



Our Ref: CM:TM:239535

16 January 2018

The Chief Executive Officer
 Lake Macquarie Council
 PO Box 1906
 HRMC NSW 2310

Attention: Brian Gibson

RECEIVED

18 JAN 2018

**LAKE MACQUARIE
 CITY COUNCIL**

Dear Brian,

**DEVELOPMENT APPLICATION 675/2017 – MIXED USE DEVELOPMENT –
 482 THE ESPLANADE, WARNERS BAY.**

We refer to the decision of the Joint Regional Planning Panel (JRPP) on 7 December 2017 to defer its determination in relation to the above project.

Our client has given careful consideration to the issues raised by the JRPP and has undertaken a rigorous review of the project in a sincere attempt to meet the Panel's concerns. This has resulted in amended drawings, which have been included with this submission.

In general conditions b), c), d), e), f) and g) of the determination have been met. This leaves the matter of the side boundary setback to the south where the revised plans achieve a close alignment with the JRPP's request. Please find a detailed response to the JRPP conditions at **Attachment A**. Amended plans and documents at **Attachment C**.

Our clients would like to place on record their endeavours to bring about a project of merit and real worth to Warners Bay. They have invested greatly in terms of both cost and effort to date. They have attended several meetings with the SEPP 65 panel and Council at significant cost and demonstrated a genuine willingness throughout the entire planning process to meet and resolve each and every concern as and when raised. The plans presented to the Joint Regional Planning Panel reflect the outcome of that long process.

The client therefore was surprised at the extent of concern raised by the Joint Regional Planning Panel relative to matters of SEPP 65 given the extent of agreement following the outcome of the comprehensive planning process as to the merits of the project and the

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overall support for the design shown by the SEPP 65 Panel. Similarly the Council gave support to the design and concurred with the SEPP 65 endorsement, particularly in relation to setback issues. We note that page 137 of ADG advises of the following in relation to the advice from the Panel:

"The advice has legal weight and can be relied upon by the consent authority when determining a development application or modification for apartment development under SEPP 65"

The SEPP 65 committee considered the subject closely and required our client to furnish a Neighbour Interface Report. This report demonstrates that the setback design complies with the objectives of the Apartment Design Guidelines (ADG). The SEPP 65 Panel however recommended further modification resulting in the removal of two units from the southern side of the development, which was agreed to.

Our client has advised that any outcome that further reduces yield would be appealed and has sought legal advice in this regard. A copy of this advice is provided at **Attachment B**.

We hereby submit the revised plans and documents for approval and of course remain available to answer any questions or provide any further information in this regard.

Yours faithfully,


Craig Marler
Planning Manager
ADW Johnson Pty Ltd
Hunter Office

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ATTACHMENT A

DETAILED RESPONSE TO CONDITIONS

a) Increasing the southern side setback of both building forms to The Esplanade and Howard Street to achieve a minimum of 3m for the lowest two levels, 6m to 4 levels above ground (to the edge of the building, avoiding side balconies and generally retaining the approach of orientating outlook to the streets or within the site) and 9m above 4 levels (which may include openings and some side return balconies orientated to the street(s) or within the site).

We note that the NSW Department of Planning Circular PS 17-001 dated 29 June 2017 states:

- *"Apart from the non-discretionary development standards in SEPP 65, the ADG is not intended to be and should not be applied as a set of strict development standards."*

We also note a reference in the body of the JRPP determination, to achieving a closer compliance with the ADG which we take as confirmation that some variation of the ADG is acceptable as long as its overall objectives have been met. Accordingly, the setback from the south boundary is a merit assessment with consideration given to the ADG. We believe that the SEPP 65 Panel and Council staff duly undertook that merit assessment. However further changes have now been made as detailed hereunder.

Compliance with this condition has required careful consideration. To simply remove units at the relevant southern interface to completely meet the condition above would result in the loss of some 15 units (13% of total yield). This would render the project uneconomic and our client would not proceed on this basis. Moreover it reduces the development's contribution in respect of urban consolidation and sustainable development principles generally as well as the objectives of the Warners Bay Town Centre more specifically.

To satisfy the JRPP's direction, the design of the Esplanade Tower at the Esplanade frontage has been amended by sliding the development toward the King Street frontage and by reducing the commercial floor space from 906m² to 848m². This allows retention of 110 apartments with a slight variation in the mix of apartment sizes.

In addition whilst not requested in the JRPP conditions, the basement and podium which was located on the southern boundary (between the two towers) has now been setback 1m.

The proposed amended design results in the building encroaching on the upper level setback to King Street as per the Warners Bay Town Centre Plan. This is considered an acceptable outcome given:

- The length of building wall to King Street is short relative to total King Street frontage.
- The extent of upper level void within the King Street frontage.
- The extent of upper level articulation within the building façade.
- The width of King Street.

The proposed modified design of the Esplanade Tower and basement is a significant improvement with now only a relatively small encroachment at the southern boundary. The amended design meets the objectives of the ADG and is considered acceptable for the following reasons:

- The full requested setback of 3m has been provided at ground level allowing the desired deep soil planting to promote a higher level of privacy and amenity between the proposed development and the neighbour. Combined with the 1m podium and basement setback the deep soil planting area between the development and the boundary has now increased 100% from 134m² to 276m².
- Adequate separation distance has been achieved (and now increased) to ensure no unacceptable, unrelieved wall of building to the Esplanade. Further enhancement of the appearance to the street has been achieved with the deep soil landscaping provided within the setback area.
- Strict compliance with the 3m, 6m and 9m setbacks over the height of the proposed development creates an undesirable ziggurat appearance inconsistent with the preferred approach under the ADG (ie page 63 of the ADG advises: *"Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a ziggurat appearance"*).
- The encroachment does not impact on sunlight access to the neighbouring property than otherwise permitted and in fact exceeds the minimum standards.
- Adequate privacy has been achieved through a combination of setback, blank walls and screening. The first 4 levels of the development have no windows facing south. Level 5 has an extended balcony that has been setback 3m (with the wall of the building setback approximately 7m). The balcony at this level has the effect of preventing views to the south from windows of the unit and the balcony at its edge has been provided with a substantial planter box that will prevent overlooking to the south. Levels 6 and 7 south facing windows and balconies have been screened with 45 degree louvres.

In summary the proposed amendment reaches closer compliance with the ADG, balances the built form to avoid a ziggurat appearance and meets or exceeds solar access and at the same time affords adequate privacy. In terms of the streetscape the setback avoids a wall of building to The Esplanade. Overall the visual appearance, privacy and general amenity have all been enhanced by the provision of deep soil landscaping within the 3m setback.

The amended plans include no changes to the Howard Street Tower. This is considered acceptable for the following reasons:

- Allowance has been made for a ground level setback of between 2.73m to the basement driveway wall and approximately 5m the ground floor apartment. This is greater on average than the desired 3m setback at ground level.
- The length of wall near the south boundary is relatively short.
- The privacy and sunlight access objectives of the ADG have been satisfied or exceeded. It is noted that there are no windows in the south wall that would impact on the privacy of neighbours.
- The extent of encroachment is predominantly restricted to the upper levels. The adjoining site to the south cannot be developed to the same height as this proposal given that the adjoining site is restricted in height under the LEP to a maximum of 13m. Consequently, building separation distance is less sensitive in this location.
- The general amenity of the neighbouring building to the south of the proposed Howard Street Tower is greatly enhanced by the significant open space and void area between the Howard Street and Esplanade Tower.

- Adequate separation distance has been achieved to ensure no unacceptable, nor unrelieved wall of building to Howard Street as previously agreed by the SEPP 65 Panel. This is particularly so given the variation in height controls along Howard Street.
- Strict compliance with the 3m, 6m and 9m setbacks over the height of the proposed development creates the undesirable "ziggurat appearance" inconsistent with the preferred approach under the ADG.

b) Inclusion of landscaping within the revised southern side setbacks and associated details and planting depth to provide effective visual screening between the buildings.

Landscaping will be included into the southern boundary setbacks as requested.

c) Revision of the parking allocation to achieve a minimum of 37 shared spaces. 7 spaces for commercial tenancies and the remainder for residents;

The size of the lower basement has been increased toward The Esplanade to accommodate additional car parking. This makes provision for 36 shared parking spaces. (NB: the full 37 shared spaces are no longer required because of the reduction in commercial floor space).

Refer DA101 Plan and DA301 Sections

d) An appropriate management plan for the allocation of parking and access thereto;

It is accepted that some management of the parking is required and it is requested that this be made as a condition of consent.

e) Revision of the glass-line to The Esplanade to align with the landscaped beds provided, increasing the setback to encourage outdoor dining.

The glass line has been revised to satisfy the above condition. The commercial glazing line to the Esplanade has been setback to approximately 3m behind the front boundary.

f) Detail of glazing (which should be clear, not tinted green.); and

Plans have been amended to show clear glazing is shown on all relevant documentation.

g) Provision for kitchen exhaust to be vented internally to the roof via the building core.

The kitchen exhaust is located adjacent and to the east of each lift shaft between the upper ground level and roof level.



ATTACHMENT B

LEGAL ADVICE

18 January 2018

Mr Andrew Redwin
Waters Edge (Newcastle) Pty Ltd
C/- ADW Johnson
7/335 Hillsborough Road
Warners Bay NSW 2282

By email

Dear Andrew

Advice about DA 675/2017, King Street Warners Bay
Our ref: NLS/WAT129-00001

1. Instructions

- 1.1 Thank you for your instructions to provide advice about Development Application DA 675/2017 for a proposed mixed use development on land at King Street, Warners Bay (**DA**).
- 1.2 We have reviewed the application documents, the Council Assessment Report dated 16 November 2017, the "Record of Deferral" issued by the Joint Regional Planning Panel (**JRPP**) and the revised plans and other documents prepared in response to the JRPP's decision, including a letter prepared by ADW Johnson.

2. Background

- 2.1 The DA seeks development consent for a mixed use development (commercial premises and residential flat building), including the demolition of existing structures on land at Warners Bay. The proposal involves two six-storey towers above commercial spaces and parking, including a basement car park and ground level car park, with commercial spaces proposed along Howard Street, King Street and The Esplanade.
- 2.2 The Council Assessment Report (**Council Report**) recommended that conditional development consent be granted. The key points from the Council Report were:
- (a) The Design Review Panel, established under *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65)* is satisfied with the proposal, subject to minor improvements to the setback at the southern boundary to 4.5m at level 4. At the time of the report the application had been amended to address the requirements of the Design Review Panel.
 - (b) The proposed development is consistent with the zone objectives under the *Lake Macquarie Local Environmental Plan 2014* and is generally compliant with *Lake Macquarie Development Control Plan 2014* and the *Apartment Design Guide* published by the Department of Planning and Environment (**Guide**). In particular, the building separation between the proposed development and the adjoining development to the south has been found to be compliant and satisfactory.

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- 2.3 On 7 December 2017, the JRPP met to consider the DA. The JRPP decided to defer determination of the DA because it "was not satisfied with core aspects of the proposal related to the interface of the building with the southern boundary, the car parking allocation and some matters of detail". The applicant was invited to submit revised plans and supporting information in response to a number of specified matters (referred to as "conditions" in the Record of Deferral issued by the JRPP), including the following:

(a) Increasing the southern side setback of both building forms to The Esplanade and Howard Street to achieve a minimum of 3m for the lowest two levels, 6m to 4 levels above ground (to the edge of the building, avoiding side balconies and generally retaining the approach of orienting outlook to the streets or within the site) and 9m above 4 levels (which may include openings and some side return balconies generally oriented to the street(s) or within the site) ...

- 2.4 You have asked us to consider the draft response to the JRPP and advise on the prospects of obtaining a development consent either from the JRPP or the Land and Environment Court.

3. Advice

- 3.1 The revised plans and additional information to be provided to the JRPP respond to all of the requirements in the JRPP's decision of 7 December 2017. All requirements have been fully complied with, except the specific setback requirements for the southern boundary. Amendments have been made to reduce the commercial floor space on the ground level and to shift the upper levels of the development away from the southern boundary. This amendment achieves a full 3m setback at ground level to allow deep soil planting between buildings and a greater setback for the upper levels, with only a minor encroachment into the southern boundary setback at the upper levels.

SEPP 65 and the Guide

- 3.2 The JRPP's suggestion to modify the setbacks at the southern boundary is based on the "design criteria" in connection with Objective 3F-1 in Part 3 of the Guide. That objective states:

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

- 3.3 The Guide includes information about how it should be interpreted, as follows:

Parts 3 and 4 of the Apartment Design Guide provide objectives, design criteria and design guidance for the siting, design and amenity of apartment development. Each topic area is structured to provide the user with:

1. a **description** of the topic and an explanation of its role and importance
2. **objectives** that describe the desired design outcomes
3. **design criteria** that provide the measurable requirements for how an objective can be achieved
4. **design guidance** that provides advice on how the objectives and design criteria can be achieved through appropriate design responses, or in cases where design criteria cannot be met.

The design criteria set a clear measurable benchmark for how the objective can be practically achieved. If it is not possible to satisfy the design criteria, applications must

demonstrate what other design responses are used to achieve the objective and the design guidance can be used to assist.

- 3.4 SEPP 65 provides that the consent authority must take into account the Guide when determining a development application, but it does not require strict compliance with the Guide (see clauses 28 to 30 of SEPP 65).
- 3.5 Although the revised proposal does not fully comply with the design criteria for building separation set out in the Guide, the proposal does demonstrate adequate regard has been had to the relevant objectives. In particular, as set out in the letter from ADW Johnson, the revised proposal considers and implements the design guidance advice, so that the proposed development meets Objective 3F-1. A reasonable level of external and internal visual privacy will be achieved and the buildings will not have an unacceptable impact on sunlight access to the neighbouring property. The modified proposal results in an exceedance of the minimum standards for solar access for the neighbouring properties. The additional setback area at ground level can also be adequately landscaped to improve privacy and amenity between neighbours and to provide a visual break between buildings from public domain areas. Otherwise, the revised proposal results in no change to the active street front (despite a reduction in commercial floor space).
- 3.6 Based on the introductory advice about how the Guide is to be interpreted, in our opinion, the minor variation from the design criteria on separation distances does not justify refusal of the development application, particularly where it is established that the relevant design guidance advice has been implemented and the objective met.

Consideration by the JRPP

- 3.7 The JRPP should apply the Guide, with regard to the objectives and the design guidance, in accordance with the methodology for applying the Guide set out above in paragraph 3.3 and in SEPP 65. The design criteria are not statutory requirements. They are only a suggested means of satisfying the objective.
- 3.8 If the JRPP maintains "strict compliance" with the setbacks in the Guide is required, the JRPP would be incorrectly applying the Guide as a mandatory requirement.
- 3.9 In any event, the revised proposal addresses the particular concerns raised by the JRPP. The Record of Deferral provides [emphasis added]:

Requiring compliance, **or closer compliance**, with the guidelines within SEPP 65 was warranted.

- 3.10 The applicant has modified the proposal, including removing commercial floor space, to achieve "closer compliance" with the guidelines. In our view, this satisfies the concerns as expressed by the JRPP. It results in a good planning outcome and an appropriate balance between the amenity of neighbouring properties, feasibility of the project, and the need for urban consolidation and sustainable development in the Warners Bay Town Centre.

Land and Environment Court

- 3.11 If the JRPP is not satisfied that the revised proposal is acceptable, appeal rights are available to the applicant under section 97 of the *Environmental Planning and Assessment Act 1979*.
- 3.12 It appears that the only outstanding issue with the proposal is the southern boundary setback. Given the above and the support expressed by the Design Review Panel and the Council, that issue does not justify a refusal to grant development consent. This is consistent with well accepted principles about the application of development control plans and other policy

documents (such as the Guide). The Court has consistently determined that standards in development control plans and other policy documents made under environmental planning instruments operate as guidelines only and, although they are to be considered, should not be given determinative weight where the proposed development complies with the objective of the relevant standard (see for example, *Stockland Development Pty Ltd v Manly Council* [2004] NSWLEC 472).

- 3.13 For those reasons, our opinion is that an appeal will almost certainly result in the grant of development consent by the Court, either by means of a conciliation conference under section 34 of the *Land and Environment Court Act 1979* or after a full hearing.

4. Next Steps

- 4.1 We agree with ADW Johnson that the revised proposal sufficiently satisfies the requirements expressed by the JRPP on 7 December 2014 and the JRPP should be asked to determine the application as set out in the additional plans and documents.
- 4.2 This advice can be provided to the JRPP together with the revised proposal if required.

Yours faithfully



Partner responsible:

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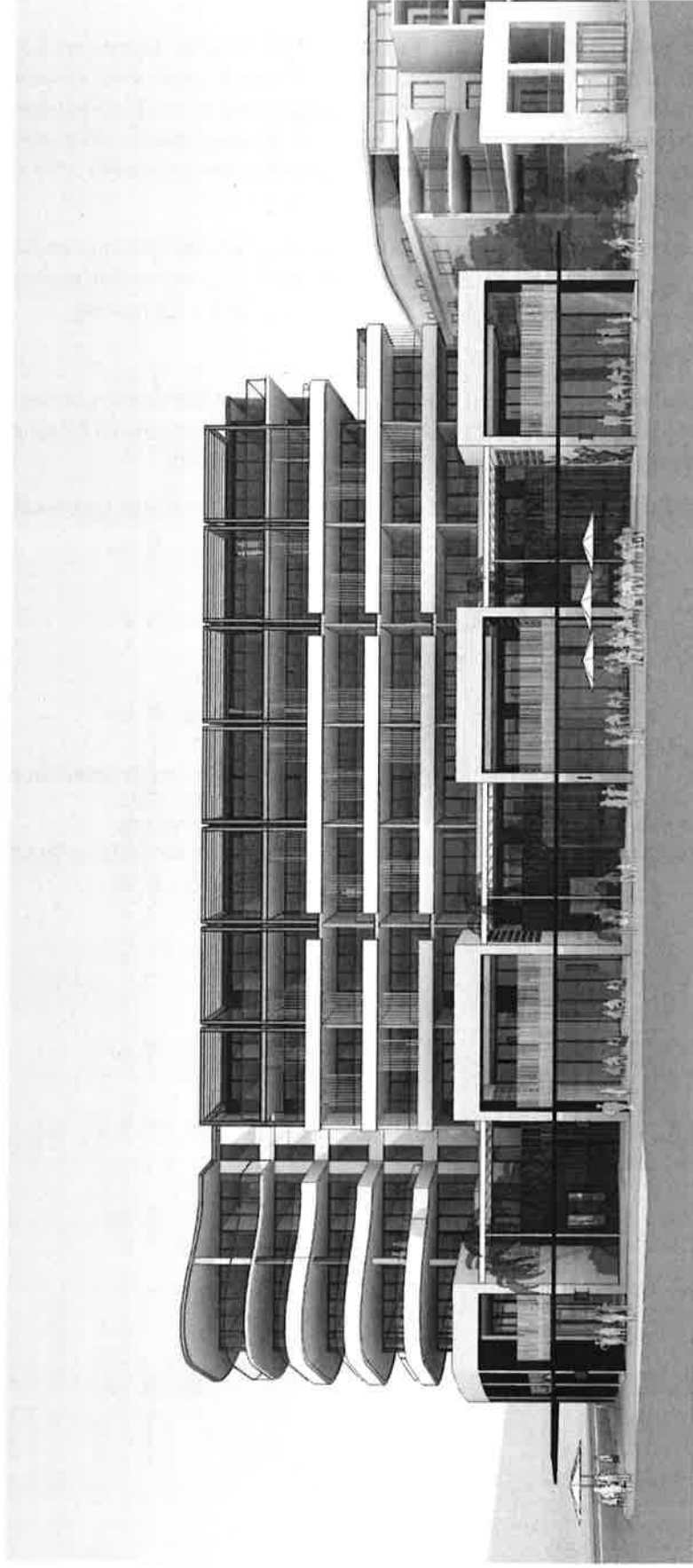
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NOTE: This report has been updated to reflect changes made following the JRPP meeting in December 2017

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REPORT BACKGROUND AND FINDINGS	
This report was originally prepared in response to the requests of the Lake Macquarie SEPP65 Design Review Panel during assessment of the Development Application.	
The original report concluded that the proposal achieves the following:	
• Less overshadowing impact than that permitted by the Apartment Design Guide (ADG) building envelope • Maintains greater than minimum solar access requirements to the existing residential dwellings to the south • Provides minimal overlooking opportunities	
The interface was determined as appropriate to the site context whilst balancing the requirements of the DCP and ADG.	
PROJECT BACKGROUND	
In 2016 Stewart Architecture and SHAC prepared a design for a new mixed use development at Lots 1-3 of DP 155951, Lot 2 of DP 1116535 and Lots 3-4 of DP 32518	
A Development Application was submitted in April 2017 following consultation with Council and relevant government entities.	
PURPOSE OF THE REPORT	
This report provides analysis of interface to the existing neighbouring development to the south, to investigate overshadowing and overlooking.	
CONTEXT - NEIGHBOURING DEVELOPMENT	
The neighbouring development to the south has buildings separated by a central garden. The separate buildings address The Esplanade and Howard Street.	
The apartments within each building are appropriately orientated to the east and west with fully glazed facades to achieve lake outlook or garden outlook.	
The apartments do not have outlook to the subject site to the north.	
Windows on the northern façade were approved with external screens to orientate views east/west; or small high-silled windows which prohibit outlook to the north.	
At The Esplanade, balconies with an edge to the northern façade include full blade walls again prohibiting outlook to the north.	
UPDATED REPORT	
Following a meeting with the Joint Regional Planning Panel (JRPP) in December 2017, the design proposal was amended to increase setbacks to the shared boundary.	
A key aim of the increased setbacks is to provide a deep-rooted planting zone along the boundary.	
As a result, the solar access to neighbouring residential dwellings has further improved.	
This report has therefore been updated to present the revised proposal with increased setbacks.	

LAKEHOUSE VILLAGE | WARNERS BAY

ENVELOPE ANALYSIS

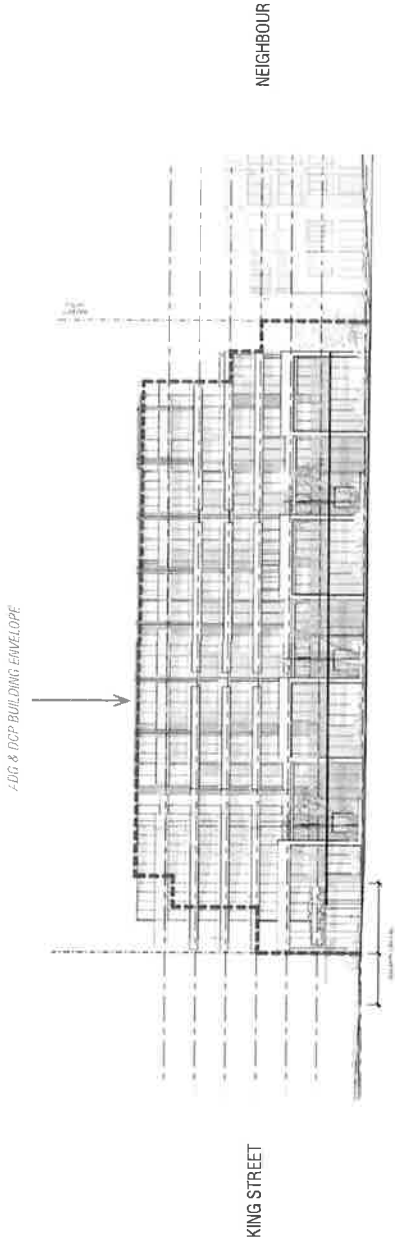
ENVELOPE ANALYSIS : WARNERS BAY

The following report examines the solar impact of the proposed 'Lakehouse Village' to its Southern neighbours. Parameters for the comparison have been drawn from the Apartment Design Guide (ADG); particularly regarding maximum permissible building depths, building separation, setbacks, landscaped area and solar access. The 'permitted form' is described further on page 8.

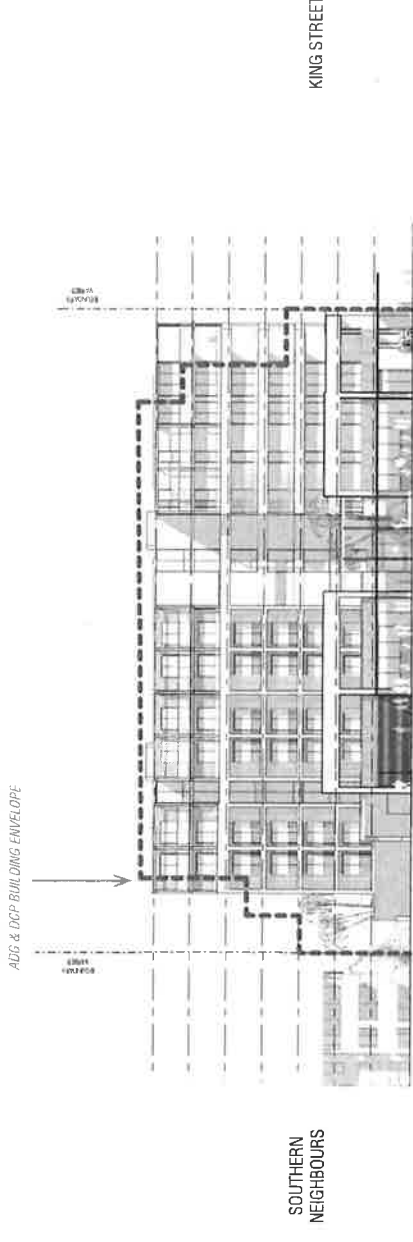
The impact of the propose 'Lakehouse Village' scheme has been examined in direct comparison with a 'maximum permitted form' under the ADG. Careful analysis has been undertaken to identify all 'habitable rooms' of the adjoining southern neighbours to effectively assess the impact of both masses.

The Development Control Plan (DCP) also provides design guidance for the site, particularly with respect to The Esplanade Street wall.

The following pages outline the 'habitable rooms' of the neighbouring building and portray shadow analysis of each scheme to the habitable rooms' windows in question.



WEST ELEVATION
PROPOSED DESIGN (BLACK) VS ADG & DCP PERMITTED FORM (DASHED BLUE)



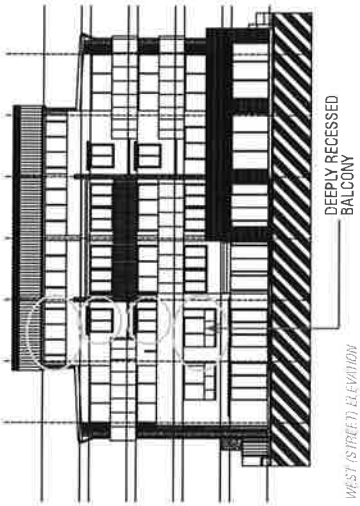
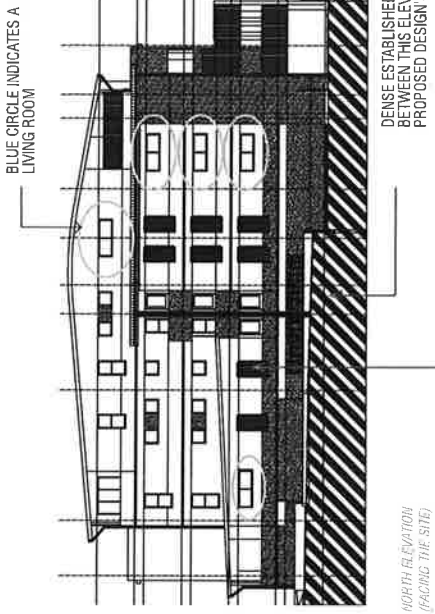
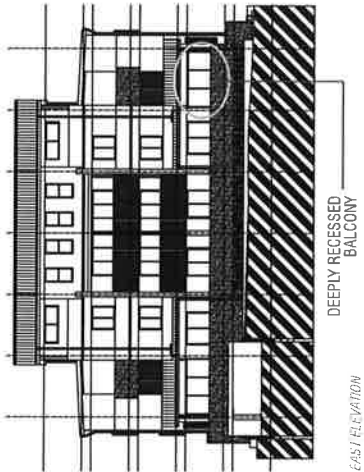
EAST ELEVATION
PROPOSED DESIGN (BLACK) VS ADG & DCP PERMITTED FORM (DASHED BLUE)

LAKEHOUSE VILLAGE | WARNERS BAY

NEIGHBOUR FACADE STUDY

THE ESPLANADE NEIGHBOUR

NOTE: LIVING ROOM WINDOWS CIRCLED BLUE

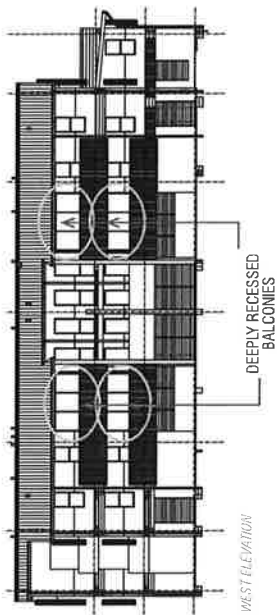
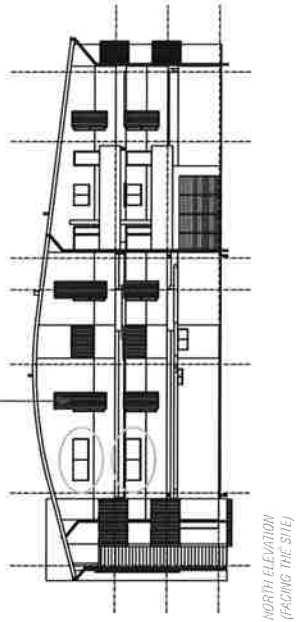
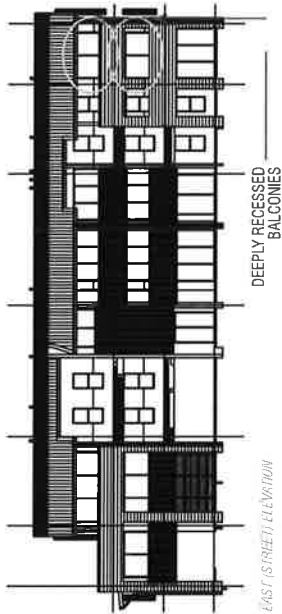


DENSE ESTABLISHED PLANTING BETWEEN THIS ELEVATION AND PROPOSED DESIGN'S SITE

NOTE: EXTERNAL SCREENING SHOWN ON DOCUMENTATION HAS NOT BEEN CONSTRUCTED

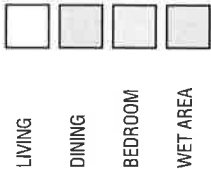
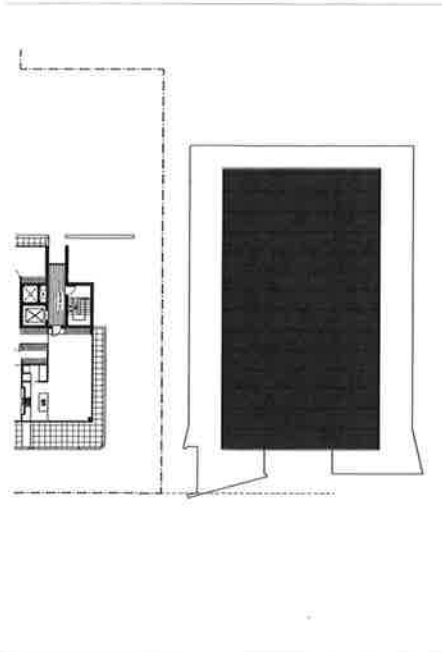
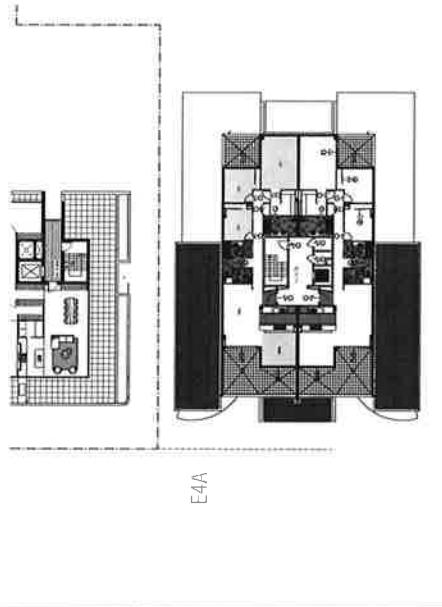
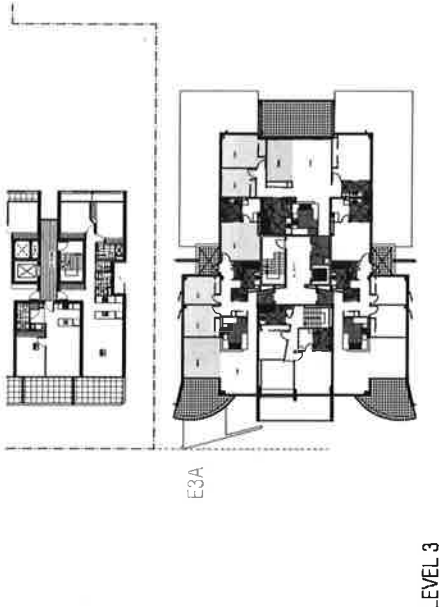
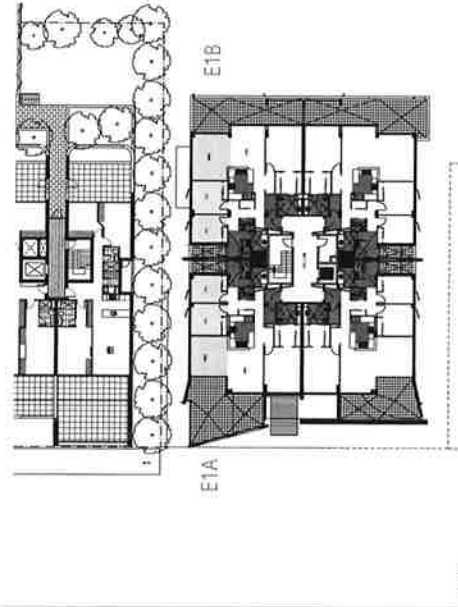
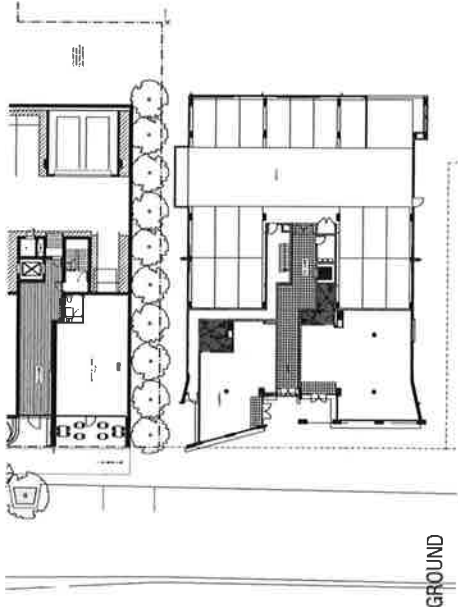
HOWARD STREET NEIGHBOUR

