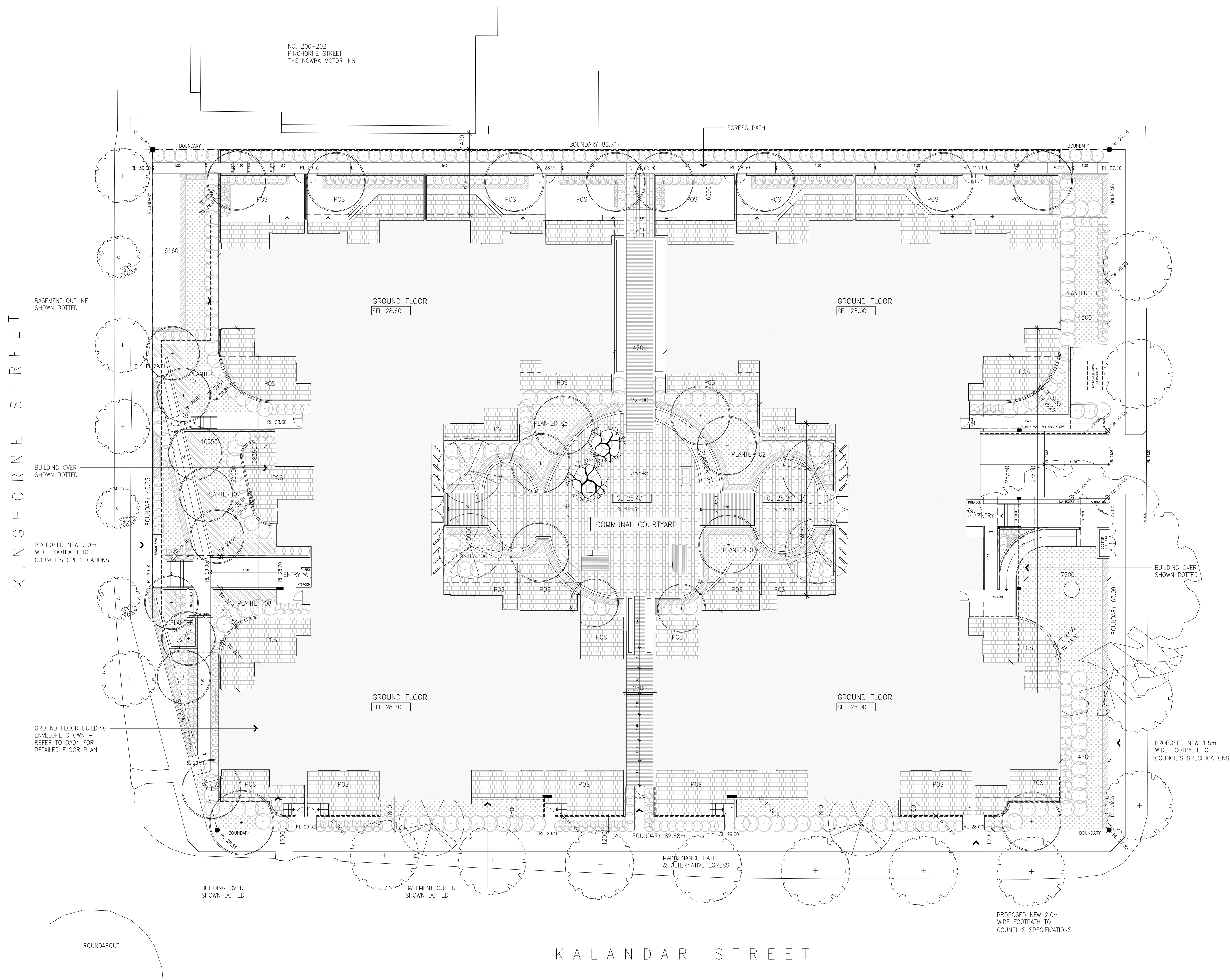




REFER TO LANDSCAPE DRAWINGS PREPARED
BY XERISCAPES FOR LANDSCAPE DETAILS
REFER TO DA03-DA06 FOR FLOOR PLANS

POS PRIVATE OPEN SPACE
TF XX.XX TOP OF FENCE LEVEL
TW XX.XX TOP OF WALL LEVEL
SFL XX.XX STRUCTURAL FLOOR LEVEL
(ADD 20mm FOR FLOOR FINISH)
FGL XX.XX FINISHED GROUND LEVEL
RL 00.000 EXISTING LEVEL

SCHEDULE OF INDICATIVE PLANTER SIZES

PLANTER NO.	VOLUME (m3)	DEPTH (m)*
01	83	1.2
02	34 + 70 + 11	1.2 2.2 1.6
03	25 + 37 + 6	1.2 2.2 1.6
04	16 + 4	1.9 1.3
05	110	1.6
06	56	1.6
07	108	1.7
08	37	1.7
09	20	1.7
10**	88	1.7

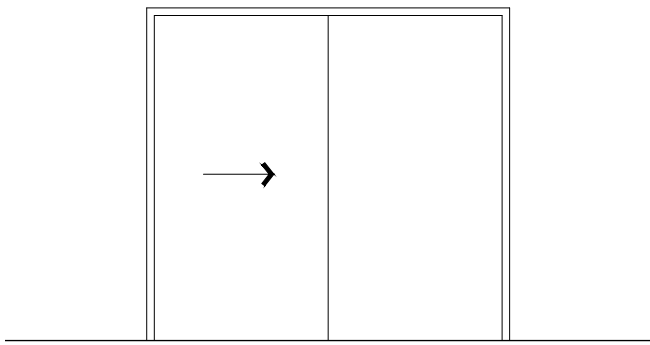
* PLANTER DEPTHS TO BE CONFIRMED - SUBJECT TO
STRUCTURAL DESIGN
** EXCLUDES DEEP SOIL PORTION OF PLANTED AREA

KINGHORNE STREET

GOULD AVENUE

KALANDAR STREET

LEGEND
T INDICATES TANDEM PARKING – TO BE ALLOCATED TO 3 BEDROOM UNITS



ELEVATION – TYPICAL STORAGE CAGE, SLIDING DOOR
(HINGED DOOR PROVIDED WHERE CAGE WIDTH IS LESS THAN 1.5M)
TOTAL 87 STORAGE CAGES PROVIDED



EXISTING AND PROPOSED TREES NOT SHOWN FOR CLARITY – REFER TO SITE PLAN AND LANDSCAPE DRAWINGS

KINGHORNE STREET

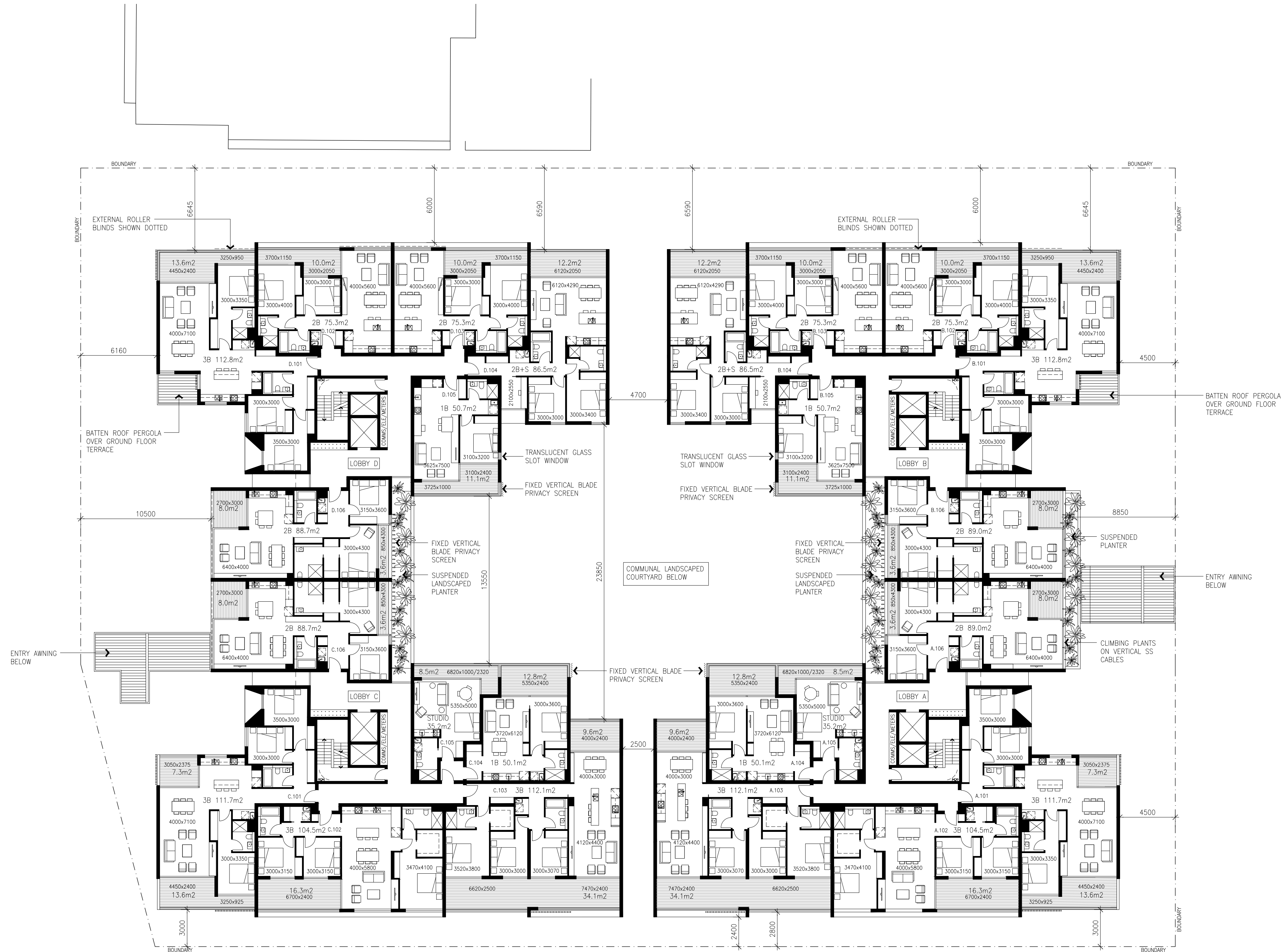
GOULD AVENUE

KALANDAR STREET

KINGHORNE STREET

GOULD AVENUE

KALANDAR STREET



KINGHORNE STREET

GOULD AVENUE

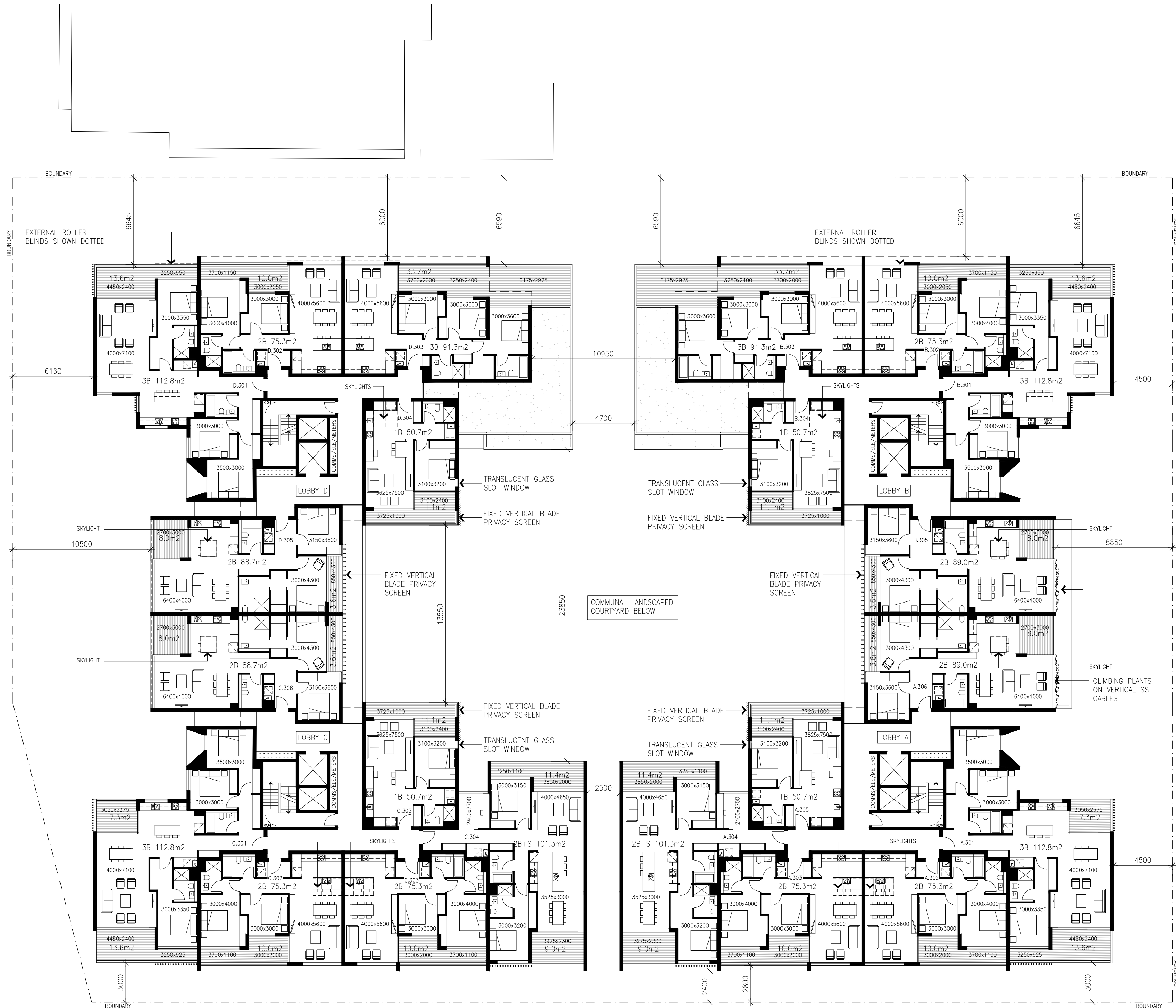
KALANDAR STREET



KINGHORNE STREET

GOULD AVENUE

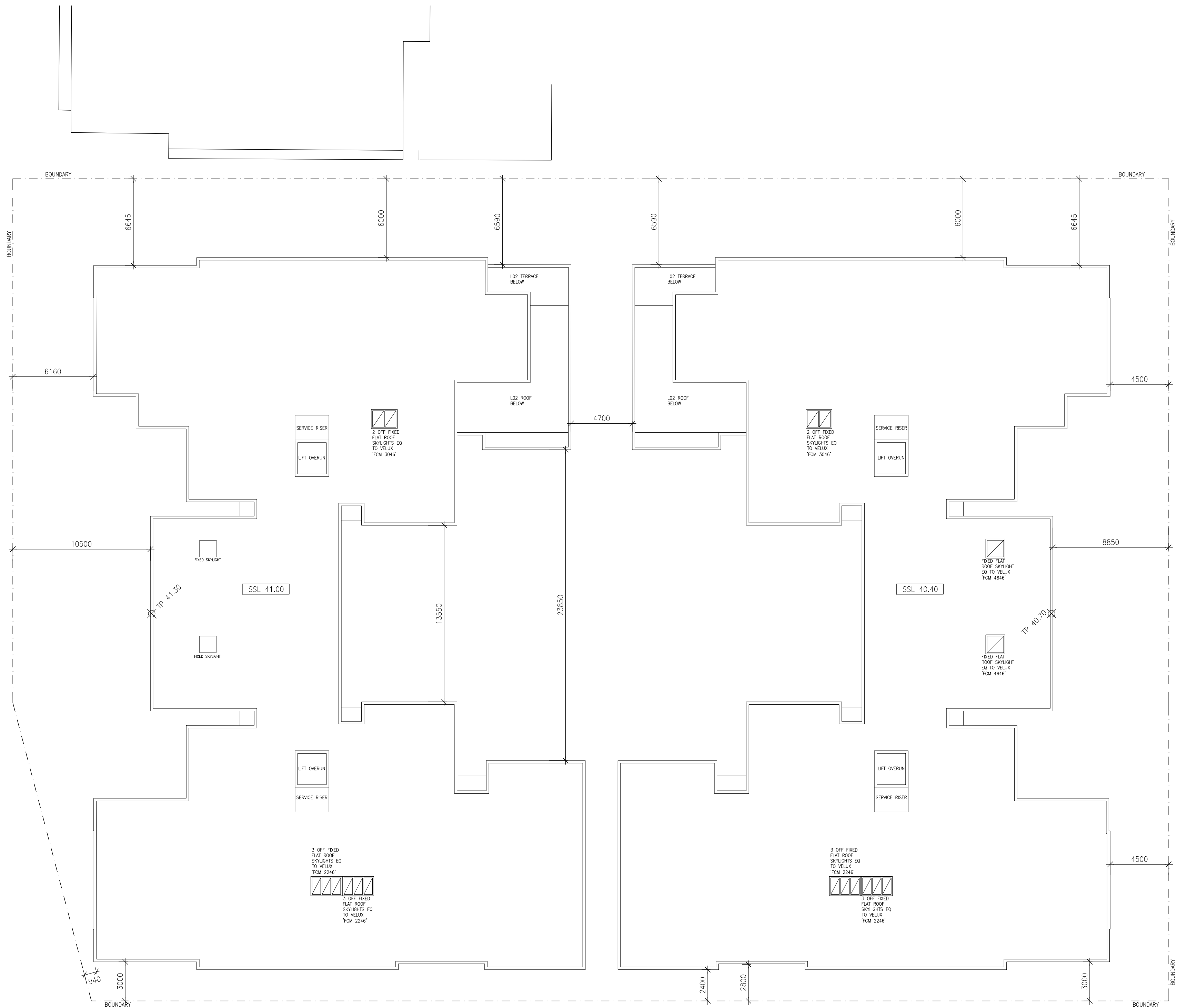
KALANDAR STREET



NOTE: RAIN WATER OUTLETS NOT SHOWN - SUBJECT TO HYDRAULIC SERVICES DESIGN. REFER TO CONCEPT DRAINAGE DRAWINGS PREPARED BY JONES NICHOLSON CONSULTING ENGINEERS FOR PRELIMINARY DP LOCATIONS

⊕ TP XX.XX INDICATES TOP OF PARAPET LEVEL

KINGHORNE STREET



GOULD AVENUE

KALANDAR STREET

PROPOSED ROAD LANE TURNING ARROW

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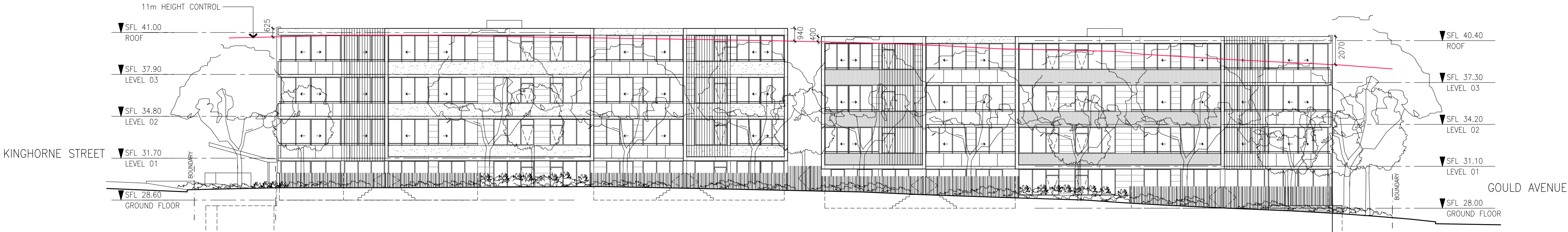
DESIGN : DJ
DRAWN : DJ
DATE : AUG 2017
DRG SIZE : A1
SCALE : AS SHOWN
PROJECT MGR : S.F

GOULD AVENUE
RESIDENTIAL DEVELOPMENT
SOUTH NOWRA
NSW
LEE CARMICHAEL TOWN PLANNING

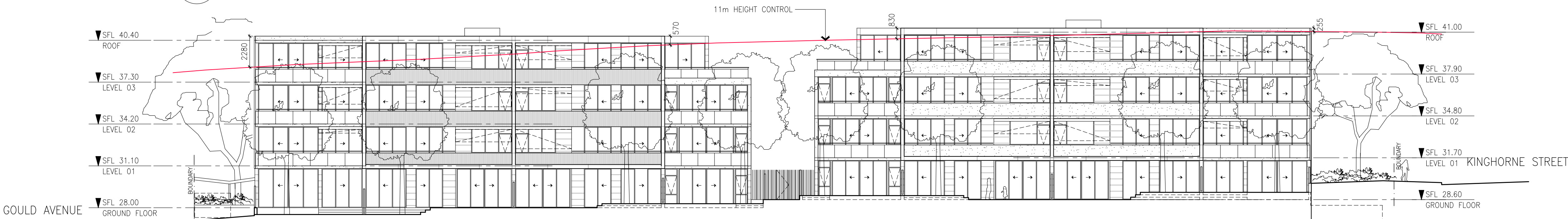
17020029
C20 P1

CIVIL • STRUCTURAL • BUILDING SERVICES

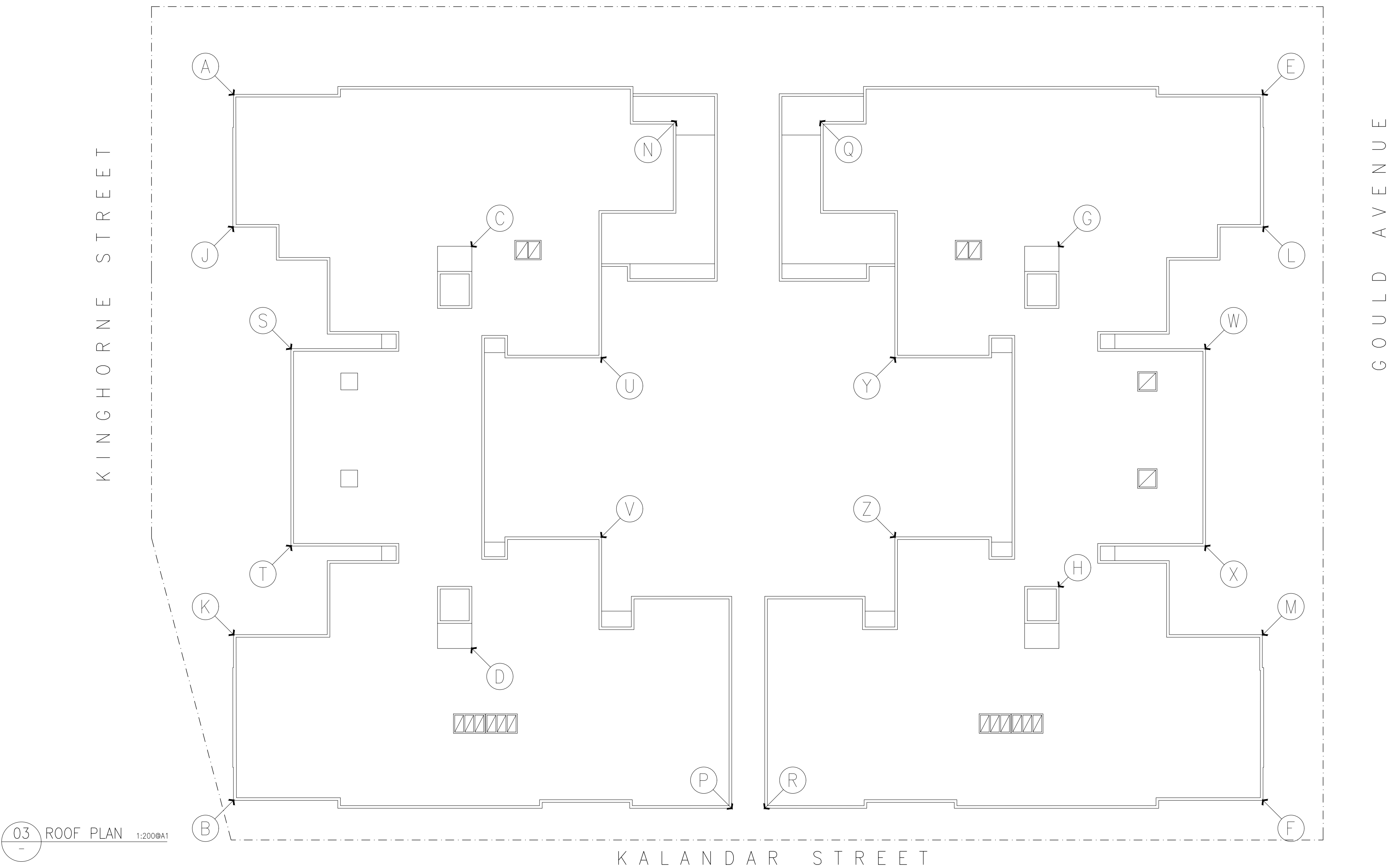
SUTHERLAND - WOLLONGONG - GOLD COAST - GOULBURN - PICTON



