DRAWING SCHEDULE

DEVELOPMENT APPLICATION

ARCHITECTURAL AND LANDSCAPE DRAWINGS 17-0049

DA/01 Cover Sheet & Location Plan
DA/02 The Cosgrove - A Unique Opportunity
DA/03 Artist's Impressions Aerial View
DA/04 Site Isometric Images
DA/05 Artist's Impressions
DA/06 Site Analysis Plans
DA/07 Placemaking Built Form Footprint
DA/08 Placemaking Landscape, Circulation, Connections
DA/09 Site Analysis Plans, DCP Compliance & Dwelling Summaries
DA/10 Site Operational and Management Plans
DA/11 Building Materials & Colour Palette
DA/50 Proposed Site Plan & Roof Plan
DA/51 Site Sections and Height Envelope Review
DA/52 Site Sections
DA/100 Building 1 & Utilities Management Area Floor Plans
DA/101 Building 1 & Utility Area – Elevations & Sections
DA/200 Building 2 Lower Ground and Ground Level Floor Plans
DA/201 Building 2 Upper Ground Floor Plan
DA/202 Building 2 Level 1 Floor Plan
DA/203 Building 2 – Elevations & Section
DA/300 Building 3 Lower Ground and Ground Level Floor Plans
DA/301 Building 3 Upper Ground Level and Level 1 Floor Plans
DA/302 Building 3 – Elevations & Section
DA/400 Building 4 Lower Ground Level & Ground Level Floor Plans
DA/401 Building 4 Upper Ground Level and Level 1 Floor Plans
DA/402 Building 4 – Elevations & Section
DA/500 Building 5 Ground Level and Level 1 Floor Plans
DA/501 Building 5 – Elevations & Section
DA/600 Dwelling Privacy Study
DA/601 Dwelling Typologies Sheet 1 of 3
DA/602 Dwelling Typologies Sheet 2 of 3
DA/603 Dwelling Typologies Sheet 3 of 3
DA/604 Adaptable Dwellings - Pre and Post Adaptation Plans
DA/605 Adaptable Dwellings - Pre and Post Adaptation Plans
DA/606 Site Shadow Diagrams Sheet 1 of 2
DA/607 Site Shadow Diagrams Sheet 2 of 2
DA/608 Dwelling Solar Access
DA/609 Dwelling Solar Acces
DA/610 Dwelling Solar Access
DA/611 Dwelling Solar Access
DA/612 Dwelling Solar Access
DA/613 Dwelling Solar Access
DA/900 Retained & Removed Trees
DA/901 Landscape Masterplan
DA/902 Part Landscape Plan 1
DA/903 Part Landscape Plan 2
DA/904 Part Landscape Plan 3
DA/905 Communal Open Space
DA/906 Cosgrove Ave Perspective and Site Section
DA/907 Typical Retaining Walls Details
DA/908 Landscape Typical Details
DA/909 Part Planting Plan 1
DA/910 Part Planting Plan 2
DA/911 Part Planting Plan 3
DA/912 Planting & Material Palette
DA/913 Connecting to Country

LEGEND

1 - Subject Site
2 - University Of Wollongong Main Campus (0.6KM)
3 - Wollongong Botanic Garden (0.9KM)
4 - MT Keira Lookout (1.2KM)
5 - Wollongong TAFE Campus (1.7KM)
6 - Keiraville Public School (0.8KM)
7 - Keiraville Village Centre (0.8KM)
8 - North Wollongong Train Station (2.1KM)
9 - M1 Freeway. Access to Sydney and Canberra (1.3KM)
10 - Fairy Meadow Village Centre (2.3KM)
11 - University Of Wollongong Innovation Campus (2.7KM)
12 - Wollongong Central Business District (2.9KM)
13 - Wollongong Harbour (3.4KM)
14 - UOW Bus Stop (Free Green Bus Service (3.4KM)
15 - Kooloobong Park, Public Reserve (0.1KM)



Image sourced from Google Earth. Not to scale

GHD
EPICENTRE CONSULTING ENGINEERS
GBA Heritage
ABPP Australian Bushfire Protection Planners Pty Ltd ACN 083085474 Bushfire Mitigation Consultants
LandTeam
TRAFFIX
biosis Leaders in Ecology and Heritage Consulting
Trimtab access
ACCREDITED BuildingCertifiers PTY.LTD
Moore Trees
FAHRENHEIT GLOBAL AN INTERNATIONAL FIRE ENGINEERING CONSULTANCY
urbaine architecture pty ltd
kennedy associates architects
MAM PARTNERSHIP PTY LTD PROJECT & CONSTRUCTION MANANGEMENT SERVICES
GYDE Consulting
Surewin SUREWIN Group, Est. 2010

Project
Proposed Residential Development
THE COSGROVE

Client
Surewin Parkview Pty Ltd

Location
Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

Edmiston Jones

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Level 1/147 Crown Street, Wollongong NSW 2500
T: 02 4226 1387

Nowra
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Batemans Bay
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W: www.aej.com.au
E: aej@aej.com.au



The Cosgrove

"Living within the foothills of the Illawarra Escarpment, seeing beyond to the coastline of the Tasman Ocean"

A site is unique to the Illawarra:

- Set into the base of the Illawarra Escarpment where the native vegetation meets the built form of the Illawarra region.
- 360 degree views ranging from the Illawarra Escarpment to the coastline of the Tasman Sea.

Four key design objectives were set to address the site's unique features:

- The built form is to be integrated into the landscape to allow it sit within its surrounding environment.
- The built form is to be inspired by the surrounding natural landforms, materials, textures and colours.
- The buildings are to be designed so that they take full advantage of the views to the coast whilst respecting the privacy and amenities of the adjoining community.
- To create a place that provides opportunity for people to make connections with each other and the landscape in which they live.

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

THE COSGROVE - A UNIQUE OPPORTUNITY

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
The Cosgrove - A Unique Opportunity

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
NOT TO SCALE	EJ	MFJ	22.04.22

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W www.aej.com.au E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
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ARTIST'S IMPRESSIONS AERIAL VIEW

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

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Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Artist's Impressions Aerial View

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NTS	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/03	1

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North East Isometric View



South West Isometric View

Form

- THE EXISTING SITE TOPOGRAPHY FOLLOWS A CENTRAL RIDGE LINE WHICH FALLS FROM WEST TO THE EAST.
- THE PROPOSED BUILT FORM IS BROKEN INTO 5 SEPARATE BUILDINGS. THE BUILDING FORMS AND ASSOCIATED LANDSCAPED TERRACES STEP DOWN THE SITE FOLLOWING THE EXISTING SITE CONTOURS TO THE EAST, NORTH AND SOUTH.
- THE BUILDING FORMS ARE FRAGMENTED INTO SMALLER BLOCKS ON BOTH THE EAST-WEST AND NORTH-SOUTH AXIS. BY BREAKING THE BUILDINGS APART SIGHT LINES ARE MAINTAINED TO THE LANDSCAPE AND COAST BEYOND.
- THE BUILDINGS ARE INTEGRATED INTO THE LANDSCAPE. THE LANDSCAPE FLOWS AROUND, OVER AND THROUGH THE BUILDINGS. THE LANDSCAPE CREATES VISUAL SEPARATION BETWEEN THE BUILDINGS AND INDIVIDUAL DWELLINGS.
- THE BUILDINGS ARE CONNECTED BY LANDSCAPE, PEDESTRIAN PATHWAYS AND COMMUNAL AREAS. PEDESTRIANS CAN MOVE THROUGH THE SITE VIA A CLEARLY DEFINED PATHWAY NETWORK.
- THE TERRACED BUILDING FORMS ARE CAPPED WITH LANDSCAPED GREEN ROOFS. WHEN VIEWED FROM A DISTANCE OR WITHIN THE SITE, THE GREEN ROOFS CASCADE DOWN THE SITE RECREATING THE ORIGINAL LANDSCAPE COLOURS AND TEXTURES.

NOTE: LANDSCAPE NOT SHOWN IN ISOMETRIC VIEWS

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REVISION

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1	DEVELOPMENT APPLICATION	22.04.22

SITE ISOMETRIC IMAGES

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Site Isometric Images

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
	Author	Checker	22.04.22

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Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/04	1



01 Cosgrove Avenue Entrance

Creating clearly defined pedestrian and vehicle movement patterns.
Providing privacy to adjacent properties through landscape planting and screening.



02 Pedestrian Connection to Building 2 Podium

Incorporating the mottled tones & textures of the Illawarra Escarpment.
Fragmenting building forms to create sight lines to the landscape beyond.



03 Buildings 3 and 4 Podiums Connecting to Landscape

View looking south to the Wollongong CBD and the Tasman Sea.
Creating direct connections between the surrounding landscape the dwelling entrances.



04 Eagle Nest Park and Building 4

Blurring the edges between the surrounding landscape and built form.
Landscaped green roofs terracing down the site visually connecting the buildings to the forest beyond.



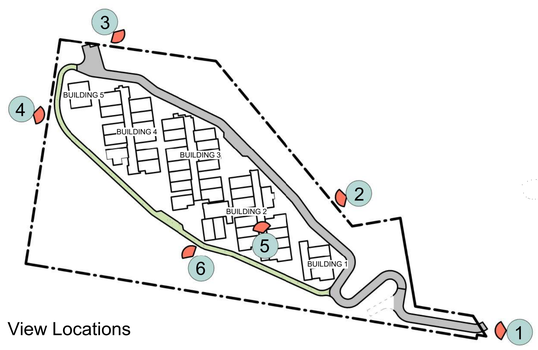
05 Building 2 Communal Open Space

Articulating architectural forms to create a variety of spaces and opportunities for community connections.
Integrating architectural building elements and landscape to maintain privacy.
Developing a secure public space through the placement of strategic fenestration, allowing for observation from dwellings into public spaces.
Integrating the tones, textures and materials of the Escarpment through the built form.
Living within the landscape.



06 Buildings 3, 4 and 5

Controlling the architectural language to develop a unified built form and landscape response to the site.



View Locations

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ARTIST'S IMPRESSIONS

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

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Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Artist's Impressions

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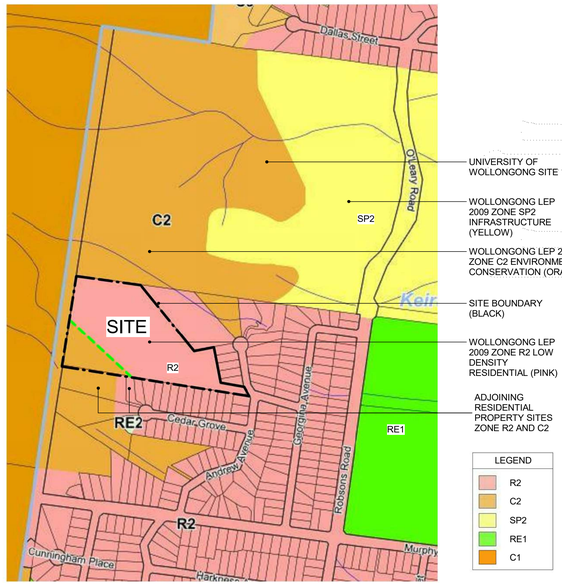
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/05	1



Precinct Zoning

SOURCE: WOLLONGONG CITY COUNCIL
INTERACTIVE MAP SYSTEM (BUILD 9.0.186)



Precinct Contour Plan

SITE TOPOGRAPHY- 76M RISE IN
TOPOGRAPHY FROM SITE ENTRANCE TO REAR BOUNDARY

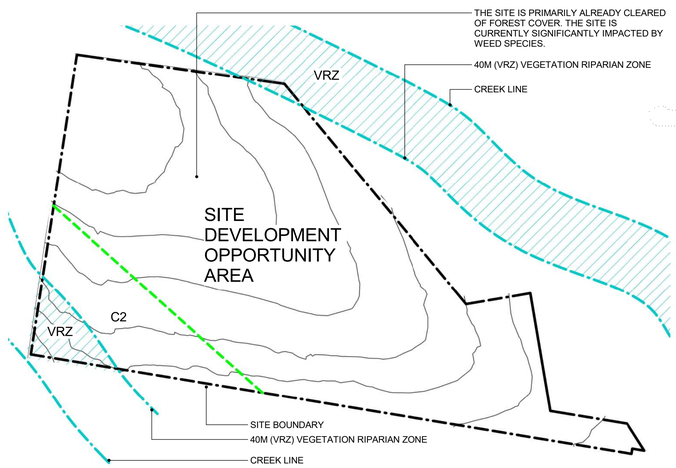
SOURCE: WOLLONGONG CITY COUNCIL
INTERACTIVE MAP SYSTEM (BUILD 9.0.186)



LEGEND

1 SUBJECT SITE (R2 ZONE)
2 SUBJECT SITE (C2 ZONE)
3 ADJACENT SITE (R2 ZONE)
4 ADJACENT SITE (C2 ZONE)
5 ADJACENT SITE (C1 ZONE)
6 EXISTING VEGETATED EMBANKMENTS PROVIDING SCREENING BETWEEN THE SUBJECT SITE AND THE ADJACENT PROPERTIES
7 EXISTING RESIDENTIAL PROPERTIES (R2 ZONE)
- HIGHLIGHTED NUMBERS (1,2,3) ON THE PLAN INDICATES THE DWELLING RISE IN STOREYS.
- MASONRY CONSTRUCTION, TILED ROOFS, BRICK FACADES, PAINTED CEMENT RENDER FACADES.
- PRIVATE OPEN SPACE TYPICALLY LOCATED AT REAR OF DWELLINGS FACING SUBJECT SITE
8 SITE ENTRANCE

Local Context Plan



Vegetation / Riparian Zone

REFER TO THE VEGETATION MANAGEMENT PLAN FOR THE RIPARIAN ZONE SUMMARY

SOURCE: BIOSIS

REFER TO THE ARBORICULTURAL DEVELOPMENT ASSESSMENT REPORT FOR VEGETATION SUMMARY

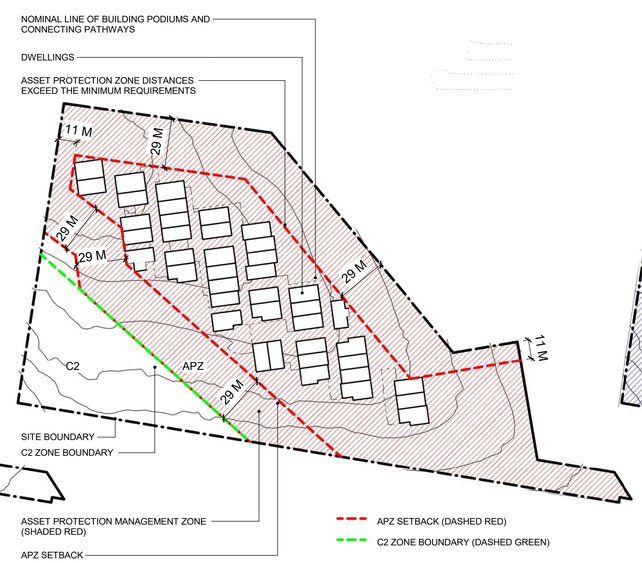
SOURCE: MOORE TREES



Heritage

REFER TO ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT
SOURCE; BIOSIS

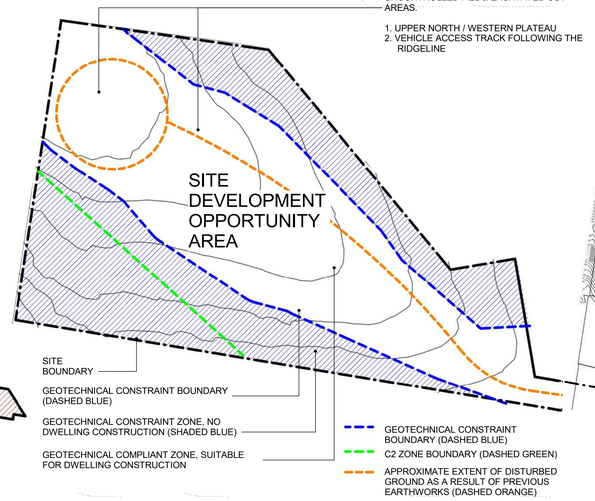
REFER TO STATEMENT OF HERITAGE IMPACT REPORT
SOURCE; GBA HERITAGE



Bushfire Asset Protection Zone and APZ Management

REFER TO BUSH FIRE REPORT, REFER TO CIVIL ENGINEERS DOCUMENTATION AND LANDSCAPE ARCHITECTS DOCUMENTATION FOR ASSET PROTECTION ZONE MANAGEMENT METHODOLOGIES.

SOURCE: AUSTRALIAN BUSHFIRE PROTECTION PLANNERS PTY LIMITED

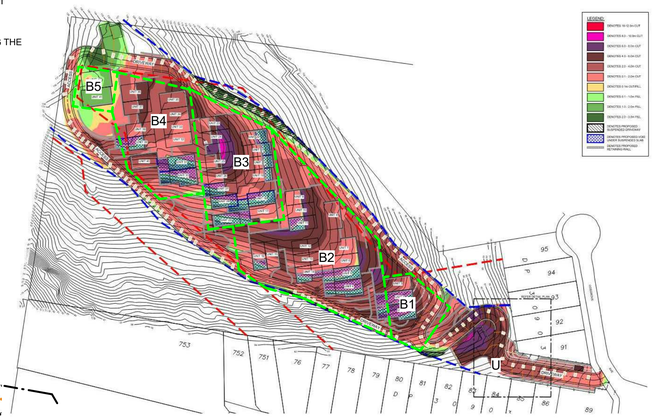


Geotechnical Constraints / Previous Earthworks

REFER TO GEOTECHNICAL REPORT

SOURCE; GHD

NOTES:
THE INDICATED SITE DEVELOPMENT AREA IS GEOTECHNICALLY STABLE AND NOT AFFECTED BY SLIP



Site Benching / Excavation

REFER TO CIVIL ENGINEERS DOCUMENTATION

SOURCE; LANDTEAM

NOTES:
CUT / FILL WILL BE IN ACCORDANCE TO GEOTECHNICAL ENGINEERS ADVICE. WHERE FILL REACHES ADVICE VOIDS WILL BE FORMED BELOW BUILDING FLOOR SLABS

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1	DEVELOPMENT APPLICATION	22.04.22

SITE ANALYSIS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Site Analysis Plans

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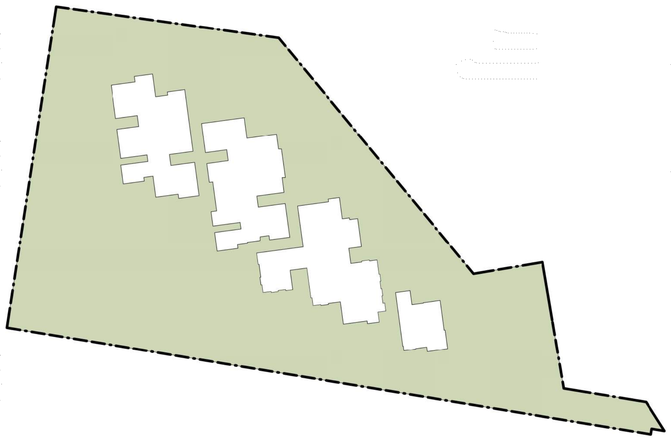
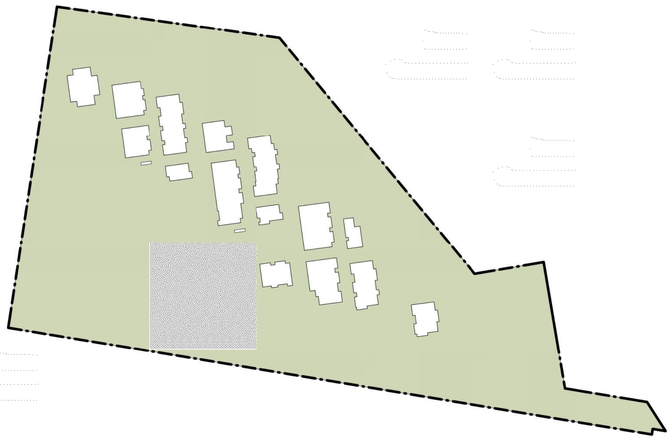
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/06	1



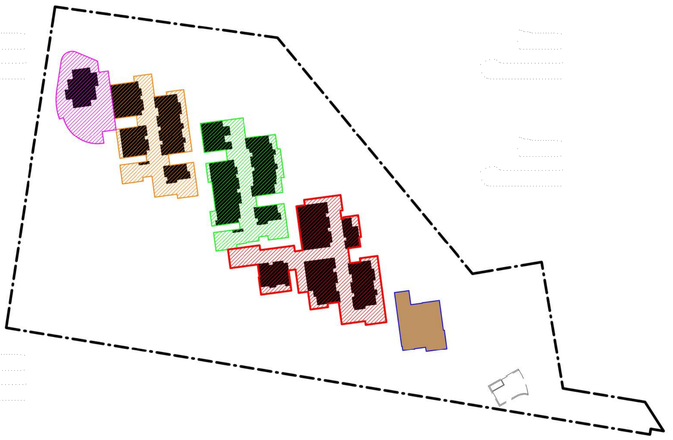
Open Space Below Podium

- EXTERNAL LANDSCAPE (LANDSCAPE & CIRCULATION ZONES)
- BUILT FORM FOOTPRINT



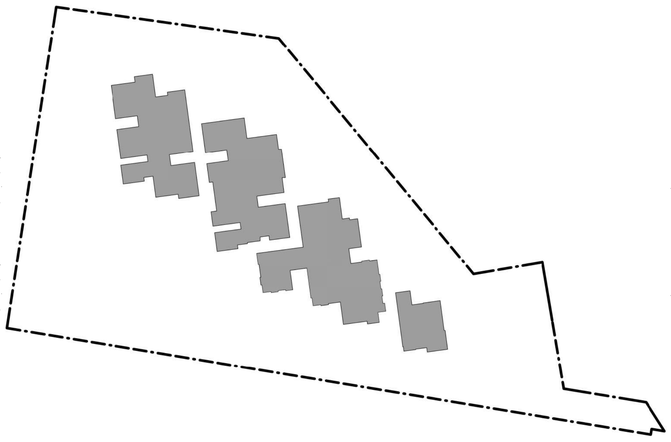
Open Space Above Podium

- EXTERNAL LANDSCAPE (LANDSCAPE & CIRCULATION ZONES)
- BUILT FORM FOOTPRINT



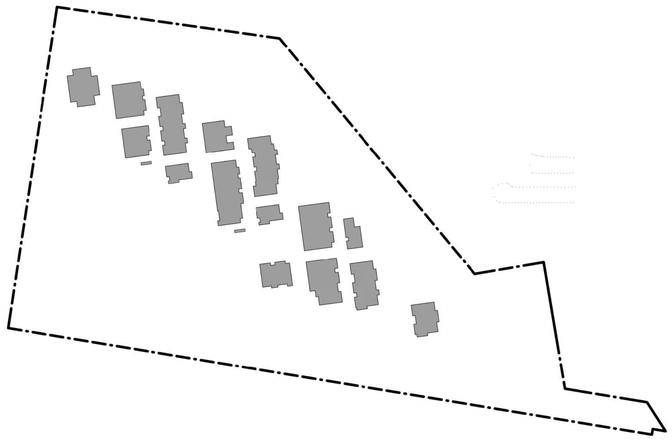
Site Terracing - Pedestrian Podium Levels

- BUILDING 1 PODIUM
- BUILDING 2 PODIUM
- BUILDING 3 PODIUM
- BUILDING 4 PODIUM
- BUILDING 5 GROUND LEVEL



Built form Below Podium

- BUILT FORM FOOTPRINT
- EXTERNAL WORKS LANDSCAPE (LANDSCAPE & CIRCULATION ZONES)



Built form Above Podium

- BUILT FORM FOOTPRINT
- EXTERNAL WORKS LANDSCAPE (LANDSCAPE & CIRCULATION ZONES)

Built Form

- BUILT FORMS ARE FRAGMENTED AND SEPARATED BY "OTHER SPACE"
- BUILDINGS CREATE A SPATIAL RHYTHM STEPPING UP THE SITE
- BUILT FORM FOOTPRINT REFLECTS THE HISTORICAL CLEARING OF THE SITE, PRACTICAL TOPOGRAPHY AND SAFE GEOLOGY
- ORIENTATION REFLECTS TOPOGRAPHY, CLIMATE AND STUNNING SCENERY
- VISIBLE BUILT FORM OCCUPIES A SMALL PORTION OF THE OVERALL PROPERTY

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PLACEMAKING

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

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BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Placemaking Built Form Footprint

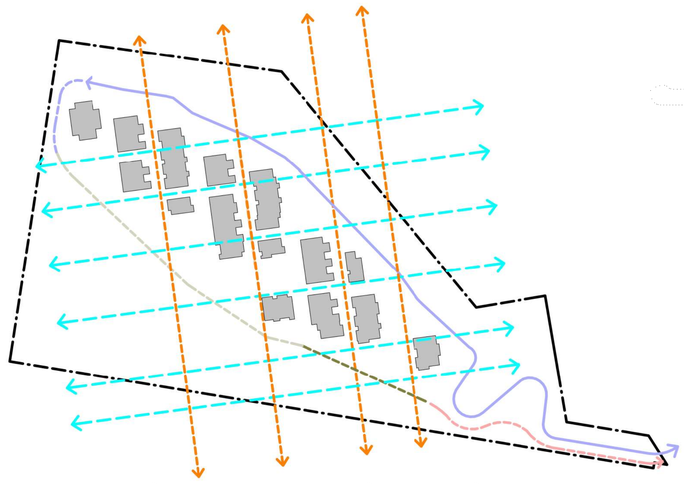
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 1400	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/07	1



Landscape Management Zoning

1. EXISTING LANDSCAPE ON ADJACENT SITES
2. EXISTING LANDSCAPE RETAINED (C2 ZONE)
3. EXISTING LANDSCAPE RETAINED WITH MINIMAL WORKS (APZ MANAGEMENT AREA)
4. DEVELOPMENT AREA (BUILDINGS & NEW LANDSCAPE)



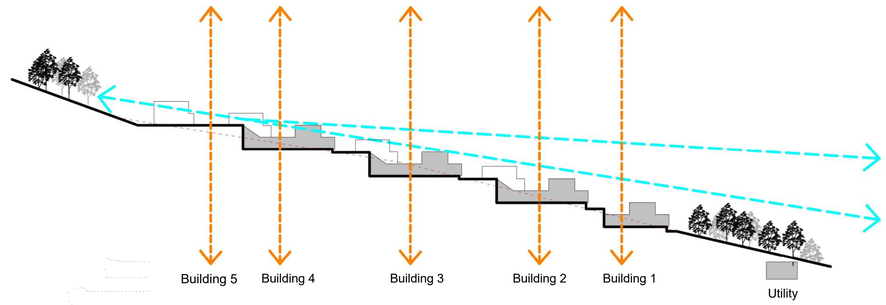
Site Axis

EAST WEST AXIS

- LOOKING DOWN THE SITE OVER THE BUILDINGS TO THE COASTLINE BEYOND
- LOOKING UP THE SITE BETWEEN THE BUILDINGS TO THE ESCARPMENT ABOVE

NORTH SOUTH AXIS

- LOOKING THROUGH THE SITE ALONG THE EDGES OF THE ESCARPMENT CLIFFS INTO THE FOREST FOOTHILLS



Visual Connections East West Axis

EAST WEST AXIS

- LOOKING DOWN THE SITE OVER THE BUILDINGS TO THE COASTLINE BEYOND
- LOOKING UP THE SITE BETWEEN THE BUILDINGS TO THE ESCARPMENT ABOVE

NORTH SOUTH AXIS

- LOOKING THROUGH THE SITE ALONG THE EDGES OF THE ESCARPMENT CLIFFS INTO THE FOREST FOOTHILLS



Circulation Connections

- SHARED BOULEVARD - PEDESTRIANS / RFS
- PEDESTRIAN BUILDING ACCESS
- PEDESTRIAN DWELLING ACCESS
- TWO WAY VEHICLE ACCESS
- RESIDENTIAL DWELLING VEHICLE ACCESS
- BASEMENT GARAGE ACCESS
- VISITOR PARKING
- DWELLING ENTRY
- TRANSITION ZONES
- COMMUNAL GATHERING AREAS
- COMMUNAL VIEW POINTS (SEEING BEYOND THE SITE)

- PEDESTRIAN AND VEHICLE CIRCULATION IS PROVIDED VIA CLEARLY DEFINED HIERARCHAL PATTERN.
- PEDESTRIANS MOVE THROUGH THE SITE ALONG THE SOUTHERN SIDE OF THE EXISTING RIDGE AND A NETWORK OF INTERCONNECTED PATHWAYS THROUGH THE CORE OF THE BUILT FORM.
- VEHICLE ACCESS TO THE SITE IS LOCATED ON THE NORTHERN SIDE OF THE RIDGE. VEHICLES ENTER THE GARAGES AND VISITOR PARKING BAYS AWAY FROM THE PEDESTRIAN PATHS.
- A CENTRAL PEDESTRIAN SPINE FOLLOWS THE ORIGINAL SITE RIDGELINE FROM THE BASE OF THE SITE TO THE TOP OF THE SITE. THE PEDESTRIAN SPINE CONNECTS RESIDENTS TO EACH OTHER, COMMUNAL AREAS AND THE LANDSCAPE.
- THE PEDESTRIAN PATHWAYS OPEN UP TO DISTANT VIEWS AS THEY LEAD RESIDENTS AND VISITORS TO DWELLING ENTRIES & VANTAGE POINTS BEYOND.



Gathering Spaces

- MAJOR PEDESTRIAN PATHWAY FORMING THE SPINE OF THE WAYFINDING NETWORK
- PEDESTRIAN PATHWAYS CONNECTING BUILDINGS
- MINOR PEDESTRIAN PATHWAYS TRAVELLING THROUGH BUILDINGS TO DWELLING ENTRY DOORS
- TRANSITION ZONES
- COMMUNAL GATHERING AREAS
- COMMUNAL VIEW POINTS (SEEING BEYOND THE SITE)

- GATHERING SPACES ACT AS REST STOPS, VIEWPOINTS AND COMMUNAL OPEN SPACE THAT WILL ENCOURAGE INCIDENTAL INTERACTIONS BETWEEN RESIDENTS AND VISITORS AS THEY TRAVEL UP AND THROUGH THE DEVELOPMENT.
- EACH GATHERING SPACE ALLOWS A GLIMPSE OF THE NEXT SPACE IN THE NETWORK TO DEVELOP A COGNITIVE WAYFINDING PLAN FOR PEDESTRIANS.
- LARGER COMMUNAL OPEN SPACES ARE CLOSE TO EACH MAJOR BUILDING GROUP FOR CASUAL OR FORMAL SOCIAL ACTIVITIES.



The Green Between

- SHARED BOULEVARD - PEDESTRIANS / RFS ACCESS THROUGH LANDSCAPED SITE
- PEDESTRIAN BUILDING ACCESS THROUGH LANDSCAPED SITE
- PEDESTRIAN DWELLING ACCESS THROUGH LANDSCAPED PODIUMS
- TRANSITION ZONE
- LANDSCAPE (THE GREEN BETWEEN)
- COMMUNAL ZONE (BEING WITHIN A COMMUNITY)
- COMMUNAL VIEW POINTS (SEEING BEYOND THE COMMUNITY)

- THE DEVELOPED LANDSCAPE SPACES THAT ADJOIN THE BUILT FORMS GROUND AND SHADE THE BUILDINGS AND FRAME VIEWS TO THE COASTAL PLAIN IN ADDITION TO MELDING WITH THE EXISTING VEGETATION ON THE PERIPHERY OF THE DEVELOPED SITE AREA.
- PODIUM LANDSCAPE TREATMENTS CREATE PRIVACY TO DWELLINGS WHILST LEADING THE PEDESTRIAN ONTO VIEWPOINTS THROUGH A VARIETY OF INTIMATE CONNECTION SPACES.
- GREEN ROOFS CREATE A CONNECTION TO THE LANDSCAPE AND CAMOUFLAGE THE BUILT FORM FROM PUBLIC VIEWPOINTS ABOVE.

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PLACEMAKING

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

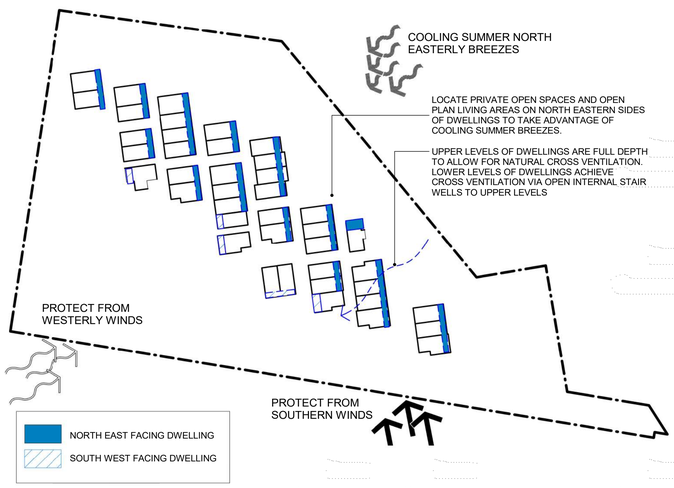
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Placemaking Landscape, Circulation, Connections

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
NOT TO SCALE	Author	Checker	22.04.22

WOLLONGONG T 02 4226 3600
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388
W www.aej.com.au E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

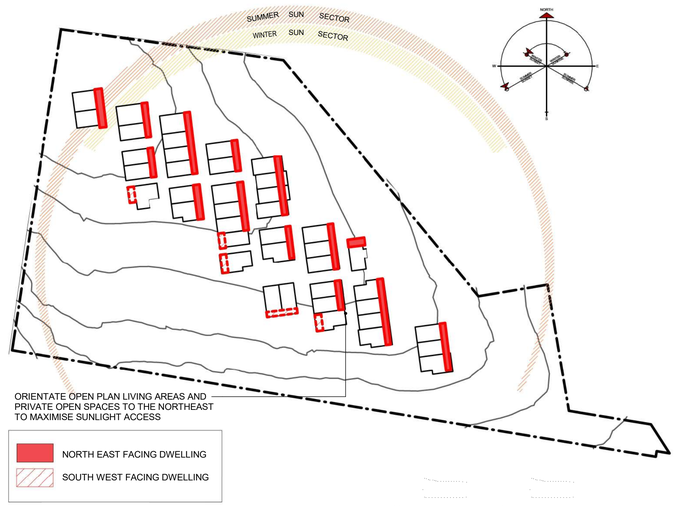
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/08	1



Site Opportunities - Wind Patterns and Natural Cross Ventilation

DESIGN OBJECTIVES:

- MAXIMISE DWELLING EXPOSURE TO COOLING SUMMER BREEZES
- MINIMISE PRIVATE OPEN SPACE AND LIVING AREA EXPOSURE TO WINTER WINDS

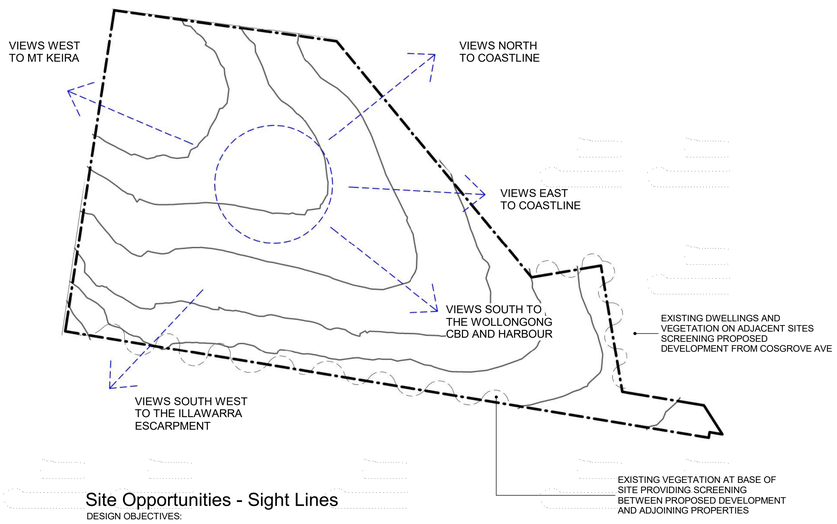


Site Opportunities - Solar Orientation

DESIGN OBJECTIVES:

- MAXIMISE DWELLING SOLAR ACCESS TO SUNLIGHT ON JUNE 21
- CONTROL SUMMER SOLAR GAIN VIA SHADING DEVICES AND PROTECTIVE CANOPIES DURING SUMMER

REFER TO ARCHITECTURAL DRAWINGS FOR JUNE 21 SOLAR ACCESS REVIEW



Site Opportunities - Sight Lines

DESIGN OBJECTIVES:

- MAXIMISE SIGHT LINES FROM THE PROPOSED DWELLINGS TO THE EASTERN COASTLINE AND WESTERN ESCARPMENT
- DEVELOP THE SITE VEGETATION TO PROVIDE SCREENING BETWEEN THE PROPOSED DEVELOPMENT AND ADJOINING PROPERTIES



Building Location Plan

DESIGN OBJECTIVES:

- THE MULTI-DWELLING HOUSES HAVE BEEN CLUSTERED INTO FIVE BUILDINGS.
- EACH BUILDING ACTS AS A STAND-ALONE FACILITY IN WHICH THE RESIDENTS HAVE DIRECT ACCESS FROM THEIR DWELLINGS TO THE REQUIRED FACILITIES AS OUTLINED BY THE WOLLONGONG DCP. THESE FEATURES INCLUDE, BUT NOT LIMITED TO
  - ACCESS TO EXTERNAL NATURAL GROUND LEVEL FROM DWELLING ENTRY DOORS
  - COMMUNAL OPEN SPACE
  - VISITOR PARKING
  - WASTE & RECYCLING FACILITIES
  - POST
  - EXTERNAL CLOTHES DRYING AREAS
  - PEDESTRIAN ACCESS BETWEEN BUILDINGS 1 TO 5



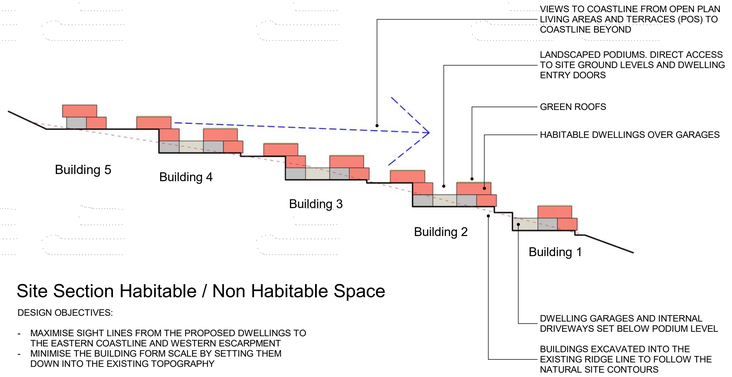
Dwelling Typology Location Plan

REFER TO ARCHITECTURAL DRAWINGS DA/600 SERIES FOR DWELLING TYPOLOGY FLOOR PLANS (SCALE 1:100)

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 1	Type 7	Bldg 1
Unit 2	Type 1	Bldg 1
Unit 3	Type 2	Bldg 1
Unit 4	Type 7	Bldg 2
Unit 5	Type 1	Bldg 2
Unit 6	Type 1	Bldg 2
Unit 7	Type 2	Bldg 2
Unit 8	Type 12	Bldg 2
Unit 9	Type 5	Bldg 2
Unit 10	Type 4	Bldg 2
Unit 11	Type 4	Bldg 2
Unit 12	Type 6	Bldg 2
Unit 13	Type 6	Bldg 2
Unit 14	Type 2	Bldg 2
Unit 15	Type 1	Bldg 2
Unit 16	Type 3	Bldg 2
Unit 17	Type 7	Bldg 3
Unit 18	Type 2	Bldg 3
Unit 19	Type 1	Bldg 3
Unit 20	Type 1	Bldg 3
Unit 21	Type 1	Bldg 3

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 22	Type 2	Bldg 3
Unit 23	Type 5	Bldg 3
Unit 24	Type 4	Bldg 3
Unit 25	Type 9	Bldg 3
Unit 26	Type 6	Bldg 3
Unit 27	Type 6	Bldg 3
Unit 28	Type 1	Bldg 3
Unit 29	Type 8	Bldg 3
Unit 30	Type 7	Bldg 4
Unit 31	Type 2	Bldg 4
Unit 32	Type 1	Bldg 4
Unit 33	Type 1	Bldg 4
Unit 34	Type 1	Bldg 4
Unit 35	Type 2	Bldg 4
Unit 36	Type 9	Bldg 4
Unit 37	Type 4	Bldg 4
Unit 38	Type 6	Bldg 4
Unit 39	Type 6	Bldg 4
Unit 40	Type 13	Bldg 4
Unit 41	Type 11	Bldg 5
Unit 42	Type 10	Bldg 5

Dwelling Type Schedule		
Dwelling Type	Description	Quantity
Type 1	Three Bedroom	11
Type 2	Three Bedroom	7
Type 3	Three Bedroom	1
Type 4	Three Bedroom	4
Type 5	Three Bedroom	2
Type 6	Four Bedroom	6
Type 7	Three Bedroom	4
Type 8	Three Bedroom	1
Type 9	Four Bedroom	2
Type 10	Four Bedroom	1
Type 11	Four Bedroom	1
Type 12	Four Bedroom	1
Type 13	Three Bedroom	1



Site Section Habitable / Non Habitable Space

DESIGN OBJECTIVES:

- MAXIMISE SIGHT LINES FROM THE PROPOSED DWELLINGS TO THE EASTERN COASTLINE AND WESTERN ESCARPMENT
- MINIMISE THE BUILDING FORM SCALE BY SETTING THEM DOWN INTO THE EXISTING TOPOGRAPHY

LEP / DCP COMPLIANCE SUMMARY		
SITE AREA	(INCLUDING C2 ZONE)	41,934 m^2
SITE AREA	(EXCLUDING C2 ZONE)	36,753 m^2
PROPOSED GFA (EXCLUDING PODIUMS)		7,864m^2
PROPOSED GFA (INCLUDING PODIUMS)		10,766m^2
ALLOWABLE FSR RATIO		0.50 : 1
PROPOSED FSR AS PER LEP (EXCL. C2 & PODIUMS)		0.24: 1
PROPOSED FSR AS PER DCP (EXCL. C2 & INCL.PODIUMS)		0.32: 1
REQUIRED TOTAL LANDSCAPED AREA (30% OF SITE. EXCLUDING C2 ZONE)		11,026 m^2
PROPOSED TOTAL LANDSCAPED AREA (EXCLUDING C2 ZONE)		27,701 m^2
REQUIRED DEEP SOIL ZONE AREA (15% OF SITE OR REAR AT 6m)		5,513 m^2
PROPOSED DEEP SOIL ZONE AREA (EXCLUDING C2 ZONE)		19,759 m^2
REQUIRED COMMUNAL OPEN SPACE (5 m^2 PER DWELLING)		210 m^2
PROPOSED COMMUNAL OPEN SPACE		3,478 m^2
DWELLING STORAGE COMPLIANCE: DWELLINGS WITH 3 OR MORE BEDROOMS HAVE A MINIMUM STORAGE ALLOWANCE OF - 10m^3 AND 5m^2		

DWELLING SUMMARY	
THREE BEDROOM DWELLINGS	31 OFF
FOUR BEDROOM DWELLINGS	11 OFF
TOTAL DWELLINGS	**42 OFF**

SOLAR ACCESS

WOLLONGONG DCP - CHAPTER B1 RESIDENTIAL DEVELOPMENT REQUIREMENTS

- THE PRIMARY BALCONY OF AT LEAST 70% OF THE DWELLINGS WITHIN A MULTI-DWELLING HOUSING DEVELOPMENT SHALL RECEIVE A MINIMUM OF THREE HOURS OF DIRECT SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON JUNE 21.
- WINDOWS TO NORTH FACING LIVING ROOMS FOR EACH OF THE SUBJECT DWELLINGS IN THE DEVELOPMENT MUST RECEIVE AT LEAST 3 HOURS OF SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON 21 JUNE.
- AT LEAST 50% OF THE PRIVATE OPEN SPACE AREA FOR EACH OF THE SUBJECT DWELLINGS IN THE DEVELOPMENT MUST RECEIVE AT LEAST 3 HOURS OF SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON 21 JUNE.

PROJECT DCP COMPLIANCE SUMMARY - SOLAR ACCESS BETWEEN 9.00AM AND 3.00PM ON 21 JUNE.

- 74% OF TERRACES / PRIMARY BALCONIES (POS) RECEIVE A MINIMUM OF 3 HOURS OF DIRECT SUNLIGHT TO 50% OF THE REQUIRED AREA
- 100% OF NORTH-FACING WINDOWS TO LIVING ROOMS RECEIVE DIRECT SUNLIGHT
- OPEN PLAN LIVING / DINING AREAS RECEIVING DIRECT SOLAR ACCESS ON JUNE 21 BETWEEN 9AM TO 3PM
  - 85% (36 DWELLINGS) RECEIVE 3 HOURS
  - 3% (1 DWELLING) RECEIVE 2 HOUR
  - 3% (1 DWELLING) RECEIVE 1 HOUR
  - 9% (4 DWELLINGS) RECEIVE 0 HOURS
- ALL COMMUNAL AREAS RECEIVE DIRECT SUNLIGHT FOR AT LEAST 3 HOURS TO THE REQUIRED AREA

THE DEVELOPMENT EXCEEDS THE DCP MINIMUM REQUIREMENTS FOR SOLAR ACCESS TO PRIVATE OPEN SPACE, LINING/ DINING OPEN PLAN AREAS AND COMMUNAL OPEN SPACE

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SITE ANALYSIS PLANS, DCP COMPLIANCE & DWELLING SUMMARIES

CLIENT
For Surewin Parkview Pty Ltd

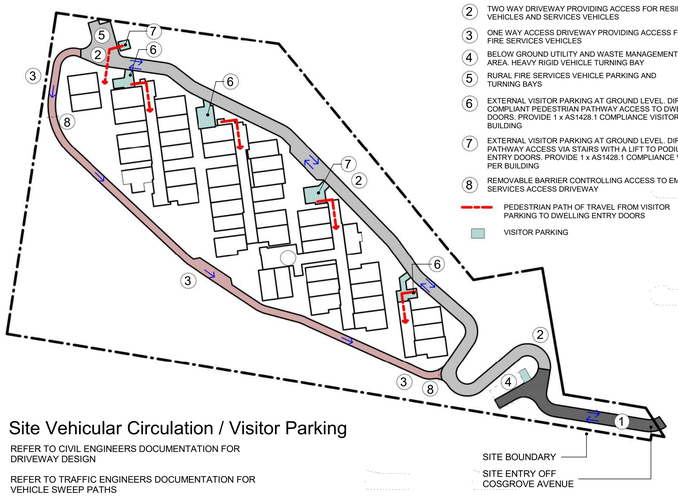
PROJECT:
Proposed Residential Development
THE COSGROVE
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No: 4474

DRAWING TITLE:
Site Analysis Plans, DCP Compliance & Dwelling Summaries

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
NOT TO SCALE	EJ	MFJ	22.04.22

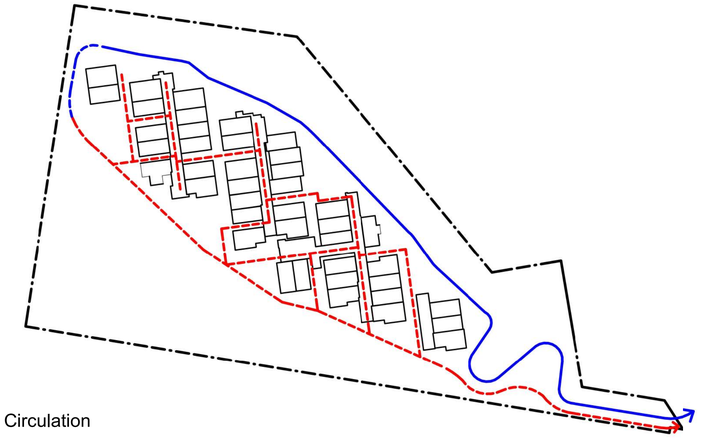
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/09	1



Site Vehicular Circulation / Visitor Parking

REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DRIVEWAY DESIGN

REFER TO TRAFFIC ENGINEERS DOCUMENTATION FOR VEHICLE SWEEP PATHS

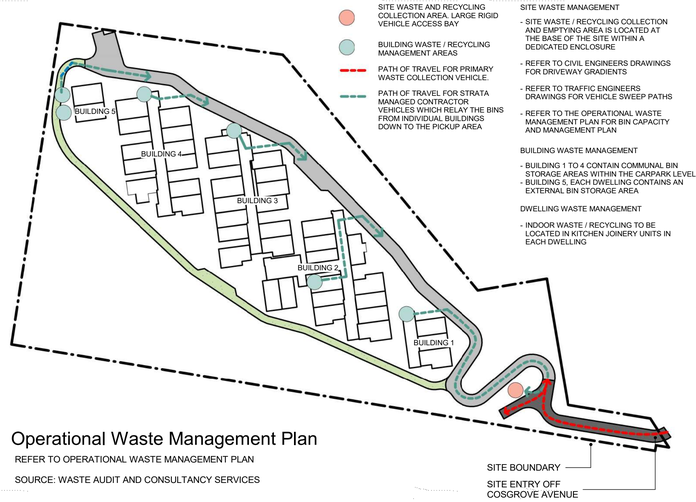


Circulation

PEDESTRIAN ACCESS

VEHICLE ACCESS

PROPOSED NEW BUILDING FOOTPRINT



SITE WASTE MANAGEMENT

- SITE WASTE / RECYCLING COLLECTION AND EMPTYING AREA IS LOCATED AT THE BASE OF THE SITE WITHIN A DEDICATED ENCLOSURE
- REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY GRADIENTS
- REFER TO TRAFFIC ENGINEERS DRAWINGS FOR VEHICLE SWEEP PATHS
- REFER TO THE OPERATIONAL WASTE MANAGEMENT PLAN FOR BIN CAPACITY AND MANAGEMENT PLAN

BUILDING WASTE MANAGEMENT

- BUILDING 1 TO 4 CONTAIN COMMUNAL BIN STORAGE AREAS WITHIN THE CARPARK LEVELS
- BUILDING 5, EACH DWELLING CONTAINS AN EXTERNAL BIN STORAGE AREA

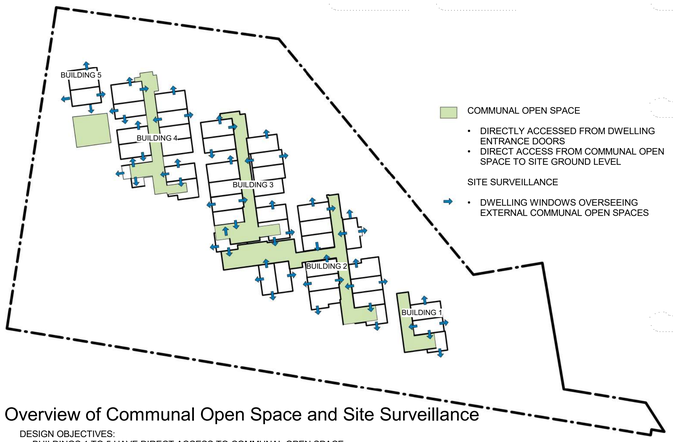
DWELLING WASTE MANAGEMENT

- INDOOR WASTE / RECYCLING TO BE LOCATED IN KITCHEN JOINERY UNITS IN EACH DWELLING

Operational Waste Management Plan

REFER TO OPERATIONAL WASTE MANAGEMENT PLAN

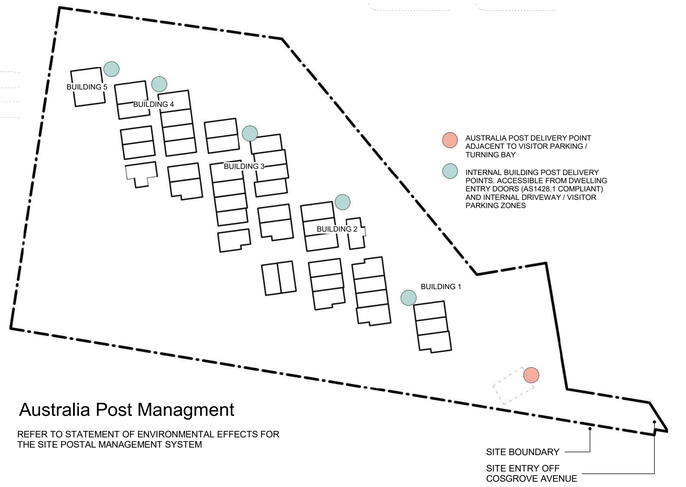
SOURCE: WASTE AUDIT AND CONSULTANCY SERVICES



Overview of Communal Open Space and Site Surveillance

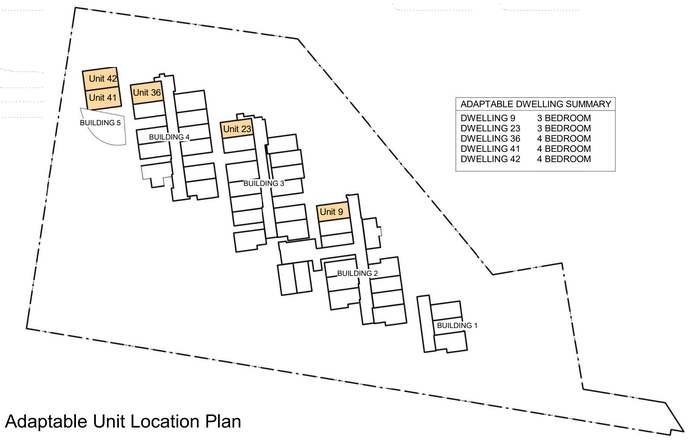
DESIGN OBJECTIVES:
- BUILDINGS 1 TO 5 HAVE DIRECT ACCESS TO COMMUNAL OPEN SPACE
- EACH MULTI DWELLING HOUSING UNIT HAS DIRECT ACCESS FRONT THEIR ENTRY DOOR TO COMMUNAL OPEN SPACE
- THE COMMUNAL OPEN SPACE HAS BEEN DESIGNED TO ENCOURAGE THE DEVELOPMENT OF A SENSE OF COMMUNITY BY ENCOURAGING INTERACTIONS BETWEEN THE RESIDENTS
- THE COMMUNAL OPEN SPACES CONTAIN A MIX OF ACTIVE AND PASSIVE AREAS
- IN ADDITION TO THE BUILDING COMMUNAL OPEN SPACES A VARIETY OF AREAS HAVE BEEN DEVELOPED WITHIN THE SITE TO ENCOURAGE RESIDENT ENGAGEMENT WITH THE LANDSCAPE
- TOTAL COMMUNAL OPEN SPACE 2,893M2
- SITE SURVEILLANCE IS ACHIEVED THROUGH TWO MECHANISMS; THE PLACEMENT OF DWELLING WINDOWS IN KEY LOCATIONS TO OVERSEE PUBLIC AREAS. THE INSTALLATION OF RESIDENTIAL CAMERA MONITORING SYSTEMS.

REFER TO LANDSCAPE ARCHITECT FOR EXTERNAL WORKS AND COMMUNAL OPEN SPACE DESIGN.



Australia Post Managment

REFER TO STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE SITE POSTAL MANAGEMENT SYSTEM



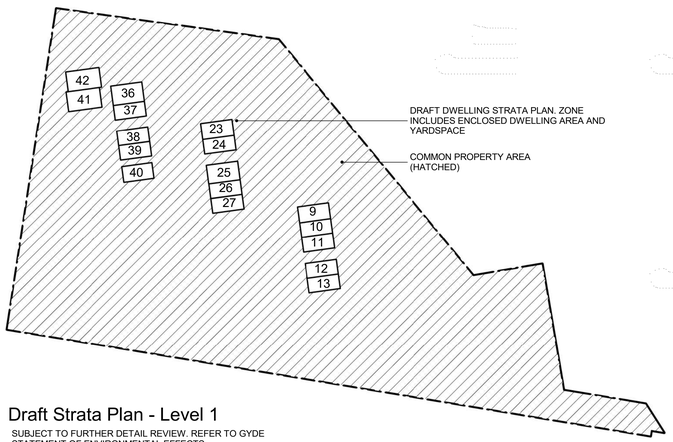
ADAPTABLE DWELLING SUMMARY	
DWELLING 9	3 BEDROOM
DWELLING 23	3 BEDROOM
DWELLING 36	4 BEDROOM
DWELLING 41	4 BEDROOM
DWELLING 42	4 BEDROOM

Adaptable Unit Location Plan

DESIGN OBJECTIVES:
- THE ADAPTABLE DWELLINGS HAVE BEEN LOCATED ACROSS THE SITE IN A RANGE OF BUILDINGS, DWELLING TYPE DESIGNS AND SITE OUTLOOKS.
- THE ADAPTABLE DWELLINGS HAVE DIRECT ACCESS TO ALL COMMUNAL FACILITIES WITHIN THE DESIGNATED BUILDING
- THE ADAPTABLE DWELLINGS HAVE BEEN DESIGNED TO ALLOW FOR ADAPTATION BY THE RESIDENT WITH MINIMAL WORKS

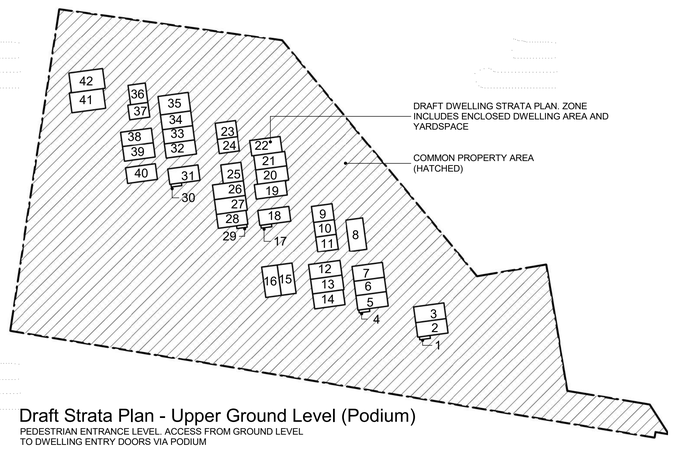
REFER TO ARCHITECTURAL DRAWINGS DA600 SERIES FOR PRE AND POST ADAPTATION PLANS

REFER TO STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE ACCESS CONSULTANT SUMMARY.
SOURCE: ACCESS CONSULTANT - TRIM TAB ACCESS



Draft Strata Plan - Level 1

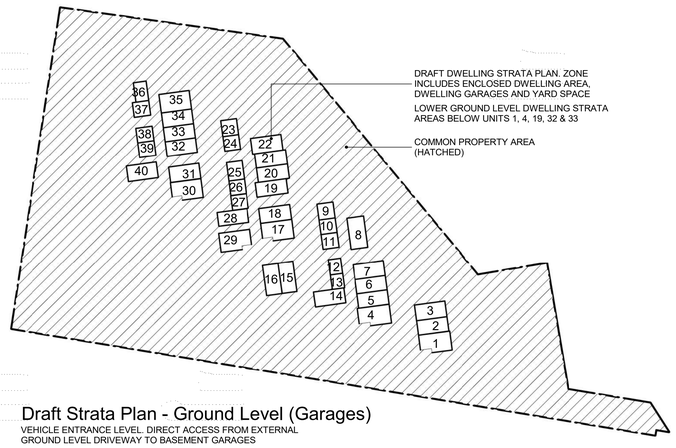
SUBJECT TO FURTHER DETAIL REVIEW. REFER TO GYDE STATEMENT OF ENVIRONMENTAL EFFECTS



Draft Strata Plan - Upper Ground Level (Podium)

PEDESTRIAN ENTRANCE LEVEL. ACCESS FROM GROUND LEVEL TO DWELLING ENTRY DOORS VIA PODIUM

SUBJECT TO FURTHER DETAIL REVIEW. REFER TO GYDE STATEMENT OF ENVIRONMENTAL EFFECTS



Draft Strata Plan - Ground Level (Garages)

VEHICLE ENTRANCE LEVEL. DIRECT ACCESS FROM EXTERNAL GROUND LEVEL DRIVEWAY TO BASEMENT GARAGES

SUBJECT TO FURTHER DETAIL REVIEW. REFER TO GYDE STATEMENT OF ENVIRONMENTAL EFFECTS

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SITE OPERATION & MANAGEMENT

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Site Operational and Management Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
NOT TO SCALE	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/10	1



Building 4 - EAST (Typical Elevation)



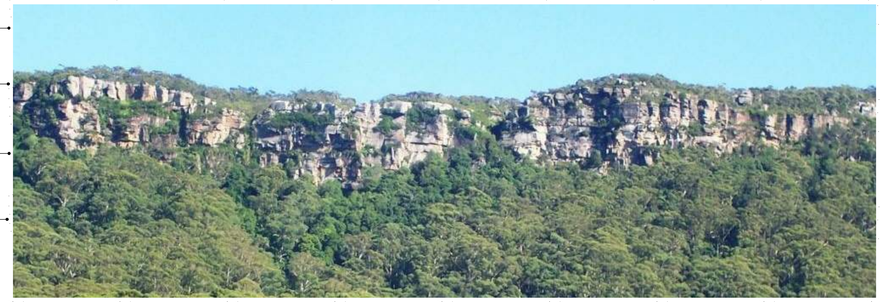
Building 4 - NORTH (Typical Elevation)

SKY
- FOREST CANOPY FORMING STEPPED ESCARPMENT SILHOUETTE AGAINST THE SKYLINE

HIGH LEVEL CANOPY
- INDIVIDUAL TREE CANOPIES LINKING TO FORM A SINGULAR UNIFIED ESCARPMENT
- MUTED DARK TONES WITH CONTRASTING HIGHLIGHTS FROM TREE TRUNKS

CLIFF FACE
- FRACTURED WEATHERED SANDSTONE
- MUTED SOFT TONES
- OVERHANGS FORMING STRONG SHADOWS AND CONTRAST

LOW LEVEL CANOPY
- MUTED DARK TONES WITH CONTRASTING HIGHLIGHTS FROM TREE TRUNKS
- UNIFIED VEGETATED BASE LINKING INDIVIDUAL CLIFF FACES TO FORM A UNIFIED ESCARPMENT



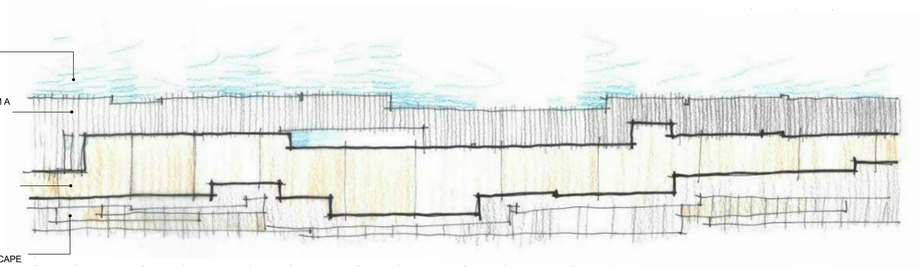
Illawarra Escarpment - Material and Tonal Layering

SKY
- BUILDING ROOF PROFILE FORMING A STEPPED CANOPY SILHOUETTE WITHIN THE ESCARPMENT TREE LINE

HIGH LEVEL CANOPY
- INDIVIDUAL ROOF FORMS LINKING TO FORM A UNIFIED CANOPY
- MUTED DARK TONES WITH CONTRASTING HIGHLIGHTS FROM FEATURE FRAMING

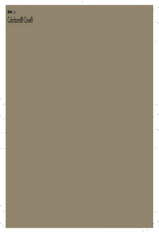
CLIFF FACE
- FRACTURED WEATHERED SANDSTONE BUILDING BASES AND RETAINING WALLS LAYERED INTO THE TOPOGRAPHY
- CANTILEVERED CONCRETE TERRACES FORMING OVERHANGS WITH STRONG SHADOWS AND CONTRAST

LOW LEVEL CANOPY
- MUTED DARK TONES WITH CONTRASTING HIGHLIGHTS FROM THE INTEGRATED LANDSCAPE



Concept Elevation Diagram - Material and Tonal Layering

Colours



LOCATION: CLIFF FACE
- PAINT FINISH TO FIBRE SHEET CLADDING SET WITHIN FACADE ALCOVES

Dulux Colorbond C31 'Cove'
(A)



LOCATION: CLIFF FACE
- PAINT FINISH TO FEATURE WALL CLADDING WITHIN DWELLING ENTRANCE ALCOVES

Dulux Colorbond S06E9 'Lava Core'
(B)



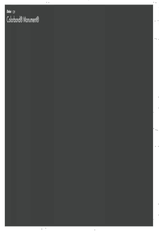
LOCATION: ESCARPMENT CANOPY
- VERTICAL LOUVRE BLADES (POWDERCOAT)
- PRIVACY SCREENS (POWDERCOAT)

Dulux Powdercoat 'Weathered Copper'
(C) COLOUR TO BE APPLIED TO 60% OF THE METAL LOUVRES / BLADES



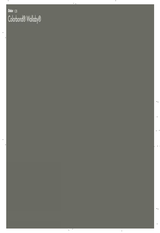
LOCATION: ESCARPMENT CANOPY
- DETAILED METALWORK (PAINT FINISH)
- VERTICAL LOUVRE BLADES (POWDERCOAT)
- PRIVACY SCREENS (POWDERCOAT)
- ALUMINIUM WINDOWS (POWDERCOAT)

Dulux Colorbond C23 'Woodland Grey'
(D) COLOUR TO BE APPLIED TO 40% OF THE METAL LOUVRES / BLADES



LOCATION: ESCARPMENT CANOPY
- PAINT FINISH TO DETAILED METALWORK

Dulux Colorbond C29 'Monument'
(E)



LOCATION: ESCARPMENT CANOPY
- PAINT FINISH TO VERTICAL LINEAR CLADDING TO UPPER LEVELS OF DWELLINGS

Dulux Colorbond C31 'Wallaby'
(F)

Materials



Sandstone
(1)



Expressed Concrete
(2)



Linear Cladding
(3)



Fibre Cement Cladding
(4)

LEGEND - MATERIALS & ROOM TYPES

	MATERIAL TYPE		ROOM TYPE
①	STONE CLADDING	B	BEDROOM
②	EXPRESSED INSITU CONCRETE FRAME	BTH	BATH
③	LINEAR CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)	D	DINING
④	SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)	ENS	ENSUITE
⑤	ALUMINIUM FRAMED WINDOWS (POWDER COATED FINISH)	ENT	ENTRY
⑥	ALUMINIUM FRAMED PRIVACY SLIDING SCREENS, METALWORK AND FIXED BLADES (POWDER COAT FINISH)	G	GARAGE
⑦	FACE BLOCKWORK	K	KITCHEN
⑧	CONCRETE FRAME FLOOR STRUCTURE	L	LIVING
⑨	CONCRETE FRAME WALL STRUCTURE WITH LIGHT WEIGHT STUD INFILL FRAMES	LDY	LAUNDRY
⑩	CONCRETE ROOF STRUCTURE (GREEN ROOF OVER)	T	TERRACE (POS)
⑪	PLASTERBOARD WALL & CEILING LINING	WIR	WALK IN ROBE
		POS	PRIVATE OPEN SPACE YARD

Tone & Texture

- CREATING CONNECTIONS WITH THE LAND.
- THE PROPOSED BUILT FORMS, PALETTE OF MATERIALS AND COLOURS HAVE BEEN SELECTED IN RESPECT WITH THE MOTTLED TONES & TEXTURES OF THE ILLAWARRA ESCARPMENT.
- THE DESIGN IS BASED ON THE NATURAL LAYERING SYSTEM SEEN WITHIN THE ESCARPMENT: STONE BASES, SHADOW, CANOPIES, MUTED ORGANIC COLOURS AND FILTER UPPER LIGHT.
- BLURRING THE BOUNDARIES BETWEEN BUILT FORM AND LANDSCAPE.

