

DEVELOPMENT APPLICATION

LOT 100 DP 1066540 NO. 70 JOHN WHITEWAY DRIVE, GOSFORD
RESIDENTIAL DEVELOPMENT

ARCHITECTURAL DRAWINGS
DRAWING LIST

number	title	scale
ar--cv00	Cover Sheet	NTS
ar--0001	Site Analysis	1:200
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ar--1205	Level 4 Floor Plan	1:200
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abbreviations

BATH	BATHROOM
BED	BEDROOM
ENS	ENSUITE
HLW	HIGH LEVEL WINDOW
KIT	KITCHEN
L'DRY	LAUNDRY
RL	REDUCED LEVEL
S	STORAGE
W	WARDROBE

unit schedule

LEVEL	1 BED	2 BED	3 BED	TOTAL
GROUND		5	2	7
LEVEL 1	4	11	2	17
LEVEL 2	3	12	2	17
LEVEL 3	3	12	2	17
LEVEL 4	3	12	2	17
TOTAL	13	52	10	75

floor space ratio calculation

LEVEL	GFA (sqm)
GROUND	793
LEVEL 1	1578
LEVEL 2	1595
LEVEL 3	1595
LEVEL 4	1595
TOTAL	7156 sqm
SITE AREA	4776 sqm
PROPOSED FSR	1.5:1



car parking calculation

	REQUIRED	PROVIDED
RESIDENTIAL		
1 BED - 1 SPACE	13	
2 BED - 1.2 SPACE	62.4	
3 BED - 1.5 SPACE	15	
TOTAL	91	91
VISITOR - 0.2 / UNIT	15	15
MOTORCYCLE - 1 / 15 UNITS	5	5
BICYCLE - 1 / 3 UNITS (RESIDENT) 1 / 12 UNITS (VISITOR)	25 7	25 7

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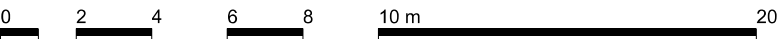
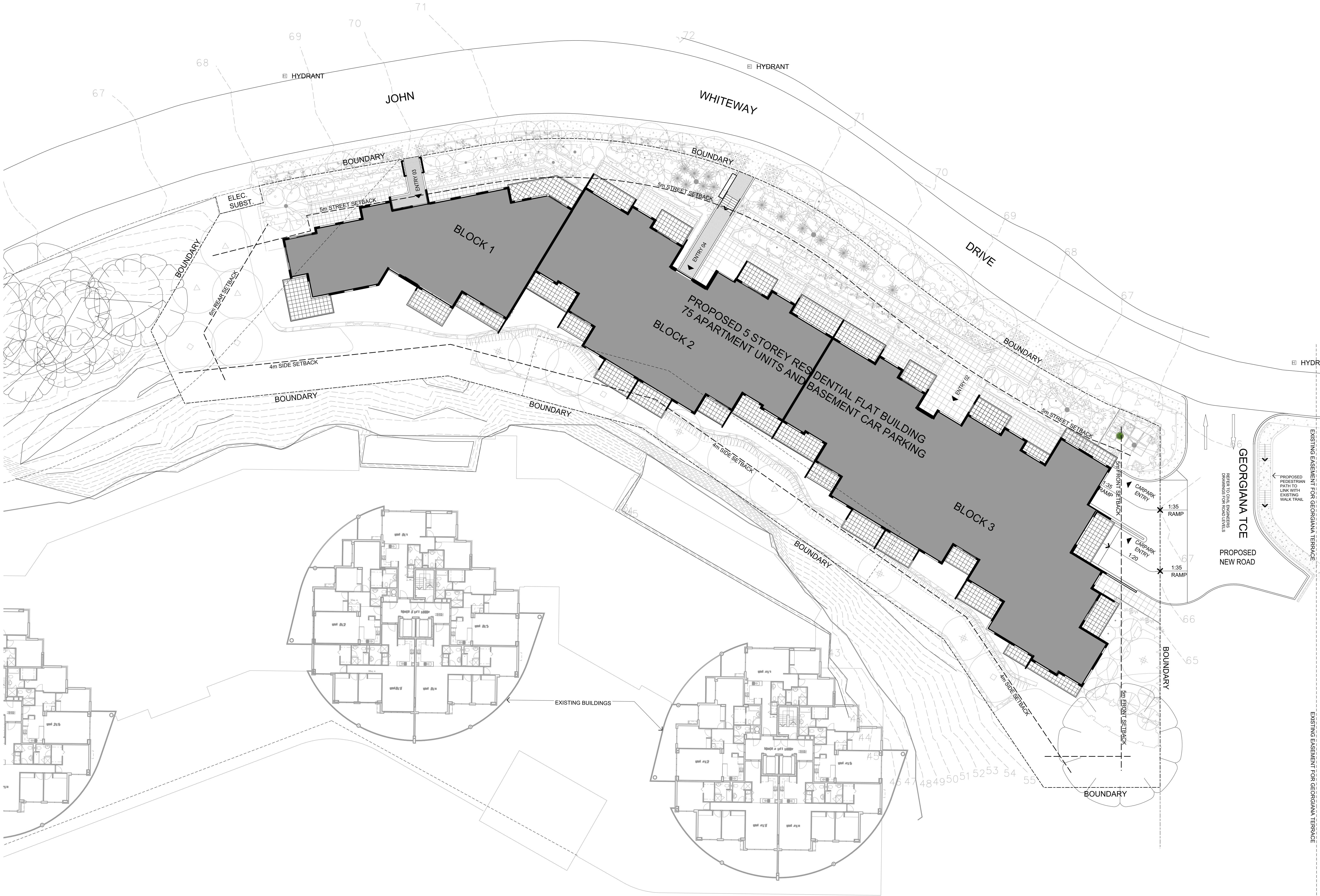
drawing title

cover sheet

da issue

original	scale	drawn	project no.
b1	NTS	vi	4366-00

drawing no.	rev no.
ar--cv00	b02

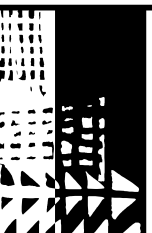
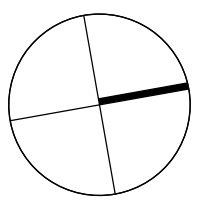


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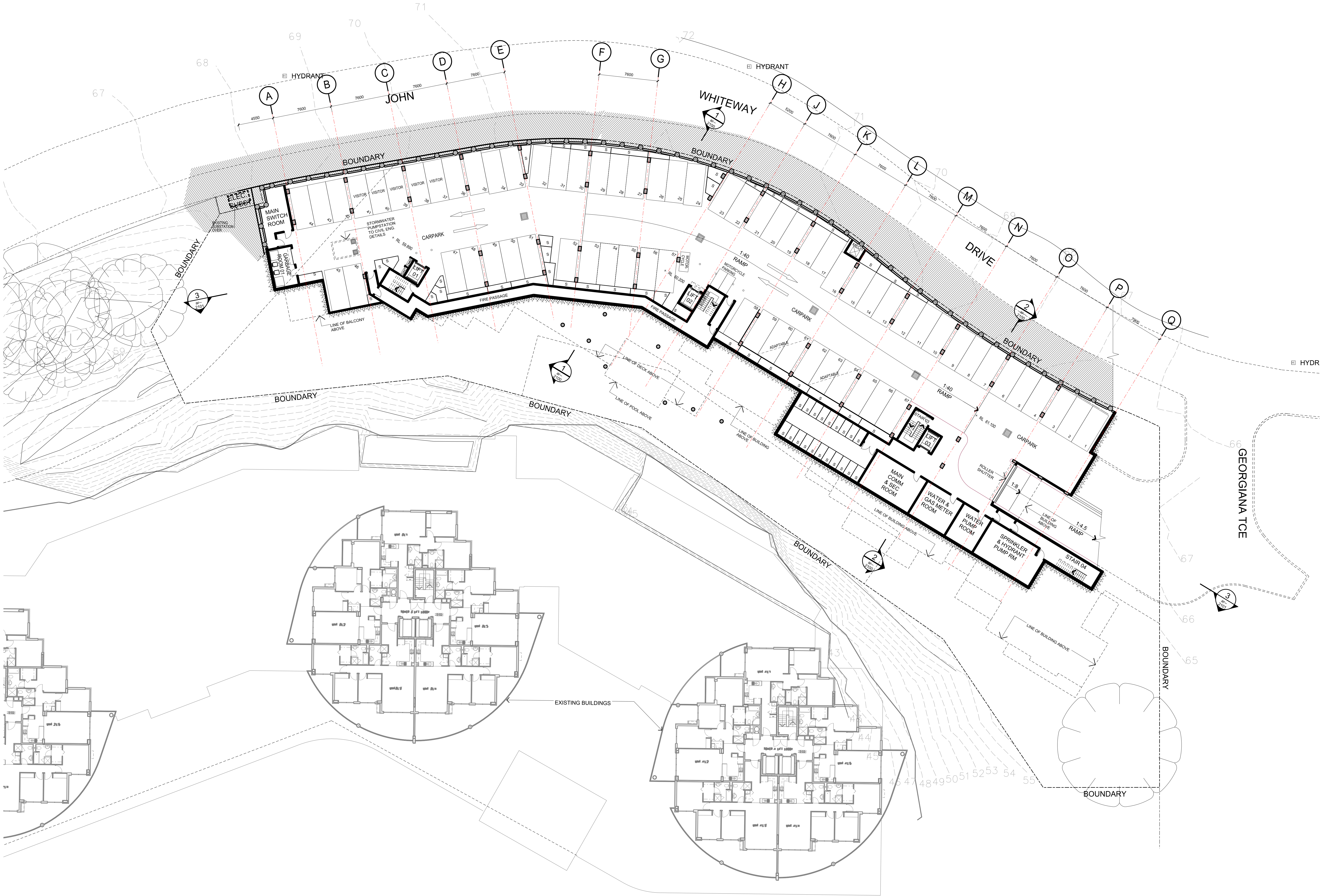
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drawing title
site plan

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ar--0200 **b02**



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north point

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drawing title

basement plan

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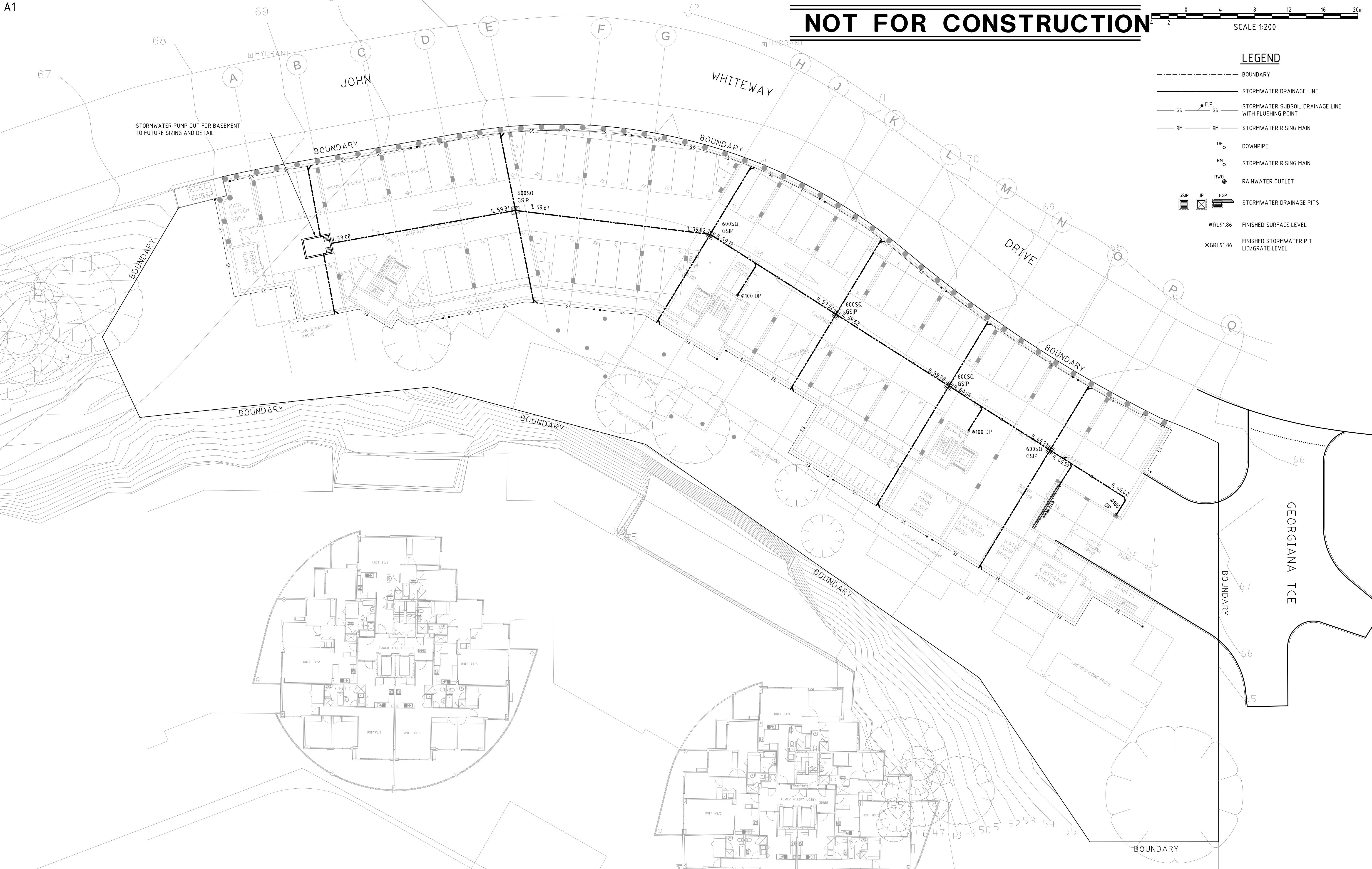
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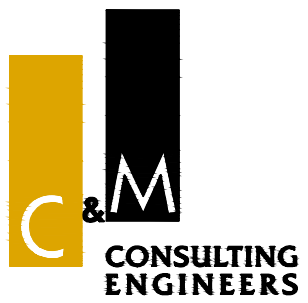
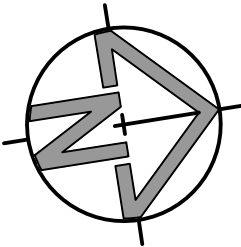
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LEGEND