01 SOUTH ELEVATION (KALANDAR STREET) 1:200@A1



02 NORTH ELEVATION 1:200@A1



03 ROOF PLAN 1:200@A1

HEIGHT EXCEEDANCE CALCULATIONS

POINT	A	B	C	D	E	F	G	H
NATURAL GROUND RL (m)	30.045	29.675	29.800	29.690	27.420	27.630	28.270	28.350
11M HEIGHT RL (m)	41.045	40.675	40.800	40.690	38.420	38.630	39.270	39.350
PROPOSED RL (m)	41.300	41.300	41.800	41.800	40.700	40.700	41.200	41.200
HEIGHT EXCEEDANCE (m)	0.255	0.625	1.000	1.110	2.280	2.070	1.930	1.850
PERCENTAGE EXCEEDANCE	2.3%	5.7%	9.1%	10.1%	20.7%	18.8%	17.5%	16.8%

POINT	J	K	L	M	N	P	Q	R
NATURAL GROUND RL (m)	30.000	29.860	27.380	27.750	29.470	29.360	29.130	29.300
11M HEIGHT RL (m)	41.000	40.860	38.380	38.750	40.470	40.360	40.130	40.300
PROPOSED RL (m)	41.300	41.300	40.700	40.700	41.300	41.300	40.700	40.700
HEIGHT EXCEEDANCE (m)	0.300	0.440	2.320	1.950	0.830	0.940	0.570	0.400
PERCENTAGE EXCEEDANCE	2.7%	4.0%	21.1%	17.7%	7.5%	8.5%	5.2%	3.6%

POINT	S	T	U	V	W	X	Y	Z
NATURAL GROUND RL (m)	29.930	29.840	29.690	29.670	27.670	27.800	28.930	28.950
11M HEIGHT RL (m)	40.930	40.840	40.690	40.670	38.670	38.800	39.930	39.950
PROPOSED RL (m)	41.300	41.300	41.300	41.300	40.700	40.700	40.700	40.700
HEIGHT EXCEEDANCE (m)	0.370	0.460	0.610	0.630	2.030	1.900	0.770	0.750
PERCENTAGE EXCEEDANCE	3.4%	4.2%	5.5%	5.7%	18.5%	17.3%	7.0%	6.8%

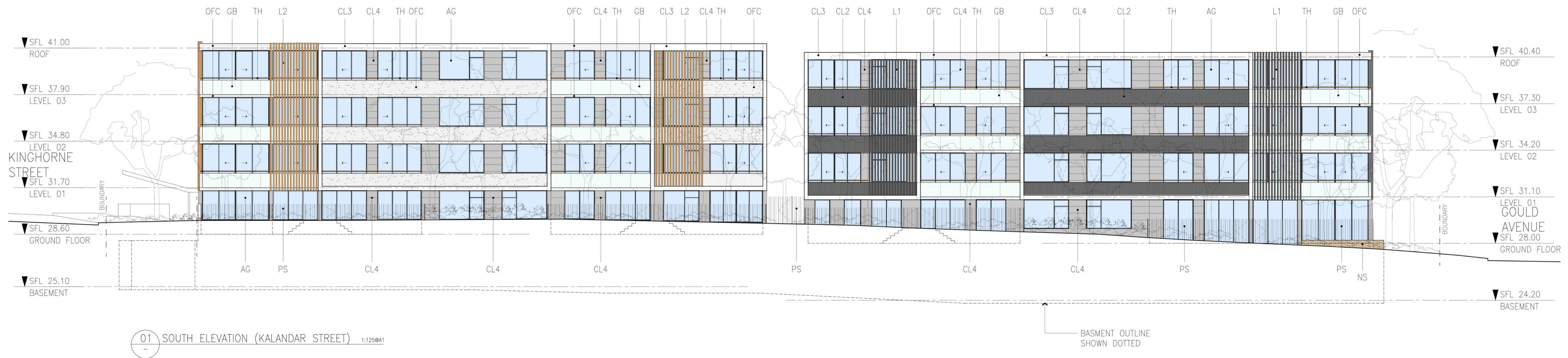
AVERAGE PERCENTAGE EXCEEDANCE	10.0%
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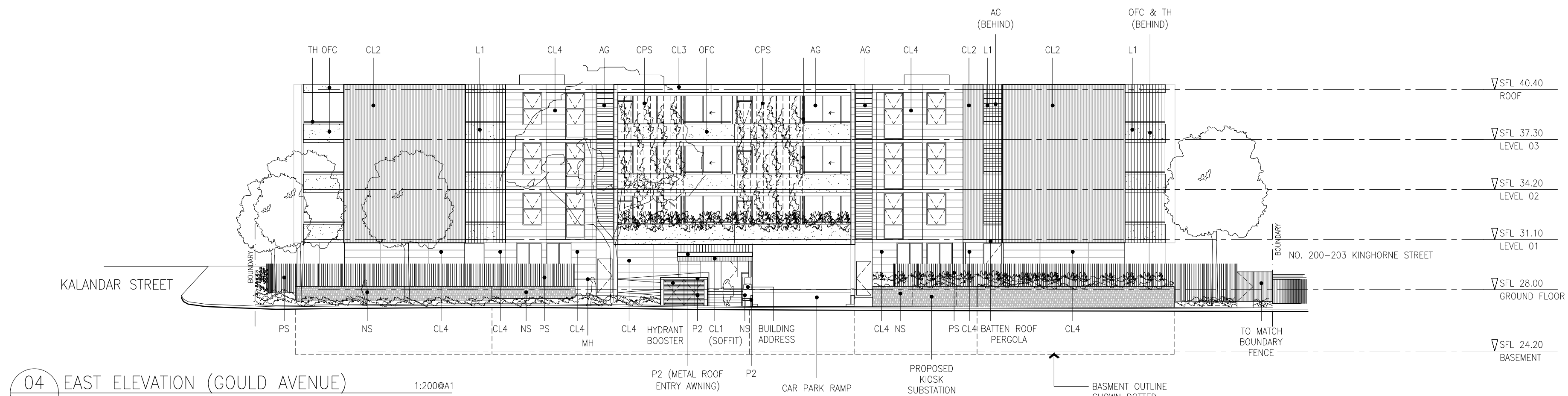
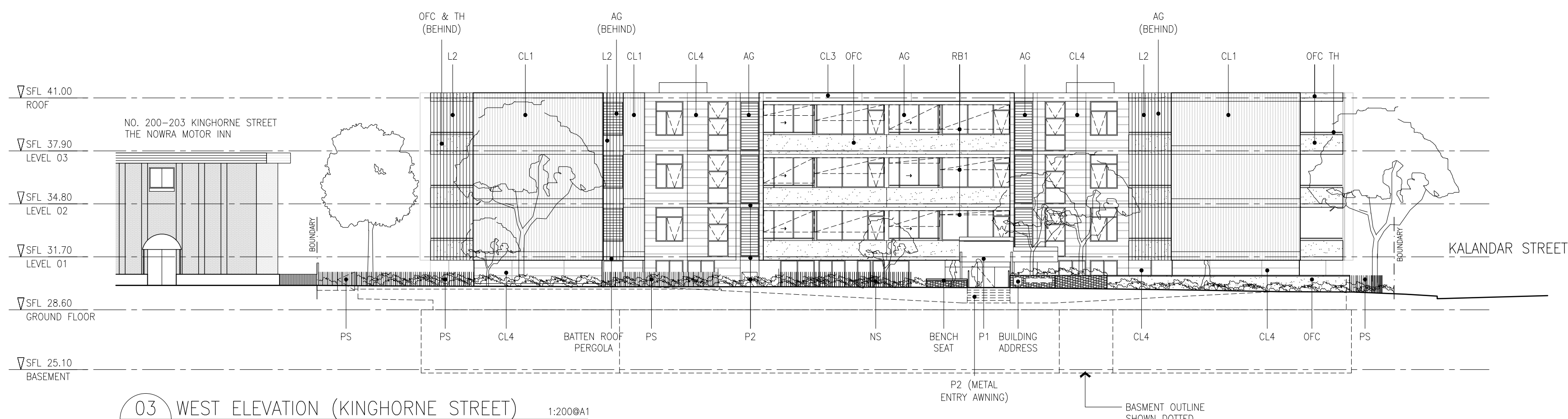
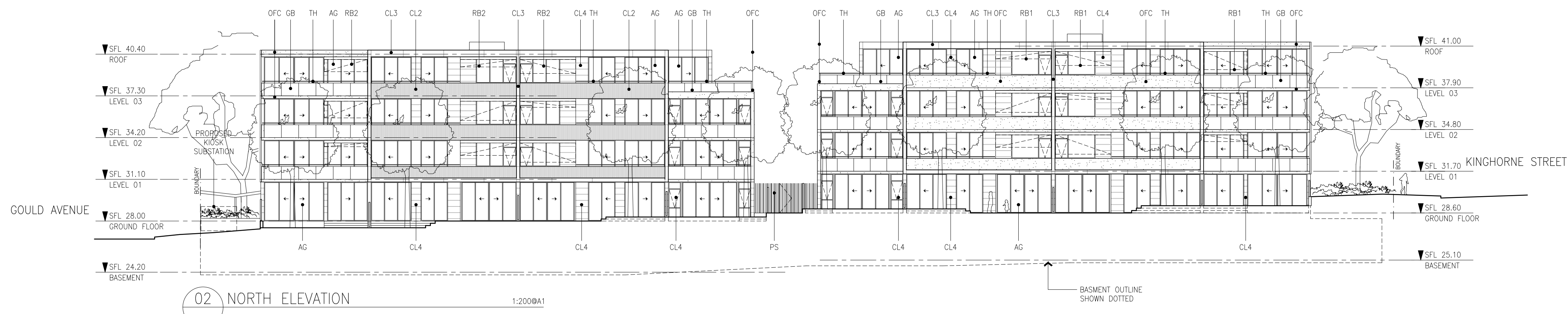
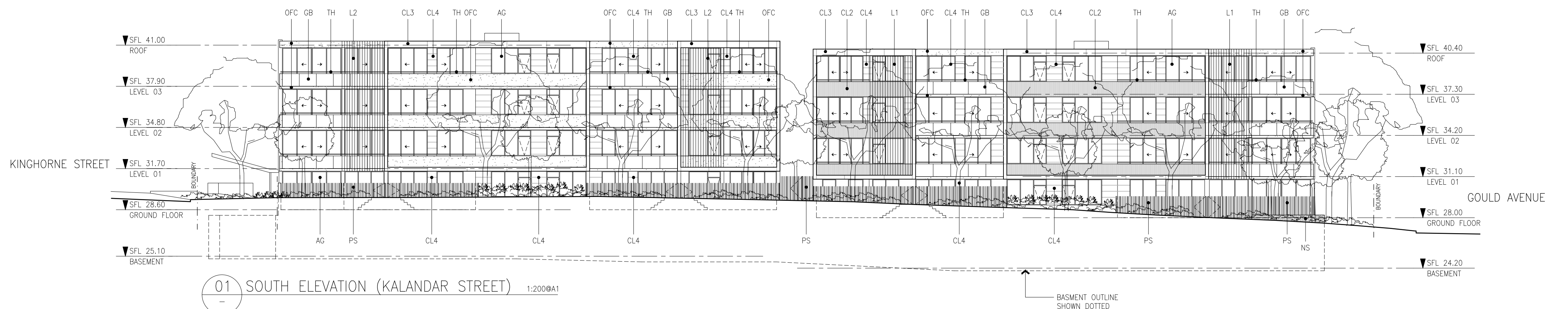
SOUTH WEST PERSEPCTIVE



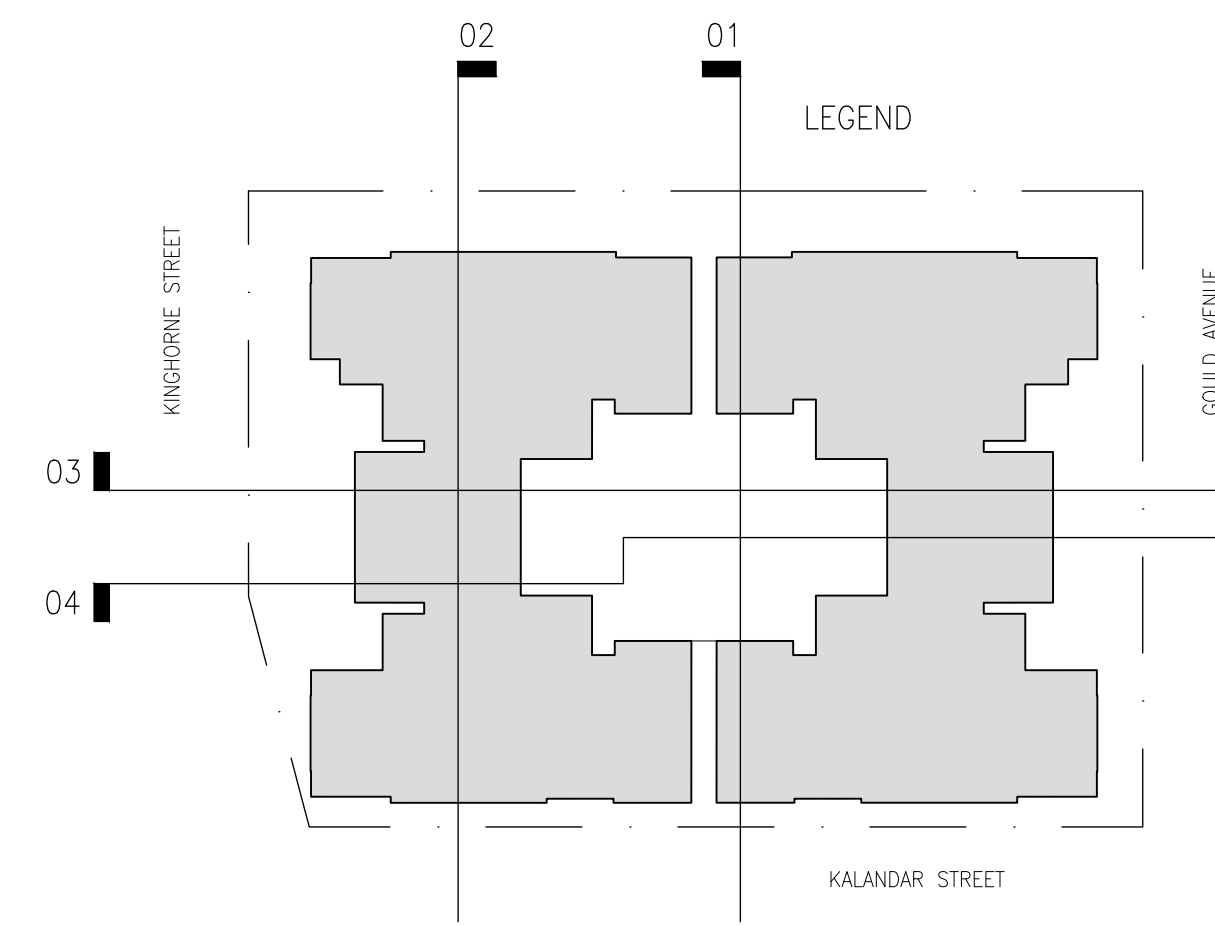
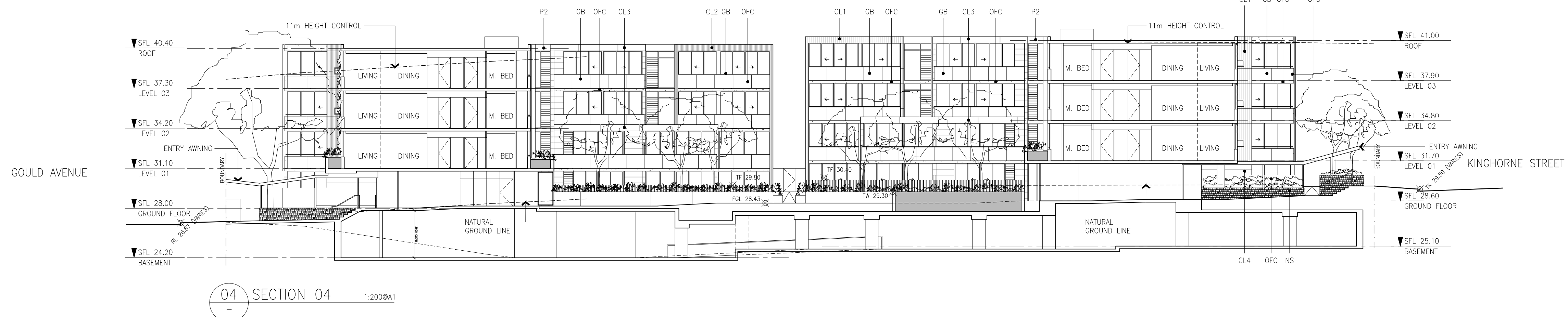
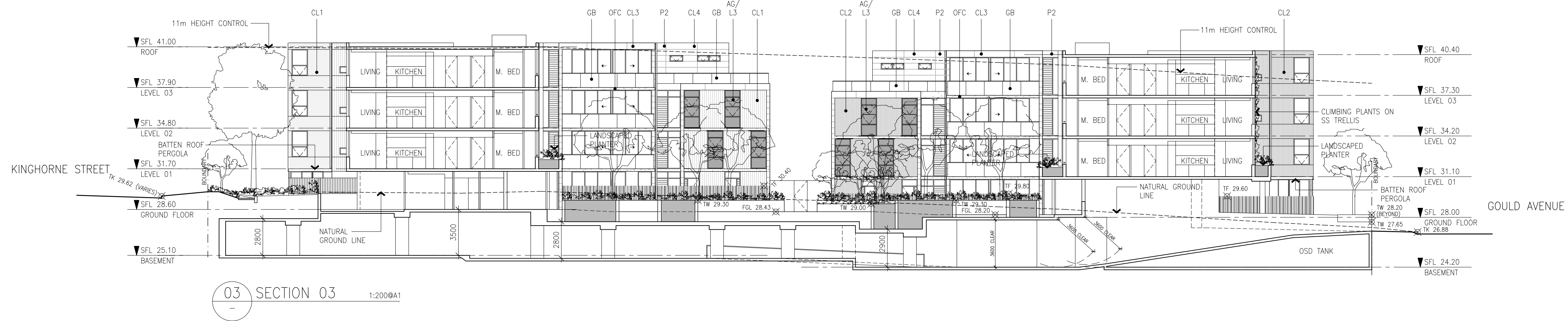
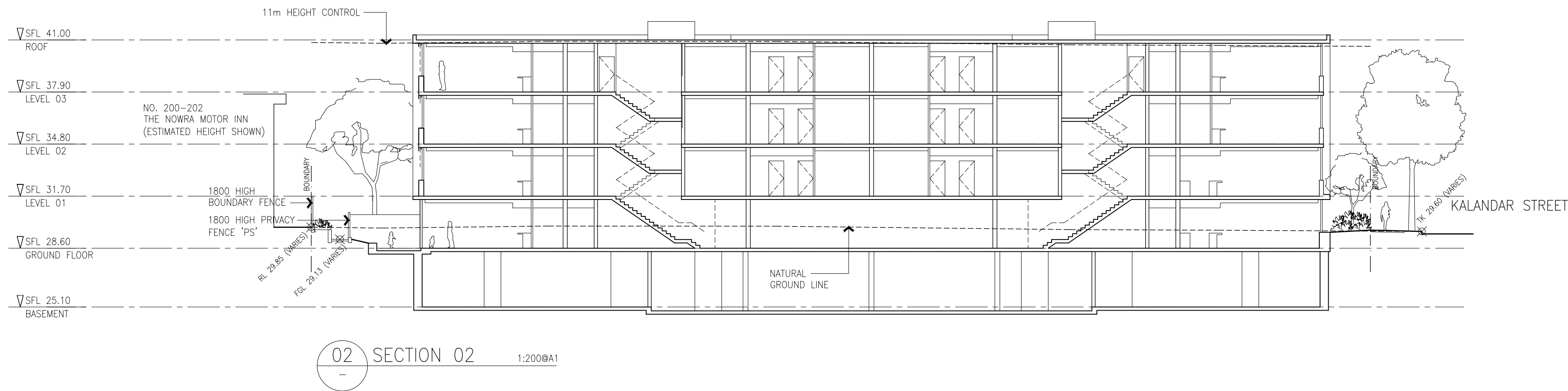
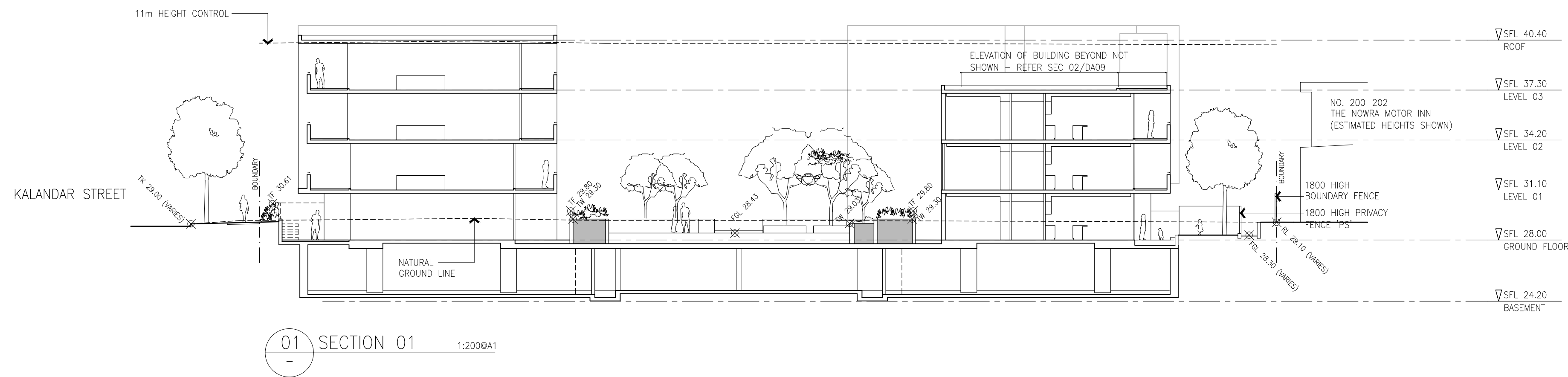
SOUTH EAST PERSEPCTIVE



LEGEND			
AG	POWDERCOATED ALUMINIUM FRAMED DOORS & WINDOWS BLACK	MH	STEEL HANDRAIL
CL1	PREFINISHED COMPOSITE VERTICAL GROOVE CLADDING TIMBER EQ TO 'TEAK'	NS	NATURAL STONE LANDSCAPE WALL SANDSTONE
CL2	PREFINISHED PROFILED METAL CLADDING CHARCOAL COLOUR	OFC	OFF FORM CONCRETE
CL3	PREFINISHED COMPOSITE CEMENT PANELLISED CLADDING OFF-WHITE	P1	PAINT FINISH EQ TO DULUX 'NATURAL WHITE'
CL4	PREFINISHED COMPOSITE CEMENT PANELLISED CLADDING WARM-GREY	P2	PAINT FINISH EQ TO DULUX 'DOMINO'
CPS	CLIMBING PLANT SCREEN	PS	PREFINISHED VERTICAL BATTEN PRIVACY SCREENS / GATES EQ TO DULUX 'DOMINO'
GB	SEMI-FRAMED GLASS BALUSTRADE	RB1	EXTERNAL FABRIC ROLLER SHADE (OPERABLE) CHARCOAL
L1	POWDERCOATED METAL FIXED VERTICAL LOUVRE SCREEN BLACK	RB2	EXTERNAL FABRIC ROLLER SHADE (OPERABLE) SAGE
L2	PREFINISHED TIMBER EFFECT FIXED VERTICAL LOUVRE SCREEN EQ TO 'TEAK'	RD	SECURITY ROLLER SHUTTER DOOR (CARPARK) COLOUR TO MATCH 'CL4'
L3	PREFINISHED ALUMINIUM OPERABLE LOUVRE SCREEN BLACK	TH	TIMBER HANDRAIL



LEGEND	
AG	POWDERCOATED ALUMINIUM FRAMED DOORS & WINDOWS BLACK
CL1	PREFINISHED COMPOSITE VERTICAL GROOVE CLADDING TIMBER EQ TO "TEAK"
CL2	PREFINISHED PROFILED METAL CLADDING CHARCOAL COLOUR
CL3	PREFINISHED COMPOSITE CEMENT PANELLISED CLADDING OFF-WHITE
CL4	PREFINISHED COMPOSITE CEMENT PANELLISED CLADDING WARM-GREY
CPS	CLIMBING PLANT SCREEN
GB	SEMI-FRAMED GLASS BALUSTRADE
L1	POWDERCOATED METAL FIXED VERTICAL LOUVRE SCREEN BLACK
L2	PREFINISHED TIMBER EFFECT FIXED VERTICAL LOUVRE SCREEN EQ TO "TEAK"
L3	PREFINISHED ALUMINIUM OPERABLE LOUVRE SCREEN BLACK
MH	STEEL HANDRAIL
NS	NATURAL STONE LANDSCAPE WALL SANDSTONE
OFC	OFF FORM CONCRETE
P1	PAINT FINISH EQ TO DULUX "NATURAL WHITE"
P2	PAINT FINISH EQ TO DULUX "DOMINO"
PS	PREFINISHED VERTICAL BATTEN PRIVACY SCREENS / GATES EQ TO DULUX "DOMINO"
RB1	EXTERNAL FABRIC ROLLER SHADE (OPERABLE) CHARCOAL
RB2	EXTERNAL FABRIC ROLLER SHADE (OPERABLE) SAGE
RD	SECURITY ROLLER SHUTTER DOOR (CARPARK) COLOUR TO MATCH "CL4"
TH	TIMBER HANDRAIL



