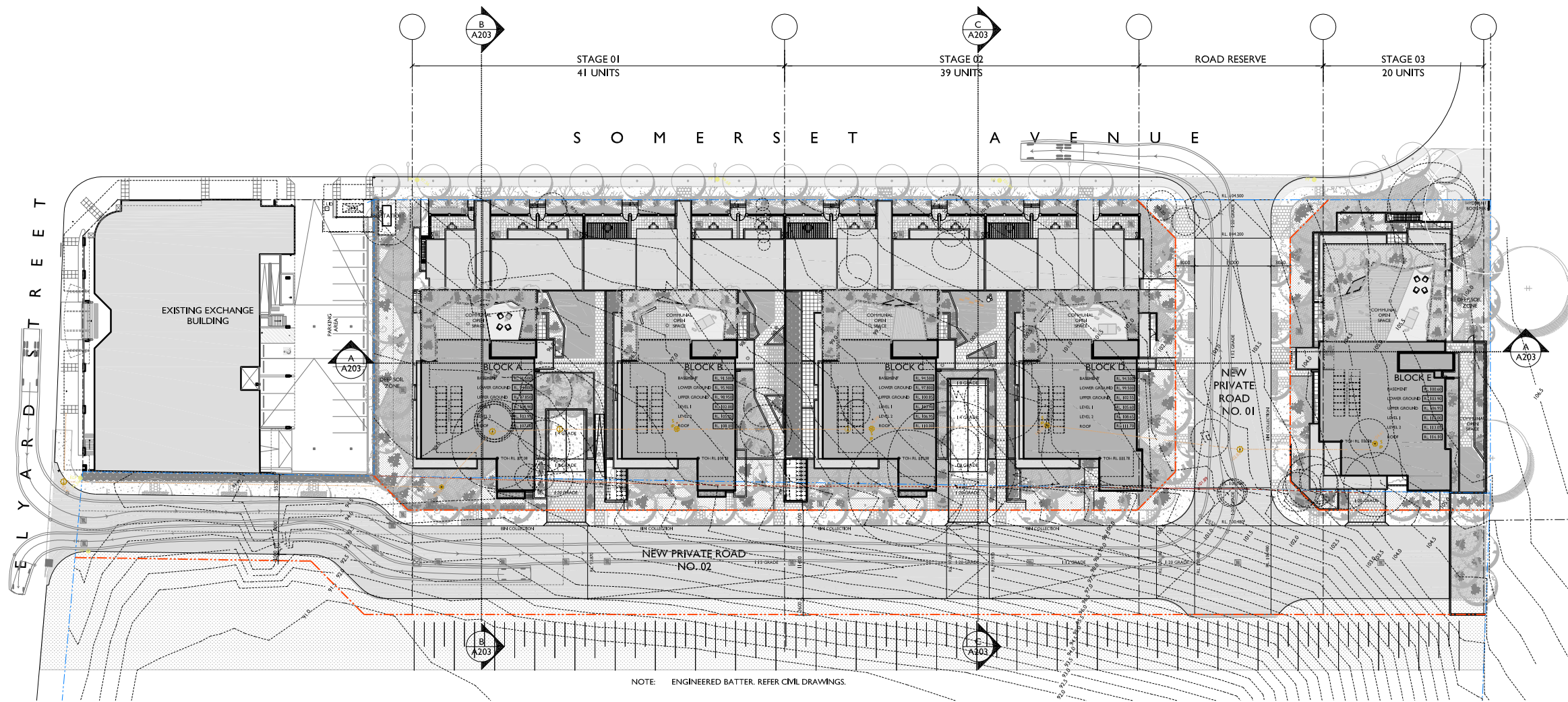


SITE / ROOF PLAN

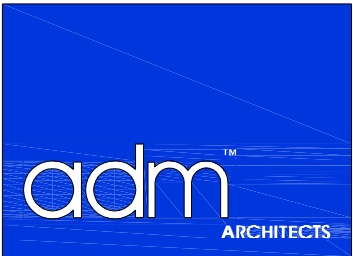
NOTE: REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR
STORMWATER COLLECTION & ALL EXTERNAL SURFACE LEVELS.
REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR
ALL PAVING & PLANTING DETAILS.

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a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA
B	28.08.19	AMENDED FOR DA
C	30.09.19	AMENDED FOR DA

NOT FOR CONSTRUCTION LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING VEGETATION TO BE REMOVED
- EXISTING CONTOUR LINE
- EXISTING LEVEL (AHD)
- PROPOSED STRUCTURAL LEVEL
- EXISTING SEWER LINE (TO BE RELOCATED)



Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title DEVELOPMENT APPLICATION SITE / ROOF PLAN		
Scale 1:400 @ A1 1:800 @ A3	Date JULY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-100	Issue C

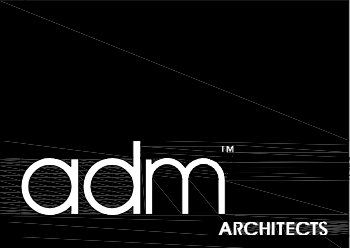
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ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA
B	03.07.19	AMENDED FOR DA
C	28.08.19	AMENDED FOR DA
D	23.09.19	AMENDED FOR DA

NOT FOR CONSTRUCTION
LEGEND

- EXISTING BOUNDARY
PROPOSED BOUNDARY

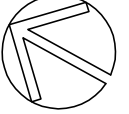
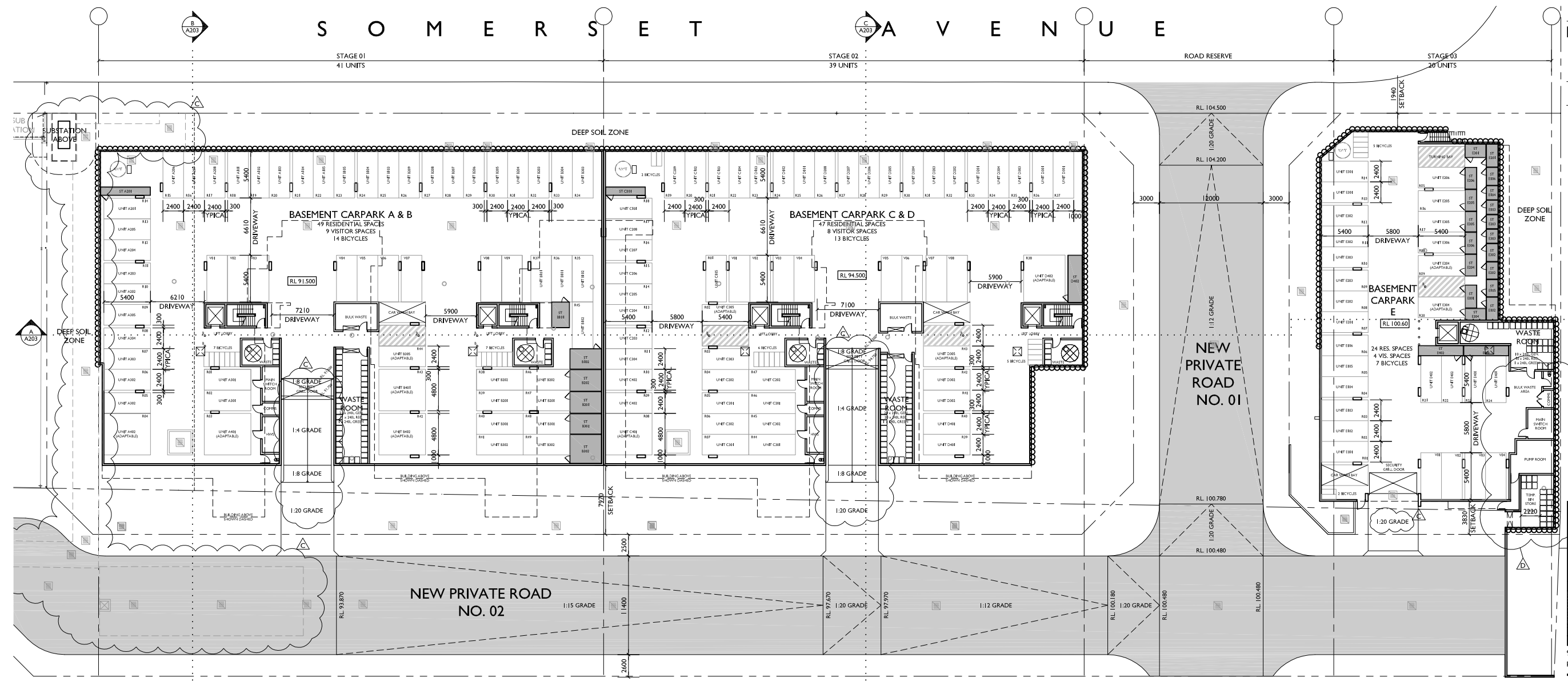


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Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title		
DEVELOPMENT APPLICATION BASEMENT FLOOR PLAN		
Scale	Date	
1:250 @ A1 1:500 @ A3	JULY 2019	
Drawn	Checked	
LGD SP	ADM	
Project No.	Drawing No.	Issue
2018-24	A-101	D

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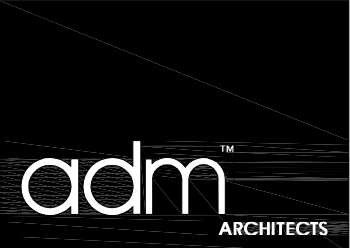
BASEMENT FLOOR PLAN

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D	23.09.19	AMENDED FOR DA

NOT FOR CONSTRUCTION
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- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SUNLIGHT ACCESS
- CROSS VENTILATION



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Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN

For
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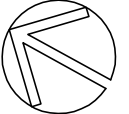
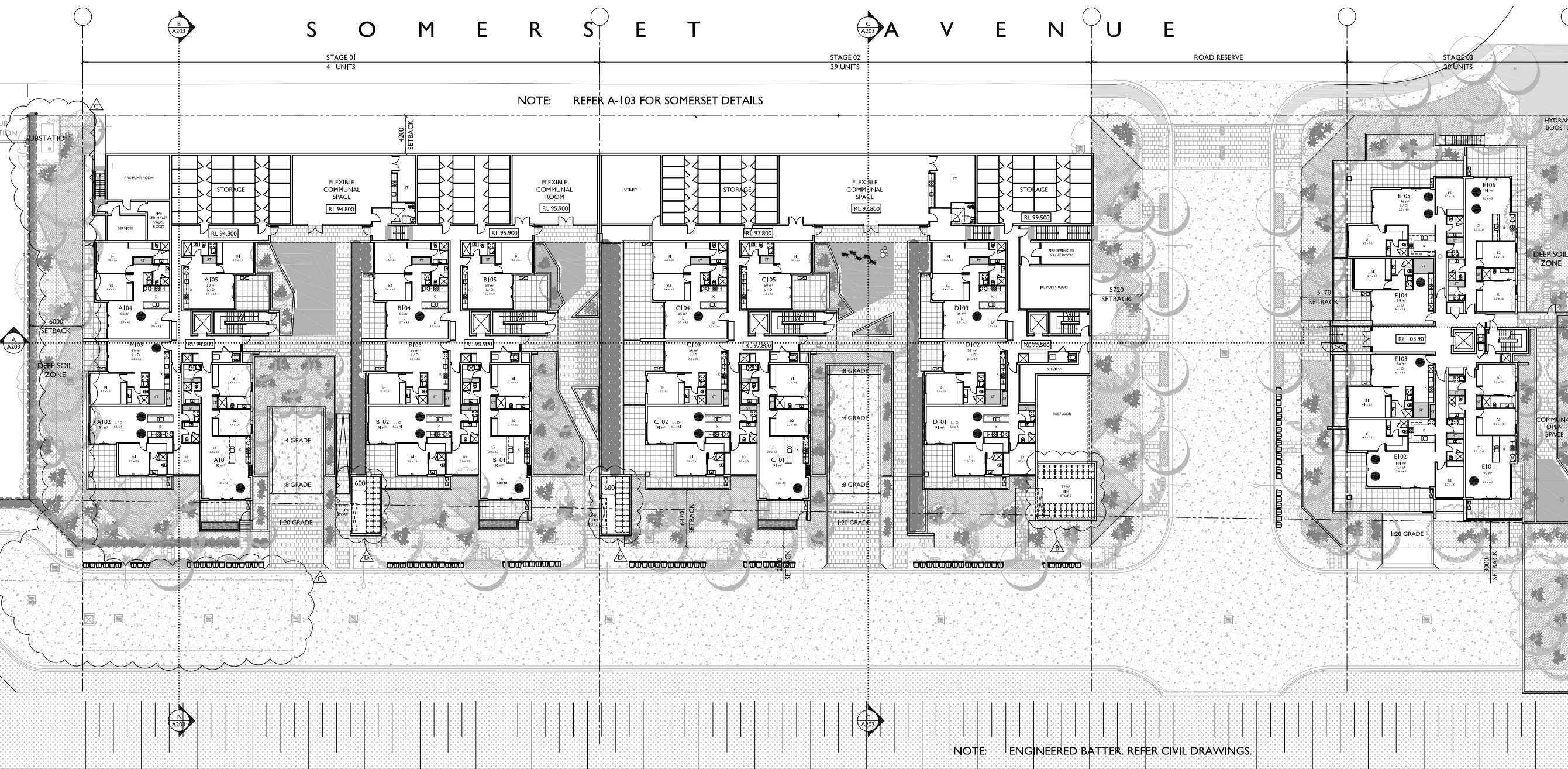
Title
DEVELOPMENT APPLICATION
LOWER GROUND FLOOR PLAN

Scale 1:250 @ A1 1:500 @ A3	Date JULY 2019
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Drawn LGD SP	Checked ADM
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Project No. 2018-24	Drawing No. A-102	Issue D
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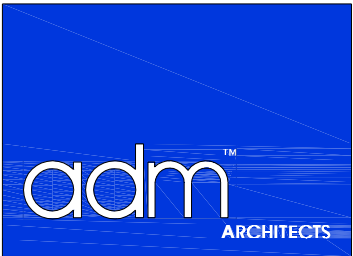
LOWER GROUND FLOOR PLAN

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ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA
B	28.08.19	AMENDED FOR DA

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LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SUNLIGHT ACCESS
- CROSS VENTILATION



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Project
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COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN

For
ELYARD GARDENS DEVELOPMENT PTY LTD

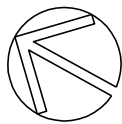
Title
DEVELOPMENT APPLICATION
UPPER GROUND FLOOR PLAN

Scale	Date
1:250 @ A1	JULY 2019
1:500 @ A3	

Drawn	Checked
LGD SP	ADM

Project No.	Drawing No.	Issue
2018-24	A-103	B

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UPPER GROUND FLOOR PLAN

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ISSUE	DATE	DESCRIPTION
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LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SUNLIGHT ACCESS
- CROSS VENTILATION



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Project
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COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN

For
ELYARD GARDENS DEVELOPMENT PTY LTD

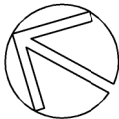
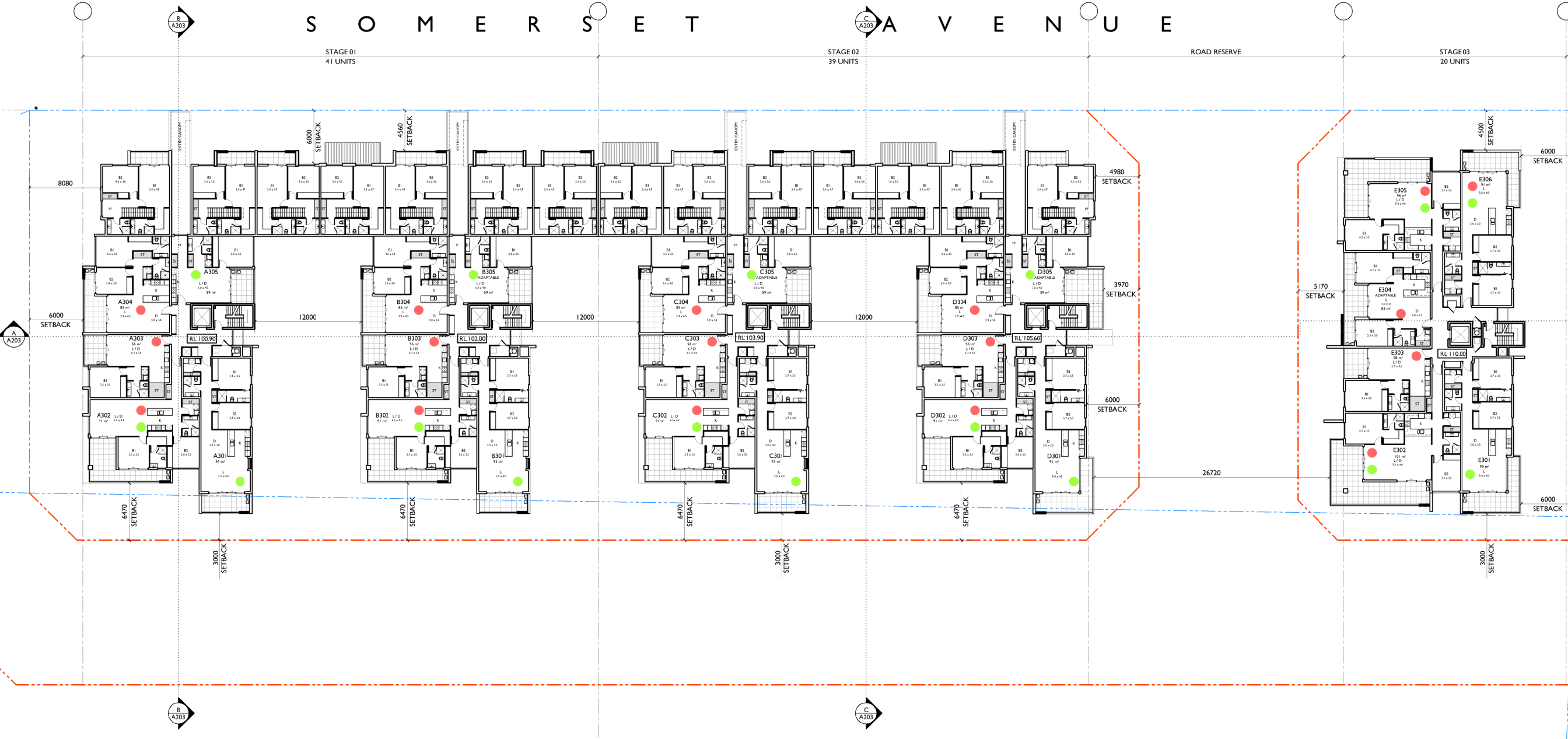
Title
DEVELOPMENT APPLICATION
LEVEL I FLOOR PLAN

Scale 1:250 @ A1 1:500 @ A3	Date FEBRUARY 2019
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Drawn LGD SP	Checked ADM
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Project No. 2018-24	Drawing No. A-104	Issue A
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LEVEL I FLOOR PLAN

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ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA

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LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SUNLIGHT ACCESS
- CROSS VENTILATION

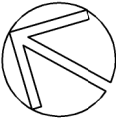


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Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title		
DEVELOPMENT APPLICATION LEVEL 2 FLOOR PLAN		
Scale 1:250 @ A1 1:500 @ A3	Date FEBRUARY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-105	Issue A

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LEVEL 2 FLOOR PLAN

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A	22.02.19	ISSUED FOR DA
B	03.07.19	AMENDED FOR DA

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WEST ELEVATION
NEW PRIVATE ROAD No. 2 ASPECT



NORTH ELEVATION
BLOCK A



NORTH ELEVATION
BLOCK E (NEW PRIVATE ROAD No. 1 ASPECT)



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Project
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COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN

For
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Title
DEVELOPMENT APPLICATION
WEST AND NORTH ELEVATION

Scale
1:250 @ A1
1:500 @ A3
Date
JULY 2019

Drawn
LGD SP
Checked
ADM

Project No.
2018-24
Drawing No.
A-202
Issue
B

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ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA

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EAST ELEVATION
SOMERSET AVENUE ASPECT



SOUTH ELEVATION
BLOCK E



SOUTH ELEVATION
BLOCK D (NEW PRIVATE ROAD No. 1 ASPECT)



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Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN

For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title
DEVELOPMENT APPLICATION
EAST AND SOUTH ELEVATIONS

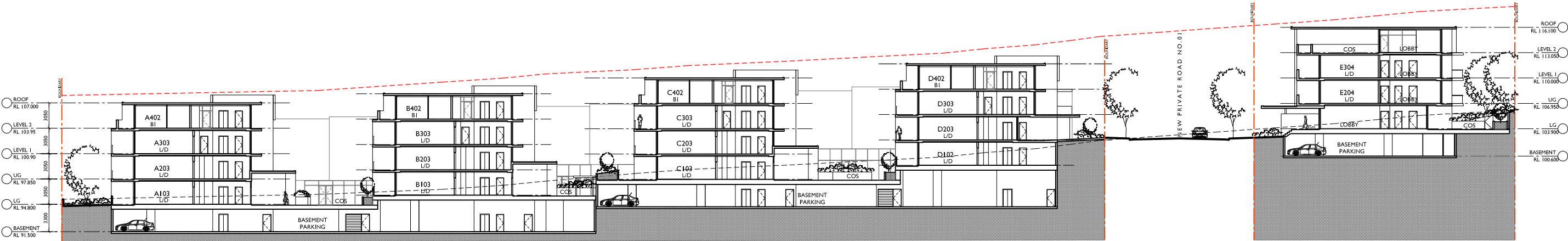
Scale 1:250 @ A1 1:500 @ A3		Date FEBRUARY 2019
Drawn LGD SP		Checked ADM
Project No. 2018-24	Drawing No. A-201	Issue A

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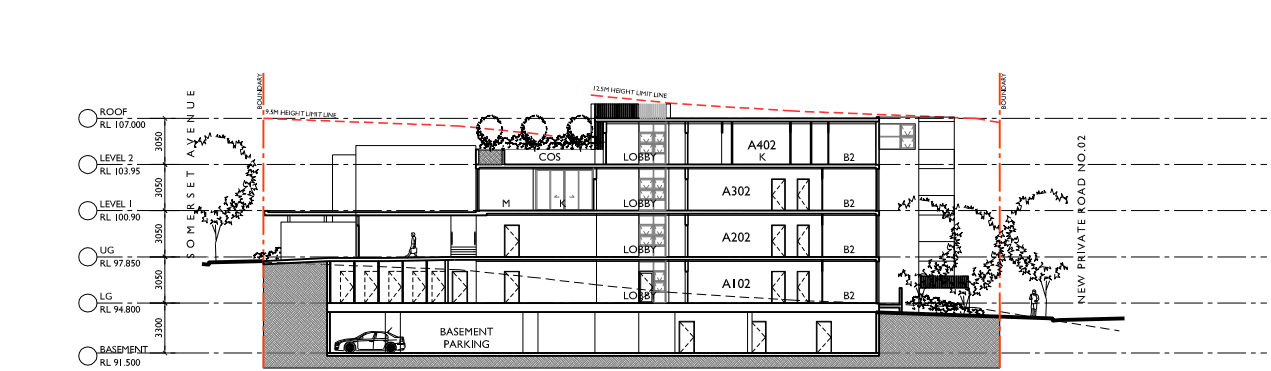
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ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA
B	28.08.19	AMENDED FOR DA

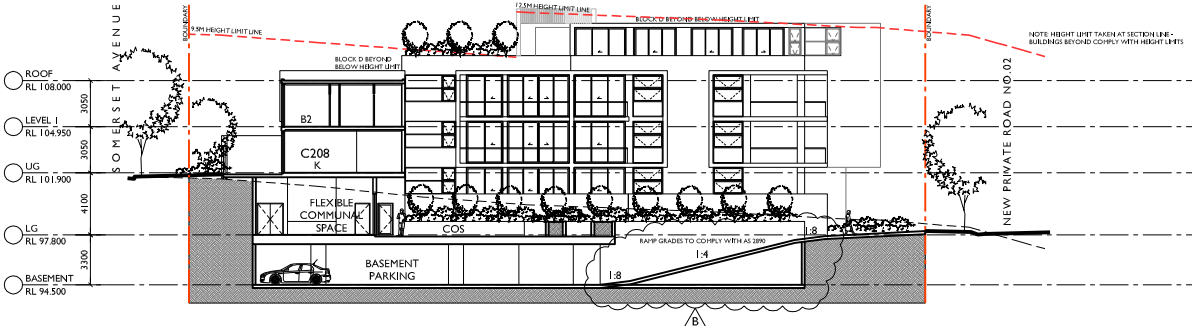
NOT FOR CONSTRUCTION



SECTION AA



SECTION BB



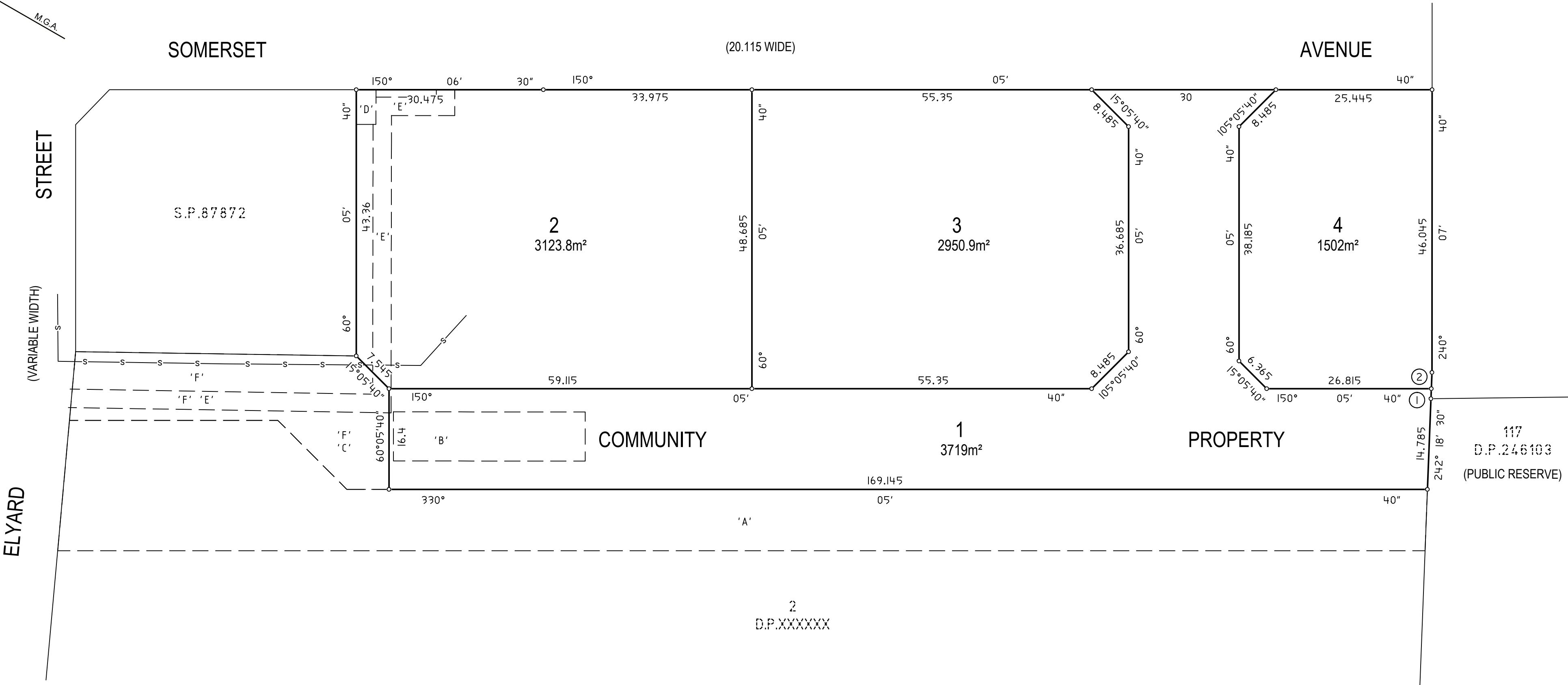
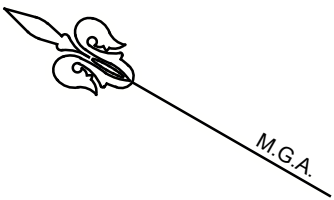
SECTION CC

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Project
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COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title DEVELOPMENT APPLICATION SECTIONS		
Scale 1:250 @ A1 1:500 @ A3	Date JULY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-203	Issue B



DETAIL PLAN

NOTE:

PLAN **NOT** FOR NSW LRS INVESTIGATION

PRELIMINARY PLAN ONLY LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE **INDICATIVE ONLY** & SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

—s—s— EXISTING SEWER MAIN

- 'A' - EASEMENT FOR SUPPORT VARIABLE WIDTH (LOCATION TO BE CONFIRMED)
- 'B' - RESTRICTION ON THE USE OF LAND (STORMWATER DETENTION) (LOCATION TO BE CONFIRMED)
- 'C' - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (VIDE D.P.)
- 'D' - PROPOSED SUBSTATION
- 'E' - EASEMENT TO DRAIN WATER 3 WIDE
- 'F' - EASEMENT TO DRAIN WATER VARIABLE WIDTH

SCHEDULE OF LINES

No.	BEARING	DISTANCE
1	242°20'40"	1.625
2	242°20'40"	2.645

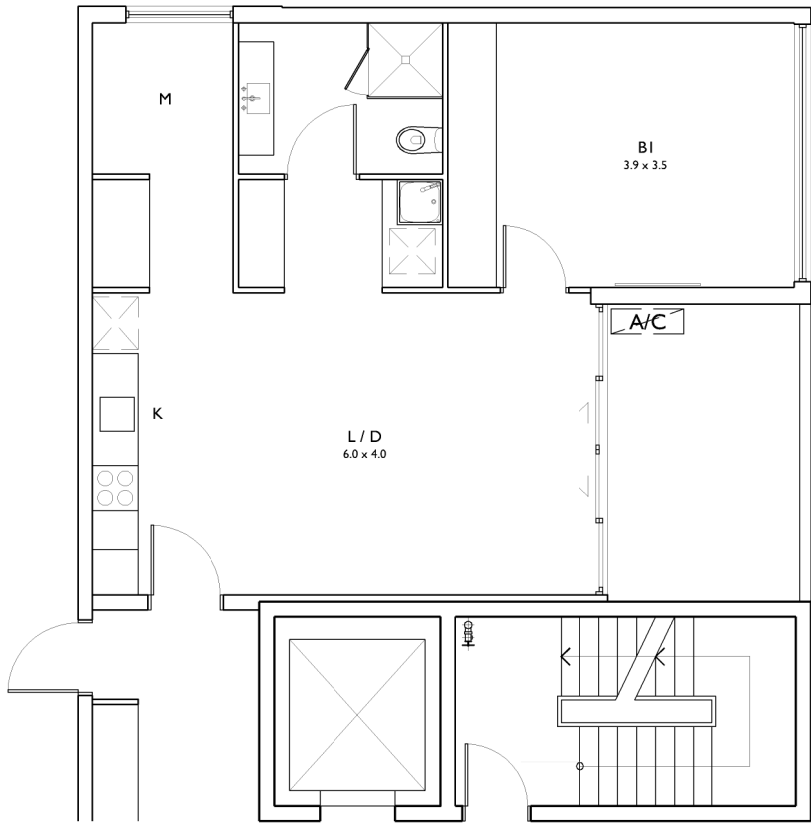
COMMUNITY PLAN

SURVEYOR Name: DUNCAN JOHN SIM Date: Reference: 021-19_S02	PLAN OF SUBDIVISION OF LOT 1 D.P.XXXXXX (BEING SUBDIVISION OF LOTS 21 & 22 D.P.30539, LOTS 23-31 D.P.201585 & LOT 6 D.P.812672)	LGA: CAMDEN Locality: NARELLAN Reduction Ratio: 1: 500 Lengths are in metres	Registered	D.P. DRAFT REVISION [03] DATE:30/9/2019
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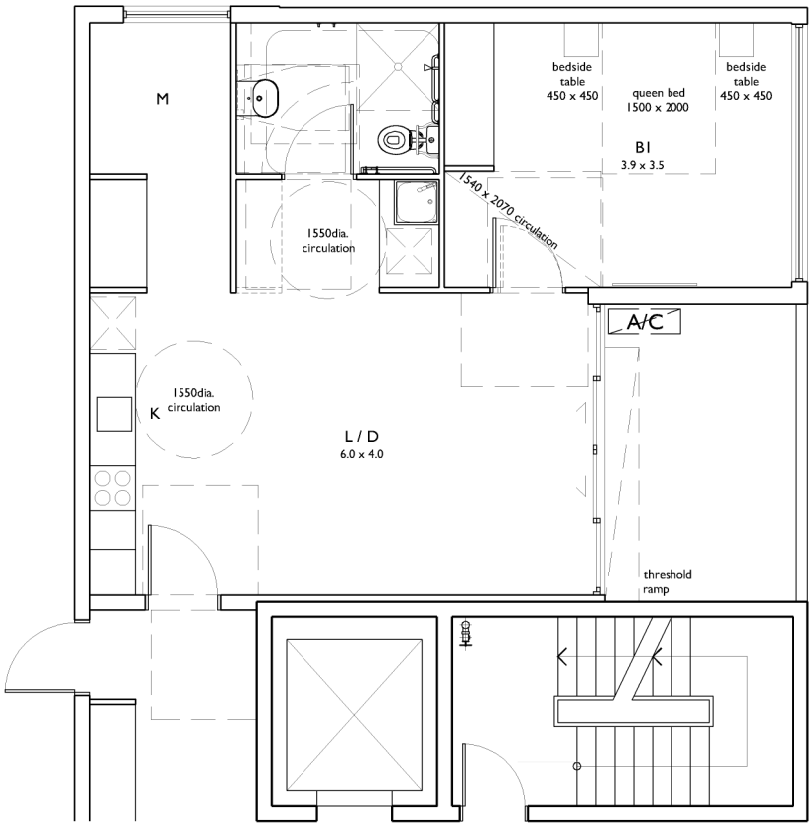
ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA

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PRE-ADAPTATION PLAN (1 BED TYPE)

UNITS B305, C305, D305
CLASS C ADAPTABLE UNIT TO AS 4299



POST-ADAPTATION PLAN

UNITS B305, C305, D305
REFER TO ACCESS CONSULTANT'S REPORT



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Project
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COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN

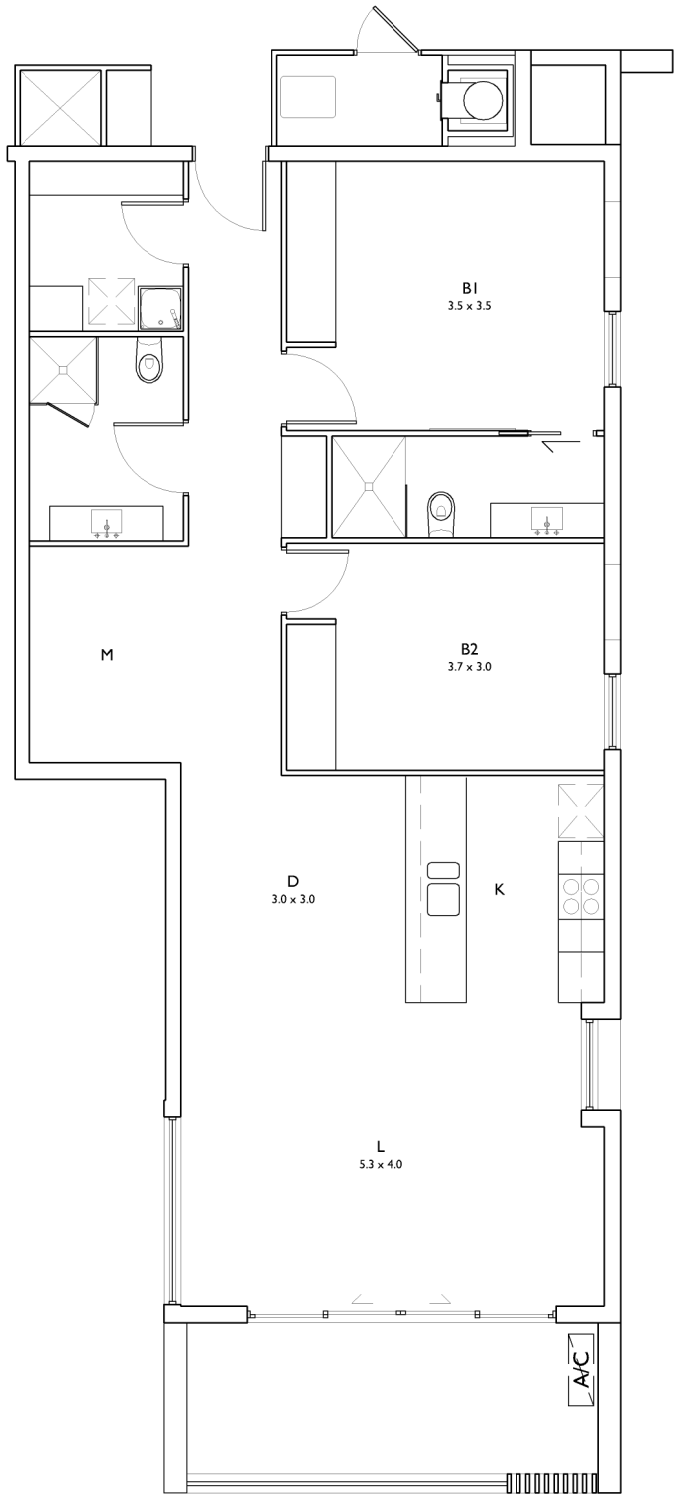
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title
DEVELOPMENT APPLICATION
PRE AND POST ADAPTATION PLAN 01

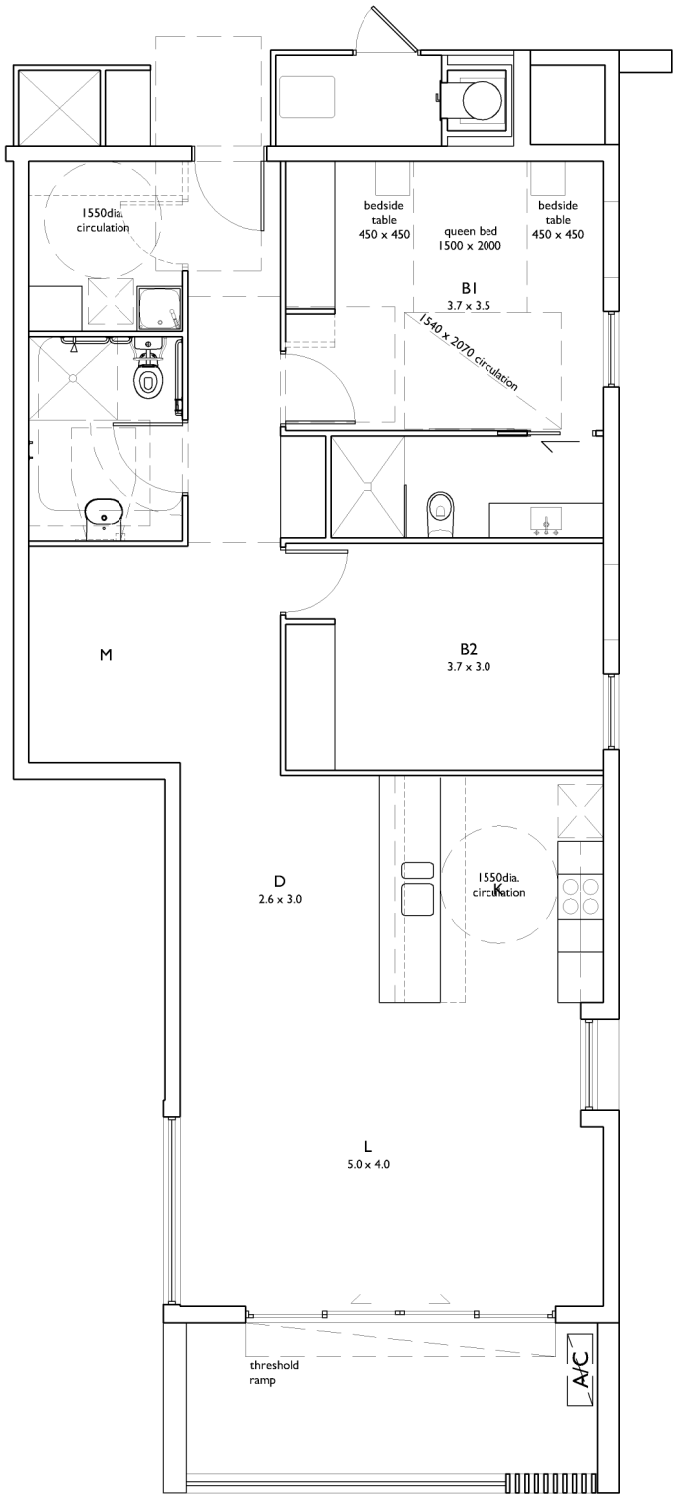
Scale 1:50 @ A1 1:100 @ A3	Date FEBRUARY 2019
Drawn LGD SP	Checked ADM