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

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19/04/2022 1:36:49 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING MATERIALS & COLOUR PALETTE

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Building Materials & Colour Palette

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/11	1



LEGEND

A	ADAPTABLE UNIT
L	LANDSCAPED PLANTER BED
LB	LETTERBOX
MC	MOTORCYCLE PARKING
P	PATH
POS	PRIVATE OPEN SPACE YARD
S	PRIVACY SCREENING TO YARD
T	TERRACE PRIVATE OPEN SPACE
VP	VISITOR PARKING

- APZ SETBACK. NOTE; ALL ENCLOSED HABITABLE DWELLING AREAS ARE WITHIN THE COMPLIANT APZ SETBACKS.
- GEOTECHNICAL CONSTRAINT BOUNDARY
- C2 ZONE BOUNDARY
- SITE CONTOUR 1M INTERVAL
- LOCATION OF ADJACENT PROPERTY DWELLING. FOOTPRINT SOURCED FROM 'SIX MAPS' NSW LAND & PROPERTY INFORMATION
- STORMWATER PIT
- EXISTING TREES

1. SITE ENTRANCE
   - SITE ENTRANCE SIGNAGE
   - ELECTRICAL SUBSTATION
   - SITE SERVICES AND FIRE BOOSTER VALVE SET
2. BELOW GROUND UTILITY AND WASTE MANAGEMENT AREA
   - CENTRAL WASTE MANAGEMENT AREA
   - LARGE VEHICLE DELIVERY DECANTING AREA
   - LARGE VEHICLE TURNING BAY
   - POSTAL DELIVERY / SHORT TERM PARKING
   - SECURE BICYCLE STORAGE
3. TWO WAY RESIDENTIAL ACCESS DRIVEWAY
4. PEDESTRIAN WALKWAY / ONE WAY ACCESS DRIVEWAY FOR EMERGENCY SERVICES AND MAINTENANCE VEHICLES ON
5. FIRE HYDRANT & RURAL FIRE SERVICES WATER STORAGE TANK AND TURNING BAY. SCREEN PLANTING AROUND WATER TANK
6. EXTERNAL VISITOR PARKING WITH DIRECT ACCESS TO BUILDING PODIUMS AND DWELLING ENTRANCE DOORS
   PROVIDE 1 x AS1428.1 COMPLIANCE VISITOR SPACE PER BUILDING
7. EXTERNAL RESIDENTIAL DRIVEWAYS PROVIDING ACCESS TO INTERNAL BUILDING PARKING AISLES AND DWELLING GARAGES
8. EXTERNAL RESIDENTIAL DRIVEWAY PROVIDING DIRECT ACCESS TO EXTERNAL DWELLING GARAGES
9. PODIUMS OVER LOWER GROUND LEVEL PARKING
   -PODIUMS HAVE DIRECT ACCESS TO EXTERNAL SITE GROUND LEVEL VISITOR PARKING, PATHWAYS, LANDSCAPED AREAS AND DWELLING ENTRY DOORS
10. 2 LEVEL DWELLINGS. DIRECT PEDESTRIAN ACCESS FROM DWELLING ENTRANCE DOORS TO GROUND LEVEL
11. 2 LEVEL DWELLINGS OVER GARAGE. DIRECT PEDESTRIAN ACCESS FROM DWELLING ENTRANCE DOORS TO GROUND LEVEL
12. 2 LEVEL DWELLINGS. DIRECT PEDESTRIAN ACCESS FROM DWELLING ENTRANCE DOORS TO GROUND LEVEL
13. COMMON OPEN SPACE
    - DIRECT PEDESTRIAN ACCESS TO DWELLING ENTRANCE DOORS
14. STORMWATER BIO-RETENTION BASIN

EXISTING KERB
PROPOSED SUBSTATION / EASEMENT
FEATURE ENTRANCE STONE WALLS. REFER TO LANDSCAPE DOCUMENTATION
NEW KERBS AND LAYBACK
RL 64.00
PROPOSED FIRE BRIGADE BOOSTER SET
BOUNDARY 7.01m
BOUNDARY 3.05m
PATH WAY WITH STEPPED LANDSCAPE RETAINING WALLS EITHER SIDE
PRIVACY SCREEN FENCING

NOTES

THE ARCHITECTURAL SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;

1 REFER TO THE LANDSCAPE ARCHITECT DOCUMENTATION FOR THE PROPOSED EXISTING TREE REMOVAL, EXISTING TREE RETENTION, PROPOSED NEW PLANTING, RETAINING WALL LOCATIONS AND HEIGHTS, PATHWAY LOCATIONS AND HEIGHTS, FINISHED GROUND LEVELS AND EXTERNAL FINISHES.

2 REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS

3 REFER TO THE STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE ASSOCIATED REPORTED IN RELATION TO SITE MANAGEMENT. INCLUDING BUT NOT LIMITED TO;

- TRAFFIC(PARKING & VEHICLE SWEEP PATHS)
- WASTE MANAGEMENT
- ACCESSIBILITY
- BUSHFIRE CONTROL AND MAINTENANCE
- AUSTRALIA POST MANAGEMENT SYSTEM

4 PLAN LOCATIONS OF ADJACENT DWELLINGS ON CEDAR GROVE HAVE BEEN ESTABLISHED FROM THE NSW GOVERNMENT 6 MAPS AERIAL IMAGES.

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20/04/2022 11:56:08 AM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SITE PLAN

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

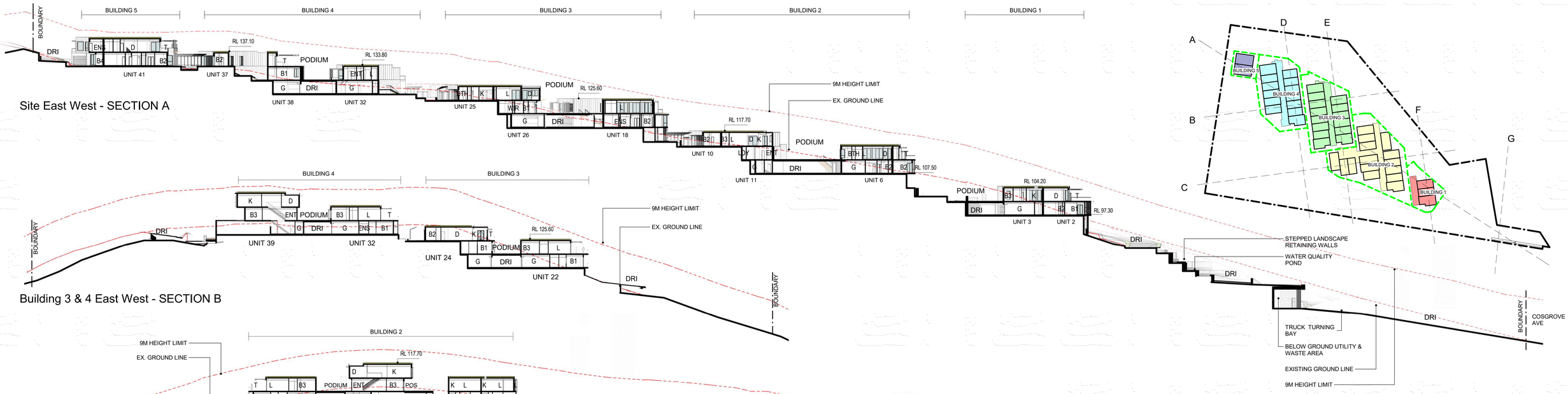
WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

5 0 5 10 15 20 25 30 35 40 45

DRAWING TITLE:
Proposed Site Plan & Roof Plan

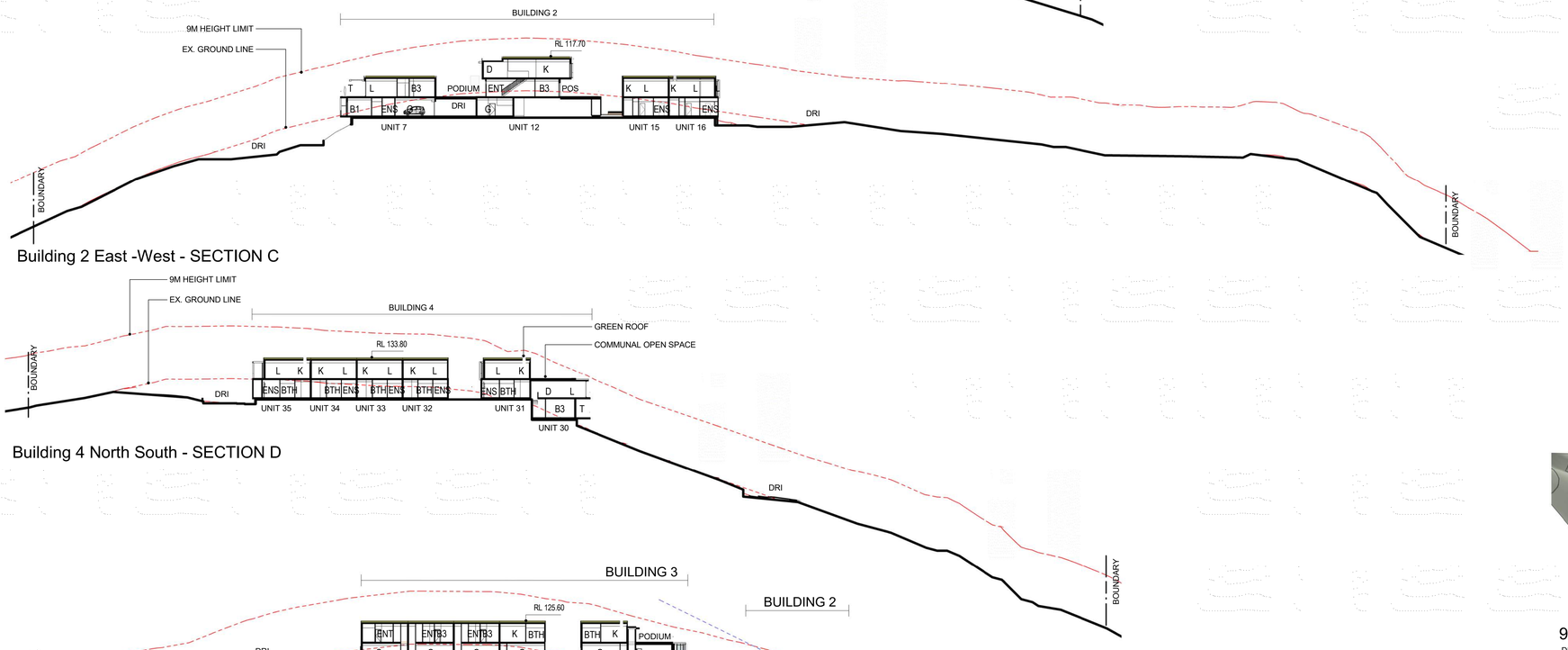
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:500	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/50	1



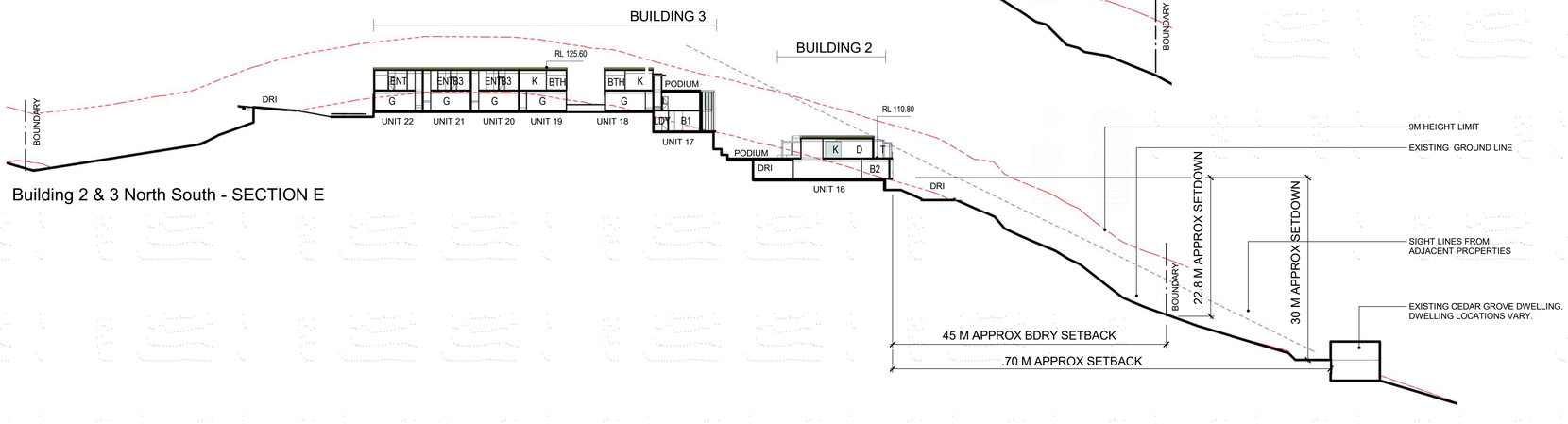
Site East West - SECTION A

Building 3 & 4 East West - SECTION B

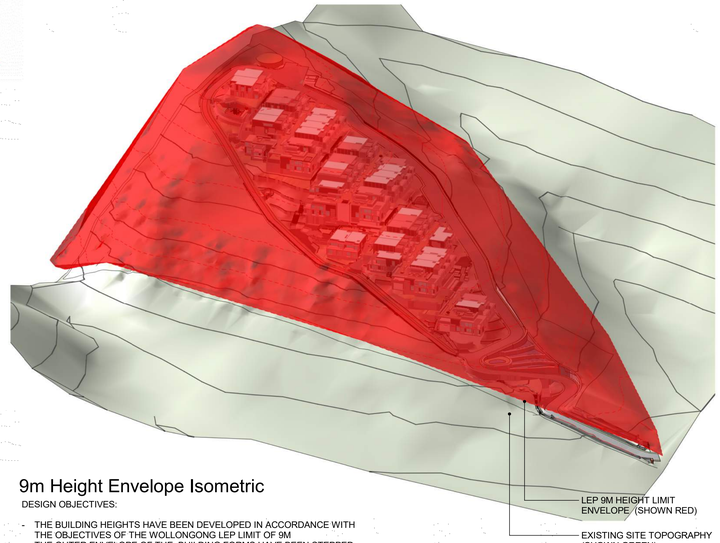


Building 2 East -West - SECTION C

Building 4 North South - SECTION D



Building 2 & 3 North South - SECTION E



9m Height Envelope Isometric

DESIGN OBJECTIVES:

- THE BUILDING HEIGHTS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE OBJECTIVES OF THE WOLLONGONG LEP LIMIT OF 9M
- THE OUTER ENVELOPE OF THE BUILDING FORMS HAVE BEEN STEPPED IN CROSS SECTION SO THAT THE RISE IN STOREYS OF THE FACADES WHEN VIEWED FROM GROUND LEVEL ARE 2 STOREYS.

LEGEND

B	BEDROOM
BTH	BATH
D	DINING
DRI	DRIVEWAY
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
EX. RL.	EXISTING REDUCED LEVEL (AHD)
	BOUNDARY LINE

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19/04/2022 1:39:58 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SITE SECTIONS & HEIGHT ENVELOPE REVIEW

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

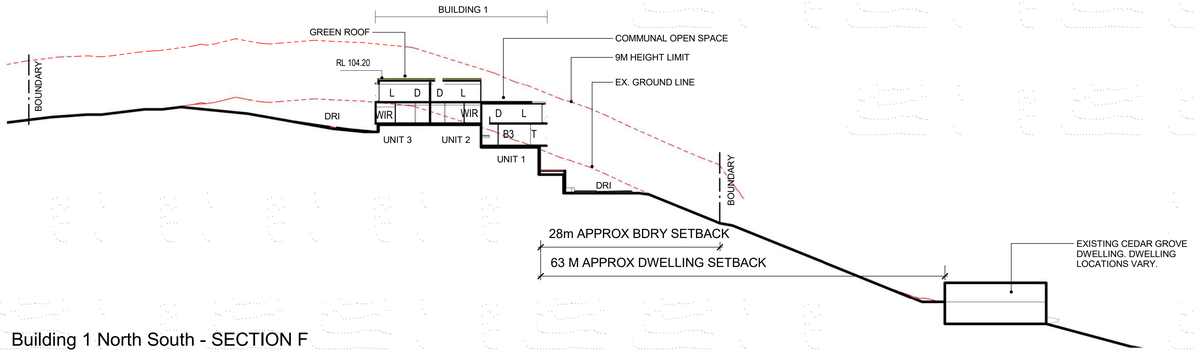
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Site Sections and Height Envelope Review

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:400	EJ	MFJ	22.04.22

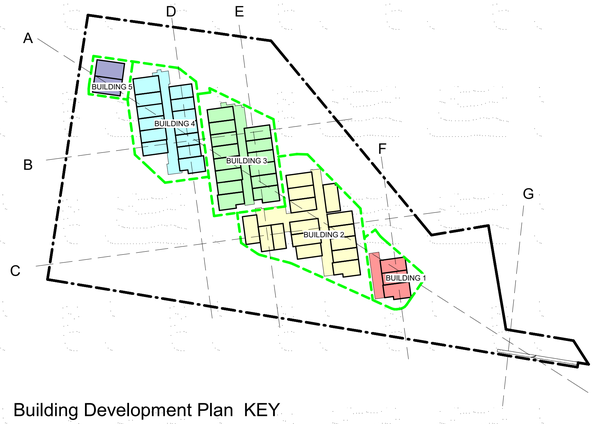
WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388 E aej@aej.com.au
Nominated Architect Mark Jones Reg. No: 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/51	1

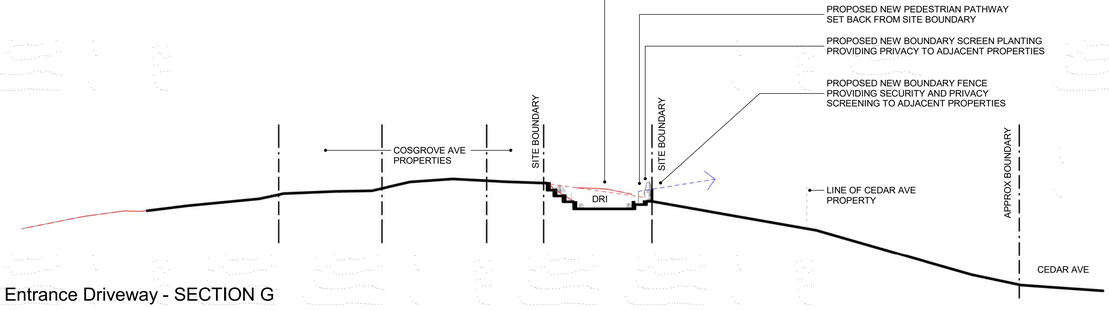


Building 1 North South - SECTION F

NOTES:
1. LEVELS OF ADJACENT DWELLINGS ON CEDAR GROVE HAVE BEEN APPROXIMATED FROM THE WCC INTERACTIVE MAP CONTOUR PLAN (HEIGHTS) AND NSW GOVERNMENT 6 MAPS AERIAL IMAGES (PLAN LOCATIONS).



Building Development Plan KEY



Entrance Driveway - SECTION G

NOTES:
1. REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILED DRIVEWAY LEVELS AND ADJACENT SITE TOPOGRAPHY LEVELS

LEGEND

B	BEDROOM
BTH	BATH
D	DINING
DRI	DRIVEWAY
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
EX.	EXISTING
RL.	REDUCED LEVEL (AHD)
	BOUNDARY LINE

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19/04/2022 1:40:27 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SITE SECTIONS

CLIENT
For Surewin Parkview Pty Ltd

TN MN

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Site Sections

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:400	EJ	MFJ	22.04.22

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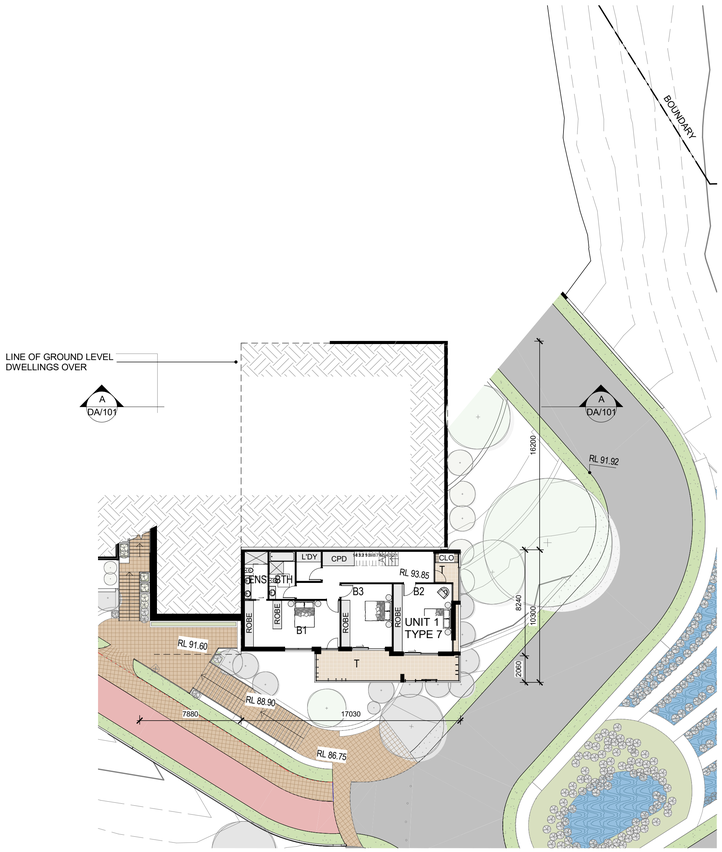
BATEMANS BAY T 02 4472 7388 E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

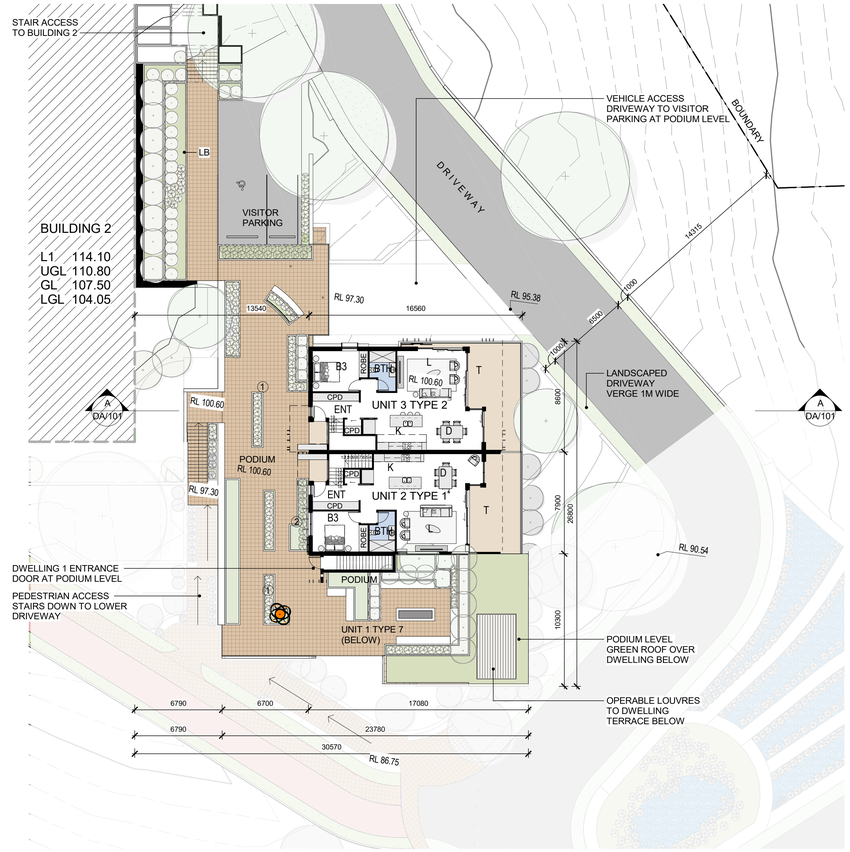
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/52	1



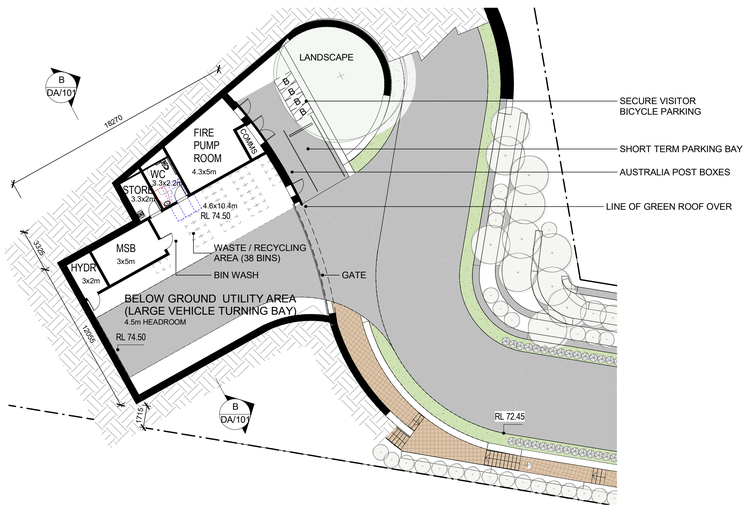
Building 1 - Lower Ground Level (Below Garage Level)



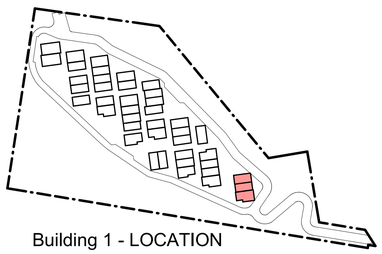
Building 1 - Ground Level (Garages)



Building 1 - Upper Ground Level (Podium)



Utility and Waste Management Area



Building 1 - LOCATION

DWELLING AREA SCHEDULE - Building 1

Dwelling No	Dwelling Type	Area Type Summary	Area Totals
Bldg 1			
Unit 1	Type 7	Garage (2 Cars)	40 m²
Unit 1	Type 7	Terrace	58 m²
Unit 1	Type 7	Floor Area(GFA)	202 m²
			300 m²
Unit 2	Type 1	Terrace	35 m²
Unit 2	Type 1	Garage (2 Cars)	46 m²
Unit 2	Type 1	Floor Area(GFA)	166 m²
			247 m²
Unit 3	Type 2	Terrace	43 m²
Unit 3	Type 2	Garage (2 Cars)	48 m²
Unit 3	Type 2	Floor Area(GFA)	168 m²
			259 m²

LEGEND

AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING, F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LB	LETTERBOX
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCED LEVEL (AHD)
SL.D	ALUMINIUM SLIDING DOOR
CLO	CLOTHESLINE

NOTES

THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;

- REFER TO DRAWINGS DA600 SERIES FOR THE 1:100 DWELLING TYPOLOGY PLANS (ROOM SIZES & FINISHES)
- REFER TO THE LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED EXTERNAL SOFT AND HARD LANDSCAPE WORKS (FINISHES AND LEVELS)
- REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS

LEGEND - PRIVACY

1. REFER TO LANDSCAPE DOCUMENTATION FOR PODIUM LANDSCAPE DESIGN
2. DWELLING PRIVACY CONTROL TO BEDROOMS WINDOWS ADJACENT TO PEDESTRIAN AREAS:
   - RAISED PLANTER BEDS IN FRONT OF BEDROOM WINDOWS
   - VERTICAL FIXED BATTENS WITH CLIMBING PLANTS
   - SLIDING EXTERNAL SCREENS TO BEDROOM WINDOWS

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19/04/2022 1:41:06 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 1 & UTILITIES AREA

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

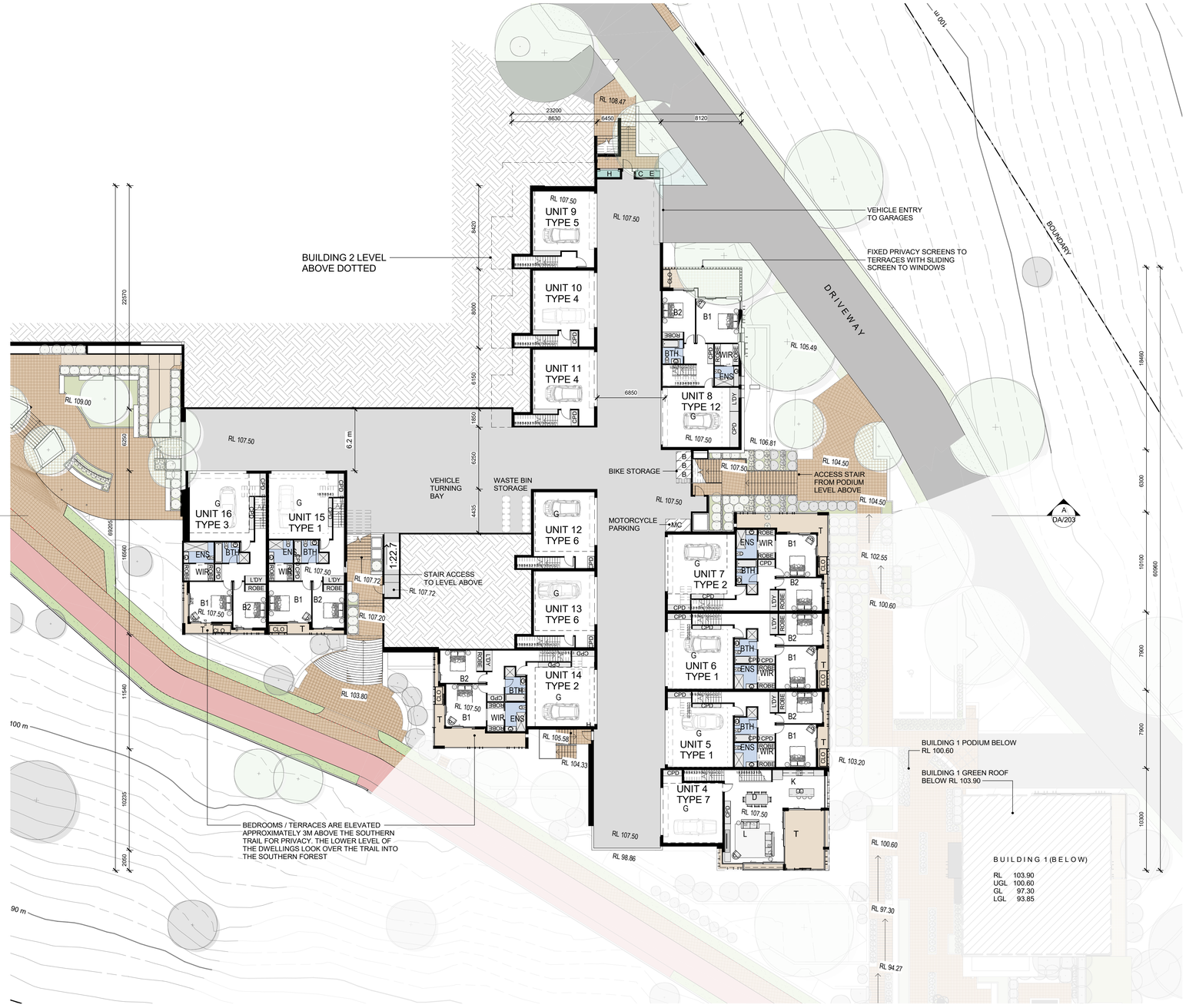
PROJECT:
Proposed Residential Development
THE COSGROVE
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Building 1 & Utilities Management Area Floor Plans

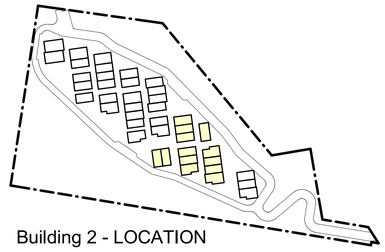
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/100	1



Building 2 - Ground Level
(Vehicle Entry / Garages)



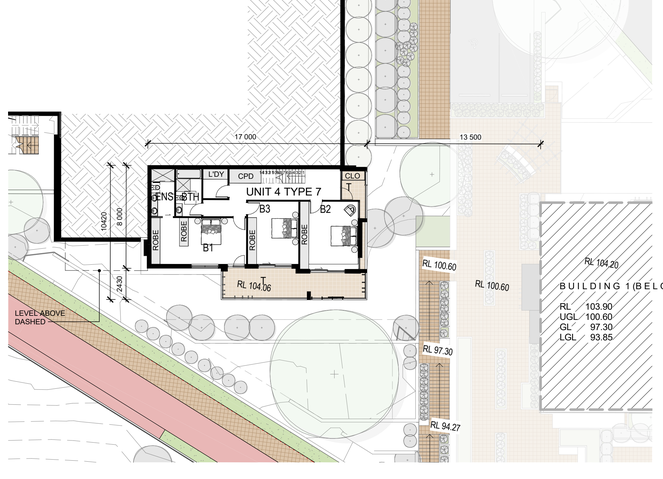
Building 2 - LOCATION

DWELLING AREA SCHEDULE - Building 2.

Dwelling No	Dwelling Type	Area Type Summary	Area Totals
Bldg 2			249 m²
Unit 4	Type 7	Floor Area(GFA)	203 m²
Unit 4	Type 7	Garage (2 Cars)	39 m²
Unit 4	Type 7	Terrace	58 m²
			301 m²
Unit 5	Type 1	Floor Area(GFA)	167 m²
Unit 5	Type 1	Garage (2 Cars)	46 m²
Unit 5	Type 1	Terrace	35 m²
			248 m²
Unit 6	Type 1	Floor Area(GFA)	168 m²
Unit 6	Type 1	Garage (2 Cars)	46 m²
Unit 6	Type 1	Terrace	35 m²
			249 m²
Unit 7	Type 2	Floor Area(GFA)	168 m²
Unit 7	Type 2	Garage (2 Cars)	47 m²
Unit 7	Type 2	Terrace	72 m²
			287 m²
Unit 8	Type 12	Floor Area(GFA)	179 m²
Unit 8	Type 12	Garage (2 Cars)	46 m²
Unit 8	Type 12	Terrace	41 m²
			266 m²
Unit 9	Type 5	Floor Area(GFA)	184 m²
Unit 9	Type 5	Garage (2 Cars)	42 m²
Unit 9	Type 5	Terrace	28 m²
			253 m²
Unit 10	Type 4	Floor Area(GFA)	183 m²
Unit 10	Type 4	Garage (2 Cars)	42 m²
Unit 10	Type 4	Terrace	23 m²

DWELLING AREA SCHEDULE - Building 2.

Dwelling No	Dwelling Type	Area Type Summary	Area Totals
			249 m²
Unit 11	Type 4	Floor Area(GFA)	179 m²
Unit 11	Type 4	Garage (2 Cars)	42 m²
Unit 11	Type 4	Terrace	23 m²
			244 m²
Unit 12	Type 6	Floor Area(GFA)	215 m²
Unit 12	Type 6	Garage (2 Cars)	43 m²
Unit 12	Type 6	Terrace	24 m²
			281 m²
Unit 13	Type 6	Floor Area(GFA)	217 m²
Unit 13	Type 6	Garage (2 Cars)	43 m²
Unit 13	Type 6	Terrace	24 m²
			284 m²
Unit 14	Type 2	Floor Area(GFA)	167 m²
Unit 14	Type 2	Garage (2 Cars)	47 m²
Unit 14	Type 2	Terrace	71 m²
			285 m²
Unit 15	Type 1	Floor Area(GFA)	164 m²
Unit 15	Type 1	Garage (2 Cars)	46 m²
Unit 15	Type 1	Terrace	35 m²
			245 m²
Unit 16	Type 3	Floor Area(GFA)	168 m²
Unit 16	Type 3	Garage (2 Cars)	47 m²
Unit 16	Type 3	Terrace	44 m²
			259 m²



Building 2 - Lower Ground Level
(Below Garage Level)

LEGEND

AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LB	LETTERBOX
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCED LEVEL (AHD)
SL.D	ALUMINIUM SLIDING DOOR
CLO	CLOTHESLINE

NOTES

THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;

- REFER TO DRAWINGS DA600 SERIES FOR THE 1:100 DWELLING TYPOLOGY PLANS (ROOM SIZES & FINISHES)
- REFER TO THE LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED EXTERNAL SOFT AND HARD LANDSCAPE WORKS (FINISHES AND LEVELS)
- REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS

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VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 1:48:14 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 2

CLIENT
For Surewin Parkview Pty Ltd

TN
Mev
W
E
S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No: 4474

DRAWING TITLE:
Building 2 Lower Ground and Ground Level Floor Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/200	1

DWELLING AREA SCHEDULE - Building 2..			
Dwelling No	Dwelling Type	Area Type	Area Totals
Bldg 2			
Unit 4	Type 7	Floor Area(GFA)	203 m²
Unit 4	Type 7	Garage (2 Cars)	39 m²
Unit 4	Type 7	Terrace	58 m²
			301 m²
Unit 5	Type 1	Floor Area(GFA)	167 m²
Unit 5	Type 1	Garage (2 Cars)	46 m²
Unit 5	Type 1	Terrace	35 m²
			248 m²
Unit 6	Type 1	Floor Area(GFA)	168 m²
Unit 6	Type 1	Garage (2 Cars)	46 m²
Unit 6	Type 1	Terrace	35 m²
			249 m²
Unit 7	Type 2	Floor Area(GFA)	168 m²
Unit 7	Type 2	Garage (2 Cars)	47 m²
Unit 7	Type 2	Terrace	72 m²
			287 m²
Unit 8	Type 12	Floor Area(GFA)	179 m²
Unit 8	Type 12	Garage (2 Cars)	46 m²
Unit 8	Type 12	Terrace	41 m²
			266 m²
Unit 9	Type 5	Floor Area(GFA)	184 m²
Unit 9	Type 5	Garage (2 Cars)	42 m²
Unit 9	Type 5	Terrace	28 m²
			253 m²
Unit 10	Type 4	Floor Area(GFA)	183 m²
Unit 10	Type 4	Garage (2 Cars)	42 m²
Unit 10	Type 4	Terrace	23 m²
			249 m²
Unit 11	Type 4	Floor Area(GFA)	179 m²
Unit 11	Type 4	Garage (2 Cars)	42 m²
Unit 11	Type 4	Terrace	23 m²
			244 m²
Unit 12	Type 6	Floor Area(GFA)	215 m²
Unit 12	Type 6	Garage (2 Cars)	43 m²
Unit 12	Type 6	Terrace	24 m²
			281 m²
Unit 13	Type 6	Floor Area(GFA)	217 m²
Unit 13	Type 6	Garage (2 Cars)	43 m²
Unit 13	Type 6	Terrace	24 m²
			284 m²
Unit 14	Type 2	Floor Area(GFA)	167 m²
Unit 14	Type 2	Garage (2 Cars)	47 m²
Unit 14	Type 2	Terrace	71 m²
			285 m²
Unit 15	Type 1	Floor Area(GFA)	164 m²
Unit 15	Type 1	Garage (2 Cars)	46 m²
Unit 15	Type 1	Terrace	35 m²
			245 m²
Unit 16	Type 3	Floor Area(GFA)	168 m²
Unit 16	Type 3	Garage (2 Cars)	47 m²
Unit 16	Type 3	Terrace	44 m²
			259 m²



Building 2 - Upper Ground Level



Building 2 - LOCATION

LEGEND		NOTES	LEGEND - PRIVACY
AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF	THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;	(1) REFER TO LANDSCAPE DOCUMENTATION FOR PODIUM LANDSCAPE DESIGN
B	BEDROOM	- REFER TO DRAWINGS DA600 SERIES FOR THE 1:100 DWELLING TYPOLOGY PLANS (ROOM SIZES & FINISHES)	(2) DWELLING PRIVACY CONTROL TO BEDROOMS WINDOWS ADJACENT TO PEDESTRIAN AREAS:
BTH	BATH	- REFER TO THE LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED EXTERNAL SOFT AND HARD LANDSCAPE WORKS (FINISHES AND LEVELS)	- RAISED PLANTER BEDS IN FRONT OF BEDROOM WINDOWS
D	DINING	- REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS	- VERTICAL FIXED BATTENS WITH CLIMBING PLANTS
ENS	ENSUITE		- SLIDING EXTERNAL SCREENS TO BEDROOM WINDOWS
ENT	ENTRY		
G	GARAGE		
K	KITCHEN		
L	LIVING		
LB	LETTERBOX		
LDY	LAUNDRY		
T	TERRACE (POS)		
WIR	WALK IN ROBE		
POS	PRIVATE OPEN SPACE YARD		
RL	REDUCED LEVEL (AHD)		
SLD	ALUMINIUM SLIDING DOOR		
CLO	CLOTHESLINE		

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VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 1:48:40 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 2

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388
W www.aej.com.au E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Building 2 Upper Ground Floor Plan

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/201	1



Building 2 - Level One



Building 2 - LOCATION

DWELLING AREA SCHEDULE - Building 2...			
Dwelling No	Dwelling Type	Area Type	Area Totals
Bldg 2			
Unit 4	Type 7	Floor Area(GFA)	203 m²
Unit 4	Type 7	Garage (2 Cars)	39 m²
Unit 4	Type 7	Terrace	58 m²
			301 m²
Unit 5	Type 1	Floor Area(GFA)	167 m²
Unit 5	Type 1	Garage (2 Cars)	46 m²
Unit 5	Type 1	Terrace	35 m²
			248 m²
Unit 6	Type 1	Floor Area(GFA)	168 m²
Unit 6	Type 1	Garage (2 Cars)	46 m²
Unit 6	Type 1	Terrace	35 m²
			249 m²
Unit 7	Type 2	Floor Area(GFA)	168 m²
Unit 7	Type 2	Garage (2 Cars)	47 m²
Unit 7	Type 2	Terrace	72 m²
			287 m²
Unit 8	Type 12	Floor Area(GFA)	179 m²
Unit 8	Type 12	Garage (2 Cars)	46 m²
Unit 8	Type 12	Terrace	41 m²
			266 m²
Unit 9	Type 5	Floor Area(GFA)	184 m²
Unit 9	Type 5	Garage (2 Cars)	42 m²
Unit 9	Type 5	Terrace	28 m²
			253 m²
Unit 10	Type 4	Floor Area(GFA)	183 m²
Unit 10	Type 4	Garage (2 Cars)	42 m²
Unit 10	Type 4	Terrace	23 m²
			249 m²
Unit 11	Type 4	Floor Area(GFA)	179 m²
Unit 11	Type 4	Garage (2 Cars)	42 m²
Unit 11	Type 4	Terrace	23 m²
			244 m²
Unit 12	Type 6	Floor Area(GFA)	215 m²
Unit 12	Type 6	Garage (2 Cars)	43 m²
Unit 12	Type 6	Terrace	24 m²
			281 m²
Unit 13	Type 6	Floor Area(GFA)	217 m²
Unit 13	Type 6	Garage (2 Cars)	43 m²
Unit 13	Type 6	Terrace	24 m²
			284 m²
Unit 14	Type 2	Floor Area(GFA)	167 m²
Unit 14	Type 2	Garage (2 Cars)	47 m²
Unit 14	Type 2	Terrace	71 m²
			285 m²
Unit 15	Type 1	Floor Area(GFA)	164 m²
Unit 15	Type 1	Garage (2 Cars)	46 m²
Unit 15	Type 1	Terrace	35 m²
			245 m²
Unit 16	Type 3	Floor Area(GFA)	168 m²
Unit 16	Type 3	Garage (2 Cars)	47 m²
Unit 16	Type 3	Terrace	44 m²
			259 m²

LEGEND

AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LB	LETTERBOX
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCED LEVEL (AHD)
SL.D	ALUMINIUM SLIDING DOOR
CLO	CLOTHESLINE

NOTES

THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;

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- REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS

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19/04/2022 1:48:58 PM

REVISION

REV.	DESCRIPTION	DATE
1.	DEVELOPMENT APPLICATION	22.04.22

BUILDING 2

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

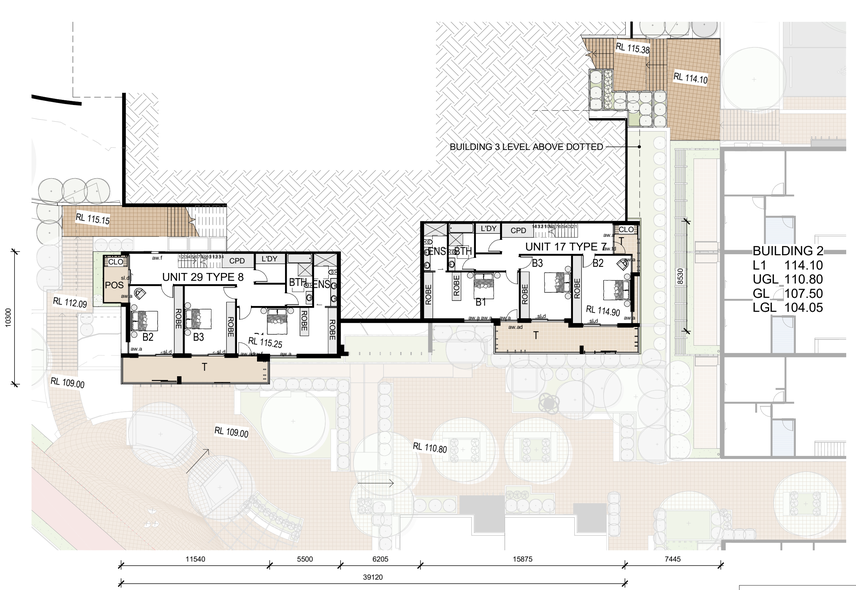
DRAWING TITLE:
Building 2 Level 1 Floor Plan

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/202	1



Building 3 - Ground Level



Building 3 - Lower Ground Level



DWELLING AREA SCHEDULE - Building 3.			
Dwelling No	Dwelling Type	Area Type Summary	Area Totals
Bldg 3			
Unit 17	Type 7	Floor Area(GFA)	202 m²
Unit 17	Type 7	Garage (2 Cars)	39 m²
Unit 17	Type 7	Terrace	61 m²
			303 m²
Unit 18	Type 2	Floor Area(GFA)	166 m²
Unit 18	Type 2	Garage (2 Cars)	47 m²
Unit 18	Type 2	Terrace	43 m²
			256 m²
Unit 19	Type 1	Floor Area(GFA)	165 m²
Unit 19	Type 1	Garage (2 Cars)	45 m²
Unit 19	Type 1	Terrace	35 m²
			245 m²
Unit 20	Type 1	Floor Area(GFA)	166 m²
Unit 20	Type 1	Garage (2 Cars)	46 m²
Unit 20	Type 1	Terrace	35 m²
			248 m²
Unit 21	Type 1	Floor Area(GFA)	167 m²
Unit 21	Type 1	Garage (2 Cars)	46 m²
Unit 21	Type 1	Terrace	34 m²
			248 m²
Unit 22	Type 2	Floor Area(GFA)	168 m²
Unit 22	Type 2	Garage (2 Cars)	47 m²
Unit 22	Type 2	Terrace	43 m²
			258 m²
Unit 23	Type 5	Floor Area(GFA)	184 m²
Unit 23	Type 5	Garage (2 Cars)	42 m²
Unit 23	Type 5	Terrace	28 m²
			254 m²
Unit 24	Type 4	Floor Area(GFA)	179 m²
Unit 24	Type 4	Garage (2 Cars)	42 m²
Unit 24	Type 4	Terrace	24 m²
			245 m²
Unit 25	Type 9	Floor Area(GFA)	217 m²
Unit 25	Type 9	Garage (2 Cars)	49 m²
Unit 25	Type 9	Terrace	34 m²
			300 m²
Unit 26	Type 6	Floor Area(GFA)	220 m²
Unit 26	Type 6	Garage (2 Cars)	43 m²
Unit 26	Type 6	Terrace	24 m²
			287 m²
Unit 27	Type 6	Floor Area(GFA)	217 m²
Unit 27	Type 6	Garage (2 Cars)	43 m²
Unit 27	Type 6	Terrace	23 m²
			284 m²
Unit 28	Type 1	Floor Area(GFA)	163 m²
Unit 28	Type 1	Garage (2 Cars)	46 m²
Unit 28	Type 1	Terrace	35 m²
			244 m²
Unit 29	Type 8	Floor Area(GFA)	208 m²
Unit 29	Type 8	Garage (2 Cars)	41 m²
Unit 29	Type 8	Terrace	57 m²
			307 m²

LEGEND		NOTES
AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF	THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;
B	BEDROOM	- REFER TO DRAWINGS DA600 SERIES FOR THE 1:100 DWELLING TYPOLOGY PLANS (ROOM SIZES & FINISHES)
BTH	BATH	
D	DINING	- REFER TO THE LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED EXTERNAL SOFT AND HARD LANDSCAPE WORKS (FINISHES AND LEVELS)
ENS	ENSUITE	
ENT	ENTRY	- REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS
G	GARAGE	
K	KITCHEN	
L	LIVING	
LB	LETTERBOX	
LDY	LAUNDRY	
T	TERRACE (POS)	
WIR	WALK IN ROBE	
POS	PRIVATE OPEN SPACE YARD	
RL	REDUCED LEVEL (AHD)	
SL.D	ALUMINIUM SLIDING DOOR	
CLO	CLOTHESLINE	

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19/04/2022 1:59:01 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 3

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

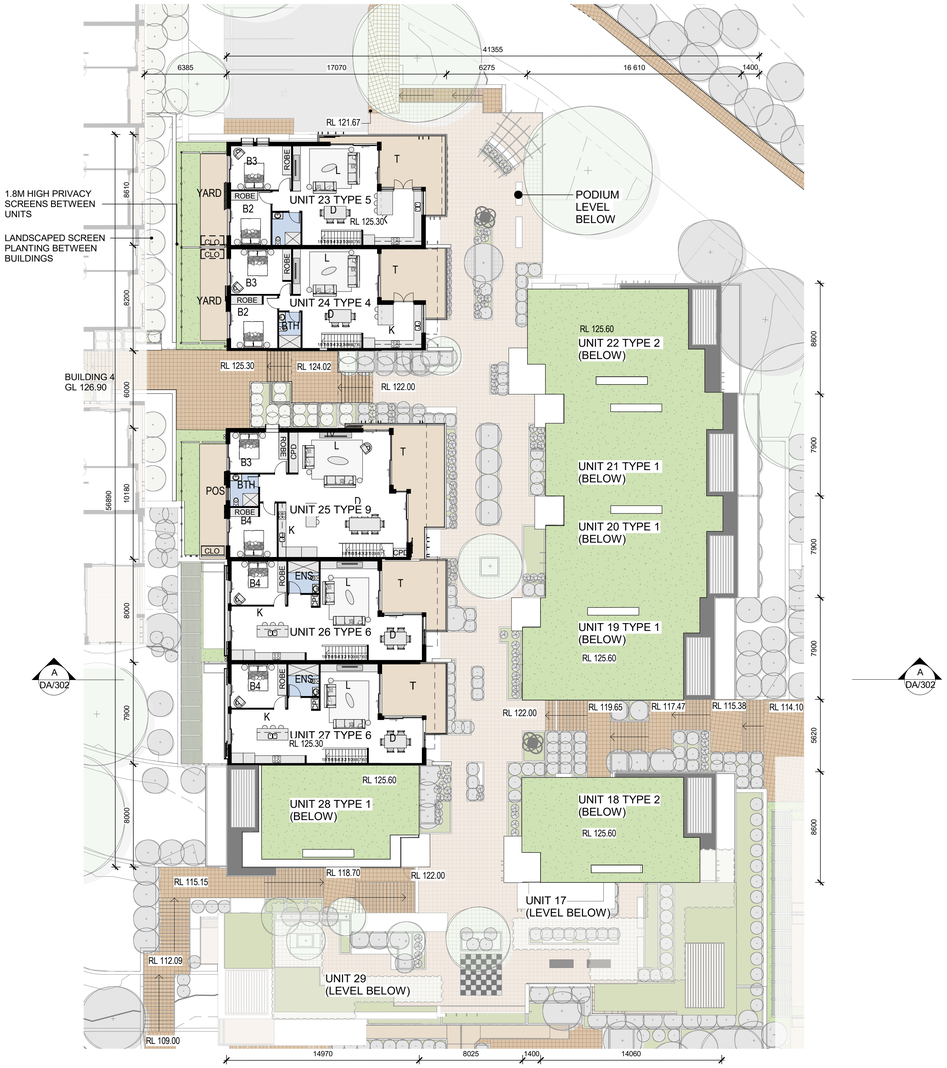
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

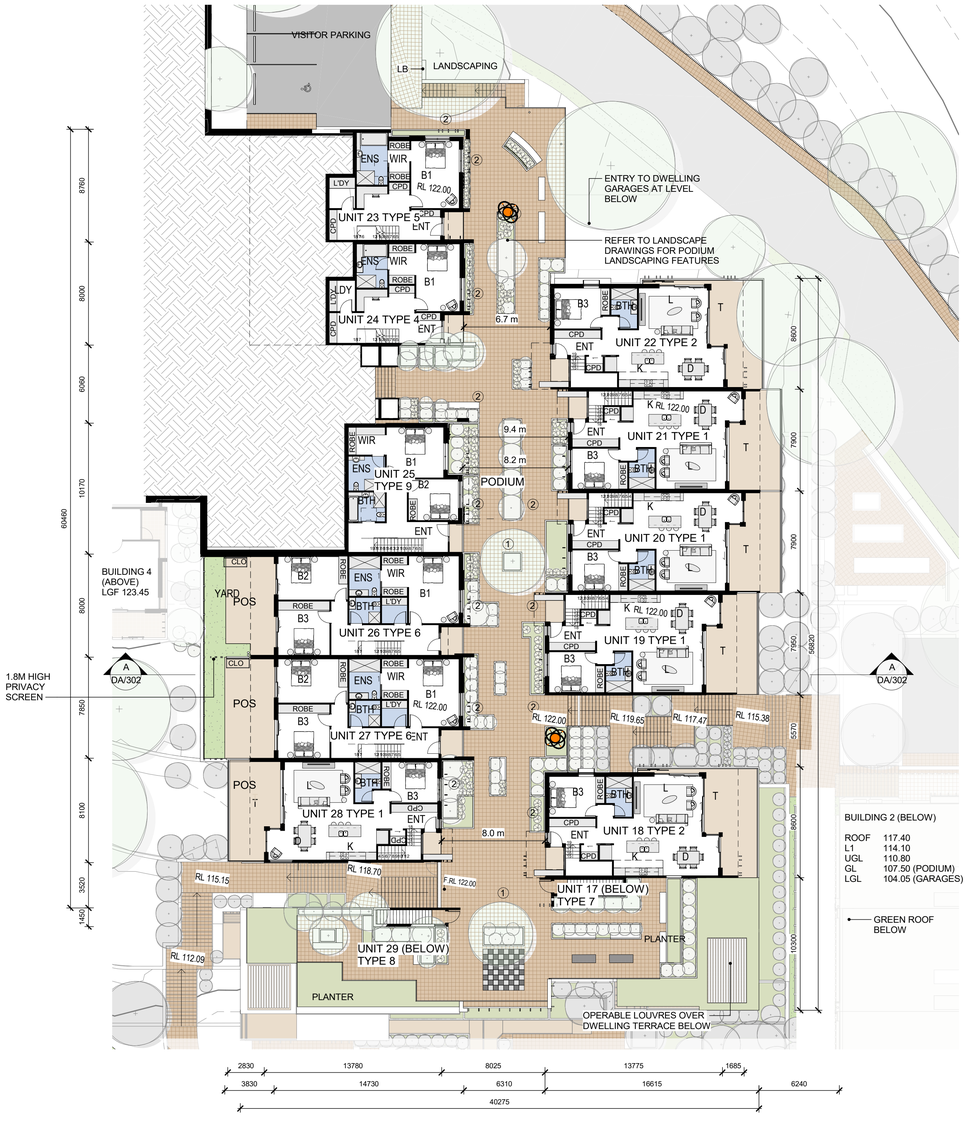
DRAWING TITLE:
Building 3 Lower Ground and Ground Level Floor Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/300	1



Building 3 - Level One



Building 3 - Upper Ground Level



Building 3 - LOCATION

DWELLING AREA SCHEDULE - Building 3..			
Dwelling No	Dwelling Type	Area Type Summary	Area Totals
Bldg 3			
Unit 17	Type 7	Floor Area(GFA)	202 m²
Unit 17	Type 7	Garage (2 Cars)	39 m²
Unit 17	Type 7	Terrace	61 m²
			303 m²
Unit 18	Type 2	Floor Area(GFA)	166 m²
Unit 18	Type 2	Garage (2 Cars)	47 m²
Unit 18	Type 2	Terrace	43 m²
			256 m²
Unit 19	Type 1	Floor Area(GFA)	165 m²
Unit 19	Type 1	Garage (2 Cars)	45 m²
Unit 19	Type 1	Terrace	35 m²
			245 m²
Unit 20	Type 1	Floor Area(GFA)	166 m²
Unit 20	Type 1	Garage (2 Cars)	46 m²
Unit 20	Type 1	Terrace	35 m²
			248 m²
Unit 21	Type 1	Floor Area(GFA)	167 m²
Unit 21	Type 1	Garage (2 Cars)	46 m²
Unit 21	Type 1	Terrace	34 m²
			248 m²
Unit 22	Type 2	Floor Area(GFA)	168 m²
Unit 22	Type 2	Garage (2 Cars)	47 m²
Unit 22	Type 2	Terrace	43 m²
			258 m²
Unit 23	Type 5	Floor Area(GFA)	184 m²
Unit 23	Type 5	Garage (2 Cars)	42 m²
Unit 23	Type 5	Terrace	28 m²
			254 m²
Unit 24	Type 4	Floor Area(GFA)	179 m²
Unit 24	Type 4	Garage (2 Cars)	42 m²
Unit 24	Type 4	Terrace	24 m²
			245 m²
Unit 25	Type 9	Floor Area(GFA)	217 m²
Unit 25	Type 9	Garage (2 Cars)	49 m²
Unit 25	Type 9	Terrace	34 m²
			300 m²
Unit 26	Type 6	Floor Area(GFA)	220 m²
Unit 26	Type 6	Garage (2 Cars)	43 m²
Unit 26	Type 6	Terrace	24 m²
			287 m²
Unit 27	Type 6	Floor Area(GFA)	217 m²
Unit 27	Type 6	Garage (2 Cars)	43 m²
Unit 27	Type 6	Terrace	23 m²
			284 m²
Unit 28	Type 1	Floor Area(GFA)	163 m²
Unit 28	Type 1	Garage (2 Cars)	46 m²
Unit 28	Type 1	Terrace	35 m²
			244 m²
Unit 29	Type 8	Floor Area(GFA)	208 m²
Unit 29	Type 8	Garage (2 Cars)	41 m²
Unit 29	Type 8	Terrace	57 m²
			307 m²

