

DRAWING SCHEDULE
DEVELOPMENT APPLICATION

ARCHITECTURAL AND LANDSCAPE DRAWINGS 17-0049

DA/01	Cover Sheet & Location Plan	DA/21	Site Sections and Height Envelope Review
DA/02	The Cosgrove - A Unique Opportunity	DA/22	Dwelling Typologies Sheet 1 of 2
DA/03	Site Analysis Plans	DA/23	Dwelling Typologies Sheet 2 of 2
DA/04	Site Analysis Plans and Building Summary	DA/24	Adaptable Dwellings - Pre and Post Adaptation Plans
DA/05	Site Operational and Management Plans	DA/25	Adaptable Dwellings - Pre and Post Adaptation Plans
DA/06	Proposed Site Plan & Roof Plan	DA/26	Site Shadow Diagrams Sheet 1 of 2
DA/07	Building 1 & Utilities Management Area Floor Plans	DA/27	Site Shadow Diagrams Sheet 2 of 2
DA/08	Building 1 & Utility Area – Elevations & Sections	DA/28	Dwelling Solar Access Sheet 1 of 2
DA/09	Building 2 Lower Ground and Ground Level Floor Plans	DA/29	Dwelling Solar Access Sheet 2 of 2
DA/10	Building 2 Upper Ground Floor Plan	DA/30	External Materials & Colour Palette
DA/11	Building 2 Level 1 Floor Plan	DA/31	Building Area Types & Area Schedules
DA/12	Building 2 – Elevations & Section	DA/49	Retained & Removed Trees
DA/13	Building 3 Lower Ground and Ground Level Floor Plans	DA/50	Landscape Masterplan
DA/14	Building 3 Upper Ground Level and Level 1 Floor Plans	DA/51	Part Landscape Plan 1
DA/15	Building 3 – Elevations & Section	DA/52	Part Landscape Plan 2
DA/16	Building 4 Lower Ground Level & Ground Level Floor Plans	DA/53	Part Landscape Plan 3
DA/17	Building 4 Upper Ground Level and Level 1 Floor Plans	DA/54	Communal Open Space
DA/18	Building 4 – Elevations & Section	DA/55	Landscape Typical Details
DA/19	Building 5 Ground Level and Level 1 Floor Plans	DA/56	Landscape Perspectives
DA/20	Building 5 – Elevations & Section	DA/57	Planting Palette

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



Project
Proposed Residential Development
THE COSGROVE

Client
Surewin Parkview Pty Ltd

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



Wollongong Level 1/147 Crown Street, Wollongong NSW 2500 T: 02 4226 1387	Nowra 92 North Street Nowra, NSW 2541 T: 02 4421 6822	Batemans Bay 6/9-11 Orient Street Batemans Bay NSW 2536 T: 02 4472 7388
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DA/01
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"

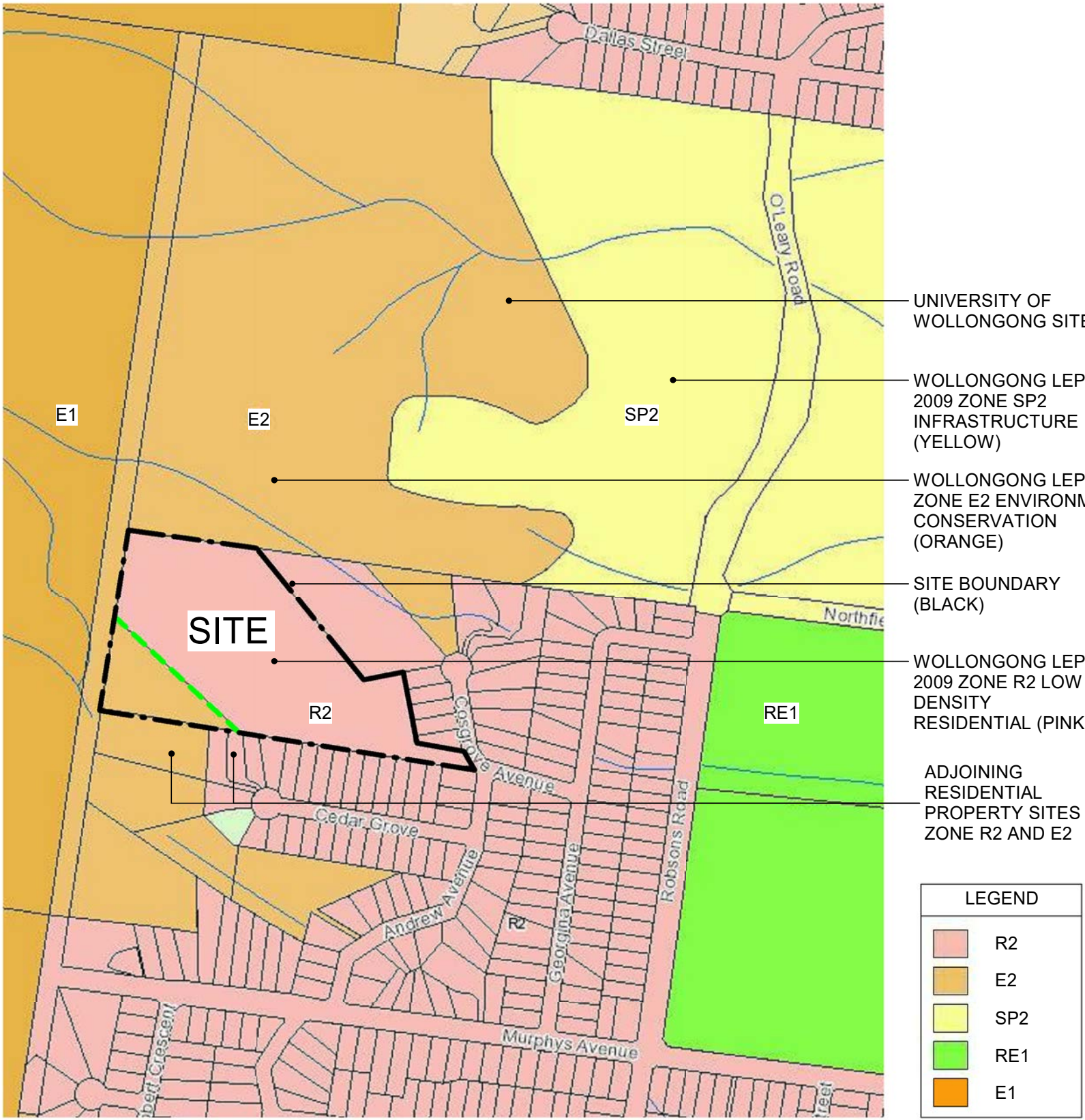
A site is unique to the Illawarra:

- Nestled 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.

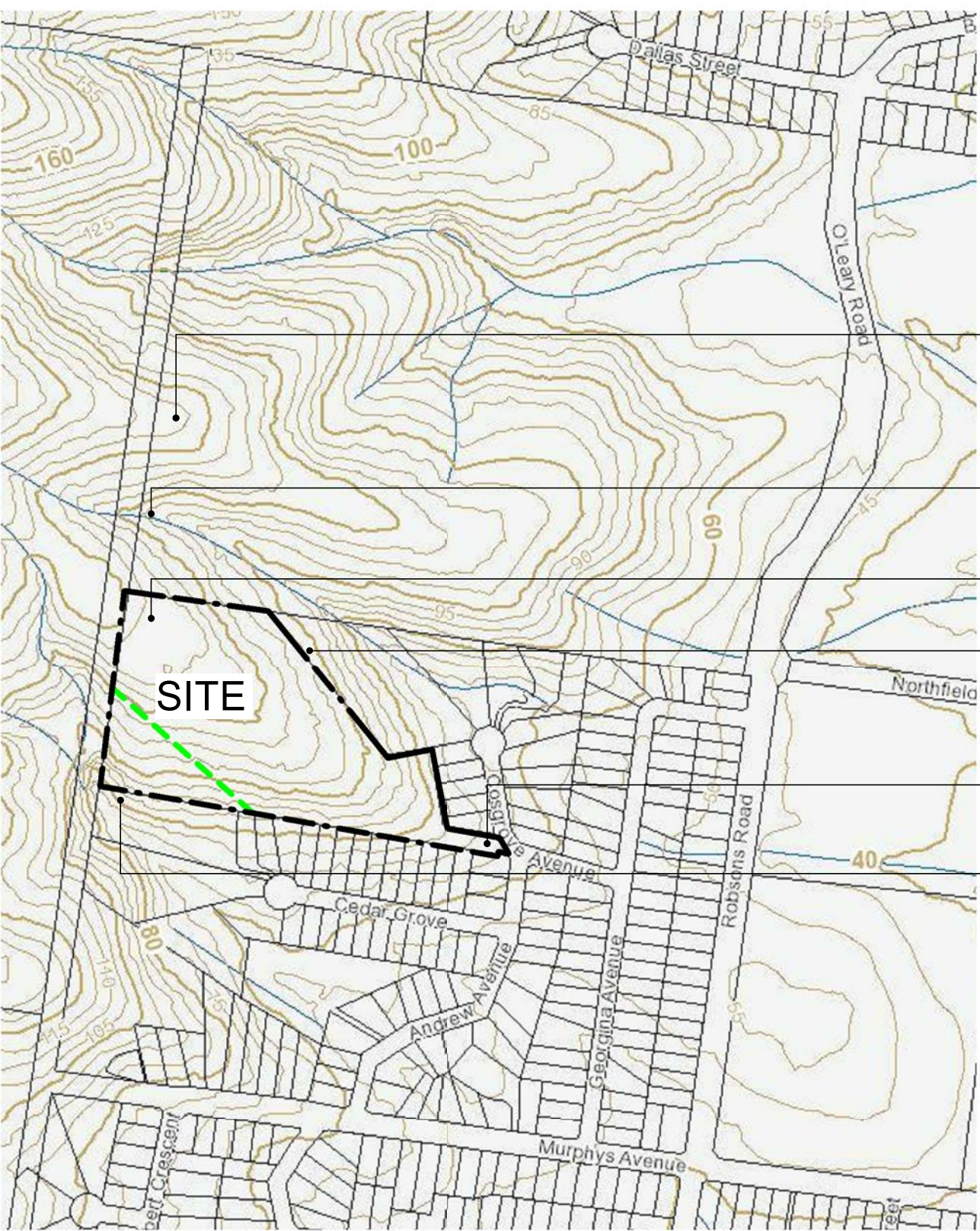
Three key design objectives were set to address the site's unique features:

- The bullform is to be integrated into the landscape to allow it sit within its surrounding environment.
- The bullform 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.

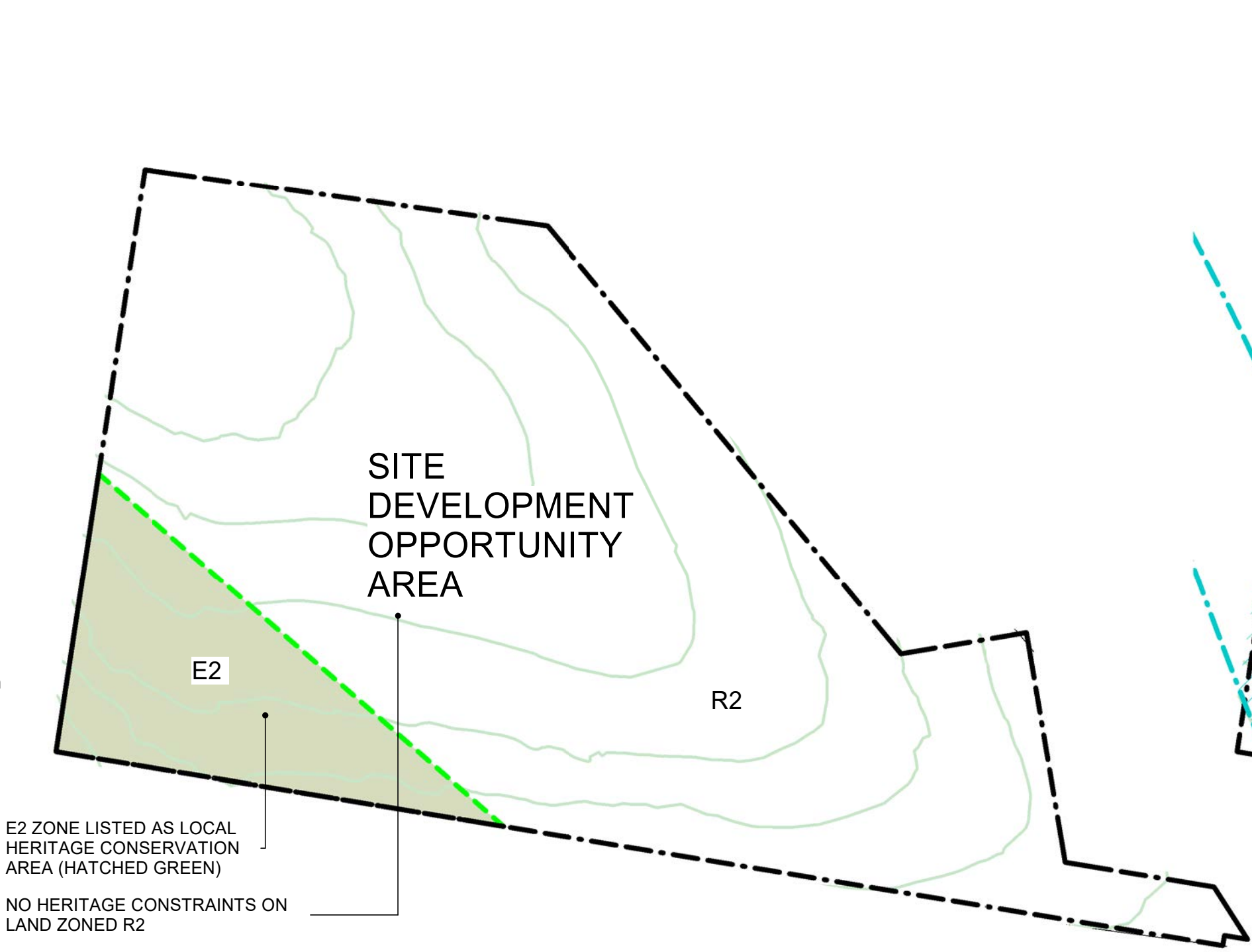
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Precinct Zoning
SOURCE: WOLLONGONG CITY COUNCIL
INTERACTIVE MAP SYSTEM (BUILD 9.0.186)



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)



Heritage
REFER TO ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT
SOURCE: BIOSIS
REFER TO STATEMENT OF HERITAGE IMPACT REPORT
SOURCE: GBA HERITAGE



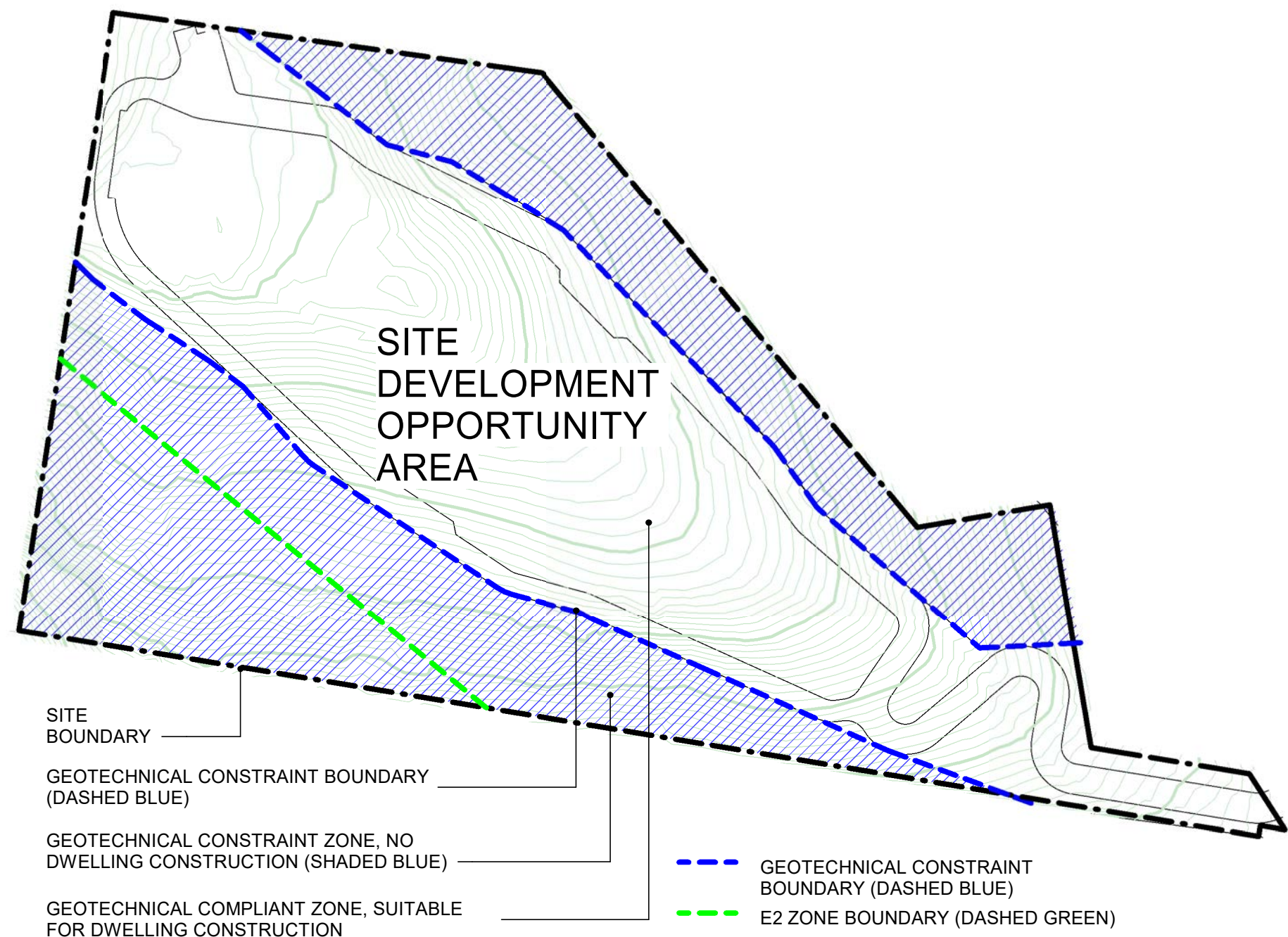
Vegetation Riparian Zone
REFER TO THE VEGETATION MANAGEMENT PLAN FOR THE
RIPARIAN ZONE SUMMARY
SOURCE: BIOSIS



Local Context Plan

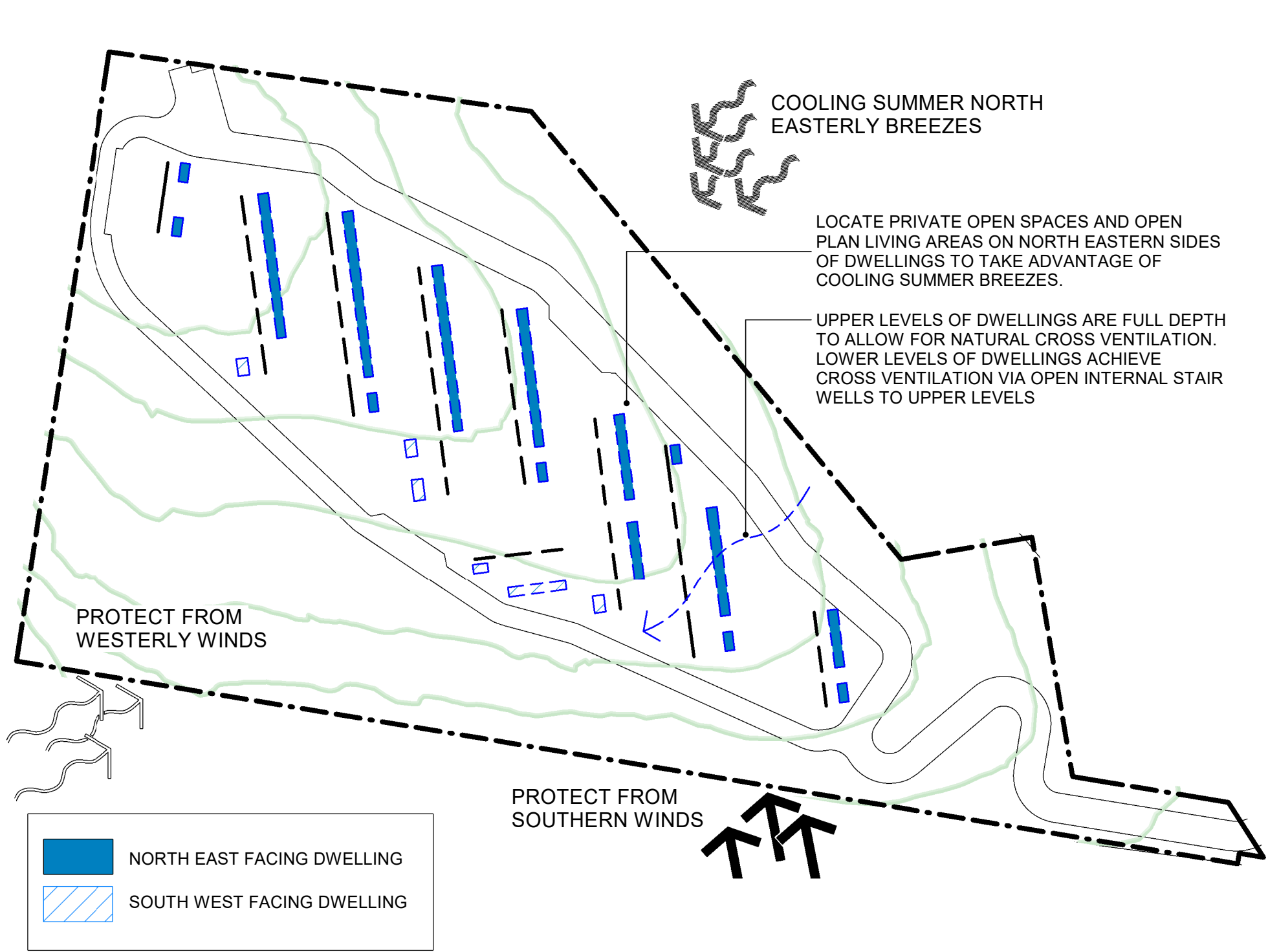


Bushfire Asset Protection Zone and APZ Management
REFER TO BUSH FIRE REPORT. REFER TO CIVIL ENGINEERS
DOCUMENTATION AND LANDSCAPE ARCHITECTS DOCUMENTATION FOR
ASSET PROTECTION ZONE MANAGEMENT METHODOLOGIES.
SOURCE: AUSTRALIAN BUSHFIRE PROTECTION PLANNERS PTY LIMITED



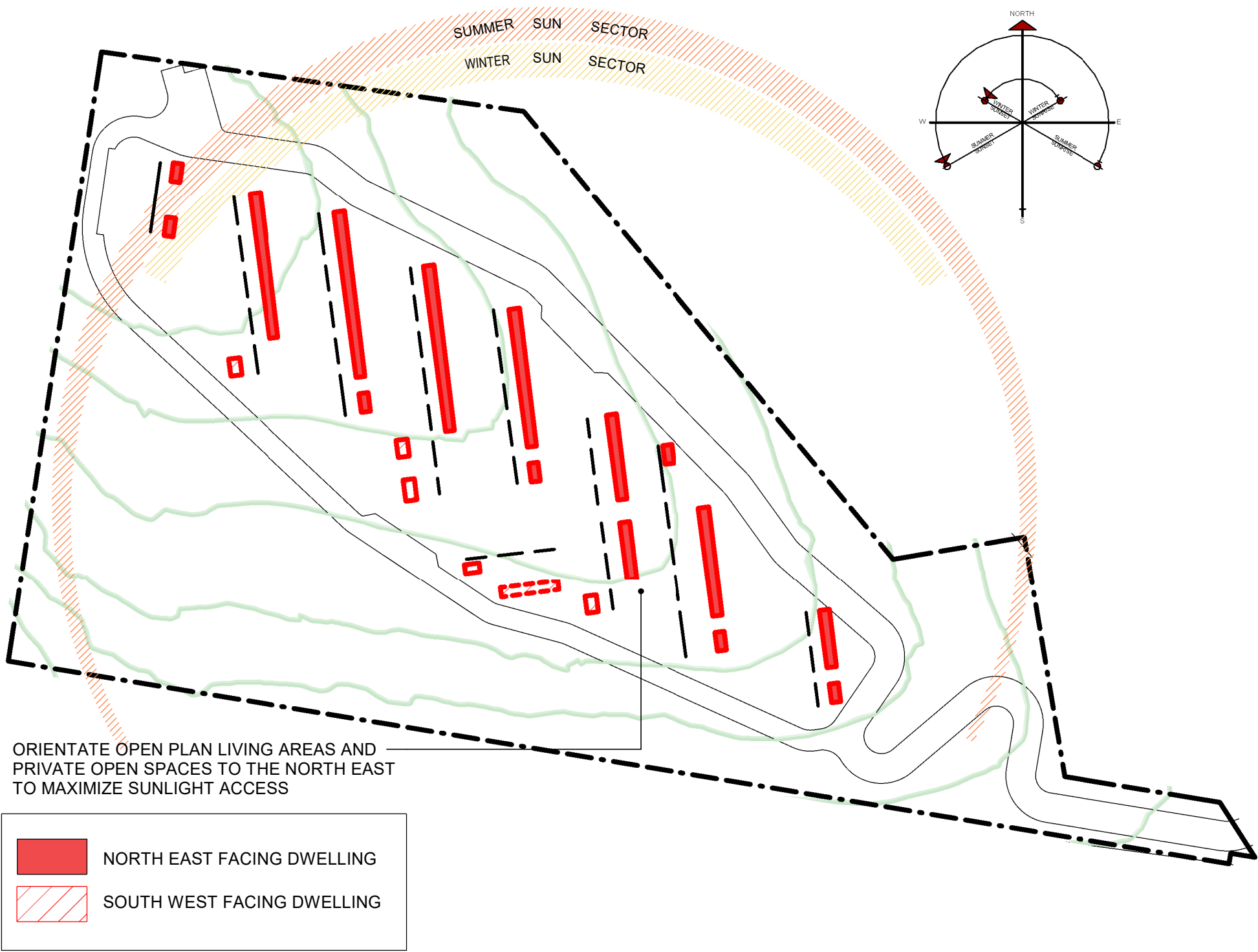
Geotechnical Constraints
REFER TO GEOTECHNICAL REPORT
SOURCE: GHQ

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Site Opportunities - Wind Patterns and Natural Cross Ventilation

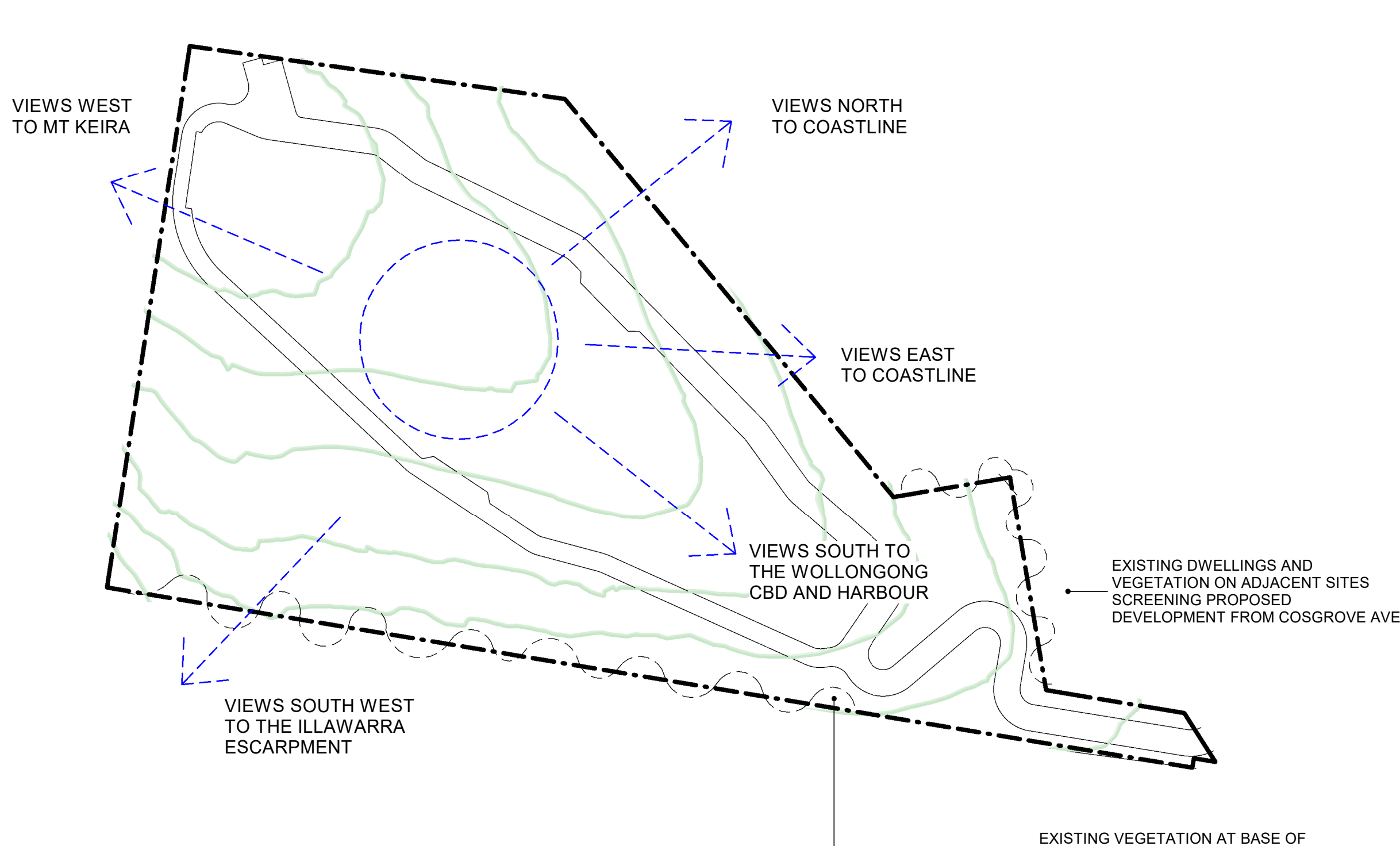
- DESIGN OBJECTIVES:
- MAXIMISE DWELLING EXPOSURE TO COOLING SUMMER BREEZES
 - MINIMISE PRIVATE OPEN SPACE AND LIVING AREA EXPOSURE TO WINTER WINDS



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 DA/28 AND DA/29 FOR JUNE 21 SOLAR ACCESS REVIEW



Site Opportunities - Sight Lines

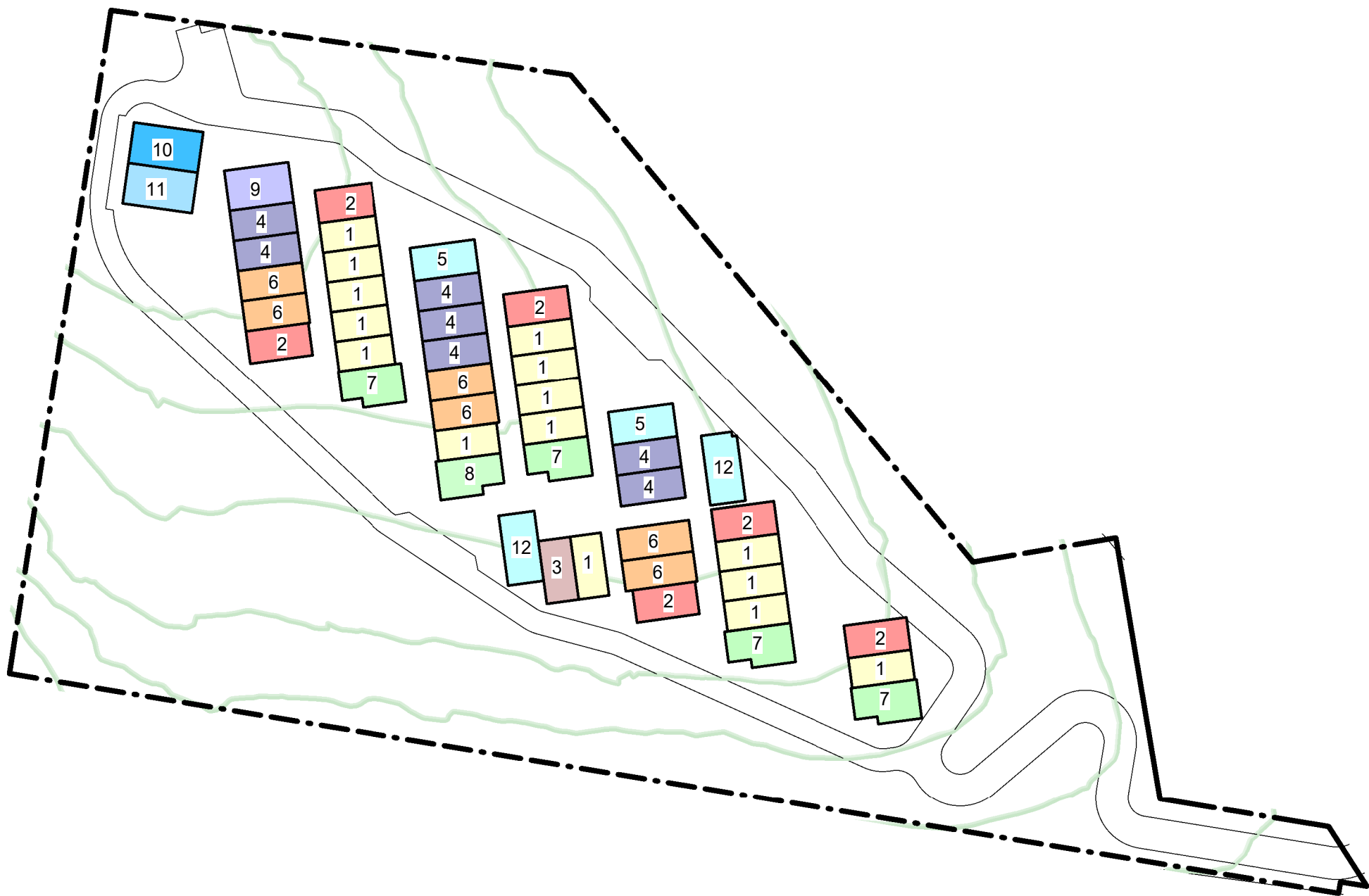
- DESIGN OBJECTIVES:
- MAXIMISE SIGHT LINES FROM THE PROPOSED DWELLINGS TO THE EASTERN COASTLINE AND WESTERN ESCARPMENT
 - DEVELOP THE SITE VEGETATION TO PROVIDE SCREENING BETWEEN THE PROPOSED DEVELOPMENT AND ADJOINING PROPERTIES



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 DWELLING TO THE REQUIRED FACILITIES AS OUTLINED BY THE WOLLONGONG DCP. THESE FEATURES INCLUDE, BUT NOT LIMITED
 - 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 SUMMARY	
Three Bedroom Dwellings	36 OFF
Four Bedroom Dwellings	11 OFF
TOTAL DWELLINGS	47 OFF

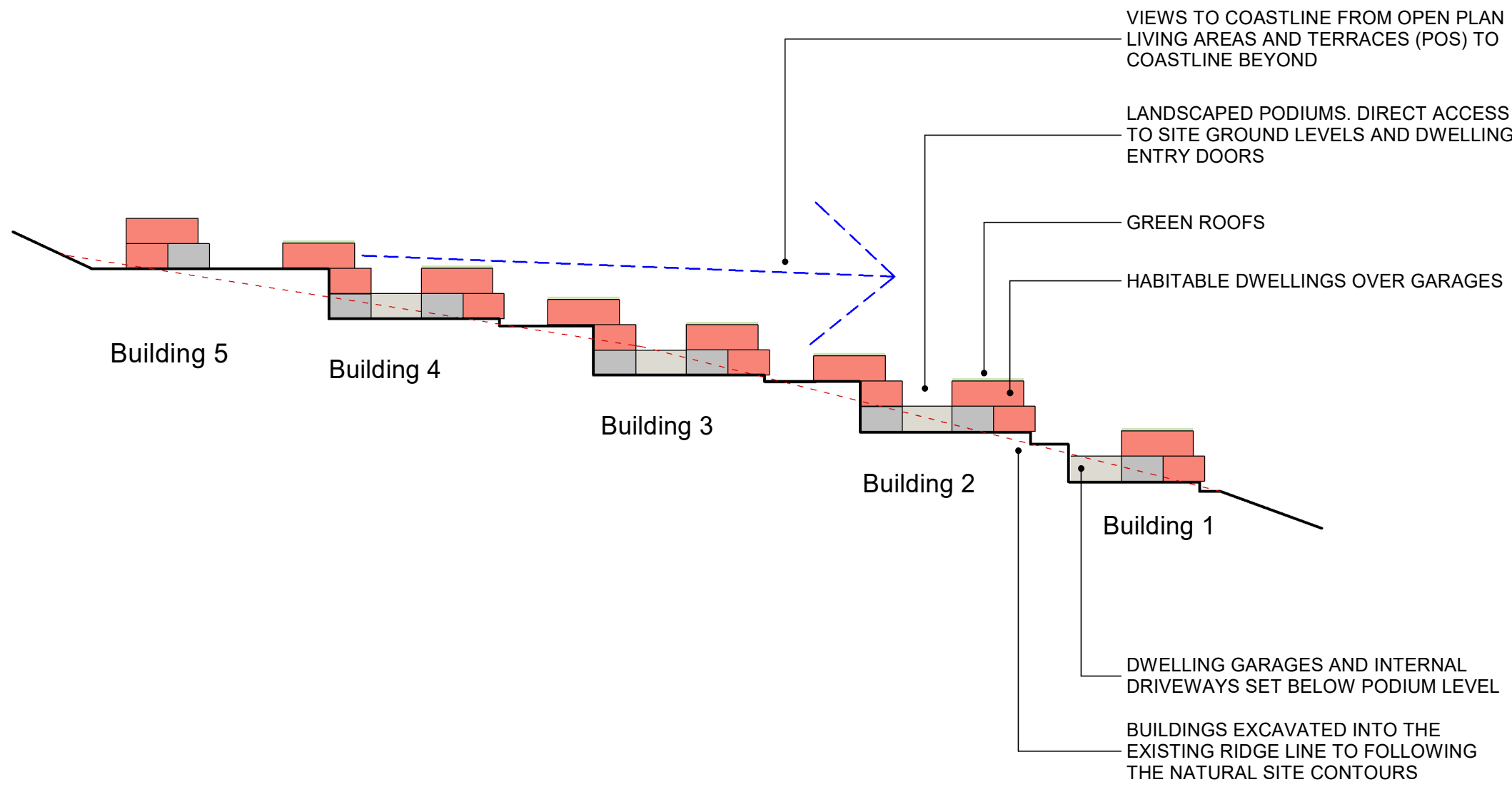


Dwelling Typology Location Plan

REFER TO ARCHITECTURAL DRAWINGS DA/22 & DA/23 FOR DWELLING TYPOLOGY FLOOR PLANS (SCALE 1:100)

DWELLING TYPE SCHEDULE		
Dwelling Type	Description	Quantity
Type 1	Three Bedroom	15
Type 2	Three Bedroom	6
Type 3	Three Bedroom	1
Type 4	Three Bedroom	7
Type 5	Three Bedroom	2
Type 6	Four Bedroom	6
Type 7	Three Bedroom	4
Type 8	Three Bedroom	1
Type 9	Four Bedroom	1
Type 10	Four Bedroom	1
Type 11	Four Bedroom	1
Type 12	Four Bedroom	2

DWELLING TYPE No	GFA m²	GARAGE m²	TERRACE m²	TOTAL m²
Type 1	180	44	38	262
Type 2	180	50	48	278
Type 3	172	58	48	278
Type 4	186	56	41	283
Type 5	193	57	44	294
Type 6	230	48	56	334
Type 7	218	50	60	328
Type 8	228	48	57	333
Type 9	219	67	42	328
Type 10	252	44	57	353
Type 11	252	44	57	353
Type 12	198	53	53	304



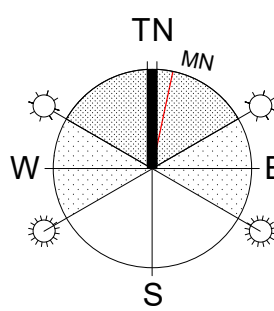
Concept Site Section

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

SITE ANALYSIS & BUILDING SUMMARY

18/12/2019 10:59:36 AM

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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.		
REVISION		
1	Development Application	16.12.2019
REV.	DESCRIPTION	DATE



CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

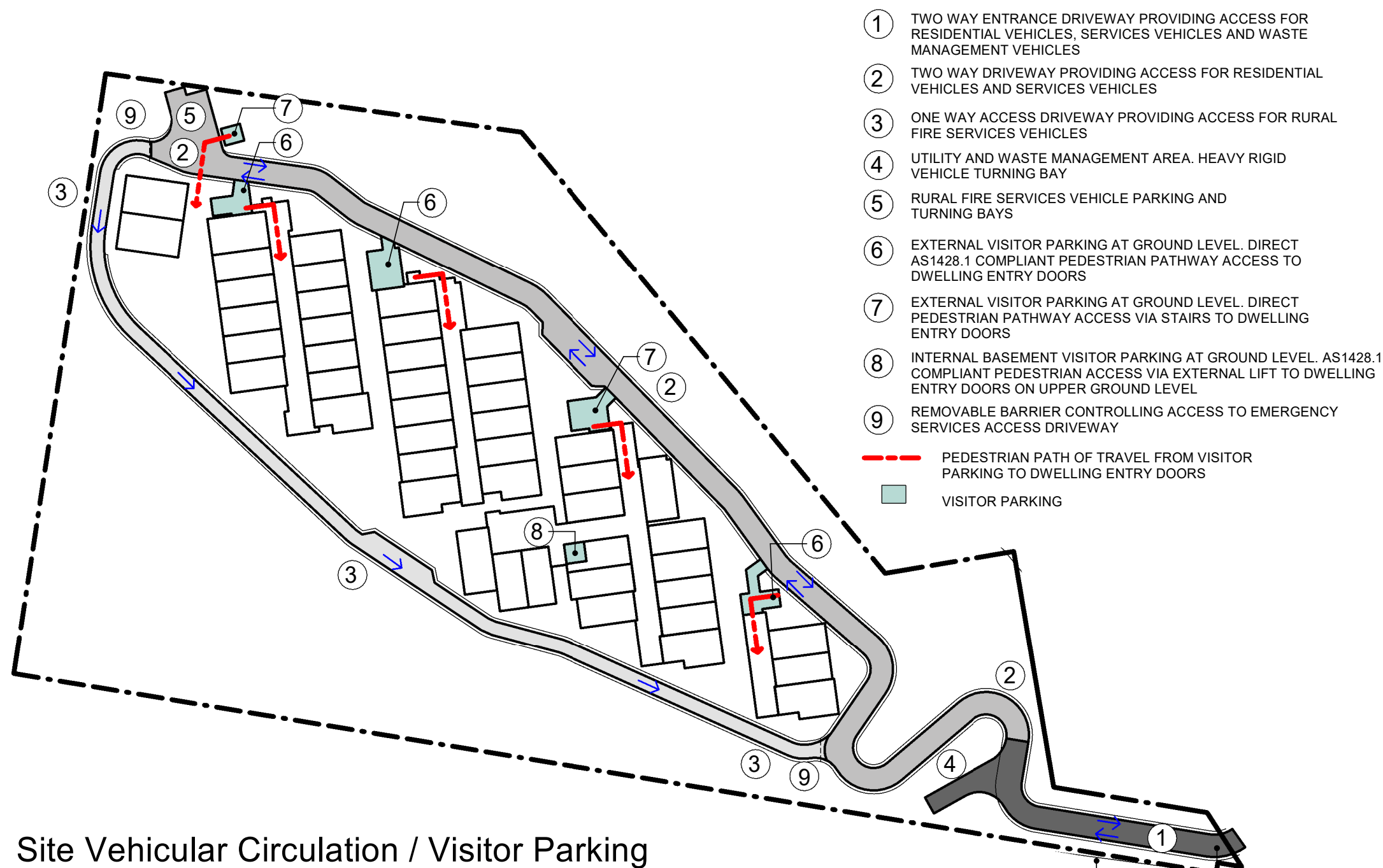
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue,
Keiraville, NSW, 2500

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NOWRA T 02 4421 6822
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BATEMANS BAY T 02 4472 7388
E aesj@aesj.com.au

Nominated Architect Steven Bayer Reg. No. 5680

DRAWING TITLE: Site Analysis Plans and Building Summary			
SCALE: @ B1 NOT TO SCALE	DRAWN: EJ	CHECKED: MFJ	DATE: 16.12.2019
PROJECT No: 17-0049	DWG No: DA/04	ISSUE: 1	



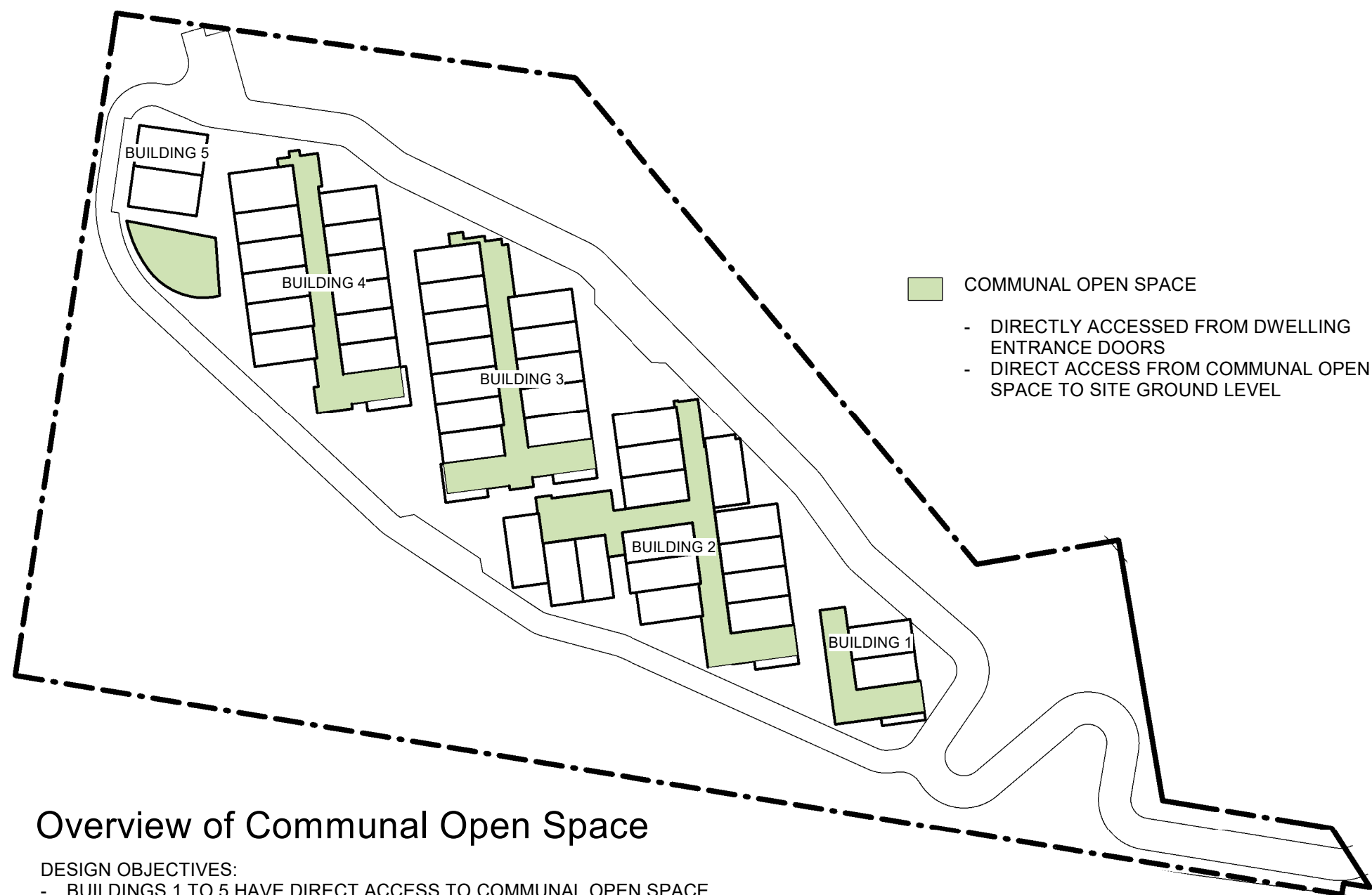
Site Vehicular Circulation / Visitor Parking

REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DRIVEWAY DESIGN

REFER TO TRAFFIC ENGINEERS DOCUMENTATION FOR VEHICLE SWEEP PATHS

SITE BOUNDARY

SITE ENTRY OFF COSGROVE AVENUE



Overview of Communal Open Space

DESIGN OBJECTIVES:

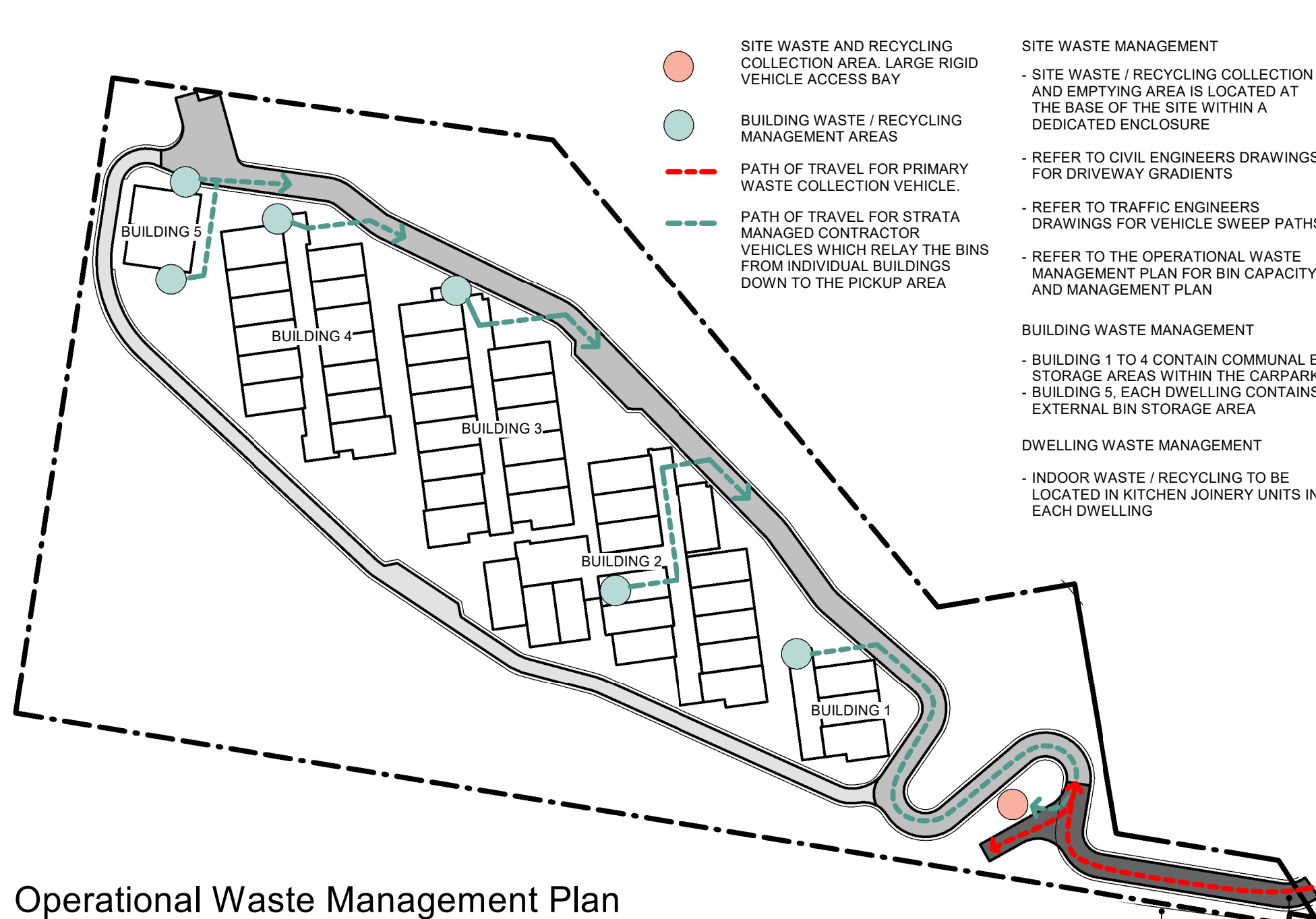
- BUILDINGS 1 TO 5 HAVE DIRECT ACCESS TO COMMUNAL OPEN SPACE
- EACH MULTI DWELLING HOUSING UNIT HAS DIRECT ACCESS FROM THEIR ENTRY DOOR TO COMMUNAL OPEN SPACE
- THE COMMUNAL OPEN SPACE HAS BEEN DESIGNED TO ENCOURAGE THE DEVELOPMENT OF A SENSE OF COMMUNITY BY ENCOURAGING INTERACTIONS BETWEEN THE RESIDENTS
- 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

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



Draft Strata Plan - Level 1

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



Operational Waste Management Plan

REFER TO OPERATIONAL WASTE MANAGEMENT PLAN

SOURCE: WASTE AUDIT AMND CONSULTANCY SERVICES

SITE BOUNDARY

SITE ENTRY OFF COSGROVE AVENUE

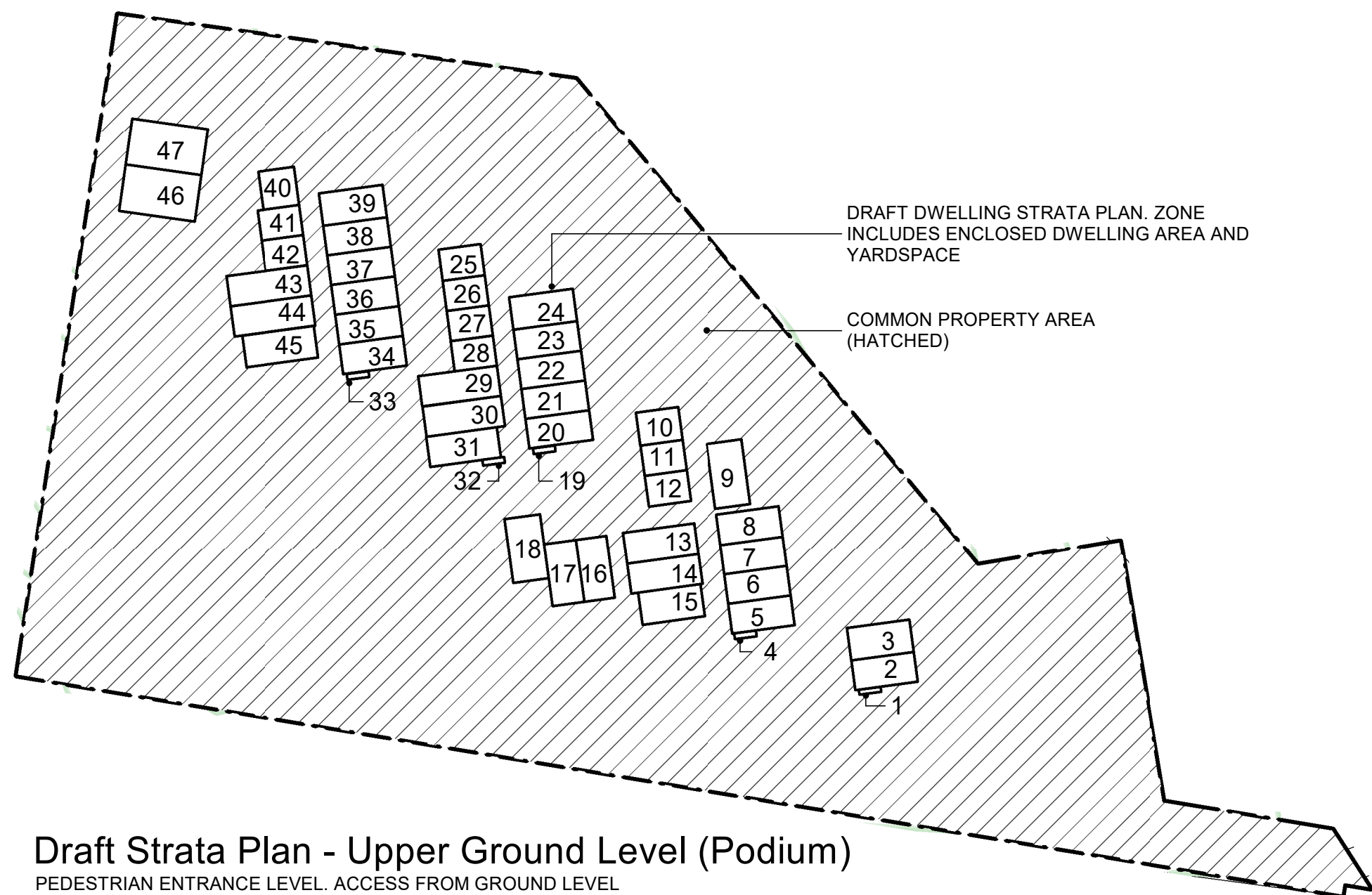


Australia Post Management

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

SITE BOUNDARY

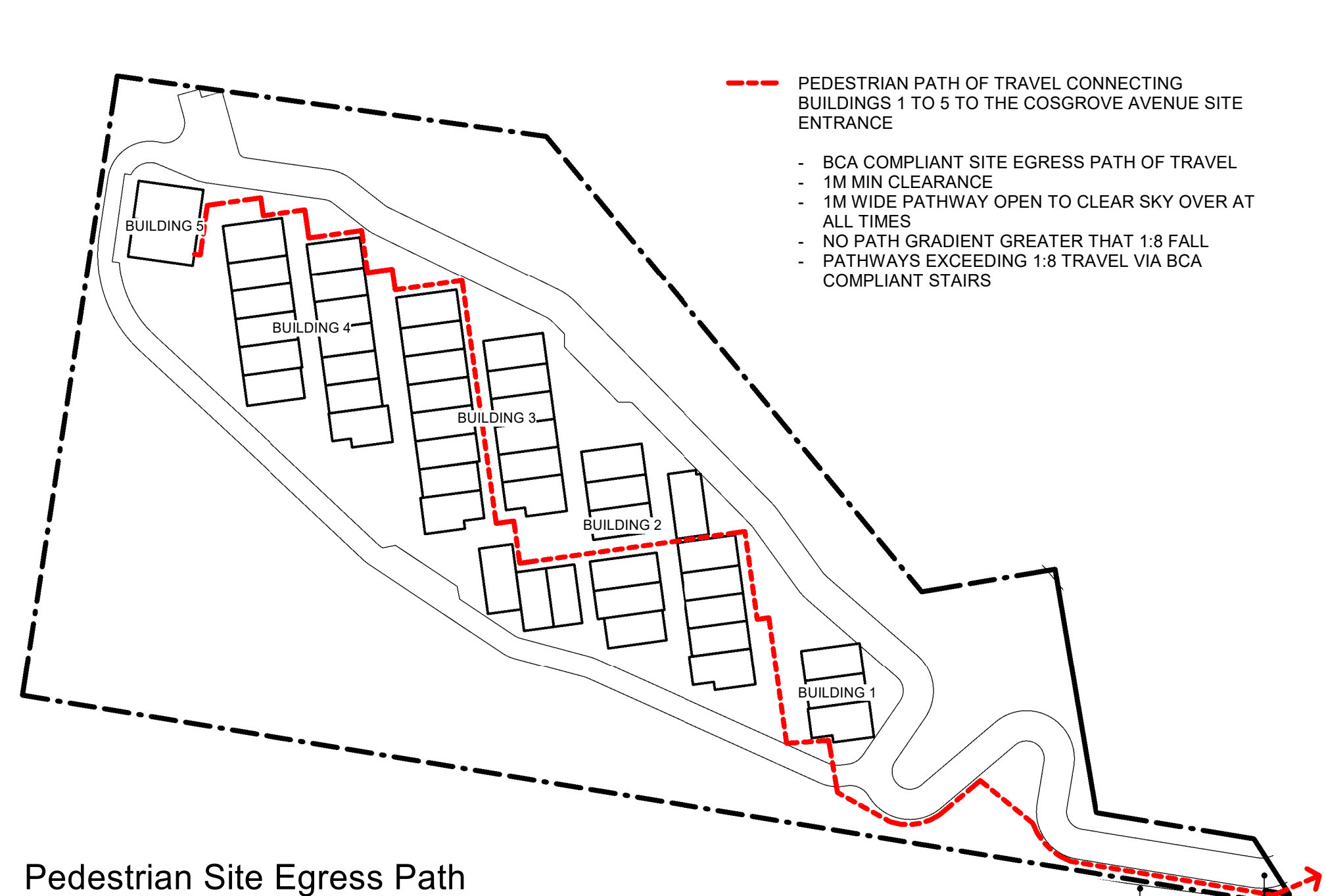
SITE ENTRY OFF COSGROVE AVENUE



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 CITYPLAN STATEMENT OF ENVIRONMENTAL EFFECTS



Pedestrian Site Egress Path

REFER TO STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE NCC 2019 BCA COMPLIANCE STATEMENT

SOURCE: BCA CONSULTANT - ACCREDITED BUILDING CERTIFIERS

SITE BOUNDARY

SITE ENTRY OFF COSGROVE AVENUE



Adaptable Unit Location Plan

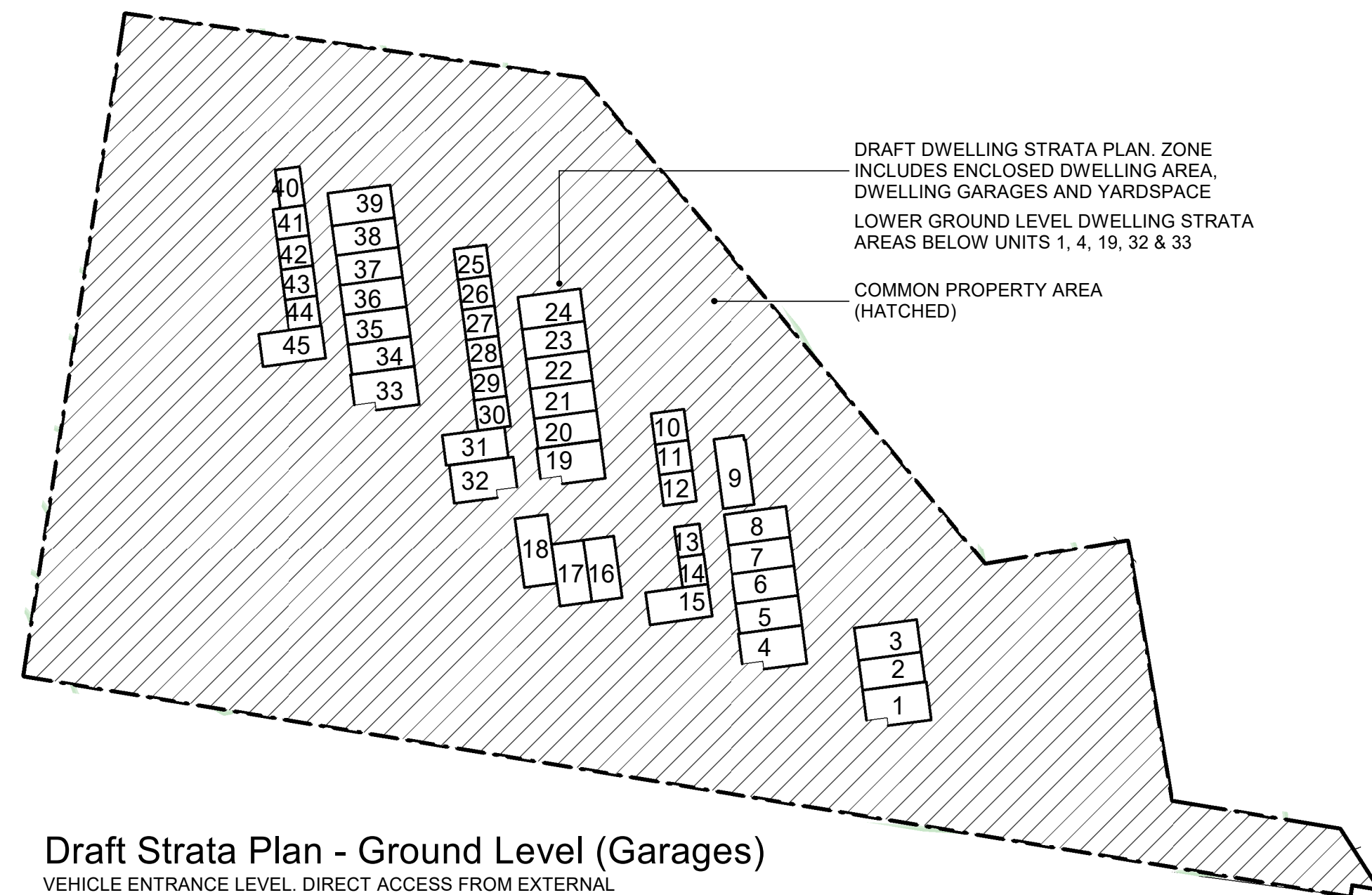
DESIGN OBJECTIVES:

- 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 DA/24 AND DA/25 FOR PRE AND POST ADAPTATION PLANS

REFER TO STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE ACCESS CONSULTANT SUMMARY.

