

NEW MARKET GREEN RANDWICK

CIVIL WORKS PACKAGE

DEVELOPMENT APPLICATION

DRAWING LIST

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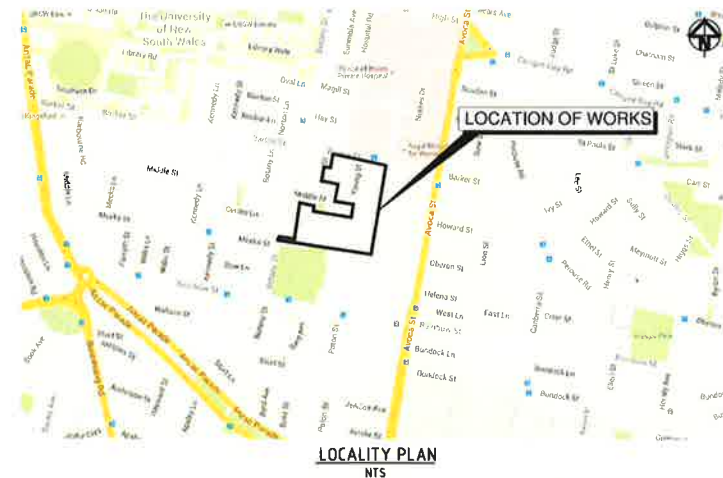
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C032 ROAD LONGITUDINAL SECTIONS SHEET 3

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C083 JANE STREET AND ST2 STREET TURNING PATH PLAN
C084 ST1 STREET TURNING PATH PLAN
C085 LOT N1 .S2 AND S3 TURNING PATH PLAN



DEVELOPMENT APPLICATION
370/2017
Randwick City Council
23 June 2017
Records Received

Bar Scales 1:1000 1:500 1:200 1:100 1:50 1:20 1:10 1:5 1:2 1:1		THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L		Client 		Scales N.T.S. Grid MGA Height Datum AHD		Drawn Des. grid Checked Approved GB AN AT AMC		Project NEW MARKET GREEN RANDWICK Title COVER SHEET AND LOCALITY PLAN		Civil Engineers and Project Managers Level 7, 163 Walker Street North Sydney NSW 2060 ABN 96 130 882 495 Tel 02 9438 1777 Fax 02 9623 1055 www.atl.net.au info@atl.net.au	
(C) RE-ISSUED FOR DEVELOPMENT APPLICATION (B) RE-ISSUED FOR DEVELOPMENT APPLICATION (A) ISSUED FOR DEVELOPMENT APPLICATION		03-11-16 09-07-16 08-09-16		Date		Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION Drawing No. C001 Project No. 15-344 Issue C		A1		Date Plotted 1 Nov 2016 - BE/SCLAR File Name F:\15-344 Barker St, Randwick\Drawings\Local\102_041116.dwg			

RANDWICK

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND



NOTES

- [illegible]

ISSUE

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 3

REASON

SAVED FOR CRAFTS
 SAVED FOR CRAFTS
 SAVED FOR CRAFTS

100

DATE _____

20

100

DEVELOPMENT APPLICATION

370/2017

Barnwick City Council

23 June 2017

Records Received



6210064, 614441
2006: JUL 5 15:09 2010
TEL: 45 7 20224111
E-MAIL: C. Garcia (mailto:Garcia.C@unizar.es)

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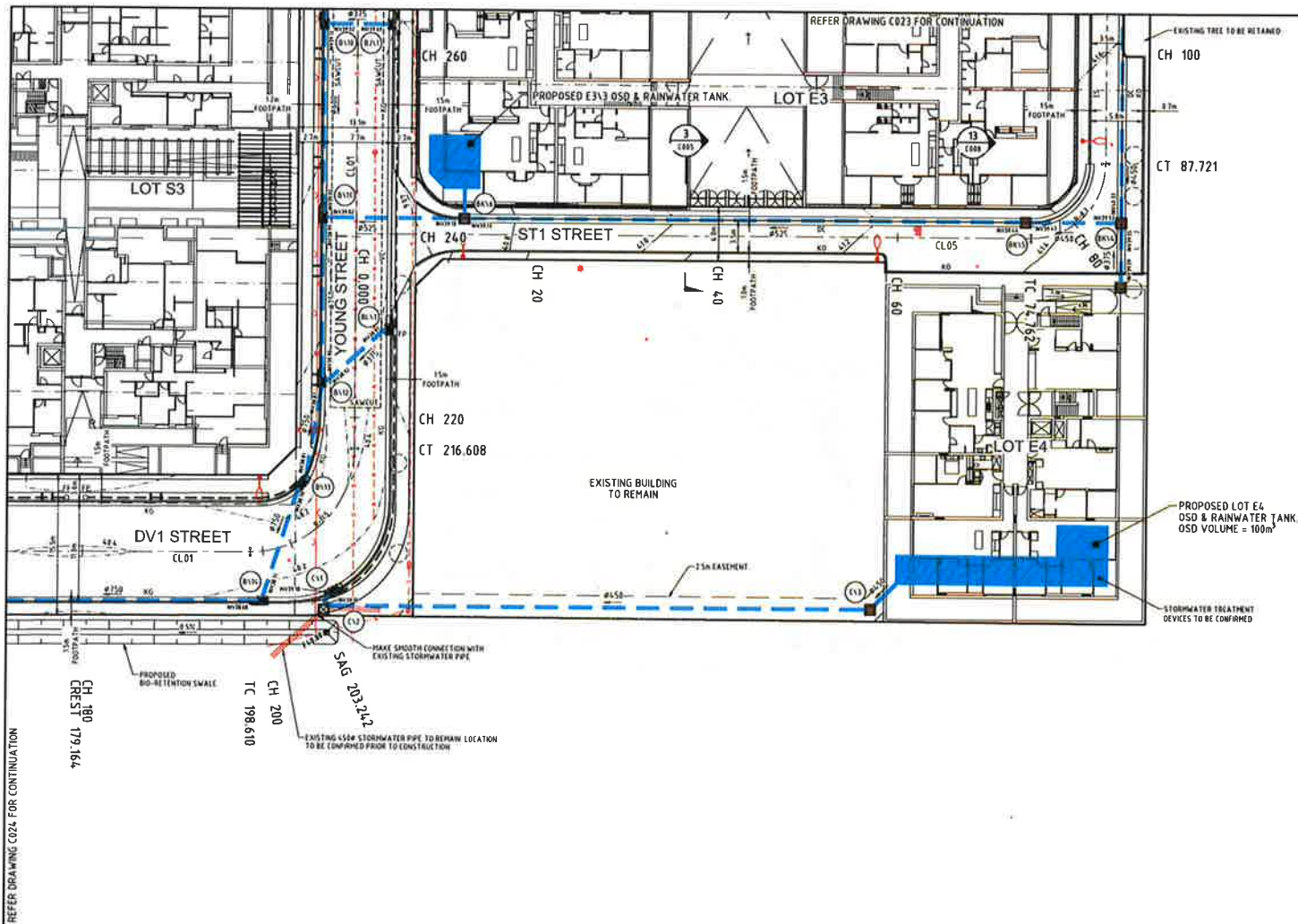
PROJECT	1704 NEWMARKET RANDWICK		
OWNER	123-4-56	789-0-12	
NH	HS	WS	

DWG TITLE
SITE PLAN

DWG NO
DA010

REV
C

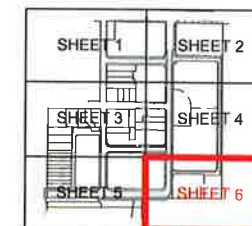
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DEVELOPMENT APPLICATION

370/2017

Randwick City Council
23 June 2017
Records Received

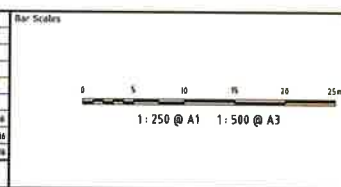


NOTES

1. STREET LIGHT POLE LOCATIONS INDICATIVE ONLY. TO BE CONFIRMED DURING DETAILED DESIGN.
2. REFER ARCHITECTURAL AND HYDRAULIC DRAWINGS FOR ONLOT WORKS.

REFER DRAWING C024 FOR CONTINUATION

Rev	Description	Date
C	RE-ISSUED FOR DEVELOPMENT APPLICATION	03-11-16
B	RE-ISSUED FOR DEVELOPMENT APPLICATION	09-09-16
A	ISSUED FOR DEVELOPMENT APPLICATION	08-09-16



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Scale	1: 250	Drawn	GB	Project	NEW MARKET GREEN RANDWICK
Grid	MGA	Designed	GB		
Height Datum	AHD	Checked	AT		
		Approved	AMc		

SITEWORKS AND STORMWATER DRAINAGE PLAN
SHEET 6

Civil Engineers and Project Managers		at&l	
Level 7, 163 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel 02 9439 1777 Fax 02 9923 1055 www.atl.net.au info@atl.net.au		Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	
Drawing No. C025	Project No. 15-344	Issue C	A1

LEGEND

PROJ.	1704
CLIENT	NEWMARKET RANDWICK
DATE	23 JUN 2017
SCALE	1:200 @ A1
DESIGNER	smart design studio
APPROVED	
REVISIONS	

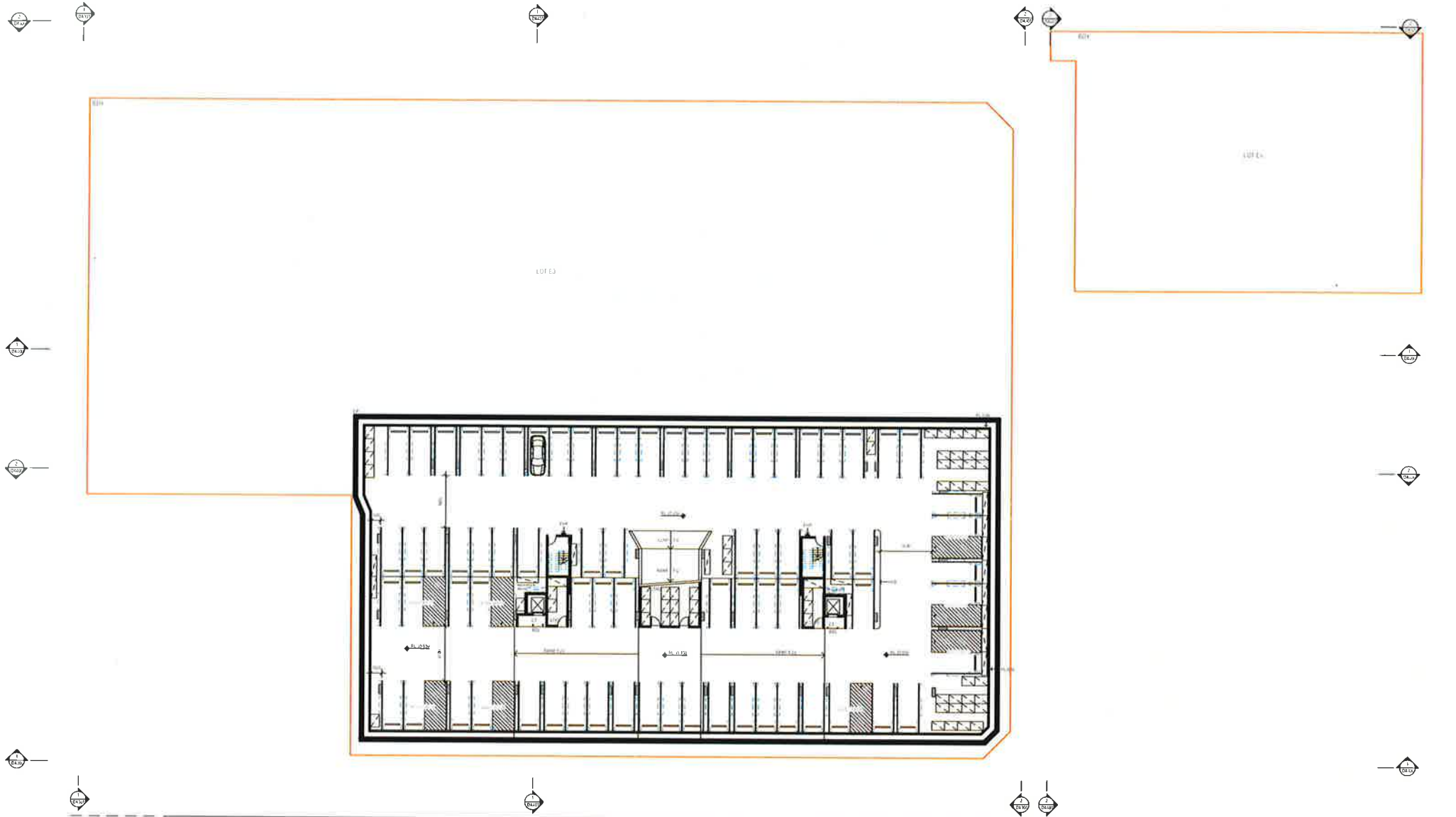
NOTES

1. All dimensions are in millimetres.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the finished floor level unless otherwise stated.
4. All dimensions are to the finished floor level unless otherwise stated.
5. All dimensions are to the finished floor level unless otherwise stated.

ISSUE	REVISION	DATE
A	ISSUED FOR 2017 DA	23 JUN 17
B	ISSUED FOR 2017 DA	23 JUN 17
C	ISSUED FOR 2017 DA	23 JUN 17

DEVELOPMENT APPLICATION
370/2017
Randwick City Council
23 June 2017
Records Received

PROPOSED DEVELOPMENT				EXISTING DEVELOPMENT			
USE	TYPE	DATE	REMARKS	USE	TYPE	DATE	REMARKS
RESIDENTIAL	APARTMENT	2017	NEW	RESIDENTIAL	APARTMENT	2017	EXISTING
COMMERCIAL	OFFICE	2017	NEW	COMMERCIAL	OFFICE	2017	EXISTING
INDUSTRIAL	WAREHOUSE	2017	NEW	INDUSTRIAL	WAREHOUSE	2017	EXISTING
RECREATION	SPORTS	2017	NEW	RECREATION	SPORTS	2017	EXISTING



RANDWICK
PRELIMINARY
NOT FOR CONSTRUCTION

Figure 1 shows a schematic representation of a 1000 bp DNA fragment. The fragment is flanked by EcoRI and HindIII sites. The fragment contains a 100 bp EcoRI site, a 100 bp HindIII site, a 100 bp XbaI site, and a 100 bp SalI site. The fragment is flanked by EcoRI and HindIII sites.

1. $\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{8}$ (probability of 3 heads)
2. $\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{8}$ (probability of 3 tails)
3. $\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{8}$ (probability of 2 heads and 1 tail)
4. $\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{8}$ (probability of 2 tails and 1 head)
5. $\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{8}$ (probability of 1 head and 2 tails)
6. $\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{8}$ (probability of 1 tail and 2 heads)
7. $\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{8}$ (probability of 1 head and 1 tail and 1 coin not tossed)
8. $\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{8}$ (probability of 1 tail and 1 coin not tossed and 1 head)

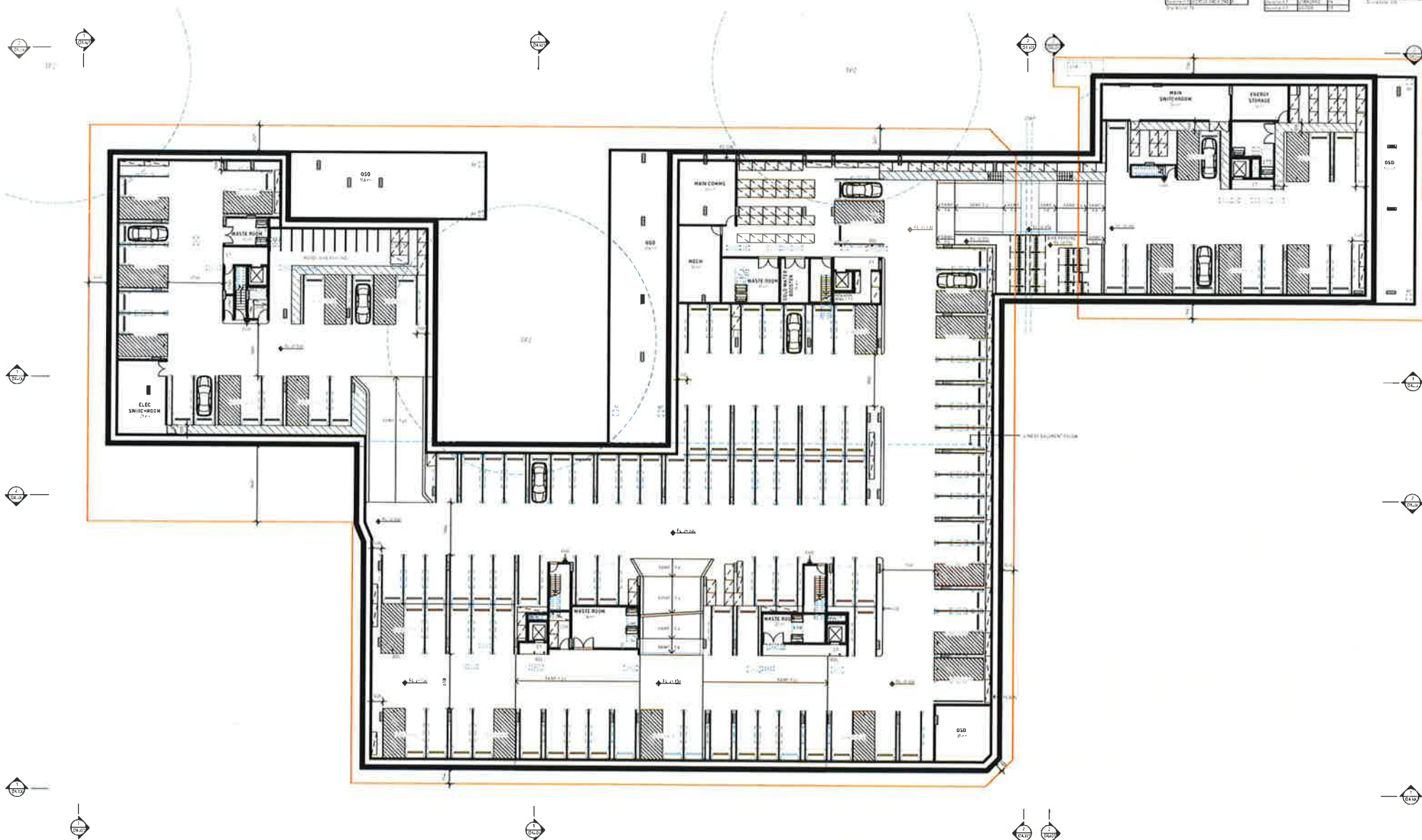
A	ISSUED FOR SALE
B	ISSUED FOR SALE
C	ISSUED FOR SALE

ISSUED 28 MAY 08
ISSUED 28 MAY 08
ISSUED 28 MAY 08

2013-12-19
2013-12-19
2013-12-19

Randwick City Council
23 June 2017
Records Received

2015年1-6月			2015年1-6月			2015年1-6月		
项目	金额	占比	项目	金额	占比	项目	金额	占比
营业收入	1,172,100.00	92.50%	营业收入	1,172,100.00	92.50%	营业收入	1,172,100.00	92.50%
营业成本	1,172,100.00	92.50%	营业成本	1,172,100.00	92.50%	营业成本	1,172,100.00	92.50%
营业利润	1,172,100.00	92.50%	营业利润	1,172,100.00	92.50%	营业利润	1,172,100.00	92.50%
利润总额	1,172,100.00	92.50%	利润总额	1,172,100.00	92.50%	利润总额	1,172,100.00	92.50%
净利润	1,172,100.00	92.50%	净利润	1,172,100.00	92.50%	净利润	1,172,100.00	92.50%



smart design studio

4.6. 2000 00:00
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Supp. Table S1. [Download](#)