LEGEND

AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LB	LETTERBOX
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCED LEVEL (AHD)
SLD	ALUMINIUM SLIDING DOOR
CLO	CLOTHESLINE

NOTES

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- REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS

LEGEND - PRIVACY

1. REFER TO LANDSCAPE DOCUMENTATION FOR PODIUM LANDSCAPE DESIGN
2. DWELLING PRIVACY CONTROL TO BEDROOMS WINDOWS ADJACENT TO PEDESTRIAN AREAS:
   - RAISED PLANTER BEDS IN FRONT OF BEDROOM WINDOWS
   - VERTICAL FIXED BATTENS WITH CLIMBING PLANTS
   - SLIDING EXTERNAL SCREENS TO BEDROOM WINDOWS

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 1:59:43 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 3

CLIENT
For Surewin Parkview Pty Ltd

TN
MN
W
E
S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No: 4474

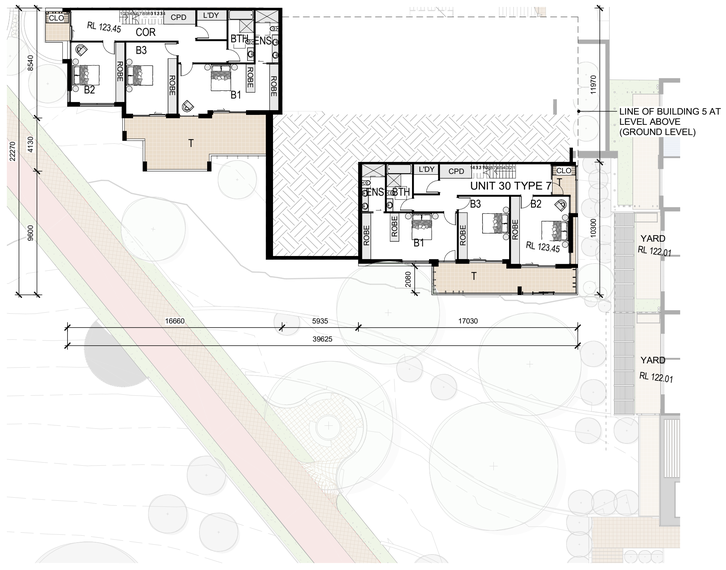
DRAWING TITLE:
Building 3 Upper Ground Level and Level 1 Floor Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/301	1



Building 4 - Ground Level



Building 4 - Lower Ground Level



Building 4 - LOCATION

DWELLING AREA SCHEDULE - Building 4.			
Dwelling No	Dwelling Type	Area Type Summary	Area Totals
Bldg 4			
Unit 30	Type 7	Floor Area(GFA)	203 m²
Unit 30	Type 7	Garage (2 Cars)	39 m²
Unit 30	Type 7	Terrace	59 m²
			301 m²
Unit 31	Type 2	Floor Area(GFA)	167 m²
Unit 31	Type 2	Garage (2 Cars)	47 m²
Unit 31	Type 2	Terrace	42 m²
			257 m²
Unit 32	Type 1	Floor Area(GFA)	165 m²
Unit 32	Type 1	Garage (2 Cars)	45 m²
Unit 32	Type 1	Terrace	35 m²
			245 m²
Unit 33	Type 1	Floor Area(GFA)	168 m²
Unit 33	Type 1	Garage (2 Cars)	46 m²
Unit 33	Type 1	Terrace	35 m²
			249 m²
Unit 34	Type 1	Floor Area(GFA)	168 m²
Unit 34	Type 1	Garage (2 Cars)	46 m²
Unit 34	Type 1	Terrace	34 m²
			248 m²
Unit 35	Type 2	Floor Area(GFA)	168 m²
Unit 35	Type 2	Garage (2 Cars)	47 m²
Unit 35	Type 2	Terrace	71 m²
			286 m²
Unit 36	Type 9	Floor Area(GFA)	217 m²
Unit 36	Type 9	Garage (2 Cars)	49 m²
Unit 36	Type 9	Terrace	34 m²
			300 m²
Unit 37	Type 4	Floor Area(GFA)	179 m²
Unit 37	Type 4	Garage (2 Cars)	42 m²
Unit 37	Type 4	Terrace	23 m²
			244 m²
Unit 38	Type 6	Floor Area(GFA)	216 m²
Unit 38	Type 6	Garage (2 Cars)	43 m²
Unit 38	Type 6	Terrace	24 m²
			282 m²
Unit 39	Type 6	Floor Area(GFA)	214 m²
Unit 39	Type 6	Garage (2 Cars)	43 m²
Unit 39	Type 6	Terrace	24 m²
			281 m²
Unit 40	Type 13	Floor Area(GFA)	213 m²
Unit 40	Type 13	Garage (2 Cars)	41 m²
Unit 40	Type 13	Terrace	67 m²
			321 m²

LEGEND		NOTES
AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING, F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF	THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;
B	BEDROOM	- REFER TO DRAWINGS DA600 SERIES FOR THE 1:100 DWELLING TYPOLOGY PLANS (ROOM SIZES & FINISHES)
BTH	BATH	
D	DINING	- REFER TO THE LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED EXTERNAL SOFT AND HARD LANDSCAPE WORKS (FINISHES AND LEVELS)
ENS	ENSUITE	
ENT	ENTRY	- REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS
G	GARAGE	
K	KITCHEN	
L	LIVING	
LB	LETTERBOX	
LDY	LAUNDRY	
T	TERRACE (POS)	
WIR	WALK IN ROBE	
POS	PRIVATE OPEN SPACE YARD	
RL	REDUCED LEVEL (AHD)	
SLD	ALUMINIUM SLIDING DOOR	
CLO	CLOTHESLINE	

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19/04/2022 2:07:30 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 4

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

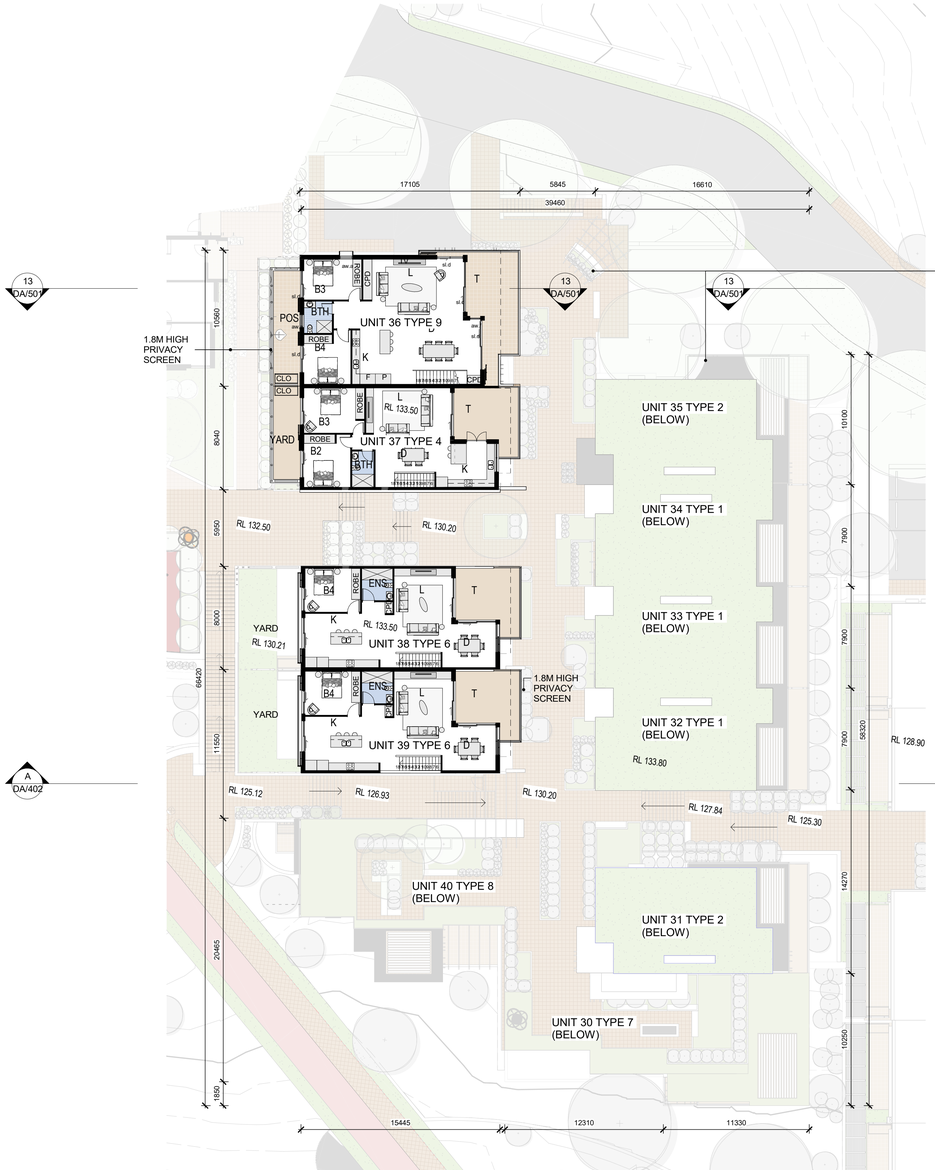
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Building 4 Lower Ground Level & Ground Level Floor Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No: 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/400	1



Building 4 - Level 1



Building 4 -Upper Ground Level

Building 4 - LOCATION

DWELLING AREA SCHEDULE - Building 4..			
Dwelling No	Dwelling Type	Area Type Summary	Area Totals
Bldg 4			
Unit 30	Type 7	Floor Area(GFA)	203 m²
Unit 30	Type 7	Garage (2 Cars)	39 m²
Unit 30	Type 7	Terrace	59 m²
			301 m²
Unit 31	Type 2	Floor Area(GFA)	167 m²
Unit 31	Type 2	Garage (2 Cars)	47 m²
Unit 31	Type 2	Terrace	42 m²
			257 m²
Unit 32	Type 1	Floor Area(GFA)	165 m²
Unit 32	Type 1	Garage (2 Cars)	45 m²
Unit 32	Type 1	Terrace	35 m²
			245 m²
Unit 33	Type 1	Floor Area(GFA)	168 m²
Unit 33	Type 1	Garage (2 Cars)	46 m²
Unit 33	Type 1	Terrace	35 m²
			249 m²
Unit 34	Type 1	Floor Area(GFA)	168 m²
Unit 34	Type 1	Garage (2 Cars)	46 m²
Unit 34	Type 1	Terrace	34 m²
			248 m²
Unit 35	Type 2	Floor Area(GFA)	168 m²
Unit 35	Type 2	Garage (2 Cars)	47 m²
Unit 35	Type 2	Terrace	71 m²
			286 m²
Unit 36	Type 9	Floor Area(GFA)	217 m²
Unit 36	Type 9	Garage (2 Cars)	49 m²
Unit 36	Type 9	Terrace	34 m²
			300 m²
Unit 37	Type 4	Floor Area(GFA)	179 m²
Unit 37	Type 4	Garage (2 Cars)	42 m²
Unit 37	Type 4	Terrace	23 m²
			244 m²
Unit 38	Type 6	Floor Area(GFA)	216 m²
Unit 38	Type 6	Garage (2 Cars)	43 m²
Unit 38	Type 6	Terrace	24 m²
			282 m²
Unit 39	Type 6	Floor Area(GFA)	214 m²
Unit 39	Type 6	Garage (2 Cars)	43 m²
Unit 39	Type 6	Terrace	24 m²
			281 m²
Unit 40	Type 13	Floor Area(GFA)	213 m²
Unit 40	Type 13	Garage (2 Cars)	41 m²
Unit 40	Type 13	Terrace	67 m²
			321 m²

LEGEND

AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LB	LETTERBOX
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCED LEVEL (AHD)
SL D	ALUMINIUM SLIDING DOOR
CLO	CLOTHESLINE

LEGEND - PRIVACY

1. REFER TO LANDSCAPE DOCUMENTATION FOR PODIUM LANDSCAPE DESIGN
2. DWELLING PRIVACY CONTROL TO BEDROOMS WINDOWS ADJACENT TO PEDESTRIAN AREAS:
   - RAISED PLANTER BEDS IN FRONT OF BEDROOM WINDOWS
   - VERTICAL FIXED BATTENS WITH CLIMBING PLANTS
   - SLIDING EXTERNAL SCREENS TO BEDROOM WINDOWS

NOTES

THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;

- REFER TO DRAWINGS DA600 SERIES FOR THE 1:100 DWELLING TYPOLOGY PLANS (ROOM SIZES & FINISHES)
- REFER TO THE LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED EXTERNAL SOFT AND HARD LANDSCAPE WORKS (FINISHES AND LEVELS)
- REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS

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19/04/2022 2:08:09 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 4

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

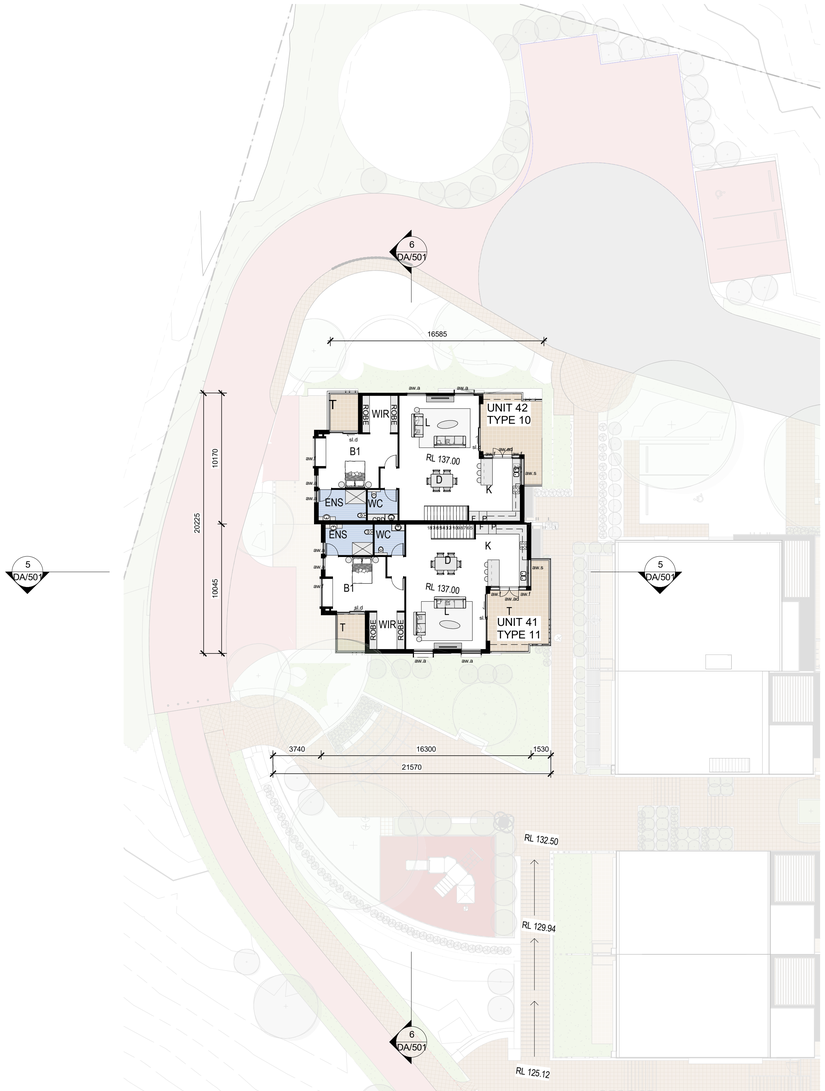
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

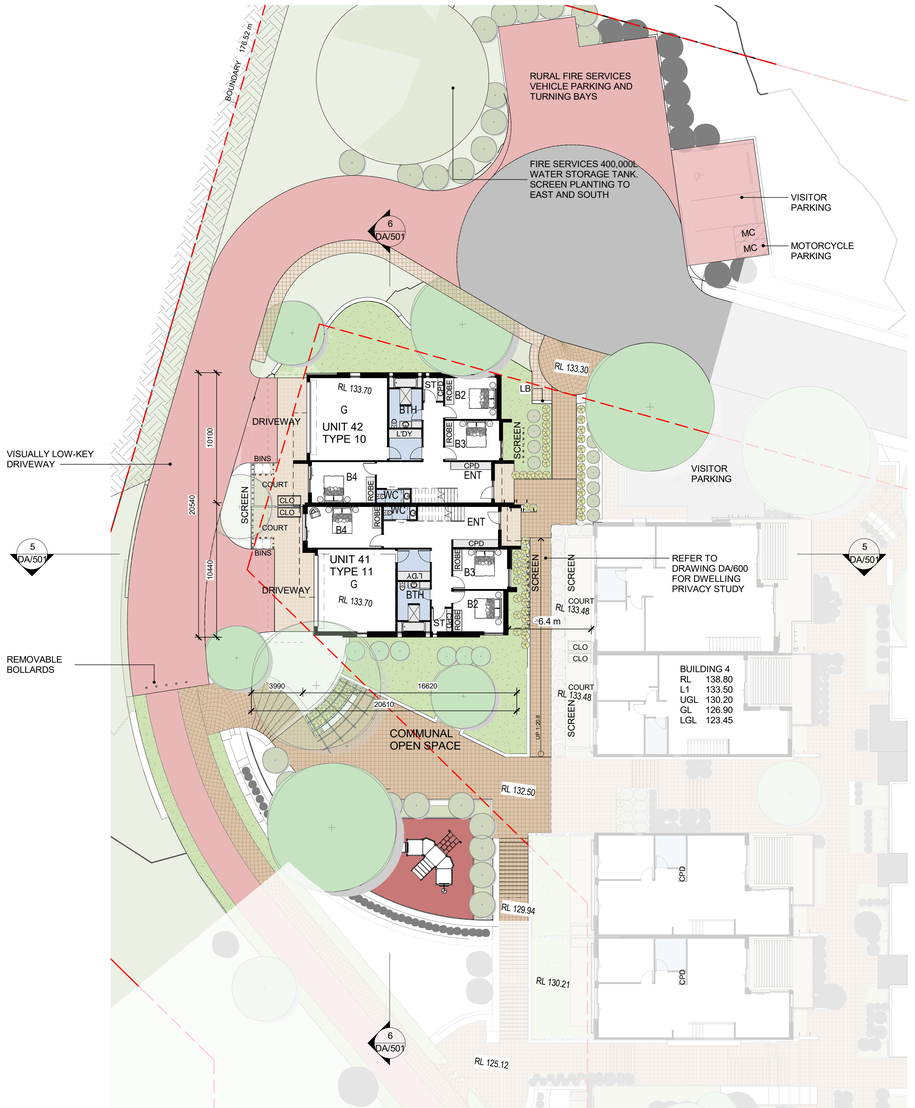
DRAWING TITLE:
Building 4 Upper Ground Level and Level 1 Floor Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

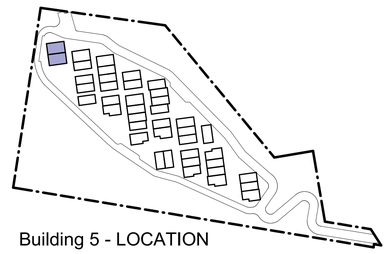
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/401	1



Building 5 - Level 1



Building 5 - Ground Level



DWELLING AREA SCHEDULE - Building 5			
Dwelling No	Dwelling Type	Area Type Summary	Area Totals
Bldg 5			
Unit 41	Type 11	Floor Area(GFA)	234 m²
Unit 41	Type 11	Garage (2 Cars)	39 m²
Unit 41	Type 11	Terrace	33 m²
			305 m²
Unit 42	Type 10	Floor Area(GFA)	232 m²
Unit 42	Type 10	Garage (2 Cars)	38 m²
Unit 42	Type 10	Terrace	33 m²
			303 m²

LEGEND

AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING, F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LB	LETTERBOX
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCED LEVEL (AHD)
SLD	ALUMINIUM SLIDING DOOR
CLO	CLOTHESLINE

NOTES

THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS;

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19/04/2022 2:16:53 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 5

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Building 5 Ground Level and Level 1 Floor Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/500	1

DWELLING TYPES SCHEDULE - Areas By Unit Type	
Area Type Summary	Area

Unit 1
Type 7
Three Bedroom

Floor Area(GFA)	202 m²
Garage (2 Cars)	40 m²
Terrace	58 m²
	300 m²

Unit 2
Type 1
Three Bedroom

Floor Area(GFA)	166 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	247 m²

Unit 3
Type 2
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	48 m²
Terrace	43 m²
	259 m²

Unit 4
Type 7
Three Bedroom

Floor Area(GFA)	203 m²
Garage (2 Cars)	39 m²
Terrace	58 m²
	301 m²

Unit 5
Type 1
Three Bedroom

Floor Area(GFA)	167 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	248 m²

Unit 6
Type 1
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	249 m²

Unit 7
Type 2
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	47 m²
Terrace	72 m²
	287 m²

Unit 8
Type 12
Four Bedroom

Floor Area(GFA)	179 m²
Garage (2 Cars)	46 m²
Terrace	41 m²
	266 m²

Unit 9
Type 5
Three Bedroom

Floor Area(GFA)	184 m²
Garage (2 Cars)	42 m²
Terrace	28 m²
	253 m²

Unit 10
Type 4
Three Bedroom

Floor Area(GFA)	183 m²
Garage (2 Cars)	42 m²
Terrace	23 m²
	249 m²

Unit 11
Type 4
Three Bedroom

Floor Area(GFA)	179 m²
Garage (2 Cars)	42 m²
Terrace	23 m²
	244 m²

Unit 12
Type 6
Four Bedroom

Floor Area(GFA)	215 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	281 m²

DWELLING TYPES SCHEDULE - Areas By Unit Type	
Area Type Summary	Area

Unit 13
Type 6
Four Bedroom

Floor Area(GFA)	217 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	284 m²

Unit 14
Type 2
Three Bedroom

Floor Area(GFA)	167 m²
Garage (2 Cars)	47 m²
Terrace	71 m²
	285 m²

Unit 15
Type 1
Three Bedroom

Floor Area(GFA)	164 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	245 m²

Unit 16
Type 3
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	47 m²
Terrace	44 m²
	259 m²

Unit 17
Type 7
Three Bedroom

Floor Area(GFA)	202 m²
Garage (2 Cars)	39 m²
Terrace	61 m²
	303 m²

Unit 18
Type 2
Three Bedroom

Floor Area(GFA)	166 m²
Garage (2 Cars)	47 m²
Terrace	43 m²
	256 m²

Unit 19
Type 1
Three Bedroom

Floor Area(GFA)	165 m²
Garage (2 Cars)	45 m²
Terrace	35 m²
	245 m²

Unit 20
Type 1
Three Bedroom

Floor Area(GFA)	166 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	248 m²

Unit 21
Type 1
Three Bedroom

Floor Area(GFA)	167 m²
Garage (2 Cars)	46 m²
Terrace	34 m²
	248 m²

Unit 22
Type 2
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	47 m²
Terrace	43 m²
	258 m²

Unit 23
Type 5
Three Bedroom

Floor Area(GFA)	184 m²
Garage (2 Cars)	42 m²
Terrace	28 m²
	254 m²

Unit 24
Type 4
Three Bedroom

Floor Area(GFA)	179 m²
Garage (2 Cars)	42 m²
Terrace	24 m²
	245 m²

DWELLING TYPES SCHEDULE - Areas By Unit Type	
Area Type Summary	Area

Unit 25
Type 9
Four Bedroom

Floor Area(GFA)	217 m²
Garage (2 Cars)	49 m²
Terrace	34 m²
	300 m²

Unit 26
Type 6
Four Bedroom

Floor Area(GFA)	220 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	287 m²

Unit 27
Type 6
Four Bedroom

Floor Area(GFA)	217 m²
Garage (2 Cars)	43 m²
Terrace	23 m²
	284 m²

Unit 28
Type 1
Three Bedroom

Floor Area(GFA)	163 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	244 m²

Unit 29
Type 8
Three Bedroom

Floor Area(GFA)	208 m²
Garage (2 Cars)	41 m²
Terrace	57 m²
	307 m²

Unit 30
Type 7
Three Bedroom

Floor Area(GFA)	203 m²
Garage (2 Cars)	39 m²
Terrace	59 m²
	301 m²

Unit 31
Type 2
Three Bedroom

Floor Area(GFA)	167 m²
Garage (2 Cars)	47 m²
Terrace	42 m²
	257 m²

Unit 32
Type 1
Three Bedroom

Floor Area(GFA)	165 m²
Garage (2 Cars)	45 m²
Terrace	35 m²
	245 m²

Unit 33
Type 1
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	249 m²

Unit 34
Type 1
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	46 m²
Terrace	34 m²
	248 m²

Unit 35
Type 2
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	47 m²
Terrace	71 m²
	286 m²

Unit 36
Type 9
Four Bedroom

Floor Area(GFA)	217 m²
Garage (2 Cars)	49 m²
Terrace	34 m²
	300 m²

DWELLING TYPES SCHEDULE - Areas By Unit Type	
Area Type Summary	Area

Unit 37
Type 4
Three Bedroom

Floor Area(GFA)	179 m²
Garage (2 Cars)	42 m²
Terrace	23 m²
	244 m²

Unit 38
Type 6
Four Bedroom

Floor Area(GFA)	216 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	282 m²

Unit 39
Type 6
Four Bedroom

Floor Area(GFA)	214 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	281 m²

Unit 40
Type 13
Three Bedroom

Floor Area(GFA)	213 m²
Garage (2 Cars)	41 m²
Terrace	67 m²
	321 m²

Unit 41
Type 11
Four Bedroom

Floor Area(GFA)	234 m²
Garage (2 Cars)	39 m²
Terrace	33 m²
	305 m²

Unit 42
Type 10
Four Bedroom

Floor Area(GFA)	232 m²
Garage (2 Cars)	38 m²
Terrace	33 m²
	303 m²



Dwelling Location Plan

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19/04/2022 2:20:39 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

UNIT TYPES AND AREAS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

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NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388 E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

10 0 10 20 30 40 50 60 70 80 90

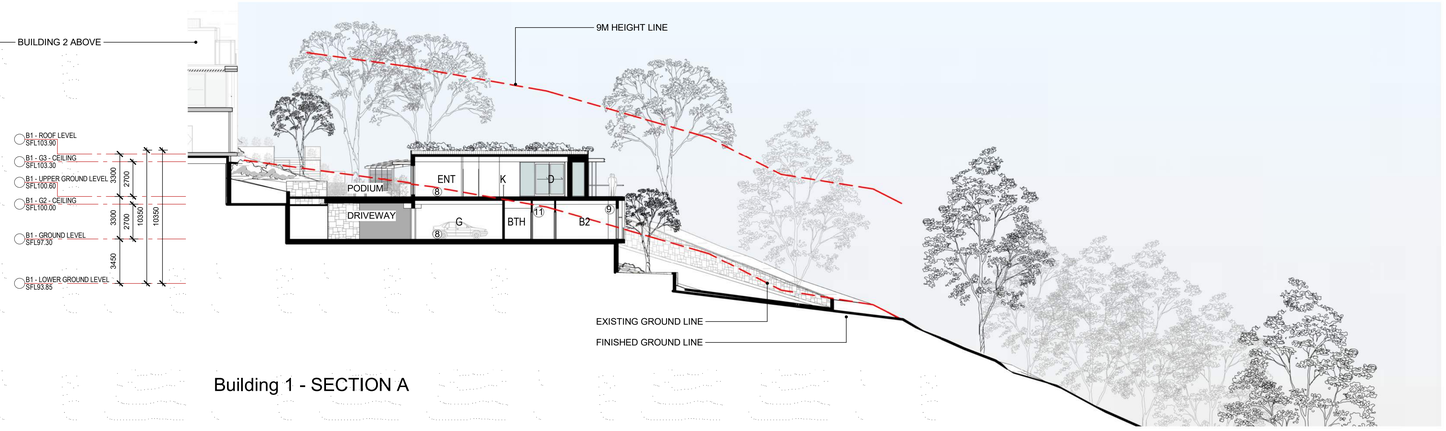
DRAWING TITLE:
Unit Types and Areas

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 1000	Author	Checker	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/502	1



Building 1 - NORTH



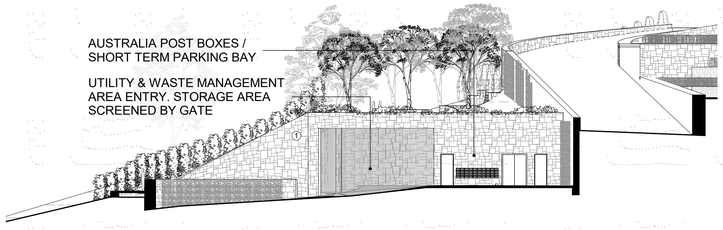
Building 1 - SECTION A



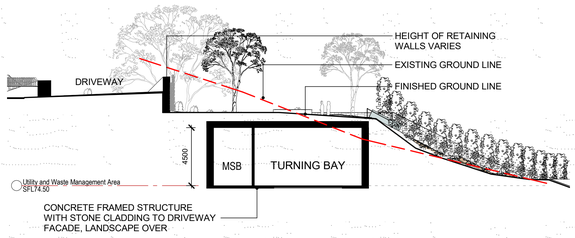
Building 1 - EAST



Building 1 - SOUTH



Utility & Waste Management Area - East



Utility & Waste Management Area SECTION B

LEGEND - MATERIALS & ROOM TYPES

MATERIAL TYPE		ROOM TYPE	
①	STONE CLADDING	B	BEDROOM
②	EXPRESSED INSITU CONCRETE FRAME	BTH	BATH
③	LINEAR CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)	D	DINING
④	SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)	ENS	ENSUITE
⑤	ALUMINIUM FRAMED WINDOWS (POWDER COATED FINISH)	ENT	ENTRY
⑥	ALUMINIUM FRAMED PRIVACY SLIDING SCREENS, METALWORK AND FIXED BLADES (POWDER COAT FINISH)	G	GARAGE
⑦	FACE BLOCKWORK	K	KITCHEN
⑧	CONCRETE FRAME FLOOR STRUCTURE	L	LIVING
⑨	CONCRETE FRAME WALL STRUCTURE WITH LIGHT WEIGHT STUD INFILL FRAMES	LDY	LAUNDRY
⑩	CONCRETE ROOF STRUCTURE (GREEN ROOF OVER)	T	TERRACE (POS)
⑪	PLASTERBOARD WALL & CEILING LINING	WIR	WALK IN ROBE
		POS	PRIVATE OPEN SPACE YARD

NOTES

- REFER TO DRAWING DA/11 FOR EXTERNAL BUILDING MATERIALS AND COLOURS.
- REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED PLANTING. THE FULL EXTENT OF PLANTING HAS NOT BEEN SHOWN ON THE ARCHITECTURAL ELEVATIONS FOR BUILDING CLARITY.

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 1:47:48 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 1 & UTILITIES AREA

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388
W www.aej.com.au
E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Building 1 & Utility Area – Elevations & Sections

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	EJ	MFJ	22.04.22

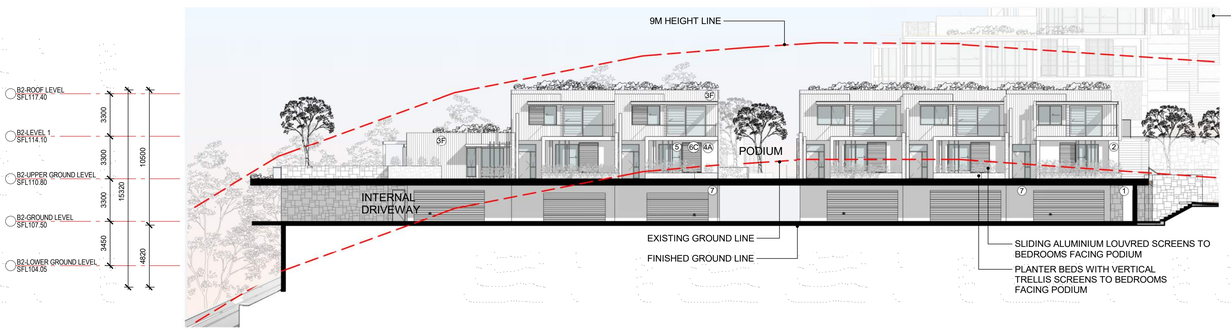
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/101	1



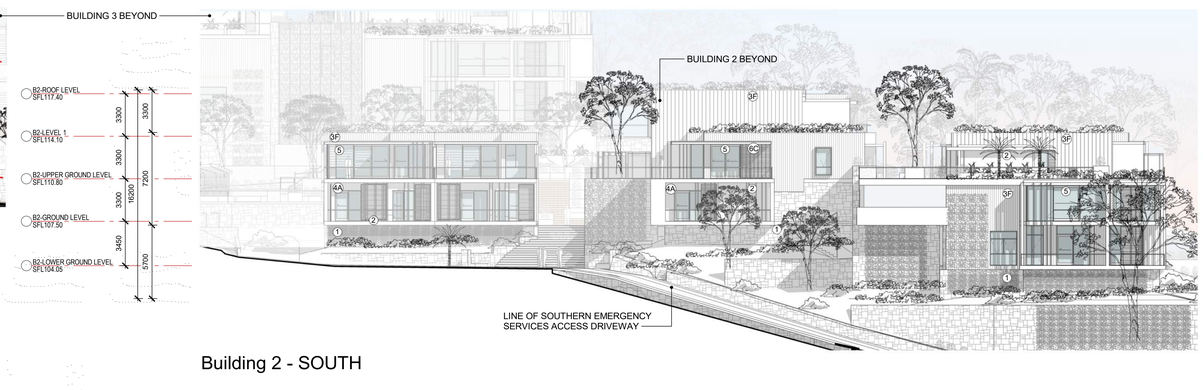
Building 2 - EAST



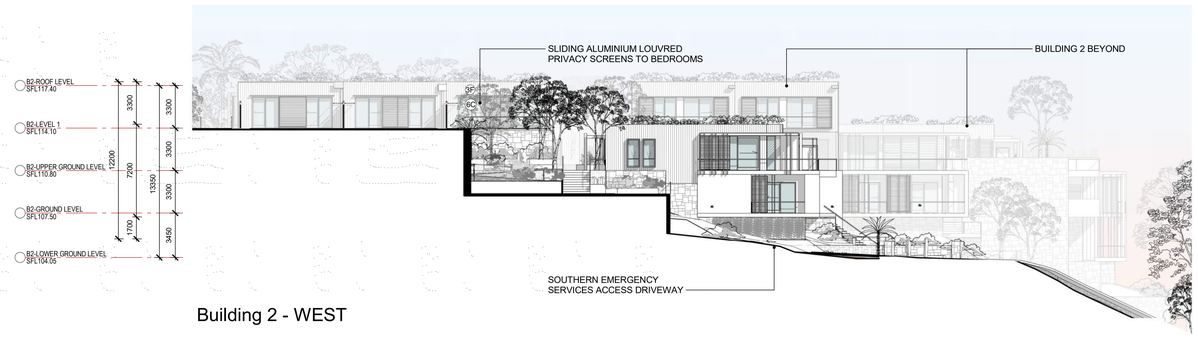
Building 2 - NORTH



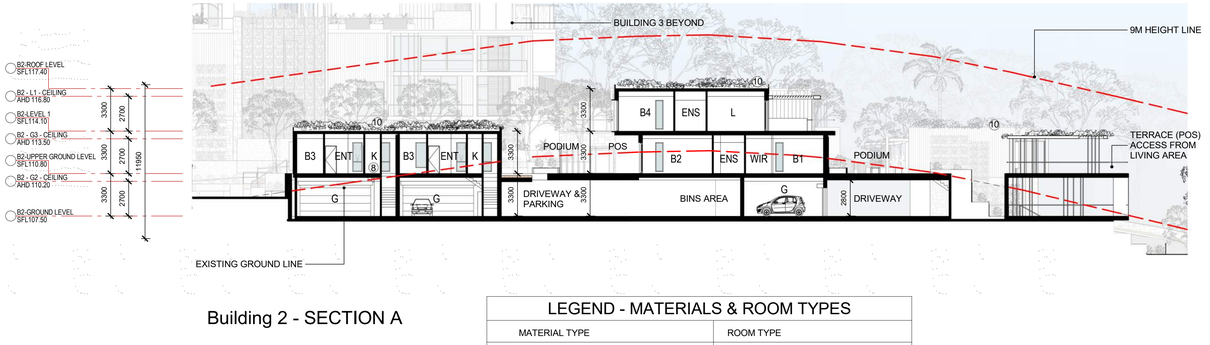
Building 2 - EAST (PODIUM)



Building 2 - SOUTH



Building 2 - WEST



Building 2 - SECTION A

LEGEND - MATERIALS & ROOM TYPES

MATERIAL TYPE		ROOM TYPE	
①	STONE CLADDING	B	BEDROOM
②	EXPRESSED INSITU CONCRETE FRAME	BTH	BATH
③	LINEAR CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)	D	DINING
④	SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)	ENS	ENSUITE
⑤	ALUMINIUM FRAMED WINDOWS (POWDER COATED FINISH)	ENT	ENTRY
⑥	ALUMINIUM FRAMED PRIVACY SLIDING SCREENS, METALWORK AND FIXED BLADES (POWDER COAT FINISH)	G	GARAGE
⑦	FACE BLOCKWORK	K	KITCHEN
⑧	CONCRETE FRAME FLOOR STRUCTURE	L	LIVING
⑨	CONCRETE FRAME WALL STRUCTURE WITH LIGHT WEIGHT STUD INFILL FRAMES	LDY	LAUNDRY
⑩	CONCRETE ROOF STRUCTURE (GREEN ROOF OVER)	T	TERRACE (POS)
⑪	PLASTERBOARD WALL & CEILING LINING	WIR	WALK IN ROBE
		POS	PRIVATE OPEN SPACE YARD

NOTES

- REFER TO DRAWING DA/11 FOR EXTERNAL BUILDING MATERIALS AND COLOURS.
- REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED PLANTING. THE FULL EXTENT OF PLANTING HAS NOT BEEN SHOWN ON THE ARCHITECTURAL ELEVATIONS FOR BUILDING CLARITY.

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 1:58:32 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 2

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

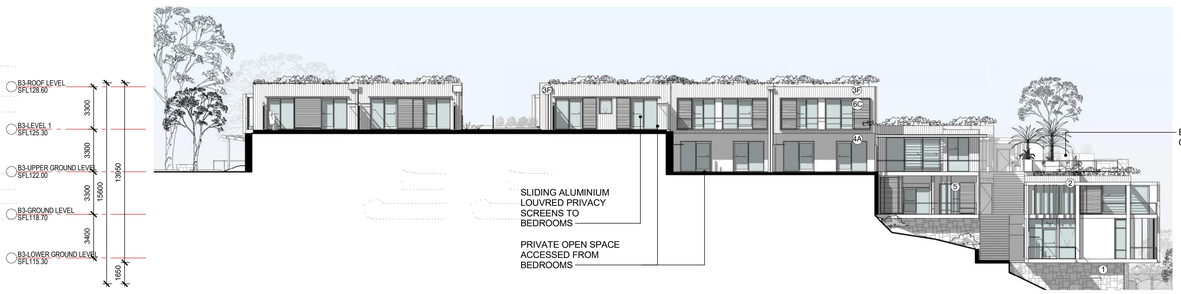
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Building 2 – Elevations & Section

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/203	1



Building 3 - WEST



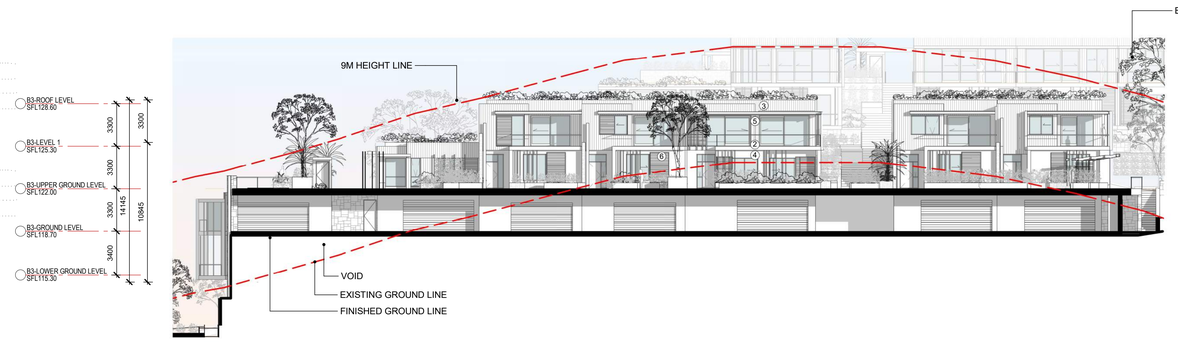
Building 3 - NORTH



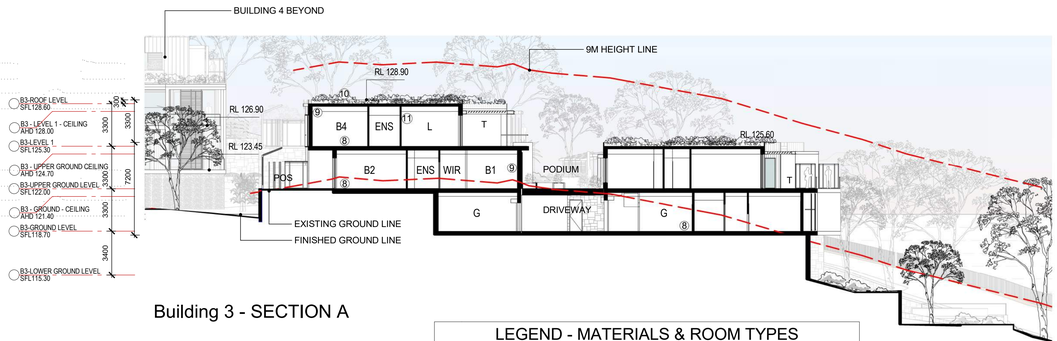
Building 3 - EAST



Building 3 - SOUTH



Building 3 - EAST (PODIUM)



Building 3 - SECTION A

LEGEND - MATERIALS & ROOM TYPES

MATERIAL TYPE		ROOM TYPE	
①	STONE CLADDING	B	BEDROOM
②	EXPRESSED INSITU CONCRETE FRAME	BTH	BATH
③	LINEAR CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)	D	DINING
④	SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)	ENS	ENSUITE
⑤	ALUMINIUM FRAMED WINDOWS (POWDER COATED FINISH)	ENT	ENTRY
⑥	ALUMINIUM FRAMED PRIVACY SLIDING SCREENS, METALWORK AND FIXED BLADES (POWDER COAT FINISH)	G	GARAGE
⑦	FACE BLOCKWORK	K	KITCHEN
⑧	CONCRETE FRAME FLOOR STRUCTURE	L	LIVING
⑨	CONCRETE FRAME WALL STRUCTURE WITH LIGHT WEIGHT STUD INFILL FRAMES	LDY	LAUNDRY
⑩	CONCRETE ROOF STRUCTURE (GREEN ROOF OVER)	T	TERRACE (POS)
⑪	PLASTERBOARD WALL & CEILING LINING	WIR	WALK IN ROBE
		POS	PRIVATE OPEN SPACE YARD

NOTES

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20/04/2022 12:02:44 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 3

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388
E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Building 3 – Elevations & Section

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/302	1



Building 4 - EAST



Building 4 - NORTH



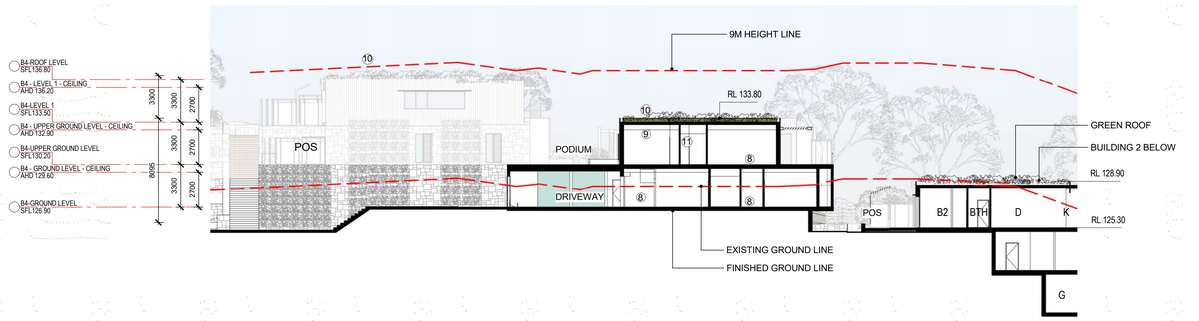
Building 4 - WEST



Building 4 - SOUTH



Building 4 - EAST (PODIUM)



Building 4 - SECTION A

LEGEND - MATERIALS & ROOM TYPES

MATERIAL TYPE		ROOM TYPE	
①	STONE CLADDING	B	BEDROOM
②	EXPRESSED INSITU CONCRETE FRAME	BTH	BATH
③	LINEAR CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)	D	DINING
④	SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)	ENS	ENSUITE
⑤	ALUMINIUM FRAMED WINDOWS (POWDER COATED FINISH)	ENT	ENTRY
⑥	ALUMINIUM FRAMED PRIVACY SLIDING SCREENS, METALWORK AND FIXED BLADES (POWDER COAT FINISH)	G	GARAGE
⑦	FACE BLOCKWORK	K	KITCHEN
⑧	CONCRETE FRAME FLOOR STRUCTURE	L	LIVING
⑨	CONCRETE FRAME WALL STRUCTURE WITH LIGHT WEIGHT STUD INFILL FRAMES	LDY	LAUNDRY
⑩	CONCRETE ROOF STRUCTURE (GREEN ROOF OVER)	T	TERRACE (POS)
⑪	PLASTERBOARD WALL & CEILING LINING	WIR	WALK IN ROBE
		POS	PRIVATE OPEN SPACE YARD

NOTES

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VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 2:15:52 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 4

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG
T 02 4226 3600
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NOWRA
T 02 4421 6822

BATEMANS BAY
T 02 4472 7388

E aej@aej.com.au

Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Building 4 – Elevations & Section

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/402	1



Building 5 - SOUTH



Building 5 - WEST



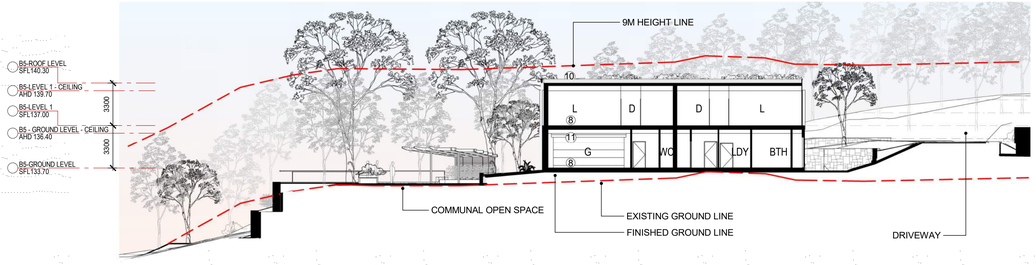
Building 5 - NORTH



Building 5 - EAST



Building 5 - SECTION 1



Building 5 - SECTION 2

LEGEND - MATERIALS & ROOM TYPES

MATERIAL TYPE		ROOM TYPE	
①	STONE CLADDING	B	BEDROOM
②	EXPRESSED INSITU CONCRETE FRAME	BTH	BATH
③	LINEAR CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)	D	DINING
④	SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)	ENS	ENSUITE
⑤	ALUMINIUM FRAMED WINDOWS (POWDER COATED FINISH)	ENT	ENTRY
⑥	ALUMINIUM FRAMED PRIVACY SLIDING SCREENS, METALWORK AND FIXED BLADES (POWDER COAT FINISH)	G	GARAGE
⑦	FACE BLOCKWORK	K	KITCHEN
⑧	CONCRETE FRAME FLOOR STRUCTURE	L	LIVING
⑨	CONCRETE FRAME WALL STRUCTURE WITH LIGHT WEIGHT STUD INFILL FRAMES	LDY	LAUNDRY
⑩	CONCRETE ROOF STRUCTURE (GREEN ROOF OVER)	T	TERRACE (POS)
⑪	PLASTERBOARD WALL & CEILING LINING	WIR	WALK IN ROBE
		POS	PRIVATE OPEN SPACE YARD

NOTES

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- REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED PLANTING. THE FULL EXTENT OF PLANTING HAS NOT BEEN SHOWN ON THE ARCHITECTURAL ELEVATIONS FOR BUILDING CLARITY.

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19/04/2022 2:20:31 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING 5

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Building 5 – Elevations & Section

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/501	1

DWELLING TYPES SCHEDULE - Areas By Unit Type	
Area Type Summary	Area

Unit 1
Type 7
Three Bedroom

Floor Area(GFA)	202 m²
Garage (2 Cars)	40 m²
Terrace	58 m²
	300 m²

Unit 2
Type 1
Three Bedroom

Floor Area(GFA)	166 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	247 m²

Unit 3
Type 2
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	48 m²
Terrace	43 m²
	259 m²

Unit 4
Type 7
Three Bedroom

Floor Area(GFA)	203 m²
Garage (2 Cars)	39 m²
Terrace	58 m²
	301 m²

Unit 5
Type 1
Three Bedroom

Floor Area(GFA)	167 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	248 m²

Unit 6
Type 1
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	249 m²

Unit 7
Type 2
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	47 m²
Terrace	72 m²
	287 m²

Unit 8
Type 12
Four Bedroom

Floor Area(GFA)	179 m²
Garage (2 Cars)	46 m²
Terrace	41 m²
	266 m²

Unit 9
Type 5
Three Bedroom

Floor Area(GFA)	184 m²
Garage (2 Cars)	42 m²
Terrace	28 m²
	253 m²

Unit 10
Type 4
Three Bedroom

Floor Area(GFA)	183 m²
Garage (2 Cars)	42 m²
Terrace	23 m²
	249 m²

Unit 11
Type 4
Three Bedroom

Floor Area(GFA)	179 m²
Garage (2 Cars)	42 m²
Terrace	23 m²
	244 m²

Unit 12
Type 6
Four Bedroom

Floor Area(GFA)	215 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	281 m²

DWELLING TYPES SCHEDULE - Areas By Unit Type	
Area Type Summary	Area

Unit 13
Type 6
Four Bedroom

Floor Area(GFA)	217 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	284 m²

Unit 14
Type 2
Three Bedroom

Floor Area(GFA)	167 m²
Garage (2 Cars)	47 m²
Terrace	71 m²
	285 m²

Unit 15
Type 1
Three Bedroom

Floor Area(GFA)	164 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	245 m²

Unit 16
Type 3
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	47 m²
Terrace	44 m²
	259 m²

Unit 17
Type 7
Three Bedroom

Floor Area(GFA)	202 m²
Garage (2 Cars)	39 m²
Terrace	61 m²
	303 m²

Unit 18
Type 2
Three Bedroom

Floor Area(GFA)	166 m²
Garage (2 Cars)	47 m²
Terrace	43 m²
	256 m²

Unit 19
Type 1
Three Bedroom

Floor Area(GFA)	165 m²
Garage (2 Cars)	45 m²
Terrace	35 m²
	245 m²

Unit 20
Type 1
Three Bedroom

Floor Area(GFA)	166 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	248 m²

Unit 21
Type 1
Three Bedroom

Floor Area(GFA)	167 m²
Garage (2 Cars)	46 m²
Terrace	34 m²
	248 m²

Unit 22
Type 2
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	47 m²
Terrace	43 m²
	258 m²

Unit 23
Type 5
Three Bedroom

Floor Area(GFA)	184 m²
Garage (2 Cars)	42 m²
Terrace	28 m²
	254 m²

Unit 24
Type 4
Three Bedroom

Floor Area(GFA)	179 m²
Garage (2 Cars)	42 m²
Terrace	24 m²
	245 m²

DWELLING TYPES SCHEDULE - Areas By Unit Type	
Area Type Summary	Area

Unit 25
Type 9
Four Bedroom

Floor Area(GFA)	217 m²
Garage (2 Cars)	49 m²
Terrace	34 m²
	300 m²

Unit 26
Type 6
Four Bedroom

Floor Area(GFA)	220 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	287 m²

Unit 27
Type 6
Four Bedroom

Floor Area(GFA)	217 m²
Garage (2 Cars)	43 m²
Terrace	23 m²
	284 m²

Unit 28
Type 1
Three Bedroom

Floor Area(GFA)	163 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	244 m²

Unit 29
Type 8
Three Bedroom

Floor Area(GFA)	208 m²
Garage (2 Cars)	41 m²
Terrace	57 m²
	307 m²

Unit 30
Type 7
Three Bedroom

Floor Area(GFA)	203 m²
Garage (2 Cars)	39 m²
Terrace	59 m²
	301 m²

Unit 31
Type 2
Three Bedroom

Floor Area(GFA)	167 m²
Garage (2 Cars)	47 m²
Terrace	42 m²
	257 m²

Unit 32
Type 1
Three Bedroom

Floor Area(GFA)	165 m²
Garage (2 Cars)	45 m²
Terrace	35 m²
	245 m²

Unit 33
Type 1
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	46 m²
Terrace	35 m²
	249 m²

Unit 34
Type 1
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	46 m²
Terrace	34 m²
	248 m²

Unit 35
Type 2
Three Bedroom

Floor Area(GFA)	168 m²
Garage (2 Cars)	47 m²
Terrace	71 m²
	286 m²

Unit 36
Type 9
Four Bedroom

Floor Area(GFA)	217 m²
Garage (2 Cars)	49 m²
Terrace	34 m²
	300 m²

DWELLING TYPES SCHEDULE - Areas By Unit Type	
Area Type Summary	Area

Unit 37
Type 4
Three Bedroom

Floor Area(GFA)	179 m²
Garage (2 Cars)	42 m²
Terrace	23 m²
	244 m²

Unit 38
Type 6
Four Bedroom

Floor Area(GFA)	216 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	282 m²

Unit 39
Type 6
Four Bedroom

Floor Area(GFA)	214 m²
Garage (2 Cars)	43 m²
Terrace	24 m²
	281 m²

Unit 40
Type 13
Three Bedroom

Floor Area(GFA)	213 m²
Garage (2 Cars)	41 m²
Terrace	67 m²
	321 m²

Unit 41
Type 11
Four Bedroom

Floor Area(GFA)	234 m²
Garage (2 Cars)	39 m²
Terrace	33 m²
	305 m²

Unit 42
Type 10
Four Bedroom

Floor Area(GFA)	232 m²
Garage (2 Cars)	38 m²
Terrace	33 m²
	303 m²



Dwelling Location Plan

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19/04/2022 2:20:39 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

UNIT TYPES AND AREAS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

10 0 10 20 30 40 50 60 70 80 90

DRAWING TITLE:
Unit Types and Areas

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 1000	Author	Checker	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/502	1



Building 3 Podium Privacy Study



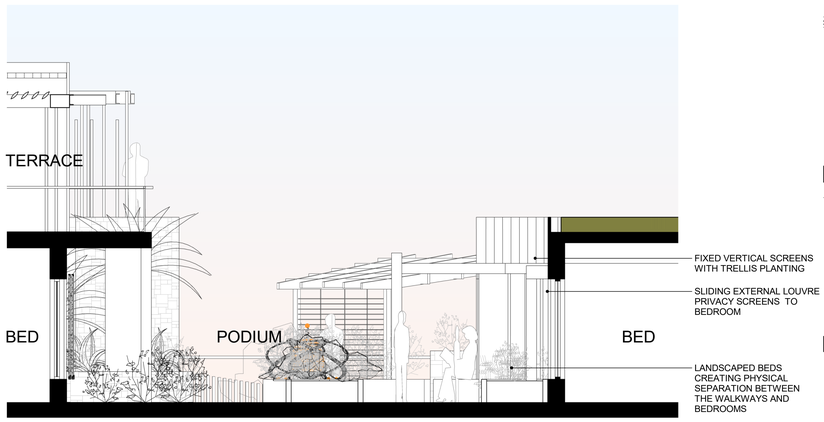
Building 3 & 4 Privacy Study



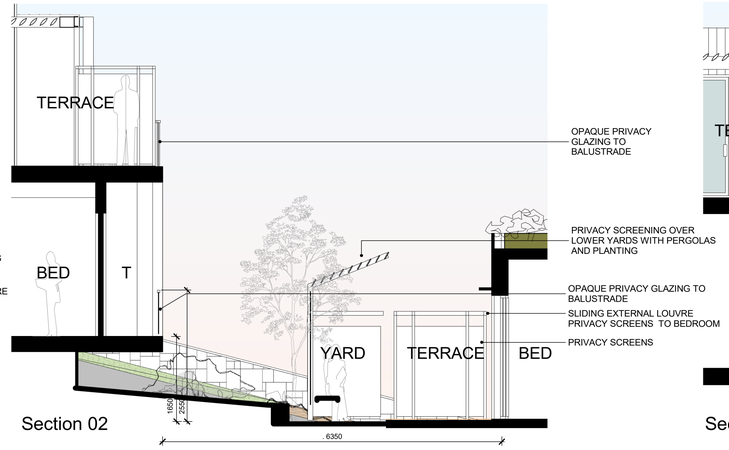
Building 4 & 5 Privacy Study



Privacy Study Plan



Section 01



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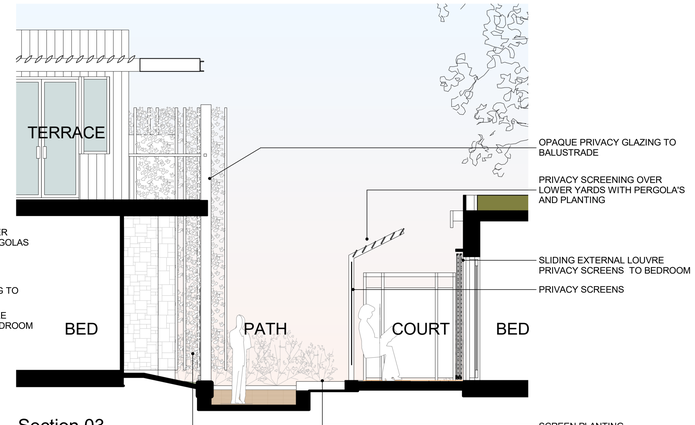

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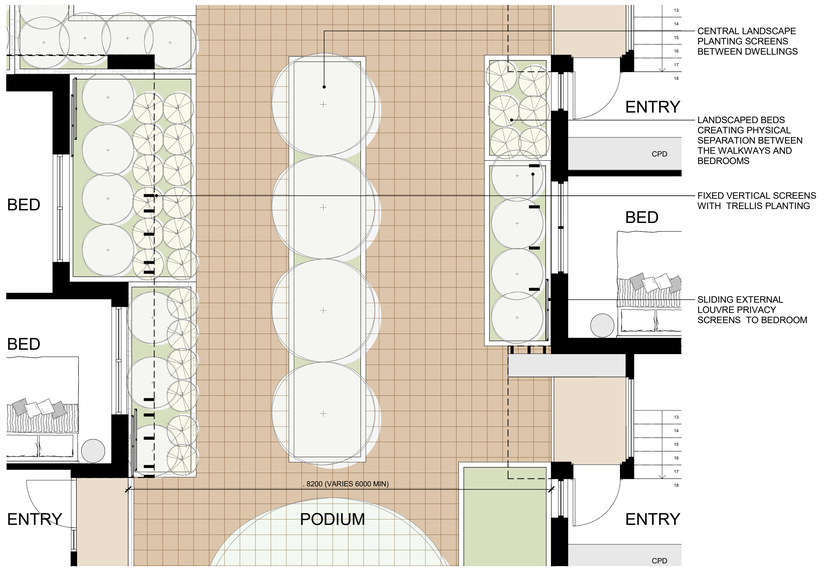
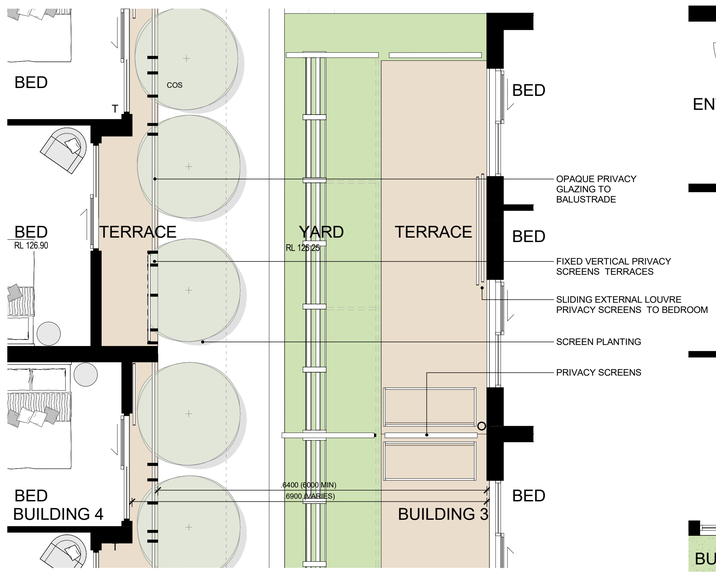
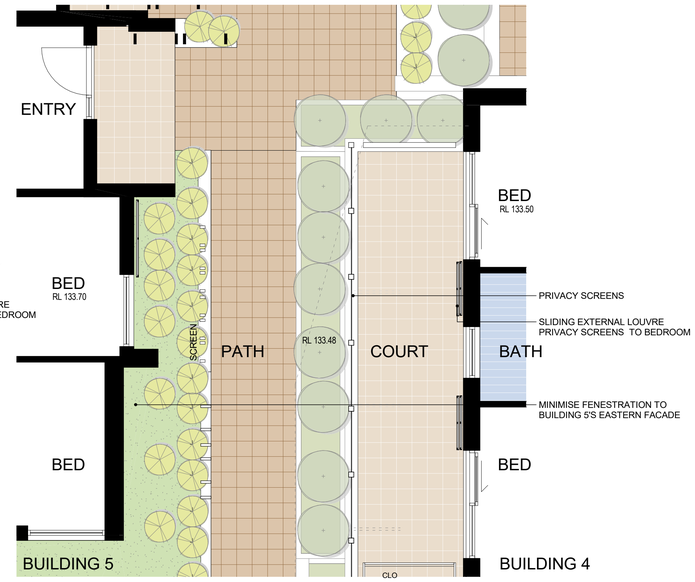


Part Plan 01 - BUILDING 3 UPPER GROUND LEVEL



Part Plan 02 - BUILDINGS 4 AND 3



Part Plan 03 - BUILDINGS 5 AND 4

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

DWELLING PRIVACY STUDY

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

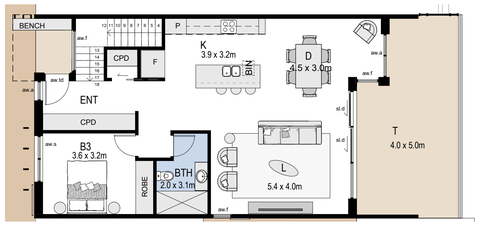
WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388 E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

1:0 1 2 3 4

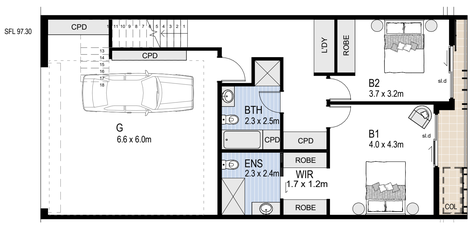
DRAWING TITLE:
Dwelling Privacy Study

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:50 d	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/600	1

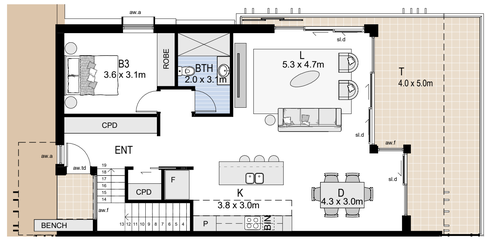


Type 1 Dwelling - Upper Ground (Podium)

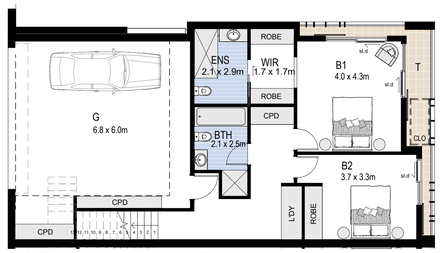


Type 1 Dwelling - Ground (Parking)

TYPE 1 AVERAGE DWELLING AREAS	
Floor Area GFA	166 sqm
Garage	46 sqm
Terraces POS	35 sqm
Typical Total Area	247 sqm
*Refer to sheet DA502 for individual unit areas	

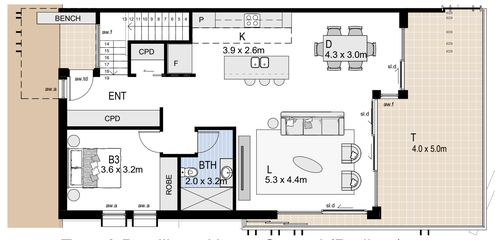


Type 2 Dwelling - Upper Ground (Podium)

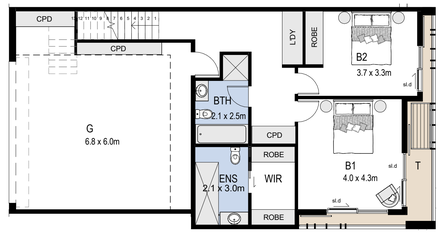


Type 2 Dwelling - Ground (Parking)

TYPE 2 AVERAGE DWELLING AREAS	
Floor Area GFA	167 sqm
Garages	46 sqm
Terraces POS	55 sqm
Typical Total Area	268 sqm
*Refer to sheet DA502 for individual unit areas	



Type 3 Dwelling - Upper Ground (Podium)

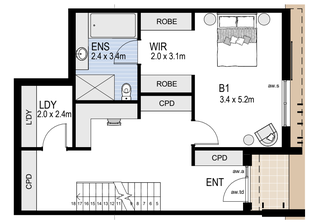


Type 3 Dwelling - Ground (Parking)

TYPE 3 DWELLING AREAS	
Floor Area GFA	168 sqm
Garage	47 sqm
Terraces POS	47 sqm
Typical Total Area	262 sqm

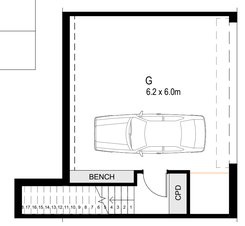


Type 4 Dwelling - Level 1

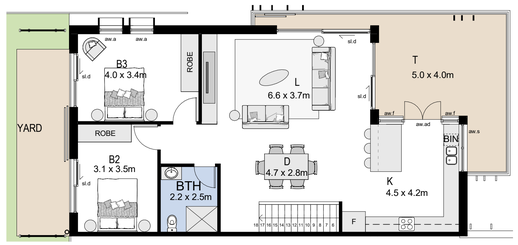


Type 4 Dwelling - Upper Ground (Podium)

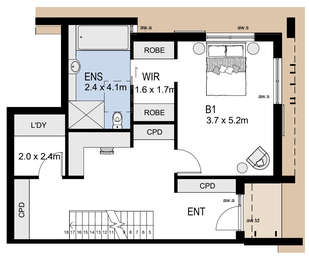
TYPE 4 AVERAGE DWELLING AREAS	
Floor Area GFA	180 sqm
Garages	42 sqm (Garage)
Terraces POS	23 sqm
Typical Total Area	245 sqm
*Refer to sheet DA502 for individual unit areas	



Type 4 Dwelling - Ground (Parking)

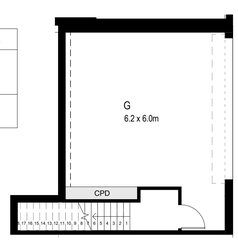


Type 5 Dwelling - Level 1.