SOURCE: ACCESS CONSULTANT - MORRIS GODING ACCESS CONSULTATION

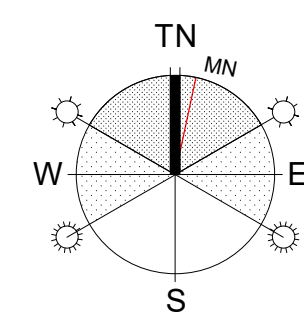


Draft Strata Plan - Ground Level (Garages)

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

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

SITE OPERATION & MANAGEMENT



18/12/2019 11:03:31 AM

COPYRIGHT OF TILMENT PTY LTD (ACN 003 163 451) Trading as EDMISTON JONES GBB © 2019			CLIENT For Surewin Parkview Pty Ltd			PROJECT: Proposed Residential Development THE COSGROVE			DRAWING TITLE: Site Operational and Management Plans		
THIS DRAWING ALWAYS REMAINS THE COPYRIGHT OF EDMISTON JONES GBB AND SHALL NOT BE USED OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN AUTHORITY			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		
LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES			BATEMANS BAY T 02 4472 7388			Nominated Architect Steven Bayer Reg. No. 5680			PROJECT No: 17-0049		
USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.			VERIFIED ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES			DWG No: DA/05			ISSUE: 1		
REVISION			SCALE: @ B1 NOT TO SCALE			DRAWN: EJ			CHECKED: MFJ		
1 Development Application			DATE: 16.12.2019								
REV.			DESCRIPTION			DATE					



Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Dwelling 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 1	Bldg 2
Unit 8	Type 2	Bldg 2
Unit 9	Type 12	Bldg 2
Unit 10	Type 5	Bldg 2
Unit 11	Type 4	Bldg 2
Unit 12	Type 4	Bldg 2
Unit 13	Type 6	Bldg 2
Unit 14	Type 6	Bldg 2
Unit 15	Type 2	Bldg 2
Unit 16	Type 1	Bldg 2
Unit 17	Type 3	Bldg 2
Unit 18	Type 12	Bldg 2
Unit 19	Type 7	Bldg 3
Unit 20	Type 1	Bldg 3
Unit 21	Type 1	Bldg 3
Unit 22	Type 1	Bldg 3
Unit 23	Type 1	Bldg 3
Unit 24	Type 2	Bldg 3
Unit 25	Type 5	Bldg 3
Unit 26	Type 4	Bldg 3
Unit 27	Type 4	Bldg 3
Unit 28	Type 4	Bldg 3
Unit 29	Type 6	Bldg 3
Unit 30	Type 6	Bldg 3
Unit 31	Type 1	Bldg 3
Unit 32	Type 8	Bldg 3
Unit 33	Type 7	Bldg 3
Unit 34	Type 1	Bldg 4
Unit 35	Type 1	Bldg 4
Unit 36	Type 1	Bldg 4
Unit 37	Type 1	Bldg 4
Unit 38	Type 1	Bldg 4
Unit 39	Type 2	Bldg 4
Unit 40	Type 9	Bldg 4
Unit 41	Type 4	Bldg 4
Unit 42	Type 4	Bldg 4
Unit 43	Type 6	Bldg 4
Unit 44	Type 6	Bldg 4
Unit 45	Type 2	Bldg 4
Unit 46	Type 11	Bldg 5
Unit 47	Type 10	Bldg 5

DWELLING SUMMARY		
Three Bedroom Dwellings	36	OFF
Four Bedroom Dwellings	11	OFF
TOTAL DWELLINGS	47	OFF

- LEGEND**
- SITE ENTRANCE
- SITE ENTRANCE SIGNAGE
- ELECTRICAL SUBSTATION
- SITE SERVICES AND FIRE BOOSTER VALVE SET
- POSTAL DELIVERY
 - UTILITY AND WASTE MANAGEMENT AREA
- CENTRAL WASTE MANAGEMENT AREA
- LARGE VEHICLE DELIVERY DECONTAMINATING AREA
- LARGE VEHICLE TURNING BAY
 - TWO WAY RESIDENTIAL ACCESS DRIVEWAY
 - ONE WAY ACCESS DRIVEWAY FOR EMERGENCY SERVICES AND MAINTENANCE VEHICLES ONLY
 - RURAL FIRE SERVICES 100,000L WATER TANK AND TURNING BAY. SCREEN PLANTING AROUND WATER TANK
 - EXTERNAL VISITOR PARKING WITH DIRECT ACCESS TO BUILDING PODIUMS AND DWELLING ENTRANCE DOORS
 - EXTERNAL RESIDENTIAL DRIVEWAYS PROVIDING ACCESS TO INTERNAL BUILDING PARKING AISLES AND DWELLING GARAGES
 - EXTERNAL RESIDENTIAL DRIVEWAY PROVIDING DIRECT ACCESS TO EXTERNAL DWELLING GARAGES
 - LANDSCAPED PODIUMS OVER LOWER GROUND LEVEL PARKING
- PODIUMS HAVE DIRECT ACCESS TO EXTERNAL SITE GROUND LEVEL VISITOR PARKING, PATHWAYS, LANDSCAPED AREAS AND DWELLING ENTRY DOORS
 - 2 LEVEL DWELLINGS (CLASS 2). DIRECT PEDESTRIAN ACCESS FROM DWELLING ENTRANCE DOORS TO GROUND LEVEL
 - 2 LEVEL DWELLINGS OVER GARAGE (CLASS 2). DIRECT PEDESTRIAN ACCESS FROM DWELLING ENTRANCE DOORS TO GROUND LEVEL
 - 2 LEVEL DWELLINGS (CLASS 1a). DIRECT PEDESTRIAN ACCESS FROM DWELLING ENTRANCE DOORS TO GROUND LEVEL
 - COMMON OPEN SPACE
- DIRECT PEDESTRIAN ACCESS TO DWELLING ENTRANCE DOORS
 - DRYING COURTS
- DIRECT ACCESS TO DWELLINGS (AS1428.1 COMPLIANT)
 - STORMWATER BIO-RETENTION BASIN
 - RESIDENTS ACTIVITIES AREA. REFER TO LANDSCAPE DOCUMENTATION FOR DETAILS

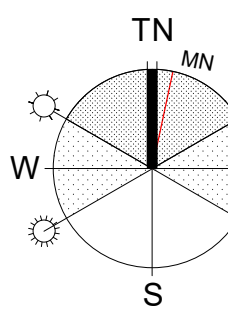
- - - - - APZ SETBACK
ALL ENCLOSED HABITABLE DWELLING AREAS ARE WITHIN THE COMPLIANT APZ SETBACKS.
- - - - - GEOTECHNICAL CONSTRAINT BOUNDARY
- - - - - E2 ZONE BOUNDARY
- - - - - SITE CONTOUR 1M INTERVAL
- - - - - LOCATION OF ADJACENT PROPERTY DWELLING FOOTPRINT SOURCED FROM 'SIX MAPS' NSW LAND & PROPERTY INFORMATION
- A ADAPTABLE UNIT
L LANDSCAPED PLANTER BED
MC MOTORCYCLE PARKING
P PATH
POS PRIVATE OPEN SPACE YARD
T TERRACE PRIVATE OPEN SPACE
VP VISITOR PARKING

DCP COMPLIANCE SUMMARY	
SITE AREA (INCLUDING E2 ZONE)	41,934 m ²
SITE AREA (EXCLUDING E2 ZONE)	36,753 m ²
PROPOSED GFA (EXCLUDING PODIUMS)	9,322 m ²
PROPOSED GFA (INCLUDING PODIUMS)	11,887 m ²
ALLOWABLE FSR RATIO	0.50 : 1
PROPOSED FSR (EXCLUDING E2 ZONE)	0.32 : 1
PROPOSED FSR (INCLUDING E2 ZONE)	0.28 : 1
(PROPOSED FSR RATIO INCLUDES THE PODIUM AREAS)	
REQUIRED TOTAL LANDSCAPED AREA (30% OF SITE, EXCLUDING E2 ZONE)	11,026 m ²
PROPOSED TOTAL LANDSCAPED AREA (EXCLUDING E2 ZONE)	21,209 m ²
REQUIRED DEEP SOIL ZONE AREA (15% OF SITE OR REAR AT 6m)	5,513 m ²
PROPOSED DEEP SOIL ZONE AREA (EXCLUDING E2 ZONE)	15,370 m ²
REQUIRED COMMUNAL OPEN SPACE (5 m ² PER DWELLING)	235 m ²
PROPOSED COMMUNAL OPEN SPACE	2,893 m ²
DWELLING STORAGE COMPLIANCE: DWELLINGS WITH 3 OR MORE BEDROOMS HAVE A MINIMUM STORAGE ALLOWANCE OF - 10m ³ AND 5m ³	

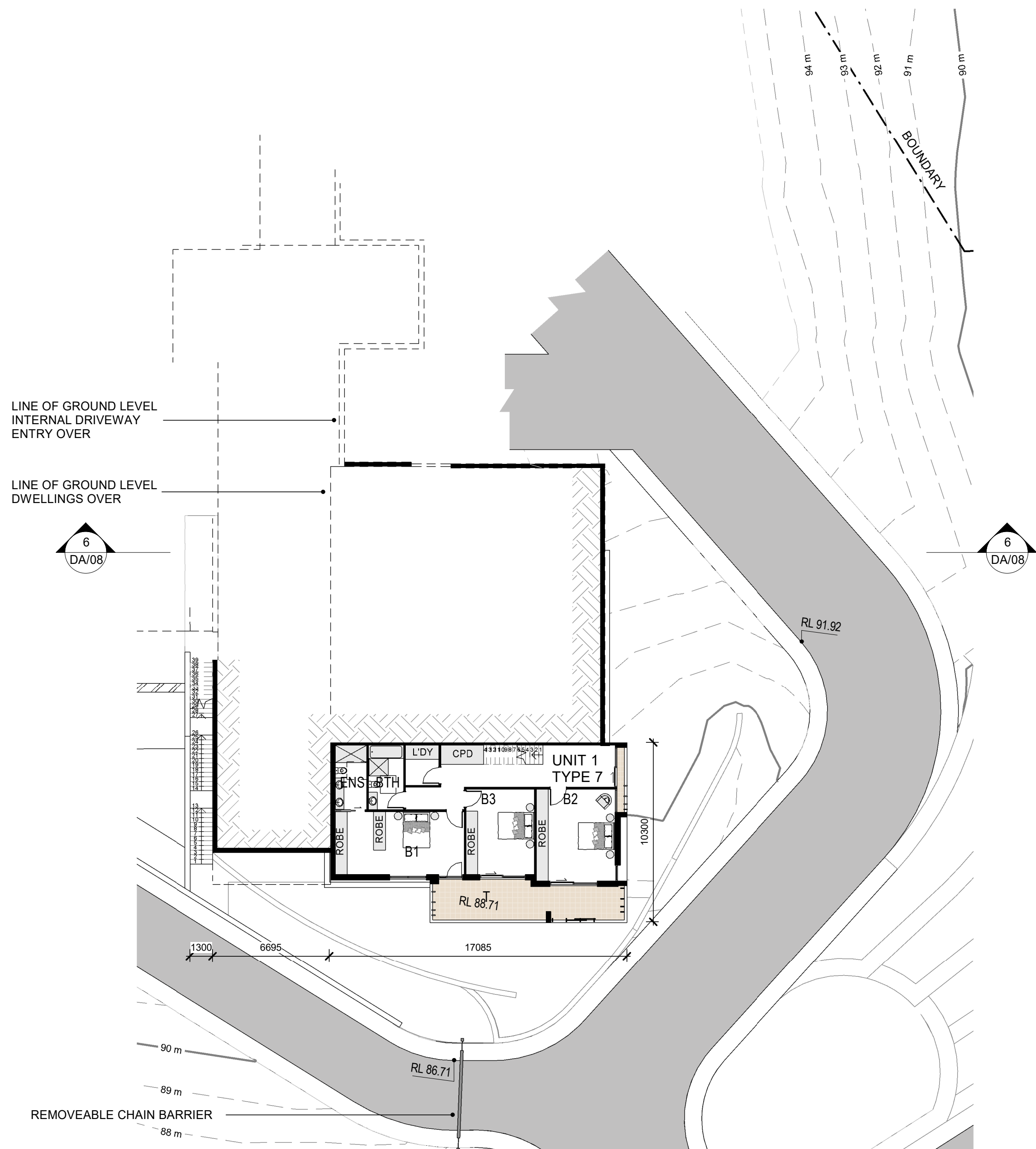
- NOTES**
- THE ARCHITECTURAL SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
- REFER TO THE LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED EXISTING TREE REMOVAL, EXISTING TREE RETENTION, PROPOSED NEW PLANTING, RETAINING WALL LOCATIONS AND HEIGHTS, PATHWAY LOCATIONS AND HEIGHTS, FINISHED GROUND LEVELS AND EXTERNAL FINISHES.
 - REFER TO DRAWINGS DA/07 TO DA/20 FOR 1:200 BUILDING PLANS AND ELEVATIONS
 - REFER TO DRAWINGS DA/22 & DA/23 FOR 1:100 DWELLING TYPOLOGY PLANS
 - REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR CIVIL WORKS
 - 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

REVISION		
REV.	DESCRIPTION	DATE
1	Development Application	16.12.2019

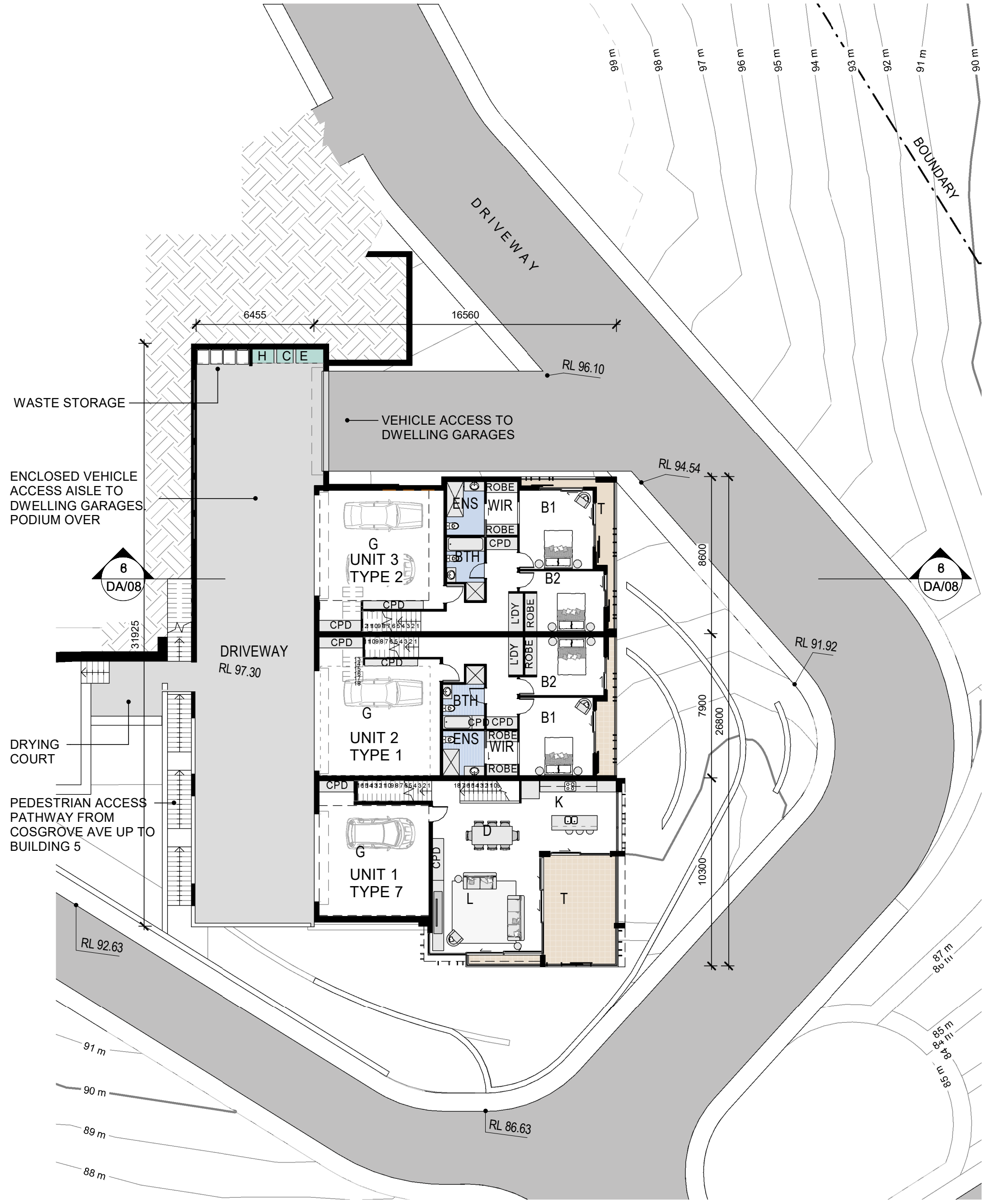
SITE PLAN



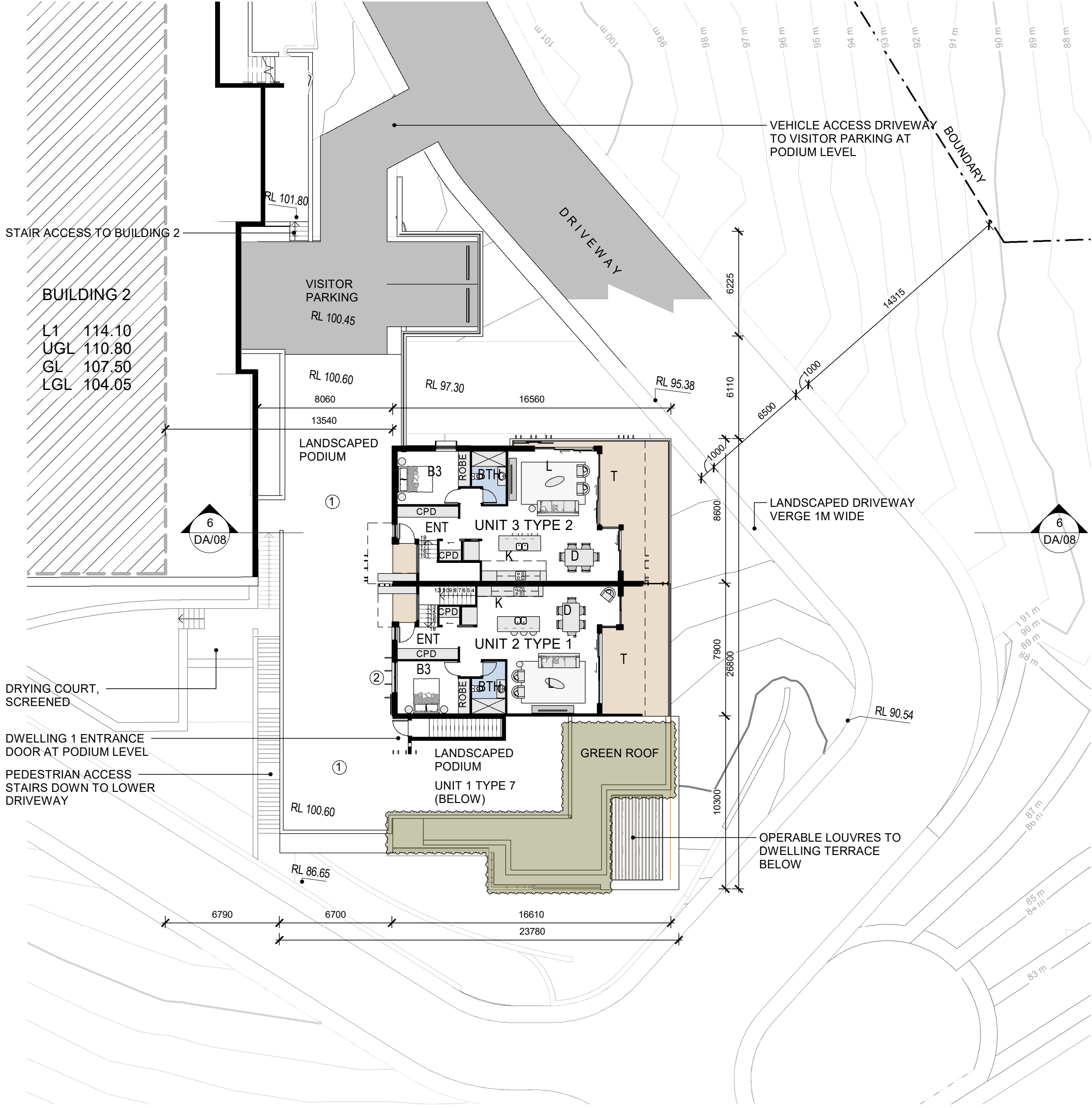
CLIENT For Surewin Parkview Pty Ltd		PROJECT: Proposed Residential Development THE COSGROVE	
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500		DRAWING TITLE: Proposed Site Plan & Roof Plan	
WOLLONGONG T 02 4226 3600 W www.aej.com.au		NOWRA T 02 4421 6822 E aej@aej.com.au	
BATEMANS BAY T 02 4472 7388		Nominated Architect Steven Bayer Reg. No. 5680	
SCALE: @ B1 1:500	DRAWN: MFJ	CHECKED: MFJ	DATE: 16.12.2019
PROJECT No: 17-0049	DWG No: DA/06	ISSUE: 1	



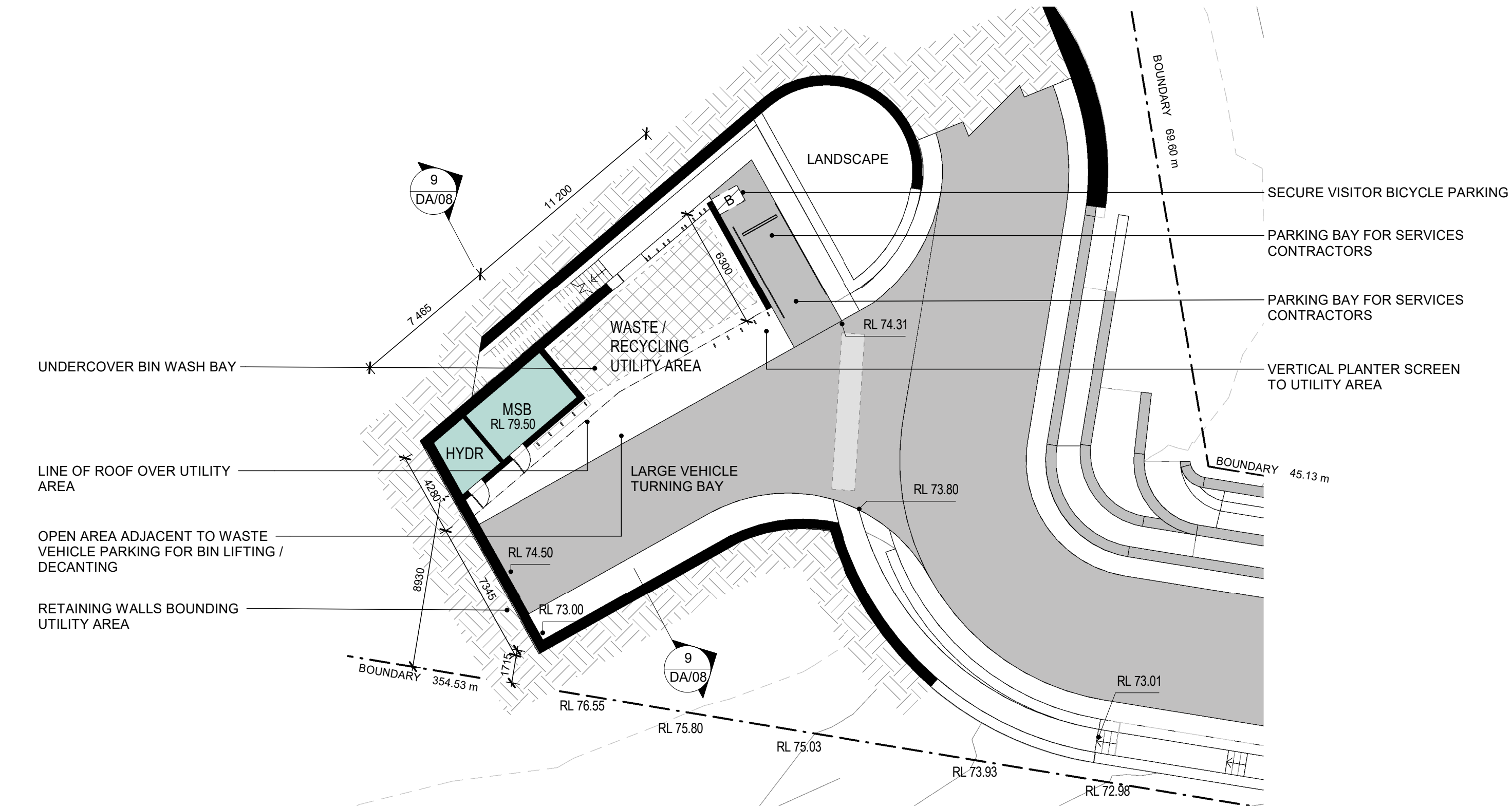
Building 1 - Lower Ground Level (Below Garage Level)



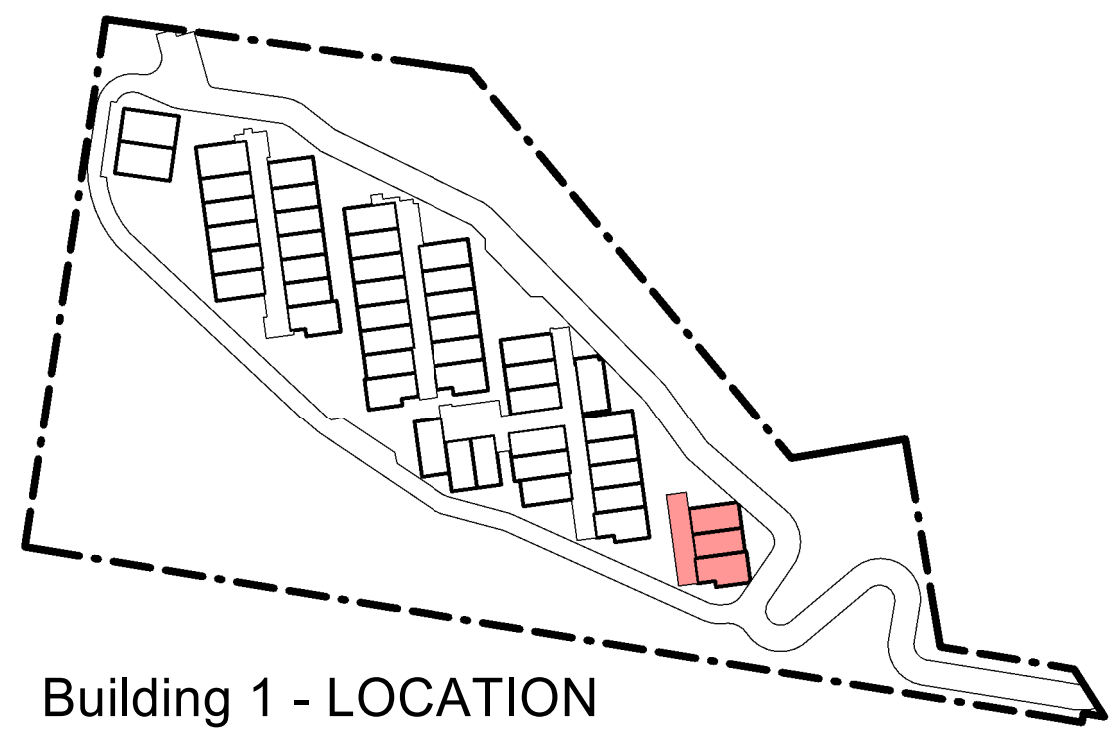
Building 1 - Ground Level (Garages)



Building 1 - Upper Ground Level (Podium)



Utility and Waste Management Area



Building 1 - LOCATION

DWELLING AREA SCHEDULE - Building 1				
Dwelling No	Dwelling Type	Area Description	Area	Totals
Bldg 1				
Unit 1	Type 7	Floor Area	224 m ²	
Unit 1	Type 7	Garage	49 m ²	
Unit 1	Type 7	Terraces	61 m ²	
			335 m ²	
Unit 2				
Unit 2	Type 1	Floor Area	174 m ²	
Unit 2	Type 1	Garage	54 m ²	
Unit 2	Type 1	Terraces	39 m ²	
			267 m ²	
Unit 3				
Unit 3	Type 2	Floor Area	180 m ²	
Unit 3	Type 2	Garage	56 m ²	
Unit 3	Type 2	Terraces	47 m ²	
			283 m ²	

NOTES

- THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
- REFER TO DRAWINGS DA/22 & DA/23 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

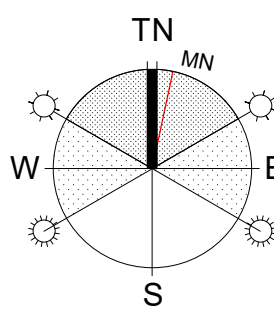
- REFER TO LANDSCAPE DOCUMENTATION FOR PODIUM LANDSCAPE DESIGN
- DWELLING PRIVACY CONTROL TO BEDROOMS WINDOWS ADJACENT TO PEDESTRIAN AREAS:
 - RAISED PLANTER BEDS IN FRONT OF BEDROOM WINDOWS
 - VERTICAL FIXED BATTENS WITH CLIMBING PLANTS
 - SLIDING EXTERNAL SCREENS TO BEDROOM WINDOWS

LEGEND - ROOMS

- | | |
|-----|-------------------------|
| 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 |
| RL | REDUCE LEVEL (AHD) |

REVISION		
REV.	DESCRIPTION	DATE
1	Development Application	16.12.2019

BUILDING 1 & UTILITIES AREA

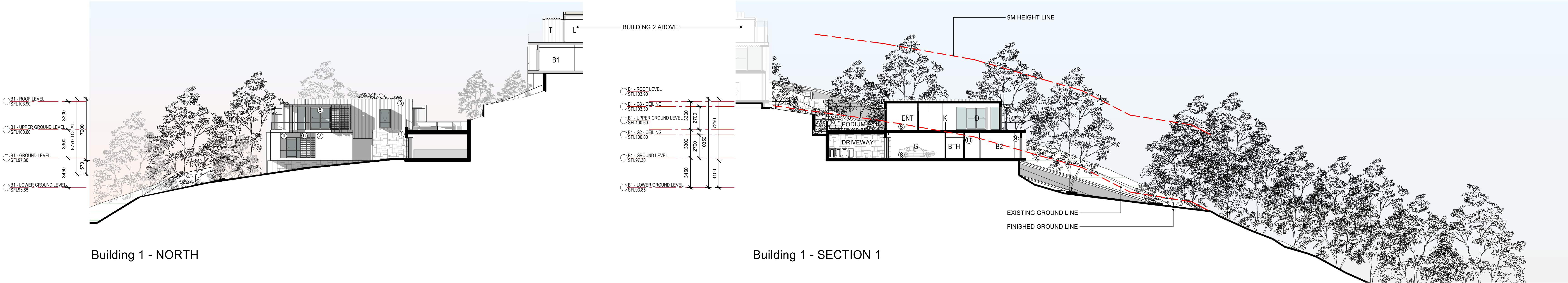


CLIENT
For Surewin Parkview Pty Ltd

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

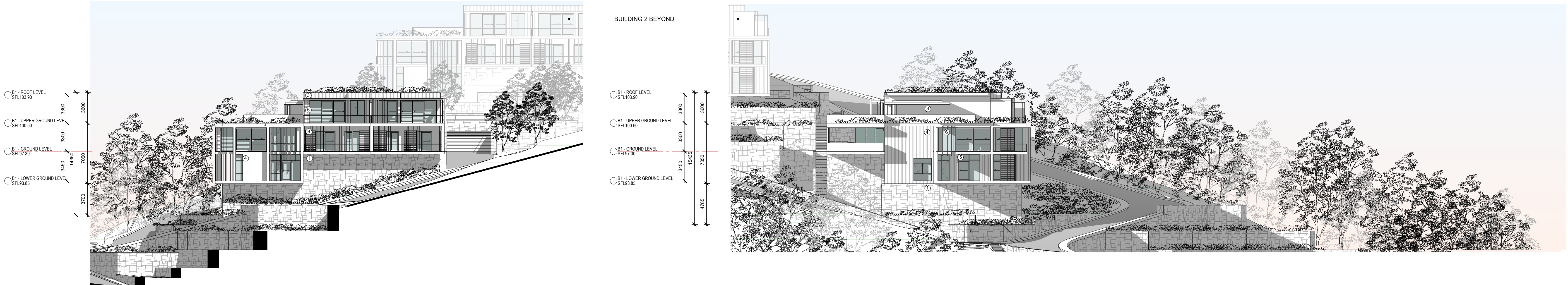
WOLLONGONG NOWRA BATEMANS BAY
T 02 4226 3600 T 02 4421 6822 T 02 4472 7388
W www.aesj.com.au E aesj@aesj.com.au
Nominated Architect Steven Bayer Reg. No. 5880

DRAWING TITLE:			
Building 1 & Utilities Management Area Floor Plans			
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200	EJ	MFJ	16.12.2019
PROJECT No:		DWG No:	ISSUE:
17-0049		DA/07	1



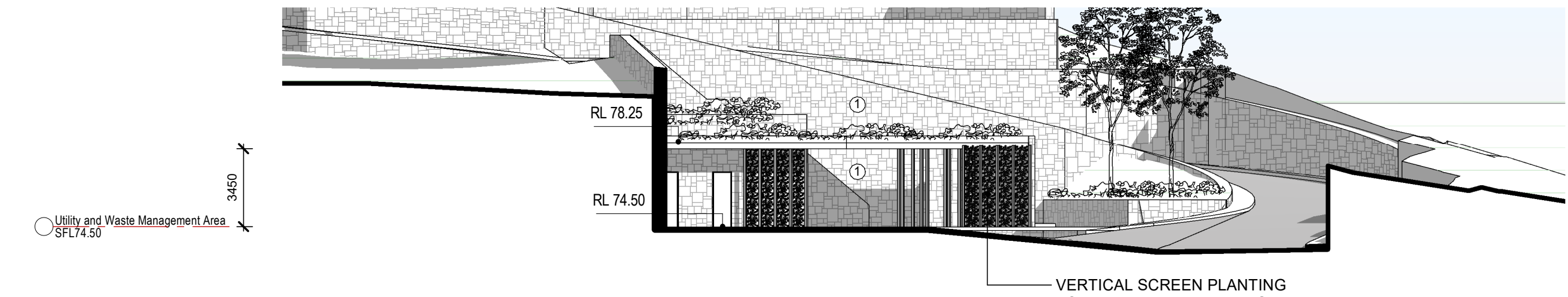
Building 1 - NORTH

Building 1 - SECTION 1

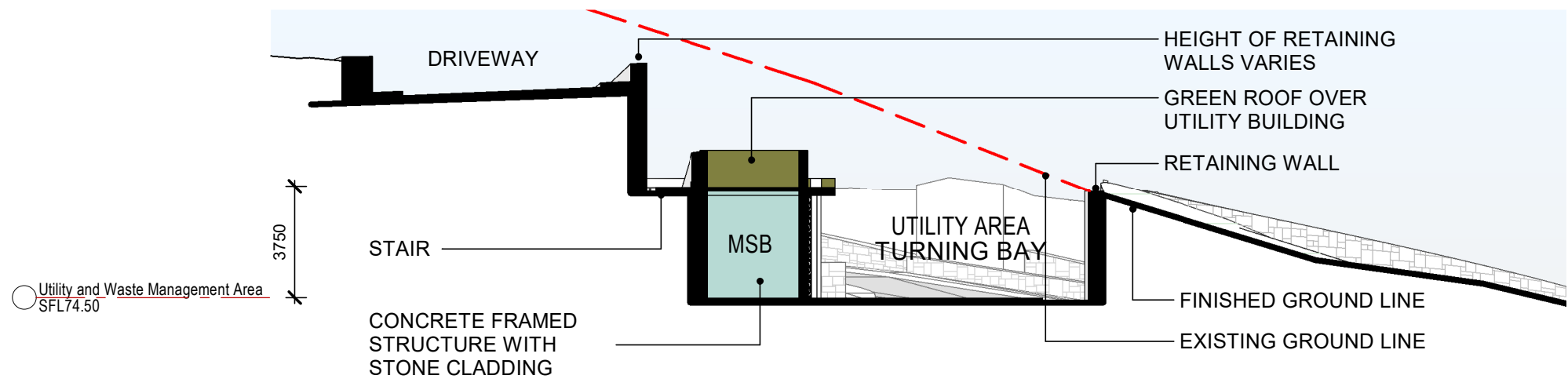


Building 1 - EAST

Building 1 - SOUTH



Utility & Waste Management Area - SOUTH



Utility & Waste Management Area SECTION

LEGEND - MATERIALS & ROOM TYPES		
MATERIAL TYPE	ROOM TYPE	
① STONE CLADDING	B	BEDROOM
② EXPRESSED INSITU CONCRETE FRAME	BTH	BATH
③ LINEAL CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)	D	DINING
④ SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)	ENS	ENSUITE
⑤ ALUMINUM FRAMED WINDOWS (POWDER COATED FINISH)	ENT	ENTRY
⑥ ALUMINUM FRAMED PRIVACY SLIDING SCREENS 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/30 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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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

REVISION	DESCRIPTION	DATE
1	Development Application	16.12.2019
REV.		

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

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BATEMANS BAY
T 02 4472 7388

Nominated Architect Steven Bayer Reg. No. 5680

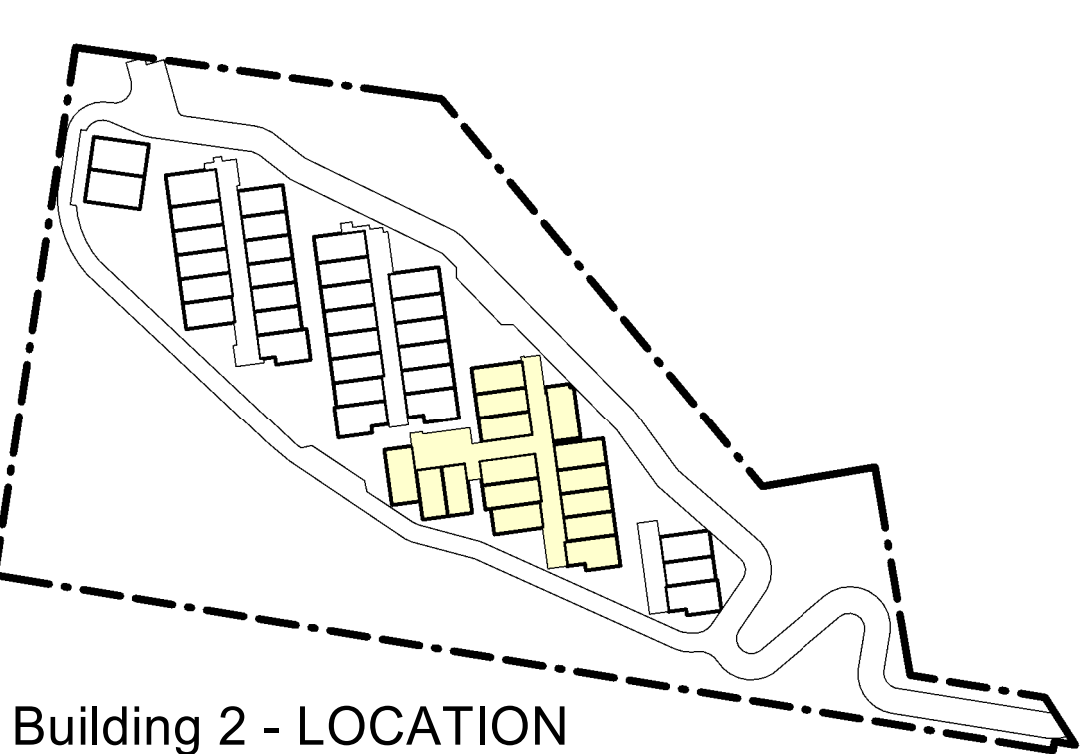
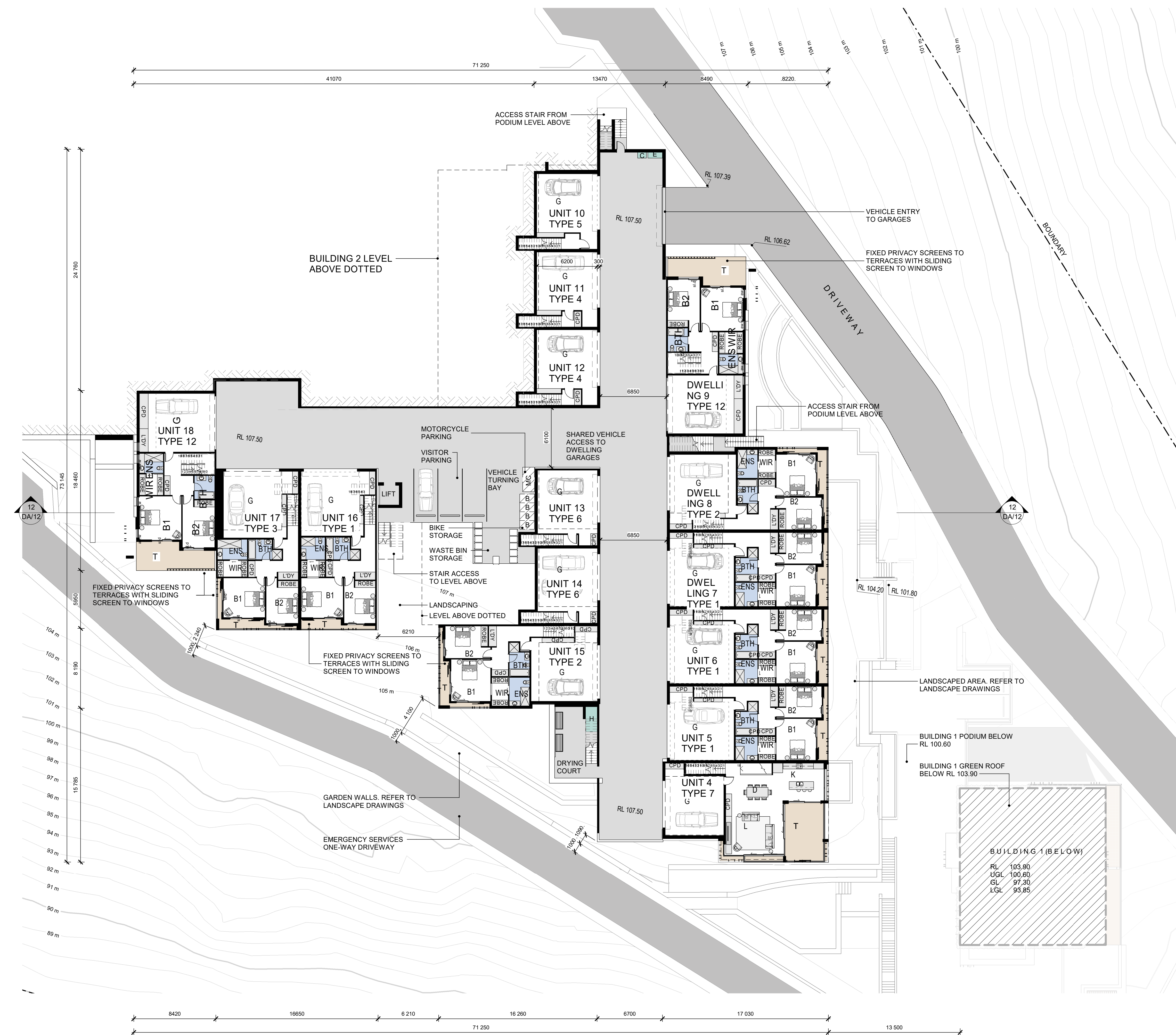
DRAWING TITLE:
Building 1 & Utility Area – Elevations & Sections

SCALE: @ B1
1 : 200

PROJECT No:
17-0049

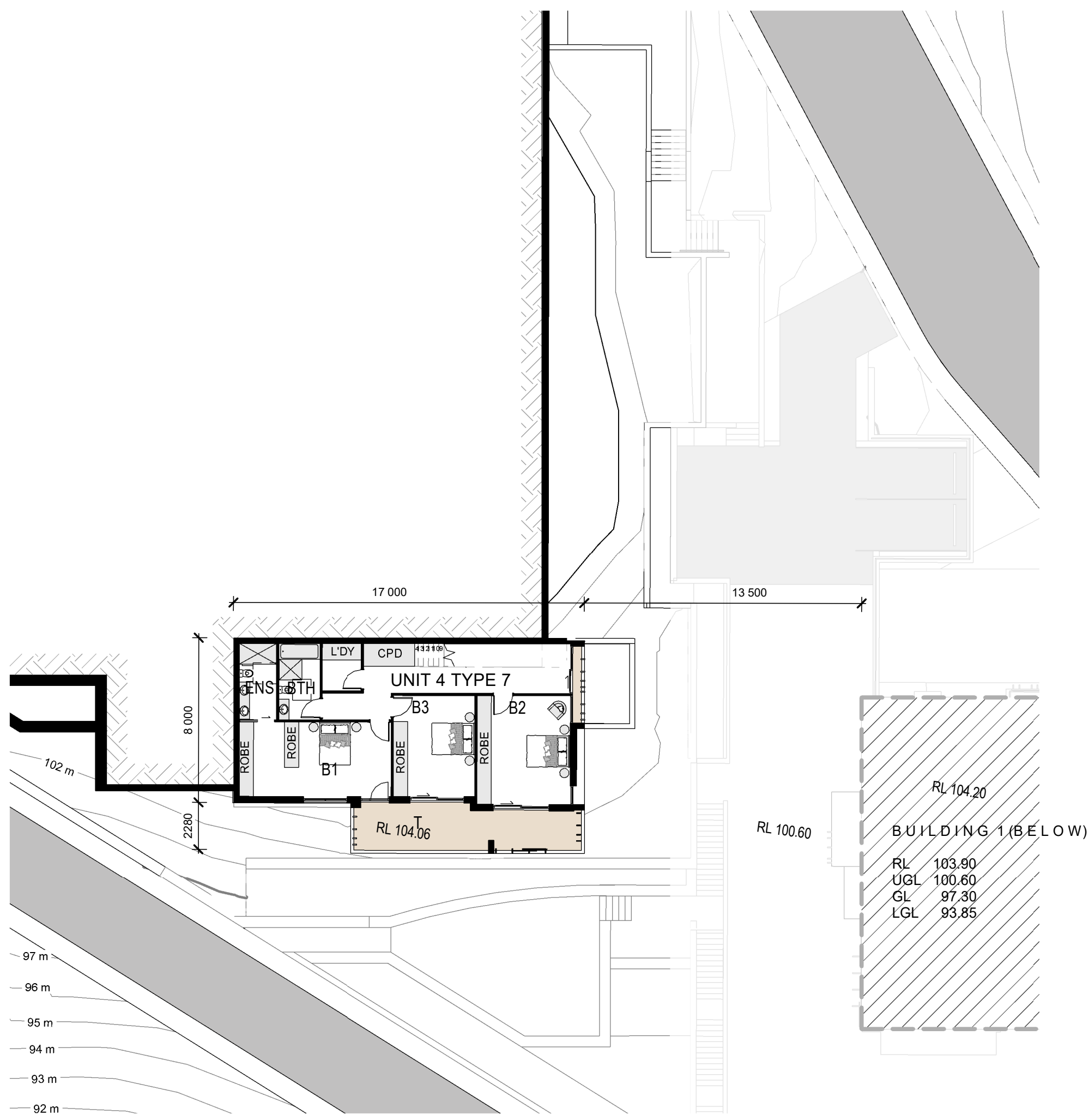
DWGN No:
DA/08

ISSUE:
1



DWELLING AREA SCHEDULE - Building 2.			
Dwelling No	Dwelling Type	Area Description	Area Totals
Bldg 2			
Unit 4	Type 7	Floor Area	228 m ²
Unit 4	Type 7	Garage	40 m ²
Unit 4	Type 7	Terraces	61 m ²
			330 m ²
Unit 5	Type 1	Floor Area	180 m ²
Unit 5	Type 1	Garage	44 m ²
Unit 5	Type 1	Terraces	38 m ²
			262 m ²
Unit 6	Type 1	Floor Area	180 m ²
Unit 6	Type 1	Garage	44 m ²
Unit 6	Type 1	Terraces	38 m ²
			262 m ²
Unit 7	Type 1	Floor Area	180 m ²
Unit 7	Type 1	Garage	44 m ²
Unit 7	Type 1	Terraces	38 m ²
			262 m ²
Unit 8	Type 2	Floor Area	186 m ²
Unit 8	Type 2	Garage	45 m ²
Unit 8	Type 2	Terraces	47 m ²
			278 m ²
Unit 9	Type 12	Floor Area	201 m ²
Unit 9	Type 12	Garage	53 m ²
Unit 9	Type 12	Terraces	53 m ²
			307 m ²
Unit 10	Type 5	Floor Area	203 m ²
Unit 10	Type 5	Garage	47 m ²
Unit 10	Type 5	Terraces	44 m ²
			295 m ²
Unit 11	Type 4	Floor Area	195 m ²
Unit 11	Type 4	Garage	47 m ²
Unit 11	Type 4	Terraces	41 m ²
			283 m ²

DWELLING AREA SCHEDULE - Building 2.			
Dwelling No	Dwelling Type	Area Description	Area Totals
Unit 12	Type 4	Floor Area	201 m ²
Unit 12	Type 4	Garage	47 m ²
Unit 12	Type 4	Terraces	41 m ²
			289 m ²
Unit 13	Type 6	Floor Area	233 m ²
Unit 13	Type 6	Garage	48 m ²
Unit 13	Type 6	Terraces	55 m ²
			336 m ²
Unit 14	Type 6	Floor Area	228 m ²
Unit 14	Type 6	Garage	48 m ²
Unit 14	Type 6	Terraces	56 m ²
			331 m ²
Unit 15	Type 2	Floor Area	187 m ²
Unit 15	Type 2	Garage	45 m ²
Unit 15	Type 2	Terraces	47 m ²
			279 m ²
Unit 16	Type 1	Floor Area	174 m ²
Unit 16	Type 1	Garage	49 m ²
Unit 16	Type 1	Terraces	48 m ²
			262 m ²
Unit 17	Type 3	Floor Area	177 m ²
Unit 17	Type 3	Garage	52 m ²
Unit 17	Type 3	Terraces	48 m ²
			278 m ²
Unit 18	Type 12	Floor Area	198 m ²
Unit 18	Type 12	Garage	53 m ²
Unit 18	Type 12	Terraces	53 m ²
			304 m ²



Building 2 - Ground Level
(Vehicle Entry / Garages)

Building 2 - Lower Ground Level
(Below Garage Level)

LEGEND - ROOMS	
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
RL	REDUCE LEVEL (AHD)

NOTES

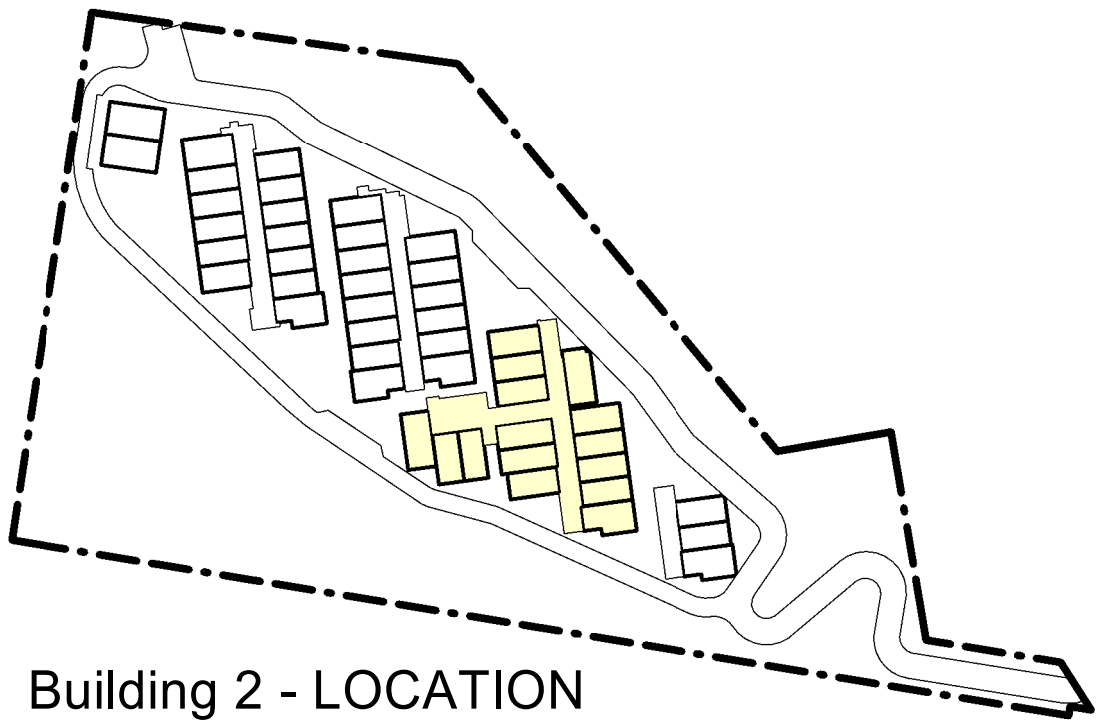
THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:

- REFER TO DRAWINGS DA/22 & DA/23 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



Building 2 - Upper Ground Level

DWELLING AREA SCHEDULE - Building 2..			
Dwelling No	Dwelling Type	Area Description	Area Totals
Bldg 2			
Unit 4	Type 7	Floor Area	228 m²
Unit 4	Type 7	Garage	40 m²
Unit 4	Type 7	Terraces	61 m²
			330 m²
Unit 5	Type 1	Floor Area	180 m²
Unit 5	Type 1	Garage	44 m²
Unit 5	Type 1	Terraces	38 m²
			262 m²
Unit 6	Type 1	Floor Area	180 m²
Unit 6	Type 1	Garage	44 m²
Unit 6	Type 1	Terraces	38 m²
			262 m²
Unit 7	Type 1	Floor Area	180 m²
Unit 7	Type 1	Garage	44 m²
Unit 7	Type 1	Terraces	38 m²
			262 m²
Unit 8	Type 2	Floor Area	186 m²
Unit 8	Type 2	Garage	45 m²
Unit 8	Type 2	Terraces	47 m²
			278 m²
Unit 9	Type 12	Floor Area	201 m²
Unit 9	Type 12	Garage	53 m²
Unit 9	Type 12	Terraces	53 m²
			307 m²
Unit 10	Type 5	Floor Area	203 m²
Unit 10	Type 5	Garage	47 m²
Unit 10	Type 5	Terraces	44 m²
			295 m²
Unit 11	Type 4	Floor Area	195 m²
Unit 11	Type 4	Garage	47 m²
Unit 11	Type 4	Terraces	41 m²
			283 m²
Unit 12	Type 4	Floor Area	201 m²
Unit 12	Type 4	Garage	47 m²
Unit 12	Type 4	Terraces	41 m²
			289 m²
Unit 13	Type 6	Floor Area	233 m²
Unit 13	Type 6	Garage	48 m²
Unit 13	Type 6	Terraces	55 m²
			336 m²
Unit 14	Type 6	Floor Area	228 m²
Unit 14	Type 6	Garage	48 m²
Unit 14	Type 6	Terraces	56 m²
			331 m²
Unit 15	Type 2	Floor Area	187 m²
Unit 15	Type 2	Garage	45 m²
Unit 15	Type 2	Terraces	47 m²
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Unit 16	Type 1	Garage	49 m²
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Unit 17	Type 3	Floor Area	177 m²
Unit 17	Type 3	Garage	52 m²
Unit 17	Type 3	Terraces	48 m²
			278 m²
Unit 18	Type 12	Floor Area	198 m²
Unit 18	Type 12	Garage	53 m²
Unit 18	Type 12	Terraces	53 m²
			304 m²



LEGEND - PRIVACY

- REFER TO LANDSCAPE DOCUMENTATION FOR PODIUM LANDSCAPE DESIGN
- 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

LEGEND - ROOMS

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
RL	REDUCE LEVEL (AHD)

NOTES

- THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
- REFER TO DRAWINGS DA/22 & DA/23 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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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES

REVISION	REV.	DESCRIPTION	DATE
1	Development Application		16.12.2019

BUILDING 2

TN

AN

W

E

S

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
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E aej@aej.com.au

BATEMANS BAY
T 02 4472 7388

DRAWING TITLE:
Building 2 Upper Ground Floor Plan

SCALE: @ B1
1:200

DRAWN:
EJ

CHECKED:
MFJ

DATE:
16.12.2019

PROJECT No:
17-0049

DWG No:
DA/10

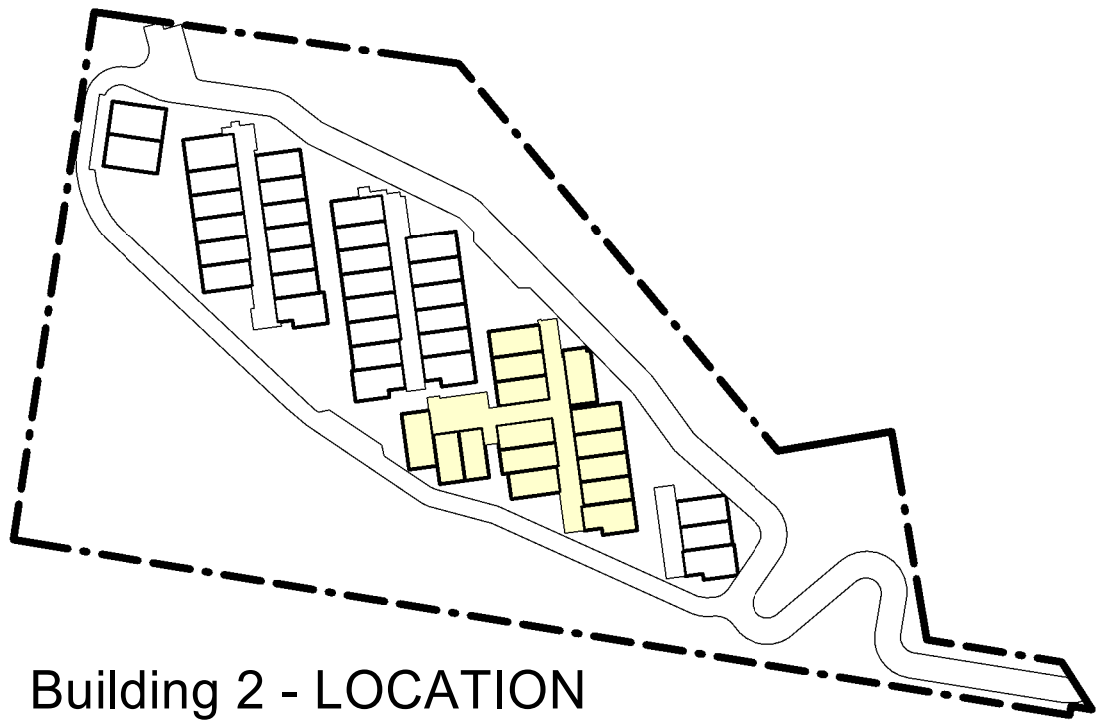
ISSUE:
1

Nominated Architect Steven Bayer Reg. No. 5680



Building 2 - Level One

DWELLING AREA SCHEDULE - Building 2...			
Dwelling No	Dwelling Type	Area Description	Area Totals
Bldg 2			
Unit 4	Type 7	Floor Area	228 m²
Unit 4	Type 7	Garage	40 m²
Unit 4	Type 7	Terraces	61 m²
			330 m²
Unit 5	Type 1	Floor Area	180 m²
Unit 5	Type 1	Garage	44 m²
Unit 5	Type 1	Terraces	38 m²
			262 m²
Unit 6	Type 1	Floor Area	180 m²
Unit 6	Type 1	Garage	44 m²
Unit 6	Type 1	Terraces	38 m²
			262 m²
Unit 7	Type 1	Floor Area	180 m²
Unit 7	Type 1	Garage	44 m²
Unit 7	Type 1	Terraces	38 m²
			262 m²
Unit 8	Type 2	Floor Area	186 m²
Unit 8	Type 2	Garage	45 m²
Unit 8	Type 2	Terraces	47 m²
			278 m²
Unit 9	Type 12	Floor Area	201 m²
Unit 9	Type 12	Garage	53 m²
Unit 9	Type 12	Terraces	53 m²
			307 m²
Unit 10	Type 5	Floor Area	203 m²
Unit 10	Type 5	Garage	47 m²
Unit 10	Type 5	Terraces	44 m²
			295 m²
Unit 11	Type 4	Floor Area	195 m²
Unit 11	Type 4	Garage	47 m²
Unit 11	Type 4	Terraces	41 m²
			283 m²
Unit 12	Type 4	Floor Area	201 m²
Unit 12	Type 4	Garage	47 m²
Unit 12	Type 4	Terraces	41 m²
			289 m²
Unit 13	Type 6	Floor Area	233 m²
Unit 13	Type 6	Garage	48 m²
Unit 13	Type 6	Terraces	55 m²
			336 m²
Unit 14	Type 6	Floor Area	228 m²
Unit 14	Type 6	Garage	48 m²
Unit 14	Type 6	Terraces	56 m²
			331 m²
Unit 15	Type 2	Floor Area	187 m²
Unit 15	Type 2	Garage	45 m²
Unit 15	Type 2	Terraces	47 m²
			279 m²
Unit 16	Type 1	Floor Area	174 m²
Unit 16	Type 1	Garage	49 m²
Unit 16	Type 1	Terraces	38 m²
			262 m²
Unit 17	Type 3	Floor Area	177 m²
Unit 17	Type 3	Garage	52 m²
Unit 17	Type 3	Terraces	48 m²
			278 m²
Unit 18	Type 12	Floor Area	198 m²
Unit 18	Type 12	Garage	53 m²
Unit 18	Type 12	Terraces	53 m²
			304 m²



Building 2 - LOCATION

LEGEND - ROOMS	
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
RL	REDUCE LEVEL (AHD)

NOTES

- THE BUILDING FLOOR PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
- REFER TO DRAWINGS DA/22 & DA/23 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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REVISION	DESCRIPTION	DATE
1	Development Application	16.12.2019

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

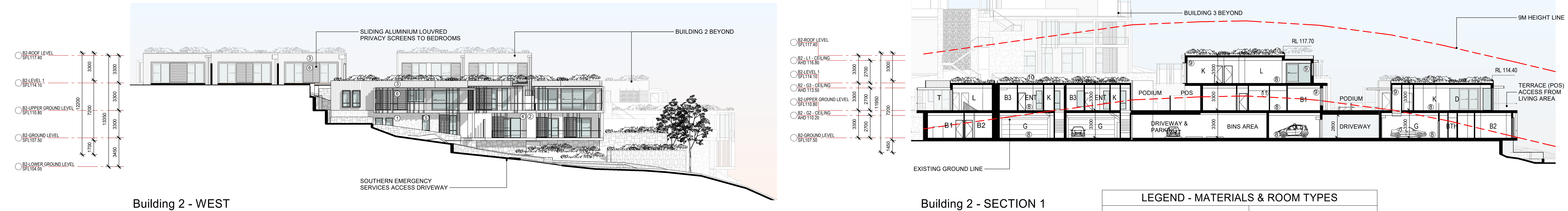
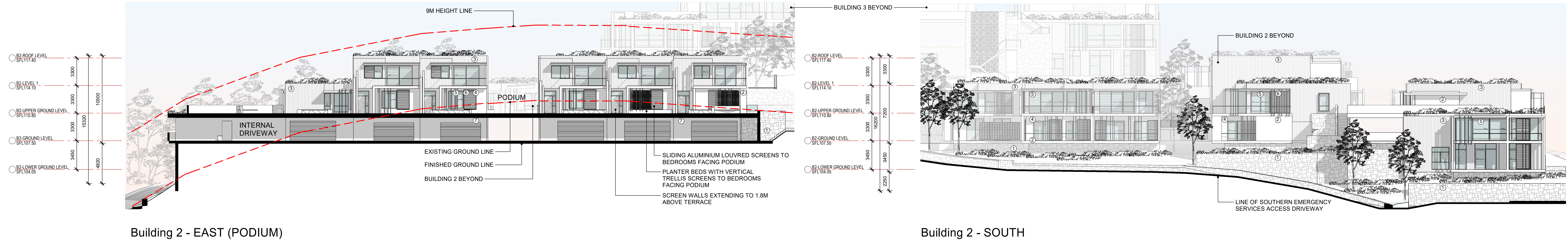
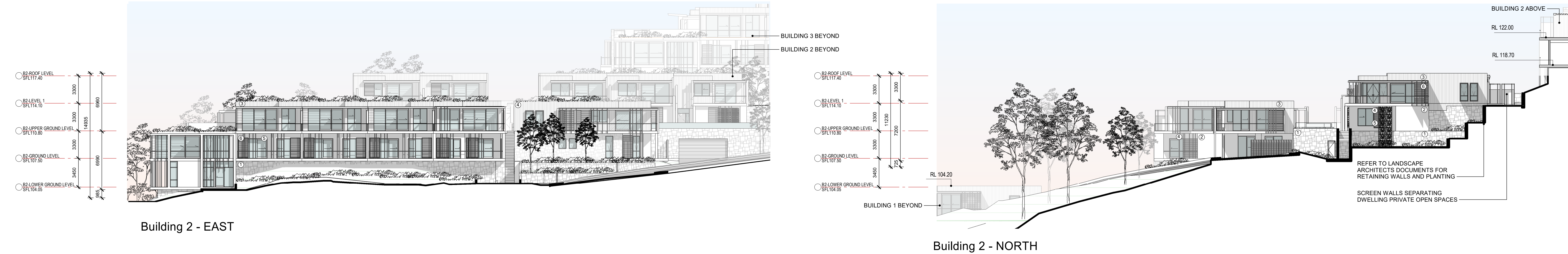
DRAWING TITLE: Building 2 Level 1 Floor Plan	
SCALE: @ B1 1:200	DRAWN: EJ
PROJECT No: 17-0049	DWG No: DA/11
ISSUE: 1	

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BATEMANS BAY
T 02 4472 7388

Nominated Architect Steven Bayer Reg. No. 5680



LEGEND - MATERIALS & ROOM TYPES	
MATERIAL TYPE	ROOM TYPE
① STONE CLADDING	B BEDROOM
② EXPRESSED INSITU CONCRETE FRAME	BTH BATH
③ LINEAL 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 AND FIXED BLADES (POWDERCOAT 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/30 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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REVISION

1	Development Application	16.12.2019
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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

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PROJECT No:
17-0049

DWG No:
DA/12

ISSUE:
1

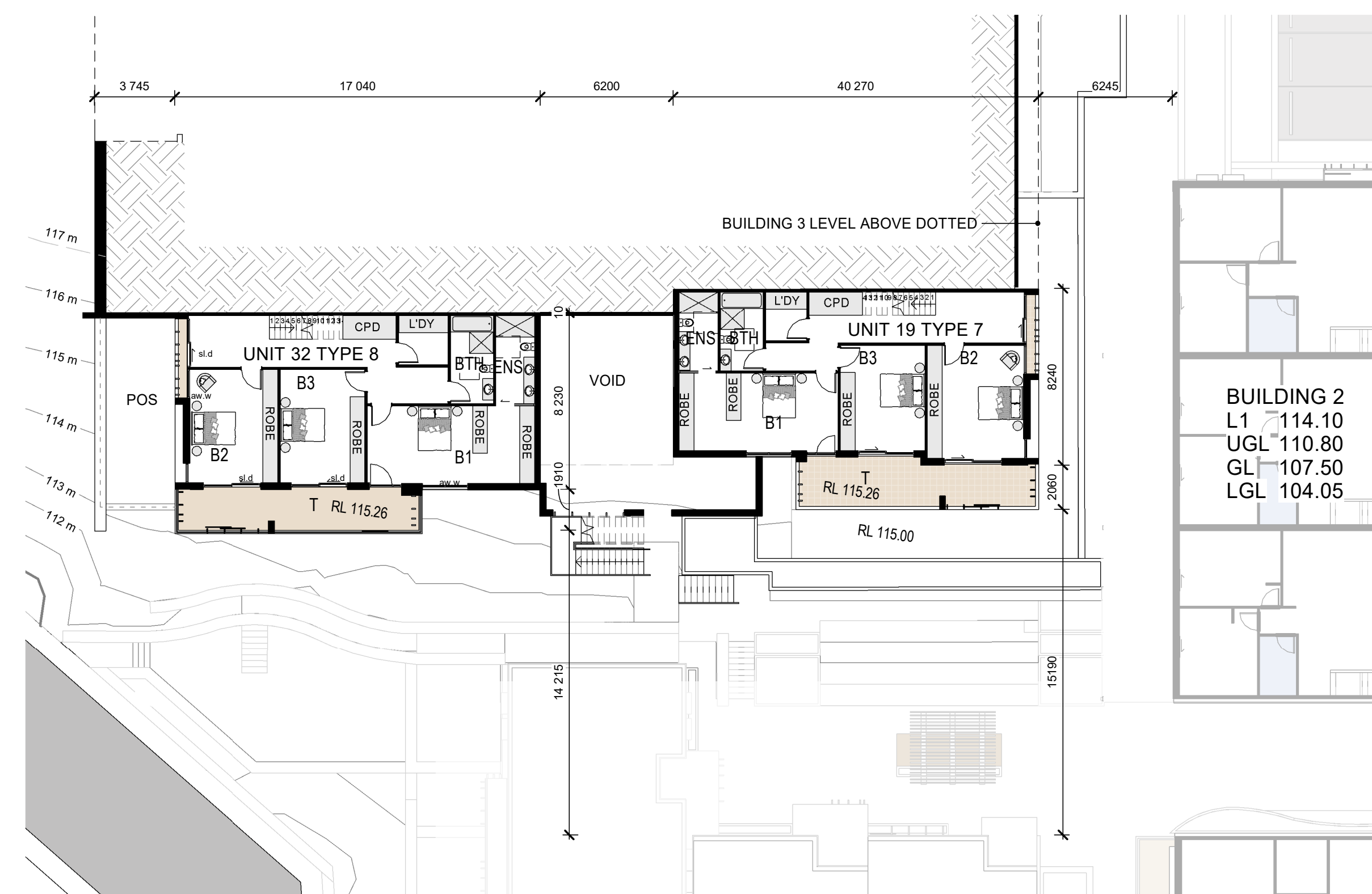
DRAWING TITLE:
Building 2 – Elevations & Section

SCALE: @ B1
1 : 200

DRAWN:
EJ

CHECKED:
MFJ

DATE:
16.12.2019



DWELLING AREA SCHEDULE - Building 3.				
Dwelling No	Dwelling Type	Area Description	Area Totals	
Blgd 3				
Unit 19	Type 7	Floor Area	223 m ²	
Unit 19	Type 7	Garage	44 m ²	
Unit 19	Type 7	Terraces	62 m ²	
			329 m ²	
Unit 20	Type 1	Floor Area	175 m ²	
Unit 20	Type 1	Garage	49 m ²	
Unit 20	Type 1	Terraces	39 m ²	
			263 m ²	
Unit 21	Type 1	Floor Area	175 m ²	
Unit 21	Type 1	Garage	49 m ²	
Unit 21	Type 1	Terraces	38 m ²	
			262 m ²	
Unit 22	Type 1	Floor Area	175 m ²	
Unit 22	Type 1	Garage	49 m ²	
Unit 22	Type 1	Terraces	38 m ²	
			262 m ²	
Unit 23	Type 1	Floor Area	174 m ²	
Unit 23	Type 1	Garage	49 m ²	
Unit 23	Type 1	Terraces	38 m ²	
			261 m ²	
Unit 24	Type 2	Floor Area	180 m ²	
Unit 24	Type 2	Garage	55 m ²	
Unit 24	Type 2	Terraces	47 m ²	
			281 m ²	
Unit 25	Type 5	Floor Area	202 m ²	
Unit 25	Type 5	Garage	47 m ²	
Unit 25	Type 5	Terraces	44 m ²	
			293 m ²	
Unit 26	Type 4	Floor Area	196 m ²	
Unit 26	Type 4	Garage	46 m ²	
Unit 26	Type 4	Terraces	41 m ²	
			283 m ²	
Unit 27	Type 4	Floor Area	196 m ²	
Unit 27	Type 4	Garage	46 m ²	
Unit 27	Type 4	Terraces	41 m ²	
			283 m ²	
Unit 28	Type 4	Floor Area	196 m ²	
Unit 28	Type 4	Garage	46 m ²	
Unit 28	Type 4	Terraces	41 m ²	
			283 m ²	
Unit 29	Type 6	Floor Area	231 m ²	
Unit 29	Type 6	Garage	48 m ²	
Unit 29	Type 6	Terraces	56 m ²	
			335 m ²	
Unit 30	Type 6	Floor Area	231 m ²	
Unit 30	Type 6	Garage	47 m ²	
Unit 30	Type 6	Terraces	56 m ²	
			334 m ²	
Unit 31	Type 1	Floor Area	175 m ²	
Unit 31	Type 1	Garage	49 m ²	
Unit 31	Type 1	Terraces	38 m ²	
			262 m ²	
Unit 32	Type 8	Floor Area	228 m ²	
Unit 32	Type 8	Garage	48 m ²	
Unit 32	Type 8	Terraces	58 m ²	
			334 m ²	

LEGEND - ROOMS	
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
RL	REDUCE LEVEL (AHD)

NOTES

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DWELLING AREA SCHEDULE - Building 3..				
Dwelling No	Dwelling Type	Area Description	Area Totals	
Bldg 3				
Unit 19	Type 7	Floor Area	223 m²	
Unit 19	Type 7	Garage	44 m²	
Unit 19	Type 7	Terraces	62 m²	
			329 m²	
Unit 20	Type 1	Floor Area	175 m²	
Unit 20	Type 1	Garage	49 m²	
Unit 20	Type 1	Terraces	39 m²	
			263 m²	
Unit 21	Type 1	Floor Area	175 m²	
Unit 21	Type 1	Garage	49 m²	
Unit 21	Type 1	Terraces	38 m²	
			262 m²	
Unit 22	Type 1	Floor Area	175 m²	
Unit 22	Type 1	Garage	49 m²	
Unit 22	Type 1	Terraces	38 m²	
			262 m²	
Unit 23	Type 1	Floor Area	174 m²	
Unit 23	Type 1	Garage	49 m²	
Unit 23	Type 1	Terraces	38 m²	
			261 m²	
Unit 24	Type 2	Floor Area	180 m²	
Unit 24	Type 2	Garage	55 m²	
Unit 24	Type 2	Terraces	47 m²	
			281 m²	
Unit 25	Type 5	Floor Area	202 m²	
Unit 25	Type 5	Garage	47 m²	
Unit 25	Type 5	Terraces	44 m²	
			293 m²	
Unit 26	Type 4	Floor Area	196 m²	
Unit 26	Type 4	Garage	46 m²	
Unit 26	Type 4	Terraces	41 m²	
			283 m²	
Unit 27	Type 4	Floor Area	196 m²	
Unit 27	Type 4	Garage	46 m²	
Unit 27	Type 4	Terraces	41 m²	
			283 m²	
Unit 28	Type 4	Floor Area	196 m²	
Unit 28	Type 4	Garage	46 m²	
Unit 28	Type 4	Terraces	41 m²	
			283 m²	
Unit 29	Type 6	Floor Area	231 m²	
Unit 29	Type 6	Garage	48 m²	
Unit 29	Type 6	Terraces	56 m²	
			335 m²	
Unit 30	Type 6	Floor Area	231 m²	
Unit 30	Type 6	Garage	47 m²	
Unit 30	Type 6	Terraces	56 m²	
			334 m²	
Unit 31	Type 1	Floor Area	175 m²	
Unit 31	Type 1	Garage	49 m²	
Unit 31	Type 1	Terraces	38 m²	
			262 m²	
Unit 32	Type 8	Floor Area	228 m²	
Unit 32	Type 8	Garage	48 m²	
Unit 32	Type 8	Terraces	58 m²	
			334 m²	