NOTE: LIVING ROOM WINDOWS CIRCLED BLUE



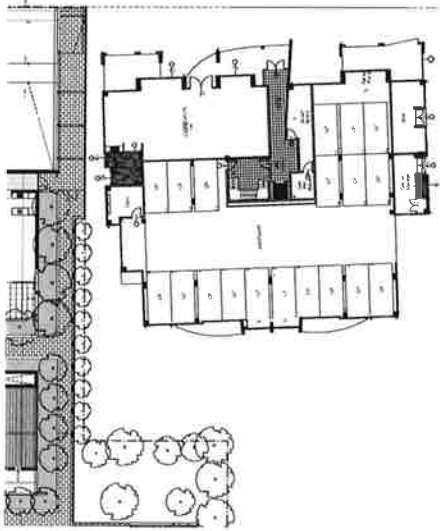
LAKEHOUSE VILLAGE | WARNERS BAY

THE ESPLANADE NEIGHBOUR PLANS

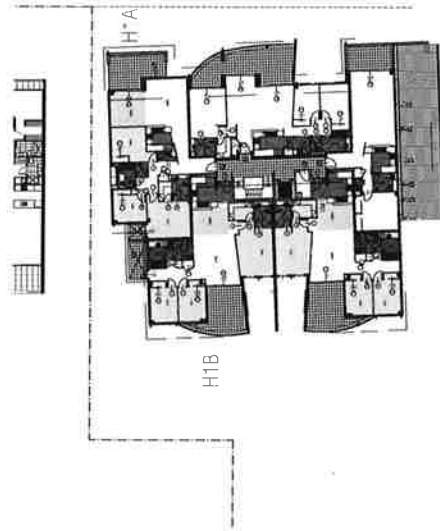


LAKEHOUSE VILLAGE | WARNERS BAY

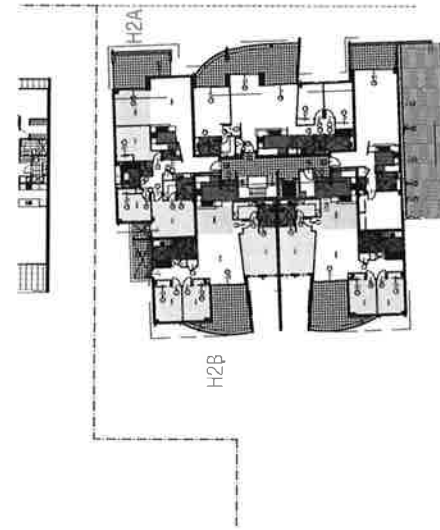
HOWARD STREET NEIGHBOUR PLANS



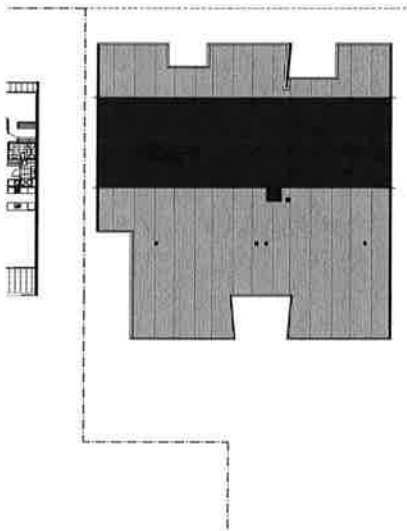
GROUND



LEVEL 1



LEVEL 2

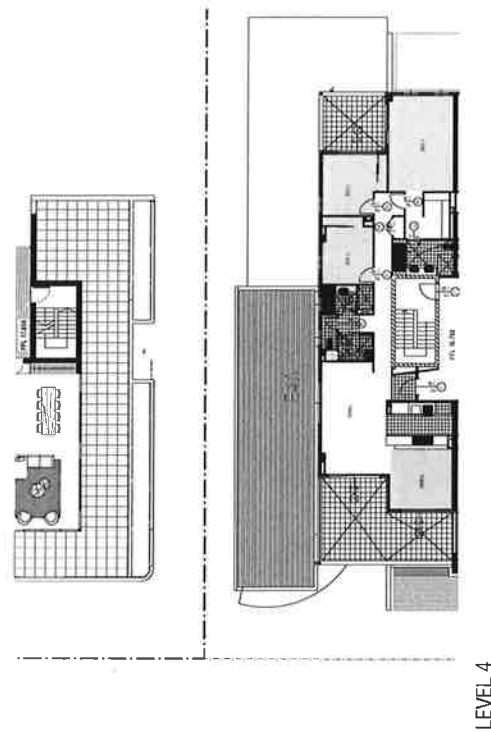
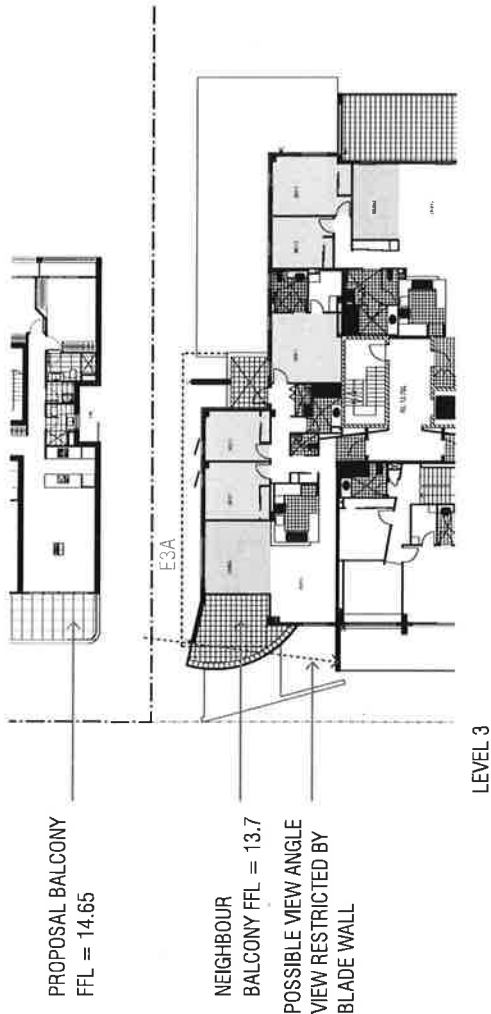
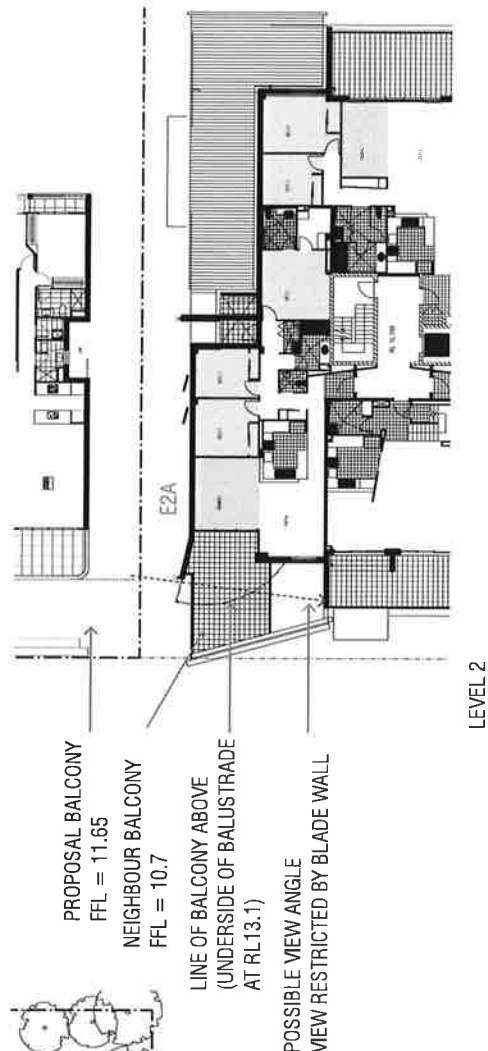
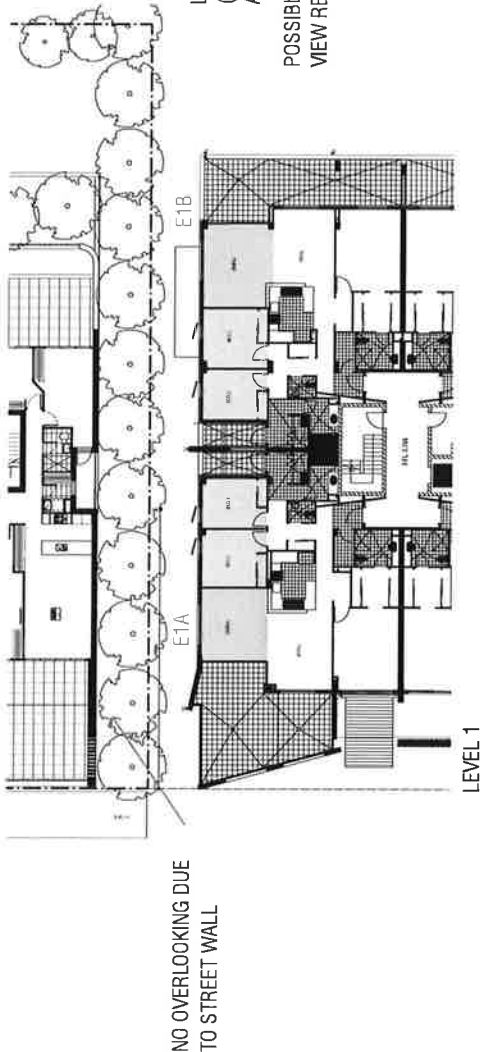


ROOF

LIVING	DINING	BEDROOM	WET AREA

LAKEHOUSE VILLAGE | WARNERS BAY

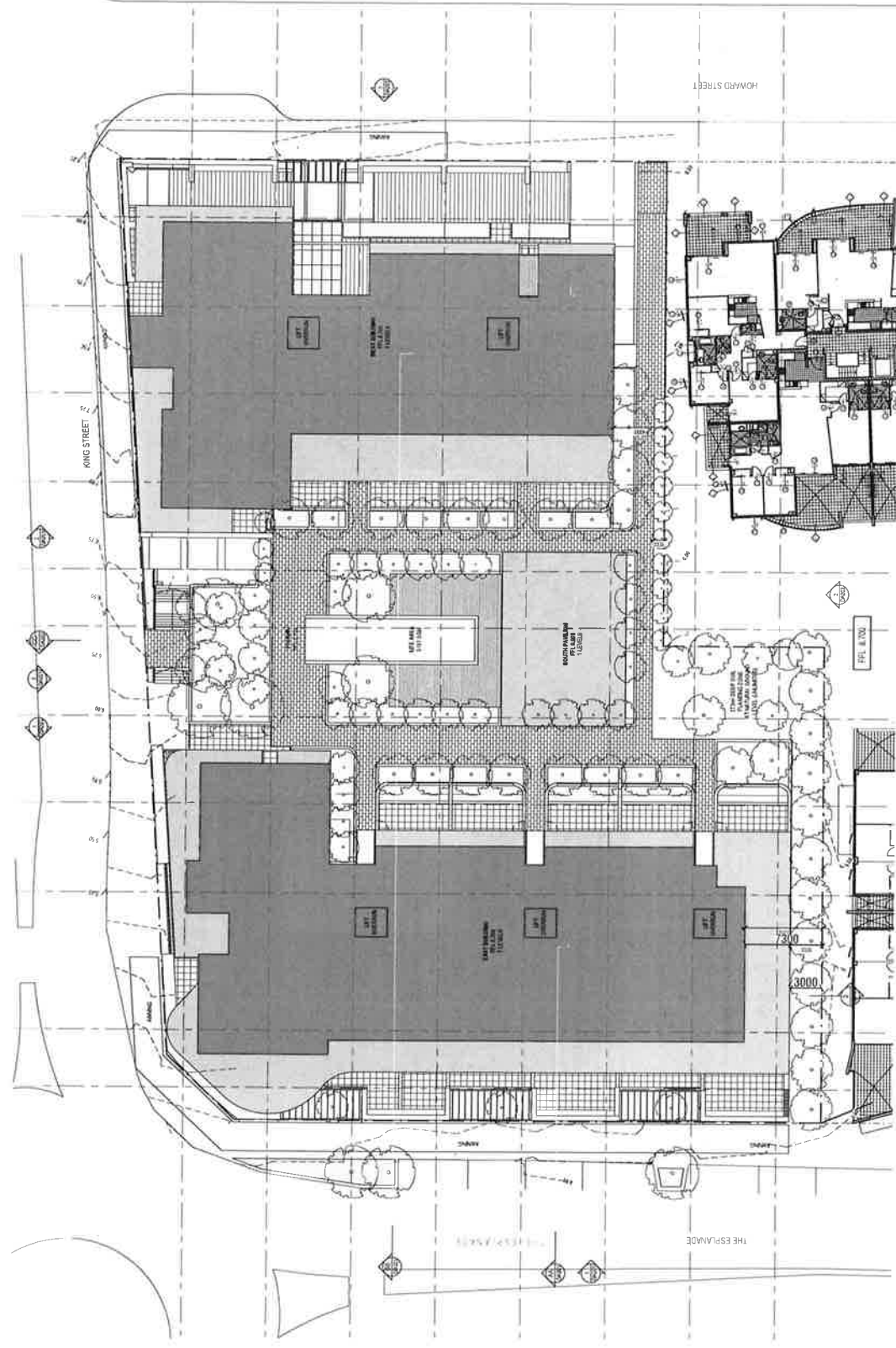
THE ESPLANADE - OVERLOOKING STUDY
REFER PAGE 11 FOR FURTHER INFORMATION



ADG & DCP - PERMITTED FORM
SITE PLAN

LAKEHOUSE VILLAGE | WARNERS BAY

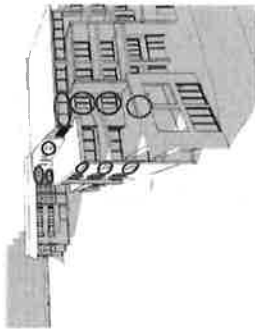
PROPOSED DESIGN SITE PLAN



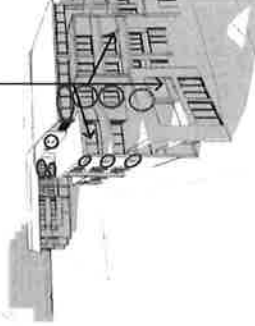
LAKEHOUSE VILLAGE | WARNERS BAY

THE ESPLANADE | VIEW A

WINTER SOLSTICE



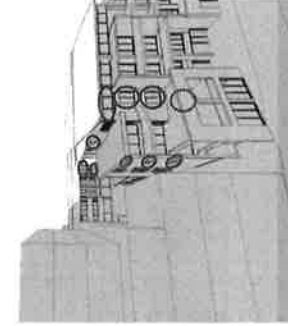
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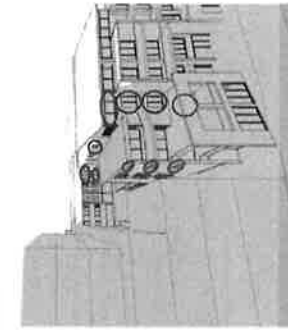
9AM SHADOW INCREASE BY PROPOSAL TO ROOF AND NORTHERN WALL ONLY



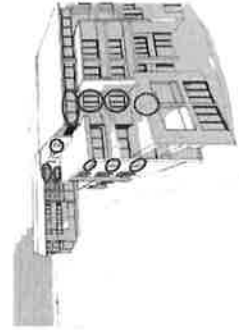
ADG & DCP PERMITTED FORM



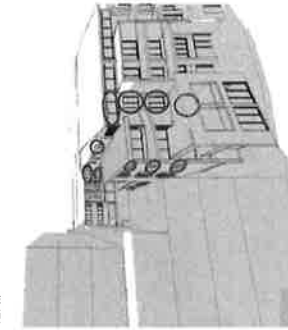
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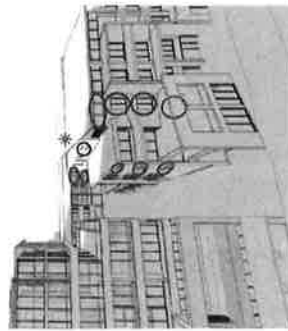
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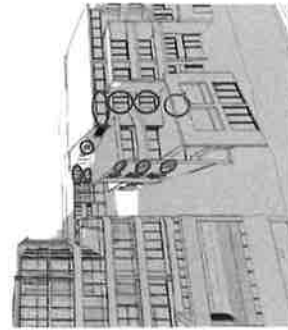
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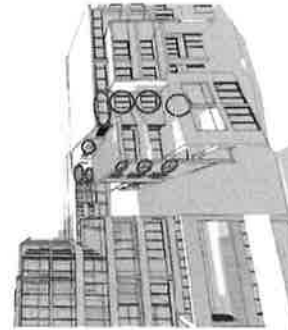
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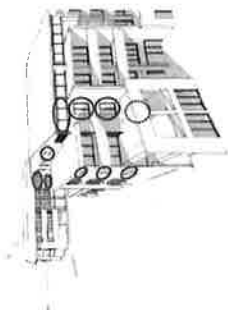


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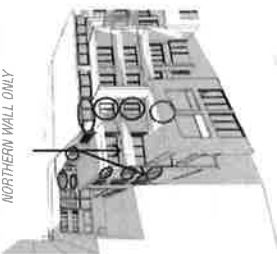
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* INCREASED SOLAR ACCESS TO LIVING ROOM WINDOW COMPARED TO ADG & DCP PERMITTED FORM



1PM

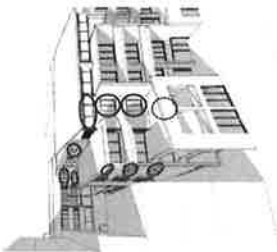
SHADOW INCREASE BY PROPOSAL TO ROOF AND
NORTHERN WALL ONLY



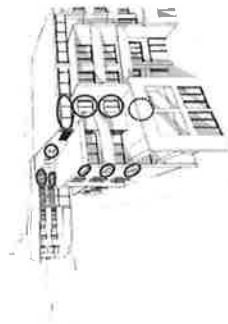
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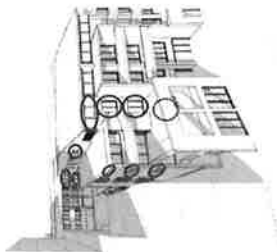
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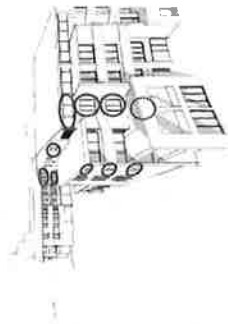
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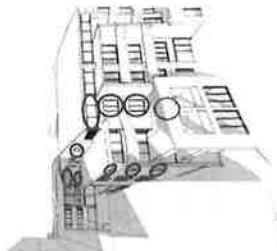
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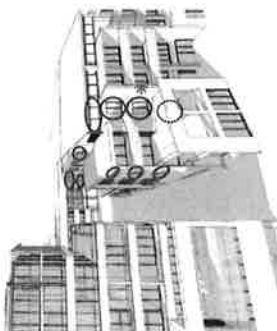
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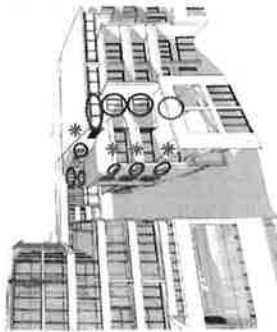
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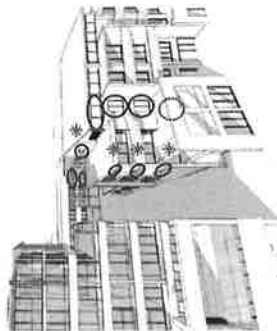
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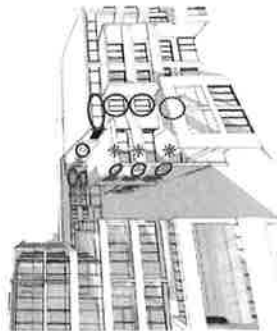
1PM



2PM



3PM



4PM

* INCREASED SOLAR ACCESS TO LIVING ROOM WINDOW
COMPARED TO ADG & DCP PERMITTED FORM

CONCLUSION

THE PROPOSAL HAS LESS AN OVERSHADOWING IMPACT TO THE LIVING SPACES (AND PRIVATE OPEN SPACES) OF THE NEIGHBOURING DWELLING THAN THE ADG AND DCP PERMITTED FORM

LAKEHOUSE VILLAGE | WARNERS BAY

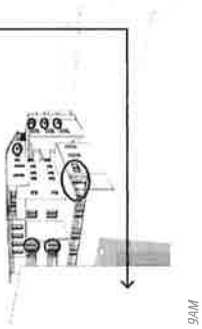
THE ESPLANADE | VIEW B

HOWARD ST NEIGHBOUR
(ELEVATION)

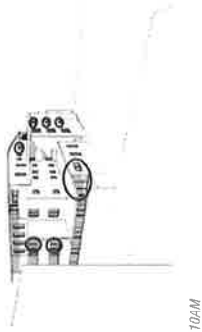
WINTER SOLSTICE



EXISTING



9AM



10AM

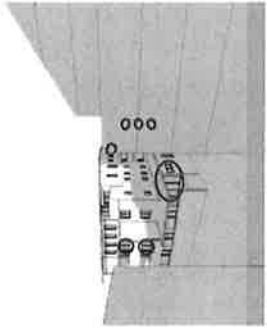


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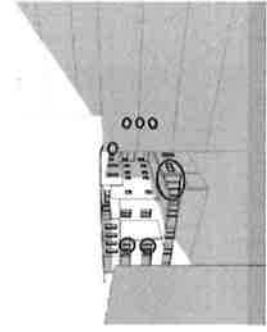


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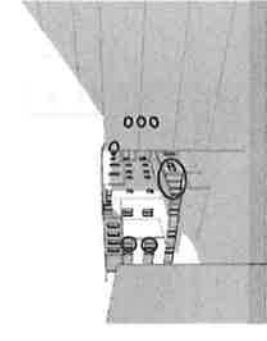
ADG & DCP PERMITTED FORM



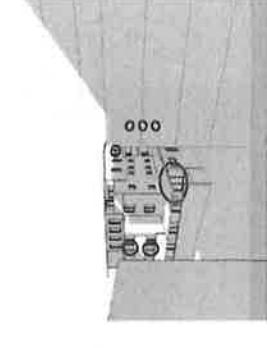
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10AM

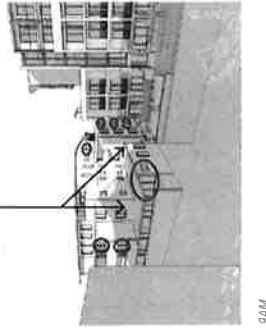


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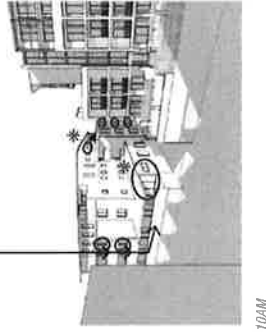


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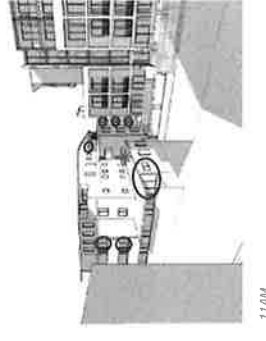
THE PROPOSAL



9AM



10AM

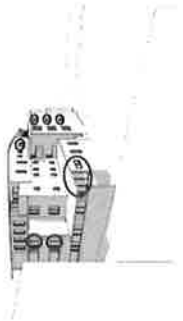


11AM



12PM

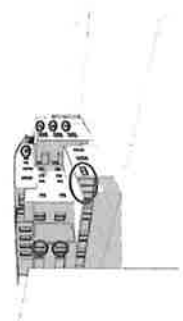
* INCREASED SOLAR ACCESS TO LIVING ROOM WINDOW
COMPARED TO ADG & DCP PERMITTED FORM



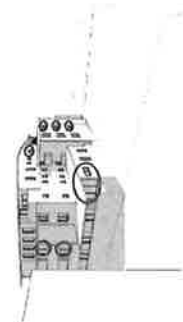
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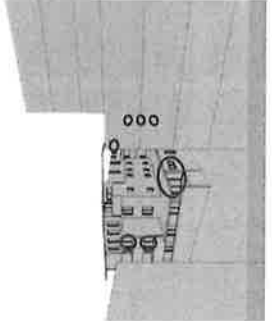
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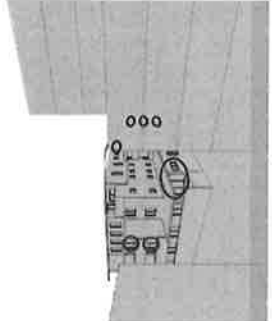
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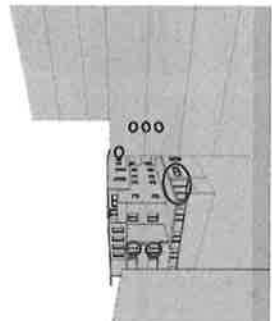
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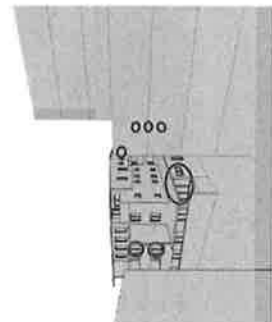
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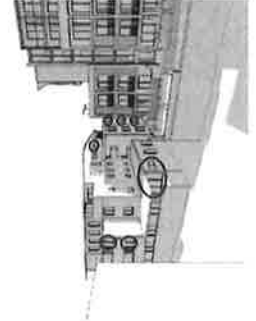
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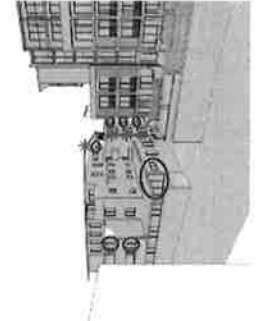
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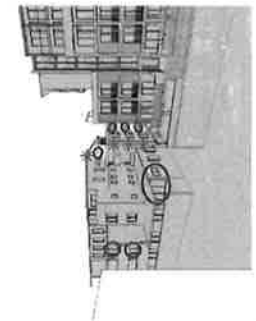
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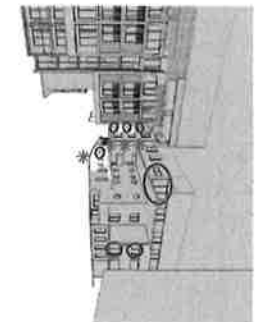
1 PM



2 PM



3 PM



4 PM

CONCLUSION

THE PROPOSAL HAS LESS AN OVERSHADOWING IMPACT TO THE LIVING SPACES (AND PRIVATE OPEN SPACES) OF THE NEIGHBOURING DWELLING THAN THE ADG AND DCP PERMITTED FORM

* INCREASED SOLAR ACCESS TO LIVING ROOM WINDOW COMPARED TO ADG & DCP PERMITTED FORM

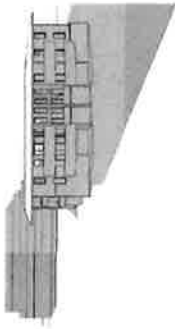
LAKEHOUSE VILLAGE | WARNERS BAY

HOWARD STREET | VIEW A

WINTER SOLSTICE

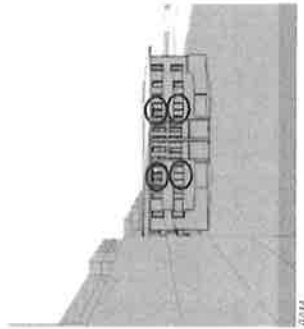


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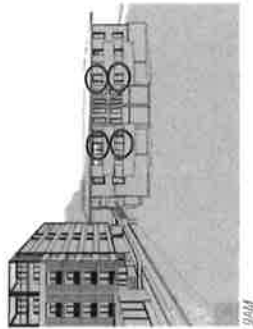
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ADG & DCP PERMITTED FORM



9AM

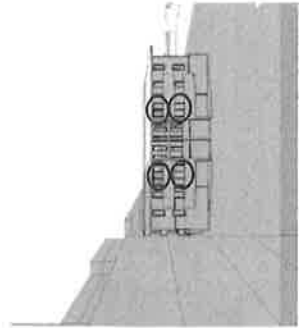
THE PROPOSAL



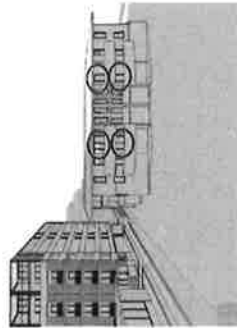
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10AM



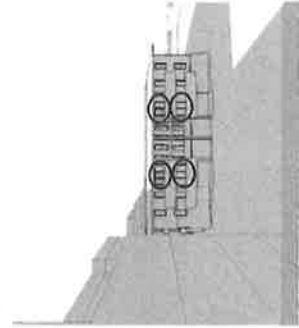
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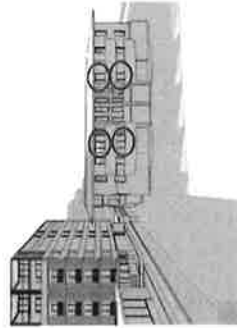
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11AM



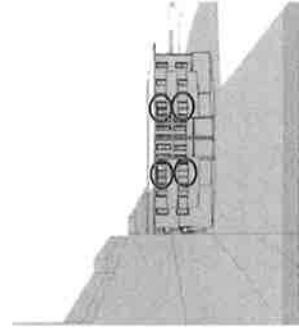
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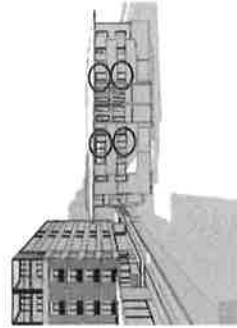
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12PM