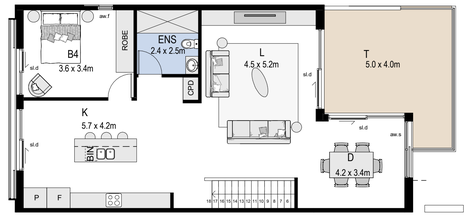


Type 5 Dwelling - Upper Ground (Podium)

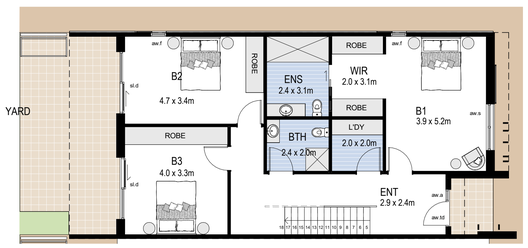
TYPE 5 AVERAGE DWELLING AREAS	
Floor Area GFA	184 sqm
Garage	42 sqm
Terraces POS	28 sqm
Typical Total Area	254 sqm
*Refer to sheet DA502 for individual unit areas	



Type 5 Dwelling - Ground (Parking)

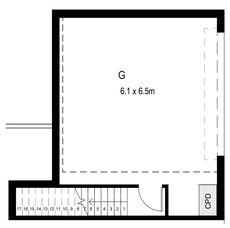


Type 6 Dwelling - Level 1

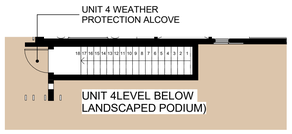


Type 6 Dwelling - Upper Ground (Podium)

TYPE 6 AVERAGE DWELLING AREAS	
Floor Area GFA	216 sqm
Garage	43 sqm
Terraces POS	23 sqm
Typical Total Area	283 sqm
*Refer to sheet DA502 for individual unit areas	

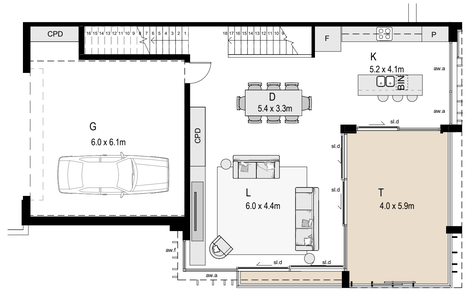


Type 6 Dwelling - Ground (Parking)

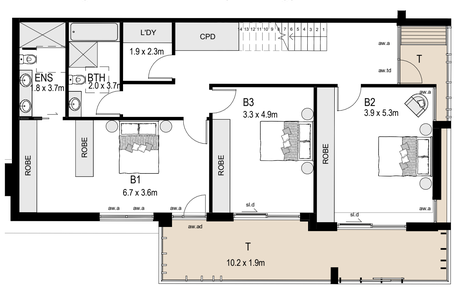


TYPE 7 AVRAGE DWELLING AREAS	
Floor AreaGFA	202 sqm
Garage	39 sqm
Terraces POS	59 sqm
Typical Total Area	300 sqm
*Refer to sheet DA502 for individual unit areas	

Type 7 Dwelling - Upper Ground (Podium)



Type 7 Dwelling - Ground Level (Parking)



Type 7 Dwelling - Lower Ground

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 1	Type 7	Bldg 1
Unit 2	Type 1	Bldg 1
Unit 3	Type 2	Bldg 1
Unit 4	Type 7	Bldg 2
Unit 5	Type 1	Bldg 2
Unit 6	Type 1	Bldg 2
Unit 7	Type 2	Bldg 2
Unit 8	Type 12	Bldg 2
Unit 9	Type 5	Bldg 2
Unit 10	Type 4	Bldg 2
Unit 11	Type 4	Bldg 2
Unit 12	Type 6	Bldg 2
Unit 13	Type 6	Bldg 2
Unit 14	Type 2	Bldg 2
Unit 15	Type 1	Bldg 2
Unit 16	Type 3	Bldg 2
Unit 17	Type 7	Bldg 3
Unit 18	Type 2	Bldg 3
Unit 19	Type 1	Bldg 3
Unit 20	Type 1	Bldg 3
Unit 21	Type 1	Bldg 3

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 22	Type 2	Bldg 3
Unit 23	Type 5	Bldg 3
Unit 24	Type 4	Bldg 3
Unit 25	Type 9	Bldg 3
Unit 26	Type 6	Bldg 3
Unit 27	Type 6	Bldg 3
Unit 28	Type 1	Bldg 3
Unit 29	Type 8	Bldg 3
Unit 30	Type 7	Bldg 4
Unit 31	Type 2	Bldg 4
Unit 32	Type 1	Bldg 4
Unit 33	Type 1	Bldg 4
Unit 34	Type 1	Bldg 4
Unit 35	Type 2	Bldg 4
Unit 36	Type 9	Bldg 4
Unit 37	Type 4	Bldg 4
Unit 38	Type 6	Bldg 4
Unit 39	Type 6	Bldg 4
Unit 40	Type 13	Bldg 4
Unit 41	Type 11	Bldg 5
Unit 42	Type 10	Bldg 5

Dwelling Type Schedule		
Dwelling Type	Description	Quantity
Type 1	Three Bedroom	11
Type 2	Three Bedroom	7
Type 3	Three Bedroom	1
Type 4	Three Bedroom	4
Type 5	Three Bedroom	2
Type 6	Four Bedroom	6
Type 7	Three Bedroom	4
Type 8	Three Bedroom	1
Type 9	Four Bedroom	2
Type 10	Four Bedroom	1
Type 11	Four Bedroom	1
Type 12	Four Bedroom	1
Type 13	Three Bedroom	1
TOTAL		42

LEGEND		FLOOR FINISHES		
AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF	ROOM ABBREVIATION	ROOM TYPE	FLOOR FINISH
B	BEDROOM	B	BEDROOM	CARPET
BTH	BATH	BTH	BATH	TILE
D	DINING	D	DINING	TIMBER
ENS	ENSUITE	ENS	ENSUITE	TILE
ENT	ENTRY	ENT	ENTRY	TILE
G	GARAGE	G	GARAGE	CONCRETE
K	KITCHEN	K	KITCHEN	TIMBER
L	LIVING	L	LIVING	TIMBER
LB	LETTERBOX	LDY	LAUNDRY	TILE
LDY	LAUNDRY	T	TERRACE	TILE
T	TERRACE (POS)	WIR	WALK IN ROBE	CARPET
WIR	WALK IN ROBE			
POS	PRIVATE OPEN SPACE YARD			
RL	REDUCED LEVEL (AHD)			
SLD	ALUMINIUM SLIDING DOOR			
CLO	CLOTHESLINE			

NOTES

- REFER TO ARCHITECTURAL DRAWING DA/09 FOR DWELLING TYPOLOGY LOCATION SITE PLAN
- REFER TO 1:200 FLOOR PLANS FOR PRIVACY CONTROLS
- INDOOR WASTE RECYCLING CUPBOARDS LOCATED WITHIN KITCHEN CUPBOARDS ADJACENT TO SINK

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18/04/2022 2:22:54 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

DWELLING TYPOLOGIES

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

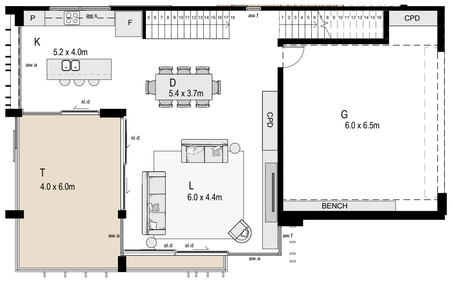
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Dwelling Typologies Sheet 1 of 3

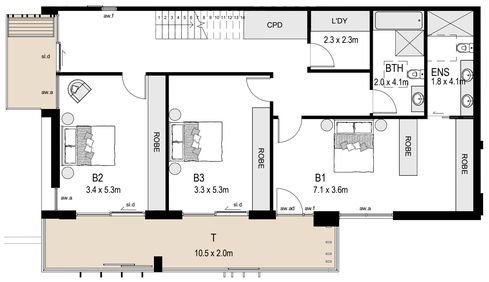
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:100	EJ	MFJ	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/601	1

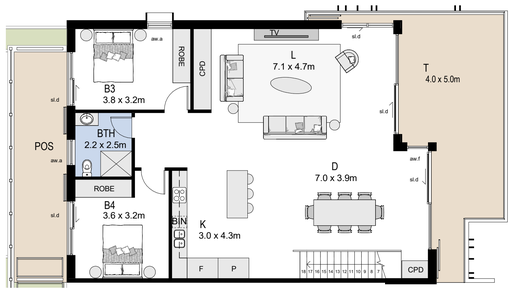


Type 8 Dwelling - Ground (Parking)

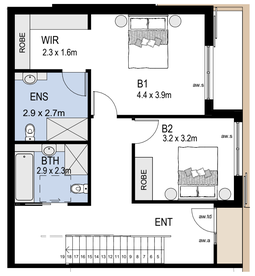


Type 8 Dwelling - Lower Ground

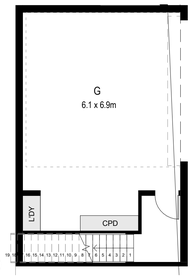
TYPE 8 DWELLING AREAS	
Floor Area GFA	208 sqm
Garage	41 sqm
Terraces POS	57 sqm
Typical Total Area	306 sqm



Type 9 Dwelling - Level 1

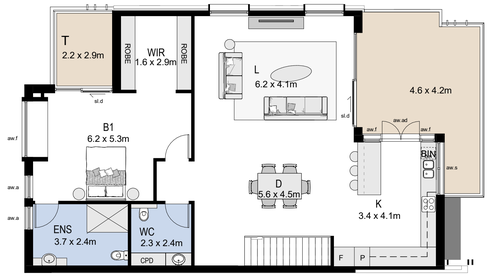


Type 9 Dwelling - Upper Ground (Podium)

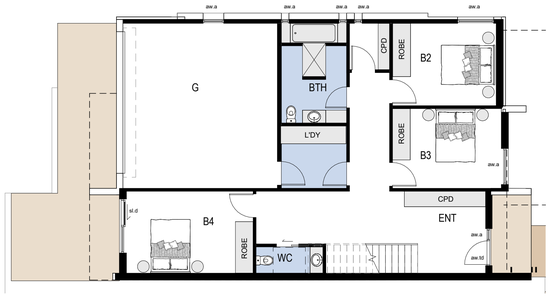


Type 9 Dwelling - Ground (Parking)

TYPE 9 DWELLING AREAS	
Floor Area GFA	217 sqm
Garage	49 sqm
Terraces POS	33 sqm
Typical Total Area	299 sqm



Type 10 Dwelling - Level L1

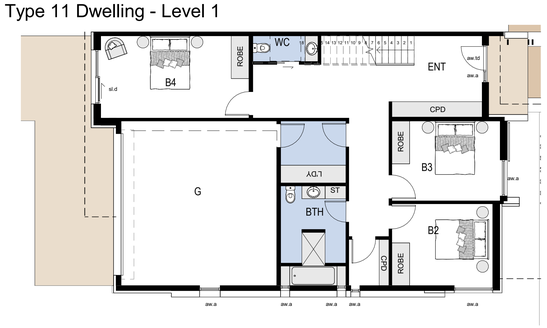


Type 10 Dwelling - Ground (Parking)

TYPE 10 DWELLING AREAS	
Floor Area GFA	232 sqm
Garage	38 sqm
Terraces POS	33 sqm
Typical Total Area	303 sqm

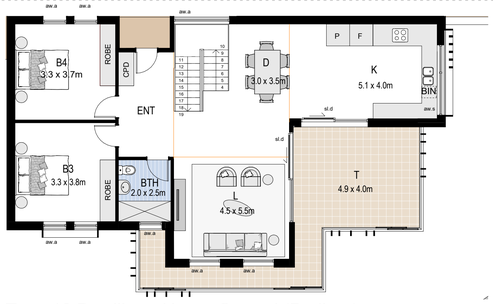


Type 11 Dwelling - Level 1

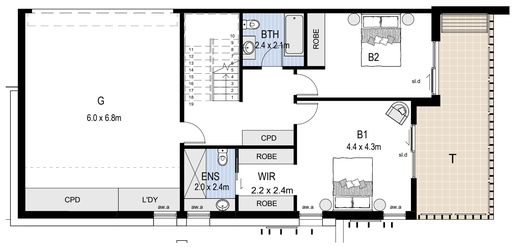


Type 11 Dwelling - Ground (Parking)

TYPE 11 DWELLING AREAS	
Floor Area GFA	234 sqm
Garage	38 sqm
Terraces POS	33 sqm
Typical Total Area	305 sqm



Type 12 Dwelling - Upper Ground (Podium)



Type 12 Dwelling - Ground (Parking)

TYPE 12 DWELLING AREAS	
Floor Area GFA	179 sqm
Garage	38 sqm
Terraces POS	41 sqm
Typical Total Area	258 sqm

DWELLING TYPE No	GFA m²	GARAGE m²	TERRACE m²	AVG m²
Type 1	180	44	38	260
Type 2	180	50	48	290
Type 3	172	58	48	278
Type 4	186	56	41	284
Type 5	193	57	44	293
Type 6	230	48	56	325
Type 7	218	50	60	322
Type 8	228	48	57	317
Type 9	219	67	42	336
Type 10	252	44	57	362
Type 11	252	44	57	363
Type 12	198	53	53	305
Type 13	192	44	59	295

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 1	Type 7	Bldg 1
Unit 2	Type 1	Bldg 1
Unit 3	Type 2	Bldg 1
Unit 4	Type 7	Bldg 2
Unit 5	Type 1	Bldg 2
Unit 6	Type 1	Bldg 2
Unit 7	Type 2	Bldg 2
Unit 8	Type 12	Bldg 2
Unit 9	Type 5	Bldg 2
Unit 10	Type 4	Bldg 2
Unit 11	Type 4	Bldg 2
Unit 12	Type 6	Bldg 2
Unit 13	Type 6	Bldg 2
Unit 14	Type 2	Bldg 2
Unit 15	Type 1	Bldg 2
Unit 16	Type 3	Bldg 2
Unit 17	Type 7	Bldg 3
Unit 18	Type 2	Bldg 3
Unit 19	Type 1	Bldg 3
Unit 20	Type 1	Bldg 3
Unit 21	Type 1	Bldg 3

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 22	Type 2	Bldg 3
Unit 23	Type 5	Bldg 3
Unit 24	Type 4	Bldg 3
Unit 25	Type 9	Bldg 3
Unit 26	Type 6	Bldg 3
Unit 27	Type 6	Bldg 3
Unit 28	Type 1	Bldg 3
Unit 29	Type 8	Bldg 3
Unit 30	Type 7	Bldg 4
Unit 31	Type 2	Bldg 4
Unit 32	Type 1	Bldg 4
Unit 33	Type 1	Bldg 4
Unit 34	Type 1	Bldg 4
Unit 35	Type 2	Bldg 4
Unit 36	Type 9	Bldg 4
Unit 37	Type 4	Bldg 4
Unit 38	Type 6	Bldg 4
Unit 39	Type 6	Bldg 4
Unit 40	Type 13	Bldg 4
Unit 41	Type 11	Bldg 5
Unit 42	Type 10	Bldg 5

Dwelling Type Schedule		
Dwelling Type	Description	Quantity
Type 1	Three Bedroom	11
Type 2	Three Bedroom	7
Type 3	Three Bedroom	1
Type 4	Three Bedroom	4
Type 5	Three Bedroom	2
Type 6	Four Bedroom	6
Type 7	Three Bedroom	4
Type 8	Three Bedroom	1
Type 9	Four Bedroom	2
Type 10	Four Bedroom	1
Type 11	Four Bedroom	1
Type 12	Four Bedroom	1
Type 13	Three Bedroom	1

NOTES

- REFER TO ARCHITECTURAL DRAWING DA/09 FOR DWELLING TYPOLOGY LOCATION SITE PLAN
- REFER TO 1:200 FLOOR PLANS FOR PRIVACY CONTROLS
- INDOOR WASTE RECYCLING CUPBOARDS LOCATED WITHIN KITCHEN CUPBOARDS ADJACENT TO SINK

LEGEND

AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LB	LETTERBOX
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCED LEVEL (AHD)
SLD	ALUMINIUM SLIDING DOOR
CLO	CLOTHESLINE

FLOOR FINISHES

ROOM ABBREVIATION	ROOM TYPE	FLOOR FINISH
B	BEDROOM	CARPET
BTH	BATH	TILE
D	DINING	TIMBER
ENS	ENSUITE	TILE
ENT	ENTRY	TILE
G	GARAGE	CONCRETE
K	KITCHEN	TIMBER
L	LIVING	TIMBER
LDY	LAUNDRY	TILE
T	TERRACE	TILE
WIR	WALK IN ROBE	CARPET

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 2:23:17 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

DWELLING TYPOLOGIES

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

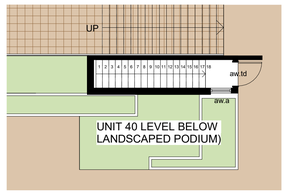
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

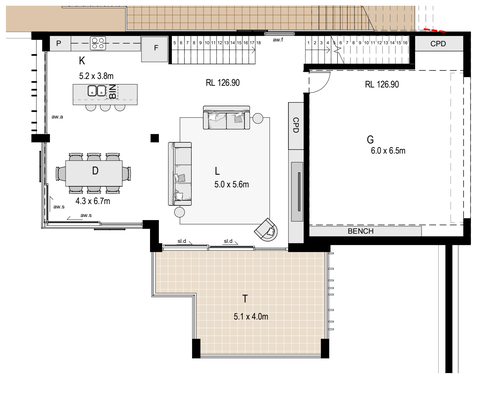
DRAWING TITLE:
Dwelling Typologies Sheet 2 of 3

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:100	EJ	MFJ	22.04.22

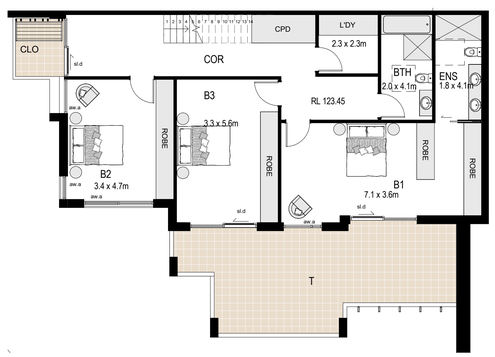
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/602	1



TYPE 13 Dwelling - Upper Ground (Podium)



TYPE 13 Dwelling - Ground (Parking)



Type 13 Dwelling Lower Ground

TYPE 13 DWELLING AREAS	
Floor Area GFA	213 sqm
Garage	38 sqm
Terraces POS	67 sqm
Typical Total Area	318 sqm

DWELLING TYPE No	GFA m²	GARAGE m²	TERRACE m²	AVG m²
Type 1	180	44	38	260
Type 2	180	50	48	290
Type 3	172	58	48	278
Type 4	186	56	41	284
Type 5	193	57	44	293
Type 6	230	48	56	325
Type 7	218	50	60	322
Type 8	228	48	57	317
Type 9	219	67	42	336
Type 10	252	44	57	362
Type 11	252	44	57	363
Type 12	198	53	53	305
Type 13	192	44	59	295

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 1	Type 7	Bldg 1
Unit 2	Type 1	Bldg 1
Unit 3	Type 2	Bldg 1
Unit 4	Type 7	Bldg 2
Unit 5	Type 1	Bldg 2
Unit 6	Type 1	Bldg 2
Unit 7	Type 2	Bldg 2
Unit 8	Type 12	Bldg 2
Unit 9	Type 5	Bldg 2
Unit 10	Type 4	Bldg 2
Unit 11	Type 4	Bldg 2
Unit 12	Type 6	Bldg 2
Unit 13	Type 6	Bldg 2
Unit 14	Type 2	Bldg 2
Unit 15	Type 1	Bldg 2
Unit 16	Type 3	Bldg 2
Unit 17	Type 7	Bldg 3
Unit 18	Type 2	Bldg 3
Unit 19	Type 1	Bldg 3
Unit 20	Type 1	Bldg 3
Unit 21	Type 1	Bldg 3

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 22	Type 2	Bldg 3
Unit 23	Type 5	Bldg 3
Unit 24	Type 4	Bldg 3
Unit 25	Type 9	Bldg 3
Unit 26	Type 6	Bldg 3
Unit 27	Type 6	Bldg 3
Unit 28	Type 1	Bldg 3
Unit 29	Type 8	Bldg 3
Unit 30	Type 7	Bldg 4
Unit 31	Type 2	Bldg 4
Unit 32	Type 1	Bldg 4
Unit 33	Type 1	Bldg 4
Unit 34	Type 1	Bldg 4
Unit 35	Type 2	Bldg 4
Unit 36	Type 9	Bldg 4
Unit 37	Type 4	Bldg 4
Unit 38	Type 6	Bldg 4
Unit 39	Type 6	Bldg 4
Unit 40	Type 13	Bldg 4
Unit 41	Type 11	Bldg 5
Unit 42	Type 10	Bldg 5

Dwelling Type Schedule		
Dwelling Type	Description	Quantity
Type 1	Three Bedroom	11
Type 2	Three Bedroom	7
Type 3	Three Bedroom	1
Type 4	Three Bedroom	4
Type 5	Three Bedroom	2
Type 6	Four Bedroom	6
Type 7	Three Bedroom	4
Type 8	Three Bedroom	1
Type 9	Four Bedroom	2
Type 10	Four Bedroom	1
Type 11	Four Bedroom	1
Type 12	Four Bedroom	1
Type 13	Three Bedroom	1

NOTES

- REFER TO ARCHITECTURAL DRAWING DA/09 FOR DWELLING TYPOLOGY LOCATION SITE PLAN
- REFER TO 1:200 FLOOR PLANS FOR PRIVACY CONTROLS
- INDOOR WASTE RECYCLING CUPBOARDS LOCATED WITHIN KITCHEN CUPBOARDS ADJACENT TO SINK

LEGEND	
AW(.)	ALUMINIUM WINDOW/DOOR (W-AWNING. F- FIXED, S-SLIDING, AD-GLAZED LEAF, T-TIMBER LEAF
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LB	LETTERBOX
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCED LEVEL (AHD)
SL D	ALUMINIUM SLIDING DOOR
CLO	CLOTHESLINE

FLOOR FINISHES		
ROOM ABBREVIATION	ROOM TYPE	FLOOR FINISH
B	BEDROOM	CARPET
BTH	BATH	TILE
D	DINING	TIMBER
ENS	ENSUITE	TILE
ENT	ENTRY	TILE
G	GARAGE	CONCRETE
K	KITCHEN	TIMBER
L	LIVING	TIMBER
LDY	LAUNDRY	TILE
T	TERRACE	TILE
WIR	WALK IN ROBE	CARPET

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 2:23:32 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

DWELLING TYPOLOGIES

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Dwelling Typologies Sheet 3 of 3

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:100	Author	Checker	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No: 17-0049
DWG No: DA/603
ISSUE: 1

ADAPTABLE DWELLING TYPE 5

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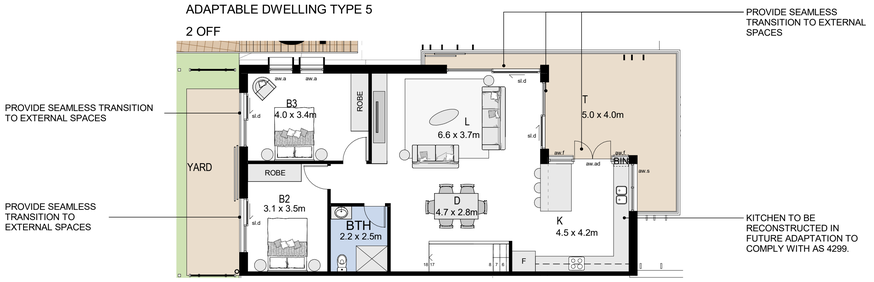
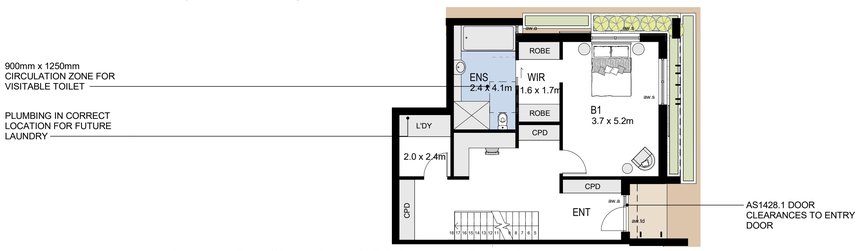
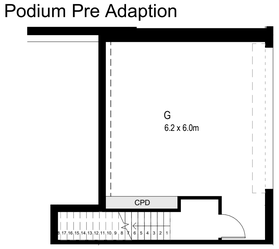


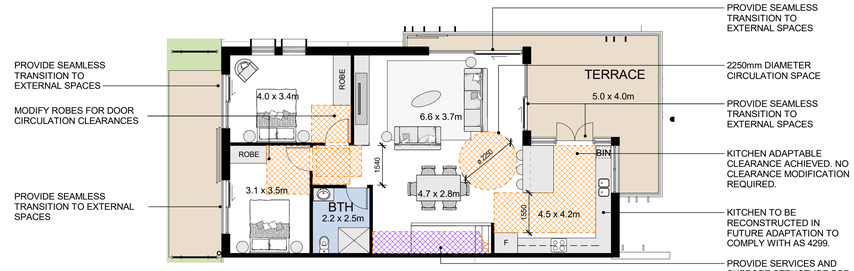
Type 5 Dwelling - Level L1 Pre Adaption



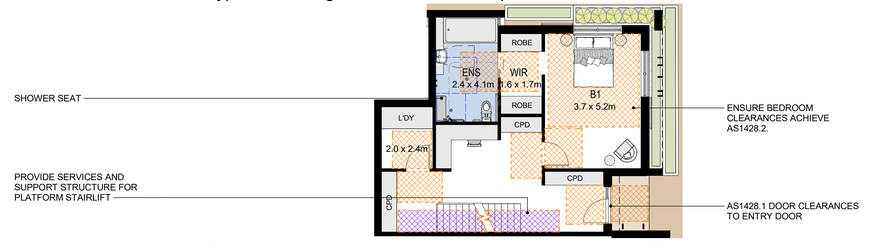
Type 5 Dwelling - Level G3 Podium Pre Adaption



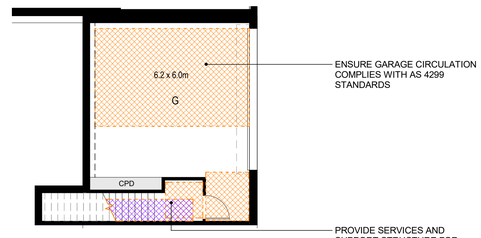
Type 5 Dwelling - Level G2 Parking Pre Adaption



Type 5 Dwelling - Level L1 Post Adaption



Type 5 Dwelling - Level G3 Podium Post Adaption



Type 5 Dwelling - Level G2 Parking Post Adaption

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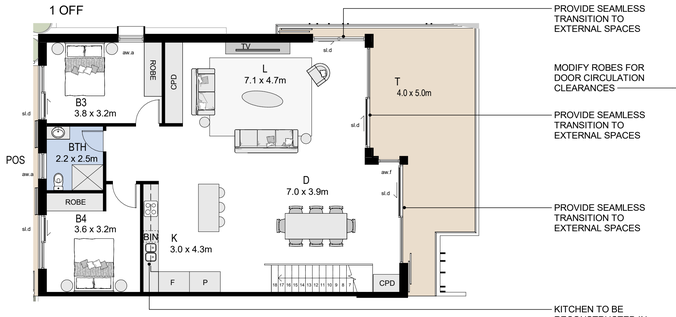
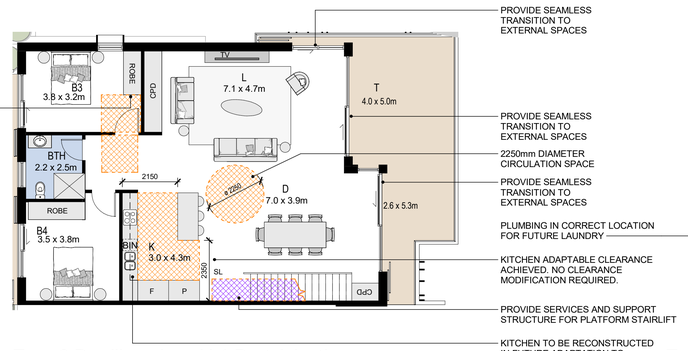


Type 9 Dwelling - Level L1 Pre Adaption



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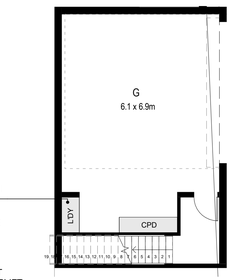
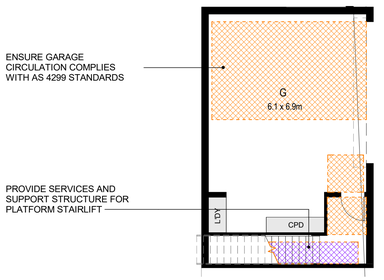
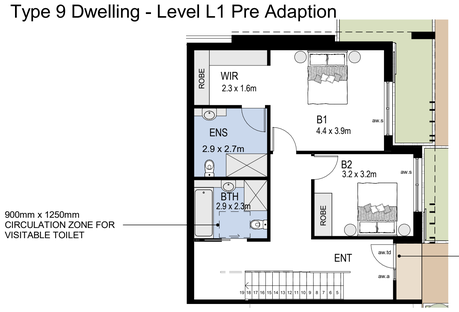


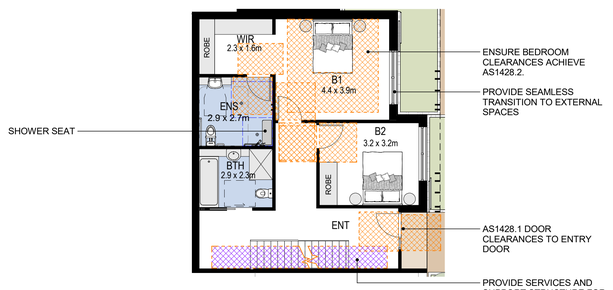
Type 9 Dwelling - Level G2 Parking Pre Adaption



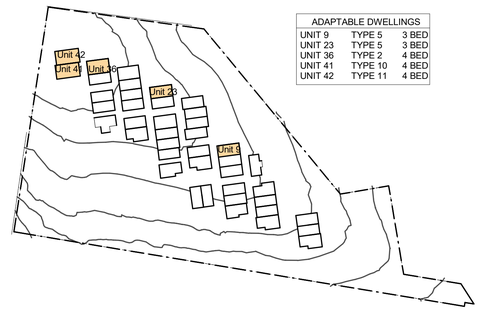
Type 9 Dwelling - Level G2 Parking Post Adaption



Type 9 Dwelling - Level G3 Podium Pre Adaption



Type 9 Dwelling - Level G3 Podium Post Adaption



ADAPTABLE DWELLINGS		
UNIT 9	TYPE 5	3 BED
UNIT 23	TYPE 5	3 BED
UNIT 36	TYPE 2	4 BED
UNIT 41	TYPE 10	4 BED
UNIT 42	TYPE 11	4 BED

FLOOR FINISHES

ROOM ABBREVIATION	ROOM TYPE	FLOOR FINISH
B	BEDROOM	CARPET
BTH	BATH	TILE
D	DINING	TIMBER
ENS	ENSUITE	TILE
ENT	ENTRY	TILE
G	GARAGE	CONCRETE
K	KITCHEN	TIMBER
L	LIVING	TIMBER
LDY	LAUNDRY	TILE
T	TERRACE	TILE
WIR	WALK IN ROBE	CARPET

LEGEND

CIRCULATION CLEARANCE ZONE

NOTES

- PROVIDE 920mm DOOR LEAF TO ACCESSIBLE ROOMS

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19/04/2022 2:23:49 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

ADAPTABLE DWELLINGS

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Adaptable Dwellings - Pre and Post Adaptation Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:100	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/604	1

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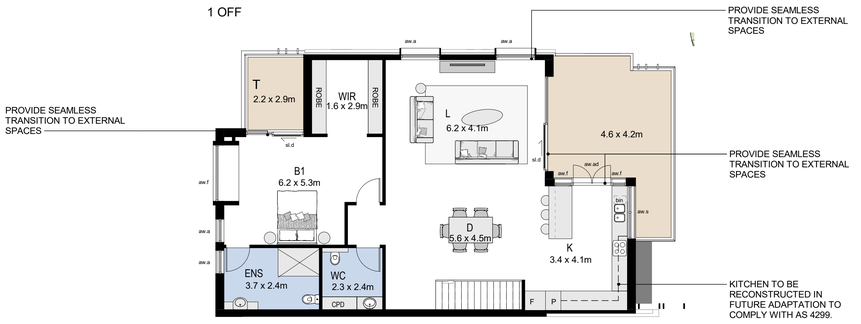
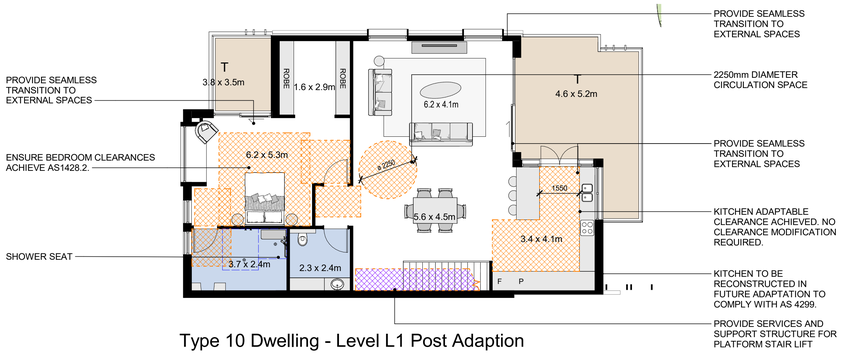


Type 10 Dwelling - Level L1 Pre Adaption



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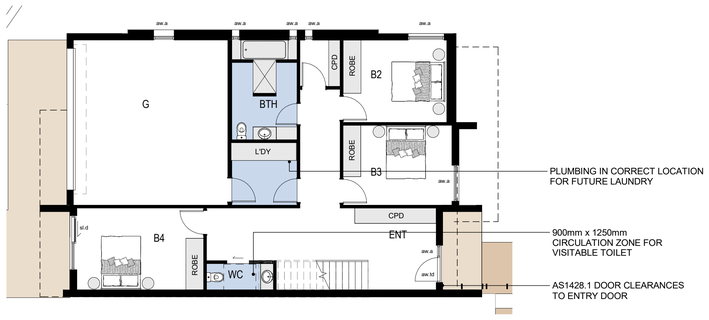
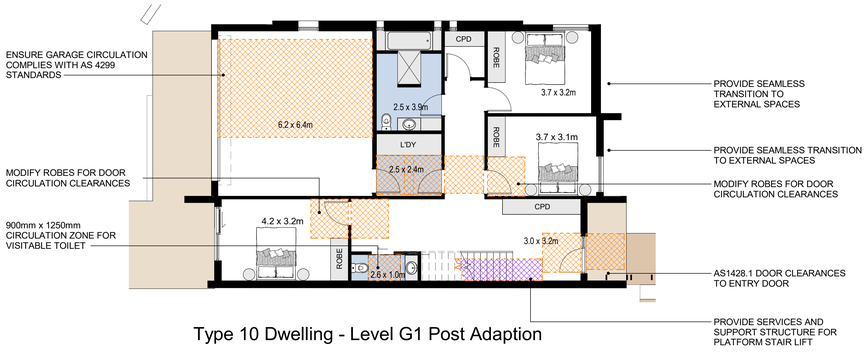


Type 10 Dwelling - Level G1 Pre Adaption



Type 10 Dwelling - Level G1 Post Adaption

ADAPTABLE DWELLING TYPE 11

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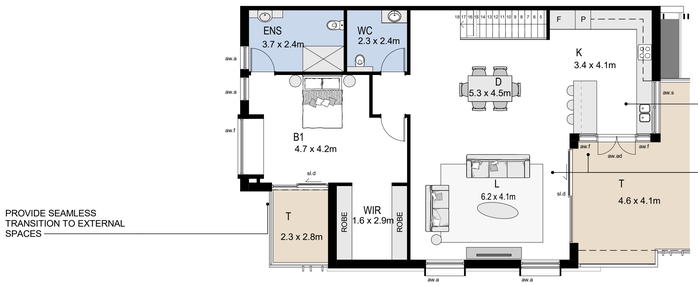
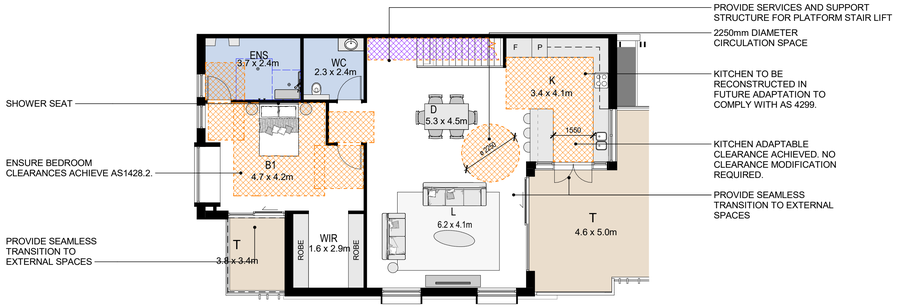
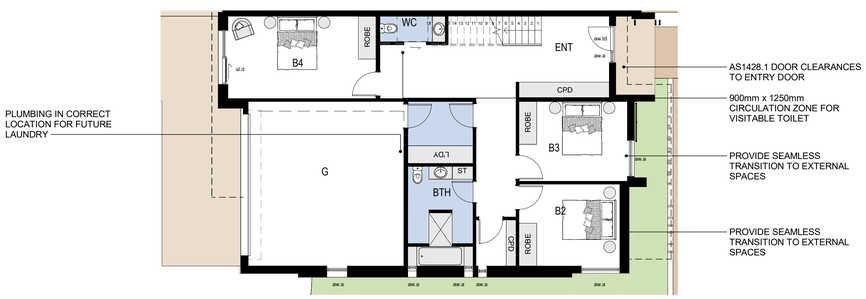


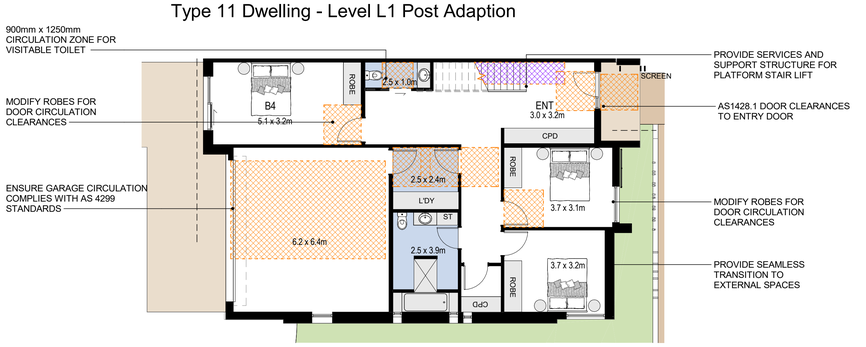
Type 11 Dwelling - Level L1 Pre Adaption



Type 11 Dwelling - Level L1 Post Adaption



Type 11 Dwelling - Level G1 Pre Adaption



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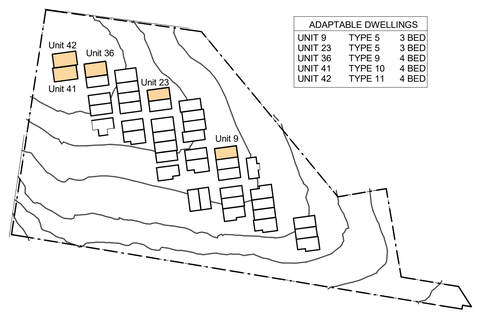

ADAPTABLE DWELLINGS		
UNIT 9	TYPE 5	3 BED
UNIT 23	TYPE 5	3 BED
UNIT 36	TYPE 9	4 BED
UNIT 41	TYPE 10	4 BED
UNIT 42	TYPE 11	4 BED

FLOOR FINISHES

ROOM ABBREVIATION	ROOM TYPE	FLOOR FINISH
B	BEDROOM	CARPET
BTH	BATH	TILE
D	DINING	TIMBER
ENS	ENSUITE	TILE
ENT	ENTRY	TILE
G	GARAGE	CONCRETE
K	KITCHEN	TIMBER
L	LIVING	TIMBER
LDY	LAUNDRY	TILE
T	TERRACE	TILE
WIR	WALK IN ROBE	CARPET

LEGEND

CIRCULATION CLEARANCE ZONE

NOTES

- PROVIDE 920mm DOOR LEAF TO ACCESSIBLE ROOMS

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19/04/2022 2:23:59 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

ADAPTABLE DWELLINGS

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

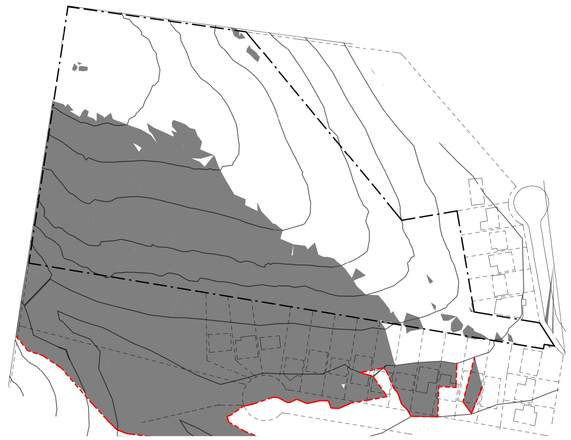
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388 E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

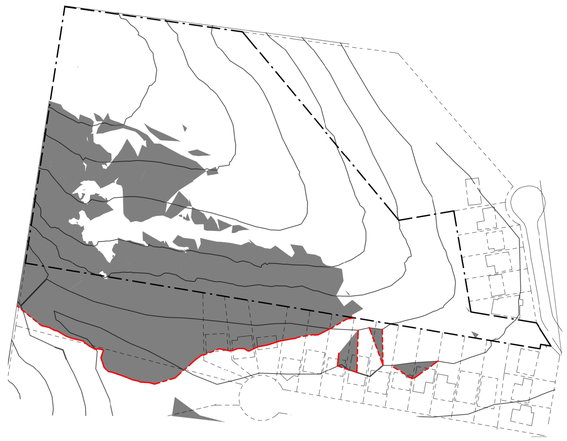
DRAWING TITLE:
Adaptable Dwellings - Pre and Post Adaptation Plans

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:100	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/605	1



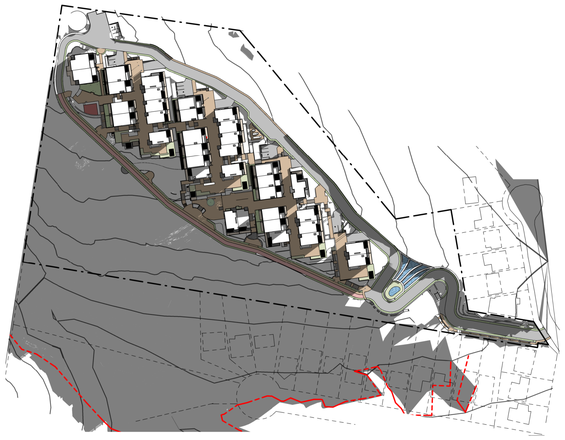
Shadow Diagram June 21 9am Existing Topography



Shadow Diagram June 21 10am Existing Topography



Shadow Diagram June 21 11am Existing Topography



Shadow Diagram June 21 9am



Shadow Diagram June 21 10am



Shadow Diagram June 21 11am

LEGEND

LINE OF SHADOW CAST BY EXISTING TOPOGRAPHY PRIOR TO PROPOSED NEW WORKS

NOTES

- SHADOW CASTING DOES NOT INCLUDE SHADOWS CAST BY THE EXISTING VEGETATION OR EXISTING STRUCTURES ON ADJACENT PROPERTIES
- THE SITE TOPOGRAPHY AND CONTOUR LEVELS OF THE AREAS OUTSIDE OF THE 14 COSGROVE AVE PROPERTY BOUNDARIES ARE BASED ON THE WOLLONGONG CITY COUNCIL INTERACTIVE MAPS CONTOUR DATA.
- THE LOCATION OF DWELLINGS ON THE ADJACENT PROPERTIES ARE BASED ON AERIAL IMAGES SOURCED FROM THE NSW GOVERNMENT 6 MAPS WEB SITE.

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SHADOW DIAGRAMS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

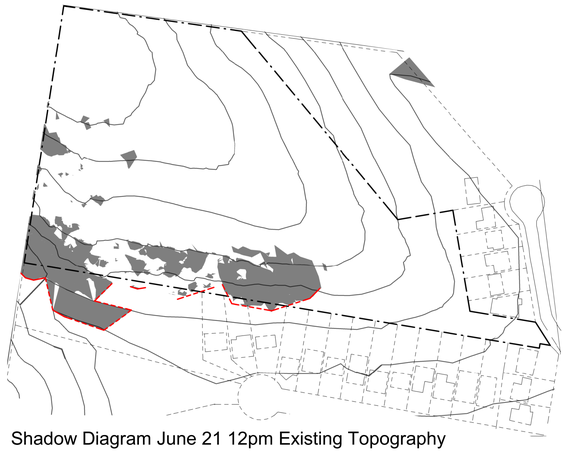
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

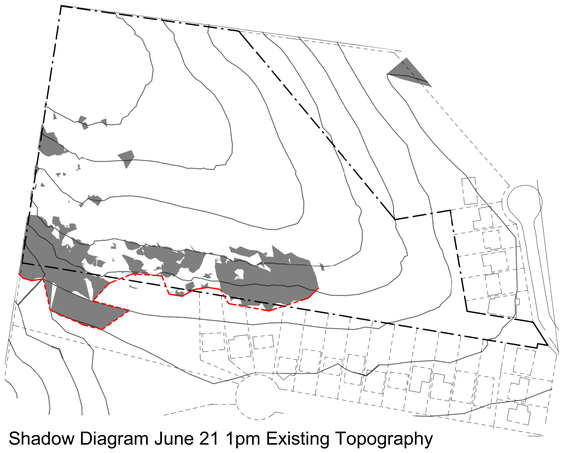
DRAWING TITLE:
Site Shadow Diagrams Sheet 1 of 2

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:1750	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/606	1



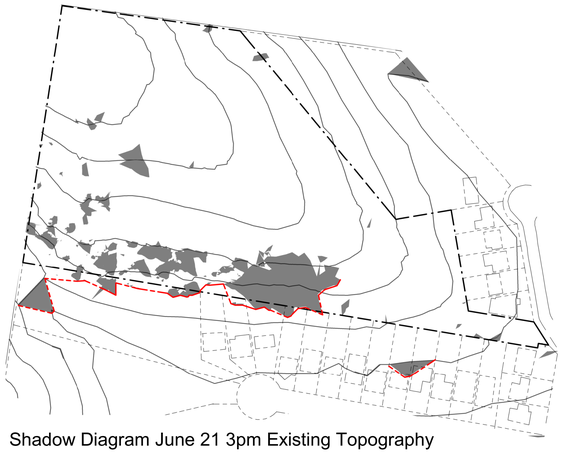
Shadow Diagram June 21 12pm Existing Topography



Shadow Diagram June 21 1pm Existing Topography



Shadow Diagram June 21 2pm Existing Topography



Shadow Diagram June 21 3pm Existing Topography



Shadow Diagram June 21 12pm



Shadow Diagram June 21 1pm

LOCATION OF EXISTING DWELLINGS ON ADJACENT PROPERTIES SHOWN DOTTED



Shadow Diagram June 21 2pm



Shadow Diagram June 21 3pm

LEGEND

LINE OF SHADOW CAST BY EXISTING TOPOGRAPHY PRIOR TO PROPOSED NEW WORKS

NOTES

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- THE LOCATION OF DWELLINGS ON THE ADJACENT PROPERTIES ARE BASED ON AERIAL IMAGES SOURCED FROM THE NSW GOVERNMENT 6 MAPS WEBSITE.

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19/04/2022 2:32:45 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SHADOW DIAGRAMS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

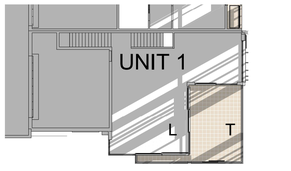
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388
E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

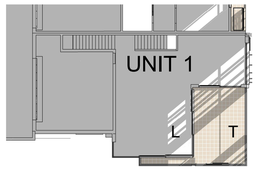
DRAWING TITLE:
Site Shadow Diagrams Sheet 2 of 2

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:1750	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/607	1



Bldg 1 - GF 9am



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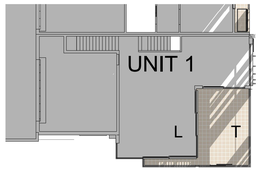

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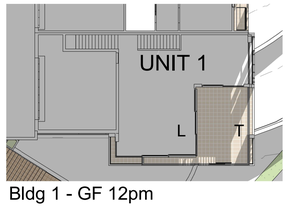

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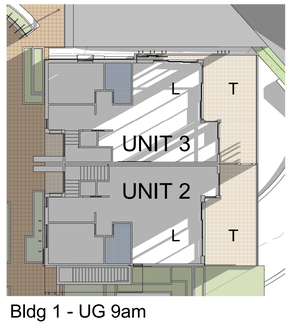

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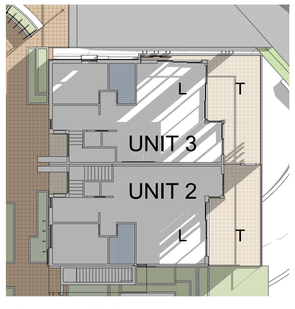

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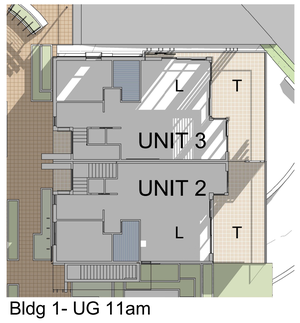

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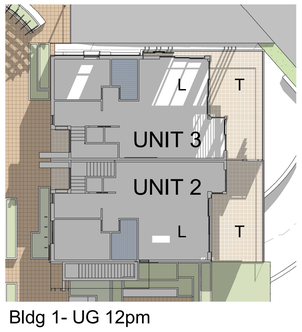

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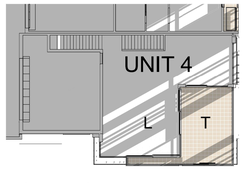

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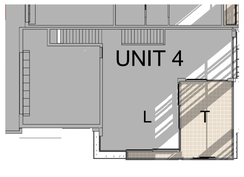

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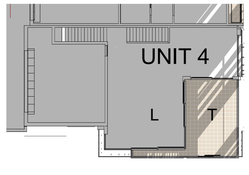

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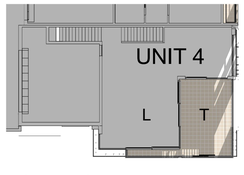

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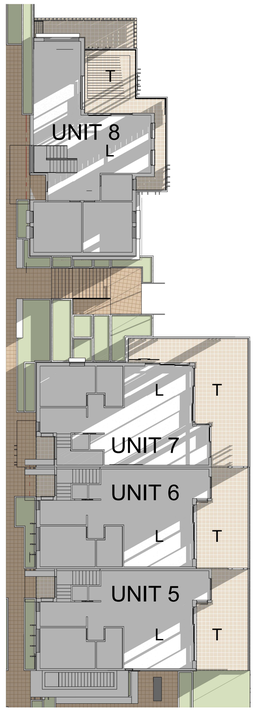

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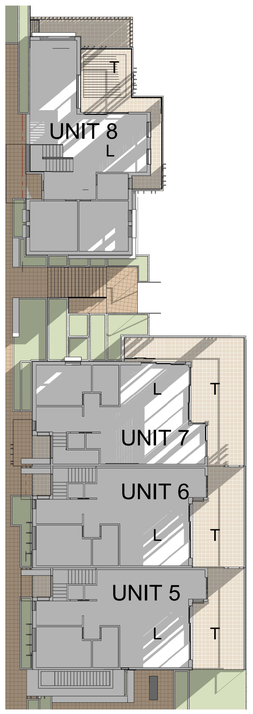

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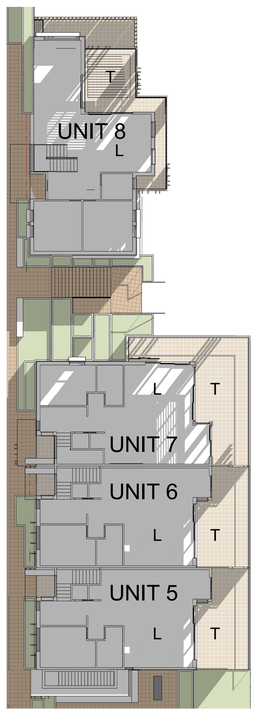
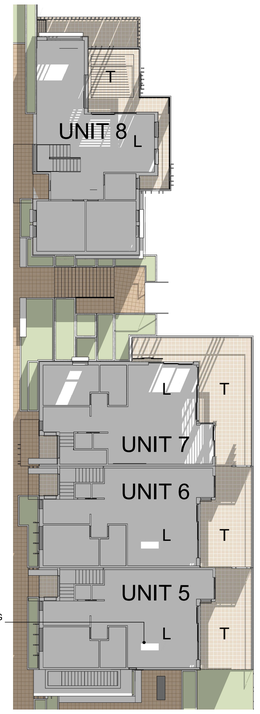


Bldg 2 - UG 11am Part 1

DIRECT SOLAR ACCESS INTO LIVING AREA VIA SKYLIGHT



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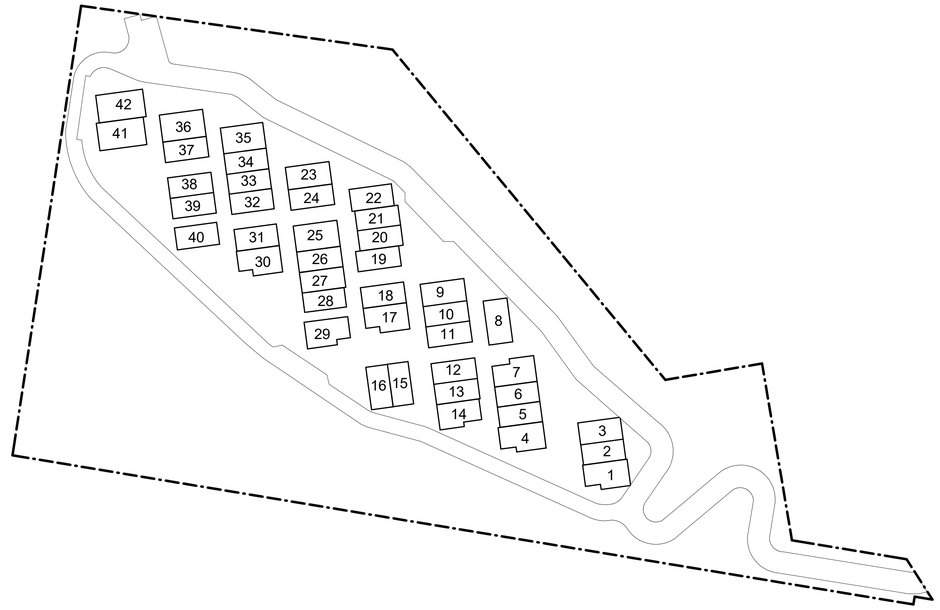

DIRECT SUNLIGHT SOLAR ACCESS SCHEDULE (JUNE 21)

	Living / Dining Open Plan Rooms						Private Open Spaces					
Dwelling No	9am	10am	11am	12pm	Total Hours	DCP COMPLIANCE	9am	10am	11am	12pm	Total_Hours	DCP_COMPLIANCE
NA												
Unit 1	YES	YES	YES	YES	3	N/A	YES	YES	NO	NO	1	NO
Unit 2	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 3	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 4	YES	YES	YES	YES	3	N/A	YES	YES	NO	NO	1	NO
Unit 5	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 6	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 7	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 8	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 9	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 10	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 11	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 12	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 13	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 14	NO	NO	NO	NO	0	N/A	NO	NO	NO	NO	0	NO
Unit 15	NO	YES	YES	YES	2	N/A	NO	NO	NO	NO	0	NO
Unit 16	NO	NO	NO	NO	0	N/A	NO	NO	NO	NO	0	NO
Unit 17	YES	YES	YES	YES	3	N/A	YES	YES	NO	NO	1	NO
Unit 18	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 19	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 20	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 21	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 22	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 23	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 24	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 25	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 26	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 27	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 28	NO	NO	NO	NO	0	N/A	NO	NO	NO	NO	0	NO
Unit 29	NO	NO	NO	NO	0	N/A	NO	NO	NO	NO	0	NO
Unit 30	YES	YES	YES	YES	3	N/A	NO	YES	YES	NO	1	NO
Unit 31	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 32	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 33	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 34	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 35	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 36	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 37	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 38	YES	YES	YES	YES	3	YES	YES	YES	YES	YES	3	YES
Unit 39	YES	YES	YES	YES	3	N/A	YES	YES	YES	YES	3	YES
Unit 40	NO	NO	NO	NO	0	N/A	NO	NO	NO	NO	0	NO
Unit 41	YES	YES	NO	NO	1	N/A	YES	YES	YES	YES	3	YES
Unit 42	YES	YES	YES	YES	3	YES	YES	YES	YES	NO	2	NO

SOLAR ACCESS

WOLLONGONG DCP - CHAPTER B1 RESIDENTIAL DEVELOPMENT REQUIREMENTS

- THE PRIMARY BALCONY OF AT LEAST 70% OF THE DWELLINGS WITHIN A MULTI-DWELLING HOUSING DEVELOPMENT SHALL RECEIVE A MINIMUM OF THREE HOURS OF DIRECT SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON JUNE 21.
- WINDOWS TO NORTH FACING LIVING ROOMS FOR EACH OF THE SUBJECT DWELLINGS IN THE DEVELOPMENT MUST RECEIVE AT LEAST 3 HOURS OF SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON 21 JUNE.
- AT LEAST 50% OF THE PRIVATE OPEN SPACE AREA FOR EACH OF THE SUBJECT DWELLINGS IN THE DEVELOPMENT MUST RECEIVE AT LEAST 3 HOURS OF SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON 21 JUNE.