Building 3 - LOCATION

Building 3 - Level One

Building 3 - Upper Ground Level

- LEGEND - PRIVACY**
- REFER TO LANDSCAPE DOCUMENTATION FOR PODIUM LANDSCAPE DESIGN
 - 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

- LEGEND - ROOMS**
- | | |
|-----|-------------------------|
| 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 |
| RL | REDUCE LEVEL (AHD) |

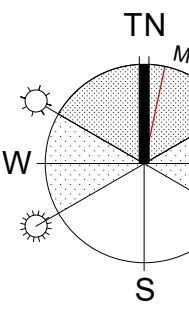
NOTES

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE		
VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES		
REVISION		
1	Development Application	16.12.2019
REV.	DESCRIPTION	DATE



CLIENT
For Surewin Parkview Pty Ltd

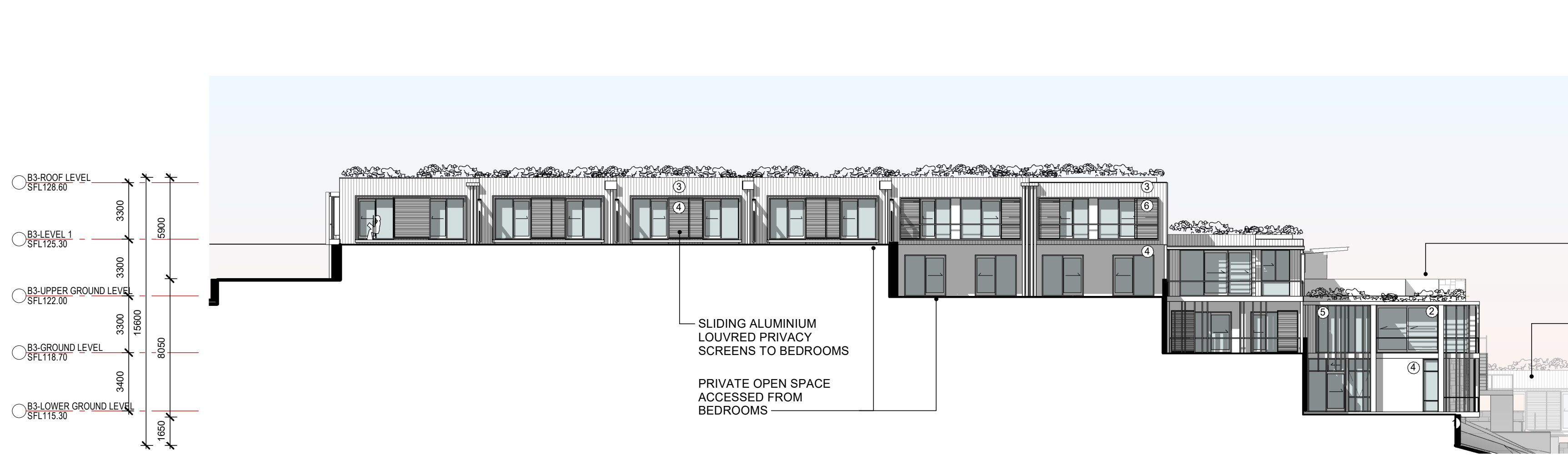
PROJECT:
Proposed Residential Development
THE COSGROVE

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

WOLLONGONG NOWRA BATEMANS BAY
T 02 4226 3600 T 02 4421 6822 T 02 4472 7388
W www.cej.com.au E aej@cej.com.au

Nominated Architect Steven Bayer Reg. No. 5880

DRAWING TITLE: Building 3 Upper Ground Level and Level 1 Floor Plans			
SCALE: @ B1 1:200	DRAWN: EJ	CHECKED: MFJ	DATE: 16.12.2019
PROJECT No: 17-0049	DWG No: DA/14	ISSUE: 1	



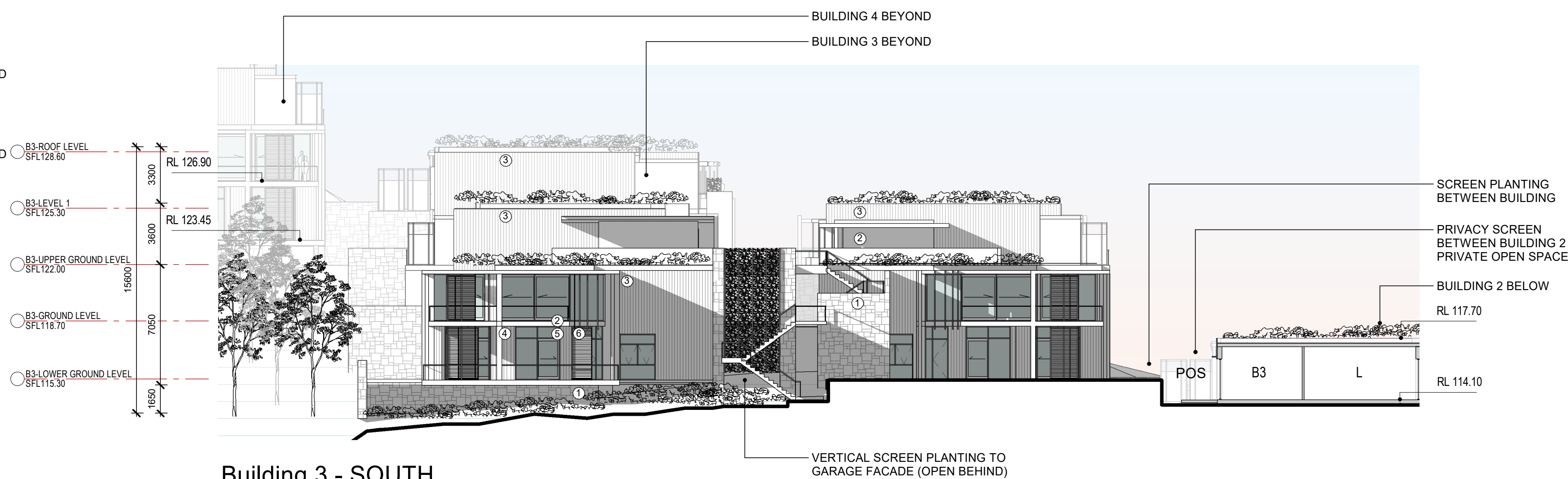
Building 3 - WEST



Building 3 - NORTH



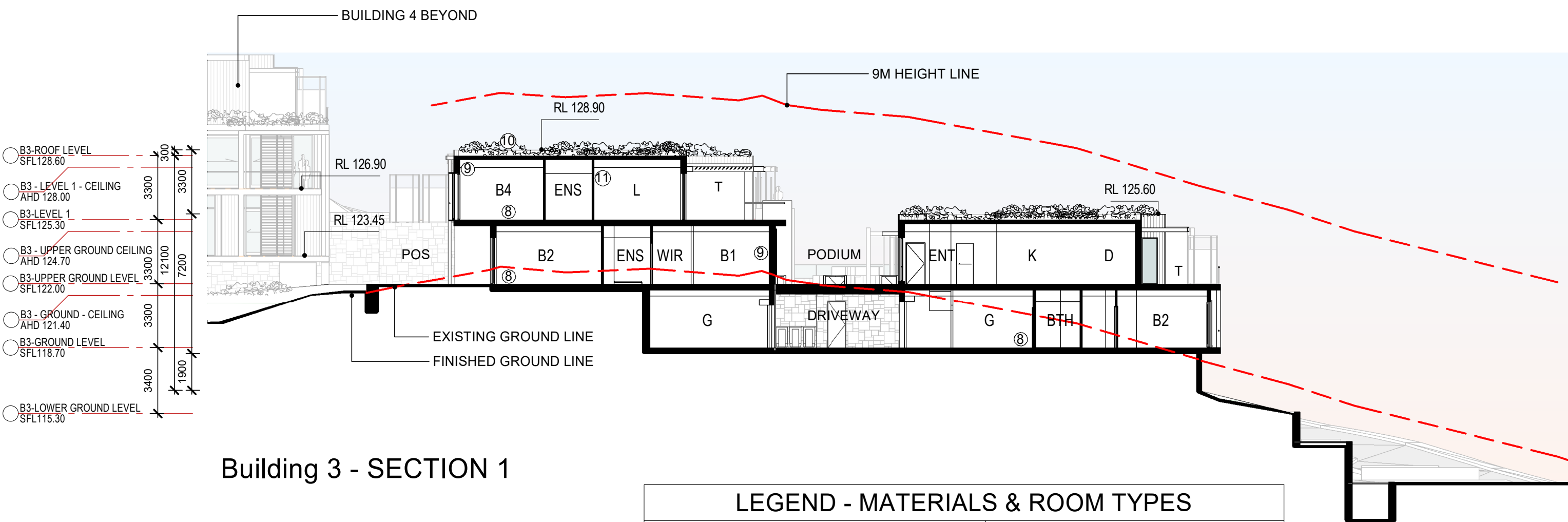
Building 3 - EAST



Building 3 - SOUTH



Building 3 - EAST (PODIUM)



Building 3 - SECTION 1

LEGEND - MATERIALS & ROOM TYPES	
MATERIAL TYPE	ROOM TYPE
① STONE CLADDING	B BEDROOM
② EXPRESSED INSITU CONCRETE FRAME	BTH BATH
③ LINEAL 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 AND FIXED BLADES (POWDERCOAT FINISH)	G GARAGE
⑦ FACE BLOCKWORK	K KITCHEN
⑧ CONCRETE FRAME FLOOR STRUCTURE	L LAUNDRY
⑨ CONCRETE FRAME WALL STRUCTURE WITH LIGHT WEIGHT STUD INFILL FRAMES	LDY TERRACE (POS)
⑩ CONCRETE ROOF STRUCTURE (GREEN ROOF OVER)	T WALK IN ROBE
⑪ PLASTERBOARD WALL & CEILING LINING	WIR PRIVATE OPEN SPACE YARD
	POS

- NOTES**
- REFER TO DRAWING DA/30 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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16/12/2019 11:13:37 AM

REVISION	DESCRIPTION	DATE
1	Development Application	16.12.2019
REV.	DESCRIPTION	DATE

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
E anj@aej.com.au

DRAWING TITLE:
Building 3 – Elevations & Section

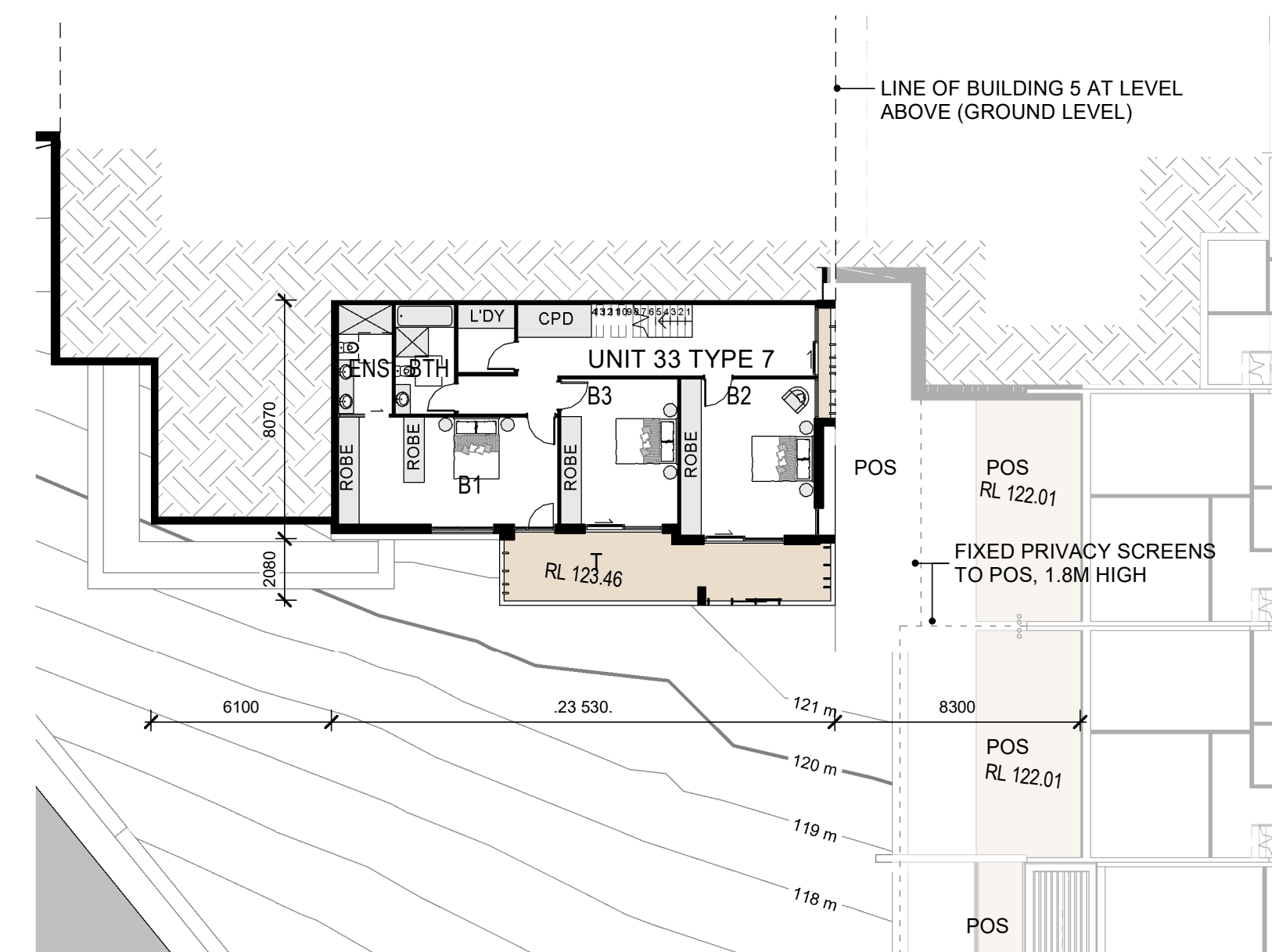
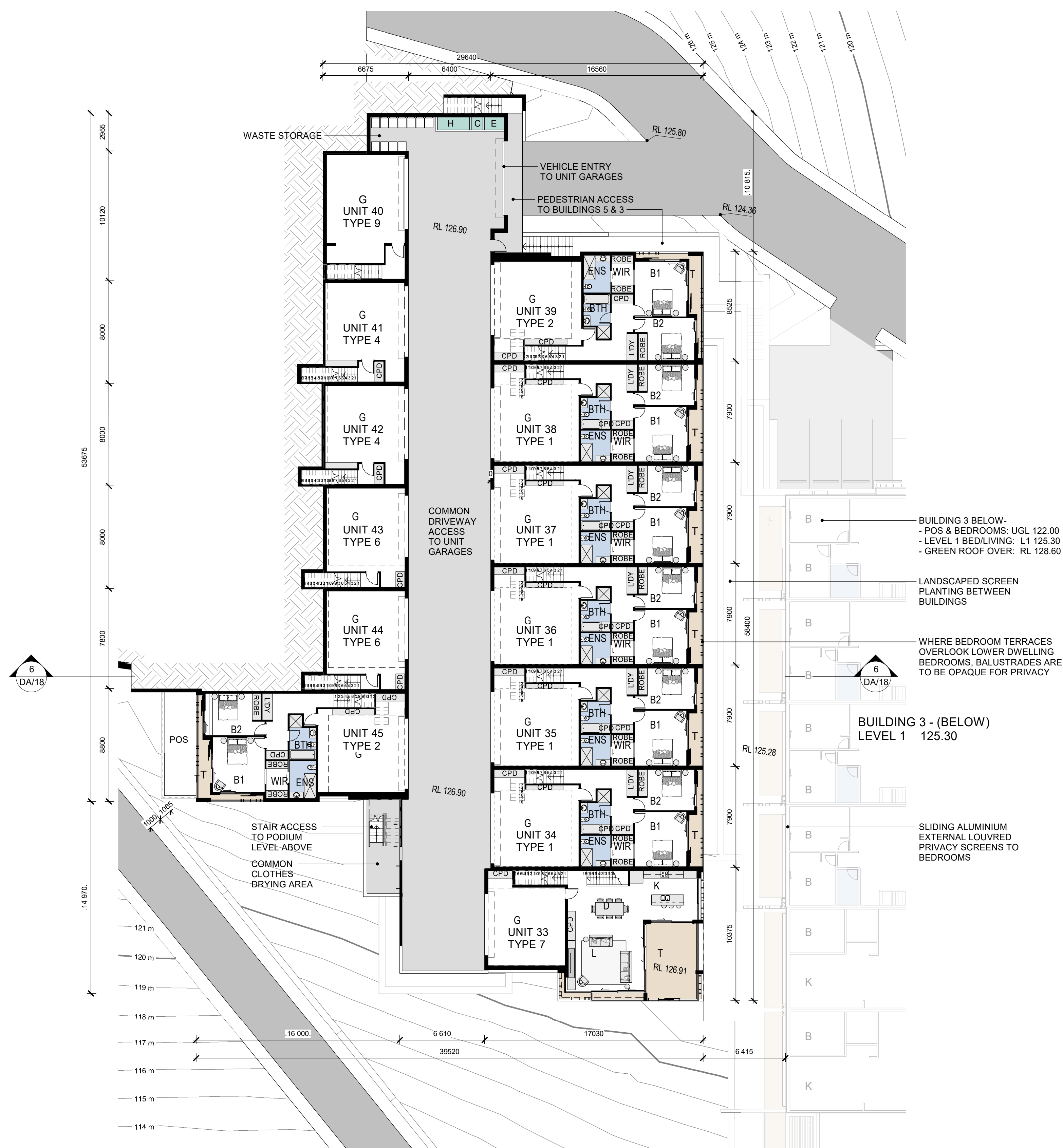
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DRAWN: EJJ
CHECKED: MFJ
DATE: 16.12.2019

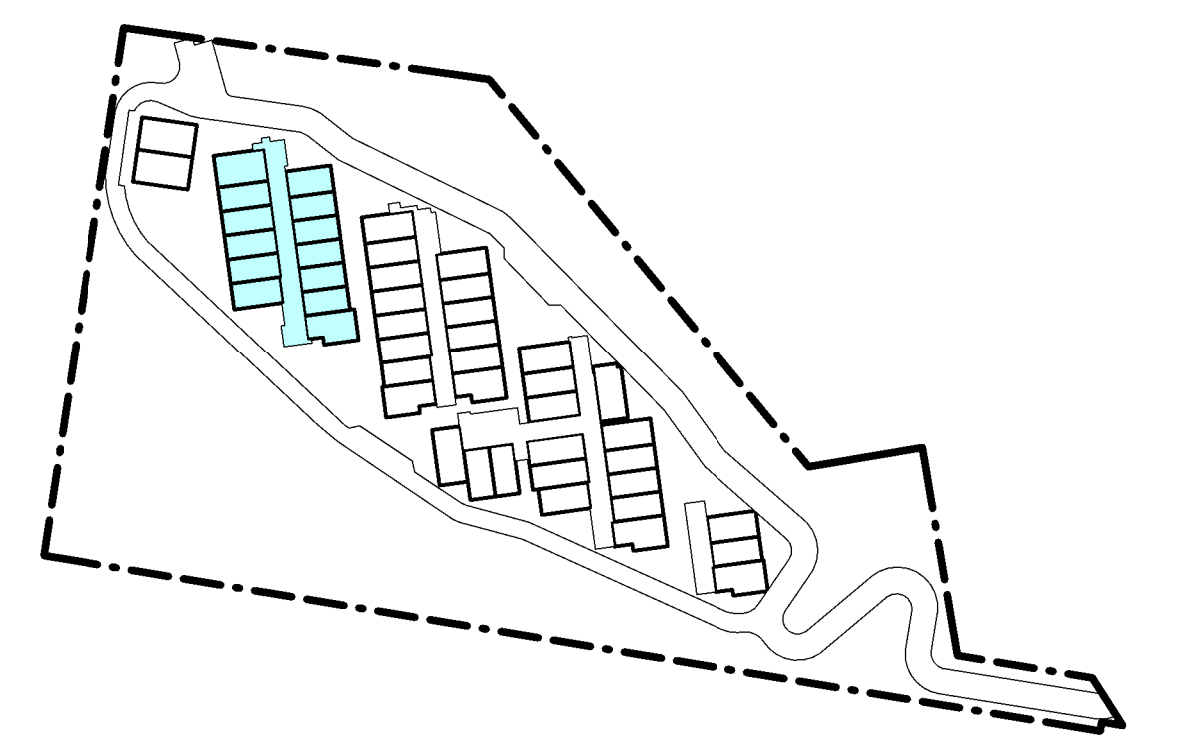
PROJECT No:
17-0049

DWG No:
DA/15

ISSUE:
1



DWELLING AREA SCHEDULE - Building 4.				
Dwelling No	Dwelling Type	Area Description	Area Totals	
Bldg 4				
Unit 33	Type 7	Floor Area	224 m²	
Unit 33	Type 7	Garage	44 m²	
Unit 33	Type 7	Terraces	60 m²	
			328 m²	
Unit 34	Type 1	Floor Area	176 m²	
Unit 34	Type 1	Garage	49 m²	
Unit 34	Type 1	Terraces	38 m²	
			262 m²	
Unit 35	Type 1	Floor Area	175 m²	
Unit 35	Type 1	Garage	49 m²	
Unit 35	Type 1	Terraces	37 m²	
			262 m²	
Unit 36	Type 1	Floor Area	175 m²	
Unit 36	Type 1	Garage	49 m²	
Unit 36	Type 1	Terraces	37 m²	
			261 m²	
Unit 37	Type 1	Floor Area	175 m²	
Unit 37	Type 1	Garage	49 m²	
Unit 37	Type 1	Terraces	37 m²	
			261 m²	
Unit 38	Type 1	Floor Area	175 m²	
Unit 38	Type 1	Garage	49 m²	
Unit 38	Type 1	Terraces	37 m²	
			261 m²	
Unit 39	Type 2	Floor Area	181 m²	
Unit 39	Type 2	Garage	51 m²	
Unit 39	Type 2	Terraces	45 m²	
			277 m²	
Unit 40	Type 9	Floor Area	231 m²	
Unit 40	Type 9	Garage	55 m²	
Unit 40	Type 9	Terraces	42 m²	
			328 m²	
Unit 41	Type 4	Floor Area	196 m²	
Unit 41	Type 4	Garage	47 m²	
Unit 41	Type 4	Terraces	41 m²	
			283 m²	
Unit 42	Type 4	Floor Area	195 m²	
Unit 42	Type 4	Garage	47 m²	
Unit 42	Type 4	Terraces	42 m²	
			284 m²	
Unit 43	Type 6	Floor Area	231 m²	
Unit 43	Type 6	Garage	48 m²	
Unit 43	Type 6	Terraces	55 m²	
			334 m²	
Unit 44	Type 6	Floor Area	230 m²	
Unit 44	Type 6	Garage	48 m²	
Unit 44	Type 6	Terraces	56 m²	
			333 m²	
Unit 45	Type 2	Floor Area	178 m²	
Unit 45	Type 2	Garage	51 m²	
Unit 45	Type 2	Terraces	47 m²	
			276 m²	



LEGEND - ROOMS	
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
RL	REDUCE LEVEL (AHD)

NOTES

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

- REFER TO DRAWINGS DA/22 & DA/23 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



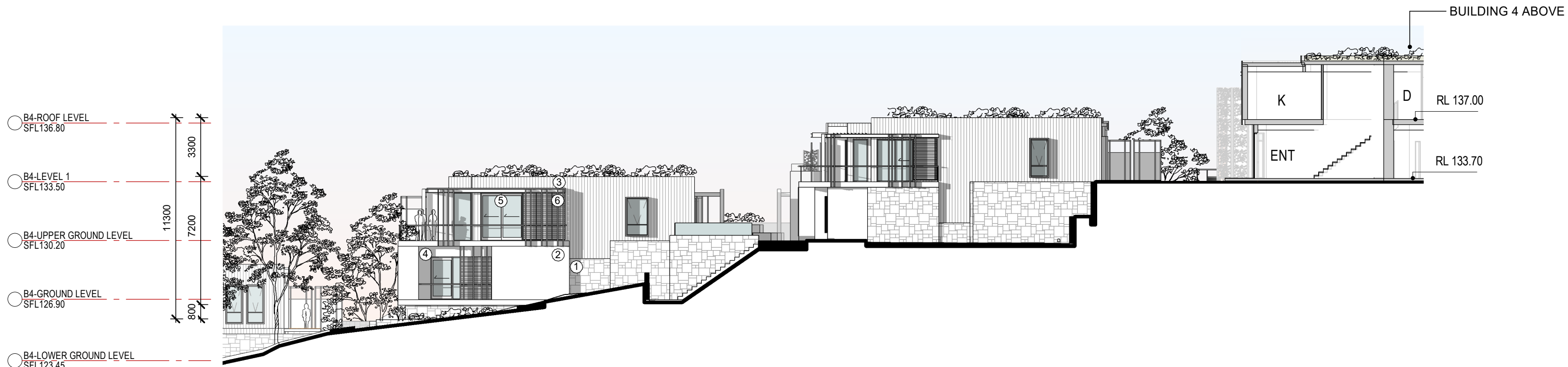
Building 4 - EAST



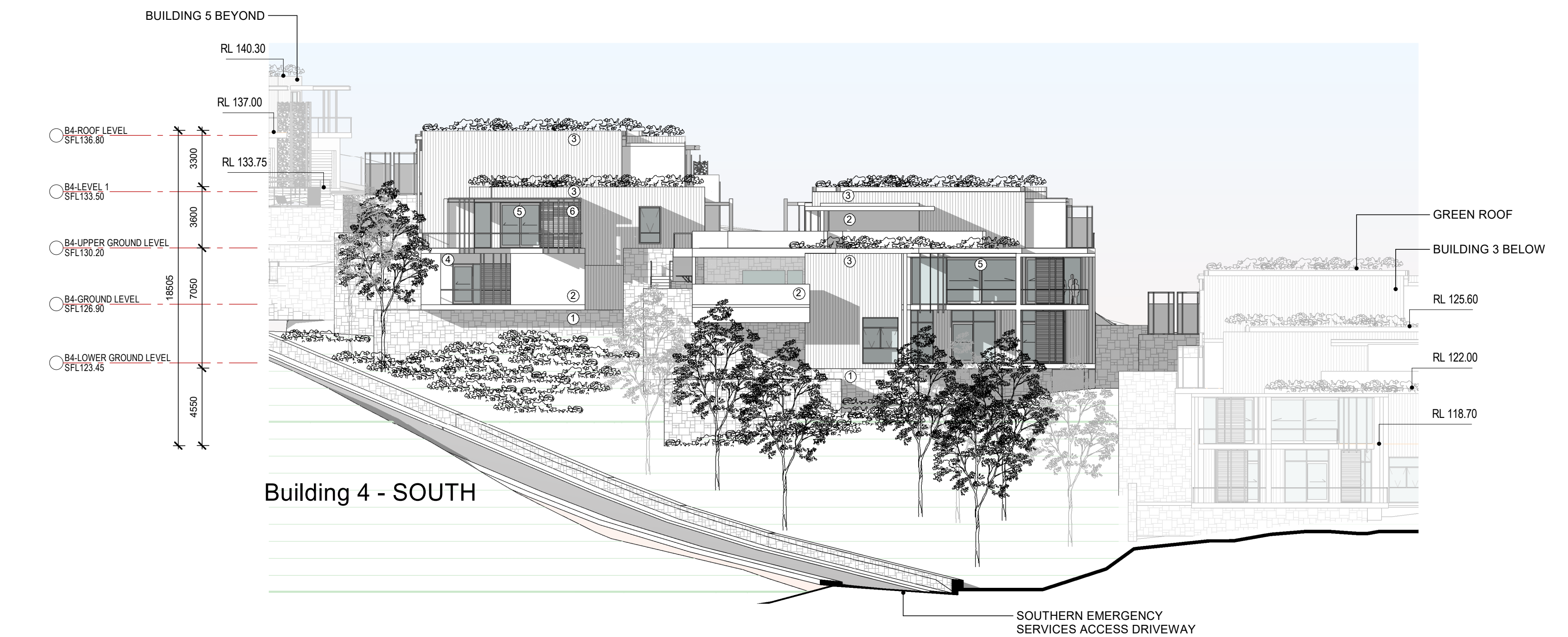
Building 4 - WEST



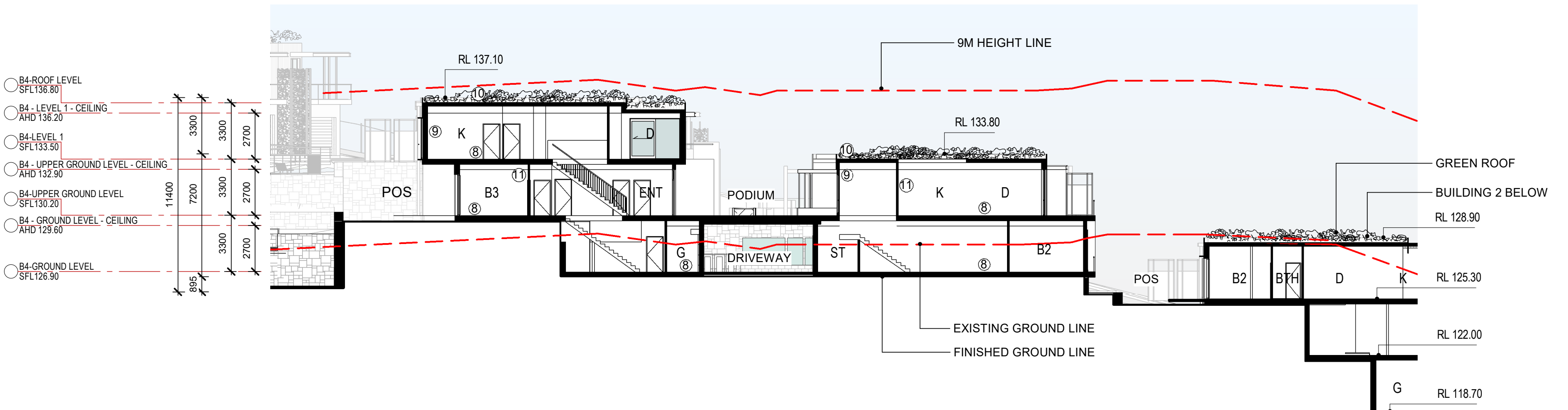
Building 4 - EAST (PODIUM)



Building 4 - NORTH



Building 4 - SOUTH

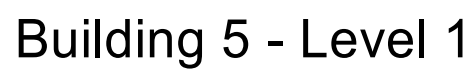


Building 4 - SECTION 1

LEGEND - MATERIALS & ROOM TYPES	
MATERIAL TYPE	ROOM TYPE
① STONE CLADDING	B BEDROOM
② EXPRESSED INSITU CONCRETE FRAME	BTH BATH
③ LINEAL 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 AND FIXED BLADES (POWDERCOAT 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/30 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.



DWELLING AREA SCHEDULE - Building 5			
Dwelling No	Dwelling Type	Area Description	Area Totals
Bldg 5			
Unit 46	Type 11	Floor Area	253 m ²
Unit 46	Type 11	Garage	44 m ²
Unit 46	Type 11	Terraces	56 m ²
			353 m ²
Unit 47	Type 10	Floor Area	252 m ²
Unit 47	Type 10	Garage	43 m ²
Unit 47	Type 10	Terraces	58 m ²
			353 m ²

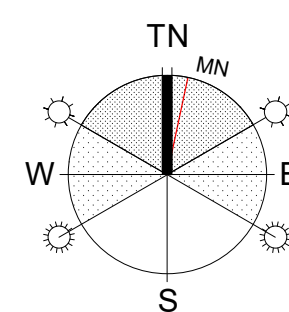
B	BEDROOM
BTH	BATH
D	DINING
ENS	ENSUITE
ENT	ENTRY
G	GARAGE
K	KITCHEN
L	LIVING
LDY	LAUNDRY
T	TERRACE (POS)
WIR	WALK IN ROBE
POS	PRIVATE OPEN SPACE YARD
RL	REDUCE LEVEL (AHD)

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

- REFER TO DRAWINGS DA/22 & DA/23 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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USE FOURED DIMENSIONS IN PREFERENCE TO SCALE.					
VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES.					
1	Development Application				16.12.2019
REV.	DESCRIPTION				DATE

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 NO'WRA BATEMANS BA
T 02 4226 3600 T 02 4421 6822 T 02 4472 7388
W www.aej.com.au E aej@aej.com.au
Nominated Architect Steven Bayer Reg. No. 5880

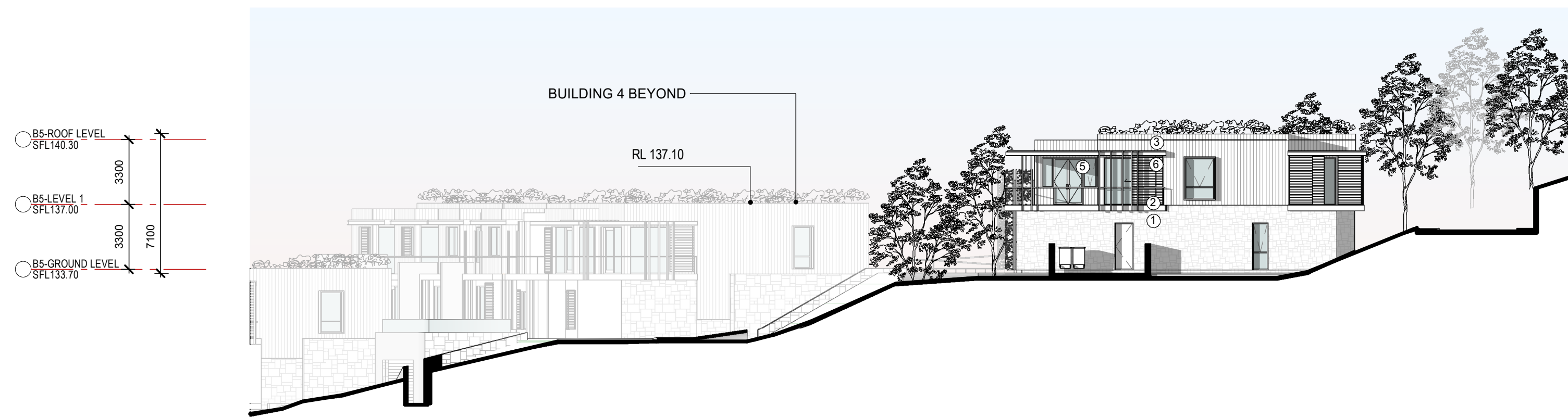
DRAWING TITLE:			
Building 5 Ground Level and Level 1 Floor Plans			
SCALE: @ B1	DRAWN:	CHECKED:	DATE:
1:200 d	EJ	MFJ	16.12.2019
PROJECT No:		DWG No:	ISSUE:
17-0049		DA/19	1



Building 5 - SOUTH



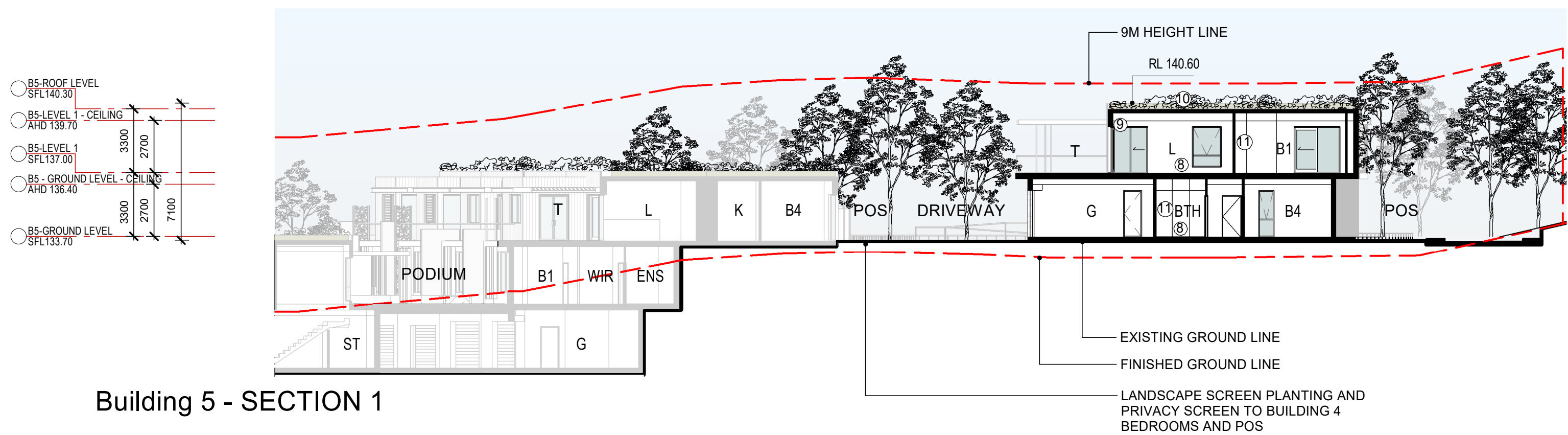
Building 5 - WEST



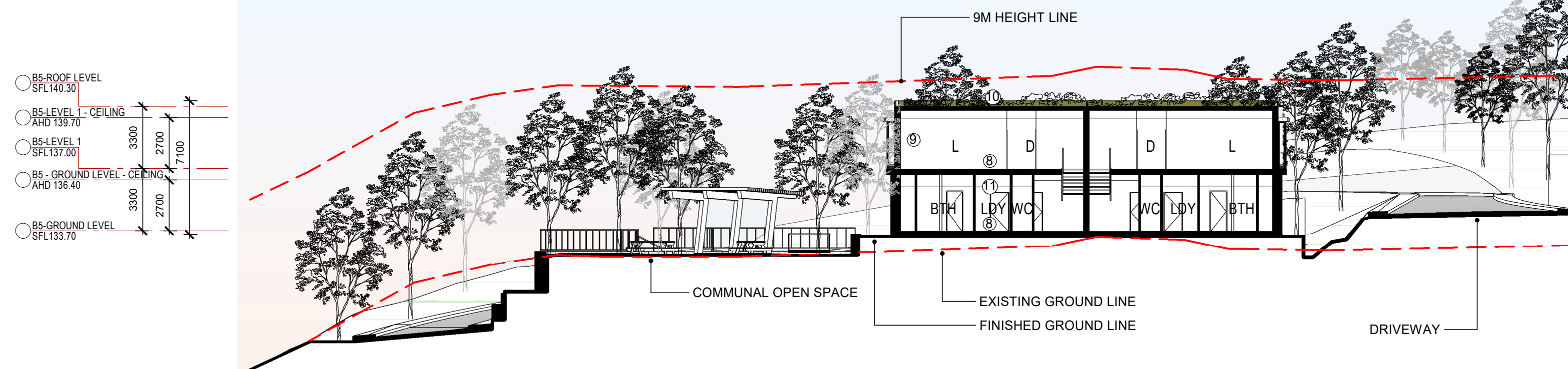
Building 5 - NORTH



Building 5 - EAST



Building 5 - SECTION 1



Building 5 - SECTION 2

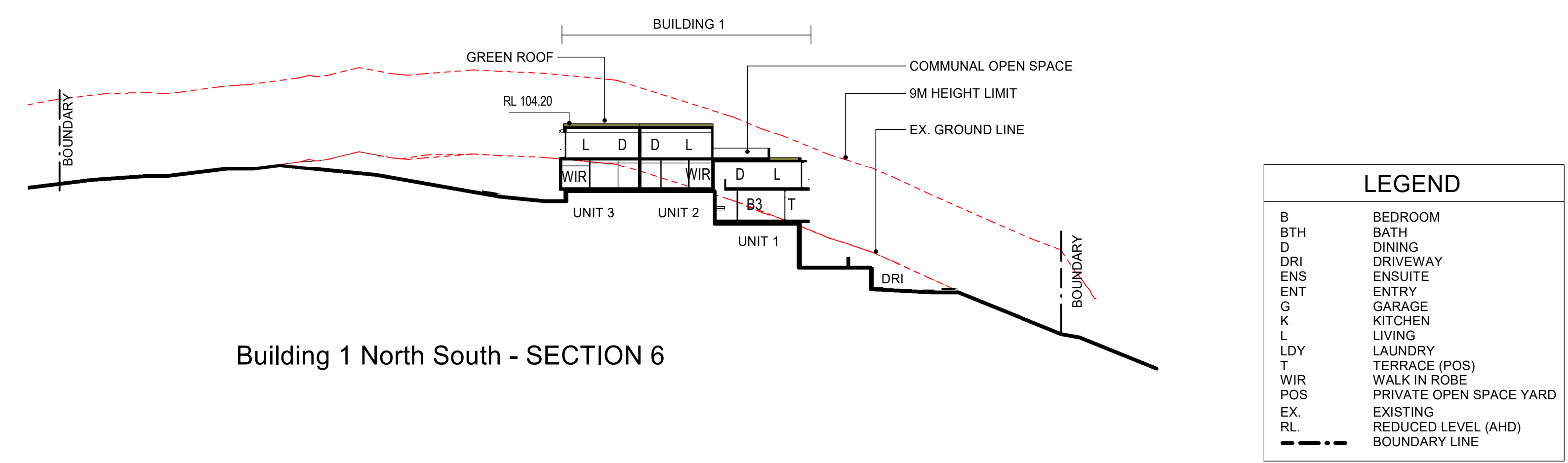
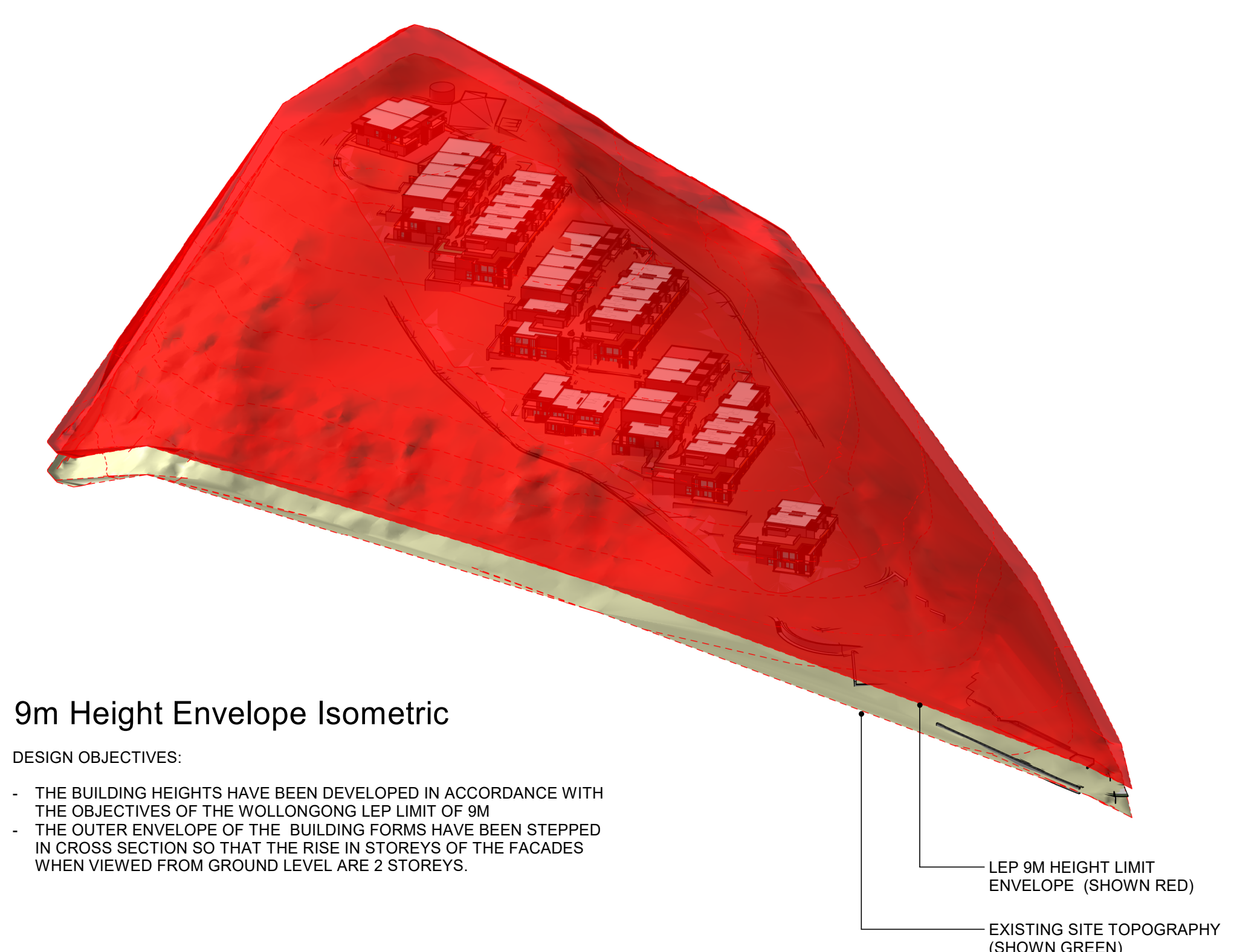
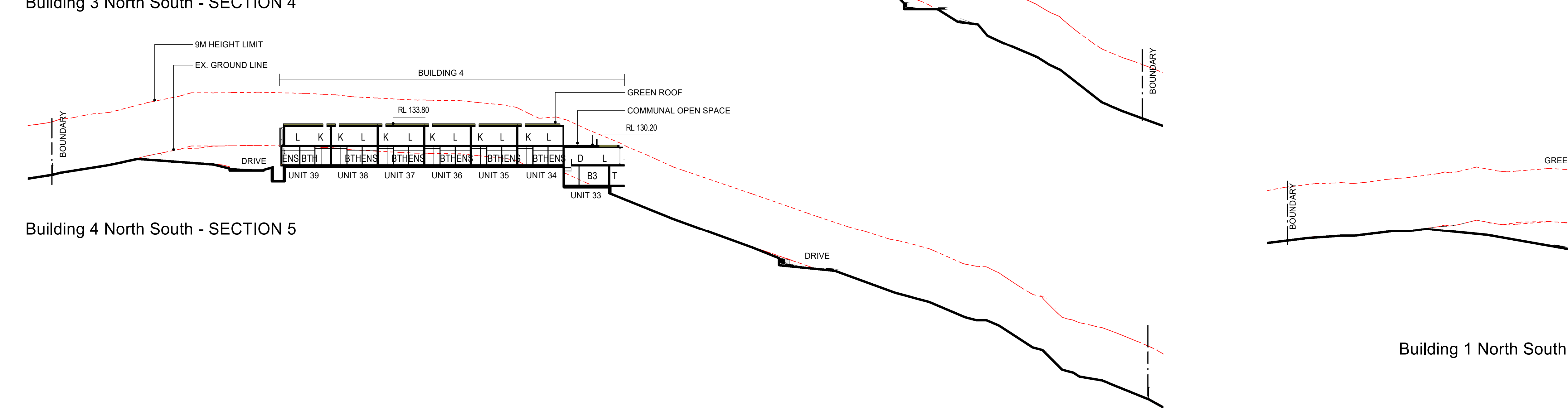
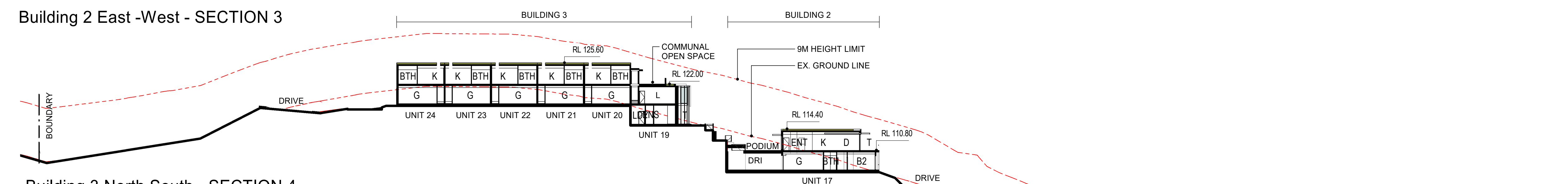
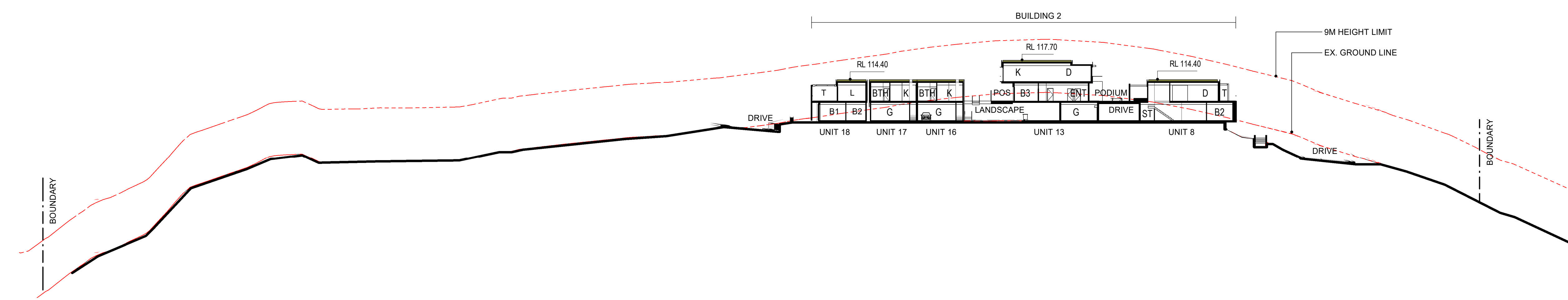
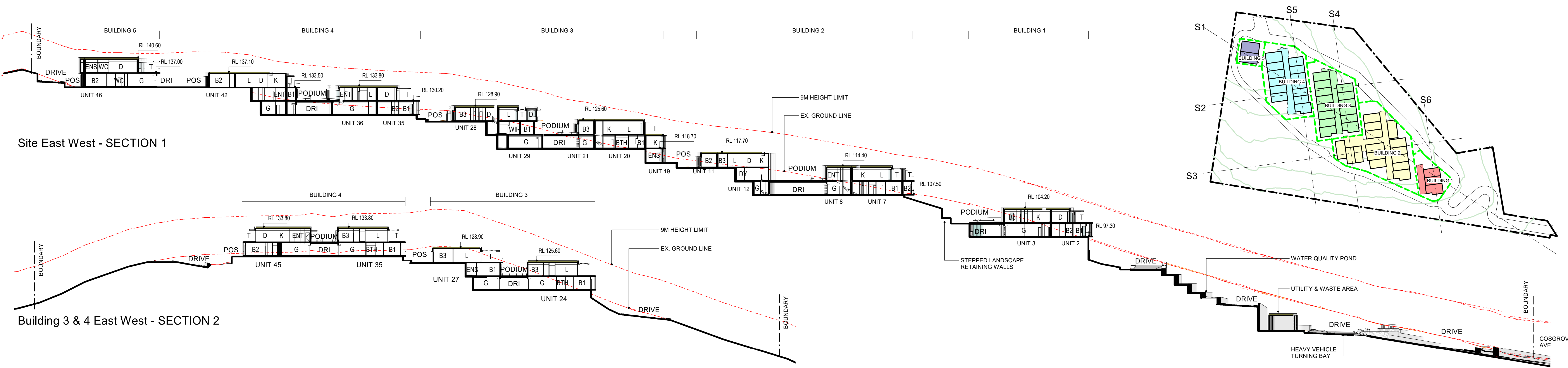
LEGEND - MATERIALS & ROOM TYPES		
MATERIAL TYPE	ROOM TYPE	
① STONE CLADDING	B	BEDROOM
② EXPRESSED INSITU CONCRETE FRAME	BTH	BATH
③ LINEAL CLADDING SYSTEM, EXPRESSED JOINTS (PAINTED FIBRE CEMENT)	D	DINING
④ SHEET CLADDING SYSTEM, SET JOINTS (PAINTED FIBRE CEMENT)	ENS	ENSUITE
⑤ ALUMINIUM FRAMED WINDOWS (POWDER COATED FINISH)	ENT	ENTRY
⑥ ALUMINIUM FRAMED PRIVACY SLIDING SCREENS AND FIXED BLADES (POWDERCOAT 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

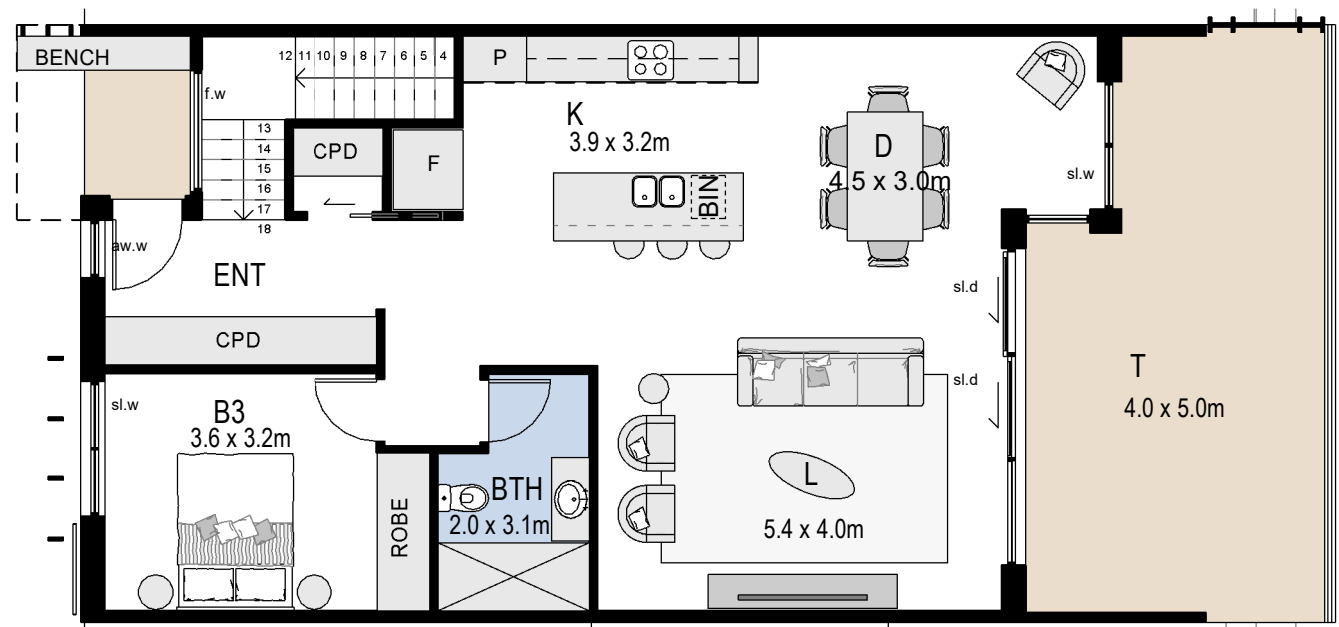
- NOTES**
- REFER TO DRAWING DA/30 FOR EXTERNAL BUILDING MATERIALS AND COLOURS.
 - REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR THE PROPOSED PLANTING. THE FULL EXTENT OF PLANTING HAS NOT BEEN SHOWN ON THE ARCHITECTURAL ELEVATIONS FOR BUILDING CLARITY.

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.		
VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES		
REVISION	1	Development Application
	REV.	DESCRIPTION
		DATE

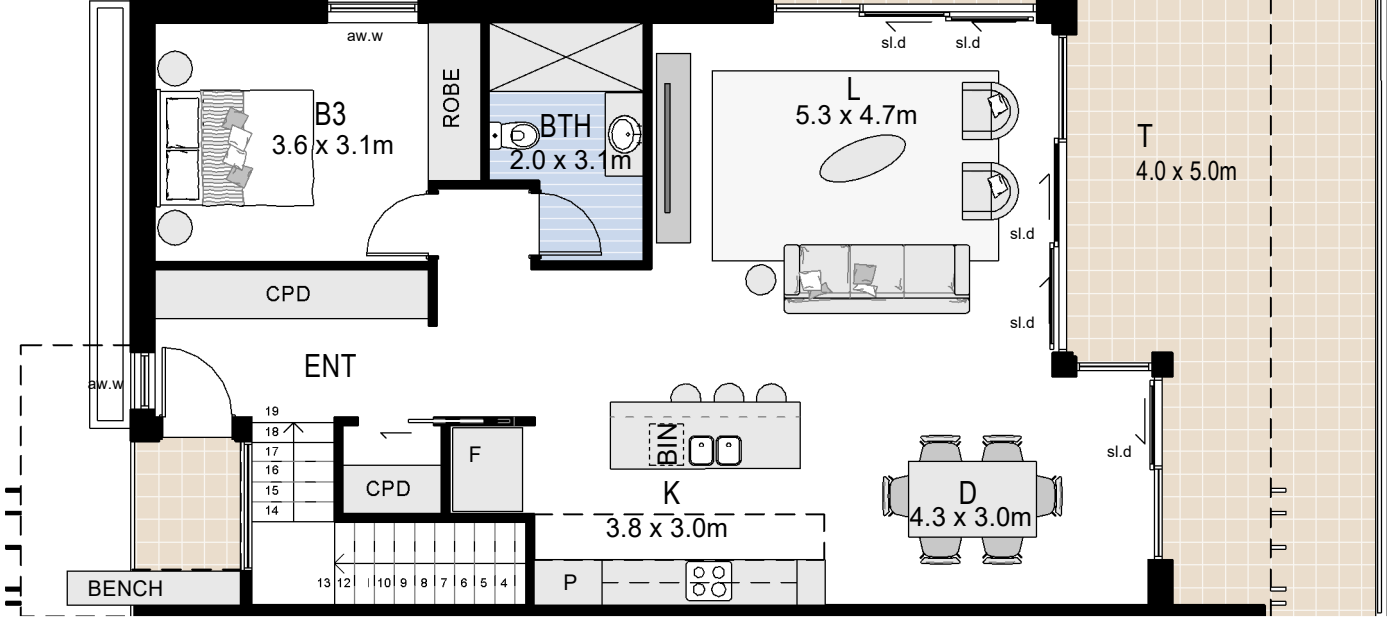
BUILDING 5

CLIENT For Surewin Parkview Pty Ltd		PROJECT: Proposed Residential Development THE COSGROVE		DRAWING TITLE: Building 5 – Elevations & Section	
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500		SCALE: @ B1 1 : 200		DATE: 16.12.2019	
PROJECT No: 17-0049		DWG No: DA/20		ISSUE: 1	

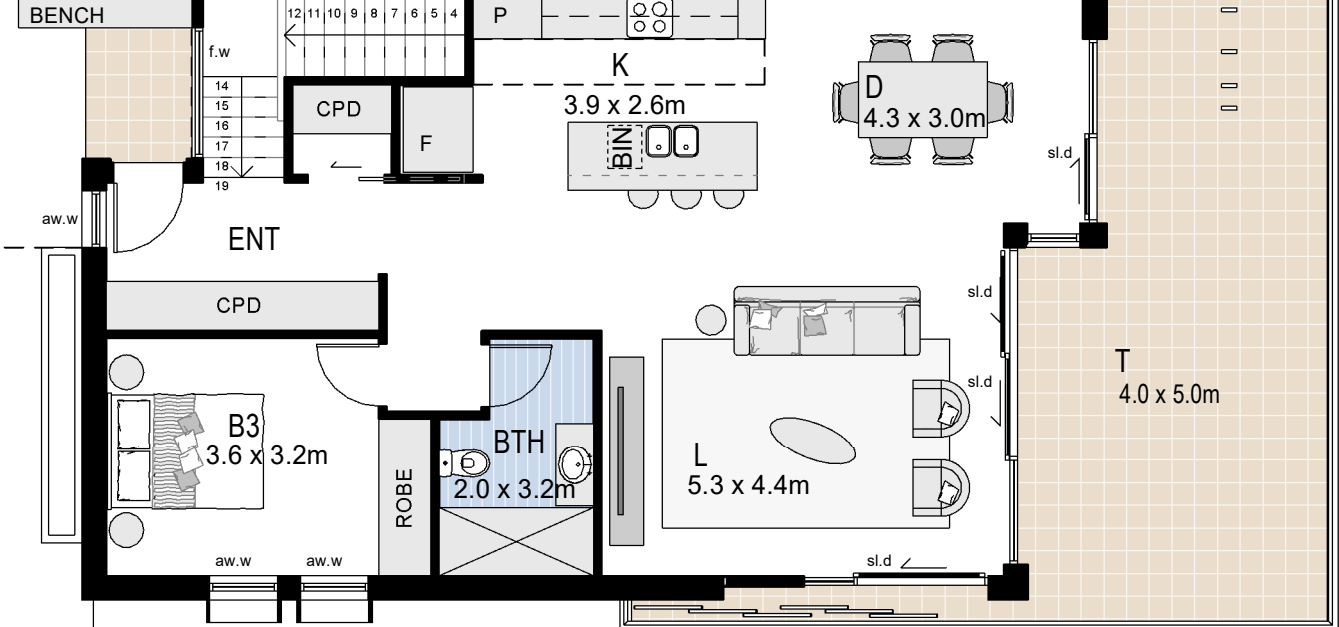




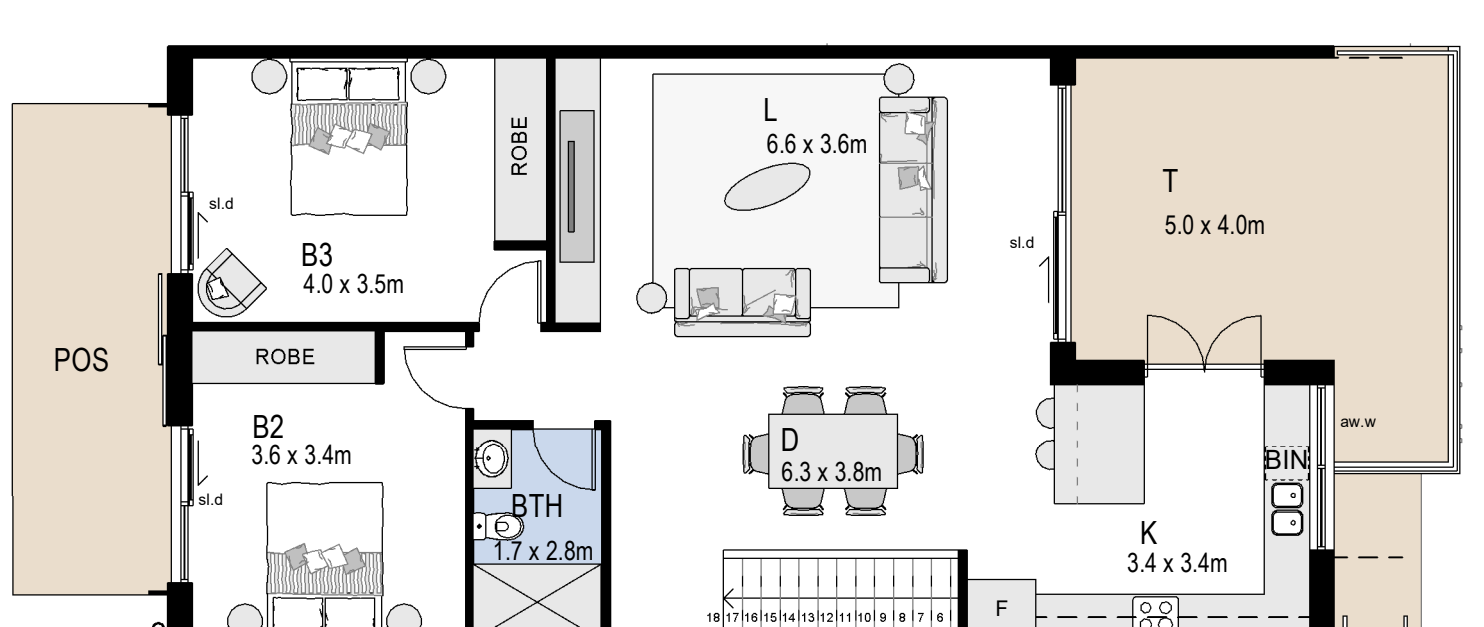
Type 1 Dwelling - Upper Ground (Podium)



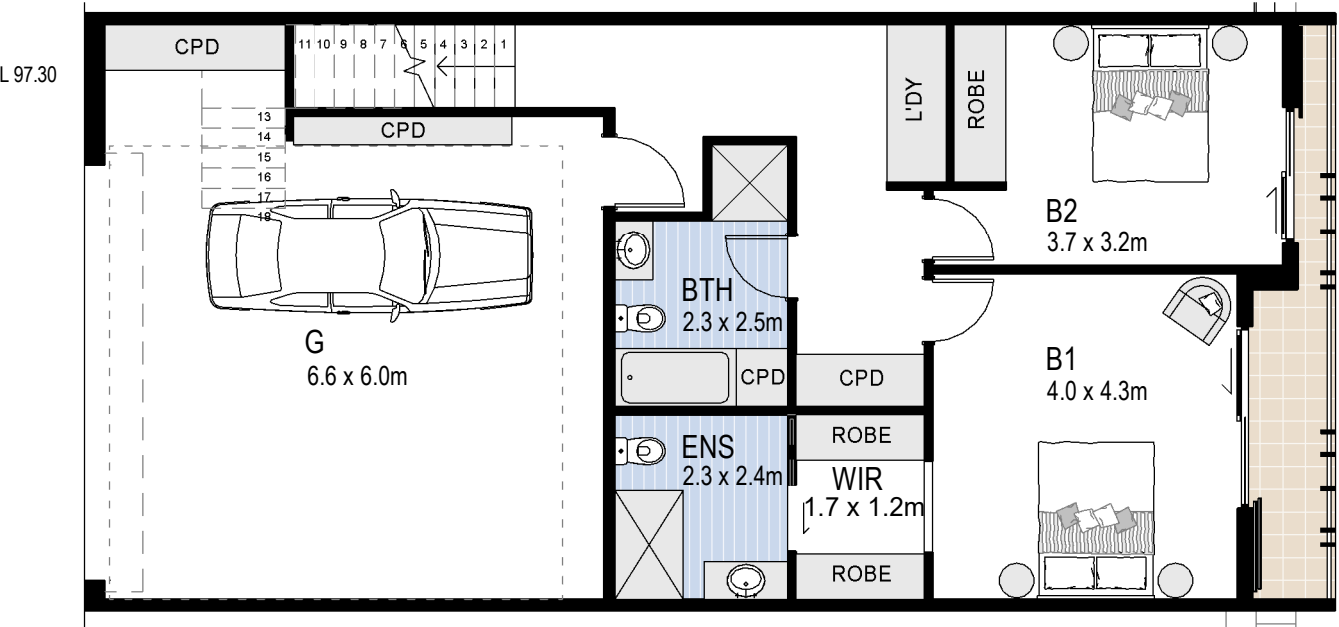
Type 2 Dwelling - Upper Ground (Podium)



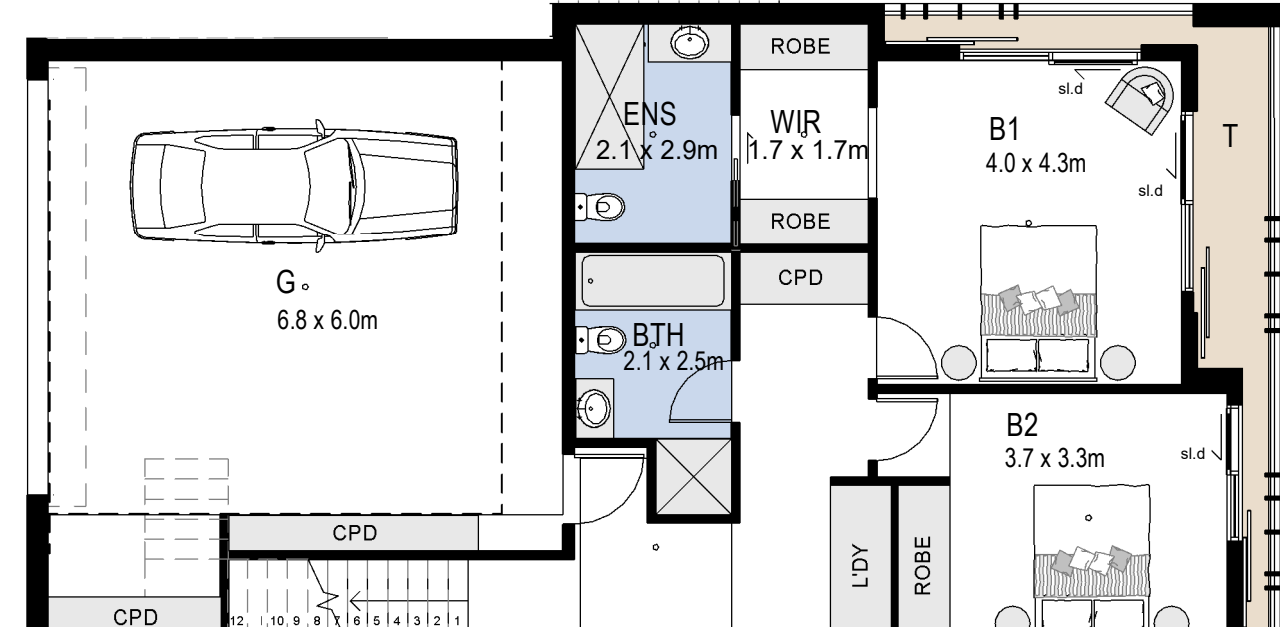
Type 3 Dwelling - Upper Ground (Podium)



