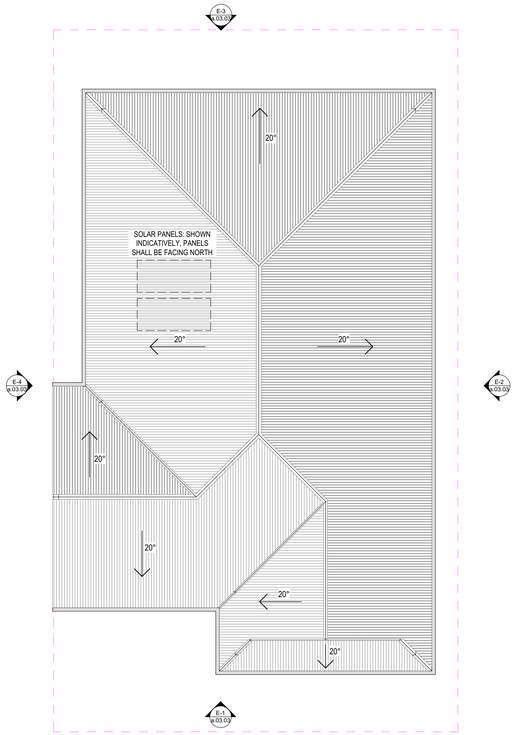
Appendix A -
Development Plans

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

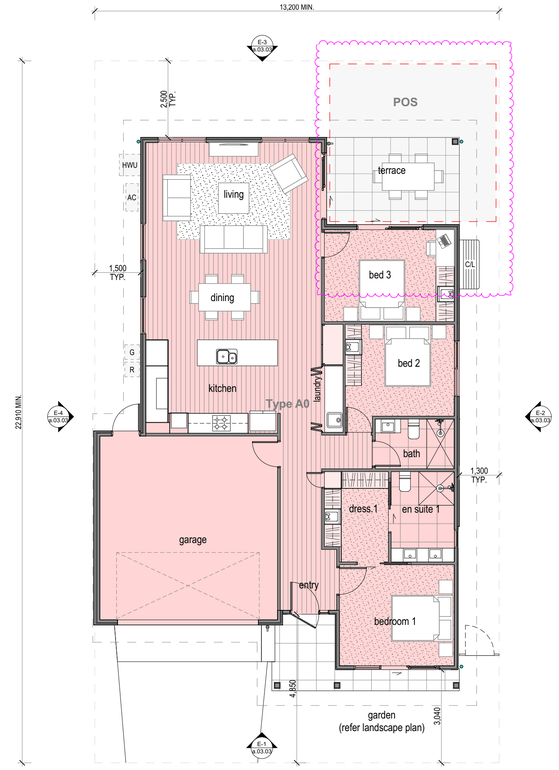


Key Plan Unit A0 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
A0	3 Bedroom + double garage	168.24 m2	48



Roof Plan A0 1:100



Ground Floor Plan A0 1:100

External Finishes Schedule

NOTE:
EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

SCHEME A

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

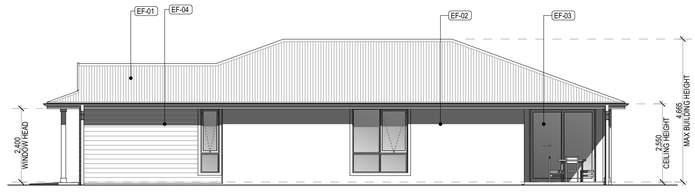
EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



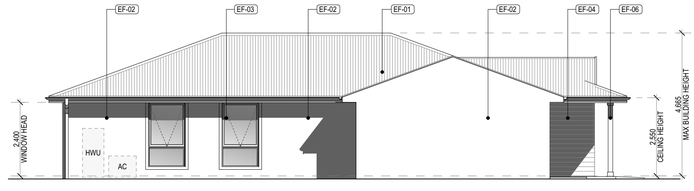
Elevation 1 Type A0 1:100



Elevation 2 Type A0 1:100



Elevation 3 Type A0 1:100



Elevation 4 Type A0 1:100

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Villa Type A0

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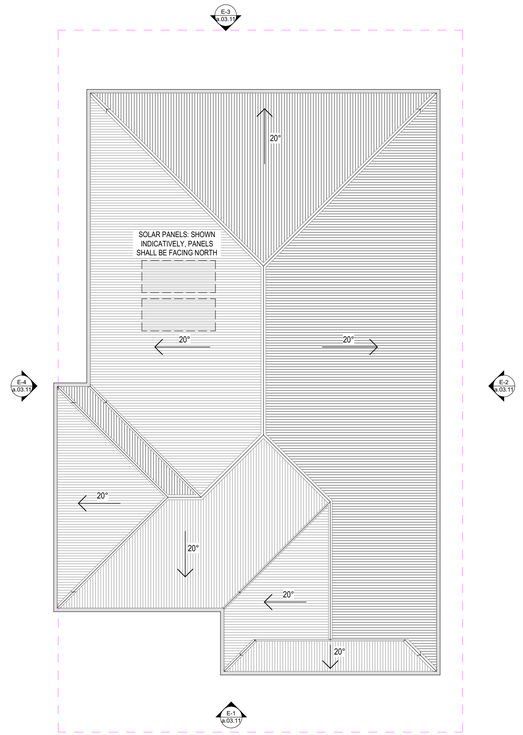
Revision
C

PLEASE NOTE:
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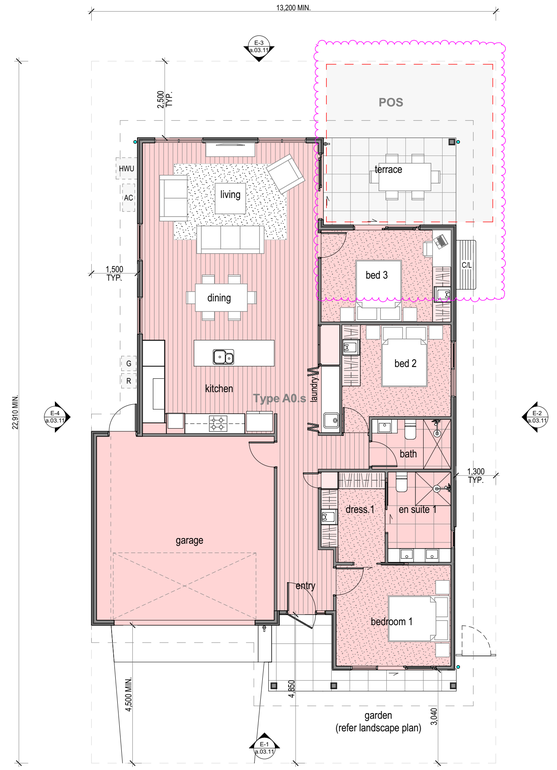


Key Plan Unit A0.s 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
A0.S	3 Bedroom + double garage	168.24 m2	22



Roof Plan A0.s 1:100



Ground Floor Plan A0.s 1:100

External Finishes Schedule

NOTE:
EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

SCHEME A

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



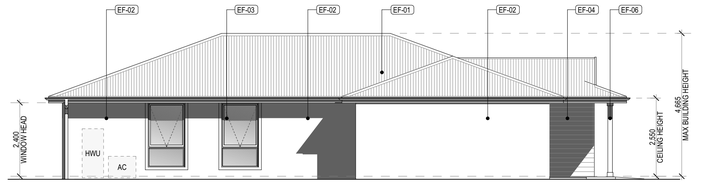
Elevation 1 Type A0.s 1:100



Elevation 2 Type A0.s 1:100



Elevation 3 Type A0.s 1:100



Elevation 4 Type A0.s 1:100

AMENDMENTS:

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Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Villa Type A0.s

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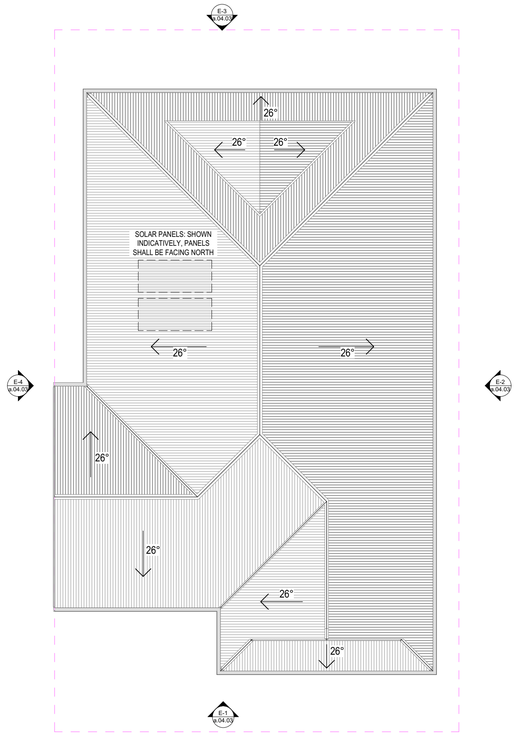
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Revision **C**

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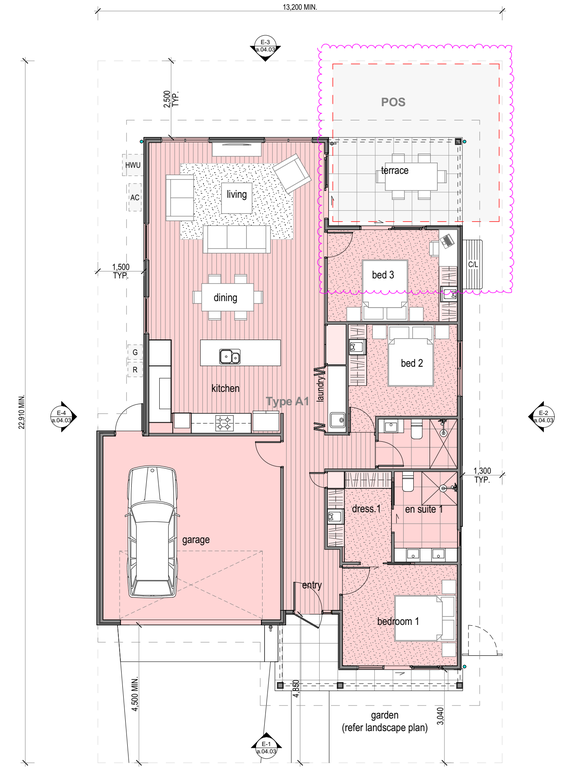


Key Plan Unit A1 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
A1	3 Bedroom + double garage	168.24 m2	31



Roof Plan A1 1:100



Ground Floor Plan A1 1:100

External Finishes Schedule

NOTE:
EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

SCHEME A

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

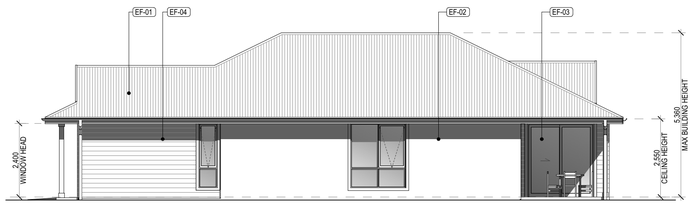
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EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



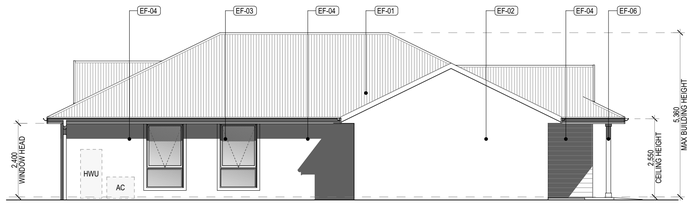
Elevation 1 Type A1 1:100



Elevation 2 Type A1 1:100



Elevation 3 Type A1 1:100



Elevation 4 Type A1 1:100

AMENDMENTS:

A - 08.07.2021
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Client
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Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Villa Type A1

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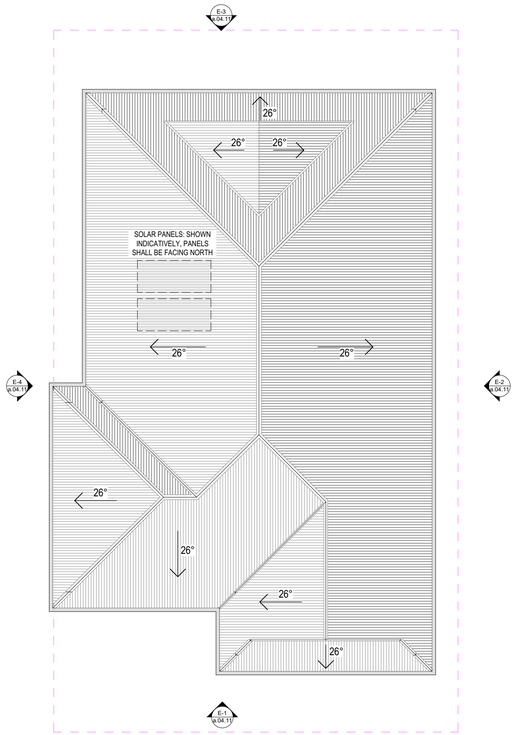
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PLEASE NOTE:
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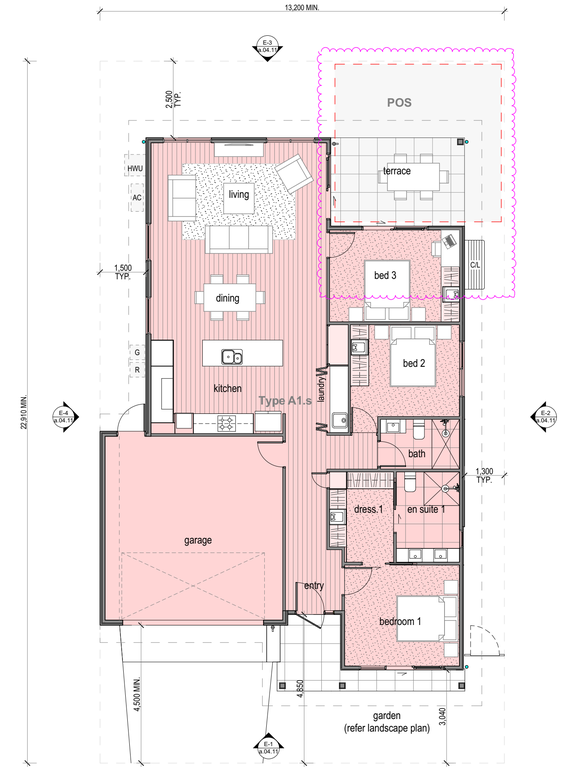


Key Plan Unit A1.s 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
A1.S	3 Bedroom + double garage	168.24 m2	4



Roof Plan A1.s 1:100



Ground Floor Plan A1.s 1:100

External Finishes Schedule

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SCHEME A

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

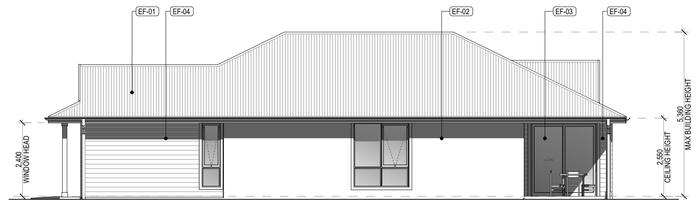
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EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



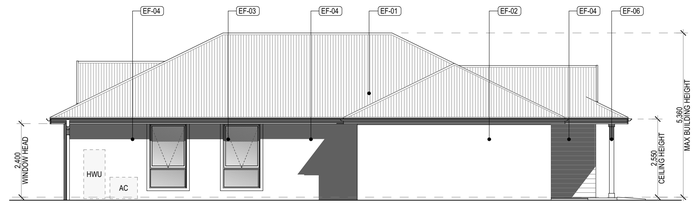
Elevation 1 Type A1.s 1:100



Elevation 2 Type A1.s 1:100



Elevation 3 Type A1.s 1:100



Elevation 4 Type A1.s 1:100

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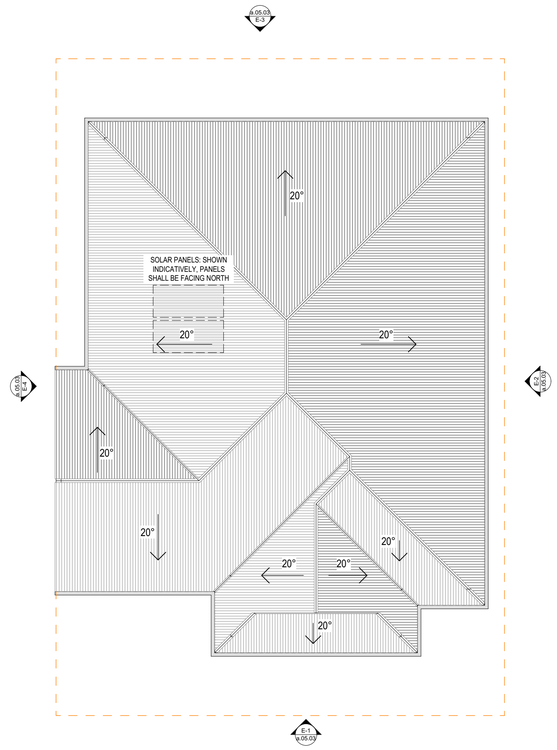
Revision
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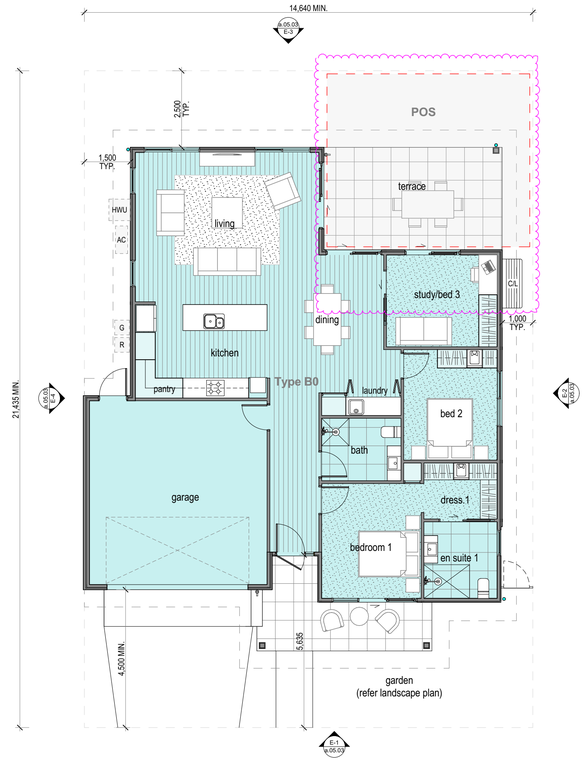


Key Plan Unit B0 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
B0	3 Bedroom + double garage	166.60 m2	16



Roof Plan B0 1:100



Ground Floor Plan B0 1:100

External Finishes Schedule

NOTE:
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SCHEME A

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EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

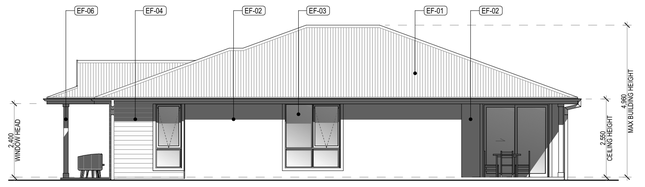
EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



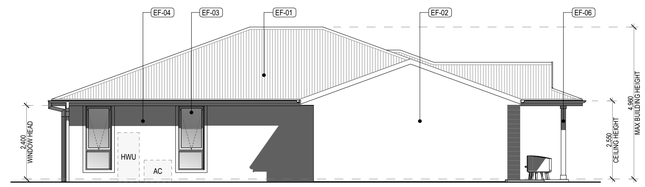
Elevation 1 Type B0 1:100



Elevation 2 Type B0 1:100



Elevation 3 Type B0 1:100



Elevation 4 Type B0 1:100

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Villa Type B0

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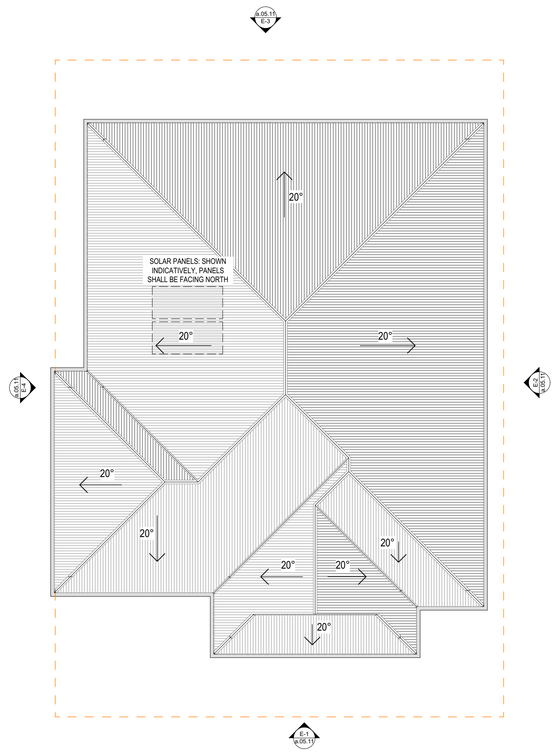
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Revision **C**

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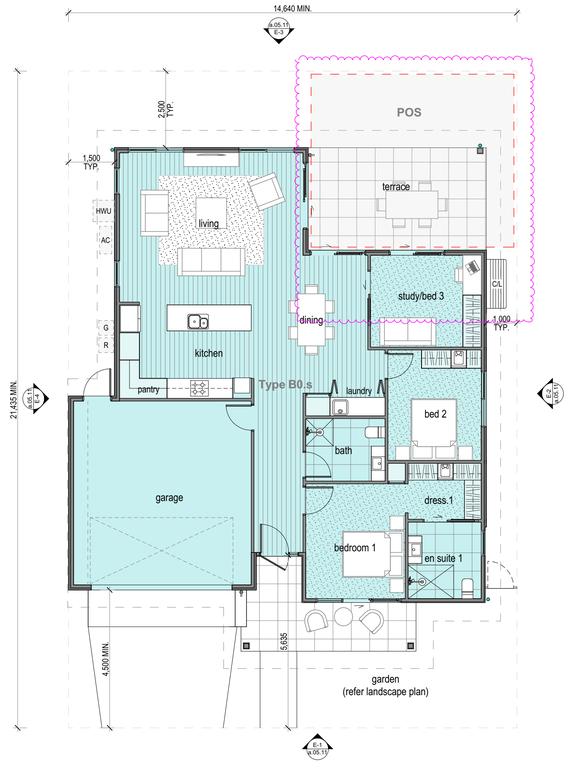


Key Plan Unit B0.s 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
B0.S	3 Bedroom + double garage	166.60 m2	11



Roof Plan B0.s 1:100



Ground Floor Plan B0.s 1:100

External Finishes Schedule

NOTE:
EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

SCHEME A

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

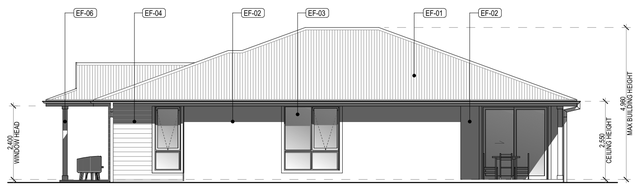
EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



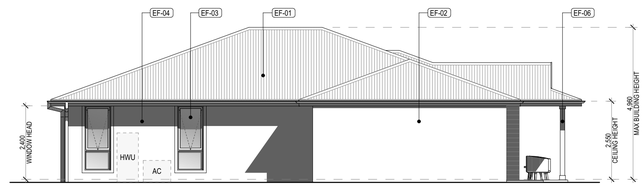
Elevation 1 Type B0.s 1:100



Elevation 2 Type B0.s 1:100



Elevation 3 Type B0.s 1:100



Elevation 4 Type B0.s 1:100

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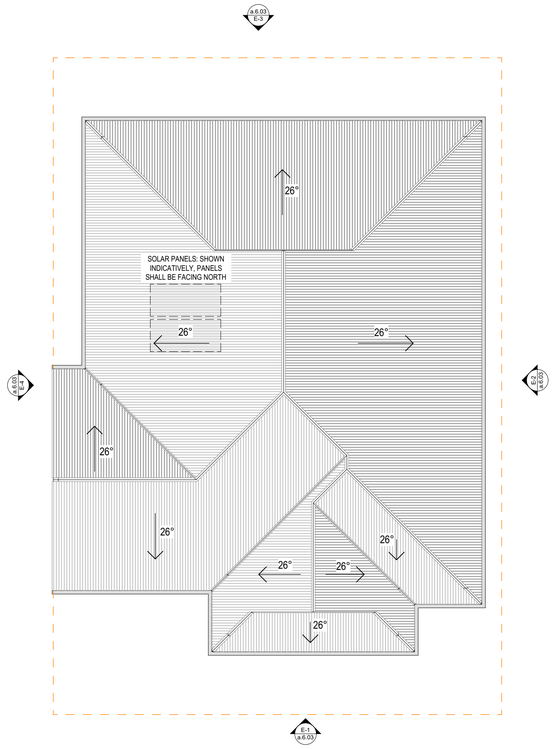
Revision
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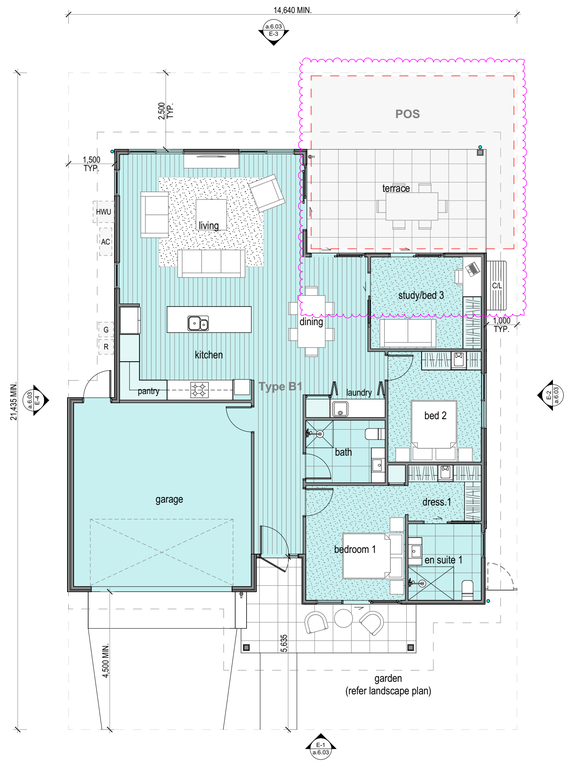


Key Plan Unit B1 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
B1	3 Bedroom + double garage	166.60 m2	19



Roof Plan B1 1:100



Ground Floor Plan B1 1:100

External Finishes Schedule

NOTE:
EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

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	EF-04	WEATHERBOARD CLADDING DULUX: PN2G3 WINNIPEG FOG
	EF-05	GARAGE DOOR DULUX: PN2G3 WINNIPEG FOG
	EF-06	TRIMS DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

	EF-01	METAL SHEET ROOFING COLORBOND: "SURFMIST" OR SIMILAR APPROVED
	EF-02	RENDER FINISH DULUX: SN4G4 TIMELESS GREY
	EF-03	GLAZING DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-04	WEATHERBOARD CLADDING DULUX: SN4G1 TRANQUIL RETREAT
	EF-05	GARAGE DOOR DULUX: SN4G1 TRANQUIL RETREAT
	EF-06	TRIMS DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

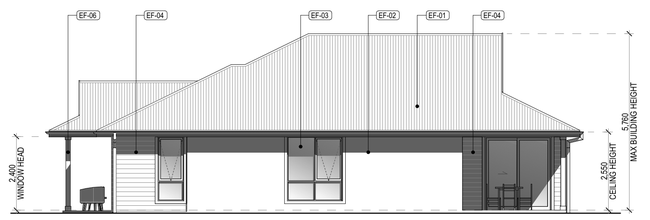
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	EF-02	RENDER FINISH DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
	EF-03	GLAZING DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-04	WEATHERBOARD CLADDING DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
	EF-05	GARAGE DOOR DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
	EF-06	TRIMS DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

	EF-01	METAL SHEET ROOFING COLORBOND: "SURFMIST" OR SIMILAR APPROVED
	EF-02	RENDER FINISH DULUX: SN4G3 ENDLESS DUSK
	EF-03	GLAZING DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-04	WEATHERBOARD CLADDING DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-05	GARAGE DOOR DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-06	TRIMS DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



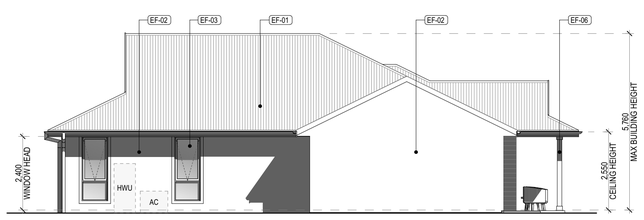
Elevation 1 Type B1 1:100



Elevation 2 Type B1 1:100



Elevation 3 Type B1 1:100



Elevation 4 Type B1 1:100

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Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Villa Type B1

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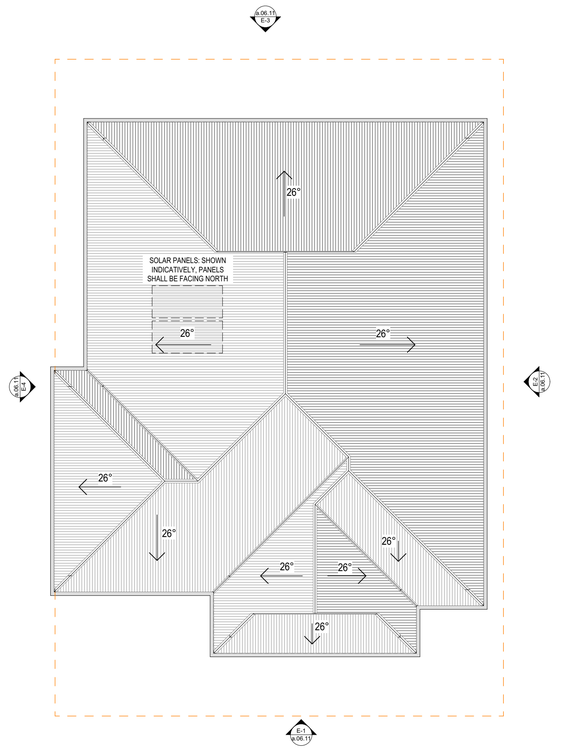
Revision
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PLEASE NOTE:
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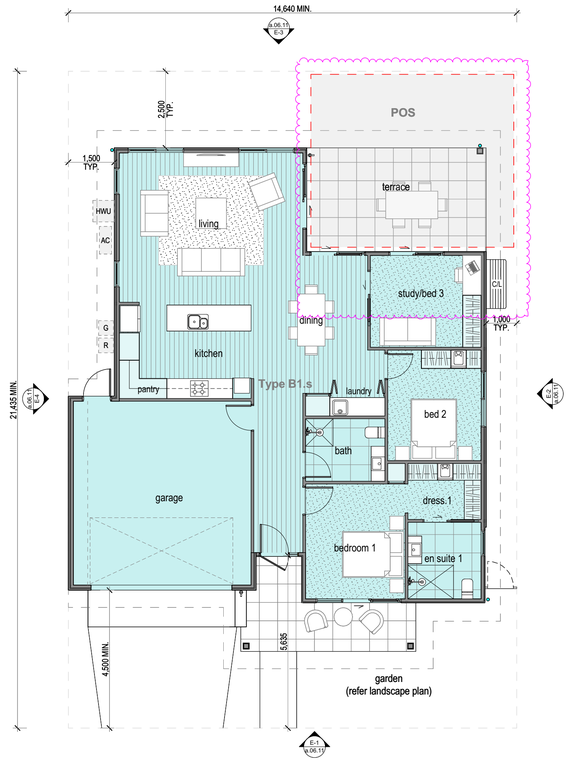


Key Plan Unit B1.s 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
B1.S	3 Bedroom + double garage	166.60 m2	5



Roof Plan B1.s 1:100



Ground Floor Plan B1.s 1:100

External Finishes Schedule

NOTE:
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EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

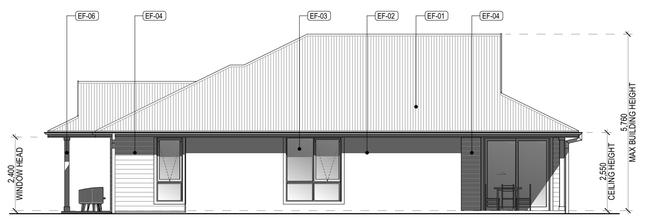
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EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



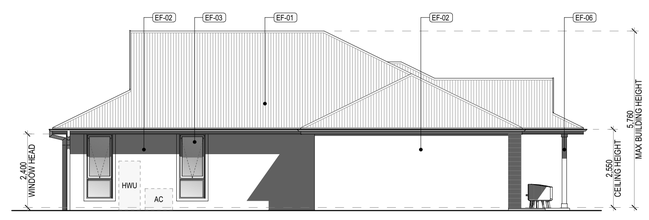
Elevation 1 Type B1.s 1:100



Elevation 2 Type B1.s 1:100



Elevation 3 Type B1.s 1:100



Elevation 4 Type B1.s 1:100

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Villa Type B1.s

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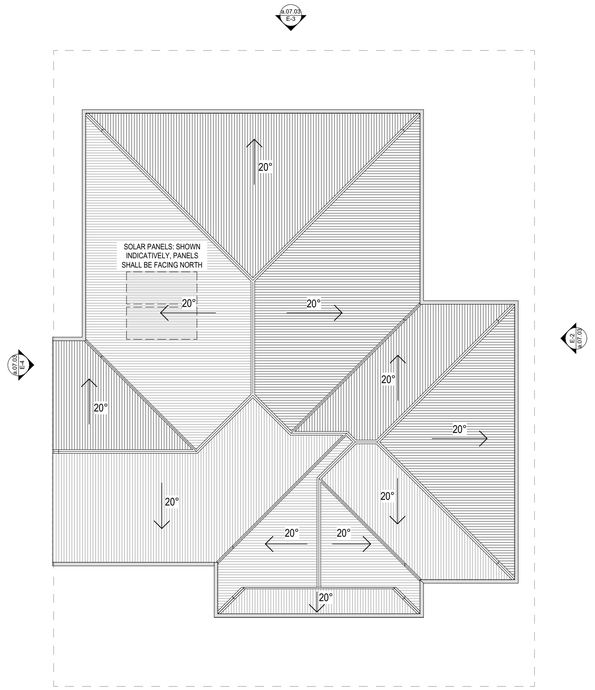
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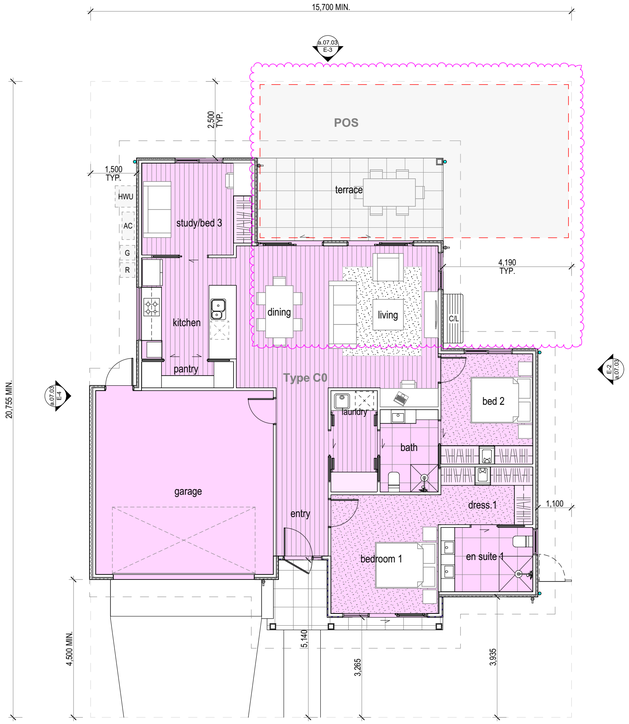


Key Plan Unit C0 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
C0	3 Bedroom + double garage	159.73 m2	9



Roof Plan Type C0 1:100



Ground Floor Plan Type C0 1:100

External Finishes Schedule

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EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
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EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
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EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

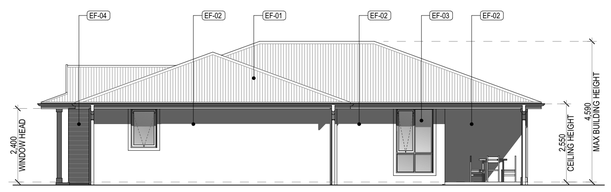
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SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
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EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



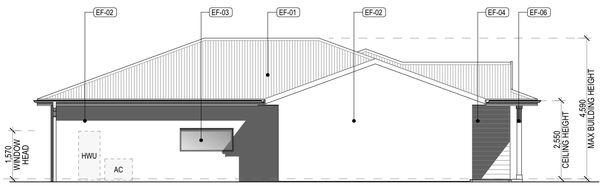
Elevation 1 Type C0 1:100



Elevation 2 Type C0 1:100



Elevation 3 Type C0 1:100



Elevation 4 Type C0 1:100

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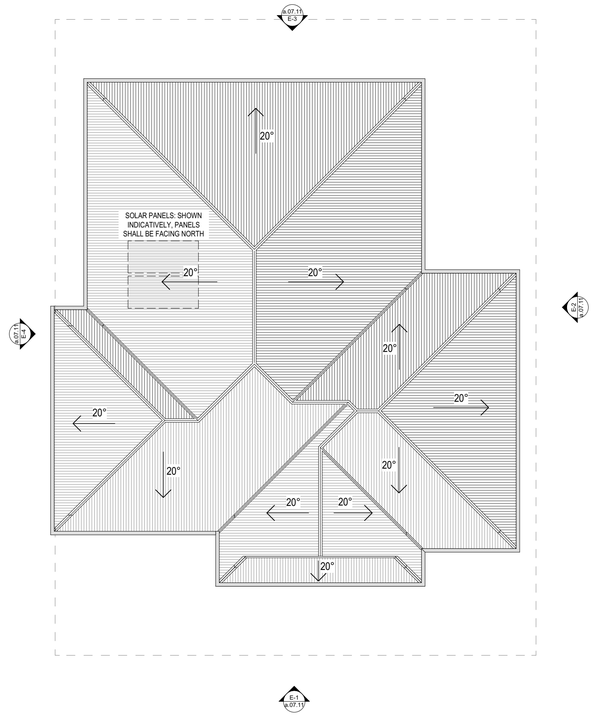
Revision
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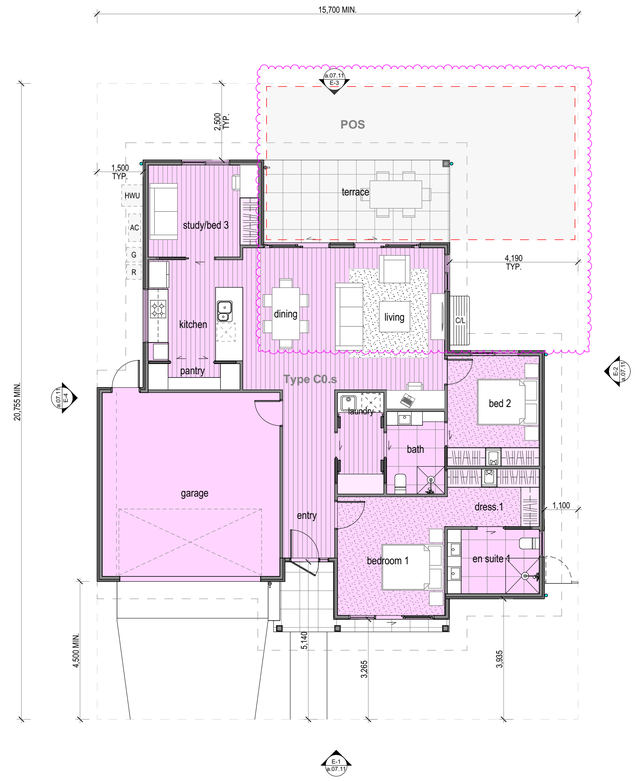


Key Plan Unit C0.s 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
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Roof Plan Type C0.s 1:100



Ground Floor Plan Type C0.s 1:100

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EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

SCHEME A

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

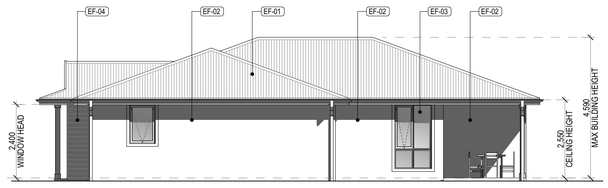
EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



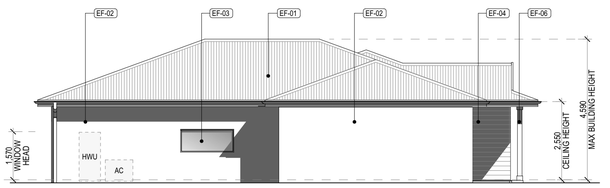
Elevation 1 Type C0.s 1:100



Elevation 2 Type C0.s 1:100



Elevation 3 Type C0.s 1:100



Elevation 4 Type C0.s 1:100

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Knowles Group - Sencia

Project Title
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Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Villa Type C0.s

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14/10/2021 1:31 PM

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Scale
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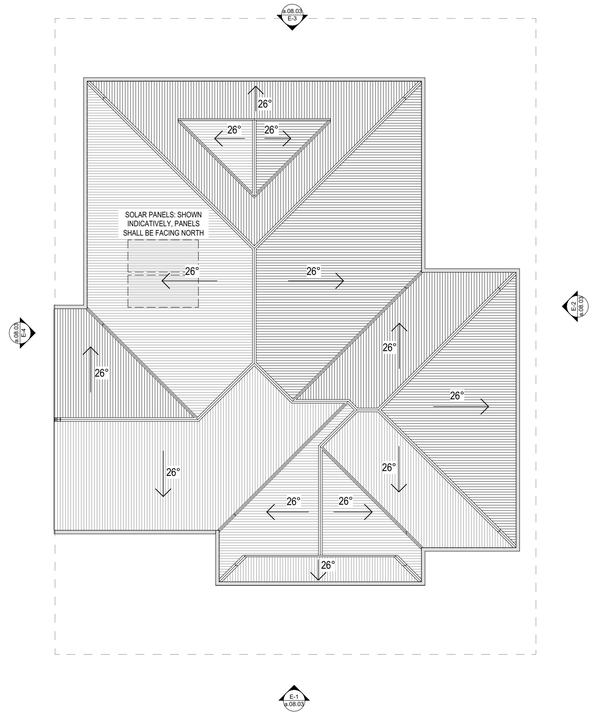
Revision
C

PLEASE NOTE:
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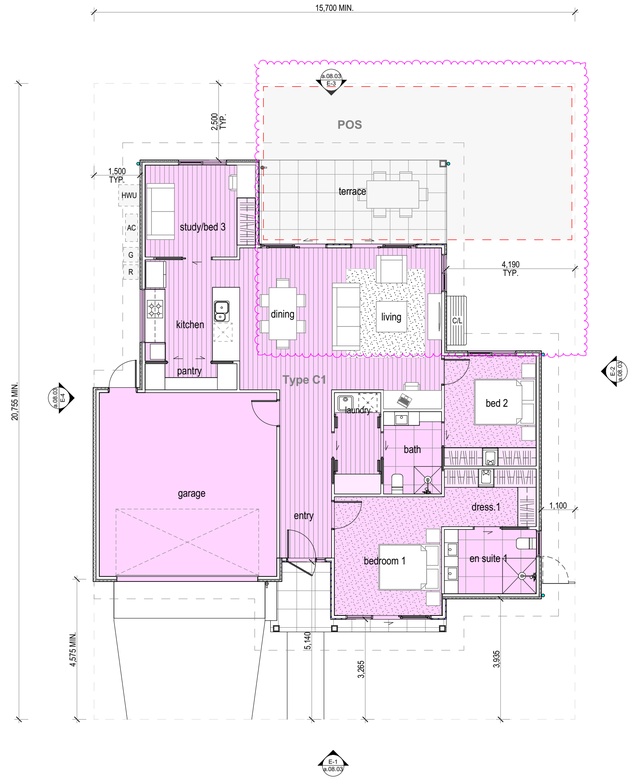


Key Plan Unit C1 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
C1	3 Bedroom + double garage	159.73 m2	6



Roof Plan Type C1 1:100



Ground Floor Plan C1 1:100

External Finishes Schedule

NOTE:
EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

SCHEME A

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
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EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

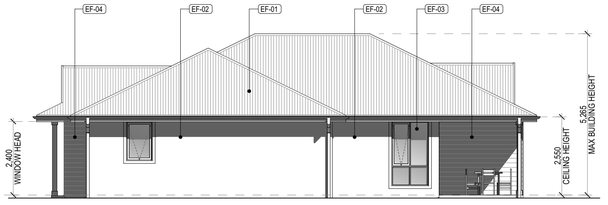
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EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



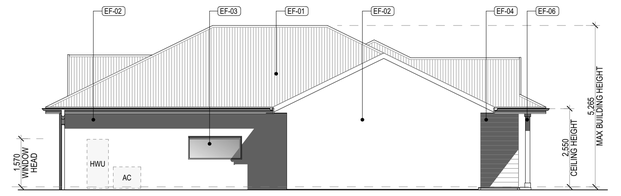
Elevation 1 Type C1 1:100



Elevation 2 Type C1 1:100



Elevation 3 Type C1 1:100



Elevation 4 Type C1 1:100

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Villa Type C1

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Drawn
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Scale
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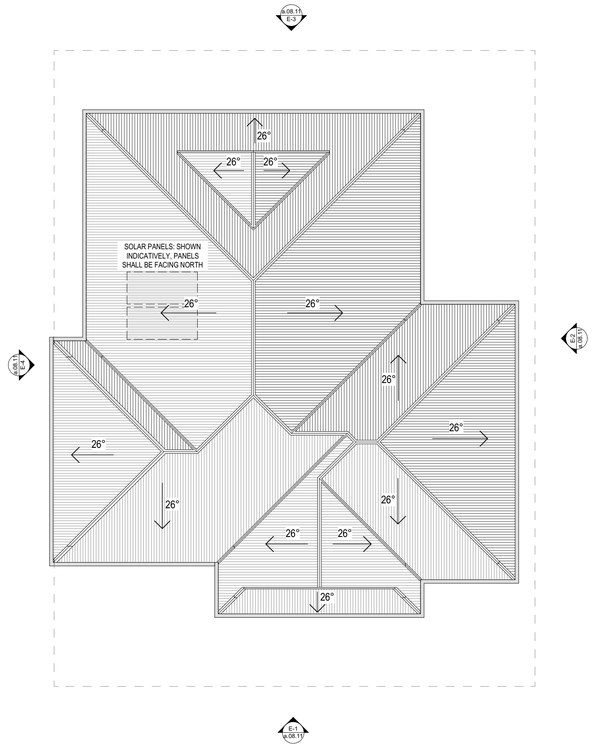
Revision
C

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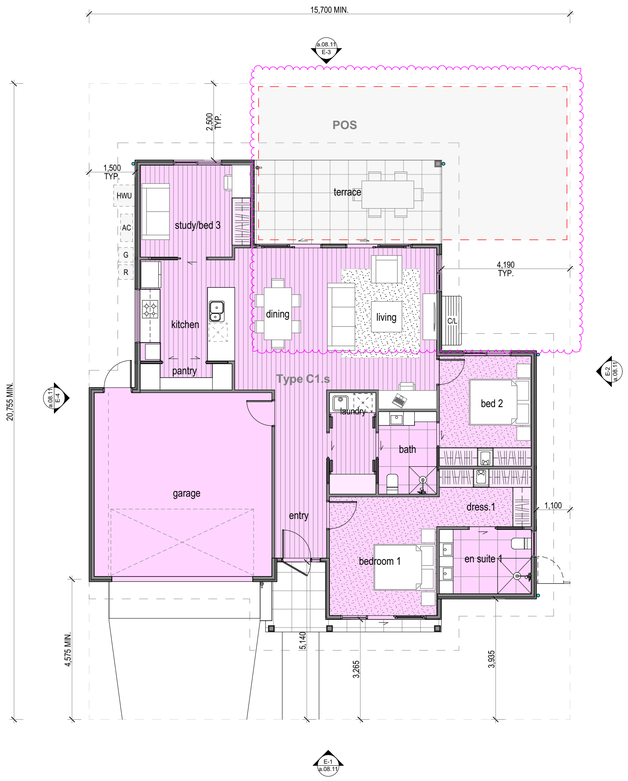