DOI: 10.1002/for

SCALE
1:200 @ A1

1704
NH

NEWMARKET RANDWICK
H5 WS

BASEMENT PLAN

LEGEND

1.0	Proposed New Lot
2.0	Proposed New Building
3.0	Proposed New Road
4.0	Proposed New Footpath
5.0	Proposed New Cycleway
6.0	Proposed New Green Space
7.0	Proposed New Water Feature
8.0	Proposed New Landmark
9.0	Proposed New Boundary
10.0	Proposed New Fencing
11.0	Proposed New Lighting
12.0	Proposed New Signage
13.0	Proposed New Artwork
14.0	Proposed New Furniture
15.0	Proposed New Planting
16.0	Proposed New Water Feature
17.0	Proposed New Landmark
18.0	Proposed New Boundary
19.0	Proposed New Fencing
20.0	Proposed New Lighting
21.0	Proposed New Signage
22.0	Proposed New Artwork
23.0	Proposed New Furniture
24.0	Proposed New Planting
25.0	Proposed New Water Feature
26.0	Proposed New Landmark
27.0	Proposed New Boundary
28.0	Proposed New Fencing
29.0	Proposed New Lighting
30.0	Proposed New Signage
31.0	Proposed New Artwork
32.0	Proposed New Furniture
33.0	Proposed New Planting
34.0	Proposed New Water Feature
35.0	Proposed New Landmark
36.0	Proposed New Boundary
37.0	Proposed New Fencing
38.0	Proposed New Lighting
39.0	Proposed New Signage
40.0	Proposed New Artwork
41.0	Proposed New Furniture
42.0	Proposed New Planting
43.0	Proposed New Water Feature
44.0	Proposed New Landmark
45.0	Proposed New Boundary
46.0	Proposed New Fencing
47.0	Proposed New Lighting
48.0	Proposed New Signage
49.0	Proposed New Artwork
50.0	Proposed New Furniture
51.0	Proposed New Planting
52.0	Proposed New Water Feature
53.0	Proposed New Landmark
54.0	Proposed New Boundary
55.0	Proposed New Fencing
56.0	Proposed New Lighting
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59.0	Proposed New Furniture
60.0	Proposed New Planting
61.0	Proposed New Water Feature
62.0	Proposed New Landmark
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91.0	Proposed New Fencing
92.0	Proposed New Lighting
93.0	Proposed New Signage
94.0	Proposed New Artwork
95.0	Proposed New Furniture
96.0	Proposed New Planting
97.0	Proposed New Water Feature
98.0	Proposed New Landmark
99.0	Proposed New Boundary
100.0	Proposed New Fencing

- NOTES**
1. All dimensions are in metres.
 2. All dimensions are to the centre of the road.
 3. All dimensions are to the centre of the building.
 4. All dimensions are to the centre of the lot.
 5. All dimensions are to the centre of the block.
 6. All dimensions are to the centre of the site.
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 8. All dimensions are to the centre of the zone.
 9. All dimensions are to the centre of the precinct.
 10. All dimensions are to the centre of the district.
 11. All dimensions are to the centre of the region.
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 13. All dimensions are to the centre of the country.
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ISSUE

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REVISION

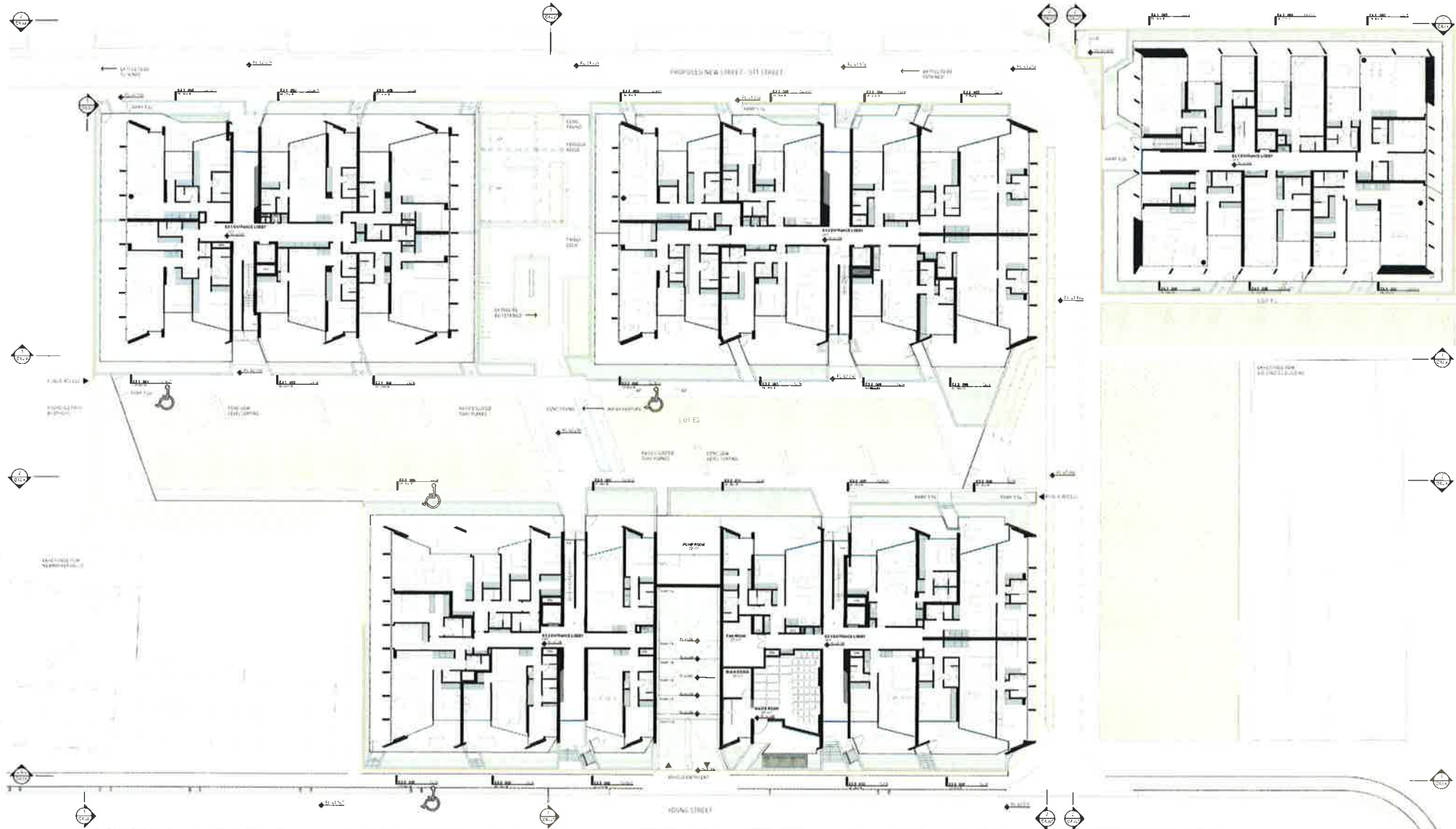
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DATE

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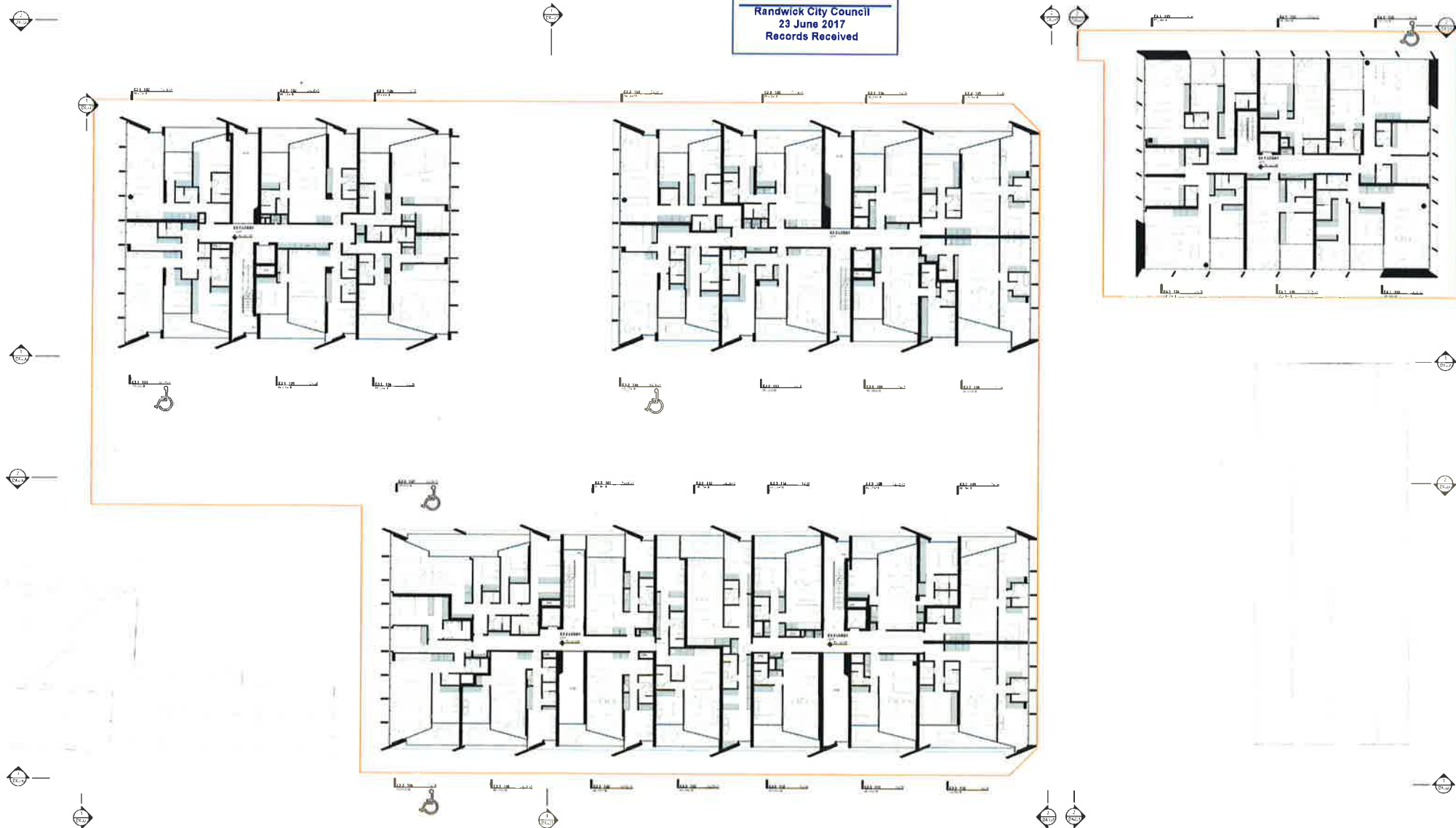
DEVELOPMENT APPLICATION
370/2017

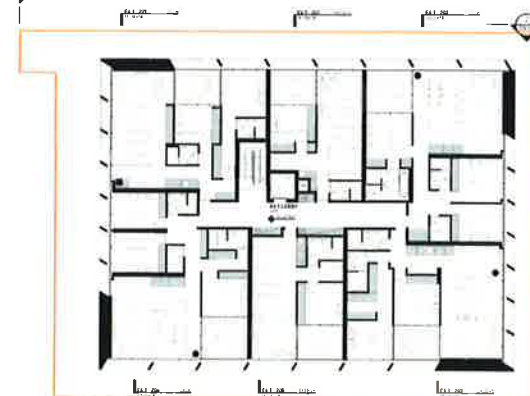
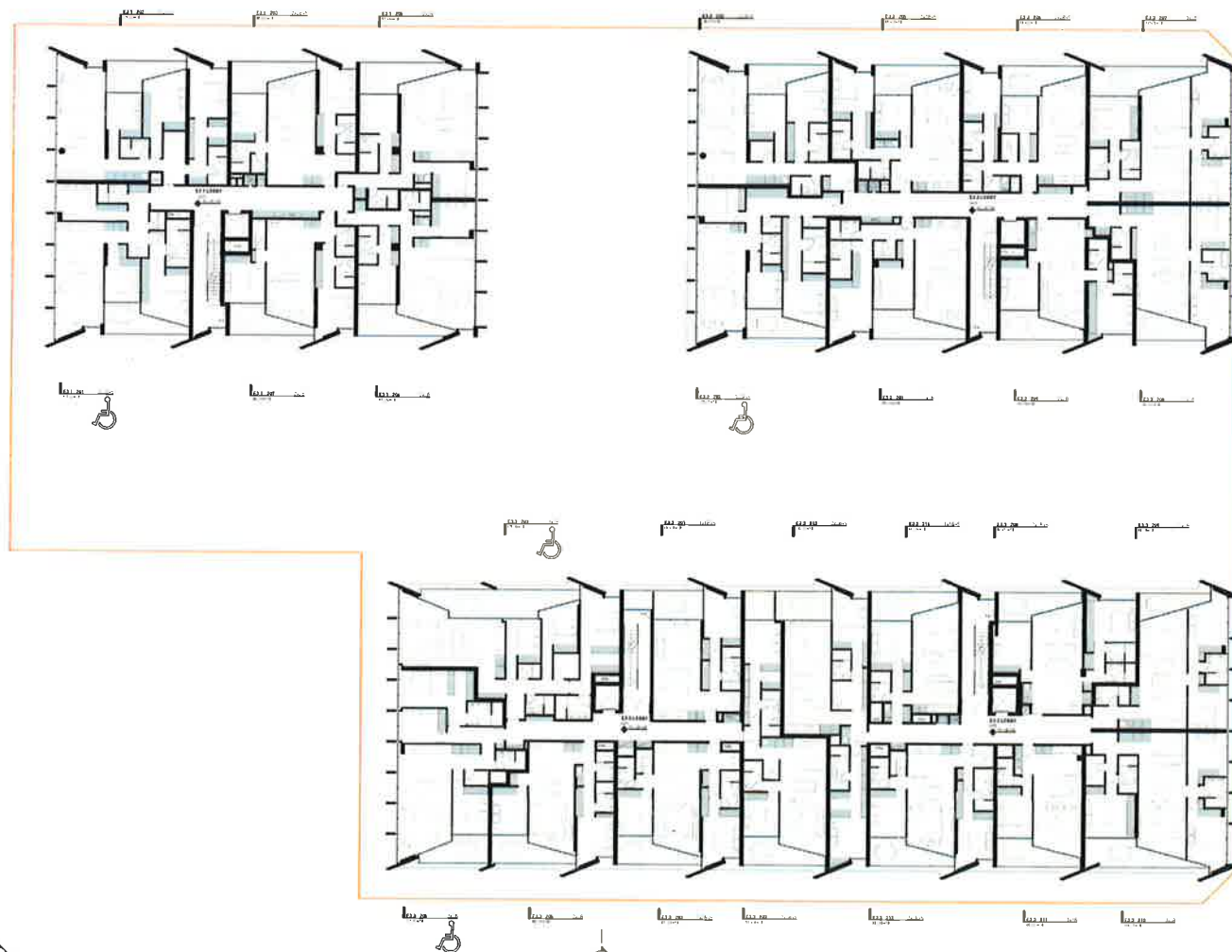
Randwick City Council
23 June 2017
Records Received



DEVELOPMENT APPLICATION
370/2017

Randwick City Council
23 June 2017
Records Received





CAG FILE
L03 PLAN
FILE NO
DA103

EST-1860

NEWMARKET

RANDWICK

**PRELIMINARY
NOT FOR CONSTRUCTION****LEGEND****NOTES**

1. All dimensions to be worked to.
2. Refer to plan for location of all dimensions.
3. Refer to plan for location of all dimensions.
4. All dimensions to be worked to.
5. All dimensions to be worked to.
6. All dimensions to be worked to.

ISSUE

A

REASON

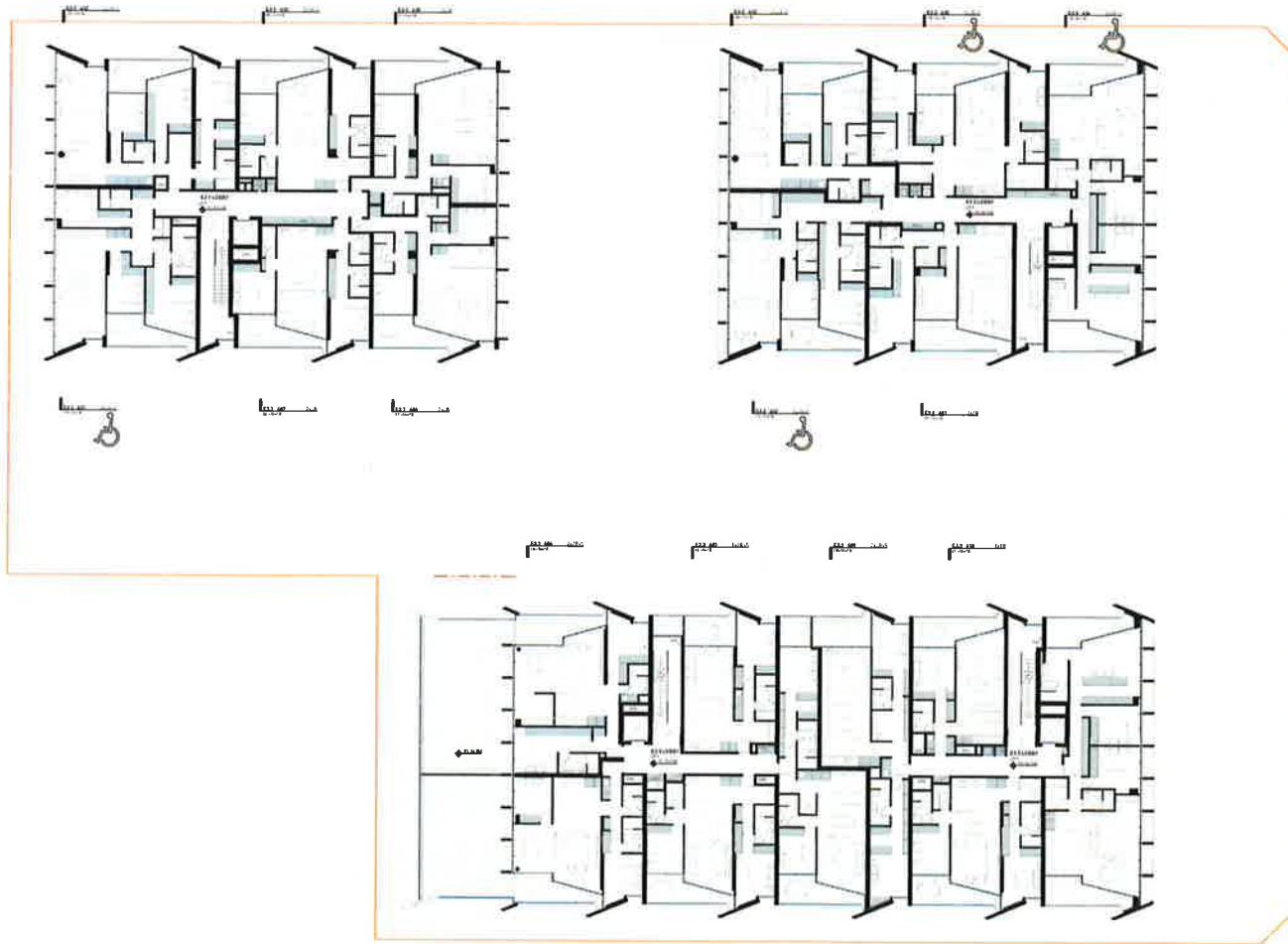
1. USED FOR DRAFTING
2. USED FOR DRAFTING

DATE

2017/06/23
2017/06/23

DEVELOPMENT APPLICATION**370/2017**

Randwick City Council
23 June 2017
Records Received



smart design studio

15 BOWMAN STREET
RANDWICK NSW 2018
TEL: 02 9394 4111
WWW.SMARTDESIGNSTUDIO.COM

DRAWN BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1:200 @ A1

PROJECT: 1704 NEWMARKET RANDWICK
DRAWN: NH HS WS
APPD: WS

DWG FILE: L04 PLAN
DWG NO: DA104
REV: C

EST. 18&0

NEWMARKET

RANDWICK

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND



NOTES

1. All dimensions are to be verified on site.
2. Easements and other interests over the site shall be noted on the plan.
3. All easements shall be shown with the appropriate boundary line.
4. All easements shall be shown with the appropriate boundary line.
5. All easements shall be shown with the appropriate boundary line.
6. All easements shall be shown with the appropriate boundary line.

