

# RETIRE AUSTRALIA - SENIORS LIVING DEVELOPMENT

40A COPE STREET, LANE COVE

## ARCHITECTURAL DRAWINGS - DEVELOPMENT APPLICATION

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ABBREVIATION KEY

|          |                                        |
|----------|----------------------------------------|
| BAL      | Balustrade                             |
| BAL-G    | Balustrade Glass                       |
| BCA      | Building Code of Australia             |
| BO-T     | Bollard - Traffic                      |
| x BR APT | No. Bedroom Apartment                  |
| BY       | Bicycle                                |
| CONC     | Concrete                               |
| ENS      | Ensuite                                |
| EX       | Existing                               |
| FEN      | Fence                                  |
| FH       | Fire Hydrant                           |
| FL       | Floor Level (Finished)                 |
| FSR      | Floor Space Ratio                      |
| GC       | Garbage Chute                          |
| GFA      | Gross Floor Area                       |
| HR       | Handrail                               |
| LDRY     | Laundry                                |
| MC       | Motorcycle Space                       |
| RL       | Reduced Level                          |
| SC       | Storage Cage                           |
| SC-O     | Storage Cage - Overhead                |
| SKL      | Skylight                               |
| SWP      | Stormwater Pit                         |
| Txx      | Tree number (refer to Arborist Report) |
| TOW      | Top of Wall                            |
| W-H      | Highlight Window                       |

BASIX REQUIREMENTS

COMMON AREA+DWELLING OPTIONS:

WATER EFFICIENCY:

**COMMON FACILITIES:**  
- 5000L RW Tank to collect rainwater from at least 700m2 of roof space to supply irrigation to at least 900m2 of common landscape, 1 car washing bay and the toilets in all the units.

DWELLINGS:

- Showerheads: 3-star WELS rated (>4.5 but <=6 L/min)
- Kitchen Taps & Bathroom Taps: 3-star WELS rated
- Toilets: 3-star WELS rated
- Clothes Washers: not specified
- Dishwashers: not specified
- No on-demand HW reticulation or diversion

ENERGY EFFICIENCY:

- **Central Solar PV system:** 23KW peak
- **Lifts:** x4 gearless traction with VVVF motor
- No common area clothes dryer or drying lines
- **Ventilation:**
  - Car Park: Mechanical exhaust ventilation controlled by carbon monoxide monitor and VSD Basement car park for Building A and B
  - Mechanical Ventilation (supply+exhaust) timeclock or thermostatically controlled for Gym, Treatment Room, Amenities Room.
  - Swith rooms, plant Rooms and service rooms: Mechanical exhaust ventilation thermostatically controlled
  - Garbage Rooms, Chutes: Mechanical exhaust ventilation
  - Residential lobbies: no mechanical ventilation.
- Lighting:
  - Car Park: LED lighting with motion sensors control
  - Lift cars: LED lighting connected to lift call buttons
  - Amenities room, Reception, VM room, Cafe', Treatment Toom, Gym: LED lighting with motion sensors control
  - Swith rooms, plant rooms and service rooms: LED lighting with manual on/manual off
  - Garbage rooms: LED lighting with motion sensors
  - Residential lobbies and corridors: LED lighting with daylight sensors
- **Domestic hot water:** Electric Heat Pump - Gas Boosted with R1.0 (~ 38mm) internal and external piping insulation for Building A and B.

DWELLINGS:

- Individual fan ducted to roof or facade exhausts from bathroom, laundry and kitchens. All exhaust fans on manual switch control.
- 1-phase EER 3.5-4.0 air conditioning for heating and cooling in living and bedroom areas with day-night zoning between bedrooms & living areas.
- Dedicated fluorescent or LED fittings for all internal areas.
- **Appliances:**
  - Induction cooktop & electric oven
  - Refrigerator: Not specified
  - Dishwasher: Not specified
  - Clothes Washer: Not specified
  - Clothes Dryer: Not specified
  - No Ventilated fridge space provided
- Indoor or sheltered clothes drying line (e.g. screened line on balcony or line over bath)

THERMAL COMFORT OPTIONS:

**EXTERNAL WALLS:**  
First Floor: Brick Veneer, R0.5 bulk insulation, plasterboard (as per elevations - Southern Facade)  
• Stud wall with Fiber Cement Cladding, R1.5 bulk insulation, plasterboard (as per elevations - Northern Facade)

EXTERNAL WALL SOLAR ABSORPTANCE:

0.5 (grey) - as per elevations  
0.85 (dark grey) - as per elevations

INTERNAL PARTITIONS:

Lightweight Construction - Plasterboard Stud Cavity Wall, No insulation

PARTY WALLS - WALLS TO RISERS, SHAFTS, NEIGHBOURS:

Lightweight Construction - Plasterboard Stud Cavity Wall, R1.0 Bulk Insulation

WALLS TO NATURALLY VENTILATED CORRIDORS:

Lightweight Construction - Plasterboard Stud Cavity Wall, R1.0 Bulk Insulation

CEILING TO ROOF (CEILING TO BALCONY)

Plasterboard, R3.5 bulk insulation

ROOF CONSTRUCTION

Concrete slab

ROOF SOLAR ABSORPTANCE

Solar absorptance - 0.3 (light grey)

FLOOR CONSTRUCTION

Concrete slab, no insulation

SUSPENDED FLOOR CONSTRUCTIONS (EXPOSED/OVER BASEMENT)

Concrete Slab, Bulk insulation in Contact with Floor R2.0

FLOOR COVERINGS

Engineered timber and carpet in dining, study and living

Carpet in bedrooms

Tiles in wet areas (kitchen, laundry, toilet)

WINDOW SYSTEM PERFORMANCE

Awnings, Casement - U-Value of 4.5 and SHGC of 0.50

Fixed, Sliding Windows, Glazed Sliding Doors: - U-Value of 4.3 and SHGC of 0.53

WINDOW OPERABILITY

Window operability according to the plans.

Single Pane Awning windows on the ground floor have been modelled to 90% openness.

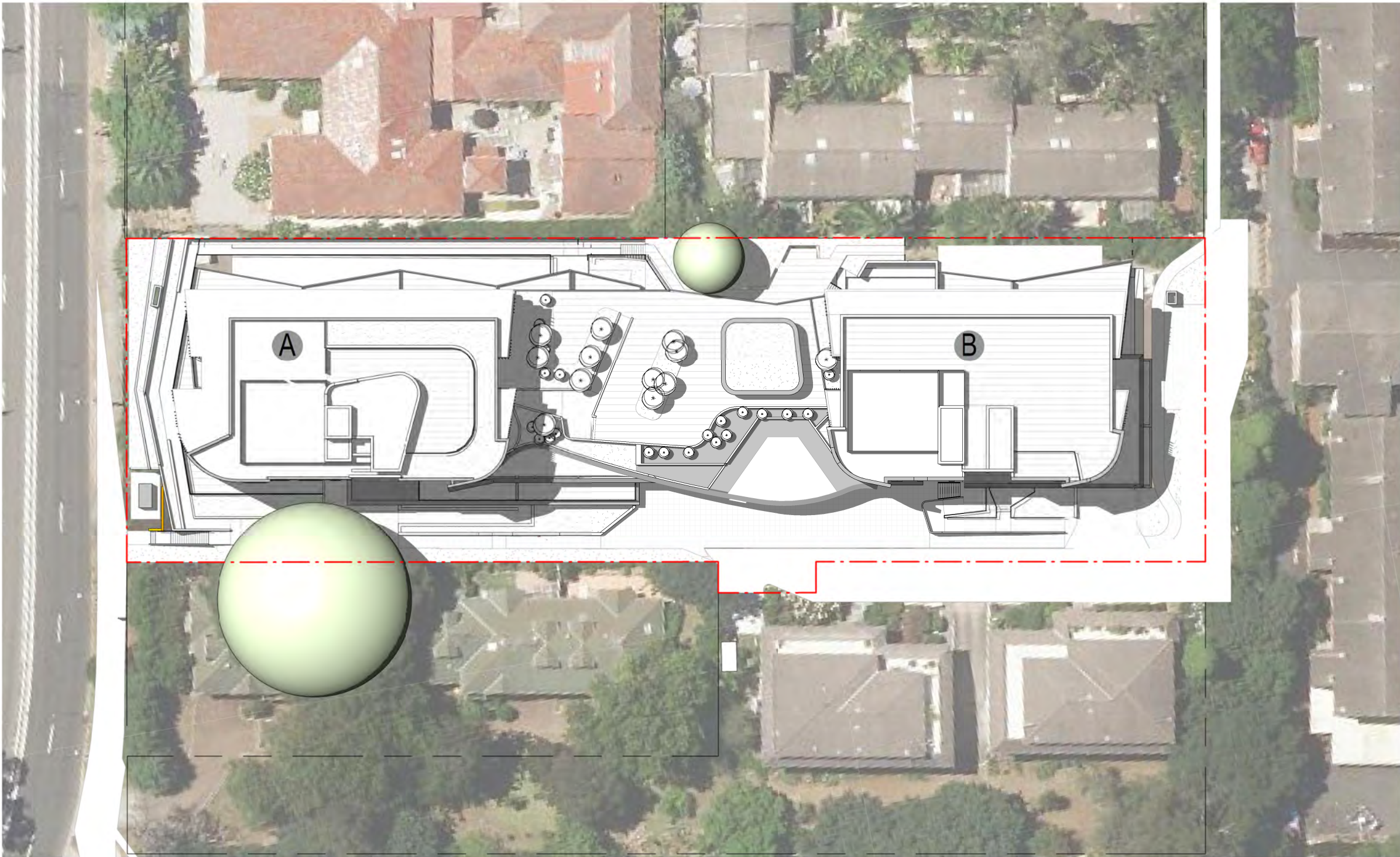
Sliding Doors/Windows with 2 panels to terraces or balconies have been modelled to 45% openness.

Operable windows above 2m off the ground and not next to balconies or winter garden have been modelled to have a 10% openness.

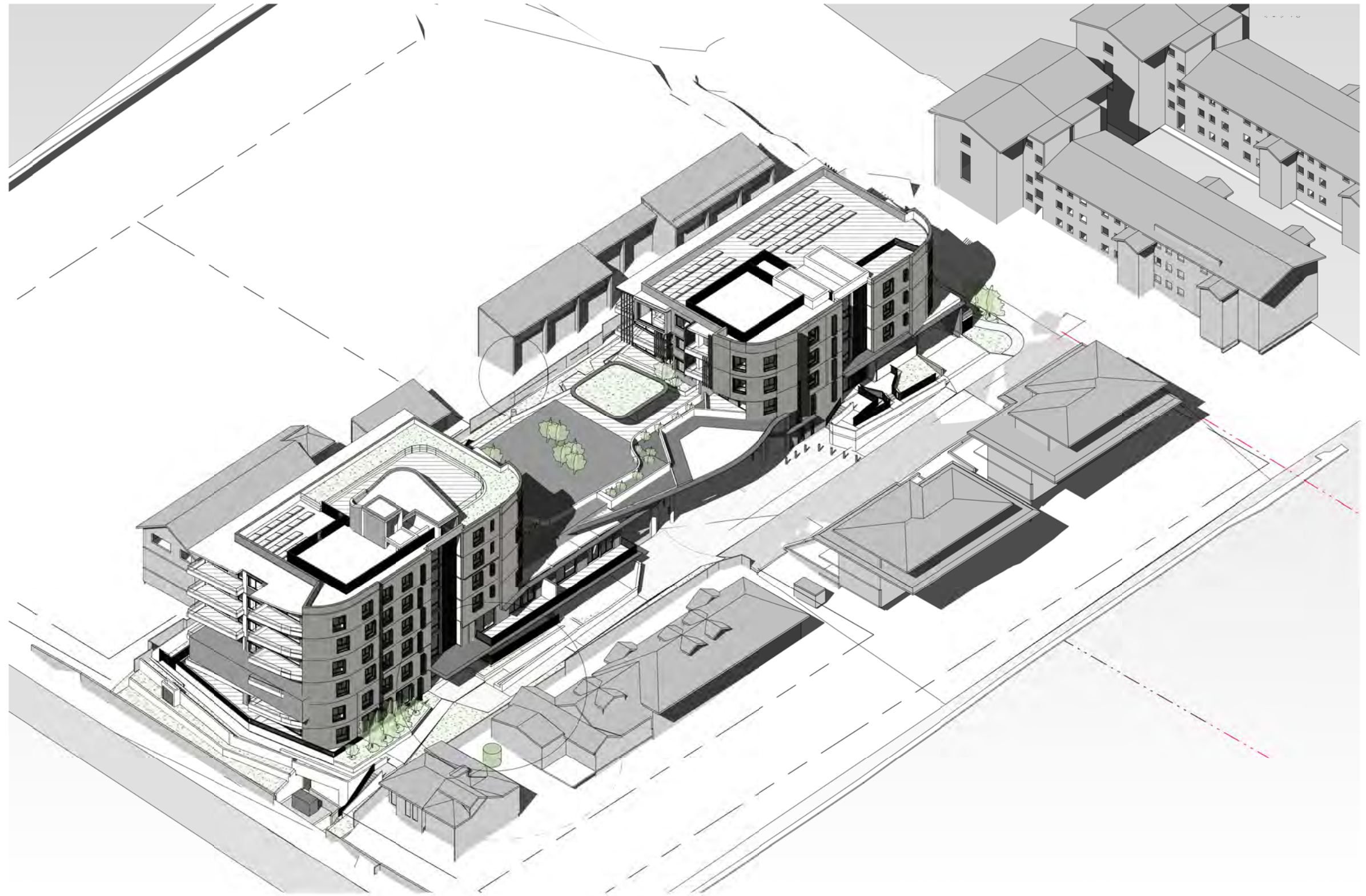
CEILING PENETRATIONS

Surface mounted LED lights.

Weather seals for all exhausts and vents have been assumed in all models.



2 SITE PLAN  
SCALE 1 : 500



AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2     | COUNCIL RPTs            | SC       | 07/06/23 |

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## DEVELOPMENT APPLICATION

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CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

COVER SHEET

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 12/11/15       | As indicated         | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-001             | 2     |

PROJECT

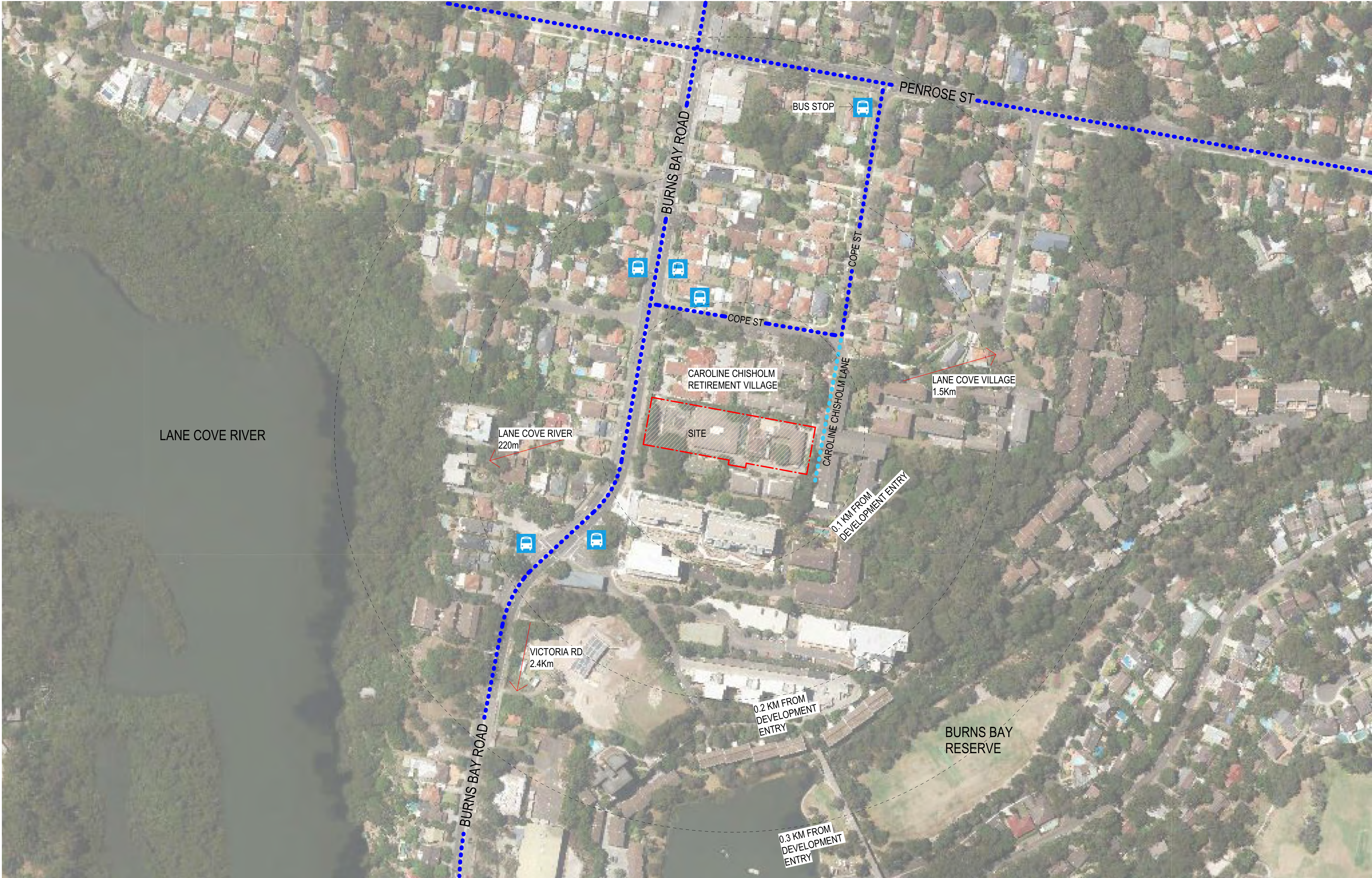
40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8316)

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| AMENDMENTS |                         |          |          |
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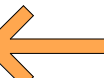
| CLIENT                                                        |       |                |       |
|---------------------------------------------------------------|-------|----------------|-------|
| RETIRE AUSTRALIA<br>167 Central Coast Highway, Erina NSW 2250 |       |                |       |
| LOCATION PLAN                                                 |       |                |       |
| DATE                                                          | DISC. | DRAWING NUMBER | ISSUE |
| 06/02/16                                                      |       | 1 : 1000       | PL/MN |
| 2017048                                                       | A     | DA-002         | 2     |

| PROJECT                                                                                                                                                                                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 40 COPE ST<br>LANE COVE                                                                                                                                                                                                                                                                                                             |  |
| Lot 1, Pier 8-9, 23 Hickson Road<br>Sydney New South Wales 2000 Australia<br>T 61 2 9590 2722 F 61 2 9590 1150<br>E sydney@jacksonteece.com<br>Jackson Teece Chesterman Willis Pty Ltd<br>Trading as Jackson Teece<br>ABN 15 083 837 290<br>Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315) |  |
| JACKSON TEECE                                                                                                                                                                                                                                                                                                                       |  |





LEGEND

-  BUS STOP
-  PEDESTRIAN ACCESS
-  VEHICULAR ACCESS
-  NOISE
-  HERITAGE WALL

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
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CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

SITE ANALYSIS

| DATE           | SCALE @ A1   | DRAWN          |
|----------------|--------------|----------------|
| 06/02/16       | As indicated | PL/MN          |
| PROJECT NUMBER | DISC.        | DRAWING NUMBER |
| 2017048        | A            | DA-003         |
| ISSUE          |              |                |
| 2              |              |                |

PROJECT

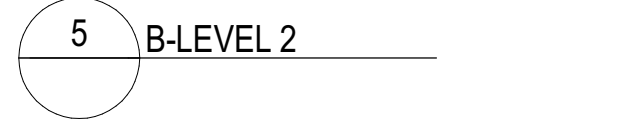
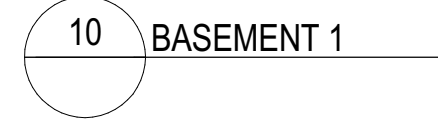
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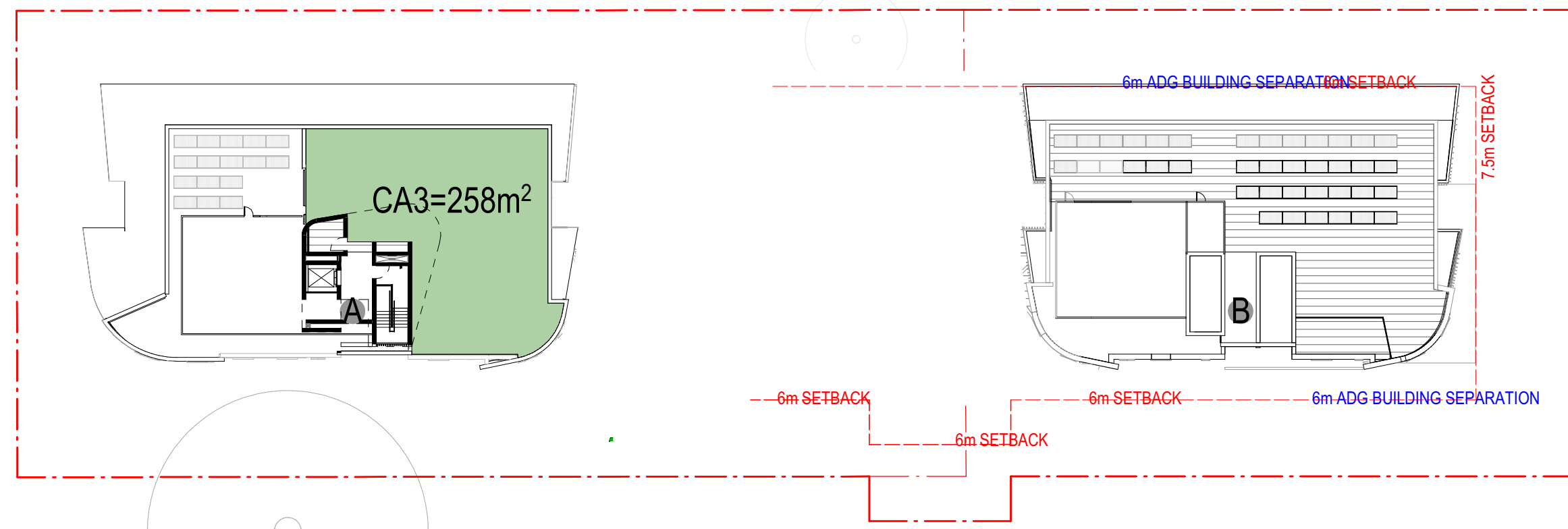
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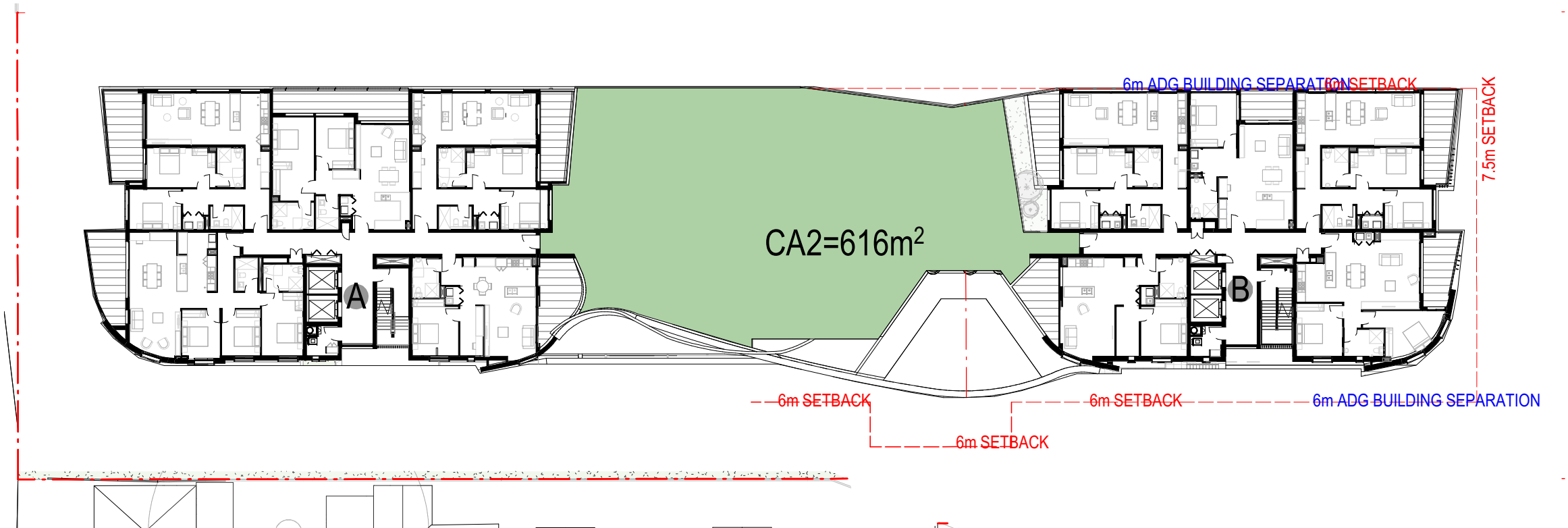




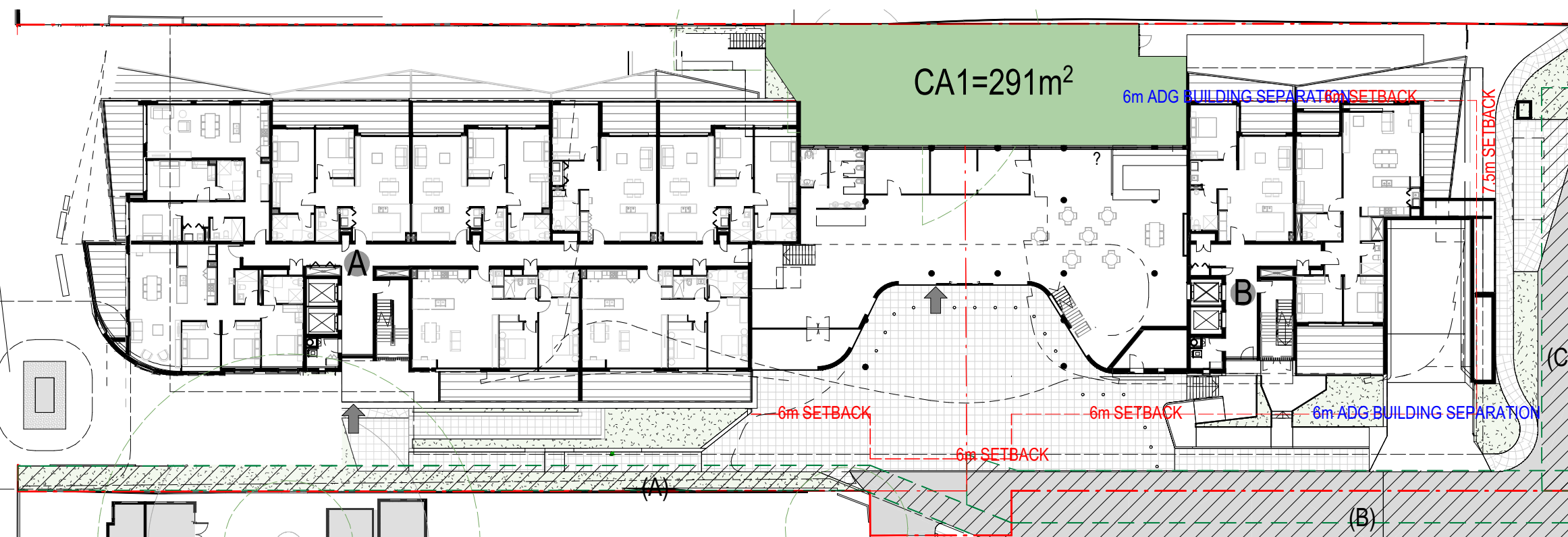




3 COMMUNAL AREA - LEVEL 5  
SCALE 1 : 400



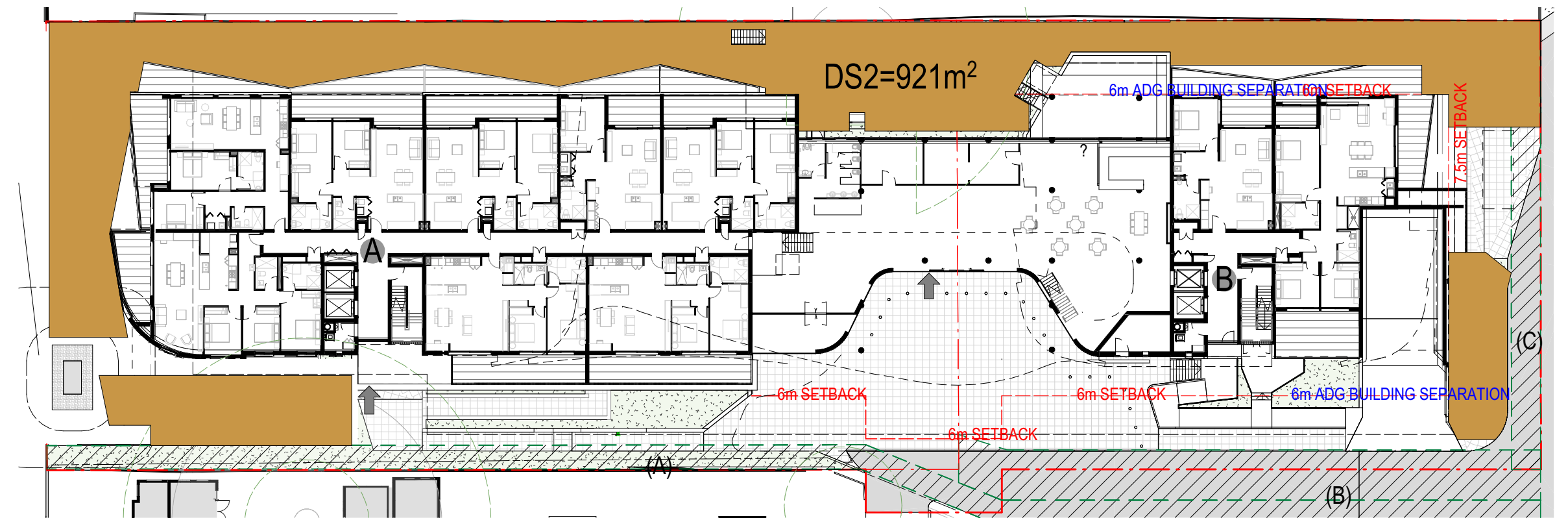
2 COMMUNAL AREA - LEVEL 1  
SCALE 1 : 400



1 COMMUNAL AREA - GROUND LEVEL  
SCALE 1 : 400

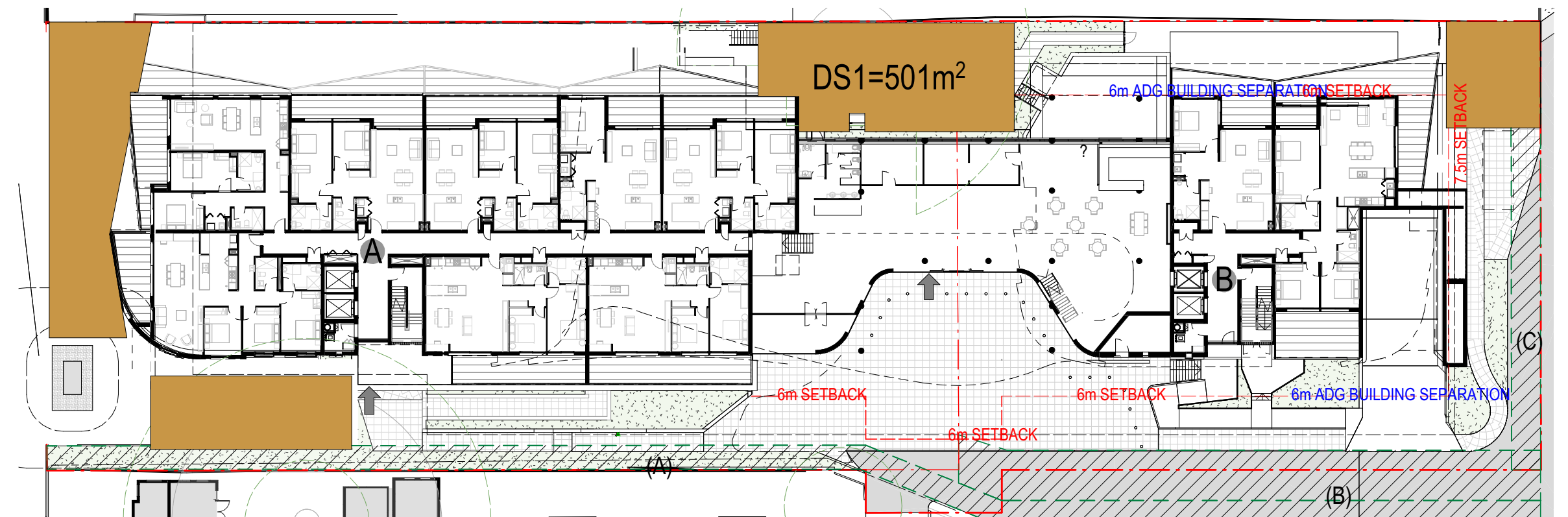
TOTAL COMMUNAL AREA: 1,165m<sup>2</sup> (25.9% OF TOTAL SITE)  
TOTAL SITE 4,495.6m<sup>2</sup>

CA1=291m<sup>2</sup>  
CA2=616m<sup>2</sup>  
CA3=258m<sup>2</sup>



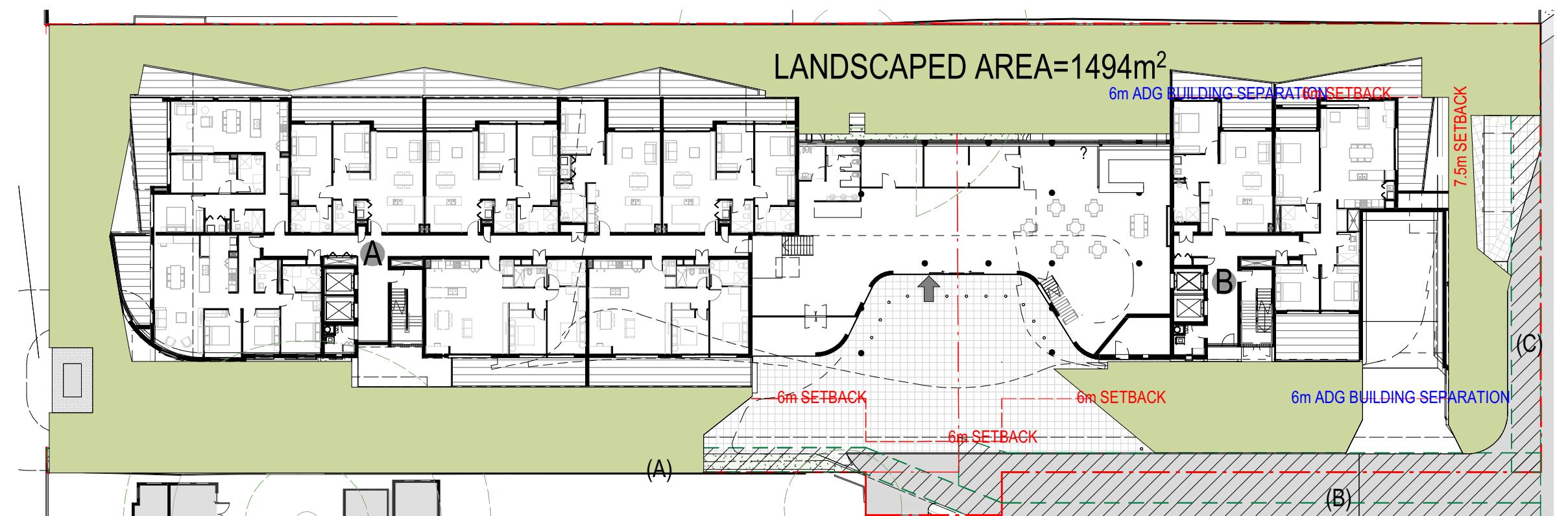
5 DEEP SOIL AREA (LEP DEFINITION)  
SCALE 1 : 400

TOTAL DEEP SOIL AREA 2 (LEP DEFINITION - 3m DEEP MIN): 921m<sup>2</sup> (20% OF TOTAL SITE)  
TOTAL SITE 4,495.6m<sup>2</sup>



4 DEEP SOIL AREA (ADG DEFINITION)  
SCALE 1 : 400

TOTAL DEEP SOIL AREA 1 (ADG DEFINITION - 6m DEEP MIN): 501m<sup>2</sup> (11% OF TOTAL SITE)  
TOTAL SITE 4,495.6m<sup>2</sup>



6 LANDSCAPED AREA (SEPP HOUSING) DEFINITION  
SCALE 1 : 400

TOTAL LANDSCAPED AREA (STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021): 1494m<sup>2</sup> (33% OF TOTAL SITE)  
TOTAL SITE 4,495.6m<sup>2</sup>

#### AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/09/22 |
| 2     | COUNCIL RPTs            | SC       | 07/06/23 |

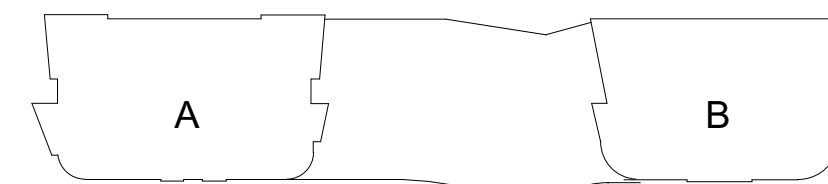
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### DEVELOPMENT APPLICATION

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#### KEY PLAN



#### CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

#### AREAS COMMUNAL, DEEP SOIL, LANDSCAPED

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 07/13/22       | 1 : 400    | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-013         |
| ISSUE          | 2          |                |

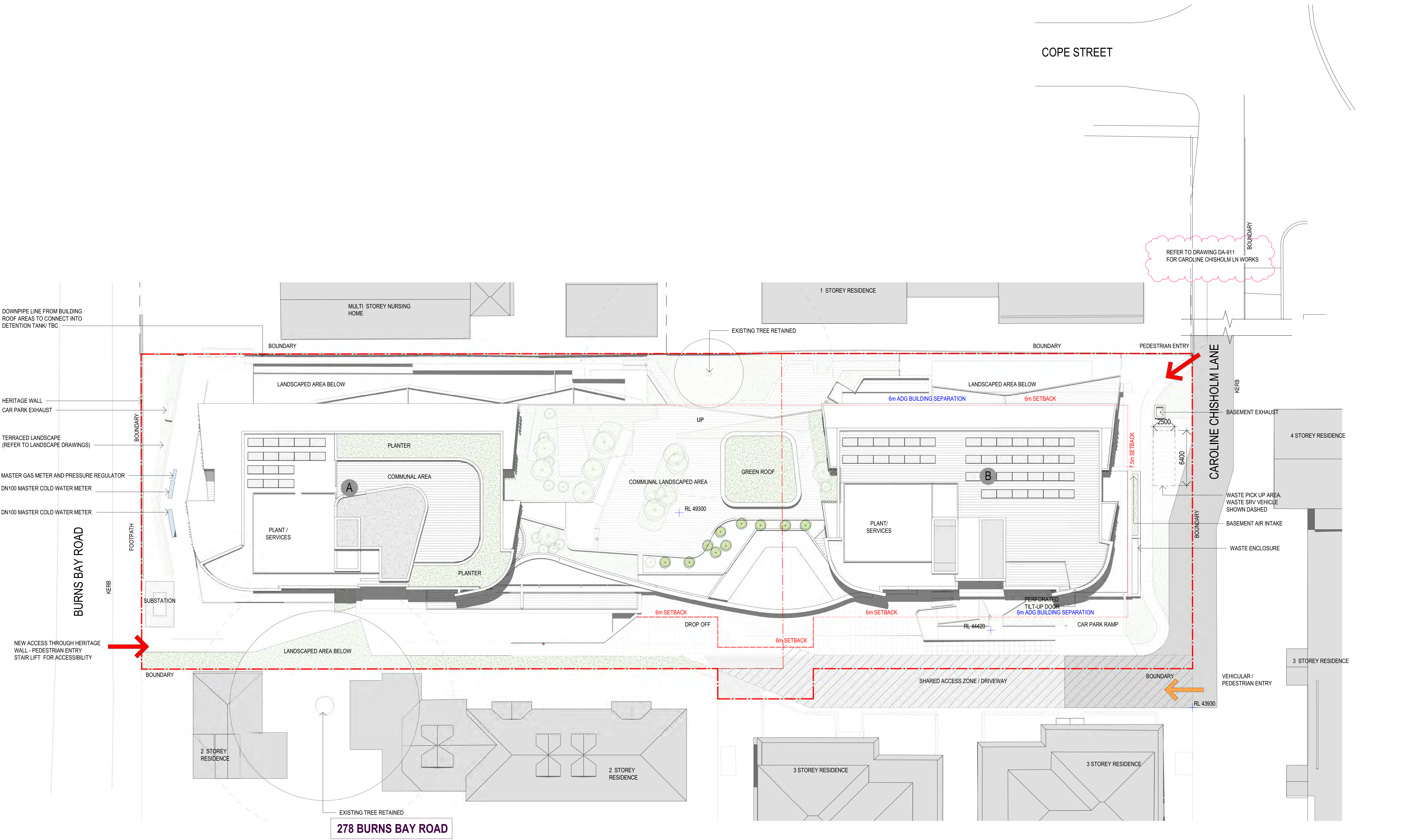
#### PROJECT

40 COPE ST  
LANE COVE

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**JACKSON TEECE**





278 BURNS BAY ROAD

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
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## DEVELOPMENT APPLICATION

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CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

SITE PLAN

|                |                      |       |
|----------------|----------------------|-------|
| DATE           | SCALE @ A1           | DRAWN |
| 06/02/16       | 1 : 200              | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
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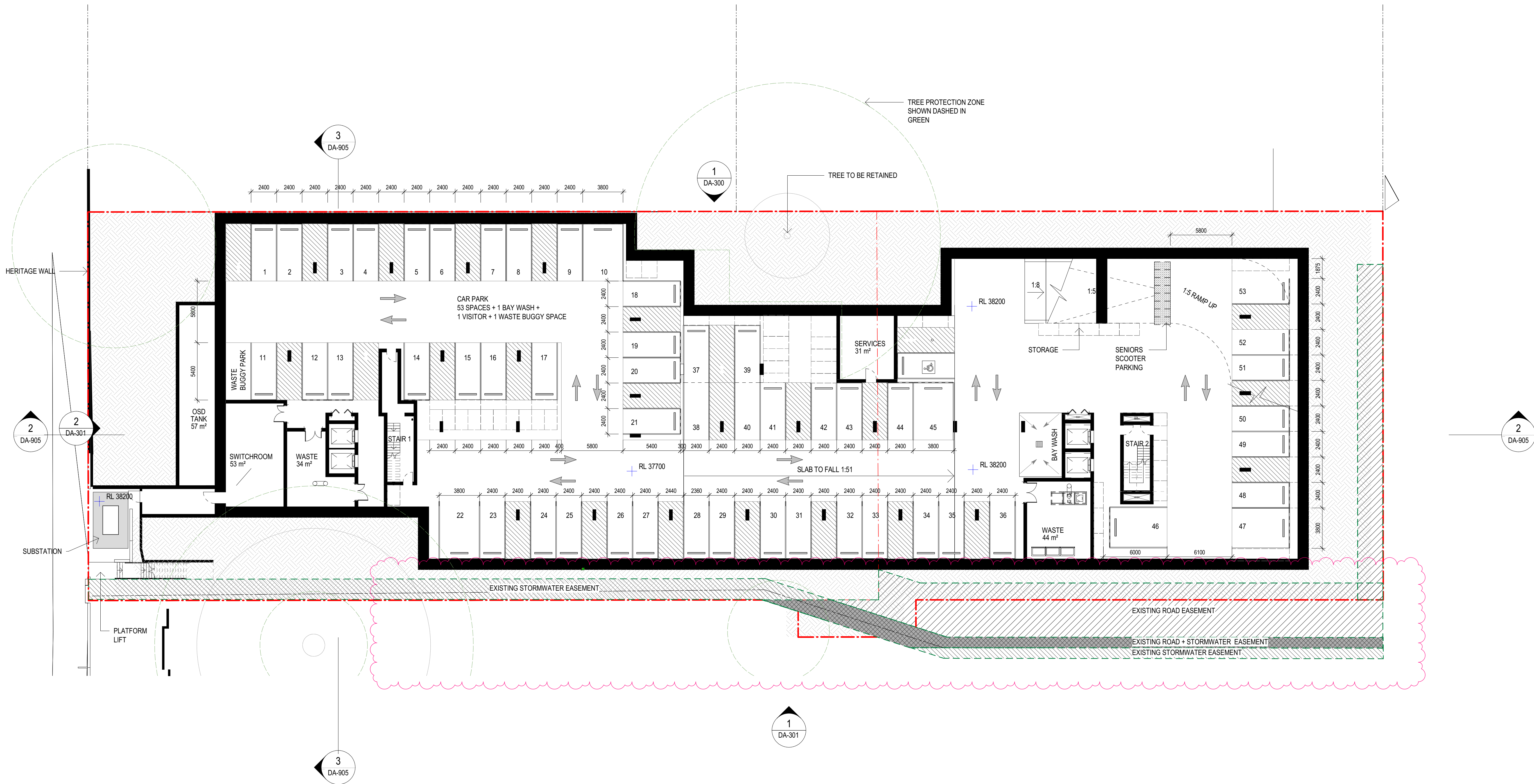
PROJECT

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## JACKSON TEECE





AMENDMENTS

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| 1     | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2     | COUNCIL RPTs            | SC       | 07/06/23 |
| 3     | DEVELOPMENT APPLICATION | SC       | 19/07/23 |

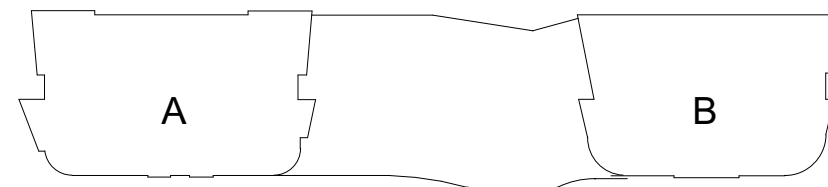
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

BASEMENT 1

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 27/09/17       | 1 : 200              | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-101             | 3     |

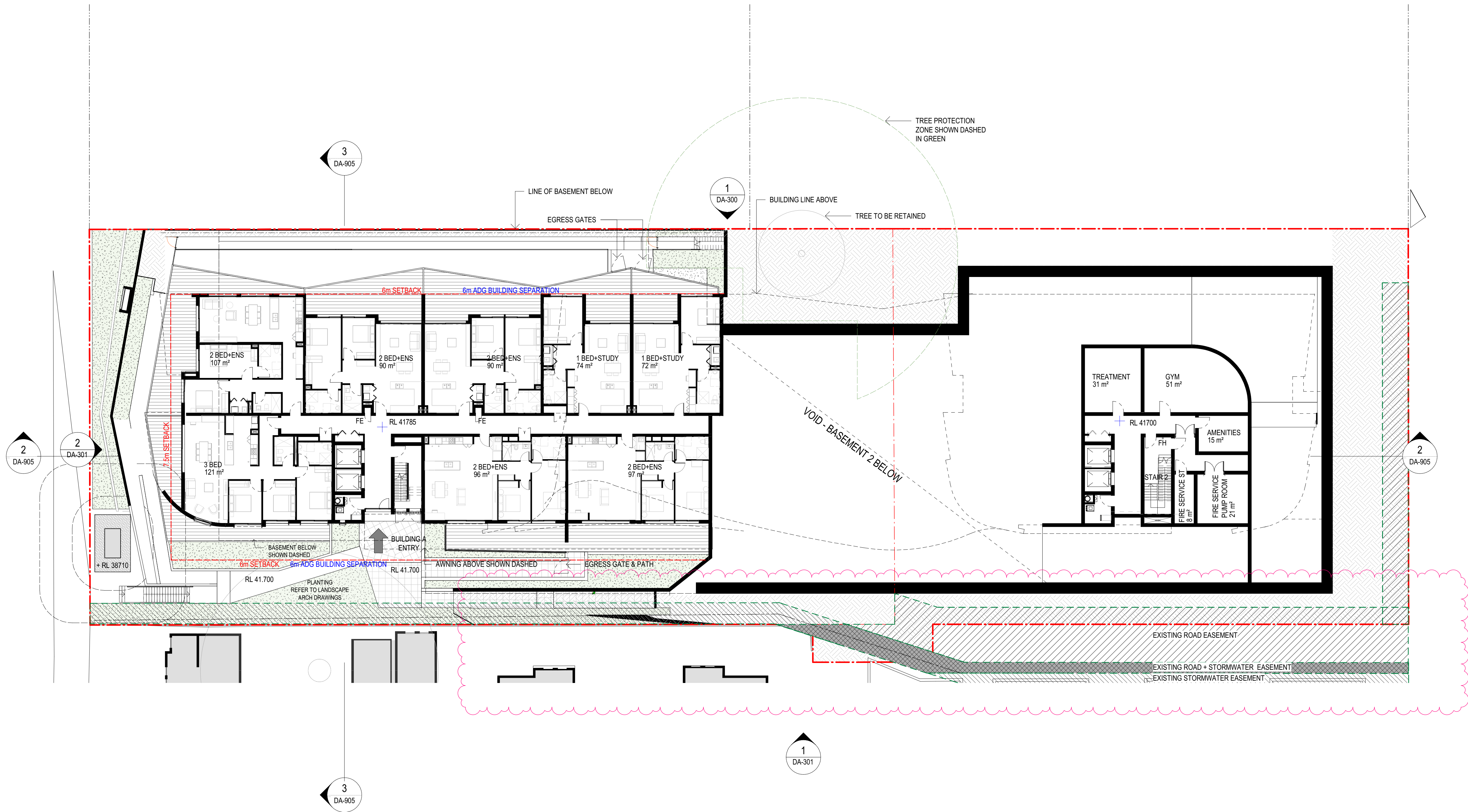
PROJECT

40 COPE ST  
LANE COVE

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JACKSON TEECE





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| 4          | DEVELOPMENT APPLICATION | SC       | 19/07/23 |

