

DEVELOPMENT APPLICATION FOR BOMADERRY BTR AT:

53 & 57 BOLONG ROAD AND 4 BEINDA STREET

BOMADERRY NSW 2541

DEVELOPMENT APPLICATION:

Architectural Drawing List

DA 01 Site Analysis plan (NTS)

DA 02 Site & Roof plan (1:200 / 1:400)

DA 11 Ground floor plan (1:200 / 1:400)

DA 12 Level 1 floor plan (1:200 / 1:400)

DA 13 Level 1 floor plan (1:200 / 1:400)

DA 14 Level 1 floor plan (1:200 / 1:400)

DA 21 Elevations - Sheet 1 (1:200 / 1:400)

DA 22 Elevations - Sheet 2 (1:200 / 1:400)

DA 31 Sections (1:200 / 1:400)

DA 41 Calculations Summary

DA 51 ADG Compliance Summary - Solar & Cross Ventilation

DA 52 ADG Compliance Summary - Storage

DA 71 Shadow Diagrams - Sheet 1

DA 72 Shadow Diagrams - Sheet 2

DA 73 Views from Sun - Sheet 1

DA 74 Views from Sun - Sheet 2

DA 81 Demolition Plan

DA 91 3D Views

DA 92 3D Views



VIEW FROM BEINDA STREET (NORTH)

REVISION SCHEDULE

Rev. Date Revision Notes

A 12/04/24 DEVELOPMENT APPLICATION

NOTES

THIS DRAWING IS PART OF A SET, AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION OR FABRICATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR VERIFICATION.

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Project:
BOMADERRY BTR, 53 & 57 Bolong rd and
4 Beinda St, Bomaderry, NSW 2541

Client:



Drawing Name:
COVER SHEET

Job Number:

202312

Scale:

NTS

Plot Date:

12/04/2024

Drawing Status:

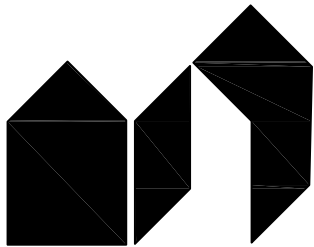
DEVELOPMENT APPLICATION

Drawing No:

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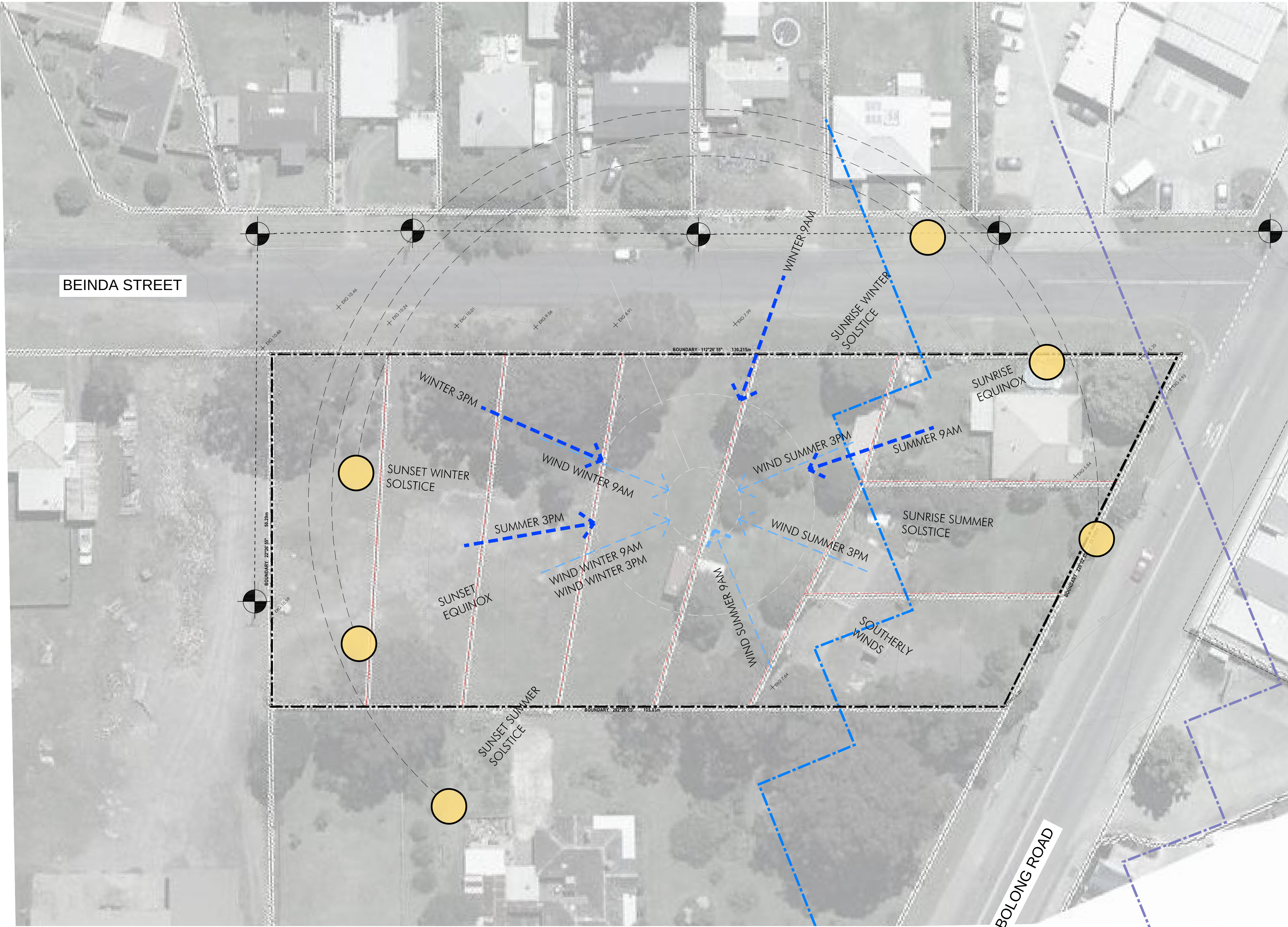
Revision :

A

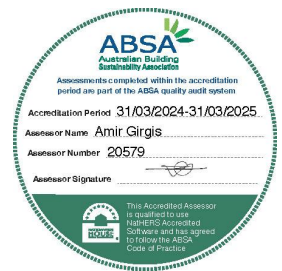


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HERITAGE BUILDING



SITE ANALYSIS PLAN
Scale: TBC

REVISION SCHEDULE

Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION

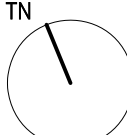
- ELECTRICAL POWER POLE
- OVERHEAD ELECTRICAL POWER LINE
- FLOOD PMF LEVEL
- FLOOD 1% AEP

Project:
BOMADERRY BTR, 53 & 57 Bolong rd and
4 Beinda St, Bomaderry, NSW 2541



Drawing Name:
SITE ANALYSIS PLAN

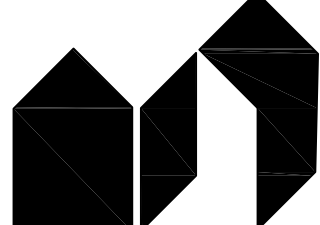
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202312
Scale:
NTS



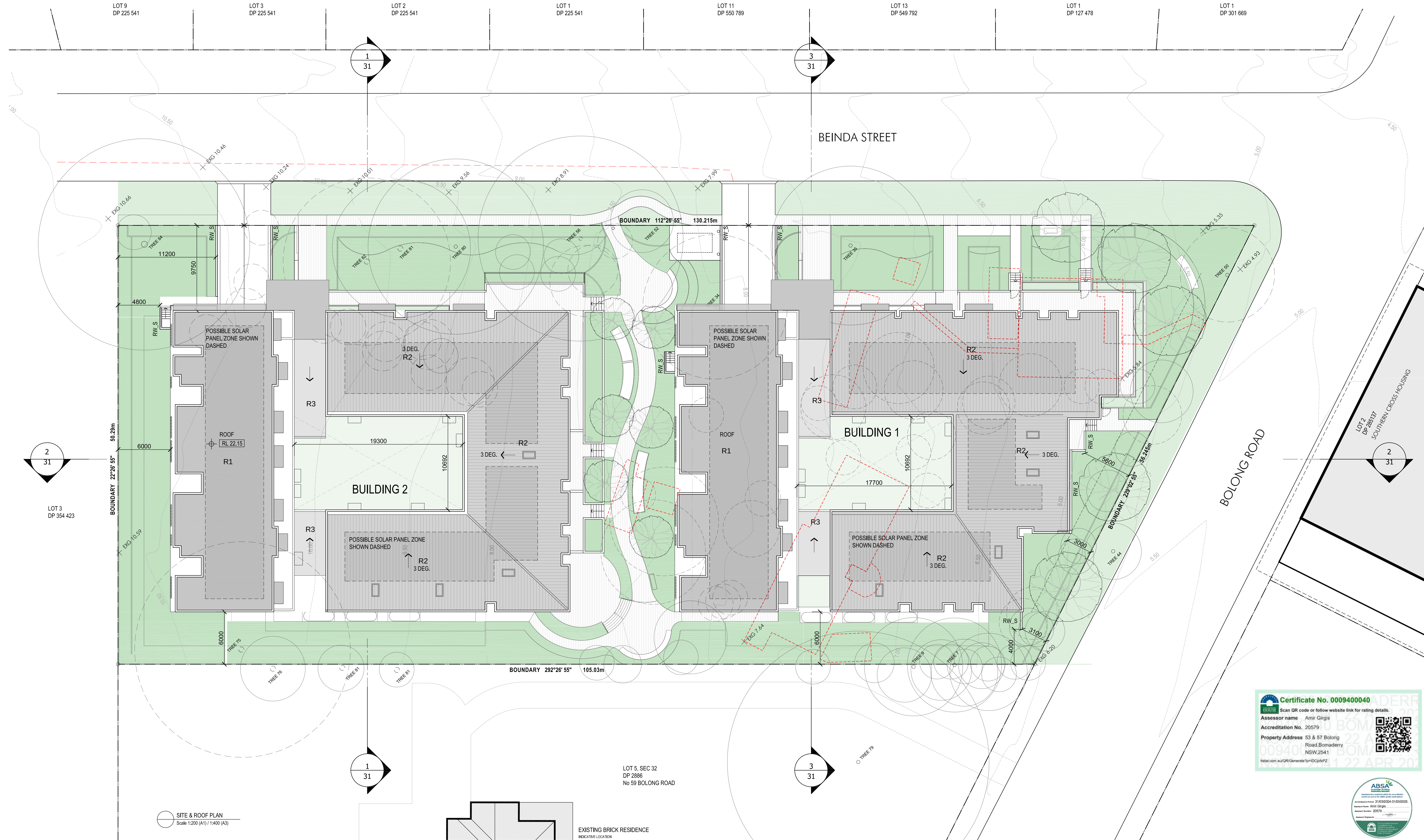
Plot Date:
12/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: DA - 01
Revision: A



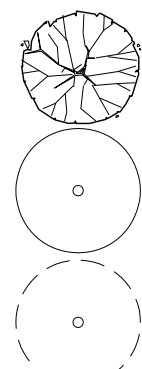
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0 2 4 6 8 10m
SCALE

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REVISION SCHEDULE		
Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION
B	29/04/24	DEVELOPMENT APPLICATION



PROPOSED NEW TREE

TREES PROPOSED FOR RETENTION

TREES PROPOSED FOR REMOVAL

NOTE:
CANOPY PERIMETER SHOWN ON TREES TO BE RETAINED IS THE TREE PROTECTION ZONE (TPZ) AS SHOWN IN ARBORIST REPORT BY ARBORICULTURE CONSULTANCY.

REFER TO ARBORIST REPORT FOR ADDITIONAL DETAILS

REFER TO LANDSCAPE ARCHITECT FOR DETAIL OF ALL PROPOSED NEW TREES AND PLANTING SCHEDULES

SITE AREA = 5915 m²

LEGEND:

--- EXISTING STRUCTURES TO BE DEMOLISHED

RW_S RETAINING WALL TO STRUCTURAL ENG. DETAIL

EXISTING BRICK RESIDENCE
INDICATIVE LOCATION

LOT 5, SEC 32
DP 2886
No 59 BOLONG ROAD



Project:
BOMADERY BTR, 53 & 57 Bolong rd and
4 Beinda St, Bomaderry, NSW 2541

Client:
LANDCOM

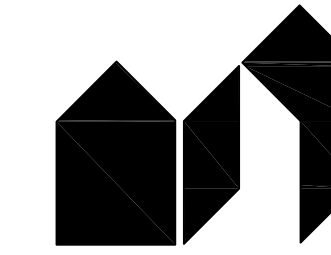
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SITE & ROOF PLAN

Job Number:
202312
Scale:
1:200 @A1 / 1:400 @A3

Plot Date:
29/04/2024

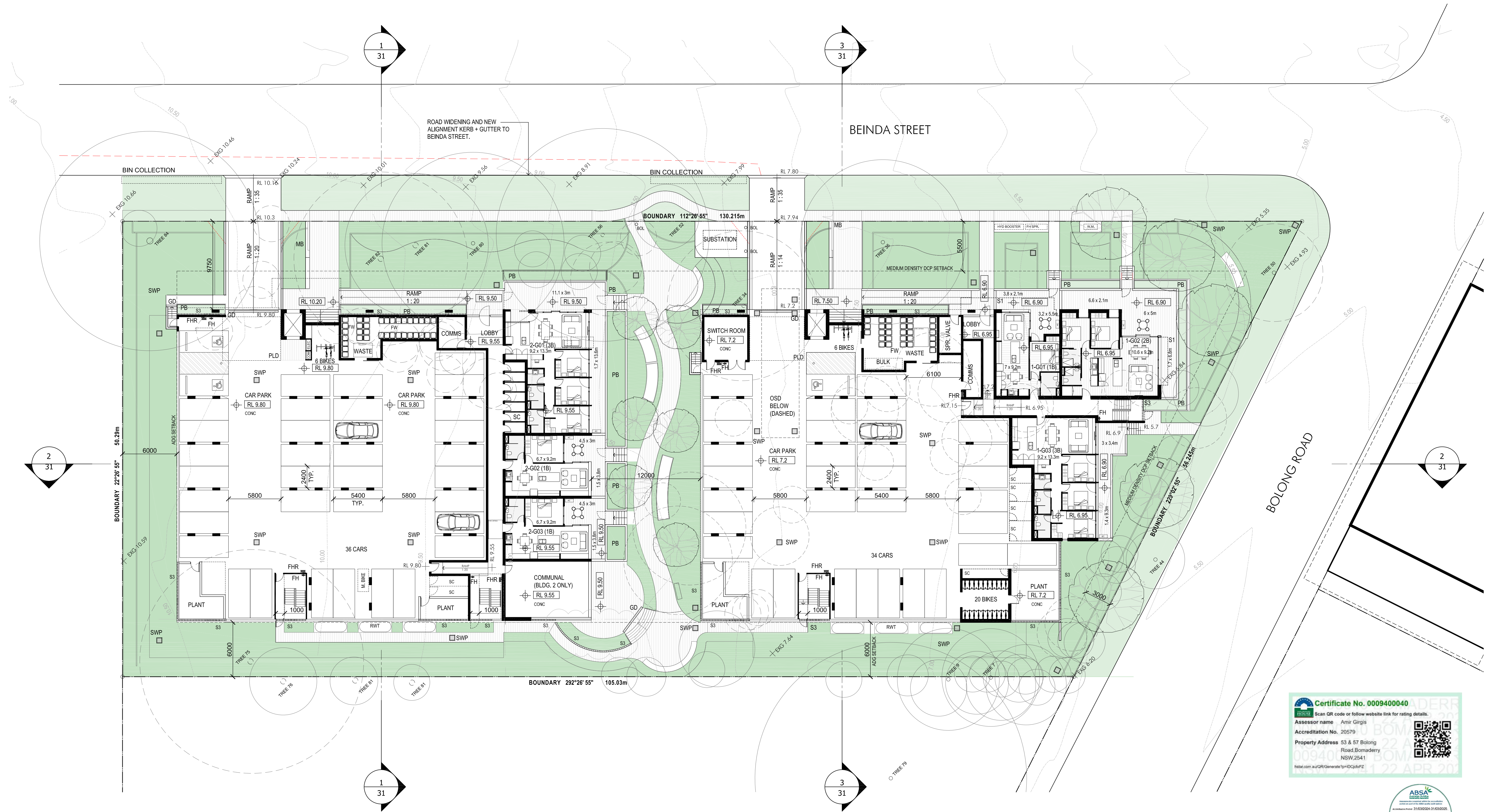
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DEVELOPMENT APPLICATION

Drawing No: **DA - 02**
Revision: **B**

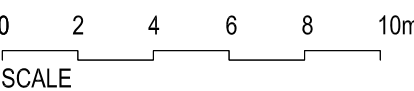


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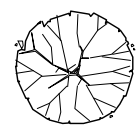


GROUND FLOOR PLAN
Scale 1:200 (A1) / 1:400 (A3)

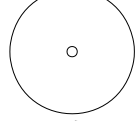


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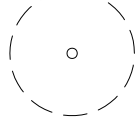
REVISION SCHEDULE		
Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION
B	29/04/24	DEVELOPMENT APPLICATION
C	13/06/24	DEVELOPMENT APPLICATION



PROPOSED NEW TREE



TREES PROPOSED FOR RETENTION



TREES PROPOSED FOR REMOVAL

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AC AIR CONDITIONING CONDENSER UNIT
AFW ALUMINIUM FRAMED WINDOW
BS BOX GUTTER
BOL BOLLARD
DP DOWNPIPE
FW FLOOR WASTE
GD GRATED DRAIN TO ENGINEERS DETAILS
MB MAILBOXES

O/F OVERFLOW (ROOF)
PB PLANTER BOX
PLD PANEL LIFT GARAGE DOOR
RL REDUCED LEVELS RELATIVE TO AHD
RWH RAIN WATER HEAD
RWO RAIN WATER OUTLET
RWT RAIN WATER TANK
SK SKYLIGHT
SWP STORM WATER PIT

NOTE:
REFER TO EXTERNAL FINISHES SCHEDULE FOR SPECIFICATION DETAIL TO ALL FINISHES CODES INDICATED ON DRAWINGS

P1, P2, P3...
R1, R2...
S1, S2, S3...
W1, W2, W3...

PAVER TYPE
ROOF TYPE
SCREEN TYPE
WALL TYPE

Project:
BOMADERRY BTR, 53 & 57 Bolong rd and 4 Beinda St, Bomaderry, NSW 2541

Client:
LANDCOM

Drawing Name:
GROUND FLOOR PLAN

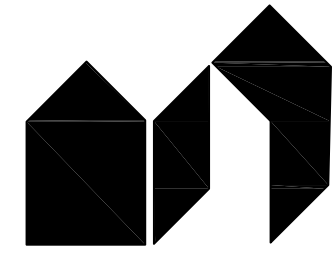
Job Number:
202312

Scale:
1:200 @A1 / 1:400 @A3

Plot Date:
13/06/2024

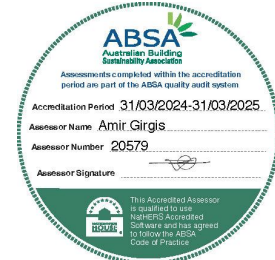
Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: **DA - 11** Revision: **C**



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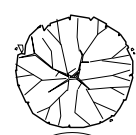


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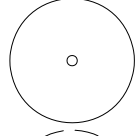
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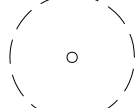
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Rev.	Date	Revision Notes
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C	13/06/24	DEVELOPMENT APPLICATION



PROPOSED NEW TREE



TREES PROPOSED FOR RETENTION



TREES PROPOSED FOR REMOVAL

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AC AIR CONDITIONING CONDENSER UNIT
AFW ALUMINIUM FRAMED WINDOW
BS BOX GUTTER
BOL BOLLARD
DP DOWNPIPE
FW FLOOR WASTE
GD GRATED DRAIN TO ENGINEERS DETAILS
MB MAILBOXES

O/F OVERFLOW (ROOF)
PB PLANTER BOX
PLD PANEL LIFT GARAGE DOOR
RL REDUCED LEVELS RELATIVE TO AHD
RWH RAINWATER HEAD
RWO RAIN WATER OUTLET
RWT RAIN WATER TANK
SC STORAGE CAGE
SK SKYLIGHT
SWP STORM WATER PIT

NOTE:
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P1, P2, P3...
R1, R2...
S1, S2, S3...
W1, W2, W3...

