

Drawing Legend (refer to project legend)

- STAGE 1**
20 Lots
Area: 11 000m²
Landscape: 1344m² (12.1%)
- STAGE 2**
16 + Community Lots
Area: 37 631m²
Landscape: 1809m² (12.1%)
- STAGE 3**
13 Lots
Area: 6422m²
Landscape: 792m² (12.3%)
- STAGE 4**
16 Lots + POOL/GYM, GARDEN SHED, WASH BAY & BULK WASTE
Area: 10 300m²
Landscape: 1468m² (14.3%)
- STAGE 5**
13 Lots + BOWLING GREEN + MEN'S SHED
- STAGE 6**
12 Lots
- STAGE 7**
16 Lots

Drawing Notes

NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

Drawing
Temporary Community Building and Services Plan
Project Number
217-019
Drawing Number
DA 003
Rev
04
Scale
1:500@A1



0 5 10 15 20 25 30m

- Drawing Legend (refer to project legend)
- B/L BN & LETTERBOX ENCLOSURE
 - FOOTPATHS
 - F1 - 1800mm LAPPED AND CAPPED TIMBER FENCE
 - F2 - 1800mm BLACK METAL SPEAR TOP FENCING WITH TIMBER POSTS
 - F3 - 1200mm BLACK METAL POOL STYLE FENCING TO TOP OF RETAINING WALL 600mm
 - RW - AS VERTICAL RETAINING WALL, CHARCOAL GREY

Drawing Notes

TOTAL SITE AREA = 53,546 sqm

COMMUNAL OPEN SPACE (EXCLUDING ROADS, ILL LOTS, COMMUNITY BUILDING AND POOL/GYM) = 12,610 sqm (23.5%)

LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS FOR FINAL LANDSCAPE DESIGN

NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING

Client
McCLOY GROUP

Location
MEDOWIE NSW 2318 AU

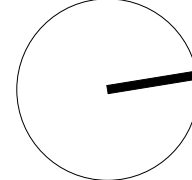
Drawing
Master Plan

Project Number
217-019

Drawing Number
DA 002

Rev
08

Scale
1:500@A1



0 5 10 15 20 25 30m



Drawing Legend (refer to project legend)

STAGE 1	20 LOTS
STAGE 2	18 LOTS + COMMUNITY BUILDING
STAGE 3	13 LOTS
STAGE 4	18 LOTS + POOL/GYM, GARDEN SHED, WASH BAY & BULK WASTE
STAGE 5	13 LOTS + BOWLING GREEN + MENS SHED
STAGE 6	12 LOTS
STAGE 7	16 LOTS

Drawing Notes

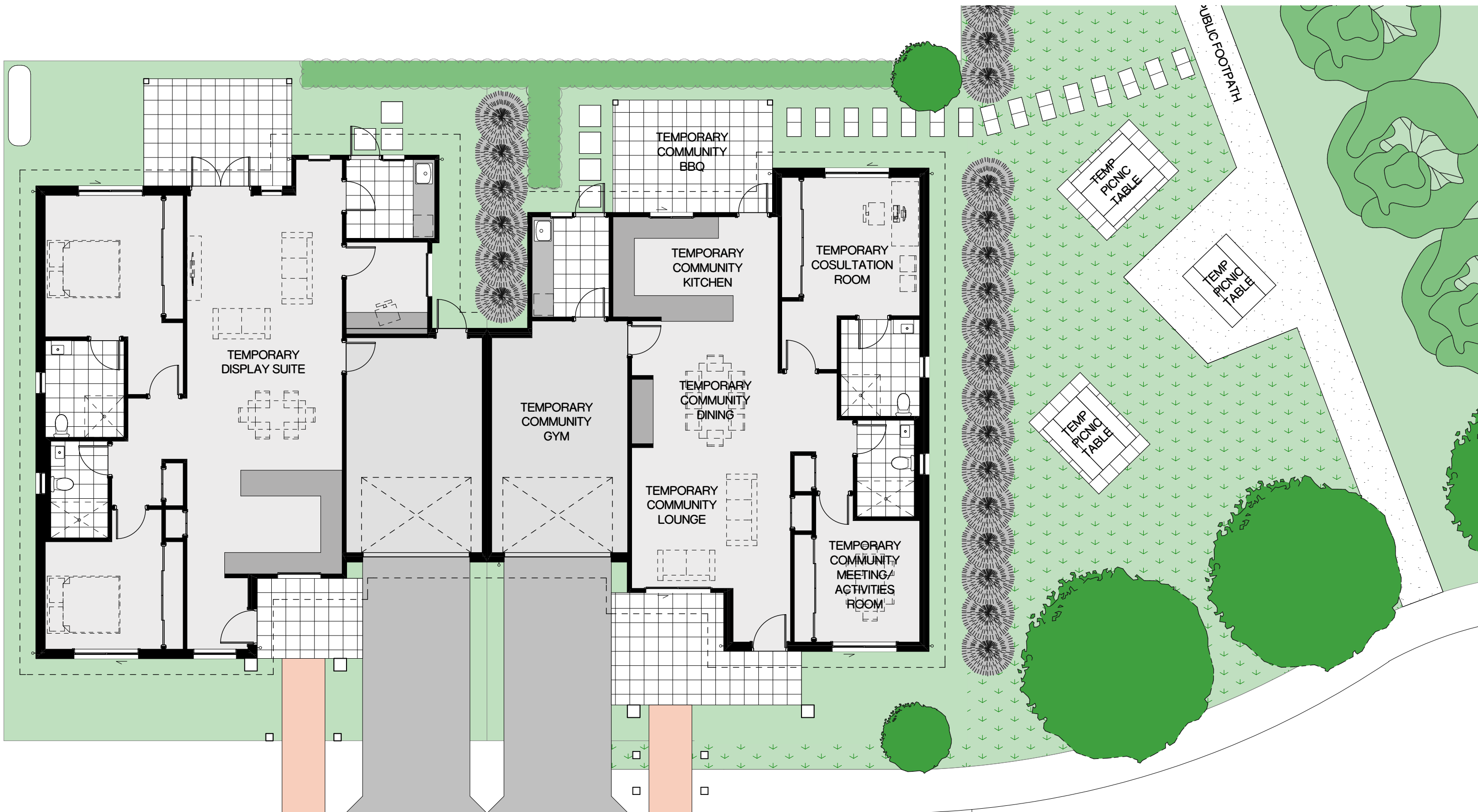
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Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

Drawing
Staging Plan
Project Number
217-019
Drawing Number
DA 003
Rev
03
Scale
1:500@A1



0 5 10 15 20 25 50m



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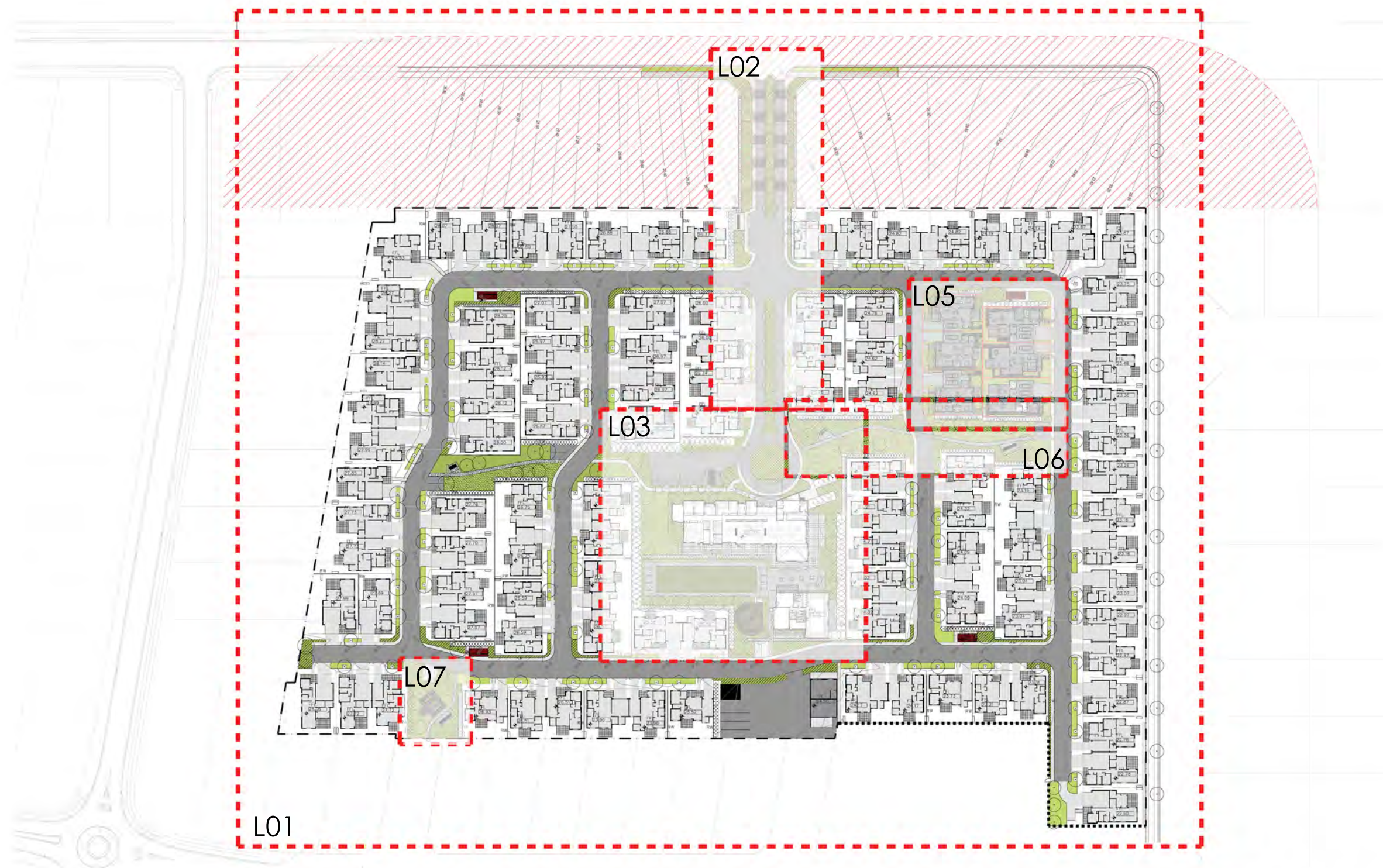
Issue	Description
01	Revised For DA

Issued By	Date
Daniel	1/02/2019

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU
Drawing
TEMPORARY COMMUNITY BUILDING
Project Number
217-019
Drawing Number
DA 115
Rev
01
Scale
1:100@A1

NOT FOR CONSTRUCTION





landscape development application

DRAWING REGISTER

DRAWING NUMBER	SHEET NAME	REV. E	11/11/2018
L00	COVER PAGE		
L01	MASTER PLAN		
L02	ENTRY SPINE		
L03	COMMUNITY FACILITIES		
L04	COMMUNITY FACILITIES ELEVATIONS		
L05	TYPICAL RESIDENTIAL LAYOUT		
L06	GREEN CORRIDOR		
L07	TYPICAL STREET ELEVATION		
L08	COMMUNITY GARDEN AND ELEVATION		
L09	MATERIALS PALETTE		
L10	OPENSOURCE CALCULATIONS		

MCCLOY'S MEDOWIE PTY LTD
the bower seniors living
boundary road, medowie

WESTERN ROAD

master plan

the bower seniors living

L01

60M APZ SETBACK FROM BUSHLAND TO THE WEST

MASS PLANTING OF NATIVE GRASSES AND GROUNDCOVERS TO CORNERS OF STREETS

CENTRAL AVENUE PLANTING OF AGATHIS ROBUSTA TO MAIN ENTRY ROAD. PLANTING OF TRISTANIOPSIS LAURINA TO STREET EDGES PROVIDING A GREEN LINK THROUGH TO THE COMMUNITY FACILITIES.

STREET TREES TO BE LOPHOSTEMON CONFERTUS

LETTERBOX AND RUBBISH BIN STORAGE

CAROLINA ROAD

- F1** FENCE TYPE 1
1800MM LAPPED AND CAPPED TIMBER FENCE
- F2** FENCE TYPE 2
1800MM BLACK METAL SPEAR TOP FENCING WITH TIMBER POSTS
- F3** FENCE TYPE 3
1200MM BLACK METAL POOL TYPE FENCING TO TOP OF RETAINING WALL
- F4** FENCE TYPE 4
1800MM RENDERED MASONRY WALL WITH TIMBER SLATS
- W1** WALL TYPE 1
1800MM FEATURE STONE WALL

LETTERBOX AND RUBBISH BIN STORAGE

STREET TREE PLANTING OF LAGERSTROEMNIA "NATCHEZ"

PISTACIA CHINESIS SMALL DECIDUOUS TREES TO BE PLANTED ALONG EAST WEST ORIENTATED ROAD TO PERMIT SOLAR ACCESS TO RESIDENCES.

SHADE STRUCTURE AND SEATING AREA PROVIDED TO GIVE RESIDENTS CONTEMPLATIVE / MEETING POINT WITHIN GREEN CORRIDOR

SMALL EVERGREEN TREES (MAGNOLIA) TO CONTINUE STREET TREE PLANTING ALONG CAROLINA ROAD

ACER FREMANII "ARMSTRONG" SMALL DECIDUOUS TREES TO BE PLANTED ALONG EAST WEST ORIENTATED ROAD TO PERMIT SOLAR ACCESS TO RESIDENCES.

SHADE STRUCTURE WITH BBQ AND SEATING AREA SPILLS ONTO OPEN TURF AREA WITHIN GREEN CORRIDOR

PYRUS BETULAEOFOLIA "SOUTHWORTH" SMALL DECIDUOUS TREES TO BE PLANTED ALONG EAST WEST ORIENTATED ROAD TO PERMIT SOLAR ACCESS TO RESIDENCES.

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C	16/8/18	DRAFT
B	7/8/18	DRAFT
A	3/8/18	DRAFT
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
Boundary Road Medowie

CLIENT:
McCloy's Medowie Pty Ltd

DRAWN: KH / PW DATE: 11/11/18 SCALE: 1:1000
JOB NUMBER: 11989.5 DA L01 PHASE: DWG No: REV: E



terras
landscape architects
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

PLANTING OF CALODENDRON CAPENSE TERMINATES STREET WITH MASS PLANTING OF LOW GRASSES AND GROUNDCOVERS BENEATH

COMMUNITY GARDENS WITHIN RAISED BEDS. POTTING SHED FOR TOOLS AND SHADE STRUCTURE PROVIDED WITH BBQ AND SEATING

GATED ACCESS PROVIDES LINK THROUGH TO THE GREATER AREA. STONE PIERS TO FRAME GATE REFLECTING MATERIALS USED AT MAIN ENTRY TO THE SITE. PLANTING OF FRUIT TREES SURROUNDING COMMUNITY GARDENS

PLANTING OF CALODENDRON CAPENSE AND ELAEOCARPUS EUMUNDI TO PEDESTRIAN CORRIDOR PROVIDES GREEN LINK THROUGH TO COMMUNITY FACILITIES. ELAEOCARPUS ARE A SMALL EVERGREEN TREE WHICH OCCUR IN THE PORT STEPHENS AREA

STREET TREES TO BE LOPHOSTEMON CONFERTUS

GATED ACCESS PROVIDES LINK THROUGH TO PUBLIC PARK. STONE PIERS TO FRAME GATE REFLECTING MATERIALS USED AT MAIN ENTRY TO THE SITE

PUBLIC PARK

F2



MASS PLANTING OF NATIVE GRASSES AND GROUNDCOVERS TO MAIN ENTRY TO BE CONTINUED IN CENTRAL MEDIAN TO COMMUNITY BUILDING

1800 HIGH FEATURE STONE ENTRY WALL WITH SIGNAGE (E)

CENTRAL AVENUE PLANTING OF AGATHIS ROBUSTA (A) TO MAIN ENTRY ROAD WITH MASS PLANTING OF NATIVE GRASSES BENEATH AND FEATURE PLANTING OF DORYANTHES (C)

PLANTING OF TRISTANIOPSIS LAURINA(B) IN DECO GRANITE (F) TO STREET EDGES

HEDGE PLANTING OF WESTRINGEA

COLOURED CONCRETE BANDING WITH MARANGAROO AGGREGATE PROVIDES ENTRY THRESHOLD ANNOUNCING ARRIVAL/EXIT FROM COMPLEX

1800MM FENCE WITH 600MM HIGH RENDERED BASE AND COLUMNS WITH TIMBER SLATTED INFILL

MASS PLANTING BANDS OF NATIVE GRASSES AND GROUNDCOVERS CONTINUE ALONG ENTRY ROAD (D)

TIMBER LAPPED AND CAPPED FENCE PROVIDES BOUNDARY FENCE

TIMBER SHELTER STRUCTURE PROVIDES SEATING BENEATH ADJOINING BUS STOP

HEDGE PLANTING OF RAPHIOLEPSIS PROVIDES PRIVACY TO UNITS ADJOINING THE STREET WHILE FRAMING MAIN AVENUE

MASS PLANTING OF LOW NATIVE SHRUBS AND GRASSES TO WRAP AROUND STREET CORNERS 7500MM IN BOTH DIRECTIONS. SPECIES TO INCLUDE:
PENNISSETUM "NAFRAY"
LOMANDRA "TANIKA"
GAZANIA TOMENTOSA
WESTRINGIA "MUNDI"
FESTUCIA GLAUCA
HARDENBEGIA "MEEMA"

3/L07

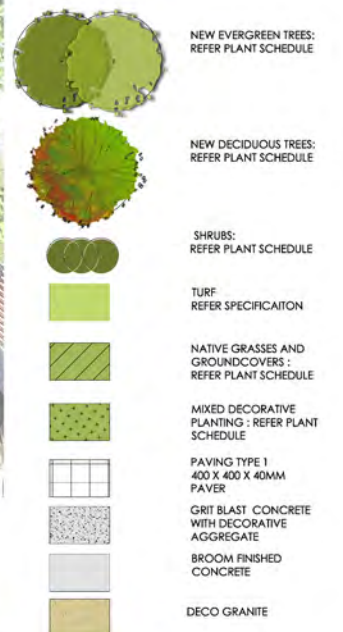
PLANTING THEME CONTINUED ALONG ENTRY ROAD UP TO COMMUNITY CENTRE

entry spine

the bower seniors living

L02

LEGEND



E	11/11/18	DA SUBMISSION
D	17/8/18	DA SUBMISSION
C	16/8/18	DRAFT
B	7/8/18	DRAFT
A	30/7/18	DRAFT
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
Boundary Road Medowie

CLIENT:
McCloy's Medowie Pty Ltd

DRAWN: KH / PW DATE: 11/11/18 SCALE: 1:500
JOB NUMBER: 11989.5 DA L02 PHASE: DWG No: REV: E

terras
landscape architects

412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069



community facilities

the bower seniors living

L03



HEDGE PLANTING OF MAGNOLIA "LITTLE GEM" PROVIDES PRIVACY BETWEEN THE BOWLING GREEN AND THE UNITS TO THE SOUTH

FEATURE TREE PLANTING OF CALODENDRON CAPENSE (B) TO BE DRAWN AROUND COMMUNITY CENTRE, TRISTANOPSIS LAURINA PROVIDES SHADE TO CARPARKS

TIMBER PERGOLA PROVIDES ENTRY ELEMENT ON APPROACH TO MAIN ENTRY, TO BE REPEATED THROUGHOUT SITE

MASS PLANTING OF LOW GRASSES AND GROUNDCOVERS TO CENTRAL MEDIAN WITH MASS PLANTING OF DORYANTHEX EXCELSA TO CENTRE PROVIDING SCULPTURAL ELEMENT WHILE ALLOWING CLEAR VIEWS THROUGH TO THE COMMUNITY CENTRE ON APPROACH TO THE BUILDING

LOW MASS PLANTING OF NATIVE GRASSES AND GROUNDCOVERS SWEEP UP TO THE BUILDING LINKING THE MAIN ENTRY AND THE GREEN PEDESTRIAN CORRIDOR LINK THROUGH THE SITE

PLANTING OF MAGNOLIA "LITTLE GEM" HELPS TO REINFORCE FEATURE WALL WHILE PROVIDING PRIVACY TO UNITS TO THE NORTH. MASS PLANTING OF NATIVE GRASSES BENEATH

HEDGE PLANTING OF WESTRINGEA

HEDGE PLANTING OF RHAPHIOLEPIS WITH ACCENT PLANTS TO THE FRONT HELP TO SCREEN THE LEVEL CHANGE WHILE SOFTENING THE BUILT FORM

HEDGE PLANTING OF MAGNOLIA "LITTLE GEM" SCREENS NEIGHBOURING UNITS FROM BEING OVERLOOKED FROM THE COMMUNITY CENTRE

TIMBER PERGOLA STRUCTURE WITH OVERHEAD SLATS TO EITHER END OF BOWLING GREEN. SEATING TO BE PROVIDED BENEATH

TREE PLANTING OF BACKHOUSIA CITRIODORA (A) AND EYCALYPTUS CLADOCALYX "NANA" FILTER VIEWS THROUGH TO NEIGHBOURING RESIDENCES WITH MASS PLANTING OF NATIVE GRASSES INCLUDING CAREX APPRESSA, LOMANDRA "TANIKAI", PENNISETUM "NAFRAY AND POA LABILLARDIERI"ESKIDALE" BENEATH. TREES TO BE UPLIT

GREEN WALL TO POOL FACADE TO BE DRAWN UP AND OVER PERGOLA. PYROSTEGIA VENUSTA PROVIDES DISPLAY

BASKET SWING (D) PROVIDES PLAY ELEMENT FOR VISITING KIDS. SANDSTONE LOGS (C) OF VARYING HEIGHTS (MAX 500MM) PROVIDE PLAY / SEATING SURROUNDING SWING. SAND BENEATH

PERGOLA STRUCTURE WITH PYROSTEGIA VENUSTA PROVIDES DISPLAY ON ENTRY WHEN IN FLOWER

HEDGE PLANTING OF RHAPHIOLEPIS INDICA

LOW PLANTING OF NATIVE GRASSES AND GROUNDCOVERS



PROJECT:
The Bower Seniors Living

SITE:
Boundary Road Medowie

CLIENT:
McCloys Medowie Pty Ltd

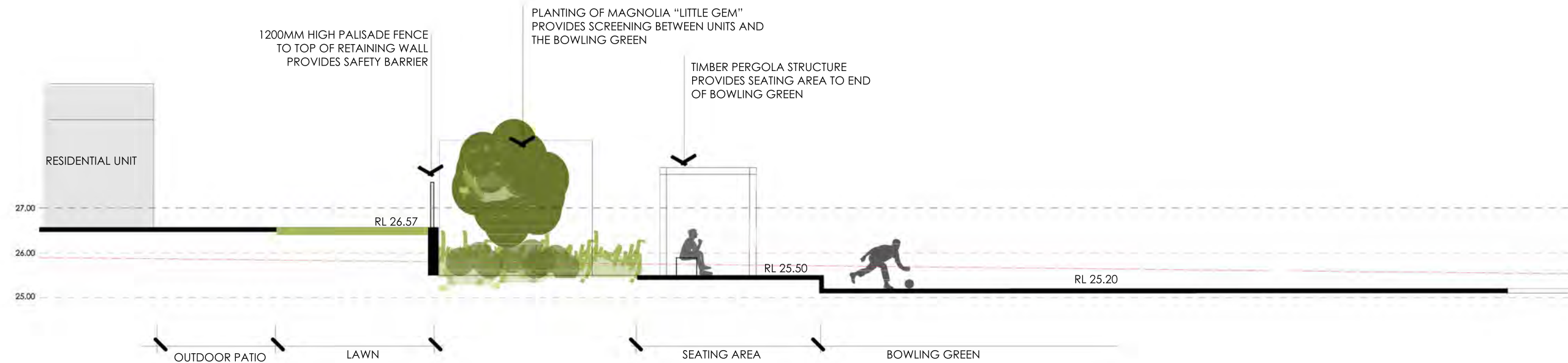
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JOB NUMBER: 11989.5 DA L03 PHASE: DWG No: REV: E

terras
landscape architects
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

community centre elevations

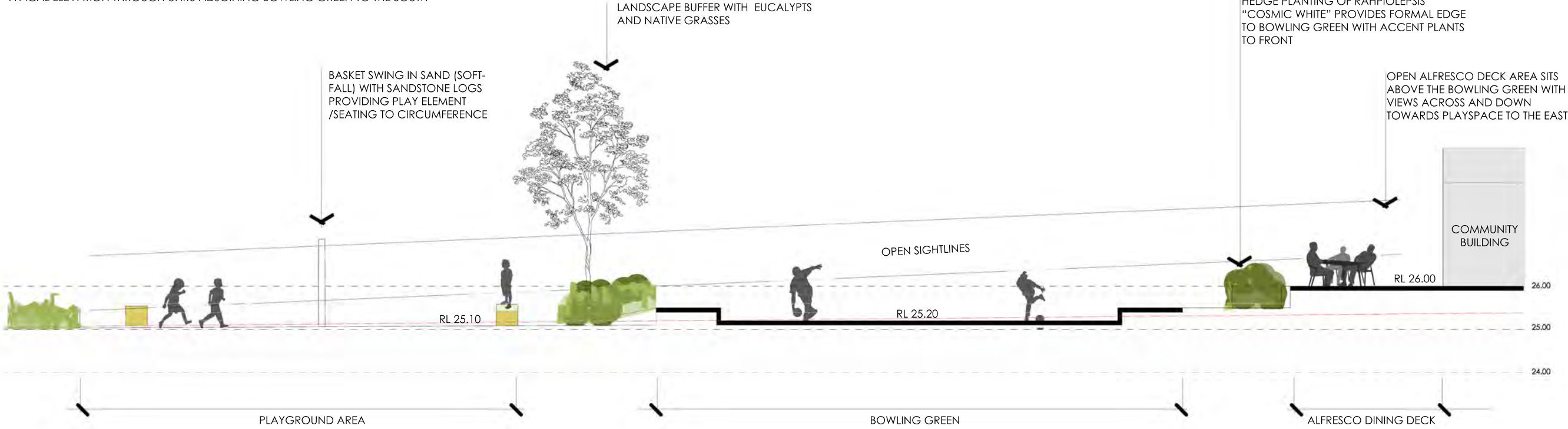
the bower seniors living

L04



ELEVATION 1

TYPICAL ELEVATION THROUGH UNITS ADJOINING BOWLING GREEN TO THE SOUTH



ELEVATION 2

TYPICAL ELEVATION THROUGH THROUGH BOWLING GREEN TO THE EAST

E	11/11/18	REVISED DA
D	17/8/18	DA
C	16/8/18	DRAFT
B	7/8/18	draft
A	3/7/18	draft
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
**Boundary Road
Medowie**

CLIENT:
McCloys Medowie Pty Ltd

DRAWN: KH / PW DATE: 11/11/18 SCALE: 1:100
JOB NUMBER: 11989.5 PHASE: DA DWG No: L04 REV: E

typical residential layout

the bower seniors living

L05



- BIN STORAGE AND LETTERBOXES. MASS PLANTING OF NATIVE GRASSES AND GROUNDCOVERS TIE THE STRUCTURE INTO THE GREATER STREET NETWORK. FEATURE TREE PLANTING OF CALODENDRON CAPENSE (C) TO PROVIDE SEASONAL INTEREST. (REF ARCHITECTURALS FOR DETAIL OF STRUCTURE)
- HEDGE PLANTING OF MAGNOLIA "LITTLE GEM" (D) PROVIDES SCREENING BETWEEN NEIGHBOURING UNIT AND BIN STORAGE
- CONCRETE PATH SIDE ACCESS PROVIDED TO ALL UNITS FOR MAINTENANCE
- SMALL LAWNS PROVIDED IN NORTH FACING SECTIONS WHERE SPACE ALLOWS
- HEDGE PLANTING HELPS TO SCREEN LEVEL CHANGE WHILE PROVIDING GREEN OUTLOOK FROM UNIT. HEDGE PLANTING OF CORREA ALBA, WESTRINGIA OR RHAPHIOLEPIS INDICA "COSMIC WHITE". RETAINING WALL BETWEEN UNITS WITH (F3) 1200MM BLACK METAL FENCE TO THE TOP
- SLATTED BLACK ALUMINUM SCREEN FENCE (F5) TO PROVIDE PRIVACY BETWEEN LIVING AREAS TO 1800MM HIGH
- LOW PLANTING OF LIRIOPE "EVERGREEN GIANT" AND DIANELLA CAERULEA "LITTLE JESS" EXTEND TO FOOTPATH BETWEEN DRIVEWAYS AND FOOT ENTRY TO ALLOW FOR CLEAR SIGHTLINES FROM DRIVEWAYS
- PLANTING OF LOW SHRUBS AND GROUNDCOVERS TO THE STREET SOFTEN THE BUILT FORM AND CREATE INTEREST
- 1200MM WIDE TURF STRIP TO EDGE OF FOOTPATH WITH STREET TREES.
- SMALL EVERGREEN FEATURE TREE MICHELIA X "BUBBLES" (A) PROVIDE INTEREST AND ADDITIONAL SCREENING WHERE REQUIRED
- DRIVEWAY AND PEDISTIRAN CROSSOVERS IN COLOURED CONCRETE WITH MARANGAROO AND BASALT AGGREGATE MIX (F) TO CREATE INTEREST. FEATURE PAVING EXTENDS TO KERB EDGE
- FOLDING CLOSELINE TO BE HOUSED IN TIMBER ENCLOSURE
- ACER FREMANII (E), SMALL DECIDUOUS TREE TO EAST WEST STREET TO PERMIT SOLAR ACCESS. TREE TO BE CENTERED ON HOUSE FRONTAGE
- HEDGE PLANTING TO 1.2M HIGH PROVIDES SEPARATION BETWEEN UNITS AND GREEN CORRIDOR WHILE ALLOWING FOR PASSIVE SURVEILLANCE

CONCRETE BLOCK RETAINING WALL



E	11/11/18	DRAFT
D	17/8/18	DRAFT
C	16/8/18	DRAFT
B	7/8/18	DRAFT
A	30/7/18	DRAFT
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
Boundary Road Medowie

CLIENT:
McCloy's Medowie Pty Ltd

DRAWN: KH / PW DATE: 11/11/18 SCALE: 1:200

JOB NUMBER: 11989.5 DA L05 PHASE: DWG No: REV: E



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landscape architects

412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069



TIMBER SEATING STRUCTURE PROVIDES REST AREA
LOW SANDSTONE FACED WALL HELPS TO DEFINE REST SPACES WHILE TYING THE LANDSCAPE BACK TO THE COMMUNITY BUILDING AND ENTRY WALLS (B)
CALODENDRUM PROVIDES SEASONAL INTEREST ON ENTRY TO GREEN CORRIDOR (C) WHILE FRAMING THE MAIN ENTRY TO THE COMMUNITY FACILITIES. TO BE UP-LIT

TIMBER ARCHES FROM COMMUNITY BUILDING DRAWING INTO GREATER SITE TO PROVIDE SHELTER AREAS. TIMBER SLATS ADDED TO PROVIDE SHADE WITH SEATING / BBQ AREAS BENEATH

ELAEOCARPUS (D), DRAWN IN TO GREEN CORRIDOR FROM ENTRY SPINE HELPS TO PROVIDE PRIVACY TO NEIGHBORING UNITS WHILE DEFINING TURF AREAS. TREE TO BE IN CIRCLES OF DECO GRANITE AND UP LIT (A)
SWATHES OF NATIVE GRASSES INCLUDING LOMANDRA "TANIK", PENNISETUM "NAFRAY"(G), FICINIA NODOSA, AND FESTUCA GLAUCA INTERSPERSED WITH LOW SHRUBS INCLUDING WESTRINGEA(H)

HEDGE PLANTING PROVIDES SEPARATION BETWEEN UNITS AND COMMUNAL OPEN SPACE WHILE ALLOWING FOR PASSIVE SURVEILLANCE. SPECIES TO INCLUDE RHAPHIOLEPIS INDICA "COSMIC WHITE", WESTRINGIA "NARINGA" (E), AND CORREA ALBA "COASTAL PINK"(F)

OPEN TURF AREA FOR RESIDENTS TO BRING VISITING YOUNGER FAMILY MEMBERS TO PLAY WHILE CREATING A SENSE OF OPENNESS TO THE DEVELOPMENT AND OFFERING A GREEN CORRIDOR LINK THROUGH THE SITE (J)

E	11/11/18	REVISED DA SUBMISSION
D	17/8/18	DA SUBMISSION
C	16/8/18	DRAFT
B	7/8/18	DRAFT
A	3/8/18	DRAFT
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
**Boundary Road
Medowie**

CLIENT:
McCloy's

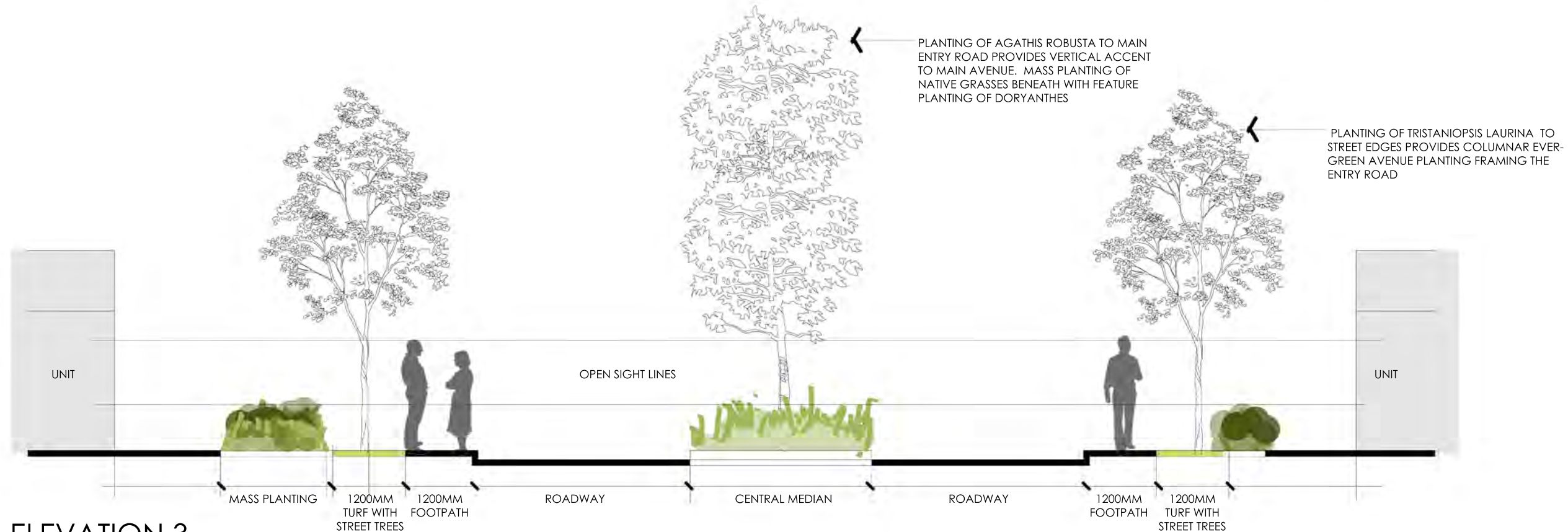
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DATE: 11/11/18
SCALE: 1:250
JOB NUMBER: 11989.5 DA L06
PHASE: DWG No: E
REV: E