ISSUE

A

REASON

REASON FOR REVISION

REASON FOR REVISION

DATE

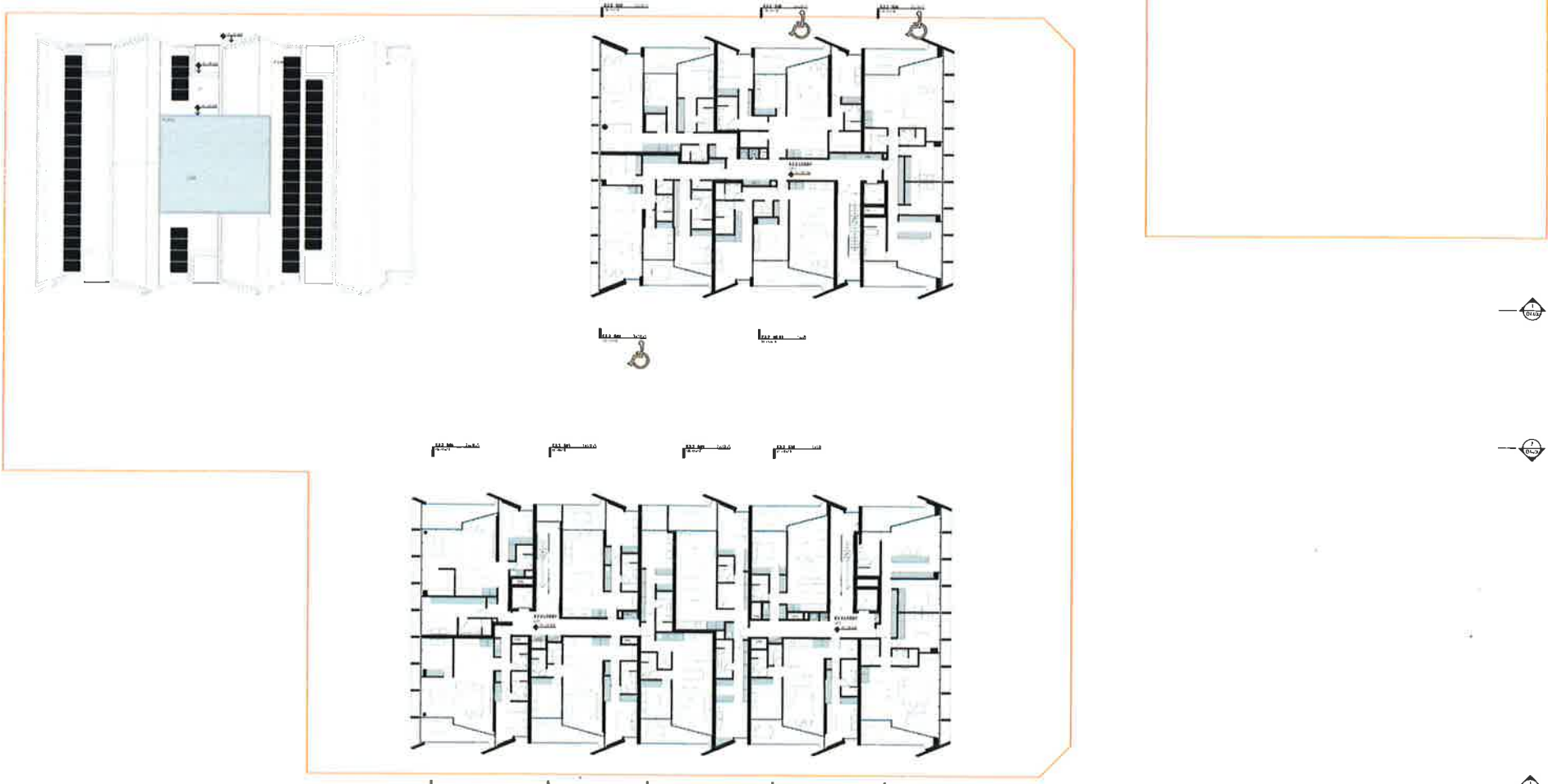
DATE

DATE

DEVELOPMENT APPLICATION

370/2017

Randwick City Council
23 June 2017
Records Received



smart design studio

142 BUCKINGHAM STREET
SYDNEY NSW 2000
TEL: 02 9231 4233
WWW.SMARTDESIGNSTUDIO.COM

THIS DRAWING IS A PRELIMINARY

DEVELOPMENT APPLICATION

PROJECT
1704 NEWMARKET RANDWICK
DRAWN
NH
H5
WS

DWG TITLE
L05 PLAN
DWG NO
DA105
C

1:200 @ A1

LEGEND
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2.0000
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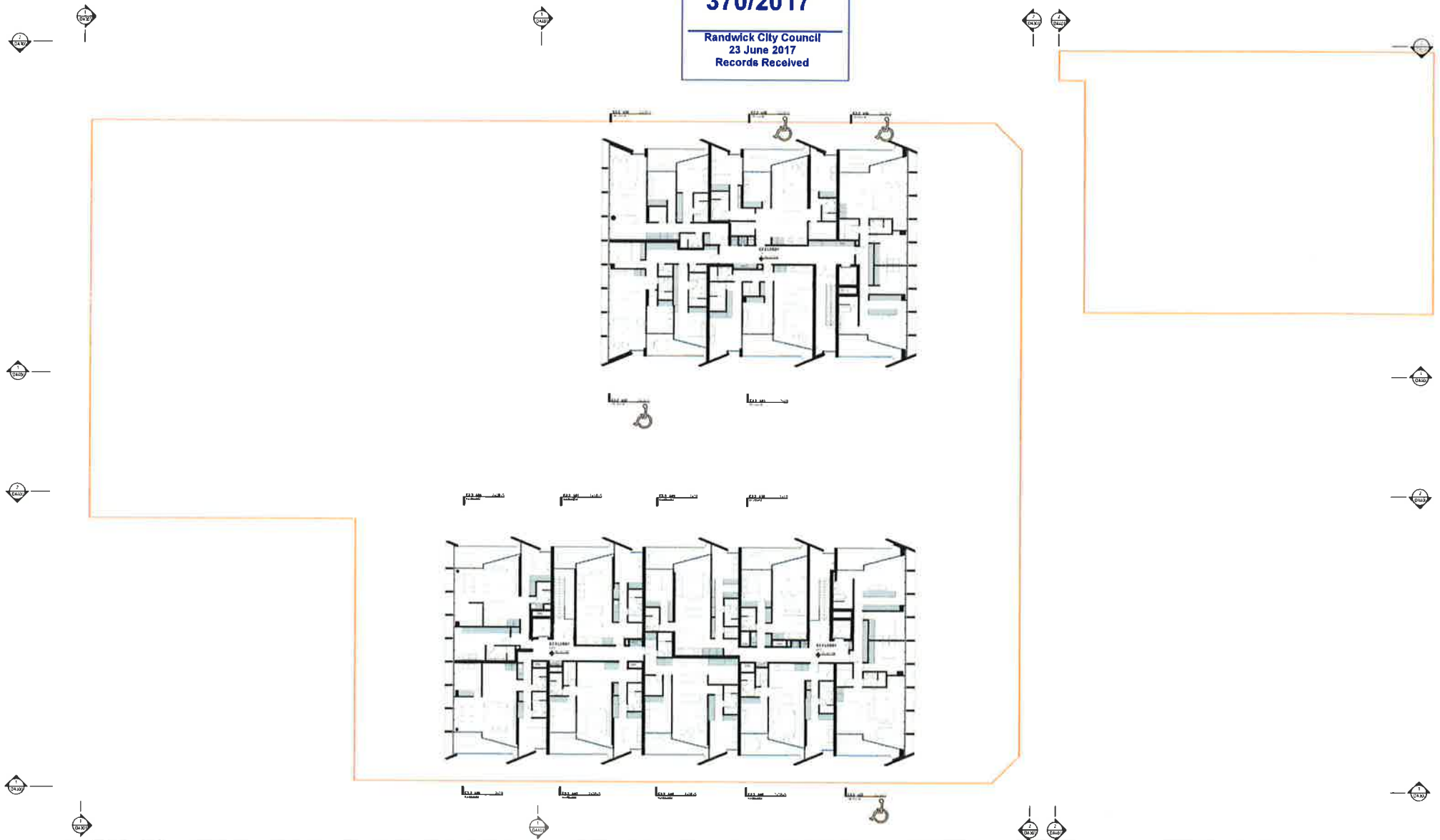
NOTES

1. All dimensions to be confirmed on site.
2. Report any discrepancies of our drawings to the client or the architect.
3. Do not construct any underground structures or foundations in the ground.
4. All drawings to be made in accordance with the latest standards.
5. All drawings to be made in accordance with the latest standards.
6. All drawings to be made in accordance with the latest standards.

ISSUE

NO.	DATE	DESCRIPTION
1	21.05.17	ISSUE 1: INITIAL DESIGN
2	07.06.17	ISSUE 2: REVISED DESIGN
3	20.06.17	ISSUE 3: REVISED DESIGN

DEVELOPMENT APPLICATION
370/2017
 Randwick City Council
 23 June 2017
 Records Received



LEGEND

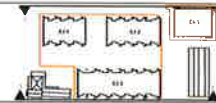
---	Proposed Building Envelope
---	Existing Building Envelope
---	Proposed Building Footprint
---	Existing Building Footprint

NOTES

1. All dimensions are in metres unless otherwise stated.
2. All heights are measured from the finished ground level.
3. All areas are measured to the centre line of the building footprint.
4. All areas are measured to the centre line of the building footprint.
5. All areas are measured to the centre line of the building footprint.

ISSUE

NO.	DESCRIPTION	DATE
1	Issue for Council Approval	23 June 2017
2	Issue for Council Approval	23 June 2017
3	Issue for Council Approval	23 June 2017



1 YOUNG STREET ELEVATION



2 NEW STREET ELEVATION WEST

LEGEND

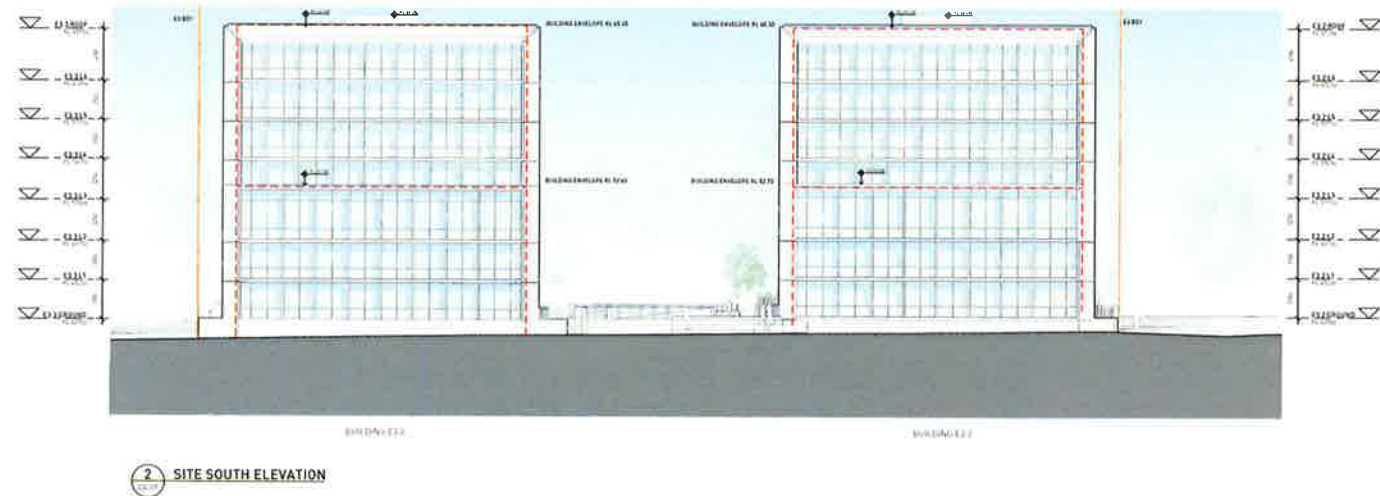
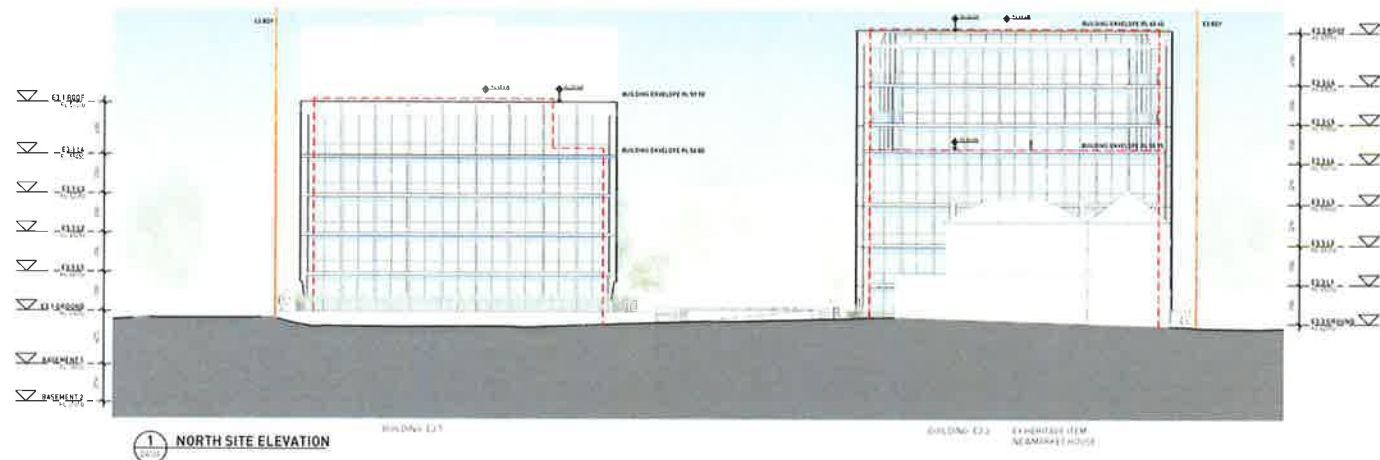
Activity
Resource
Resource Usage
Resource Allocation

NOTES

1. <http://www.chemeddl.org>
2. <http://www.chemeddl.org>
3. <http://www.chemeddl.org>
4. <http://www.chemeddl.org>
5. <http://www.chemeddl.org>
6. <http://www.chemeddl.org>
7. <http://www.chemeddl.org>
8. <http://www.chemeddl.org>
9. <http://www.chemeddl.org>
10. <http://www.chemeddl.org>

ISSUE	REASON	DATE
1	NOT FOR GRADUATION	2/25/11
2	NOT FOR GRADUATION	11/25/11

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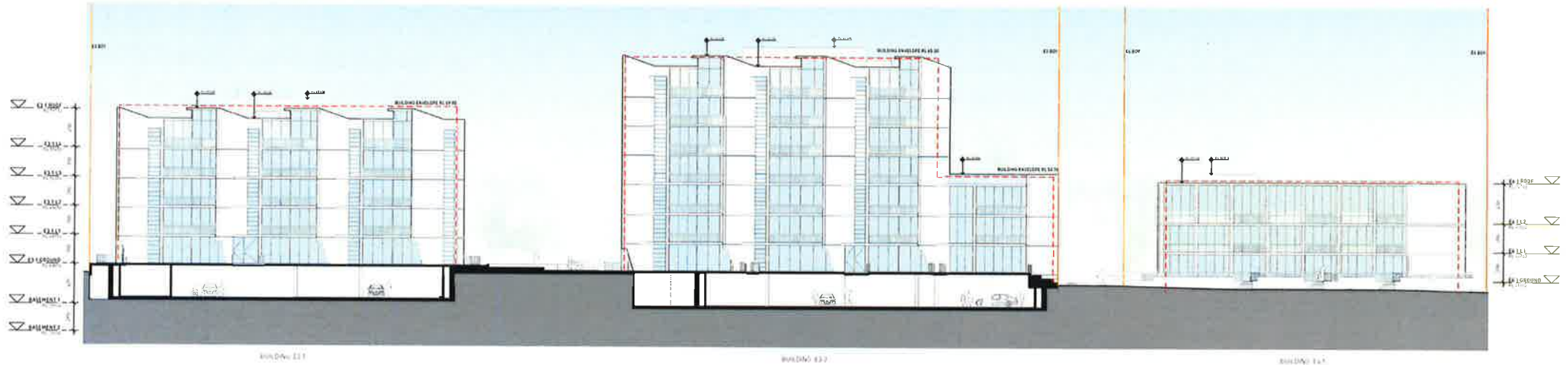
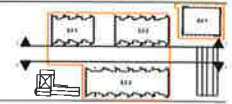
LEGEND
PROPOSED
EXISTING
DEMOLITION
RETAIN

NOTES
1. All dimensions are in metres unless otherwise stated.
2. The site is located within the Newmarket Randwick Local Government Area.
3. The site is located within the Newmarket Randwick Local Government Area.
4. The site is located within the Newmarket Randwick Local Government Area.
5. The site is located within the Newmarket Randwick Local Government Area.