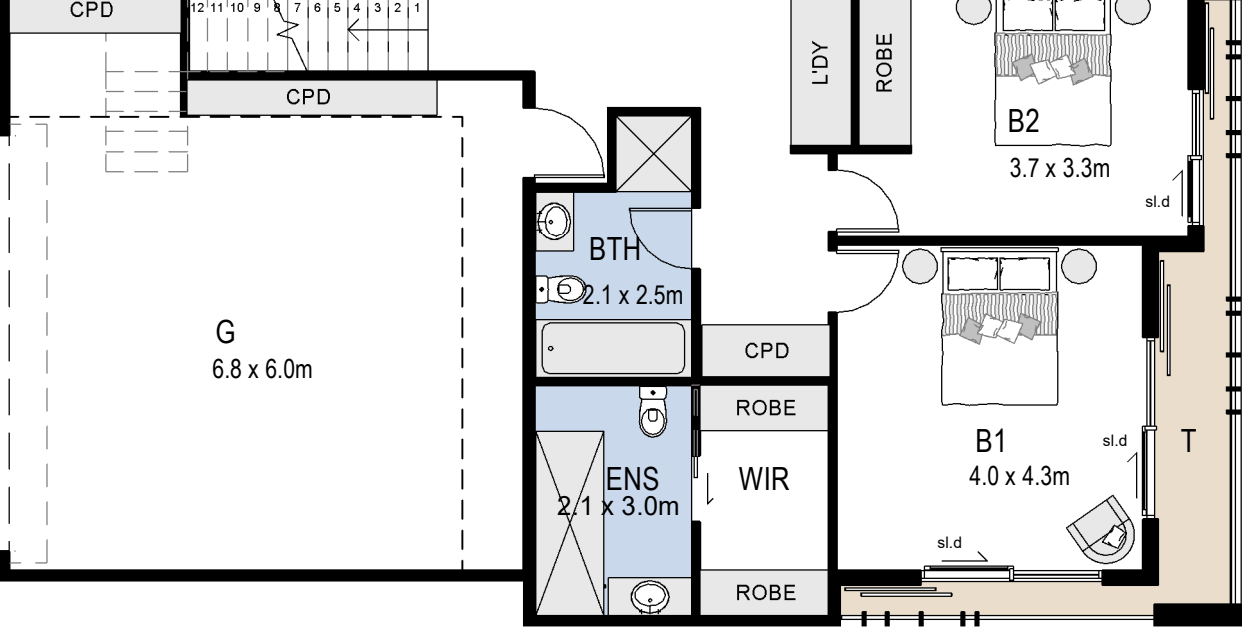
Type 4 Dwelling - Level 1



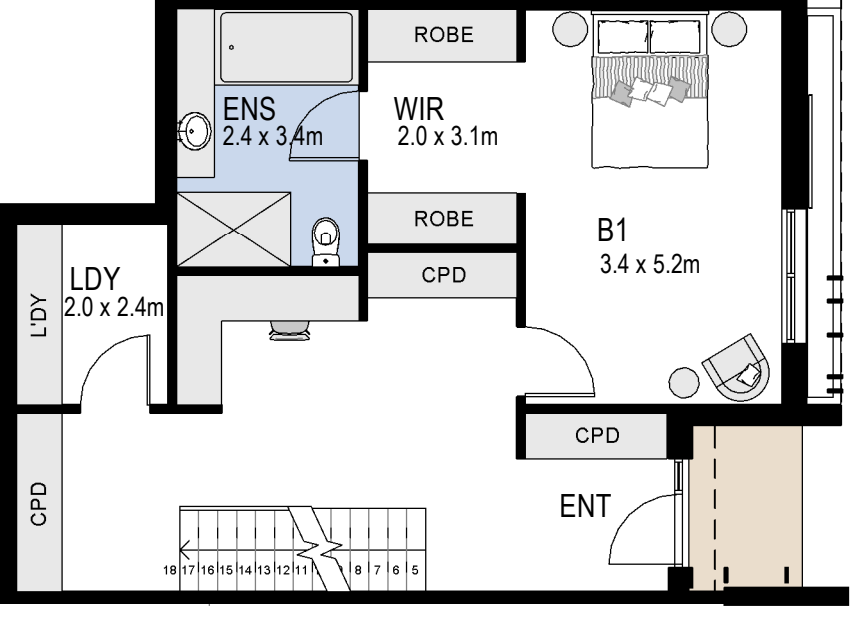
Type 1 Dwelling - Ground (Parking)



Type 2 Dwelling - Ground (Parking)



Type 3 Dwelling - Ground (Parking)



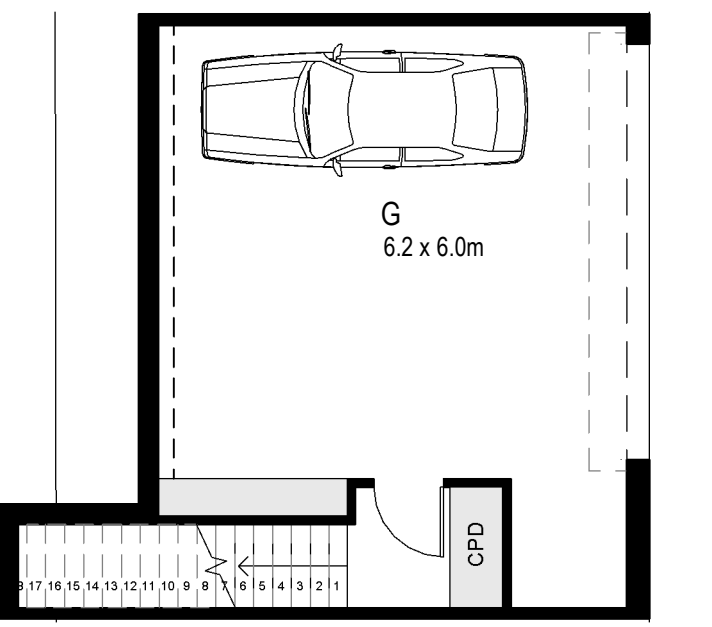
Type 4 Dwelling - Upper Ground (Podium)

TYPE 1 DWELLING AREAS	
Floor Area GFA	180 sqm
Garage	44 sqm
Terraces POS	38 sqm
Typical Total Area	262 sqm

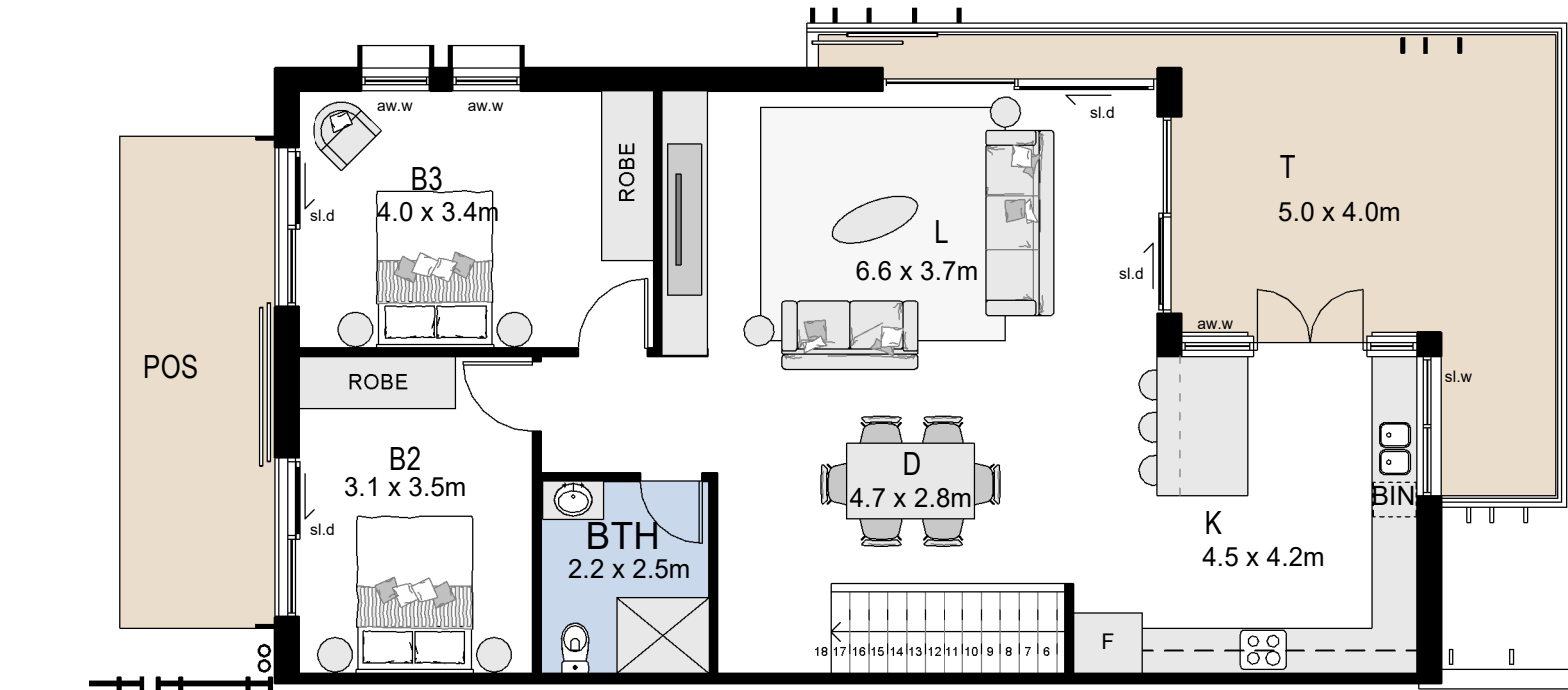
TYPE 2 DWELLING AREAS	
Floor Area GFA	180 sqm
Garages	50 sqm
Terraces POS	48 sqm
Typical Total Area	278 sqm

TYPE 3 DWELLING AREAS	
Floor Area GFA	172 sqm
Garage	58 sqm
Terraces POS	48 sqm
Typical Total Area	278 sqm

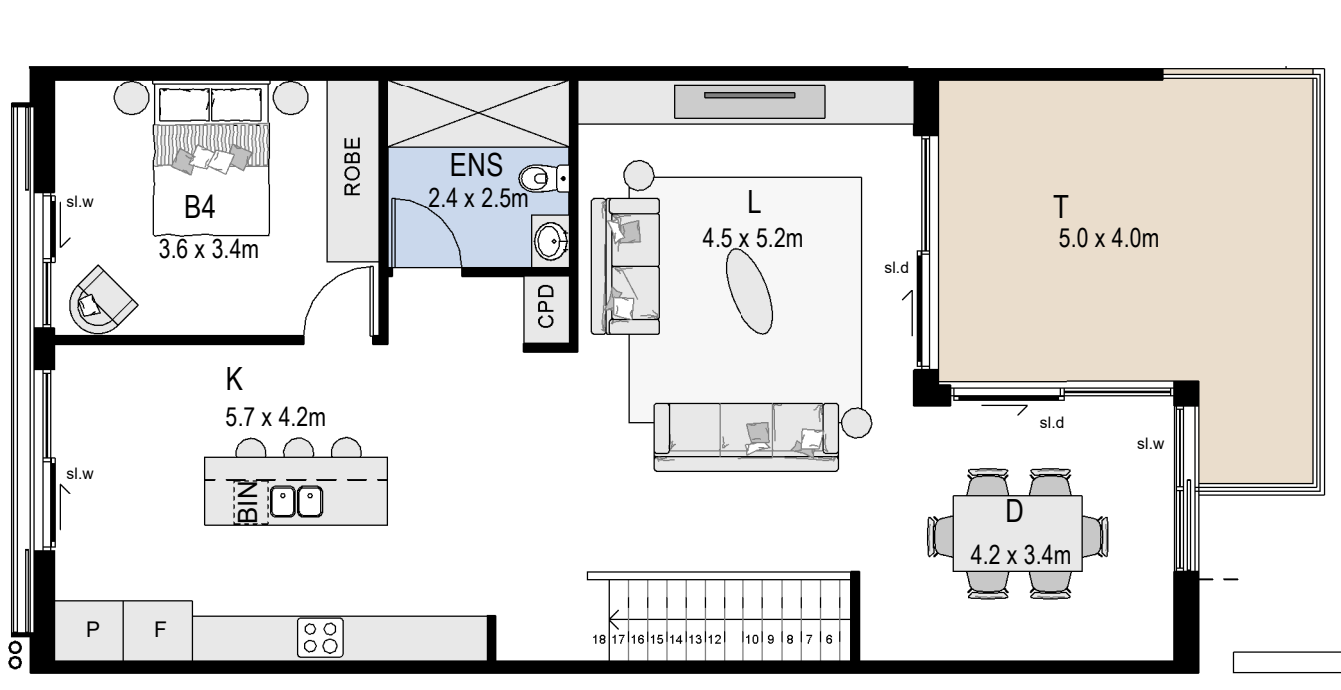
TYPE 4 DWELLING AREAS	
Floor Area GFA	186 sqm
Garages	56 sqm (Garage)
Terraces POS	41 sqm
Typical Total Area	283 sqm



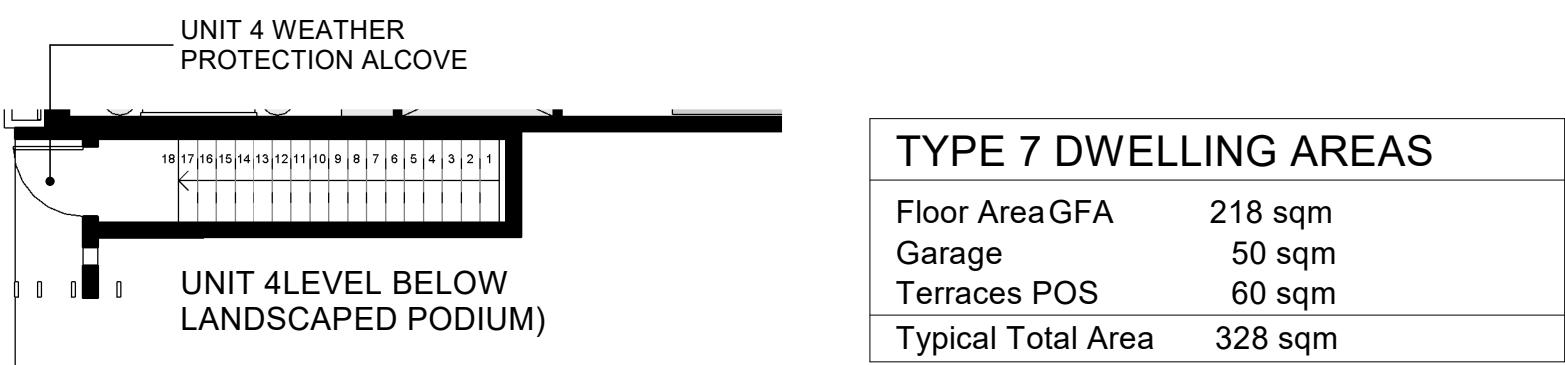
Type 4 Dwelling - Ground (Parking)



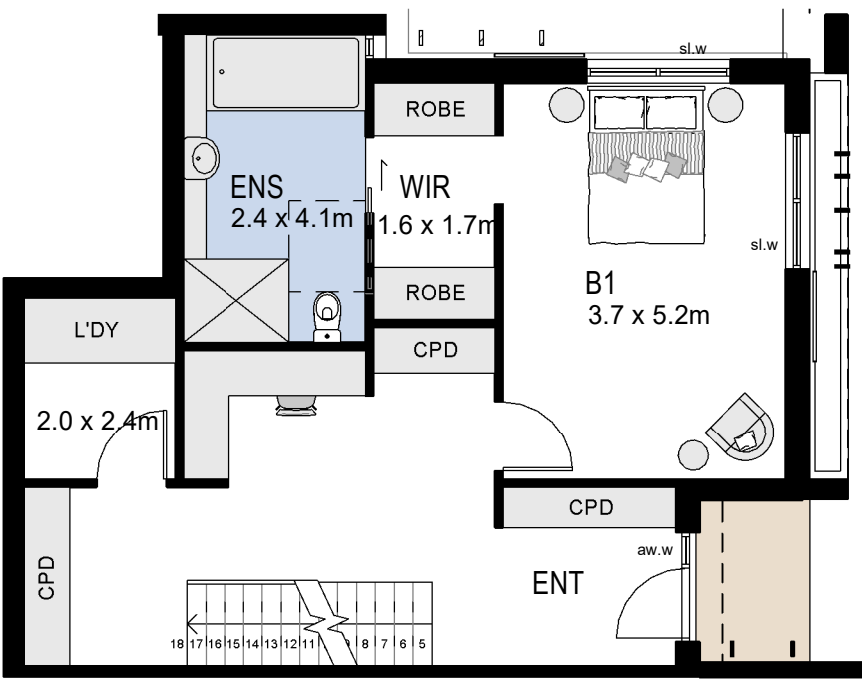
Type 5 Dwelling - Level 1.



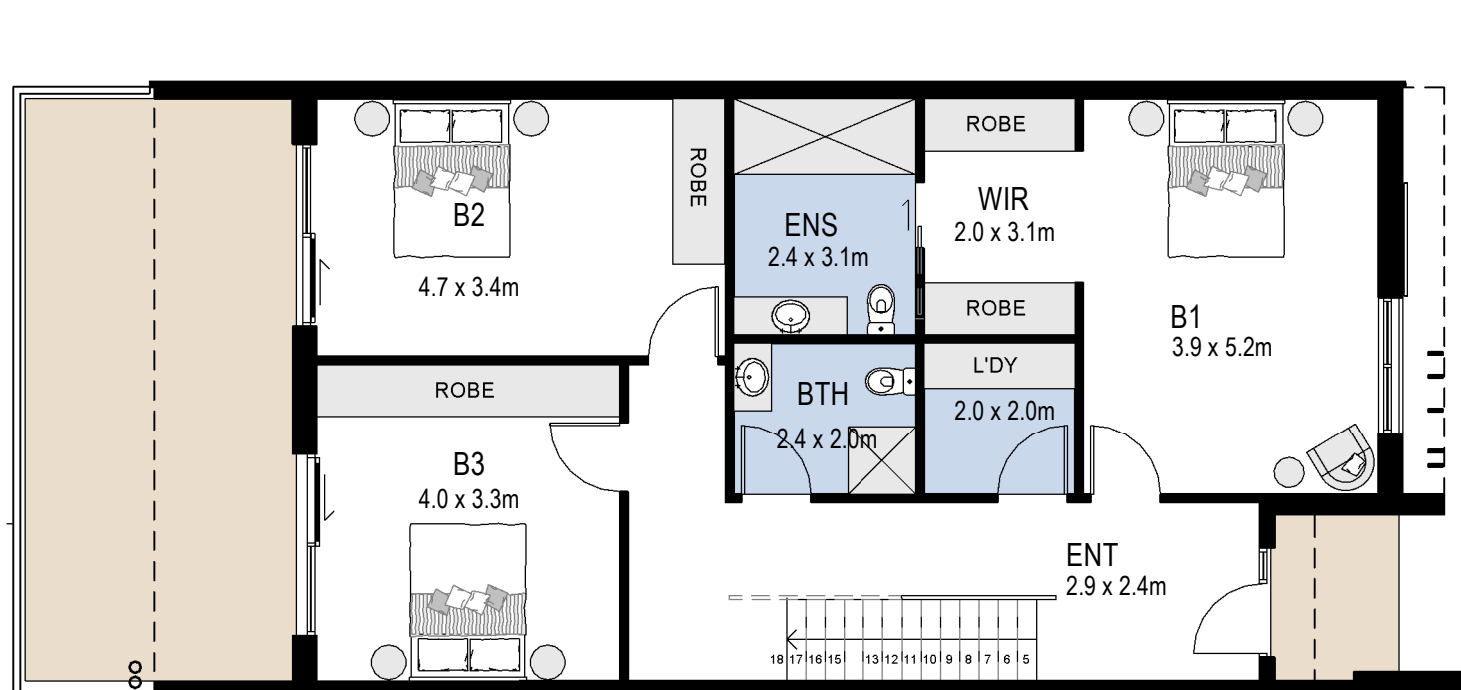
Type 6 Dwelling - Level 1



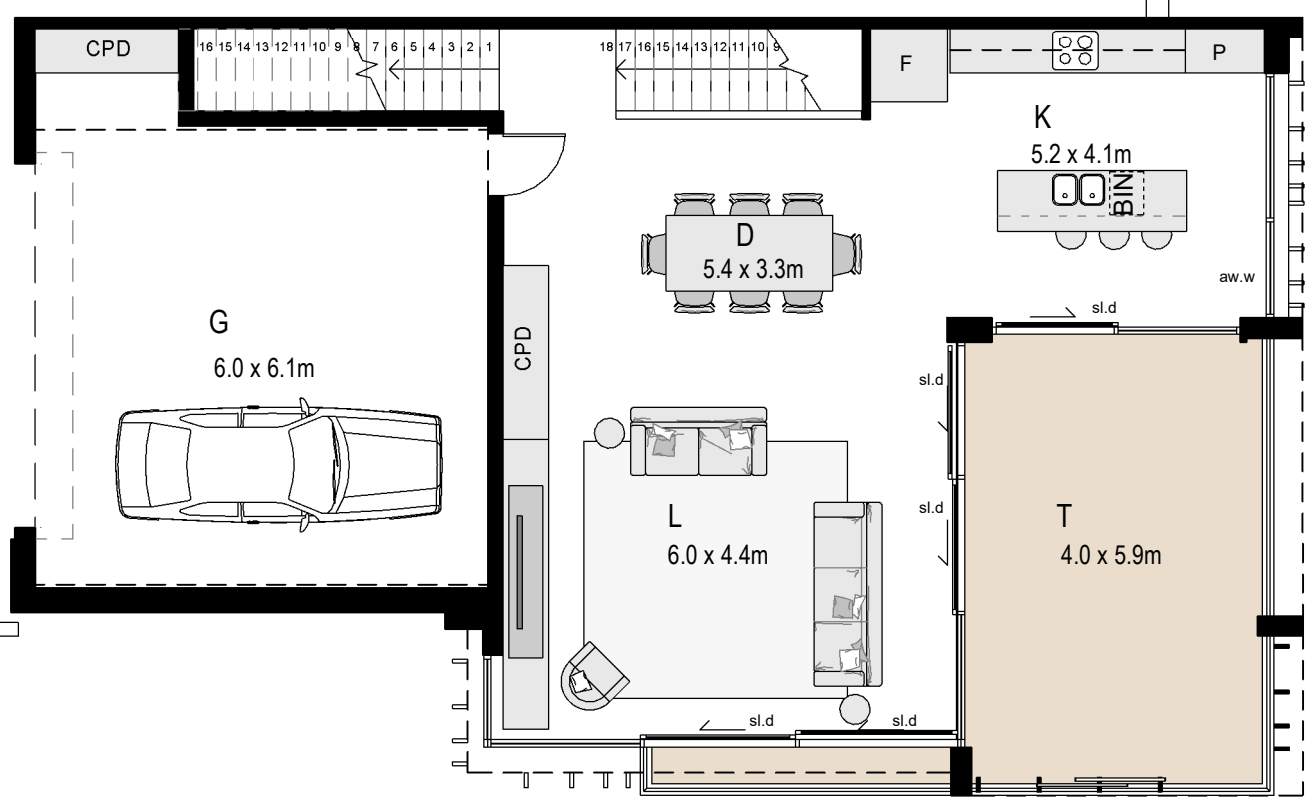
Type 7 Dwelling - Upper Ground (Podium)



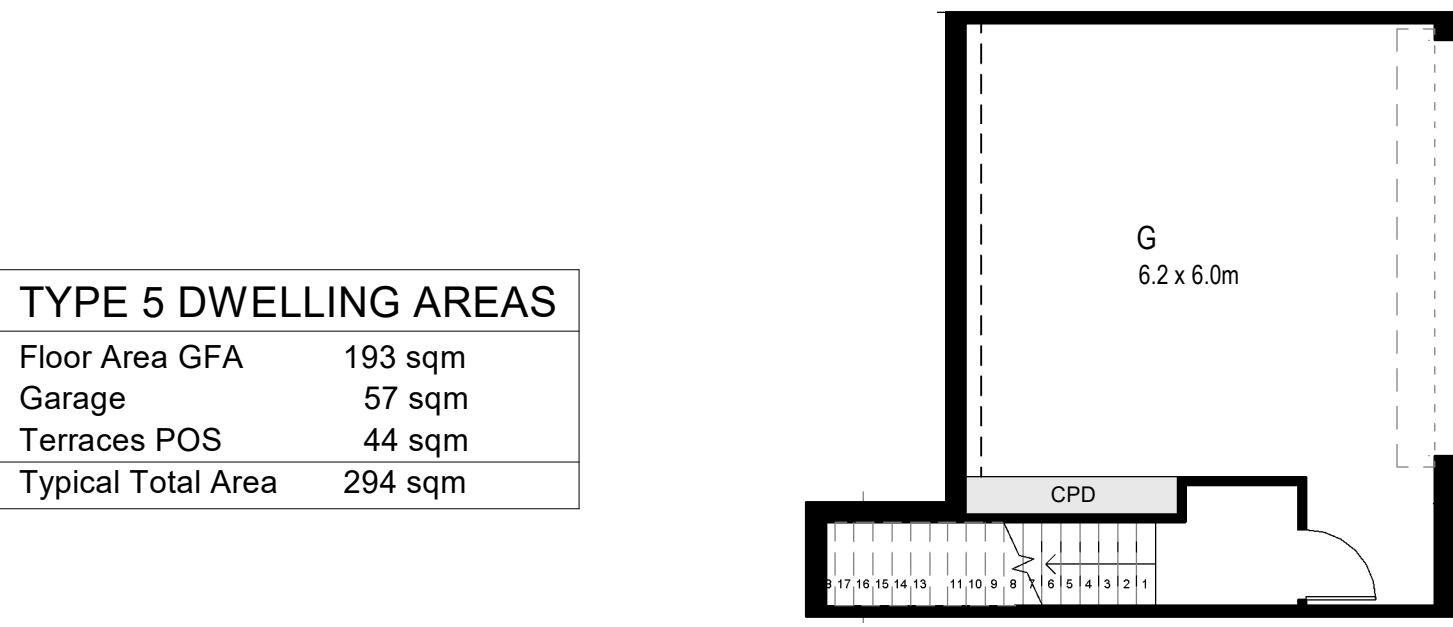
Type 5 Dwelling - Upper Ground (Podium)



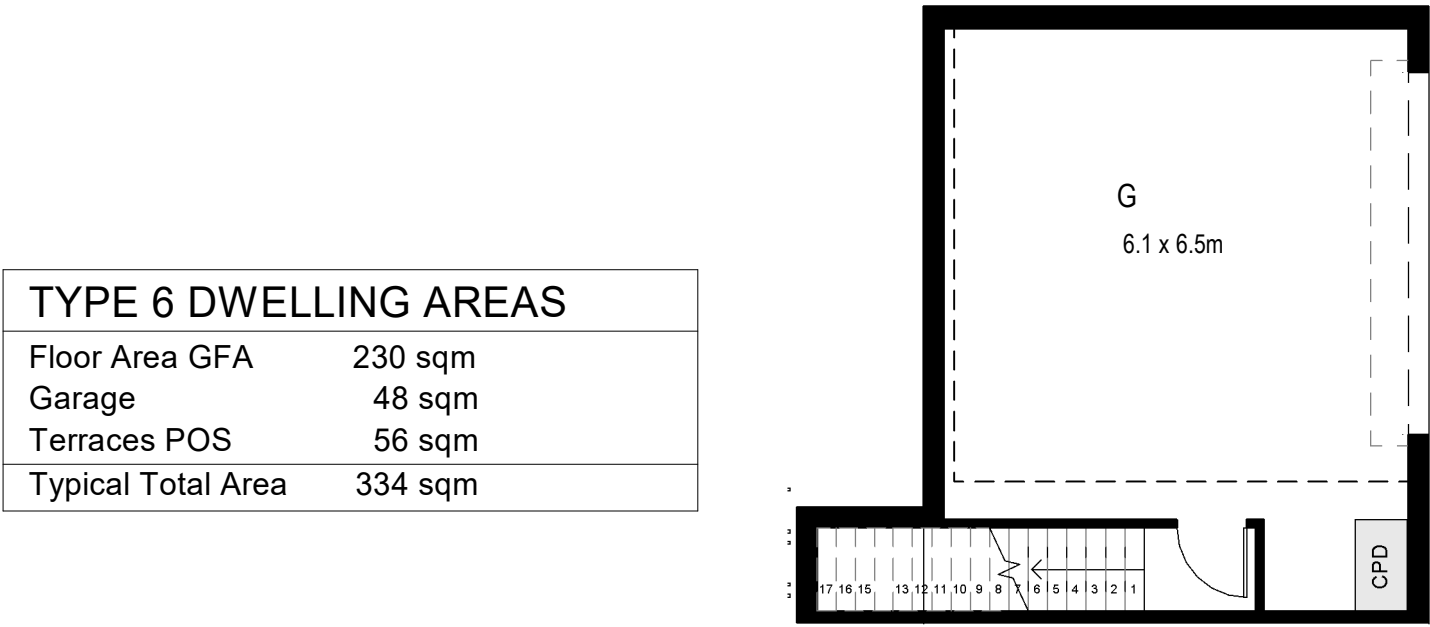
Type 6 Dwelling - Upper Ground (Podium)



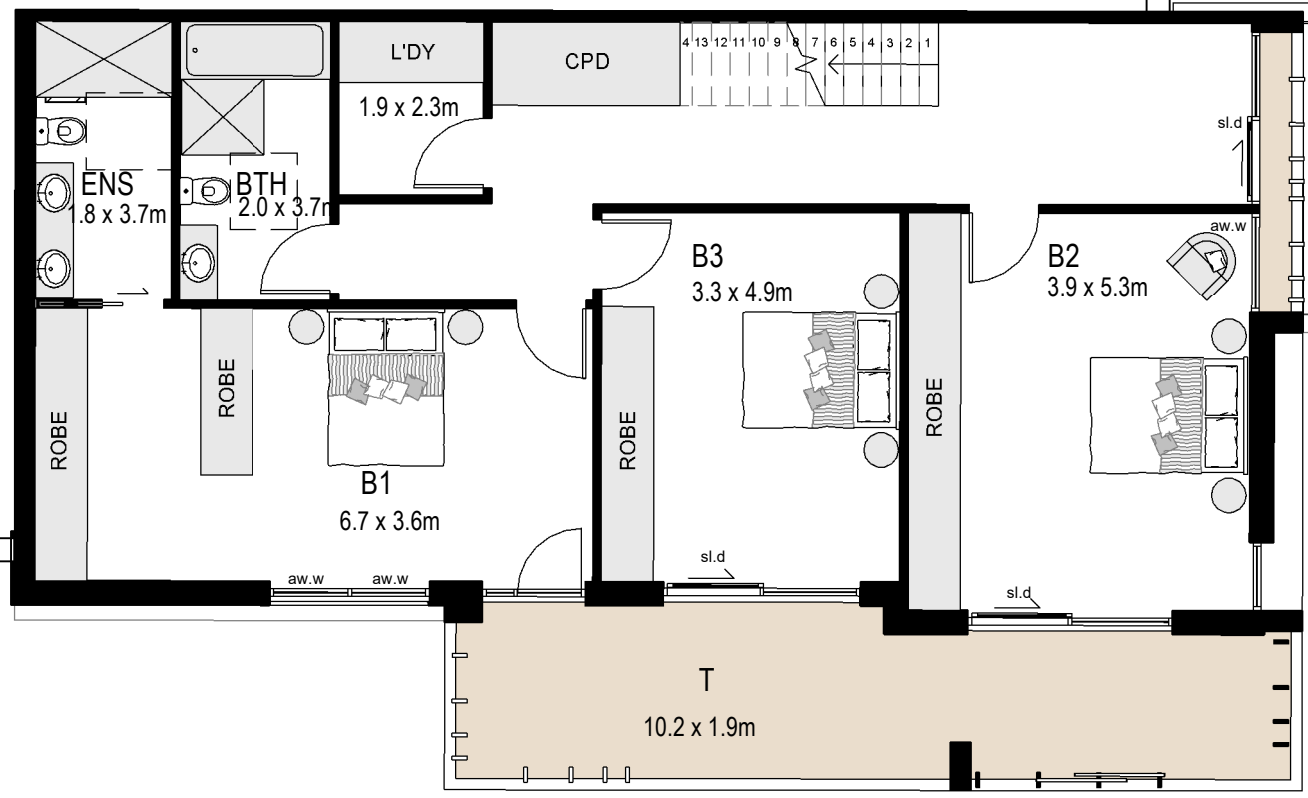
Type 7 Dwelling - Ground Level (Parking)



Type 5 Dwelling - Ground (Parking)



Type 6 Dwelling - Ground (Parking)



Type 7 Dwelling - Lower Ground

REVISION		DATE
1	Development Application	16.12.2019
REV.	DESCRIPTION	DATE

DWELLING TYPOLOGIES

CLIENT For Surewin Parkview Pty Ltd		PROJECT: Proposed Residential Development THE COSGROVE		DRAWING TITLE: Dwelling Typologies Sheet 1 of 2	
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500		PROJECT No: 17-0049		DWG No: DA/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 Steven Bayer Reg. No. 5880		DATE: 16.12.2019		ISSUE: 1	

NOTES

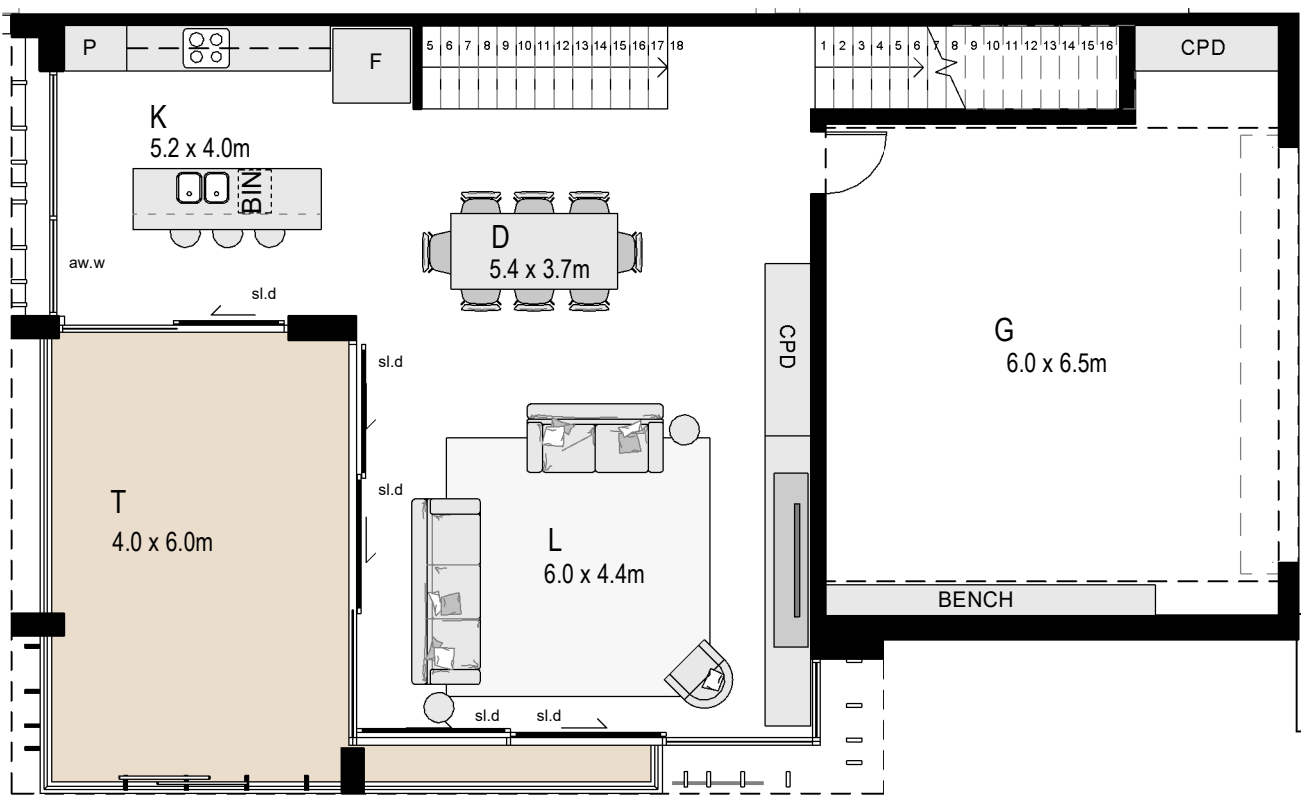
- REFER TO ARCHITECTURAL DRAWING DA/04 FOR DWELLING TYPOLOGY LOCATION SITE PLAN
- REFER TO 1:200 FLOOR PLANS FOR PRIVACY CONTROLS
- INDOOR WASTE RECYCLING CUPBOARDS LOCATED WITHIN KITCHEN CUPBOARDS ADJACENT TO SINK

FLOOR FINISHES

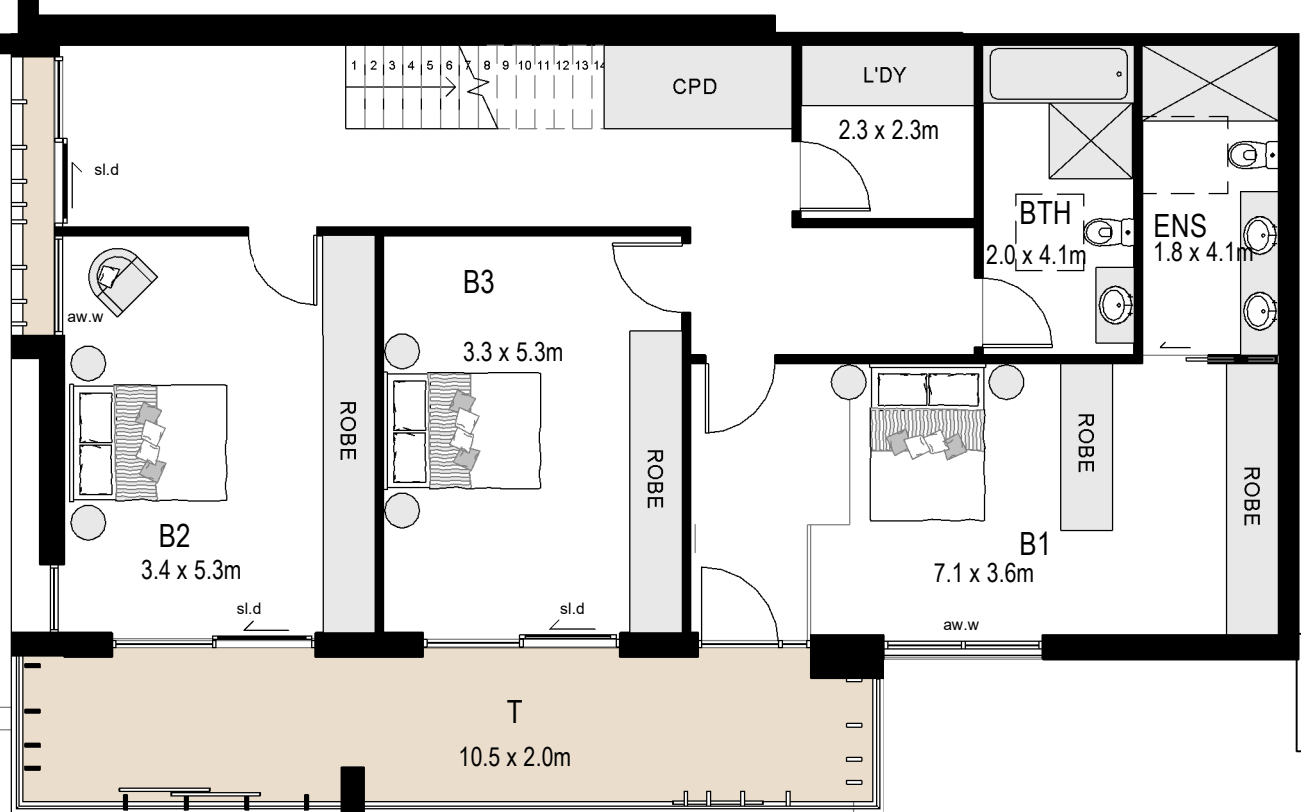
ROOM ABBREVIATION	ROOM TYPE	FLOOR FINISH
B	BEDROOM	CARPET
BTH	BATH	TILE
D	DINING	TIMBER
ENS	ENSUITE	TILE
ENT	ENTRY	TILE
G	GARAGE	CONCRETE
K	KITCHEN	TIMBER
L	LIVING	TILE
LDY	LAUNDRY	TILE
T	TERRACE (POS)	TILE
POS	PRIVATE OPEN SPACE YARD	TILE
WIR	WALK IN ROBE	CARPET

LEGEND - ROOMS

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

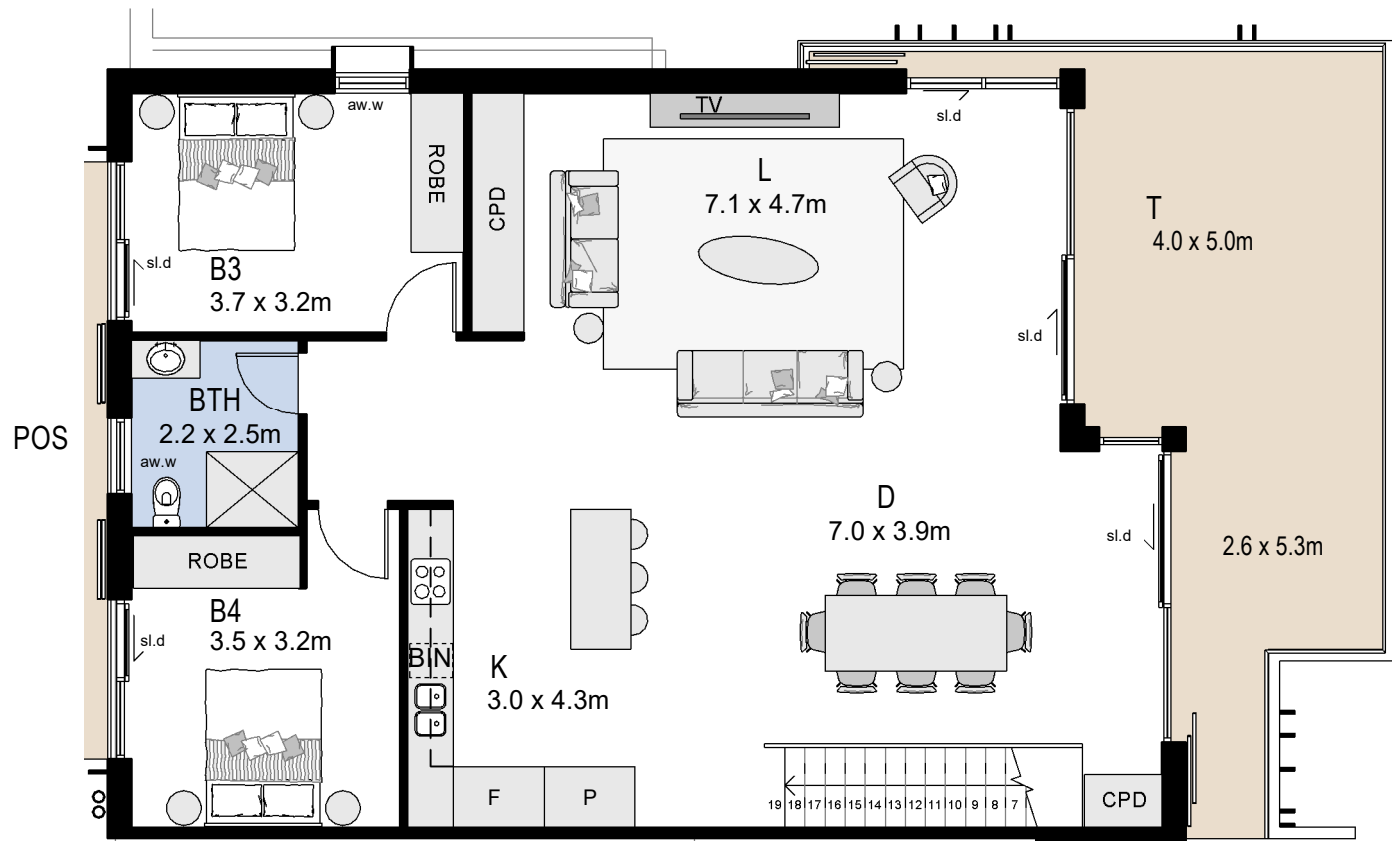


Type 8 Dwelling - Ground (Parking)

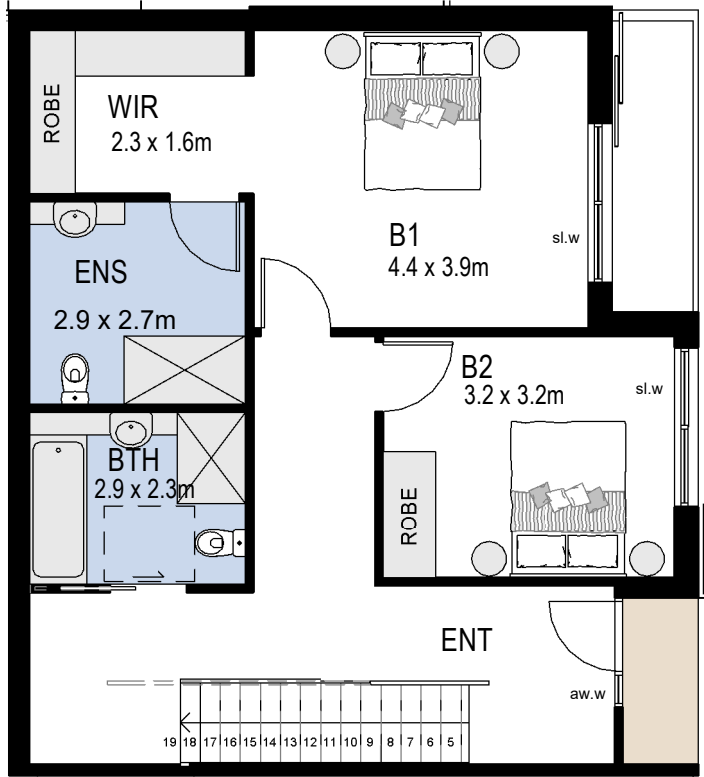


Type 8 Dwelling - Lower Ground

TYPE 8 DWELLING AREAS	
Floor Area GFA	228 sqm
Garage	48 sqm
Terraces POS	57 sqm
Typical Total Area	333 sqm

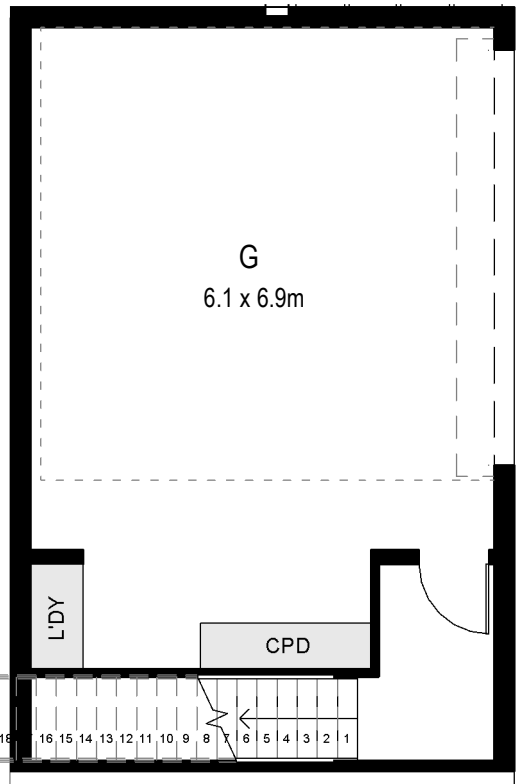


Type 9 Dwelling - Level 1

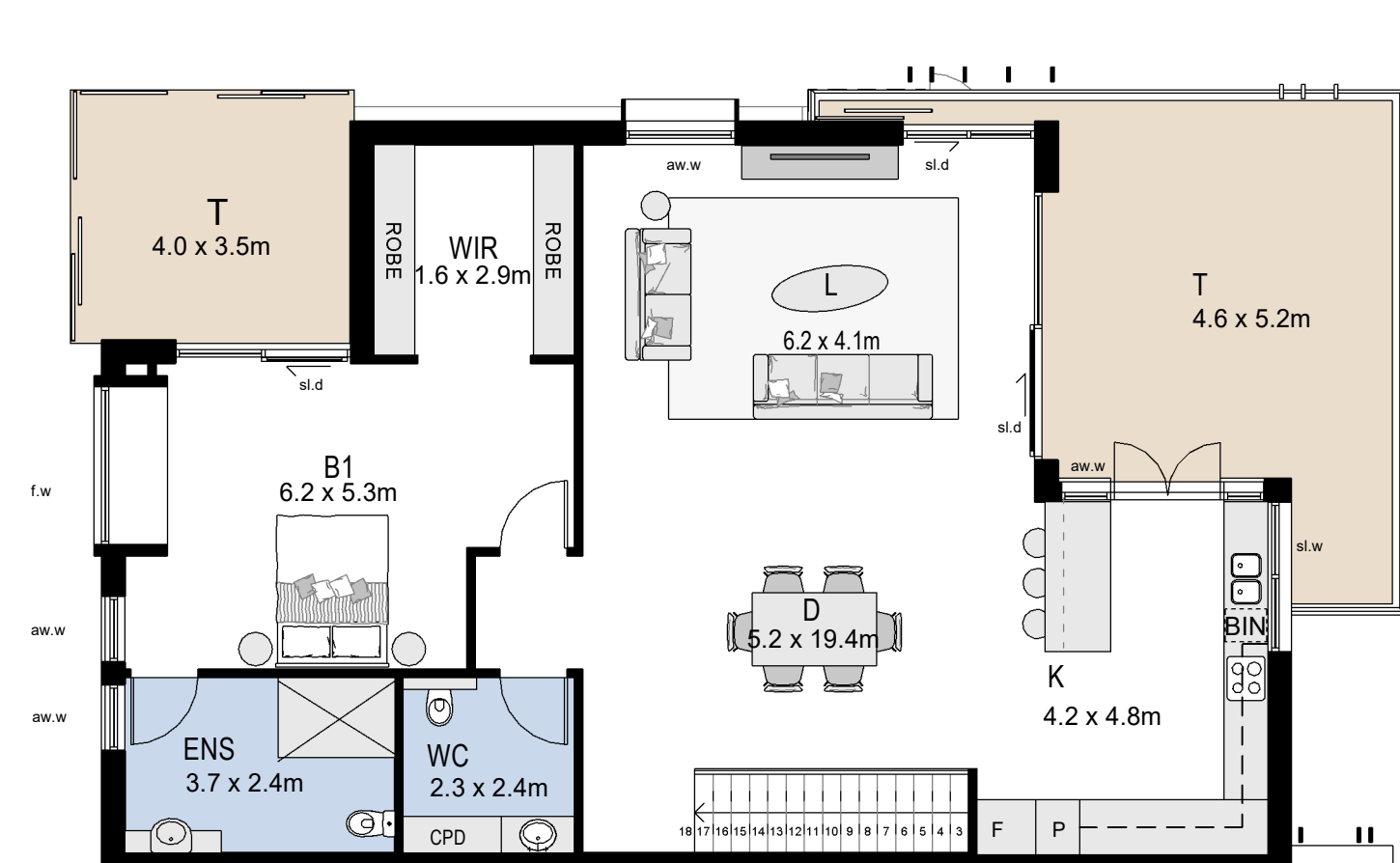


Type 9 Dwelling - Upper Ground (Podium)

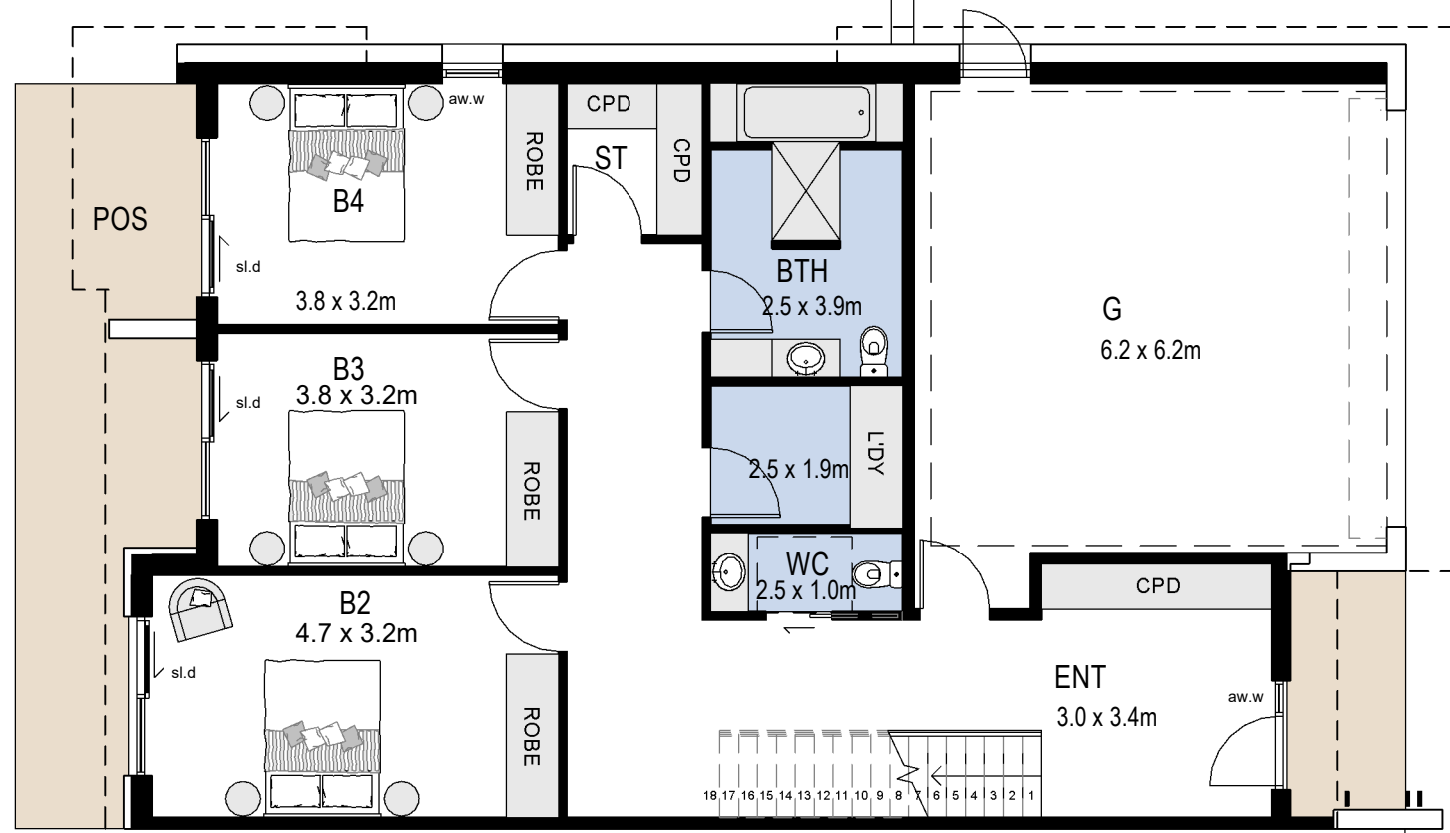
TYPE 9 DWELLING AREAS	
Floor Area GFA	219 sqm
Garage	67 sqm
Terraces POS	42 sqm
Typical Total Area	328 sqm



Type 9 Dwelling - Ground (Parking)

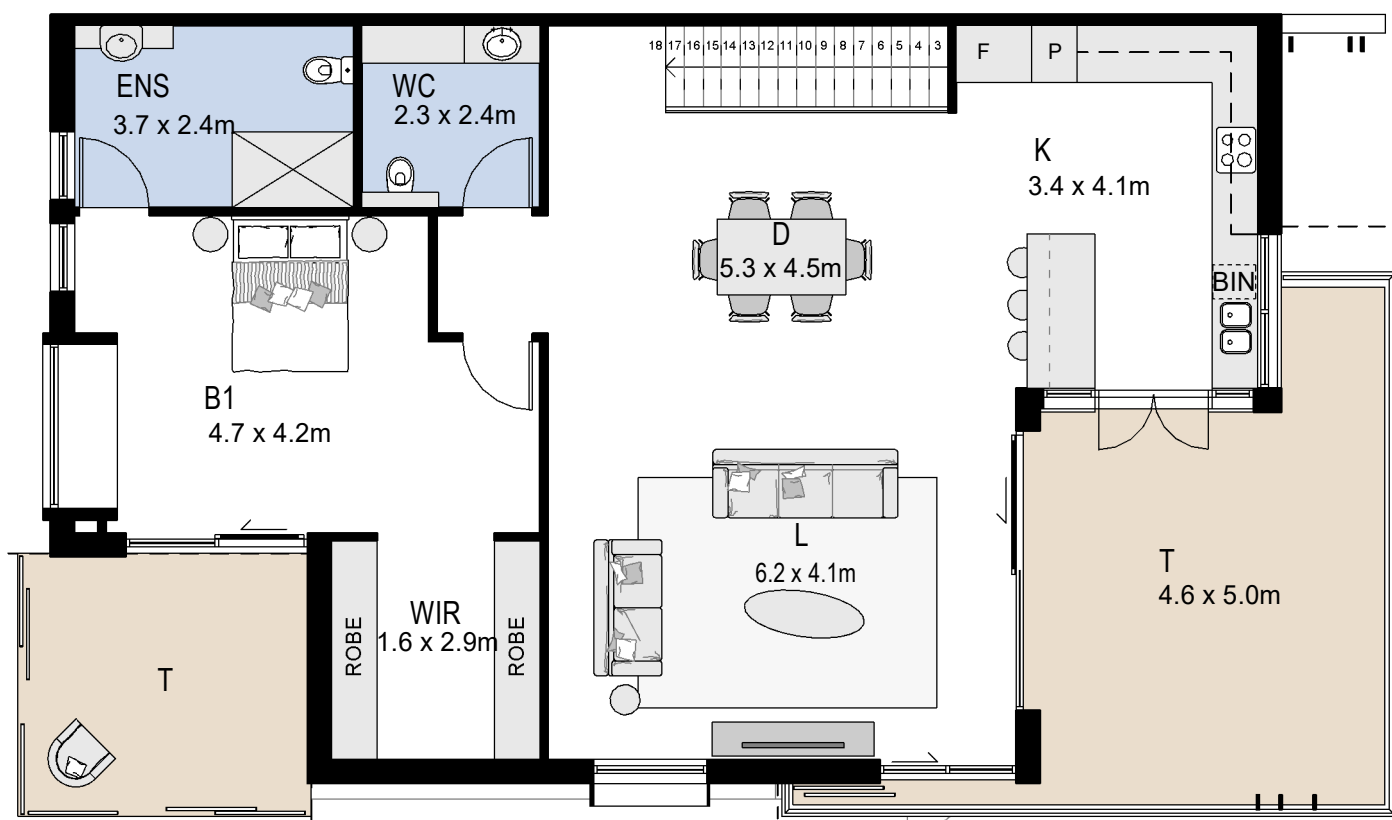


Type 10 Dwelling - Level L1

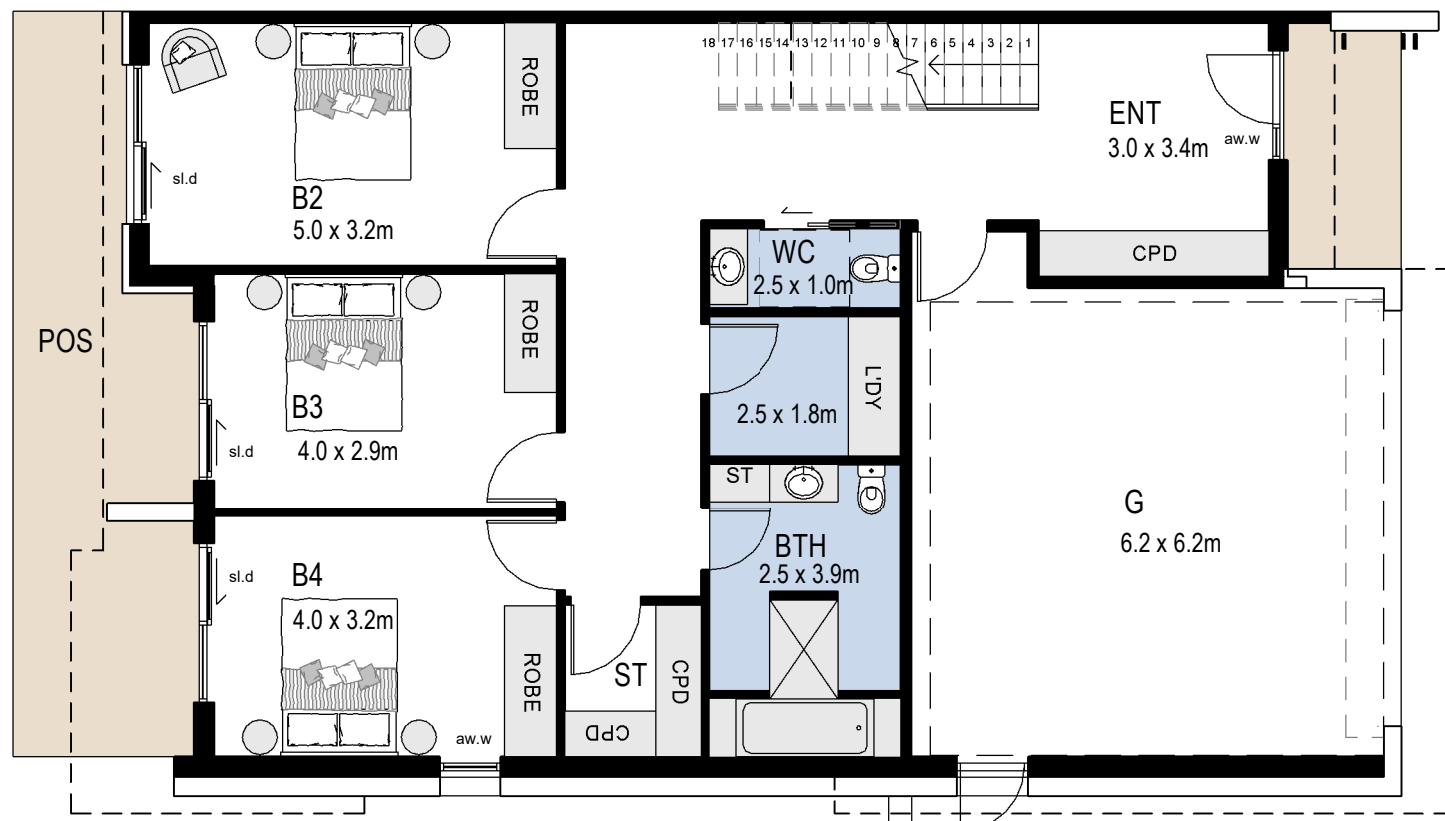


Type 10 Dwelling - Ground (Parking)

TYPE 10 DWELLING AREAS	
Floor Area GFA	252 sqm
Garage	44 sqm
Terraces POS	57 sqm
Typical Total Area	353 sqm

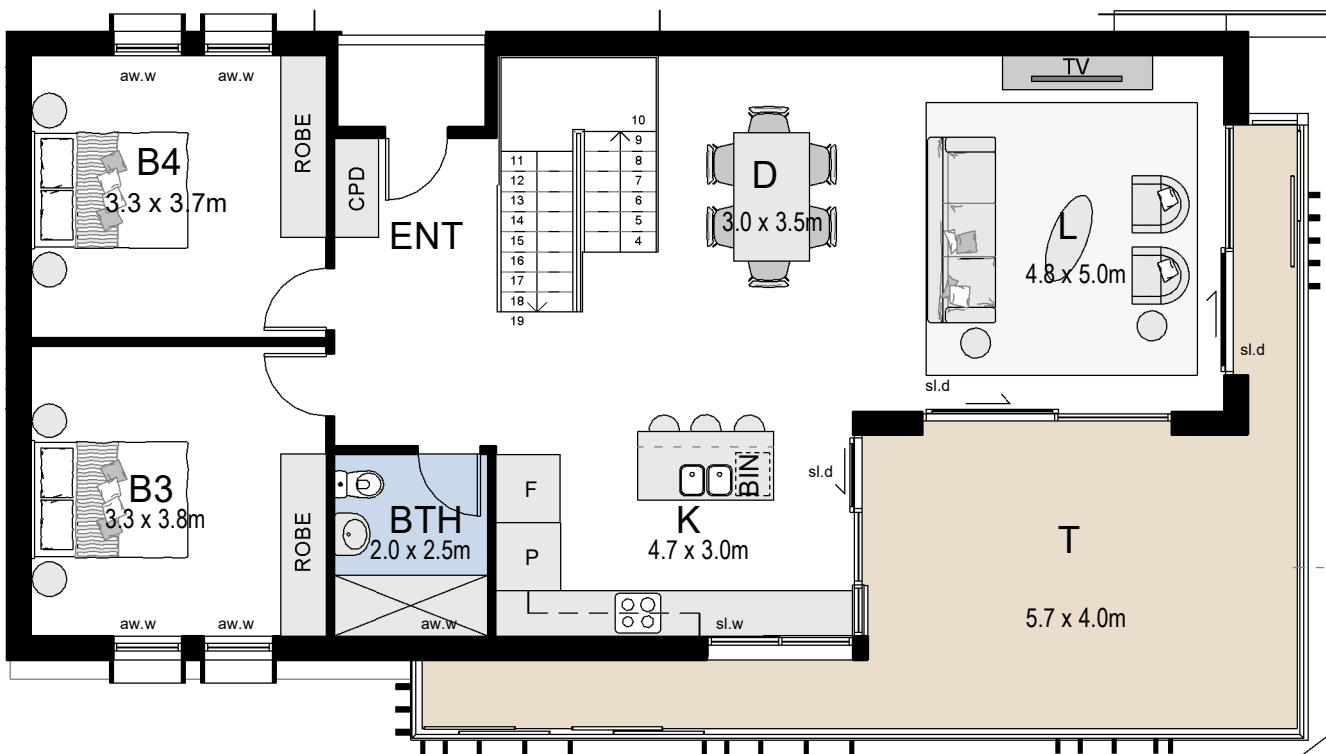


Type 11 Dwelling - Level 1

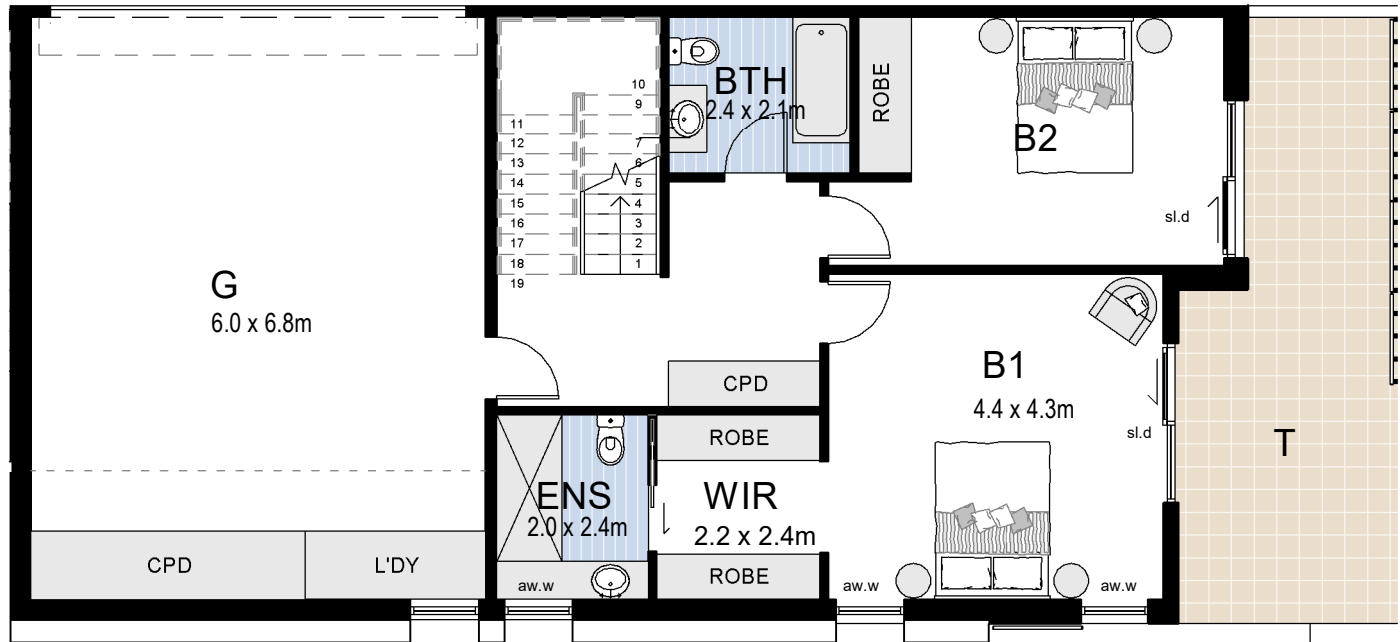


Type 11 Dwelling - Ground (Parking)

TYPE 11 DWELLING AREAS	
Floor Area GFA	252 sqm
Garage	44 sqm
Terraces POS	57 sqm
Typical Total Area	353 sqm



Type 12 Dwelling - Upper Ground (Podium)



Type 12 Dwelling - Ground (Parking)

TYPE 12 DWELLING AREAS	
Floor Area GFA	198 sqm
Garage	53 sqm
Terraces POS	53 sqm
Typical Total Area	304 sqm

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 3
Unit 5	Type 1	Bldg 2
Unit 6	Type 1	Bldg 2
Unit 7	Type 1	Bldg 2
Unit 8	Type 2	Bldg 2
Unit 9	Type 12	Bldg 2
Unit 10	Type 5	Bldg 2
Unit 11	Type 4	Bldg 2
Unit 12	Type 4	Bldg 2
Unit 13	Type 6	Bldg 2
Unit 14	Type 6	Bldg 2
Unit 15	Type 2	Bldg 2
Unit 16	Type 1	Bldg 2
Unit 17	Type 3	Bldg 2
Unit 18	Type 12	Bldg 2
Unit 19	Type 7	Bldg 3
Unit 20	Type 1	Bldg 3
Unit 21	Type 1	Bldg 3
Unit 22	Type 1	Bldg 3
Unit 23	Type 1	Bldg 3
Unit 24	Type 2	Bldg 3

Dwelling Number / Dwelling Type / Building Location		
Dwelling No	Unit Type	Bldg No
Unit 25	Type 5	Bldg 3
Unit 26	Type 4	Bldg 3
Unit 27	Type 4	Bldg 3
Unit 28	Type 4	Bldg 3
Unit 29	Type 6	Bldg 3
Unit 30	Type 6	Bldg 3
Unit 31	Type 1	Bldg 3
Unit 32	Type 8	Bldg 3
Unit 33	Type 7	Bldg 4
Unit 34	Type 1	Bldg 4
Unit 35	Type 1	Bldg 4
Unit 36	Type 1	Bldg 4
Unit 37	Type 1	Bldg 4
Unit 38	Type 1	Bldg 4
Unit 39	Type 2	Bldg 4
Unit 40	Type 9	Bldg 4
Unit 41	Type 4	Bldg 4
Unit 42	Type 4	Bldg 4
Unit 43	Type 6	Bldg 4
Unit 44	Type 6	Bldg 4
Unit 45	Type 2	Bldg 4
Unit 46	Type 11	Bldg 5
Unit 47	Type 10	Bldg 5

DWELLING TYPE SCHEDULE		
Dwelling Type	Description	Quantity
Type 1	Three Bedroom	15
Type 2	Three Bedroom	6
Type 3	Three Bedroom	1
Type 4	Three Bedroom	7
Type 5	Three Bedroom	2
Type 6	Four Bedroom	6
Type 7	Three Bedroom	4
Type 8	Three Bedroom	1
Type 9	Four Bedroom	1
Type 10	Four Bedroom	1
Type 11	Four Bedroom	1
Type 12	Four Bedroom	2

DWELLING TYPE No	GFA m²	GARAGE m²	TERRACE m²	TOTAL m²
Type 1	180	44	38	262
Type 2	180	50	48	278
Type 3	172	58	48	278
Type 4	186	56	41	283
Type 5	193	57	44	294
Type 6	230	48	56	334
Type 7	218	50	60	328
Type 8	228	48	57	333
Type 9	219	67	42	328
Type 10	252	44	57	353
Type 11	252	44	57	353
Type 12	198	53	53	304


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

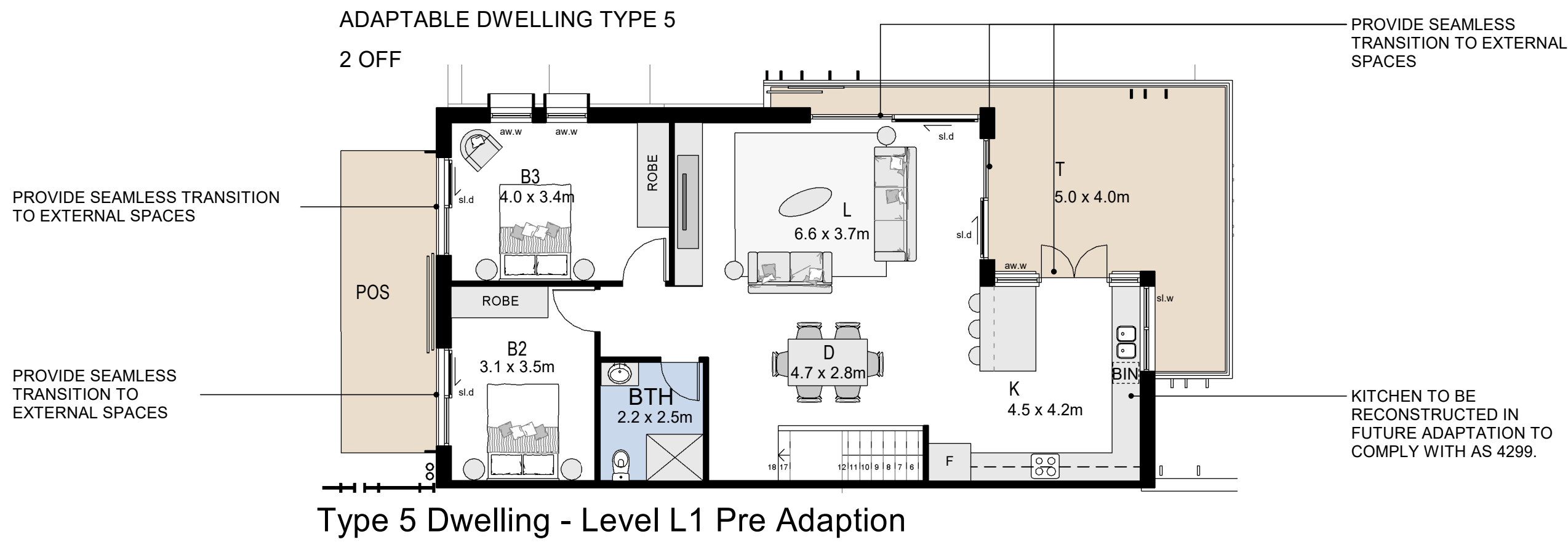
NOTES

- REFER TO ARCHITECTURAL DRAWING DA/04 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

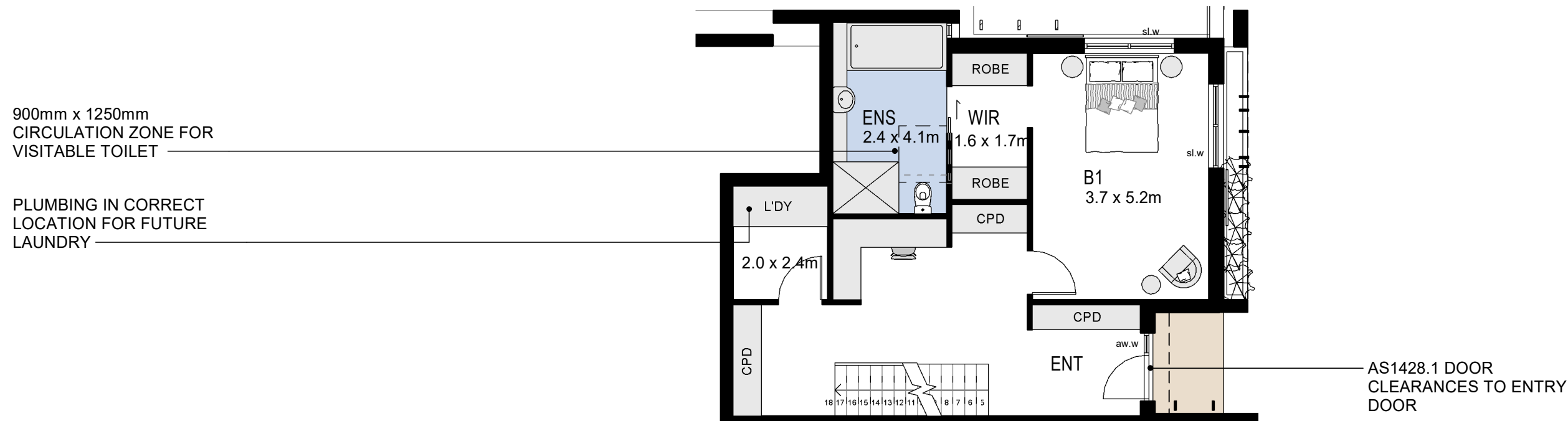
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REVISION	DESCRIPTION	DATE
1	Development Application	16.12.2019
REV.		