PAVER TYPE
ROOF TYPE
SCREEN TYPE
WALL TYPE

Project:
**BOMADERRY BTR, 53 & 57 Bolong rd and
4 Beinda St, Bomaderry, NSW 2541**

Client:
LANDCOM

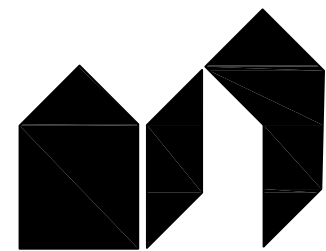
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LEVEL 1 FLOOR PLAN

Job Number:
202312
Scale:
1:200 @A1 / 1:400 @A3

Plot Date:
13/06/2024

Drawing Status:
DEVELOPMENT APPLICATION

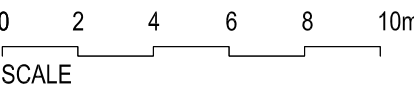
Drawing No: **DA - 12**
Revision: **C**



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LEVEL 2 FLOOR PLAN
Scale 1:200 (A1) / 1:400 (A3)



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C	13/06/24	DEVELOPMENT APPLICATION

NOTES:
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AC	AIR CONDITIONING CONDENSER UNIT	O/F	OVERFLOW (ROOF)
AFW	ALUMINIUM FRAMED WINDOW	PB	PLANTER BOX
BG	BOX GUTTER	PLD	PANEL LIFT GARAGE DOOR
BS	BENCH SEAT	RL	REDUCED LEVELS RELATIVE TO AHD
BOL	BOLLARD	RWH	RAINWATER HEAD
DP	DOWNPIPE	RWO	RAIN WATER OUTLET
FW	FLOOR WASTE	RWT	RAIN WATER TANK
GD	GRATED DRAIN TO ENGINEERS DETAILS	SC	STORAGE CAGE
MB	MAILBOXES	SK	SKYLIGHT
		SWP	STORM WATER PIT

NOTE:

REFER TO EXTERNAL FINISHES SCHEDULE FOR SPECIFICATION DETAIL TO ALL FINISHES CODES INDICATED ON DRAWINGS

P1, P2, P3...
R1, R2...
S1, S2, S3...
W1, W2, W3...

PAVER TYPE
ROOF TYPE
SCREEN TYPE
WALL TYPE

Project:
BOMADERY BTR, 53 & 57 Bolong rd and 4 Beinda St, Bomaderry, NSW 2541

Client:
LANDCOM

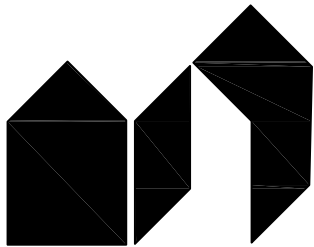
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LEVEL 2 FLOOR PLAN

Job Number:
202312
Scale:
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Plot Date:
13/06/2024

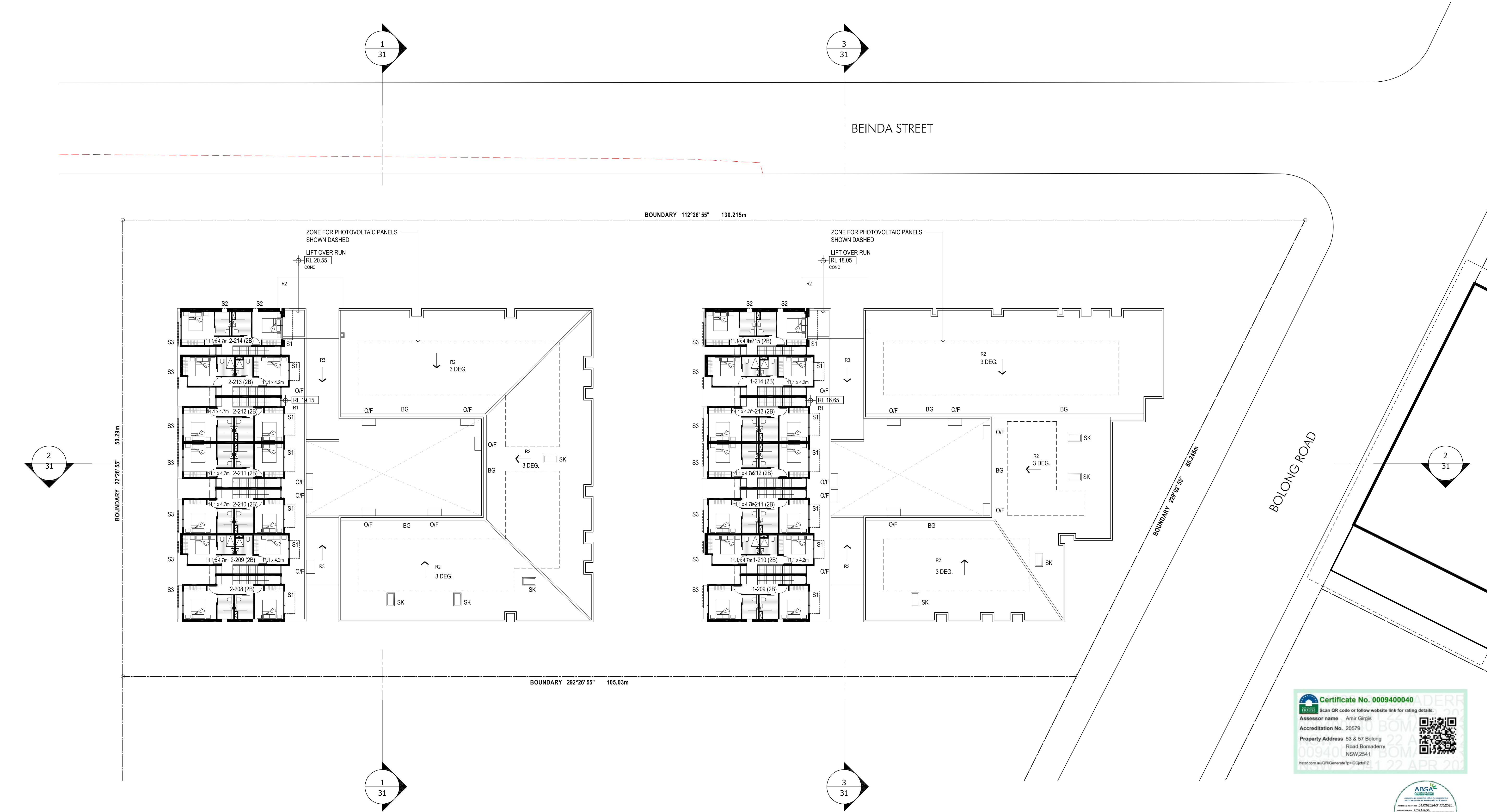
Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: **DA - 13**
Revision: **C**



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LEVEL 3 FLOOR PLAN

Scale 1:200 (A1) / 1:400 (A3)

REVISION SCHEDULE

Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION
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- AC

AIR CONDITIONING CONDENSER UNIT
- AFW

ALUMINIUM FRAMED WINDOW
- BS

BOX GUTTER
- BOL

BENCH SEAT
- DP

BOLLARD
- FW

DOWNPIPE
- GD

FLOOR WASTE
- MB

GRATED DRAIN TO ENGINEERS DETAILS
- MAILBOXES
- O/F

OVERFLOW (ROOF)
- PB

PLANTER BOX
- PLD

PANEL LIFT GARAGE DOOR
- RL

REDUCED LEVELS RELATIVE TO AHD
- RWH

RAINWATER HEAD
- RWO

RAIN WATER OUTLET
- RWT

RAIN WATER TANK
- SC

STORAGE CAGE
- SK

SKYLIGHT
- SWP

STORM WATER PIT
- NOTE:

REFER TO EXTERNAL FINISHES SCHEDULE FOR SPECIFICATION DETAIL TO ALL FINISHES CODES INDICATED ON DRAWINGS
- P1, P2, P3...

PAVER TYPE
- R1, R2...

ROOF TYPE
- S1, S2, S3...

SCREEN TYPE
- W1, W2, W3...

WALL TYPE

Project:

BOMADERRY BTR, 53 & 57 Bolong rd and 4 Beinda St, Bomaderry, NSW 2541

Client:

Drawing Name:

LEVEL 3 FLOOR PLAN

Job Number:

202312

Scale:

1:200 @A1 / 1:400 @A3

Plot Date:

29/04/2024

Drawing Status:

DEVELOPMENT APPLICATION

Drawing No:

DA - 14

Revision :

B

TN

Certificate No. 0009400040

Scan QR code or follow website link for rating details.

Assessor name Amir Girgis

Accreditation No. 20579

Property Address 53 & 57 Bolong Road Bomaderry, NSW 2541

hstar.com.au/QR/Generate?ip=IDCjdxPZ

ABSA

Accredited Assessor

Accreditation Number 316305024-316305025

Assessor Name Amir Girgis

Assessor Number 20579

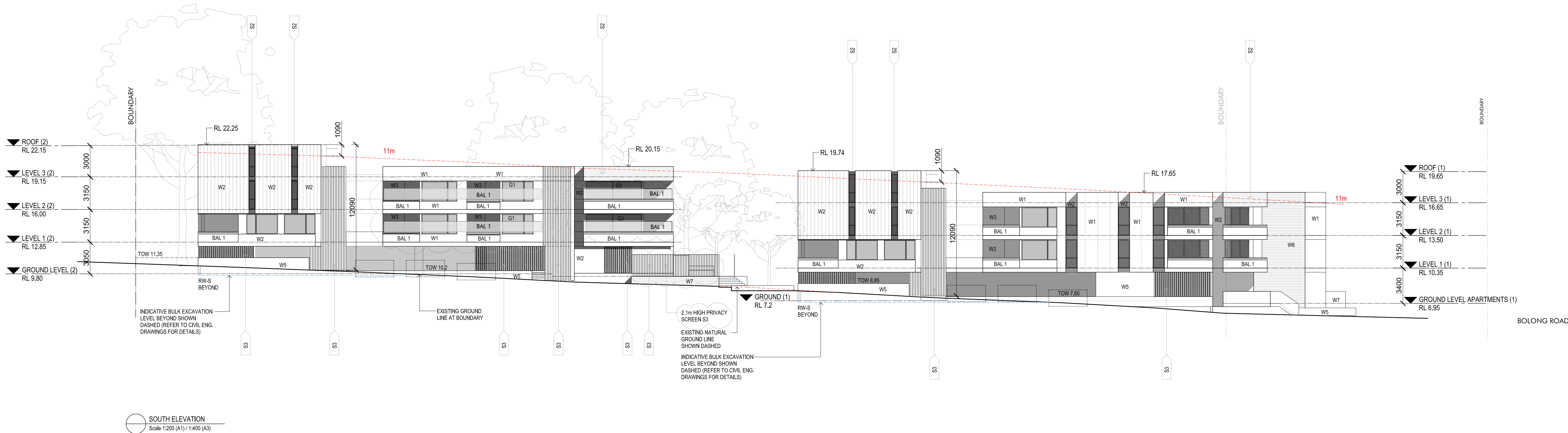
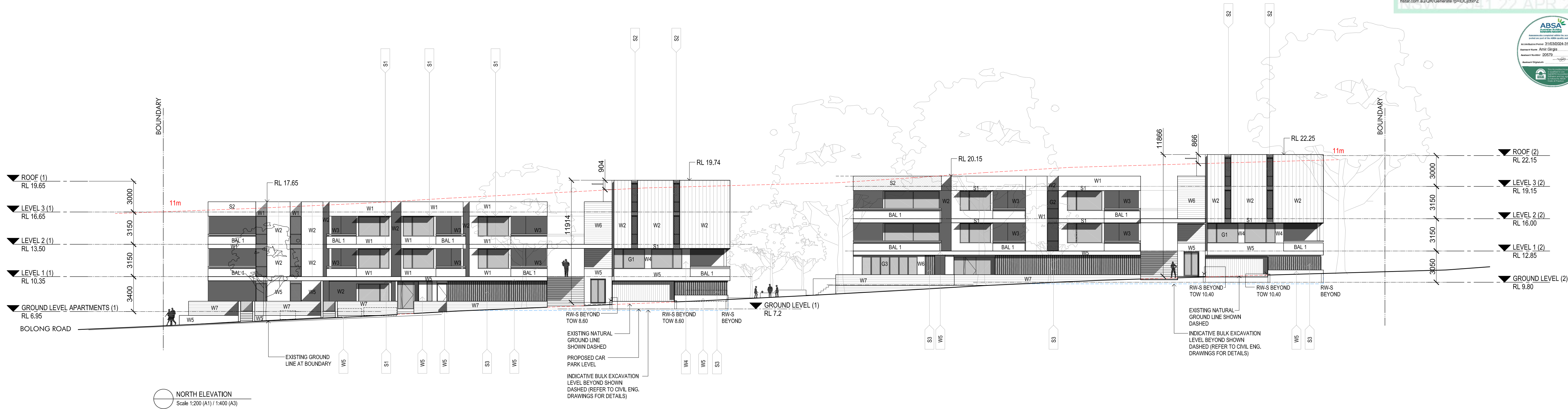
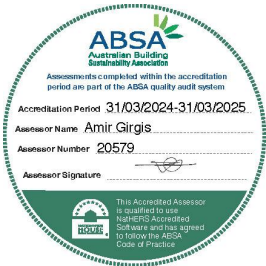
Assessor Signature

St.Clair Architecture

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Peter St.Clair NSW APB 7325



NOTE:
11m HEIGHT PLANE SHOWN ON ELEVATIONS IS DETERMINED FROM EXISTING GROUND LINE AT FACADE PLANE

0 2 4 6 8 10m
SCALE

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Code

Item

Code	Item
W1	Walls and screens
W2	Compressed fibre-cement cladding
W3	Compressed fibre-cement cladding
W4	Metal cladding
W5	Concrete
W6	Fair faced concrete blockwork
W7	Fair faced concrete blockwork

Balustrades

BAL 1	Perforated aluminium
-------	----------------------

Sun shading and privacy screens

S1	Aluminium hoods
S2	Perforated aluminium
S3	Coloured aluminium or hardwood battens

NOTE:

REFER TO EXTERNAL FINISHES SCHEDULE FOR FULL SPECIFICATION
DETAIL TO ALL FINISHES CODES INDICATED ON DRAWINGS

RL = REDUCED LEVEL RELATIVE TO AHD
RW-S = RETAINING WALL TO STRUCTURAL ENG. DETAILS
TOW = TOP OF WALL HEIGHT (AHD)