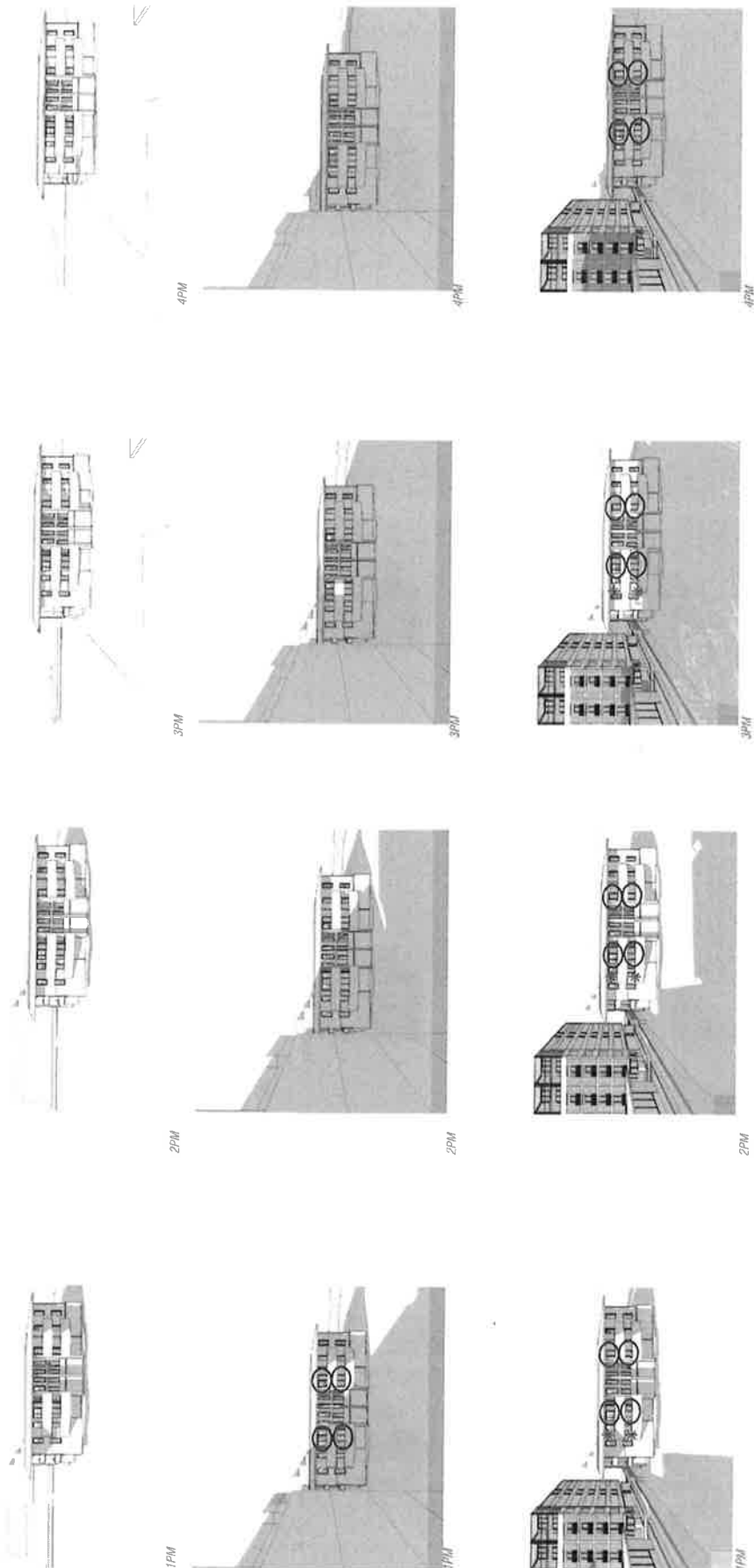


12PM



12PM

* INCREASED SOLAR ACCESS TO LIVING ROOM WINDOW COMPARED TO ADG & DCP PERMITTED FORM



* INCREASED SOLAR ACCESS TO LIVING ROOM WINDOW
COMPARED TO ADG & DCP PERMITTED FORM

CONCLUSION

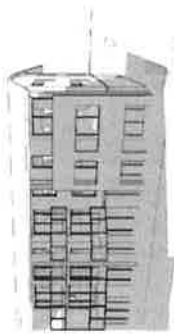
THE PROPOSAL HAS LESS AN OVERSHADOWING IMPACT TO THE LIVING SPACES (AND PRIVATE OPEN SPACES) OF THE NEIGHBOURING DWELLING THAN THE ADG AND DCP PERMITTED FORM

LAKEHOUSE VILLAGE | WARNERS BAY

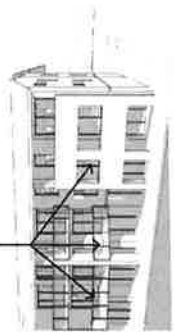
HOWARD STREET | VIEW B

WINTER SOLSTICE

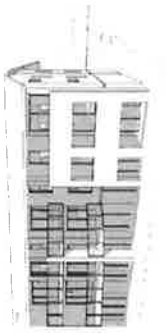
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9AM



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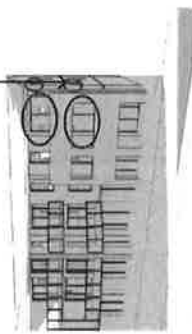


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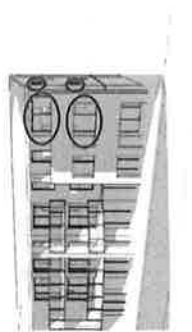


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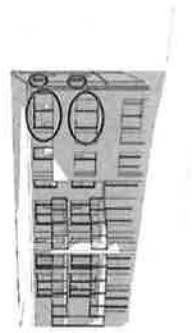
ADG & DCP PERMITTED FORM



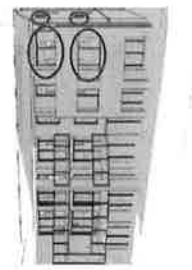
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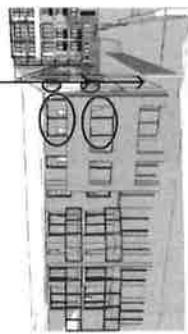


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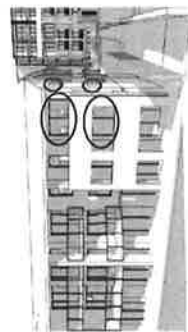


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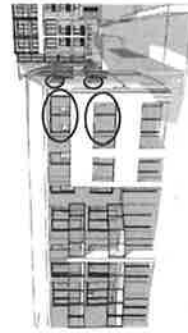
THE PROPOSAL



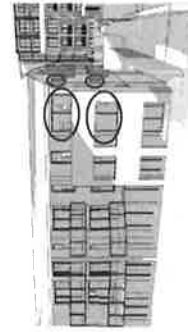
9AM



10AM



11AM

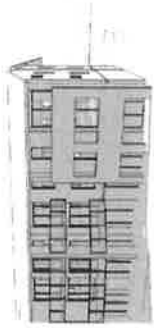


12PM

* INCREASED SOLAR ACCESS TO LIVING ROOM WINDOW COMPARED TO ADG & DCP PERMITTED FORM



1 PM



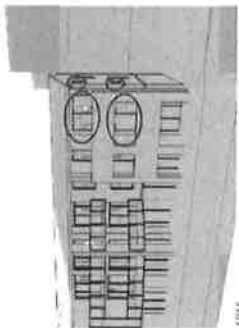
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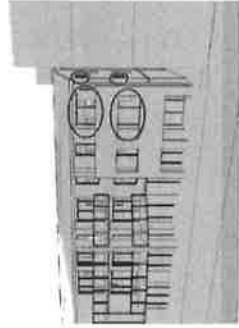
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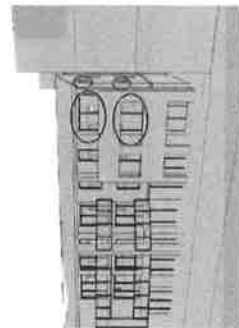
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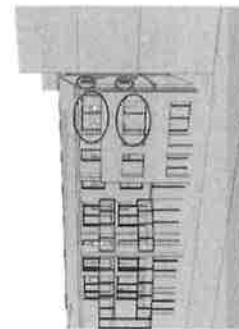
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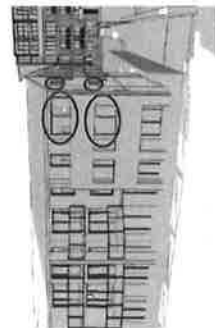
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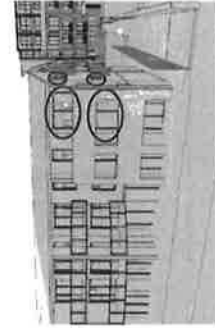
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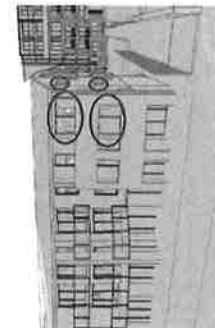
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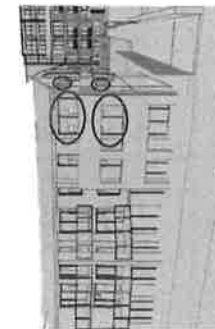
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2 PM



3 PM



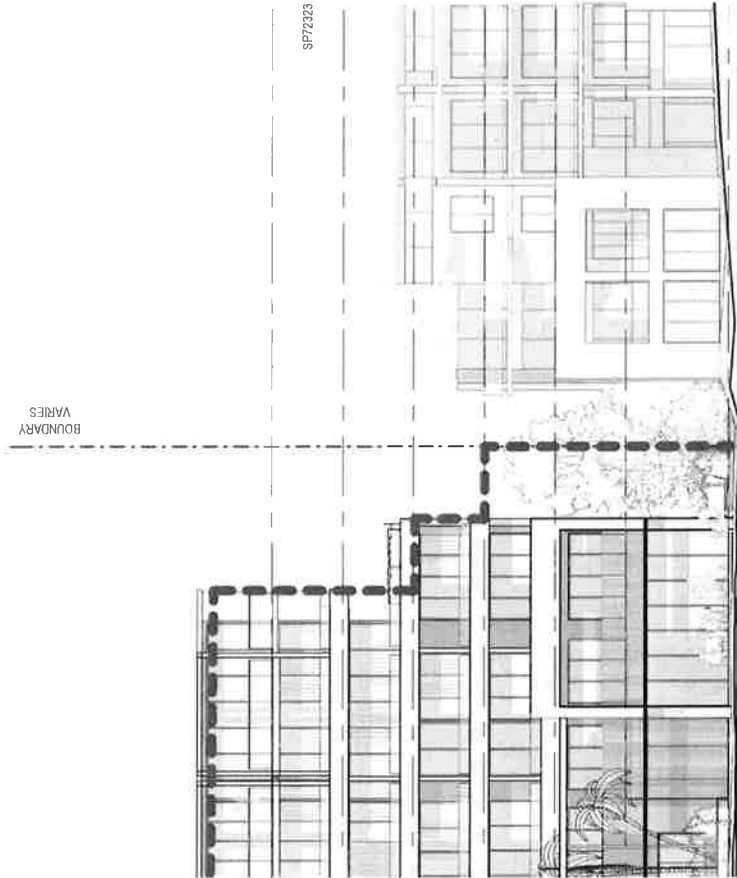
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* INCREASED SOLAR ACCESS TO LIVING ROOM WINDOW
COMPARED TO ADG & DCP PERMITTED FORM

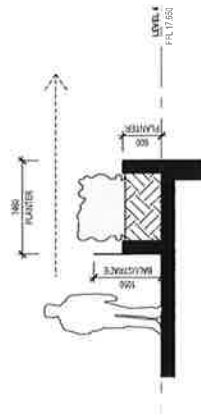
CONCLUSION

THE PROPOSAL HAS LESS AN OVERSHADOWING IMPACT TO THE LIVING SPACES (AND PRIVATE OPEN SPACES) OF THE NEIGHBOURING DWELLING THAN THE ADG AND DCP PERMITTED FORM

THE ESPLANADE - OVERLOOKING STUDY



WEST ELEVATION



PLANTER SECTION

The diagrams on the preceding page outline the extent of overlooking from the proposal to the existing neighbour's private open space.

The first level of residential units in the proposal do not have opportunity to overlook the neighbouring private open space due to the return of the street wall. The height of this wall limits views southward: instead opening to the West towards the Lake.

The second level of residential units in the proposal have limited opportunities to overlook the neighbouring private open space. This is mitigated by:

- The neighbouring 'blade wall' which removes overlooking to approximately a third of the balcony,
- The level difference between the two properties; whereby the level of units of the proposal is slightly higher than their neighbouring level causing the underside of slab of the upper level balcony to limit overlooking to some extent,

The third level of residential units in the proposal has minimal opportunities for overlooking, with much of the neighbouring balcony being shielded by the existing blade wall.

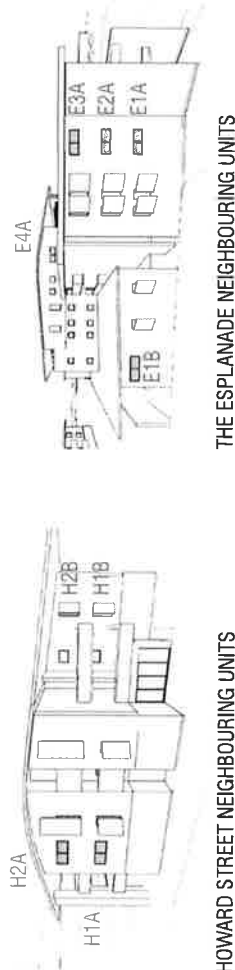
The fourth level of residential units has a perimeter planter with handrail barrier setback from the building edge. This prohibits overlooking to the neighbouring building below, allowing outlook over rooftops only.

The fifth and sixth levels have narrow non-usable balconies to the side boundary for articulation and which only allow rooftop views.

The result of this analysis is that it is considered that overlooking to the neighbouring private open space is therefore minimal in nature.

This is vastly due to the existing blade wall on the neighbouring building, which shields the existing balconies from most overlooking opportunities.

LAKEHOUSE VILLAGE | WARNERS BAY
ANALYSIS



This analysis summarises the solar access to the adjoining southern development at the Winter Solstice (21 June). The analysis assumes the revised Development Proposal for the subject site (with increased setbacks to the south boundary). Living room windows of the adjoining development are identified in green. Solar access is presented at hour intervals.

At the Winter Solstice the sun rises at 6.55am and sets at 4.53pm.

The SEPP65 Panel provided recommendations following a meeting on 13 September 2017. The Panel requested confirmation that living areas within the adjoining development receive at least 2 hours of direct sunlight, and comparison to the ADG permitted building envelope.

The summary table compares the development proposal to a building envelope permitted under the ADG.

OUTCOME

The Proposed Design for the adjoining units has a lesser overshadowing impact than that of the maximum permitted envelope under the ADG.

All neighbouring dwellings maintain greater than 2 hours solar access to living rooms.

SOLAR ACCESS TO LIVING ROOMS SUMMARY TABLE												
UNIT	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	TOTAL (HOURS)			
THE ESPLANADE												
E1A												3
E1B												3
E2A												3
E3A												3
E4A												4
HOWARD ST												2
H1A												3
H1B												2
H2A												3
H2B												3

- ADG BUILDING ENVELOPE SOLAR ACCESS
- PROPOSED DEVELOPMENT SOLAR ACCESS



Friday, 27 April 2018

Our Ref: MN9157

BLOC
Unit 9 Ground Floor Hotel Realm
18 National Circuit
BARTON ACT 2600

Attention: Mr Andrew Blackie

Dear Andrew,

RE: Warners Bay Lake House Apartments (WATERS EDGE)

Due to the revised architectural design to suit planning feedback, Marline have revised the stormwater design previously prepared by RGH. We take this opportunity to provide the following clarification.

The stormwater design is based on the original RGH design. The RGH original design report and MUSIC Model are all still relevant and current.

The revised design follows the intent of the original design and has been designed in excess of the requirements of the previous music model.

The concept for the design is as follows:

- Basement carpark has all the pits removed and replaced with a perimeter dish drain serviced by Rain water outlets. This has been introduced to allow a more efficient collection and distribution of the water.
- The podium drainage and planter drains are collected via Rainwater outlets, sub soil drainage and distributed to the bio retention areas (23m² in total).
- The roof water is reticulated to a 16,000 litres tank which overflows through the bio retention area. (MUSIC model requirement 10,000 litres)
- The landscaping plan has been updated to match the stormwater concept.

We trust the above provides a clear concept for council to be able to approve the DA design.

Yours faithfully

Marline Newcastle Pty Limited

A handwritten signature in black ink that reads "B. Maher".

Brendan Maher
Director

MECHANICAL · ELECTRICAL · HYDRAULIC · FIRE · ENERGY · NABERS · STORMWATER · SECTION J · BEEC

Marline Newcastle Pty Ltd
ABN 49 612 456 381
ACN 612 456 381
www.marline.com.au

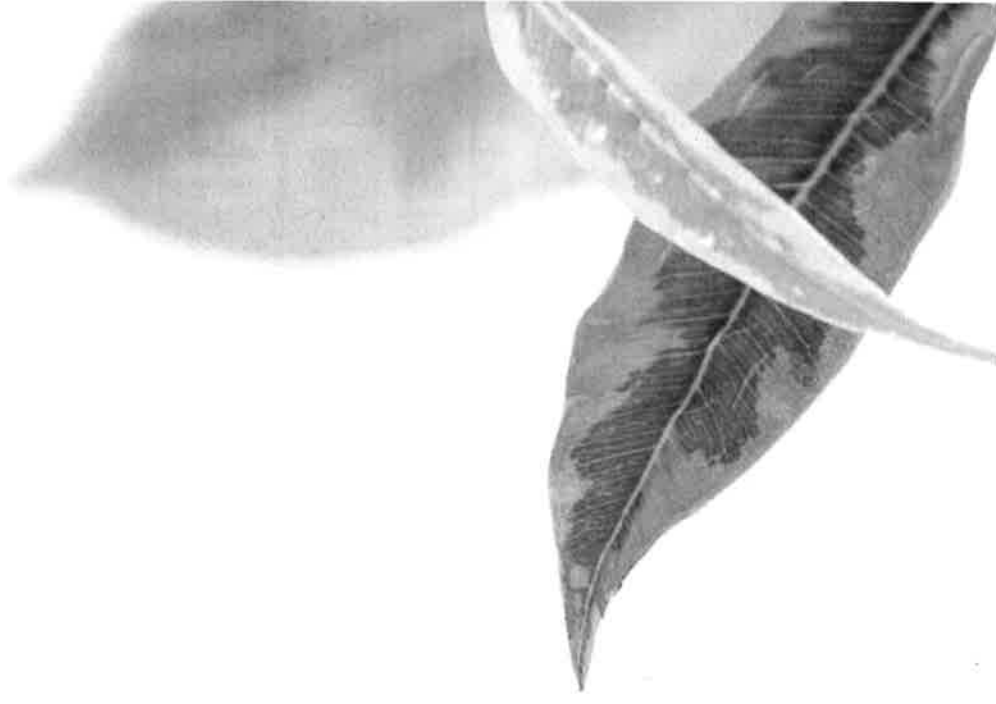
Managing Director Brian Hunt, BE, MBA MIEAust
Director Daniel White, BE (Hons), B.BUS, MIEAust
Director Brendan Maher
Associate Director Keld Hoyer

Unit 4 239 King Street
Newcastle NSW 2300
P 02 4925 9300
mail@marline.com.au

landscape design application

warners bay apartments

proposal:
design application
council:
lake macquarie city council
project no:
11159.5
drawn:
yy/ma
date:
16.04.2018
revision:
f



A

design report



01 design report

B

design analysis



02 site analysis
03 tree removal plan
04 sunlight analysis

C

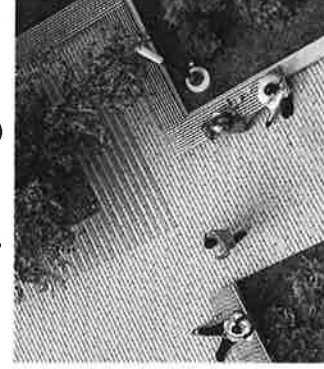
streetscape



05 concept plan
06 perspective
08 design elements
09 plant palette

D

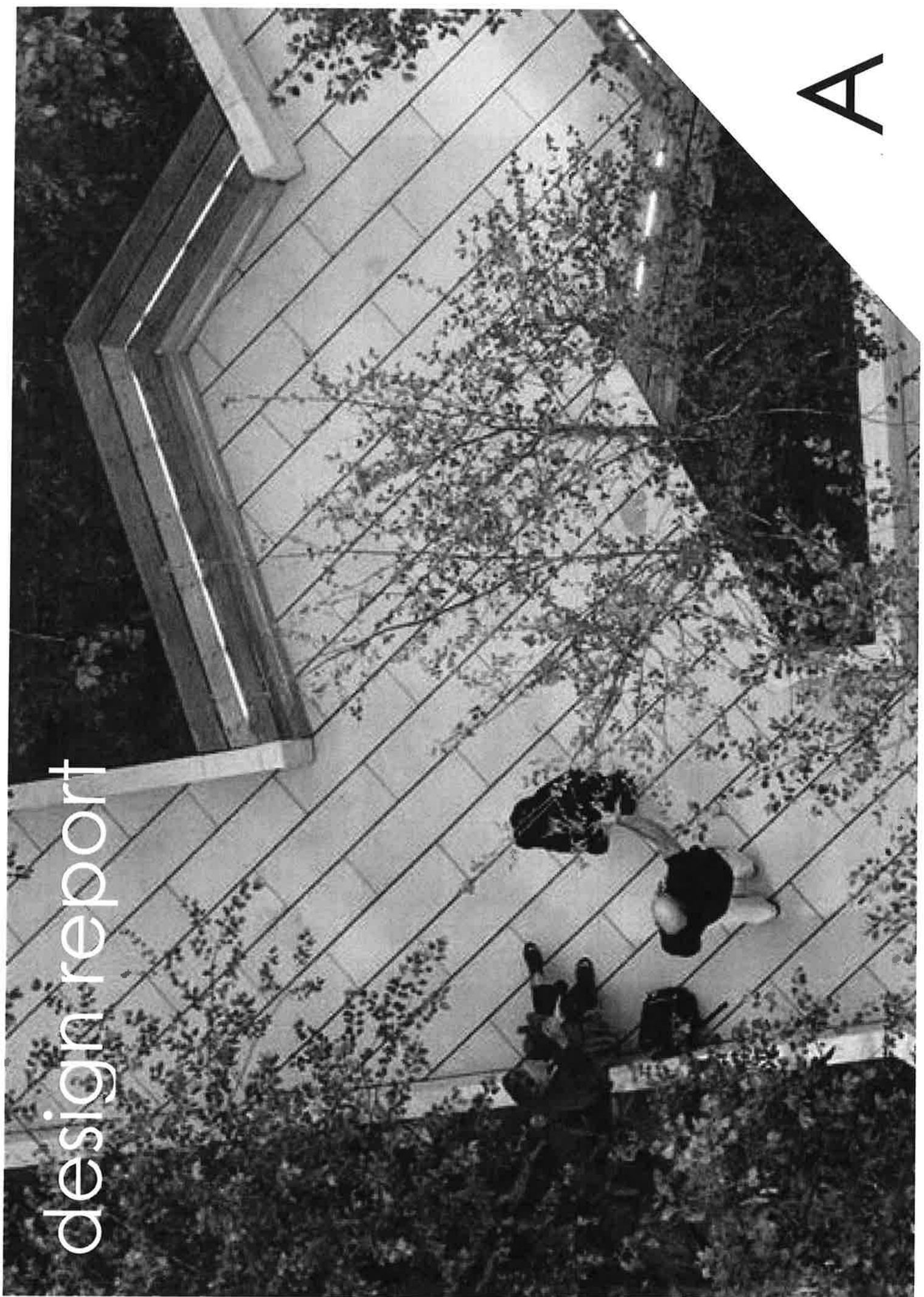
courtyard garden



10 concept plan - upper ground
11 concept plan - level 02
12 perspective
16 sections
17 design elements
19 plant palette

design report

A



landscape design report | 01

warners bay apartments

feb 2018

GENERAL SITE DESCRIPTION

The following landscape design report has been prepared in accordance with the requirements of Lake Macquarie City Council Development Control Plan.

The site is located on the corner of King Street, The Esplanade and Howard Street in Warners Bay town centre area. The existing site consists of a BP station on the corner of King Street and The Esplanade, one café on the corner of King Street and Howard Street, and three 1-2 storey residential lots. The project site is facing Lake Macquarie, and across the road from the Warners Bay Village Shopping Centre. Adjacent the site there is a 3 storey residential apartments to the south-east, with some existing trees and shrubs buffer along the boundary. There is a 5 storey residential and commercial building adjacent to the south-west project site, which faces The Esplanade.

Soil

According to LMCC DCP (2014), the project area is on acid sulphate soil (class 3 and class 5). To prevent negative impact on water quality and the receiving waters of the lake, the development must ensure minimise the disturbance of acid sulphate soil. For the project, the whole site will be disturbed, and all landscape soils shall be imported.

LANDSCAPE CHARACTER

There are excellent views from The Esplanade at Warners bay to the south and west across the lake. The foreshore park plays an important role for social and culture activities both on and off shore. It is a recreational hub for water sports, walking and cycling. The Esplanade commercial strip is popular day and night gathering place, with range of cafes and restaurants facing the lake.

PROPOSED DEVELOPMENT

The proposed development involves the demolition of all existing structures and the construction of two 7 storey towers which includes commercial area at ground level and residential apartments above. The proposed development shall also include streetscape along King Street and The Esplanade, and a recreational courtyard which will be located between two towers.

The key issues of the proposed development

1. The visual impact to the neighbours on southern side of the project site.
2. Tree removal on the southern side of the project site, and there are not enough spaces for new trees. The deep soil zone area is the chance to plant some decent size trees/shrubs, also the courtyard entry area.

Proposed landscape works and objectives

The landscape objectives include several key elements:

1. Meet the requirements of Warners Bay Streetscape Masterplan (May, 2015)
2. Provide feature/visual attraction at the courtyard entry to enhance the statement;
3. Provide stronger pedestrian linkage into the courtyard from western side;
4. Lower the deep soil zone level to soften visual impact to the neighbours, and keep the activity area at the same level of courtyard to encourage usage;
5. Provide certain level of privacy to the courtyard from apartments above by installing feature shelters to resting area, also increasing shade and amenity to residents;
6. Aim to reduce the impact of activities in the courtyard to 1st level residents, by installing feature screen and screening plants to the front of residential balcony.

Considering future maintenance, we provide prefabricated lightweight planters, and all pavers laid on pedestal to make the maintenance easier.

REFERENCES

Lake Macquarie City Council, 2014, Lake Macquarie City Development Control Plan, Part 10 – Town Centre Area Plans – Warners Bay – Revision 1.2
Lake Macquarie City Council, 2015, Warners Bay Streetscape Master Plan.

site details:
warners bay
date: 16.04.2018
job number: 11159.3
scale: n/a
drawn: yy/mia
revision: f

design analysis

B

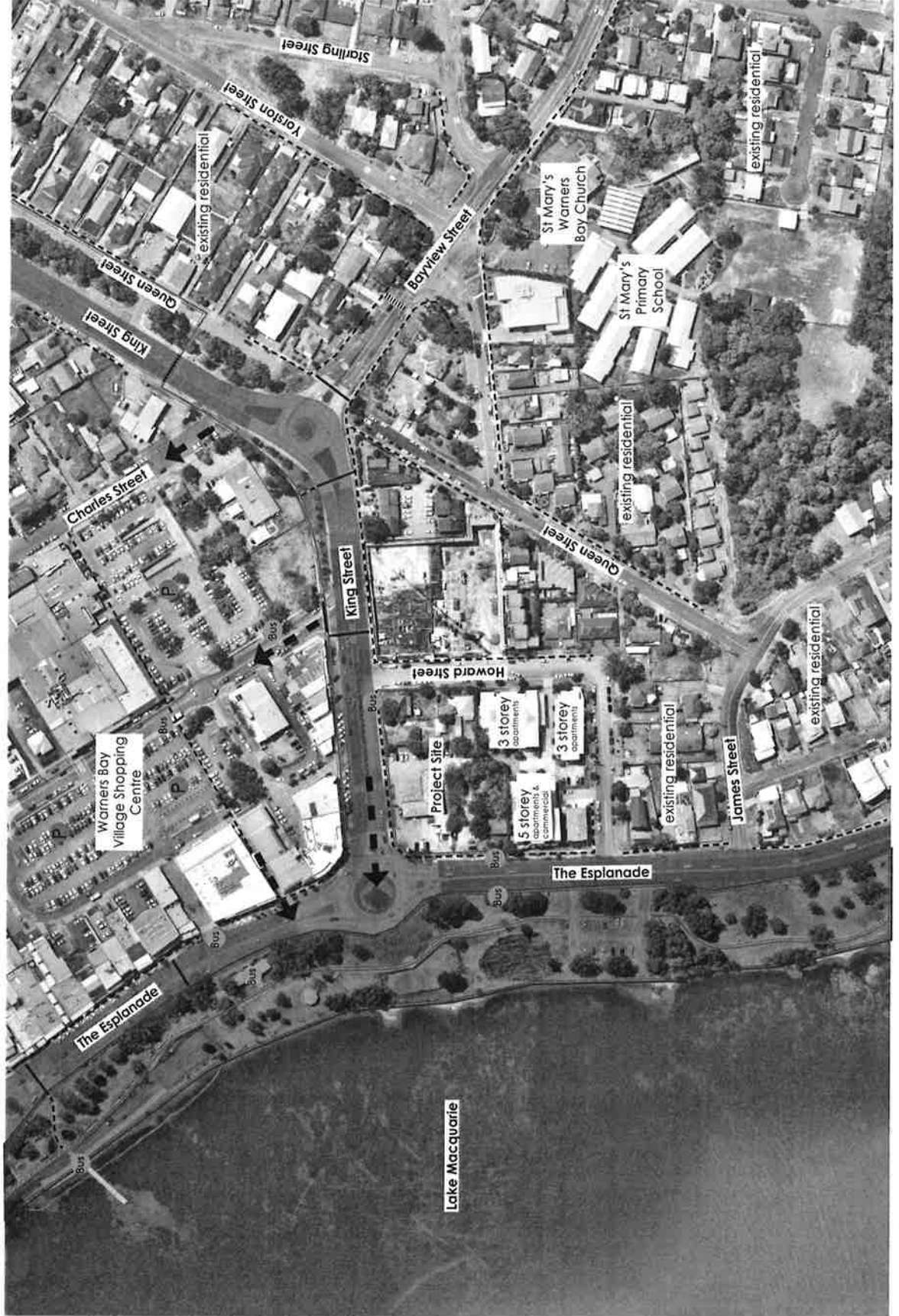


site analysis

warners bay apartments

02

feb 2018



legend

- pedestrian footpath
- crossing point
- ||||| pedestrian crossing
- ===== footpath/cycleway
- ▭ project site
- ▭ main street
- ◀ important view
- ▭ open space
- Bus bus stop
- P parking

site details:
warners bay
date: 16.04.2018
job number: 11159.5
scale: 1:2000 @ a3
drawn: yy/ma
revision: f

