TERREY HILLS - PROPOSED SENIORS COMMUNITY

LOT 368 DP 752017
58 LAITOKI ROAD, TERREY HILLS NSW 2084

ARCHITECTURAL DRAWINGS

Drawing Schedule

Number	Title	Revision
A000	TITLE PAGE	A
A001	EXISTING SITE PLAN/DEMOLITION PLAN	A
A002	SITE ANALYSIS PLAN	A
A003	SITE PLAN	A
A004	SITE PLAN - MASTER PLAN LEVEL 01	A
A005	SITE PLAN - MASTER PLAN LEVEL 02	A
A006	SITE PLAN - MASTER PLAN LEVEL 03	A
A007	SITE PLAN - MASTER PLAN LEVEL 04	A
A008	SITE PLAN - MASTER PLAN LEVEL 05	A
A009	SITE PLAN - MASTER PLAN LEVEL 06	A
A010	SITE PLAN - MASTER PLAN LEVEL 07	A
A011	SITE PLAN - MASTER PLAN LEVEL 08	A
A012	SITE PLAN - MASTER PLAN LEVEL 09	A
A013	SITE PLAN - MASTER PLAN ROOF	A
A014	AREA SUMMARY	A
A100	OVERALL FLOOR PLAN	A
A101	FLOOR PLAN-LEVEL 1	A
A102	FLOOR PLAN-LEVEL 2	A
A103	FLOOR PLAN-LEVEL 3	A
A104	FLOOR PLAN-LEVEL 4	A
A105	FLOOR PLAN-LEVEL 5	A
A106	FLOOR PLAN-LEVEL 6	A
A107	FLOOR PLAN-LEVEL 7	A
A108	FLOOR PLAN-LEVEL 8	A
A109	FLOOR PLAN-LEVEL 9	A
A110	FLOOR PLAN RAC -ROOF	A
A111	FLOOR PLAN ILU-ROOF	A
A120	ILU TYPE PLANS	A
A200	ELEVATIONS - RAC	A
A201	ELEVATIONS - ILU's SHEET 01	A

Drawing Schedule

Number	Title	Revision
A202	ELEVATIONS - ILU's SHEET 02	A
A210	SECTION SHEET 01	A
A600	RAC EXTERNAL MATERIAL PALETTE	A
A601	ILU EXTERNAL MATERIAL PALETTE	A
A700	PHOTOMONTAGE SHEET 01	A
A800	SHADOW DIAGRAMS	A
A801	SOLAR ACCESS DIAGRAM	A
A802	SOLAR ACCESS - SUN EYE VIEW 01	A
A803	SOLAR ACCESS - SUN EYE VIEW 02	A
A804	SOLAR ACCESS - SUN EYE VIEW 03	A
A805	SOLAR ACCESS - SUN EYE VIEW 04	A
A900	HEIGHT PLANE DIAGRAM	A
A901	AREA DIAGRAMS - RAC	A
A902	AREA DIAGRAMS- ILU SHEET 01	A
A903	AREA DIAGRAMS- ILU SHEET 02	A
A1000	NOTIFICATION PLAN - SHEET 01	A
A1001	NOTIFICATION PLAN - SHEET 02	A
A1002	NOTIFICATION PLAN - SHEET 03	A
A1003	NOTIFICATION PLAN - SHEET 04	A
A1004	NOTIFICATION PLAN - SHEET 05	A
A1005	NOTIFICATION PLAN - SHEET 06	A

BASIX COMMITMENTS

- All external walls are lined with stud and plasterboard with R2.0 glass fibre batt (or equivalent) and 40mm air gap within. External feature cladding shown on elevation drawings is in addition to the external brick wall.
- All ceilings adjacent to external to have R2.0 insulation at ceiling level and R1.5 insulation at roof level
- All awning windows to have maximum U-value of 5.4 and solar heat gain coefficient of 0.49 (within +-10%)
- All other windows to have maximum U-value of 3.6 and solar heat gain coefficient of 0.47 (within +-10%)
- All downlights to have maximum 50mm x 50mm penetration through ceiling insulation and 50mm clearance
- All exhaust fan penetrations through ceiling insulation are maximum 100mm x 100mm
- All party walls are minimum 110 blockwork / brickwork with 13mm air gap (minimum) and 10mm (minimum) plasterboard on either side.

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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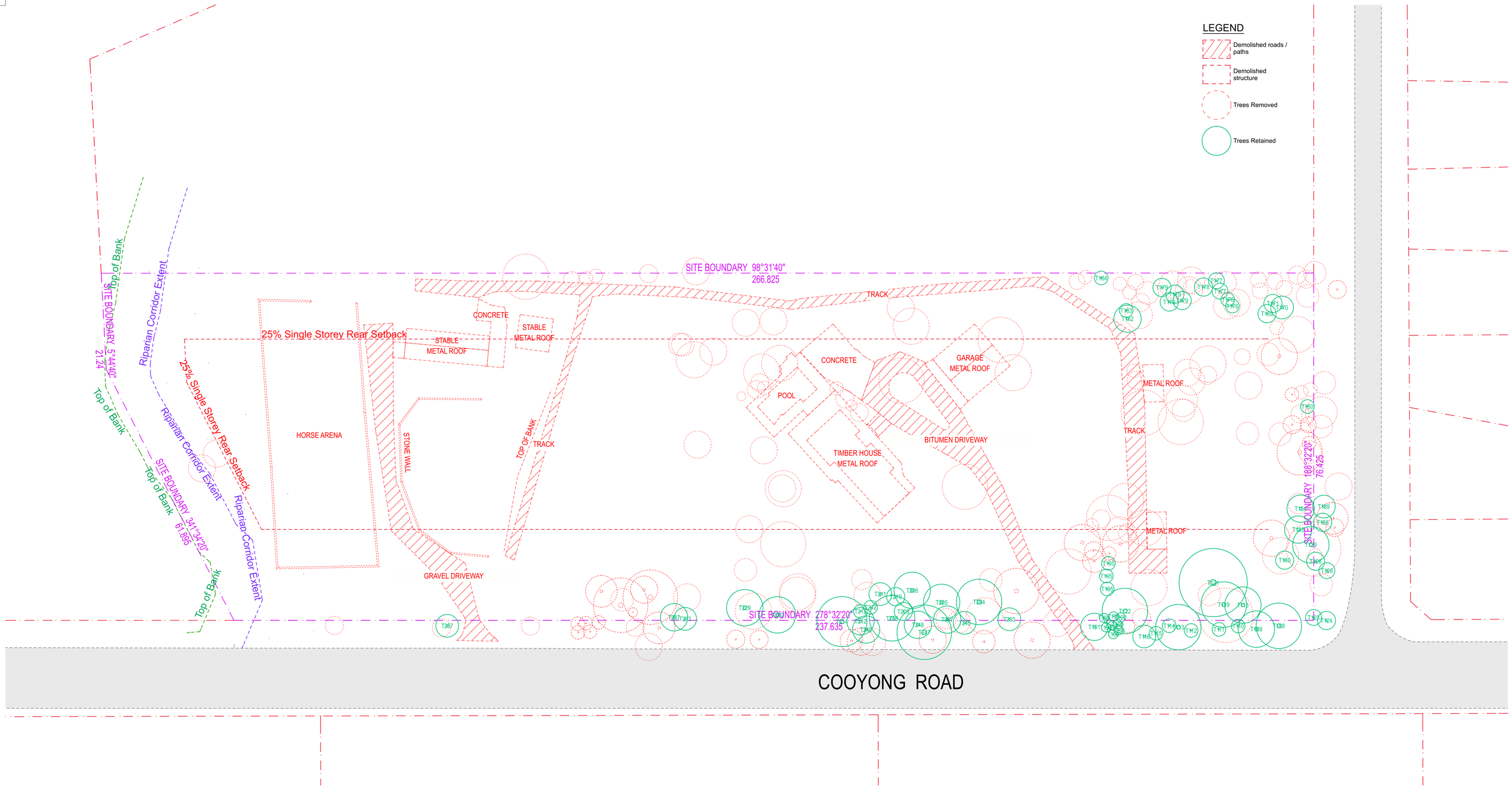
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
TITLE PAGE

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A000	A

NORTH



1 SITE PLAN EXISTING/DEMOLITION PLAN
1:400

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DRAWING TITLE:
EXISTING SITE PLAN/DEMOLITION PLAN

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue
Issue for Development Application
Project Status: DA
Drawing No.: A001
Rev: A

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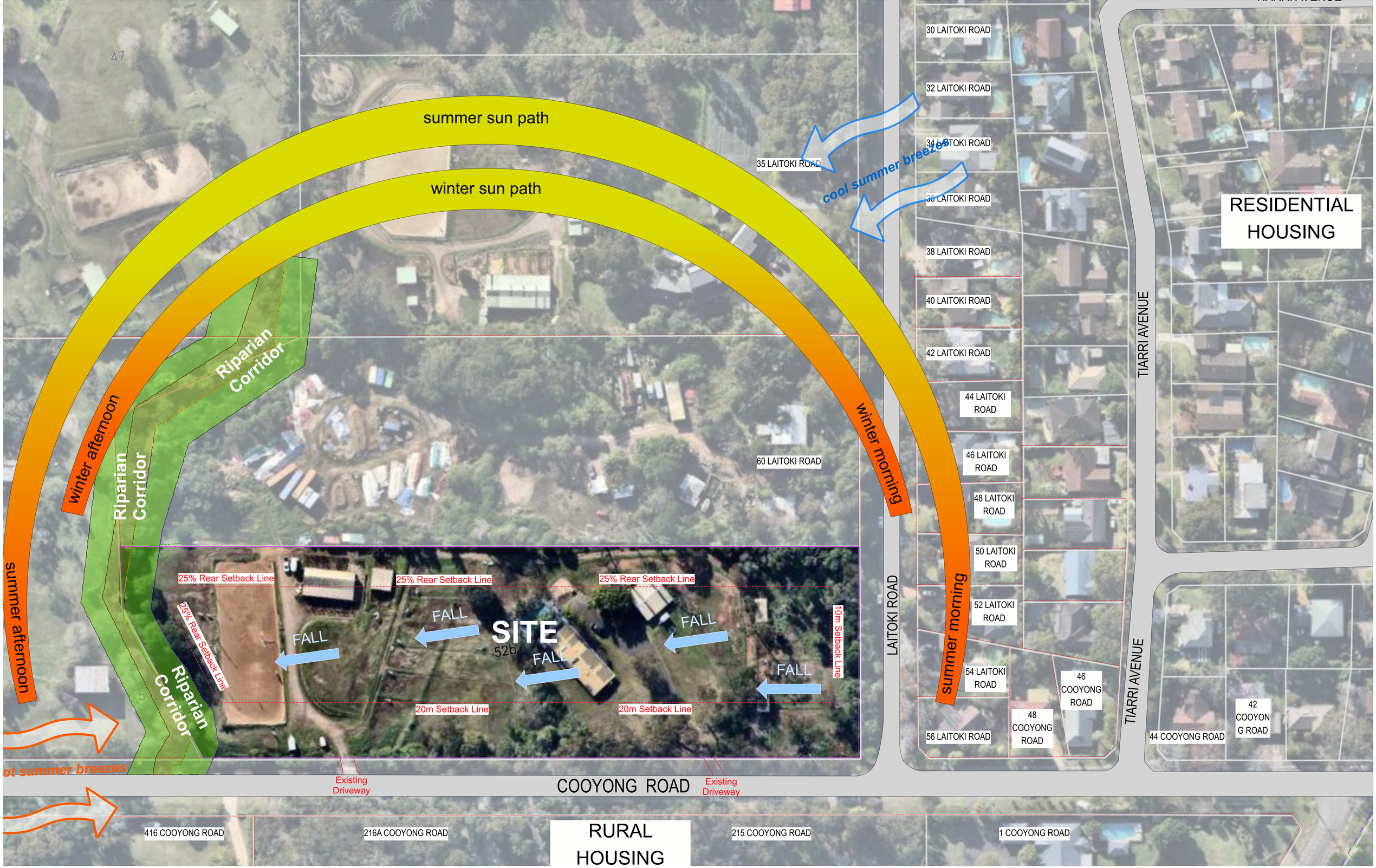

1 SITE ANALYSIS
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DRAWING TITLE:
SITE ANALYSIS PLAN

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A002	A

NORTH

1 SITE PLAN
1:400

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DRAWING TITLE:
SITE PLAN

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A003	A

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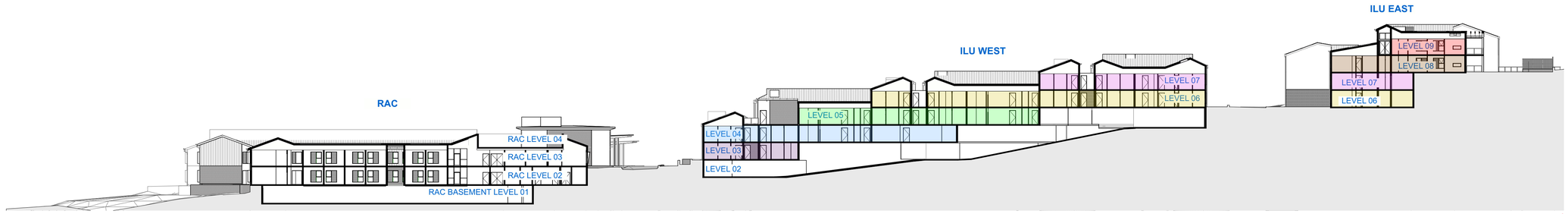

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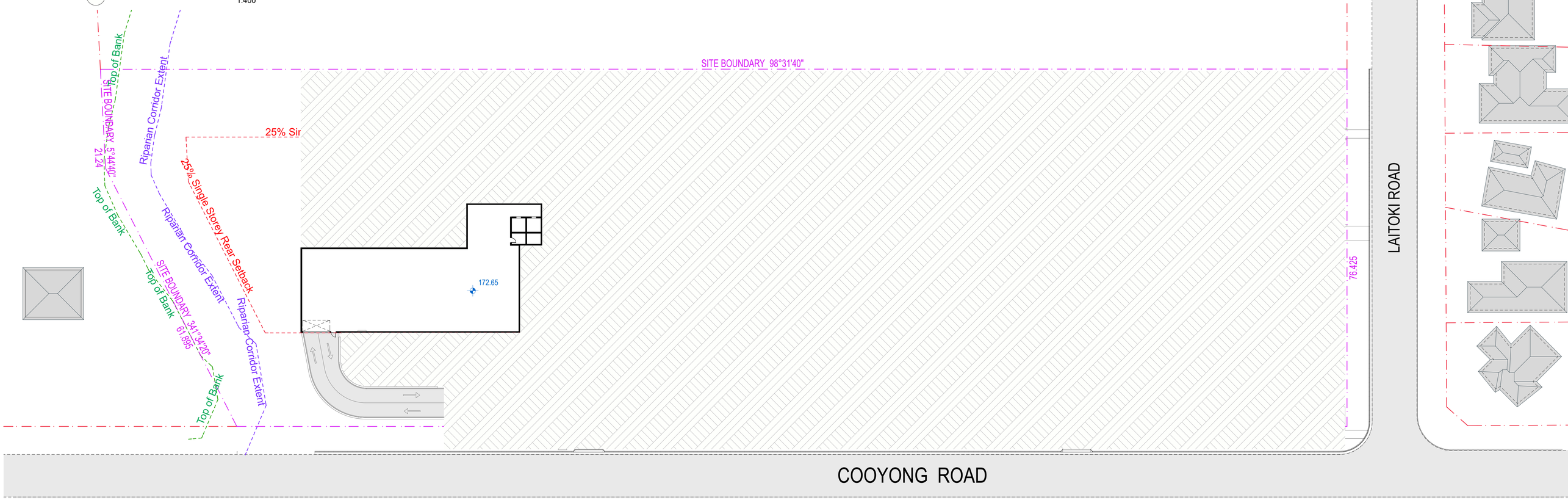

2 LEVEL 01 - MASTERPLAN
1:400

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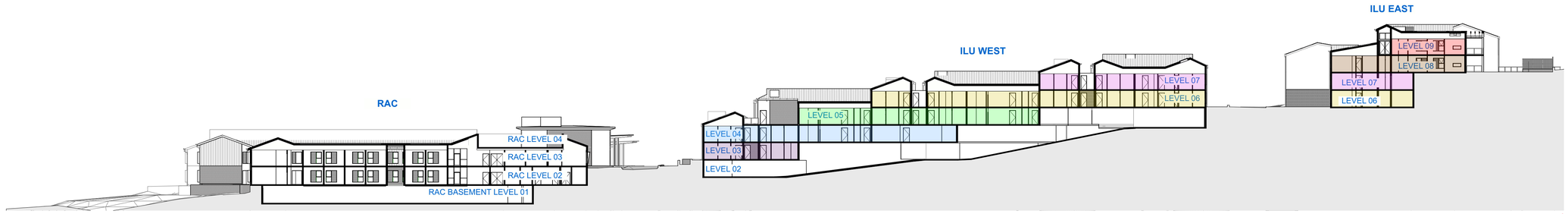
DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 01

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A004	A

NORTH



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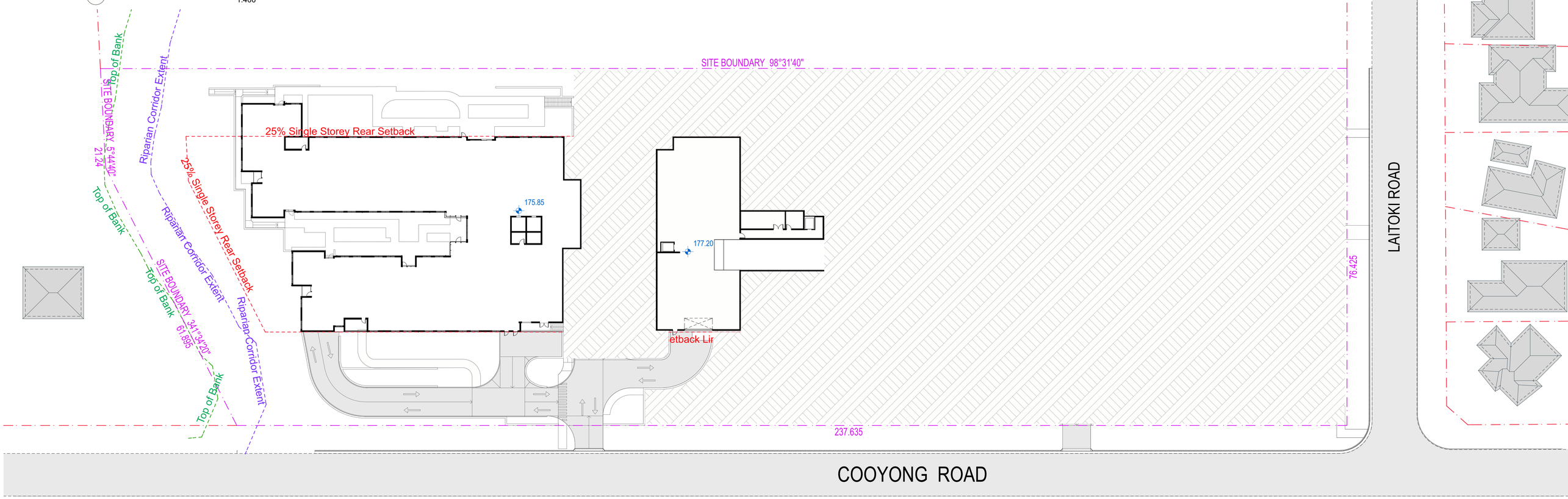

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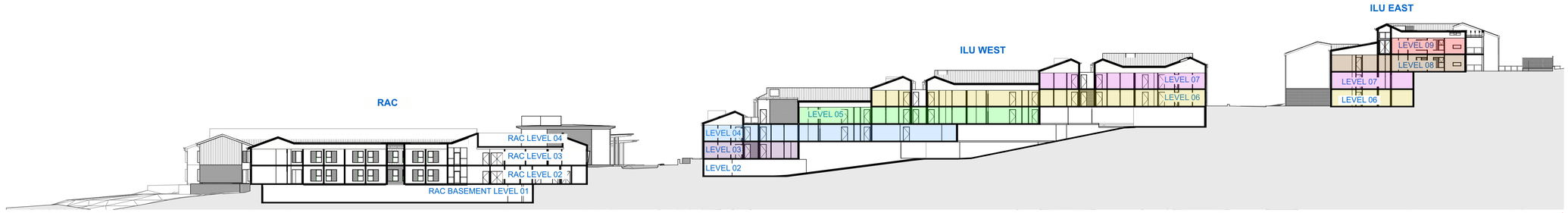
DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 02

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue
Issue for Development Application

Project Status	Drawing No.	Rev
DA	A005	A

NORTH



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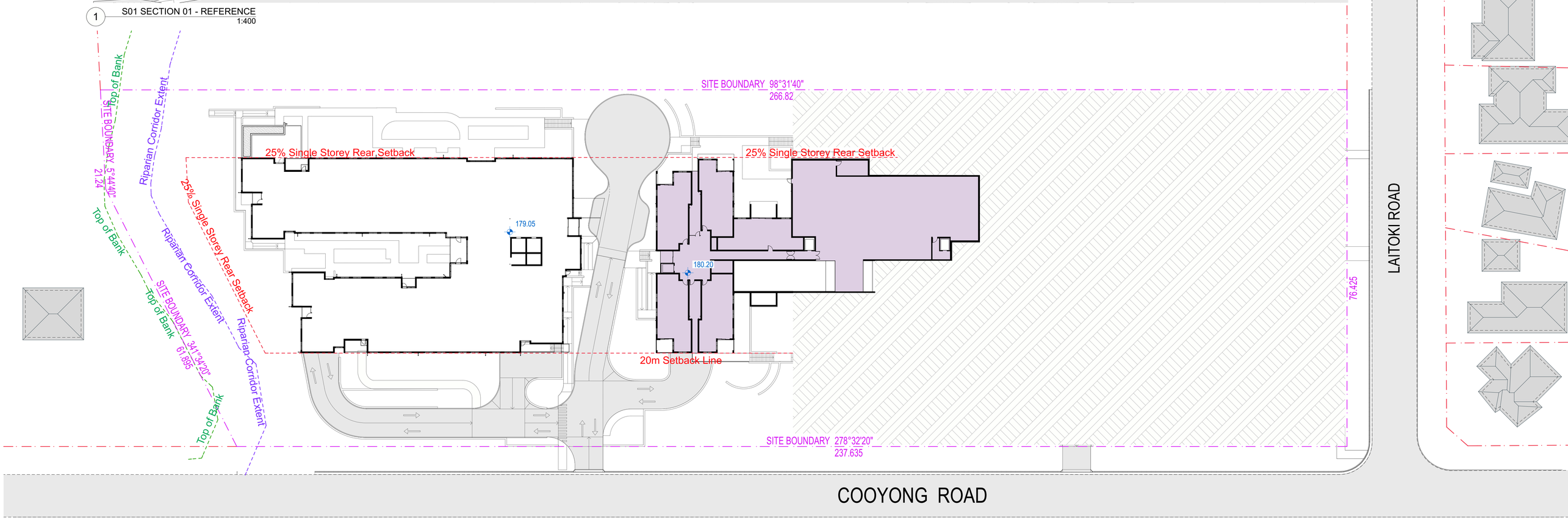

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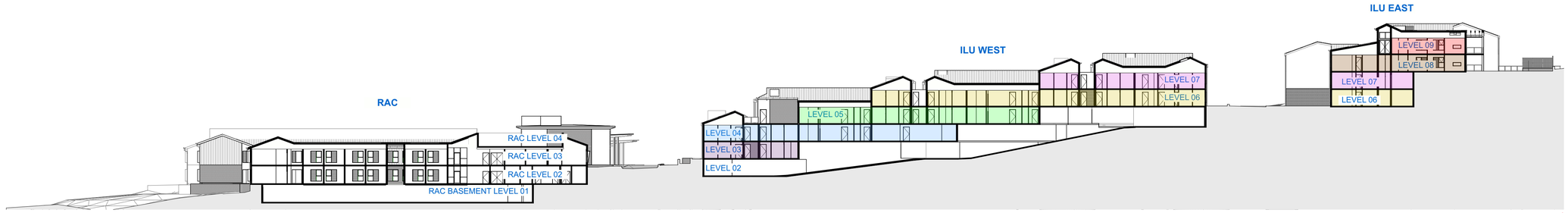
DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 03

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A006
Rev: A

NORTH



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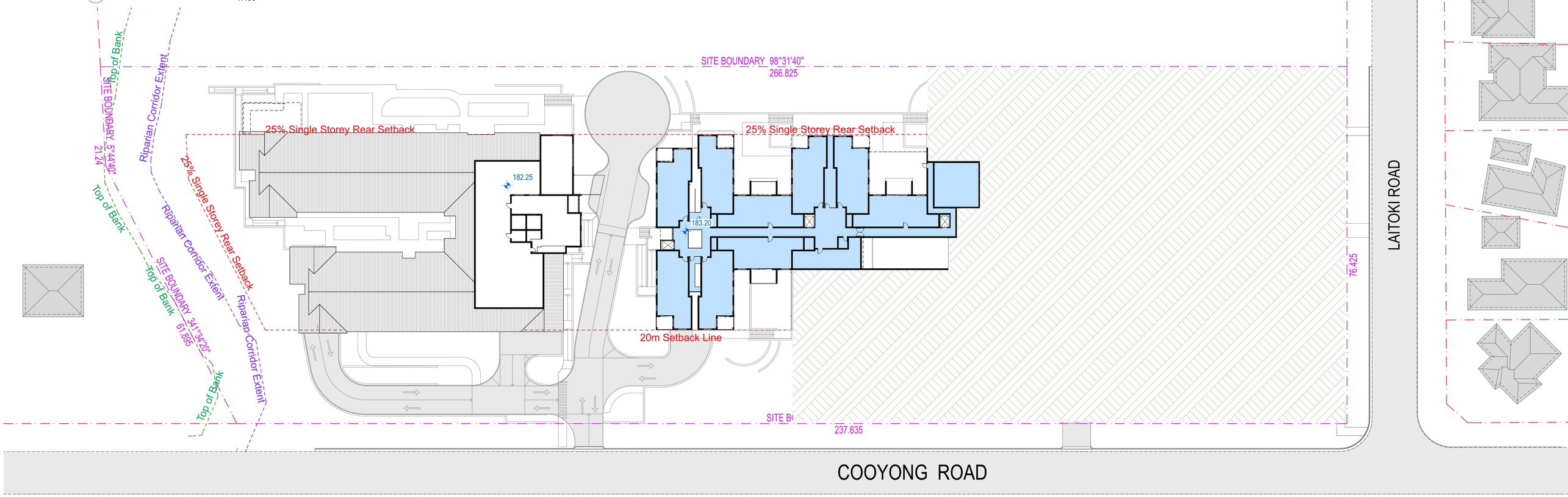

2 LEVEL 04 - MASTERPLAN
1:400

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DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 04

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A007
Rev: A

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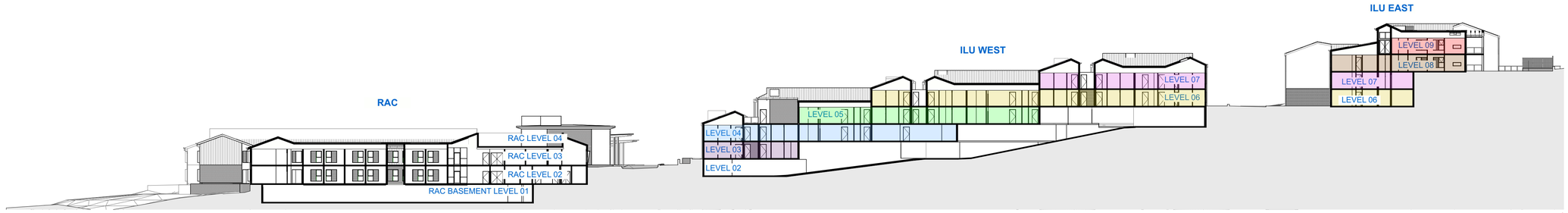

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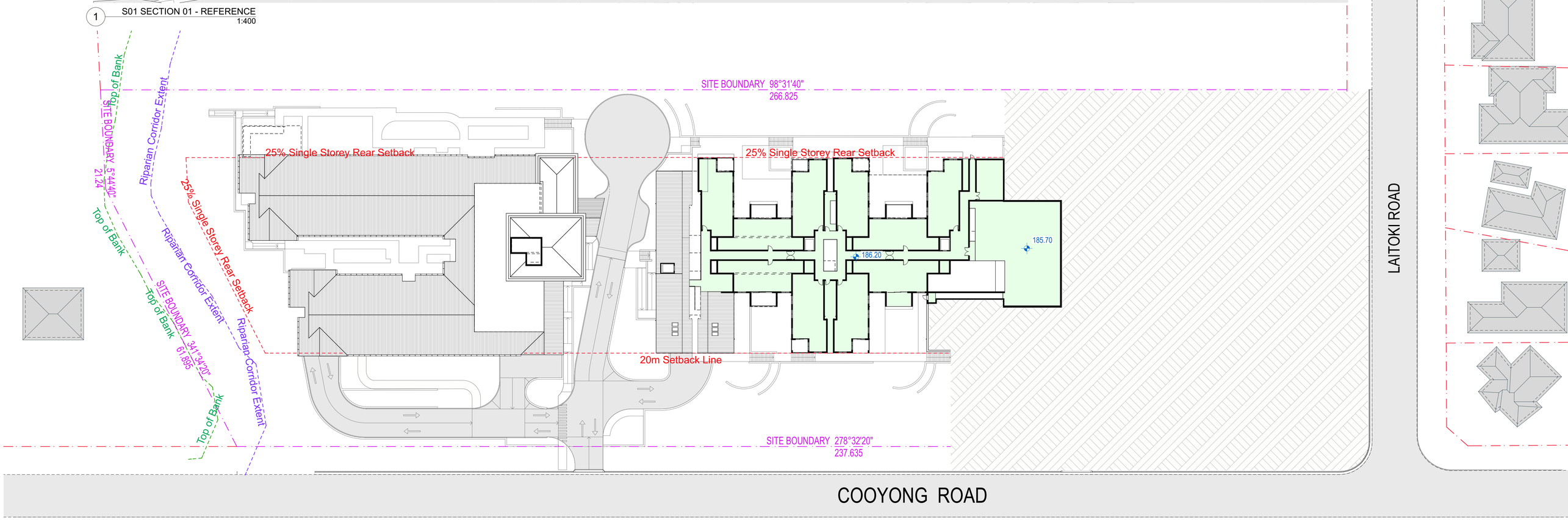