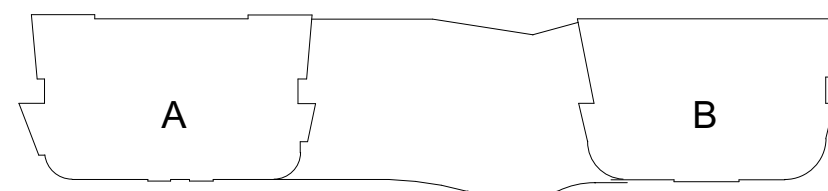
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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

LOWER GROUND FLOOR

DATE 05/15/18  
PROJECT NUMBER 2017048  
DISC. A  
SCALE @ A1 1 : 200  
DRAWN SC  
ISSUE 4

PROJECT

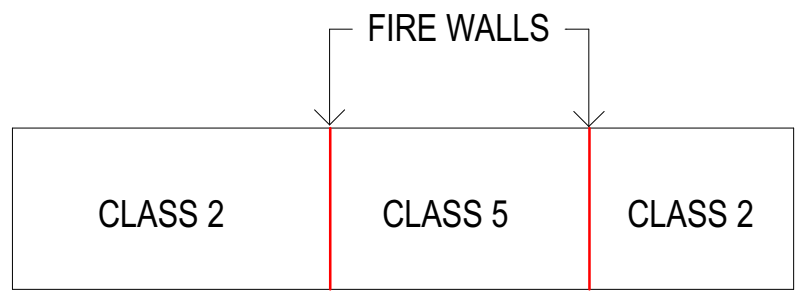
40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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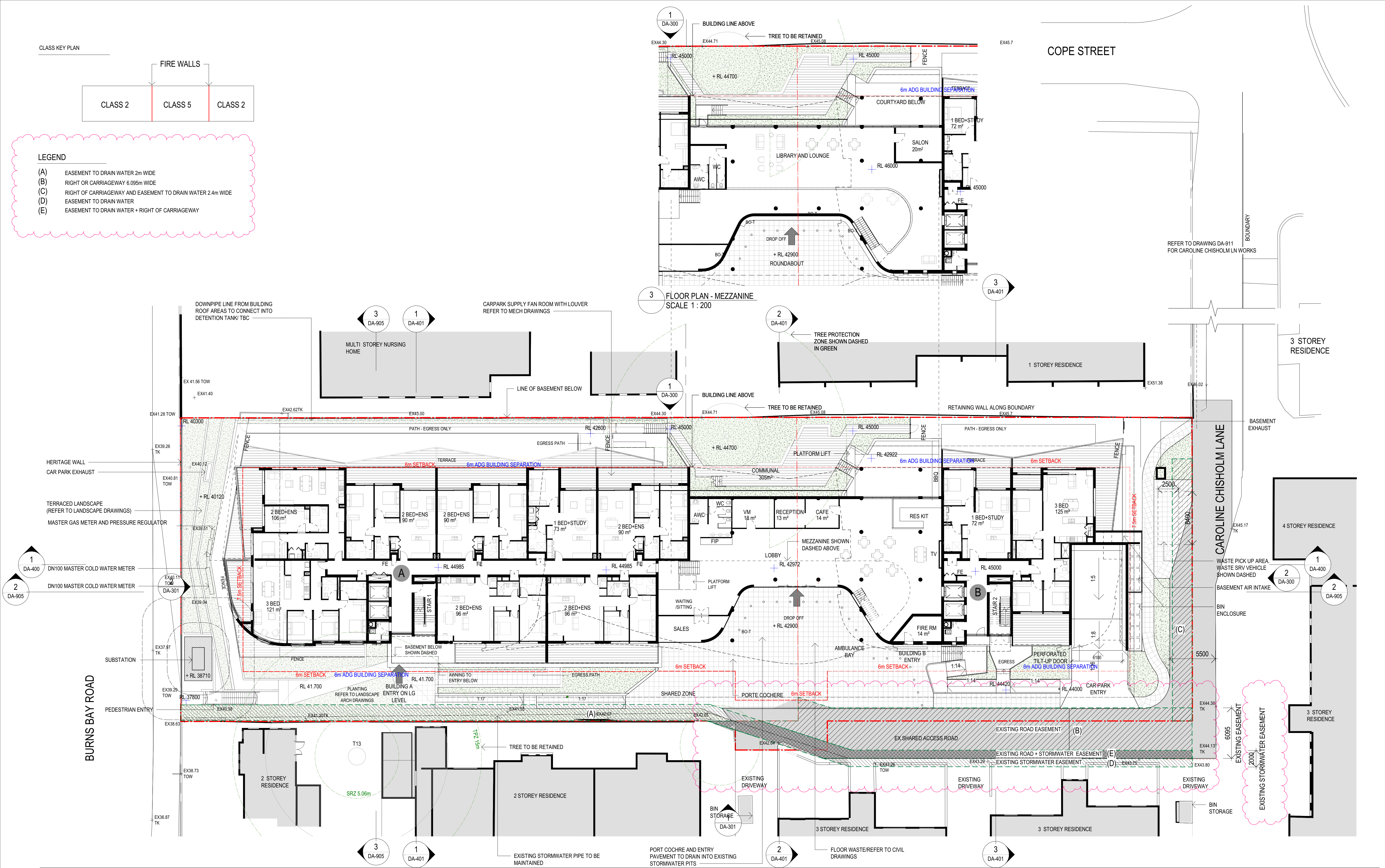


CLASS KEY PLAN



LEGEND

- (A) EASEMENT TO DRAIN WATER 2m WIDE  
(B) RIGHT OF CARRIAGEWAY 6.095m WIDE  
(C) RIGHT OF CARRIAGEWAY AND EASEMENT TO DRAIN WATER 2.4m WIDE  
(D) EASEMENT TO DRAIN WATER  
(E) EASEMENT TO DRAIN WATER + RIGHT OF CARRIAGEWAY



AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/09/22 |
| 2     | COUNCIL RPT             | IG       | 25/01/22 |
| 3     | COUNCIL RPT             | SC       | 07/06/23 |
| 4     | DEVELOPMENT APPLICATION | SC       | 19/07/23 |

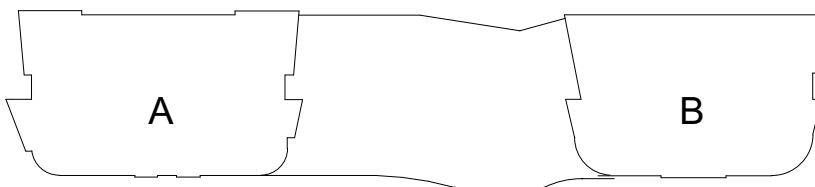
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - GROUND LEVEL

DATE 06/02/16  
PROJECT NUMBER 2017048  
SCALE @ A1 1 : 200  
DISC. DRAWING NUMBER A DA-103  
DRAWN PL/MLN  
ISSUE 4

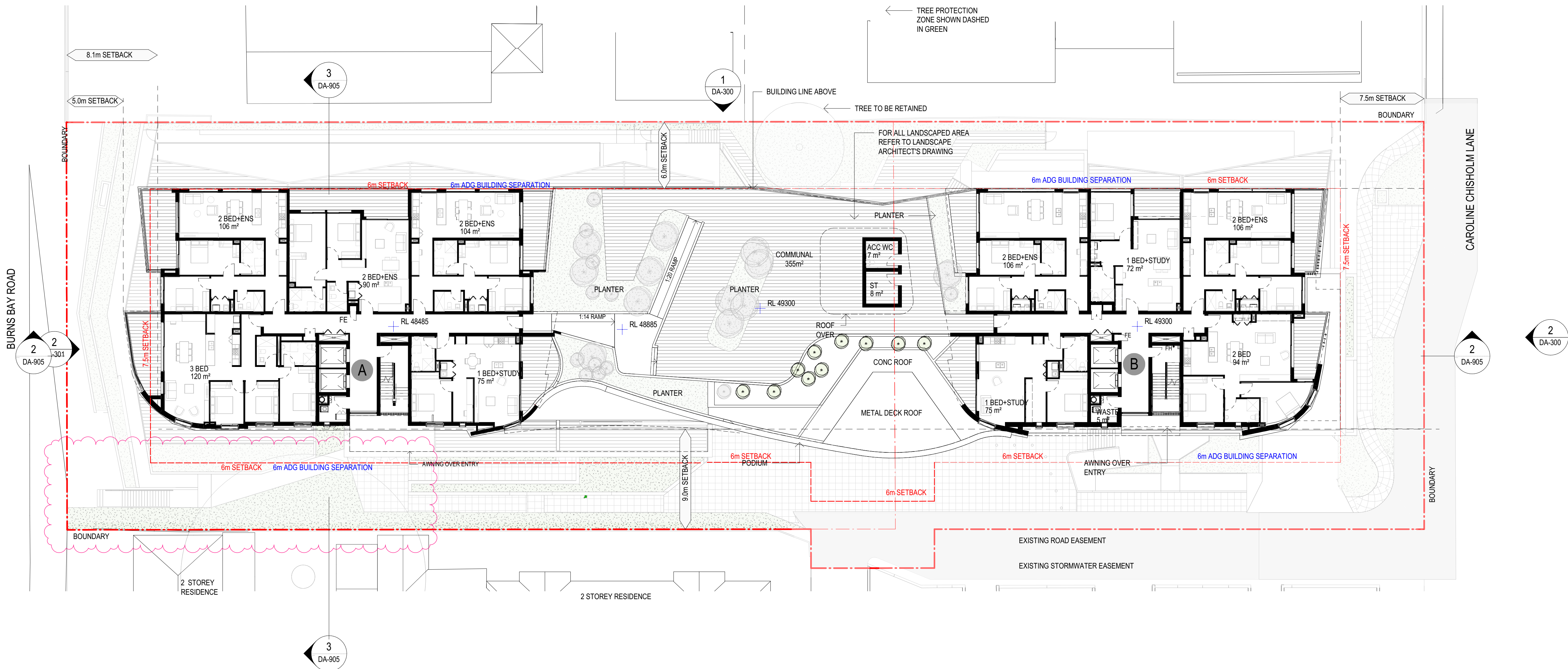
PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9590 2722 F 61 2 9590 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8316)

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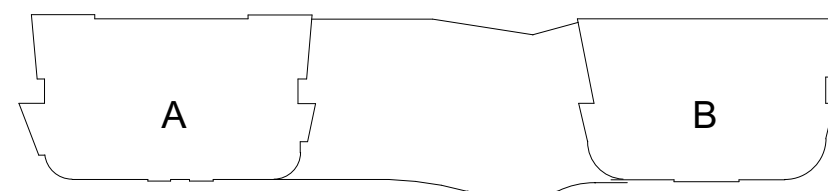


| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 2          | COUNCIL RPTs            | IG       | 25/01/22 |
| 3          | COUNCIL RPTs            | SC       | 07/06/23 |

| THIS DRAWING ISSUE HAS BEEN REVIEWED FOR |              |            |  |
|------------------------------------------|--------------|------------|--|
| DEVELOPMENT APPLICATION                  |              |            |  |
| CHECKED BY:                              | APPROVED BY: | SIGNATURE: |  |
| SC                                       | GA           |            |  |

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KEY PLAN



CLIENT  
RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - FIRST LEVEL

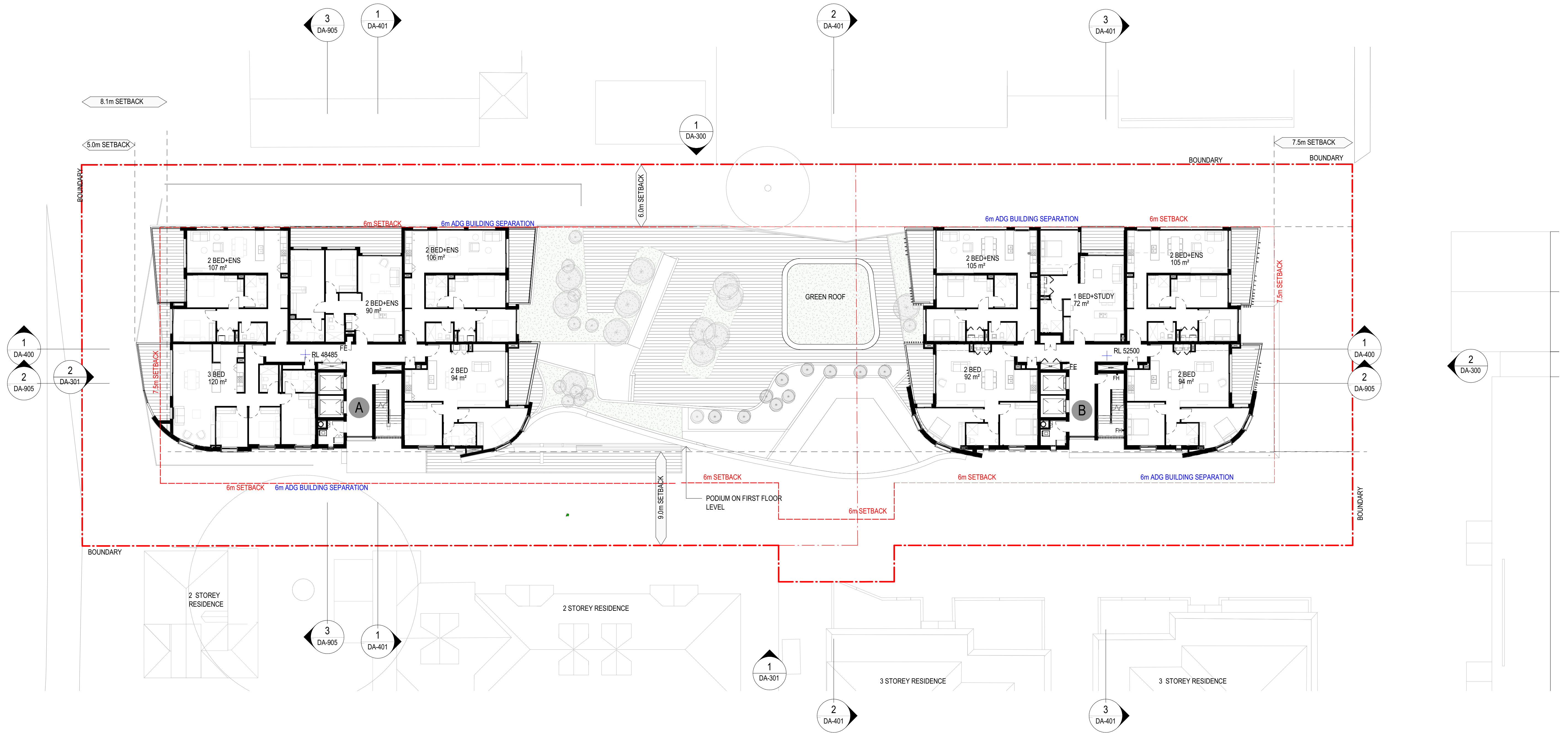
| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 06/02/16       | 1 : 200              | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-104             | 3     |

PROJECT  
40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9590 2722 F 61 2 9590 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/08/23 |
| 2     | COUNCIL RFS             | SC       | 07/06/23 |

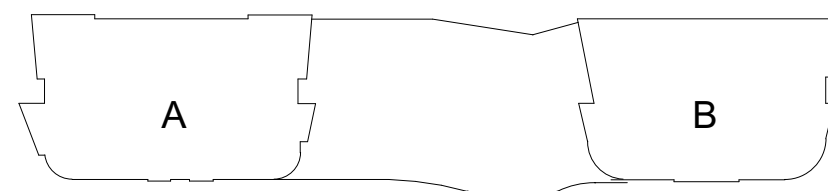
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - SECOND LEVEL

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 06/02/16       | 1 : 200    | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-106         |
| ISSUE          | 2          |                |

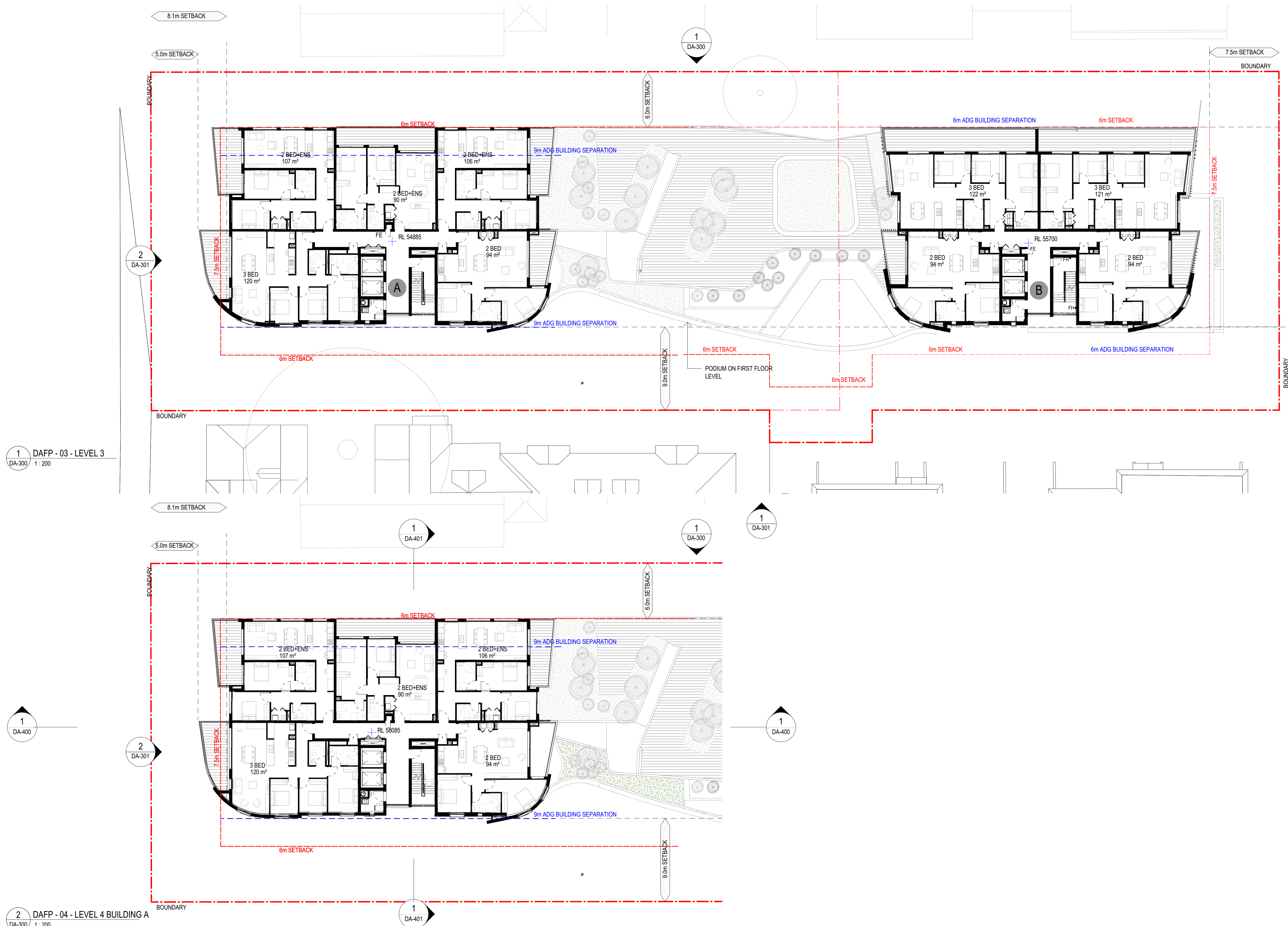
PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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1 DAFF - 03 - LEVEL 3  
DA-300  
1 : 200

1 DA-400

2 DA-301

2 DAFF - 04 - LEVEL 4 BUILDING A  
DA-300  
1 : 200

1 DA-401

1 DA-400

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2          | COUNCIL RPTs            | SC       | 07/06/23 |

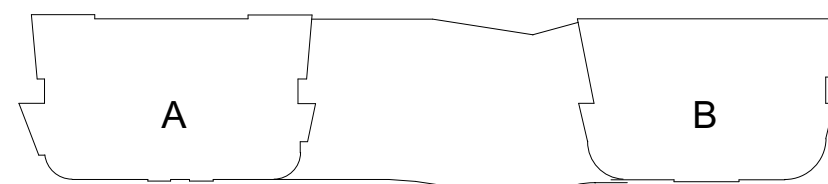
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## DEVELOPMENT APPLICATION

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KEY PLAN



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167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - THIRD & FOURTH  
LEVEL

DATE 06/02/16  
PROJECT NUMBER 2017048  
DISC. A  
DRAWING NUMBER DA-107  
ISSUE 2  
SCALE @ A1 1 : 200  
DRAWN PL/MN

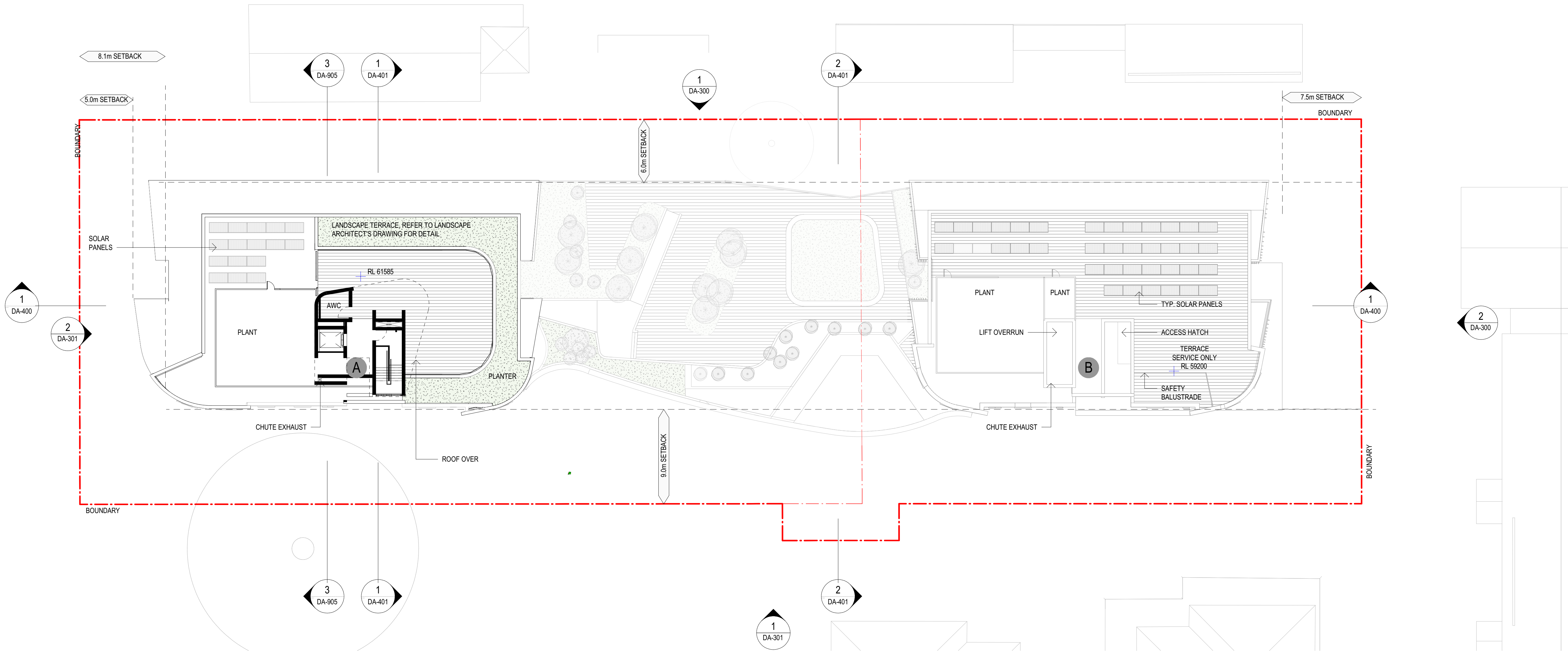
PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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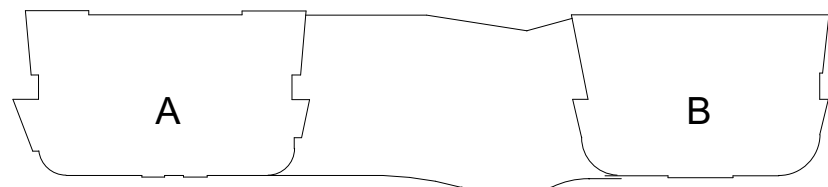


| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2          | COUNCIL RFS             | SC       | 07/06/23 |

| THIS DRAWING ISSUE HAS BEEN REVIEWED FOR |              |            |  |
|------------------------------------------|--------------|------------|--|
| DEVELOPMENT APPLICATION                  |              |            |  |
| CHECKED BY:                              | APPROVED BY: | SIGNATURE: |  |
| SC                                       | GA           |            |  |

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KEY PLAN



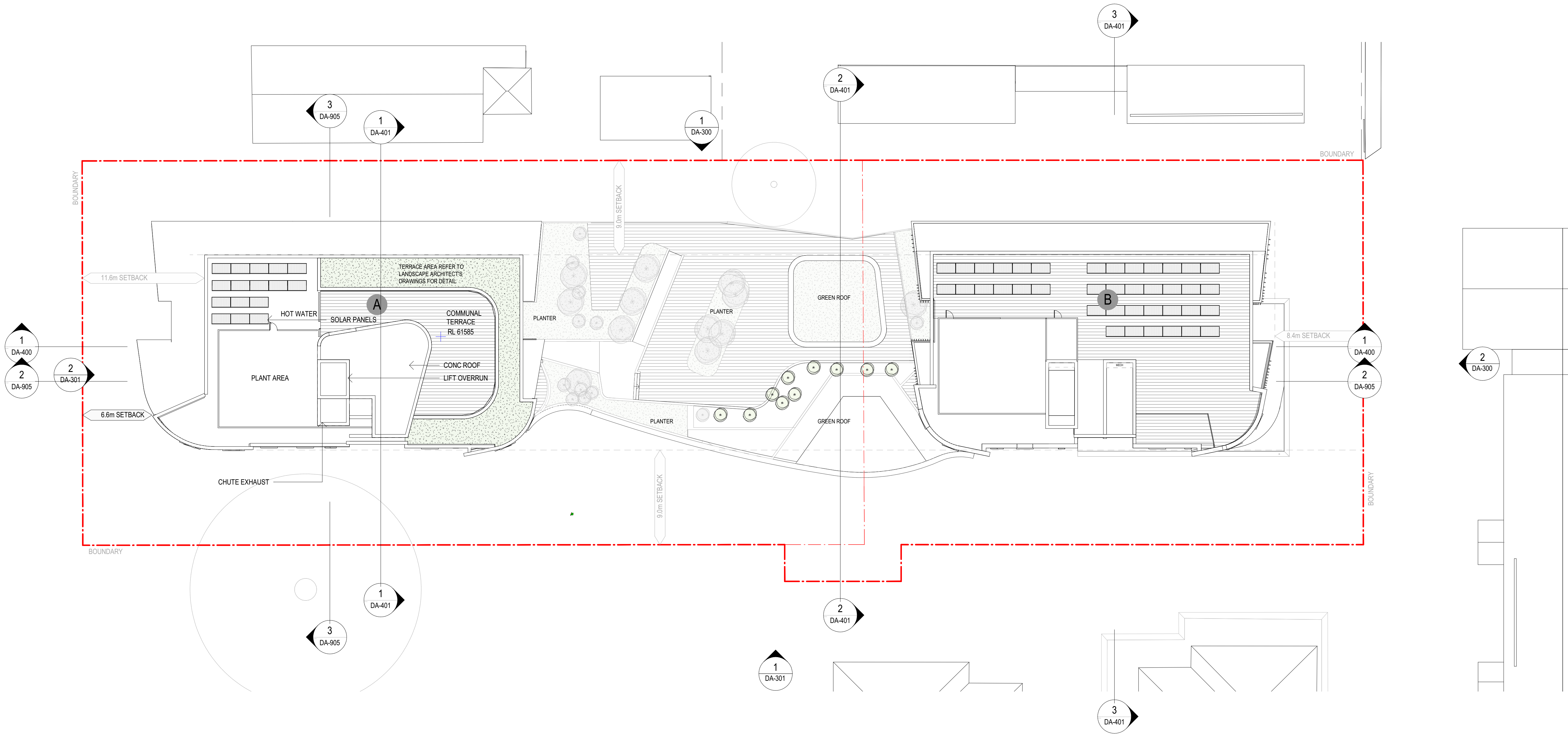
CLIENT  
RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

FLOOR PLAN - TOP TERRACES

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 06/18/18       | 1 : 200              | RP    |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-109             | 2     |

PROJECT  
40 COPE ST  
LANE COVE  
Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)  
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AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/08/23 |
| 2     | COUNCIL RFS             | SC       | 07/08/23 |

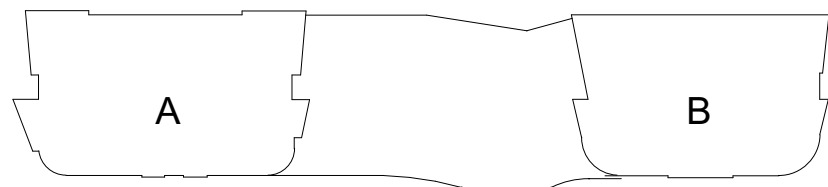
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

ROOF PLAN

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 02/07/18       | 1 : 200              | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-111             | 2     |

PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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1 NORTH ELEVATION  
SCALE 1 : 200



2 EAST ELEVATION  
SCALE 1 : 200

#### MATERIALS



| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 2          | COUNCIL RPTs            | SC       | 07/06/23 |

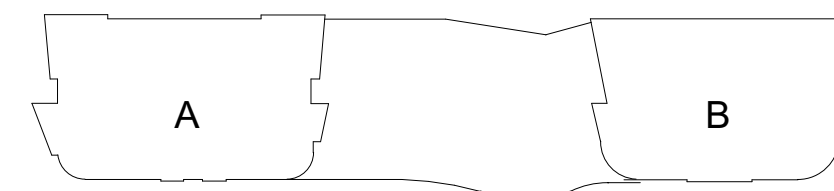
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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

ELEVATIONS - NORTH AND EAST

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 06/02/16       | 1 : 200    | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-300         |
| ISSUE          |            |                |
| 2              |            |                |

PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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1 SOUTH ELEVATION  
SCALE 1 : 200



2 ELEVATION - WEST  
SCALE 1 : 200

#### MATERIALS



| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2          | COUNCIL RPTs            | SC       | 07/06/23 |

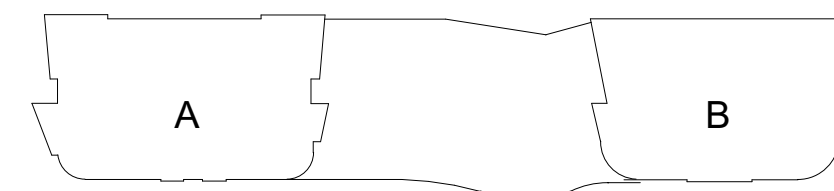
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## DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

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167 Central Coast Highway, Erina NSW 2250

ELEVATIONS - SOUTH AND WEST

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 06/02/16       | 1 : 200              | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-301             | 2     |

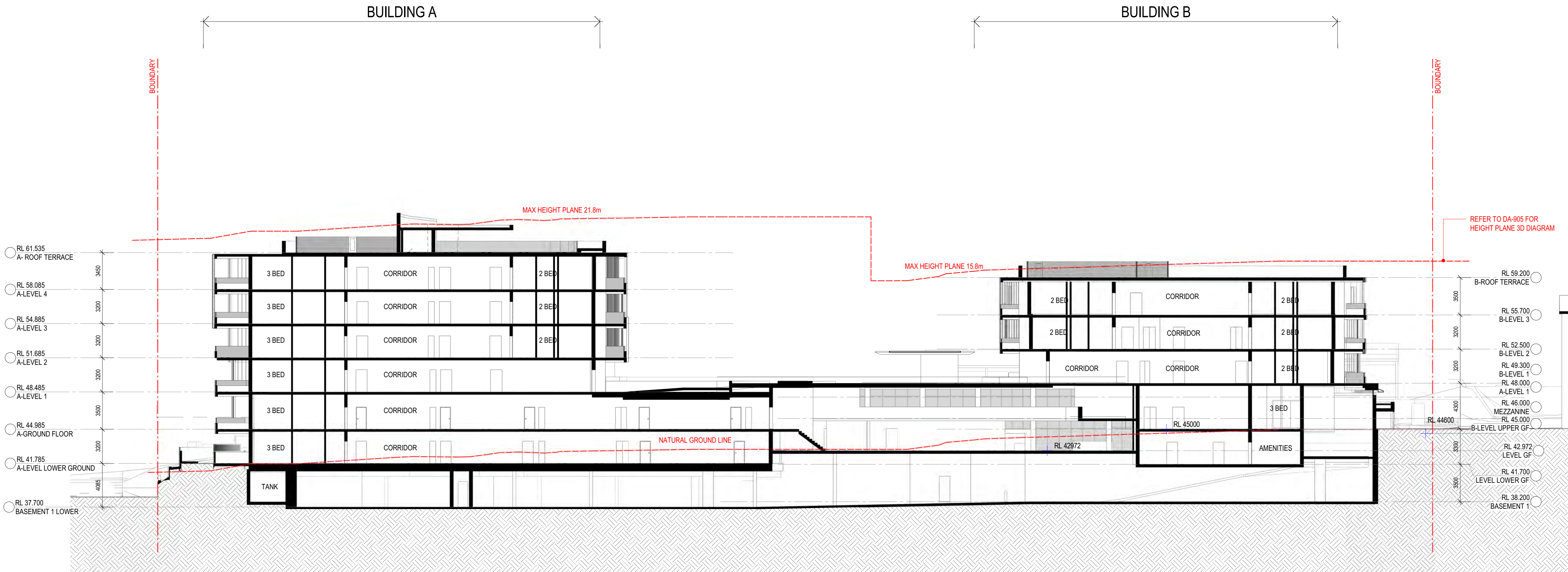
PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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1 SECTION AA  
SCALE 1 : 200

#### AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2     | COUNCIL RPTs            | SC       | 07/06/23 |

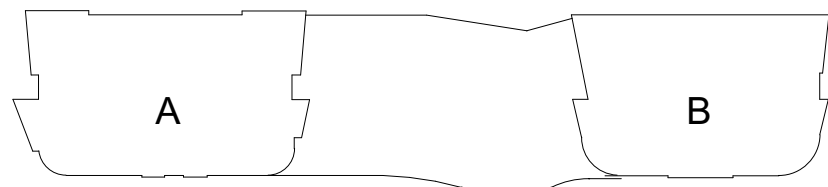
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## DEVELOPMENT APPLICATION

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#### KEY PLAN



#### CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

#### SECTIONS - 01

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 06/02/16       | 1 : 200    | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-400         |
| ISSUE          | 2          |                |

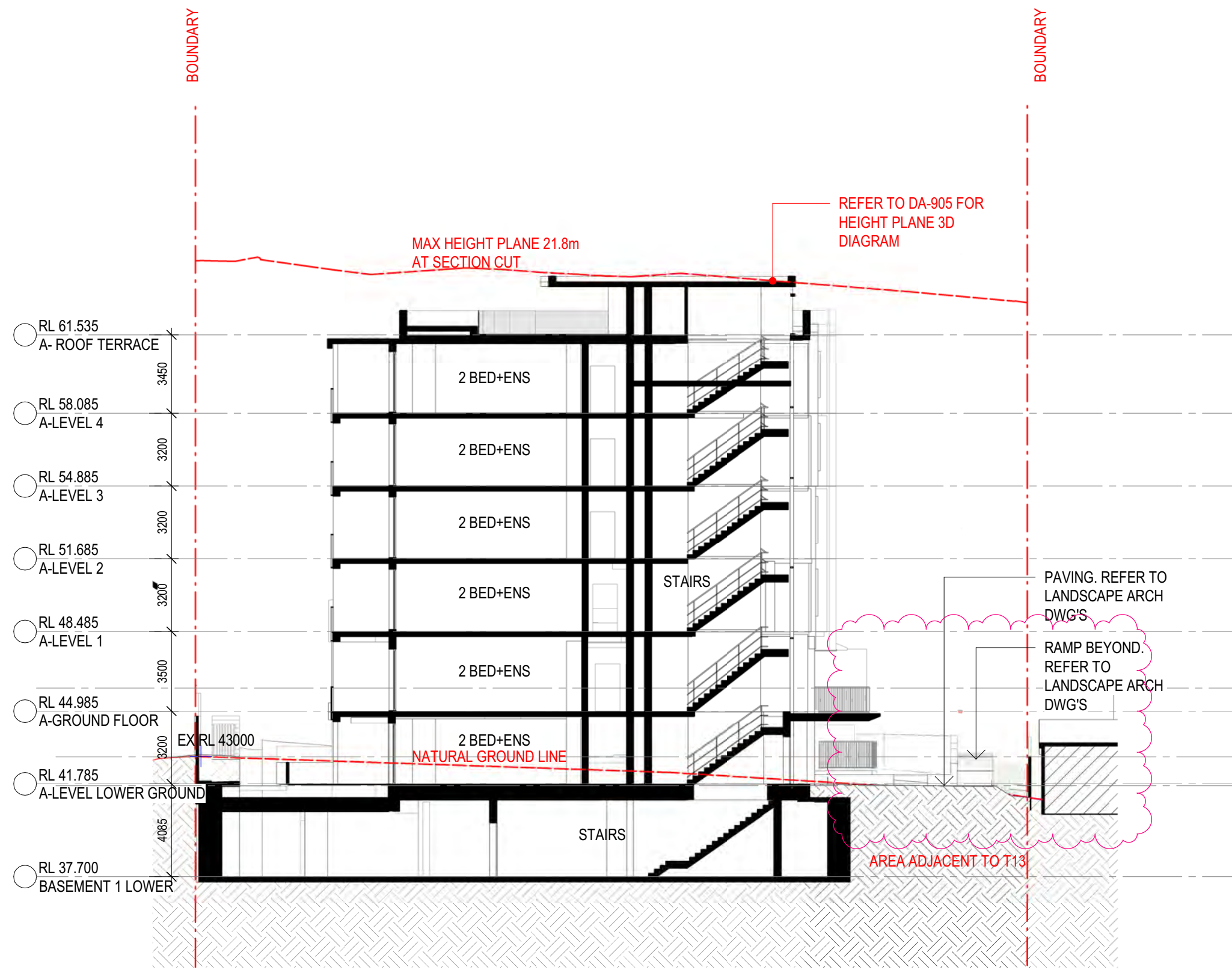
#### PROJECT

40 COPE ST  
LANE COVE

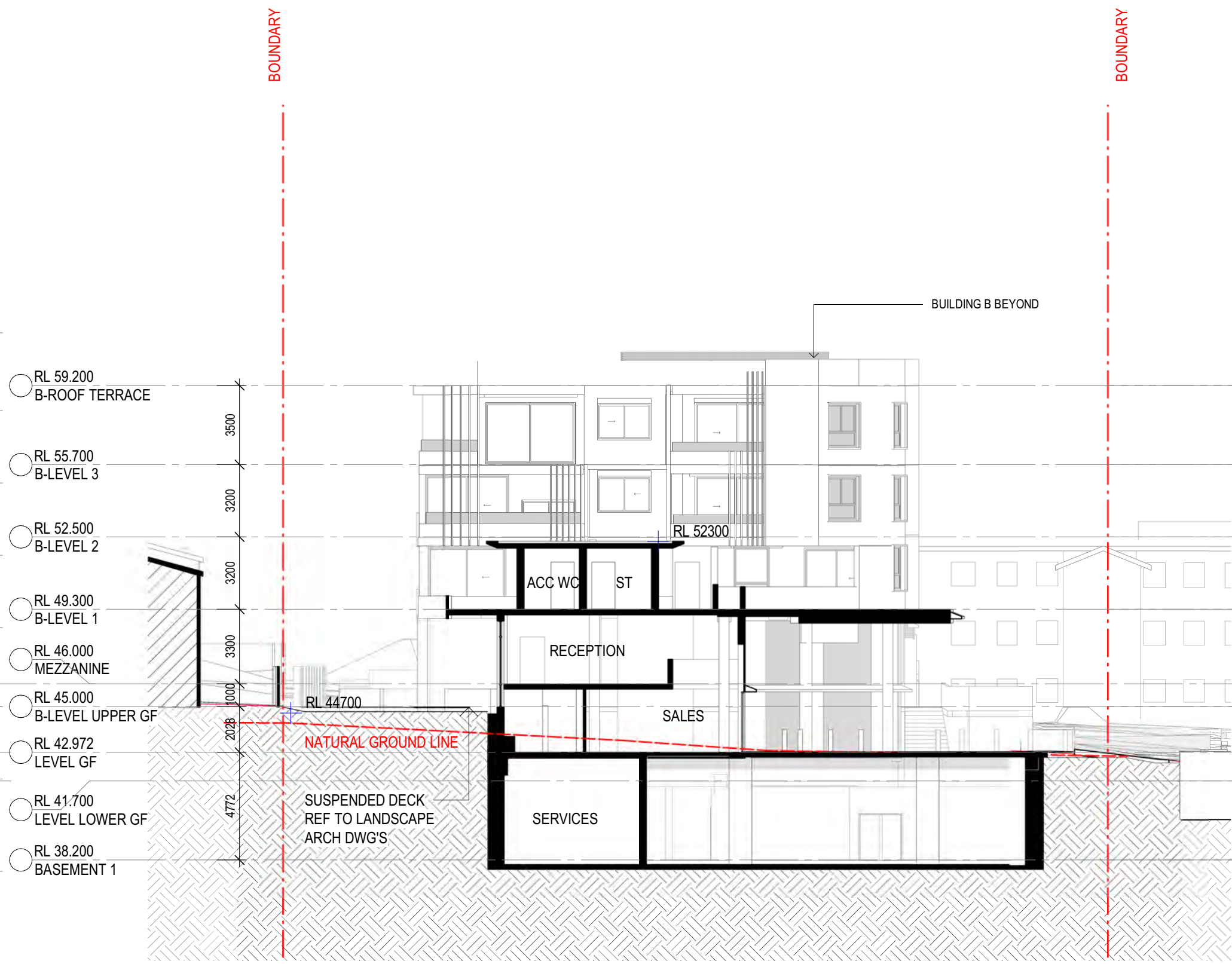
Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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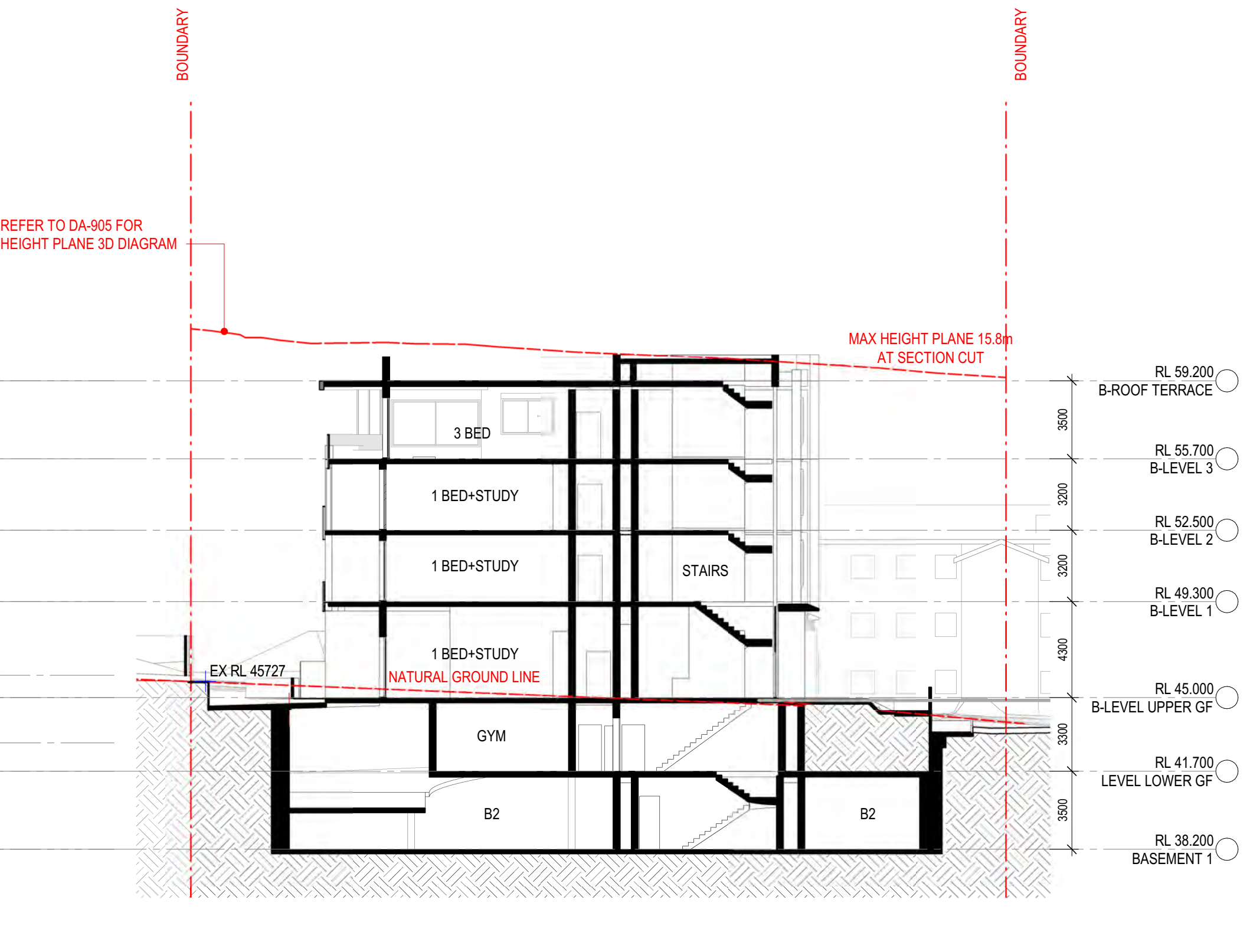




1 Section 2  
SCALE 1 : 200



2 Section 3  
SCALE 1 : 200



3 Section 4  
SCALE 1 : 200

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 2          | COUNCIL RPTs            | IG       | 25/01/22 |
| 3          | COUNCIL RPTs            | SC       | 07/06/23 |

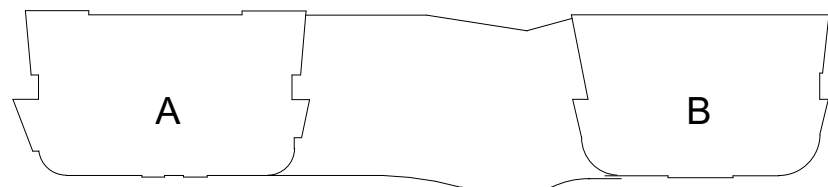
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## DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

SECTIONS - 02

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 06/02/16       | 1 : 200              | PL    |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-401             | 3     |

PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

**JACKSON TEECE**



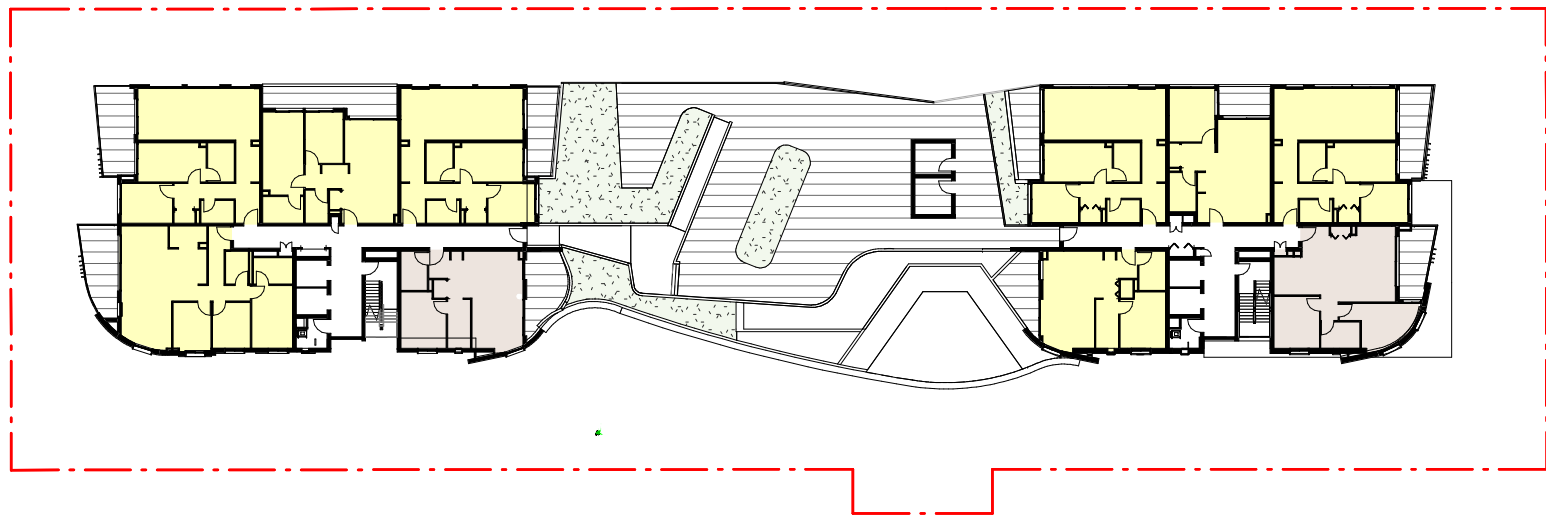
DIRECT SUNLIGHT LEGEND

|   |   |                                                                           |
|---|---|---------------------------------------------------------------------------|
| 2 | 2 | APARTMENTS RECIEVE DIRECT SUNLIGHT BETWEEN 9AM & 3PM (MINIMUM OF 2 HOURS) |
| 1 | 1 | APARTMENTS RECIEVE DIRECT SUNLIGHT BETWEEN 9AM & 3PM (LESS THAN 2 HOURS)  |
| 0 | 0 | APARTMENTS DO NOT RECIEVE DIRECT SUNLIGHT BETWEEN 9AM & 3PM               |