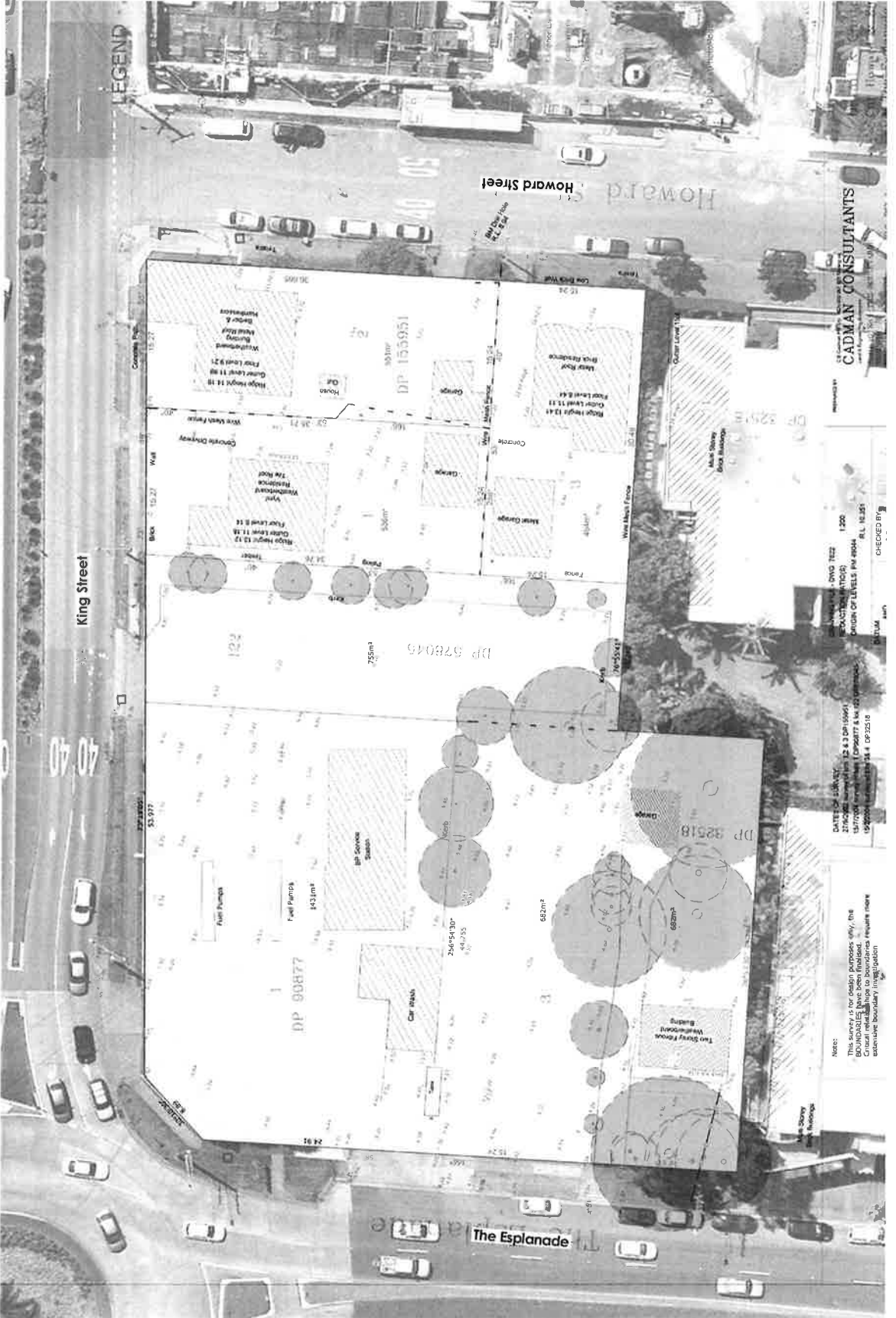
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trees removal

warners bay apartments

03

feb 2018



site details:
 warners bay
 date:
 14.04.2018
 job number:
 11159.5
 scale:
 1:400 @ 0.3
 drawn:
 yy/mc
 revision:

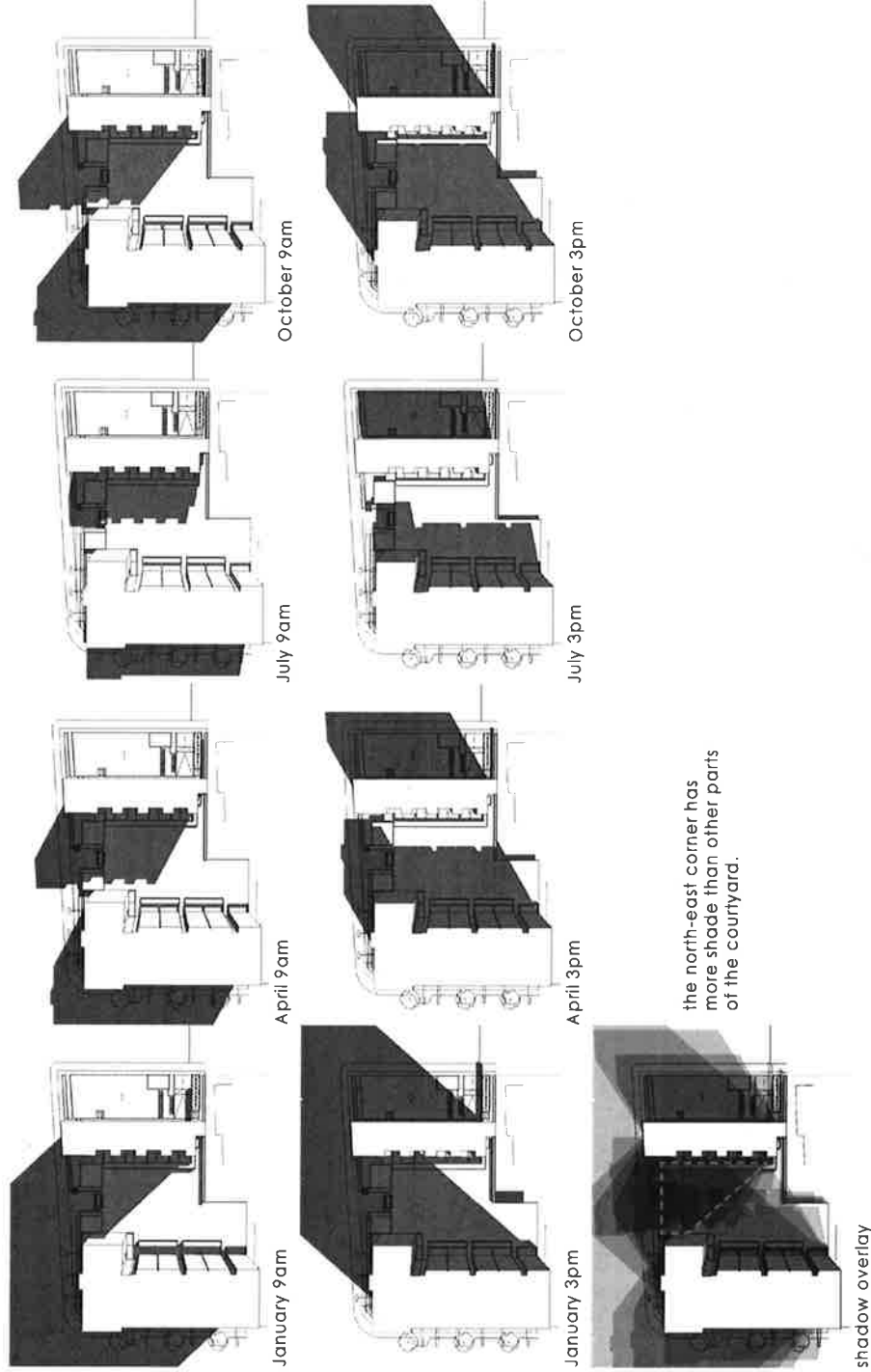
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courtyard sunlight analysis

04

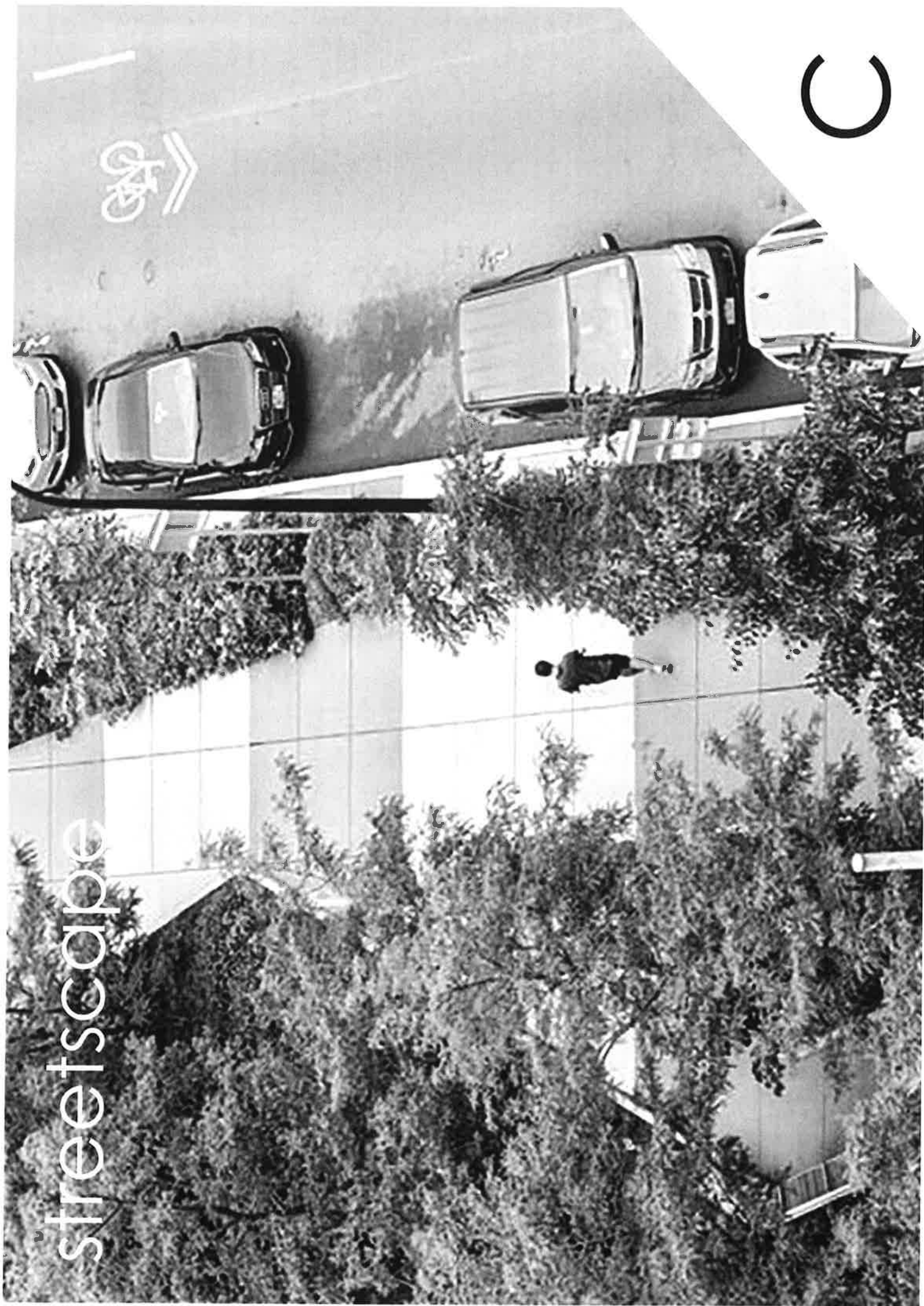
warners bay apartments

feb 2018



site details:
warners bay
date: 16.04.2018
job number: 11159 S
scale: n/s
drawn: yv/ma
revision: f

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streetscape

concept plan

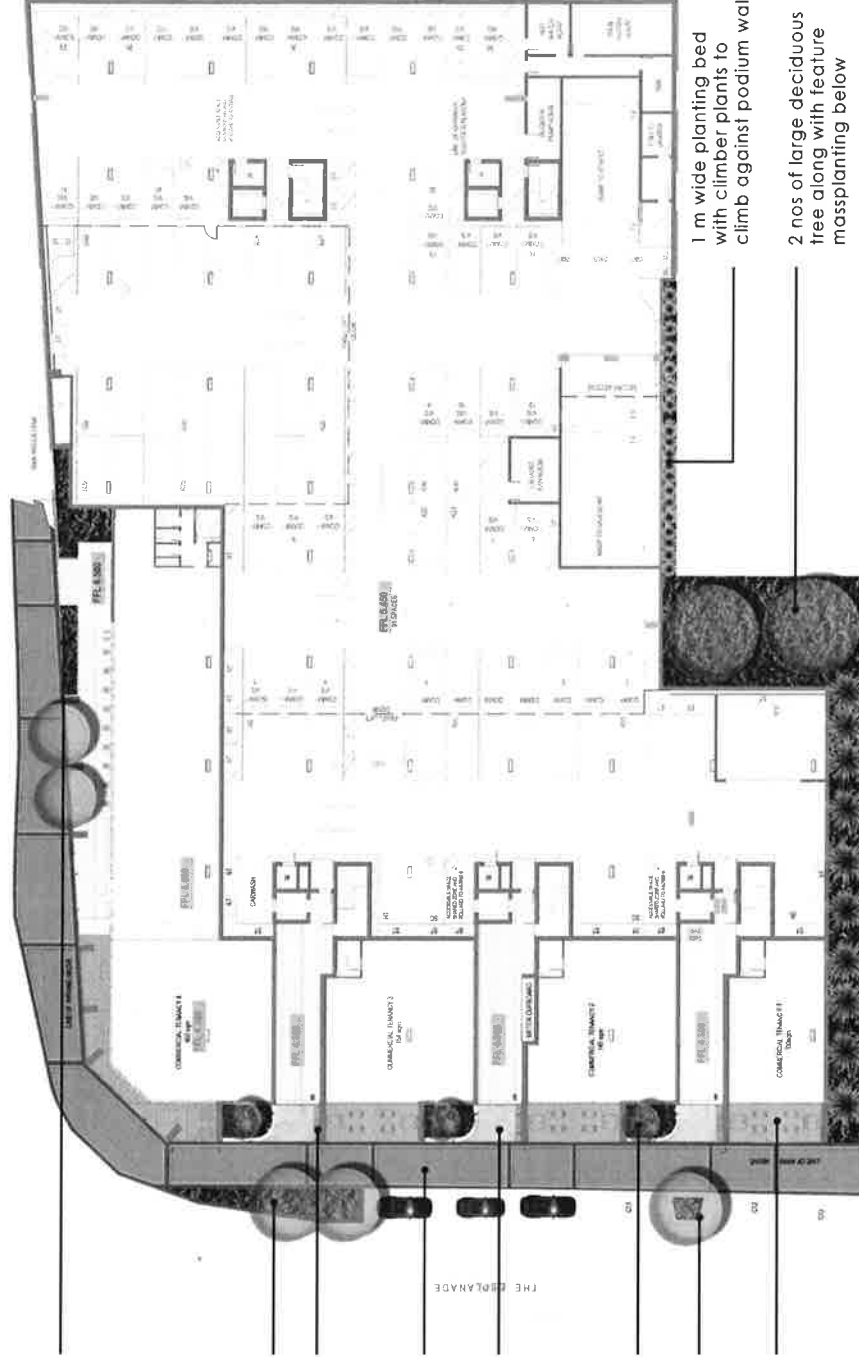
05

warners bay apartments

feb 2018



KING STREET



mass planting in raised garden bed to provide buffer between pedestrian footpath and outdoor sitting area

cupanopsis street tree planting in blisters

green trellis (*Parthenocissus tricuspidata*)

paving as per LMCC Warners Bay Streetscape Master Plan (refer to drawing 09 for details)

warm colour paving (Granite 'Honey Jasper') to the apartment entrance

tree (*Elaeocarpus eumundii*) + groundcovers + green trellis to the apartment entrance

street tree planting in blisters

grey colour paving (Granite 'Sesame Grey') to the commercial entrance

3 m wide planting strip with mass planting of large shrubs as visual garden

1 m wide planting bed with climber plants to climb against podium wall

2 nos of large deciduous tree along with feature mass planting below

LEGEND

- tree (refer to plant palette)
- garden bed with shrubs and groundcovers (refer to plant palette)
- pavers (refer to paving detail)
- green trellis

Refer to Warners Bay Streetscape Master Plan (13.02.2012)

site details:
warners bay
date: 16.04.2018
job number: 11159.5
scale: 1:400 @ a3
drawn: vj/mo
revision: f

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fax: 49 263 069

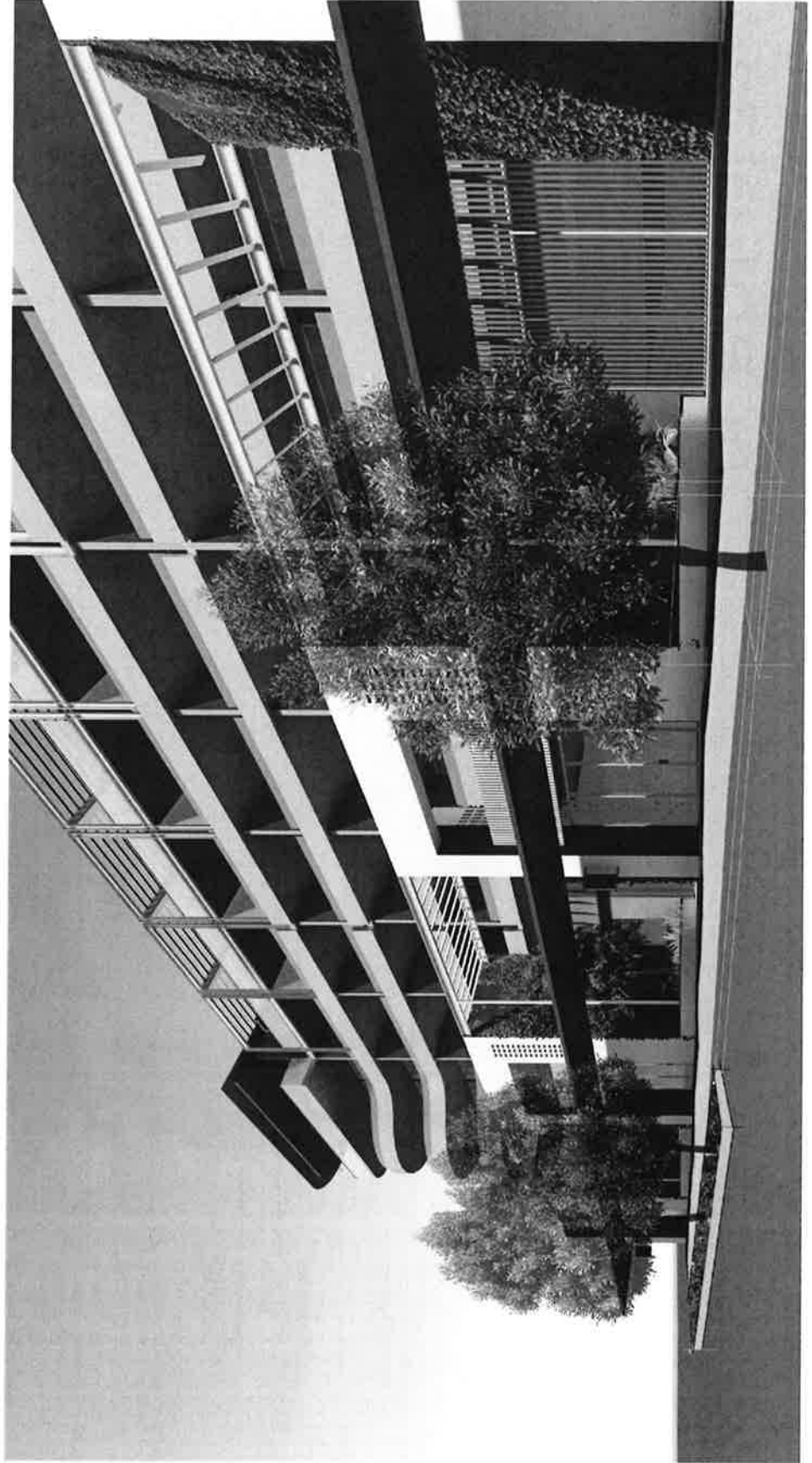
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perspective 1

warners bay apartments

06

feb 2018



site details:
warners bay
date: 16.04.2018
job number: 11159.5
scale:
drawn: yy/ma
revision: f

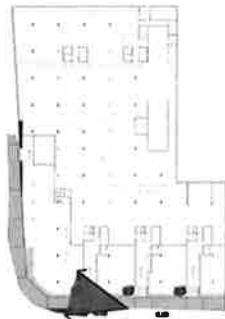
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perspective 2

07

warners bay apartments

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tree (*Elaeocarpus eumundii*)
+ groundcovers + green trellis
(*Parthenocissus tricuspidata*) to
the apartment entrance



site details:
warners bay
date:
16.04.2018
project number:
111159.3
scale:
drawn:
yy/ma
revision:
1

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design elements

warners bay apartments

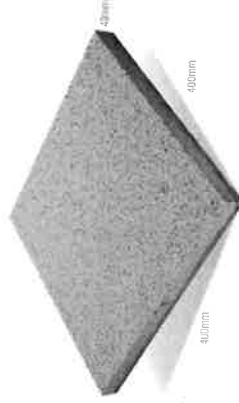
08

feb 2018



Main Body Paving

Abri Euro Classic 300 x 300 x 50 in Prague (Charcoal colour). Lay in stackband pattern.



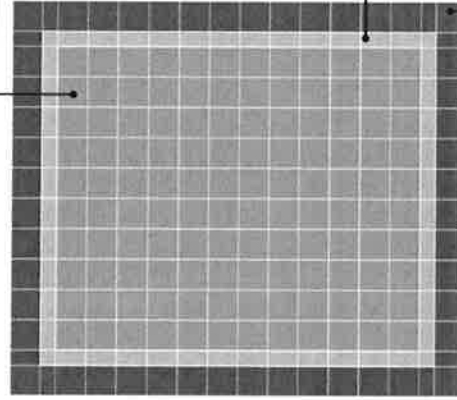
Header-course

(single row between border, banding and main body paving)
Abri Euro Honed in Natural (a steel grey with black aggregate) 300x150x50mm.



Borders and Banding - single row

Abri Euro Honed in Prague (a dark Charcoal colour with black aggregate) 300x300x50mm.



1 LMCC paving detail and materials
scale 1:20 @ A3

Refer to Warners Bay
Streetscape Master
Plan (13.02.2012)

site details:
warners bay
date:
16.04.2018
job number:
11159.5
scale:
as shown
drawn:
yy/ma
revision:
1

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plant palette

warners bay apartments

09

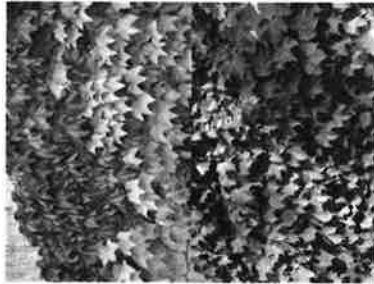
feb 2018

tree



Elaeocarpus eumundii

climber



Parthenocissus tricuspidata

shrubs & groundcovers & climber



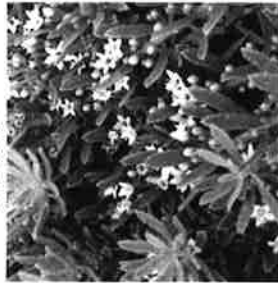
Agave attenuata



Calathea zebrina



Liriope muscari 'Isabella'



Myoporum parvifolium 'Yareena'



Trachelospermum jasminoides 'Tricolor'

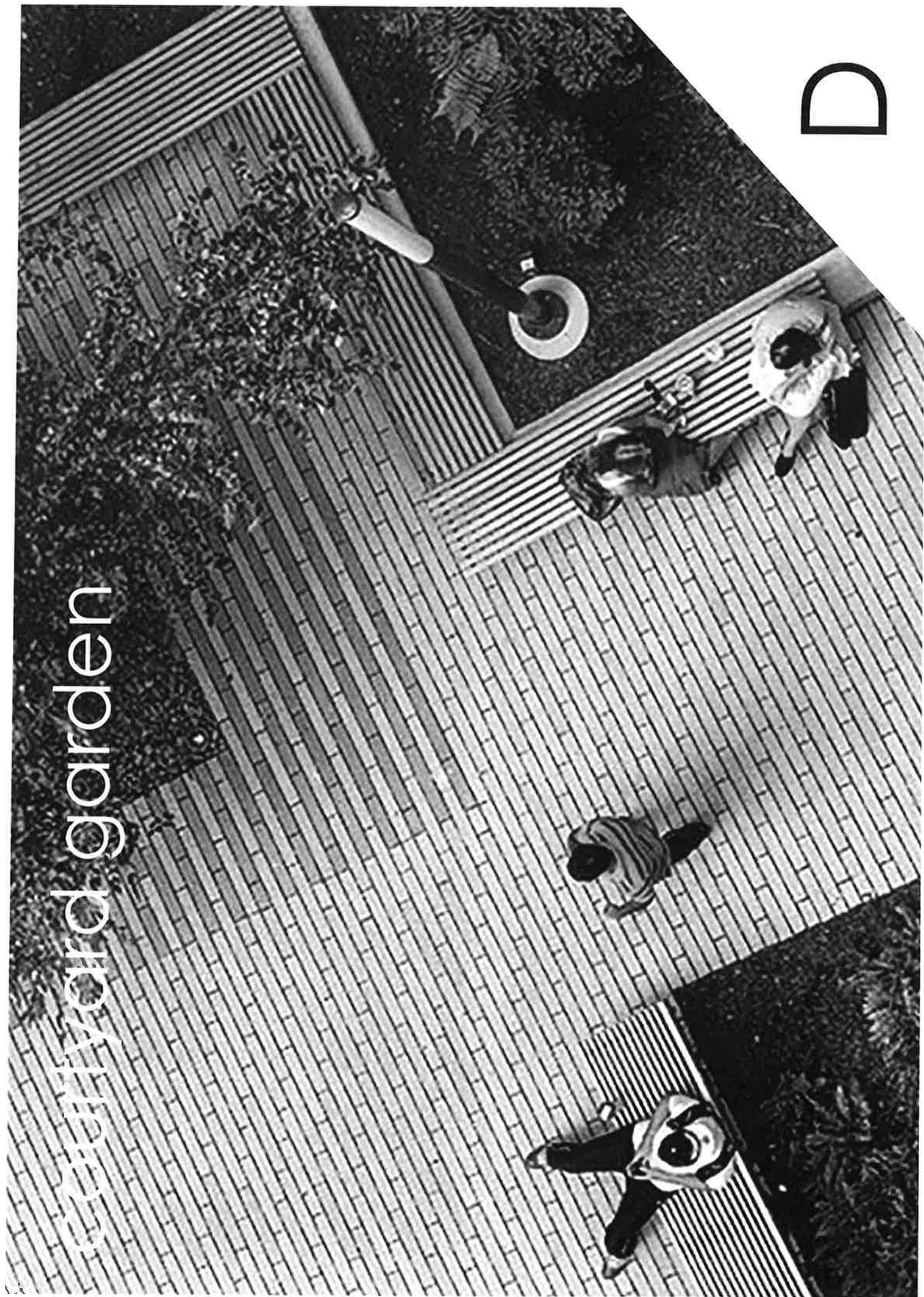


Viola hederacea

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT x WIDTH
Trees			
<i>Elaeocarpus eumundii</i>	Smooth Quandong	200L	8-15m x 8m
Shrubs & Groundcovers			
<i>Agave attenuata</i>	Century Plant	300mm	1-1.5m x 1m
<i>Cleranthe 'Grey Star'</i>	Grey Star	300mm	1-1.5m x 1.5m
<i>Liriope muscari 'Isabella'</i>	Liriope Isabella	200mm	0.3-0.4m x 0.4m
<i>Myoporum parvifolium 'Yareena'</i>	'Yareena'	200mm	0.1-0.15m x 1m
<i>Philodendron 'Xanadu'</i>	Xanadu	300mm	0.75-1m x 1m
<i>Trachelospermum jasminoides 'Tricolor'</i>	Tricolour Star Jasmine	300mm	0.5m x 2m
<i>Viola hederacea</i>	Native Violet	200mm	0.2m x 0.3m
Climber			
<i>Parthenocissus tricuspidata</i>	Boston Ivy	200mm	20m x 1m

site details:
warners bay
date: 18.04.2018
job number: 11159.5
scale:
drawn: yy/ma
revision: 1

community garden

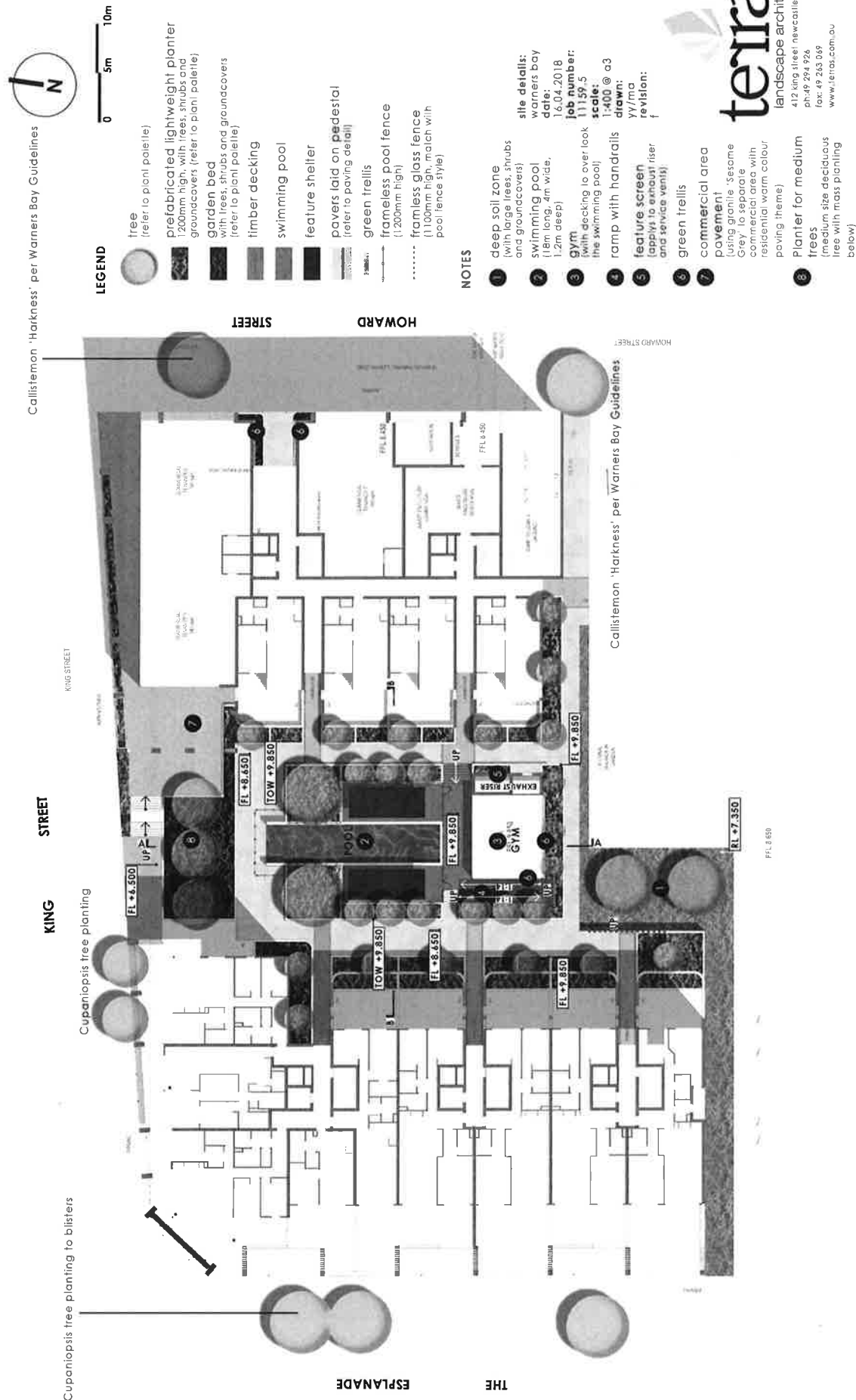


concept plan - upper ground

10

warners bay apartments

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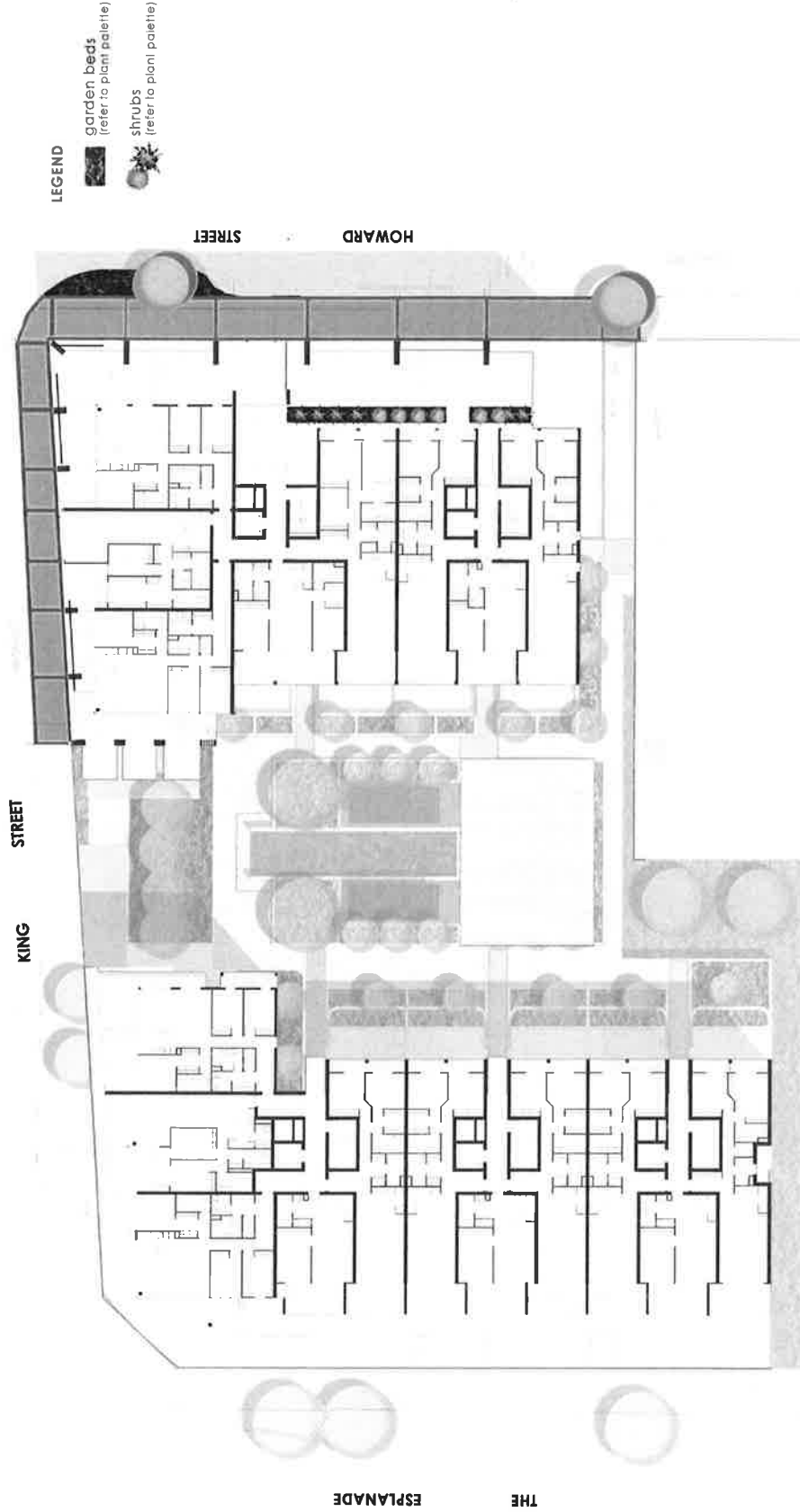


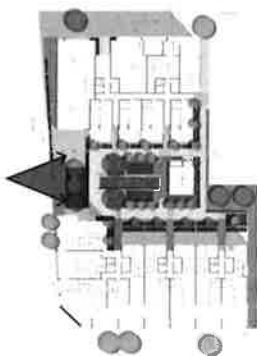
concept plan - level 02

11

warners bay apartments

feb 2018





perspective 1

warners bay apartments

12

feb 2018

deep soil zone to provide opportunity for larger size deciduous trees (*Pyrus calleryana* Chanticleer) and evergreens to reduce visual impact from neighbours.

bamboo (*Bambusa textilis* "Gracilis") to separate residential and commercial areas, and to increase privacy to the courtyard.

small/mid size trees (*Magnolia grandiflora* "Little Gem", *Syzygium "Resilience"*) to planters to provide privacy and amenity to lower level residents, also with suitable spacing between trees to allow sunlight into the apartments.