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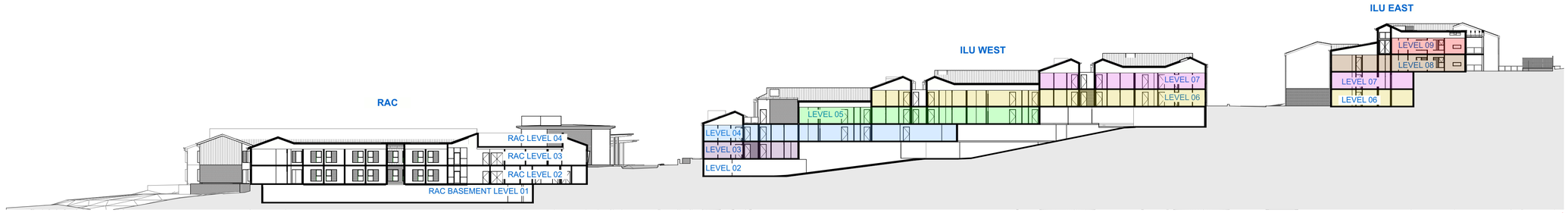
DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 05

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A008
Rev: A

NORTH



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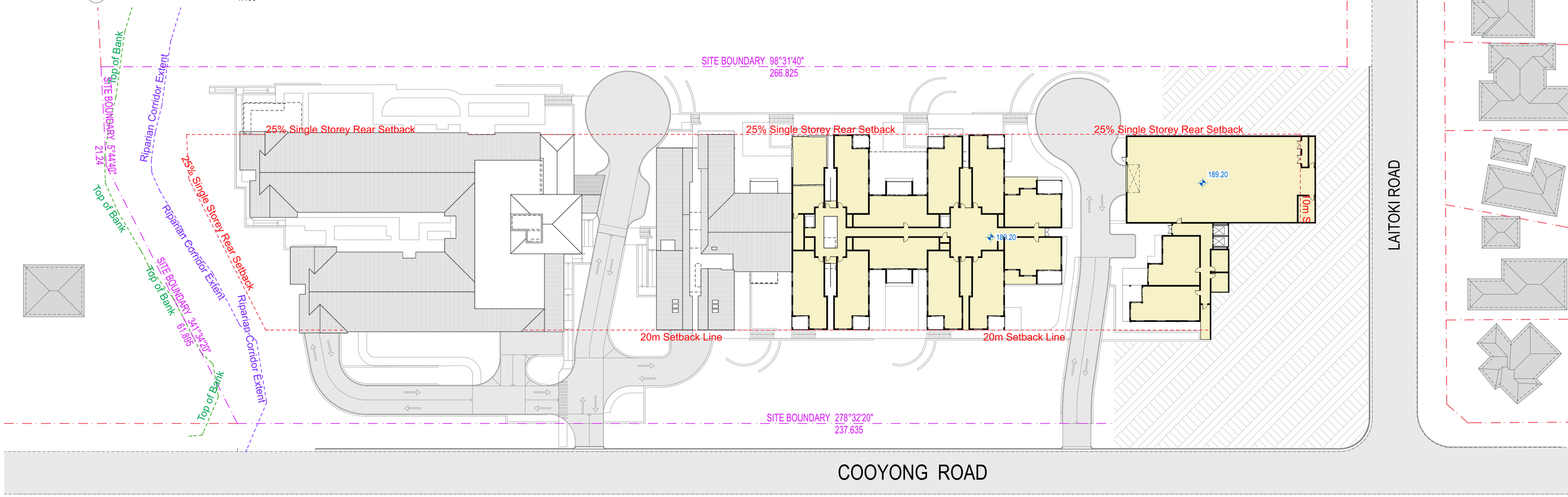

2 LEVEL 06 - MASTERPLAN
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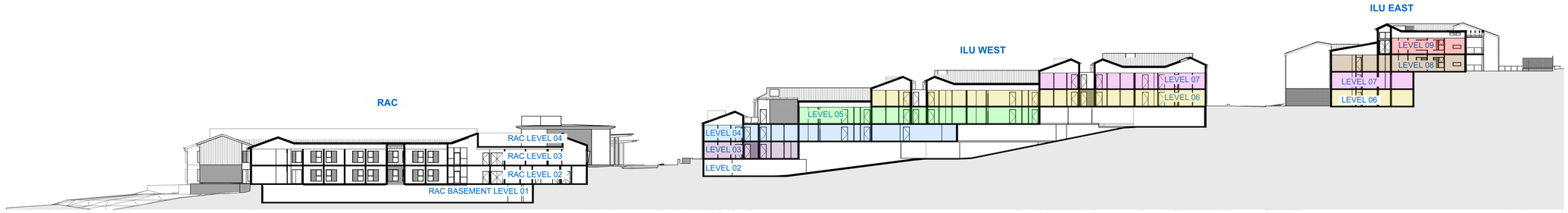
DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 06

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A009
Rev: A

NORTH



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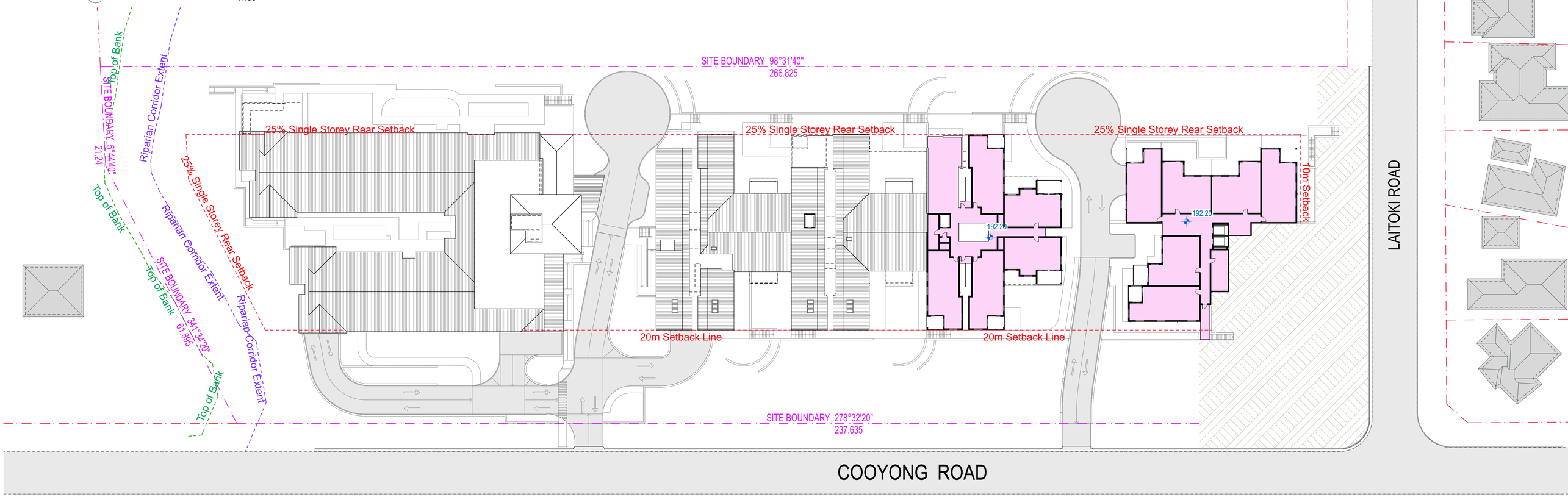

2 LEVEL 07 - MASTERPLAN
1:400

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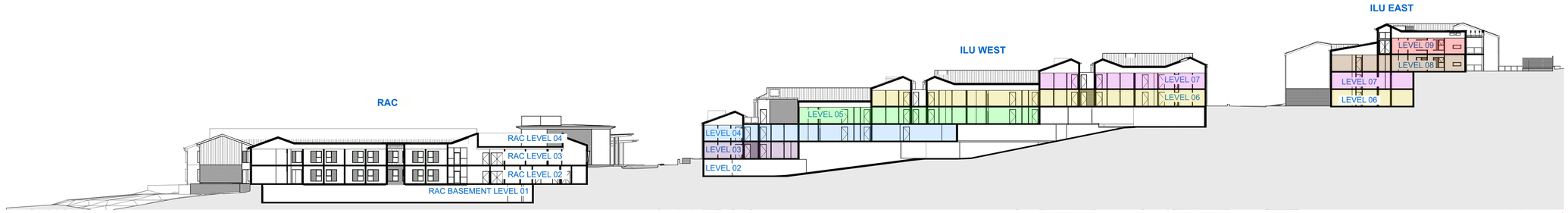
DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 07

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A010
Rev: A

NORTH



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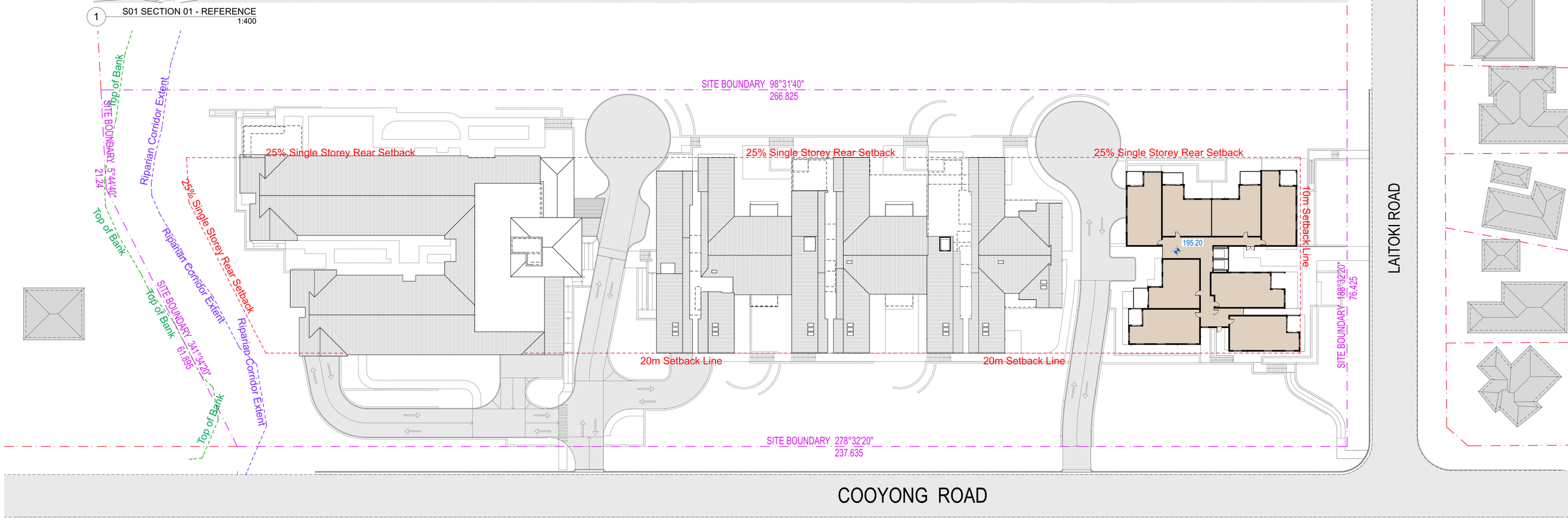

2 LEVEL 08 - MASTERPLAN
1:400

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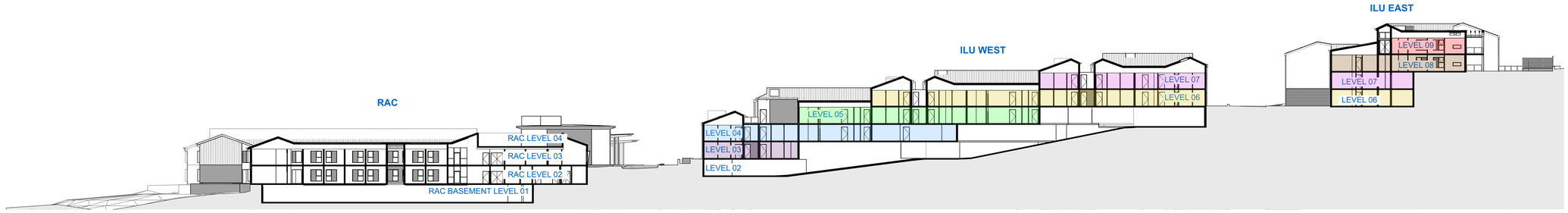
DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 08

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A011
Rev: A

NORTH



1 S01 SECTION 01 - REFERENCE
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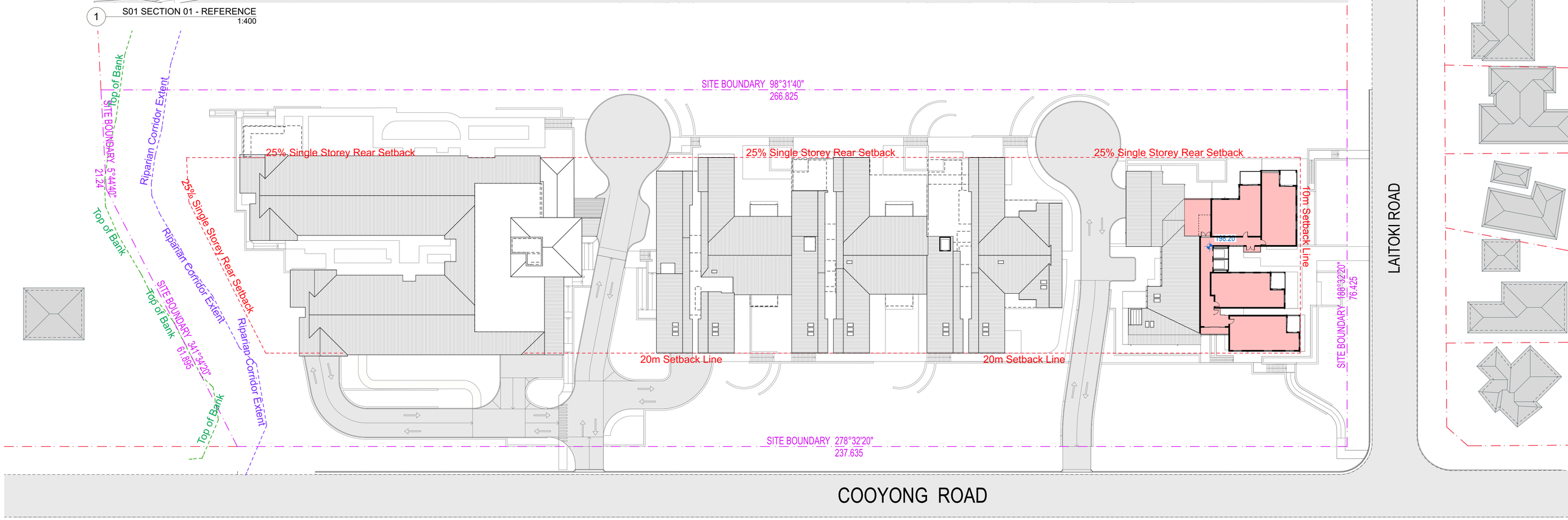

2 LEVEL 09 - MASTERPLAN
1:400

CALDER FLOWER
ARCHITECTS

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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NOT FOR CONSTRUCTION

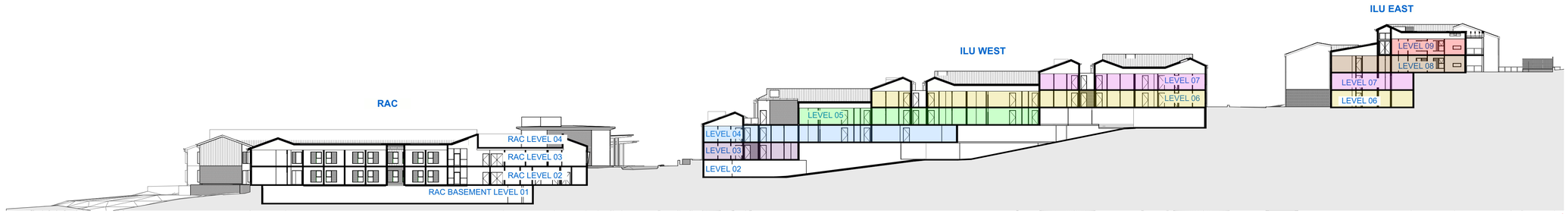
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SITE PLAN - MASTER PLAN LEVEL 09

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A012
Rev: A

NORTH



1 S01 SECTION 01 - REFERENCE
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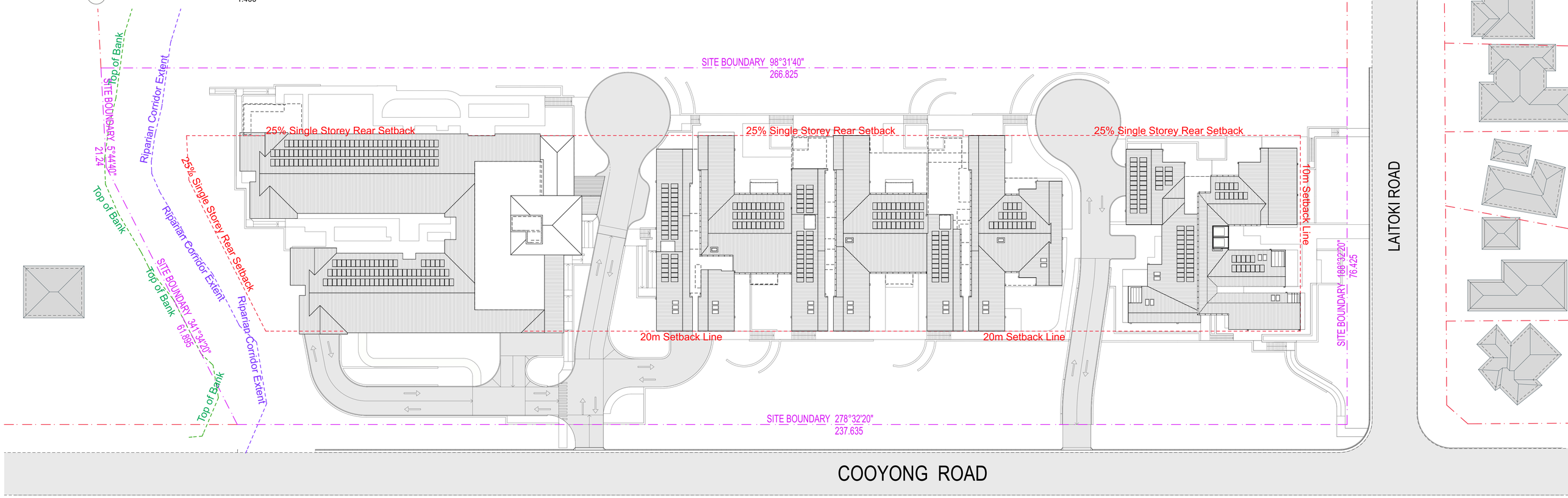

2 ROOF - MASTERPLAN
1:400

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9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SITE PLAN - MASTER PLAN ROOF

0 5 10 15 20

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application
Project Status	DA
Drawing No.	A013
Rev	A

NORTH

TOTAL SITE AREA
19,536

RACF SUMMARY

Residential Aged Care Facility (RACF) Schedule:
89 x Single Occupancy Rooms (SOU)
5 x Disabled Single Occupancy Rooms

= 94 beds

ILU SUMMARY

Independent Living Units (ILU) Schedule:
60 x Two Bedroom
= 60 ILUs

ILU TYPES		
Name	Unit Type	Quantity
ILU - 2 Bed	Type B	8
ILU - 2 Bed	Type C	26
ILU - 2 Bed	Type D	7
ILU - 2 Bed	Type E	4
ILU-2 Bed+Study	Type A	10
ILU-2 Bed+Study	Type F	5
		60

RACF - GFA (excluding BOH & Balconies)	
	Area
LEVEL 02	1,934
LEVEL 03	2,205
LEVEL 04	112
	4,251 m²

RACF FSR CALCULATIONS
RACF Allocated Site Area : 4,258m²

RACF GFA (excluding BOH on Level 02) = **4,251m²**

Allowable FSR 1 : 1
Calculated FSR 0.99 : 1

ILU GFA (excluding Basement parking, stores, voids, lift, stairs, terraces)	
	Area
LEVEL 03	653
LEVEL 04	1,172
LEVEL 05	1,257
LEVEL 06	1,675
LEVEL 07	1,343
LEVEL 08	963
LEVEL 09	518
	7,581 m²

INDEPENDENT LIVING UNITS FSR CALCULATIONS
ILU Allocated Site Area : 15,278m²

ILU GFA (excluding basements) =**7,581m²**

Allowable FSR 0.5 : 1
Calculated FSR 0.49 : 1

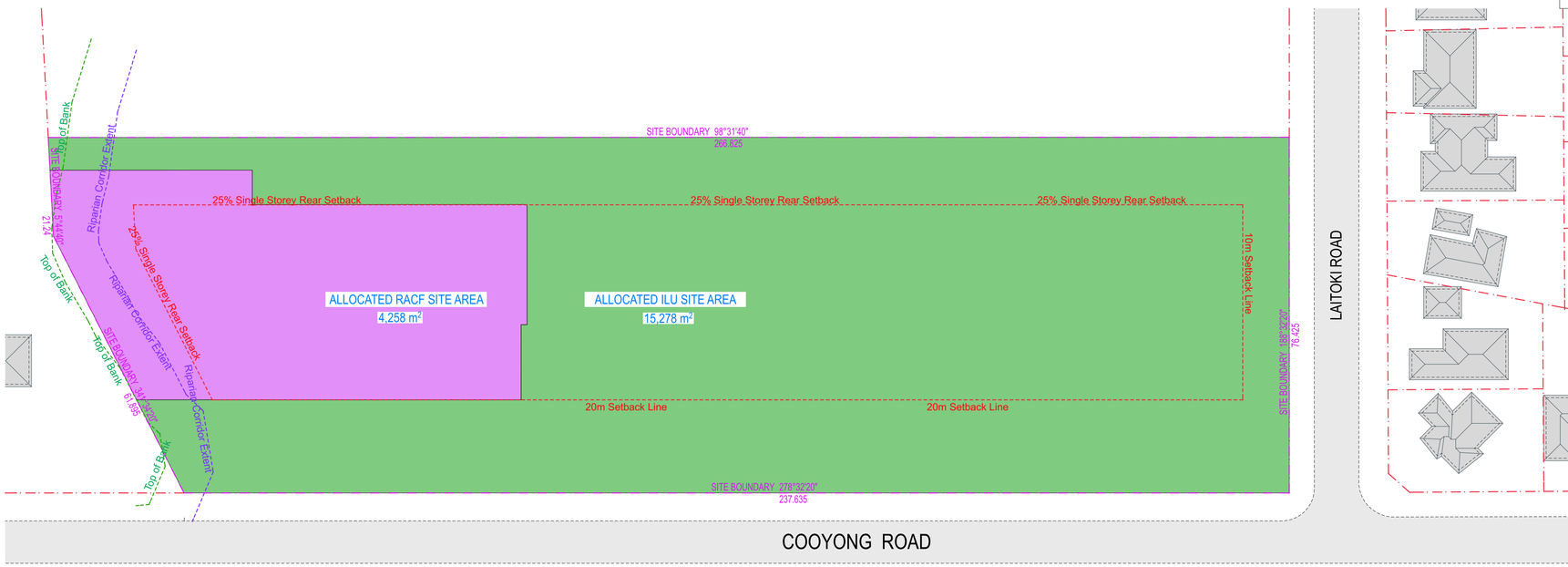
PARKING SUMMARY

RACF Parking Spaces (including bus (12 seater Toyota Hi-Ace), disabled, staff, visitor parking spaces)
= **31**

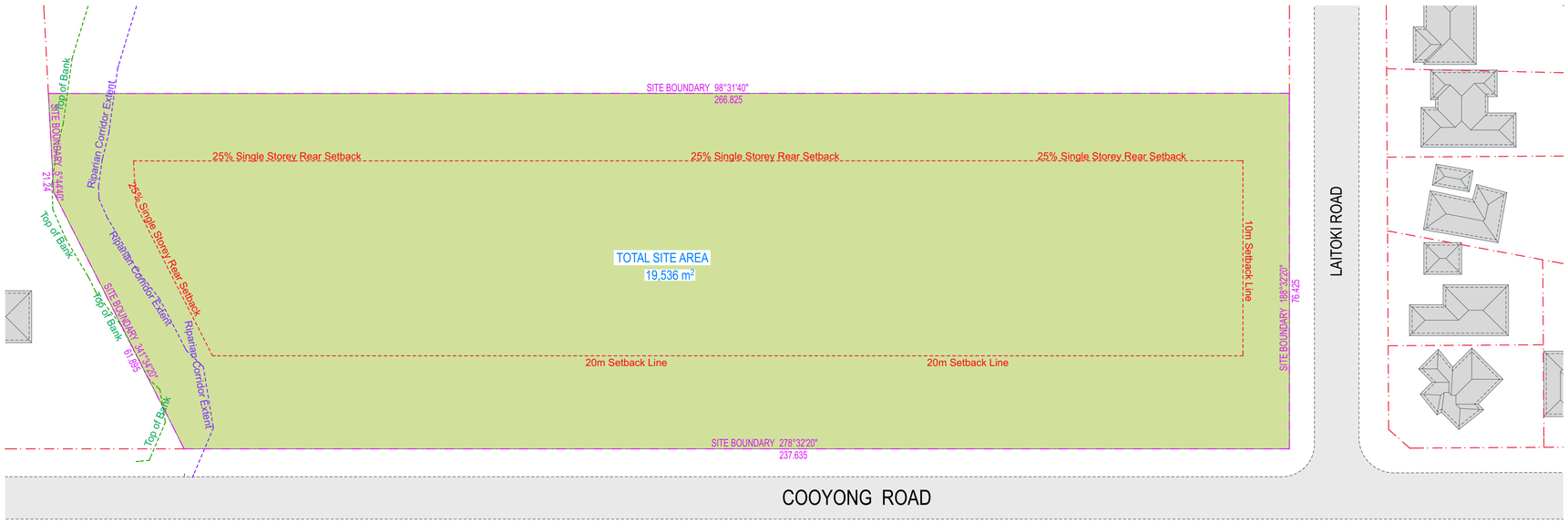
ILU BASEMENT PARKING
ILU Parking Spaces Level 02 = **17**
ILU Parking Spaces Level 03 = **14**
ILU Parking Spaces Level 05 = **9**
ILU Parking Spaces Level 06 = **21**

Total: 92

NOTE: FSR MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS. DOES NOT INCLUDE LIFTS, STAIRS AND TERRACES



1 SITE ALLOCATED AREAS
1:600



2 SITE AREA
1:600

CALDER FLOWER ARCHITECTS
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9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

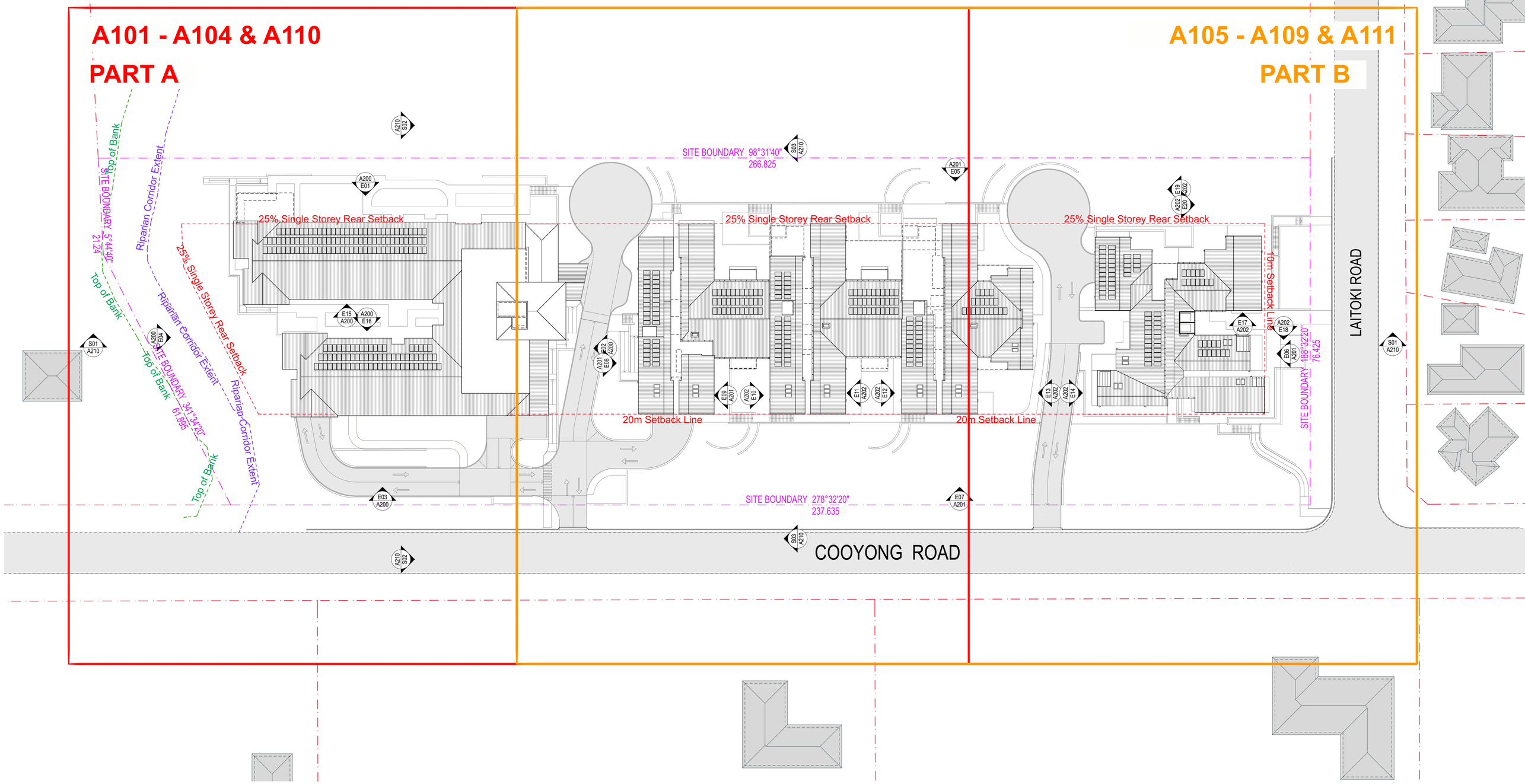
DRAWING TITLE:
AREA SUMMARY

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A014	A

NORTH



1 ROOF - MASTERPLAN
1:400

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9/10/18	Issue for Development Application	A	PJ	DM