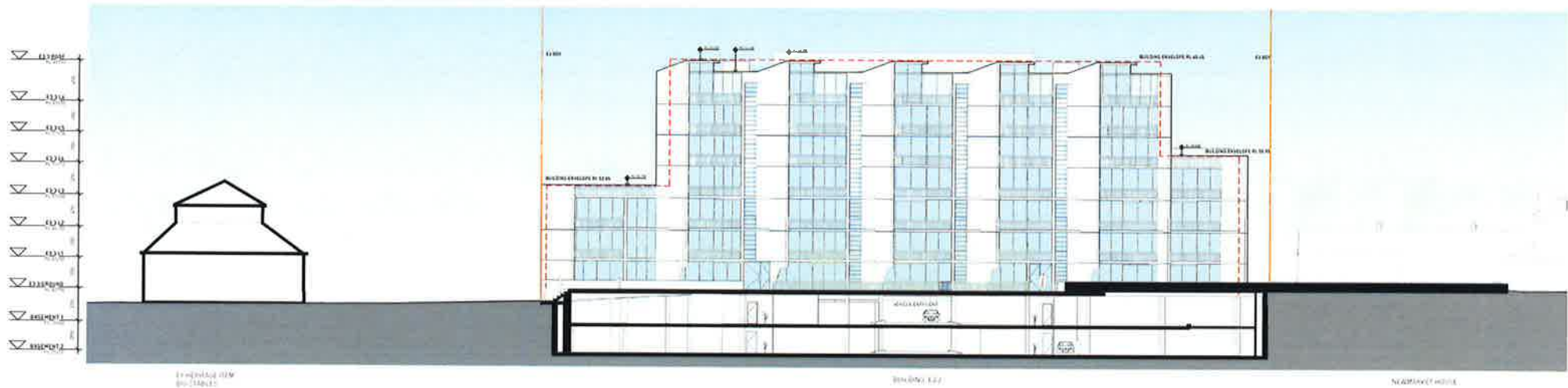
ISSUE	REVISION	DATE
1	1.000	20.06.17
2	2.000	20.06.17
3	3.000	20.06.17

DEVELOPMENT APPLICATION
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1 SITE SECTION COURTYARD EAST



2 SITE SECTION COURTYARD WEST

LEGEND

[Line Style]	Proposed Boundary
[Line Style]	Proposed Fencing
[Line Style]	Proposed Driveway
[Line Style]	Proposed Pathway
[Line Style]	Proposed Planting
[Line Style]	Proposed Retaining Wall
[Line Style]	Proposed Stormwater Drainage
[Line Style]	Proposed Accessway
[Line Style]	Proposed Boundary

NOTES

1. Refer to the site plan for details of the proposed development.
2. The proposed development is shown in green on the site plan.
3. The proposed development is shown in green on the site plan.
4. The proposed development is shown in green on the site plan.
5. The proposed development is shown in green on the site plan.
6. The proposed development is shown in green on the site plan.
7. The proposed development is shown in green on the site plan.
8. The proposed development is shown in green on the site plan.
9. The proposed development is shown in green on the site plan.
10. The proposed development is shown in green on the site plan.

ISSUE

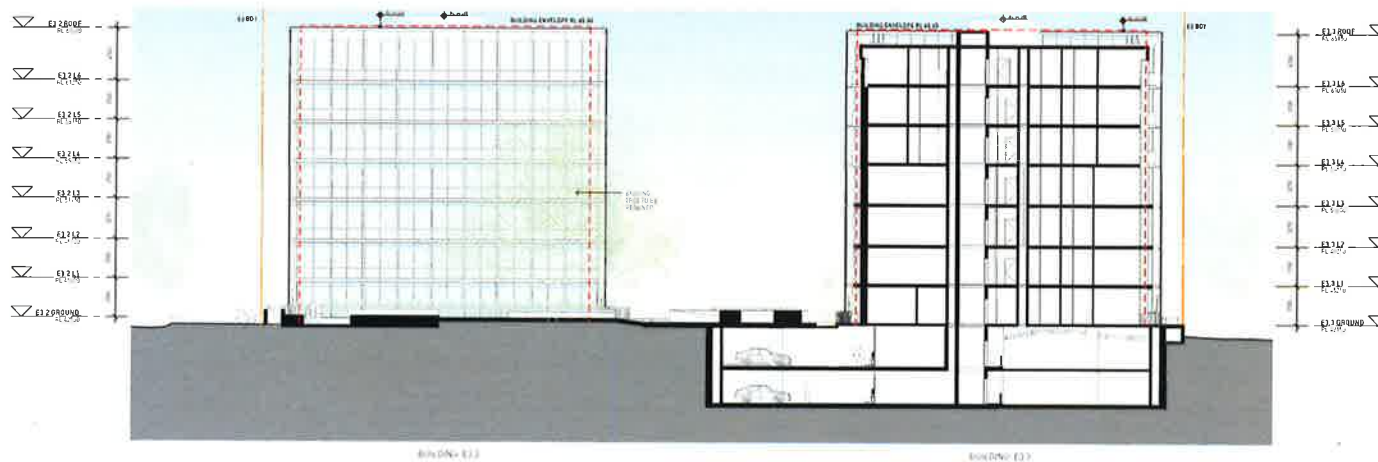
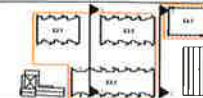
1	Initial Design
2	Revised Design
3	Final Design

DESIGN

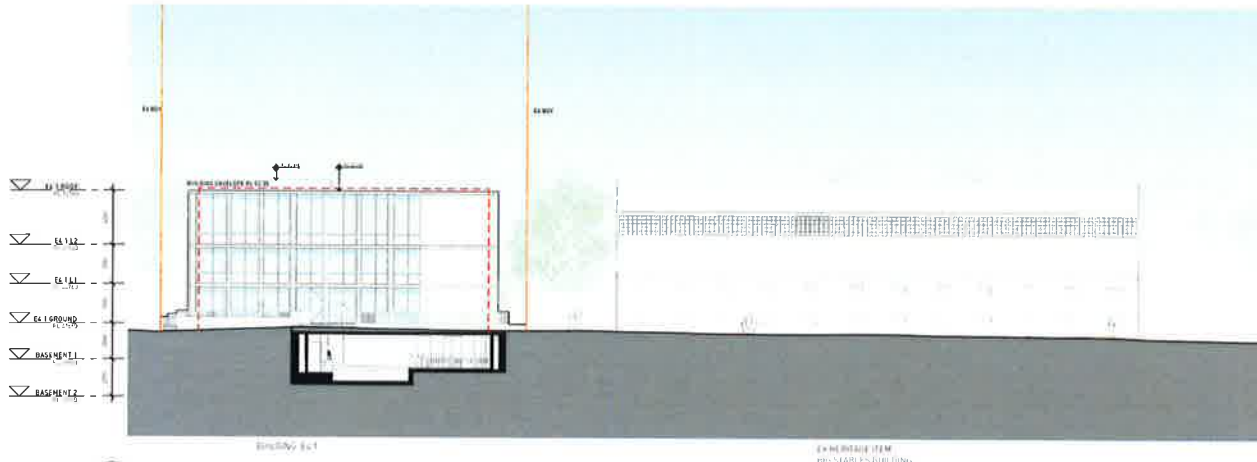
1	Initial Design
2	Revised Design
3	Final Design

DATE

1	Initial Design
2	Revised Design
3	Final Design



1 SITE SECTION COURTYARD SOUTH



2 SITE SECTION SOUTH

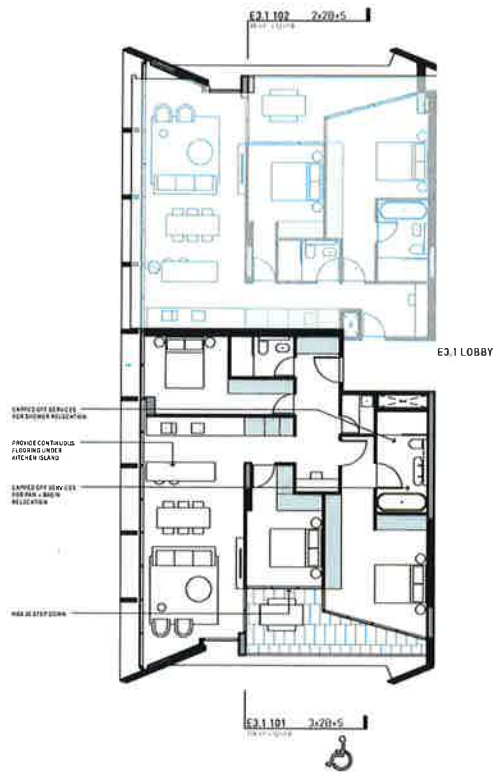
DEVELOPMENT APPLICATION
370/2017
 Randwick City Council
 23 June 2017
 Records Received

LEGEND
EXISTING
NEW
REMOVED
ADAPTATION

NOTES
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the element unless otherwise stated.
3. All dimensions are to the finished floor level unless otherwise stated.
4. All dimensions are to the finished floor level unless otherwise stated.
5. All dimensions are to the finished floor level unless otherwise stated.

ISSUE	REVISION	DATE
1	1	10/01/17
2	2	10/01/17
3	3	10/01/17

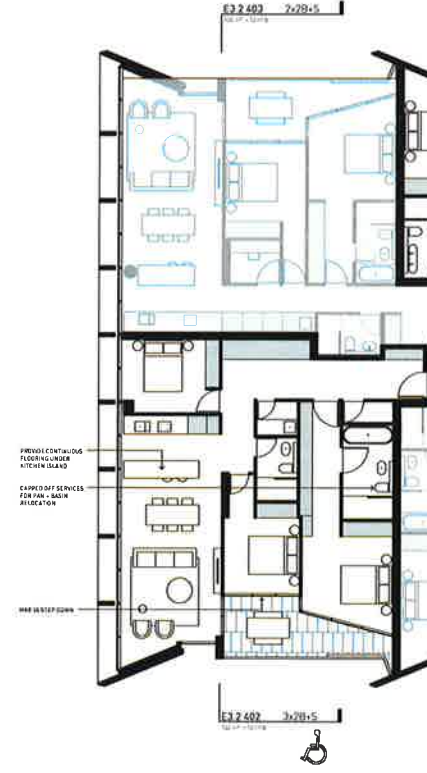
DEVELOPMENT APPLICATION
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1 E3.1 L00-L04 PRE ADAPTATION



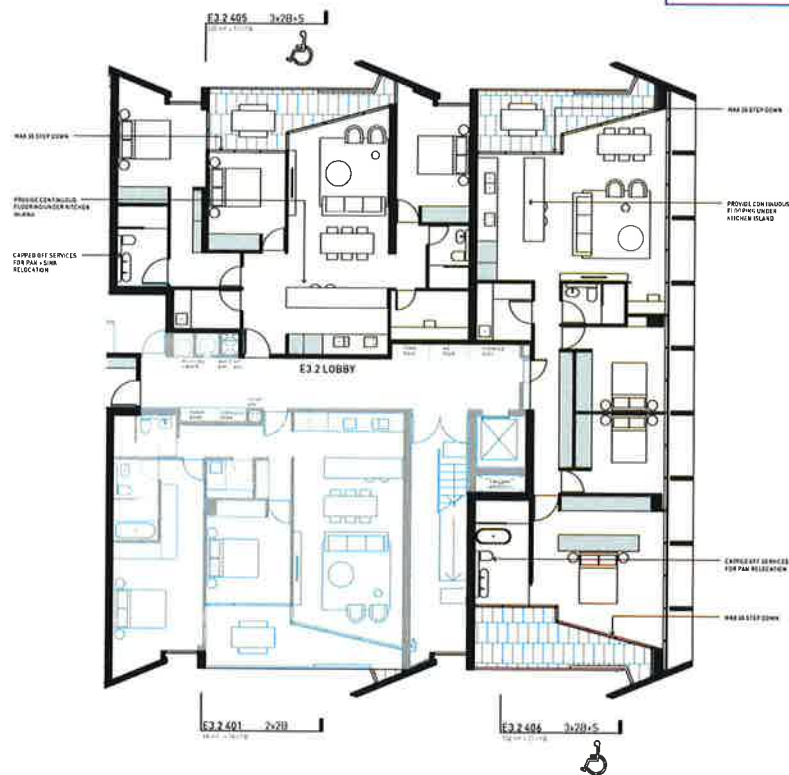
2 E3.1 L00-L04 POST ADAPTATION



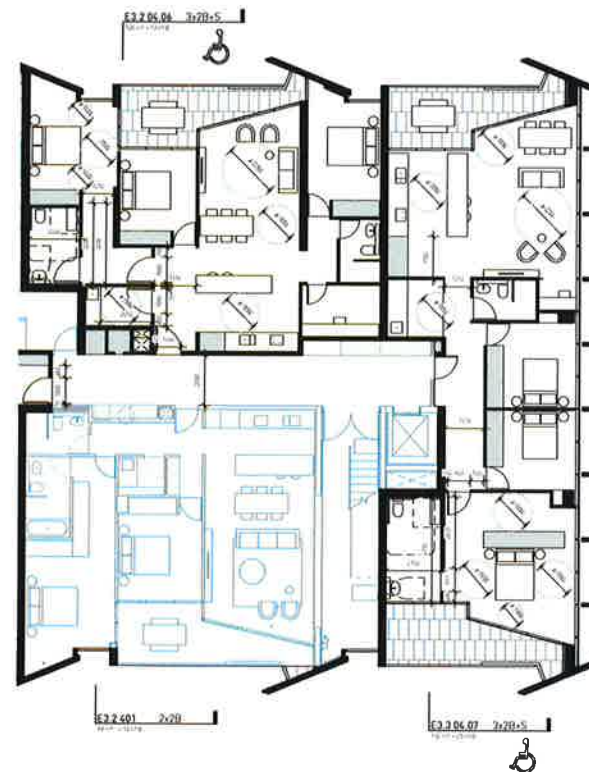
3 E3.2 L00-L06 PRE ADAPTATION NORTH



4 E3.2 L00-L06 POST ADAPTATION NORTH



1 E3.2 L03-L06 PRE ADAPTATION SOUTH
04470 1 101



2 E3.2 L03-L06 POST ADAPTATION SOUTH

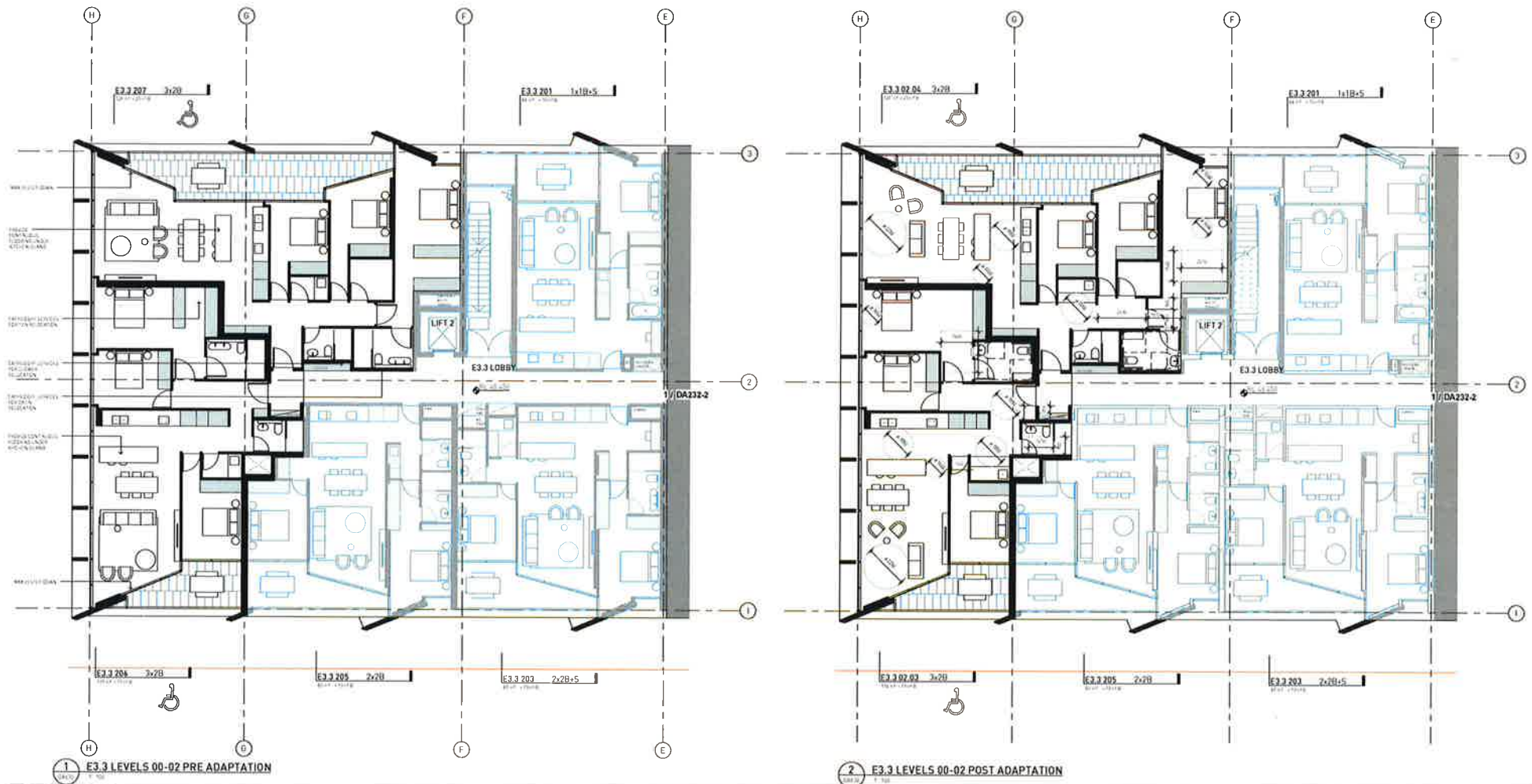
LEGEND
EXISTING
PROPOSED
REMOVED

- NOTES**
1. All dimensions are in millimetres.
 2. All dimensions are to the centre of the wall or column.
 3. All dimensions are to the face of the wall or column.
 4. All dimensions are to the face of the wall or column.
 5. All dimensions are to the face of the wall or column.
 6. All dimensions are to the face of the wall or column.
 7. All dimensions are to the face of the wall or column.