Project No. 2018-24	Drawing No. A-301	Issue A
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PRE-ADAPTATION PLAN (2 BED TYPE)
UNITS A401, B401, C401
CLASS C ADAPTABLE UNIT TO AS 4299



POST-ADAPTATION PLAN
UNITS A401, B401, C401
REFER TO ACCESS CONSULTANT'S REPORT

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Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
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NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

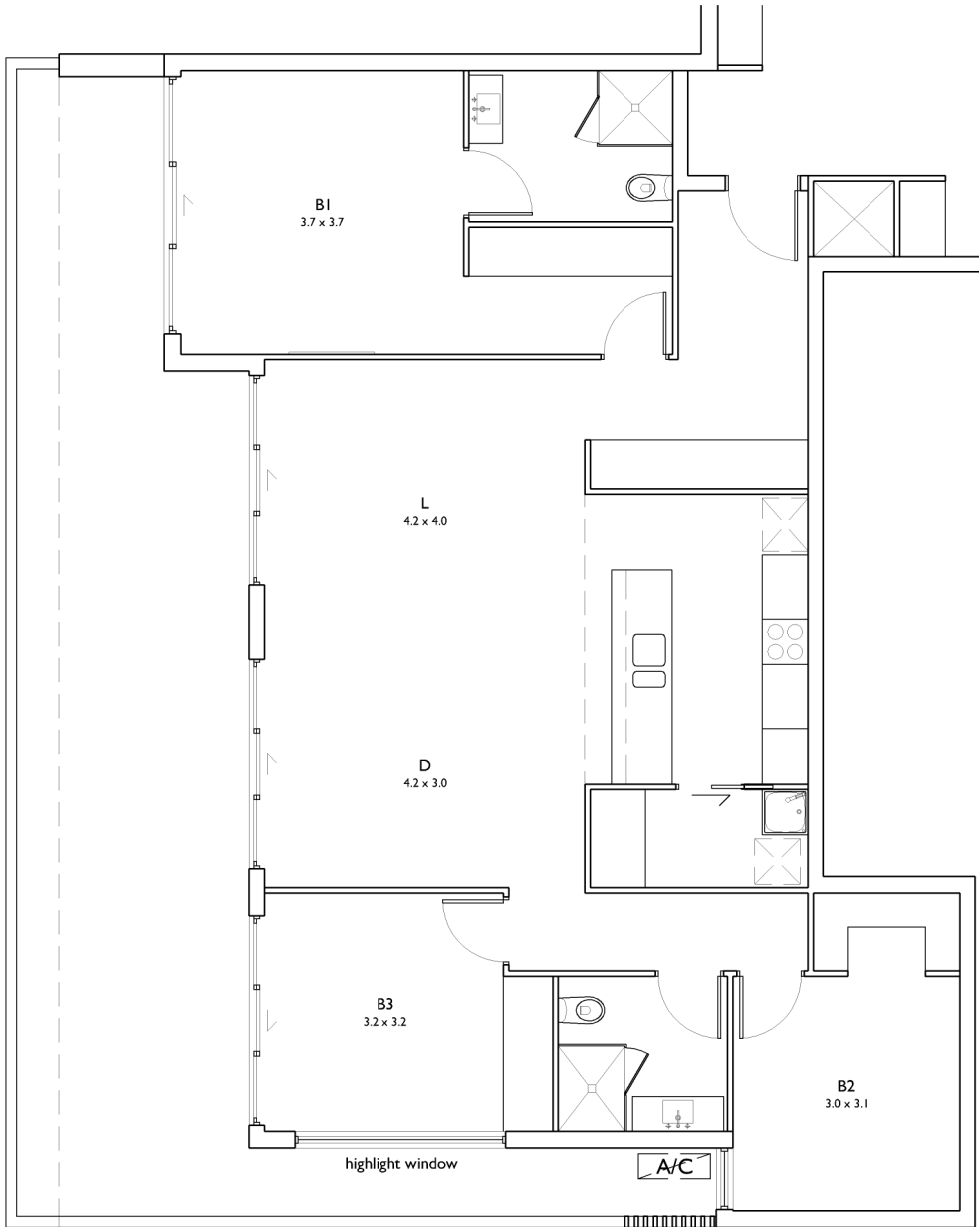
Title DEVELOPMENT APPLICATION PRE AND POST ADAPTATION PLAN 02		
Scale 1:50 @ A1 1:100 @ A3	Date FEBRUARY 2019	
Drawn LGD SP	Checked ADM	
ProjectNo. 2018-24	Drawing No. A-302	Issue A

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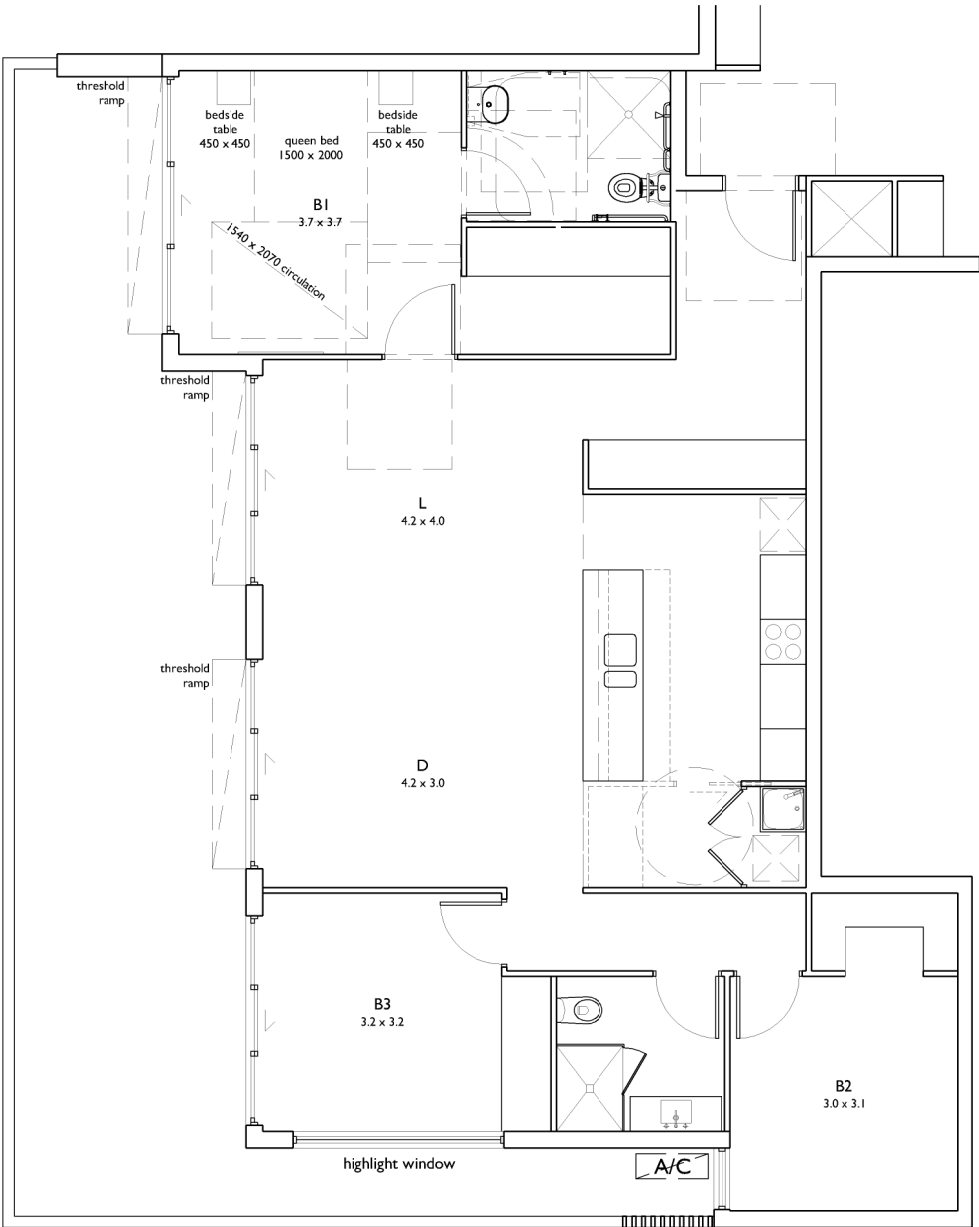
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PRE-ADAPTATION PLAN (3 BED TYPE)

UNITS A402, B402, D402
CLASS C ADAPTABLE UNIT TO AS 4299



POST-ADAPTATION PLAN

UNITS A402, B402, D402
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Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN

For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title
DEVELOPMENT APPLICATION
PRE AND POST ADAPTATION PLAN 03

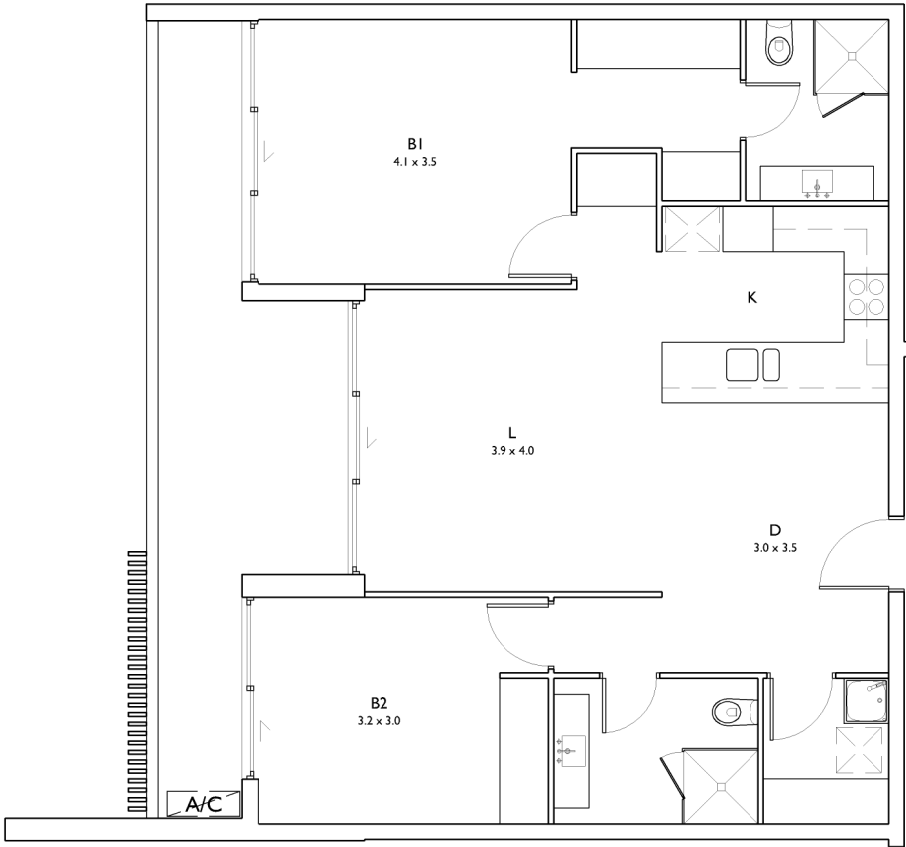
Scale 1:50 @ A1 1:100 @ A3		Date FEBRUARY 2019	
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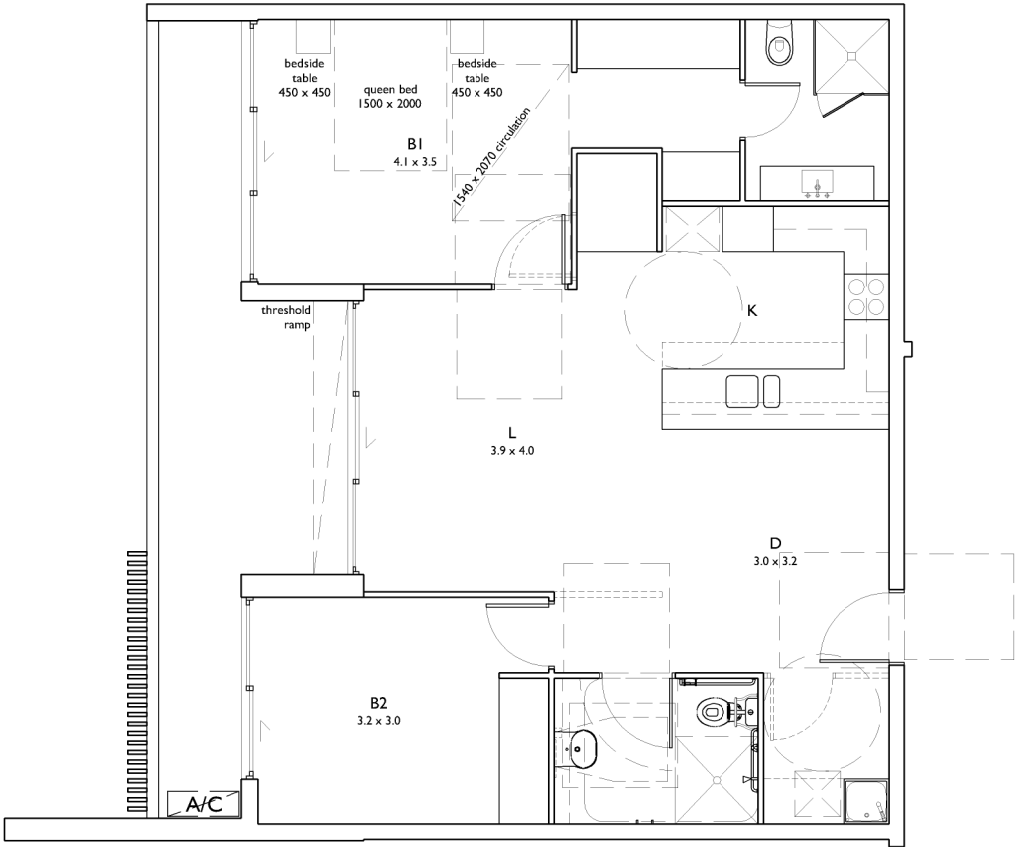
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PRE-ADAPTATION PLAN (2 BED TYPE)
UNITS E204, E304
CLASS C ADAPTABLE UNIT TO AS 4299



POST-ADAPTATION PLAN
UNITS E204, E304
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For
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Title		
DEVELOPMENT APPLICATION PRE AND POST ADAPTATION PLAN 04		
Scale	Date	
1:50 @ A1 1:100 @ A3	FEBRUARY 2019	
Drawn	Checked	
LGD SP	ADM	
Project No.	Drawing No.	Issue
2018-24	A-304	A

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ARTIST IMPRESSION 03
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Title DEVELOPMENT APPLICATION ARTIST IMPRESSION 03		
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Project No. 2018-24	Drawing No. A-503	Issue A

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ARTIST IMPRESSION 01
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ARTIST IMPRESSION 02
CNR SOMERSET AVENUE AND NEW ROAD No. 1 PERSPECTIVE (LOOKING SOUTHWARD)



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ARTIST IMPRESSION 02

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2018-24	A-502	A

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ARTIST IMPRESSION 03
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ARTIST IMPRESSION 04
NEW ROAD No. 1 AND NEW ROAD No. 2 INTERSECTION - BLOCKS D AND E (LOOKING EASTWARD)

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2018-24	A-504	A

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ARTIST IMPRESSION 05
SEPARATION BETWEEN BLOCKS B AND C (LOOKING EASTWARD FROM NEW ROAD No. 2)

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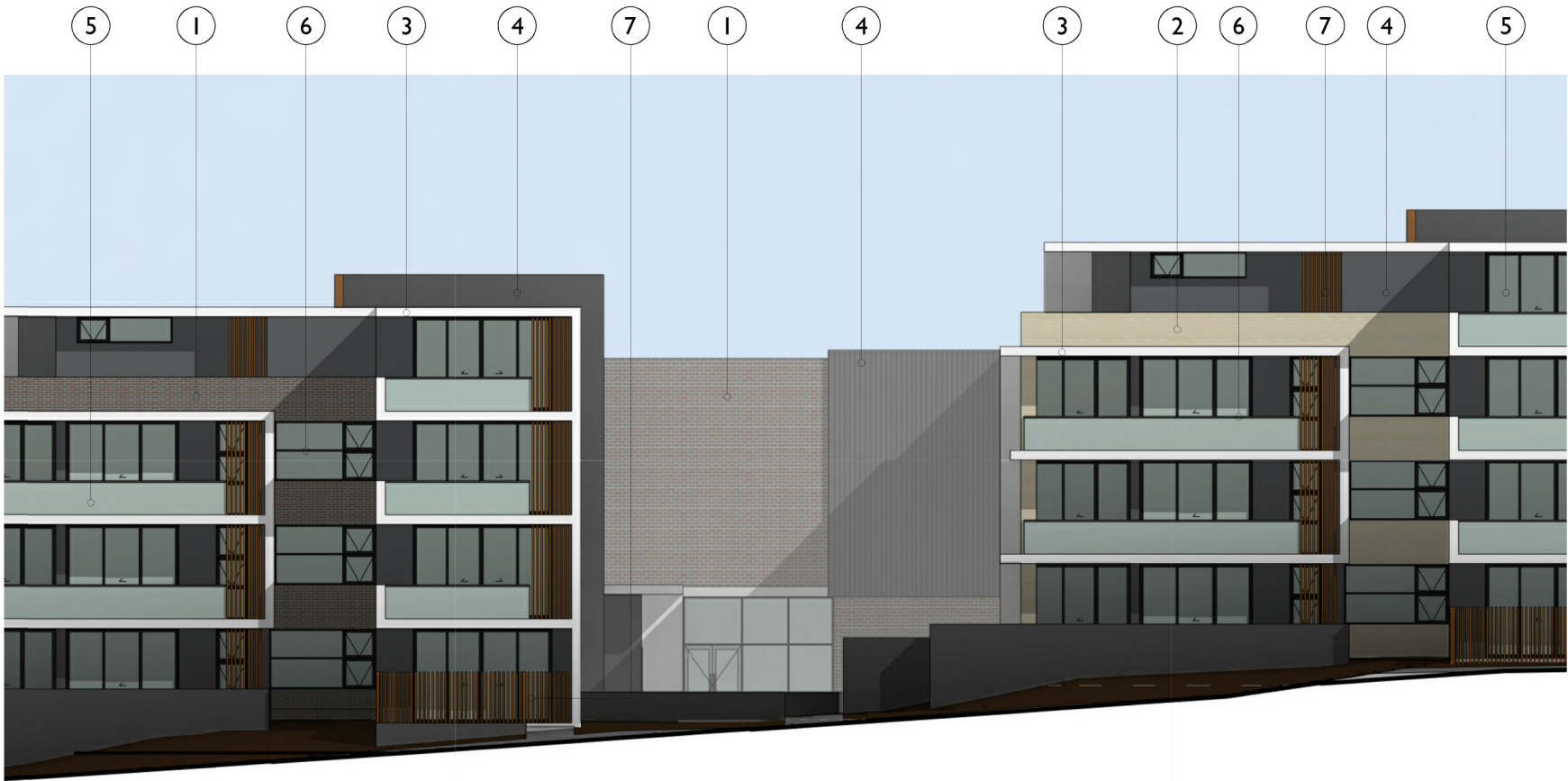
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Title
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ARTIST IMPRESSION 05

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ProjectNo.	Drawing No.	Issue
2018-24	A-505	A

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COLOUR AND MATERIALS SCHEDULE

1

AUSTRAL BRICKS
BOWRAL BLUE
MASONRY ELEMENTS

2

AUSTRAL BRICKS
CHILLINGHAM
WHITE
MASONRY ELEMENTS

3

DULUX
VIVID WHITE
CONCRETE UPTURNS, SLAB
EDGES AND WALLING

4

DULUX
WESTERN MYALL
PAINTED WALLING AND
CLADDING

5

CLEAR GLAZING
GLAZING ELEMENTS AND
GLAZED BALUSTRADES

6

POWDERCOAT
GUNMETAL KINETIC
PEARL
DOOR AND WINDOW
FRAMES, LOUVRES, AND
HANDRAILS

7

TIMBER LOOK
ALUMINIUM
SCREENING, FENCING, AND
BATTENS

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For
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Title DEVELOPMENT APPLICATION COLOUR AND MATERIALS SCHEDULE 01		
Scale 1:250 @ A1 1:500 @ A3		Date FEBRUARY 2019
Drawn LGD SP		Checked ADM
Project No. 2018-24	Drawing No. A-506	Issue A



COLOUR AND MATERIALS SCHEDULE

1

AUSTRAL BRICKS
BOWRAL BLUE
MASONRY ELEMENTS

2

SANDSTONE TILES
SANDSTONE TILED WALLS

3

DULUX
VIVID WHITE
CONCRETE UPTURNS, SLAB
EDGES AND WALLING

4

DULUX
WESTERN MYALL
PAINTED WALLING AND
CLADDING

5

DULUX
TIMELESS GREY
PAINTED WALLING

6

DULUX
MUD PACK
PAINTED WALLING

7

CLEAR GLAZING
GLAZING ELEMENTS AND
GLAZED BALUSTRADES

8

POWDERCOAT
GUNMETAL KINETIC
PEARL
DOOR AND WINDOW
FRAMES, LOUVRES, AND
HANDRAILS

9

TIMBER LOOK
ALUMINIUM
SCREENING, FENCING, AND
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Title
DEVELOPMENT APPLICATION
COLOUR AND MATERIAL SCHEDULE 02

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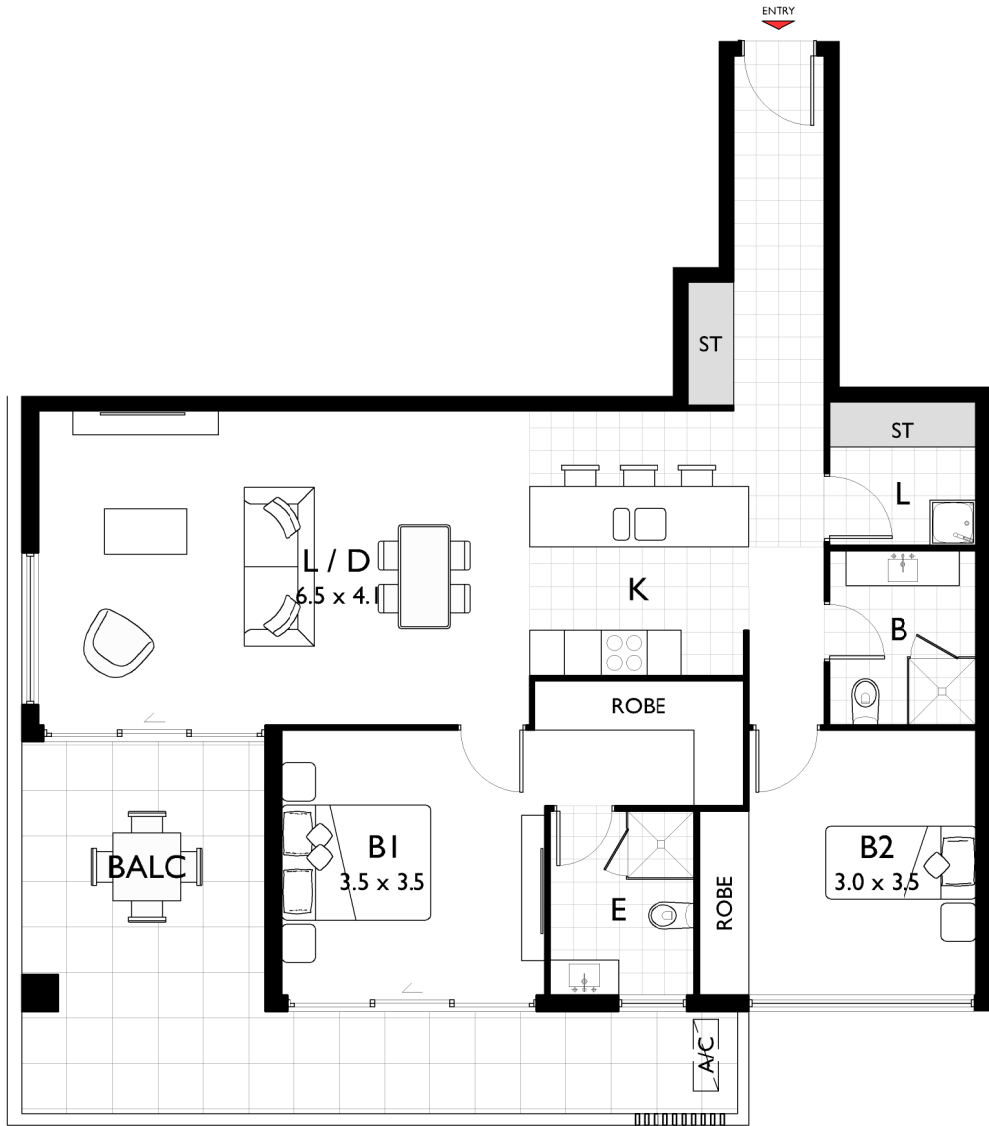


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Title DEVELOPMENT APPLICATION TYPICAL UNIT & FURNITURE LAYOUT PLANS 01		
Scale 1:50 @ A1 1:100 @ A3	Date FEBRUARY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-701	Issue A

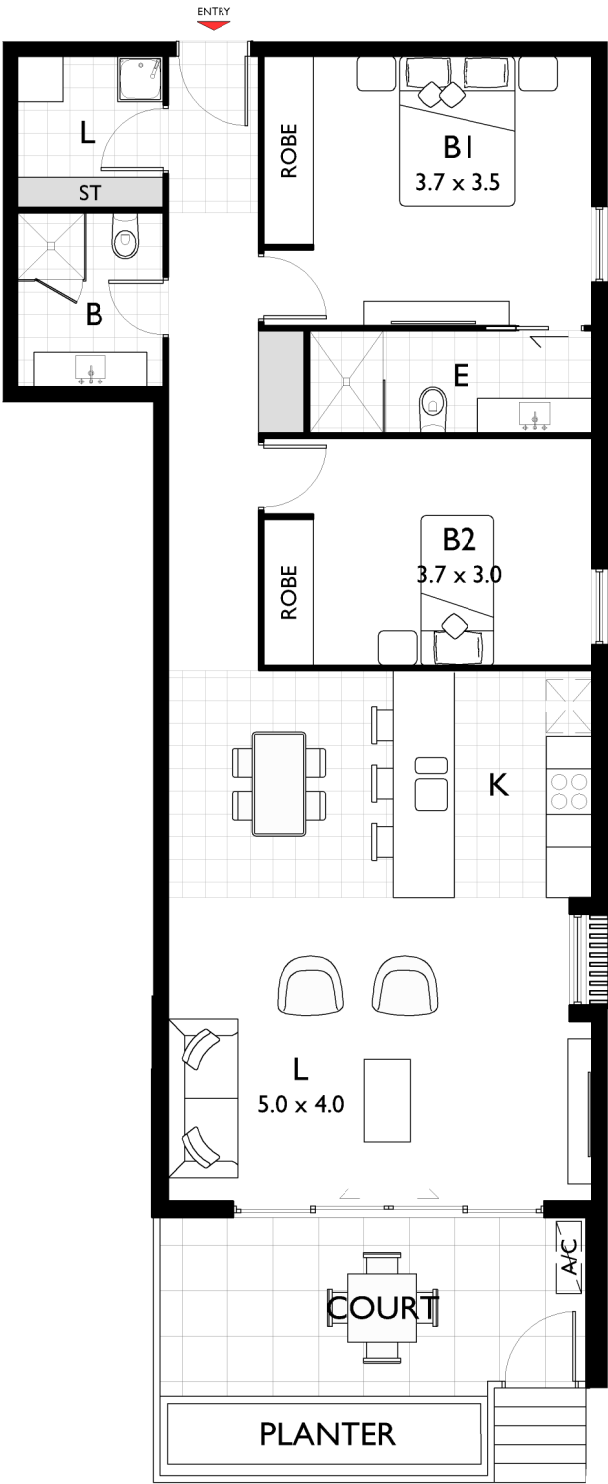
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TYPICAL 2 BED - NORTH EAST OR WEST CORNER UNIT

INTERNAL AREA: 91m² EXTERNAL AREA: 24m²

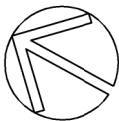
* BALCONIES AND COURTYARD LAYOUTS DIFFER



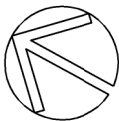
TYPICAL 2 BED - SOUTH EAST OR WEST CORNER UNIT

INTERNAL AREA: 93m² EXTERNAL AREA: 17m²

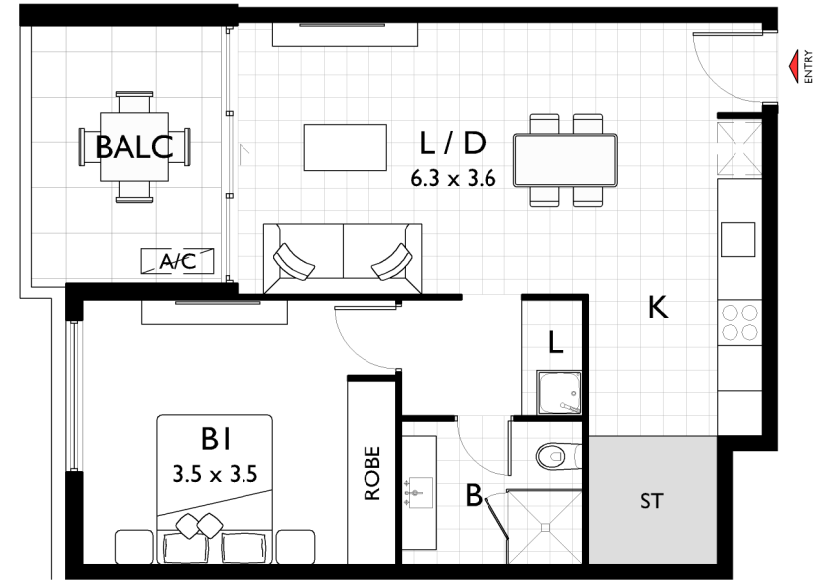
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TYPICAL UNIT & FURNITURE LAYOUT PLANS

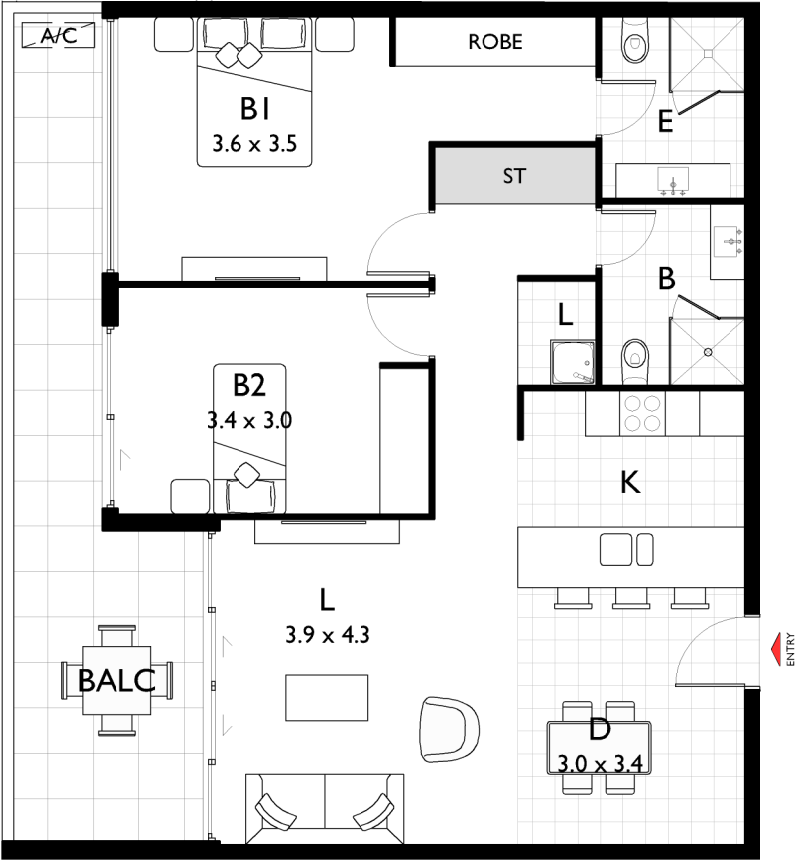


TYPICAL UNIT & FURNITURE LAYOUT PLANS



TYPICAL 1 BED - NORTH UNIT

INTERNAL AREA: 56m² EXTERNAL AREA: 8m²
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TYPICAL 2 BED - NORTH UNIT

INTERNAL AREA: 85m² EXTERNAL AREA: 18m²
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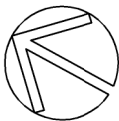


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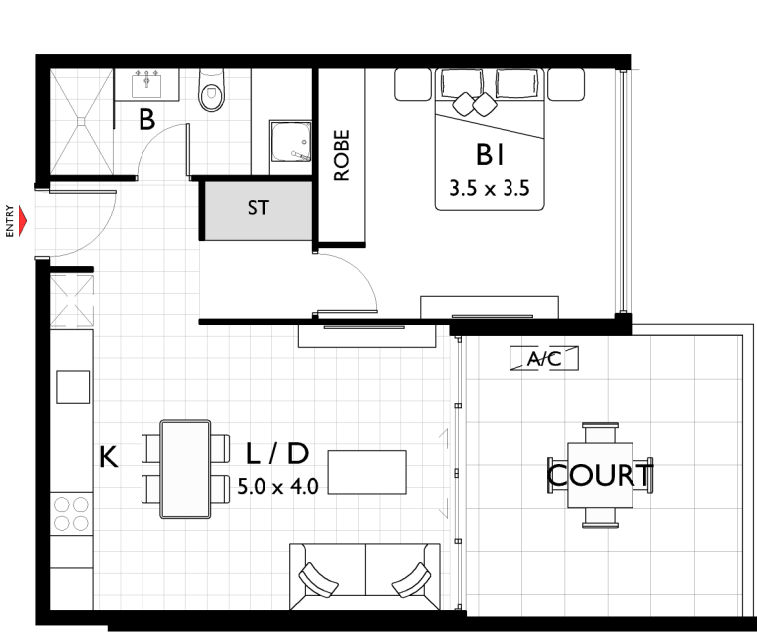
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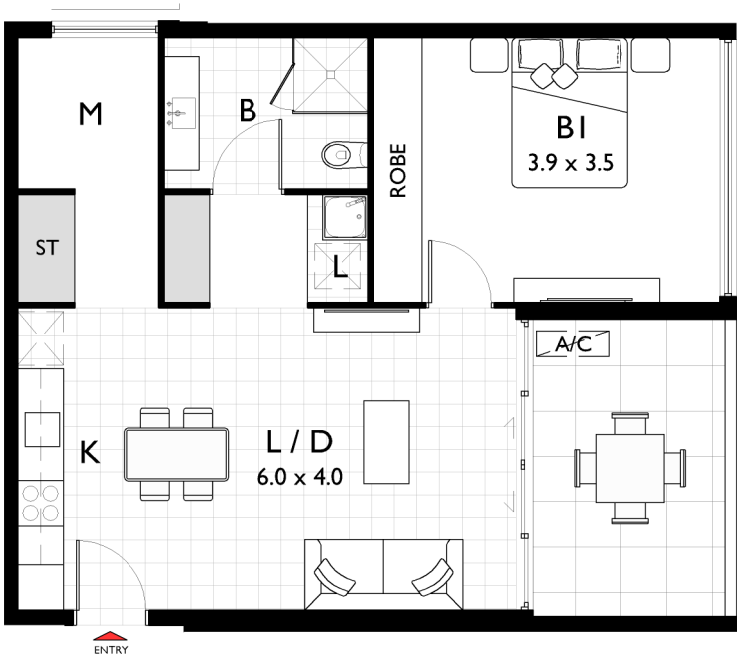


TYPICAL UNIT & FURNITURE LAYOUT PLANS



TYPICAL 1 BED - SOUTH UNIT

INTERNAL AREA: 50m² EXTERNAL AREA: 15m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER



TYPICAL 1 BED + MEDIA - SOUTH UNIT

INTERNAL AREA: 59m² EXTERNAL AREA: 10m²
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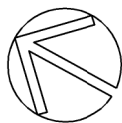


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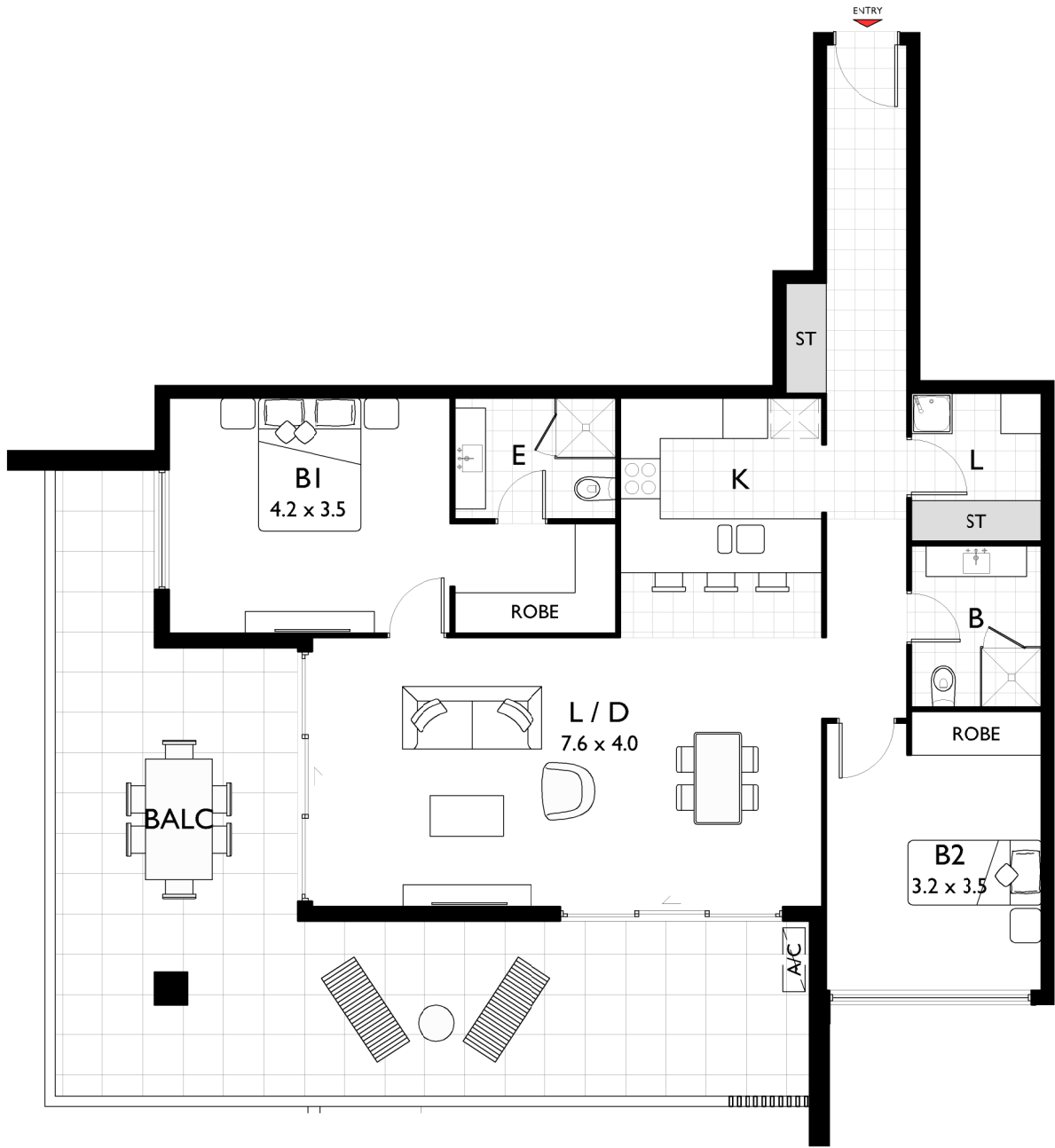
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NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