Key Plan Unit C1.s 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
C1.S	3 Bedroom + double garage	159.73 m2	6



Roof Plan Type C1.s 1:100



Ground Floor Plan Type C1.s 1:100

External Finishes Schedule

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EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
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SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
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EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

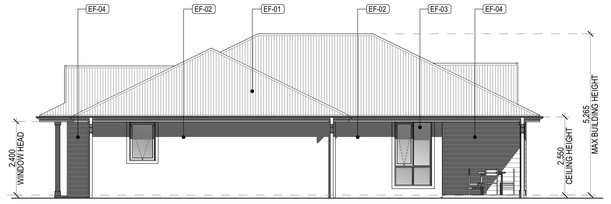
EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
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EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



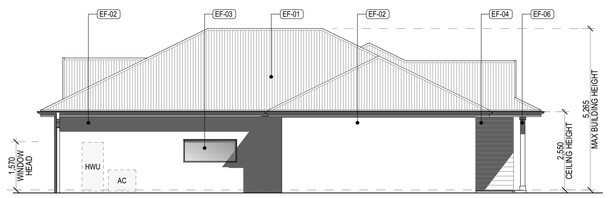
Elevation 1 Type C1.s 1:100



Elevation 2 Type C1.s 1:100



Elevation 3 Type C1.s 1:100



Elevation 4 Type C1.s 1:100

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Plot Time and Date: 14/10/2021 1:31 PM
Drawn J F A
Scale 1 : 100

da.24

Revision C

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM



Key Plan Unit D0 1:2000

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
D0	2 Bedroom + double garage	144.89 m2	9

External Finishes Schedule

NOTE:
EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

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EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

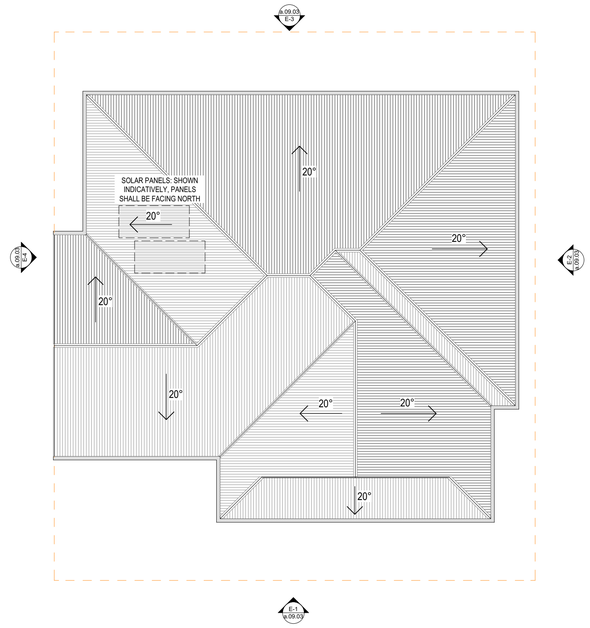
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EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



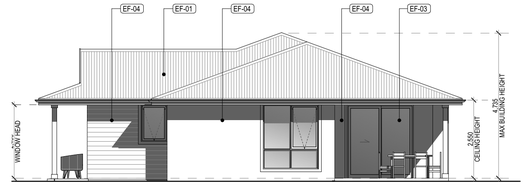
Roof Plan Type D0 1:100



Ground Floor Plan Type D0 1:100



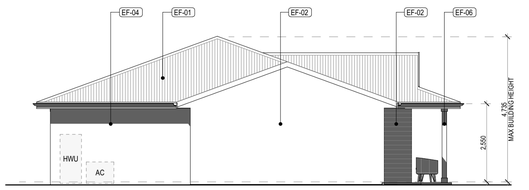
Elevation 1 Type D0 1:100



Elevation 2 Type D0 1:100



Elevation 3 Type D0 1:100



Elevation 4 Type D0 1:100

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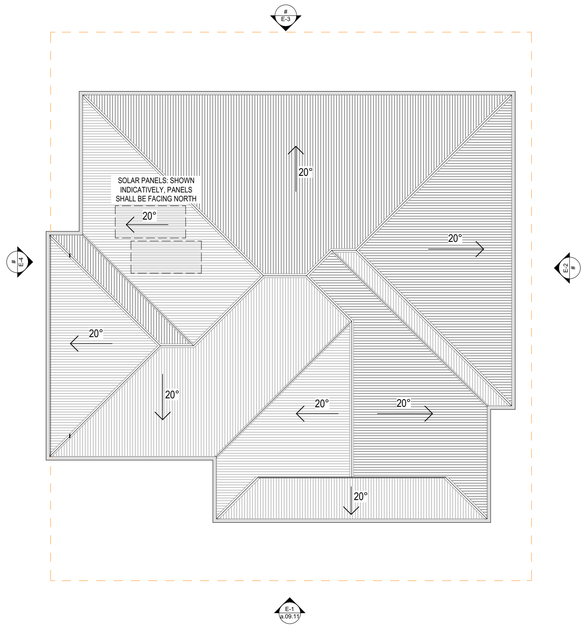
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Revision
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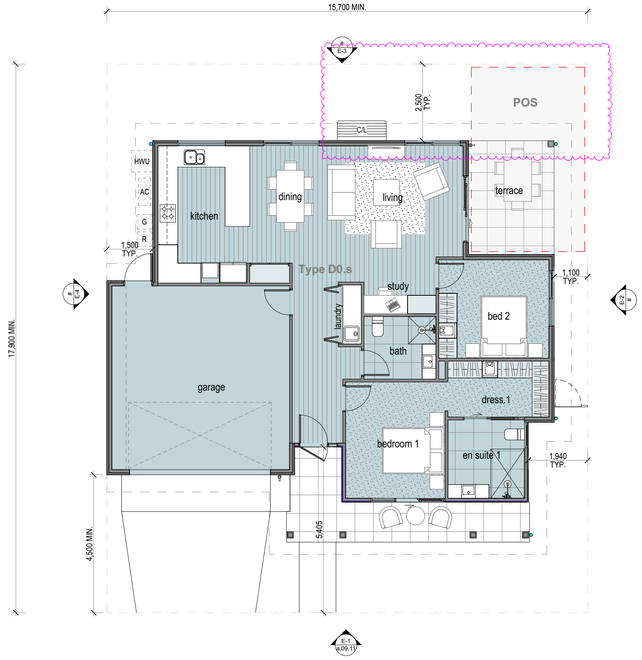
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Key Plan Unit D0.s 1:2000



Roof Plan Type D0.s 1:100



Ground Floor Plan Type D0.s 1:100

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
D0.S	2 Bedroom + double garage	144.89 m2	8

External Finishes Schedule

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SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
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EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
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EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

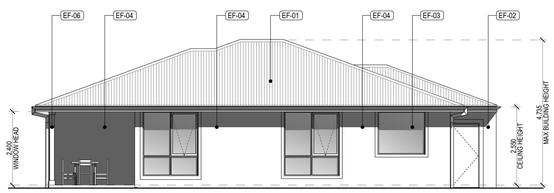
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EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
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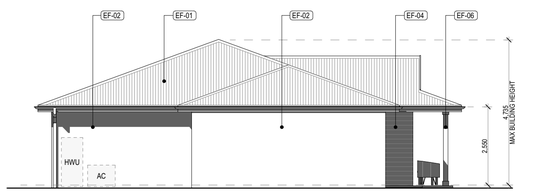
Elevation 1 Type D0.s 1:100



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E-4 Elevation 4 Type D0.s 1:100

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- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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jfa@jfaoffice.com

Client
Knowles Group - Sencia

Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Villa Type D0.s

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Plot Time and Date:
14/10/2021 1:31 PM

Drawn
J F A

Scale
1 : 100

da.26

Revision
C

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM



View from WC Drive (north)



View from WC Drive (north)



Constructed wetland_basin on southern edge of site



Swale running N-S on east edge of site



WC Drive looking SW



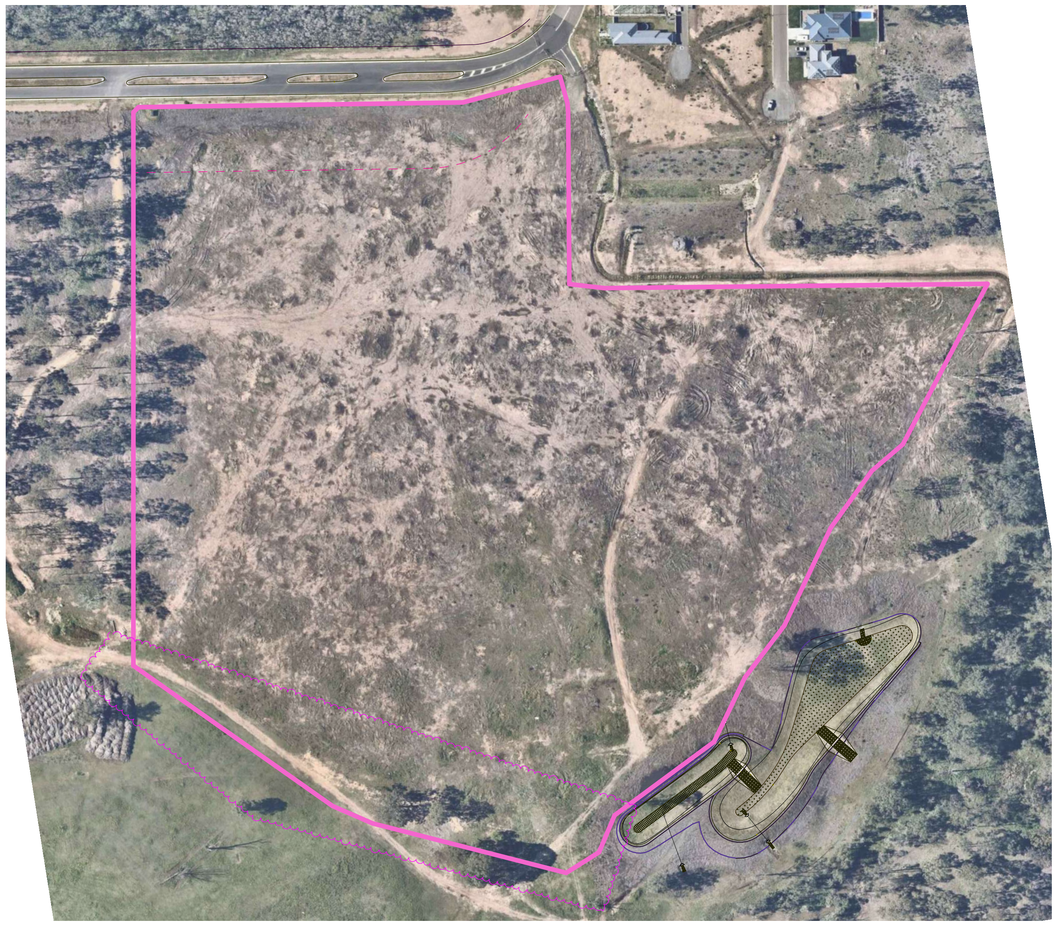
View looking north at end of Kesterton Rise



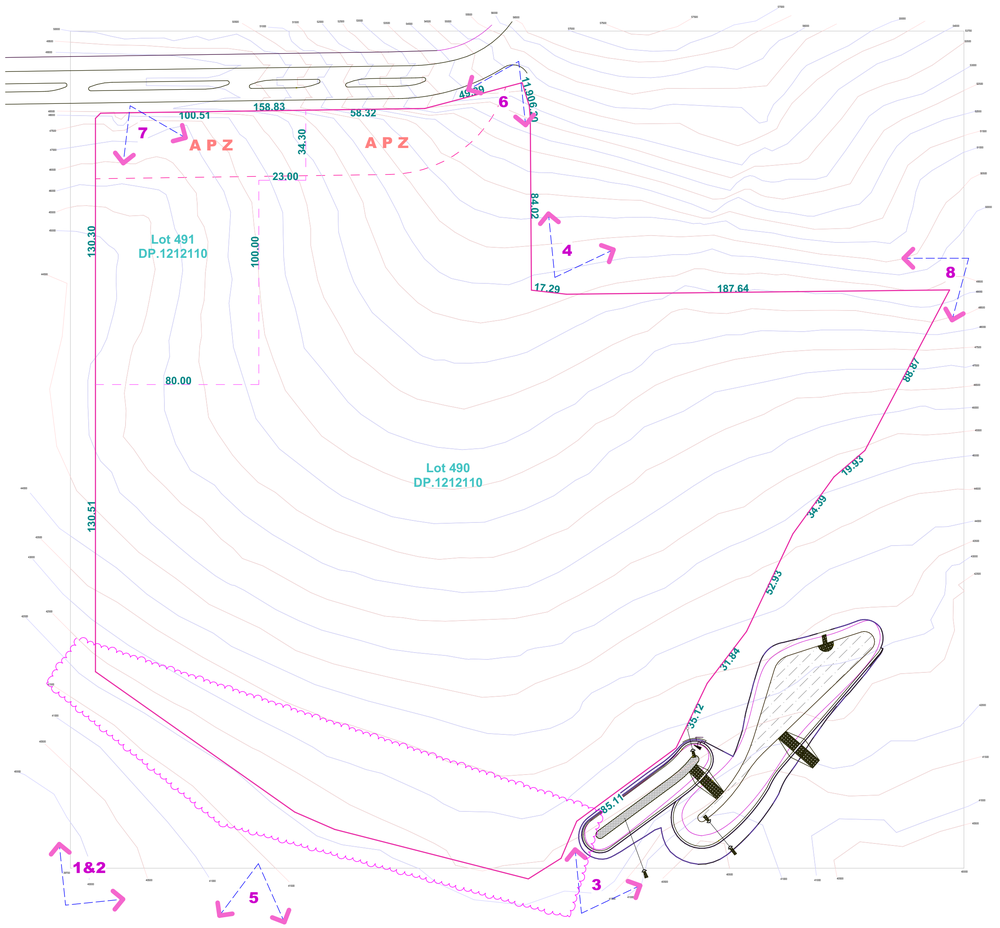
Site from KR looking SW



View looking NW across site



Existing site aerial 1:1500



Existing Site 1:1500

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Site Plan, Site Photographs

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Drawn
J F A

Scale
1:1500

da.02

Revision
C

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

KESTERTON RISE

Land allocated for future urban developments

Land allocated for residential subdivisions

EXISTING SUB-STATION AND EASEMENT
INDICITIVE LOCATION OF WATER METER ASSEMBLIES
INDICITIVE LOCATION OF NATURAL GAS METER ASSEMBLY
LOCATION OF COMMUNICATIONS BUILDING

APZ

Community Building

MASTER SWITCHBOARD SUB STATION

PEDESTRIAN LINK TO SURROUNDING BUSHLAND

BATTER 1 IN 5 TO NATURAL GROUND LEVEL REFER TO CIVIL ENGINEERING

SEWER PUMPING STATION / EASEMENT

Your location

morning sun
midday sun
afternoon sun

Dwelling Type	Configuration	Dwelling Area	No. Of Dwellings
A0	3 Bedroom + double garage	168.24 m2	48
A0.S	3 Bedroom + double garage	168.24 m2	22
A1	3 Bedroom + double garage	168.24 m2	31
A1.S	3 Bedroom + double garage	168.24 m2	4
B0	3 Bedroom + double garage	166.60 m2	16
B0.S	3 Bedroom + double garage	166.60 m2	11
B1	3 Bedroom + double garage	166.60 m2	19
B1.S	3 Bedroom + double garage	166.60 m2	5
C0	3 Bedroom + double garage	159.73 m2	9
C0.S	3 Bedroom + double garage	159.73 m2	12
C1	3 Bedroom + double garage	159.73 m2	6
C1.S	3 Bedroom + double garage	159.73 m2	6
D0	2 Bedroom + double garage	144.89 m2	11
D0.S	2 Bedroom + double garage	144.89 m2	6
		Total:	**206**

Where "M" appears on unit label it denotes a mirrored unit type

AMENDMENTS:
A - 08.07.2021
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- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Client: Knowles Group - Sencia

Project Title: Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title: DEVELOPMENT APPLICATION
Villa Arrangement Plan

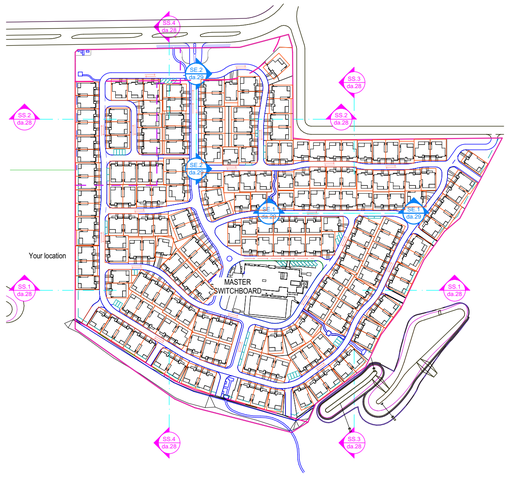
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Scale: 1:750

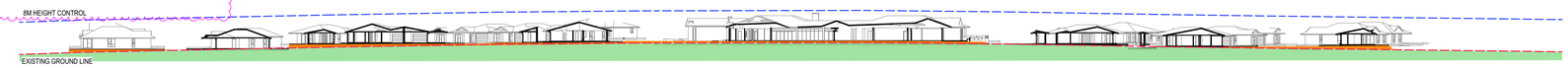
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Revision: C

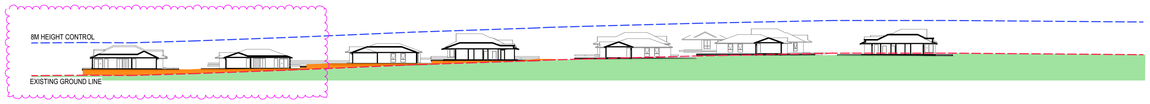
PLEASE NOTE:
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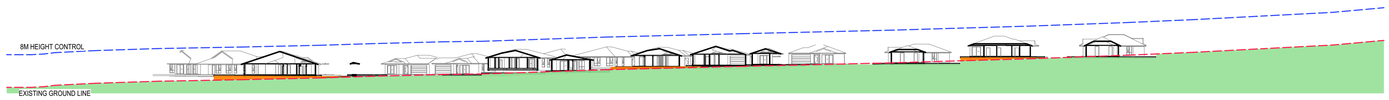
Site section Key Plan 1:3000



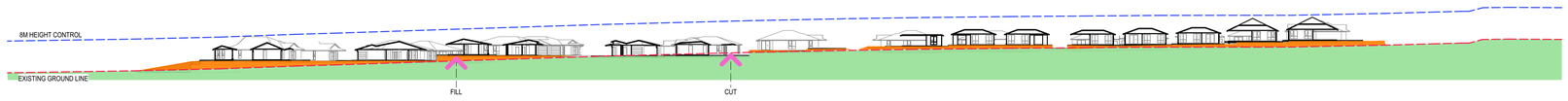
Section SS.1 1:750



Section SS.2 1:750



Section SS.3 1:750



Section SS.4 1:750

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
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Client
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Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Site Sections

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Plot Time and Date:
14/10/2021 1:31 PM

Drawn
J F A

Scale
1:750, 1:3000

da.28

Revision
C

EXISTING SUB-STATION AND EASEMENT

INDICATIVE LOCATION OF WATER METER ASSEMBLIES

INDICATIVE LOCATION OF NATURAL GAS METER ASSEMBLY

CRUSHED ROCK

COMMUNICATIONS BUILDING

ASSET PROTECTION ZONE EXTENT
Refer to MJD Environmental Bushfire Assessment Report.

LAND ALLOCATED FOR FUTURE URBAN DEVELOPMENTS

KESTERTON RISE

LAND ALLOCATED FOR RESIDENTIAL SUBDIVISIONS

COMMUNITY BUILDING

EXISTING SEDIMENTATION BASINS

ASSET PROTECTION ZONE EXTENT
Refer to MJD Environmental Bushfire Assessment Report.

GRASS BATTER AT MAX 1:5
Refer to Civil Engineering Drawings.

1.5m WIDE PEDESTRIAN PATH ON BATTER (REMAINDER OF PATH OUT-SIDE OF THE SITE CONSTRUCTED BY OTHERS.

LEGEND

SITE BOUNDARY

FENCING
Refer to Fencing Plan.

ENTRY WALLS
Refer to Stage 1 Entry Drawings.

STREET LIGHT
Refer to Lighting Engineering Drawings.

ASSET PROTECTION ZONE EXTENT
Refer to MJD Environmental Bushfire Assessment Report.

GARDEN BED PLANTING
-SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS

ENTRY FRONTAGE THEME TREE

Summer Foliage



Autumn Foliage



QUERCUS palustris (Pin Oak)
H x W: 18 x 8-10m

SIGNATURE THEME TREES



ACER negundo 'Sensation'
(Purple Stick Box Elder)
H x W: 9 x 6m



Pyrus calleryana 'Cleveland Select'
(Ornamental Pear)
H x W: 11 x 3-6m



Acer buergerianum
(Trident Maple)
H x W: 6 x 6m

EXTERNAL TREES (WEST BOUNDARY)



Eucalyptus tereticornis
(Forest Red Gum)
H x W: 35 x 12m

HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette on for a full species list.

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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PROJECT
Sencia Huntlee Retirement Village

DRAWING: LANDSCAPE MASTERPLAN | CLIENT: SENCIA

SCALE: 1:750 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-02 | REVISION: D

KESTERTON RISE

ASSET PROTECTION ZONE EXTENT

LAND ALLOCATED FOR FUTURE URBAN DEVELOPMENTS

LAND ALLOCATED FOR RESIDENTIAL SUBDIVISIONS

EXIT ONLY

COMMUNITY BUILDING

EXISTING SEDIMENTATION BASINS

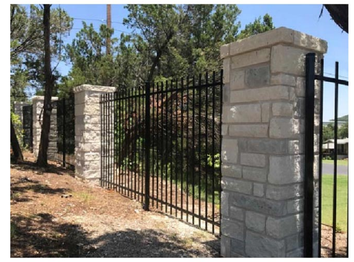
ASSET PROTECTION ZONE EXTENT

GRASS BATTER AT MAX 1:5
Refer to Civil Engineering Drawings.

1.5m WIDE PEDESTRIAN PATH ON BATTER (REMAINDER OF PATH OUT-SIDE OF THE SITE CONSTRUCTED BY OTHERS.

LEGEND

- SITE BOUNDARY
- ENTRY WALLS
  Refer to Drw.No.DA-03
- PEDESTRIAN ACCESS GATE
- MAINTENANCE ACCESS GATE
- BUSH FIRE EMERGENCY VEHICLE ACCESS
- 2.0m HIGH STONE CLAD PILLAR
- 1.8m HIGH PALISADE



- 0.6m HIGH PALISADE FENCE ON TOP OF 1.2m HIGH SOLID FENCE (PAINT COLOUR: MONUMENT)
- 1.5m HIGH SOLID FENCE
- 1.8m HIGH RENDERED BLOCKWORK (PAINT COLOUR: MONUMENT)
- 1.8m HIGH SOLID FENCE
- 1.8m HIGH FENCE TO EVENLY GRADE DOWN TO MEET THE 1.2m HIGH TRANSPARENT FENCE

COLOUR: MONUMENT



- 1.5m HIGH STONE CLAD PILLAR
- 1.2m HIGH PALISADE FENCE



DEVELOPMENT APPLICATION

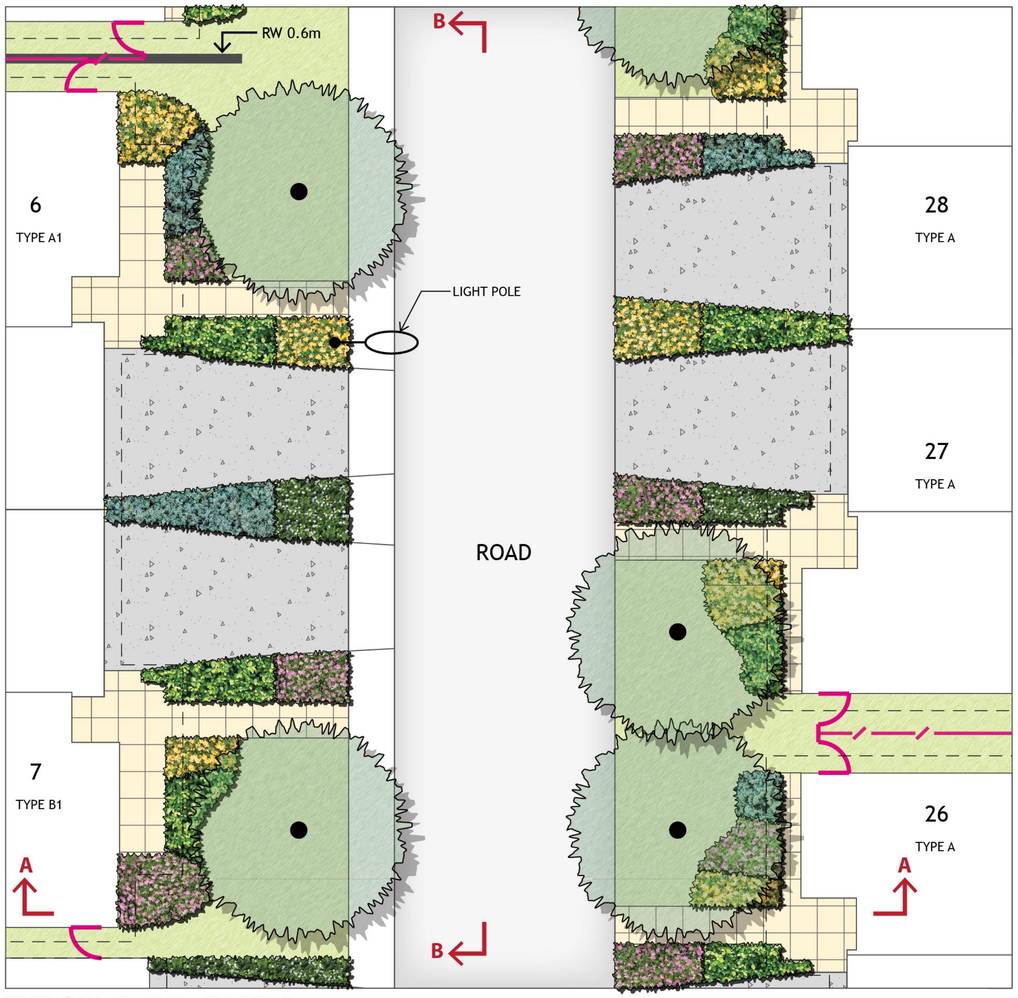
REVISIONS			
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PROJECT
Sencia Huntlee Retirement Village

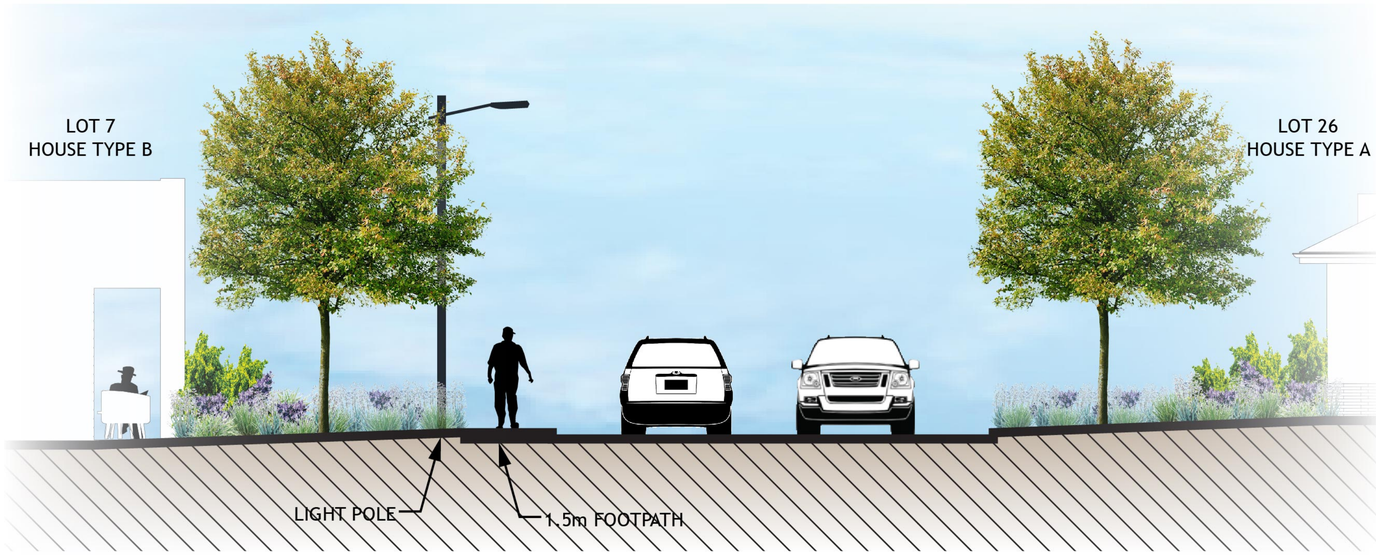
DRAWING: FENCING PLAN | CLIENT: SENCIA

SCALE: 1:750 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-03 | REVISION: D



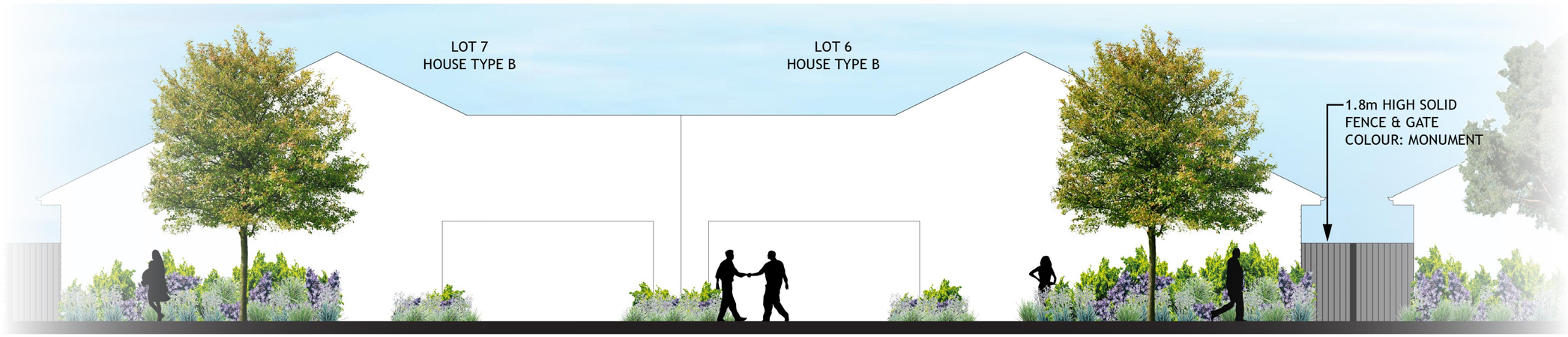
TYPICAL PLAN - PART 1

SCALE 1:100 @ A1



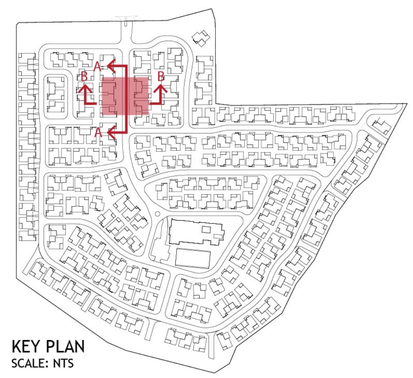
SECTION A-A

SCALE 1:50 @ A1



SECTION B-B

SCALE 1:50 @ A1



KEY PLAN
SCALE: NTS

LEGEND

Refer to Planting Palette for a full species list.

- GARDEN BED PLANTING -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- PAVING
- GRANITIC SAND
- CONCRETE DRIVEWAY
- 1.8m SOLID FENCE & GATE COLOUR: MONUMENT
- SIGNATURE THEME TREES
- INSTANT TURF

REVISIONS			
REV.	DESCRIPTION	BY	DATE
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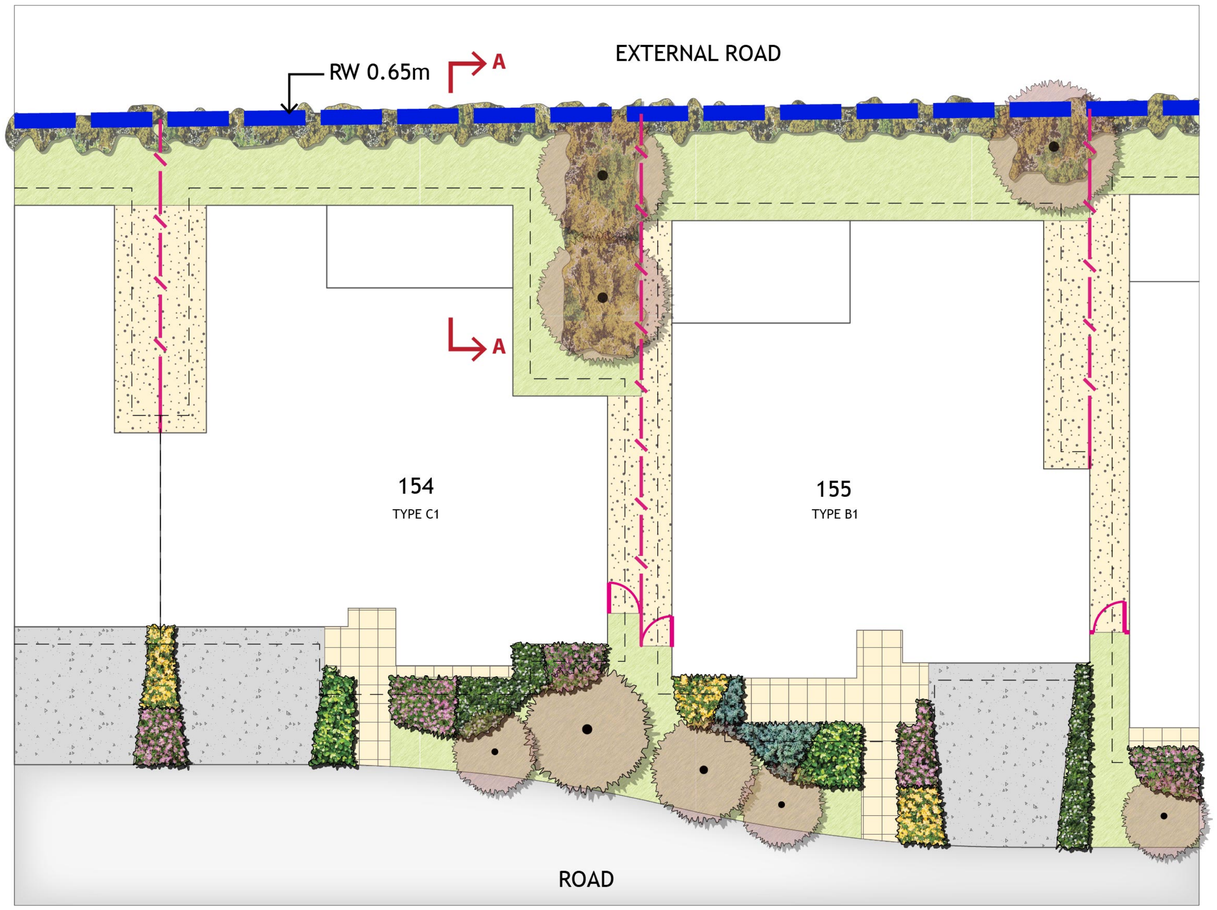
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DEVELOPMENT APPLICATION

PROJECT
Sencia Huntlee Retirement Village

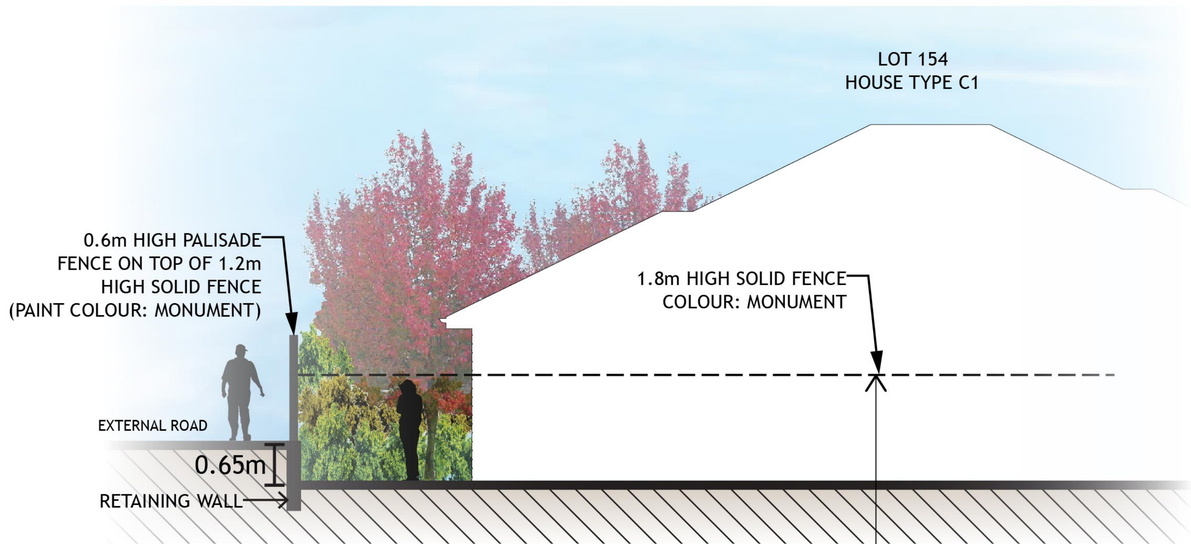
DRAWING: TYPICAL ENLARGED SITE PLAN | CLIENT: SENCIA

SCALE: AS SHOWN | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-19.01 | REVISION: D



TYPICAL PLAN - PART 2

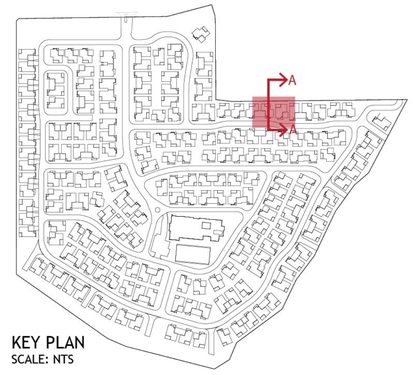
SCALE 1:100 @ A1



SECTION A-A

SCALE 1:50 @ A1





KEY PLAN
SCALE: NTS

LEGEND

Refer to Planting Palette for a full species list.

- GARDEN BED PLANTING -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- PAVING
- GRANITIC SAND
- CONCRETE DRIVEWAY
- INSTANT TURF
- SCREEN PLANTING
- HOME GARDEN TREES
- 1.8m SOLID FENCE FENCE & GATE COLOUR: MONUMENT
- 0.6m HIGH PALISADE FENCE ON TOP OF 1.2m HIGH SOLID FENCE COLOUR: MONUMENT

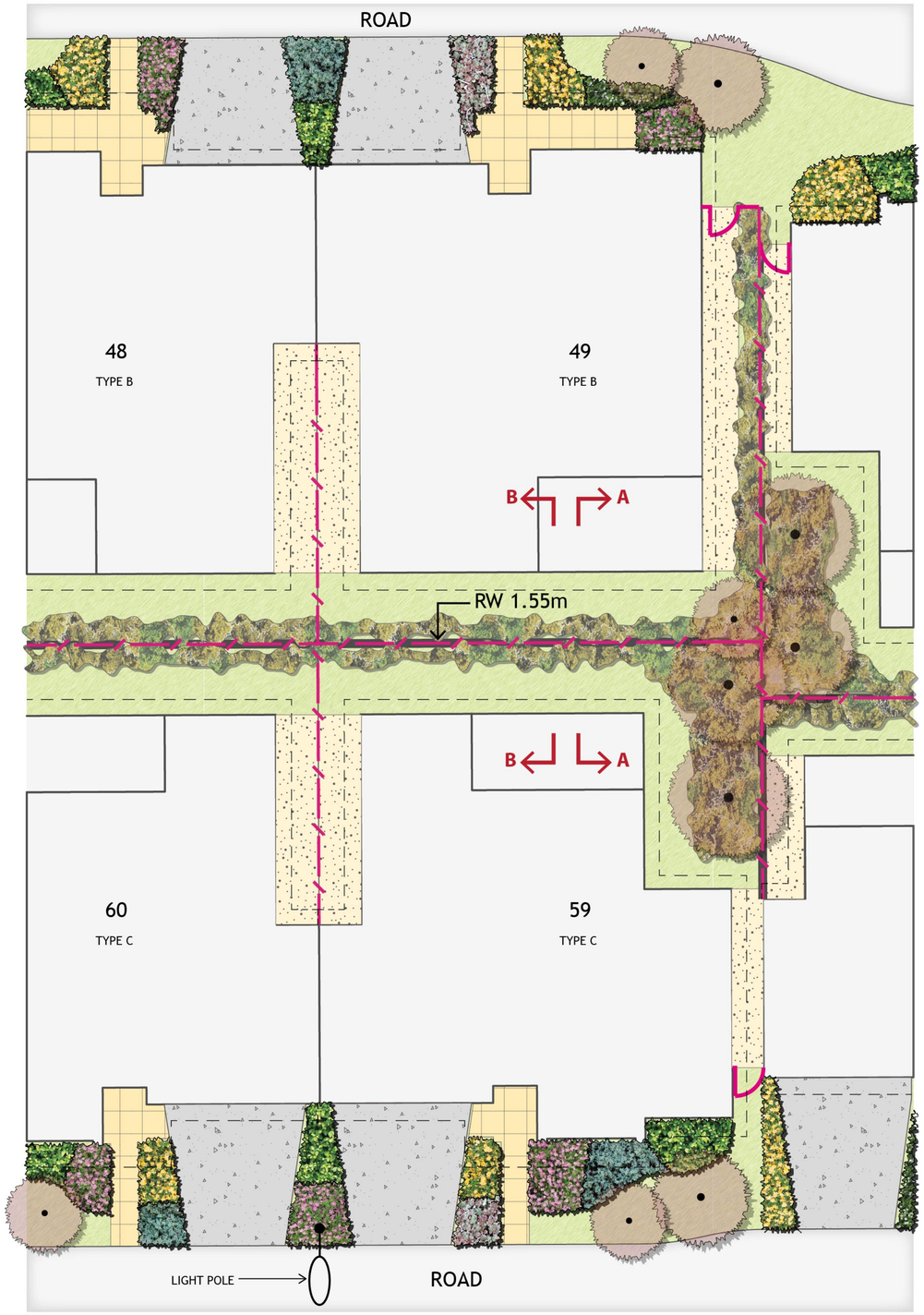
REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
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DEVELOPMENT APPLICATION

PROJECT
Sencia Huntlee Retirement Village

DRAWING: TYPICAL ENLARGED SITE PLAN			CLIENT: SENCIA	
SCALE: AS SHOWN	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-19.02	REVISION: D

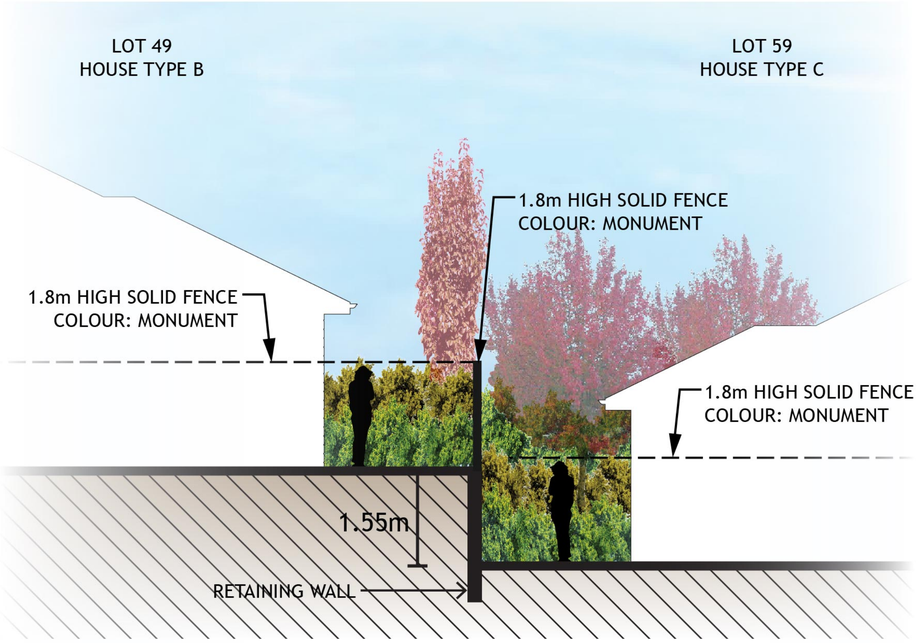


TYPICAL PLAN - PART 3
SCALE 1:100 @ A1

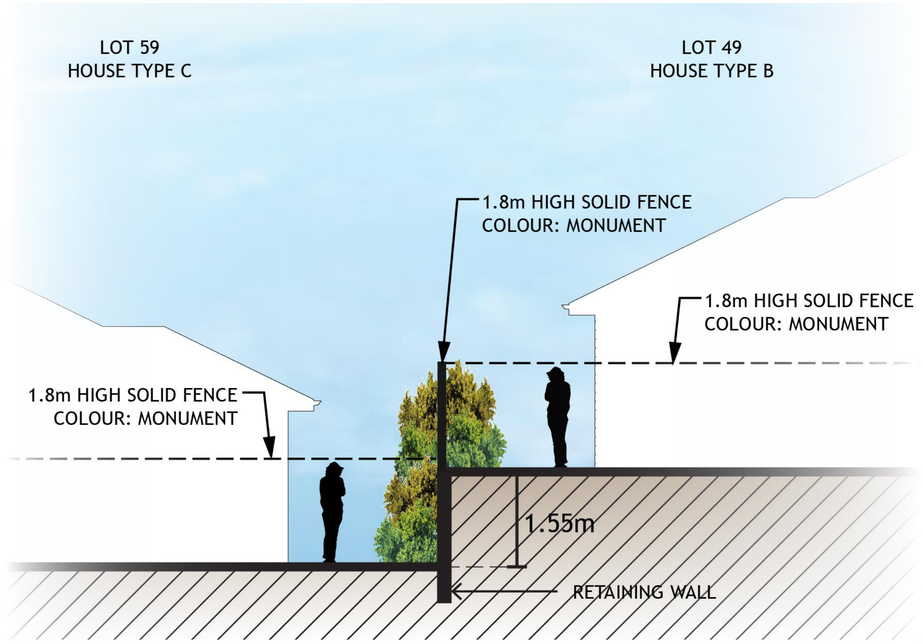
LEGEND

Refer to Planting Palette for a full species list.

