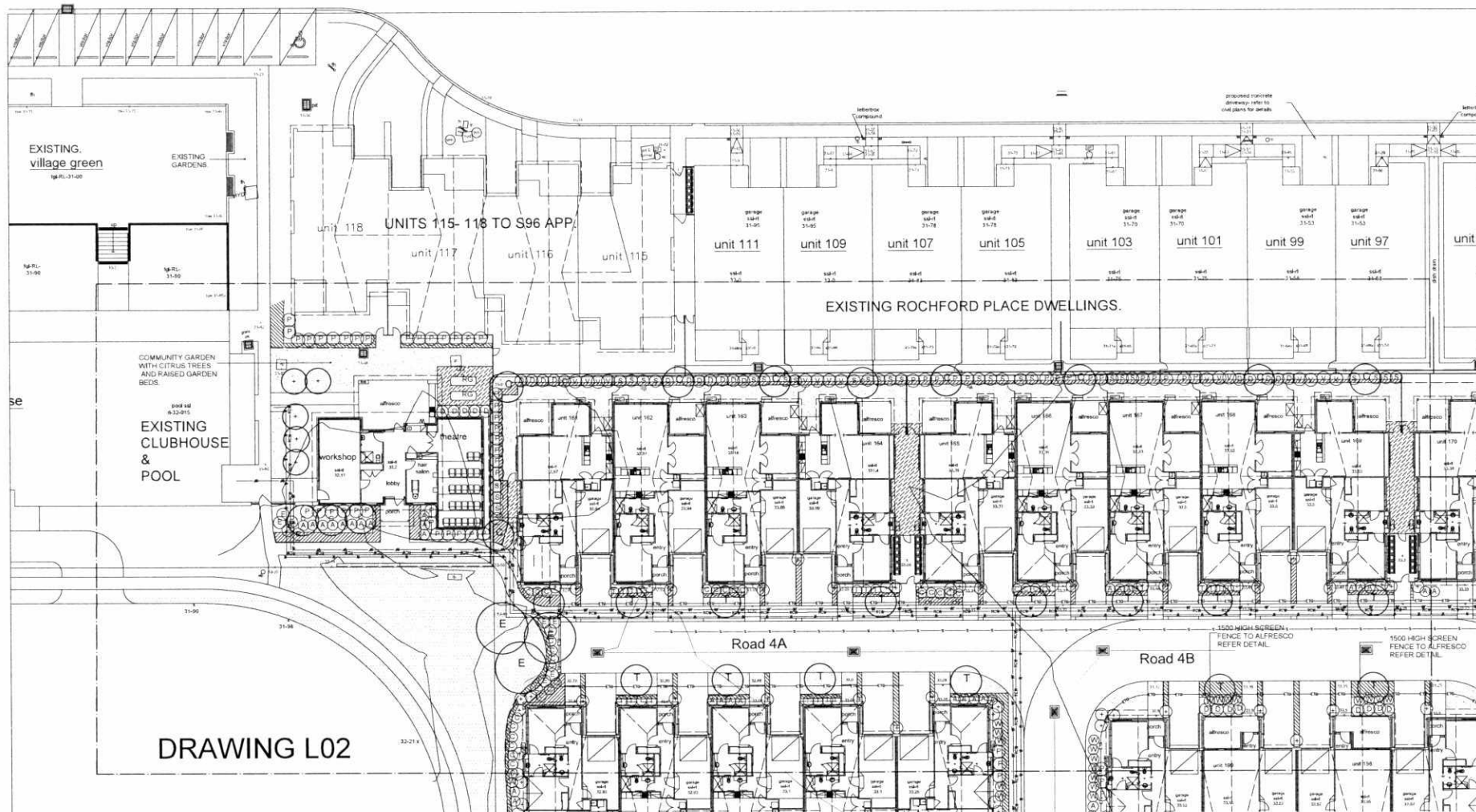
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1:500 @ A1
NO. IN SET
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PROJECT:
ROCHFORD PLACE
LOT 142 DP 1163474
BESTON DRIVE ROPES CROSSING.