3 nos of deciduous *Lagerstroemia indica* to the front garden to provide solar access in winter.



site details:
warners bay
date:
16.04.2018
job number:
11159.5
scale:
drawn:
yy/ma
revision:
f

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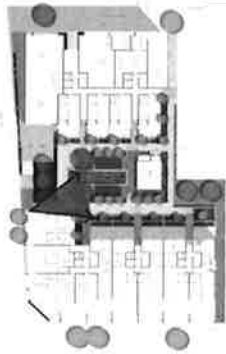
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perspective 2

13

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1.2m high frameless pool fence to reduce the chance of leaf dropping from shrubs into the pool.

palm trees (*Howea forsteriana*) to provide vertical sense and character to the courtyard, also have less chance of leaf dropping.

feature shelter to provide shade and privacy to the pool users.



site details:
warners bay
date: 16.04.2018
job number: 11139.5
scale:
drawn: yy/mc
revision: 1

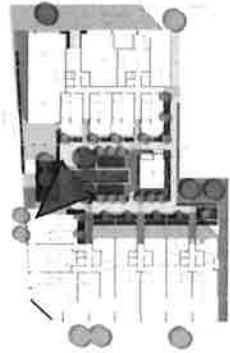
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perspective 3

14

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glass to the front of pool to create
visual feature of the courtyard.

mixed shrubs with palm trees
to the garden.



glass pool barrier separate to
waterfall edge of pool

site details:
warners bay
date: 16.04.2018
job number: 11159.5
scale:
drawn: yy/mc
revision: f

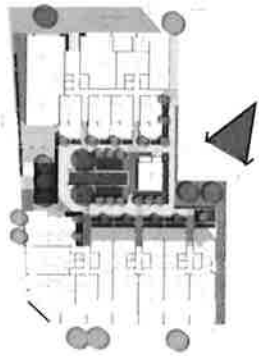
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perspective 4

15

warners bay apartments

feb 2018



deep soil zone to provide opportunity for larger size deciduous trees (*Pyrus calleryana*, *Chanticleer*) and evergreen shrubs to reduce visual impact from neighbours.

green trellis (*Parthenocissus tricuspidata*) to two sides of the gym wall to provide more green to the courtyard and reduce visual impact.



site details:
warners bay
date: 16.04.2018
job number: 11159.5
scale:
drawn: YY/mg
revision: f

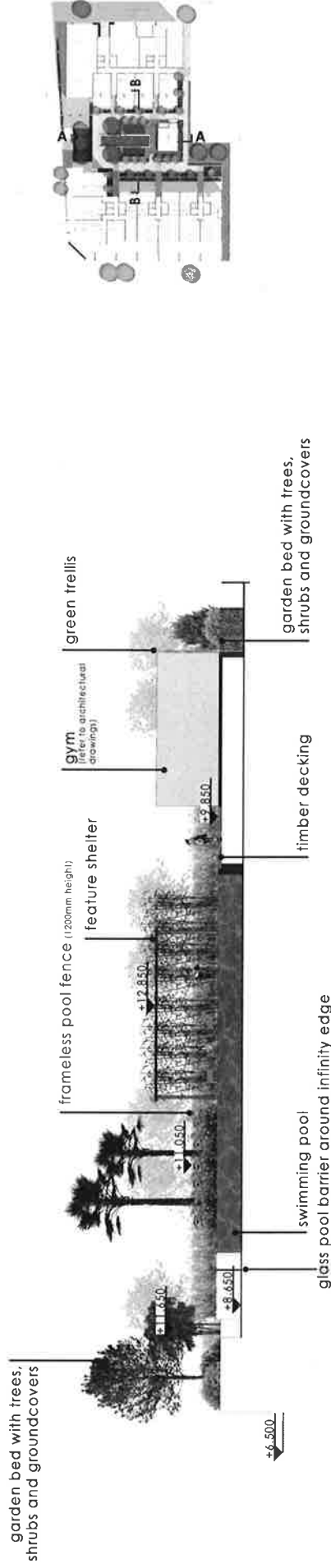
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sections

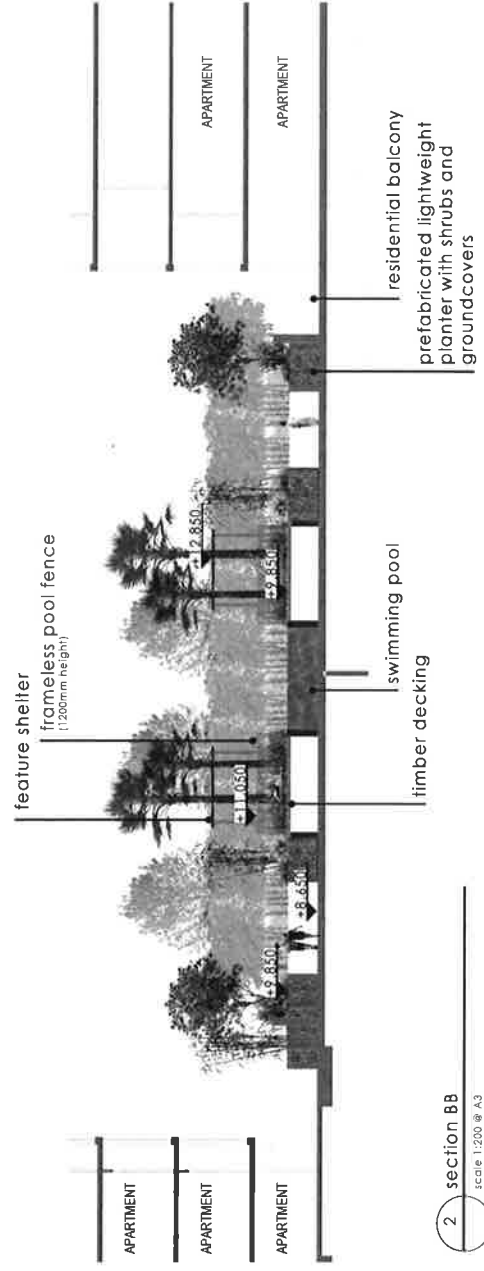
16

warners bay apartments

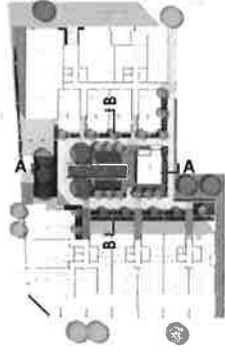
feb 2018



1 section AA
scale 1:200 @ A3



2 section BB
scale 1:200 @ A3



site details:
warners bay
date: 16.04.2018
job number: 11159.5
scale: as shown
drawn: yy/nda
revision: 1

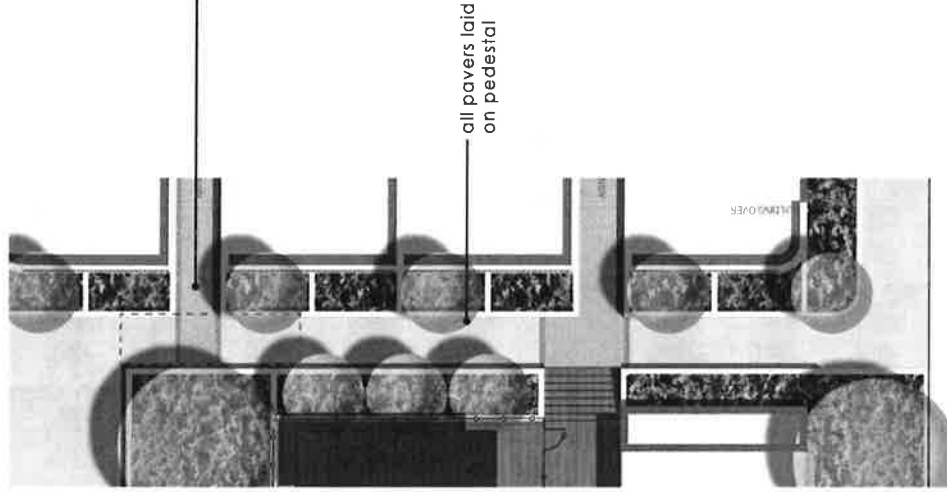
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design elements - pavement

17

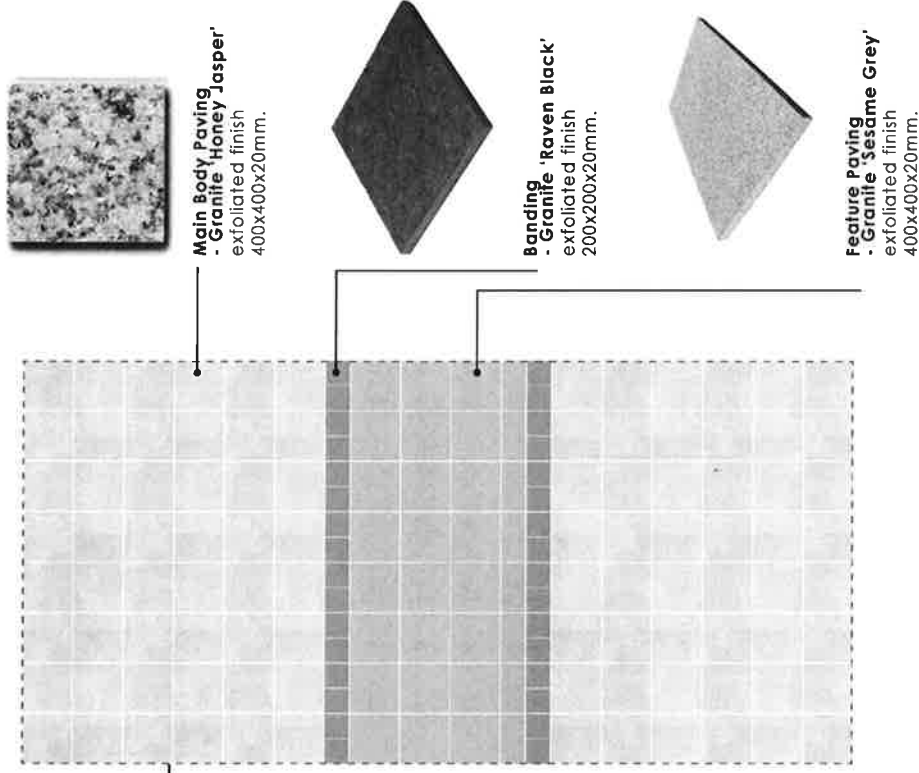
warners bay apartments

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1 paving design key plan

scale 1:100 @ A3



2 paving detail and materials

scale 1:20 @ A3

site details:
warners bay
date: 16.04.2018
job number: 11139.5
scale: as shown
drawn: yy/mc
revision: 1

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design elements - lighting

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18

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LANDSCAPE
LIGHTING DESIGN
- INDICATIVE ONLY



— Pool lighting



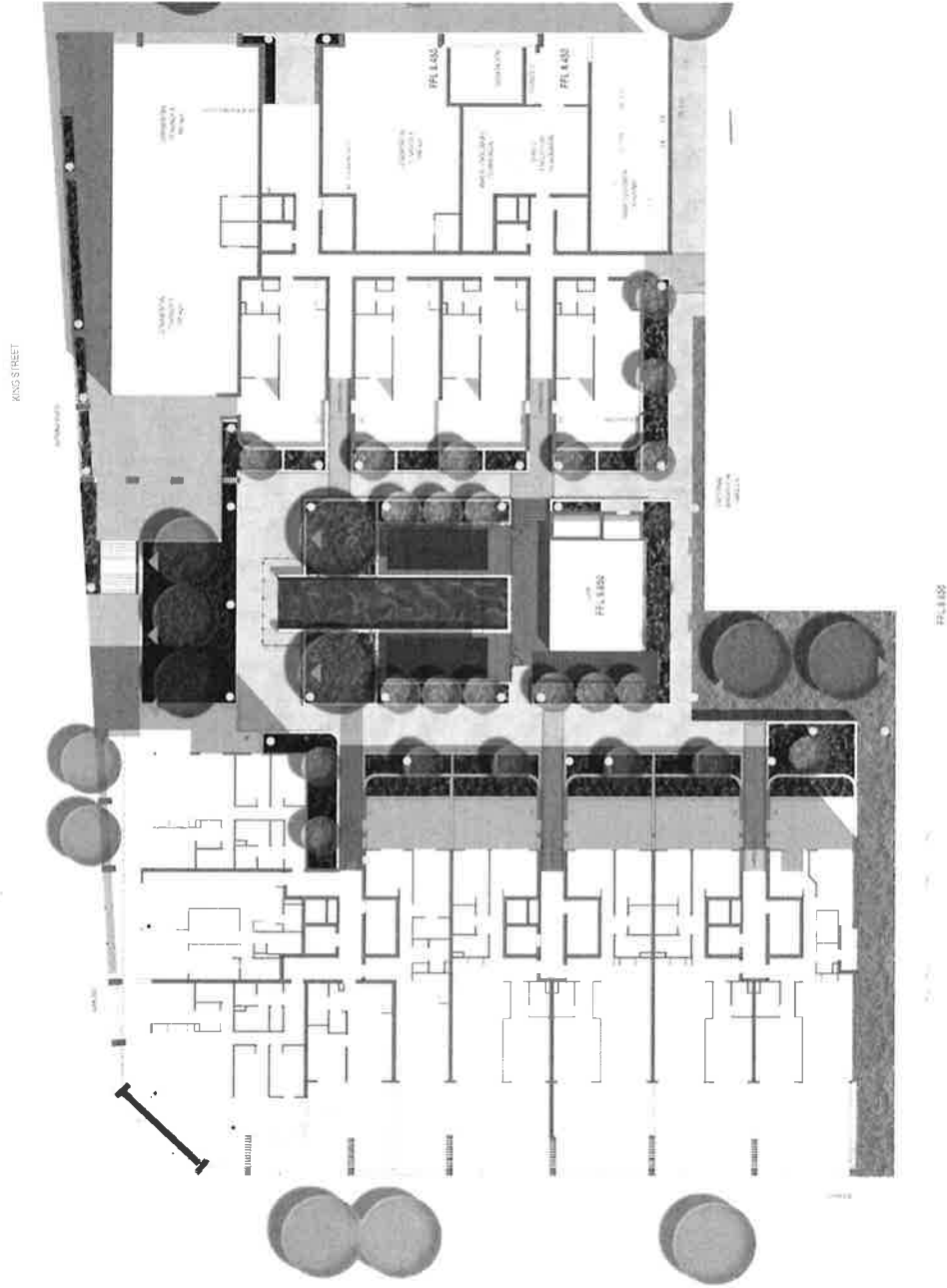
— Step lighting



▲ Tree uplight



● Garden lighting



site details:
warners bay
date: 16.04.2018
job number: 11159.5
scale: 1:400 @ a3
drawn: yy/m/a
revision: f

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plant palette

19

July 2017

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT x WIDTH
Trees & Palms			
<i>Pyrus calleryana</i> Chanticleer	Ornamental pear	200L	6-11m x 4-6m
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Southern Magnolia	200L	3-5m x 2-3.5m
<i>Lagerstroemia indica</i>	Grape myrtle	200L	4-6m x 3-4m
<i>Howea forsteriana</i>	Kentia Palm	200L	4-15m x 2-5m
Shrubs & Groundcovers			
<i>Agave attenuata</i>	Century Plant	300mm	1-1.5m x 1m
<i>Aspidistra elatior</i>	Cast Iron Plant	300mm	0.5-1.2m x 1.5m
<i>Banksia spinulosa</i> 'Birthday Candles'	Birthday Candles	200mm	0.6m x 1.2m
<i>Beschorneria yuccoides</i>	Mexican Lily	25L	1.5-3m x 1.2-2.0m
<i>Ctenanthe</i> 'Grey Star'	Grey Star	300mm	1-1.5m x 1.5m
<i>Dianella</i> 'Silver Streak'	Flax Lily	200mm	0.5m x 0.4m
<i>Dichondra repens</i> 'Silver Falls'	Silver Falls	300mm	0.3m x 0.9-1.2m
<i>Philodendron</i> 'Xanadu'	Xanadu	300mm	0.75-1m x 1m
<i>Liriope muscari</i> 'Isabella'	Liriope Isabella	200mm	0.3-0.4m x 0.4m
<i>Liriope muscari</i> 'Just Right'	Just Right Liriope	200mm	0.5m x 0.5m
<i>Myoporum parvifolium</i> 'Yareena'	Yareena	200mm	0.1-0.15m x 1m
<i>Rhapiolepis indica</i> 'Snow White'	Indian Hawthorne	25L	0.75-1m x 0.5m
<i>Russelia equisetiformis</i>	Firecracker Plant	200mm	1-1.75m x 4m
<i>Strelitzia juncea</i>	Narrow Leaved Bird of Paradise	25L	1-1.2m x 1m
<i>Syzgium australe</i> 'Resilience'	Lilly Pilly	100L	3-4m x 1-2m
<i>Viola hederacea</i>	Native Violet	200mm	0.2m x 0.3m
Bamboo			
<i>Bambusa textilis</i> 'Gracilis'	Weaver's Bamboo	45L	3-5m x 0.9-1.2m
Climber			
<i>Trachelospermum jasminoides</i>	Star Jasmine	200mm	20m x 1m

shrubs & groundcovers & climber



Banksia spinulosa 'Birthday Candles'



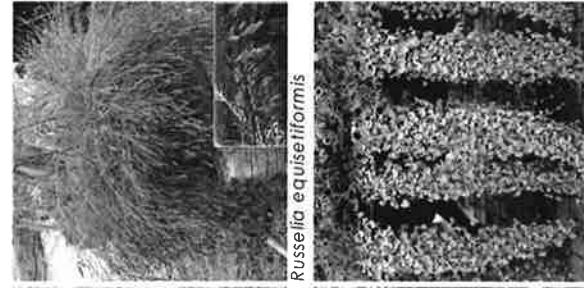
Myoporum parvifolium 'Yareena'



Dianella 'Silver Streak'



Trachelospermum jasminoides



Dichondra repens 'Silver Falls'



Strelitzia juncea

trees & palms



Howea forsteriana



Lagerstroemia indica



Pyrus calleryana Chanticleer

site details:
warners bay
date:
31.07.2017
job number:
11159.5
scale:
drawn:
yy
revision:
c

terras
landscape architects
412 king street newcastle nsw2300
ph:49 294 976
fax: 49 263 669
www.terras.com.au



LAKEHOUSE VILLAGE

ESPLANADE BUILDING ALTERATIONS FOLLOWING JRPD

DEVELOPMENT APPLICATION SHEET LIST

NO.	DESCRIPTION	DATE
1	CONCEPTUAL ZONING & PRELIM	10/1/2010
2	PLANNING STUDY	10/1/2010
3	ENVIRONMENTAL STUDY	10/1/2010
4	TRAIL COURT LAYOUT	10/1/2010
5	TRAIL JAMES ROAD	10/1/2010
6	TRAIL COURT LAYOUT	10/1/2010
7	TRAIL COURT LAYOUT	10/1/2010
8	TRAIL COURT LAYOUT	10/1/2010
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100	TRAIL COURT LAYOUT	10/1/2010

DATE: 10/1/2010
BY: [Signature]
PROJECT: LAKEHOUSE VILLAGE
SHEET: 1 OF 1

STEWART
ARCHITECTURE

SHAC

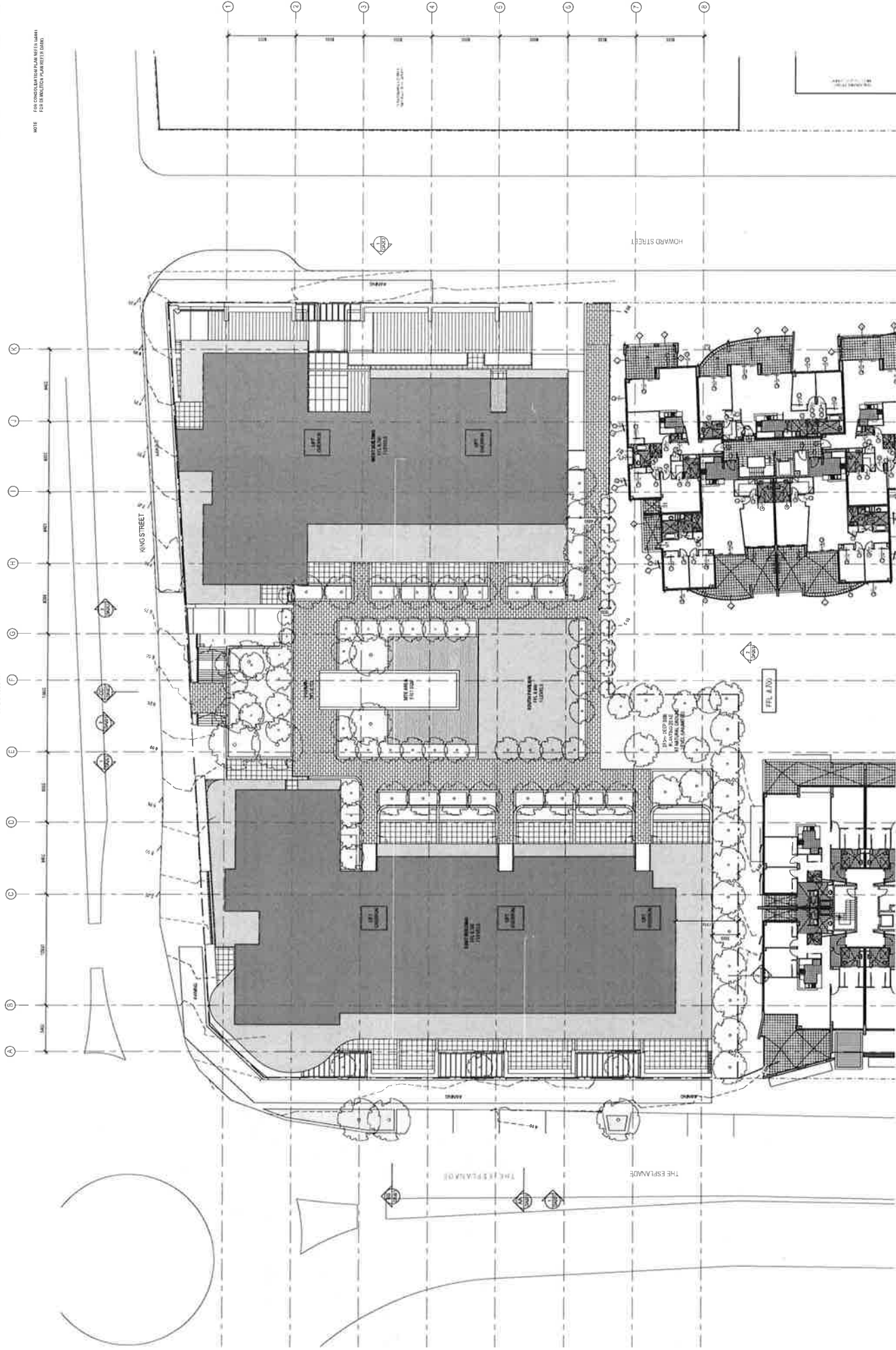
PROJECT: LAKEHOUSE VILLAGE
PROJECT NO: 1835

DATE: 10/1/2010
BY: [Signature]
PROJECT: LAKEHOUSE VILLAGE
SHEET: 1 OF 1



000764-003

NOT TO SCALE
FOR INFORMATIONAL PURPOSES ONLY



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/12/2017
2	FOR CONSTRUCTION	12/12/2017
3	FOR CONSTRUCTION	12/12/2017
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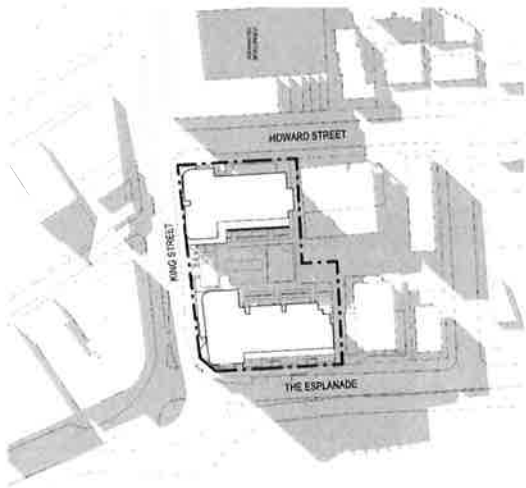
PROJECT: LAKEHOUSE VILLAGE

STEWART
ARCHITECTURE

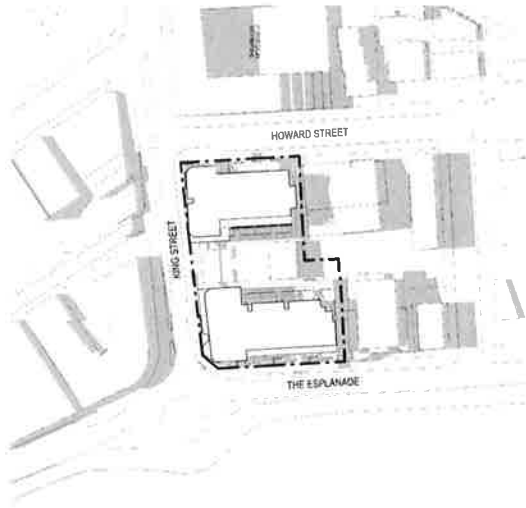
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DRAWING NO. 000764-003
SCALE: 1/8" = 1'-0"
DATE: 2018

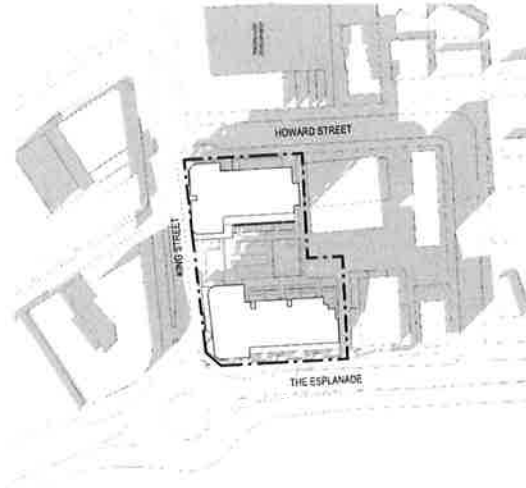




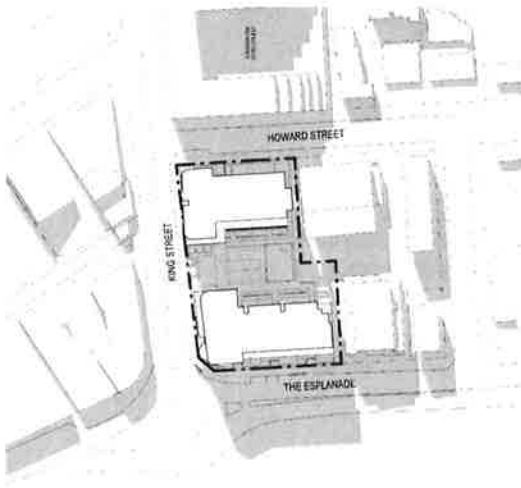
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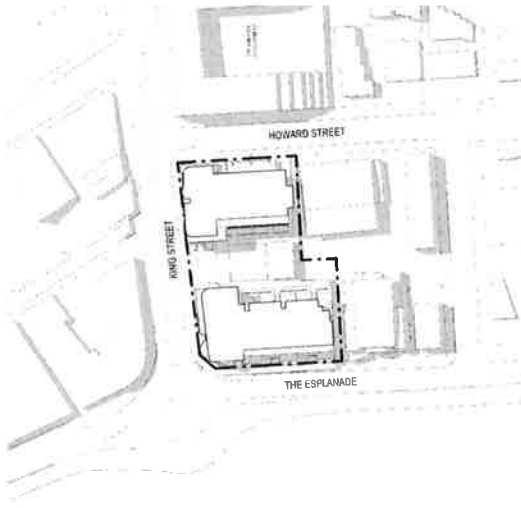
2. WINTER SOLSTICE 12pm



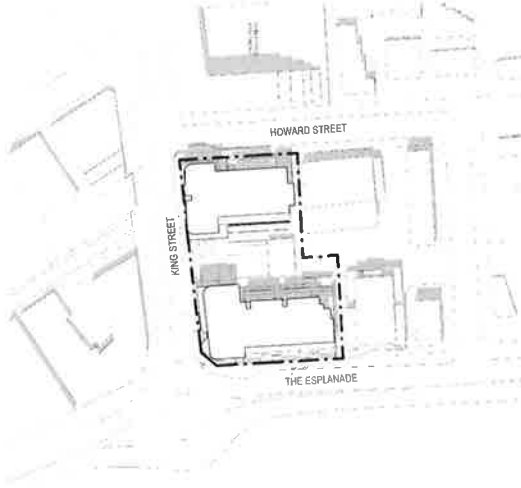
3. WINTER SOLSTICE 3pm



4. SUMMER SOLSTICE 8am



5. SUMMER SOLSTICE 12pm



6. SUMMER SOLSTICE 3pm

NOTE: ORIENTATION BASED ON SIX MAPS

REV	DESCRIPTION	DATE
A	FOR PRELIMINARY REVIEW	08/11/2017
B	FOR PRELIMINARY REVIEW	08/11/2017
C	FOR PRELIMINARY REVIEW	08/11/2017
D	FOR PRELIMINARY REVIEW	08/11/2017
E	FOR PRELIMINARY REVIEW	08/11/2017
F	FOR PRELIMINARY REVIEW	08/11/2017

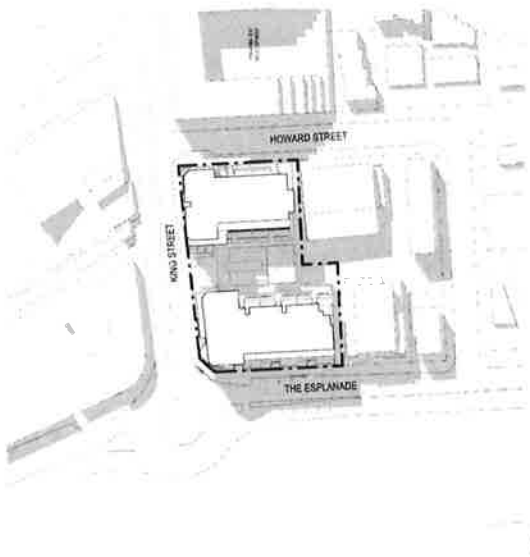
STEWART
ARCHITECTURE
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
OFFICE: 303.733.7333
WWW.STEWARTARCHITECT.COM