ISSUE	REASON	DATE
A	Initial Design	20/01/17
B	Revised Design	01/02/17
C	Final Design	20/02/17

DEVELOPMENT APPLICATION
370/2017

Randwick City Council
23 June 2017
Records Received



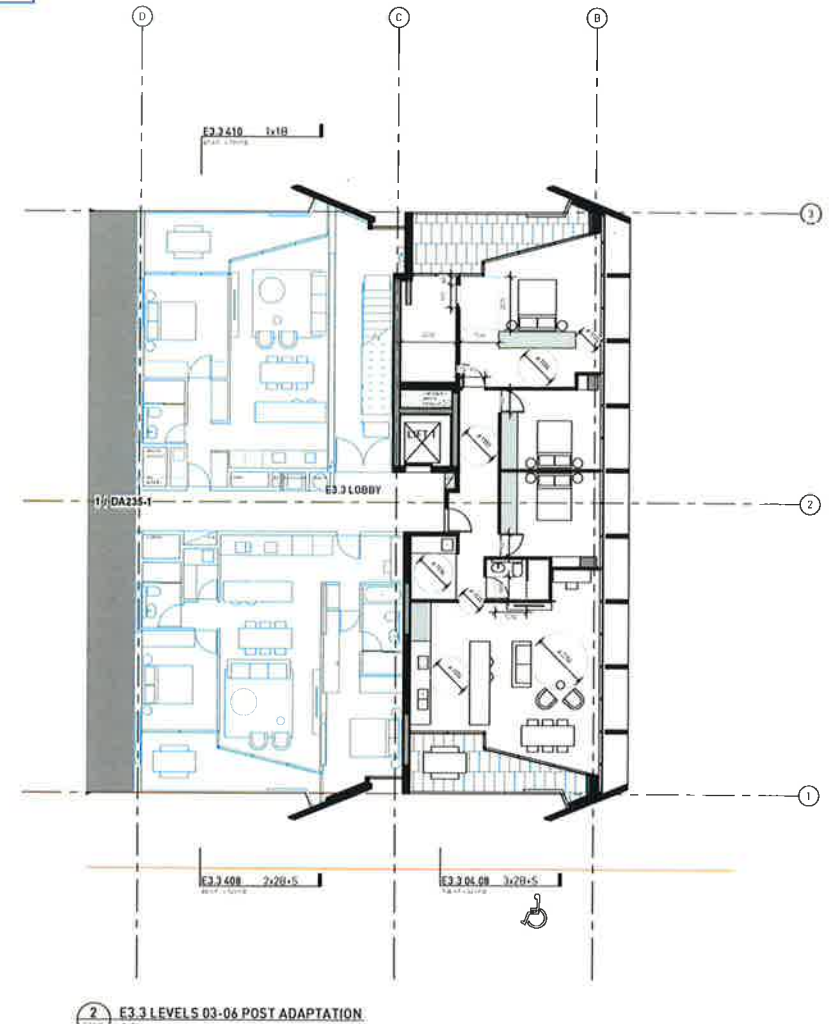
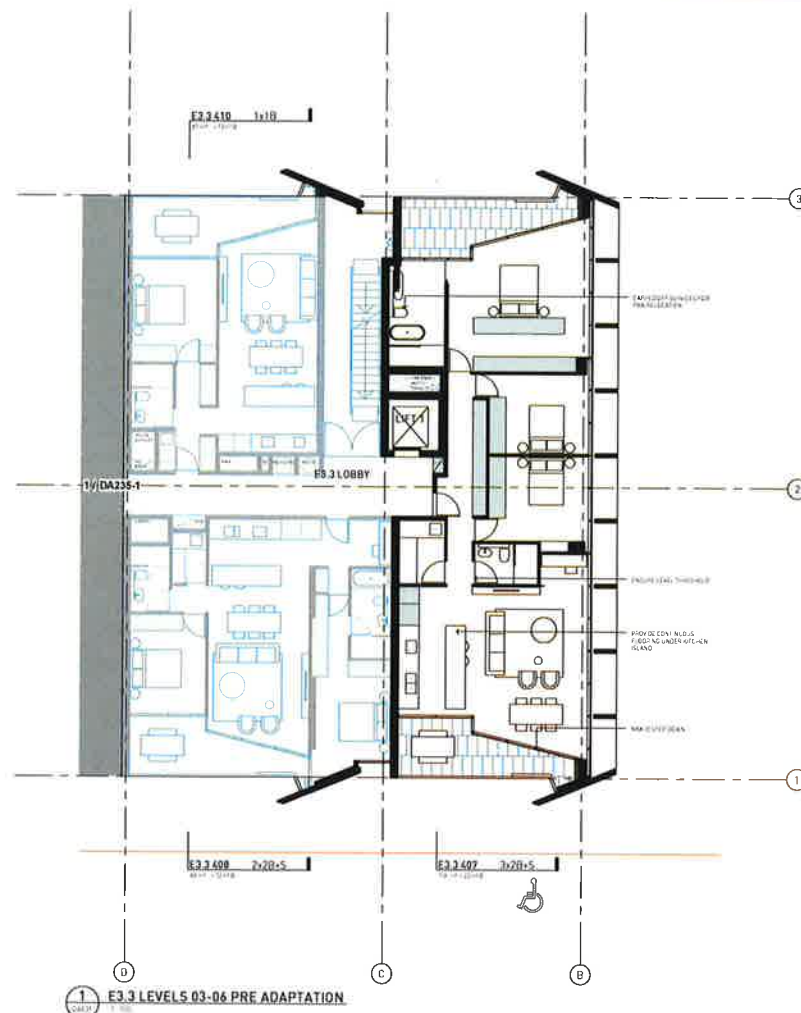
LEGEND
EXISTING
PROPOSED
DEMOLITION
RENOVATION
NEW CONSTRUCTION

NOTES
1. All dimensions are in millimetres.
2. The building is to be constructed in accordance with the Building Code of Australia (BCA) and the relevant Australian Standards (AS).
3. All materials and finishes are to be of a quality and standard suitable for the intended use of the building.
4. All work is to be completed in accordance with the relevant Australian Standards (AS).
5. All work is to be completed in accordance with the relevant Australian Standards (AS).
6. All work is to be completed in accordance with the relevant Australian Standards (AS).

ISSUE	REASON	DATE
A	REVISIONS	20/06/17
B	REVISIONS	20/06/17
C	REVISIONS	20/06/17

DEVELOPMENT APPLICATION
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1. All dimensions are in millimetres.
2. The building is to be constructed in accordance with the Building Code of Australia (BCA) and the relevant Australian Standards (AS).
3. All materials and finishes are to be of a quality and standard suitable for the intended use of the building.
4. All work is to be completed in accordance with the relevant Australian Standards (AS).
5. All work is to be completed in accordance with the relevant Australian Standards (AS).
6. All work is to be completed in accordance with the relevant Australian Standards (AS).

1. All dimensions are in millimetres.
2. The building is to be constructed in accordance with the Building Code of Australia (BCA) and the relevant Australian Standards (AS).
3. All materials and finishes are to be of a quality and standard suitable for the intended use of the building.
4. All work is to be completed in accordance with the relevant Australian Standards (AS).
5. All work is to be completed in accordance with the relevant Australian Standards (AS).
6. All work is to be completed in accordance with the relevant Australian Standards (AS).

1704 NEWMARKET RANDWICK
NH HS WS

E3.3 ADAPTABLE LAYOUTS SHEET 2
DA631 C

LEGEND
EXISTING
PROPOSED
DEMOLITION
RENOVATION
ADAPTATION

NOTES
1. All dimensions are in millimetres.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the face of the wall unless otherwise stated.
4. All dimensions are to the face of the wall unless otherwise stated.
5. All dimensions are to the face of the wall unless otherwise stated.

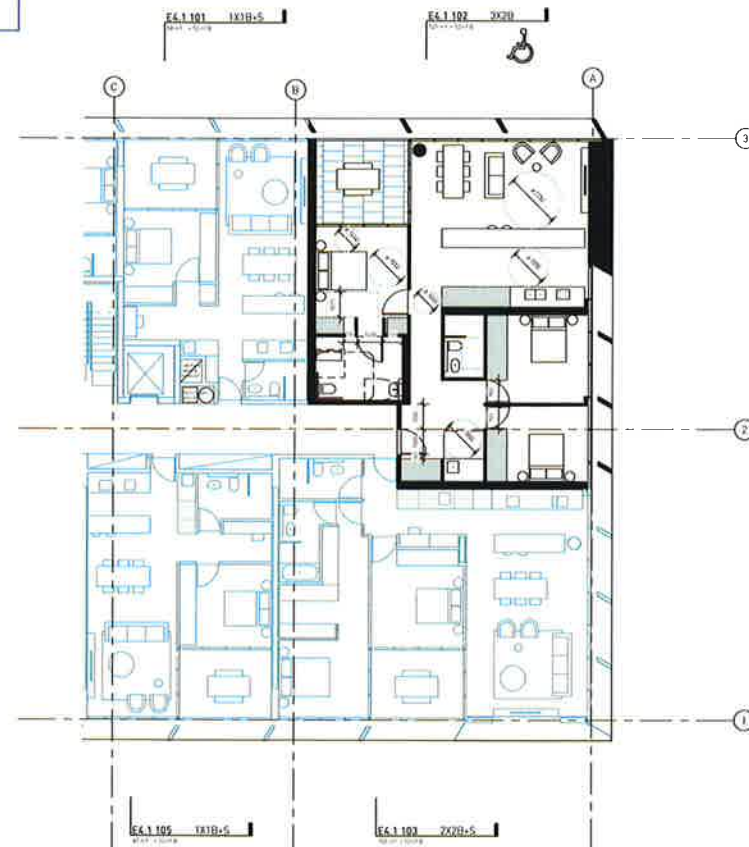
ISSUE	REASON	DATE
A	ISSUE 1: DA 25/17	25/06/17
B	ISSUE 2: DA 25/17	25/06/17
C	ISSUE 3: DA 25/17	25/06/17

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23 June 2017
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1 E4.1 L00-L02 PRE ADAPTATION



2 E4.1 L00-L02 POST ADAPTATION

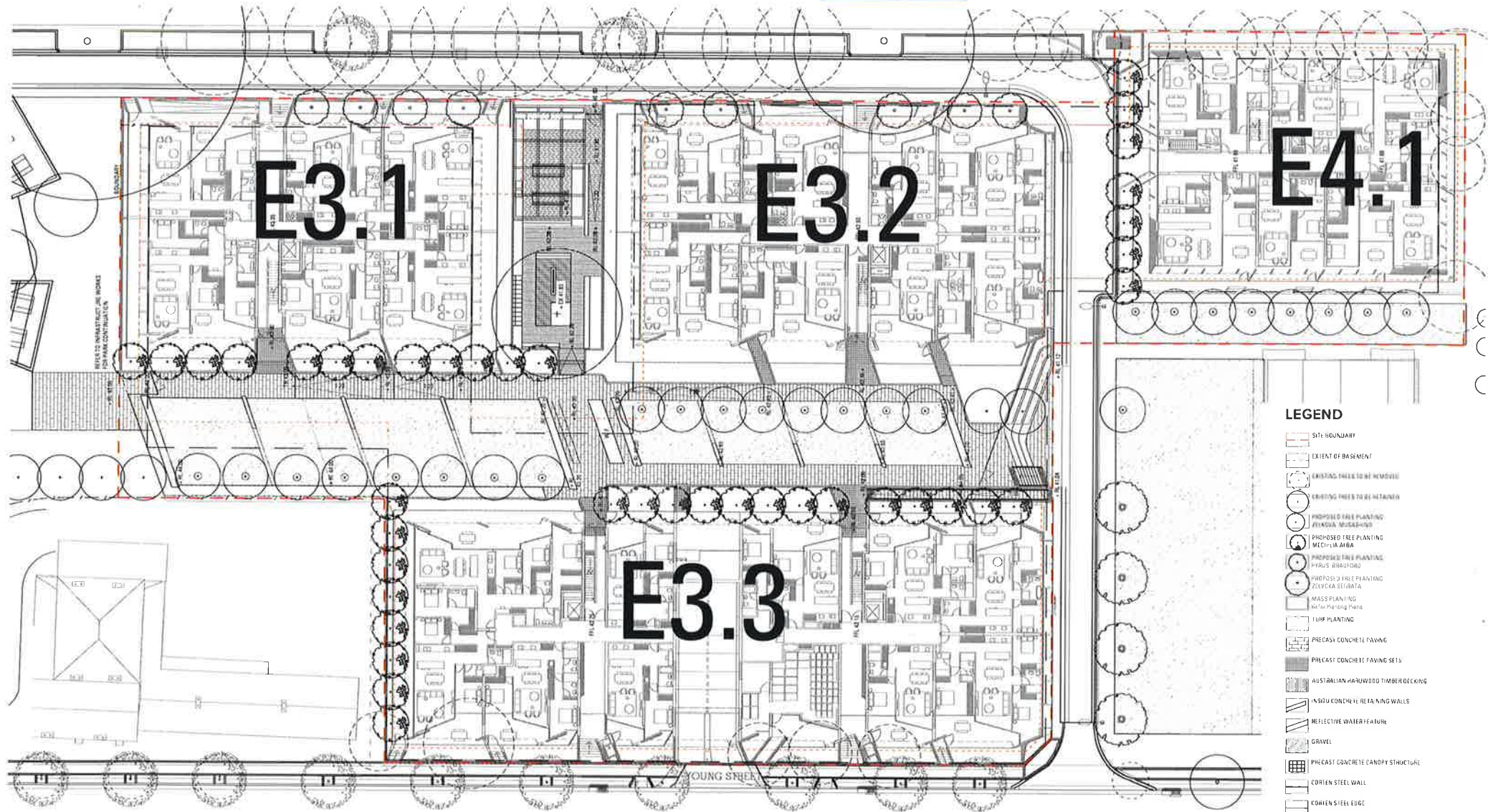
LANDSCAPE MASTERPLAN

DEVELOPMENT APPLICATION

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Randwick City Council
23 June 2017
Records Received

001



LEGEND

- SITE BOUNDARY
- EXISTING OF BASEMENT
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING: PYRUS, MUSEA-100
- PROPOSED TREE PLANTING: PYRUS, MUSEA-100
- PROPOSED TREE PLANTING: PYRUS, MUSEA-100
- PROPOSED TREE PLANTING: ZELKOVA, SEIGATA
- MASS PLANTING: Native Planting Plans
- TURF PLANTING
- PRECAST CONCRETE PAVING
- PRECAST CONCRETE PAVING SETS
- AUSTRALIAN HARDWOOD TIMBER DECKING
- IN-SITU CONCRETE RETAINING WALLS
- REFLECTIVE WATER FEATURE
- GRAVEL
- PRECAST CONCRETE CANOPY STRUCTURE
- CORTEN STEEL WALL
- CORTEN STEEL EDGE

ARCADIA
LANDSCAPE ARCHITECTURE

NEWMARKET GREEN - STAGE 1A
DEVELOPMENT APPLICATION



PREPARED BY Arcadia Landscape Architecture
CLIENT CBUS
ARCHITECT Smart Design

DATE 09/08/2017
SCALE 1:200 @ A1
ISSUE B

Scale 1:200 @ A1

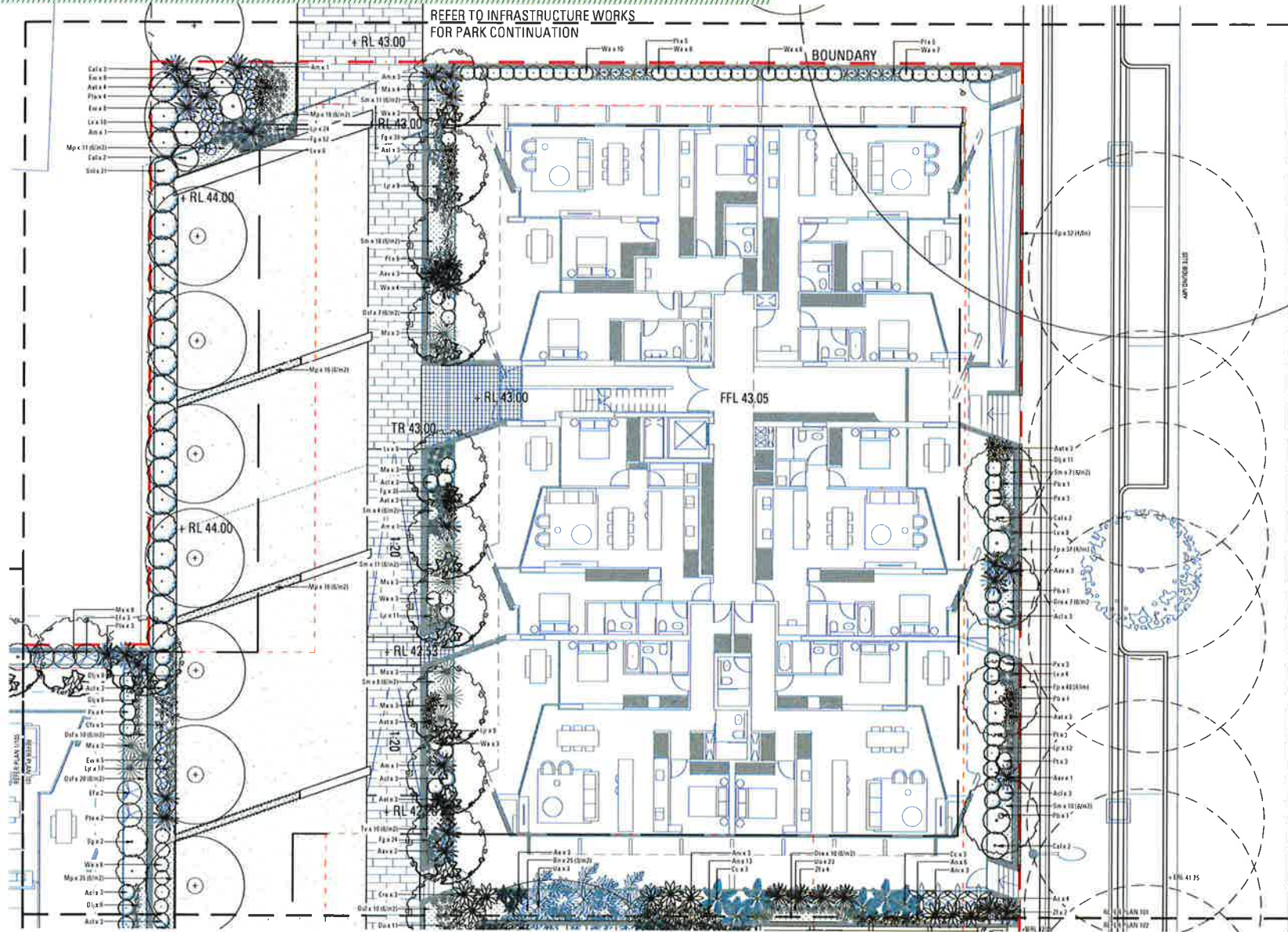


LANDSCAPE PLAN

101

DEVELOPMENT APPLICATION
370/2017

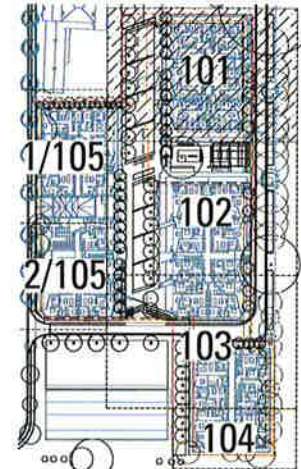
Randwick City Council
23 June 2017
Records Received



LEGEND

- SITE BOUNDARY
- EXTENT OF BASEMENT
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED SHRUB AND ACCELT PLANTING
- PROPOSED GROUNDCOVER PLANTING
- TURF PLANTING
- PRECAST CONCRETE PAVING
- PRECAST CONCRETE PAVING SETS
- AUSTRALIAN HARDWOOD TIMBER DECKING
- POLY CONCRETE RETAINING WALLS
- REFLECTIVE WATER FEATURE
- GRAVEL
- PRECAST CONCRETE CANOPY STRUCTURE
- CURTAIN STEEL WALL
- CURTAIN STEEL EDGE