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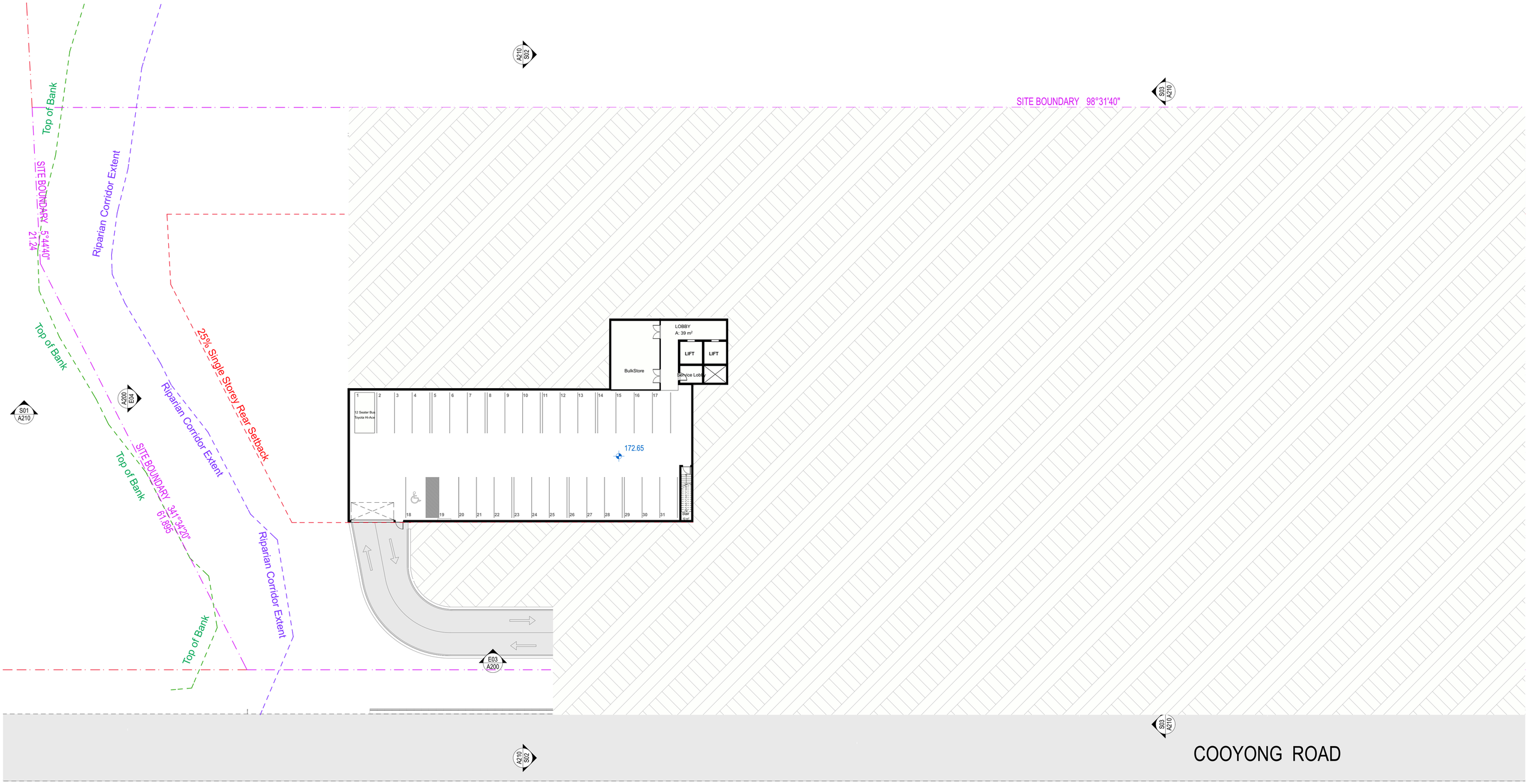
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
OVERALL FLOOR PLAN

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue
Issue for Development Application
Project Status DA
Drawing No. A100
Rev A

NORTH



1 LEVEL 01
1:250

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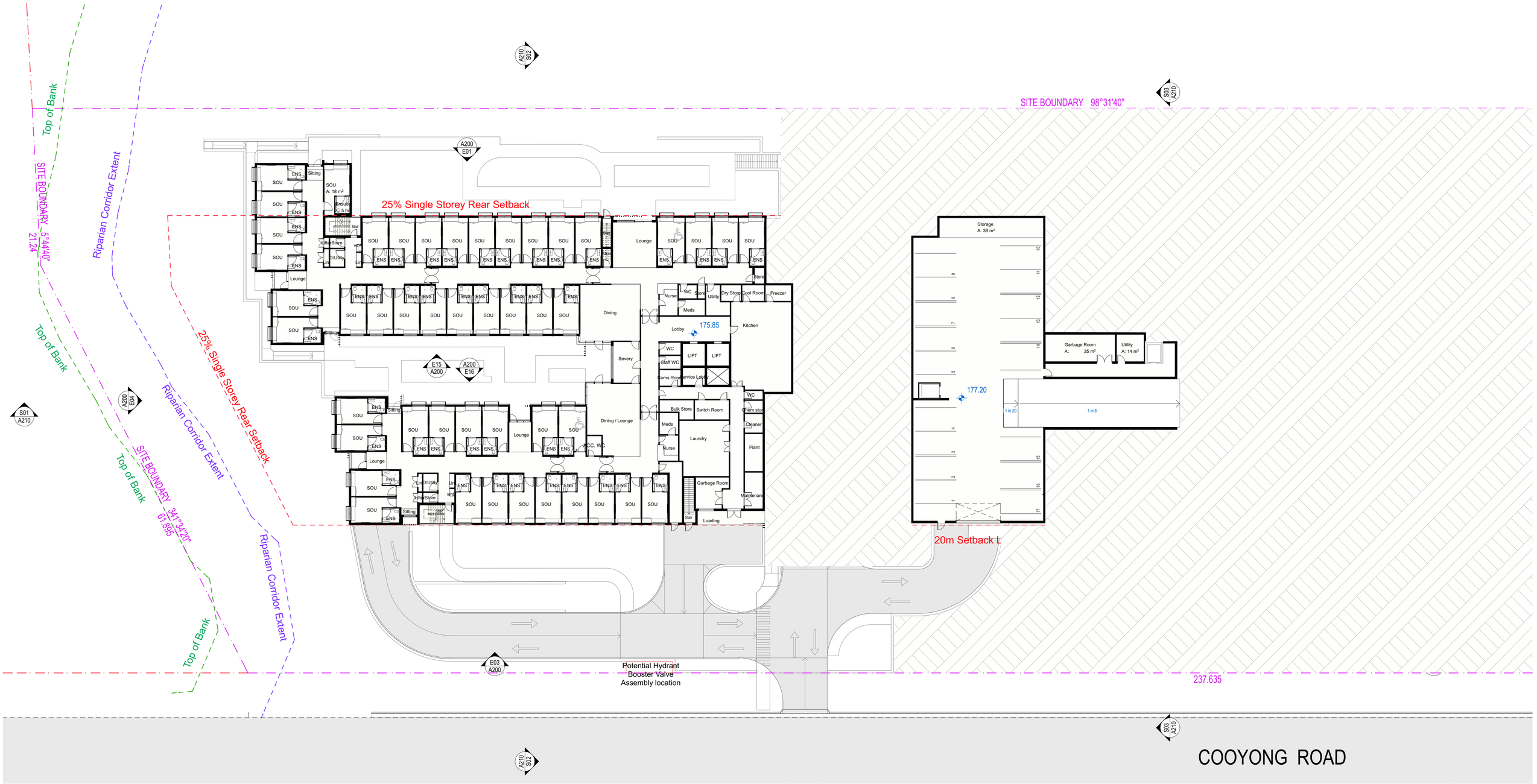
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
FLOOR PLAN-LEVEL 1

0 1 2 3 4 5 10

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A101
Rev: A

NORTH



1 LEVEL 02
1:250

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9/10/18	Issue for Development Application	A	PJ	DM

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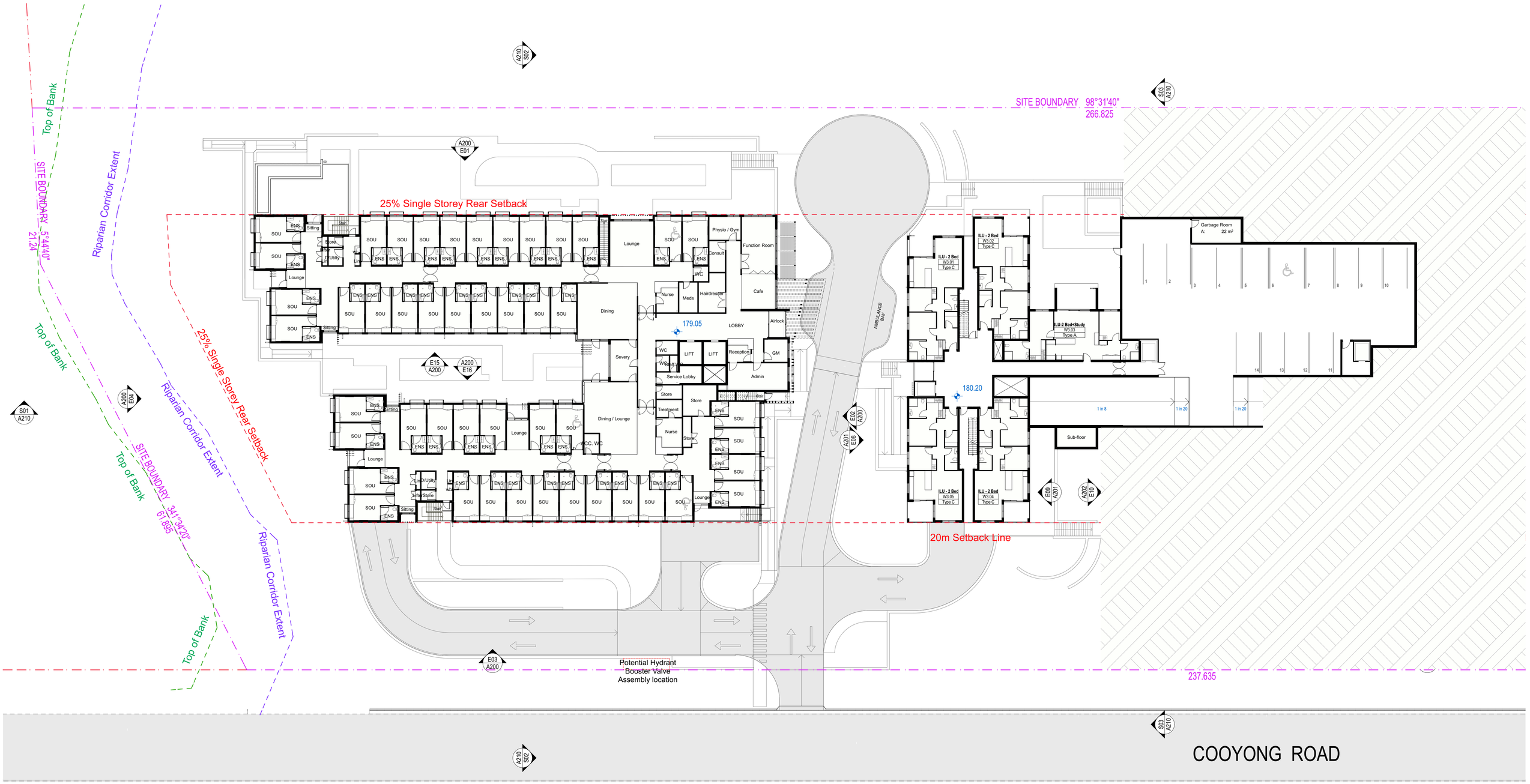
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
FLOOR PLAN-LEVEL 2

0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application
Project Status	DA
Drawing No.	A102
Rev	A

NORTH



1 LEVEL 03
1:250

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
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58 LAITOKI ROAD TERREY HILLS, NSW 2084

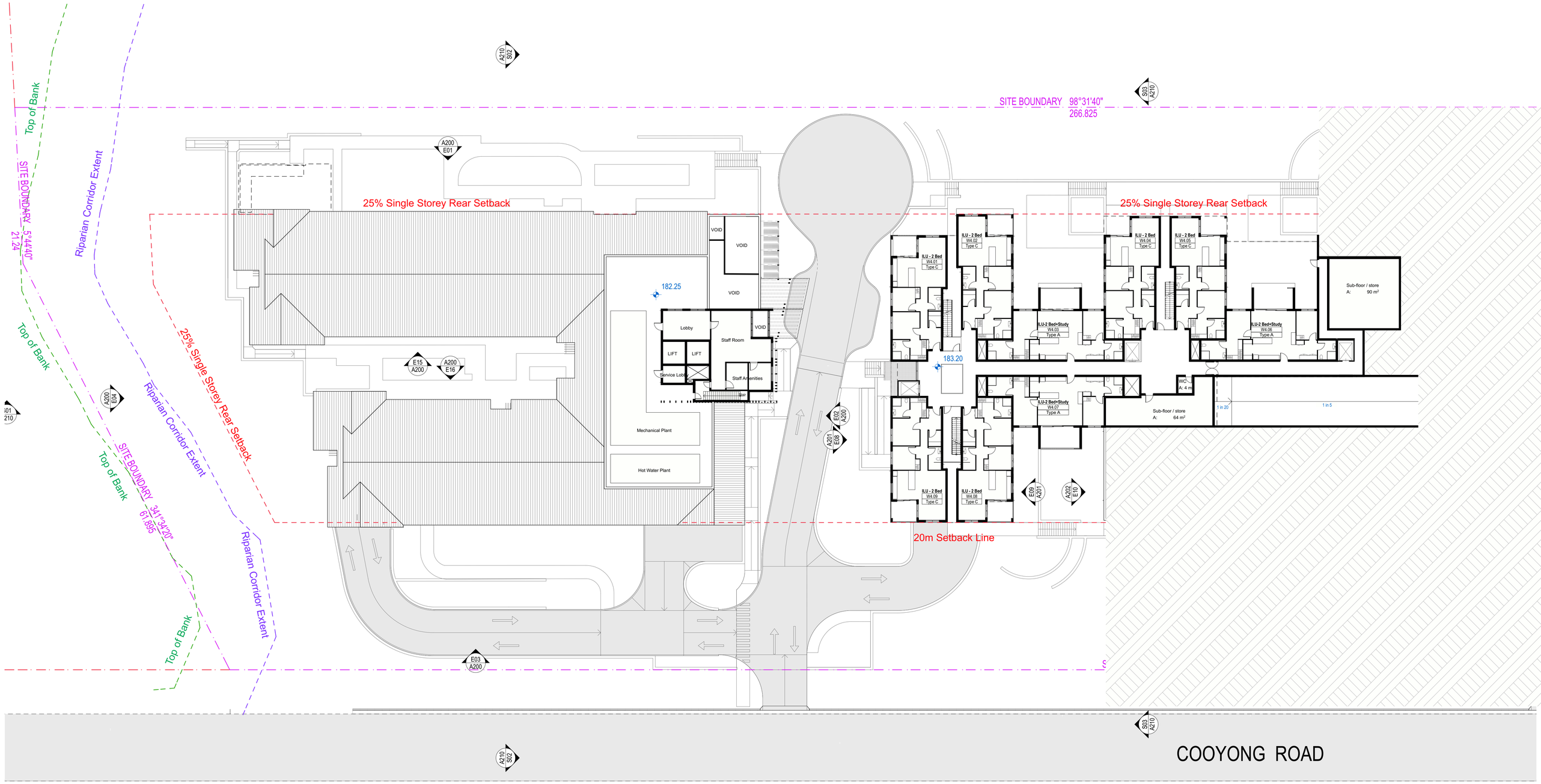
DRAWING TITLE:
FLOOR PLAN-LEVEL 3

0 1 2 3 4 5 10

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A103	A

NORTH



1 LEVEL 04
1:250

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9/10/18	Issue for Development Application	A	PJ	DM

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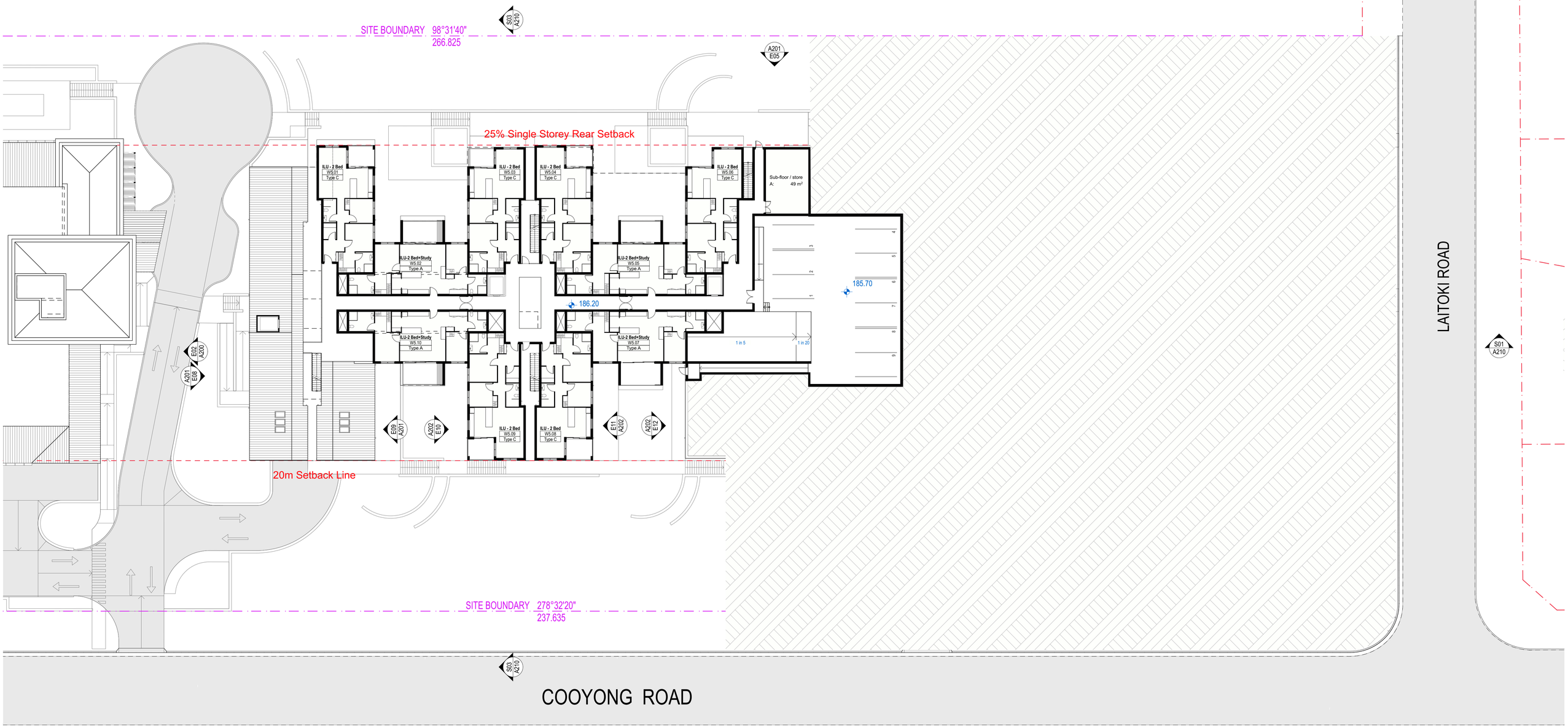
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
FLOOR PLAN-LEVEL 4

0 1 2 3 4 5 10

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A104
Rev: A

NORTH



1 LEVEL 05
1:250

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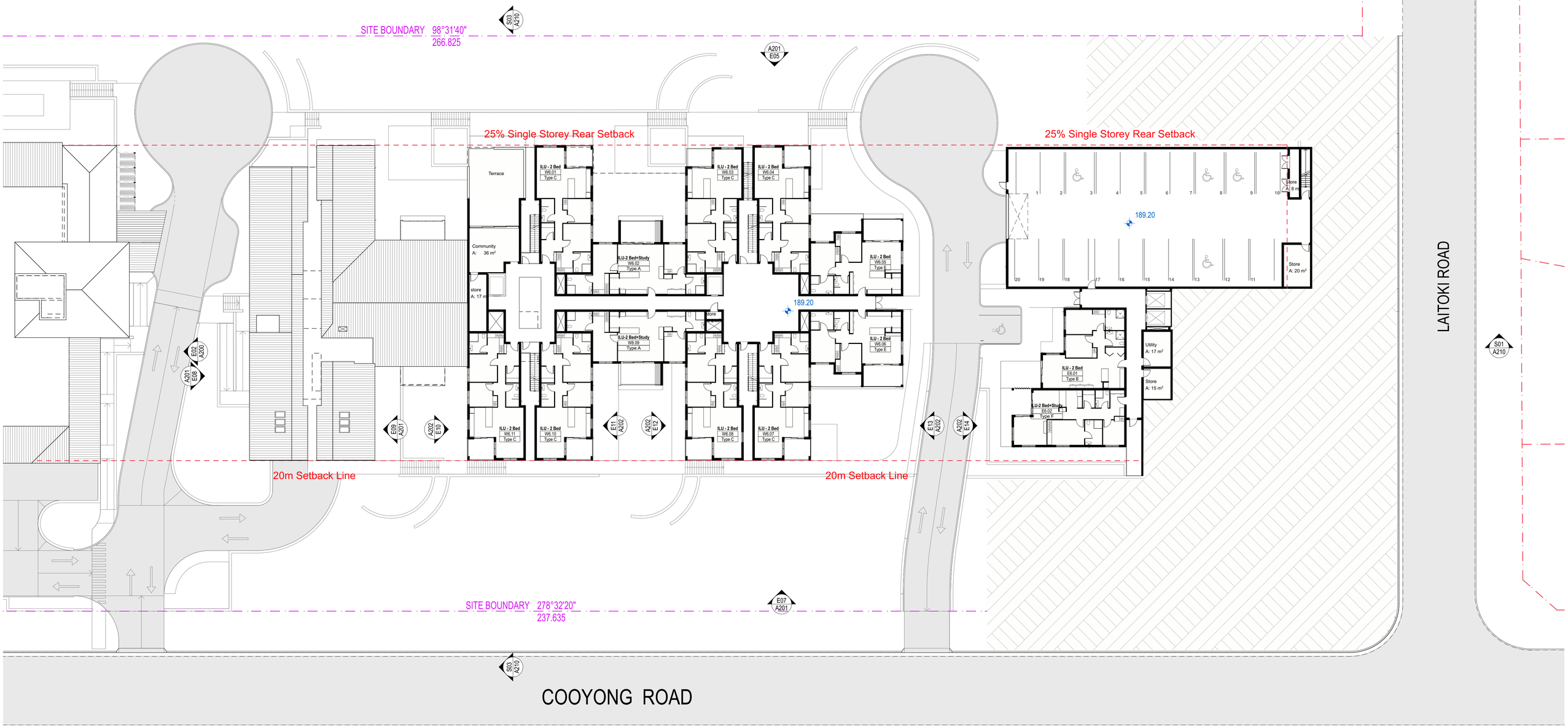
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
FLOOR PLAN-LEVEL 5

0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application
Project Status	DA
Drawing No.	A105
Rev	A

NORTH



1 LEVEL 06
1:250

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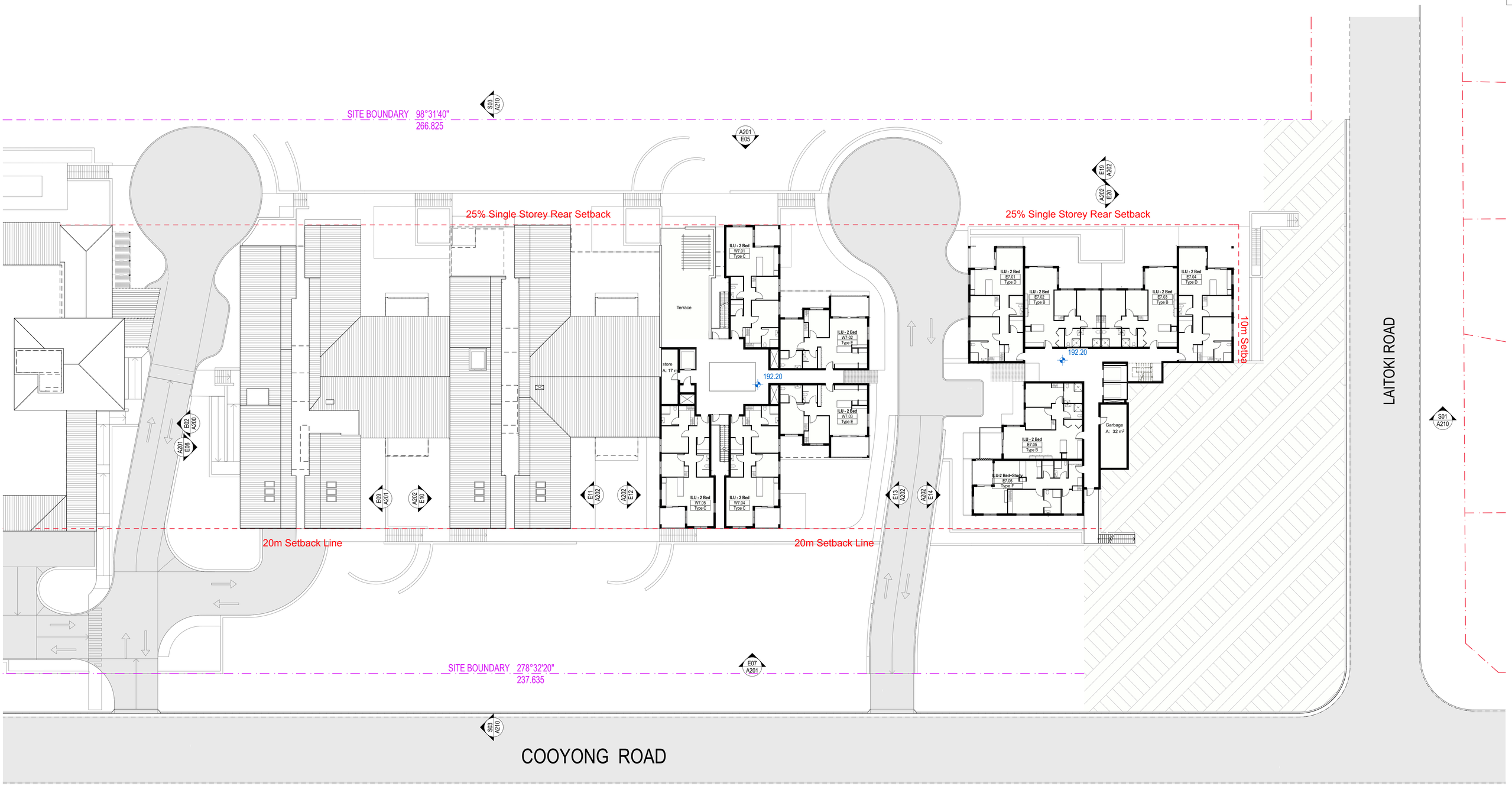
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
FLOOR PLAN-LEVEL 6

0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application
Project Status	DA
Drawing No.	A106
Rev	A