LEGEND	
AG	POWDERCOATED ALUMINIUM FRAMED DOORS & WINDOWS BLACK
CL1	PREFINISHED COMPOSITE VERTICAL GROOVE CLADDING TIMBER EQ TO 'TEAK'
CL2	PREFINISHED PROFILED METAL CLADDING CHARCOAL COLOUR
CL3	PREFINISHED COMPOSITE CEMENT PANELLISED CLADDING OFF-WHITE
CL4	PREFINISHED COMPOSITE CEMENT PANELLISED CLADDING WARM-GREY
CP5	CLIMBING PLANT SCREEN
GB	SEMI-FRAMED GLASS BALUSTRADE
L1	POWDERCOATED METAL FIXED VERTICAL LOUVE SCREEN BLACK
L2	PREFINISHED TIMBER EFFECT FIXED VERTICAL LOUVE SCREEN EQ TO 'TEAK'
L3	PREFINISHED ALUMINIUM OPERABLE LOUVE SCREEN BLACK
MH	STEEL HANDRAIL
NS	NATURAL STONE LANDSCAPE WALL SANDSTONE
OFC	OFF FORM CONCRETE
P1	PAINT FINISH EQ TO DULUX 'NATURAL WHITE'
P2	PAINT FINISH EQ TO DULUX 'DOMINO'
PS	PREFINISHED VERTICAL BATTEN PRIVACY SCREENS / GATES EQ TO DULUX 'DOMINO'
RB1	EXTERNAL FABRIC ROLLER SHADE (OPERABLE) CHARCOAL
RB2	EXTERNAL FABRIC ROLLER SHADE (OPERABLE) SAGE
RD	SECURITY ROLLER SHUTTER DOOR (CARPARK) COLOUR TO MATCH 'CL4'
TH	TIMBER HANDRAIL

▽SFL XX.XX INDICATES STRUCTURAL FLOOR LEVEL
LEVEL XX (ADD 20mm FOR FLOOR FINISH)

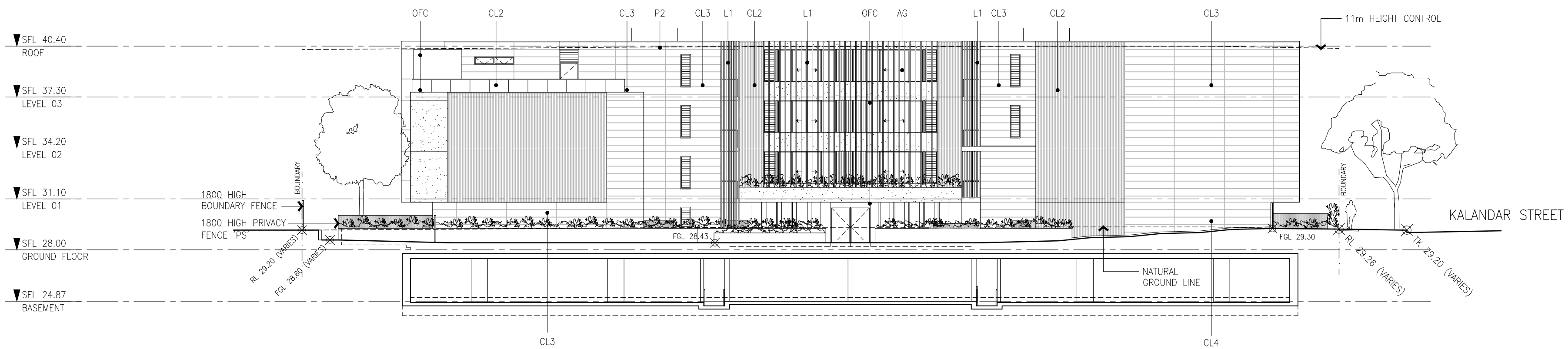
⊕FGL XX.XX FINISHED GROUND LEVEL

⊕TF XX.XX TOP OF FENCE LEVEL

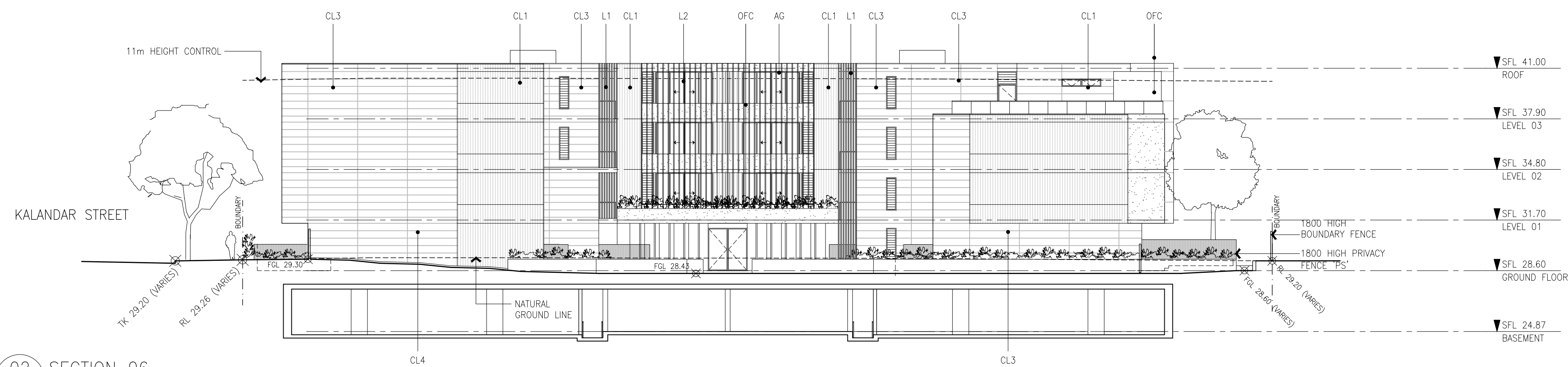
⊕TK XX.XX TOP OF KERB LEVEL

⊕TW XX.XX TOP OF WALL LEVEL

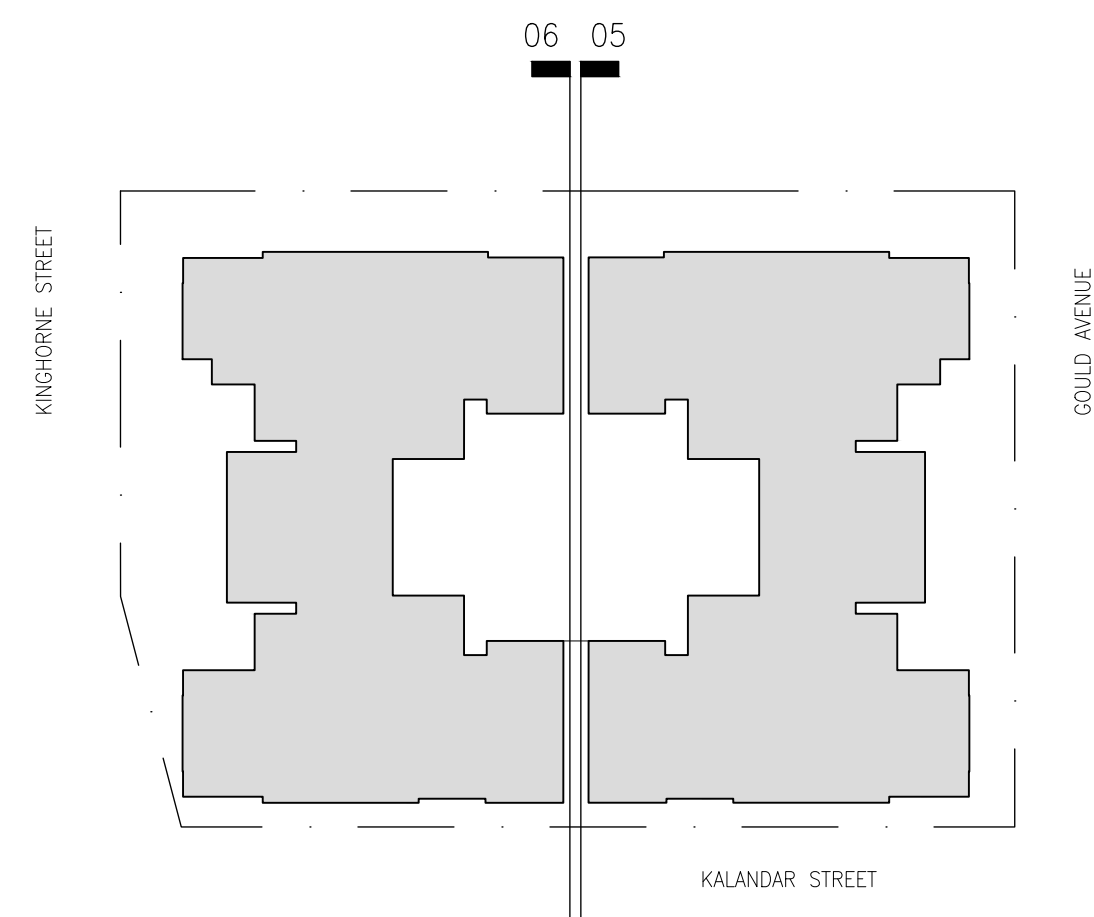
TYPICAL CEILING HEIGHT (HABITABLE) ~ 2700
TYPICAL CEILING HEIGHT (NON HABITABLE) ~ 2400



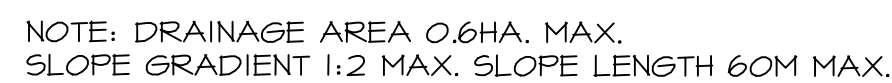
01 SECTION 05
1:200@A1



02 SECTION 06
1:200@A1



LEGEND	
AG	POWDERCOATED ALUMINIUM FRAMED DOORS & WINDOWS BLACK
CL1	PREFINISHED COMPOSITE VERTICAL GROOVE CLADDING TIMBER EQ TO 'TEAK'
CL2	PREFINISHED PROFILED METAL CLADDING CHARCOAL COLOUR
CL3	PREFINISHED COMPOSITE CEMENT PANELLISED CLADDING OFF-WHITE
CL4	PREFINISHED COMPOSITE CEMENT PANELLISED CLADDING WARM-GREY
CP5	CLIMBING PLANT SCREEN
GB	SEMI-FRAMED GLASS BALUSTRADE
L1	POWDERCOATED METAL FIXED VERTICAL LOUVRE SCREEN BLACK
L2	PREFINISHED TIMBER EFFECT FIXED VERTICAL LOUVRE SCREEN EQ TO 'TEAK'
L3	PREFINISHED ALUMINIUM OPERABLE LOUVRE SCREEN BLACK
MH	STEEL HANDRAIL
NS	NATURAL STONE LANDSCAPE WALL SANDSTONE
OFC	OFF FORM CONCRETE
P1	PAINT FINISH EQ TO DULUX 'NATURAL WHITE'
P2	PAINT FINISH EQ TO DULUX 'DOMINO'
PS	PREFINISHED VERTICAL BATTEN PRIVACY SCREENS / GATES EQ TO DULUX 'DOMINO'
RB1	EXTERNAL FABRIC ROLLER SHADE (OPERABLE) CHARCOAL
RB2	EXTERNAL FABRIC ROLLER SHADE (OPERABLE) SAGE
RD	SECURITY ROLLER SHUTTER DOOR (CARPARK) COLOUR TO MATCH 'CL4'
TH	TIMBER HANDRAIL
▼SFL XX.XX INDICATES STRUCTURAL FLOOR LEVEL LEVEL XX (ADD 20mm FOR FLOOR FINISH)	
⊕ FGL XX.XX	FINISHED GROUND LEVEL
⊕ TF XX.XX	TOP OF FENCE LEVEL
⊕ TK XX.XX	TOP OF KERB LEVEL
⊕ TW XX.XX	TOP OF WALL LEVEL
TYPICAL CEILING HEIGHT (HABITABLE) ~ 2700 TYPICAL CEILING HEIGHT (NON HABITABLE) ~ 2400	



GENERAL CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 15mm LONG STAR PICKETS IN GROUND 3m APART.
3. DIG A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE USING THE RITS AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT WITH A 150mm OVERLAP.



GENERAL CONSTRUCTION NOTES

1. CONSTRUCT WITH GRADIENT OF BETWEEN 1% TO 5%
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE
3. DRAINS TO BE CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS-SECTION NOT V-SHAPED
4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE
5. PERMANENT OR TEMPORARY STABILISATION OF THE EARTH BANKS TO BE COMPLETED WITHIN 10 DAYS OF CONSTRUCTION
6. ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO A SEDIMENT BASIN OR SIMILAR
7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUBCATCHMENT AREA FROM WHICH THE WATER ORIGINATED
8. COMPA BANKS WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED TO FUNCTION FOR MORE THAN 5 DAYS
9. EARTH BANKS TO BE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW



GENERAL CONSTRUCTION NOTES

1. LOCATE STOCKPILE AT LEAST 5m FROM VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW FLAT ELONGATED MOUND.
3. WHERE THERE IS A SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT (TO ALLOW AIR VENTILATION FOR FUTURE REUSE)
4. MAINTAIN SLOPES IN ACCORDANCE WITH THE SWAPER
5. CONSTRUCT EARTH BANK ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE 1m TO 2m DOWNSLOPE OF STOCKPILE.

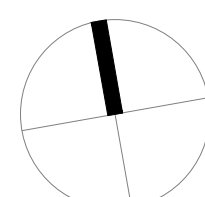


CONSTRUCTION NOTES

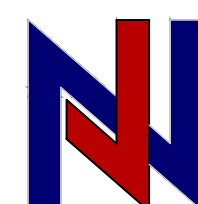
1. STRIP TOPSOIL AND LEVEL SITE. COMPACT SUBGRADE.
2. COVER THE AREA WITH NEEDLE PUNCHED GEOTEXTILE.
3. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROAD-BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3m WIDE.
5. WHERE A SEDIMENT FENCE JOINS INTO A STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



P1	26.04.18	DJ	ISSUED FOR APPROVAL				
AMDT	DATE	BY	DESCRIPTION		AMDT	DATE	BY



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JONES NICHOLSON PTY. LTD.
CONSULTING ENGINEERS

GOLD COAST 10 NEW STREET
NERANG QLD 4211

Ph. (07) 3085 1300

DESIGN : S.R
DRAWN : DJ
DATE : AUG 2017
DRG SIZE : A1
SCALE : AS SHOWN
PROJECT MGR : S.F

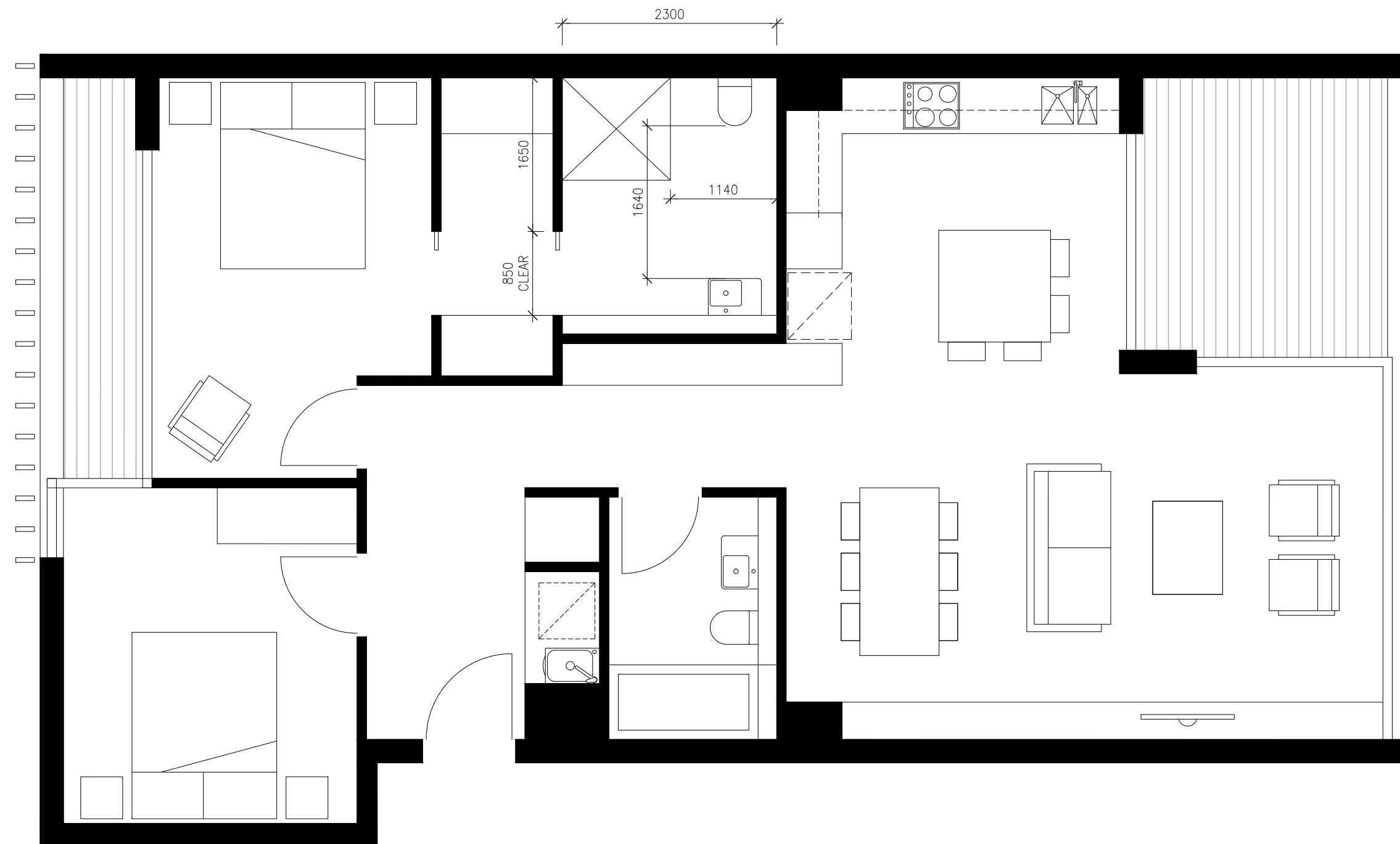
S.R
DJ
G 2017
A1

**CIVIL DESIGN
ENVIRONMENTAL SITE
DETAILS**

GOULD AVENUE
RESIDENTIAL DEVELOPMENT
SOUTH NOWRA
NSW
LEE CARMICHAEL TOWN PLANNING

17020029

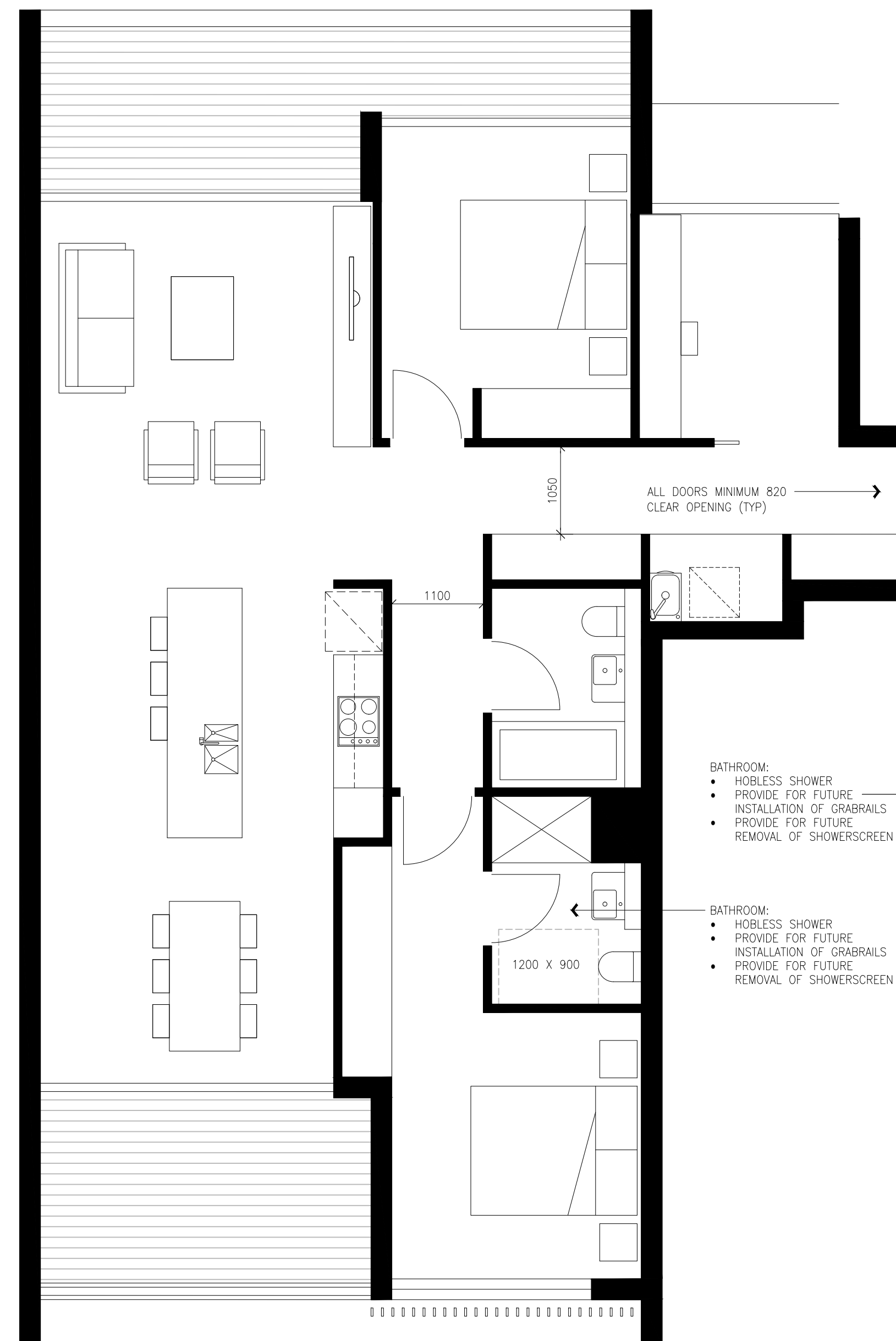
ESM2 P1



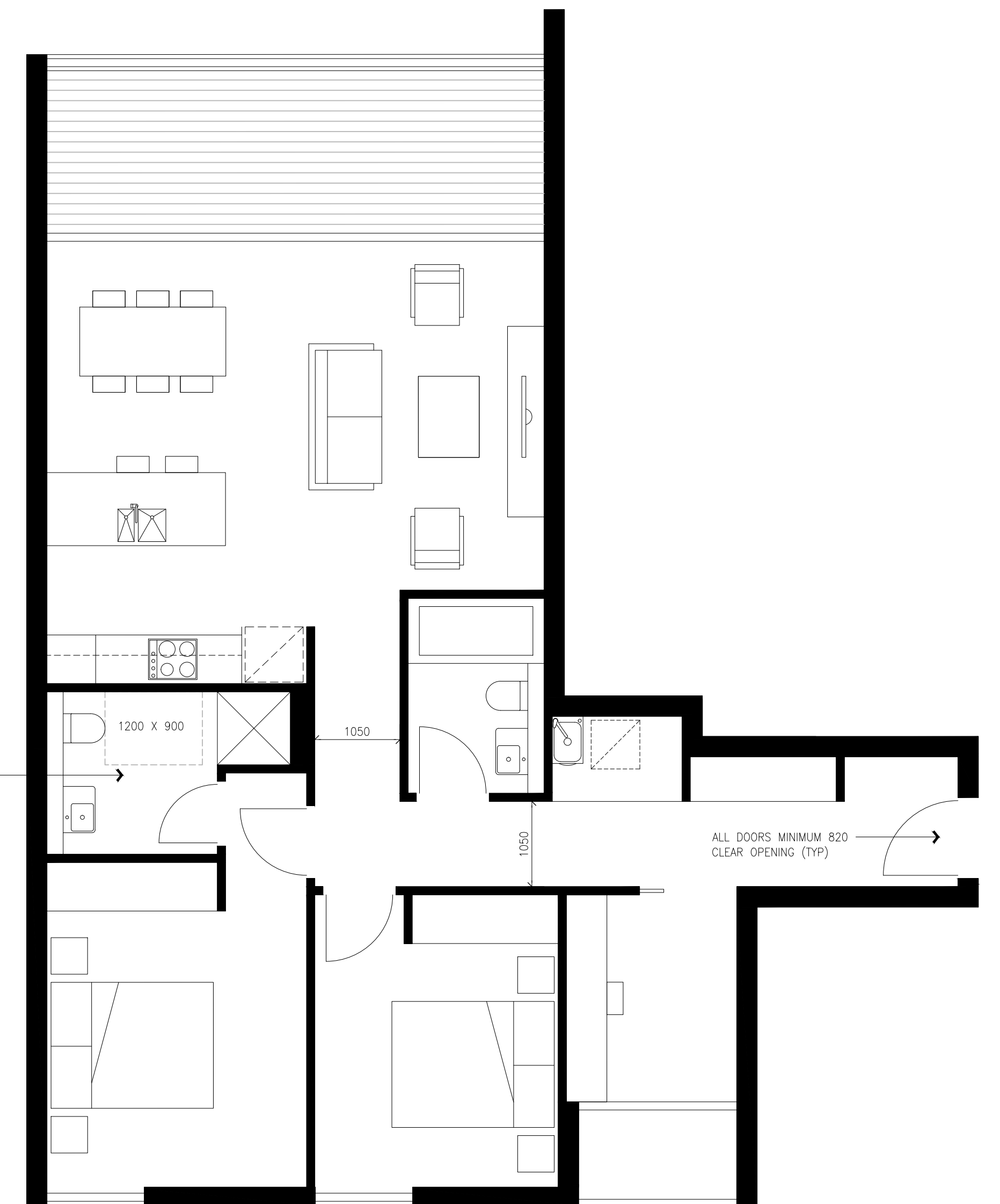
ADAPTABLE APARTMENT – PRE ADAPTION PLAN



ADAPTABLE APARTMENT – POST ADAPTION PLAN



UNIVERSAL APARTMENT TYPE 1 – TYPICAL PLAN



UNIVERSAL APARTMENT TYPE 2 – TYPICAL PLAN

NOMINATED ADAPTABLE APARTMENTS (AS4299):