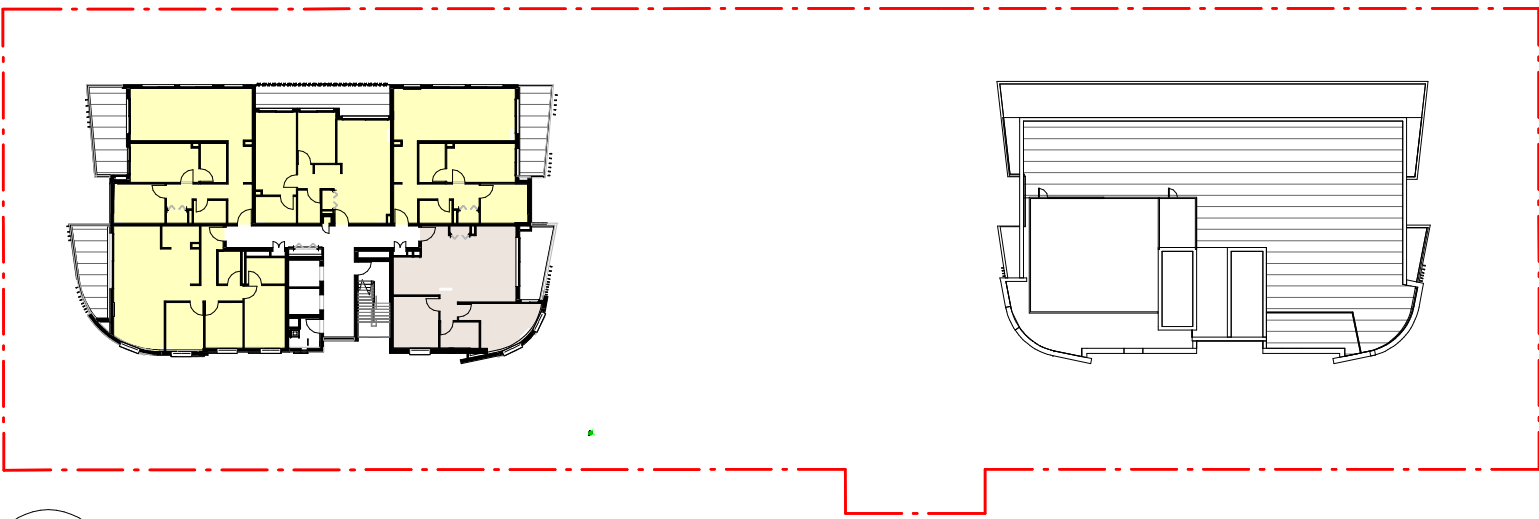
SEPP 65 - DIRECT SUN CALCULATION

| HOURS OF SOLAR ACCESS | UNIT COUNT | PERCENTAGE |
|-----------------------|------------|------------|
|-----------------------|------------|------------|

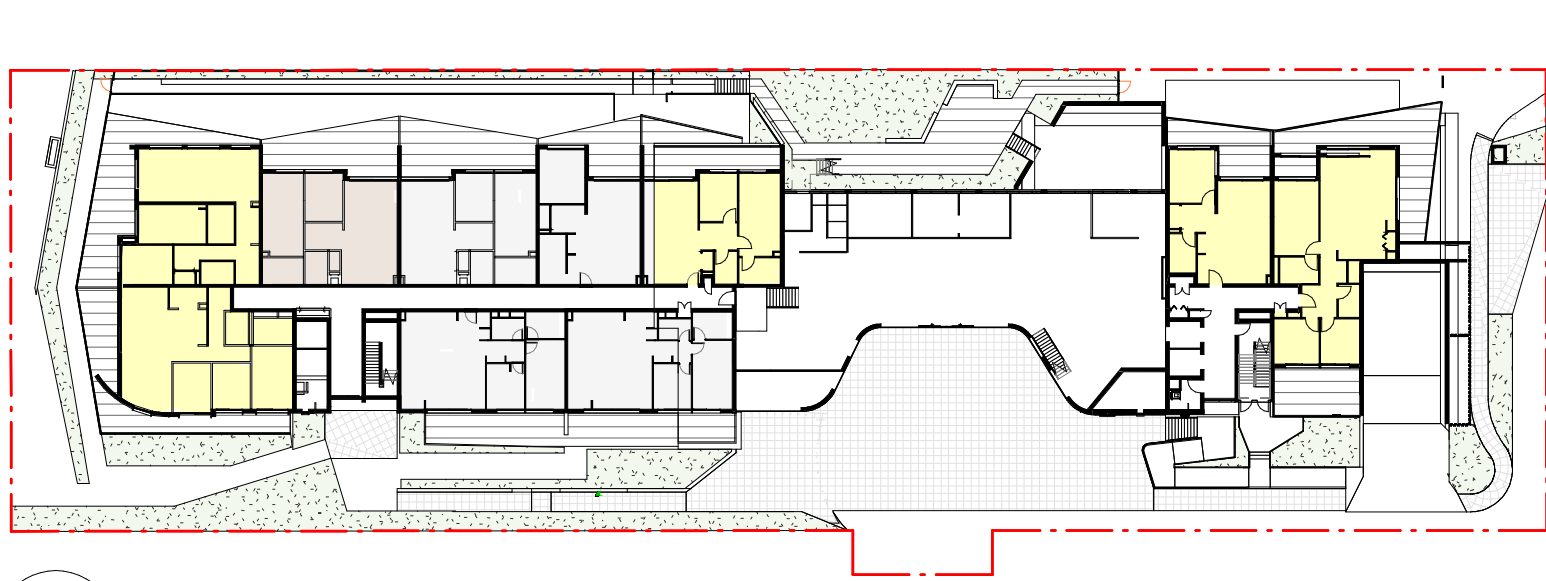
|   |    |      |
|---|----|------|
| 2 | 37 | 70%  |
| 1 | 8  | 16%  |
| 0 | 7  | 14%  |
|   | 52 | 100% |



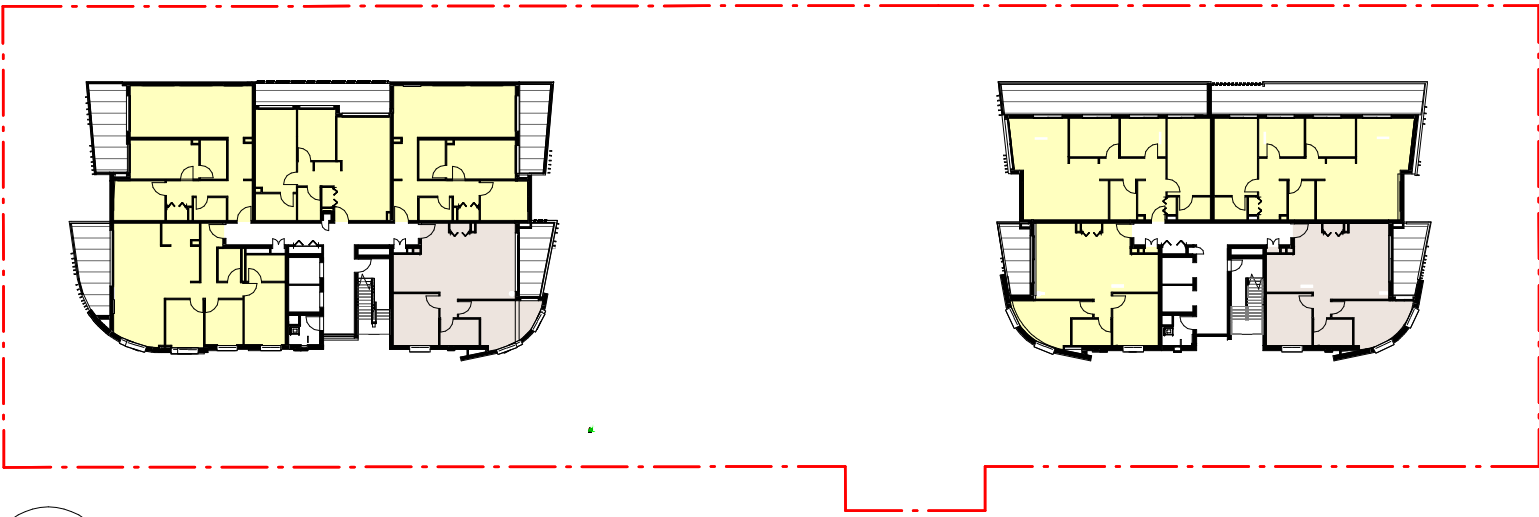
8 SOLAR LEVEL 1



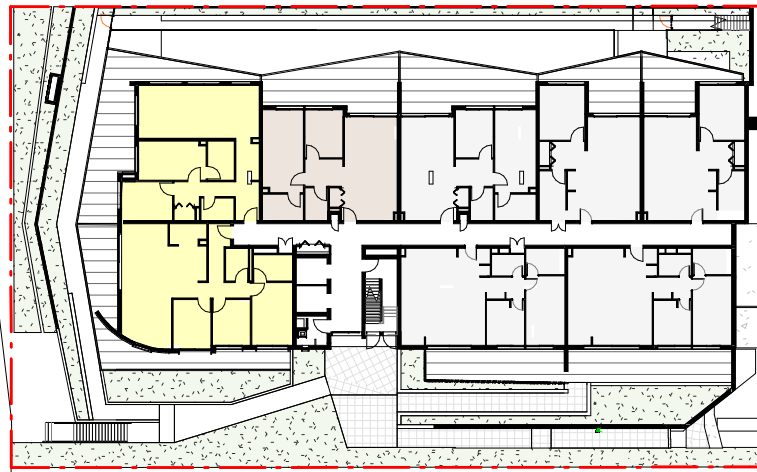
5 SOLAR LEVEL 4



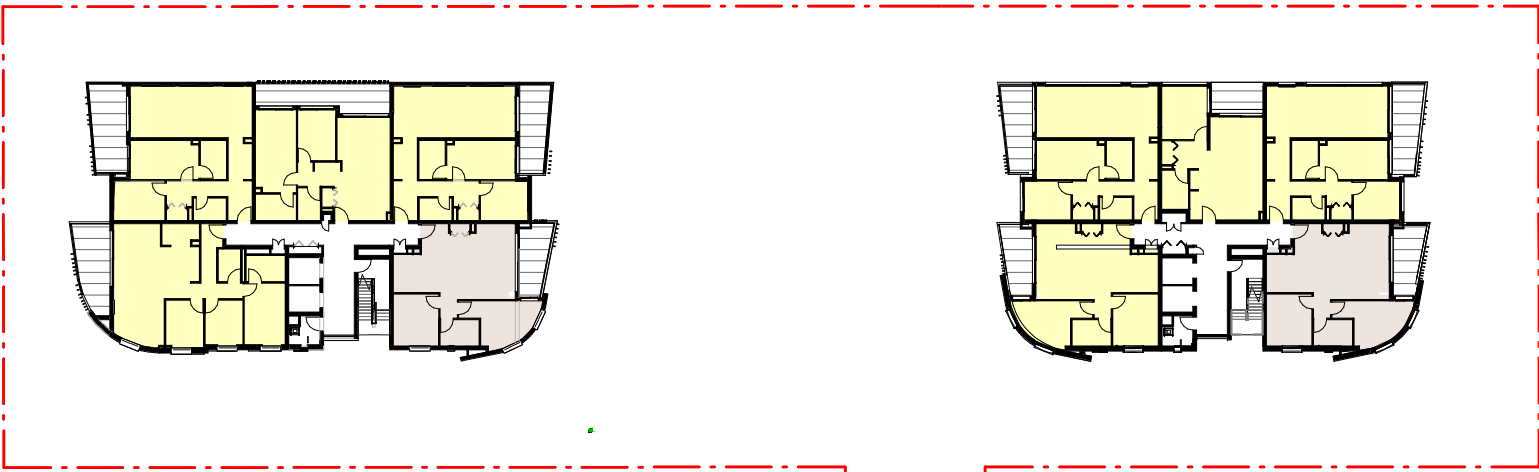
9 SOLAR GROUND FLOOR



6 SOLAR LEVEL 3



1 SOLAR LOWER GROUND



7 SOLAR LEVEL 2

AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 2     | COUNCIL RPTs            | SC       | 07/06/23 |

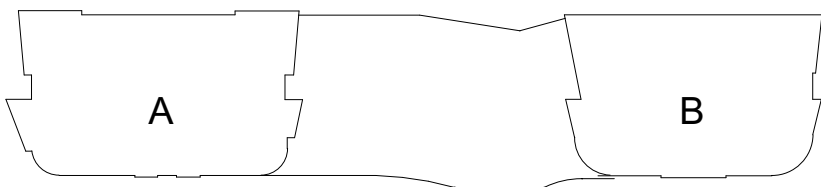
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

SEPP 65 ANALYSIS - SOLAR ACCESS

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 06/15/18       | 1 : 600    | AK             |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-500         |
| ISSUE          | 2          |                |

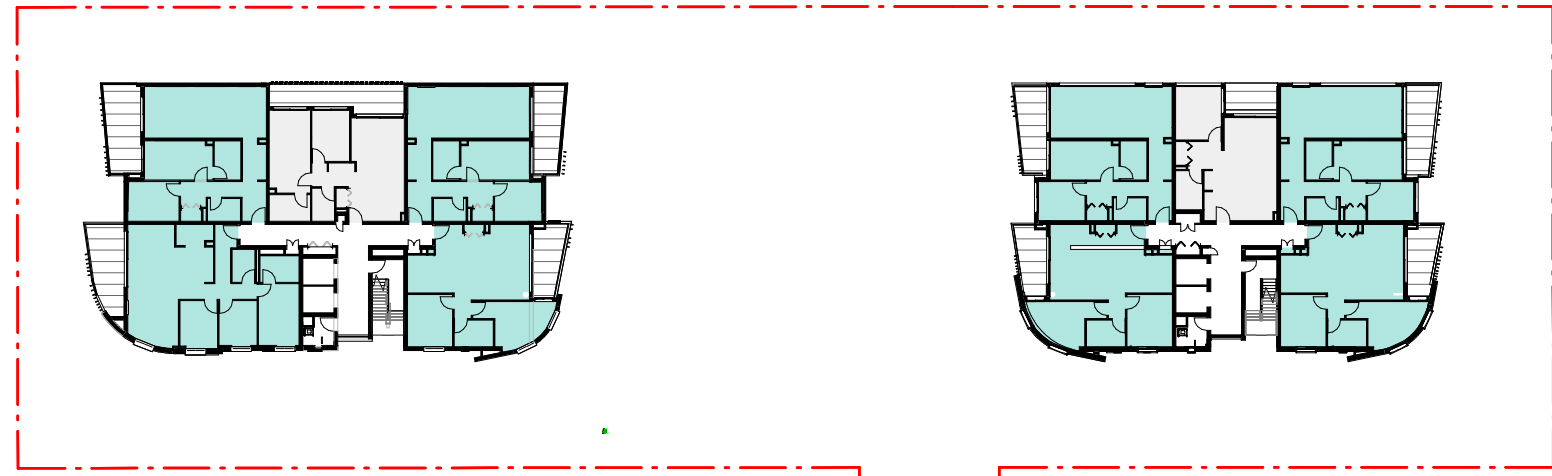
PROJECT

40 COPE ST  
LANE COVE

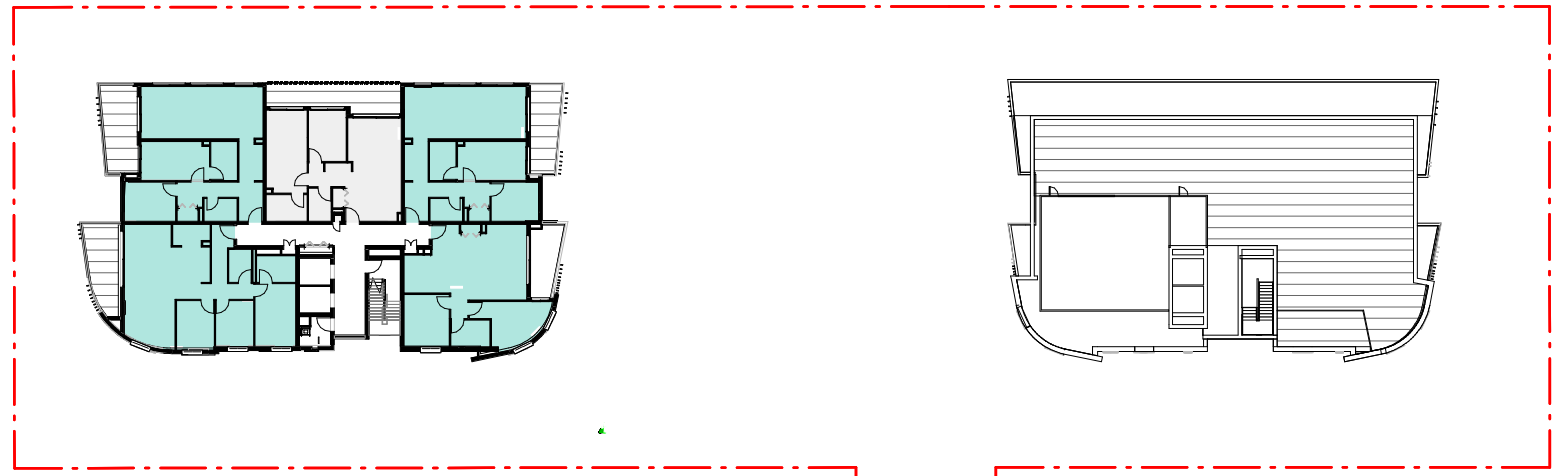
Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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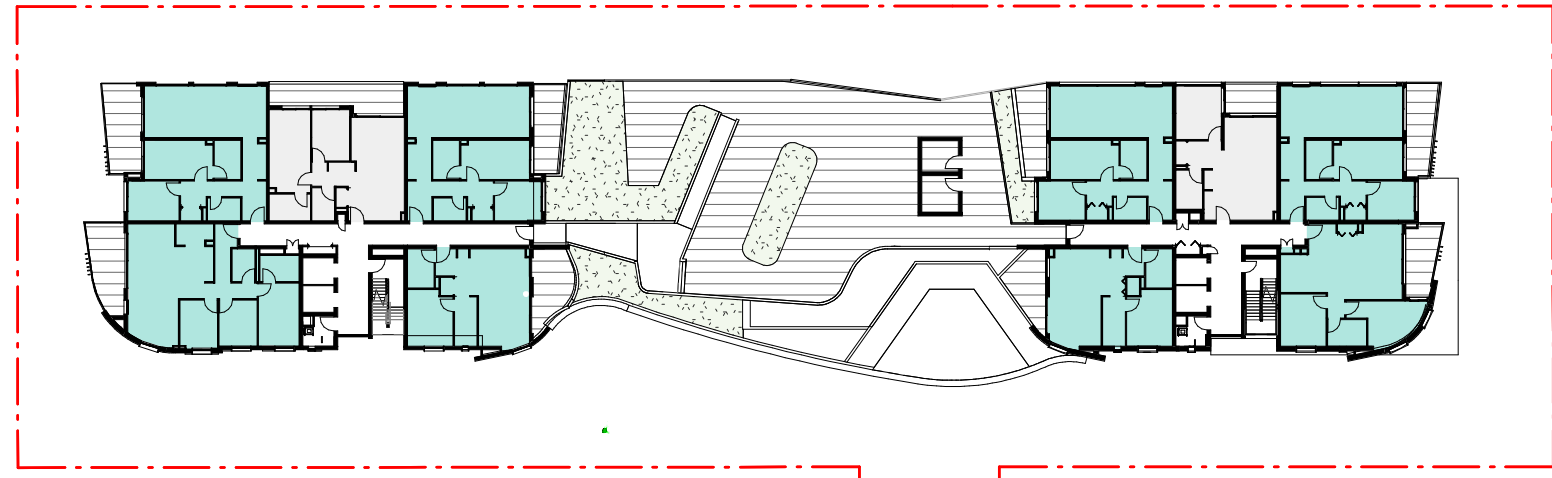




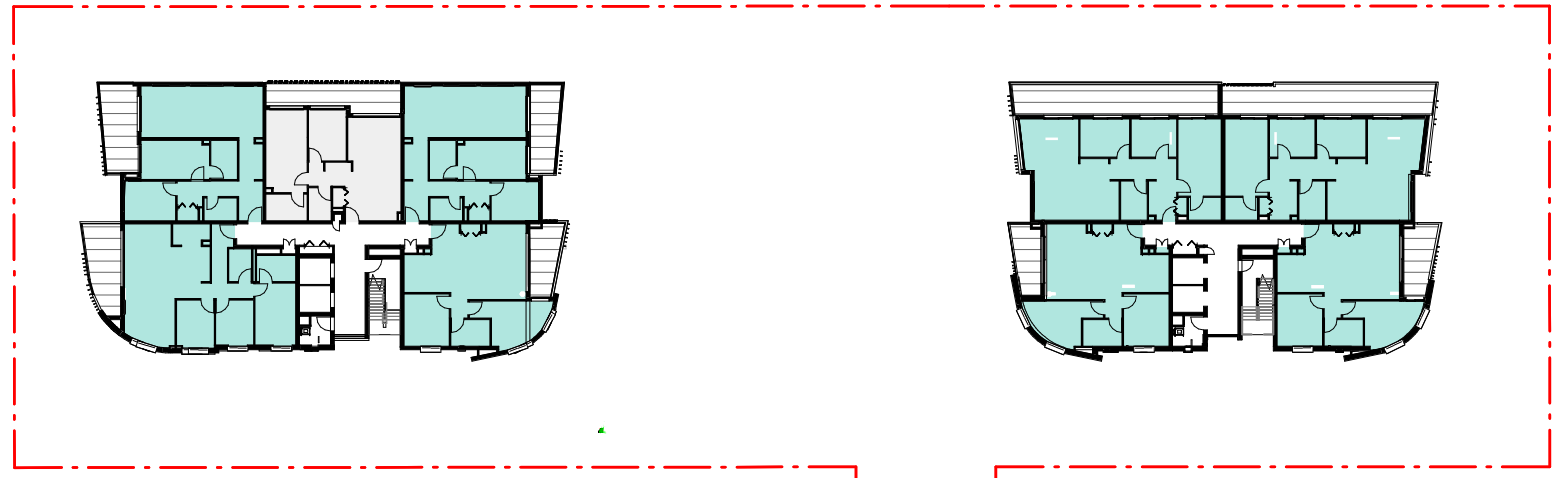
3 CROSS VENT LEVEL 2



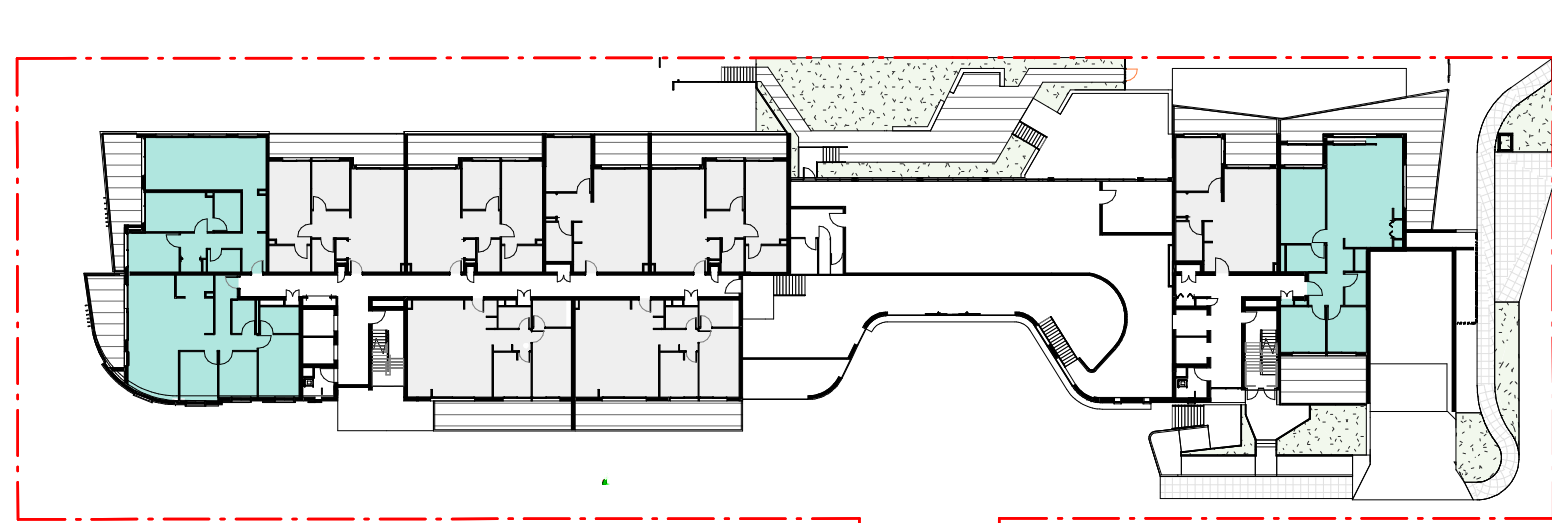
5 CROSS VENT LEVEL 4



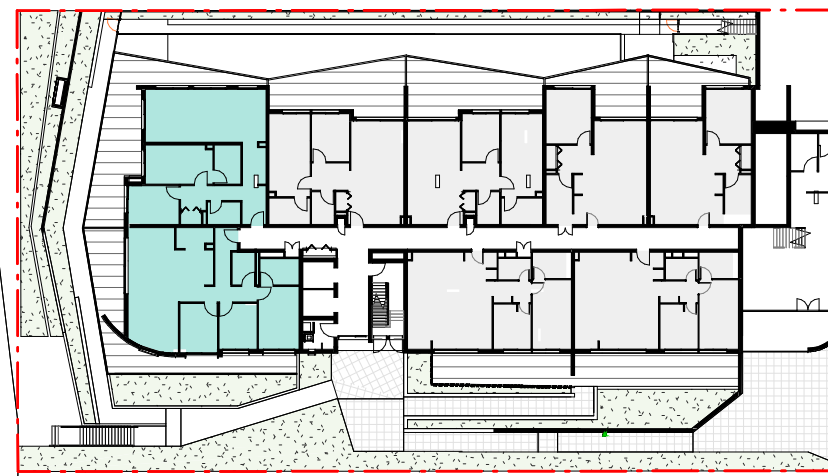
2 CROSS VENT LEVEL 1



4 CROSS VENT LEVEL 3



10 CROSS VENT GROUND FLOOR



1 CROSS VENT LOWER GROUND

CROSS VENTILATION LEGEND

|   |                      |
|---|----------------------|
| 0 | NOT CROSS VENTILATED |
| 1 | CROSS VENTILATED     |

| SEPP 65 - CROSS VENTILATION CALCULATION |                      |            |
|-----------------------------------------|----------------------|------------|
| CROSS VENT                              | COMPLIANT APARTMENTS | PERCENTAGE |
| 0                                       | 19                   | 38%        |
| 1                                       | 33                   | 62%        |
| TOTAL                                   | 52                   | 100%       |

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/22 |
| 2          | COUNCIL RPTs            | SC       | 07/06/23 |

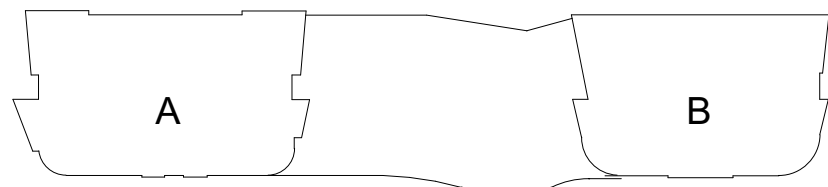
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|-------------|--------------|------------|
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| SC          | GA           |            |

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

SEPP 65 ANALYSIS - CROSS  
VENTILATION

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 06/15/18       | 1 : 600    | AK             |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-501         |
| ISSUE          | 2          |                |

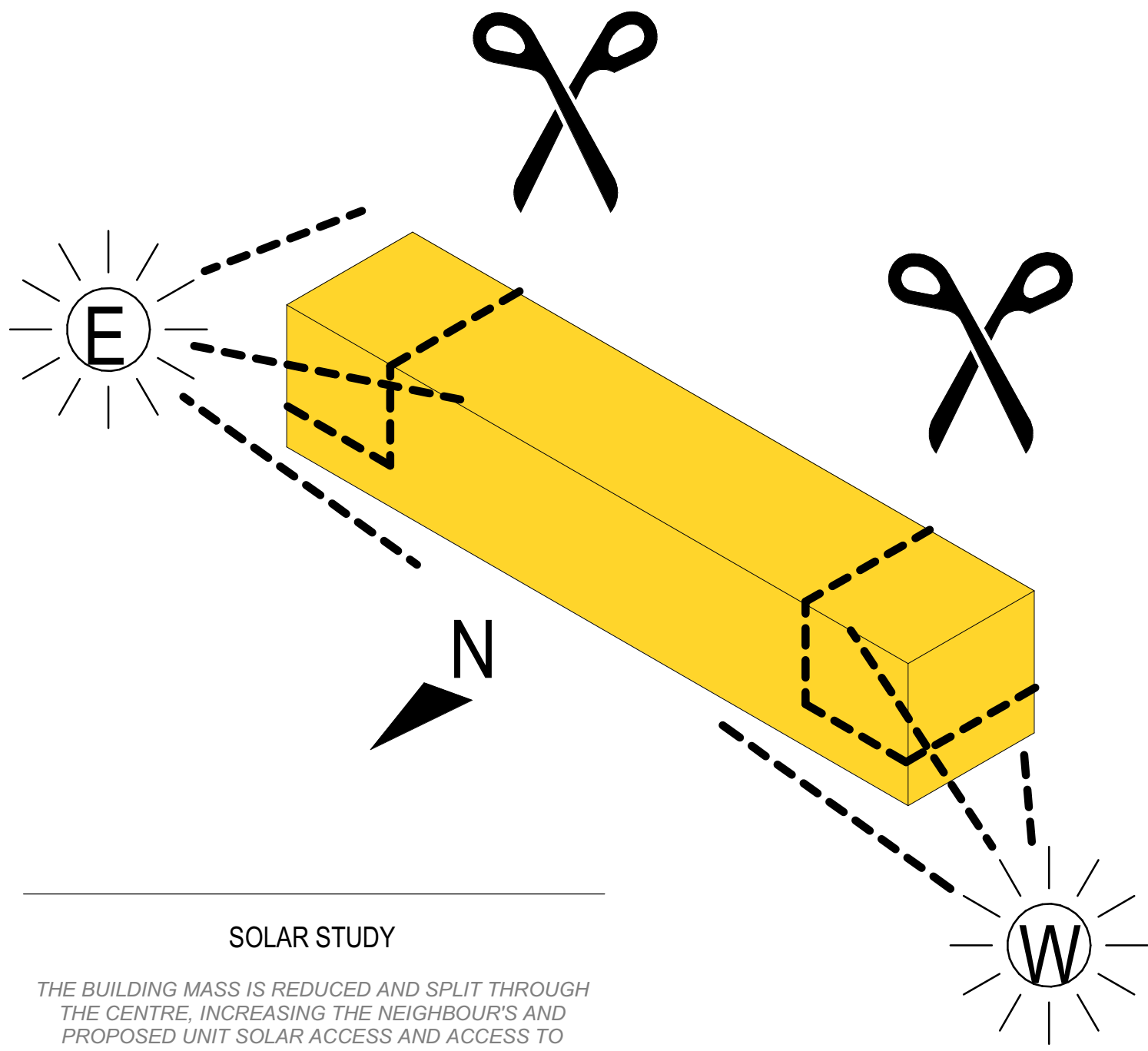
PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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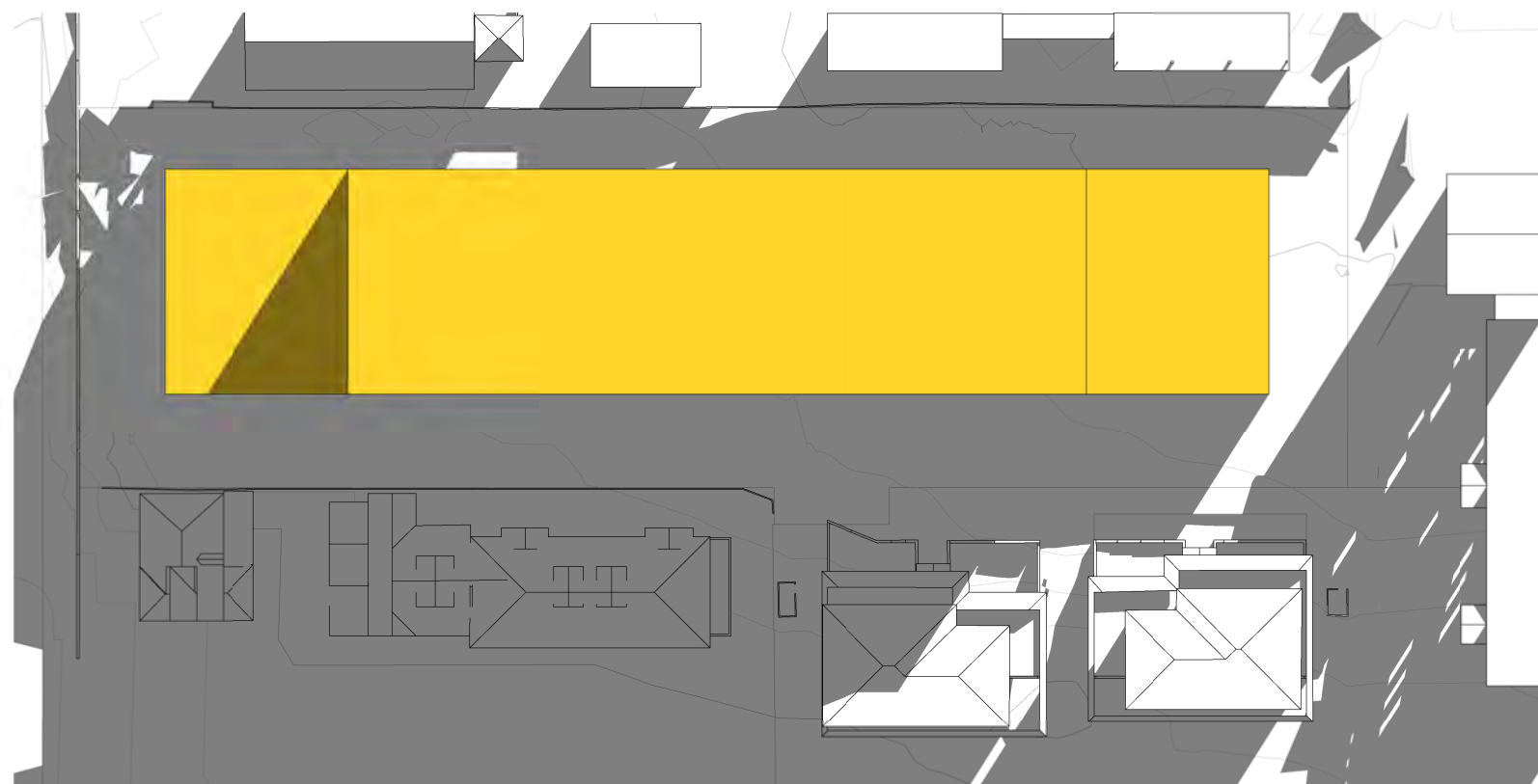




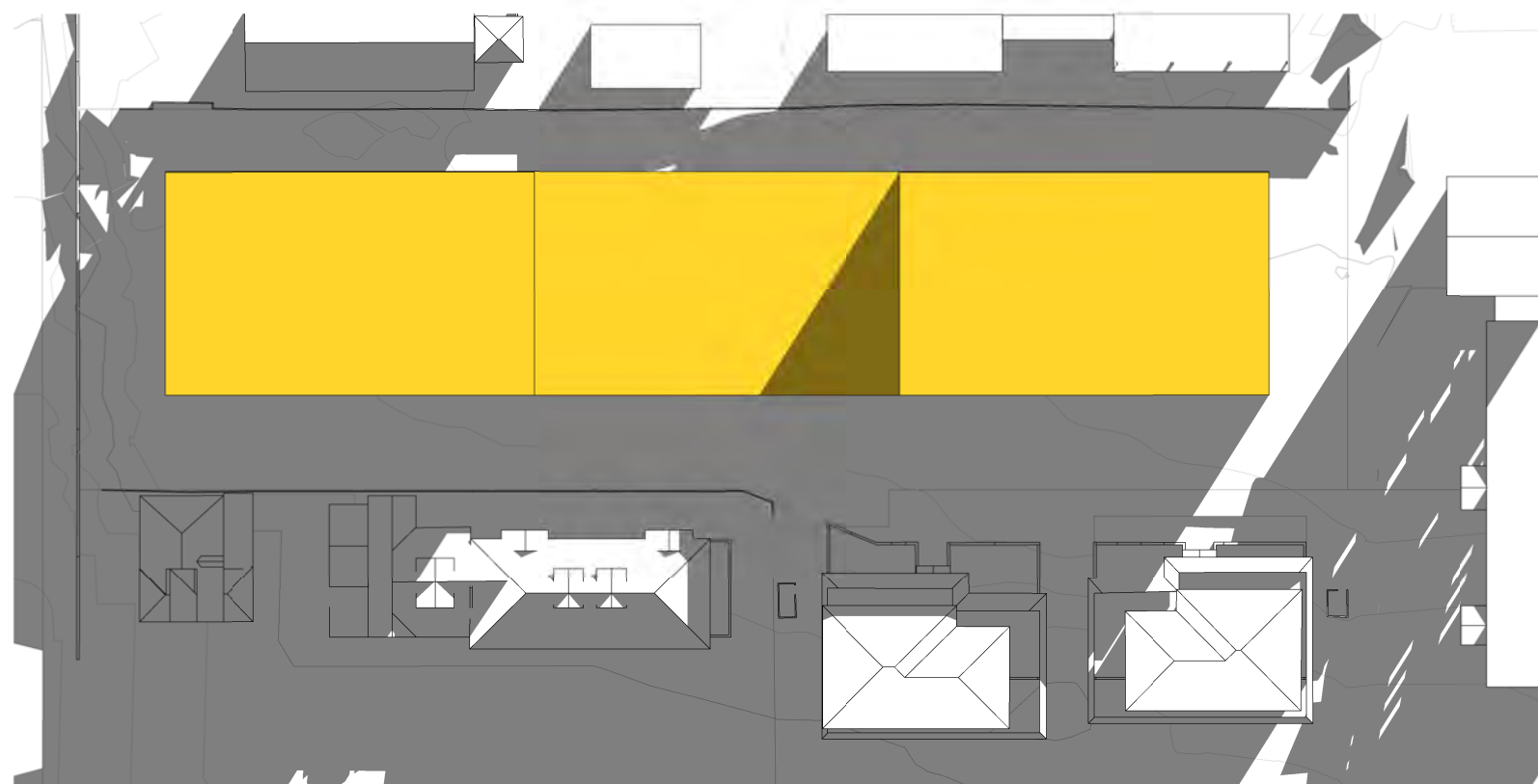
SOLAR STUDY

THE BUILDING MASS IS REDUCED AND SPLIT THROUGH THE CENTRE, INCREASING THE NEIGHBOUR'S AND PROPOSED UNIT SOLAR ACCESS AND ACCESS TO NATRUAL VENTILATION

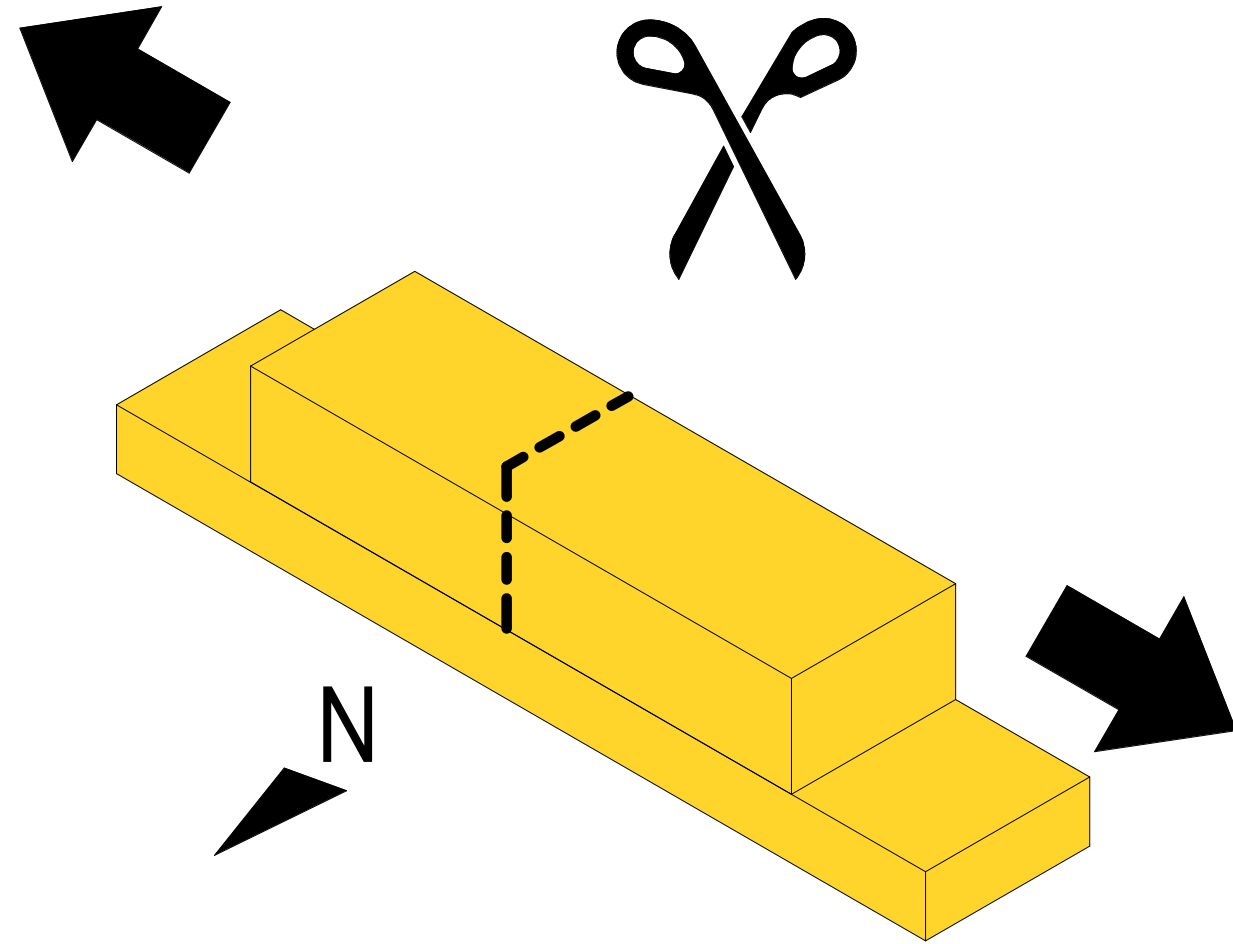
9AM



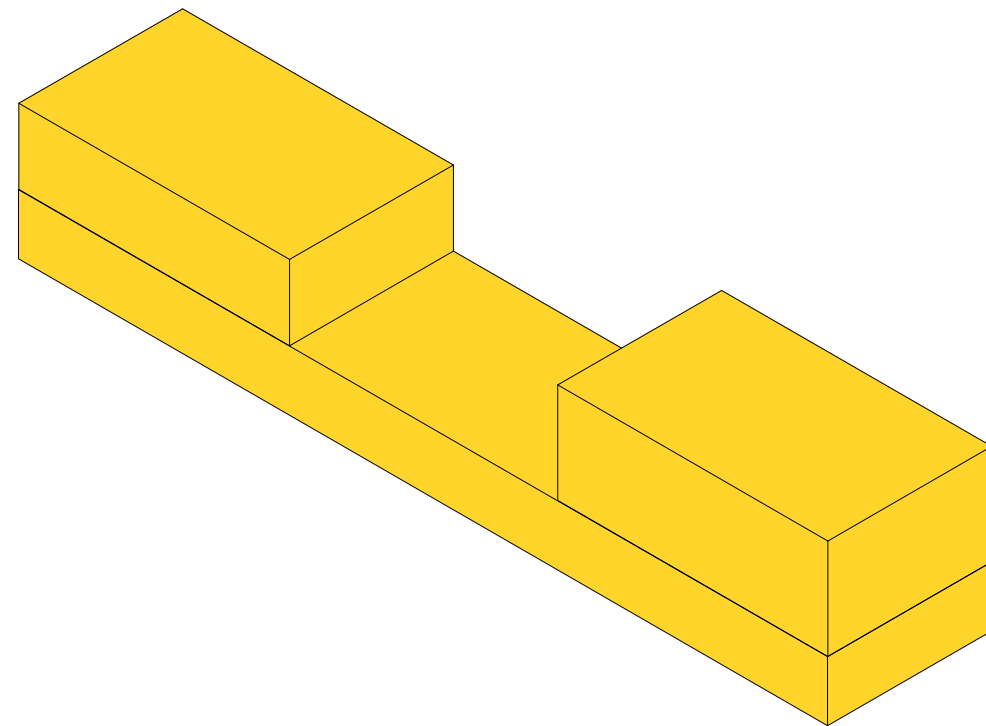
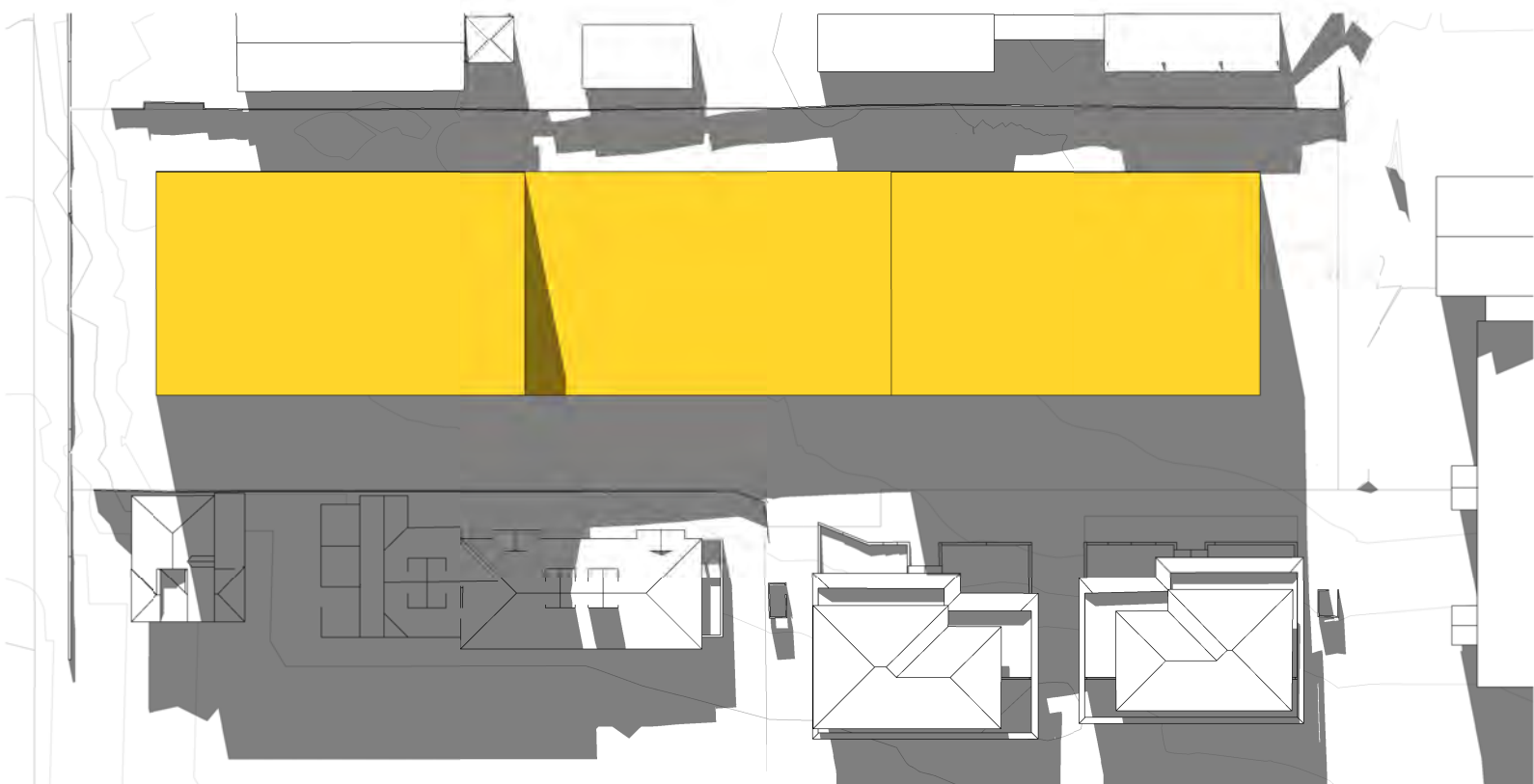
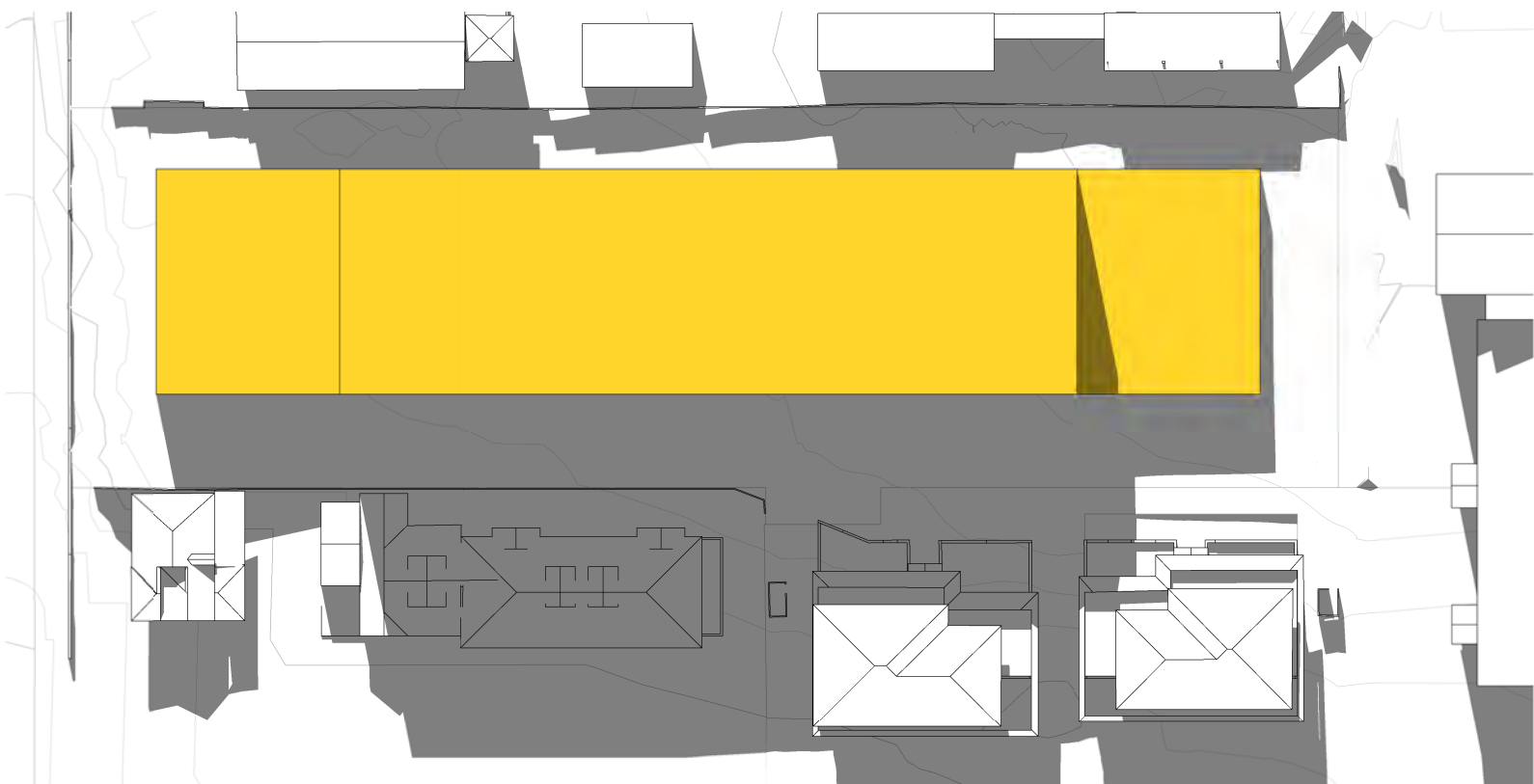
ONE BUILDING SCENARIO