PROJECT DCP COMPLIANCE SUMMARY - SOLAR ACCESS BETWEEN 9.00AM AND 3.00PM ON 21 JUNE.

- 74% OF TERRACES / PRIMARY BALCONIES (POS) RECEIVE A MINIMUM OF 3 HOURS OF DIRECT SUNLIGHT TO 50% OF THE REQUIRED AREA
- 100% OF NORTH-FACING WINDOWS TO LIVING ROOMS RECEIVE DIRECT SUNLIGHT
- OPEN PLAN LIVING / DINING AREAS RECEIVING DIRECT SOLAR ACCESS ON JUNE 21 BETWEEN 9AM TO 3PM
  - 85% (36 DWELLINGS) RECEIVE 3 HOURS
  - 3% (1 DWELLING) RECEIVE 2 HOUR
  - 3% (1 DWELLING) RECEIVE 1 HOUR
  - 9% (4 DWELLINGS) RECEIVE 0 HOURS
- ALL COMMUNAL AREAS RECEIVE DIRECT SUNLIGHT FOR AT LEAST 3 HOURS TO THE REQUIRED AREA

THE DEVELOPMENT EXCEEDS THE DCP MINIMUM REQUIREMENTS FOR SOLAR ACCESS TO PRIVATE OPEN SPACE, LINING/ DINING OPEN PLAN AREAS AND COMMUNAL OPEN SPACE

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19/04/2022 5:04:45 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SOLAR ACCESS - OPEN PLAN LIVING / DINING & POS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

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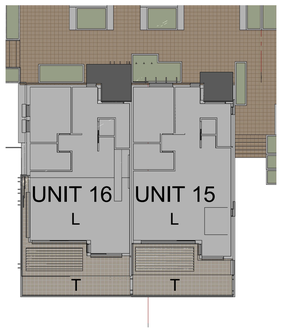
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388 E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

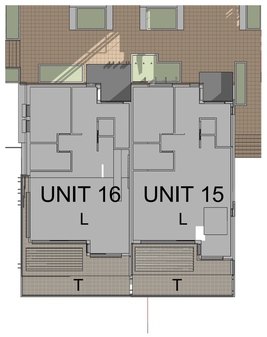
DRAWING TITLE:
Dwelling Solar Access

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
As indicated	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/608	1



Bldg 2 - UG 9am Part 2



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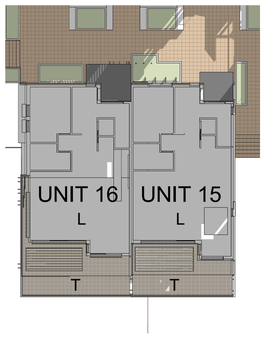

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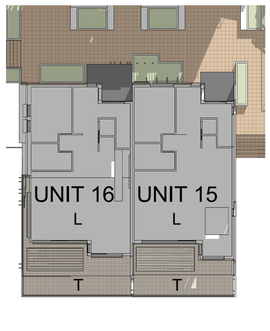

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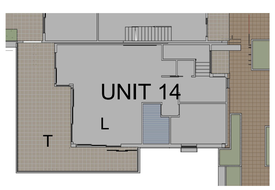

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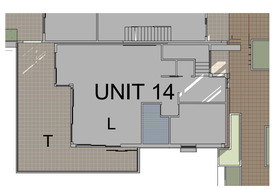

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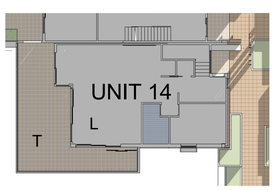

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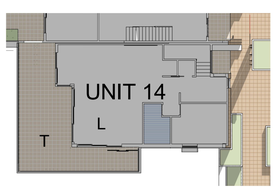

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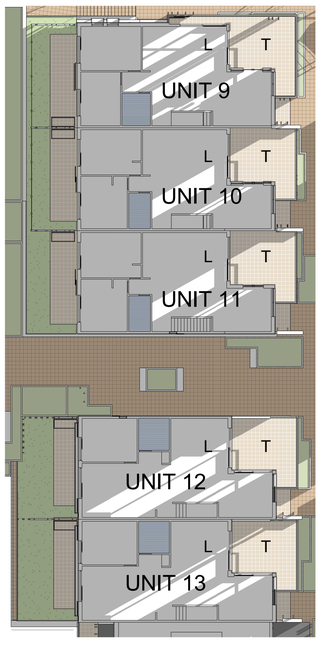

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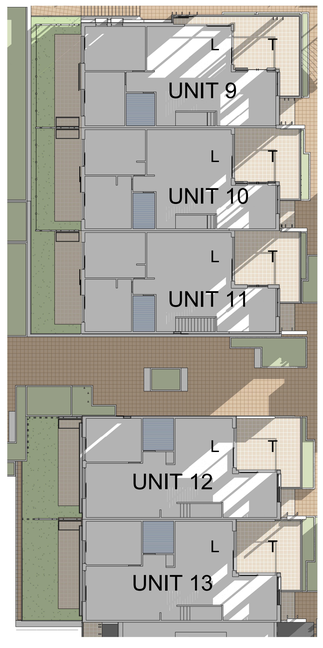

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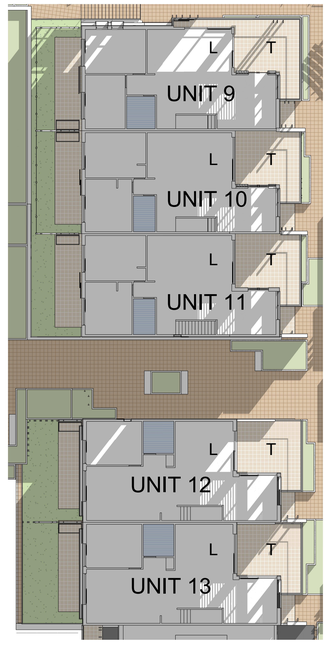
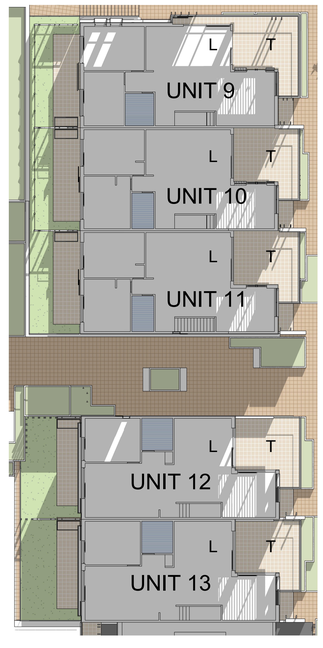
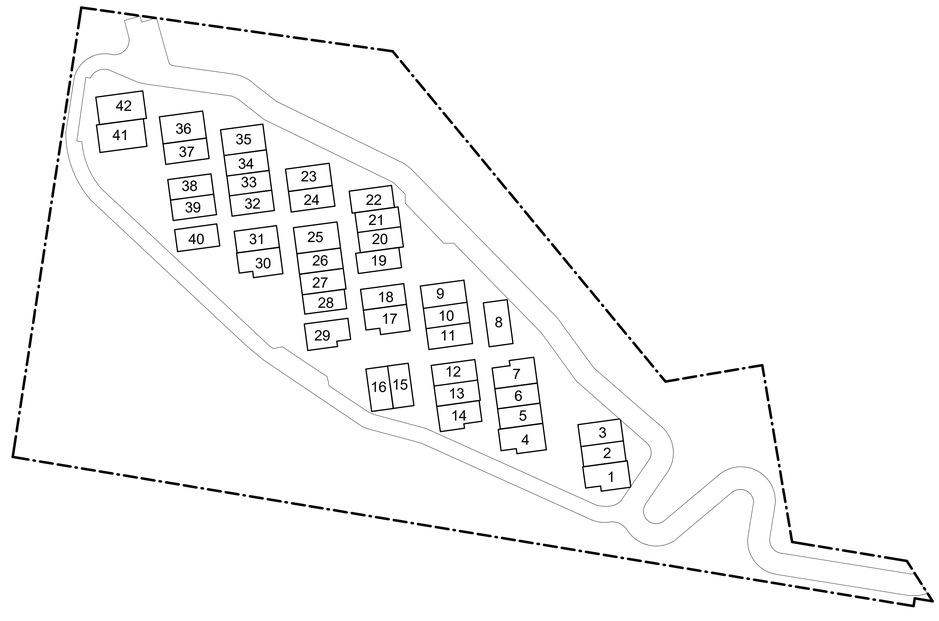


Bldg 2 - L1 11am



Bldg 2 - L1 12pm



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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 5:06:39 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SOLAR ACCESS - OPEN PLAN LIVING / DINING ROOM & POS

CLIENT
For Surewin Parkview Pty Ltd

TN
MN
W
E
S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG
T 02 4226 3600
W www.aej.com.au

NOWRA
T 02 4421 6822
E aej@aej.com.au

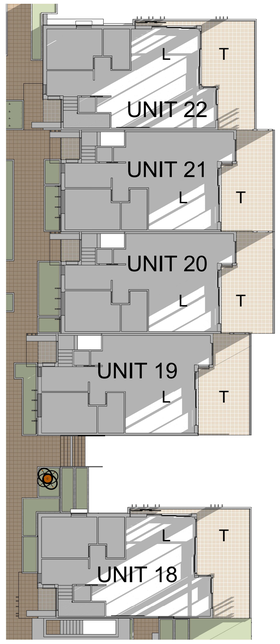
BATEMANS BAY
T 02 4472 7388

Nominated Architect Mark Jones Reg. No. 4474

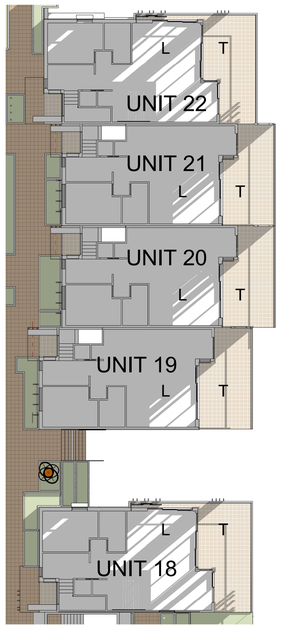
DRAWING TITLE:
Dwelling Solar Acces

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/609	1



Bldg 3 - UG 9am



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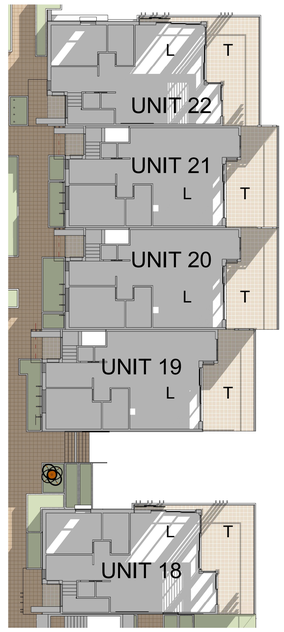
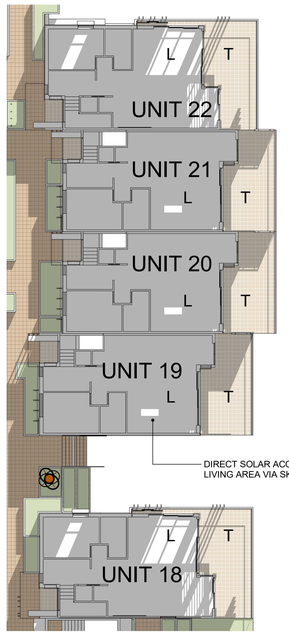
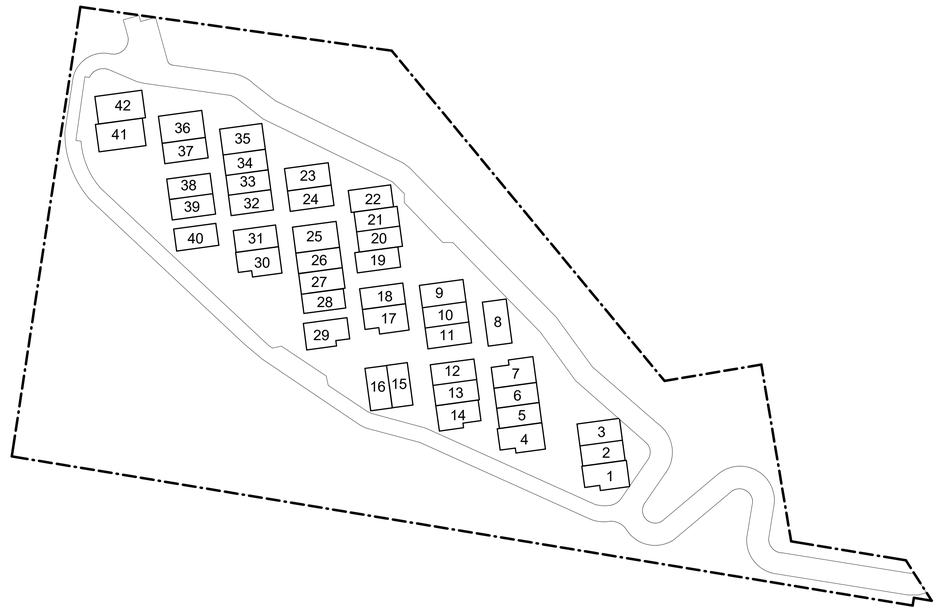
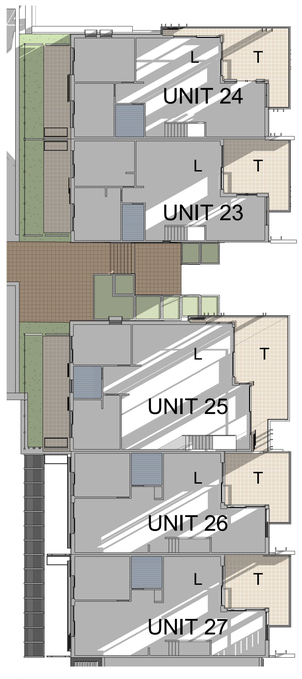


Bldg 3 - UG 11am

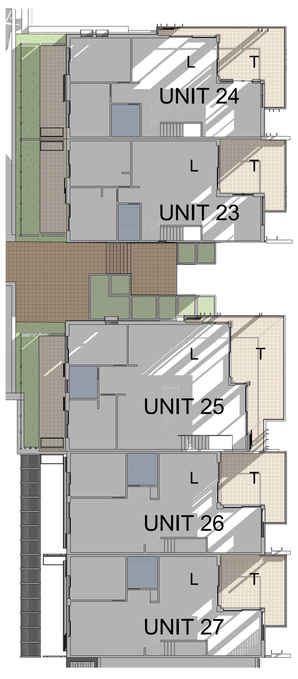


Bldg 3 - UG 12pm





Bldg 3 - L1 9am



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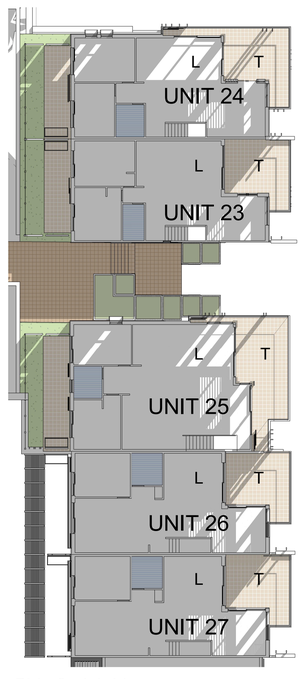

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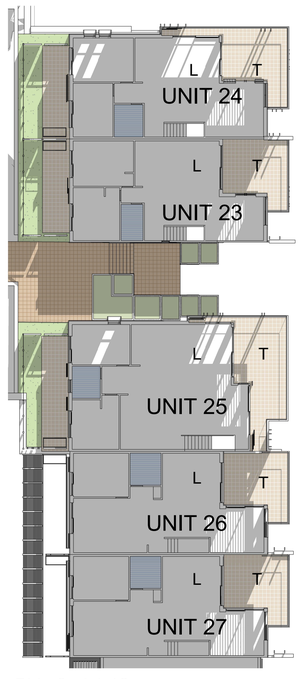

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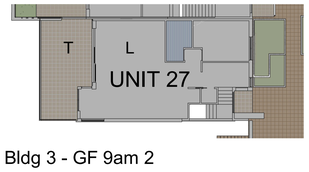

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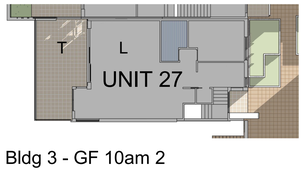

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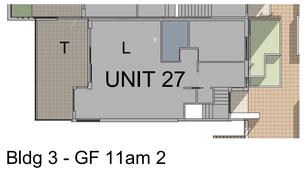

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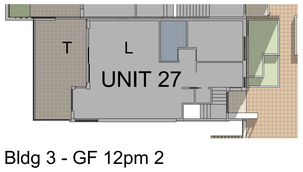

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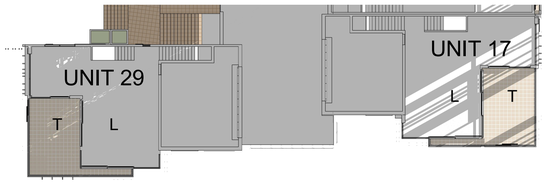

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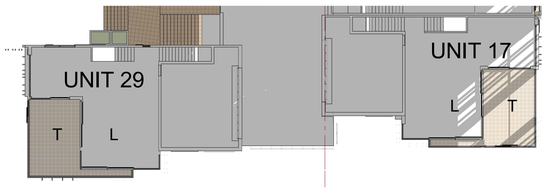

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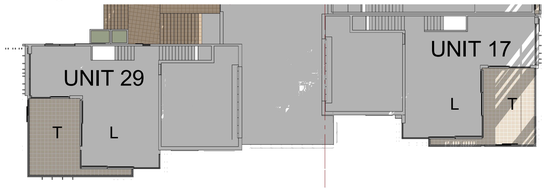
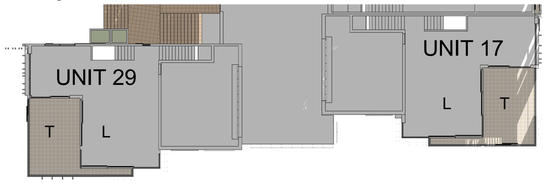


Bldg 3 - GF 11am



Bldg 3 - GF 12pm

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

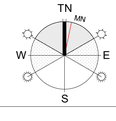
19/04/2022 5:19:24 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SOLAR ACCESS - OPEN PLAN LIVING & POS

CLIENT
For Surewin Parkview Pty Ltd



PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Dwelling Solar Access

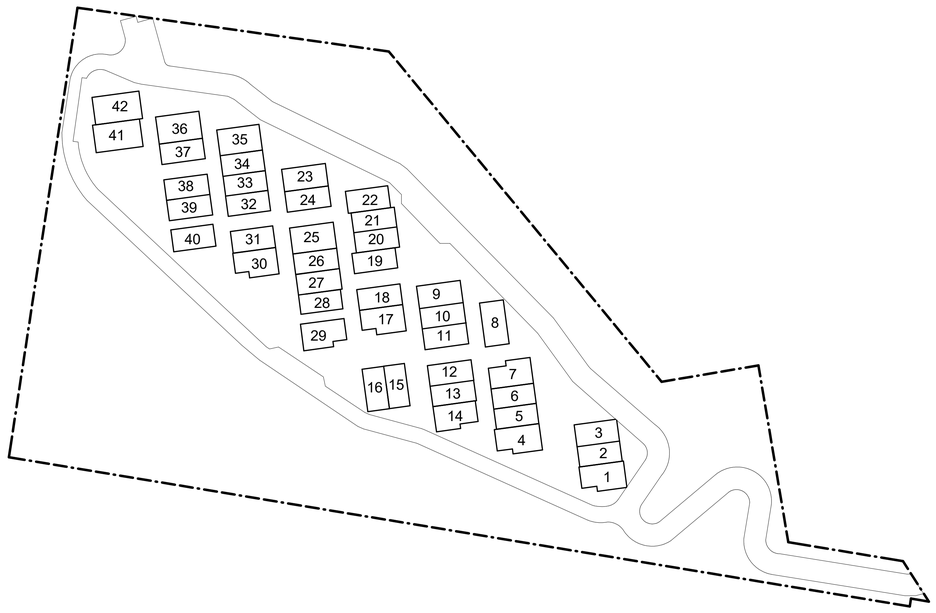
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	Author	Checker	22.04.22

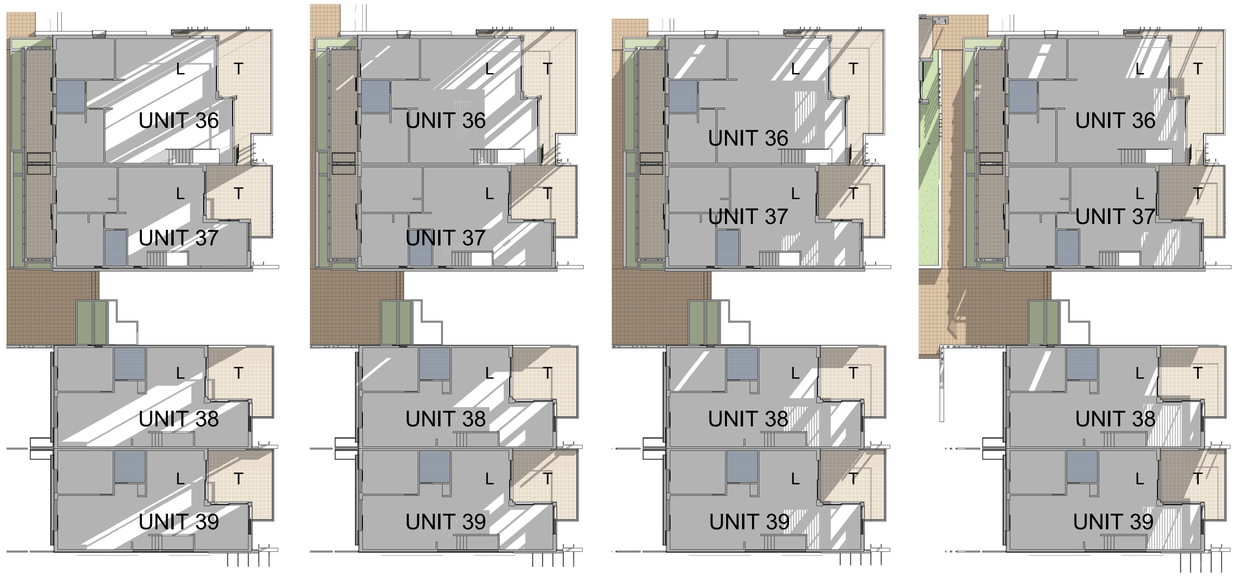
WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388 E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/610	1

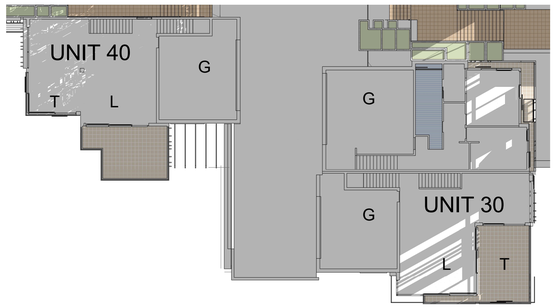


Bldg 4 - UG 9am | Bldg 4 - UG 10am | Bldg 4 - UG 11am | Bldg 4 - UG 12pm





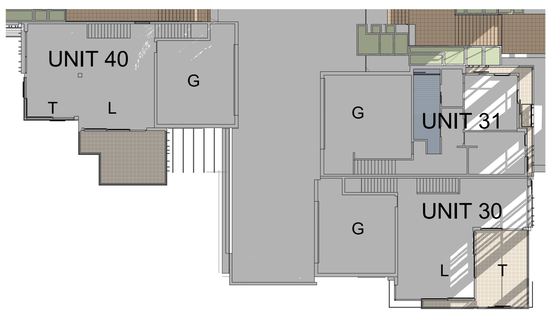
Bldg 4 - L1 9am | Bldg 4 - L1 10am | Bldg 4 - L1 11am | Bldg 4 - L1 12pm



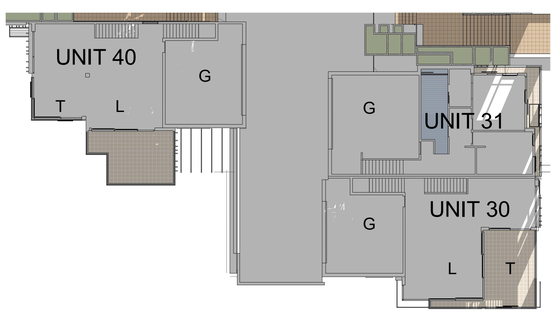
Bldg 4 - GF 9am



Bldg 4 - GF 11am



Bldg 4 - GF 10am



Bldg 4 - GF 12pm

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18/04/2022 5:13:14 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SOLAR ACCESS - OPEN PLAN LIVING & POS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

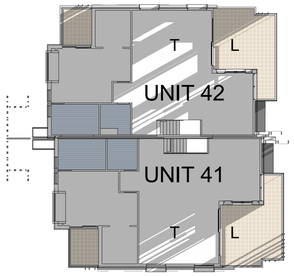
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Dwelling Solar Access

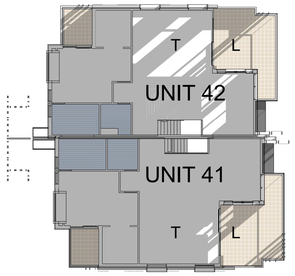
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	Author	Checker	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

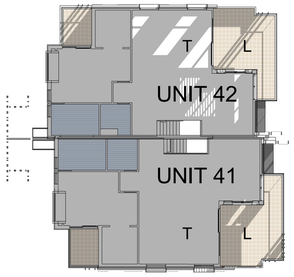
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/611	1



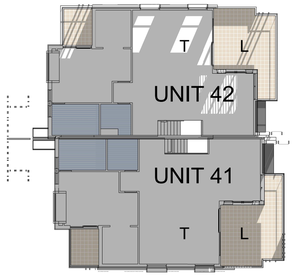
Bldg 5 - L1 9am



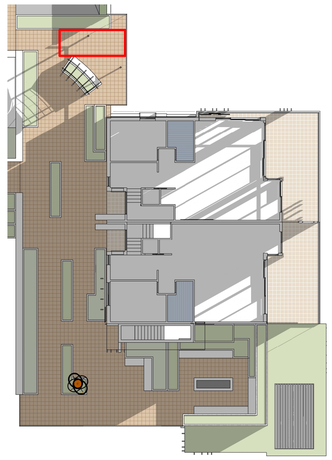
Bldg 5 - L1 10am



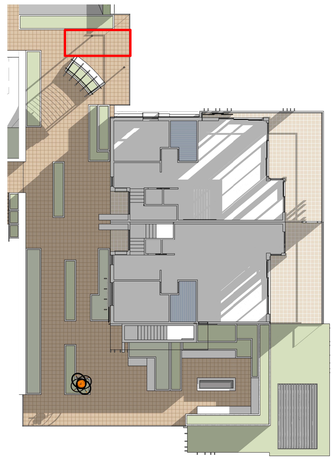
Bldg 5 - L1 11am



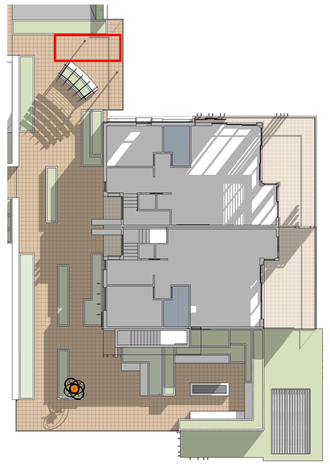
Bldg 5 - L1 12pm



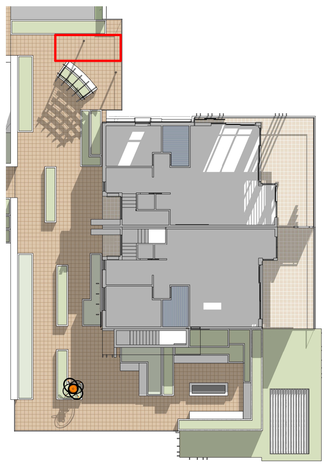
Bldg 1 Communal Space 9am



Bldg 1 Communal Space 10am



Bldg 1 Communal Space 11am



Bldg 1 Communal Space 12pm



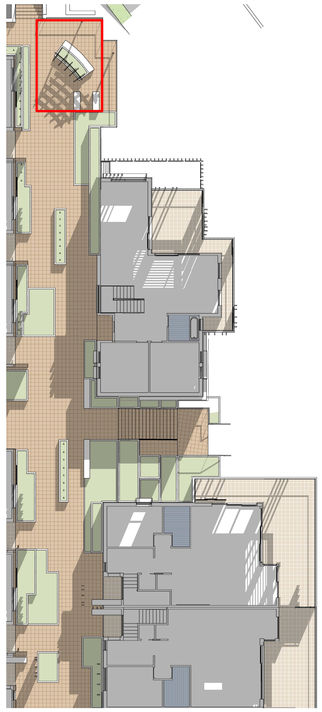
Bldg 2 Communal Space 9am



Bldg 2 Communal Space 10am



Bldg 2 Communal Space 11am



Bldg 2 Communal Space 12pm

LEGEND

REQUIRED COMMUNAL SPACE PER A BUILDING

SOLAR ACCESS COMMUNAL

WOLLONGONG DCP - CHAPTER B1 RESIDENTIAL DEVELOPMENT

1. DEVELOPMENTS WITH MORE THAN 10 DWELLINGS MUST INCORPORATE COMMUNAL OPEN SPACE. ALL BUILDING COMMUNAL OPEN SPACES EXCEED THE MINIMUM OF 5M² PER DWELLING. ANY AREA TO BE INCLUDED IN THE COMMUNAL OPEN SPACE CALCULATIONS MUST HAVE A MINIMUM DIMENSION OF 5 METRES. THE COMMUNAL OPEN SPACE MUST BE EASILY ACCESSIBLE AND WITHIN A REASONABLE DISTANCE FROM EACH DWELLING BE INTEGRATED WITH SITE LANDSCAPING, ALLOW FOR CASUAL SOCIAL INTERACTION, AND BE CAPABLE OF ACCOMMODATING RECREATIONAL ACTIVITIES.
2. AT LEAST 50% OF THE COMMUNAL OPEN SPACE AREA MUST RECEIVE AT LEAST 3 HOURS OF DIRECT SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON JUNE 21.

PROJECT DCP COMPLIANCE

1. ALL BUILDING COMMUNAL OPEN SPACES RECEIVE A MINIMUM OF 5M2 PER DWELLING
2. ALL BUILDING COMMUNAL OPEN SPACES RECEIVE A MINIMUM OF 50% DIRECT SUNLIGHT FOR 3 HOURS

Communal Schedule

Building Number	Number of Dwellings	5m2 Per Unit	50% Direct Sunlight for 3 hrs	Comply
1	3	15m2	7.5m2	YES
2	13	65m2	32.5m2	YES
3	13	65m2	32.5m2	YES
4	11	55m2	27.5m2	YES
5	2	10m2	5m2	YES

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 5:15:57 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SOLAR ACCESS - OPEN PLAN LIVING / DINING & POS / COS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

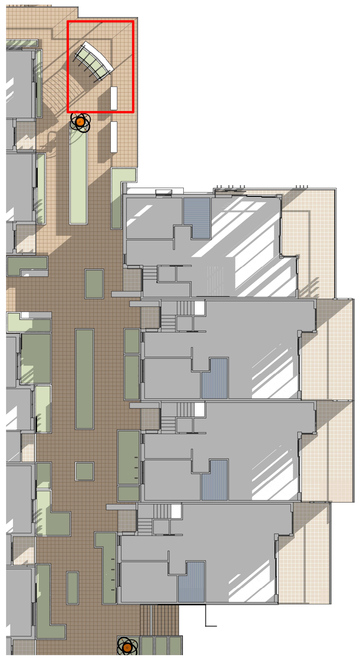
DRAWING TITLE:
Dwelling Solar Access

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	Author	Checker	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/612	1



Bldg 3 Communal Space 9am



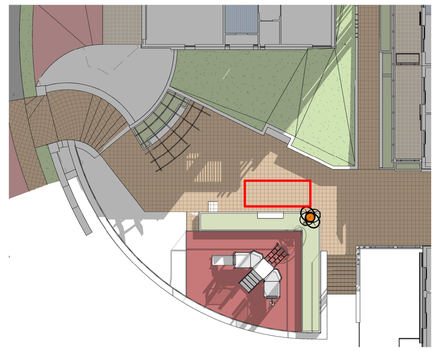
Bldg 3 Communal Space 10am



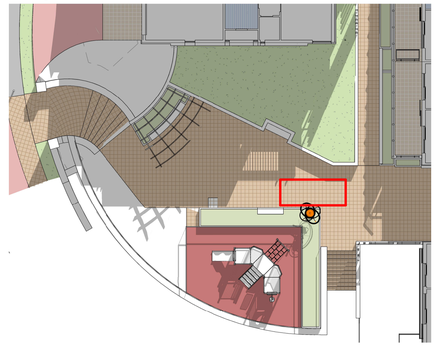
Bldg 3 Communal Space 11am



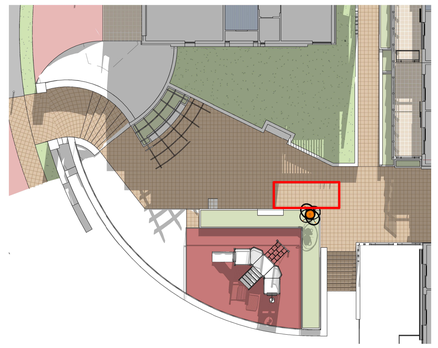
Bldg 3 Communal Space 12pm



Bldg 5 Communal Space 11am



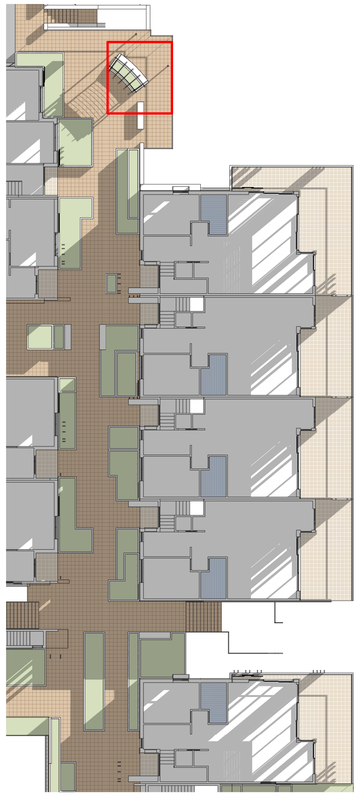
Bldg 5 Communal Space 12pm



Bldg 5 Communal Space 1pm



Bldg 4 Communal Space 9am



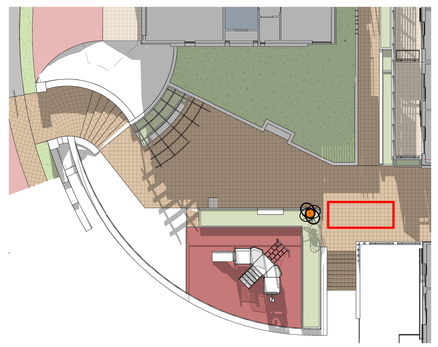
Bldg 4 Communal Space 10am



Bldg 4 Communal Space 11am



Bldg 4 Communal Space 12pm



Bldg 5 Communal Space 2pm

LEGEND

REQUIRED COMMUNAL SPACE PER A BUILDING

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19/04/2022 5:19:09 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

SOLAR ACCESS - COS

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388
W www.aej.com.au E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Dwelling Solar Access

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	Author	Checker	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/613	1



Building 4 - EAST (Typical Elevation)



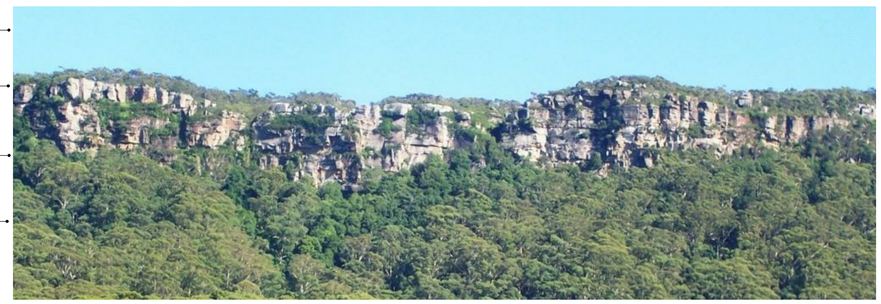
Building 4 - NORTH (Typical Elevation)

SKY
- FOREST CANOPY FORMING STEPPED ESCARPMENT SILHOUETTE AGAINST THE SKYLINE

HIGH LEVEL CANOPY
- INDIVIDUAL TREE CANOPIES LINKING TO FORM A SINGULAR UNIFIED ESCARPMENT
- MUTED DARK TONES WITH CONTRASTING HIGHLIGHTS FROM TREE TRUNKS

CLIFF FACE
- FRACTURED WEATHERED SANDSTONE
- MUTED SOFT TONES
- OVERHANGS FORMING STRONG SHADOWS AND CONTRAST

LOW LEVEL CANOPY
- MUTED DARK TONES WITH CONTRASTING HIGHLIGHTS FROM TREE TRUNKS
- UNIFIED VEGETATED BASE LINKING INDIVIDUAL CLIFF FACES TO FORM A UNIFIED ESCARPMENT



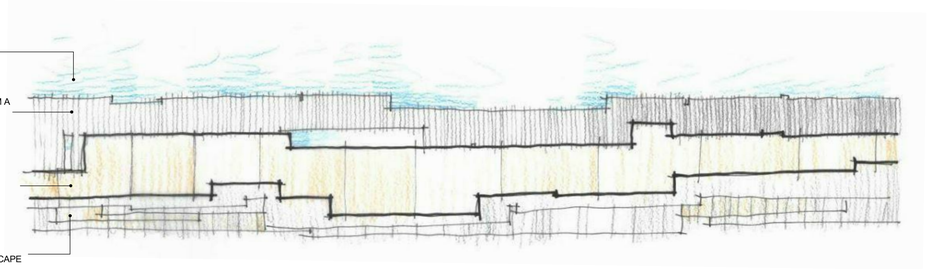
Illawarra Escarpment - Material and Tonal Layering

SKY
- BUILDING ROOF PROFILE FORMING A STEPPED CANOPY SILHOUETTE WITHIN THE ESCARPMENT TREE LINE

HIGH LEVEL CANOPY
- INDIVIDUAL ROOF FORMS LINKING TO FORM A UNIFIED CANOPY
- MUTED DARK TONES WITH CONTRASTING HIGHLIGHTS FROM FEATURE FRAMING

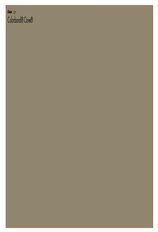
CLIFF FACE
- FRACTURED WEATHERED SANDSTONE BUILDING BASES AND RETAINING WALLS LAYERED INTO THE TOPOGRAPHY
- CANTILEVERED CONCRETE TERRACES FORMING OVERHANGS WITH STRONG SHADOWS AND CONTRAST

LOW LEVEL CANOPY
- MUTED DARK TONES WITH CONTRASTING HIGHLIGHTS FROM THE INTEGRATED LANDSCAPE



Concept Elevation Diagram - Material and Tonal Layering

Colours



LOCATION: CLIFF FACE
- PAINT FINISH TO FIBRE SHEET CLADDING SET WITHIN FACADE ALCOVES

Dulux Colorbond C31 'Cove'
(A)



LOCATION: CLIFF FACE
- PAINT FINISH TO FEATURE WALL CLADDING WITHIN DWELLING ENTRANCE ALCOVES

Dulux Colorbond S06E9 'Lava Core'
(B)



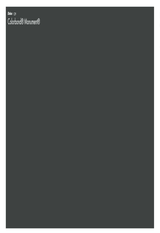
LOCATION: ESCARPMENT CANOPY
- VERTICAL LOUVRE BLADES (POWDERCOAT)
- PRIVACY SCREENS (POWDERCOAT)

Dulux Powdercoat 'Weathered Copper'
(C) COLOUR TO BE APPLIED TO 60% OF THE METAL LOUVRES / BLADES



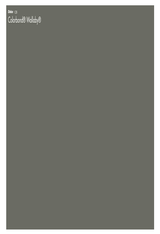
LOCATION: ESCARPMENT CANOPY
- DETAILED METALWORK (PAINT FINISH)
- VERTICAL LOUVRE BLADES (POWDERCOAT)
- PRIVACY SCREENS (POWDERCOAT)
- ALUMINIUM WINDOWS (POWDERCOAT)

Dulux Colorbond C23 'Woodland Grey'
(D) COLOUR TO BE APPLIED TO 40% OF THE METAL LOUVRES / BLADES



LOCATION: ESCARPMENT CANOPY
- PAINT FINISH TO DETAILED METALWORK

Dulux Colorbond C29 'Monument'
(E)



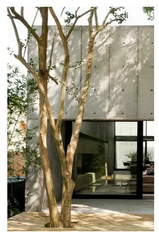
LOCATION: ESCARPMENT CANOPY
- PAINT FINISH TO VERTICAL LINEAR CLADDING TO UPPER LEVELS OF DWELLINGS

Dulux Colorbond C31 'Wallaby'
(F)

Materials



Sandstone
(1)



Expressed Concrete
(2)



Linear Cladding
(3)



Fibre Cement Cladding
(4)

LEGEND - MATERIALS & ROOM TYPES

	MATERIAL TYPE
①	STONE CLADDING
②	EXPRESSED INSITU CONCRETE FRAME
③	LINEAR CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)
④	SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)
⑤	ALUMINIUM FRAMED WINDOWS (POWDER COATED FINISH)
⑥	ALUMINIUM FRAMED PRIVACY SLIDING SCREENS, METALWORK AND FIXED BLADES (POWDER COAT FINISH)
⑦	FACE BLOCKWORK
⑧	CONCRETE FRAME FLOOR STRUCTURE
⑨	CONCRETE FRAME WALL STRUCTURE WITH LIGHT WEIGHT STUD INFILL FRAMES
⑩	CONCRETE ROOF STRUCTURE (GREEN ROOF OVER)
⑪	PLASTERBOARD WALL & CEILING LINING

	ROOM TYPE
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD

Tone & Texture

- CREATING CONNECTIONS WITH THE LAND.
- THE PROPOSED BUILT FORMS, PALETTE OF MATERIALS AND COLOURS HAVE BEEN SELECTED IN RESPECT WITH THE MOTTLED TONES & TEXTURES OF THE ILLAWARRA ESCARPMENT.
- THE DESIGN IS BASED ON THE NATURAL LAYERING SYSTEM SEEN WITHIN THE ESCARPMENT: STONE BASES, SHADOW, CANOPIES, MUTED ORGANIC COLOURS AND FILTER UPPER LIGHT.
- BLURRING THE BOUNDARIES BETWEEN BUILT FORM AND LANDSCAPE.

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18/04/2022 1:36:49 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

BUILDING MATERIALS & COLOUR PALETTE

CLIENT
For Surewin Parkview Pty Ltd

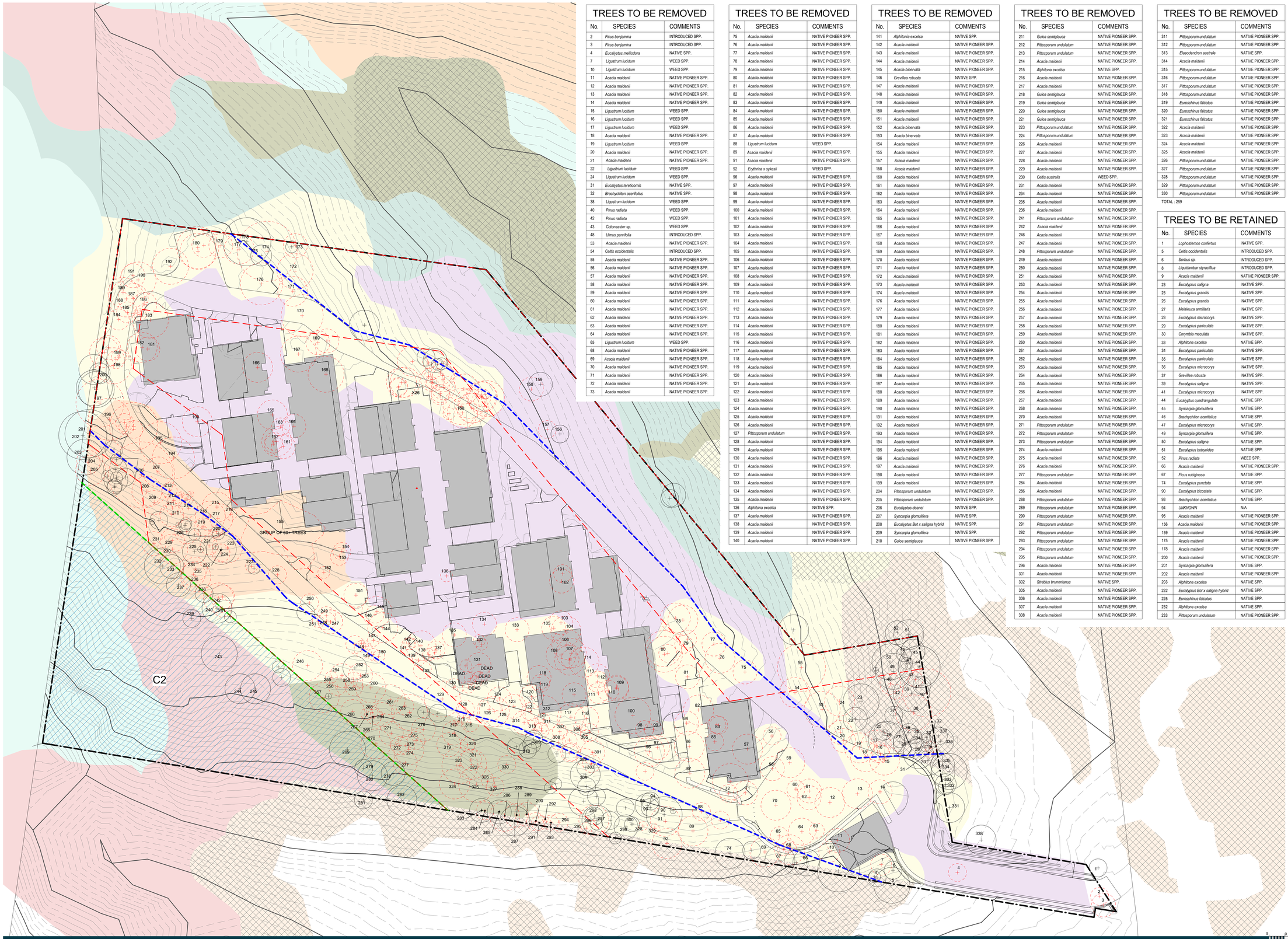
PROJECT:
Proposed Residential Development
THE COSGROVE
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Building Materials & Colour Palette

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/11	1



TREES TO BE REMOVED

No.	SPECIES	COMMENTS
2	*Ficus benjamina*	INTRODUCED SPP.
3	*Ficus benjamina*	INTRODUCED SPP.
4	*Eucalyptus melliodora*	NATIVE SPP.
7	*Ligustrum lucidum*	WEED SPP.
10	*Ligustrum lucidum*	WEED SPP.
11	*Acacia maidenii*	NATIVE PIONEER SPP.
12	*Acacia maidenii*	NATIVE PIONEER SPP.
13	*Acacia maidenii*	NATIVE PIONEER SPP.
14	*Acacia maidenii*	NATIVE PIONEER SPP.
15	*Ligustrum lucidum*	WEED SPP.
16	*Ligustrum lucidum*	WEED SPP.
17	*Ligustrum lucidum*	WEED SPP.
18	*Acacia maidenii*	NATIVE PIONEER SPP.
19	*Ligustrum lucidum*	WEED SPP.
20	*Acacia maidenii*	NATIVE PIONEER SPP.
21	*Acacia maidenii*	NATIVE PIONEER SPP.
22	*Ligustrum lucidum*	WEED SPP.
24	*Ligustrum lucidum*	WEED SPP.
31	*Eucalyptus tereticornis*	NATIVE SPP.
32	*Brachychiton acerifolius*	NATIVE SPP.
38	*Ligustrum lucidum*	WEED SPP.
40	*Pinus radiata*	WEED SPP.
42	*Pinus radiata*	WEED SPP.
43	*Cotoneaster sp.*	WEED SPP.
48	*Ulmus parvifolia*	INTRODUCED SPP.
53	*Acacia maidenii*	NATIVE PIONEER SPP.
54	*Celtis occidentalis*	INTRODUCED SPP.
55	*Acacia maidenii*	NATIVE PIONEER SPP.
56	*Acacia maidenii*	NATIVE PIONEER SPP.
57	*Acacia maidenii*	NATIVE PIONEER SPP.
58	*Acacia maidenii*	NATIVE PIONEER SPP.
59	*Acacia maidenii*	NATIVE PIONEER SPP.
60	*Acacia maidenii*	NATIVE PIONEER SPP.
61	*Acacia maidenii*	NATIVE PIONEER SPP.
62	*Acacia maidenii*	NATIVE PIONEER SPP.
63	*Acacia maidenii*	NATIVE PIONEER SPP.
64	*Acacia maidenii*	NATIVE PIONEER SPP.
65	*Ligustrum lucidum*	WEED SPP.
68	*Acacia maidenii*	NATIVE PIONEER SPP.
69	*Acacia maidenii*	NATIVE PIONEER SPP.
70	*Acacia maidenii*	NATIVE PIONEER SPP.
71	*Acacia maidenii*	NATIVE PIONEER SPP.
72	*Acacia maidenii*	NATIVE PIONEER SPP.
73	*Acacia maidenii*	NATIVE PIONEER SPP.

TREES TO BE REMOVED

No.	SPECIES	COMMENTS
75	*Acacia maidenii*	NATIVE PIONEER SPP.
76	*Acacia maidenii*	NATIVE PIONEER SPP.
77	*Acacia maidenii*	NATIVE PIONEER SPP.
78	*Acacia maidenii*	NATIVE PIONEER SPP.
79	*Acacia maidenii*	NATIVE PIONEER SPP.
80	*Acacia maidenii*	NATIVE PIONEER SPP.
81	*Acacia maidenii*	NATIVE PIONEER SPP.
82	*Acacia maidenii*	NATIVE PIONEER SPP.
83	*Acacia maidenii*	NATIVE PIONEER SPP.
84	*Acacia maidenii*	NATIVE PIONEER SPP.
85	*Acacia maidenii*	NATIVE PIONEER SPP.
86	*Acacia maidenii*	NATIVE PIONEER SPP.
87	*Acacia maidenii*	NATIVE PIONEER SPP.
88	*Ligustrum lucidum*	WEED SPP.
89	*Acacia maidenii*	NATIVE PIONEER SPP.
91	*Acacia maidenii*	NATIVE PIONEER SPP.
92	*Erythrina x sykesii*	WEED SPP.
96	*Acacia maidenii*	NATIVE PIONEER SPP.
97	*Acacia maidenii*	NATIVE PIONEER SPP.
98	*Acacia maidenii*	NATIVE PIONEER SPP.
99	*Acacia maidenii*	NATIVE PIONEER SPP.
100	*Acacia maidenii*	NATIVE PIONEER SPP.
101	*Acacia maidenii*	NATIVE PIONEER SPP.
102	*Acacia maidenii*	NATIVE PIONEER SPP.
103	*Acacia maidenii*	NATIVE PIONEER SPP.
104	*Acacia maidenii*	NATIVE PIONEER SPP.
105	*Acacia maidenii*	NATIVE PIONEER SPP.
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109	*Acacia maidenii*	NATIVE PIONEER SPP.
110	*Acacia maidenii*	NATIVE PIONEER SPP.
111	*Acacia maidenii*	NATIVE PIONEER SPP.
112	*Acacia maidenii*	NATIVE PIONEER SPP.
113	*Acacia maidenii*	NATIVE PIONEER SPP.
114	*Acacia maidenii*	NATIVE PIONEER SPP.
115	*Acacia maidenii*	NATIVE PIONEER SPP.
116	*Acacia maidenii*	NATIVE PIONEER SPP.
117	*Acacia maidenii*	NATIVE PIONEER SPP.
118	*Acacia maidenii*	NATIVE PIONEER SPP.
119	*Acacia maidenii*	NATIVE PIONEER SPP.
120	*Acacia maidenii*	NATIVE PIONEER SPP.
121	*Acacia maidenii*	NATIVE PIONEER SPP.
122	*Acacia maidenii*	NATIVE PIONEER SPP.
123	*Acacia maidenii*	NATIVE PIONEER SPP.
124	*Acacia maidenii*	NATIVE PIONEER SPP.
125	*Acacia maidenii*	NATIVE PIONEER SPP.
126	*Acacia maidenii*	NATIVE PIONEER SPP.
127	*Pittosporum undulatum*	NATIVE PIONEER SPP.
128	*Acacia maidenii*	NATIVE PIONEER SPP.
129	*Acacia maidenii*	NATIVE PIONEER SPP.
130	*Acacia maidenii*	NATIVE PIONEER SPP.
131	*Acacia maidenii*	NATIVE PIONEER SPP.
132	*Acacia maidenii*	NATIVE PIONEER SPP.
133	*Acacia maidenii*	NATIVE PIONEER SPP.
134	*Acacia maidenii*	NATIVE PIONEER SPP.
135	*Acacia maidenii*	NATIVE PIONEER SPP.
136	*Alphitonia excelsa*	NATIVE SPP.
137	*Acacia maidenii*	NATIVE PIONEER SPP.
138	*Acacia maidenii*	NATIVE PIONEER SPP.
139	*Acacia maidenii*	NATIVE PIONEER SPP.
140	*Acacia maidenii*	NATIVE PIONEER SPP.

TREES TO BE REMOVED

No.	SPECIES	COMMENTS
141	*Alphitonia excelsa*	NATIVE SPP.
142	*Acacia maidenii*	NATIVE PIONEER SPP.
143	*Acacia maidenii*	NATIVE PIONEER SPP.
144	*Acacia maidenii*	NATIVE PIONEER SPP.
145	*Acacia binervata*	NATIVE PIONEER SPP.
146	*Grevillea robusta*	NATIVE SPP.
147	*Acacia maidenii*	NATIVE PIONEER SPP.
148	*Acacia maidenii*	NATIVE PIONEER SPP.
149	*Acacia maidenii*	NATIVE PIONEER SPP.
150	*Acacia maidenii*	NATIVE PIONEER SPP.
151	*Acacia maidenii*	NATIVE PIONEER SPP.
152	*Acacia binervata*	NATIVE PIONEER SPP.
153	*Acacia binervata*	NATIVE PIONEER SPP.
154	*Acacia maidenii*	NATIVE PIONEER SPP.
155	*Acacia maidenii*	NATIVE PIONEER SPP.
157	*Acacia maidenii*	NATIVE PIONEER SPP.
158	*Acacia maidenii*	NATIVE PIONEER SPP.
160	*Acacia maidenii*	NATIVE PIONEER SPP.
161	*Acacia maidenii*	NATIVE PIONEER SPP.
162	*Acacia maidenii*	NATIVE PIONEER SPP.
163	*Acacia maidenii*	NATIVE PIONEER SPP.
164	*Acacia maidenii*	NATIVE PIONEER SPP.
165	*Acacia maidenii*	NATIVE PIONEER SPP.
166	*Acacia maidenii*	NATIVE PIONEER SPP.
167	*Acacia maidenii*	NATIVE PIONEER SPP.
168	*Acacia maidenii*	NATIVE PIONEER SPP.
169	*Acacia maidenii*	NATIVE PIONEER SPP.
170	*Acacia maidenii*	NATIVE PIONEER SPP.
171	*Acacia maidenii*	NATIVE PIONEER SPP.
172	*Acacia maidenii*	NATIVE PIONEER SPP.
173	*Acacia maidenii*	NATIVE PIONEER SPP.
174	*Acacia maidenii*	NATIVE PIONEER SPP.
176	*Acacia maidenii*	NATIVE PIONEER SPP.
177	*Acacia maidenii*	NATIVE PIONEER SPP.
179	*Acacia maidenii*	NATIVE PIONEER SPP.
180	*Acacia maidenii*	NATIVE PIONEER SPP.
181	*Acacia maidenii*	NATIVE PIONEER SPP.
182	*Acacia maidenii*	NATIVE PIONEER SPP.
183	*Acacia maidenii*	NATIVE PIONEER SPP.
184	*Acacia maidenii*	NATIVE PIONEER SPP.
185	*Acacia maidenii*	NATIVE PIONEER SPP.
186	*Acacia maidenii*	NATIVE PIONEER SPP.
187	*Acacia maidenii*	NATIVE PIONEER SPP.
188	*Acacia maidenii*	NATIVE PIONEER SPP.
189	*Acacia maidenii*	NATIVE PIONEER SPP.
190	*Acacia maidenii*	NATIVE PIONEER SPP.
191	*Acacia maidenii*	NATIVE PIONEER SPP.
192	*Acacia maidenii*	NATIVE PIONEER SPP.
193	*Acacia maidenii*	NATIVE PIONEER SPP.
194	*Acacia maidenii*	NATIVE PIONEER SPP.
195	*Acacia maidenii*	NATIVE PIONEER SPP.
196	*Acacia maidenii*	NATIVE PIONEER SPP.
197	*Acacia maidenii*	NATIVE PIONEER SPP.
198	*Acacia maidenii*	NATIVE PIONEER SPP.
199	*Acacia maidenii*	NATIVE PIONEER SPP.
204	*Pittosporum undulatum*	NATIVE PIONEER SPP.
205	*Pittosporum undulatum*	NATIVE PIONEER SPP.
206	*Eucalyptus deanei*	NATIVE SPP.
207	*Syncarpia glomulifera*	NATIVE SPP.
208	*Eucalyptus Bot x saligna hybrid*	NATIVE SPP.
209	*Syncarpia glomulifera*	NATIVE SPP.
210	*Guioa semiglauca*	NATIVE PIONEER SPP.

TREES TO BE REMOVED

No.	SPECIES	COMMENTS
211	*Guioa semiglauca*	NATIVE PIONEER SPP.
212	*Pittosporum undulatum*	NATIVE PIONEER SPP.
213	*Pittosporum undulatum*	NATIVE PIONEER SPP.
214	*Acacia maidenii*	NATIVE PIONEER SPP.
215	*Alphitona excelsa*	NATIVE SPP.
216	*Acacia maidenii*	NATIVE PIONEER SPP.
217	*Acacia maidenii*	NATIVE PIONEER SPP.
218	*Guioa semiglauca*	NATIVE PIONEER SPP.
219	*Guioa semiglauca*	NATIVE PIONEER SPP.
220	*Guioa semiglauca*	NATIVE PIONEER SPP.
221	*Guioa semiglauca*	NATIVE PIONEER SPP.
223	*Pittosporum undulatum*	NATIVE PIONEER SPP.
224	*Pittosporum undulatum*	NATIVE PIONEER SPP.
226	*Acacia maidenii*	NATIVE PIONEER SPP.
227	*Acacia maidenii*	NATIVE PIONEER SPP.
228	*Acacia maidenii*	NATIVE PIONEER SPP.
229	*Acacia maidenii*	NATIVE PIONEER SPP.
230	*Celtis australis*	WEED SPP.
231	*Acacia maidenii*	NATIVE PIONEER SPP.
234	*Acacia maidenii*	NATIVE PIONEER SPP.
235	*Acacia maidenii*	NATIVE PIONEER SPP.
236	*Acacia maidenii*	NATIVE PIONEER SPP.
241	*Pittosporum undulatum*	NATIVE PIONEER SPP.
242	*Acacia maidenii*	NATIVE PIONEER SPP.
246	*Acacia maidenii*	NATIVE PIONEER SPP.
247	*Acacia maidenii*	NATIVE PIONEER SPP.
248	*Pittosporum undulatum*	NATIVE PIONEER SPP.
249	*Acacia maidenii*	NATIVE PIONEER SPP.
250	*Acacia maidenii*	NATIVE PIONEER SPP.
251	*Acacia maidenii*	NATIVE PIONEER SPP.
253	*Acacia maidenii*	NATIVE PIONEER SPP.
254	*Acacia maidenii*	NATIVE PIONEER SPP.
255	*Acacia maidenii*	NATIVE PIONEER SPP.
256	*Acacia maidenii*	NATIVE PIONEER SPP.
257	*Acacia maidenii*	NATIVE PIONEER SPP.
258	*Acacia maidenii*	NATIVE PIONEER SPP.
259	*Acacia maidenii*	NATIVE PIONEER SPP.
260	*Acacia maidenii*	NATIVE PIONEER SPP.
261	*Acacia maidenii*	NATIVE PIONEER SPP.
262	*Acacia maidenii*	NATIVE PIONEER SPP.
263	*Acacia maidenii*	NATIVE PIONEER SPP.
264	*Acacia maidenii*	NATIVE PIONEER SPP.
265	*Acacia maidenii*	NATIVE PIONEER SPP.
266	*Acacia maidenii*	NATIVE PIONEER SPP.
267	*Acacia maidenii*	NATIVE PIONEER SPP.
268	*Acacia maidenii*	NATIVE PIONEER SPP.
270	*Acacia maidenii*	NATIVE PIONEER SPP.
271	*Pittosporum undulatum*	NATIVE PIONEER SPP.
272	*Pittosporum undulatum*	NATIVE PIONEER SPP.
273	*Pittosporum undulatum*	NATIVE PIONEER SPP.
274	*Acacia maidenii*	NATIVE PIONEER SPP.
275	*Acacia maidenii*	NATIVE PIONEER SPP.
276	*Acacia maidenii*	NATIVE PIONEER SPP.
277	*Pittosporum undulatum*	NATIVE PIONEER SPP.
284	*Acacia maidenii*	NATIVE PIONEER SPP.
286	*Acacia maidenii*	NATIVE PIONEER SPP.
288	*Pittosporum undulatum*	NATIVE PIONEER SPP.
289	*Pittosporum undulatum*	NATIVE PIONEER SPP.
290	*Pittosporum undulatum*	NATIVE PIONEER SPP.
291	*Pittosporum undulatum*	NATIVE PIONEER SPP.
292	*Pittosporum undulatum*	NATIVE PIONEER SPP.
293	*Pittosporum undulatum*	NATIVE PIONEER SPP.
294	*Pittosporum undulatum*	NATIVE PIONEER SPP.
295	*Pittosporum undulatum*	NATIVE PIONEER SPP.
296	*Acacia maidenii*	NATIVE PIONEER SPP.
301	*Acacia maidenii*	NATIVE PIONEER SPP.
302	*Streblus brunonianus*	NATIVE SPP.
305	*Acacia maidenii*	NATIVE PIONEER SPP.
306	*Acacia maidenii*	NATIVE PIONEER SPP.
307	*Acacia maidenii*	NATIVE PIONEER SPP.
308	*Acacia maidenii*	NATIVE PIONEER SPP.