- GARDEN BED PLANTING -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- PAVING
- GRANITIC SAND
- CONCRETE DRIVEWAY
- INSTANT TURF
- SCREEN PLANTING
- 1.8m SOLID FENCE FENCE & GATE COLOUR: MONUMENT
- HOME GARDEN TREES



SECTION A-A
SCALE 1:50 @ A1



SECTION B-B
SCALE 1:50 @ A1


Crepe Myrtle Pink

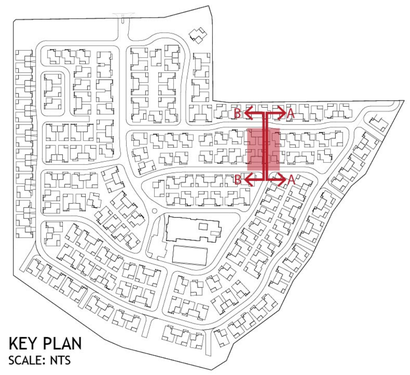

Crepe Myrtle White


Tulip Tree


Green Pillar Pin Oak


Pyrus Capital

TREES FOR REAR GARDEN



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

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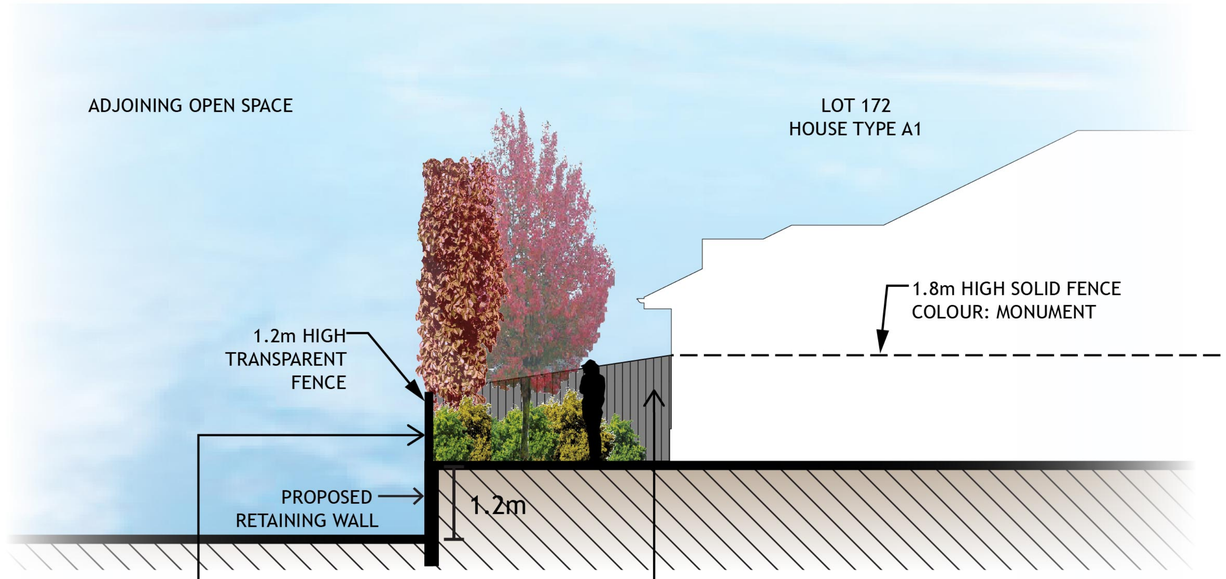
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PROJECT
Sencia Huntlee Retirement Village

DRAWING: TYPICAL ENLARGED SITE PLAN			CLIENT: SENCIA	
SCALE: AS SHOWN	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-19.03	REVISION: D



TYPICAL PLAN - PART 4
SCALE 1:100 @ A1



SECTION A-A
SCALE 1:50 @ A1

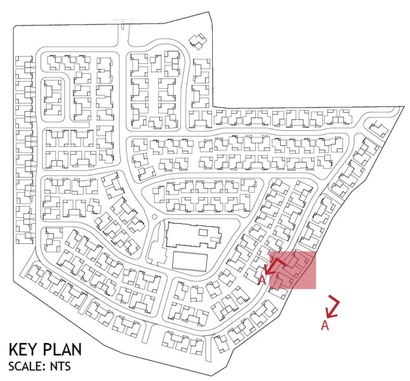




LEGEND

- GARDEN BED PLANTING -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- PAVING
- GRANITIC SAND
- CONCRETE DRIVEWAY
- INSTANT TURF
- LARGE & MEDIUM SHRUBS
- 1.8m HIGH FENCE TO EVENLY GRADE DOWN TO MEET THE 1.2m HIGH TRANSPARENT FENCE
- 1.8m SOLID FENCE FENCE & GATE COLOUR: MONUMENT
- 1.2m HIGH PALISADE FENCE
- HOME GARDEN TREES

Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
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B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

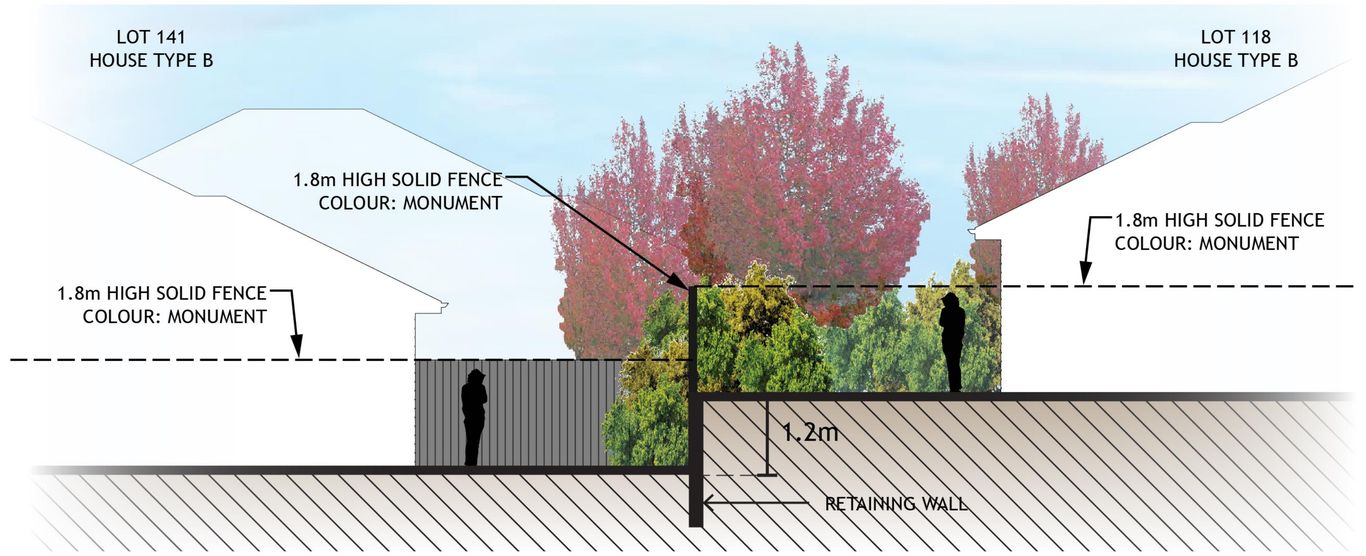
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PROJECT
Sencia Huntlee Retirement Village

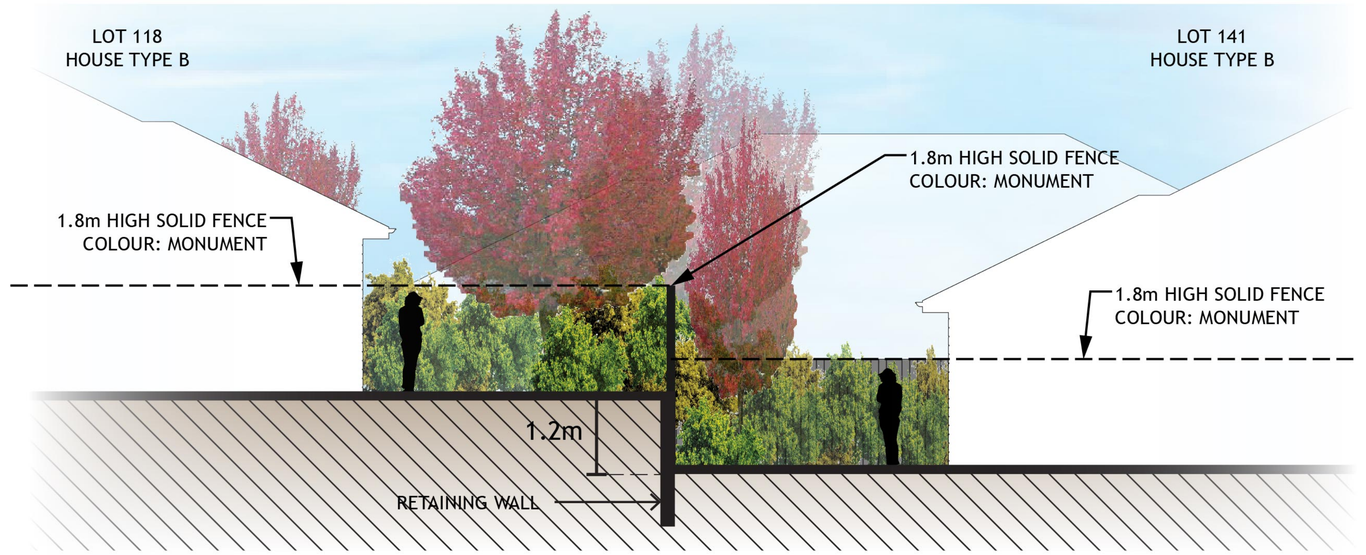
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SCALE: AS SHOWN	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-19.04	REVISION: D



TYPICAL PLAN - PART 5
SCALE 1:100 @ A1



SECTION A-A
SCALE 1:50 @ A1

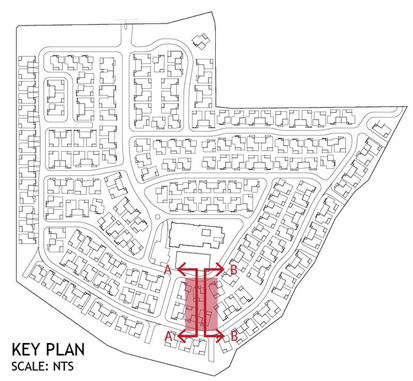


SECTION B-B
SCALE 1:50 @ A1

LEGEND

Refer to Planting Palette for a full species list.

- GARDEN BED PLANTING -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- PAVING
- GRANITIC SAND
- CONCRETE DRIVEWAY
- INSTANT TURF
- SCREEN PLANTING
- 1.8m SOLID FENCE FENCE & GATE COLOUR: MONUMENT
- HOME GARDEN TREES



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

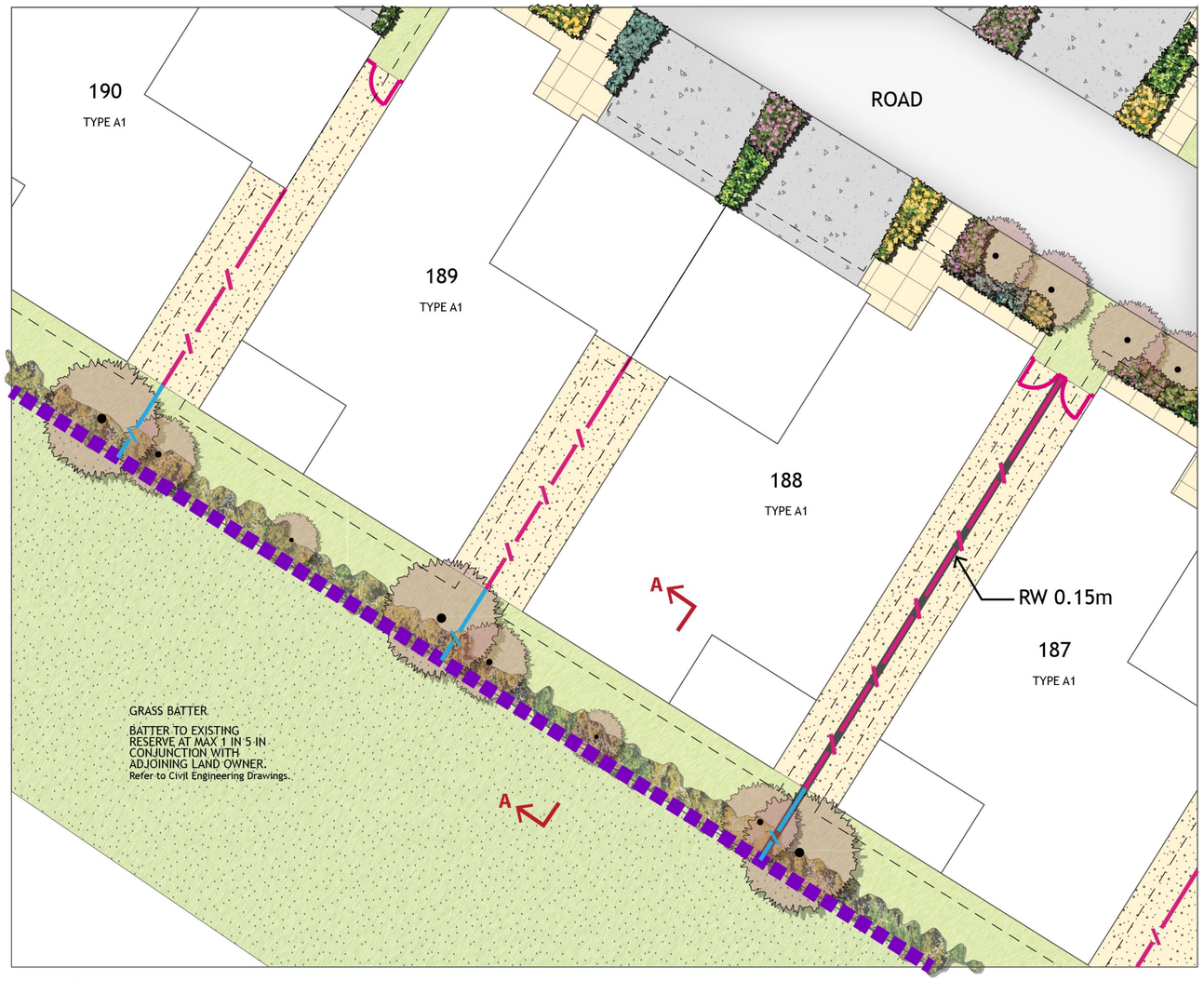
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REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
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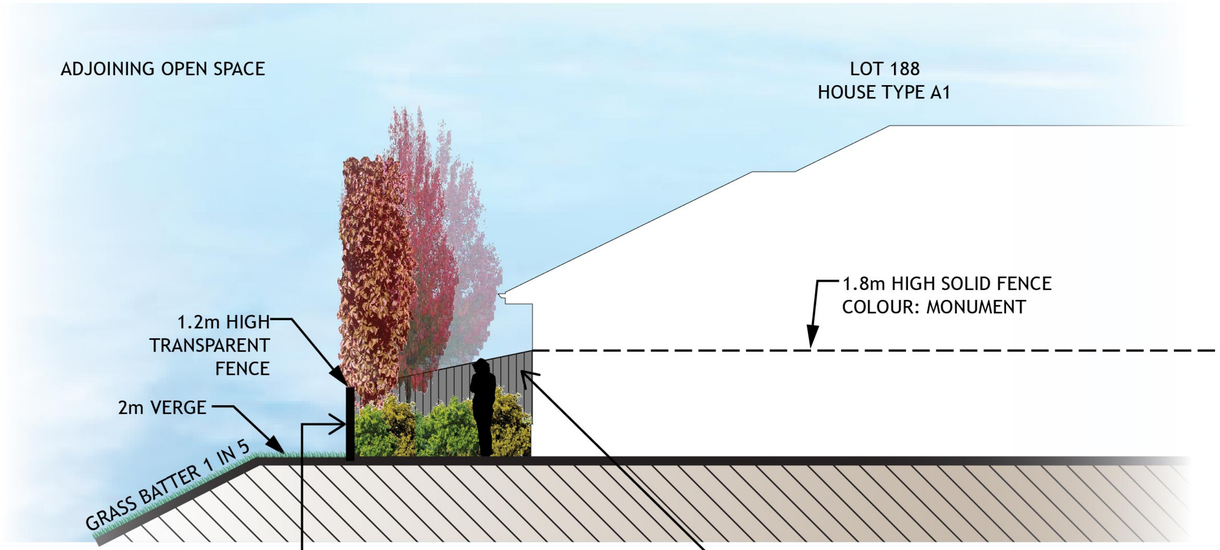
PROJECT
Sencia Huntlee Retirement Village

DRAWING: TYPICAL ENLARGED SITE PLAN | CLIENT: SENCIA

SCALE: AS SHOWN | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-19.05 | REVISION: D



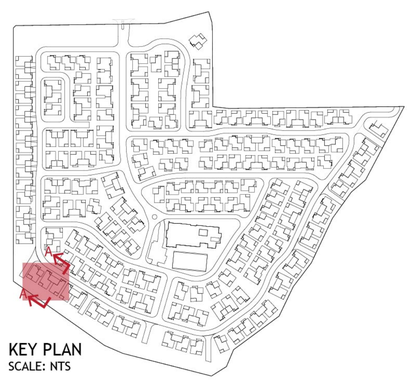
TYPICAL PLAN - PART 6
SCALE 1:100 @ A1



SECTION A-A
SCALE 1:50 @ A1







KEY PLAN
SCALE: NTS

LEGEND — Refer to Planting Palette for a full species list.

- GARDEN BED PLANTING -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- PAVING
- GRANITIC SAND
- CONCRETE DRIVEWAY
- INSTANT TURF
- SCREEN PLANTING
- 1.8m HIGH FENCE TO EVENLY GRADE DOWN TO MEET THE 1.2m HIGH TRANSPARENT FENCE
- 1.8m SOLID FENCE FENCE & GATE COLOUR: MONUMENT
- 1.2m HIGH PALISADE FENCE
- HOME GARDEN TREES

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
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D	ISSUED FOR REVIEW	AL	15/10/2021

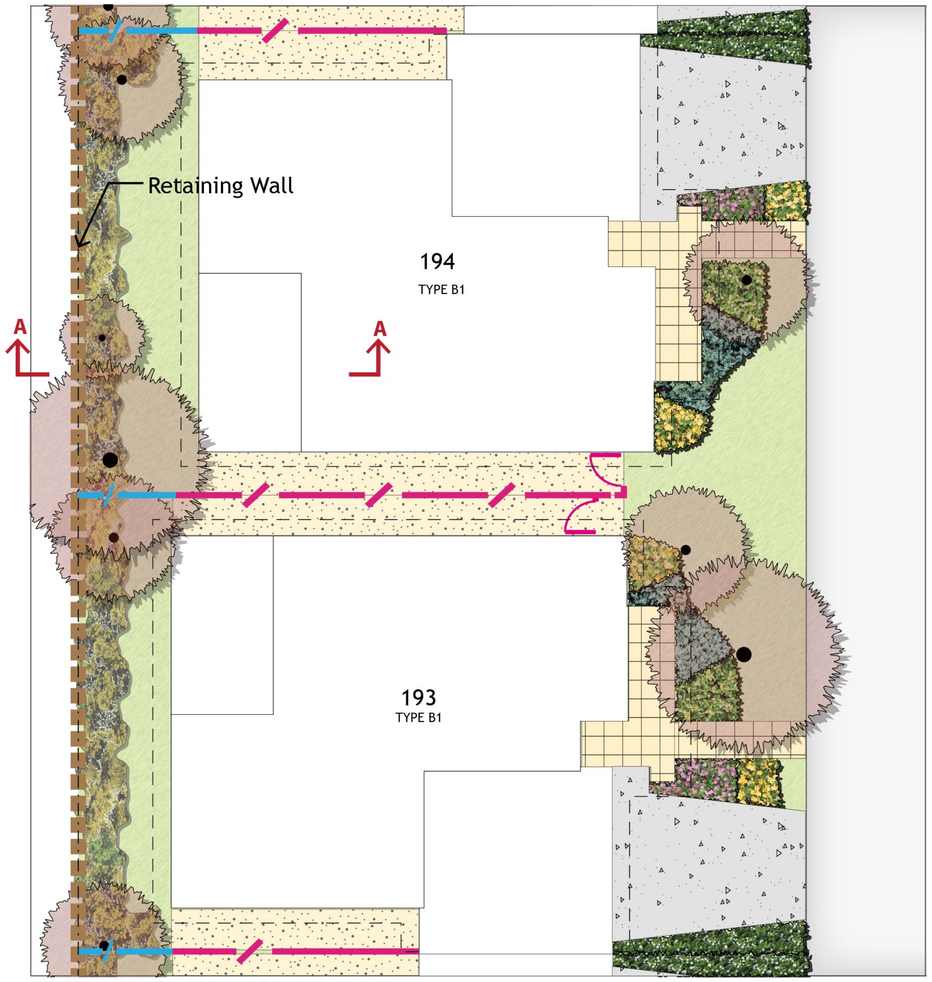
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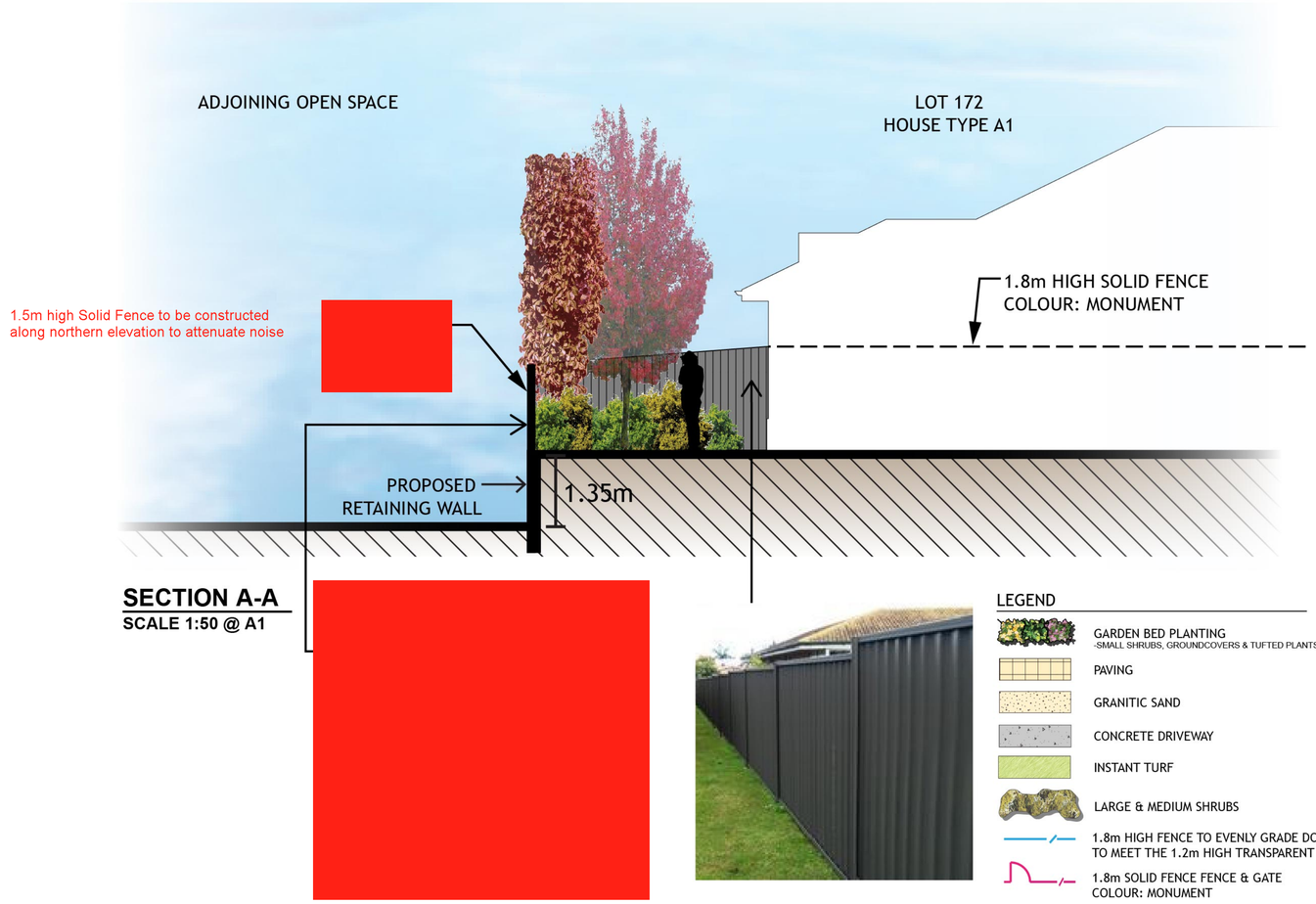
PROJECT
Sencia Huntlee Retirement Village

DRAWING: TYPICAL ENLARGED SITE PLAN | CLIENT: SENCIA

SCALE: AS SHOWN | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-19.06 | REVISION: D



TYPICAL PLAN - PART 7
SCALE 1:100 @ A1



SECTION A-A
SCALE 1:50 @ A1

LEGEND

- GARDEN BED PLANTING -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- PAVING
- GRANITIC SAND
- CONCRETE DRIVEWAY
- INSTANT TURF
- LARGE & MEDIUM SHRUBS
- 1.8m HIGH FENCE TO EVENLY GRADE DOWN TO MEET THE 1.2m HIGH TRANSPARENT FENCE
- 1.8m SOLID FENCE FENCE & GATE COLOUR: MONUMENT
- 1.5m HIGH SOLID FENCE
- HOME GARDEN TREES

Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

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DRAWING: TYPICAL ENLARGED SITE PLAN			CLIENT: SENCIA	
SCALE: AS SHOWN	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-19.07	REVISION: D

TREES NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.

ENTRY FRONTAGE THEME TREE



QUERCUS palustris (Pin Oak)
H x W: 18 x 8-10m

SIGNATURE THEME TREES



ACER negundo 'Sensation'
(Purple Stick Box Elder)
H x W: 9 x 6m

PYRUS calleryana 'Cleveland Select' (Ornamental Pear)
H x W: 11 x 3-6m

ACER buergerianum
(Trident Maple)
H x W: 6 x 6m

HOME GARDEN TREES



QUERCUS palustris 'Pringreen'
(Green Pillar)
H x W: 14 x 3m

PYRUS calleryana 'Capital'
(Ornamental Pear)
H x W: 11 x 1-3m

LAGERSTROEMIA indica
'Biloxi' (Crepe Myrtle Pink)
H x W: 8 x 5m

LAGERSTROEMIA indica
'Natchez' (Crepe Myrtle White)
H x W: 6 x 4m

ULMUS parvifolia 'Todd'
(Chinese Elm)
H x W: 10 x 11m

ACER freemanii 'Autumn Blaze' (Autumn Blaze)
H x W: 13 x 10m

TRISTANIOPSIS laurina
'Luscious' (Kanooka Gum)
H x W: 8 x 4m

LIRIODENDRON tulipifera
'Fastigiata' (Upright Tulip Tree)
H x W: 20 x 4m

GARDEN BED PLANTING - SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS

GROUNDCOVERS



CARPOBROTUS rossii
(Pigface)
H: 0.2m x W: 0.6m

ERIGERON karvinskianus
(Seaside Daisy)
H: 0.2m x W: 0.4m

GAZANIA hybrid 'GT20'
(Double Gold)
H: 0.2m x W: 0.6m

GREVILLEA 'Bronze Rambler'
(Bronze Rambler)
H: 0.2m x W: 1m

GREVILLEA juniperina 'H22'
(Gold Cluster)
H: 0.3m x W: 1m

MYOPORUM parvifolia
(Creeping Boobialla)
H: 0.2m x W: 2-3m

ROSMARINUS officinalis
'Prostrate' (Creeping Rosemary)
H: 0.3m x W: 1m

SENECIO serpens
(Chalk Sticks)
H: 0.2m x W: 0.6m

TRACHELOSPERMUM jasminoides
(Star Jasmine)
H: 0.3m x W: 1-2m

TUFTED PLANTS



LIRIOPE muscari 'LIRTP' PBR
(Amethyst™)
H: 0.4m x W: 0.4m

LOMANDRA 'Lime Tuff'
(Lime Tuff)
H: 0.4m x W: 0.4m

LOMANDRA 'Tanika'
(Tanika)
H: 0.5-0.6m x W: 0.65m

POA labillardieri
(Eskdale)
H: 0.6m x W: 0.5m

SMALL SHRUBS



CALLISTEMON 'Little John'
(Dwarf Lilly Pilly)
H: 1m x W: 1m

CORREA 'Dusky Bells'
(Correa)
H: 0.5m x W: 1-2m

CORREA glabra
(Rock Correa)
H: 1-1.5m x W: 1-1.5m

GREVILLEA lanigera 'Mt. Tamboritha' (Woolly Grevillea)
H: 0.5m x W: 0.5m

Grevillea rhyolitica x juniperina 'TWD01' PBR (Cherry Cluster)
H: 0.5m x W: 0.8m

HARDENBERGIA violacea
'Meema' (Happy Wanderer)
H: 1-1.5m x W: 1-1.5m

HEBE 'Inspiration'
(Hebe)
H: 1m x W: 1m

LEUCADENDRON salignum
(Devils Blush)
H: 1m x W: 1m

LIMONIUM perezii
(Sea Lavender)
H: 0.6m x W: 0.6m

NANDINA domestica 'Nana'
(Dwarf Bamboo)
H: 0.6m x W: 0.6m

Rhagodia spinescens 'SAB01' PBR (Aussie Flat Bush™)
H: 0.3-0.5m x W: 1m

ROSMARINUS officinalis
(Rosemary)
H: 1m x W: 1m

WESTRINGIA fruticosa 'Jervis Gem'
(Coastal Rosemary)
H: 1m x W: 1m

WESTRINGIA fruticosa 'Mundi'
(Mundi)
H: 0.5m x W: 0.5m

LARGE/MEDIUM SHRUBS

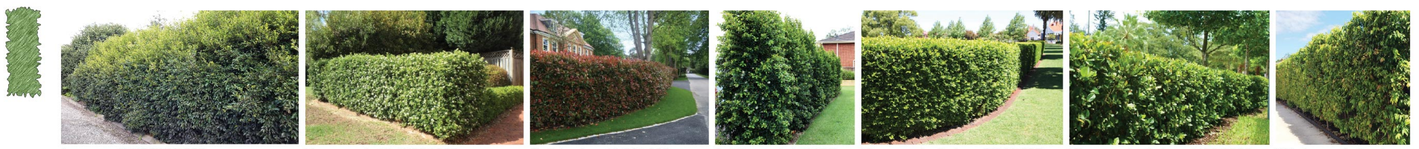


Acmena smithii 'BWNRED' PBR
(Red Head™)
H: 6m x W: 2m

Callistemon viminalis
'CV01' PBR (Slim™)
H: 3m x W: 1.3m

RHAPHIOLEPIS indica 'Cosmic White'
(Cosmic White)
H: 1.5-2m x W: 1.5m

SCREEN PLANTING



Acmena smithii 'DOW30' PBR
(Sublime™)
H: 5m x W: 2-3m

Murraya paniculata 'MP01' PBR
(Sweet Privacy™)
H: 1.8-2.5m x W: 1.5m

Photinia x fraseri 'NP01' PBR
(Thin Red™)
H: 3-4m x W: 0.6m

Syzigium australe 'AATS' PBR (Pinnacle™)
H: 6-10m x W: 1-1.5m

Viburnum odoratissimum 'VOC1' PBR
(Dense Fence™)
H: 2.5m x W: 2m

Viburnum odoratissimum 'VOQ1' PBR
(Quick Fence™)
H: 4m x W: 2.5m

Waterhousea floribunda
'DOW20' PBR (Sweeper®)
H: 10m x W: 5-8m

CLIMBERS



ROSA spp. 'Climber'
(Iceberg Rose)
H: 0.9-3.6m x W: 0.6-0.9m

TRACHELOSPERMUM jasminoides (Star Jasmine)
H: 0.3m x W: 1-2m

VITIS vinifera
(Ornamental Grape Vine)
H: 3m x W: 3m

WISTERIA chinensis
(Chinese Wisteria)
H: 3-12m x W: 9m

EPHEMERAL PLANTING



FICINIA nodosa
(Knobby Club Rush)
H: 0.5-1.5m x W: 0.6-2m

BAUMEA juncea
(Bare Twig Rush)
H: 1m x W: 1m

CAREX appressa
(Tall Sedge)
H: 0.5-1m x W: 0.5-1m

ELEOCHARIS acuta
(Small Spike Rush)
H: 0.4m

DEVELOPMENT APPLICATION

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D	ISSUED FOR REVIEW	AL	15/10/2021

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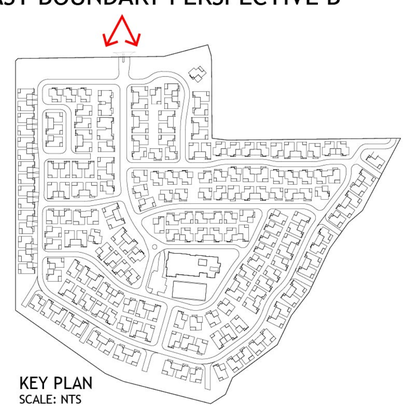
PROJECT
Sencia Huntlee Retirement Village

DRAWING: PLANTING PALETTE | CLIENT: SENCIA

SCALE: NA | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-20 | REVISION: D



EAST BOUNDARY PERSPECTIVE B



KEY PLAN
SCALE: NTS

REVISIONS			
REV.	DESCRIPTION	BY	DATE
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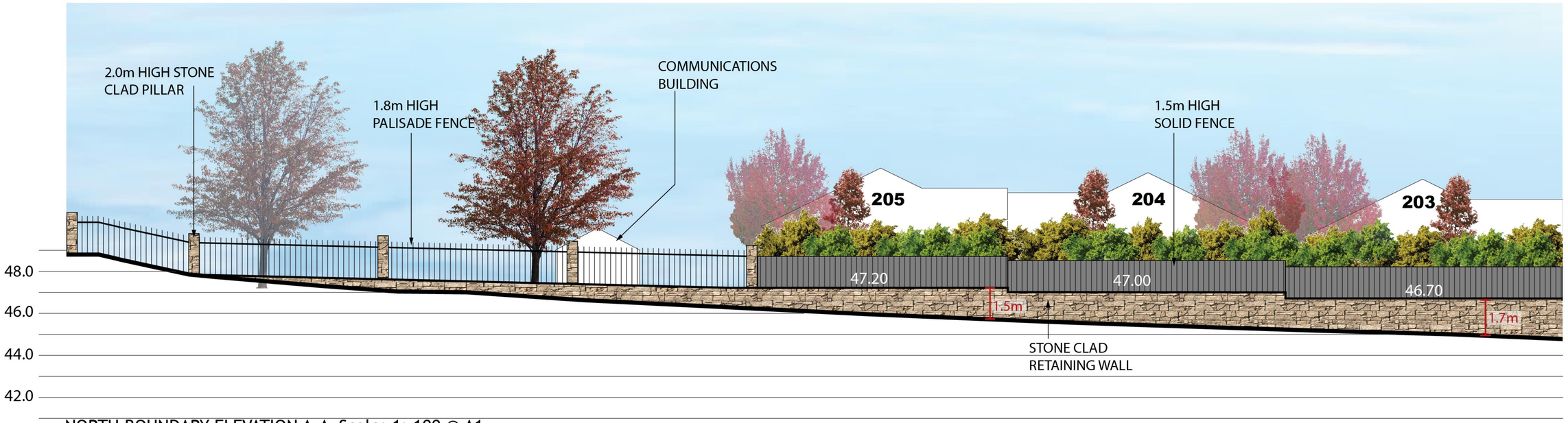
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DEVELOPMENT APPLICATION

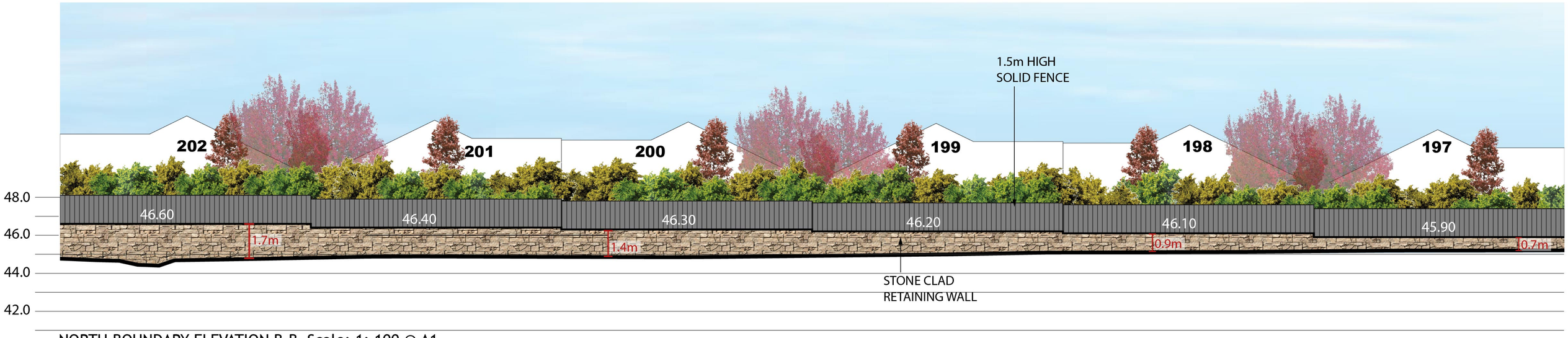
PROJECT
Sencia Huntlee Retirement Village

DRAWING: EAST BOUNDARY PERSPECTIVES | CLIENT: SENCIA

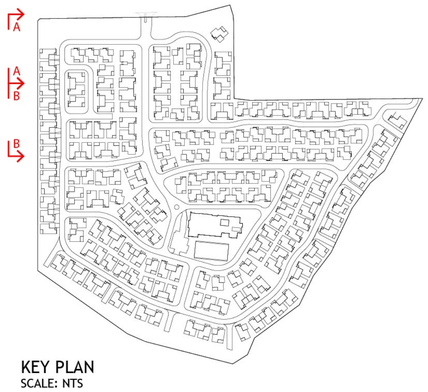
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NORTH BOUNDARY ELEVATION A-A Scale: 1: 100 @ A1



NORTH BOUNDARY ELEVATION B-B Scale: 1: 100 @ A1



KEY PLAN
SCALE: NTS

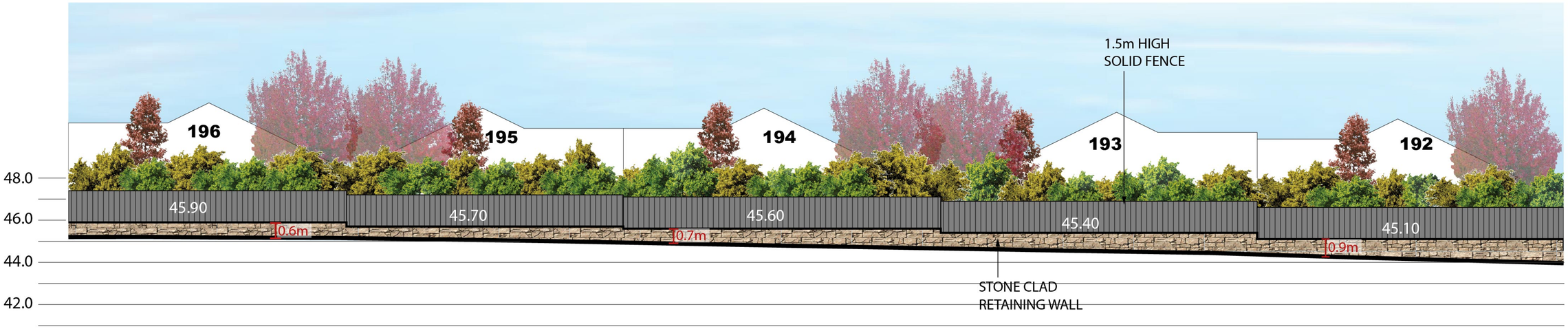
DEVELOPMENT APPLICATION

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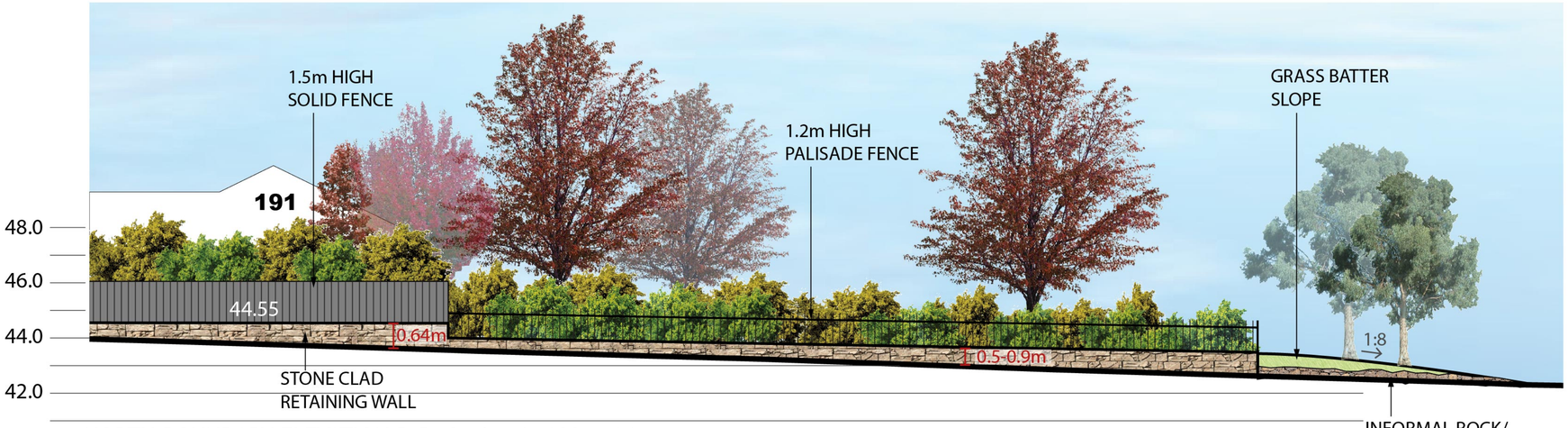
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PROJECT
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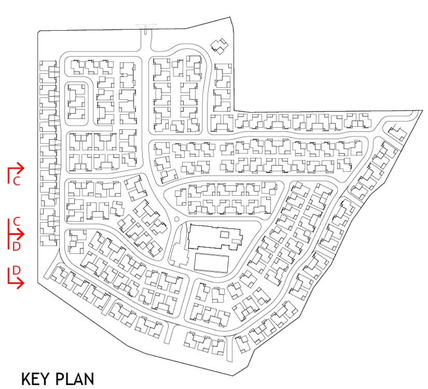
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SCALE: 1:100 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-22.01	REVISION: D



NORTH BOUNDARY ELEVATION C-C Scale: 1: 100 @ A1



NORTH BOUNDARY ELEVATION D-D Scale: 1: 100 @ A1



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

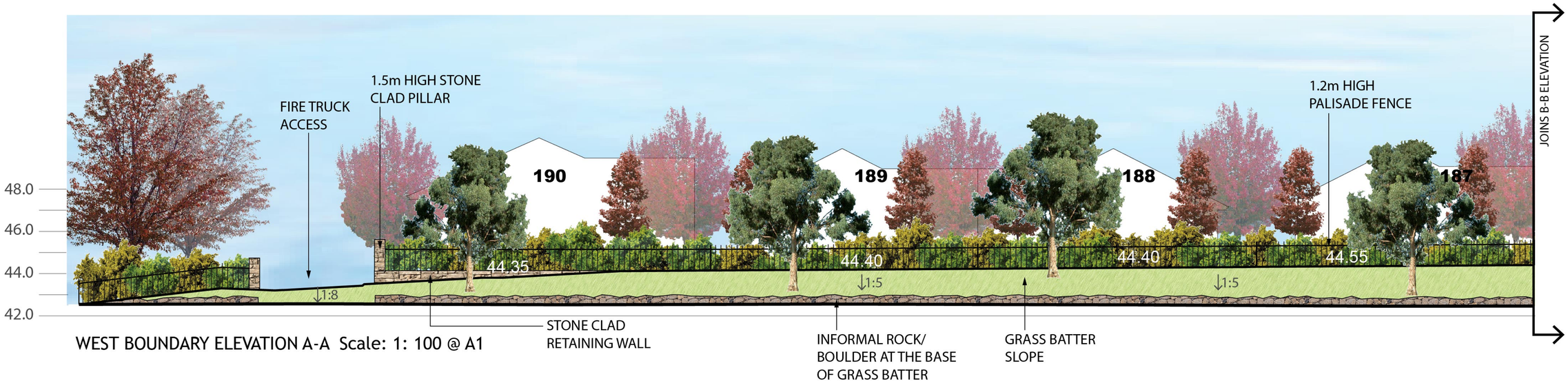
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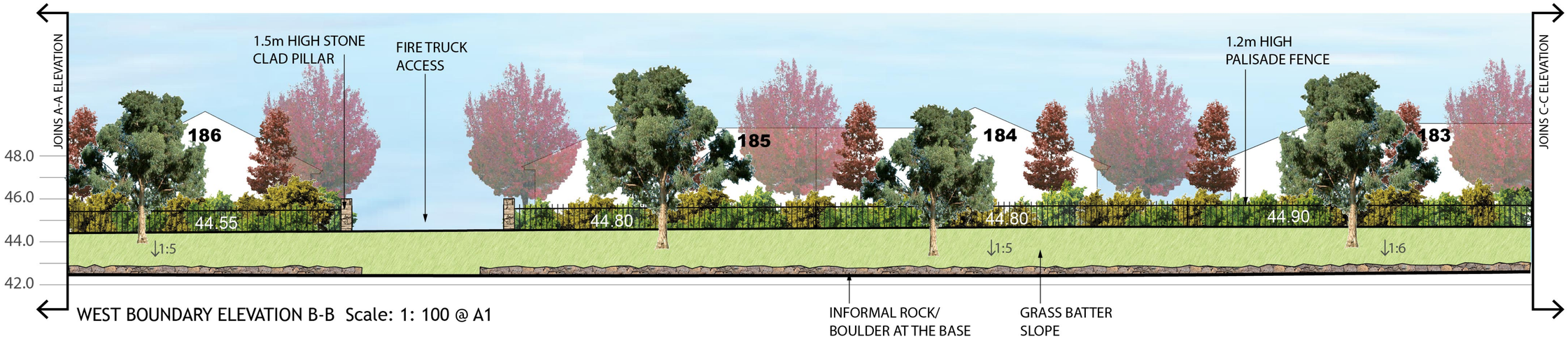
PROJECT
Sencia Huntlee Retirement Village

DRAWING: NORTH BOUNDARY ELEVATIONS | CLIENT: SENCIA

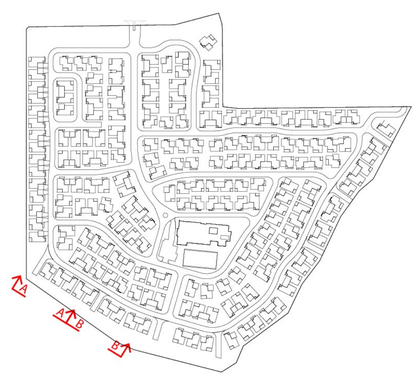
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WEST BOUNDARY ELEVATION A-A Scale: 1: 100 @ A1



WEST BOUNDARY ELEVATION B-B Scale: 1: 100 @ A1



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

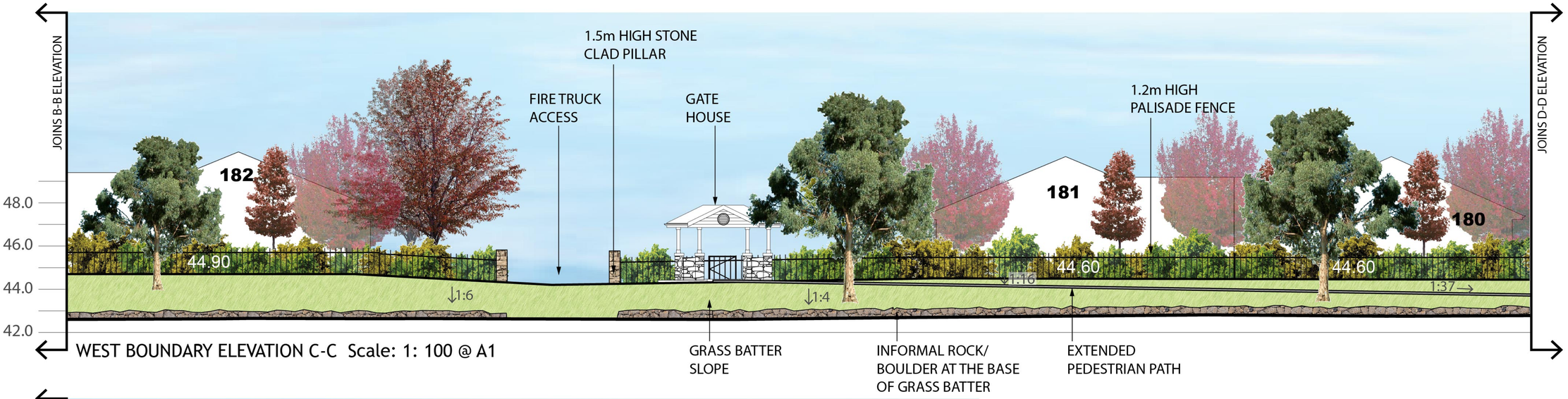
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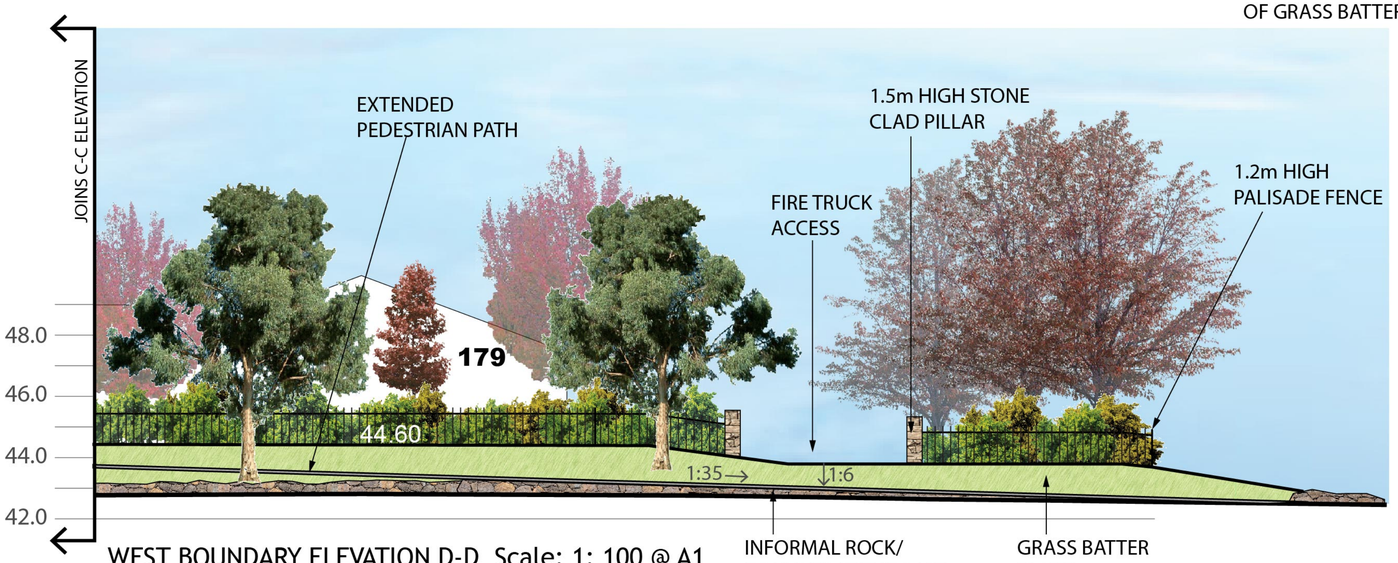
PROJECT
Sencia Huntlee Retirement Village