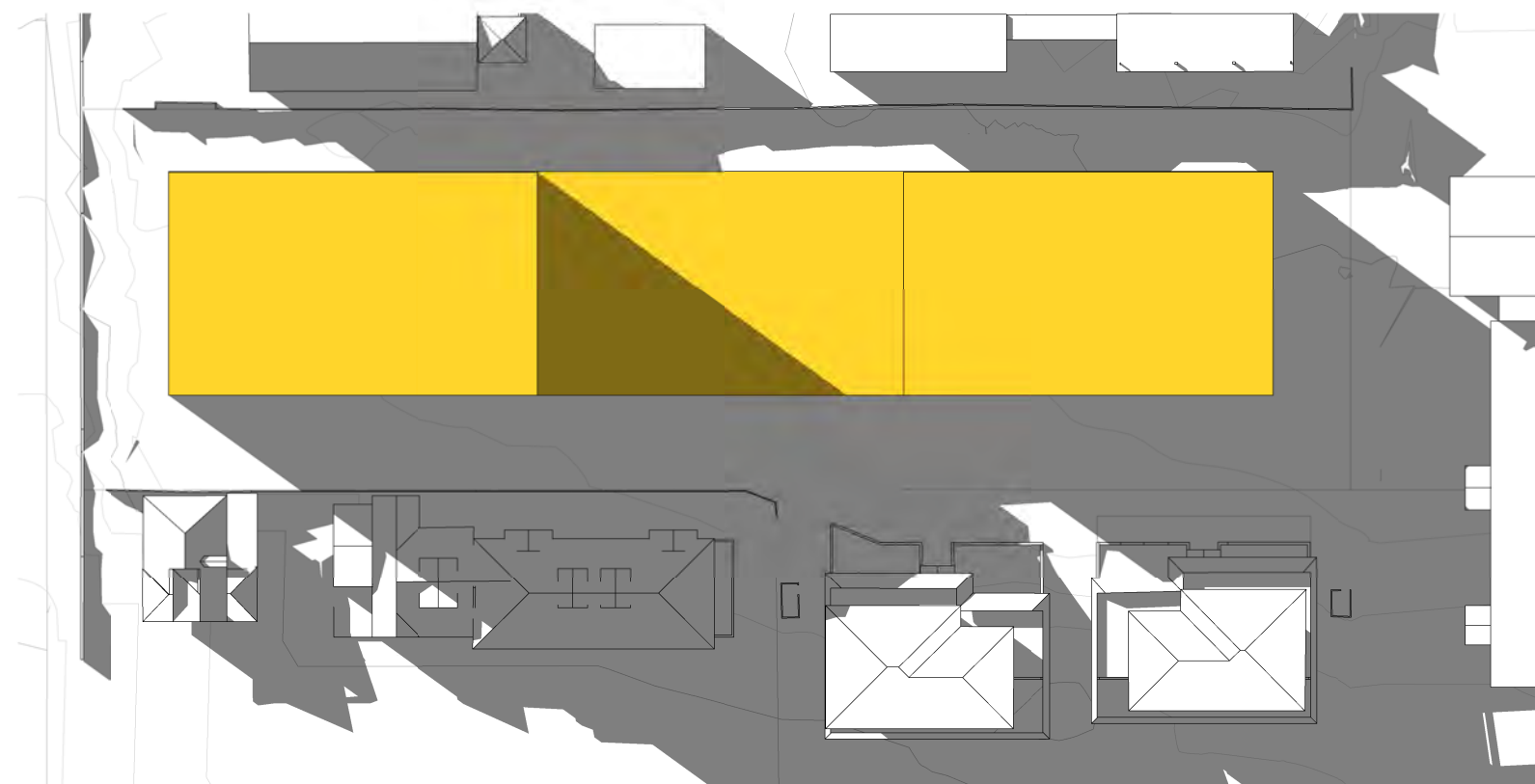
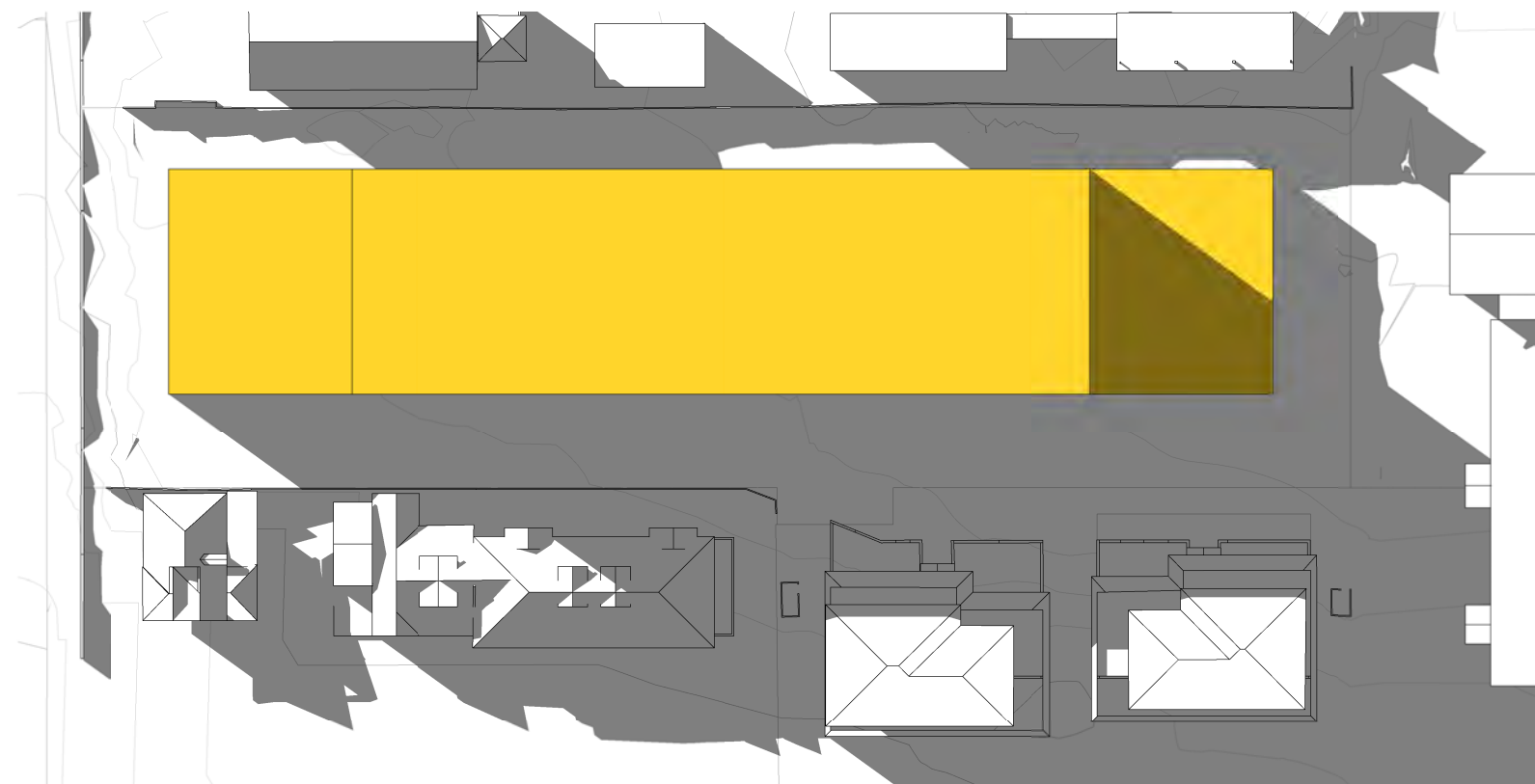
TWO BUILDINGS SCENARIO



12PM



3PM



| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/22 |
| 2          | COUNCIL RFS             | SC       | 07/06/23 |

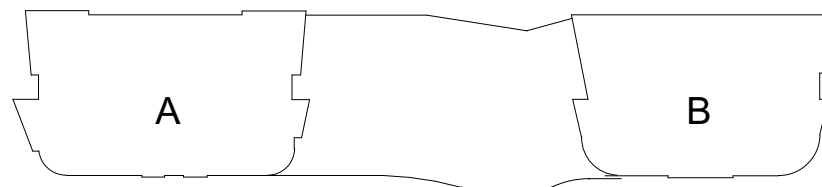
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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

DIAGRAMS

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 06/13/18       | 1 : 700    | AK             |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-600         |
| ISSUE          |            |                |
| 2              |            |                |

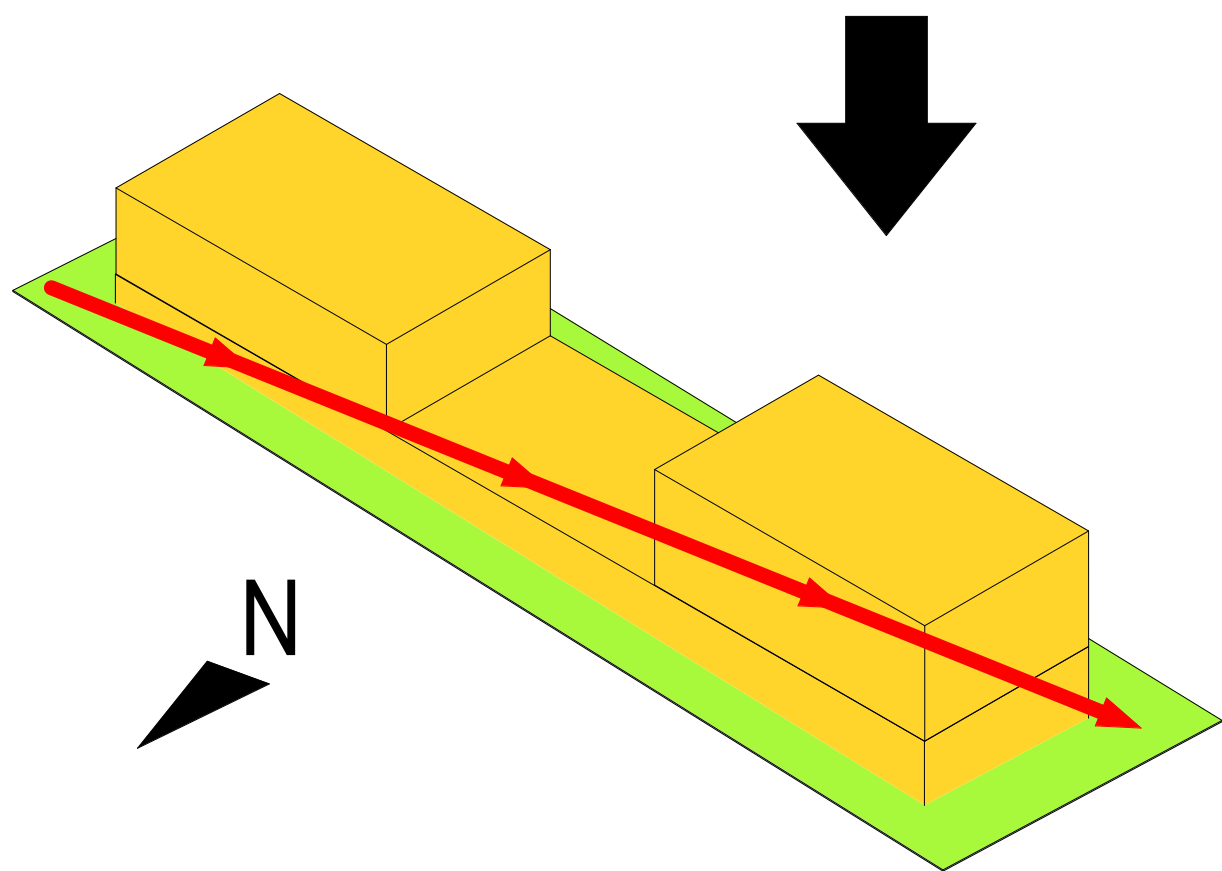
PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

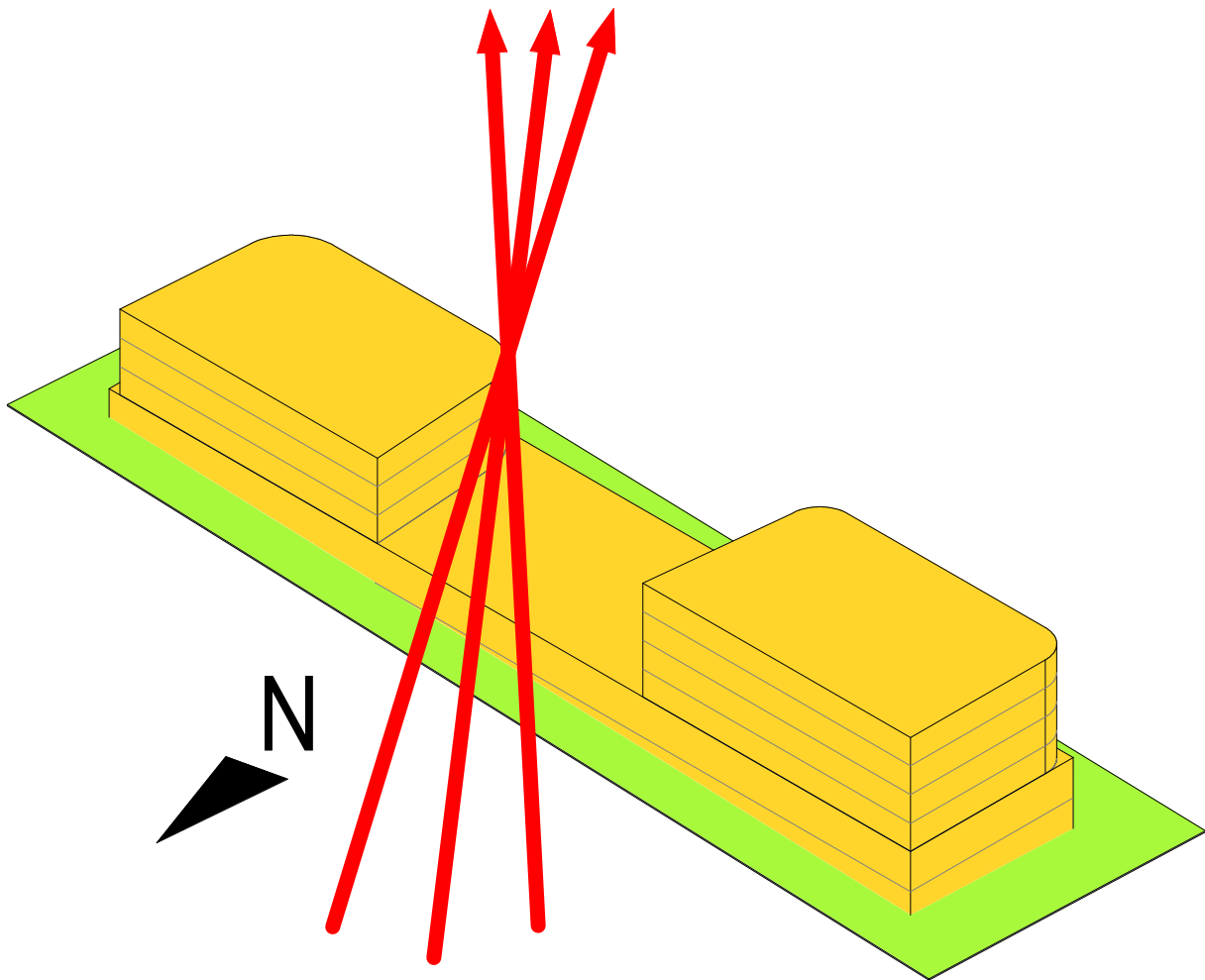
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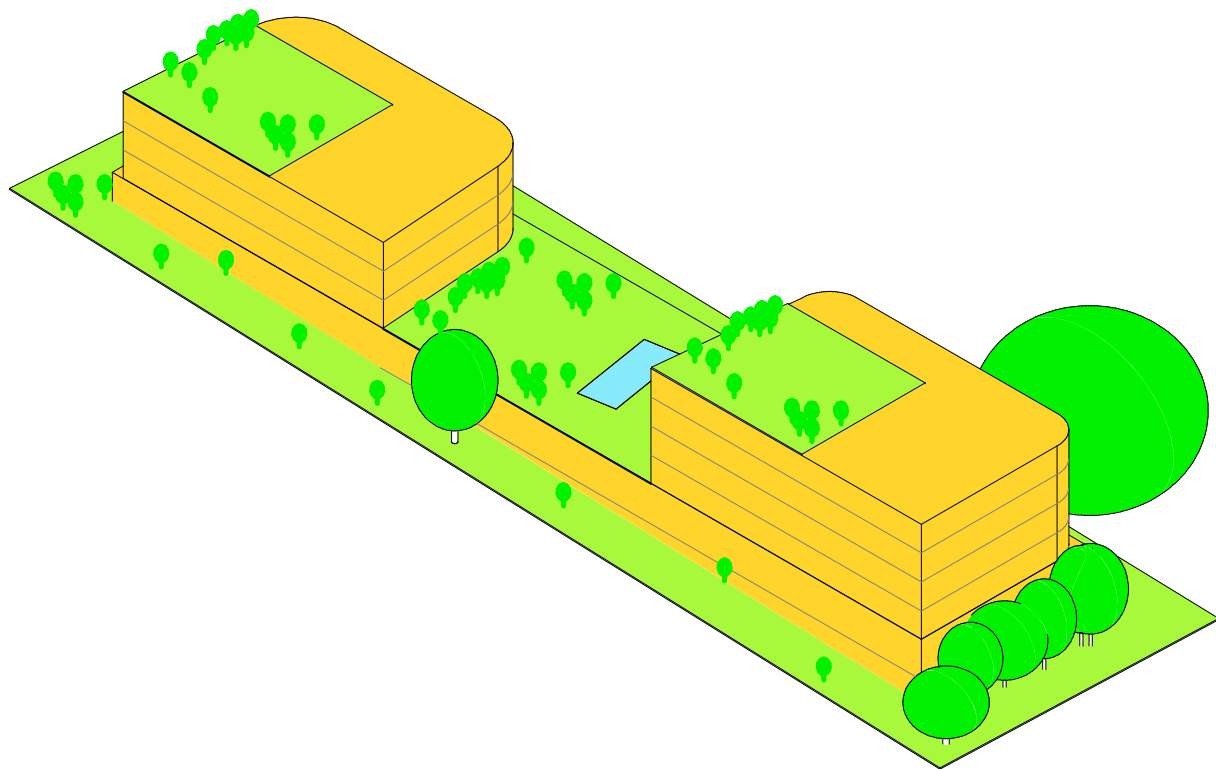
SLOPE

THE BUILDING FOLLOWS THE SLOPE OF THE SITE, STEPPING DOWN ONE STOREY TO THE WESTERN



SHAPE

BUILDING SHAPE IS SCULPTED TO MINIMIZE THE OVERSHADOWING TOWARDS THE SOUTH



LANDSCAPING

ROOFS ARE UTILISED FOR LANDSCAPING, PROVIDING AREAS FOR RELAXATION, ENTERTAINING AND ACTIVITIES

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 2          | COUNCIL RFIs            | SC       | 07/06/23 |

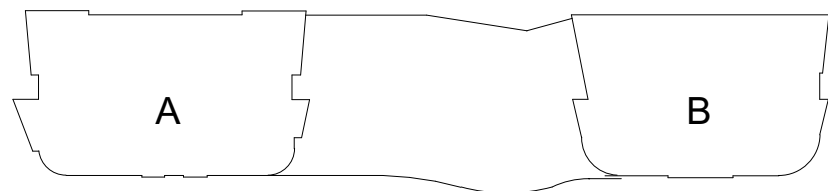
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

DIAGRAMS

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 30/01/18       | 1 : 700    | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-601         |
| ISSUE          | 2          |                |

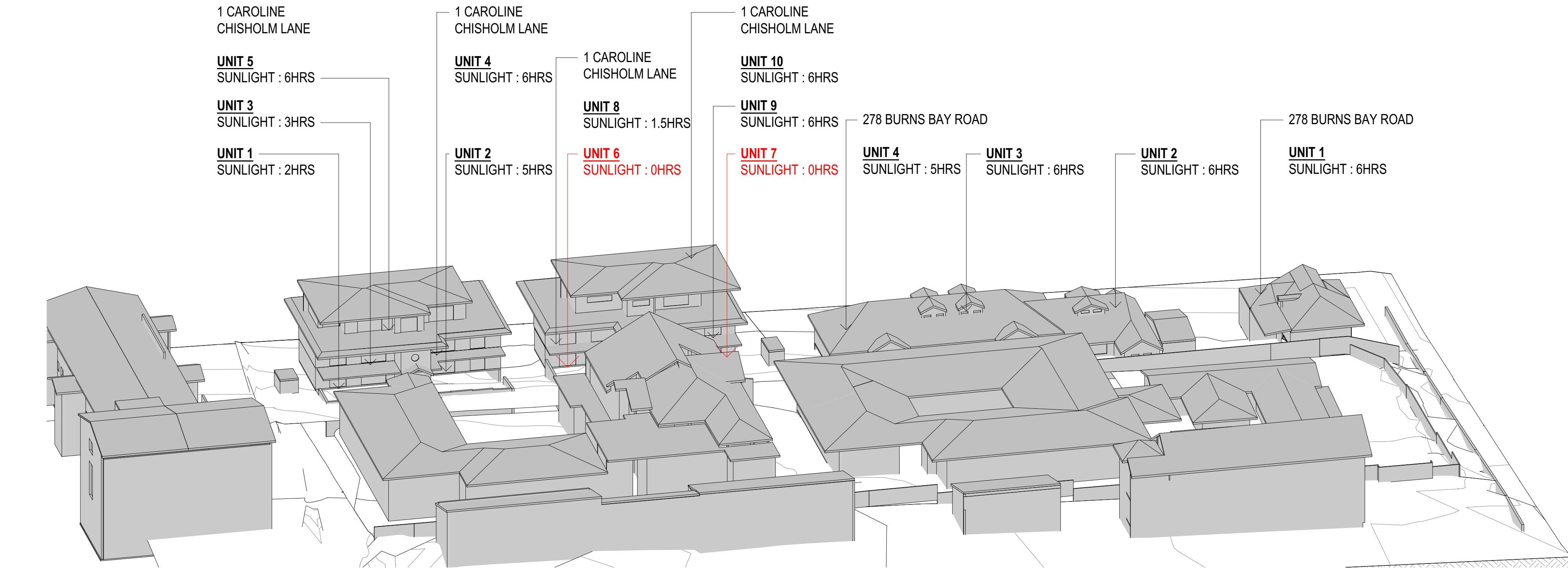
PROJECT

40 COPE ST  
LANE COVE

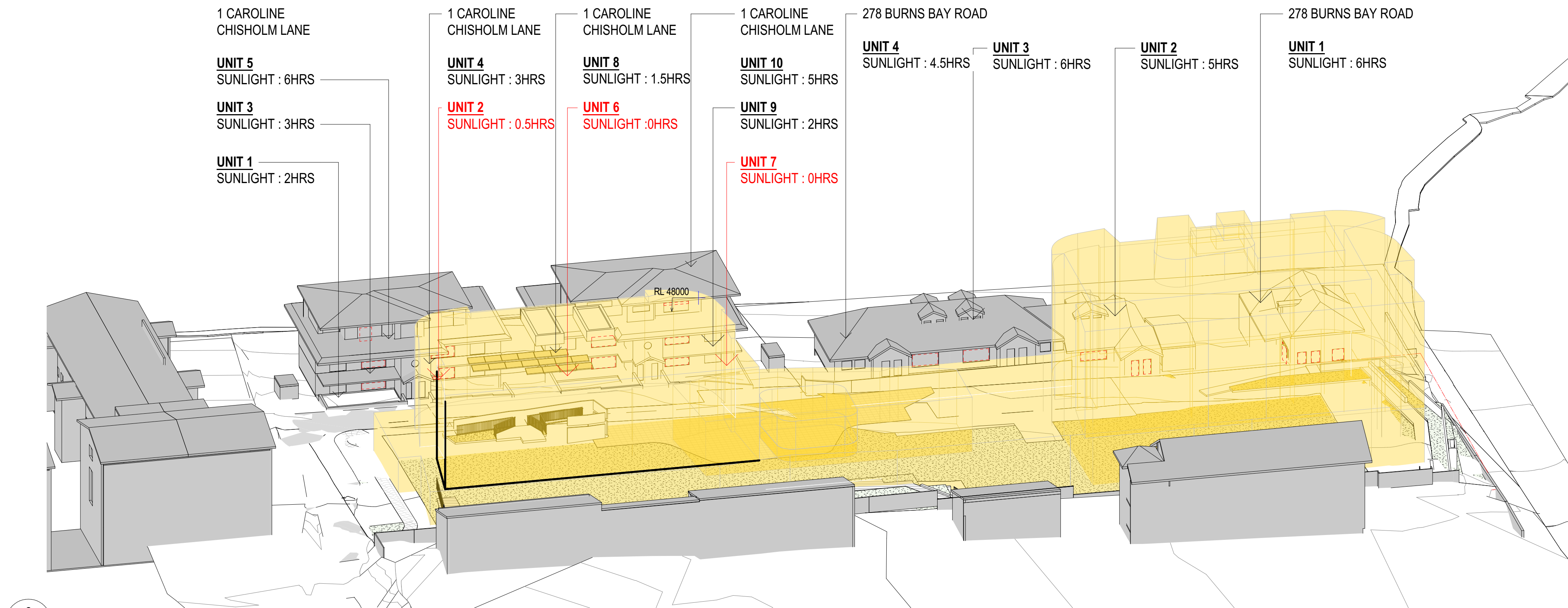
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T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
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Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE





1 SOLAR ANALYSIS OF EXISTING DEVELOPMENT



2 SOLAR ANALYSIS OF PROPOSED DEVELOPMENT

| SOLAR ANALYSIS OF NEIGHBOURING PROPERTIES FOR PROPOSED DEVELOPMENT |       |       |       |       |       |       |       |       |       |       |       |       |       |           |            |  |
|--------------------------------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----------|------------|--|
| 278 Burns Bay Rd, Lane Cove                                        |       |       |       |       |       |       |       |       |       |       |       |       |       |           |            |  |
|                                                                    | 09:00 | 09:30 | 10:00 | 10:30 | 11:00 | 11:30 | 12:00 | 12:30 | 13:00 | 13:30 | 14:00 | 14:30 | 15:00 | TOTAL HRS | DIFFERENCE |  |
| Unit 1 - Proposed                                                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         | 0          |  |
| Unit 1 - Existing                                                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         |            |  |
| Unit 2 - Proposed                                                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 5         | -1         |  |
| Unit 2 - Existing                                                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         |            |  |
| Unit 3 - Proposed                                                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         | 0          |  |
| Unit 3 - Existing                                                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         |            |  |
| Unit 4 - Proposed                                                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 4.5       | -1.5       |  |
| Unit 4 - Existing                                                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         |            |  |

| 1 Caroline Chisholm Lane, Lane Cove |       |       |       |       |       |       |       |       |       |       |       |       |       |           |            |  |
|-------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----------|------------|--|
|                                     | 09:00 | 09:30 | 10:00 | 10:30 | 11:00 | 11:30 | 12:00 | 12:30 | 13:00 | 13:30 | 14:00 | 14:30 | 15:00 | TOTAL HRS | DIFFERENCE |  |
| Unit 1 - Proposed                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   |       |       |       |       |       |       |       |       | 2         | 0          |  |
| Unit 1 - Existing                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   |       |       |       |       |       |       |       |       | 2         |            |  |
| Unit 2 - Proposed                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   |       |       |       |       |       |       |       | 0.5   | 0.5       | -4.5       |  |
| Unit 2 - Existing                   | 0.5   |       |       |       |       |       |       |       |       |       |       |       | 0.5   | 5         |            |  |
| Unit 3 - Proposed                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 3.5       | 0.5        |  |
| Unit 3 - Existing                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   |       |       |       |       |       |       |       | 3         |            |  |
| Unit 4 - Proposed                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 3         | -3         |  |
| Unit 4 - Existing                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         |            |  |
| Unit 5 - Proposed                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         | 0          |  |
| Unit 5 - Existing                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         |            |  |
| Unit 6 - Proposed                   | 0.5   |       |       |       |       |       |       |       |       |       |       |       |       | 0         | 0          |  |
| Unit 6 - Existing                   | 0.5   |       |       |       |       |       |       |       |       |       |       |       |       | 0         |            |  |
| Unit 7 - Proposed                   | 0.5   |       |       |       |       |       |       |       |       |       |       |       |       | 0         | 0          |  |
| Unit 7 - Existing                   | 0.5   |       |       |       |       |       |       |       |       |       |       |       |       | 0         |            |  |
| Unit 8 - Proposed                   | 0.5   |       |       |       |       |       |       |       |       |       |       |       |       | 1.5       | -3.5       |  |
| Unit 8 - Existing                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   |       |       | 5         |            |  |
| Unit 9 - Proposed                   | 0.5   |       |       |       | 0.5   |       |       |       |       |       |       |       |       | 2         | -4         |  |
| Unit 9 - Existing                   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         |            |  |
| Unit 10 - Proposed                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 5         | -1         |  |
| Unit 10 - Existing                  | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 0.5   | 6         |            |  |

|             |    |                                  |  |    |                                         |  |       |
|-------------|----|----------------------------------|--|----|-----------------------------------------|--|-------|
| TOTAL UNITS | 14 | UNITS WITH MIN. 2HR SOLAR ACCESS |  | 10 | PERCENTAGE OF UNITS WITH MIN. 2HR SOLAR |  | 71.0% |
|-------------|----|----------------------------------|--|----|-----------------------------------------|--|-------|

AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/09/22 |
| 2     | COUNCIL RPIs            | SC       | 15/11/22 |
| 3     | COUNCIL RPIs            | SC       | 07/06/23 |

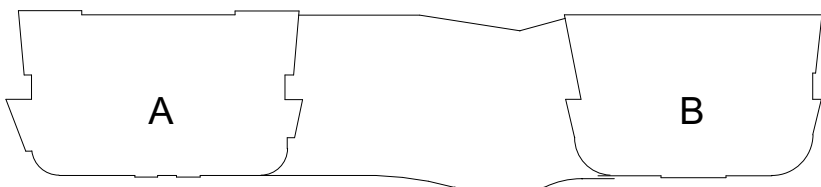
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

IMPACT ON SOLAR ACCESS TO NEIGHBOURING PROPERTIES

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 02/01/18       | 1 : 1      | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-603         |
| ISSUE          |            |                |
| 3              |            |                |

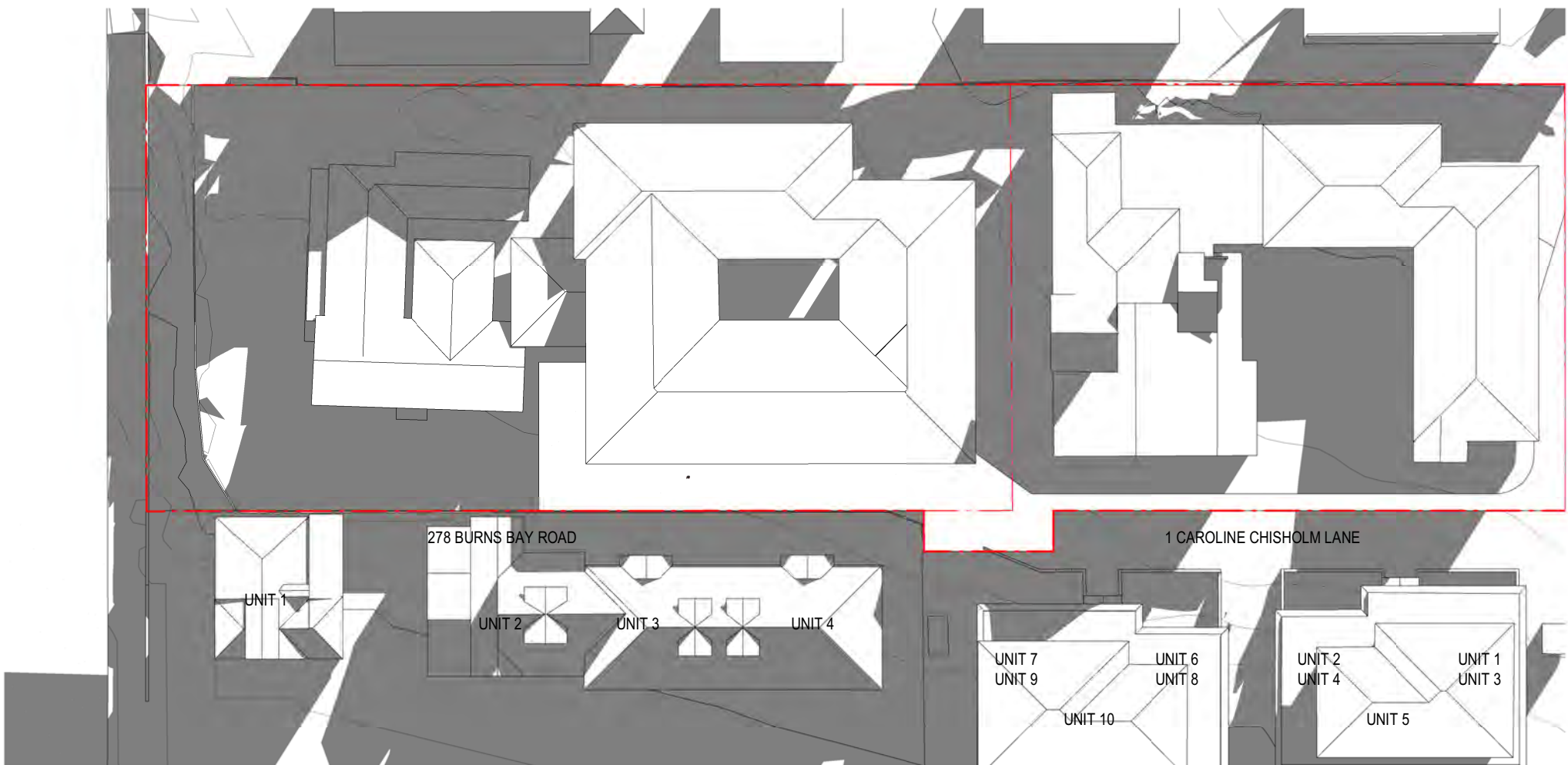
PROJECT

40 COPE ST  
LANE COVE

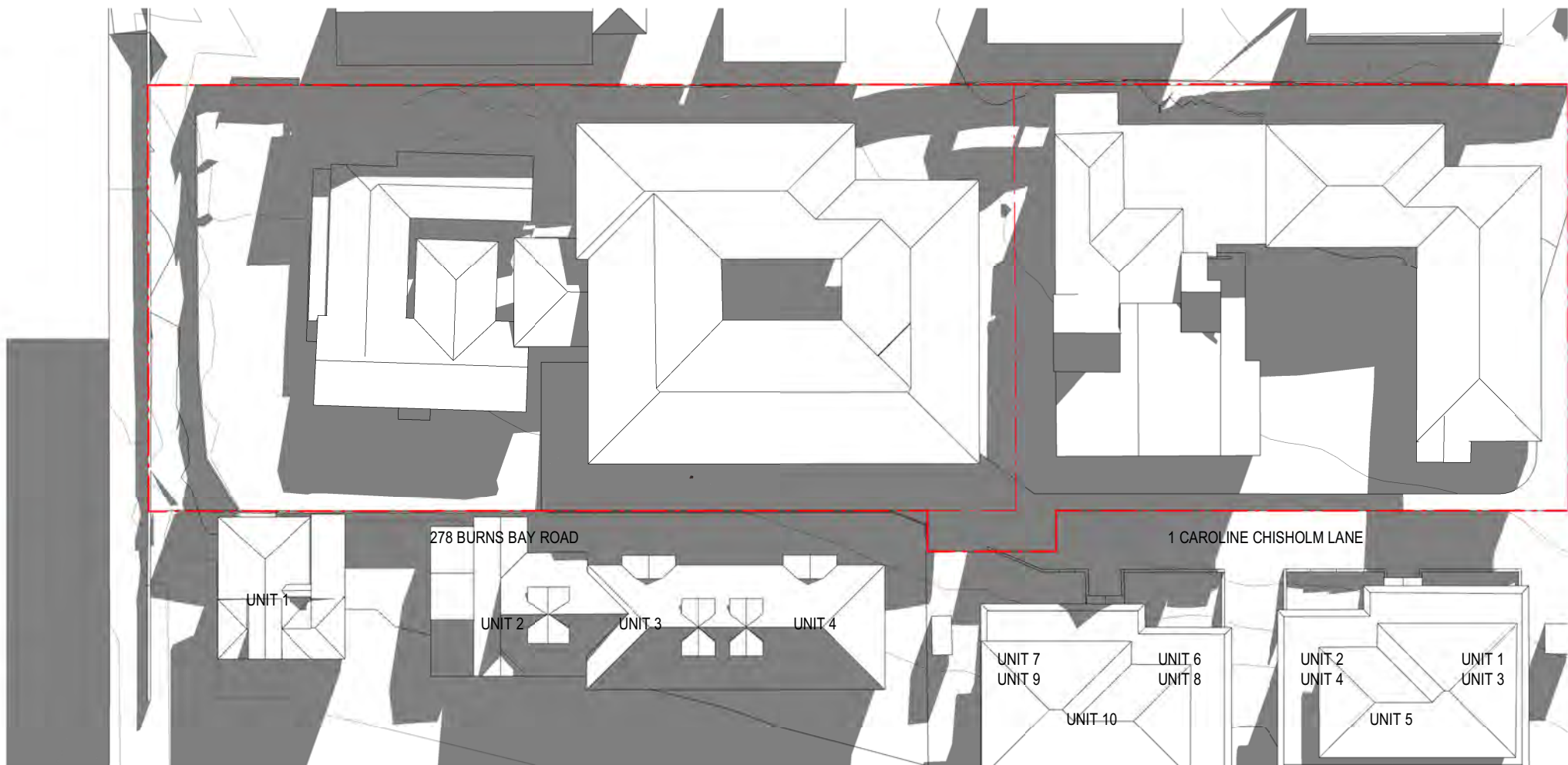
Lot 1, Pier 8-9, 23 Hickson Road  
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E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
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ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8316)

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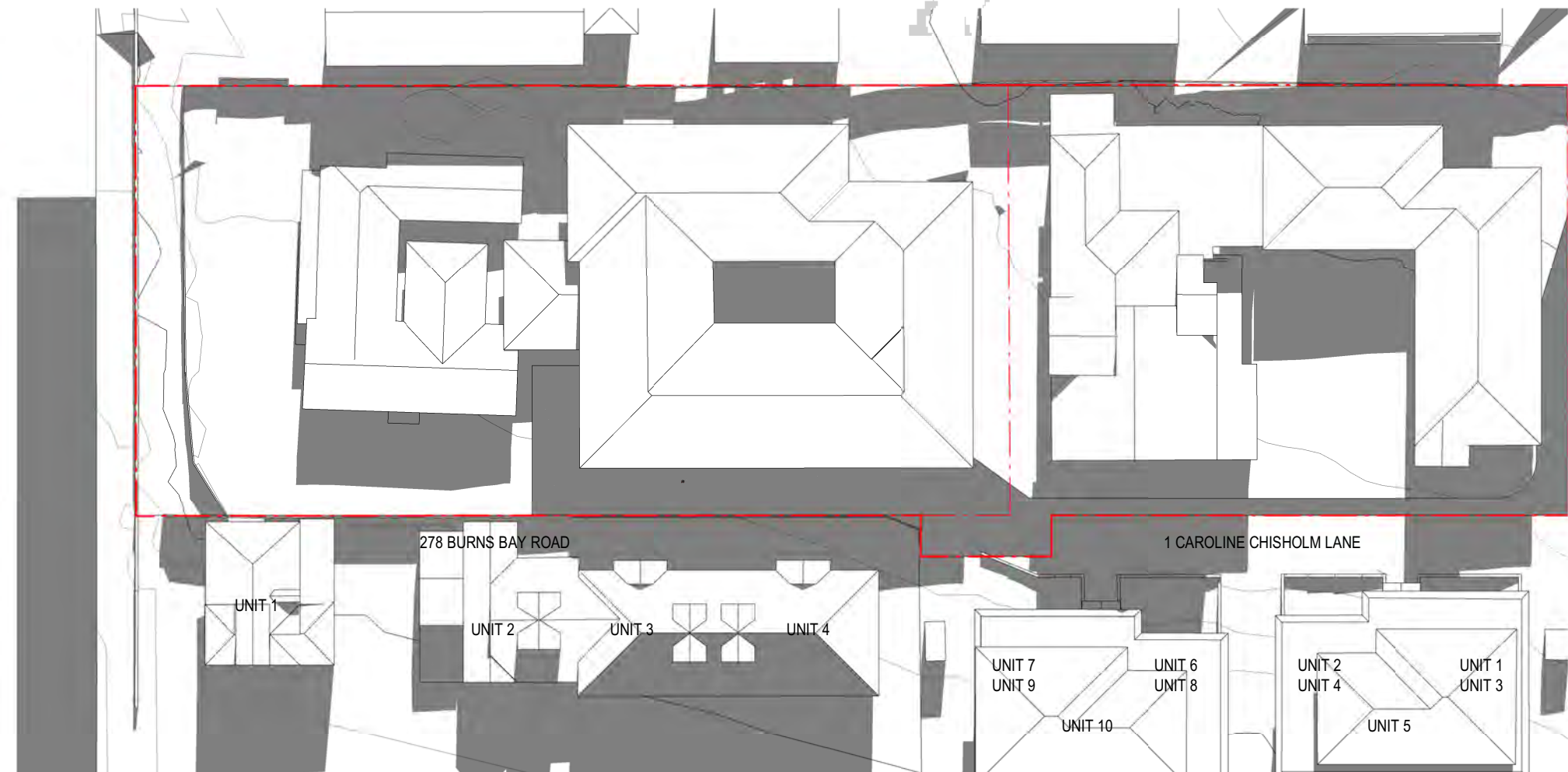




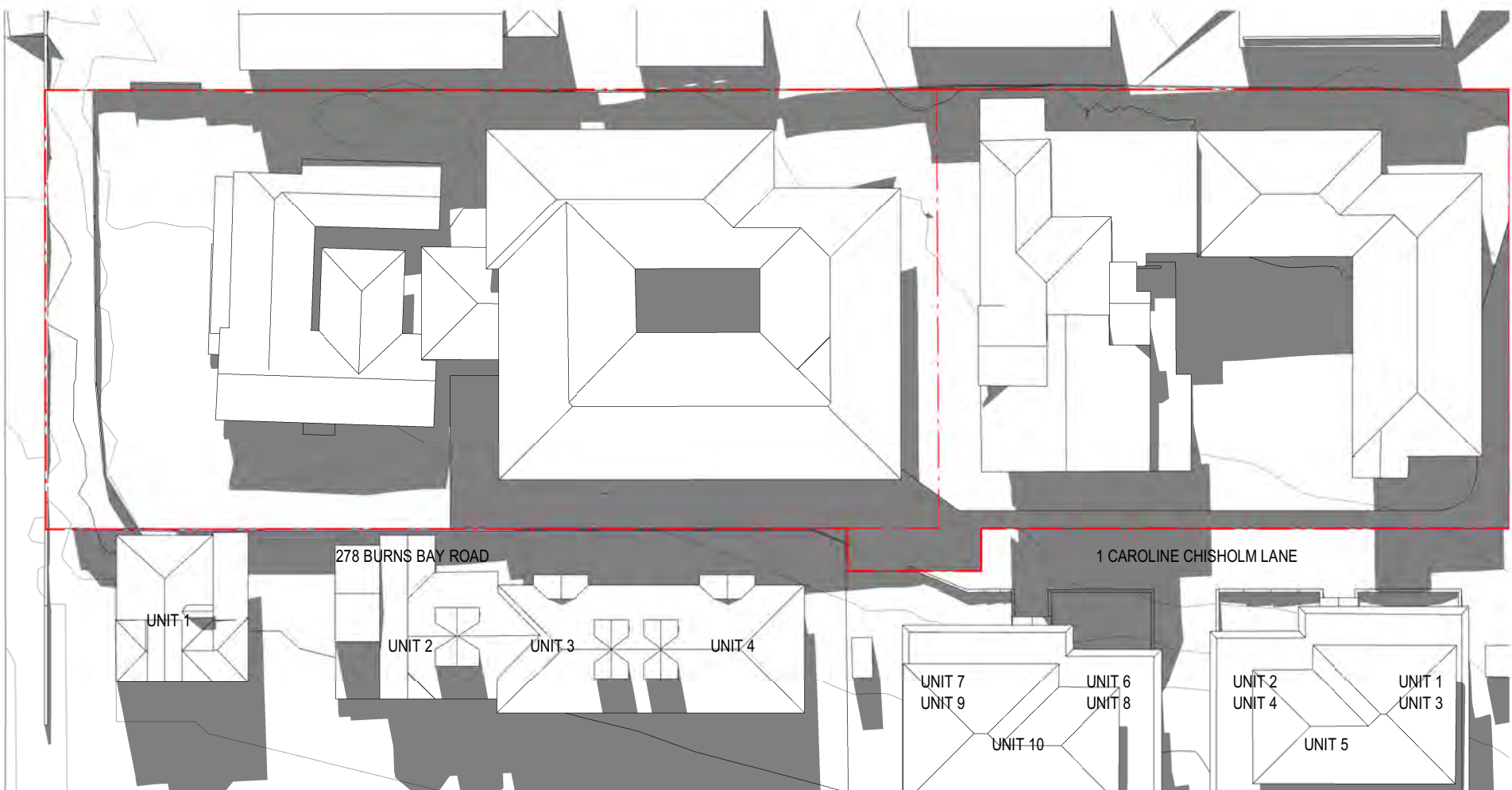
1 EXISTING SUN ANALYSIS 21ST JUNE 0900h  
SCALE 1 : 500