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DEVELOPMENT APPLICATION TYPICAL UNIT & FURNITURE LAYOUT PLANS 03		
Scale	Date	
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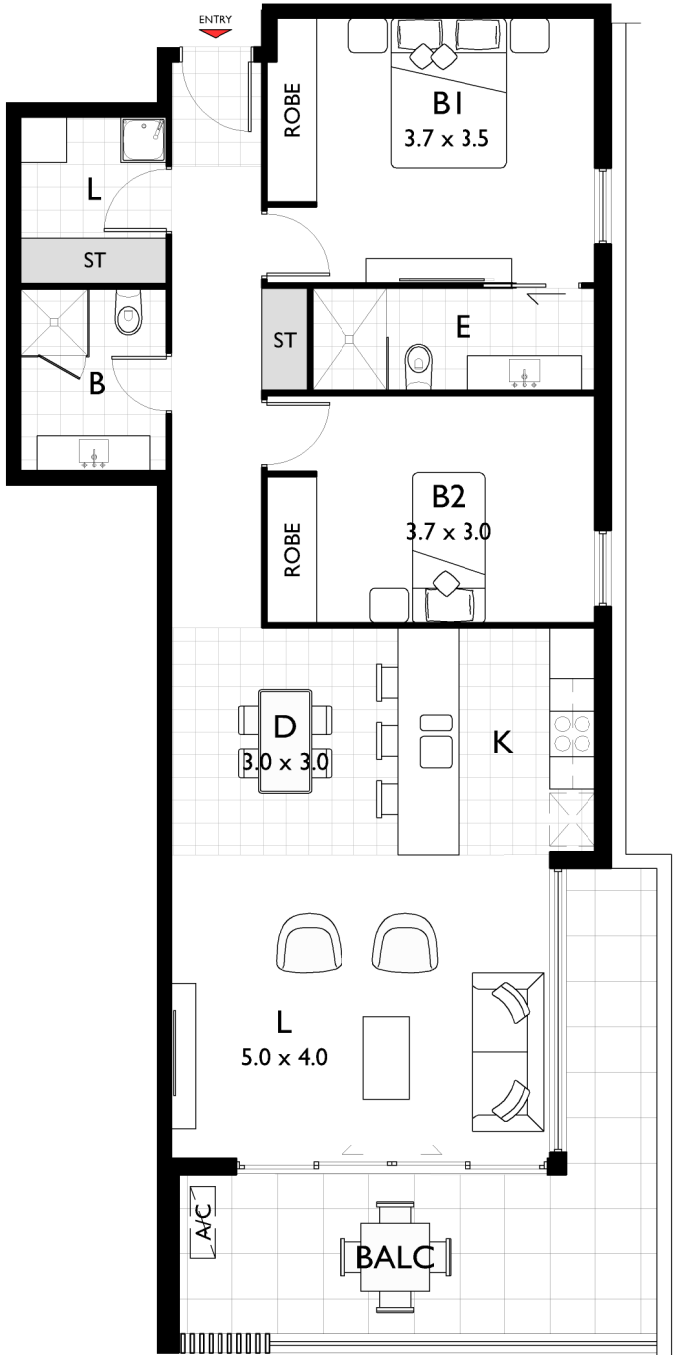


TYPICAL UNIT & FURNITURE LAYOUT PLANS



TYPICAL 2 BED + MEDIA - NORTH EAST OR WEST CORNER UNIT (BLOCK E)

INTERNAL AREA: 101m² EXTERNAL AREA: 47m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER



TYPICAL 2 BED - SOUTH EAST OR WEST CORNER UNIT (BLOCK E)

INTERNAL AREA: 90m² EXTERNAL AREA: 18m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER

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a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA

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94 Kembla St. Wollongong NSW 2500 PO Box 3061 Wollongong
ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

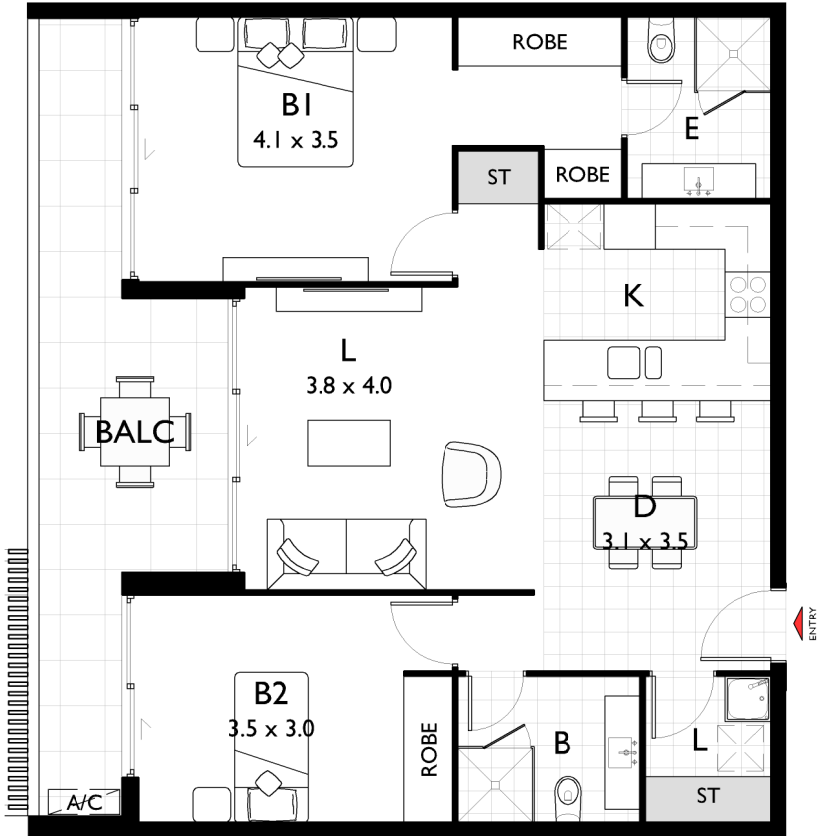
Title DEVELOPMENT APPLICATION TYPICAL UNIT & FURNITURE LAYOUT PLANS 04		
Scale 1:50 @ A1 1:100 @ A3	Date FEBRUARY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-704	Issue A

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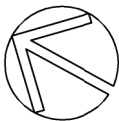
ISSUE	DATE	DESCRIPTION
A	22.02.19	ISSUED FOR DA

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TYPICAL 2 BED - NORTH UNIT (BLOCK E)

INTERNAL AREA: 83m² EXTERNAL AREA: 16m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER



TYPICAL UNIT & FURNITURE LAYOUT PLANS



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Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

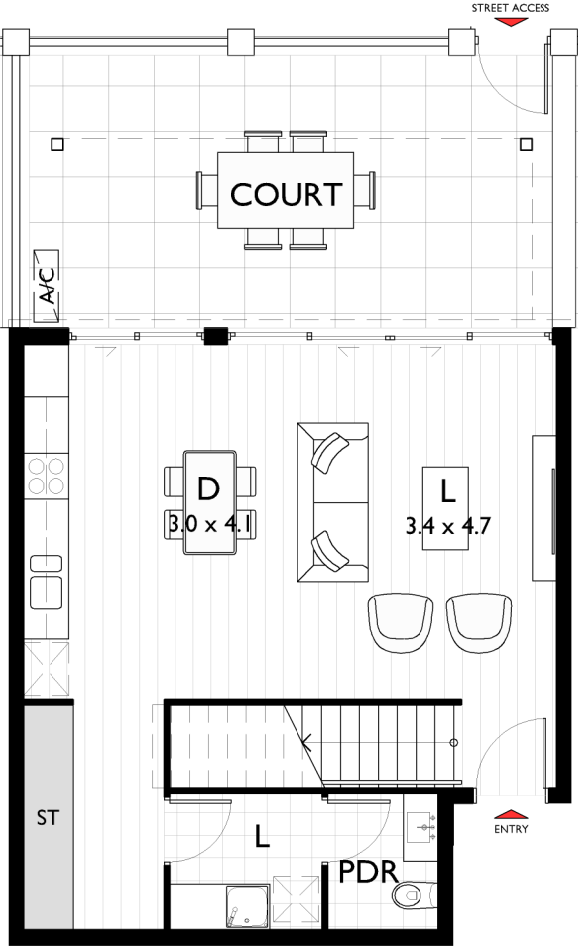
Title DEVELOPMENT APPLICATION TYPICAL UNIT & FURNITURE LAYOUT PLANS 05		
Scale 1:50 @ A1 1:100 @ A3	Date FEBRUARY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-705	Issue A

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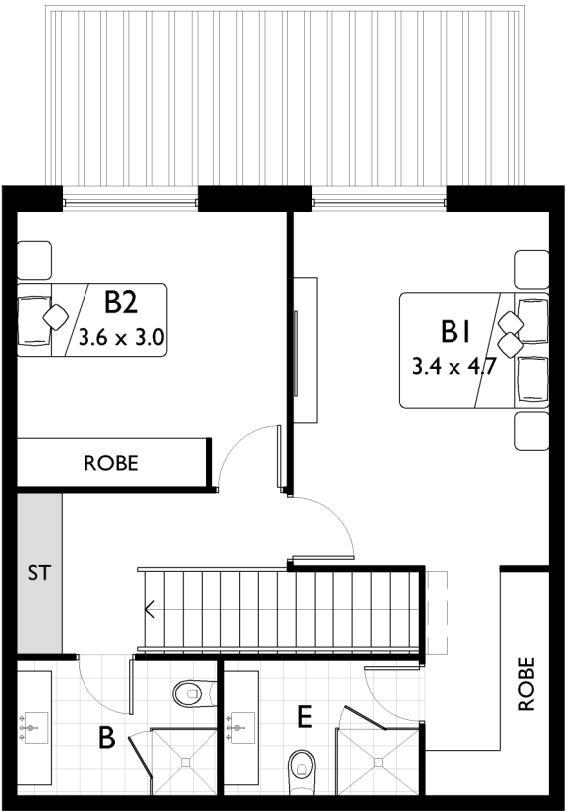
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GROUND FLOOR

TYPICAL 2 BED - TOWNHOUSE TYPE I

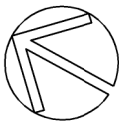
INTERNAL AREA: 51m² EXTERNAL AREA: 25m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER



UPPER LEVEL

TYPICAL 2 BED - TOWNHOUSE TYPE I

INTERNAL AREA: 54m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER



TYPICAL UNIT & FURNITURE LAYOUT PLANS

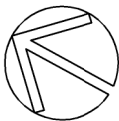


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Project
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COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title		
DEVELOPMENT APPLICATION TYPICAL UNIT & FURNITURE LAYOUT PLANS 06		
Scale	Date	
1:50 @ A1 1:100 @ A3	FEBRUARY 2019	
Drawn	Checked	
LGD SP	ADM	
Project No.	Drawing No.	Issue
2018-24	A-706	A

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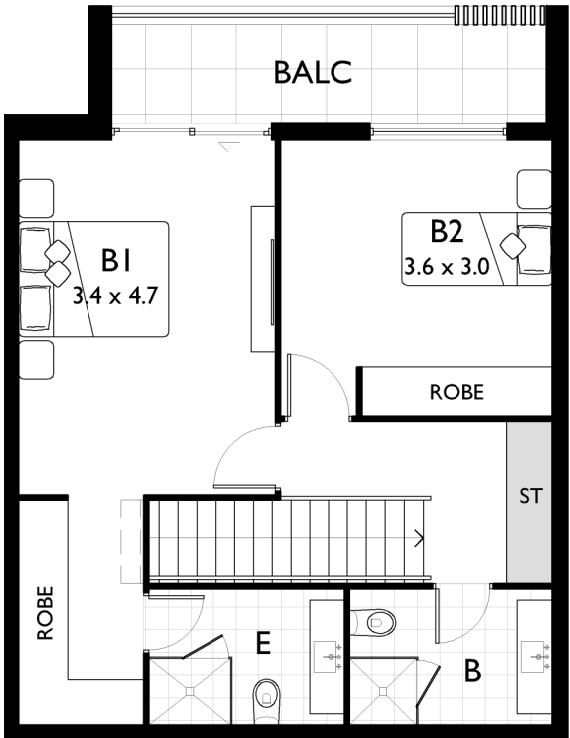


TYPICAL UNIT & FURNITURE LAYOUT PLANS



GROUND FLOOR

TYPICAL 2 BED - TOWNHOUSE TYPE 2
INTERNAL AREA: 41m² EXTERNAL AREA: 25m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER



UPPER LEVEL

TYPICAL 2 BED - TOWNHOUSE TYPE 2
INTERNAL AREA: 54m² EXTERNAL AREA: 7m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER

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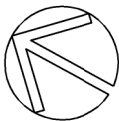


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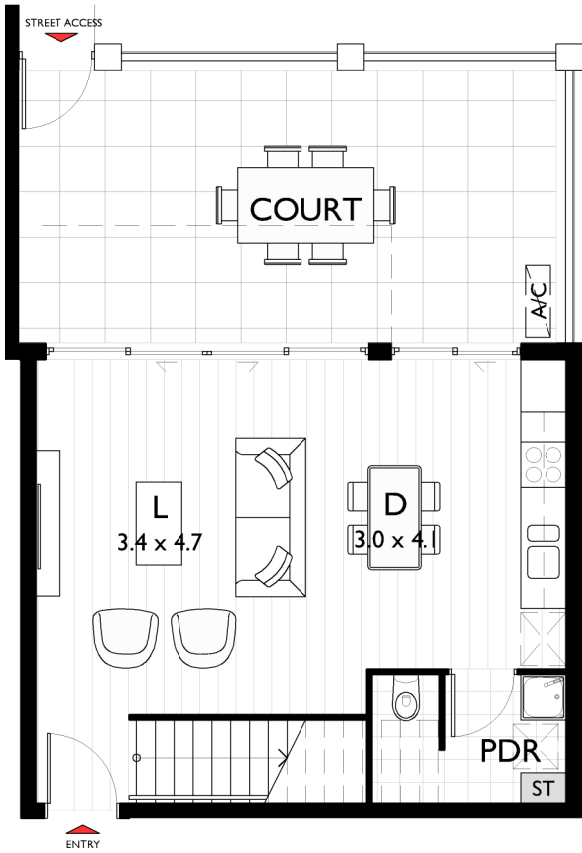
Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title		
DEVELOPMENT APPLICATION TYPICAL UNIT & FURNITURE LAYOUT PLANS 07		
Scale	Date	
1:50 @ A1 1:100 @ A3	FEBRUARY 2019	
Drawn	Checked	
LGD SP	ADM	
Project No.	Drawing No.	Issue
2018-24	A-707	A

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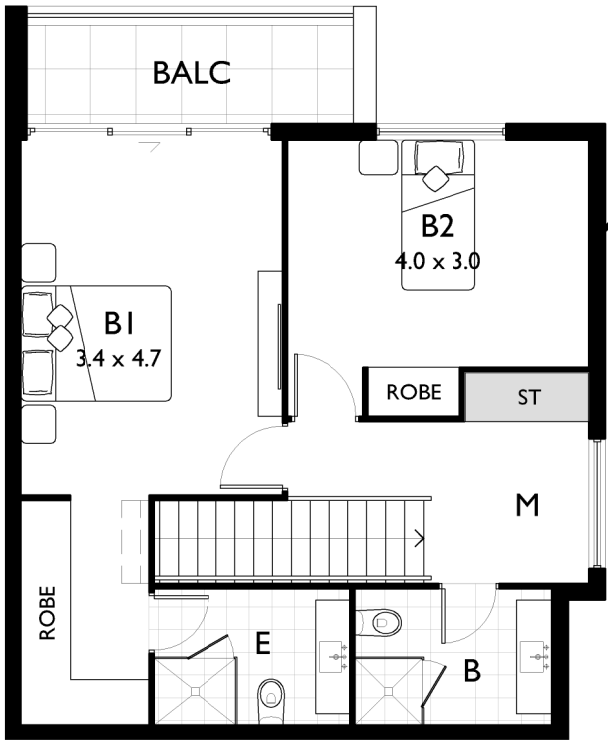


TYPICAL UNIT & FURNITURE LAYOUT PLANS



GROUND FLOOR

TYPICAL 2 BED + MEDIA - TOWNHOUSE TYPE 3
INTERNAL AREA: 41m² EXTERNAL AREA: 25m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER



UPPER LEVEL

TYPICAL 2 BED + MEDIA - TOWNHOUSE TYPE 3
INTERNAL AREA: 57m² EXTERNAL AREA: 5m²
* BALCONIES AND COURTYARD LAYOUTS DIFFER

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Project
PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER
BASEMENT PARKING
At
NO. 38-58 SOMERSET AVENUE
(Lot 21 & 22 DP 30539 and Lots 23, 24, 25, 26, 27,
28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title DEVELOPMENT APPLICATION TYPICAL UNIT & FURNITURE LAYOUT PLANS 08		
Scale 1:50 @ A1 1:100 @ A3	Date FEBRUARY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-708	Issue A

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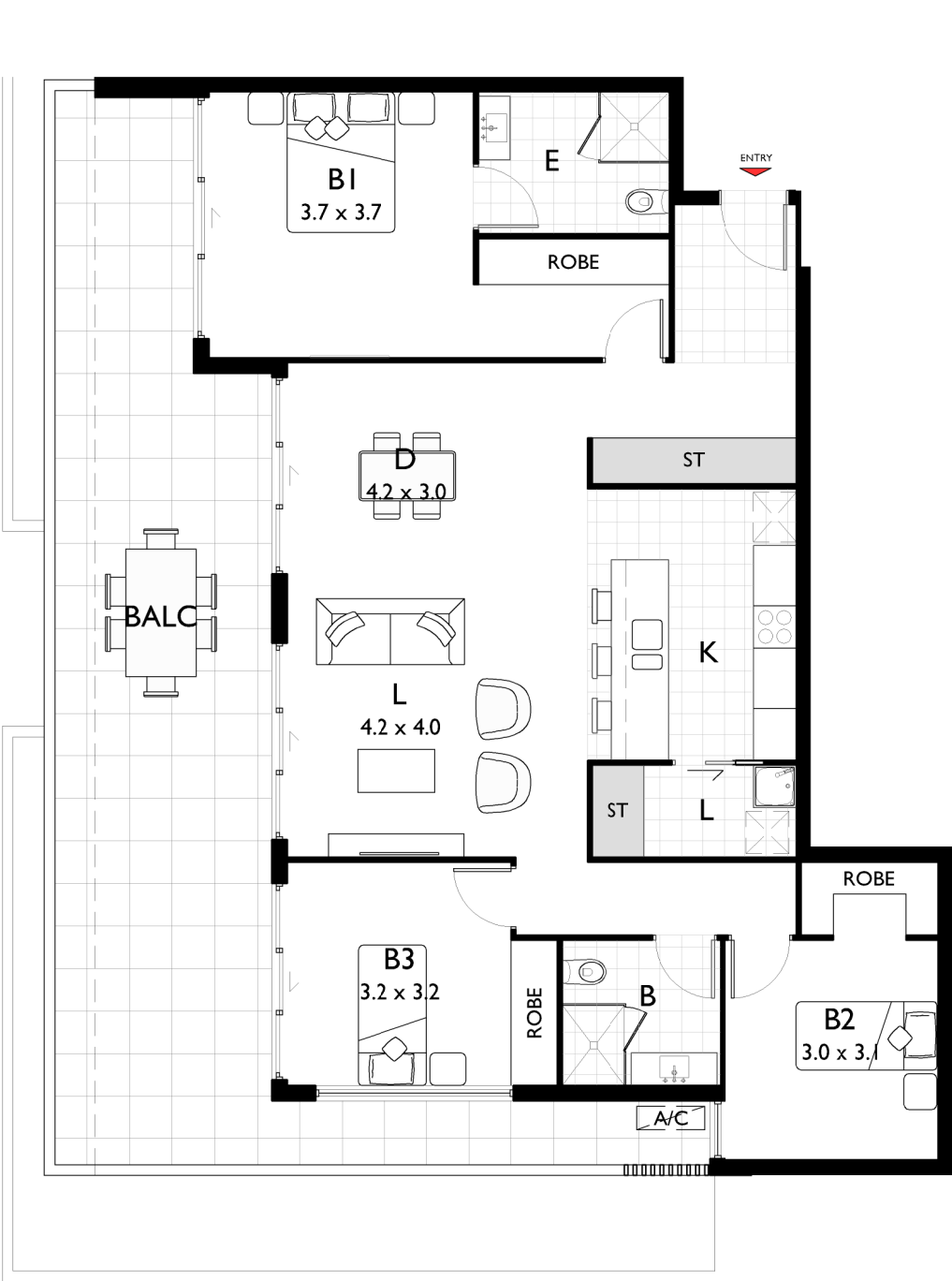
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PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
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28, 29, 30 & 31 DP 201585)
NARELLAN
For
ELYARD GARDENS DEVELOPMENT PTY LTD

Title
DEVELOPMENT APPLICATION
TYPICAL UNIT & FURNITURE LAYOUT PLANS 09

Scale 1:50 @ A1 1:100 @ A3	Date FEBRUARY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-709	Issue A

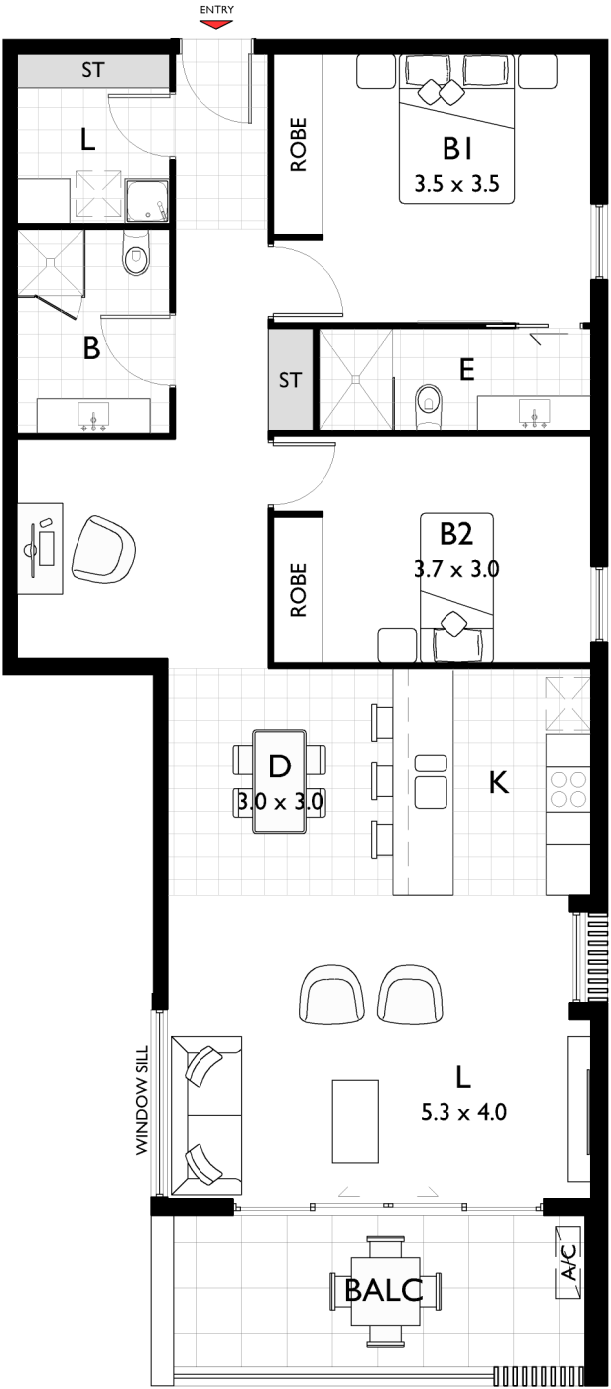
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TYPICAL 3 BED PENTHOUSE - NORTH WEST CORNER UNIT

INTERNAL AREA: 111m² EXTERNAL AREA: 47m²

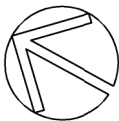
* BALCONIES AND COURTYARD LAYOUTS DIFFER



TYPICAL 2 BED + MEDIA PENTHOUSE - SOUTH EAST OR WEST CORNER UNIT

INTERNAL AREA: 100m² EXTERNAL AREA: 10m²

* BALCONIES AND COURTYARD LAYOUTS DIFFER



TYPICAL UNIT & FURNITURE LAYOUT PLANS

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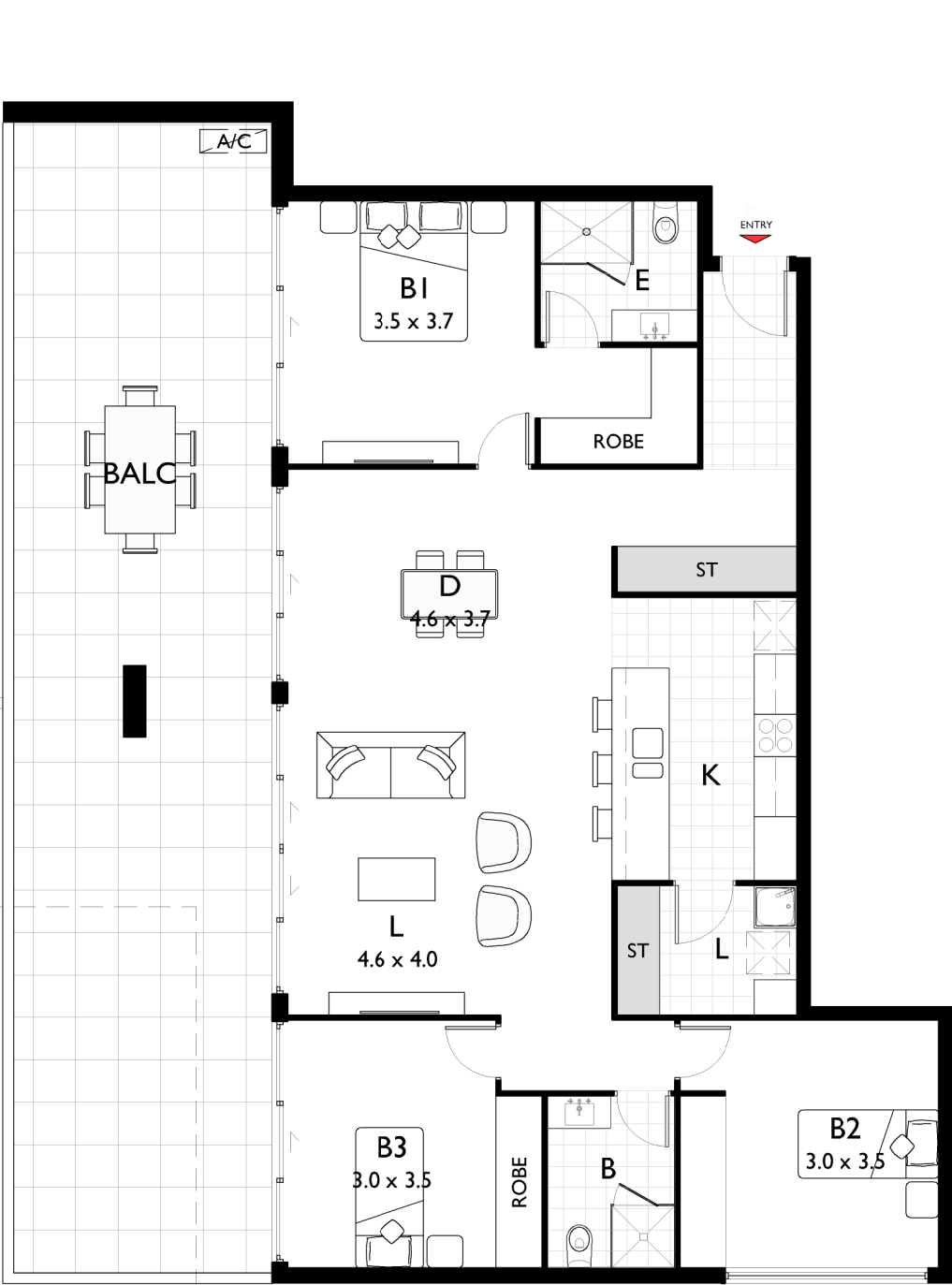


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Project
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NARELLAN
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Title DEVELOPMENT APPLICATION TYPICAL UNIT & FURNITURE LAYOUT PLANS 10		
Scale 1:50 @ A1 1:100 @ A3	Date FEBRUARY 2019	
Drawn LGD SP	Checked ADM	
Project No. 2018-24	Drawing No. A-710	Issue A

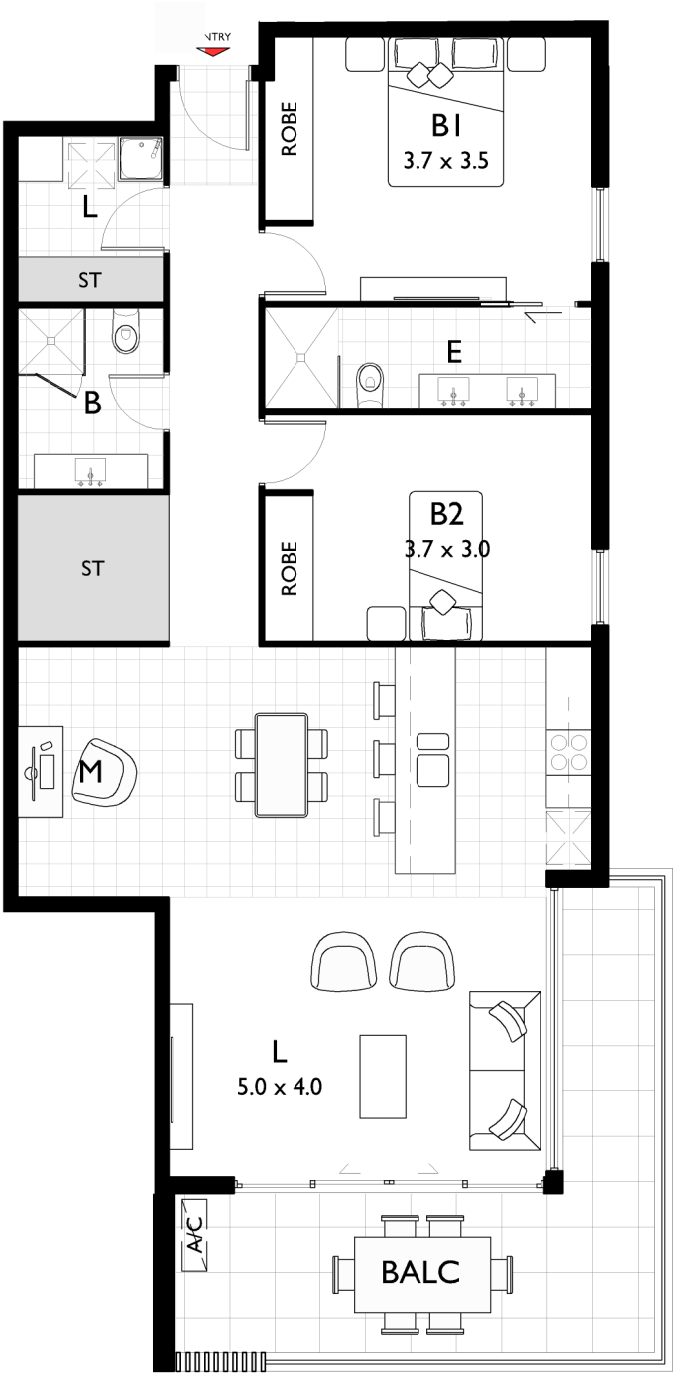
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TYPICAL 3 BED PENTHOUSE - NORTH WEST CORNER UNIT

INTERNAL AREA: 113m² EXTERNAL AREA: 59m²

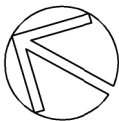
* BALCONIES AND COURTYARD LAYOUTS DIFFER



TYPICAL 2 BED + MEDIA PENTHOUSE - SOUTH EAST OR WEST CORNER UNIT

INTERNAL AREA: 101m² EXTERNAL AREA: 18m²

* BALCONIES AND COURTYARD LAYOUTS DIFFER



TYPICAL UNIT & FURNITURE LAYOUT PLANS

Proposed Residential Complex - Landscape DA

38-58 Somerset Avenue, Narellan



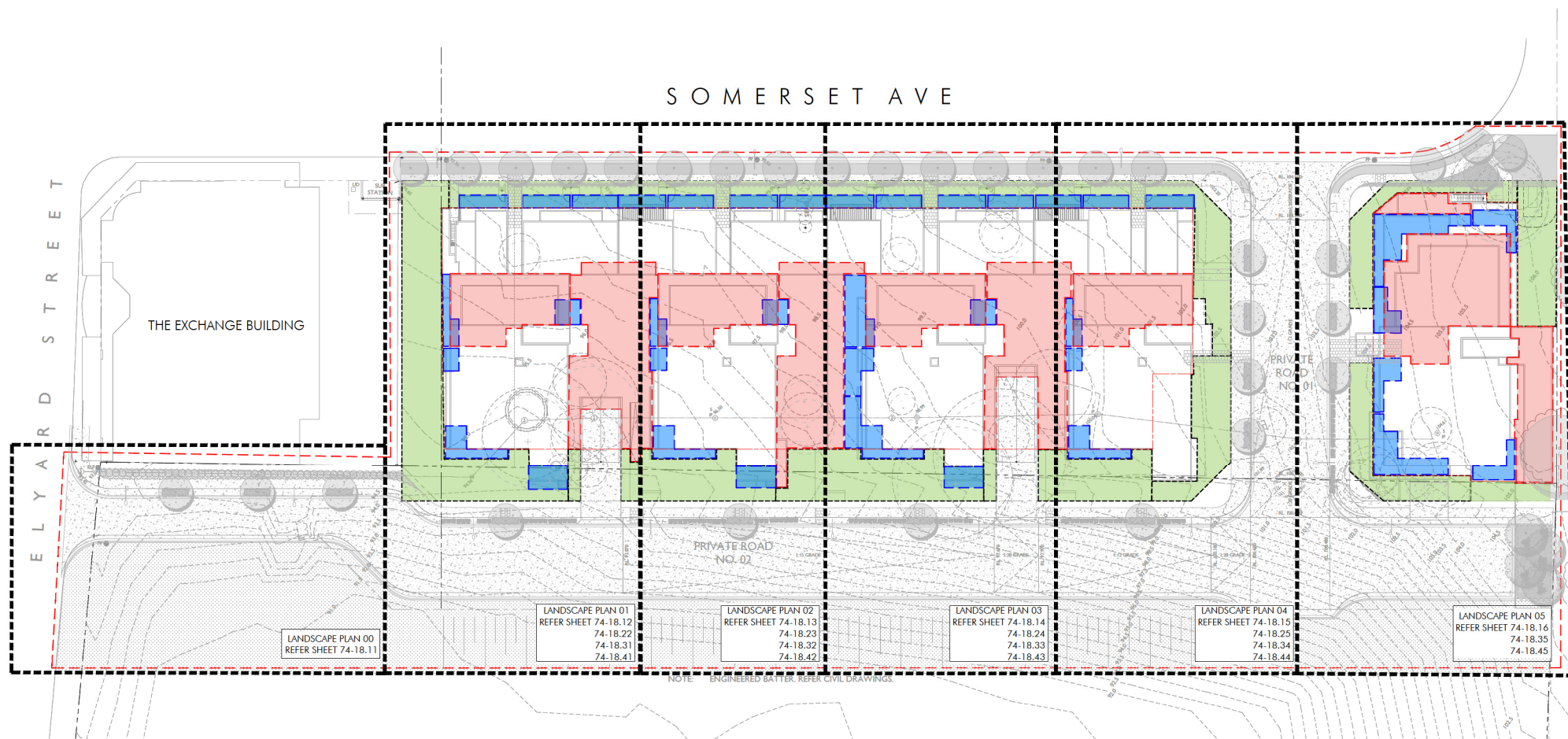
LANDSCAPE SHEET REGISTER

DRAWING	TITLE	REVISION
74-18.00	COVERSHEET	E
74-18.01	LANDSCAPE AREAS DIAGRAM	E
74-18.02	LANDSCAPE MASTERPLAN + DIRECTORY	E
74-18.10	STREET FRONTAGE PRECEDENTS IMAGERY	E
74-18.11	STREETSCAPE LANDSCAPE PLAN 00	E
74-18.12	STREETSCAPE LANDSCAPE PLAN 01	E
74-18.13	STREETSCAPE LANDSCAPE PLAN 02	E
74-18.14	STREETSCAPE LANDSCAPE PLAN 03	E
74-18.15	STREETSCAPE LANDSCAPE PLAN 04	E
74-18.16	STREETSCAPE LANDSCAPE PLAN 05	E
74-18.20	COURTYARD LANDSCAPE PRECEDENTS IMAGERY	E
74-18.21	COURTYARD & STREETSCAPE DETAIL PLAN AND SECTION	E
74-18.22	COURTYARD LANDSCAPE PLAN 01	E
74-18.23	COURTYARD LANDSCAPE PLAN 02	E
74-18.24	COURTYARD LANDSCAPE PLAN 03	E
74-18.25	COURTYARD LANDSCAPE PLAN 04	E
74-18.30	DEEP SOIL + PODIUM LANDSCAPE PRECEDENTS IMAGERY	E
74-18.31	DEEP SOIL + PODIUM LANDSCAPE PLAN 01	E
74-18.32	DEEP SOIL + PODIUM LANDSCAPE PLAN 02	E
74-18.33	DEEP SOIL + PODIUM LANDSCAPE PLAN 03	E
74-18.34	DEEP SOIL + PODIUM LANDSCAPE PLAN 04	E
74-18.35	DEEP SOIL + PODIUM LANDSCAPE PLAN 05	E
74-18.40	ROOFTOP LANDSCAPE PRECEDENTS IMAGERY	E
74-18.41	ROOFTOP LANDSCAPE PLAN 01	E
74-18.42	ROOFTOP LANDSCAPE PLAN 02	E
74-18.43	ROOFTOP LANDSCAPE PLAN 03	E
74-18.44	ROOFTOP LANDSCAPE PLAN 04	E
74-18.45	ROOFTOP LANDSCAPE PLAN 05	E
74-18.50	LANDSCAPE DETAILS 01	E
74-18.60	PLANTING PALETTE	E
74-18.61	HARDSCAPE PALETTE & PLANTING SCHEDULE	E