DRAWING: WEST BOUNDARY ELEVATIONS | CLIENT: SENCIA

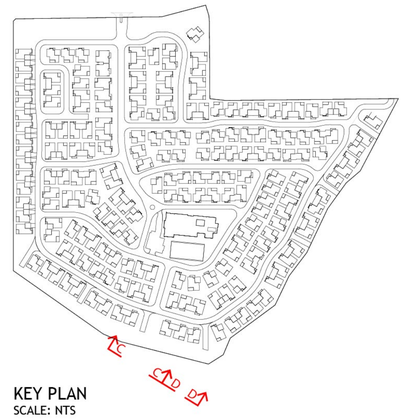
SCALE: 1:100 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-23.01 | REVISION: D



WEST BOUNDARY ELEVATION C-C Scale: 1: 100 @ A1



WEST BOUNDARY ELEVATION D-D Scale: 1: 100 @ A1



KEY PLAN
SCALE: NTS

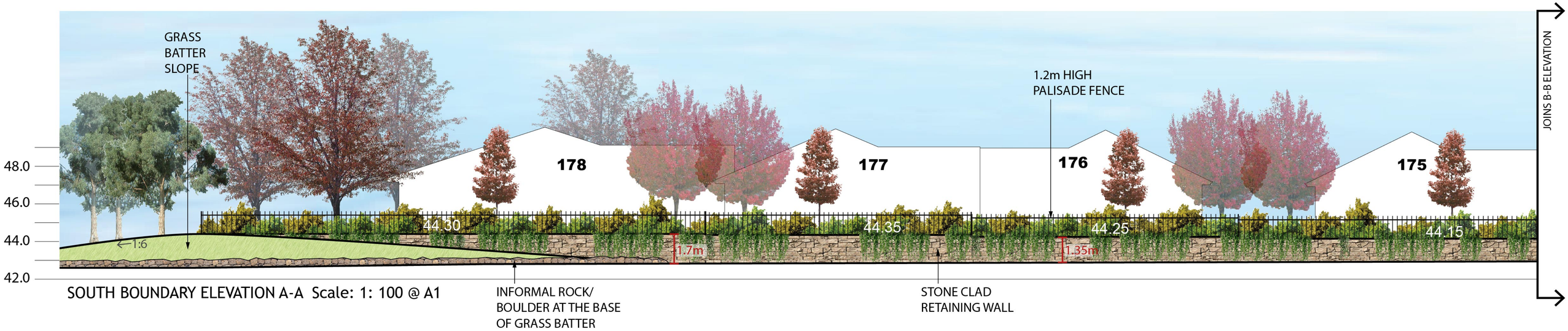
DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

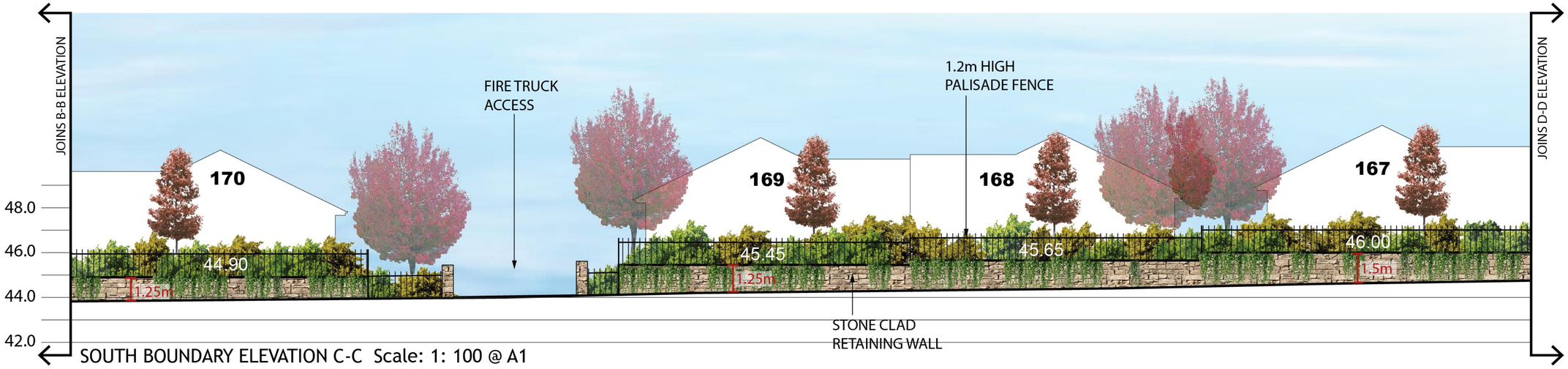
DRAWING: WEST BOUNDARY ELEVATIONS			CLIENT: SENCIA	
SCALE: 1:100 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-23.02	REVISION: D



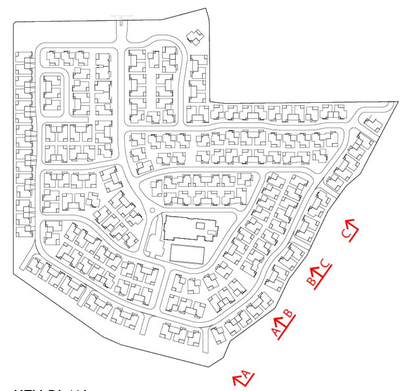
SOUTH BOUNDARY ELEVATION A-A Scale: 1: 100 @ A1



SOUTH BOUNDARY ELEVATION B-B Scale: 1: 100 @ A1



SOUTH BOUNDARY ELEVATION C-C Scale: 1: 100 @ A1



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

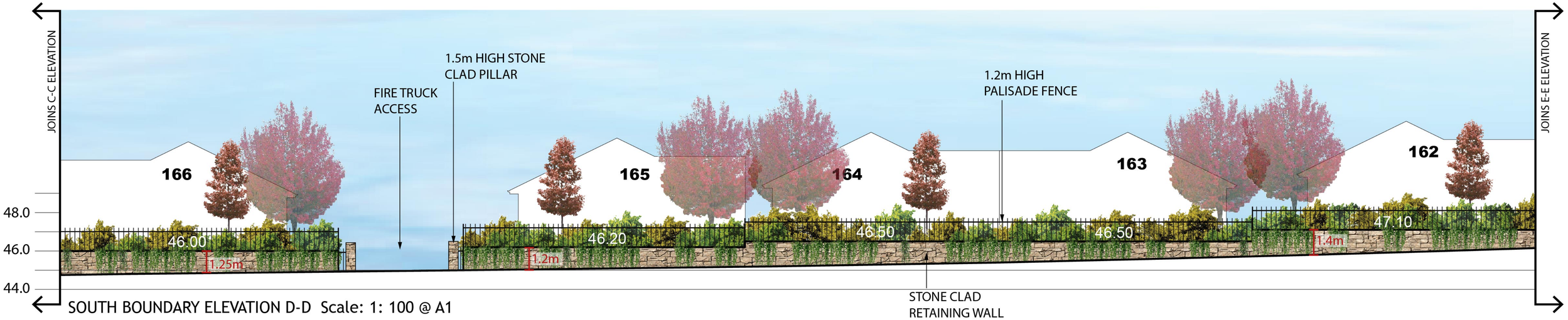
REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
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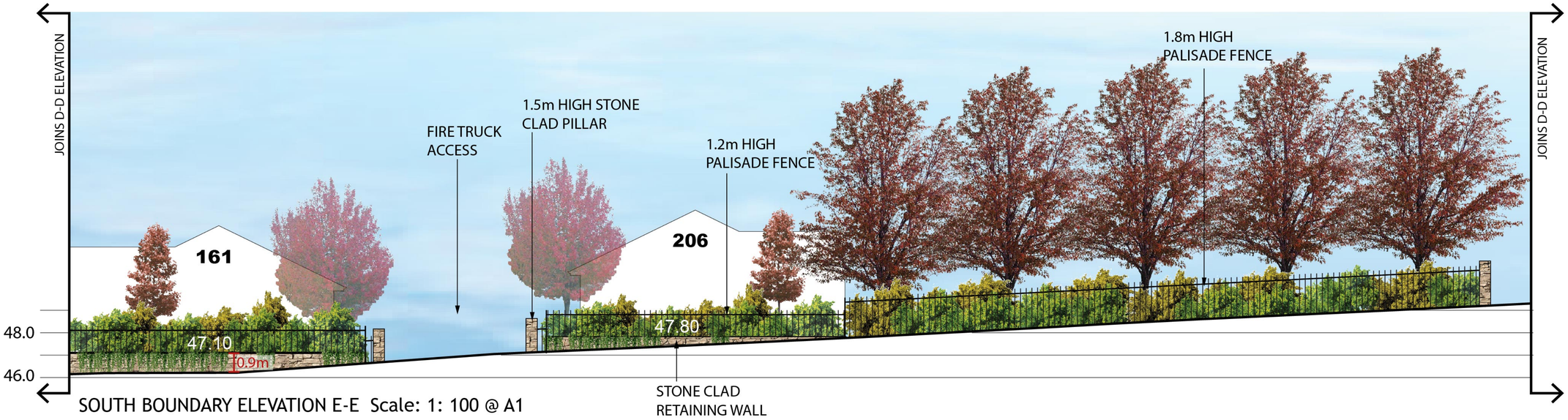
PROJECT
Sencia Huntlee Retirement Village

DRAWING: SOUTH BOUNDARY ELEVATIONS | CLIENT: SENCIA

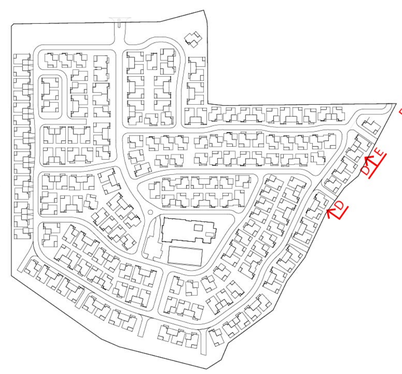
SCALE: 1:100 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-24.01 | REVISION: D



SOUTH BOUNDARY ELEVATION D-D Scale: 1: 100 @ A1



SOUTH BOUNDARY ELEVATION E-E Scale: 1: 100 @ A1



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

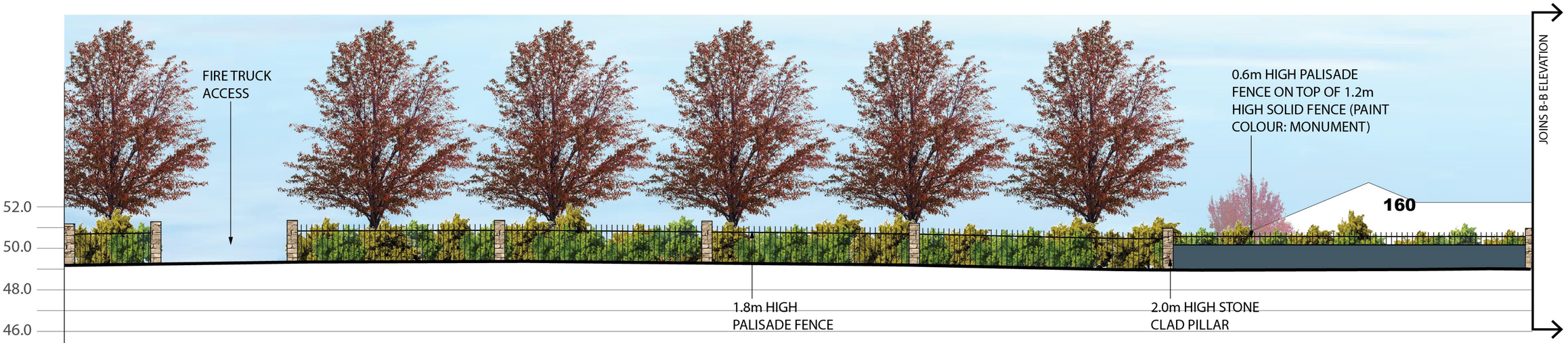
REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
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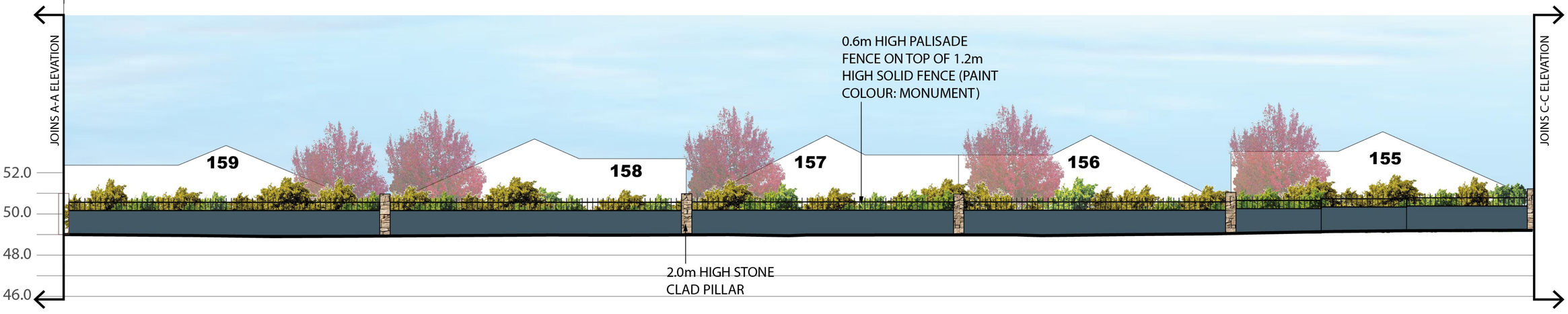
PROJECT
Sencia Huntlee Retirement Village

DRAWING: SOUTH BOUNDARY ELEVATIONS | CLIENT: SENCIA

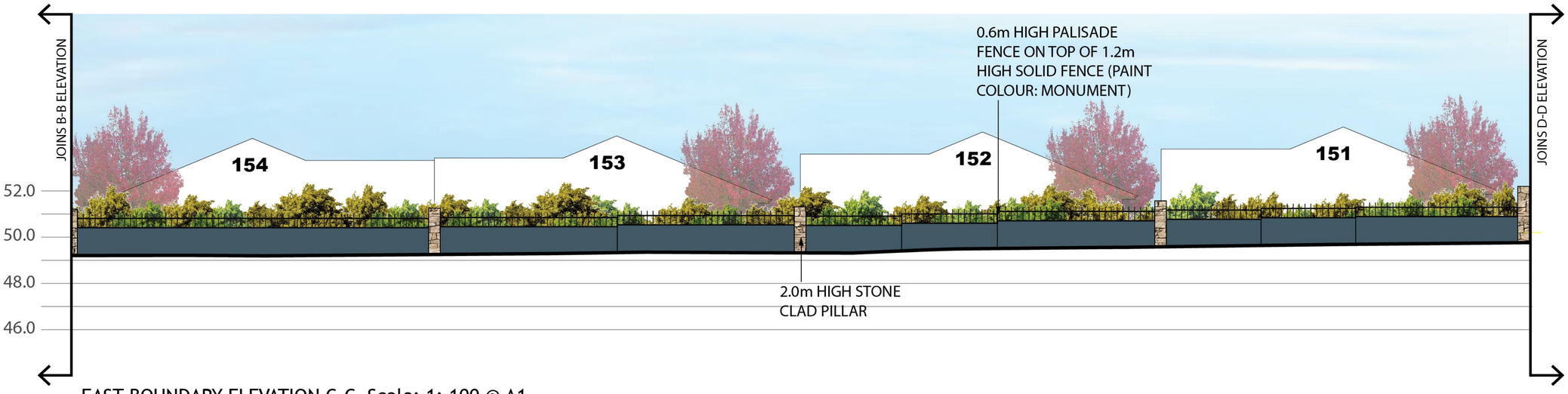
SCALE: 1:100 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-24.02 | REVISION: D



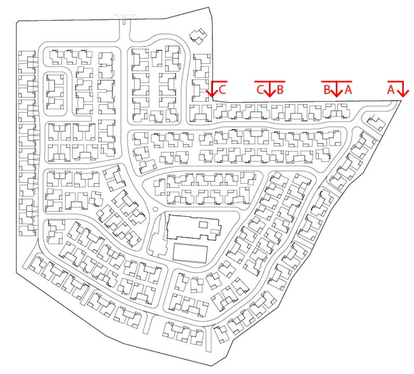
EAST BOUNDARY ELEVATION A-A Scale: 1: 100 @ A1



EAST BOUNDARY ELEVATION B-B Scale: 1: 100 @ A1



EAST BOUNDARY ELEVATION C-C Scale: 1: 100 @ A1



KEY PLAN
SCALE: NTS

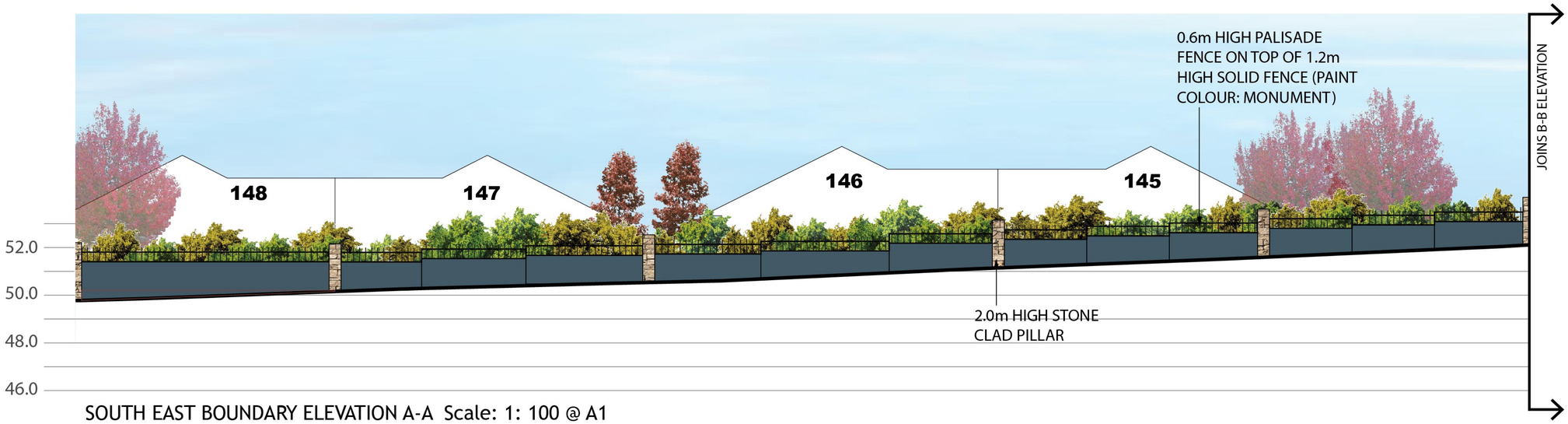
DEVELOPMENT APPLICATION

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REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
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D	ISSUED FOR REVIEW	AL	15/10/2021

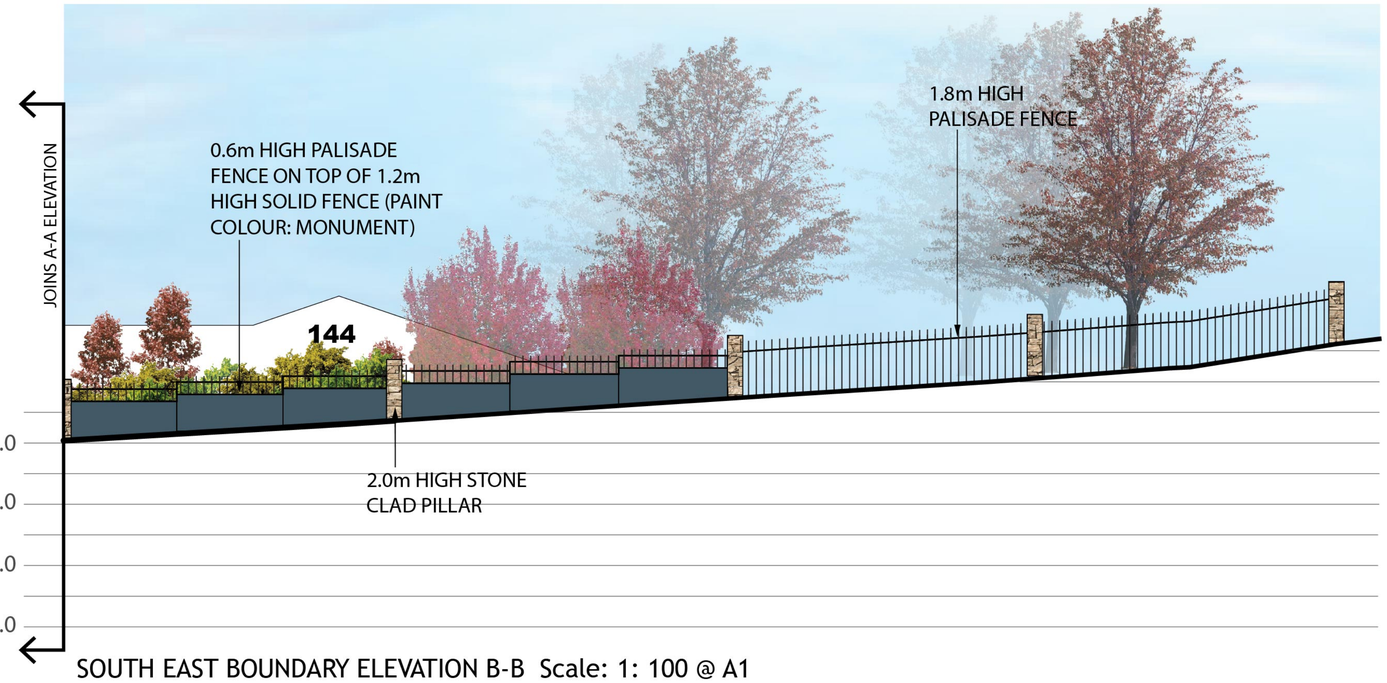
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PROJECT
Sencia Huntlee Retirement Village

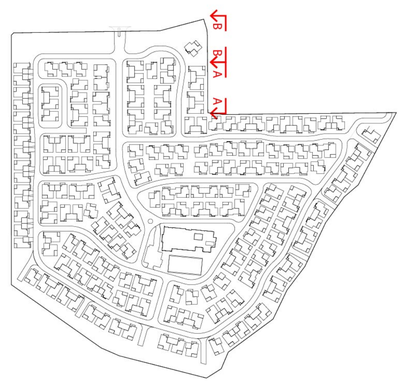
DRAWING: SOUTH EAST BOUNDARY ELEVATIONS			CLIENT: SENCIA	
SCALE: 1:100 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-25.01	REVISION: D



SOUTH EAST BOUNDARY ELEVATION A-A Scale: 1: 100 @ A1



SOUTH EAST BOUNDARY ELEVATION B-B Scale: 1: 100 @ A1



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
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PROJECT
Sencia Huntlee Retirement Village

DRAWING: SOUTH EAST BOUNDARY ELEVATIONS | CLIENT: SENCIA

SCALE: 1:100 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-25.02 | REVISION: D

LEGEND

ITEM	DESCRIPTION
50.6	EXISTING SURFACE CONTOURS
50.6	NEW SURFACE CONTOURS
+ E50.60	EXISTING SURFACE SPOT LEVELS
+ 50.600	FINISHED SURFACE SPOT LEVELS
50.50	FINISHED FLOOR LEVEL
1 : 30	PROPOSED PAVEMENT SLOPE
	RETAINING WALL
	MAIN ENTRANCE ROAD
	ONE WAY 4.5m INTERNAL ROAD
	TWO WAY 5.5m INTERNAL ROAD
	EMERGENCY VEHICLE HARDSTAND

COMMUNITY BUILDING

KESTERTON RISE

10 5 0 10 20 30 40 50
LENGTHS ARE IN METRES
SCALE 1 : 500

NO	REVISION	DATE	NO	REVISION	DATE
A	AMENDED PLANNING ISSUE	12/10/21			
P5	LEVELS AT NORTHERN TITLE AMENDED	20/09/21			
P4	AMENDED COMMUNITY BUILDING	12/07/21			
P3	AMENDED SITE ENTRANCE	09/07/21			
P2	AMENDED UNIT LAYOUT	06/07/21			
P1	PRELIMINARY ISSUE	01/07/21			

KNOWLES GROUP

Lanigan Civil
Patama Pty Ltd (ABN: 79 108 035 463)
Trading as Lanigan Civil
Consulting Civil Engineers
Unit 4, 7-9 Hall Street, Braeside VIC 3195
Tel: 03 9558 4380 Fax: 03 9587 9707
Email: admin@lancivil.com.au

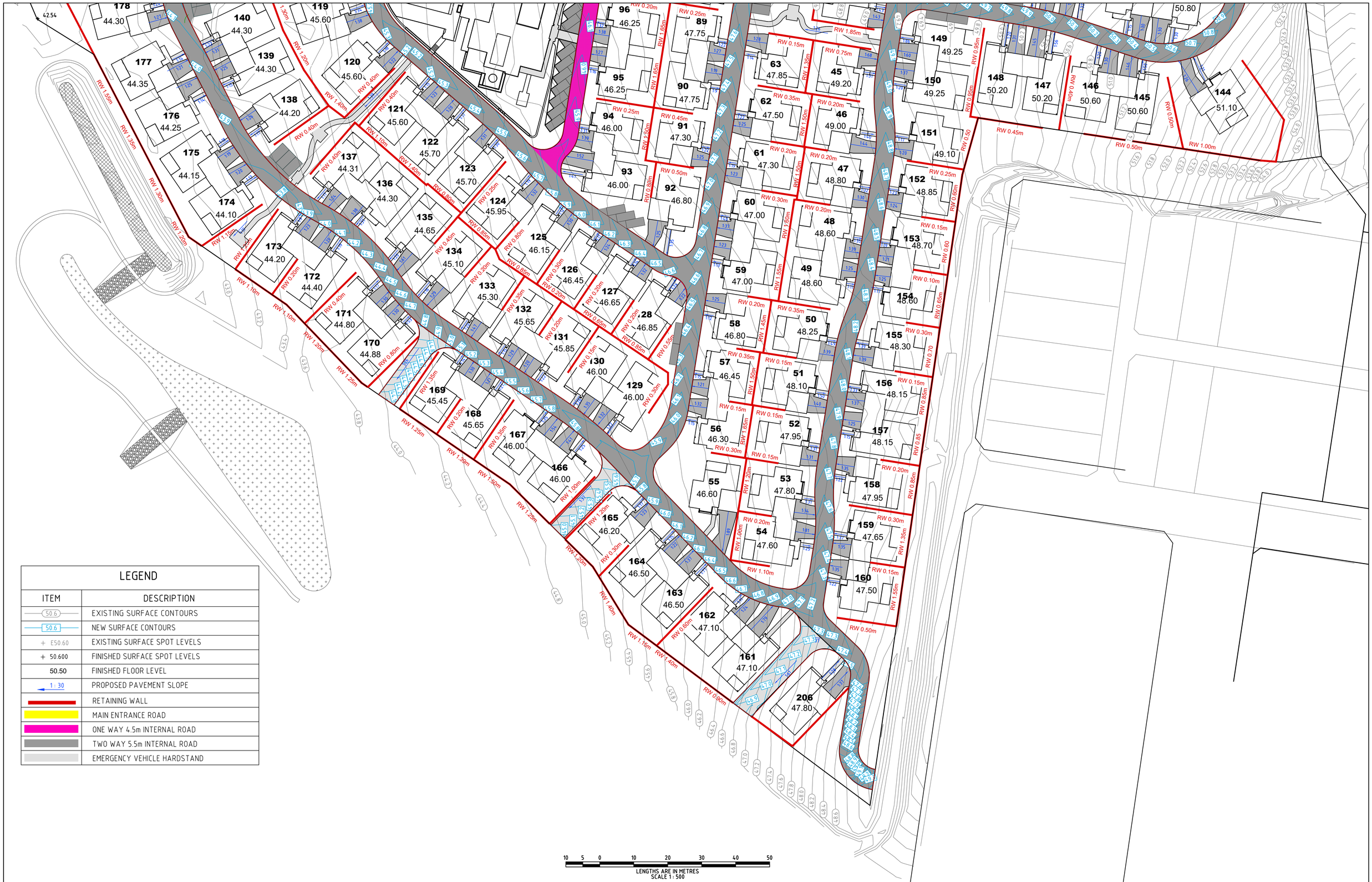
PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

SITE LEVELS PLAN
SHEET 1 OF 3

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-LEV1		A



LEGEND

ITEM	DESCRIPTION
50.6	EXISTING SURFACE CONTOURS
50.6	NEW SURFACE CONTOURS
+ E50.60	EXISTING SURFACE SPOT LEVELS
+ 50.600	FINISHED SURFACE SPOT LEVELS
50.50	FINISHED FLOOR LEVEL
1 : 30	PROPOSED PAVEMENT SLOPE
	RETAINING WALL
	MAIN ENTRANCE ROAD
	ONE WAY 4.5m INTERNAL ROAD
	TWO WAY 5.5m INTERNAL ROAD
	EMERGENCY VEHICLE HARDSTAND

10 5 0 10 20 30 40 50
LENGTHS ARE IN METRES
SCALE 1 : 500

NO	REVISION	DATE	NO	REVISION	DATE
A	AMENDED PLANNING ISSUE	12/10/21			
P3	AMENDED COMMUNITY BUILDING	12/07/21			
P2	AMENDED UNIT LAYOUT	06/07/21			
P1	PRELIMINARY ISSUE	01/07/21			

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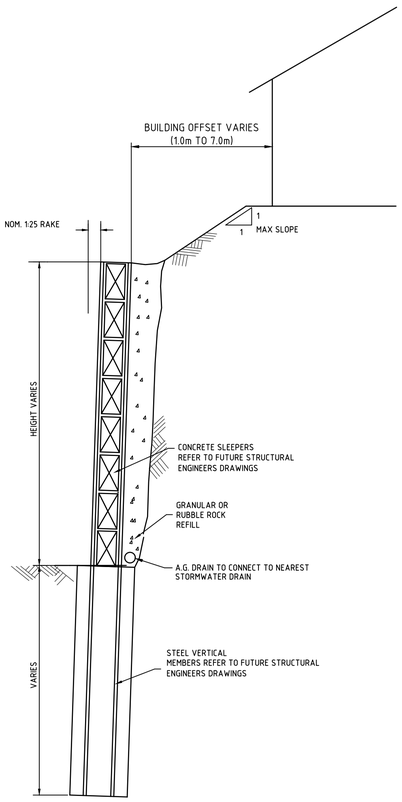
PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

SITE LEVELS PLAN
SHEET 2 OF 3

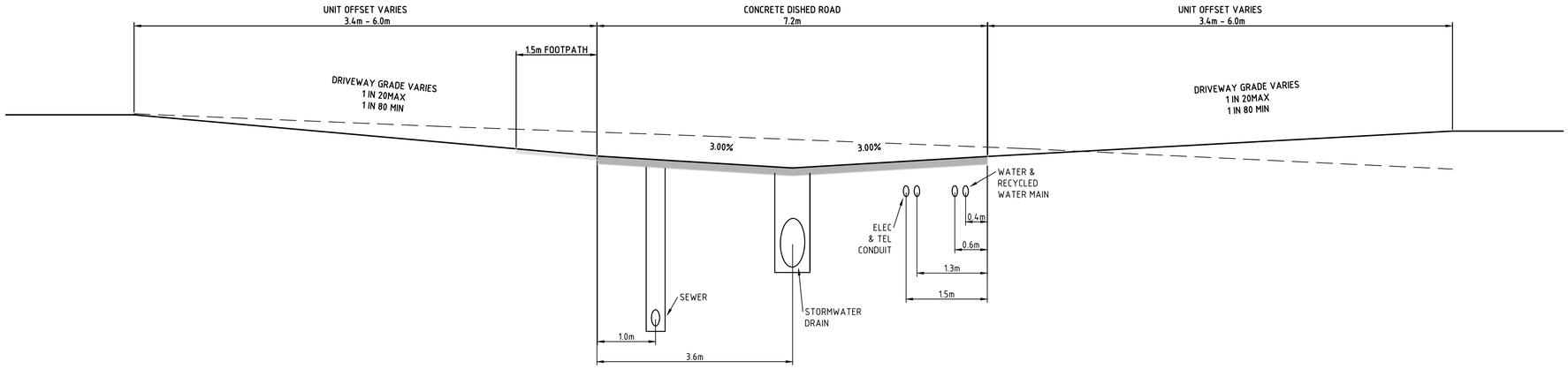
NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-LEV2		A



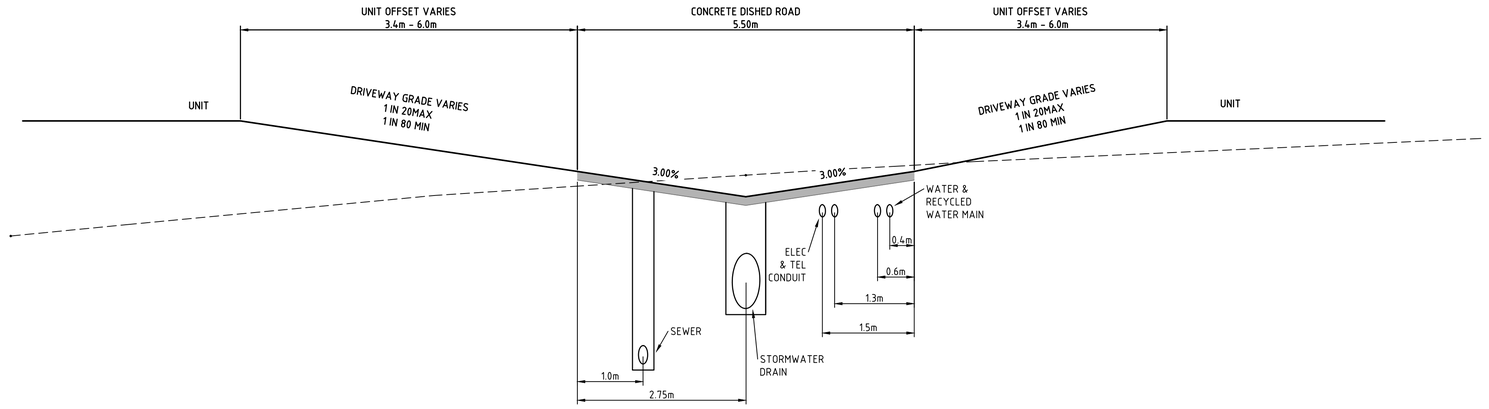
TYPICAL PRELIMINARY RETAINING WALL DETAIL

NTS



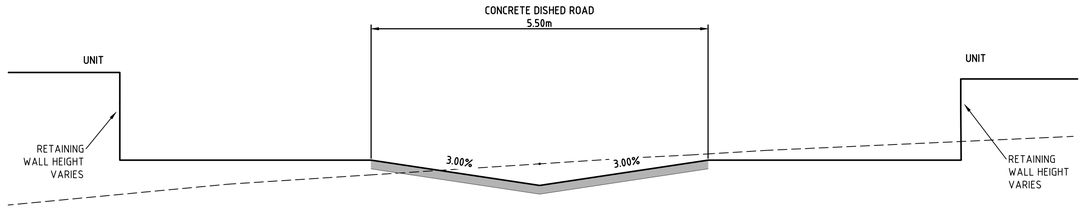
INTERNAL TWO WAY 7.2m ROAD TYPICAL CROSS SECTION
MAIN ENTRANCE ROAD

N.T.S



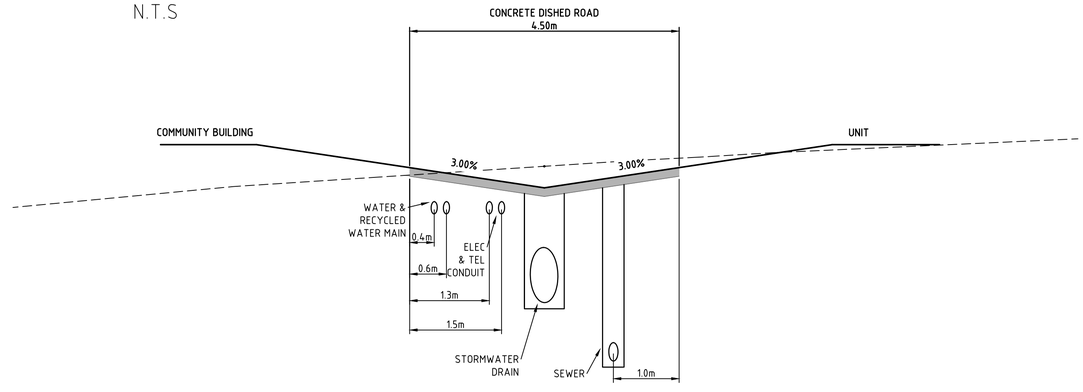
INTERNAL TWO WWAY 5.5m ROAD TYPICAL CROSS SECTION
(ALL OTHER ROADS)

N.T.S



EMERGENCY VEHICLE HARDSTAND/5.5m ROAD
TYPICAL CROSS SECTION

N.T.S



INTERNAL ONE WAY 4.5m ROAD
TYPICAL CROSS SECTION

N.T.S

NO	REVISION	DATE	NO	REVISION	DATE
A	AMENDED PLANNING ISSUE	07/10/21			
P1	PRELIMINARY ISSUE	01/07/21			

KNOWLES GROUP

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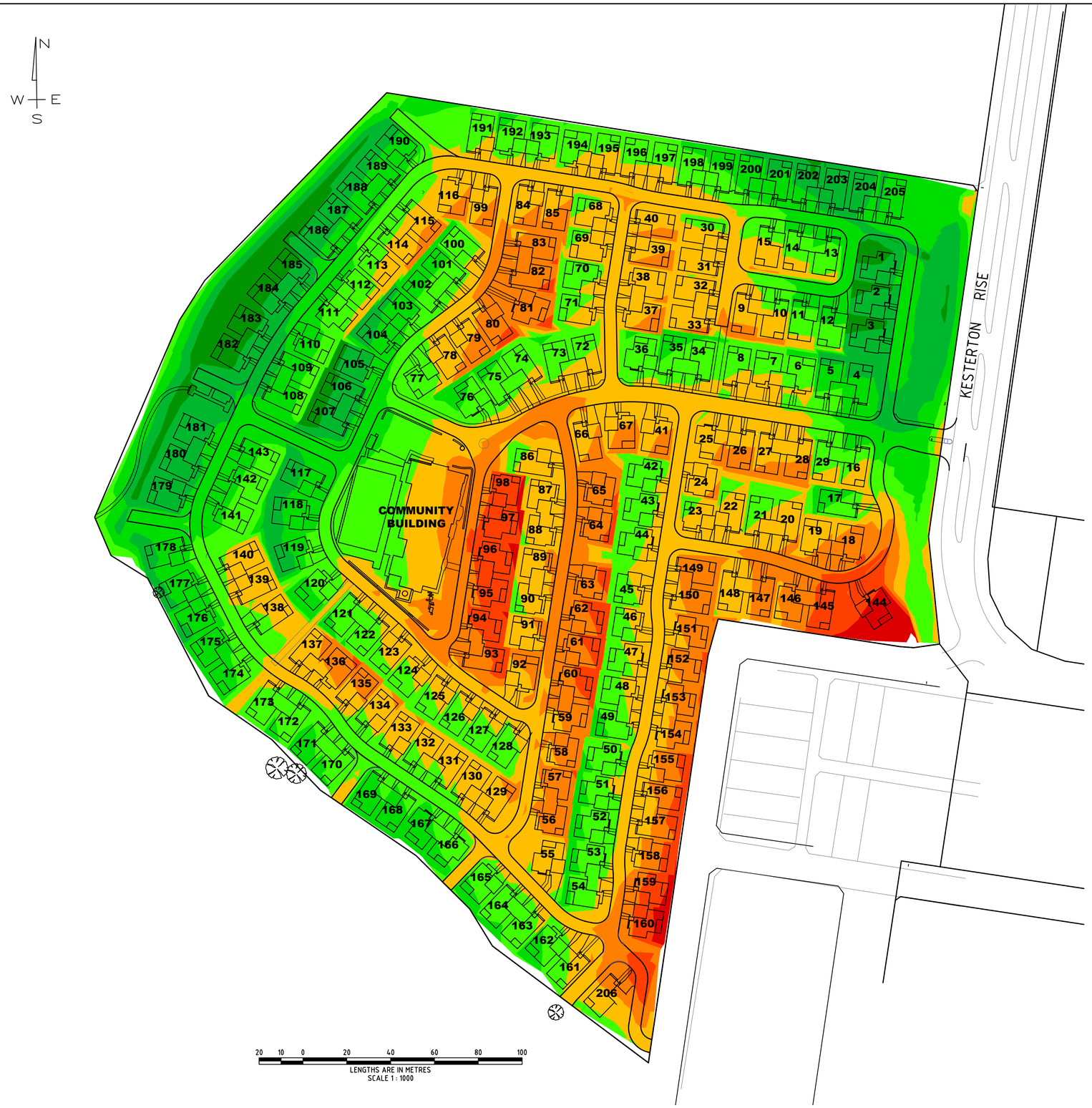
PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

SITE LEVELS PLAN
SHEET 3 OF 3
TYPICAL CROSS SECTIONS

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-LEV3		A



SITE EARTHWORKS PLAN

CUT/FILL DEPTHS			
No.	From Level	To Level	Colour
1	-2.100	-1.500	
2	-1.500	-1.000	
3	-1.000	-0.500	
4	-0.500	0.000	
5	0.000	0.500	
6	0.500	1.000	
7	1.000	1.500	
8	1.500	2.500	

FILL | CUT

TOTAL CUT 24,000m3
TOTAL FILL 33,000m3

NO	REVISION	DATE	NO	REVISION	DATE
B	AMENDED PLANNING ISSUE	06/10/21			
A	TOWN PLANNING ISSUE	12/02/21			

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PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

SITE EARTHWORKS PLAN

NORTH

DESIGNED	DRAWN	CHECKED
NJC	NJC	

DATE	SCALE/S
16-06-20	AS NOTED

DRG NO	ISSUE
LC1962-TP03	B

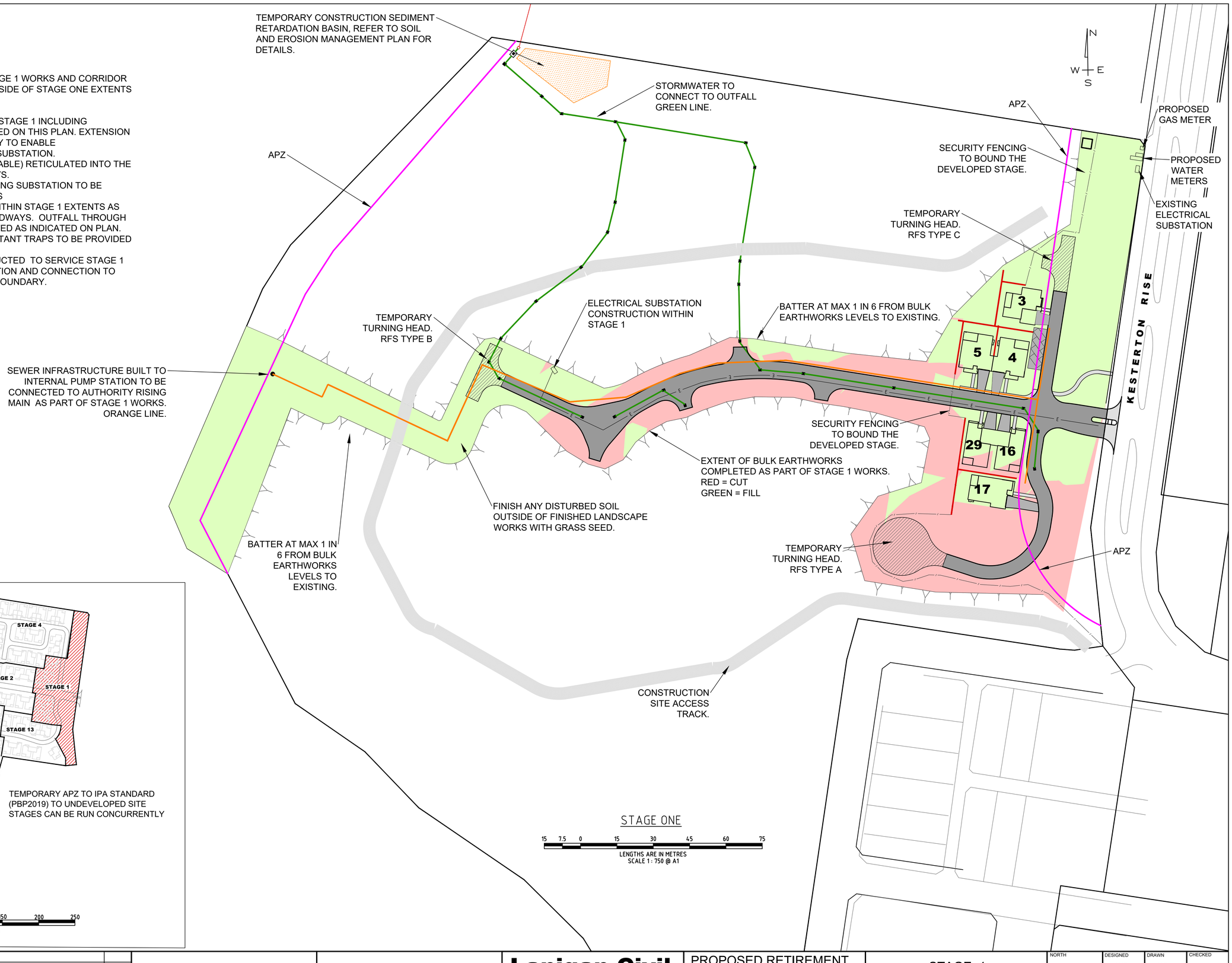
STAGE ONE

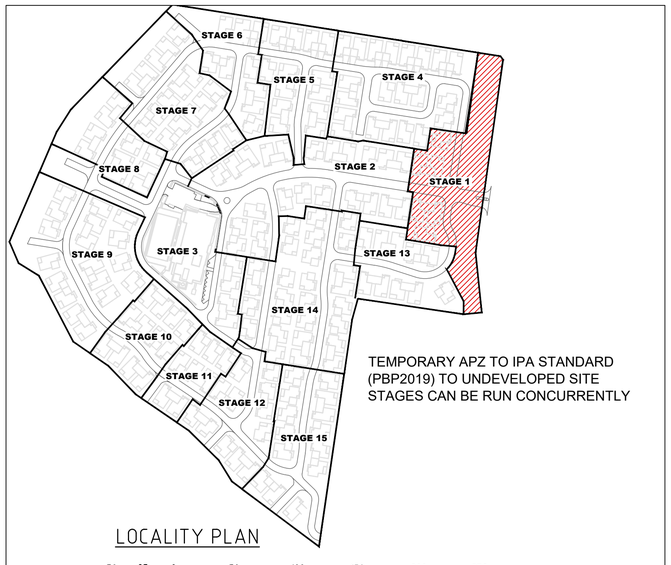
BULK EARTHWORKS ASSOCIATED WITH STAGE 1 WORKS AND CORRIDOR FOR SEWER. ANY DISTURBED GROUND OUTSIDE OF STAGE ONE EXTENTS TO BE GRASS SEEDED.