TYPICAL STREET ELEVATIONS

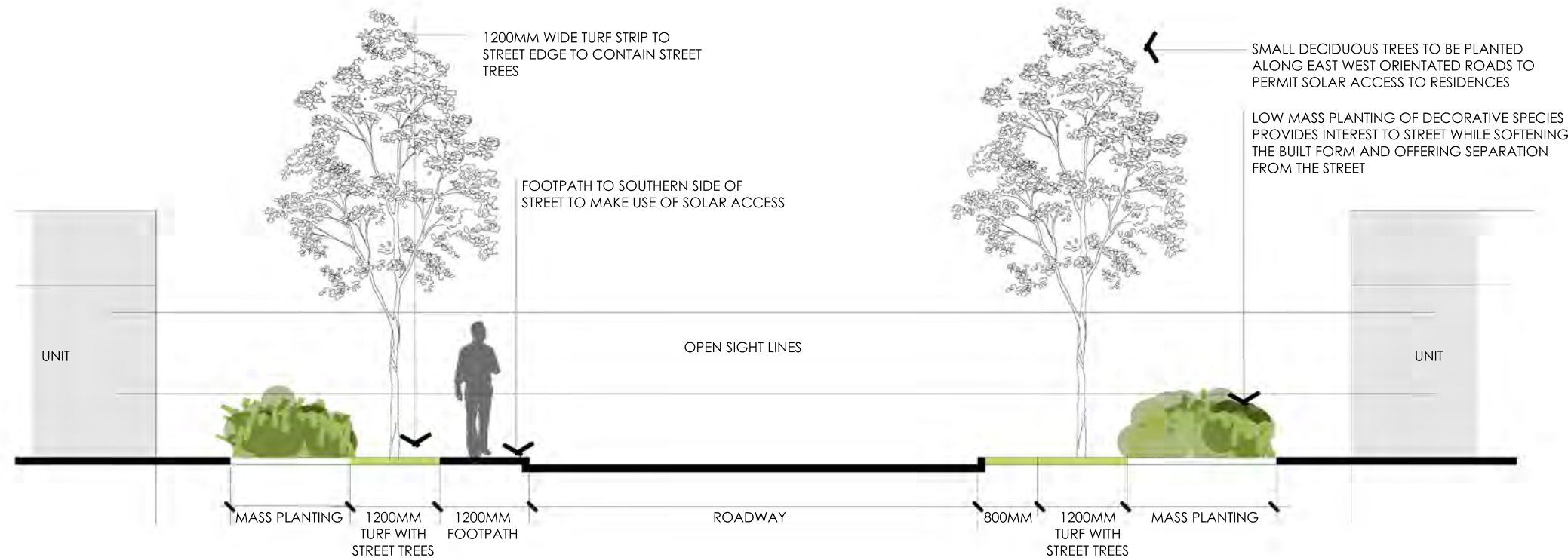
the bower seniors living

L07



ELEVATION 3

TYPICAL ELEVATION THROUGH MAIN ENTRY AVENUE



ELEVATION 4

TYPICAL ELEVATION THROUGH SMALLER EAST / WEST STREET

E	11/11/18	REVISED DA SUBMISSION
D	17/8/18	DA SUBMISSION
C	16/8/18	DRAFT
B	7/8/18	DRAFT
A	3/7/18	DRAFT
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
Boundary Road Medowie

CLIENT:
McCloys Medowie Pty Ltd

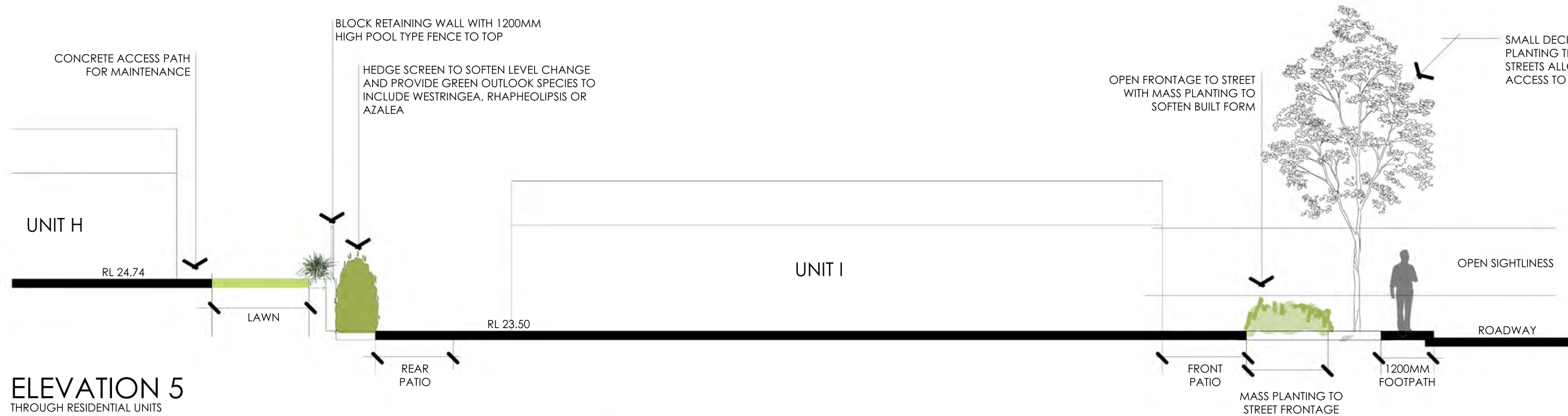
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JOB NUMBER: 11989.5 DA L07 REV: E

terras
landscape architects
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

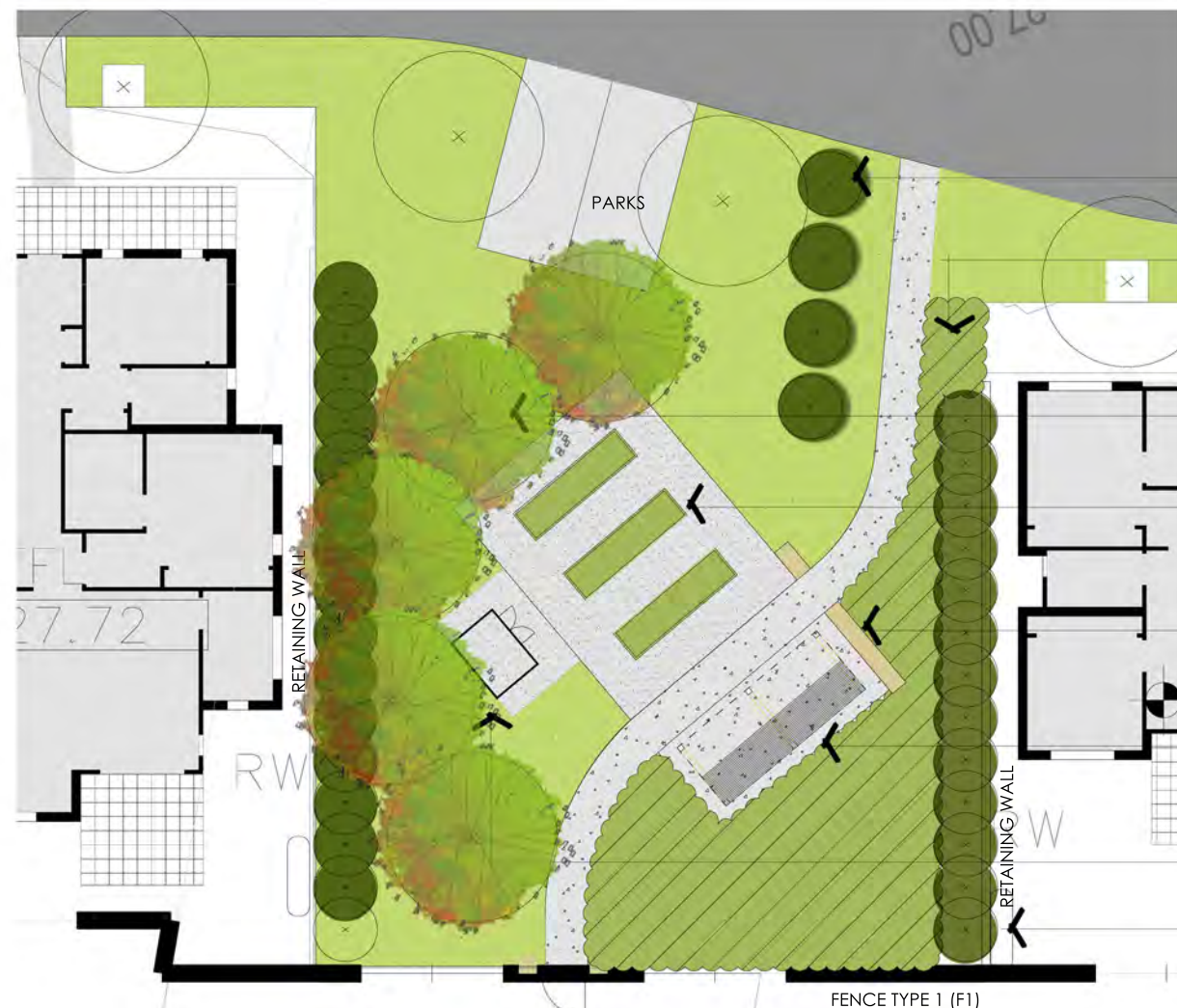
community garden / residential elevation

the bower seniors living

L08



ELEVATION 5
THROUGH RESIDENTIAL UNITS



COMMUNITY GARDENS

E	11/11/18	REVISED DA SUBMISSION
D	16/8/18	DA SUBMISSION
C	16/8/18	DRAFT
B	7/8/18	draft
A	3/8/18	draft
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
**Boundary Road
Medowie**

CLIENT:
McCloys Medowie Pty Ltd

DRAWN: KH / PW DATE: 11/11/18 SCALE: 1:75
JOB NUMBER: 11989.5 DA L08 PHASE: DWG No: REV: E

DECIDUIOUS STREET TREES

SMALL DECIDUIOS TREES
SELECTED TO BE PLANTED
ALONG EAST WEST ORIENTATED
STREETS TO PERMIT SOLAR
ACCESS TO RESIDENCES WHILE
CREATING A LEDGIBLE STREETS-
CAPE



PISTACIA CHINESE



ACER FREEMANII ARMSTRONG



PYRUS CHANTICLEER



LAGERSTROEMIA NATCHEZ



PYRUS BETULAEFOLIA

EVERGREEN FEATURE TREES

FEATURE SPECIES ON MAIN
AVENUES AND LINKAGES TO
DEVELOP STRONG GREEN
RIBBONS THROUGH AND
EXTERNAL TO SITE



LOPHOSTEMON CONFERTUS



ALPHOTINIA EXCELSA



ELAEOCARPUS EUMUNDI



CALODENDRON CAPENSE



AGATHIS ROBUSTA

PLANTING TO UNITS

MASS PLANTING OF LOW DECO-
RATIVE SPECIES TO CREATE
INTEREST WITHIN THE STREET AND
PROVIDE A BUFFER TO INDIVID-
UAL UNITS



VIBURNUM DENSE FENCE



GARDINEA SPP



AGAPANTHUS PRAECOX



DIETES GRANDIFLORA



GAZAINA TOMENTOSA

PLANTING TO COMMUNITY CENTRE

MASS PLATNING OF NATIVE
GRASSES AND GROUNDCOVERS
WITHIN APZ TO CREATE IA
STRONG THEME DRAWN IN FROM
THE MAIN ENTRY. ACCENT
SPECIES SURROUNDING POOL
AREA TO CREATE LUSH SPACE



LOMANDRA TANIKA



ALPINA ZERUMBET



FICINIA NODOSA



DORYANTHES EXCELSA



CYCAS REVOLUTA

HARDWORKS



DECOMPOSED GRANITE



BLACK SLATTED ALUMINUM (F5)



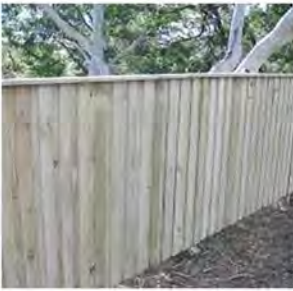
SANDSTONE FACED WALL



VERSASTONE WALL - OATMEAL (RW)



GRIT BLAST COLOURED
CONCRETE WITH MARANGA-
ROO AND BASSALT AGGREGATE



LAPPED AND CAPPED TIMBER
FENCE (F1)



RENDERED WALL WITH TIMBER
SLATTS (F4)



CONCRETE PAVERS



POOL STYLE FENCING (F3)

PLANT SCHEDULE

All trees supplied are to comply with AS 2303 Tree stock for landscape use - 2015

ABV	BOTANICAL NAME	COMMON NAME	SPREAD	POT SIZE	SPACING
DECIDIOUS STREET TREES					
An	Acer freemanii "Armstrong"	-	12 x 5	45L	as shown
Ln	Lagerstroemia 'Natchez'	Crepe Myrtle	10 x 4	45L	as shown
Pb	Pyrus betulaefolia "Southworth"	Pyrus	7 x 5m	45L	as shown
Py	Pyrus "Chanticleer"	Ornamental Pear	10 x 3.5	45L	as shown
Pc	Pistacia chinesis	Chinese Pistachio	8 x 6m	45L	as shown
EVERGREEN FEATURE TREES					
Ac	Archontophoenix cunninghamiana	Bangalow Palm	12 x 5	45LT	as shown
Al	Alphotinia excelsa	Red Ash	12 x 5	200L	as shown
Ar	Agathis robusta	Queensland Kauri	10 x 5	200L	as shown
Cc	Calodendron capense	Cape Chestnut	10 x 6m	45L	as shown
Cc	Cyathea cooperi	Tree fern	10 x 8	45LT	as shown
Ee	Elaeocarpus eumundi	Quandong	9 x 4m	100L	as shown
Bc	Backhousia citriodora		6 x 5	45LT	as shown
Ec	Eucalyptus cladocalyx "Nana"		6 x 4m	100L	as shown
Hf	Howea forsteriana	Kentia Palm	5 x 4m	45LT	as shown
Lc	Lophostemon confertus	Brush Box	5 x 4m	100L	as shown
Tl	Tristaniopsis laurina	Watergum	12 x 6m	100L	as shown
SCREENING SHRUBS					
Az	Azalea spp	Azalea	1.5 x 1	5L	as shown
Mg	Magnolia grandiflora "Little Gem"	Dwarf magnolia	6 x 3	45L	as shown
My	Muraya paniculata	Muraya hedge	3 x 1m	2.5L	as shown
Ca	Correa alba "Coastal Pink"	Correa	2 x 2m	2.5L	as shown
Vi	Viburnum tinus	Viburnum	3 x 2m	2.5L	as shown
Ra	Rhaphiolepis indica "Cosmic White"	Indian Hawthorn	1.5 x 1.5m	2.5L	as shown
We	Westringia "Naringa"	Coastal Rosemary	2.2 x 1.5m	2.5L	as shown
SHRUBS					
St	Syzygium Tiny Trev"	Lilly Pilly	1 x 1m	2.5L	as shown
Az	Alpinia zerumbet	Shell Ginger	1.5 x 1.5m	2.5L	as shown
Cr	Cordyline rubra	Palm Lilly	1.0 x 1.0m	2.5L	as shown
Cy	Cycas revoluta	Sago palm	1.5 x 1.5m	2.5L	as shown
De	Doryanthes excelsa	Gymea Lily	1.5-3m		as shown
Ga	Gardinea	Gardinea	0.6 X 1.0m		
Rh	Raphiolepis "Cosmic White"	Cosmic White	1.5 x 1.5m	2.5L	as shown
Ri	Rhaphiolepis indica "Oriental Pearl"	Indian Hawthorne	1.0 x 1.0m	2.5L	as shown
Sr	Strelitzia reginae	Bird of Paradise	1.5 x 1.5m	2.5L	as shown
Vo	Viburnum odoratissimum "Emerald Lusture"	Viburnum	3 x 3m		as shown
Wz	Westringea "Zena"	Dwarf Rosemary	0.8 - 1m	2.5L	as shown
PERENNIALS AND GROUNDCOVERS					
Ap	Agapanthus praecox	Agapanthus	0.6 X 1.0m	2.5L	6/m2
Cg	Carpobrotus glaucescens	Pig Face	0.1 X 1.5m	2.5L	3/m2
Cm	Clivia miniata	Kaffir Lilly	0.4 X 0.4	2.5L	6/M2
Gt	Gazania tomentosa	Silver Gazania	0.3 x 1.5m	2.5L	3/m2
Hm	Hardenbergia "Meema"	Meema	0.4 X 1.5m	2.5L	1/m2
Mp	Myoporum parvifolium	Creeping Boobialla	0.1 X 1.0m	2.5L	3/m2
Lg	Liriope "Evergreen Giant"	Giant Liriope	0.6 x 0.6	2.5L	6/M2
Px	Philodendron "Xanadu"	Xanadu	1.0 x 1.0m	2.5L	0.8mctrs
Ta	Trachelospermum asiaticum	Asian Jasmine	0.3 X 1.5m	2.5L	0.8m ctrs
Tj	Trachelospermum jasminoides	Star Jasmine	0.3 X 1.5m	2.5L	1/m2
Wm	Westringia "Mundi"		0.3 X 1.2m	2.5L	1/m2
GRASSES					
Ca	Carex appressa	Tall sedge		2.5L	4/m2
Dc	Dianella caerulea "Little Jess"	Dianella	0.4 X 0.4m	2.5L	6/m2
Dg	Dietes grandiflora	Wild Iris	0.8 x 0.8m	2.5L	4/m2
Fn	Ficinia nodosa	Knobby Club Rush	0.8 x 0.8m	2.5L	4/m2
Lt	Lomandra "Tanika"	Basket Grass	0.8 x 0.9m	2.5L	4/m2
Lm	Liriope muscari	Evergreen Giant	0.4 X 0.4m	2.5L	6/m2
Lh	Lomandra hystrix "Katie Belles"	Dwarf Mat Rush	0.8 x 0.8m	2.5L	4/m2
Pn	Pennisetum "Nafray"	Fountain Grass	0.8 x 0.9m	2.5L	4/m2
Po	Poa labillardieri "Eskdale"	Tussock Grass	0.8 x 0.9m	2.5L	4/m2
CLIMBER					
Pv	Pyrostegia venusta	Orange Trumpet Vine		2.5L	na

E	11/11/18	REVISED DA SUBMISSION
D	17/8/18	DA SUBMISSION
C	16/8/18	DRAFT
B	7/8/18	draft
A	3/7/18	draft
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
**Boundary Road
Medowie**

CLIENT:
McCloy's Medowie Pty Ltd

DRAWN: KH / PW DATE: 11.11.18 SCALE: NA
JOB NUMBER: PHASE: DWG No: REV:
11989.5 DA L09 E



TYPICAL UNIT LANDSCAPED AREAS CALCULATION

NOTE: CALCULATION OF LANDSCAPE AREAS FOR INDIVIDUAL UNITS EXCLUDES PAVED PATHS (THESE ARE TECHNICALLY ABLE TO BE INCLUDED WITHIN SEPP CALCULATIONS)

REFER TO ARCHITECTS' ILU TYPE DRAWINGS FOR LOT AREA AND BUILT AREA FIGURES



SITE LANDSCAPED AREAS CALCULATION

TOTAL AREA OF SITE: 54432M2
TOTAL LANDSCAPE AREA OF SITE: 16616M2 (30.5%)

COMPLIANCE WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY 2004)

MIN 30% TO BE LANDSCAPED

LANDSCAPED AREA:
SEPP DEFINITION OF LANDSCAPE AREA
landscaped area means that part of the site area that is not occupied by any building and includes so much of that part as is used or to be used for rainwater tanks, swimming pools or open-air recreation facilities, but does not include so much of that part as is used or to be used for driveways or parking areas.

E	11/11/18	REVISED DA SUBMISSION
D	17/8/18	DA SUBMISSION
C	16/8/18	DRAFT
B	7/8/18	draft
A	3/7/18	draft
REV	DATE	COMMENTS

PROJECT:
The Bower Seniors Living

SITE:
**Boundary Road
Medowie**

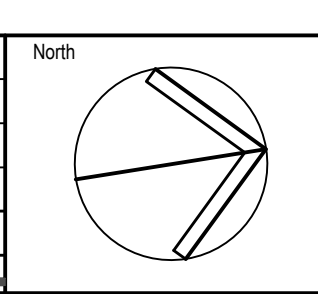
CLIENT:
McCloy's Medowie Pty Ltd

DRAWN: KH / PW DATE: 11/11/18 SCALE: NA
JOB NUMBER: 11989.5 DA L09 E PHASE: DWG No: REV:



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This drawing has been assigned an electronic code that signifies the drawing has been checked and approved by:					
C	ADDITIONAL DRAINAGE DETAILS ADDED - CAROLINA RD	12.12.18	GPC	GPC	
B	ISSUED FOR APPROVAL	29.08.18	JER	GPC	
A	ISSUED FOR REVIEW	27.07.18	JER	GPC	
Issue	Description	Date	Drawn	Approved	



Client:
McCLOY DEVELOPMENT MANAGEMENT PTY LTD
PO BOX 2214
DANGAR, NSW 2309
PHONE : 02 4945 7500 FAX : 02 4929 6472



ACOR Consultants (NSW) Pty Ltd
Level 1, 54 Union Street
Cooks Hill, Newcastle NSW 2300
T +61 2 4926 4811
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

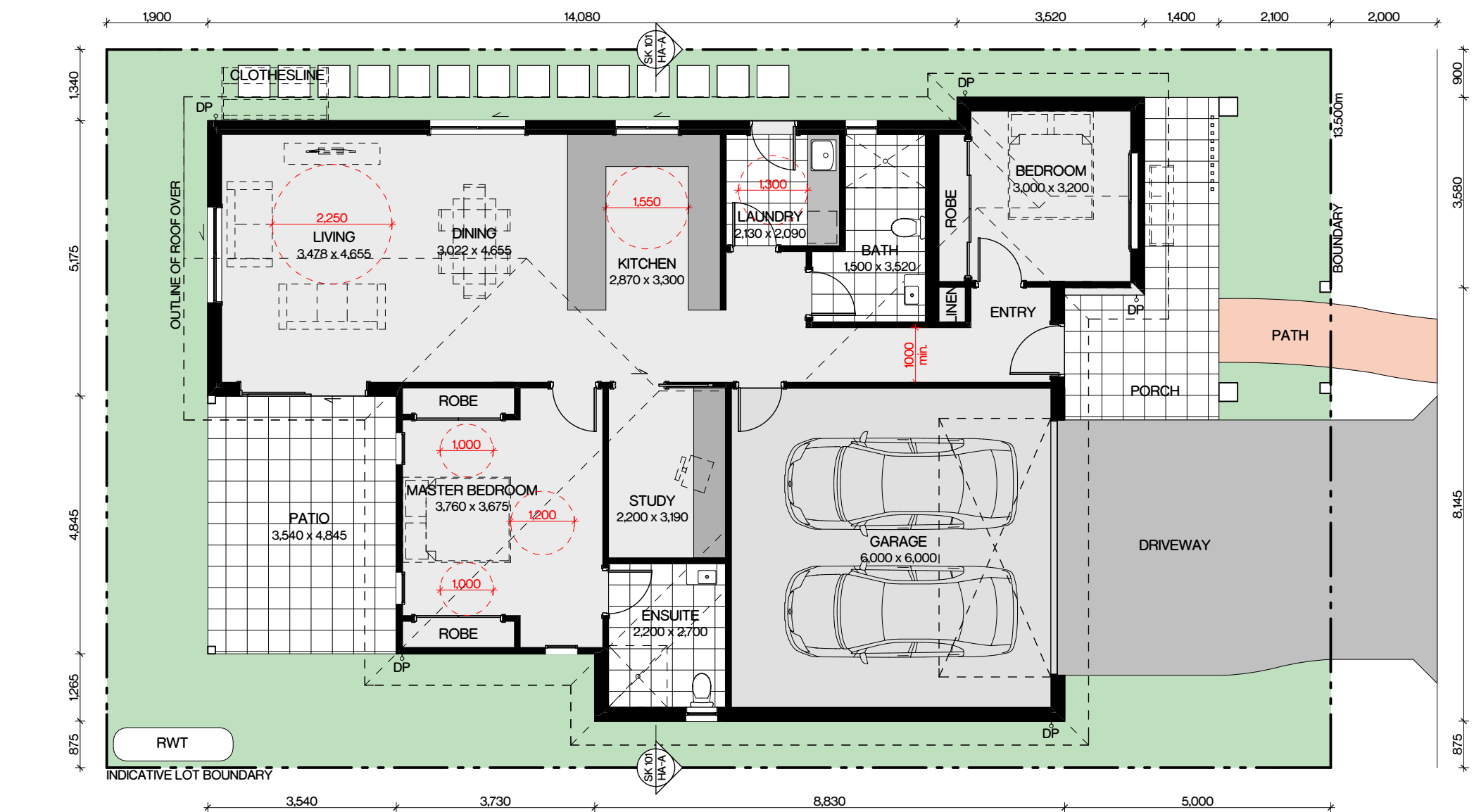
Project:
THE BOWER SUBDIVISION, MEDOWIE SENIORS LIVING
LOT 93, 94, 95 & 96, DP753194
BOUNDARY ROAD, MEDOWIE

Drawing Title STORMWATER LAYOUT PLAN					
Drawn JER	Date JULY 2018	Scale 1:500	A1	Q.A. Check	Date
Designed GPC	Project No. NE180116	Dwg. No. FIG-011	Issue C		

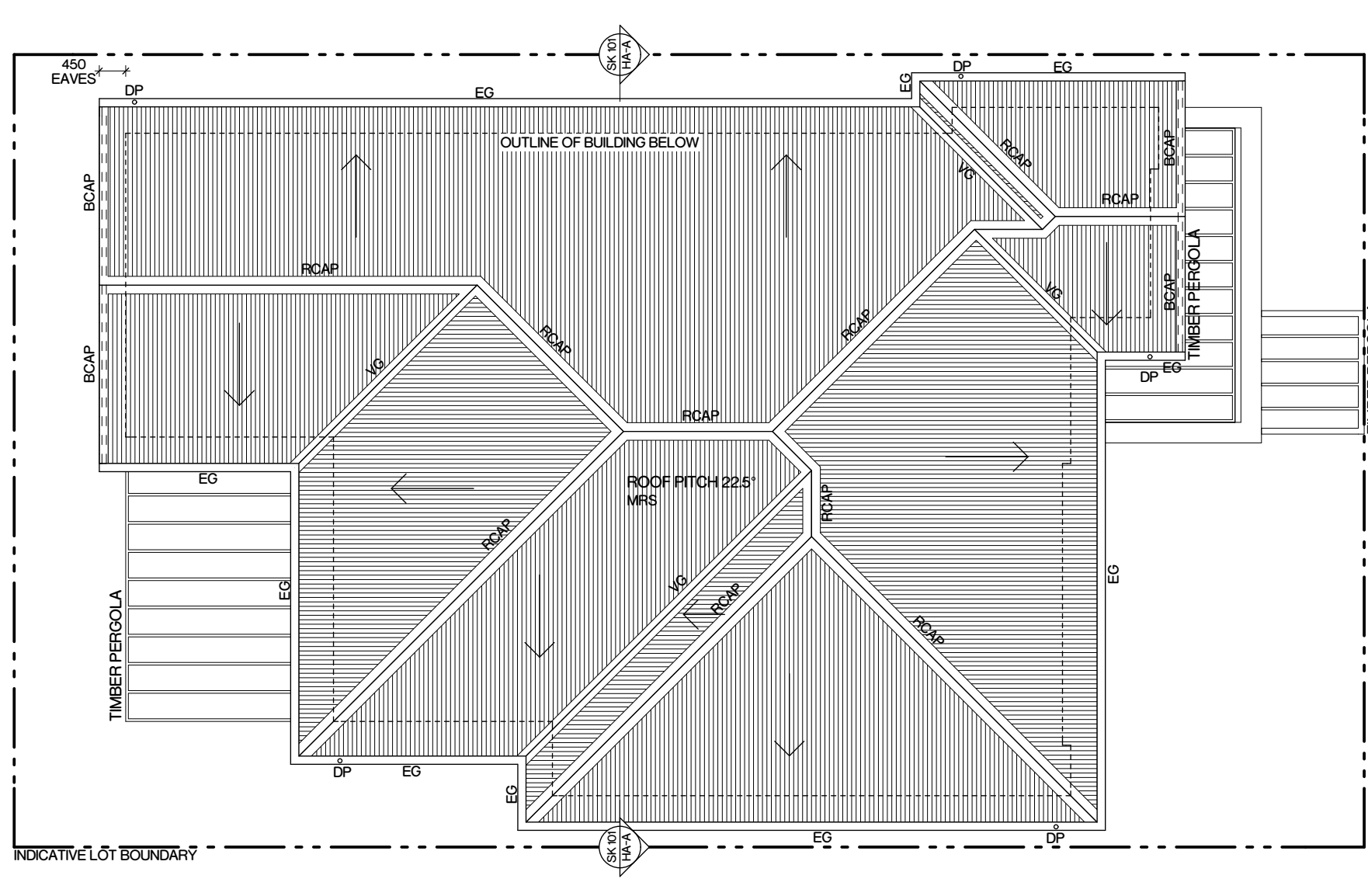


NOT FOR CONSTRUCTION

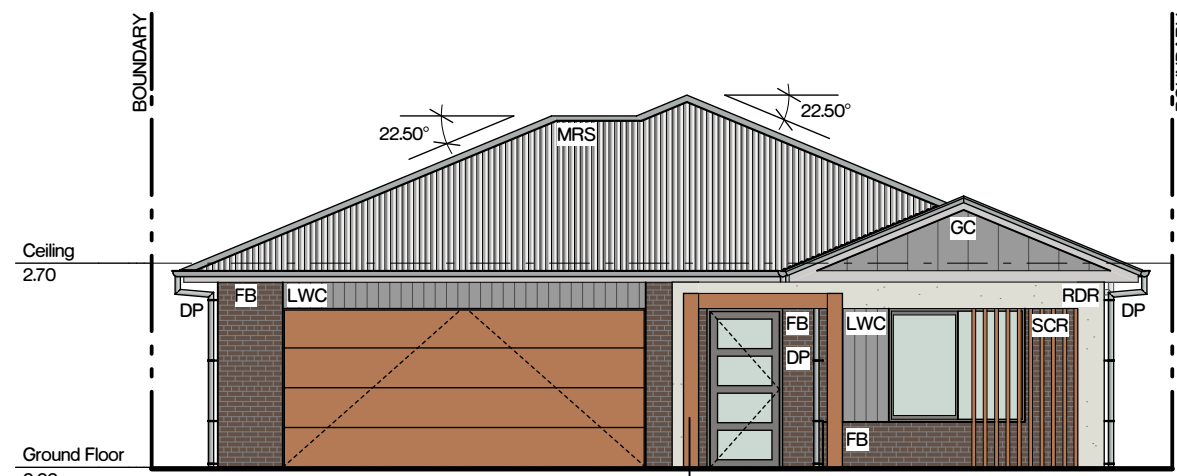
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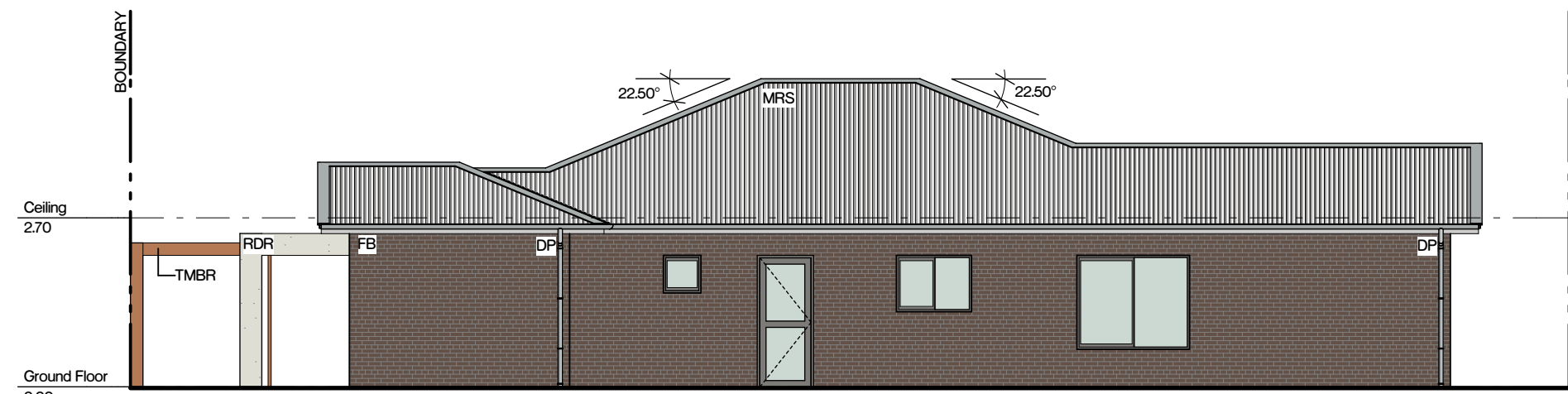
Floor Plan
1:100