NORTH



1 LEVEL 07
1:250

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

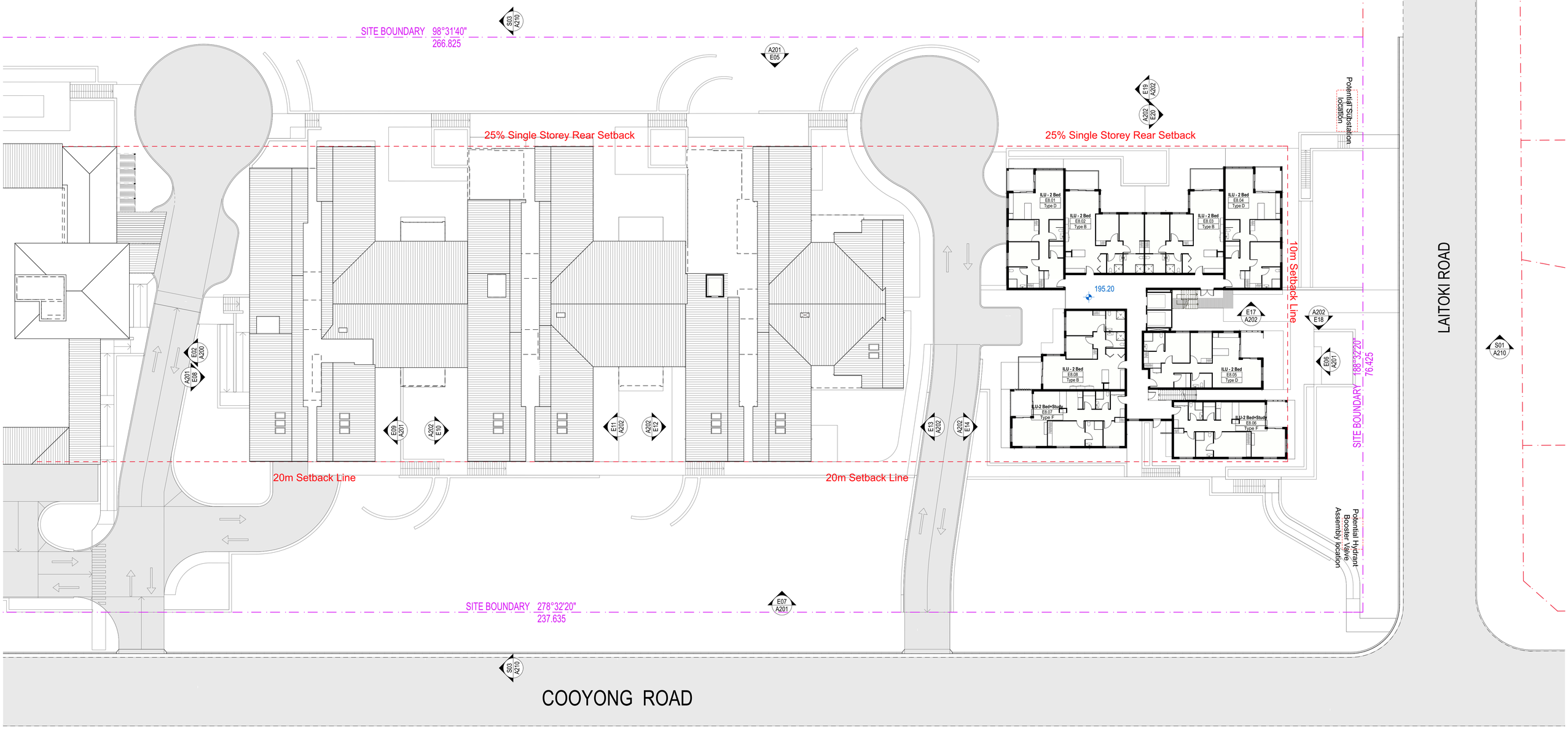
DRAWING TITLE:
FLOOR PLAN-LEVEL 7

0 1 2 3 4 5 10

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A107	A

NORTH



1 LEVEL 08
1:250

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

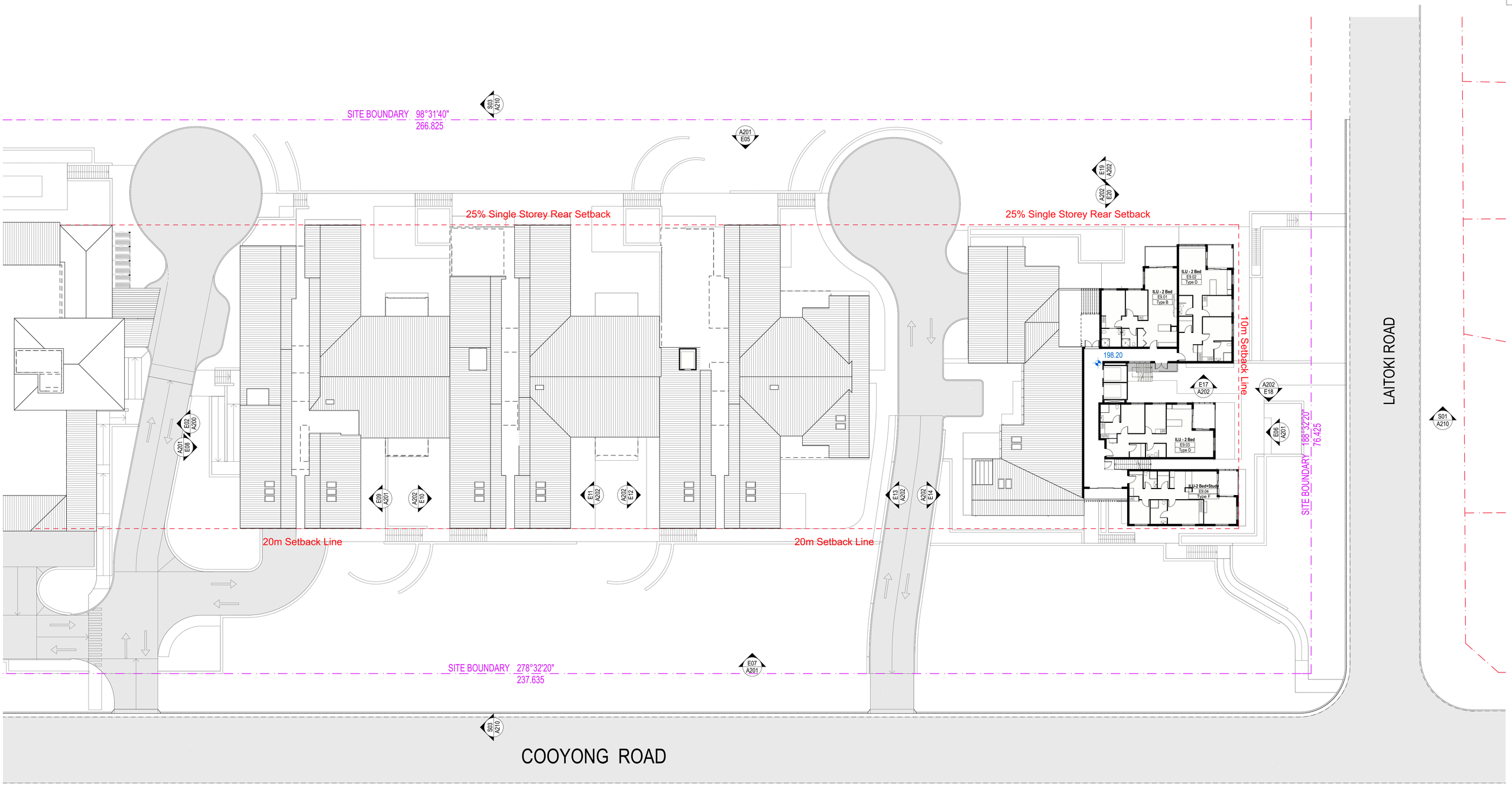
DRAWING TITLE:
FLOOR PLAN-LEVEL 8

0 1 2 3 4 5 10

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A108	A

NORTH



1 LEVEL 09
1:250

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TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

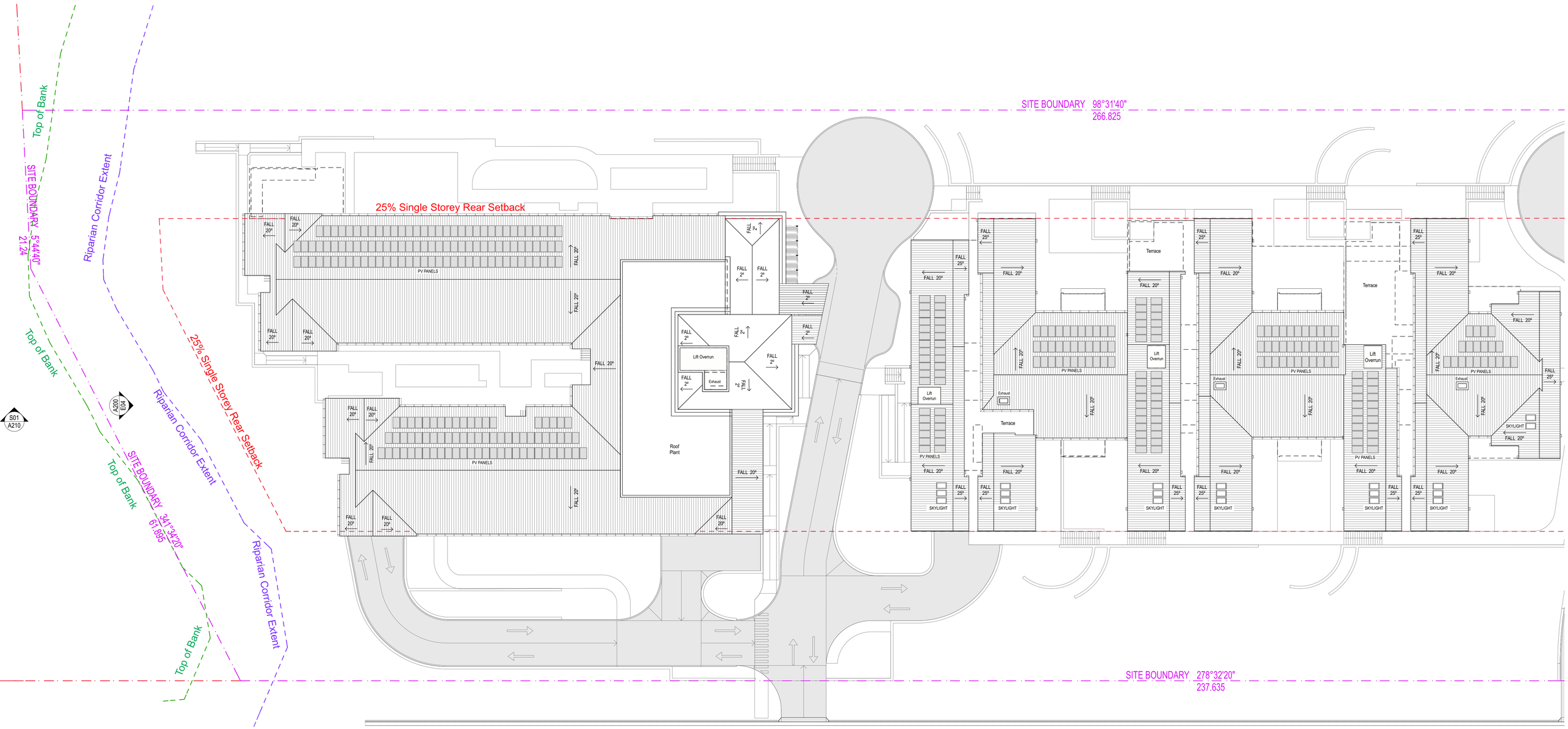
DRAWING TITLE:
FLOOR PLAN-LEVEL 9

0 1 2 3 4 5 10

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A109	A

NORTH



1 ROOF
1:250

CALDER FLOWER
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NOT FOR CONSTRUCTION

PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

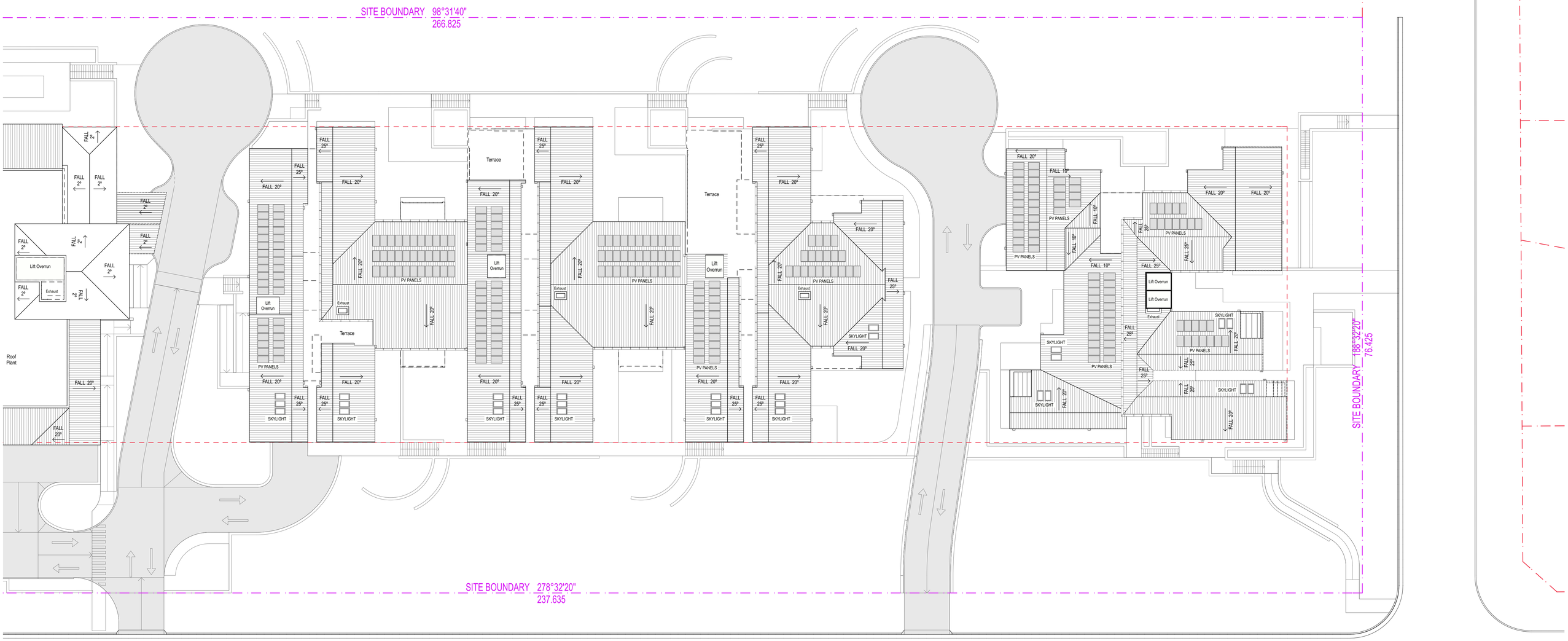
DRAWING TITLE:
FLOOR PLAN RAC -ROOF

0 1 2 3 4 5 10

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A110	A

NORTH



1 ROOF
1:250

CALDER FLOWER
ARCHITECTS

Calder Flower Architects Pty Limited • ABN 66 001 900 278 • Nominated Architect: L Calder 6955
• L2 140 Myrtle St Chippendale NSW 2008 • T (02) 9698 9822 • E email@calderflower.com.au •

CLIENT:
Tolucy Pty Limited

DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
FLOOR PLAN ILU-ROOF

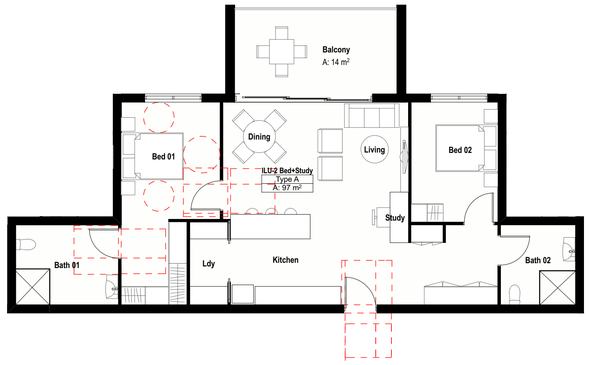
0 1 2 3 4 5 10

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

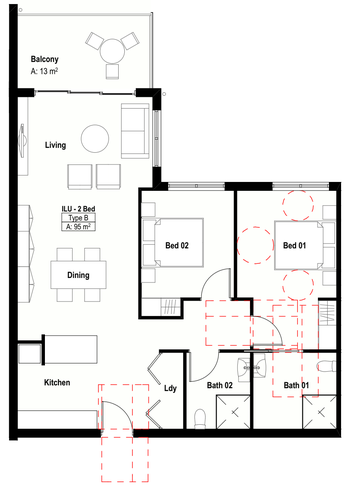
Project Status	Drawing No.	Rev
DA	A111	A

NORTH

ILU TYPES		
Name	Unit Type	Quantity
ILU - 2 Bed	Type B	8
ILU - 2 Bed	Type C	26
ILU - 2 Bed	Type D	7
ILU - 2 Bed	Type E	4
ILU-2 Bed+Study	Type A	10
ILU-2 Bed+Study	Type F	5
		60

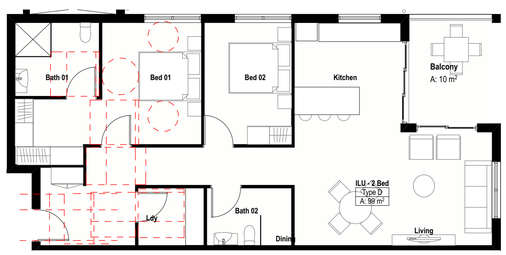


1 TYPE A - 2 Bed + Study (97sqm)
1:100

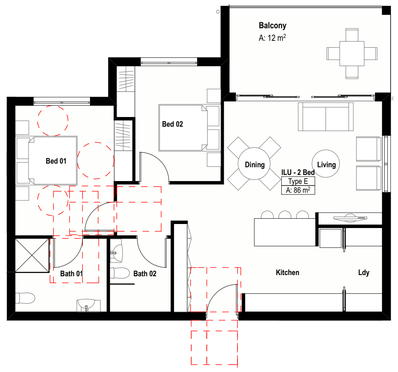


2 TYPE B - 2 Bed (95sqm)
1:100

3 TYPE C - 2 Bed (100sqm)
1:100



4 Type D - 2 Bed (99sqm)
1:100



5 TYPE E - 2 Bed (86sqm)
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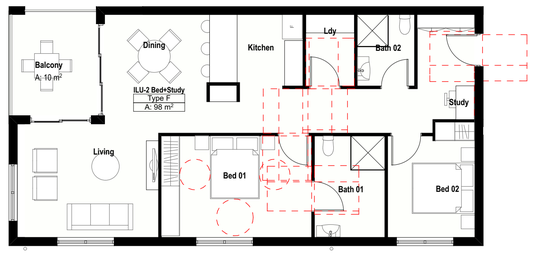

6 TYPE F - 2 Bed + Study (98sqm)
1:100

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NOT FOR CONSTRUCTION

PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
ILU TYPE PLANS

0 1 2 3 4 5

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A120	A

NORTH

1 E01 NORTH ELEVATION - RACF
1:250

2 E02 EAST ELEVATION - RACF
1:250

5 E15 INTERNAL ELEVATION - RAC
1:250

3 E03 SOUTH ELEVATION - RACF
1:250

4 E04 WEST ELEVATION - RACF
1:250

6 E16 INTERNAL ELEVATION - RAC
1:250

Material Finishes Key

1	Face Brickwork
2	Render
3	Textured FC Cladding
4	Painted Finish
5	Colorbond Roofing, Gutters and Downpipes
6	Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7	Colorbond Metal Wall Cladding
8	Timber Look Cladding
9	Timber Soffit
10	Timber Look Blades / Posts /Battens/ Screens
11	Glass Balustrade
12	Metal Mesh Screen with vegetation ' Ronstan' or similar
13	PV Panels
14	Garage Roller Door
15	Shade Screen

CALDER FLOWER
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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
ELEVATIONS - RAC

0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	Issue for Development Application
Issue	
Project Status	DA
Drawing No.	A200
Rev	A

1 E05 NORTH ELEVATION - ILU
1:250

2 E06 EAST ELEVATION - ILU
1:250

3 E07 SOUTH ELEVATION - ILU
1:250

4 E08 WEST ELEVATION - ILU
1:250

5 E09 INTERNAL ELEVATION - ILU WEST
1:250

Material Finishes Key

1	Face Brickwork
2	Render
3	Textured FC Cladding
4	Painted Finish
5	Colorbond Roofing, Gutters and Downpipes
6	Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7	Colorbond Metal Wall Cladding
8	Timber Look Cladding
9	Timber Soffit
10	Timber Look Blades / Posts /Battens/ Screens
11	Glass Balustrade
12	Metal Mesh Screen with vegetation ' Ronstan' or similar
13	PV Panels
14	Garage Roller Door
15	Shade Screen

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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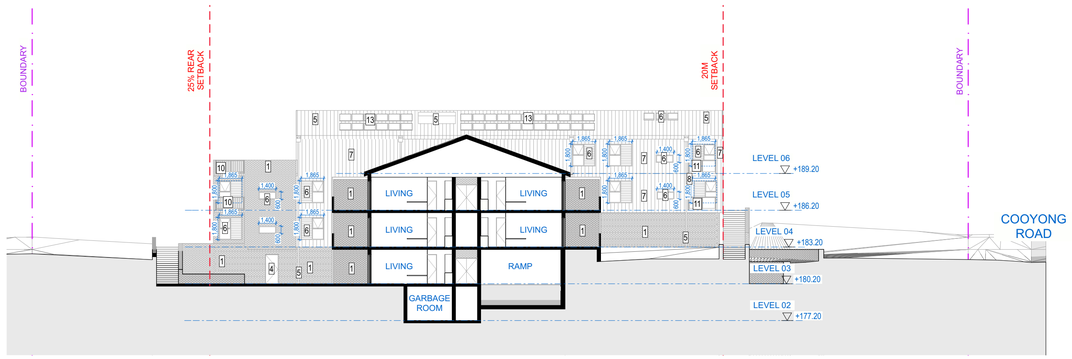
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
ELEVATIONS - ILU's SHEET 01

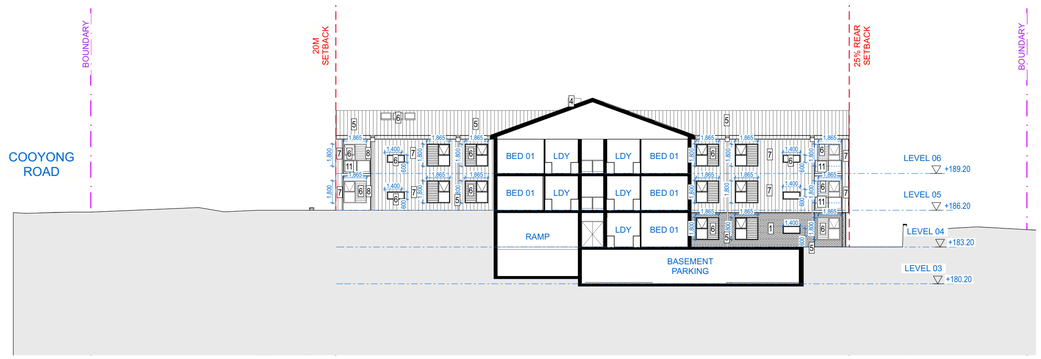
0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application

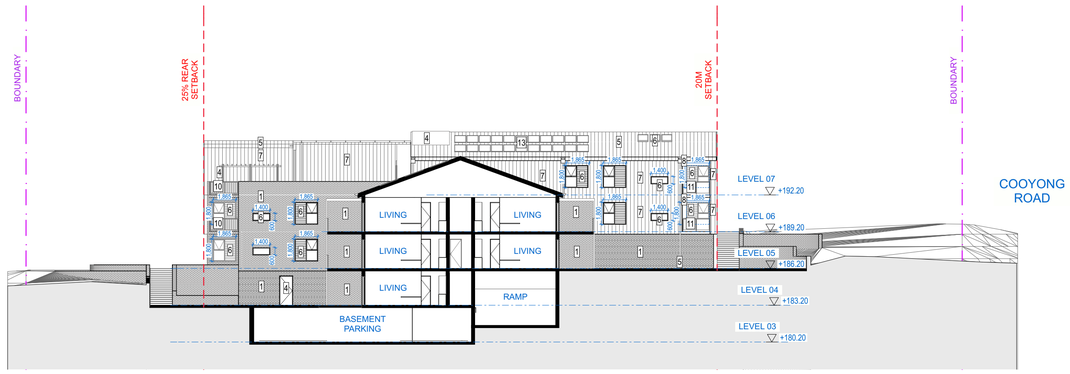
Project Status	Drawing No.	Rev
DA	A201	A



1 E10 INTERNAL ELEVATION - ILU WEST
1:250



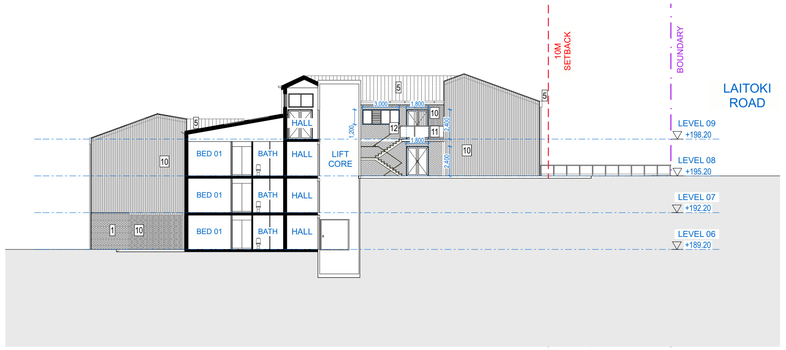
2 E11 INTERNAL ELEVATION - ILU WEST
1:250



3 E12 INTERNAL ELEVATION - ILU WEST
1:250

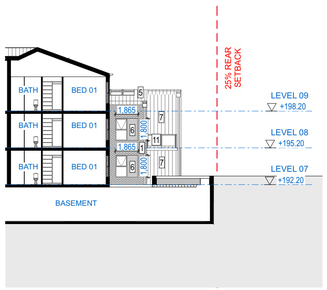
4 E13 INTERNAL ELEVATION - ILU WEST
1:250

5 E14 INTERNAL ELEVATION - ILU EAST
1:250

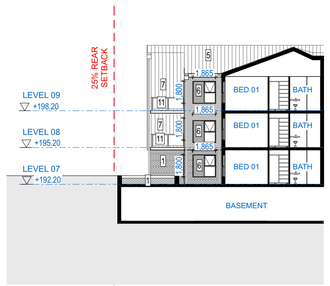


6 E17 INTERNAL ELEVATION - ILU EAST
1:250

7 E18 INTERNAL ELEVATION - ILU EAST
1:250



8 E19 INTERNAL ELEVATION - ILU EAST
1:250



9 E20 INTERNAL ELEVATION - ILU EAST
1:250

Material Finishes Key

1	Face Brickwork
2	Render
3	Textured FC Cladding
4	Painted Finish
5	Colorbond Roofing, Gutters and Downpipes
6	Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7	Colorbond Metal Wall Cladding
8	Timber Look Cladding
9	Timber Soffit
10	Timber Look Blades / Posts /Battens/ Screens
11	Glass Balustrade
12	Metal Mesh Screen with vegetation ' Ronstan' or similar
13	PV Panels
14	Garage Roller Door
15	Shade Screen

CALDER FLOWER ARCHITECTS
Calder Flower Architects Pty Limited • ABN 66 001 900 278 • Nominated Architect: L Calder 6955
• L2 140 Myrtle St Chippendale NSW 2008 • T (02) 9698 9822 • E email@calderflower.com.au •

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

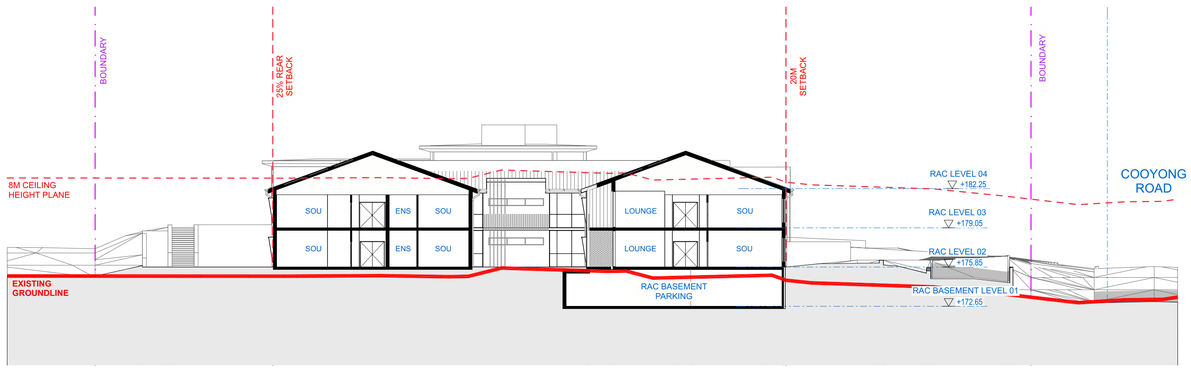
DRAWING TITLE:
ELEVATIONS - ILU's SHEET 02

0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application
Project Status	DA
Drawing No.	A202
Rev	A

1 S01 SECTION 01
1:250

2 S01 SECTION 01
1:250



3 S02 SECTION 02
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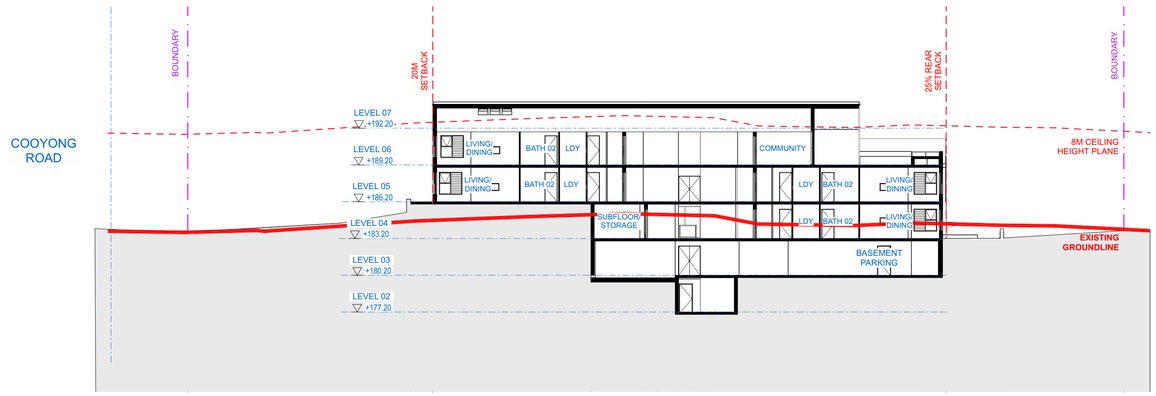

4 S03 SECTION 03
1:250

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9/10/18	Issue for Development Application	A	PJ	DM