LEGEND

- DEEP SOIL AREAS
- PODIUM LANDSCAPE AREAS
- PRIVATE OPEN SPACE

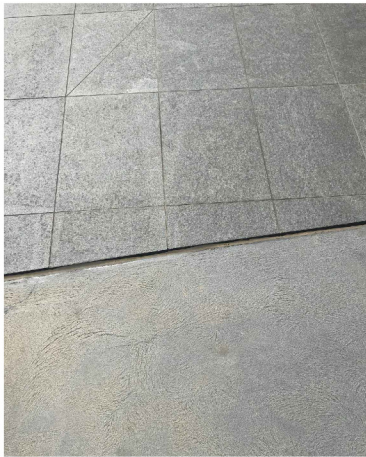


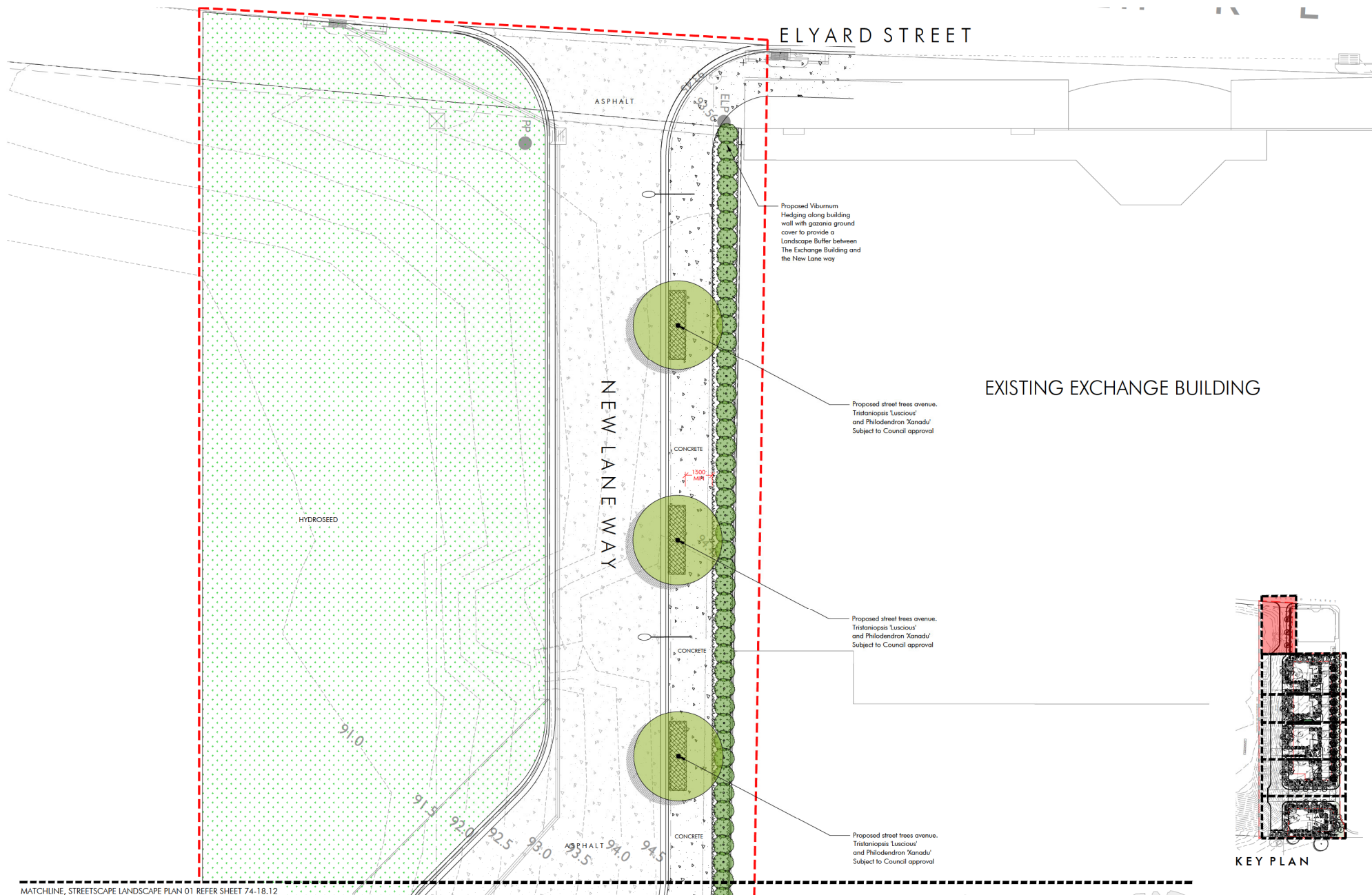
LEGEND

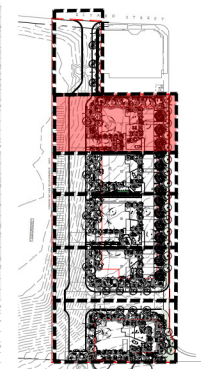
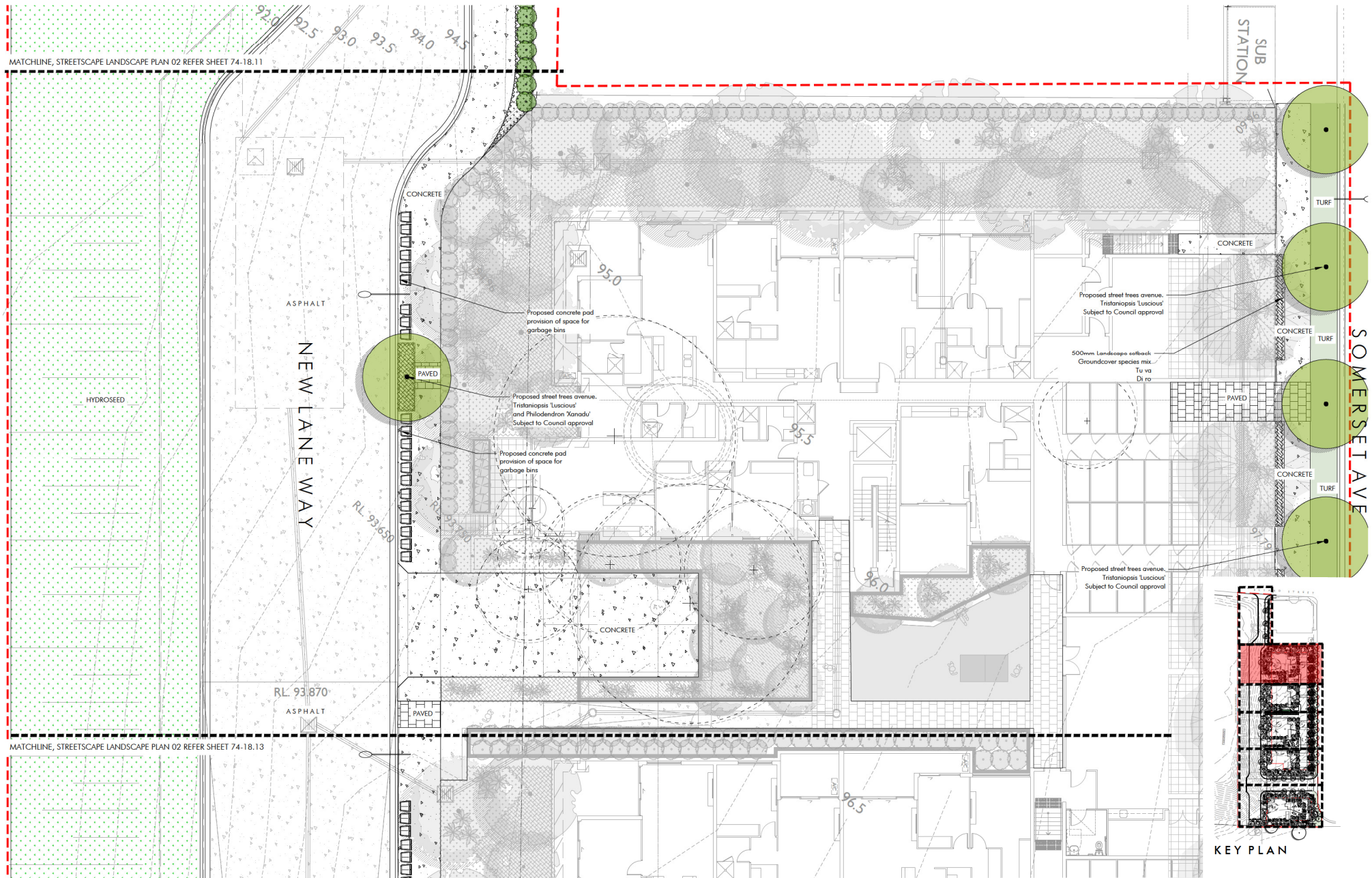
- PROPERTY BOUNDARY
- BASEMENT BOUNDARY
- EXTENT OF WORKS
- SHEET DIRECTORY & MATCHLINE
- EXTENT OF ROOFTOP
- PROPOSED TREES
- PROPOSED EVERGREEN FEATURE TREE
- PROPOSED DECIDUOUS FEATURE TREE
- EXISTING TREES TO BE RETAINED
- TREES TO BE REMOVED SUBJECT TO COUNCIL PERMISSION AND ARBORIST ASSESSMENT
- PROPOSED GARDEN BED
- PROPOSED GROUND COVER PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED FEATURE PLANT & POT
- PROPOSED SCREEN PLANTING
- PROPOSED CLIMBER ON TRELLIS
- SYNTHETIC TURF
- HYDROSEED
- STEEL EDGE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED PAVING
- PAVER BANDING
- PAVER STEPPERS IN MULCH
- PROPOSED RETAINING WALL
- PROPOSED GATE TO MATCH FENCE
- PROPOSED FENCING TO 1800mm
- PROPOSED PERGOLA SHADE STRUCTURE
- MOVABLE OUTDOOR FURNITURE
- PROPOSED STREET LIGHTS subject to council approval



STREET FRONTAGE PRECEDENTS IMAGERY



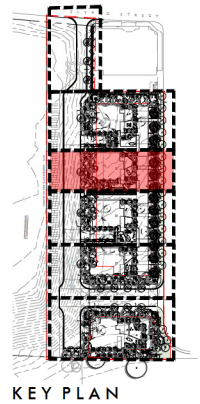
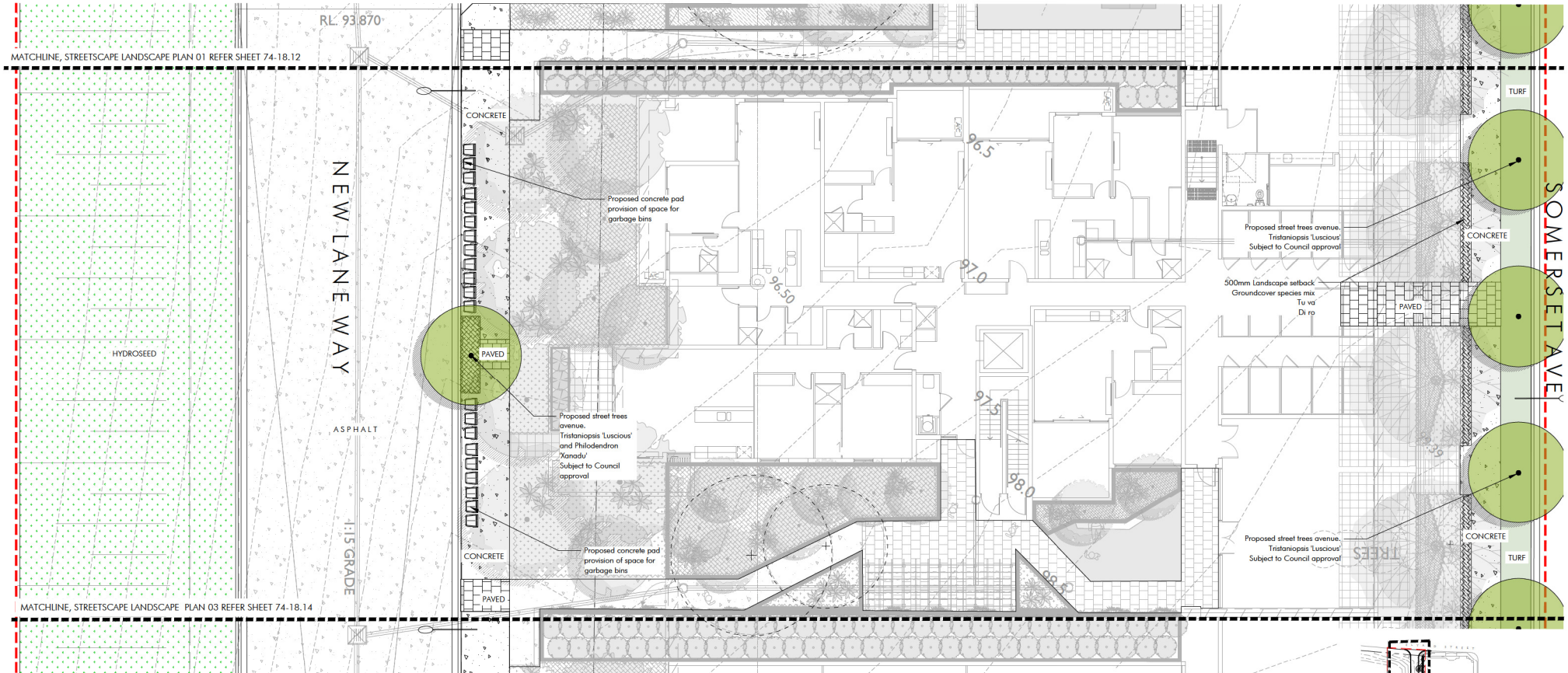




KEY PLAN

Rev.	Revision note:	Date:	Dwn by:
A	DRAFT CONCEPT	01.02.19	SL/CAP/S
B	REVISED DESIGN POST COMMENT	11.02.19	PS/GZ
C	DRAFT DA ISSUE	15.02.19	PS/GZ
D	FOR DA APPROVAL	20.02.19	PS/GZ
E	FOR DA APPROVAL	24.04.19	PS/GZ





Rev.	Revision note:	Date:	Dwn by:
A.	DRAFT CONCEPT	01.02.19	SL/CPG
B.	REVISED DESIGN POST COMMENT	11.02.19	PG/LZ
C.	DRAFT DA ISSUE	15.02.19	PG/LZ
D.	FOR DA APPROVAL	20.02.19	PG/LZ
E.	FOR DA APPROVAL	24.04.19	PG/LZ



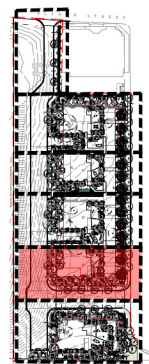
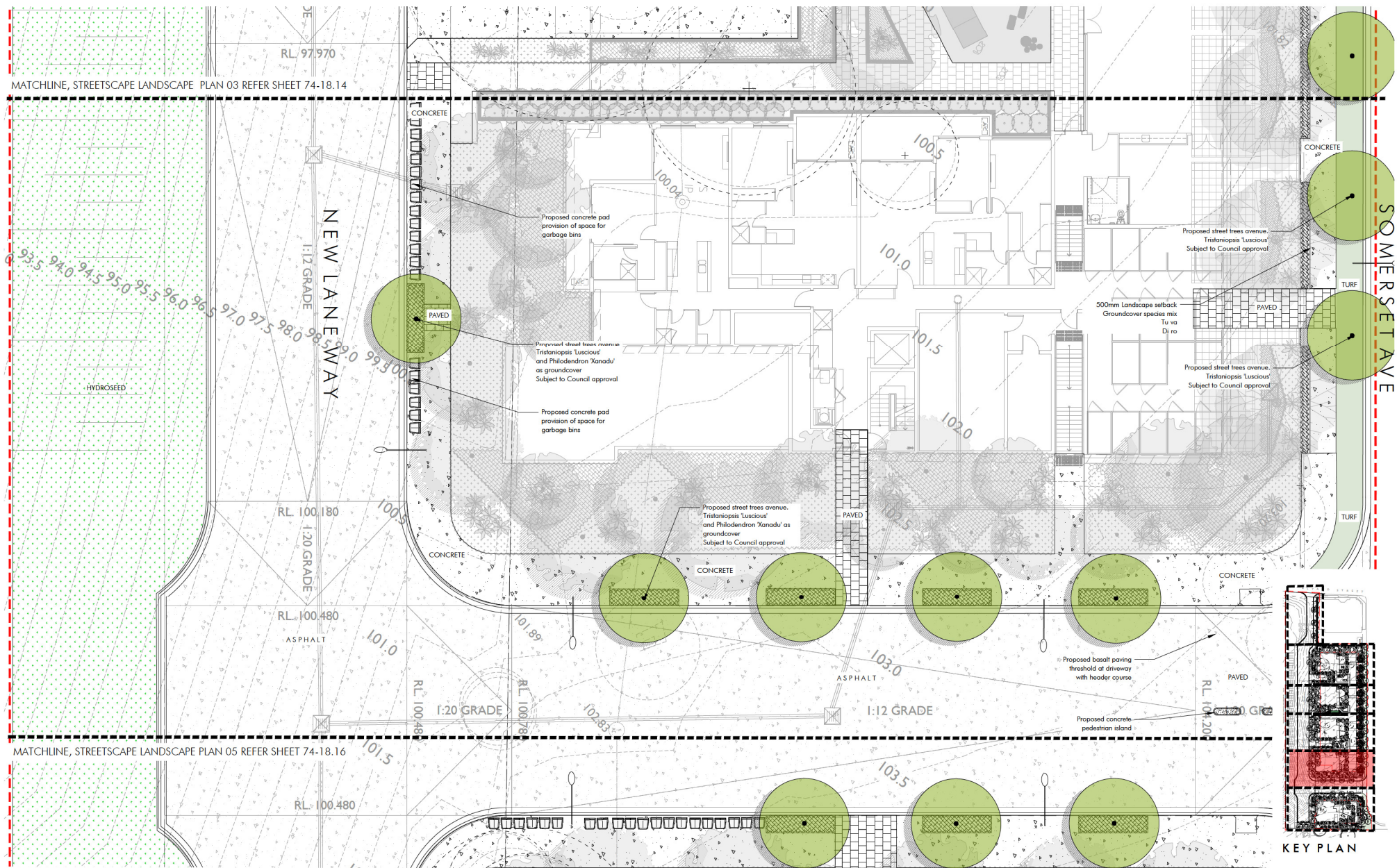


Rev.	Revision note:	Date:	Dwn by:
A	DRAFT CONCEPT	01.02.19	SL/CARIS
B	REVISED DESIGN POST COMMENT	11.02.19	PS/GAZ
C	DRAFT DA ISSUE	15.02.19	PS/GAZ
D	FOR DA APPROVAL	20.02.19	PS/GAZ
E	FOR DA APPROVAL	24.04.19	PS/GAZ

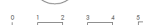


Project Title: PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT COMPRISING OF RESIDENTIAL APARTMENTS OVER BASEMENT PARKING
Project Address: 38 - 58 SOMERSET AVE (Lot 21&22 DP30539 & Lots 23, 24, 25, 26, 27, 28, 29, & 31 DP 201585), Narellan
Drawing Title: STREETScape LANDSCAPE PLAN 03
location of all services is to be confirmed prior to commencement of works. Please Distinctive Living Pty Ltd.
Note: Plans to be confirmed by the Council prior to commencement of works. Information on this plan is for reference & coordination only. This drawing is to be used in conjunction with prepared specifications & details. It is the responsibility of the customer to verify the location of any services within the site & ensure appropriate direction prior to construction works. Final layout is to be determined on site and at the discretion of the site supervisor. There are copyright to Distinctive Gardens & Interiors Pty Ltd.

Scale @ A1/A3: 1:100 / 1:200
Client: Elyard Street Developments
Drawing Date: 24.04.2019
Drawn/Checked: LZ/SJ/PG/MS/DB
Drawing Status: DA
Project Number: 74-18
Drawing Number: 74-18.14
Issue: E



KEY PLAN



ASPHALT



PAVED

Project Title: PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT
COMPRISING OF RESIDENTIAL APARTMENTS OVER BASEMENT PARKING
Project Address: 38 - 58 SOMERSET AVE (Lot 21&22 DP30539 &
Lots 23, 24, 25, 26, 27, 28, 29, & 31 DP 201585), Narellan
Drawing Title: **STREETSCAPE LANDSCAPE PLAN 04**

Scale @ A1/A3: 1:100 / 1:200
Client: Elyard Street Developments
Drawing Date: 24.04.2019
Drawing Number: 74-18
Drawing Number: 74-18.15
Issue: E

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

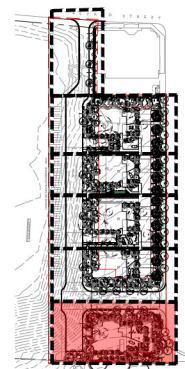
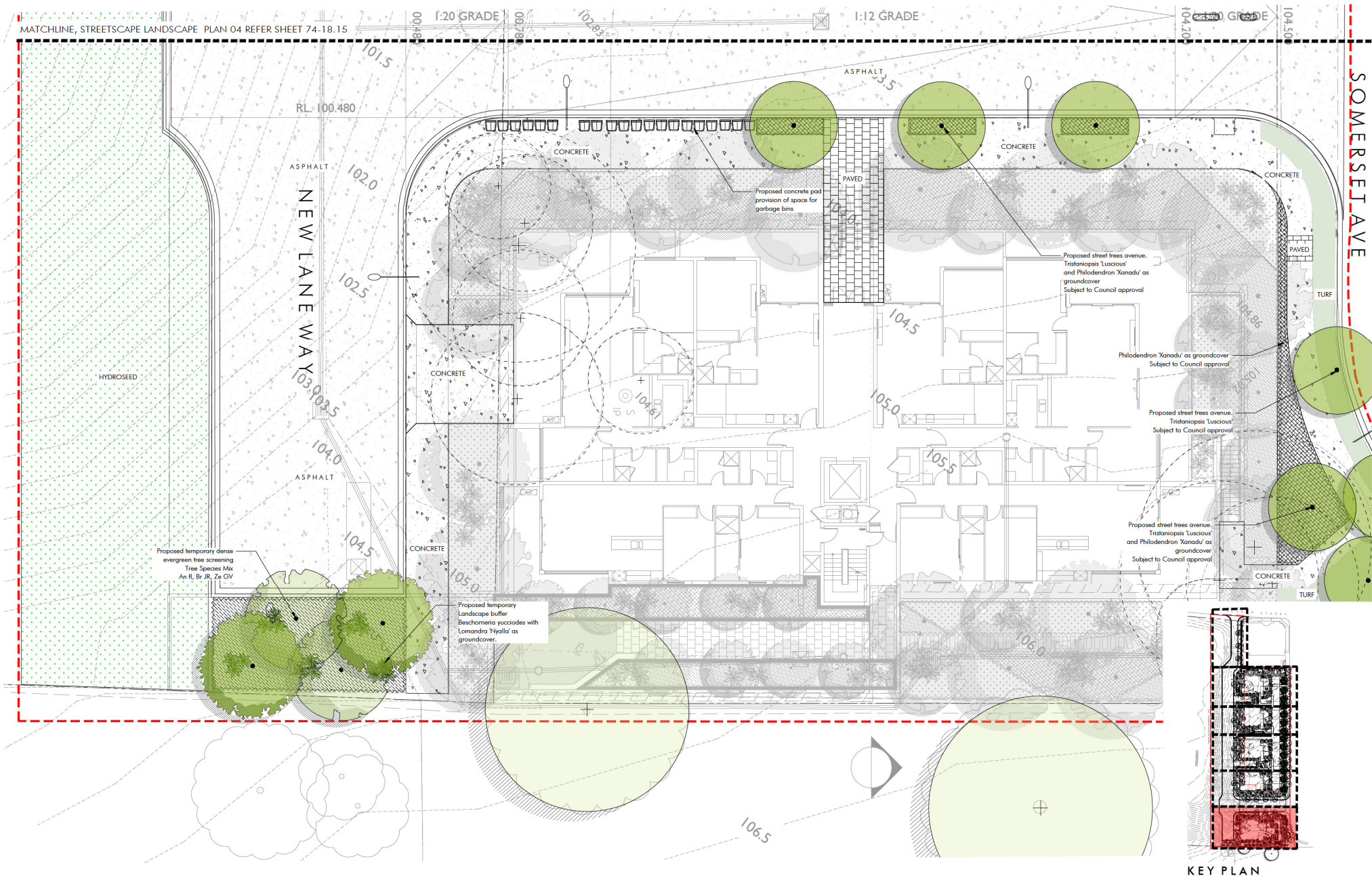
Client: Elyard Street Developments

Drawing Date: 24.04.2019

Drawing Number: 74-18

Drawing Number: 74-18.15

Issue: E



KEY PLAN



Distinctive Living Design
Landscape & Interior Architecture - Design - Consultancy
1 Argyle Street,
Sydney NSW 2570
Tel: +61 2 4655 1881
Email: info@distinctive.net.au
Web: www.distinctive.net.au
We create Gardens & Interior T/A Distinctive Living Design

Verified by Dean Boone
DIRECTOR

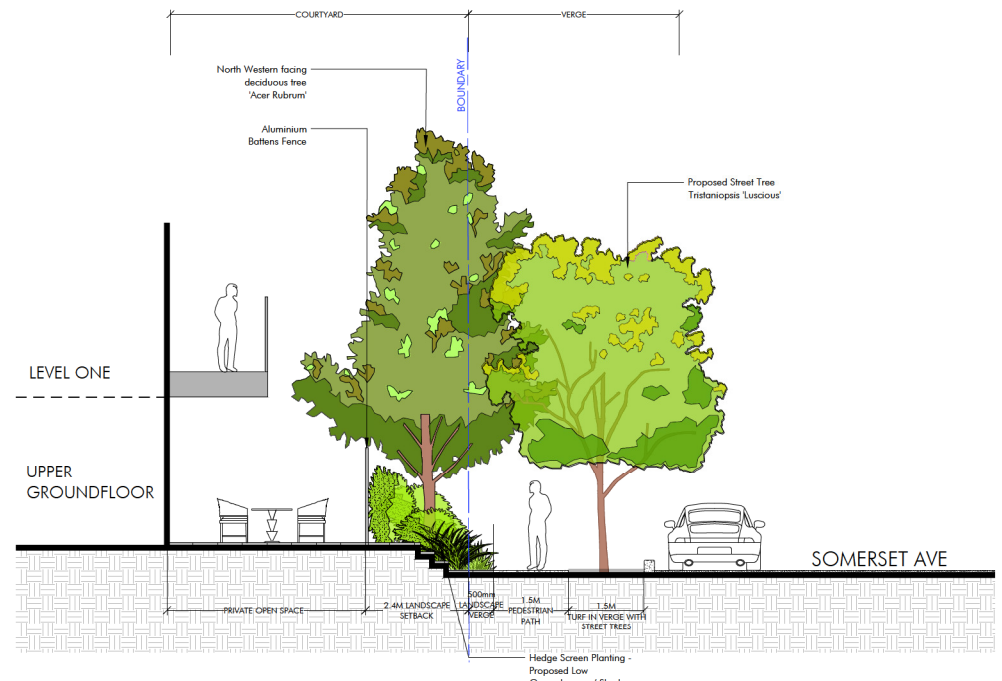
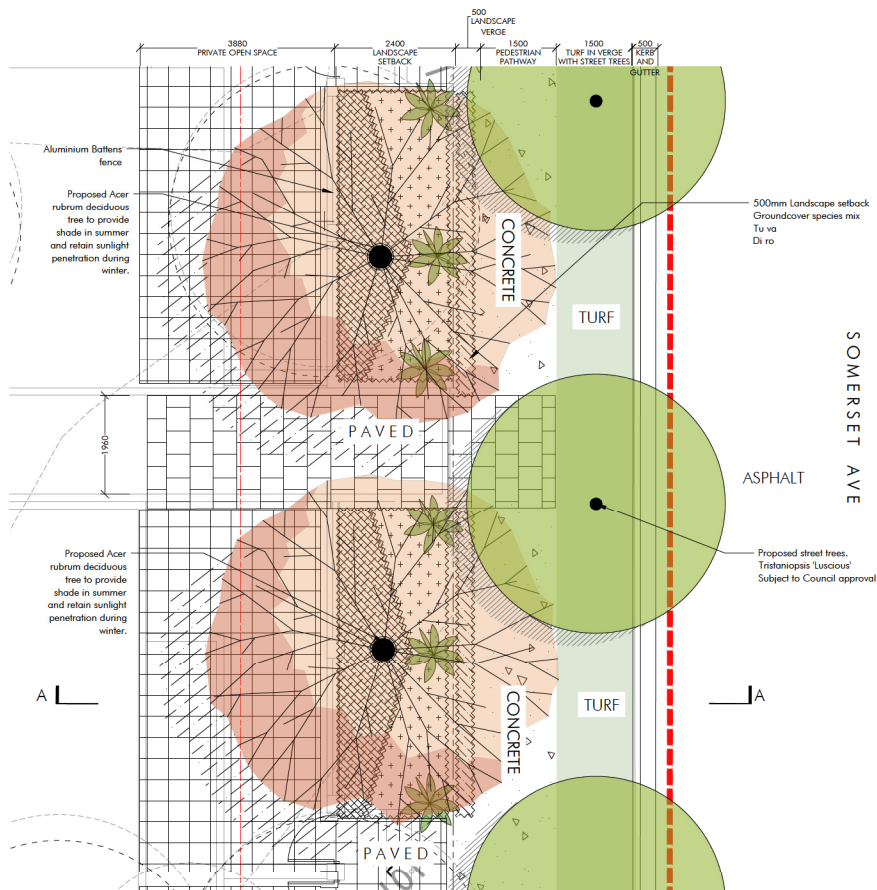
COURTYARD LANDSCAPE PRECEDENTS IMAGERY

Drawing Number:
74-18.20

Issue:
E

distinctive

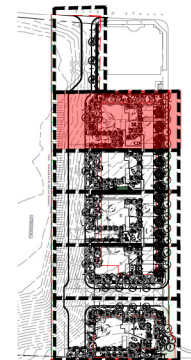
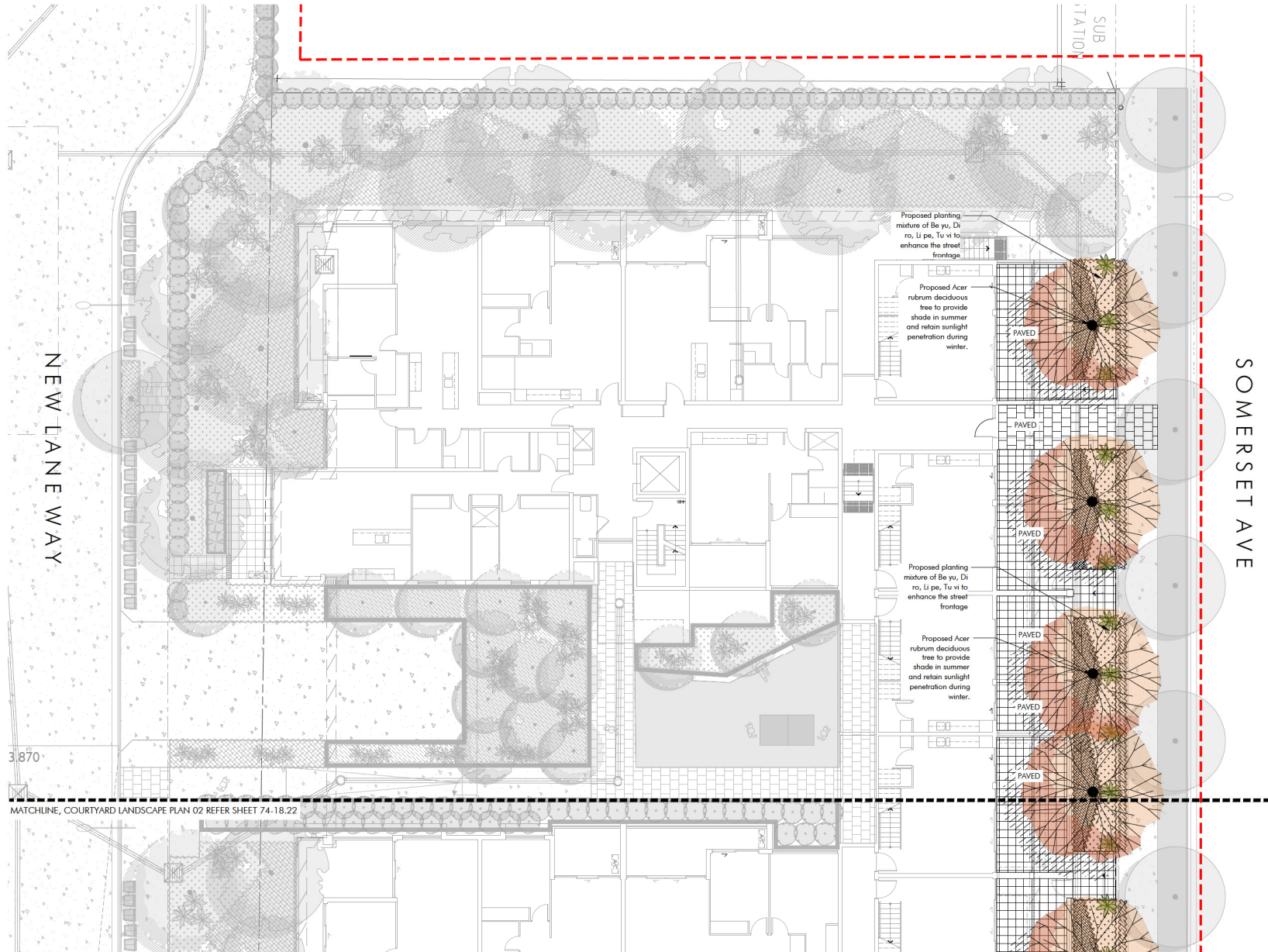




SECTION AA: SOMERSET AVENUE STREETSCAPE
SCALE 1:50

SOMERSET AVENUE STREETSCAPE + COURTYARD DETAIL PLAN
SCALE 1:50





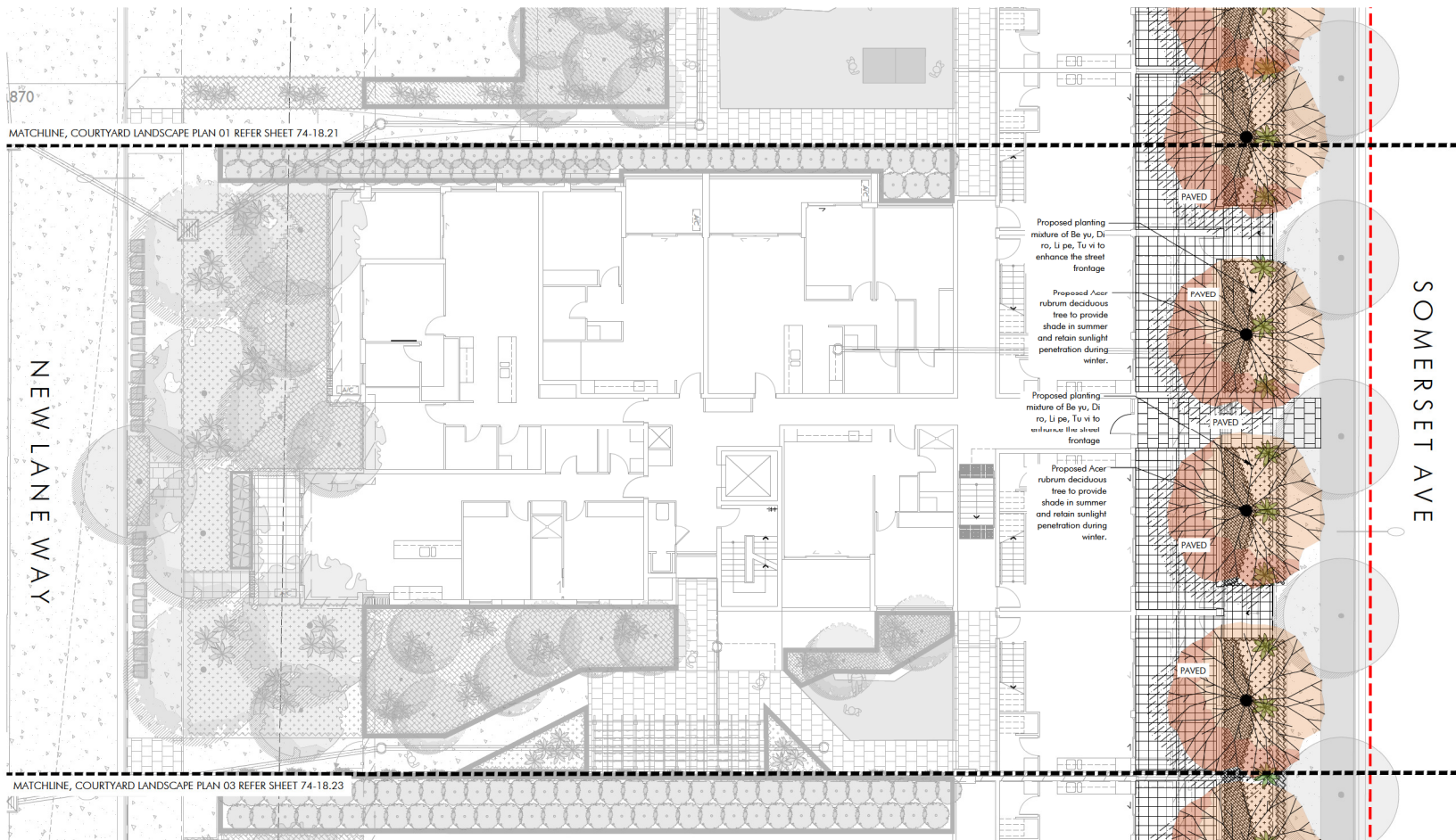
KEY PLAN

Rev.	Revision note:	Date:	Dwn by:
A	DRAFT CONCEPT	01.02.19	SL/CRS
B	REVISED DESIGN POST COMMENT	11.02.19	PG/LZ
C	DRAFT DA ISSUE	15.02.19	PG/LZ
D	FOR DA APPROVAL	20.02.19	PG/LZ
E	FOR DA APPROVAL	24.04.19	PG/LZ



Project Title: PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT COMPRISING OF RESIDENTIAL APARTMENTS OVER BASEMENT PARKING
Project Address: 38 - 58 SOMERSET AVE (Lot 21&22 DP30539 & Lots 23, 24, 25, 26, 27, 28, 29, & 31 DP 201585), Narellan
Drawing Title: COURTYARD LANDSCAPE PLAN 01
Location of all services is to be carried out by all contractors prior to commencement of works. Please Distinctive Living Pty Ltd. 1/200. Make plans for services. Engineer & Surveyor for other existing services. Minimum 10% tolerance. It is the responsibility of the contractor to verify location of any underground services prior to construction. Please Distinctive Living Pty Ltd. 1/200. It is to be determined on site and at the discretion of the site supervisor. Please see copyright to Distinctive Living Pty Ltd.