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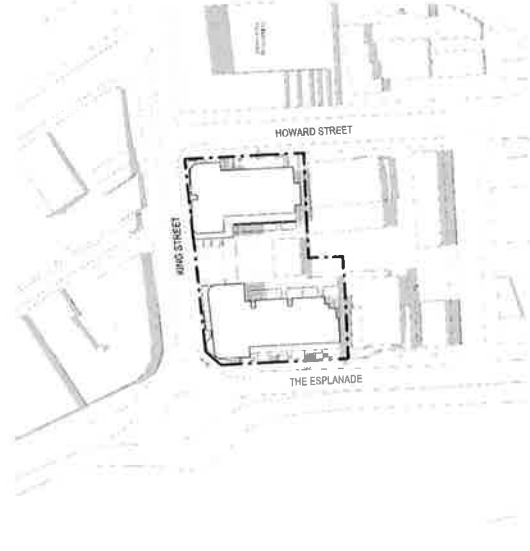
PROJECT LAKEHOUSE VILLAGE
DRAWING NO. 0000
DATE 2018

DATE 2018
SCALE
DRAWING NO. 0000
PROJECT NO. 1635

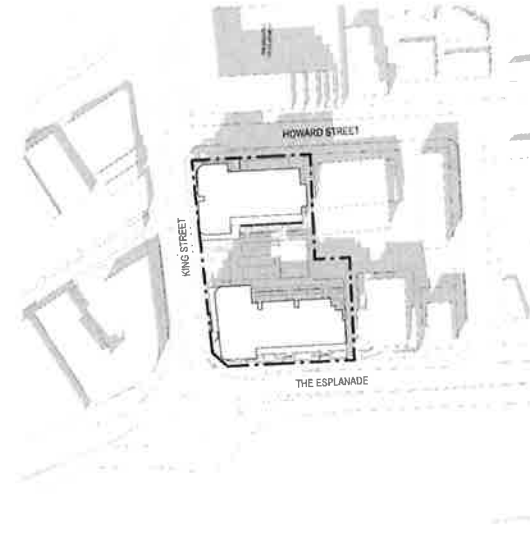




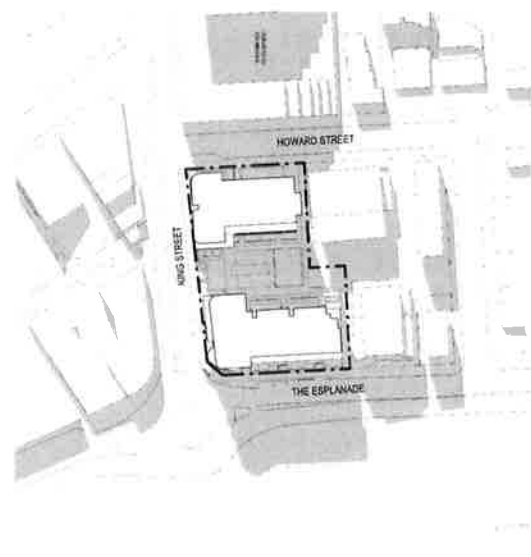
1 SEPTEMBER EQUINOX 5am



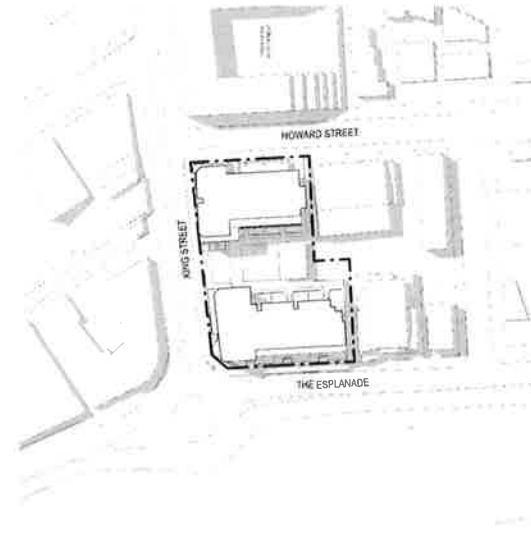
2 SEPTEMBER EQUINOX 12pm



3 SEPTEMBER EQUINOX 3pm



1 MARCH EQUINOX 5am



2 MARCH EQUINOX 12pm



3 MARCH EQUINOX 3pm

NOTE: ORIENTATION BASED ON SIX MAPS

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	15.04.2017
2	ISSUED FOR PERMITTING	15.04.2017
3	ISSUED FOR PERMITTING	15.04.2017
4	ISSUED FOR PERMITTING	15.04.2017
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STEWART
ARCHITECTURE

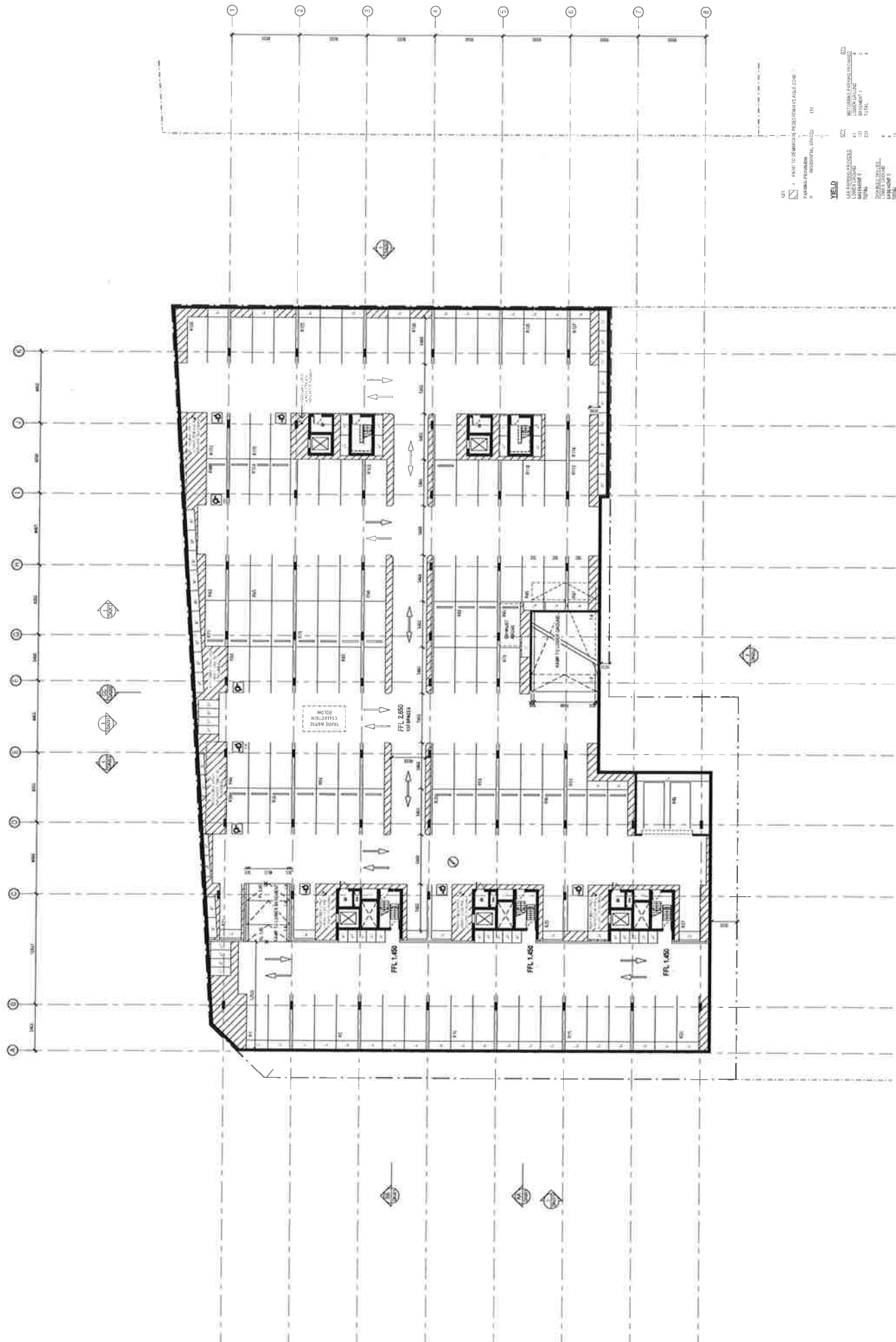
SHAC

PROJECT LAKEHOUSE VILLAGE
PROJECT NO. 1635

DRAWING NO. D403
DRAWING TITLE SHADOW DIAGRAMS
SCALE 1:100
DATE 2016



PROJECT No. 1635

[illegible]

WIELD		QTY	
METAL BARS PAVING BRICKS 2			
43	LOWER GROUND		
132	BASEMENT 1		
	SANITARY		
228	TOTAL		
UNPAVED SPACES			
4	LOWER GROUND		
9	BASEMENT 1		
13	SANITARY		
	TOTAL		
METAL BARS PAVING WALKWAYS			
4	LOWER GROUND		
0	BASEMENT 1		
0	TOTAL		



000764663



DATE: 11/11/2017
DRAWN BY: J. J. J. J.
CHECKED BY: J. J. J. J.
DATE: 11/11/2017
PROJECT NO: 1035
PROJECT NAME: LAKEHOUSE VILLAGE
PROJECT LOCATION: 1035 LAKEHOUSE VILLAGE
PROJECT DESCRIPTION: 1035 LAKEHOUSE VILLAGE

SHAC

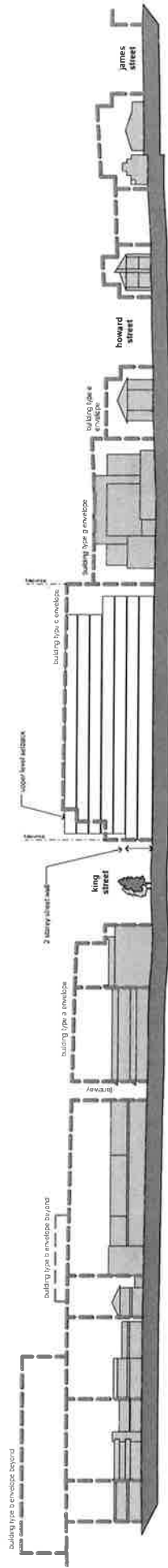
STEWART
ARCHITECTURE

1035 LAKEHOUSE VILLAGE
OFFICE: 1035 LAKEHOUSE VILLAGE

PROJECT: LAKEHOUSE VILLAGE

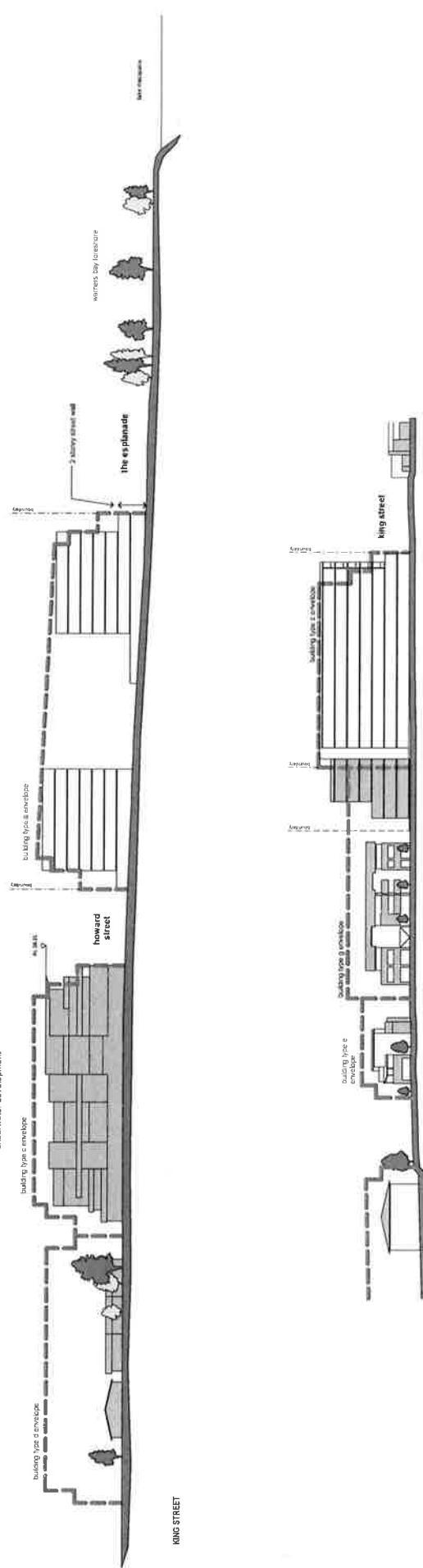
DRAWING NO: 1035
DRAWING NAME: 1035 LAKEHOUSE VILLAGE
SCALE: 1/8" = 1'-0"
DATE: 2018





THE ESPLANADE

shearwater development



KING STREET

HOWARD STREET

NOT
 EXISTING BASE CONCEPT
 PROPOSED BUILDING ENVELOPE
 SOURCE: WOODS & BERRY DESIGN GROUP, 2018; JAMES STREET CORNER

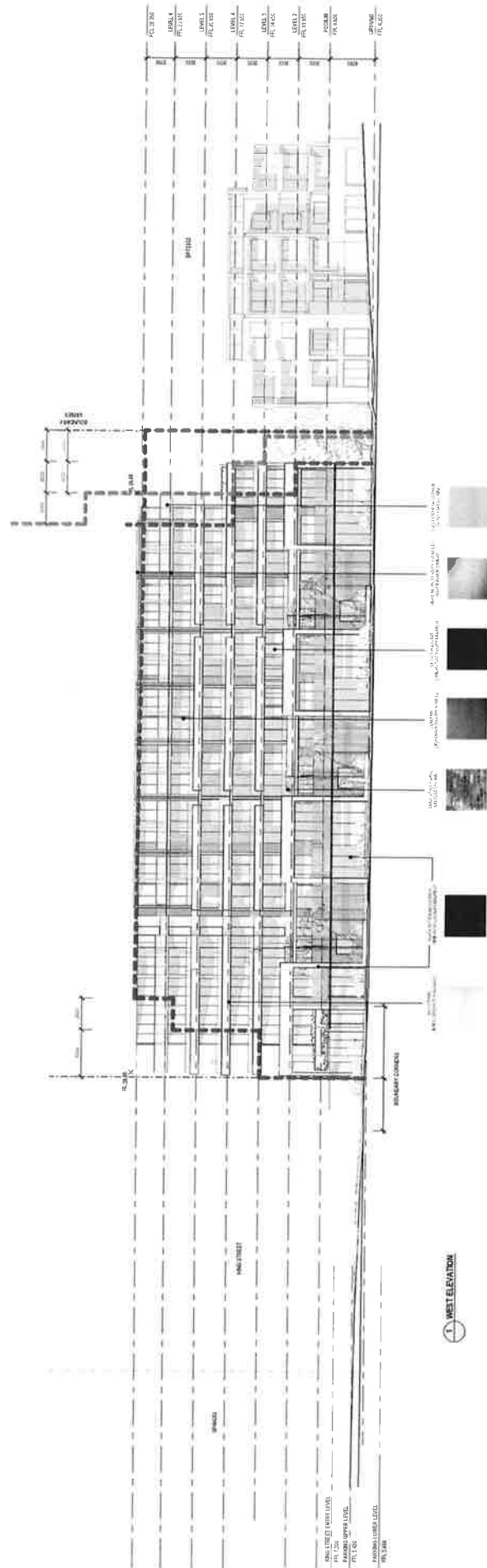


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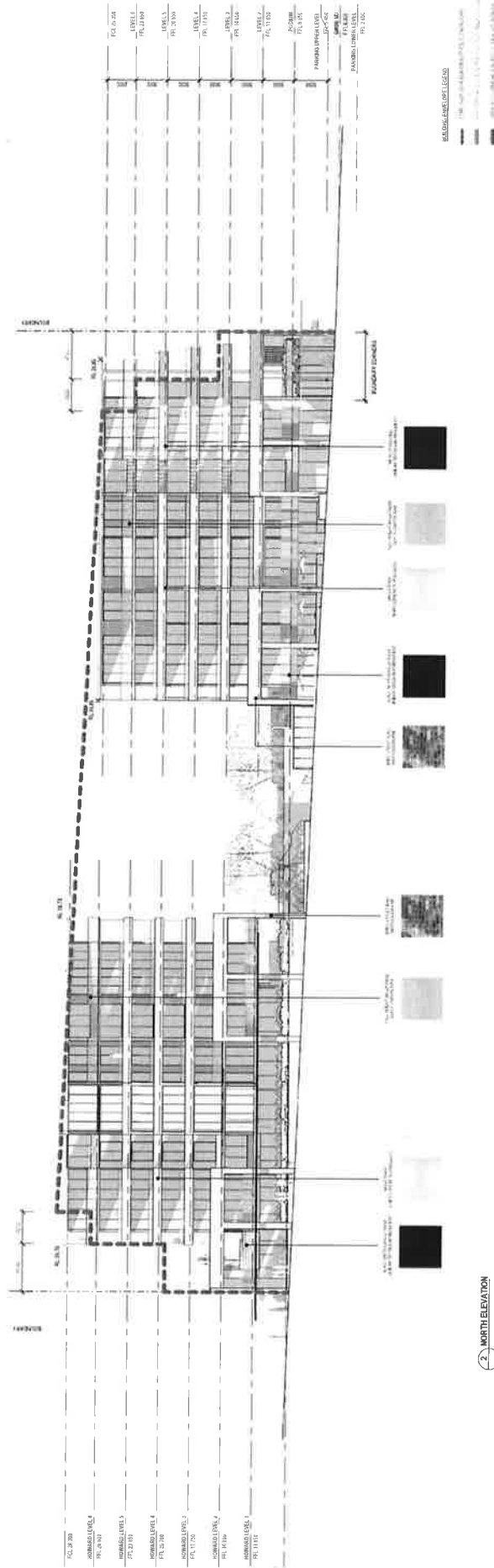
STEWART
 ARCHITECTURE
 1000 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 (303) 733-1000
 WWW.STEWARTARCHITECTURE.COM

PROJECT
 LAKEHOUSE VILLAGE
 PRODUCT No.
 1635
 DATE
 2018

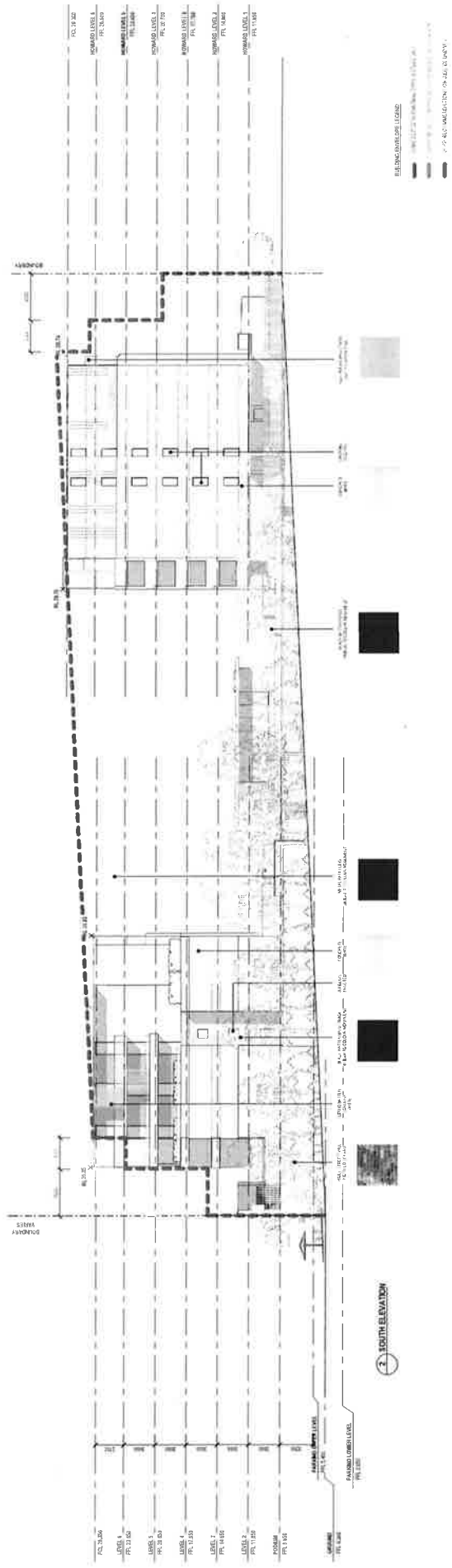
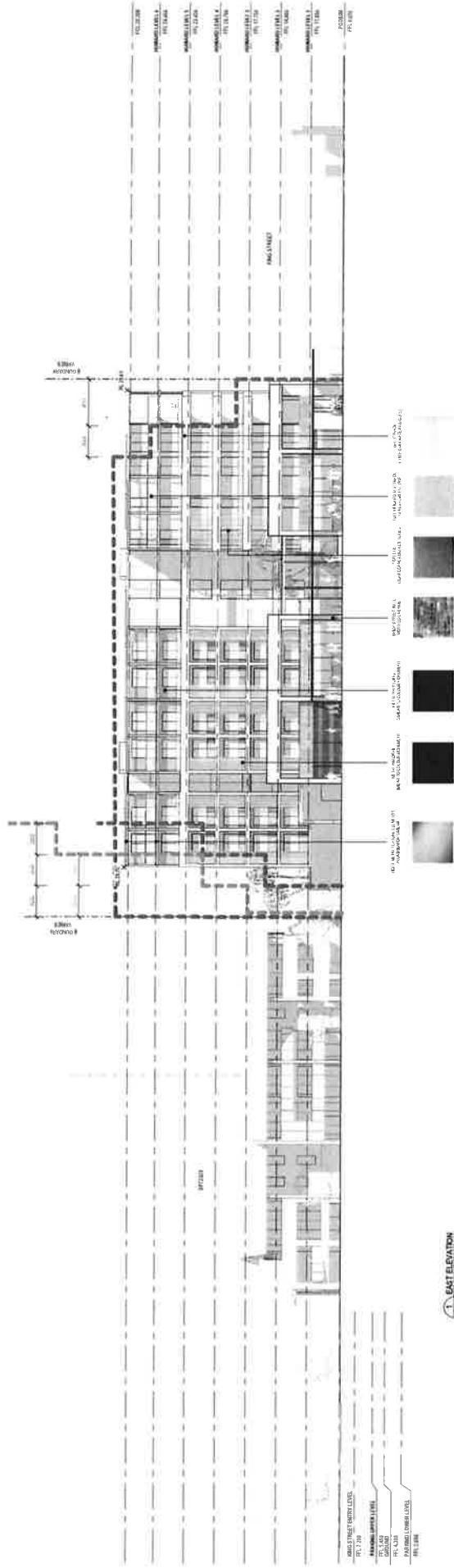
DATE
 02/20/2018
 DRAWING TITLE
 STREETSCAPE ELEVATIONS
 SCALE
 1"=20'-0"



1 WEST ELEVATION



2 NORTH ELEVATION



REVISIONS

NO.	DATE	DESCRIPTION
1	06/07/20	ISSUED FOR PERMIT
2	06/07/20	REVISED FOR COMMENTS
3	06/07/20	REVISED FOR COMMENTS
4	06/07/20	REVISED FOR COMMENTS

STEWART
ARCHITECTURE

3000 S. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.STEWARTARCHITECTURE.COM

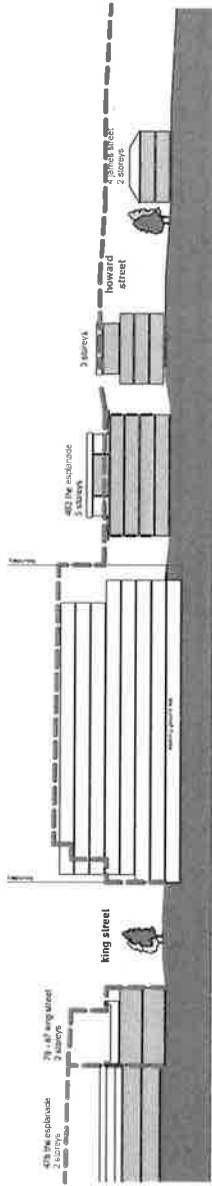
PROJECT: LAKEHOUSE VILLAGE

DRAWING NO.: 060764-603
DRAWING TITLE: ELEVATIONS - EAST / SOUTH
SCALE: 1/8" = 1'-0"
DATE: 2019

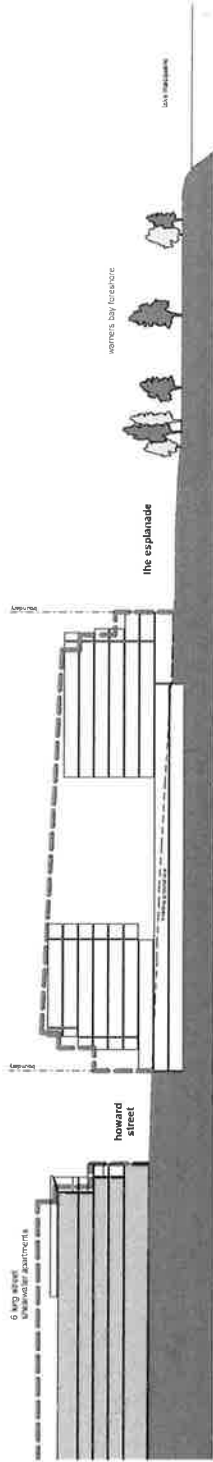


Public Development Legend

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 111–117



SECTION NORTH-SOUTH



SECTION EAST-WEST

KEY
CONTINGENT (CONCAT)
PROPOSED BUILDING EXISTING
UNION PARKING LOT (CONCAT) (CONCAT) (CONCAT)



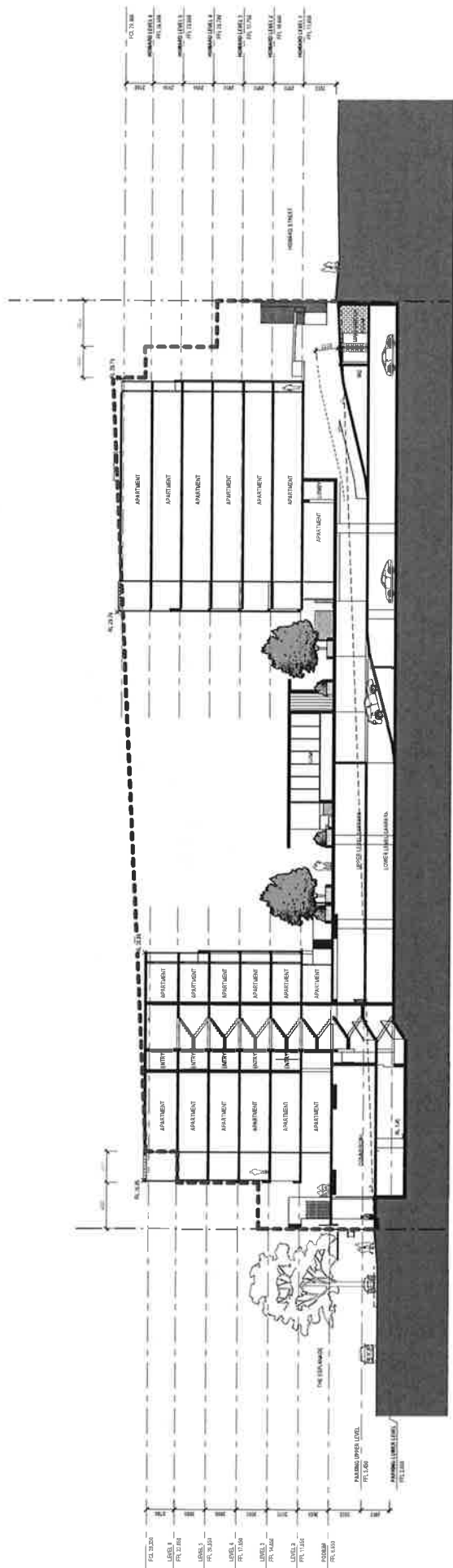
STEWART ARCHITECTURE
1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.stewartarchitecture.com

SHAC

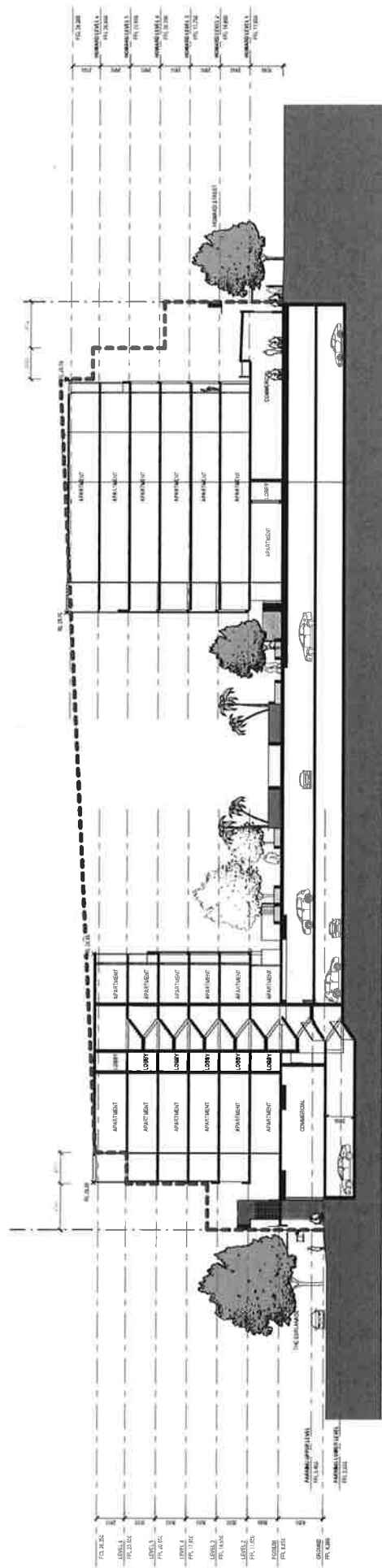
STEWART ARCHITECTURE
1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.stewartarchitecture.com

PROJECT LAKEHOUSE VILLAGE

OWNER
DRAWING NO. SITE SECTION
SCALE 1/8" = 1'-0"
DATE 2018



SECTION AA



SECTION BB

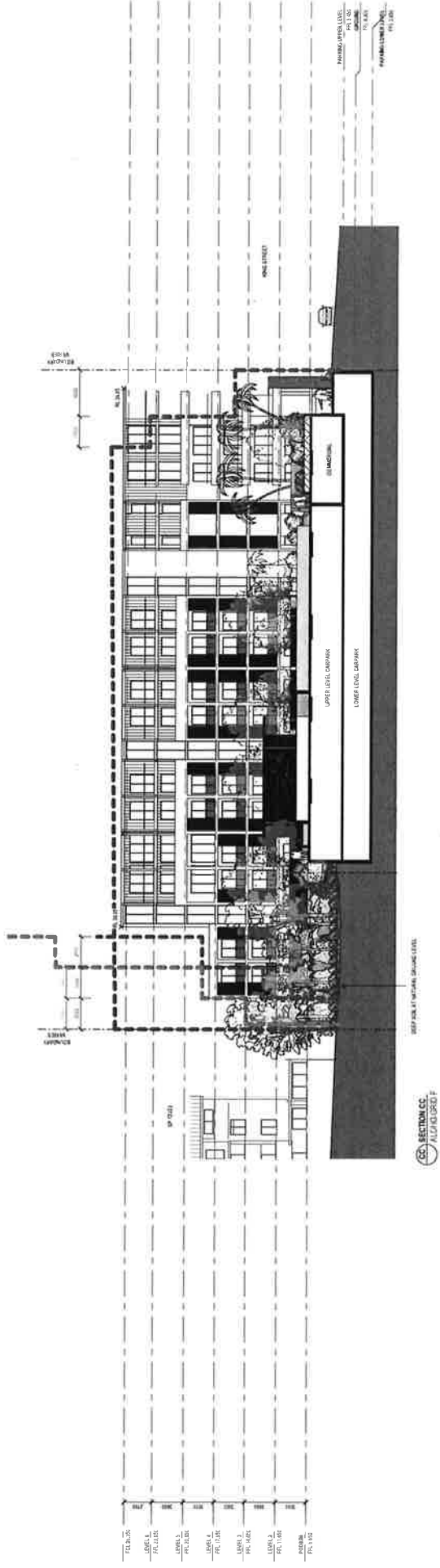
SECTION LEGEND

- EXISTING GRADE
- EXISTING ELEVATION
- EXISTING FINISH
- EXISTING CONSTRUCTION

DATE: 11.12.2017
DRAWN BY: J. J. J. J.
CHECKED BY: J. J. J. J.
SCALE: 1/8" = 1'-0"