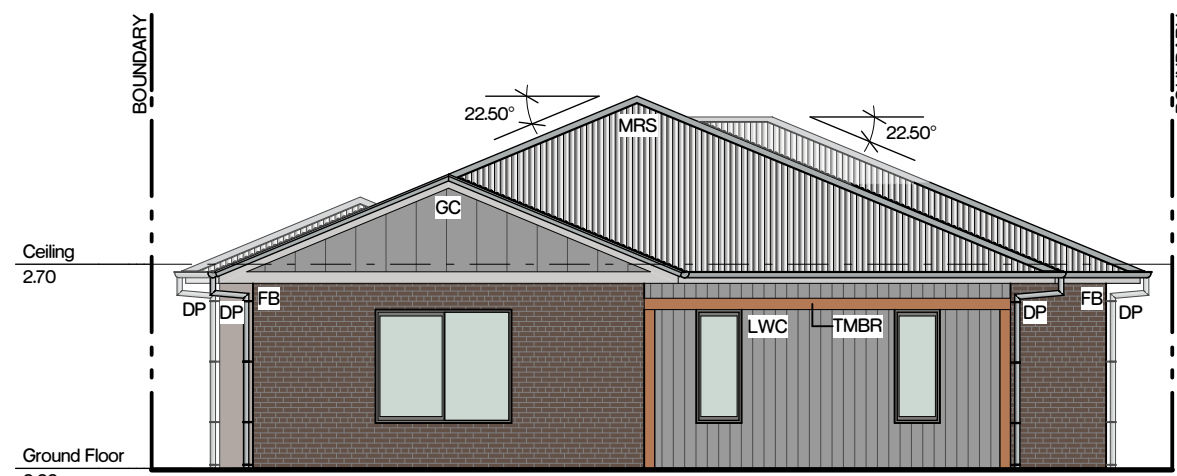
Roof Plan
1:100



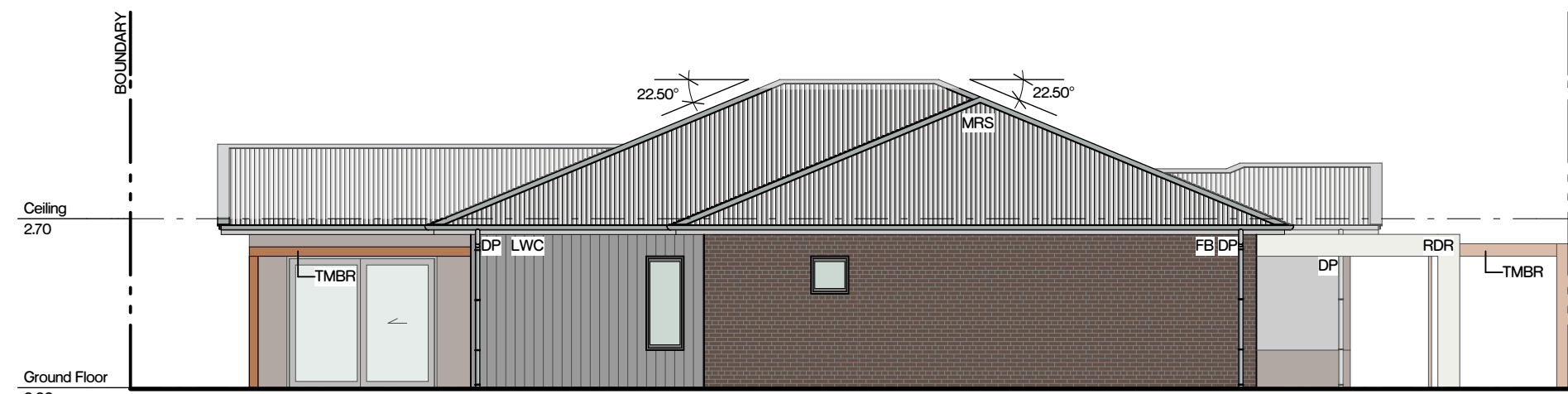
Elevation 01 - Front
1:100



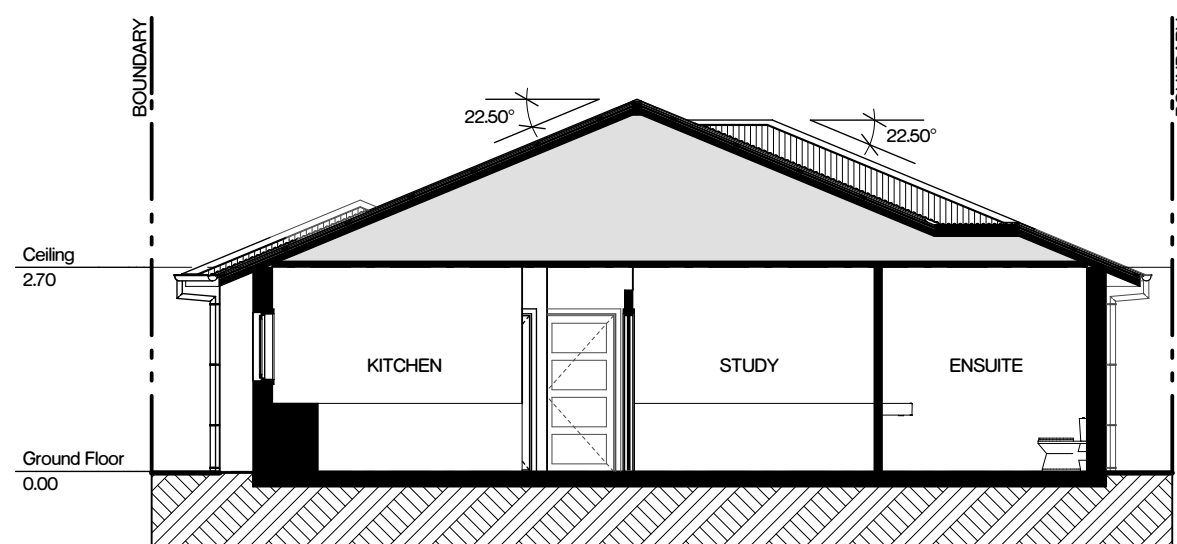
Elevation 02 - Side
1:100



Elevation 03 - Rear
1:100



Elevation 04 - Side
1:100



Section A-A
1:100



INDEPENDENT LIVING UNIT A (DETACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
8	rotate	E
9	mirror	S
14	mirror	S
17	rotate	S
20	rotate	S
23	rotate	S
30	mirror	N
47	as shown	N
58	mirror	S
61	rotate	S
81	as shown	N
82	mirror	S
85	rotate	S
86	mirror	S
92	rotate	W
93	rotate	E
97	as shown	N
100	as shown	N

Drawing Legend (refer to project legend)

	FB - FACE BRICK
	GC - GABLE END CLADDING
	LWC - LIGHTWEIGHT CLADDING
	MRS - METAL ROOF SHEETING
	RDR - CEMENT RENDER, PAINT FINISH
	TMBR - TIMBER FINISH

BCAP - BARGE CAPPING

DP - DOWN PIPE

EG - EAVES GUTTER

RCAP - RIDGE CAPPING

VG - VALLEY GUTTER

House A Window & Glazed Door Schedule				
ID	Height	Width	Sill height	
GA01	2,100	2,400	0	
WA01	1,500	1,800	0	
WA02	600	600	1,500	
WA03	1,500	600	600	
WA04	1,500	600	600	
WA05	1,500	600	600	
WA06	1,500	1,800	600	
WA07	1,500	1,800	600	
WA08	900	1,200	1,200	
WA09	600	600	1,500	

Drawing Notes

REFER TO MASTERPLAN FOR ILLUSTRATIONS

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NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

Drawing
INDEPENDENT LIVING UNIT A
Project Number Drawing Number Rev Scale
217-019 DA 100 02 1:100@A1

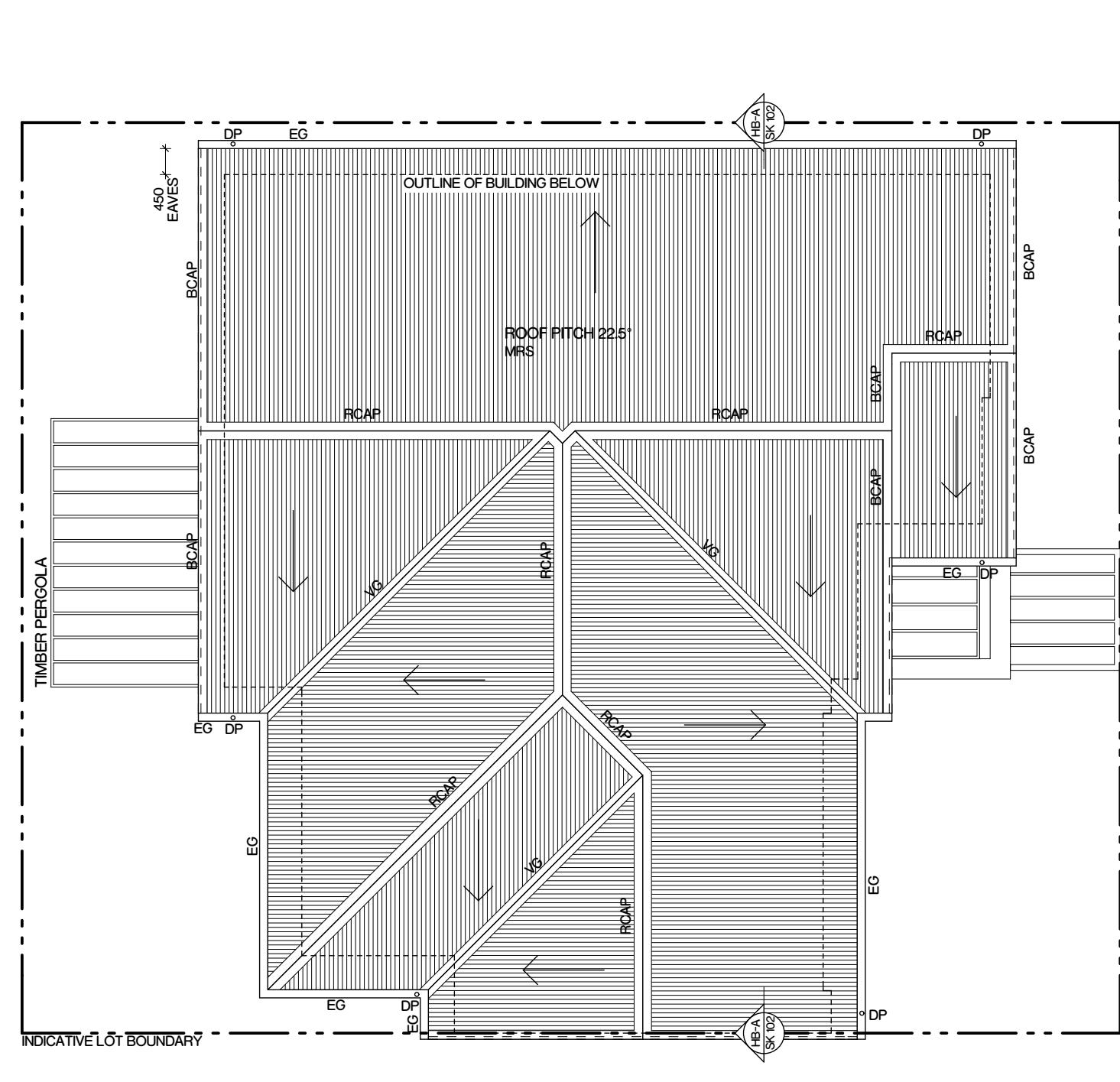


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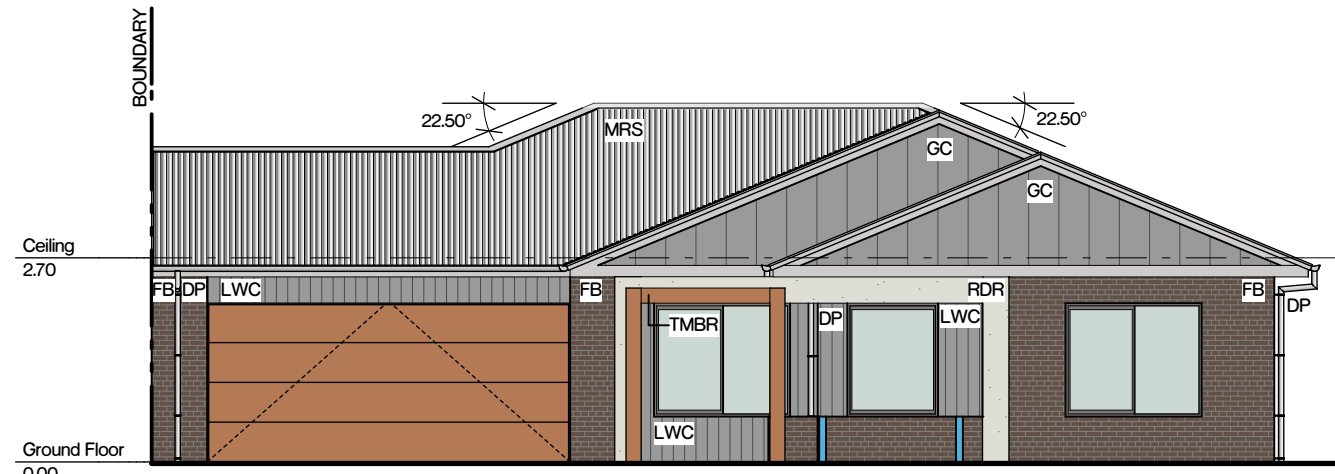


Floor Plan
1:100

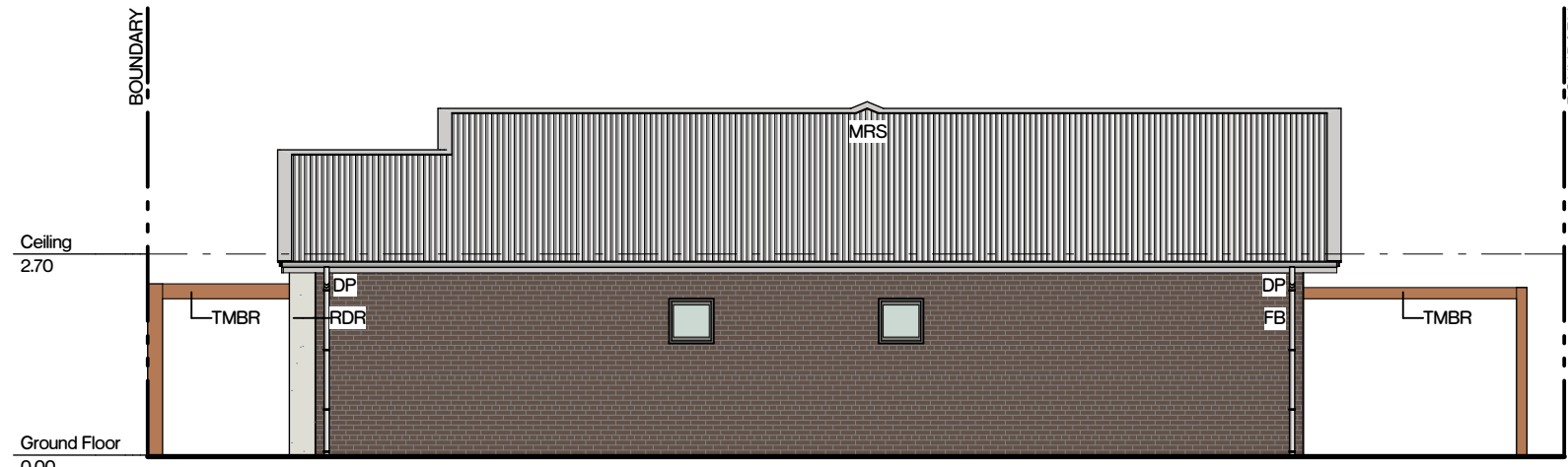
ILU B - 2 BED
STUDY
DOUBLE GARAGE
LOT AREA: 299 sqm
BUILT AREA: 161.5 sqm



Roof Plan
1:100

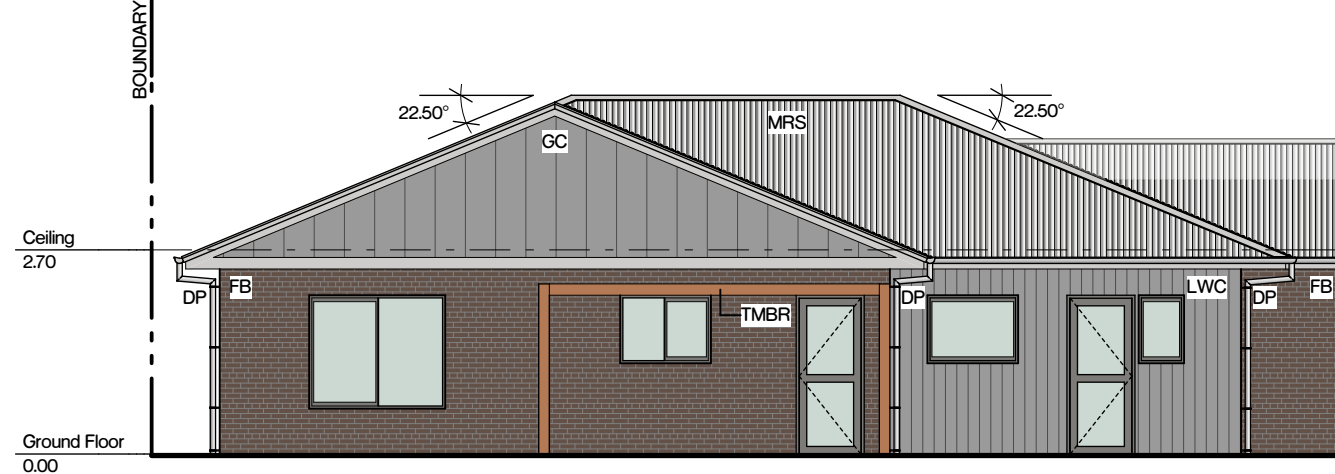


Elevation 01 - Front
1:100

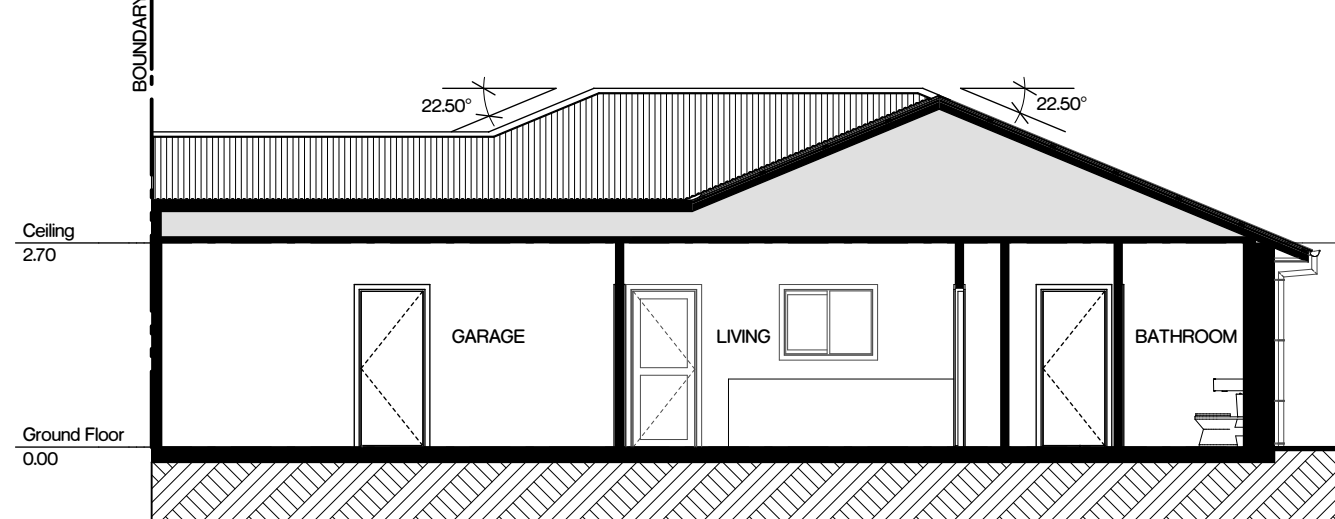


Elevation 02 - Side
1:100

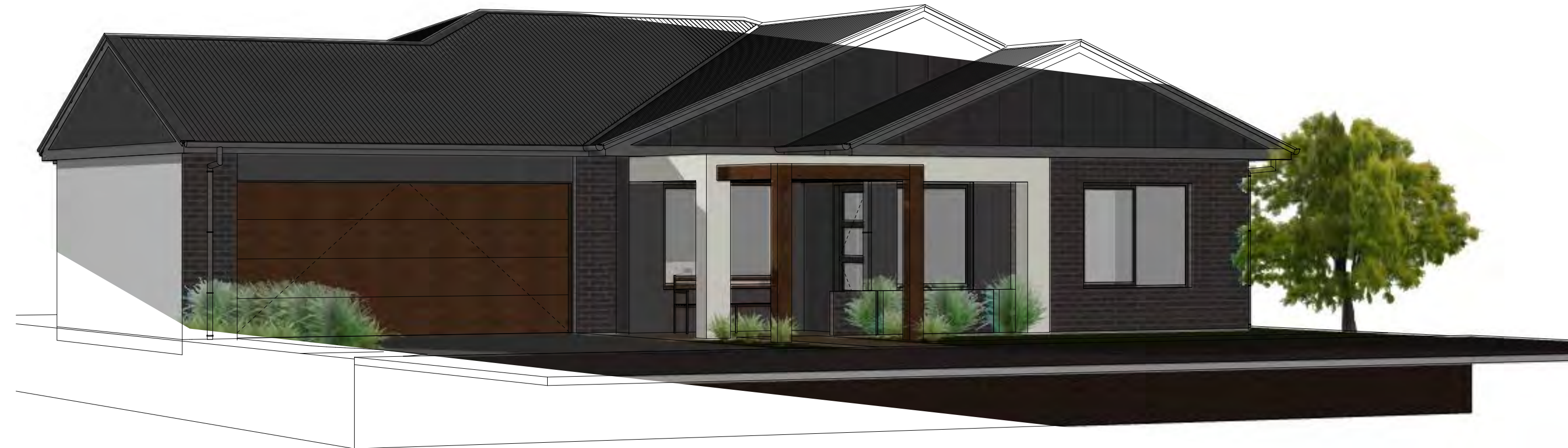
INDEPENDENT LIVING UNIT B (DETACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
35	rotate	S
50	as shown	N
53	rotate	S



Elevation 03 - Rear
1:100



Section A-A
1:100



A Level 1, 187 Union St. The Junction NSW 2291
P +61 2 4969 3631
E enquiries@sdarch.com.au
W www.sdarch.com.au
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P:\217-019-Medowie Seniors Living\02 Drawings\02_3 Working Files\217-019_Medowie Seniors Living_217-019.dwg
Issue Description Issued By Date
01 For Co-ordination Victoria 19/07/2018
02 For Final Co-ordination Victoria 19/07/2018

Drawing Legend (refer to project legend)

- FB - FACE BRICK
- GC - GABLE END CLADDING
- LWC - LIGHTWEIGHT CLADDING
- MRS - METAL ROOF SHEETING
- RDR - CEMENT RENDER, PAINT FINISH
- TMBR - TIMBER FINISH

- BCAP - BARGE CAPPING
- DP - DOWN PIPE
- EG - EAVES GUTTER
- RCAP - RIDGE CAPPING
- VG - VALLEY GUTTER

House B Window & Glazed Door Schedule				
ID	Height	Width	Sill height	
GDB01	2,100	900	0	
WB01	1,500	1,800	600	
WB02	1,500	1,200	600	
WB03	1,500	1,800	600	
WB04	900	600	1,200	
WB05	900	1,200	1,200	
WB06	900	1,200	1,200	
WB07	1,500	1,800	600	
WB08	600	600	1,500	
WB09	600	600	1,500	

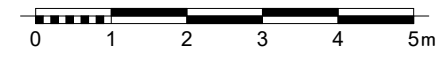
Drawing Notes

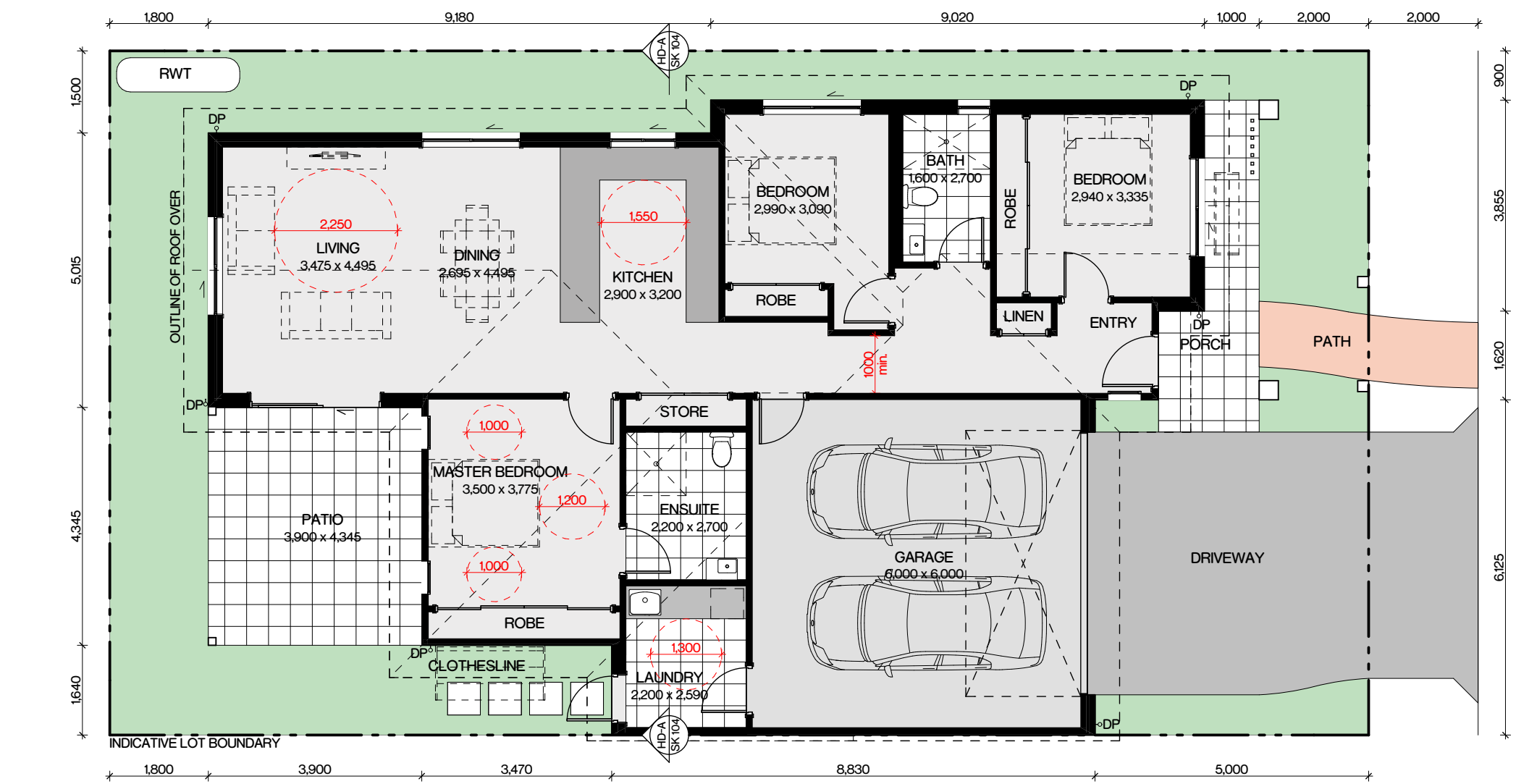
REFER TO MASTERPLAN FOR ILU FFLs
LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS FOR FINAL LANDSCAPE DESIGN

NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

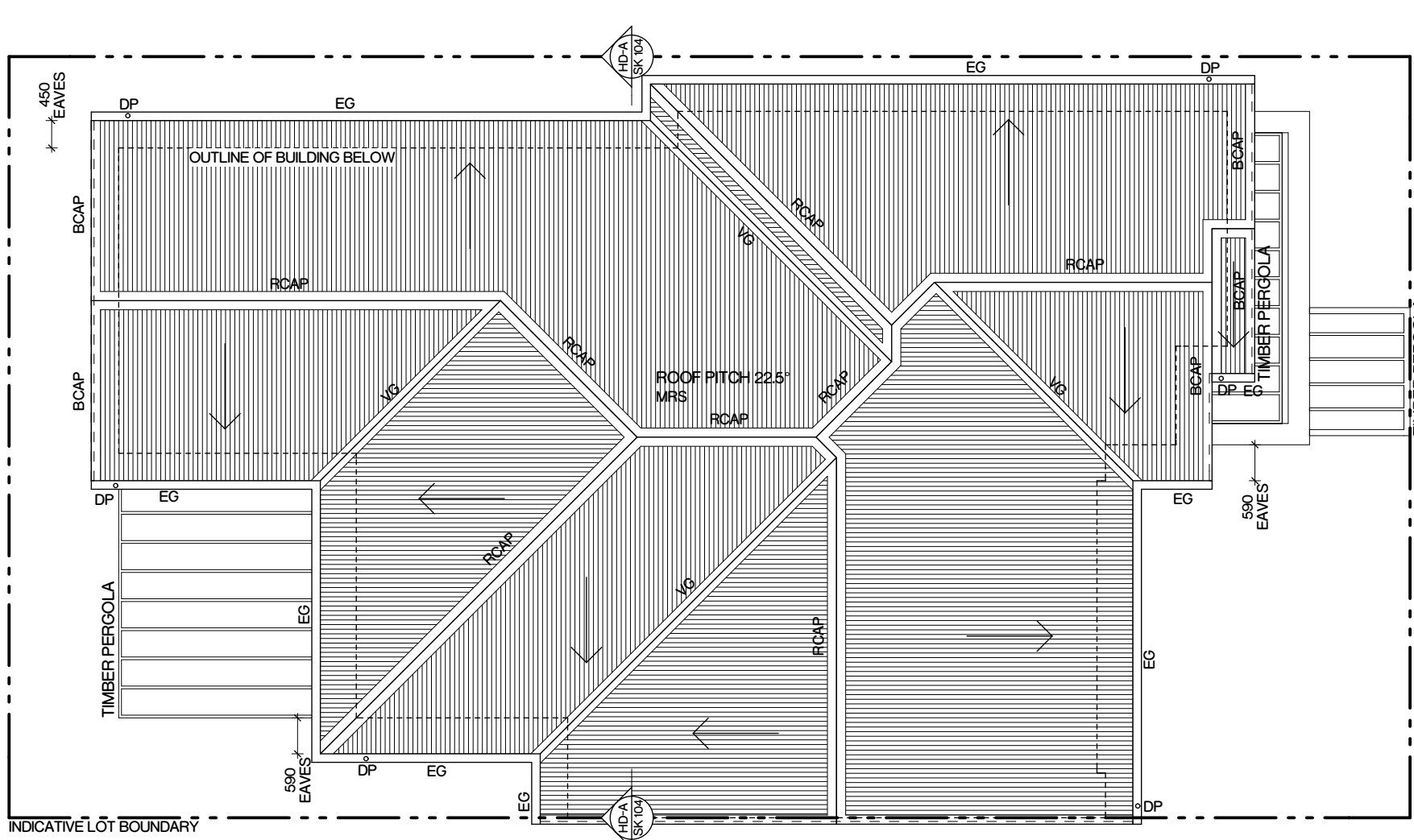
Drawing
INDEPENDENT LIVING UNIT B
Project Number Drawing Number Rev Scale
217-019 DA 101 02 1:100@A1





Floor Plan
1:100

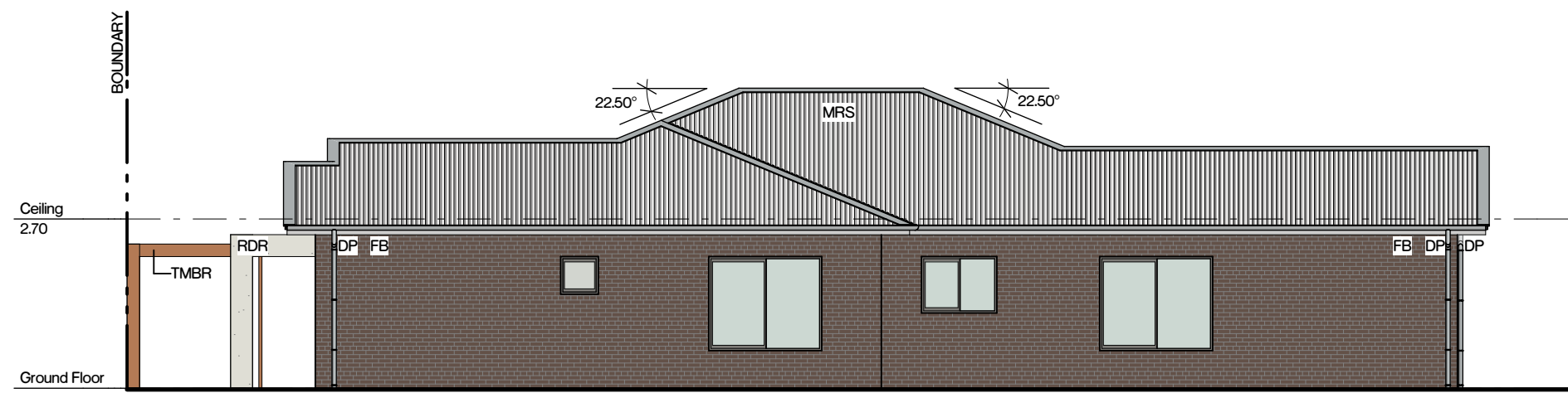
ILU D - 3 BED
DOUBLE GARAGE
LOT AREA: 287.5 sqm
BUILT AREA: 162.3 sqm



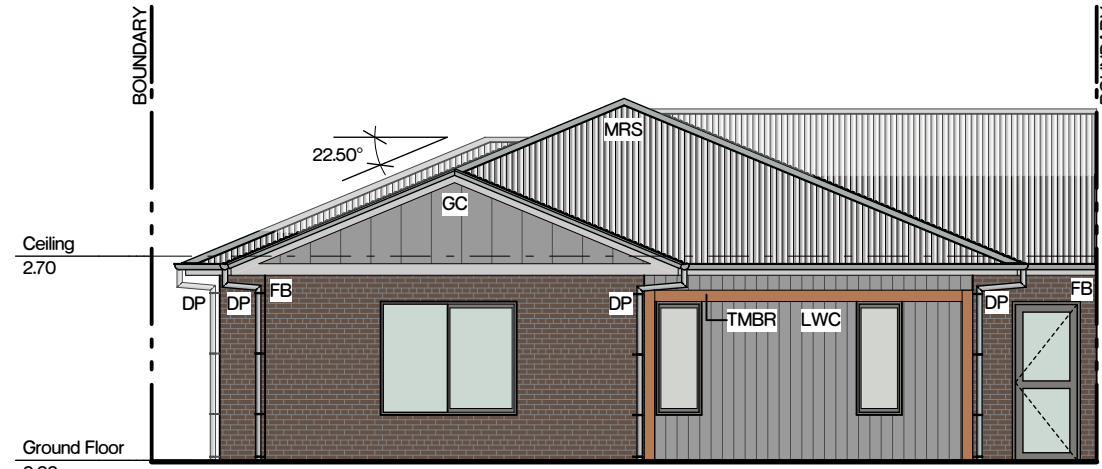
Roof Plan
1:100



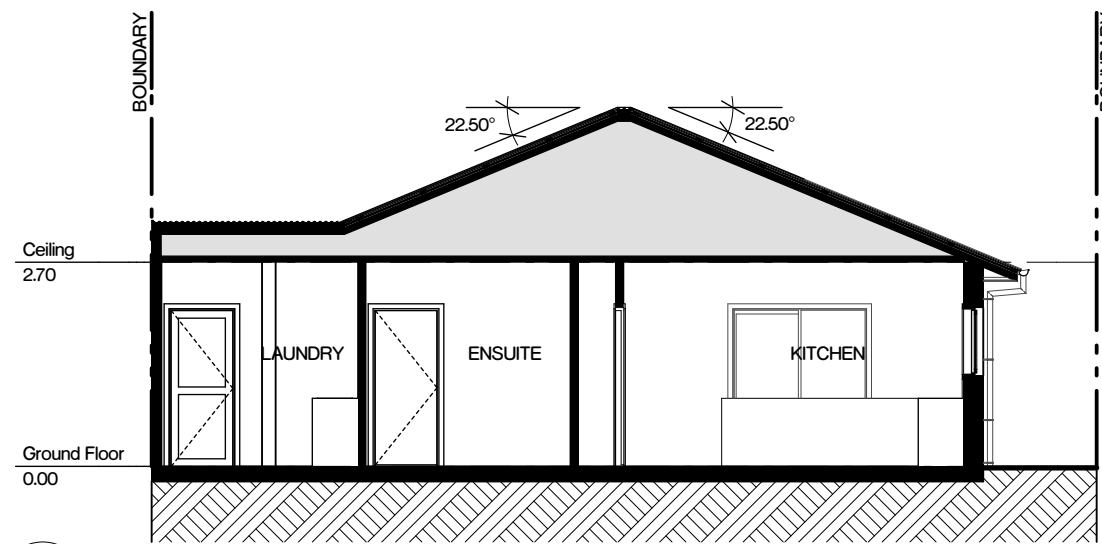
Elevation 01 - Front
1:100



Elevation 02 - Side
1:100



Elevation 03 - Rear
1:100



Section A-A
1:100



INDEPENDENT LIVING UNIT D (DETACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
78	mirror	N
87	mirror	S
94	rotate	E

A Level 1, 187 Union St. The Junction NSW 2291
P +61 2 4969 3631
E enquiries@sdarch.com.au
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Issue	Description	Issued By	Date
01	For Co-ordination	Victoria	19/07/2018
02	For Final Co-ordination	Victoria	19/08/2018

Drawing Legend (refer to project legend)

	FB - FACE BRICK
	GC - GABLE END CLADDING
	LWC - LIGHTWEIGHT CLADDING
	MRS - METAL ROOF SHEETING
	RDR - CEMENT RENDER, PAINT FINISH
	TMBR - TIMBER FINISH