DWELLING TYPOLOGIES

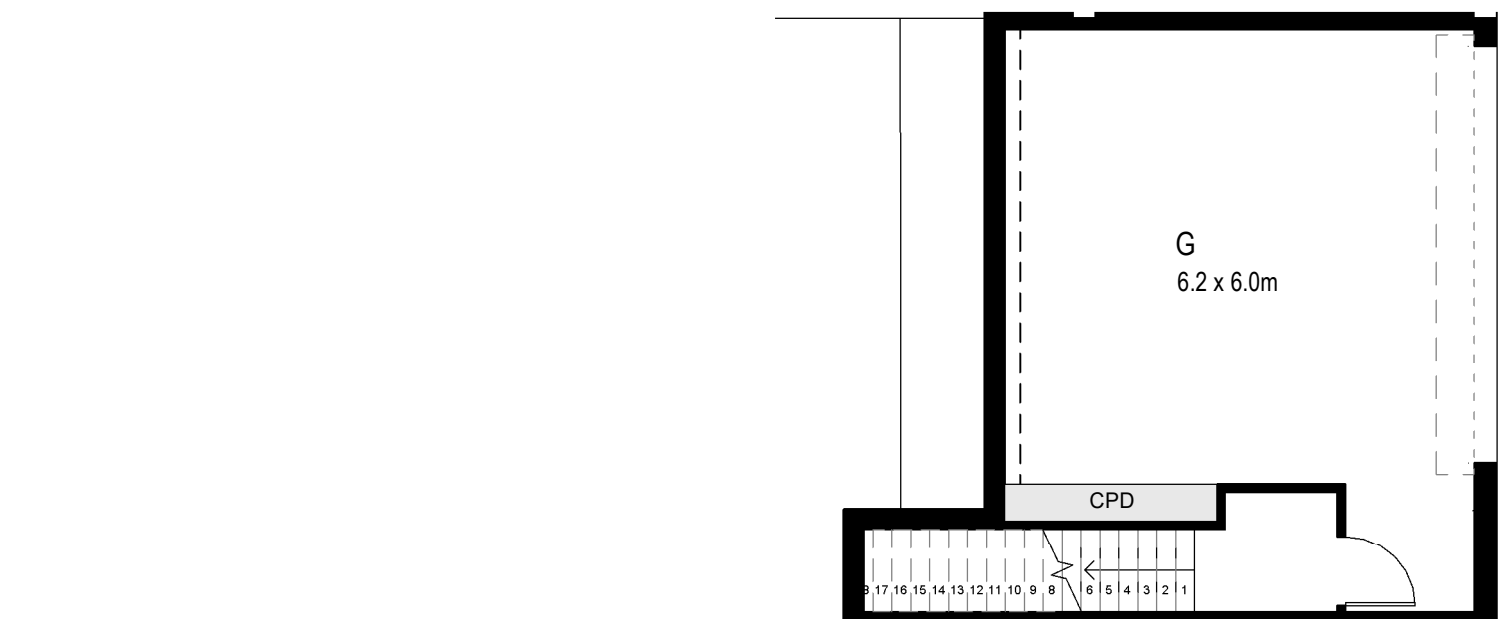
CLIENT For Surewin Parkview Pty Ltd	PROJECT: Proposed Residential Development THE COSGROVE		DRAWING TITLE: Dwelling Typologies Sheet 2 of 2			
	At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500		SCALE: @ B1 1:100	DRAWN: EJ	CHECKED: MFJ	DATE: 16.12.2019
	 <div>WOLLONGONG T 02 4226 3600 W www.aej.com.au</div>	<div>NOWRA T 02 4421 6822 E aej@aej.com.au</div> <div>Nominated Architect Steven Bayer Reg. No. 5880</div>	PROJECT No: 17-0049		DWG No: DA/23	ISSUE: 1



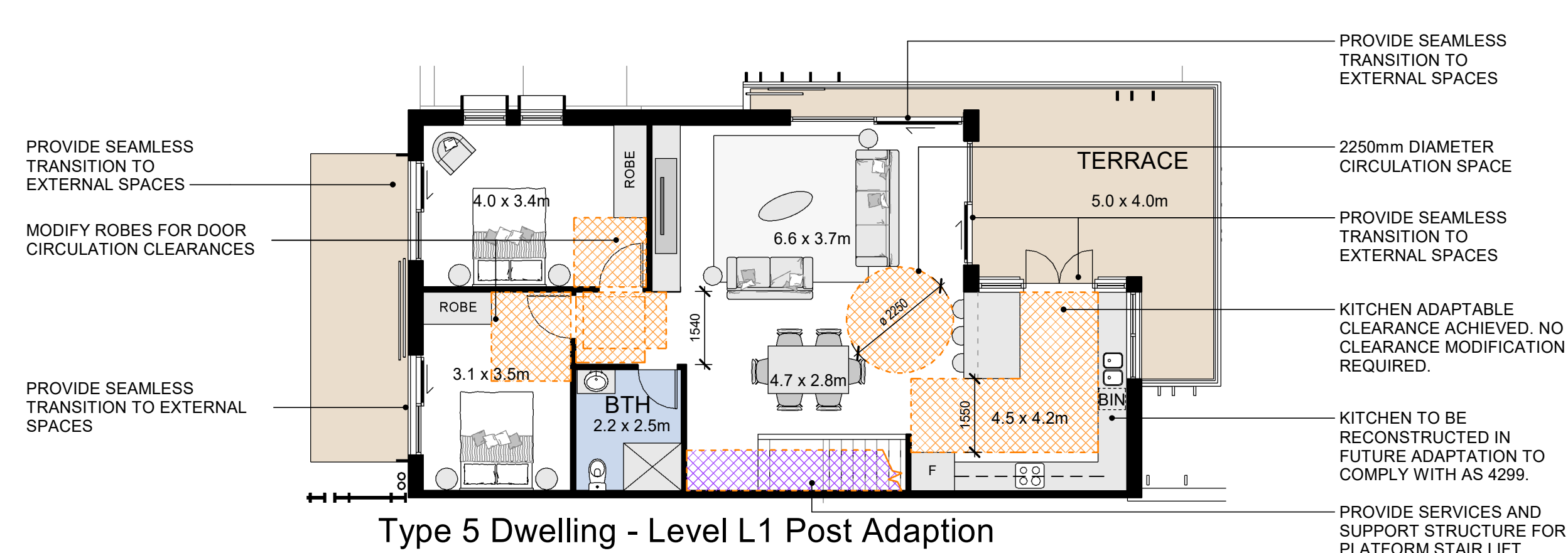
Type 5 Dwelling - Level L1 Pre Adaption



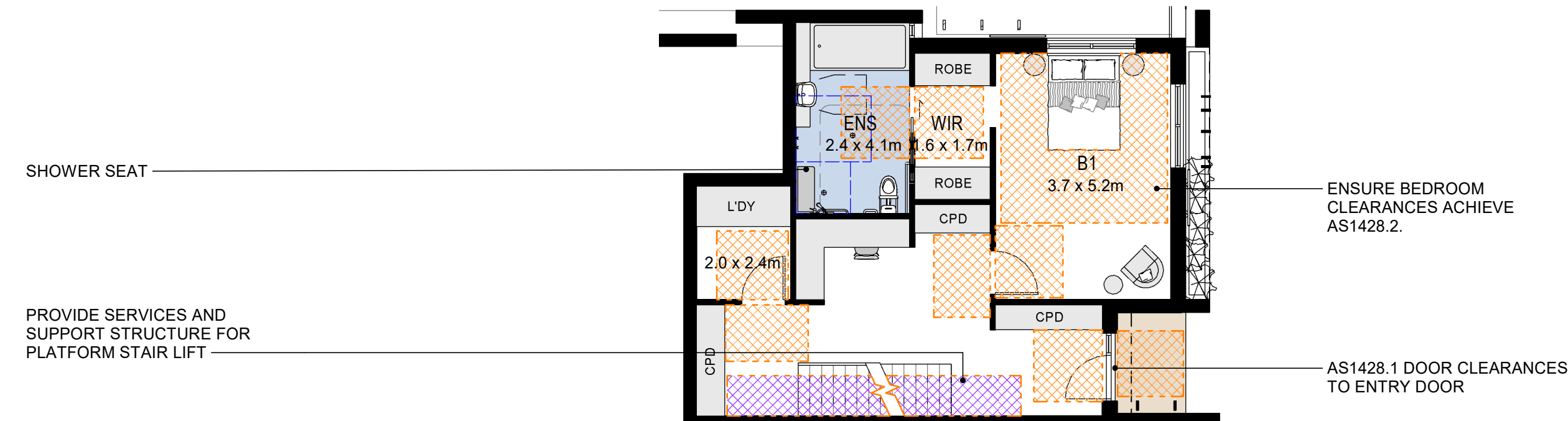
Type 5 Dwelling - Level G3 Podium Pre Adaption



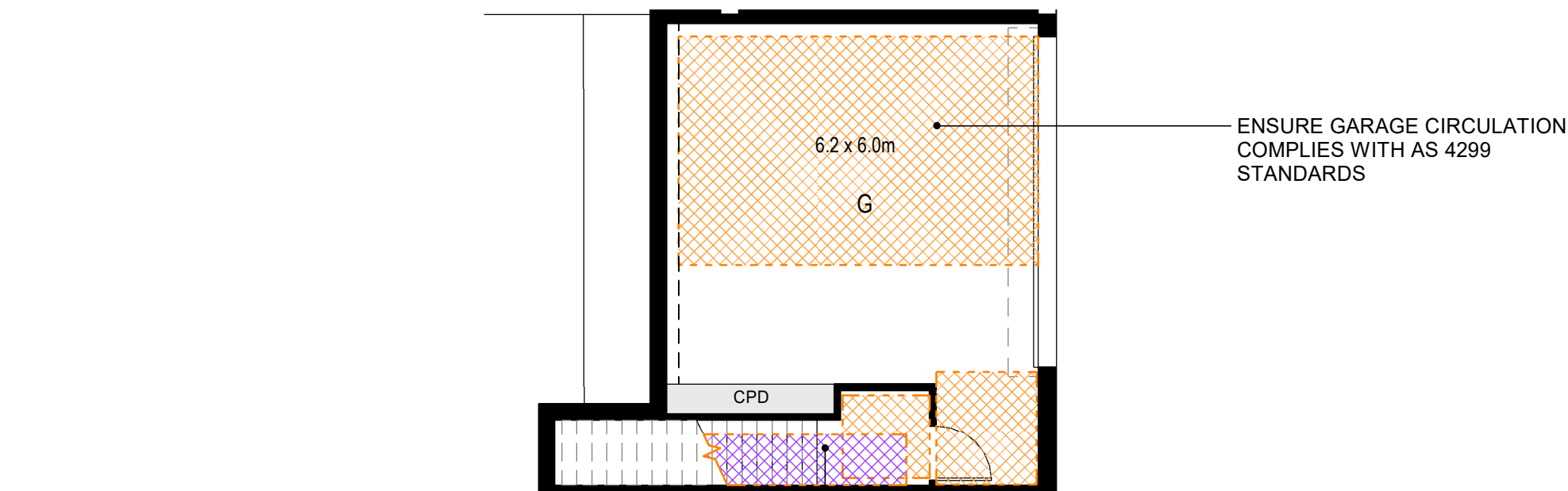
Type 5 Dwelling - Level G2 Parking Pre Adaption



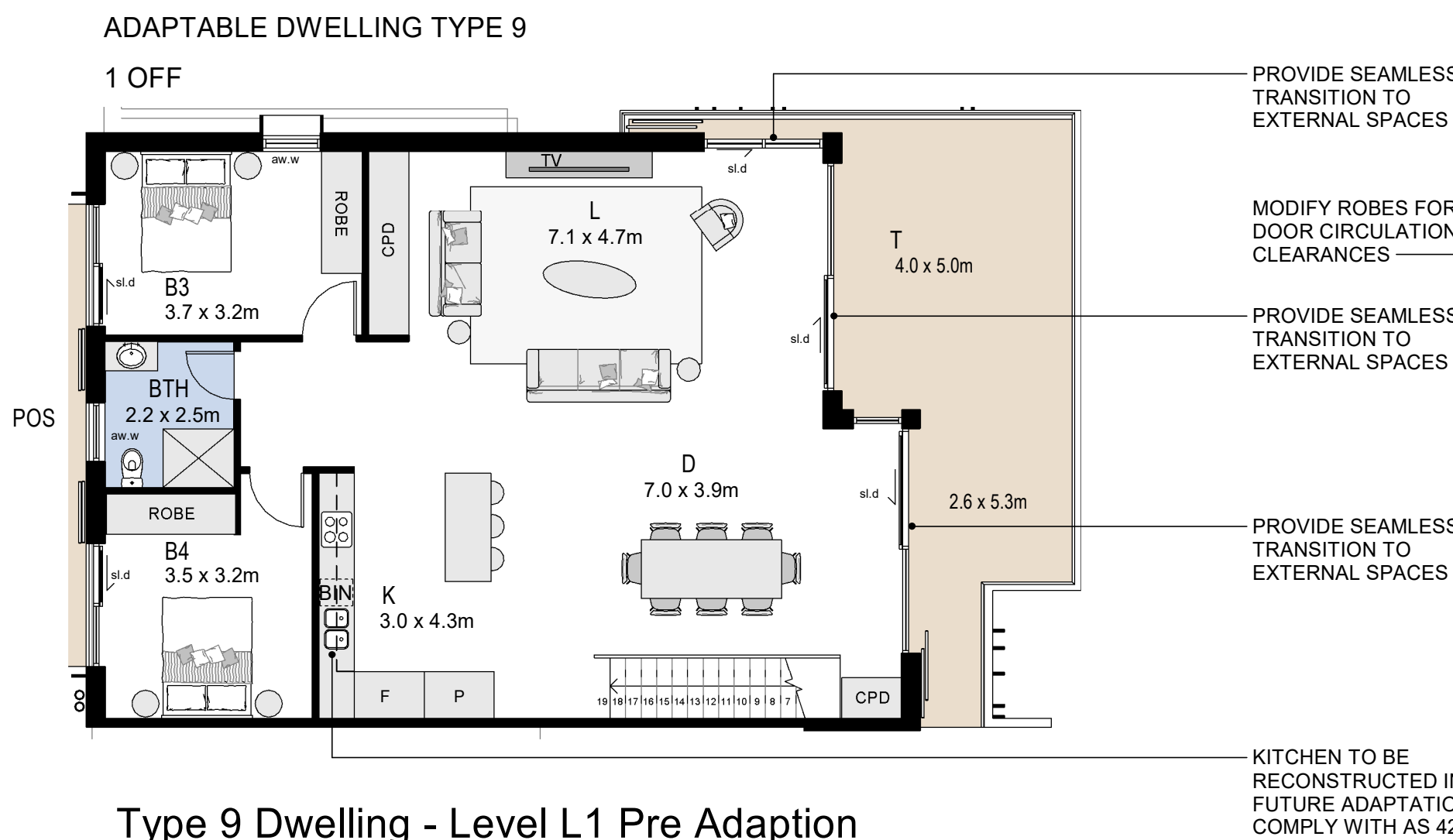
Type 5 Dwelling - Level L1 Post Adaption



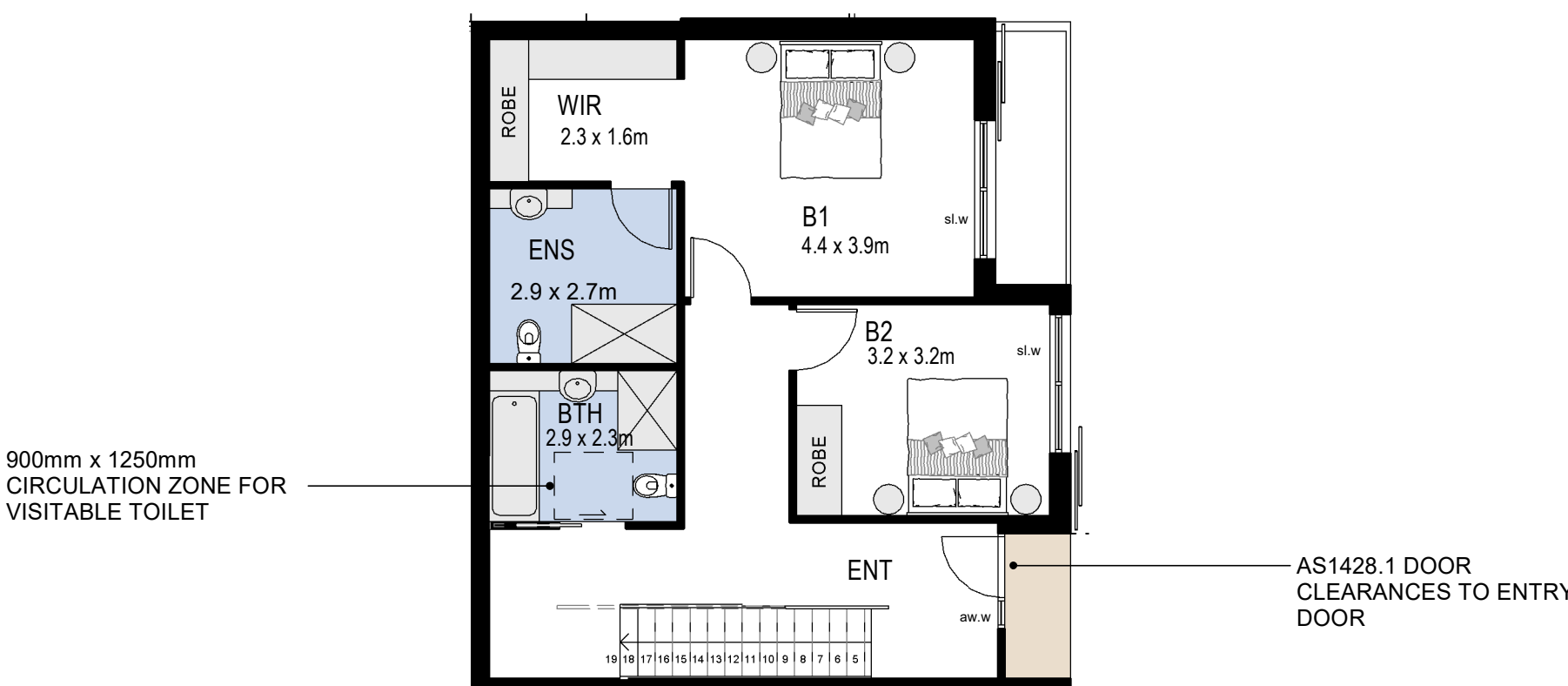
Type 5 Dwelling - Level G3 Podium Post Adaption



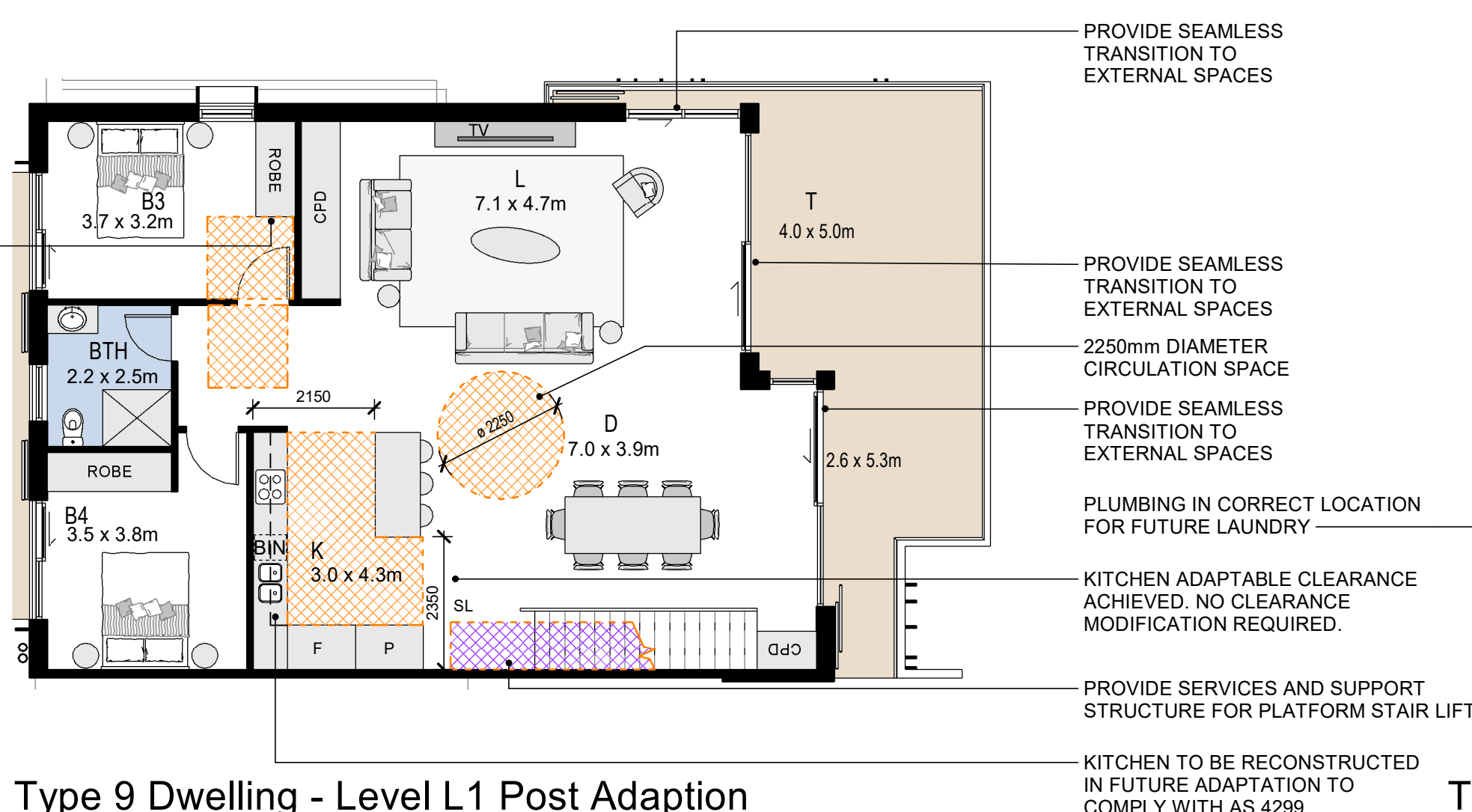
Type 5 Dwelling - Level G2 Parking Post Adaption



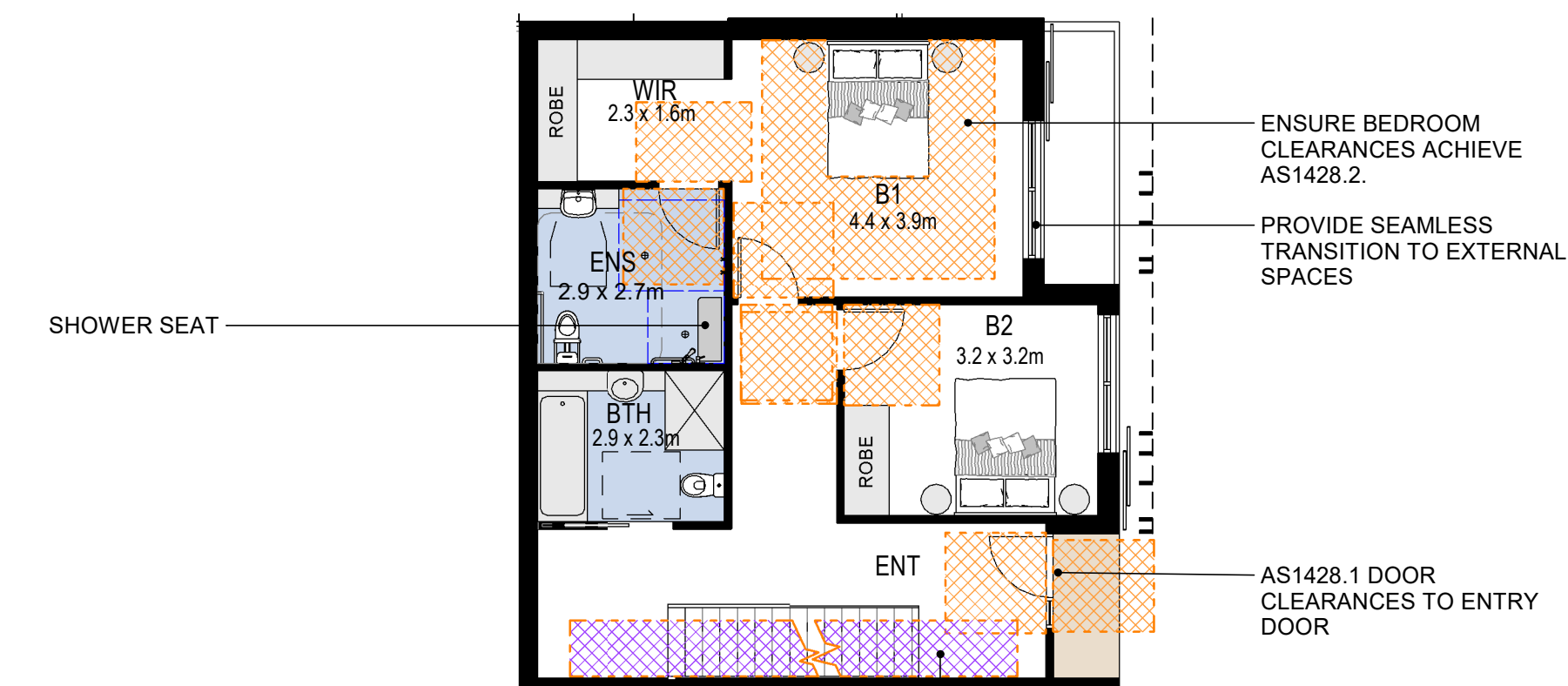
Type 9 Dwelling - Level L1 Pre Adaption



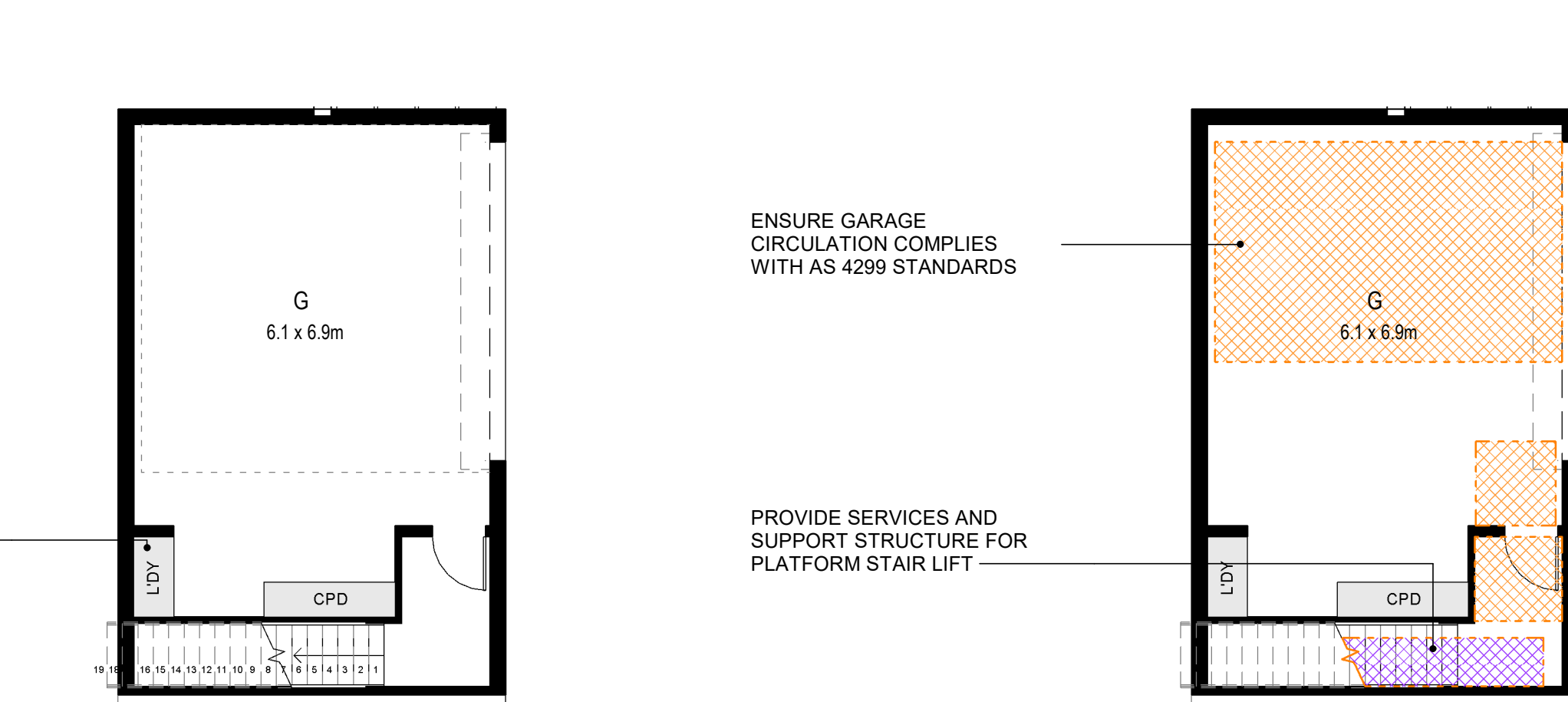
Type 9 Dwelling - Level G3 Podium Pre Adaption



Type 9 Dwelling - Level L1 Post Adaption



Type 9 Dwelling - Level G3 Podium Post Adaption

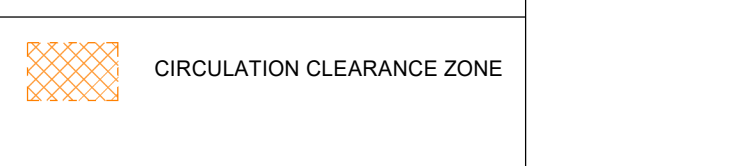


Type 9 Dwelling - Level G2 Parking Pre Adaption

Type 9 Dwelling - Level G2 Parking Post Adaption

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



NOTES

- PROVIDE 920mm DOOR LEAF TO ACCESSIBLE ROOMS

18/12/2019 1:22:41 AM

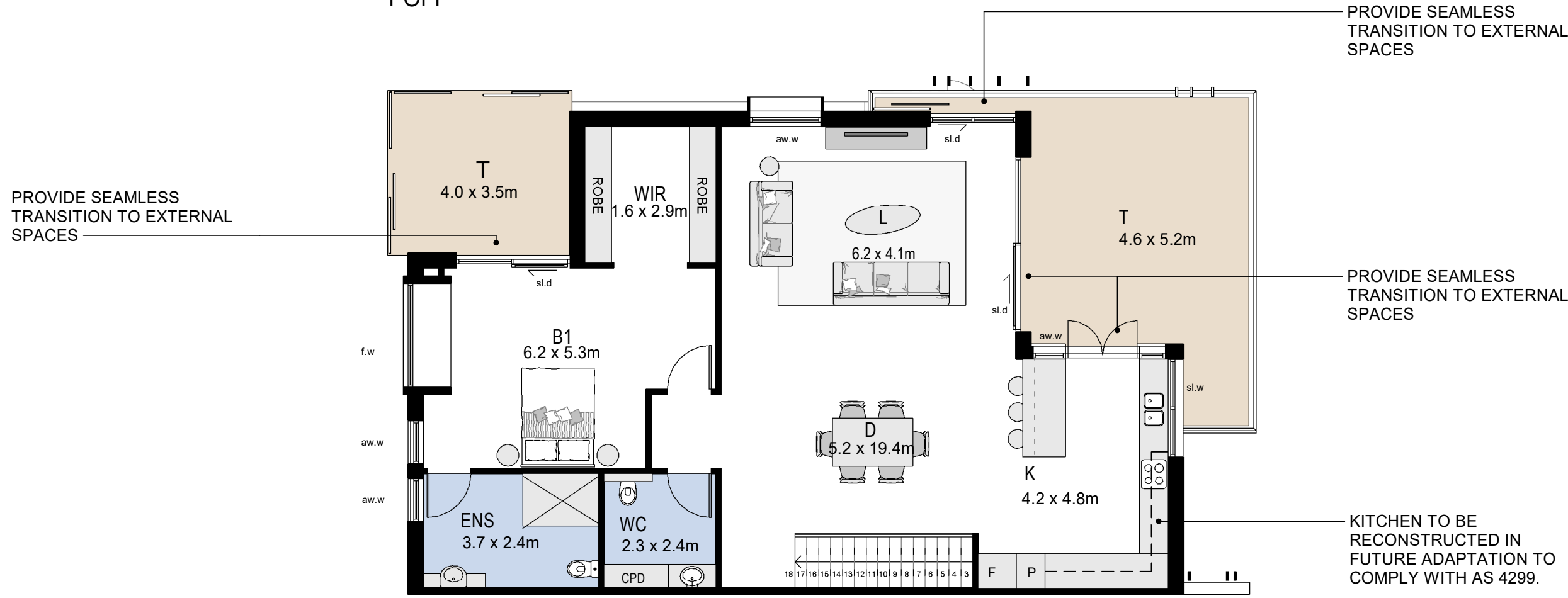
REVISION		
REV.	DESCRIPTION	DATE
1	Development Application	16.12.2019

ADAPTABLE DWELLINGS

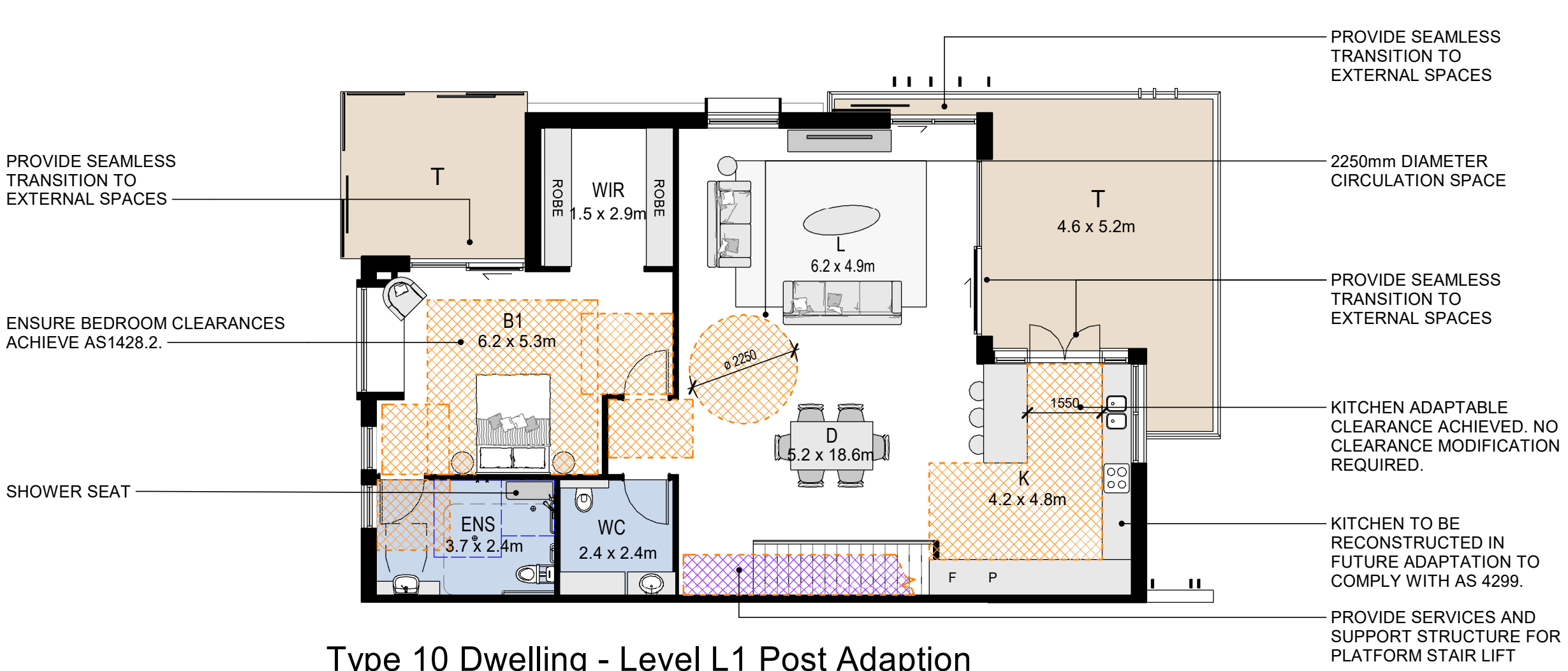
CLIENT For Surewin Parkview Pty Ltd		PROJECT: Proposed Residential Development THE COSGROVE		DRAWING TITLE: Adaptable Dwellings - Pre and Post Adaptation Plans	
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500		SCALE: @ B1 1:100		DRAWN: EJ	CHECKED: MFJ
PROJECT No: 17-0049		DWG No: DA/24		DATE: 16.12.2019	
ISSUE: 1		PROJECT No: 17-0049		DWG No: DA/24	

ADAPTABLE DWELLING TYPE 10

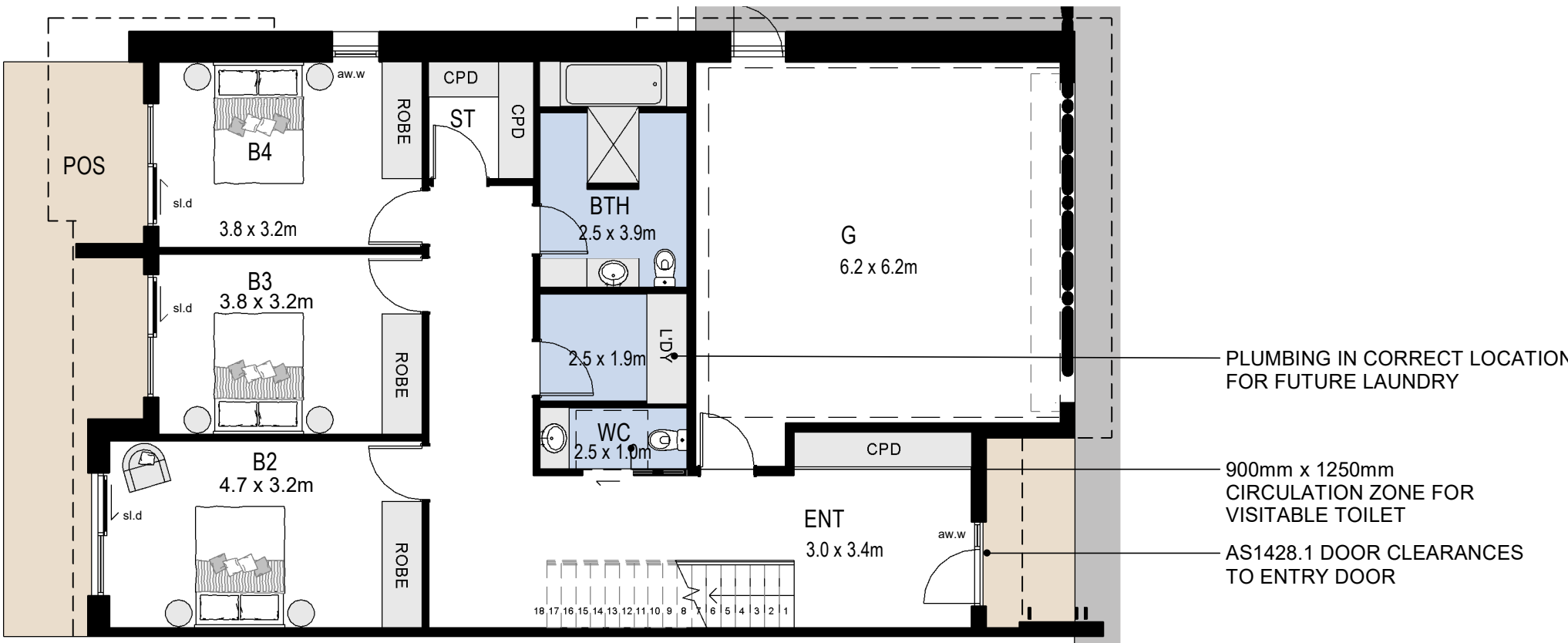
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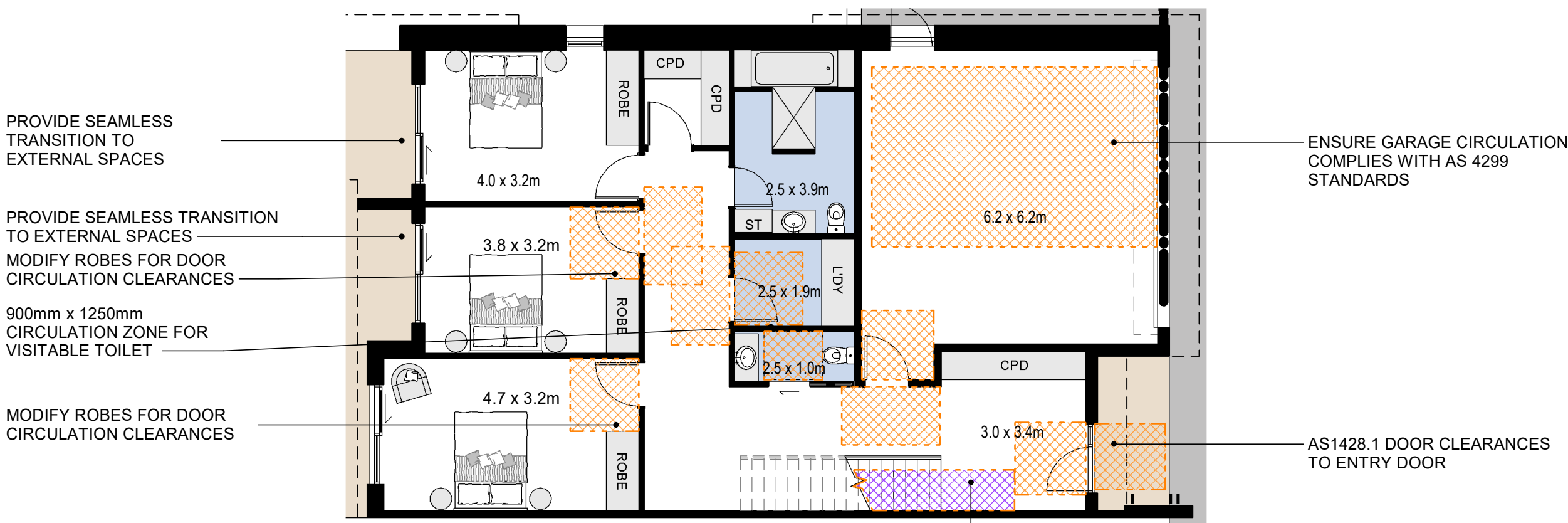
Type 10 Dwelling - Level L1 Pre Adaption



Type 10 Dwelling - Level L1 Post Adaption



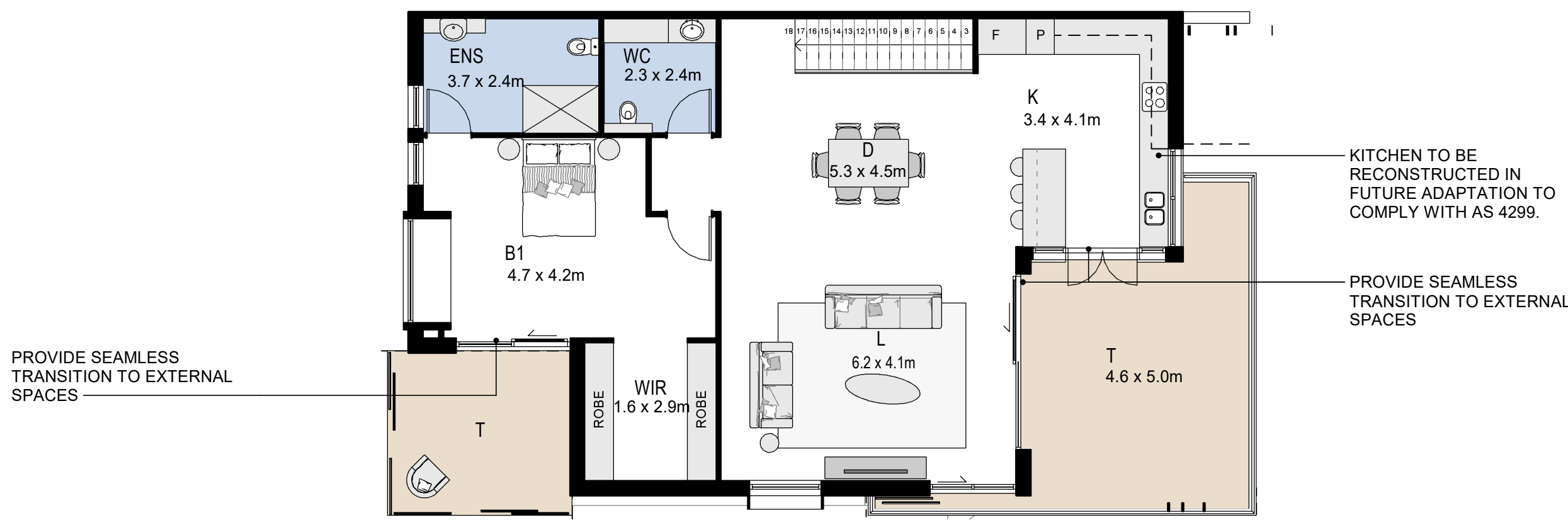
Type 10 Dwelling - Level G1 Pre Adaption



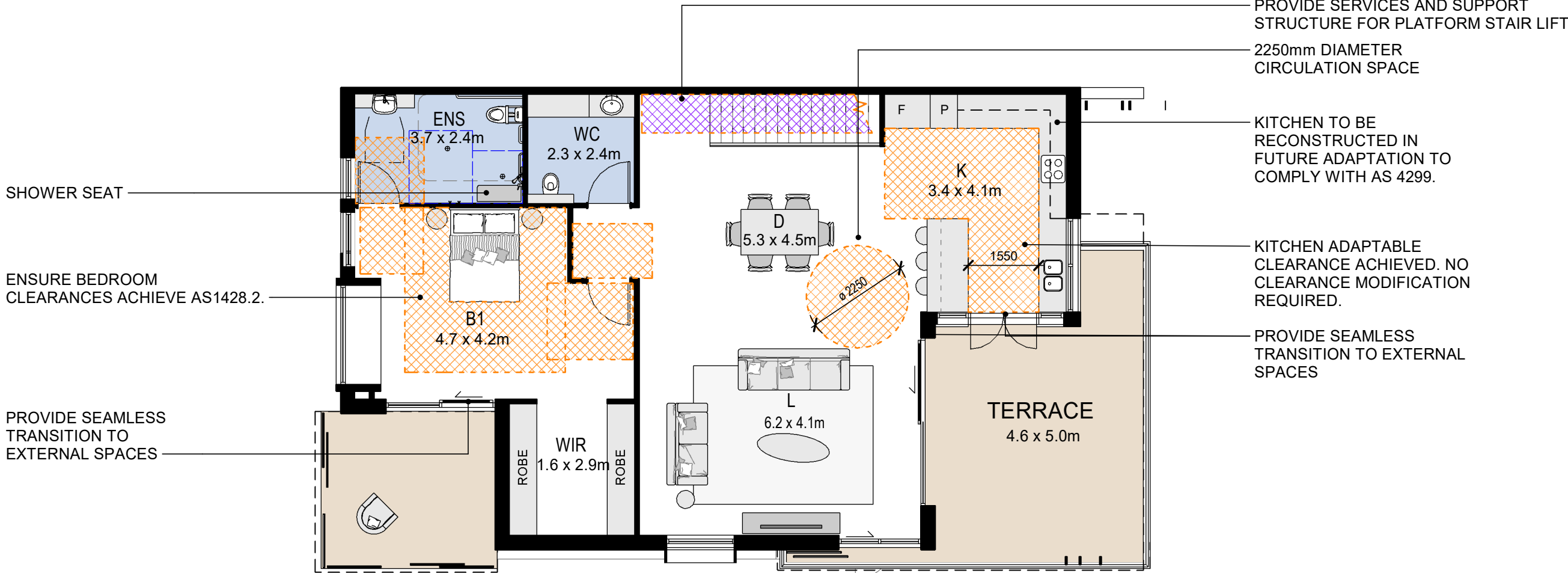
Type 10 Dwelling - Level G1 Post Adaption

ADAPTABLE DWELLING TYPE 11

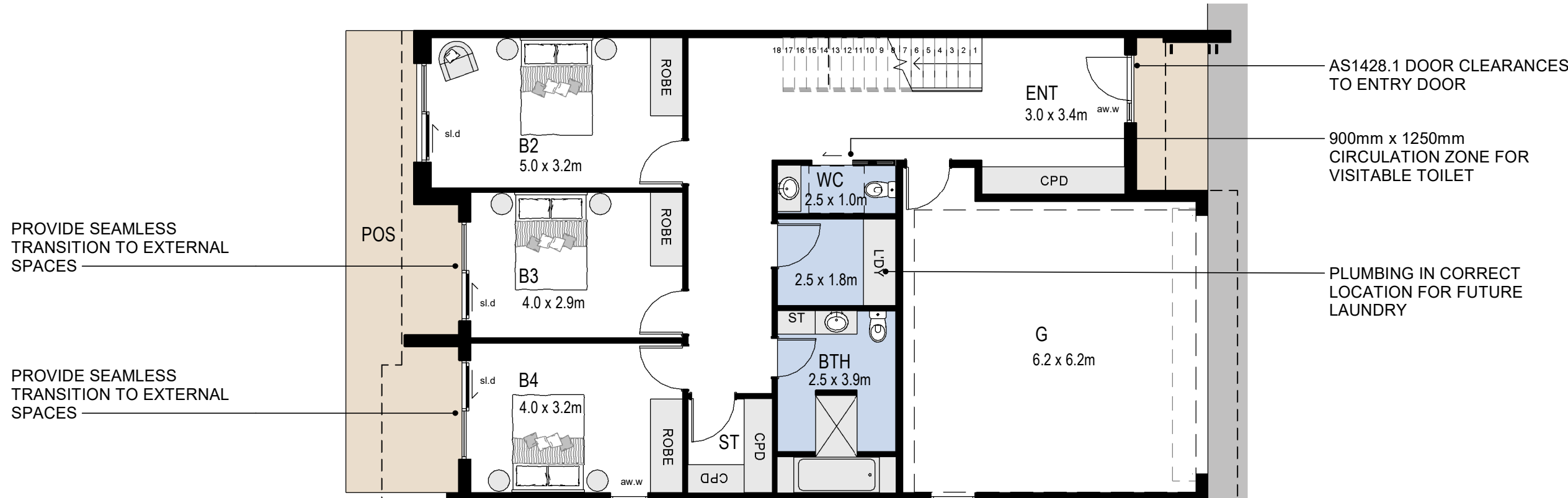
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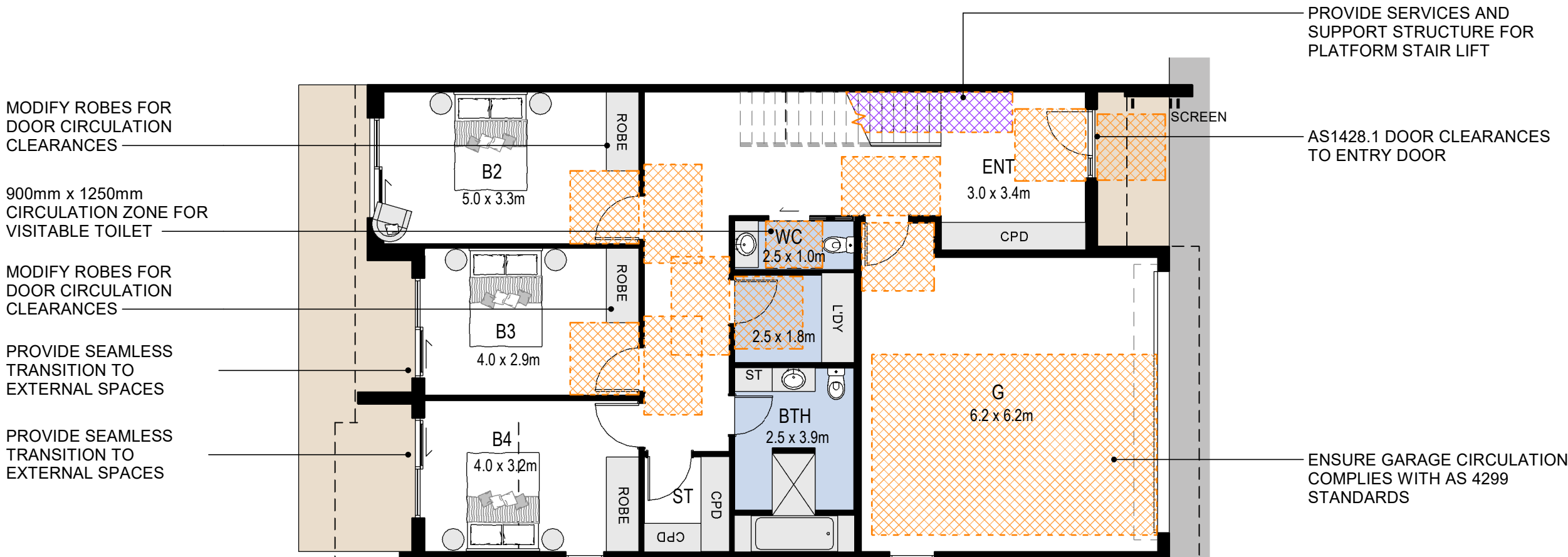
Type 11 Dwelling - Level L1 Pre Adaption



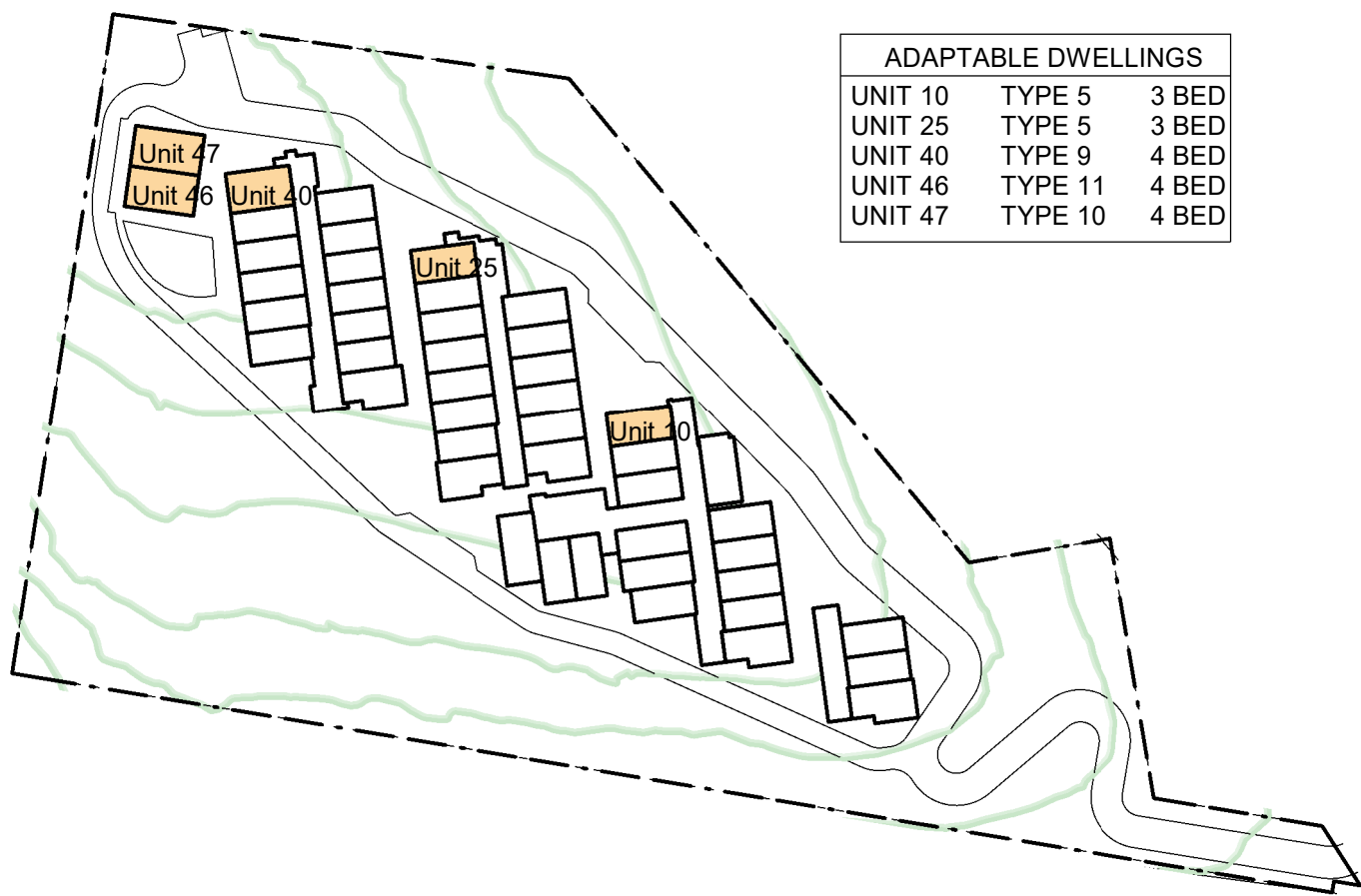
Type 11 Dwelling - Level L1 Post Adaption



Type 11 Dwelling - Level G1 Pre Adaption



Type 11 Dwelling - Level G1 Post Adaption



ADAPTABLE DWELLINGS		
UNIT 10	TYPE 5	3 BED
UNIT 25	TYPE 5	3 BED
UNIT 40	TYPE 9	4 BED
UNIT 46	TYPE 11	4 BED
UNIT 47	TYPE 10	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

16/12/2019 1:23:10 AM

REVISION		
REV.	DESCRIPTION	DATE
1	Development Application	16.12.2019

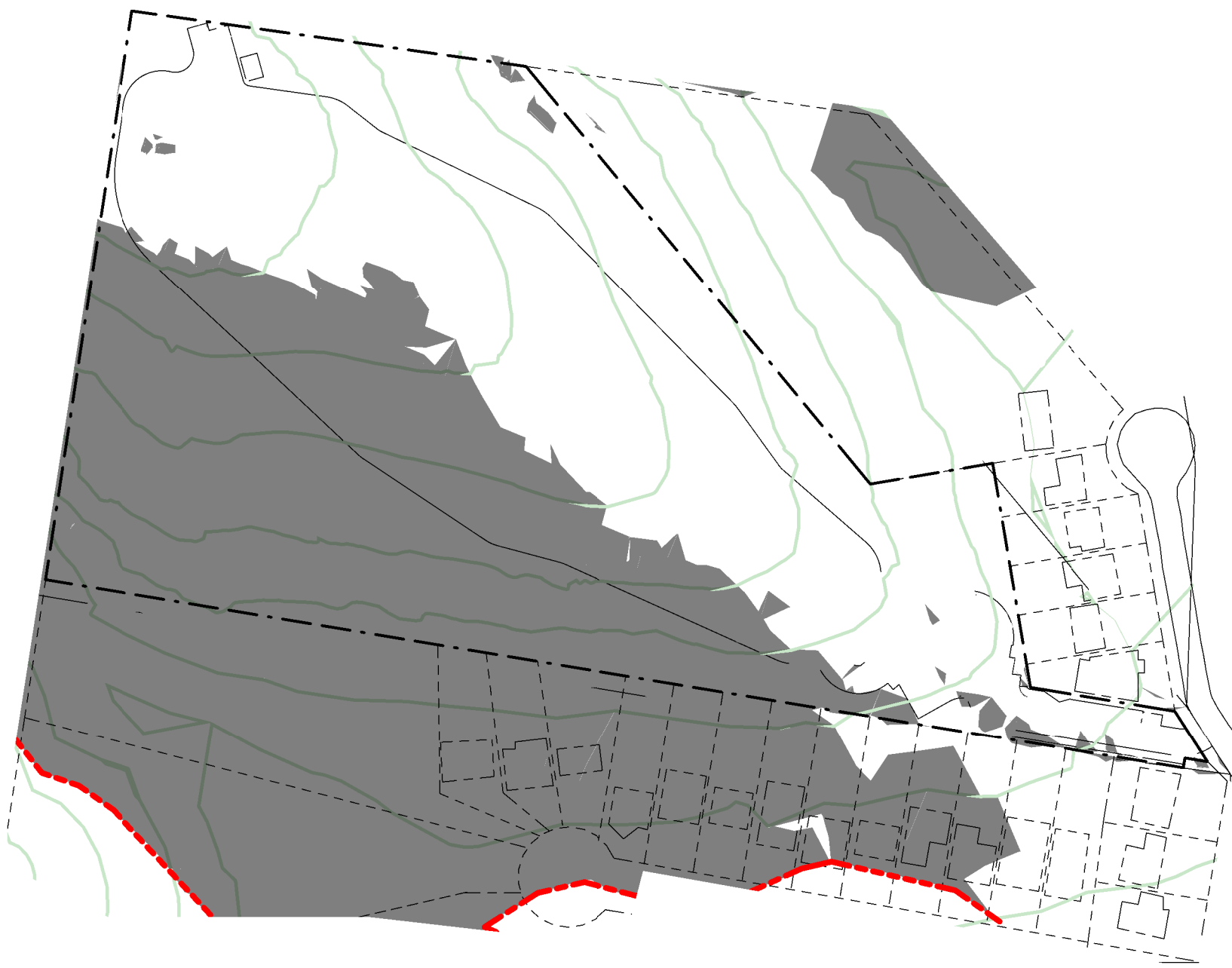
ADAPTABLE DWELLINGS

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 4426 3600 W www.aesj.com.au	NOWRA T 02 4421 6822 E aesj@aesj.com.au	BATEMANS BAY T 02 4472 7388
---	---	--------------------------------

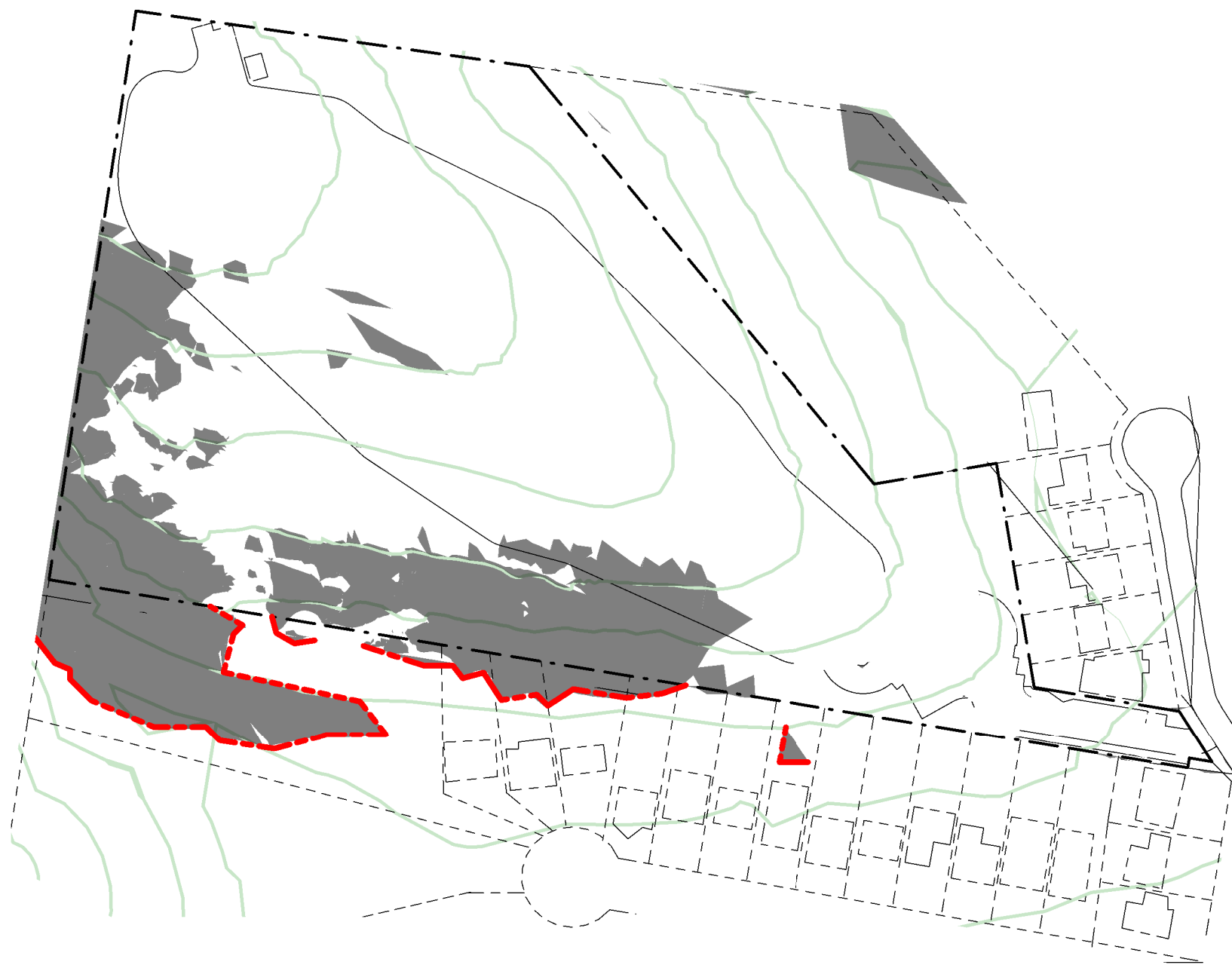
DRAWING TITLE:			
Adaptable Dwellings - Pre and Post Adaptation Plans			
SCALE: @ B1 1:100	DRAWN: EJ	CHECKED: MFJ	DATE: 16.12.2019
PROJECT No: 17-0049	DWG No: DA/25	ISSUE: 1	