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 1 INCLUDING

- ENTRY ROAD INTO VILLAGE AS INDICATED ON THIS PLAN. EXTENSION BEYOND DEVELOPED STAGE BOUNDARY TO ENABLE ACCESS/PROTECTION TO ELECTRICAL SUBSTATION.
- WATER MAINS (POTABLE AND NON POTABLE) RETICULATED INTO THE VILLAGE WITHIN STAGE 1 ROAD EXTENTS.
- ELECTRICAL INFRASTRUCTURE INCLUDING SUBSTATION TO BE RETICULATED WITHIN STAGE 1 EXTENTS
- STORMWATER TO BE CONSTRUCTED WITHIN STAGE 1 EXTENTS AS REQUIRED TO SERVICE UNITS AND ROADWAYS. OUTFALL THROUGH UNDEVELOPED SITE TO BE CONSTRUCTED AS INDICATED ON PLAN. FINAL CONNECTION AND GROSS POLLUTANT TRAPS TO BE PROVIDED AT NORTH OUTFALL FROM THE SITE.
- SEWER INFRASTRUCTURE BE CONSTRUCTED TO SERVICE STAGE 1 UNITS INCLUDING ULTIMATE PUMP STATION AND CONNECTION TO AUTHORITY SEWER AT THE WESTERN BOUNDARY.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING





TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

STAGE ONE

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	28/09/21			
P1	PRELIMINARY ISSUE	31/08/21			

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PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

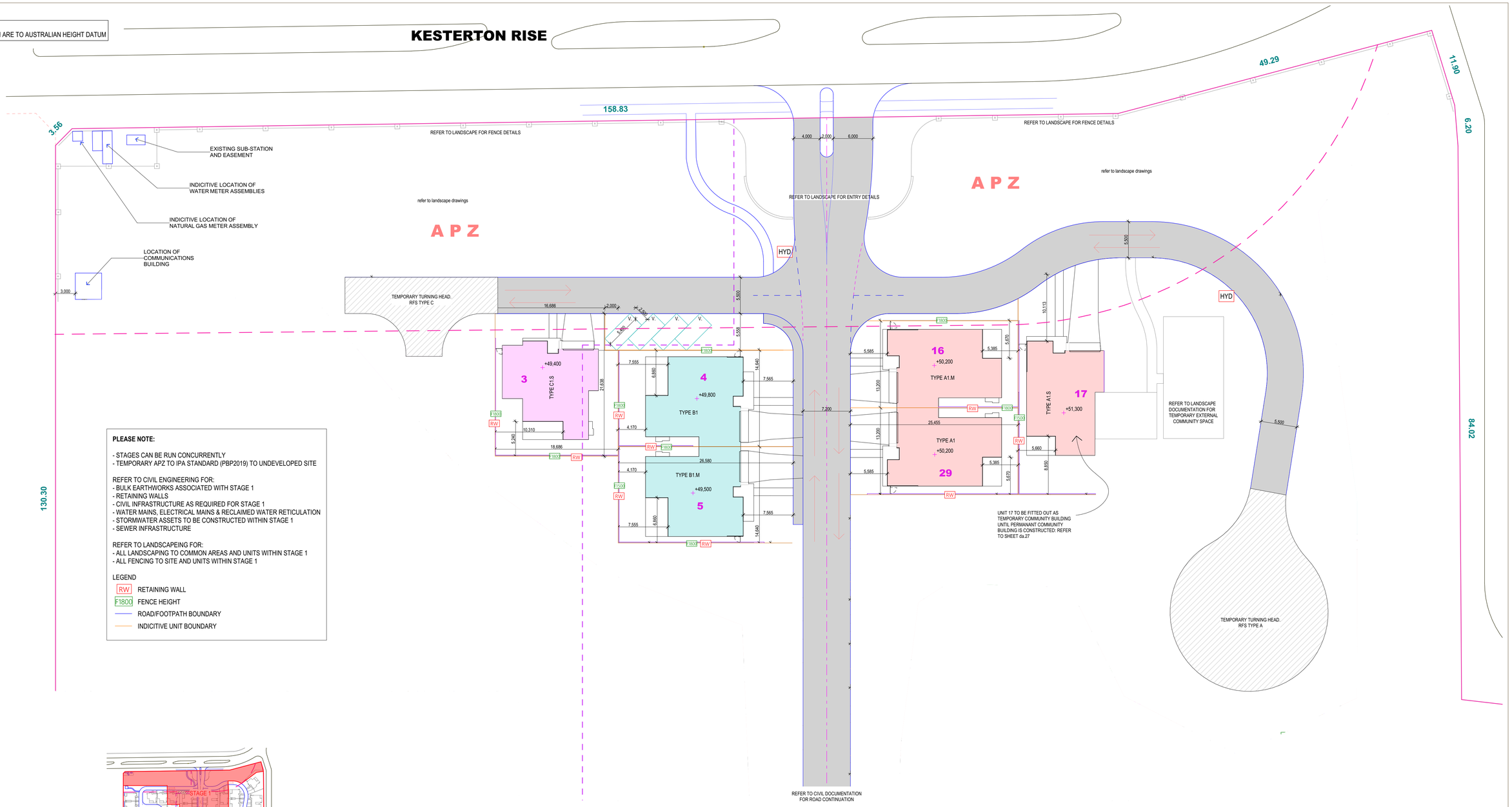
STAGE 1

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST01		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

KESTERTON RISE



Stage 1 Plan 1:300

PLEASE NOTE:

- STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 1
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 1
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 1
- SEWER INFRASTRUCTURE

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 1
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 1

LEGEND
- RW RETAINING WALL
- F1800 FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000

Stage 1 Dwelling Schedule

Unit Number	Dwelling Type	Configuration	Dwelling Area	P.O.S	No.
29	A1	3 Bedroom + double garage	168.24 m2	30.5 m2	1
16	A1.M	3 Bedroom + double garage	168.24 m2	30.5 m2	1
17	A1.S	Temporary Community Centre	168.24 m2	N/A	1
4	B1	3 Bedroom + double garage	166.60 m2	51.8 m2	1
5	B1.M	3 Bedroom + double garage	166.60 m2	51.8 m2	1
3	C1.S	3 Bedroom + double garage	159.73 m2	53.3 m2	1
				Total:	**6**

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION

B - 31.08.2021
- COUNCIL RFIs SUBMISSION

C - 14.10.2021
- RFI SUBMISSION

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jfa@jfaoffice.com

Client: Knowles Group - Sencia

Project Title: Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title: DEVELOPMENT APPLICATION
Stage 1 Plan

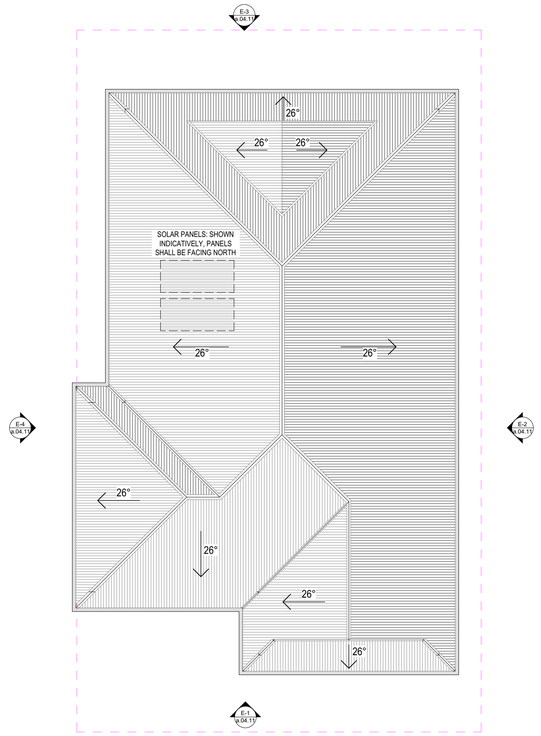
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Scale: 1:3000, 1:300

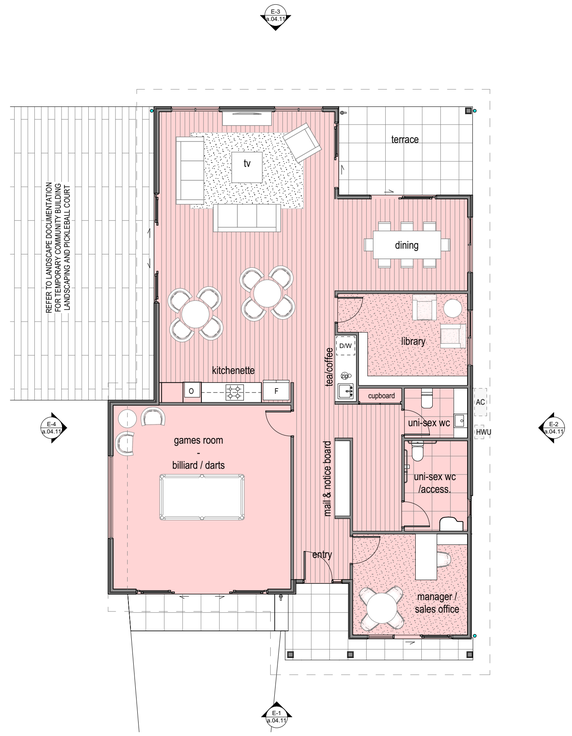
da.05.1

Revision: C

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM



Roof Plan A1.s 1:100



Ground Floor Plan A1.S - Temporary Community Building 1:100

External Finishes Schedule

NOTE:
EXTERNAL FINISHES SCHEDULE INCLUDES A RANGE OF COLOURS TO ENSURE HOUSES HAVE A VARIETY OF FINISHES/ COLOURS

SCHEME A

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: PG1H7 LEADMAN
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: PN2G3 WINNIPEG FOG
EF-05	GARAGE DOOR	DULUX: PN2G3 WINNIPEG FOG
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME B

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G4 TIMELESS GREY
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SN4G1 TRANQUIL RETREAT
EF-05	GARAGE DOOR	DULUX: SN4G1 TRANQUIL RETREAT
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME C

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: P14D2/PN1H6 RUSSIAN TOFFEE
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-05	GARAGE DOOR	DULUX: P14D1H/PN1F7 HOGS BRISTLE HALF
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED

SCHEME D

EF-01	METAL SHEET ROOFING	COLORBOND: "SURFMIST" OR SIMILAR APPROVED
EF-02	RENDER FINISH	DULUX: SN4G3 ENDLESS DUSK
EF-03	GLAZING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-04	WEATHERBOARD CLADDING	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-05	GARAGE DOOR	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
EF-06	TRIMS	DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED



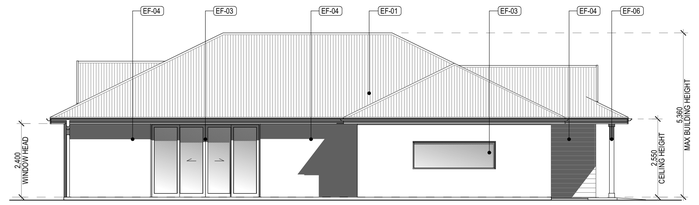
Elevation 1 Type A1.s - Temporary Community Building 1:100



Elevation 2 Type A1.S - Temporary Community Building 1:100



Elevation 3 Type A1.S - Temporary Community Building 1:100



Elevation 4 Type A1.S - Temporary Community Building 1:100

AMENDMENTS:

C - 14.10.2021
- RFI SUBMISSION

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Drawing Title
DEVELOPMENT APPLICATION
Temporary Community Building

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Plot Time and Date:
14/10/2021 1:31 PM

Drawn
J F A

Scale
1 : 100

da.27

Revision
C

CRUSHED ROCK

INDICATIVE LOCATION OF NATURAL GAS METER ASSEMBLY

INDICATIVE LOCATION OF WATER METER ASSEMBLIES

EXISTING SUB-STATION AND EASEMENT

KESTERTON RISE

TEMPORARY TURNING HEAD

COMMUNICATIONS BUILDING

ASSET PROTECTION ZONE EXTENT

RAMP TO BE DDA COMPLIANT TO AS1486

PICKLE BALL COURT

STEPS

3

4

5

16

29

17

REFER TO CIVIL DOCUMENTATION FOR ROAD CONTINUATION FOR STAGE 1

TEMPORARY TURNING HEAD

STAGE 1 PLAN

0 5 10 20 40m

LEGEND

- STAGE BOUNDARY
- ENTRY WALLS
- PEDESTRIAN ACCESS GATE
- STREET LIGHT
  Refer to Lighting Engineering Drawings.
- GARDEN BED PLANTING
  -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- RETAINING WALL
  Refer to Engineers Drawings.
- TIMBER DECK
- PAVING
- ARBOR WITH CLIMBING ROSE
- UMBRELLA WITH SEAT & TABLE UNDER
- BBQ

SIGNATURE THEME TREES



ACER negundo 'Sensation'
(Purple Stick Box Elder)
H x W: 9 x 6m



Pyrus calleryana 'Cleveland Select'
(Ornamental Pear)
H x W: 11 x 3-6m



Acer buergerianum
(Trident Maple)
H x W: 6 x 6m

ENTRY FRONTAGE THEME TREE





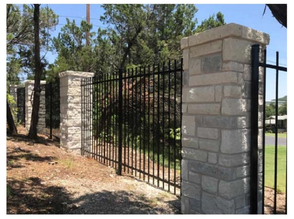
QUERCUS palustris (Pin Oak)
H x W: 18 x 8-10m

HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

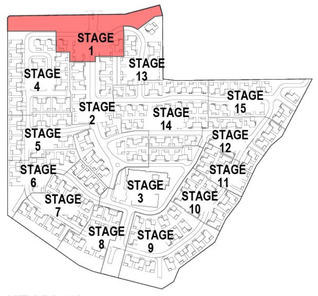
NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.

1.8m HIGH TRANSPARENT FENCE WITH STONE CLADDING PIERS



1.8m HIGH SOLID FENCE
COLOUR: MONUMENT





KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

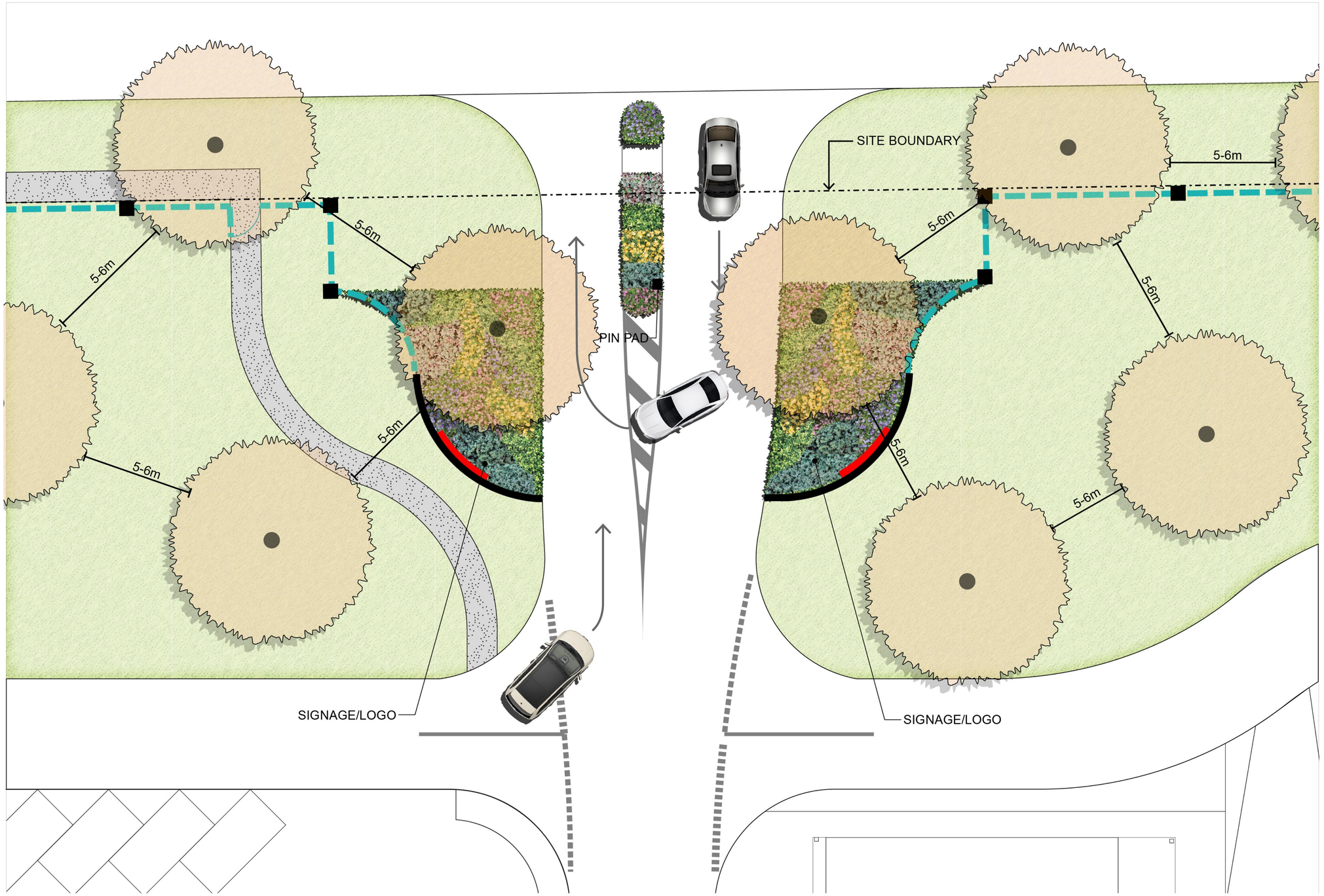
REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 1 LANDSCAPE PLAN | CLIENT: SENCIA

SCALE: AS SHOWN | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-04 | REVISION: D



LEGEND

- 1.5m WIDE FOOTPATH
- 1.8m HIGH TRANSPARENT FENCE & PEDESTRIAN GATE
- ENTRY WALLS
- 2.0m HIGH STONE CLAD PILLAR
- LAWN
- IRRIGATED GARDEN BED - SMALL SHRUBS & GROUNDCOVERS
- ENTRY FRONTAGE THEME TREE
  QUERCUS palustris (Pin Oak)
  H x W: 18 x 8-10m


Summer Foliage


Autumn Foliage

GARDEN BED PLANTING:

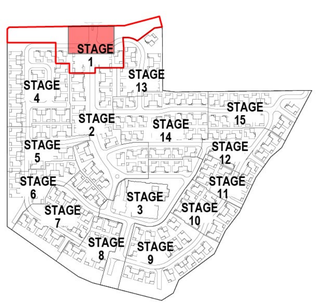

GREVILLEA juniperina 'H22'
(Gold Cluster)
H: 0.3m x W: 1m


ROSMARINUS officinalis
'Prostrate' (Creeping Rosemary)
H: 0.3m x W: 1m


GREVILLEA lanigera 'Mt.
Tamboritha' (Woolly Grevillea)
H: 0.5m x W: 0.5m


TRACHELOSPERMUM jasminoides
(Star Jasmine)
H: 0.3m x W: 1-2m


LOMANDRA 'Tanika'
(Tanika)
H: 0.5-0.6m x W: 0.65m



KEY PLAN
SCALE: NTS

STAGE 1 ENTRY PLAN

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 1 LANDSCAPE PLAN | CLIENT: SENCIA

SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-04.01 | REVISION: D

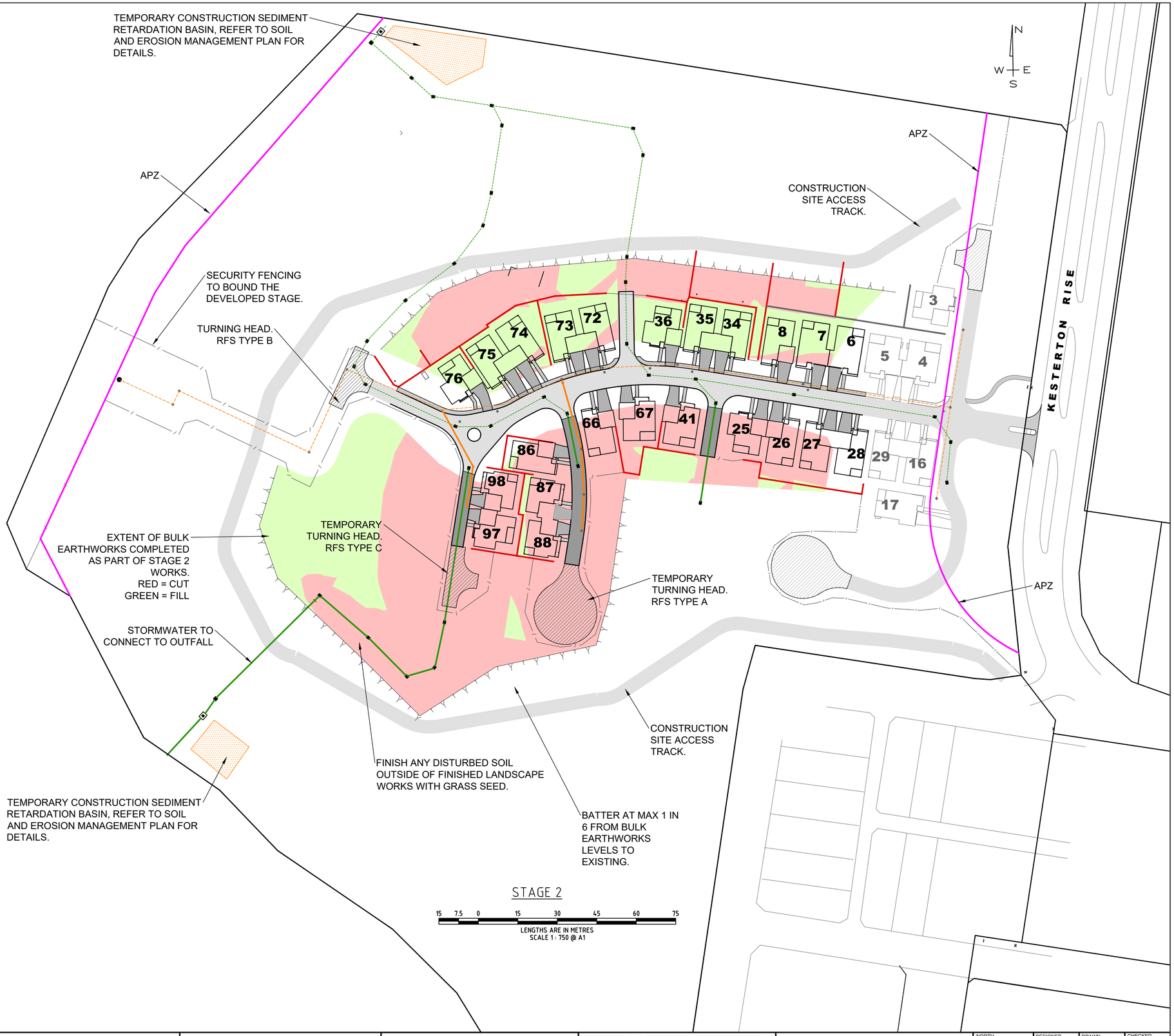
STAGE TWO

BULK EARTHWORKS ASSOCIATED WITH STAGE 2 AND 3 WORKS. ANY DISTURBED GROUND OUTSIDE OF STAGE 2 EXTENTS TO BE GRASS SEEDED.

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 2 INCLUDING

- SIDE ROADS AS INDICATED ON THIS PLAN AND EXTENSION OF ROAD TO THE WESTERN BOUNDARY TO PROVIDE PEDESTRIAN LINKAGE.
- WATER MAINS (POTABLE AND NON POTABLE) RETICULATED AROUND STAGE 2 EXTENTS.
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE UNITS AND ROADWAYS. CONNECTION AND GROSS POLLUTANT TRAPS TO BE PROVIDED AT SOUTHERN OUTFALL FROM THE SITE.
- SEWER INFRASTRUCTURE BE CONSTRUCTED WITHIN STAGE 2 EXTENT AND CONNECTED TO STAGE ONE NETWORK AS INDICATED ON PLAN.

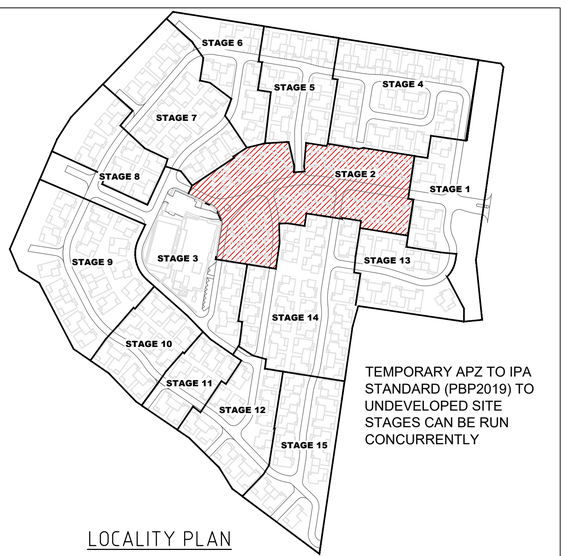
LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING



STAGE 2

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1



TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	31/08/21			

KNOWLES GROUP

Lanigan Civil

Patama Pty Ltd (ABN: 79 108 035 463)
Trading as Lanigan Civil
Consulting Civil Engineers
Unit 4, 7-9 Hall Street, Braeside VIC 3195
Tel: 03 9558 4380 Fax: 03 9587 9707
Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

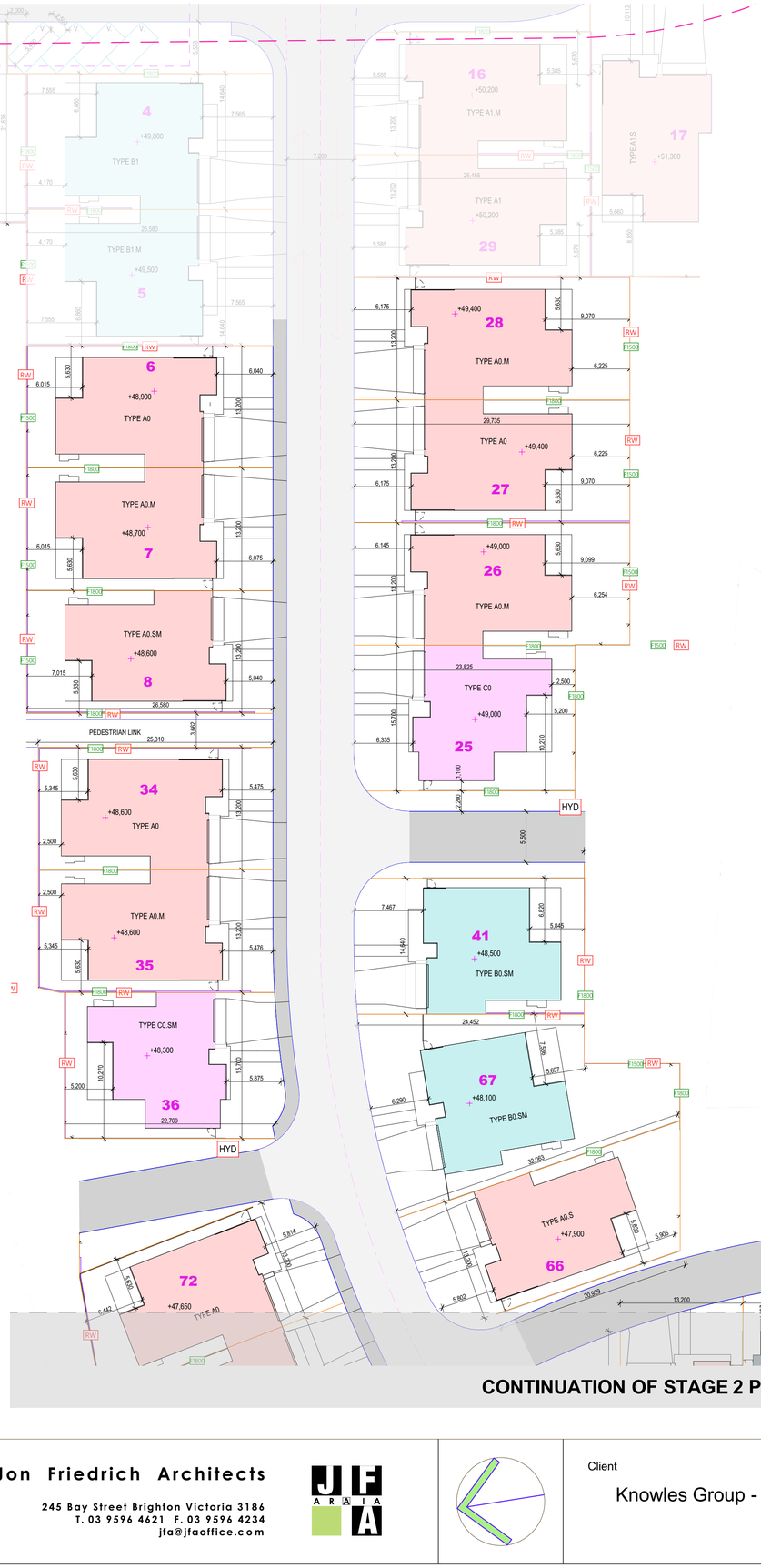
HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 2

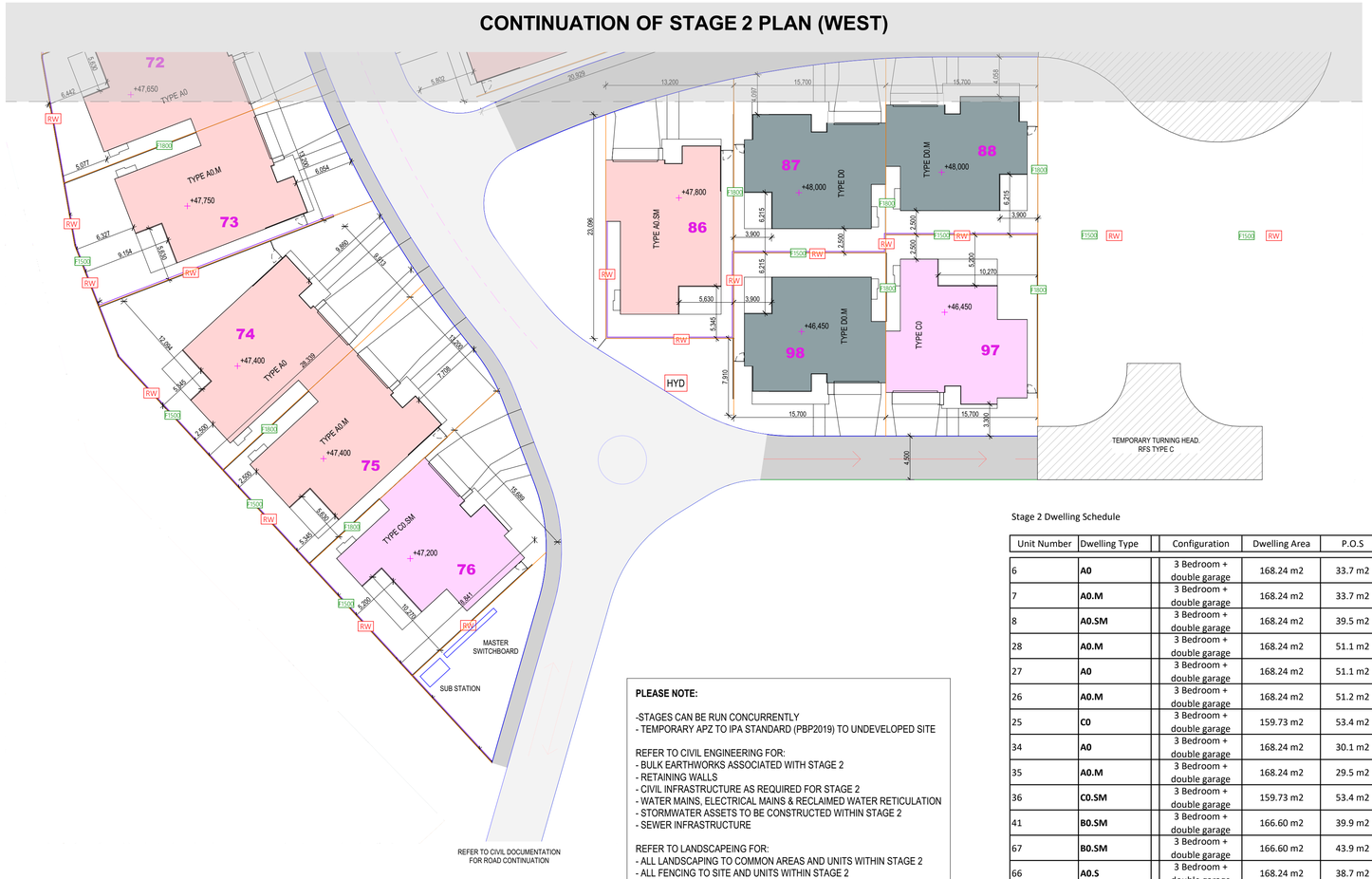
NORTH

DESIGNED	DRAWN	CHECKED
NJC	NJC	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST02		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM



CONTINUATION OF STAGE 2 PLAN (EAST)



CONTINUATION OF STAGE 2 PLAN (WEST)

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

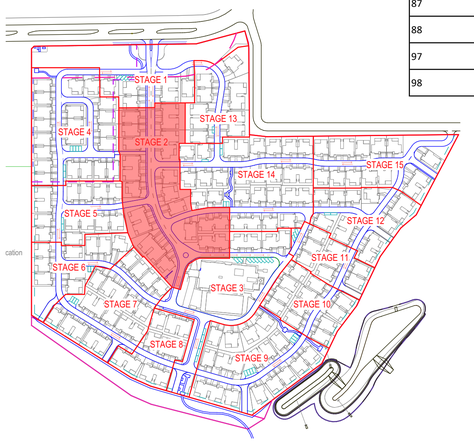
REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 2
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 2
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 2
- SEWER INFRASTRUCTURE

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 2
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 2

LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY

Stage 2 Dwelling Schedule

Unit Number	Dwelling Type		Configuration	Dwelling Area	P.O.S		No.
6	**A0**		3 Bedroom + double garage	168.24 m2	33.7 m2		1
7	**A0.M**		3 Bedroom + double garage	168.24 m2	33.7 m2		1
8	**A0.SM**		3 Bedroom + double garage	168.24 m2	39.5 m2		1
28	**A0.M**		3 Bedroom + double garage	168.24 m2	51.1 m2		1
27	**A0**		3 Bedroom + double garage	168.24 m2	51.1 m2		1
26	**A0.M**		3 Bedroom + double garage	168.24 m2	51.2 m2		1
25	**C0**		3 Bedroom + double garage	159.73 m2	53.4 m2		1
34	**A0**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
35	**A0.M**		3 Bedroom + double garage	168.24 m2	29.5 m2		1
36	**C0.SM**		3 Bedroom + double garage	159.73 m2	53.4 m2		1
41	**B0.SM**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
67	**B0.SM**		3 Bedroom + double garage	166.60 m2	43.9 m2		1
66	**A0.S**		3 Bedroom + double garage	168.24 m2	38.7 m2		1
72	**A0**		3 Bedroom + double garage	168.24 m2	33.2 m2		1
73	**A0.M**		3 Bedroom + double garage	168.24 m2	51.5 m2		1
74	**A0**		3 Bedroom + double garage	168.24 m2	64.7 m2		1
75	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
76	**C0.SM**		3 Bedroom + double garage	159.73 m2	53.4 m2		1
86	**A0.SM**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
87	**D0**		2 Bedroom + double garage	144.89 m2	24.2 m2		1
88	**D0.M**		2 Bedroom + double garage	144.89 m2	24.2 m2		1
97	**C0**		3 Bedroom + double garage	159.73 m2	53.4 m2		1
98	**D0.SM**		2 Bedroom + double garage	144.89 m2	24.2 m2		1
					Total:		**23**



Staging Key Plan 1:3000

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Client
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Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 2 Plan

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Plot Time and Date:
14/10/2021 1:30 PM

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J F A

Scale
1:3000, 1:300

da.05.2

Revision
C



STAGE 2 PLAN A

LEGEND

STAGE BOUNDARY

FENCING
Refer to Fencing Plan.

RETAINING WALL
Refer to Engineer Drawings.

STREET LIGHT
Refer to Lighting Engineering Drawings.

BOLLARD LIGHTING

HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

SIGNATURE THEME TREES



ACER negundo 'Sensation'
(Purple Stick Box Elder)
H x W: 9 x 6m

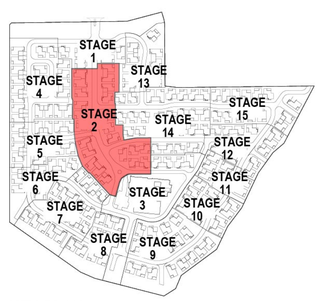


Pyrus calleryana 'Cleveland Select'
(Ornamental Pear)
H x W: 11 x 3-6m



Acer buergerianum
(Trident Maple)
H x W: 6 x 6m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

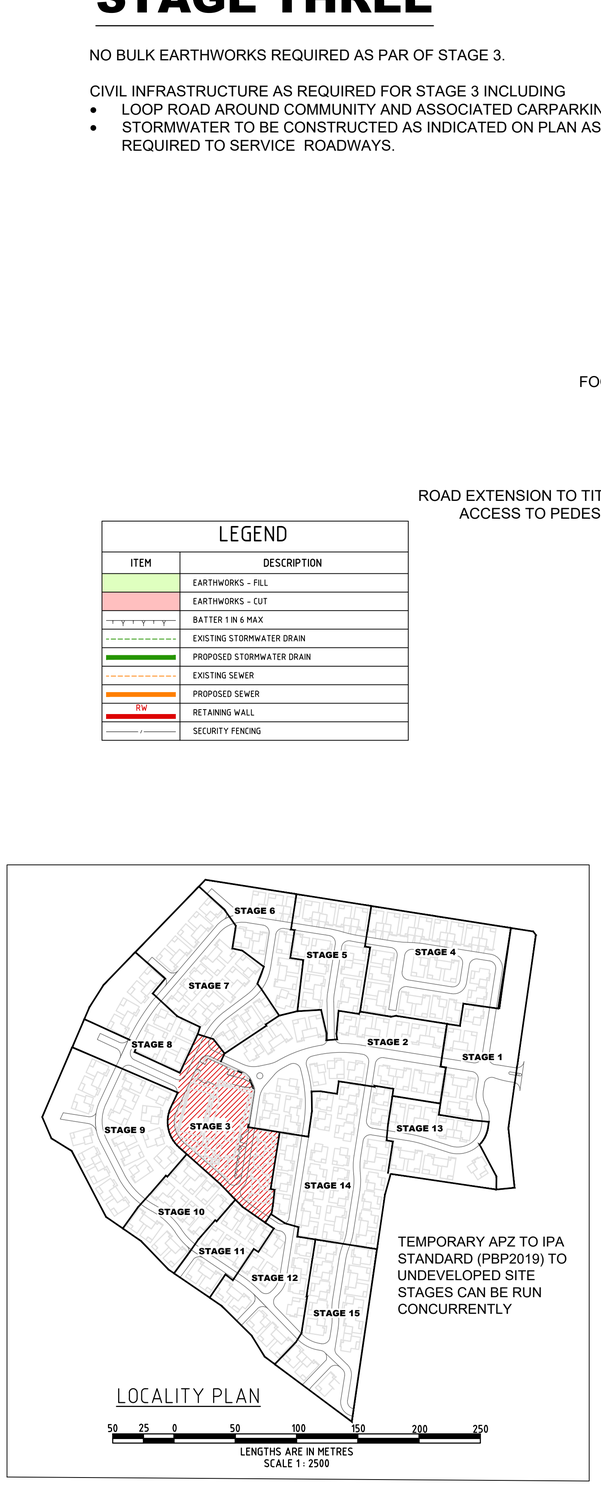
DRAWING: STAGE 2 LANDSCAPE PLAN			CLIENT: SENCIA	
SCALE: AS SHOWN	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-05	REVISION: D

STAGE THREE

NO BULK EARTHWORKS REQUIRED AS PAR OF STAGE 3.

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 3 INCLUDING
- LOOP ROAD AROUND COMMUNITY AND ASSOCIATED CARPARKING.
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE ROADWAYS.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING



TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

APZ

FOOTPATH

TURNING HEAD. RFS TYPE B

ROAD EXTENSION TO TITLE TO PROVIDE ACCESS TO PEDESTRIAN LINKAGE.

COMMUNITY BUILDING

CONSTRUCTION SITE ACCESS TRACK.

SECURITY FENCING TO BOUND THE DEVELOPED STAGE.

KESTERTON RISE

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

STAGE 3

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	31/08/21			

KNOWLES GROUP

Lanigan Civil
Patama Pty Ltd (ABN: 79 108 035 463)
Trading as Lanigan Civil
Consulting Civil Engineers
Unit 4, 7-9 Hall Street, Braeside VIC 3195
Tel: 03 9558 4380 Fax: 03 9587 9707
Email: admin@lancivil.com.au

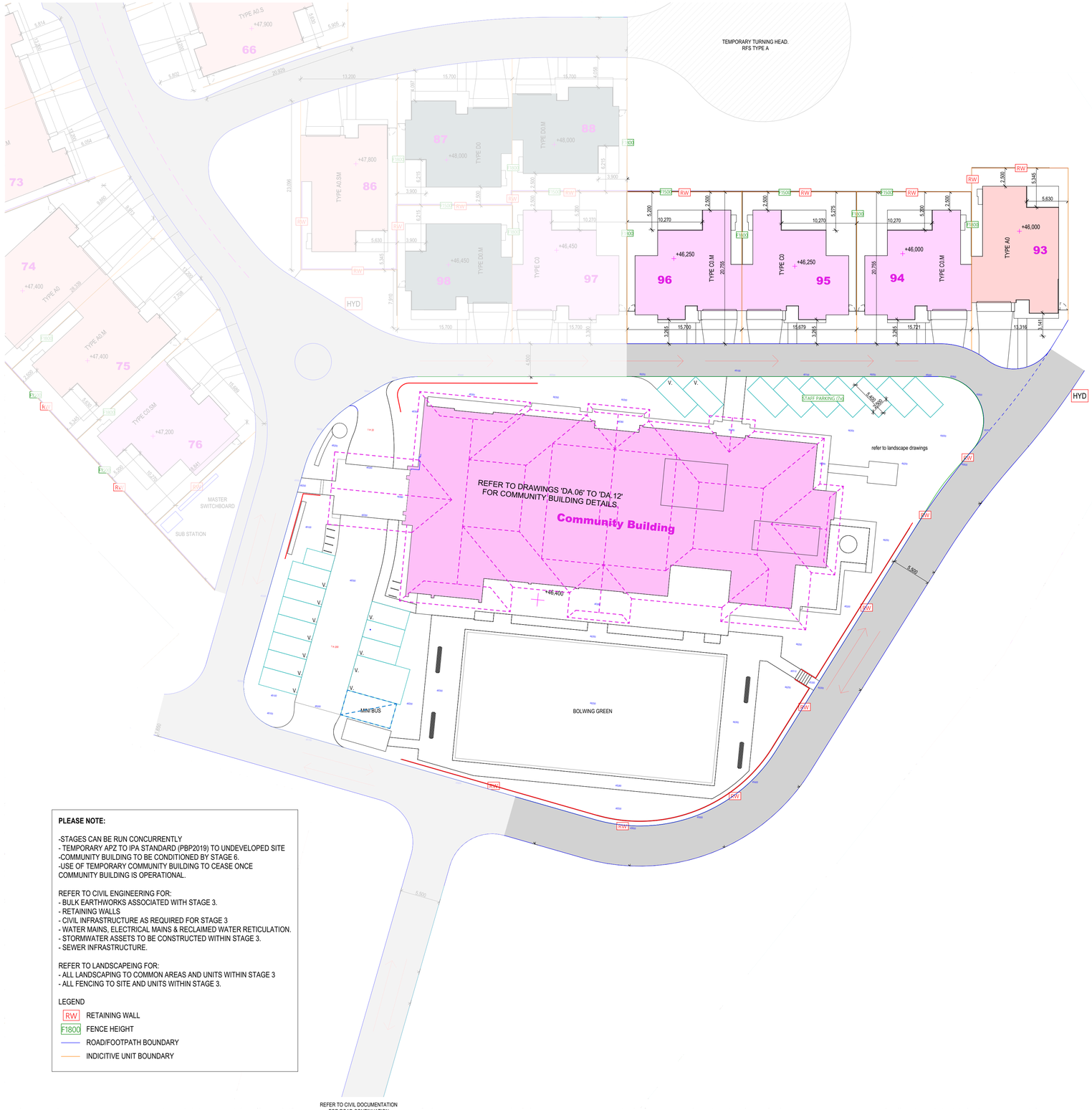
PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 3

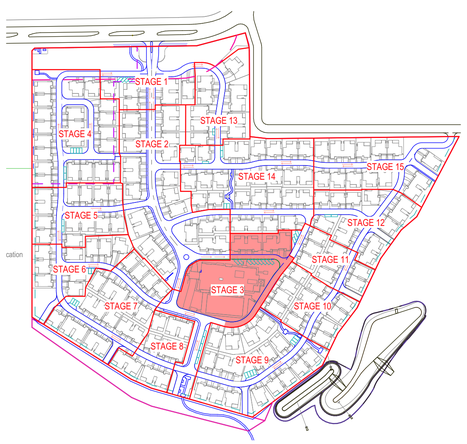
DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST03		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM



Stage 3 Dwelling Schedule

Unit Number	Dwelling Type	Configuration	Dwelling Area	P.O.S	No.
93	**A0**	3 Bedroom + double garage	168.24 m2	30.1 m2	1
94	**C0.M**	3 Bedroom + double garage	159.73 m2	53.4 m2	1
95	**C0**	3 Bedroom + double garage	159.73 m2	53.4	1
96	**C0.M**	3 Bedroom + double garage	159.73 m2	53.4	1
				Total:	**4**



Staging Key Plan 1:3000

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE
-COMMUNITY BUILDING TO BE CONDITIONED BY STAGE 6.
-USE OF TEMPORARY COMMUNITY BUILDING TO CEASE ONCE COMMUNITY BUILDING IS OPERATIONAL.

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 3.
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 3
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 3.
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 3
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 3.