- BOUNDARY
- STORMWATER DRAINAGE LINE
- STORMWATER SUBSOIL DRAINAGE LINE WITH FLUSHING POINT
- STORMWATER RISING MAIN
- DOWNPIPE
- STORMWATER RISING MAIN
- RAINWATER OUTLET
- STORMWATER DRAINAGE PITS
- FINISHED SURFACE LEVEL
- FINISHED STORMWATER PIT LID/GRADE LEVEL



REV	DES	DATE	VER	DATE	DESCRIPTION
03	W.W.	27/01/15	A.M.	27/01/15	ISSUE TO COUNCIL FOR DEVELOPMENT APPLICATION
02	W.W.	16/01/15	A.M.	16/01/15	PRELIMINARY ISSUE
01	W.W.	17/12/14	A.M.	17/12/14	PRELIMINARY ISSUE



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VERIFIED	A. MANCONE	DATE	27/01/15
DRAWN	J. CHOI	SCALE @ A1	1:200
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NO.70 JOHN WHITEWAY DRIVE, GOSFORD		
STORMWATER DRAINAGE BASEMENT PLAN		
STATUS	DEVELOPMENT APPLICATION	
DRAWING No.	01328_201	REVISION
		03

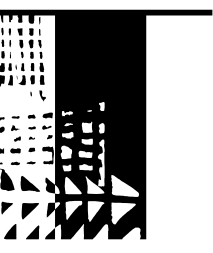
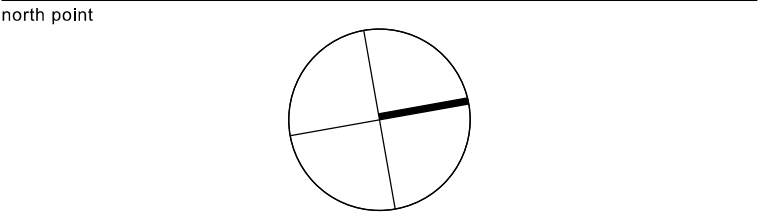


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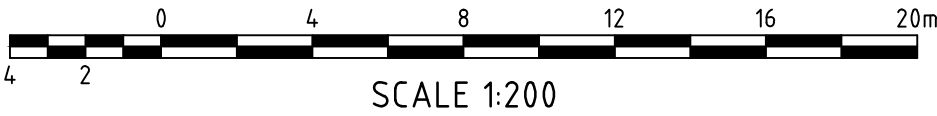
drawing title
ground floor plan

da issue

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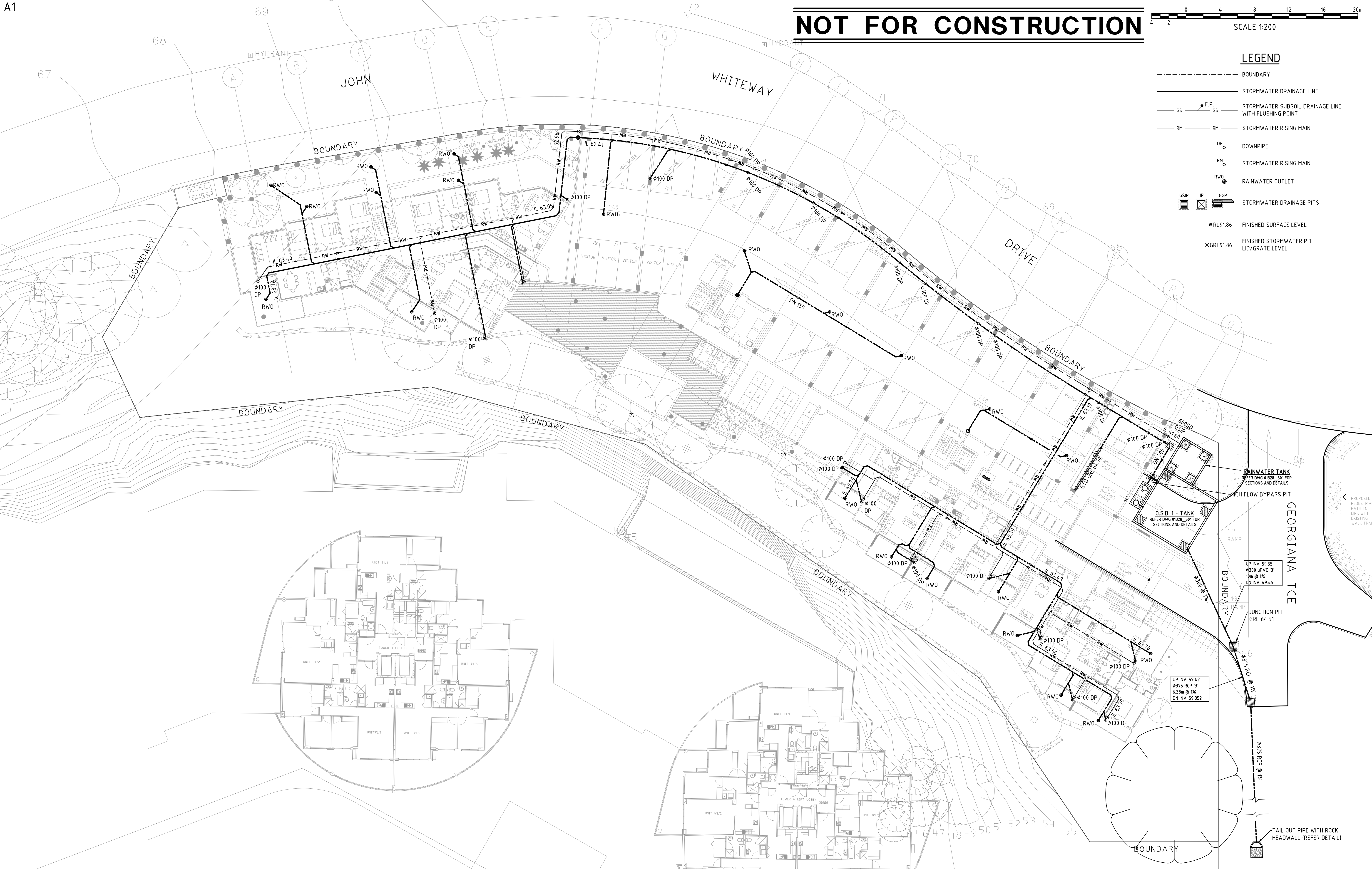
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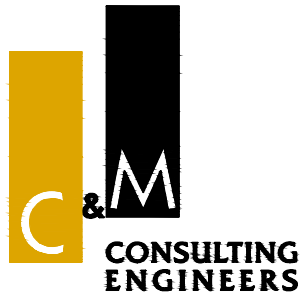
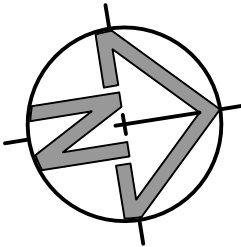


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- RM STORMWATER RISING MAIN
- DP DOWNPIPE
- RM STORMWATER RISING MAIN
- RWO RAINWATER OUTLET
- GSIP JP GGP STORMWATER DRAINAGE PITS
- ✱ RL 91.86 FINISHED SURFACE LEVEL
- ✱ GRL 91.86 FINISHED STORMWATER PIT LID/GRATE LEVEL



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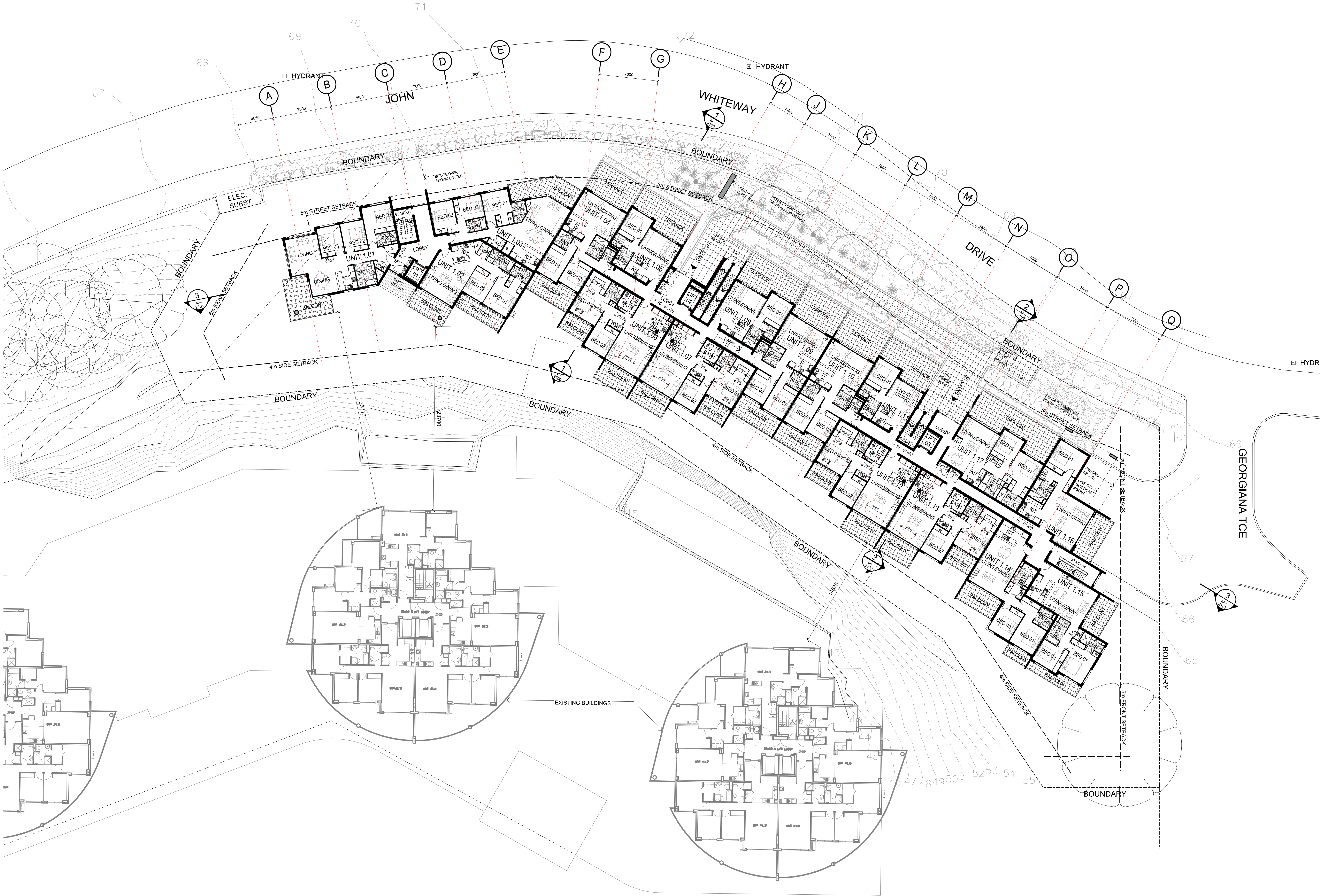
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NO.70 JOHN WHITEWAY DRIVE, GOSFORD

STORMWATER DRAINAGE
GROUND FLOOR PLAN

STATUS	DEVELOPMENT APPLICATION	DRAWING No.	01328_202	REVISION	03
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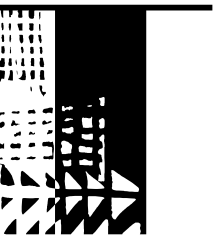
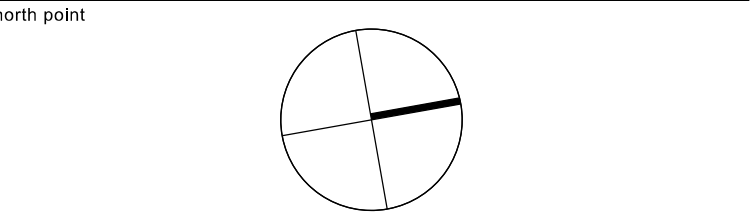


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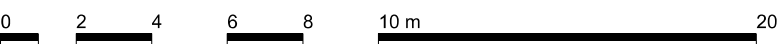
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drawing title
level 1 floor plan

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ar-1202 **b02**



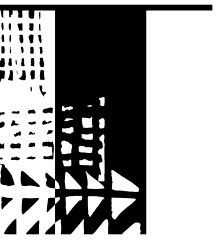
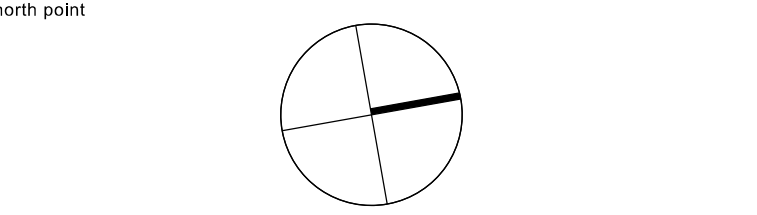