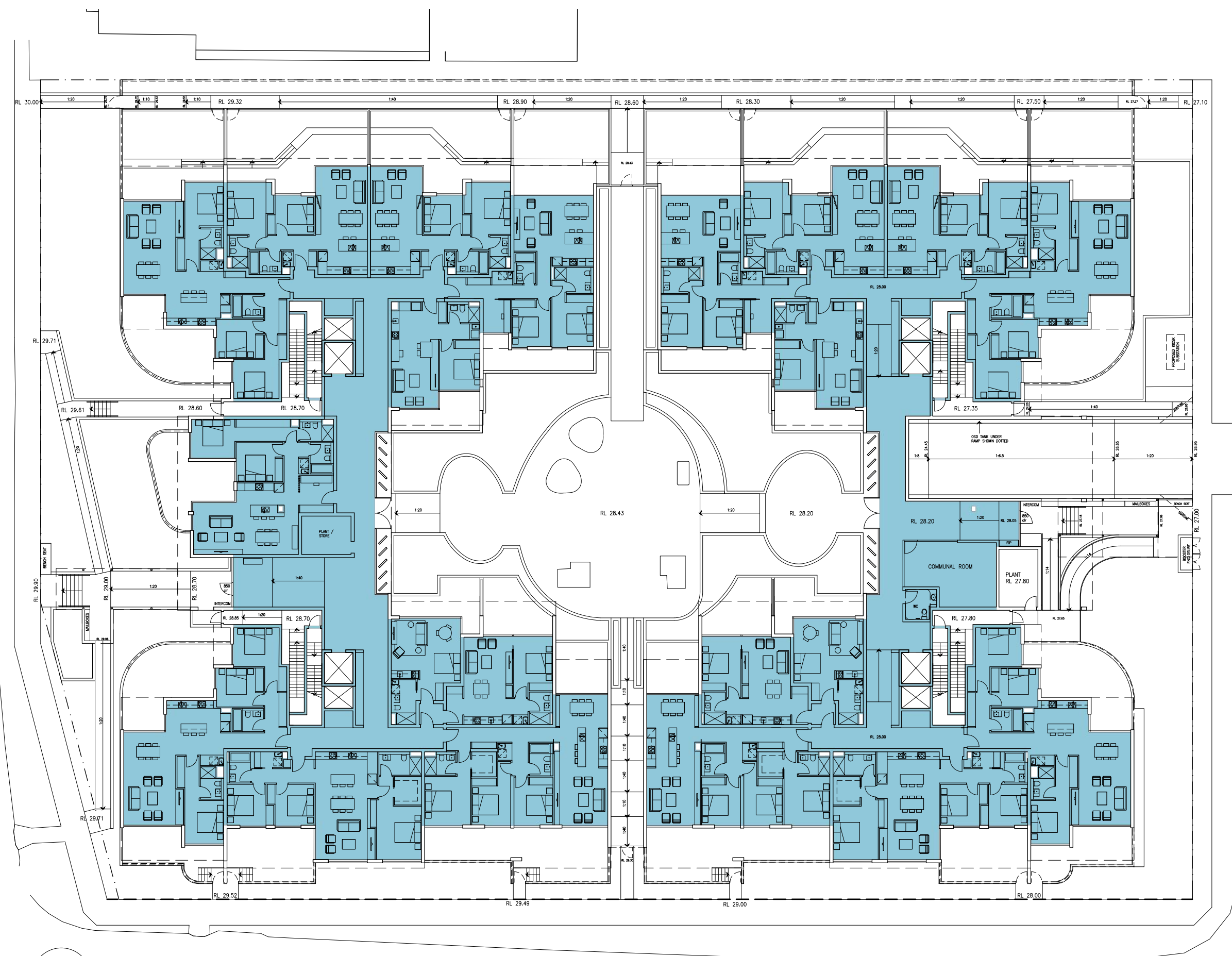
A.106, B.106, C.106, D.106
A.206, B.206, C.206, D.206
A.306

TOTAL 9 APARTMENTS (10%)

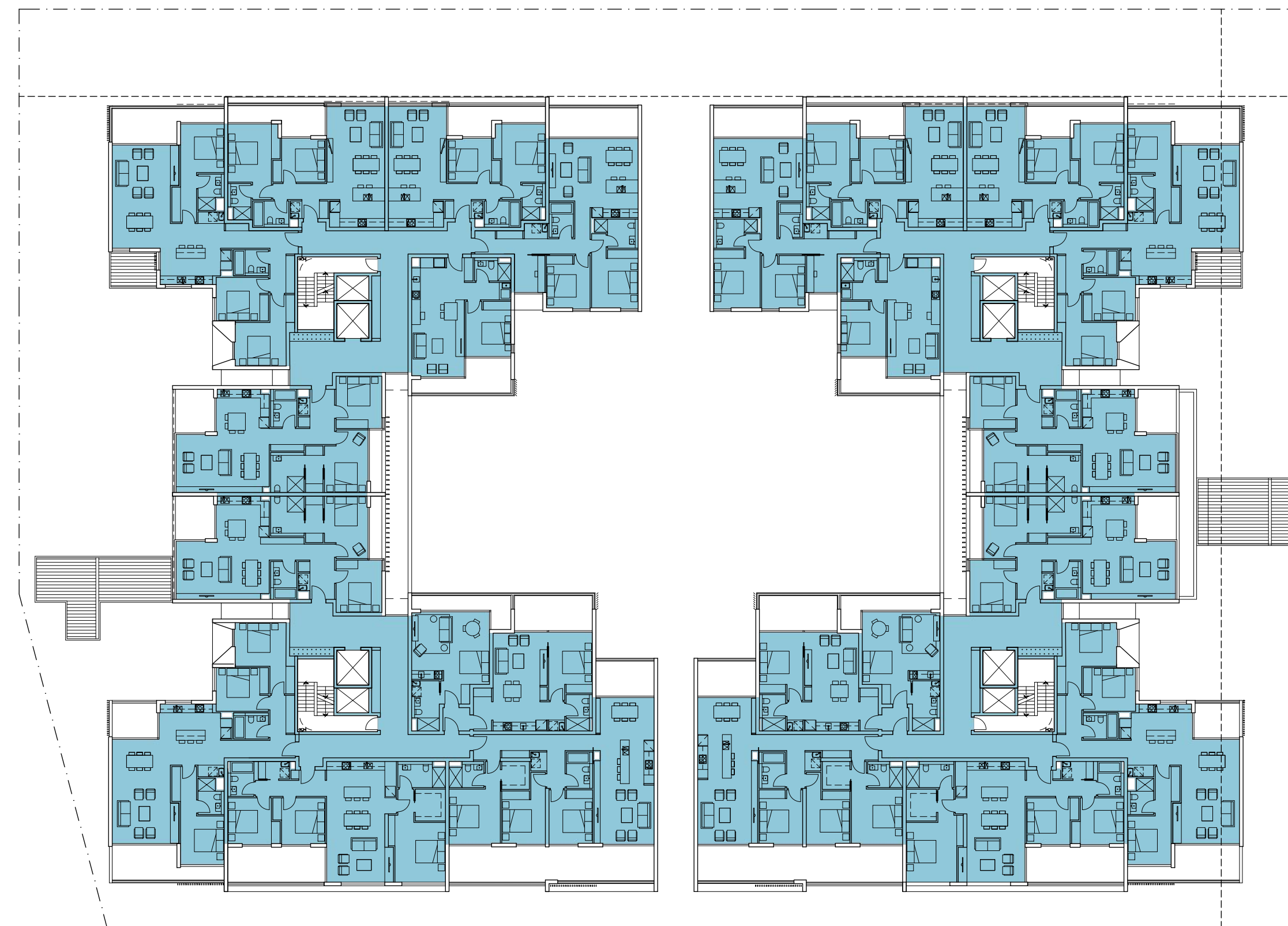
NOMINATED SILVER LEVEL UNIVERSAL APARTMENTS (LIVABLE HOUSING AUSTRALIA):

NOMINATED ADAPTABLE APARTMENTS PLUS:
B.G04, D.G04
B.104, D.104
A.204, B.204, C.204, D.204
A.304, B.305, C.304, C.306, D.305

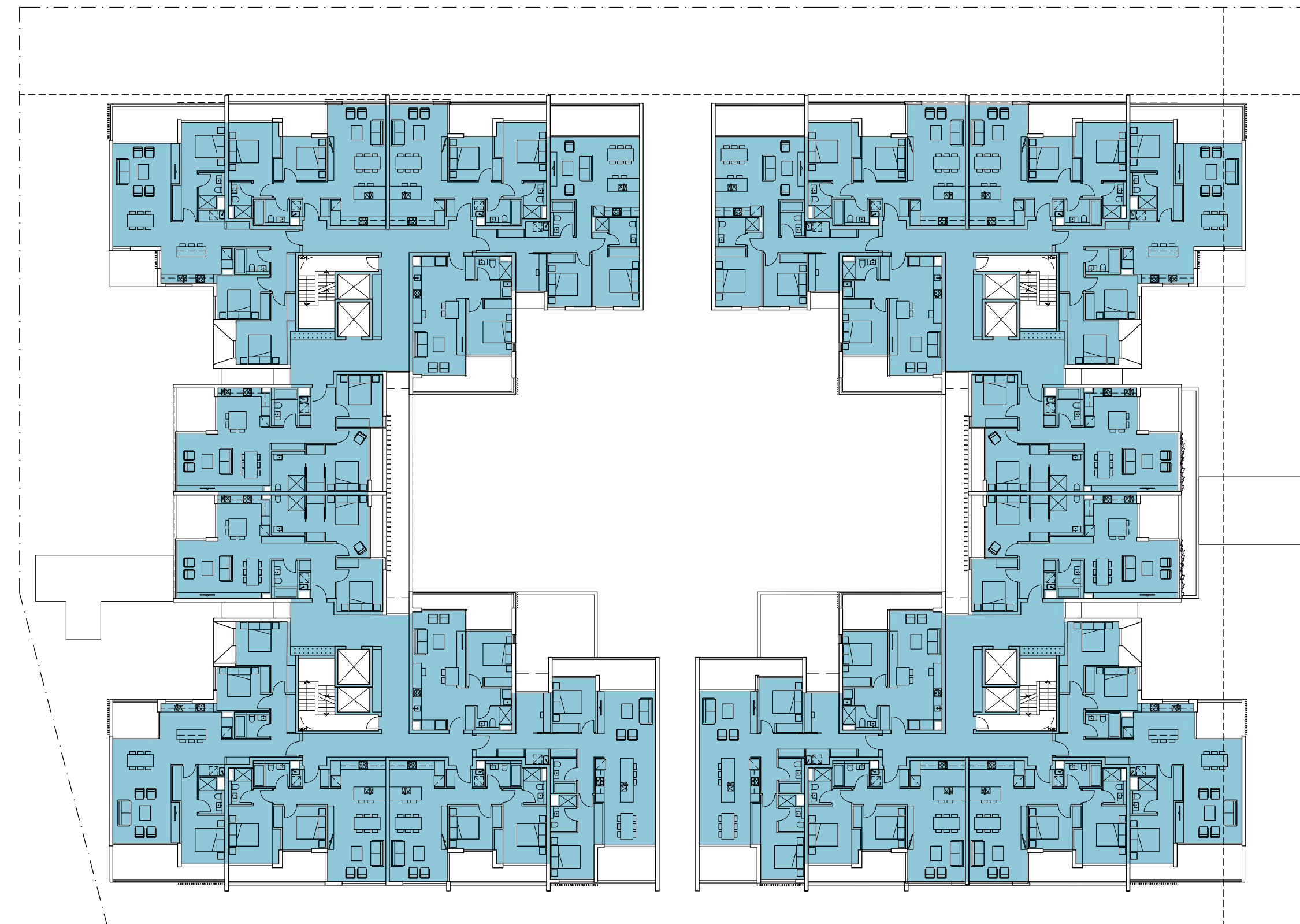
TOTAL 22 APARTMENTS (TOTAL 24%)



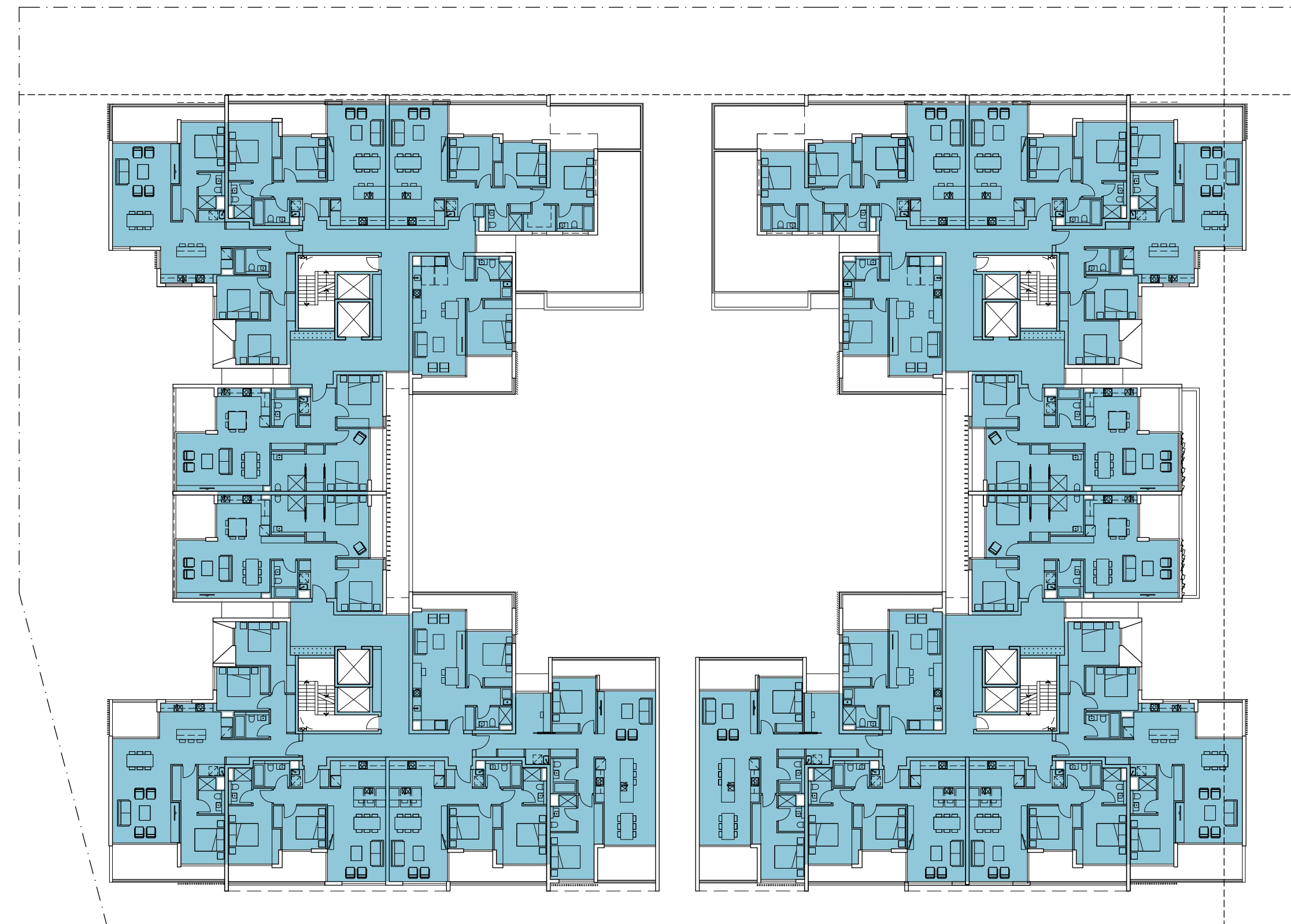
01 GROUND FLOOR GFA DIAGRAM
(GFA SHOWN HATCHED) NTS



02 LEVEL 01 GFA DIAGRAM
(GFA SHOWN HATCHED) NTS



03 LEVEL 02 GFA DIAGRAM
(GFA SHOWN HATCHED) NTS



04 LEVEL 03 GFA DIAGRAM
(GFA SHOWN HATCHED) NTS

LEVEL	GROSS FLOOR AREA (G.F.A.)
GROUND	2242.3m2
LEVEL 01	2334.0m2
LEVEL 02	2332.6m2
LEVEL 03	2182.6m2

TOTAL G.F.A.	9091.5m2
SITE AREA	5528.0m2
PROPOSED F.S.R.	1.64 : 1

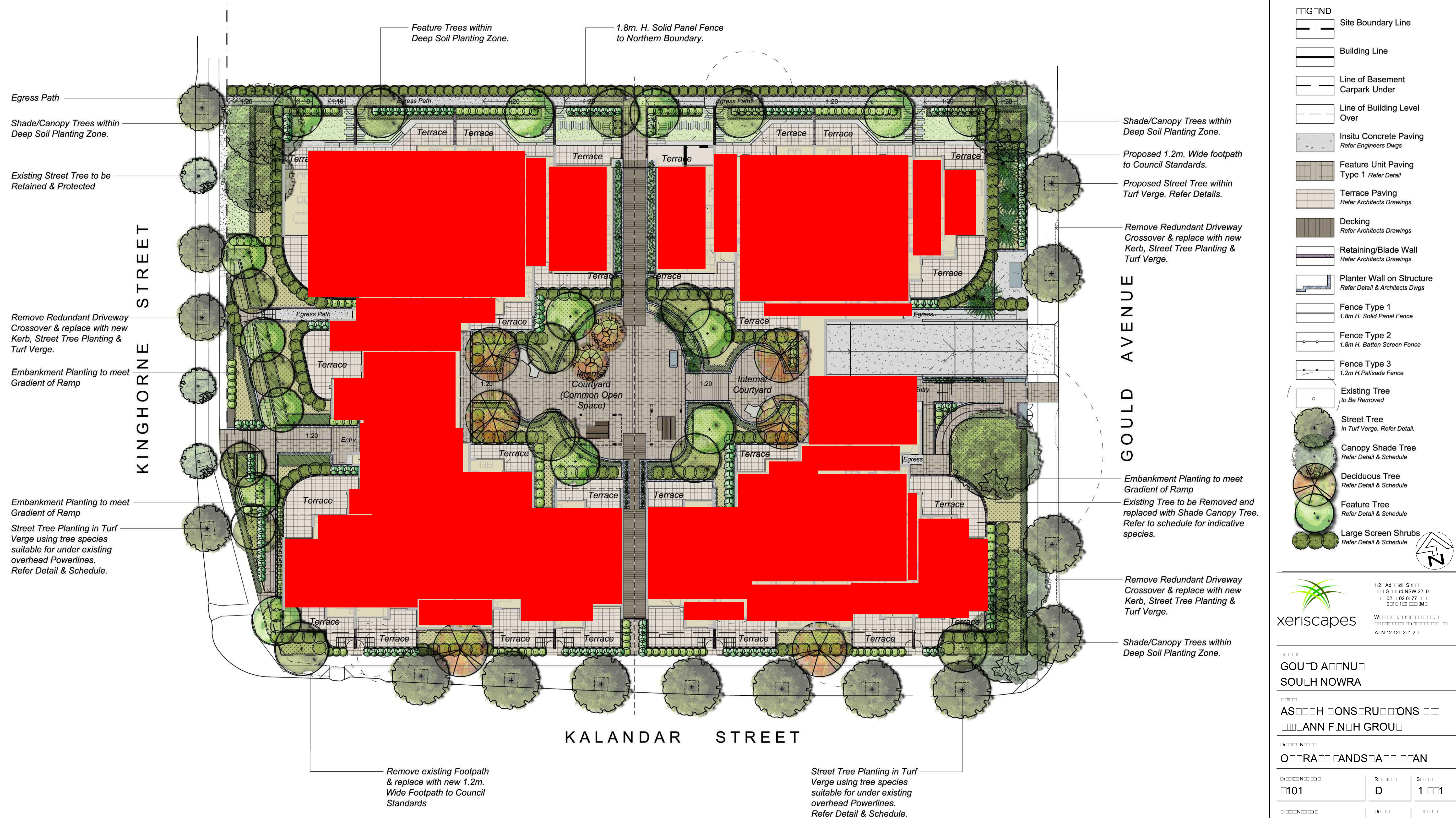


PHOTOMONTAGE VIEW FROM THE SOUTH WEST
(KINGHORNE STREET)
NOTE: STREET TREES NOT SHOWN



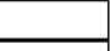
PHOTOMONTAGE VIEW FROM THE SOUTH EAST
(KALANDAR STREET AT GOULD AVENUE)
NOTE: STREET TREES NOT SHOWN

D	A 000000 000000 0000	AF	GO	12.10.2017
0	D 000000 000000 0000	AF	GO	00.00.2017
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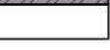
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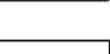
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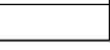
Site Boundary Line
 - 

Building Line
 - 

Retaining/Blade Wall
Refer Architects Drawings
 - 

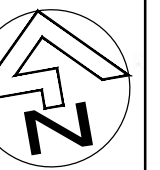
Planter Wall on Structure
Refer Detail & Architects Dwgs
 - 

Balustrade
Refer Architects Drawings
 - 

Shrub Type 1
Refer Detail & Schedule
 - 

Shrub Type 2
Refer Detail & Schedule
 - 

Climber Planting
Refer Detail & Schedule



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Dr. N. S. 1 ANDS. A. AN

Dr N

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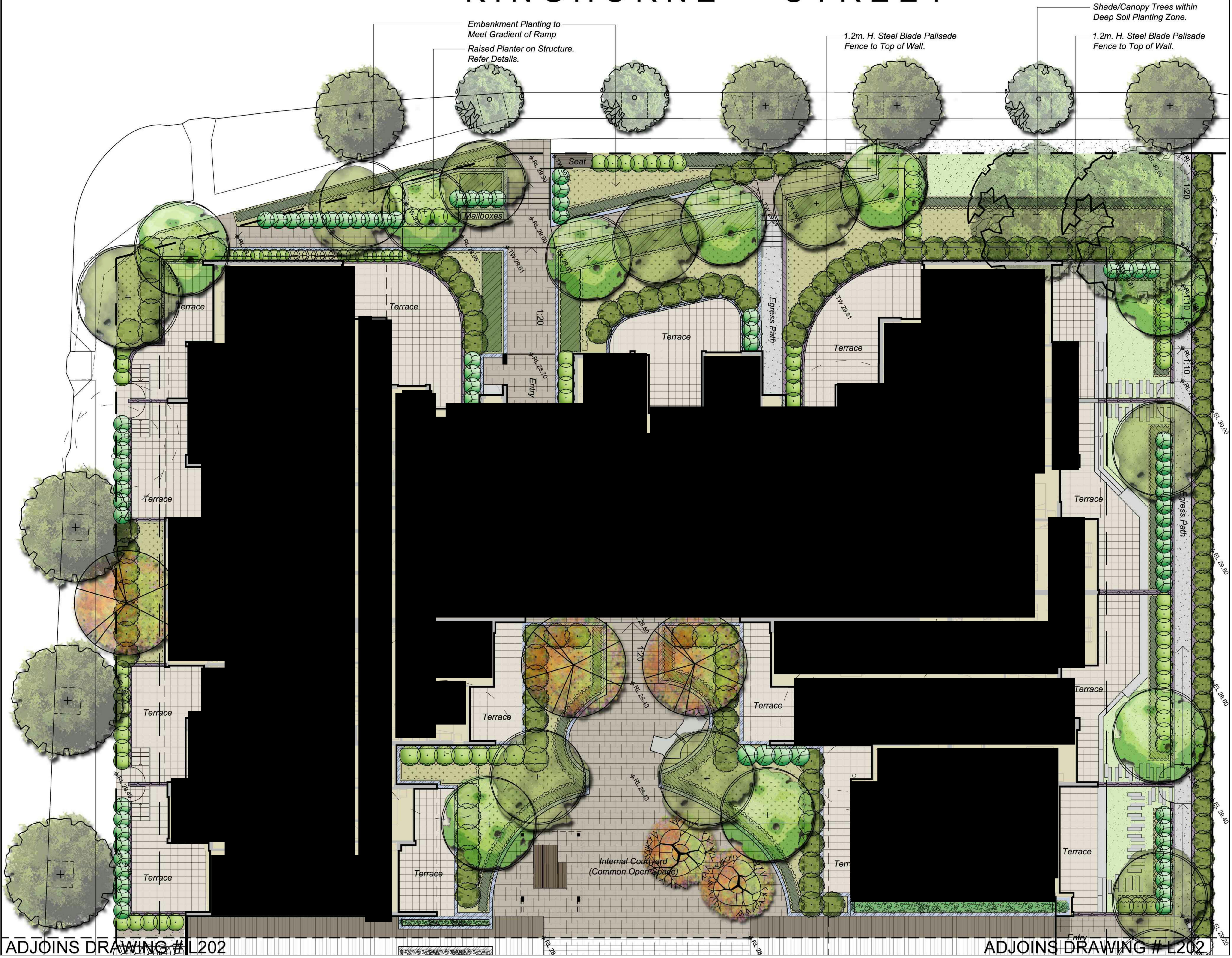
1 1

Dr. N. 17	Dr. AF	 GO
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s[] 1:200 @ A1

D O M N A A O N

KINGHORNE STREET



C	Development Application	AF	GO	04.09.2017
B	Amended Plans for Coordination	AF	GO	30.08.2017
A	Preliminary DA for Review & Comment	AF	GO	23.08.2017
Issue	Description	Drawn	Check	Date

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LEGEND

Site Boundary Line

Building Line

Line of Basement Carpark Under

Line of Building Level Over

Insitu Concrete Paving
Refer Engineers Dwg

Feature Unit Paving
Type 1 Refer Detail

Terrace Paving
Refer Architects Drawings

Decking
Refer Architects Drawings

Retaining/Blade Wall
Refer Architects Drawings

Planter Wall on Structure
Refer Detail & Architects Dwg

Fence Type 1
1.8m H. Solid Panel Fence

Fence Type 2
1.8m H. Batten Screen Fence

Fence Type 3
1.2m H. Palisade Fence

Existing Tree
to Be Removed

Street Tree
in Turf Verges. Refer Detail.