STEWART ARCHITECTURE
1635
PROJECT NO. 1635
DATE: 2018

PROJECT NO. 1635
DATE: 2018
SCALE: 1/8" = 1'-0"



MAXIMUM RAMP SLOPE 1:12.50

- 1:12.50 RAMP SLOPE (MINIMUM 1:12.50)
- 1:12.50 RAMP SLOPE (MINIMUM 1:12.50)
- 1:12.50 RAMP SLOPE (MINIMUM 1:12.50)

REV	DESCRIPTION	DATE
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2	FOR APPROVAL	07.22.20
3	FOR APPROVAL	07.22.20
4	FOR APPROVAL	07.22.20
5	FOR APPROVAL	07.22.20

PROJECT: LAKEHOUSE VILLAGE

STEWART ARCHITECTURE

20 MELBOURNE STREET, STANBURY VIC 3168

PROJECT NO.: 1635

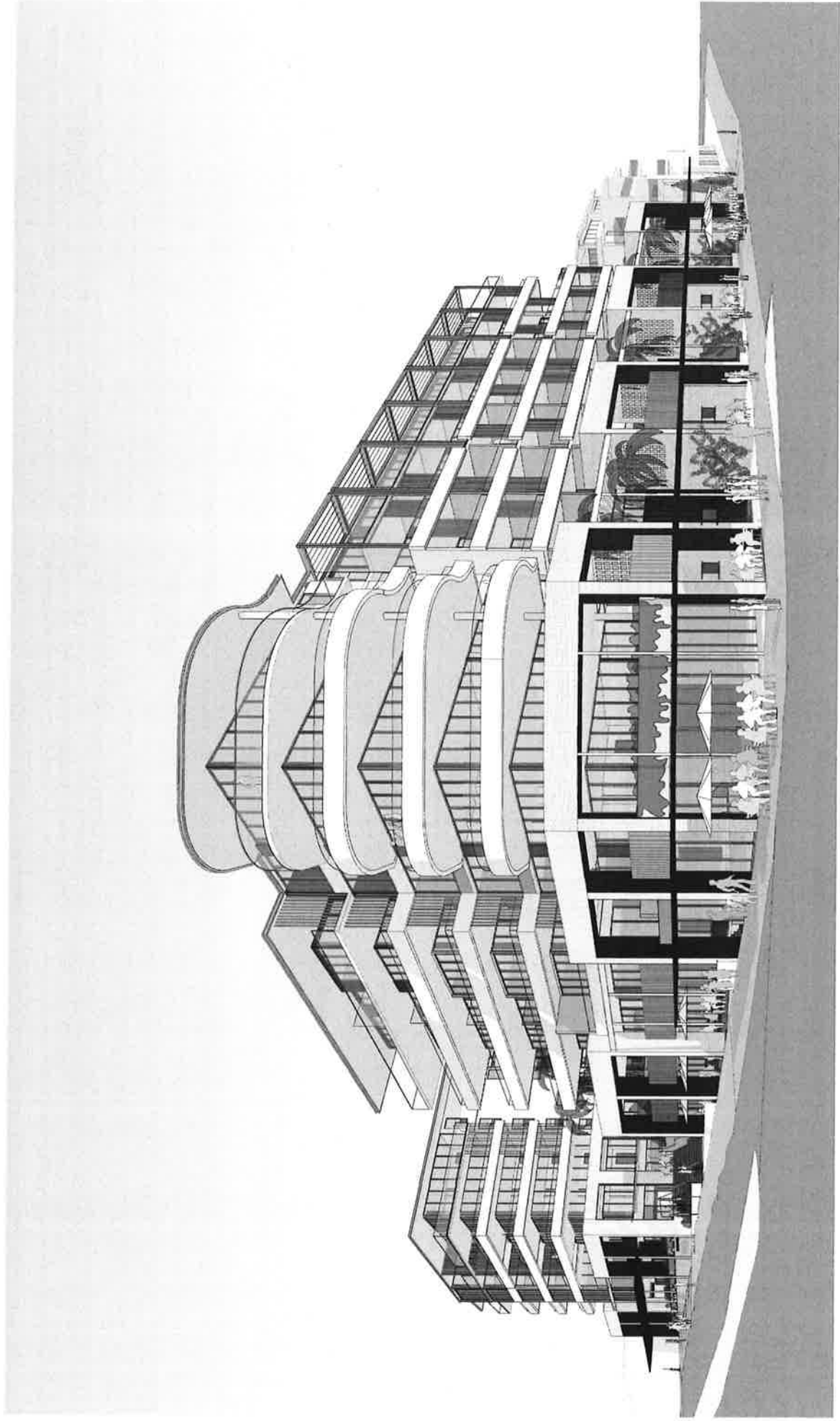
DATE: 2018

DRAWING NO.: 0007

DRAWING TITLE: SECTIONS

SCALE: 1:200 @ A4

DATE: 2018



REVISION
1. 10.11.2017
2. 10.11.2017
3. 10.11.2017
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SHAC

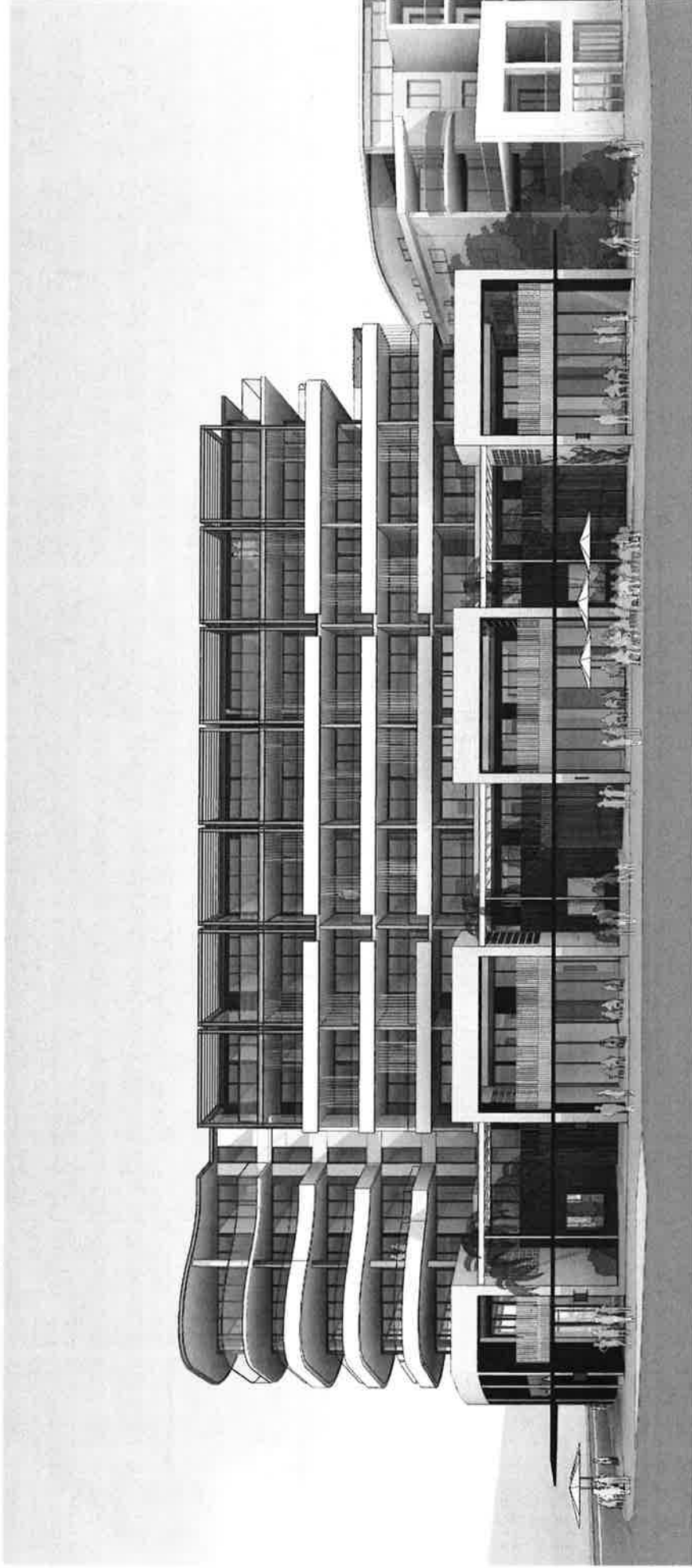
STEWART
ARCHITECTURE

1000 DASH STREET, FORT MYERS, FL 33901
PH: 888.888.8888
WWW.STEWARTARCHITECTURE.COM

PROJECT LAKEHOUSE VILLAGE

PROJECT NO. 1635

DRAWING NO. 003164517
DATE 10.11.2017
SCALE 1/8" = 1'-0"



DATE: 07.02.2018
DRAWN BY: 07.02.2018
CHECKED BY: 07.02.2018
APPROVED BY: 07.02.2018
SCALE: 1:100
PROJECT NO: 1635

STEWART
ARCHITECTURE
P.O. BOX 1000, SUITE 100, DALLAS, TX 75201
PH: 214.760.1000
WWW.STEWARTARCHITECTURE.COM

PROJECT: LAKEHOUSE VILLAGE
PROJECT NO: 1635
DATE: 07.02.2018

DATE: 07.02.2018
PERSPECTIVE
SCALE: 1:100
DATE: 07.02.2018



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08.11.2017
2	FOR APPROVAL	12.08.2017
3	FOR APPROVAL	07.02.2018
4	FOR APPROVAL	07.02.2018
5	FOR APPROVAL	07.02.2018
6	FOR APPROVAL	07.02.2018

SHAC

STEWART ARCHITECTURE

30 MEDINA STREET, PERMUT, 2018
OFFICE: STAWART STREET, MEDINA

PROJECT LAKEHOUSE VILLAGE

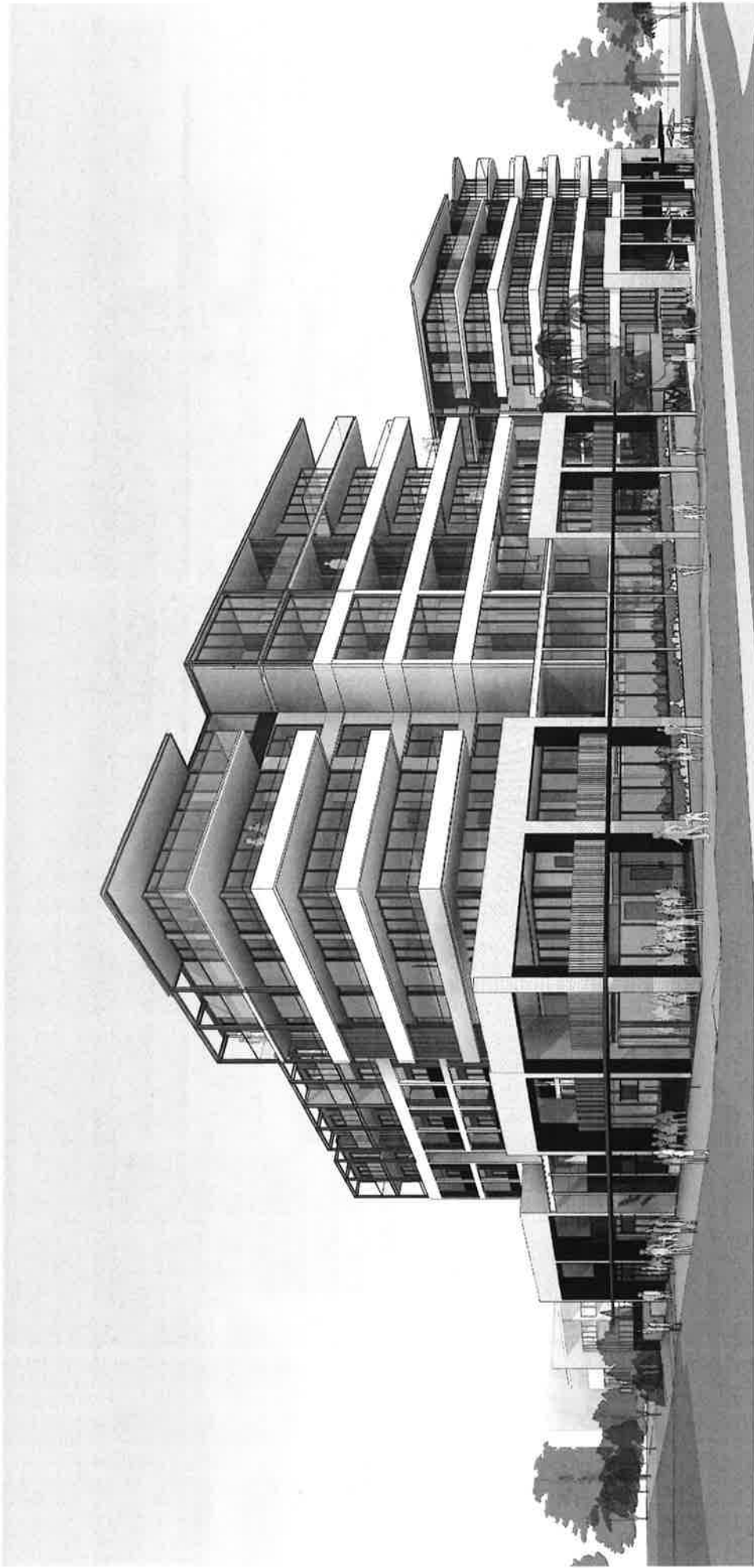
PROJECT No. 1635

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DATE 08.11.2017

SCALE 1:100

PROJECT LAKEHOUSE VILLAGE



| REV | DESCRIPTION | DATE |
|-----|-----------------------|------------|
| 1 | ISSUED FOR PERMIT | 07.01.2018 |
| 2 | FOR 2018 AIA AIA 2018 | 07.01.2018 |
| 3 | FOR 2018 AIA AIA 2018 | 07.01.2018 |
| 4 | FOR 2018 AIA AIA 2018 | 07.01.2018 |
| 5 | FOR 2018 AIA AIA 2018 | 07.01.2018 |
| 6 | FOR 2018 AIA AIA 2018 | 07.01.2018 |
| 7 | FOR 2018 AIA AIA 2018 | 07.01.2018 |
| 8 | FOR 2018 AIA AIA 2018 | 07.01.2018 |
| 9 | FOR 2018 AIA AIA 2018 | 07.01.2018 |
| 10 | FOR 2018 AIA AIA 2018 | 07.01.2018 |

SHAC
STEWART
ARCHITECTURE
1000 N. 10TH AVE. SUITE 200
DENVER, CO 80202
303.733.1111
WWW.STEWARTARCHITECTURE.COM

PROJECT: LAKEHOUSE VILLAGE
PROJECT NO.: 1635
DATE: 07.01.2018
SCALE: 1/8" = 1'-0"

DRAWING TITLE: PERSPECTIVE
DATE: 07.01.2018
SCALE: 1/8" = 1'-0"



| REV | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 07.11.2017 |
| 2 | REVISIONS | 07.11.2017 |
| 3 | REVISIONS | 07.11.2017 |
| 4 | REVISIONS | 07.11.2017 |
| 5 | REVISIONS | 07.11.2017 |

PROJECT LAKEHOUSE VILLAGE

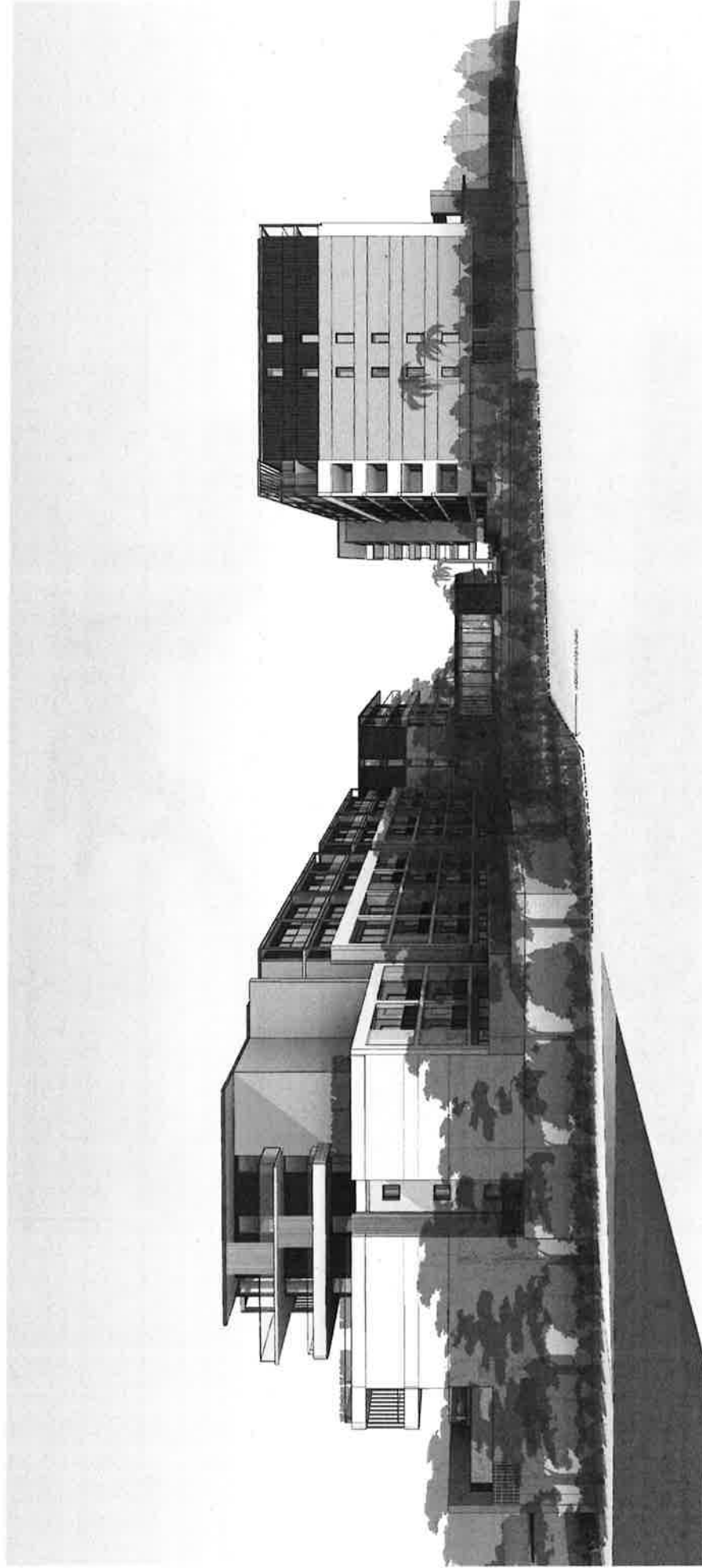
DRAWING NO. DATE
DRAWING TITLE PROJECT
DATE DATE

STEWART
ARCHITECTURE
1000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON, CT 06030

SHAC

PROJECT NO. 1635

DATE OF PRELIMINARY DESIGN 07/11/2017



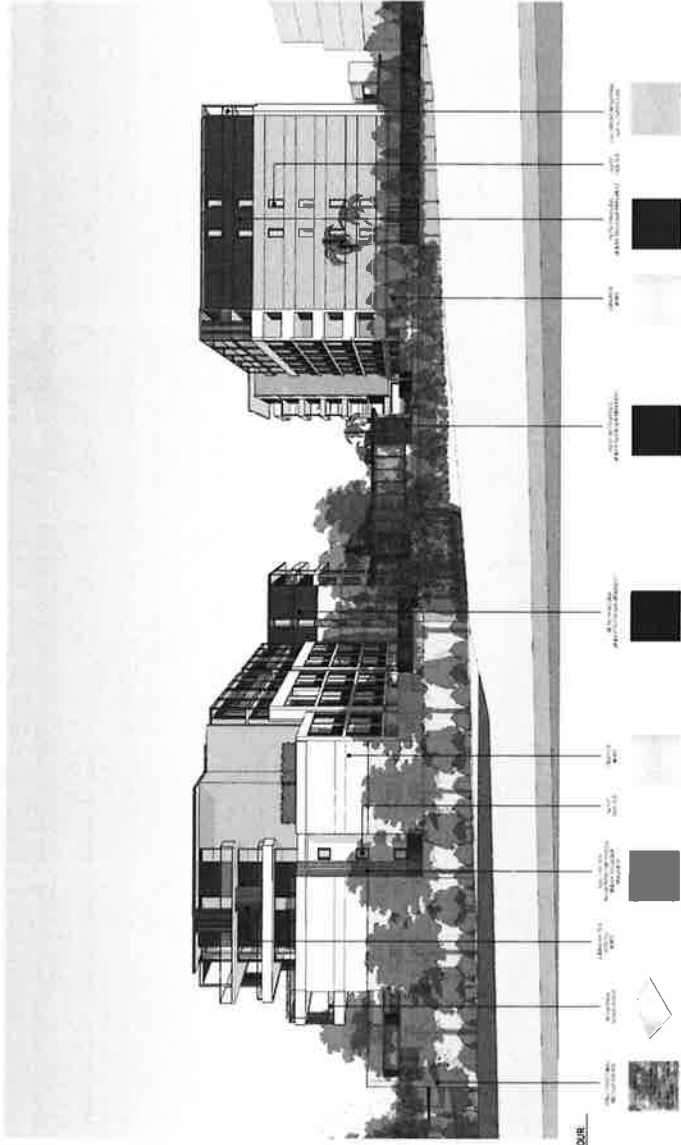
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| 1 | REVISED PER COMMENTS | 09.11.2017 |
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| 4 | REVISED PER COMMENTS | 09.11.2017 |
| 5 | REVISED PER COMMENTS | 09.11.2017 |

SHAC

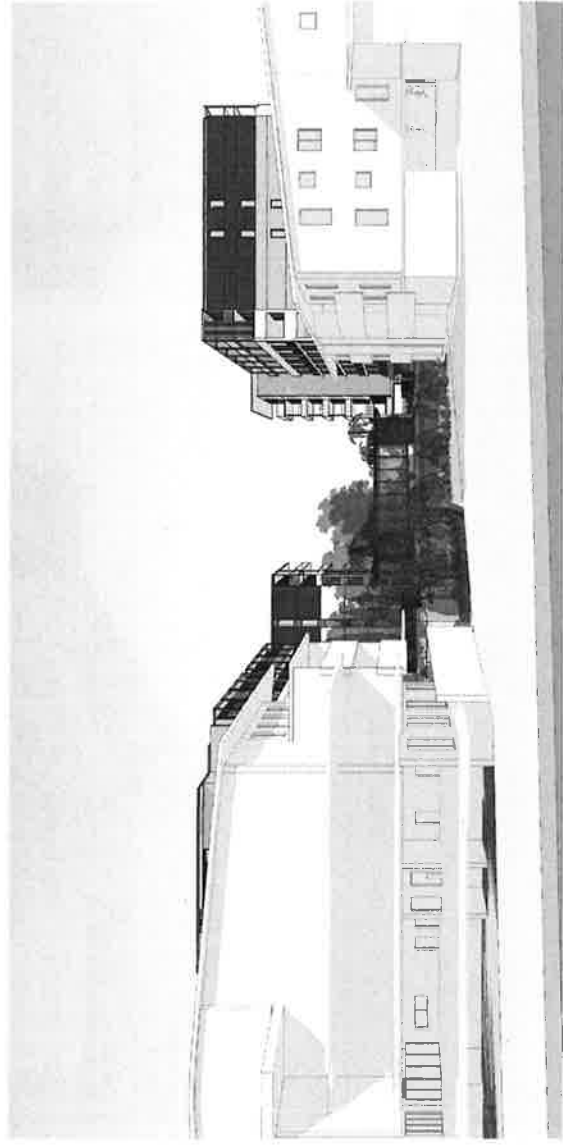
**STEWART
ARCHITECTURE**

1000 W. 10TH STREET, SUITE 200
DENVER, CO 80202
303.733.1111
WWW.STEWARTARCHITECTURE.COM

PROJECT: LAKEHOUSE VILLAGE
DRAWING TITLE: PERSPECTIVE
SCALE: 8'1" = 1'-0"
DATE: 09.11.2017



1 PERSPECTIVE - SOUTH WITHOUT NEIGHBOUR



2 PERSPECTIVE - SOUTH WITH NEIGHBOUR

DATE: 15.02.2017
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 15.02.2017

DATE: 15.02.2017
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 15.02.2017

DATE: 15.02.2017
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 15.02.2017

20 ALCOVE STREET, PLYMOUTH
STEWART ARCHITECTURE
STEWART ARCHITECTURE

PROJECT: LAKEHOUSE VILLAGE
PROJECT NO: 1835
DATE: 2018

DRAWING NO: 0407
DRAWING TITLE: PERSPECTIVE
SCALE: 1:250 A1
DATE: 2018

000764531



| REV | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 01/11/2017 |
| 2 | ISSUED FOR PERMIT | 01/11/2017 |
| 3 | ISSUED FOR PERMIT | 01/11/2017 |
| 4 | ISSUED FOR PERMIT | 01/11/2017 |
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| 99 | ISSUED FOR PERMIT | 01/11/2017 |
| 100 | ISSUED FOR PERMIT | 01/11/2017 |

STEWART
ARCHITECTURE

SHAC

PROJECT: LAKEHOUSE VILLAGE
PROJECT NO: 1635
DATE: 01/11/2017

DRAWING NO: 0450
DRAWING TITLE: PLAN - UPPER GROUND
SCALE: 1/8" = 1'-0"
DATE: 01/11/2017





STANDARD: 2008
 DRAWING: 100-100-100
 SCALE: 1/8" = 1'-0"
 DATE: 2008

PROJECT: LAKEHOUSE VILLAGE

PROJECT No: 1635

STEWART
 ARCHITECTURE

SHAC

REVISIONS:
 1. 10/20/08 BY: [Signature]
 2. 10/20/08 BY: [Signature]
 3. 10/20/08 BY: [Signature]
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 100. 10/20/08 BY: [Signature]

DB8764531



PROJECT: LAKEHOUSE VILLAGE

PROJECT NO: 1835

DATE: 07.22.2019

STEWART ARCHITECTURE

SHAC

DESIGNER: STEWART ARCHITECTURE

DATE: 07.22.2019

PROJECT NO: 1835

DATE: 07.22.2019

PROJECT: LAKEHOUSE VILLAGE

PROJECT NO: 1835

DATE: 07.22.2019

089754531



DATE: 08.12.2017
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 08.12.2017
PROJECT NO: 4835
PROJECT NAME: LAKEHOUSE VILLAGE
DRAWING TITLE: PLANS - LEVEL 1
SCALE: 1:200 @ A1
DATE: 2018

PROJECT

LAKEHOUSE VILLAGE

PROJECT NO: 4835

PROJECT NAME: LAKEHOUSE VILLAGE

DRAWING TITLE: PLANS - LEVEL 1

SCALE: 1:200 @ A1

DATE: 2018

DRAWN BY: J. HARRIS

CHECKED BY: J. HARRIS

DATE: 08.12.2017

PROJECT NO: 4835

PROJECT NAME: LAKEHOUSE VILLAGE

DRAWING TITLE: PLANS - LEVEL 1

SCALE: 1:200 @ A1

DATE: 2018

DRAWN BY: J. HARRIS

CHECKED BY: J. HARRIS

DATE: 08.12.2017

PROJECT NO: 4835

PROJECT NAME: LAKEHOUSE VILLAGE

DRAWING TITLE: PLANS - LEVEL 1

SCALE: 1:200 @ A1

DATE: 2018

DRAWN BY: J. HARRIS

CHECKED BY: J. HARRIS

DATE: 08.12.2017

PROJECT NO: 4835

PROJECT NAME: LAKEHOUSE VILLAGE

DRAWING TITLE: PLANS - LEVEL 1

SCALE: 1:200 @ A1

DATE: 2018

DRAWN BY: J. HARRIS

CHECKED BY: J. HARRIS

DATE: 08.12.2017

PROJECT NO: 4835

PROJECT NAME: LAKEHOUSE VILLAGE

DRAWING TITLE: PLANS - LEVEL 1

SCALE: 1:200 @ A1

DATE: 2018

DRAWN BY: J. HARRIS

CHECKED BY: J. HARRIS

DATE: 08.12.2017

PROJECT NO: 4835

PROJECT NAME: LAKEHOUSE VILLAGE

DRAWING TITLE: PLANS - LEVEL 1

SCALE: 1:200 @ A1

DATE: 2018

DRAWN BY: J. HARRIS

CHECKED BY: J. HARRIS

DATE: 08.12.2017

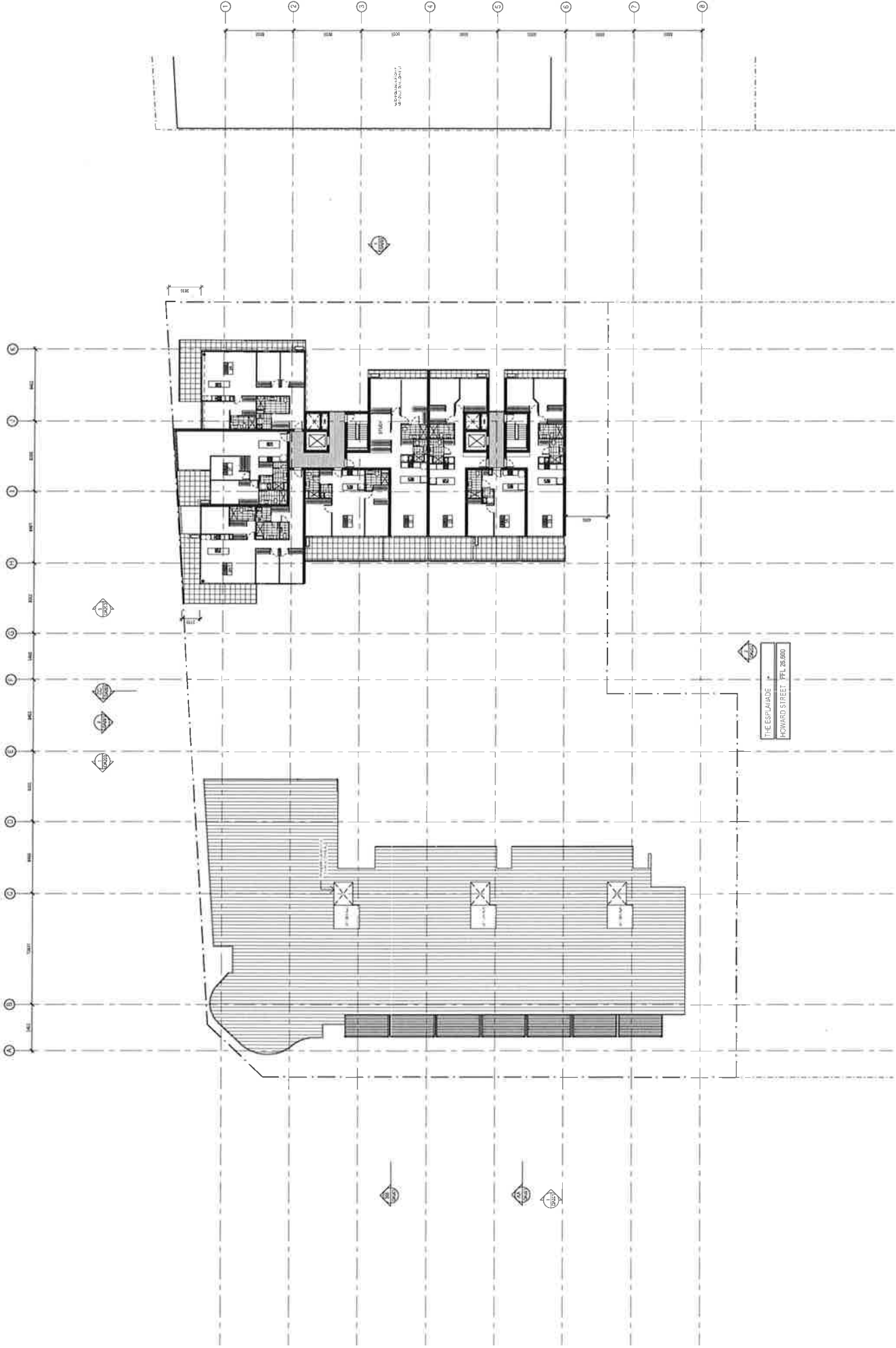
PROJECT NO: 4835

PROJECT NAME: LAKEHOUSE VILLAGE

DRAWING TITLE: PLANS - LEVEL 1



008764531



| REV | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 08.11.2017 |
| 2 | FOR APPROVAL | 11.12.2017 |
| 3 | FOR APPROVAL | 07.02.2019 |
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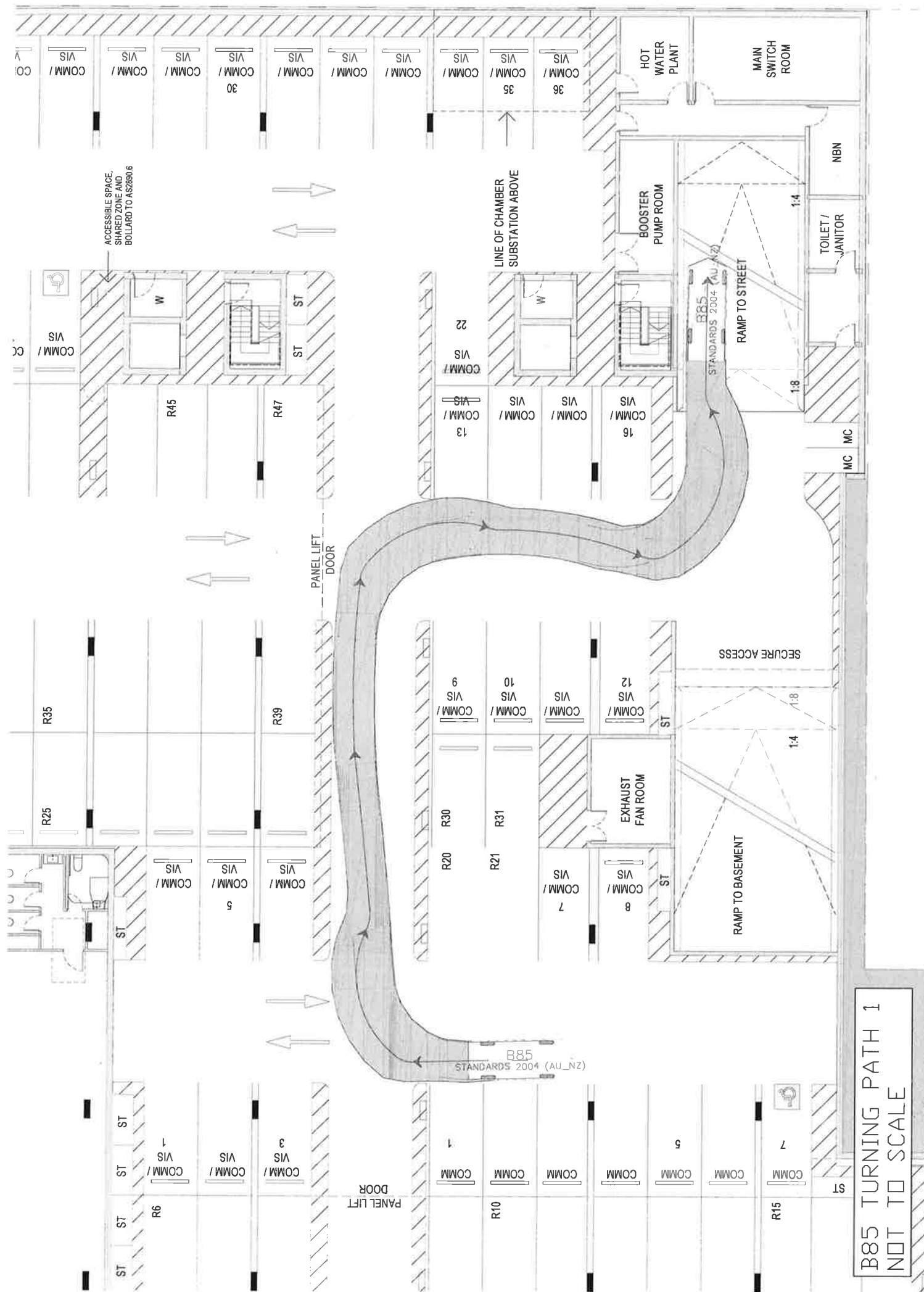
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| DATE | 08.11.2017 |
| PROJECT | THE ESPERANDE |
| LOCATION | HOWARD STREET |
| PL | PL 26.600 |