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level 2 floor plan

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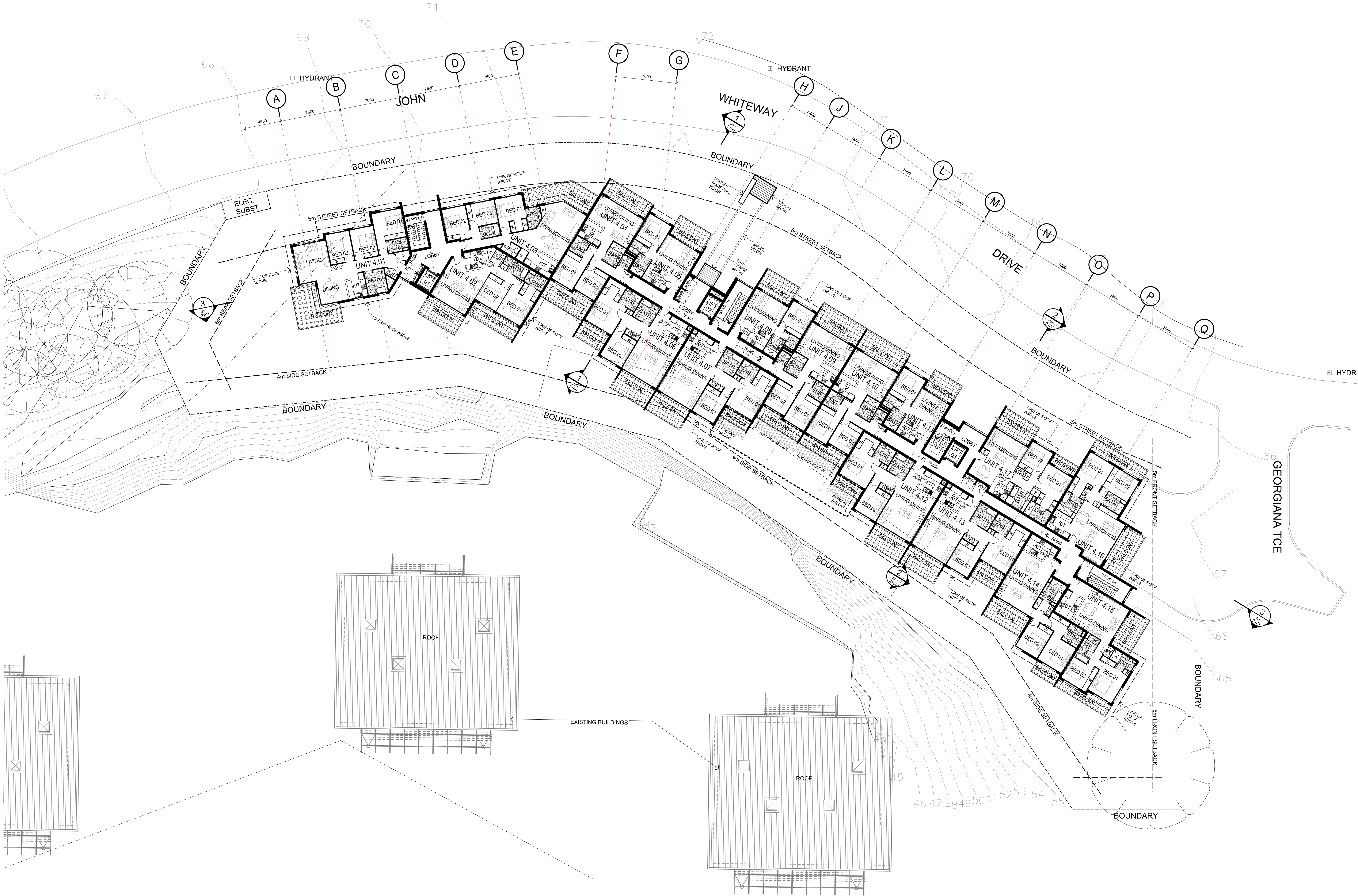
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level 3 floor plan

da issue

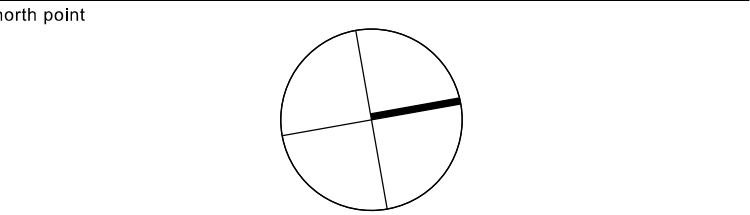
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ar-1204	b02



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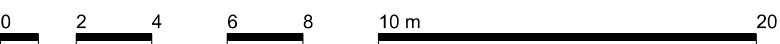
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level 4 floor plan

da issue

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ar-1205 **b02**





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project/client

residential development

lot 100, dp 1066540
no.70 john whitway drive
gosford

Integral Financial
557A King Street
Newtown NSW 2042

consultant

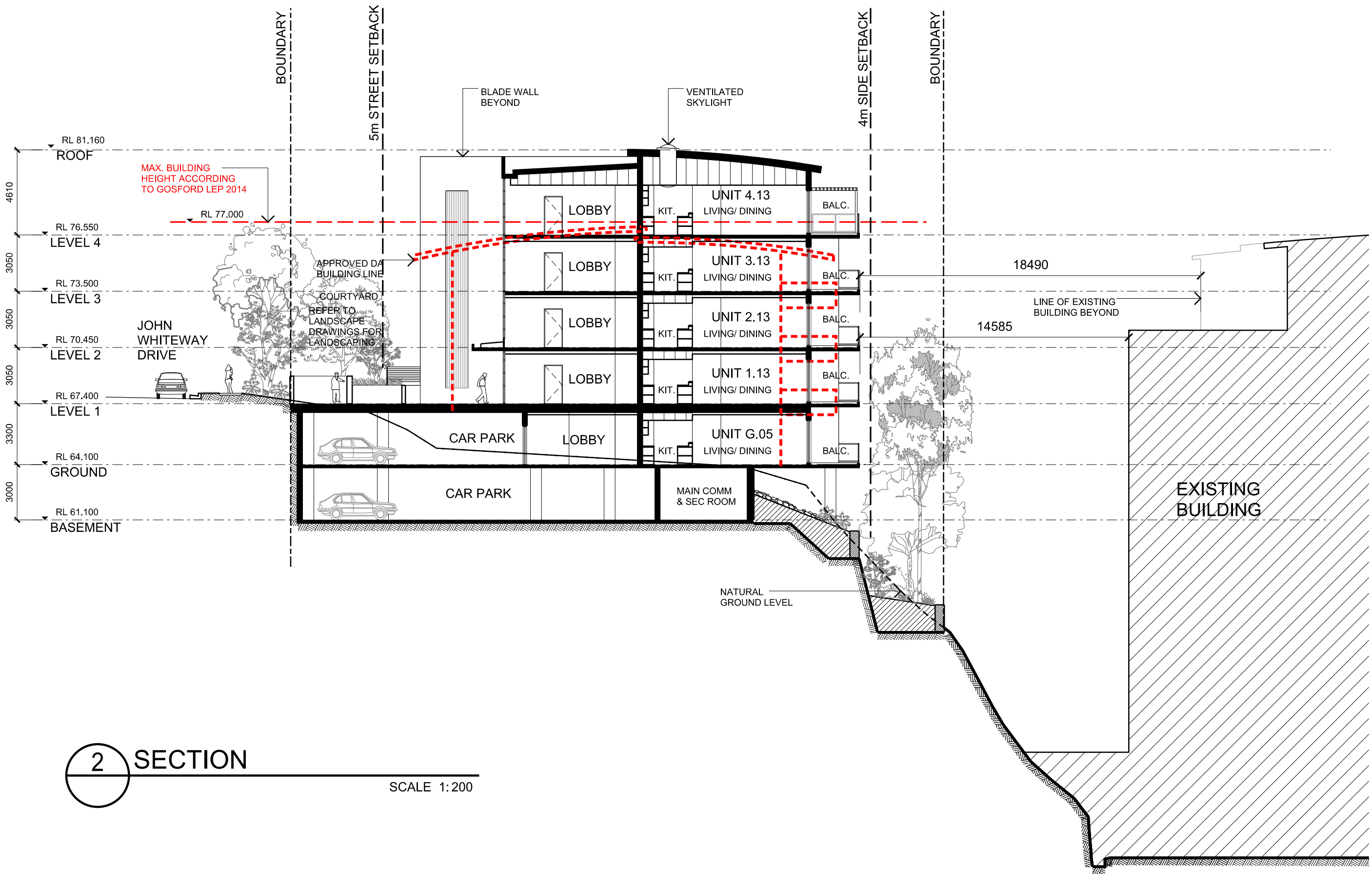
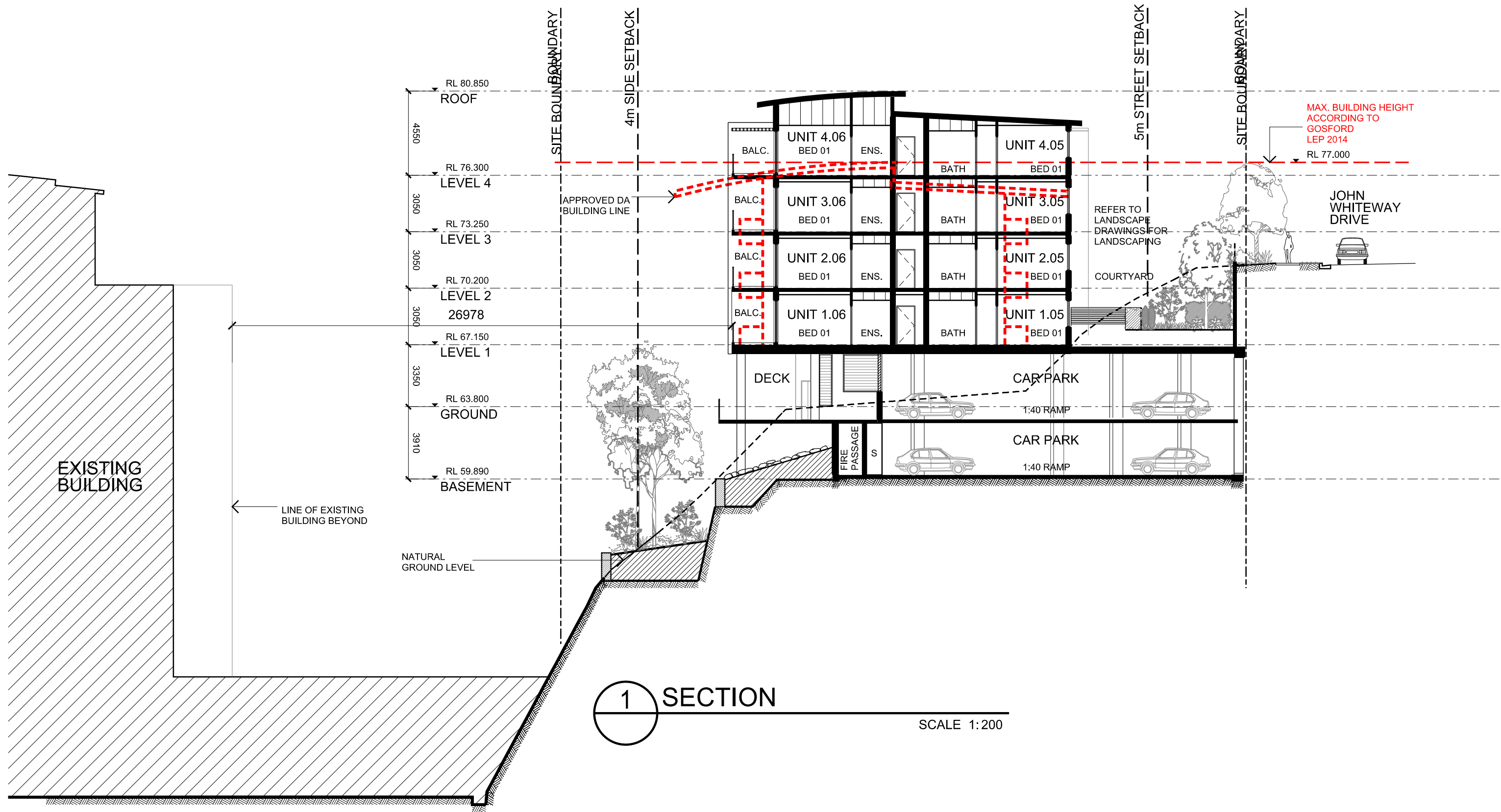
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da issue

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drawing no.	rev no.
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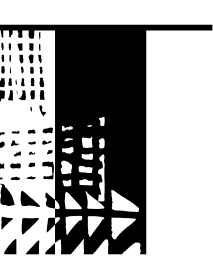
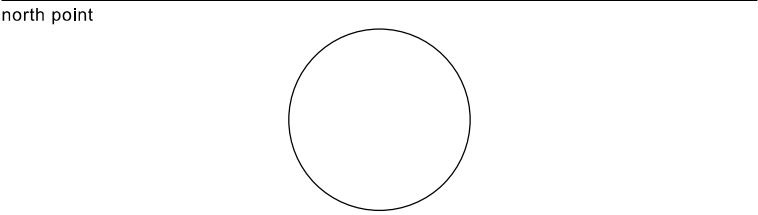