LEGEND

- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY

Stage 3 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Client
Knowles Group - Sencia

Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 3 Plan

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Drawn J F A
Scale 1:300, 1:3000

da.05.3

Revision **C**



AMENDMENTS:

A - 08.07.2021
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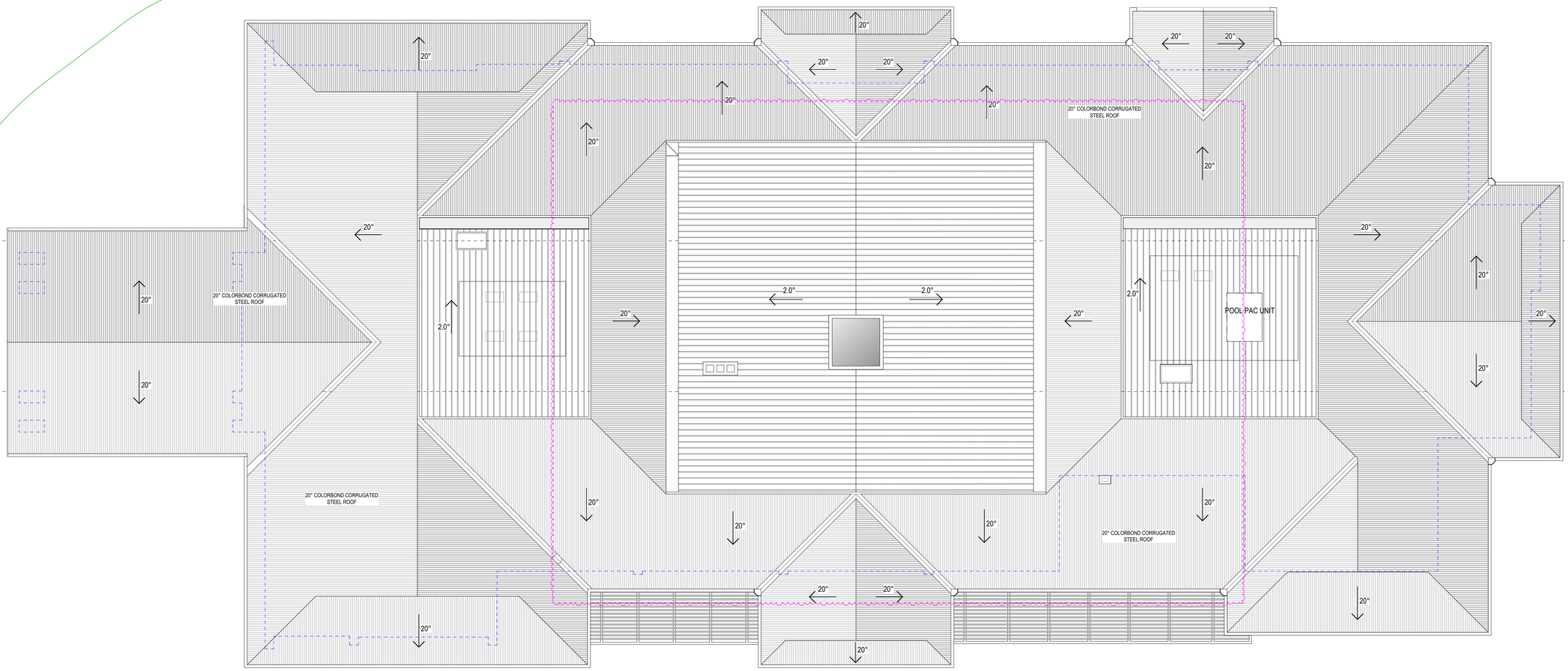
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Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Community Centre Plan

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da.07
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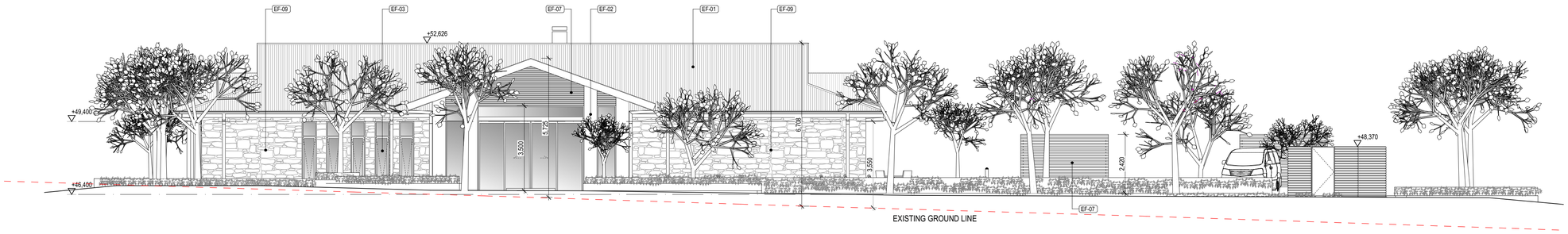
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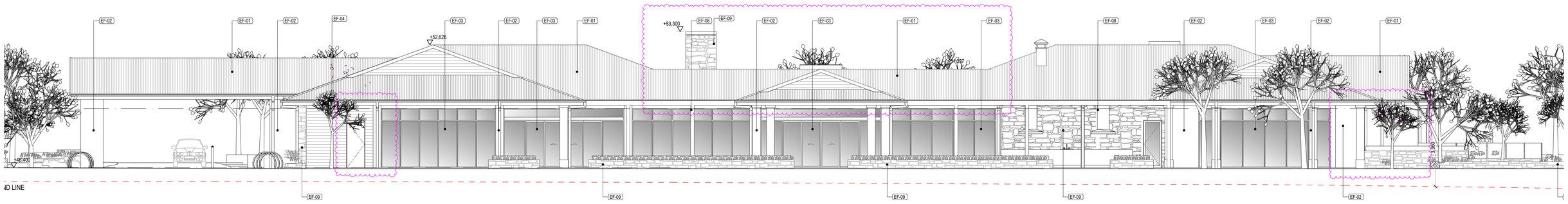
Revision
C

External Finishes Schedule

Colorbond Surfmist	EF-01	METAL SHEET ROOFING COLORBOND: "SURFMIST" OR SIMILAR APPROVED
	EF-02	RENDER FINISH DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-03	GLAZING CLEAR WITH ALUMINIUM FRAME DULUX POWDERCOAT 906120OF "FLAT WHITE"
Timeless Grey	EF-04	WEATHERBOARD CLADDING DULUX: SN4G4 TIMELESS GREY OR SIMILAR APPROVED
	EF-05	N/A
	EF-06	TRIMS DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-07	TIMBER LOOK BATTEN CLADDING "BLACKBUTT" OR SIMILAR APPROVED
Basalt	EF-08	PAINT FINISH - PERGOLAS DULUX: "TEA HOUSE" OR SIMILAR APPROVED
	EF-09	STONE CLADDING "LIMESTONE" OR SIMILAR APPROVED



Elevation North



Elevation West

AMENDMENTS:

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DEVELOPMENT APPLICATION
Community Centre Elevations 1

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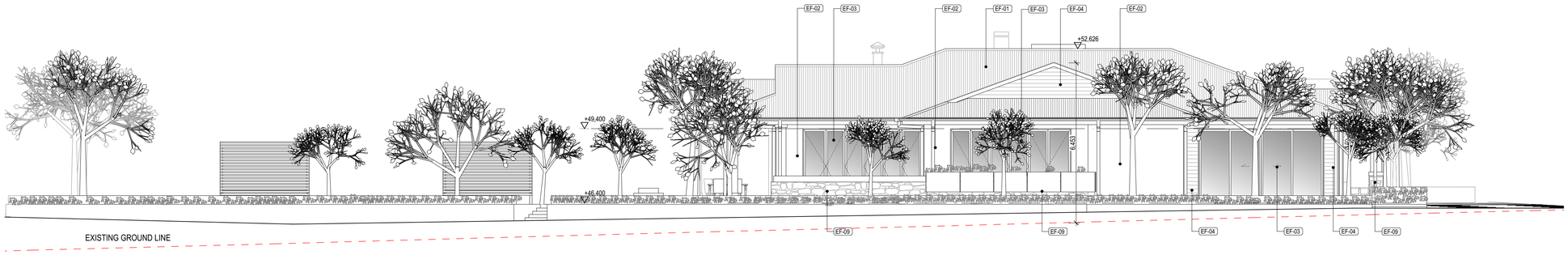
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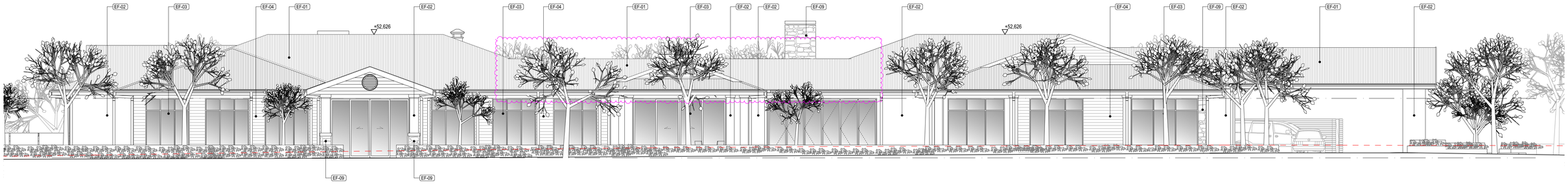
Revision
C

External Finishes Schedule

Colorbond Surfmist	EF-01	METAL SHEET ROOFING COLORBOND: "SURFMIST" OR SIMILAR APPROVED
	EF-02	RENDER FINISH DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-03	GLAZING CLEAR WITH ALUMINIUM FRAME DULUX POWDERCOAT 9061200F "FLAT WHITE"
Shadow Grey	EF-04	WEATHERBOARD CLADDING DULUX: SN4G4 TIMELESS GREY OR SIMILAR APPROVED
	EF-05	N/A
	EF-06	TRIMS DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
	EF-07	TIMBER LOOK BATTEN CLADDING "BLACKBUTT" OR SIMILAR APPROVED
	EF-08	PAINT FINISH - PERGOLAS DULUX: "TEA HOUSE" OR SIMILAR APPROVED
	EF-09	STONE CLADDING "LIMESTONE" OR SIMILAR APPROVED



Elevation South 1:100



Elevation East 1:100

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Community Centre Elevations 2

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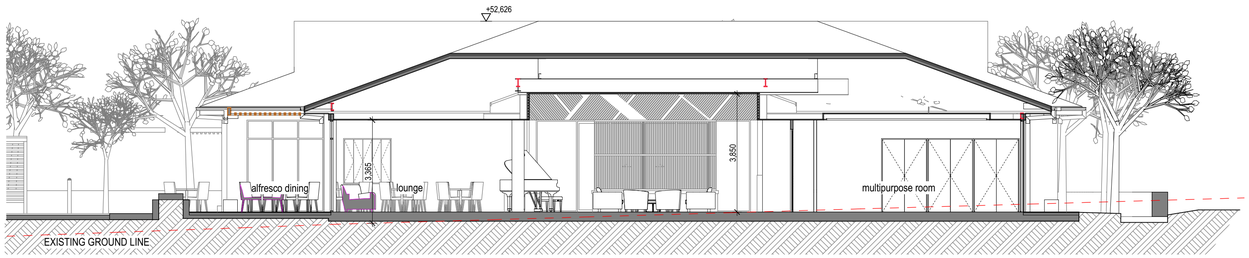
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Revision
C

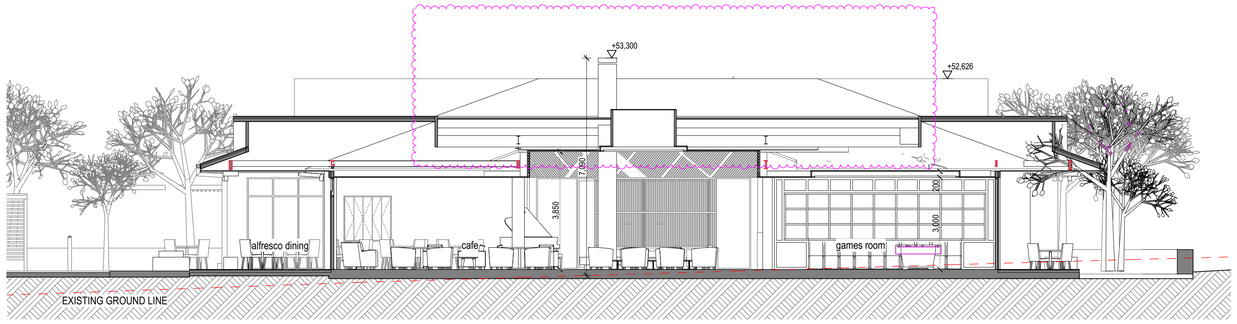
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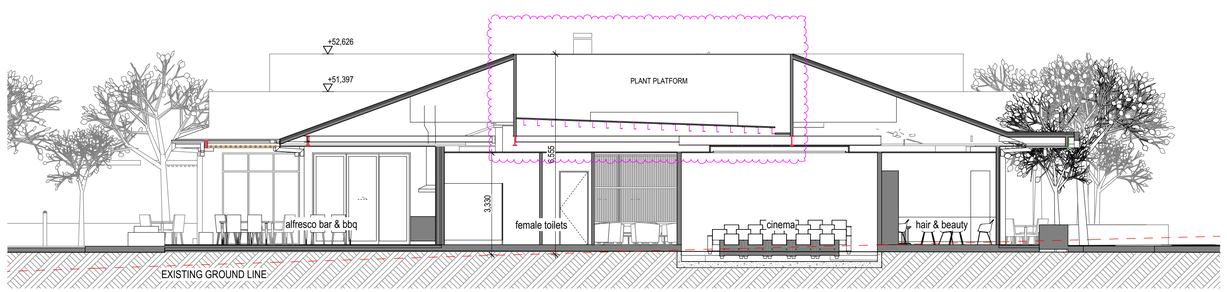
S-01 Section



S-02 Section



S-03 Section



S-04 Section

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Community Centre Sections

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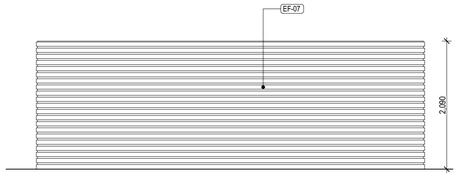
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Revision
C

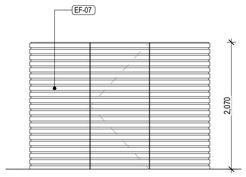
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External Finishes Schedule

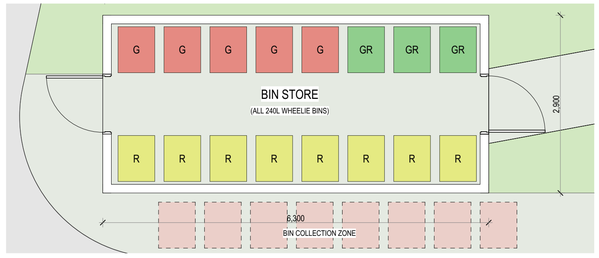
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	EF-02	RENDER FINISH DULUX: SW1E1 LEXICON QTR OR SIMILAR APPROVED
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Timeless Grey	EF-04	WEATHERBOARD CLADDING DULUX: SN4G4 TIMELESS GREY OR SIMILAR APPROVED
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	EF-09	STONE CLADDING "LIMESTONE" OR SIMILAR APPROVED



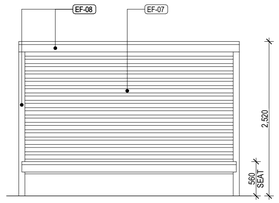
E-05 Bin Store Elevation 1 1:50



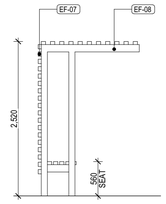
E-06 Bin Store Elevation 2 1:50



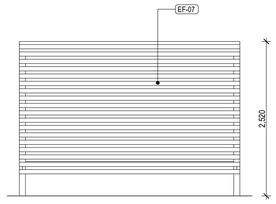
Bin Store Plan 1:50



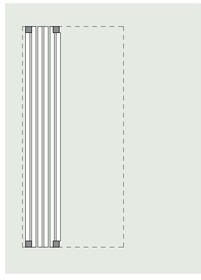
E-07 Bowles Seating Elevation 1 1:50



E-08 Bowles Seating Elevation 2 1:50



E-09 Bowles Seating Elevation 3 1:50



Bowles Seating Plan 1:50

AMENDMENTS:

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C



STAGE 3 PLAN

LEGEND

STAGE BOUNDARY

COLOURED CONCRETE PAVING

RETAINING WALL
Refer to Engineer Drawings.

FENCING
Refer to Fencing Plan.

GRADEN BED PLANTING
CALLISTEMON 'Little John' (Dwarf Lilly Pilly) H: 1-1.5m x W: 1-1.5m
CORREA glabra (Rock Correa) H: 1-1.5m x W: 1-1.5m
HARDENBERGIA violacea 'Meema' (Happy Wanderer) H: 1-1.5m x W: 1-1.5m
HEBE 'Inspiration' (Hebe) H: 1m x W: 1m
LEUCADENDRON 'Devils Blush' (Protea) H: 1-1.5m x W: 1-1.5m
NANDINA domestica 'Nana' (Dwarf Bamboo) H: 0.6m x W: 0.6m
RAPHIOLEPIS indica 'Cosmic White' (Cosmic White) H: 0.8m x W: 0.6m
ROSMARINUS officinalis (Rosemary) H: 1m x W: 1m
WESTRINGIA fruticosa 'Jervis Gem' (Coastal Rosemary) H: 1m x W: 1m
CARPOBROTUS rossii (Pigface) H: 0.2m x W: 0.6m
CORREA 'Dusky Bells' (Correa) H: 0.5m x W: 0.7m
ERIGERON karvinskianus (Seaside Daisy) H: 0.2m x W: 0.4m
GAZANIA hybrid 'GT20' Double Gold (Gazania) H: 0.2m x W: 0.4m
GREVILLEA 'Bronze Rambler' (Bronze Rambler) H: 0.2m x W: 1m
GREVILLEA juniperina 'Gold Cluster' (Gold Cluster) H: 0.2m x W: 1m
GREVILLEA lanigera 'Mt. Tamboritha' (Woolly Grevillea) H: 0.5m x W: 0.5m
LIMONIUM perezii (Sea Lavender) H: 0.6m x W: 0.6m
LOMANDRA 'Tanika' (Tanika) H: 0.6m x W: 0.6m
LOMANDRA 'Lime Tuff' (Lime Tuff) H: 0.6m x W: 0.6m
MYOPORUM parvifolia (Creeping Boobialla) H: 0.2m x W: 0.6m
POA 'Eskdale' (Eskdale) H: 0.8m x W: 0.6m
ROSMARINUS officinalis 'Prostrate' (Dwarf Rosemary) H: 1m x W: 1m
SENECIO serpens (Chalk Sticks) H: 0.2m x W: 0.6m
TRACHELOSPERMUM jasminoides (Creeping Boobialla) H: 0.2m x W: 0.6m
WESTRINGIA fruticosa 'Mundi' (Mun

PERGOLA

BOLLARD LIGHTING

HEDGE PLANTING
ACMENA smithii 'Minor' (Dwarf Lilly Pilly)
H: 4m x W: 2m



SIGNATURE THEME TREES



ACER negundo 'Sensation'
(Purple Stick Box Elder)
H x W: 9 x 6m



Pyrus calleryana 'Cleveland Select'
(Ornamental Pear)
H x W: 11 x 3-6m



Acer buergerianum
(Trident Maple)
H x W: 6 x 6m

PYRUS calleryana 'Cleveland select'
Ornamental Pear Tree
H: 11m x W: 3-6m





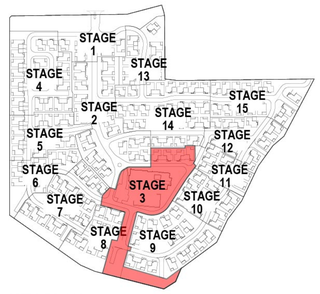
LAGERSTROEMIA indica
Crepe Myrtle
H: 4-6m x W: 3-4m



HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 3 LANDSCAPE PLAN | CLIENT: SENCIA

SCALE: 1:400 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-06 | REVISION: D

STAGE FOUR

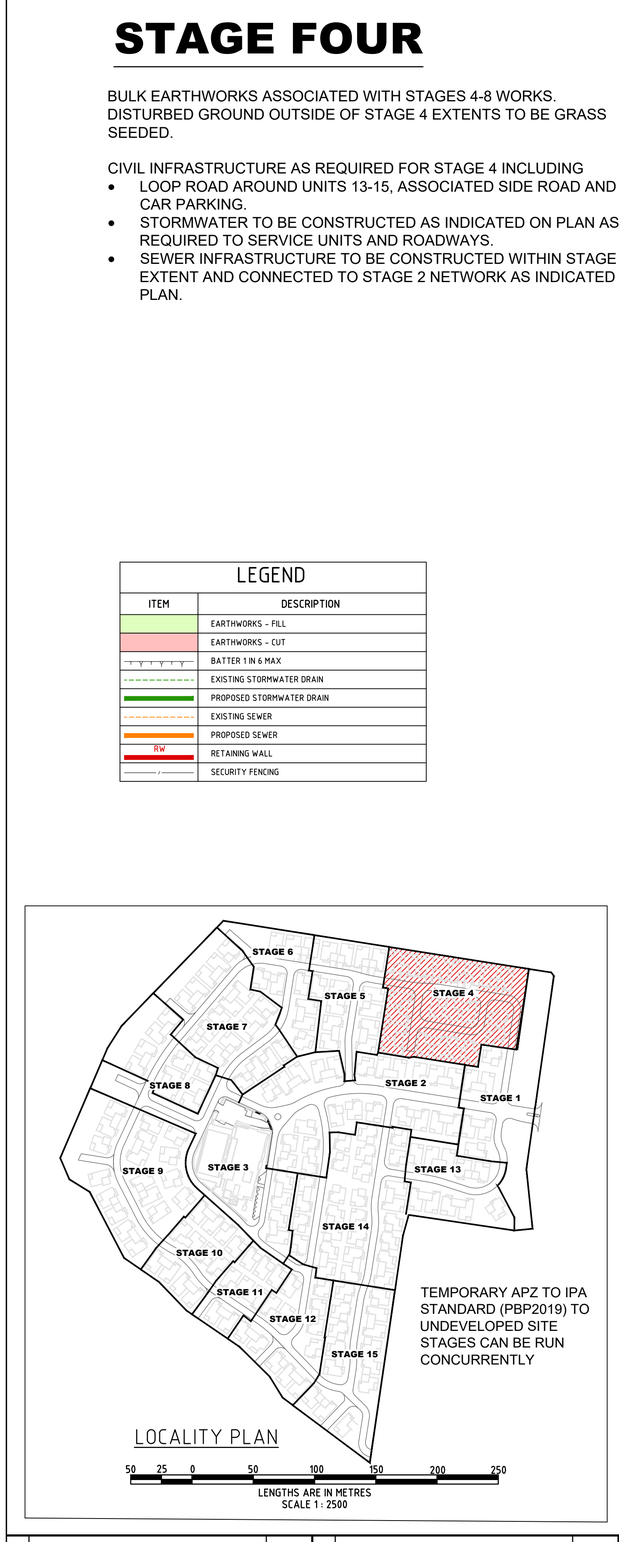
BULK EARTHWORKS ASSOCIATED WITH STAGES 4-8 WORKS.
DISTURBED GROUND OUTSIDE OF STAGE 4 EXTENTS TO BE GRASS SEEDED.

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 4 INCLUDING

- LOOP ROAD AROUND UNITS 13-15, ASSOCIATED SIDE ROAD AND CAR PARKING.
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE UNITS AND ROADWAYS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 4 EXTENT AND CONNECTED TO STAGE 2 NETWORK AS INDICATED ON PLAN.

LEGEND

ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
Rw	RETAINING WALL
	SECURITY FENCING

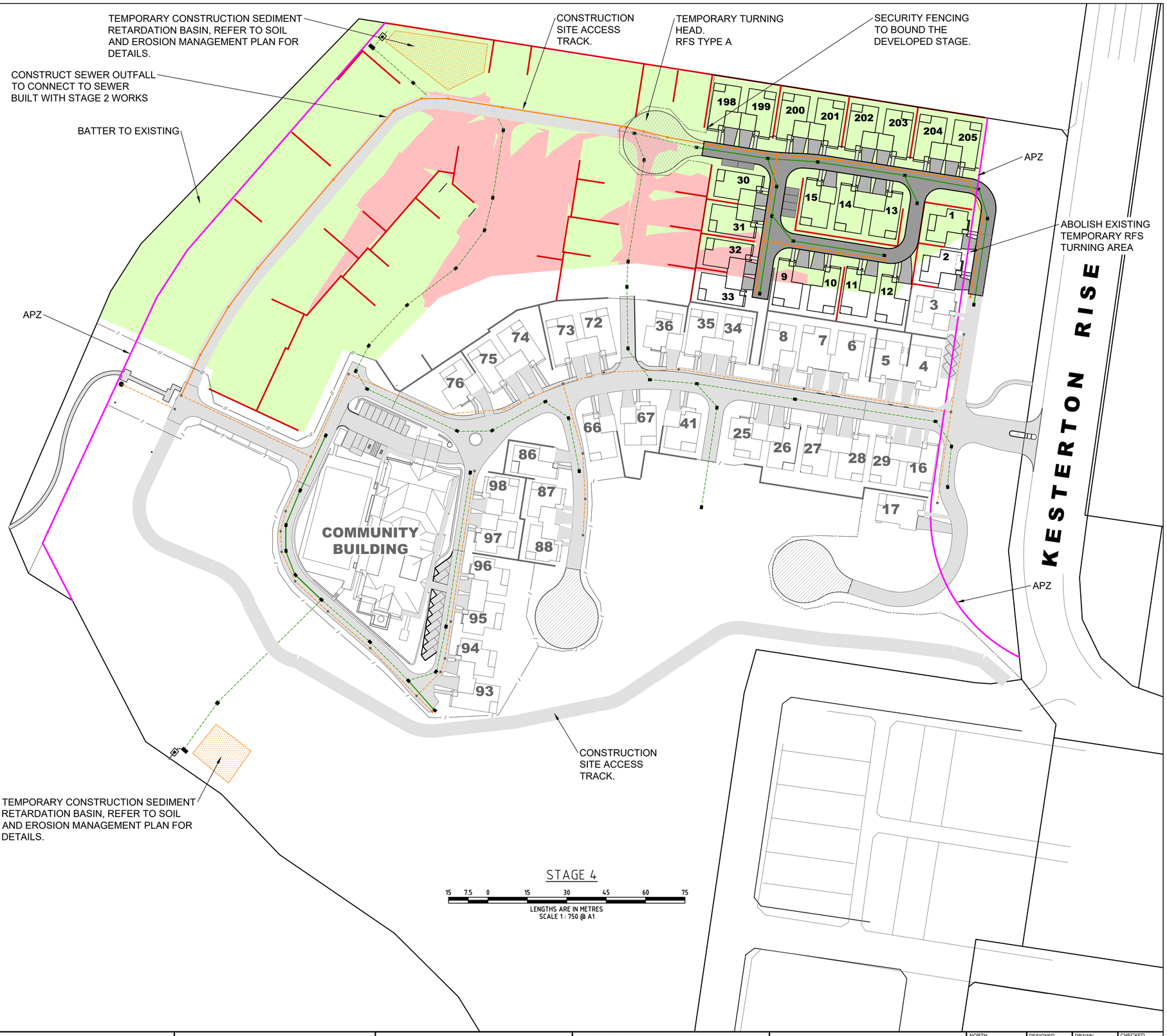


TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500



STAGE 4

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	16/09/21			

KNOWLES GROUP

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Consulting Civil Engineers
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Tel: 03 9558 4380 Fax: 03 9587 9707
Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 4

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST04		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 4 Dwelling Schedule

Unit Number	Dwelling Type	Configuration	Dwelling Area	P.O.S	No.
1, 2	**C1.S**	3 Bedroom + double garage	159.73 m2	54 m2	2
9, 14, 30, 32	**A0**	3 Bedroom + double garage	168.24 m2	30.1 m2	4
10, 31, 33	**A0.M**	3 Bedroom + double garage	168.24 m2	30.1 m2	3
11	**A0.S**	3 Bedroom + double garage	168.24 m2	34.8 m2	1
12, 15	**A0.S**	3 Bedroom + double garage	168.24 m2	30.1 m2	2
13	**A0.M**	3 Bedroom + double garage	168.24 m2	29.2 m2	1
198	**A1.M**	3 Bedroom + double garage	168.24 m2	33.4 m2	1
199	**A1**	3 Bedroom + double garage	168.24 m2	33.4 m2	1
200, 202, 204	**A1.M**	3 Bedroom + double garage	168.24 m2	33.5 m2	3
201, 203,205	**A1**	3 Bedroom + double garage	168.24 m2	33.5 m2	3
			Total:		**21**

PLEASE NOTE:

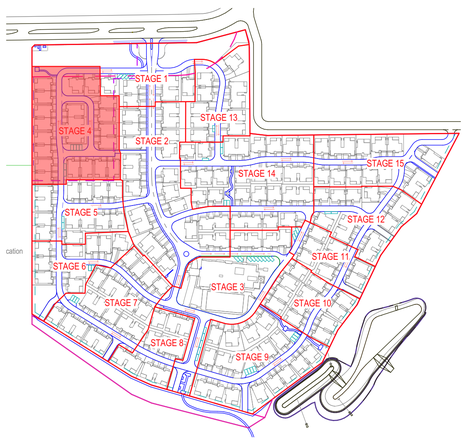
- STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 4
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 4
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 4
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 4
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 4

LEGEND

- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 4 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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jfa@jfaoffice.com

Client: Knowles Group - Sencia

Project Title: Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title: DEVELOPMENT APPLICATION
Stage 4 Plan

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Drawn: J F A
Scale: 1:3000, 1:300

da.05.4

Revision: **C**

COMMUNICATIONS BUILDING (BUILT IN STAGE 1)

ASSET PROTECTION ZONE EXTENT

205 204 203 202 201 200 199 198

1 2 12 13 11 14 10 15 9 30 31 32 33

TEMPORARY TURNING HEAD

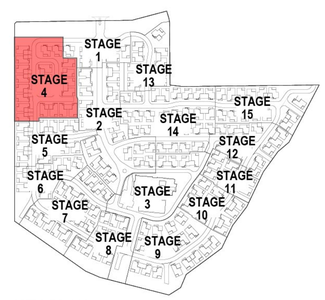
LEGEND

- STAGE BOUNDARY
- FENCING
  Refer to Fencing Plan.
- RETAINING WALL
  Refer to Engineer Drawings.
- STREET LIGHT
  Refer to Lighting Engineering Drawings.
- BOLLARD LIGHTING
- HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.

STAGE 4 PLAN



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 4 LANDSCAPE PLAN | CLIENT: SENCIA

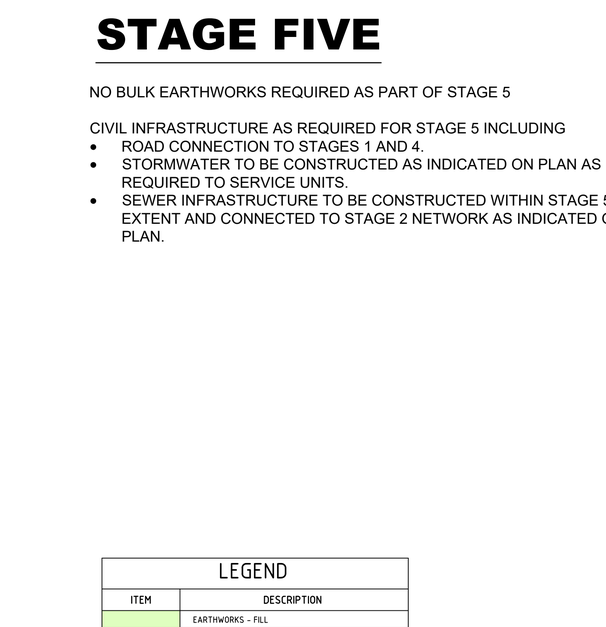
SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-07 | REVISION: D

STAGE FIVE

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 5

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 5 INCLUDING
- ROAD CONNECTION TO STAGES 1 AND 4.
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE UNITS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 5 EXTENT AND CONNECTED TO STAGE 2 NETWORK AS INDICATED ON PLAN.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING

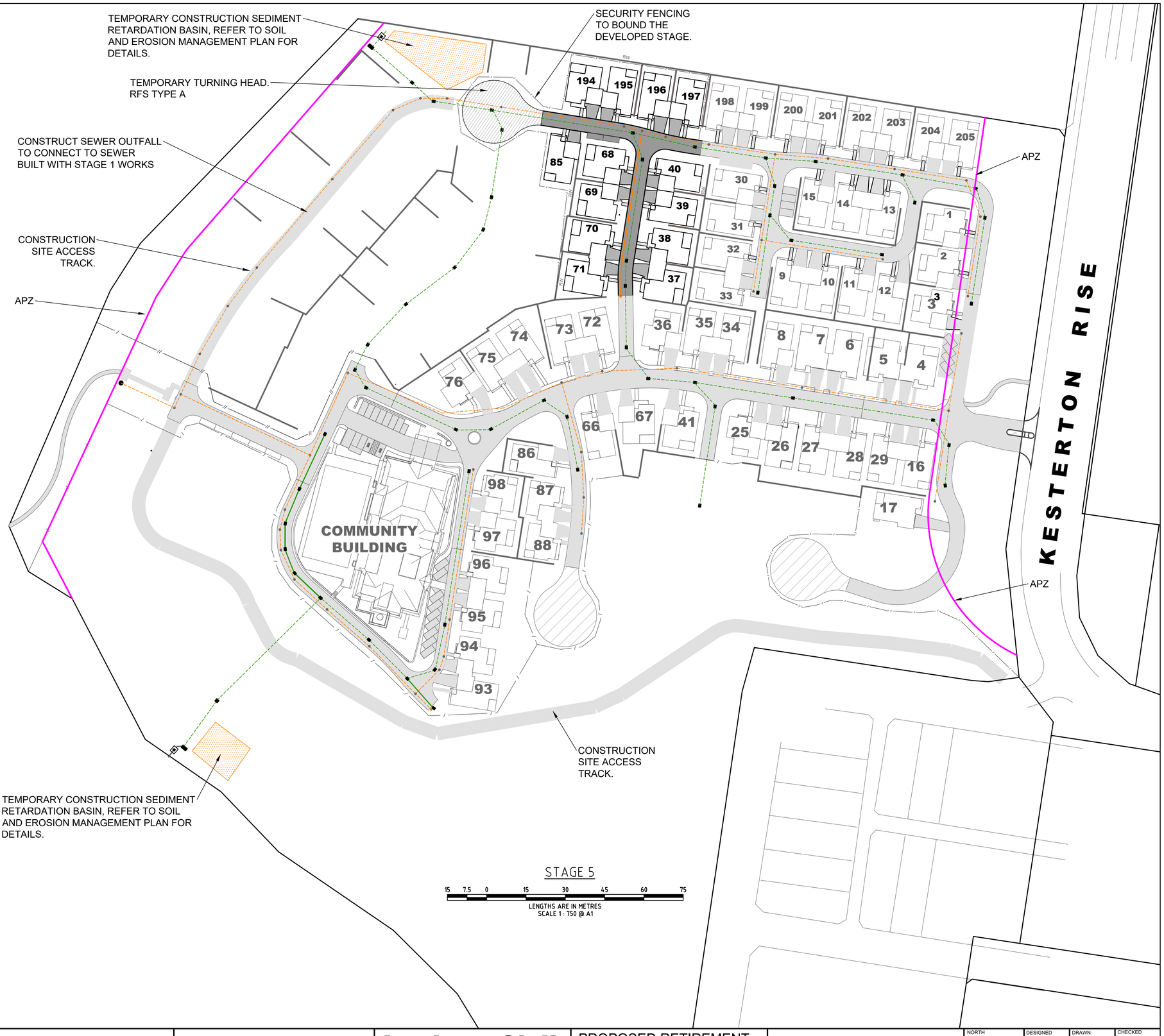


TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500



STAGE 5

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	28/09/21			
P1	PRELIMINARY ISSUE	16/09/21			

KNOWLES GROUP

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Tel: 03 9558 4380 Fax: 03 9587 9707
Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 5

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST05		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 5 Dwelling Schedule

Unit Number	Dwelling Type		Configuration	Dwelling Area	P.O.S		No.
37	**B0**		3 Bedroom + double garage	166.60 m2	39.1 m2		1
38	**B0.M**		3 Bedroom + double garage	166.60 m2	41.9 m2		1
39	**A0**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
40	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
68, 70	**B0**		3 Bedroom + double garage	166.60 m2	39.9 m2		2
69	**B0.M**		3 Bedroom + double garage	166.60 m2	46 m2		1
71	**B0.M**		3 Bedroom + double garage	166.60 m2	56.8 m2		1
85	**A0.S**		3 Bedroom + double garage	166.60 m2	30.1 m2		1
194	**B1.M**		3 Bedroom + double garage	166.60 m2	53.8 m2		1
195, 197	**A1**		3 Bedroom + double garage	168.24 m2	33.4 m2		2
196	**A1.M**		3 Bedroom + double garage	168.24 m2	33.4 m2		1
					Total:		**13**

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 5
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 5
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 5
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 5
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 5

LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 5 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Client
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Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

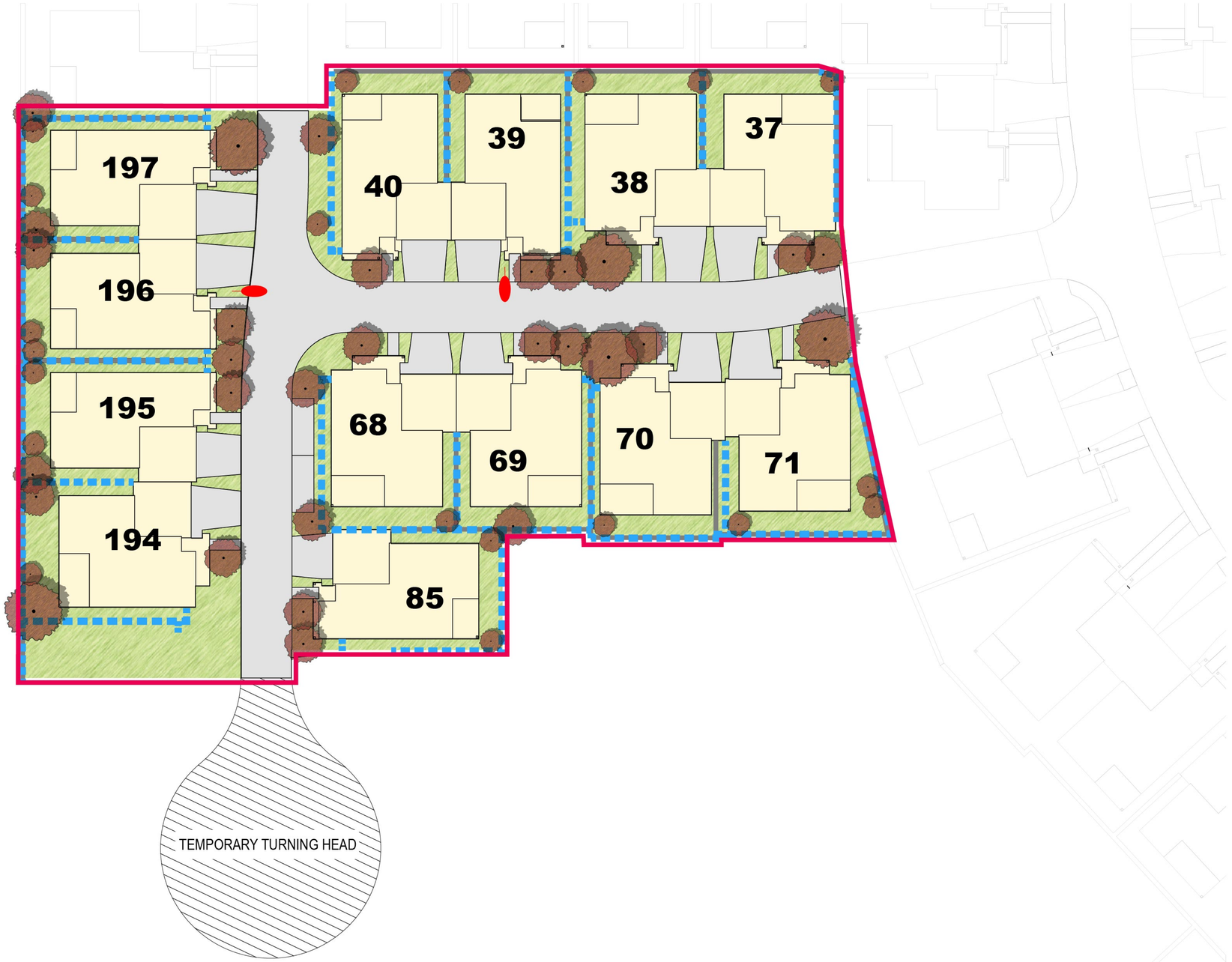
Drawing Title
DEVELOPMENT APPLICATION
Stage 5 Plan

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Drawn J F A
Scale 1:3000, 1:300

da.05.5

Revision **C**



STAGE 5 PLAN

LEGEND

STAGE BOUNDARY

FENCING
Refer to Fencing Plan.

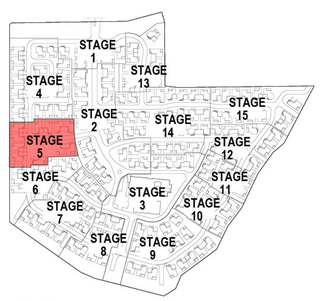
RETAINING WALL
Refer to Engineer Drawings.

STREET LIGHT
Refer to Lighting Engineering Drawings.

HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 5 LANDSCAPE PLAN | CLIENT: SENCIA

SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-08 | REVISION: D

STAGE SIX

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 6

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 6 INCLUDING
- ROAD CONNECTION TO STAGE 5
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE ROAD AND UNITS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 6 EXTENT AND CONNECTED TO STAGE ONE NETWORK AS INDICATED ON PLAN.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

TEMPORARY TURNING HEAD. RFS TYPE A

SECURITY FENCING TO BOUND THE DEVELOPED STAGE.

CONSTRUCT SEWER OUTFALL TO CONNECT TO SEWER BUILT WITH STAGE 1 WORKS

TEMPORARY TURNING HEAD. RFS TYPE A

CONSTRUCTION SITE ACCESS TRACK.

APZ

COMMUNITY BUILDING

UPON COMPLETION OF THE COMMUNITY CENTRE REFIT UNIT 17 TO RESIDENTIAL RESIDENCE.

APZ

KESTERTON RISE

APZ

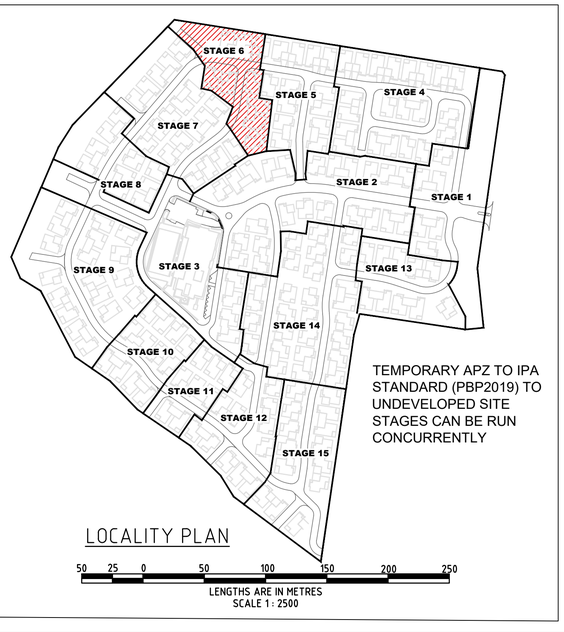
CONSTRUCTION SITE ACCESS TRACK.

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

STAGE 6

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1



TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	16/09/21			

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Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 6

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST06		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 6 Dwelling Schedule

Unit Number	Dwelling Type	Configuration	Dwelling Area	P.O.S	No.
17	**A1.S**	3 Bedroom + double garage	168.24 m2	50.1 m2	1
81	**C0.S**	3 Bedroom + double garage	159.73 m2	64.7 m2	1
82	**A0**	3 Bedroom + double garage	168.24 m2	37.8 m2	1
83	**A0.M**	3 Bedroom + double garage	168.24 m2	37.41 m2	1
84	**A0.S**	3 Bedroom + double garage	168.24 m2	30.1 m2	1
99	**A0.M**	3 Bedroom + double garage	168.24 m2	30.1 m2	1
100	**A0.S**	3 Bedroom + double garage	168.24 m2	40.4 m2	1
116	**B0**	3 Bedroom + double garage	166.60 m2	72.8 m2	1
191	**A1.SM**	3 Bedroom + double garage	168.24 m2	35.1 m2	1
192	**B1.M**	3 Bedroom + double garage	166.60 m2	43.8 m2	1
193	**B1**	3 Bedroom + double garage	166.60 m2	45.4 m2	1
				Total:	**10**

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 6
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 6
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 6
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 6
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 6

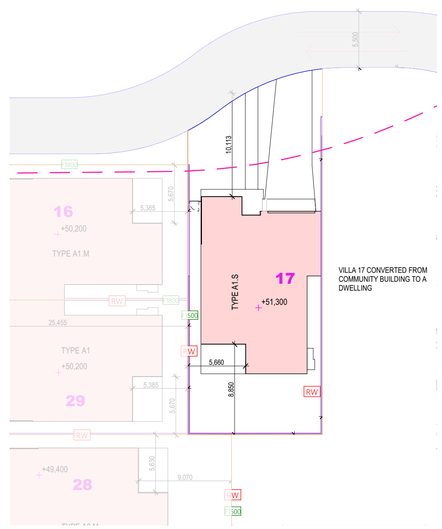
LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 6 Plan 1:300



Stage 6 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

Jon Friedrich Architects

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T. 03 9596 4621 F. 03 9596 4234
jfa@jfaoffice.com

Client
Knowles Group - Sencia

Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 6 Plan

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Plot Time and Date: **14/10/2021 1:30 PM**
Drawn J F A
Scale 1:3000, 1:300

da.05.6

Revision **C**

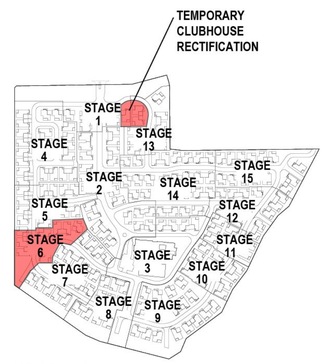


LEGEND

- STAGE BOUNDARY
- FENCING
  Refer to Fencing Plan.
- RETAINING WALL
  Refer to Engineer Drawings.
- STREET LIGHT
  Refer to Lighting Engineering Drawings.
- 1.5m HIGH STONE CLAD PILLAR
- HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

STAGE 6 PLAN

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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Site Planning | Urban Design | Landscape Architecture
1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 6 LANDSCAPE PLAN | CLIENT: SENCIA

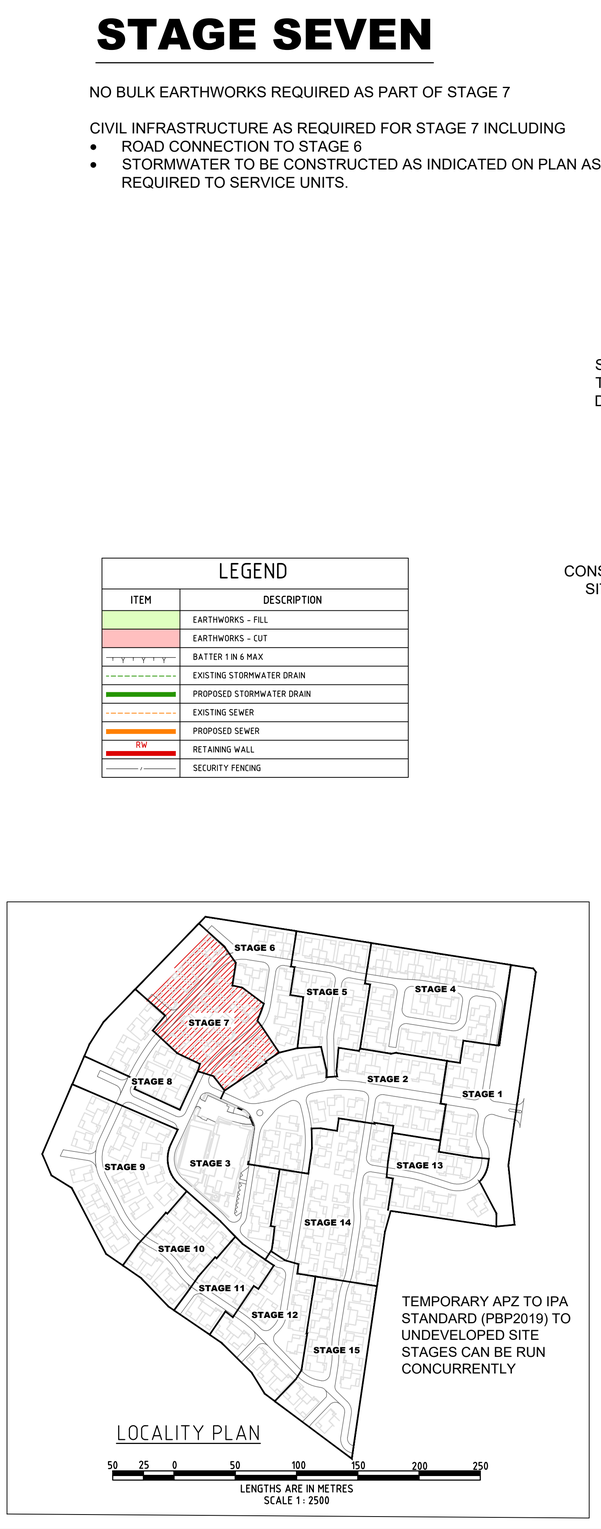
SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-09 | REVISION: D

STAGE SEVEN

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 7

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 7 INCLUDING
- ROAD CONNECTION TO STAGE 6
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE UNITS.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
Rw	RETAINING WALL
	SECURITY FENCING



LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

APZ

CONSTRUCT STORMWATER TO CONNECT TO PIT BUILT WITH STAGE 6 WORKS

TEMPORARY TURNING HEAD. RFS TYPE A

SECURITY FENCING TO BOUND THE DEVELOPED STAGE.

CONSTRUCTION SITE ACCESS TRACK.

COMMUNITY BUILDING

KESTERTON RISE

APZ

APZ

CONSTRUCTION SITE ACCESS TRACK.