Project:
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LANDCOM

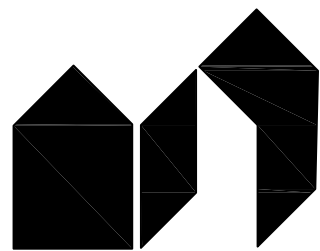
Drawing Name:
ELEVATIONS SHEET 1

Job Number:
202312
Scale:
1:200 @A1 / 1:400 @A3

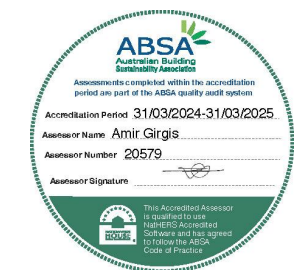
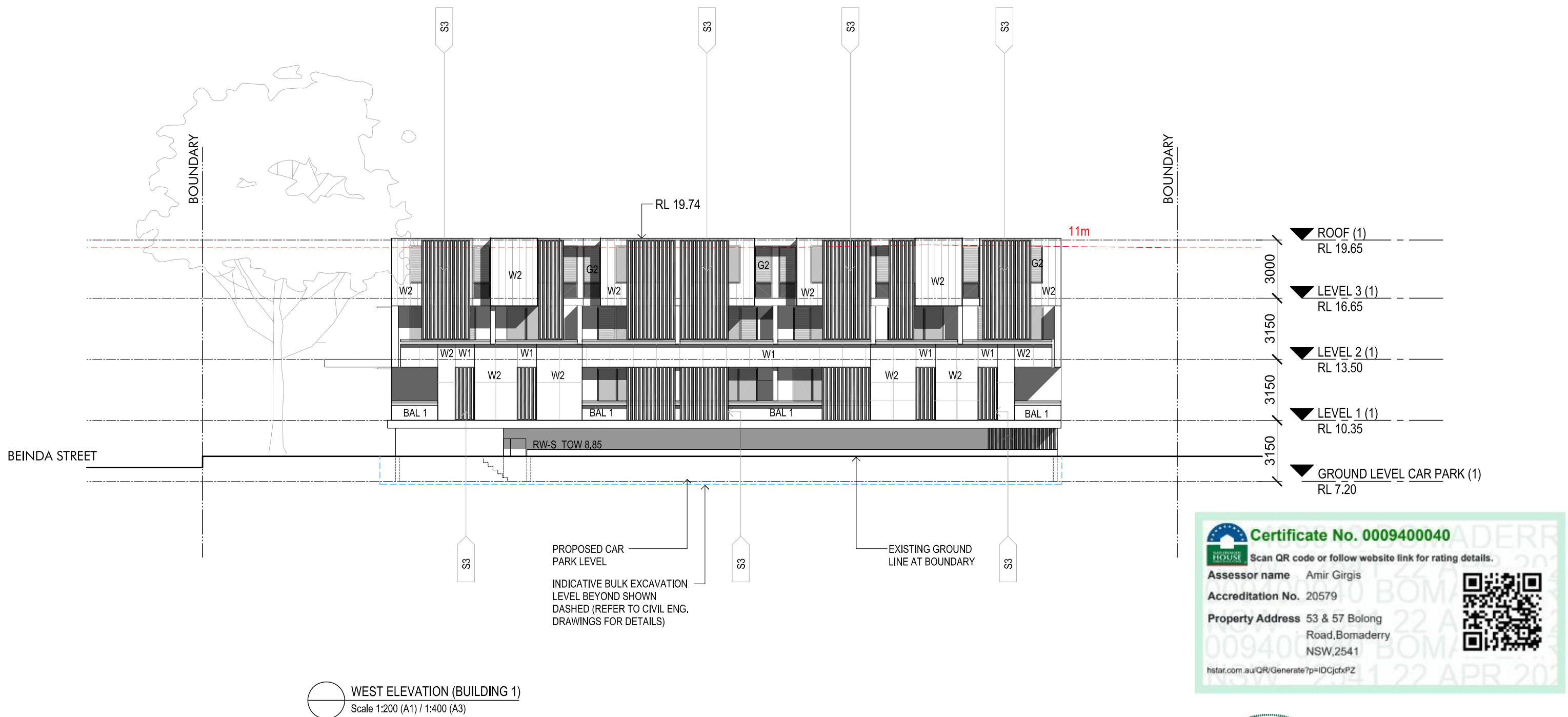
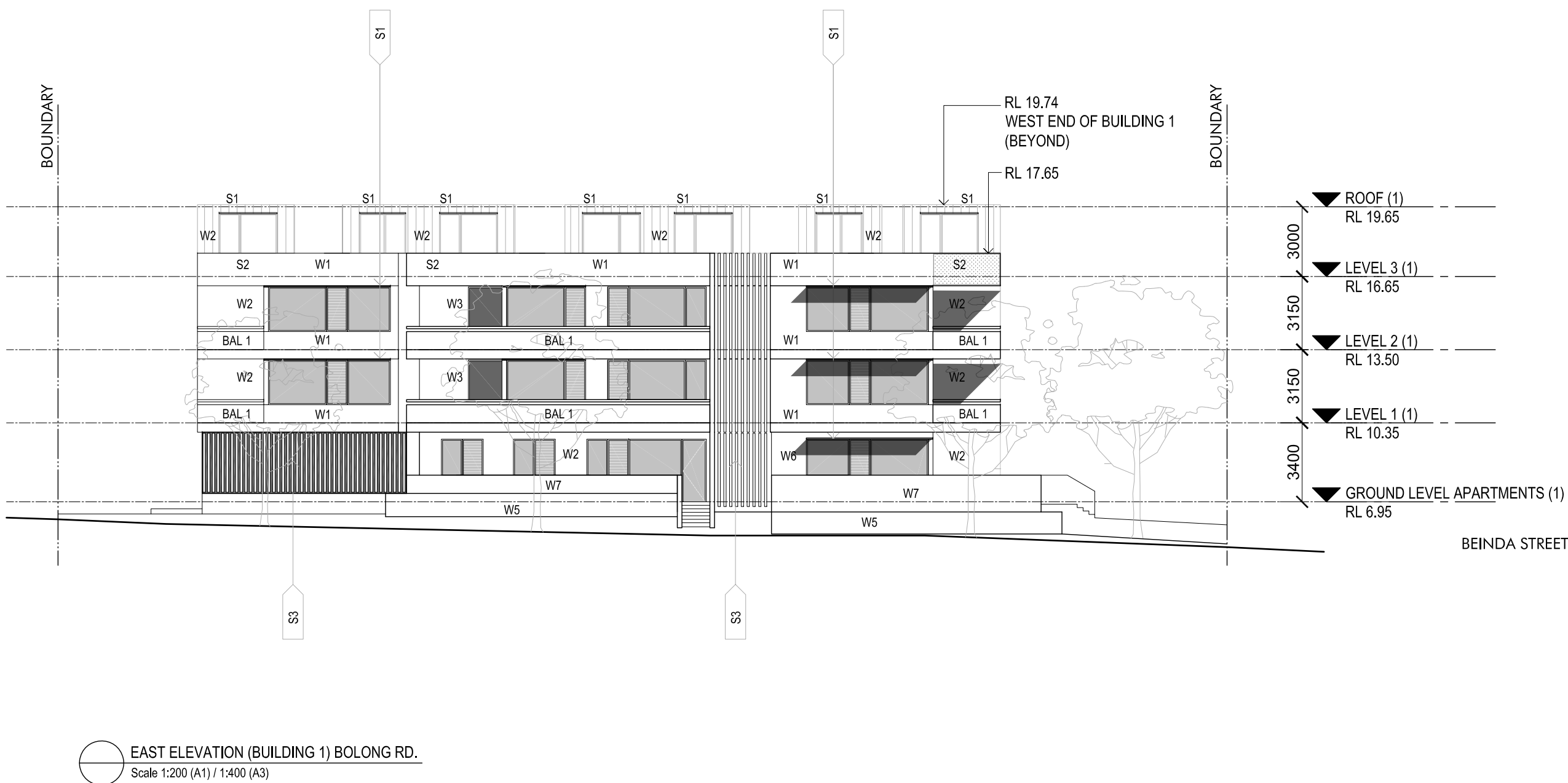
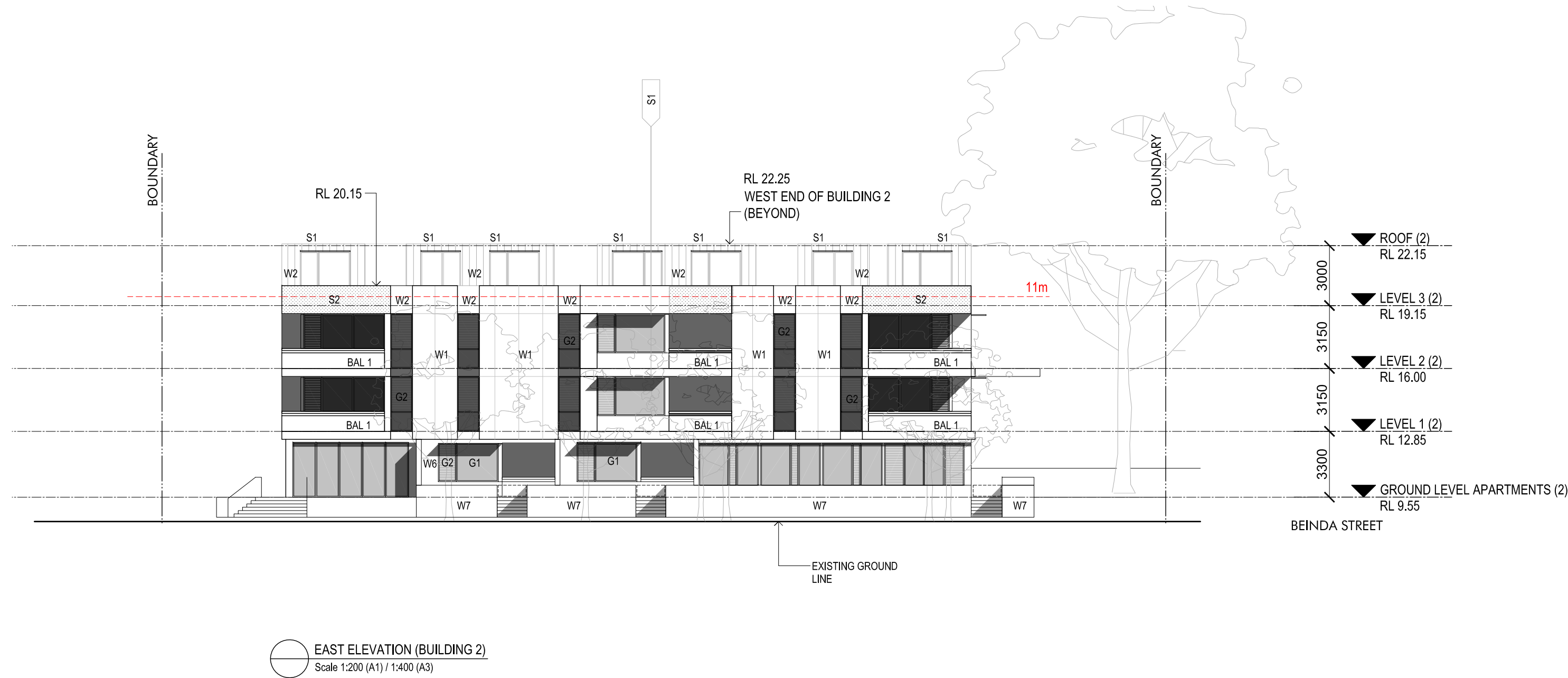
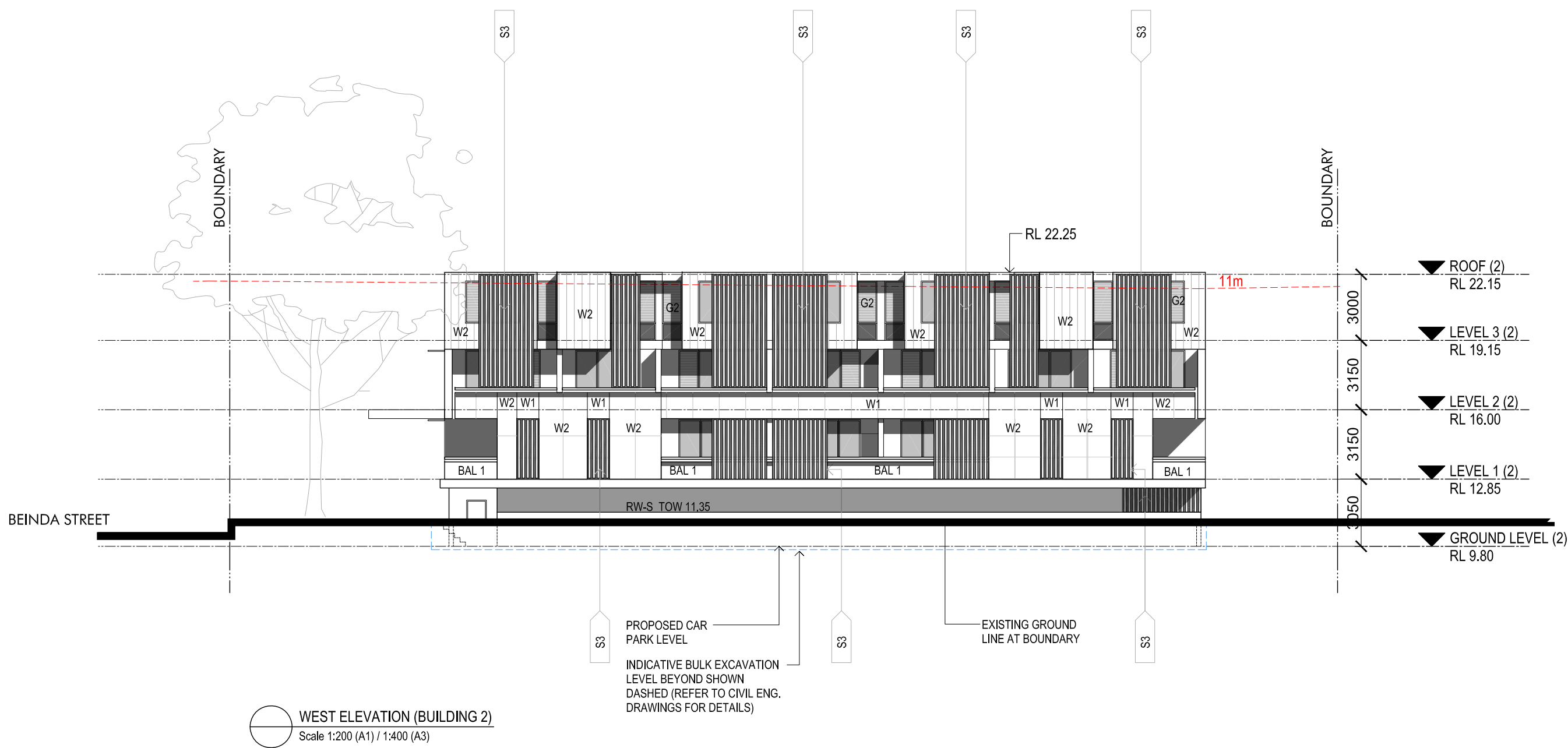
Plot Date:
13/06/2024

Drawing Status:
DEVELOPMENT APPLICATION

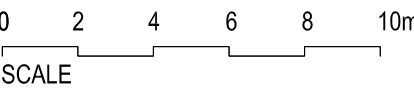
Drawing No: DA - 21
Revision: C



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NOTE:
11m HEIGHT PLANE SHOWN ON
ELEVATIONS IS DETERMINED FROM
EXISTING GROUND LINE AT FACADE PLANE



NOTES
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REVISION SCHEDULE		
Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION
B	29/04/24	DEVELOPMENT APPLICATION

Code	Item	
Walls and screens		Balustrades
W1	Compressed fibre-cement cladding	BAL 1 Perforated aluminium
W2	Compressed fibre-cement cladding	Sun shading and privacy screens
W3	Compressed fibre-cement cladding	
W4	Metal cladding	
W5	Concrete	
W6	Fair faced concrete blockwork	S1 Aluminium hoods
W7	Fair faced concrete blockwork	S2 Perforated aluminium
		S3 Coloured aluminium or hardwood battens

NOTE:

REFER TO EXTERNAL FINISHES SCHEDULE FOR FULL SPECIFICATION
DETAIL TO ALL FINISHES CODES INDICATED ON DRAWINGS

RL = REDUCED LEVEL RELATIVE TO AHD
RW-S = RETAINING WALL TO STRUCTURAL ENG. DETAILS
TOW = TOP OF WALL HEIGHT (AHD)

Project:
BOMADERRY BTR, 53 & 57 Bolong rd and
4 Beinda St, Bomaderry, NSW 2541



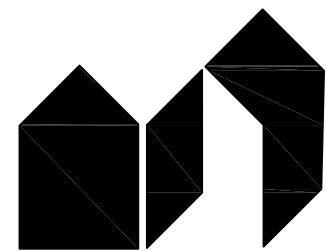
Drawing Name:
ELEVATIONS SHEET 2

Job Number:
202312
Scale:
1:200 @A1 / 1:400 @A3

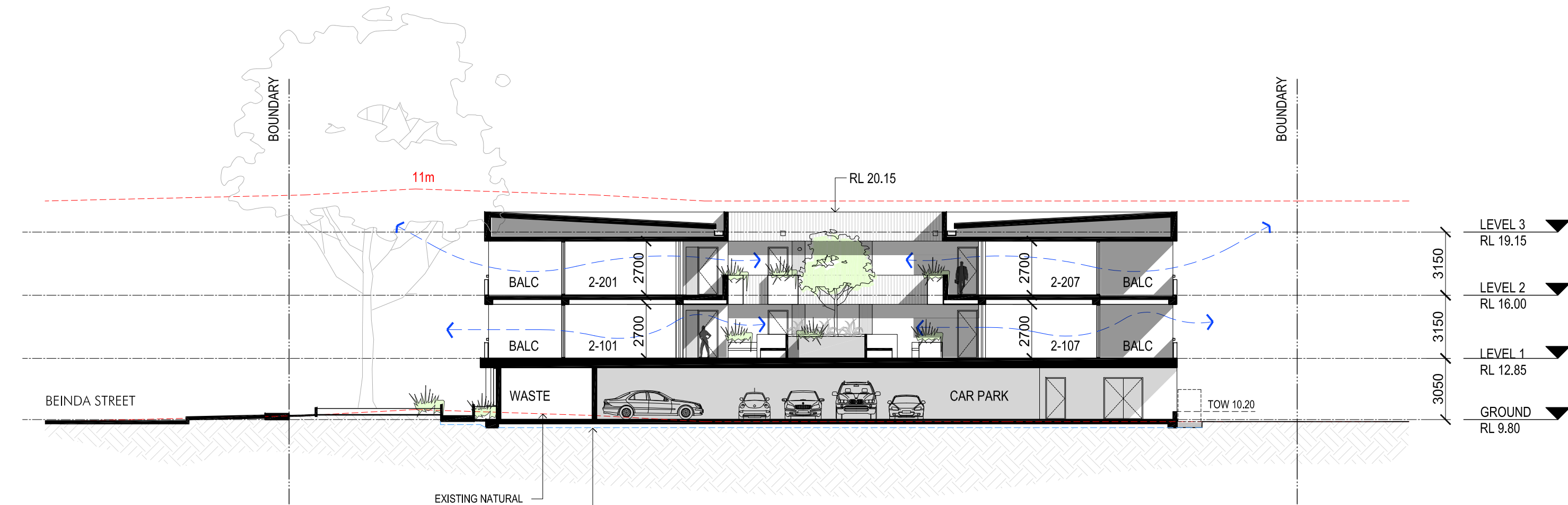
Plot Date:
29/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