KEY:
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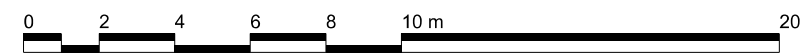
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drawing title
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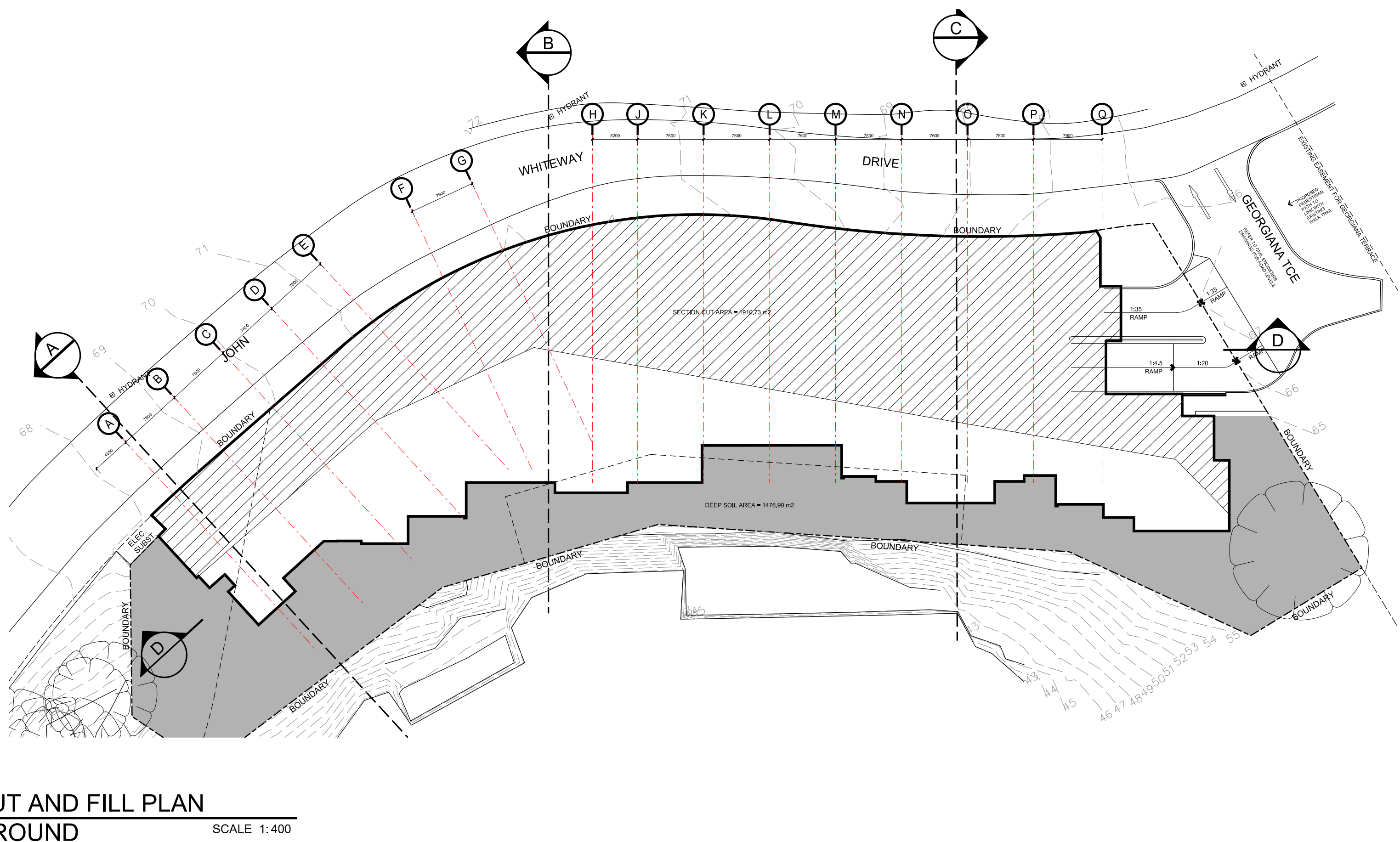
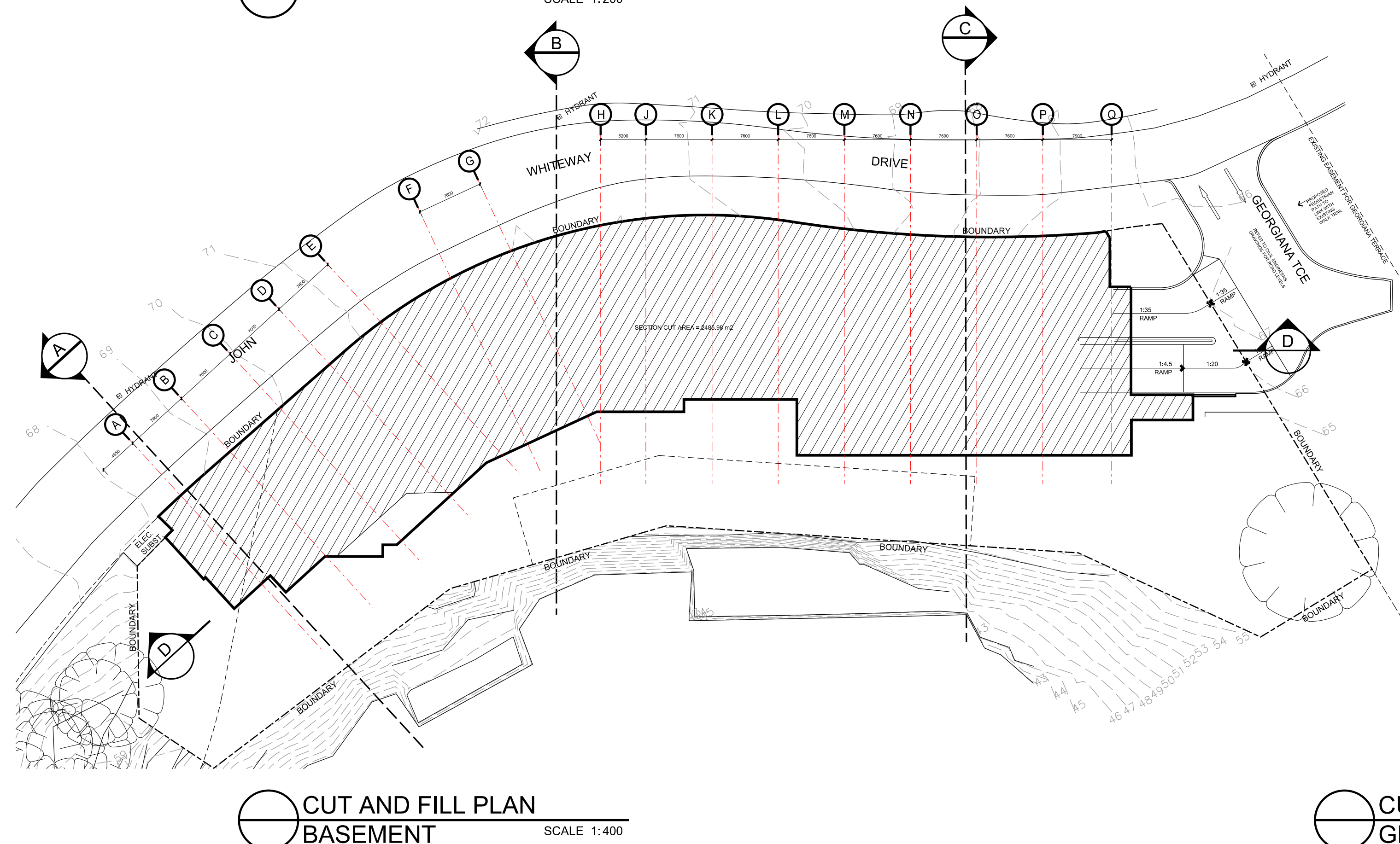
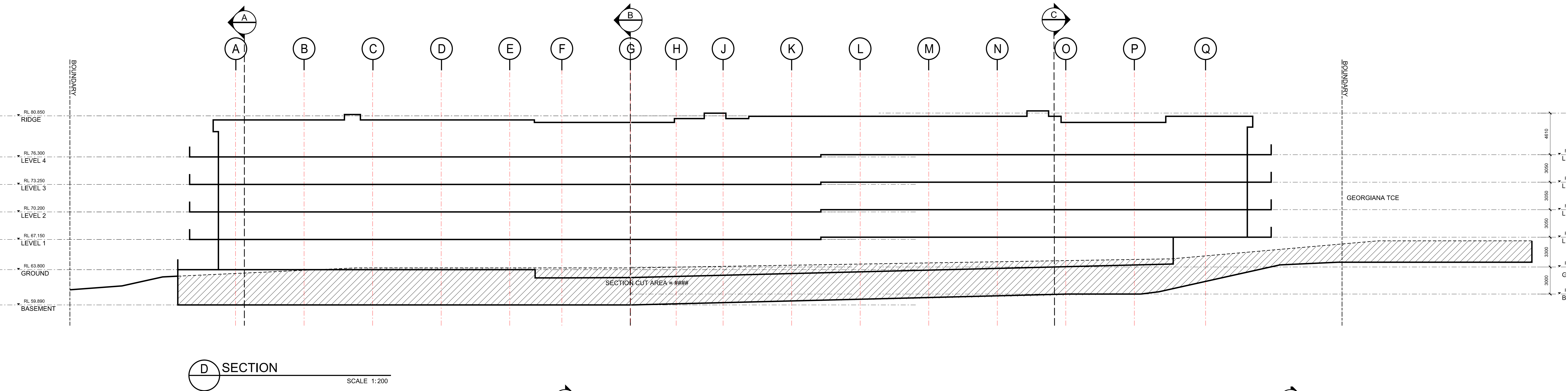
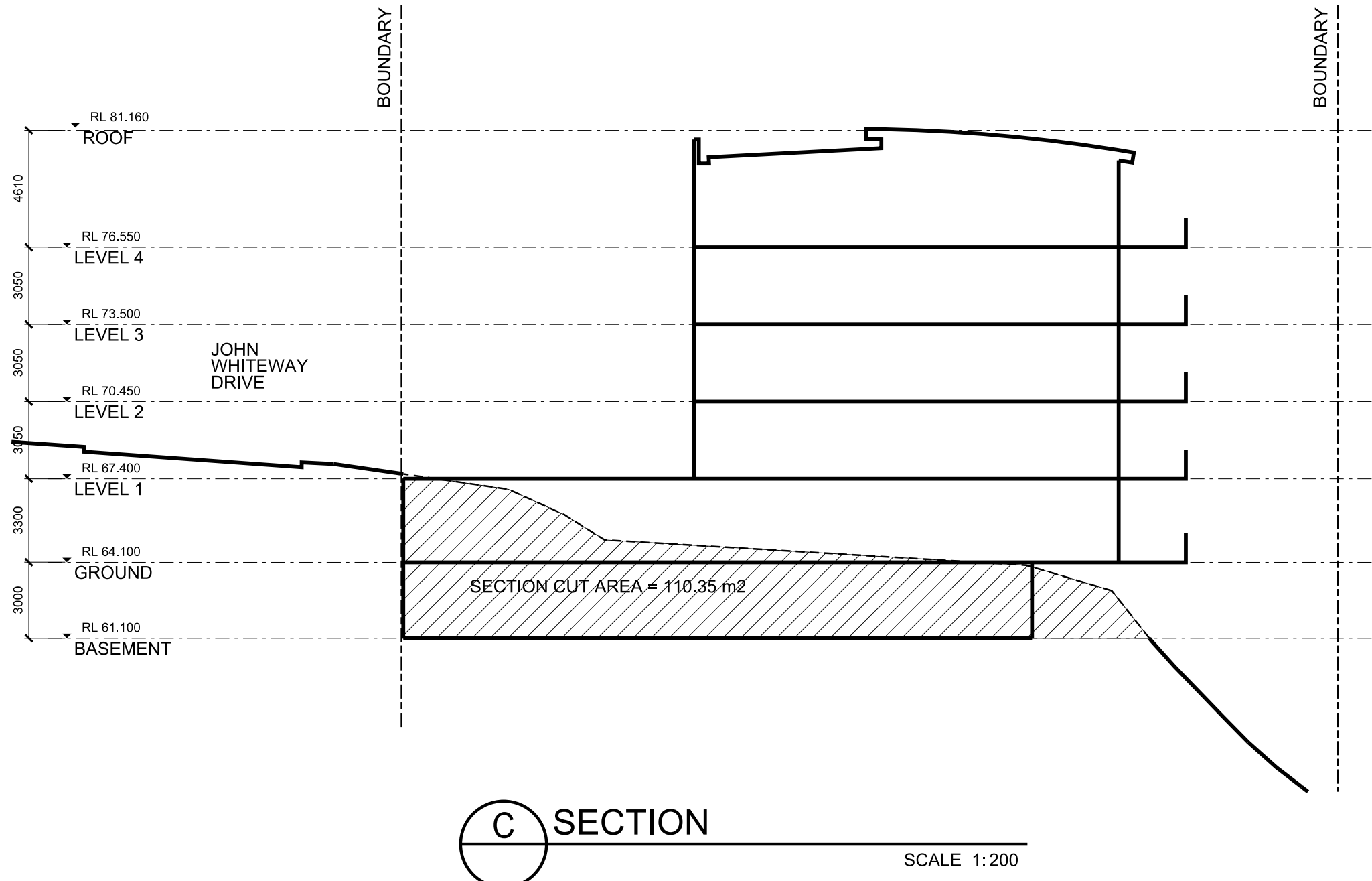
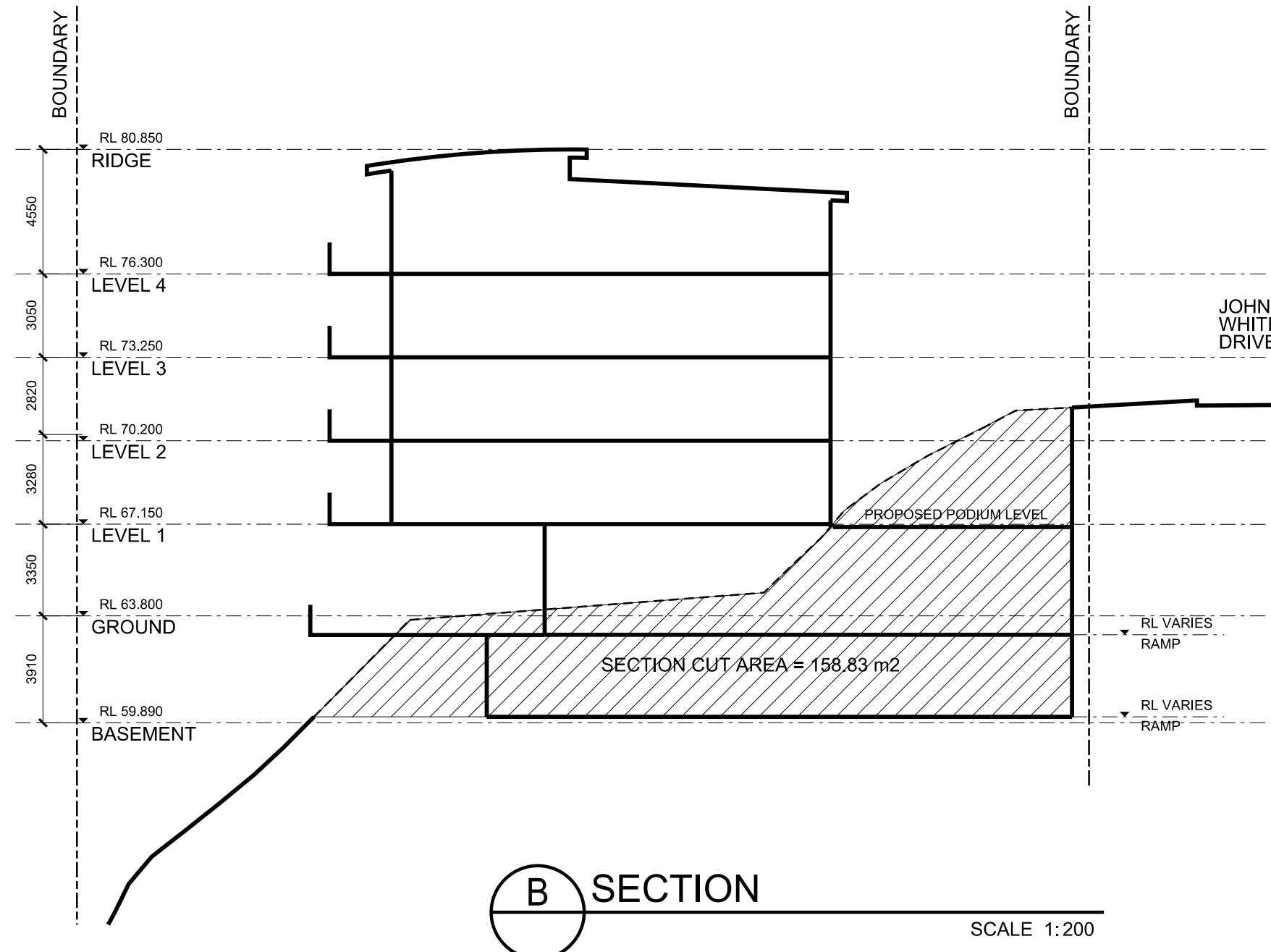
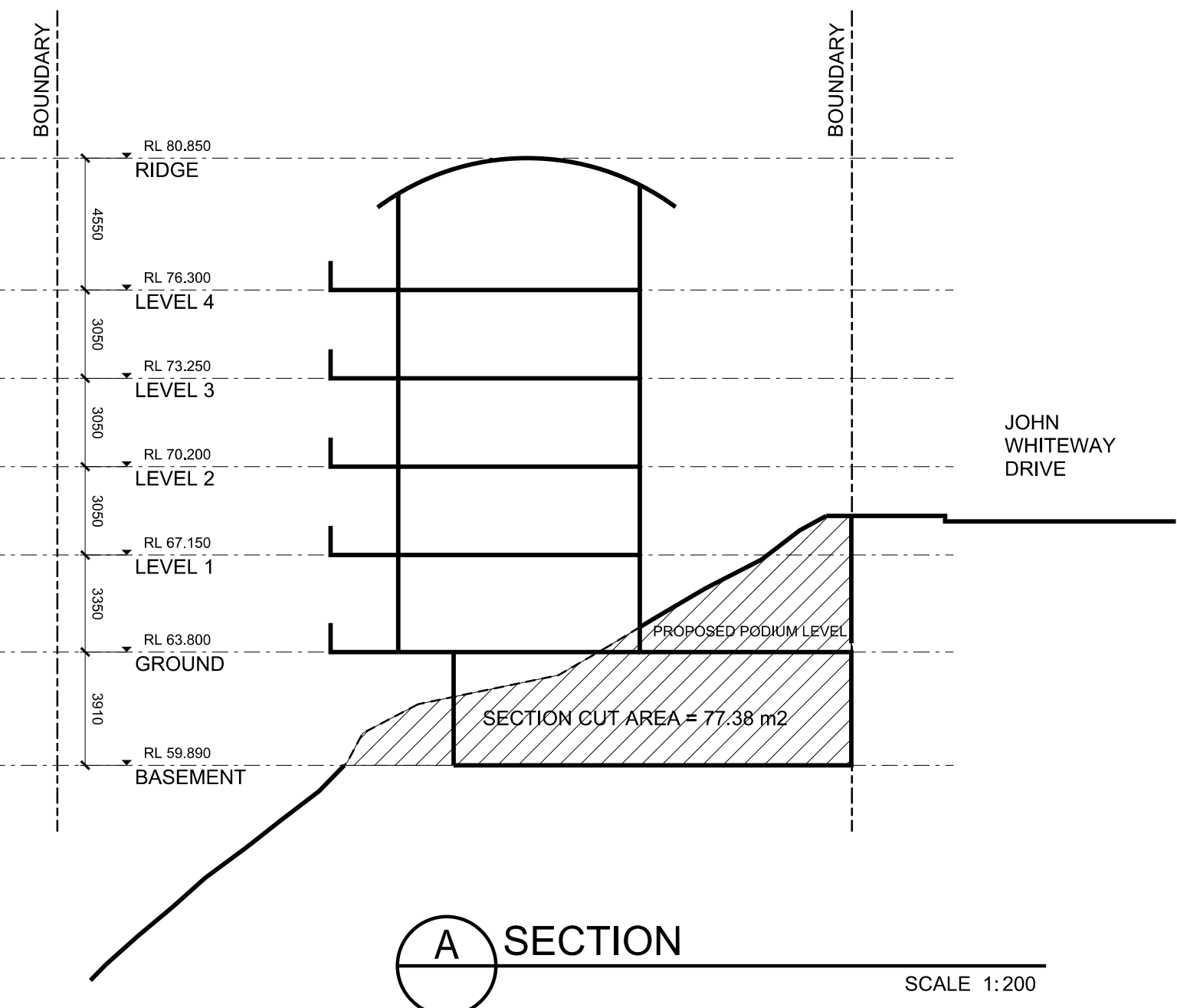
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drawing no.	rev no.
ar-2100	b02