KEY PLAN

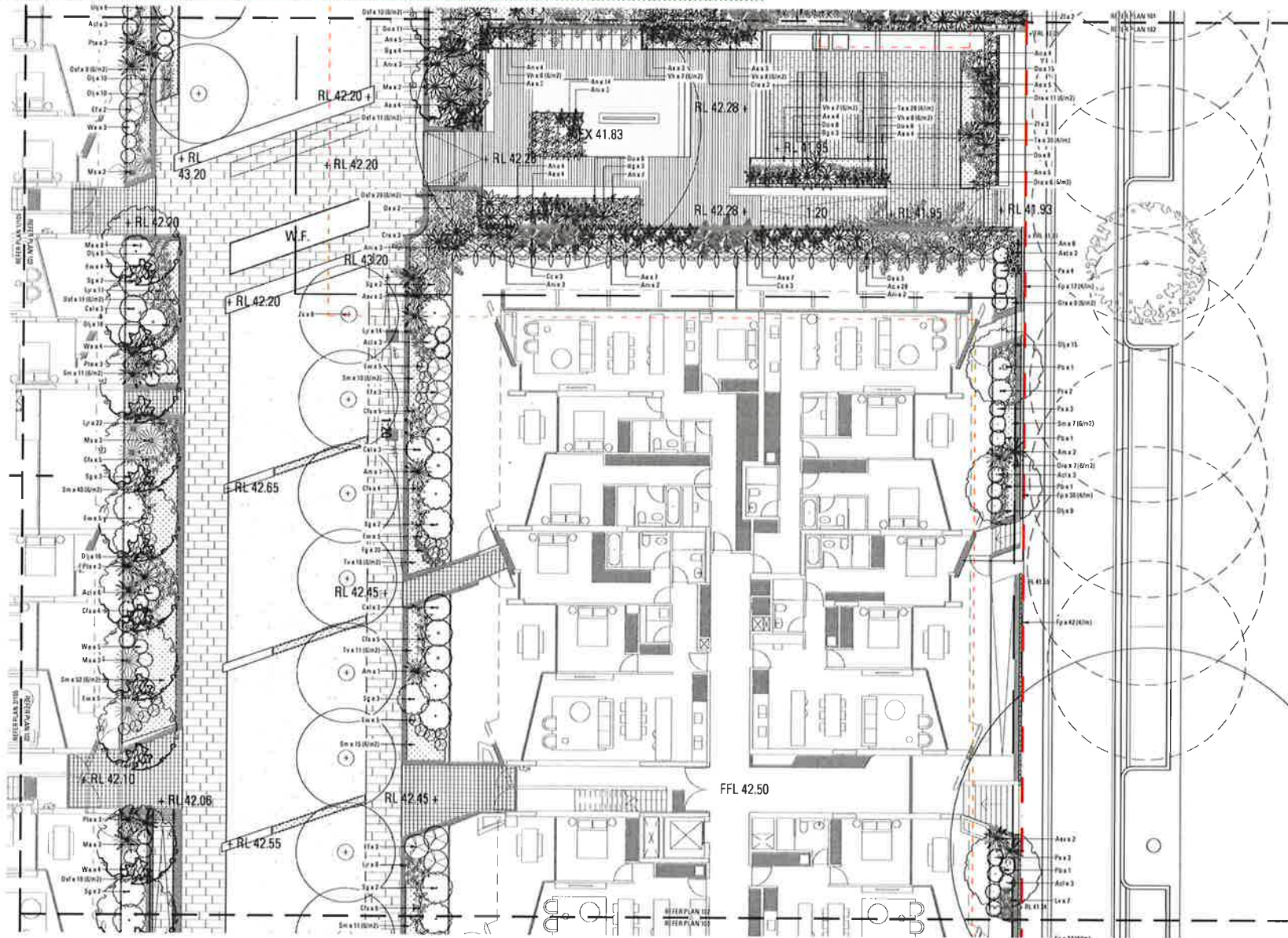


LANDSCAPE PLAN

102

DEVELOPMENT APPLICATION
370/2017

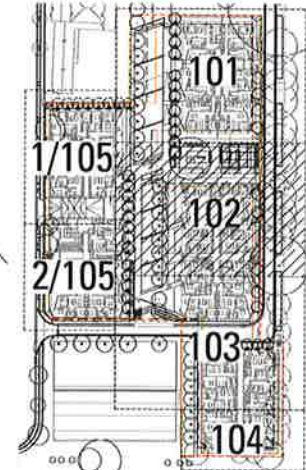
Randwick City Council
23 June 2017
Records Received



LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED SHRUB AND ACCENT PLANTING
- PROPOSED GROUNDCOVER PLANTING
- TURF PLANTING
- PRECAST CONCRETE PAVING
- PRECAST CONCRETE PAVING (20)
- AUSTRALIAN HARDWOOD (EARTH/CLAY) DECKING
- PERFORATED CONCRETE RETAINING WALLS
- REFLECTIVE WATER FEATURE
- GRAVEL
- PRECAST CONCRETE CANOPY STRUCTURE
- COATED STEEL WALL
- COATED STEEL FENCE

Key Plan



ARCADIA
LANDSCAPE ARCHITECTURE

NEWMARKET GREEN - STAGE 1A
DEVELOPMENT APPLICATION



PREPARED BY Arcadia Landscape Architecture
CLIENT CBUS
ARCHITECT Smart Design

DATE 09/06/2017
SCALE 1:100 @ A1
ISSUE B

Scale: 1:100 @ A1



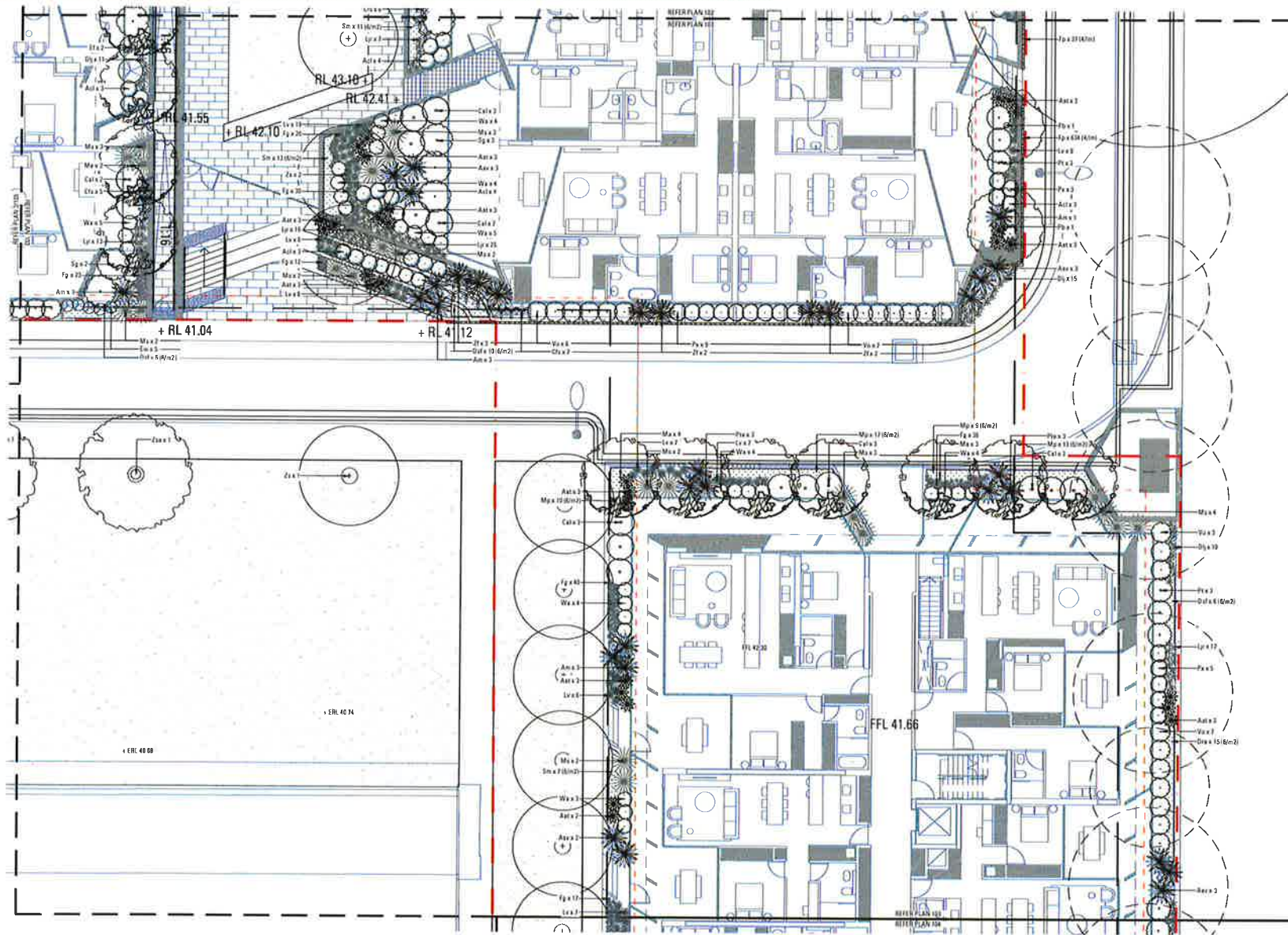
LANDSCAPE PLAN

103

DEVELOPMENT APPLICATION

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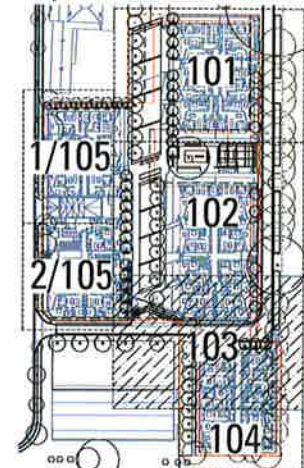
Randwick City Council
23 June 2017
Records Received



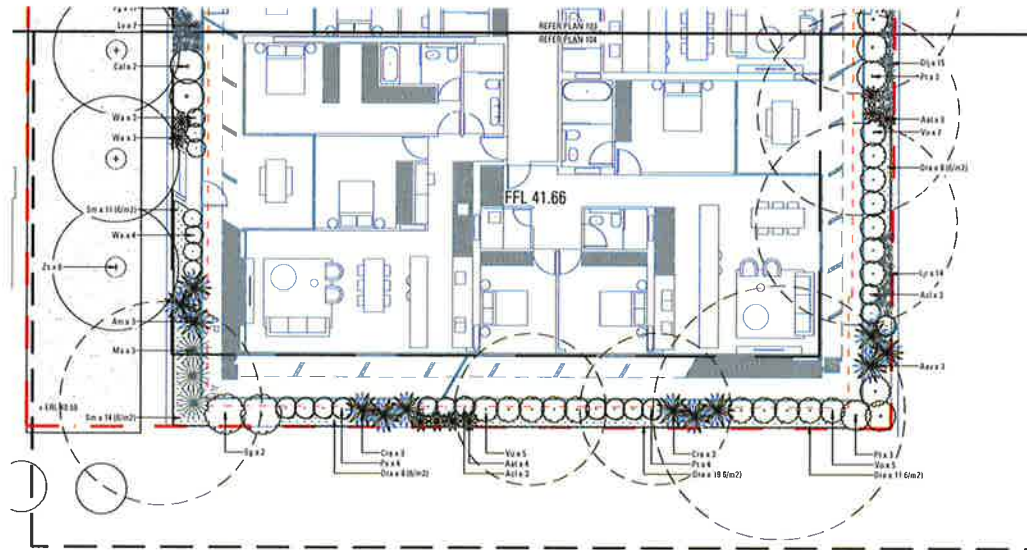
LEGEND

- SITE BOUNDARY
- EXTENT OF BASEMENT
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED SHRUB AND ACCENT PLANTING
- PROPOSED GROUNDCOVER PLANTING
- TURF PLANTING
- PRECAST CONCRETE PAVING
- PRECAST CONCRETE PAVING BEDS
- AUSTRALIAN HARDWOOD TIMBER DECKING
- IN SITU CONCRETE RETAINING WALLS
- REFLECTIVE WATER FEATURE
- GRAVEL
- PRECAST CONCRETE CANOPY STRUCTURE
- CORTEN STEEL WALL
- CORTEN STEEL EDGE

Key Plan



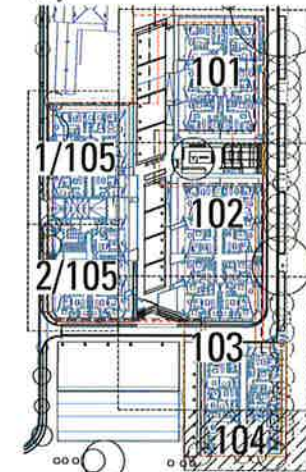
DEVELOPMENT APPLICATION
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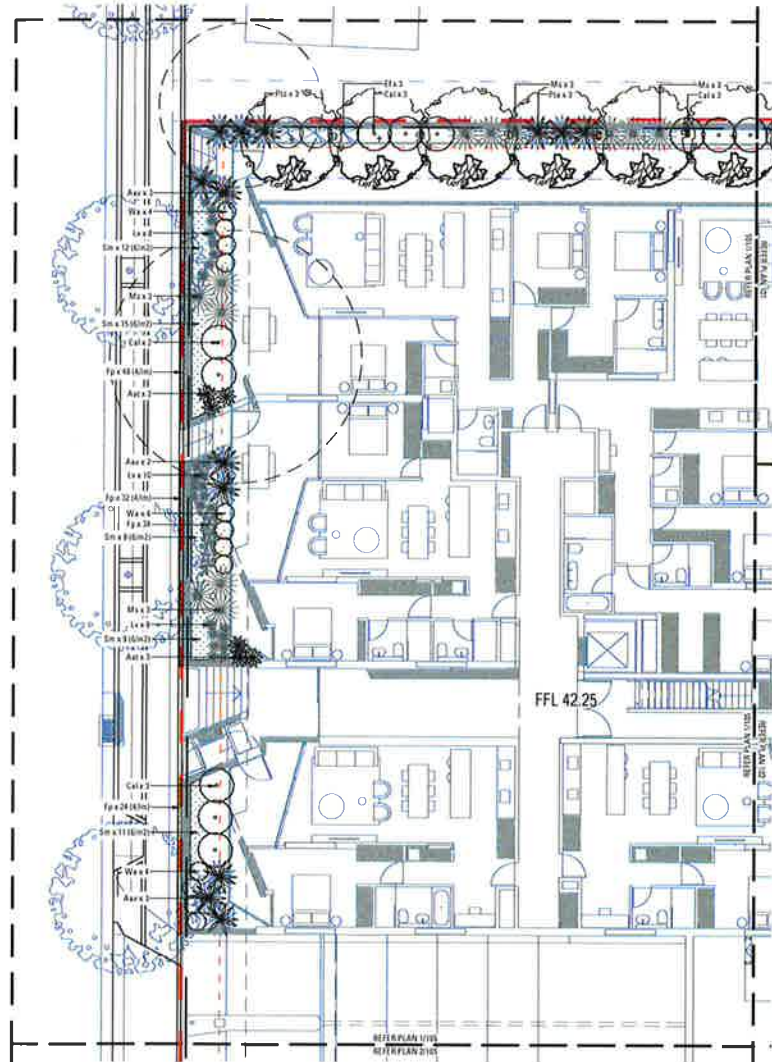


LEGEND

- SITE BOUNDARY
- EXTENT OF BASEMENT
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED SHRUB AND ACCENT PLANTING
- PROPOSED GROUNDCOVER PLANTING
- TURF PLANTING
- PRECAST CONCRETE PAVING
- PRECAST CONCRETE PAVING SETS
- AUSTRALIAN STANDARD TIMBER DECKING
- PRECAST CONCRETE RETAINING WALLS
- REFLECTIVE WATER FEATURE
- GRAVEL
- PRECAST CONCRETE CANOPY STRUCTURE
- COR-TEN STEEL WALL
- COR-TEN STEEL EDGE

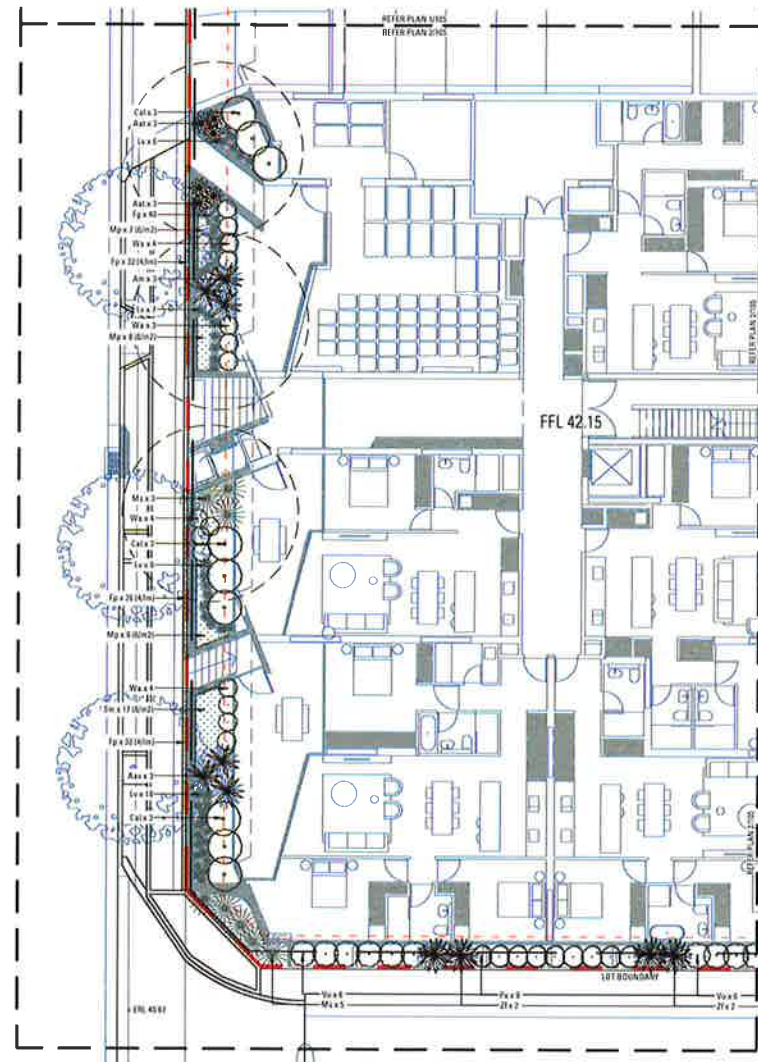
Key Plan





01/105 Landscape Plan

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Randwick City Council
23 June 2017
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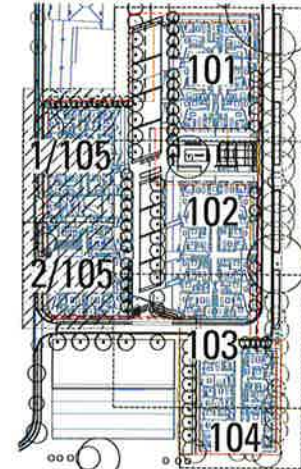


02/105 Landscape Plan

LEGEND

- SITE BOUNDARY
- LATENT OF BASEMENT
- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED SHRUB AND ACCENT PLANTING
- PROPOSED GROUNDCOVER PLANTING
- TURF PLANTING
- PRECAST CONCRETE PAVING
- PRECAST CONCRETE PAVING SEALS
- AUSTRALIAN HARDWOOD TIMBER DECKING
- IN SITU CONCRETE RETAINING WALLS
- REFLECTIVE WATER FEATURE
- GRAVEL
- PRECAST CONCRETE CANOPY STRUCTURE
- CORBIN STEEL WALL
- CORBIN STEEL EDGE

Key Plan



DEVELOPMENT APPLICATION

370/2017

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23 June 2017
Records Received

NEWMARKET

WILLIAMS & SON
Thoroughbred Auctioneers Since 1850

ARCADIA
LANDSCAPE ARCHITECTURE

ARCADIA



NEWMARKET GREEN RANDWICK
CBUS PROPERTY
STAGE 1A (E3_E4)
JUNE 2017

CONTENTS

STAGE 1A _E3 + E4

ANALYSIS - SITE HERITAGE

ANALYSIS - EXISTING LANDSCAPE CHARACTER

VISION - PROJECT OVERVIEW AND OBJECTIVES

DESIGN DRIVERS

MASTER PLAN

LANDSCAPE CHARACTER AND ELEMENTS

DETAILED PLAN + COMMUNAL OPEN SPACE

TERRACE PLAN

SECTION AA

SECTION BB

SECTION CC

SECTION DD

ELEVATION - GREENWAY

ELEVATION - WESTERN ENTRY

PLANTING STRATEGY

PLANT SCHEDULE

PLANTING PALETTE

MATERIALS PALETTE



SITE PLAN

ANALYSIS | SITE HERITAGE



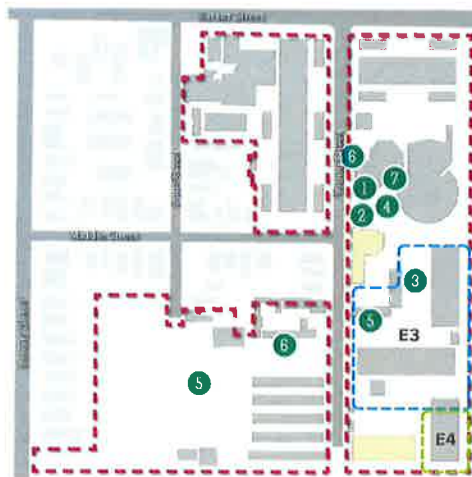
KEY ELEMENTS

- 1 view of big stable from young street 1989
- 2 large fig centred in sales ring 1914
- 3 big stable (present)
- 4 parade area (present)
- 5 parade area (present)