BCAP - BARGE CAPPING
DP - DOWN PIPE
EG - EAVES GUTTER
RCAP - RIDGE CAPPING
VG - VALLEY GUTTER

House D Window & Glazed Door Schedule				
ID	Height	Width	Sill height	
GDD01	2,100	2,400	0	
WD01	1,500	1,800	600	
WD02	1,500	600	600	
WD03	1,500	600	600	
WD04	1,500	600	600	
WD05	1,500	1,800	600	
WD06	1,500	1,800	600	
WD07	900	1,200	1,200	
WD08	1,500	1,800	600	
WD09	600	600	1,500	

Drawing Notes

REFER TO MASTERPLAN FOR ILU FFLs

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NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

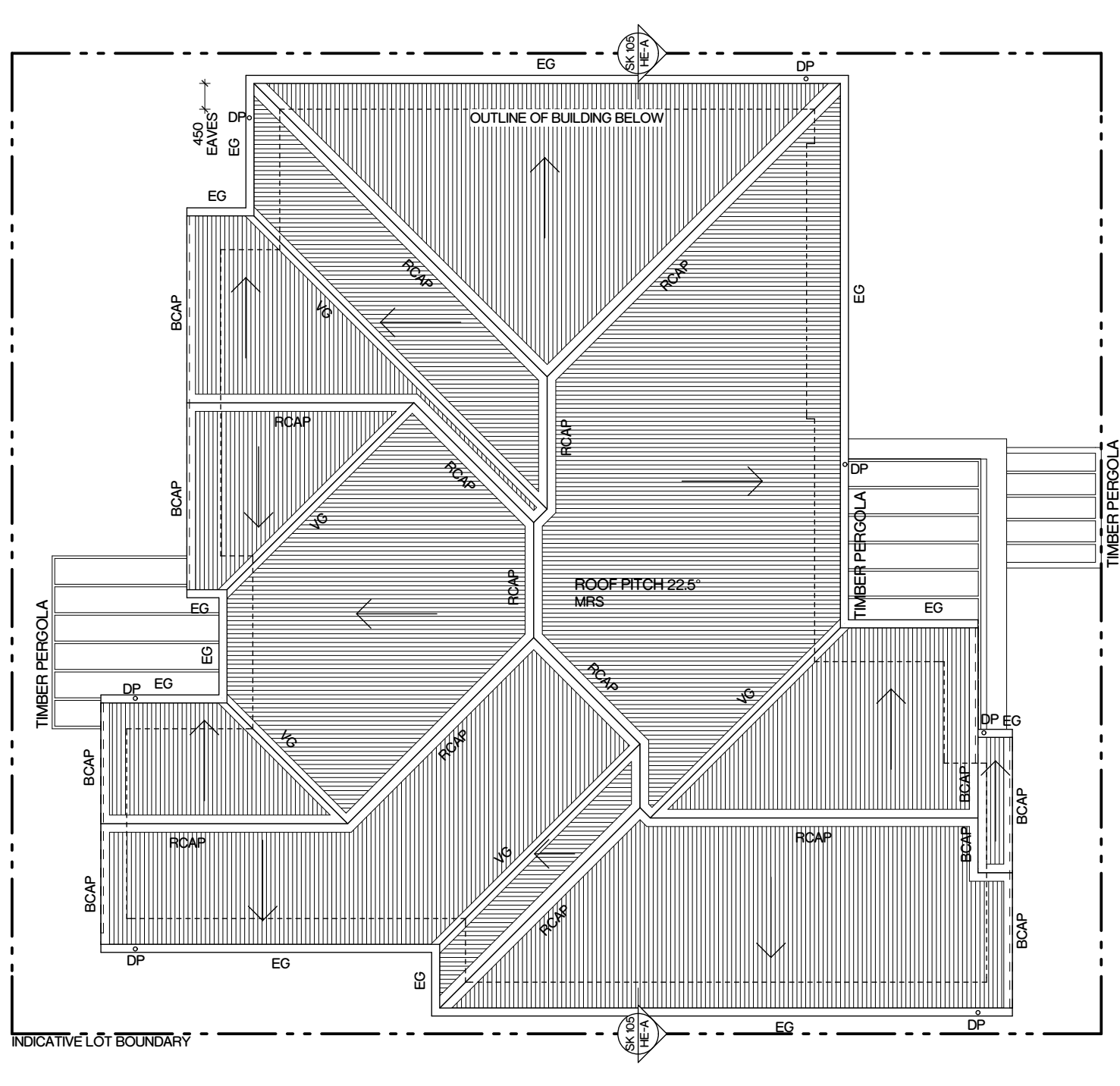
Drawing
INDEPENDENT LIVING UNIT D
Project Number
217-019
Drawing Number
DA 102
Rev
02
Scale
1:100@A1



0 1 2 3 4 5m

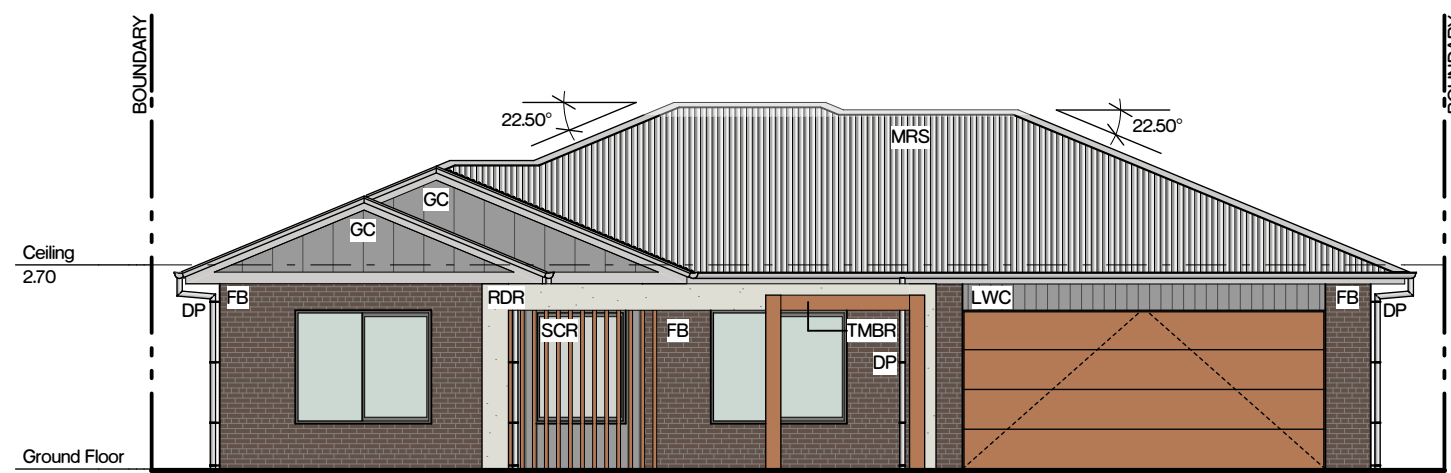


Floor Plan
1:100

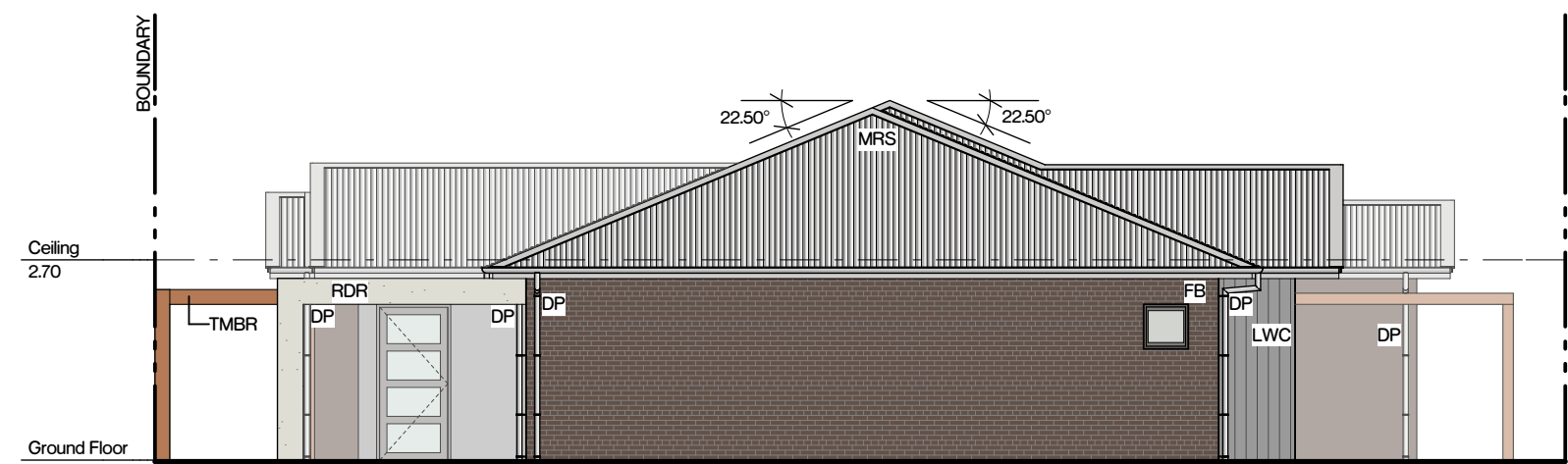


Roof Plan
1:100

INDEPENDENT LIVING UNIT E (DETACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
7	rotate + mirror	E
103	mirror	N



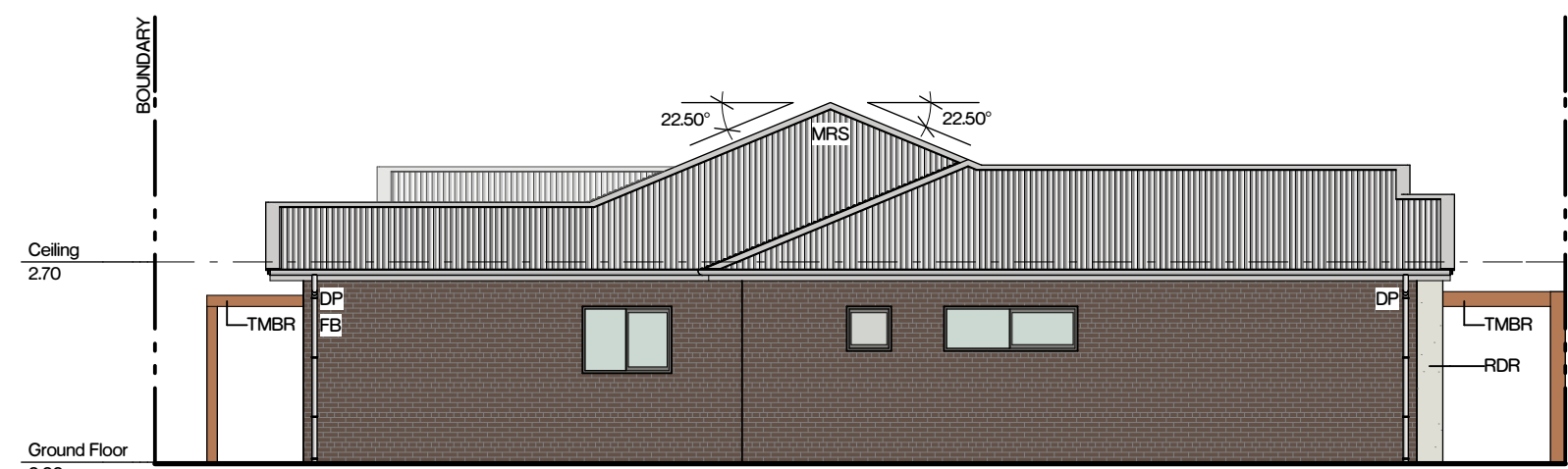
Elevation 01 - Front
1:100



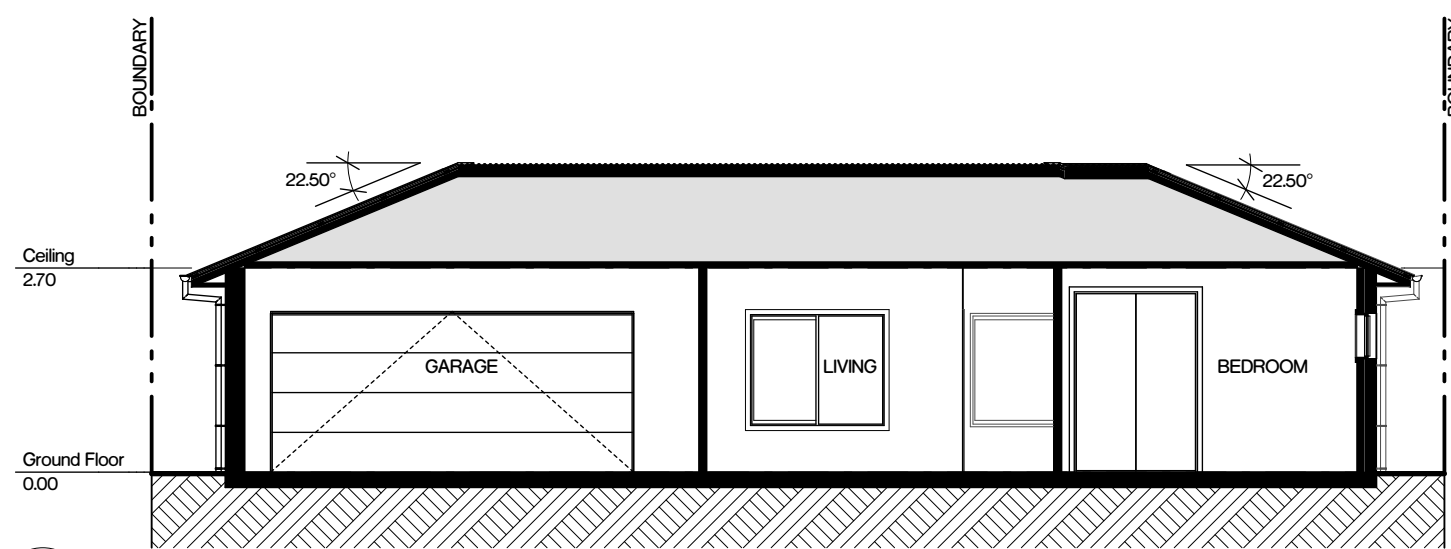
Elevation 02 - Side
1:100



Elevation 03 - Rear
1:100



Elevation 04 - Side
1:100



Section A-A
1:100



Drawing Legend (refer to project legend)

- FB - FACE BRICK
- GC - GABLE END CLADDING
- LWC - LIGHTWEIGHT CLADDING
- MRS - METAL ROOF SHEETING
- RDR - CEMENT RENDER, PAINT FINISH
- TMBR - TIMBER FINISH

BCAP - BARGE CAPPING

DP - DOWN PIPE

EG - EAVES GUTTER

RCAP - RIDGE CAPPING

VG - VALLEY GUTTER

House E Window & Glazed Door Schedule				
ID	Height	Width	Sill height	
GDE01	2,100	2,400	0	
WE01	1,500	1,800	600	
WE02	1,500	1,200	600	
WE03	1,500	1,800	600	
WE04	600	1,800	1,500	
WE05	600	600	1,500	
WE06	900	1,200	1,200	
WE07	900	600	1,200	
WE08	1,500	600	600	
WE09	1,500	600	600	
WE10	600	600	1,500	

Drawing Notes

REFER TO MASTERPLAN FOR ILU FFLs

LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS FOR FINAL LANDSCAPE DESIGN

NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

Drawing
INDEPENDENT LIVING UNIT E
Project Number
217-019
Drawing Number
DA 103
Rev
02
Scale
1:100@A1



0 1 2 3 4 5m

Drawing Legend (refer to project legend)

- FB - FACE BRICK
GC - GABLE END CLADDING
LWC - LIGHTWEIGHT CLADDING
MRS - METAL ROOF SHEETING
RDR - CEMENT RENDER, PAINT FINISH
TMBR - TIMBER FINISH
BCAP - BARGE CAPPING
DP - DOWN PIPE
EG - EAVES GUTTER
RCAP - RIDGE CAPPING
VG - VALLEY GUTTER

House G Window & Glazed Door Schedule				
ID	Height	Width	Sill height	
GDG01	2,100	2,400	0	
WG01	1,500	1,800	600	
WG02	600	600	1,500	
WG03	1,500	1,800	600	
WG04	900	600	1,200	
WG05	900	1,200	1,200	
WG06	1,500	1,800	600	
WG07	600	600	1,500	

Drawing Notes

REFER TO MASTERPLAN FOR ILU FFLs

LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS FOR FINAL LANDSCAPE DESIGN

NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

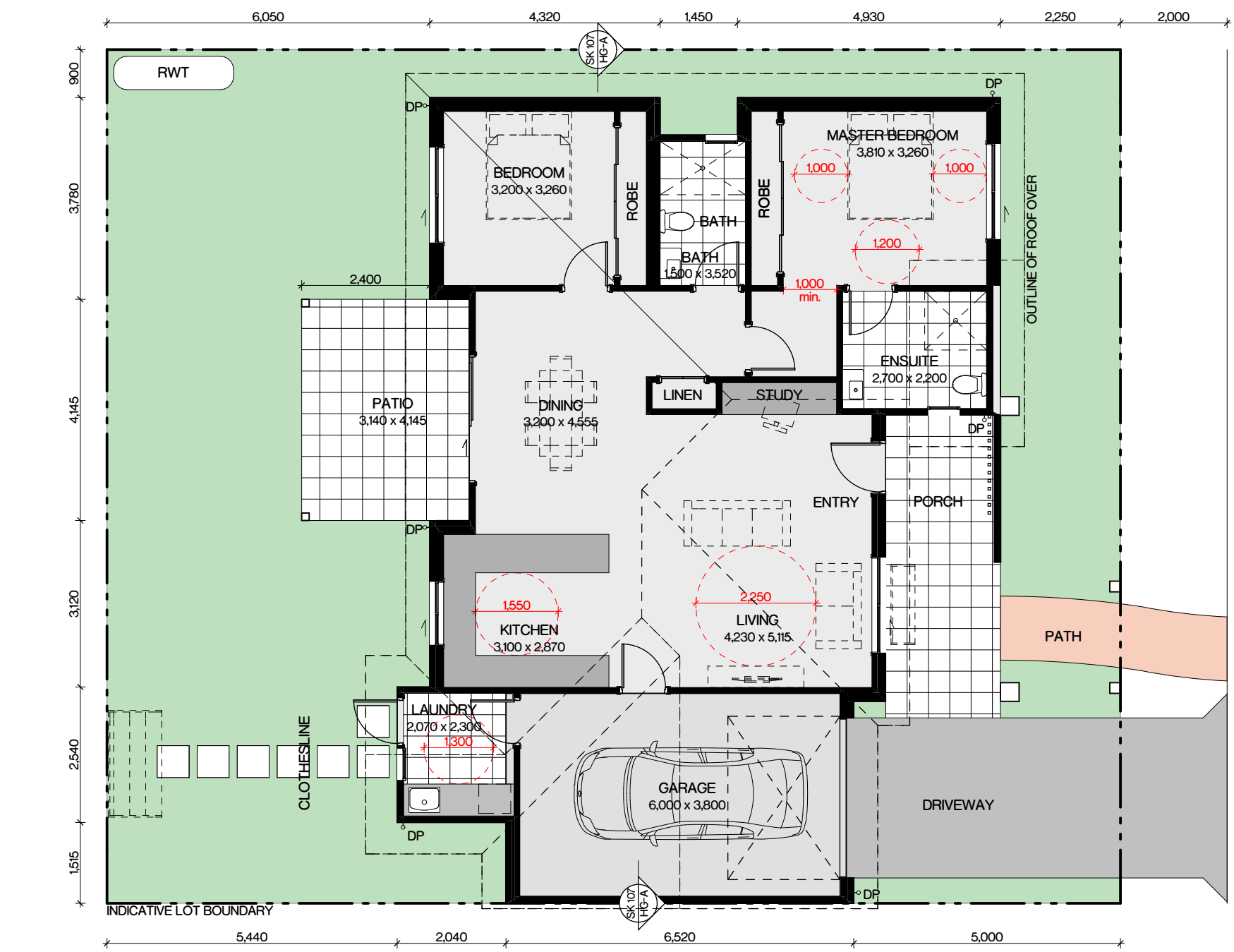
Drawing
INDEPENDENT LIVING UNIT G
Project Number Drawing Number Rev Scale
217-019 DA 104 02 1:100@A1



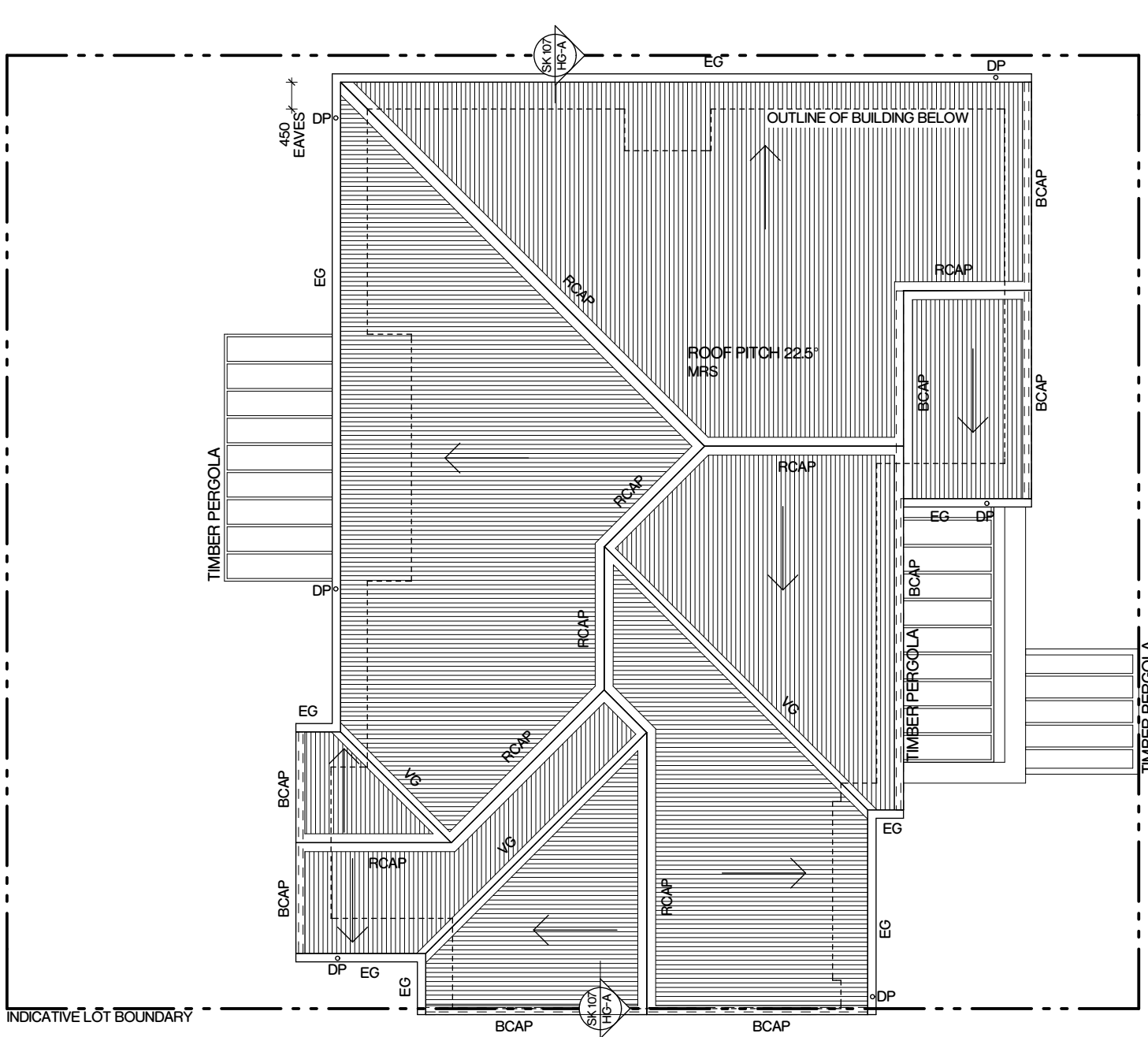
0 1 2 3 4 5m

ILU G - 2 BED
SINGLE GARAGE
LOT AREA: 304 sqm
BUILT AREA: 134.5 sqm

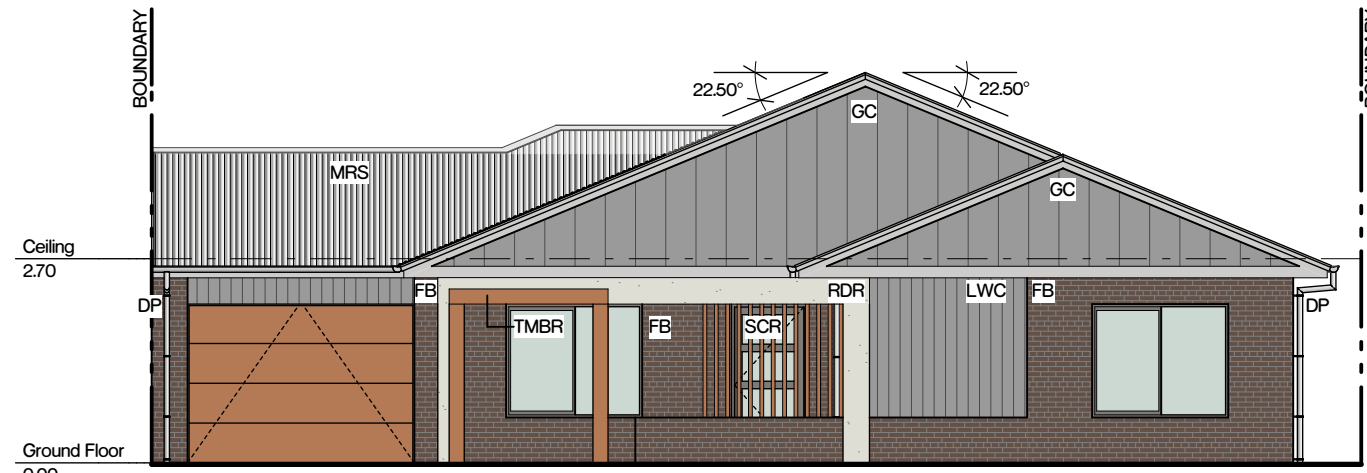
INDEPENDENT LIVING UNIT G (DETACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
40	rotate	W
68	rotate	W
73	rotate	W
110	rotate	E