Canopy Shade Tree
Refer Detail & Schedule

Deciduous Tree
Refer Detail & Schedule

Feature Tree
Refer Detail & Schedule

Large Screen Shrubs
Refer Detail & Schedule

1/28 Adelaide Street
East Gosford NSW 2250
Tel: +61 2 4339 3844 (P)
+61 419 190 368 (M)

Web: www.xeriscapes.com.au
Email: geoff@xeriscapes.com.au
ABN 12 129 231 269

Project:
**GOULD AVENUE
SOUTH NOWRA**

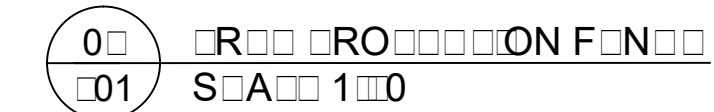
Client:
**ASTECH CONSTRUCTIONS P/L
c/- KANN FINCH GROUP**

Drawing Name:
LANDSCAPE PLAN (1 OF 2)

Drawing Number: L201	Revision: C	Sheet: 1 of 2
Project Number: 1783	Drawn: AF	Check: GO

Scale: 1:100 @ A1

DEVELOPMENT APPLICATION



LEVELS 1-3 INDICATIVE PLANT SCHEDULE								
Species Key	Botanical name	Common name	Mature Height (m)	Mature Spread	Spacings	Pot size	Native/ Exotic	Comments
Shrubs - Type 1								
MTh	<i>Metrosideros 'Thomasii'</i>	Thomasii N.Z. Christmae Bush	2	1.5	As Shown	200mm	E	
RAB	<i>Raphiolepis 'Apple Blossom'</i>	Apple Blossom Indian Hawthorn	1.5	1.5	As Shown	200mm	E	
Sse	<i>Syzygium Australe 'Select'</i>	Lilly Lilly	1.5	1.5	As Shown	200mm	N	
Shrubs - Type 2								
CVA	<i>Callistemon citrinus 'White Anzac'</i>	White Anzac Bottlebrush	1	1	As Shown	200mm	N	
VYAB	<i>Vaccinium fulicosa 'Aussie Box'</i>	Coastal Rosemary	1	1	As Shown	200mm	N	
RSM	<i>Raphiolepis 'Snow Maiden'</i>	Snow Maiden Indian Hawthorn	1	1	As Shown	200mm	E	
Climbers								
Can	<i>Cissus antarctica</i>	Kangaroo Vine	5		As Shown	140mm	N	Tensile Wire Support System
Pw	<i>Pyrostegia venusta</i>	Orange Trumpet Flower	3		As Shown	140mm	N	Tensile Wire Support System
Tja	<i>Trachelospermum jasminoides</i>	Star Jasmine	3		As Shown	140mm	E	Tensile Wire Support System



D	Amended Existing Tree	AF	GO	12.10.2017
C	Development Application	AF	GO	04.09.2017
B	Amended Plans for Coordination	AF	GO	04.08.2017
A	Preliminary DA for Review & Comment	AF	GO	23.08.2017
Issue	Description	Drawn	Check	Date

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Do not scale from this drawing. Use indicated dimensions only. The contractor shall verify all measurements on site prior to construction. Any discrepancies are to be reported to the Landscape Architect prior to the commencement of any works.

LEGEND

- Site Boundary Line
- Building Line
- Line of Basement Carpark Under
- Line of Building Level Over
- Insitu Concrete Paving
Refer Engineers Dwg
- Feature Unit Paving
Type 1 Refer Detail
- Terrace Paving
Refer Architects Drawings
- Decking
Refer Architects Drawings
- Retaining/Blade Wall
Refer Architects Drawings
- Planter Wall on Structure
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- Fence Type 1
1.8m H. Solid Panel Fence
- Fence Type 2
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1.2m H. Palisade Fence
- Existing Tree
to Be Removed
- Street Tree
in Turf Verge. Refer Detail.
- Canopy Shade Tree
Refer Detail & Schedule
- Deciduous Tree
Refer Detail & Schedule
- Feature Tree
Refer Detail & Schedule
- Large Screen Shrubs
Refer Detail & Schedule





1/28 Adelaide Street
East Gosford NSW 2250
Tel: 02 4302 0477 (P)
0419 190 368 (M)

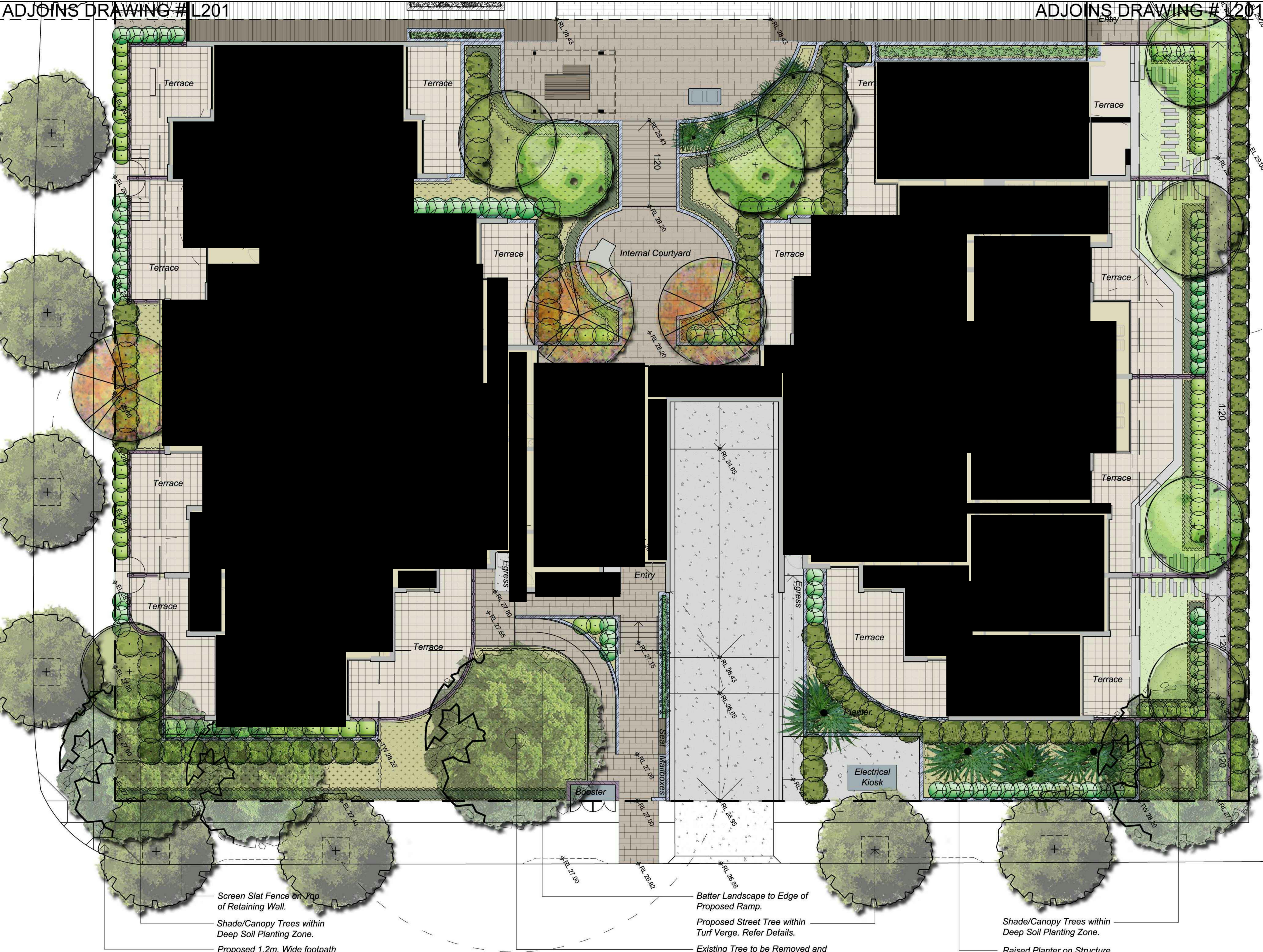
Web: www.xeriscapes.com.au
Email: geoff@xeriscapes.com.au
ABN 12 129 231 269

Project: GOULD AVENUE SOUTH NOWRA		
Client: ASTECH CONSTRUCTIONS P/L c/- KANN FINCH GROUP		
Drawing Name: LANDSCAPE PLAN (2 OF 2)		
Drawing Number: L202	Revision: D	Sheet: 2 of 2
Project Number: 1783	Drawn: AF	Check: GO

Scale: 1:100 @ A1



DEVELOPMENT APPLICATION



Screen Slat Fence on Top of Retaining Wall.

Shade/Canopy Trees within Deep Soil Planting Zone.

Proposed 1.2m. Wide footpath & Kerb Ramps to Council Standards.

Batter Landscape to Edge of Proposed Ramp.

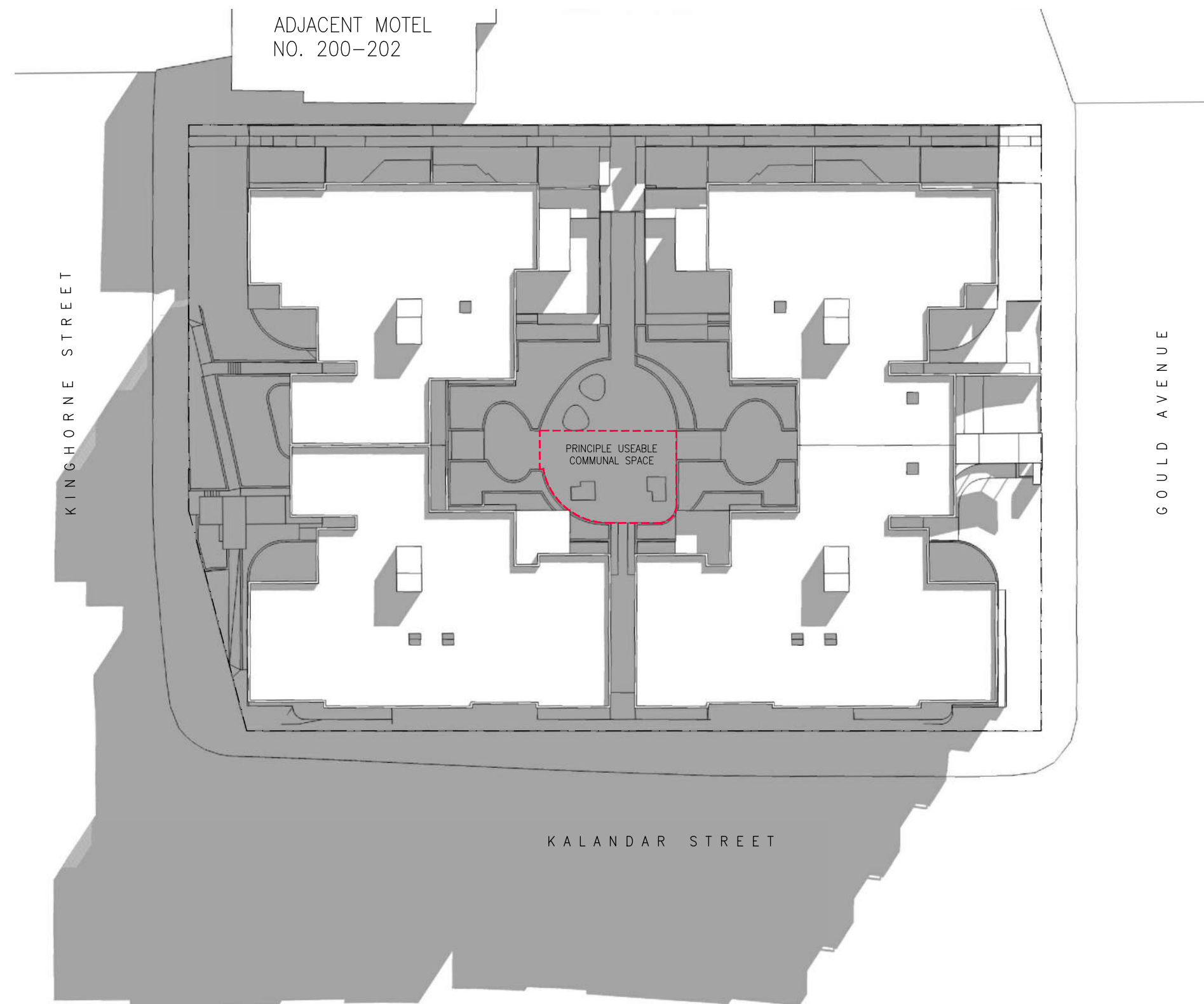
Proposed Street Tree within Turf Verge. Refer Details.

Existing Tree to be Removed and replaced with Shade Canopy Tree. Refer Schedule for indicative species.

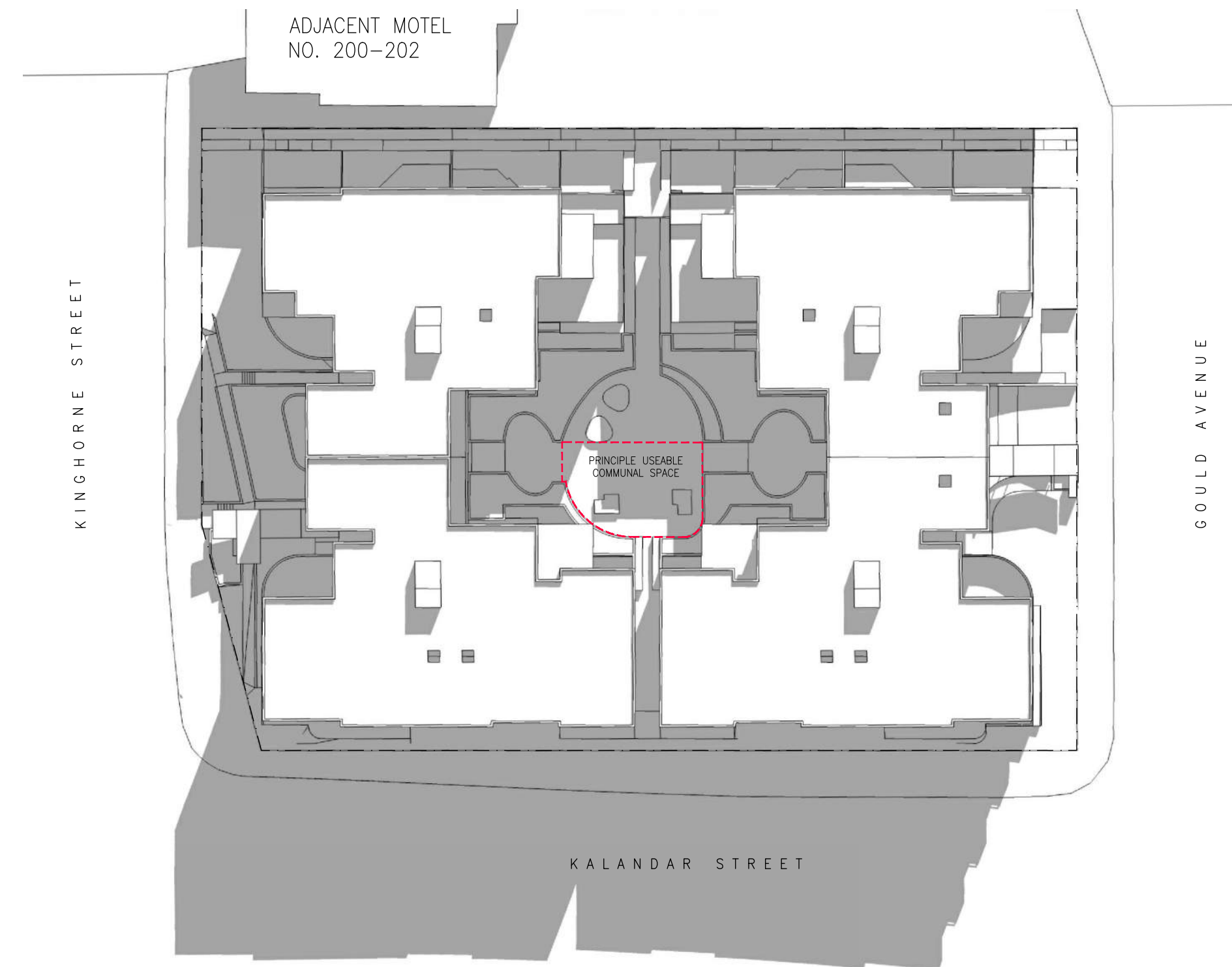
Shade/Canopy Trees within Deep Soil Planting Zone.

Raised Planter on Structure. Refer Details.