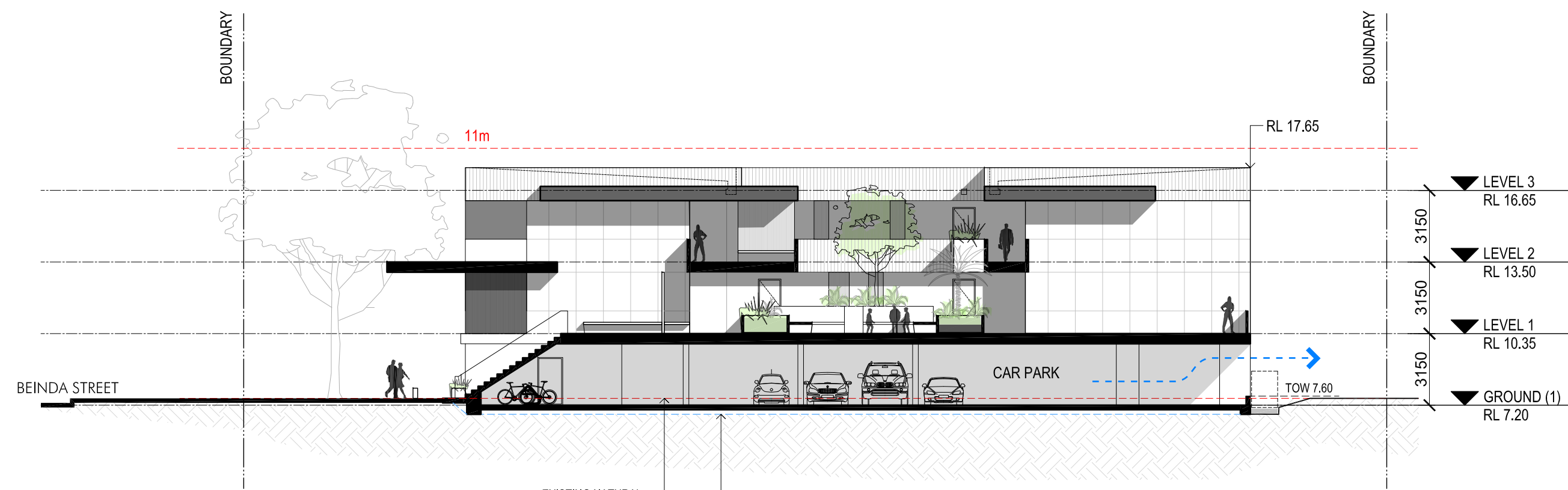
Drawing No: DA - 22
Revision: B



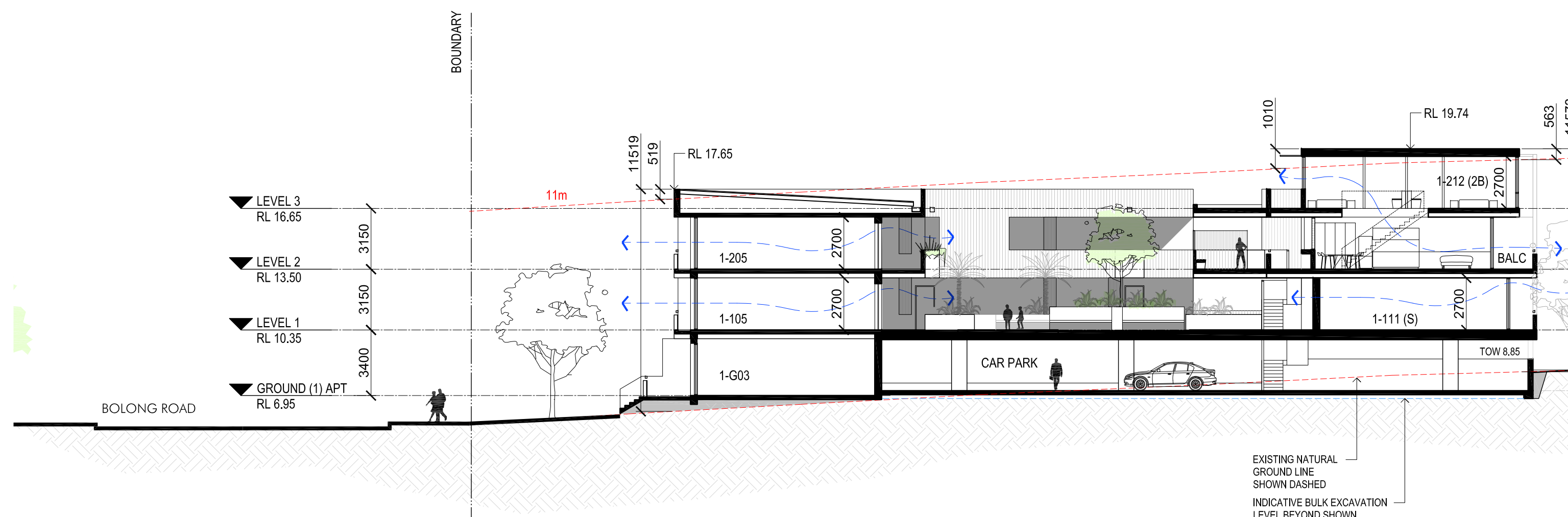
St.Clair Architecture
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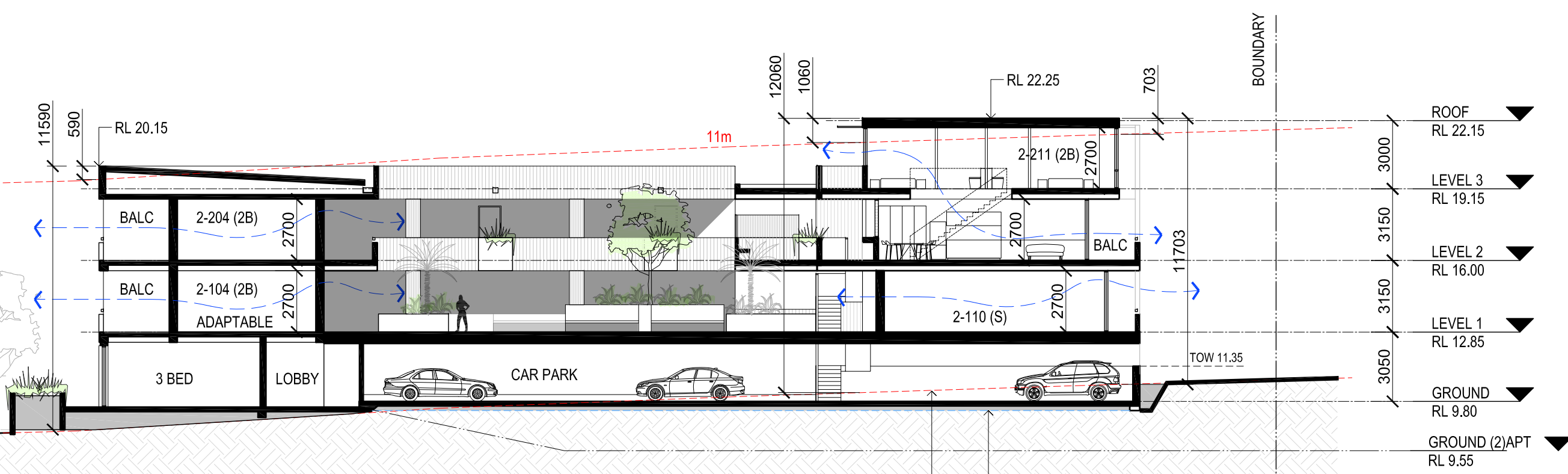
1 SECTION 1 (BLDG. 2)
Scale 1:200 (A1) / 1:400 (A3)



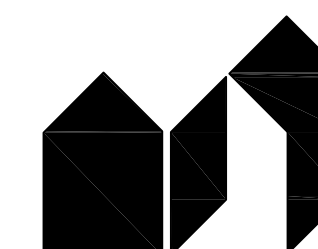
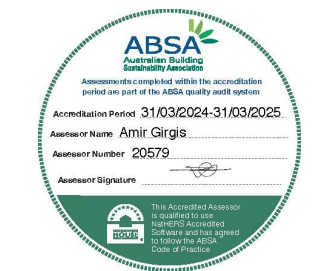
3 SECTION 3 (BLDG. 1)
Scale 1:200 (A1) / 1:400 (A3)



2 SECTION 2
Scale 1:200 (A1) / 1:400 (A3)



EXISTING NATURAL
GROUND LINE
SHOWN DASHED
INDICATIVE BULK EXCAVATION
LEVEL BEYOND SHOWN
DASHED (REFER TO CIVIL ENG.
DRAWINGS FOR DETAILS)



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REVISION SCHEDULE		
Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION
B	29/04/24	DEVELOPMENT APPLICATION

NOTE:

REFER TO EXTERNAL FINISHES SCHEDULE FOR FULL SPECIFICATION
DETAIL TO ALL FINISHES CODES INDICATED ON DRAWINGS

RL = REDUCED LEVEL RELATIVE TO AHD
RW-S = RETAINING WALL TO STRUCTURAL ENG. DETAILS
TOW = TOP OF WALL HEIGHT (AHD)

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Client:

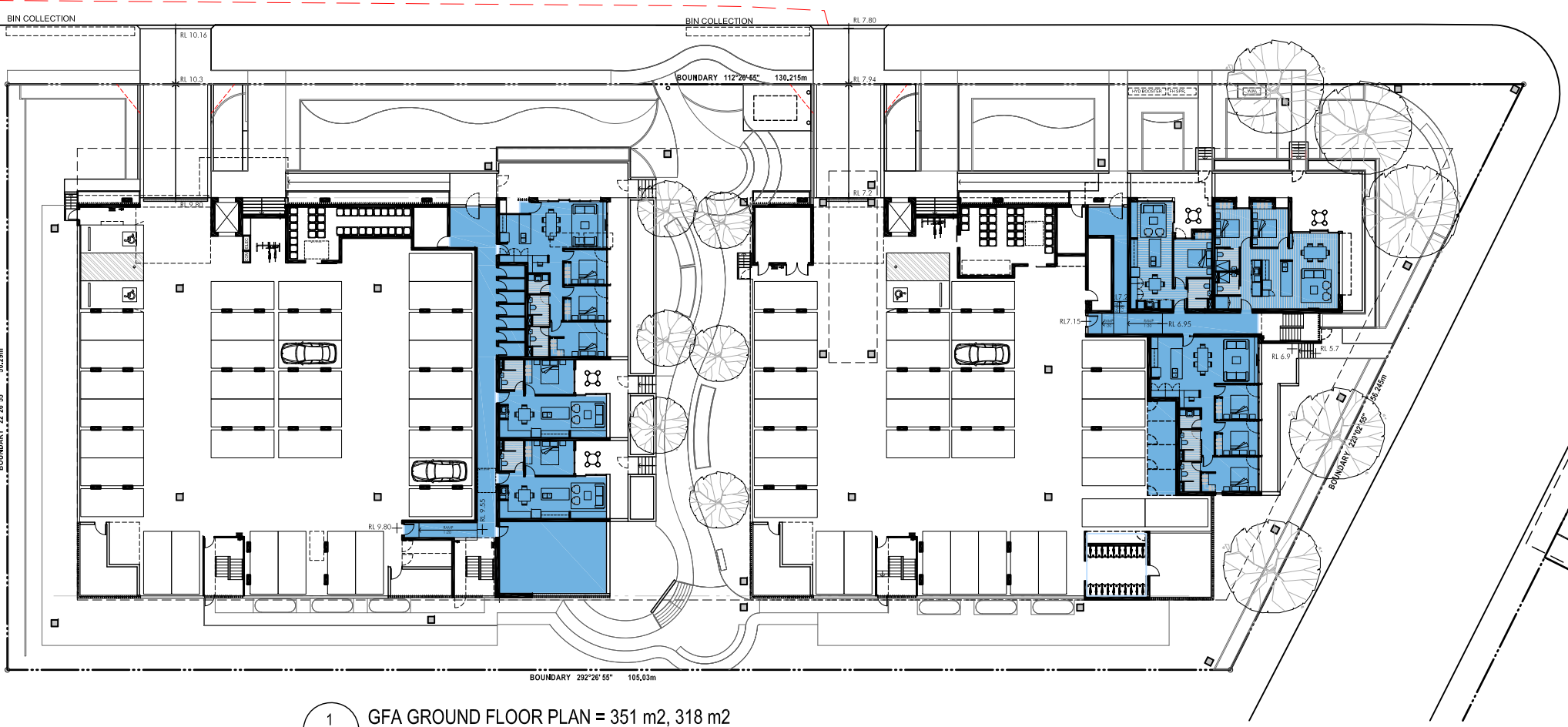
Drawing Name:
SECTIONS

Job Number:
202312
Scale:
1:200 @A1 / 1:400 @A3

Plot Date:
29/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

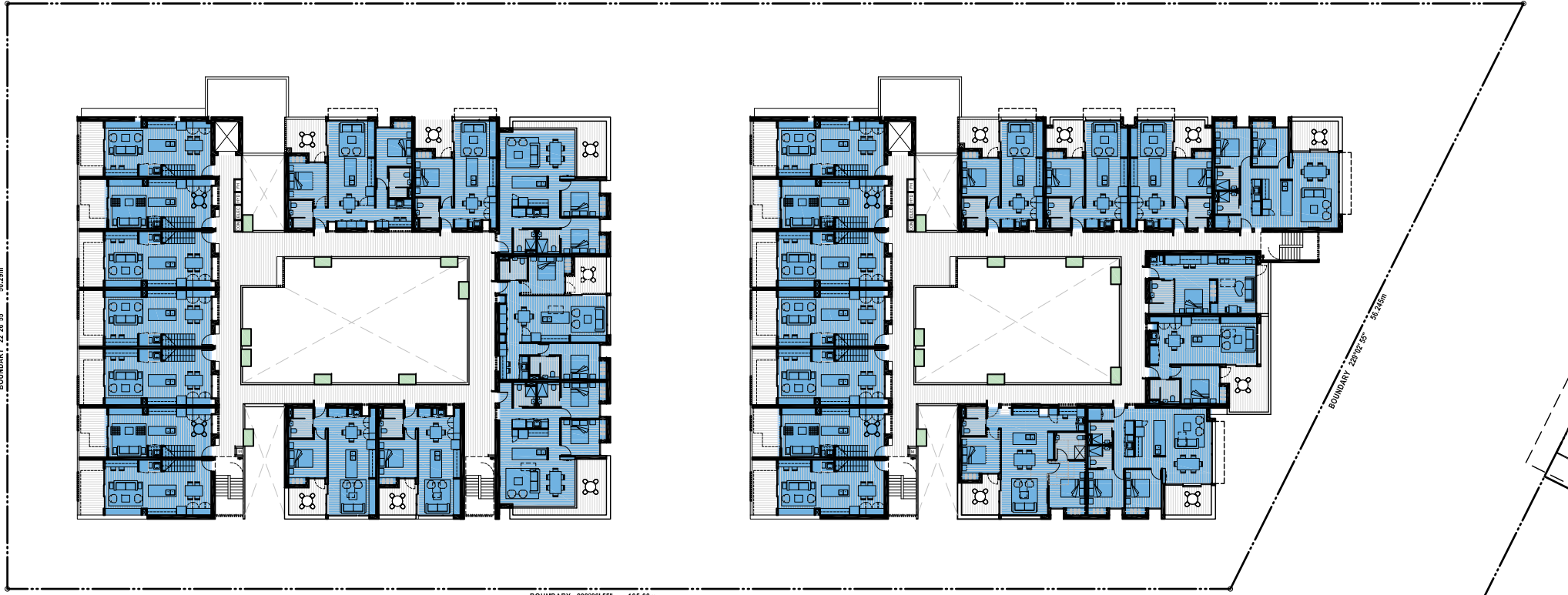
Drawing No: DA - 31
Revision: B



1 GFA GROUND FLOOR PLAN = 351 m2, 318 m2
Scale 1:500 (A1) / 1:1000 (A3)



2 GFA LEVEL 1 PLAN = 831 m2, 859 m2
Scale 1:500 (A1) / 1:1000 (A3)



3 GFA LEVEL 2 PLAN = 819m2, 839m2
Scale 1:500 (A1) / 1:1000 (A3)



4 GFA LEVEL 3 PLAN = 312m2, 312m2
Scale 1:500 (A1) / 1:1000 (A3)

LEGEND:

GROSS FLOOR AREA (GFA)

GFA CALCULATIONS:

SITE AREA: 5915 m2
PROPOSED GROSS FLOOR AREA (GFA) 4641 m2 (FSR 0.78 : 1)

GFA:	BLDG. A	BLDG. B	TOTAL
GROUND	351	318	669
LEVEL 1	831	859	1690
LEVEL 2	819	839	1658
LEVEL 3	312	312	624
TOTAL:	2313	2328	4641

NOTE:
REFER TO LANDSCAPE ARCHITECT'S
DOCUMENTATION FOR COMMUNAL OPEN
SPACE AREAS, DEEP SOIL AREAS AND
LANDSCAPING, PLANTING SCHEDULES



0 5 10 15 20 25m
SCALE

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REVISION SCHEDULE

Rev. Date Revision Notes

A 12/04/24 DEVELOPMENT APPLICATION

Project:
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Drawing Name:
CALCULATIONS SUMMARY

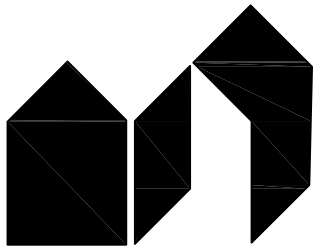
Job Number:
202312
Scale:
1:100 @A1 / 1:200 @A3

Plot Date:
12/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

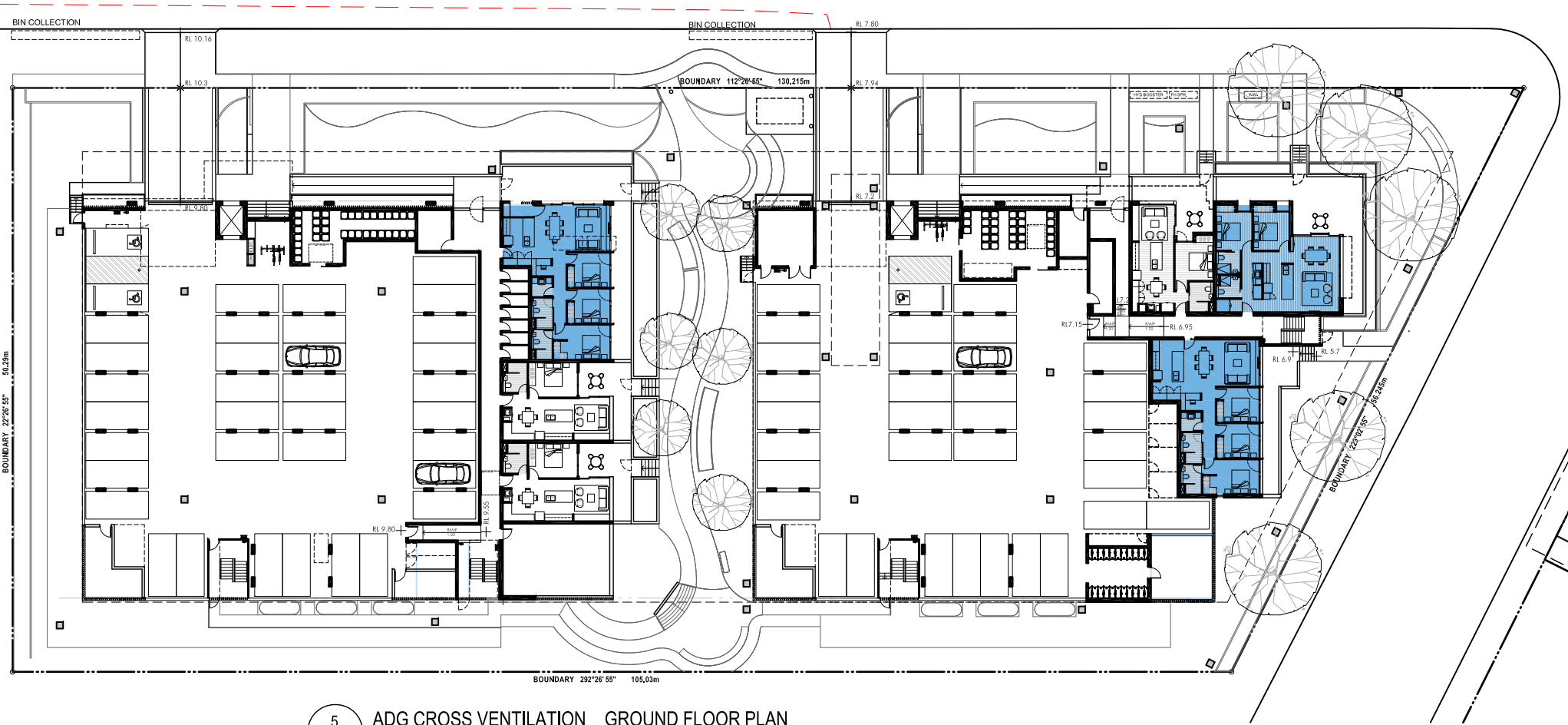
Drawing No: Revision :

DA - 41 A

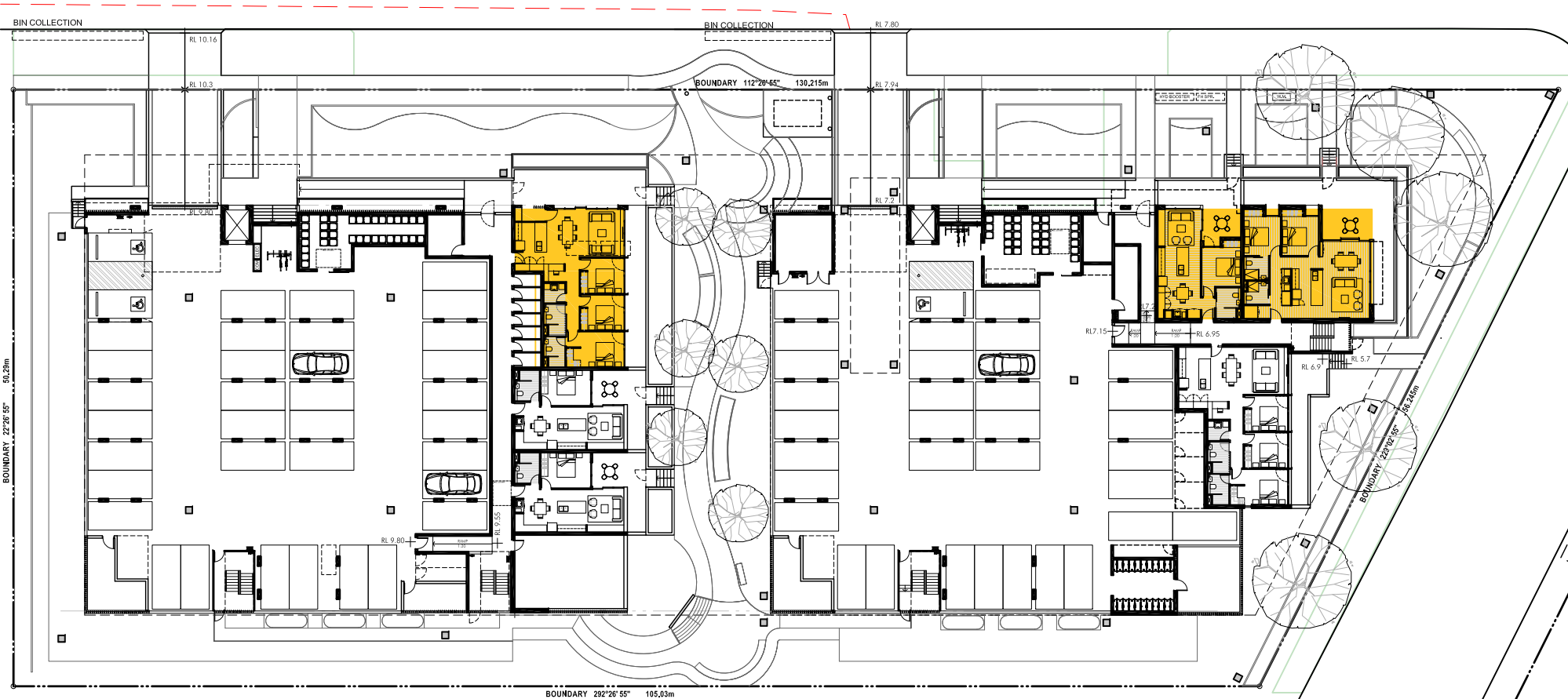


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5 ADG CROSS VENTILATION _ GROUND FLOOR PLAN
Scale 1:500 (A1) / 1:1000 (A3)