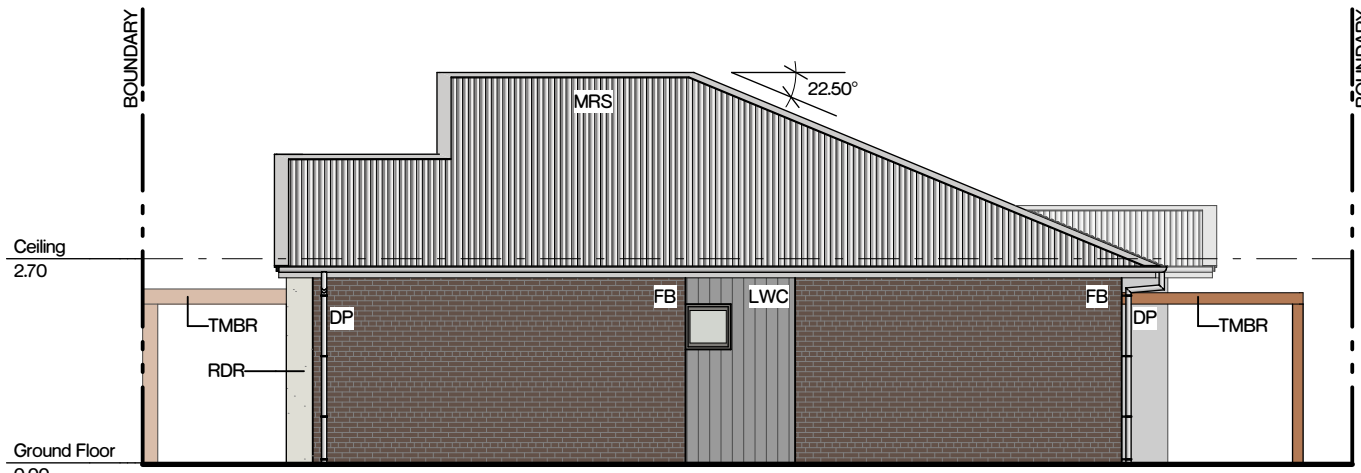
Floor Plan
1:100



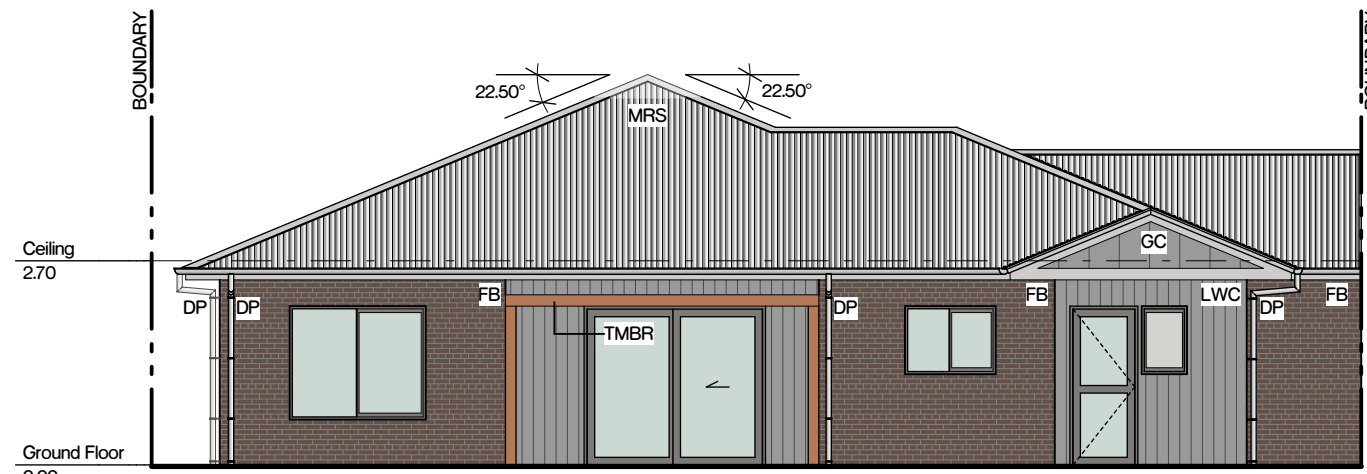
Roof Plan
1:100



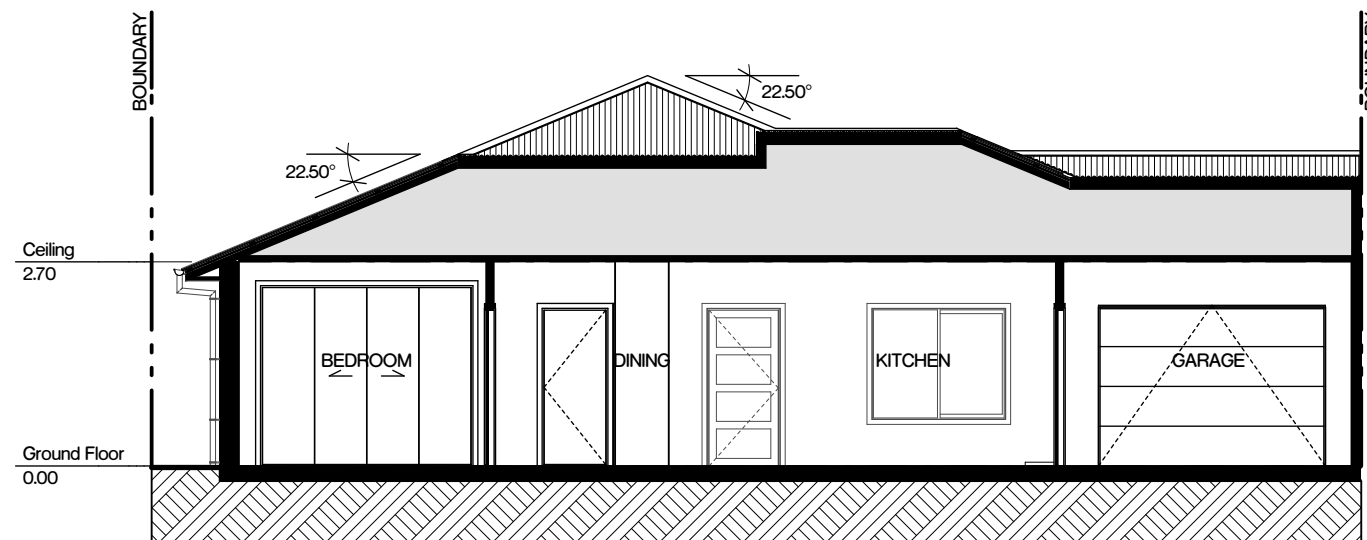
Elevation 01 - Front
1:100



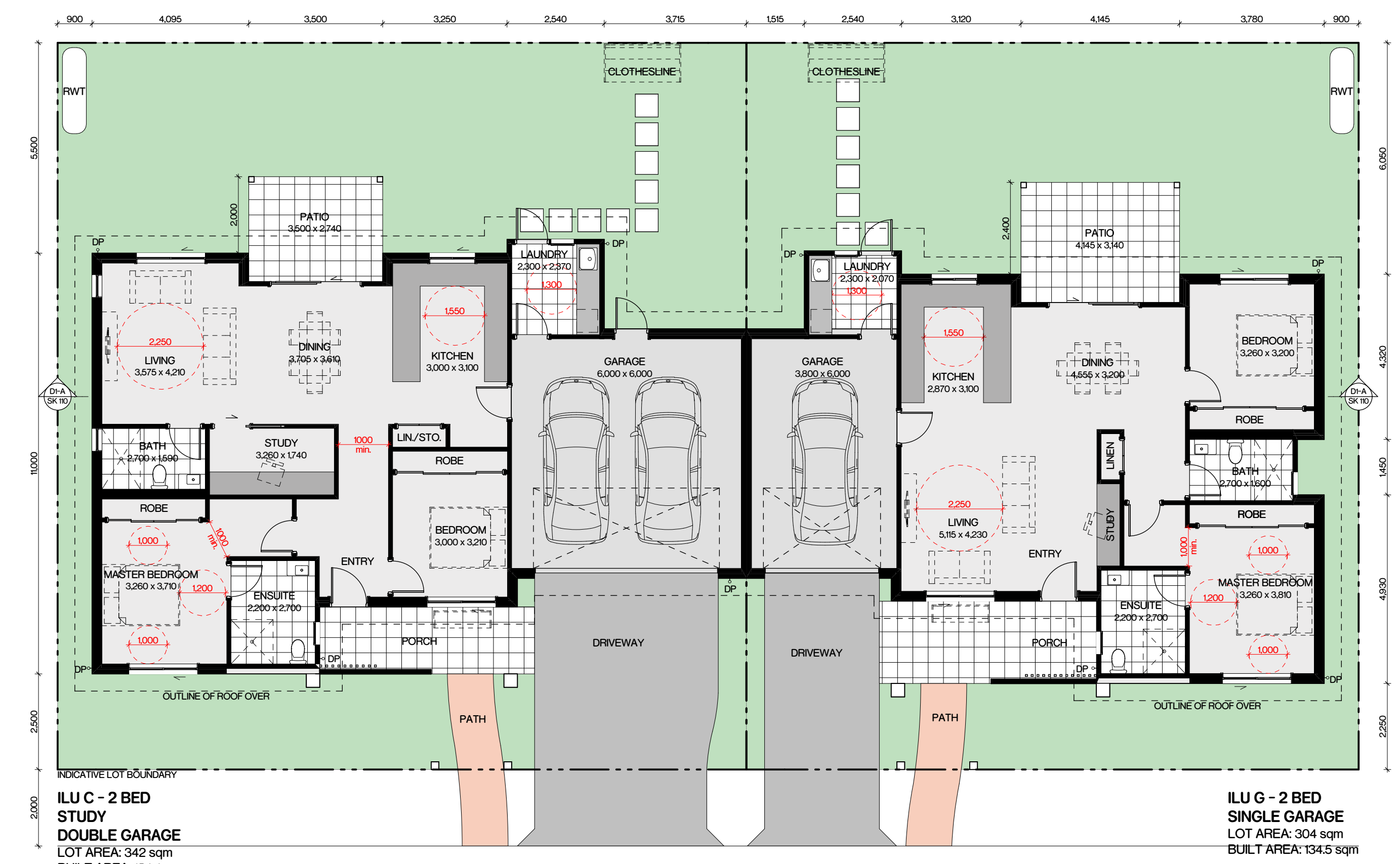
Elevation 02 - Side
1:100



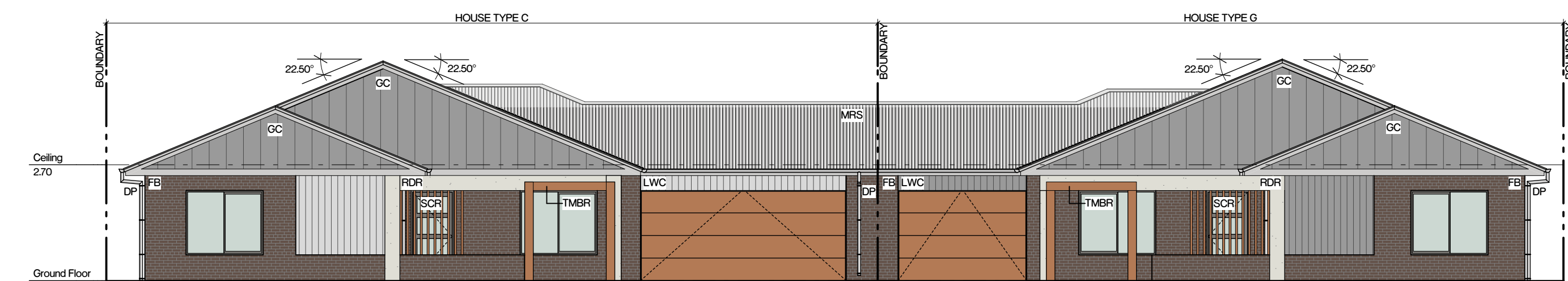
Elevation 03 - Rear
1:100



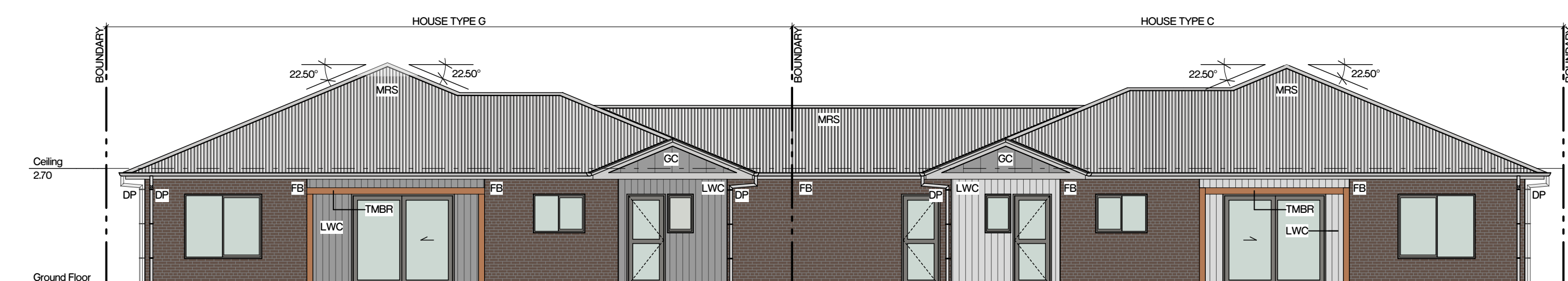
Section A-A
1:100



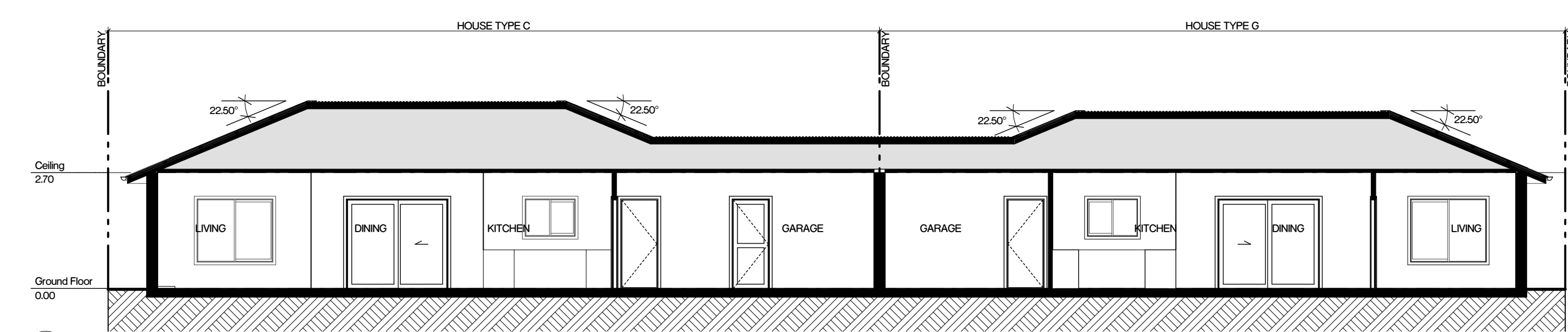
Floor Plan
1:100



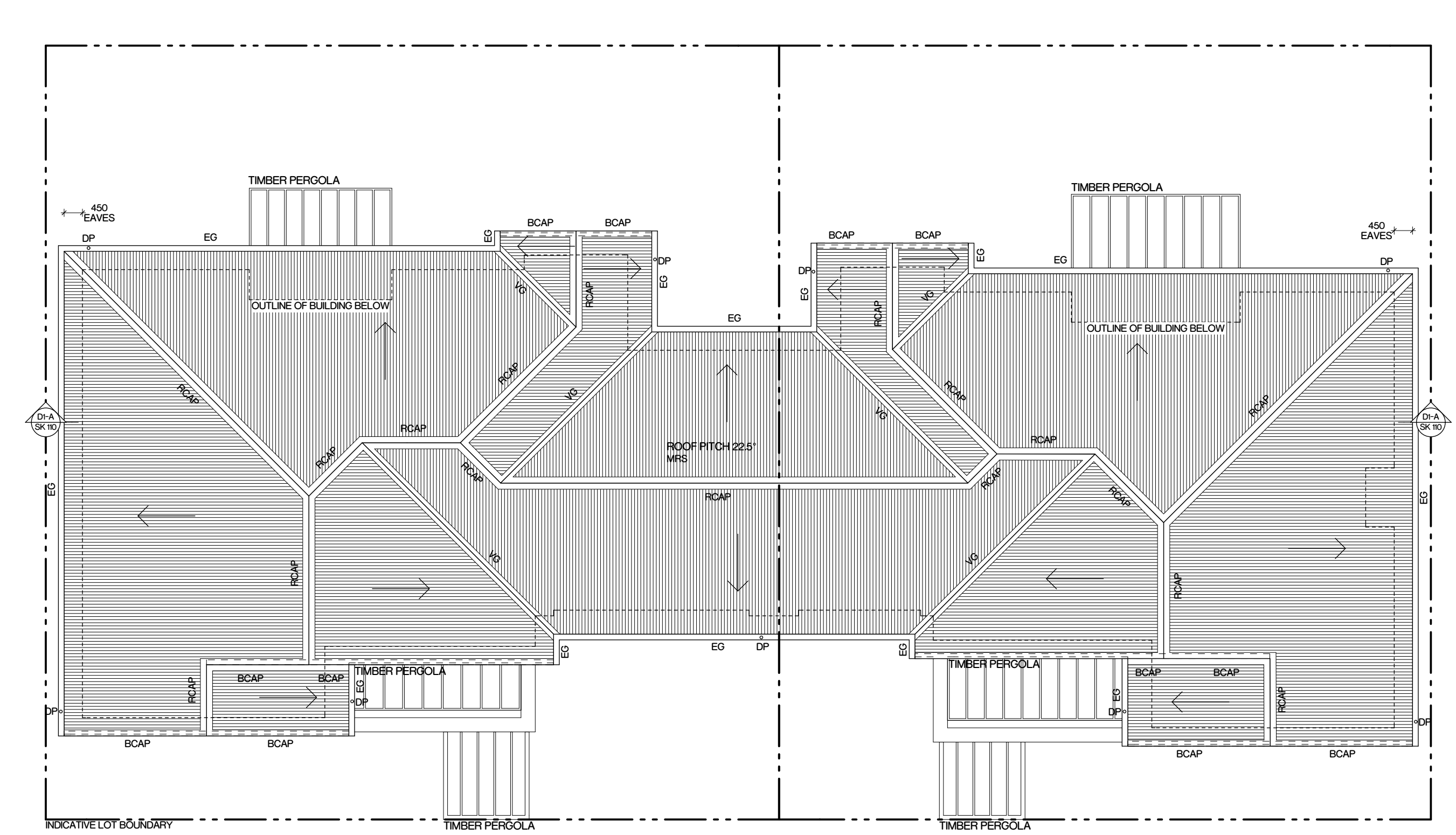
Elevation 01 - Front
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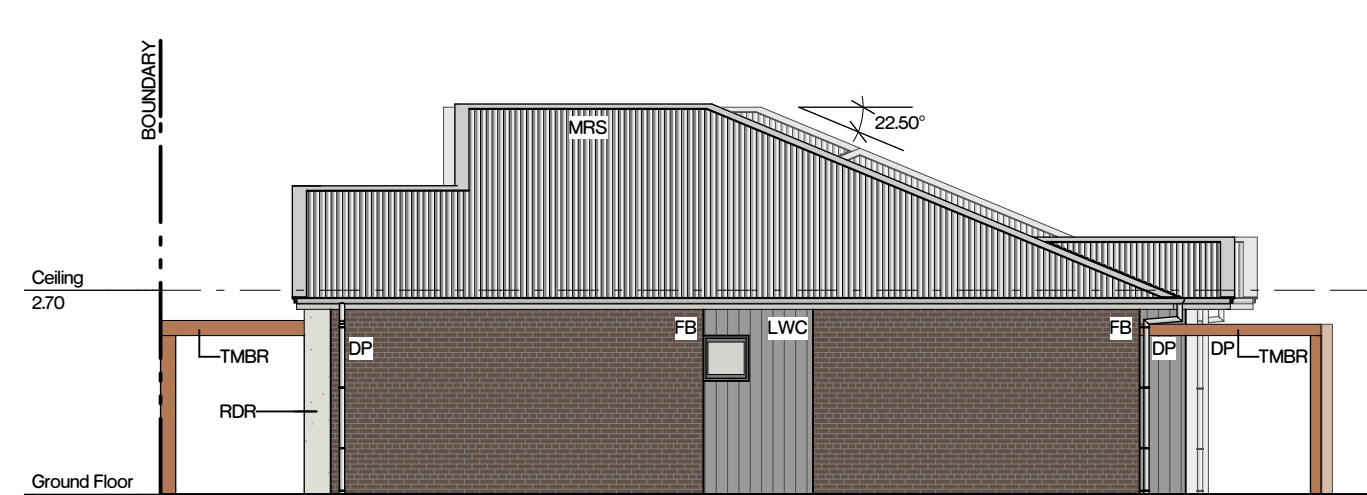
Elevation 03 - Rear
1:100



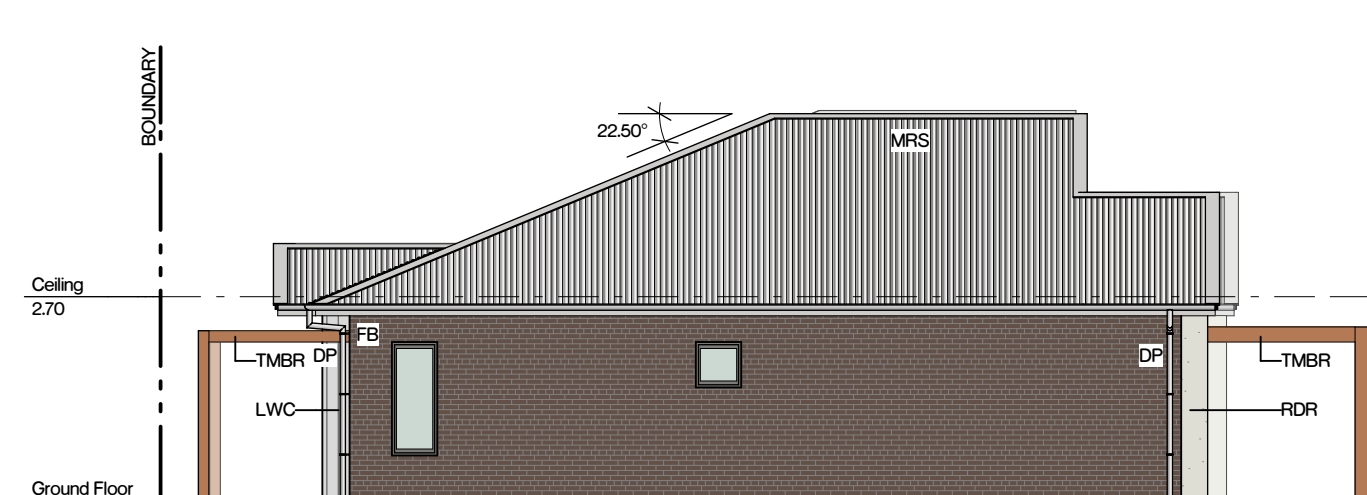
Section A-A
1:100



Roof Plan
1:100



Elevation 02 - Side
1:100



Elevation 04 - Side
1:100



A Level 1, 187 Union St. The Junction NSW 2291
P +61 2 4969 3631
E enquiries@sdarch.com.au
W www.sdarch.com.au

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Project: BOWER SENIORS LIVING
Client: McCLOY GROUP
Location: MEDOWIE NSW 2318 AU

NOT FOR CONSTRUCTION

INDEPENDENT LIVING UNIT 1 (C-G)

Project Number: 217-019
Drawing Number: DA 110
Rev: 02
Scale: 1:100@A1

SDA
SPACE DESIGN ARCHITECTURE

House C Window & Glazed Door Schedule

ID	Height	Width	Sill height
GDC01	2,100	2,400	0
WC01	1,500	1,800	600
WC02	600	600	1,500
WC03	1,500	1,800	600
WC04	900	600	1,200
WC05	900	1,200	1,200
WC06	1,500	1,800	600
WC07	1,500	600	600
WC08	600	600	1,500

House G Window & Glazed Door Schedule

ID	Height	Width	Sill height
GDG01	2,100	2,400	0
WG01	1,500	1,800	600
WG02	600	600	1,500
WG03	1,500	1,800	600
WG04	900	600	1,200
WG05	900	1,200	1,200
WG06	1,500	1,800	600
WG07	600	600	1,500

INDEPENDENT LIVING UNIT (ILU) 1

ILU C (ATTACHED)

LOT NO.	ROTATION	FRONT ORIENTATION
4	mirror	E
28	rotate	N
38	rotate	S
64	rotate	S
66	as shown	E
76	rotate	N
109	mirror	E

ILU G (ATTACHED)

LOT NO.	ROTATION	FRONT ORIENTATION
3	mirror	E
29	rotate	N
39	rotate	S
65	rotate	S
67	as shown	E
77	rotate	N
108	mirror	E

Drawing Notes

REFER TO MASTERPLAN FOR ILU FFLs

LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTS FOR FINAL LANDSCAPE DESIGN

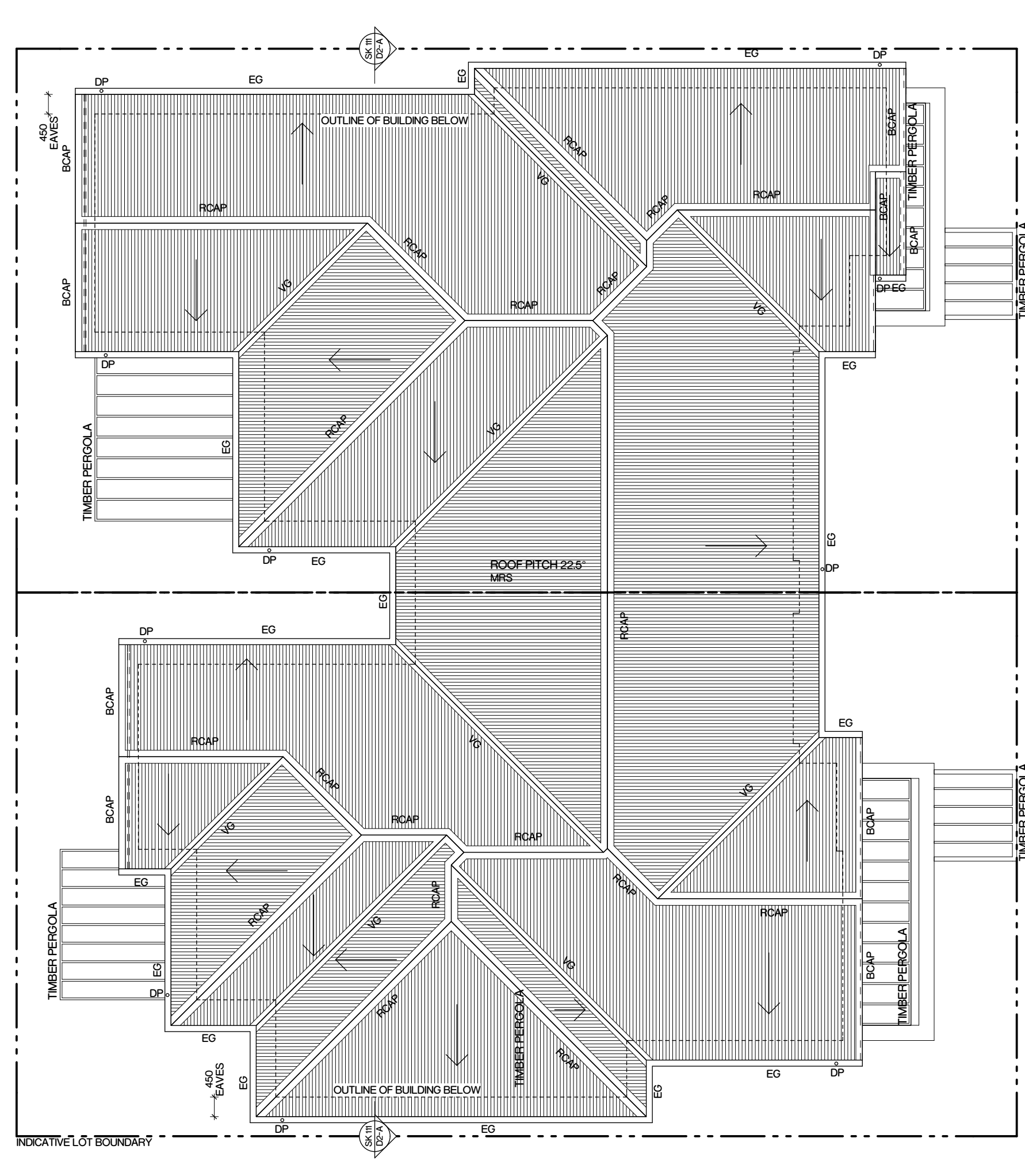
Drawing Legend (refer to project legend)

- FB - FACE BRICK
- GC - GABLE END CLADDING
- LWC - LIGHTWEIGHT CLADDING
- MRS - METAL ROOF SHEETING
- RDR - CEMENT RENDER, PAINT FINISH
- TMBR - TIMBER FINISH
- BCAP - BARGE CAPPING
- DP - DOWN PIPE
- EG - EAVES GUTTER
- RCAP - RIDGE CAPPING
- VG - VALLEY GUTTER



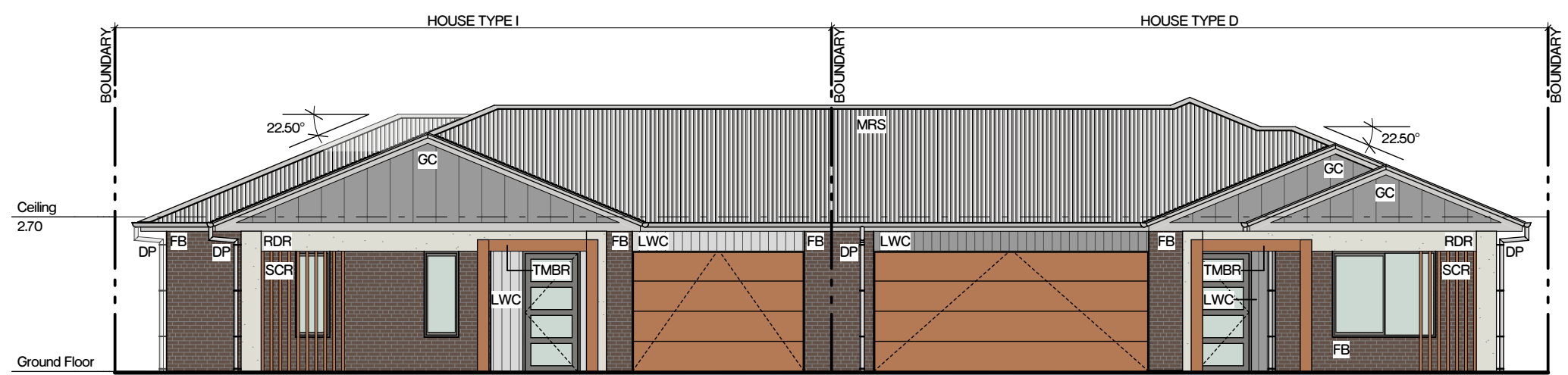
ILU D - 3 BED
DOUBLE GARAGE
LOT AREA: 287.5 sqm
BUILT AREA: 162.3 sqm

ILU I - 2 BED
STUDY
SINGLE GARAGE
LOT AREA: 287.5 sqm
BUILT AREA: 154.6 sqm

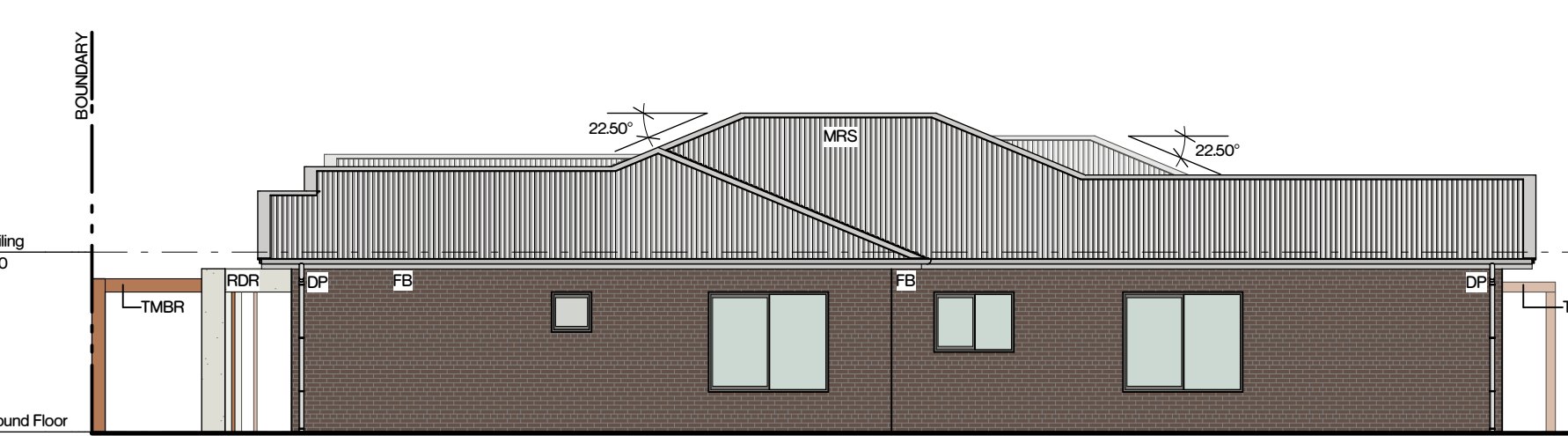


Floor Plan
1:100

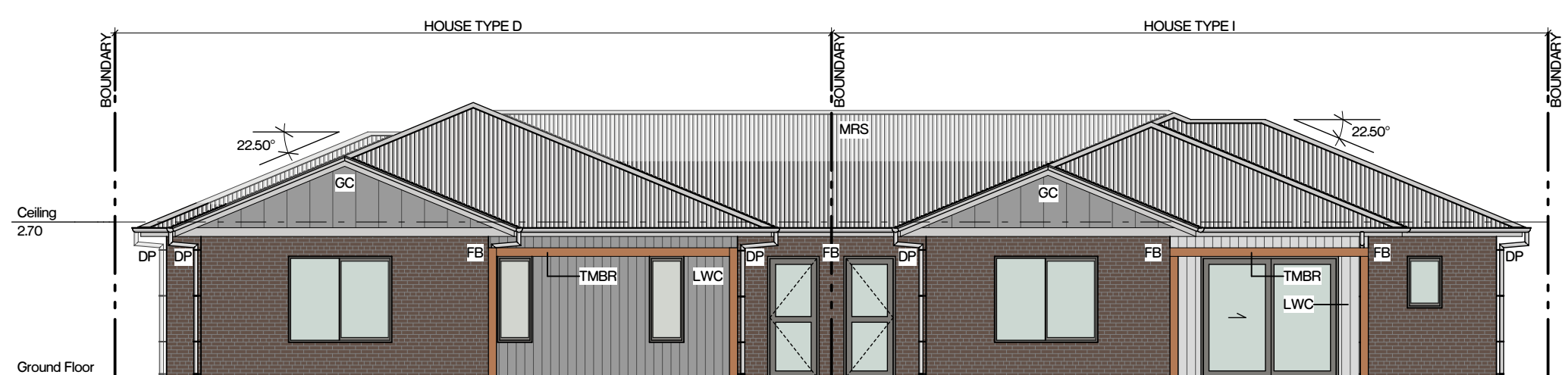
Roof Plan
1:100



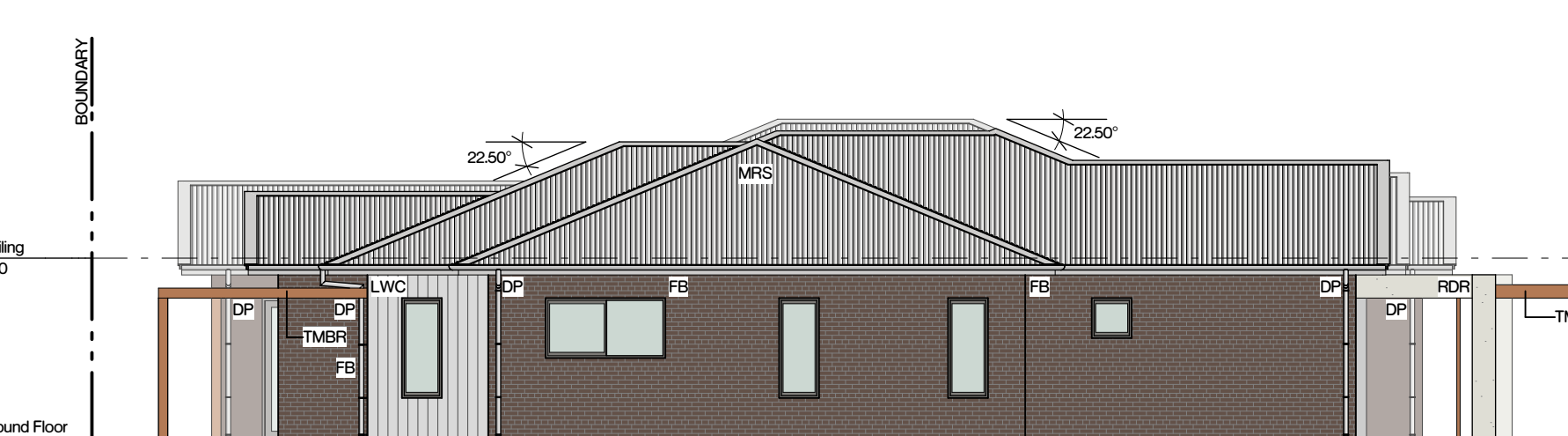
Elevation 01 - Front
1:100



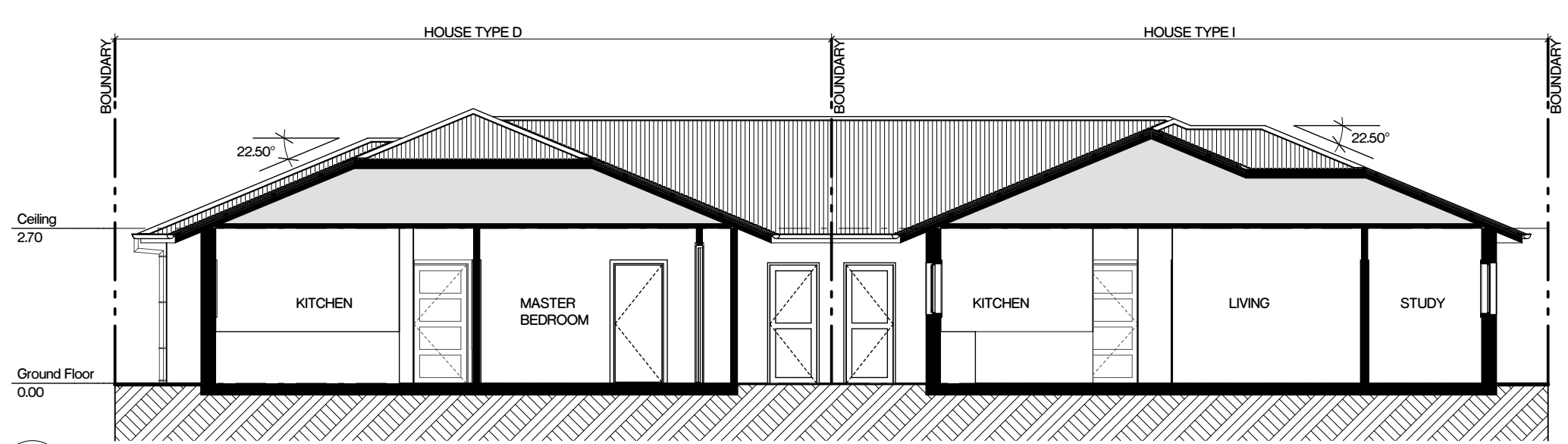
Elevation 02 - Side
1:100



Elevation 03 - Rear
1:100



Elevation 04 - Side
1:100



Section A-A
1:100



6.8
Average star rating
NATIONWIDE HOUSE
www.nathurs.gov.au

Certificate no.: 0003082130
Assessor Name: Joseph Lorrman
Accreditation no.: VIC/BDV/16/1742
Certificate date: 18 August 2018
Dwelling Address: 111-115 Boundary Road
MEDOWIE, NSW 2318

Project: 217-019
Drawing: 02 - Working Plan
Scale: A1
Date: 19/07/2018
Issued By: Victoria
For: Co-ordination
Revised: 30/07/2018
For: First Co-ordination

Drawing Legend (refer to project legend)

- FB - FACE BRICK
- GC - GABLE END CLADDING
- LWC - LIGHTWEIGHT CLADDING
- MRS - METAL ROOF SHEETING
- RDR - CEMENT RENDER, PAINT FINISH
- TMBR - TIMBER FINISH
- BCAP - BARGE CAPPING
- DP - DOWN PIPE
- EG - EAVES GUTTER
- RCAP - RIDGE CAPPING
- VG - VALLEY GUTTER

ID	Height	Width	Sill height
GDD01	2,100	2,400	0
WD01	1,500	1,800	600
WD02	1,500	600	600
WD03	1,500	600	600
WD04	1,500	600	600
WD05	1,500	1,800	600
WD06	1,500	1,800	600
WD07	900	1,200	1,200
WD08	1,500	1,800	600
WD09	600	600	1,500

ID	Height	Width	Sill height
GDI01	2,100	2,400	0
WI01	1,500	600	600
WI02	1,500	600	600
WI03	1,500	600	600
WI04	900	1,200	1,200
WI05	1,500	1,800	600
WI06	1,500	1,800	600
WI07	1,500	600	600
WI08	900	600	1,200
WI09	900	1,800	1,200
WI10	1,500	600	600
WI11	600	600	1,500
WI11	1,500	600	600

Drawing Notes

REFER TO MASTERPLAN FOR ILU FFLs
LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTS FOR FINAL LANDSCAPE DESIGN

NOT FOR CONSTRUCTION

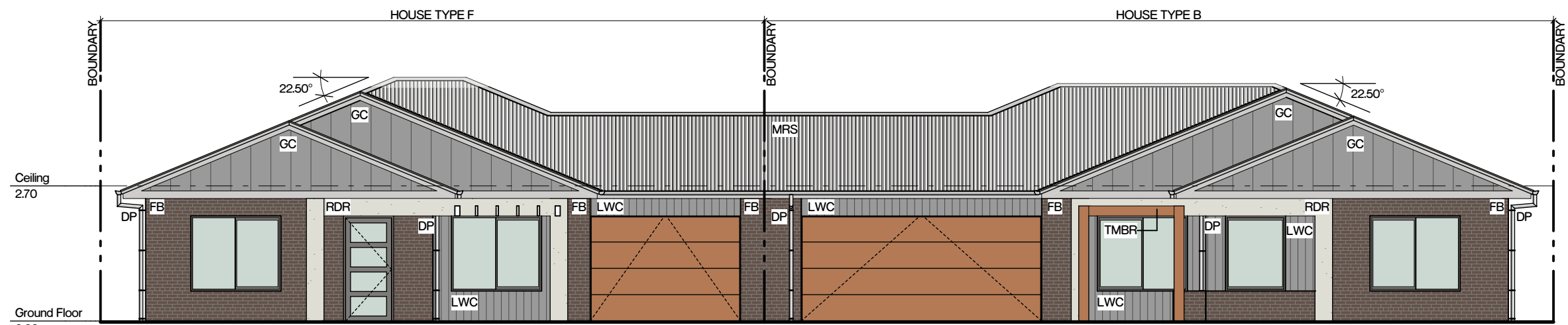
Project:
BOWER SENIORS LIVING
Client:
McCLOY GROUP
Location:
MEDOWIE NSW 2318 AU

Drawing:
INDEPENDENT LIVING UNIT 2 (D-I)
Project Number: 217-019
Drawing Number: DA 111
Rev: 03
Scale: 1:100@A1