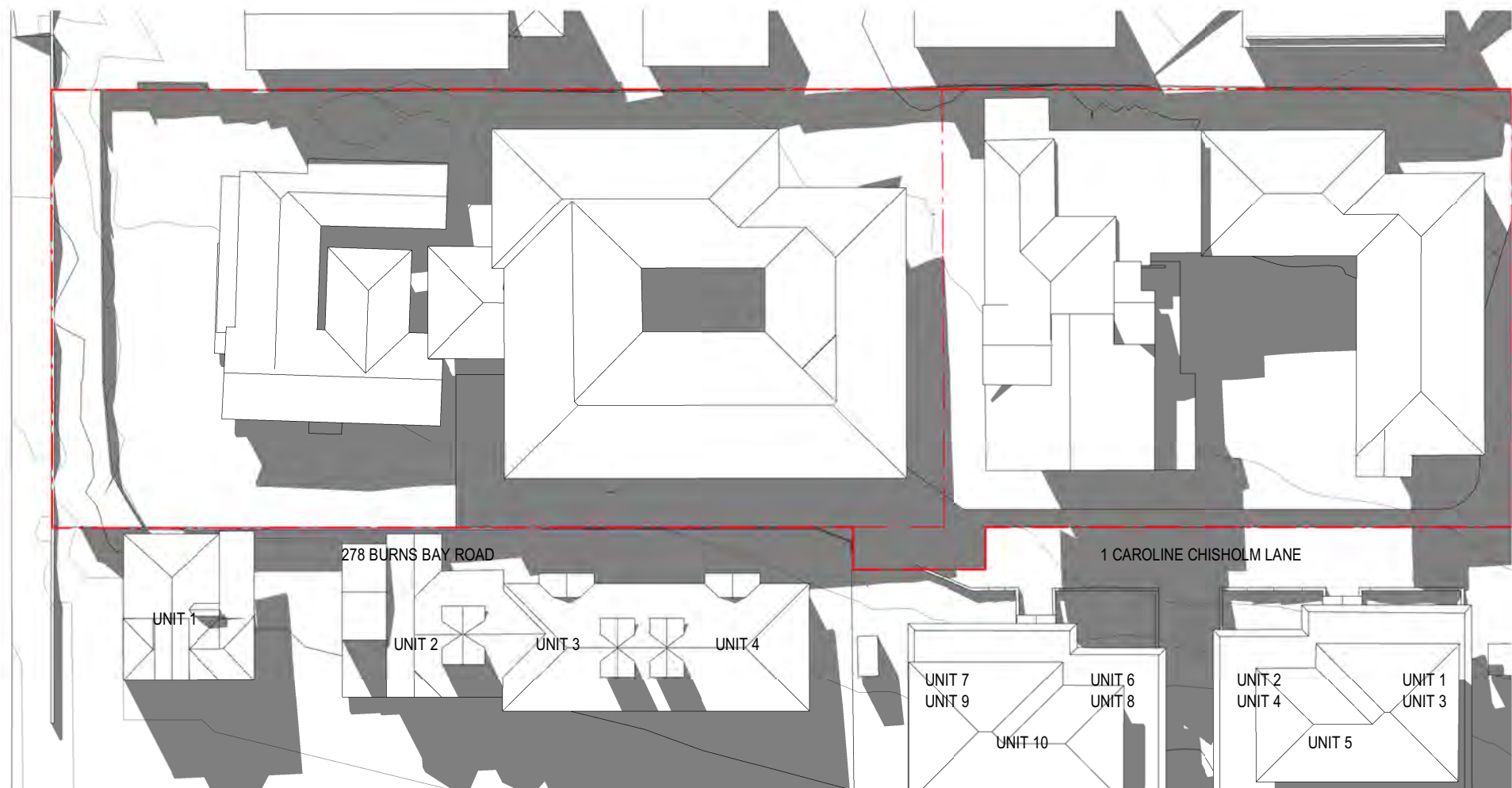
2 EXISTING SUN ANALYSIS 21ST JUNE 1000h  
SCALE 1 : 500



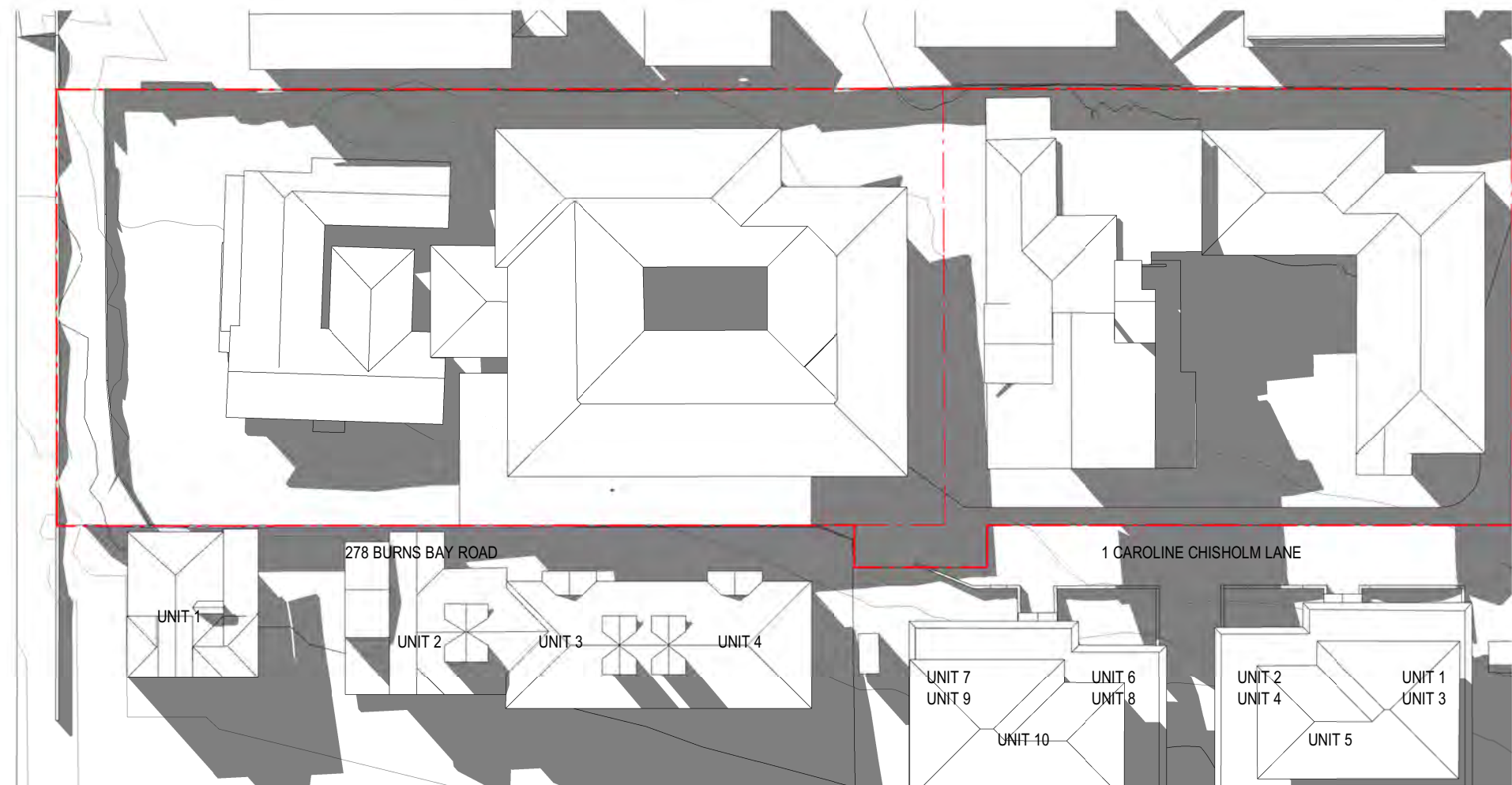
3 EXISTING SUN ANALYSIS 21ST JUNE 1100h  
SCALE 1 : 500



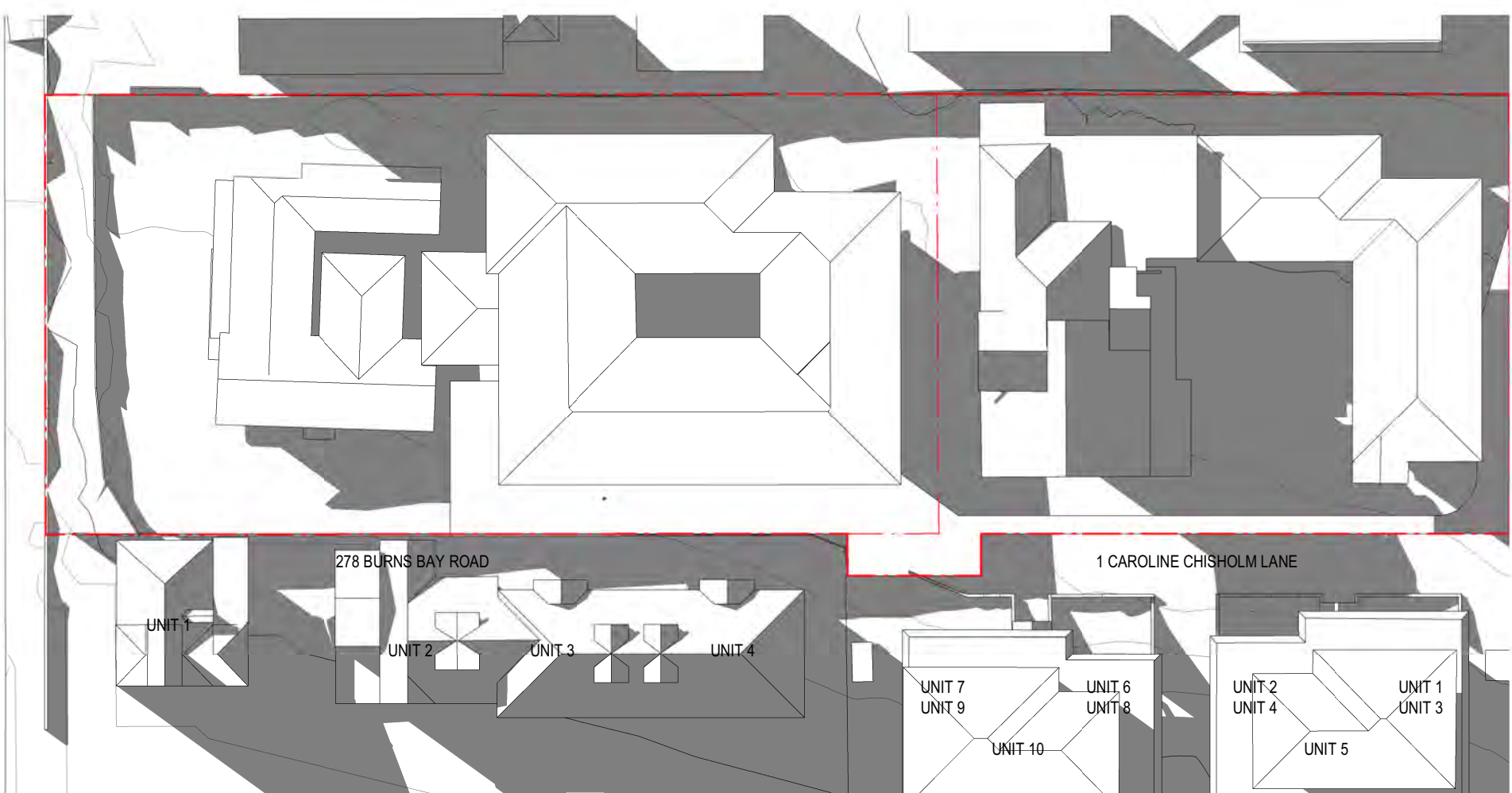
4 EXISTING SUN ANALYSIS 21ST JUNE 1200h  
SCALE 1 : 500



5 EXISTING SUN ANALYSIS 21ST JUNE 1300h  
SCALE 1 : 500



6 EXISTING SUN ANALYSIS 21ST JUNE 1400h  
SCALE 1 : 500



7 EXISTING SUN ANALYSIS 21ST JUNE 1500h  
SCALE 1 : 500

AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/06/22 |
| 2     | COUNCIL RFS             | SC       | 15/11/22 |
| 3     | COUNCIL RFS             | SC       | 07/06/23 |

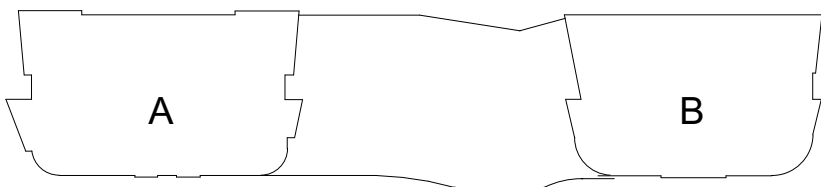
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

|             |              |            |
|-------------|--------------|------------|
| CHECKED BY: | APPROVED BY: | SIGNATURE: |
| SC          | GA           |            |

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

EXISTING SHADOW DIAGRAMS 21 JUN

| DATE           | SCALE @ A1 |                | DRAWN |
|----------------|------------|----------------|-------|
| 06/02/16       | 1 : 500    |                | PL/MN |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER | ISSUE |
| 2017048        | A          | DA-604         | 3     |

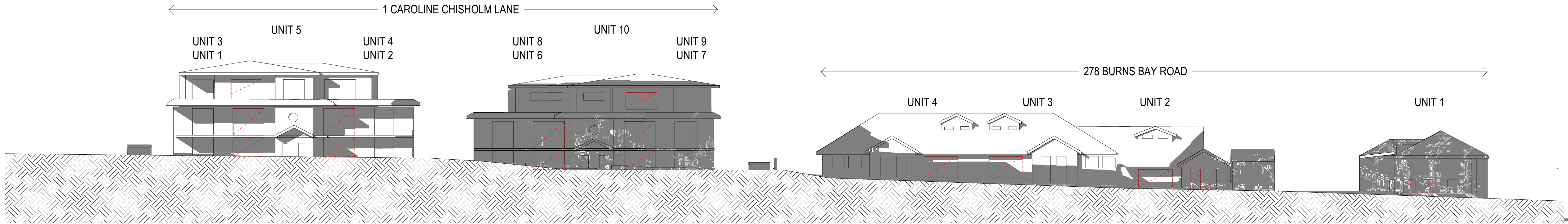
PROJECT

40 COPE ST  
LANE COVE

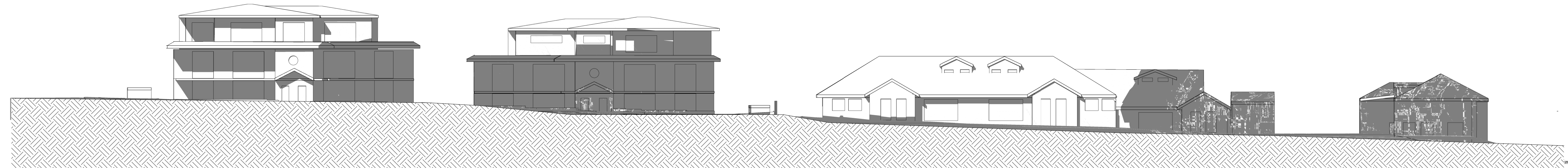
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Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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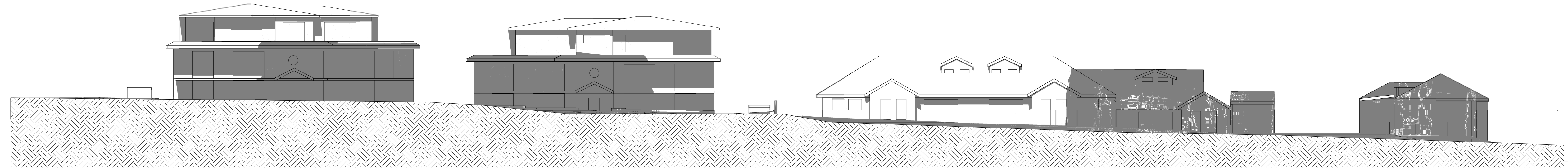




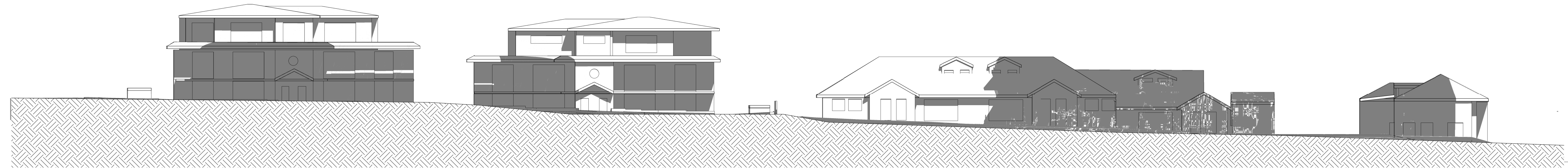
1 ELEVATION SHADOW STUDY -0900AM



2 ELEVATION SHADOW STUDY -1000AM



3 ELEVATION SHADOW STUDY -1100AM



4 ELEVATION SHADOW STUDY -1200PM

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | FOR INFORMATION         | SC       | 26/04/22 |
| 2          | FOR CLIENT REVIEW       | IG       | 20/06/22 |
| 3          | DRP MEETING             | IG       | 27/06/22 |
| 4          | FOR SIGN OFF            | SC       | 09/09/22 |
| 5          | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 6          | COUNCIL RPTs            | SC       | 15/11/22 |
| 7          | COUNCIL RPTs            | SC       | 07/06/23 |

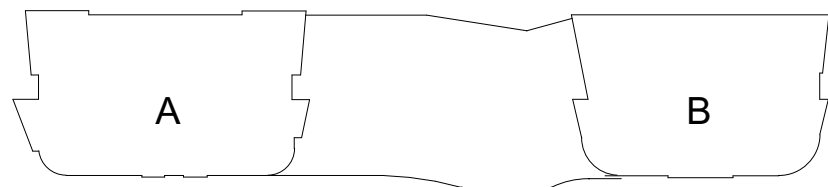
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DRP MEETING

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KEY PLAN



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167 Central Coast Highway, Erina NSW 2250

SHADOW ELEVATION STUDY

DATE 02/14/18  
PROJECT NUMBER 2017048  
SCALE @ A1 1 : 200  
DISC. A  
DRAWING NUMBER DA-605  
DRAWN PL  
ISSUE 7

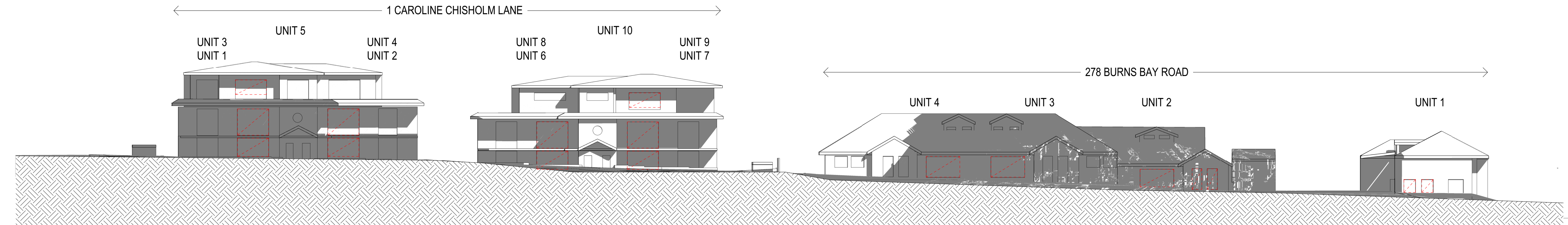
PROJECT

40 COPE ST  
LANE COVE

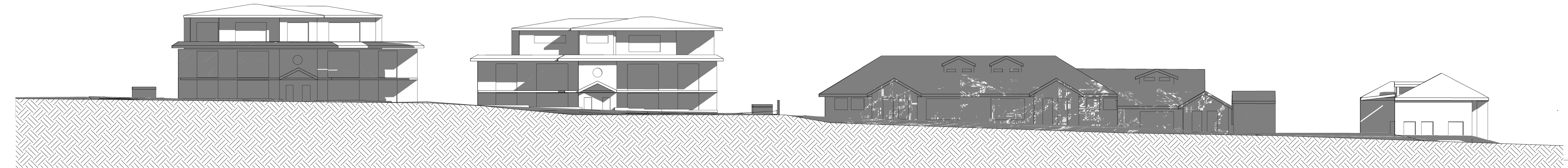
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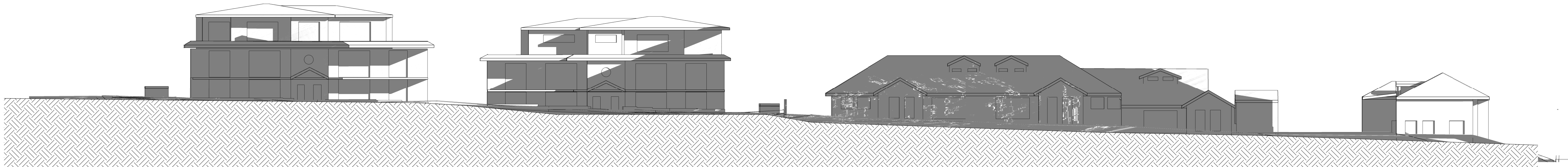




1 ELEVATION SHADOW STUDY -1300PM



2 ELEVATION SHADOW STUDY -1400PM



3 ELEVATION SHADOW STUDY -1500PM

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/09/22 |
| 2          | COUNCIL RFIs            | SC       | 15/11/22 |

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## DEVELOPMENT APPLICATION

|             |              |            |
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SHADOW ELEVATION STUDY

|                |                      |       |
|----------------|----------------------|-------|
| DATE           | SCALE @ A1           | DRAWN |
| 02/14/18       | 1 : 200              | PL    |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-606             | 2     |

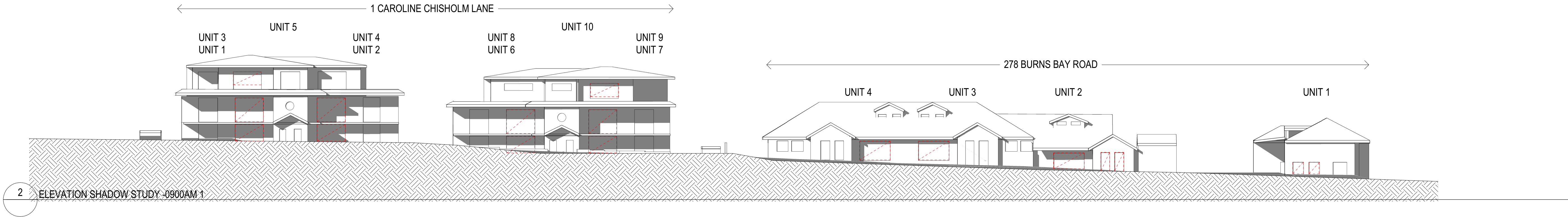
PROJECT

40 COPE ST  
LANE COVE

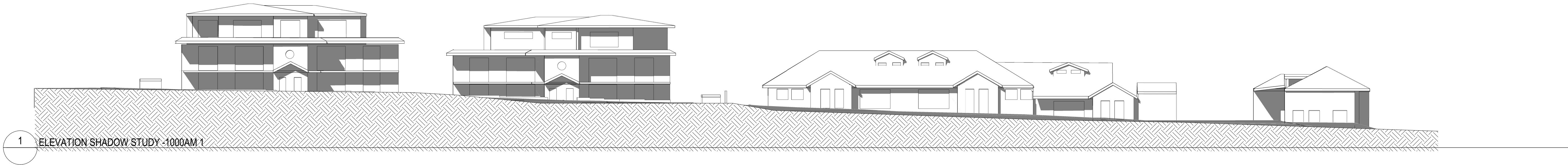
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## JACKSON TEECE

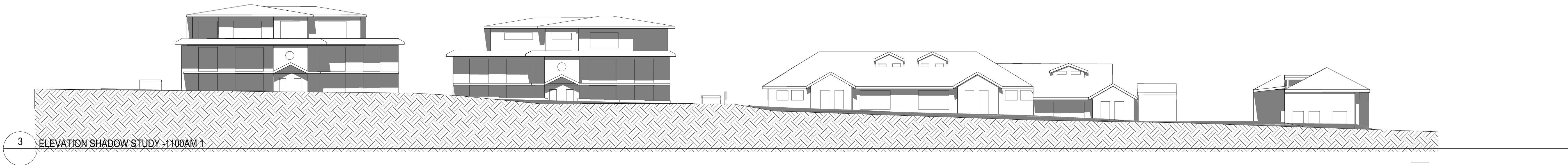




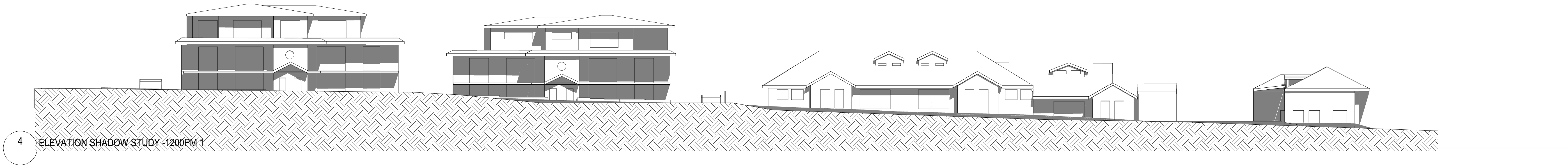
2 ELEVATION SHADOW STUDY -0900AM 1



1 ELEVATION SHADOW STUDY -1000AM 1



3 ELEVATION SHADOW STUDY -1100AM 1



4 ELEVATION SHADOW STUDY -1200PM 1

AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 2     | COUNCIL RFIs            | SC       | 15/11/22 |
| 3     | COUNCIL RFIs            | SC       | 07/06/23 |

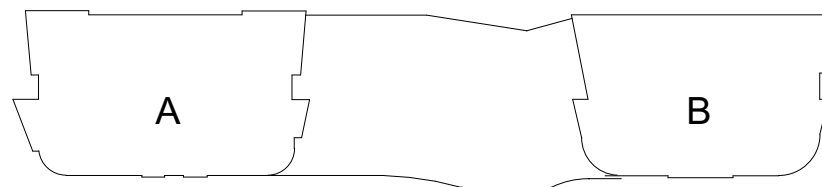
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

SHADOW ELEVATION  
STUDY-EXISTING

| DATE           | DISC.   | DRAWING NUMBER        | ISSUE       |
|----------------|---------|-----------------------|-------------|
| 08/12/22       | A       | DA-607                | 3           |
| PROJECT NUMBER | 2017048 | SCALE @ A1<br>1 : 200 | DRAWN<br>PL |

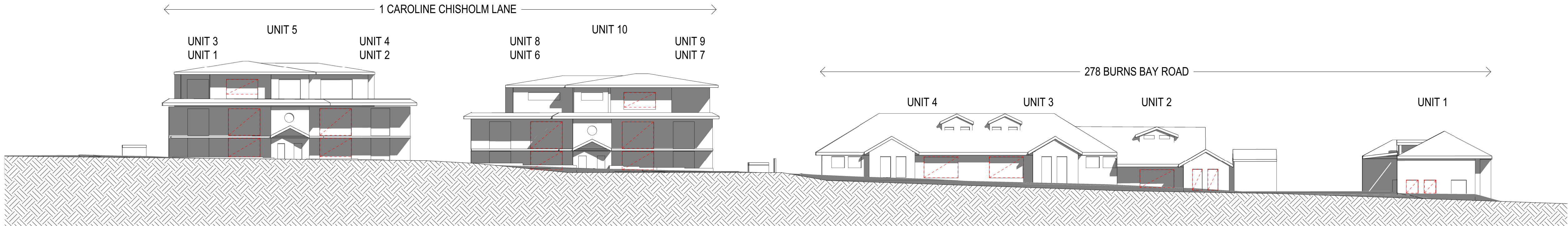
PROJECT

40 COPE ST  
LANE COVE

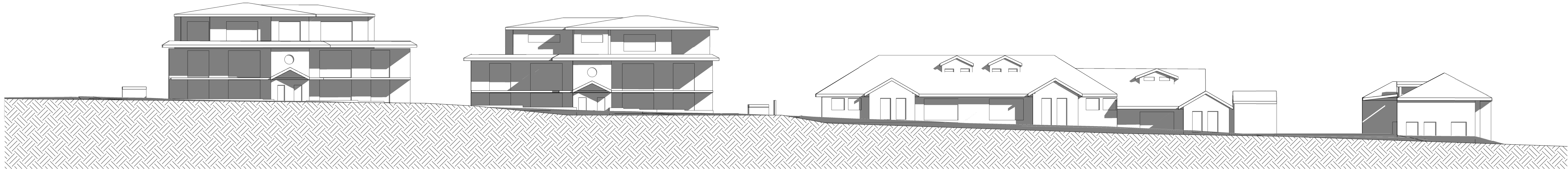
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Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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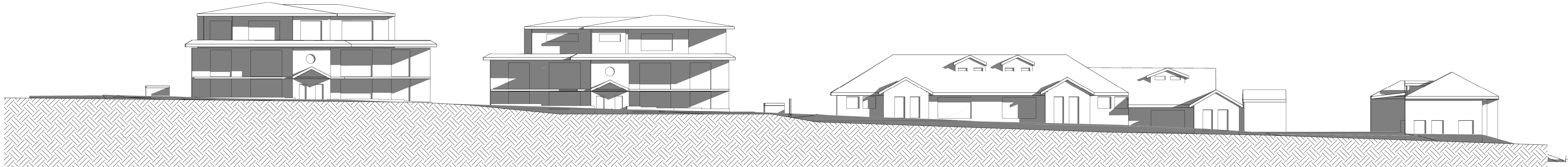




1 ELEVATION SHADOW STUDY -1300PM 1



2 ELEVATION SHADOW STUDY -1400PM 1



3 ELEVATION SHADOW STUDY -1500PM 1

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 2          | COUNCIL RPTs            | SC       | 15/11/22 |
| 3          | COUNCIL RPTs            | SC       | 07/06/23 |

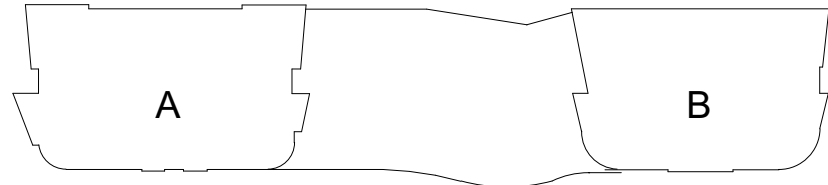
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DEVELOPMENT APPLICATION

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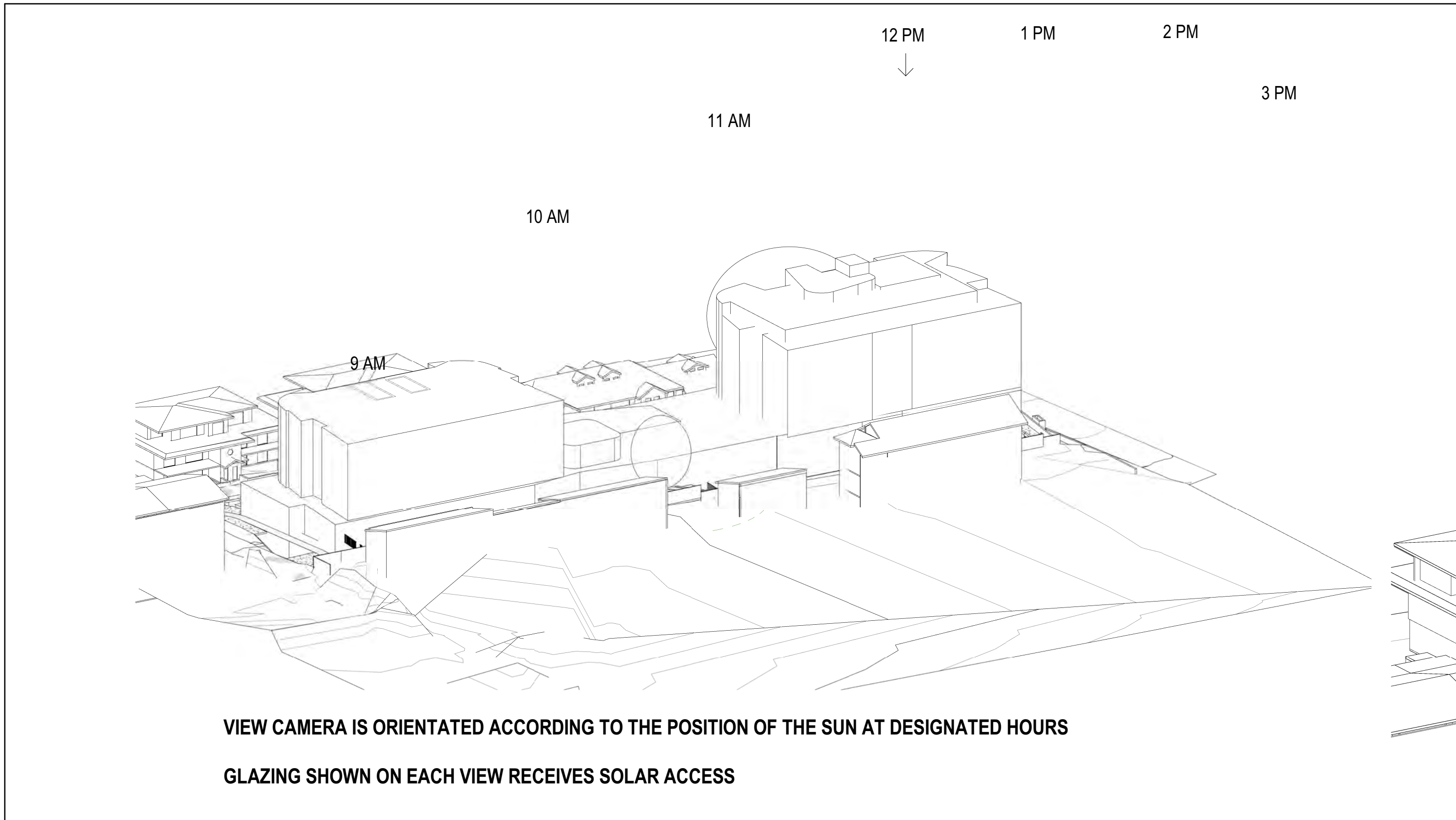
KEY PLAN



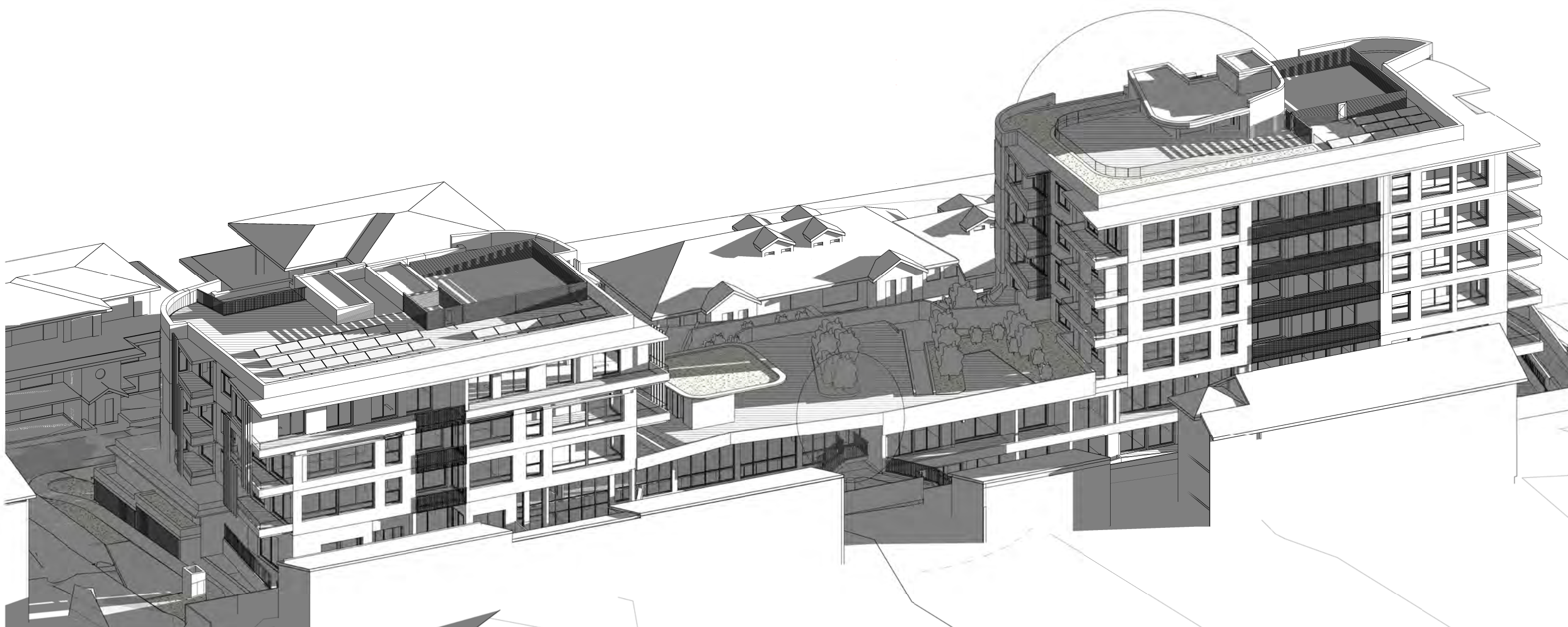
| CLIENT                                                        |                       |             |
|---------------------------------------------------------------|-----------------------|-------------|
| RETIRE AUSTRALIA<br>167 Central Coast Highway, Erina NSW 2250 |                       |             |
| SHADOW ELEVATION STUDY - EXISTING                             |                       |             |
| DATE<br>08/12/22                                              | SCALE @ A1<br>1 : 200 | DRAWN<br>PL |
| PROJECT NUMBER<br>2017048                                     | DISC. A<br>DA-608     | ISSUE<br>3  |

| PROJECT                                                                                                                                                                                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 40 COPE ST<br>LANE COVE                                                                                                                                                                                                                                                                                                             |  |
| Lot 1, Pier 8-9, 23 Hickson Road<br>Sydney New South Wales 2000 Australia<br>T 61 2 9290 2722 F 61 2 9290 1150<br>E sydney@jacksonteece.com<br>Jackson Teece Chesterman Willis Pty Ltd<br>Trading as Jackson Teece<br>ABN 15 083 837 290<br>Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315) |  |
| JACKSON TEECE                                                                                                                                                                                                                                                                                                                       |  |





1 DA3D - Solar Perspective - 0900H



5 DA3D - Solar Perspective - 0930H



2 DA3D - Solar Perspective - 1000H

#### AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2     | COUNCIL RFS             | SC       | 07/06/23 |

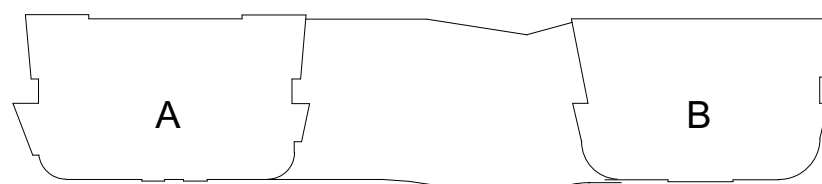
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## DEVELOPMENT APPLICATION

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#### KEY PLAN



#### CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

#### PROPOSED SHADOW PERSPECTIVES

DATE: 25/01/18  
SCALE @ A1  
DRAWN: AK  
PROJECT NUMBER: 2017048  
DISC: A  
DRAWING NUMBER: DA-610  
ISSUE: 2

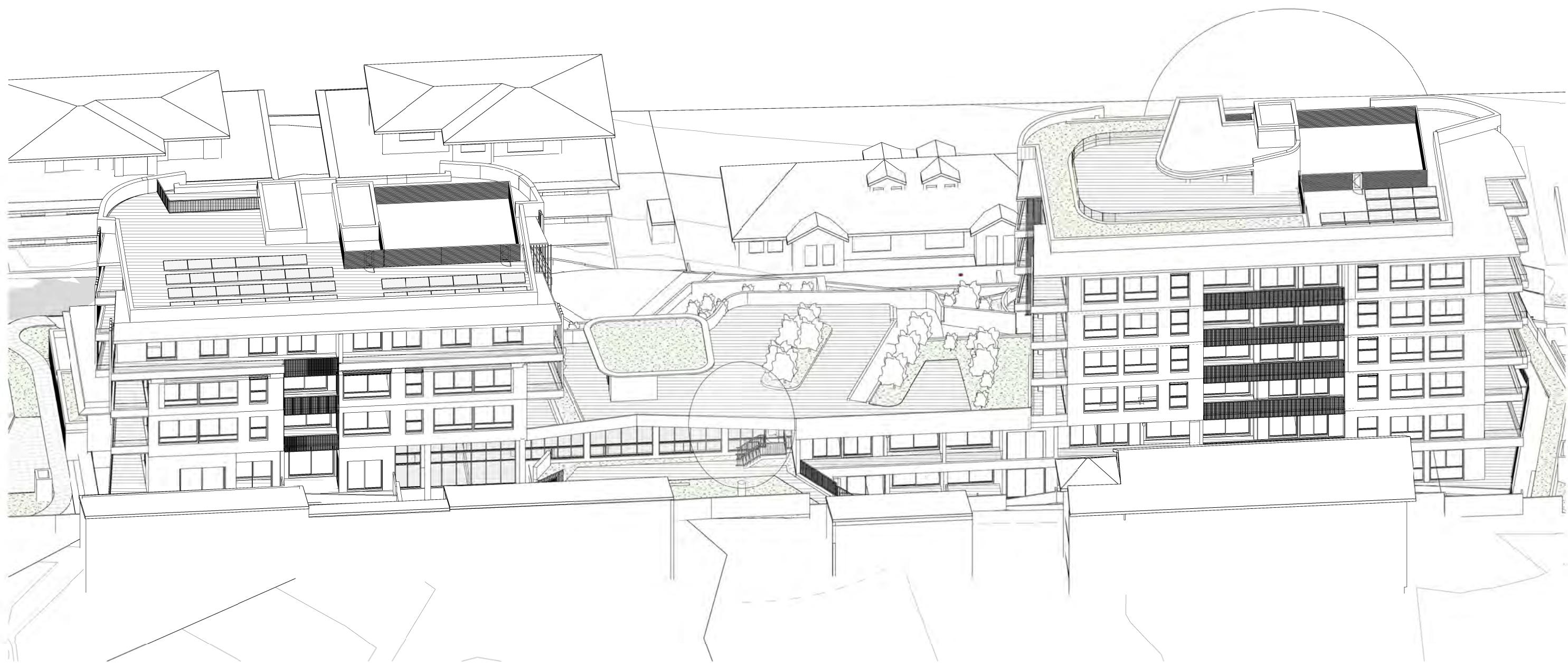
#### PROJECT

40 COPE ST  
LANE COVE

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E sydney@jacksonteece.com  
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ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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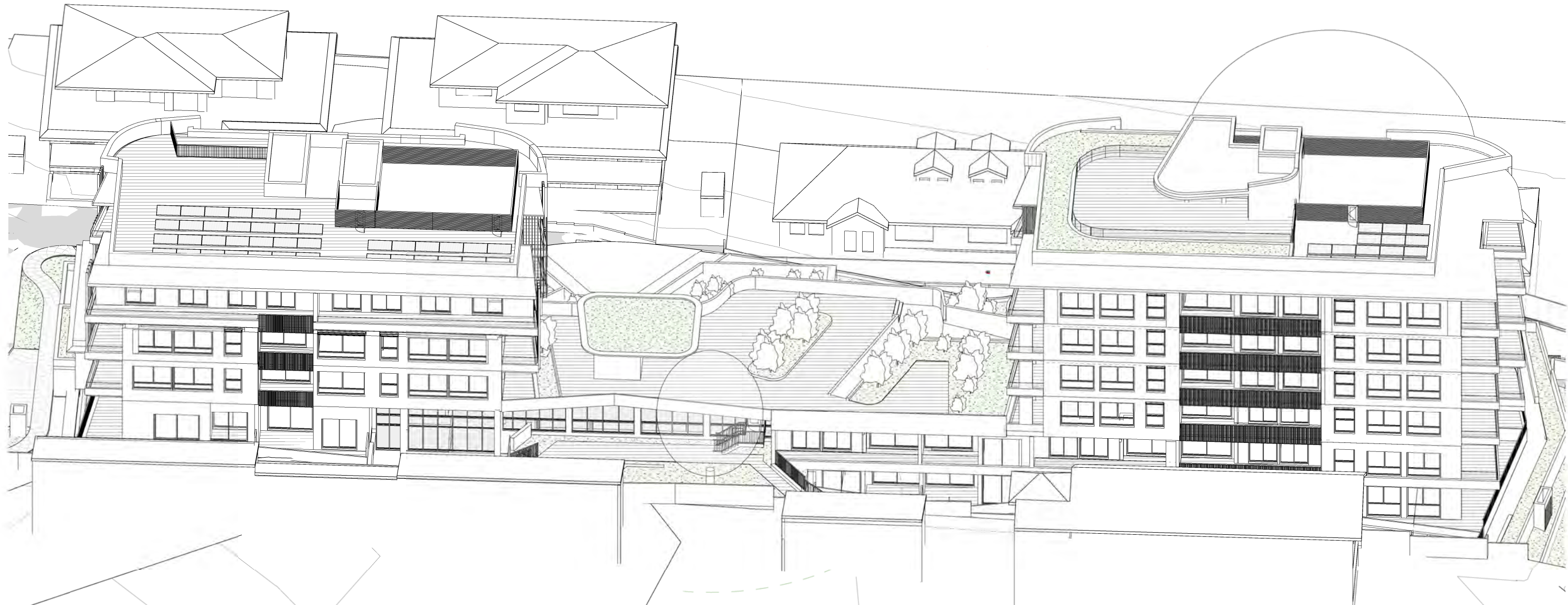




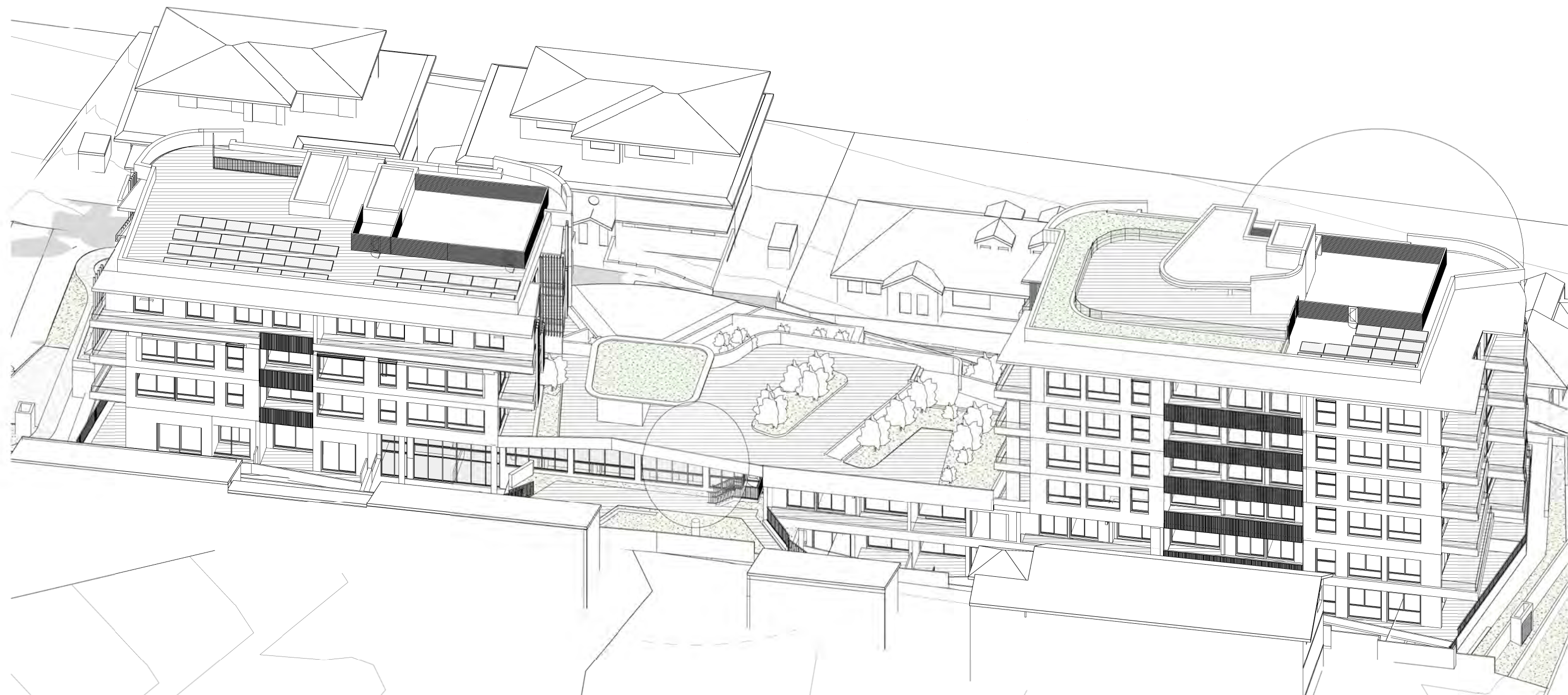
1 DA3D - Solar Perspective - 1100H



2 DA3D - Solar Perspective - 1030H



3 DA3D - Solar Perspective - 1130H



4 DA3D - Solar Perspective - 1200H

AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2     | COUNCIL RPTs            | SC       | 07/06/23 |