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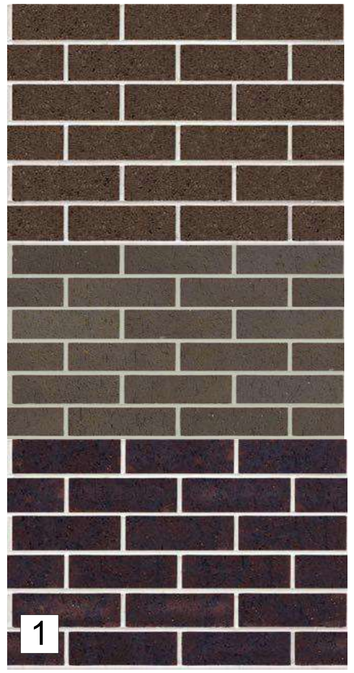
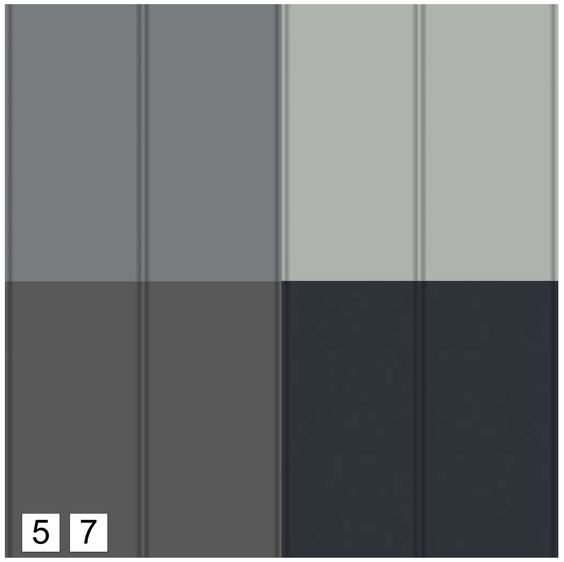
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

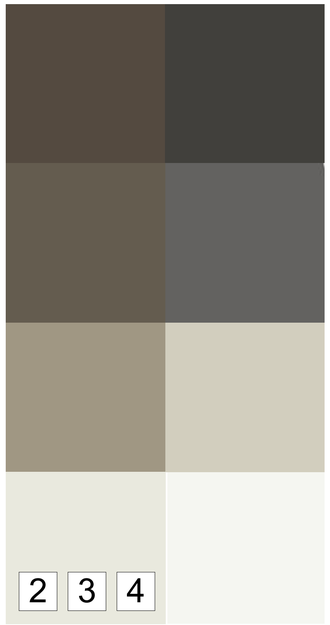
DRAWING TITLE:
SECTION SHEET 01

0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application
Project Status	DA
Drawing No.	A210
Rev	A

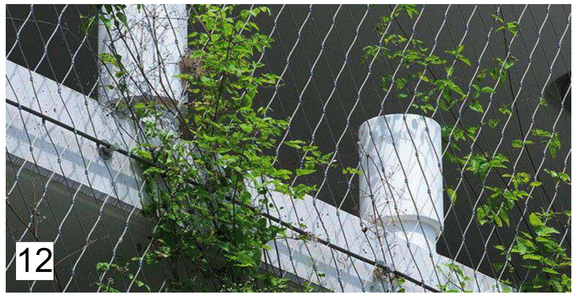






Material Finishes Key

1. Face Brickwork
2. Render
3. Textured FC Cladding
4. Painted Finish
5. Colorbond Roofing, Gutters and Downpipes
6. Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7. Colorbond Metal Wall Cladding
8. Timber Look Cladding
9. Timber Soffit
10. Timber Look Blades / Posts /Battens/ Screens
11. Glass Balustrade
12. Metal Mesh Screen with vegetation ' Ronstan' or similar
13. PV Panels
14. Garage Roller Door
15. Shade Screen



RAC EXTERNAL MATERIAL PALETTE

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9/10/18	Issue for Development Application	A	PJ	DM

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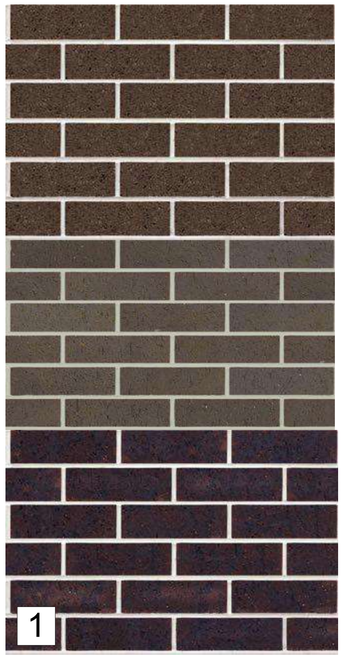
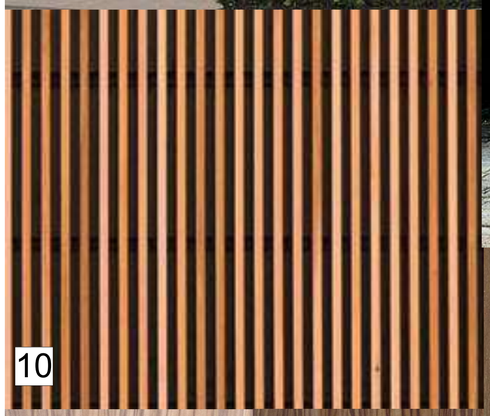
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

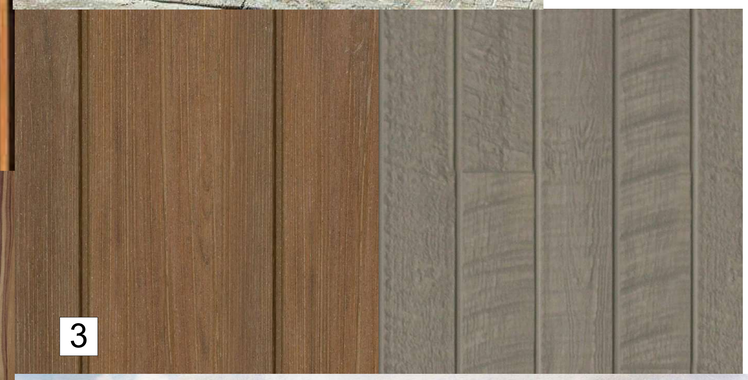
DRAWING TITLE:
RAC EXTERNAL MATERIAL PALETTE

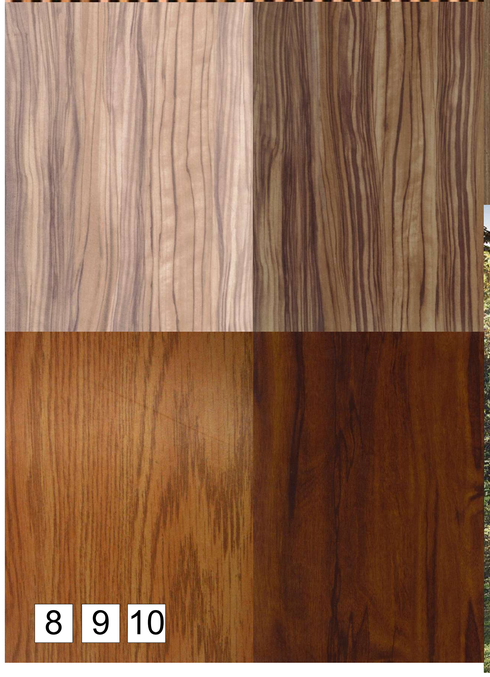
Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application
Project Status	DA
Drawing No.	A600
Rev	A



INDEPENDENT LIVING UNIT
EXTERNAL MATERIAL PALETTE







Material Finishes Key

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4 Painted Finish
5 Colorbond Roofing, Gutters and Downpipes
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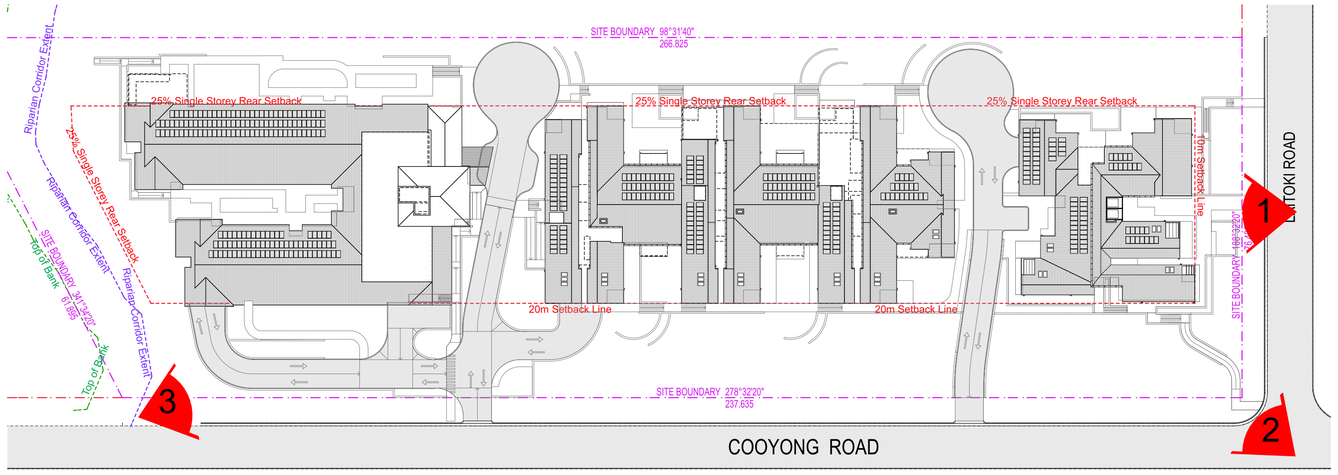
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
ILU EXTERNAL MATERIAL PALETTE

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A601
Rev: A



1 KEY PLAN
1:650

VIEW 01 - FROM LAITOKI ROAD

VIEW 02 - FROM CORNER OF COOYONG ROAD & LAITOKI ROAD

VIEW 03 - FROM BOTTOM OF COOYONG ROAD

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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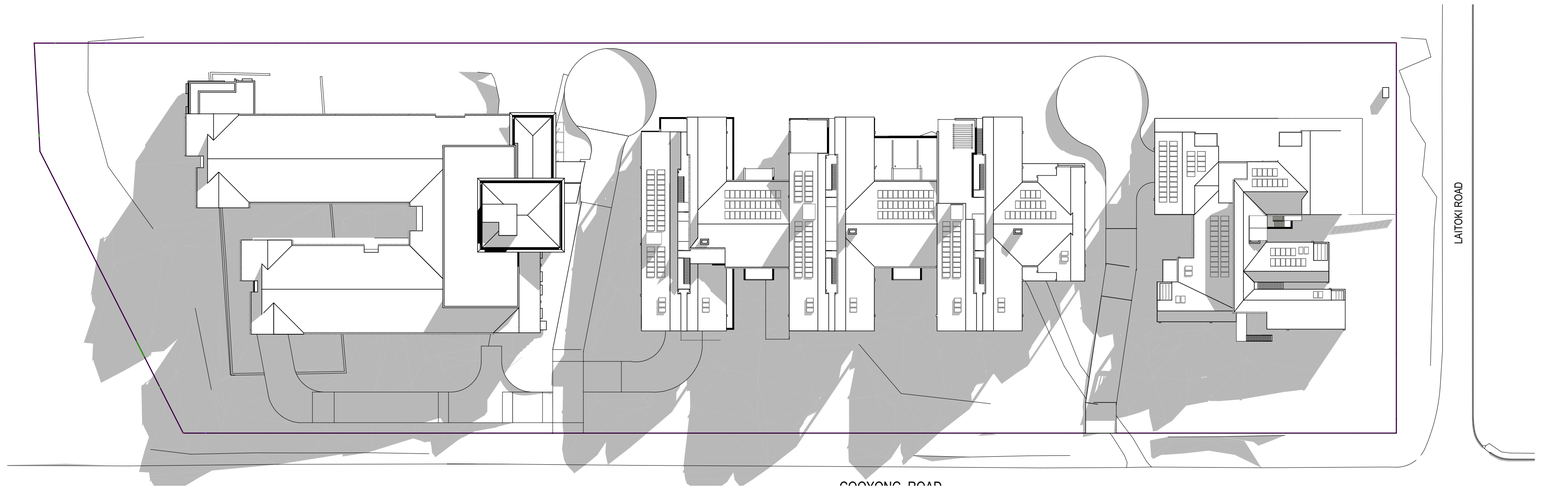
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
PHOTOMONTAGE SHEET 01

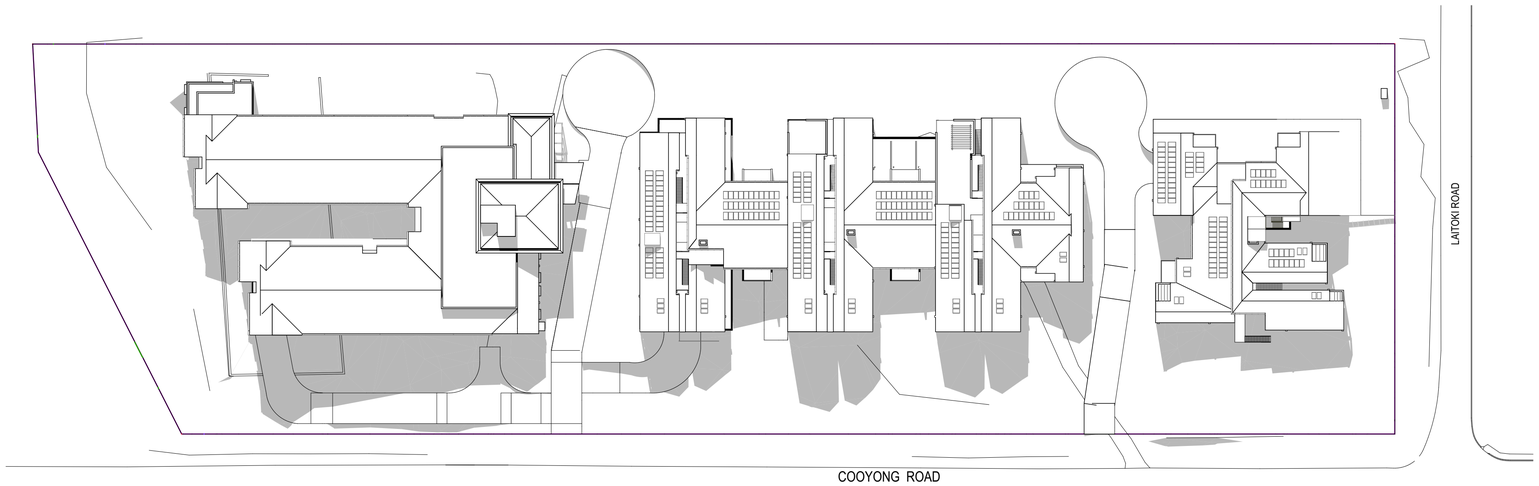
Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A700	A

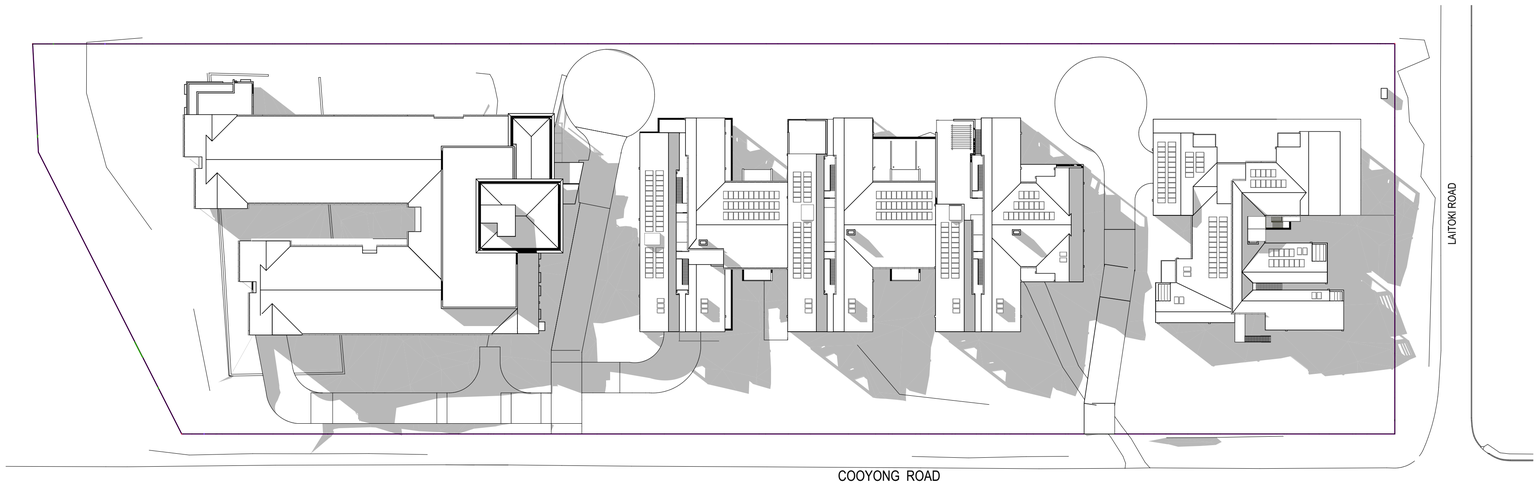
NORTH



1 June 21 - 9am
1:600



2 June 21 - 12pm
1:600



3 June 21 - 3pm
1:600

CALDER FLOWER
ARCHITECTS

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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NOT FOR CONSTRUCTION

PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

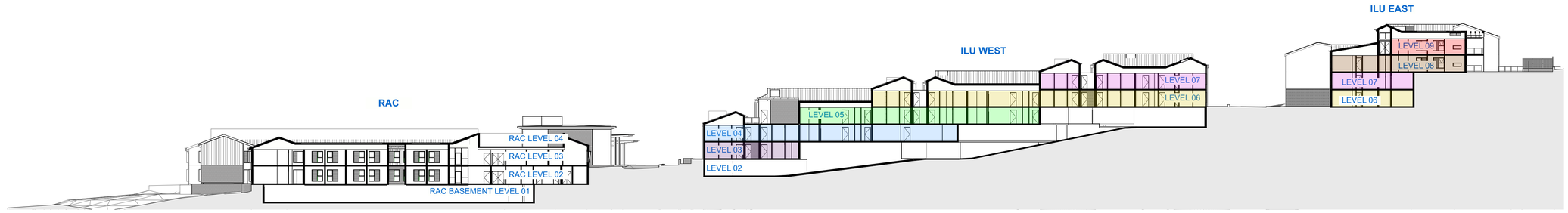
DRAWING TITLE:
SHADOW DIAGRAMS

0 5 10 15 20

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A800	A

NORTH



1 S01 SECTION 01 - REFERENCE
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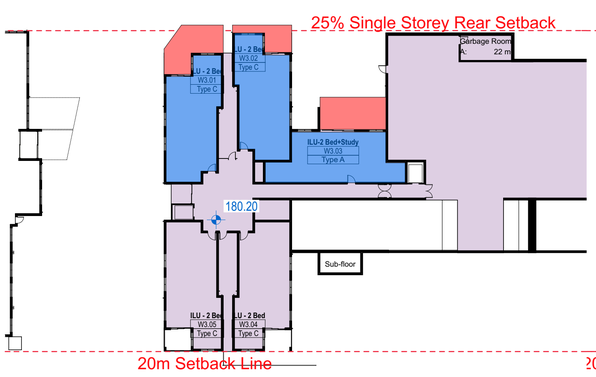
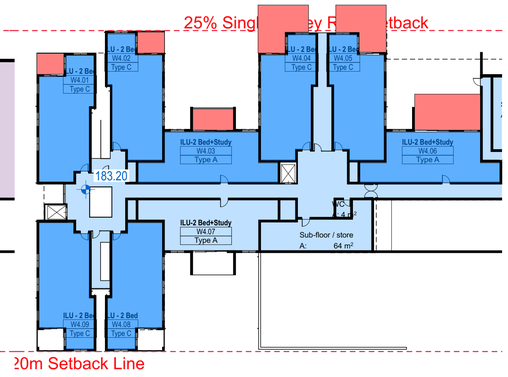
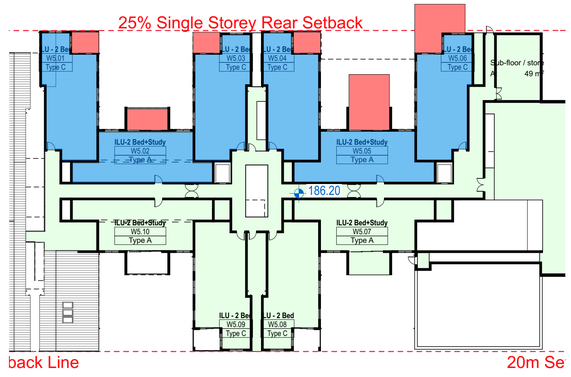


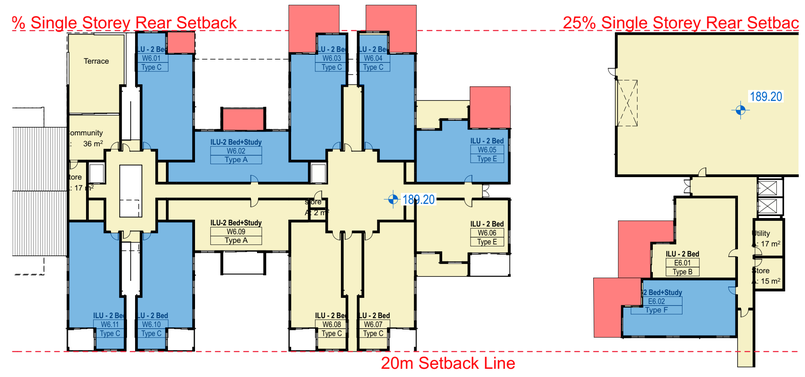
2 LEVEL 03 SOLAR ACCESS
1:400



3 LEVEL 04 SOLAR ACCESS
1:400



4 LEVEL 05 SOLAR ACCESS
1:400



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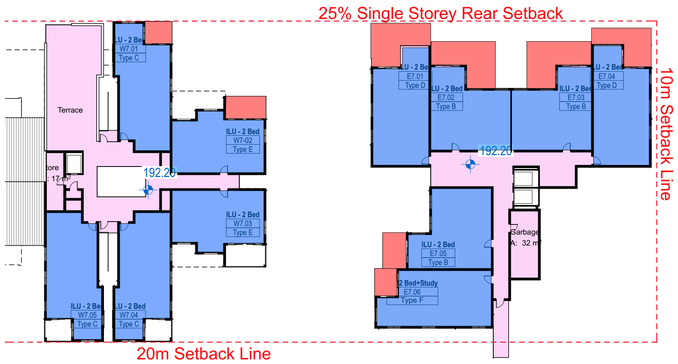
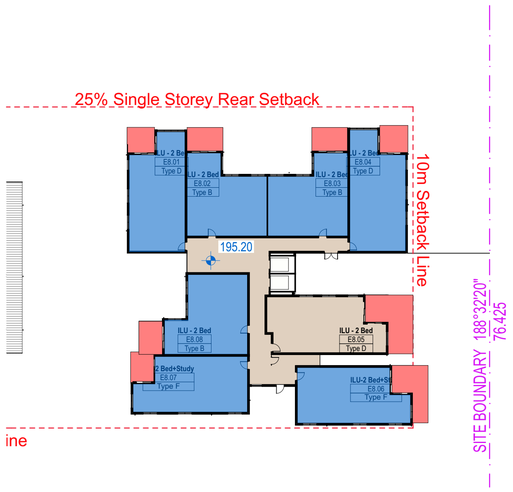
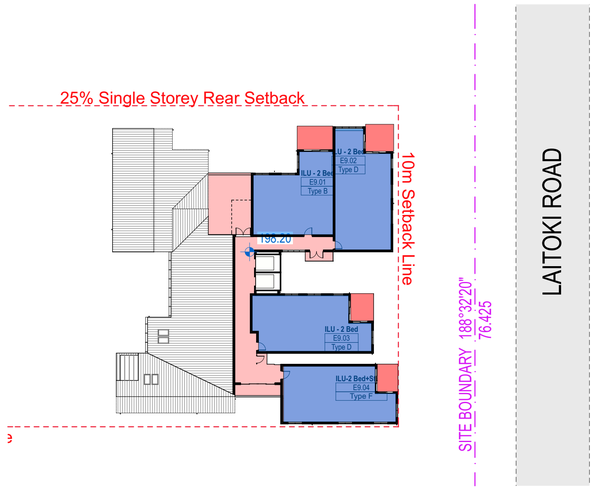
1:400



6 LEVEL 07 SOLAR ACCESS
1:400



7 LEVEL 08 SOLAR ACCESS
1:400



8 LEVEL 09 SOLAR ACCESS
1:400

Solar Access to Private Open Spaces (POS)

Dwellings with a private open space receiving at least 3 hours of sunlight between 9am and 3pm on the 21st of June.
= 42

Percentage over site = 70%

Solar Access to Living Space

Dwellings with a solar access to living space receiving at least 3 hours of sunlight between 9am and 3pm on the 21st of June.
= 47

Percentage over site = 78%

Solar Access to Living Space & Solar Access to Private Open Spaces (POS)

Dwellings with a solar access to living space and private open space receiving at least 3 hours of sunlight between 9am and 3pm on the 21st of June.
= 40

Percentage over site = 66%

CALDER FLOWER ARCHITECTS
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CLIENT:
Tolucy Pty Limited

DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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NOT FOR CONSTRUCTION

PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS DIAGRAM

0 5 10 15 20

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	Issue for Development Application
Issue	A
Project Status	DA
Drawing No.	A801
Rev	A

NORTH

1 9am June 21 View from the sun

2 10am June 21 View from the sun

3 11am June 21 View from the sun

Independent Living Units - Solar Access

Unit No/Time	Achieves 3 hours of solar access between 9am and 3pm to:		Achieves 3 hours of solar access between 9am and 3pm to BOTH Living Space and Private Open Space
	Living Space	Private Open Space	
W3.01	1	1	1
W3.02	1	1	1
W3.03	1	1	1
W3.04	0	0	0
W3.05	0	0	0
W4.01	1	1	1
W4.02	1	1	1
W4.03	1	1	1
W4.04	1	1	1
W4.05	1	1	1
W4.06	1	1	1
W4.07	0	0	0
W4.08	1	0	0
W4.09	1	0	0
W5.01	1	1	1
W5.02	1	1	1
W5.03	1	1	1
W5.04	1	1	1
W5.05	1	1	1
W5.06	1	1	1
W5.07	0	0	0
W5.08	0	0	0
W5.09	0	0	0
W5.10	0	0	0
W6.01	1	1	1
W6.02	1	1	1
W6.03	1	1	1
W6.04	1	1	1
W6.05	1	1	1
W6.06	0	0	0
W6.07	0	0	0
W6.08	0	0	0
W6.09	0	0	0
W6.10	1	0	0
W6.11	1	0	0
E6.01	0	1	0
E6.02	1	1	1
W7.01	1	1	1
W7.02	1	1	1
W7.03	1	0	0
W7.04	1	0	0
W7.05	1	0	0
E7.01	1	1	1
E7.02	1	1	1
E7.03	1	1	1
E7.04	1	1	1
E7.05	1	1	1
E7.06	1	1	1
E8.01	1	1	1
E8.02	1	1	1
E8.03	1	1	1
E8.04	1	1	1
E8.05	0	1	0
E8.06	1	1	1
E8.07	1	1	1
E8.08	1	1	1
E9.01	1	1	1
E9.02	1	1	1
E9.03	1	1	1
E9.04	1	1	1

TOTAL	47	42	40
%	78%	70%	67%

Note: 1 = Yes
0 = No
Totall number of units = 60

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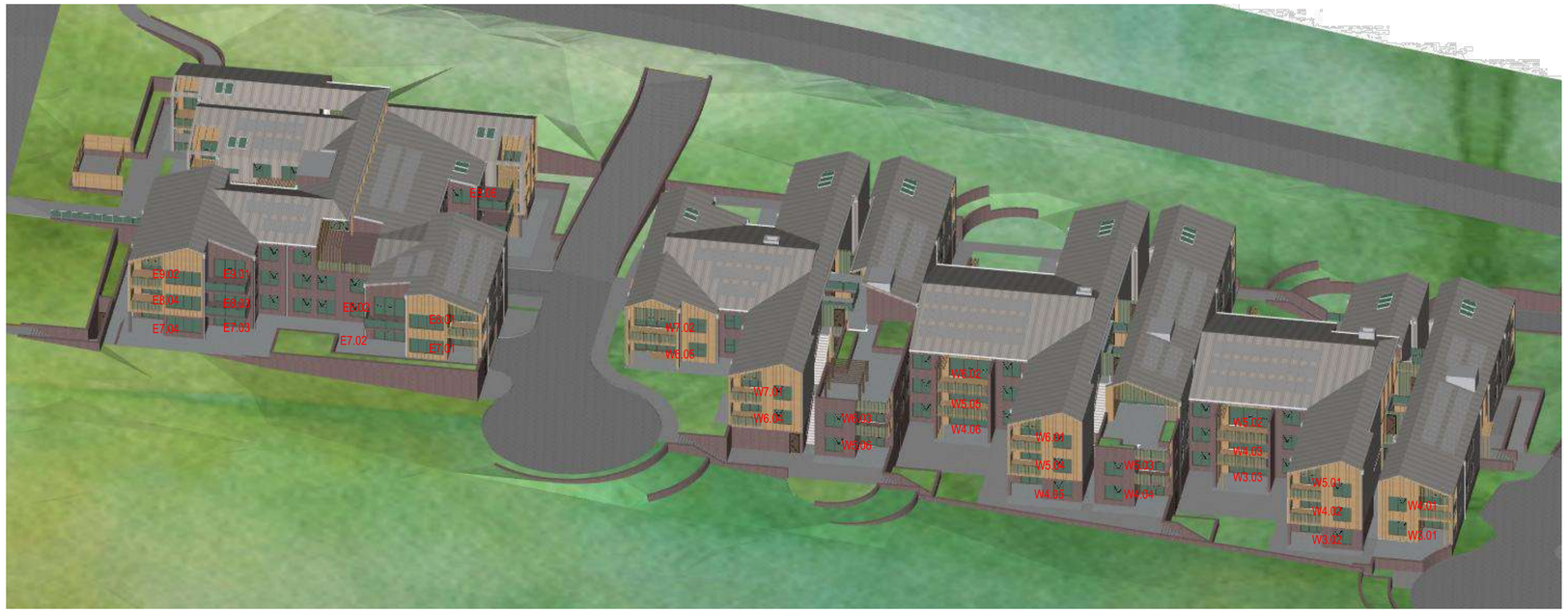
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS - SUN EYE VIEW 01