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

STAGE 7

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	16/09/21			

KNOWLES GROUP

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Trading as Lanigan Civil
Consulting Civil Engineers
Unit 4, 7-9 Hall Street, Braeside VIC 3195
Tel: 03 9558 4380 Fax: 03 9587 9707
Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 7

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST07		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 7 Dwelling Schedule

Unit Number	Dwelling Type		Configuration	Dwelling Area	P.O.S		No.
77	**D0**		2 Bedroom + double garage	144.89 m2	23.3 m2		1
78	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
79	**A0.SM**		3 Bedroom + double garage	168.24 m2	35.7 m2		1
80	**A0.S**		3 Bedroom + double garage	168.24 m2	35.7 m2		1
101	**A0**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
102	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
103	**B0**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
104	**B0.M**		3 Bedroom + double garage	166.60 m2	56.7 m2		1
111	**C0**		3 Bedroom + double garage	159.73 m2	51.8 m2		1
112	**B0.M**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
113	**B0.S**		3 Bedroom + double garage	166.60 m2	42.9 m2		1
114	**A0**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
115	**A0.M**		3 Bedroom + double garage	168.24 m2	30.2 m2		1
186	**A1M**		3 Bedroom + double garage	168.24 m2	33.3 m2		1
187	**A1**		3 Bedroom + double garage	168.24 m2	33.2 m2		1
188	**A1.M**		3 Bedroom + double garage	168.24 m2	33.1 m2		1
189	**A1**		3 Bedroom + double garage	168.24 m2	34.2 m2		1
190	**B1.S**		3 Bedroom + double garage	166.60 m2	43.9 m2		1
					Total:		**18**

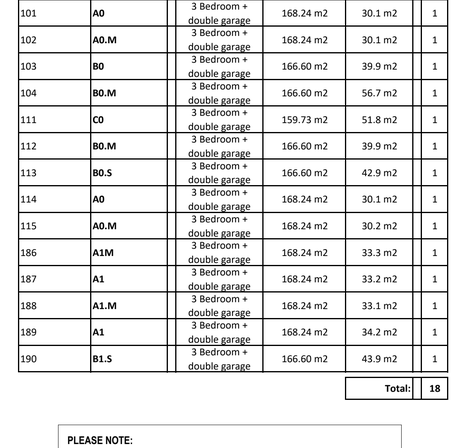
PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 7
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 7
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 7
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 7
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 7

LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 7 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION

B - 31.08.2021
- COUNCIL RFIs SUBMISSION

C - 14.10.2021
- RFI SUBMISSION

Jon Friedrich Architects

245 Bay Street Brighton Victoria 3186
T. 03 9596 4621 F. 03 9596 4234
jfa@jfaoffice.com

Client
Knowles Group - Sencia

Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 7 Plan

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Plot Time and Date: **14/10/2021 1:30 PM**
Drawn J F A
Scale 1:3000, 1:300

da.05.7

Revision **C**



STAGE 7 PLAN

LEGEND

STAGE BOUNDARY

FENCING
Refer to Fencing Plan.

RETAINING WALL
Refer to Engineer Drawings.

STREET LIGHT
Refer to Lighting Engineering Drawings.

1.5m HIGH STONE CLAD PILLAR

EXTERNAL TREES (WEST BOUNDARY)

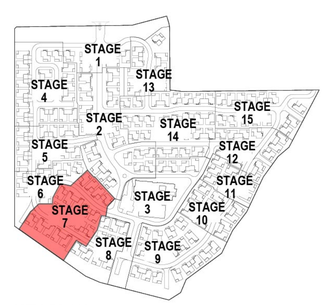


Eucalyptus tereticornis
(Forest Red Gum)
H x W: 35 x 12m

HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 7 LANDSCAPE PLAN | CLIENT: SENCIA

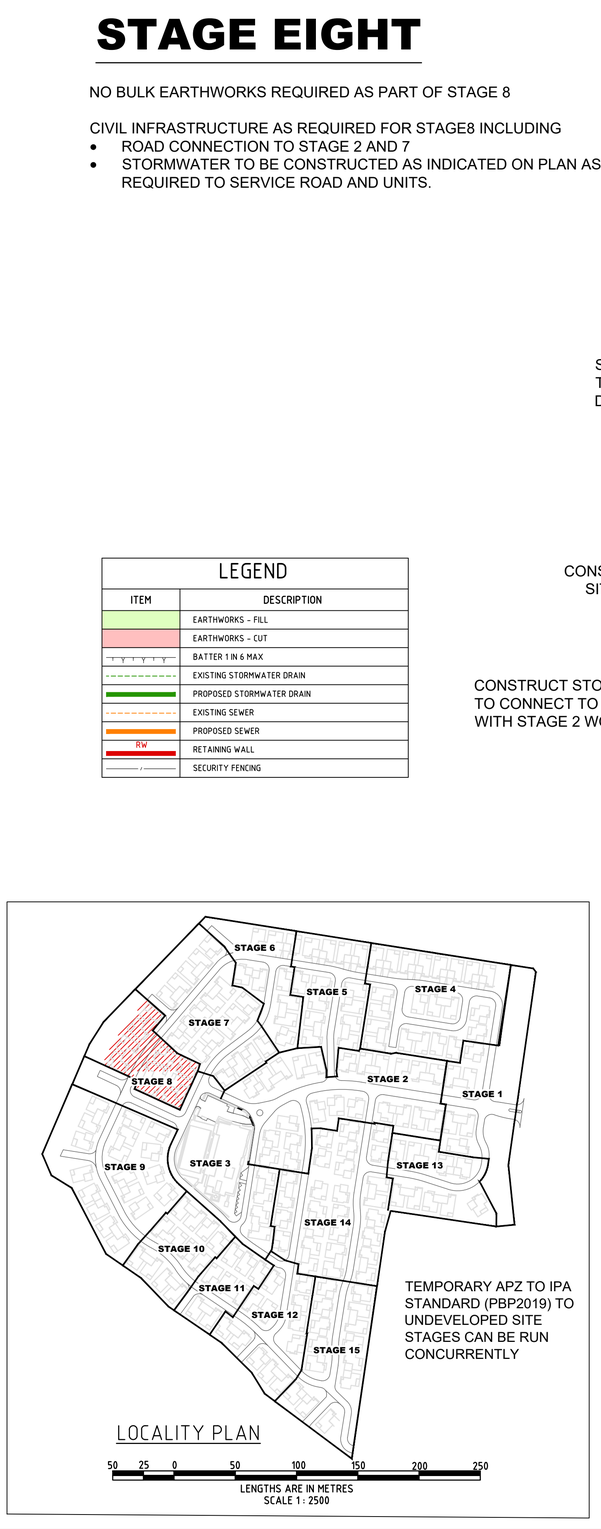
SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-10 | REVISION: D

STAGE EIGHT

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 8

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE8 INCLUDING
- ROAD CONNECTION TO STAGE 2 AND 7
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE ROAD AND UNITS.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING



LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

APZ

SECURITY FENCING TO BOUND THE DEVELOPED STAGE.

CONSTRUCTION SITE ACCESS TRACK.

CONSTRUCT STORMWATER TO CONNECT TO PIT BUILT WITH STAGE 2 WORKS

COMMUNITY BUILDING

KESTERTON RISE

APZ

APZ

CONSTRUCTION SITE ACCESS TRACK.

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

STAGE 8

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	16/09/21			

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Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 8

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST08		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 8 Dwelling Schedule

Unit Number	Dwelling Type		Configuration	Dwelling Area	P.O.S		No.
105	**B0.SM**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
106	**A0**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
107	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
108	**A0**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
109	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
110	**B0.S**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
182	**B1.M**		3 Bedroom + double garage	166.60 m2	51.8 m2		1
183	**B1**		3 Bedroom + double garage	166.60 m2	57.5 m2		1
184	**B1.M**		3 Bedroom + double garage	166.60 m2	57.5 m2		1
185	**B1**		3 Bedroom + double garage	166.60 m2	47 m2		1
					Total:		**10**

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 8
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 8
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 8
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 8
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 8

LEGEND

RW RETAINING WALL
F1800 FENCE HEIGHT
ROAD/FOOTPATH BOUNDARY
INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 8 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 8 Plan

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Drawn J F A
Scale 1:3000, 1:300

da.05.8
Revision C



STAGE 8 PLAN

LEGEND

- SITE BOUNDARY
- FENCING
  Refer to Fencing Plan .
- RETAINING WALL
  Refer to Engineer Drawings.
- 1.2m HIGH PALISADE FENCE
- STREET LIGHT
  Refer to Lighting Engineering Drawings.
- BOLLARD LIGHTING
- 1.5m HIGH STONE CLAD PILLAR
- COLOURED CONCRETE PAVING
- PROPOSED GATEHOUSE
- SEATS
- LINE MARKING / PAINTING ON ROAD
- GARDEN BED
  -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- LARGE & MEDIUM SHRUBS
- SCREEN PLANTING
- EXTERNAL TREES (WEST BOUNDARY)

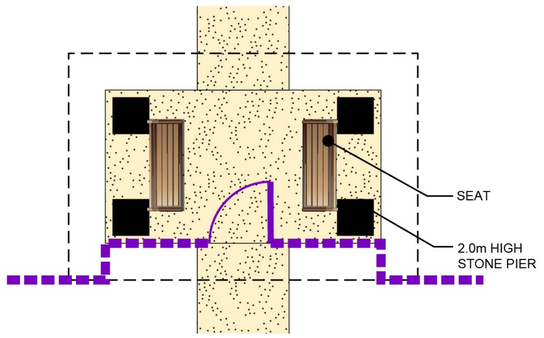


Eucalyptus tereticornis
(Forest Red Gum)
H x W: 35 x 12m

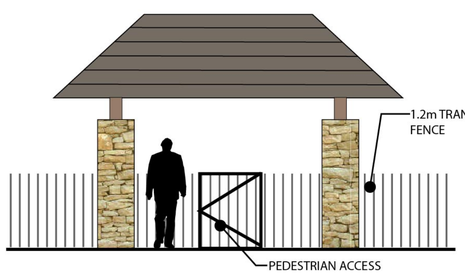
- HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.



GATEHOUSE PLAN & ELEVATION
SCALE 1:50 @ A1

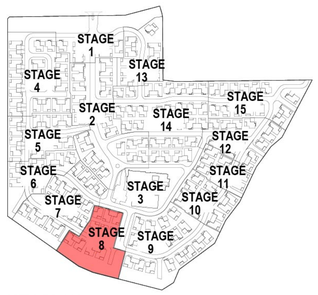


BOLLARD LIGHTING



SEAT





KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
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C	ISSUED FOR REVIEW	AL	30/08/2021
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PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 8 LANDSCAPE PLAN | CLIENT: SENCIA

SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-11 | REVISION: D

STAGE NINE

BULK EARTHWORKS ASSOCIATED WITH STAGES 9-15 WORKS. DISTURBED GROUND OUTSIDE OF STAGE 9 EXTENTS TO BE GRASS SEEDED.

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 9 INCLUDING
- ROAD AND FOOTPATH CONNECTIONS TO STAGE 2
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE UNITS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 9 EXTENT AND CONNECTED TO STAGE 2 NETWORK AS INDICATED ON PLAN.

REMOVAL OF NORTHERN SEDIMENT BASIN TO FINISHED SURFACE LEVELS. REFER TO LANDSCAPE PLANS FOR DETAILS.

APZ

BATTER TO EXISTING

CONSTRUCT SEWER TO CONNECT TO PIT BUILT WITH STAGE 2 WORKS

SECURITY FENCING TO BOUND THE DEVELOPED STAGE.

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

TEMPORARY TURNING HEAD. RFS TYPE C

CONSTRUCTION SITE ACCESS TRACK.

CONSTRUCTION SITE ACCESS TRACK.

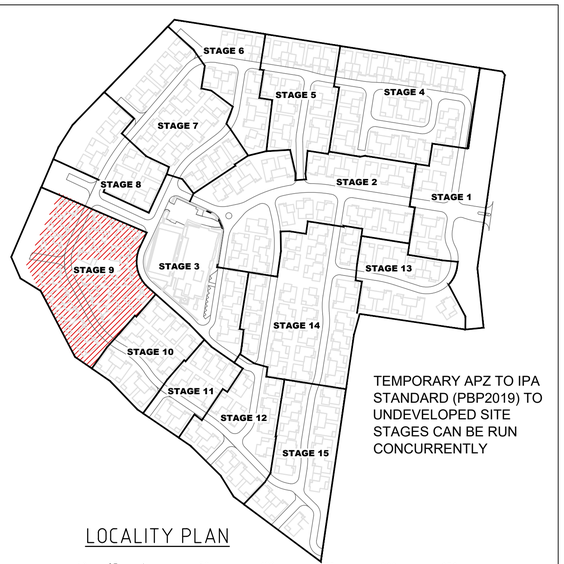
APZ

APZ

KESTERTON RISE

COMMUNITY BUILDING

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING



LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

STAGE 9

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	16/09/21			

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Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 9

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST09		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 9 Dwelling Schedule

Unit Number	Dwelling Type		Configuration	Dwelling Area	P.O.S		No.
117	**A0.S**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
118	**B0.S**		3 Bedroom + double garage	166.60 m2	81.2 m2		1
119	**B0.S**		3 Bedroom + double garage	166.60 m2	87.3 m2		1
120	**B0.S**		3 Bedroom + double garage	166.60 m2	69.6 m2		1
138	**A0.S**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
139	**A0**		3 Bedroom + double garage	168.24 m2	30 m2		1
140	**A0.M**		3 Bedroom + double garage	168.24 m2	33.5 m2		1
141	**B0**		3 Bedroom + double garage	166.60 m2	64.1 m2		1
142	**B0.M**		3 Bedroom + double garage	166.60 m2	40.8 m2		1
143	**A0.SM**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
174	**B1.M**		3 Bedroom + double garage	166.60 m2	71.8 m2		1
175	**B1**		3 Bedroom + double garage	166.60 m2	49.9 m2		1
176	**B1.M**		3 Bedroom + double garage	166.60 m2	54.8 m2		1
177	**B1**		3 Bedroom + double garage	166.60 m2	51.4 m2		1
178	**A1.S**		3 Bedroom + double garage	168.24 m2	94.1 m2		1
179	**B1.SM**		3 Bedroom + double garage	166.60 m2	65.9 m2		1
180	**B1.M**		3 Bedroom + double garage	166.60 m2	44.6 m2		1
181	**B1**		3 Bedroom + double garage	166.60 m2	43.9 m2		1
					Total:		**18**

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 9
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 9
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 9
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 9
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 9

LEGEND

- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 9 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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jfa@jfaoffice.com

Client
Knowles Group - Sencia

Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 9 Plan

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Plot Time and Date:
14/10/2021 1:30 PM

Drawn
J F A

Scale
1:3000, 1:300

da.05.9

Revision
C



STAGE 9 PLAN

LEGEND

- CONCRETE PAVING
- STAGE BOUNDARY
- FENCING
  Refer to Fencing Plan.
- RETAINING WALL
  Refer to Engineer Drawings.
- 1.5m HIGH STONE CLAD PILLAR
- BOLLARD LIGHTING
- STREET LIGHT
  Refer to Lighting Engineering Drawings.
- # GARDEN BED
  -SMALL SHRUBS, GROUNDCOV-
  ERS & TUFTED PLANTS
- # LARGE & MEDIUM SHRUBS
- # SCREEN PLANTING
- # ARBOUR WITH CLIMBERS
- SEAT
- EXTERNAL TREES (WEST BOUNDARY)

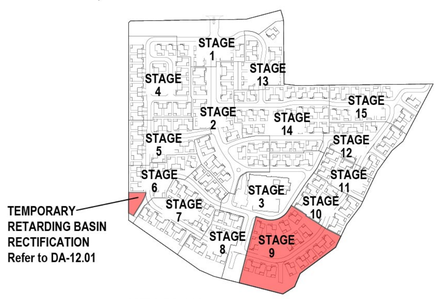


Eucalyptus tereticornis
(Forest Red Gum)
H x W: 35 x 12m

- HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 9 LANDSCAPE PLAN			CLIENT: SENCIA	
SCALE: 1:250 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-12	REVISION: D



LEGEND

- STAGE BOUNDARY
- GARDEN BED -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- LARGE & MEDIUM SHRUBS
- SCREEN PLANTING
- CLIMBERS
- HOME GARDEN TREES
- RAISED VEGETABLE GARDEN
- ORCHARD TREES
- ARBOUR WITH CLIMBERS
- SEAT
- CONCRETE PAVING
- EXPOSED AGGREGATE PAVING
- 1.8m HIGH SOLID FENCE COLOUR: MONUMENT
- 1.5m HIGH SOLID FENCE COLOUR: MONUMENT
- 1.2m HIGH PALISADE FENCE & GATE COLOUR: BLACK
- 1.8m HIGH FENCE TO EVENLY GRADE DOWN TO MEET THE 1.2m HIGH TRANSPARENT FENCE COLOUR: MONUMENT
- 1.2m HIGH TRANSPARENT FENCE
- GARDEN/ MAINTENANCE SHED 2.0m x 3.0m x 2.2m (high)
- COMPOST BIN
- BOLLARD LIGHTING
- 1.5m HIGH STONE CLAD PILLAR

Refer to Planting Palette for a full species list.

VEGIE GARDEN



ORCHARD



GARDEN FENCE
-Perimeter of community garden



GARDEN SHED



COMPOST BIN



SEAT

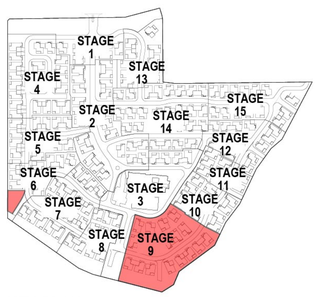


ARBOUR



BOLLARD LIGHTING





KEY PLAN
SCALE: NTS

NOTE:
1. PATH CONNECTION TO ADJOINING OPEN SPACE BY OTHERS.
2. AUTOMATIC IRRIGATION USING RECYCLED WATER TO ALL GARDEN BEDS.
3. ALL PATHS TO BE A MAX. 1 IN 20.
4. BOLLARD LIGHTING ALONG PEDESTRIAN PATHS.

STAGE 9 COMMUNITY GARDEN PLAN

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
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E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 9 LANDSCAPE PLAN			CLIENT: SENCIA	
SCALE: 1:250 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-12.01	REVISION: D



LEGEND

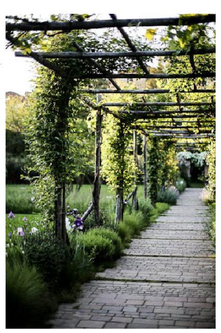
- GARDEN BED -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- LARGE & MEDIUM SHRUBS
- SCREEN PLANTING
- EPHEMERAL PLANTING
- HOME GARDEN TREES
- ARBOUR WITH CLIMBERS Refer to Architect's drawings on DA-19.
- EXPOSED AGGREGATE PAVING
- COLOURED CONCRETE FOOTPATH
- 1.8m HIGH SOLID FENCE COLOUR: MONUMENT
- 1.2m HIGH TRANSPARENT FENCE COLOUR: BLACK
- 1.8m HIGH FENCE TO EVENLY GRADE DOWN TO MEET THE 1.2m HIGH TRANSPARENT FENCE COLOUR: MONUMENT
- LINE MARKING / PAINTING ON ROAD
- SEAT
- BOLLARD LIGHTING

Refer to Planting Palette for a full species list.

NOTE:
1. AUTOMATIC IRRIGATION USING RECYCLED WATER TO ALL GARDEN BEDS.
2. ALL PATHS TO BE A MAX. 1 IN 20.
3. BOLLARD LIGHTING ALONG PEDESTRIAN PATHS.

STAGE 9 POCKET PARK PLAN

ARBOUR



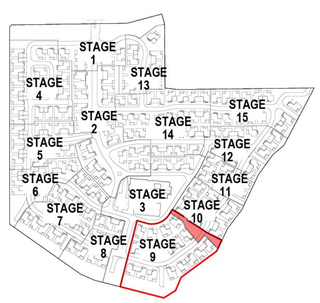


BOLLARD LIGHTING



SEAT





KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
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PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 9 LANDSCAPE PLAN | CLIENT: SENCIA

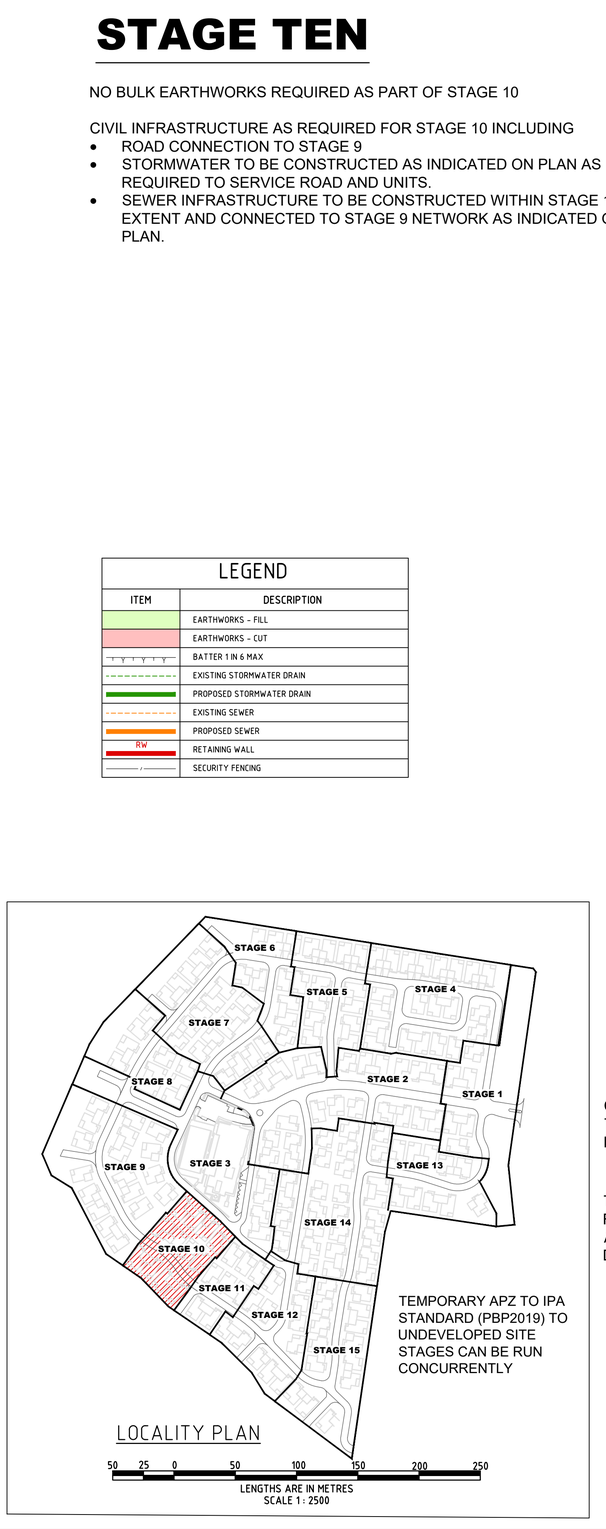
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STAGE TEN

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 10

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 10 INCLUDING
- ROAD CONNECTION TO STAGE 9
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE ROAD AND UNITS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 10 EXTENT AND CONNECTED TO STAGE 9 NETWORK AS INDICATED ON PLAN.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING



TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

APZ

APZ

APZ

KESTERTON RISE

COMMUNITY BUILDING

SECURITY FENCING TO BOUND THE DEVELOPED STAGE.

CONSTRUCT SEWER OUTFALL TO CONNECT TO SEWER BUILT WITH STAGE 9 WORKS

TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN, REFER TO SOIL AND EROSION MANAGEMENT PLAN FOR DETAILS.

CONSTRUCT STORMWATER TO CONNECT TO PIT BUILT WITH STAGE 6 WORKS

TEMPORARY TURNING HEAD. RFS TYPE A

CONSTRUCTION SITE ACCESS TRACK.

STAGE 10

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	16/09/21			

KNOWLES GROUP

Lanigan Civil

Patama Pty Ltd (ABN: 79 108 035 463)
Trading as Lanigan Civil
Consulting Civil Engineers
Unit 4, 7-9 Hall Street, Braeside VIC 3195
Tel: 03 9558 4380 Fax: 03 9587 9707
Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 10

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST10		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 10 Dwelling Schedule

Unit Number	Dwelling Type		Configuration	Dwelling Area	P.O.S		No.
121	**A0**		3 Bedroom + double garage	168.24 m2	30.1 m2		1
122, 137	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1 m2		2
123, 134, 135	**A0.SM**		3 Bedroom + double garage	168.24 m2	30.1 m2		3
124	**B0.S**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
136	**B0**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
170	**A1.M**		3 Bedroom + double garage	168.24 m2	52.3 m2		1
171	**A1**		3 Bedroom + double garage	168.24 m2	34.9 m2		1
					Total:		**10**

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

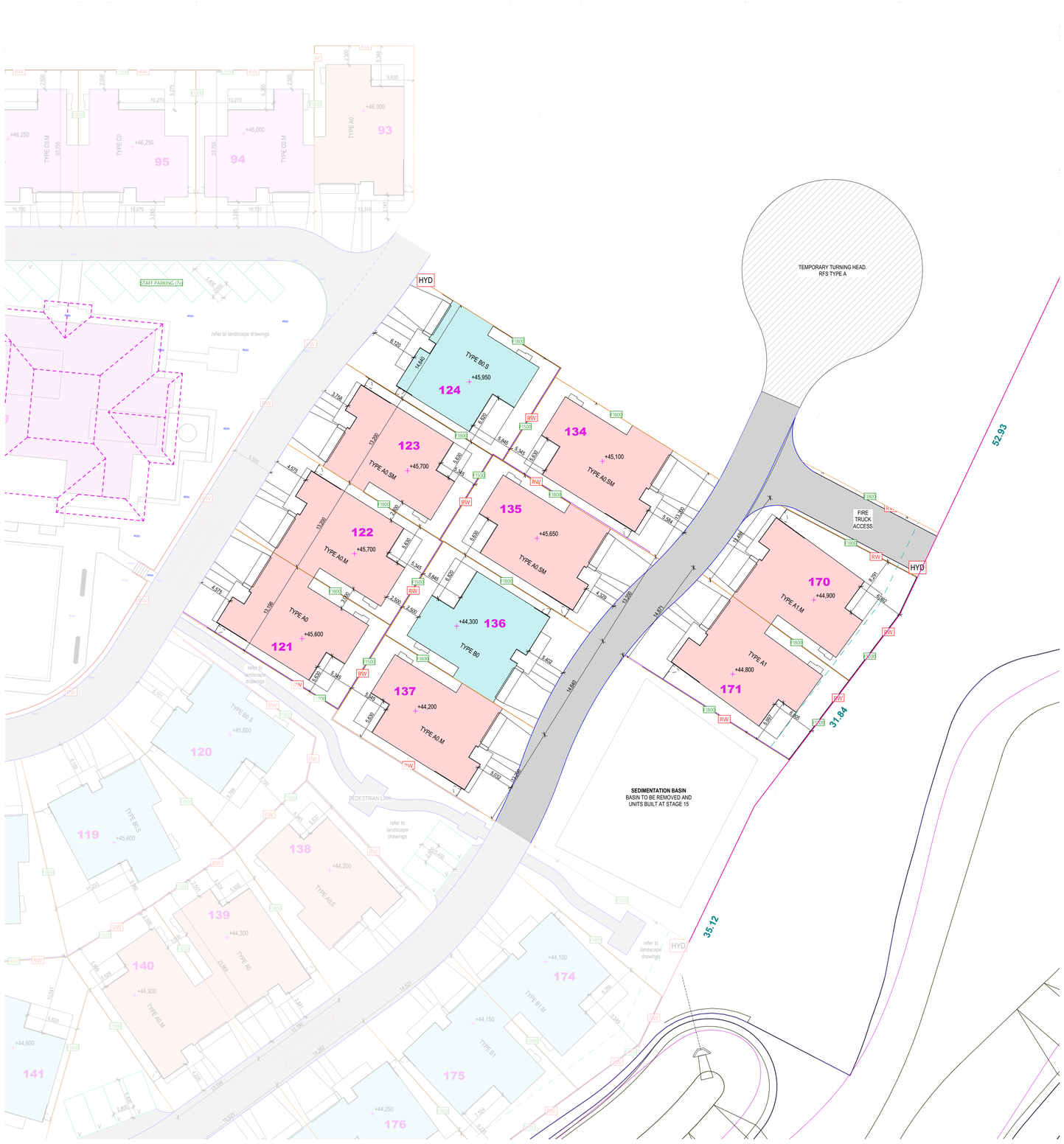
REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 10
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 10
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 10
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 10
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 10

LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 10 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 10 Plan

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Plot Time and Date:
14/10/2021 1:30 PM

Drawn
J F A

Scale
1:3000, 1:300

da.05.10

Revision
C



TEMPORARY CONSTRUCTION SEDIMENT RETARDATION BASIN
Refer to Engineer Drawings.
(TO BE CONVERTED TO RESIDENTIAL HOUSES IN STAGE 15.)

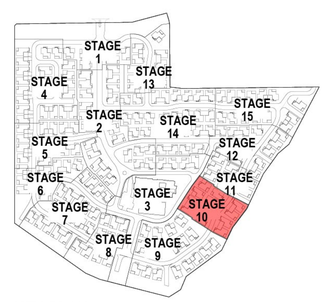
LEGEND

- STAGE BOUNDARY
- FENCING
  Refer to Fencing Plan.
- RETAINING WALL
  Refer to Engineer Drawings.
- STREET LIGHT
  Refer to Lighting Engineering Drawings.
- 1.5m HIGH STONE CLAD PILLAR
- HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.

STAGE 10 PLAN



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
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D	ISSUED FOR REVIEW	AL	15/10/2021

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PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 10 LANDSCAPE PLAN | CLIENT: SENCIA

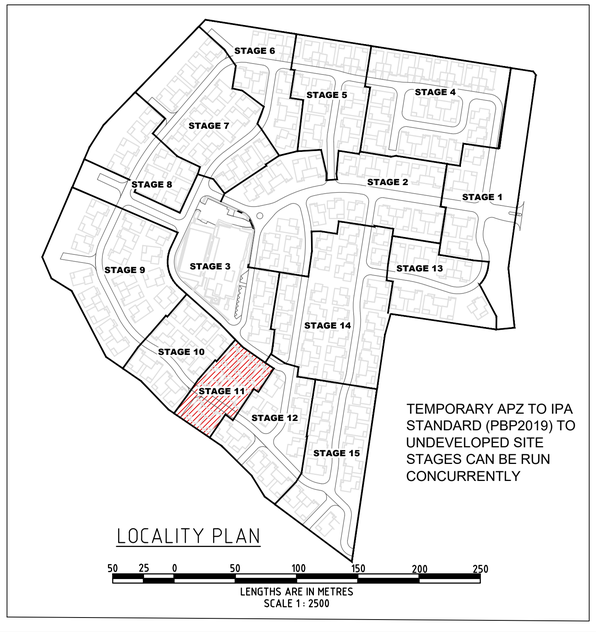
SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-13 | REVISION: D

STAGE ELEVEN

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 11

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 11 INCLUDING
- ROAD CONNECTION TO STAGES 2 AND 10
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE ROAD AND UNITS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 11 EXTENT AND CONNECTED TO STAGE 2 NETWORK AS INDICATED ON PLAN.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING



TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500



STAGE 11

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	16/09/21			

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Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 11

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST11		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 11 Dwelling Schedule

Unit Number	Dwelling Type		Configuration	Dwelling Area	P.O.S		No.
125	**A0.S**		3 Bedroom + double garage	168.24 m2	40.9		1
126, 127	**A0.S**		3 Bedroom + double garage	168.24 m2	30.1		2
131	**A0**		3 Bedroom + double garage	168.24 m2	30.1		1
132	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1		1
133	**A0.SM**		3 Bedroom + double garage	168.24 m2	36.87		1
168	**A1.M**		3 Bedroom + double garage	168.24 m2	30.6		1
169	**A1**		3 Bedroom + double garage	168.24 m2	41.7		1
					Total:		**8**

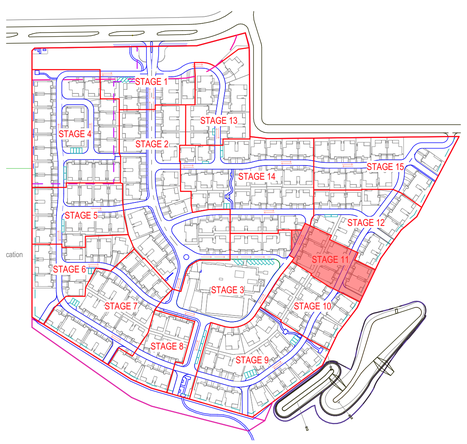
PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 11
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 11
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 11
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 11
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 11

LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 11 Plan 1:300

AMENDMENTS:

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Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 11 Plan

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Drawn J F A
Scale 1:3000, 1:300

da.05.11

Revision **C**



LEGEND

STAGE BOUNDARY

FENCING
Refer to Fencing Plan.

RETAINING WALL
Refer to Engineer Drawings.

STREET LIGHT
Refer to Lighting Engineering Drawings.

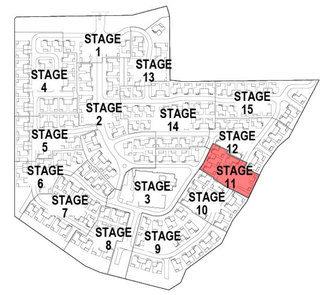
1.5m HIGH STONE CLAD PILLAR

HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
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NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette on for a full species list.

STAGE 11 PLAN



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

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PROJECT
Sencia Huntlee Retirement Village

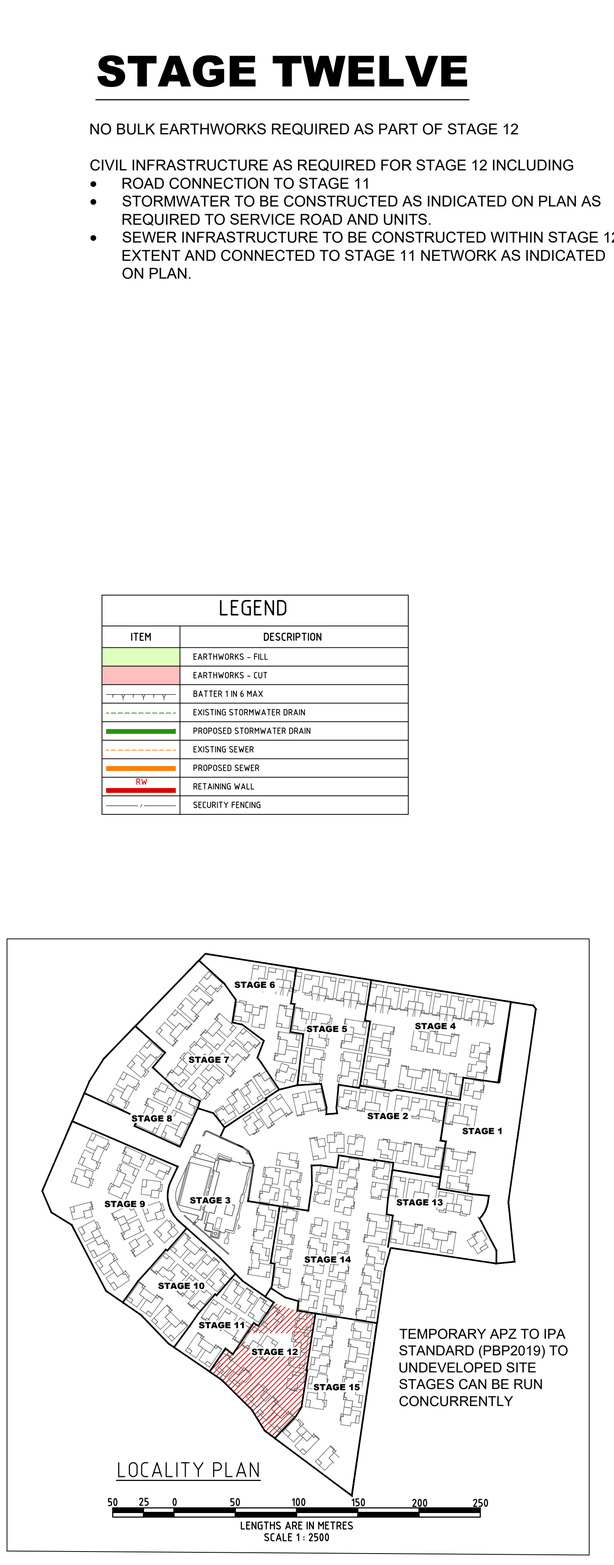
DRAWING: STAGE 11 LANDSCAPE PLAN			CLIENT: SENCIA	
SCALE: 1:250 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-14	REVISION: D

STAGE TWELVE

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 12

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 12 INCLUDING
- ROAD CONNECTION TO STAGE 11
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE ROAD AND UNITS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 12 EXTENT AND CONNECTED TO STAGE 11 NETWORK AS INDICATED ON PLAN.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING

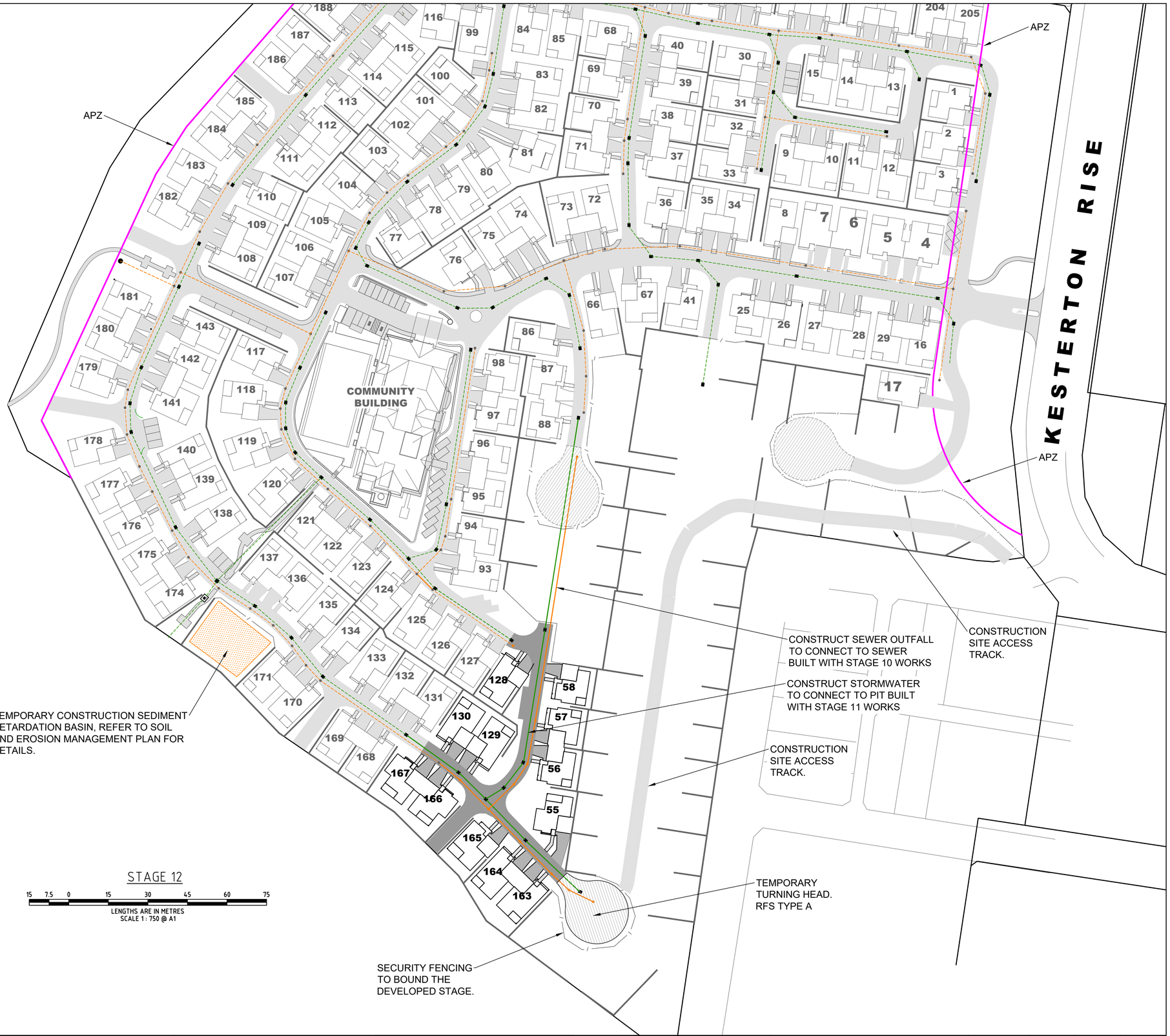


LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY



STAGE 12

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	17/09/21			

KNOWLES GROUP

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Trading as Lanigan Civil
Consulting Civil Engineers
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Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 12

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST12		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 12 Dwelling Schedule

Unit Number	Dwelling Type	Configuration	Dwelling Area	P.O.S	No.
55	**C0.SM**	3 Bedroom + double garage	159.73 m2	53.4 m2	1
56	**D0**	2 Bedroom + double garage	144.89 m2	24.2 m2	1
57	**D0.M**	2 Bedroom + double garage	144.89 m2	24.2 m2	1
58	**D0.S**	2 Bedroom + double garage	144.89 m2	24.2 m2	1
128	**A0.S**	3 Bedroom + double garage	168.24 m2	30.1 m2	1
129	**A0**	3 Bedroom + double garage	168.24 m2	30.1 m2	1
130	**A0.M**	3 Bedroom + double garage	168.24 m2	30.1 m2	1
163	**A1.M**	3 Bedroom + double garage	168.24 m2	50.42 m2	1
164	**A1**	3 Bedroom + double garage	168.24 m2	36.4 m2	1
165	**B1.S**	3 Bedroom + double garage	166.60 m2	52.9 m2	1
166	**C1.M**	3 Bedroom + double garage	159.73 m2	75.1 m2	1
167	**C1**	3 Bedroom + double garage	159.73 m2	69.3 m2	1
			Total:		**12**

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 12
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 12
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 12
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 12
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 12

LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 12 Plan 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Client
Knowles Group - Sencia

Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 12 Plan

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Plot Time and Date:
14/10/2021 1:30 PM

Drawn
J F A

Scale
1:3000, 1:300

Revision
C

da.05.12



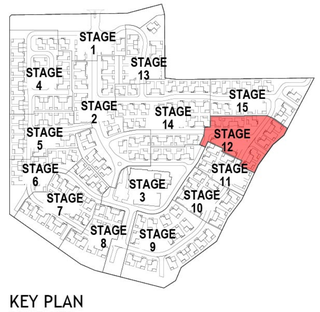
LEGEND

- STAGE BOUNDARY
- FENCING
  Refer to Fencing Plan.
- RETAINING WALL
  Refer to Engineer Drawings.
- 1.5m HIGH STONE CLAD PILLAR
- BOLLARD LIGHTING
- STREET LIGHT
  Refer to Lighting Engineering Drawings.
- # GARDEN BED
  -SMALL SHRUBS, GROUNDCOV-ERS & TUFTED PLANTS
- # LARGE & MEDIUM SHRUBS
- # SCREEN PLANTING
- RAISED VEGETABLE GARDEN
- # ORCHARD TREES
- SEAT
- HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.

STAGE 12 PLAN



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

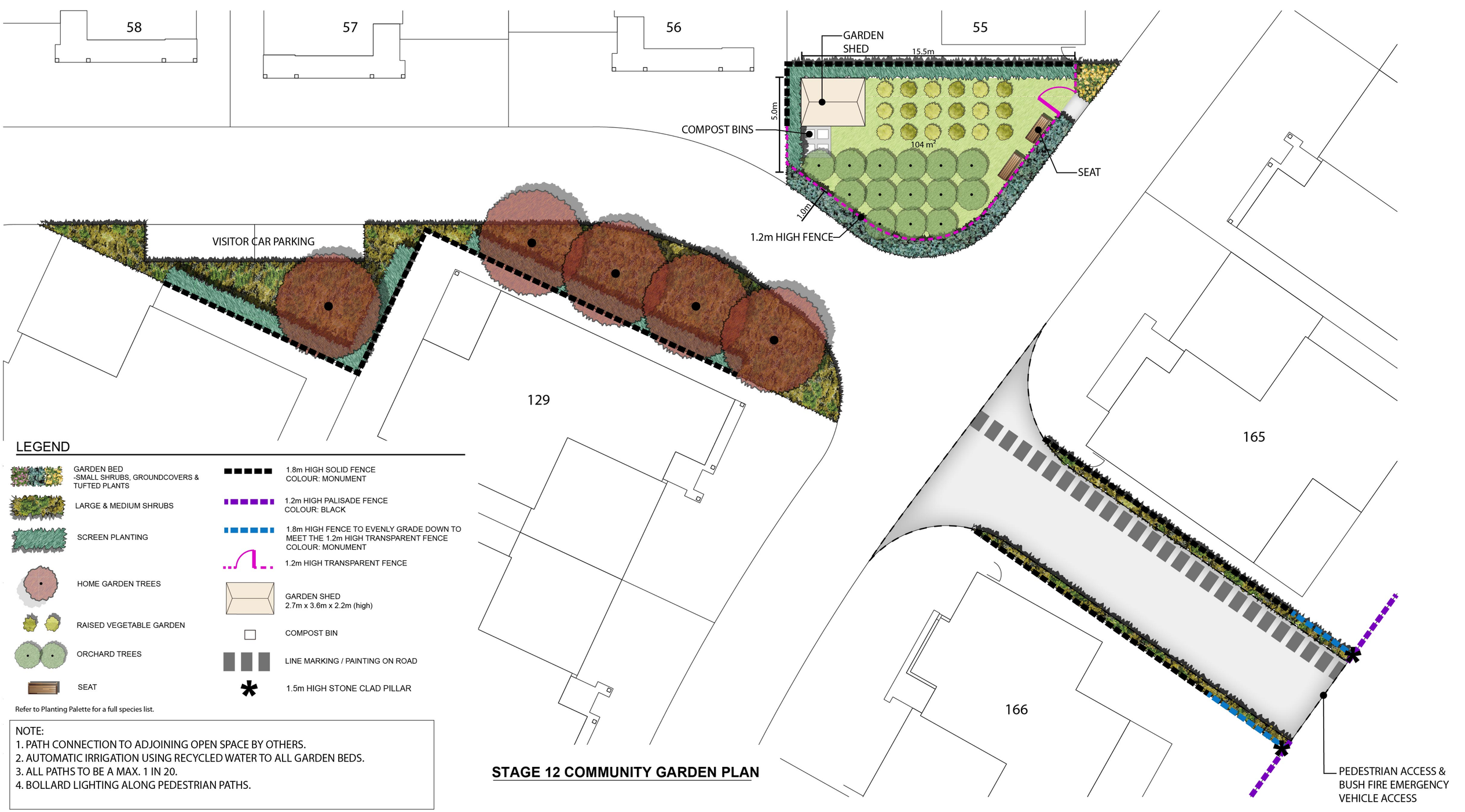
REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 12 LANDSCAPE PLAN | CLIENT: SENCIA

SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-15 | REVISION: D



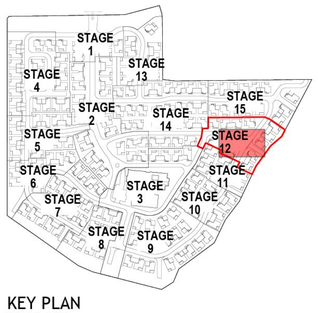
LEGEND

- GARDEN BED -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- LARGE & MEDIUM SHRUBS
- SCREEN PLANTING
- HOME GARDEN TREES
- RAISED VEGETABLE GARDEN
- ORCHARD TREES
- SEAT
- 1.8m HIGH SOLID FENCE COLOUR: MONUMENT
- 1.2m HIGH PALISADE FENCE COLOUR: BLACK
- 1.8m HIGH FENCE TO EVENLY GRADE DOWN TO MEET THE 1.2m HIGH TRANSPARENT FENCE COLOUR: MONUMENT
- 1.2m HIGH TRANSPARENT FENCE
- GARDEN SHED 2.7m x 3.6m x 2.2m (high)
- COMPOST BIN
- LINE MARKING / PAINTING ON ROAD
- 1.5m HIGH STONE CLAD PILLAR

Refer to Planting Palette for a full species list.

NOTE:
1. PATH CONNECTION TO ADJOINING OPEN SPACE BY OTHERS.
2. AUTOMATIC IRRIGATION USING RECYCLED WATER TO ALL GARDEN BEDS.
3. ALL PATHS TO BE A MAX. 1 IN 20.
4. BOLLARD LIGHTING ALONG PEDESTRIAN PATHS.