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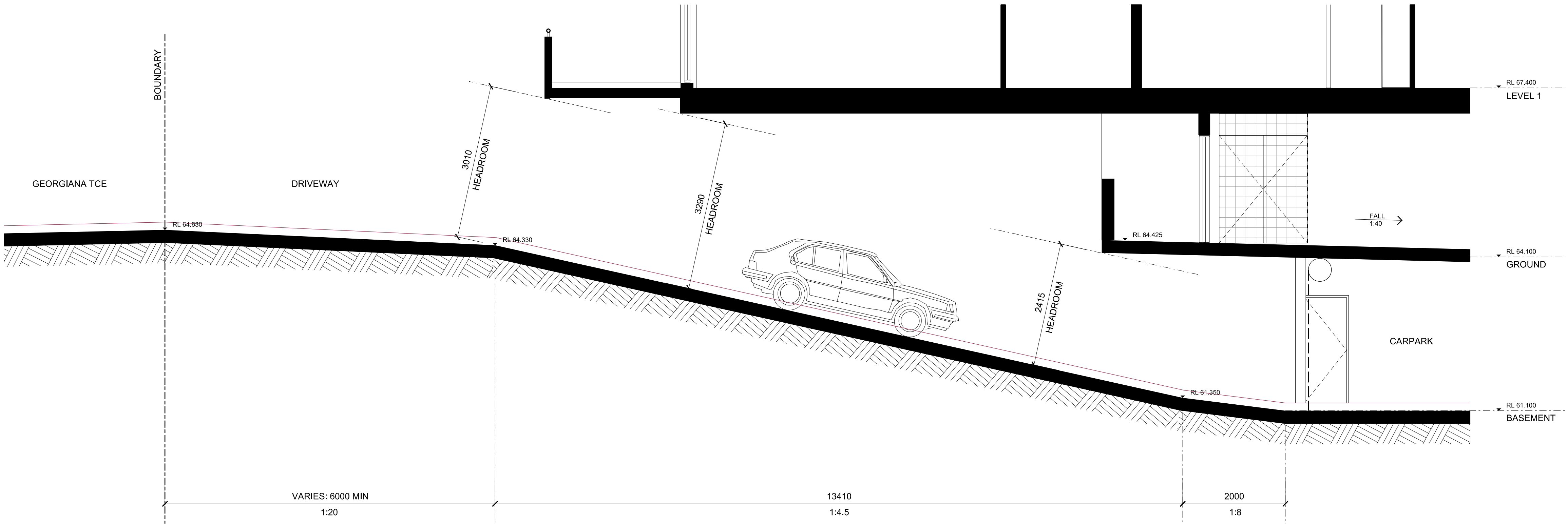
consultant

drawing title
cut and fill sections

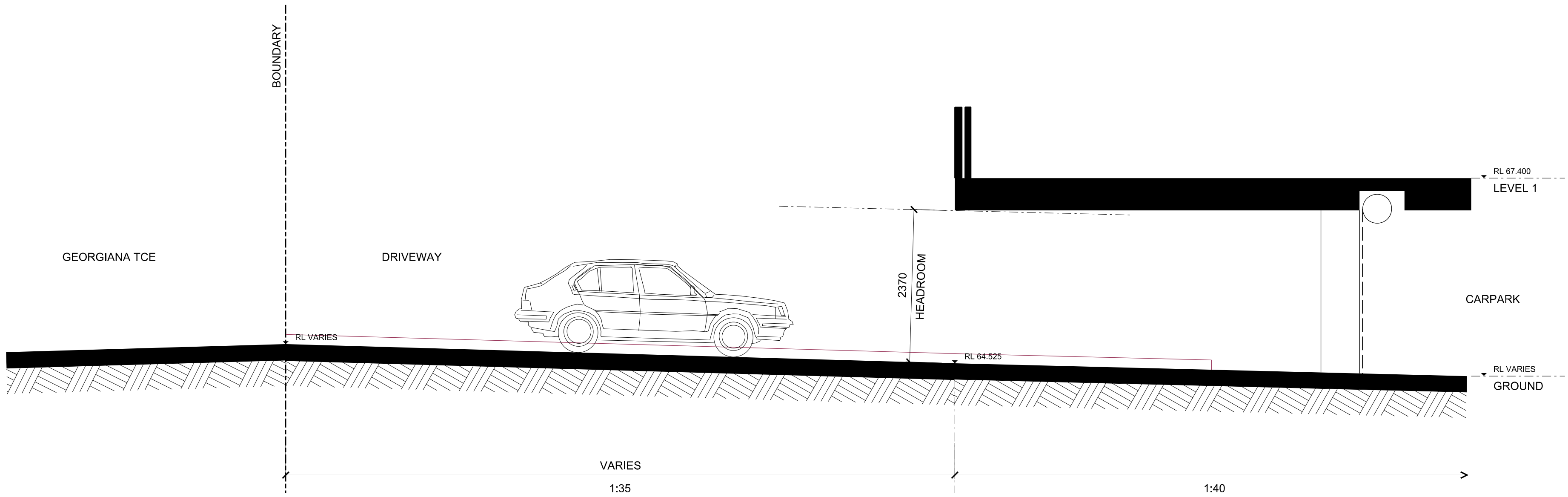
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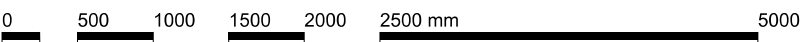
ar-2101 **b02**



1 CARPARK RAMP
DETAIL SECTION SCALE 1:50



2 CARPARK RAMP
DETAIL SECTION SCALE 1:50



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drawing title

carpark ramp
detail sections

da issue

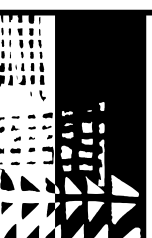
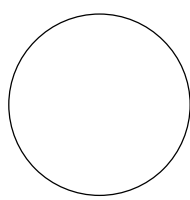
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drawing title

**elevations
sheet 1**

da issue

original	scale	drawn	project no.
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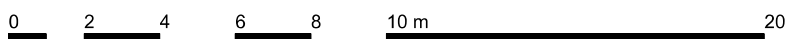
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ar-2500	b02



**1 WEST
SECTION ELEVATION**



**2 EAST
ELEVATION**





1 NORTH ELEVATION



2 SOUTH ELEVATION

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elevations
sheet 2

da issue

original	scale	drawn	project no.
b1	1:200	vi	4366-00

drawing no.	rev no.
ar--2501	b02

plotted: 27/01/2015 plotted by: kcheung file: P:\4366-00-Res\WD\00Cad\Sheets\ar--2501.dgn