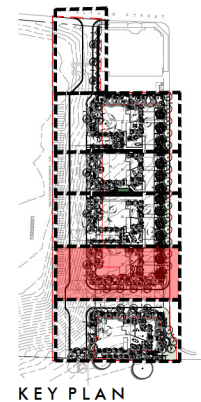
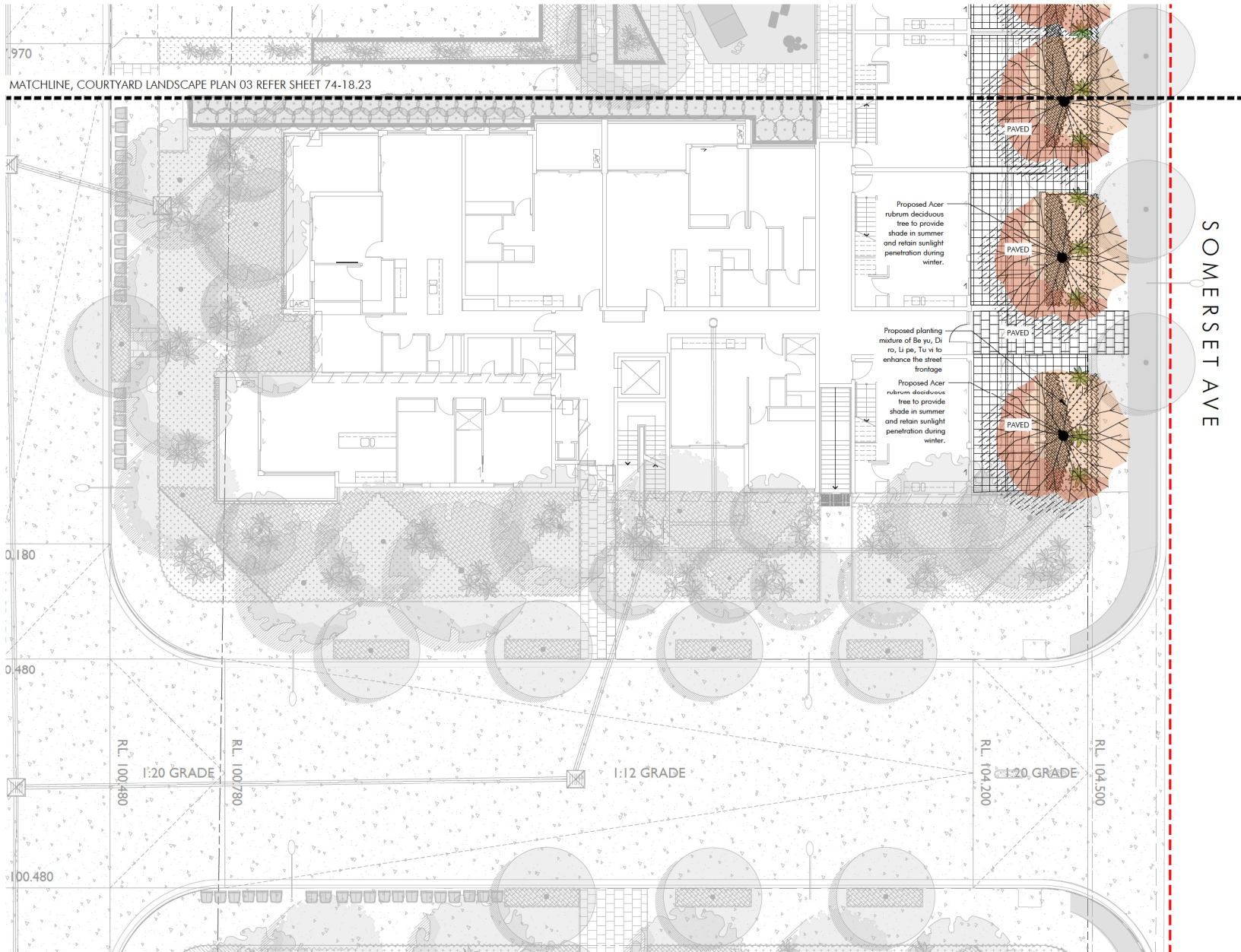
Scale @ A1/A3: 1:100 / 1:200	Client: Elyard Street Developments	
Drawing Date: 24.04.2019	Drawn/Checked: LZ/SJ/PG/MS/DB	Drawing Status: DA
Project Number: 74-18	Drawing Number: 74-18.22	Issue: E



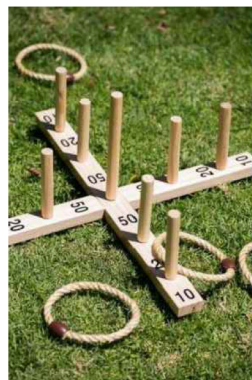
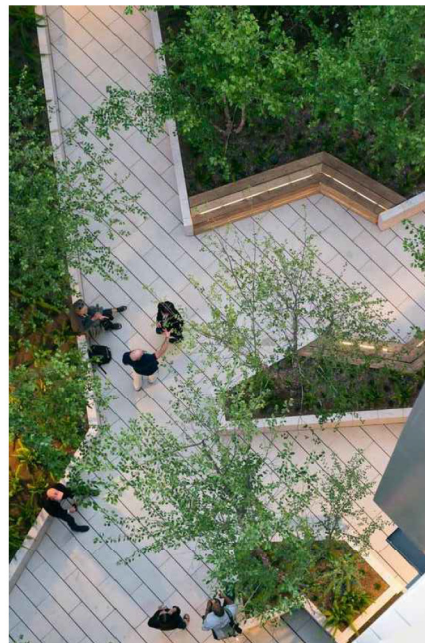
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Rev.	Revision note:	Date:	Dwn by:
A.	DRAFT CONCEPT	01.02.19	SL/CPG
B.	REVISED DESIGN POST COMMENT	11.02.19	PG/LZ
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D.	FOR DA APPROVAL	20.02.19	PG/LZ
E.	FOR DA APPROVAL	24.04.19	PG/LZ





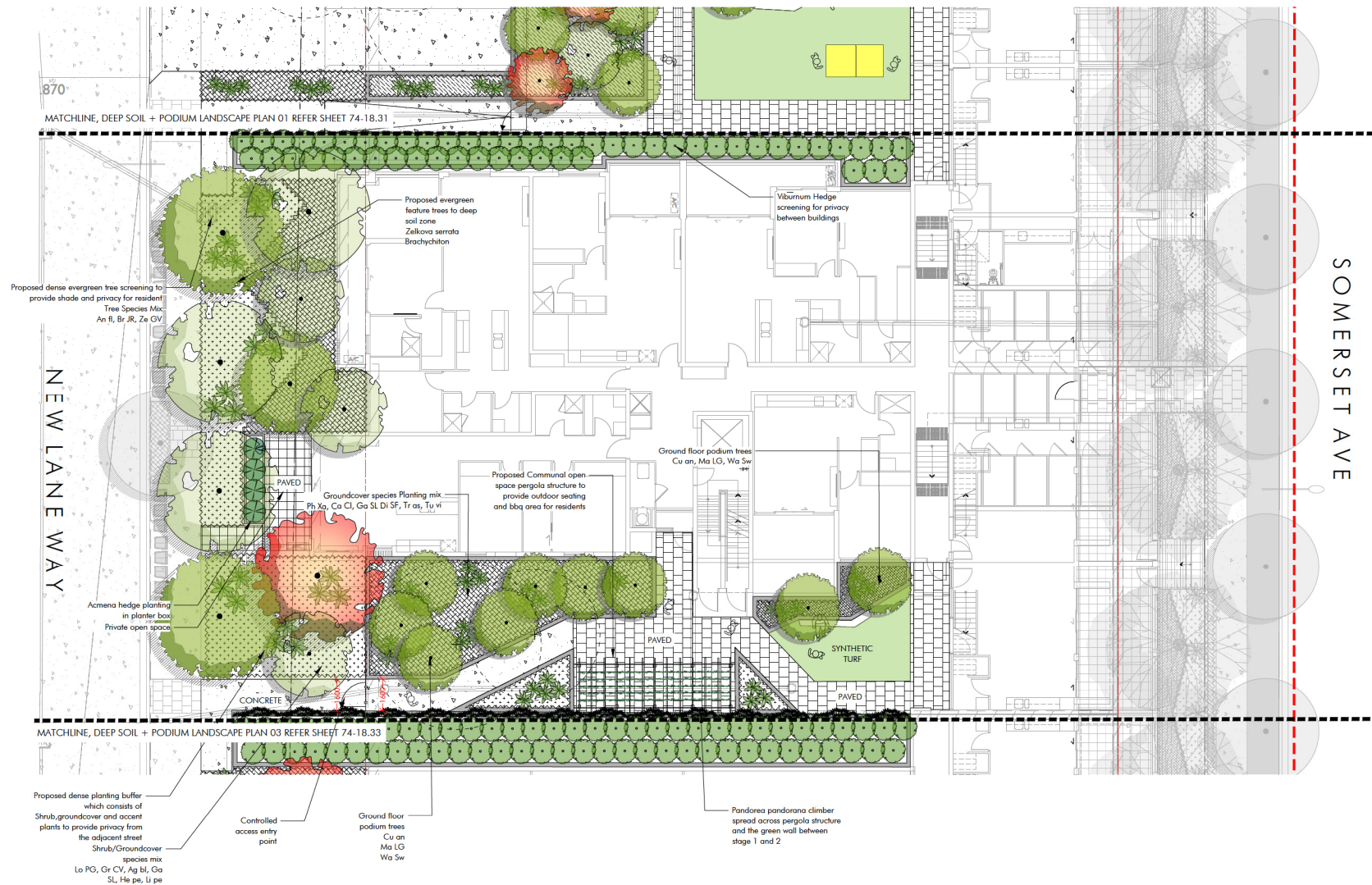
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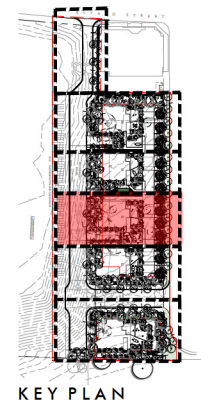
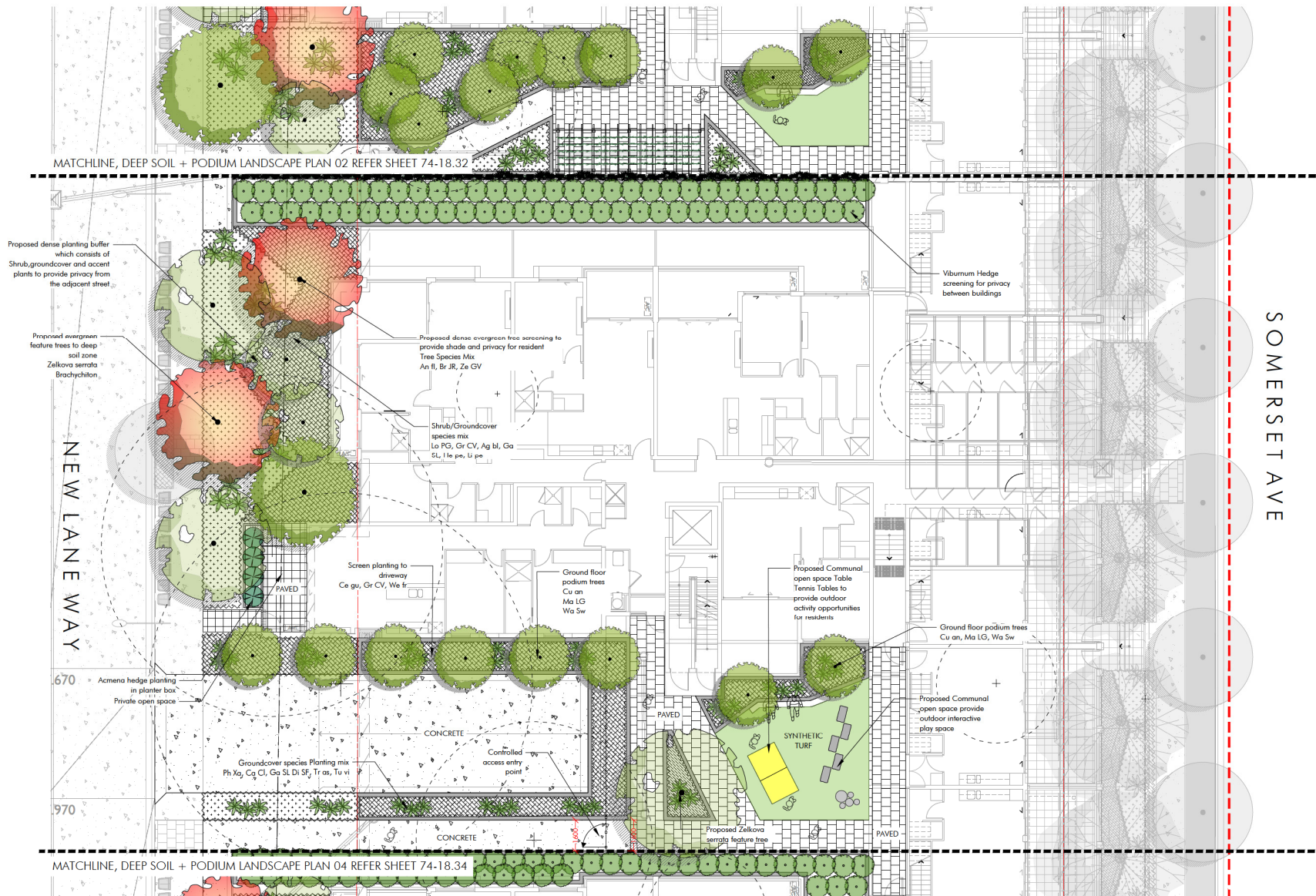


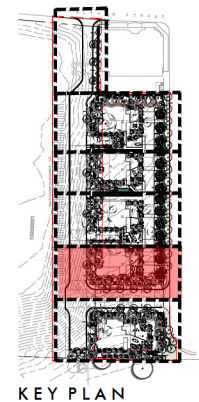
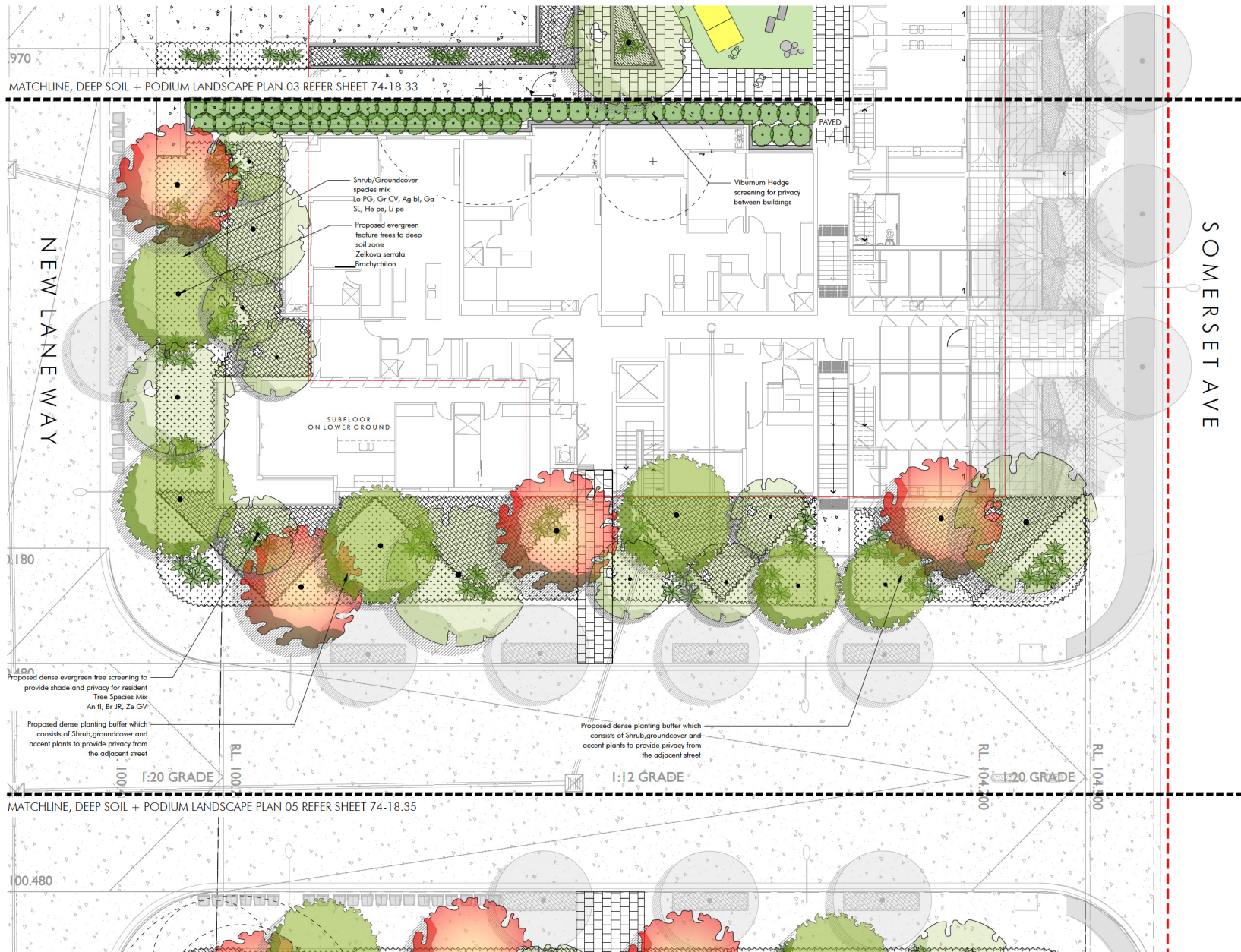


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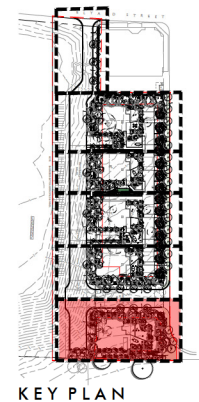
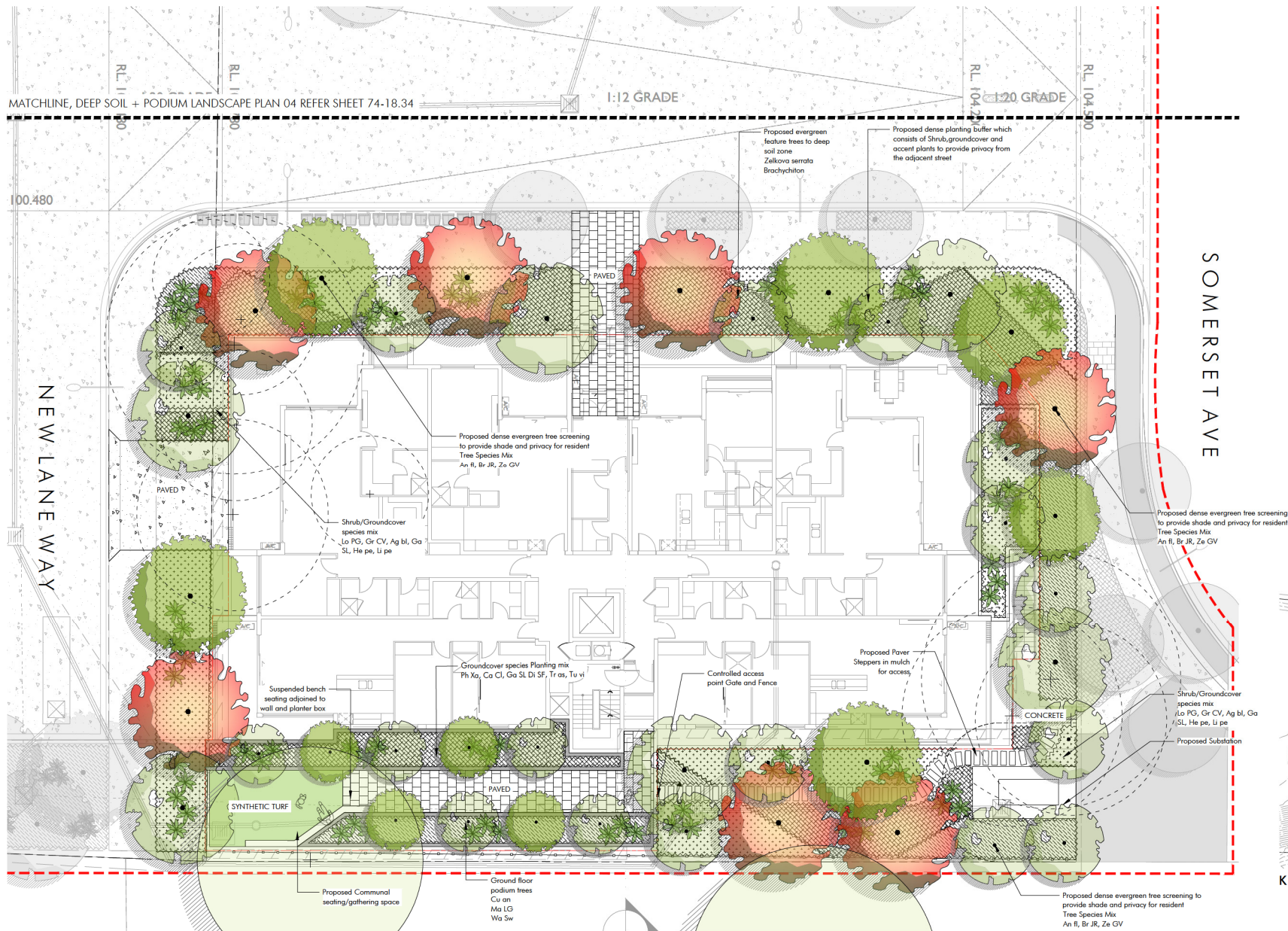




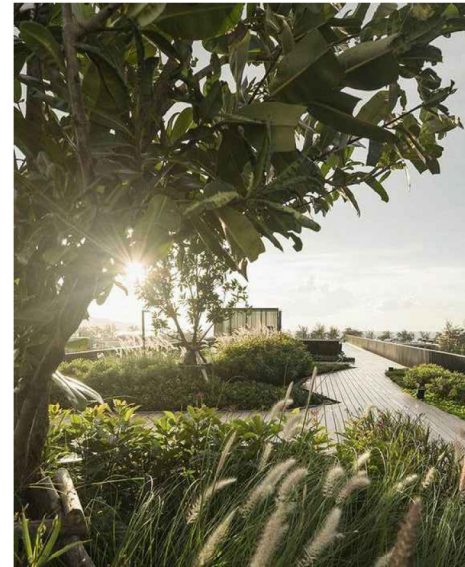


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ROOFTOP LANDSCAPE PRECEDENTS IMAGERY



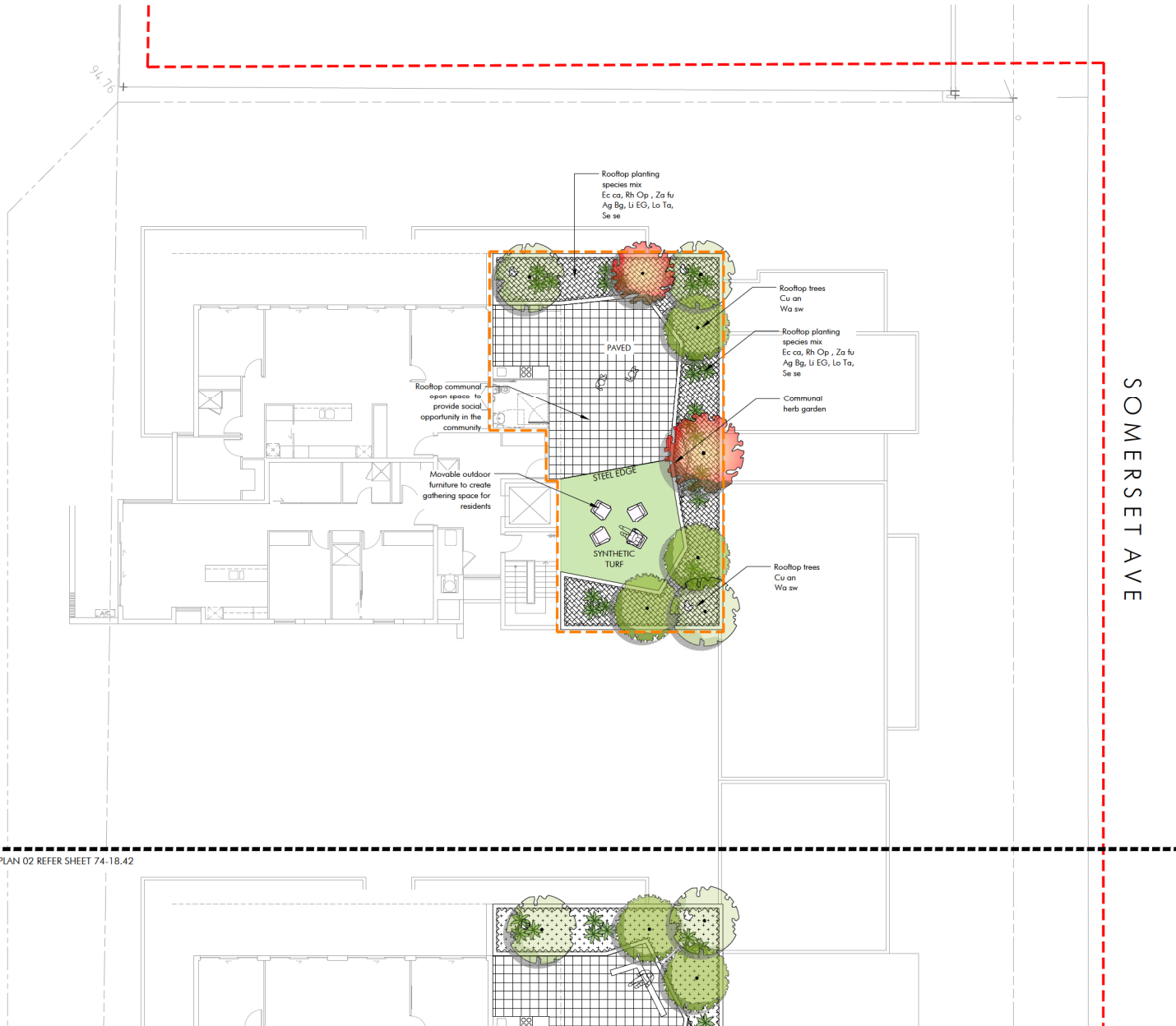
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E.	FOR DA APPROVAL	24.04.19	PS/AF



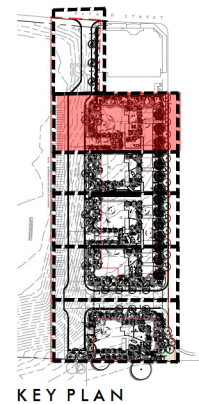
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NTS		Elyard Street Developments
Drawing Date:	Drawn/Checked	Drawing Status:
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Project Number:	Drawing Number:	Issue:
74-18	74-18.40	E

NEW LANE WAY

SOMERSET AVE



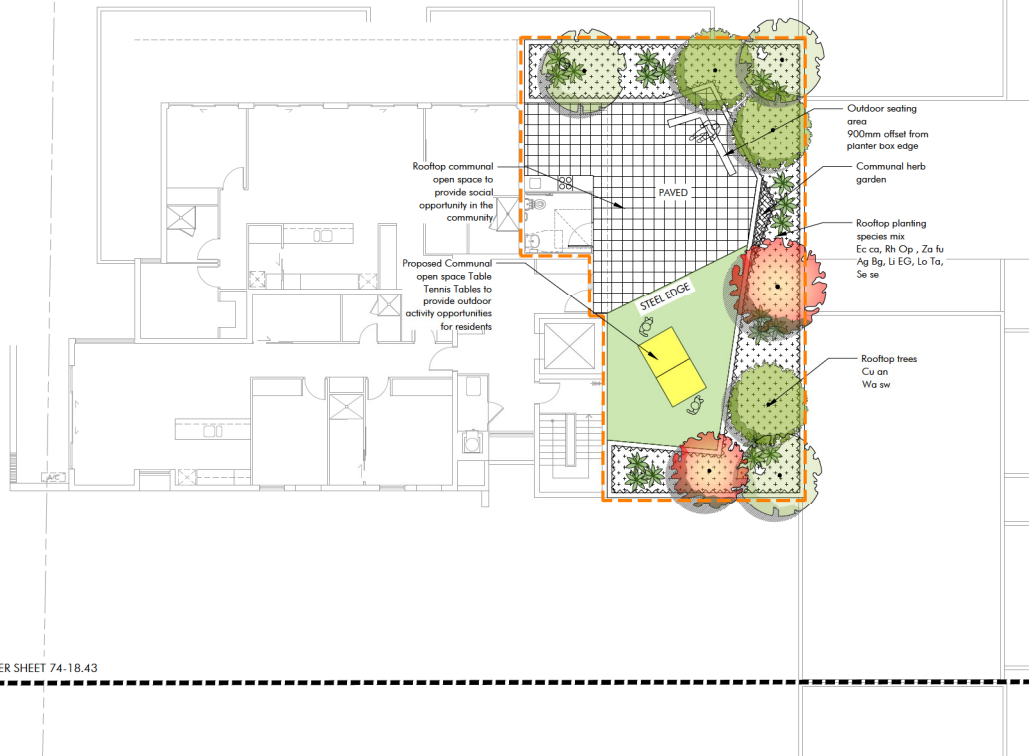
MATCHLINE ROOFTOP LANDSCAPE PLAN 02 REFER SHEET 74-18.42



Rev.	Revision note:	Date:	Dwn by:
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E	FOR DA APPROVAL	24.04.19	PG/AF



MATCHLINE, ROOFTOP LANDSCAPE PLAN 01 REFER SHEET 74-18.41



SOMERSET AVE

MATCHLINE, ROOFTOP LANDSCAPE PLAN 03 REFER SHEET 74-18.43



Rev.	Revision note:	Date:	Dwn by:
A	DRAFT CONCEPT	01.02.19	SL/CPG
B	REVISED DESIGN POST COMMENT	11.02.19	PSG/LZ
C	DRAFT DA ISSUE	15.02.19	PSG/LZ
D	FOR DA APPROVAL	20.02.19	PSG/LZ
E	FOR DA APPROVAL	24.04.19	PSG/LZ

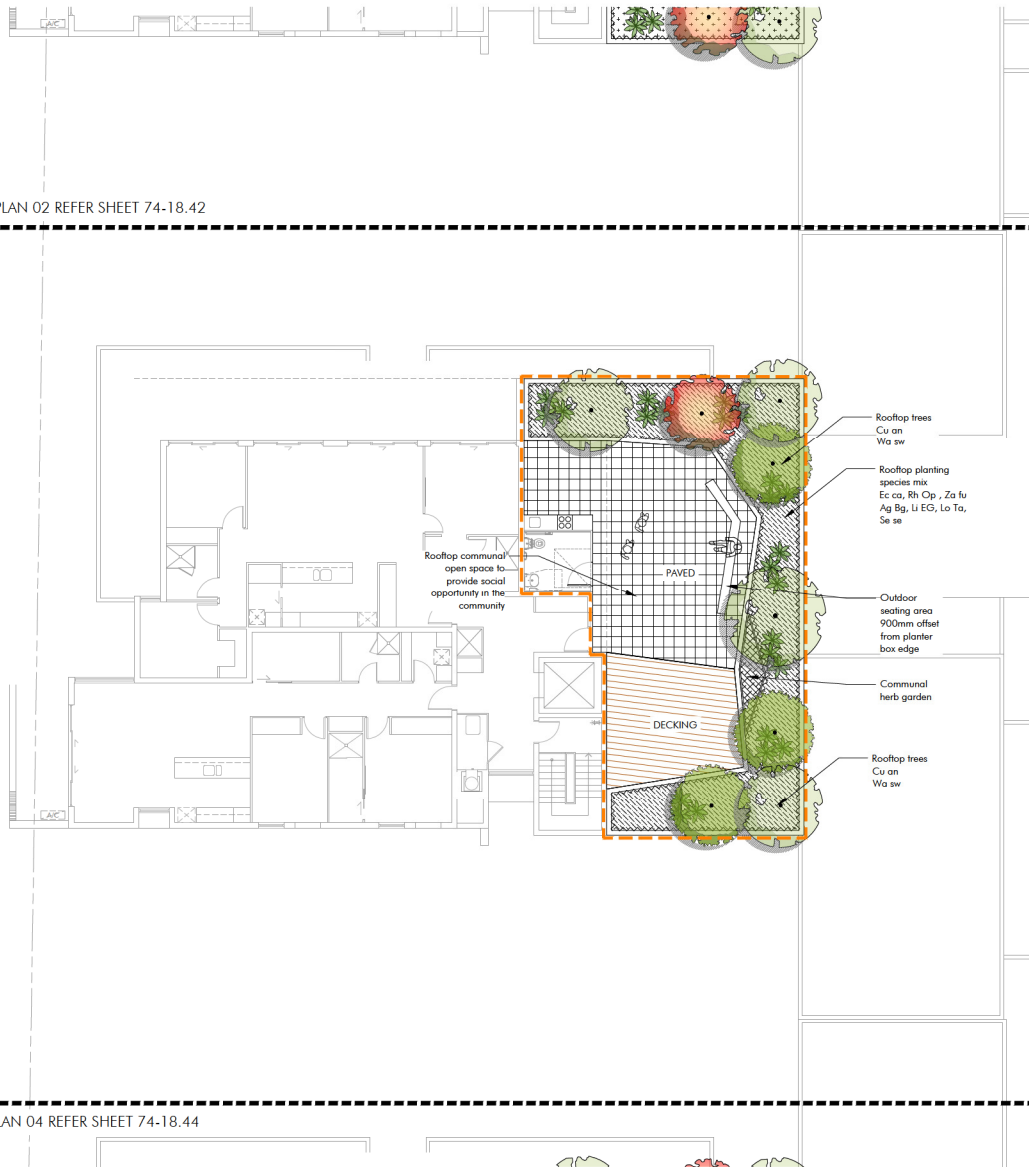


MATCHLINE, ROOFTOP LANDSCAPE PLAN 02 REFER SHEET 74-18.42

NEW LANE WAY

SOMERSET AVE

MATCHLINE, ROOFTOP LANDSCAPE PLAN 04 REFER SHEET 74-18.44

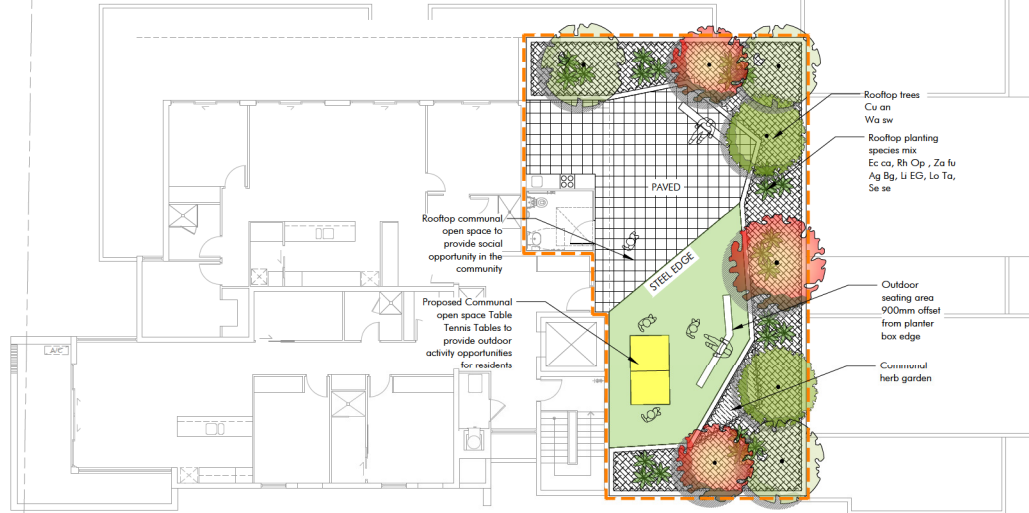


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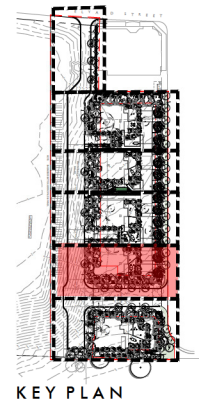
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NEW LANE WAY



SOMERSET AVE

MATCHLINE, ROOFTOP LANDSCAPE PLAN 05 REFER SHEET 74-18.45



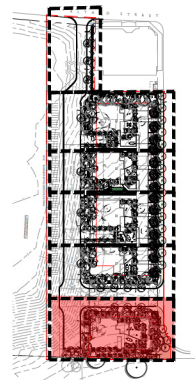
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D	FOR DA APPROVAL	20.02.19	PG/LZ
E	FOR DA APPROVAL	24.04.19	PG/LZ



MATCHLINE, ROOFTOP LANDSCAPE PLAN 04 REFER SHEET 74-18.44

NEW LANE WAY

SOMERSET AVE



KEY PLAN

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STREET TREE PLANTING DETAIL PLAN
SCALE 1:20

STREET TREE PLANTING DETAIL
SCALE 1:20

SHRUB, ACCENT & NATIVE GRASS PLANTING
SECTION 1:10

PLANTER BOX ON SLAB DETAIL
SCALE 1:10

75L TREE PLANTING

SECTION 1:10

TREE PLANTING ON SLAB
SCALE 1:10

STREETSCAPE SOFTSCAPE PALETTE

COURTYARD SOFTSCAPE PALETTE

DEEP SOIL AND PODIUM SOFTSCAPE PALETTE



DEEP SOIL AND PODIUM SOFTSCAPE PALETTE



DEEP SOIL AND PODIUM SOFTSCAPE PALETTE



ROOFTOP SOFTSCAPE PALETTE



HARDSCAPE PALETTE



74-18 Plant Schedule by distinctive								
Code	Genus	species	Hybrids/Cultivars	Common Name	Pot Size	Height	Width	Spacing
Street trees								
Tr Lu	Tristanopsis	laurina	'Luscious'	Luscious Water Gum	75L	10	5	As Shown
Trees								
Ac OG	Acer	rubrum	'October Glory'	October Glory Maple	75L	10	8	As Shown
An fl	Angophora	floribunda		Rough-Barked Apple	45L	20	6	As Shown
Br JR	Brachychiton	populneus x acerifolius	Jerilderrie Red'	Jerilderrie Red Kurrajong	45L	10	8	As Shown
Cu an	Cupaniopsis	anacardioides		Tuckeroo	45L	8.0	4.0	As Shown
La DD	Lagerstroemia	indica	x L. Fauriei 'Diamonds in the Dark'	Burgundy Leaf Crepe Myrtle	45L	3	2.5	As Shown
Ma LG	Magnolia	grandiflora	'Little Gem'	Little Gem Magnolia	75L	5	4	As Shown
Wa Sw	Waterhousia	floribunda	'Sweeper'	Sweeper Weeping Lilly Pilly	75L	6	4	As Shown
Ze GV	Zelkova	serrata	'Green Vase'	Green Vase Japanese Elm	75L	10	7	As Shown
Screen Planting								
Ac Su	Acmena	smithii	'Sublime'	Sublime Lilly Pilly	300mm	4	3	As Shown
Vi EL	Viburnum	odoratissimum	'Emerald Lustre'	Emerald Lustre	300mm	4	4	As Shown
Shrubs								
Ac AM	Acmena	smithii	'Allyn Magic'	Dwarf Lilly Pilly	200mm	1	1	As Shown
Ce gu	Ceratopetalum	gummiferum	'Johanna's Christmas'	NSW Christmas Bush	200mm	1.5	1.2	2/m2
Ec ca	Echium	condicans		Pride of Madeira	200mm	2	2	As Shown
Gr CV	Grevillea	rosmarinifolia	'Crimson Villea'	Grevillea Crimson Villea	200mm	0.8	0.8	1m Centres
La PG	Loropetalum	chinense		Plum Gorgeous'	200mm	1.5	2	1/m2
Rh Op	Rhaphidolepis	indica	'Oriental Pearl'	Oriental Pearl Indian Hawthorn	200mm	1	1	As Shown
Ph Xa	Philodendron		'Xanadu'	Xanadu	200mm	0.8	0.8	3/m3
Ro of	Rosmarinus	officinalis		Rosemary	200mm	1.5	2	As Shown
We fr	Westringia	fruticosa	'Grey Box'	Coastal Rosemary	200mm	1	1	300mm centres
Za fu	Zamia	furfuraceae		Cardbord Palm	300mm	1	2	As Shown
Accents								
Aq RG	Agave	attenuata x canchui	'Blue Glow'	Blue Glow Century Plant	300mm	0.6	0.6	As Shown
Be yu	Beschornia	yuccoides		Mexican Lily	300mm	1	1	as shown
Cr pe	Crinum	pedunculatum		Crinum Lily	300mm	1.5	1.5	As Shown
Groundcovers								
Ag Bl	Agapanthus	orientalis	'Blue'	African Lily	140mm	1	1	2/m2
Ca Cl	Casuarina	glauca	'Cousin It'	Prostrate Sheoak	140mm	0.15	2	2/m2
Di SF	Dichondra	repens	'Silver Falls'	Silver Kidney Weed	140mm	0.1	0.6	5/m2
Di ro	Dietes	robinsoniana		Spanish Iris	140mm	1	1	4/m2
Ga SL	Gazania	tomentosa	'Silver Leaf'	Silver Leaf Gazania	140mm	0.3	0.5	3/m2
Gr CC	Grevillea		'Cherry Cluster'	Grevillea Cherry Cluster	140mm	0.5	0.8	3/m2
He pe	Helichrysum	petiolare	'Licorice'	Licorice plant	200mm	0.5	1	2/m2
Li EG	Liriope	muscarii	'Evergreen Giant'	Giant Mondo	200mm	0.5	0.5	5/m2
Li pe	Limonium	perezii		Perennial Statice	140mm	0.5	0.4	5/m2
Lo Ta	Lomandra	longifolia	'Nyalia'	Dwarf Lomandra	140mm	0.6	0.8	4/m2
Or vu	Origanum	vulgare		Oregano	140mm	0.5	0.7	5/m2
Se se	Senecio	serpens		Blue Chalk Sticks	140mm	0.2	0.5	5/m2
Th vu	Thymus	vulgaris		Thyme	140mm	0.2	0.5	5/m2
Tr as	Trachelospermum	asiaticum		Asiatic jasmine	200mm	0.3	2.0	2/m2
Tu vi	Tulbaghia	villosa		Society Garlic	140mm	0.6	0.4	6/m2
Climbers								
Pa ed	Passiflora	edulis		Passionfruit Vine	200mm	0.2	10	As shown
Pa pa	Pandorea	pandorana		Wonga Wonga Vine	140mm	0.3	5	1/m2

PROTECTION OF EXISTING TREES

Existing trees are to be protected and maintained during the course of construction. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high fully supported chainmesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. 'Tree Protection Zone' is to be attached to the protective fence.

FENCE & GATE

To Architect's specification.

GARDEN BEDS

Cultivate to a depth of 200mm so that soil can be worked freely. Apply gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread premium blend garden bed mix to a depth of 200mm, when settled. Back filling shall be tampered progressively to match existing soil compaction, to avoid later subsidence. Mound all garden beds to centre. Allow for depth of mulch to finished levels when installing soil mix. Refer to Garden Bed Preparation Detail.

ON SLAB PLANTER BEDS

All on slab planter beds are to be built on 30mm drainage celliast over membrane protection board. All water proofing and drainage outlets are to be to engineers detail. Drainage cell is to be overlaid with geotextile wrapped to sides of planters and a 50mm depth sand bedding layer laid down before installation free draining planter soil mix.

PLANTS

All plants which have been declared, pursuant to section 7 & 8 of the Noxious Weed Act 1993, to be Noxious Weeds within the area of Camden Council shall be removed on site and replaced with appropriate indigenous or native species.

All labels are to remain on plants and delivery receipts or copies of plant purchases, stating the species, amount, and container sizes of plants, shall be made available to Council's Construction Services or Private Certifier to facilitate certification that the landscape plan and conditions of consent have been implemented.

MAINTENANCE SCHEDULE

The consultation program shall include, but not limited to, the following items:

Routine Maintenance. Provide routine maintenance for a period of six months after practical completion. Program to include but not limited to plant establishment, watering, mowing, fertilising, weeding, staking, pruning, mulching, pest and disease control and generally maintaining the site in a neat and tidy condition.

Watering. Watering of plants and turf should be done in conjunction with current Sydney Water watering restrictions.

Fertilising. Apply an appropriate lawn fertiliser, at manufacturer's rates, after 6 weeks of installation. Ensure fertiliser is adequately watered and evenly dispersed for healthy even lawn growth.

Mulch of garden beds must adhere to Australian Standard AS4454.

Disease and Pest Control. If pathological disease or insect pests appear, they are to be controlled using organic methods or pest and disease control. Failing this, chemical sprays may be used, at manufacturer's rates, with prior consent of client.