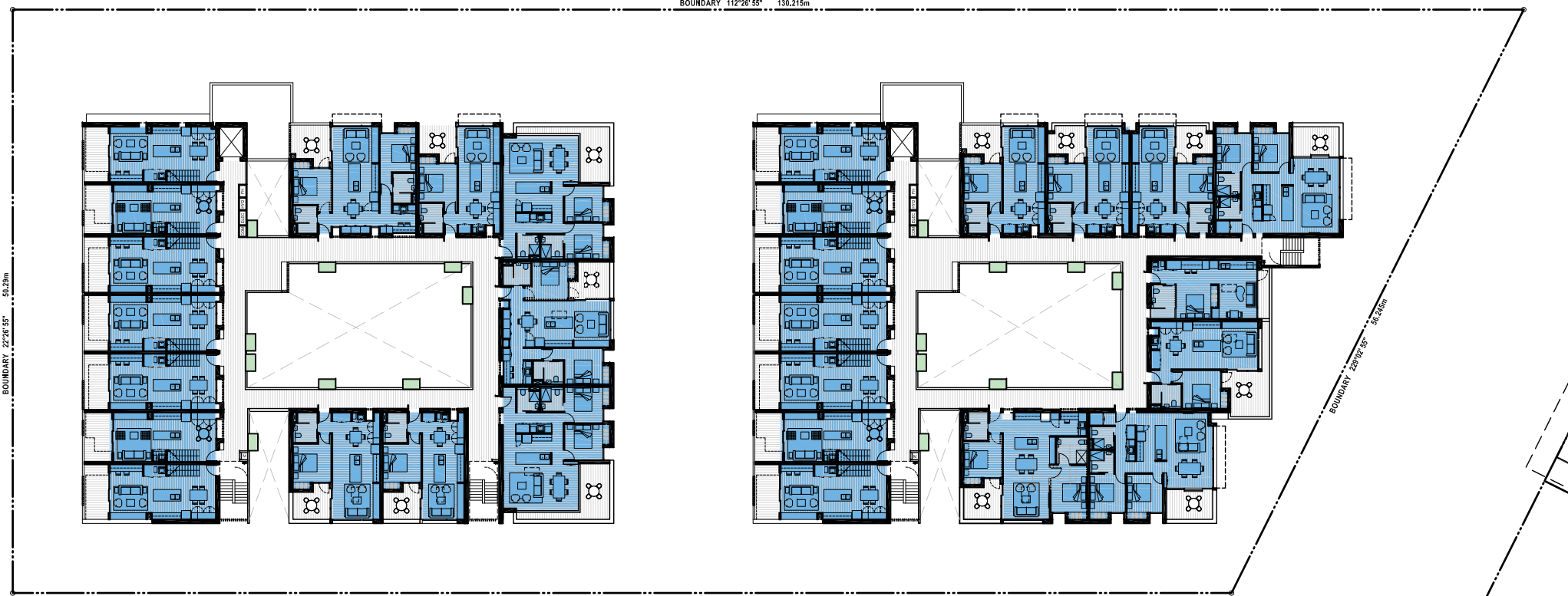
1 ADG SOLAR (3 HOURS) _ GROUND FLOOR PLAN
Scale 1:500 (A1) / 1:1000 (A3)



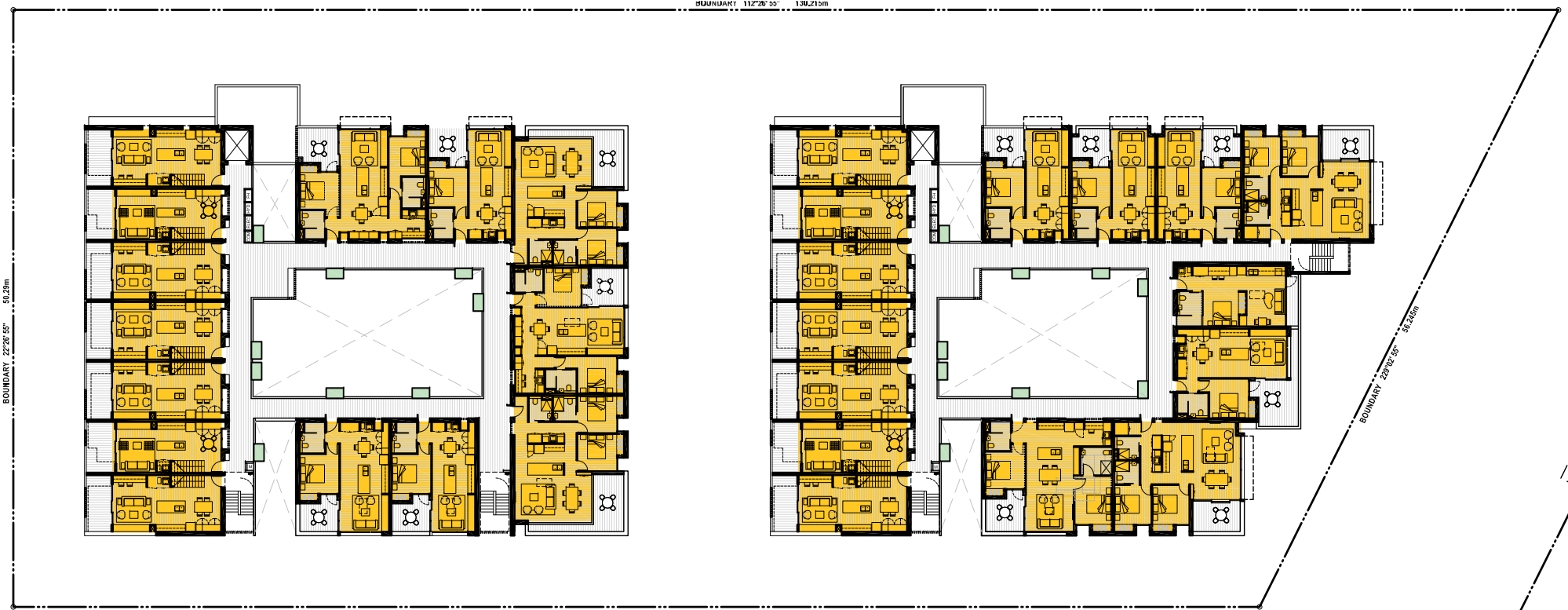
6 ADG CROSS VENTILATION _ LEVEL 1 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



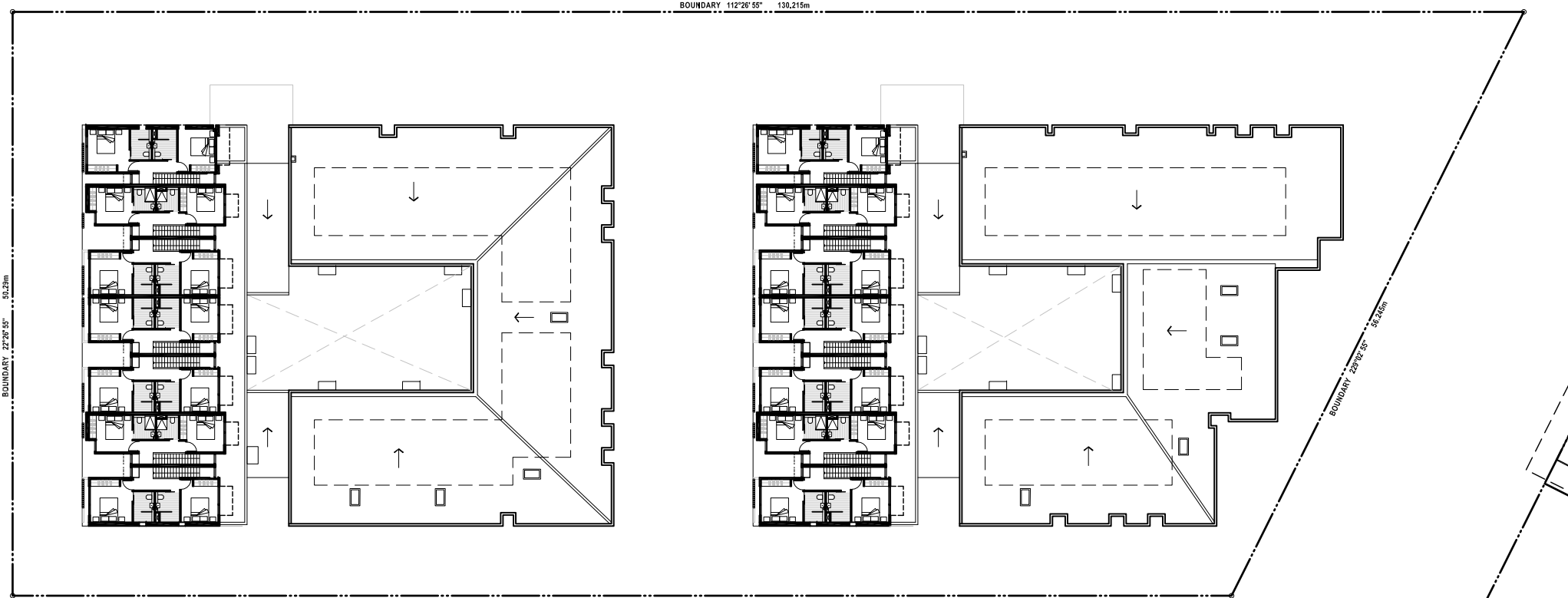
2 ADG SOLAR (3 HOURS) _ LEVEL 1 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



6 ADG CROSS VENTILATION _ LEVEL 2 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



3 ADG SOLAR (3 HOURS) _ LEVEL 2 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



6 ADG CROSS VENTILATION _ LEVEL 3 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



4 ADG SOLAR (3 HOURS) _ LEVEL 3 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



0 5 10 15 20 25m
SCALE

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REVISION SCHEDULE

Rev. Date Revision Notes

A 12/04/24 DEVELOPMENT APPLICATION

LEGEND:

- ADG CROSS VENTILATED UNITS
- ADG SOLAR COMPLIANT UNITS (3 HOURS)

ADG CALCULATIONS:

ADG CROSS VENTILATED TOTAL 57 / 60 = 95%
ADG SOLAR COMPLIANT (3 HOURS) TOTAL 44 / 60 = 73%

Project:
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Client:



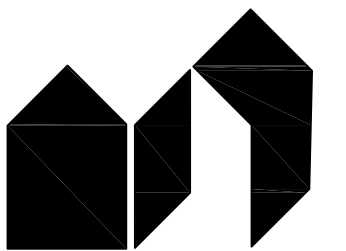
Drawing Name:
ADG COMPLIANCE SUMMARY

Job Number:
202312
Scale:
1:100 @A1 / 1:200 @A3

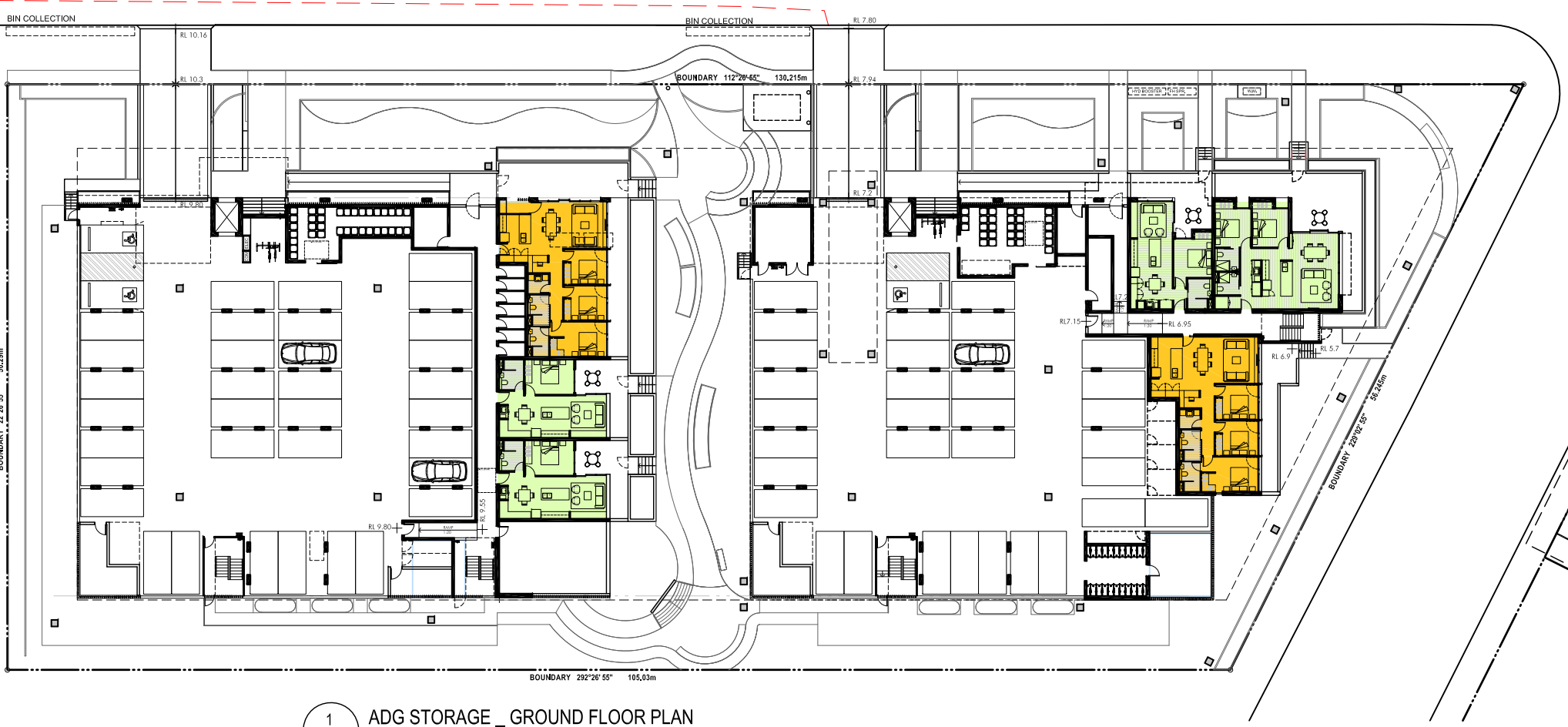
Plot Date:
12/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: DA - 51
Revision: A



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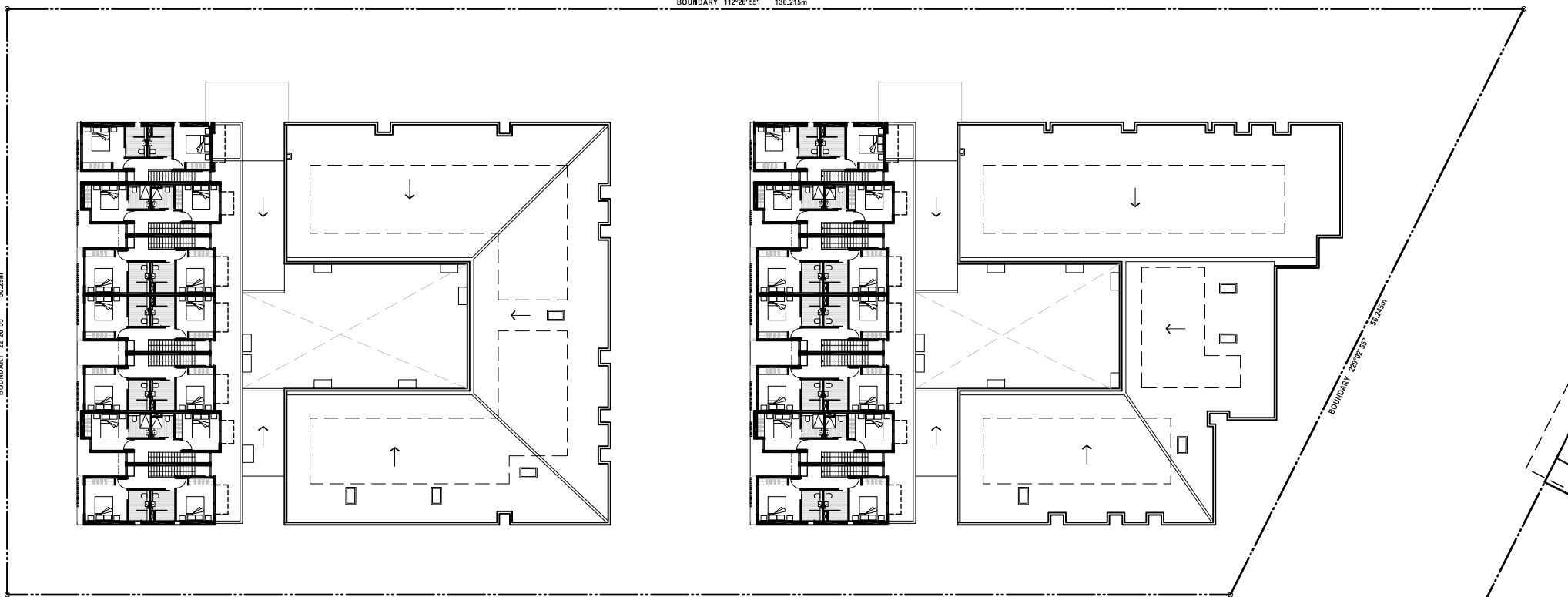
1 ADG STORAGE - GROUND FLOOR PLAN
Scale 1:500 (A1) / 1:1000 (A3)



2 ADG STORAGE - LEVEL 1 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



3 ADG STORAGE - LEVEL 2 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



4 ADG STORAGE - LEVEL 3 PLAN
Scale 1:500 (A1) / 1:1000 (A3)



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Bomaderry BTR ADG Storage Summary