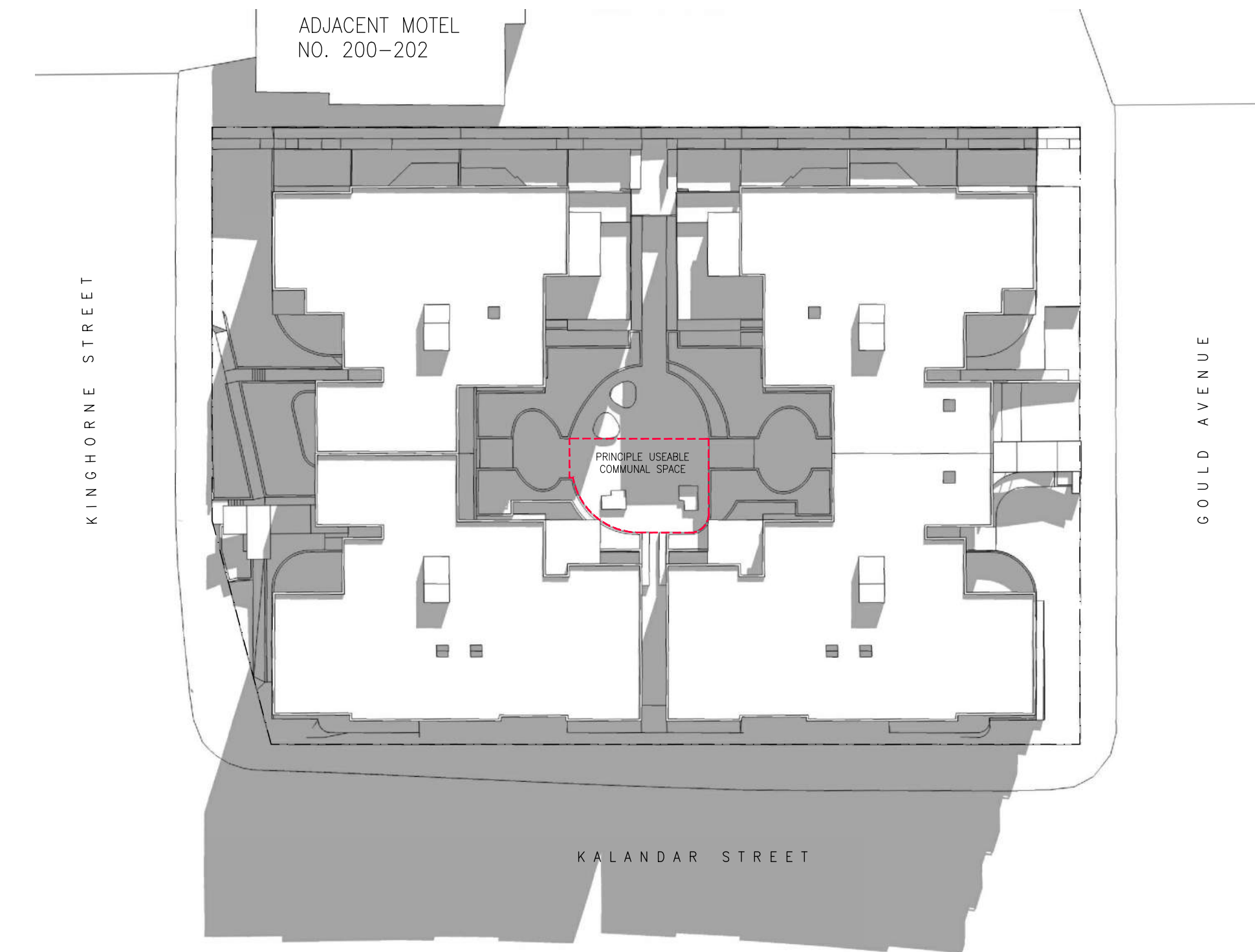
GOULD AVENUE



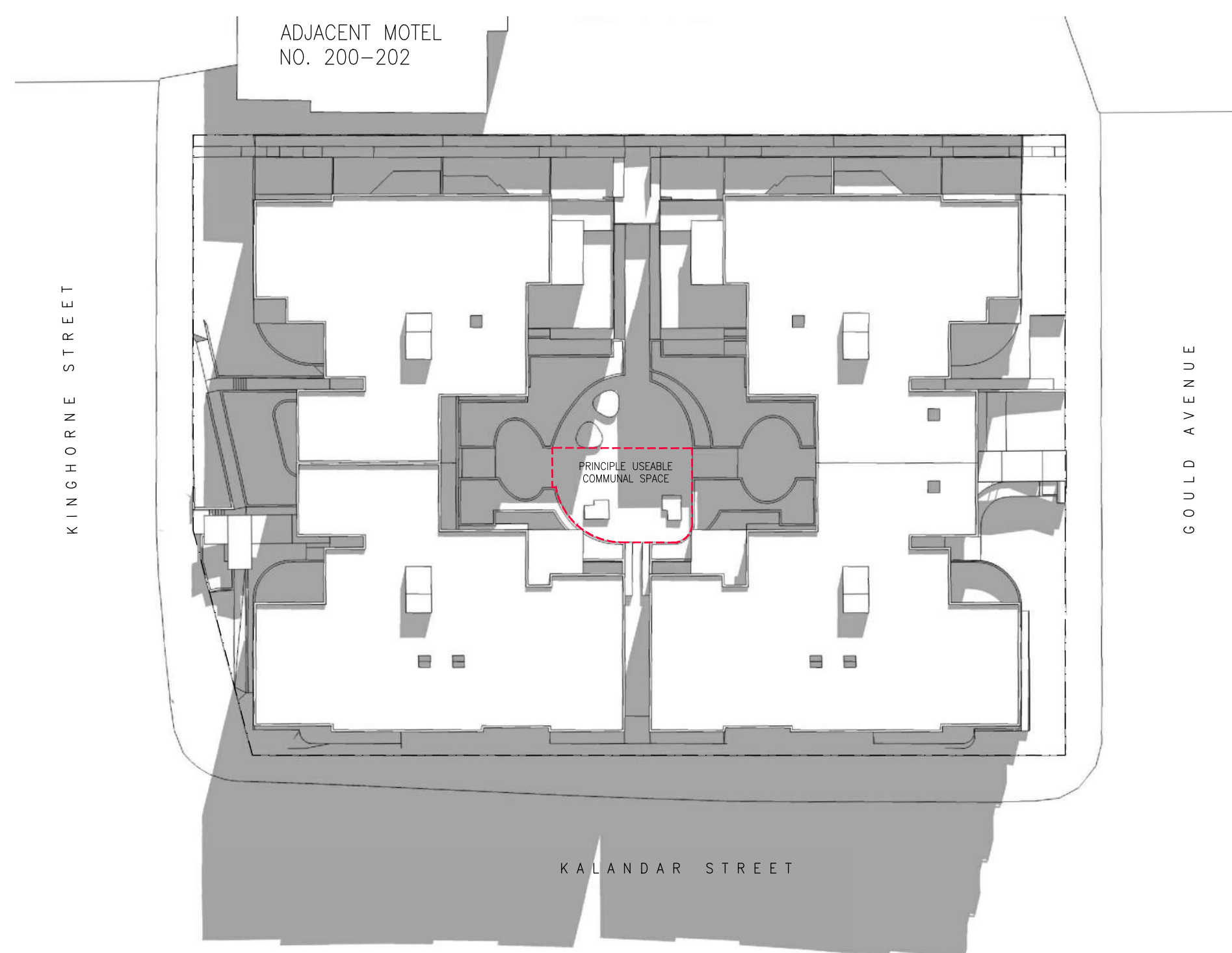
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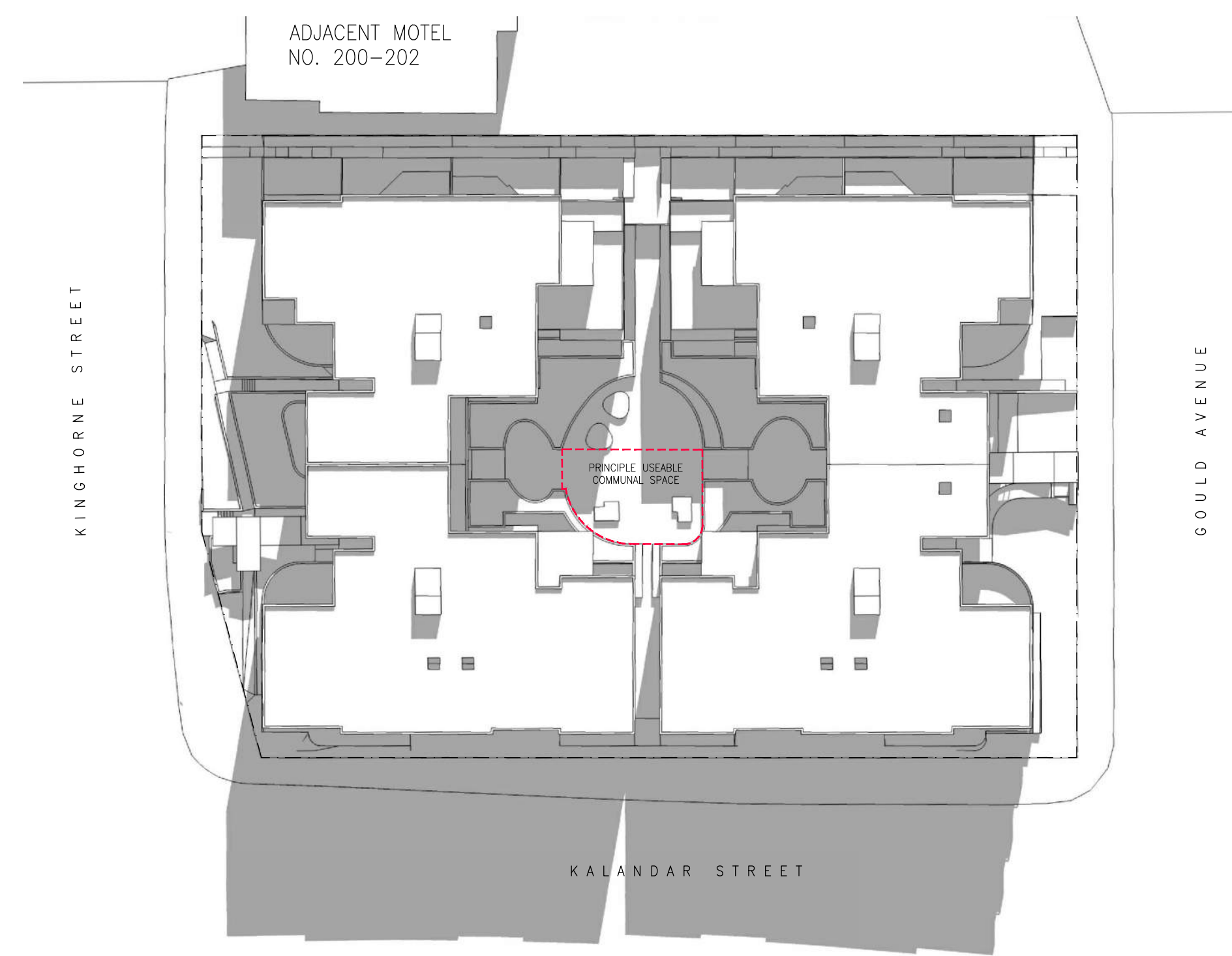
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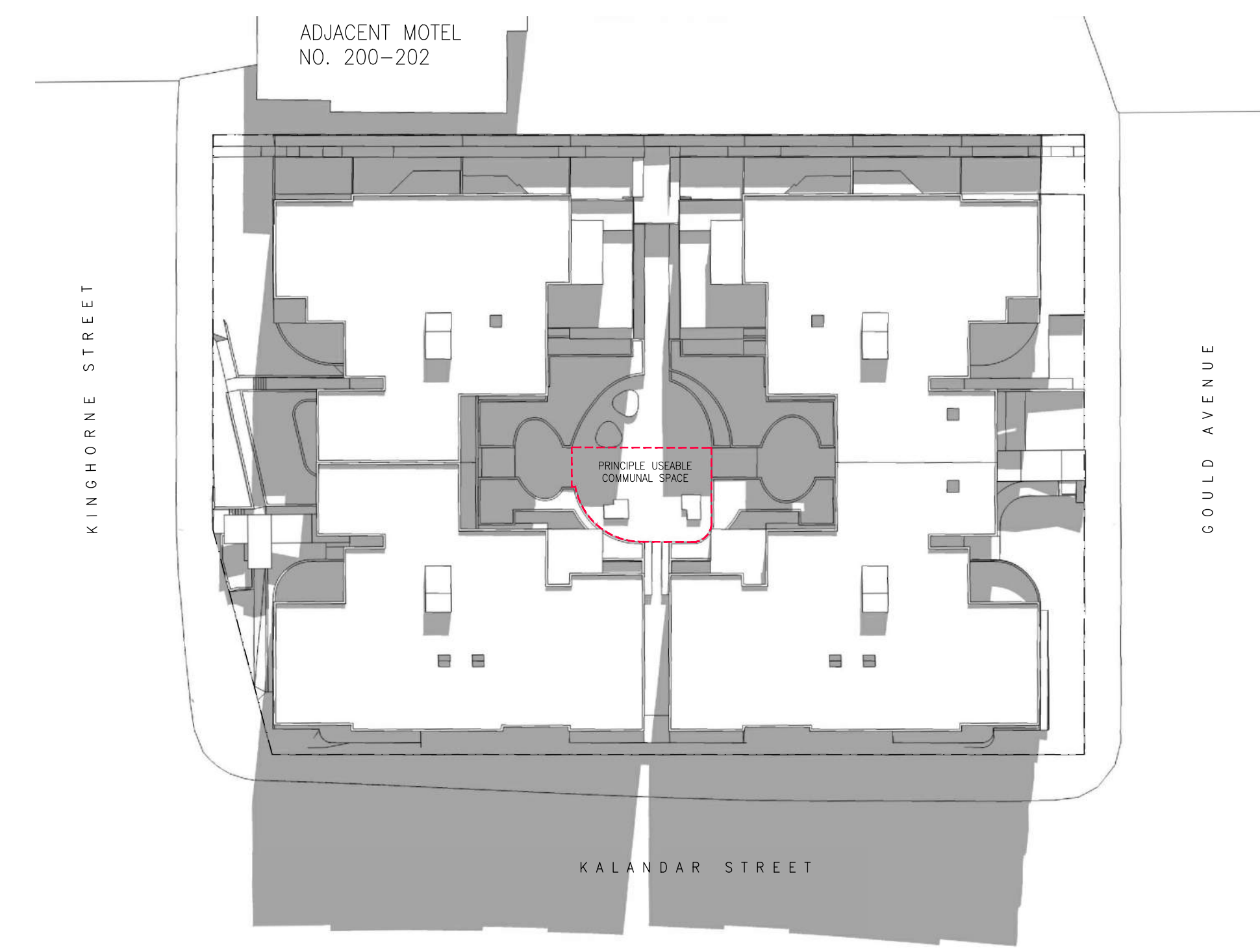
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21 JUNE 10.30AM

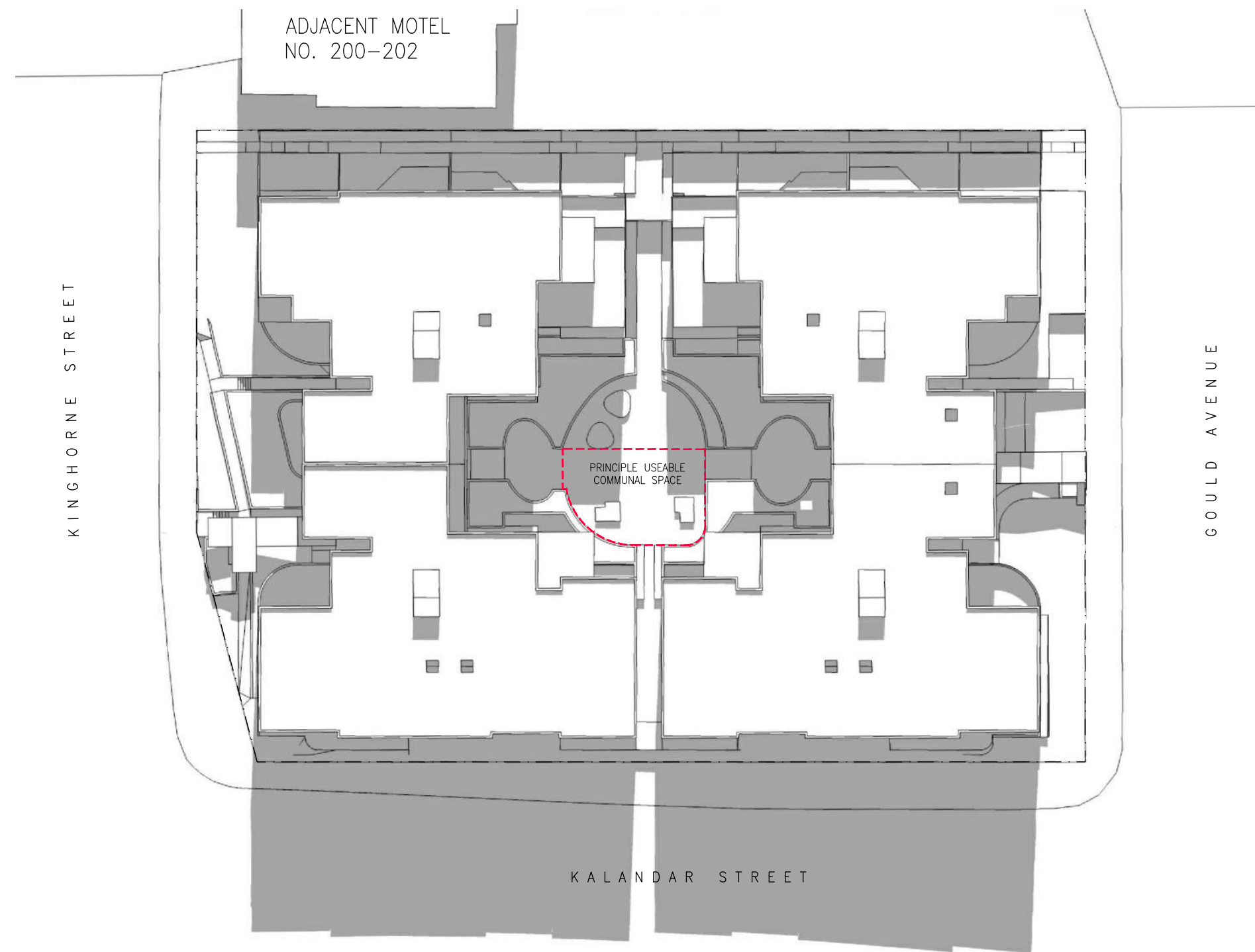


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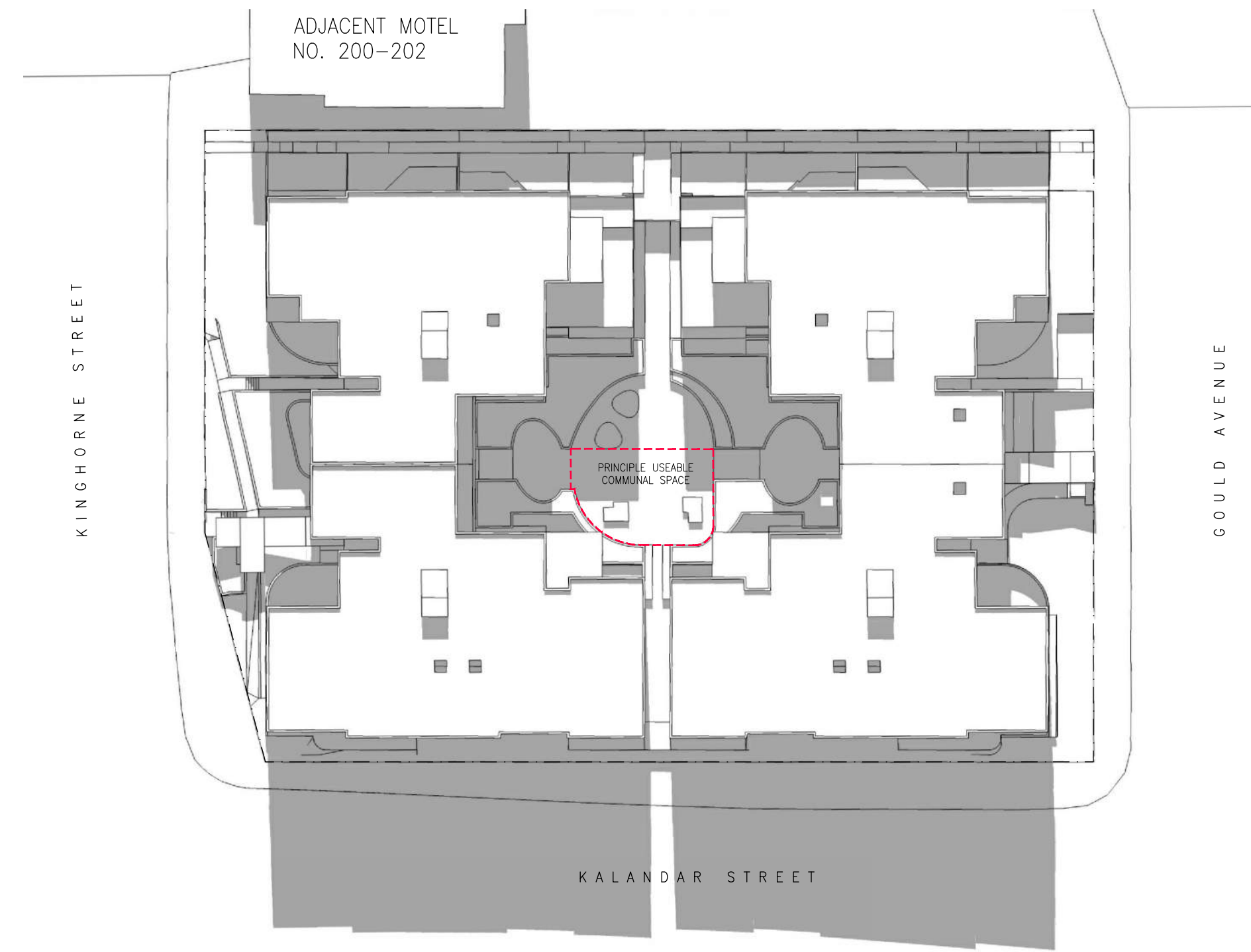


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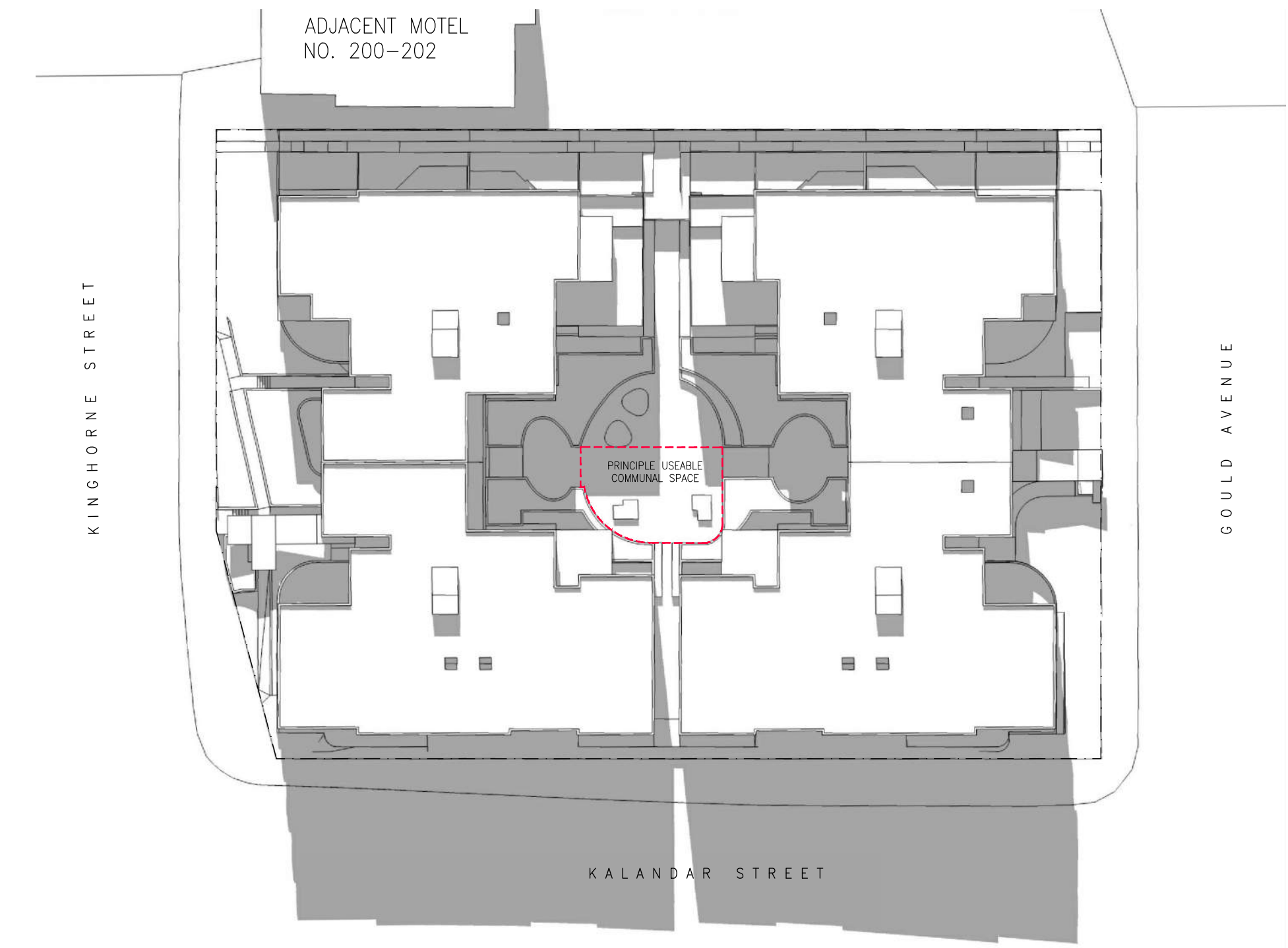
NOTE: HEIGHT OF ADJACENT MOTEL AT NO. 200-202 KINGHORNE STREET HAS BEEN ESTIMATED.