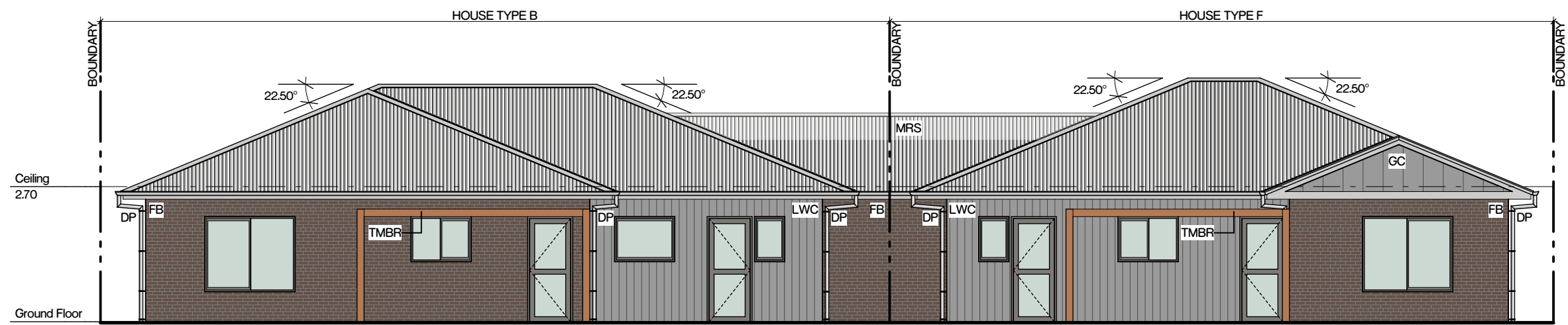




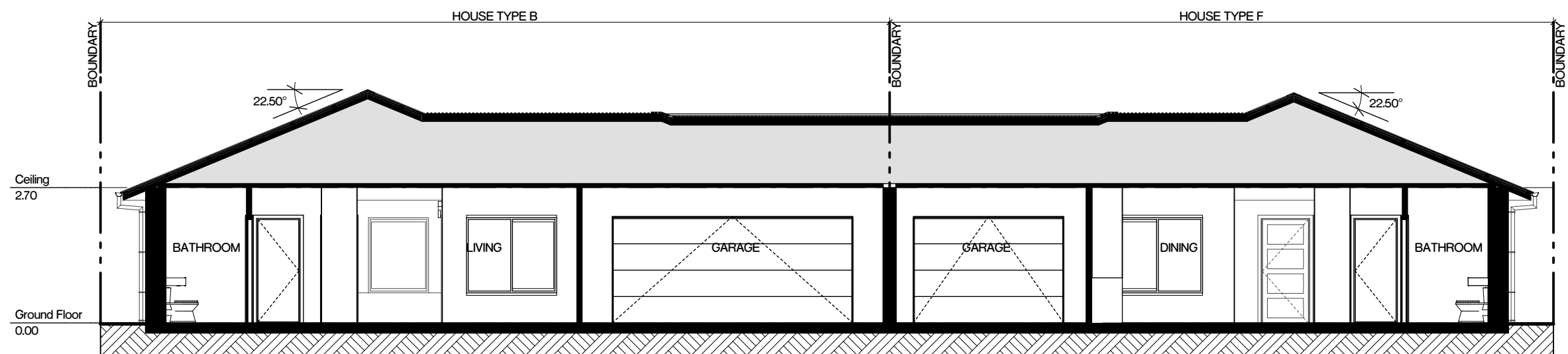
Floor Plan
1:100



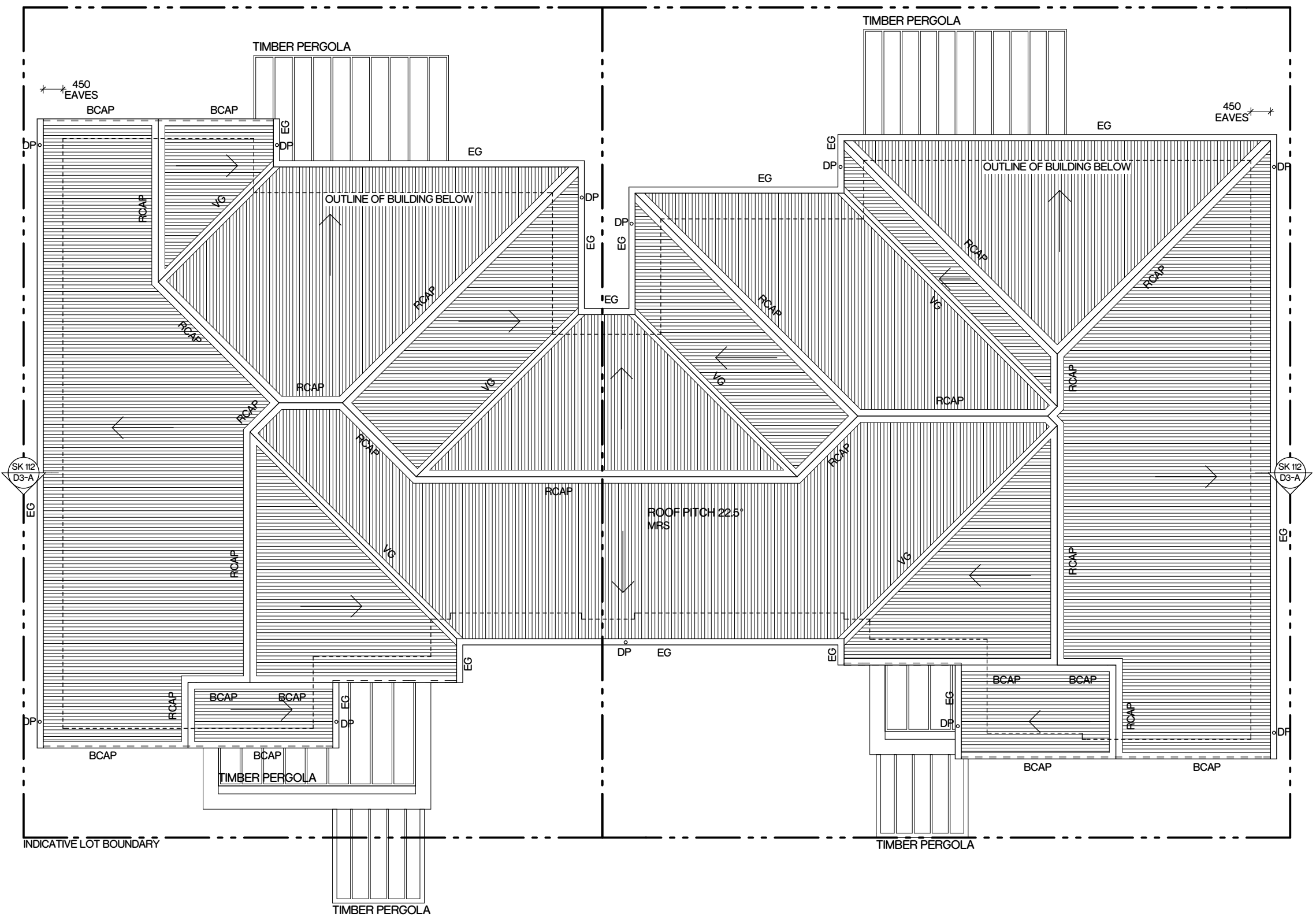
Elevation 01 - Front
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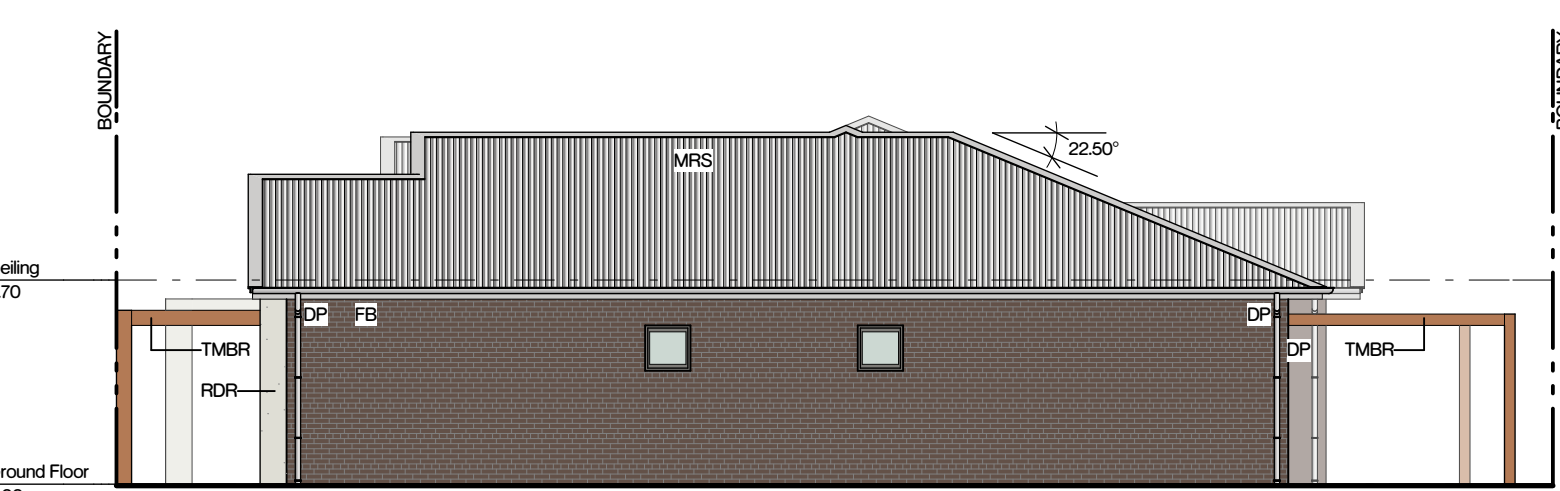
Elevation 03 - Rear
1:100



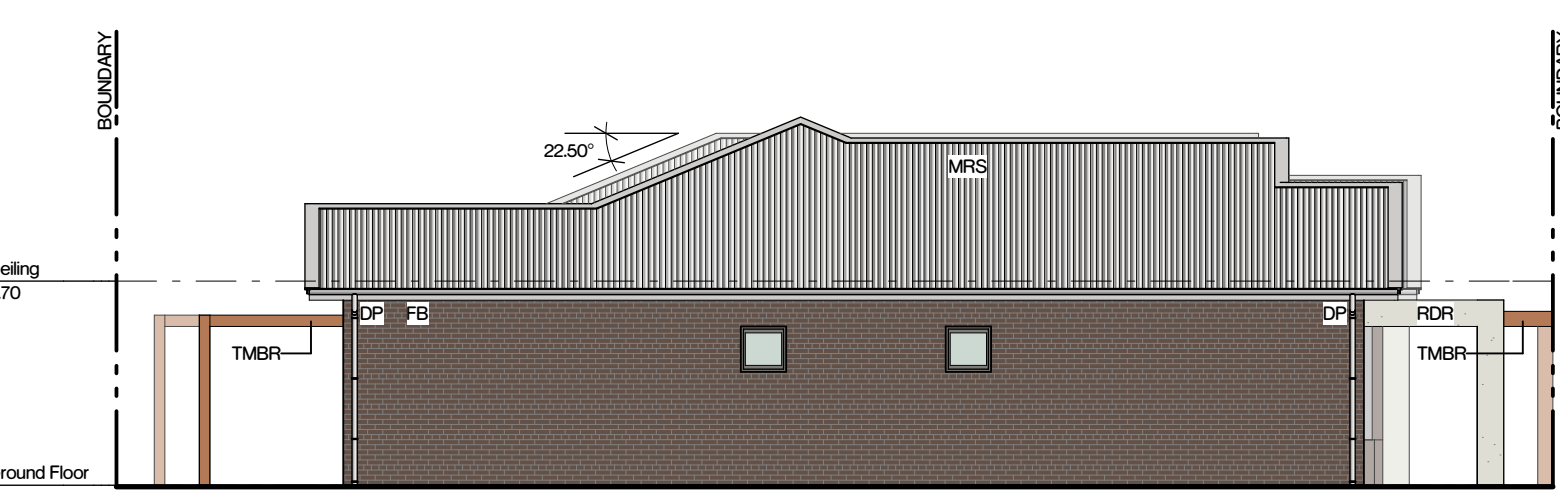
Section A-A
1:100



Roof Plan
1:100



Elevation 02 - Side
1:100



Elevation 04 - Side
1:100



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Issue	Description	Issued By	Date
01	For Co-ordination	Victoria	19/07/2018
02	For Final Co-ordination	Victoria	19/08/2018

Drawing Legend (refer to project legend)

	FB - FACE BRICK
	GC - GABLE END CLADDING
	LWC - LIGHTWEIGHT CLADDING
	MRS - METAL ROOF SHEETING
	RDR - CEMENT RENDER, PAINT FINISH
	TMBR - TIMBER FINISH

BCAP - BARGE CAPPING

DP - DOWN PIPE

EG - EAVES GUTTER

RCAP - RIDGE CAPPING

VG - VALLEY GUTTER

ID	Height	Width	Sill height
GDB01	2,100	900	0
WB01	1,500	1,800	600
WB02	1,500	1,200	600
WB03	1,500	1,800	600
WB04	900	600	1,200
WB05	900	1,200	1,200
WB06	900	1,200	1,200
WB07	1,500	1,800	600
WB08	600	600	1,500
WB09	600	600	1,500

ID	Height	Width	Sill height
GDF01	2,100	900	0
WF01	1,500	1,800	600
WF02	1,500	1,800	600
WF03	900	600	1,200
WF04	900	1,200	1,200
WF05	1,500	1,800	600
WF06	600	600	1,500
WF07	600	600	1,500

Drawing Notes

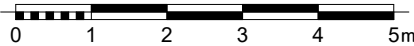
REFER TO MASTERPLAN FOR ILU FFLs

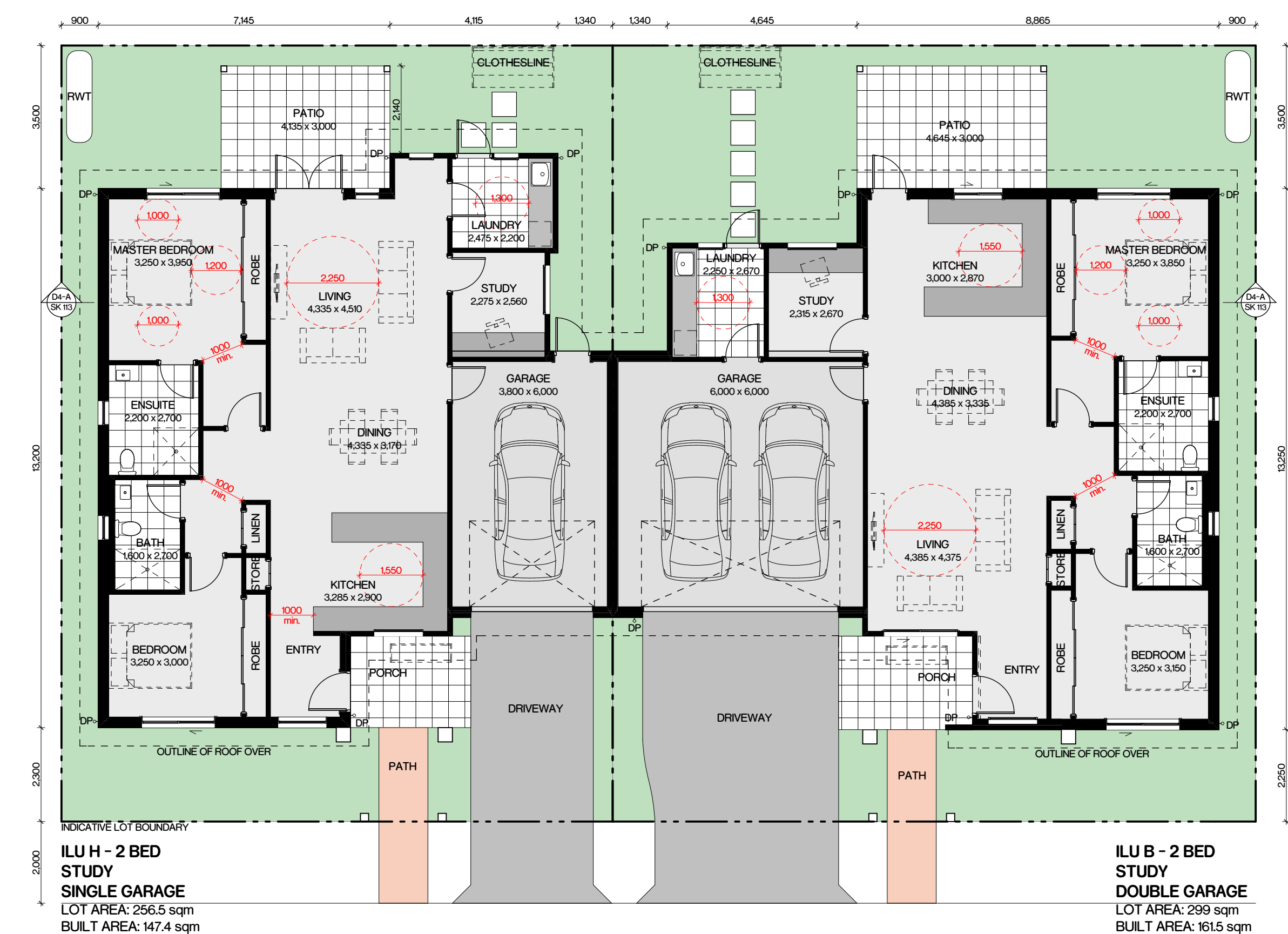
LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTS FOR FINAL LANDSCAPE DESIGN

NOT FOR CONSTRUCTION

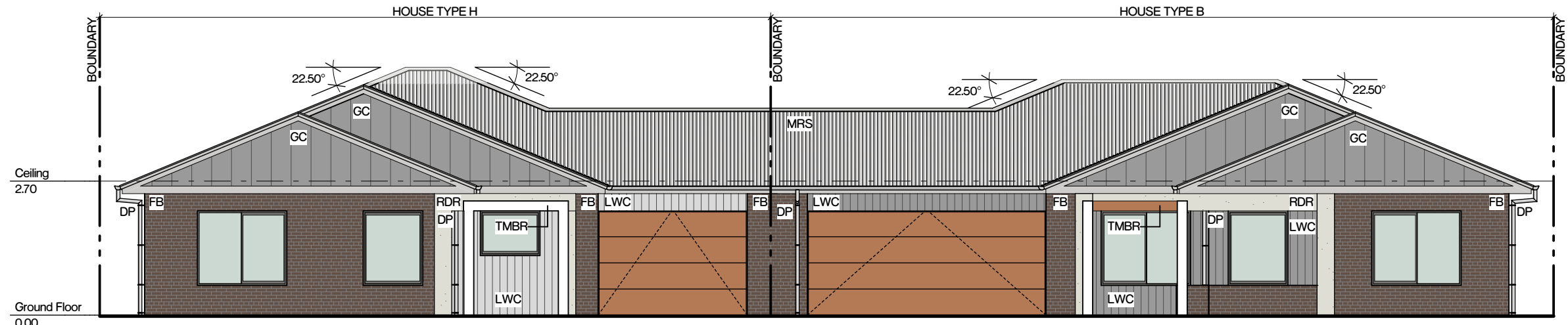
Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

Drawing
INDEPENDENT LIVING UNIT 3 (B-F)
Project Number
217-019
Drawing Number
DA 112
Rev
02
Scale
1:100@A1

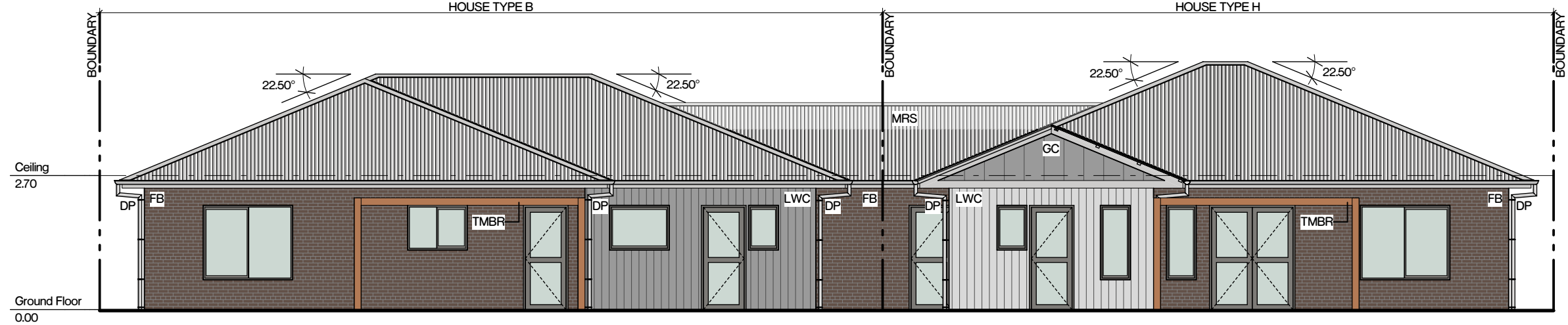




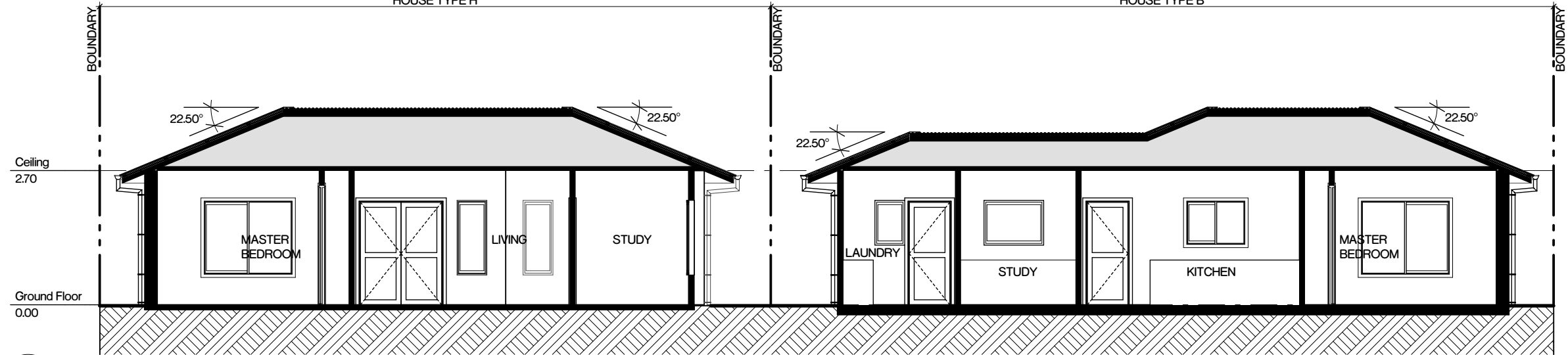
Floor Plan
1:100



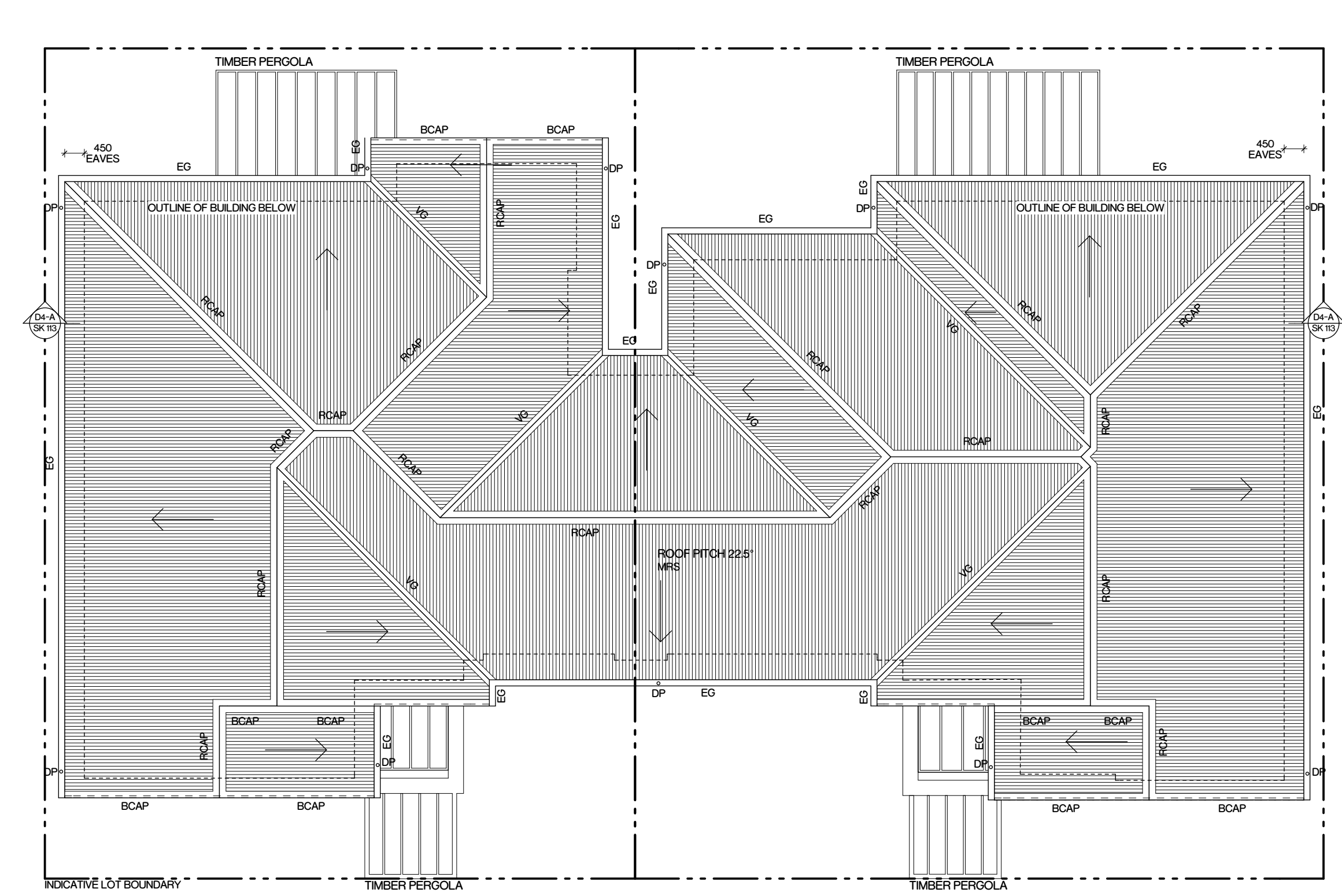
Elevation 01 - Front
1:100



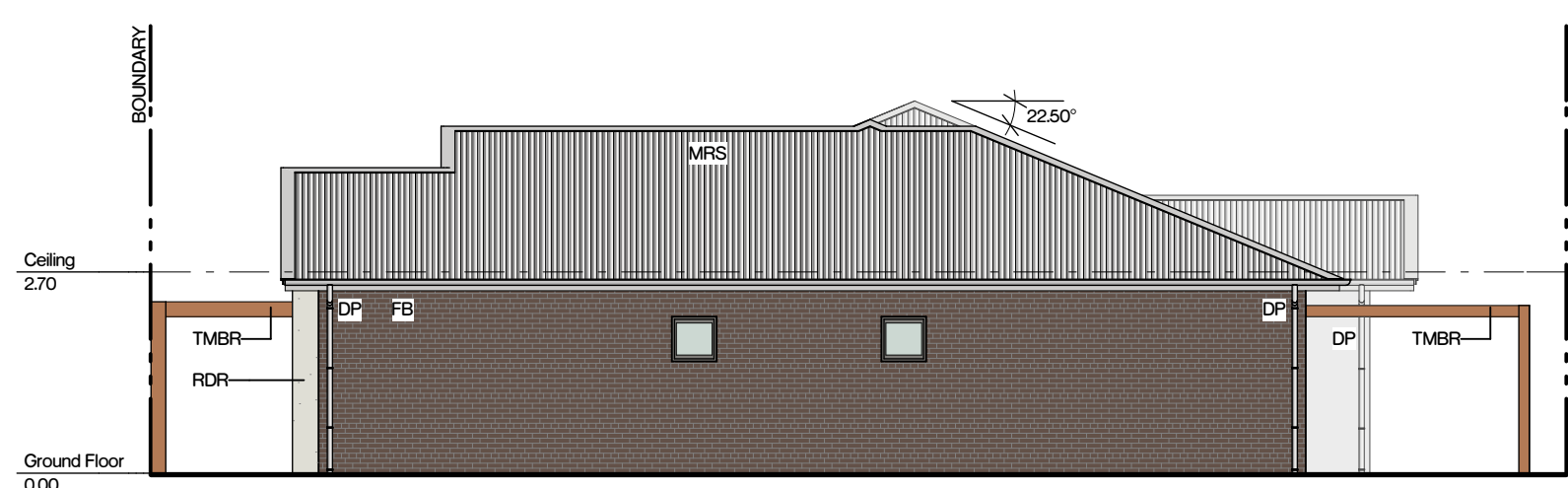
Elevation 03 - Rear
1:100



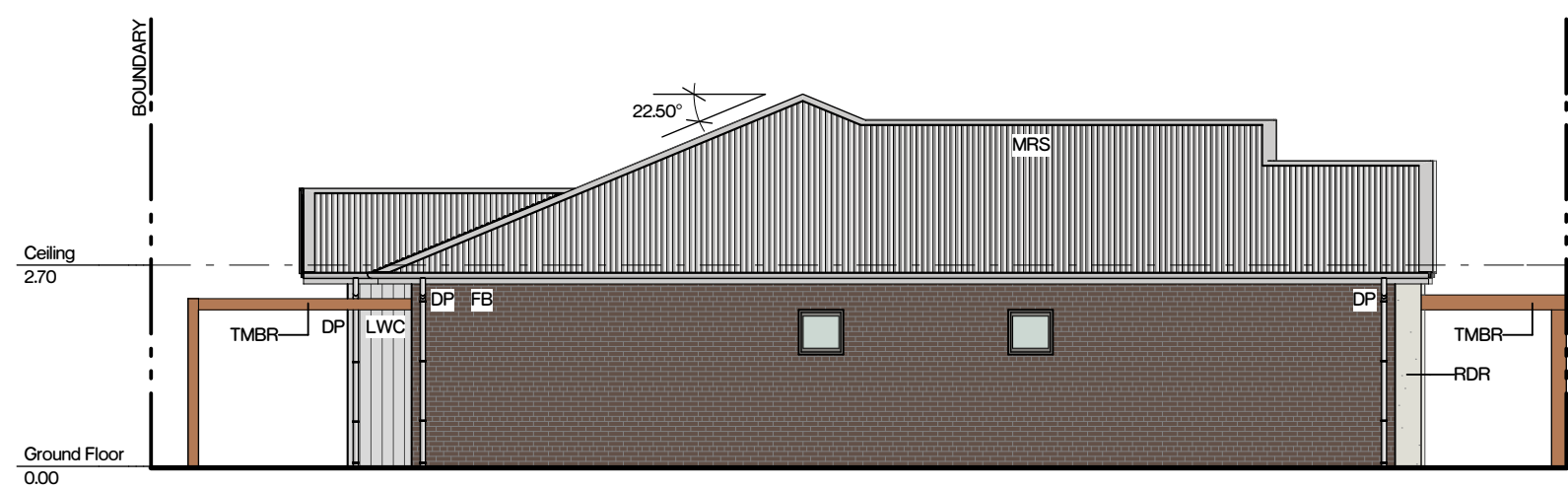
Section A-A
1:100



Roof Plan
1:100



Elevation 02 - Side
1:100



Elevation 04 - Side
1:100

INDEPENDENT LIVING UNIT (ILU) 4		
ILU H (ATTACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
1	mirror	E
41	rotate	W
70	rotate	W
105	as shown	E
ILU B (ATTACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
2	mirror	E
42	rotate	W
69	rotate	W
104	as shown	E

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PL02P-019 Medowie Seniors Living 02 Drawings 02_3 Working Floor 02-09_Medowie Seniors Living - House Types - 28.04.21

Issue	Description	Issued By	Date
01	For Co-ordination	Victoria	16/07/2018
02	Revised Skylights	Victoria	30/07/2018
03	For Final Co-ordination	Victoria	5/08/2018

- Drawing Legend (refer to project legend)
- FB - FACE BRICK
 - GC - GABLE END CLADDING
 - LWC - LIGHTWEIGHT CLADDING
 - MRS - METAL ROOF SHEETING
 - RDR - CEMENT RENDER, PAINT FINISH
 - TMBR - TIMBER FINISH
 - BCAP - BARGE CAPPING
 - DP - DOWN PIPE
 - EG - EAVES GUTTER
 - RCAP - RIDGE CAPPING
 - VG - VALLEY GUTTER

House B Window & Glazed Door Schedule			
ID	Height	Width	Sill height
GD801	2,100	900	0
WB01	1,500	1,800	600
WB02	1,500	1,200	600
WB03	1,500	1,800	600
WB04	900	600	1,200
WB05	900	1,200	1,200
WB06	900	1,200	1,200
WB07	1,500	1,800	600
WB08	600	600	1,500
WB09	600	600	1,500

House H Window & Glazed Door Schedule			
ID	Height	Width	Sill height
GDH01	2,100	1,720	0
WH01	1,500	1,800	600
WH02	1,500	1,200	600
WH03	900	1,200	1,200
WH04	1,500	1,200	600
WH05	900	600	1,200
WH06	1,500	600	600
WH07	1,500	600	600
WH08	1,500	1,800	600
WH09	600	600	1,500
WH10	600	600	1,500

Drawing Notes

REFER TO MASTERPLAN FOR ILU FFLs

LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTS FOR FINAL LANDSCAPE DESIGN



NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING

Client
McCLOY GROUP

Location
MEDOWIE NSW 2318 AU

Drawing
INDEPENDENT LIVING UNIT 4 (B-H)

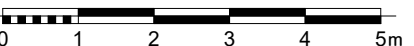
Project Number
217-019

Drawing Number
DA 113

Rev
03

Scale
1:100@A1

SDA
SPACE DESIGN ARCHITECTURE



Drawing Legend (refer to project legend)

- FB - FACE BRICK
GC - GABLE END CLADDING
LWC - LIGHTWEIGHT CLADDING
MRS - METAL ROOF SHEETING
RDR - CEMENT RENDER, PAINT FINISH
TMBR - TIMBER FINISH
BCAP - BARGE CAPPING
DP - DOWN PIPE
EG - EAVES GUTTER
RCAP - RIDGE CAPPING
VG - VALLEY GUTTER

House F Window & Glazed Door Schedule				
ID	Height	Width	Sill height	
GDF01	2,100	900	0	
WF01	1,500	1,800	600	
WF02	1,500	1,800	600	
WF03	900	600	1,200	
WF04	900	1,200	1,200	
WF05	1,500	1,800	600	
WF06	600	600	1,500	
WF07	600	600	1,500	