TREES TO BE REMOVED

No.	SPECIES	COMMENTS
311	*Pittosporum undulatum*	NATIVE PIONEER SPP.
312	*Pittosporum undulatum*	NATIVE PIONEER SPP.
313	*Elaeodendron australe*	NATIVE SPP.
314	*Acacia maidenii*	NATIVE PIONEER SPP.
315	*Pittosporum undulatum*	NATIVE PIONEER SPP.
316	*Pittosporum undulatum*	NATIVE PIONEER SPP.
317	*Pittosporum undulatum*	NATIVE PIONEER SPP.
318	*Pittosporum undulatum*	NATIVE PIONEER SPP.
319	*Euroschinus falcatus*	NATIVE PIONEER SPP.
320	*Euroschinus falcatus*	NATIVE PIONEER SPP.
321	*Euroschinus falcatus*	NATIVE PIONEER SPP.
322	*Acacia maidenii*	NATIVE PIONEER SPP.
323	*Acacia maidenii*	NATIVE PIONEER SPP.
324	*Acacia maidenii*	NATIVE PIONEER SPP.
325	*Acacia maidenii*	NATIVE PIONEER SPP.
326	*Pittosporum undulatum*	NATIVE PIONEER SPP.
327	*Pittosporum undulatum*	NATIVE PIONEER SPP.
328	*Pittosporum undulatum*	NATIVE PIONEER SPP.
329	*Pittosporum undulatum*	NATIVE PIONEER SPP.
330	*Pittosporum undulatum*	NATIVE PIONEER SPP.

TOTAL : 259

TREES TO BE RETAINED

No.	SPECIES	COMMENTS
1	*Lophostemon confertus*	NATIVE SPP.
5	*Celtis occidentalis*	INTRODUCED SPP.
6	*Sorbus sp.*	INTRODUCED SPP.
8	*Liquidambar styraciflua*	INTRODUCED SPP.
9	*Acacia maidenii*	NATIVE PIONEER SPP.
23	*Eucalyptus saligna*	NATIVE SPP.
25	*Eucalyptus grandis*	NATIVE SPP.
26	*Eucalyptus grandis*	NATIVE SPP.
27	*Melaleuca armillaris*	NATIVE SPP.
28	*Eucalyptus microcorys*	NATIVE SPP.
29	*Eucalyptus paniculata*	NATIVE SPP.
30	*Corymbia maculata*	NATIVE SPP.
33	*Alphitonia excelsa*	NATIVE SPP.
34	*Eucalyptus paniculata*	NATIVE SPP.
35	*Eucalyptus paniculata*	NATIVE SPP.
36	*Eucalyptus microcorys*	NATIVE SPP.
37	*Grevillea robusta*	NATIVE SPP.
39	*Eucalyptus saligna*	NATIVE SPP.
41	*Eucalyptus microcorys*	NATIVE SPP.
44	*Eucalyptus quadrangulata*	NATIVE SPP.
45	*Syncarpia glomulifera*	NATIVE SPP.
46	*Brachychiton acerifolius*	NATIVE SPP.
47	*Eucalyptus microcorys*	NATIVE SPP.
49	*Syncarpia glomulifera*	NATIVE SPP.
50	*Eucalyptus saligna*	NATIVE SPP.
51	*Eucalyptus botryoides*	NATIVE SPP.
52	*Pinus radiata*	WEED SPP.
66	*Acacia maidenii*	NATIVE PIONEER SPP.
67	*Ficus rubiginosa*	NATIVE SPP.
74	*Eucalyptus punctata*	NATIVE SPP.
90	*Eucalyptus bicostata*	NATIVE SPP.
93	*Brachychiton acerifolius*	NATIVE SPP.
94	*UNKNOWN*	N/A
95	*Acacia maidenii*	NATIVE PIONEER SPP.
156	*Acacia maidenii*	NATIVE PIONEER SPP.
159	*Acacia maidenii*	NATIVE PIONEER SPP.
175	*Acacia maidenii*	NATIVE PIONEER SPP.
178	*Acacia maidenii*	NATIVE PIONEER SPP.
200	*Acacia maidenii*	NATIVE PIONEER SPP.
201	*Syncarpia glomulifera*	NATIVE SPP.
202	*Acacia maidenii*	NATIVE PIONEER SPP.
203	*Alphitona excelsa*	NATIVE SPP.
222	*Eucalyptus Bot x saligna hybrid*	NATIVE SPP.
225	*Euroschinus falcatus*	NATIVE SPP.
232	*Alphitona excelsa*	NATIVE SPP.
233	*Pittosporum undulatum*	NATIVE PIONEER SPP.

TREES TO BE RETAINED

No.	SPECIES	COMMENTS
237	*Pittosporum undulatum*	NATIVE PIONEER SPP.
238	*Pittosporum undulatum*	NATIVE PIONEER SPP.
239	*Pittosporum undulatum*	NATIVE PIONEER SPP.
240	*Acacia maidenii*	NATIVE PIONEER SPP.
243	*Acacia maidenii*	NATIVE PIONEER SPP.
244	*Acacia maidenii*	NATIVE PIONEER SPP.
245	*Acacia maidenii*	NATIVE PIONEER SPP.
252	*Alphitona excelsa*	NATIVE SPP.
269	*Acacia maidenii*	NATIVE PIONEER SPP.
278	*Acacia maidenii*	NATIVE PIONEER SPP.
279	*Acacia maidenii*	NATIVE PIONEER SPP.
280	*Pittosporum undulatum*	NATIVE PIONEER SPP.
281	*Acacia maidenii*	NATIVE PIONEER SPP.
282	*Eucalyptus tereticornis*	NATIVE SPP.
283	*Brachychiton acerifolius*	NATIVE SPP.
285	*Melaleuca bracteata*	NATIVE SPP.
287	*Eucalyptus microcorys*	NATIVE SPP.
297	*Acacia maidenii*	NATIVE PIONEER SPP.
298	*Pittosporum undulatum*	NATIVE PIONEER SPP.
299	*Pittosporum undulatum*	NATIVE PIONEER SPP.
300	*Pittosporum undulatum*	NATIVE PIONEER SPP.
303	*Acacia maidenii*	NATIVE PIONEER SPP.
304	*Acacia maidenii*	NATIVE PIONEER SPP.
309	*Acacia maidenii*	NATIVE PIONEER SPP.
310	*Acacia maidenii*	NATIVE PIONEER SPP.
331	*Acacia maidenii*	NATIVE PIONEER SPP.
332	*Pittosporum undulatum*	NATIVE PIONEER SPP.
333	*Melaleuca armillaris*	NATIVE SPP.
334	*Hakea sp.*	NATIVE SPP.
335	*Melaleuca decora*	NATIVE SPP.
336	*Eucalyptus tereticornis*	NATIVE SPP.
337	*Brachychiton acerifolius*	NATIVE SPP.
338	*Schinus molle var. areira*	WEED SPP.

TOTAL : 79

NOTE: OVERALL SITE POST DEVELOPMENT CANOPY COVER IS ESTIMATED TO BE 40.5%. THIS IS IN LINE WITH THE WCC URBAN GREENING STRATEGY'S OPTIMAL URBAN CANOPY COVER OF 35-40%.

TREE SYMBOLS LEGEND

- EX. TREES TO BE REMOVED
- EX. TREES TO BE RETAINED
- SITE BOUNDARY
- APZ BOUNDARY
- C2 ZONE BOUNDARY
- EXISTING CONTOURS
- GEOTECHNICAL CONSTRAINT BOUNDARY
- NO NATIVE TREE REMOVAL PROPOSED IN C2 ZONE

NOTES

- THE RETAINED & REMOVED TREES PLAN IS TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL DEVELOPMENT ASSESSMENT REPORT PREPARED BY MOORE TREES ARBORICULTURE SERVICES AND THE VEGETATION MANAGEMENT PLAN PREPARED BY BIOSIS.

VEGETATION COMMUNITIES

- PCT1245 - SYDNEY BLUE GUM X BANGALAY FOREST (POOR CONDITION)
- PCT1245 ACACIA SCRUB
- PCT1245 DERIVED NATIVE GRASSLAND
- RAINFOREST (MODERATE CONDITION) (EEC)
- PCT1300 - ILLAWARRA SUBTROPICAL RAINFOREST (MODERATE CONDITION) (EEC)
- PCT1300 ACACIA SCRUB
- URBAN NATIVE/EXOTIC VEGETATION
- WEEDS AND EXOTICS (POOR CONDITION)
- MANAGED VEGETATION

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LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.

19/04/2022 2:50:07 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

RETAINED & REMOVED TREES PLAN

CLIENT
For Surewin Parkview Pty Ltd

TN
MN
W
E
S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

5 0 5 10 15 20 25 30 35 40 45

DRAWING TITLE:
Retained & Removed Trees

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:500	EJ	SS	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No: 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/900	1



INDICATIVE SHADE AND BBQ STRUCTURE CHARACTER PROPOSED IN EAGLESNEST PARK WITH CLIMBING PLANTS AND SHARED FACILITIES.

A SEA EAGLE BUILDING 5

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

B EAGLES NEST PARK COS

COMMUNAL OPEN SPACE WITH 180° VIEWS. ROOFED SHADE STRUCTURE WITH BBQ FACILITIES AND TABLES. PLAYGROUND AND SHADE TREES FOR PASSIVE & ACTIVE RECREATIONAL ACTIVITIES. ACCESSIBLE FROM SEA EAGLE BUILDING, ROADWAY, PEDESTRIAN NODE AND INTERNAL PEDESTRIAN NETWORK.



INDICATIVE THEMATIC SCULPTURE STYLE PROPOSED FOR EAGLES NEST PARK THROUGHOUT DEVELOPMENT LINKED WITH THE AVIAN THEME FOR EACH BUILDING.

C DEER EXCLUSION FENCE

2100 HIGH STEEL RINGLOCK FENCE ALONG NORTH, WEST AND EAST BOUNDARIES TO LINK UP WITH EXISTING ADJACENT NEIGHBOUR FENCES TO COMPLETELY EXCLUDE DEER FROM THE CONSTRUCTED DEVELOPMENT. THIS OVERALL SITE FENCE WILL ALSO EXCLUDE DEER FROM THE C2 ZONE.



TYPICAL DEER EXCLUSION FENCING DETAIL PROPOSED INCLUDING RINGLOCK MESH 2100 HIGH AND GALVANISED STEEL POSTS AND STRAINERS.

D C2 ZONE

THIS ZONE WILL REMAIN LARGELY UNTOUCHED AS A RESULT OF THIS DEVELOPMENT IN LINE WITH BIOSIS RECOMMENDATIONS. WEEDS WILL BE REMOVED AND BUSH REGENERATION USING RECOMMENDED SPECIES WILL BE UNDERTAKEN IN LINE WITH BIOSIS REPORT. REFER TO REPORT FOR SPECIES LIST AND MANAGEMENT GUIDELINES.

NO NATIVE ENDEMIC TREE SPECIES WILL BE REMOVED FROM THE C2 ZONE

U PODIUM VIEWPOINTS

VIEWPOINTS WILL ACT AS PEDESTRIAN DESTINATIONS ON PODIUM ENDS ALONG THE NORTHERN PERIMETER OF THE DEVELOPMENT. VINE COVERED PERGOLA STRUCTURES WITH SEATING AND RAISED PLANTER BEDS UNDER WILL PROVIDE REST AND REFLECTION OPPORTUNITIES AS WELL AS CASUAL SOCIAL CONNECTION.

V PEDESTRIAN NODES

PEDESTRIAN NODES LINK THE PEDESTRIAN BOULEVARDE COMPONENT OF THE EMERGENCY ACCESS ROAD RISING UP ON THE SOUTHERN PERIMETER OF THE DEVELOPED SITE AREA WITH PODIUMS, UNITS AND COMMUNAL OPEN SPACE ZONES. EACH NODE IS VISIBLE FROM THE PREVIOUS ONE AND CREATES VISUAL LINKS FOR WAYFINDING INTO THE DEVELOPMENT.

R ROSELLA BUILDING 3

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

S KESTREL BUILDING 4

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

T FIREFIGHTING WATER TANK

DEDICATED BUSHFIRE FIGHTING WATER TANK ACCESSIBLE FROM CARPARK. TANK RECESSED INTO TOPOGRAPHY WITH SCREEN PLANTING SURROUNDING IT.

P INNER DEVELOPED LANDSCAPE AREA

THIS ZONE WILL BE DEVELOPED AS AN INFORMAL PASSIVE RECREATION ZONE CONSISTING OF MANAGED LANDSCAPE SPACES, RETAINING WALLS AND PLANTING BEDS ALL INTENDED TO PROVIDE NEIGHBOUR TO NEIGHBOUR PRIVACY, EROSION CONTROL, VISUAL ENHANCEMENT OF BUILT FORMS, INCREASED BIODIVERSITY AND EXERCISE OPPORTUNITIES. AREAS IMMEDIATELY ADJACENT TO BUILDINGS WILL BE MOWN LAWN SPACES IN LINE WITH BUSHFIRE GUIDELINES. THE INNER DEVELOPED LANDSCAPE AREA WILL HAVE NO MORE THAN 10% UNDERSTOREY PLANTINGS IN LINE WITH BUSHFIRE REQUIREMENTS. SPECIES SELECTION WITHIN THIS ZONE WOULD PRIMARILY BE NATIVE ENDEMIC TREES, SHRUBS AND GROUNDCOVERS WITH A SMALL NUMBER OF SELECT EXOTIC SPECIES TO PROVIDE LANDSCAPE AMENITY IN LINE WITH FUTURE RESIDENT EXPECTATIONS.



INDICATIVE RESIDENT PRIVACY SCREEN SYSTEMS PROPOSED INCLUDING LASER CUT CORTEN STEEL PANELS WITH STEEL POSTS.



INDICATIVE INNER LANDSCAPE ZONE RETAINING WALLS PROPOSED INCLUDING SANDSTONE CLAD BLOCK WALLS



INDICATIVE STAIRS BETWEEN PODIUMS AND PEDESTRIAN BOULEVARDE



INDICATIVE PODIUM PLANTERS PROPOSED CONSTRUCTED OF CORTEN STEEL WITH INBUILT SEATING

Q COMMUNAL VEGETABLE GARDEN

RAISED GARDEN BEDS FOR COMMUNAL FOOD PRODUCTION AND SOCIALISATION ON GOOD NORTHERLY ASPECT. TOOL SHED AND COMPOST ZONE LOCATED AGAINST RETAINING WALL ON SOUTH-WEST CORNER.



INDICATIVE COMMUNAL GARDEN CHARACTER.



INDICATIVE TRELLISED STEEL CLIMBING PLANT SYSTEMS

K WATER QUALITY POND & WATERFALL



THIS BIO-RETENTION POND WATER FEATURE WILL ACT AS A STORMWATER QUALITY IMPROVEMENT DEVICE AS WELL AS A SITE ENTRY WATER FEATURE. THE WATER QUALITY POND WILL BE TOPPED UP FROM THE WATER TANK ADJACENT TO THE LYREBIRD BUILDING.

X VISUALLY LOW-KEY DRIVEWAY



THIS LOW-KEY CONCRETE DRIVEWAY WILL BE VISUALLY DIFFERENT IN COLOUR TO THE MAIN ENTRY ROAD TO DISCOURAGE VISITORS FROM DRIVING BEHIND BUILDING 5 PAST AN EASY TURNING LOCATION. THE DRIVEWAY TO BUILDING 5 IS INTENDED TO APPEAR MORE LIKE A PRIVATE DRIVEWAY WHILST STILL BEING A PUBLIC ACCESSWAY FOR VEHICLES AND PEDESTRIANS.

O GREEN ROOFS

THIS ZONE WOULD BE DEVELOPED TO ENHANCE THE VISUAL IMPACT OF LOWER ROOFS WITHIN THE DEVELOPMENT FROM THOSE VIEWING FROM HIGHER UP. IN ADDITION, GREEN ROOF INCLUSION WILL HAVE THE MULTIPLE BENEFITS OF REDUCED ENERGY CONSUMPTION, INCREASED BIODIVERSITY OPPORTUNITIES AND REDUCED STORMWATER FLOWS AS THE ROOFS WILL ACT AS SEMI DETENTION BASINS AS THEY ABSORB INITIAL RAINFALL FLOWS IN NORMAL RAIN EVENTS. IRRIGATION OF THESE GREEN ROOFS WOULD BE FROM STORED RAINWATER HARVESTED ON SITE AND DRENCHING SPRINKLERS WILL DOUBLE AS BUSHFIRE MITIGATION DEVICES IN LINE WITH THE BUSHFIRE REPORT RECOMMENDATIONS.



INDICATIVE GREEN ROOF CHARACTER IMAGE WITH COASTAL VIEWS BEYOND

N ASSET PROTECTION ZONE

THIS ZONE WILL BE DEVELOPED AND MANAGED AS AN INNER PROTECTION AREA (IPA) AS PER COMPLETE PLANNING FOR BUSHFIRE PROTECTION GUIDELINES. THIS ZONE WILL BE MANAGED VIA MANUAL WHIPPERSNIPPING AND MOWING OF EXISTING GRASS SPECIES TO BELOW 100MM ON A REGULAR BASIS USING HARNESS AND LANYARD SAFETY SYSTEMS WITH FIXING POINTS ATTACHED TO THE ROADWAY GUARDRAILS. (A SAFE WORK METHOD STATEMENT HAS BEEN DEVELOPED FOR THIS PROPOSED STRATEGY BY HUTCHINSON BUILDERS.)TREE CANOPY COVER WOULD BE REDUCED TO 15% SELECTIVELY IN CONSULTATION WITH BIOSIS EXCEPTING THE PCT ILLAWARRA SUBTROPICAL RAINFOREST VEGETATION COMMUNITY AND SELECT HOLLOW BEARING TREES WHICH WOULD BE PRESERVED IN LINE WITH BIOSIS RECOMMENDATIONS. THE LOWER LIMBS OF REMAINING TREES WOULD BE CROWN LIFTED TO 2M. SOME SELECTIVE REPLANTING OF NATIVE ENDEMIC MESIC SPECIES (MODERATE MOISTURE CONTENT) IN EXISTING CLEARED AREAS, WITHIN THIS ZONE, AS FEATURE TREES & ROAD SCREENING SHRUBS WOULD BE UNDERTAKEN. REFER TO BUSHFIRE REPORT AND ARBORIST REPORT FOR FURTHER DETAIL ON APZ REQUIREMENTS & TREE ASSESSMENT INFORMATION. REFER TO THE RETAINED AND REMOVED TREE PLAN FOR SPECIFIC INFORMATION ON THE LOCATION AND NUMBER OF SPECIES OF TREES TO BE REMOVED.



M SITE ENTRY ZONE

THIS ZONE WILL BE DEVELOPED USING FEATURE SANDSTONE RETAINING WALLS TO CREATE A SENSE OF TRAVELLING INTO A VALLEY REMINISCENT OF THE ADJACENT ESCARPMENT. STRIKING NATIVE ENDEMIC SPECIES SUCH AS GYMEA LILY WILL EMPHASISE THE SENSE OF ARRIVAL INTO A SPECIAL LOCATION.



ARTIST'S IMPRESSION

E PODIUM ZONES

THESE ZONES WILL BE DEVELOPED AS THE PRIMARY ACCESS SPACES FOR RESIDENTS TO MOVE BETWEEN CARPARKING, OTHER UNITS AND TO AND FROM THE SITE AS PEDESTRIANS. THE PODIUM SPACES INCORPORATE WALKWAYS, RAISED PLANTING BEDS, SEATING, COMMUNAL SPACES AND CLIMBING VINES ON TRELLISES. THE PODIUMS ARE INTENDED TO BE BOTH FUNCTIONAL AND BEAUTIFUL AS SPACES TO TRANSITION THROUGH AND TO LOOK INTO FROM ABOVE. THEY WILL ALSO BENEFIT FROM PASSIVE SURVEILLANCE FROM ADJACENT UNITS IN TERMS OF SAFER BY DESIGN PRINCIPLES. PLANTING WITHIN THIS ZONE IS INTENDED TO BE A MORE ECLECTIC MIX OF NATIVE AND EXOTIC SPECIES IN RESPONSE TO SPECIFIC OUTCOMES SUCH AS DECIDUOUS SHADE, FLOWER & FOLIAGE COLOUR, VISUAL ENHANCEMENT OF THE BUILT FORM, FOOD AND MULTI-SENSORY STIMULATION.



ARTIST'S IMPRESSION

F BOWERBIRD & ROSELLA BUILDINGS COMMUNAL OPEN SPACE ZONE

THIS ZONE IS INTENDED TO BE A COMMUNAL GATHERING SPACE FOR BOWERBIRD AND ROSELLA BUILDINGS. THE TERRACED ARRANGEMENT OF THIS COS CREATES A VARIETY OF SPACES FOR MULTIPLE ACTIVITIES IN DIFFERENT ZONES WHILST STILL ALLOWING QUIET INDIVIDUAL SPACES IN MORE PRIVATE CORNERS.

G LYREBIRD BUILDING COMMUNAL OPEN SPACE ZONE

THIS ZONE IS INTENDED TO BE A COMMUNAL GATHERING SPACE FOR LYREBIRD BUILDING RESIDENTS AND INCLUDES A FIREPIT.
THE MORE INTIMATE SIZE AND SCALE OF THIS COS REFLECTS THE SMALL NUMBER OF UNITS AND LIKELY USERS.

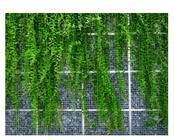
H BOWERBIRD BUILDING 2

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

I LYREBIRD BUILDING 1

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

J SERVICES ENCLOSURE



INDICATIVE TRELLISED CLIMBING PLANT SYSTEMS PROPOSED NEAR UTILITIES STRUCTURE & ON RETAINING WALLS THROUGHOUT SITE. THIS WILL SOFTEN THE BUILT FORM & PROVIDE VISUAL RELIEF TO ALL EXPANSES OF RETAINING WALLS.

W FIRE EGRESS ROAD

L SITE ENTRY



ARTIST'S IMPRESSION

DECLARATION

THIS DECLARATION CONFIRMS THAT THE LANDSCAPE MASTERPLAN IS COMPATIBLE WITH BOTH STORMWATER AND BUSHFIRE DOCUMENTATION.
STUART SCOBIE AILA
REGISTERED LANDSCAPE ARCHITECT # 13115

SCHEDULE OF LANDSCAPE REQUIREMENTS

DCP REQUIREMENTS

SITE AREA	41,934 sqm
SITE AREA (EXCL. C2 ZONE)	36,753 sqm
REQUIRED LANDSCAPE (30% OF SITE AREA EXCL. C2 ZONE)	11,026 sqm
REQUIRED DEEP SOIL ZONE (DSZ) (15% OF SITE AREA EXCL. C2 ZONE)	5,513 sqm
REQUIRED COMMUNAL OPEN SPACE (COS) (5M² X 42 UNITS)	210 sqm

BUSHFIRE REQUIREMENTS

MAXIMUM 15% CANOPY COVERAGE IN IPA REQUIRED
15% COVERAGE TOTAL PROVIDED

PROPOSED LANDSCAPE AREAS

LANDSCAPE (INCL. APZ)	27,701 sqm
DEEP SOIL ZONE (INCL. APZ)	19,759 sqm
COMMUNAL OPEN SPACE	3,478 sqm

LANDSCAPE SYMBOLS LEGEND

- EX. TREES TO BE RETAINED
- 6M DIAM. TREES < 8M HIGH
- 2M DIAM SHRUBS < 3M HIGH
- 1M DIAM SHRUBS & PERENNIALS < 1.2M HIGH
- GROUNDCOVERS 0.1 - 0.3M HIGH
- LAWN AREAS
- PAVING
- GREEN ROOF
- PRIVATE OPEN SPACE
- FIRE EGRESS ROADWAY AND SEA EAGLE BUILDING 5 LOW-KEY DRIVEWAY
- FIRE PIT
- STORMWATER PIT
- APZ BOUNDARY
- C2 ZONE BOUNDARY
- EXISTING CONTOURS
- BARBEQUE AREA
- BENCH SEAT
- C2 ZONE VEGETATION TO BE RETAINED

STATEMENT OF DESIGN INTENT

THE OVERALL DESIGN INTENT FOR THE LANDSCAPE PROPOSAL ON THIS SITE WILL BE BASED AROUND SIX KEY PRINCIPLES;

- TO ENHANCE AND BUILD ON THE ARCHITECTURAL CHARACTER OF THE DEVELOPMENT
- TO ENHANCE AND BUILD ON THE BIODIVERSITY OF THE IMMEDIATE AREA
- TO ENHANCE AND BUILD ON HABITAT CONNECTIVITY TO ADJACENT NATURAL BUSHLAND
- TO PROVIDE A SUSTAINABLE AND ATTRACTIVE EXTERNAL ENVIRONMENT FOR RESIDENTS TO ENJOY AND RECREATE IN THAT CONNECTS TO COUNTRY
- TO INCREASE BUSHFIRE SAFETY FOR THE DEVELOPMENT
- TO ENHANCE AND BUILD ON THE VISUAL IMPACT OF THE ARCHITECTURAL ELEMENTS OF THE DEVELOPMENT WHEN VIEWED FROM THE COASTAL PLAIN.

THIS DESIGN INTENT WILL BE ACHIEVED THROUGH THE USE OF PREDOMINANTLY NATIVE ENDEMIC SPECIES, NATURAL CONTEXTUAL MATERIALS SUCH AS SANDSTONE, GREEN ROOFS AND TRELLISED CLIMBING PLANT DESIGN SOLUTIONS, A SYMPATHETIC COLOUR PALETTE AND EFFICIENT USE OF EXISTING CLEARED GRASSLAND FOR THE MAJORITY OF THE CONSTRUCTED WORKS.
IN ADDITION, MULCH WILL BE GENERATED FROM ON-SITE CLEARING WHERE POSSIBLE, TOPSOIL WILL BE STOCKPILED AND RE-USED AND NATURAL ROCK AND LOGS WITHIN THE EXCAVATION ZONE WILL BE RE-LOCATED TO THE APZ FOR HABITAT CREATION.
THE LANDSCAPE SETTING OF THIS DEVELOPMENT WILL BE THE FILTER THROUGH WHICH THE COMMUNITY WILL ULTIMATELY VIEW THE SITE AND AS SUCH WILL PLAY A SIGNIFICANT ROLE IN ITS PERCEPTION AS A VISUALLY SYMPATHETIC RESIDENTIAL COMPLEX IN A HIGHLY VISIBLE LOCATION.
THE ILLAWARRA ESCARPMENT LANDSCAPE CONSERVATION AREA PROXIMITY WILL BE HONOURED THROUGH THE SELECTION OF STRONG CHARACTER SPECIES SUCH AS TOONA CILIATA AND EUCALYPTUS SALIGNA AND ALSO THROUGH THE STRATIFIED NATURE OF THE SITE TERRACING THAT WILL REFLECT THE HORIZONTAL SANDSTONE CLIFF CHARACTER OF THE ESCARPMENT ABOVE THE COASTAL PLAIN.
THE SIX KEY PRINCIPLES HIGHLIGHTED ABOVE WILL BE APPLIED TOGETHER TO ACHIEVE THE GOAL OF A SUSTAINABLE AND BEAUTIFUL LANDSCAPE SOLUTION THAT SENSITIVELY SITS WITHIN ITS ESCARPMENT BACKDROP.

5 0 5 10 15 20 25 30 35 40 45

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19/04/2022 2:52:13 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

LANDSCAPE MASTERPLAN

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Landscape Masterplan

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:500	EJ	SS	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388 E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/901	1



1 Landscape Detail Plan 1
1 : 200

A4.1.1 INNER PROTECTION AREA (IPA)

THE IPA IS THE AREA CLOSEST TO THE BUILDING AND CREATES A FUEL-MANAGED AREA WHICH CAN MINIMISE THE IMPACT OF DIRECT FLAME CONTACT AND RADIANT HEAT ON THE DEVELOPMENT AND ACT AS A DEFENDABLE SPACE. VEGETATION WITHIN THE IPA SHOULD BE KEPT TO A MINIMUM LEVEL. LITTER FUELS WITHIN THE IPA SHOULD BE KEPT BELOW 1CM IN HEIGHT AND BE DISCONTINUOUS. IN PRACTICAL TERMS THE IPA IS TYPICALLY THE CURTILAGE AROUND THE BUILDING, CONSISTING OF A MOWN LAWN AND WELL MAINTAINED GARDENS.
WHEN ESTABLISHING AND MAINTAINING AN IPA THE FOLLOWING REQUIREMENTS APPLY:

TREES

TREE CANOPY COVER SHOULD BE LESS THAN 15% AT MATURITY;
TREES AT MATURITY SHOULD NOT TOUCH OR OVERHANG THE BUILDING;
LOWER LIMBS SHOULD BE REMOVED UP TO A HEIGHT OF 2M ABOVE THE GROUND;
TREE CANOPIES SHOULD BE SEPARATED BY 2 TO 5M;
AND
PREFERENCE SHOULD BE GIVEN TO SMOOTH BARKED AND EVERGREEN TREES.

SHRUBS

CREATE LARGE DISCONTINUITIES OR GAPS IN THE VEGETATION TO SLOW DOWN OR BREAK THE PROGRESS OF FIRE TOWARDS BUILDINGS SHOULD BE PROVIDED;
SHRUBS SHOULD NOT BE LOCATED UNDER TREES;
SHRUBS SHOULD NOT FORM MORE THAN 10% GROUND COVER; AND
CLUMPS OF SHRUBS SHOULD BE SEPARATED FROM EXPOSED WINDOWS AND DOORS BY A DISTANCE OF AT LEAST TWICE THE HEIGHT OF THE VEGETATION.

GRASS

GRASS SHOULD BE KEPT MOWN (AS A GUIDE GRASS SHOULD BE KEPT TO NO MORE THAN 100MM IN HEIGHT); AND
LEAVES AND VEGETATION DEBRIS SHOULD BE REMOVED.

LANDSCAPE ELEMENTS LEGEND

- A SEA EAGLE BUILDING 5
- B EAGLES NEST PARK COMMUNAL OPEN SPACE
  - INCLUDES SHADE STRUCTURE, SEATING, BBQ, LAWN AREA, PLAYGROUND AND SHADE TREES.
- C DEER EXCLUSION FENCE
- D C2 ZONE
  - WEED REMOVAL AND BUSH REGENERATION ACTIVITIES ONLY.
- E PODIUM ZONES
  - RAISED PLANTING BEDS FOR RESIDENCE PRIVACY.
  - PEDESTRIAN ACCESS TO UNITS AND VIEW POINTS WITH SHADE STRUCTURES.
- N ASSET PROTECTION ZONE (APZ)
- O GREEN ROOFS
- P INNER DEVELOPED LANDSCAPE AREA
  - SCREEN PLANTING FOR PRIVACY BETWEEN UNITS.
  - PRIMARILY NATIVE ENDEMIC SPECIES
  - INTIMATE SPACES FOR QUIET REFLECTION.
- S KESTREL BUILDING 4
- T FIREFIGHTING WATER TANK
- U PODIUM VIEWPOINT
  - SHADE STRUCTURES ON NORTHERN END OF PODIUMS DESIGNED TO TAKE ADVANTAGE OF HIGH QUALITY COASTAL VIEWS.
  - INCLUDES PLANTING AND SEATING
- V PEDESTRIAN NODE
  - KEY ENTRY POINTS TO BUILDINGS ALONG PEDESTRIAN BOULEVARDE
  - INVITING ENTRY NODES WITH SEATING FOR RESTING ALONG WALKWAY.
- W FIRE EGRESS ROAD
  - REMOVABLE BOLLARD RESTRICTED ROAD FOR PEDESTRIANS ONLY EXCEPT EMERGENCY VEHICLES
  - TWO TYPES OF CONCRETE FINISHES
- X VISUALLY LOW-KEY DRIVEWAY

SCHEDULE OF LANDSCAPE REQUIREMENTS

DCP REQUIREMENTS

SITE AREA	41,934 sqm
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- C2 ZONE BOUNDARY
- EXISTING CONTOURS
- BARBEQUE AREA
- BENCH SEAT
- C2 ZONE VEGETATION TO BE RETAINED

4 Kestrel Podium
DA/902 1 : 200



3 Eagle's Nest Park
DA/902 1 : 200

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19/04/2022 3:46:30 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PART LANDSCAPE PLAN 1

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Part Landscape Plan 1

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	EJ	SS	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/902	1



5 Landscape Detail Plan 2
1 : 200

A4.1.1 INNER PROTECTION AREA (IPA)

THE IPA IS THE AREA CLOSEST TO THE BUILDING AND CREATES A FUEL-MANAGED AREA WHICH CAN MINIMISE THE IMPACT OF DIRECT FLAME CONTACT AND RADIANT HEAT ON THE DEVELOPMENT AND ACT AS A DEFENDABLE SPACE. VEGETATION WITHIN THE IPA SHOULD BE KEPT TO A MINIMUM LEVEL. LITTER FUELS WITHIN THE IPA SHOULD BE KEPT BELOW 1CM IN HEIGHT AND BE DISCONTINUOUS. IN PRACTICAL TERMS THE IPA IS TYPICALLY THE CURTILAGE AROUND THE BUILDING, CONSISTING OF A MOWN LAWN AND WELL MAINTAINED GARDENS.
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LANDSCAPE ELEMENTS LEGEND

E PODIUM ZONE
- RAISED PLANTING BEDS FOR RESIDENCE PRIVACY.
- PEDESTRIAN ACCESS TO UNITS AND VIEW POINTS WITH SHADE STRUCTURES.

F COS ZONE
- THIS COS ACTS AS A MAJOR CONNECTION SPACE FOR ALL PEDESTRIAN LINKS.
- INCLUDES VIEWPOINT SHELTER, SEATING, SHADE TREES, GATHERING SPACE, RAISED PLANTING BEDS.

G LYREBIRD BUILDING COS
- INCLUDES INTIMATE SEATING AREAS, RAISED PLANTING BEDS AND A FIREPIT.

H BOWERBIRD BUILDING 2

O GREEN ROOFS

P INNER DEVELOPED LANDSCAPE AREA
- SCREEN PLANTING FOR PRIVACY BETWEEN UNITS.
- PRIMARILY NATIVE ENDEMIC SPECIES
- INTIMATE SPACES FOR QUIET REFLECTION.

Q COMMUNAL VEGETABLE GARDEN

R ROSELLA BUILDING 3

U PODIUM VIEWPOINT
- SHADE STRUCTURES ON NORTHERN END OF PODIUMS DESIGNED TO TAKE ADVANTAGE OF HIGH QUALITY COASTAL VIEWS.
- INCLUDES PLANTING AND SEATING

V PEDESTRIAN NODES
- KEY ENTRY POINTS TO BUILDINGS ALONG PEDESTRIAN BOULEVARDE.
- INVITING ENTRY NODES WITH SEATING FOR RESTING ALONG WALKWAY.

W FIRE EGRESS ROAD
- REMOVABLE BOLLARD RESTRICTED ROAD FOR PEDESTRIANS ONLY EXCEPT EMERGENCY VEHICLES
- TWO TYPES OF CONCRETE FINISHES

SCHEDULE OF LANDSCAPE REQUIREMENTS

DCP REQUIREMENTS

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- FIRE PIT
- STORMWATER PIT
- APZ BOUNDARY
- C2 ZONE BOUNDARY
- EXISTING CONTOURS
- BARBEQUE AREA
- BENCH SEAT
- C2 ZONE VEGETATION TO BE RETAINED



3 DA/903 Section 11 - Bowerbird Podium
1 : 200



2 DA/903 Section 14 - COS
1 : 200

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PART LANDSCAPE PLAN 2

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Part Landscape Plan 2

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	EJ	SS	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/903	1

A4.1.1 INNER PROTECTION AREA (IPA)

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- E — PODIUM ZONE
  - RAISED PLANTING BEDS FOR RESIDENCE PRIVACY.
  - PEDESTRIAN ACCESS TO UNITS AND VIEW POINTS WITH SHADE STRUCTURES.
- G — LYREBIRD BUILDING COS
  - INCLUDES INTIMATE SEATING AREAS, RAISED PLANTING BEDS AND A FIREPIT.
- I — LYREBIRD BUILDING 1
- J — SERVICES ENCLOSURE
- K — WATER QUALITY POND & WATERFALL
- L — SITE ENTRY
- M — SITE ENTRY ZONE
- O — GREEN ROOFS
- P — ROSELLA BUILDING 3
- U — PODIUM VIEWPOINTS
  - SHADE STRUCTURES ON NORTHERN END OF PODIUMS DESIGNED TO TAKE ADVANTAGE OF HIGH QUALITY COASTAL VIEWS.
  - INCLUDES PLANTING AND SEATING
- V — PEDESTRIAN NODES
  - KEY ENTRY POINTS TO BUILDINGS ALONG PEDESTRIAN BOULEVARDE.
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- W — FIRE EGRESS ROAD
  - REMOVABLE BOLLARD RESTRICTED ROAD FOR PEDESTRIANS ONLY EXCEPT EMERGENCY VEHICLES
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SCHEDULE OF LANDSCAPE REQUIREMENTS

DCP REQUIREMENTS

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- APZ BOUNDARY
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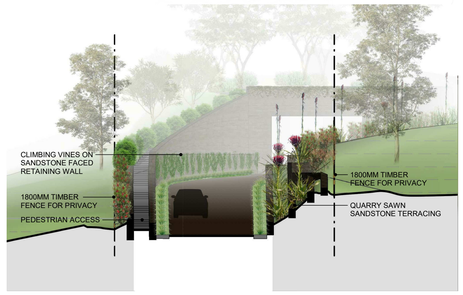
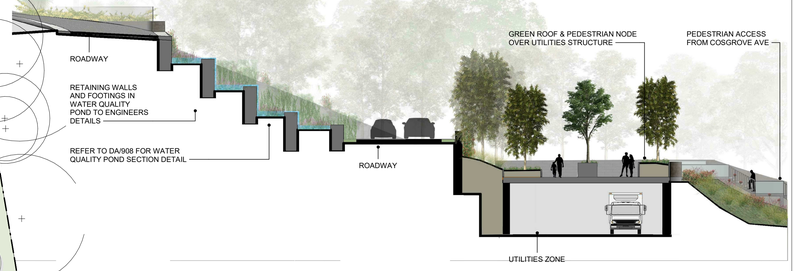
- EXISTING CONTOURS
- BARBEQUE AREA
- BENCH SEAT
- C2 ZONE VEGETATION TO BE RETAINED



2 DA/904 Section 7 - Entry Valley Zone
1 : 200



5 Landscape Detail Plan 3
1 : 200

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PART LANDSCAPE PLAN 3

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

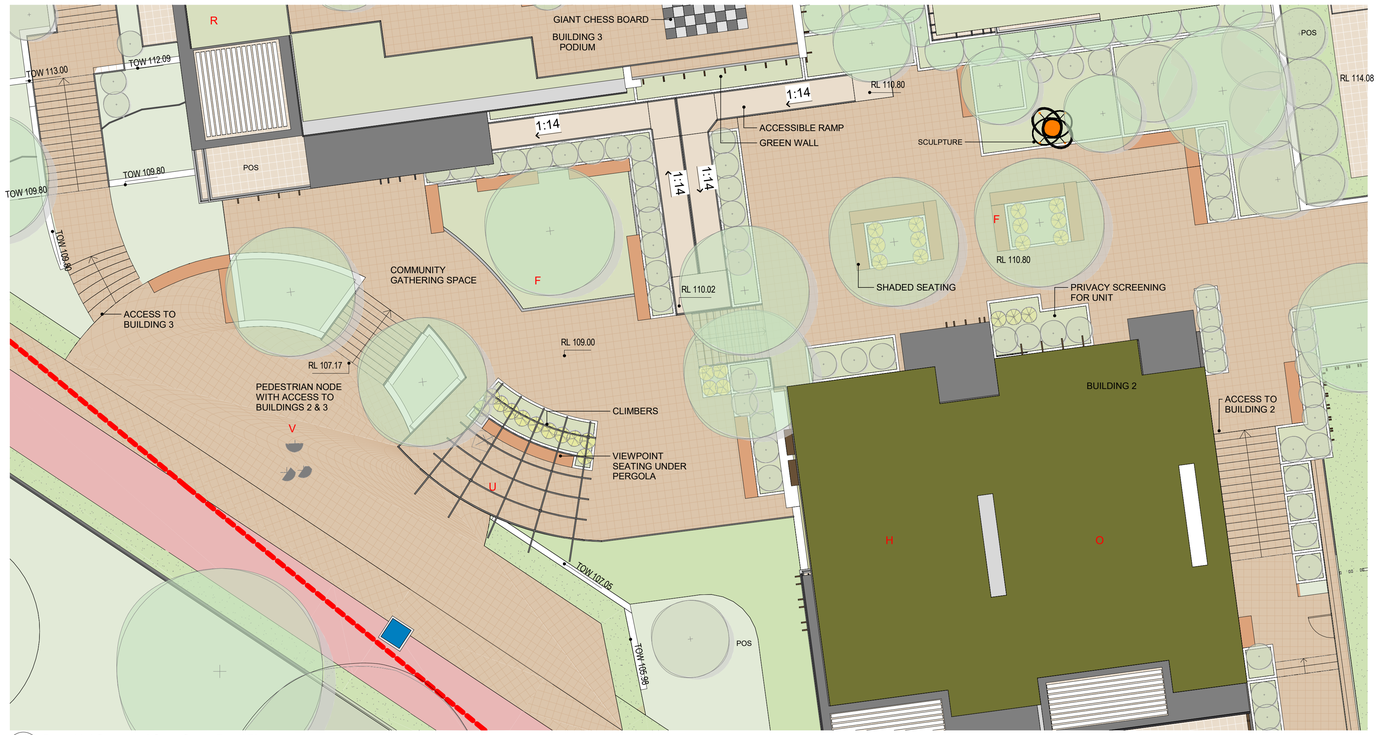
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

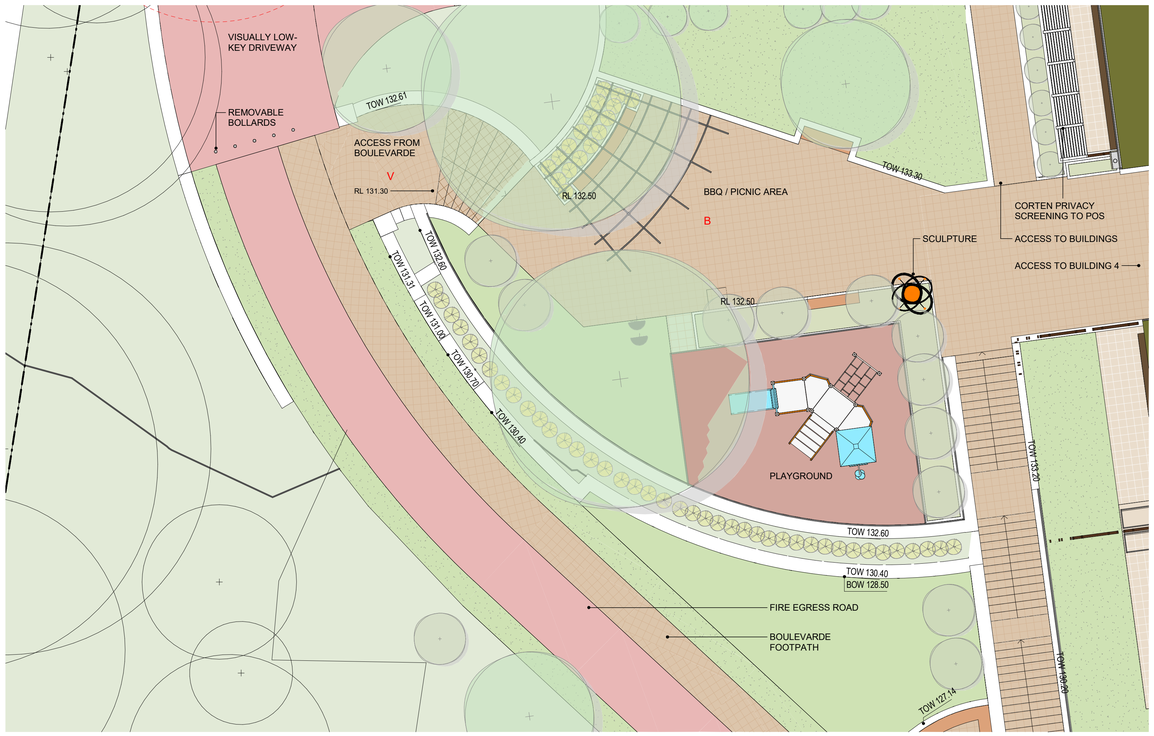
DRAWING TITLE:
Part Landscape Plan 3

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	EJ	SS	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/904	1



2 Bowerbird Communal Open Space Detail Plan
1 : 100



3 Eaglesnest Communal Open Space Detail Plan
1 : 100

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WHEN ESTABLISHING AND MAINTAINING AN IPA THE FOLLOWING REQUIREMENTS APPLY:

TREES

TREE CANOPY COVER SHOULD BE LESS THAN !5% AT MATURITY;
TREES AT MATURITY SHOULD NOT TOUCH OR OVERHANG THE BUILDING;
LOWER LIMBS SHOULD BE REMOVED UP TO A HEIGHT OF 2M ABOVE THE GROUND;
TREE CANOPIES SHOULD BE SEPARATED BY 2 TO 5M;
AND
PREFERENCE SHOULD BE GIVEN TO SMOOTH BARKED AND EVERGREEN TREES.

SHRUBS

CREATE LARGE DISCONTINUITIES OR GAPS IN THE VEGETATION TO SLOW DOWN OR BREAK THE PROGRESS OF FIRE TOWARDS BUILDINGS SHOULD BE PROVIDED;
SHRUBS SHOULD NOT BE LOCATED UNDER TREES;
SHRUBS SHOULD NOT FORM MORE THAN !0% GROUND COVER; AND
CLUMPS OF SHRUBS SHOULD BE SEPARATED FROM EXPOSED WINDOWS AND DOORS BY A DISTANCE OF AT LEAST TWICE THE HEIGHT OF THE VEGETATION.

GRASS

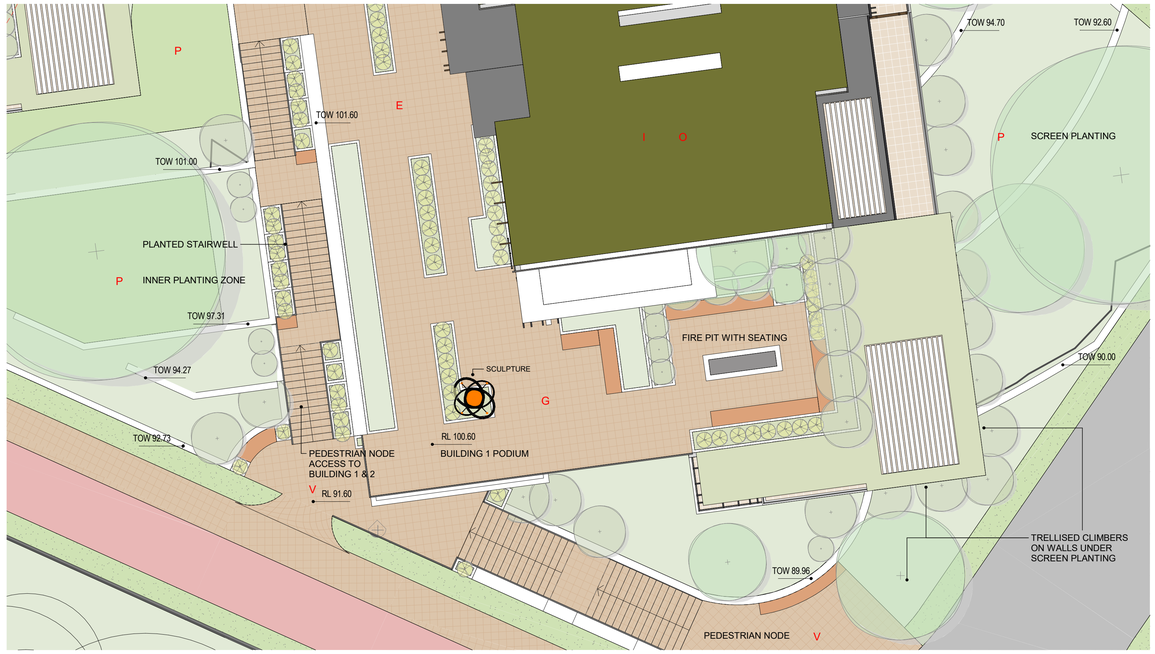
GRASS SHOULD BE KEPT MOWN (AS A GUIDE GRASS SHOULD BE KEPT TO NO MORE THAN 100MM IN HEIGHT); AND
LEAVES AND VEGETATION DEBRIS SHOULD BE REMOVED.

LANDSCAPE ELEMENTS LEGEND

- A SEA EAGLE BUILDING 5
- B EAGLES NEST PARK COMMUNAL OPEN SPACE
  - INCLUDES SHADE STRUCTURE, SEATING, BBQ, LAWN AREA AND SHADE TREES.
- C DEER EXCLUSION FENCE
- D C2 ZONE
  - WEED REMOVAL AND BUSH REGENERATION ACTIVITIES ONLY.
- E PODIUM ZONES
  - RAISED PLANTING BEDS FOR RESIDENCE PRIVACY
  - PEDESTRIAN ACCESS TO UNITS AND VIEW POINTS WITH SHADE STRUCTURES.
- F BOWERBIRD COS ZONE
  - THIS COS ACTS AS A MAJOR CONNECTION SPACE FOR ALL PEDESTRIAN LINKS.
  - INCLUDES VIEWPOINT SHELTER, SEATING, SHADE TREES. GATHERING SPACE, RAISED PLANTING BEDS.
- G LYREBIRD BUILDING COS
  - INCLUDES INTIMATE SEATING AREAS, RAISED PLANTING BEDS AND A FIREPIT.
- H BOWERBIRD BUILDING 2
- I LYREBIRD BUILDING 1
- J SERVICES ENCLOSURE
- K WATER QUALITY POND & WATERFALL
- L SITE ENTRY
- M SITE ENTRY ZONE
- N ASSET PROTECTION ZONE (APZ)
- O GREEN ROOFS
- P INNER DEVELOPED LANDSCAPE AREA
  - SCREEN PLANTING FOR PRIVACY BETWEEN UNITS.
  - PRIMARILY NATIVE ENDEMIC SPECIES
  - INTIMATE SPACES FOR QUIET REFLECTION.
- Q COMMUNAL VEGETABLE GARDEN
- R ROSELLA BUILDING 3
- S KESTREL BUILDING 4
- T FIREFIGHTING WATER TANK
- U PODIUM VIEWPOINT
  - SHADE STRUCTURES ON NORTHERN END OF PODIUMS DESIGNED TO TAKE ADVANTAGE OF HIGH QUALITY COASTAL VIEWS.
  - INCLUDES PLANTING AND SEATING
- V PEDESTRIAN NODE
  - KEY ENTRY POINTS TO BUILDINGS ALONG PEDESTRIAN BOULEVARDE.
  - INVITING ENTRY NODES WITH SEATING FOR RESTING ALONG WALKWAY.