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A802	A



1 12pm June 21 View from the sun

2 1pm June 21 View from the sun

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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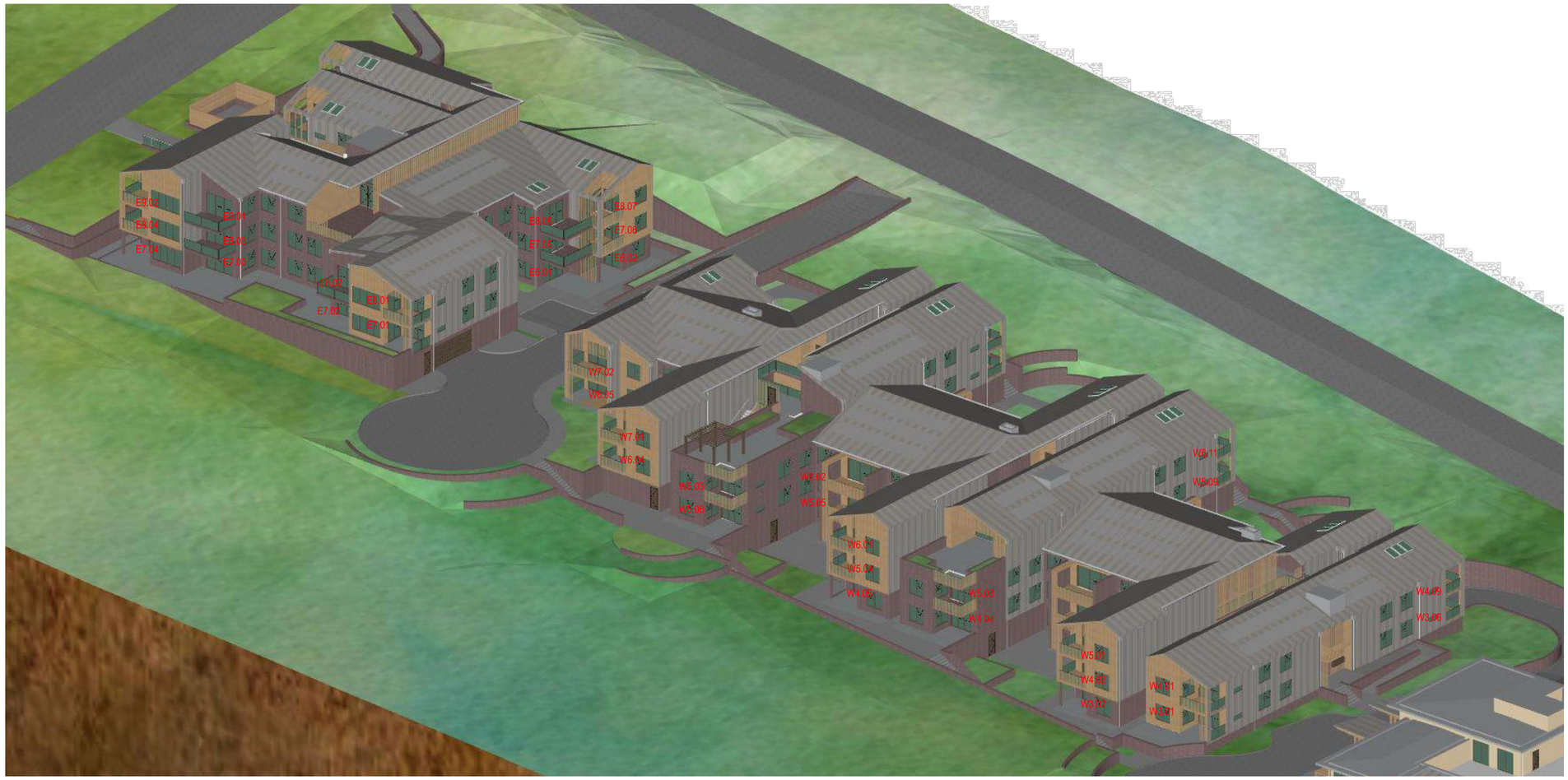
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS - SUN EYE VIEW 02

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application

Project Status	Drawing No.	Rev
DA	A803	A



1 2pm June 21 View from the sun

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9/10/18	Issue for Development Application	A	PJ	DM

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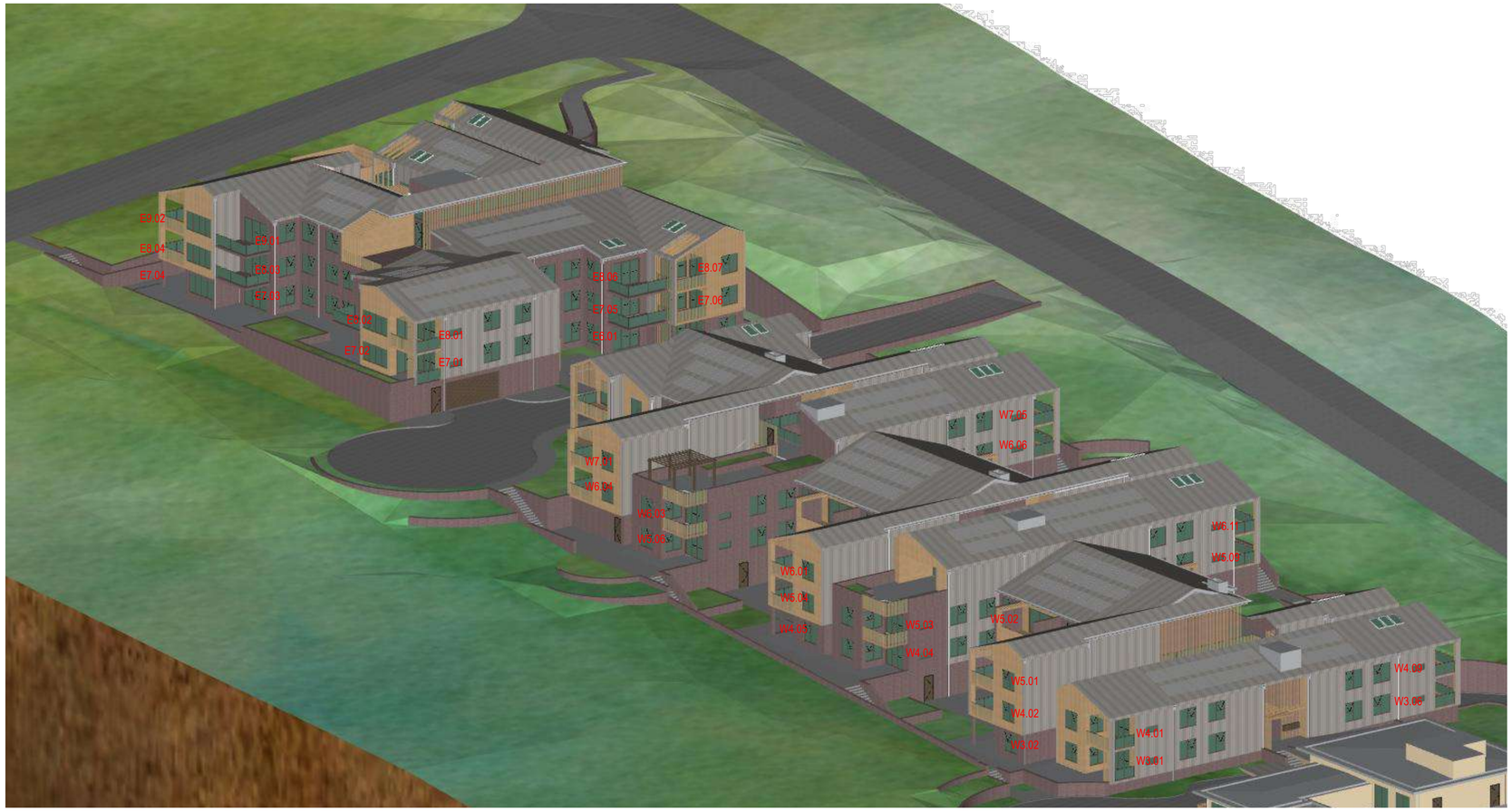
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
SOLAR ACCESS - SUN EYE VIEW 03

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application

Project Status	Drawing No.	Rev
DA	A804	A



1 3pm June 21 View from the sun

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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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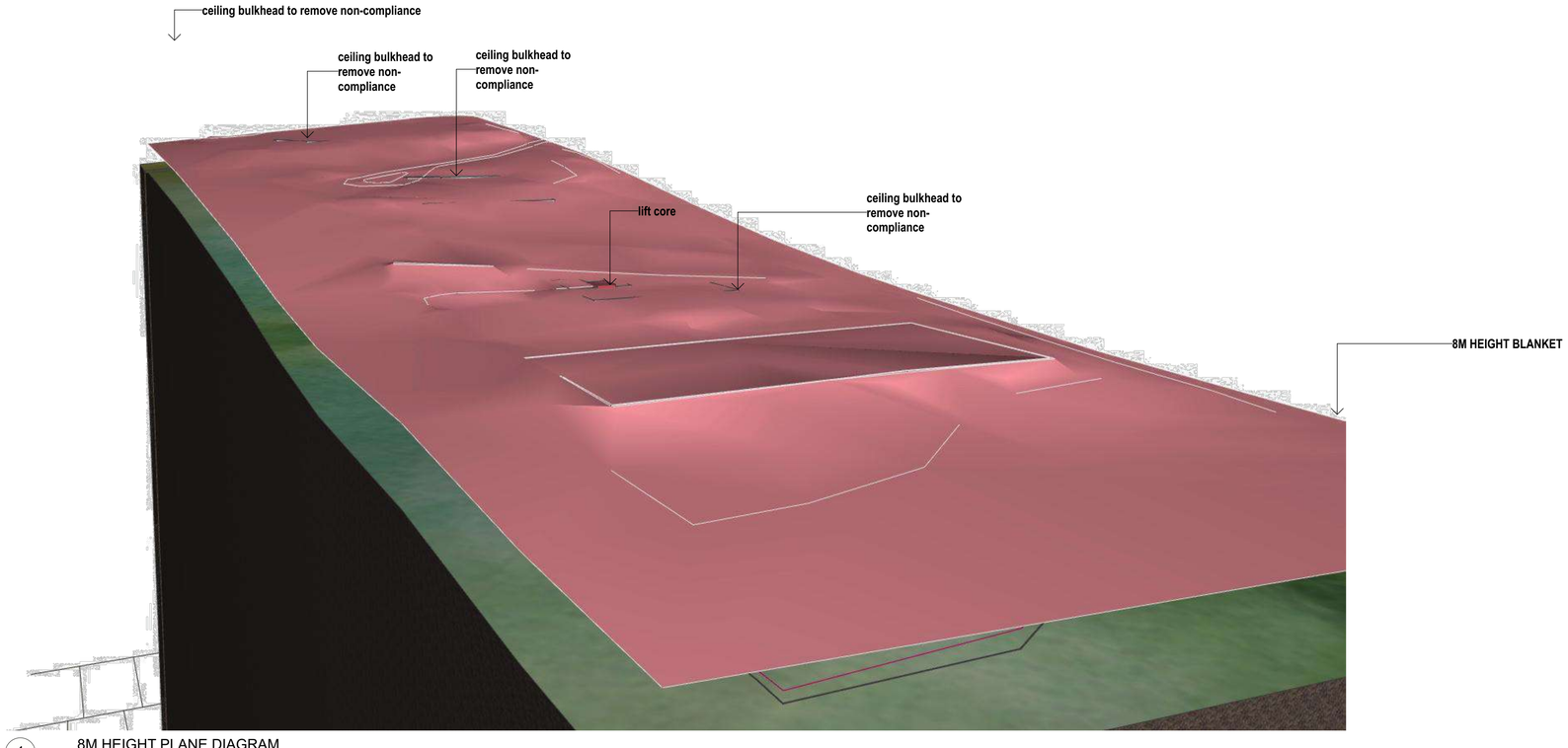
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

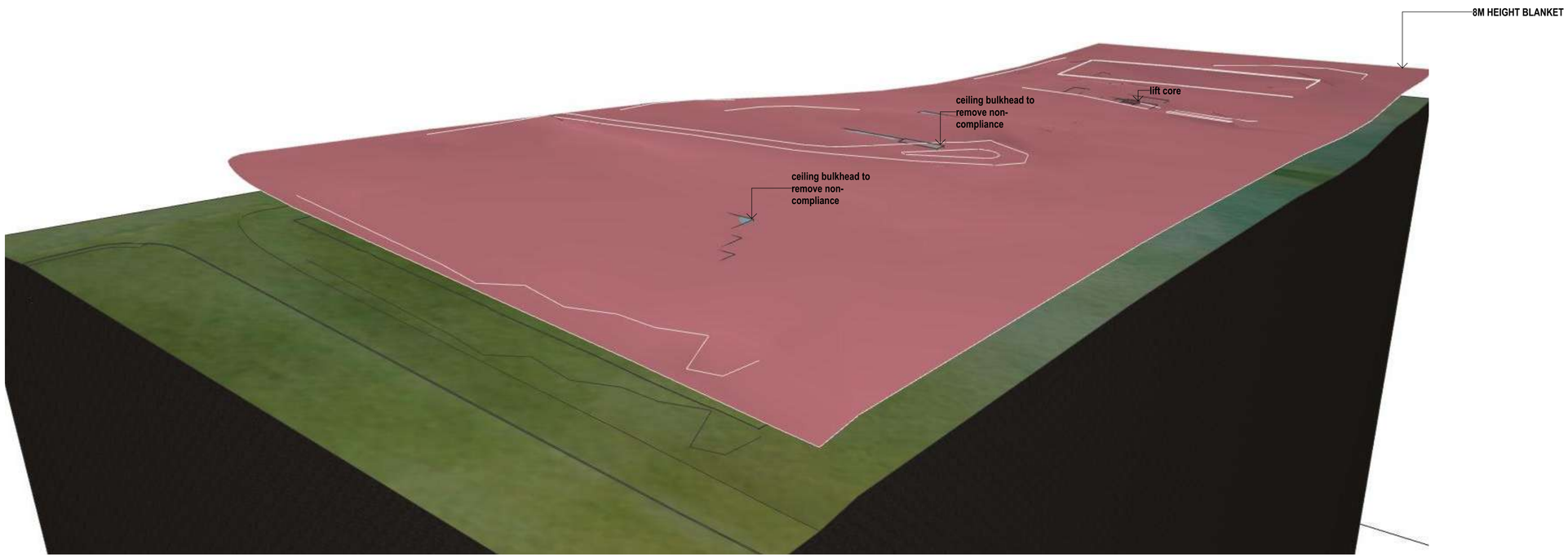
DRAWING TITLE:
SOLAR ACCESS - SUN EYE VIEW 04

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A805	A



1 8M HEIGHT PLANE DIAGRAM



2 8M HEIGHT PLANE DIAGRAM

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58 LAITOKI ROAD TERREY HILLS, NSW 2084

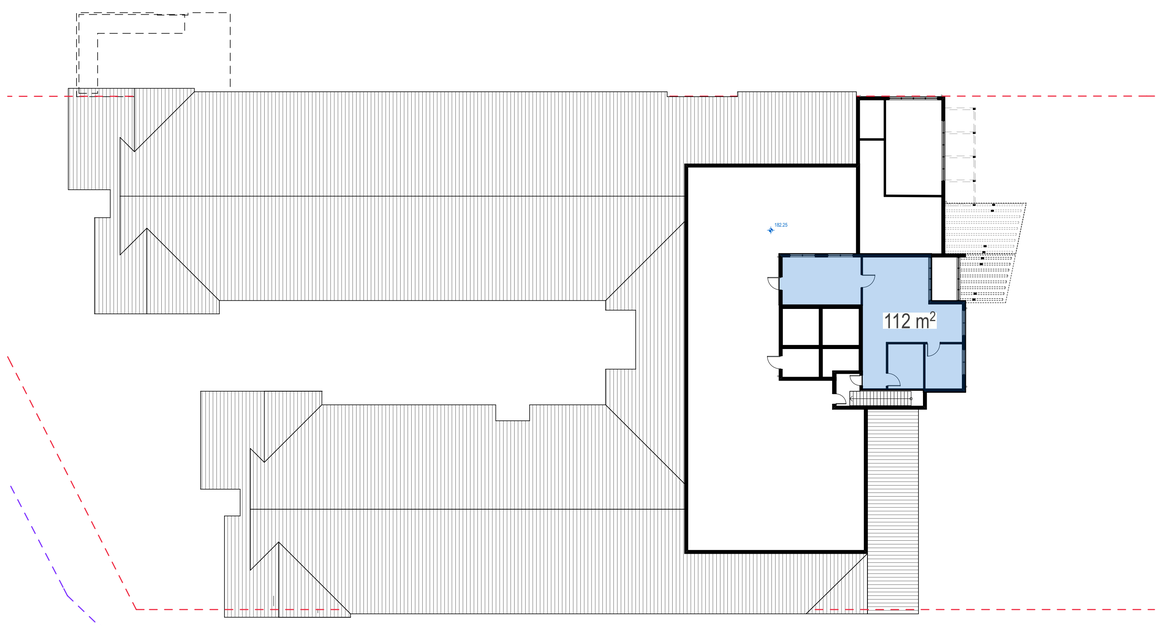
DRAWING TITLE:
HEIGHT PLANE DIAGRAM

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application

Project Status	Drawing No.	Rev
DA	A900	A

1 LEVEL 02 - RAC AREA DIAGRAM
1:250

2 LEVEL 03 - RAC AREA DIAGRAM
1:250



3 LEVEL 04 - RAC AREA DIAGRAM
1:250

RACF - GFA (excluding BOH & Balconies)	
	Area
LEVEL 02	1,934
LEVEL 03	2,205
LEVEL 04	112
	4,251 m²

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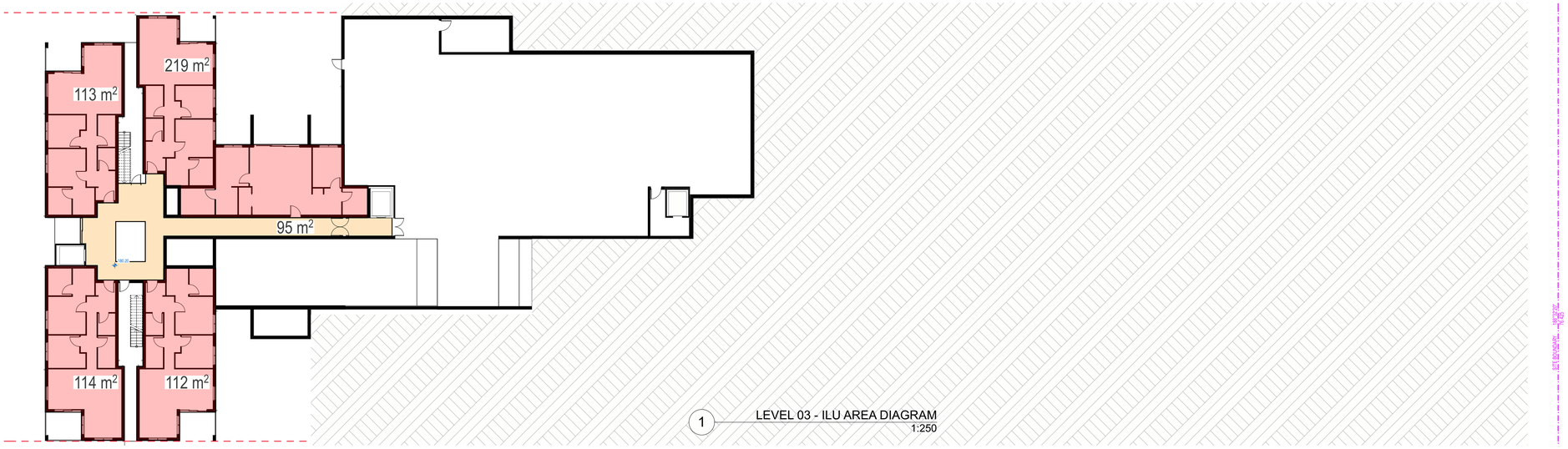
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
AREA DIAGRAMS - RAC

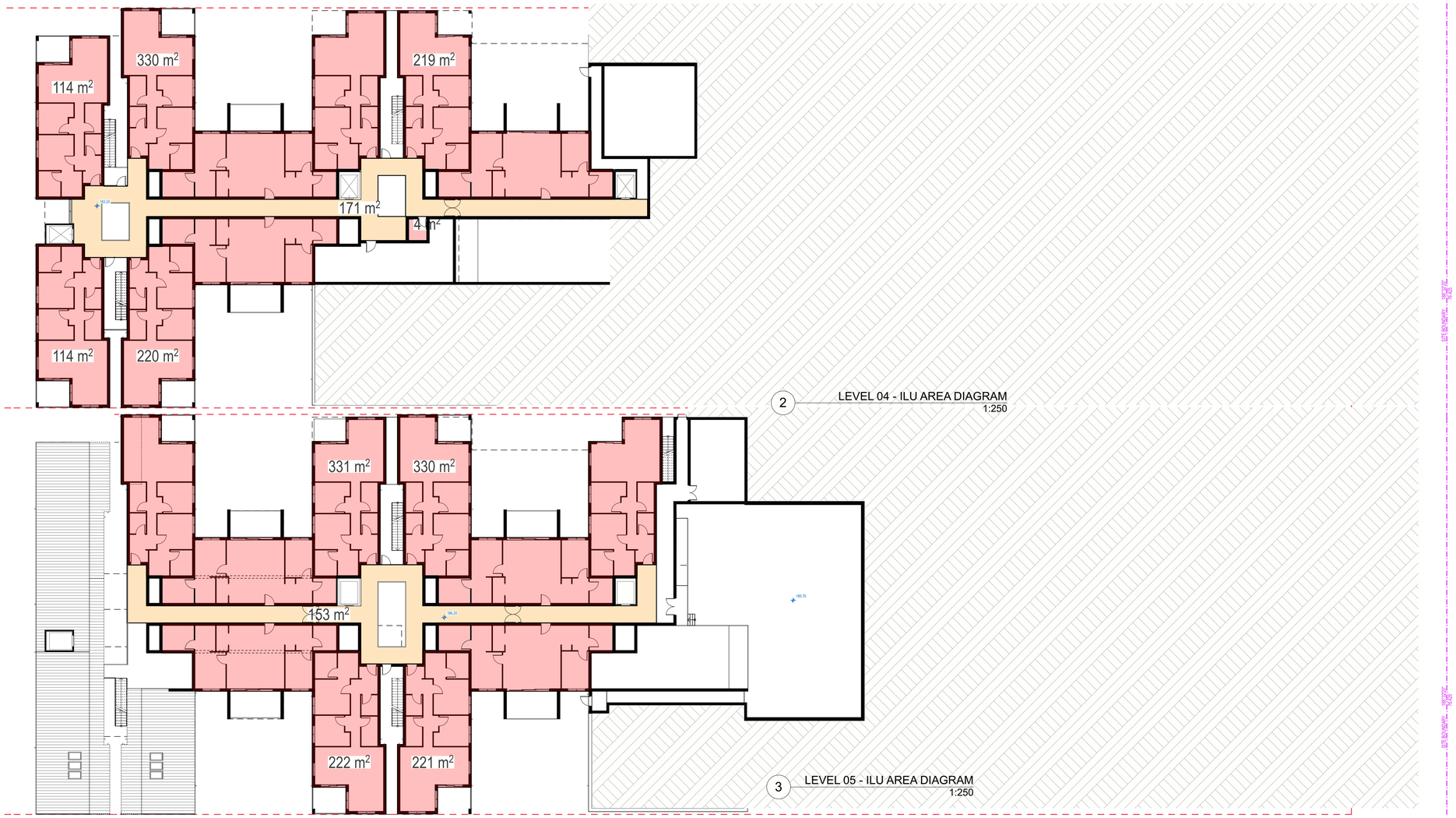
0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application

Project Status	Drawing No.	Rev
DA	A901	A



1 LEVEL 03 - ILU AREA DIAGRAM
1:250



2 LEVEL 04 - ILU AREA DIAGRAM
1:250

3 LEVEL 05 - ILU AREA DIAGRAM
1:250

ILU TYPES		
Name	Unit Type	Quantity
ILU - 2 Bed	Type B	8
ILU - 2 Bed	Type C	26
ILU - 2 Bed	Type D	7
ILU - 2 Bed	Type E	4
ILU-2 Bed+Study	Type A	10
ILU-2 Bed+Study	Type F	5
		60

ILU GFA (excluding Basement parking, stores, voids, lift, stairs, terraces)	
	Area
LEVEL 03	653
LEVEL 04	1,172
LEVEL 05	1,257
LEVEL 06	1,675
LEVEL 07	1,343
LEVEL 08	963
LEVEL 09	518
	7,581 m²

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9/10/18	Issue for Development Application	A	PJ	DM

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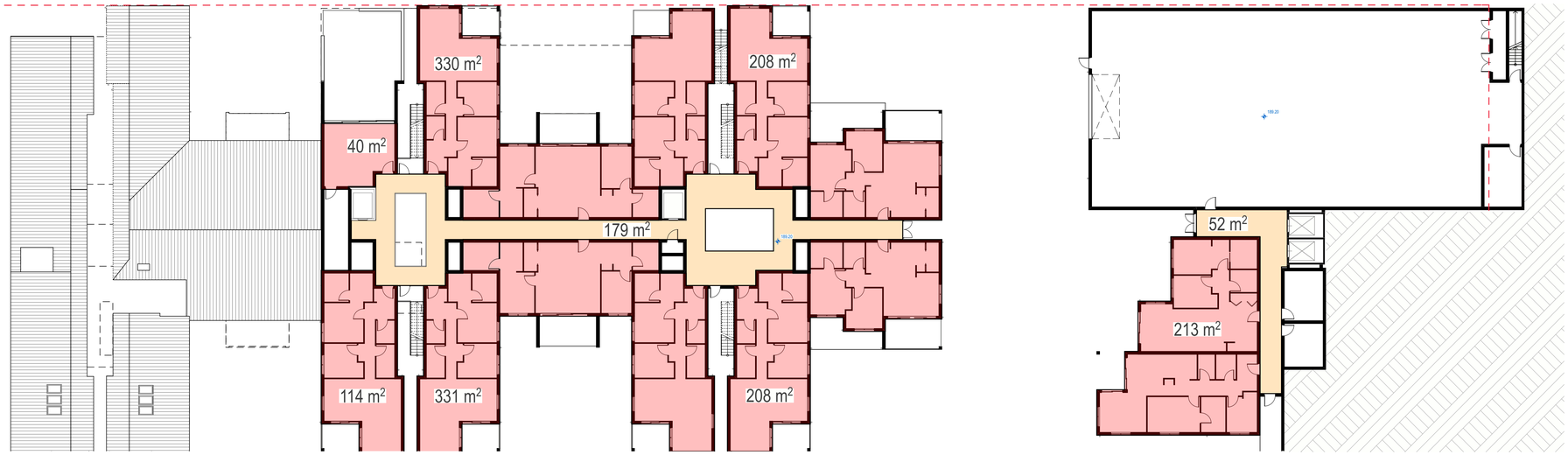
58 LAITOKI ROAD TERREY HILLS, NSW 2084

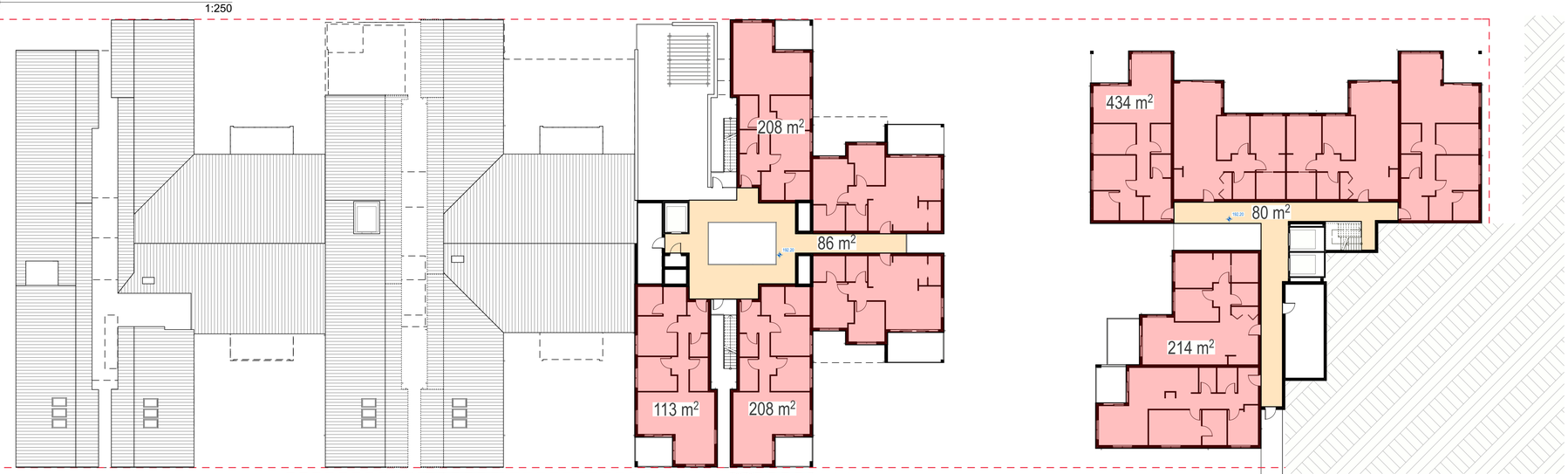
DRAWING TITLE:
AREA DIAGRAMS- ILU SHEET 01