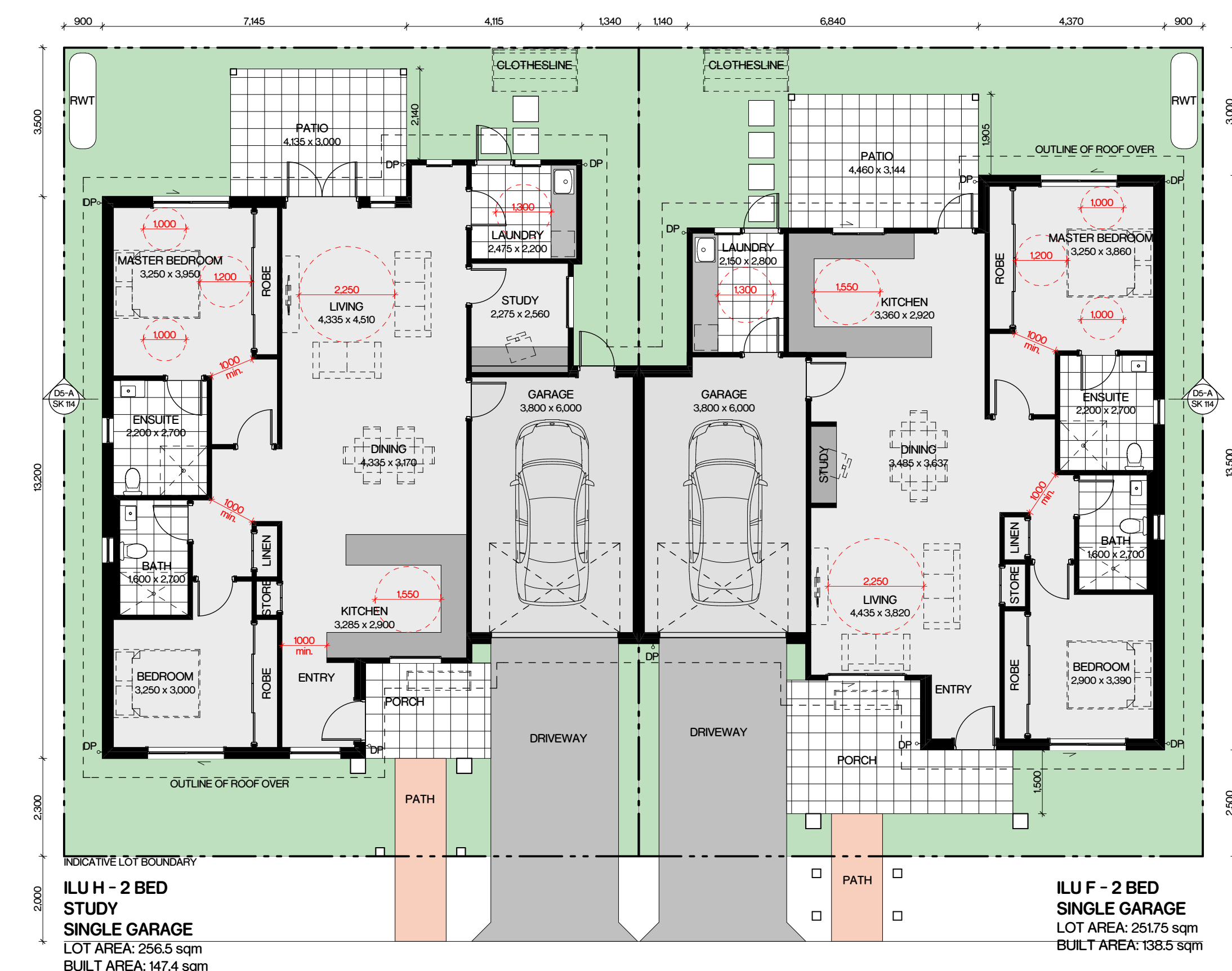
House H Window & Glazed Door Schedule				
ID	Height	Width	Sill height	
GDF01	2,100	1,720	0	
WH01	1,500	1,800	600	
WH02	1,500	1,200	600	
WH03	900	1,200	1,200	
WH04	1,500	1,200	600	
WH05	900	600	1,200	
WH06	1,500	600	600	
WH07	1,500	600	600	
WH08	1,500	1,800	600	
WH09	600	600	1,500	
WH10	600	600	1,500	

Drawing Notes
REFER TO MASTERPLAN FOR ILU FFLs
LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTS FOR FINAL LANDSCAPE DESIGN

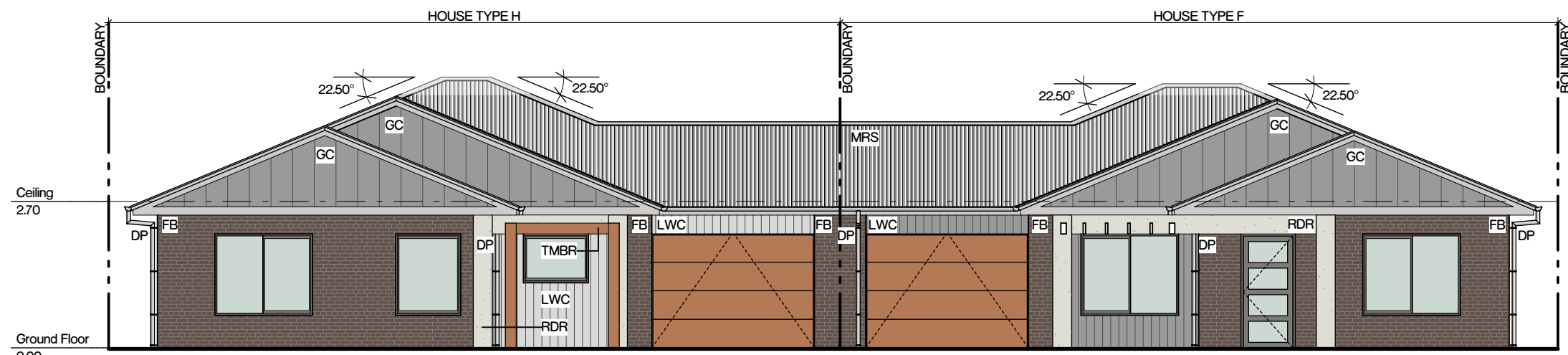
NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

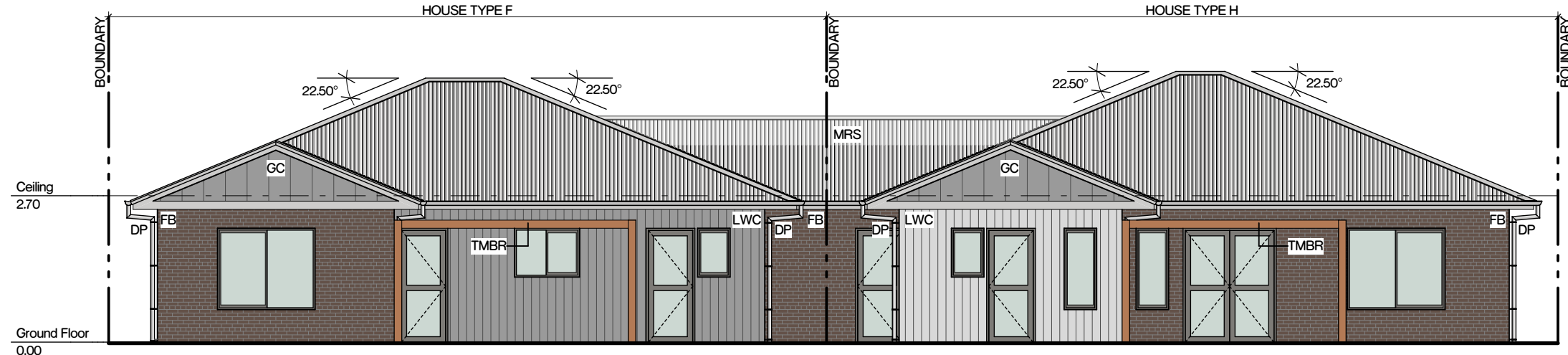
Drawing
INDEPENDENT LIVING UNIT 5 (F-H)
Project Number
217-019
Drawing Number
DA 114
Rev
03
Scale
1:100@A1



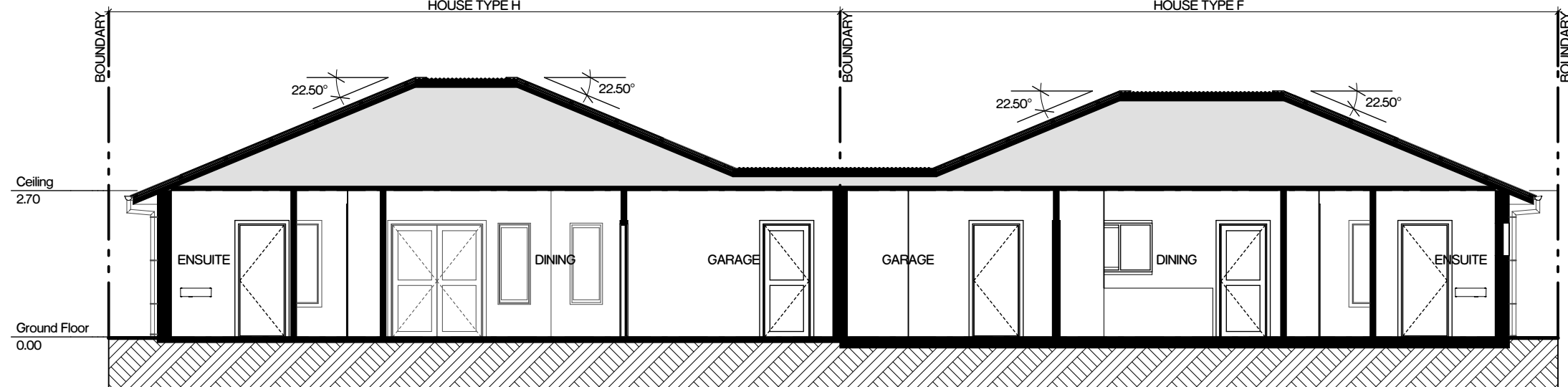
Floor Plan
1:100



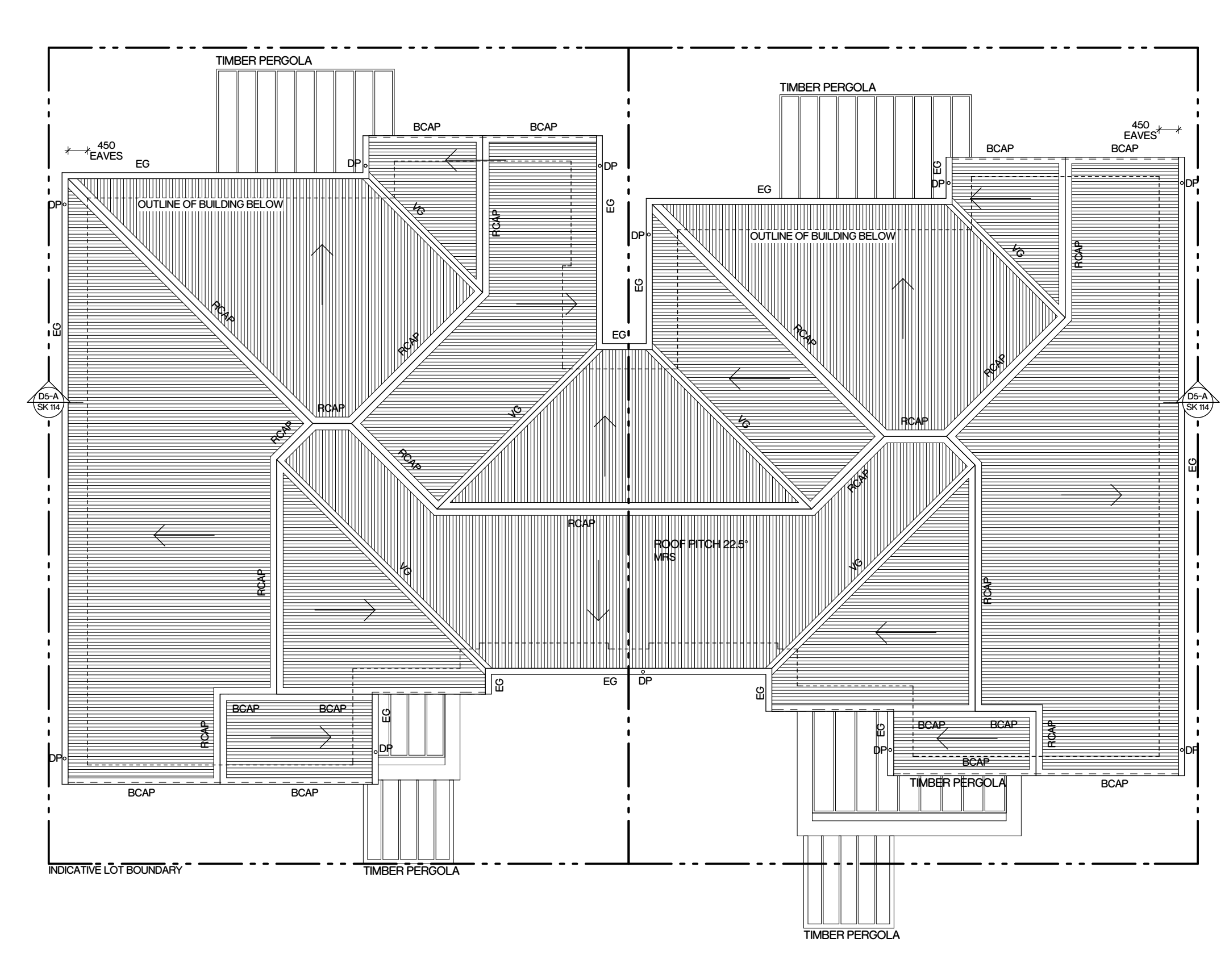
Elevation 01 - Front
1:100



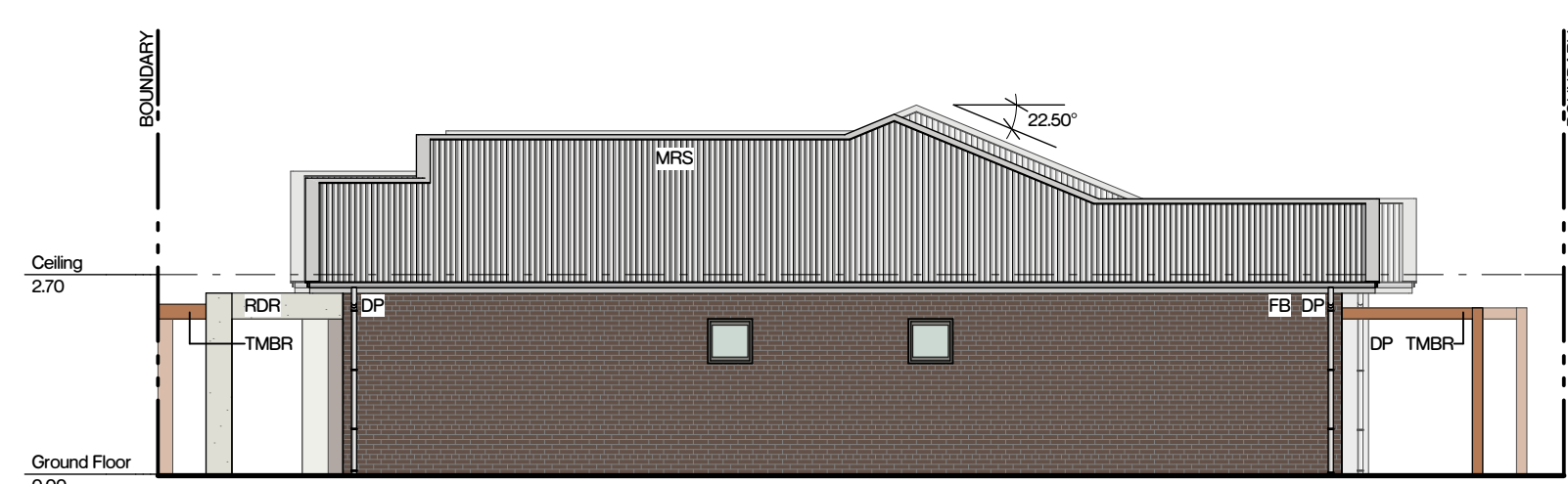
Elevation 03 - Rear
1:100



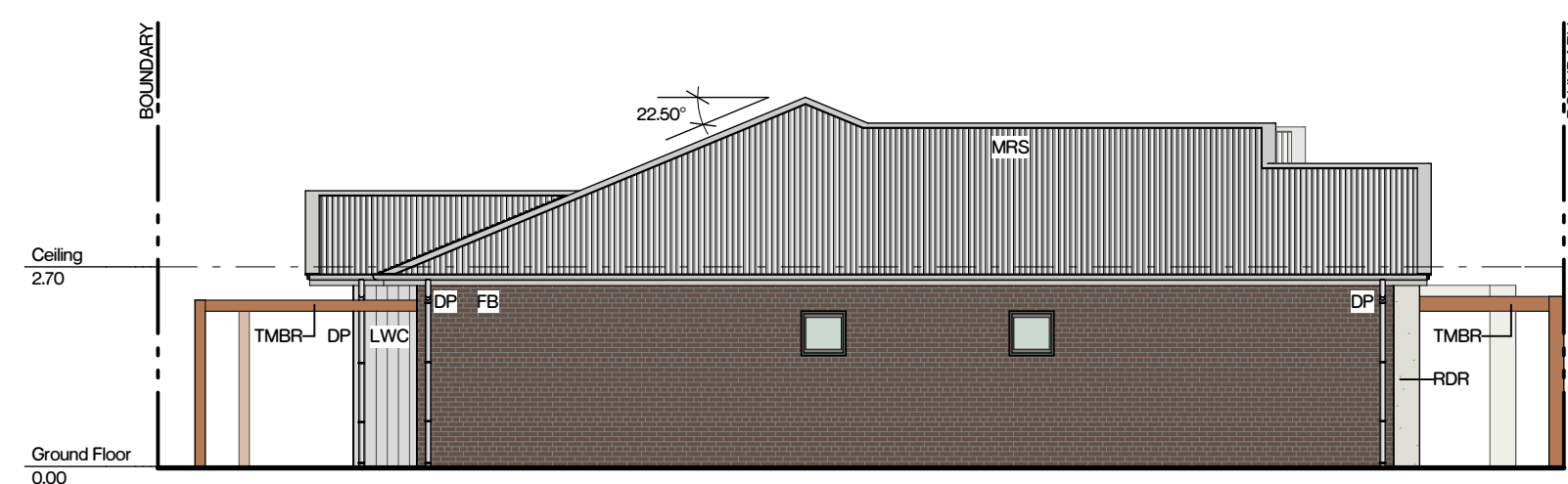
Section A-A
1:100



Roof Plan
1:100

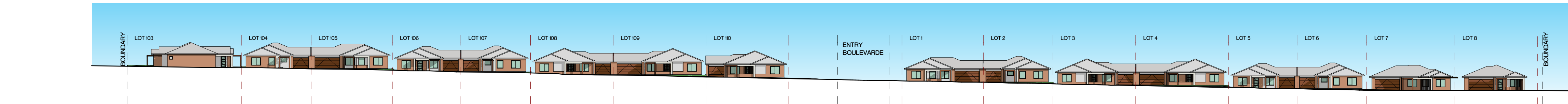


Elevation 02 - Side
1:100

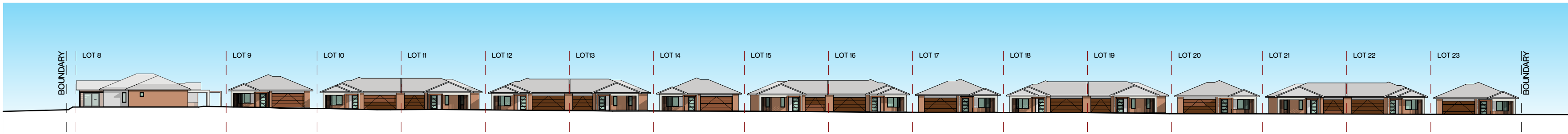


Elevation 04 - Side
1:100

INDEPENDENT LIVING UNIT (ILU) 5		
ILU H (ATTACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
5	mirror	E
24	mirror	W
27	rotate	N
33	rotate + mirror	S
37	rotate	S
48	rotate + mirror	N
52	rotate	S
63	rotate	S
71	mirror	W
75	rotate	N
106	mirror	E
ILU F (ATTACHED)		
LOT NO.	ROTATION	FRONT ORIENTATION
6	mirror	E
25	mirror	W
26	rotate	N
34	rotate + mirror	S
36	rotate	S
49	rotate + mirror	N
51	rotate	S
62	rotate	S
72	mirror	W
74	rotate	N
107	mirror	E



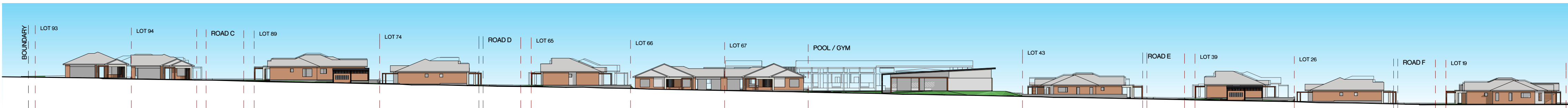
Street Elevation Road B West
1:500



Street Elevation Road F North
1:500



Green Corridor Elevation East
1:500



Street Elevation Road G West
1:500

A Level 1, 187 Union St, The Junction NSW 2291
P +61 2 4969 3631
E enquiries@sdarch.com.au
W www.sdarch.com.au
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Issue	Description	Issued By	Date
01	For Final Co-ordination	Victoria	8/06/2016

Drawing Legend (refer to project legend)

Drawing Notes
REFER TO LANDSCAPE ARCHITECTS DOCUMENTS
FOR FINAL LANDSCAPE DESIGN

NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

Drawing
Street Elevations
Project Number
217-019
Drawing Number
DA 300
Rev
01
Scale
1:500@A1



0 5 10 15 20 25 50m

A Level 1, 187 Union St. The Junction NSW 2291
P +61 2 4969 3631
E enquiries@sdaarch.com.au
W www.sdaarch.com.au
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Issue	Description	Issued By	Date
01	Issue	Victoria	26/07/2018
02	Co-ordination	Victoria	2/08/2018
03	For Final Co-ordination	Victoria	8/08/2018

Drawing Legend (refer to project legend)

Drawing Notes

LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTS FOR FINAL LANDSCAPE DESIGN

Certificate no.: 0003082130
Assessor Name: Joseph Lorrman
Accreditation no.: VIC/BD/AV16/1742
Certificate date: 18 August 2018
Dwelling Address: 111-115 Boundary Road
MEDOWIE, NSW 2318
www.nathers.gov.au

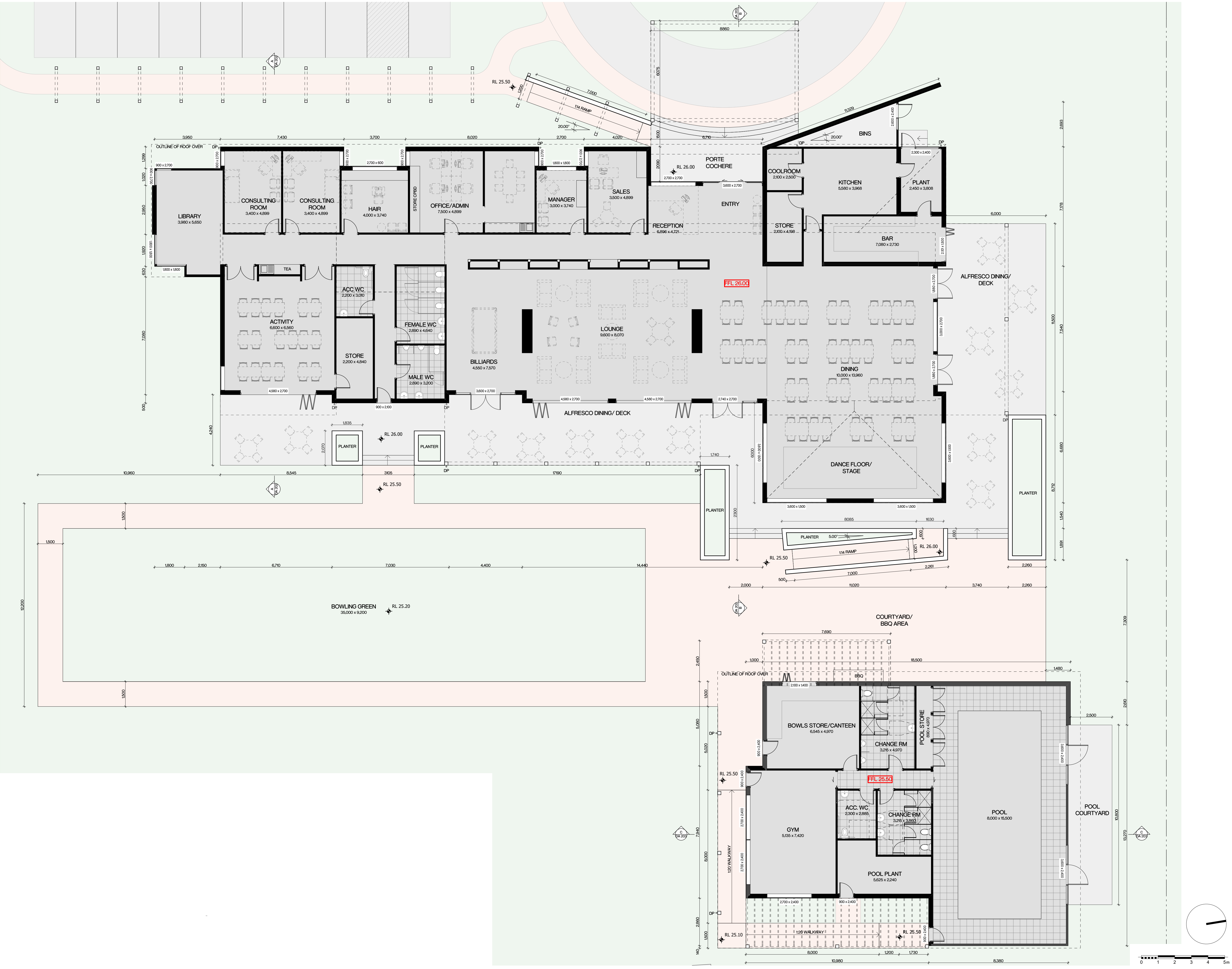
Average star rating: 6.8
NATIONWIDE HOUSE
www.nathers.gov.au



NOT FOR CONSTRUCTION

Project: BOWER SENIORS LIVING
Client: McCLOY GROUP
Location: MEDOWIE NSW 2318 AU

Drawing: Community Building Ground Floor Plan
Project Number: 217-019
Drawing Number: DA 200
Rev: 03
Scale: 1:100@A1



Issue	Description	Issued By	Date
01	For Final Co-ordination	Victoria	8/08/2018

BCAP BARGE CAPPING
DP DOWNPIPE
EG EAVES GUTTER
MRS METAL ROOF SHEETING
RCAP RIDGE CAPPING



6.8
Average star rating

**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0003082130

Assessor Name: Joseph Lorrinan

Accreditation no.: VIC/BDV/16/1742

Certificate date: 18 August 2018

Dwelling Address: 111-115 Boundary Road
MEDOWIE, NSW
2318

www.nathers.gov.au



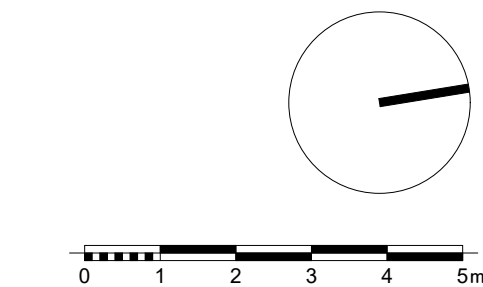
Project
BOWER SENIORS LIVING

Client
McCLOY GROUP

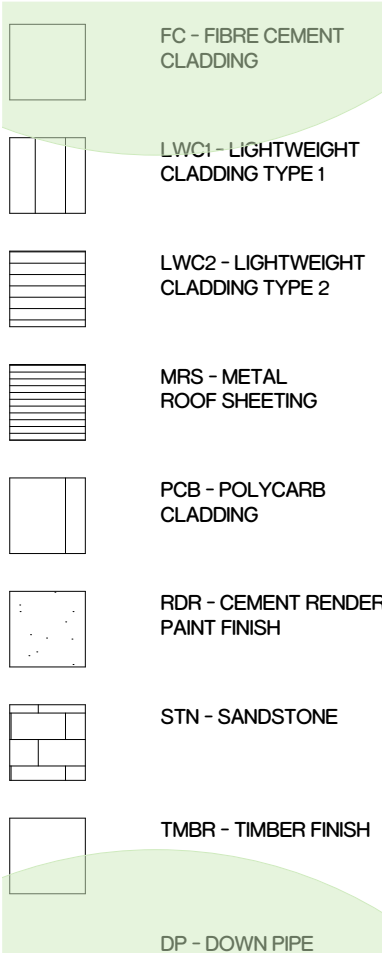
Location
MEDOWIE NSW 2318 AU



SDA
SPACE · DESIGN · ARCHITECTURE



Drawing Legend (refer to project legend)



Drawing Notes

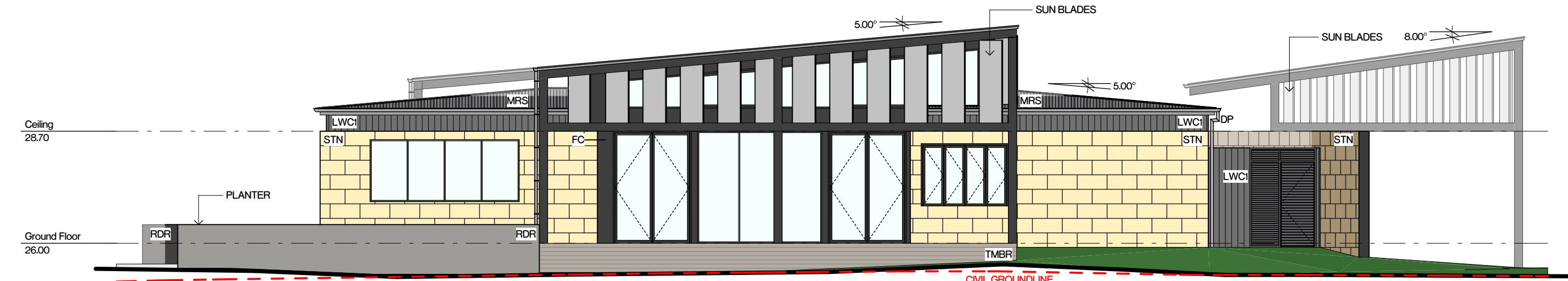
REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS FOR FINAL LANDSCAPE DESIGN



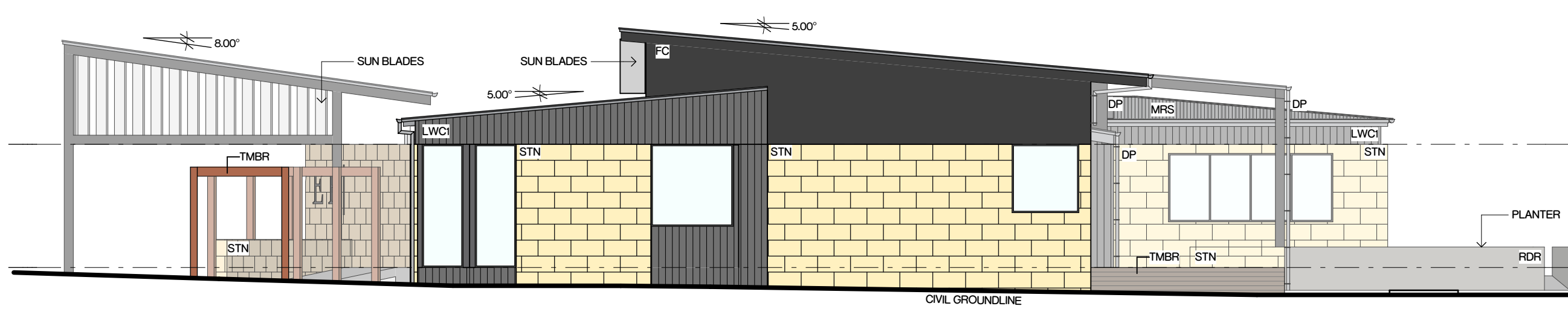
NOT FOR CONSTRUCTION

Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

Drawing
Community Building Elevations & Sections
Project Number Drawing Number Rev Scale
217-019 DA 202 01 1:100@A1



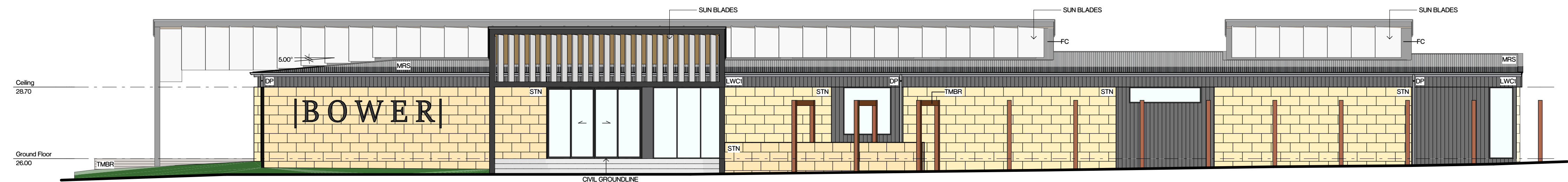
North Elevation - Community Building
1:100



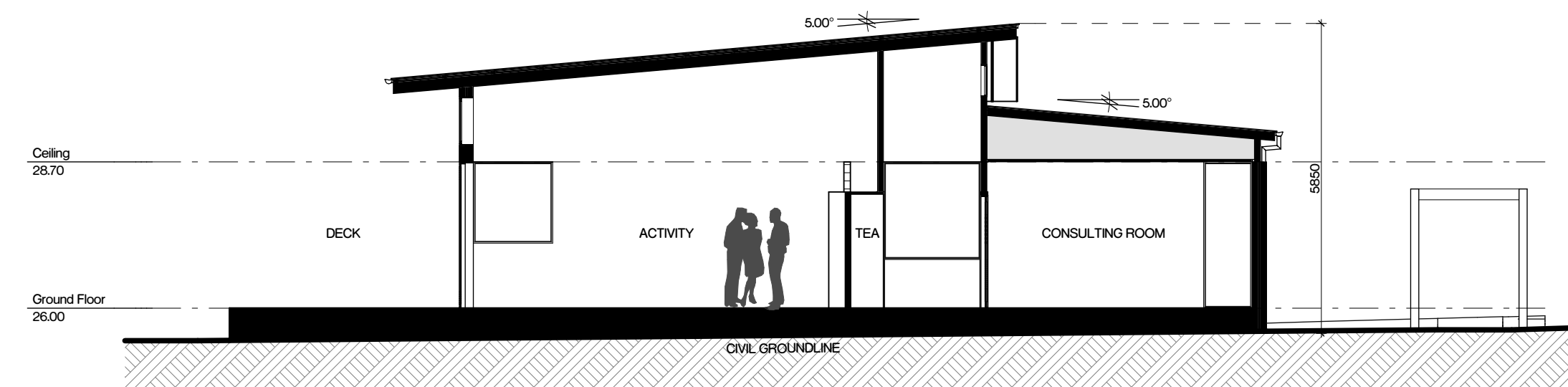
South Elevation - Community Building
1:100



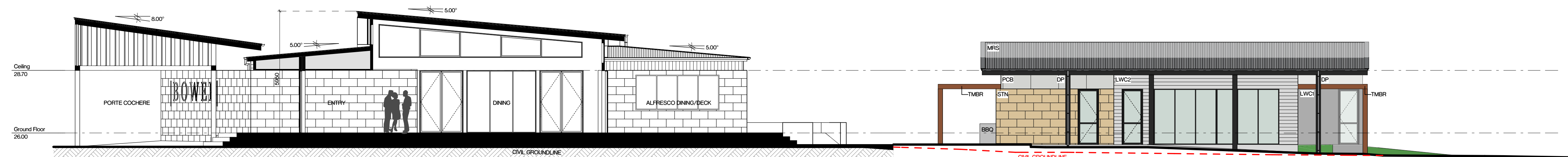
East Elevation - Community Building
1:100