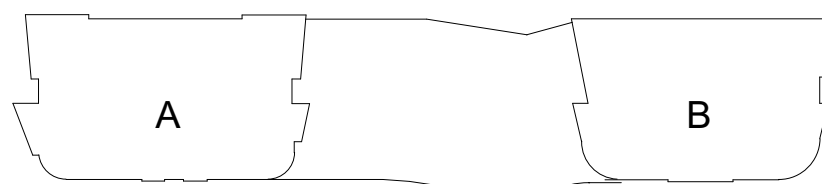
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

PROPOSED SHADOW PERSPECTIVES  
21 JUN

DATE 06/28/18  
PROJECT NUMBER 2017048  
DISC. A  
DRAWING NUMBER DA-611  
ISSUE 2  
SCALE @ A1  
DRAWN Author

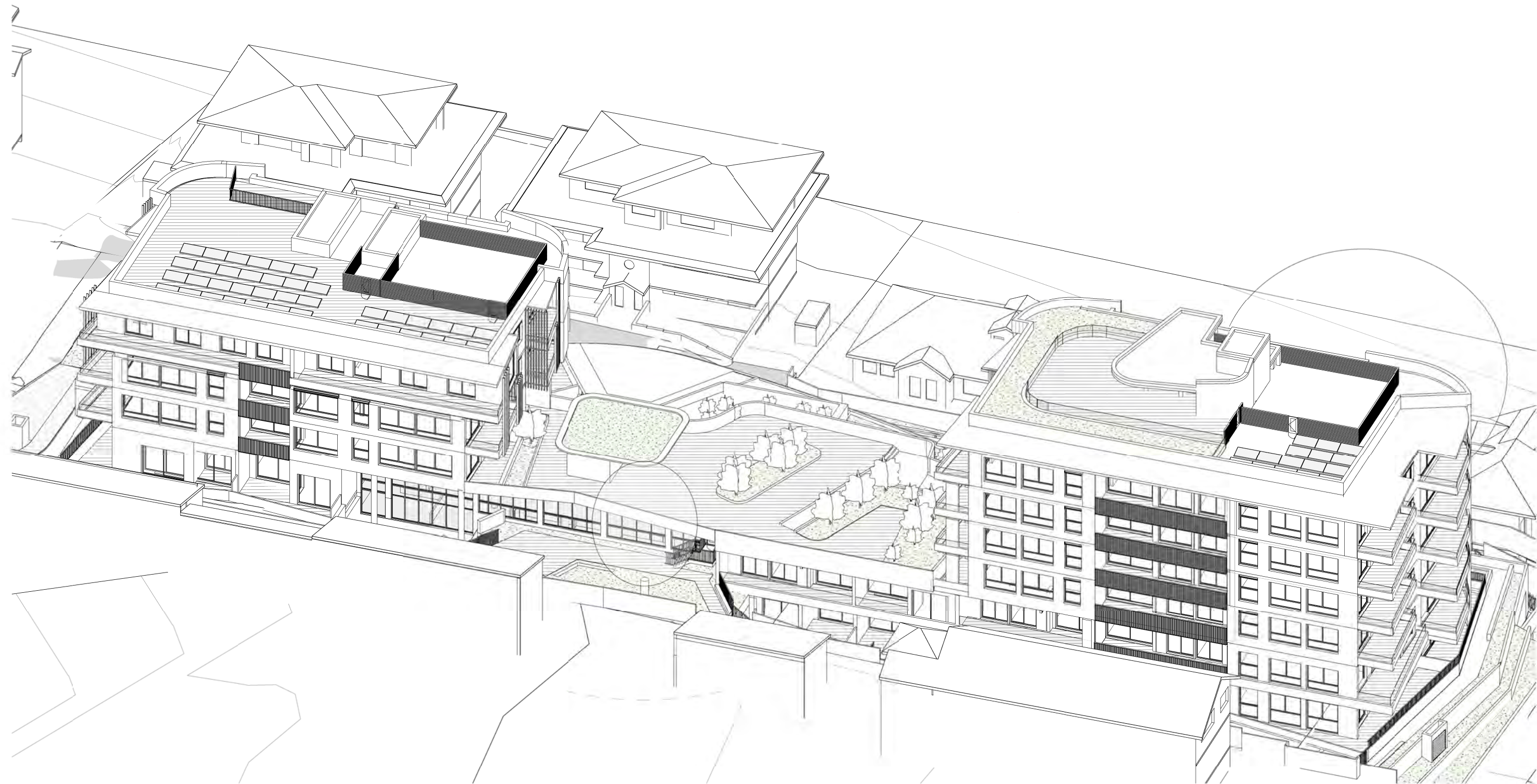
PROJECT

40 COPE ST  
LANE COVE

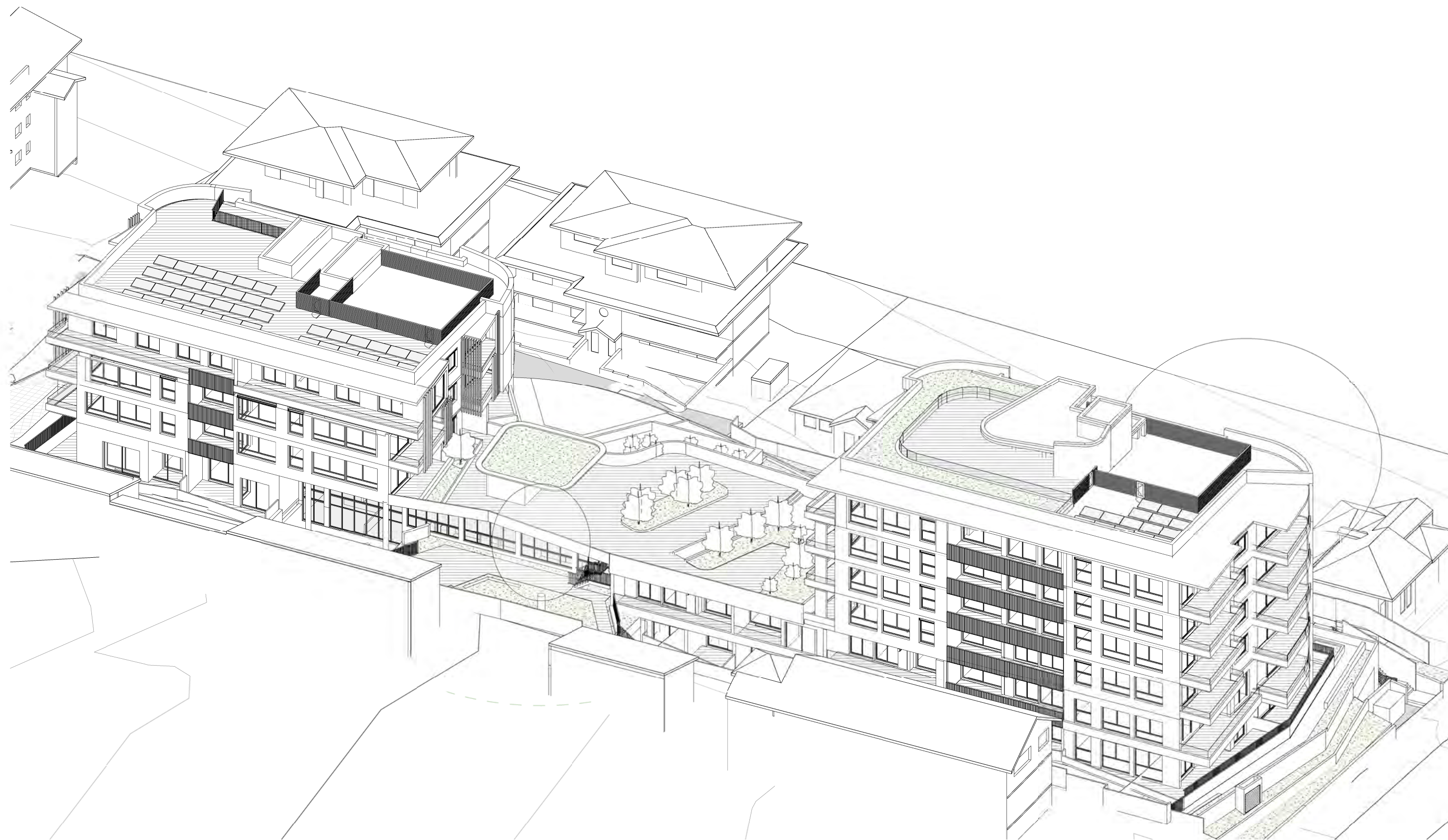
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ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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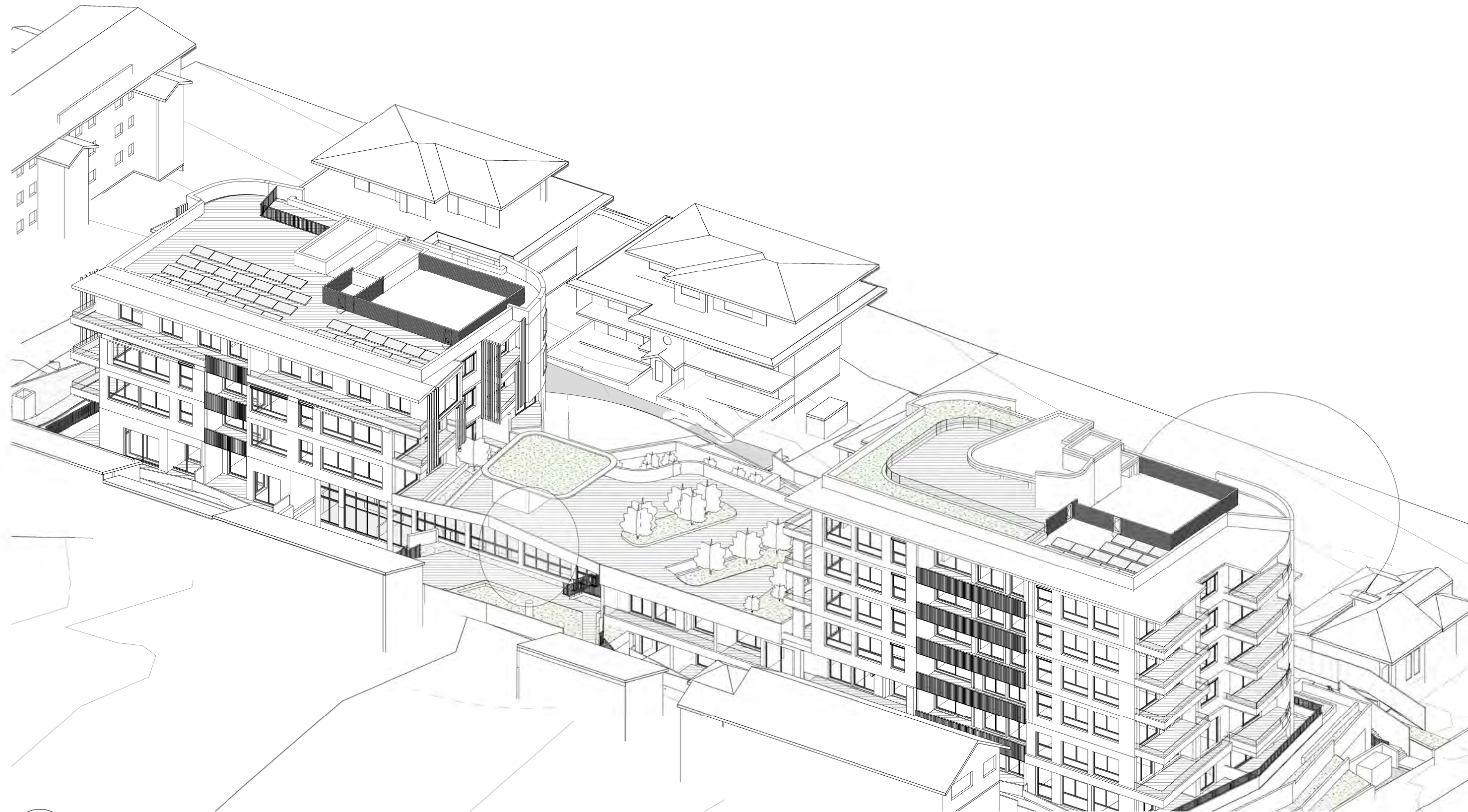




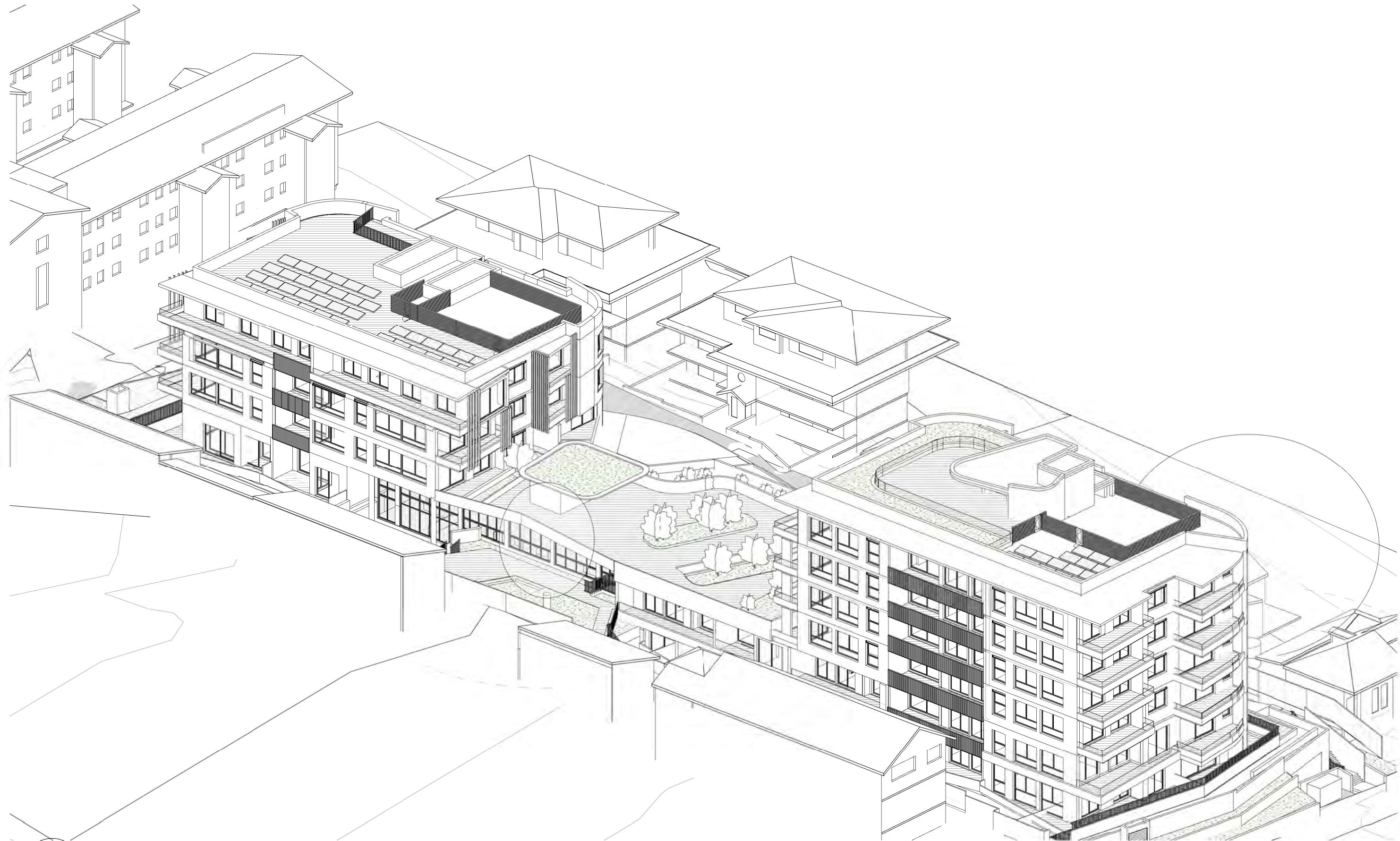
1 DA3D - Solar Perspective - 1230H



2 DA3D - Solar Perspective - 1300H



5 DA3D - Solar Perspective - 1330H



3 DA3D - Solar Perspective - 1400H

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | FOR INFORMATION         | SC       | 25/01/22 |
| 2          | FOR CLIENT REVIEW       | IG       | 20/06/22 |
| 3          | DRP MEETING             | IG       | 27/06/22 |
| 4          | FOR SIGN OFF            | SC       | 15/08/22 |
| 5          | DEVELOPMENT APPLICATION | SC       | 15/08/22 |
| 6          | COUNCIL RPTs            | SC       | 07/06/23 |

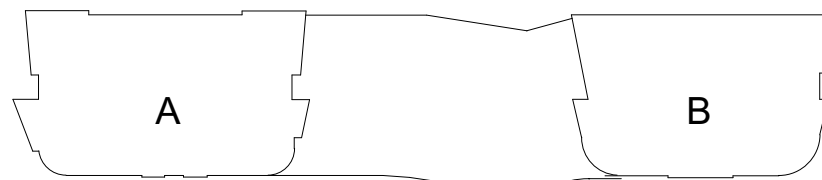
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## DRP MEETING

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PROPOSED SHADOW PERSPECTIVES  
21 JUN

DATE

25/01/18

SCALE @ A1

DRAWN

PL/MN

PROJECT NUMBER

2017048

DISC.

A

DRAWING NUMBER

DA-612

ISSUE

6

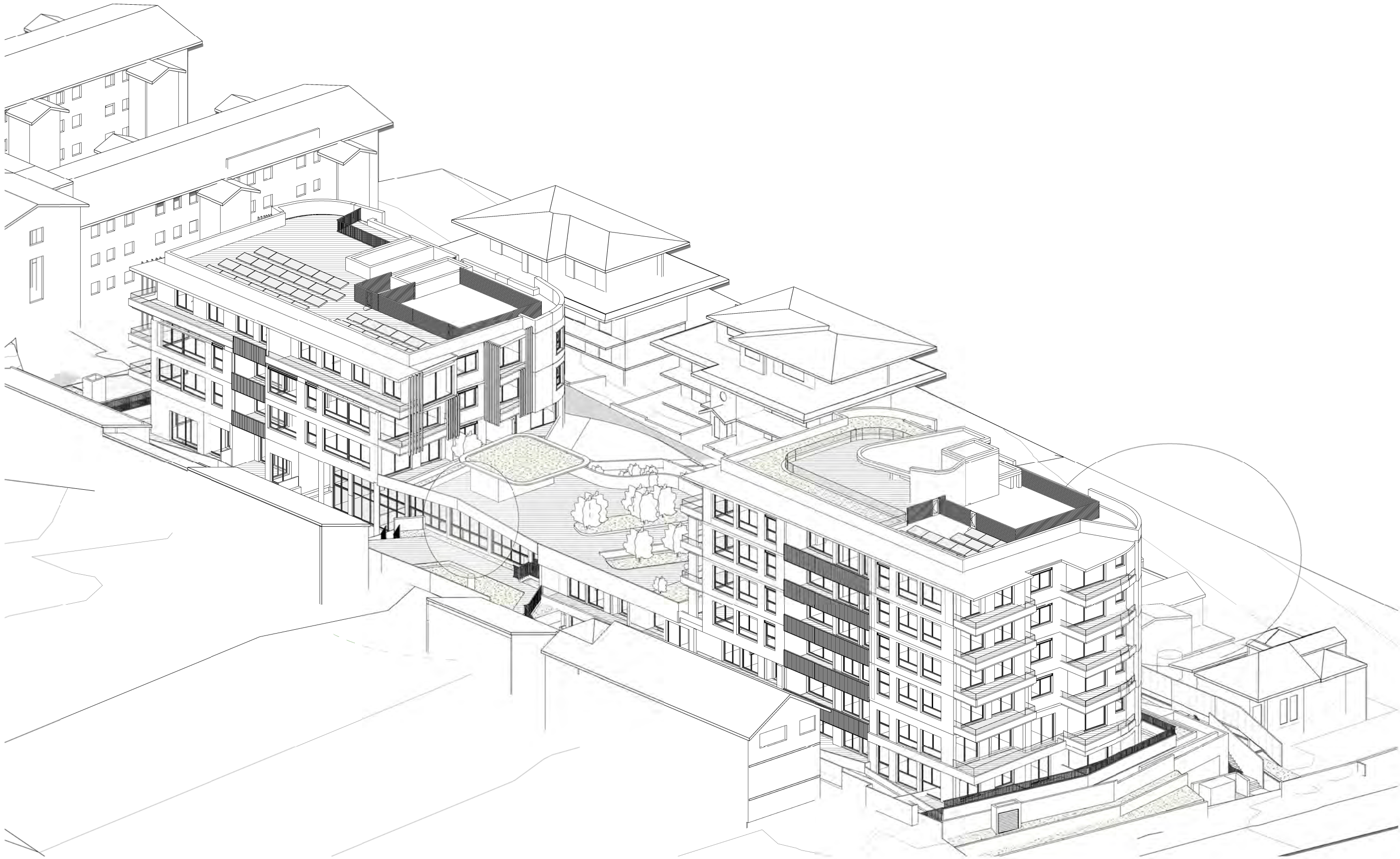
PROJECT

40 COPE ST  
LANE COVE

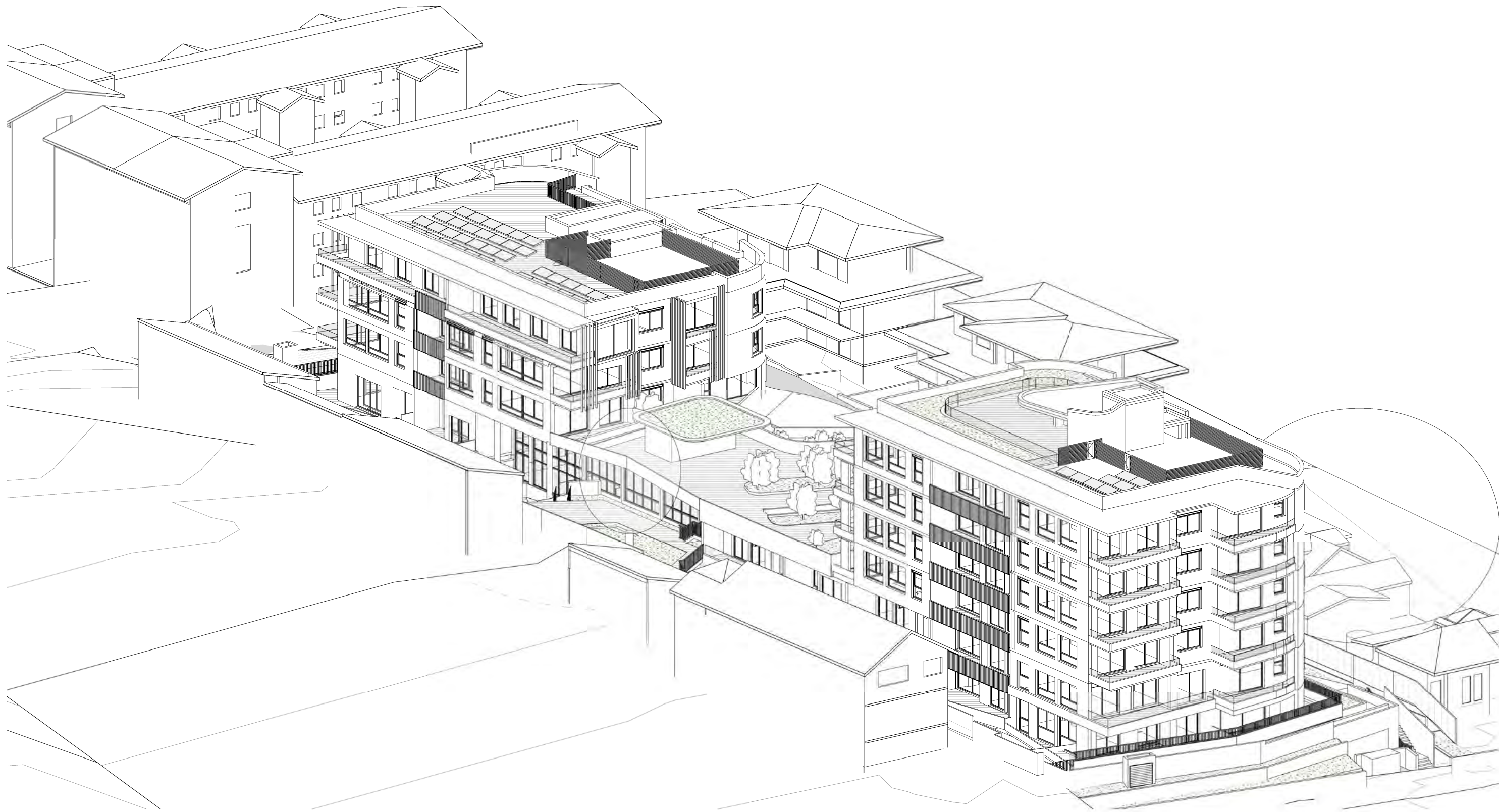
Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE





3 DA3D - Solar Perspective - 1430H



1 DA3D - Solar Perspective - 1500H

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2          | COUNCIL RFS             | SC       | 07/06/23 |

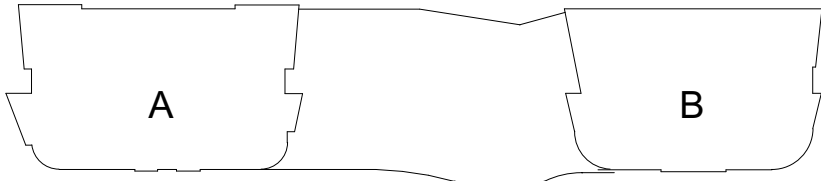
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## DEVELOPMENT APPLICATION

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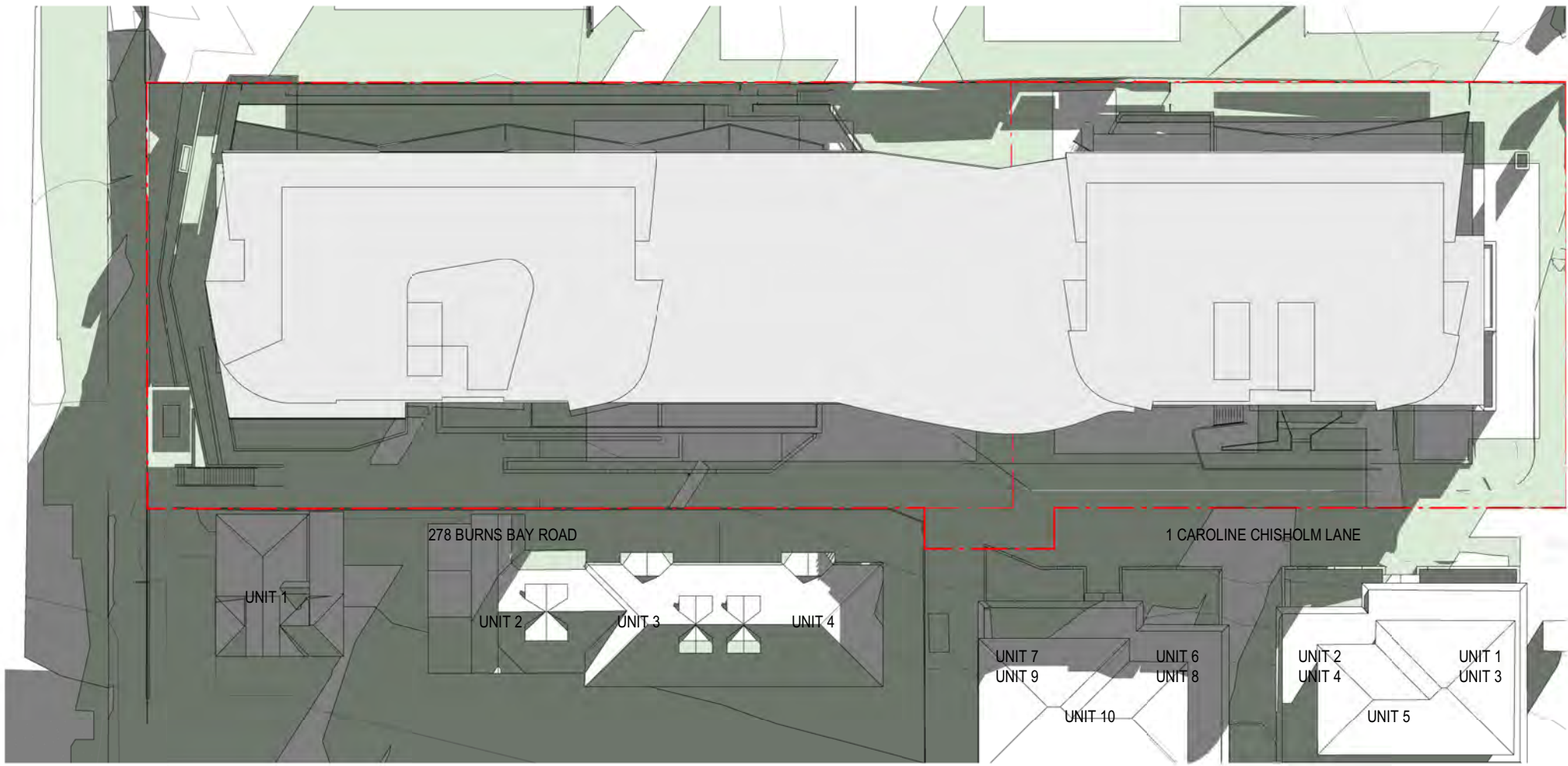
KEY PLAN



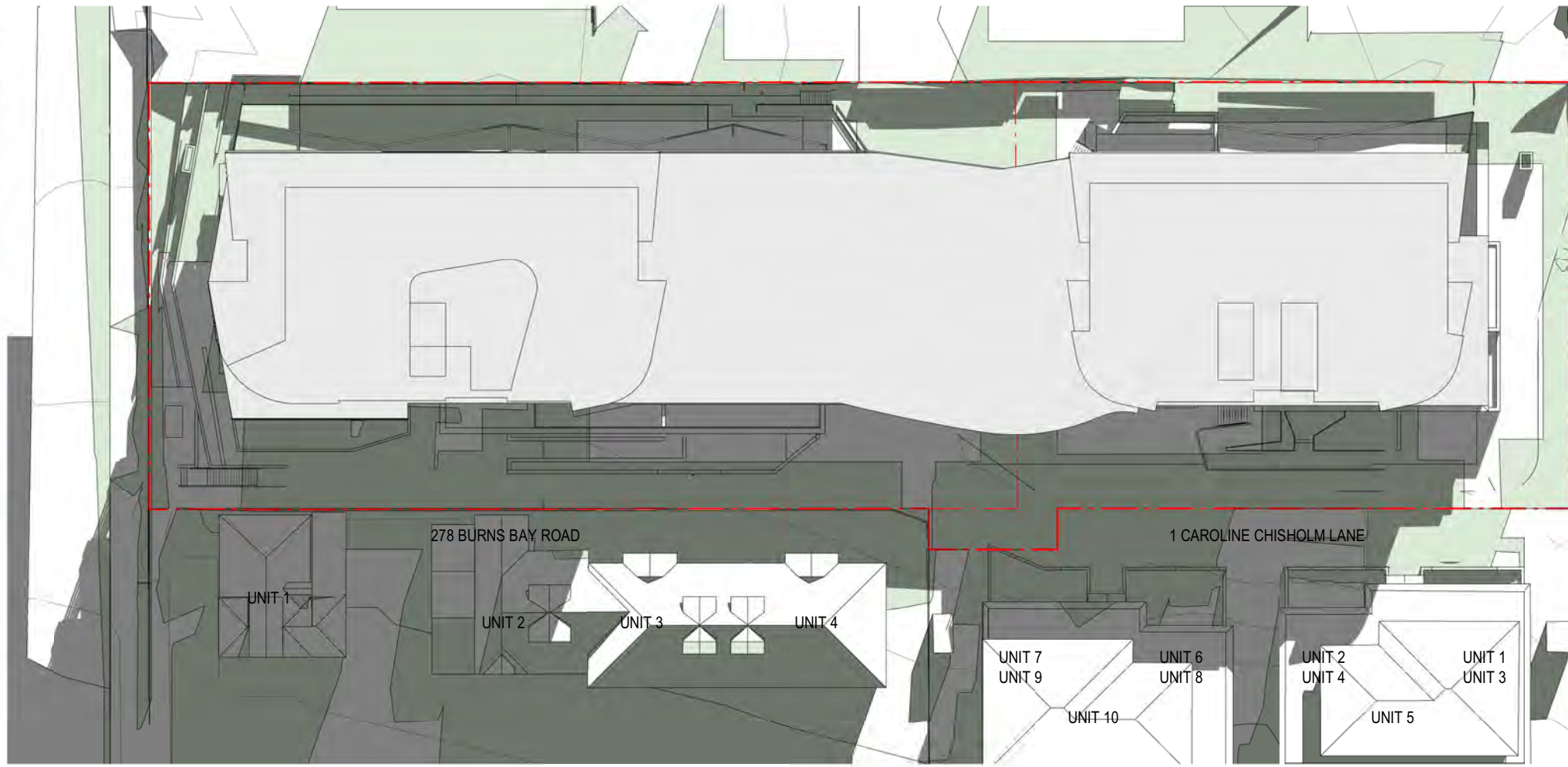
| CLIENT                                                        |            |                |
|---------------------------------------------------------------|------------|----------------|
| RETIRE AUSTRALIA<br>167 Central Coast Highway, Erina NSW 2250 |            |                |
| PROPOSED SHADOW PERSPECTIVES                                  |            |                |
| 21 JUN                                                        |            |                |
| DATE                                                          | SCALE @ A1 | DRAWN          |
| 06/28/18                                                      |            | Author         |
| PROJECT NUMBER                                                | DISC.      | DRAWING NUMBER |
| 2017048                                                       | A          | DA-613         |
|                                                               |            | ISSUE          |
|                                                               |            | 2              |

| PROJECT                                                                                                                                                                                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 40 COPE ST<br>LANE COVE                                                                                                                                                                                                                                                                                                             |  |
| Lot 1, Pier 8-9, 23 Hickson Road<br>Sydney New South Wales 2000 Australia<br>T 61 2 9290 2722 F 61 2 9290 1150<br>E sydney@jacksonteece.com<br>Jackson Teece Chesterman Willis Pty Ltd<br>Trading as Jackson Teece<br>ABN 15 083 837 290<br>Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315) |  |
| JACKSON TEECE                                                                                                                                                                                                                                                                                                                       |  |

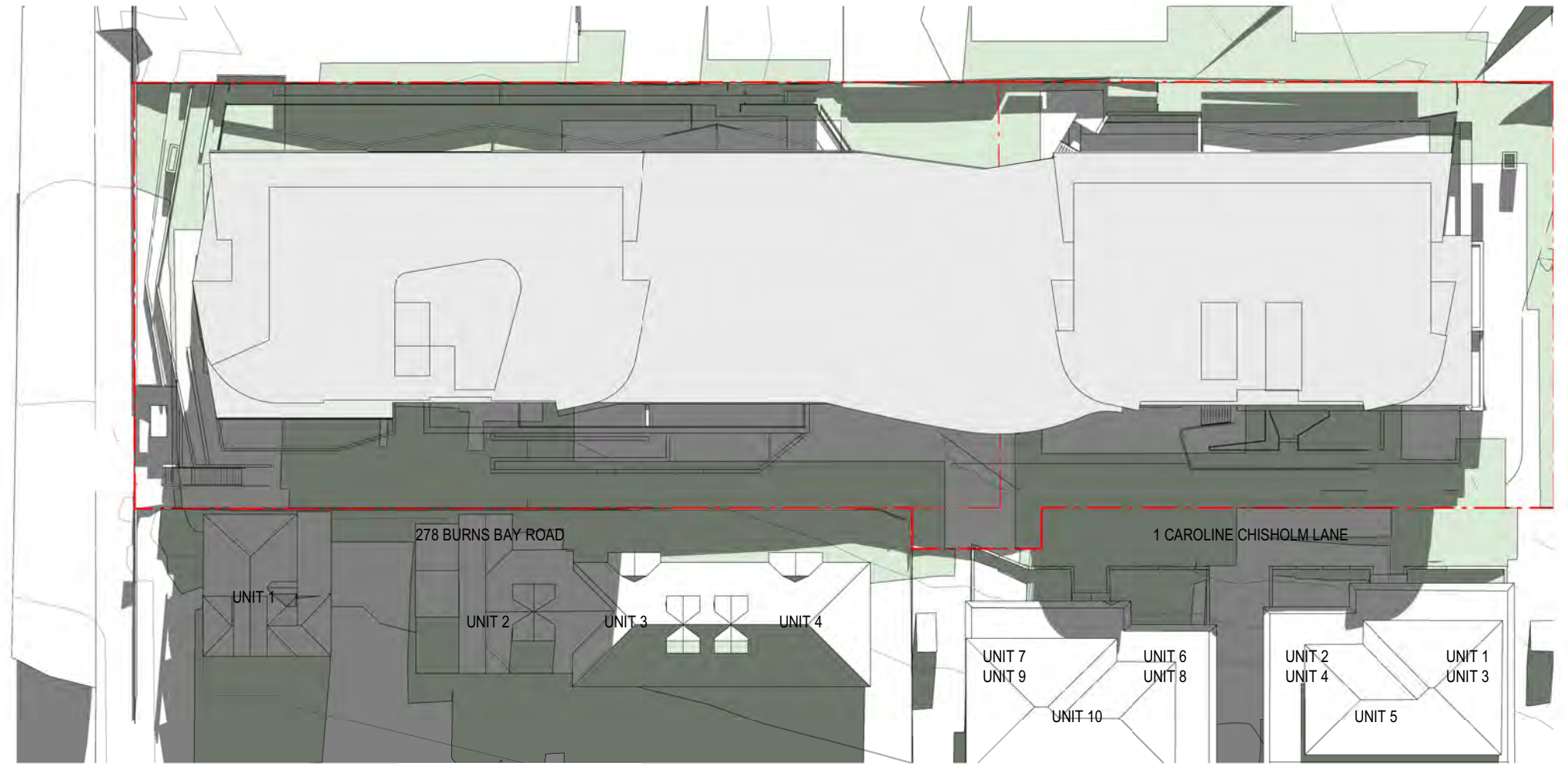




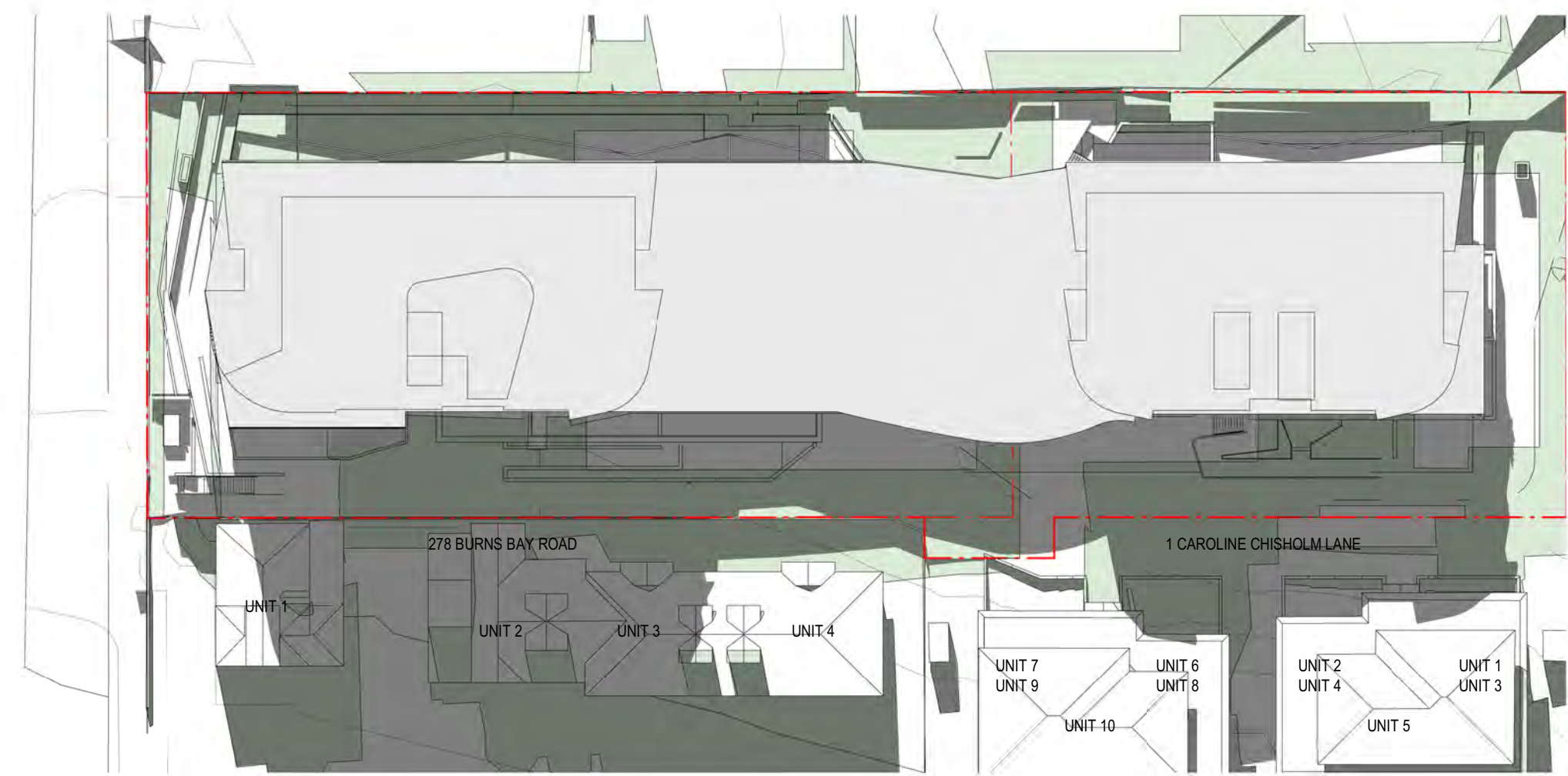
1 SUN ANALYSIS 21ST JUNE 0900h  
SCALE 1 : 500



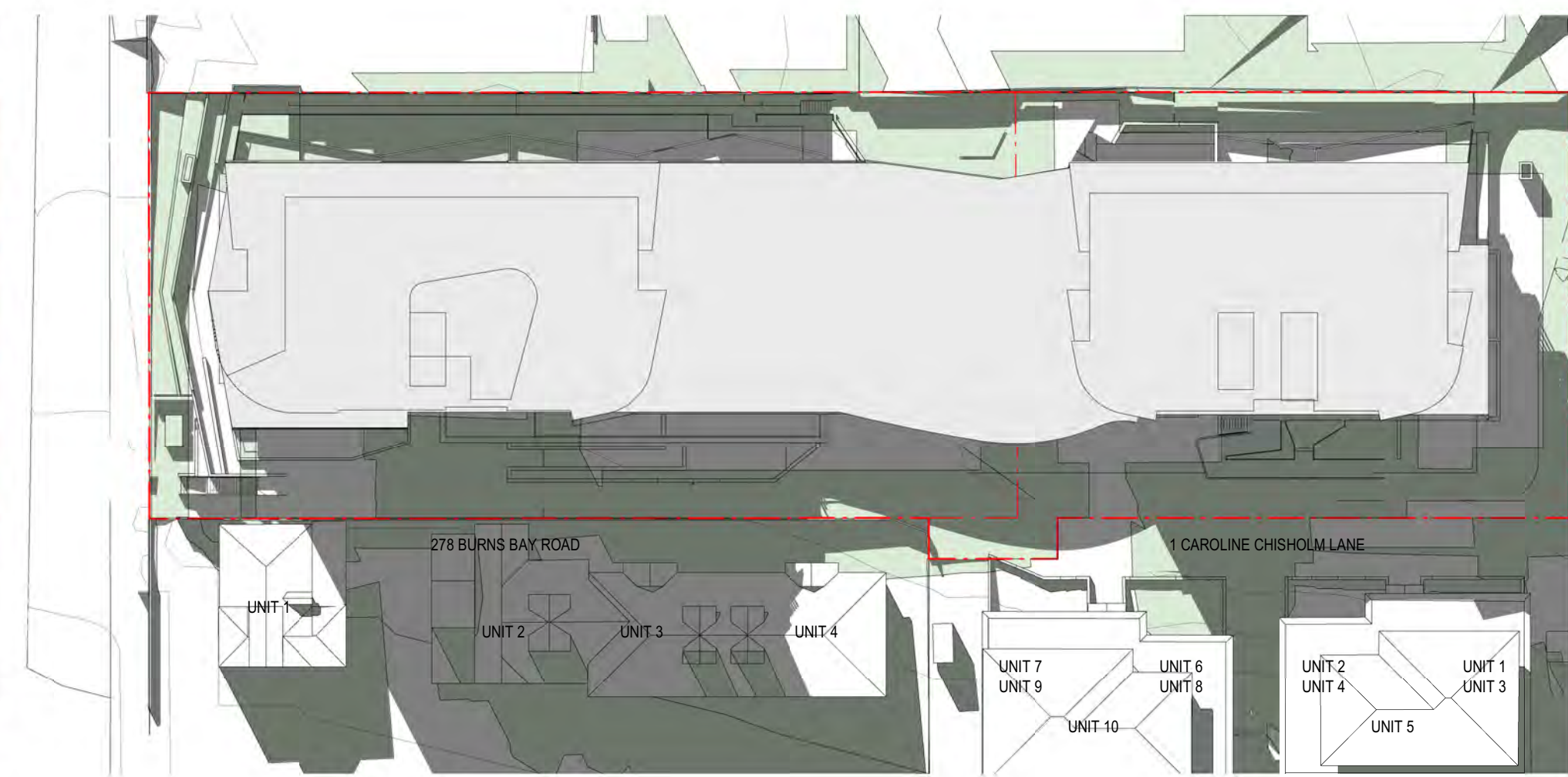
2 SUN ANALYSIS 21ST JUNE 1000h  
SCALE 1 : 500



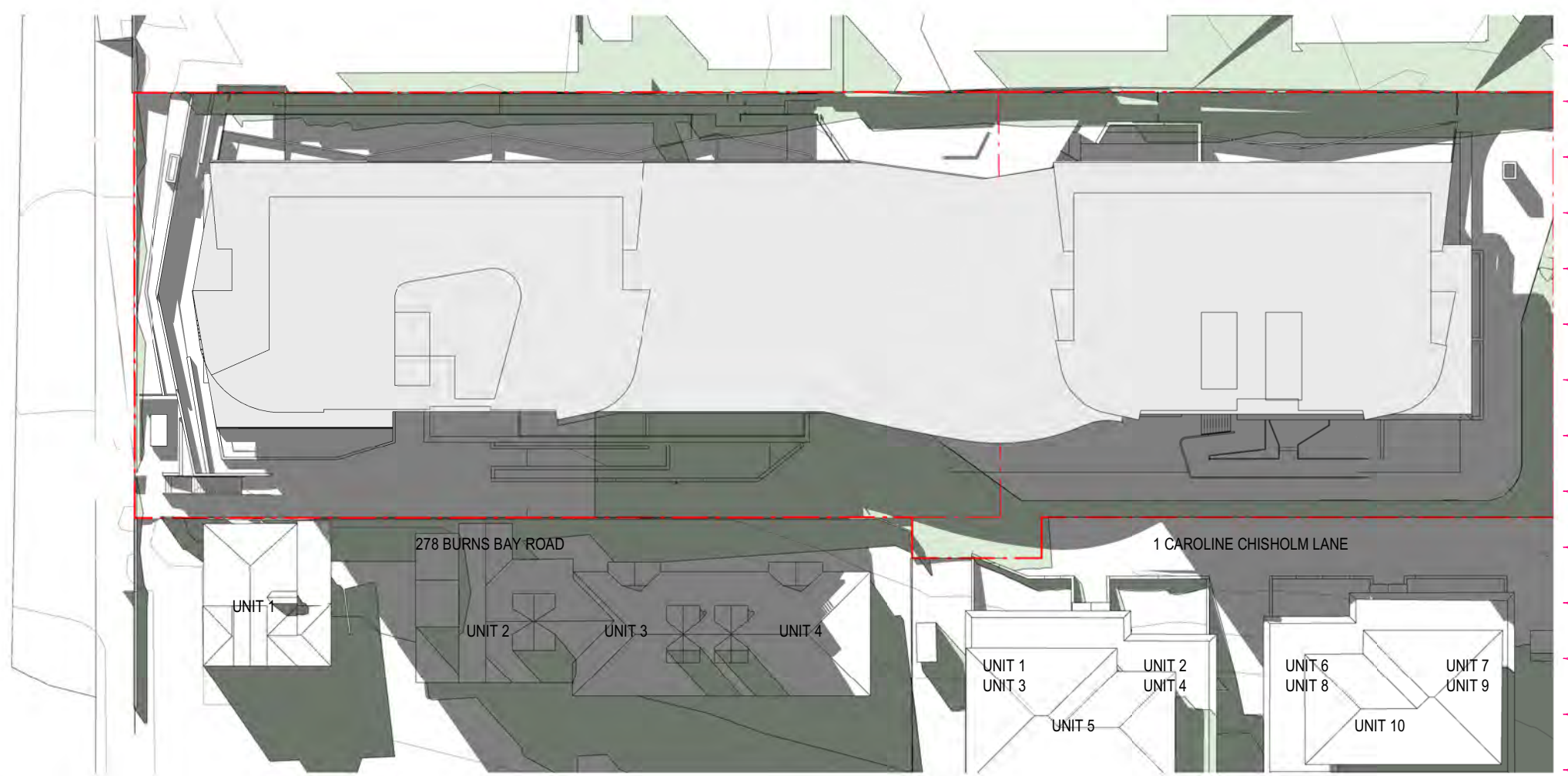
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SCALE 1 : 500