Replacement. Defects including any dead or unhealthy plant must be replaced or treated within 3 weeks. Missing, dead or unhealthy plants are to be replaced with plants of similar size and quality and identical species/variety, unless a substitution has been approved by Council.

Any Pruning. must be carried out to meet Australian Standards AS4373 Trimming of Ornamental Trees and shall comply with Council's Tree Preservation Order.

Making Good. The contractor shall make good erosion of soil or subsidence which may occur, at no contract variation.

CIVIL CONCEPT DESIGN

PROJECT:
**PROPOSED 3 STAGE STRATA TITLED DEVELOPMENT COMPRISING
OF RESIDENTIAL APARTMENTS OVER BASEMENT PARKING**

AT:
38-58 SOMERSET AVE, NARELLAN NSW 2567

PROJECT No:
2019031

DRAWING SCHEDULE	
Sheet Number	Sheet Title
C10	LOCALITY MAP & DRAWING SCHEDULE
C11	EXISTING LAYOUT PLAN
C12	OVERALL CIVIL LAYOUT PLAN
C13	PRIVATE LANES - PLAN
C14	PRIVATE LANES - SECTIONS
C15	STORMWATER LAYOUT PLAN - UPPER GROUND LEVEL
C16	STORMWATER LAYOUT PLAN - LOWER GROUND LEVEL
C17	STORMWATER LAYOUT PLAN - BASEMENT LEVEL
C18	STORMWATER DETAILS SHEET 1 OF 3
C19	STORMWATER DETAILS SHEET 2 OF 3
C20	STORMWATER DETAILS SHEET 3 OF 3
C21	STORMWATER CONCEPT LONG SECTIONS - EXTERNAL CATCHMENT LINE
C22	STORMWATER CONCEPT LONG SECTIONS - OSD LINE
C23	STORMWATER CONCEPT LONG SECTIONS - BYPASS LINE
C24	BULK EARTHWORKS LAYOUT PLAN
C25	PRIVATE LANE 01 LONG SECTION
C26	PRIVATE LANE 02 LONG SECTION 1 - ROC
C27	PRIVATE LANE 02 LONG SECTION 2
C28	BASEMENT CARPARK A + B DRIVEWAY LONG SECTION
C29	BASEMENT CARPARK C + D DRIVEWAY LONG SECTION
C30	BASEMENT CARPARK E DRIVEWAY LONG SECTION
C31	OSD PRE-DEVELOPED CATCHMENT PLAN
C32	OSD POST-DEVELOPED CATCHMENT PLAN
C33	MUSIC CATCHMENT PLAN SHEET 1 OF 3
C34	MUSIC CATCHMENT PLAN SHEET 2 OF 3
C35	MUSIC CATCHMENT PLAN SHEET 3 OF 3



LOCALITY MAP
NOT TO SCALE

LEGEND

- 
- EXISTING KERB & GUTTER

EXISTING SEWER & MANHOLE

EXISTING STORMWATER

EXISTING WATER

EXISTING TELSTRA

EXISTING ELECTRICITY

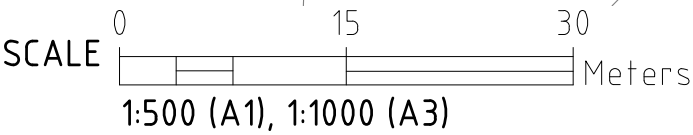
EXISTING GAS

EXISTING MAJOR CONTOURS (C.I. = 1m)

EXISTING CONCRETE FOOTPATH

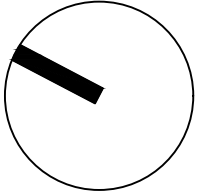
SITE BOUNDARY

EXISTING 1.83m DRAINAGE EASEMENT



CIVIL ENGINEERING

C	FURTHER COUNCIL CHANGES	TG	
B	COUNCIL REVISIONS	TG	08.10.2019
A	DRAFT ISSUE	TG	26.08.2019
REV	DESCRIPTION	BY	DATE



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E. info@samanablue.com

DESIGN: SK
DRAWN: TG
DWG SIZE: A1

EXISTING LAYOUT
PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

38-58 SOMERSET AVE, NARELLAN NSW 2567

2019031 - C11 C

LEGEND

-
- EXISTING KERB & GUTTER

EXISTING SEWER & MANHOLE

EXISTING STORMWATER

EXISTING WATER

EXISTING TELSTRA

EXISTING MAJOR CONTOURS (C.I. $\approx$ 1m)

PROPOSED BUILDING ENVELOPE

EXISTING 1.83m DRAINAGE EASEMENT

PROPOSED DRAINAGE EASEMENT REDIRECTION

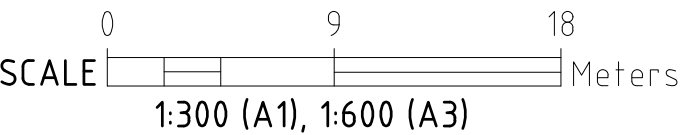
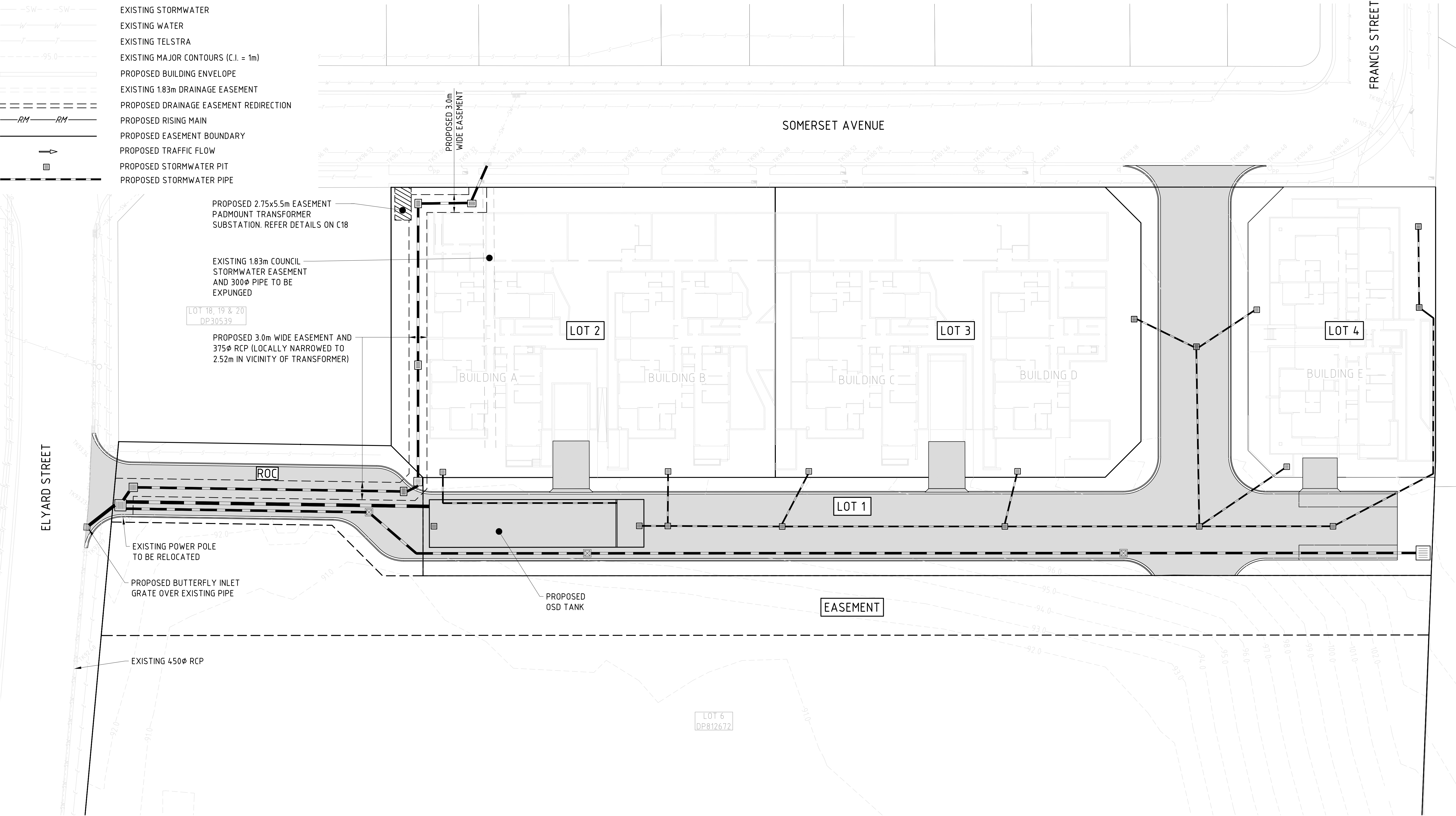
PROPOSED RISING MAIN

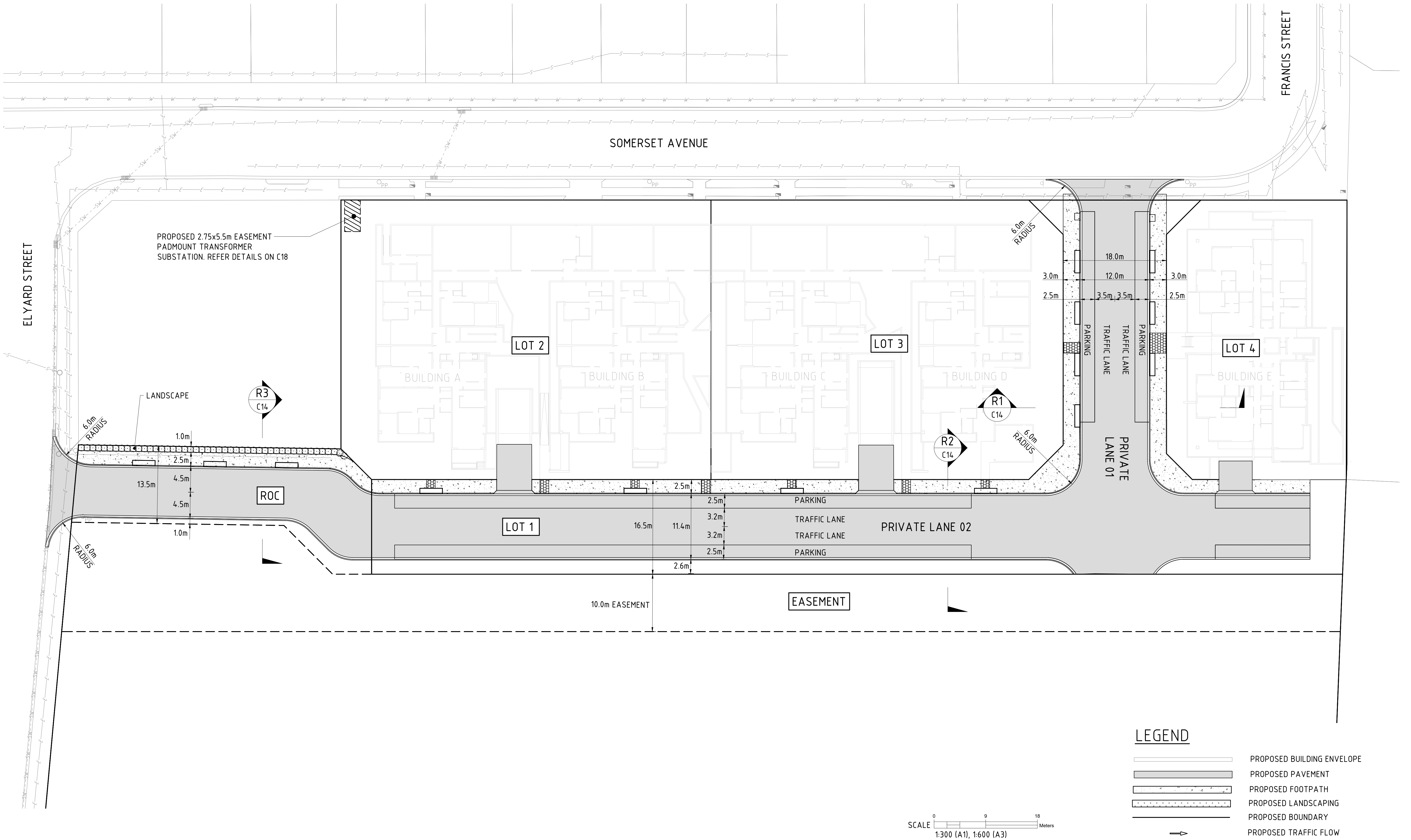
PROPOSED EASEMENT BOUNDARY

PROPOSED TRAFFIC FLOW

PROPOSED STORMWATER PIT

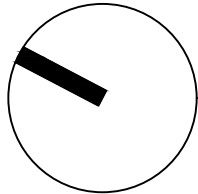
PROPOSED STORMWATER PIPE





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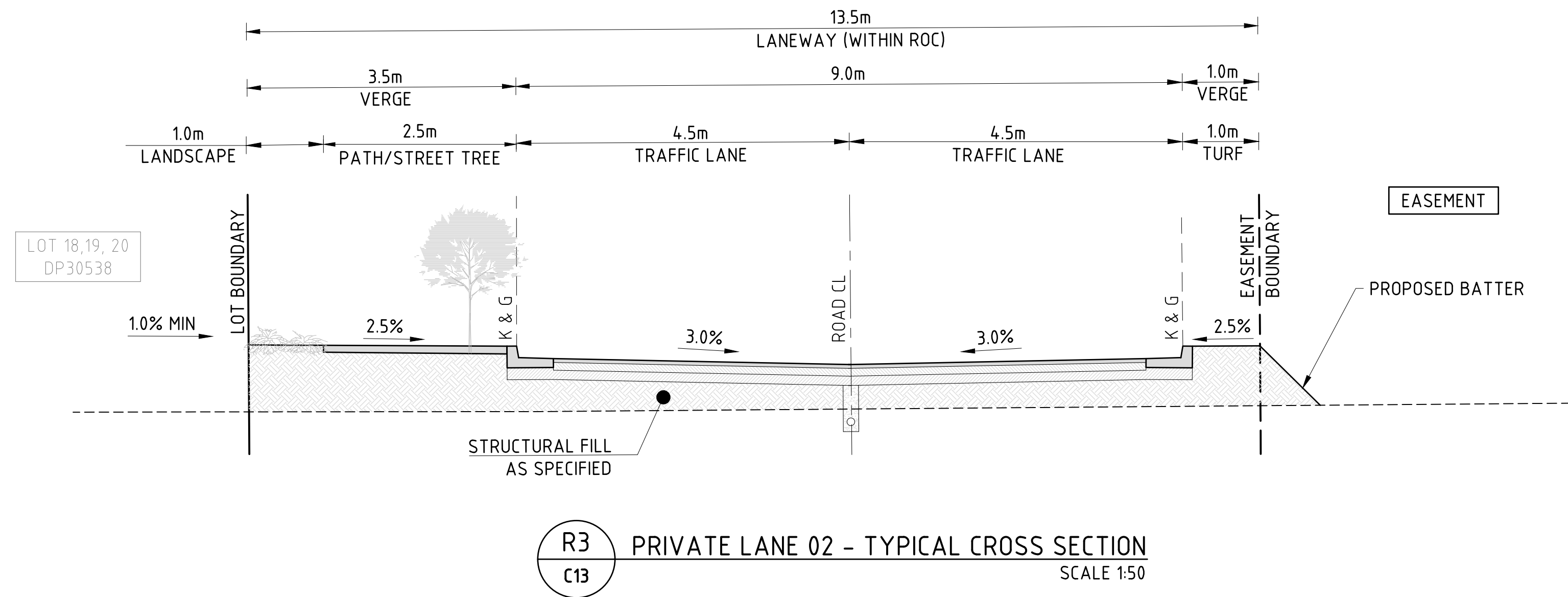
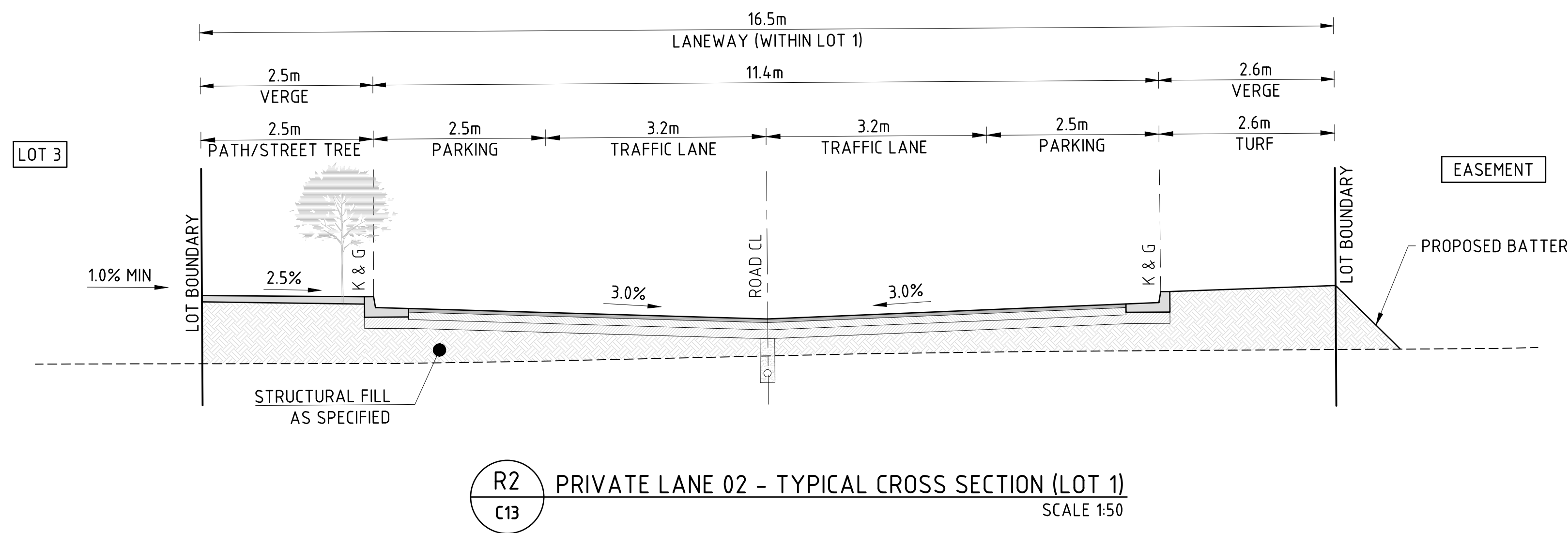
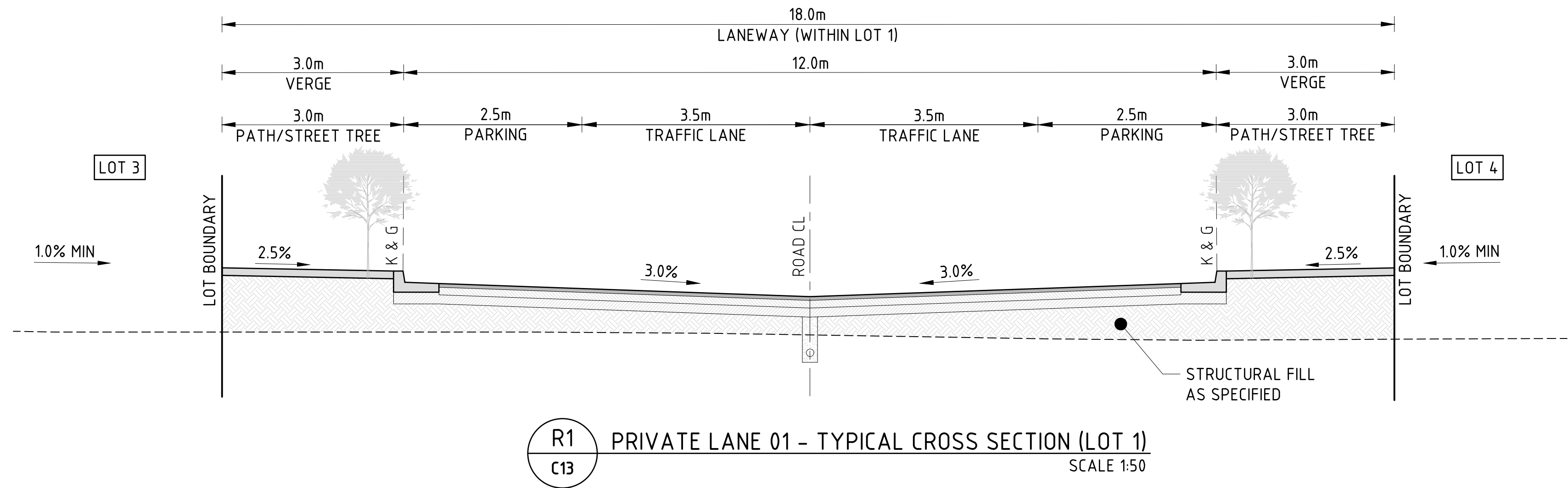
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DWG SIZE: A1

PRIVATE LANES -
PLAN

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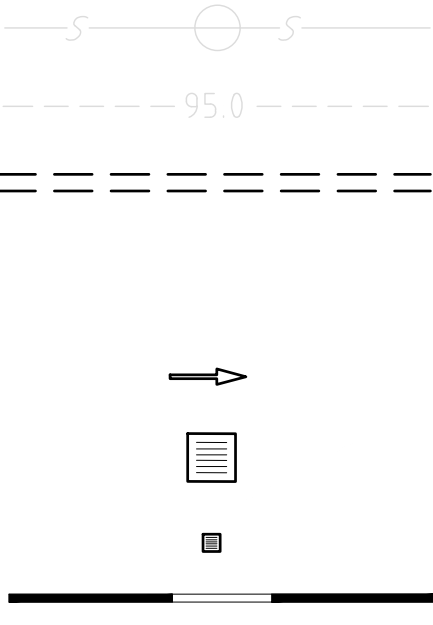
2019031 - C13 C



NOTE: REFER LANDSCAPE PLANS FOR STREET TREES/PLANTER BAY LOCATIONS

SCALE 0 1.5 3.0 Meters
1:50 (A1), 1:100 (A3)

LEGEND

- 
- EXISTING SEWER

EXISTING CONTOURS (C.I. = 1m)

PROPOSED 1.83m STORMWATER DRAINAGE EASEMENT

PROPOSED BUILDING ENVELOPE

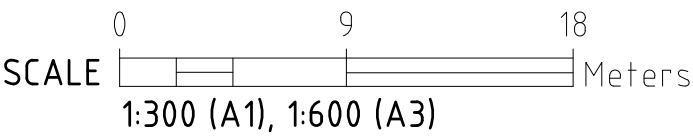
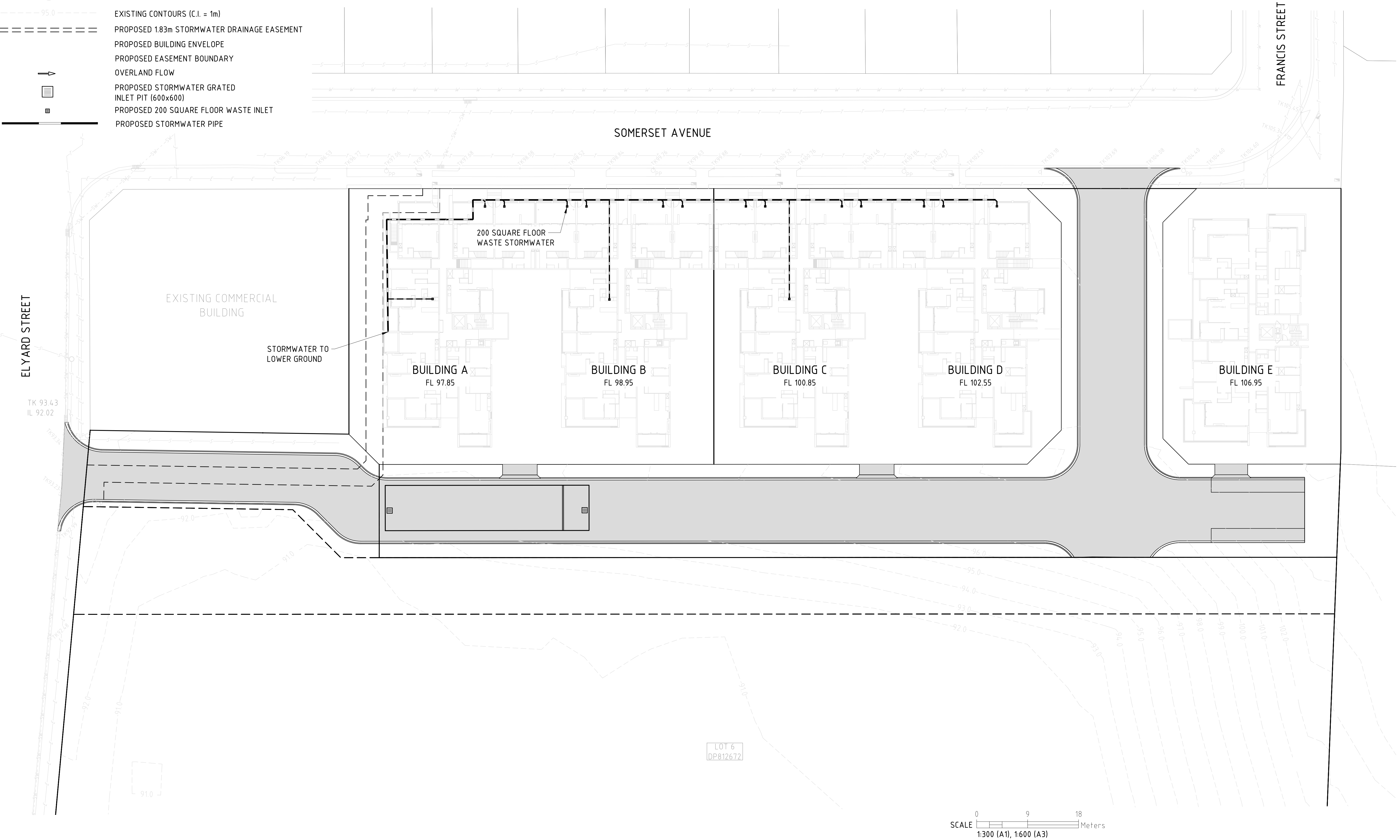
PROPOSED EASEMENT BOUNDARY

OVERLAND FLOW

PROPOSED STORMWATER GRATED INLET PIT (600x600)

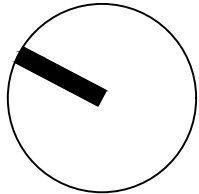
PROPOSED 200 SQUARE FLOOR WASTE INLET

PROPOSED STORMWATER PIPE



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STORMWATER
LAYOUT PLAN - UPPER
GROUND LEVEL

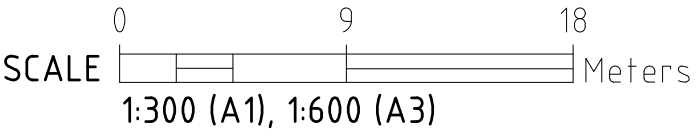
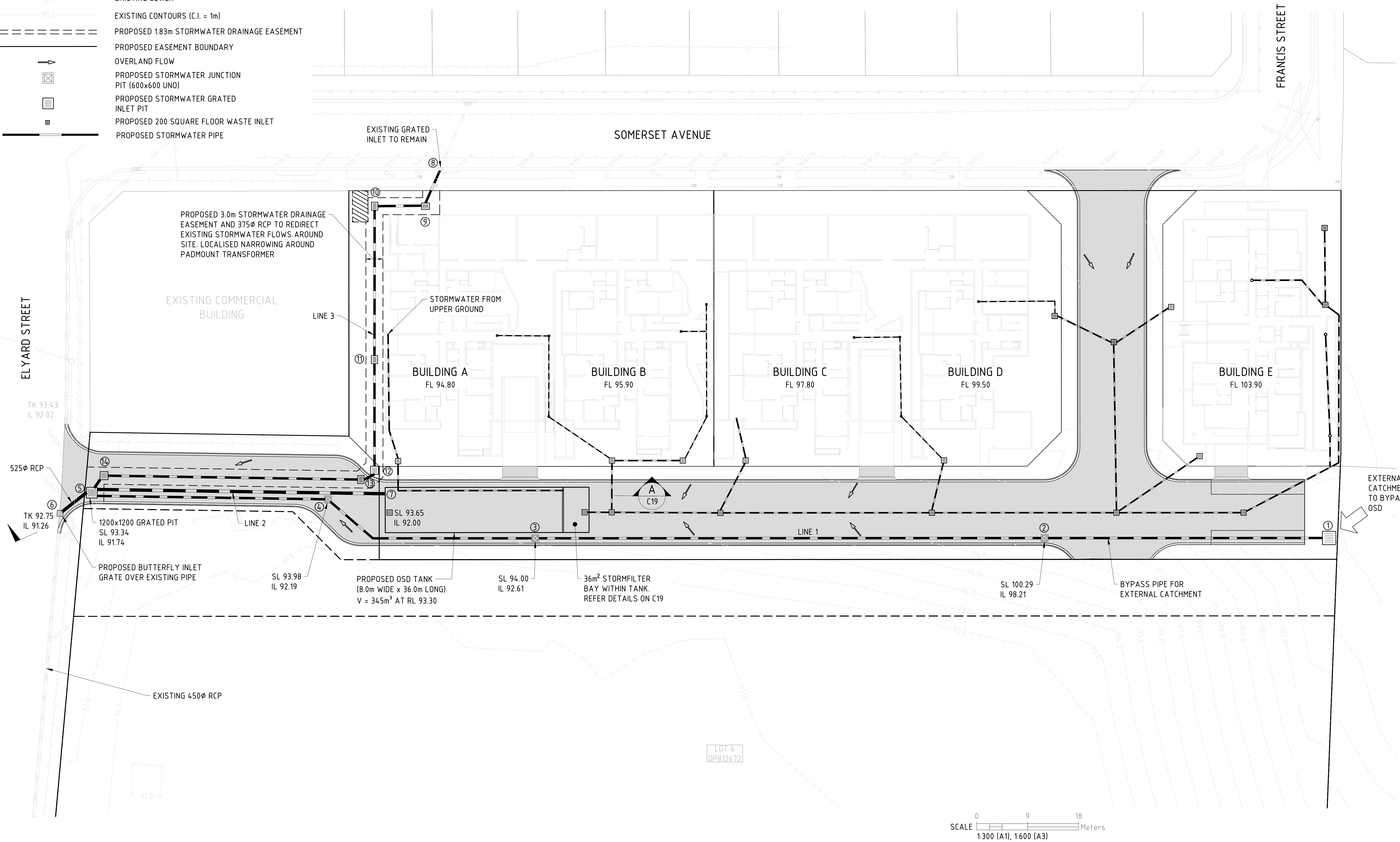
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LEGEND

- EXISTING SEWER
- EXISTING CONTOURS (C.I. = 1m)
- PROPOSED 1.83m STORMWATER DRAINAGE EASEMENT
- PROPOSED EASEMENT BOUNDARY
- OVERLAND FLOW
- PROPOSED STORMWATER JUNCTION PIT (600x600 UNO)
- PROPOSED STORMWATER GRATED INLET PIT
- PROPOSED 200 SQUARE FLOOR WASTE INLET
- PROPOSED STORMWATER PIPE



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STORMWATER LAYOUT PLAN - LOWER GROUND LEVEL

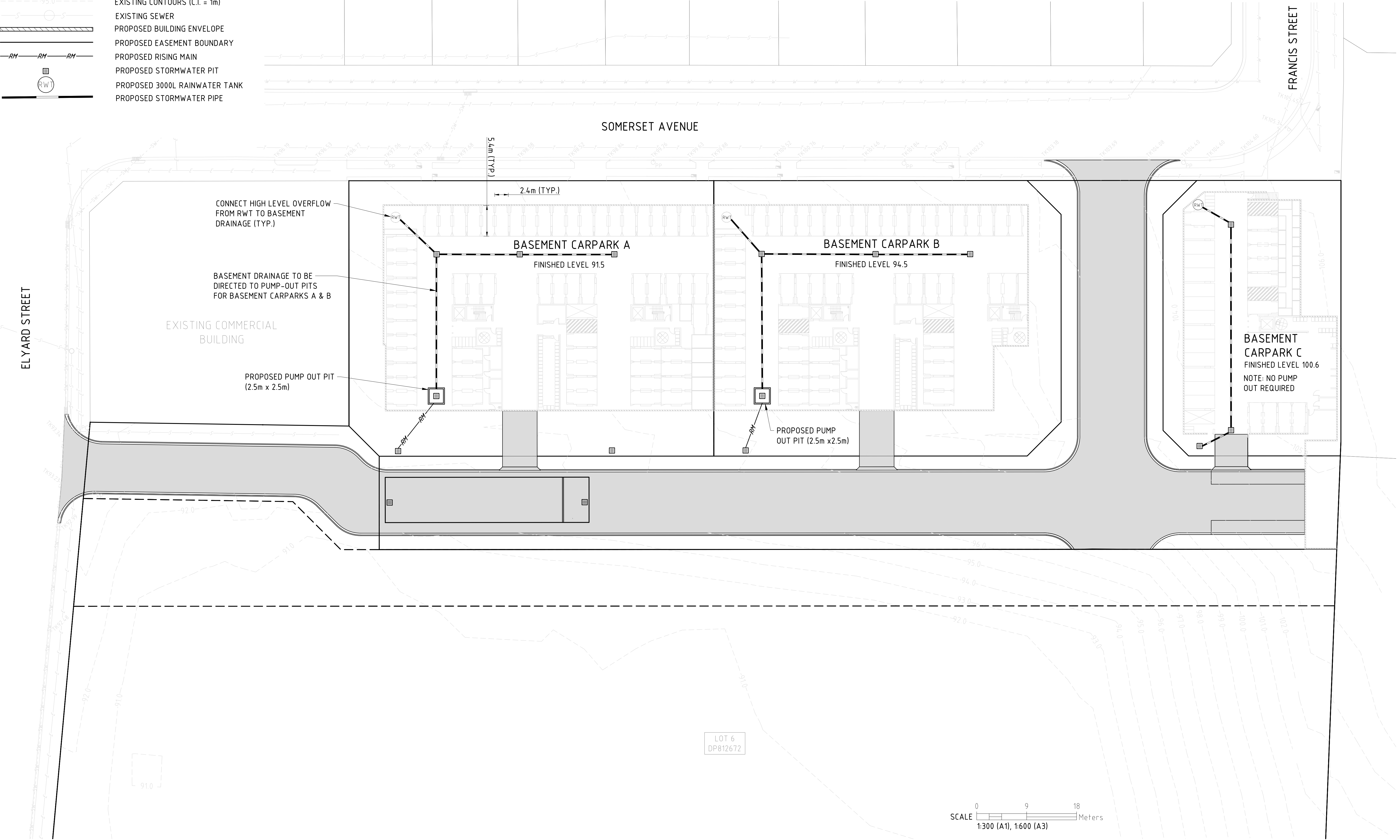
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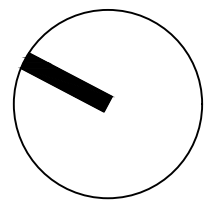
LEGEND

- EXISTING STORMWATER
- EXISTING CONTOURS (C.I. = 1m)
- EXISTING SEWER
- PROPOSED BUILDING ENVELOPE
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RISING MAIN
- PROPOSED STORMWATER PIT
- PROPOSED 3000L RAINWATER TANK
- PROPOSED STORMWATER PIPE



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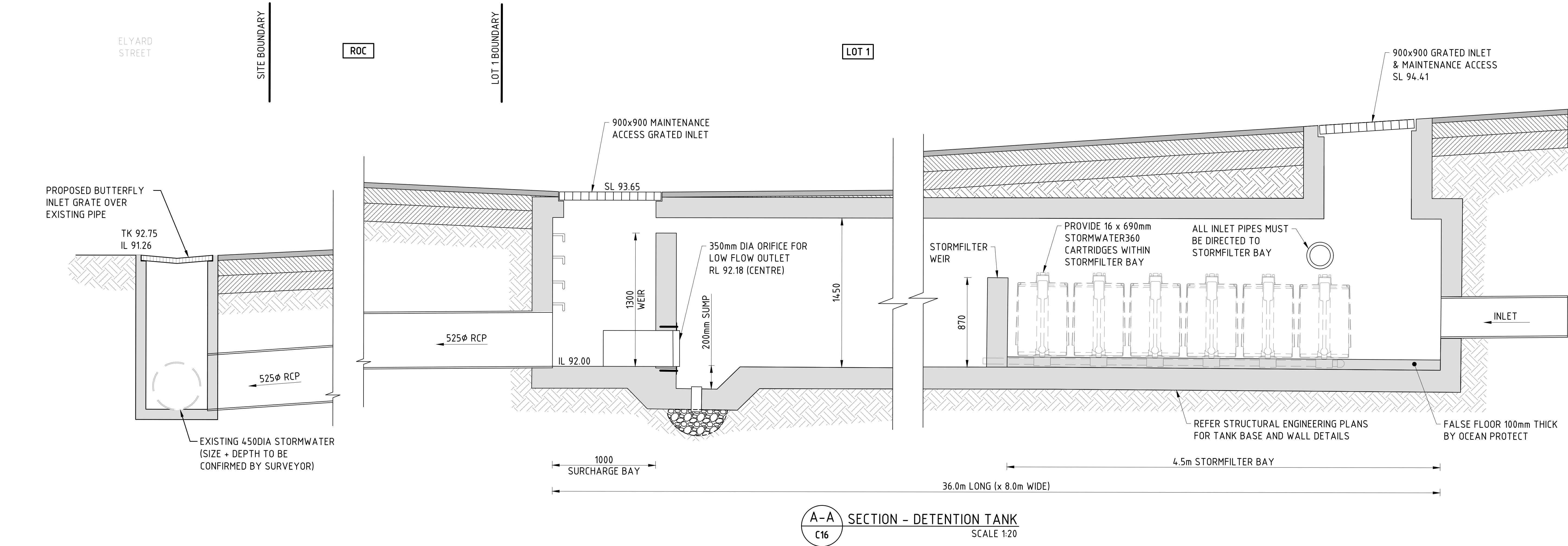
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**STORMWATER
LAYOUT PLAN -
BASEMENT LEVEL**

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OSD CALCULATIONS

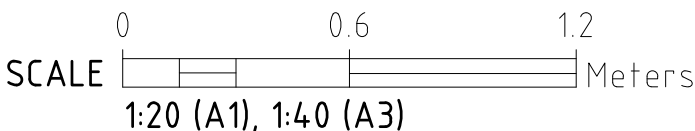
- 525 ϕ RCP OUTLET PIPE IS LARGER THAN REQUIRED IN ORDER TO REDUCE HGL LEVEL
- DO NOT CONNECT EXTERNAL BYPASS LINE TO OSD OUTLET LINE AS THIS WILL AFFECT OSD CALCULATIONS
- DESIGN CRITERIA: REDUCE POST-DEVELOPMENT FLOWS TO PRE-DEVELOPMENT LEVELS FOR 1% AEP (100YR) EVENT
- REFER SAMANA BLUE STORMWATER CATCHMENT STUDY 2019034SMPB DATED 8 OCT 2019 FOR SUPPORTING HYDRAULIC CALCULATIONS
- PRE-DEVELOPMENT CATCHMENT AREA = 1.205 HA @ 23% IMPERVIOUS
- POST-DEVELOPMENT CATCHMENT AREA = 1.205 HA @ 80% IMPERVIOUS
- UPSTREAM RESIDENTIAL CATCHMENT TO BYPASS SITE = 0.295 HA @ 30% IMPERVIOUS
- LOT 6 IGNORED IN CALCULATIONS (3.164HA) NOTING DISCHARGE LOCATION FOR THIS LOT IS WELL REMOVED FROM SITE DISCHARGE LOCATION
- DRAINS PARAMETERS: ARR2019 METHODOLOGY, PAVED STORAGE = 1mm, GRASSED STORAGE = 5mm, SOIL TYPE 3
- 20% AEP RESULTS: Q20% PRE = 135 L/s, Q20% POST = 134 L/s, SSR20% = 190m³
- 1% AEP RESULTS: Q01% PRE = 407 L/s, Q01% POST = 235 L/s, SSR01% = 335m³
- PROVIDE 345m³ OF OSD BENEATH DRIVEWAY IN TANK

WSUD

- PROVIDE 3000L RAINWATER TANKS (PER STAGE)
- PROVIDE OCEAN PROTECT OCEANGUARD 200 PIT INSERTS OR APPROVED EQUIVALENT FOR ALL PITS IN PRIVATE LANES 01 & 02 AND PERVIOUS AREAS
- PROVIDE 16 x OCEAN PROTECT 690mm PSORB CARTRIDGES OR APPROVED EQUIVALENT IN OSD TANK