LANDSCAPE SYMBOLS LEGEND

- EX. TREES TO BE RETAINED
- 6M DIAM. TREES < 8M HIGH
- 2M DIAM SHRUBS < 3M HIGH
- 1M DIAM SHRUBS & PERENNIALS < 1.2M HIGH
- GROUNDCOVERS 0.1 - 0.3M HIGH
- LAWN AREAS
- PAVING
- GREEN ROOF
- PRIVATE OPEN SPACE
- FIRE EGRESS ROADWAY AND SEA EAGLE BUILDING 5 LOW-KEY DRIVEWAY
- FIRE PIT
- STORMWATER PIT
- APZ BOUNDARY
- C2 ZONE BOUNDARY
- EXISTING CONTOURS
- BARBEQUE AREA
- BENCH SEAT
- C2 ZONE VEGETATION TO BE RETAINED



1 Lyerbird Communal Open Space Detail Plan
1 : 100

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19/04/2022 4:02:46 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

COMMUNAL OPEN SPACE

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600
NOWRA T 02 4421 6822
BATEMANS BAY T 02 4472 7388
W www.aej.com.au E aej@aej.com.au
Nominated Architect Mark Jones Reg. No. 4474

1 0 1 2 3 4 5 6 7 8 9

DRAWING TITLE: Communal Open Space

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:100	LF	SS	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/905	1



1 COSGROVE AVE PERSPECTIVE ARTIST'S IMPRESSION
NOT TO SCALE



2 DA/901 BOWERBIRD COS AND PODIUM SECTION
1 : 200

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19/04/2022 4:05:31 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

COSGROVE AVE PERSPECTIVE AND SITE SECTION

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

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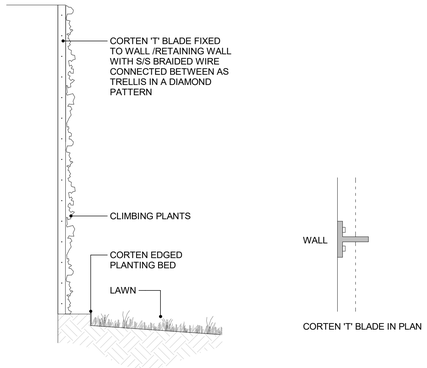
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Cosgrove Ave Perspective and Site Section

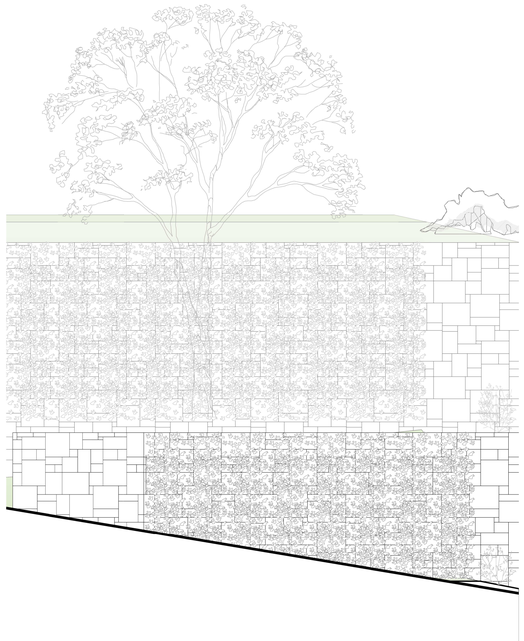
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
As indicated	HW	SS	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/906	1

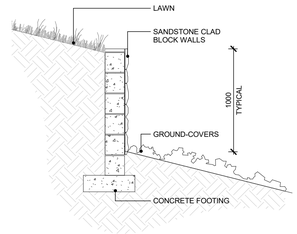


4 Climbing Plant Trellis Typical Detail
1 : 25

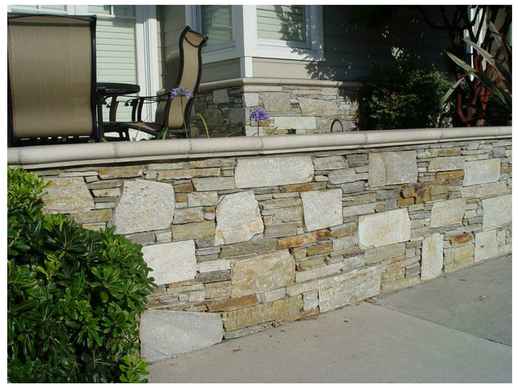


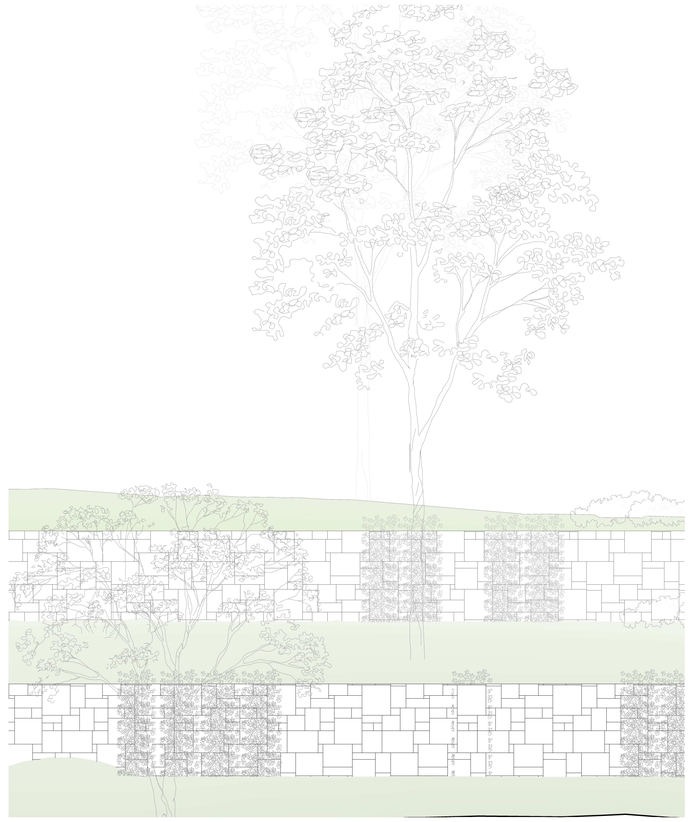


10 Climbing Plant Trellis Elevation
DA/904 1 : 50

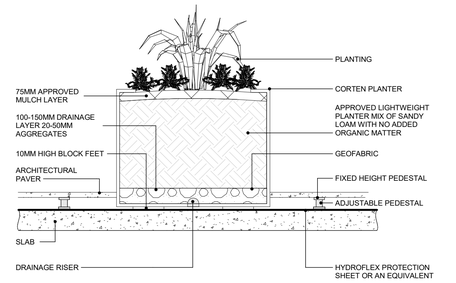


3 Inner Landscape Zone Retaining Walls
1 : 25

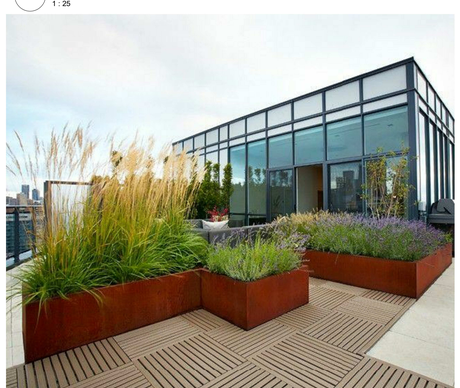


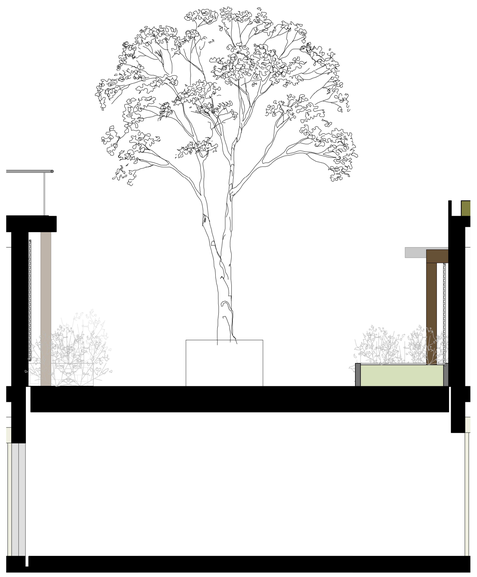


7 Inner Landscape Zone Retaining Wall Elevation
DA/902 1 : 50

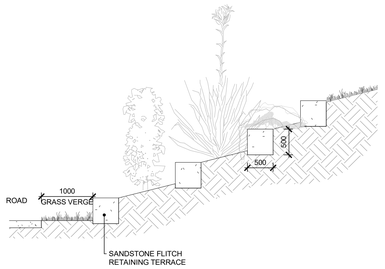


2 Podium Planter Details
1 : 25





6 Podium Planter Elevation
DA/903 1 : 50



1 Entry Valley Zone Retaining Wall Details
1 : 50





8 Entry Valley Retaining Wall Elevation
DA/904 1 : 50

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19/04/2022 4:05:56 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

TYPICAL RETAINING WALLS DETAILS

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

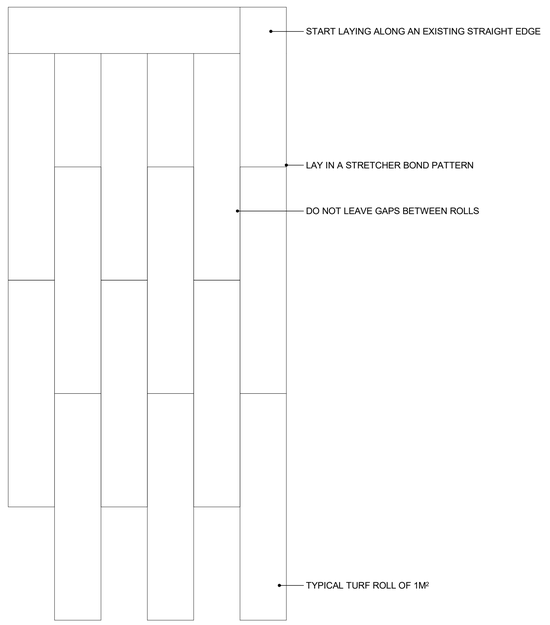
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

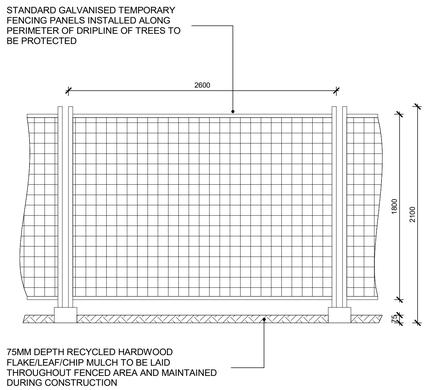
DRAWING TITLE:
Typical Retaining Walls Details

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
As indicated	HW	SS	22.04.22

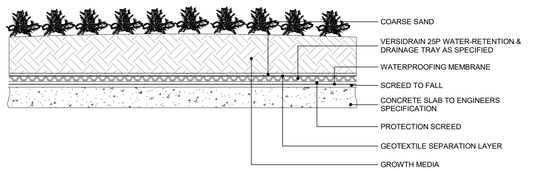
PROJECT No:	DWG No:	ISSUE:
17-0049	DA/907	1



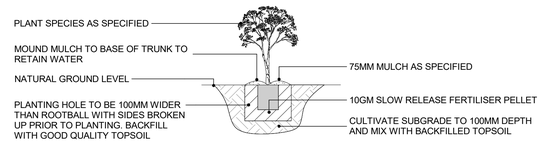
TYPICAL TURF DETAIL PATTERN 1:25



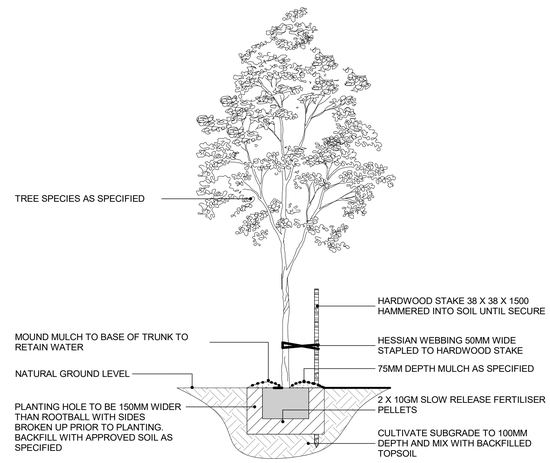
TYPICAL PROTECTIVE FENCING DETAIL 1 : 25



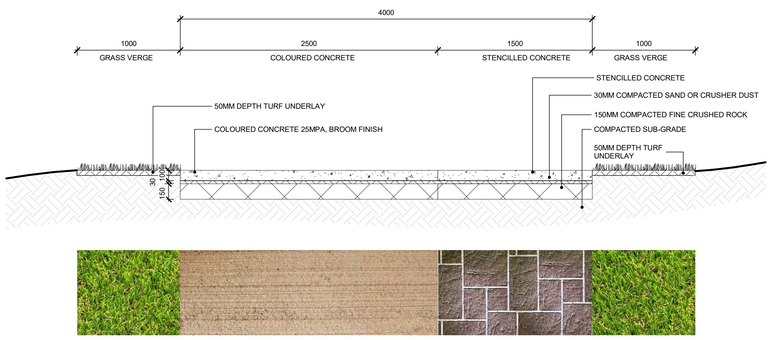
TYPICAL GREEN ROOF DETAIL 1 : 25



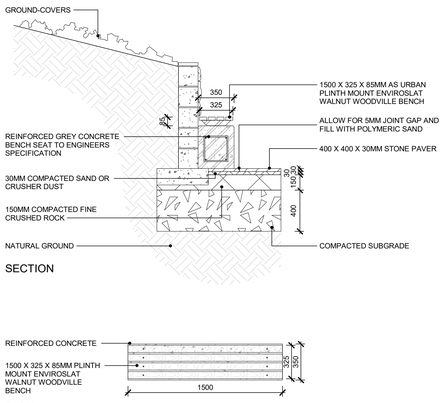
TYPICAL SHRUB PLANTING DETAIL NTS



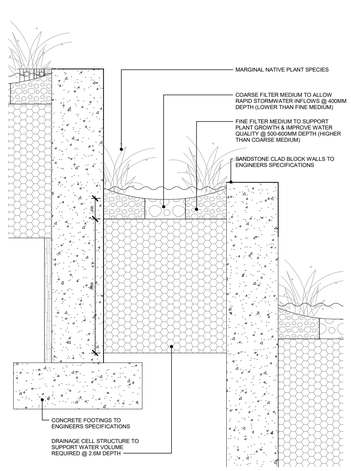
TYPICAL TREE PLANTING DETAIL NTS



FIRE EGRESS ROAD TYPICAL DETAIL
1:25



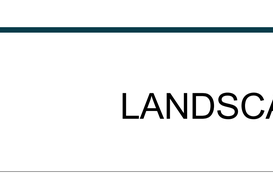
TYPICAL SEAT
1:25



2 DA/904 WATER QUALITY POND SECTION
1 : 50



TYPICAL PAVING DETAIL 1 : 25



TYPICAL CORTEN EDGE DETAIL
1 : 25

LANDSCAPE MAINTENANCE SCHEDULE INTENT

ACTIVITY	FREQUENCY
APZ/MANAGED BUSHLAND	
1. REMOVAL OF IDENTIFIED WEEDS	QUARTERLY
2. WHIPPERSNIPPING OF REMAINING GRASSLAND TO A MAXIMUM SWARD HEIGHT OF 100MM	MONTHLY (DEPENDENT ON GROWING SEASON)
3. CROWNLIFTING OF EXISTING RETAINED TREES TO 2M ABOVE GROUND LEVEL	ANNUALLY
4. HAND IRRIGATION OF NEW PLANTINGS ON A WEEKLY BASIS FOR 4 WEEKS AND THEN MONTHLY UNTIL ESTABLISHED. AS REQUIRED AFTER ESTABLISHMENT.	WEEKLY/MONTHLY/AS REQUIRED
INNER DEVELOPED LANDSCAPE AREA, ENTRY VALLEY ZONE, PODIUM PLANTERS	
1. REMOVAL OF WEEDS AS REQUIRED	MONTHLY
2. REPLACEMENT OF FAILED PLANTINGS	HALF YEARLY
3. HAND IRRIGATION OF NEW PLANTINGS ON A WEEKLY BASIS FOR 4 WEEKS AND THEN MONTHLY UNTIL ESTABLISHED. AS REQUIRED AFTER ESTABLISHMENT.	WEEKLY/MONTHLY/AS REQUIRED
4. MAINTAINING MULCH AT 75MM DEPTH	ANNUAL
GREEN ROOFS	
1. REMOVAL OF WEEDS AS REQUIRED	MONTHLY
2. REPLACEMENT OF FAILED PLANTINGS	QUARTERLY
3. SPRINKLER DRENCHING IRRIGATION OF NEW PLANTINGS ON A WEEKLY BASIS FOR 4 WEEKS AND THEN MONTHLY UNTIL ESTABLISHED. AS REQUIRED AFTER ESTABLISHMENT.	WEEKLY/MONTHLY/AS REQUIRED
4. MAINTAINING GROWTH MEDIA DEPTH AS REQUIRED	ANNUAL
BIO-RETENTION ZONE	
1. REMOVAL OF WEEDS AS REQUIRED	MONTHLY
2. REPLACEMENT OF FAILED PLANTINGS	QUARTERLY
3. MAINTAIN STONE MULCH AS REQUIRED	ANNUAL
4. REMOVE ALGAL GROWTH OR EXCESSIVE AQUATIC SPECIES GROWTH FROM WATER FEATURE	ANNUAL
C2 ZONE	
1. REMOVAL OF WEEDS AS DESCRIBED IN BIOSIS REPORT	INITIALLY
2. PLANTING OF BUSH REGENERATION SPECIES AS DESCRIBED IN BIOSIS REPORT	INITIALLY
3. REPLACEMENT OF FAILED PLANTINGS	HALF YEARLY
4. HAND IRRIGATION OF NEW PLANTINGS ON A WEEKLY BASIS FOR 4 WEEKS AND THEN MONTHLY UNTIL ESTABLISHED. AS REQUIRED AFTER ESTABLISHMENT.	WEEKLY/MONTHLY/AS REQUIRED

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18/04/2022 4:06:03 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

LANDSCAPE TYPICAL DETAILS

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Landscape Typical Details

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
As indicated	JP	SS	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/908	1

Planting Schedule 1 - Green Roofs

GREEN ROOF (GR) 3850 M² IN TOTAL

SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE	SPACING	QUANTITY
CVA	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	1.0 PER m² 10%	385
WFA	*Westringia fruticosa 'Grey Box'*	Coastal Rosemary	0.4 x 0.4 m	200 mm	4.0 PER m² 10%	1540
WMA	*Westringia fruticosa 'Mundi'*	Coastal Rosemary	0.5 x 1.5 m	200 mm	0.5 PER m² 10%	193
DCA	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.3 x 0.5 m	200 mm	4.0 PER m² 10%	1540
LFS2	*Lomandra fluviatilis 'Shara'*	Shara	0.5 x 0.4 m	TUBE	4.0 PER m² 10%	1540
LLA	*Lomandra 'Tanika'*	Tanika	0.6 x 0.5 m	TUBE	4.0 PER m² 10%	1540
PAA	*Pennisetum alopecuroides 'Nafray'**	Swamp Foxtail	0.6 x 0.6 m	200 mm	3.0 PER m² 10%	1155
SYMBOL	Scientific Name	COMMON NAME	MATURE H X W	POT SIZE	SPACING	QUANTITY
CGA	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	0.3 PER m² 10%	115
GHA	*Gazania hybrid 'Double Gold'**	Double Gold Gazania	0.2 x 0.6 m	TUBE	3.0 PER m² 10%	1155
MPA	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	1.0 PER m² 10%	385

Planting Schedule 2 - APZ

SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
AEB	*Alphitonia excelsa*	Red Ash	10 x 4 m	45 L	2	
ASB	*Acmena smithii*	Lillipilli	5 x 4 m	45 L	4	
BAB	*Brachychiton acerifolius*	Illawarra Flame Tree	25 x 12 m	45 L	1	
CGB	*Cryptocarya glaucescens*	Jackwood	15 x 10 m	45 L	1	
CT	*Clerodendrum tomentosum*	Hairy Lolly Bush	10 x 7 m	45 L	1	
DB	*Diploglottis australis*	Native Tamarind	10 x 6 m	45 L	1	
EPB	*Eucalyptus pilularis*	Blackbutt	50 x 10 m	45 L	1	
EQB	*Eucalyptus quadrangulata*	White-topped Box	50 x 15 m	45 L	1	
ESB	*Eucalyptus saligna*	Sydney Bluegum	65 x 30 m	45 L	1	
GSB	*Guioa semiglauca*	Guioa	6 x 3 m	45 L	1	
PC	*Pennantia cunninghamii*	Brown Beach	12 x 6 m	45 L	1	
SBR	*Scolopia braunii*	Flintwood	20 x 10 m	45 L	1	
SGB	*Synoum glandulosum*	Bastard Rosewood	7 x 7 m	45 L	1	
TCB	*Toona ciliata*	Red Cedar	50 x 8 m	45 L	14	
BOB	*Breynia oblongifolia*	Coffee Bush	3 x 3 m	200 mm	40	
ELB	*Eupomatia laurina*	Sticky Hop Bush	5 x 4 m	200 mm	7	
FCB	*Ficus coronata*	Sandpaper Fig	9 x 3 m	200 mm	3	
NVB	*Notelaea venosa*	Blackthorn	3 x 3 m	200 mm	42	
PMB	*Pittosporum multiflorum*	Orange Thorn	5 x 4 m	200 mm	4	
LLB	*Lomandra longifolia*	Mat Rush	0.7 x 1 m	200 mm	71	
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
DSB	*Doodia aspera*	Prickly Rasp Fern	0.4 x 0.6 m	TUBE	1148	4.00 PER M2
PPB	*Plectranthus parviflorus 'Blue Spires'*	Spur Flower	0.5 x 0.4 m	TUBE	911	6.00 PER M2

Planting Schedule 3 - Podium

SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
APO	*Acer palmatum 'Atropurpureum'**	Japanese Maple	4 x 3 m	300 mm	10	
BPC	*Banksia spinulosa*	Hairpin Banksia	3 x 2 m	200 mm	5	
BSC	*Bougainvillea spectabilis**	Bougainvillea	5 x 5 m	200 mm	4	
CVC	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	238	
SRC	*Strelitzia reginae**	Bird of Paradise	1.2 x 1.2 m	200 mm	58	
WFC	*Westringia fruticosa 'Grey Box'*	Grey Box	0.4 x 0.4 m	200 mm	288	
ANC	*Asplenium nidus*	Bird's Nest Fern	0.7 x 1.5 m	200 mm	50	
BCC	*Blechnum cartilagineum*	Gristle Fern	1.5 x 1.5 m	200 mm	14	
CAC	*Cyathea australis*	Rough Tree Fern	4 x 3 m	200 mm	6	
DCC	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.5 x 0.4 m	200 mm	183	
LFC	*Lomandra fluviatilis 'Shara'*	Shara	0.5 x 0.4 m	TUBE	117	
LTC	*Lomandra 'Tanika'*	Tanika	0.6 x 0.5 m	200 mm	114	
PAC	*Pennisetum alopecuroides 'Nafray'**	Swamp Foxtail	0.6 x 0.6 m	200 mm	125	
FPC	*Ficus pumila*	Climbing Fig	6 x 6 m	200 mm	4	
PTC	*Parthenocissus tricuspidata**	Boston Ivy	5 x 4 m	200 mm	6	
TJC	*Trachelospermum jasminoides**	Star Jasmine	6 x 1 m	200 mm	19	
SYMBOL	Scientific Name	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
CGC	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	16	0.33 PER M2
HV	*Hardenbergia violacea*	Happy Wanderer	0.5 x 2 m	TUBE	30	0.25 PER M2
MPC	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	54	1.00 PER M2

Planting Schedule 4 - Inner Development

SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
AED	*Alphitonia excelsa*	Red Ash	10 x 4 m	45 L	1	
APD	*Acer palmatum 'Atropurpureum'**	Japanese Maple	4 x 3 m	45 L	1	
ASD	*Acmena smithii*	Lillipilli	5 x 4 m	45 L	20	
CGD	*Ceratopetalum gummiferum*	NSW Christmas Tree	6 x 3 m	45 L	10	
FBD	*Ficus benjamina**	Weeping Fig	12 x 15 m	45 L	1	
FRD	*Ficus rubiginosa*	Rusty Fig	20 x 20 m	45 L	1	
GRD	*Grevillea robusta*	Silky Oak	20 x 10 m	45 L	1	
MAD	*Melaleuca armillaris*	Bracelet Honey Myrtle	8 x 6 m	45 L	4	
SBD	*Streblus brunonianus*	Whale Bone Tree	10 x 8 m	45 L	2	
TCD	*Toona ciliata*	Red Cedar	50 x 8 m	45 L	8	
BS	*Bougainvillea spectabilis**	Bougainvillea	5 x 5 m	200 mm	28	
BSD	*Banksia spinulosa*	Hairpin Banksia	3 x 2 m	200 mm	2	
CVD	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	40	
FCD	*Ficus coronata*	Sandpaper Fig	3 x 3 m	200 mm	1	
RCD	*Rhagodia candolleana*	Seaberry Saltbush	1 x 1.5 m	200 mm	7	
SRD	*Strelitzia reginae**	Bird of Paradise	1.2 x 1.2 m	200 mm	31	
WMD	*Westringia fruticosa 'Mundi'*	Mundi Coastal Rosemary	0.5 x 1.5 m	200 mm	32	
XAD	*Xanthorrhoea australis*	Grass Tree	2 x 1 m	200 mm	17	
LAD	*Livistona australis*	Cabbag Fan Palm	25 x 5 m	300 mm	1	
BCD	*Blechnum cartilagineum*	Gristle Fern	1.5 x 1.5 m	200 mm	9	
CAD	*Cyathea australis*	Rough Tree Fern	4 x 3 m	200 mm	11	
DAD	*Dicksonia antarctica*	Soft Tree Fern	4 x 5 m	200 mm	2	
DCL	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.3 x 0.5 m	200 mm	60	
FPD	*Ficus pumila*	Climbing Fig	6 x 6 m	200 mm	40	
PPD	*Pandorea pandorana*	Wonga Wonga Vine	6 x 1.2 m	200 mm	20	
PTD	*Parthenocissus tricuspidata**	Boston Ivy	5 x 4 m	200 mm	80	
TJD	*Trachelospermum jasminoides**	Star Jasmine	6 x 1 m	200 mm	78	
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
CGD	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	6	0.25 PER M2
GHD	*Gazania hybrid 'Double Gold'**	Double Gold Gazania	0.2 x 0.6 m	TUBE	722	3.00 PER M2
HVD	*Hardenbergia violacea*	Happy Wanderer	0.5 x 2 m	TUBE	83	0.25 PER M2
MPD	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	756	1.00 PER M2
PPD	*Plectranthus parviflorus 'Blue Spires'*	Spur Flower	0.5 x 0.4 m	TUBE	740	6.00 PER M2

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PART PLANTING PLAN 1

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Part Planting Plan 1

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	HW	SS	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/909	1



Planting Schedule 2 - APZ

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
AEB	*Alphitonia excelsa*	Red Ash	10 x 4 m	45 L	2	
ASB	*Acmena smithii*	Lillipilli	5 x 4 m	45 L	4	
BAB	*Brachychiton acerifolius*	Illawarra Flame Tree	25 x 12 m	45 L	1	
CGB	*Cryptocarya glaucescens*	Jackwood	15 x 10 m	45 L	1	
CT	*Clerodendrum tomentosum*	Hairy Lolly Bush	10 x 7 m	45 L	1	
DB	*Diploglottis australis*	Native Tamarind	10 x 6 m	45 L	1	
EPB	*Eucalyptus pilularis*	Blackbutt	50 x 10 m	45 L	1	
EQB	*Eucalyptus quadrangulata*	White-topped Box	50 x 15 m	45 L	1	
ESB	*Eucalyptus saligna*	Sydney Bluegum	65 x 30 m	45 L	1	
GSB	*Guioa semiglauca*	Guioa	6 x 3 m	45 L	1	
PC	*Pennantia cunninghamii*	Brown Beech	12 x 6 m	45 L	1	
SBR	*Scolopia braunii*	Flintwood	20 x 10 m	45 L	1	
SGB	*Synoum glandulosum*	Bastard Rosewood	7 x 7 m	45 L	1	
TCB	*Toona ciliata*	Red Cedar	50 x 8 m	45 L	14	
BOB	*Breynia oblongifolia*	Coffee Bush	3 x 3 m	200 mm	40	
ELB	*Eupomatia laurina*	Sticky Hop Bush	5 x 4 m	200 mm	7	
FCB	*Ficus coronata*	Sandpaper Fig	9 x 3 m	200 mm	3	
NVB	*Notelaea venosa*	Blackthorn	3 x 3 m	200 mm	42	
PMB	*Pittosporum multiflorum*	Orange Thorn	5 x 4 m	200 mm	4	
LLB	*Lomandra longifolia*	Mat Rush	0.7 x 1 m	200 mm	71	

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	SPACING
DSB	*Doodia aspera*	Prickly Rasp Fern	0.4 x 0.6 m	TUBE	1146	4.00 PER M2
PPB	*Plectranthus parviflorus 'Blue Spires'*	Spur Flower	0.5 x 0.4 m	TUBE	911	6.00 PER M2

Planting Schedule 3 - Podium

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
APC	*Acer palmatum 'Atropurpureum'**	Japanese Maple	4 x 3 m	300 mm	10	
BPC	*Banksia spinulosa*	Hairpin Banksia	3 x 2 m	200 mm	5	
BSC	*Bougainvillea spectabilis**	Bougainvillea	5 x 5 m	200 mm	4	
CVC	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	238	
SRC	*Streitzia reginae**	Bird of Paradise	1.2 x 1.2 m	200 mm	58	
WFC	*Westringia fruticosa 'Grey Box'*	Grey Box	0.4 x 0.4 m	200 mm	288	
ANC	*Asplenium nidus*	Bird's Nest Fern	0.7 x 1.5 m	200 mm	50	
BCC	*Blechnum cartilagineum*	Gristle Fern	1.5 x 1.5 m	200 mm	14	
CAC	*Cyathea australis*	Rough Tree Fern	4 x 3 m	200 mm	6	
DCC	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.5 x 0.4 m	200 mm	183	
LFC	*Lomandra fluviatilis 'Shara'*	Shara	0.5 x 0.4 m	TUBE	117	
LTC	*Lomandra 'Tanika'*	Tanika	0.6 x 0.5 m	200 mm	114	
PAC	*Pennisetum alopecuroides 'Nafray'**	Swamp Foxtail	0.6 x 0.6 m	200 mm	125	
FPC	*Ficus pumila*	Climbing Fig	6 x 6 m	200 mm	4	
PTC	*Parthenocissus tricuspidata**	Boston Ivy	5 x 4 m	200 mm	6	
TJC	*Trachelospermum jasminoides**	Star Jasmine	6 x 1 m	200 mm	19	

SYMBOL	*Scientific Name*	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
CGC	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	16	0.33 PER M2
HV	*Hardenbergia violacea*	Happy Wanderer	0.5 x 2 m	TUBE	30	0.25 PER M2
MPC	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	54	1.00 PER M2

Planting Schedule 1 - Green Roofs

GREEN ROOF (GR) 3850 M² IN TOTAL

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	SPACING	QUANTITY
CVA	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	1.0 PER m² 10%	385
WFA	*Westringia fruticosa 'Grey Box'*	Coastal Rosemary	0.4 x 0.4 m	200 mm	4.0 PER m² 10%	1540
WMA	*Westringia fruticosa 'Mundi'*	Coastal Rosemary	0.5 x 1.5 m	200 mm	0.5 PER m² 10%	193
DCA	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.3 x 0.5 m	200 mm	4.0 PER m² 10%	1540
LFS2	*Lomandra fluviatilis 'Shara'*	Shara	0.5 x 0.4 m	TUBE	4.0 PER m² 10%	1540
LLA	*Lomandra 'Tanika'*	Tanika	0.6 x 0.5 m	TUBE	4.0 PER m² 10%	1540
PAA	*Pennisetum alopecuroides 'Nafray'**	Swamp Foxtail	0.6 x 0.6 m	200 mm	3.0 PER m² 10%	1155

SYMBOL	*Scientific Name*	COMMON NAME	MATURE H X W	POT SIZE	SPACING	QUANTITY
CGA	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	0.3 PER m² 10%	115
GHA	*Gazania hybrid 'Double Gold'**	Double Gold Gazania	0.2 x 0.6 m	TUBE	3.0 PER m² 10%	1155
MPA	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	1.0 PER m² 10%	385

Planting Schedule 4 - Inner Development

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
AED	*Alphitonia excelsa*	Red Ash	10 x 4 m	45 L	1	
APD	*Acer palmatum 'Atropurpureum'**	Japanese Maple	4 x 3 m	45 L	1	
ASD	*Acmena smithii*	Lillipilli	5 x 4 m	45 L	20	
CGD	*Ceratopetalum gummiferum*	NSW Christmas Tree	6 x 3 m	45 L	10	
FBD	*Ficus benjamina**	Weeping Fig	12 x 15 m	45 L	1	
FRD	*Ficus rubiginosa*	Rusty Fig	20 x 20 m	45 L	1	
GRD	*Grevillea robusta*	Silky Oak	20 x 10 m	45 L	1	
MAD	*Melaleuca armillaris*	Bracelet Honey Myrtle	8 x 6 m	45 L	4	
SBD	*Strebius brunonianus*	Whale Bone Tree	10 x 8 m	45 L	2	
TCD	*Toona ciliata*	Red Cedar	50 x 8 m	45 L	8	
BS	*Bougainvillea spectabilis**	Bougainvillea	5 x 5 m	200 mm	28	
BSD	*Banksia spinulosa*	Hairpin Banksia	3 x 2 m	200 mm	2	
CVD	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	40	
FCD	*Ficus coronata*	Sandpaper Fig	3 x 3 m	200 mm	1	
RCD	*Rhagodia candolleana*	Seaberry Saltbush	1 x 1.5 m	200 mm	7	
SRD	*Streitzia reginae**	Bird of Paradise	1.2 x 1.2 m	200 mm	31	
WFD	*Westringia fruticosa 'Mundi'*	Mundi Coastal Rosemary	0.5 x 1.5 m	200 mm	32	
XAD	*Xanthorrhoea australis*	Grass Tree	2 x 1 m	200 mm	17	
LAD	*Livistona australis*	Cabbag Fan Palm	25 x 5 m	300 mm	1	
BCD	*Blechnum cartilagineum*	Gristle Fern	1.5 x 1.5 m	200 mm	9	
CAD	*Cyathea australis*	Rough Tree Fern	4 x 3 m	200 mm	11	
DAD	*Dicksonia antarctica*	Soft Tree Fern	4 x 5 m	200 mm	2	
DCL	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.3 x 0.5 m	200 mm	60	
FPD	*Ficus pumila*	Climbing Fig	6 x 6 m	200 mm	40	
PPD	*Pandorea pandorana*	Wonga Wonga Vine	6 x 1.2 m	200 mm	20	
PTD	*Parthenocissus tricuspidata**	Boston Ivy	5 x 4 m	200 mm	80	
TJD	*Trachelospermum jasminoides**	Star Jasmine	6 x 1 m	200 mm	78	

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
CGD	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	6	0.25 PER M2
GHD	*Gazania hybrid 'Double Gold'**	Double Gold Gazania	0.2 x 0.6 m	TUBE	722	3.00 PER M2
HVD	*Hardenbergia violacea*	Happy Wanderer	0.5 x 2 m	TUBE	83	0.25 PER M2
MPD	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	756	1.00 PER M2
PPD	*Plectranthus parviflorus 'Blue Spires'*	Spur Flower	0.5 x 0.4 m	TUBE	740	6.00 PER M2

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PART PLANTING PLAN 2

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

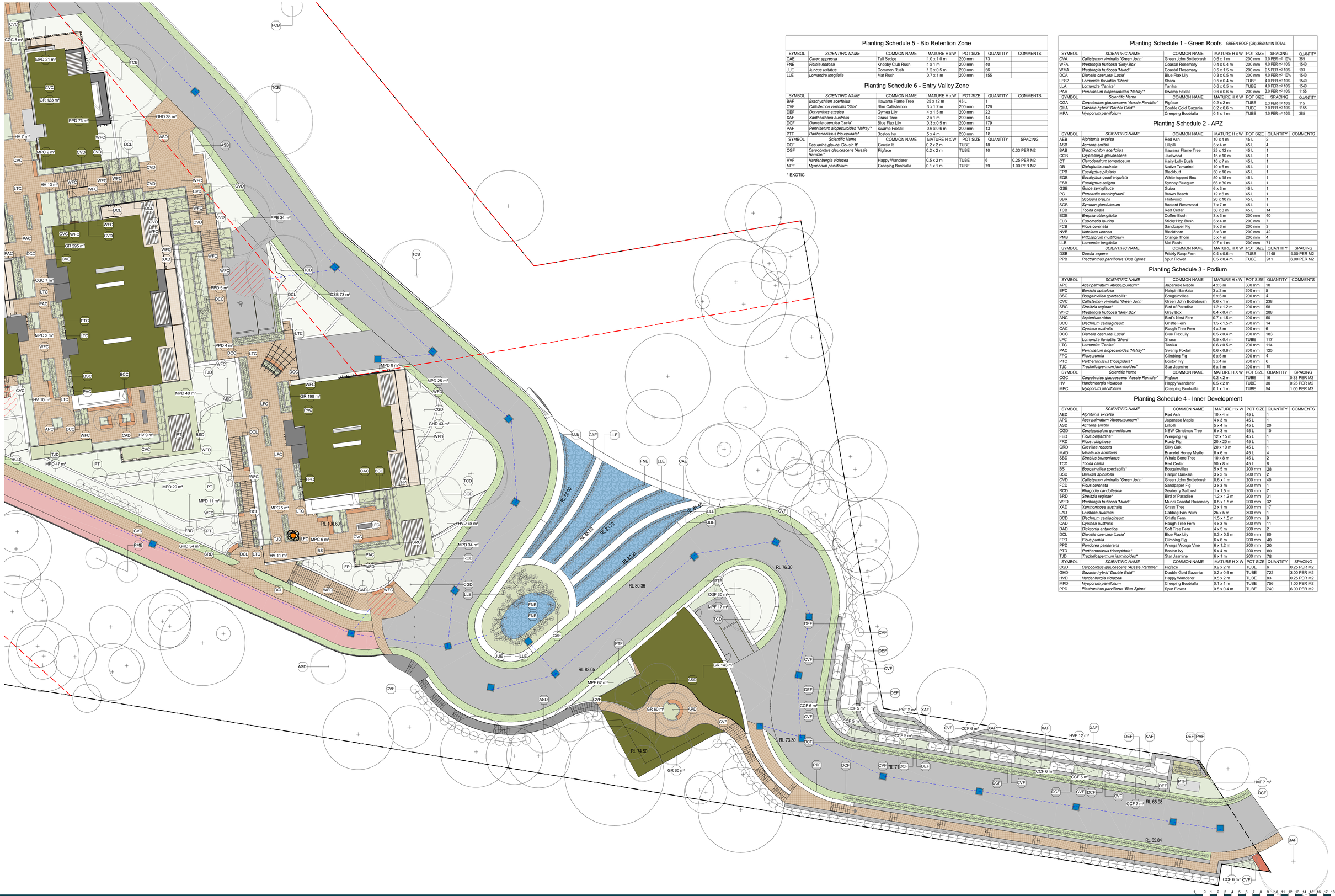
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Part Planting Plan 2

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	HW	SS	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/910	1



Planting Schedule 5 - Bio Retention Zone

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
CAE	*Carex appressa*	Tall Sedge	1.0 x 1.0 m	200 mm	73	
FNE	*Ficinia nodosa*	Knobby Club Rush	1 x 1 m	200 mm	40	
JUE	*Juncus usitatus*	Common Rush	1.2 x 0.5 m	200 mm	56	
LLE	*Lomandra longifolia*	Mat Rush	0.7 x 1 m	200 mm	155	

Planting Schedule 6 - Entry Valley Zone

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
BAF	*Brachychiton acerfolius*	Illawarra Flame Tree	25 x 12 m	45 L	1	
CVF	*Callistemon viminalis 'Slim'*	Slim Callistemon	3 x 1.2 m	200 mm	126	
DEF	*Doryanthes excelsa*	Gymea Lily	4 x 1.5 m	200 mm	22	
XAF	*Xanthorrhoea australis*	Grass Tree	2 x 1 m	200 mm	14	
DCF	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.3 x 0.5 m	200 mm	179	
PAF	*Pennisetum alopecuroides 'Nafray'**	Swamp Foxtail	0.6 x 0.6 m	200 mm	13	
PTF	*Parthenocissus tricuspidata**	Boston Ivy	5 x 4 m	200 mm	18	
SYMBOL	*Scientific Name*	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
CCF	*Casuarina glauca 'Cousin It'*	Cousin It	0.2 x 2 m	TUBE	18	
CGF	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	10	0.33 PER M2
HVF	*Hardenbergia violacea*	Happy Wanderer	0.5 x 2 m	TUBE	6	0.25 PER M2
MPF	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	79	1.00 PER M2

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Planting Schedule 1 - Green Roofs

GREEN ROOF (GR) 3850 M² IN TOTAL

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	SPACING	QUANTITY
CVA	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	1.0 PER m² 10%	385
WFA	*Westringia fruticosa 'Grey Box'*	Coastal Rosemary	0.4 x 0.4 m	200 mm	4.0 PER m² 10%	1540
WMA	*Westringia fruticosa 'Mundi'*	Coastal Rosemary	0.5 x 1.5 m	200 mm	0.5 PER m² 10%	193
DCA	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.3 x 0.5 m	200 mm	4.0 PER m² 10%	1540
LFS2	*Lomandra fluviatilis 'Shara'*	Shara	0.5 x 0.4 m	TUBE	4.0 PER m² 10%	1540
LLA	*Lomandra 'Tanika'*	Tanika	0.6 x 0.5 m	TUBE	4.0 PER m² 10%	1540
PAA	*Pennisetum alopecuroides 'Nafray'**	Swamp Foxtail	0.6 x 0.6 m	200 mm	3.0 PER m² 10%	1155
SYMBOL	*Scientific Name*	COMMON NAME	MATURE H X W	POT SIZE	SPACING	QUANTITY
CGA	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	0.3 PER m² 10%	115
GHA	*Gazania hybrid 'Double Gold'**	Double Gold Gazania	0.2 x 0.6 m	TUBE	3.0 PER m² 10%	1155
MPA	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	1.0 PER m² 10%	385

Planting Schedule 2 - APZ

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
AEB	*Alphitonia excelsa*	Red Ash	10 x 4 m	45 L	2	
ASB	*Acmena smithii*	Lillipilli	5 x 4 m	45 L	4	
BAB	*Brachychiton acerfolius*	Illawarra Flame Tree	25 x 12 m	45 L	1	
CCB	*Cryptocarya glaucescens*	Jackwood	15 x 10 m	45 L	1	
CT	*Clerodendrum tomentosum*	Hairy Lolly Bush	10 x 7 m	45 L	1	
DB	*Diploglottis australis*	Native Tamarind	10 x 6 m	45 L	1	
EPB	*Eucalyptus pilularis*	Blackbutt	50 x 10 m	45 L	1	
EQB	*Eucalyptus quadrangulata*	White-topped Box	50 x 15 m	45 L	1	
ESB	*Eucalyptus saligna*	Sydney Bluegum	65 x 30 m	45 L	1	
GSB	*Guioa semiglauca*	Guioa	6 x 3 m	45 L	1	
PC	*Pennantia cunninghamii*	Brown Beech	12 x 6 m	45 L	1	
SBR	*Scolopia braunii*	Flintwood	20 x 10 m	45 L	1	
SGB	*Synoum glandulosum*	Bastard Rosewood	7 x 7 m	45 L	1	
TCB	*Toona ciliata*	Red Cedar	50 x 8 m	45 L	14	
BOB	*Breynia oblongifolia*	Coffee Bush	3 x 3 m	200 mm	40	
ELB	*Eupomatia laurina*	Sticky Hop Bush	5 x 4 m	200 mm	7	
FCB	*Ficus coronata*	Sandpaper Fig	9 x 3 m	200 mm	3	
NVB	*Notelaea venosa*	Blackthorn	3 x 3 m	200 mm	42	
PMB	*Pittosporum multiflorum*	Orange Thorn	5 x 4 m	200 mm	4	
LLB	*Lomandra longifolia*	Mat Rush	0.7 x 1 m	200 mm	71	
SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
DSB	*Doodia aspera*	Prickly Rasp Fern	0.4 x 0.6 m	TUBE	1148	4.00 PER M2
PPB	*Plectranthus parviflorus 'Blue Spires'*	Spur Flower	0.5 x 0.4 m	TUBE	911	6.00 PER M2

Planting Schedule 3 - Podium

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
APC	*Acer palmatum 'Atropurpureum'**	Japanese Maple	4 x 3 m	300 mm	10	
BPC	*Banksia spinulosa*	Hairpin Banksia	3 x 2 m	200 mm	5	
BSC	*Bougainvillea spectabilis**	Bougainvillea	5 x 5 m	200 mm	4	
CVC	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	238	
SRC	*Strelitzia reginae**	Bird of Paradise	1.2 x 1.2 m	200 mm	58	
WFC	*Westringia fruticosa 'Grey Box'*	Grey Box	0.4 x 0.4 m	200 mm	288	
ANC	*Asplenium nidus*	Bird's Nest Fern	0.7 x 1.5 m	200 mm	50	
BCC	*Blechnum cartilagineum*	Gristle Fern	1.5 x 1.5 m	200 mm	14	
CAC	*Cyathea australis*	Rough Tree Fern	4 x 3 m	200 mm	6	
DCC	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.5 x 0.4 m	200 mm	183	
LFC	*Lomandra fluviatilis 'Shara'*	Shara	0.5 x 0.4 m	TUBE	117	
LTC	*Lomandra 'Tanika'*	Tanika	0.6 x 0.5 m	200 mm	114	
PAC	*Pennisetum alopecuroides 'Nafray'**	Swamp Foxtail	0.6 x 0.6 m	200 mm	125	
FPC	*Ficus pumila*	Climbing Fig	6 x 6 m	200 mm	4	
PTC	*Parthenocissus tricuspidata**	Boston Ivy	5 x 4 m	200 mm	6	
TJC	*Trachelospermum jasminoides**	Star Jasmine	6 x 1 m	200 mm	19	
SYMBOL	*Scientific Name*	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
CGC	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	16	0.33 PER M2
HV	*Hardenbergia violacea*	Happy Wanderer	0.5 x 2 m	TUBE	30	0.25 PER M2
MPC	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	54	1.00 PER M2

Planting Schedule 4 - Inner Development

SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H x W	POT SIZE	QUANTITY	COMMENTS
AED	*Alphitonia excelsa*	Red Ash	10 x 4 m	45 L	1	
APD	*Acer palmatum 'Atropurpureum'**	Japanese Maple	4 x 3 m	45 L	1	
ASD	*Acmena smithii*	Lillipilli	5 x 4 m	45 L	20	
CGD	*Ceratopetalum gummiferum*	NSW Christmas Tree	6 x 3 m	45 L	10	
FBD	*Ficus benjamina**	Weeping Fig	12 x 15 m	45 L	1	
FRD	*Ficus rubiginosa*	Rusty Fig	20 x 20 m	45 L	1	
GRD	*Grevillea robusta*	Silky Oak	20 x 10 m	45 L	1	
MAD	*Melaleuca armillaris*	Bracelet Honey Myrtle	8 x 6 m	45 L	4	
SBD	*Strebilus brunonianus*	Whale Bone Tree	10 x 8 m	45 L	2	
TCD	*Toona ciliata*	Red Cedar	50 x 8 m	45 L	8	
BS	*Bougainvillea spectabilis**	Bougainvillea	5 x 5 m	200 mm	28	
BSD	*Banksia spinulosa*	Hairpin Banksia	3 x 2 m	200 mm	2	
CVD	*Callistemon viminalis 'Green John'*	Green John Bottlebrush	0.6 x 1 m	200 mm	40	
FCD	*Ficus coronata*	Sandpaper Fig	3 x 3 m	200 mm	1	
RCD	*Rhagodia candolleana*	Seaberry Saltbush	1 x 1.5 m	200 mm	7	
SRD	*Strelitzia reginae**	Bird of Paradise	1.2 x 1.2 m	200 mm	31	
WFD	*Westringia fruticosa 'Mundi'*	Mundi Coastal Rosemary	0.5 x 1.5 m	200 mm	32	
XAD	*Xanthorrhoea australis*	Grass Tree	2 x 1 m	200 mm	17	
LAD	*Livistona australis*	Cabbag Fan Palm	25 x 5 m	300 mm	1	
BCD	*Blechnum cartilagineum*	Gristle Fern	1.5 x 1.5 m	200 mm	9	
CAD	*Cyathea australis*	Rough Tree Fern	4 x 3 m	200 mm	11	
DAD	*Dicksonia antarctica*	Soft Tree Fern	4 x 5 m	200 mm	2	
DCL	*Dianella caerulea 'Lucia'*	Blue Flax Lily	0.3 x 0.5 m	200 mm	60	
FPD	*Ficus pumila*	Climbing Fig	6 x 6 m	200 mm	40	
PPD	*Pandorea pandorana*	Wonga Wonga Vine	6 x 1.2 m	200 mm	20	
PTD	*Parthenocissus tricuspidata**	Boston Ivy	5 x 4 m	200 mm	80	
TJD	*Trachelospermum jasminoides**	Star Jasmine	6 x 1 m	200 mm	78	
SYMBOL	*SCIENTIFIC NAME*	COMMON NAME	MATURE H X W	POT SIZE	QUANTITY	SPACING
CGD	*Carpobrotus glaucescens 'Aussie Rambler'*	Pigface	0.2 x 2 m	TUBE	6	0.25 PER M2
GHD	*Gazania hybrid 'Double Gold'**	Double Gold Gazania	0.2 x 0.6 m	TUBE	722	3.00 PER M2
HVD	*Hardenbergia violacea*	Happy Wanderer	0.5 x 2 m	TUBE	83	0.25 PER M2
MPD	*Myoporum parvifolium*	Creeping Boobialla	0.1 x 1 m	TUBE	756	1.00 PER M2
PPD	*Plectranthus parviflorus 'Blue Spires'*	Spur Flower	0.5 x 0.4 m	TUBE	740	6.00 PER M2

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19/04/2022 4:12:24 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PART PLANTING PLAN 3

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

DRAWING TITLE:
Part Planting Plan 3

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1 : 200	HW	SS	22.04.22

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/911	1

PLANTING PALETTE

ENTRY VALLEY


Brachychiton acerifolious


Callistemon viminalis 'Slim'


Doryanthes excelsa


Xanthorrhoea australis


Dianella caerulea 'Lucia'


Pennisetum alopecuroides 'Nafray'


Parthenocissus tricuspidata


Casuarina glauca 'Cousin It'


Carpobrotus glaucescens 'Aussie Rambler'


Hardenbergia violacea


Myoporum parvifolium 'Yareena'

PODIUM PLANTERS


Acer palmatum 'Atropurpureum'


Bougainvillea spectabilis


Banksia spinulosa


Callistemon viminalis 'Green John'


Strelitzia reginae


Westringia fruticosa 'Grey Box'


Asplenium Nidus


Blechnum cartilagineum


Cyathea australis


Dianella caerulea 'Lucia'


Lomandra fluviatilis 'Shara'


Lomandra 'Tanika'


Pennisetum alopecuroides 'Nafray'


Ficus pumila


Parthenocissus tricuspidata


Trachelospermum Jasminoides


Carpobrotus glaucescens 'Aussie Rambler'


Hardenbergia violacea


Myoporum parvifolium 'Yareena'

BIO RETENTION


Carex appressa


Ficinia nodosa


Juncus usitatus


Lomandra longifolia

INNER DEVELOPED LANDSCAPE


Alphitonia excelsa


Acer palmatum 'Atropurpureum'


Acmena smithii


Ceratopetalum gummiferum


Ficus benjamina


Ficus rubiginosa

Grevillea robusta

Melaleuca armillaris

Streblus brunonianus

Toona ciliata

Bougainvillea spectabilis

Banksia spinulosa

Callistemon viminalis 'Green John'

Ficus coronata

Rhagodia candolleana

Strelitzia reginae

Westringia fruticosa 'Mundi'

Xanthorrhoea australis

Livistona australis

Blechnum cartilagineum

Cyathea australis

Dicksonia antarctica

Dianella caerulea 'Lucia'

Ficus pumila

INNER

Pandorea pandorana

Parthenocissus tricuspidata

Trachelospermum Jasminoides

Carpobrotus glaucescens 'Aussie Rambler'

Gazania hybrid 'Double Gold'

Hardenbergia violacea

Myoporum parvifolium 'Yareena'

Plectranthus parviflorus 'Blue Spires'

GREEN ROOFS

Callistemon viminalis 'Green John'

Westringia fruticosa 'Grey Box'

Westringia fruticosa 'Mundi'

Dianella caerulea 'Lucia'

Lomandra fluviatilis 'Shara'

Lomandra 'Tanika'

Pennisetum alopecuroides 'Nafray'

Carpobrotus glaucescens 'Aussie Rambler'

Gazania hybrid 'Double Gold'

Myoporum parvifolium 'Yareena'

APZ / MANAGED BUSHLAND

Alphitonia excelsa

Acmena smithii

Brachychiton acerifolious

Cryptocarya glaucescens

Clerodendrum tomentosum

Diploglottis australis

Eucalyptus pilularis

Eucalyptus quadrangulata

Eucalyptus saligna

Guioa semiglauca

Pennatia cunninghamii

Scolopia braunii

Synoum glandulosum

Toona ciliata

Breynia oblongifolia

Eupomatia laurina

Ficus coronata

Notelaea venosa

Pittosporum multiflorum

Lomandra longifolia

Doodia aspera

Plectranthus parviflorus 'Blue Spires'

MATERIAL PALETTE

SANDSTONE RETAINING WALL

CLADDING RETAINING WALL

PODIUM CORTEN PLANTER

STENCILLED CONCRETE PAVING

COLOURED CONCRETE

BENCH SEAT

COMMUNITY GARDEN

TRELLIS

REMOVABLE BOLLARDS

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19/04/2022 4:12:36 PM

REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

PLANTING & MATERIAL PALETTE

CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Planting & Material Palette

SCALE: @ B1	DRAWN:	CHECKED:	DATE:
	HW	SS	22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/912	1



OPPORTUNITIES FOR VIEWS OVER THE ENTIRE COASTAL PLAN TO WITNESS COUNTRY



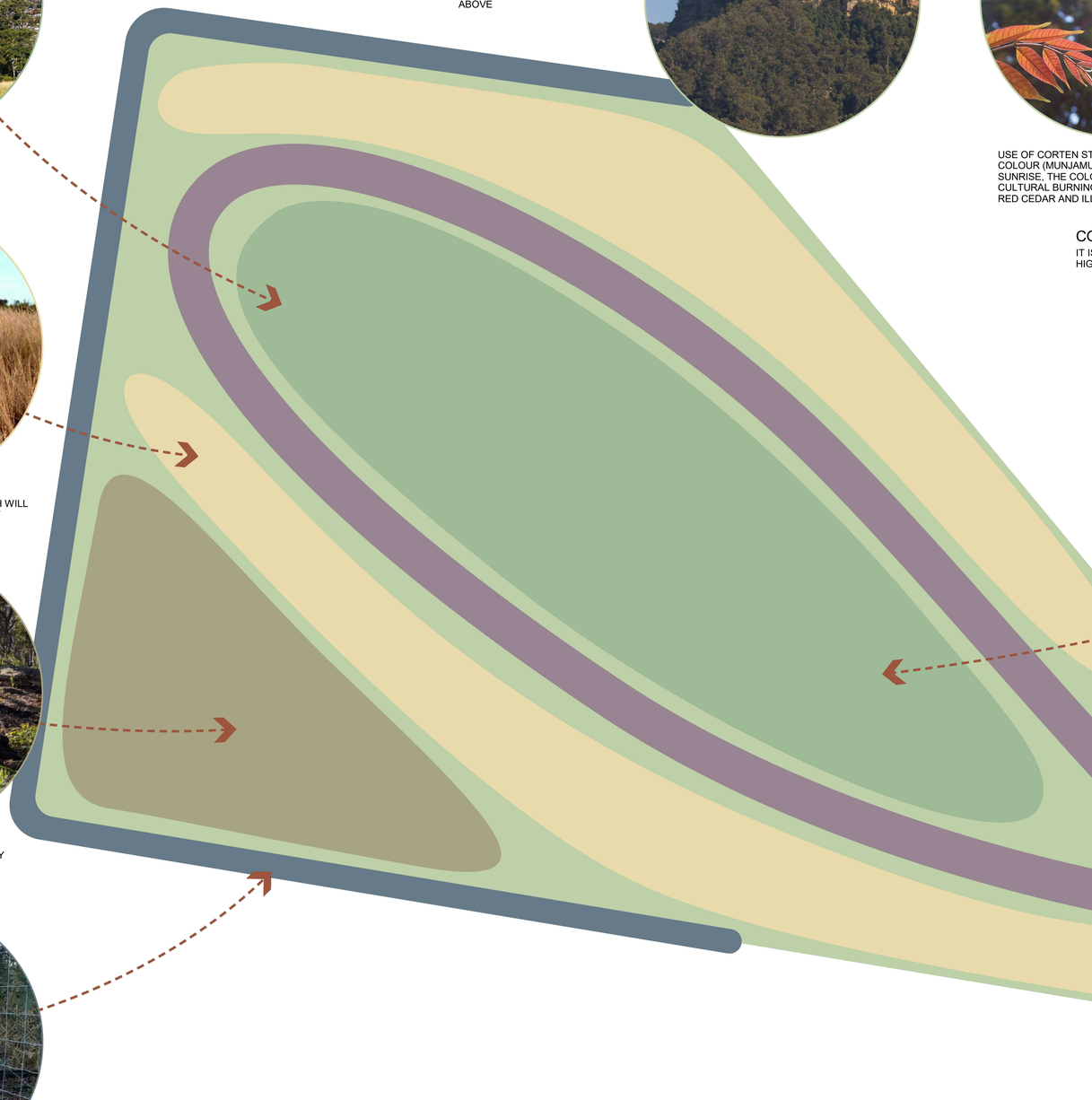
CULTURAL BURNING OPPORTUNITY WHICH WILL IMPROVE THE MANAGEMENT OF COUNTRY



WEED REMOVAL & SOIL STABILISATION THAT IMPROVES THE HEALTH OF COUNTRY PARTICULARLY IN THE C2 ZONE



DEER EXCLUSION FENCING WHICH WILL REDUCE PHYSICAL DAMAGE TO COUNTRY



USE OF SANDSTONE (MURA) DEMONSTRATES THE SOLIDITY OF STONE AND THE OPPORTUNITY FOR SHELTER IN COUNTRY AS A DIRECT CONNECTION WITH THE ESCARPMENT AND MOUNT KEIRA ABOVE



USE OF CORTEN STEEL REFLECTS THE OCHRE COLOUR (MUNJAMUNJA) OF THE ESCARPMENT AT SUNRISE, THE COLOUR OF FLAMES DURING CULTURAL BURNING AND THE LEAVES & FRUIT OF RED CEDAR AND ILLAWARRA FLAME TREES.



THE RETURN OF FOOD PLANTS SUCH AS SANDPAPER FIG (ULOWANG) RECONNECTS RESIDENTS BACK TO COUNTRY WITH INTERPRETIVE INFORMATION ON HOW NATIVE PLANTS WERE USED BY FIRST NATIONS PEOPLES.



THE RETURN OF MEDICINAL PLANTS SUCH AS PIGFACE (KUPBURILL) RECONNECTS RESIDENTS BACK TO COUNTRY WITH INTERPRETIVE INFORMATION ON HOW NATIVE PLANTS WERE USED BY FIRST NATIONS PEOPLES.

CONNECTING TO COUNTRY STATEMENT

IT IS ACKNOWLEDGED THAT THIS LAND FORMS PART OF A BROADER ESCARPMENT LANDSCAPE THAT HAS HIGH CULTURAL LANDSCAPE SIGNIFICANCE FOR THE WODI WODI GROUP OF THE DHARAWAL PEOPLE.

- WE WILL WORK WITH THE ABORIGINAL COMMUNITY TO JOINTLY DEVELOP A SHARED UNDERSTANDING OF HOW THIS PROJECT CAN BEST RESPECT COUNTRY, IMPROVE THE HEALTH OF COUNTRY AND CONNECT THE COMMUNITY TO COUNTRY.

- WITHIN THE DEVELOPMENT APPLICATION (DA) THIS DOCUMENT INTENDS TO RESPECTFULLY DEMONSTRATE OUR UNDERSTANDING OF THE CONNECTION TO COUNTRY VIA THE FOLLOWING:

  - MATERIAL SELECTION THAT REFLECTS COUNTRY IN COLOUR AND CHARACTER,
  - INTENTION TO REMOVE WEEDS TO IMPROVE THE HEALTH OF COUNTRY,
  - INTENTION TO REGENERATE WITH PREDOMINANTLY NATIVE ENDEMIC SPECIES TO IMPROVE THE BIODIVERSITY AND HEALTH OF COUNTRY,
  - INTENTION TO EXCLUDE FERAL DEER TO HALT DAMAGE TO COUNTRY,
  - INCREASED PUBLIC ACCESS TO THE SITE TO IMPROVE THE OPPORTUNITY TO BE ON COUNTRY,
  - HOW RELATIONSHIPS WITH THE ABORIGINAL COMMUNITY WOULD BE DEVELOPED IN THE DETAIL DESIGN OF ARTWORK / SCULPTURE NAMING CONVENTIONS AND INTERPRETIVE SIGNAGE THAT WOULD ALSO CONNECT RESIDENTS TO COUNTRY.

- BEYOND THE DA PROCESS, A SPECIALIST INDIGENOUS DESIGN CONSULTANT WILL BE ENGAGED TO DEVELOP A HOLISTIC CONNECTION TO COUNTRY APPROACH – INCLUDING MEETING WITH THE LOCAL ABORIGINAL COMMUNITY AND IDENTIFYING OPPORTUNITIES FOR GROUPS OR INDIVIDUALS TO BE INVOLVED MORE CLOSELY WITH THE DETAIL DESIGN OF CULTURALLY APPROPRIATE ELEMENTS AND MANAGEMENT PROCESSES.

- THROUGH THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE DEVELOPMENT, THE FOLLOWING ELEMENTS WILL BE DISCUSSED DIRECTLY WITH THE LOCAL ABORIGINAL COMMUNITY FOR THE POTENTIAL INCLUSION AS ONE OFF PROJECTS OR ONGOING RELATIONSHIPS:

  - CULTURAL BURNING OF THE APZ.
  - PROVISION OF PUBLIC ART/SCULPTURE INSTALLATIONS
  - BROADER MAINTENANCE CONTRACTS FOR APZ AND C2. TO MAINTAIN AND ENHANCE BIODIVERSITY.



THE RETURN OF NATIVE ENDEMIC SPECIES RETURNS LIFE TO COUNTRY AND CONNECTS TO THE SURROUNDING BUSH THROUGH COLOUR AND TEXTURE AS WELL AS FOOD AND MEDICINE.



WATER QUALITY POND REFLECTS THE IMPORTANCE OF WATER (NGADJU) ON COUNTRY AS THE BASIS OF ALL LIFE.



INCREASED COMMUNITY ACCESSIBILITY CREATES OPPORTUNITIES FOR FIRST NATIONS PEOPLES TO ENTER THIS PORTION OF COUNTRY PREVIOUSLY MADE UNAVAILABLE TO ENTRY BY THE WIDER COMMUNITY.

WE ACKNOWLEDGE THE WODI WODI PEOPLE OF THE DHARAWAL NATION AS THE TRADITIONAL CUSTODIANS OF THE COUNTRY THAT WE ARE DESIGNING ON. WE RECOGNISE THEIR CONTINUING CONNECTION TO THE LAND AND WATERS AND THANK THEM FOR PROTECTING THIS REGION AND ITS ECOSYSTEMS SINCE TIME IMMEMORIAL. WE PAY OUR RESPECTS TO ELDERS PAST AND PRESENT, AND EXTEND THAT RESPECT TO ALL FIRST NATIONS PEOPLE IN THE ILLAWARRA.

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REVISION

REV.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	22.04.22

CONNECTING TO COUNTRY

CLIENT
For Surewin Parkview Pty Ltd

TN MN W E S

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

WOLLONGONG T 02 4226 3600 W www.aej.com.au
NOWRA T 02 4421 6822 E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Mark Jones Reg. No. 4474

DRAWING TITLE:
Connecting to Country

SCALE: @ B1	DRAWN: HW	CHECKED: SS	DATE: 22.04.22

PROJECT No:	DWG No:	ISSUE:
17-0049	DA/913	1

PROPOSED RESIDENTIAL DEVELOPMENT

LOT 90, DP 1086429
14 COSGROVE AVE, KEIRAVILLE

SCHEDULE OF DA DRAWINGS
209408
ISSUE - E

DA01. COVER SHEET
DA02. OVERALL LAYOUT PLAN
DA03. DRIVEWAY LONG SECTIONS - SHEET 1 OF 3
DA04. DRIVEWAY LONG SECTIONS - SHEET 2 OF 3
DA05. DRIVEWAY LONG SECTIONS - SHEET 3 OF 3
DA06. DRIVEWAY CROSS SECTIONS - SHEET 1 OF 3
DA07. DRIVEWAY CROSS SECTIONS - SHEET 2 OF 3
DA08. DRIVEWAY CROSS SECTIONS - SHEET 3 OF 3
DA09. BULK EARTHWORKS PLAN
DA10. RETAINING WALL OVERALL LAYOUT PLAN
DA11. RETAINING WALL DETAILED LAYOUT PLAN - SHEET 1 OF 2
DA12. RETAINING WALL DETAILED LAYOUT PLAN - SHEET 2 OF 2
DA13. STRUCTURAL DETAILS
DA14. SOIL AND WATER MANAGEMENT PLAN
DA15. SOIL AND WATER MANAGEMENT DETAILS

Prepared for:
SUREWIN PARKVIEW PTY LTD

LandTeam

MGA

400kL WATER TANK FOR RFS FIREFIGHTING PURPOSES. TO BE SET INTO NATURAL GROUND AND SCREENED WITH LANDSCAPING

DUAL TURNING BAY

SOUTHERN LINK OF DRIVEWAY TO BE SIGN POSTED AS "EMERGENCY VEHICLE ACCESS ONLY - NO ENTRY" AND RESTRICTED VIA A LOCKED REMOVABLE CHAIN BARRIER OF WHICH THE RFS HAS AN ACCESS KEY.

NOTES:

RETAINING WALLS INDICATED ON LAYOUT PLAN ARE FOR THE CONSTRUCTION OF THE ACCESS DRIVEWAY AND BUILDING PADS ONLY. REFER TO LANDSCAPE PLANS FOR MINOR RETAINING WALL LOCATIONS AND DETAILING.

REFER TO ARCHITECTURAL PLANS FOR BUILDING AND LANDSCAPE PLANS.

REFER TO STORMWATER DESIGN FOR STORMWATER ASSET DETAILS.

LEGEND:

- 109 — DENOTES EXISTING SURFACE CONTOURS
- 109 — DENOTES PROPOSED SURFACE CONTOURS
- DENOTES APZ LINE AS PER BIOSIS Pty Ltd - 'FIGURE 3 - ECOLOGICAL CONSTRAINTS AND PROPOSED DEVELOPMENT'
- DENOTES GEOTECHNICAL EXTENT OF BUILDING AREA AS PER COFFEY - 'FIGURE 3 - 754-WOLGE201301AA'
- DENOTES E2 ENVIRONMENTAL CONSERVATION AREA AS PER BIOSIS Pty Ltd - 'FIGURE 3 - ECOLOGICAL CONSTRAINTS AND PROPOSED DEVELOPMENT'
- DENOTES PROPOSED ACCESS DRIVEWAY (COMMON AREA)
- DENOTES PROPOSED ENTRY DRIVEWAY
- DENOTES PROPOSED RETAINING WALL

UNIT 42, UNIT 41, UNIT 36, UNIT 37, UNIT 35, UNIT 34, UNIT 33, UNIT 32, UNIT 38, UNIT 39, UNIT 40, UNIT 31, UNIT 30, UNIT 29, UNIT 23, UNIT 24, UNIT 25, UNIT 26, UNIT 27, UNIT 28, UNIT 22, UNIT 21, UNIT 20, UNIT 19, UNIT 18, UNIT 17, UNIT 16, UNIT 15, UNIT 12, UNIT 13, UNIT 14, UNIT 9, UNIT 10, UNIT 11, UNIT 8, UNIT 7, UNIT 6, UNIT 5, UNIT 4, UNIT 3, UNIT 2, UNIT 1

PARKING FFL = 130.21m
PARKING FFL = 122.00m
PARKING FFL = 110.90m
PARKING FFL = 104.50m
PARKING FFL = 100.60m

GARAGE FFL = 126.90m
GARAGE FFL = 118.70m
GARAGE FFL = 107.50m
GARAGE FFL = 97.30m

PASSING BAY
PASSING BAY

TURNING BAY

UTILITIES AND WASTE MANAGEMENT AREA

PROPOSED SUB-STATION LOCATION - REFER TO ELECTRICAL DESIGN FOR DETAILS

SOUTHERN LINK OF DRIVEWAY TO BE SIGN POSTED AS "EMERGENCY VEHICLE ACCESS ONLY - NO ENTRY" AND RESTRICTED VIA A LOCKED REMOVABLE CHAIN BARRIER OF WHICH THE RFS HAS AN ACCESS KEY.