STAGE 12 COMMUNITY GARDEN PLAN



KEY PLAN
SCALE: NTS

VEGIE GARDEN




GARDEN FENCE
-Perimeter of community garden



ORCHARD




GARDEN SHED



COMPOST BIN



DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 12 LANDSCAPE PLAN			CLIENT: SENCIA	
SCALE: 1:250 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-15.01	REVISION: D

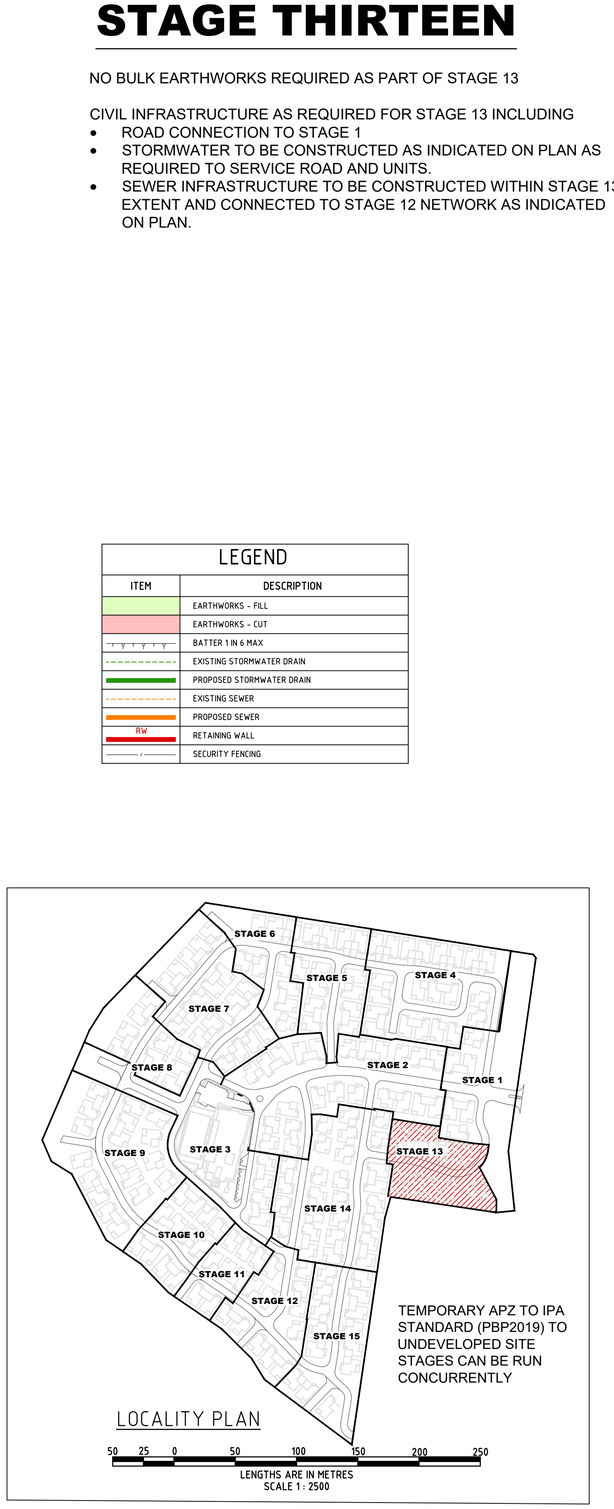
STAGE THIRTEEN

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 13

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 13 INCLUDING

- ROAD CONNECTION TO STAGE 1
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE ROAD AND UNITS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 13 EXTENT AND CONNECTED TO STAGE 12 NETWORK AS INDICATED ON PLAN.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
Rw	RETAINING WALL
	SECURITY FENCING

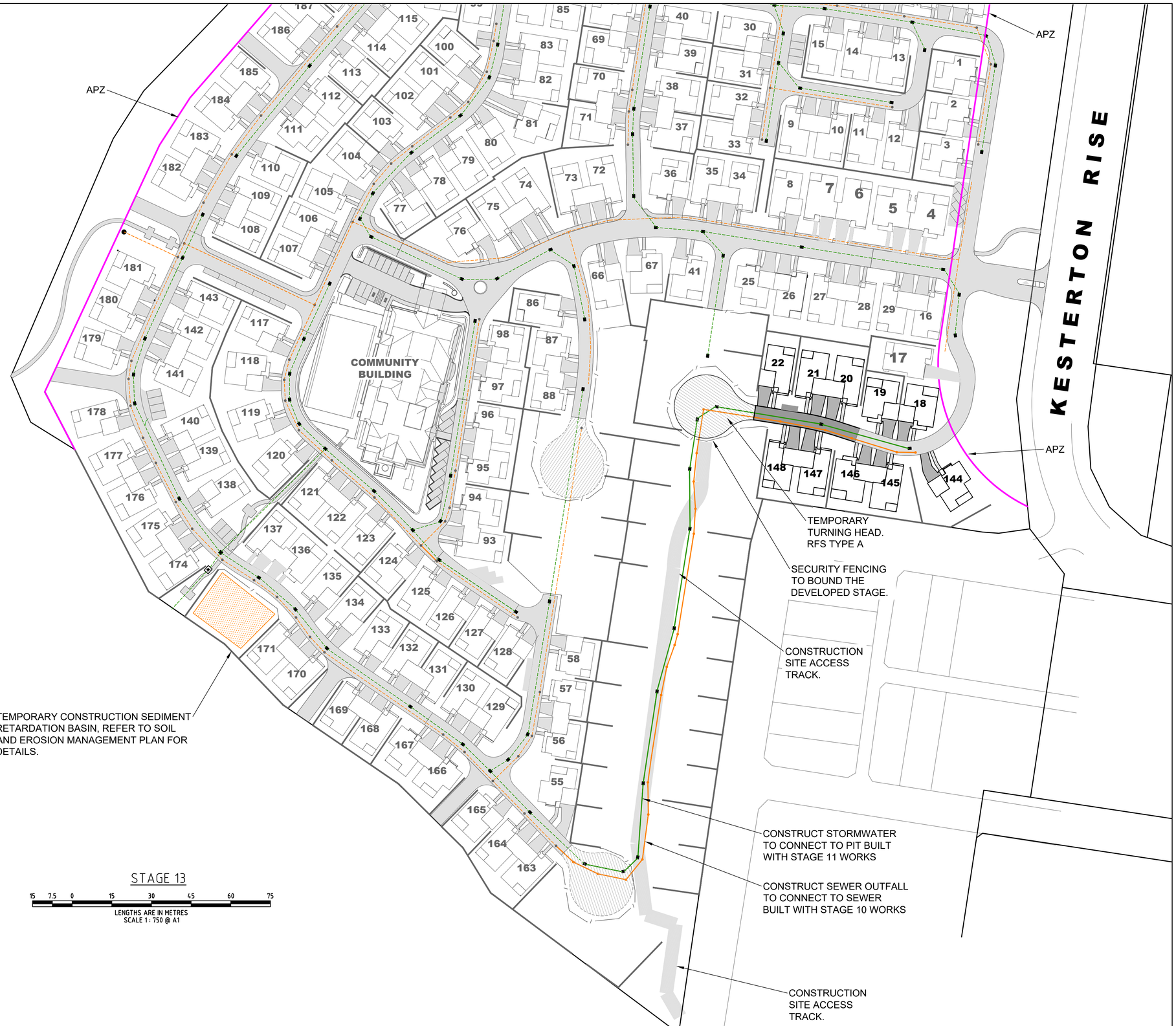


LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY



STAGE 13

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	17/09/21			

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Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 13

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST13		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 13 Dwelling Schedule

Unit Number	Dwelling Type	Configuration	Dwelling Area	P.O.S	No.
18	**B0**	3 Bedroom + double garage	166.60 m2	40.4 m2	1
19	**B0.M**	3 Bedroom + double garage	166.60 m2	40.4 m2	1
20, 22	**A0**	3 Bedroom + double garage	168.24 m2	44.2 m2	2
21	**A0.M**	3 Bedroom + double garage	168.24 m2	44.2 m2	1
144	**C1.SM**	3 Bedroom + double garage	159.73 m2	212.4 m2	1
145	**A1.M**	3 Bedroom + double garage	168.24 m2	76.3 m2	1
146	**B1**	3 Bedroom + double garage	166.60 m2	52.8 m2	1
147	**A1.M**	3 Bedroom + double garage	168.24 m2	41 m2	1
148	**A1**	3 Bedroom + double garage	168.24 m2	41.8 m2	1
				Total:	**10**

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
- BULK EARTHWORKS ASSOCIATED WITH STAGE 13
- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 13
- WATER MAINS, ELECTRICAL MAINS & RECLAIMED WATER RETICULATION.
- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 13
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 13
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 13

LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 13 Plans 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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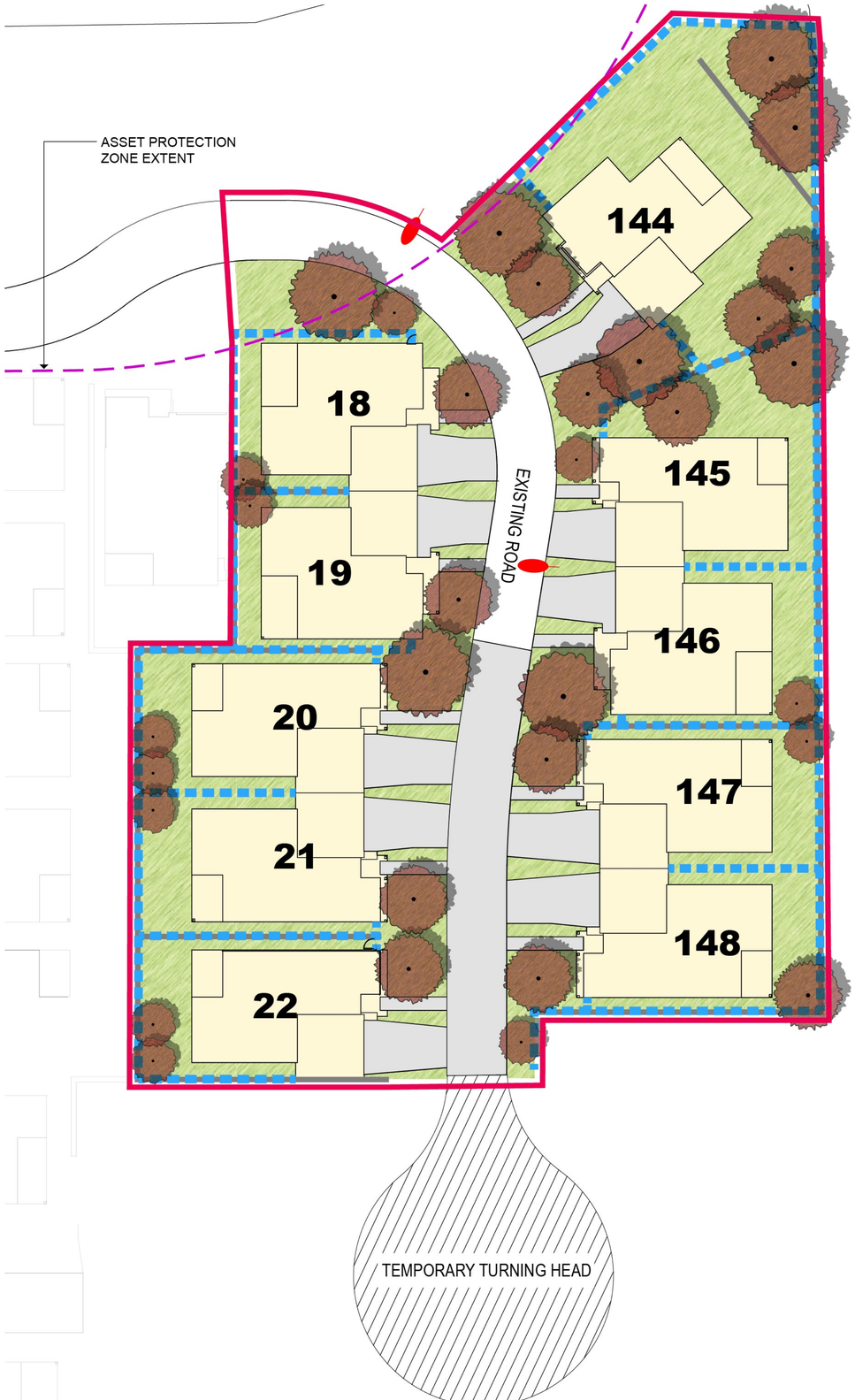
Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 13 Plan

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Plot Time and Date: **14/10/2021 1:30 PM**
Drawn J F A
Scale 1:3000, 1:300
Revision C

da.05.13



LEGEND

STAGE BOUNDARY

FENCING
Refer to Fencing Plan.

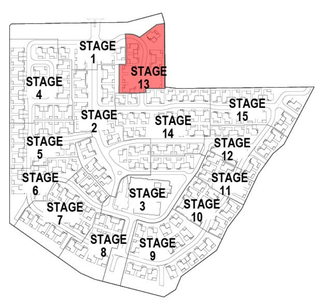
RETAINING WALL
Refer to Engineer Drawings.

STREET LIGHT
Refer to Lighting Engineering Drawings.

HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
ACER freemanii 'Autumn Blaze' (Autumn Blaze) H x W: 13 x 10m
LIRIODENDRON tulipifera 'Fastigiata' (Upright Tulip Tree) H x W: 20 x 4m
TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.



KEY PLAN
SCALE: NTS

STAGE 13 PLAN

DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 13 LANDSCAPE PLAN | CLIENT: SENCIA

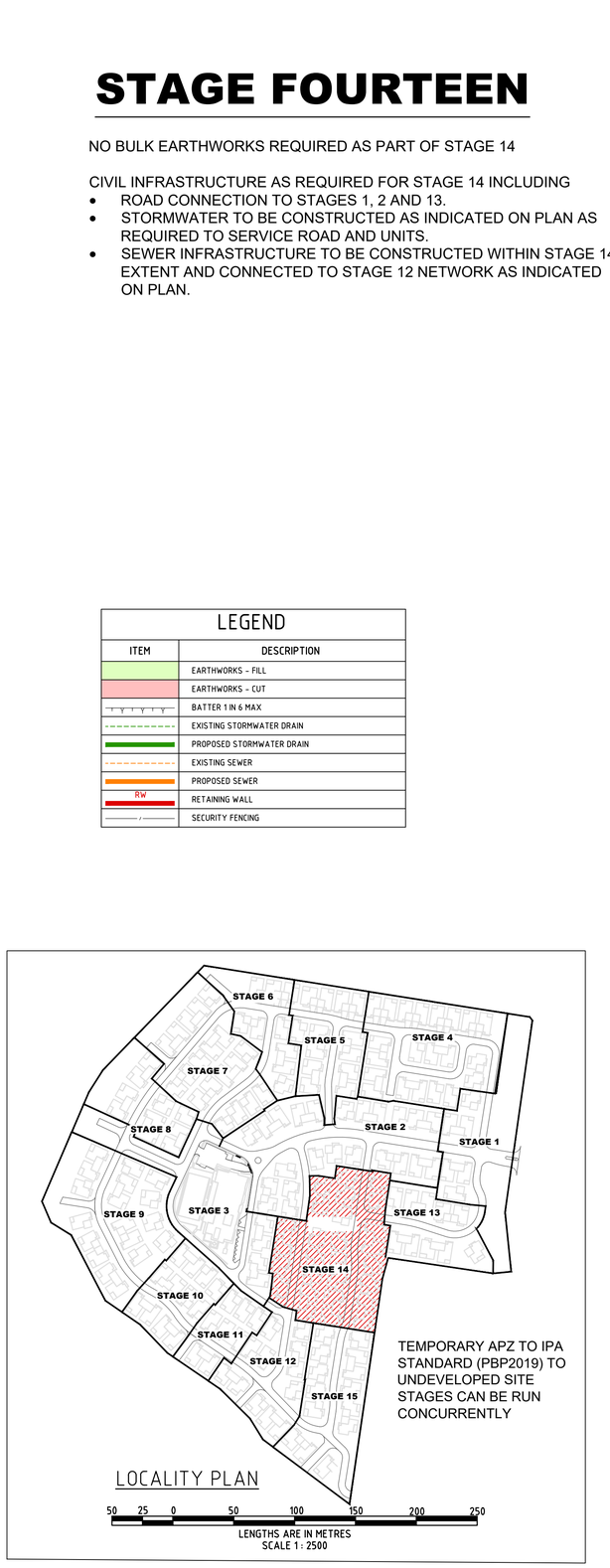
SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-16 | REVISION: D

STAGE FOURTEEN

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 14

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 14 INCLUDING
- ROAD CONNECTION TO STAGES 1, 2 AND 13.
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE ROAD AND UNITS.
- SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITHIN STAGE 14 EXTENT AND CONNECTED TO STAGE 12 NETWORK AS INDICATED ON PLAN.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
Rw	RETAINING WALL
	SECURITY FENCING

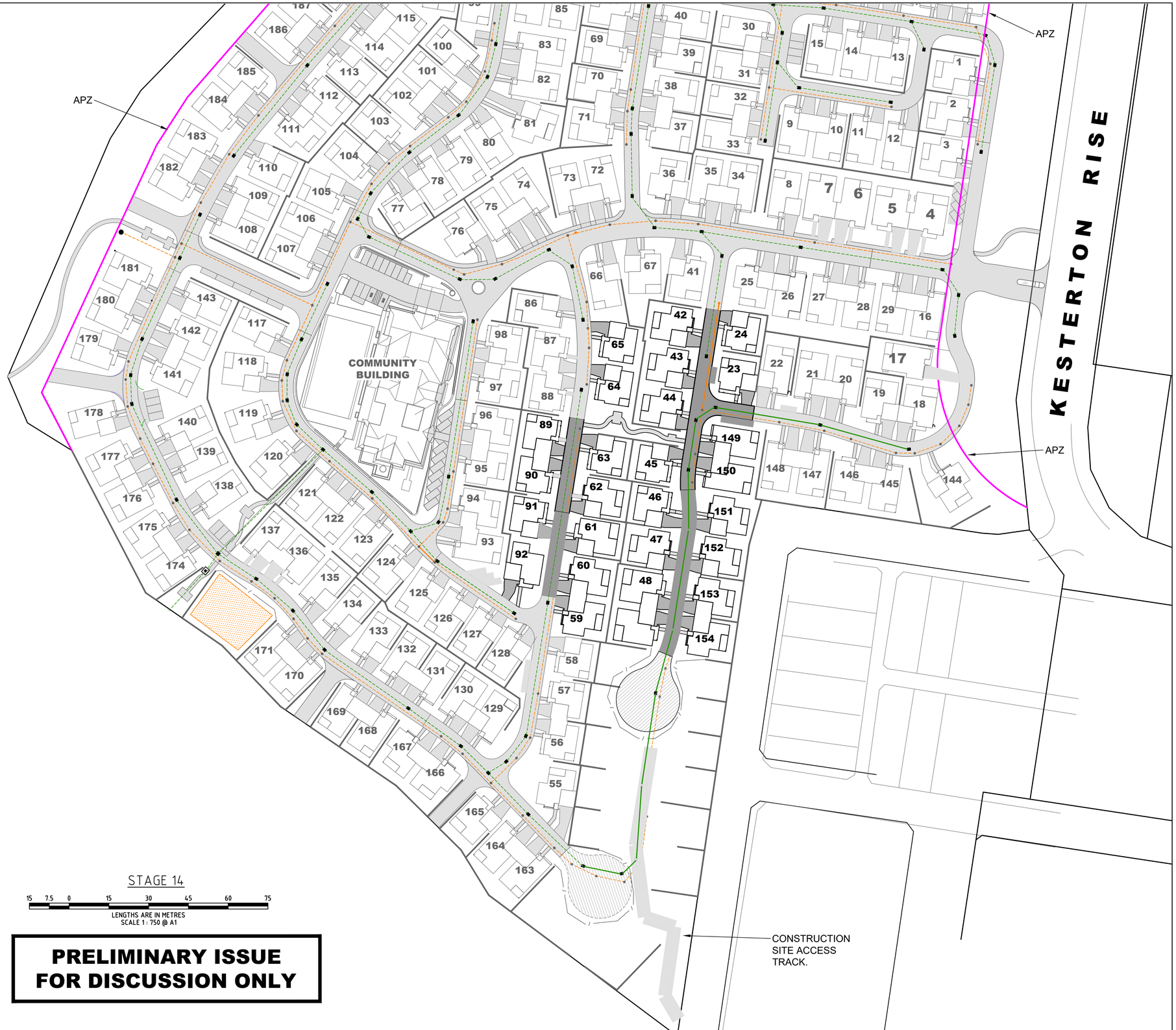


TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500



STAGE 14

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

PRELIMINARY ISSUE FOR DISCUSSION ONLY

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	17/09/21			

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Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 14

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST14		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 14 Dwelling Schedule

Unit Number	Dwelling Type		Configuration	Dwelling Area	P.O.S		No.
23	**D0.S**		2 Bedroom + double garage	144.89 m2	24.2		1
24	**D0.M**		2 Bedroom + double garage	144.89 m2	24.2		1
42, 43, 44	**C0.S**		3 Bedroom + double garage	159.73 m2	53.4		3
45	**D0.SM**		2 Bedroom + double garage	144.89 m2	26.2		1
63, 64	**D0.S**		2 Bedroom + double garage	144.89 m2	24.2		2
65	**D0.S**		2 Bedroom + double garage	144.89 m2	31.3		1
89	**D0**		2 Bedroom + double garage	144.89 m2	24.2		1
90	**D0.M**		2 Bedroom + double garage	144.89 m2	24.2		1
149	**A0.M**		3 Bedroom + double garage	168.24 m2	30.1		1
150	**A0**		3 Bedroom + double garage	168.24 m2	30.1		1
46	**D0.S**		2 Bedroom + double garage	144.89 m2	24.2 m2		1
47	**C0.S**		3 Bedroom + double garage	159.73 m2	43.4 m2		1
48	**B0**		3 Bedroom + double garage	166.60 m2	42.8 m2		1
49	**B0.M**		3 Bedroom + double garage	166.60 m2	43.1 m2		1
59	**C0**		3 Bedroom + double garage	159.73 m2	53.4 m2		1
60	**C0.M**		3 Bedroom + double garage	159.73 m2	53.4 m2		1
61	**B0.SM**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
62	**C0.SM**		3 Bedroom + double garage	159.73 m2	53.4 m2		1
91	**D0.S**		2 Bedroom + double garage	144.89 m2	24 m2		1
92	**B0.S**		3 Bedroom + double garage	166.60 m2	39.9 m2		1
151	**C1.SM**		3 Bedroom + double garage	159.73 m2	60.9 m2		1
152	**C1.SM**		3 Bedroom + double garage	159.73 m2	54.3 m2		1
153	**C1.M**		3 Bedroom + double garage	159.73 m2	56 m2		1
154	**C1**		3 Bedroom + double garage	159.73 m2	58.4 m2		1
					Total:		**27**

PLEASE NOTE:

-STAGES CAN BE RUN CONCURRENTLY
- TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE

REFER TO CIVIL ENGINEERING FOR:
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- RETAINING WALLS
- CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 14
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- STORMWATER ASSETS TO BE CONSTRUCTED WITHIN STAGE 14
- SEWER INFRASTRUCTURE.

REFER TO LANDSCAPEING FOR:
- ALL LANDSCAPING TO COMMON AREAS AND UNITS WITHIN STAGE 14
- ALL FENCING TO SITE AND UNITS WITHIN STAGE 14

LEGEND
- RW — RETAINING WALL
- F1800 — FENCE HEIGHT
- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



Stage 14 Plans 1:300

AMENDMENTS:

A - 08.07.2021
- COUNCIL RFIs SUBMISSION
B - 31.08.2021
- COUNCIL RFIs SUBMISSION
C - 14.10.2021
- RFI SUBMISSION

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Client
Knowles Group - Sencia

Project Title
Proposed Retirement Village
Huntlee - Katherine's Landing, NSW

Drawing Title
DEVELOPMENT APPLICATION
Stage 14 Plan

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Plot Time and Date: **14/10/2021 1:30 PM**
Drawn J F A
Scale 1:3000, 1:300
Revision C

da.05.14



LEGEND

STAGE BOUNDARY

FENCING
Refer to Fencing Plan.

RETAINING WALL
Refer to Engineer Drawings.

STREET LIGHT
Refer to Lighting Engineering Drawings.

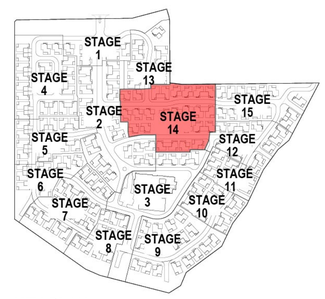
BOLLARD LIGHTING

HOME GARDEN TREES

QUERCUS palustris 'Pringreen' (Green Pillar) H x W: 14 x 3m
PYRUS calleryana 'Capital' (Ornamental Pear) H x W: 11 x 1-3m
LAGERSTROEMIA indica 'Natchez' (Crepe Myrtle White) H x W: 6 x 4m
ULMUS parvifolia 'Todd' (Chinese Elm) H x W: 10 x 11m
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TRISTANIOPSIS laurina 'Luscious' (Kanooka Gum) H x W: 8 x 4m
LAGERSTROEMIA indica 'Biloxi' (Crepe Myrtle Pink) H x W: 8 x 5m

NOTE: ALL TREES HAVE BEEN SELECTED FROM THE CESSNOCK DCP HUNTLEE SPECIES LIST.
Refer to Planting Palette for a full species list.

STAGE 14 PLAN



KEY PLAN
SCALE: NTS

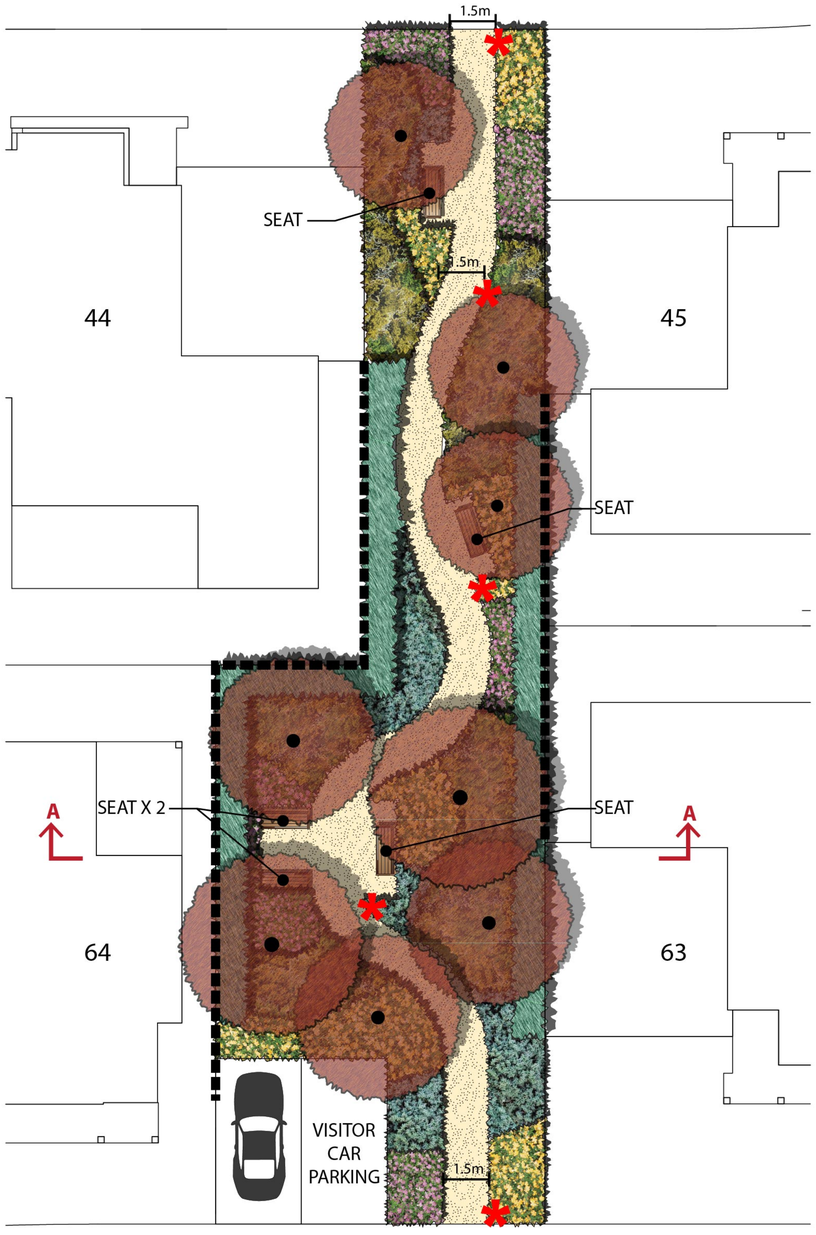
DEVELOPMENT APPLICATION

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	WL	10/02/2021
B	ISSUED FOR REVIEW	AL	09/07/2021
C	ISSUED FOR REVIEW	AL	30/08/2021
D	ISSUED FOR REVIEW	AL	15/10/2021

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1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800
E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT
Sencia Huntlee Retirement Village

DRAWING: STAGE 14 LANDSCAPE PLAN			CLIENT: SENCIA	
SCALE: 1:250 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-17	REVISION: D



STAGE 14 POCKET PARK PLAN

LEGEND

- GARDEN BED -SMALL SHRUBS, GROUNDCOVERS & TUFTED PLANTS
- LARGE & MEDIUM SHRUBS
- SCREEN PLANTING
- HOME GARDEN TREES
- COLOURED CONCRETE FOOTPATH
- 1.8m HIGH SOLID FENCE COLOUR: MONUMENT
- SEAT
- BOLLARD LIGHTING

Refer to Planting Palette for a full species list.

BOLLARD LIGHTING



SEAT



NOTE:
1. AUTOMATIC IRRIGATION USING RECYCLED WATER TO ALL GARDEN BEDS.
2. ALL PATHS TO BE A MAX. 1 IN 20.
3. BOLLARD LIGHTING ALONG PEDESTRIAN PATHS.

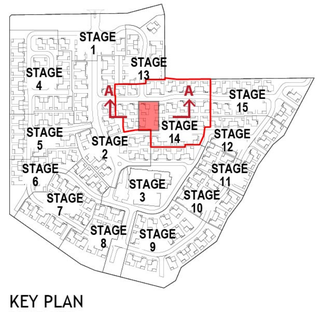


SECTION A-A
SCALE 1:50 @ A1

SEATING AREA







KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

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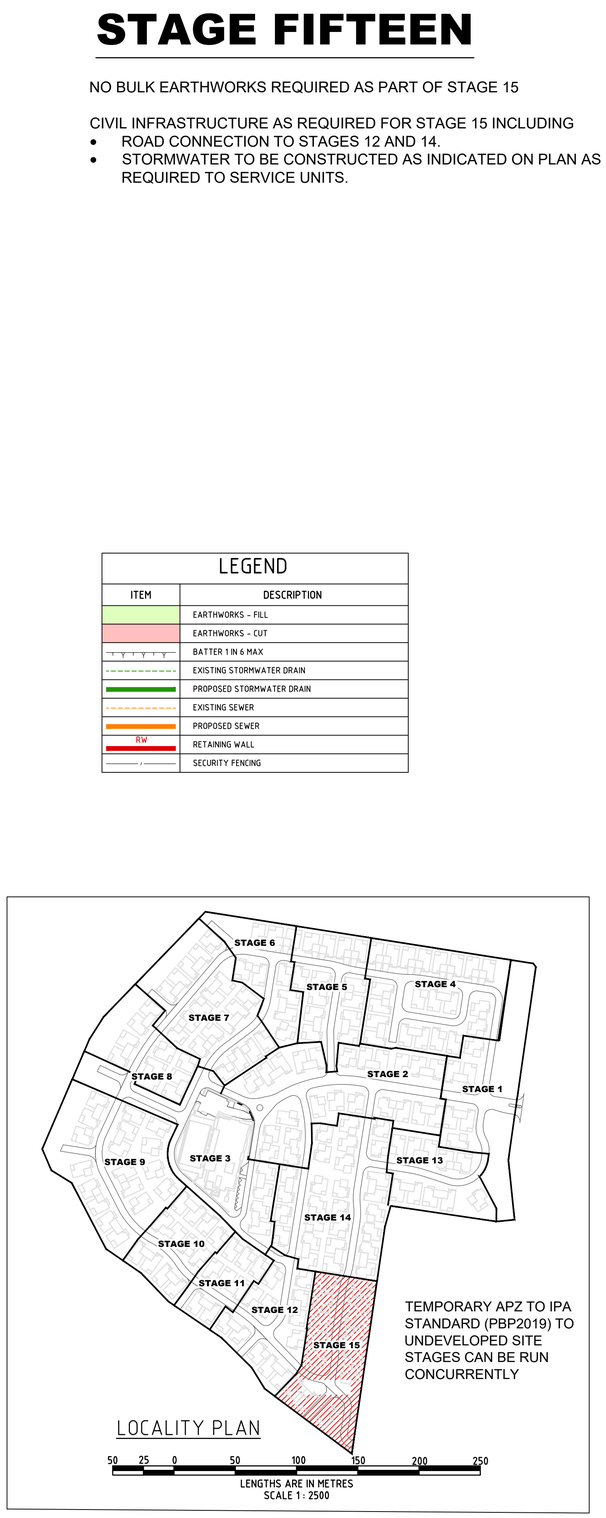
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SCALE: 1:250 @ A1	DRAWN: AL	JOB NUMBER: 20-048	Drw No.: DA-17.01	REVISION: D

STAGE FIFTEEN

NO BULK EARTHWORKS REQUIRED AS PART OF STAGE 15

CIVIL INFRASTRUCTURE AS REQUIRED FOR STAGE 15 INCLUDING
- ROAD CONNECTION TO STAGES 12 AND 14.
- STORMWATER TO BE CONSTRUCTED AS INDICATED ON PLAN AS REQUIRED TO SERVICE UNITS.

LEGEND	
ITEM	DESCRIPTION
	EARTHWORKS - FILL
	EARTHWORKS - CUT
	BATTER 1 IN 6 MAX
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	EXISTING SEWER
	PROPOSED SEWER
RW	RETAINING WALL
	SECURITY FENCING



LOCALITY PLAN

50 25 0 50 100 150 200 250

LENGTHS ARE IN METRES
SCALE 1 : 2500

TEMPORARY APZ TO IPA STANDARD (PBP2019) TO UNDEVELOPED SITE STAGES CAN BE RUN CONCURRENTLY

LOT 172 & 173 TO BE CONSTRUCTED ONCE REMOVAL OF TEMPORARY SEDIMENT BASIN.

COMMUNITY BUILDING

APZ

APZ

APZ

KESTERTON RISE

STAGE 15

15 7.5 0 15 30 45 60 75

LENGTHS ARE IN METRES
SCALE 1 : 750 @ A1

NO	REVISION	DATE	NO	REVISION	DATE
A	TOWN PLANNING ISSUE	14/10/21			
P2	PRELIMINARY ISSUE	29/09/21			
P1	PRELIMINARY ISSUE	17/09/21			

KNOWLES GROUP

Lanigan Civil
Patama Pty Ltd (ABN: 79 108 035 463)
Trading as Lanigan Civil
Consulting Civil Engineers
Unit 4, 7-9 Hall Street, Braeside VIC 3195
Tel: 03 9558 4380 Fax: 03 9587 9707
Email: admin@lancivil.com.au

PROPOSED RETIREMENT VILLAGE

HUNTLEE - KATHERINE'S LANDING, NSW

STAGE 15

NORTH

DESIGNED	DRAWN	CHECKED
NJC	MJL	
DATE	SCALE/S	
16-06-20	AS NOTED	
DRG NO		ISSUE
LC1701-ST15		A

PLEASE NOTE:
ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM

Stage 15 Dwelling Schedule

Unit Number	Dwelling Type	Configuration	Dwelling Area	P.O.S	No.
50, 51, 52	**C0.S**	3 Bedroom + double garage	159.73 m2	53.4 m2	3
53	**C0**	3 Bedroom + double garage	159.73 m2	53.4 m2	1
54	**B0.M**	3 Bedroom + double garage	166.60 m2	43.8 m2	1
155	**B1.SM**	3 Bedroom + double garage	166.60 m2	47.1 m2	1
156	**A1.M**	3 Bedroom + double garage	168.24 m2	32.4 m2	1
157	**A1**	3 Bedroom + double garage	168.24 m2	33.7 m2	1
158	**B1.S**	3 Bedroom + double garage	166.60 m2	55.9 m2	1
159	**C1.M**	3 Bedroom + double garage	159.73 m2	56.8 m2	1
160	**C1**	3 Bedroom + double garage	159.73 m2	62.6 m2	1
161	**A1.M**	3 Bedroom + double garage	168.24 m2	37 m2	1
162	**B1**	3 Bedroom + double garage	166.60 m2	77 m2	1
172	**A1.M**	3 Bedroom + double garage	168.24 m2	39.3 m2	1
173	**A1**	3 Bedroom + double garage	168.24 m2	44.6 m2	1
206	**A1.S**	3 Bedroom + double garage	168.24 m2	45.3 m2	1
			Total:		**16**

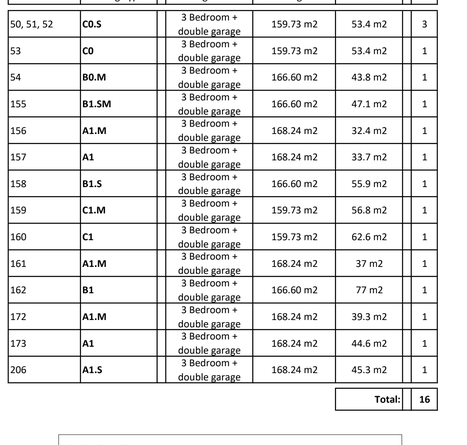
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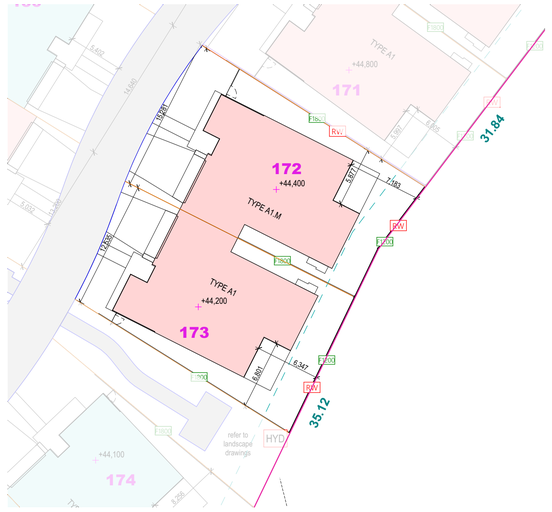
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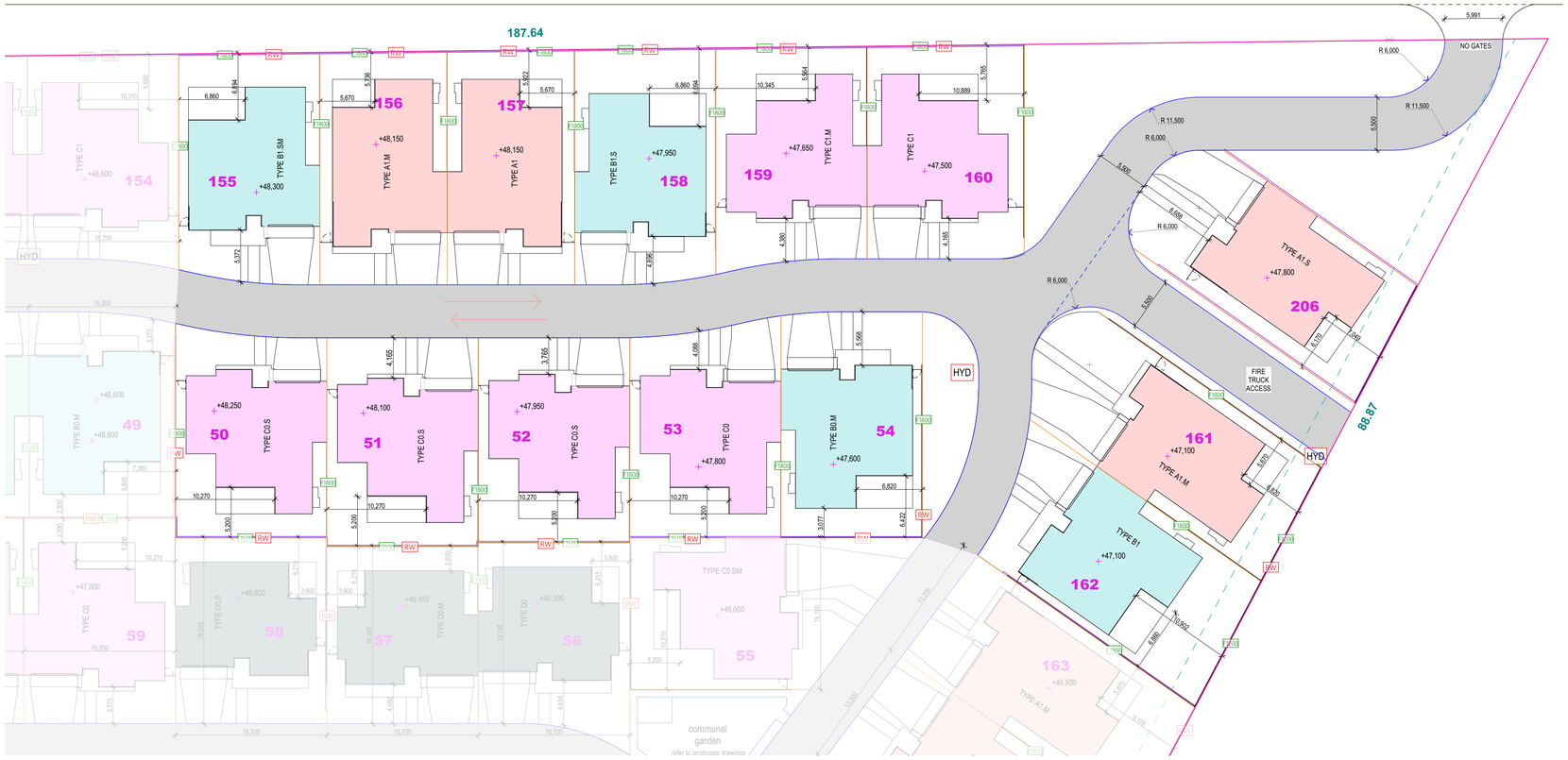
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- ROAD/FOOTPATH BOUNDARY
- INDICITIVE UNIT BOUNDARY



Staging Key Plan 1:3000



1:300



1:300

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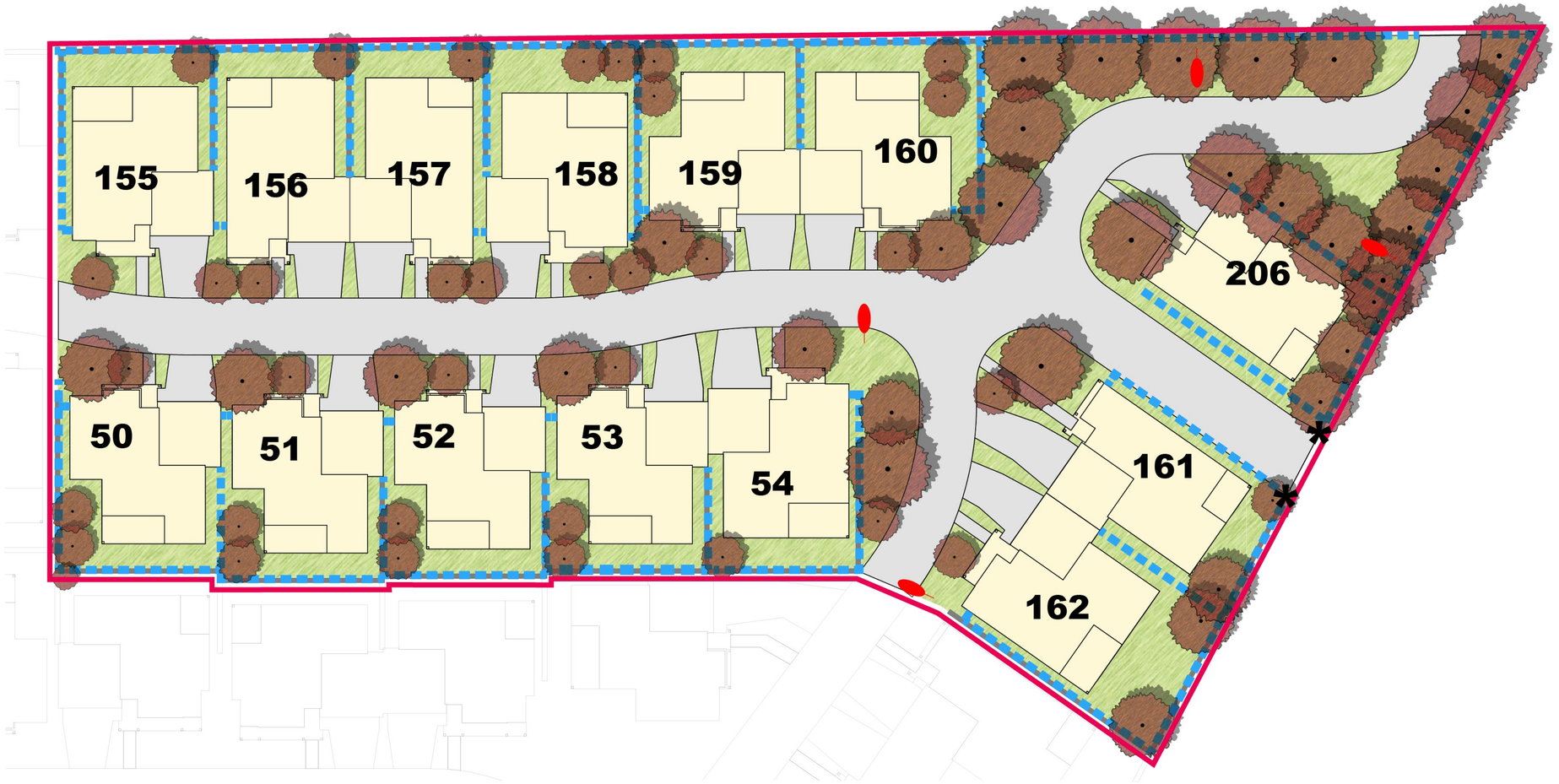
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Drawing Title
DEVELOPMENT APPLICATION
Stage 15 Plan

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Drawn J F A
Scale 1:3000, 1:300
Revision **C**

da.05.16



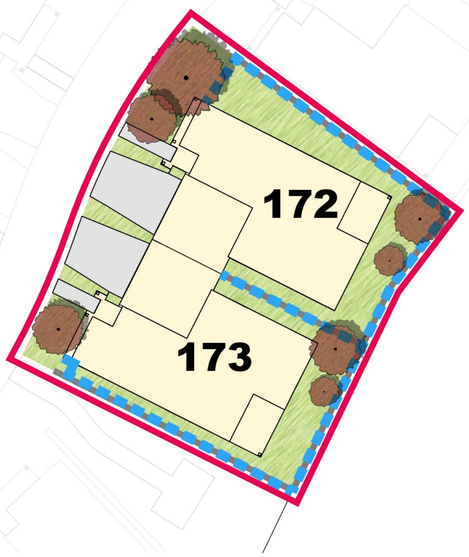
LEGEND

- STAGE BOUNDARY
- FENCING
  Refer to Fencing Plan.
- RETAINING WALL
  Refer to Engineer Drawings.
- STREET LIGHT
  Refer to Lighting Engineering Drawings.
- 1.5m HIGH STONE CLAD PILLAR
- HOME GARDEN TREES

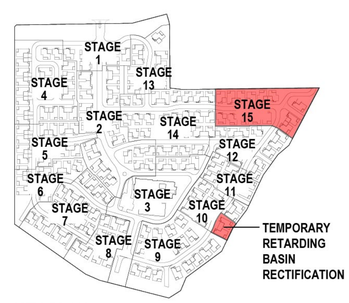
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STAGE 15 PLAN A



STAGE 15 PLAN B



KEY PLAN
SCALE: NTS

DEVELOPMENT APPLICATION

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DRAWING: STAGE 15 LANDSCAPE PLAN | CLIENT: SENCIA

SCALE: 1:250 @ A1 | DRAWN: AL | JOB NUMBER: 20-048 | Drw No.: DA-18 | REVISION: D