0 1 2 3 4 5 10

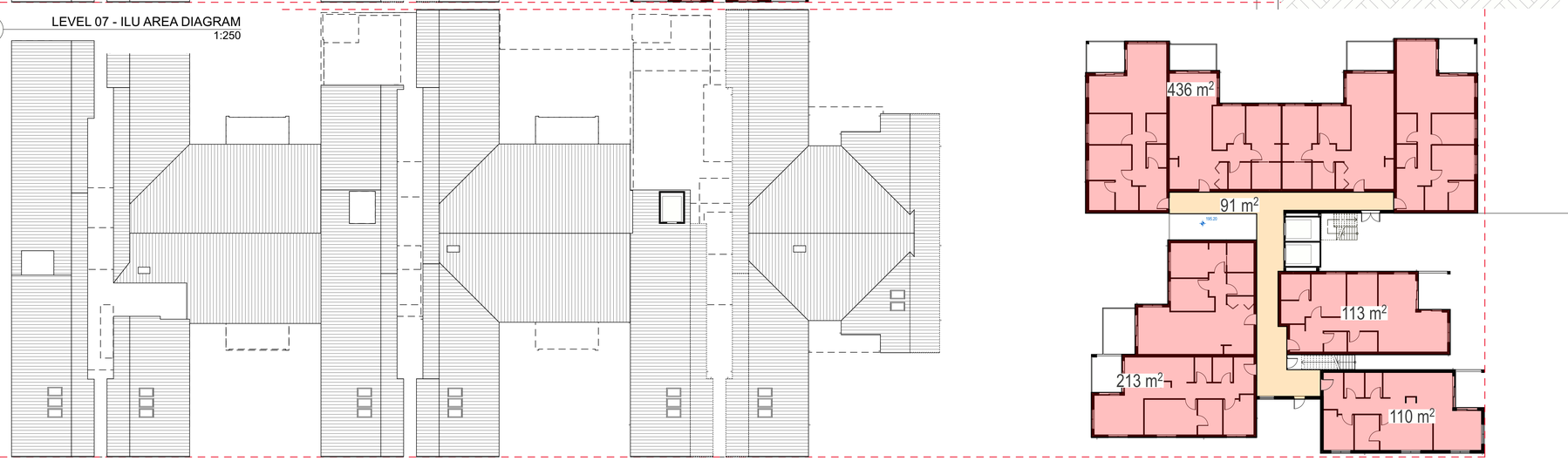
Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application
Project Status: DA
Drawing No.: A902
Rev: A



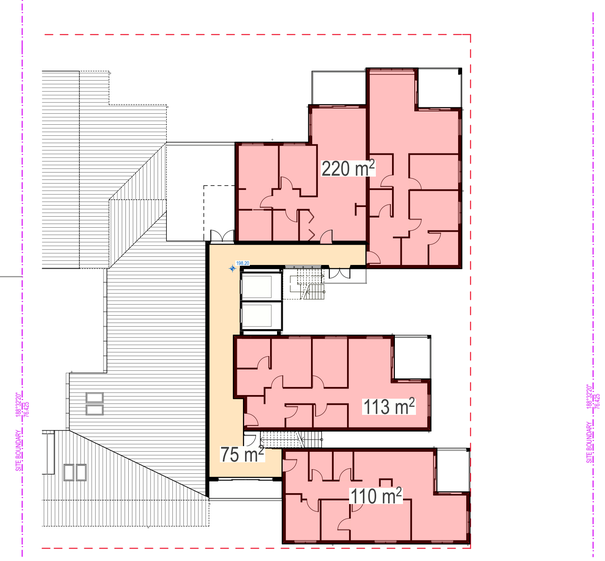
1 LEVEL 06 - ILU AREA DIAGRAM
1:250



2 LEVEL 07 - ILU AREA DIAGRAM
1:250



3 LEVEL 08 - ILU AREA DIAGRAM
1:250



4 LEVEL 09 - ILU AREA DIAGRAM
1:250

CALDER FLOWER
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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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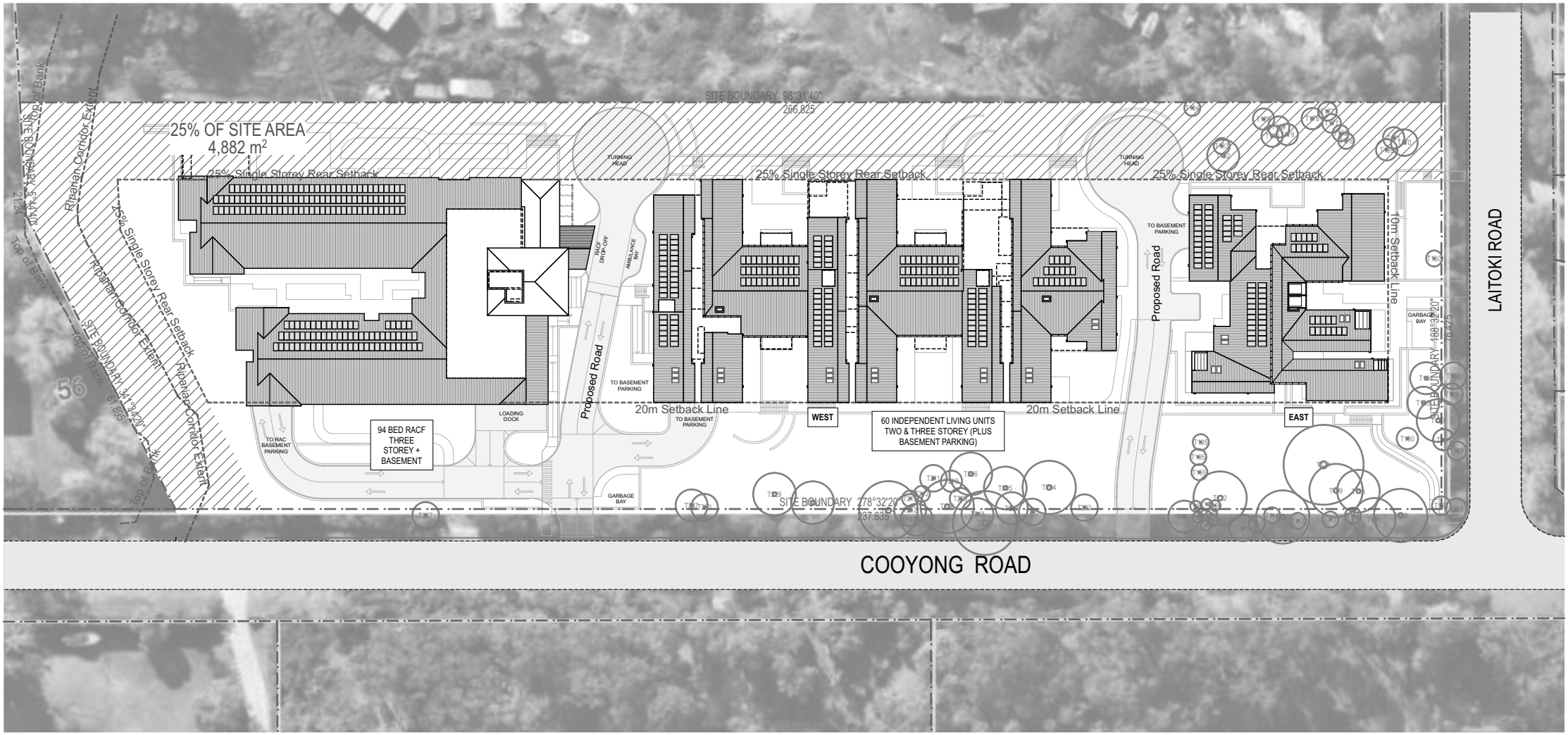
PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
AREA DIAGRAMS- ILU SHEET 02

0 1 2 3 4 5 10

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application

Project Status	Drawing No.	Rev
DA	A903	A



1 SITE PLAN
1:1000

0 5 10 15 20

CALDER FLOWER ARCHITECTS

Calder Flower Architects Pty Limited • ABN 66 001 900 278 • Nominated Architect: L Calder 6955
• L2 140 Myrtle St Chippendale NSW 2008 • T (02) 9698 9822 • E email@calderflower.com.au •

CLIENT:
Tolucy Pty Limited

DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

NOTES:
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- Refer to Landscape Documentation for external works and all tree retention and removal information.

NOT FOR CONSTRUCTION

PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
NOTIFICATION PLAN - SHEET 01

NORTH

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A1000	A

1 E01 NORTH ELEVATION - RACF
1:400

2 E02 EAST ELEVATION - RACF
1:400

Material Finishes Key

1	Face Brickwork
2	Render
3	Textured FC Cladding
4	Painted Finish
5	Colorbond Roofing, Gutters and Downpipes
6	Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7	Colorbond Metal Wall Cladding
8	Timber Look Cladding
9	Timber Soffit
10	Timber Look Blades / Posts /Battens/ Screens
11	Glass Balustrade
12	Metal Mesh Screen with vegetation ' Ronstan' or similar
13	PV Panels
14	Garage Roller Door
15	Shade Screen

0 5 10 15 20

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9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
NOTIFICATION PLAN - SHEET 02

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A1001	A

1 E03 SOUTH ELEVATION - RACF
1:400

2 E04 WEST ELEVATION - RACF
1:400

Material Finishes Key

1	Face Brickwork
2	Render
3	Textured FC Cladding
4	Painted Finish
5	Colorbond Roofing, Gutters and Downpipes
6	Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7	Colorbond Metal Wall Cladding
8	Timber Look Cladding
9	Timber Soffit
10	Timber Look Blades / Posts /Battens/ Screens
11	Glass Balustrade
12	Metal Mesh Screen with vegetation ' Ronstan' or similar
13	PV Panels
14	Garage Roller Door
15	Shade Screen

0 5 10 15 20

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CLIENT:
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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
NOTIFICATION PLAN - SHEET 03

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A1002	A

1 E05 NORTH ELEVATION - ILU NOTIFICATION
1:400

2 E05 NORTH ELEVATION - ILU NOTIFICATION
1:400

3 E06 EAST ELEVATION - ILU NOTIFICATION
1:400

Material Finishes Key

1	Face Brickwork
2	Render
3	Textured FC Cladding
4	Painted Finish
5	Colorbond Roofing, Gutters and Downpipes
6	Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7	Colorbond Metal Wall Cladding
8	Timber Look Cladding
9	Timber Soffit
10	Timber Look Blades / Posts /Battens/ Screens
11	Glass Balustrade
12	Metal Mesh Screen with vegetation ' Ronstan' or similar
13	PV Panels
14	Garage Roller Door
15	Shade Screen

0 5 10 15 20

CALDER FLOWER ARCHITECTS
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CLIENT:
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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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NOT FOR CONSTRUCTION

PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
NOTIFICATION PLAN - SHEET 04

Scale: Refer Scale Bar
Project No.: 18000
Date: 09/07/2018
Project Status
Issue: Issue for Development Application

Project Status	Drawing No.	Rev
DA	A1003	A

1 F08 WEST ELEVATION - ILU NOTIFICATION
1:400

Material Finishes Key

1	Face Brickwork
2	Render
3	Textured FC Cladding
4	Painted Finish
5	Colorbond Roofing, Gutters and Downpipes
6	Aluminium Glazing Fixed, Sliding Doors & Louvre Windows
7	Colorbond Metal Wall Cladding
8	Timber Look Cladding
9	Timber Soffit
10	Timber Look Blades / Posts /Battens/ Screens
11	Glass Balustrade
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0 5 10 15 20

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CLIENT:
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DATE	ISSUE	Issue ID	Drawn	Check
9/10/18	Issue for Development Application	A	PJ	DM

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PROJECT:
TERREY HILLS PROPOSED SENIORS COMMUNITY
58 LAITOKI ROAD TERREY HILLS, NSW 2084

DRAWING TITLE:
NOTIFICATION PLAN - SHEET 06

Scale:	Refer Scale Bar
Project No.:	18000
Date:	09/07/2018
Project Status	
Issue	Issue for Development Application

Project Status	Drawing No.	Rev
DA	A1005	A

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PROJECT & CLIENT

58 Laitoki Road, Terrey Hills - ILUs and RACF

58 Laitoki Road Terrey Hills NSW 2084

Prepared for :
Tolucy Pty Ltd

Landscape Concepts

Indicative Perspective Imagery - Northern Side Passage of ILUs

DRAWING INDEX

Drawing No:	Drawing Name	Current Rev.
L-SD-00	Cover Sheet	
L-SD-01	Landscape Concept Plan (West)	A
L-SD-02	Landscape Concept Plan (East)	A
L-SD-03	Landscape Concept & Planting Plan (Roof)	A
L-SD-04	Landscape Planting Plan (West)	A
L-SD-05	Landscape Planting Plan (East)	A
L-SD-06	Plant Schedule & Indicative Imagery	A
L-SD-07	Landscape Section and Indicative Imagery	A
L-SD-08	Landscape Area Calculations	A

DATE :
04 October 2018

ISSUE :
For Development Application

Maintenance Ramp
Ramp for maintenance access only into the riparian vegetation zone.

Boundary Screening
Row of evergreen native trees to provide screening to and from the neighbouring properties.

RACF Courtyard
Gardens and turf with scattered fixed bench seats and sculptural landscape features to create a pleasant outdoor space for residents and their families. Looped walkways encourage outdoor movement and the garden and tree planting create a green outlook for residents on all levels.

Boundary Fencing
1.5m high black powdercoated metal palisade fencing to boundary

Riparian Revegetation Zone
Riparian area to be weeded and extensively planted with additional endemic species. Refer to Narla Environmental Pty Ltd for recommended treatments and proposed plantings.

Dementia Courtyard
A structured garden with scattered fixed bench seats and central sculptural landscape feature creates an inviting and multi-purpose outdoor space for residents. A looped level and paved walkway encourages outdoor movement.

Fire Egress and Screening
Informal arrangement of evergreen native trees will be planted between the basement ramp and the RACF building. This will soften the built forms from Cooyong Road and adjoining residents.

New Street Tree Planting
New street trees are proposed along Cooyong Road and Laitoki road to extend and supplement the existing native streetscape character.

Boundary Fencing
1.0m high timber post and rail 'rural' style fencing to boundary

Boundary Screening
Row of evergreen native trees to provide screening to the boundary.

Hydrant Booster
Nominal hydrant booster location

Entry Signage Wall

LANDSCAPE LEGEND

- Existing Tree to be Retained
- Existing Tree Conditionally Retained
- Proposed Tree
- Site Boundary
- Riparian Corridor Zone
- Fencing
- Building Outline
- Roof Over
- Unit Paving - Common Areas
- Unit Paving - Private Courtyards
- Asphalt / Road Paving
- Concrete Paving
- Decomposed Granite
- Lawn / Turf
- Mulched Garden Area
- Native Revegetation
- Retaining Walls
- Sandstone Boulders
- Landscape Feature (eg. Bird Bath/Wind Sculpture)

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REVISION	DESCRIPTION	CHKD	DATE
A	For Development Application	RWS	04/10/18

PROJECT & CLIENT
58 Laitoki Road, Terrey Hills - ILUs and RACF
Tolucy Pty Ltd

Project No : 18.17
Designed : RWS/CLB
Drawn : RWS/CLB
Scale : 1:200@A1/1:400@A3

DRAWING TITLE: Landscape Concept Plan (West)
DRAWING NUMBER: L-SD-01
REVISION: A

Plotted at : 10:15 am 4/10/18

Internal ILU Courtyards
Level courtyards have been provided to form a usable and green outlook for the ILU residents. Paved areas with seating promote social gathering with trees planted within larger at-grade and deep soil zones.

Natural Sandstone Boulders
Any small and informal grade changes are to be dealt with using stacked sandstone boulders to compliment and integrate with the natural landscapes created around the perimeter.

Boundary Fencing
1.5m high black powdercoated metal palisade fencing to boundary

Substation
Nominal location for substation

New Street Tree Planting
New street trees are proposed along Cooyong Road and Laitoki Road to extend and supplement the native streetscape character.

Pedestrian Access
A level pedestrian access link to the boundary provides access for all ILU dwellings and will directly access to Laitoki Road. This access links to the internal accessible spine within the more southern ILU buildings.

Boundary Fencing
1.0m high timber post and rail 'rural' style fencing to boundary

Hydrant Booster
Nominal hydrant booster location

LANDSCAPE LEGEND

- Existing Tree to be Retained
- Existing Tree Conditionally Retained
- Proposed Tree
- Site Boundary
- Riparian Corridor Zone
- Fencing
- Building Outline
- Roof Over
- Unit Paving - Common Areas
- Unit Paving - Private Courtyards
- Asphalt / Road Paving
- Concrete Paving
- Decomposed Granite
- Lawn / Turf
- Mulched Garden Area
- Native Revegetation
- Retaining Walls
- Sandstone Boulders
- Landscape Feature (eg. Bird Bath/Wind Sculpture)

0 4 10 20m

Landscaped Spaces
Small open lawns have been positioned intermittently along the southern walkway to add interest and allow a subtle definition and extension of common space. The tiered rock faced retaining walls help to mitigate the level changes across the site and retain the existing established vegetation by reducing the need for battering.

Trees Conditionally Retained
Trees along the southern boundary have been shown as conditionally retained (refer to arborist plans and report for further detail). If the road widening works require these trees to be removed, it is proposed to replace all removed trees with similar endemic trees, similar to the western end of Cooyong Road.

Boundary Fencing
1.0m high timber post and rail 'rural' style fencing to boundary

Revegetation Zone
The building setback has allowed for dense revegetation and planting of the native ecologically endangered Duffy's Forest species along all sides of the development (predominantly Cooyong Road and Laitoki Road). Most existing endemic trees are retain within the setback. This wide planting also provides a natural screening and separation to the development along the road frontages.

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REVISION	DESCRIPTION	CHKD	DATE
A	For Development Application	RWS	04/10/18

PROJECT & CLIENT
58 Laitoki Road, Terrey Hills - ILUs and RACF
Tolucy Pty Ltd

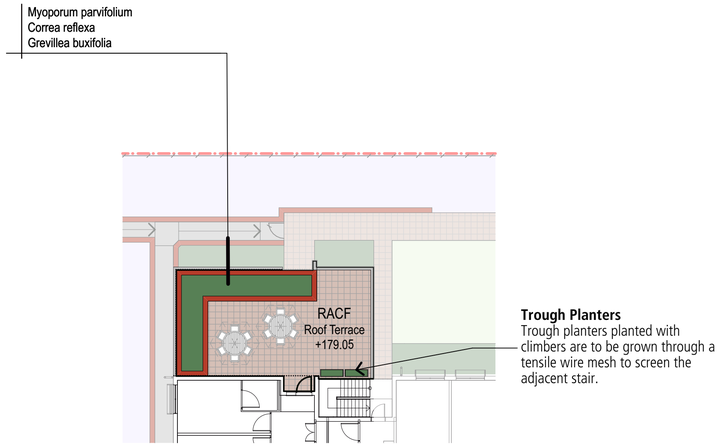
Project No : 18.17
Designed : RWS/CLB
Drawn : RWS/CLB
Scale : 1:200@A1/1:400@A3
North

DRAWING TITLE
Landscape Concept Plan (East)

DRAWING NUMBER
L-SD-02

REVISION
A

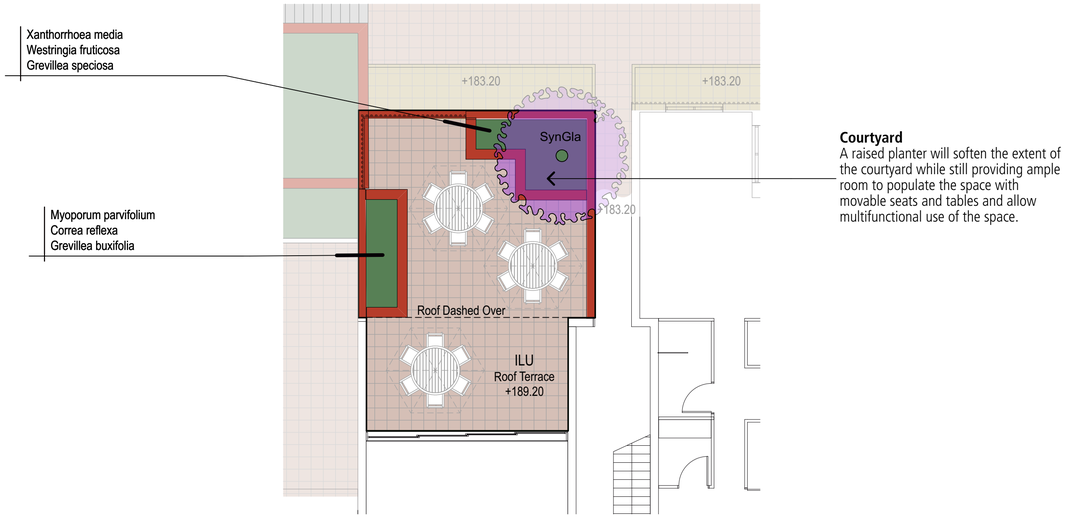
Plotted at : 10:15 am 4/10/18



0 2 4 10m

01 RACF - Roof Terrace

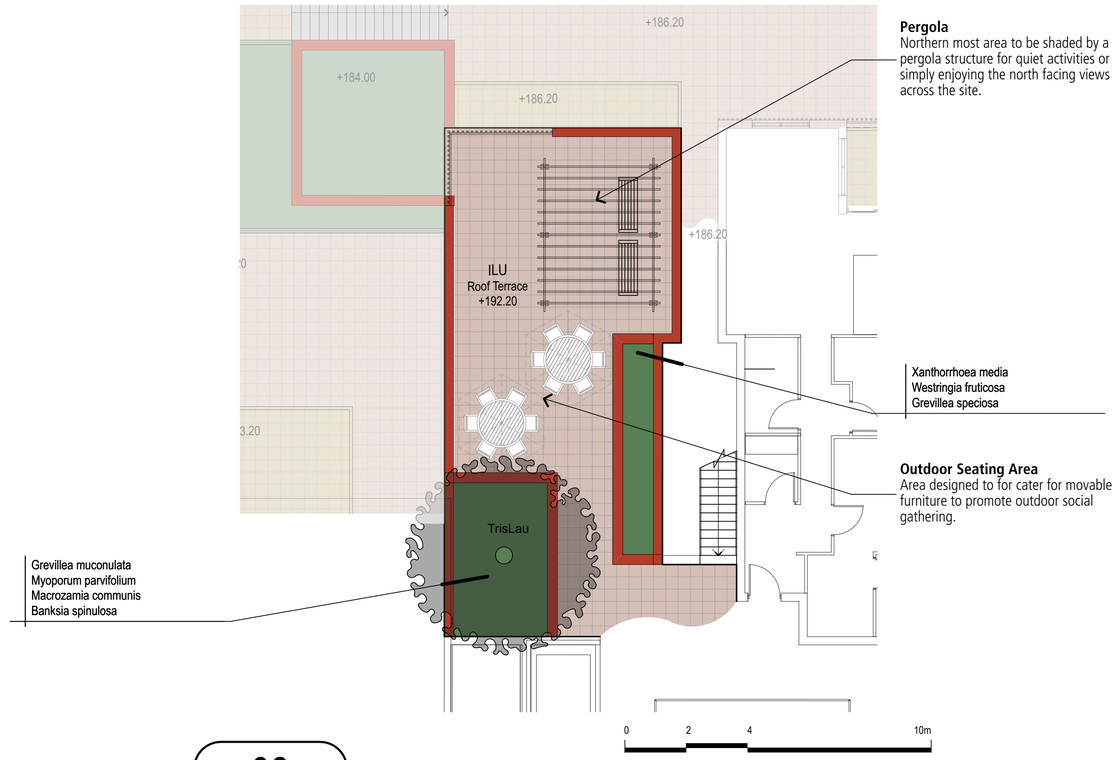
Scale 1:100 @ A1, 1:200 @ A3



0 2 4 10m

02 ILU - Roof Terrace 01

Scale 1:100 @ A1, 1:200 @ A3



0 2 4 10m

03 ILU - Roof Terrace 02

Scale 1:100 @ A1, 1:200 @ A3

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REVISION	DESCRIPTION	CHKD	DATE
A	For Development Application	RWS	04/10/18

PROJECT & CLIENT

58 Laitoki Road, Terrey Hills - ILUs and RACF

Tolucy Pty Ltd

North

Project No : 18.17
Designed : RWS/CLB
Drawn : RWS/CLB
Scale : As Shown

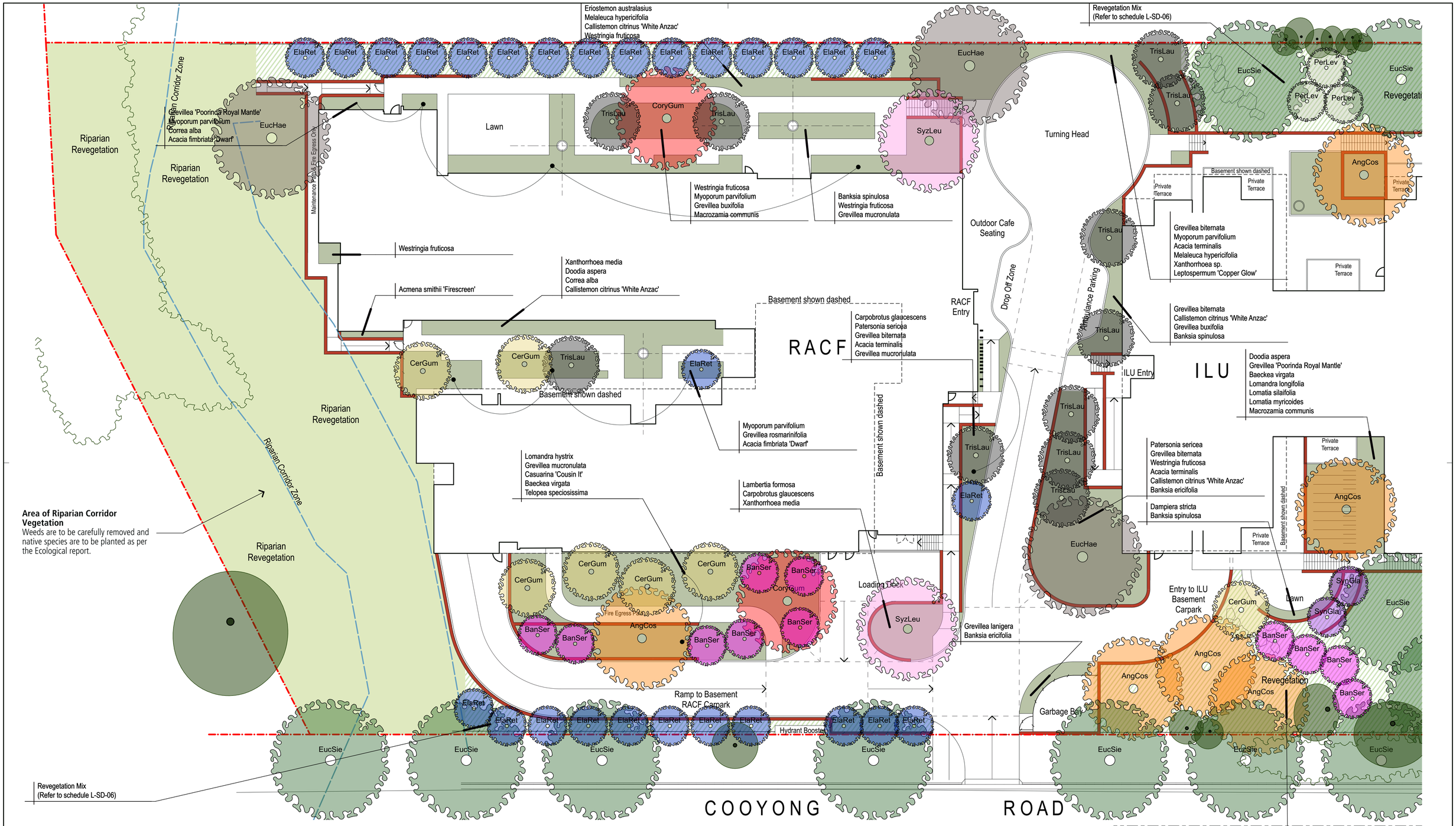
DRAWING TITLE

Landscape Concept & Planting Plan (Roof)

DRAWING NUMBER L-SD-03

REVISION A

Plotted at : 10:15 am 4/10/18



TREE SPECIES LEGEND

- Existing Tree to be Retained
- EucCap — *Eucalyptus capitellata* (Brown Stringybark)
- EucSie — *Eucalyptus sieberi* (Silvertop Ash)
- EucHae — *Eucalyptus haemastoma* (Scribbly Gum)
- AngCos — *Angophora costata* (Sydney Red Gum)
- CoryGum — *Corymbia gummifera* (Red Bloodwood)
- SyzLeu — *Syzygium luehmannii* (Riberry / Small-leaved Lilly-Pilly)
- AllLit — *Allocasuarina littoralis* (Black She-Oak)
- CerGum — *Ceratopetalum gummiferum* (NSW Christmas Bush)
- TrisLau — *Tristaniopsis laurina* (Water Gum)
- SynGla — *Synoum glandulosum* (Scentless Rosewood)
- ElaRet — *Elaeocarpus reticulatus* (Blueberry Ash)
- XylPyr — *Xylomelum pyriforme* (Woody Pear)
- PerLev — *Persoonia levis* (Broad Leaf Geebung)
- BanSer — *Banksia serrata* (Old Man Banksia)
- AngHis — *Angophora hispida* (Dwarf Apple)
- AcaBin — *Acacia binervia* (Coastal Myall)

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REVISION	DESCRIPTION	CHKD	DATE
A	For Development Application	RWS	04/10/18