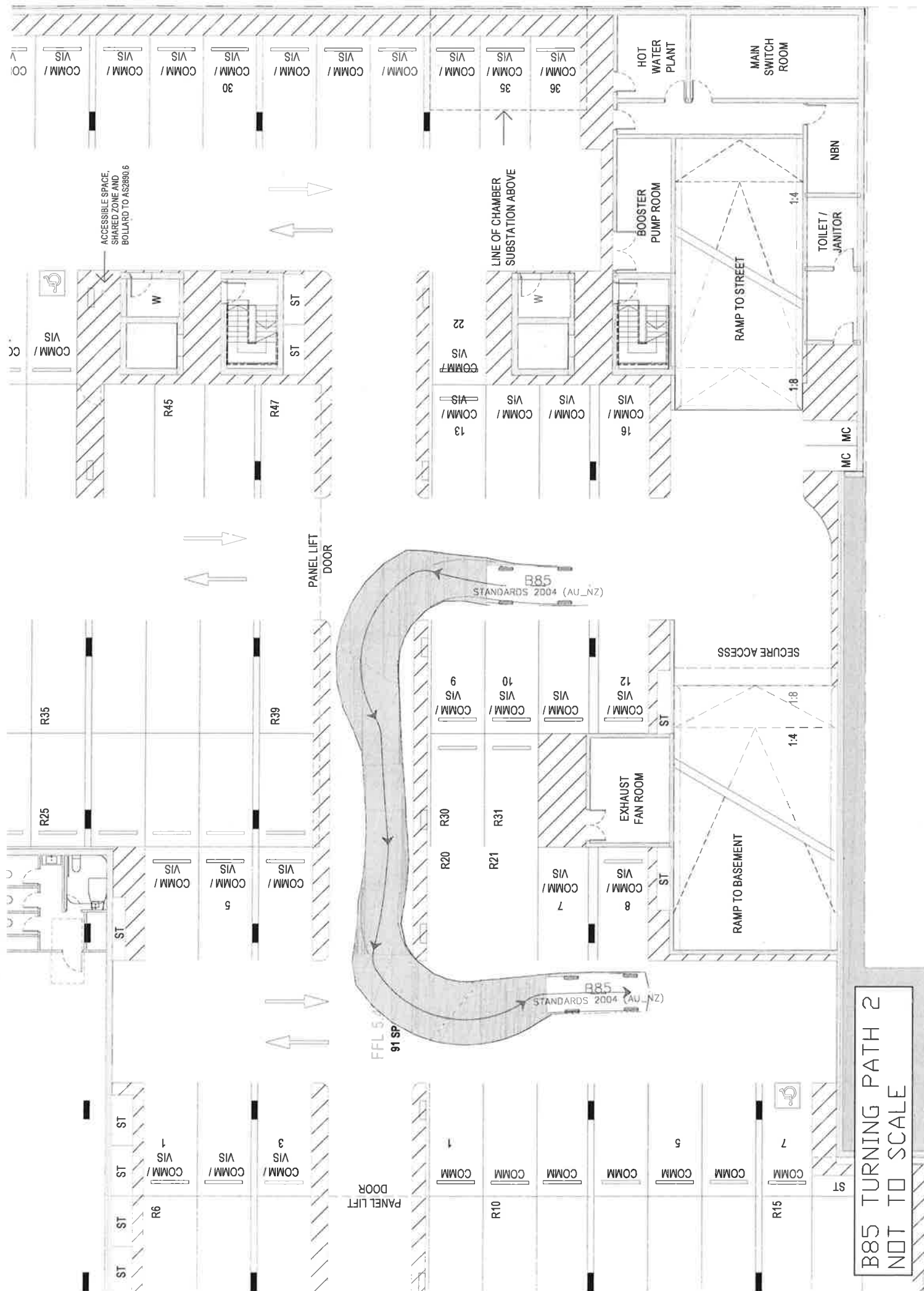
STEWART
ARCHITECTURE

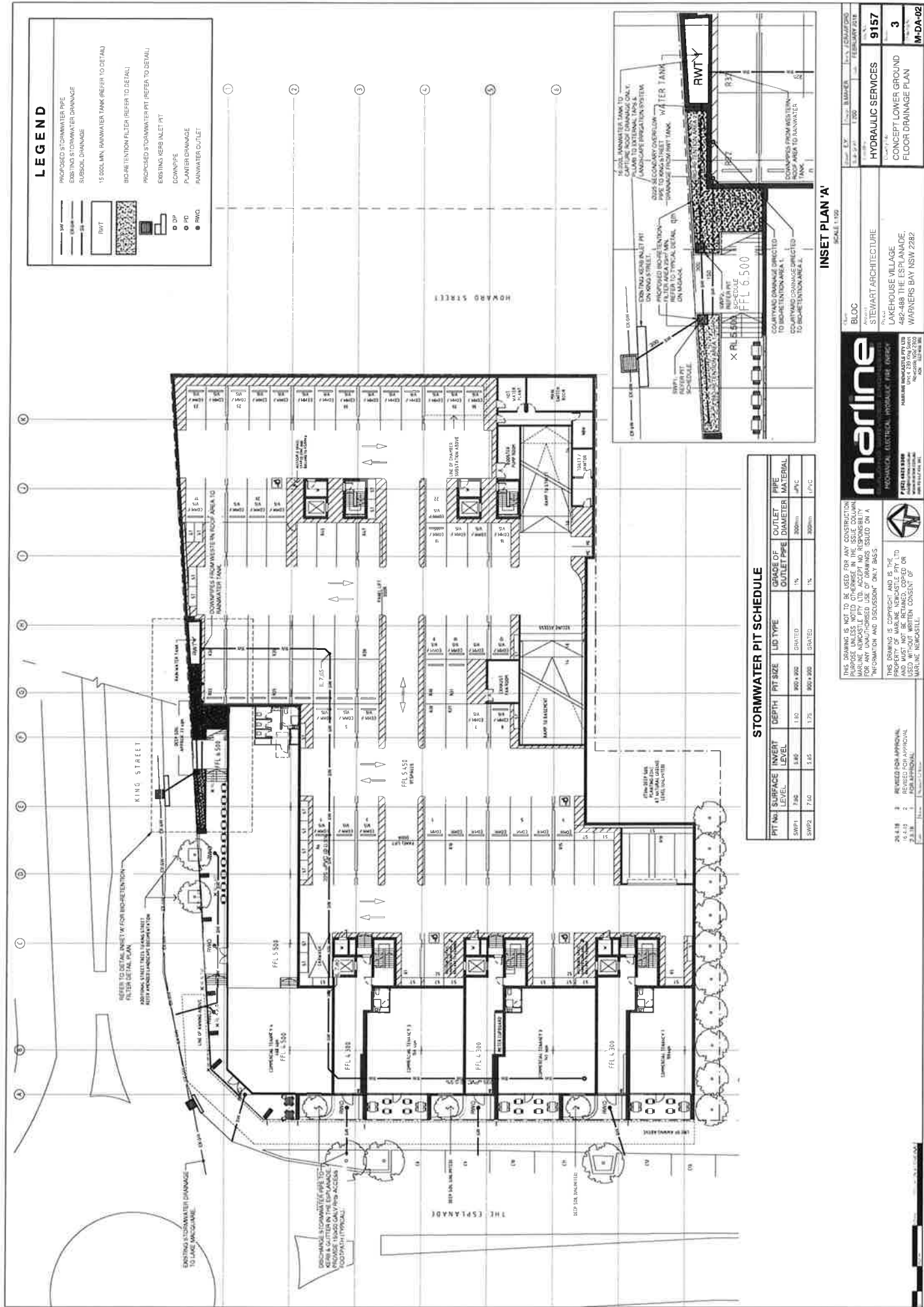
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LAKESHORE VILLAGE

DRAWING No. 0409
SHEET No. 1
SCALE 1:200 @ A1
DATE 2018



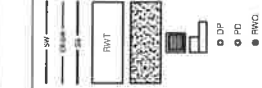






LEGEND

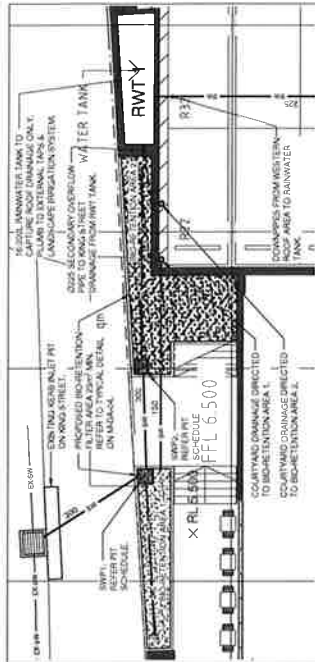
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER DRAINAGE
- SUBSOIL DRAINAGE
- 15 000 LITRE RAINWATER TANK (REFER TO DETAIL)
- BIO-RETENTION FILTER (REFER TO DETAIL)
- PROPOSED STORMWATER PIT (REFER TO DETAIL)
- EXISTING KERB INLET PIT
- DOWNPIPE
- PLANTER DRAINAGE
- RAINWATER OUTLET



STORMWATER PIT SCHEDULE

| PIT No. | SURFACE LEVEL | INVERT LEVEL | DEPTH | LID TYPE | GRADE OF OUTLET PIPE | OUTLET PIPE DIAMETER | PIPE MATERIAL |
|---------|---------------|--------------|-------|----------|----------------------|----------------------|---------------|
| SWP1 | 7.40 | 5.40 | 1.00 | GRADED | 1% | 300mm | UPVC |
| SWP2 | 7.50 | 5.55 | 1.75 | GRADED | 1% | 300mm | UPVC |

INSET PLAN 'A'



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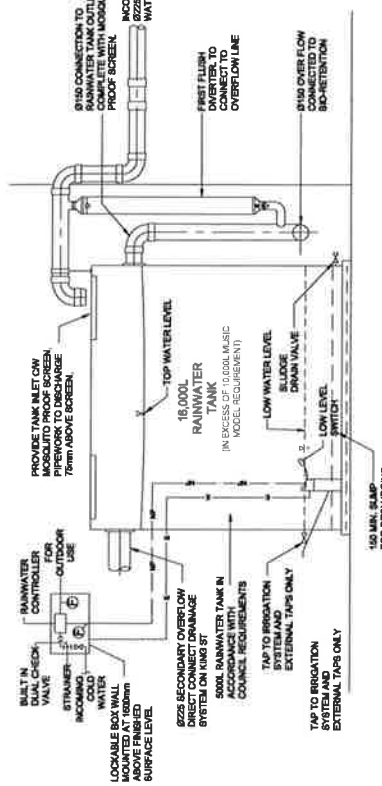
26.4.18
27.3.18
28.3.18

REVISED FOR APPROVAL
REVISED FOR APPROVAL
FOR APPROVAL

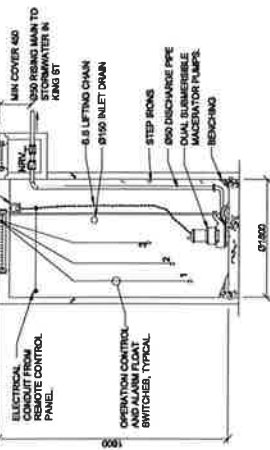
PROJECT: BLOC
DRAWN BY: STEWART ARCHITECTURE
CHECKED BY: LAKEHOUSE VILLAGE
DATE: 482-488 THE ESPLANADE,
WARNERS BAY NSW 2282

HYDRAULIC SERVICES
9157
3
M-DA-02

marline
MARINE NEWCASTLE PTY LTD
100/102 MARINE DRIVE
NEWCASTLE NSW 1608
PH: 08 155 155 155
WWW.MARINEPTD.COM.AU



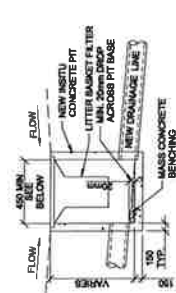
RAINWATER RE-USE TANK DETAIL
N.T.S.



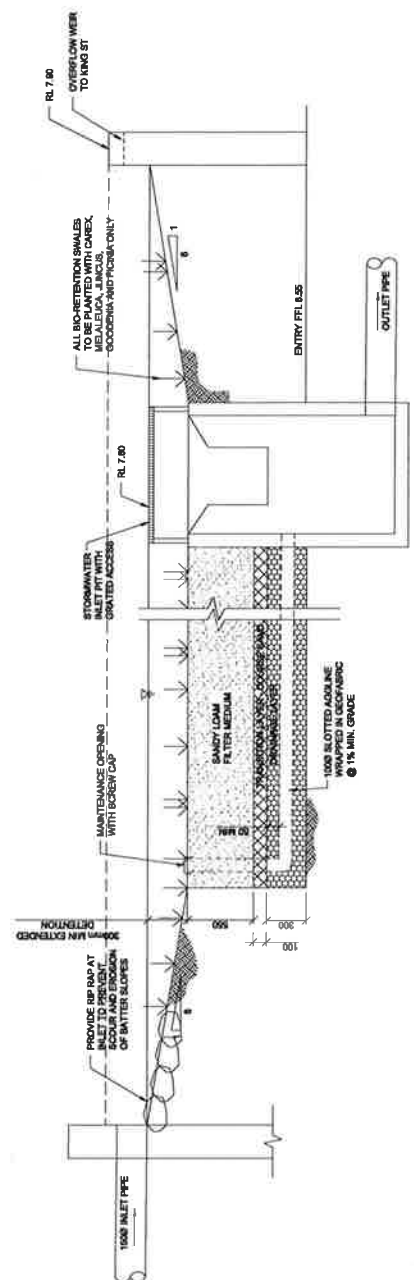
TYPICAL SUBMERSIBLE PUMP
CHAMBER & VALVE PIT DETAIL
NOT TO SCALE

PIT: EQUAL TO C.I.D. PRECAST HOLDING TANK
MODEL SPN-3 OR FIBRE GLASS PACKAGE UNIT SIMILAR
TO THOSE MANUFACTURED BY HUNTER PUMPS.
PUMPS EQUAL TO DUAL MACERATOR TYPE PATED AT
3.0kW @ 100mm HEAD.
CONTROL PANEL: TO BE LOCATED ADJACENT WET WELL
IN UTILITY BASEMENT. PROVIDE EXTERNAL ALARM LIGHT &
BELL.

TYPICAL GRATED SURFACE INLET PIT
WITH 'ECOSOL' LITTER BASKET DETAIL
N.T.S.



450 X 450 PLAN INTERNAL PIT DIMENSIONS FOR PITS LESS THAN 600 DEEP
600 X 600 PLAN INTERNAL PIT DIMENSIONS FOR PITS LESS THAN 600 DEEP
800 X 800 PLAN INTERNAL PIT DIMENSIONS FOR PITS GREATER THAN 1200 DEEP



TYPICAL SECTION THROUGH BIO-RETENTION FILTER
SCALE 1:10

| BIO-RETENTION FILTER MATERIAL SCHEDULE | | | |
|--|-------------|--------------------|---|
| LAYER | SOIL TYPE | PARTICLE SIZE (mm) | SATURATED HYDRAULIC CONDUCTIVITY (mm/s) |
| 1 | SANDY LOAM | 0.5 | 180 |
| 2 | COARSE SAND | 2 | 3600 |
| 3 | GRAVEL | 10 | 36000 |

| FILTER AREAS | | |
|------------------------|------------------------|--|
| BIO RETENTION ZONE No. | AREA (m ²) | |
| 1 | 8 | |
| 2 | 15 | |
| TOTAL | 23 | |

| PIPE SIZES | | |
|------------------------|------------|-------------|
| BIO RETENTION ZONE No. | INLET (mm) | OUTLET (mm) |
| 1 (WESTERN) | 1 x 1500 | 3000 |
| 2 (EASTERN) | 1 x 1500 | 3000 |
| TOTAL | 1 x 2250 | |

- BIO-RETENTION FILTER NOTES**
- FILTERS, SWALES AND BASINS TO BE CONSTRUCTED IN LOCATIONS AS LOCATED UPON THE DRAWINGS AND IN ACCORDANCE WITH THE DETAILS WITHIN THE DRAWING SET.
 - FILTER MEDIA AS SPECIFIED IS TO BE IN ACCORDANCE WITH THE FOLLOWING TABLE:
- | FILTER MEDIA TYPE | MEDIA PARTICLE SIZE (mm) | MAX SATURATED HYDRAULIC CONDUCTIVITY (mm/s) |
|-------------------|--------------------------|---|
| GRAVEL | 1 | 3600 |
| COARSE SAND | 2 | 3600 |
| SANDY LOAM | 0.5 | 180 |
- CONTRACTOR IS TO PROVIDE RELEVANT TESTING TO VERIFY THE FILTER MEDIA IS IN ACCORDANCE WITH THE ABOVE TABLE WITH RESPECT TO PARTICLE SIZE.
 - SUBSOIL DRAINS ARE TO BE INSTALLED UPON A 100mm LAYER OF THE FILTER MEDIA WITHIN 300mm OF THE FILTER PIT EXCAVATION PERIMETER, AND AT A MAXIMUM 8 METRE GRID THROUGHOUT THE FILTER AREA.
 - FILTERS OF LESS THAN OR EQUAL TO 2m WIDTH, I.E. FILTER TRENCHES MAY HAVE A SINGLE SUBSOIL DRAIN LOCATED AT THE END OF THE TRENCH. FILTERS GREATER THAN 2m WIDTH ARE TO HAVE TWO SUBSOIL DRAINS LOCATED AT THE END OF THE TRENCH TO EXTEND FOR THE FULL EXTENT OF THE FILTER TRENCH.
 - OUTLET LINES FROM FILTER AREAS ARE TO BE INSTALLED UPON A 100mm LAYER OF THE FILTER MEDIA WITHIN 300mm OF THE FILTER PIT EXCAVATION PERIMETER, AND AT A MAXIMUM 8 METRE GRID THROUGHOUT THE FILTER AREA.
 - OUTLET LINES FROM FILTER AREAS ARE TO BE INSTALLED UPON A 100mm LAYER OF THE FILTER MEDIA WITHIN 300mm OF THE FILTER PIT EXCAVATION PERIMETER, AND AT A MAXIMUM 8 METRE GRID THROUGHOUT THE FILTER AREA.
 - THE CERTIFYING ENGINEER IS TO INSPECT AND VERIFY THE FILTER EXCAVATION PIT DIMENSIONS AND CONFIRM ADEQUACY PRIOR TO PLACEMENT OF FILTER MEDIA.
 - PLANTINGS UPON FILTER AREAS ARE TO BE AS SPECIFIED ON THE DRAWINGS AND SHOULD BE OF A GRASS OR HERB SPECIES WITH A MINIMUM OF 1% GRASS OR HERB SPECIES. PLANTINGS ARE TO BE SPECIFIED BY THE CERTIFYING ENGINEER AND A TENDENCY AS SPECIFIED ON THE DRAWINGS OR IF NOT NOTED AS SPECIFIED BY A QUALIFIED LANDSCAPE/HORTICULTURE CONSULTANT.



20 April 2018

General Manager
Lake Macquarie City Council
PO Box 1906
HUTNER REGION MAIL CENTRE NSW 2310

Attention: Brian Gibson

THE ESPLANADE AND KING STREET (B89): DA/675/2017, MIXED USE DEVELOPMENT, LOTS: 1 & 2 DP: 1116535, LOTS: 3 & 4 DP: 32518, LOT: 122 DP: 578045, LOTS: 1, 2, 3 DP: 155951, 482 – 488 THE ESPLANADE, 12 – 16 KING STREET, & 1 HOWARD STREET, WARNERS BAY

Reference is made to Council's letter dated 19 May 2017 and email dated 13 October 2017, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime understands the development to be for the following:

- Demolition of all structures,
- Construction of a mixed use building comprising:
 - 1,514 square metres of commercial floor area over six tenancies,
 - 112 residential apartments, with a mix of 1, 2 & 3 bedrooms,
 - 122 parking spaces within the basements.

All vehicular access to the site is to be from Howard Street, with the existing driveways on King Street and The Esplanade to be removed.

As per the email received 13 October 2017, Roads and Maritime understand that Council object to the conditions listed in the RMS response dated 15 June 2017 and request further review based on additional information supplied.

Roads and Maritime response & requirements

Roads and Maritime has reviewed the information provided and raises no objection to the proposed development, provided the following matter(s) are addressed and included in Council's conditions of development consent:

- In lieu of installing concrete in the median and pedestrian fencing in King Street, the developer is to further slow traffic in King Street between The Esplanade roundabout and the pedestrian signals near John Street by installing traffic calming devices, such as speed cushions.

Advice to Council

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- Roads and Maritime has no proposal that requires any part of the property.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should have consideration for appropriate sight line distances in accordance with the relevant Australian Standards (i.e. AS2890.1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.
- All access is proposed to be via Howard Street, which joins both King Street and The Esplanade as left in, left out intersections, which are self-enforcing with a concrete median at each intersection. Future site residents can use the roundabout at the King Street / The Esplanade intersection to travel in any direction from the site.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by both The Esplanade and King Street, which are classified State roads (B89). In this regard, the developer, not Roads and Maritime, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.

If the external noise criteria cannot feasibly or reasonably be met, Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

- Discharged stormwater from the development shall not exceed the capacity of the King Street or The Esplanade stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise Roads and Maritime of any adjustments to the existing system that are required prior to final approval of the development.
- As road works are required on The Esplanade and King Street (B89), Roads and Maritime will require the developer to enter into a WAD with Roads and Maritime. Roads and Maritime would exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72 and 73 of the Roads Act, as applicable, for all works under the WAD (Attachment A).

Comment: It is requested that Council advise the developer that the Conditions of Consent do not guarantee Roads and Maritime's final consent to the specific road work, traffic control facilities and other structures or works, for which it is responsible, on the road network. Roads and Maritime must

provide a final consent for each specific change to the classified (State) road network prior to the commencement of any work.

The WAD process, including acceptance of design documentation and construction, can take time. The developer should be aware of this and allow sufficient lead time within the project development program to accommodate this process. It is therefore suggested that the developer work through this process as soon as possible with the Roads and Maritime.

- All road works under the WAD shall be completed prior to issuing any Occupation Certificate (interim or final) for the proposed development.
- All works associated with the subject development shall be undertaken at full cost to the developer and at no cost to Roads and Maritime or Council, and to Council's requirements.

On Council's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region

Attachment A: WAD Advice to Consent Authority and Developer

Advice to the Consent Authority

- On determination of the proposal a copy of the Notice of Determination should be forwarded to Roads and Maritime within the appellant period for advice / consideration and action where required.
- Conditions of development consent do not guarantee Roads and Maritime consent to the specific road works, traffic control signals and /or other structures or works for which it is responsible. The developer must obtain Roads and Maritime authorisation in writing prior to the commencement of any road works on the Golden Highway, including traffic management, temporary or permanent road works associated with the proposed development.

Advice to the Developer

- Following development consent, early discussion with the Roads and Maritime Project Manager is recommended. Roads and Maritime will initiate the WAD process by sending out a letter and information pack on receipt of the Notice of Determination, including the name and contact details of the Project Manager.
- As the WAD process, including acceptance of design documentation and construction can take considerable time, you should allow sufficient lead time within the project development program to ensure that all documentation and works are completed in advance of occupation. Roads and Maritime will not consider granting concurrence to occupation until it is satisfied all documentation and works under the WAD have been completed.
- Authorisation to commence construction will only be granted when Roads and Maritime is satisfied that all requirements under the WAD have been met by the developer, including Roads and Maritime fees and charges, an unconditional bank guarantee for the full value of the works, detailed design documentation, environmental assessment, road occupancy license, among other matters. Roads and Maritime will issue a letter to the developer advising of this authorisation.
- Any property acquisition / dedication required to accommodate the State road works / traffic control signals associated with the proposed development shall be at full cost to the developer, including all legal and survey costs. This land shall be dedicated by the developer as public road reserve in favour of the Council, as the owner.
- Part of the developers' timeline should make provision for Roads and Maritime to satisfy its obligations under the *Environmental Planning and Assessment Act 1979* (EP&A Act) to assess the environmental impacts of the works within the road reserve. Further investigation and assessment to that undertaken for the development consent may be required to the satisfaction of Roads and Maritime, under Part 5 of the EP&A Act.
- It is recommended that the developer use design consultants with the experience and knowledge of Roads and Maritime design requirements, in particular the Austroads *Guide to Road Design* (with Roads and Maritime supplements) and relevant Australian Standards.
- A fact sheet providing further information on the WAD process can be obtained from the Roads and Maritime Private Developments Website at:
http://www.rms.nsw.gov.au/roadprojects/community_environment/private_developments.html
- Construction on a State road and / or traffic control signals requires the engagement of an Roads and Maritime pre-qualified contractor. A list of pre-qualified contractors can be found on the Roads and Maritime website below.

<http://www.rms.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>

Brian Gibson

From: Hemantha DeSilva <Hemantha.DeSilva@waterNSW.com.au>
Sent: Tuesday, 13 February 2018 9:39 AM
To: Brian Gibson
Subject: Re: DA/675/2017 482 The Esplanade Warners Bay

Hello Brian,

Original GTA is sufficient to cover the proposed changes to the development. It is likely that the volume of groundwater to be taken will increase. Please advise the proponent of their obligations to hold licences and approval to account for the water take. They should not wait for the last movement.

Regards

Hemantha

Hemantha De Silva
Senior Water Regulation Officer
WaterNSW
26 Honeysuckle Drive, Newcastle NSW 2300
Phone 0249042525
Email Hemantha.Desilva@waterNSW.com.au

On Tue, Feb 6, 2018 at 4:14 PM +1100, "Brian Gibson" <BrianGibson@lakemac.nsw.gov.au> wrote:

Hi Hemantha

Council has received an amendment to the application where by the basement carpark has been increased in area hence additional soil will be excavated from the site.

Can you please advise if the existing GTAs are suffice or whether the application should be referred to NSW for assessment. I have attached below diagrammatic details of the changes.

Should you have any queries regarding the above please do not hesitate to contact me.

Regards,



Brian Gibson
Senior Development Planner

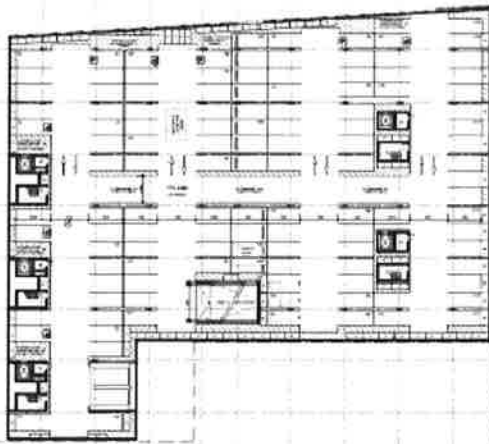
P: 02 4921 0388
E: briangibson@lakemac.nsw.gov.au

126-138 Main Road Speers Point NSW 2284
Box 1906 HRMC NSW 2310

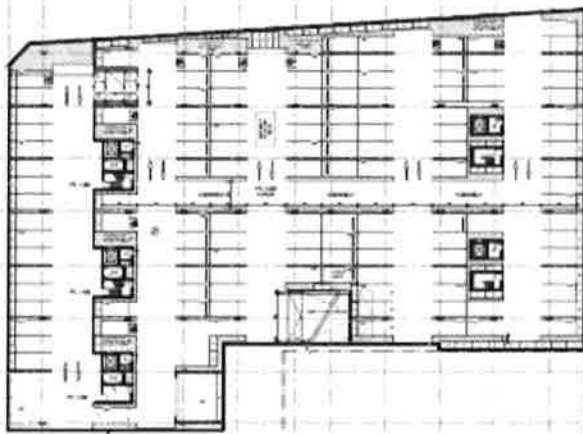


lakemac.com.au

Original Basement Plan



Revised Basement Plan



From: Hemantha DeSilva [mailto:Hemantha.DeSilva@waternsw.com.au]
Sent: Thursday, 7 December 2017 3:48 PM
To: Water Referrals; Brian Gibson
Cc: kerry.lee@dpi.nsw.gov.au
Subject: Re: Undeliverable: DA675/2017 482 The Esplande Warners Bay

Hello Brian,

I refer to Water Referral's email of 7 December 2017 on the above subject. I was able to find limited information on the dewatering from the Lake Macquarie website at <http://apptracking.lakemac.com.au/modules/ApplicationMaster/default.aspx?page=appwrapper&key=909986>

Based on the information provided in the geotechnical report, proposed development requires a water supply work approval under section 90 of the *Water Management Act 2000*. General Terms of Approval for a water supply work is attached. Once granted approval will be subject to the terms and conditions, and requirements of the *Water Sharing Plan for the North Coast Fractured and Porous Rock Groundwater Sources 2016*.