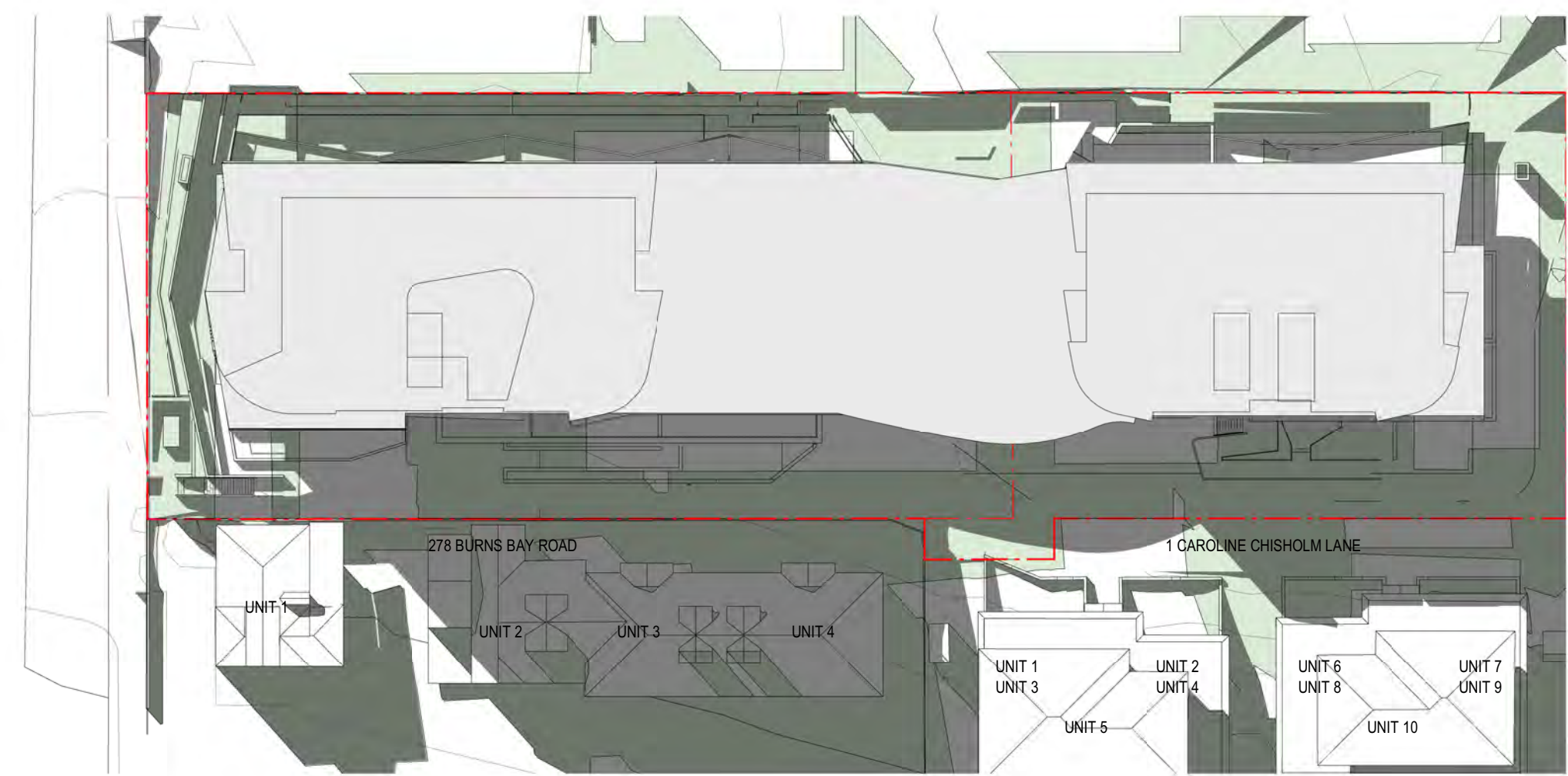
4 SUN ANALYSIS 21ST JUNE 1200h  
SCALE 1 : 500



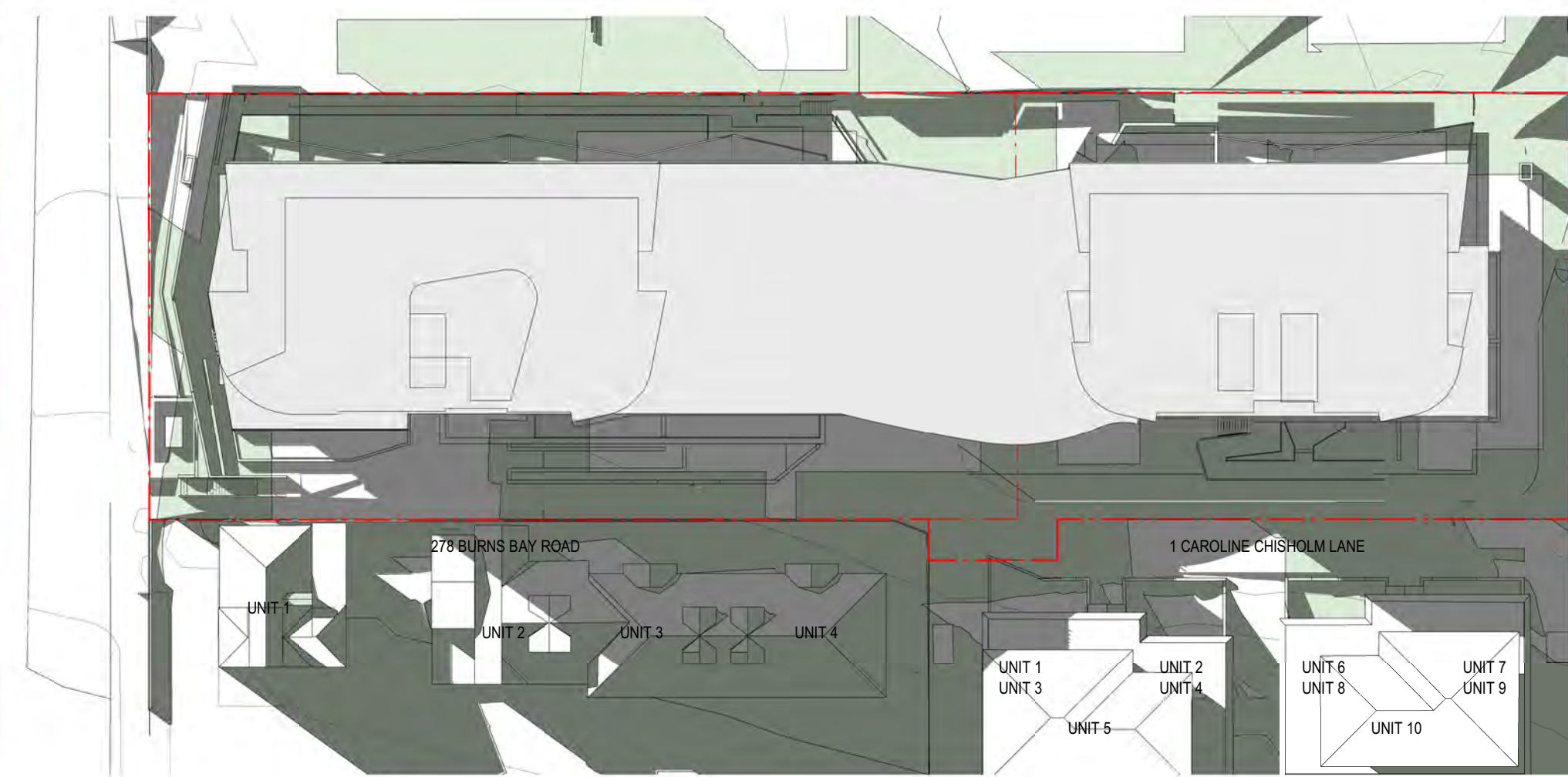
5 SUN ANALYSIS 21ST JUNE 1300h  
SCALE 1 : 500



8 SUN ANALYSIS 21ST JUNE 1330h  
SCALE 1 : 500



6 SUN ANALYSIS 21ST JUNE 1400h  
SCALE 1 : 500



7 SUN ANALYSIS 21ST JUNE 1500h  
SCALE 1 : 500

#### AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/06/22 |
| 2     | DEVELOPMENT APPLICATION | SC       | 02/06/23 |

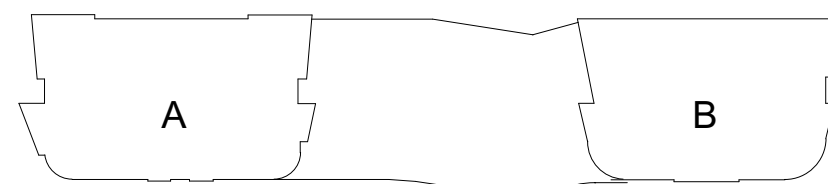
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## DEVELOPMENT APPLICATION

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#### KEY PLAN



#### CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

#### PROPOSED SHADOW DIAGRAMS 21 JUN

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 02/05/18       | 1 : 500    | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-614         |
| ISSUE          | 2          |                |

#### PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8316)

**JACKSON TEECE**



PLANNING ARGUMENT - SOLAR ACCESS TO THE ADJOINING SITE TO THE SOUTH:  
OVERSHADOWING OF THE PROPOSED DEVELOPMENT IS SUBSTANTIALLY EQUAL TO AN LEP COMPLIANT ALTERNATIVE.

DIAGRAM 1 SHOWS PROPOSED DEVELOPMENT OVERSHADOWING.  
REFER TO DA603- DA614 FOR DETAILS

DIAGRAM 2 SHOWS ALTERNATIVE LEP COMPLIANT SCENARIO .  
- FSR AND HEIGHT COMPLIANT WITH LEP  
- SETBACKS AS PER DCP

REFER TO DA623- DA624 FOR DETAILS

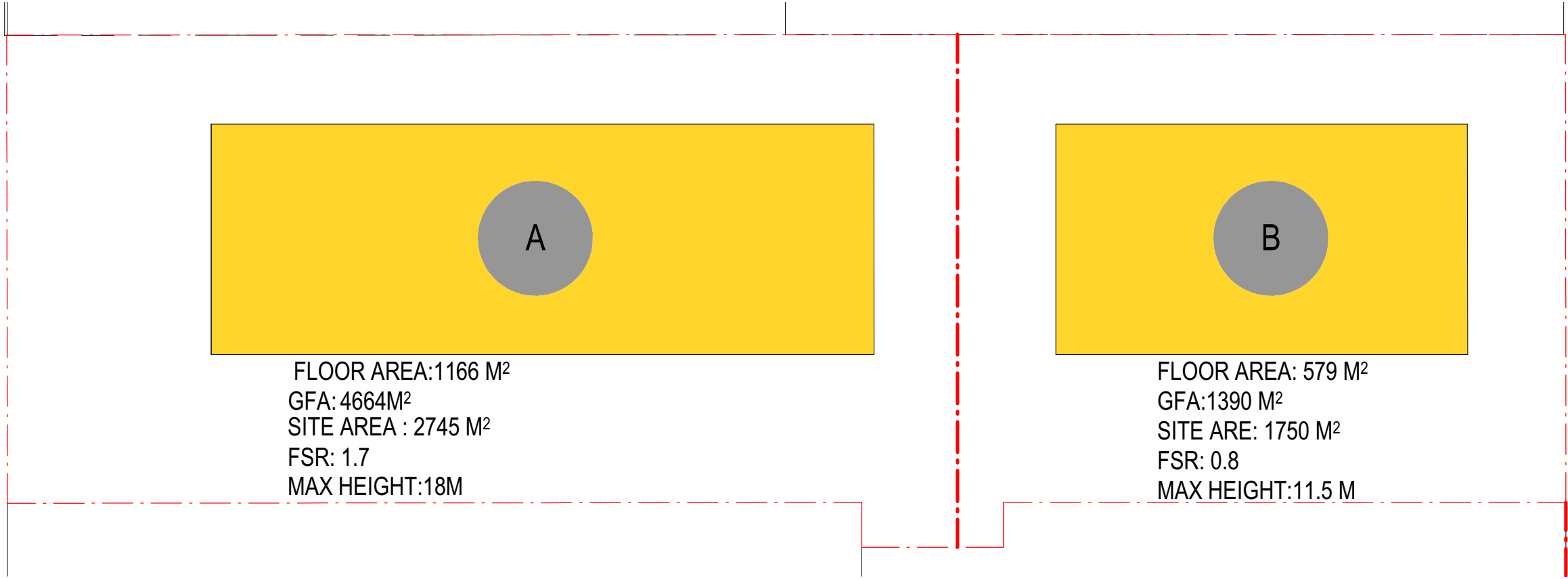


DIAGRAM 1

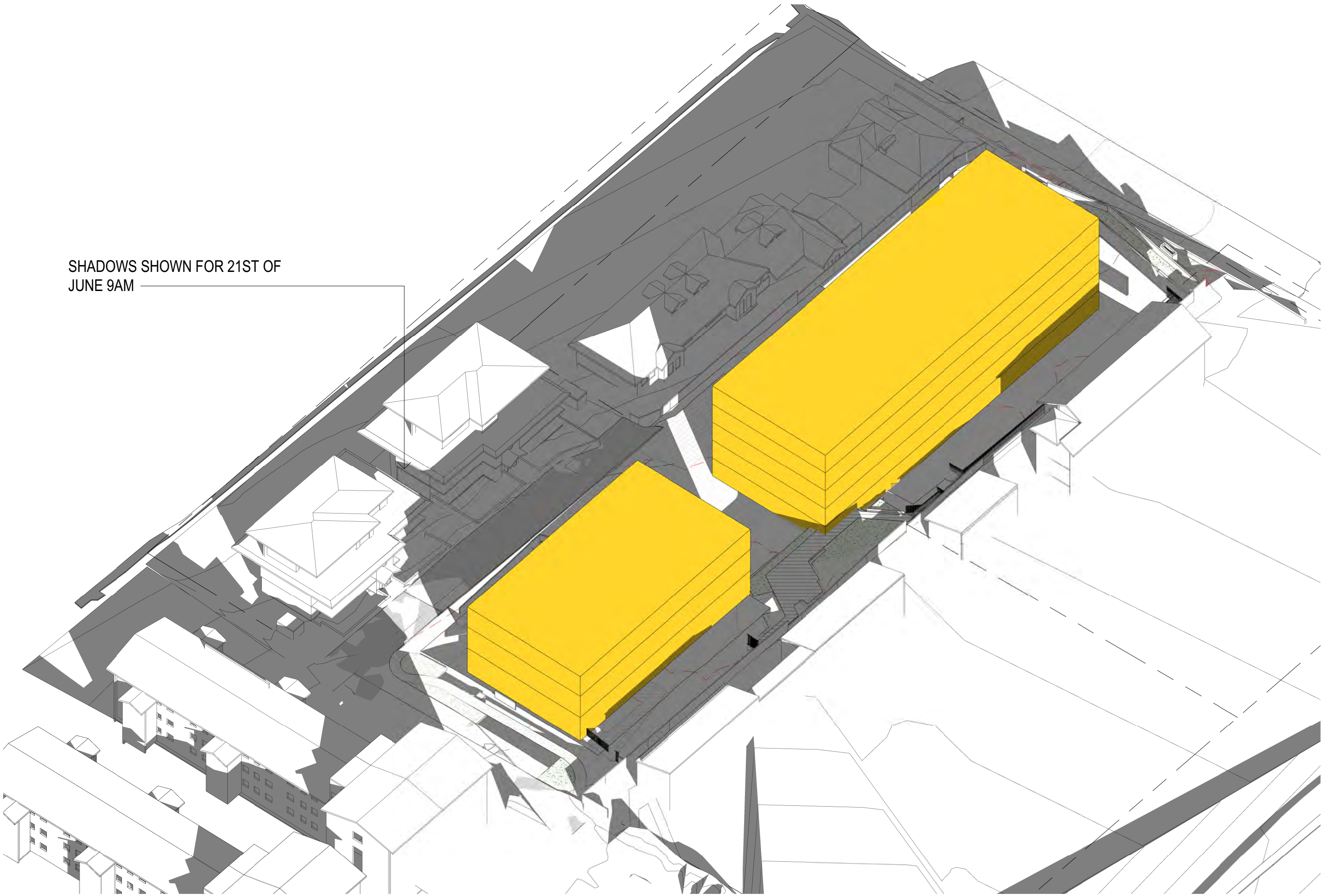


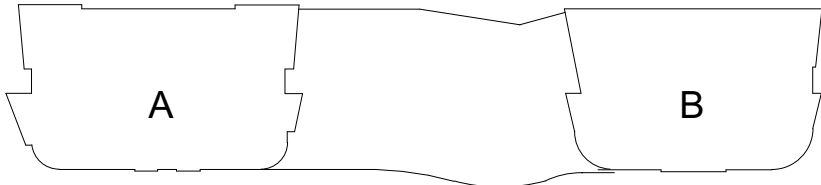
DIAGRAM 2

| AMENDMENTS |             |          |          |
|------------|-------------|----------|----------|
| ISSUE      | DESCRIPTION | APPROVED | DATE     |
| 1          | COUNCIL RPS | ISC      | 07/06/23 |

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|------------------------------------------|--------------|------------|--|
| DEVELOPMENT APPLICATION                  |              |            |  |
| CHECKED BY:                              | APPROVED BY: | SIGNATURE: |  |
| SC                                       | JS           |            |  |

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KEY PLAN



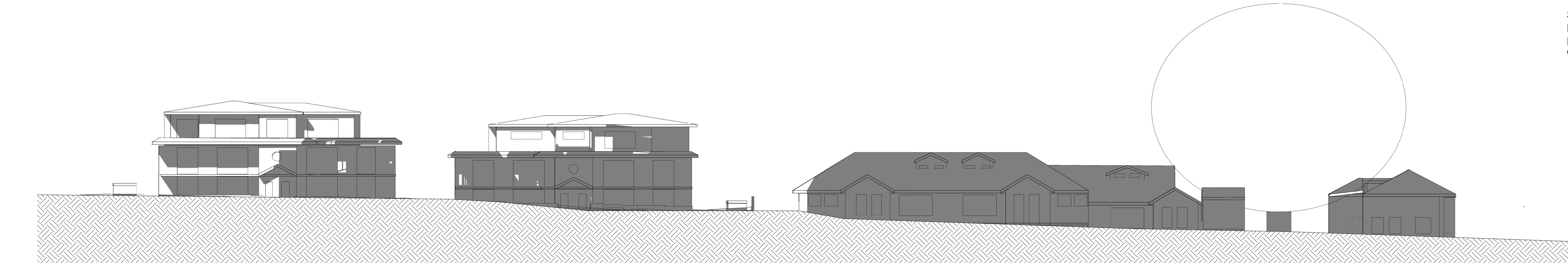
| CLIENT                                                        |            |                |       |
|---------------------------------------------------------------|------------|----------------|-------|
| RETIRE AUSTRALIA<br>167 Central Coast Highway, Erina NSW 2250 |            |                |       |
| LEP SCENARIO                                                  |            |                |       |
| DATE                                                          | SCALE @ A1 | DRAWN          |       |
| 06/02/16                                                      | 1 : 400    | PL             |       |
| PROJECT NUMBER                                                | DISC.      | DRAWING NUMBER | ISSUE |
| 2017048                                                       | A          | DA-620         | 1     |

| PROJECT                                                                                                                                                                                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 40 COPE ST<br>LANE COVE                                                                                                                                                                                                                                                                                                             |  |
| Lot 1, Pier 8-9, 23 Hickson Road<br>Sydney New South Wales 2000 Australia<br>T 61 2 9290 2722 F 61 2 9290 1150<br>E sydney@jacksonteece.com<br>Jackson Teece Chesterman Willis Pty Ltd<br>Trading as Jackson Teece<br>ABN 15 083 837 290<br>Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315) |  |
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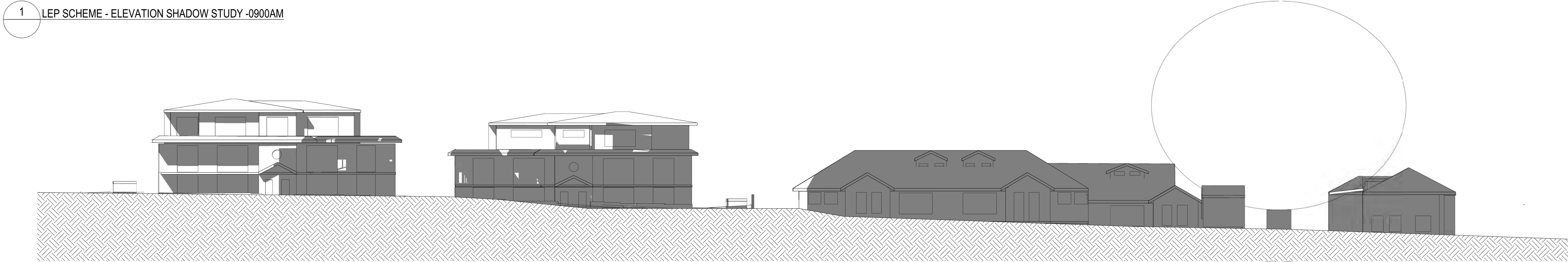


PLANNING ARGUMENT

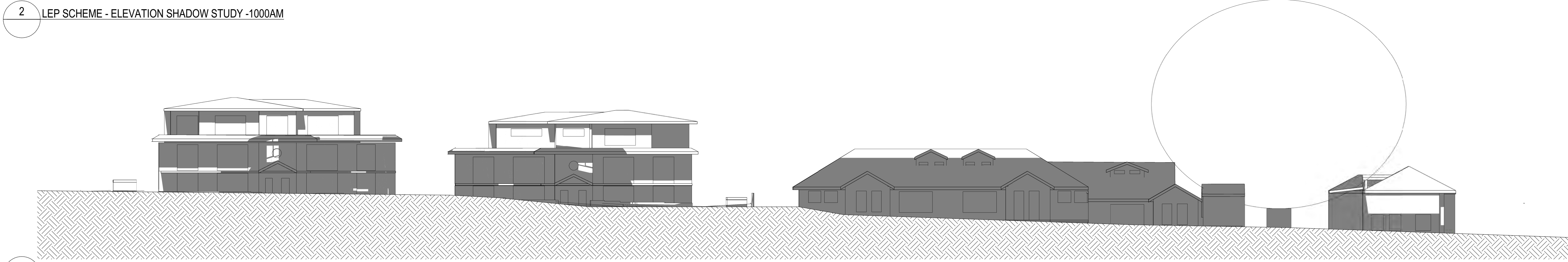
SHADOWS CAST ON EXISTING  
NEIGHBOURING BUILDINGS BY  
BUILDING MASS COMPLIANT  
WITH THE LEP



1 LEP SCHEME - ELEVATION SHADOW STUDY -0900AM



2 LEP SCHEME - ELEVATION SHADOW STUDY -1000AM



3 LEP SCHEME - ELEVATION SHADOW STUDY -1100AM



4 LEP SCHEME - ELEVATION SHADOW STUDY -1200PM

AMENDMENTS

| ISSUE | DESCRIPTION | APPROVED | DATE     |
|-------|-------------|----------|----------|
| 1     | COUNCIL RPS | SC       | 07/06/23 |

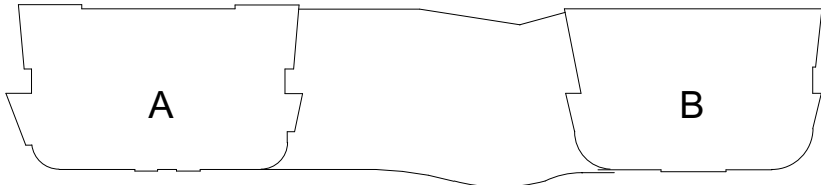
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

SHADOW ELEVATION STUDY - LEP  
SCHEME

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 25/01/18       | 1 : 200    | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-623         |
| ISSUE          | 1          |                |

PROJECT

40 COPE ST  
LANE COVE

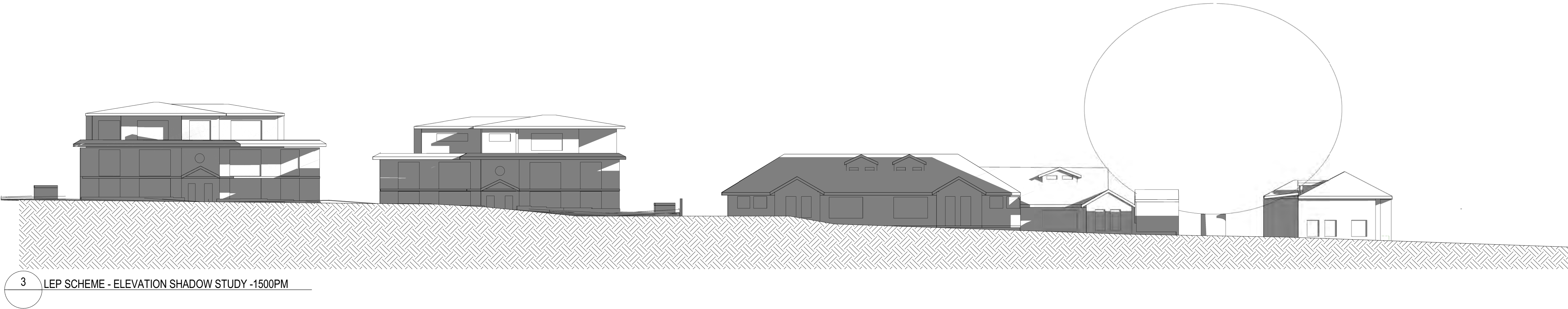
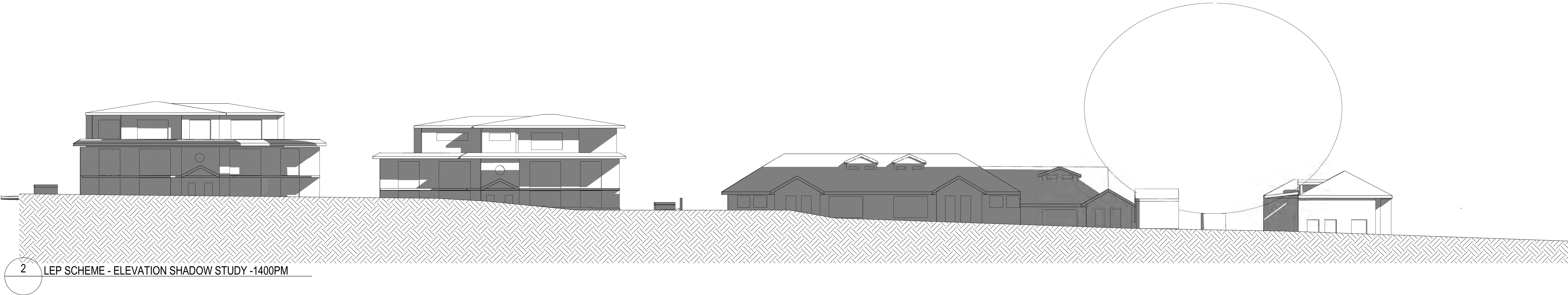
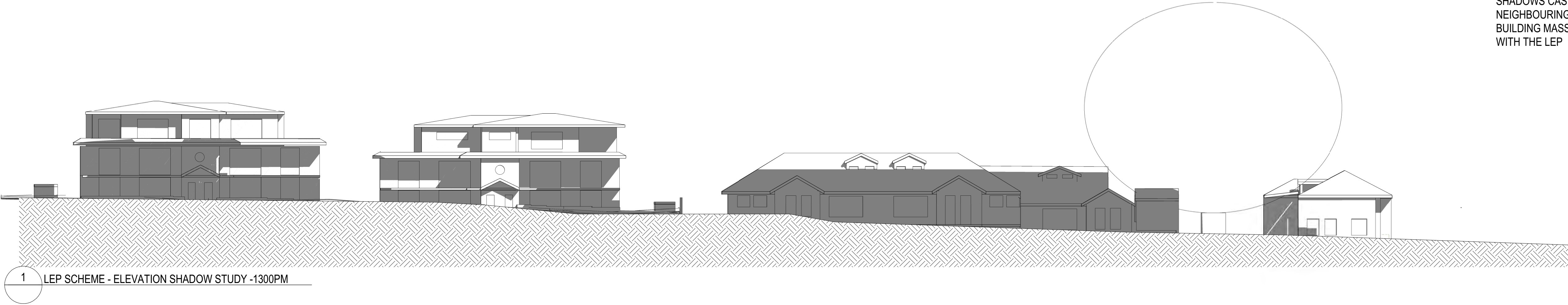
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T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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PLANNING ARGUMENT

SHADOWS CAST ON EXISTING  
NEIGHBOURING BUILDINGS BY  
BUILDING MASS COMPLIANT  
WITH THE LEP



| AMENDMENTS |             |          |          |
|------------|-------------|----------|----------|
| ISSUE      | DESCRIPTION | APPROVED | DATE     |
| 1          | COUNCIL RPS | SC       | 07/06/23 |

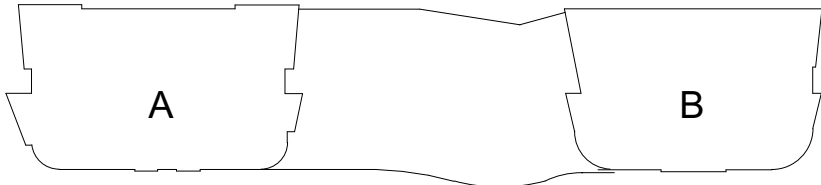
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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

SHADOW ELEVATION STUDY - LEP SCHEME

|                |                      |       |
|----------------|----------------------|-------|
| DATE           | SCALE @ A1           | DRAWN |
| 25/01/18       | 1 : 200              | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-624             | 1     |

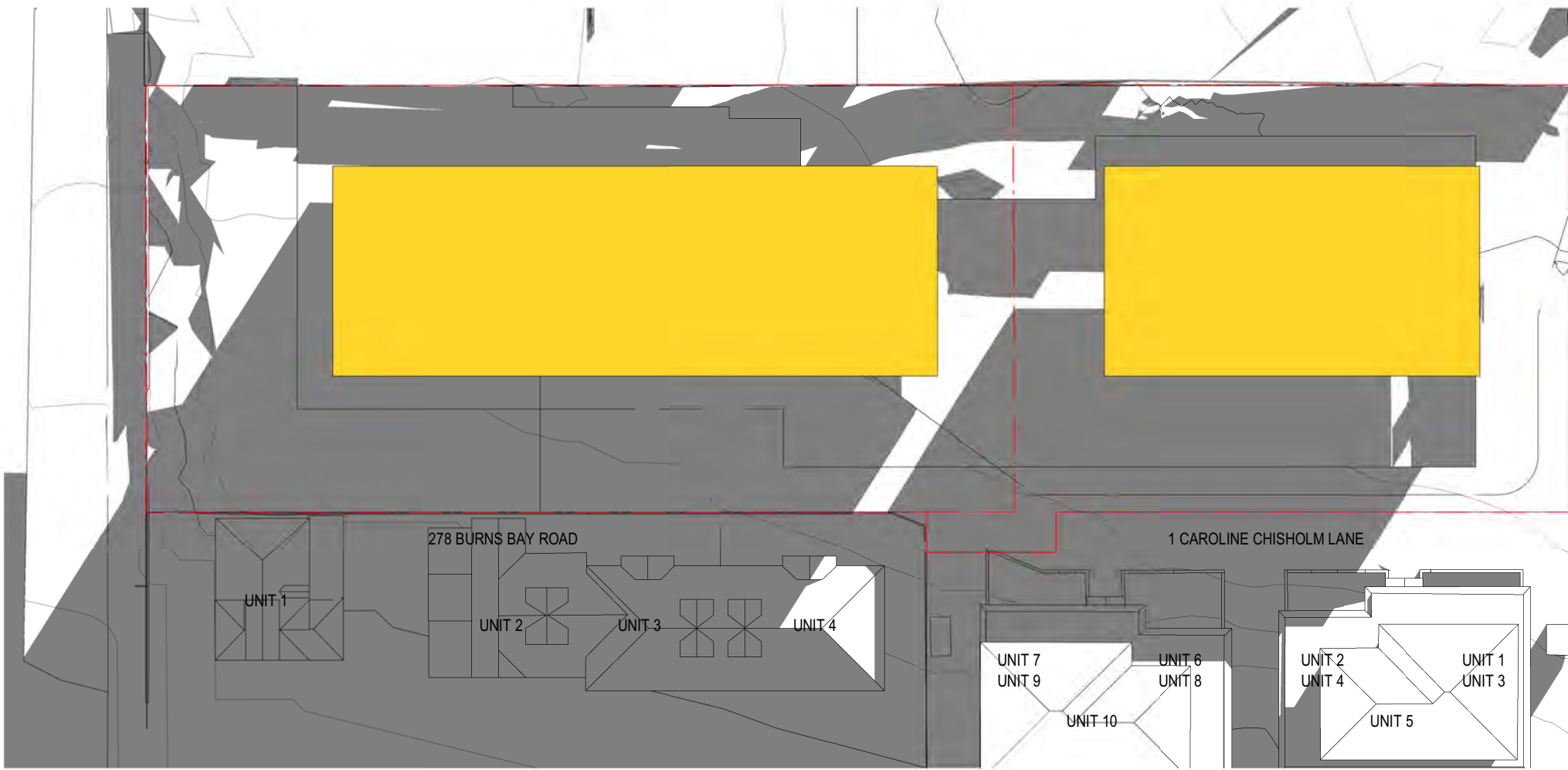
PROJECT

40 COPE ST  
LANE COVE

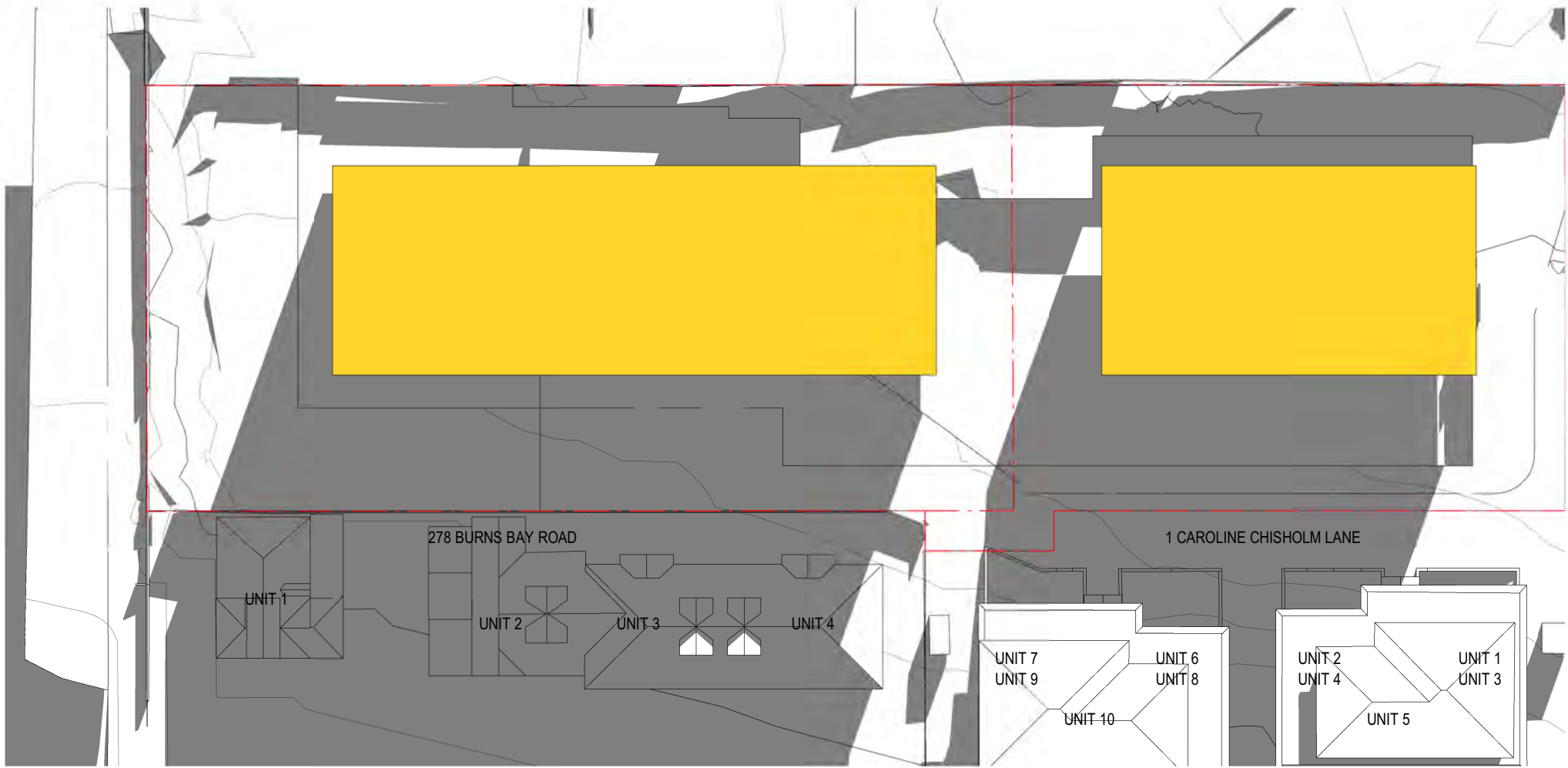
Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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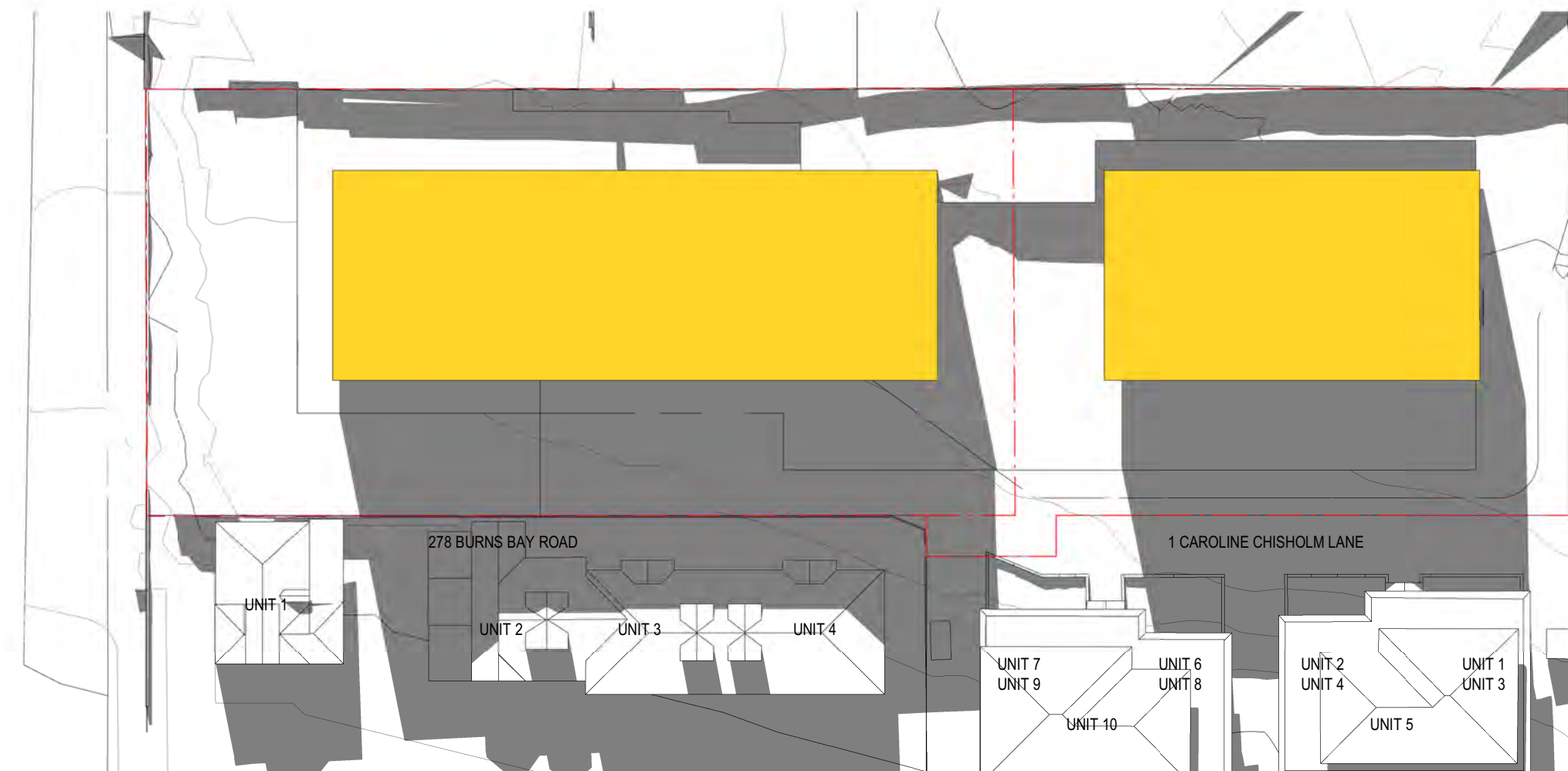
1 SUN ANALYSIS 21ST JUNE 0900h - LEP SCENARIO  
SCALE 1 : 500



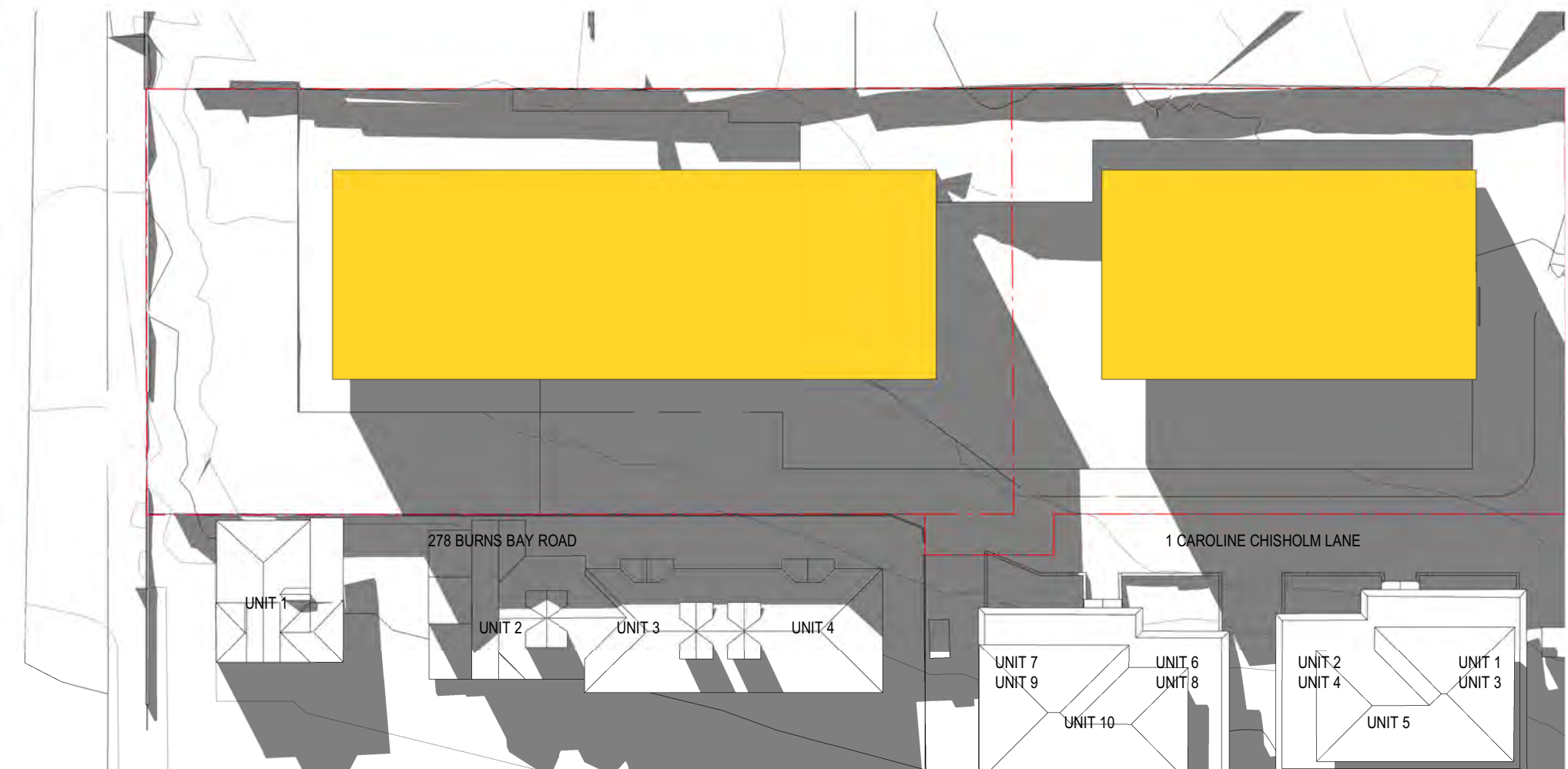
2 SUN ANALYSIS 21ST JUNE 1000h - LEP SCENARIO  
SCALE 1 : 500



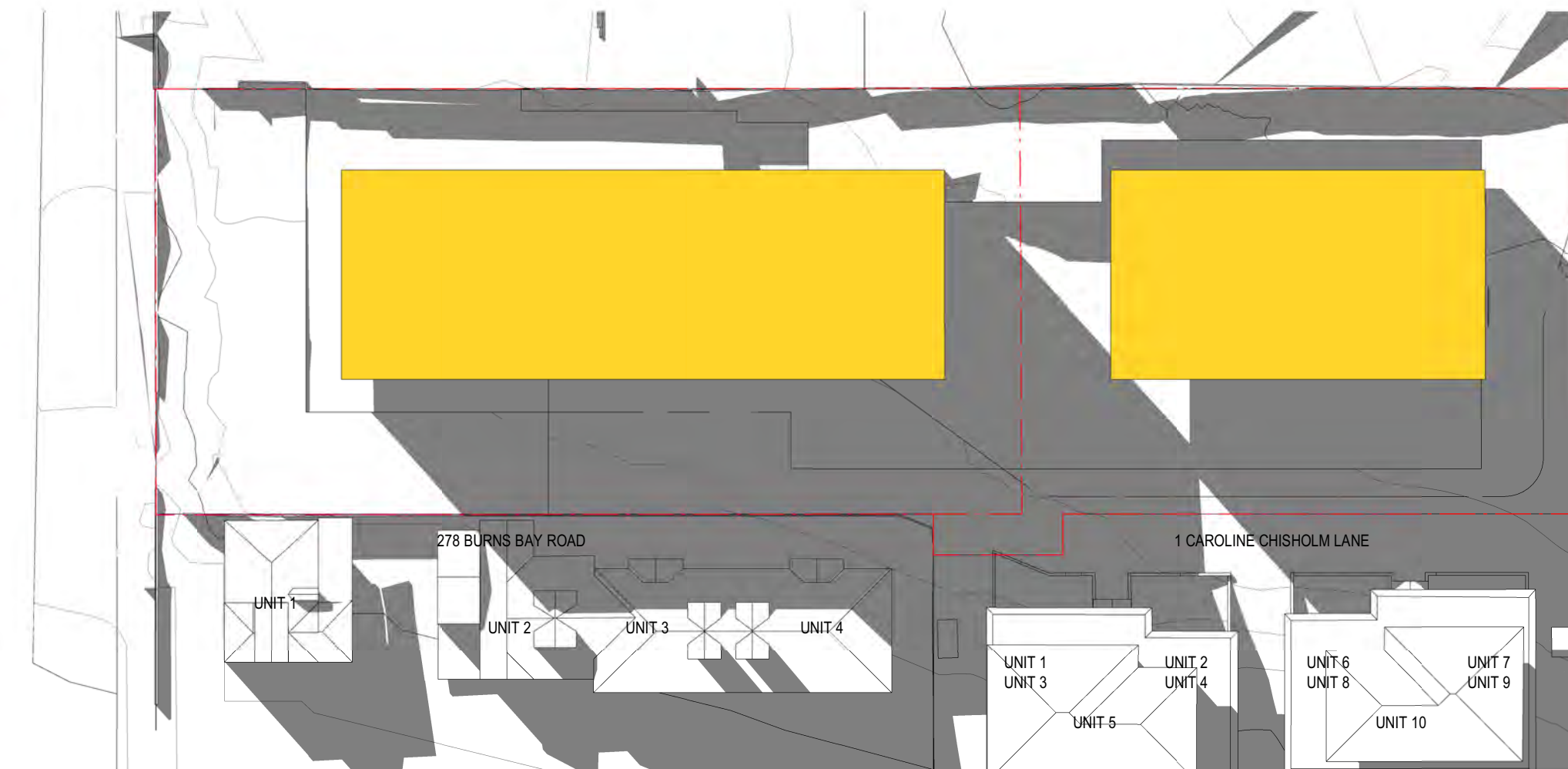
3 SUN ANALYSIS 21ST JUNE 1100h - LEP SCENARIO  
SCALE 1 : 500