PROPOSED HEAVY RIGID VEHICLE TURNING BAY RL = 74.40 - 75.00m AHD

CONCEPT - SUBJECT TO CC APPROVAL

FILE NAME : 209408 DA00-DA15_E.dwg

SCALE 1:500

0 10 20 30 40 50
Metres

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ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	AG	23.12.2021
B	ADDITIONAL RETAINING WALL ADDED	AG	21.02.2022
C	BASIN WALLS ALTERED	AG	29.02.2022
D	DETAIL UPDATED	AG	07.03.2022
E	DA ISSUE	AG	21.03.2022

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LandTeam

A1 SHEET

SUREWIN PARKVIEW PTY LTD

PROPOSED SUBDIVISION OF LOT 90, DP 1086429
14 COSGROVE AVE, KEIRAVILLE

WOLLONGONG CITY COUNCIL

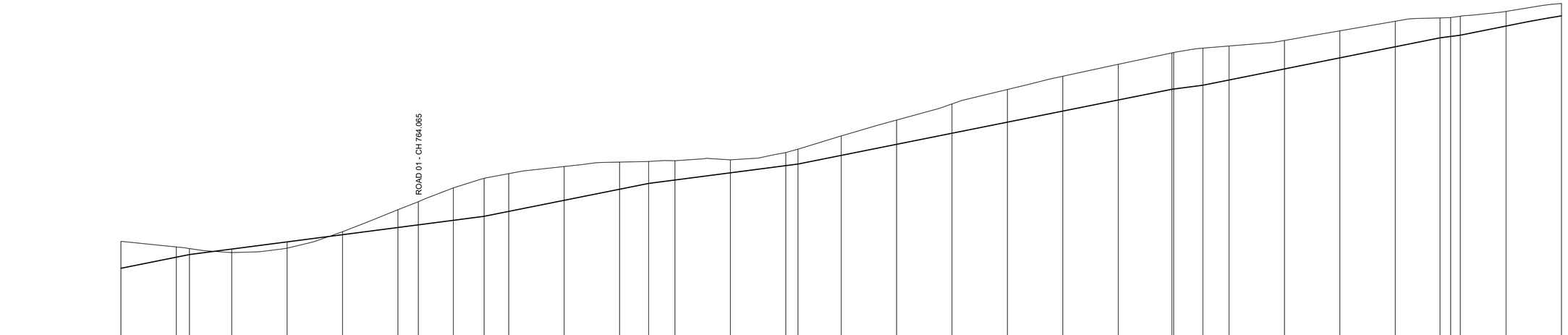
OVERALL LAYOUT PLAN

DESIGNED: AG | ISSUE E
DRAWN: AG
CHECKED: DH

DRAWING No. 209408 DA02

DATUM AHD | CONTOUR INTERVAL 1.0m | DATE 23.12.2021

SHEET 2 OF 15 SHEET(S)



DATUM 72

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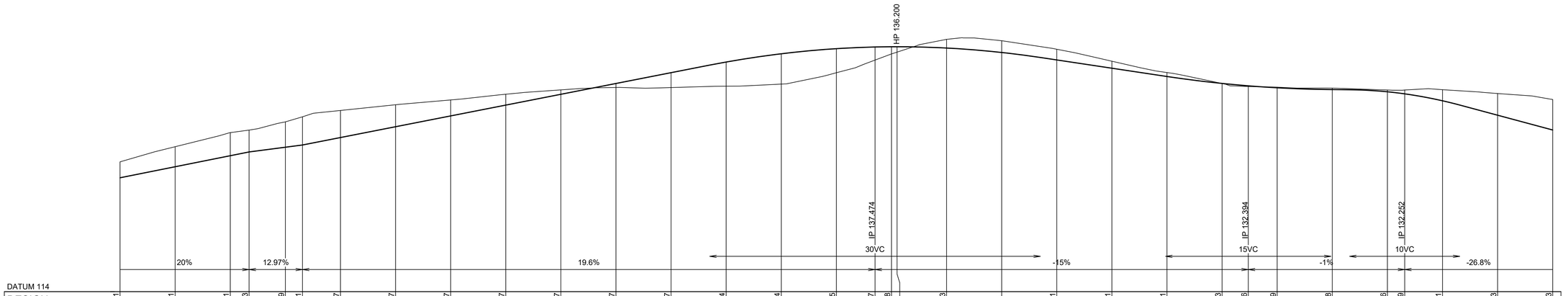
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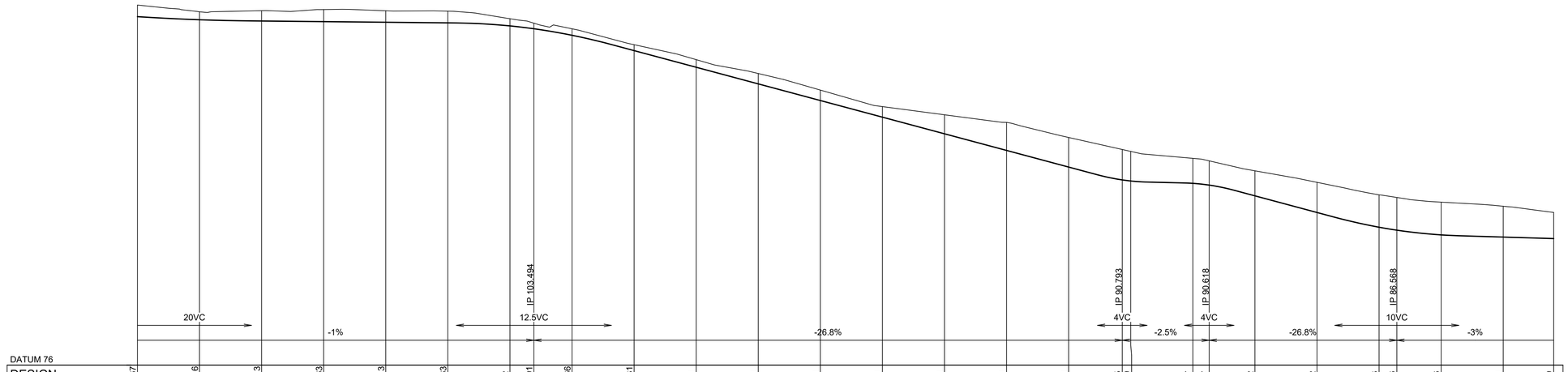
DATUM 114

| | | |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IP 90.618
IP 86.568
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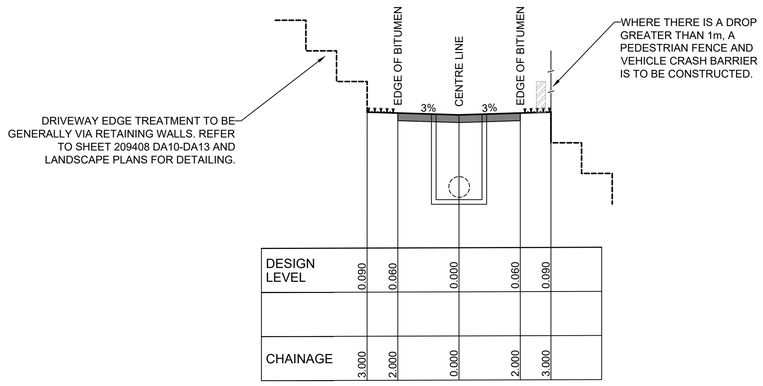
12.5VC
4VC
4VC
10VC
-1%
-26.8%
-2.5%
-26.8%
-3%

DATUM 76

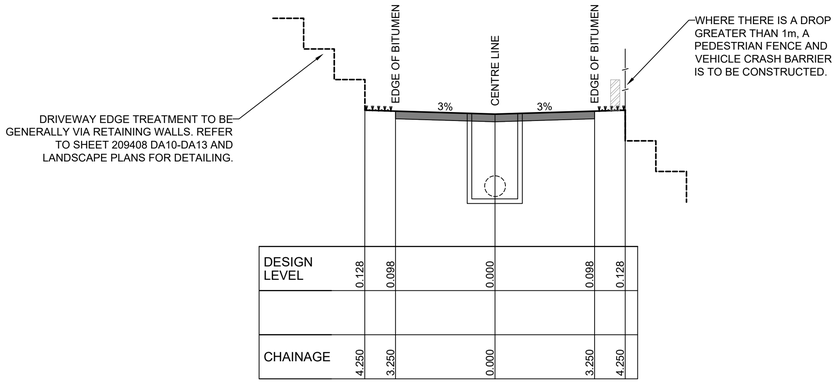
| | | |

NOTES:

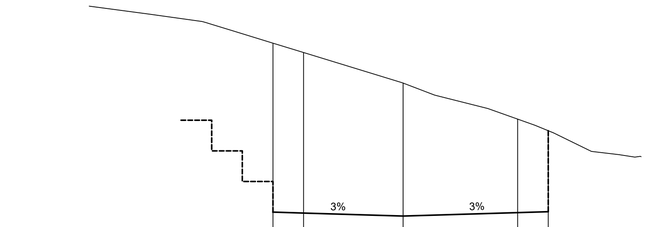
SECTIONS SHOW INDICATIVE RETAINING WALL LOCATIONS ONLY. REFER TO SHEET 209408 DA10-DA13 AND LANDSCAPE PLANS FOR RETAINING WALL DETAILING.



DRIVEWAY TYPICAL CROSS SECTION (SOUTHERN LOOP)
(EMERGENCY ACCESS - SOUTHERN LOOP)
CH 455.082 - 764.065

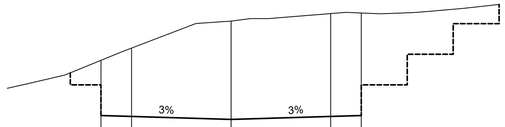


DRIVEWAY TYPICAL CROSS SECTION
(PUBLIC ACCESS - NORTHERN LOOP)
CH 0 - 440.000



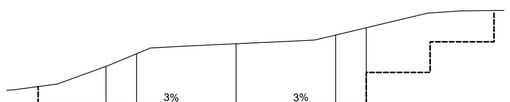
R.L. 74						
DESIGN LEVEL	75.721	75.691		75.593	75.705	75.735
EXISTING LEVEL	81.237	80.930		79.934	78.756	78.378
CHAINAGE	4.250	3.250		0.000	3.739	4.739

90



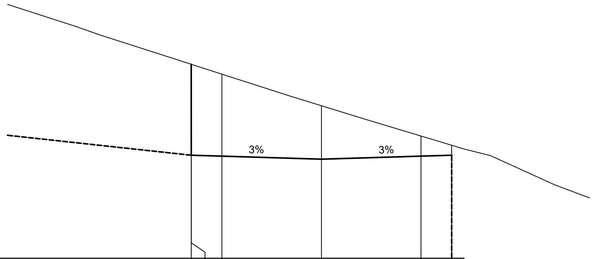
R.L. 71						
DESIGN LEVEL	72.314	72.284		72.186	72.284	72.314
EXISTING LEVEL	74.115	74.515		75.396	75.640	75.660
CHAINAGE	4.250	3.250		0.000	3.250	4.250

60



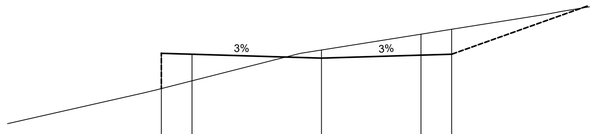
R.L. 66						
DESIGN LEVEL		67.681		67.583	67.681	67.711
EXISTING LEVEL	68.909	69.321		69.647	69.931	70.169
CHAINAGE	4.250	3.250		0.000	3.250	4.250

30



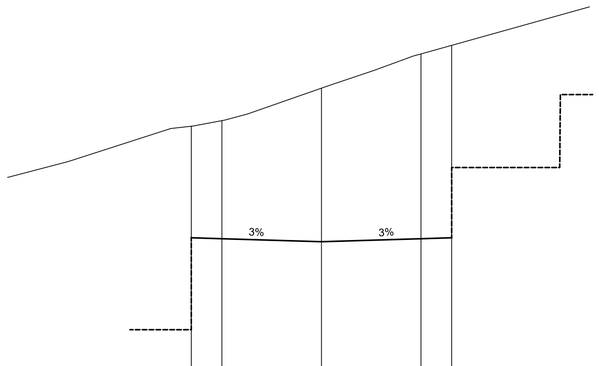
R.L. 87						
DESIGN LEVEL	93.332	90.362	90.332	90.235	90.332	90.362
EXISTING LEVEL	93.332	93.331	93.010	91.978	90.989	90.688
CHAINAGE	4.253	4.250	3.250	0.000	3.250	4.250

180



R.L. 82						
DESIGN LEVEL	85.457	85.427		85.3	85.398	85.428
EXISTING LEVEL	84.306	84.560		85.566	86.083	86.242
CHAINAGE	5.227	4.227		0.000	3.250	4.250

150



R.L. 79						
DESIGN LEVEL	80.399	80.369		80.271	80.369	80.399
EXISTING LEVEL	84.040	84.223		85.283	86.401	86.680
CHAINAGE	4.250	3.250		0.000	3.250	4.250

120

CONCEPT - SUBJECT TO CC APPROVAL

FILE NAME : 209408 DA00-DA15_E.dwg

SCALE 1:100

0 2 4 6 8 10

Metres

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Integrated Management System

LandTeam

A1 SHEET

SUREWIN PARKVIEW PTY LTD

PROPOSED SUBDIVISION OF LOT 90, DP 1086429
14 COSGROVE AVE, KEIRAVILLE

WOLLONGONG CITY COUNCIL

DRIVEWAY CROSS SECTIONS

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

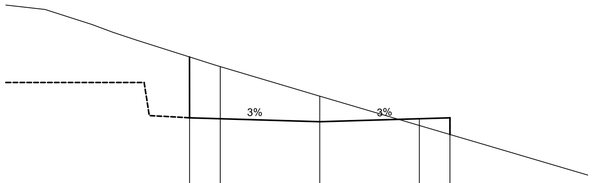
DRAWING No.
209408 DA06

DATUM AHD | CONTOUR INTERVAL N/A | DATE 23.12.2021

SHEET 6 OF 15 SHEET(S)

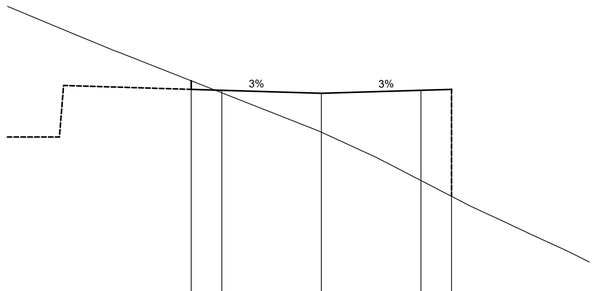
NOTES:

SECTIONS SHOW INDICATIVE RETAINING WALL LOCATIONS ONLY. REFER TO SHEET 209408 DA10-DA13 AND LANDSCAPE PLANS FOR RETAINING WALL DETAILING.



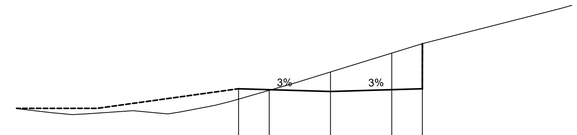
R.L. 103						
DESIGN LEVEL	106.347	106.317		106.22	106.317	106.347
EXISTING LEVEL	108.333	108.019		107.053	106.097	105.803
CHAINAGE	4.250	3.250		0.000	3.250	4.250

270



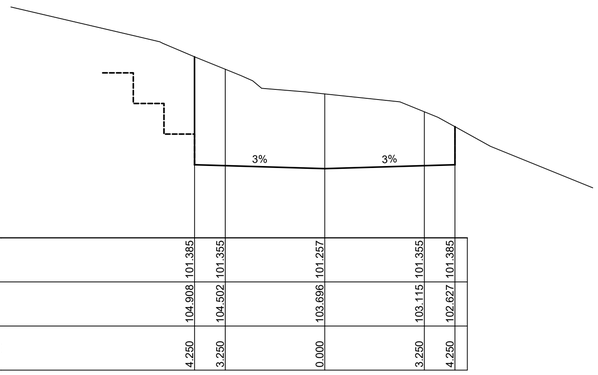
R.L. 113						
DESIGN LEVEL	120.535	120.225		120.127	120.225	120.255
EXISTING LEVEL	120.535	120.142		118.856	117.280	116.764
CHAINAGE	4.250	3.250		0.000	3.250	4.250

360



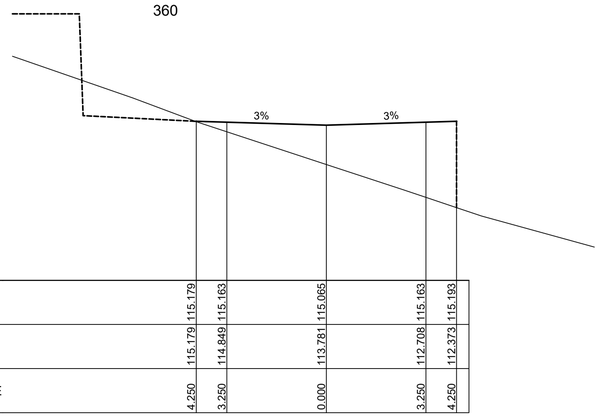
R.L. 132						
DESIGN LEVEL	134.341	134.311		134.251	134.311	134.341
EXISTING LEVEL	134.002	134.289		134.888	135.505	135.812
CHAINAGE	3.000	2.000		0.000	2.000	3.000

480



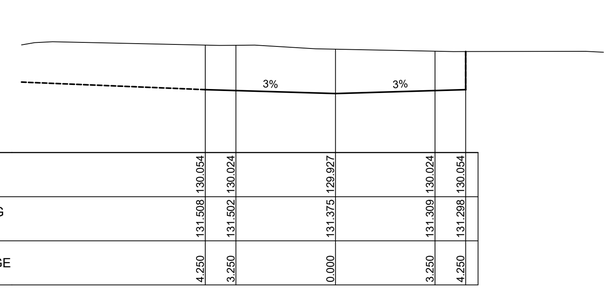
R.L. 99						
DESIGN LEVEL	101.385	101.355		101.257	101.355	101.385
EXISTING LEVEL	104.908	104.502		103.696	103.115	102.627
CHAINAGE	4.250	3.250		0.000	3.250	4.250

240



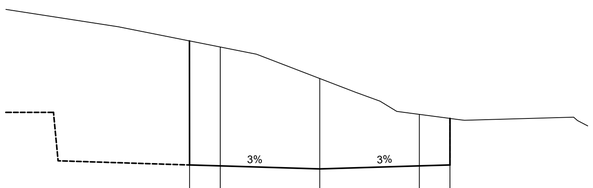
R.L. 110						
DESIGN LEVEL	115.179	115.163		115.065	115.163	115.193
EXISTING LEVEL	115.179	114.849		113.781	112.708	112.373
CHAINAGE	4.250	3.250		0.000	3.250	4.250

330



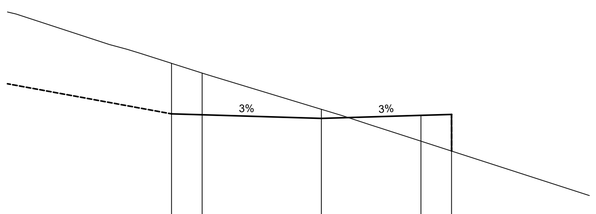
R.L. 128						
DESIGN LEVEL	130.054	130.024		129.927	130.024	130.054
EXISTING LEVEL	131.508	131.502		131.375	131.309	131.298
CHAINAGE	4.250	3.250		0.000	3.250	4.250

420



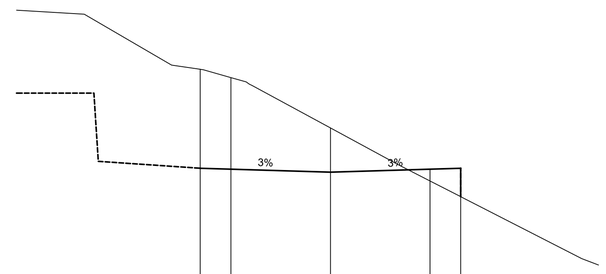
R.L. 94						
DESIGN LEVEL	95.582	95.552		95.454	95.552	95.582
EXISTING LEVEL	99.631	99.432		98.404	97.234	97.101
CHAINAGE	4.250	3.250		0.000	3.250	4.250

210



R.L. 106						
DESIGN LEVEL	109.851	109.821		109.704	109.802	109.832
EXISTING LEVEL	111.501	111.183		110.000	108.961	108.638
CHAINAGE	4.893	3.893		0.000	3.250	4.250

300



R.L. 120						
DESIGN LEVEL	124.448	124.418		124.321	124.418	124.448
EXISTING LEVEL	127.679	127.408		125.764	124.033	123.522
CHAINAGE	4.250	3.250		0.000	3.250	4.250

390

CONCEPT - SUBJECT TO CC APPROVAL

FILE NAME : 209408 DA00-DA15_E.dwg

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Metres

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A1 SHEET

SUREWIN PARKVIEW PTY LTD

PROPOSED SUBDIVISION OF LOT 90, DP 1086429
14 COSGROVE AVE, KEIRAVILLE

WOLLONGONG CITY COUNCIL

DRIVEWAY CROSS SECTIONS

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

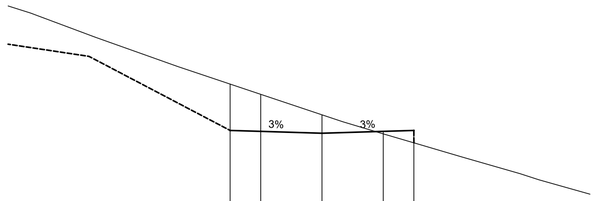
DRAWING No. 209408 DA07

DATUM AHD | CONTOUR INTERVAL N/A | DATE 23.12.2021

SHEET 7 OF 15 SHEET(S)

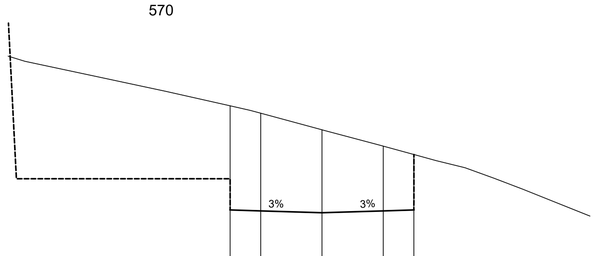
NOTES:

SECTIONS SHOW INDICATIVE RETAINING WALL LOCATIONS ONLY. REFER TO SHEET 209408 DA10-DA13 AND LANDSCAPE PLANS FOR RETAINING WALL DETAILING.



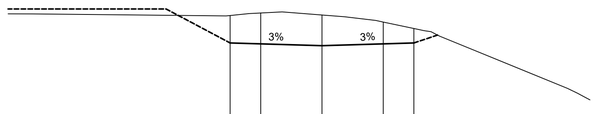
R.L. 113						
DESIGN LEVEL	117.05	117.02		116.96	117.02	117.05
EXISTING LEVEL	118.564	118.230		117.561	116.939	116.645
CHAINAGE	3.000	2.000		0.000	2.000	3.000

570



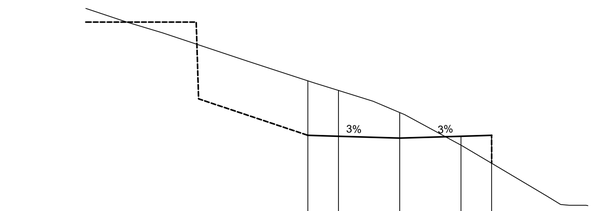
R.L. 122						
DESIGN LEVEL	124.1	124.07		124.01	124.07	124.1
EXISTING LEVEL	127.500	127.259		126.717	126.185	125.911
CHAINAGE	3.000	2.000		0.000	2.000	3.000

540



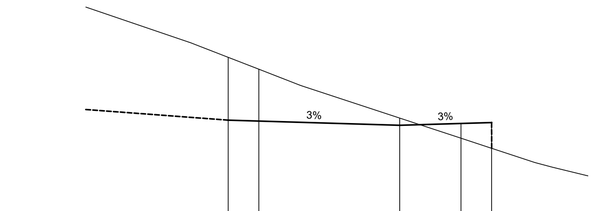
R.L. 128						
DESIGN LEVEL	131.391	131.361		131.301	131.361	131.391
EXISTING LEVEL	132.287	132.370		132.303	132.073	131.862
CHAINAGE	3.000	2.000		0.000	2.000	3.000

510



R.L. 99						
DESIGN LEVEL	103.803	103.773		103.713	103.773	103.803
EXISTING LEVEL	105.582	105.268		104.547	103.481	102.891
CHAINAGE	3.000	2.000		0.000	2.000	3.000

660



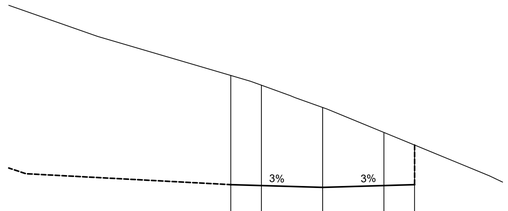
R.L. 103						
DESIGN LEVEL	106.49	106.46		106.322	106.382	106.412
EXISTING LEVEL	108.540	108.153		106.558	105.900	105.571
CHAINAGE	5.600	4.600		0.000	2.000	3.000

630



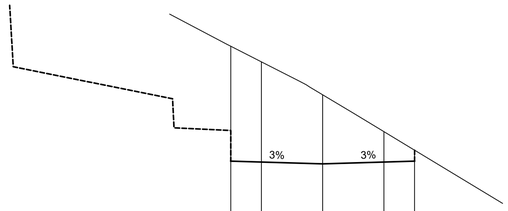
R.L. 106						
DESIGN LEVEL	110.306	110.276		110.216	110.276	110.306
EXISTING LEVEL	111.933	111.620		110.994	110.306	109.922
CHAINAGE	3.000	2.000		0.000	2.000	3.000

600



R.L. 84						
DESIGN LEVEL	87.193	87.163		87.103	87.163	87.193
EXISTING LEVEL	90.757	90.439		89.712	88.898	88.487
CHAINAGE	3.000	2.000		0.000	2.000	3.000

750



R.L. 91						
DESIGN LEVEL	93.381	93.351		93.291	93.351	93.381
EXISTING LEVEL	97.130	96.621		95.546	94.343	93.739
CHAINAGE	3.000	2.000		0.000	2.000	3.000

720



R.L. 98						
DESIGN LEVEL	101.421	101.391		101.331	101.391	101.421
EXISTING LEVEL	103.989	103.274		101.807	100.447	99.780
CHAINAGE	3.000	2.000		0.000	2.000	3.000

690

CONCEPT - SUBJECT TO CC APPROVAL

FILE NAME : 209408 DA00-DA15_E.dwg

SCALE 1:100

0 2 4 6 8 10

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A1 SHEET

SUREWIN PARKVIEW PTY LTD

PROPOSED SUBDIVISION OF LOT 90, DP 1086429
14 COSGROVE AVE, KEIRAVILLE

WOLLONGONG CITY COUNCIL

DRIVEWAY CROSS SECTIONS

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

DRAWING No. 209408 DA08

SHEET 8 OF 15 SHEET(S)

DATUM	AHD	CONTOUR INTERVAL	N/A	DATE	23.12.2021

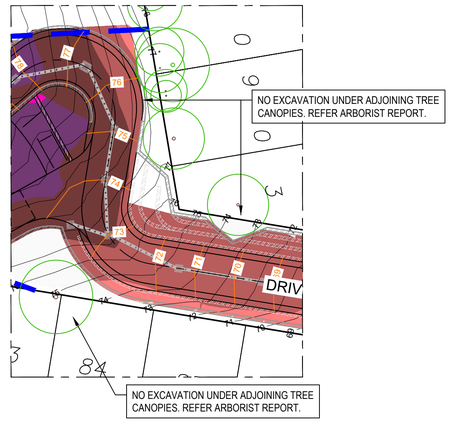
MGA

NOTES:

RETAINING WALLS INDICATED ON LAYOUT PLAN ARE FOR THE CONSTRUCTION OF THE ACCESS DRIVEWAY AND BUILDING PADS ONLY. REFER TO LANDSCAPE PLANS FOR MINOR RETAINING WALL LOCATIONS AND DETAILING.

LEGEND:

- DENOTES 10-12.0m CUT
- DENOTES 8.0 - 10.0m CUT
- DENOTES 6.0 - 8.0m CUT
- DENOTES 4.0 - 6.0m CUT
- DENOTES 2.0 - 4.0m CUT
- DENOTES 0.1 - 2.0m CUT
- DENOTES 0.1m CUT/FILL
- DENOTES 0.1 - 1.0m FILL
- DENOTES 1.0 - 2.0m FILL
- DENOTES 2.0 - 3.5m FILL
- DENOTES PROPOSED SUSPENDED DRIVEWAY
- DENOTES PROPOSED VOID UNDER SUSPENDED SLAB
- DENOTES PROPOSED RETAINING WALL



DETAIL PLAN
NTS

CONCEPT - SUBJECT TO CC APPROVAL

FILE NAME : 209408 DA00-DA15_E.dwg

SCALE 1:500

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Metres

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Integrated Management System

LandTeam

A1 SHEET

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14 COSGROVE AVE, KEIRAVILLE

WOLLONGONG CITY COUNCIL

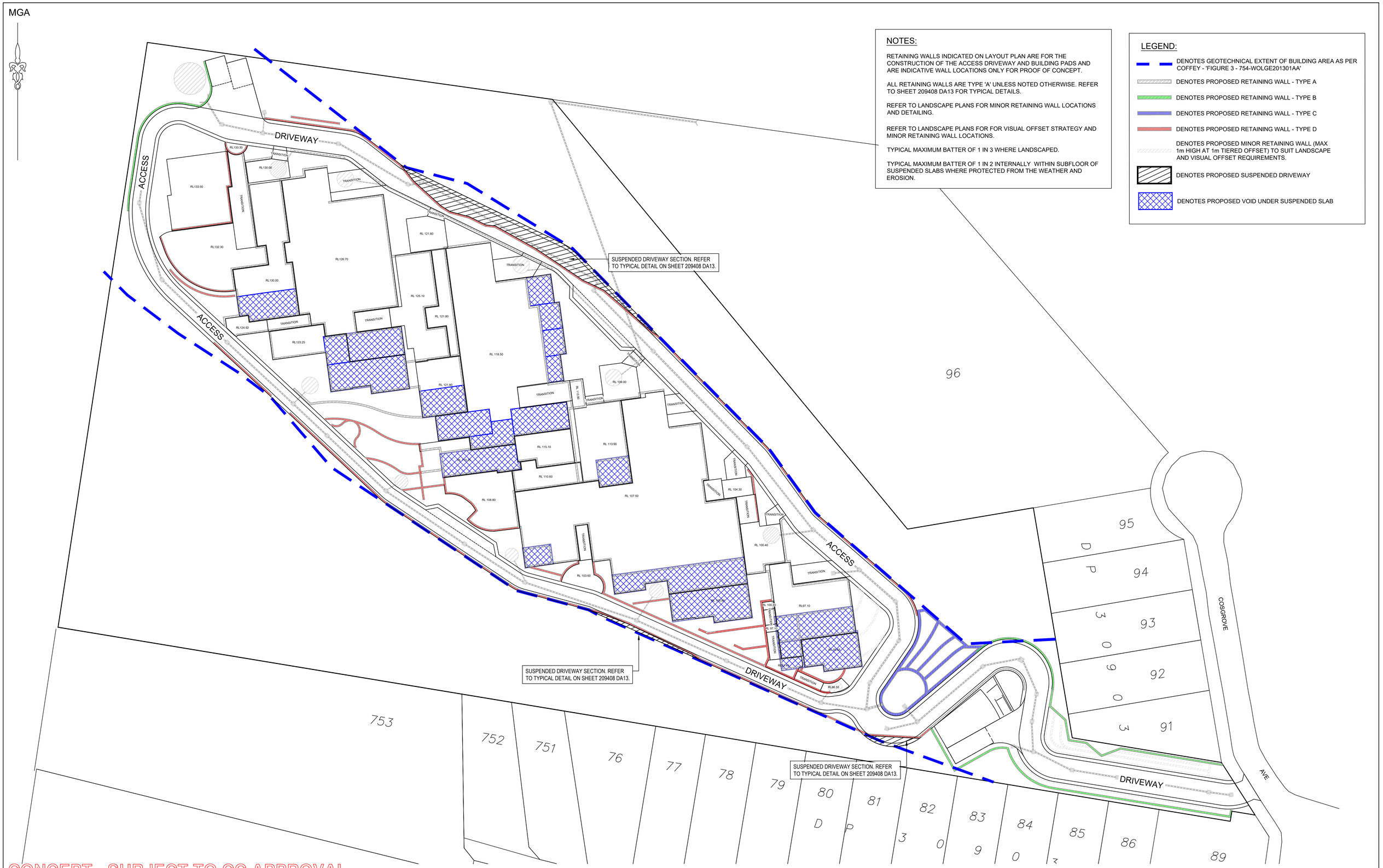
BULK EARTHWORKS PLAN

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

DRAWING No. 209408 DA09

DATUM AHD | CONTOUR INTERVAL 1.0m | DATE 23.12.2021

SHEET 9 OF 15 SHEET(S)



NOTES:

RETAINING WALLS INDICATED ON LAYOUT PLAN ARE FOR THE CONSTRUCTION OF THE ACCESS DRIVEWAY AND BUILDING PADS AND ARE INDICATIVE WALL LOCATIONS ONLY FOR PROOF OF CONCEPT.

ALL RETAINING WALLS ARE TYPE 'A' UNLESS NOTED OTHERWISE. REFER TO SHEET 209408 DA13 FOR TYPICAL DETAILS.

REFER TO LANDSCAPE PLANS FOR MINOR RETAINING WALL LOCATIONS AND DETAILING.

REFER TO LANDSCAPE PLANS FOR FOR VISUAL OFFSET STRATEGY AND MINOR RETAINING WALL LOCATIONS.

TYPICAL MAXIMUM BATTER OF 1 IN 3 WHERE LANDSCAPED.

TYPICAL MAXIMUM BATTER OF 1 IN 2 INTERNALLY WITHIN SUBFLOOR OF SUSPENDED SLABS WHERE PROTECTED FROM THE WEATHER AND EROSION.

LEGEND:

- DENOTES GEOTECHNICAL EXTENT OF BUILDING AREA AS PER COFFEY - 'FIGURE 3 - 754-WOLGE201301AA'
- DENOTES PROPOSED RETAINING WALL - TYPE A
- DENOTES PROPOSED RETAINING WALL - TYPE B
- DENOTES PROPOSED RETAINING WALL - TYPE C
- DENOTES PROPOSED RETAINING WALL - TYPE D
- DENOTES PROPOSED MINOR RETAINING WALL (MAX 1m HIGH AT 1m TIERED OFFSET) TO SUIT LANDSCAPE AND VISUAL OFFSET REQUIREMENTS.
- DENOTES PROPOSED SUSPENDED DRIVEWAY
- DENOTES PROPOSED VOID UNDER SUSPENDED SLAB

CONCEPT - SUBJECT TO CC APPROVAL

FILE NAME : 209408 DA00-DA15_E.dwg

SCALE 1:500

0 10 20 30 40 50

Metres

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Integrated Management System

LandTeam

A1 SHEET

SUREWIN PARKVIEW PTY LTD

PROPOSED SUBDIVISION OF LOT 90, DP 1086429
14 COSGROVE AVE, KEIRAVILLE

WOLLONGONG CITY COUNCIL

RETAINING WALL
OVERALL LAYOUT PLAN

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

DRAWING No.
209408 DA10

DATUM	AHD	CONTOUR INTERVAL	-	DATE	23.12.2021

SHEET 10 OF 15 SHEET(S)

MGA

NOTES:

RETAINING WALLS INDICATED ON LAYOUT PLAN ARE FOR THE CONSTRUCTION OF THE ACCESS DRIVEWAY AND BUILDING PADS AND ARE INDICATIVE WALL LOCATIONS ONLY FOR PROOF OF CONCEPT.

ALL RETAINING WALLS ARE TYPE 'A' UNLESS NOTED OTHERWISE. REFER TO SHEET 209408 DA13 FOR TYPICAL DETAILS.

REFER TO LANDSCAPE PLANS FOR MINOR RETAINING WALL LOCATIONS AND DETAILING.

REFER TO LANDSCAPE PLANS FOR FOR VISUAL OFFSET STRATEGY AND MINOR RETAINING WALL LOCATIONS.

TYPICAL MAXIMUM BATTER OF 1 IN 3 WHERE LANDSCAPED.

TYPICAL MAXIMUM BATTER OF 1 IN 2 INTERNALLY WITHIN SUBFLOOR OF SUSPENDED SLABS WHERE PROTECTED FROM THE WEATHER AND EROSION.

LEGEND:

- DENOTES PROPOSED RETAINING WALL - TYPE A
- DENOTES PROPOSED RETAINING WALL - TYPE B
- DENOTES PROPOSED RETAINING WALL - TYPE C
- DENOTES PROPOSED RETAINING WALL - TYPE D
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- DENOTES PROPOSED VOID UNDER SUSPENDED SLAB

CONCEPT - SUBJECT TO CC APPROVAL

FILE NAME : 209408 DA00-DA15_E.dwg

SCALE 1:300

0 6 12 18 24 30

Metres

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WOLLONGONG CITY COUNCIL

RETAINING WALL DETAILED LAYOUT PLAN

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

DRAWING No. 209408 DA11

SHEET 11 OF 15 SHEET(S)

DATUM	AHD	CONTOUR INTERVAL	-	DATE	23.12.2021

MGA

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REFER TO LANDSCAPE PLANS FOR FOR VISUAL OFFSET STRATEGY AND MINOR RETAINING WALL LOCATIONS.

TYPICAL MAXIMUM BATTER OF 1 IN 3 WHERE LANDSCAPED.

TYPICAL MAXIMUM BATTER OF 1 IN 2 INTERNALLY WITHIN SUBFLOOR OF SUSPENDED SLABS WHERE PROTECTED FROM THE WEATHER AND EROSION.

LEGEND:

- DENOTES PROPOSED RETAINING WALL - TYPE A
- DENOTES PROPOSED RETAINING WALL - TYPE B
- DENOTES PROPOSED RETAINING WALL - TYPE C
- DENOTES PROPOSED RETAINING WALL - TYPE D
- DENOTES PROPOSED MINOR RETAINING WALL (MAX 1m HIGH AT 1m TIERED OFFSET) TO SUIT LANDSCAPE AND VISUAL OFFSET REQUIREMENTS.
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- DENOTES PROPOSED VOID UNDER SUSPENDED SLAB

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SCALE 1:300

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Metres

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WOLLONGONG CITY COUNCIL

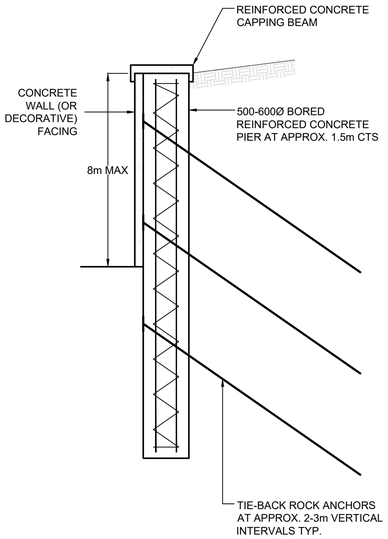
RETAINING WALL
DETAILED LAYOUT PLAN

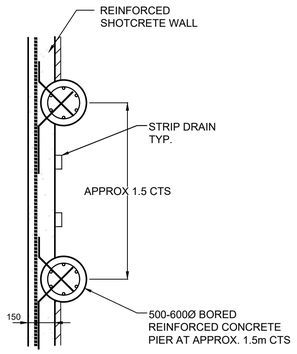
DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

DRAWING No. 209408 DA12

SHEET 12 OF 15 SHEET(S)

DATUM AHD | CONTOUR INTERVAL - | DATE 23.12.2021





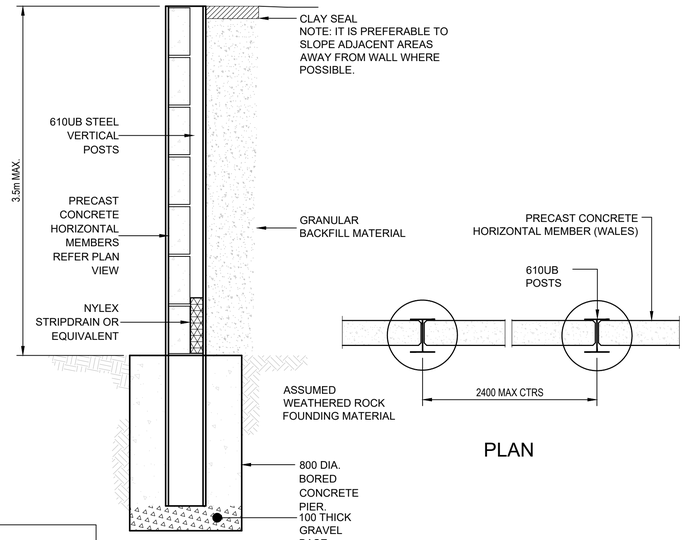
PLAN

NOTE:

WHERE RETAINING WALL CHANGE IN HEIGHT IS GREATER THAN ONE (1) METRE A PEDESTRIAN FENCE IS TO BE INSTALLED ON THE HIGH OF THE WALL.

TYPE A - PILED WALL (ANCHORED) DETAIL

N.T.S.



PLAN

TYPE B - POST AND WALE PILE WALL DETAIL

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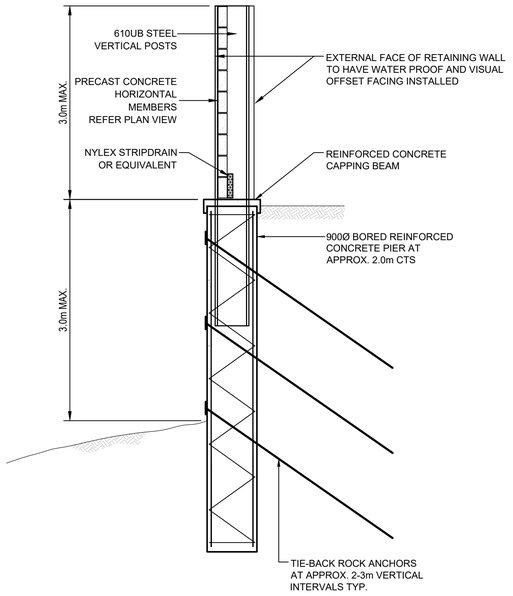

TYPE C - POST AND WALE PILE WALL DETAIL

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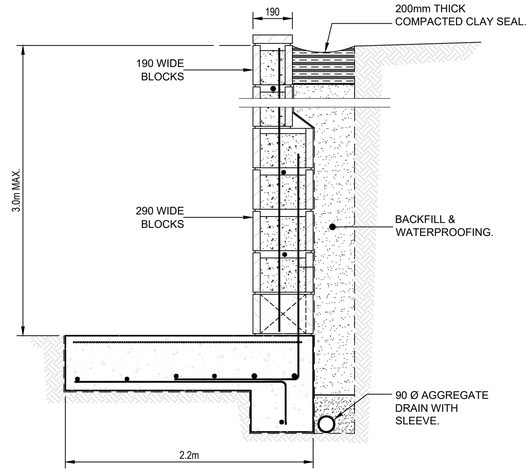
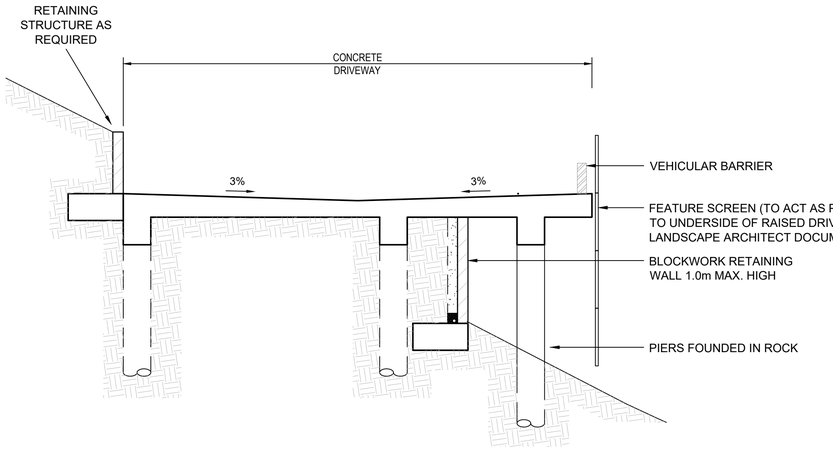


TYPE D - REINFORCED BLOCKWORK RETAINING WALL

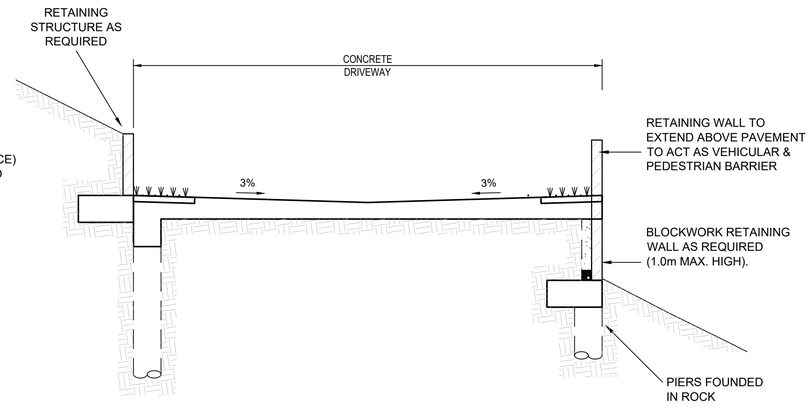
N.T.S.



SUSPENDED DRIVEWAY SECTION DETAIL

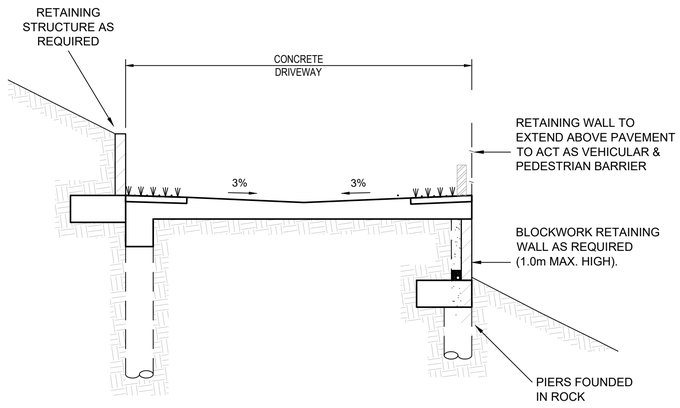
1.0m > ABOVE GROUND LEVEL

N.T.S.



DRIVEWAY DETAILED SECTION (NORTHERN)

N.T.S.



DRIVEWAY DETAILED SECTION (SOUTHERN)

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WOLLONGONG CITY COUNCIL

STRUCTURAL DETAILS

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

DRAWING No. 209408 DA13

DATUM - CONTOUR INTERVAL - DATE 23.12.2021

SHEET 13 OF 15 SHEET(S)

MGA

PLACE TEMPORARY ROCK FALL NETTING DOWN-SLOPE OF DISTURBED AREAS

STORMWATER BELOW DIVERSION MOUNDS TO BE CONSTRUCTED IN ISOLATED SECTIONS WITH FILTER FENCE AND MINIMAL DISTURBANCE. ALL AREAS TO BE BACKFILLED AND ESTABLISHED PRIOR TO REMOVAL OF SEDIMENT FENCING.

PLACE FILTER FENCE DOWN-SLOPE OF DISTURBED AREAS

DIRECT 'DIRTY' WATER FLOWS TOWARDS SEDIMENT BASINS

DIRECT 'DIRTY' WATER FLOWS TOWARDS SEDIMENT BASINS

STAGE 2 CATCHMENT
= 2.1 Ha
(2.1 Ha DISTURBED)

PLACE TEMPORARY ROCK FALL NETTING DOWN-SLOPE OF DISTURBED AREAS

PLACE FILTER FENCE DOWN-SLOPE OF DISTURBED AREAS

BASIN 2 - WATER QUALITY BASIN TO BE USED THROUGHOUT CONSTRUCTION AS A SEDIMENT CONTROL BASIN

BASIN 1 - WATER QUALITY BASIN TO BE USED THROUGHOUT CONSTRUCTION AS A SEDIMENT CONTROL BASIN

SHAKER PAD AND WASH DOWN BAY TO INSTALLED AT SITE ENTRY TO CONTAIN SEDIMENT WITHIN THE SITE

STAGE 1 CATCHMENT
= 0.25 Ha
(0.25 Ha DISTURBED)

TURNING BAY

UTILITIES AND WASTE MANAGEMENT AREA BUILDING TO BE CONSTRUCTED AFTER ALL EARTHWORKS ARE COMPLETE AND UTILIZED AS A SOIL STOCKPILE DURING CONSTRUCTION.

DIRECT 'DIRTY' WATER FLOWS TOWARDS SEDIMENT BASINS

INTERNAL STORMWATER INFRASTRUCTURE TO REMAIN DISCONNECTED TO PUBLIC NETWORK UNTIL SITE IS COMPLETED STABILIZED.

SEDIMENT BASIN 1 (STAGE 1)

ITEM	VALUE
Total Catchment Area	0.25 Ha
Disturbeed Catchment Area	0.25 Ha
Calculated soil storage volume required	37 m^3
Calculated settling volume required	75 m^3
Calculated total minimum volume required	112 m^3
x Day – y Percentile Criterion	5 day – 85th percentile

SEDIMENT BASIN 2 (STAGE 2)

ITEM	VALUE
Total Catchment Area	2.1 Ha
Disturbeed Catchment Area	0.7 Ha (maximum $\frac{1}{3}$ of unsubsidized at any point)
Calculated soil storage volume required	199 m^3
Calculated settling volume required	630 m^3
Calculated total minimum volume required	829 m^3
x Day – y Percentile Criterion	5 day – 85th percentile

SOIL & WATER MANAGEMENT GENERAL NOTES:

1. TYPE D SEDIMENT BASIN TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH 'SOILS AND CONSTRUCTION VOLUME 1 (4th EDITION 2004)'. BASIN TO BE OFFLINE FROM EXTERNAL CATCHMENT.
2. CLEAN UPSTREAM WATER TO BE DIVERTED AROUND BASIN WHERE PRACTICAL. USE DIRTY DRAINS TO MAXIMISE DIRTY WATER CAPTURE.
3. MINIMISE AREA OF DISTURBANCE WITHIN SITE DURING CONSTRUCTION.
4. DISTURBED AREAS TO BE STABILISED AND RE-VEGETATED AS SOON AS POSSIBLE.
5. CONSTRUCTION SITE TO HAVE ONLY ONE ENTRY/EXIT POINT USING SHAKER PAD.
6. FILTER FENCE TO BE PLACED BELOW DISTURBED AREAS WHERE DIVERSION INTO BASIN NOT PRACTICAL.

CONSTRUCTION SEQUENCE

1. ERECT SILT STOP SEDIMENT FENCING AND ROCK FALL NETTING DOWNSTREAM OF ALL DISTURBED AREAS.
2. INSTALL TEMPORARY SEDIMENT BASIN 1.
3. STRIP TOPSOIL FROM SITE FILL AREAS, ROADWAYS AND BATTERS. STOCKPILE AND INSTALL SILT STOP FENCING FOR PHASE 1 AREAS.
4. INSTALL SEDIMENT BASIN 2.
5. COMPLETE BULK EARTHWORKS, DRAINAGE AND SERVICE INSTALLATIONS, ROAD WORKS.
6. RESPREAD TOPSOIL, APPLY HYDROMULCH TO ALL DISTURBED AREAS (VERGE & LOT AREAS) AND RESTRICT ACCESS TO THESE AREAS
7. ONCE THE SITE IS SATISFACTORILY STABILISED, THE TEMPORARY SEDIMENT BASIN CAN BE REMOVED AND CONSTRUCTION ON THE COMBINED OSD/BIO-RETENTION BASINS CAN BE FINALISED. ALL OTHER SEDIMENT FENCING TO REMAIN IN PLACE
8. ONCE ENTIRE SITE IS COMPLETE AND VEGETATED, ALL SEDIMENT CONTROLS ARE TO BE REMOVED.

LEGEND

- FILTER FENCE
- CATCHMENT BOUNDARY
- EARTH MOUND (DIRTY WATER)
- STRAW BALES
- TOPSOIL STOCKPILE
- TEMPORARY ROCK FALL NETTING

NOTE:
CONTRACTOR TO SUPPLY AND PLACE TEMPORARY FENCING TO SECURE SITE WORKING AREA. THE SITE IS TO HAVE ACCESS FROM THE ADJOINING ROAD AT JUST ONE LOCATION.

NOTE:
SEDIMENT BASINS ARE TO BE FENCED IF BATTER SLOPES ARE GREATER THAN 1 VERTICAL TO 5 HORIZONTAL.

NO DISTURBANCE OR CONSTRUCTION ACTIVITY IS PERMITTED BELOW FILTER FENCE U.N.O

CONCEPT - SUBJECT TO CC APPROVAL

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SCALE 1:500

0 10 20 30 40 50
Metres

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14 COSGROVE AVE, KEIRAVILLE

WOLLONGONG CITY COUNCIL

SOIL AND WATER MANAGEMENT PLAN

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

DRAWING No.
209408 DA14
SHEET 14 OF 15 SHEET(S)

DATUM AHD | CONTOUR INTERVAL 1.0m | DATE 23.12.2021

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED IN ACCORDANCE WITH MANAGING URBAN STORMWATER SOILD AND CONSTRUCTION, VOLUME 1 (4th EDITION 2004), DURING THE CONSTRUCTION PHASE.

2. DISTURBANCE OF VEGETATION SHALL BE KEPT TO A MINIMUM BY STAGING THE DEVELOPMENT.

3. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

4. TOPSOIL FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AND LATER RESPREAD TO AID REVEGETATION.
   TOPSOIL STOCKPILES ARE TO BE NO HIGHER THAN 1.5 METRES.
   THE TOP 50-75mm (CONTAINING THE BULK OF THE ORGANIC MATERIAL SHOULD BE STORED SEPARATELY FROM UNDERLYING SOIL & RESPREAD LAST.
   MINIMUM DEPTH 100-125mm. TOPSOIL IS NOT TO BE REMOVED FROM SITE WITHOUT COUNCIL'S CONCURRENCE.
   WHERE APPROPRIATE, INSTEAD OF STOCKPILING TOPSOIL IT CAN BE PUSHED UPSLOPE OF EXCAVATED AREAS SO AS TO FORM A BANK ABOVE DISTURBED AREAS. THESE BANKS SHOULD BE DIRECTED TO DISCHARGE WATER TO A STABLE POINT.
   ALL STOCKPILES & BANKS NEED TO BE SEEDED & FERTILISED WITH THE RECOMMENDED SEED MIX.

GRASS VARIETIES & QUANTITIES	kg/ha
Currie Cocksfoot	4
Victorian Ryegrass	5
Kangaroo Ryegrass	5
Karridale Sub Clover	2
Cajon Fescue	6
White Clover	3
Japanese Millet (if planted November to March)	8-10
Cereal Rye (if planted April to October)	10

5. FILTER FENCE TO BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR SIMILAR) BETWEEN POSTS AT 2.0m CENTRES. FABRIC TO BE BURIED 200mm ALONG IT'S LOWER EDGE. FILTER FENCE TO BE PLACED AS NEAR TO THE CONTOUR AS POSSIBLE. (REFER DETAIL 2)

6. WIREMESH & GRAVEL INLET FILTERS TO BE PROVIDED AT ALL KERB INLET PITS (REFER DETAIL 3)

7. THE CAPACITY & EFFECTIVENESS OF RUNOFF & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT NO LESS THAN 70% CAPACITY AT ALL TIMES TO THE SATISFACTION OF W.S. COUNCIL.

8. ALL CONTROLS SHOULD BE INSPECTED AT THE END OF EACH DAY & PARTICULARLY BEFORE WEEKENDS &/OR WHEN THE SITE IS TO BE LEFT FOR EXTENDED PERIODS.

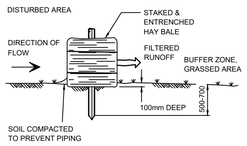
9. TO MINIMISE SOIL EROSION AND SEDIMENT MOVEMENT DURING CONSTRUCTION, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED:

(a) REMOVAL AND/OR DISTURBANCE OF VEGETATION SHALL BE CONFINED TO WITHIN TWO (2) METRES OF THE REQUIRED WORKS.
(b) STOCKPILES OF CONSTRUCTION AND LANDSCAPING MATERIALS, AND OF SITE DEBRIS SHALL BE LOCATED CLEAR OF DRAINAGE LINES AND IN SUCH A POSITION THAT THEY ARE PROTECTED FROM EROSION AND DO NOT ENCROACH UPON ANY FOOTPATH, NATURE STRIP OR ROADWAY.
(c) VEHICULAR ACCESS SHALL BE CONTROLLED SO AS TO PREVENT TRACKING OF SEDIMENT ONTO ADJOINING ROADWAYS, PARTICULARLY DURING WET WEATHER OR WHEN THE SITE IS MUDDY. SEDIMENT DEPOSITED ON ADJOINING ROADWAYS SHALL BE REMOVED BY MEANS OTHER THAN WASHING. ALL MATERIAL SHALL BE REMOVED AS SOON AS POSSIBLE AND THE COLLECTED MATERIAL SHALL BE DISPOSED OF IN A MANNER WHICH WILL PREVENT ITS MOBILISATION.

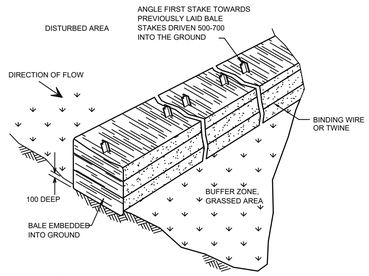
10. ALL EROSION AND SEDIMENT CONTROL DEVICES ARE TO REMAIN IN POSITION AND BE MAINTAINED UNTIL ADVISED BY COUNCIL'S DEVELOPMENT ENGINEER THAT THEY MAY BE REMOVED OR UNTIL THE 12 MONTH MAINTENANCE PERIOD HAS LAPSED.

DUST CONTROL NOTES

THE FOLLOWING MEASURES ARE TO BE ADOPTED TO LIMIT DUST GENERATION AND MIGRATION AS THE CONTRACTOR'S RESPONSIBILITY:
1. MINIMISE VEGETATION REMOVAL TO THOSE AREAS TO BE BUILT UPON.
2. ENSURE THAT A WATER TRUCK IS USED TO WET DOWN STOCKPILES AND EXPOSED AREAS IN PERIODS OF HIGH WINDS AND LOW MOISTURE.
3. ENSURE TOPSOIL STOCKPILES ARE VEGETATED OR COVERED.
4. LIMIT WORKS WHICH CAN POTENTIALLY CAUSE DUST ON WINDY DAYS.
5. RE-VEGETATE DISTURBED AREAS AT EARLIEST OPPORTUNITY.
6. DAILY INSPECTION OF FOOTPATHS AND ROADWAYS TO ENSURE NO DIRT OR SEDIMENT REMAINS THEREON FOR PROLONGED PERIODS OF TIME.



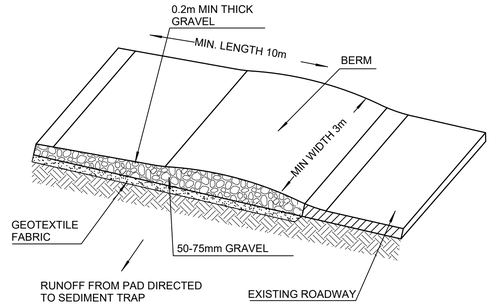
SIDE ELEVATION
N.T.S.



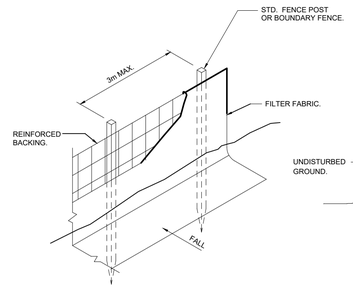
STRAW BALE SILT CONTROL BARRIER
DETAIL 1
N.T.S.

SEDIMENT BASIN NOTES

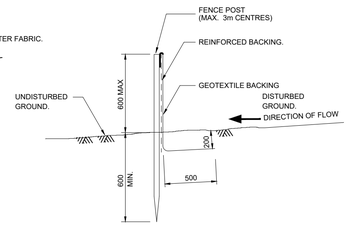
THE FOLLOWING MEASURES ARE TO BE ADOPTED TO LIMIT DUST GENERATION AND MIGRATION AS THE CONTRACTOR'S RESPONSIBILITY:
1. A 5 DAY 85th PERCENTILE RAINFALL DEPTH HAS BEEN ADOPTED.
2. SEDIMENT BASIN WILL BE REQUIRED TO BE FLOCCULATED TO ACHIEVE SETTLING OF SUSPENDED SOLIDS WITHIN 5 DAYS OF AN INFLOW EVENT, THE CLEAN WATER IS TO THEN BE PUMPED OUT AND RELEASED TO A STABILISED AREA AND THE STORED SEDIMENT REMOVED, DRIED AND RE-SPREAD ON SITE.
3. CONSIDER EMERGENCY SPILLWAY LOCATION AND IMPLEMENT MEASURES TO PROTECT WORKS DOWNSTREAM OF SPILLWAY. SEEK SUPERINTENDENT'S ADVICE IF UNSURE. EMERGENCY SPILL LOCATION WAY TO BE ROCK ARMOURED OR SUITABLY PINNED WITH BIDIM AS NECESSARY .
4. ANY CONSTRUCTED EMBANKMENTS TO HAVE BASE PREPARED BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT.
5. SEDIMENT BASIN TO REMAIN UNTIL SITE IS ADEQUATELY STABILISED AND DIRECTION PROVIDED BY SUPERINTENDENT.



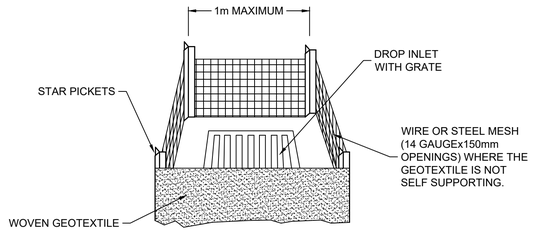
STABILISED SITE ACCESS
DETAIL 3
N.T.S.



FILTER FENCE
DETAIL 2
N.T.S.



SIDE ELEVATION
N.T.S.



GEOTEXTILE INLET FILTER
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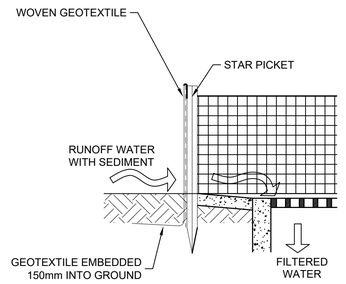

SIDE ELEVATION
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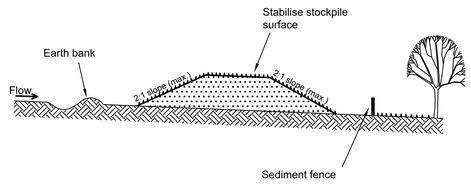
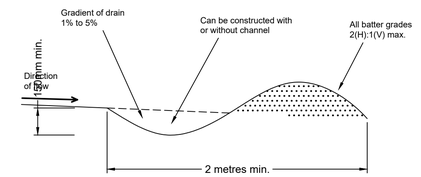


Construction Notes

1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

STOCKPILE
DETAIL 4
N.T.S.



Construction Notes

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Ensure the structures are free of projections or other irregularities then could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilisation within 10 days of construction.

EARTH BANK (LOW FLOW) SD 5-5

CONCEPT - SUBJECT TO CC APPROVAL

FILE NAME : 209408 DA00-DA15_E.dwg

SCALE 1:500

0 10 20 30 40 50
Metres

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ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	AG	23.12.2021
B	ADDITIONAL RETAINING WALL ADDED	AG	21.02.2022
C	BASIN WALLS ALTERED	AG	29.02.2022
D	DETAIL UPDATED	AG	07.03.2022
E	DA ISSUE	AG	21.03.2022

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LandTeam

A1 SHEET

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PROPOSED SUBDIVISION OF LOT 90, DP 1086429
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WOLLONGONG CITY COUNCIL

SOIL AND WATER MANAGEMENT DETAILS

DESIGNED: AG
DRAWN: AG
CHECKED: DH
ISSUE E

DRAWING No.
209408 DA15
SHEET 15 OF 15 SHEET(S)

DATUM | AHD | CONTOUR INTERVAL | - | DATE | 23.12.2021