DRAWING:
LANDSCAPE MASTERPLAN

JOCELYN RAMSAY & ASSOC. PTY. LTD
LANDSCAPE ARCHITECTS
SUITE K 680 PACIFIC HWY.,
KILLARA NSW 2071.

ph. 02 9499 4220
fax. 02 9499 4221
email jrla@bigpond.net.au



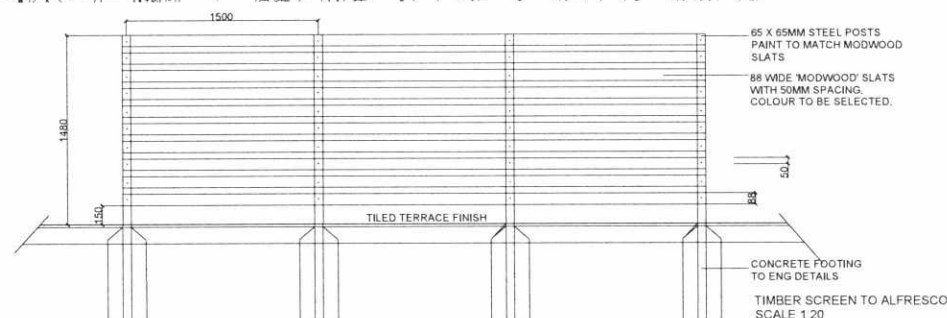
DRAWING L02

PLANT SCHEDULE- L02

NAME	KEY	QTY	SIZE	COMMON NAME	EST HT X SP @ MAT
CORYMBIA MACULATA	C	9	75L	Spotted gum	18 x 8m
LAGERSTROEMIA INDICA 'SIOUX'	G	9	75L	Crape myrtle	3 x 3m
MADAGASCAR LITTLE GEM	T	8	75L	Dwarf evergreen magnolia	2.5 x 1.5m
TRISTANOPSIS LAURINA 'LUSCIOUS'	T	8	75L	Water gum	3 x 3m
CALLISTEMON WHITE ANZAC	A	3	5L	Bottlebrush var	1 x 1m
CALLISTEMON GREAT BALLS OF FIRE	C	13	5L	Bottlebrush var	0.8 x 0.8m
CORYMBIA 'CABERNET'	+	30	5L	Palm lily var	1.5 x 1m
DODONAEA VISCOSA 'PURPUREA'	D	43	5L	Purple hop bush	1.5 x 1.2m
DORYANTHESS EXCELSA	E	43	5L	Queen's lily	1.5 x 1.5m
SYZYGIUM 'PINK CASCADE'	P	13	5L	Lilipili var	2.5 x 1.5m
SYZYGIUM PANICULATUM 'DWARF'	S	9	5L	Lilipili var	2.5 x 1.5m
THEOPHYLLA PANICULATA	T	8	5L	Thyptidomene	0.7 x 0.7m
YUCCA TINY	V	8	5L	Vicarium	2.5 x 2m
WESTRINGIA FRUTICOSA 'ZENIA'	W	21	5L	Coast rosemary	1 x 1m
DANIELA LITTLE JESS	@300ds	150	300ds	Native flax	0.3 x 0.3m
LIRIOPE EVERGREEN GIANT	@500ds	-	500ds	Large liriope	0.5 x 0.5m
LIRIOPE MUSCARI	@300ds	-	300ds	Liriope	0.3 x 0.3m
HEMEROCALLIS FULVA	@500ds	-	500ds	Day lily	0.5 x 0.5m
LOMANIA TANAKA	@500ds	-	500ds	Mat rush var	0.5 x 0.5m
NANDINA 'GOLF STREAM'	@300ds	-	300ds	Dwarf nandina	0.3 x 0.3m

LEGEND

- EXISTING CONTOURS
- EXISTING TREES REMOVED
- PROPOSED DECOMPOSED GRANITE AREAS
- BLUESCOPE WATERPOINT GARDEN BEDS
2300 LONG X 870 WIDE X 810 HIGH. COLOUR TO BE SELECTED.
- PROPOSED LEVELS TOP OF WALL
- PROPOSED FINISHED LEVELS
- PROPOSED TURF AREAS: INTERNAL AREAS SHADE TOLERANT BUFFALO
- PROPOSED TURF AREAS: EXTERNAL AREAS-COUCH
- ELECTRICITY, TELECOMMUNICATIONS, GAS COMMON TRENCH LINES
- FIRE SERVICE LINE
- RECYCLED WATER LINES
- POTABLE WATER LINES
- SANITARY LINES



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CLIENT:
LLP RV (ROCHFORD PLACE) PTY. LTD.

PROJECT:
ROCHFORD PLACE
LOT 142 DP 1163474
BESTON DRIVE ROPES CROSSING.

JOCELYN RAMSAY & ASSOC. PTY. LTD
LANDSCAPE ARCHITECTS
SUITE K 680 PACIFIC HWY.,
KILLARA NSW 2071
ph. 02 9499 4220
fax. 02 9499 4221
email: jrla@bigpond.net.au

DATE:
JULY 2011
DWG. NO.
11-027/L02

SCALE:
1:200 @ A1
NO. IN SET
3

DRAWING:
LANDSCAPE MASTERPLAN

ISSUE: AMENDMENTS
DATE: 14.07.11