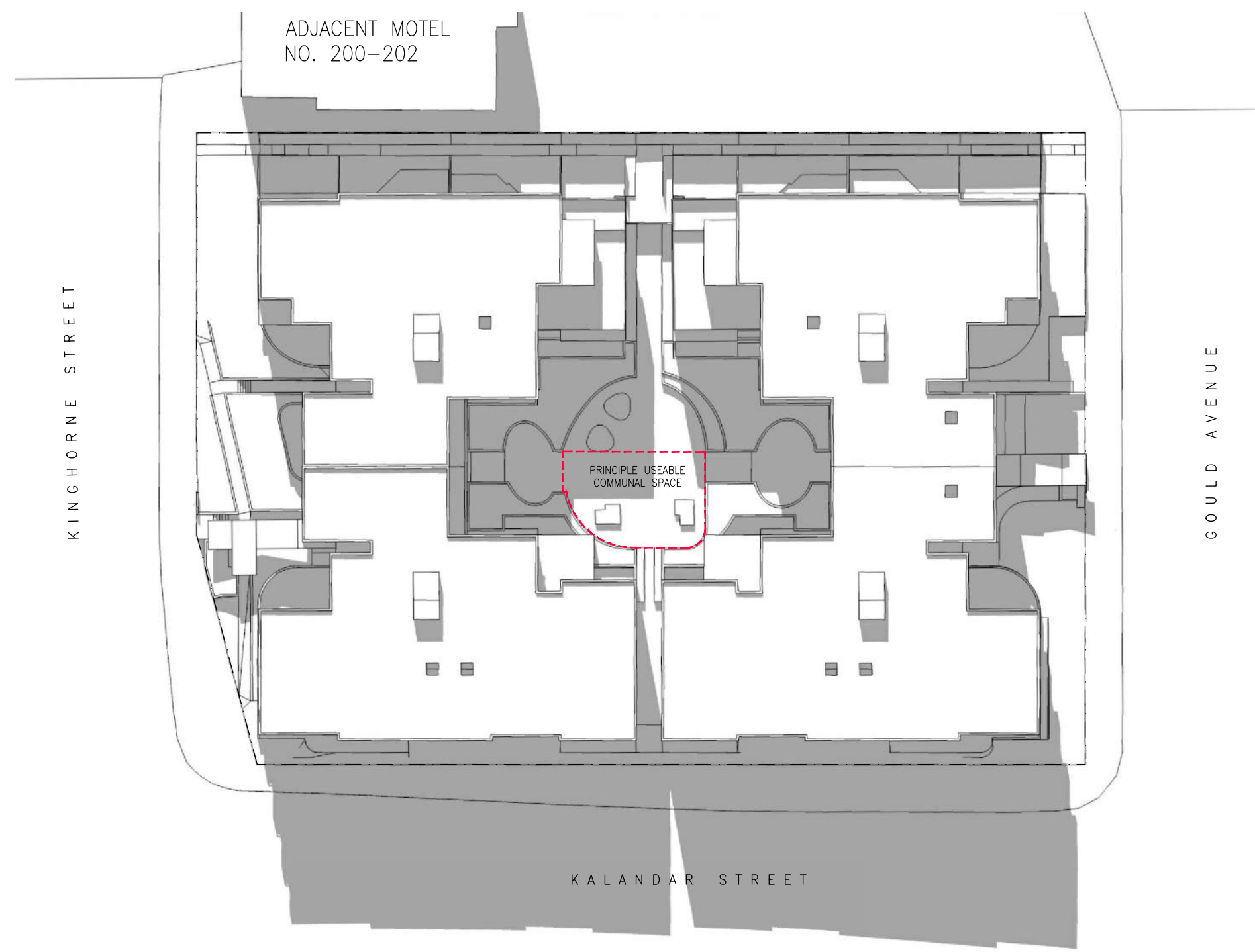
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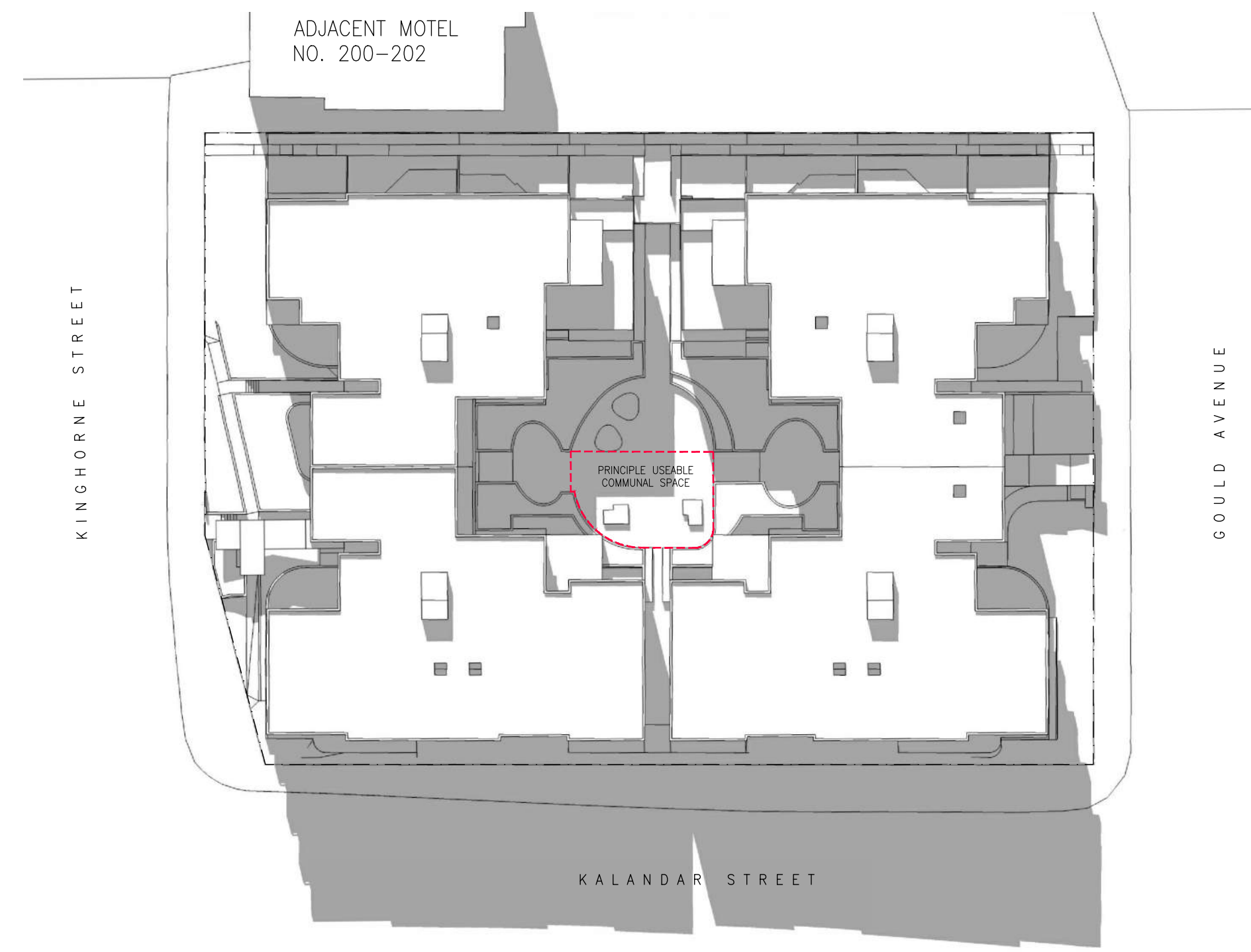
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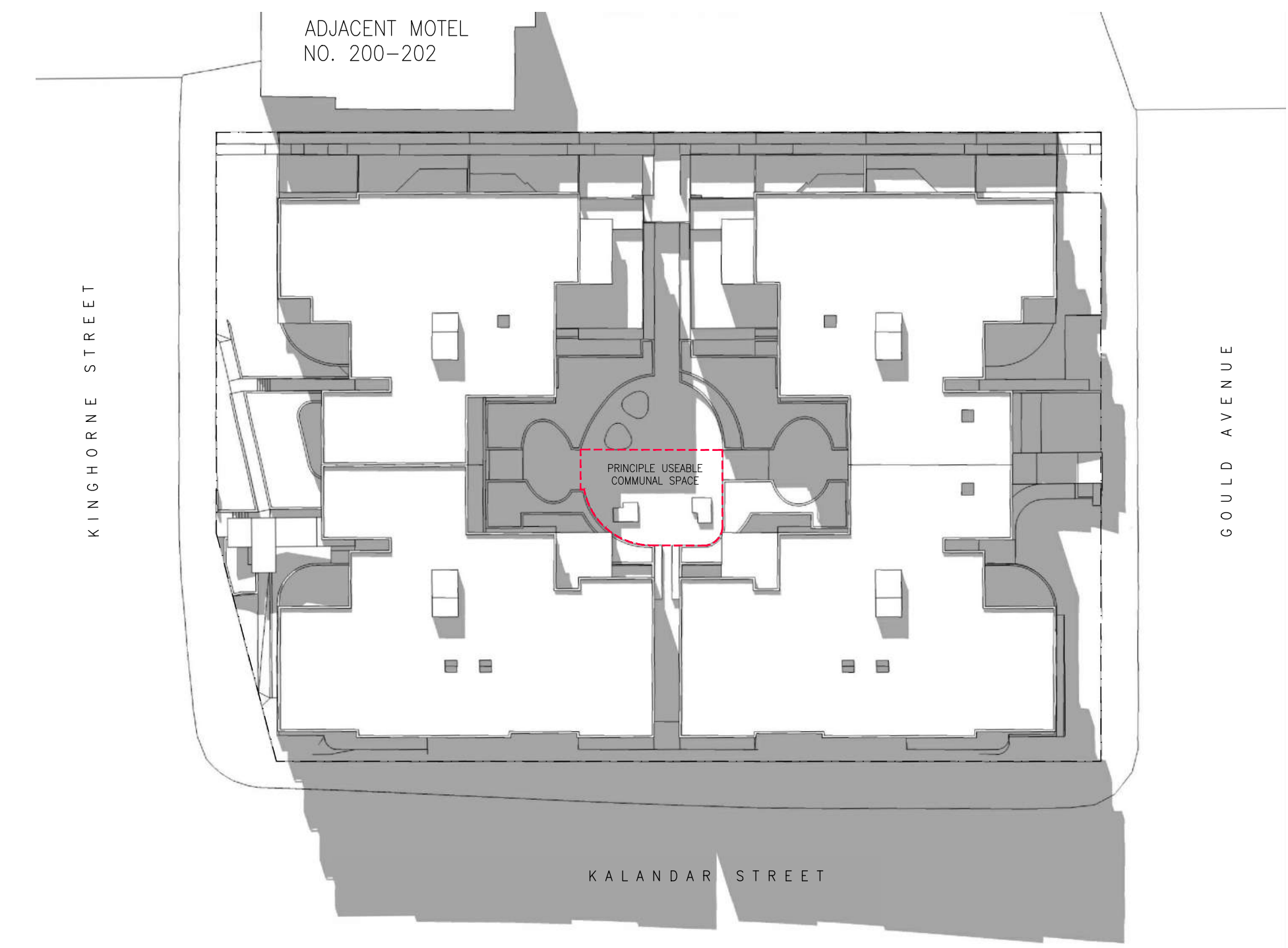
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21 JUNE 12.00PM

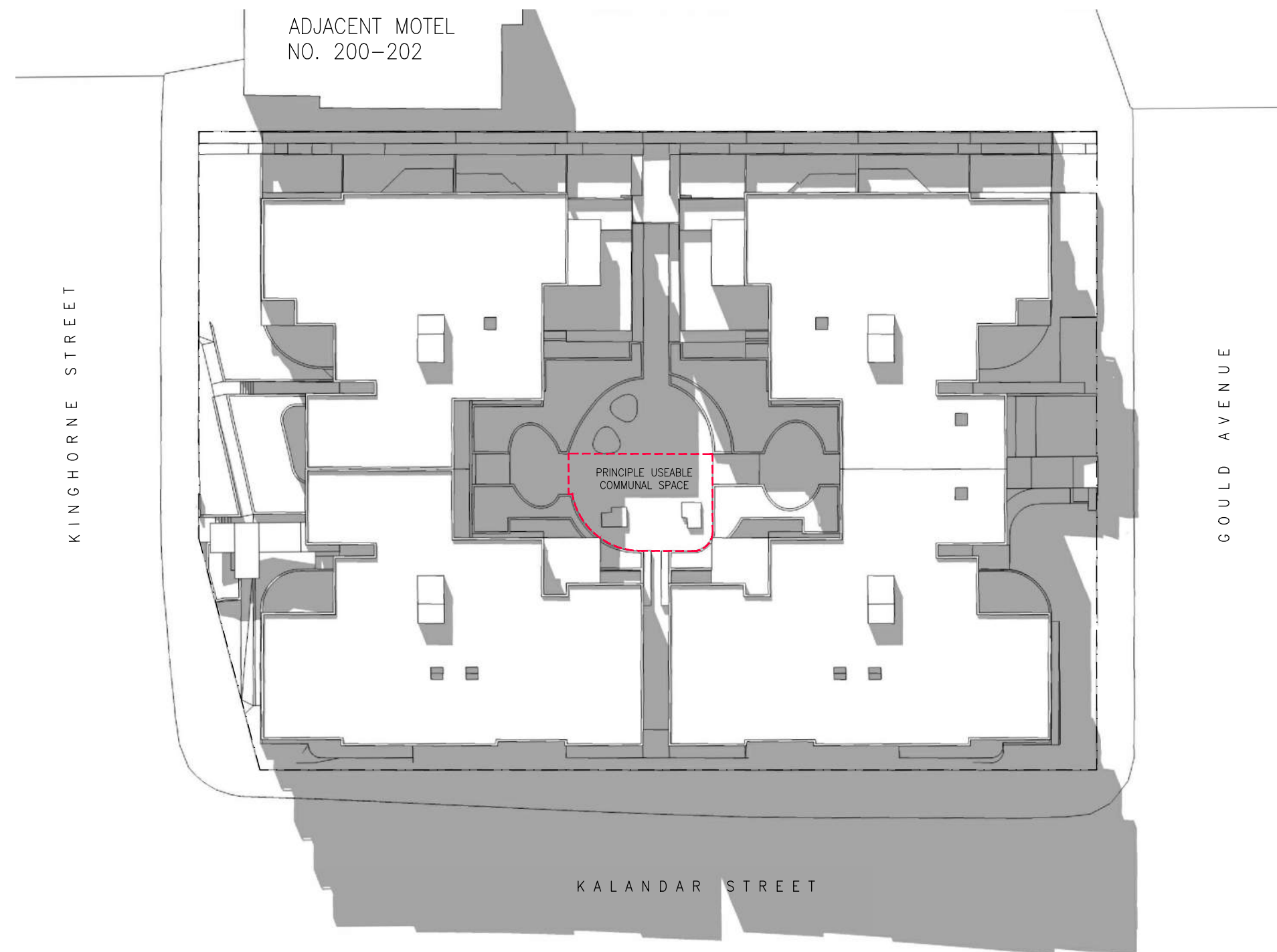


21 JUNE 12.15PM

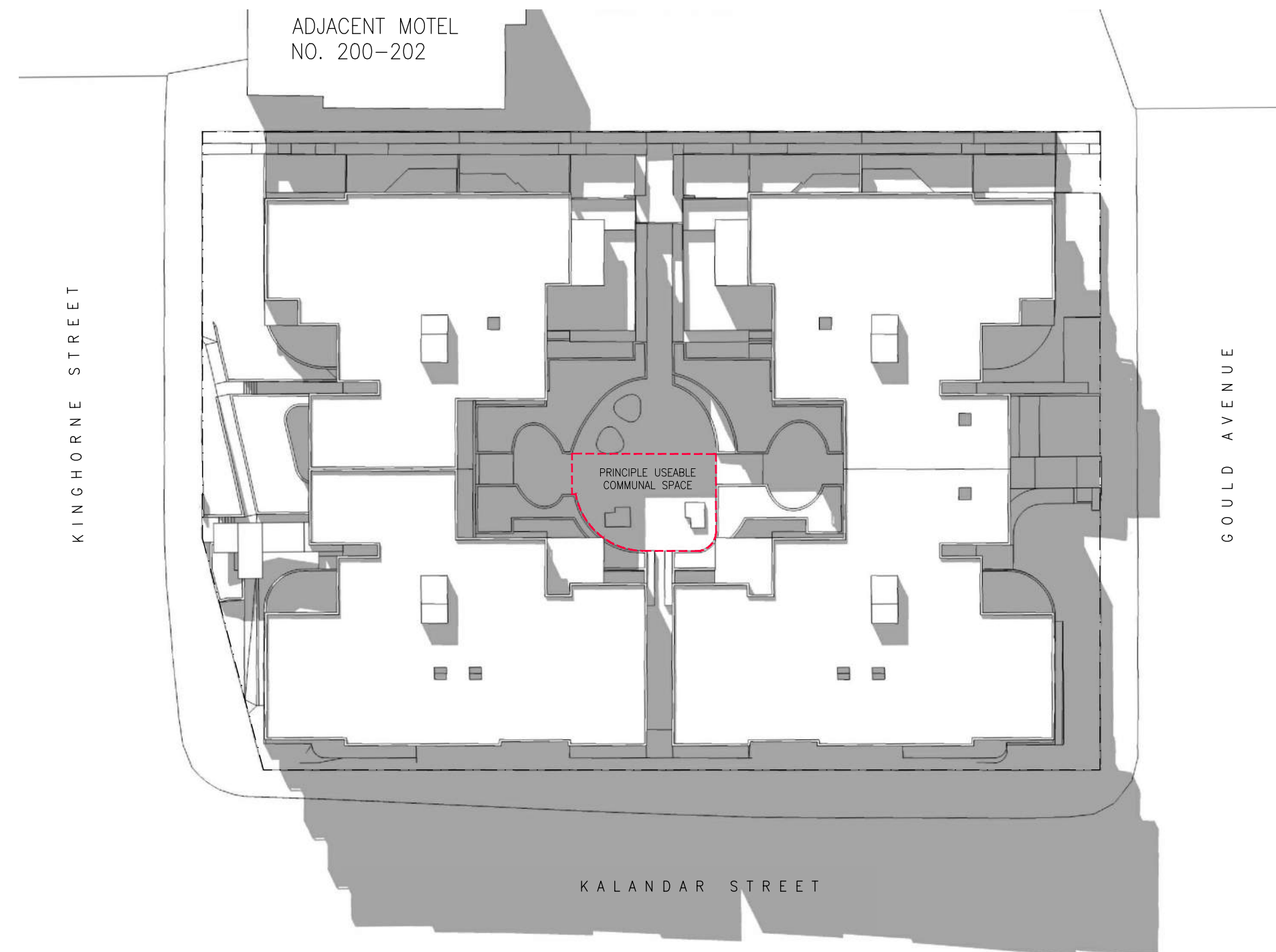


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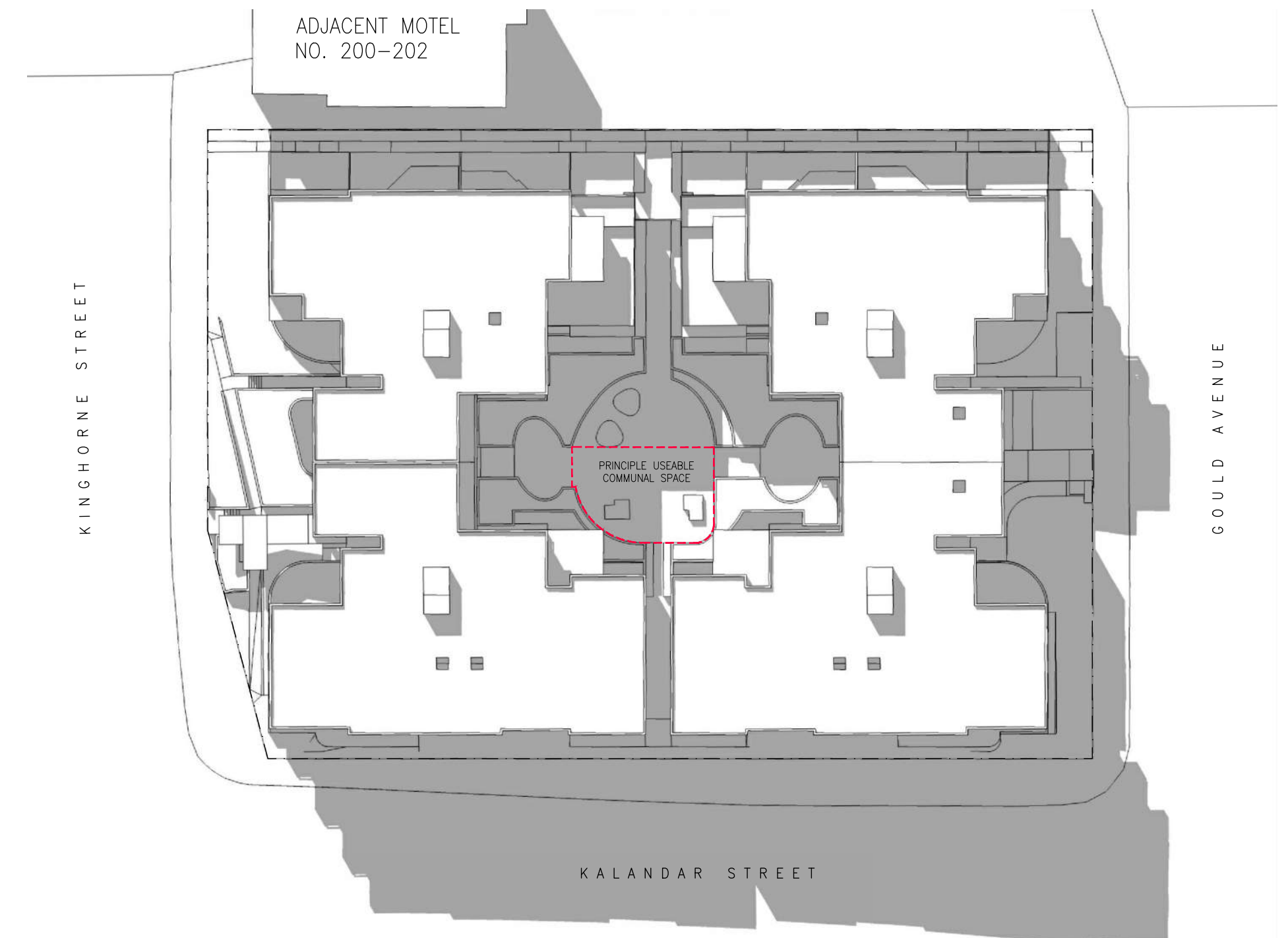
NOTE: HEIGHT OF ADJACENT MOTEL AT NO. 200-202 KINGHORNE STREET HAS BEEN ESTIMATED.