MUSIC LOAD REDUCTIONS

- TSS = 85.1%
 - TP = 69.1%
 - TN = 48.2%
 - GP = 100%
- REFER TO MUSIC SUMMARY SHEET FOR FURTHER DETAILS & SHEETS C34-C36 FOR MUSIC CATCHMENT BREAKDOWN



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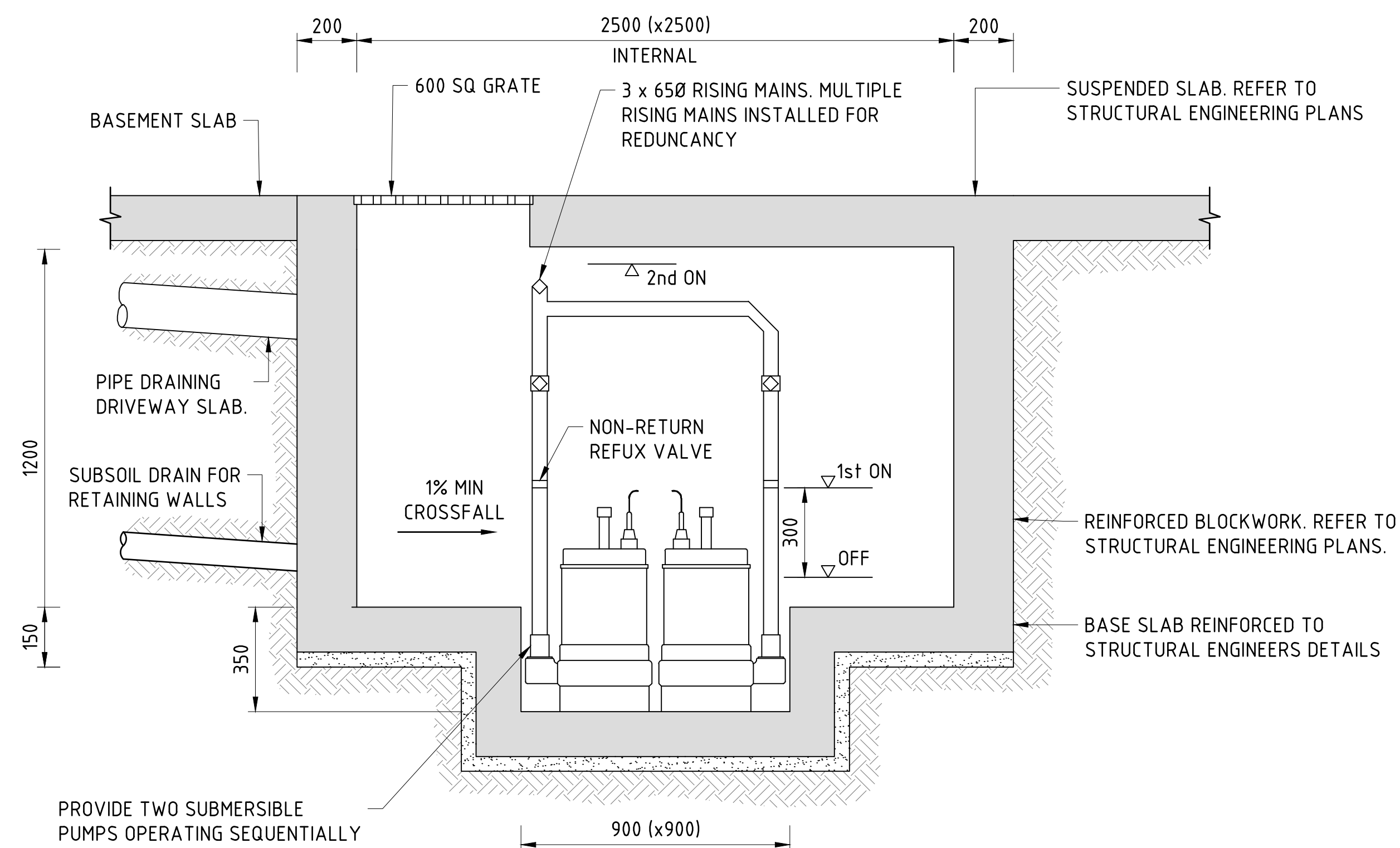
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STORMWATER
DETAILS SHEET 1 OF 3

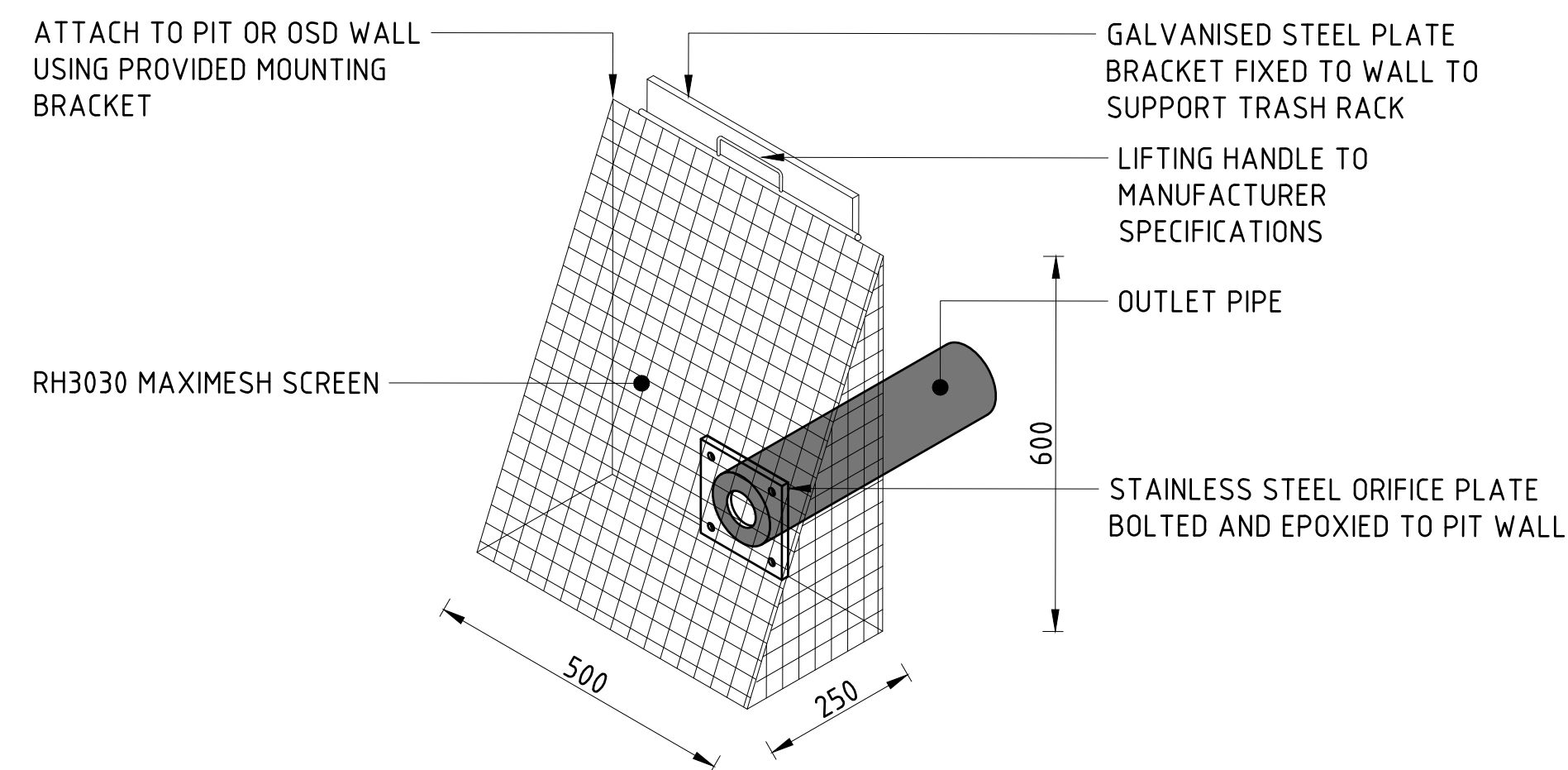
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BASEMENT PUMPOUT TANK DETAIL
SCALE N.T.S.



TRASH SCREEN DETAIL
SCALE 1:10

PROVIDE PRE-MADE TRASH SCREEN AS PER MASCOT
ENGINEERING "MULTI-PURPOSE TRASH SCREENS" OR APPROVED
EQUIVALENT

PUMP-OUT PIT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER.

- THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE EQUAL OPERATION LOAD AND PUMP LIFE.
- A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
- A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL FLOAT.
- A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDE WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
- CONTRACTOR IS TO CONFIRM PUMP ELECTRICAL LOAD AND CONNECTION WITH ELECTRICAL CONTRACTOR AT THE BEGINNING OF THE PROJECT.

PUMP SPECIFICATIONS

7L/s STORMWATER CAPACITY BASED ON 1% AEP, 5min STORM. REFER HYDRAULIC ENGINEERING DRAWINGS FOR PUMP SPECIFICATION

PUMPOUT TANK STORAGE

$V = 3.6m^3$ (MIN)
BASED ON 10% AEP 2 HOURS STORM

SCALE 0 0.3 0.6
1:10 (A1), 1:20 (A3) Meters

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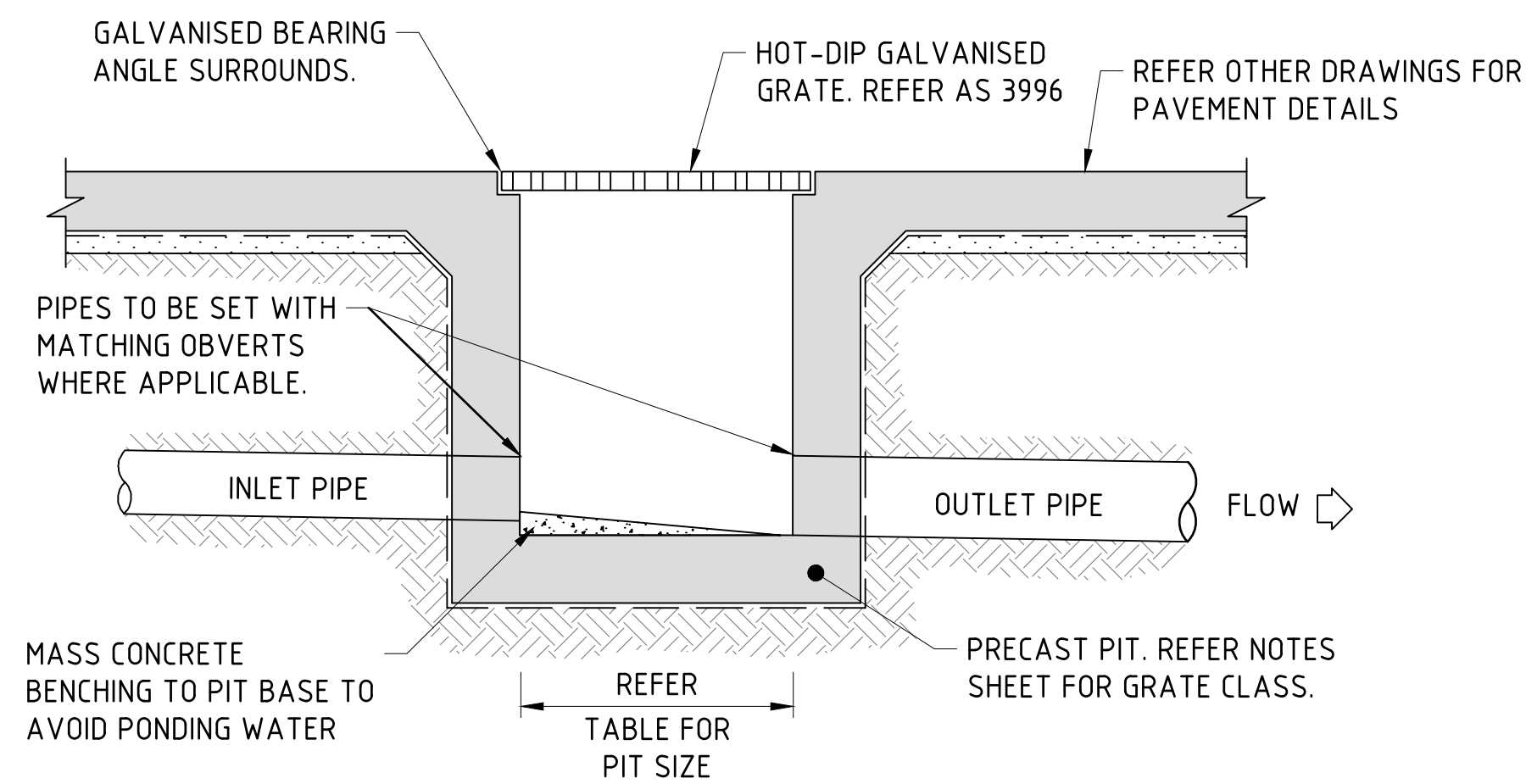
SK
TG
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STORMWATER DETAILS SHEET 1 OF 3

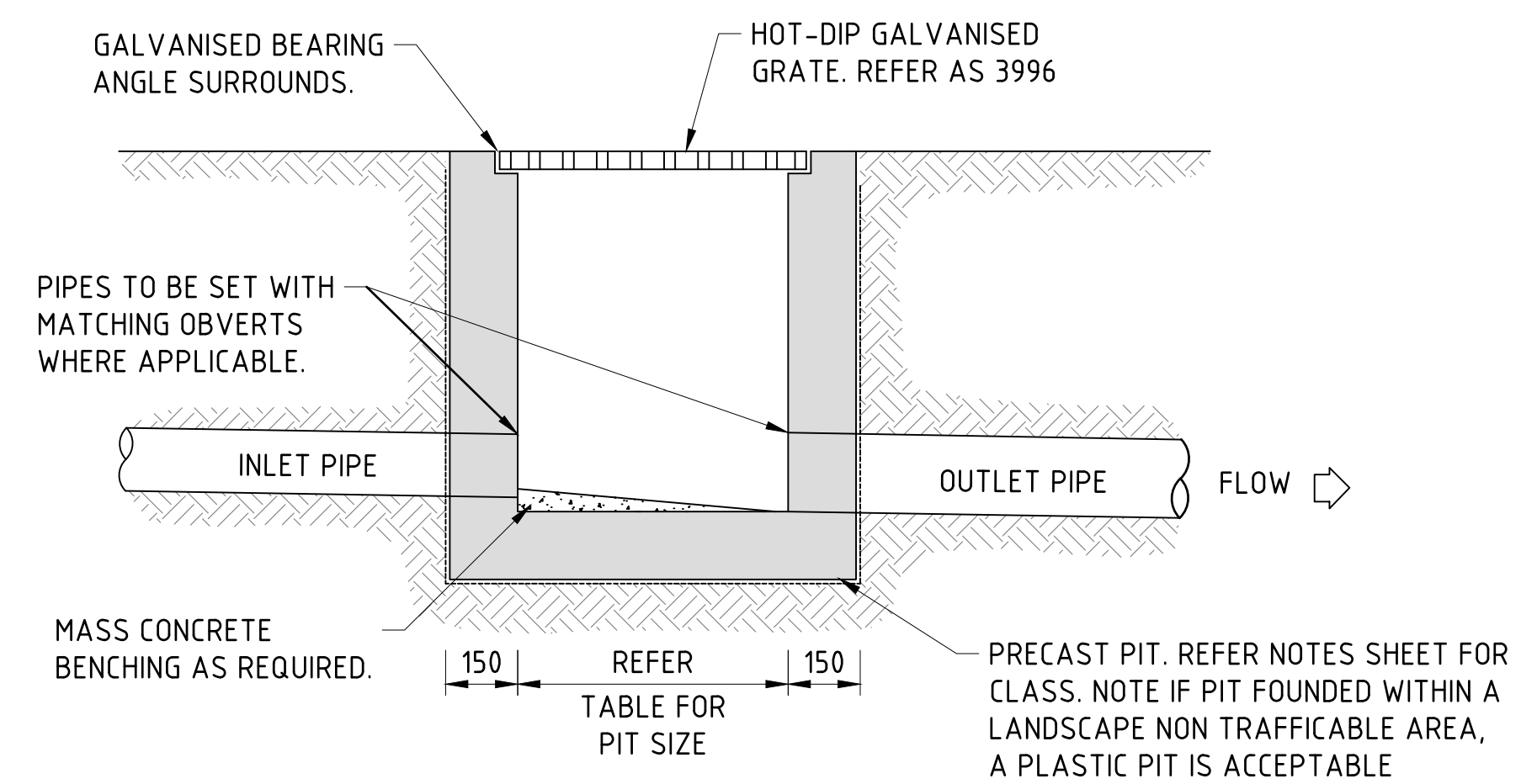
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TYPICAL GRATED INLET PIT CONCRETE SURFACE
SCALE N.T.S.



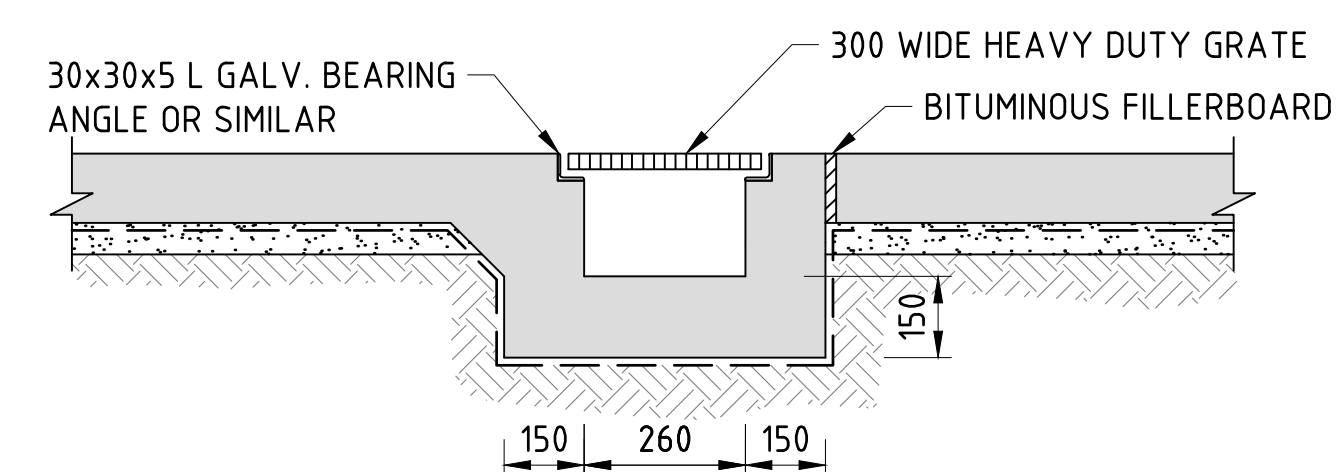
TYPICAL GRATED INLET PIT NATURAL SURFACE
SCALE N.T.S.

STORMWATER PIT NOTES:

1. ENSURE GALVANISED STEEL STEP IRONS ARE PROVIDED FROM BASE OF PIT AT 300 CTS TO COUNCIL'S SPECIFICATIONS WHERE PIT DEPTH IS DEEPER THAN 900.
2. SAMANA BLUE RECOMMENDS THE PLUMBER PROVIDES 90DIA X 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100MM THICKNESS OF NOMINAL 20MM COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE FILTER FABRIC. (BIDUM A24 OR APPROVED SIMILAR). TO BE PARALLEL TO UPSTREAM SIDE OF EACH INLET PIPE.
3. WHERE APPLICABLE, REFER STRUCTURAL PLANS FOR JOINTING.
4. ALTERNATIVE PIT CONSTRUCTION MAY BE USED SUBJECT TO THE ENGINEERS APPROVAL.
5. CONCRETE STRENGTH F'C = 32 MPA.

PIT SIZES TABLE:

DEPTH	PIT DIMENSION
0-600	450mm x 450mm
600-900	600mm x 600mm
900-1200	600mm x 900mm
1200+	900mm x 900mm



TYPICAL GRATED DRAIN DETAIL
SCALE N.T.S.

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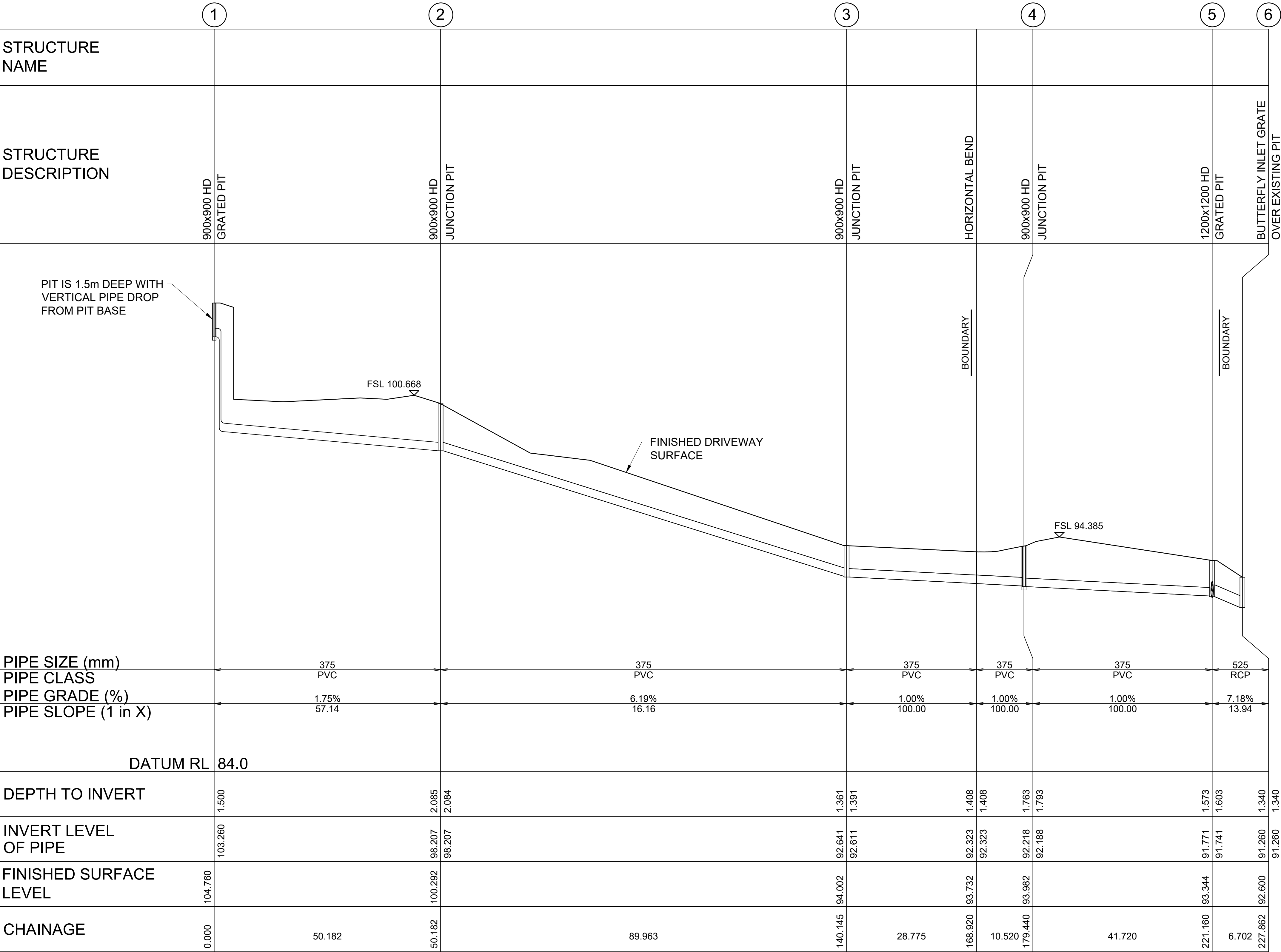
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STORMWATER DETAILS SHEET 3 OF 3

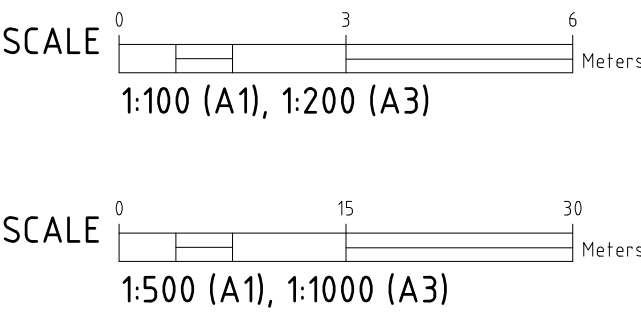
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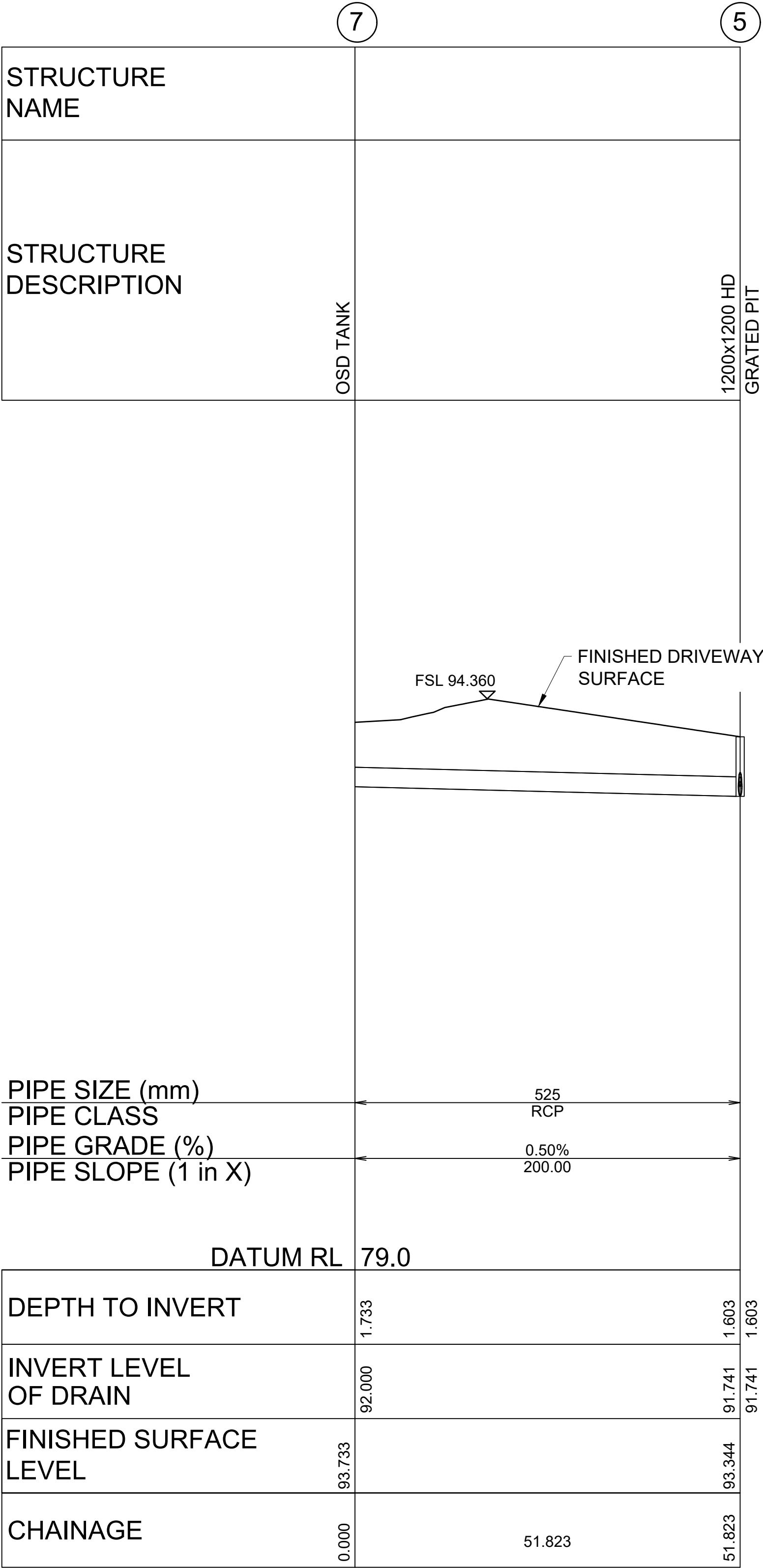
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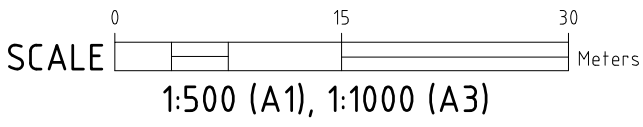
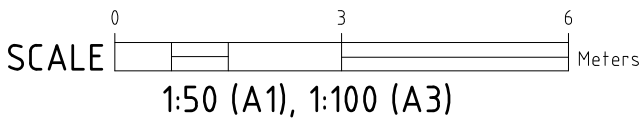


STORMWATER LINE 1 (EXTERNAL CATCHMENT)





STORMWATER LINE 2 (OSD)



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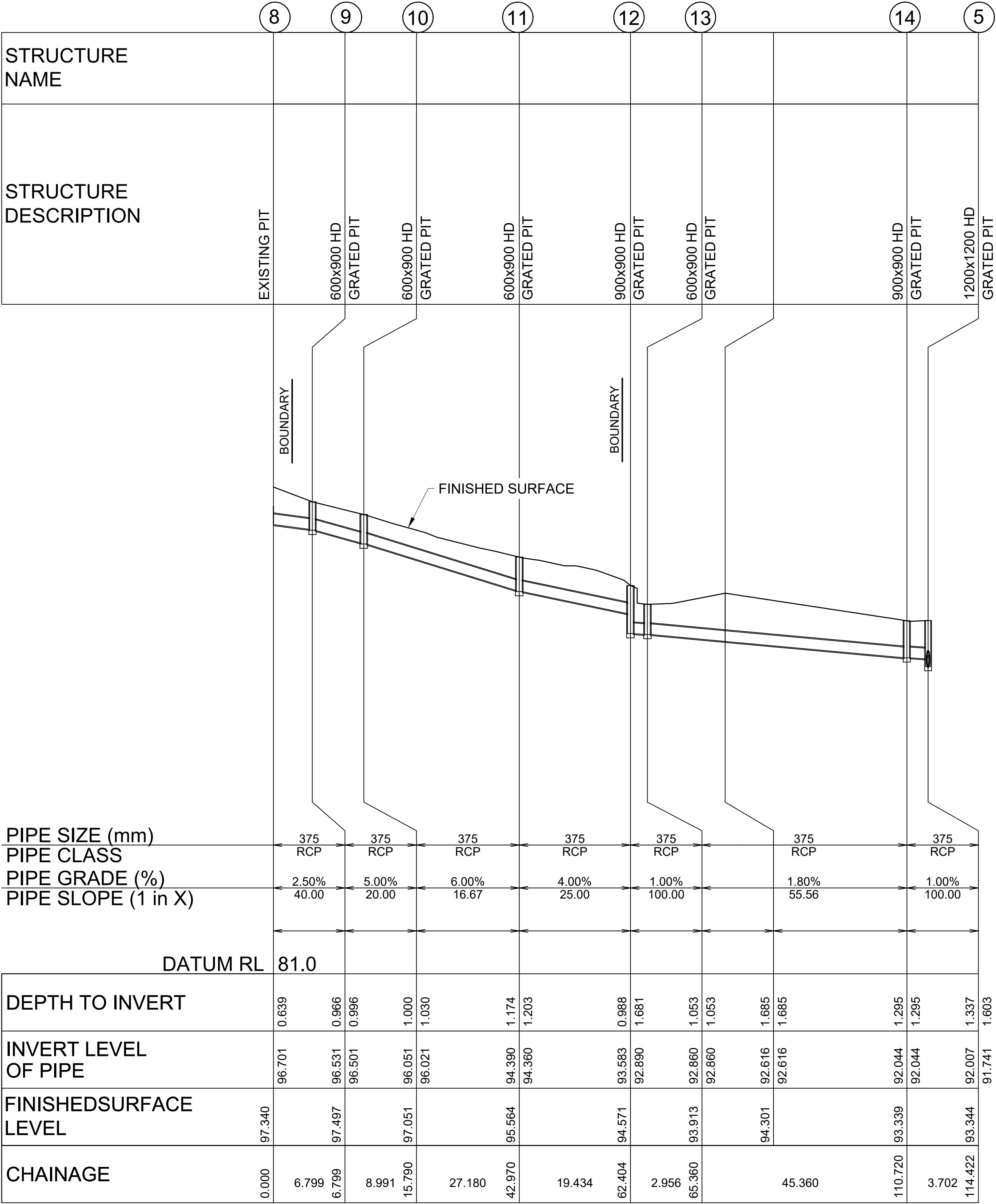
A1

STORMWATER
CONCEPT LONG
SECTIONS - EXTERNAL
CATCHMENT LINE

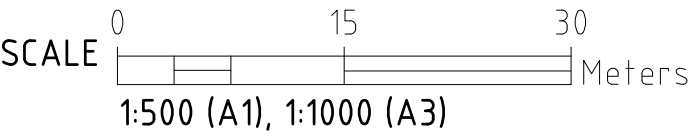
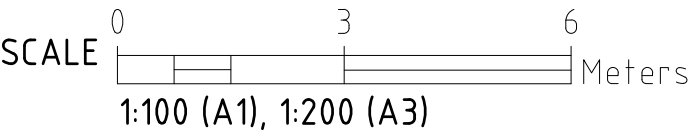
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STORMWATER LINE 3 (BYPASS)



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**STORMWATER
CONCEPT LONG
SECTIONS - BYPASS
LINE**

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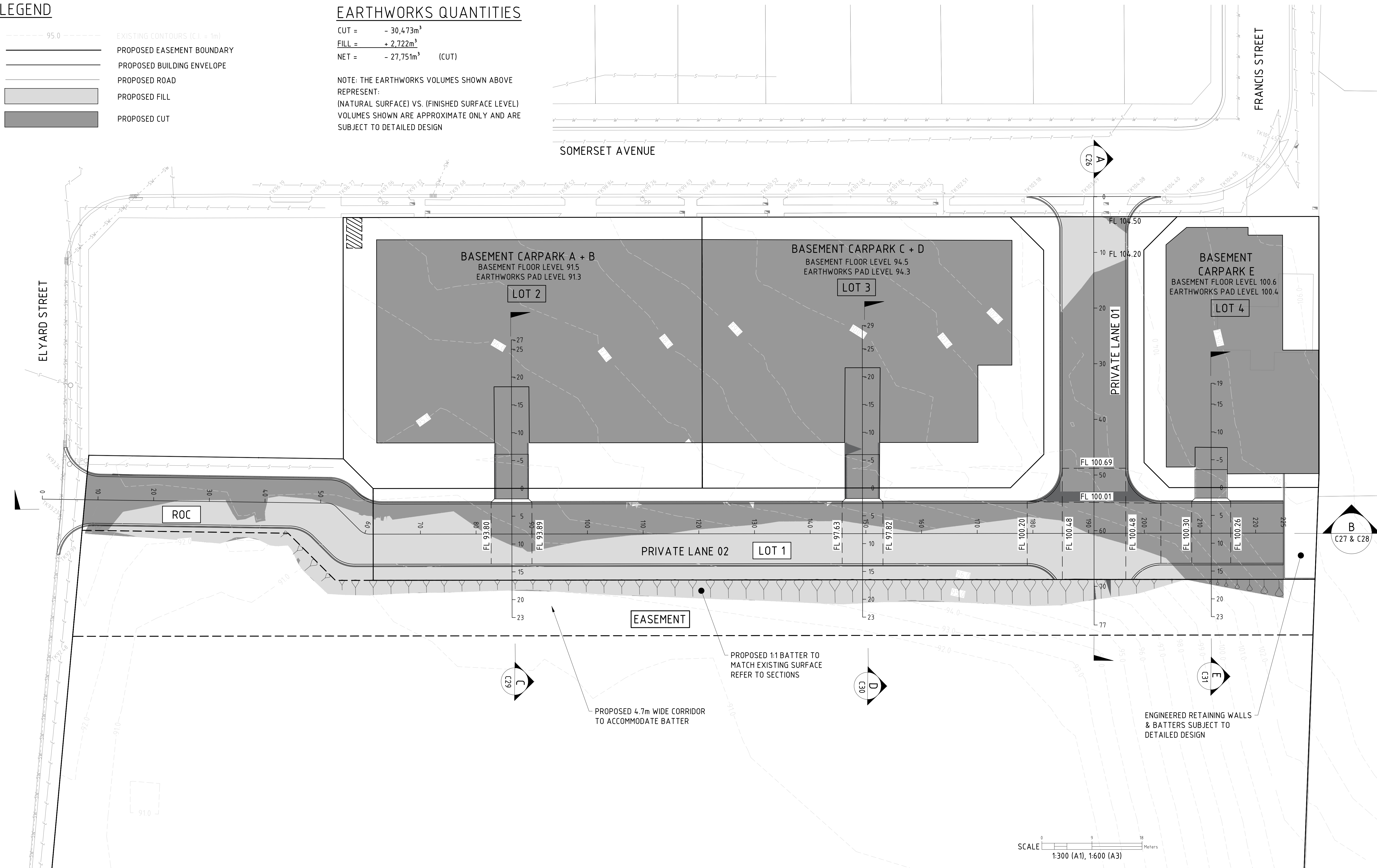
LEGEND

- EXISTING CONTOURS (C.I. = 1m)
- PROPOSED EASEMENT BOUNDARY
- PROPOSED BUILDING ENVELOPE
- PROPOSED ROAD
- PROPOSED FILL
- PROPOSED CUT

EARTHWORKS QUANTITIES

CUT = - 30,473m³
FILL = + 2,722m³
NET = - 27,751m³ (CUT)

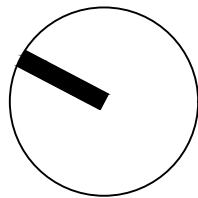
NOTE: THE EARTHWORKS VOLUMES SHOWN ABOVE REPRESENT:
(NATURAL SURFACE) VS. (FINISHED SURFACE LEVEL)
VOLUMES SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO DETAILED DESIGN



SCALE 0 9 18 Meters
1:300 (A1), 1:600 (A3)

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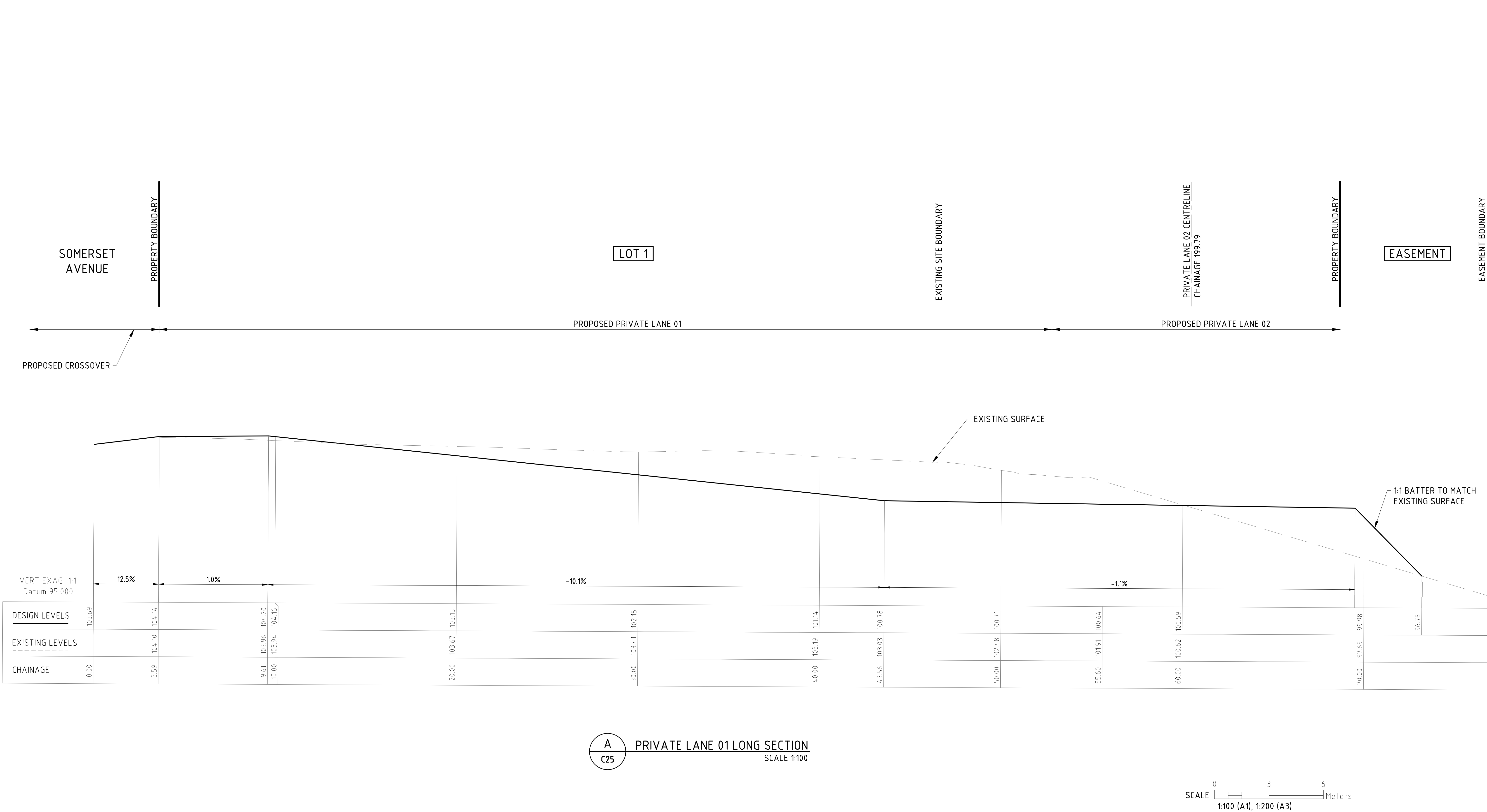
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BULK EARTHWORKS
LAYOUT PLAN