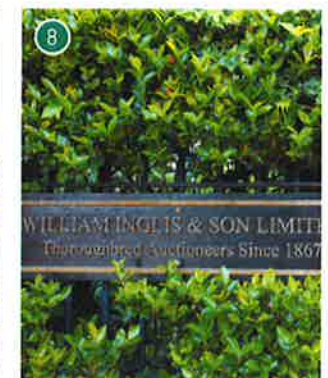
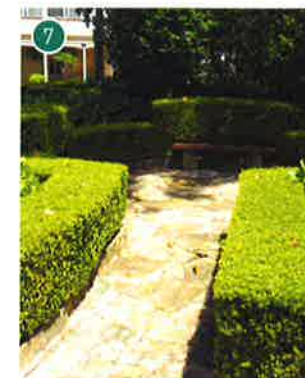
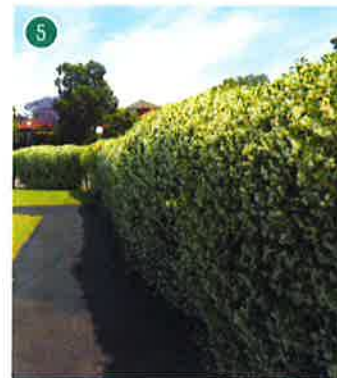
DEVELOPMENT APPLICATION
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ANALYSIS | EXISTING LANDSCAPE CHARACTER



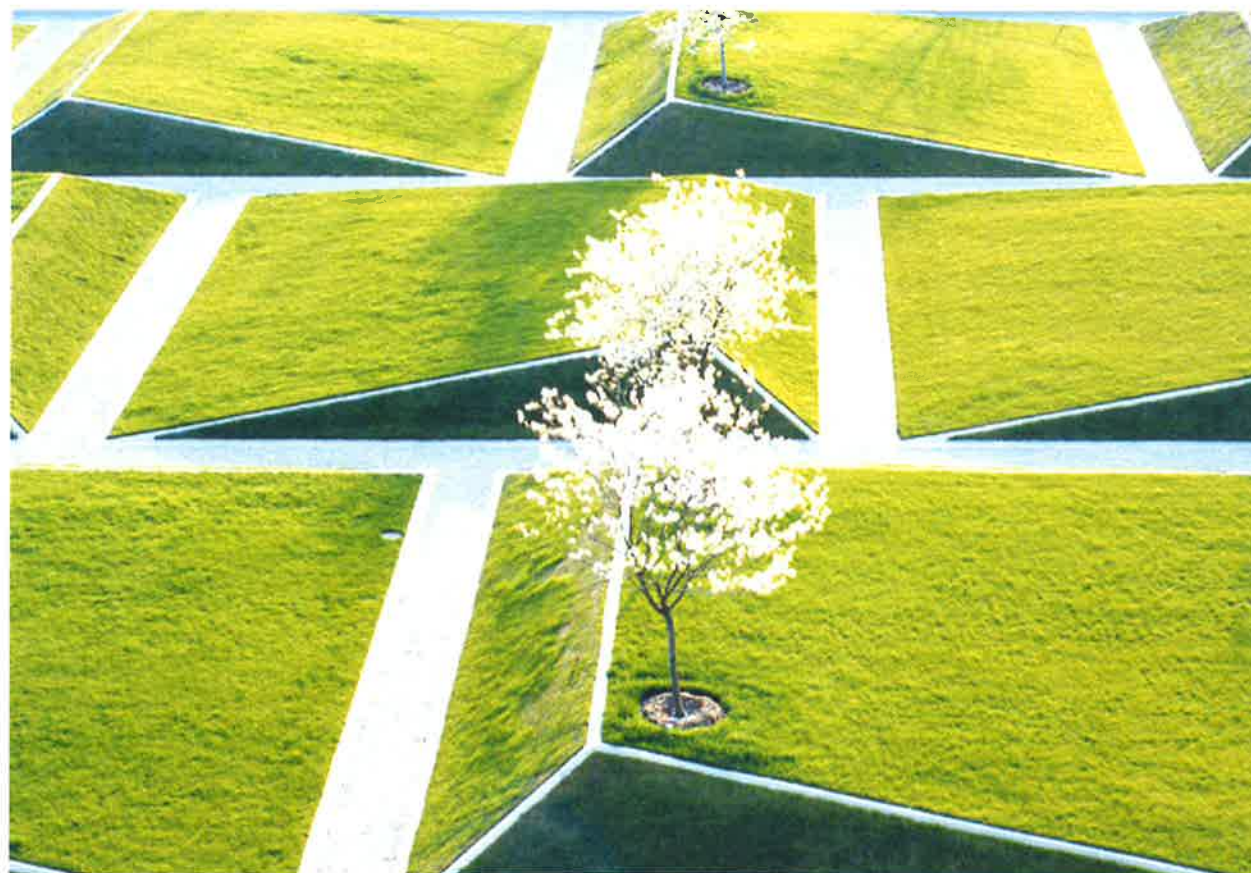
KEY ELEMENTS

- 1 defined and maintained edges
- 2 formal clipped hedging
- 3 red & green parade areas
- 4 brick paths
- 5 plants climbing up walls and over fencing
- 6 integrated signage
- 7 sandstone irregular paving
- 8 cast iron elements



DEVELOPMENT APPLICATION
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VISION



Folded and sloped grass planes to frame view lines through site and provide amenity for residents

DEVELOPMENT APPLICATION

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OVERVIEW: OBJECTIVES AND VISION

Development sites E3 and E4 sit adjacent to the Newmarket retail precinct and public park (to the north) and the Big Stable (to the south). The development consists of a publicly accessible 'Green Way' central courtyard, residents only communal open space, private courtyards and private roof terraces.

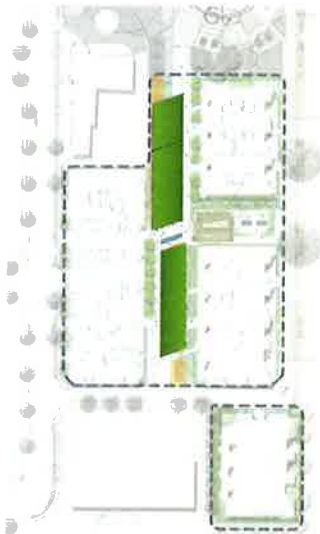
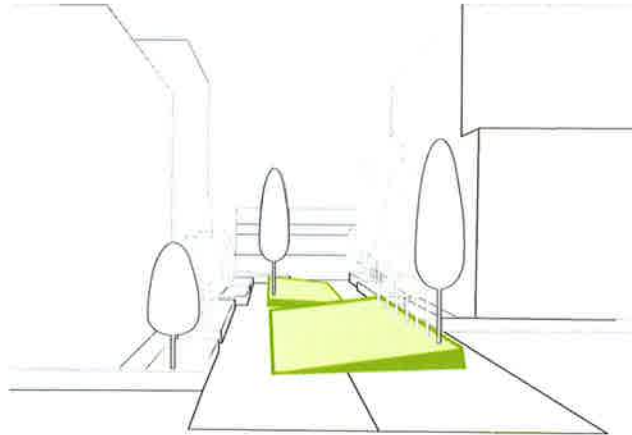
The building orientation and subsequent landscape arrangement has been designed to consider the sight lines and connections between retail precinct, public park and Big Stable. This is achieved by creating a publicly accessible, landscaped through site links between E3.1 / E3.2 and E3.3. The sight lines are further reinforced by the design of the landscape - large turf platforms and deciduous tree planting framing views to the Big Stable. The turf and trees define the pedestrian path of movement through the development. In addition, discrete signage may be utilized to reinforce this connection. Pedestrians enter the site from the north at the same level as the public park. Minor level change is achieved throughout the site via 1:20 walkways. The level change on the southern end is negotiated by a 1:14 ramp and associated stair. The stair incorporates an integrated seating terrace directing views towards the Big Stable.

All building frontages and interfaces between the public, communal and private open spaces will feature a landscaped buffer. A rich planting scheme has been developed to ensure a varied and space specific outcome for the low level and shrub planting. Through appropriate species selection, the entries to private courtyards will be clearly defined. Variation in planting will also be utilized to define the residents only, communal open space.

A gated, residents only, communal open space is located under the canopy of a significant, existing fig tree. The space incorporates a large passive seating zone under the fig with sunken seating area and fire pit, as well as a separated BBQ area with communal tables, seating and a shade and weather canopy. The western entry to this space references the notion of the 'Walled Garden' with the design of a shade canopy and cables for climbers filtering views into the area.

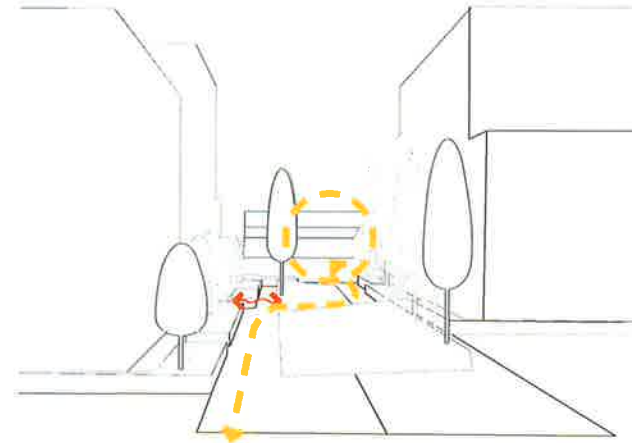
DESIGN DRIVERS

FOLDS



The design of two large 'folded' grass planes emphasis and celebrate the visual connection between the Newmarket Green and the Big Stable. The folded turf is directed towards the primary path of travel allowing soil depth for tree planting to further frame the views. The sloped turf offers opportunity for residents and visitors to gather and enjoy the site. Seating height concrete blades are located within the turf to provide additional amenity and reference the built form and materiality.

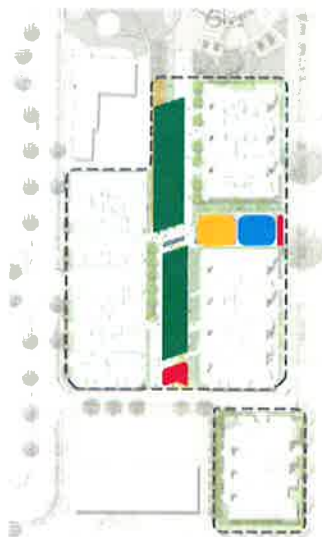
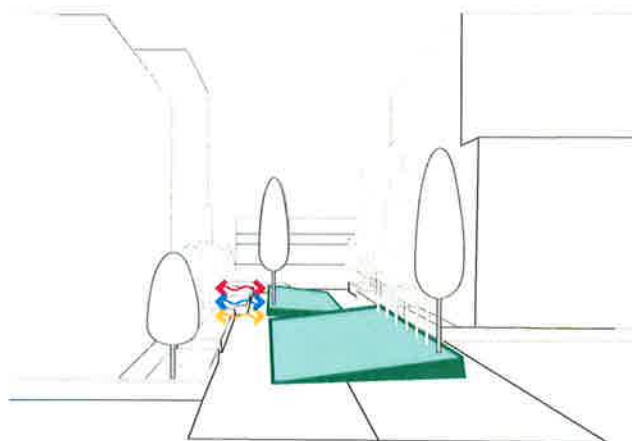
CONNECTIONS AND SITE LINES



Open space connections for the public and residents are prioritised with direct and accessible links to the central axis and community amenity facilities. Folded turf planes and considered tree planting frame the view between the Public Park and the Big Stable. Resident's access to a communal courtyard is defined by lush green planting. Movement through the communal courtyard is defined by concrete blade walls and dense planting.

DESIGN DRIVERS

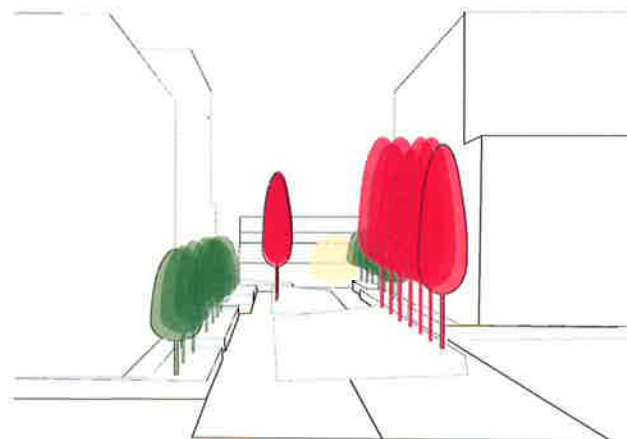
SOCIAL INTERACTION



Various social gathering opportunities are located throughout the site. The publicly accessible 'Green Way' offers extensive area for passive gathering on the sloped turf planes. The turf is broken by raised concrete blades functioning as seats.

A large communal courtyard is found under the mature existing fig tree, BBQ and seating areas are integrated to encourage social interaction and community gathering. Seating and viewing areas are located at the southern and eastern entry to the development.

VEGETATION



A large deep soil zone around the existing fig tree is retained in the center of the site. This provides a natural, leafy, open space for residents to enjoy. Avenue planting along each side of the central pathway maintains the views to the big stable while providing visual separation between apartments. A rich planting scheme has been developed to ensure a varied and space specific outcome for the low level and shrub planting. The entries to private courtyards are clearly defined by planting variation.

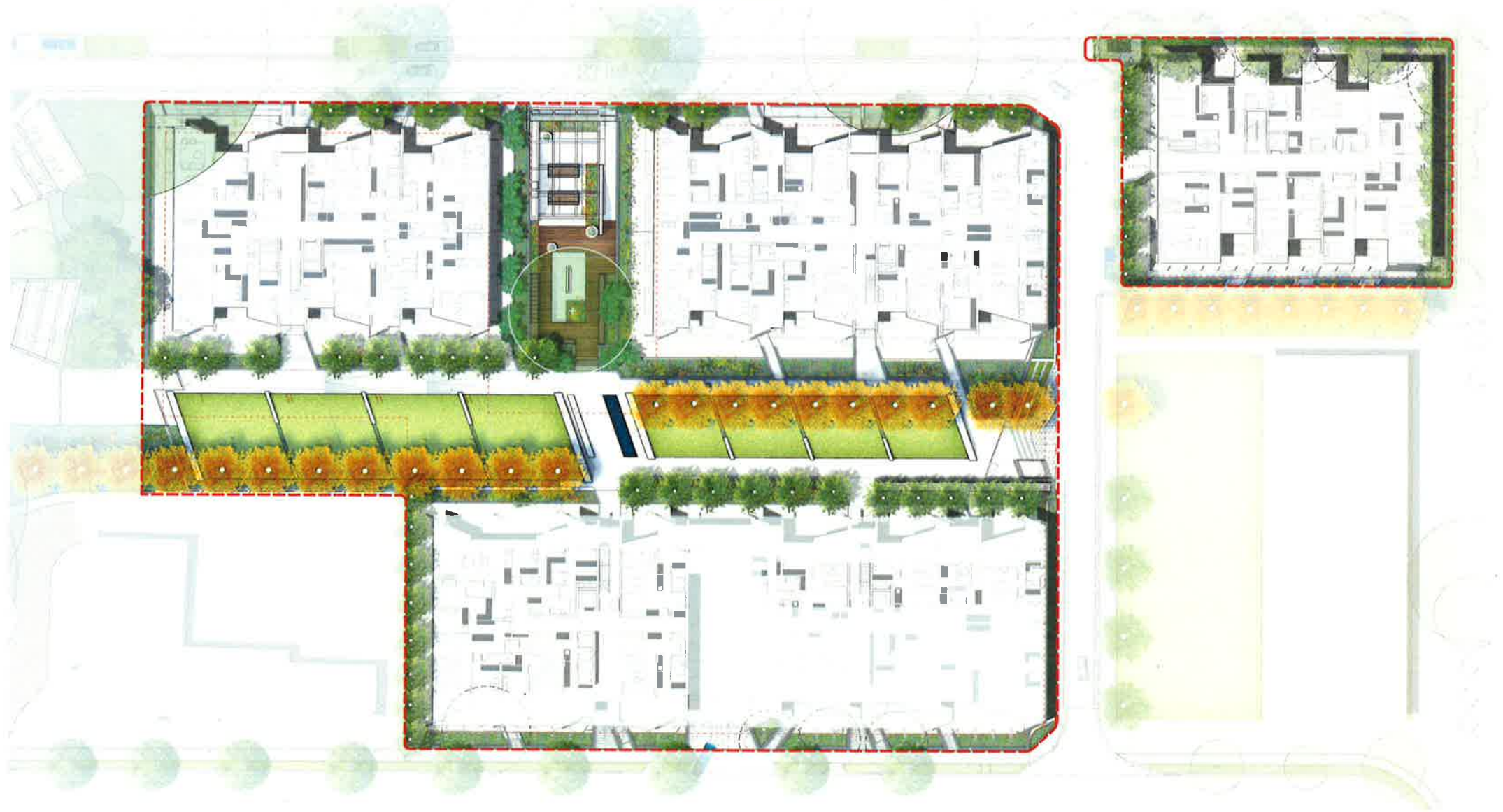
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MASTER PLAN

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LANDSCAPE CHARACTER + ELEMENTS

1. Communal, sunken seating area under existing, established fig tree
2. Concrete canopy structure
3. Raised, sloped turf planes for seating and gathering
4. Raised, sloped turf planes



LANDSCAPE CHARACTER + ELEMENTS

1. Reflective water feature
2. Lush, tropical planting in communal open space
3. Existing fig tree to create a green canopy to the communal open space
4. Utilize level change throughout the development for seating and viewing
5. Deciduous tree planting to define pedestrian access and view lines through the development. Gravel and stone to compliment and contrast.