1 PRE ADAPTATION
UNIT NO: 1.06, 1.12, 2.06, 2.12, 3.06, 3.12
MIRROR: 1.07, 1.13, 2.07, 2.13, 3.07, 3.13



2 POST ADAPTATION
UNIT NO: 1.06, 1.12, 2.06, 2.12, 3.06, 3.12
MIRROR: 1.07, 1.13, 2.07, 2.13, 3.07, 3.13



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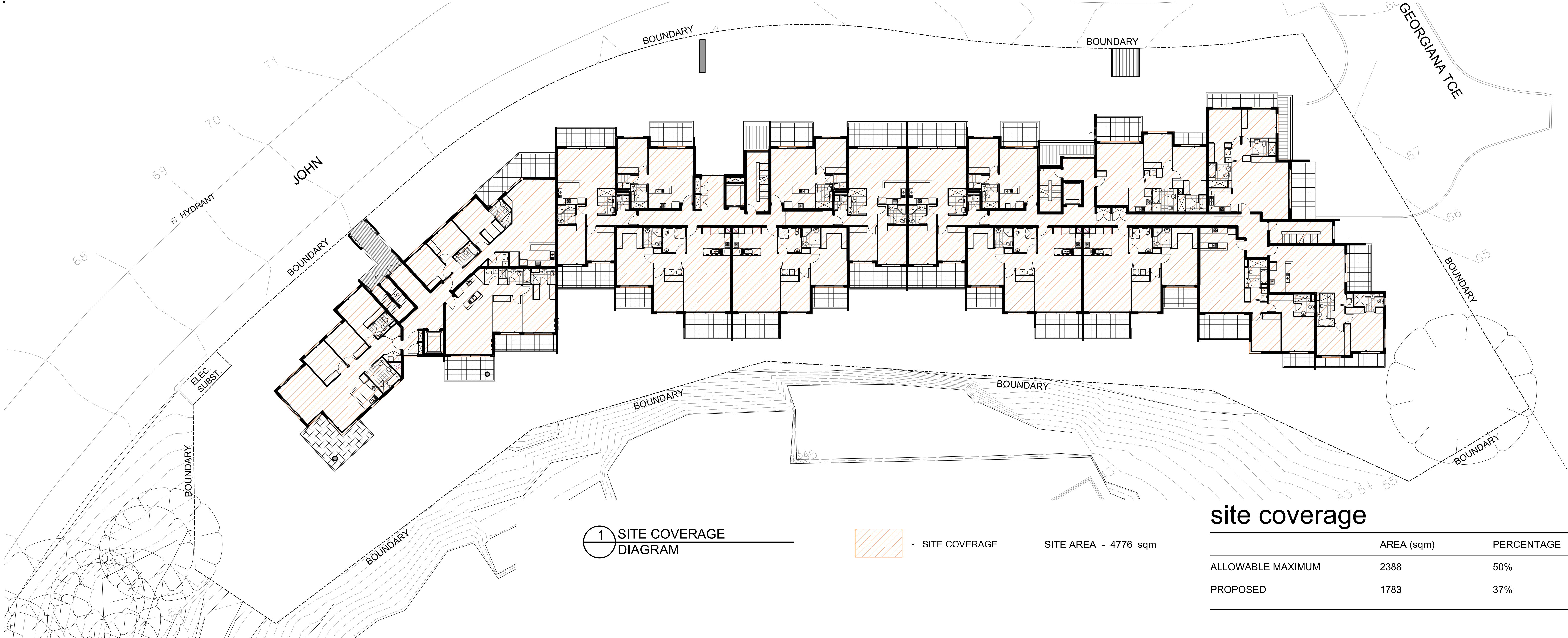
drawing title

adaptable unit
typical plans

da issue

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ar-3300	b02



1 SITE COVERAGE
DIAGRAM

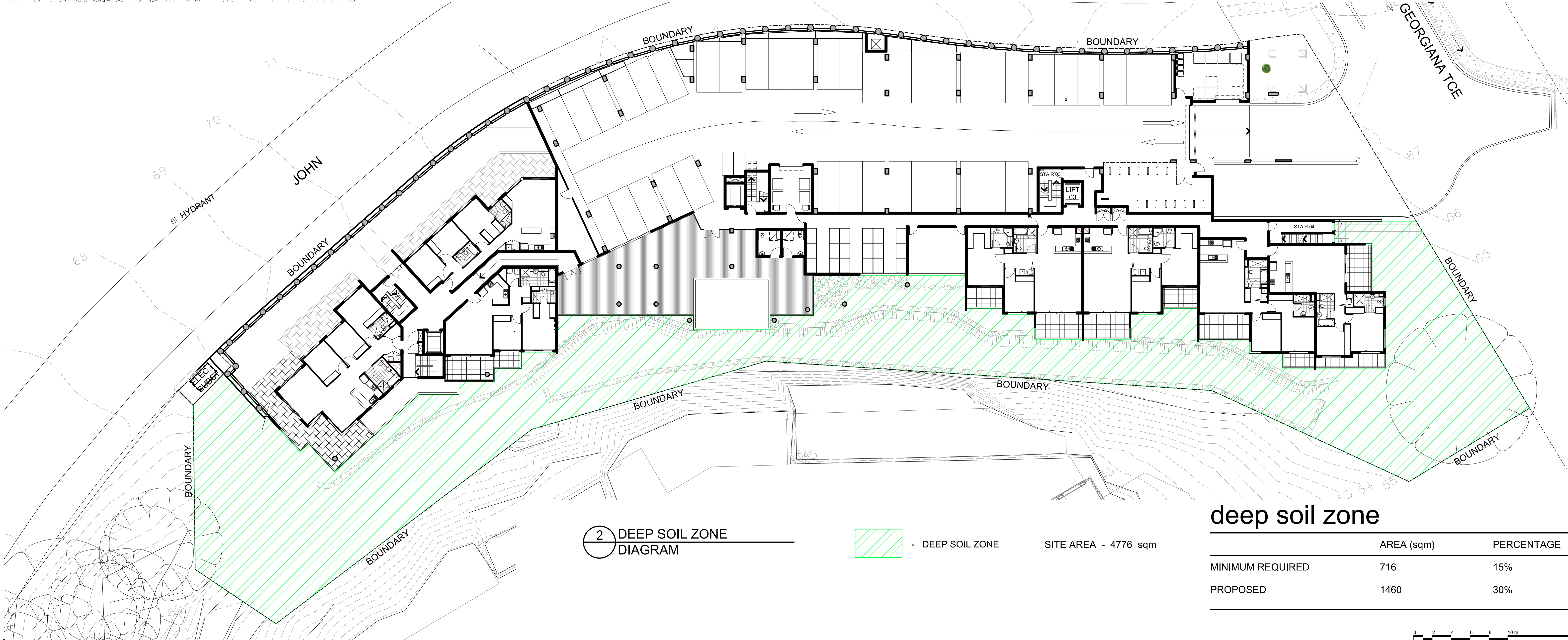


- SITE COVERAGE

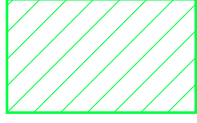
SITE AREA - 4776 sqm

site coverage

	AREA (sqm)	PERCENTAGE
ALLOWABLE MAXIMUM	2388	50%
PROPOSED	1783	37%



2 DEEP SOIL ZONE
DIAGRAM



- DEEP SOIL ZONE

SITE AREA - 4776 sqm

deep soil zone

	AREA (sqm)	PERCENTAGE
MINIMUM REQUIRED	716	15%
PROPOSED	1460	30%

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drawing title

site coverage & deep soil zone
calculation diagrams

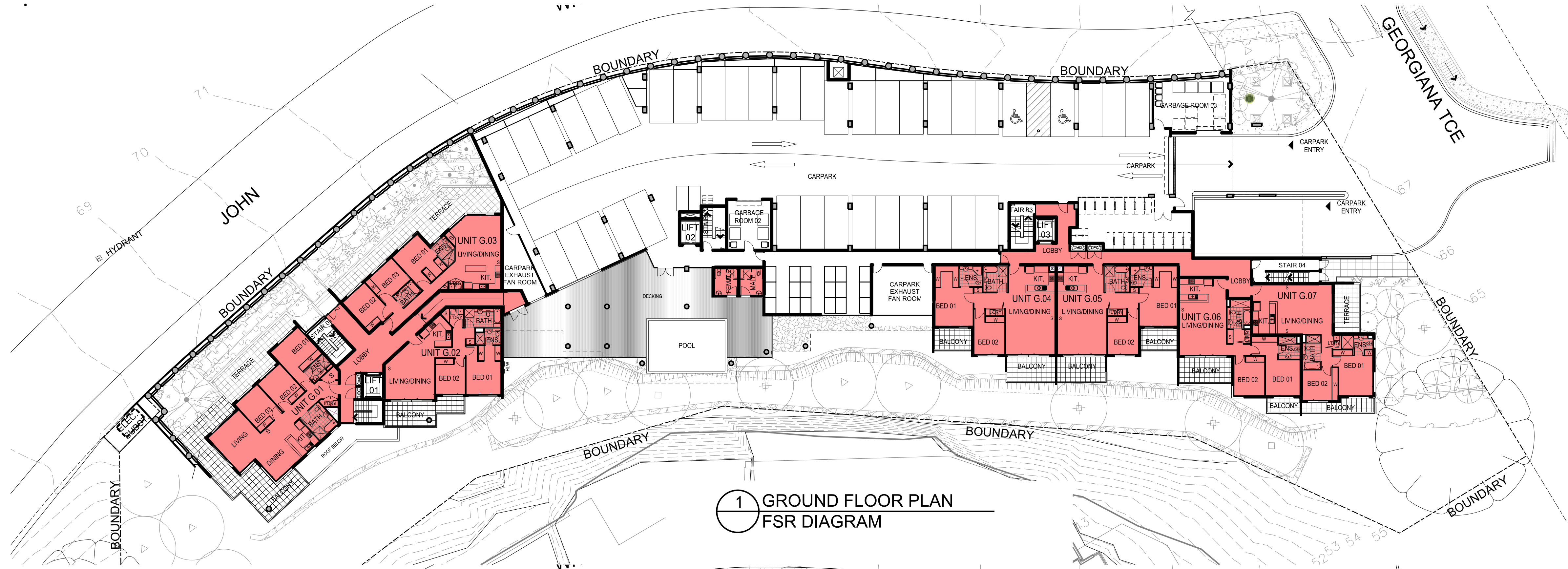
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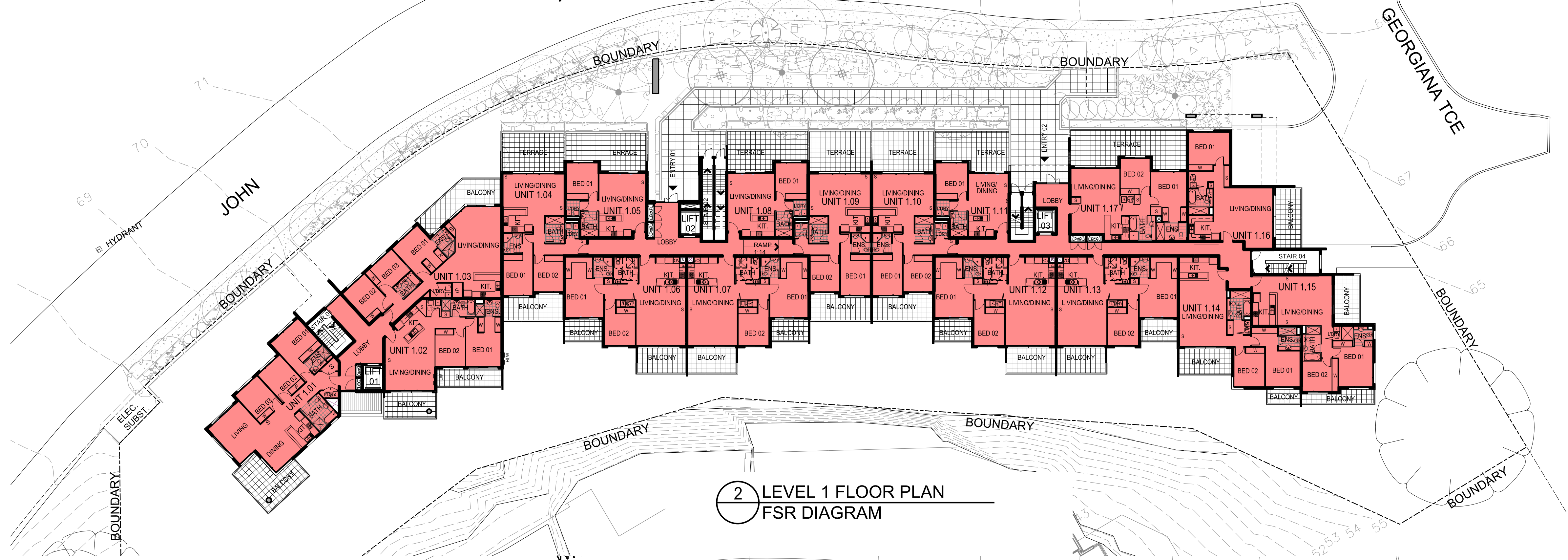
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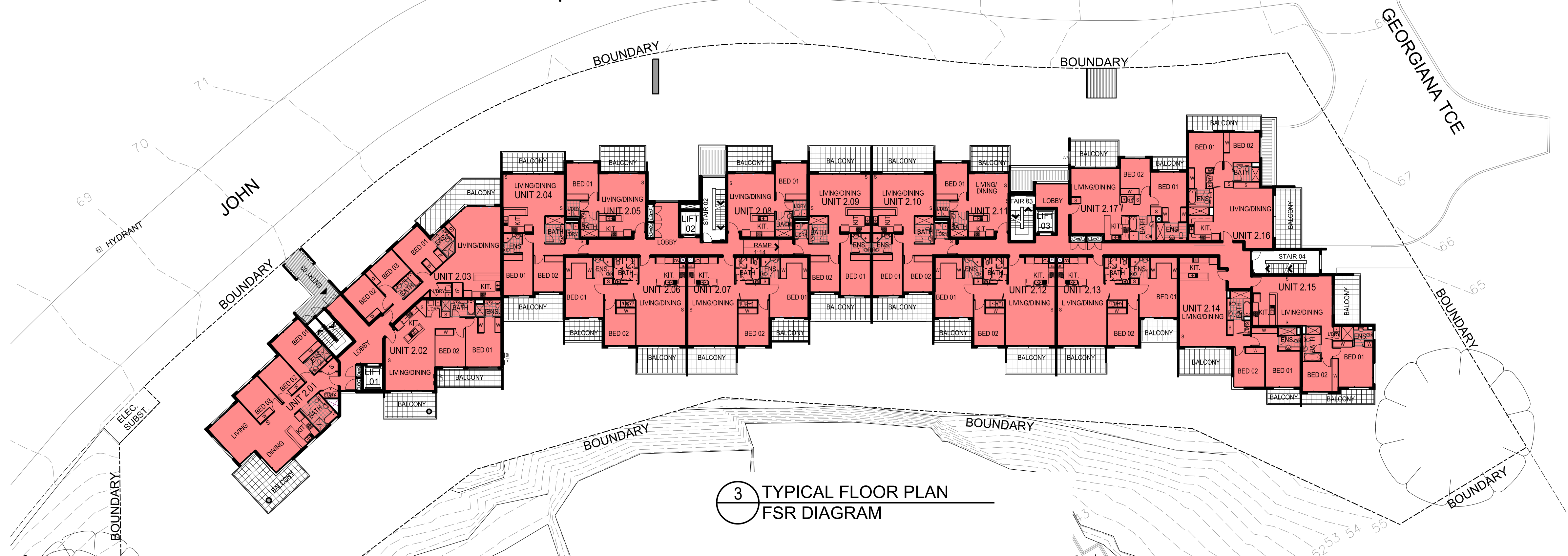
b02