West Elevation - Community Building
1:100



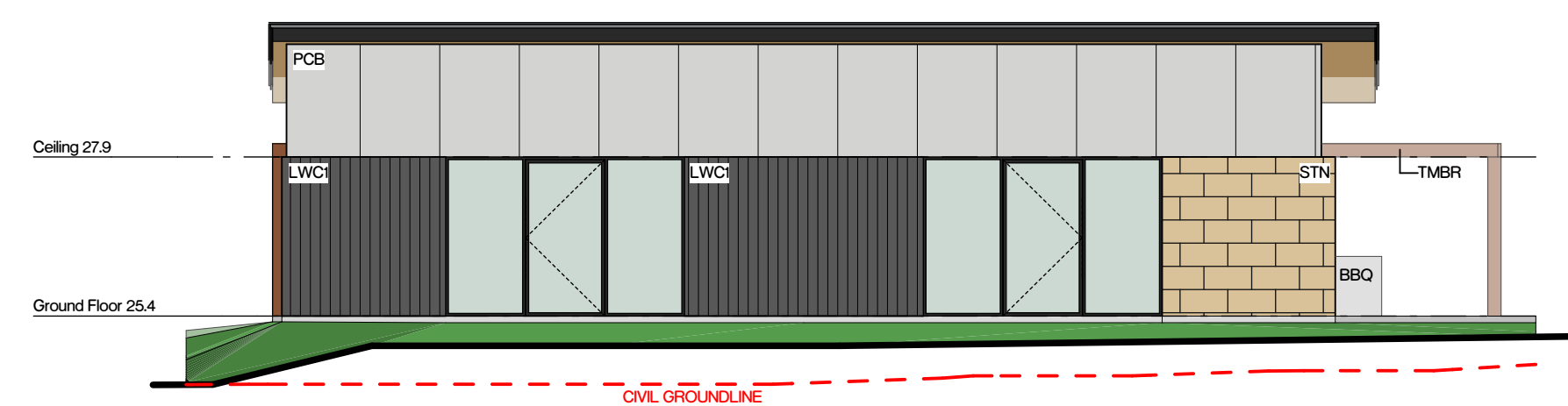
Section A-A
1:100



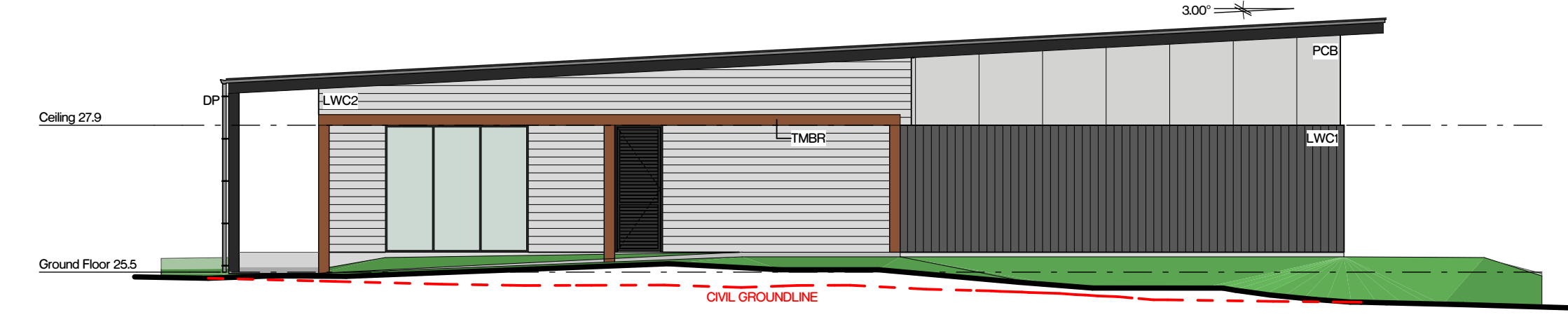
Section B-B
1:100



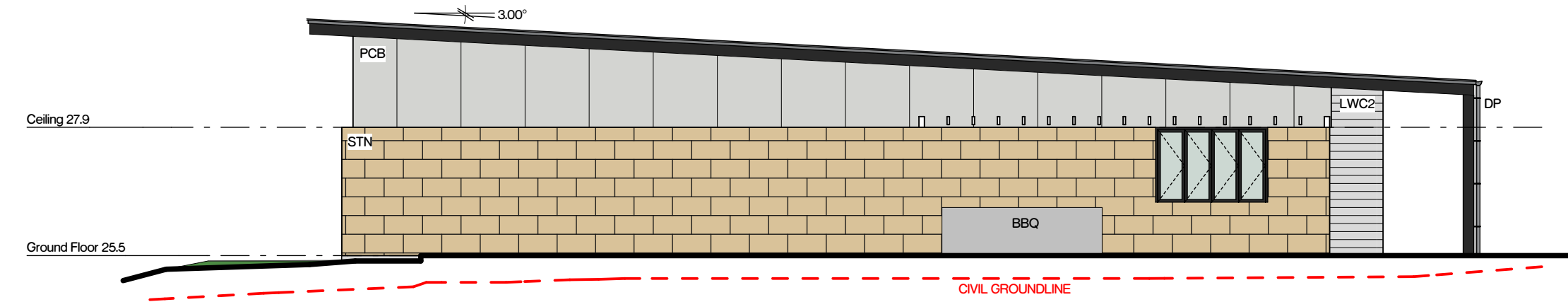
South Elevation - Pool/Gym
1:100



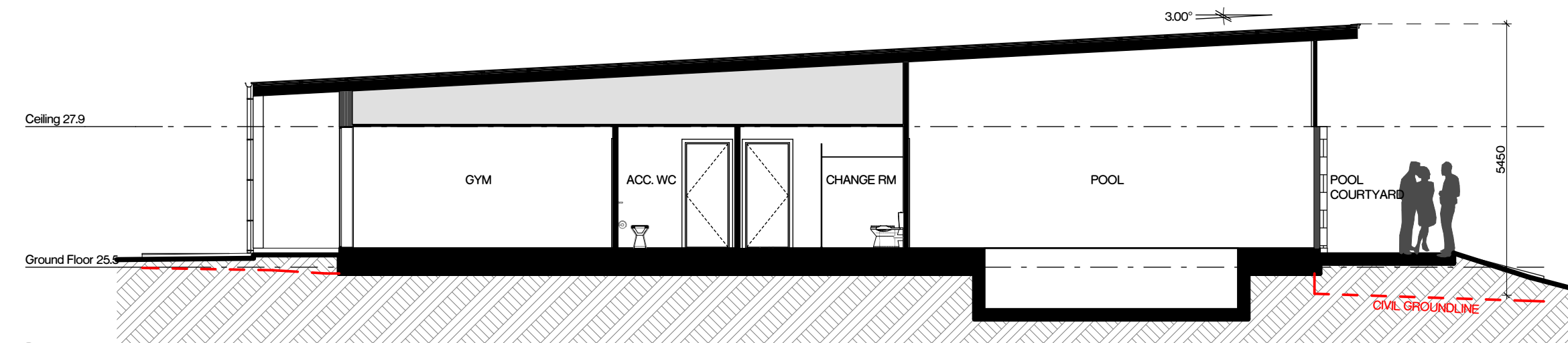
North Elevation - Pool/Gym
1:100



East Elevation - Pool/Gym
1:100



West Elevation - Pool/Gym
1:100

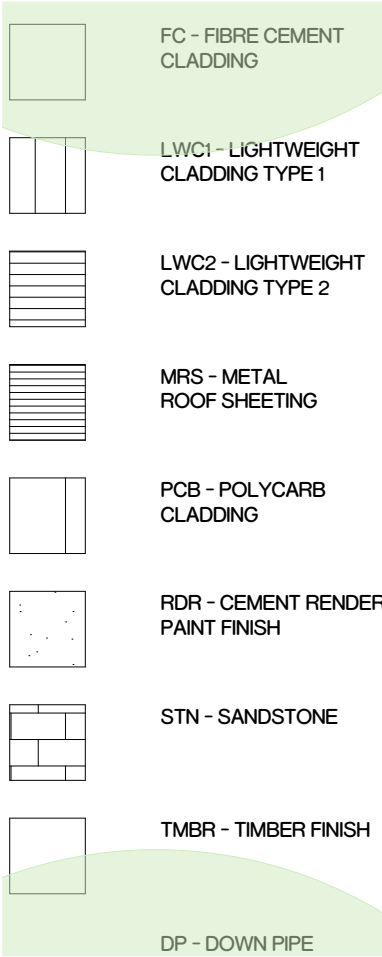


Section C-C
1:100

A Level 1, 187 Union St. The Junction NSW 2291
P +61 2 4969 3631
E enquiries@sdaarch.com.au
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Issue	Description	Issued By	Date
01	For Final Co-ordination	Victoria	8/06/2016

Drawing Legend (refer to project legend)



Drawing Notes

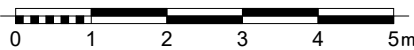
REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS
FOR FINAL LANDSCAPE DESIGN

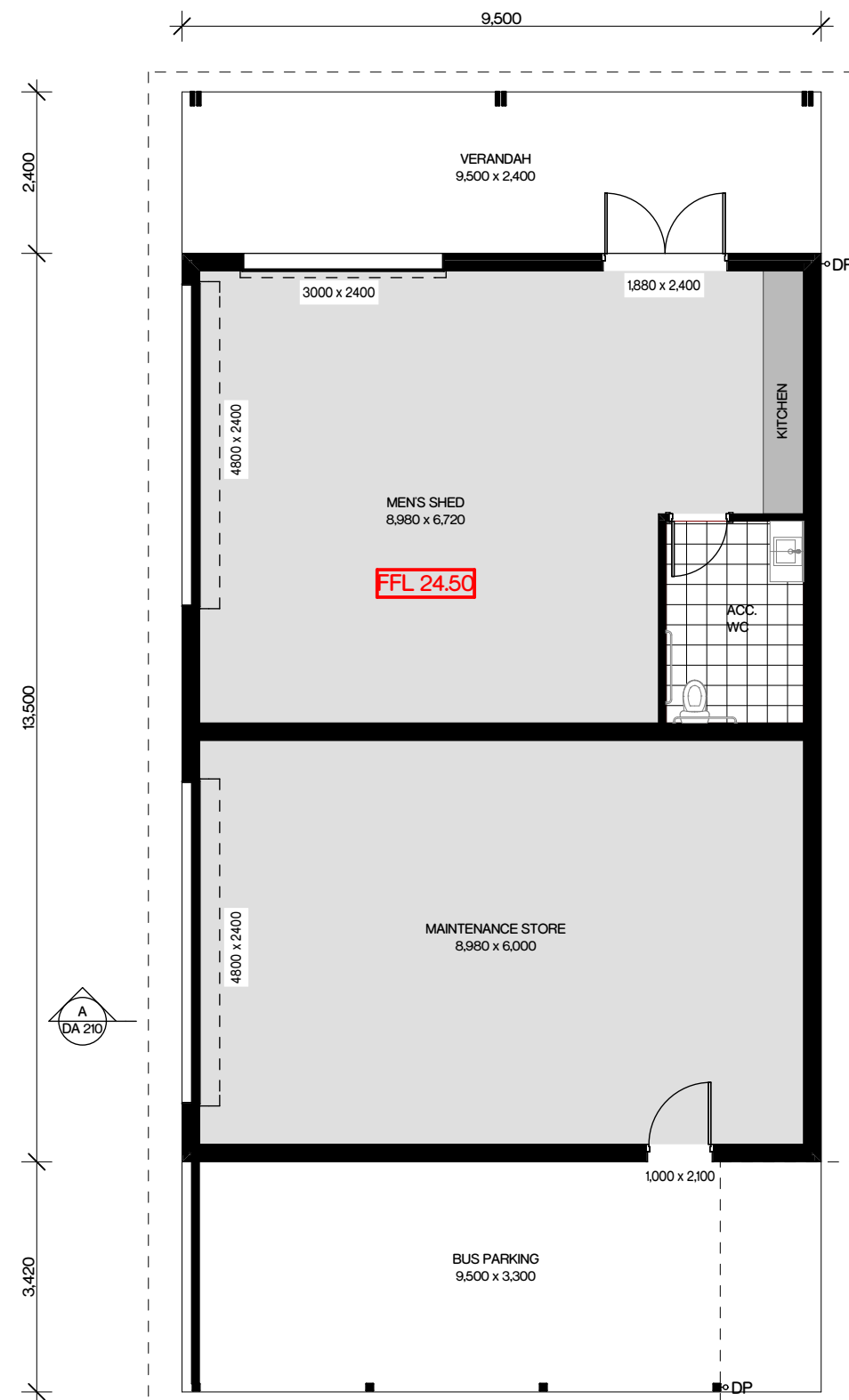


NOT FOR CONSTRUCTION

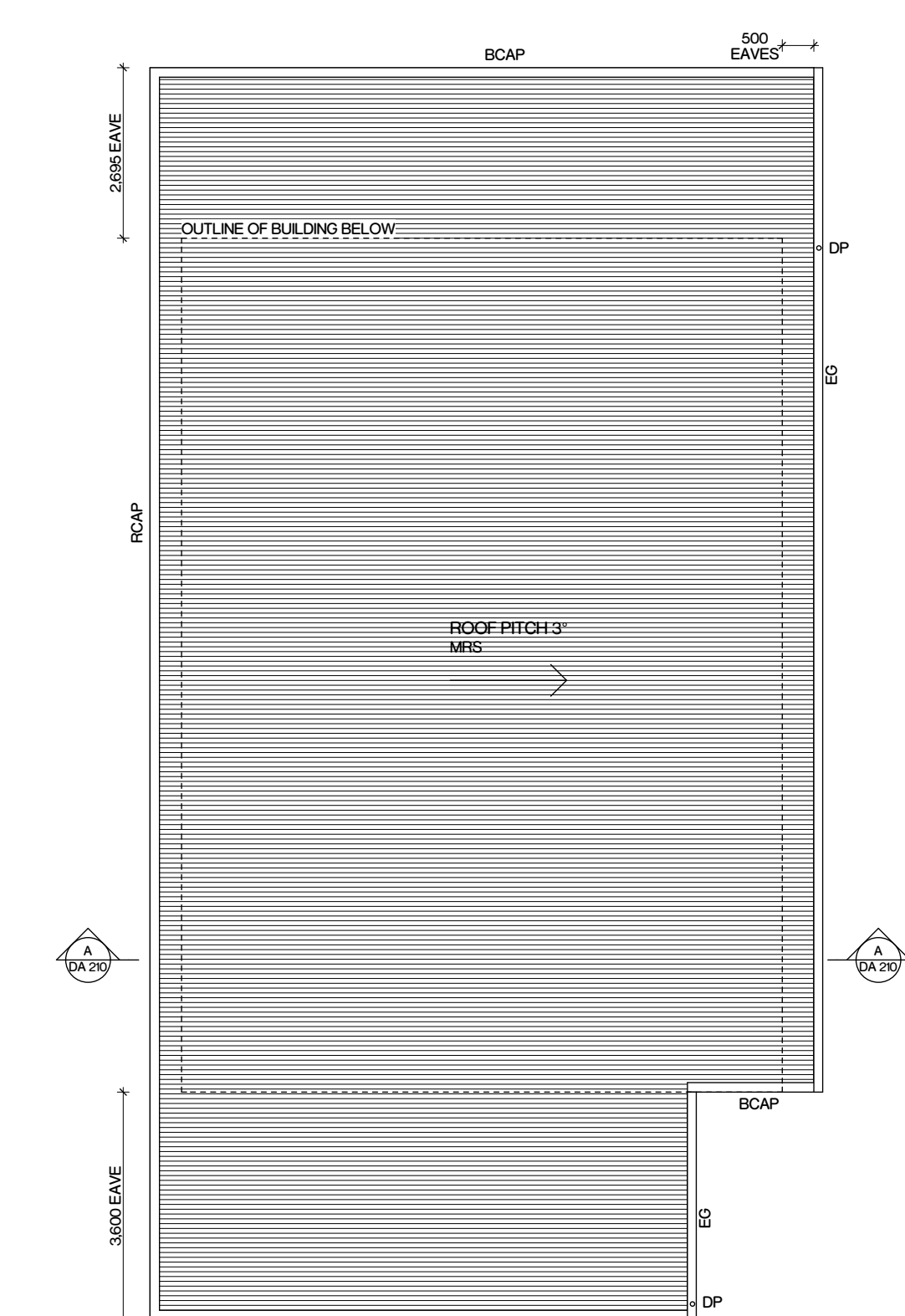
Project
BOWER SENIORS LIVING
Client
McCLOY GROUP
Location
MEDOWIE NSW 2318 AU

Drawing
Community Building Elevations & Sections
Project Number
217-019
Drawing Number
DA 203
Rev
01
Scale
1:100@A1

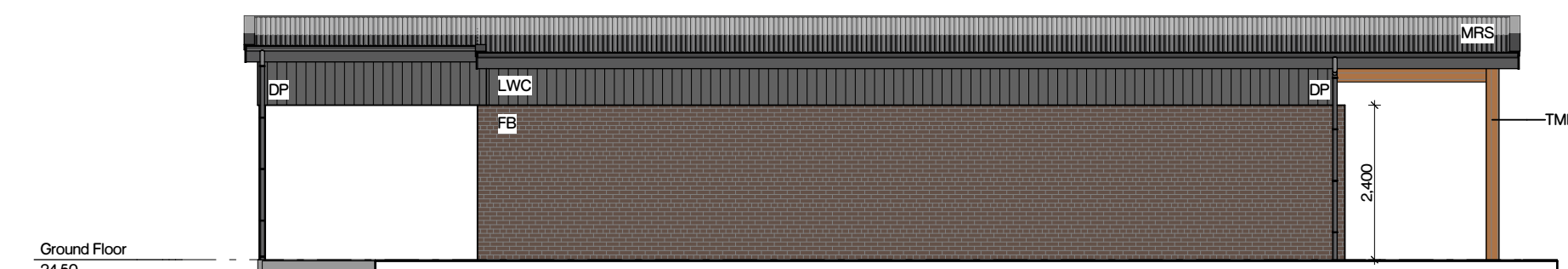




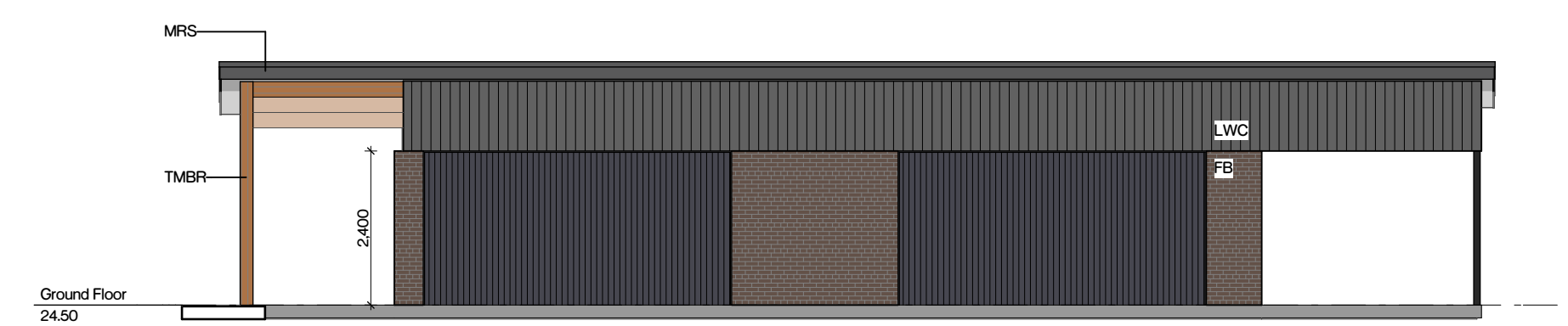
Ground Floor Plan - Men's Shed
1:100



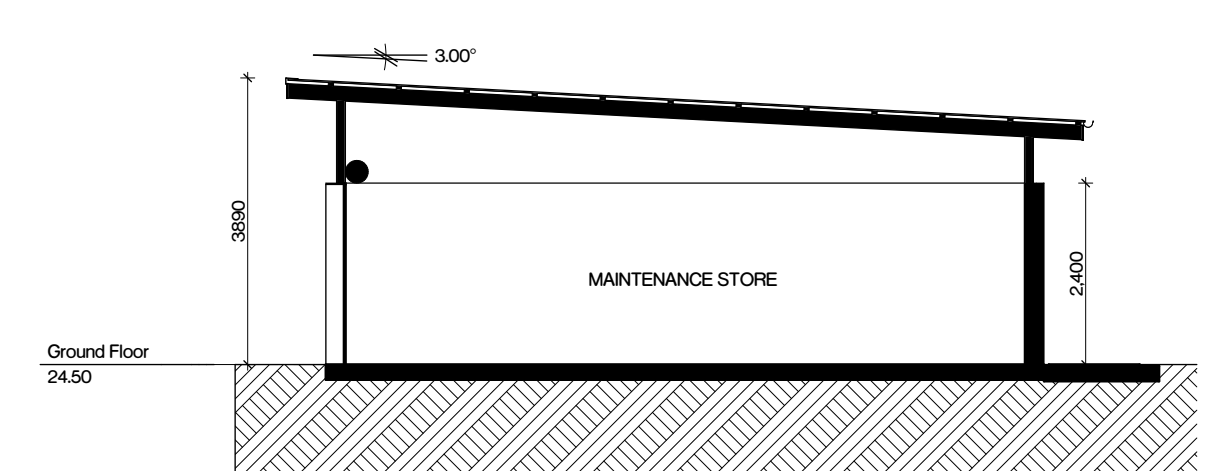
Roof Plan - Men's Shed
1:100



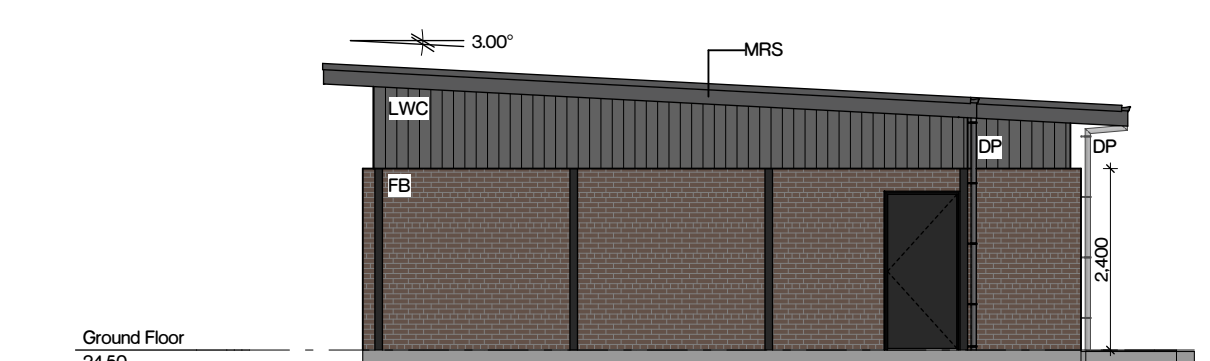
North Elevation - Men's Shed
1:100



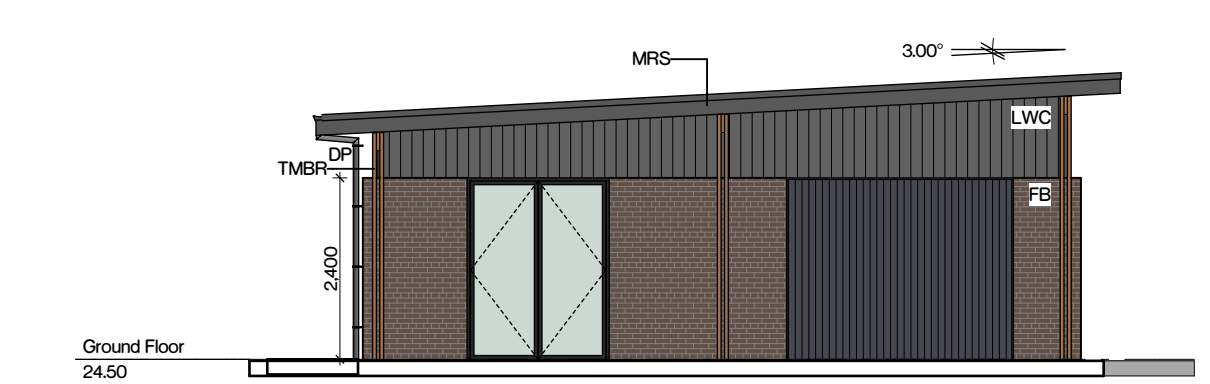
South Elevation - Men's Shed
1:100



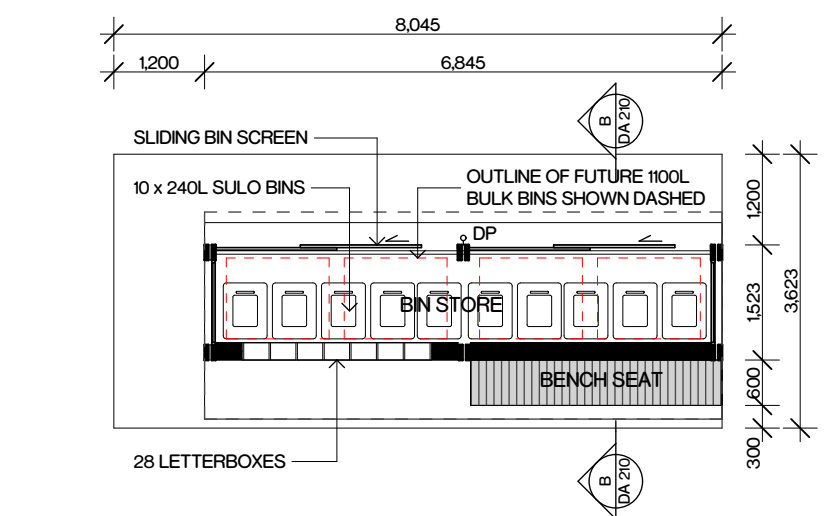
Section A-A
1:100



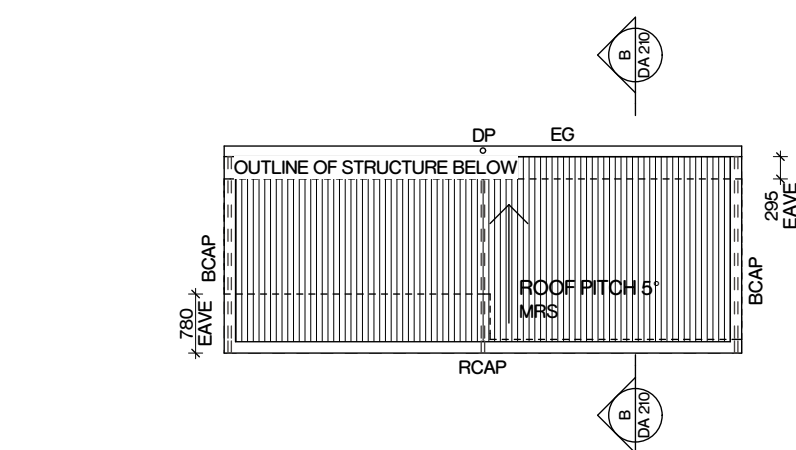
East Elevation - Men's Shed
1:100



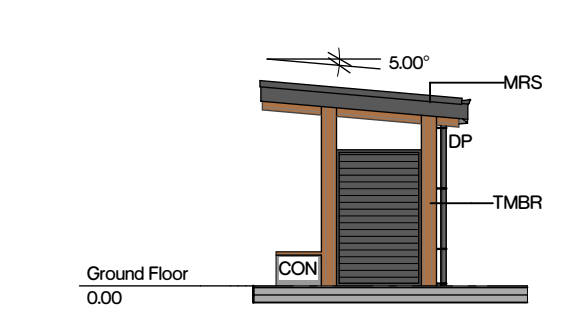
West Elevation - Men's Shed
1:100



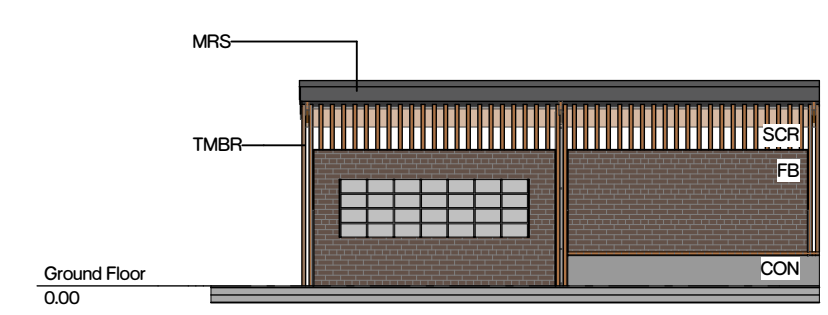
Ground Floor Plan - Bin & Letterbox Enclosure
1:100



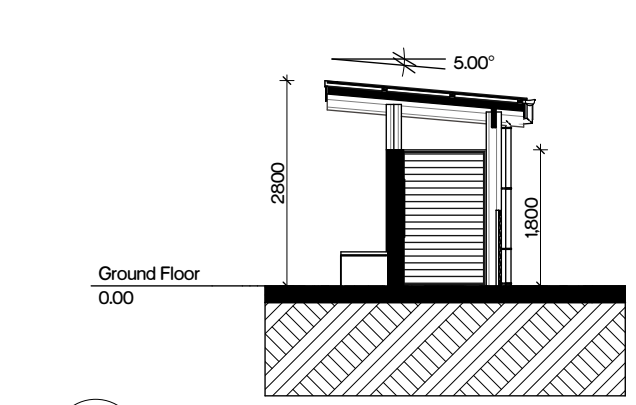
Roof Plan - Bin & Letterbox Enclosure
1:100



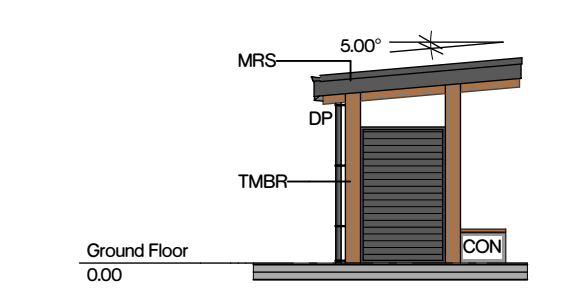
North Elevation - Bin & Letterbox Enclosure
1:100



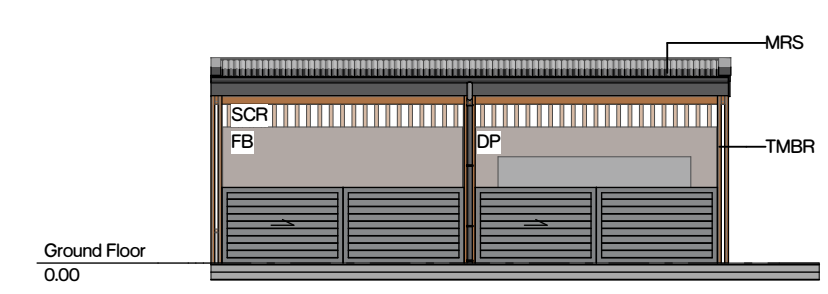
East Elevation - Bin & Letterbox Enclosure
1:100



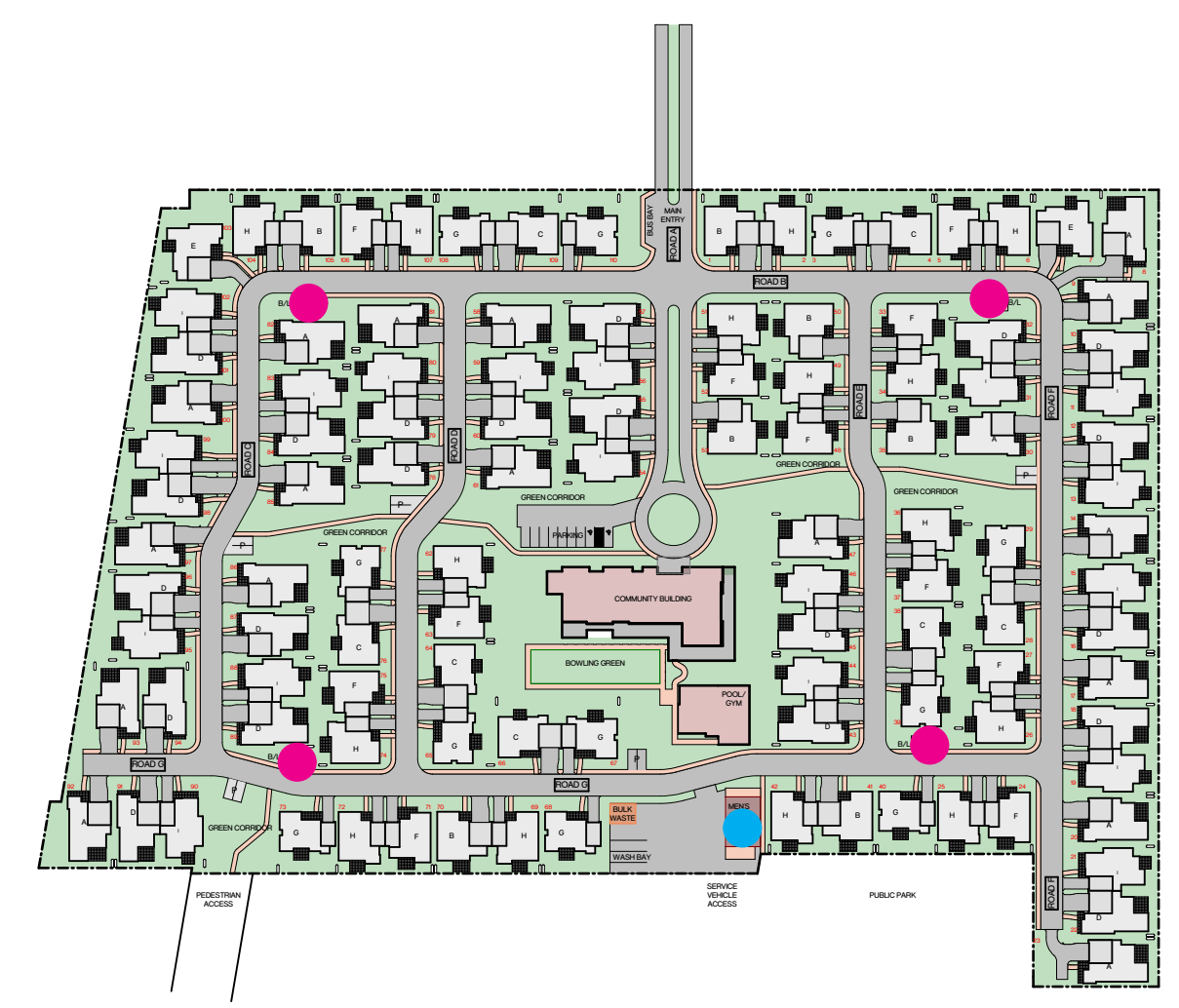
Section B-B
1:100



South Elevation - Bin & Letterbox Enclosure
1:100



West Elevation - Bin & Letterbox Enclosure
1:100



KEY PLAN - NTS
● MEN'S SHED
● BIN & LETTERBOX ENCLOSURE

A Level 1, 187 Union St. The Junction NSW 2291
P +61 2 4969 3631
E enquiries@sdarch.com.au
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Project: 217-019 Bowers Mens Shed
Issue: 01 Co-ordination
02 For Final Co-ordination
Issued By: SDA
Date: 27/07/2018
Location: Victoria
8/08/2018

Drawing Legend (refer to project legend)

- FB - FACE BRICK
- LWC - LIGHTWEIGHT CLADDING
- MRS - METAL ROOF SHEETING
- RDR - CEMENT RENDER, PAINT FINISH
- TMBR - TIMBER FINISH
- BCAP - BARGE CAPPING
- DP - DOWN PIPE
- EG - EAVES GUTTER
- RCAP - RIDGE CAPPING

Drawing Notes

- REFER TO MASTERPLAN FOR BIN & LETTERBOX ENCLOSURE FFL
- LANDSCAPING INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS FOR FINAL LANDSCAPE DESIGN

Certificate no.: 0003062130
Assessor Name: Joseph Lorrman
Accreditation no.: VIC/BDV/16/1742
Certificate date: 18 August 2018
Drawing Address: 111-115 Boundary Road
MEDOWIE, NSW 2318
www.nathers.gov.au

NOT FOR CONSTRUCTION

Project: Bowers Mens Shed
Client: McCLOY GROUP
Location: MEDOWIE NSW 2318 AU

Drawing: Ancillary Buildings
Project Number: 217-019
Drawing Number: DA 210
Rev: 02
Scale: 1:100@A1

SDA
SPACE DESIGN ARCHITECTURE