RESIDENTIAL SUMMARY OF UNIT TYPES AND ADG STORAGE

Building	Level	Dwelling No.	Type	ADG Storage			Complies
				Required volume (m3)	Actual volume within apartment (m3)	Actual volume within carpark (m3)	
1 (East)	Ground	1.G01	1 Bed (1B 01)	6	6.5	-	✓
		1.G02	2 Bed (2B 02)	8	8	-	✓
		1.G03	3 Bed (3B 01)	10	5.6	4.4	✓
	Level 1	1.101	1 Bed (1B 01)	6	6.5	-	✓
		1.102	1 Bed (1B 01)	6	6.5	-	✓
		1.103	1 Bed (1B 01)	6	6.5	-	✓
		1.104	2 Bed (2B 02)	8	8	-	✓
		1.105	Studio (Studio 01)	4	4	-	✓
		1.106	1 Bed (1B 01)	6	6.5	-	✓
		1.107	2 Bed (2B 02)	8	8	-	✓
		1.108	2 Bed (2B 01)	8	4.3	3.7	✓
		1.109	2 Bed (2B 03)	8	8	-	✓
		1.110	Studio (Studio 01)	4	4	-	✓
		1.111	Studio (Studio 01)	4	4	-	✓
		1.112	Studio (Studio 01)	4	4	-	✓
		1.113	2 Bed (2B 03)	8	8	-	✓
	Level 2 (including both levels of 2 storey units entered at Level 2)	1.201	1 Bed (1B 01)	6	6.5	-	✓
		1.202	1 Bed (1B 01)	6	6.5	-	✓
		1.203	1 Bed (1B 01)	6	6.5	-	✓
		1.204	2 Bed (2B 02)	8	8	-	✓
		1.205	Studio (Studio 01)	4	4	-	✓
		1.206	1 Bed (1B 01)	6	6.5	-	✓
		1.207	2 Bed (2B 02)	8	8	-	✓
		1.208	2 Bed (2B 01)	8	4.3	3.7	✓
		1.209	2 Bed/2 Storey (2B 04)	8	8	-	✓
		1.210	2 Bed/2 Storey (2B 05)	8	5.9	2.1	✓
		1.211	2 Bed/2 Storey (2B 04)	8	8	-	✓
		1.212	2 Bed/2 Storey (2B 04)	8	8	-	✓
		1.213	2 Bed/2 Storey (2B 04)	8	8	-	✓
2 (West)	Ground	2.G01	3 Bed (3B 01)	10	5.6	4.4	✓
		2.G02	1 Bed (1B 01)	6	6.3	-	✓
		2.G03	1 Bed (1B 01)	6	6.3	-	✓
	Level 1	2.101	2 Bed (2B 02)	8	8	-	✓
		2.102	1 Bed (1B 01)	6	6.5	-	✓
		2.103	2 Bed (2B 02)	8	4.4	3.6	✓
		2.104	2 Bed (2B 01)	8	4.3	3.7	✓
		2.105	2 Bed (2B 02)	8	4.4	3.6	✓
		2.106	1 Bed (1B 01)	6	6.5	-	✓
		2.107	1 Bed (1B 01)	6	6.5	-	✓
		2.108	2 Bed (2B 03)	8	8	-	✓
		2.109	Studio (Studio 01)	4	4	-	✓
		2.110	Studio (Studio 01)	4	4	-	✓
		2.111	Studio (Studio 01)	4	4	-	✓
		2.112	2 Bed (2B 03)	8	8	-	✓
	Level 2 (including both levels of 2 storey units entered at Level 2)	2.201	2 Bed (2B 02)	8	8	-	✓
		2.202	1 Bed (1B 01)	6	6.5	-	✓
		2.203	2 Bed (2B 02)	8	4.4	3.6	✓
		2.204	2 Bed (2B 01)	8	8	-	✓
		2.205	2 Bed (2B 02)	8	4.4	3.6	✓
		2.206	1 Bed (1B 01)	6	6.5	-	✓
		1.207	1 Bed (1B 01)	6	6.5	-	✓
		2.208	2 Bed/2 Storey (2B 04)	8	8	-	✓
		2.209	2 Bed/2 Storey (2B 05)	8	5.9	2.1	✓
		2.21	2 Bed/2 Storey (2B 04)	8	8	-	✓
		2.211	2 Bed/2 Storey (2B 04)	8	8	-	✓
		2.212	2 Bed/2 Storey (2B 04)	8	8	-	✓
		2.213	2 Bed/2 Storey (2B 05)	8	5.9	2.1	✓
		2.214	2 Bed/2 Storey (2B 04)	8	8	-	✓



0 5 10 15 20 25m
SCALE

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REVISION SCHEDULE

Rev. Date Revision Notes

A 12/04/24 DEVELOPMENT APPLICATION

LEGEND:

ADG 50% STORAGE WITHIN UNIT

ADG 100% STORAGE WITHIN UNIT

Project:
BOMADERRY BTR, 53 & 57 Bolong rd and
4 Belinda St, Bomaderry, NSW 2541

Client:



Drawing Name:
ADG COMPLIANCE SUMMARY
STORAGE

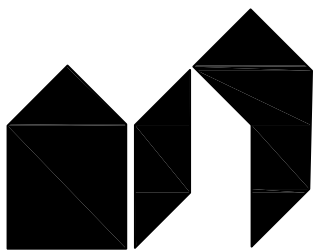
Job Number:
202312
Scale:
1:100 @A1 / 1:200 @A3

Plot Date:
12/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

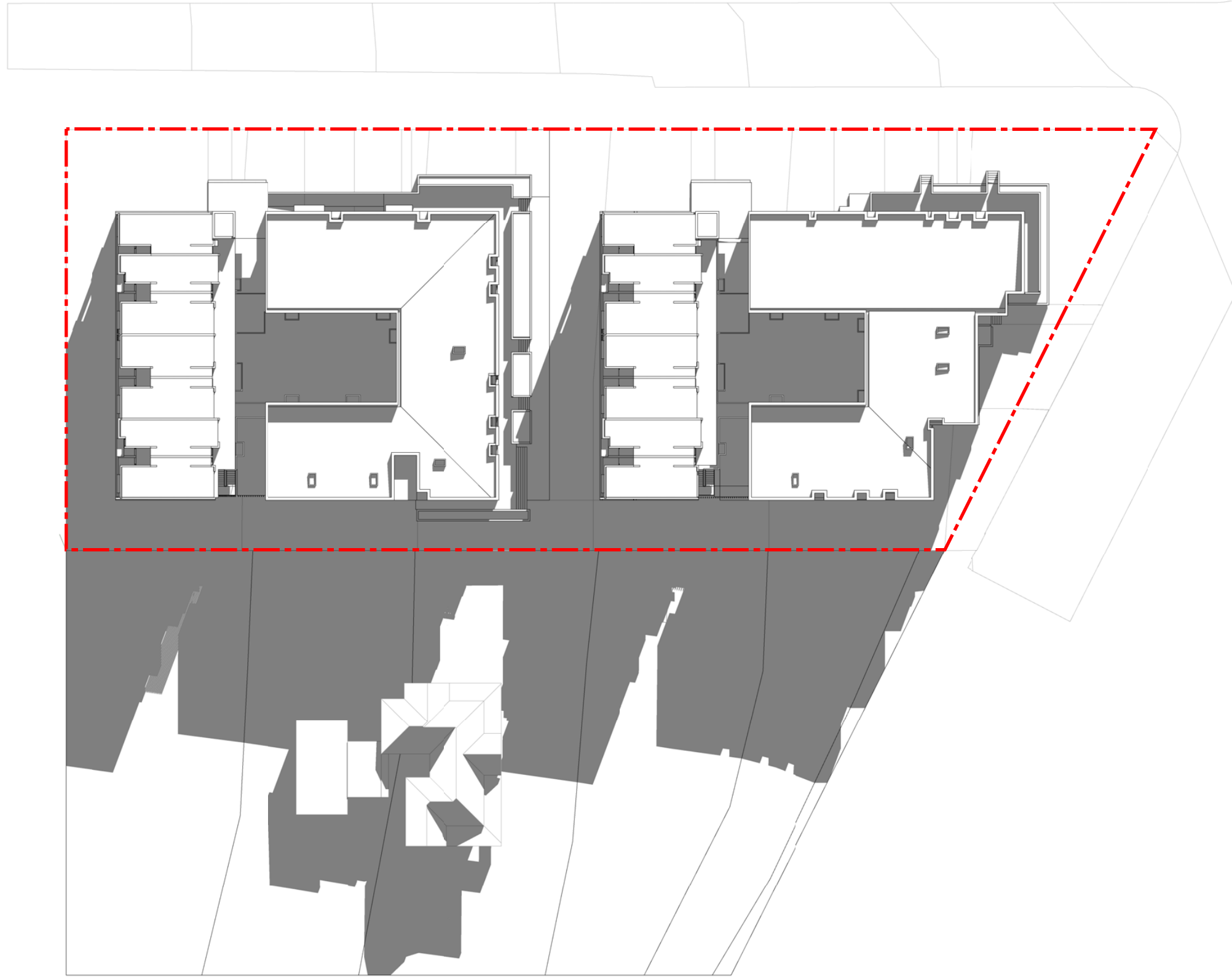
Drawing No: Revision :

DA - 52 A

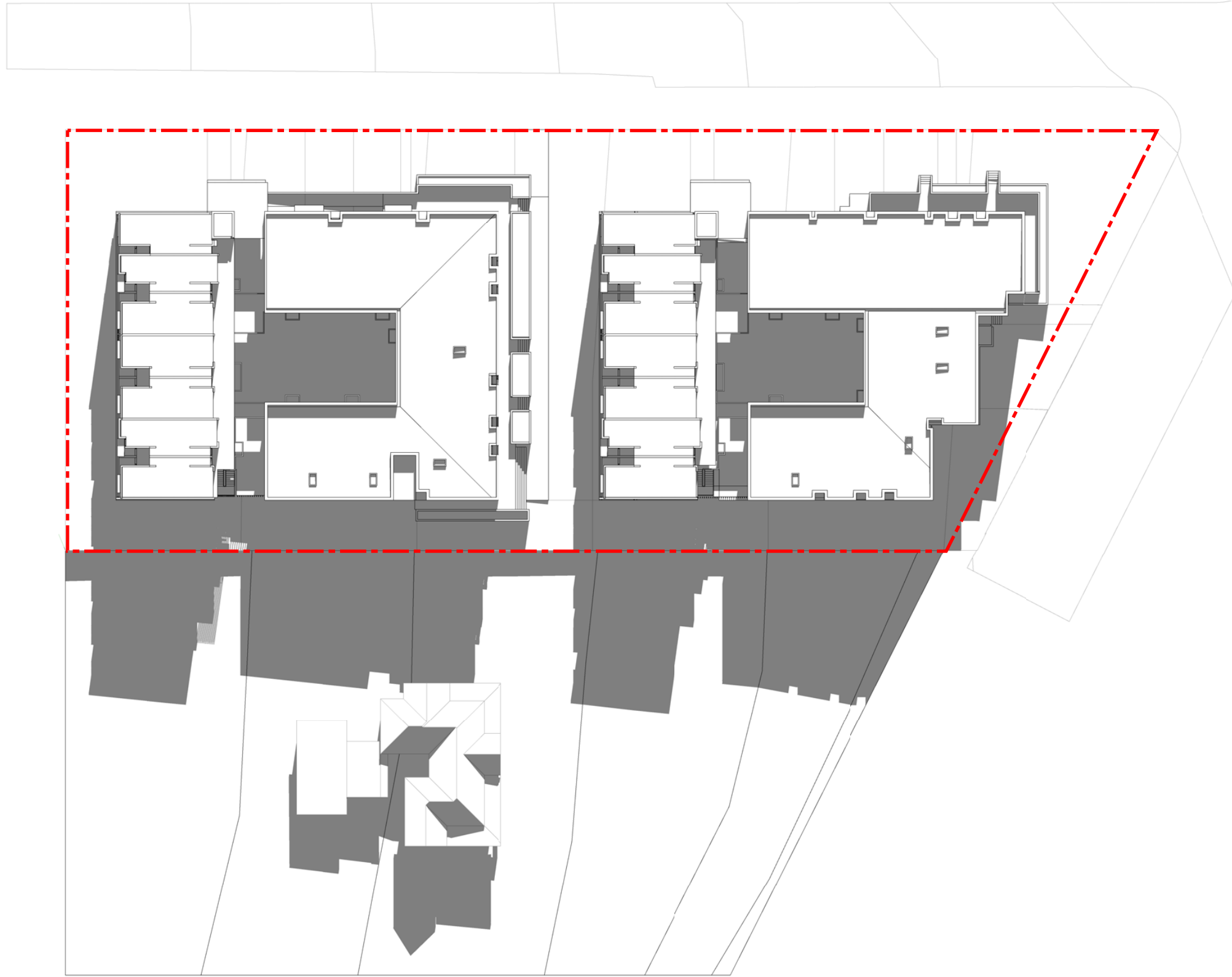


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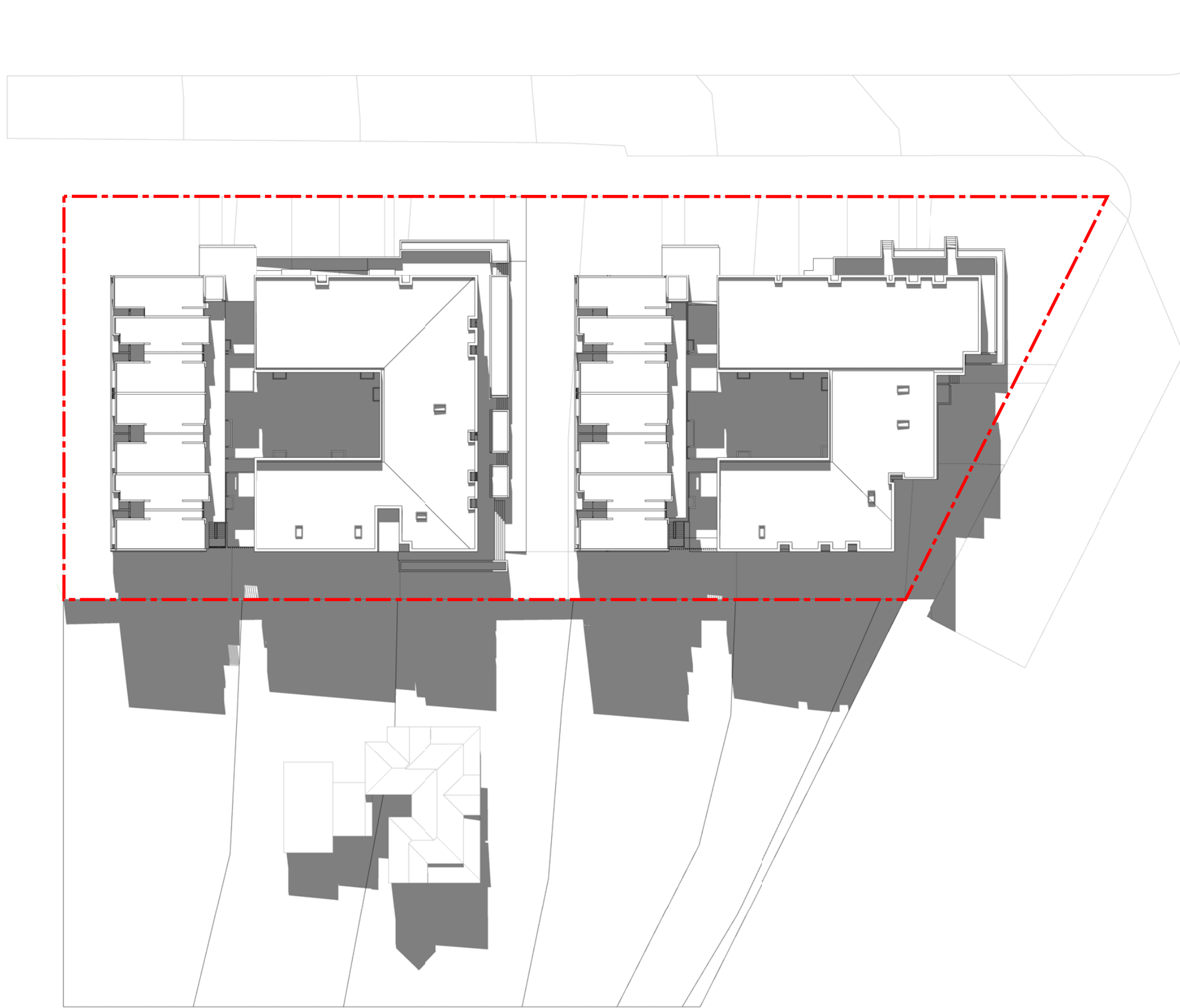
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1 21 June - 900
1:500



2 21 June - 1000
1:500



3 21 June - 1100
1:500



4 21 June - 1200
1:500



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REVISION SCHEDULE

Rev.	Date	Revision Notes
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A	12/04/24	DEVELOPMENT APPLICATION
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Project:
BOMADERRY BTR, 53 & 57 Bolong rd and
4 Belinda St, Bomaderry, NSW 2541

Client:



Drawing Name:
SHADOW DIAGRAMS SHEET 1

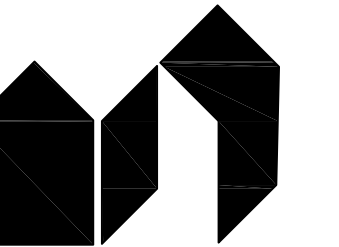
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202312
Scale:
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Plot Date:
12/04/2024

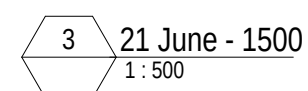
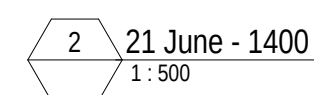
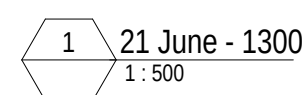
Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: Revision :

DA - 71 A



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A	12/04/24	DEVELOPMENT APPLICATION