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

LOCATION OF EXISTING DWELLINGSs ON
ADJACENT PROPERTIES SHOWN DOTTED

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



Shadow Diagram June 21 11am

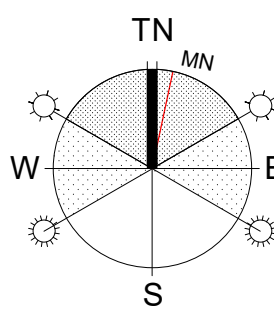
LEGEND

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

NOTES

- SHADOW CASTING DOES NOT INCLUDE SHADOWS
CAST BY THE EXISTING VEGETATION OR EXISTING
STRUCTURES ON ADJACENT PROPERTIES

SHADOW DIAGRAMS



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.aesj.com.au E aesj@aesj.com.au
Nominated Architect Steven Bayer Reg. No. 5680

DRAWING TITLE:
Site Shadow Diagrams Sheet 1 of 2

SCALE: @ B1
1:1750

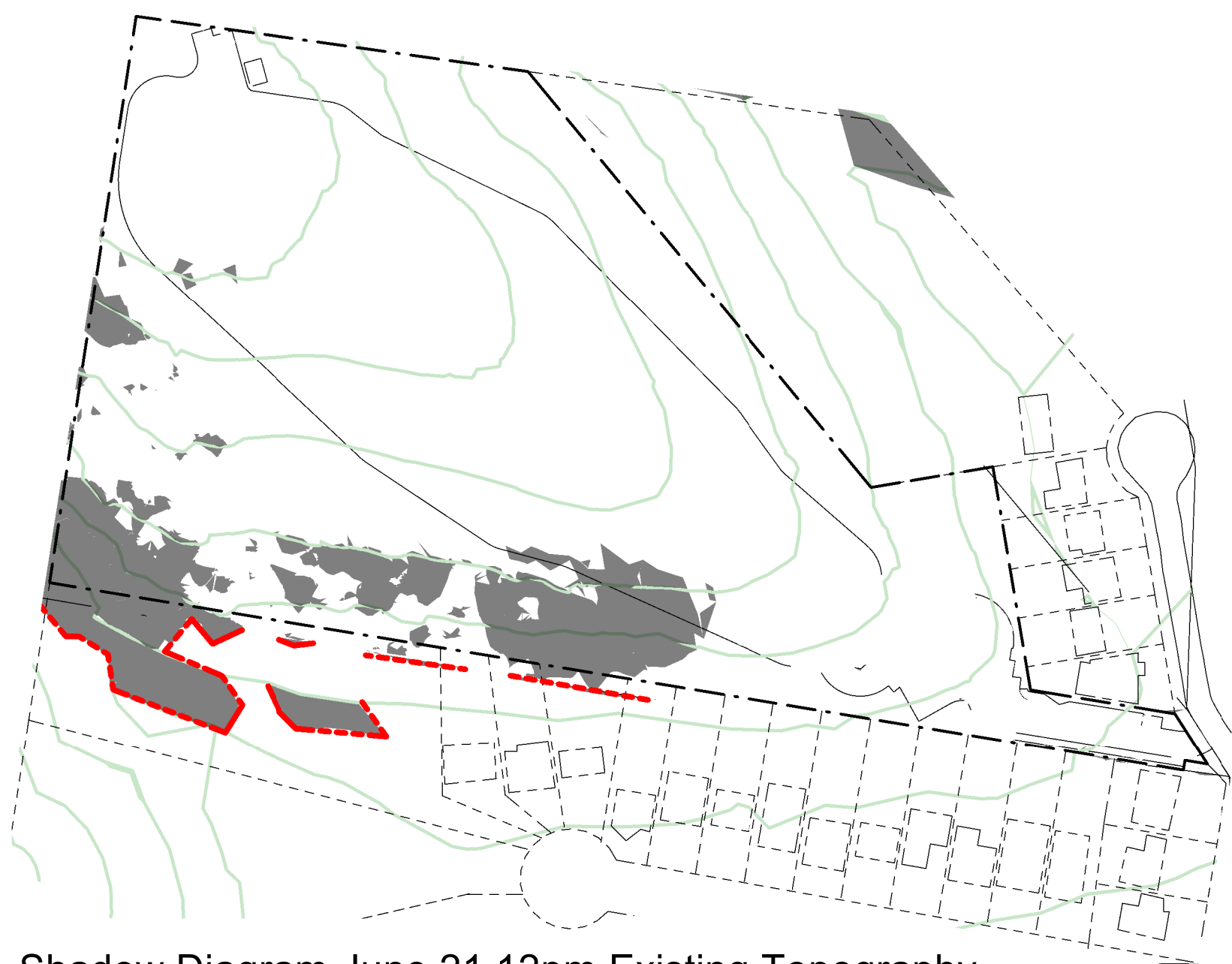
DRAWN: EJ
CHECKED: MFJ
DATE: 16.12.2019

PROJECT No:
17-0049

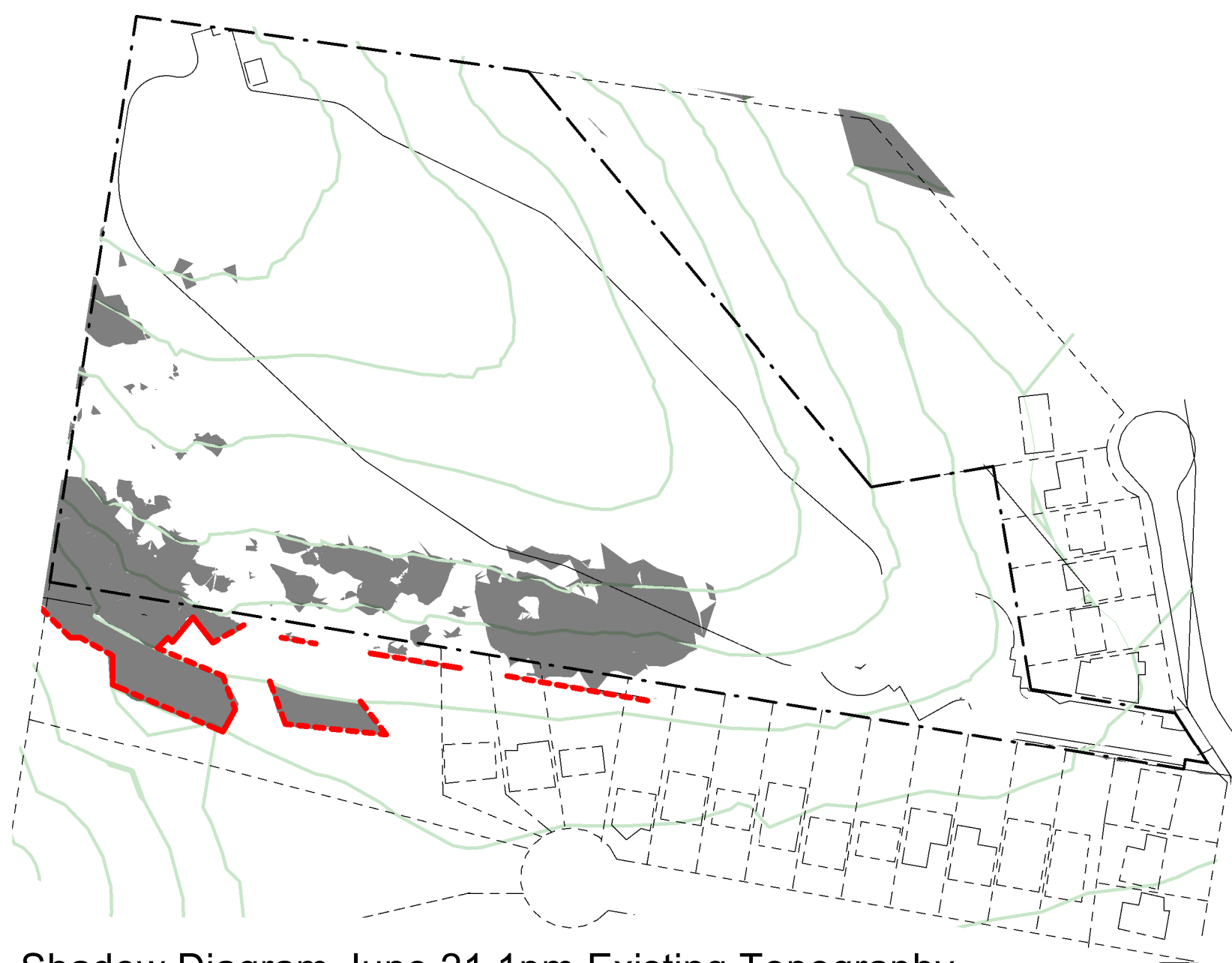
DWG No:
DA/26

ISSUE:
1

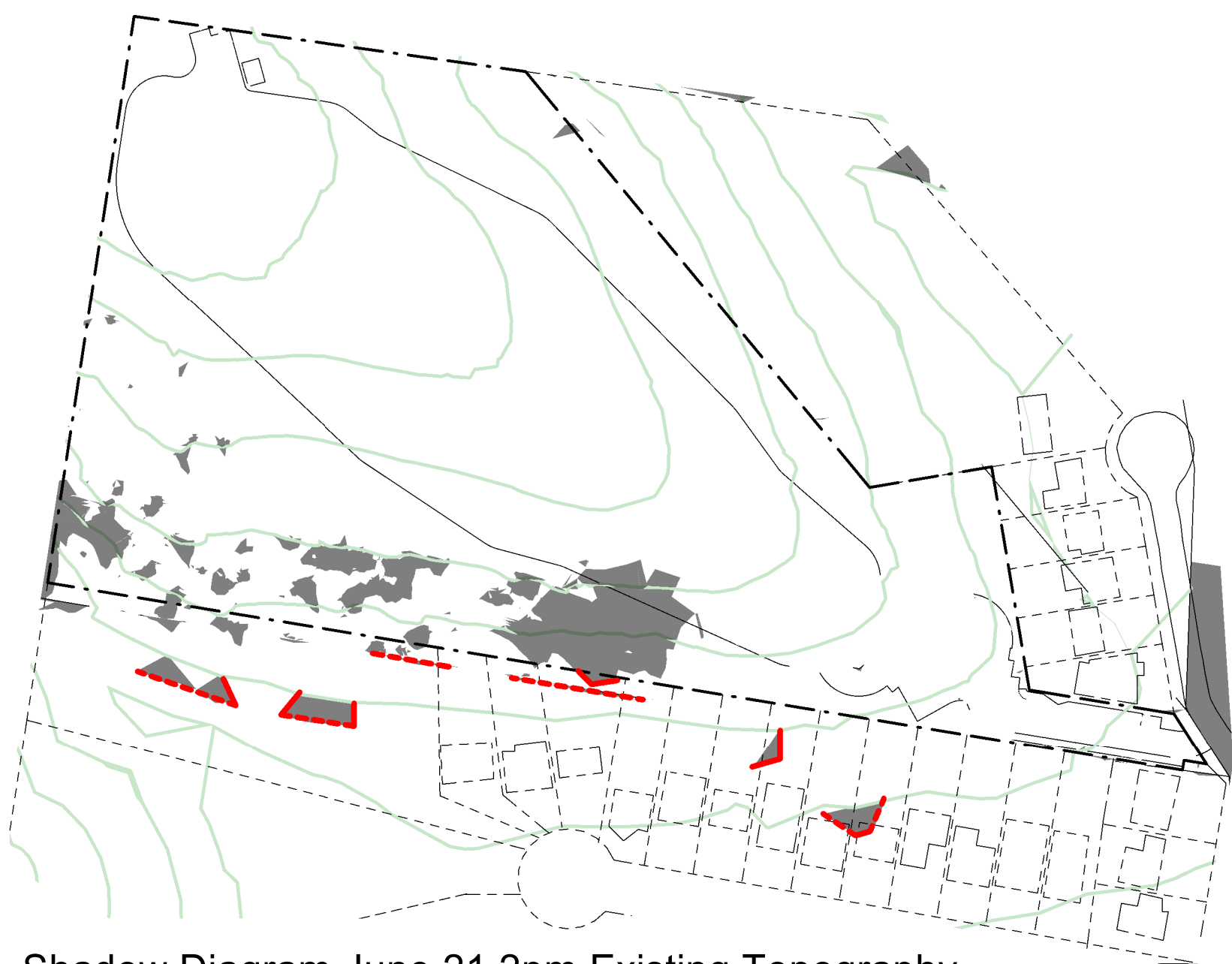
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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.		
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REV.	DESCRIPTION	DATE
1	Development Application	16.12.2019



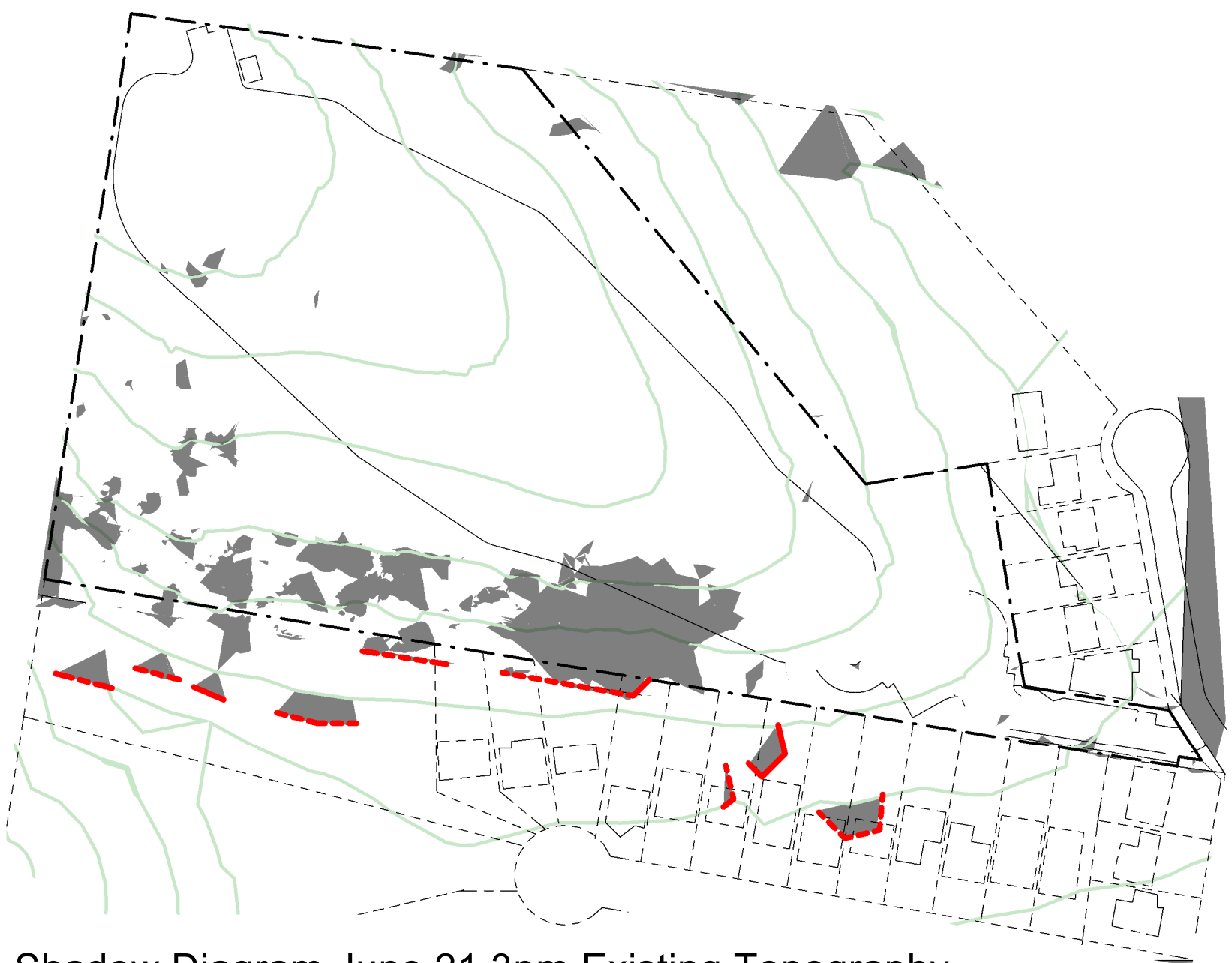
Shadow Diagram June 21 12pm Existing Topography



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

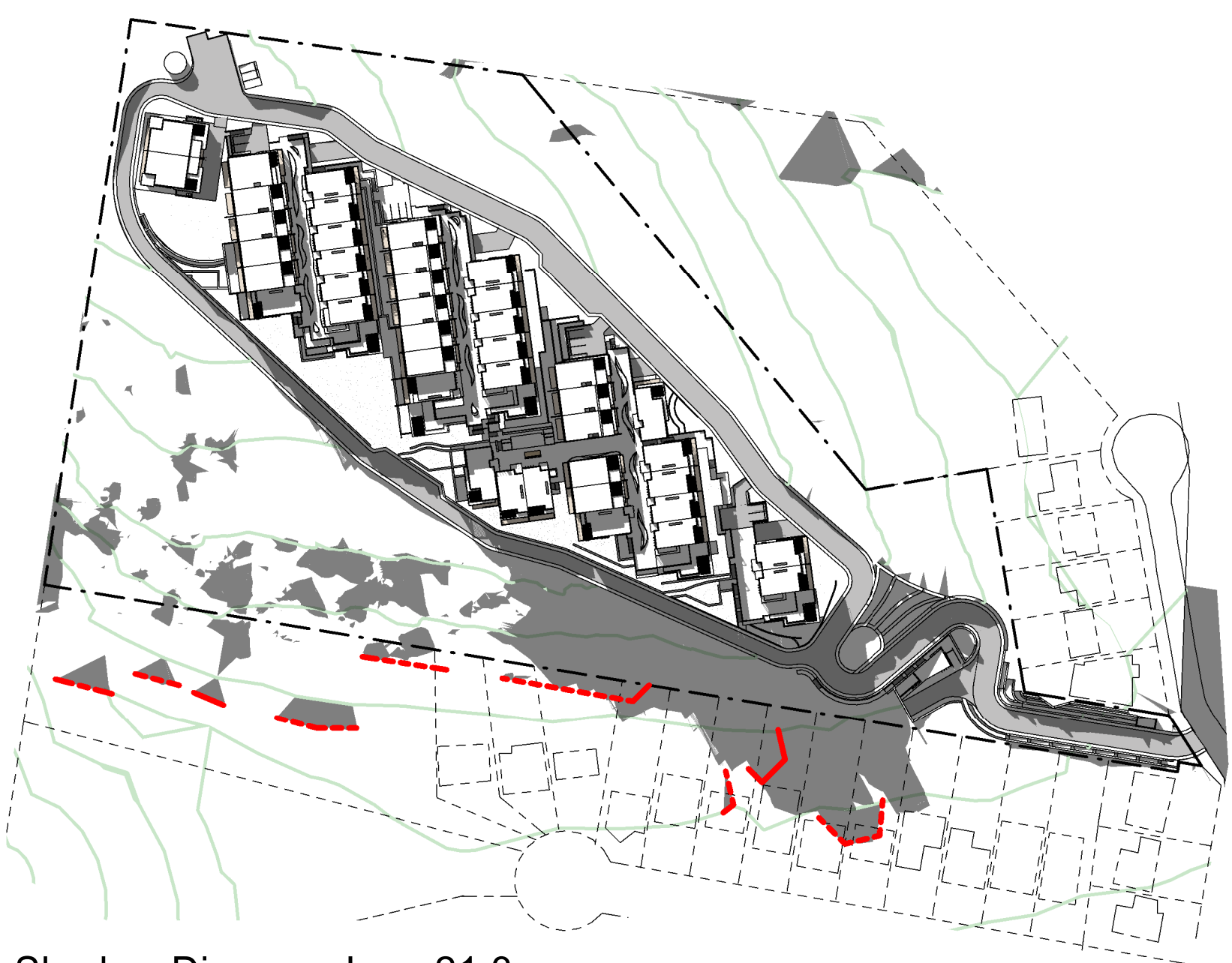


Shadow Diagram June 21 1pm

LOCATION OF EXISTING DWELLINGSs ON
ADJACENT PROPERTIES SHOWN DOTTED



Shadow Diagram June 21 2pm



Shadow Diagram June 21 3pm

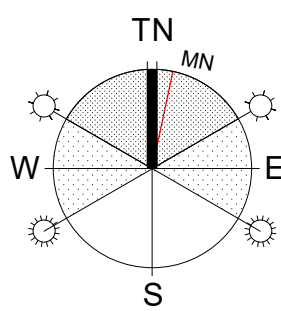
LEGEND

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

NOTES

- SHADOW CASTING DOES NOT INCLUDE SHADOWS
CAST BY THE EXISTING VEGETATION OR EXISTING
STRUCTURES ON ADJACENT PROPERTIES

SHADOW DIAGRAMS

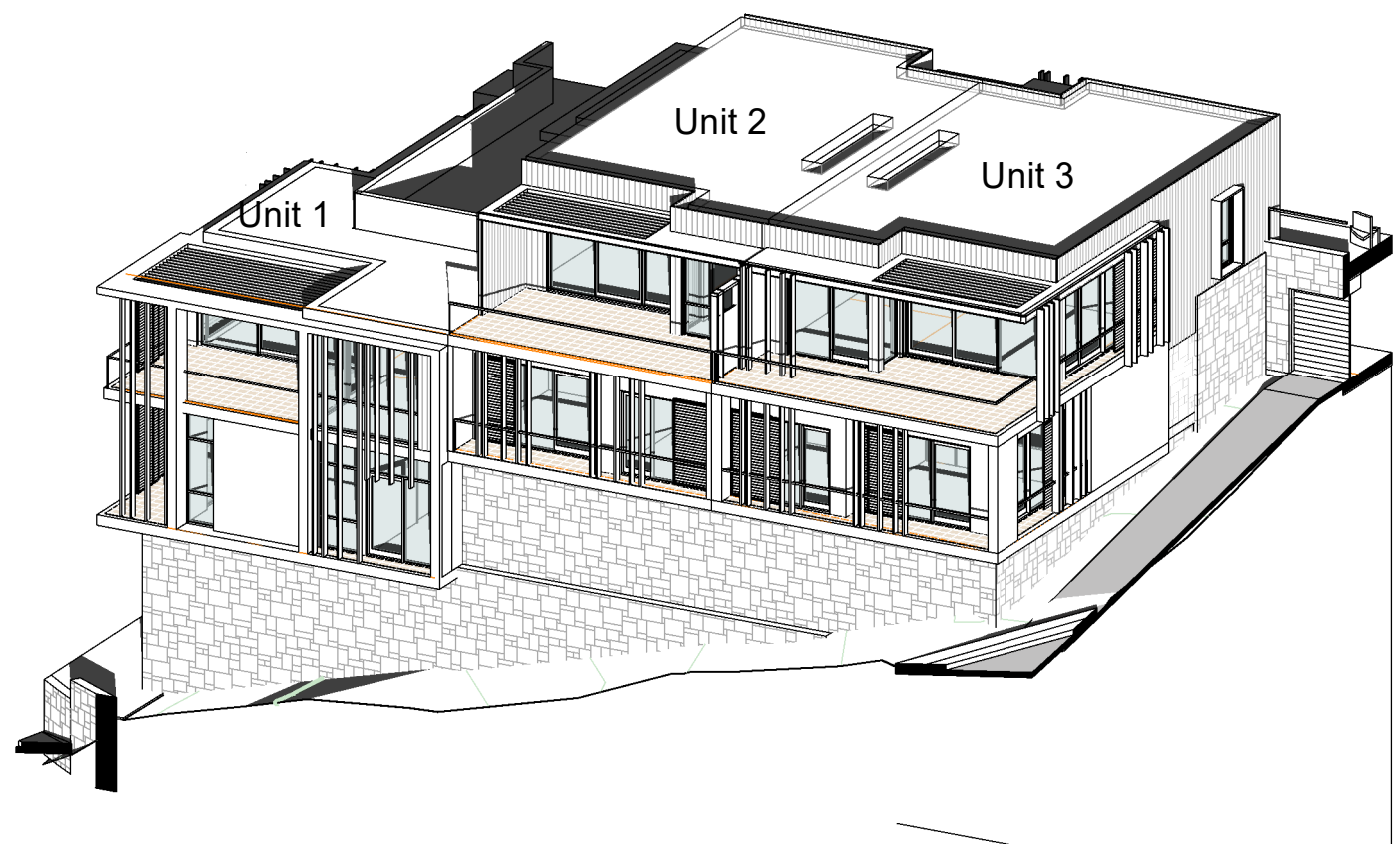


CLIENT
For Surewin Parkview Pty Ltd

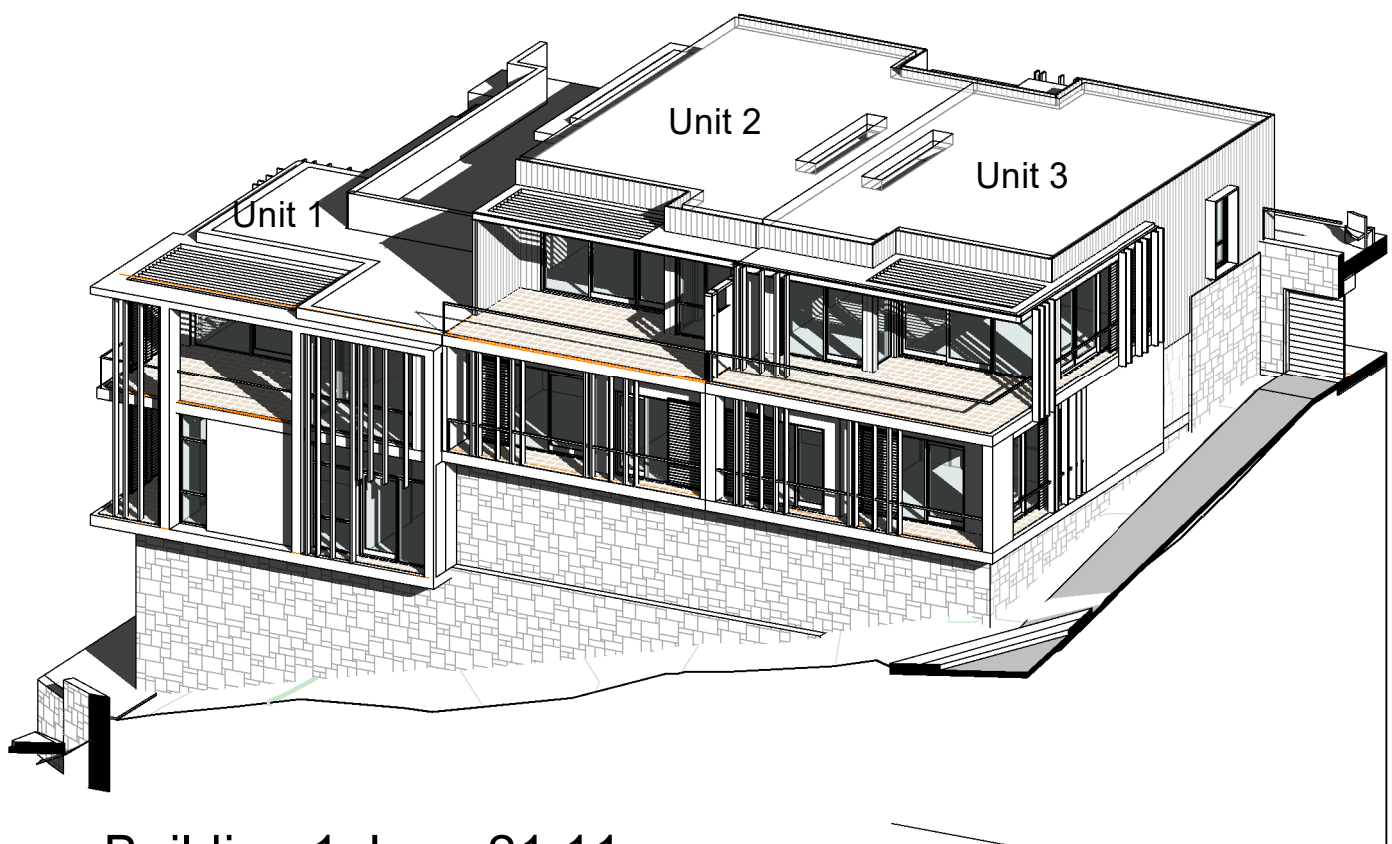
PROJECT:
Proposed Residential Development
THE COSGROVE
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue,
Keiraville, NSW, 2500
WOLLONGONG T 02 4226 3600 NOWRA T 02 4421 6822 BATEMANS BAY T 02 4472 7388
W www.aej.com.au E aej@aej.com.au
Nominated Architect Steven Bayer Reg. No. 5680

DRAWING TITLE:
Site Shadow Diagrams Sheet 2 of 2
SCALE: @ B1
1:1750
DRAWN:
EJ
CHECKED:
MFJ
DATE:
16.12.2019
PROJECT No:
17-0049
DWG No:
DA/27
ISSUE:
1

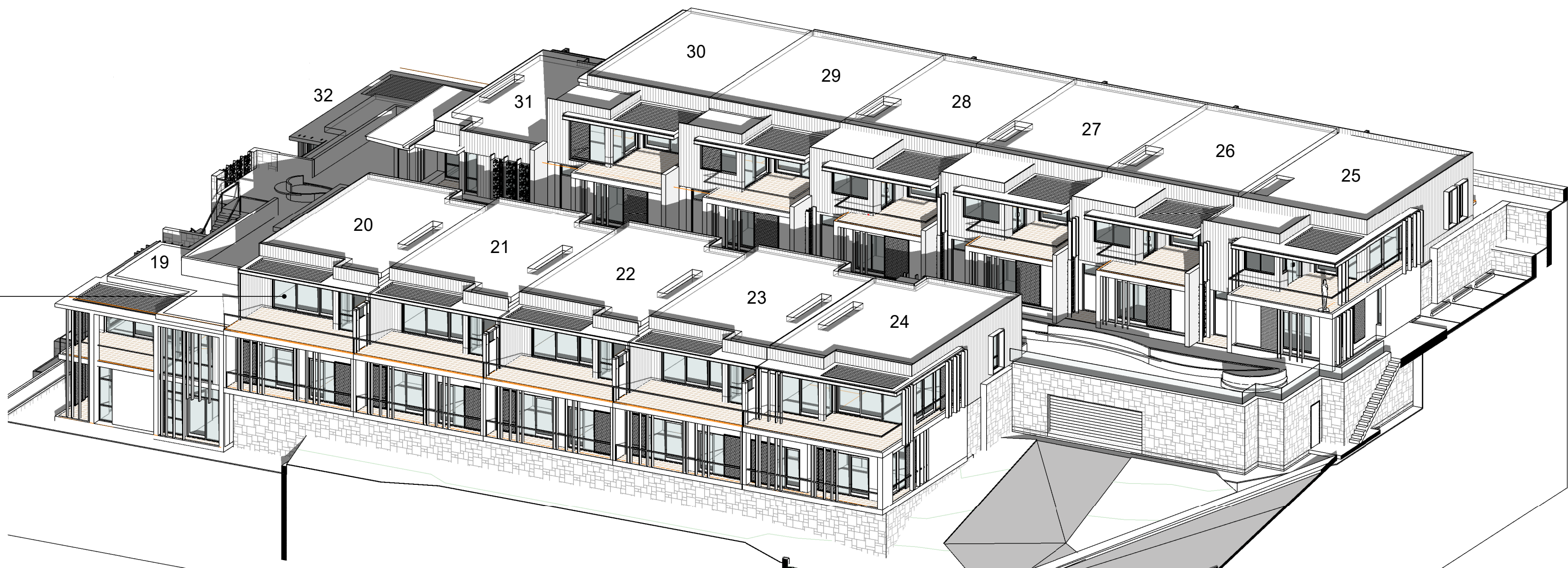
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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.		
VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES		
REVISION		
1	Development Application	16.12.2019
REV.	DESCRIPTION	DATE



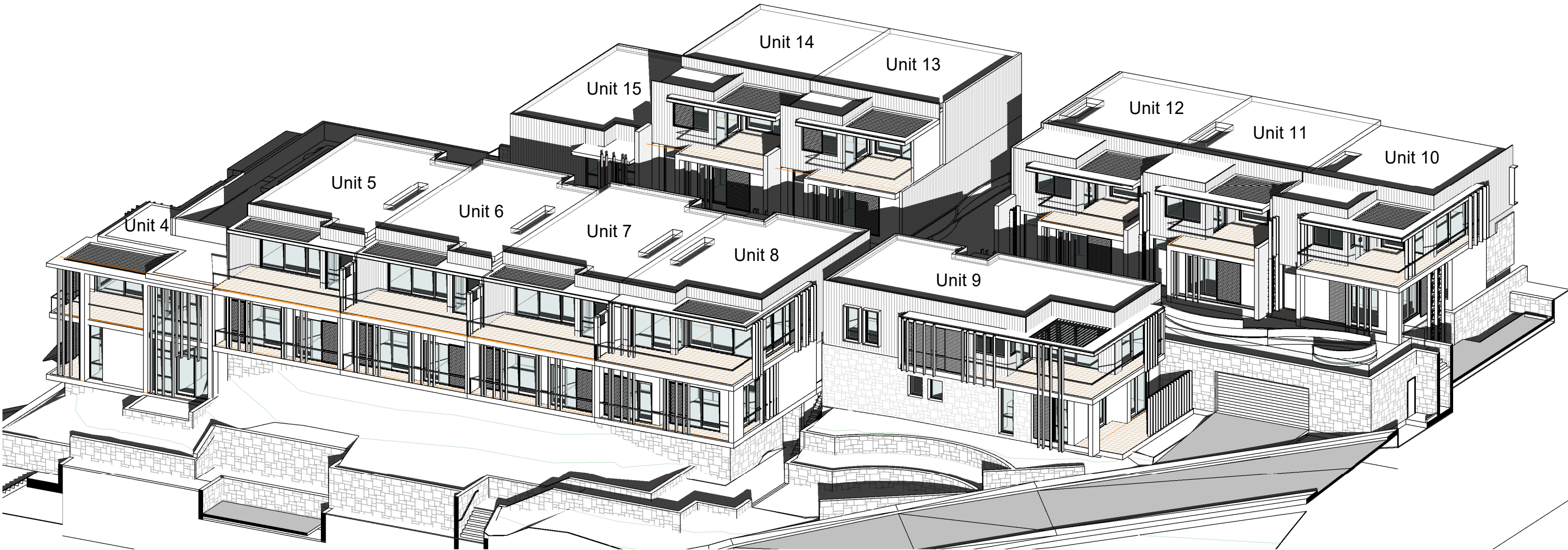
Building 1 June 21 9am



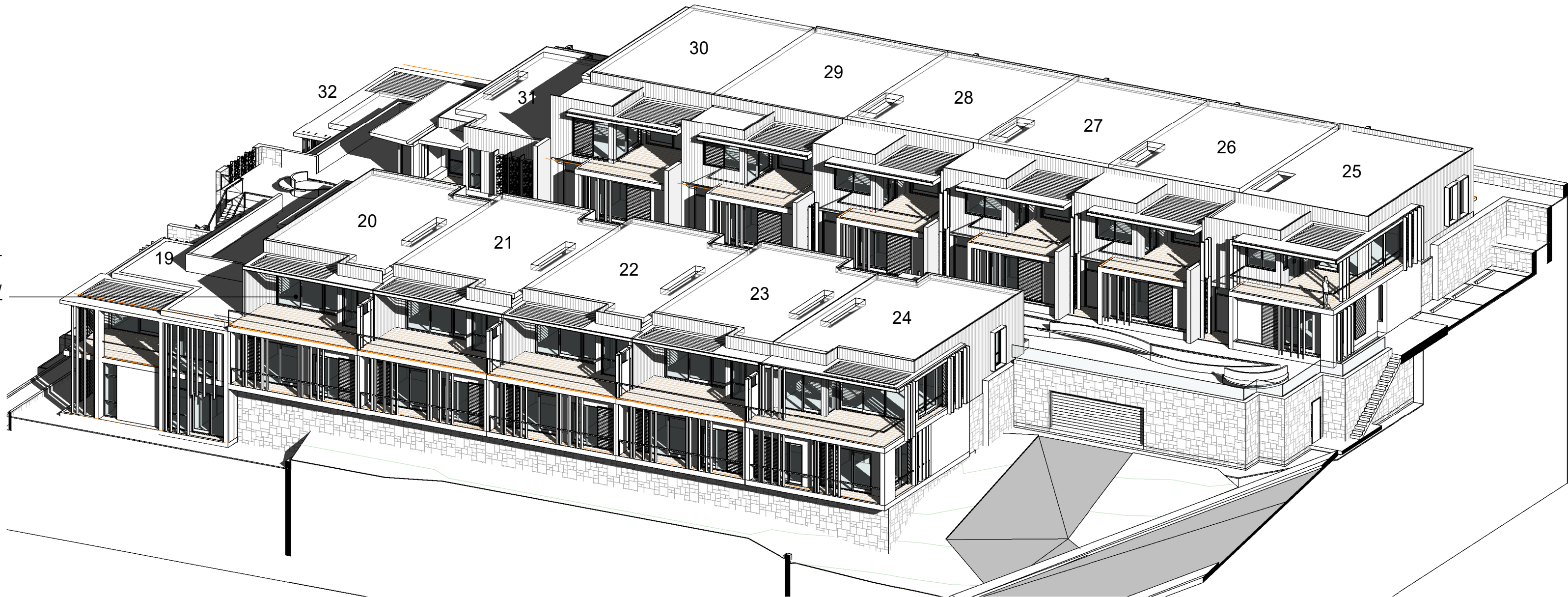
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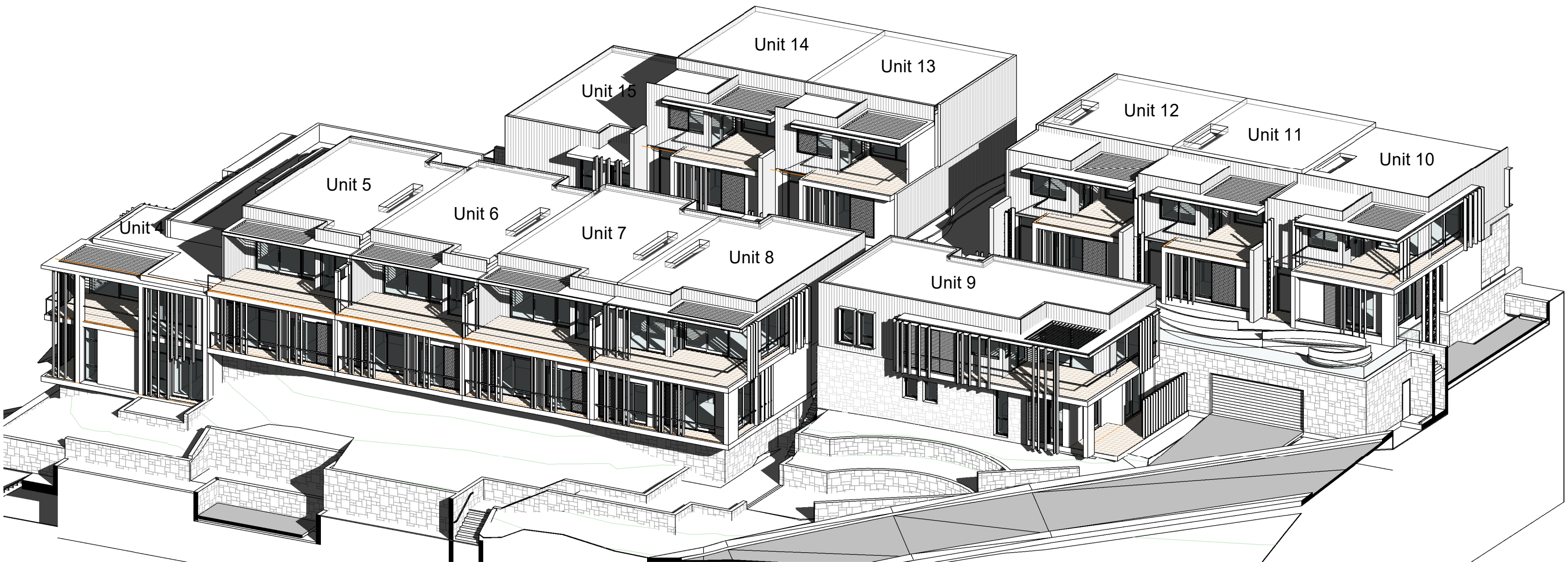
Building 3 June 21 9am



Building 2 June 21 9am



Building 3 June 21 11am



Building 2 June 21 11am

EXTENT OF DIRECT SUNLIGHT
SOLAR PENETRATION INTO OPEN
PLAN LIVING AREA
(SHOWN BLUE HATCH)

INTERNAL ROOM SHADOW CAST
BY EXTERNAL BUILDING
ELEMENTS. NOTE: THE SHADOW
CASTING INCLUDES THE IMPACT
OF ADJACENT BUILDINGS
(SHOWN AS DARK HATCH)

SOLAR ACCESS SUMMARY

OPEN PLAN LIVING AREAS (L.D.K) RECEIVING DIRECT SOLAR ACCESS ON JUNE 21 BETWEEN 9AM TO 3PM

- 47% (22 DWELLINGS) RECEIVE 3 HOURS
- 34% (16 DWELLINGS) RECEIVE 2 HOURS

TERRACES (PRIVATE OPEN SPACE) RECEIVING DIRECT SOLAR ACCESS ON JUNE 21 BETWEEN 9AM TO 3PM

- 74% OF TERRACES RECEIVE 3 HOURS TO 50% OF THE REQUIRED AREA

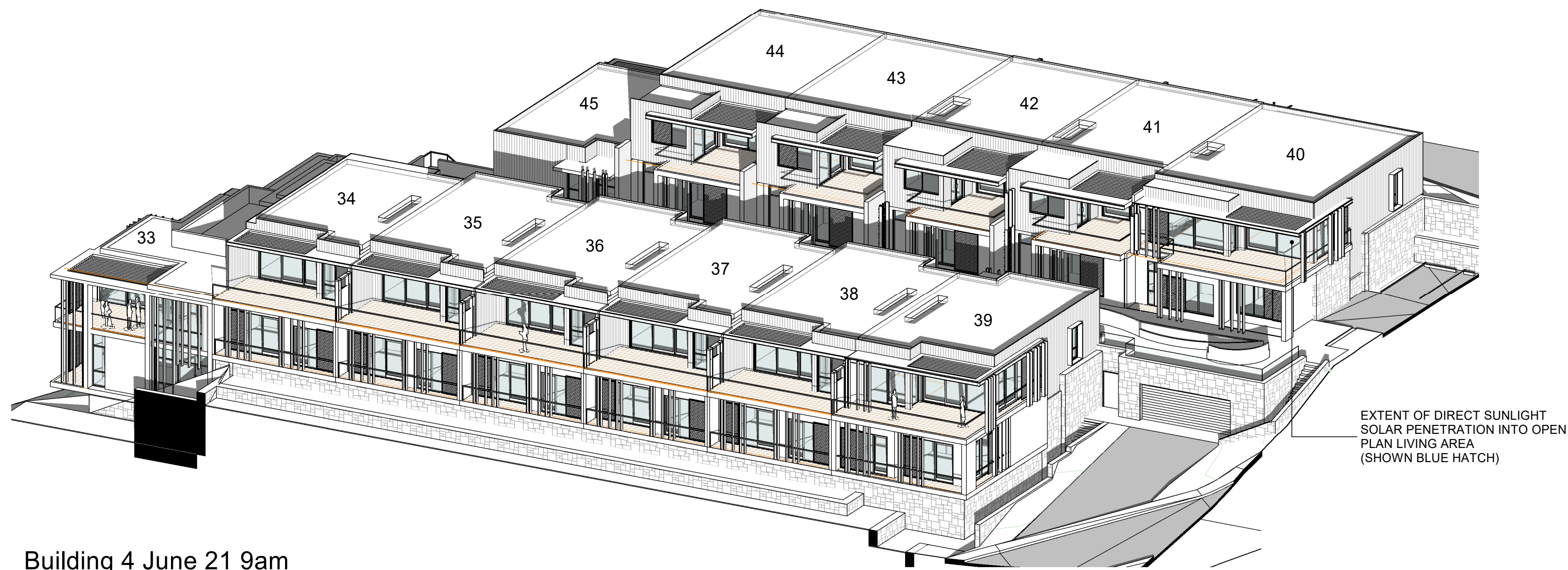
AT LEAST 50% OF THE REQUIRED COMMUNAL OPEN SPACE AREA RECEIVES AT LEAST 3 HOURS OF DIRECT SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON JUNE 21.

LEGEND

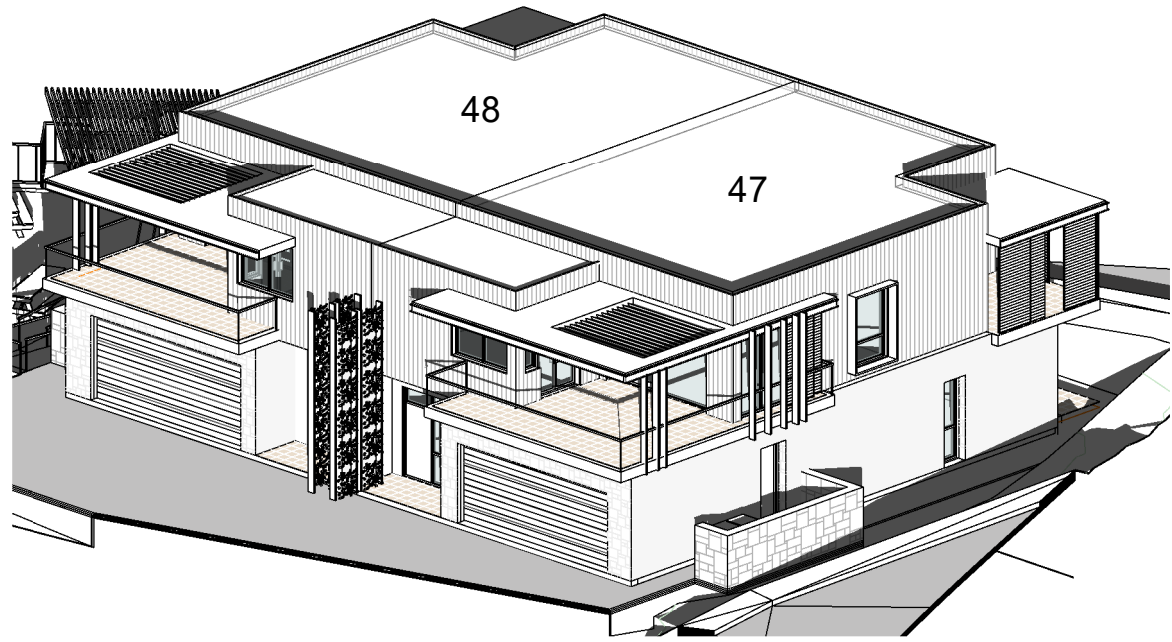
EXTENT OF DIRECT SUNLIGHT
SOLAR PENETRATION INTO
OPEN PLAN LIVING AREA

INTERNAL ROOM SHADOW CAST BY
EXTERNAL BUILDING ELEMENTS. NOTE:
THE SHADOW CASTING INCLUDES THE
IMPACT OF ADJACENT BUILDINGS

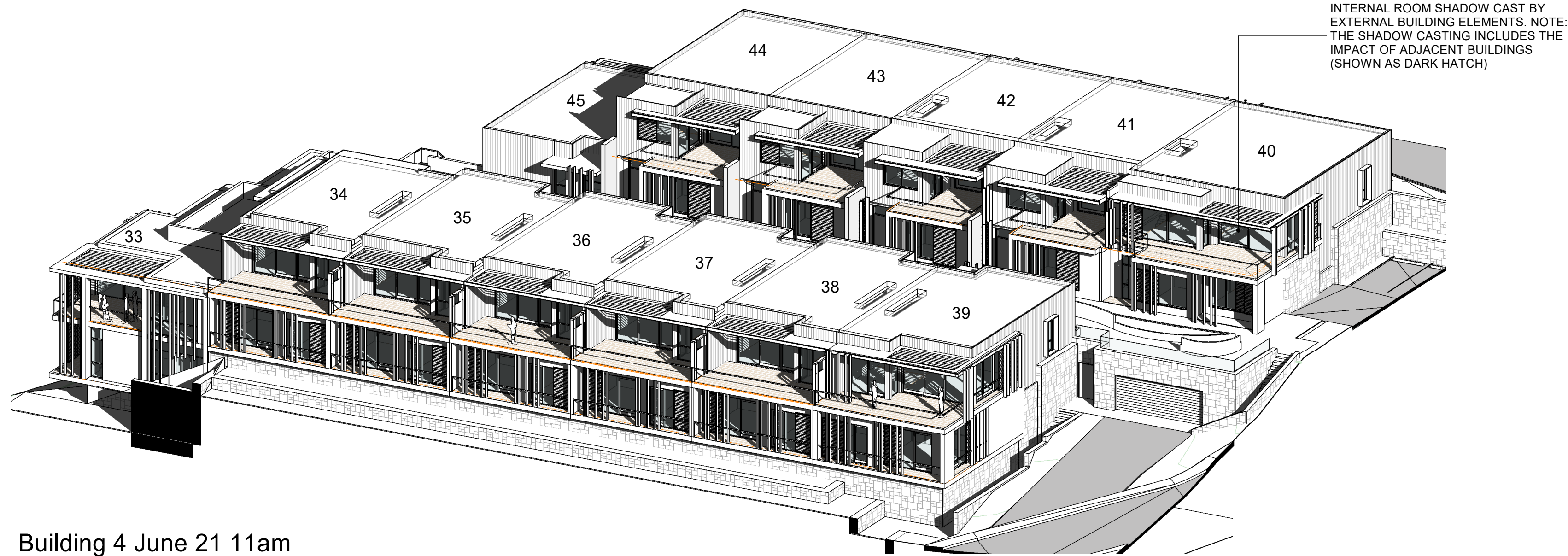
DIRECT SUNLIGHT SOLAR ACCESS SCHEDULE (JUNE 21)					
Dwelling No	Dwelling Type	Open Plan Living Solar Access 9am	Open Plan Living Solar Access 11am	Open Plan Living Solar Access 12pm	(POS) Terrace 3hrs
Unit 1	Type 7	YES	YES	NO	NO
Unit 2	Type 1	YES	YES	NO	YES
Unit 3	Type 2	YES	YES	YES	YES
Unit 4	Type 7	YES	YES	NO	NO
Unit 5	Type 1	YES	YES	NO	YES
Unit 6	Type 1	YES	YES	NO	YES
Unit 7	Type 1	YES	YES	NO	YES
Unit 8	Type 2	YES	YES	YES	YES
Unit 9	Type 12	YES	YES	YES	YES
Unit 10	Type 5	YES	YES	YES	YES
Unit 11	Type 4	YES	YES	YES	YES
Unit 12	Type 4	YES	YES	YES	YES
Unit 13	Type 6	YES	YES	YES	YES
Unit 14	Type 6	YES	YES	YES	YES
Unit 15	Type 2	NO	NO	NO	NO
Unit 16	Type 1	NO	NO	NO	NO
Unit 17	Type 3	NO	NO	NO	NO
Unit 18	Type 12	NO	NO	NO	NO
Unit 19	Type 7	YES	YES	NO	NO
Unit 20	Type 1	YES	YES	NO	YES
Unit 21	Type 1	YES	YES	NO	YES
Unit 22	Type 1	YES	YES	NO	YES
Unit 23	Type 1	YES	YES	NO	YES
Unit 24	Type 2	YES	YES	YES	YES
Unit 25	Type 5	YES	YES	YES	YES
Unit 26	Type 4	YES	YES	YES	YES
Unit 27	Type 4	YES	YES	YES	YES
Unit 28	Type 4	YES	YES	YES	YES
Unit 29	Type 6	YES	YES	YES	YES
Unit 30	Type 6	YES	YES	YES	YES
Unit 31	Type 1	NO	NO	NO	NO
Unit 32	Type 8	NO	NO	NO	NO
Unit 33	Type 7	NO	YES	NO	NO
Unit 34	Type 1	YES	YES	NO	YES
Unit 35	Type 1	YES	YES	NO	YES
Unit 36	Type 1	YES	YES	NO	YES
Unit 37	Type 1	YES	YES	NO	YES
Unit 38	Type 1	YES	YES	NO	YES
Unit 39	Type 2	YES	YES	YES	YES
Unit 40	Type 9	YES	YES	YES	YES
Unit 41	Type 4	YES	YES	YES	YES
Unit 42	Type 4	YES	YES	YES	YES
Unit 43	Type 6	YES	YES	YES	YES
Unit 44	Type 6	YES	YES	YES	YES
Unit 45	Type 2	NO	NO	NO	NO
Unit 46	Type 11	NO	NO	NO	YES
Unit 47	Type 10	YES	YES	YES	NO



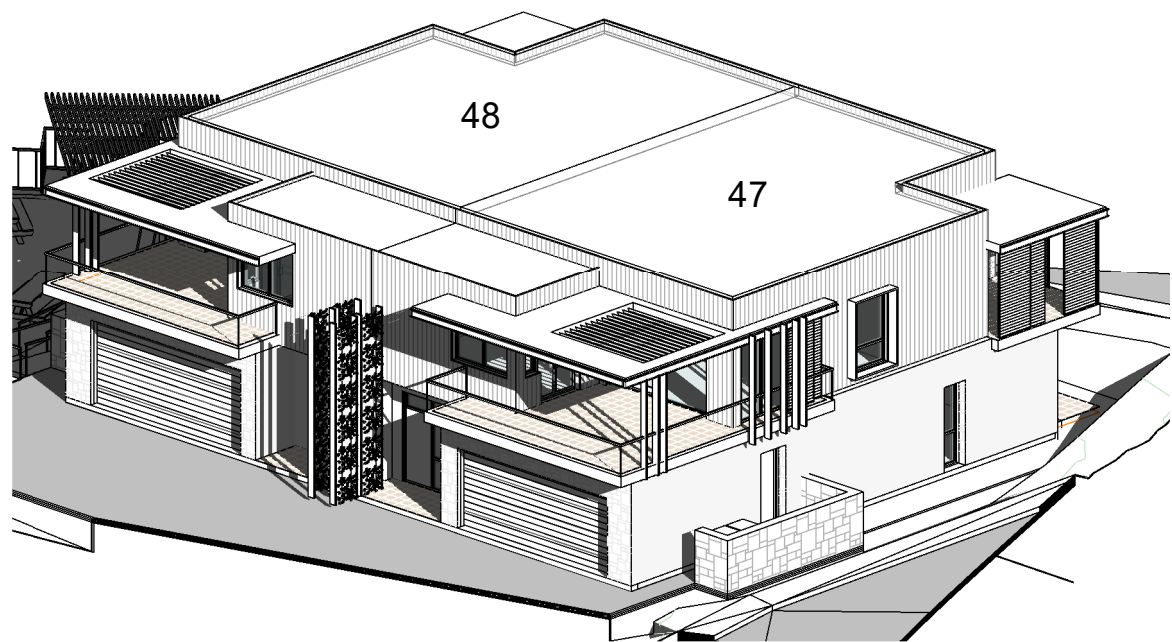
Building 4 June 21 9am



Building 5 June 21 9am



Building 4 June 21 11am



Building 5 June 21 11am

SOLAR ACCESS SUMMARY

OPEN PLAN LIVING AREAS (L.D.K) RECEIVING DIRECT SOLAR ACCESS ON JUNE 21 BETWEEN 9AM TO 3PM


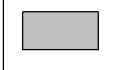
- 47% (22 DWELLINGS) RECEIVE 3 HOURS
- 34% (16 DWELLINGS) RECEIVE 2 HOURS

TERRACES (PRIVATE OPEN SPACE) RECEIVING DIRECT SOLAR ACCESS ON JUNE 21 BETWEEN 9AM TO 3PM

- 74% OF TERRACES RECEIVE 3 HOURS TO 50% OF THE REQUIRED AREA

AT LEAST 50% OF THE REQUIRED COMMUNAL OPEN SPACE AREA RECEIVES AT LEAST 3 HOURS OF DIRECT SUNLIGHT BETWEEN 9.00AM AND 3.00PM ON JUNE 21.

LEGEND

-  EXTENT OF DIRECT SUNLIGHT SOLAR PENETRATION INTO OPEN PLAN LIVING AREA
-  INTERNAL ROOM SHADOW CAST BY EXTERNAL BUILDING ELEMENTS. NOTE: THE SHADOW CASTING INCLUDES THE IMPACT OF ADJACENT BUILDINGS

DIRECT SUNLIGHT SOLAR ACCESS SCHEDULE (JUNE 21)					
Dwelling No	Dwelling Type	Open Plan Living Solar Access 9am	Open Plan Living Solar Access 11am	Open Plan Living Solar Access 12pm	(POS) Terrace 3hrs
Unit 1	Type 7	YES	YES	NO	NO
Unit 2	Type 1	YES	YES	NO	YES
Unit 3	Type 2	YES	YES	YES	YES
Unit 4	Type 7	YES	YES	NO	NO
Unit 5	Type 1	YES	YES	NO	YES
Unit 6	Type 1	YES	YES	NO	YES
Unit 7	Type 1	YES	YES	NO	YES
Unit 8	Type 2	YES	YES	YES	YES
Unit 9	Type 12	YES	YES	YES	YES
Unit 10	Type 5	YES	YES	YES	YES
Unit 11	Type 4	YES	YES	YES	YES
Unit 12	Type 4	YES	YES	YES	YES
Unit 13	Type 6	YES	YES	YES	YES
Unit 14	Type 6	YES	YES	YES	YES
Unit 15	Type 2	NO	NO	NO	NO
Unit 16	Type 1	NO	NO	NO	NO
Unit 17	Type 3	NO	NO	NO	NO
Unit 18	Type 12	NO	NO	NO	NO
Unit 19	Type 7	YES	YES	NO	NO
Unit 20	Type 1	YES	YES	NO	YES
Unit 21	Type 1	YES	YES	NO	YES
Unit 22	Type 1	YES	YES	NO	YES
Unit 23	Type 1	YES	YES	NO	YES
Unit 24	Type 2	YES	YES	YES	YES
Unit 25	Type 5	YES	YES	YES	YES
Unit 26	Type 4	YES	YES	YES	YES
Unit 27	Type 4	YES	YES	YES	YES
Unit 28	Type 4	YES	YES	YES	YES
Unit 29	Type 6	YES	YES	YES	YES
Unit 30	Type 6	YES	YES	YES	YES
Unit 31	Type 1	NO	NO	NO	NO
Unit 32	Type 8	NO	NO	NO	NO
Unit 33	Type 7	NO	YES	NO	NO
Unit 34	Type 1	YES	YES	NO	YES
Unit 35	Type 1	YES	YES	NO	YES
Unit 36	Type 1	YES	YES	NO	YES
Unit 37	Type 1	YES	YES	NO	YES
Unit 38	Type 1	YES	YES	NO	YES
Unit 39	Type 2	YES	YES	YES	YES
Unit 40	Type 9	YES	YES	YES	YES
Unit 41	Type 4	YES	YES	YES	YES
Unit 42	Type 4	YES	YES	YES	YES
Unit 43	Type 6	YES	YES	YES	YES
Unit 44	Type 6	YES	YES	YES	YES
Unit 45	Type 2	NO	NO	NO	NO
Unit 46	Type 11	NO	NO	NO	YES
Unit 47	Type 10	YES	YES	YES	NO

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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

REVISION

REV.	DESCRIPTION	DATE
1	Development Application	16.12.2019

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



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Nominated Architect Steven Bayer Reg. No. 5680

DRAWING TITLE:
Dwelling Solar Access Sheet 2 of 2

SCALE: @ B1
1 : 200

DRAWN:
EJ

CHECKED:
MFJ

DATE:
16.12.2019

PROJECT No:
17-0049

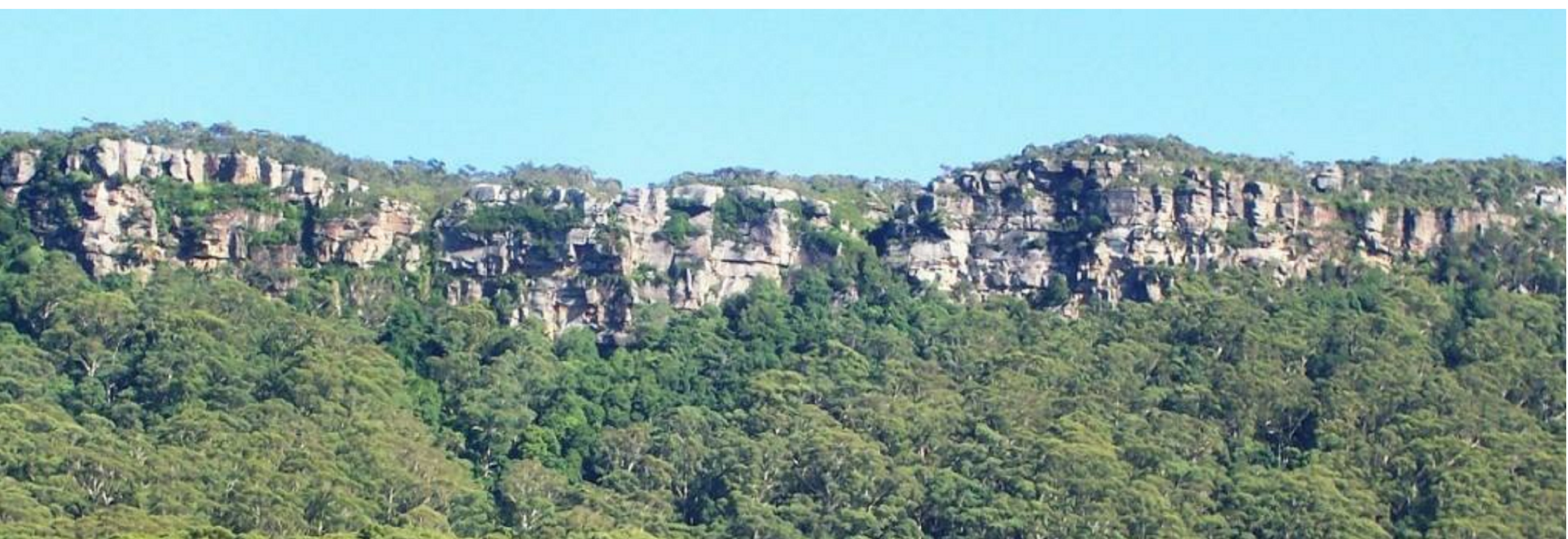
DWG No:
DA/29

ISSUE:
1



Building 4 - EAST (Typical Elevation)

- SKY
- FOREST CANOPY FORMING STEPPED ESCAPEMENT SILHOUETTE AGAINST THE SKYLINE
- HIGH LEVEL CANOPY
- INDIVIDUAL TREE CANOPIES LINKING TO FORM A SINGULAR UNIFIED ESCAPEMENT
 - 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 ESCAPEMENT

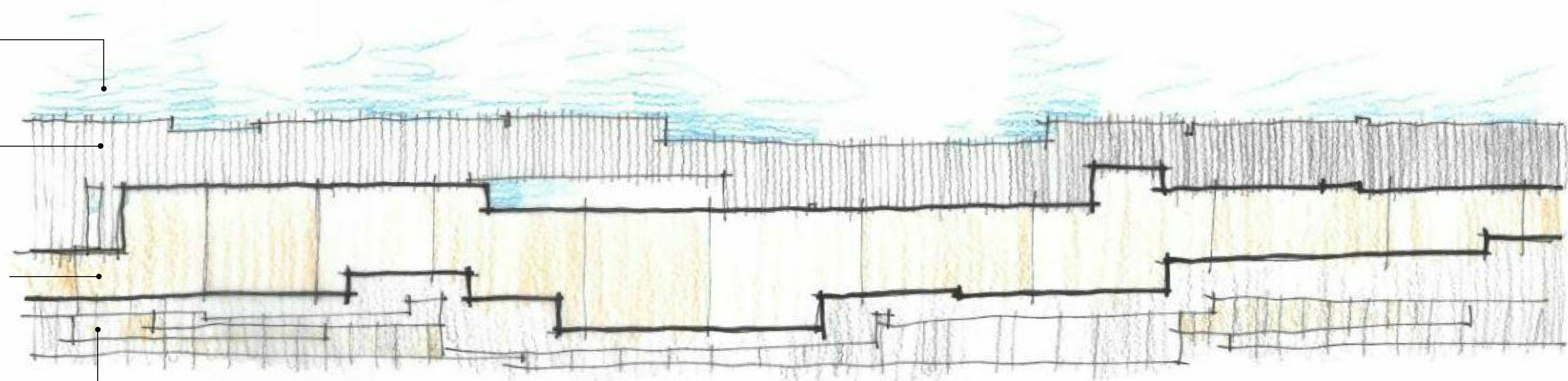


Illawarra Escarpment - Material and Tonal Layering



Building 4 - NORTH (Typical Elevation)

- SKY
- BUILDING ROOF PROFILE FORMING A STEPPED CANOPY SILHOUETTE WITHIN THE ESCAPEMENT 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 Diagramme - Material and Tonal Layering

Colours



LOCATION: CLIFF FACE

- PAINT FINISH TO FIBRE SHEET CLADDING SET WITHIN FACADE ALCOVES

Dulux Colorbond C31 'Cove'
④



LOCATION: CLIFF FACE

- PAINT FINISH TO FEATURE WALL CLADDING WITHIN DWELLING ENTRANCE ALCOVES

Dulux Colorbond S06E9 'Lava Core'



LOCATION: ESCARPMENT CANOPY

- VERTICAL LOUVRE BLADES (POWDERCOAT)
- PRIVACY SCREENS (POWDERCOAT)

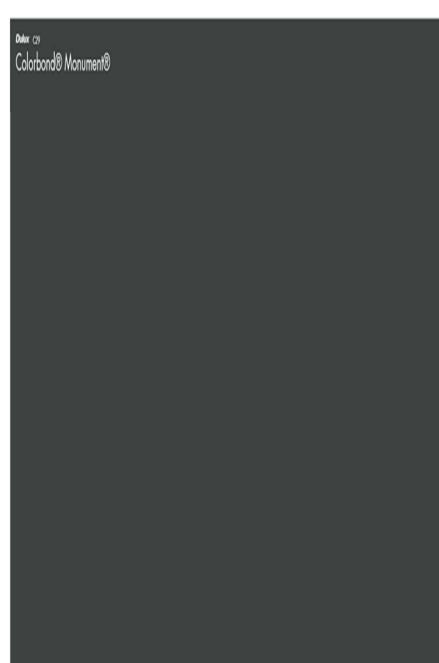
Dulux Powdercoat 'Weathered Copper'
⑥ COLOUR TO BE APPLIED TO 60% OF THE METAL LOUVRES / BLADES



LOCATION: ESCARPMENT CANOPY

- DETAILED METALWORK (PAINT FINISH)
- VERTICAL LOUVRE BLADES (POWDERCOAT)
- PRIVACY SCREENS (POWDERCOAT)
- ALUMINIUM WINDOWS (POWDERCOAT)

Dulux Colorbond C23 'Woodland Grey'
⑤ COLOUR TO BE APPLIED TO 40% OF THE METAL LOUVRES / BLADES



LOCATION: ESCARPMENT CANOPY

- PAINT FINISH TO DETAILED METALWORK

Dulux Colorbond C29 'Monument'
⑥



LOCATION: ESCARPMENT CANOPY

- PAINT FINISH TO VERTICAL LINEAL CLADDING TO UPPER LEVELS OF DWELLINGS

Dulux Colorbond C31 'Wallaby'
③

Materials



Lineal Cladding
③



Expressed Concrete
②



Sandstone
①

LEGEND - MATERIALS & ROOM TYPES	
MATERIAL TYPE	ROOM TYPE
① STONE CLADDING	B BEDROOM
② EXPRESSED INSITU CONCRETE FRAME	BTH BATH
③ LINEAL 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 AND FIXED BLADES (POWDERCOAT 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

EXTERNAL PALETTE OF COLOURS & MATERIALS

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	1	Development Application		16.12.2019
	REV.	DESCRIPTION		DATE

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: External Materials & Colour Palette			
		SCALE: @ B1 1:200	DRAWN: EJ	CHECKED: MFJ	DATE: 16.12.2019
		PROJECT No: 17-0049	DWG No: DA/30	ISSUE: 1	