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DETAILED PLAN



landscape elements

1. Existing Fig Tree with proposed understory planting
2. Sunken seating zone with gravel surface and fire strip
3. Raised timber decking for clearance above fig root system
4. Custom built seats and reclining benches
5. Framed entry zone to courtyard
6. Built in BBQ and bar height bench and seating
7. Framed boundary wall with climbing plants for visual separation
8. Light weight pergola projecting from boundary wall structure
9. Communal eating tables
10. Bench seat
11. Reflective water feature - flush with ground plane
12. Raked retaining wall
13. Deciduous trees to high edge of turf planes
14. Communal accessible pathway
15. Buffer planting

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0 2 4 6 8 10M
SCALE 1:100 @ A1

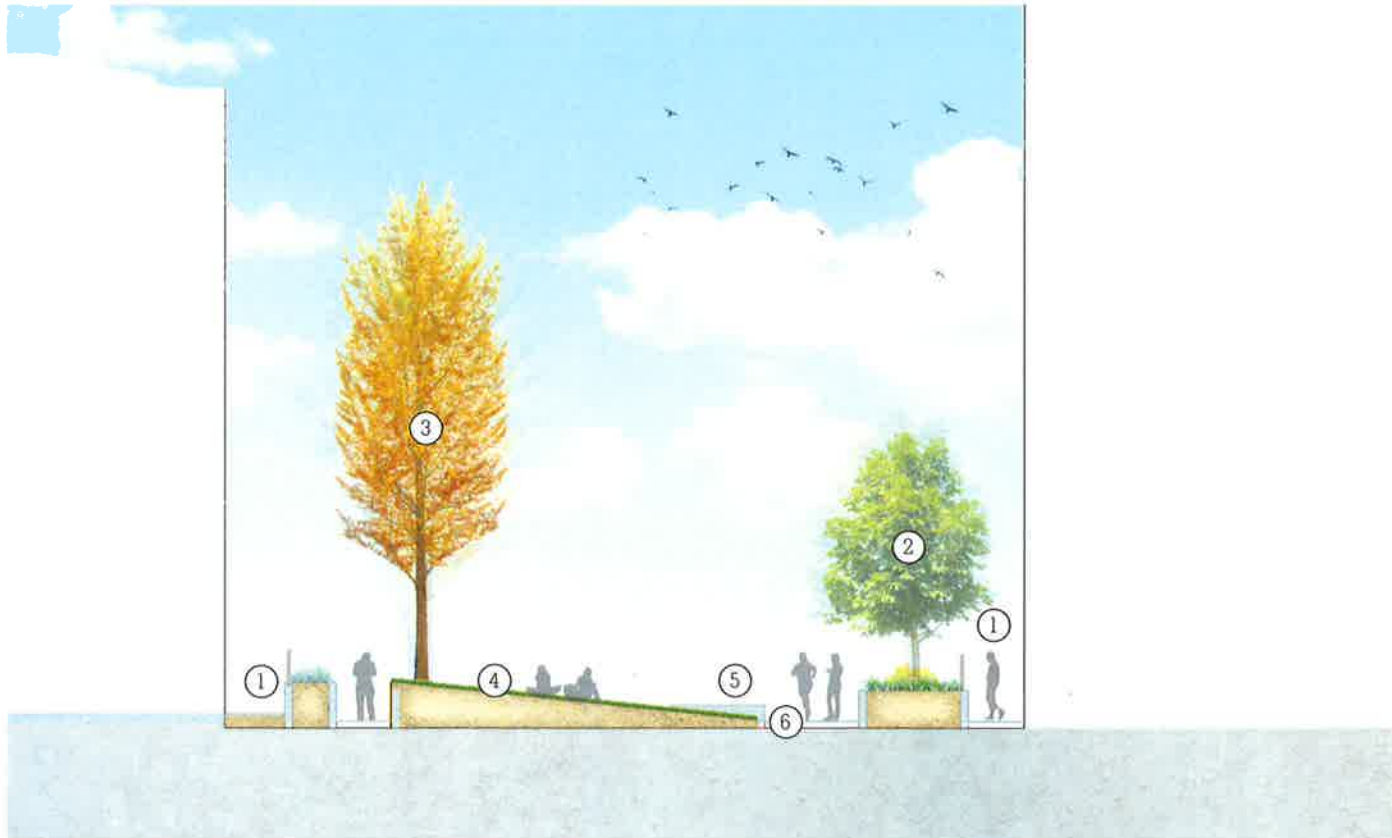
SECTION - AA

key plan



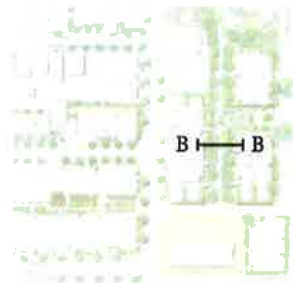
landscape elements

1. Private Courtyards
2. Michelia alba tree and understory planting for privacy to courtyards
3. Deciduous Zelkova 'Musashino' tree planting forming views through Green Way
4. Sloped turf planes
5. Insitu concrete seating walls
6. Precast concrete unit paving on pedestals



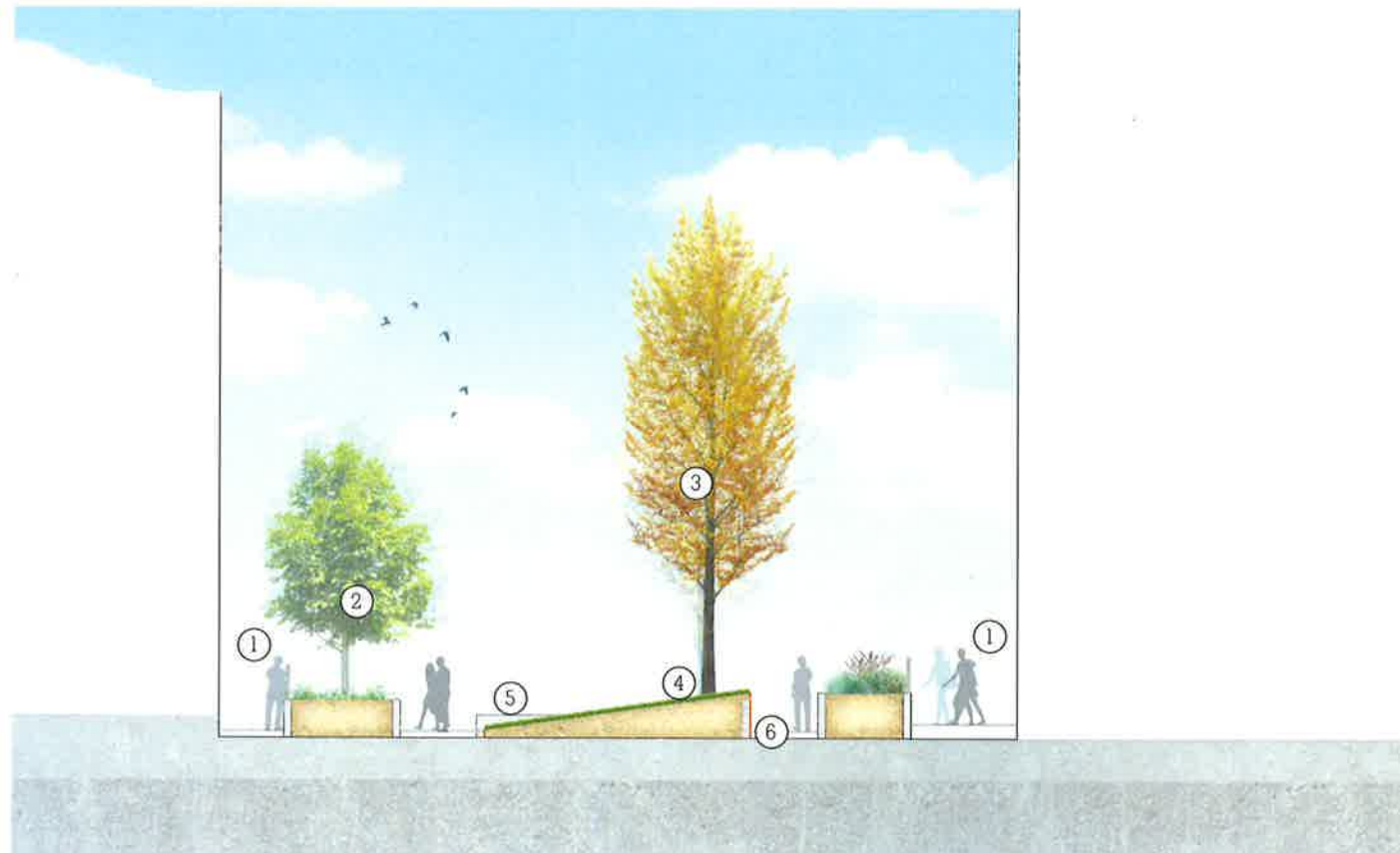
SECTION - BB

key plan



landscape elements

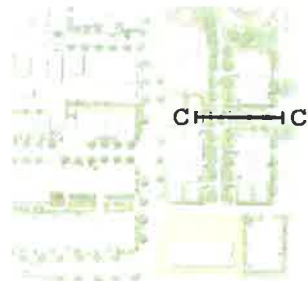
1. Private Courtyards
2. Michelia alba tree and understory planting for privacy to courtyards
3. Deciduous Zelkova 'Musashino' tree planting forming views through Green Way
4. Sloped turf planes
5. Insitu concrete seating walls
6. Precast concrete unit paving on pedestals



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SECTION - CC

key plan



landscape elements

1. Existing Fig Tree to be retained and protected
2. Sunken seating zone with fire strip and gravel surface
3. Entry arbor to private courtyard space - fence and gate to be integrated
4. Raised hardwood timber deck over existing fig tree
5. Concrete canopy
6. Entry arbor to private courtyard space - fence and gate to be integrated
7. Integrated BBQ
8. Sloped turf platform and tree planting
9. Precast concrete seating element



0 2 4 6 8 10M
SCALE 1:100 @ A1

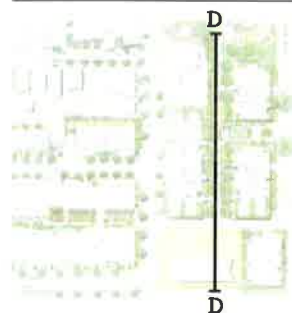
ELEVATION - THROUGH SITE LINK

DEVELOPMENT APPLICATION

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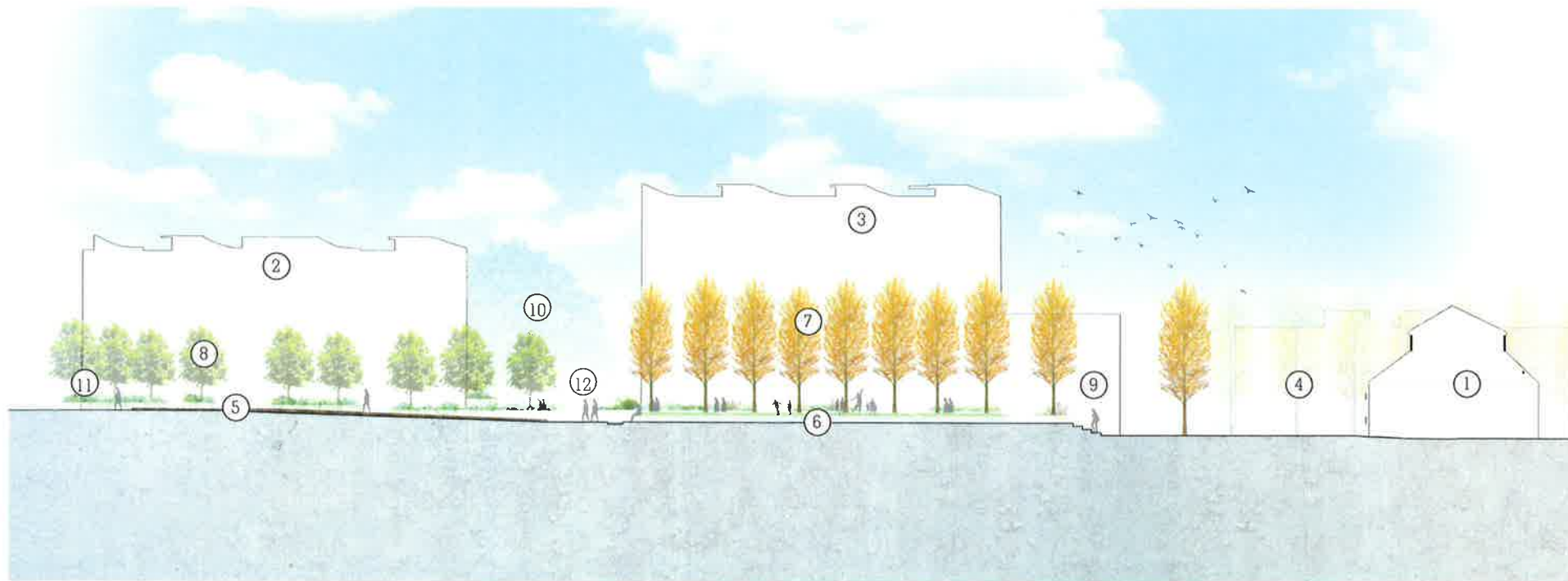
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key plan



landscape elements

1. The Big Stable
2. E3.1
3. E3.2
4. E4.1
5. Raised and sloped turf platform
6. Raised and sloped turf platform
7. Row of deciduous Zelkova 'Musashino'
8. Row of evergreen Michelia alba in private garden beds
9. Southern gated entry to public 'Green Way' - planted terrace steps for seating and viewing Big Stable
10. Existing Fig Tree to be retained and protected
11. Northern gated entry to 'Green Way' at same RL as public park
12. Arbor entry to communal courtyard. Integrated gate and fence within structure for resident's only entry.



ELEVATION - WESTERN ENTRY

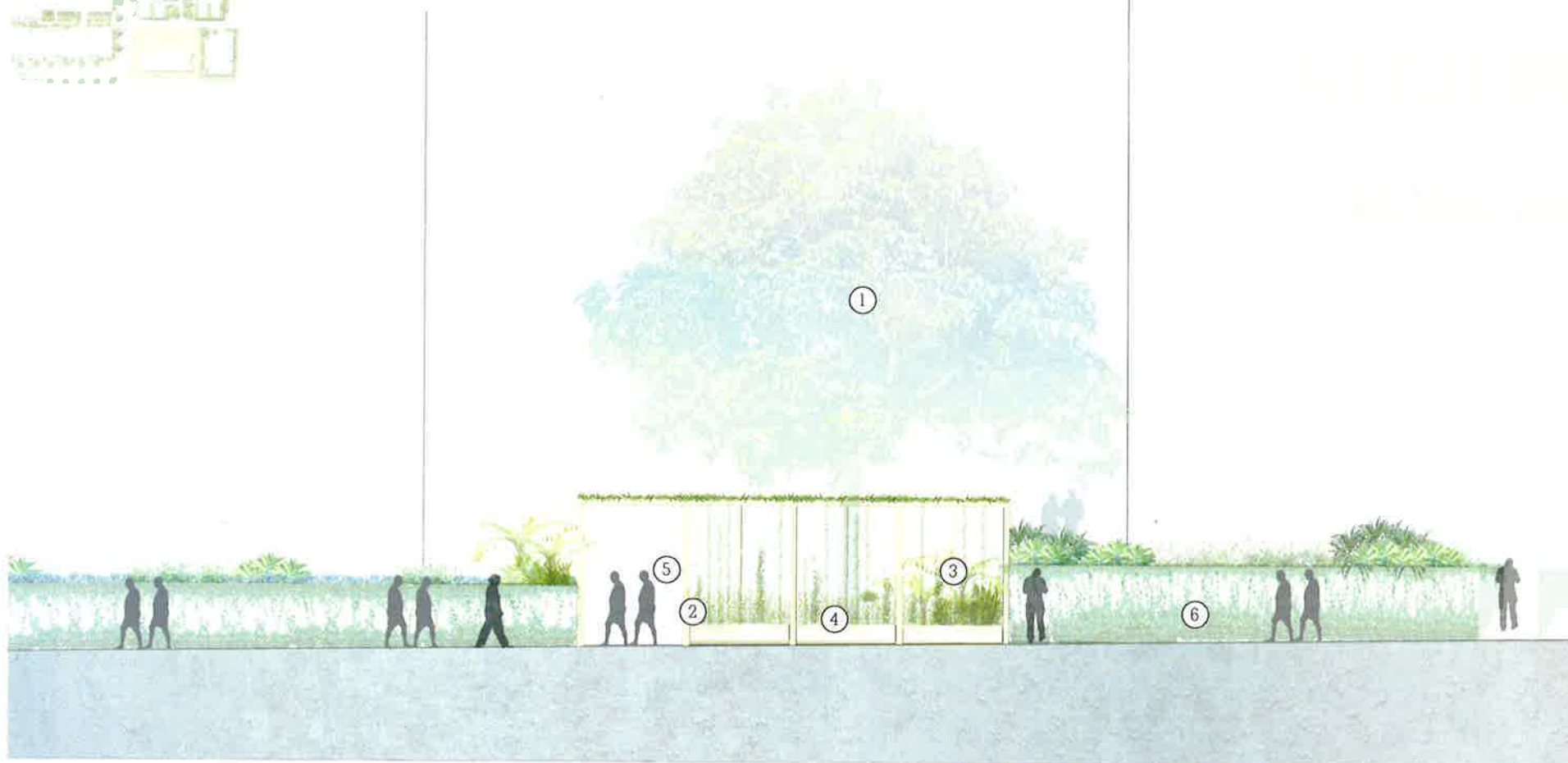
DEVELOPMENT APPLICATION
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key plan



landscape elements

1. Existing Fig Tree
2. Precast concrete arbor / walled structure to communal courtyard
3. Tensile steel cables / climbing plants to concrete arbor structure
4. Precast concrete bench seat
5. Gated, resident's only entry
6. Ficus pumila - 'Creeping Fig' to base of walls



PLANTING STRATEGY / PLANT MIXES

TREES



Michelia Alba
 Pyrus 'Bradford'
 Zelkova serrata 'Munakishino'
 Zelkova serrata

EASTERN ASPECT - STREET FRONT



Agave attenuata
 Liriope muscari 'Just Right'
 Dichondra repens
 Senecio mandraliscae
 Miscanthus sinensis var. condensatus 'Cabaret'
 Phormium tenax
 Euphorbia wulfenii 'Shoity'

WESTERN ASPECT - STREET FRONT



Agave americana
 Miscanthus sinensis var. condensatus 'Cabaret'
 Correa alba
 Poa labillardieri 'Suggan Buggan'
 Dichondra repens 'Silver Falls'
 Senecio mandraliscae
 Westringia 'Aussie Box'

SOUTHERN ASPECT - STREET FRONT



Acacia cognata 'Limelight'
 Philodendron 'Xanadu'
 Viburnum odoratissimum 'VOC'
 Cycas revoluta

NORTHERN ASPECT - STREET FRONT



Agave attenuata
 Festuca glauca
 Miscanthus sinensis var. condensatus 'Cabaret'
 Westringia 'Aussie Box'
 Senecio mandraliscae
 Poa labillardieri 'Suggan Buggan'

TROPICAL GARDEN



Asplenium nidus
 Asplenium australasicum
 Blechnum gibbum
 Cyathea cooperi
 Cycas revoluta
 Dicksonia antarctica
 Blechnum nudum

EASTERN ASPECT - INTERNAL



Clenanth 'Grey star'
 Acacia cognata 'Limelight'
 Miscanthus sinensis var. condensatus 'Cabaret'
 Strobilanthes gossypinus
 Dichondra repens 'Silver Falls'
 Dichondra repens
 Echium fastuosum

WESTERN ASPECT - INTERNAL



Agave attenuata
 Dianella caerulea 'Little Jess'
 Miscanthus sinensis var. condensatus 'Cabaret'
 Dichondra repens 'Silver Falls'
 Correa alba
 Agave americana
 Agave augustiloba

SOUTHERN ASPECT - INTERNAL



Alpinia caerulea
 Alpinia nutans
 Clenanth 'Grey star'
 Dianella caerulea 'Little Jess'
 Dichondra repens 'Silver Falls'

NORTHERN ASPECT - INTERNAL



Clenanth 'Grey star'
 Dianella caerulea 'Little Jess'
 Liriope muscari 'Just Right'
 Westringia 'Aussie Box'
 Dichondra repens
 Senecio mandraliscae