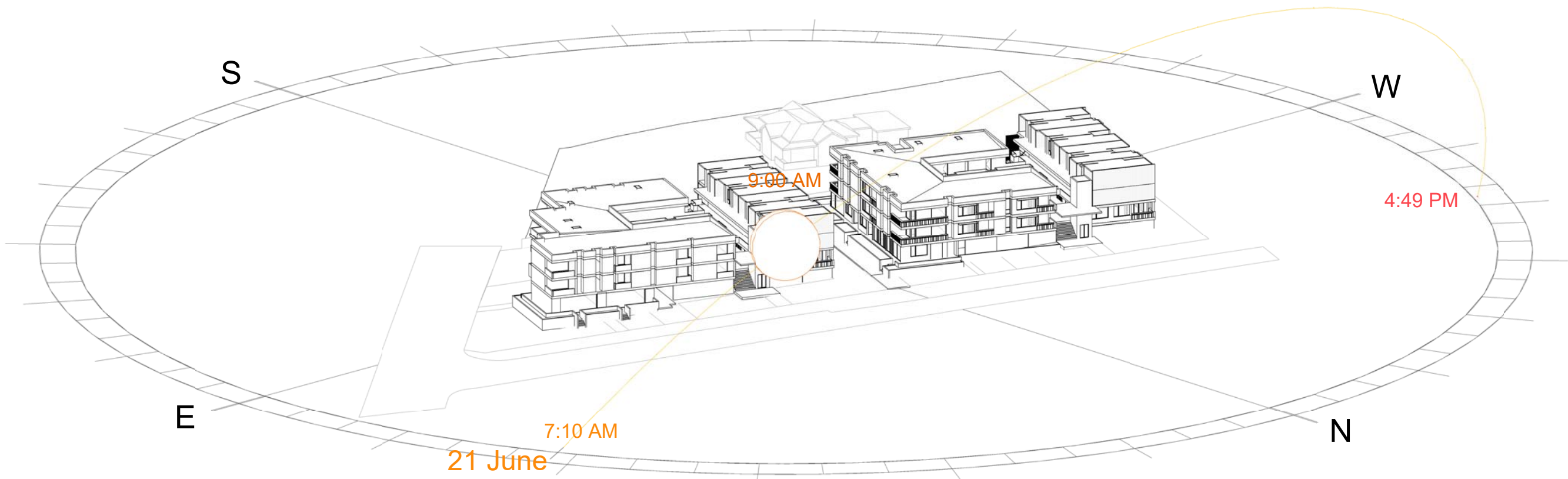
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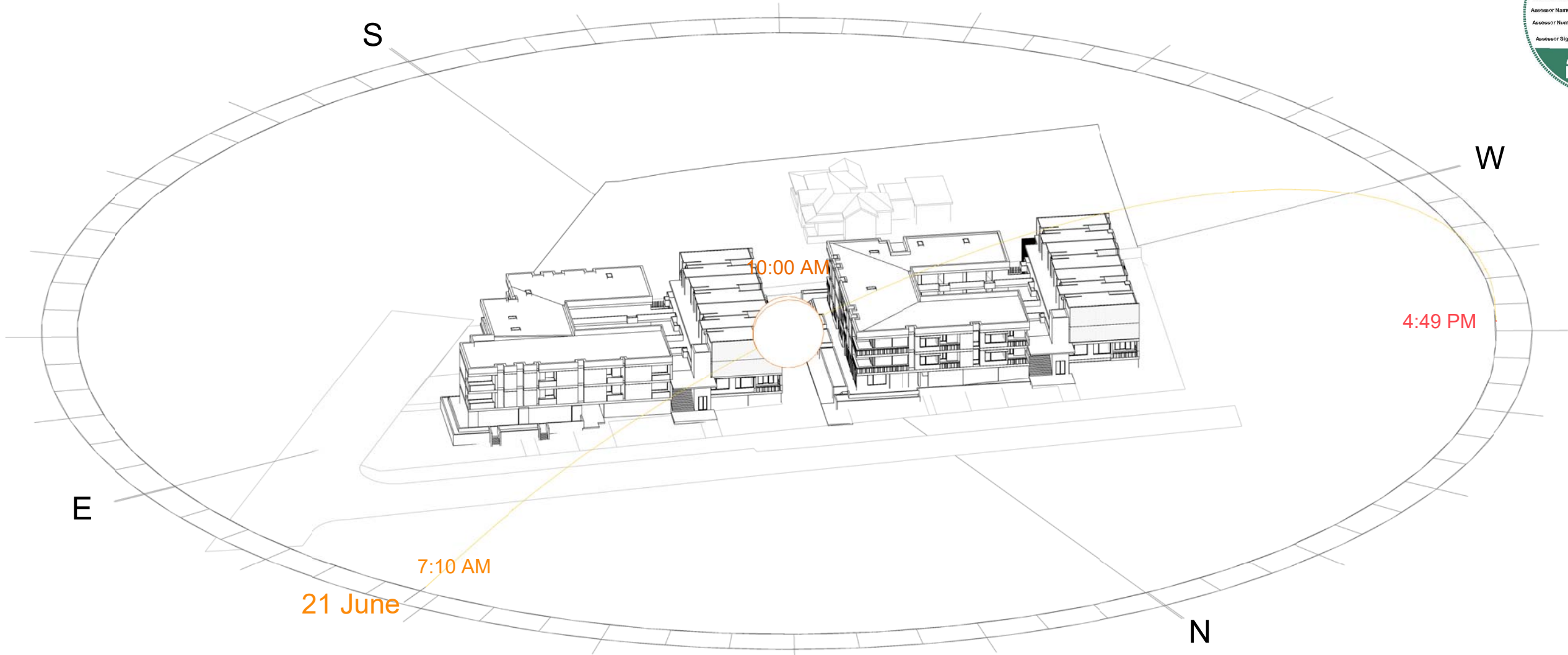
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Assessor name Amir Girgis
Accreditation No. 20579
Property Address 53 & 57 Bolong Road, Bomaderry NSW, 2541
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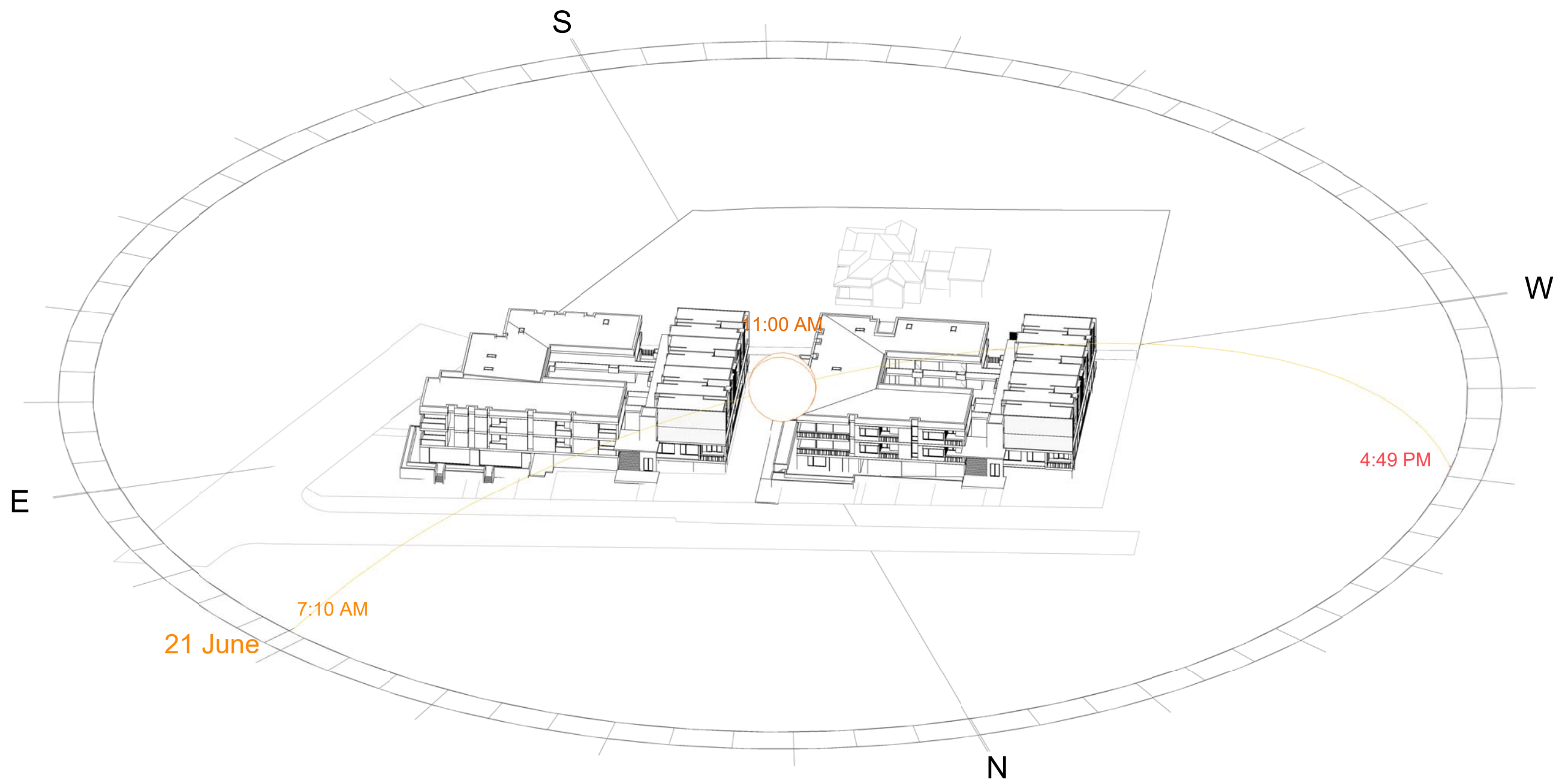




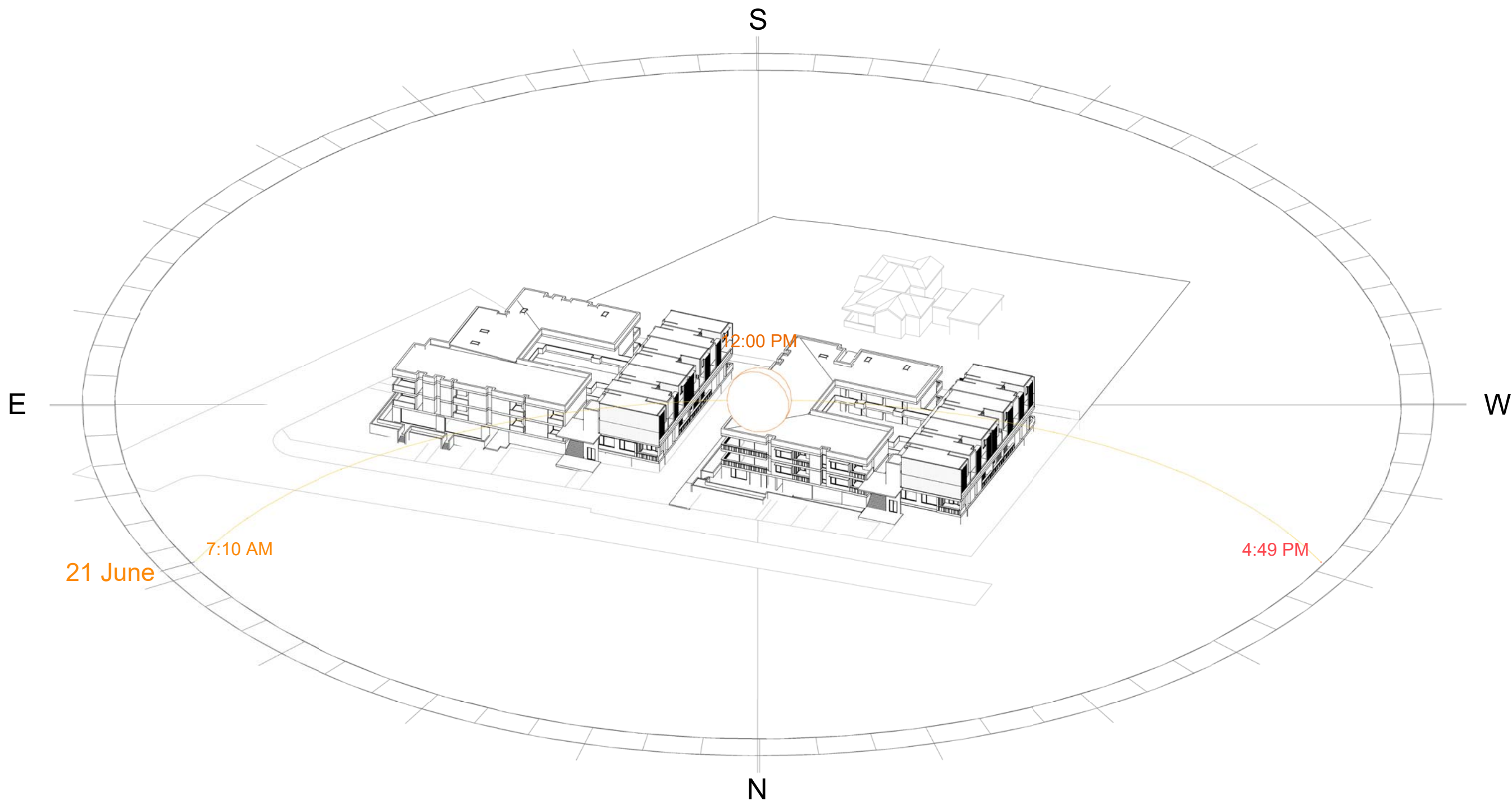
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2 3D Shadow 1000



3 3D Shadow 1100



4 3D Shadow 1200

REVISION SCHEDULE

Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION

NOTES

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4 Belinda St, Bomaderry, NSW 2541



Drawing Name:
VIEWS FROM SUN SHEET 1

Job Number:
202312
Scale:
NTS

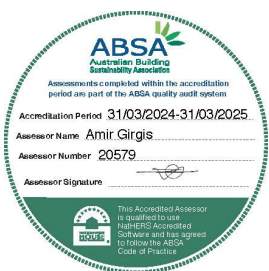
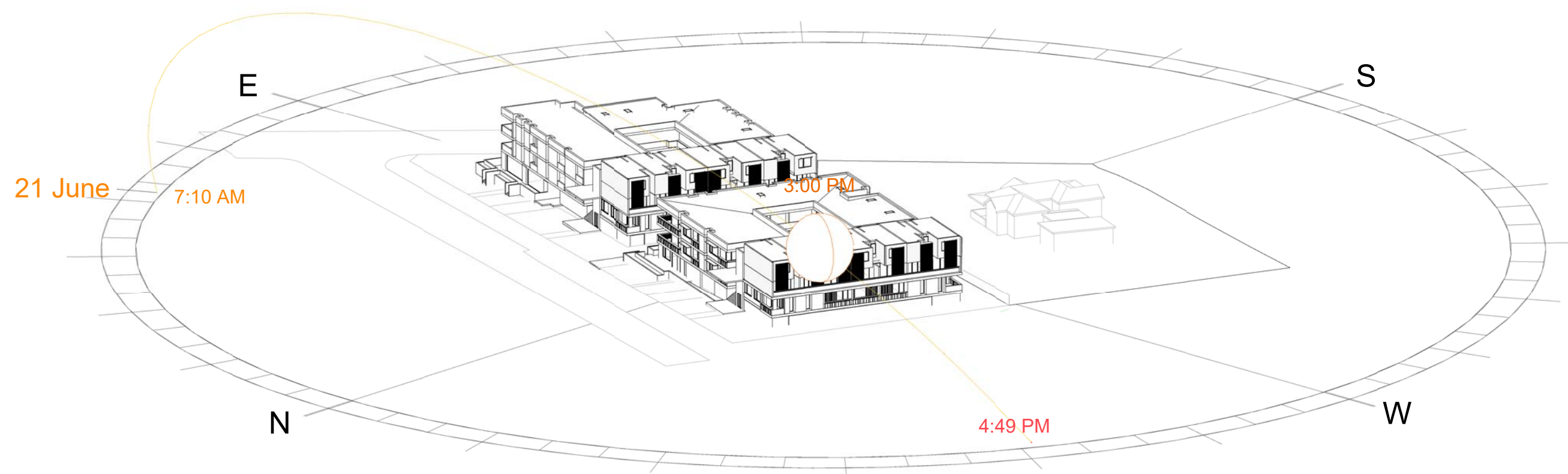
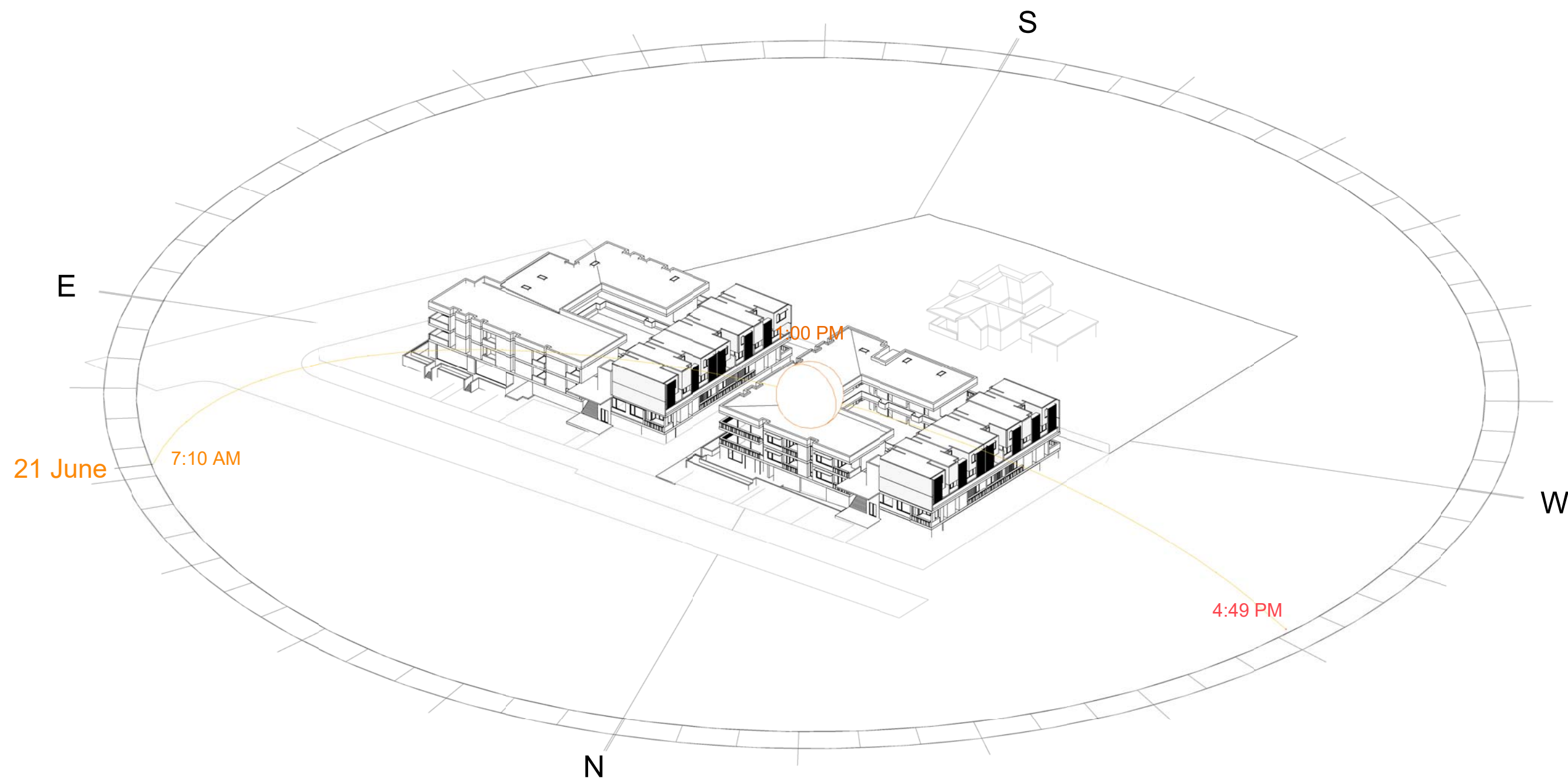
Plot Date:
12/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: DA - 73
Revision: A



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REVISION SCHEDULE

Rev.	Date	Revision Notes
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A	12/04/24	DEVELOPMENT APPLICATION
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Project:
BOMADERRY BTR, 53 & 57 Bolong rd and
4 Belinda St, Bomaderry, NSW 2541

Client:



Drawing Name:
VIEWS FROM SUN SHEET 2

Job Number:

202312

Scale:

NTS

Plot Date:

12/04/2024

Drawing Status:

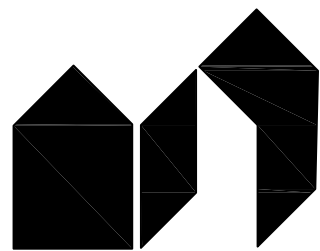
DEVELOPMENT APPLICATION

Drawing No:

DA - 74

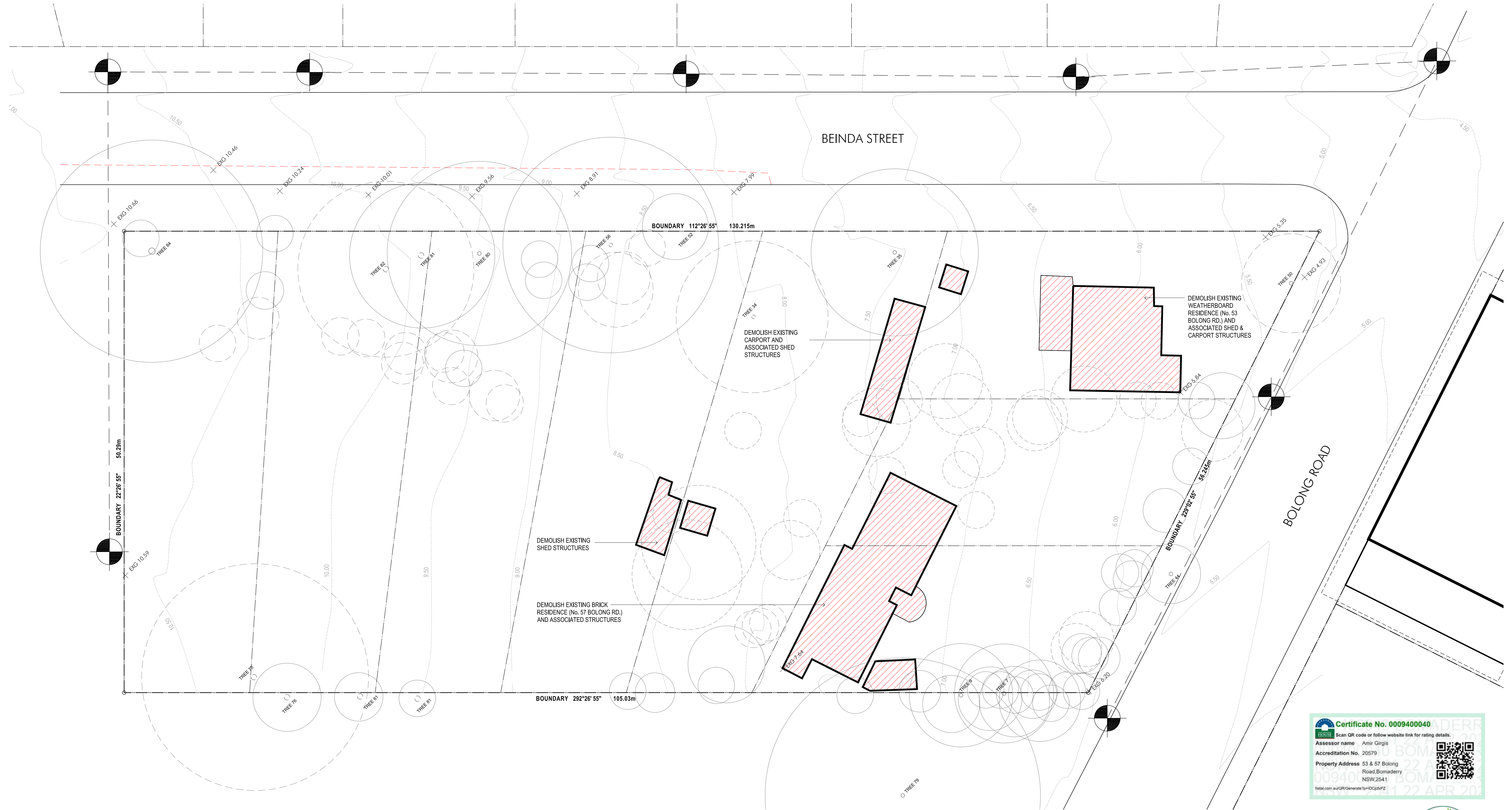
Revision :

A



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REVISION SCHEDULE		
Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION

- TREES PROPOSED FOR RETENTION
- TREES PROPOSED FOR REMOVAL

- ELECTRICAL POWER POLE
- OVERHEAD ELECTRICAL POWER LINE
- EXISTING STRUCTURES TO BE DEMOLISHED

NOTE:

ONLY SIGNIFICANT TREES AS IDENTIFIED BY ARBORIST HAVE BEEN NUMBERED ON THIS PLAN

PLEASE REFER TO ARBORIST REPORT FOR DETAILS OF ALL TREES TO BE REMOVED, RETAINED AND ASSOCIATED TREE PROTECTION ZONES FOR ALL RETAINED TREES.