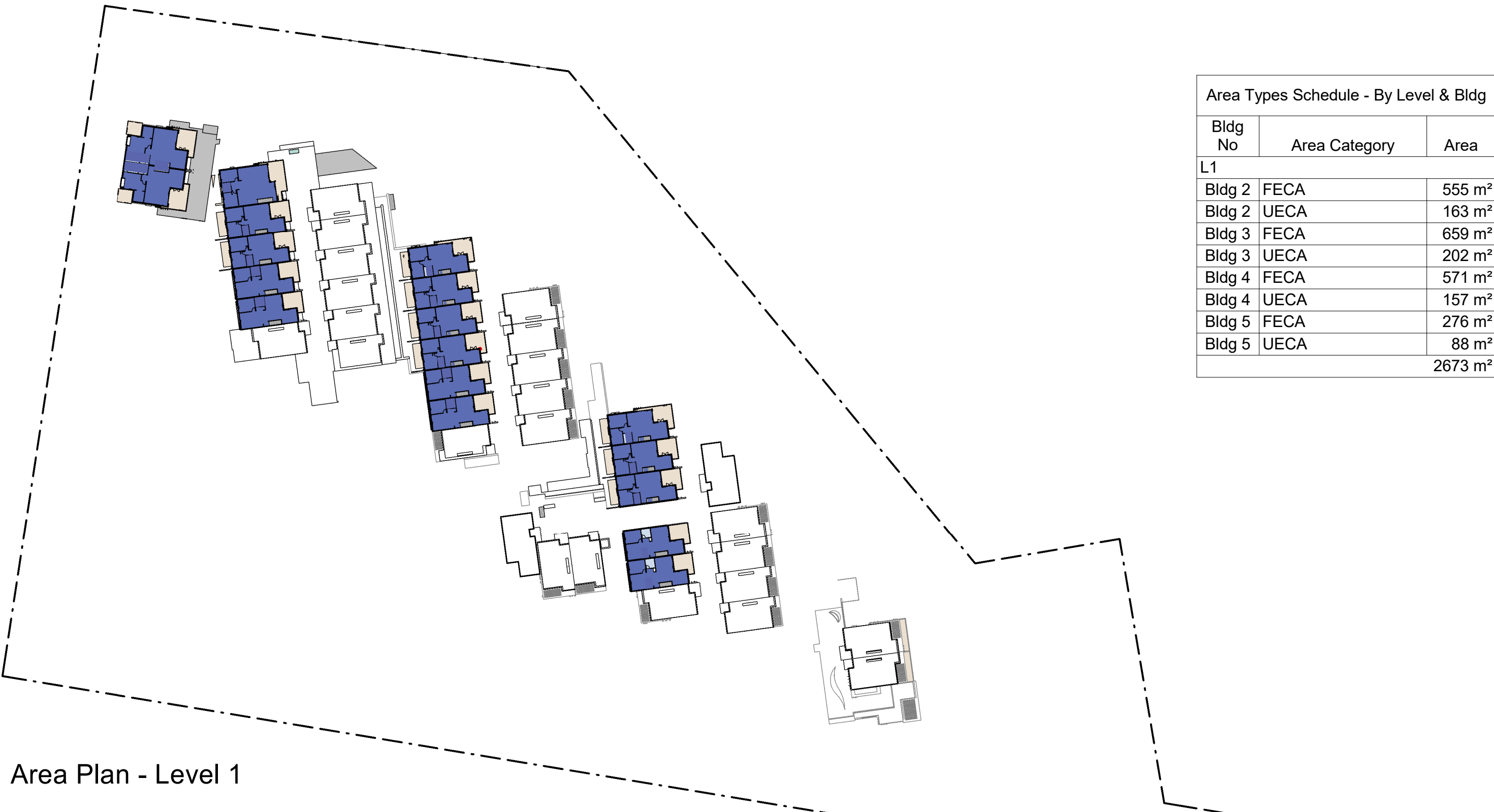


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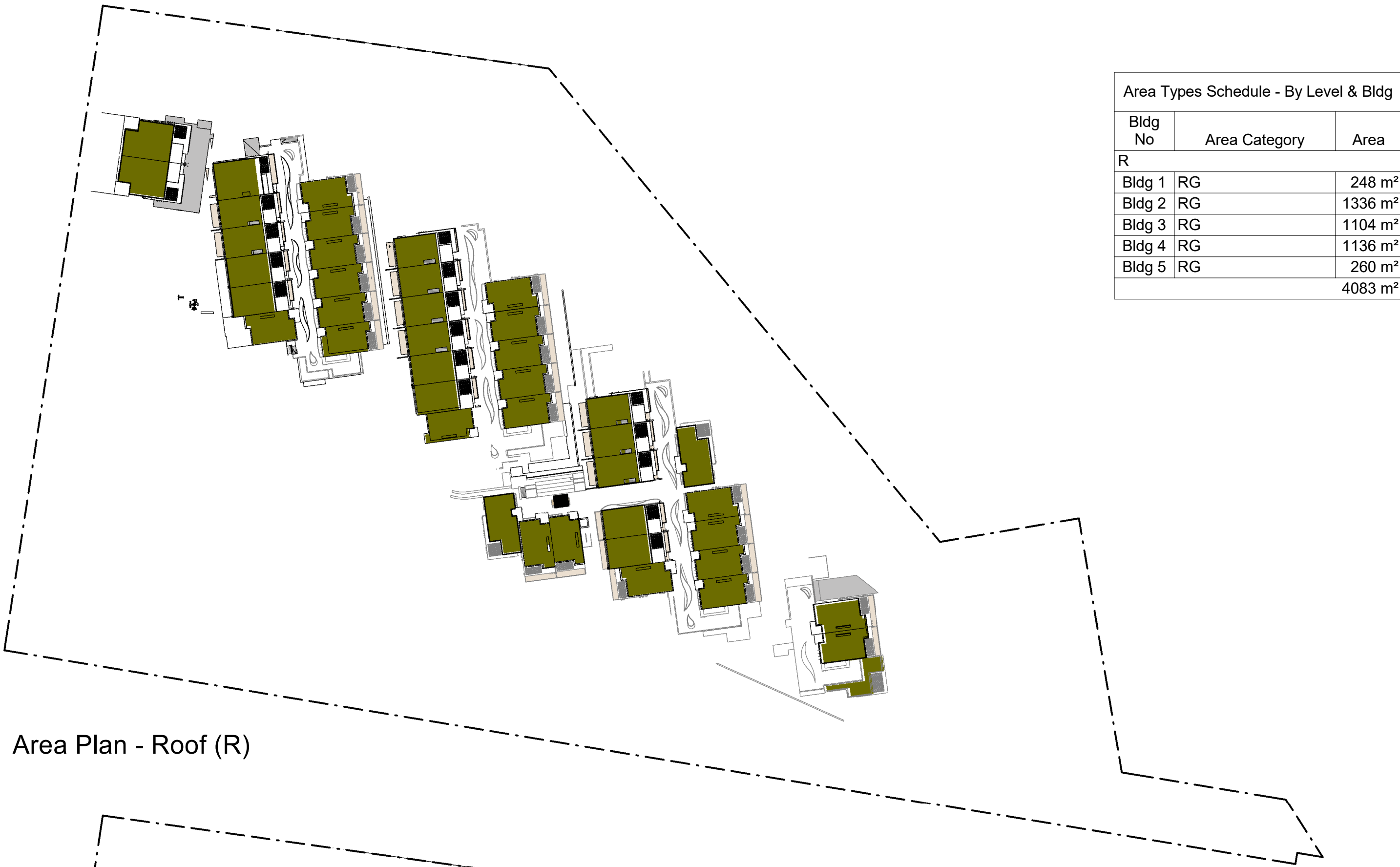
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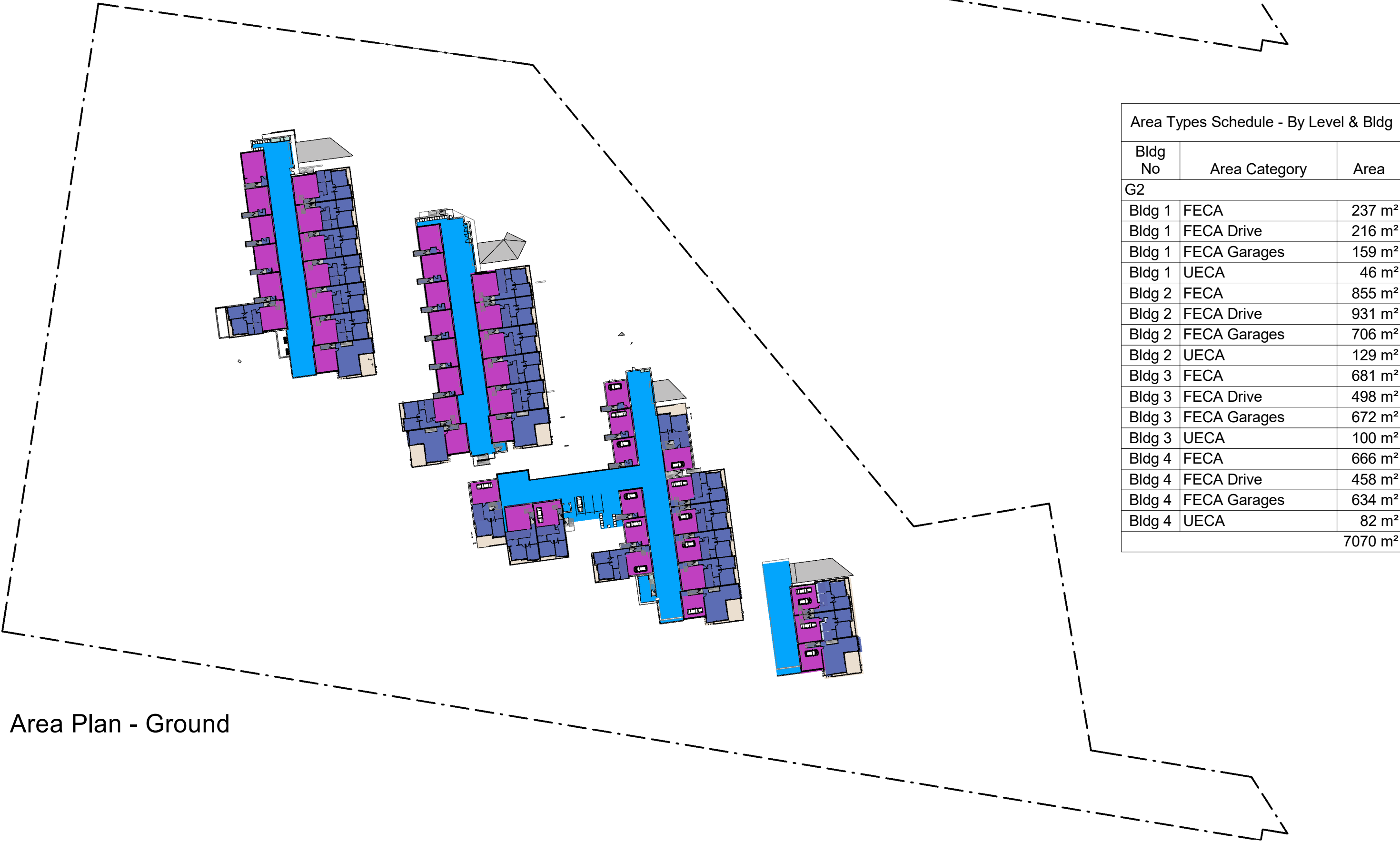
Nominated Architect Steven Bayer Reg. No. 5680



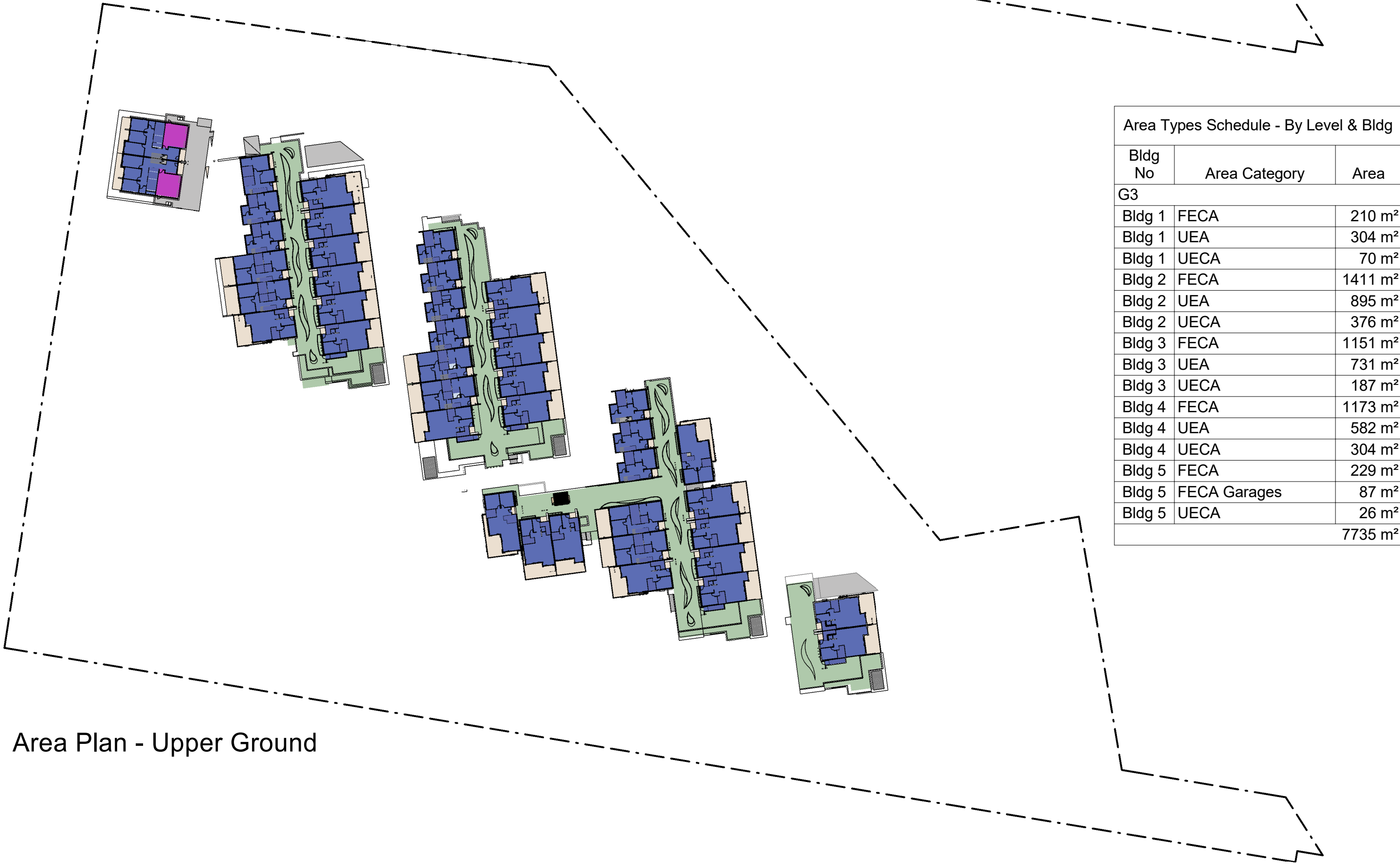
Area Plan - Level 1



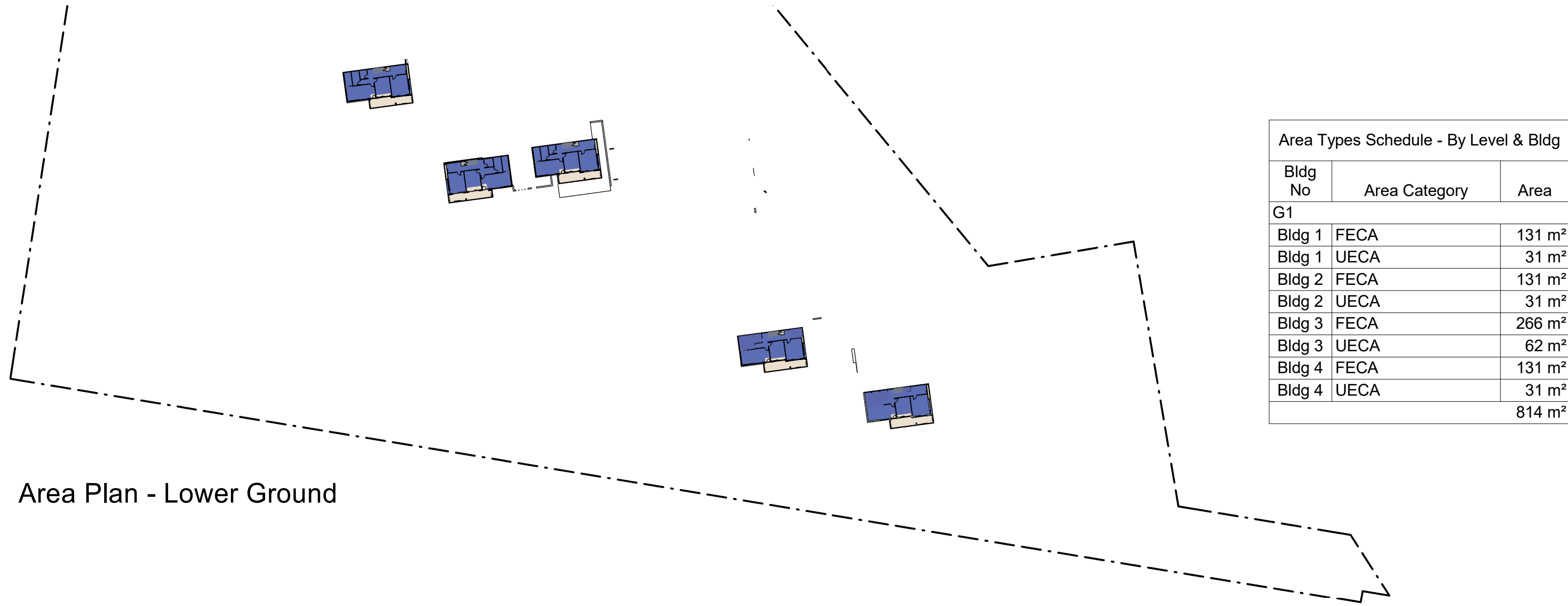
Area Plan - Roof (R)



Area Plan - Ground



Area Plan - Upper Ground



Area Plan - Lower Ground

AREA SUMMARIES

AREA SCHEDULE - Totals By Building	
Bldg No	Area
Bldg 1	1653 m ²
Bldg 2	7518 m ²
Bldg 3	6313 m ²
Bldg 4	5925 m ²
Bldg 5	966 m ²
Total	22375 m ²

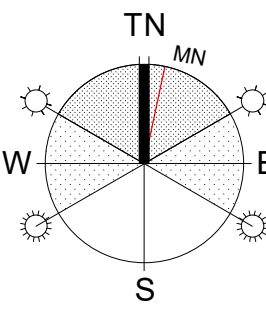
AREA SCHEDULE - Totals By Area Type	
Area Category	Area
FECA	9332 m ²
FECA Drive	2103 m ²
FECA Garages	2258 m ²
RG	4083 m ²
UEA	2511 m ²
UECA	2088 m ²
Total	22375 m ²

FLOOR AREA - Dwellings- Excluding Garages and POS Terraces (FECA Garages & UECA's)		
Dwelling Type	Dwelling Quantity	Areas Excluding Garages & Terraces
Type 1	15	2637 m ²
Type 2	6	1091 m ²
Type 3	1	177 m ²
Type 4	7	1375 m ²
Type 5	2	406 m ²
Type 6	6	1384 m ²
Type 7	4	899 m ²
Type 8	1	228 m ²
Type 9	1	231 m ²
Type 10	1	252 m ²
Type 11	1	253 m ²
Type 12	2	399 m ²
		9332 m ²

FLOOR AREA - Garages & UECA's only		
Dwelling Type	Dwelling Quantity	Areas of Dwelling Garages & Terraces (POS)
Type 1	15	1267 m ²
Type 2	6	583 m ²
Type 3	1	100 m ²
Type 4	7	612 m ²
Type 5	2	183 m ²
Type 6	6	562 m ²
Type 7	4	422 m ²
Type 8	1	106 m ²
Type 9	1	97 m ²
Type 10	1	101 m ²
Type 11	1	100 m ²
Type 12	2	212 m ²
		4346 m ²

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REVISION	DESCRIPTION	DATE
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REV.	DESCRIPTION	DATE

BUILDING AREAS



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 Steven Bayer Reg. No. 5680

DRAWING TITLE: Building Area Types & Area Schedules			
SCALE: @ B1 1 : 1000	DRAWN: EJ	CHECKED: MFJ	DATE: 16.12.2019
PROJECT No: 17-0049	DWG No: DA/31	ISSUE: 1	



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

SEA EAGLE BUILDING 5

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

EAGLES NEST PARK

COMMUNAL OPEN SPACE WITH EXCELLENT VIEWS. ROOFED SHADE STRUCTURE WITH BBQ FACILITIES AND TABLES. LEVEL LAWN AREA AND SHADE TREES FOR PASSIVE RECREATIONAL ACTIVITIES. ACCESSIBLE FROM SEA EAGLE BUILDING DRIVEWAY AND PERIMETER ROADWAY.



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

FITNESS TRAIL LOCATION 1

ROAD NETWORK TO BE AVAILABLE AS A RUNNING TRACK FOR RESIDENTS WITH 3 FITNESS STATIONS LOCATED ALONG THE SOUTHERN SIDE OF THE DEVELOPMENT.

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 E2 ZONE.



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

2 Landscape Masterplan

1:500

FIREFIGHTING WATER TANK

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

KESTREL BUILDING 4

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

ROSELLA BUILDING 3

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

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 RESIDENT PRIVACY SCREEN SYSTEMS PROPOSED INCLUDING LASER-CUT CORTEN STEEL AND HARDWOOD.



INDICATIVE TERRACED RETAINING SYSTEMS PROPOSED INCLUDING CORTEN STEEL AND LARGE STONE.



INDICATIVE MEDIUM RETAINING SYSTEMS PROPOSED INCLUDING SANDSTONE GRAVITY BLOCKS.



INDICATIVE PATHWAY/STEPS AND SMALL RETAINING SYSTEMS PROPOSED INCLUDING CORTEN STEEL AND SMALL STONE ON DECOMPOSED COMPACTED GRANITE.

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. SPECIES SELECTION WITHIN THIS ZONE WOULD PRIMARILY BE A MIX OF SELECT EXOTIC AND NATIVE ENDEMIC TREES, SHRUBS AND GROUNDCOVERS TO MEET BIOSIS RECOMMENDATIONS AND TO PROVIDE LANDSCAPE AMENITY IN LINE WITH RESIDENT EXPECTATIONS.



INDICATIVE GREEN ROOF CHARACTER IMAGE WITH COASTAL VIEWS BEYOND.



INDICATIVE STAIR SYSTEM PROPOSED IN APZ USING FIRE-RESISTANT TIMBER SLEEPERS.

GREEN ROOFS

THIS ZONE WILL 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.

ASSET PROTECTION ZONE

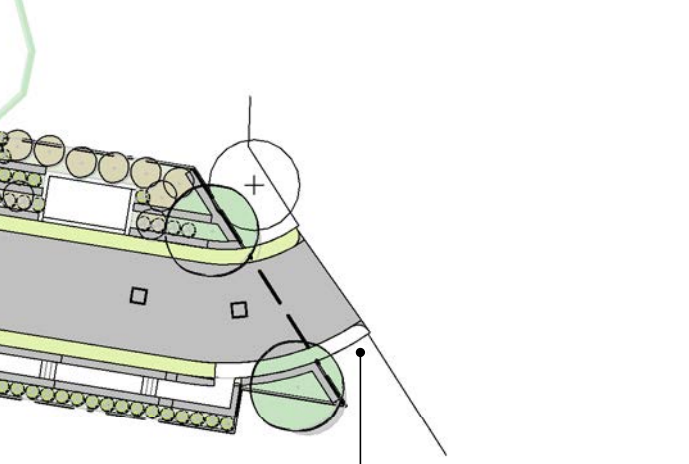
THIS ZONE WILL BE DEVELOPED AND MANAGED AS AN INNER PROTECTION AREA (IPA) AS PER COMPLETE PLANNING FOR BUSHFIRE PROTECTION GUIDELINES INCLUDING A NETWORK OF NARROW MAINTENANCE ACCESS PATHWAYS TO ALLOW MANUAL WHIPPERSNIPPING OF EXISTING GRASS SPECIES TO BELOW 100MM ON A REGULAR BASIS. TREE CANOPY COVER 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.



TYPICAL GYMEA LILY IMAGE

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 SPECIES SUCH AS GYMEA LILY WILL EMPHASISE THE SENSE OF ARRIVAL INTO A SPECIAL LOCATION.



INDICATIVE TRELLISED CLIMBING PLANT SYSTEMS PROPOSED NEAR UTILITIES STRUCTURE & ON RETAINING WALLS.

DECLARATION

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

PODIUM COS 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.



FITNESS TRAIL LOCATION 2

CENTRAL COMMUNAL OPEN SPACE ZONE

THIS ZONE IS INTENDED TO BE A COMMUNAL GATHERING SPACE. THE NATURAL LANDFORM OF THE SITE LENDS ITSELF TO CREATING A TERRACED SPACE FOR AN AMPHITHEATRE.



FITNESS TRAIL LOCATION 3



SERVICES ENCLOSURE

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



WATER QUALITY POND & WATERFALL

LYREBIRD BUILDING 1

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

BOWERBIRD BUILDING 2

BUILDING NAMES AVIAN THEMED IN LINE WITH LOCAL ENDEMIC SPECIES.

SCHEDULE OF LANDSCAPE REQUIREMENTS

DCP REQUIREMENTS	
SITE AREA	41,934 sqm
SITE AREA (EXCL. E2 ZONE)	36,753 sqm
REQUIRED LANDSCAPE (30% OF SITE AREA EXCL. E2 ZONE)	11,026 sqm
REQUIRED DEEP SOIL ZONE (DSZ) (15% OF SITE AREA EXCL. E2 ZONE)	5,513 sqm
REQUIRED COMMUNAL OPEN SPACE (COS) (GMZ X 47 UNITS)	235 sqm
PROPOSED LANDSCAPE AREAS	
LANDSCAPE (INCL. APZ)	21,209 sqm
DEEP SOIL ZONE (INCL. APZ)	15,370 sqm
COMMUNAL OPEN SPACE	2893 sqm

LANDSCAPE SYMBOLS LEGEND

	EX. TREES TO BE RETAINED
	10M DIAM. FEATURE TREES < 15M HIGH
	6M DIAM. TREES < 8M HIGH
	2M DIAM. SHRUBS < 3M HIGH
	1M DIAM. SHRUBS & PERENNIALS < 1.2M HIGH
	GROUNDCOVERS < 0.3M HIGH
	CLIMBERS
	LAWN AREAS
	PAVING
	GREEN ROOF
	APZ MAINTENANCE TRACKS
	STORMWATER PIT
	WATER TANKS
	APZ BOUNDARY
	E2 ZONE BOUNDARY
	EXISTING CONTOURS

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
- 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 ROOF 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 SALICINA 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.

DRAWING TITLE:

Landscape Masterplan

SCALE: @ B1

As indicated

PROJECT No: 17-0049

DWG No: DA/50

ISSUE: 1

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.
VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCEMENT.

REVISION

REV.

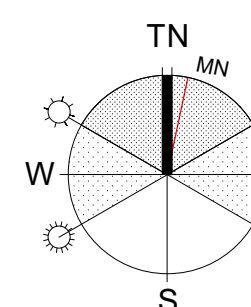
1 Development Application

DESCRIPTION

DATE

16.12.2019

LANDSCAPE MASTERPLAN



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 Steven Bayer Reg. No. 5880



1 Landscape Detail Plan 1
1 : 200

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REVISION	1	Development Application
	REV.	DESCRIPTION
		DATE
		16.12.2019

PART LANDSCAPE PLAN 1

INDICATIVE PLANTING SCHEDULE - GREEN ROOFS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W
CVGJ	Callistemon viminalis 'Green John'	Dwarf Bottlebrush	0.6 x 0.6 m
PAN	Pennisetum alopecuroides 'Nafray'	Swamp Foxtail	0.6 x 0.6 m
LFS	Lomandra fluviatilis 'Shara'	Mat Rush	0.55 x 0.5 m
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m
WFM	Westringia fruticosa 'Mundi'	Coastal Rosemary	0.4 x 1.5 m
WFG	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.35 x 0.35 m
DCL	Dianella caerulea 'Lucia'	Blue Flax Lily	0.3 x 0.5 m
GHDG	Gazania hybrid 'Double Gold'	Gazania	0.2 x 0.6 m
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m

INDICATIVE PLANTING SCHEDULE - APZ/MANAGED BUSHLAND			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W
EM	Eucalyptus microcorys	Tallowood	40 x 15 m
FM	Ficus macrophylla	Moreton Bay Fig	30 x 30 m
CM	Corymbia maculata	Spotted Gum	30 x 10 m
BA	Brachychiton acerifolius	Illawarra Flame Tree	25 x 12 m
ES	Eucalyptus saligna	Sydney Bluegum	25 x 12 m
AE	Alphitonia excelsa	Red Ash	20 x 10 m
TC	Toona ciliata	Australian Red Cedar	40 x 8 m
LA	Livistona australis	Cabbage Palm	25 x 5 m
AS	Acmena smithii	Lilly Pilly	5 x 4 m
XA	Xanthorrhoea australis	Grass tree	4 x 1.8 m
RC	Rhagodia candolleana	Seaberry Saltbush	1.5 x 1.5 m
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m

INDICATIVE PLANTING SCHEDULE - PODIUM PLANTERS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W
APA	Acer palmatum 'Atropurpureum'	Japanese Maple	4 x 3 m
ANJ	Asplenium nidus	Birds Nest Fern	0.7 x 1.5 m
SR	Streitzia reginae	Bird of Paradise	1.5 x 1.0 m
BC	Blechnum cartilagineum	Fishbone Fern	1.0 x 1.0 m
LFS	Lomandra fluviatilis 'Shara'	Mat Rush	0.55 x 0.5 m
TJ	Trachelospermum jasminoides	Star Jasmine	4 x 2 m
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m
BS	Bougainvillea speciosa	Bougainvillea	5 x 5 m
PT	Parthenocissus tricuspidata	Boston Ivy	5 x 4.0 m
HV	Hardenbergia violacea	False sarsaparilla	1.5 x 1.5 m

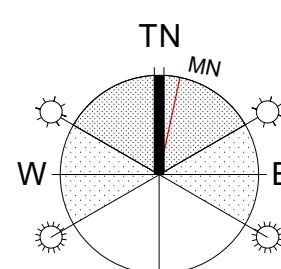
INDICATIVE PLANTING SCHEDULE - INNER DEVELOPED LANDSCAPE AREA			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W
BA	Brachychiton acerifolius	Illawarra Flame Tree	25 x 12 m
FB	Ficus benjamina	Weeping Fig	20 x 10 m
GR	Grevillea Robusta	Silky Oak	15 x 10 m
LA	Livistona australis	Cabbage Palm	25 x 5 m
AS	Acmena smithii	Lilly Pilly	5 x 4 m
APA	Acer palmatum 'Atropurpureum'	Japanese Maple	4 x 3 m
DA	Dicksonia antarctica	Soft Treefern	6 x 3 m
MA	Malaleuca armillaris	Bracelet Honey Myrtle	5 x 4 m
CG	Ceratopetalum gummiferum	NSW Christmas Bush	5 x 2 m
CA	Cyathra australis	Rough Treefern	4 x 3 m
XA	Xanthorrhoea australis	Grass tree	4 x 1.8 m
RC	Rhagodia candolleana	Seaberry Saltbush	1.5 x 1.5 m
ANJ	Asplenium nidus	Birds Nest Fern	0.7 x 1.5 m
BS	Banksia spinulosa	Hairpin Banksia	0.5 x 1.5 m
SR	Streitzia reginae	Bird of Paradise	1.5 x 1.0 m
BC	Blechnum cartilagineum	Fishbone Fern	1.0 x 1.0 m
CVGJ	Callistemon viminalis 'Green John'	Dwarf Bottlebrush	0.6 x 0.6 m
PAN	Pennisetum alopecuroides 'Nafray'	Swamp Foxtail	0.6 x 0.6 m
LFS	Lomandra fluviatilis 'Shara'	Mat Rush	0.55 x 0.5 m
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m
WFM	Westringia fruticosa 'Mundi'	Coastal Rosemary	0.4 x 1.5 m
WFG	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.35 x 0.35 m
DCL	Dianella caerulea 'Lucia'	Blue Flax Lily	0.3 x 0.5 m
GHDG	Gazania hybrid 'Double Gold'	Gazania	0.2 x 0.6 m
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m
BS	Bougainvillea speciosa	Bougainvillea	5 x 5 m
PT	Parthenocissus tricuspidata	Boston Ivy	5 x 4.0 m
TJ	Trachelospermum jasminoides	Star Jasmine	4 x 2 m
HV	Hardenbergia violacea	False sarsaparilla	1.5 x 1.5 m



4 Kestrel Podium
1 : 200



3 Landscape Section 1
1 : 200



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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DRAWING TITLE:
Part Landscape Plan 1

SCALE: @ B1
As indicated
DRAWN:
EJ
CHECKED:
SS
DATE:
16.12.2019

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

SCHEDULE OF LANDSCAPE REQUIREMENTS

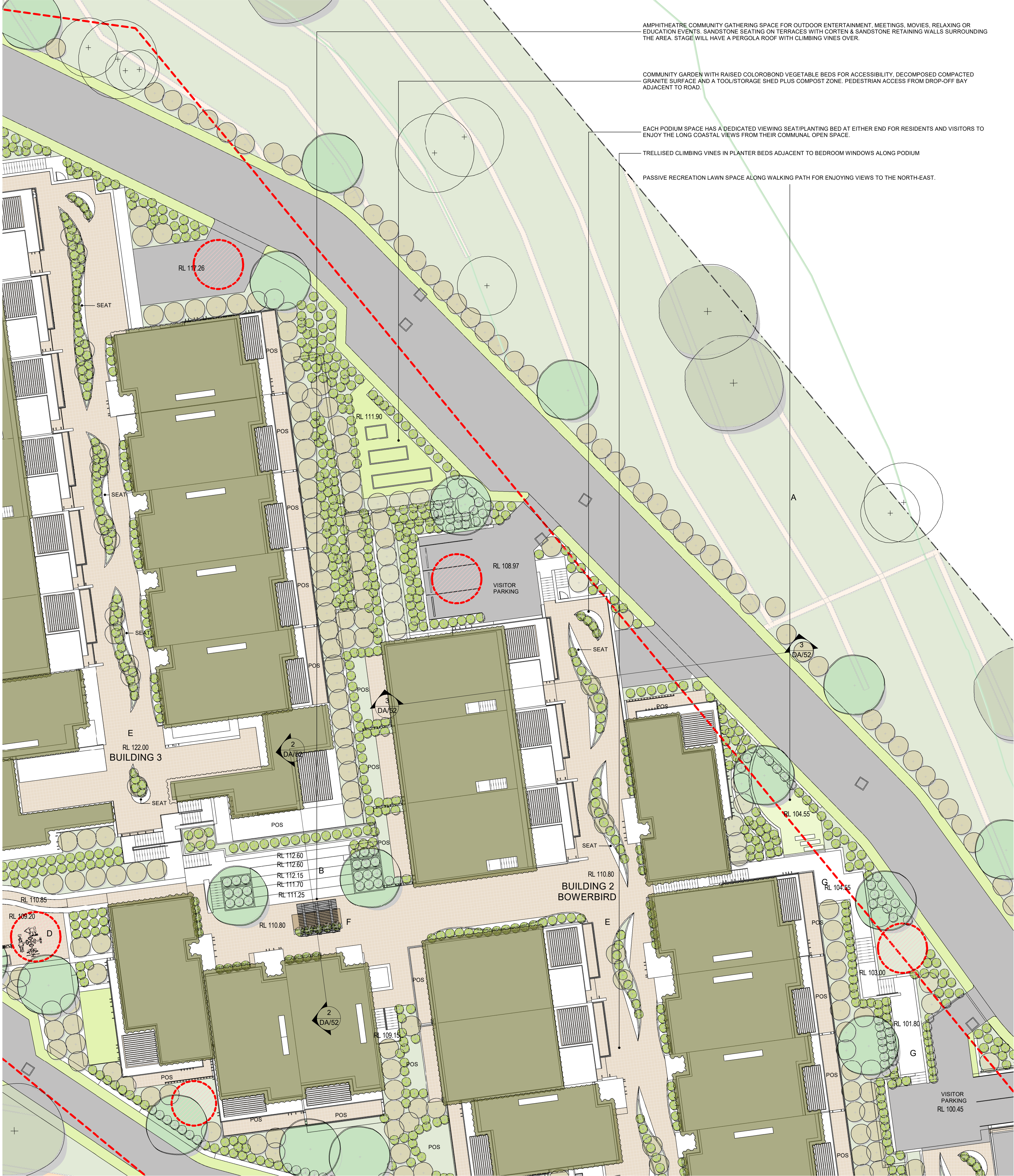
DGP REQUIREMENTS	
SITE AREA (EXCL. E2 ZONE)	41,934 sqm
REQUIRED LANDSCAPE (30% OF SITE AREA EXCL. E2 ZONE)	11,026 sqm
REQUIRED DEEP SOIL ZONE (DSZ) (15% OF SITE AREA EXCL. E2 ZONE)	5,513 sqm
REQUIRED COMMUNAL OPEN SPACE (COS) (5M2 X 47 UNITS)	235 sqm
PROPOSED LANDSCAPE AREAS	
LANDSCAPE (INCL. APZ)	21,209 sqm
DEEP SOIL ZONE (INCL. APZ)	15,370 sqm
COMMUNAL OPEN SPACE	2893 sqm

LANDSCAPE SYMBOLS LEGEND

EX. TREES TO BE RETAINED	
10M DIAM. FEATURE TREES < 15M HIGH	
6M DIAM. TREES < 8M HIGH	
2M DIAM. SHRUBS < 3M HIGH	
1M DIAM. SHRUBS & PERENNIALS < 1.2M HIGH	
GROUND COVERS < 0.3M HIGH	
CLIMBERS	
LAWN AREAS	
PAVING	
GREEN ROOF	
APZ MAINTENANCE TRACKS	
STORMWATER PIT	
WATER TANKS	
APZ BOUNDARY	
E2 ZONE BOUNDARY	
EXISTING CONTOURS	

LANDSCAPE ELEMENTS LEGEND

A	ASSET PROTECTION ZONE (APZ)
B	EAGLES NEST PARK COS ZONE
C	E2 ZONE
D	FITNESS TRAIL LOCATION 1
E	COS PODIUM
F	SHELTER & BBQ ZONE
G	PEDESTRIAN FOOTPATH TO COSGROVE AVE



5 Landscape Detail Plan 2
1 : 200

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REVISION	1	Development Application
	REV.	DESCRIPTION
		DATE
		16.12.2019

PART LANDSCAPE PLAN 2

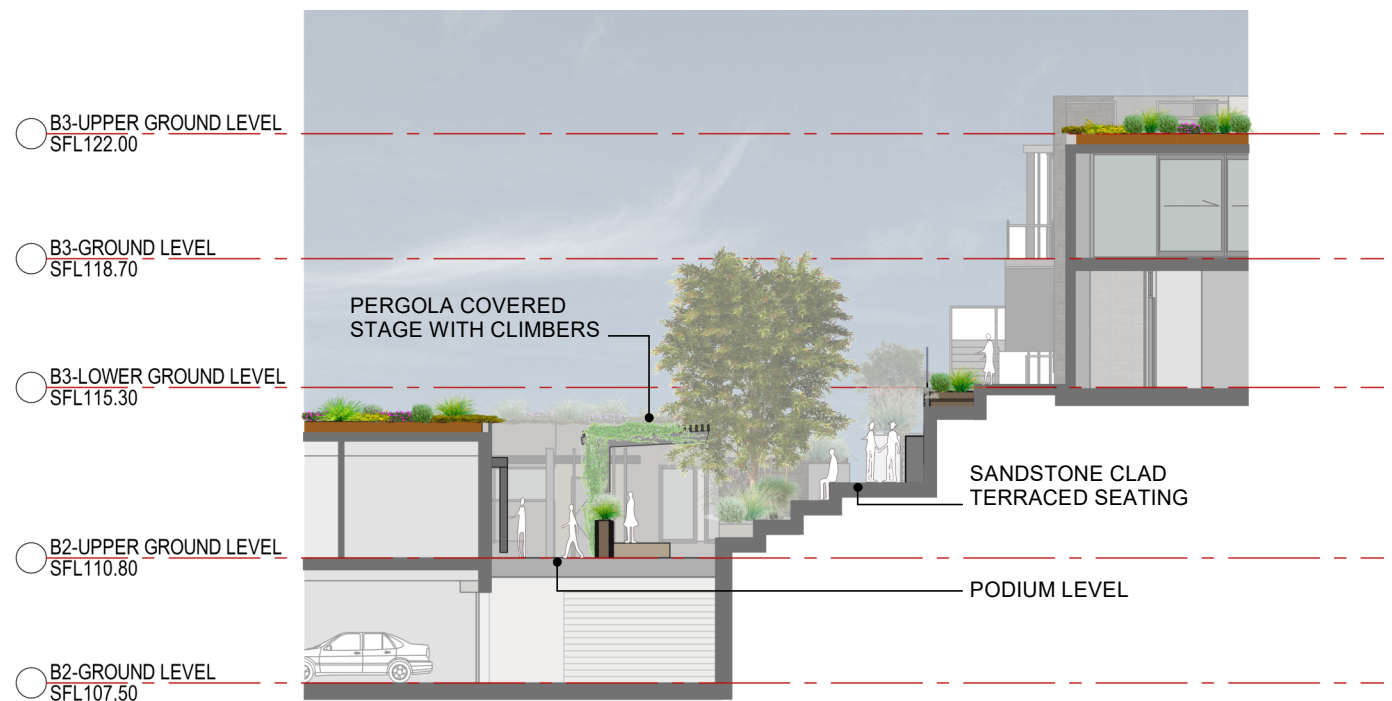
INDICATIVE PLANTING SCHEDULE - INNER DEVELOPED LANDSCAPE AREA				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZESPACING
BA	Brachychiton acerifolius	Illawarra Flame Tree	25 x 12 m	200mm specimen
FB	Ficus benjamina	Weeping Fig	20 x 10 m	200mm specimen
GR	Grevillea Robusta	Silky Oak	15 x 10 m	200mm specimen
LA	Livistona australis	Cabbage Palm	25 x 5 m	200mm specimen
AS	Acmena smithii	Lilly Pilly	5 x 4 m	200mm specimen
APA	Acer palmatum 'Atropurpureum'	Japanese Maple	4 x 3 m	200mm Specimen
DA	Dicksonia antarctica	Soft Treefern	6 x 3 m	800 stems/specimen
MA	Malaleuca amilariis	Bracelet Honey Myrtle	5 x 4 m	200mm 1.5m/2
CG	Ceratopetalum gummiferum	NSW Christmas Bush	5 x 2 m	200mm specimen
CA	Cyathea australis	Rough Treefern	4 x 3 m	800 stems/specimen
XA	Xanthorrhoea australis	Grass tree	4 x 1.8 m	600 stems/specimen
RC	Rhagodia candolleana	Seaberry Saltbush	1.5 x 1.5 m	tube 0.5m/2
AN	Asplenium nidus	Birds Nest Fern	0.7 x 1.5 m	200mm 7.5m/2
BS	Banksia spinulosa	Hairpin Banksia	0.5 x 1.5 m	200mm 0.5m/2
SR	Streitzia reginae	Bird of Paradise	1.5 x 1.0 m	200mm 1.5m/2
BC	Blechnum cartilagineum	Fishbone Fern	1.0 x 1.0 m	200mm 1.5m/2
CVGJ	Callistemon viminalis 'Green John'	Dwarf Bottlebrush	0.6 x 0.6 m	tube 4m/2
PAN	Pennisetum alopecuroides 'Nafra'	Swamp Foxtail	0.6 x 0.6 m	tube 5m/2
LFS	Lomandra fluviatilis 'Shara'	Mat Rush	0.55 x 0.5 m	tube 5m/2
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m	tube 4m/2
WFM	Westringia fruticosa 'Mund'	Coastal Rosemary	0.4 x 1.5 m	tube 2m/2
WFG	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.35 x 0.35 m	tube 4m/2
DCL	Dianella caerulea 'Lucia'	Blue Flax Lily	0.3 x 0.5 m	tube 5m/2
GHDG	Gazania hybrid 'Double Gold'	Gazania	0.2 x 0.6 m	tube 4m/2
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m	tube 1.5m/2
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m	tube 1.5m/2
BS	Bougainvillea speciosa	Bougainvillea	5 x 5 m	200mm 0.5/linm
PT	Parthenocissus tricuspidata	Boston Ivy	5 x 4.0 m	200mm 0.5/linm
TJ	Trachelospermum jasminoides	Star Jasmine	4 x 2 m	200mm 1/linm
HV	Hardenbergia violacea	False sarsaparilla	1.5 x 1.5 m	tube 1.5m/2

INDICATIVE PLANTING SCHEDULE - PODIUM PLANTERS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W
APA	Acer palmatum 'Atropurpureum'	Japanese Maple	4 x 3 m
AN	Asplenium nidus	Birds Nest Fern	0.7 x 1.5 m
SR	Streitzia reginae	Bird of Paradise	1.5 x 1.0 m
BC	Blechnum cartilagineum	Fishbone Fern	1.0 x 1.0 m
LFS	Lomandra fluviatilis 'Shara'	Mat Rush	0.55 x 0.5 m
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m
WFM	Westringia fruticosa 'Mund'	Coastal Rosemary	0.4 x 1.5 m
WFG	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.35 x 0.35 m
DCL	Dianella caerulea 'Lucia'	Blue Flax Lily	0.3 x 0.5 m
GHDG	Gazania hybrid 'Double Gold'	Gazania	0.2 x 0.6 m
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m
BS	Bougainvillea speciosa	Bougainvillea	5 x 5 m
PT	Parthenocissus tricuspidata	Boston Ivy	5 x 4.0 m
HV	Hardenbergia violacea	False sarsaparilla	1.5 x 1.5 m

INDICATIVE PLANTING SCHEDULE - GREEN ROOFS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W
CVGJ	Callistemon viminalis 'Green John'	Dwarf Bottlebrush	0.6 x 0.6 m
PAN	Pennisetum alopecuroides 'Nafra'	Swamp Foxtail	0.6 x 0.6 m
LFS	Lomandra fluviatilis 'Shara'	Mat Rush	0.55 x 0.5 m
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m
WFM	Westringia fruticosa 'Mund'	Coastal Rosemary	0.4 x 1.5 m
WFG	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.35 x 0.35 m
DCL	Dianella caerulea 'Lucia'	Blue Flax Lily	0.3 x 0.5 m
GHDG	Gazania hybrid 'Double Gold'	Gazania	0.2 x 0.6 m
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m



3 Section 11 - Bowerbird Podium
1 : 200



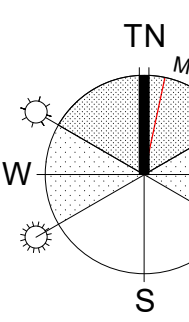
2 Section 10 - Amphitheatre
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INDICATIVE PLANTING SCHEDULE - APZ/MANAGED BUSHLAND				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZESPACING
EM	Eucalyptus microcorys	Tallowood	40 x 15 m	200mm specimen
FM	Ficus macrophylla	Moreton Bay Fig	30 x 30 m	200mm specimen
CM	Corymbia maculata	Spotted Gum	30 x 10 m	200mm specimen
BA	Brachychiton acerifolius	Illawarra Flame Tree	25 x 12 m	200mm specimen
ES	Eucalyptus saligna	Sydney Bluegum	25 x 12 m	200mm specimen
AE	Alphitonia excelsa	Red Ash	20 x 10 m	200mm specimen
TC	Toona ciliata	Australian Red Cedar	40 x 8 m	200mm specimen
LA	Livistona australis	Cabbage Palm	25 x 5 m	200mm specimen
AS	Acmena smithii	Lilly Pilly	5 x 4 m	200mm specimen
XA	Xanthorrhoea australis	Grass tree	4 x 1.8 m	600 stem specimen
RC	Rhagodia candolleana	Seaberry Saltbush	1.5 x 1.5 m	tube 0.5m/2
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m	tube 4m/2
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m	tube 1.5m/2

SCHEDULE OF LANDSCAPE REQUIREMENTS	
DCP REQUIREMENTS	
SITE AREA	41,934 sqm
SITE AREA (EXCL. E2 ZONE)	36,753 sqm
REQUIRED LANDSCAPE (30% OF SITE AREA EXCL. E2 ZONE)	11,026 sqm
REQUIRED DEEP SOIL ZONE (DSZ) (15% OF SITE AREA EXCL. E2 ZONE)	5,513 sqm
REQUIRED COMMUNAL OPEN SPACE (COS) (5M2 X 47 UNITS)	235 sqm
PROPOSED LANDSCAPE AREAS	
LANDSCAPE (INCL. APZ)	21,209 sqm
DEEP SOIL ZONE (INCL. APZ)	15,370 sqm
COMMUNAL OPEN SPACE	2893 sqm

LANDSCAPE SYMBOLS LEGEND	
	EX. TREES TO BE RETAINED
	10M DIAM. FEATURE TREES < 15M HIGH
	6M DIAM. TREES < 8M HIGH
	2M DIAM. SHRUBS < 3M HIGH
	1M DIAM. SHRUBS & PERENNIALS < 1.2M HIGH
	GROUNDCOVERS < 0.3M HIGH
	CLIMBERS
	LAWN AREAS
	PAVING
	GREEN ROOF
	APZ MAINTENANCE TRACKS
	STORMWATER PIT
	WATER TANKS
	APZ BOUNDARY
	E2 ZONE BOUNDARY
	EXISTING CONTOURS

LANDSCAPE ELEMENTS LEGEND	
A	ASSET PROTECTION ZONE (APZ)
B	CENTRAL COS ZONE
C	COMMUNAL VEGETABLE GARDEN
D	FITNESS TRAIL LOCATION 2
E	COS PODIUM
F	STAGE & SHELTER
G	PEDESTRIAN FOOTPATH TO COSGROVE AVE

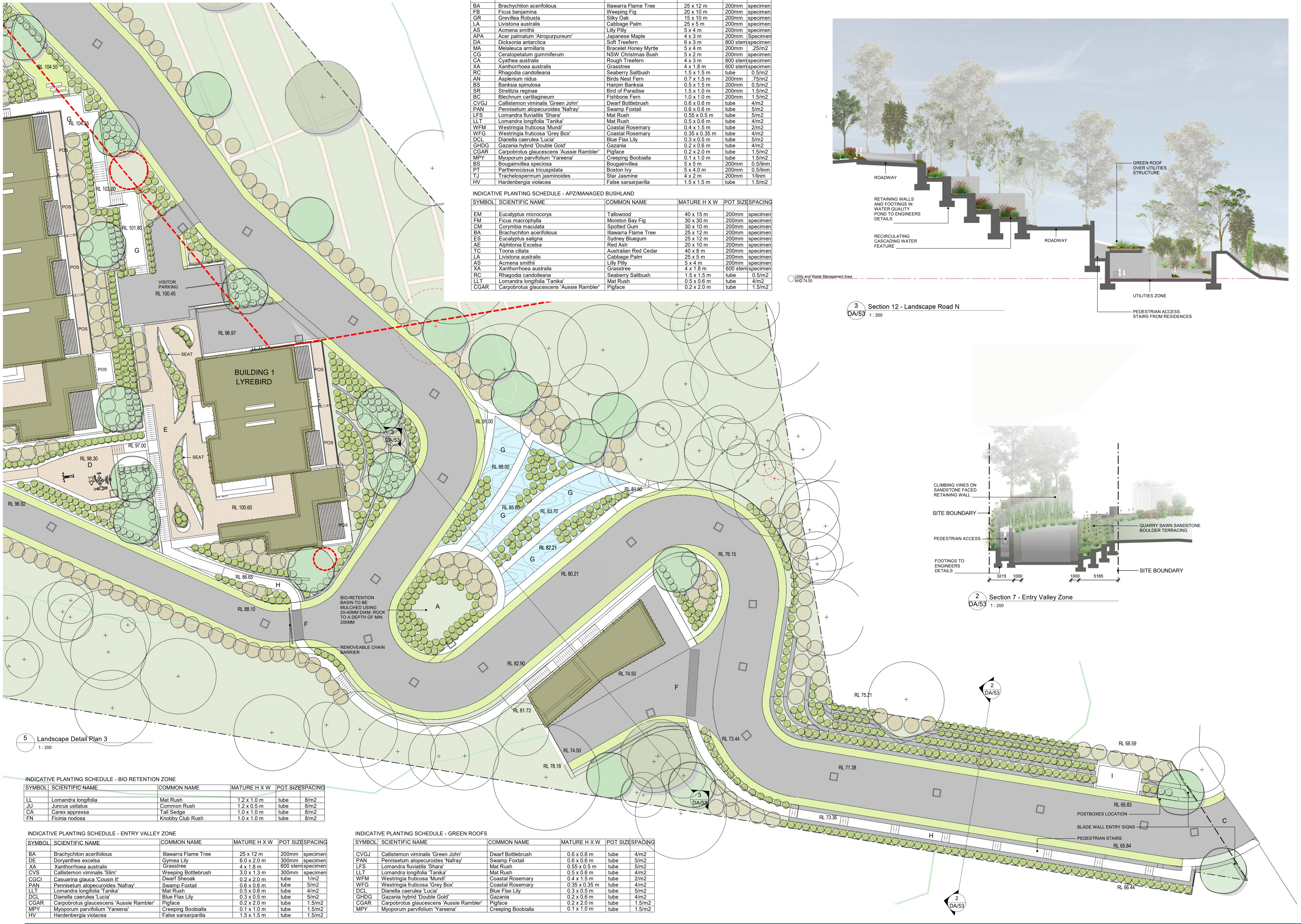


CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue,
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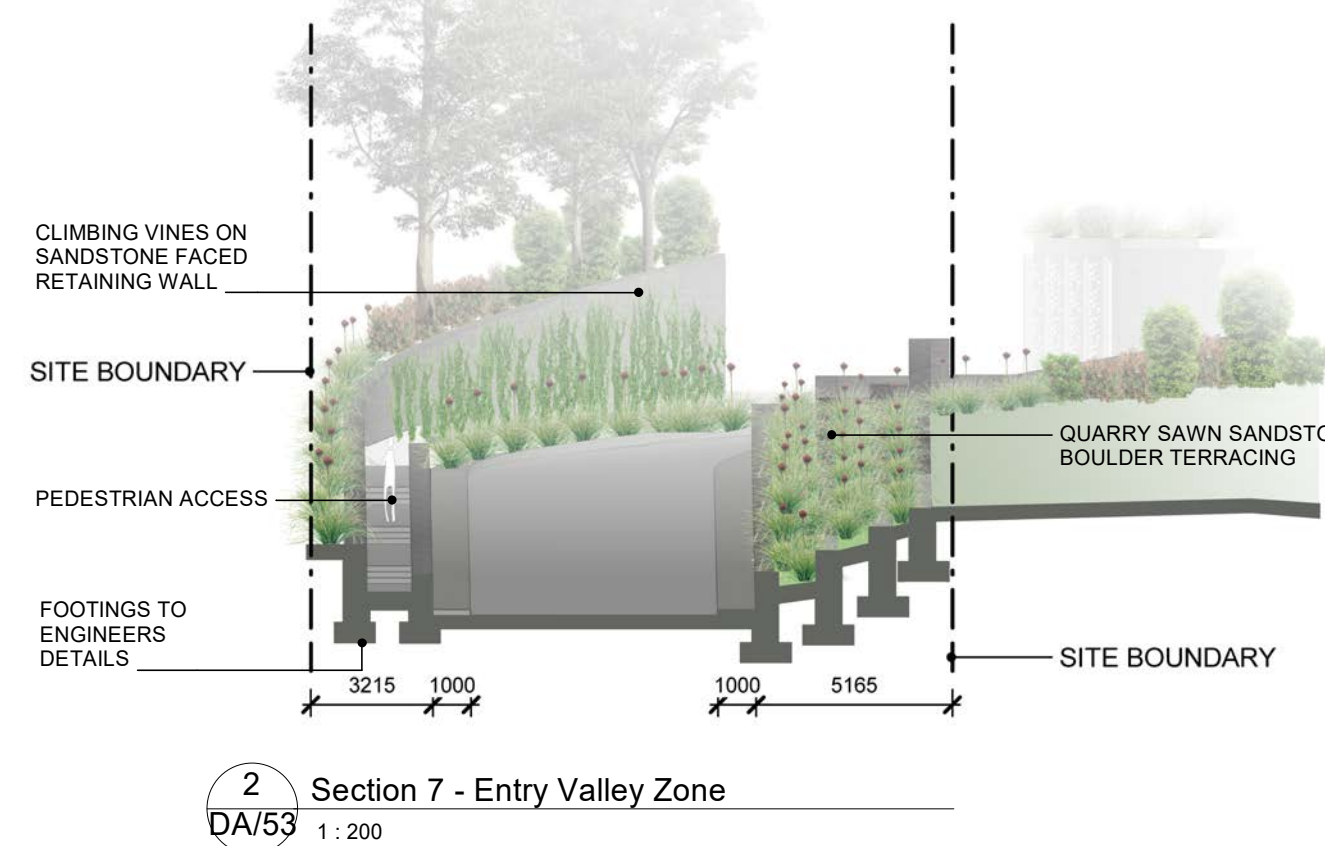
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Nominated Architect Steven Bayer Reg. No. 5880

DRAWING TITLE: Part Landscape Plan 2			
SCALE: @ B1	DRAWN: EJ	CHECKED: SS	DATE: 16.12.2019
PROJECT No: 17-0049	DWG No: DA/52	ISSUE: 1	



INDICATIVE PLANTING SCHEDULE - INNER DEVELOPED LANDSCAPE AREA				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZESPACING
BA	Brachychiton acerifolius	Illawarra Flame Tree	25 x 12 m	200mm specimen
FB	Ficus benjamina	Weeping Fig	20 x 10 m	200mm specimen
GR	Grevillea robusta	Silky Oak	15 x 10 m	200mm specimen
LA	Livistona australis	Cabbage Palm	25 x 5 m	200mm specimen
AS	Acmena smithii	Lilly Pilly	5 x 4 m	200mm specimen
APA	Acer palmatum 'Atropurpureum'	Japanese Maple	4 x 3 m	200mm specimen
DA	Dicksonia antarctica	Soft Treefern	6 x 3 m	800 stems/200mm
MA	Melaleuca armillaris	Bracelet Honey Myrtle	5 x 4 m	200mm specimen
CG	Ceratopetalum gummiferum	NSW Christmas Bush	5 x 2 m	200mm specimen
CA	Cyathea australis	Rough Treefern	4 x 3 m	800 stems/200mm
XA	Xanthorrhoea australis	Grass Tree	4 x 1.8 m	800 stems/200mm
RC	Rhagodia candolleana	Seaberry Saltbush	1.5 x 1.5 m	tube 0.5/m2
AN	Asplenium nidus	Birds Nest Fern	0.7 x 1.5 m	200mm .75/m2
BS	Banksia spinulosa	Hairpin Banksia	0.5 x 1.5 m	200mm .5/m2
SR	Strelitzia reginae	Bird of Paradise	1.5 x 1.0 m	200mm 1.5/m2
BC	Blechnum cartilagineum	Fishbone Fern	1.0 x 1.0 m	200mm 1.5/m2
CVGJ	Callistemon viminalis 'Green John'	Dwarf Bottlebrush	0.6 x 0.6 m	tube 4/m2
PAN	Pennisetum alopecuroides 'Nafra'	Swamp Foxtail	0.6 x 0.6 m	tube 5/m2
LFS	Lomandra fluviatilis 'Shara'	Mat Rush	0.55 x 0.5 m	tube 5/m2
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m	tube 4/m2
WFM	Westringia fruticosa 'Mundi'	Coastal Rosemary	0.4 x 1.5 m	tube 2/m2
WFG	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.35 x 0.35 m	tube 4/m2
DCJ	Dianella caerulea 'Lucia'	Blue Flax Lily	0.3 x 0.5 m	tube 5/m2
GHDG	Gazania hybrid 'Double Gold'	Gazania	0.2 x 0.6 m	tube 4/m2
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m	tube 1.5/m2
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m	tube 1.5/m2
BS	Bougainvillea speciosa	Bougainvillea	5 x 5 m	200mm 0.5/linm
PT	Parthenocissus tricuspidata	Boston Ivy	5 x 4.0 m	200mm 0.5/linm
TJ	Trachelospermum jasminoides	Star Jasmine	4 x 2 m	200mm 1/linm
HV	Hardenbergia violacea	False sarsaparilla	1.5 x 1.5 m	tube 1.5/m2

INDICATIVE PLANTING SCHEDULE - APZ/MANAGED BUSHLAND				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZESPACING
EM	Eucalyptus microcorys	Tallowood	40 x 15 m	200mm specimen
FM	Ficus macrophylla	Moreton Bay Fig	30 x 30 m	200mm specimen
CM	Corymbia maculata	Spotted Gum	30 x 10 m	200mm specimen
BA	Brachychiton acerifolius	Illawarra Flame Tree	25 x 12 m	200mm specimen
ES	Eucalyptus saligna	Sydney Bluegum	25 x 12 m	200mm specimen
AE	Alphitonia excelsa	Red Ash	20 x 10 m	200mm specimen
TC	Toona ciliata	Australian Red Cedar	40 x 8 m	200mm specimen
LA	Livistona australis	Cabbage Palm	25 x 5 m	200mm specimen
AS	Acmena smithii	Lilly Pilly	5 x 4 m	200mm specimen
XA	Xanthorrhoea australis	Grass Tree	4 x 1.8 m	600 stems/200mm
RC	Rhagodia candolleana	Seaberry Saltbush	1.5 x 1.5 m	tube 0.5/m2
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m	tube 4/m2
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m	tube 1.5/m2



SCHEDULE OF LANDSCAPE REQUIREMENTS

DCP REQUIREMENTS	
SITE AREA (EXCL. E2 ZONE)	41,934 sqm
REQUIRED LANDSCAPE (30% OF SITE AREA EXCL. E2 ZONE)	36,753 sqm
REQUIRED DEEP SOIL ZONE (DSZ) (15% OF SITE AREA EXCL. E2 ZONE)	11,026 sqm
REQUIRED COMMUNAL OPEN SPACE (COS) (5M2 X 47 UNITS)	235 sqm
PROPOSED LANDSCAPE AREAS	
LANDSCAPE (INCL. APZ)	21,209 sqm
DEEP SOIL ZONE (INCL. APZ)	15,370 sqm
COMMUNAL OPEN SPACE	2893 sqm

LANDSCAPE SYMBOLS LEGEND

	EX. TREES TO BE RETAINED
	10M DIAM. FEATURE TREES < 15M HIGH
	6M DIAM. TREES < 8M HIGH
	2M DIAM. SHRUBS < 3M HIGH
	1M DIAM. SHRUBS & PERENNIALS < 1.2M HIGH
	GROUNDCOVERS < 0.3M HIGH
	CLIMBERS
	LAWN AREAS
	PAVING
	GREEN ROOF
	APZ MAINTENANCE TRACKS
	STORMWATER PIT
	WATER TANKS
	APZ BOUNDARY
	E2 ZONE BOUNDARY
	EXISTING CONTOURS

LANDSCAPE ELEMENTS LEGEND

A	BIO RETENTION BASIN
B	UTILITIES ZONE
C	ENTRY BLADE WALLS WITH SIGNAGE
D	FITNESS TRAIL LOCATION 3
E	COS PODIUM
F	SHARED PEDESTRIAN/VEHICLE ZONE
G	RECIRCULATING WATER CASCADE
H	PEDESTRIAN FOOTPATH TO COSGROVE AVE
I	PADMOUNT SUBSTATION

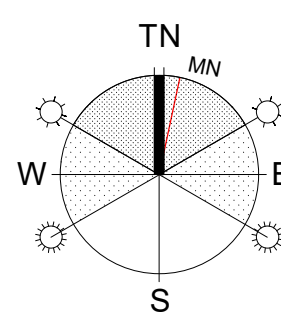
INDICATIVE PLANTING SCHEDULE - BIO RETENTION ZONE				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZESPACING
LL	Lomandra longifolia	Mat Rush	1.2 x 1.0 m	tube 8/m2
JU	Juncus ustulatus	Common Rush	1.2 x 0.5 m	tube 8/m2
CA	Carex appressa	Tall Sedge	1.0 x 1.0 m	tube 8/m2
FN	Ficinia nodosa	Knobby Club Rush	1.0 x 1.0 m	tube 8/m2

INDICATIVE PLANTING SCHEDULE - ENTRY VALLEY ZONE				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZESPACING
BA	Brachychiton acerifolius	Illawarra Flame Tree	25 x 12 m	200mm specimen
DE	Dorothy's excelsa	Gymea Lily	6.0 x 2.0 m	300mm specimen
XA	Xanthorrhoea australis	Grass Tree	4 x 1.8 m	600 stems/200mm
CVS	Callistemon viminalis 'Slim'	Weeping Bottlebrush	3.0 x 1.3 m	300mm specimen
CGCI	Casuarina glauca 'Cousin It'	Dwarf Sheoak	0.2 x 2.0 m	tube 1/m2
PAN	Pennisetum alopecuroides 'Nafra'	Swamp Foxtail	0.6 x 0.6 m	tube 5/m2
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m	tube 4/m2
DCJ	Dianella caerulea 'Lucia'	Blue Flax Lily	0.3 x 0.5 m	tube 5/m2
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m	tube 1.5/m2
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m	tube 1.5/m2
HV	Hardenbergia violacea	False sarsaparilla	1.5 x 1.5 m	tube 1.5/m2

INDICATIVE PLANTING SCHEDULE - GREEN ROOFS				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZESPACING
CVGJ	Callistemon viminalis 'Green John'	Dwarf Bottlebrush	0.6 x 0.6 m	tube 4/m2
PAN	Pennisetum alopecuroides 'Nafra'	Swamp Foxtail	0.6 x 0.6 m	tube 5/m2
LFS	Lomandra fluviatilis 'Shara'	Mat Rush	0.55 x 0.5 m	tube 5/m2
LLT	Lomandra longifolia 'Tanika'	Mat Rush	0.5 x 0.6 m	tube 4/m2
WFM	Westringia fruticosa 'Mundi'	Coastal Rosemary	0.4 x 1.5 m	tube 2/m2
WFG	Westringia fruticosa 'Grey Box'	Coastal Rosemary	0.35 x 0.35 m	tube 4/m2
DCJ	Dianella caerulea 'Lucia'	Blue Flax Lily	0.3 x 0.5 m	tube 5/m2
GHDG	Gazania hybrid 'Double Gold'	Gazania	0.2 x 0.6 m	tube 4/m2
CGAR	Carpobrotus glaucescens 'Aussie Rambler'	Pigface	0.2 x 2.0 m	tube 1.5/m2
MPY	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1 x 1.0 m	tube 1.5/m2

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REV.	DESCRIPTION	DATE

PART LANDSCAPE PLAN 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

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NOWRA T 02 4421 6822
W www.aej.com.au E aej@aej.com.au
BATEMANS BAY T 02 4472 7388
Nominated Architect Steven Bayer Reg. No. 5880

DRAWING TITLE: Part Landscape Plan 3			
SCALE: @ B1 As indicated	DRAWN: EJ	CHECKED: SS	DATE: 16.12.2019
PROJECT No: 17-0049	DWG No: DA/53	ISSUE: 1	



2 Central Communal Open Space Detail Plan
1 : 100



1 Central Communal Open Space Perspective



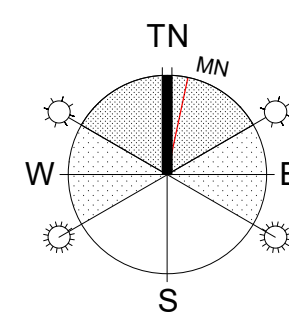
3 Eaglesnest Communal Open Space Detail Plan
1 : 100



4 Eaglesnest Communal Open Space Perspective

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COMMUNAL OPEN SPACE



CLIENT
For Surewin Parkview Pty Ltd

PROJECT:
Proposed Residential Development
THE COSGROVE

At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue,
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BATEMANS BAY T 02 4472 7388
W www.aej.com.au E aej@aej.com.au
Nominated Architect Steven Bayer Reg. No. 5680

DRAWING TITLE:
Communal Open Space

SCALE: @ B1
1 : 100

DRAWN:
LF

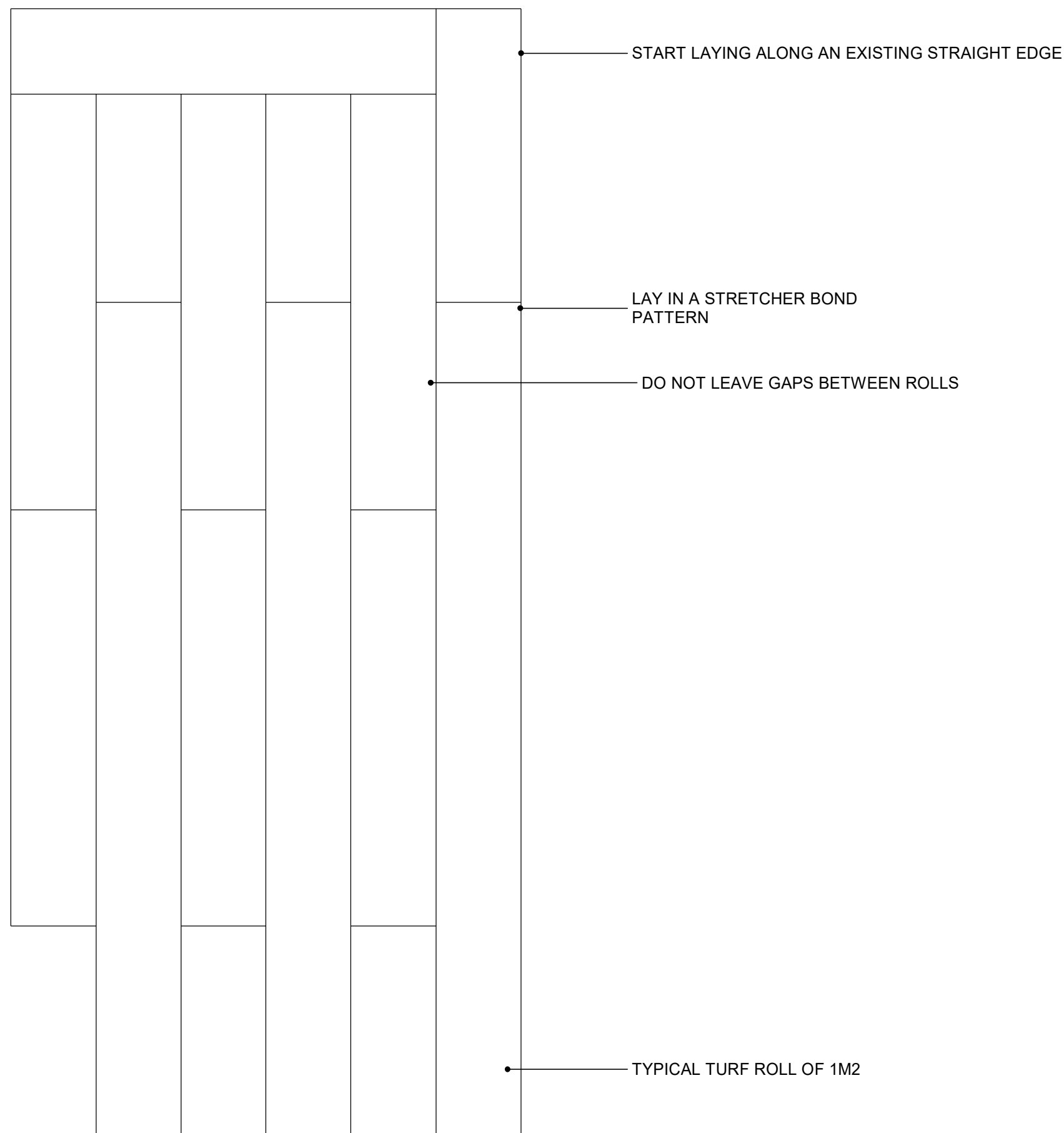
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DATE:
16.12.2019