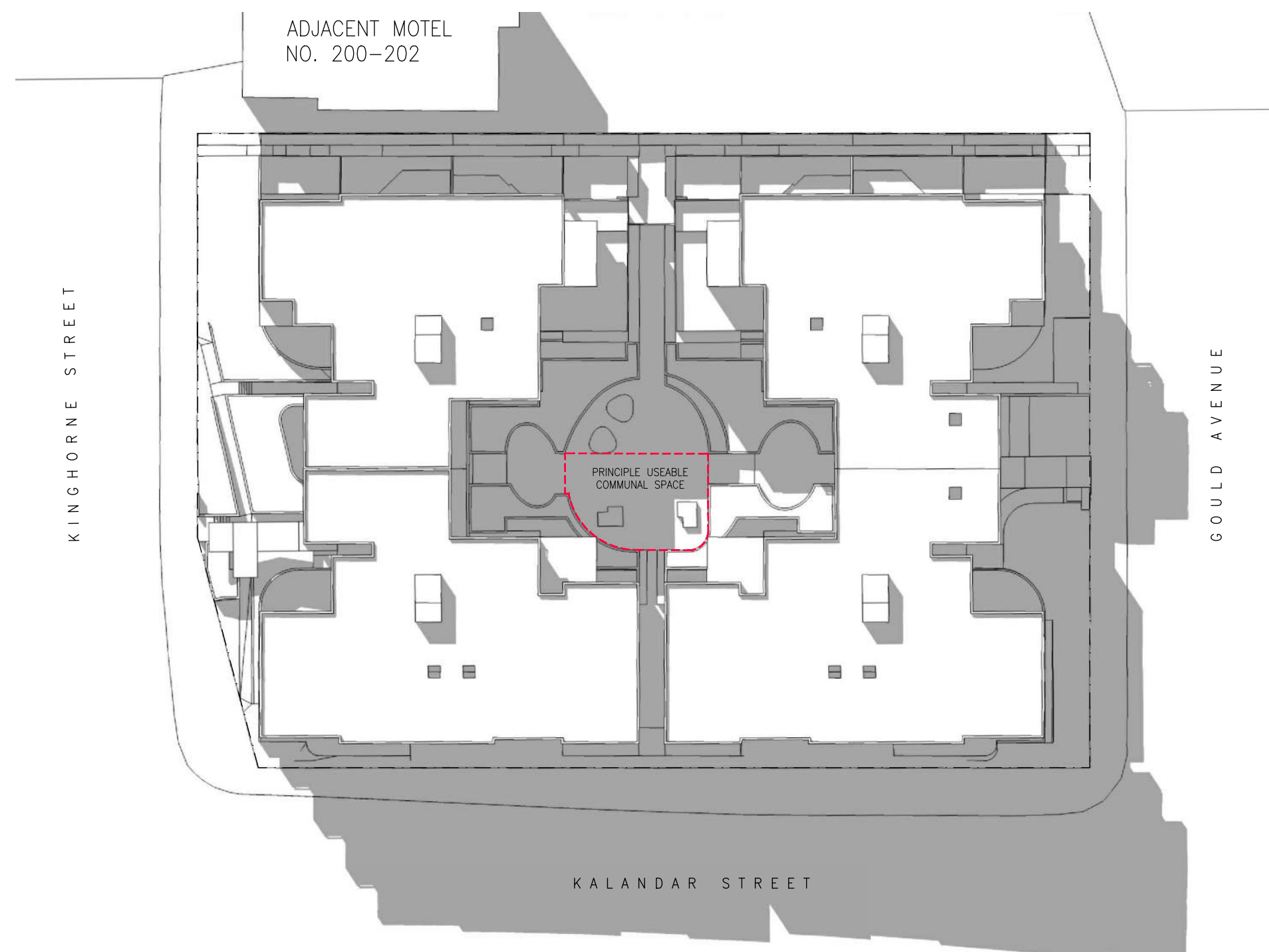
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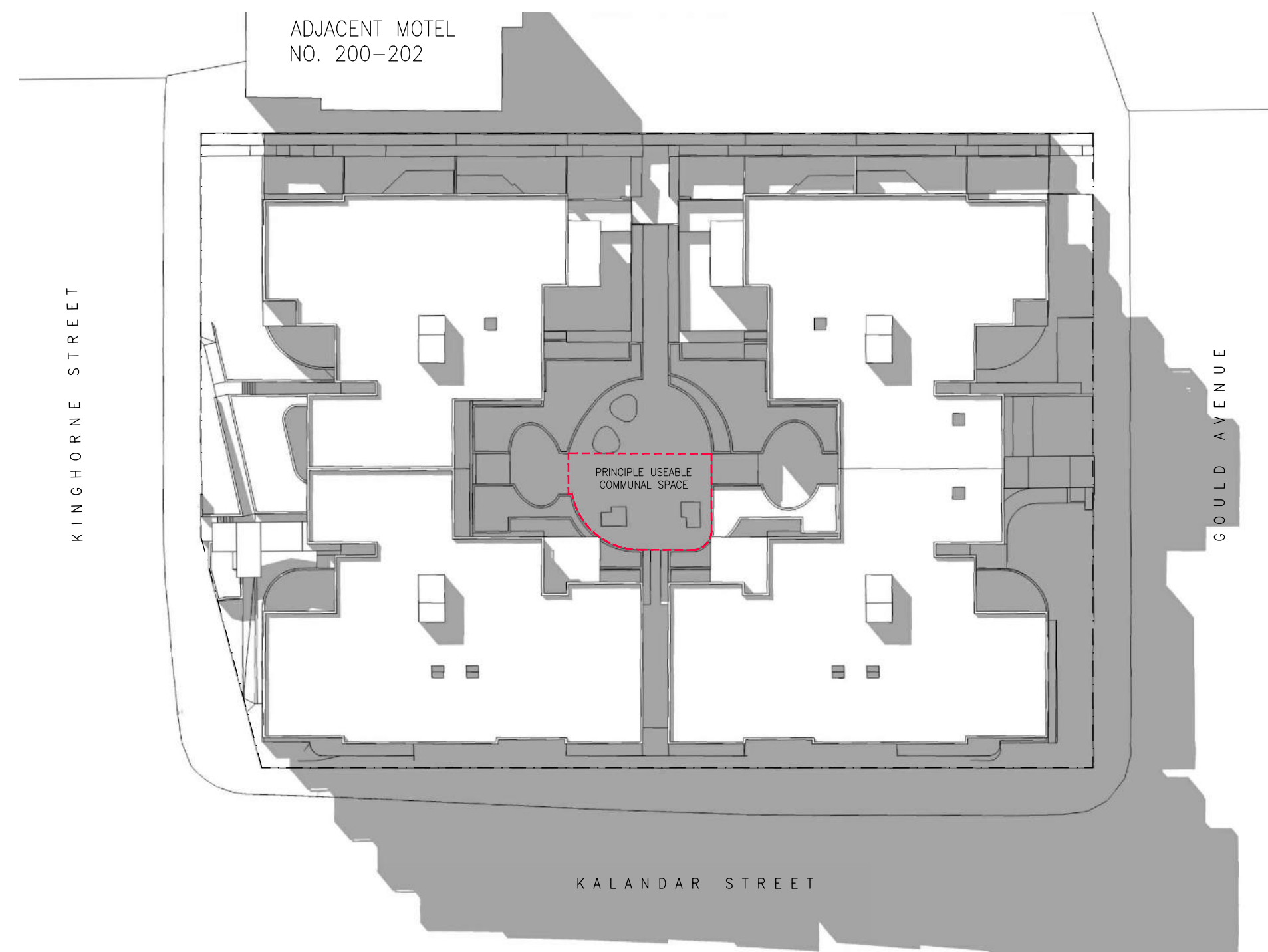
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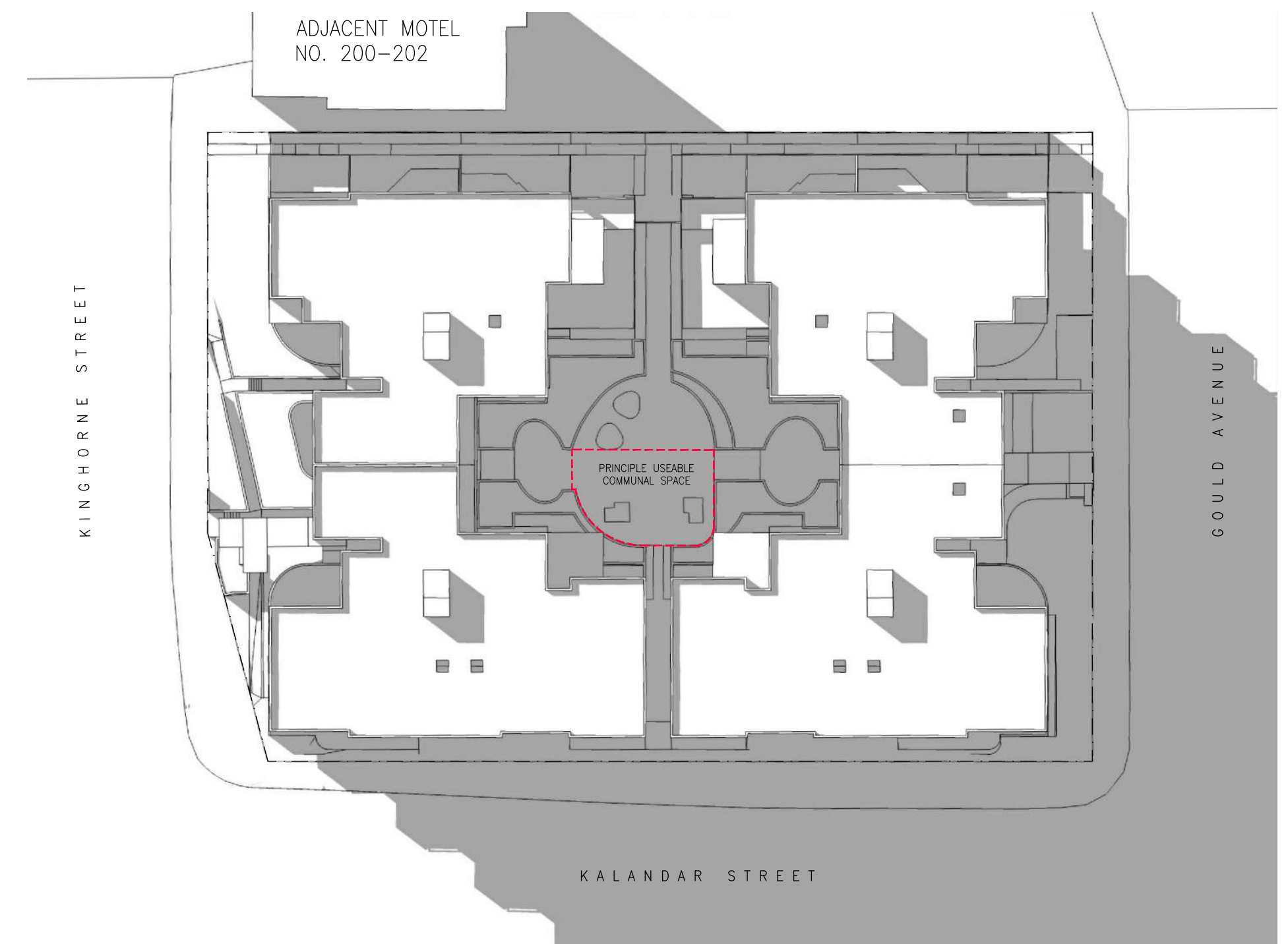
21 JUNE 1.15PM



21 JUNE 1.30PM



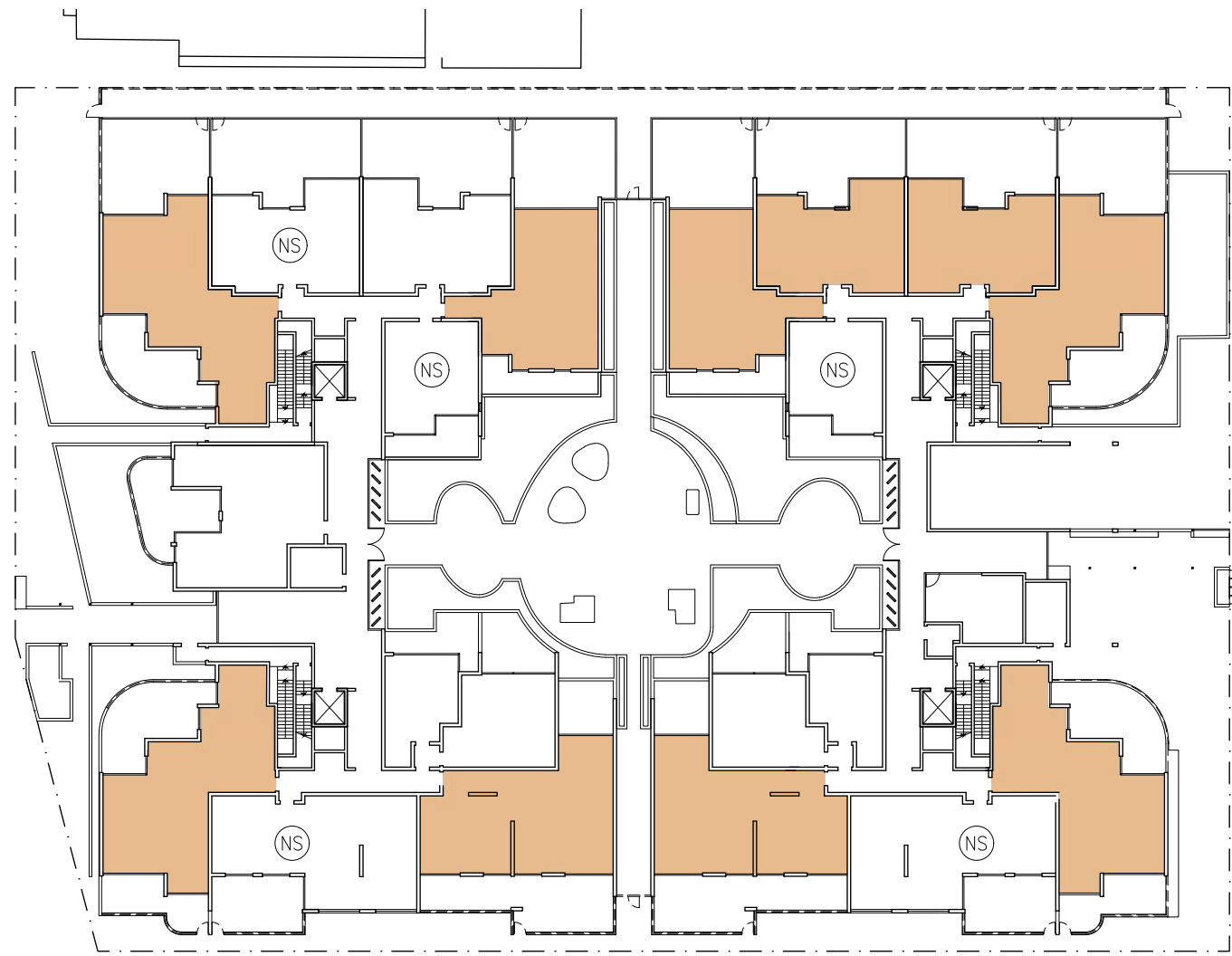
21 JUNE 2.00PM



21 JUNE 3.00PM

NOTE: HEIGHT OF ADJACENT MOTEL AT NO. 200-202 KINGHORNE STREET HAS BEEN ESTIMATED.

SOLAR ACCESS DIAGRAMS



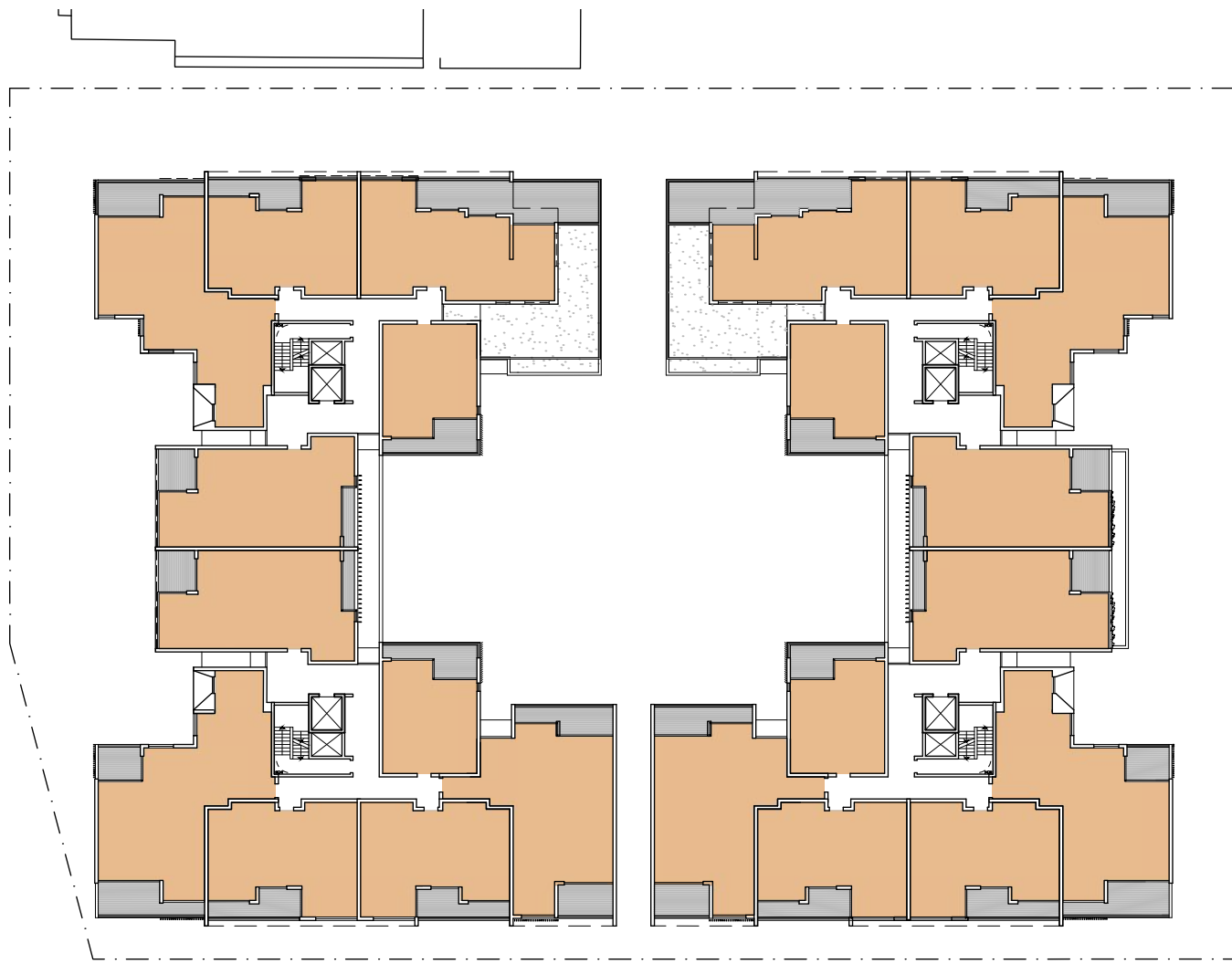
GROUND FLOOR



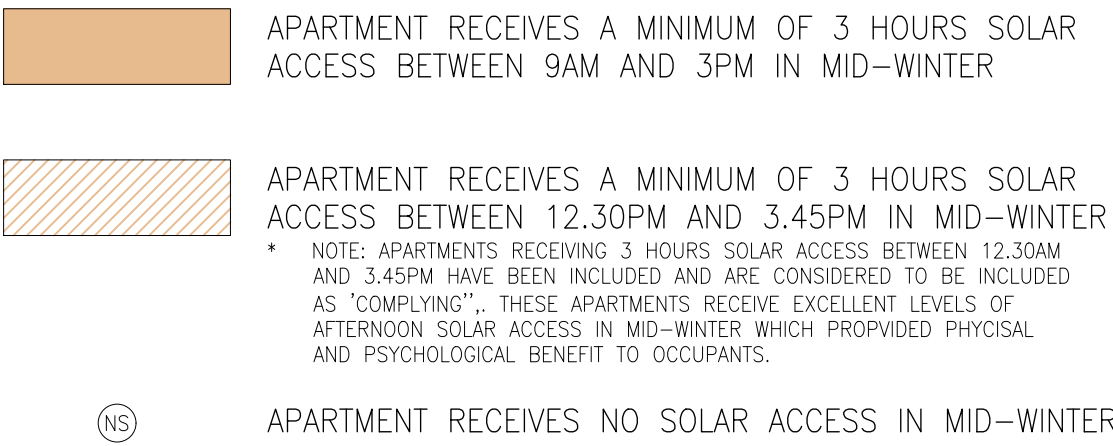
LEVEL 01



LEVEL 02

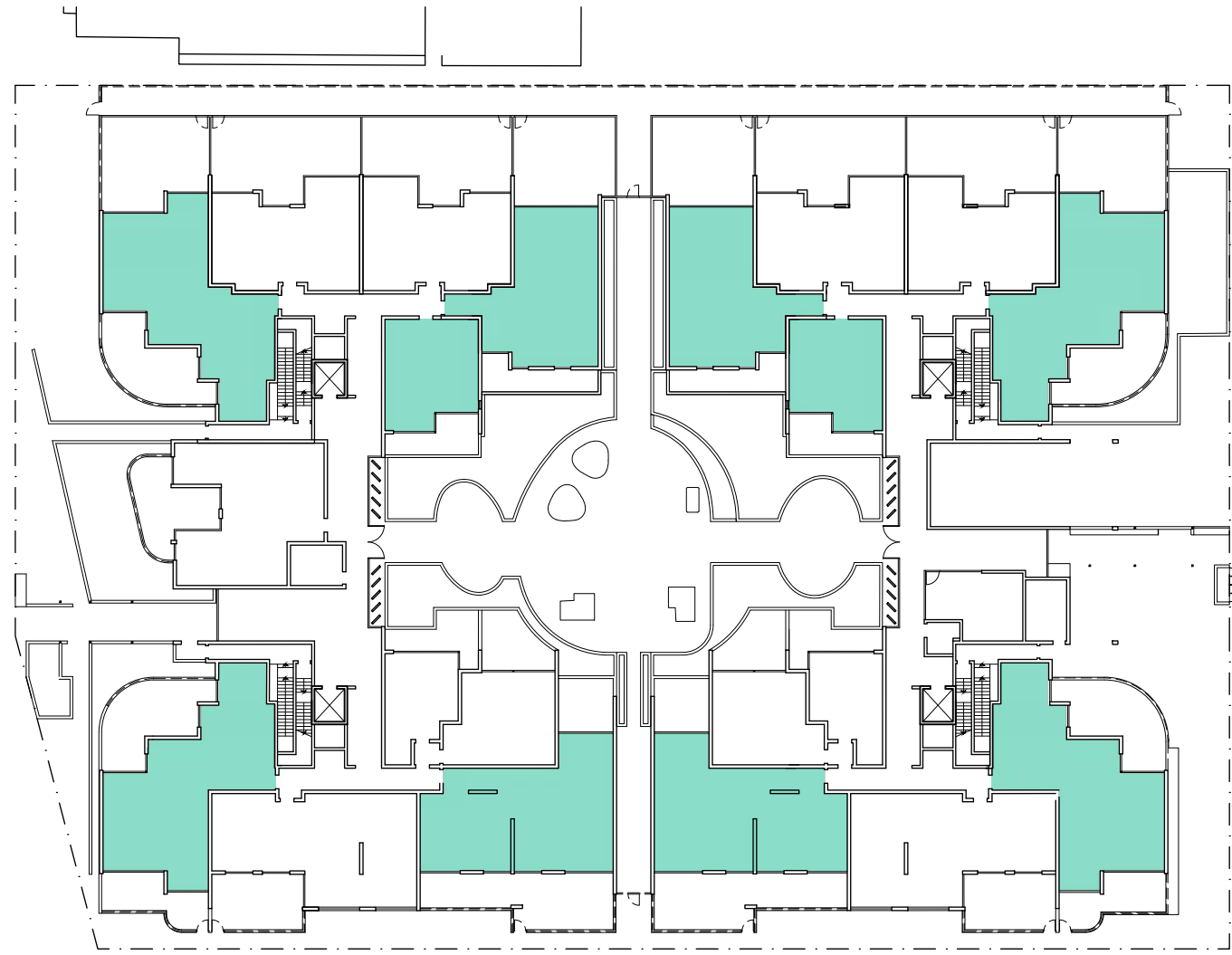


LEVEL 03



LEVEL	TOTAL NO. APARTMENTS	NO. APARTMENTS RECEIVING 3 HOURS SOLAR ACCESS*	NO. APARTMENTS RECEIVING NO SOLAR ACCESS
GF	21	10	5
01	24	18	4
02	24	16	6
03	22	22	–
TOTAL	91 (100%)	66 (73%)	15 (16%)

NATURAL VENTILATION DIAGRAMS



GROUND FLOOR



LEVEL 01



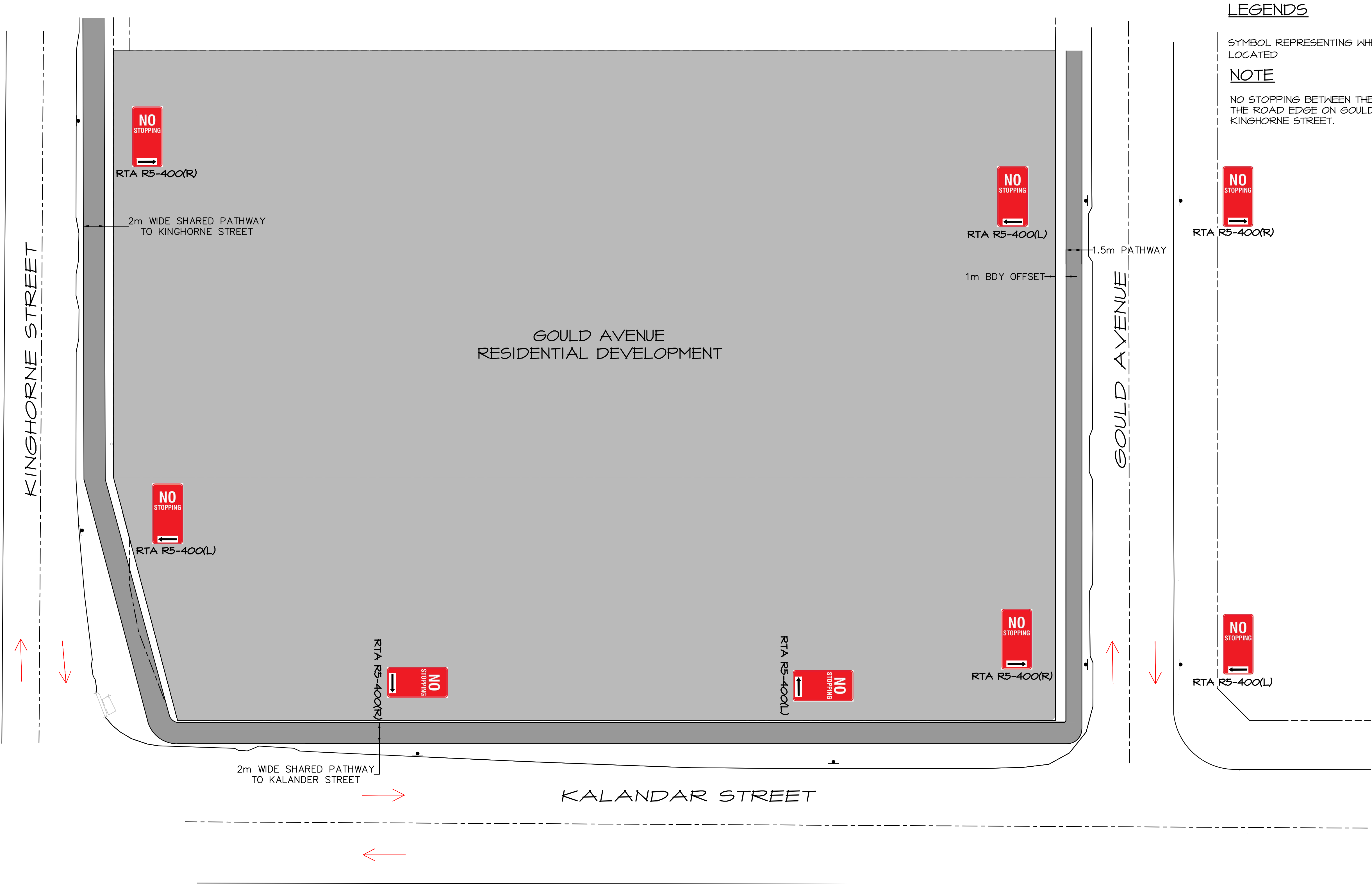
LEVEL 02



LEVEL 03



LEVEL	TOTAL NO. APARTMENTS	NO. NATURALLY VENTILATED APARTMENTS
GF	21	10
01	24	14
02	24	16
03	22	16
TOTAL	91 (100%)	56 (62%)



LEGENDS

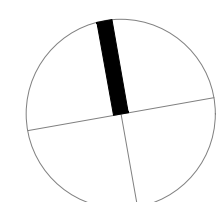
SYMBOL REPRESENTING WHERE SIGN TO BE LOCATED

NOTE

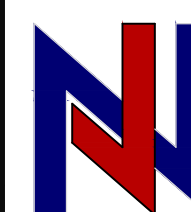
NO STOPPING BETWEEN THE GOULD RESIDENTIAL DEVELOPMENT AND THE ROAD EDGE ON GOULD AVENUE, KALANDAR STREET AND KINGHORNE STREET.



PI	26.04.18	DJ	ISSUED FOR APPROVAL				
AMDT	DATE	BY	DESCRIPTION	AMDT	DATE	BY	DESCRIPTION



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JONES NICHOLSON PTY. LTD.
CONSULTING ENGINEERS
GOLD COAST 10 NEW STREET
NERANG QLD 4211
Ph. (07) 3085 1300

DESIGN : S.R
DRAWN : DJ
DATE : AUG 2017
DRG SIZE : A1
SCALE : AS SHOWN
PROJECT MGR : S.F

**CIVIL DESIGN
ROAD SIGNAGE
NO STOPPING
PLAN**

GOULD AVENUE
RESIDENTIAL DEVELOPMENT
SOUTH NOWRA
NSW
LEE CARMICHAEL TOWN PLANNING

17020029
C12P1

NOT TO BE USED FOR
CONSTRUCTION