1 GROUND FLOOR PLAN
FSR DIAGRAM



2 LEVEL 1 FLOOR PLAN
FSR DIAGRAM



3 TYPICAL FLOOR PLAN
FSR DIAGRAM

floor space ratio calculation

LEVEL	GFA (sqm)
GROUND	793
LEVEL 1	1578
LEVEL 2	1595
LEVEL 3	1595
LEVEL 4	1595
TOTAL	7156 sqm
SITE AREA	4776 sqm
PROPOSED FSR	1.5:1

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drawing title

FSR calculation diagrams

da issue

original	scale	drawn	project no.
b1	1:250	kk	4366-00

drawing no.

ar-3501

rev no.

b02



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DEVELOPMENT APPLICATION

LOT 100 DP 1066540 NO. 70 JOHN WHITEWAY DRIVE, GOSFORD
RESIDENTIAL DEVELOPMENT

ARCHITECTURAL IMAGES

DRAWING LIST

number	title
arskcv00	Cover Sheet
arsk5301	Shadow Diagram 9am 21 June
arsk5302	Shadow Diagram 10am 21 June
arsk5303	Shadow Diagram 11am 21 June
arsk5304	Shadow Diagram 12pm 21 June
arsk5305	Shadow Diagram 1pm 21 June
arsk5306	Shadow Diagram 2pm 21 June
arsk5307	Shadow Diagram 3pm 21 June
arsk5308	Shadow Diagram-Perspective 9am 21 June
arsk5309	Shadow Diagram-Perspective 10am 21 June
arsk5310	Shadow Diagram-Perspective 11am 21 June
arsk5311	Shadow Diagram-Perspective 12pm 21 June
arsk5312	Shadow Diagram-Perspective 1pm 21 June
arsk5313	Shadow Diagram-Perspective 2pm 21 June
arsk5314	Shadow Diagram-Perspective 3pm 21 June
arsk9001	Perspective from South
arsk9002	Perspective from West
arsk9003	Aerial View from North
arsk9004	Perspective from West
arsk9101	Materials - Sheet 1
arsk9102	Materials - Sheet 2
arsk9103	Materials - Sheet 3



No. 70 John Whiteway Drive, Gosford - Residential Development

cover sheet - shadow diagram, perspectives, materials

27-01-15 NTS 4366-00
arskcv00 A
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landscape architecture, interior design
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No. 70 John Whiteway Drive, Gosford – Residential Development

Shadow Diagram
9am 21 Jun

date 16-01-15
scale NTS
drawing arsk5301

plan no 4366-00
rev no C

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Shadow Diagram
10am 21 Jun

date
16-01-15
scale
NTS
drawing
arsk5302

proj no.
4386-00
rev no.
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Shadow Diagram
11am 21 Jun

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16-01-15
scale
NTS
drawing no.
arsk5303

plot no.
4366-00
site no.
C

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landscape architecture, interior design
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No. 70 John Whiteway Drive, Gosford – Residential Development

Shadow Diagram
12pm 21 Jun

Date
16-01-15
Scale
NTS
Drawing
arsk5304

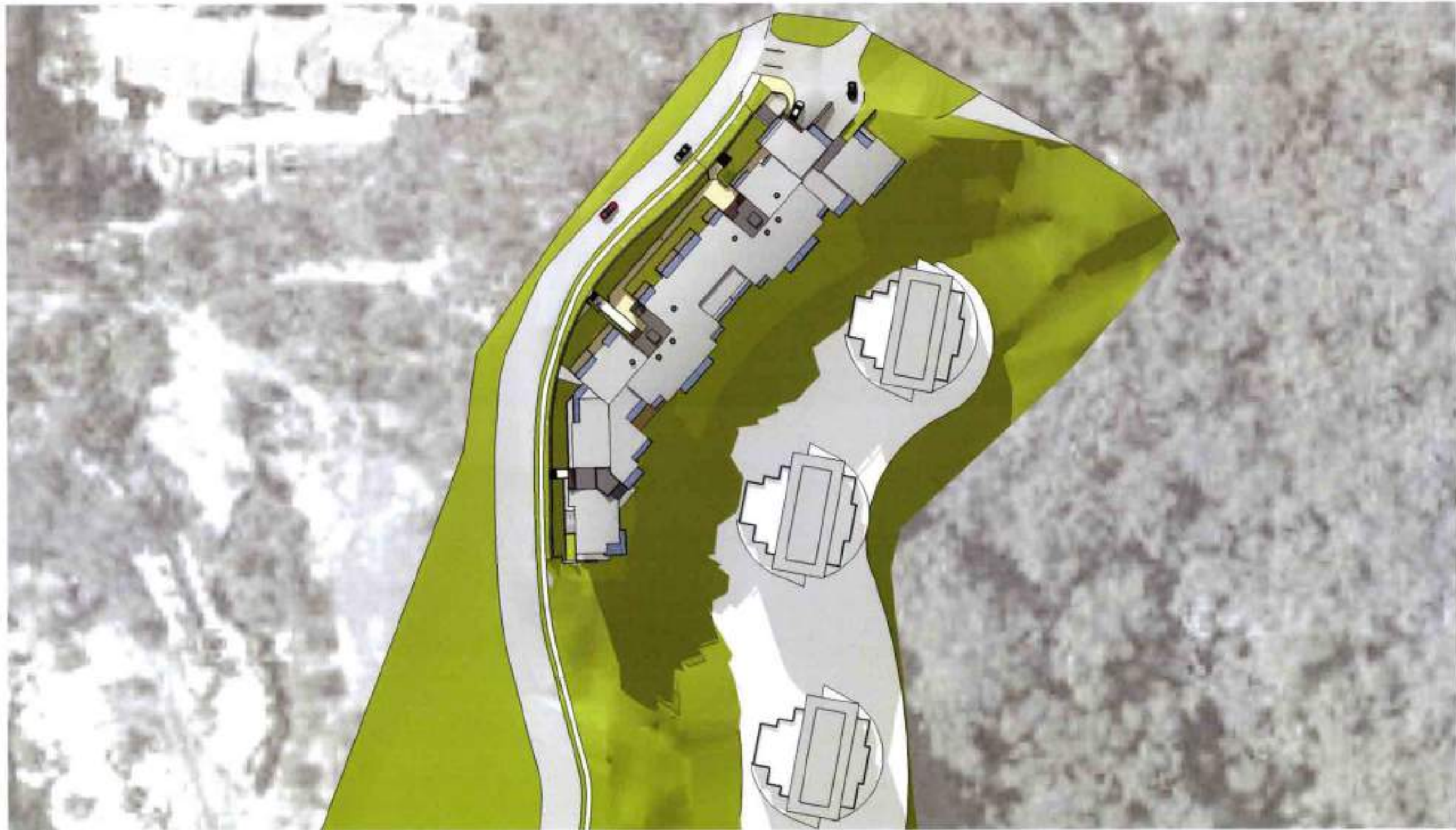
Page No.
4366-00
Rev. No.
C

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Shadow Diagram
1pm 21 Jun

date
16-01-15
scale
NTS
drawing
arsk5305

sheet no
4366-00
rev no
C

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Shadow Diagram
2pm 21 Jun

date
16-01-15
scale
NTS
drawing no.
arsk5306

proj no.
4365-00
rev no.
C

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Shadow Diagram
3pm 21 Jun

date
16-01-15
scale
NTS
drawing
arsk5307

project
4366-00
revision
C

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No. 70 John Whiteway Drive, Gosford – Residential Development

Shadow Diagram—Perspective
9am 21 Jun

date
16-01-15
scale
NTS
drawing
arsk5308

plot no.
4306-00
rev no.
C

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Shadow Diagram—Perspective
10am 21 Jun

date
16-01-15

stage
NTS

drawing no.
arsk5309

proj no.
4366-00

rev no.
C

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Shadow Diagram—Perspective
11am 21 Jun

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drawing
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4365-00
rev no.
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Shadow Diagram—Perspective
12pm 21 Jun

Date
16-01-15
Scale
NTS
Drawing No.
arsk5311

Proj No.
4386-00
Rev No.
C

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Shadow Diagram—Perspective
1pm 21 Jun

date
16-01-15

scale
NTS

drawing no.
arsk5312

sheet no.
4366-00

rev no.
C

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Shadow Diagram—Perspective
2pm 21 Jun

date
16-01-15

scale
NTS

drawing no.
arsk5313

project no.
4366-00

sheet no.
C

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Shadow Diagram—Perspective
3pm 21 Jun

date
16-01-15

scale
NTS

img no
arsk5314

proj no
4386-00

rev no
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9am
WINTER - 21 JAN



10am
WINTER - 21 JAN



11am
WINTER - 21 JAN



12pm
WINTER - 21 JAN



1pm
WINTER - 21 JAN



2pm
WINTER - 21 JAN

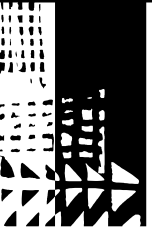
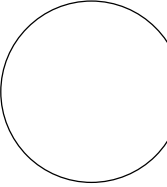


3pm
WINTER - 21 JAN

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amendments				verified		
no.	date	amendment	by	chk'd	inr	chk'd
B01	21-01-15	DA ISSUE	KK	KK	ET	ET
B02	23-01-15	FINAL COORDINATION	KK	KK	ET	ET
	29-01-15	DA SUBMISSION	KK	KK	ET	ET

north point



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project/client

residential development

**lot 100, dp 1066540
no.70 john whiteway drive
gosford**

Integral Financial
557A King Street
Newtown NSW 2042

consultant

drawing title

Shadow Diagram

da issue

original	scale	drawn	project no.
b1	NTS	vi	4366-00
drawing no.		rev no.	

ar--5300 **b02**

JOHN WHITEWAY
DRIVE-STREET FRONTAGE
- STREET TREE PLANTING HAS BEEN PROPOSED AND HAS BEEN CLUMPED WITH A VARIETY OF SPECIES TO MATCH IN WITH THE BUSHLAND CHARACTER OF THE AREA. SPECIES PROPOSED HAVE BEEN SELECTED FROM THE 'NARRABEEN COASTAL BLACKBUTT FOREST'.
- SHRUB AND GROUND COVER SPECIES HAVE BEEN USED TO HIGHLIGHT ENTRANCES AND PROVIDE SCREENING AT PEDESTRIAN LEVEL FROM THE STREET TO THE UNITS.

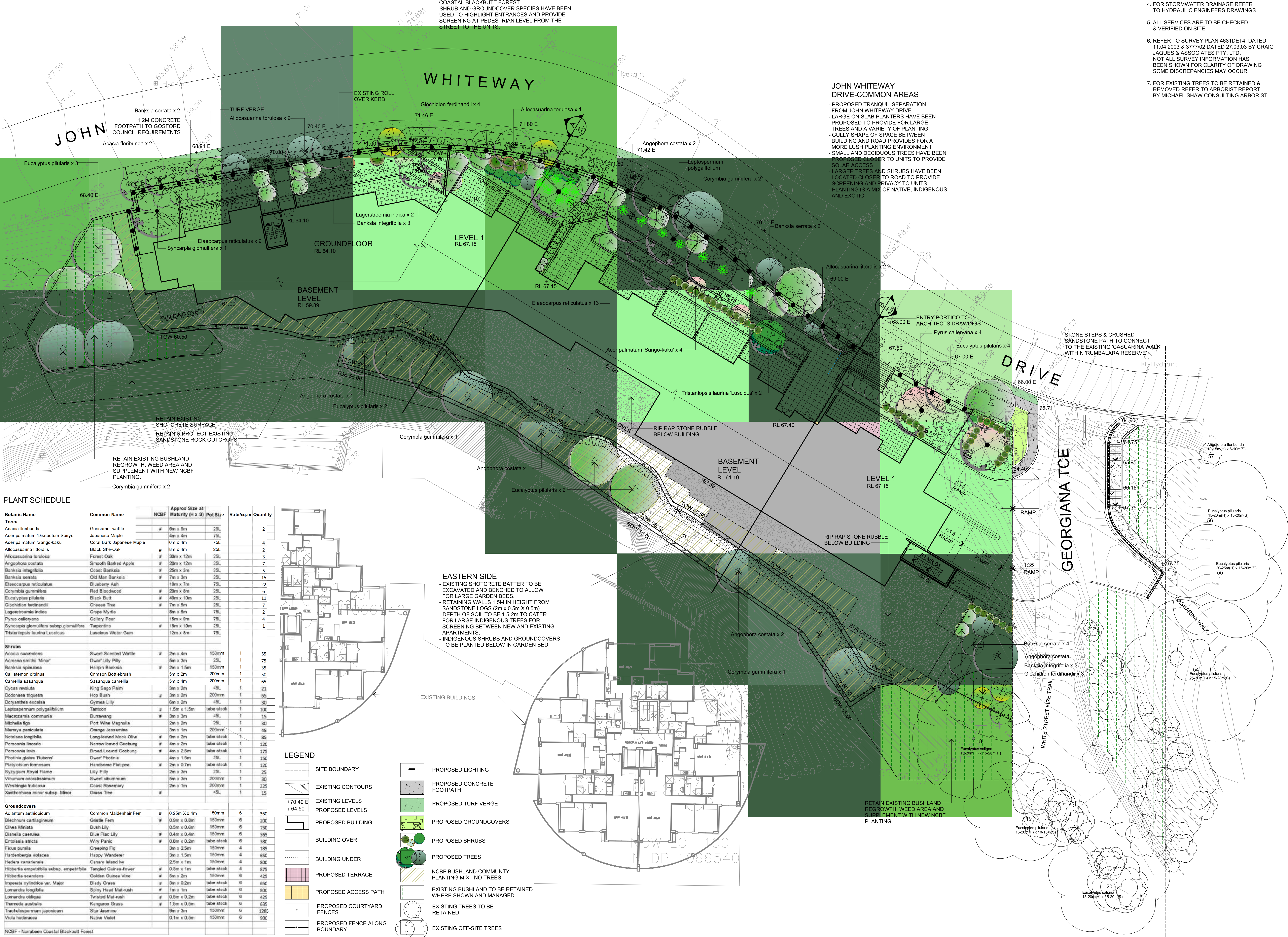
JOHN WHITEWAY
DRIVE-COMMON AREAS
- PROPOSED TRANQUIL SEPARATION FROM JOHN WHITEWAY DRIVE
- LARGE ON SLAB PLANTERS HAVE BEEN PROPOSED TO PROVIDE FOR LARGE TREES AND A VARIETY OF PLANTING
- GULLY SHAPE OF SPACE BETWEEN BUILDING AND ROAD PROVIDES FOR A MORE LUSH PLANTING ENVIRONMENT
- SMALL AND DECIDUOUS TREES HAVE BEEN PROPOSED CLOSER TO UNITS TO PROVIDE SOLAR ACCESS
- LARGER TREES AND SHRUBS HAVE BEEN LOCATED CLOSER TO ROAD TO PROVIDE SCREENING AND PRIVACY TO UNITS
- PLANTING IS A MIX OF NATIVE, INDIGENOUS AND EXOTIC