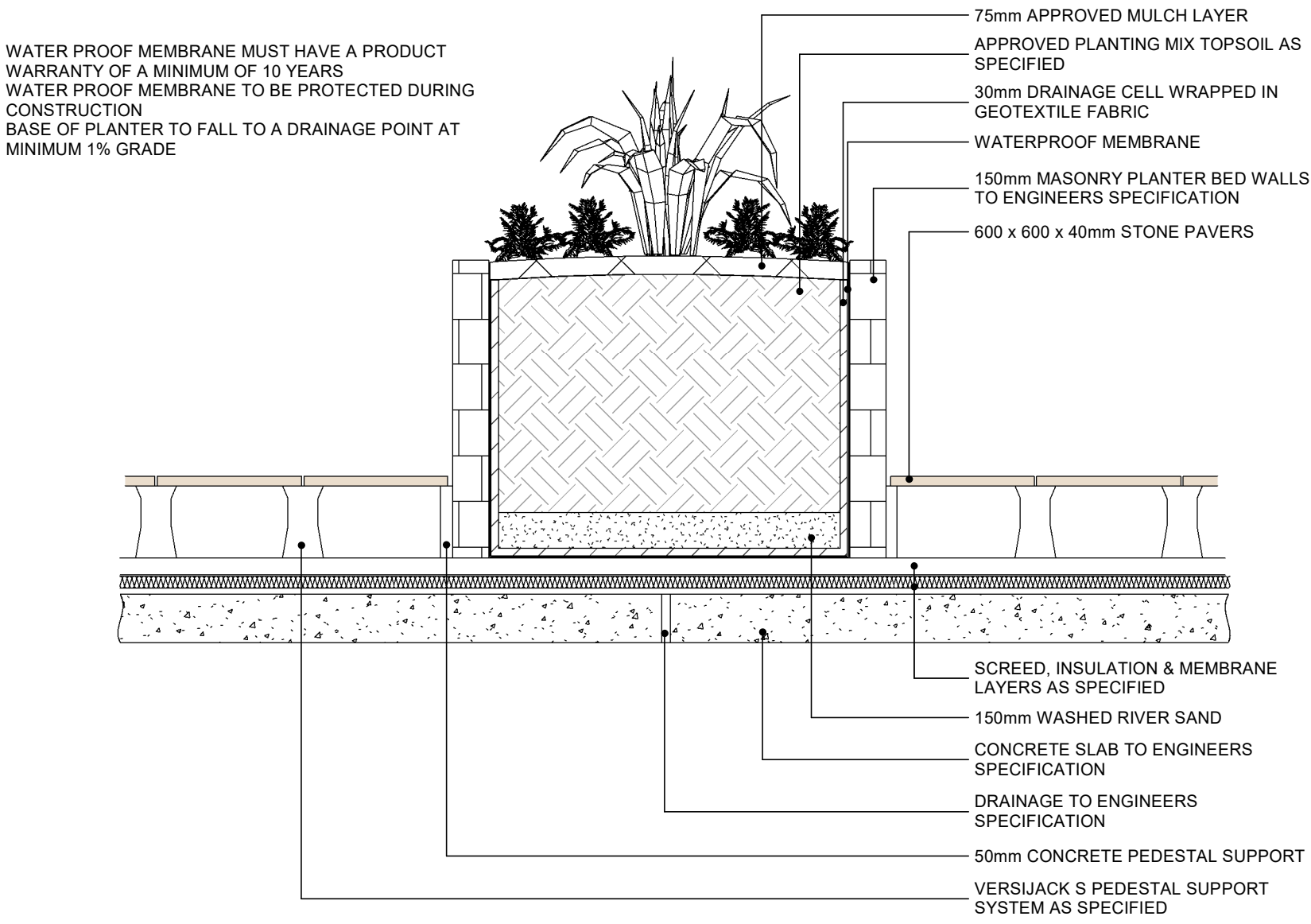
PROJECT No:
17-0049

DWG No:
DA/54

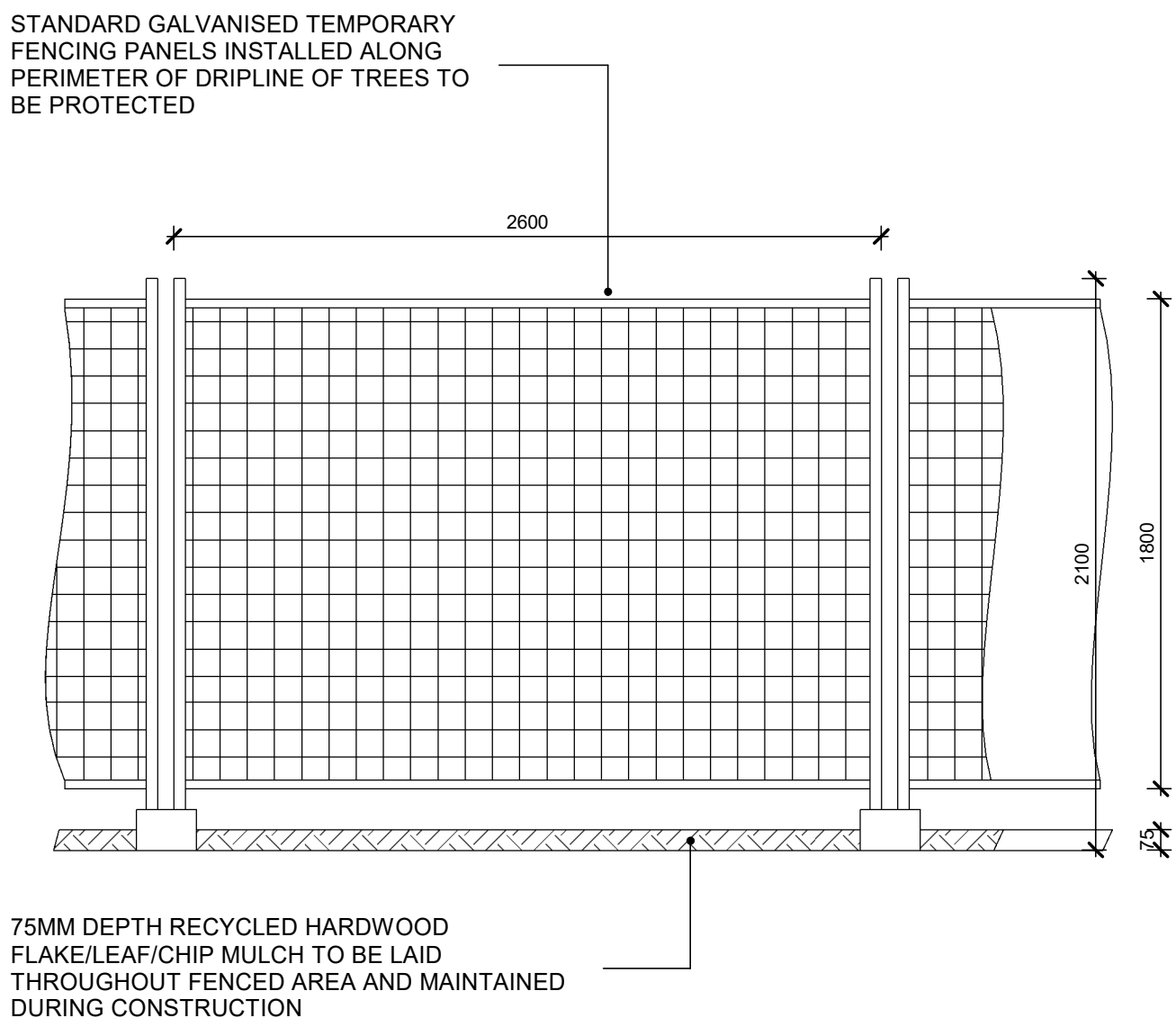
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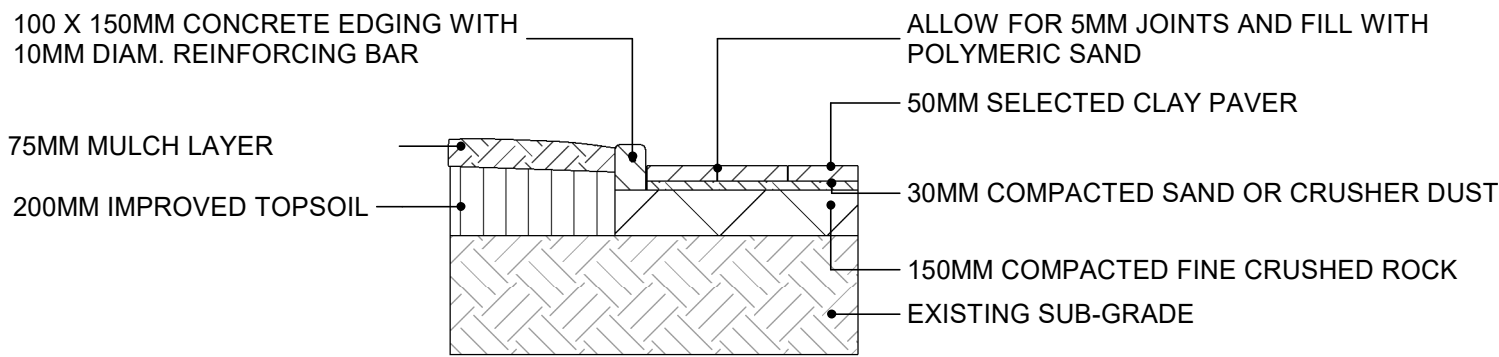
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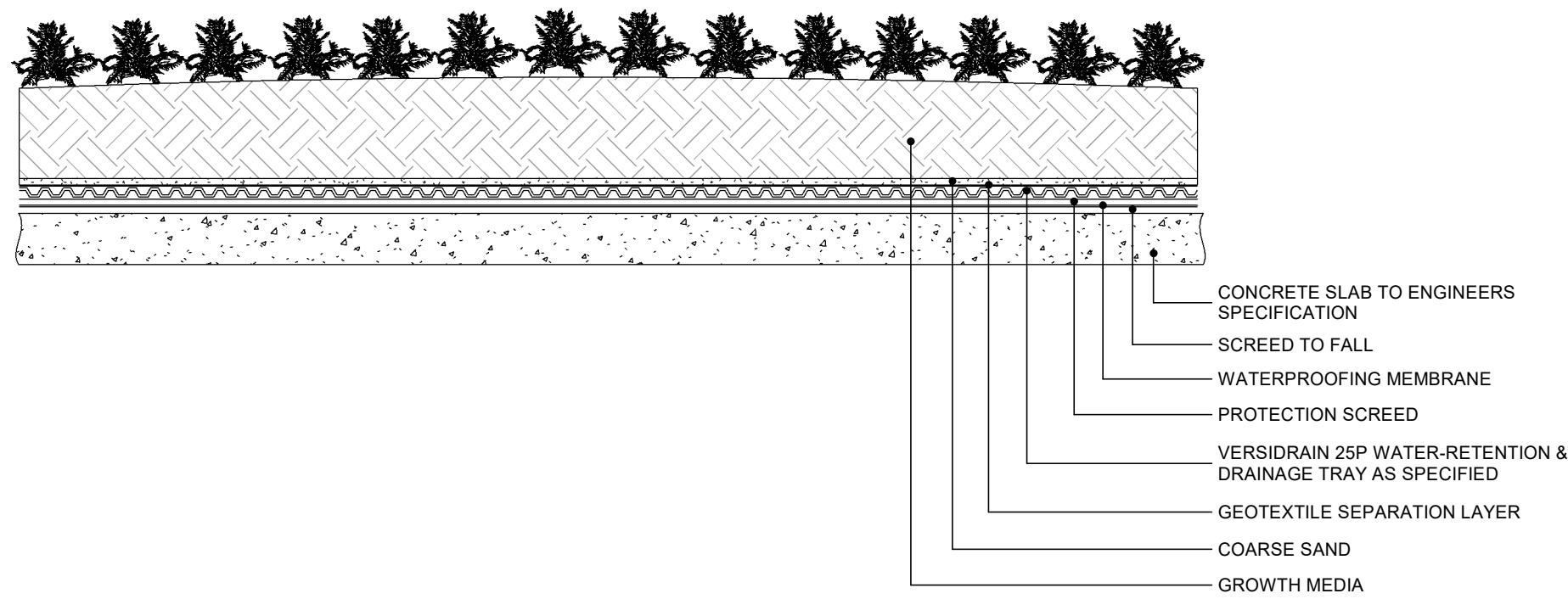
TYPICAL RAISED PLANTER ON SLAB DETAIL
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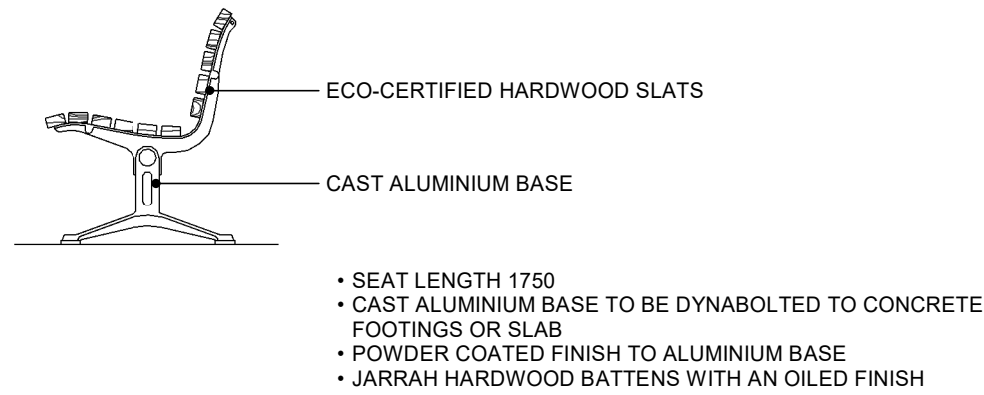
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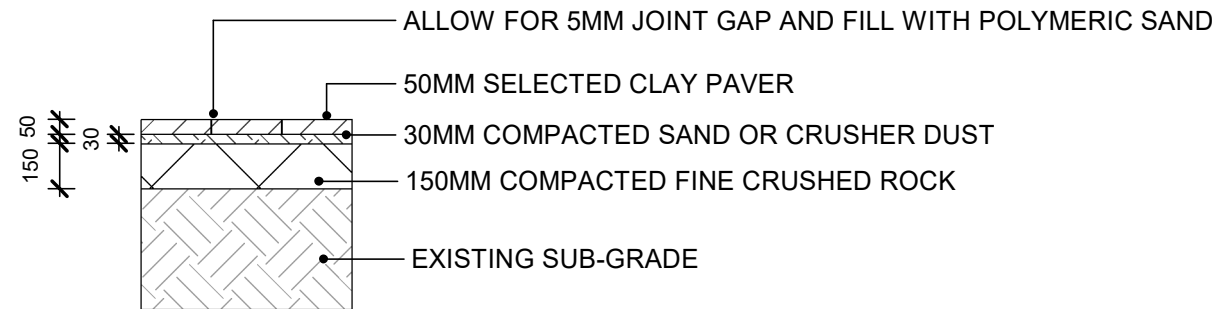
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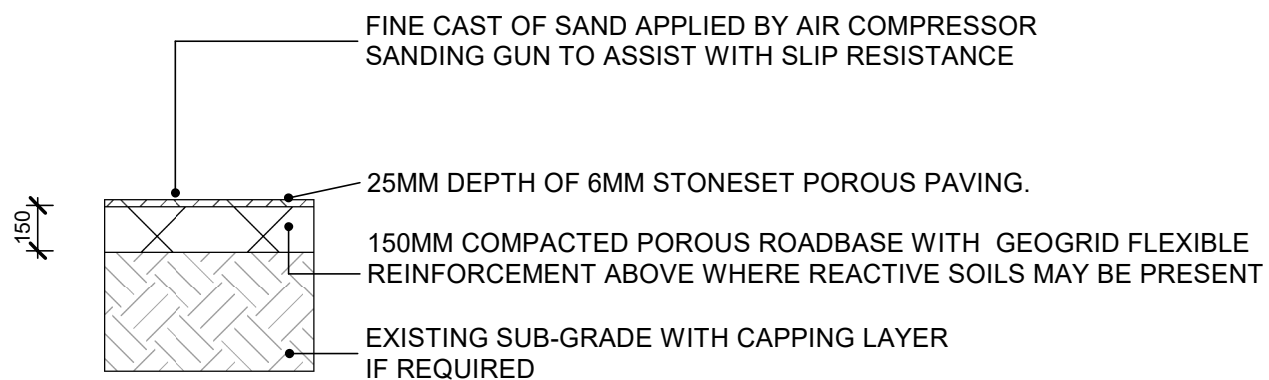
TYPICAL GREEN ROOF DETAIL
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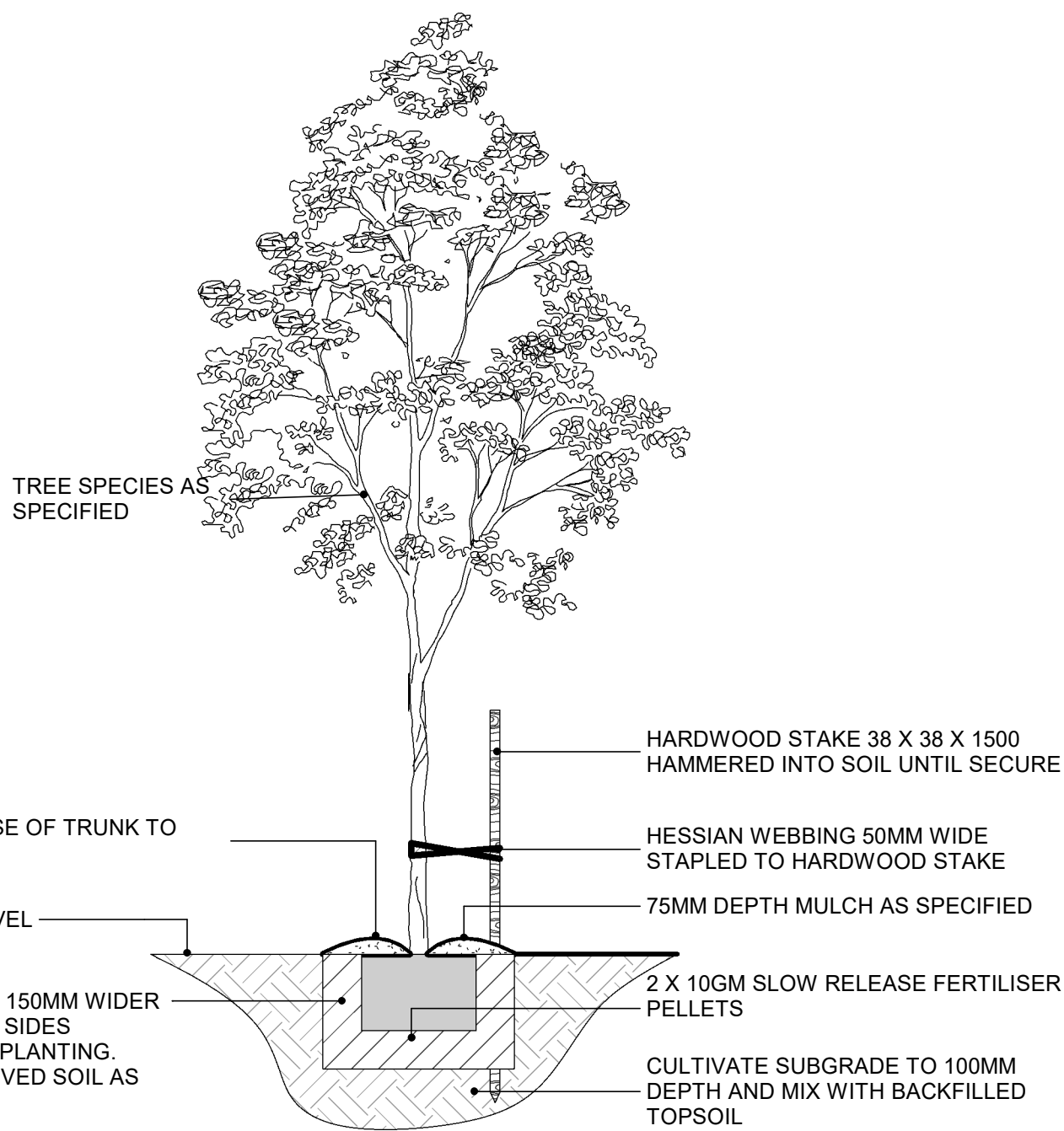
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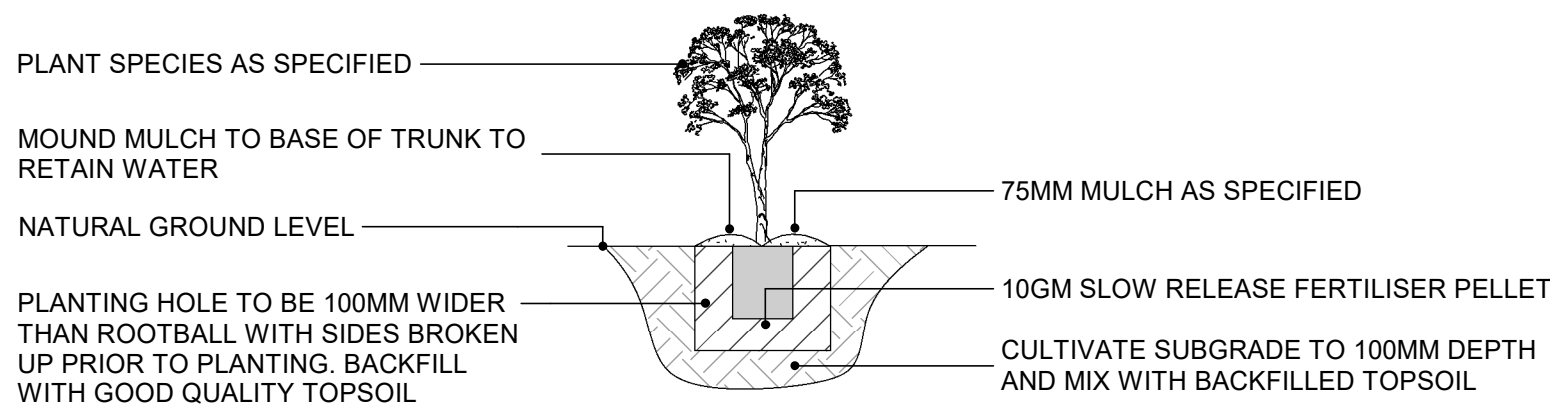
TYPICAL PAVING DETAIL
1 : 25



TYPICAL PERMEABLE PAVING DETAIL
1 : 25



TYPICAL TREE PLANTING DETAIL
NTS



TYPICAL SHRUB PLANTING DETAIL
NTS

MAINTENANCE SCHEDULE INTENT

ACTIVITY	FREQUENCY
APZ/MANAGED BUSHLAND	
1. REMOVAL OF IDENTIFIED WEEDS	QUARTERLY
2. WHIPPERSNIPPING OF REMAINING GRASSLAND BETWEEN MAINTENANCE ACCESS TRACKS TO A MAXIMUM SWARD HEIGHT OF 100MM	HALF YEARLY
3. CROWN LIFTING 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	HALF YEARLY
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	HALF YEARLY
3. MAINTAIN STONE MULCH AS REQUIRED	ANNUAL
4. REMOVE ALGAL GROWTH OR EXCESSIVE AQUATIC SPECIES GROWTH FROM WATER FEATURE	ANNUAL

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LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES									WOLLONGONG T 02 4226 3600 NOWRA T 02 4421 6822 BATEMANS BAY T 02 4472 7388 W www.aesj.com.au E aesj@aesj.com.au Nominated Architect Steven Bayer Reg. No. 5680			PROJECT No: 17-0049		
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1 Development Application														
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DATE														
16.12.2019														



1 Site Entrance Perspective



2 Communal Garden Perspective



4 Fitness Trail Location Perspective



3 Rosella Podium Building 2 North-East Perspective

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		DATE

LANDSCAPE PERSPECTIVES

CLIENT For Surewin Parkview Pty Ltd		PROJECT: Proposed Residential Development THE COSGROVE		DRAWING TITLE: Landscape Perspectives	
At Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500		SCALE: @ B1		DRAWN: LF	CHECKED: SS
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PROJECT No: 17-0049		DWG No: DA/56		DATE: 16.12.2019	
ISSUE: 1					

TREES



ACMENA SMITHII



ACER PALMATUM



CORYMBIA MACULATA



LIVISTONA AUSTRALIS



GREVILLEA ROBUSTA




ACER PALMATUM 'ATROPURPUREUM'




BRACHYCHITON ACERIFOLIUS


FICUS BENJAMINA



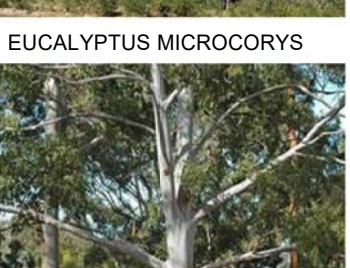
FICUS BENJAMINA




EUCALYPTUS MICROCORYS



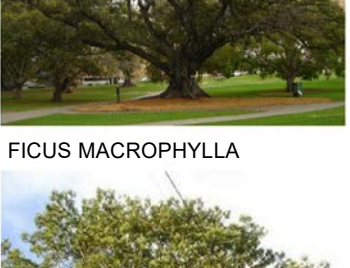
EUCALYPTUS SALIGNA




FICUS MACROPHYLLA



ALPHITONIA EXCELSA



TOONA CILIATA



CERATOPETALUM GUMMIFERUM

SHRUBS



XANTHORRHOEA AUSTRALIS



DORYANTHES EXCELSA



CALLISTEMON VIMINALIS 'SLIM'



BANKSIA SPINULOSA



MELALUECA ARHILLARIS



RHAGODIA CANDOLLEANA



CALLISTEMON VIMINALIS 'GREEN JOHN'



WESTRINGIA FRUTICOSA 'GREY BOX'



WESTRINGIA FRUTICOSA 'MUNDI'

FERNS



BLECHNUM CARTILAGINEUM



CYATHEA AUSTRALIS



DICKSONIA ANTARCTICA



ASPLENIUM AUSTRALASICUM



STRELITZIA REGINAE

GROUND-COVERS



ACACIA BAILEYANA 'PROSTRATE'



CARPOBROTUS GLAUDESCENS



CASUARINA GLAUCA 'COUSIN IT'




MYOPORUM PARVIFOLIUM 'YAREENA'




GAZANIA HYBRID 'DOUBLE GOLD'


CLIMBERS




HARDENBERGIA VIOLACEA



TRACHELOSPERMUM JASMINOIDES



BOUGAINVILLEA SPECIOSA



PARTHENOCEISSUS TRICUSPIDATA

GRASSES



LOMANDRA LONGIFOLIA



LOMANDRA TANIKA



PHORMIUM TENAX 'PURPUREA'



PENNISETUM ALOPECUROIDES 'NAFRAY'



LOMANDRA FLUVIALIS 'SHARA'



DIANELLA CAERULEA 'LUCIA'

AQUATICS



CAREX APRESSA

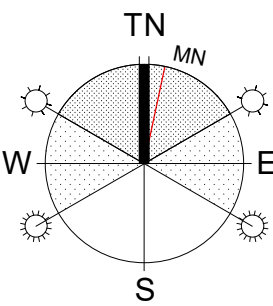


FICINIA NODOSA



JUNCUS USITATUS


PLANTING 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



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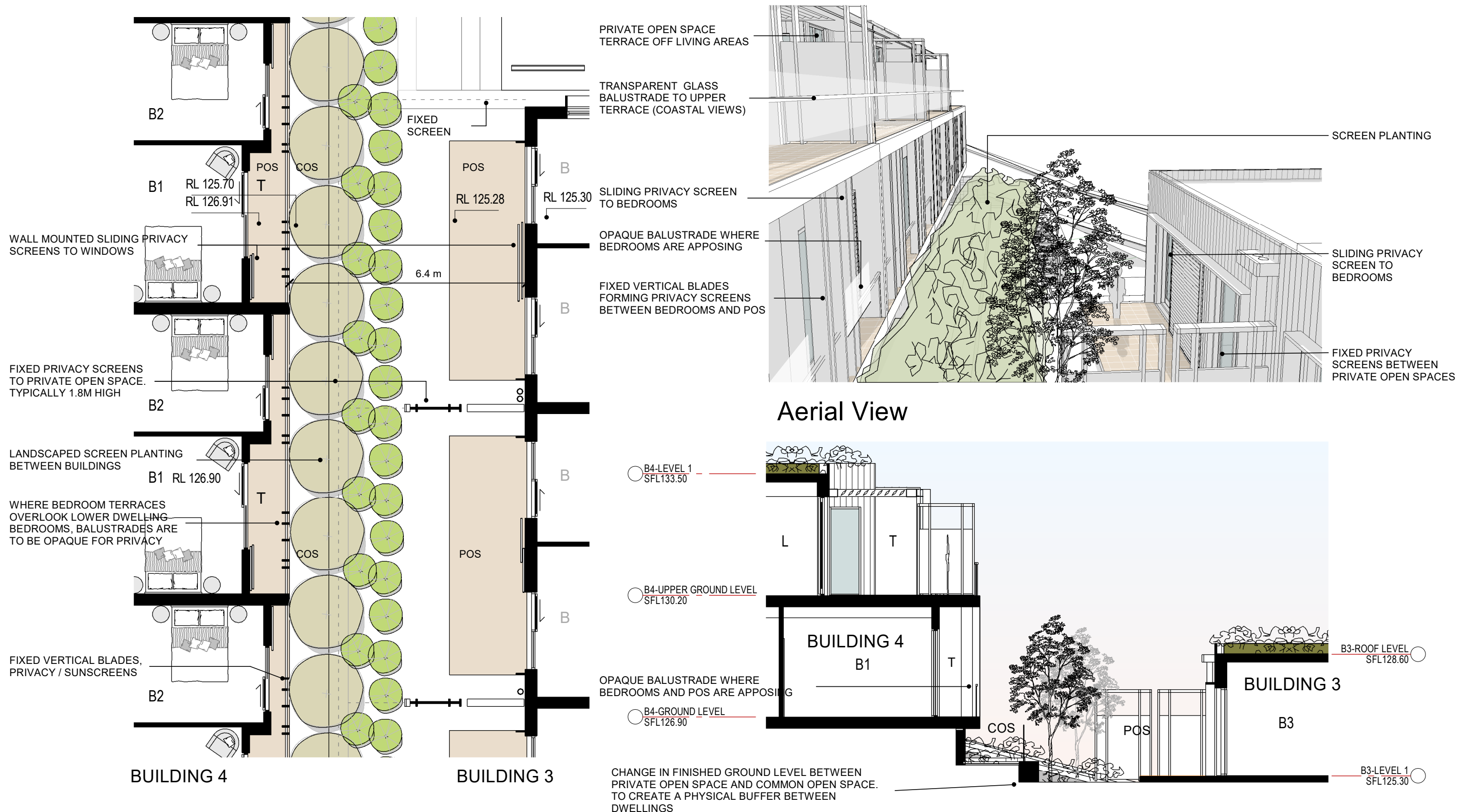
BATEMANS BAY
T 02 4472 7388

Nominated Architect Steven Bayer Reg. No. 5680

DRAWING TITLE: Planting Palette			
SCALE: @ B1 1 : 1	DRAWN: Author	CHECKED: Checker	DATE: 16.12.2019
PROJECT No: 17-0049	DWG No: DA/57	ISSUE: 1	

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REV.	DESCRIPTION	DATE



Part Plan - BUILDINGS 3 AND 4

Section

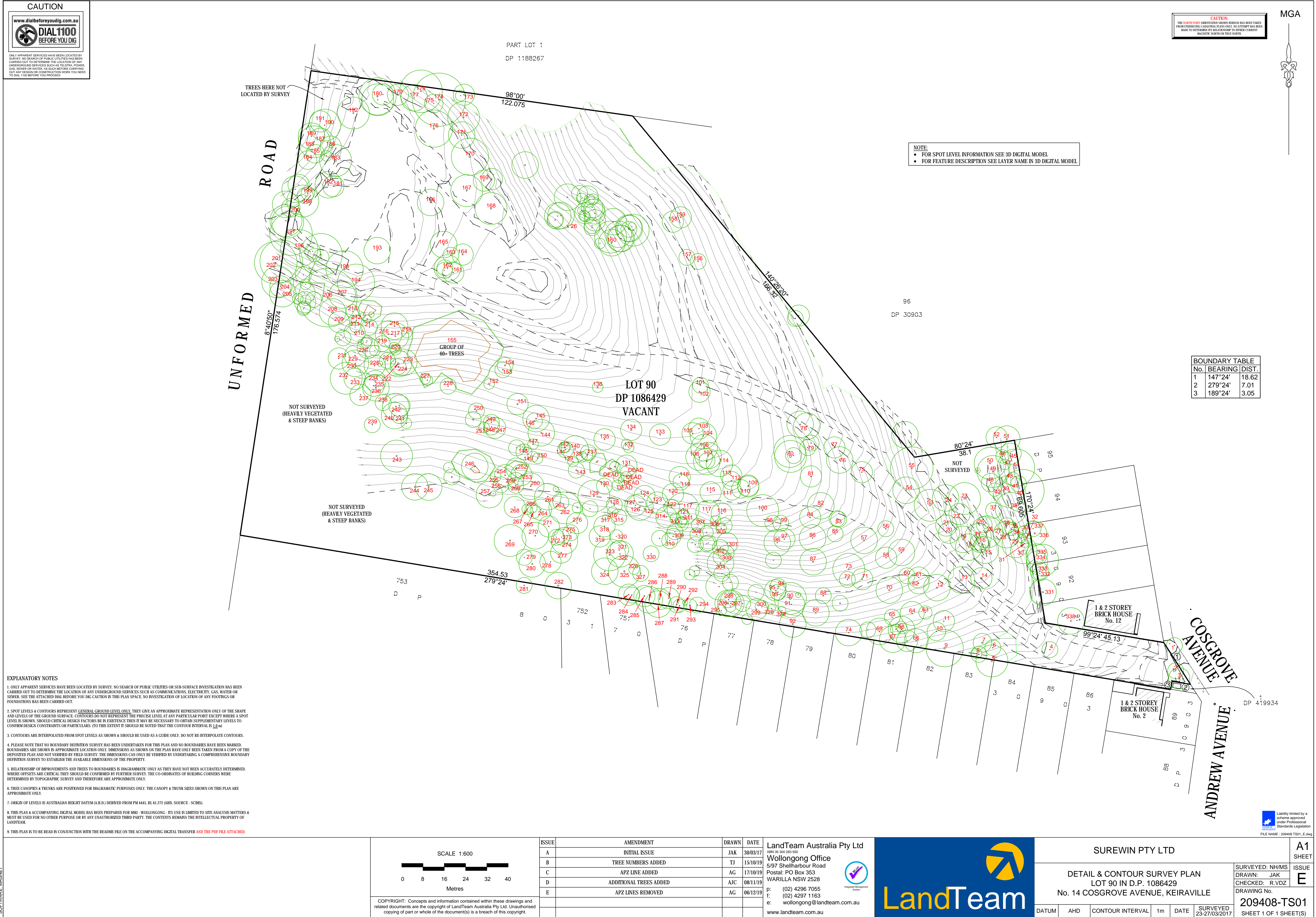
Proposed Residential Development **THE COSGROVE**
 Surewin Parkview Pty Ltd
 Lot 90 in D.P. 1086429, 14 Cosgrove Avenue, Keiraville, NSW, 2500

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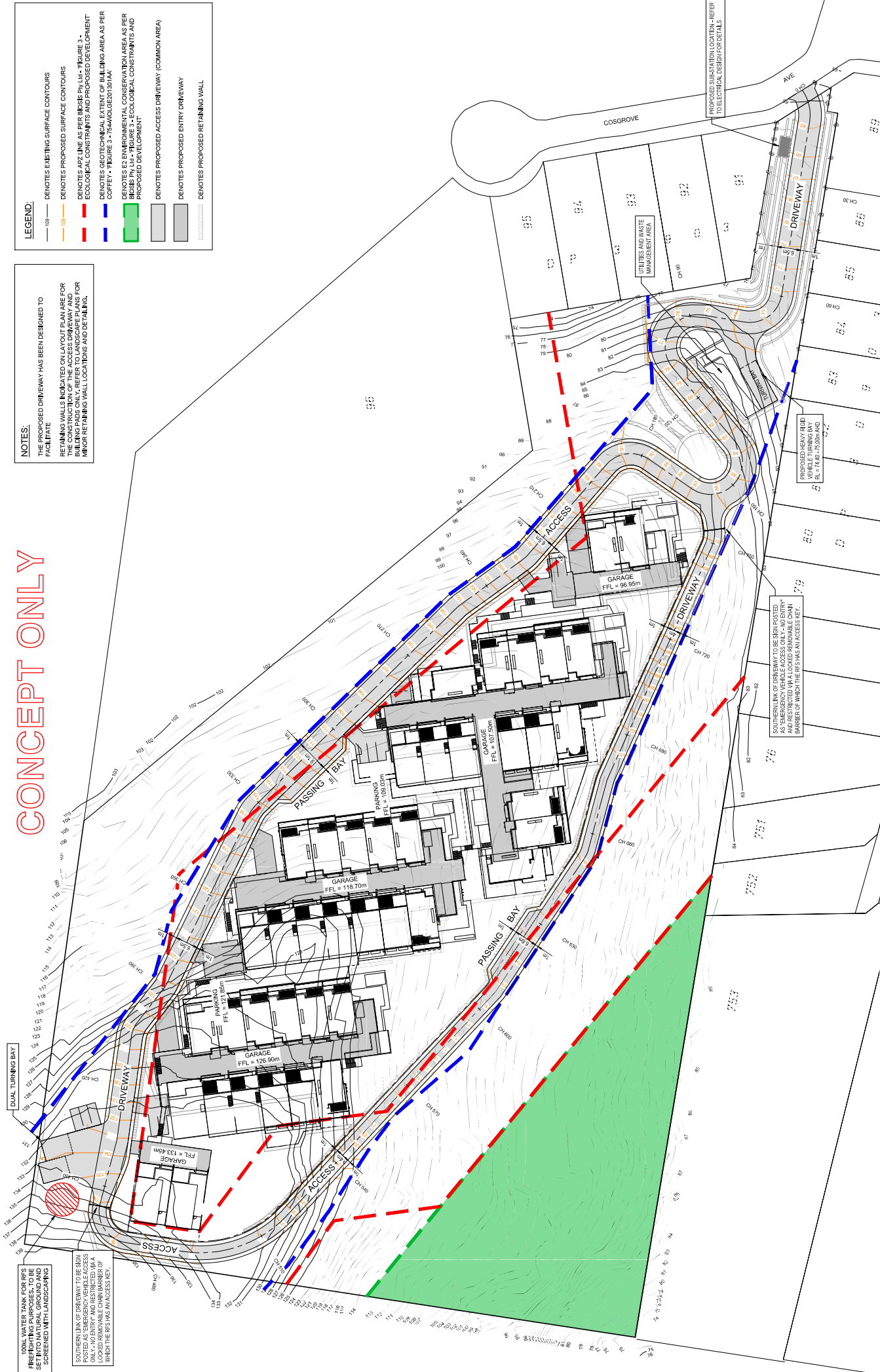
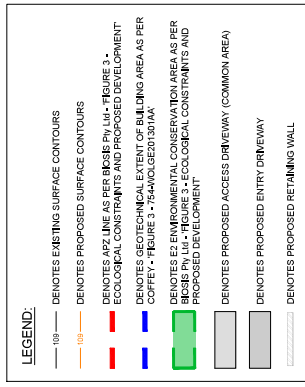


REV.	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #
1	Development Application	16.12.2019	Typical Dwelling Privacy Review	17-0049
			SCALE: 1 : 100 @ A3	DRAWN: EJ CHECKED: MFJ
			DRAWING NO.	REVISION
			DA/100	1

USE WRITTEN DIMENSIONS ONLY - DO NOT SCALE OFF DRAWINGS



CONCEPT ONLY



PROPOSED SUBDIVISION OF LOT 90 DP 108649

14 COSGROVE DRIVE

WOLLONGONG CITY COUNCIL

OVERALL LAYOUT PLAN

DRAWING No. 209408 DA02

SHEET 1 OF 14 SHEETS

LandTeam

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AMENDMENT

DRAWN

AG

DATE

12.12.2019

SCALE 1:500

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Meters

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CONCEPT ONLY

LEGEND:

[Red Box]	DENOTES 10-12m CUT
[Pink Box]	DENOTES 8.0 - 10.0m CUT
[Purple Box]	DENOTES 6.0 - 8.0m CUT
[Dark Purple Box]	DENOTES 4.0 - 6.0m CUT
[Brown Box]	DENOTES 2.0 - 4.0m CUT
[Light Brown Box]	DENOTES 0.1 - 2.0m CUT
[Orange Box]	DENOTES 0.1m OUTFILL
[Yellow Box]	DENOTES 0.1 - 1.0m FILL
[Light Green Box]	DENOTES 1.0 - 2.0m FILL
[Green Box]	DENOTES 2.0 - 3.0m FILL
[Dark Green Box]	DENOTES 3.0 - 4.0m FILL
[Blue-Green Box]	DENOTES 4.0 - 6.0m FILL
[Blue Box]	DENOTES 6.0m FILL
[Dark Blue Box]	DENOTES 8.0m FILL
[Hatched Box]	DENOTES PROPOSED SUSPENDED DRIVEWAY
[White Box]	DENOTES PROPOSED RETAINING WALL

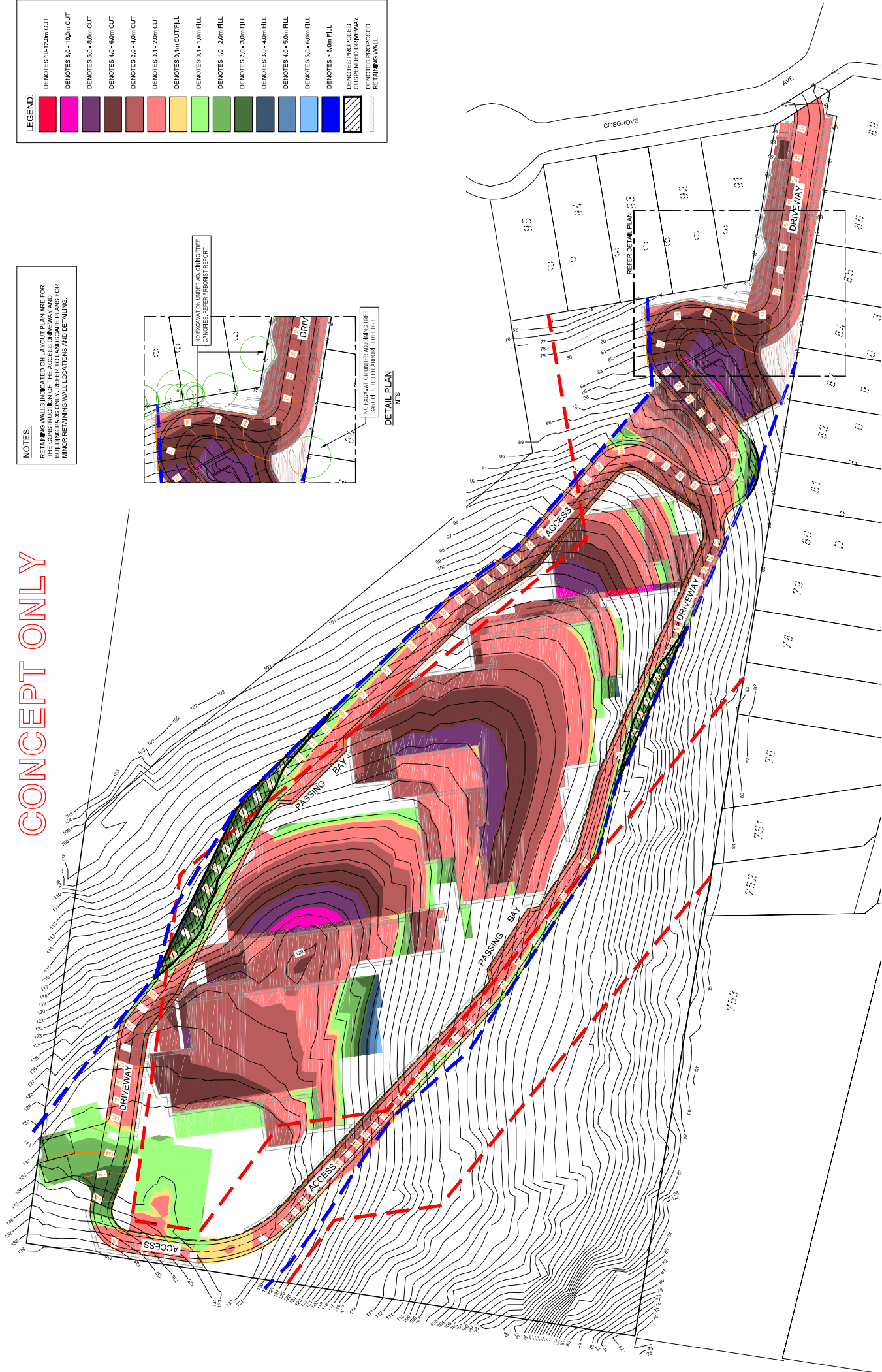
NOTES:

RETAINING WALLS INDICATED ON LAYOUT PLAN ARE FOR INFORMATION ONLY. FOR EXACT LOCATIONS AND BUILDING PADS ONLY, REFER TO LANDSCAPE PLANS FOR MINOR RETAINING WALL LOCATIONS AND DETAILING.

DETAIL PLAN
NTS

NO EXCAVATION UNDER ADJOINING TREE CANOPIES. REFER ARBORIST REPORT.

NO EXCAVATION UNDER ADJOINING TREE CANOPIES. REFER ARBORIST REPORT.



PROPOSED SUBMISSION OF LOT 90 DP 108649 14 COSGROVE STREET, WOLLONGONG 1:1 SCALE - 1000mm X 1000mm	SHEET A1	SUREMM PARKVIEW PTY LTD	WOLLONGONG CITY COUNCIL	BULK EARTHWORKS PLAN	DRAWN: MR CHECKED: DH DRAWING No. 209408 DA09	DATE 12.12.2019	1:1m	CONTOUR INTERVAL	SHEET 8 OF 14 SHEETS(S)
LandTeam									
LandTeam Australia Pty Ltd Wollongong Office 597 St Georges Road Wollongong NSW 2538 P: (02) 4288 1055 E: wollongong@landteam.com.au www.landteam.com.au									
ISSUE L	DATE 12.12.2019	DRAWN AG	AMENDMENT	DA ISSUE	SCALE 1:500 0 10 20 30 40 50 Metres				
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CONCEPT ONLY

LEGEND:

- DENOTES TRUNK STORMWATER DRAINAGE LINE
- DENOTES TRUNK STORMWATER PIT
- DENOTES STORMWATER DRAINAGE LINE
- DENOTES STORMWATER PIT
- DENOTES HEADWALL
- DENOTES PROPOSED UNDERGROUND RAINWATER TANK SPLIT USE FOR BOTH RAINWATER AND STORMWATER (SEE WATER QUALITY REQUIREMENTS AND STORMWATER ON-SITE DETENTION REQUIREMENTS)
- DENOTES PROPOSED BIO-BASIN, REFER TO WATER CYCLE REPORT FOR DETAILS.
- DENOTES PROPOSED RETAINING WALL

NOTES:

PLAN IS TO BE READ IN CONJUNCTION WITH WATER CYCLE REPORT. THE PROPOSED BIO-BASIN IS TO HAVE A PERMEABLE AREA TREATED WITH A RAINWATER TANK PRIOR TO CONNECTION TO THE MAIN STORMWATER DRAINAGE LINE. ON-SITE DETENTION AND RISK REQUIREMENTS, THESE TANKS ARE TO BE SEPARATED INTO A PERMANENT VOLUME FOR RETENTION AND A TEMPORARY COMPONENT FOR USE AS ON-SITE STORMWATER DETENTION.

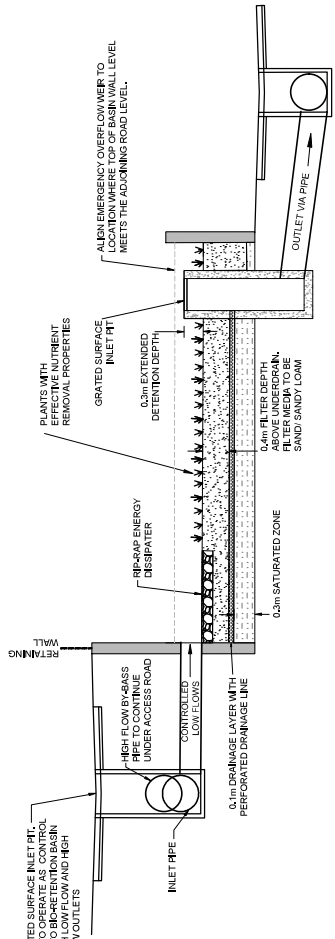
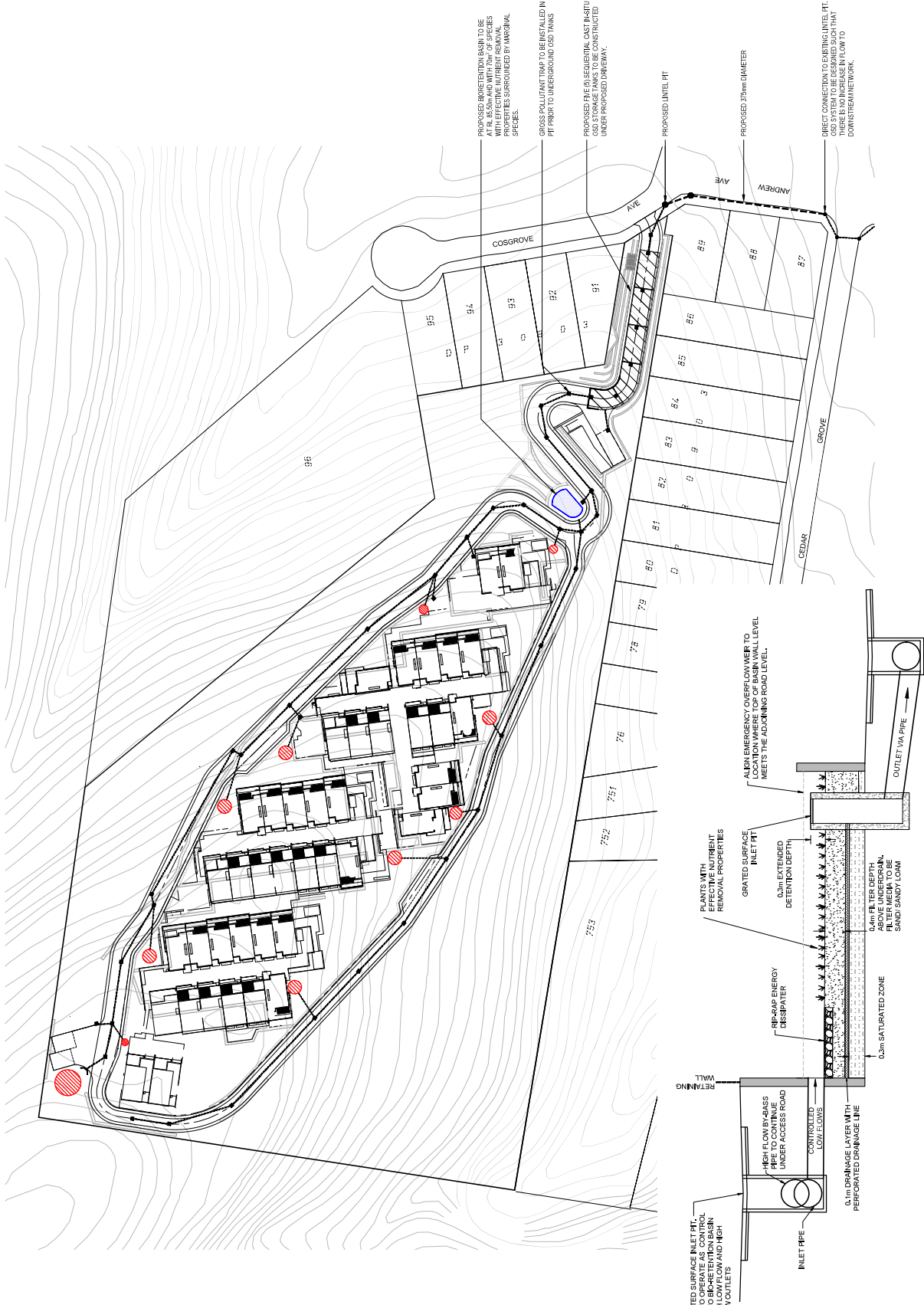
BUILDING 1: 5m² PERMANENT 30m² TEMPORARY

BUILDING 2: 15m² PERMANENT 140m² TEMPORARY

BUILDING 3: 15m² PERMANENT 110m² TEMPORARY

BUILDING 4: 15m² PERMANENT 110m² TEMPORARY

BUILDING 5: 5m² PERMANENT 30m² TEMPORARY



BIO-RETENTION BASIN TYPICAL DETAIL
(FILTER AREA TO BE MIN 70m²)
N.T.S.

PROPOSED SUBMISSION OF LOT 90 DP 108649

14 COSGROVE DRIVE, WOLLONGONG

DESIGNED: AG

DRAWN: AG

CHECKED: DH

DRAWING No. 209408 DA10

SHEET 5 OF 14 SHEETS

SUREVIN PARKVIEW PTY LTD

WOLLONGONG CITY COUNCIL

STORMWATER & WATER QUALITY LAYOUT PLAN

DATUM: AHD

CONTOUR INTERVAL: -

DATE: 12.12.2019

LandTeam

WOLLONGONG OFFICE

557 STIRLING ROAD

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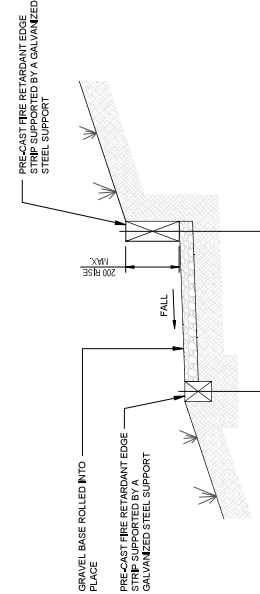
www.landteam.com.au

SCALE 1:750

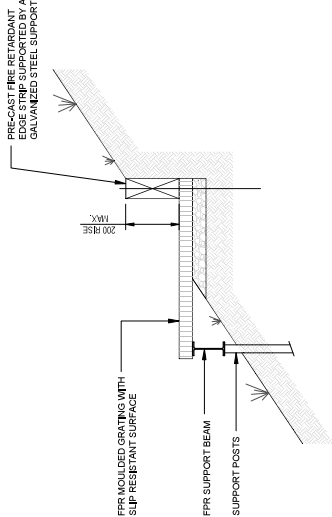
0 15 30 45 60 75 Metres

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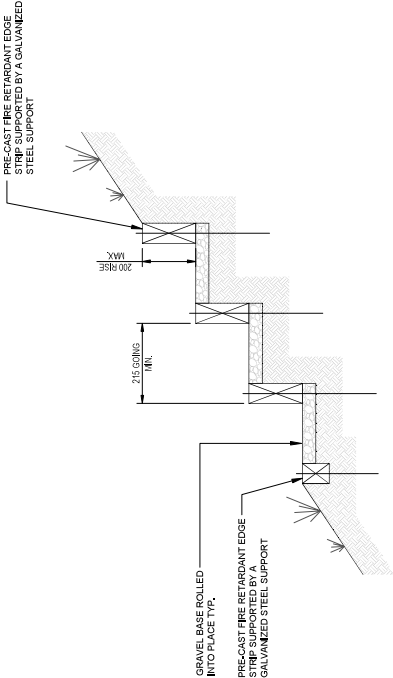
CONCEPT ONLY



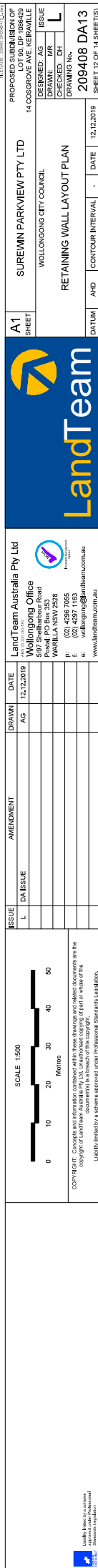
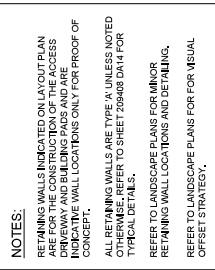
TYPICAL SECTION 1
MAINTENANCE ACCESS PATH - PARALLEL TO CONTOUR
($< 33\%$ FALL)
N.T.S.



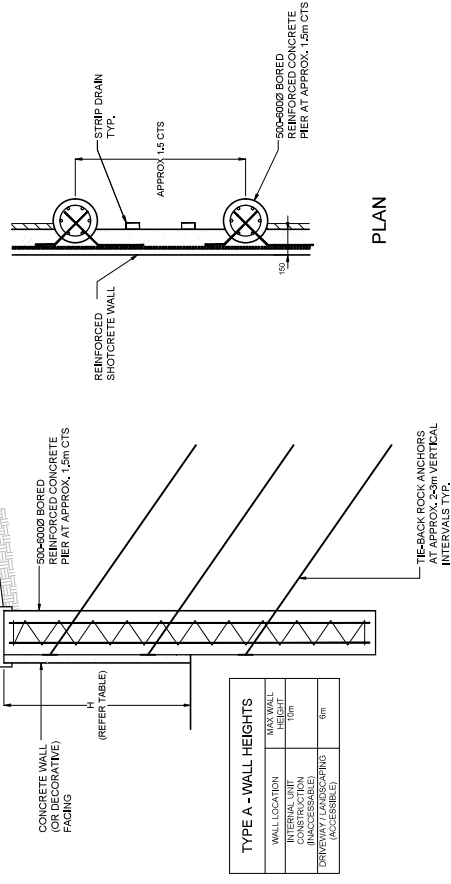
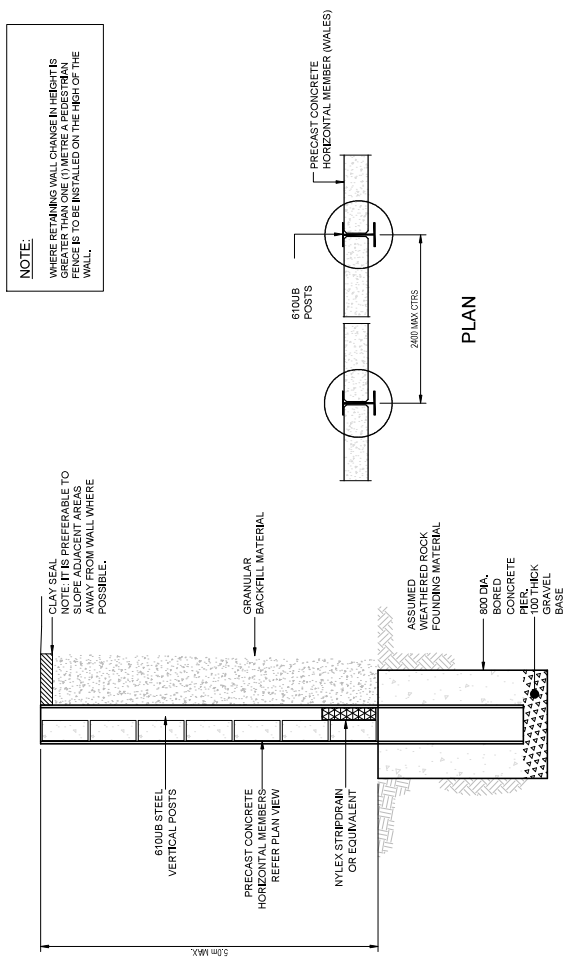
TYPICAL SECTION 2
MAINTENANCE ACCESS PATH - PARALLEL TO CONTOUR
($> 33\% - < 66\%$)
N.T.S.



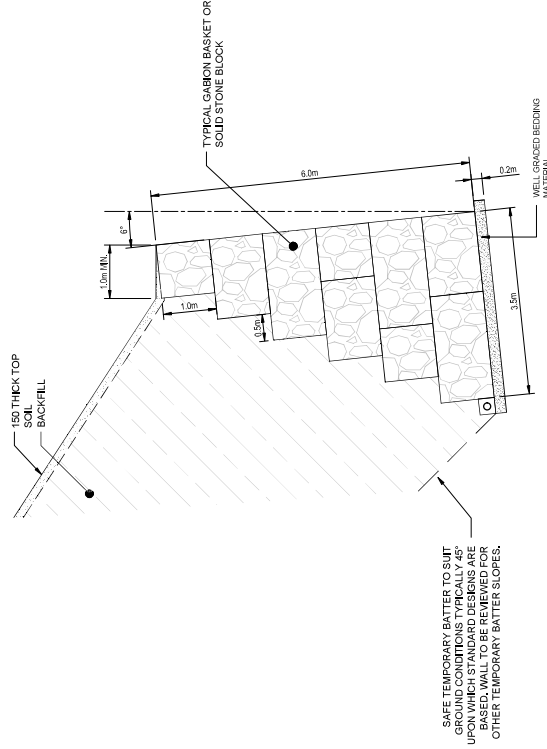
TYPICAL SECTION 3
MAINTENANCE ACCESS STAIRS - PERPENDICULAR TO CONTOUR
(GENERALLY $< 66\%$)
N.T.S.



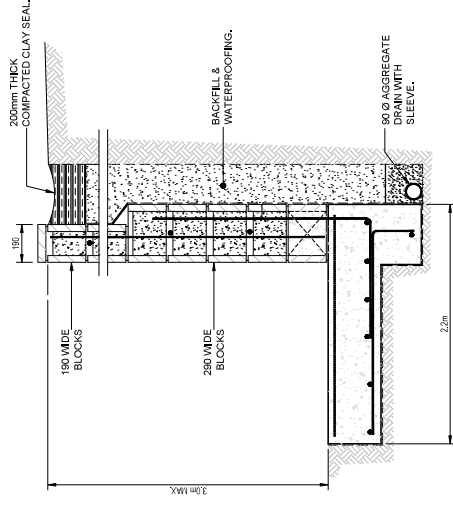
CONCEPT ONLY



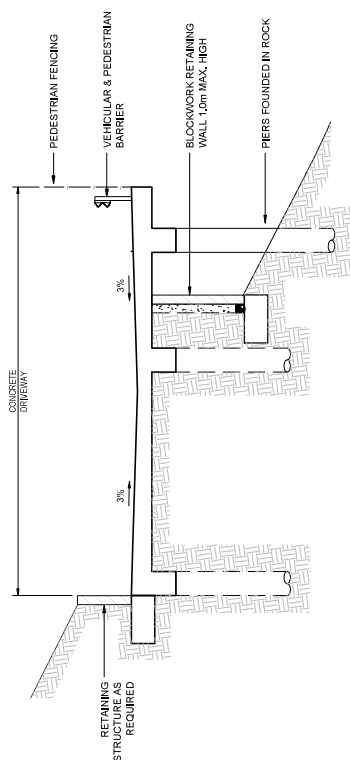
TYPE A - PILED WALL (ANCHORED) DETAIL



TYPE C - SELF WEIGHT WALL DETAIL



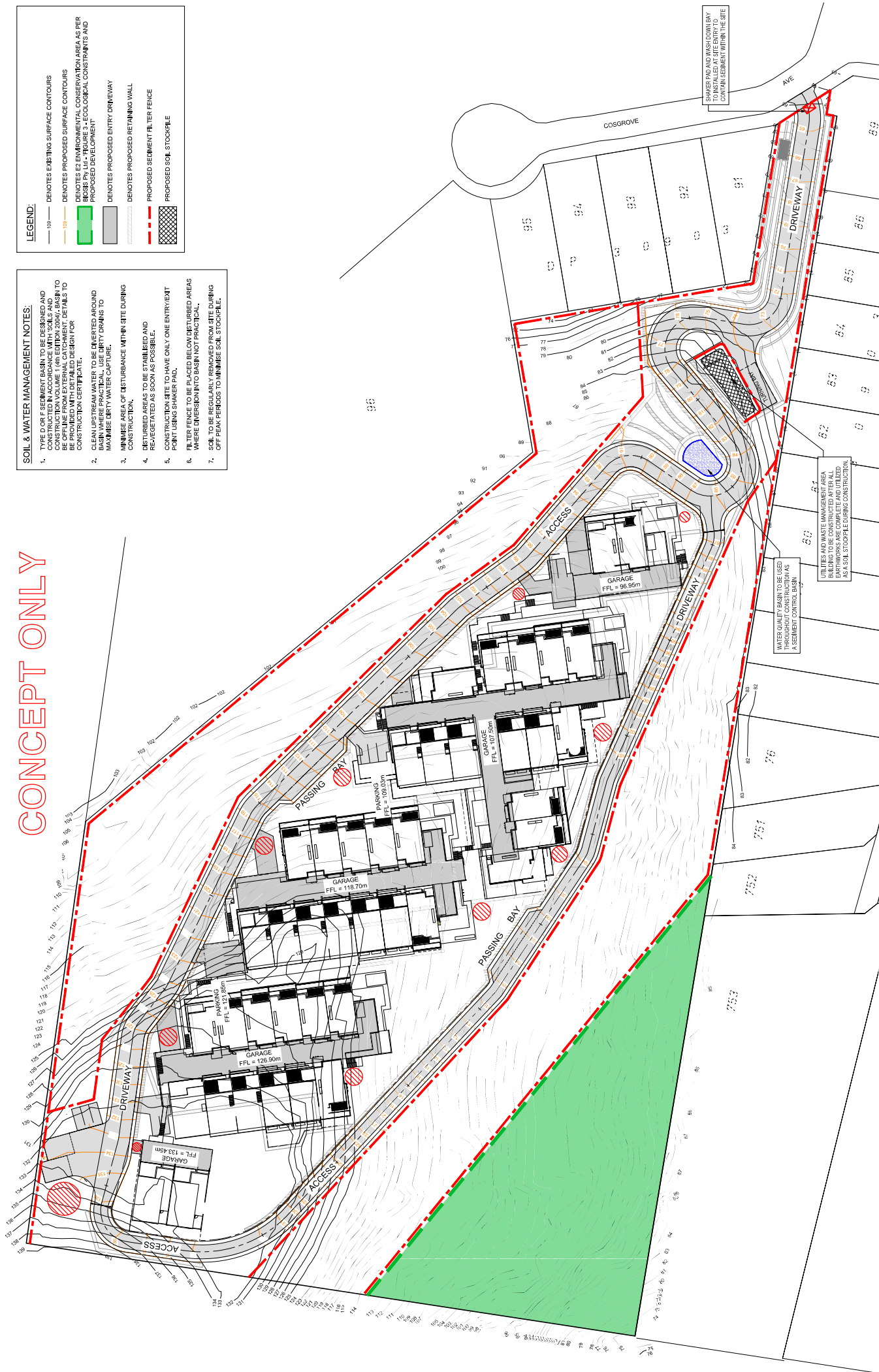
TYPE D - REINFORCED BLOCKWORK RETAINING WALL



SUSPENDED DRIVEWAY SECTION DETAIL

1.0m > ABOVE GROUND LEVEL

CONCEPT ONLY



LEGEND:

- 109 ——— DENOTES EXISTING SURFACE CONTOURS
- 109 ——— DENOTES PROPOSED SURFACE CONTOURS
- 109 ——— DENOTES E2 ENVIRONMENTAL CONSERVATION AREA AS PER BIC38 Pn.14 - FIGURE 3 - ECOLOGICAL CONSTRAINTS AND PROPOSED DEVELOPMENT
- DENOTES PROPOSED ENTRY DRIVEWAY
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED FILTER FENCE
- DENOTES PROPOSED SOIL STOCKPILE

SOIL & WATER MANAGEMENT NOTES:

- TYPE D OR F SEDIMENT BASIN TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CONSTRUCTION VOLUME 1 (4th EDITION 2004), BASIN TO BE OFFLINE FROM EXTERNAL CATCHMENT. DETAILS TO BE PROVIDED TO THE AUTHORITATIVE DESIGN FOR CONSTRUCTION CERTIFICATE.
- CLEAN UPSTREAM WATER TO BE INVERTED AROUND MAXIMUM DIRT WATER CAPTURE.
- MINIMIZE AREA OF DISTURBANCE WITHIN SITE DURING CONSTRUCTION.
- DISTURBED AREAS TO BE STABILISED AND REVEGETATED AS SOON AS POSSIBLE.
- CONSTRUCTION SITE TO HAVE ONLY ONE ENTRY/EXIT POINT USING SHOWER PAD.
- FILTER FENCE TO BE PLACED BELOW DISTURBED AREAS WHERE EROSION INTO BASIN NOT PRACTICAL.
- SOIL TO BE REGULARLY REMOVED FROM SITE DURING OFF PEAK PERIODS TO MINIMISE SOIL STOCKPILE.

SHOWER PAD AND WASH-DOWN BAY TO BE INSTALLED AT SITE ENTRY TO MINIMISE EROSION FROM SITE

UTILITIES AND WASTE MANAGEMENT AREA BUILDING TO BE CONSTRUCTED AFTER ALL OTHERS ARE COMPLETED. TO BE CONSTRUCTED AS A SOIL STOCKPILE DURING CONSTRUCTION.

WATER QUALITY BASIN TO BE USED TO TREAT RUNOFF FROM SITE AS A SEDIMENT CONTROL BASIN

PROPOSED SUBMISSION OF LOT 90 DP 108649 14 COSGROVE AVE WOLLONGONG

DESIGNED: AG

DRAWN: AG

CHECKED: DH

DRAWING No. 209408 DA15

SHEET 14 OF 14 SHEETS

A1 SHEET

SUREMM PARKVIEW PTY LTD

WOLLONGONG CITY COUNCIL

SOIL AND WATER MANAGEMENT PLAN

DATUM: AND

CONTOUR INTERVAL: 1.0m

DATE: 12.12.2019

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ISSUE: L

DA ISSUE: L

AMENDMENT:

DRAWN: AG

DATE: 12.12.2019

SCALE: 1:500

0 10 20 30 40 50

Meters

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