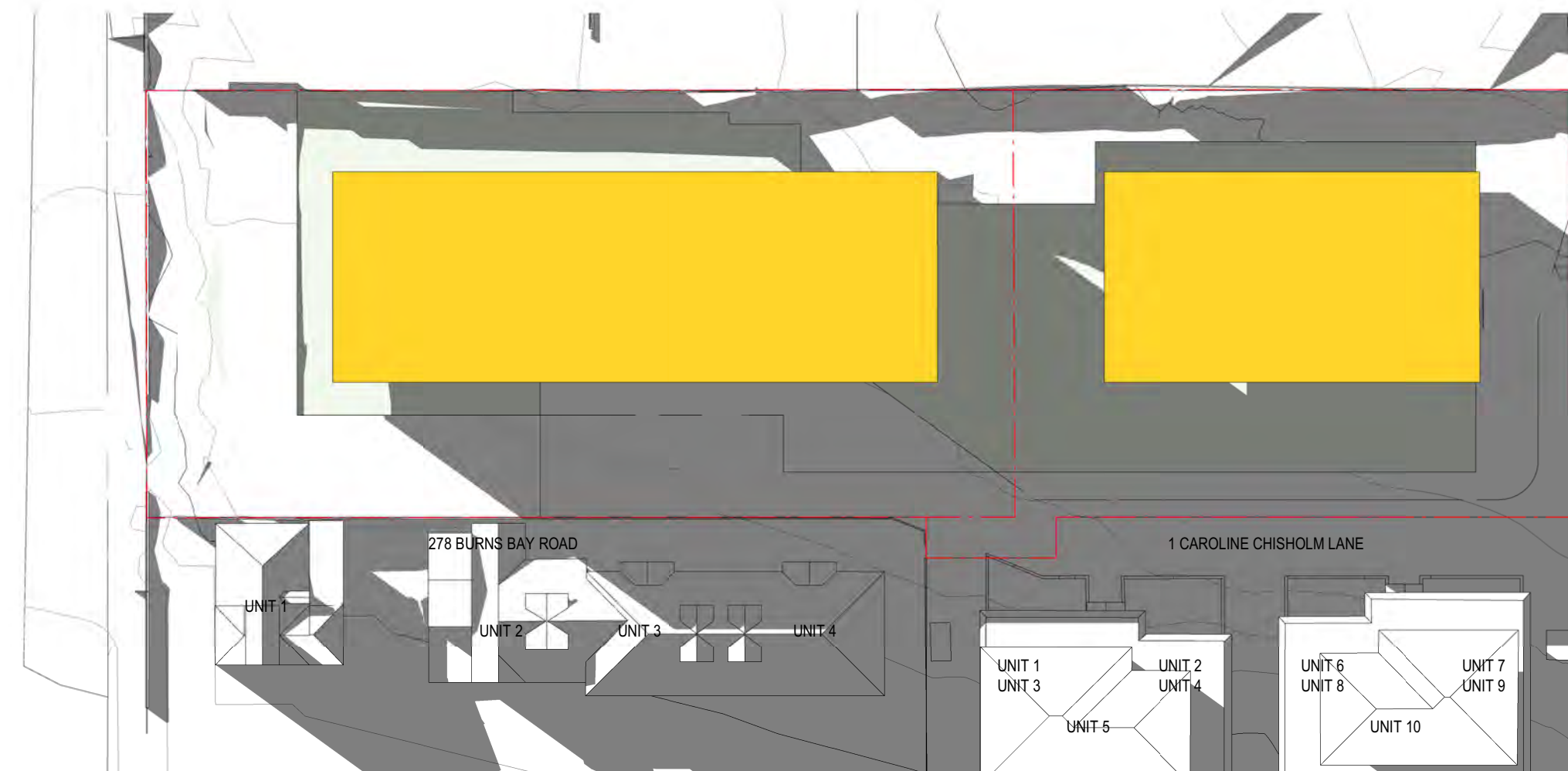
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SCALE 1 : 500



5 SUN ANALYSIS 21ST JUNE 1300h - LEP SCENARIO  
SCALE 1 : 500



6 SUN ANALYSIS 21ST JUNE 1400h - LEP SCENARIO  
SCALE 1 : 500



7 SUN ANALYSIS 21ST JUNE 1500h - LEP SCENARIO  
SCALE 1 : 500

#### AMENDMENTS

| ISSUE | DESCRIPTION | APPROVED | DATE     |
|-------|-------------|----------|----------|
| 1     | COUNCIL RPS | ISC      | 07/06/23 |

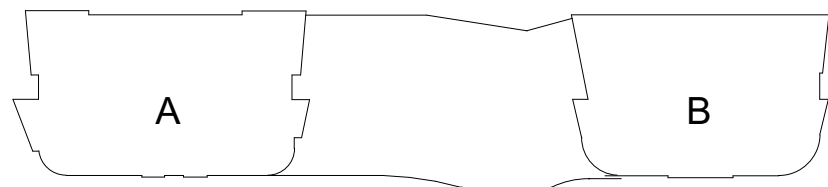
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## DEVELOPMENT APPLICATION

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| CHECKED BY: | APPROVED BY: | SIGNATURE: |
| IG          | SC           |            |

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#### KEY PLAN



#### CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

#### SHADOW DIAGRAMS 21 JUN - LEP SCENARIO

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 06/01/23       | 1 : 500              | IG    |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-625             | 1     |

#### PROJECT

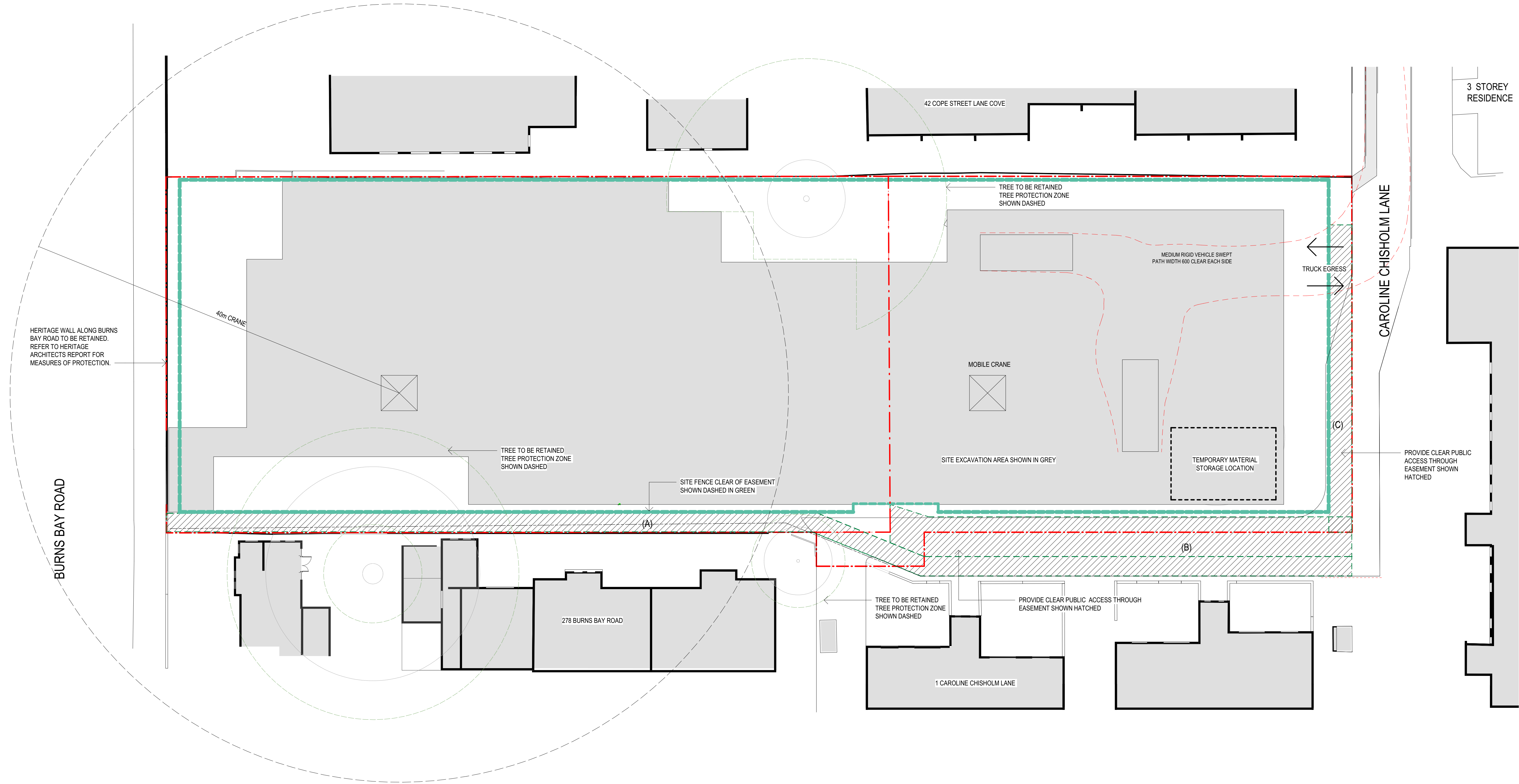
40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
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T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

**JACKSON TEECE**



- LEGEND
- (A) EASEMENT TO DRAIN WATER 2m WIDE
  - (B) RIGHT OF CARRIAGEWAY 6.095m WIDE
  - (C) RIGHT OF CARRIAGEWAY AND EASEMENT TO DRAIN WATER 2.4m WIDE



| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/22 |
| 2          | COUNCIL RFS             | SC       | 07/06/23 |

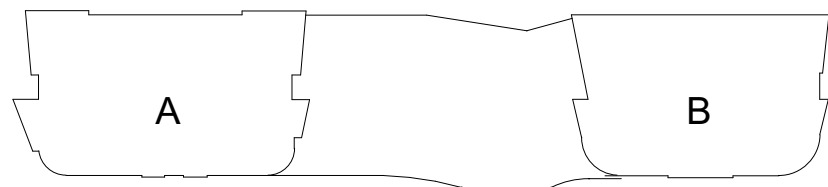
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## DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

CONSTRUCTION MANAGEMENT PLAN

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 07/14/22       | 1 : 200              | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-700             | 2     |

PROJECT

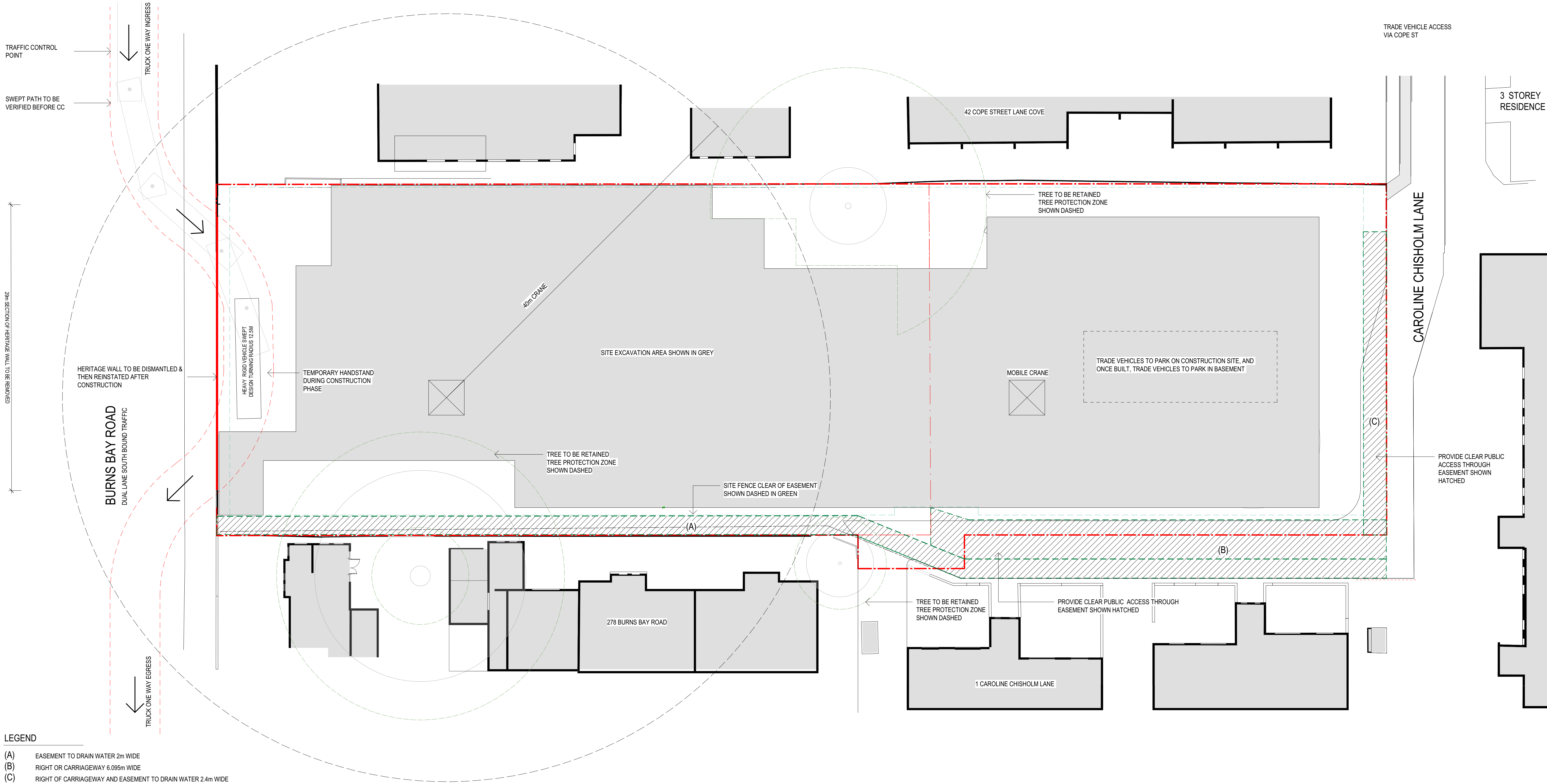
40 COPE ST  
LANE COVE

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Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE



WALL REMOVAL & REINSTATEMENT METHODOLOGY  
(1) STONES TO BE NUMBERED TO ENABLE RELAYING IN IDENTICAL PATTERN  
(2) STONES TO BE STORED IN APPROPRIATE LOCATION AWAY FROM POTENTIAL DAMAGE  
(3) REINSTATE FENCE TO IDENTICAL PATTERN  
CONSTRUCTION TRAFFIC MANAGEMENT PLAN -CTMP  
A DETAILED CTMP TO BE FINALISED AND APPROVED BY TINSW AND COUNCIL PRIOR TO COMMENCEMENT OF CONSTRUCTION



LEGEND

- (A) EASEMENT TO DRAIN WATER 2m WIDE  
(B) RIGHT OF CARRIAGEWAY 6.095m WIDE  
(C) RIGHT OF CARRIAGEWAY AND EASEMENT TO DRAIN WATER 2.4m WIDE

AMENDMENTS

| ISSUE | DESCRIPTION | APPROVED | DATE     |
|-------|-------------|----------|----------|
| 1     | COUNCIL RPS | SC       | 07/06/23 |

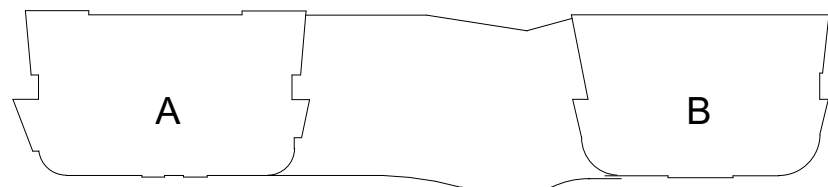
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DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

ALTERNATIVE CONSTRUCTION  
MANAGEMENT PLAN

DATE 02/27/23  
PROJECT NUMBER 2017048  
DISC. A  
DRAWING NUMBER DA-701  
ISSUE 1  
SCALE @ A1 1 : 200  
DRAWN SC/TK

PROJECT

40 COPE ST  
LANE COVE

Lot 1, Pier 8-9, 23 Hickson Road  
Sydney New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2          | COUNCIL RFS             | SC       | 07/06/23 |

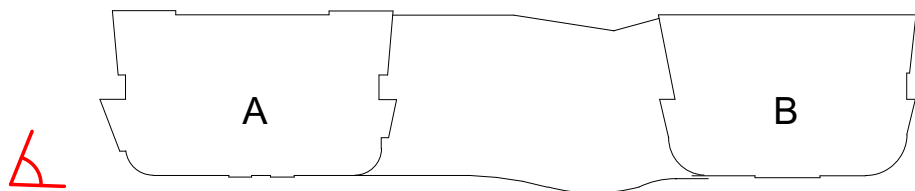
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## DEVELOPMENT APPLICATION

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KEY PLAN



CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

3D VIEW - PERSPECTIVE FROM  
BURNS BAY ROAD

|                |                      |       |
|----------------|----------------------|-------|
| DATE           | SCALE @ A1           | DRAWN |
| 25/01/18       |                      | PL/MN |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-900             | 2     |

PROJECT

40 COPE ST  
LANE COVE

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T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
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Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8316)

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| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/23 |
| 2          | COUNCIL REFs            | SC       | 07/06/23 |

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DEVELOPMENT APPLICATION

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| 3D VIEW - PERSPECTIVE FROM CHISHOLM LANE                      |            |                          |            |
| DATE<br>30/01/18                                              | SCALE @ A1 | DRAWN<br>PL/MN           |            |
| PROJECT NUMBER<br>2017048                                     | DISC. A    | DRAWING NUMBER<br>DA-901 | ISSUE<br>2 |

PROJECT

40 COPE ST  
LANE COVE

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Sydney New South Wales 2000 Australia  
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E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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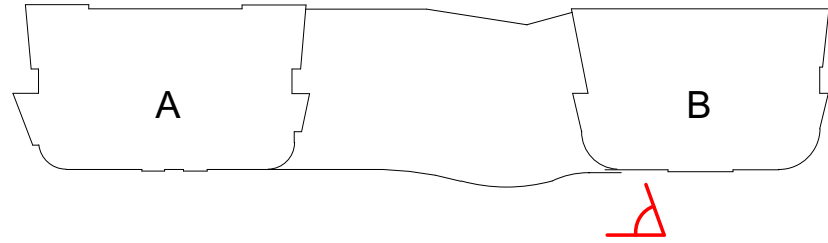


| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/22 |
| 2          | COUNCIL RFS             | SC       | 07/06/23 |

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KEY PLAN

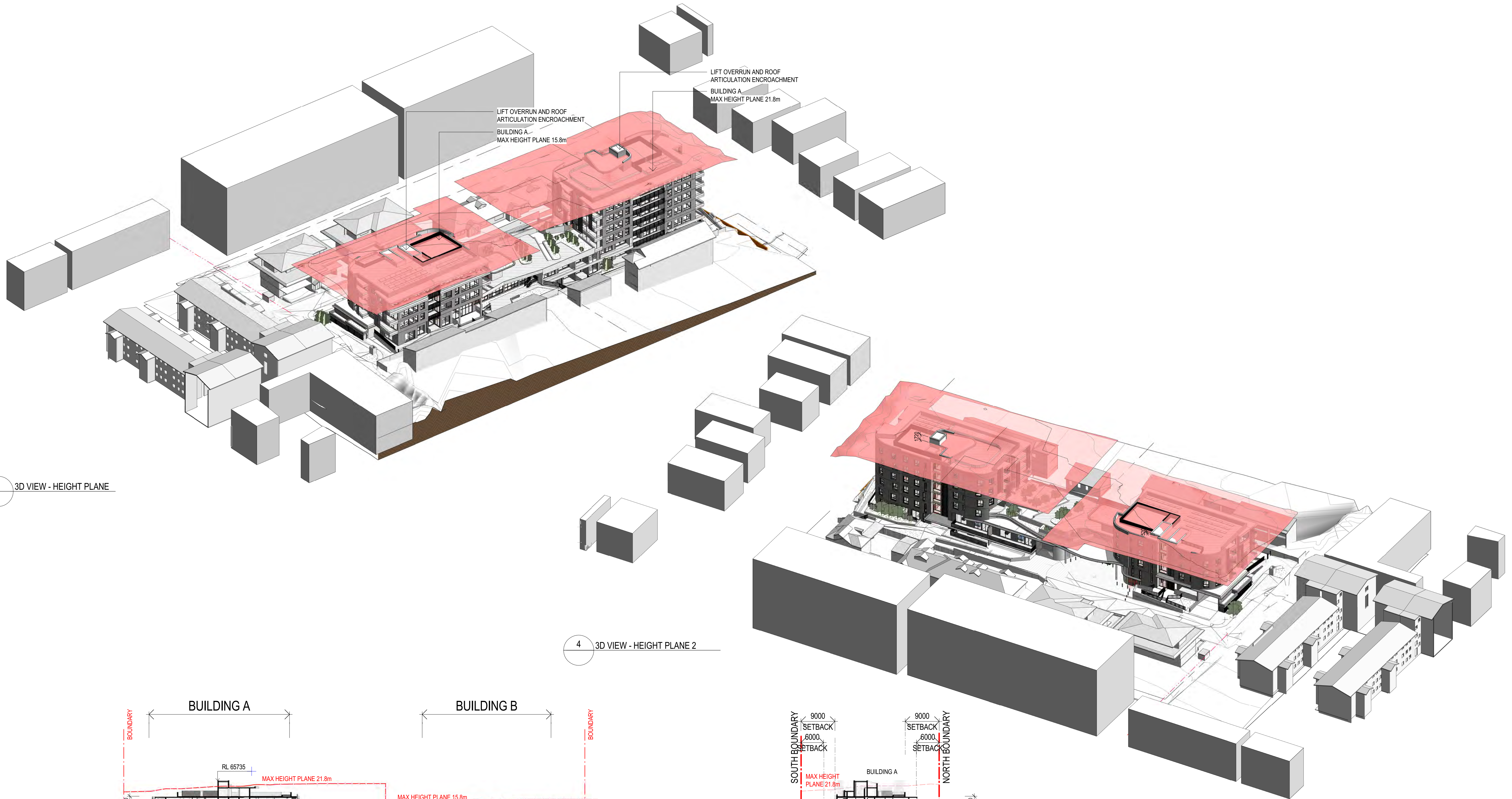


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|---------------------------------------------------------------|------------|----------------|-------|
| RETIRE AUSTRALIA<br>167 Central Coast Highway, Erina NSW 2250 |            |                |       |
| 3D VIEW - PERSPECTIVE OF ENTRY                                |            |                |       |
| DATE                                                          | SCALE @ A1 | DRAWN          |       |
| 06/27/22                                                      |            | Author         |       |
| PROJECT NUMBER                                                | DISC.      | DRAWING NUMBER | ISSUE |
| 2017048                                                       | A          | DA-902         | 2     |

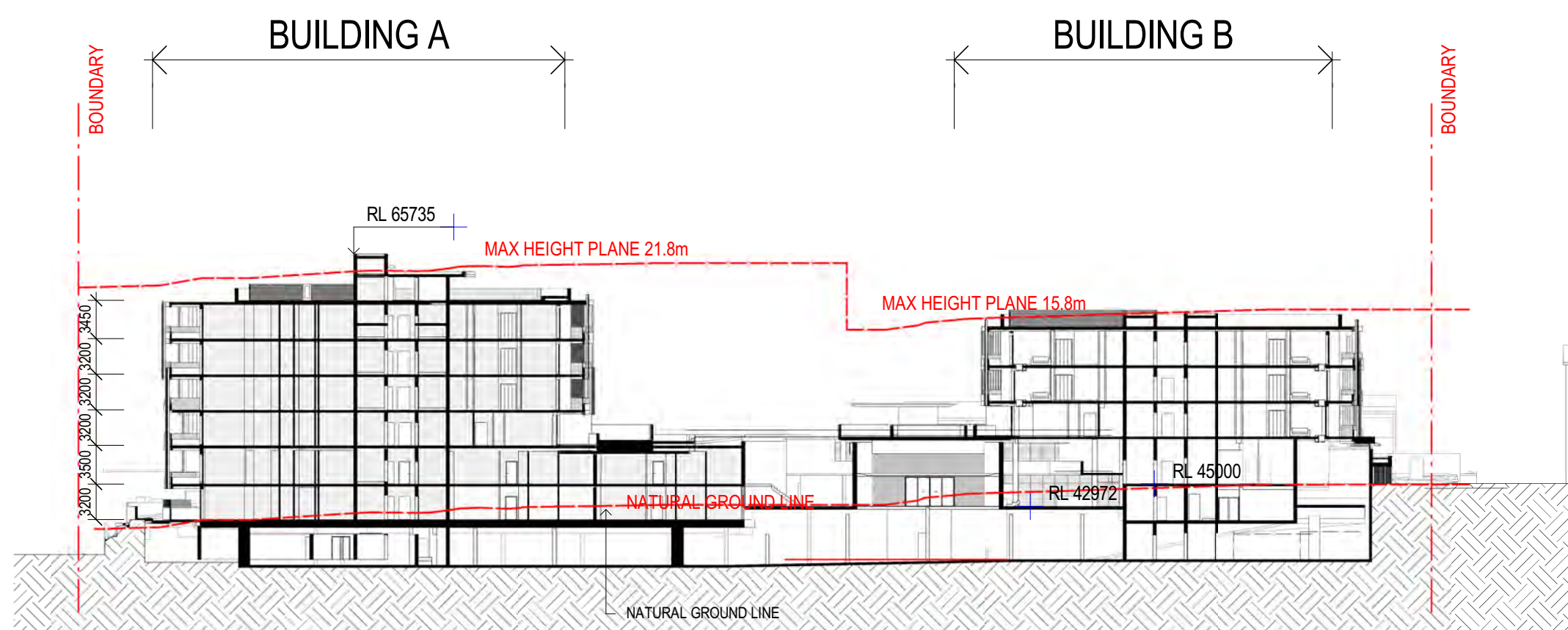
| PROJECT                                                                                                                                                                                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 40 COPE ST<br>LANE COVE                                                                                                                                                                                                                                                                                                             |  |
| Lot 1, Pier 8-9, 23 Hickson Road<br>Sydney New South Wales 2000 Australia<br>T 61 2 9290 2722 F 61 2 9290 1150<br>E sydney@jacksonteece.com<br>Jackson Teece Chesterman Willis Pty Ltd<br>Trading as Jackson Teece<br>ABN 15 083 837 290<br>Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8316) |  |
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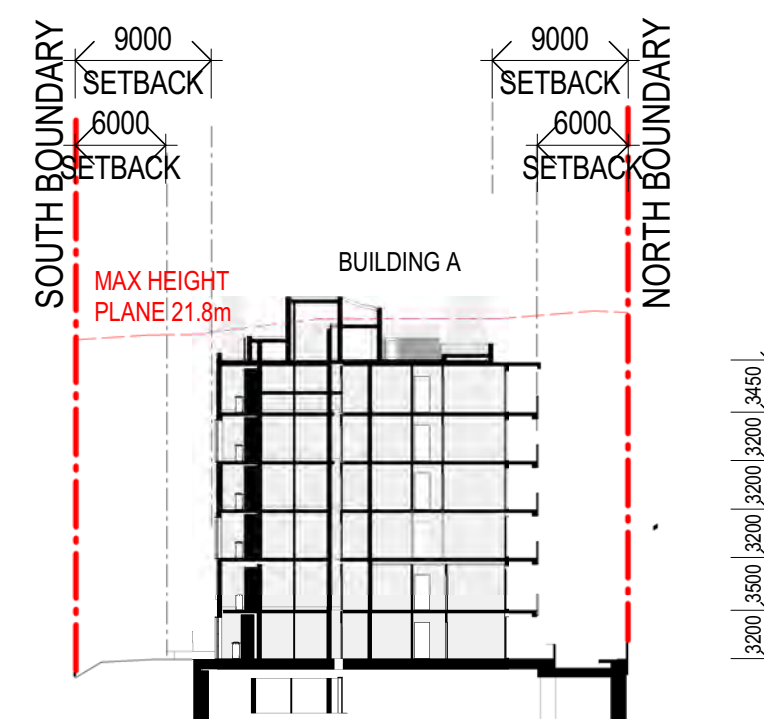
1 3D VIEW - HEIGHT PLANE



4 3D VIEW - HEIGHT PLANE 2



2 HEIGHT PLANE SECTION 1  
SCALE 1 : 500



3 HEIGHT PLANE SECTION 2  
SCALE 1 : 500

AMENDMENTS

| ISSUE | DESCRIPTION             | APPROVED | DATE     |
|-------|-------------------------|----------|----------|
| 1     | DEVELOPMENT APPLICATION | SC       | 15/09/22 |
| 2     | COUNCIL RPTs            | SC       | 07/06/23 |

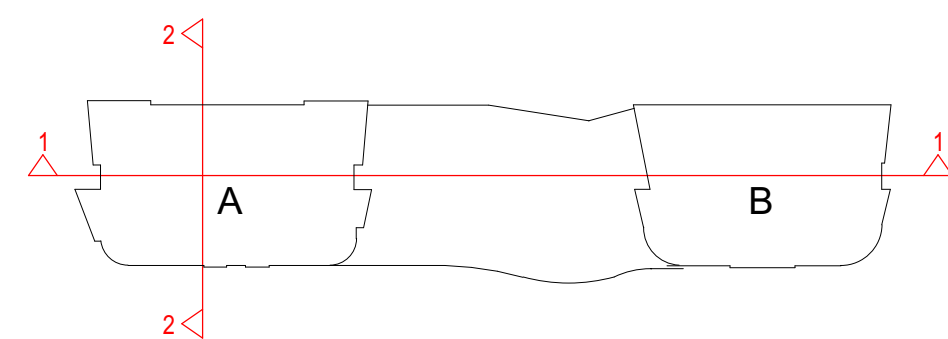
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3D HEIGHT PLANE DIAGRAM

| DATE           | SCALE @ A1 | DRAWN          |
|----------------|------------|----------------|
| 05/17/22       | 1 : 500    | PL/MN          |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-905         |
| ISSUE          | 2          |                |

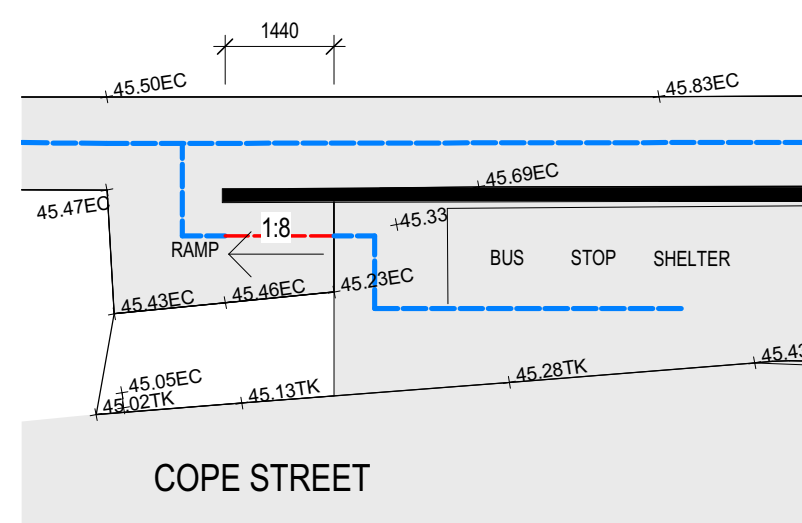
PROJECT

40 COPE ST  
LANE COVE

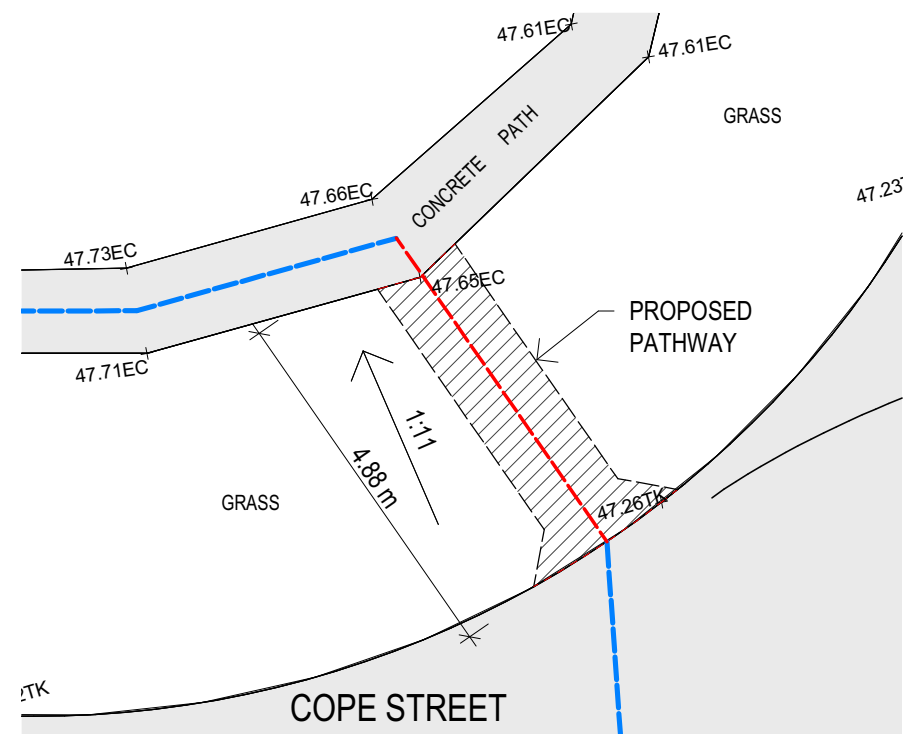
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Sydney New South Wales 2000 Australia  
T 61 2 9590 2722 F 61 2 9590 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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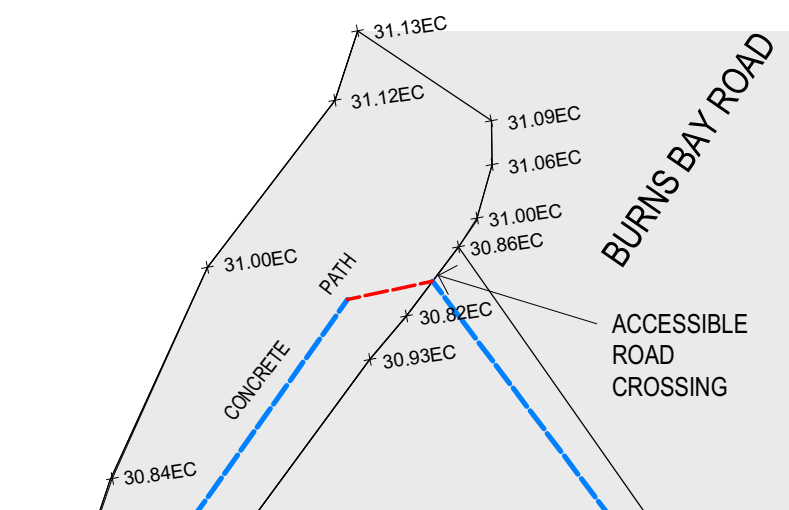




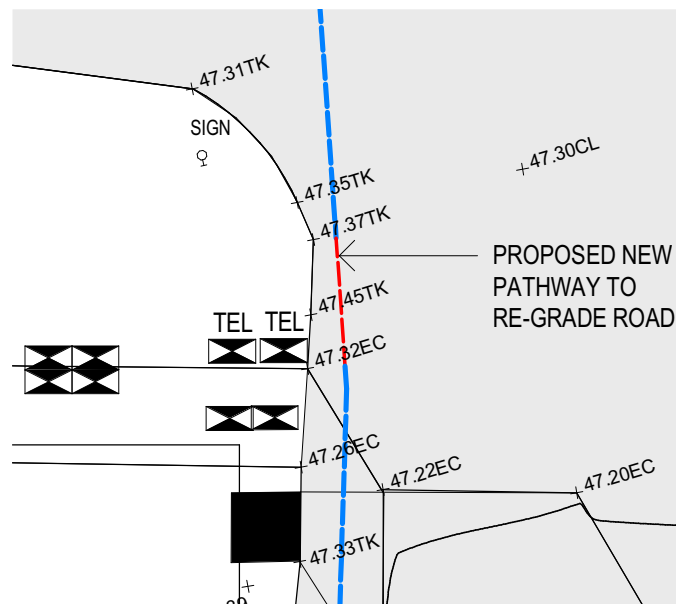
2 GRADIENT ANALYSIS - PATHWAY COMPLIES  
SCALE 1 : 100



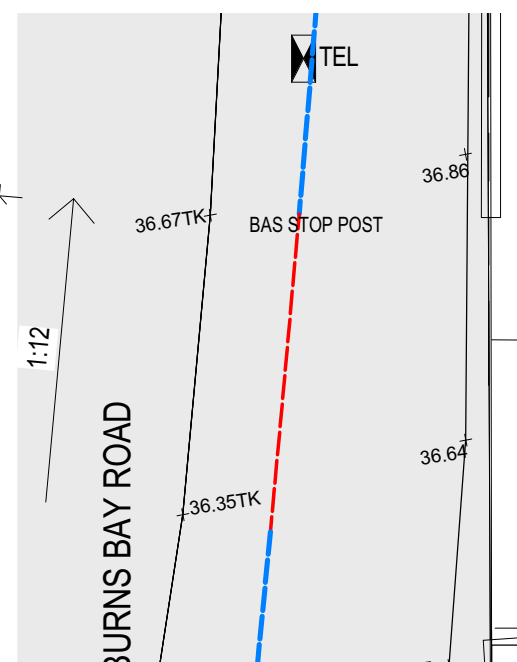
3 GRADIENT ANALYSIS - PATHWAY COMPLIES



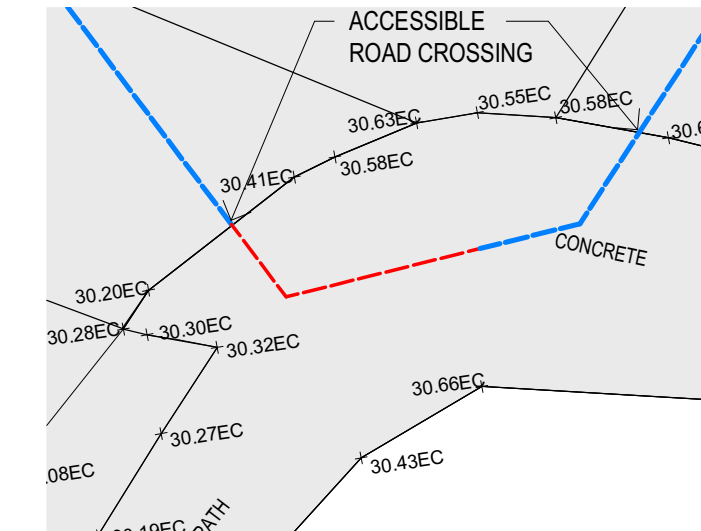
7 GRADIENT ANALYSIS - PATHWAY COMPLIES



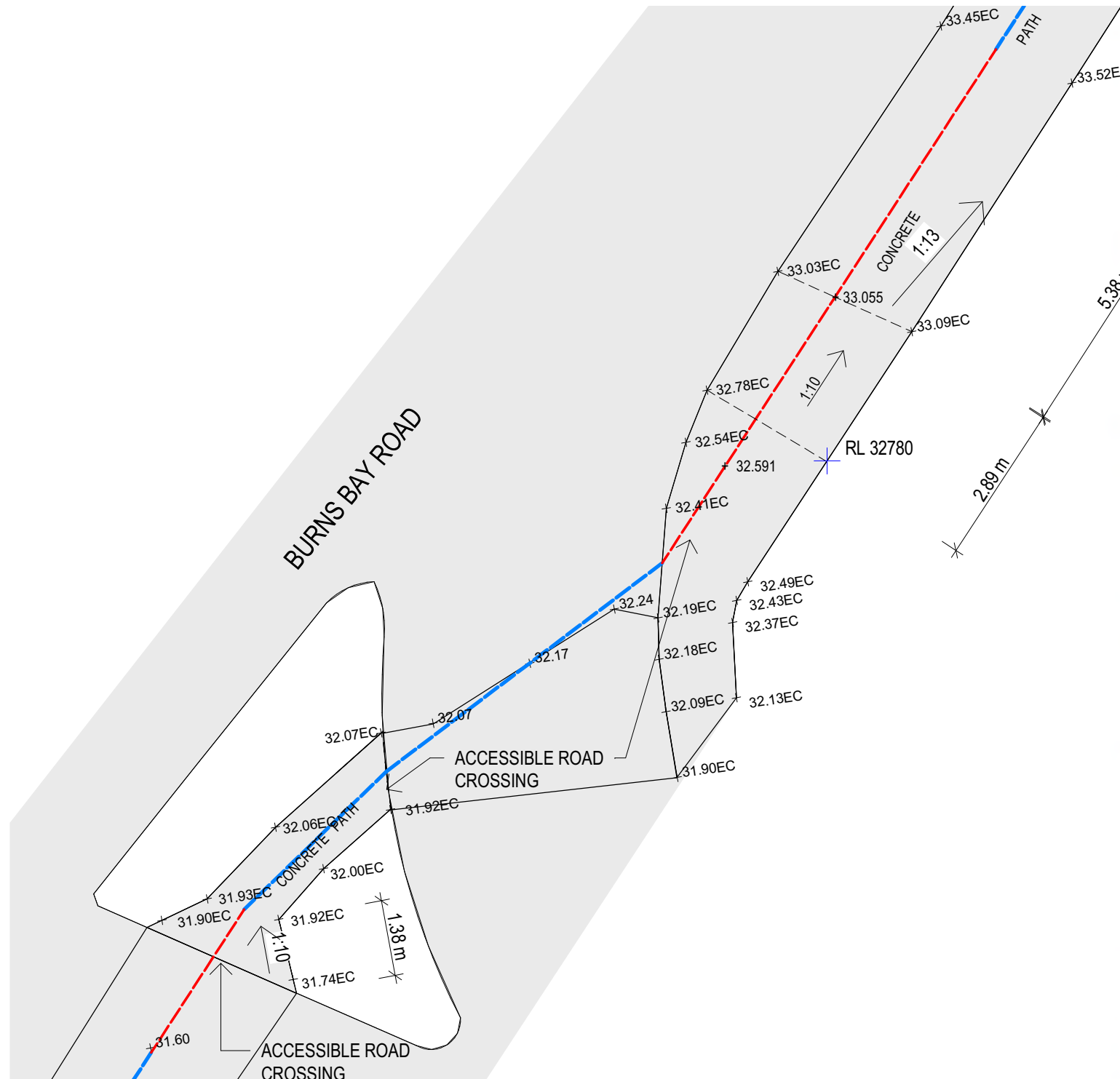
4 GRADIENT ANALYSIS - PATHWAY COMPLIES



5 GRADIENT ANALYSIS - PATHWAY COMPLIES



8 GRADIENT ANALYSIS - PATHWAY COMPLIES



6 GRADIENT ANALYSIS - PATHWAY COMPLIES



Fig.1



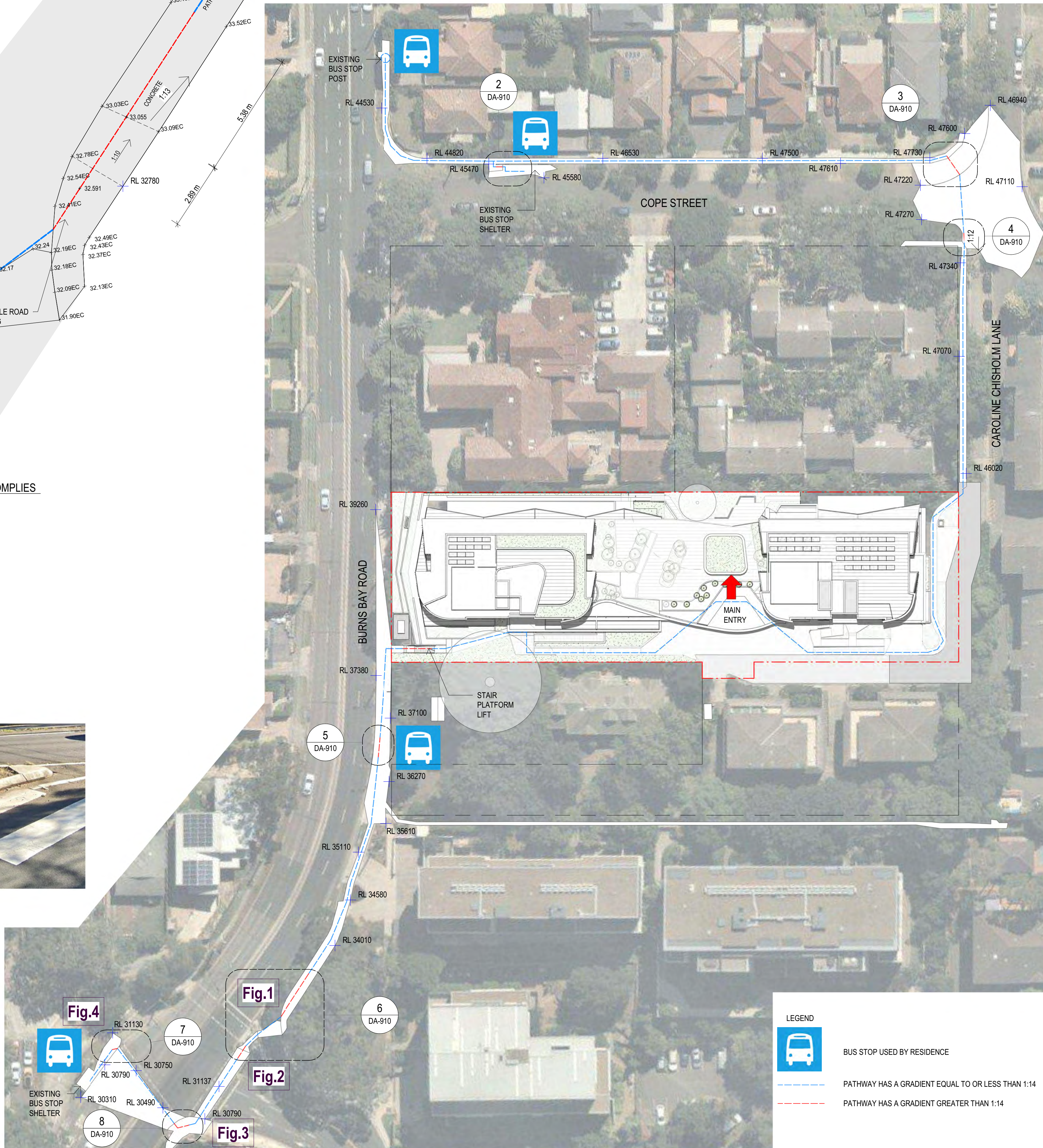
Fig.2



Fig.3



Fig.4



- LEGEND
- BUS STOP USED BY RESIDENCE
  - PATHWAY HAS A GRADIENT EQUAL TO OR LESS THAN 1:14
  - PATHWAY HAS A GRADIENT GREATER THAN 1:14

| AMENDMENTS |                         |          |          |
|------------|-------------------------|----------|----------|
| ISSUE      | DESCRIPTION             | APPROVED | DATE     |
| 1          | DEVELOPMENT APPLICATION | SC       | 15/06/22 |
| 2          | COUNCIL RPTs            | SC       | 07/06/23 |

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## DEVELOPMENT APPLICATION

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CLIENT

RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

COMPLIANT PATHS TO BUS STOPS

| DATE           | SCALE @ A1           | DRAWN |
|----------------|----------------------|-------|
| 08/16/22       | As indicated         | SC    |
| PROJECT NUMBER | DISC. DRAWING NUMBER | ISSUE |
| 2017048        | A DA-910             | 2     |

PROJECT

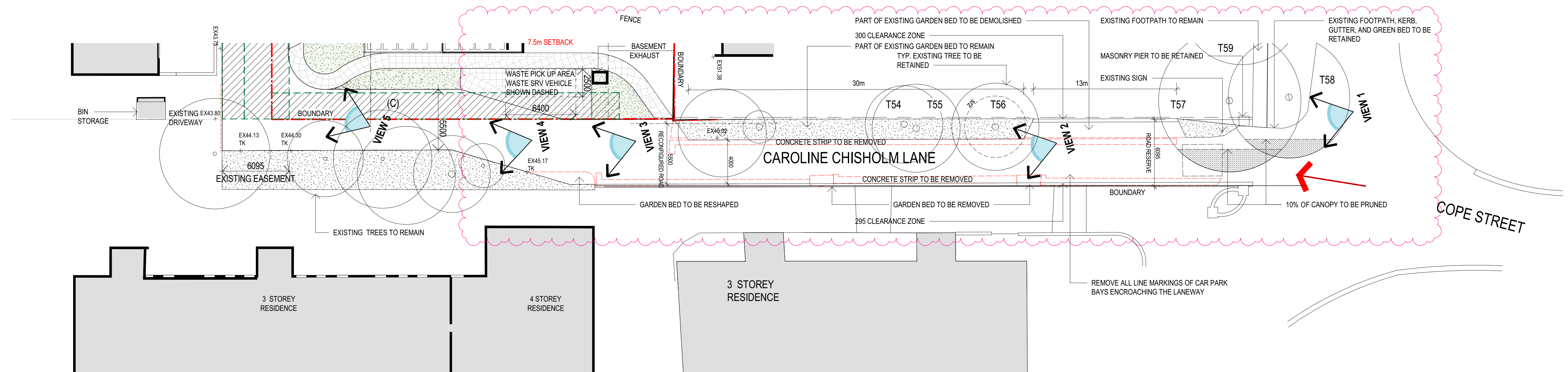
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E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

| AMENDMENTS |                              |          |                     |
|------------|------------------------------|----------|---------------------|
| ISSUE      | DESCRIPTION                  | APPROVED | DATE                |
| 2          | COUNCIL RFIs<br>COUNCIL RFIs | SC<br>SC | 2/11/22<br>07/06/23 |

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RETIRE AUSTRALIA  
167 Central Coast Highway, Erina NSW 2250

CAROLINE CHISHOLM LN WORKS

|                |            |                |
|----------------|------------|----------------|
| DATE           | SCALE @ A1 | DRAWN          |
| 20 DEC 2022    | 1 : 200    | TK             |
| PROJECT NUMBER | DISC.      | DRAWING NUMBER |
| 2017048        | A          | DA-911         |
|                |            | ISSUE          |
|                |            | 2              |

## PROJECT

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E [sydney@jacksonteece.com](mailto:sydney@jacksonteece.com)  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architects (NSW): Damian Barker (8102), John Gow (6790), Daniel Hudson (8315)

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