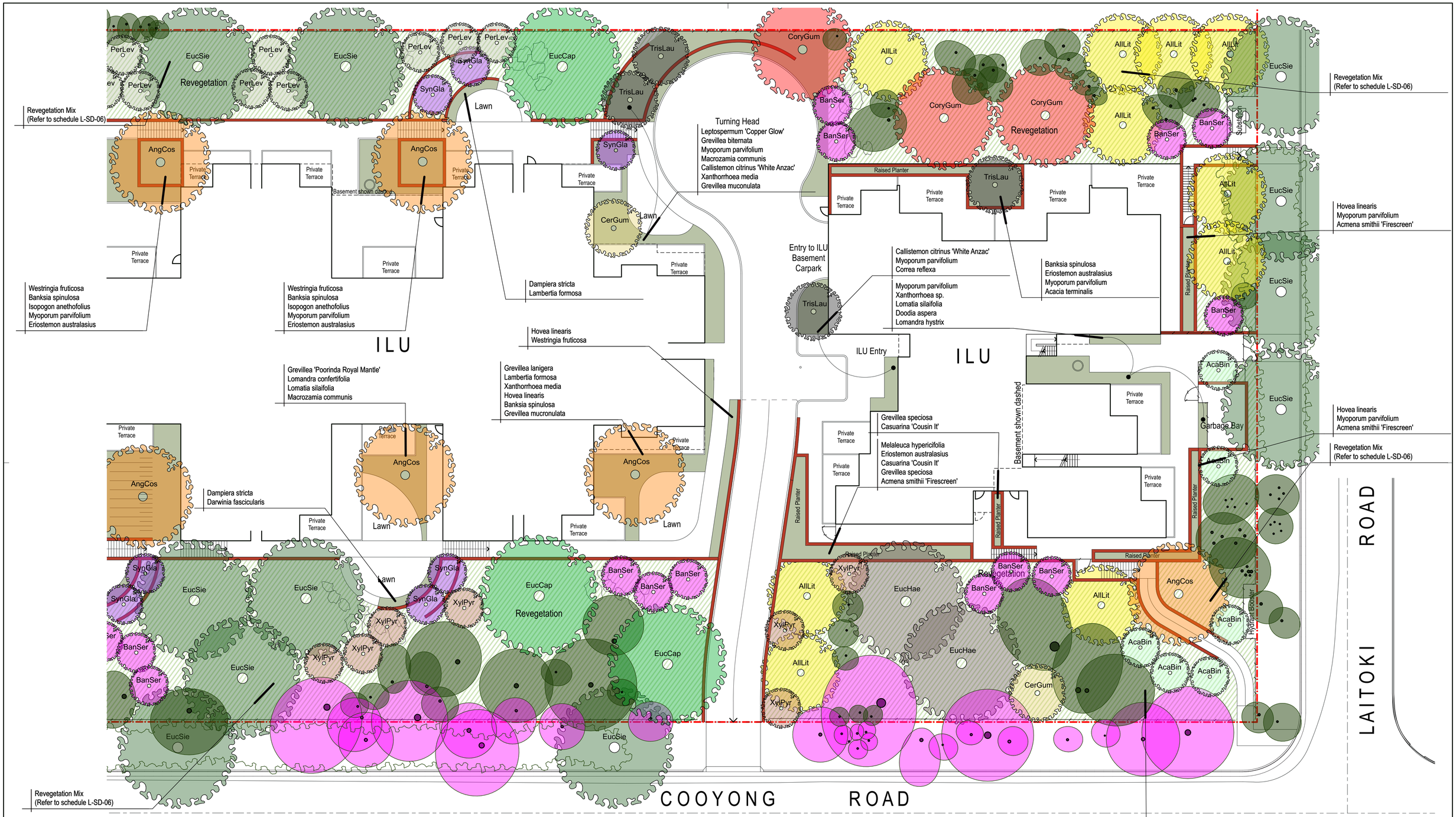
PROJECT & CLIENT
58 Laitoki Road, Terrey Hills - ILUs and RACF
Tolucy Pty Ltd

Project No : 18.17
Designed : RWS/CLB
Drawn : RWS/CLB
Scale : 1:200@A1/1:400@A3
North

DRAWING TITLE
Landscape Planting Plan (West)

DRAWING NUMBER L-SD-04
REVISION A

Plotted at : 10:15 am 4/10/18



TREE SPECIES LEGEND

- Existing Tree to be Retained
- EucCap — *Eucalyptus capitellata* (Brown Stringybark)
- EucSie — *Eucalyptus sieberi* (Silvertop Ash)
- EucHae — *Eucalyptus haemastoma* (Scribbly Gum)
- AngCos — *Angophora costata* (Sydney Red Gum)
- CoryGum — *Corymbia gummifera* (Red Bloodwood)
- SyzLeu — *Syzygium luehmannii* (Riberry / Small-leaved Lilly-Pilly)
- AllLit — *Allocasuarina littoralis* (Black She-Oak)
- CerGum — *Ceratopetalum gummiferum* (NSW Christmas Bush)
- TrisLau — *Tristaniopsis laurina* (Water Gum)
- SynGla — *Synoum glandulosum* (Scentless Rosewood)
- ElaRet — *Elaeocarpus reticulatus* (Blueberry Ash)
- XylPyr — *Xylomelum pyriforme* (Woody Pear)
- PerLev — *Persoonia levis* (Broad Leaf Geebung)
- BanSer — *Banksia serrata* (Old Man Banksia)
- AngPis — *Angophora hispida* (Dwarf Apple)
- AcaBin — *Acacia binervia* (Coastal Myall)

0 4 10 20m

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REVISION	DESCRIPTION	CHKD	DATE
A	For Development Application	RWS	04/10/18

PROJECT & CLIENT

58 Laitoki Road, Terrey Hills - ILUs and RACF

Tolucy Pty Ltd

Project No : 18.17
Designed : RWS/CLB
Drawn : RWS/CLB
Scale : 1:200@A1/1:400@A3
North

DRAWING TITLE

Landscape Planting Plan (East)

DRAWING NUMBER L-SD-05

REVISION A

Plotted at : 10:15 am 4/10/18

INDICATIVE PLANT SCHEDULE

Code	Botanical Name	Common Name	Potential Height Reached	Container Size	Density (per m2)
	TREES				
AcaBin	Acacia binervia	Coastal Myall	6-10m	5L	n/a
AllLit	Allocasuarina littoralis	Black She-Oak	8-12m	45L	n/a
AngCos	Angophora costata	Sydney Red Gum	10-18m	200L	n/a
AngHis	Angophora hispida	Dwarf Apple	5-7m	45L	n/a
BanSer	Banksia serrata	Old Man Banksia	5-7m	45L	n/a
CerGum	Ceratopetalum gummiferum	NSW Christmas Bush	5-7m	100L	n/a
CorGum	Corymbia gummifera	Red Bloodwood	15-20m	100L	n/a
ElaEum	Elaeocarpus eumundi	Eumundi Quandong	8-12m	75L	n/a
ElaRet	Elaeocarpus reticulatus	Blueberry Ash	10-15m	45L	n/a
EucCap	Eucalyptus capitellata	Brown Stringybark	10-15m	5L	n/a
EucHae	Eucalyptus haemastoma	Scribbly Gum	12-15m	100L	n/a
EucSie	Eucalyptus sieberi	Silvertop Ash	15-25m	5L	n/a
PerLev	Persoonia levis	Broad Leaf Geebung	5-7m	5L	n/a
SynGla	Synoum glandulosum	Scentless Rosewood	5-7m	45L	n/a
SyzLue	Syzygium luehmannii	Riberry / Small-leaved Lilly-Pilly	8-12m	75L	n/a
TrisLau	Tristaniopsis laurina	Water Gum	5-8m	100L	n/a
XylPyr	Xylomelum pyriforme	Woody Pear	5-7m	5L	n/a
	SHRUBS				
	Acacia terminalis	Sunshine Wattle	0.8m	200mm	n/a
	Acacia ulicifolia	Prickly Moses	4-6m	200mm	n/a
	Acacia myrtifolia	Red Stem Wattle	2m	200mm	n/a
	Acmena smithii 'Firescreen'	Dwarf Creek Lilly-Pilly	3-6m	200mm	n/a
	Actinotis helianthi	Flannel Flower	0.5m	150mm	n/a
	Baeckea virgata	Twiggy Heath Myrtle	3m	200mm	n/a
	Banksia ericifolia	Giant Candles	4m	200mm	n/a
	Banksia spinulosa	Hairpin Banksia	3m	200mm	n/a
	Callistemon citrinus 'White Anzac'	White Prostrate Bottlebrush	6-8m	200mm	n/a
	Correa alba	White Correa	2m	200mm	n/a
	Correa reflexa	Correa	0.5m	200mm	n/a
	Darwinia fascicularis	Darwinia	1-2m	200mm	n/a
	Eriostemon australasius	Pink Wax Flower	1-2m	200mm	n/a
	Grevillea mucronulata	Green Spider Flower	0.3-2m	200mm	n/a
	Grevillea speciosa	Red Spider Flower	3.5m	200mm	n/a
	Hovea linearis	Common Hovea	1.2m	200mm	n/a
	Isopogon anethofolius	Drum Sticks	1.2m	200mm	n/a
	Kunzea ambigua	Tick Bush	1.2m	200mm	n/a
	Lambertia formosa	Mountain Devil	2m	200mm	n/a
	Leptospermum 'Copper Glow'	Tea Tree	2-3m	200mm	n/a
	Lomandra hystrix	Green Mat-Rush	1.5m	150mm	2
	Lomatia myricoides	River Lomatia	2-5m	200mm	n/a
	Macrozamia communis	Burrawang	2m	200mm	n/a
	Melaleuca hypericifolia	Red Paperbark	1-1.5m	200mm	n/a
	Telopea speciosissima	Waratah	2-3m	200mm	n/a
	Westringia fruticosa	Coastal Rosemary	0.8m	200mm	n/a
	Xanthorrhoea media	Forest Grass Tree	1-2m	200mm	n/a
	GROUNDCOVERS				
	Actinotis minor	Small Flannel Flower	0.3m	150mm	n/a
	Aphanopetalum resinosum	Gum Vine	0.3m	150mm	n/a
	Carpobrotus glaucescens	Pigface	0.3m	150mm	n/a
	Casuarina 'Cousin It'	Prostrate Casuarina	0.3m	150mm	n/a
	Dampiera stricta	Blue Dampiera	0.3m	150mm	n/a
	Dianella caerulea	Flax Lily / Paroo Lily	0.5m	150mm	n/a
	Doodia aspera	Rasp Fern	0.3m	150mm	n/a
	Grevillea biternata	Cascading White Flowering Grevillea	0.1m	150mm	n/a
	Grevillea lanigera	Prostrate Woolly Grevillea	0.5m	150mm	n/a
	Grevillea 'Poorinda Royal Mantle'	Red Prostrate Grevillea	0.2m	150mm	n/a
	Hardenbergia violacea	False Sarsaparilla	0.2m	150mm	n/a
	Hibbertia scandens	Snake Vine	0.2m	150mm	n/a
	Lomatia silaifolia	Crinkle Bush/Parsley Fern	1-2m	150mm	n/a
	Lomandra confertifolia	Mat Rush	0.2m	150mm	2
	Myoporum parvifolium	Creeping Boobiala	0.5m	150mm	n/a
	Patersonia sericea	Purple Flag	0.6m	150mm	n/a
	REVEGETATION UNDERSTOREY MIX				
	Actinotis minor	Small Flannel Flower	0.3m	150mm	1/m2
	Anisopogon avenaceus	Oat Speargrass	1.2m	150mm	3/m2
	Austrostipa pubescens	Speargrass	1.2m	150mm	3/m2
	Banksia ericifolia	Giant Candles	4m	200mm	0.3/m2
	Banksia spinulosa	Hairpin Banksia	3m	200mm	0.5/m2
	Dampiera stricta	Blue Dampiera	0.3m	150mm	1/m2
	Dianella caerulea	Flax Lily / Paroo Lily	0.5m	150mm	1/m2
	Dodonaea triquetra	Common Hop Bush	3m	200mm	0.5/m2
	Entolasia stricta	Wiry Panic	0.3m	150mm	3/m2
	Grevillea buxifolia	Grey Spider Flower	0.5-2m	200mm	1/m2
	Hakea sericea	Silky Hakea	3.5m	200mm	0.5/m2
	Hakea teretifolia	Dagger Hakea	3.5m	200mm	0.5/m2
	Lambertia formosa	Mountain Devil	2m	200mm	0.5/m2
	Leptospermum trinervium	Paperbark Tea Tree	2.5m	200mm	0.3/m2
	Lomandra longifolia	Spiny-Headed Mat Rush	1.0m	150mm	1/m2

INDICATIVE PLANT IMAGERY

TREES

Acacia binervia (Coastal Myall)

Allocasuarina littoralis (Black She-Oak)

Angophora hispida (Dwarf Apple)

Angophora costata (Sydney Red Gum)

Banksia serrata (Old Man Banksia)

Ceratopetalum gummiferum (NSW Christmas Bush)

Synoum glandulosum (Scentless Rosewood)

Elaeocarpus reticulatus (Blueberry Ash)

Eucalyptus haemastoma (Scribbly Gum)

Persoonia levis (Broad Leaf Geebung)

Syzygium luehmannii (Riberry / Small-leaved Lilly-Pilly)

Tristaniopsis laurina (Water Gum)

Corymbia gummifera (Red Bloodwood)

SHRUBS

Banksia spinulosa (Hairpin Banksia)

Macrozamia communis (Burrawang)

Grevillea speciosa (Red Spider Flower)

Eriostemon australasius (Pink Wax Flower)

Correa reflexa (Correa)

Westringia fruticosa (Coastal Rosemary)

GRASSES

Dianella caerulea (Flax Lily / Paroo Lily)

Lomandra confertifolia (Matt Rush)

Lomandra longifolia (Spiny-Headed Mat Rush)

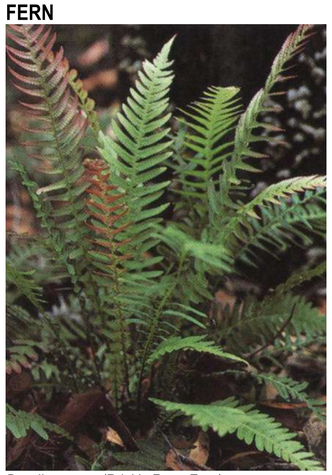
GROUNDCOVER

Myoporum parvifolium (Creeping Boobiala)

Grevillea biternata (Prostrate Grevillea)

Carpobrotus glaucescens (Pigface)

FERN


Doodia aspera (Prickly Rasp Fern)

FEATURE

Xanthorrhoea sp. (Grass Tree)

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ARTERRA DESIGN PTY LTD ABN 40 069 552 610
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 **F** 02 9957 3977 **W** ARTERRA.COM.AU

REVISION	DESCRIPTION	CHKD	DATE
A	For Development Application	RWS	04/10/18

PROJECT & CLIENT
58 Laitoki Road, Terrey Hills - ILUs and RACF
Tolucy Pty Ltd

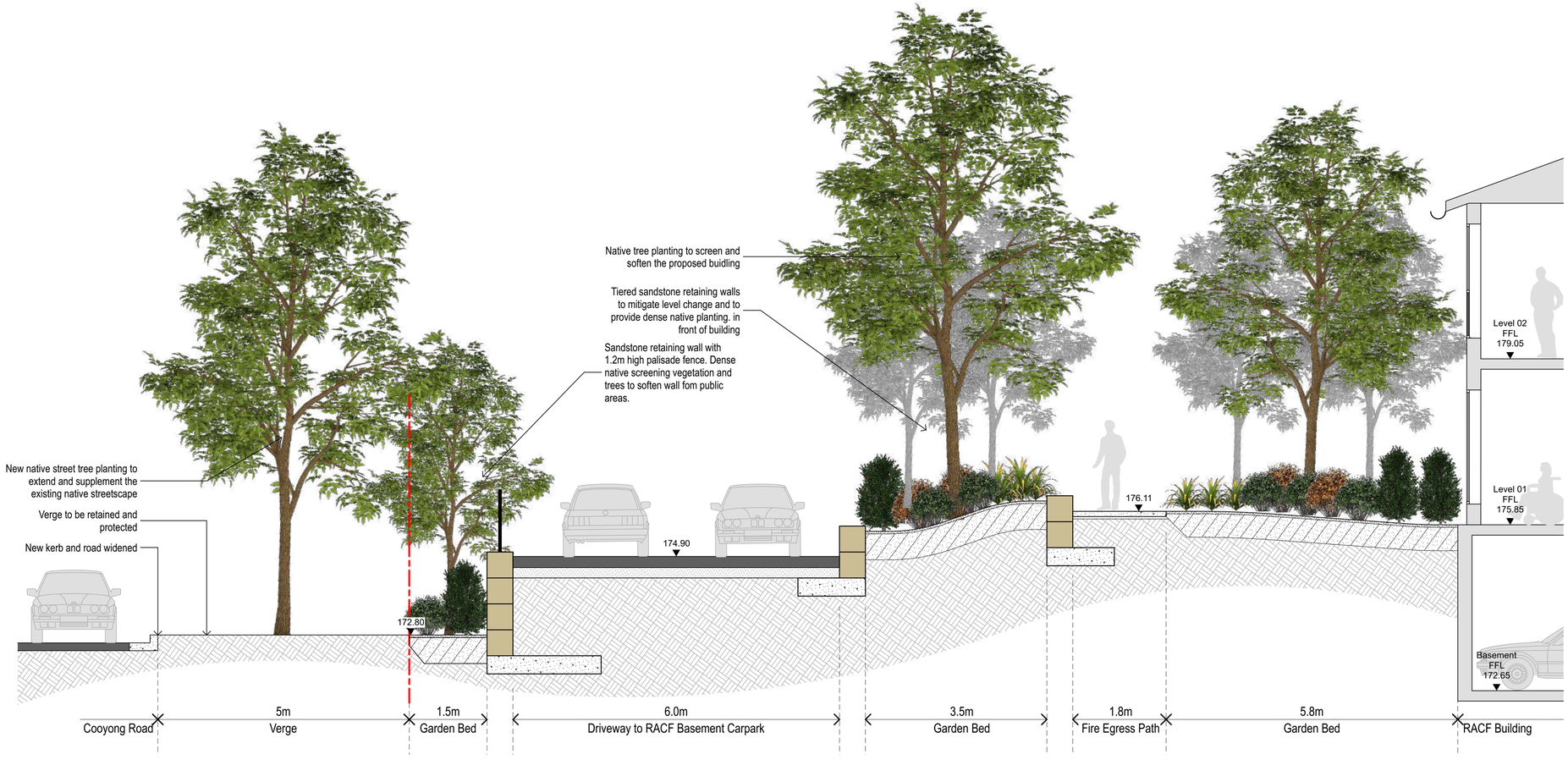
North
Project No : 18.17
Designed : RWS/CLB
Drawn : RWS/CLB
Scale : N/A

DRAWING TITLE
Plant Schedule & Indicative Imagery

DRAWING NUMBER
L-SD-06

REVISION
A

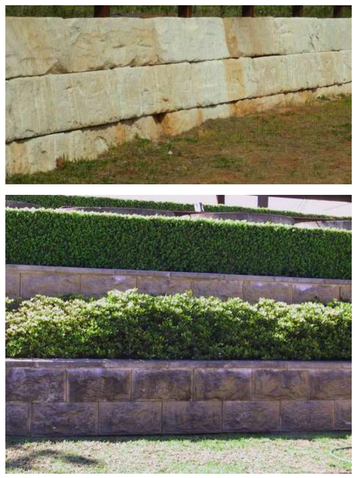
Plotted at : 10:15 am 4/10/18



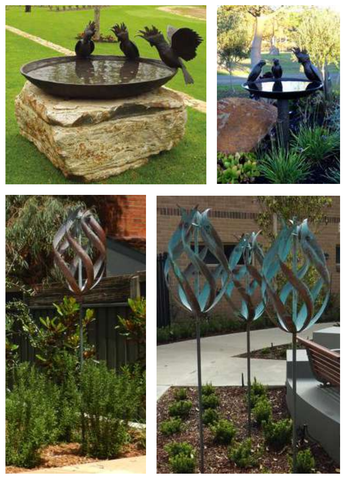
01 Section AA - Residential Dwellings and On-Structure Landscape

Scale 1:50 @ A1, 1:100 @ A3

INDICATIVE CHARACTER IMAGERY



Tiered Sandstone Retaining Walls



Bird Baths and Wind Sculptures - Feature elements within the RACF & ILU courtyards

Bench Seats

Trough Planters - For On-Structure Planting, Screening & Accessible Vegetable Gardens

General Character - Native Revegetation

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SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 F 02 9957 3977 W ARTERRA.COM.AU

REVISION	DESCRIPTION	CHKD	DATE
A	For Development Application	RWS	04/10/18

PROJECT & CLIENT
58 Laitoki Road, Terrey Hills - ILUs and RACF
Tolucy Pty Ltd

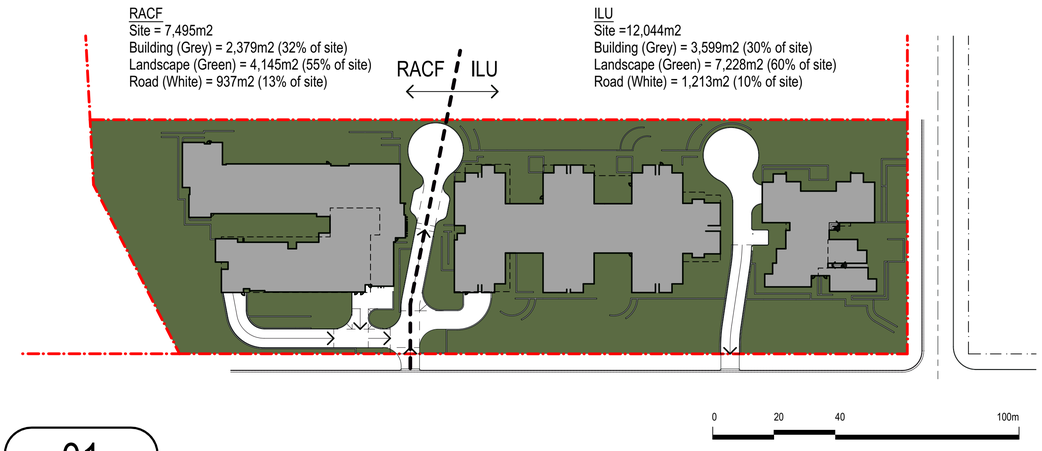
North
Project No : 18.17
Designed : RWS/CLB
Drawn : RWS/CLB
Scale : N/A

DRAWING TITLE
Landscape Section and Indicative Imagery

DRAWING NUMBER
L-SD-07

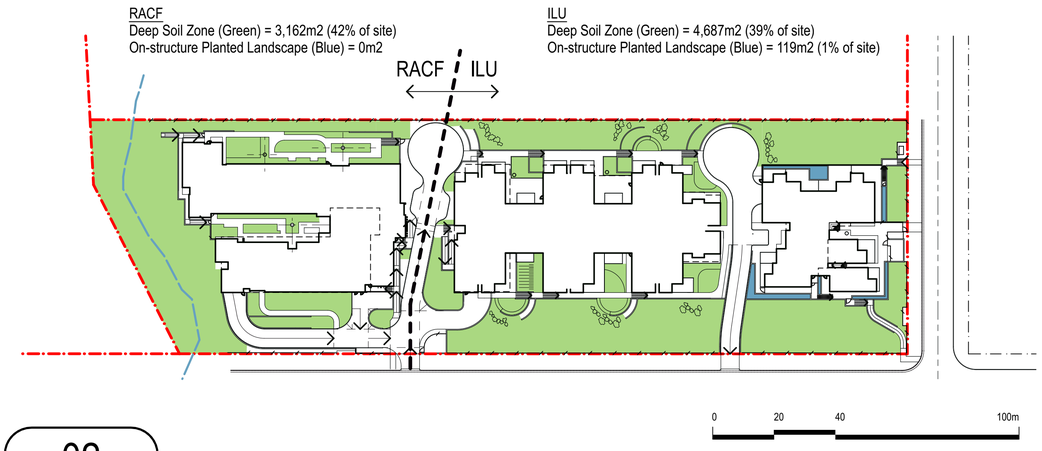
REVISION
A

Plotted at : 10:15 am 4/10/18



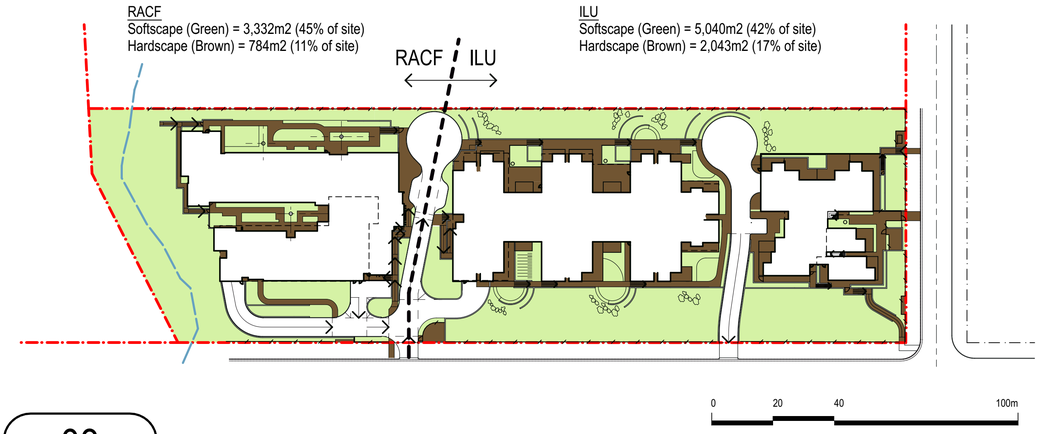
01 Total Site and Landscape Area

Scale 1:1000 @ A1, 1:2000 @ A3



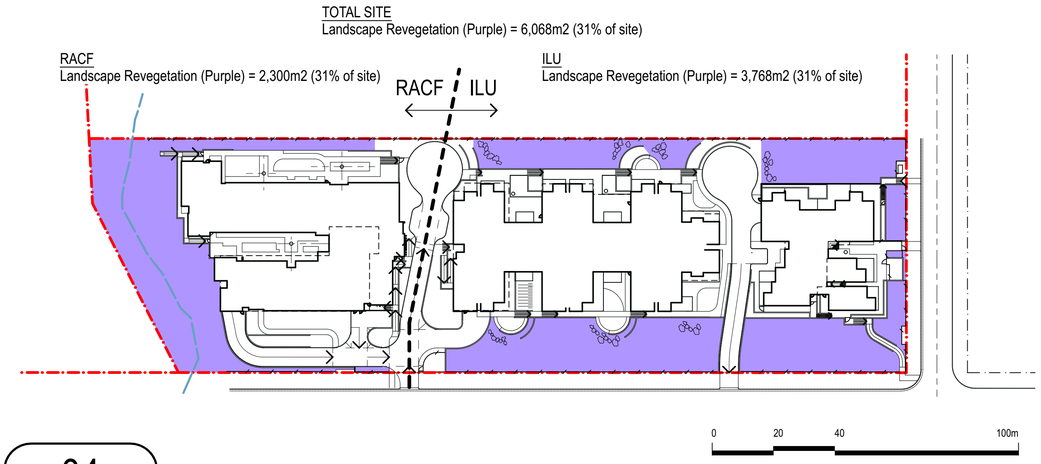
02 Deep Soil Zone and On-structure Planted Landscape

Scale 1:1000 @ A1, 1:2000 @ A3



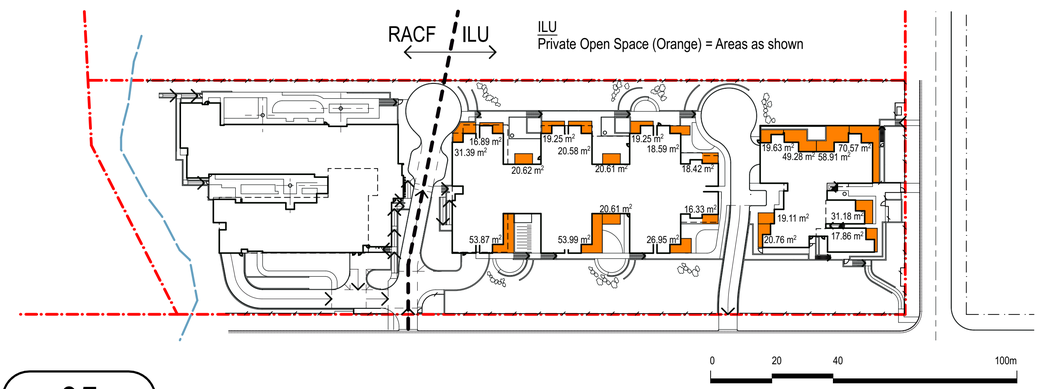
03 Softscape and Hardscape

Scale 1:1000 @ A1, 1:2000 @ A3



04 Revegetation Zones

Scale 1:1000 @ A1, 1:2000 @ A3



05 Private ILU On-Grade Courtyards

Scale 1:1000 @ A1, 1:2000 @ A3

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SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
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REVISION	DESCRIPTION	CHKD	DATE
A	For Development Application	RWS	04/10/18

PROJECT & CLIENT
58 Laitoki Road, Terrey Hills - ILUs and RACF
Tolucy Pty Ltd

Project No : 18.17
Designed : RWS/CLB
Drawn : RWS/CLB
Scale : As Shown
North

DRAWING TITLE
Landscape Area Calculations

DRAWING NUMBER
L-SD-08

REVISION
A

Plotted at : 10:15 am 4/10/18

Overview - Looking South East Over ILUs

RACF and ILUs - 58 Laitoki Road, Terrey Hills
Landscape - Indicative Perspective Imagery
04 October 2018

arterra LANDSCAPE ARCHITECTS

Overview - Looking North East with the RACF in the Foreground and the ILUs Beyond

Overview - Entry to the RACF and the Lower ILUs

Southern Side Passage to the ILUs

Laitoki Road Pedestrian Connection

Eastern Driveway Entry to ILUs

RACF Cafe

Side Passage North of the ILUs

RACF Courtyard

Western Driveway Entry to the RACF and Western ILUs