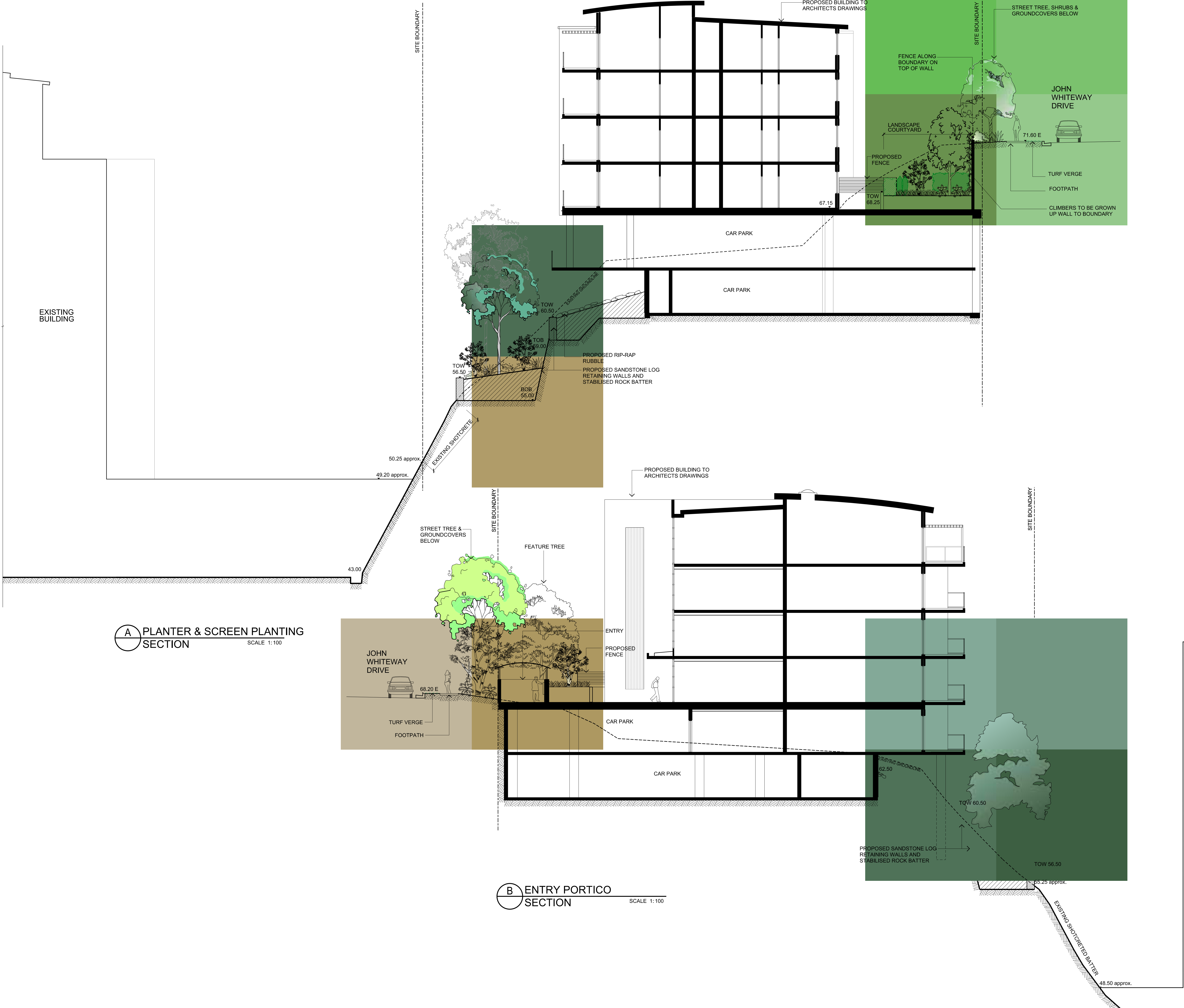
GENERAL NOTES

- DIMENSIONS ARE IN MILLIMETRES
LEVELS SHOWN ARE IN METRES
DO NOT SCALE ANY DRAWINGS
- FOR BUILDING DETAILS REFER TO ARCHITECTURAL DRAWINGS
- FOR ROAD DETAILS REFER TO CIVIL ENGINEERS DRAWINGS
- FOR STORMWATER DRAINAGE REFER TO HYDRAULIC ENGINEERS DRAWINGS
- ALL SERVICES ARE TO BE CHECKED & VERIFIED ON SITE
- REFER TO SURVEY PLAN 4681DET4, DATED 11.04.2003 & 3777/02 DATED 27.03.03 BY CRAIG JAGUES & ASSOCIATES PTY. LTD.
NOT ALL SURVEY INFORMATION HAS BEEN SHOWN FOR CLARITY OF DRAWING
SOME DISCREPANCIES MAY OCCUR
- FOR EXISTING TREES TO BE RETAINED & REMOVED REFER TO ARBORIST REPORT BY MICHAEL SHAW CONSULTING ARBORIST

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amendments		by		checked		verified	
no.	date	amendment	by	chk'd	inr	chk'd	
A01	16.12.14	PRELIMINARY	PN	PN	AB	AB	
A02	22.01.15	COORDINATION ISSUE	PN	PN	AB	AB	
A03	27.01.15	DA ISSUE	PN	PN	AB	AB	





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amendments				verified	
no.	date	amendment	by	chk'd	inr
A01	16.12.14	PRELIMINARY	PN		AB
A02	22.01.15	COORDINATION ISSUE	PN		AB
A03	27.01.15	DA ISSUE	PN	PN	AB

north point

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**Residential Development
Lot 100, DP 1066540
No.70 John Whiteway Drive
Gosford**

Integral Financial
557A King Street
Newtown NSW 2042
consultant

drawing title

landscape sections

da issue

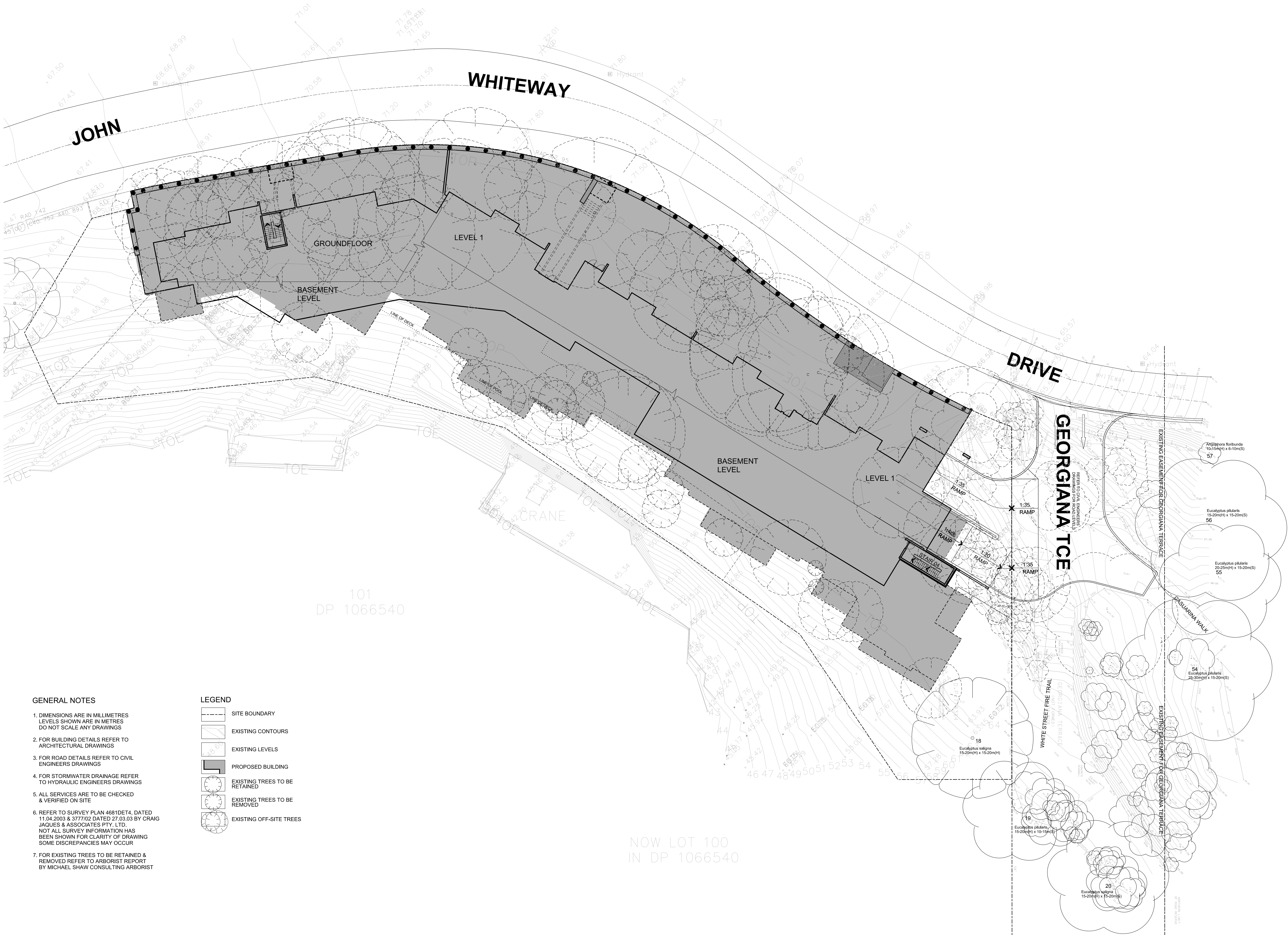
original	scale	drawn	project no.
b1	1:100	PN	4366-01

drawing no.

la-2400

rev no.

A03



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- FOR ROAD DETAILS REFER TO CIVIL
ENGINEERS DRAWINGS
- FOR STORMWATER DRAINAGE REFER
TO HYDRAULIC ENGINEERS DRAWINGS
- ALL SERVICES ARE TO BE CHECKED
& VERIFIED ON SITE
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11.04.2003 & 3777/02 DATED 27.03.03 BY CRAIG
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- FOR EXISTING TREES TO BE RETAINED &
REMOVED REFER TO ARBORIST REPORT
BY MICHAEL SHAW CONSULTING ARBORIST

LEGEND

- SITE BOUNDARY
- EXISTING CONTOURS
- EXISTING LEVELS
- PROPOSED BUILDING
- EXISTING TREES TO BE
RETAINED
- EXISTING TREES TO BE
REMOVED
- EXISTING OFF-SITE TREES

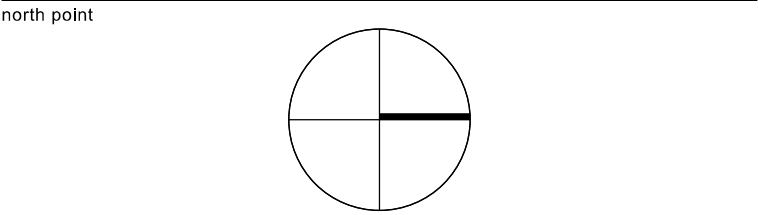
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no.	date	amendment	by	chk'd	in'd	chk'd
A01	16.12.14	PRELIMINARY	PN		AB	
A02	22.01.15	COORDINATION ISSUE	PN		AB	
A03	27.01.15	DA ISSUE	PN	PN	AB	AB



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No.70 John Whiteway Drive
Gosford

Integral Financial
557A King Street
Newtown NSW 2042
consultant

drawing title
tree removal plan

da issue

original	scale	drawn	project no.
b1	1:200	PN	4366-01
drawing no.			rev no.

la-0301 **A03**