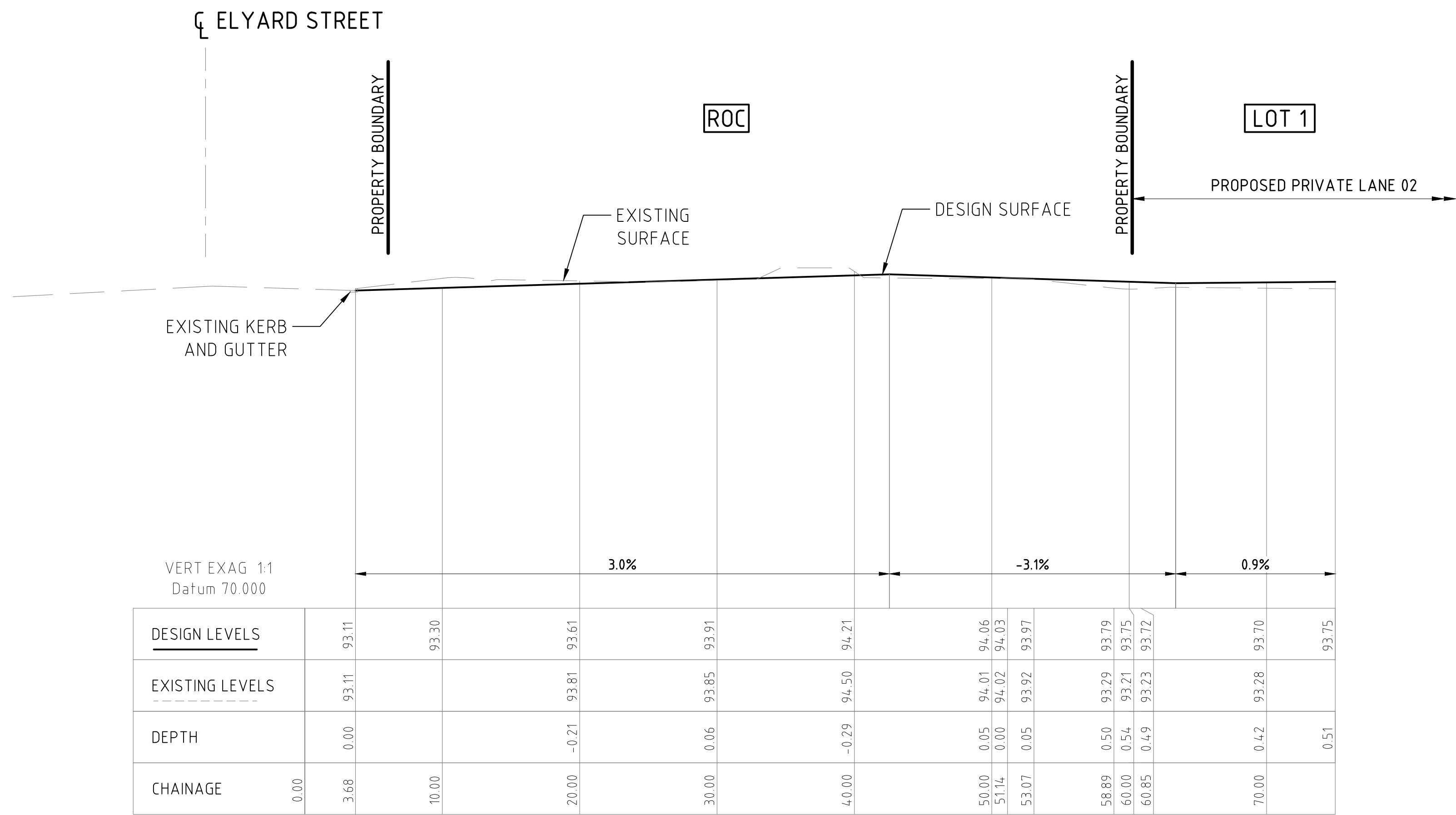
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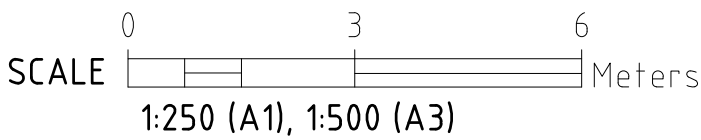
A PRIVATE LANE 01 LONG SECTION
C25 SCALE 1:100



B
C25

PRIVATE LANE 02 LONG SECTION 1 - ROC

SCALE 1:250



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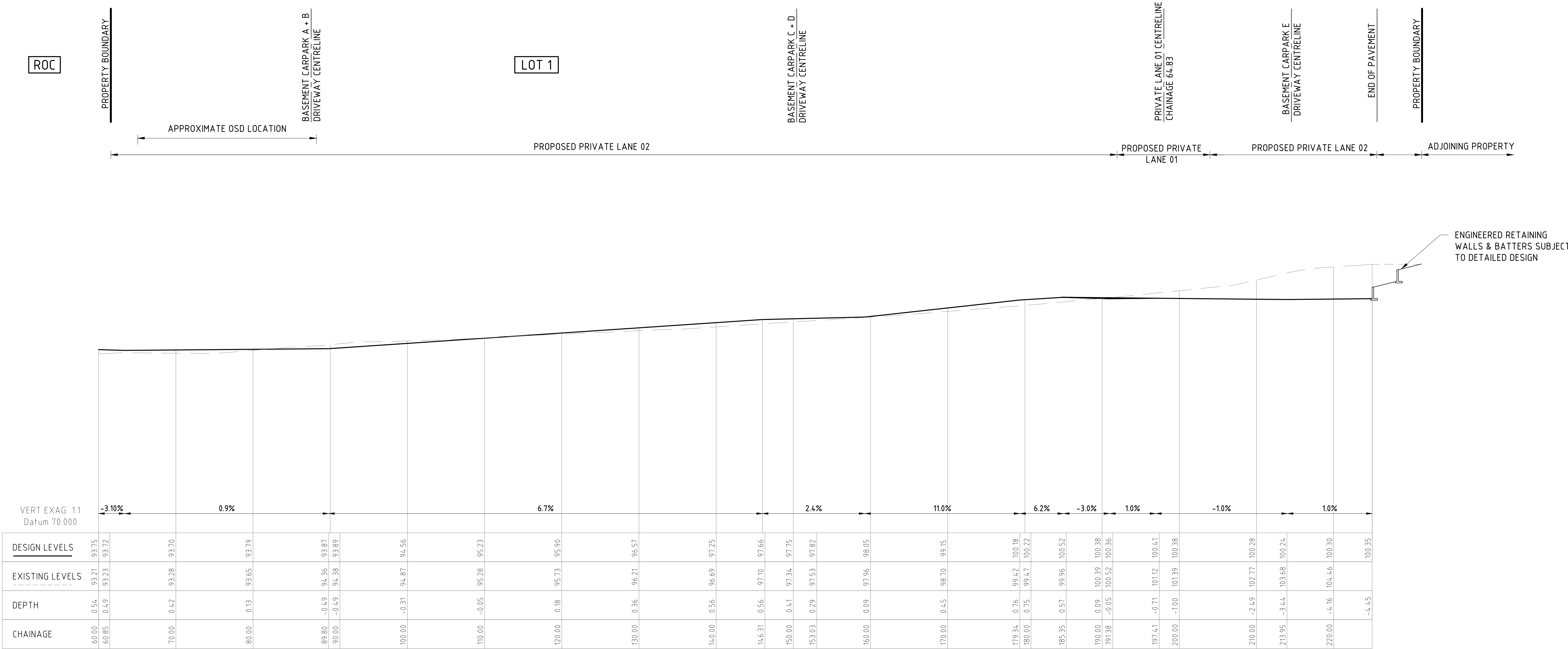
SK
TG
A1

PRIVATE LANE 01
LONG SECTION

PROPOSED RESIDENTIAL DEVELOPMENT

38-58 SOMERSET AVE, NARELLAN NSW 2567

2019031 - C26 C



C
C25

PRIVATE LANE 02 LONG SECTION 02

SCALE 1:250

SCALE 0 7.5 15 Meters
1:250 (A1), 1:500 (A3)

CIVIL ENGINEERING

REV	DESCRIPTION	BY	DATE
C	FURTHER COUNCIL CHANGES	TG	
B	COUNCIL REVISIONS	TG	08.10.2019
A	DRAFT ISSUE	TG	26.08.2019

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DWG SIZE:

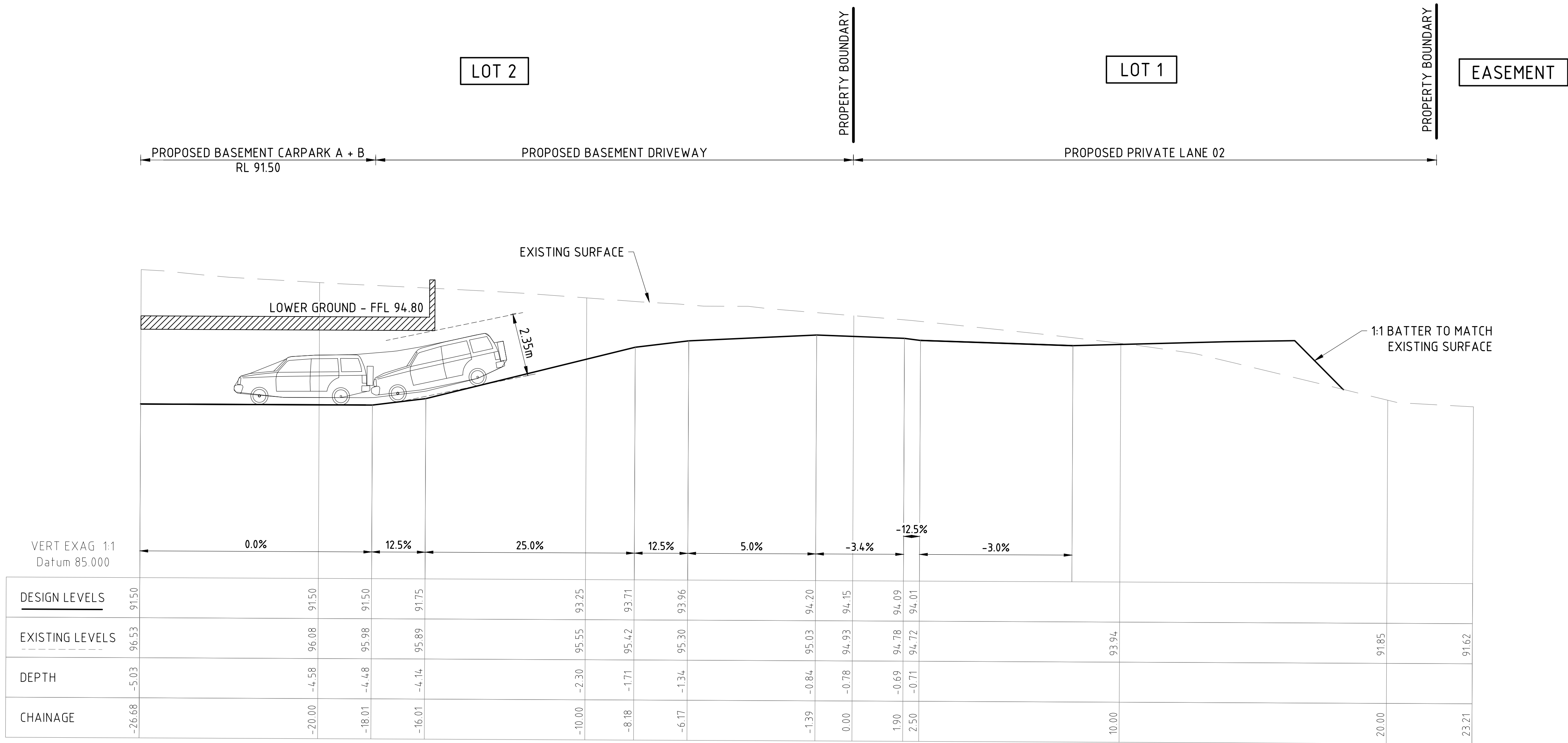
SK
TG
A1

PRIVATE LANE 02
LONG SECTION 1 - ROC

PROPOSED RESIDENTIAL DEVELOPMENT

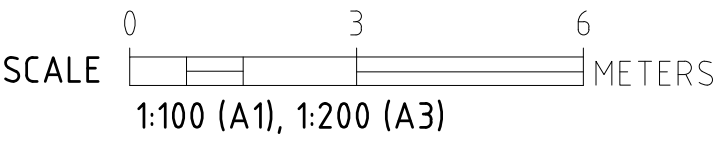
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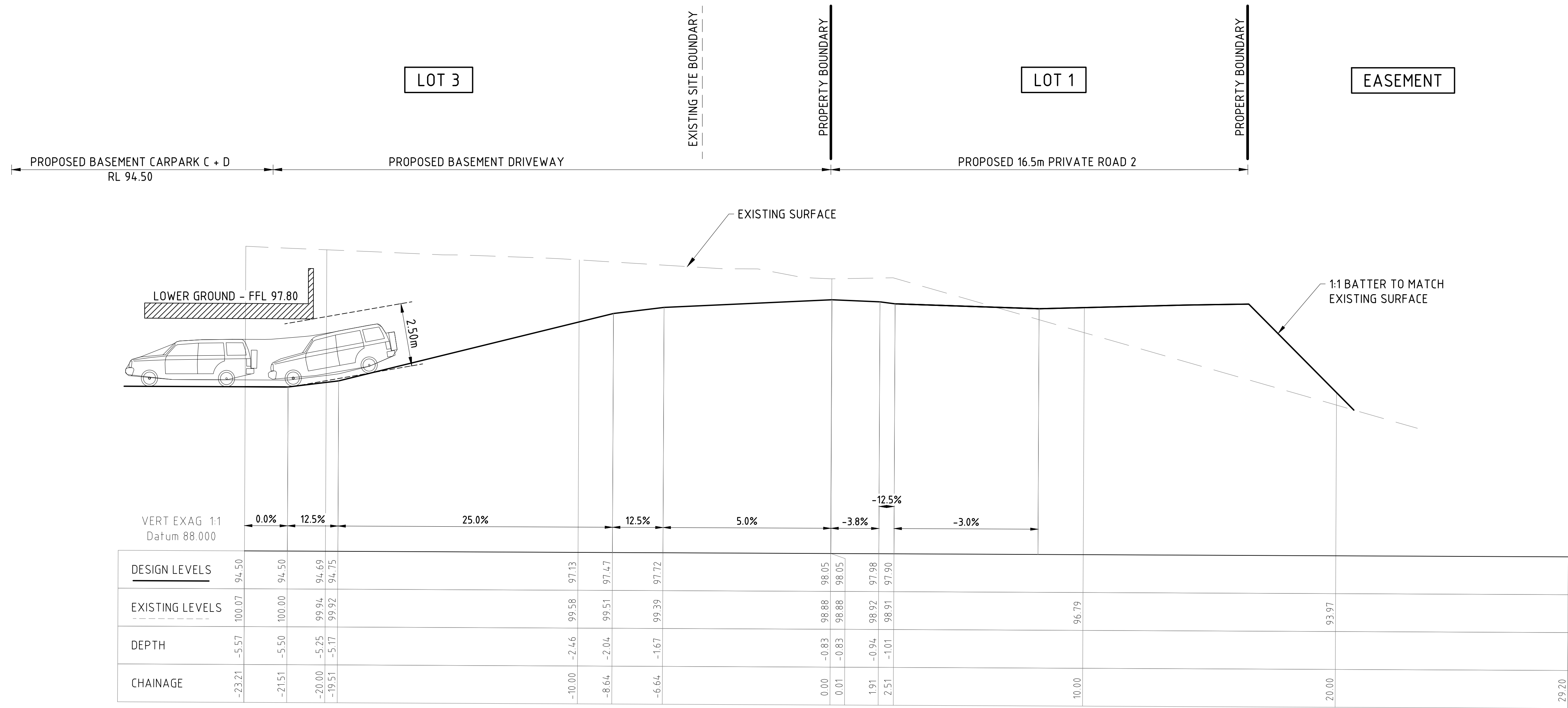
2019031 - C27 C



C BASEMENT CARPARK A + B DRIVEWAY LONG SECTION
C25 SCALE 1:100

- NOTES:
1. DRIVEWAY GRADES TO AS2890.
 2. BASEMENTS TO HAVE MINOR CRESTS TO DIRECT STORMWATER TO PITS





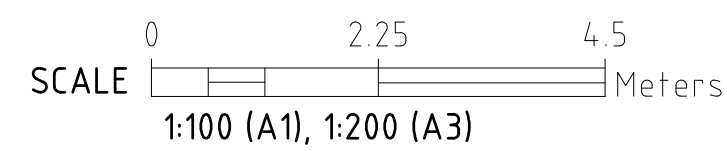
D
C25

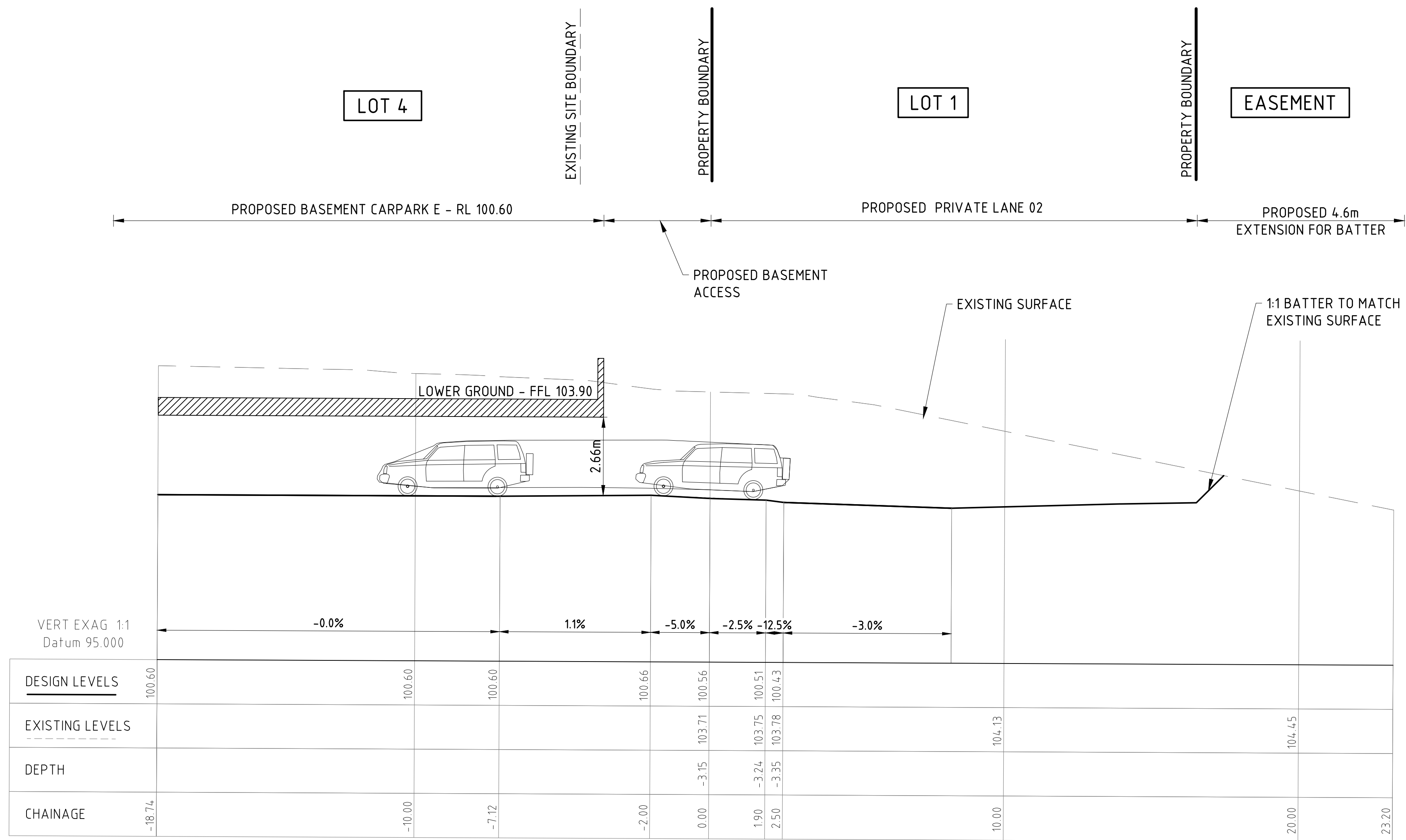
BASEMENT CARPARK C + D DRIVEWAY LONG SECTION

SCALE 1:100

NOTES:

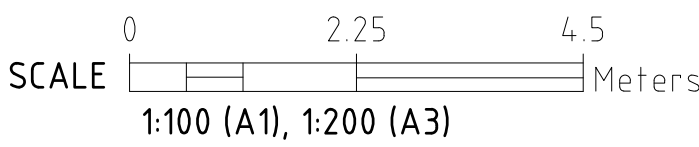
1. DRIVEWAY GRADES TO AS2890.
2. BASEMENTS TO HAVE MINOR CRESTS TO DIRECT STORMWATER TO PITS





E
C25
BASEMENT CARPARK E DRIVEWAY LONG SECTION
SCALE 1:100

- NOTES:**
- 1. DRIVEWAY GRADES TO AS2890.
 - 2. BASEMENTS TO HAVE MINOR CRESTS TO DIRECT STORMWATER TO PITS



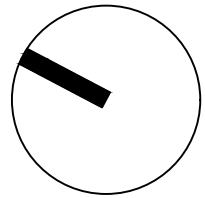
LEGEND

- EXISTING KERB & GUTTER
- EXISTING STORMWATER
- EXISTING MAJOR CONTOURS (C.I. = 1m)
- SITE BOUNDARY
- POST-DEVELOPED CATCHMENT BOUNDARY



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**OSD PRE-DEVELOPED
CATCHMENT PLAN**

PROPOSED RESIDENTIAL DEVELOPMENT
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2019031 - C32 C

LEGEND

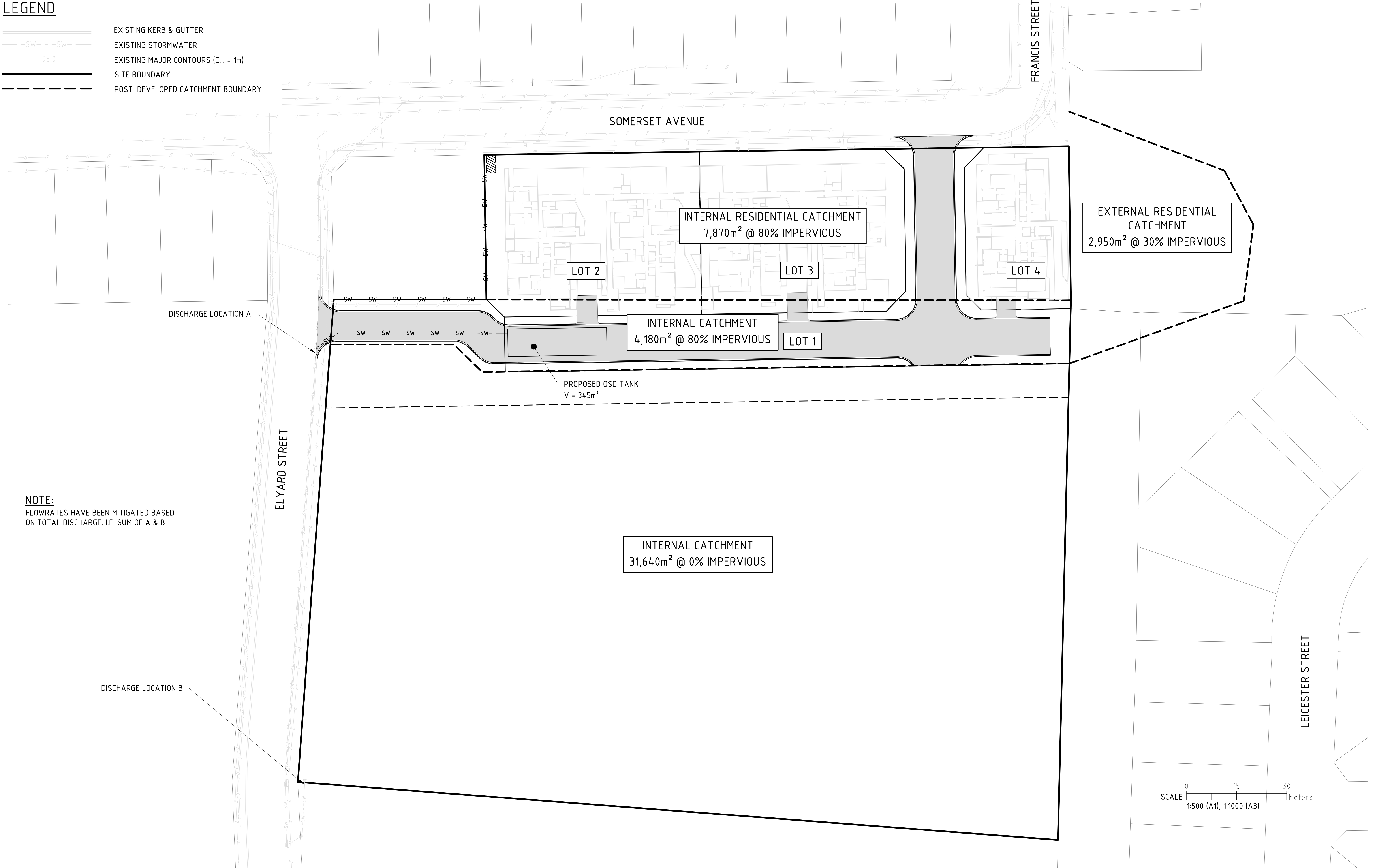
- EXISTING KERB & GUTTER

EXISTING STORMWATER

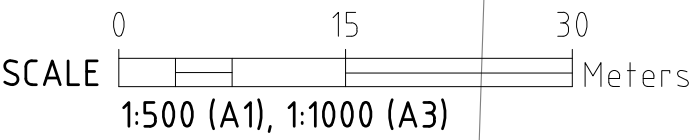
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SITE BOUNDARY

POST-DEVELOPED CATCHMENT BOUNDARY

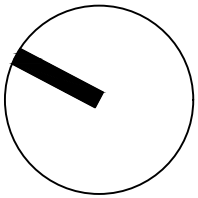


NOTE:
FLOWRATES HAVE BEEN MITIGATED BASED
ON TOTAL DISCHARGE. I.E. SUM OF A & B



CIVIL ENGINEERING

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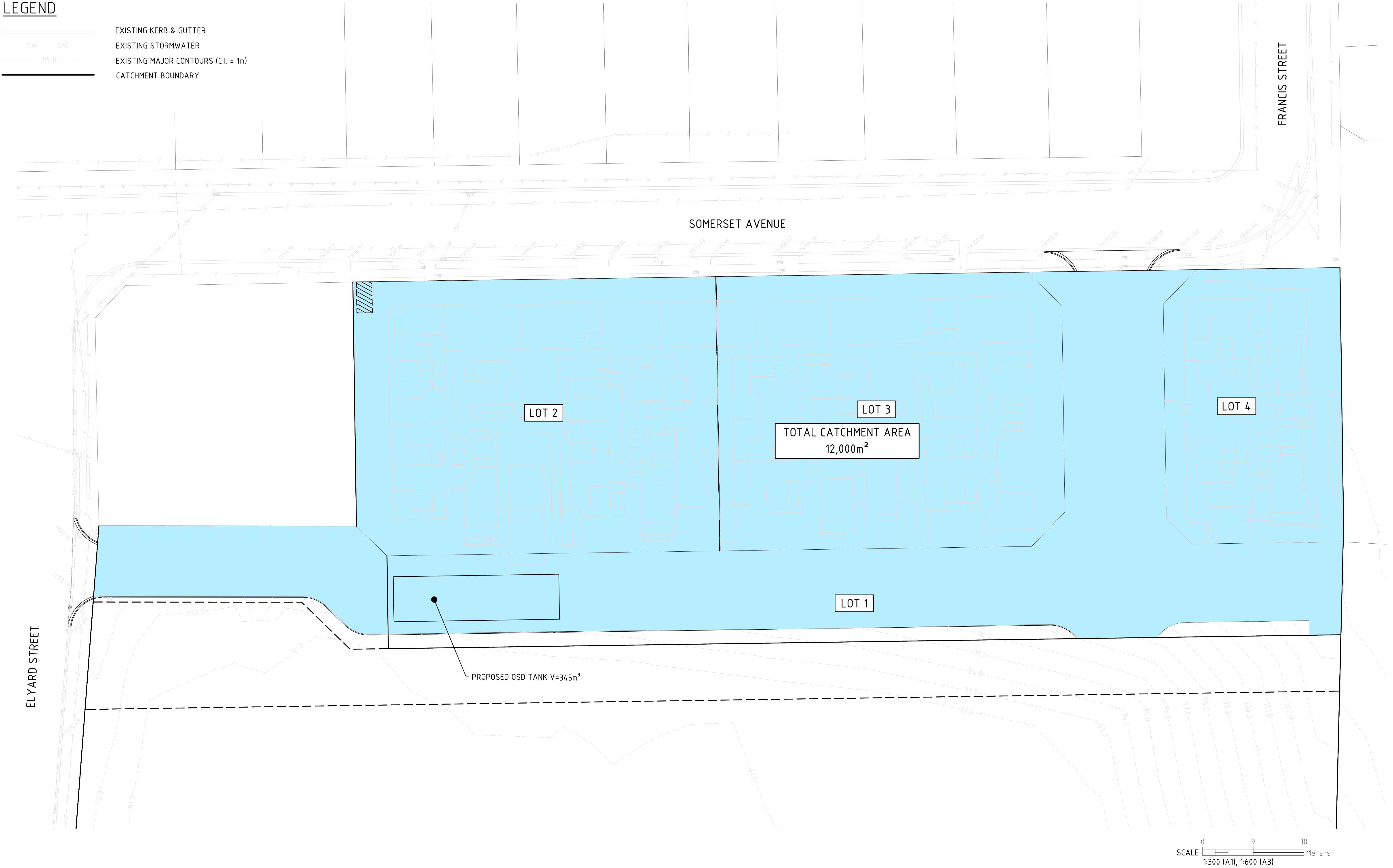
**OSD PRE-DEVELOPED
CATCHMENT PLAN**

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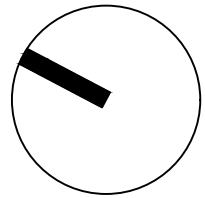
LEGEND

- EXISTING KERB & GUTTER
- EXISTING STORMWATER
- EXISTING MAJOR CONTOURS (C.I. = 1m)
- CATCHMENT BOUNDARY



CIVIL ENGINEERING

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OSD
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CATCHMENT PLAN

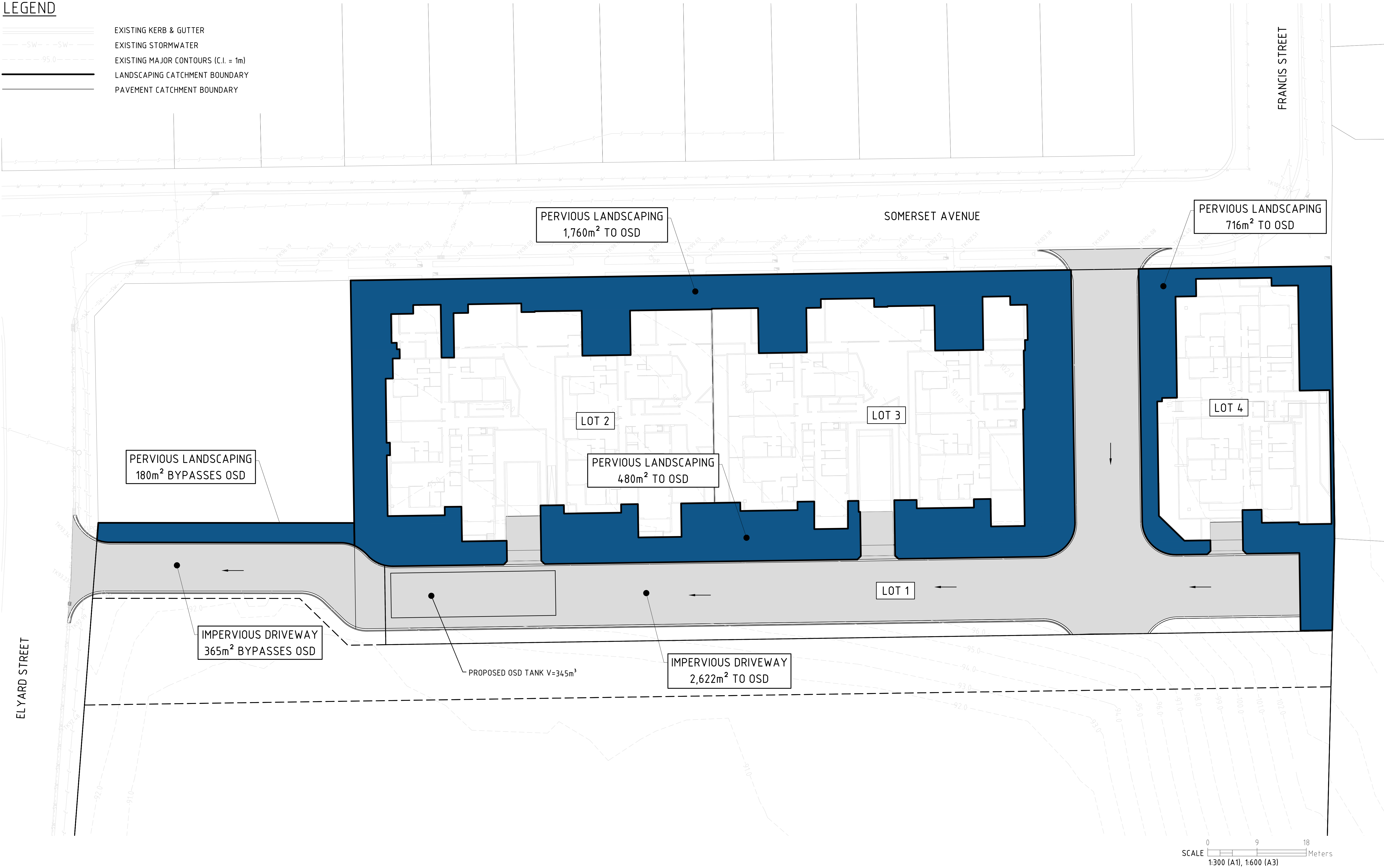
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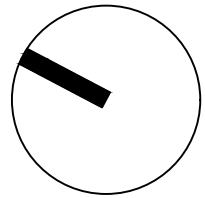
LEGEND

- EXISTING KERB & GUTTER
- EXISTING STORMWATER
- EXISTING MAJOR CONTOURS (C.I. = 1m)
- LANDSCAPING CATCHMENT BOUNDARY
- PAVEMENT CATCHMENT BOUNDARY



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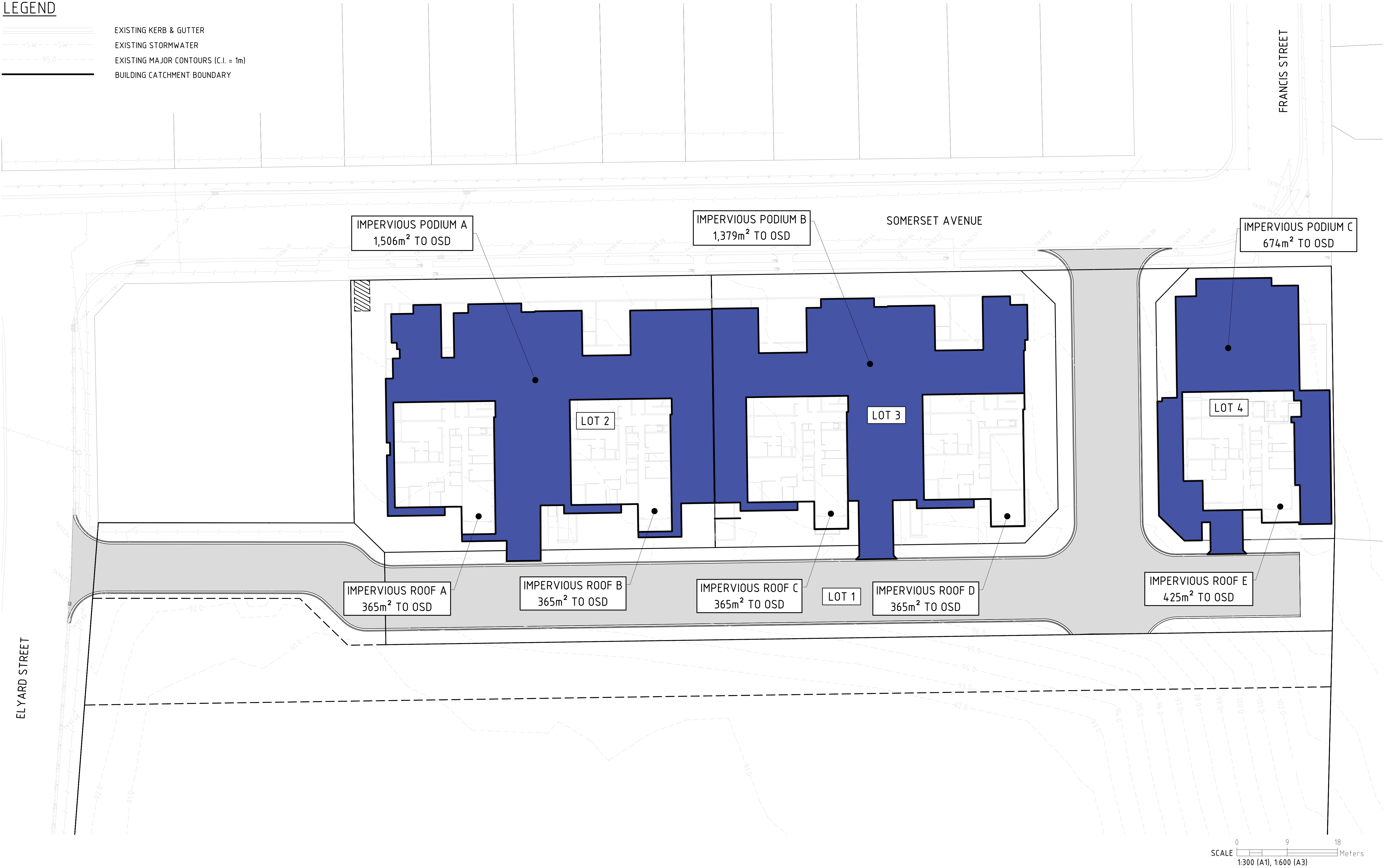
**MUSIC CATCHMENT
PLAN SHEET 1 OF 3**

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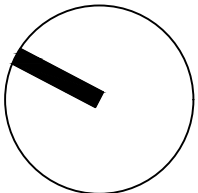
LEGEND

- EXISTING KERB & GUTTER
- EXISTING STORMWATER
- EXISTING MAJOR CONTOURS (C.I. = 1m)
- BUILDING CATCHMENT BOUNDARY



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**MUSIC CATCHMENT
PLAN SHEET 3 OF 3**

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