Project:
BOMADERRY BTR, 53 & 57 Bolong rd and 4 Beinda St, Bomaderry, NSW 2541

Client:

Drawing Name:
DEMOLITION PLAN

Job Number:
202312

Scale:
1:200 @A1 / 1:400 @A3

Plot Date:
12/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: **DA - 81** Revision: **A**

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VIEW FROM BEINDA STREET (NORTH WEST)

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REVISION SCHEDULE		
Rev.	Date	Revision Notes
A	12/04/24	DEVELOPMENT APPLICATION

Certificate No. 0009400040

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Assessor name Amir Girgis

Accreditation No. 20579

Property Address 53 & 57 Bolong Road, Bomaderry NSW 2541

0094000040

12/04/2024

ABSAC

Building Surveyors Australia

Member since 2018

Accreditation No. 20579

Valid until 2025

Project:
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Client:

Drawing Name:
3D VIEWS

Job Number:
202312

Scale:
NTS

Plot Date:
12/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: DA - 91 Revision : A

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VIEW FROM BOLONG ROAD (SOUTH EAST)

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A	12/04/24	DEVELOPMENT APPLICATION

Certificate No. 0009400040

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Assessor name Amir Gings

Accreditation No. 20579

Property Address 53 & 57 Bolong Road, Bomaderry NSW 2541

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Project:
BOMADERRY BTR, 53 & 57 Bolong rd and 4 Belinda St, Bomaderry, NSW 2541

Client:

Drawing Name:
3D VIEWS

Job Number:
202312

Scale:
NTS

Plot Date:
12/04/2024

Drawing Status:
DEVELOPMENT APPLICATION

Drawing No: **DA - 92** Revision : **A**

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Bomaderry BTR
53 & 57 Bolong Road, and 4 Beinda Street
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External Finishes Schedule



**Certificate No. 0009400040**

Scan QR code or follow website link for rating details.

Assessor name Amir Girgis

Accreditation No. 20579

Property Address 53 & 57 Bolong
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NSW, 2541



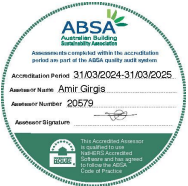
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Prepared for Landcom

Reference 202312

Issue date 19/04/24

Version DA01



Document control

Version	Description	Prepared by	Checked by
DA01	Issued for DA	PSC	VT

Table of Contents

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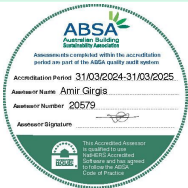
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External finishes schedules

External material selection principles

The following schedules, summarise the proposed external finishes. The systems and materials have been selected based upon the project brief and following design principles:

- durable and long lasting materials that require minimum replacement
- cost-effective and affordable materials
- floor materials that promote passive solar heating in winter, through the provision of thermal mass exposed to sunlight
- sustainable design through the selection of low-embodied energy and high insulation level (low U-value) materials
- materials that are contemporary and appealing to residents, promoting a sense of well being and belonging to the surrounding communities
- material and aesthetic options to suit the neighbourhood character
- materials that are appropriate for the quality standard identified in the project brief
- materials that preclude combustible lightweight panels such as aluminum composite panels and expanded polystyrene sandwich panels



External Finishes Schedule

Bomaderry BTR



	1	2	3	4	5	6	7
Code	Item	Manufacturer/supplier	Product	Colour/finish	Location	Notes	Image
	Walls and screens						
W1	Compressed fibre-cement cladding	Cemintel	Barestone	Original - pre-finished	Levels 1, 2 and 3 See drawings		
W2	Compressed fibre-cement cladding	Cemintel	Barestone	Ash - pre-finished	Levels 1, 2 and 3 See drawings		
W3	Compressed fibre-cement cladding	Cemintel	Surround	Maya - pre-finished	Feature panels eg. rear of balconies See drawings		
W4	Metal cladding	Lysaght Colorbond	Custom Orb Accent 21	Dune Matt Monument	Levels 1, 2 courtyard See drawings		
W5	Concrete	By builder	Reinforced in-situ concrete	Natural	Foundation walls See drawings		
W6	Fair faced concrete blockwork	Austral Masonry (GB Masonry)	GB Aspect	Honed - Limestone	Ground level, stairs See drawings		
W7	Fair faced concrete blockwork	Austral Masonry (GB Masonry)	GB Vertico	Split face - Limestone	Ground level See drawings		

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	1	2	3	4	5	6	7
Code	Item	Manufacturer/supplier	Product	Colour/finish	Location	Notes	Image
Roofs							
R1	UV-stable liquid applied polyurethane roof waterproofing system	Sika	Sika Roof		Level 3 roof Level 1 courtyard See drawings		
R2	Pre-finished metal	Lysaght/Colorbond	Spandek/Coolmax	Whitehaven	Level 2 roof See drawings		
R3	Clear polycarbonate roofing	Laserlite	Laserlite 3000 Greca profile	Frost	Level 2 roof above outdoor foyer See drawings		
Eaves linings/Soffits							
E1	Fibre cement soffit linings	James Hardie	Villaboard soffit linings - 9mm tbc Flush joints	Dulux Natural White	Level 1, 2 and 3 balconies See drawings		
E2	Coloured aluminium battens or hardwood battens	Alteria Timber and Rose	50 x 50mm aluminium batten 50 x 50mm hardwood	Spotted Gum Spotted Gum (natural finish)	Level 1, 2 galleries See drawings		
Door and window systems							
G1	Glazed aluminium window system	Capral/Interpron	AGS 419 Flushline	Powdercoat Monument Matt Excel	Ground, Level 1, Level 2 and Level 3 See drawings		
G2	Glazed aluminium window systems- louvres	Capral/Interpron Breezway/Interpron	AGS Commercial louvre adaptor/ Ventus 152mm glass louvre or Altair Louvre window system 152mm glass louvre	Powdercoat Monument Matt Excel	Ground, Level 1, Level 2 and Level 3 See drawings		
G3	Glazed aluminium sliding door system	Capral/Interpron	Futureline 425 TB sliding doors and windows	Powder-coat Monument Matt Excel	Ground, Level 1, Level 2 and Level 3 See drawings		
Sun shading and privacy screens							
S1	Aluminium hoods	Heka Hoods	Extend Series HH750	Powdercoat Monument	Ground, Level 1, Level 2 and Level 3 horizontal shading See drawings		
S2	Perforated aluminium	Lockers	Perforated metal (3mm aluminium) Vertical slotted holes - Code B/40% open area	Powdercoat Monument	Ground, Level 1, Level 2 and Level 3 vertical shading See drawings		

Bomaderry BTR



	1	2	3	4	5	6	7
Code	Item	Manufacturer/supplier	Product	Colour/finish	Location	Notes	Image
S3	Coloured aluminium or hardwood battens	Alteria By builder equal to Timber and Rose	50 x 100mm aluminium batten 50 x 100mm hardwood	Spotted Gum Spotted Gum (natural finish)	Plantroom screening, external stairs, Level 1, 2 and 3 balconies, courtyard windows See drawings		
Balustrades							
BAL1	Perforated aluminium	Lockers	Perforated metal (3mm aluminium) Vertical slotted holes - Code B/40% open area	Powdercoat Monument	Level 1, 2 and 3 balconies See drawings		
Paving (placeholders pending landscape)							
P1	Concrete paving	Urbanstone or equal	Residential paver Cottesloe	Milled White Ash P4 slip rating	Level 1, 2 and 3 balconies Level 2 common circulation (covered areas) See drawings		
P2	Concrete paving	Urbanstone or equal	Residential paver Cottesloe	Shotblast Limestone Rock P5 slip rating	Ground level entrance paths See drawings		
P3	Concrete paving	Urbanstone or equal	Residential paver Cottesloe	Shot blast Silver Bark P5 slip rating	Level 1 courtyards (open to sky) See drawings		
P4	Concrete paving	Urbanstone or equal	Residential paver Cottesloe	Milled Silver Bark P4 slip rating	Level 1 common circulation (covered areas) See drawings		
P5	Concrete	By builder or Boral	Boral Stone concrete	Exposed aggregate honed equal to Peppersand	Ground level apartment terraces and paths See drawings		
P6	Fibre-glass paving	Treadwell	Gratex mini-mesh	Charcoal	Ground level pedestrian entries at TPZ's See drawings		

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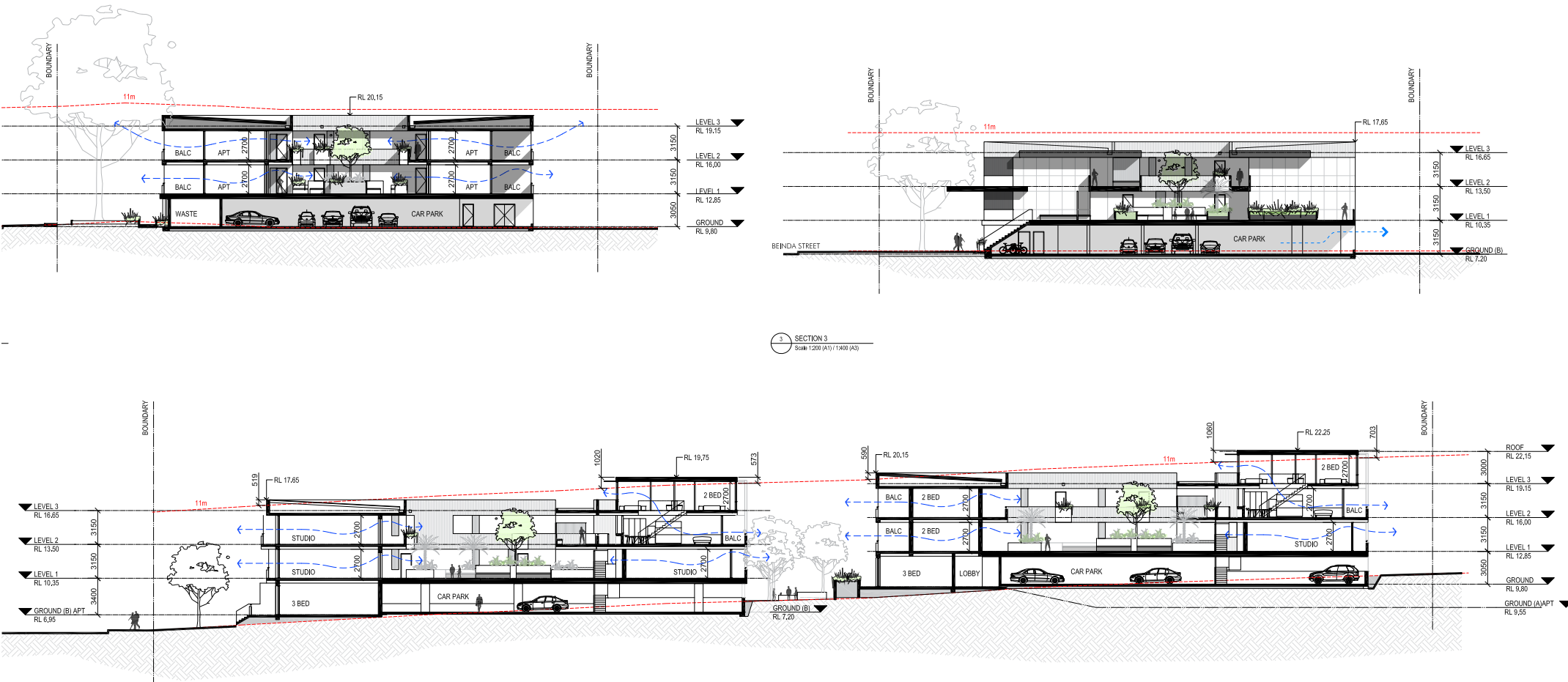
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Bomaderry BTR

53 & 57 Bolong Road, and 4 Beinda Street

Bomaderry NSW 2541

Dwelling Plans



Prepared for Landcom

Reference 202312

Issue date 01/05/24

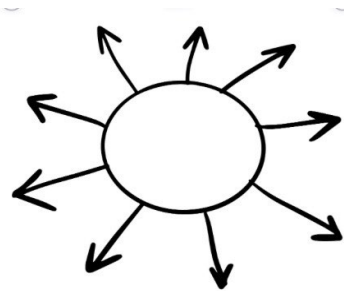
Version DA02

Document control

Version	Description	Prepared by	Checked by
DA01	Issued for DA	PSC	VT
DA02	Re-issued for DA with extra legends & dimensions	PSC	VT

1.0 Apartment floor plans

Dwelling Design Principles



Context

- Respond to surrounding built form context and natural environment including local and micro-climates that vary with orientation, slope and vegetation.
- Collection of low-rise individual built forms
 - Maximise north and street facing dwellings
 - Window designs and WWR tailored to orientation/privacy
 - Vertical recessed windows and screens shade west sun
 - Staircases autonomous from plan to provide views



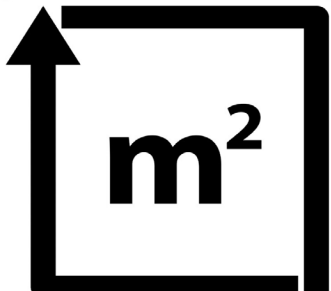
Amenity and well-being

- Maximise cross ventilation, controlled solar access, thermal mass and privacy, with opportunities for social interaction.
- Genuine cross-ventilation with windows to 2 sides (Part 4B-3 ADG)
 - Living rooms extend to perimeter for winter sun
 - Multiple outlooks to surroundings
 - Work from home spaces



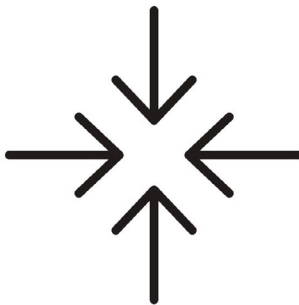
Utility costs

- Reduce costs of utilities for residents
- Minimise reliance on air-conditioning through correct siting, window design and placement, dual frontage with courtyard
 - Potential thermal mass for winter heating
 - Ceiling fans to iving and bedrooms spaces
 - Water saving features



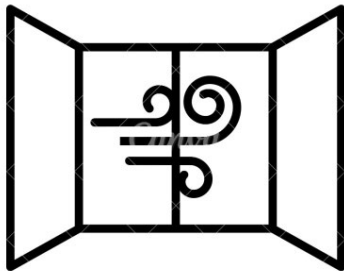
Dwelling size & quality

- Size dwellings to suit overall rental market and encourage housing and tenant diversity
- ADG min. + 10 % floor area approx (industry standard)
 - Maximise universal access (Silver level)
 - Allow flexible allocations of tenants and tenure blind housing to suit BTR and affordable housing components with no "inferior" dwellings



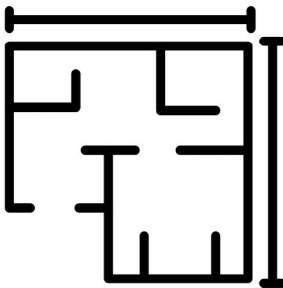
Dual frontage typologies

- Reconsider conventional apartment layouts designed to suit double loaded corridors/single aspect units.
- Entry to private lobby and dining space not into kitchen
 - Primary frontage to street and landscape, secondary frontage to communal courtyards with controllable privacy
 - "Thin" dwellings with cross ventilation and daylight



Loggia outdoor living

- Maximise outdoor and flexible living
- Plan balconies in-board to be climate protected and private
 - Plan as outdoor rooms or "loggias" to extend living and bedroom spaces outside
 - Provide external shading where needed to suit orientation and floor levels flush with interior



Floor planning

- Provide generous sense of space and privacy
- Living spaces with dual or corner frontage
 - Entrances separate to living spaces & present to kitchen island "fronts"/ breakfast bar
 - Well proportioned rooms with no "backs"
 - Seperate bedroom suites (2 bed)
 - Service and storage "zones"



Efficiency & construction cost

- Maximise efficiency of construction methodologies
- Modular joinery with high repetition and 600mm zones for fixed or standard tenant "Ikea" furniture
 - Modular wet areas with 2 only bathroom designs throughout project
 - Modular room and window dimensions with high repetition across dwelling types

Apartment floor plans

Key features:

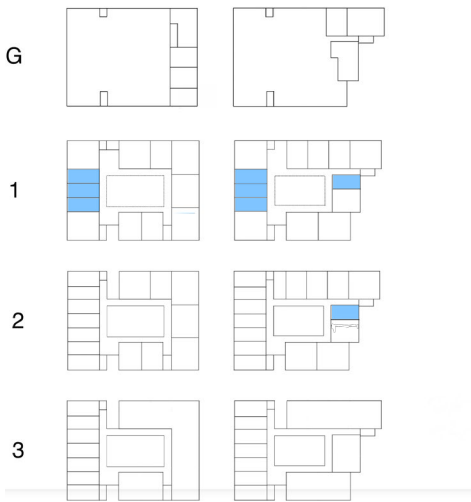
- Entry niche
- 1 bedroom (screened from living)
- Naturally ventilated bathroom
- Study
- Laundry cupboard
- In apartment storage
- Balcony loggia with sunshade/privacy screen
- Designed as a small 1 bedroom apartment to suit longer term resident needs

Sustainability:

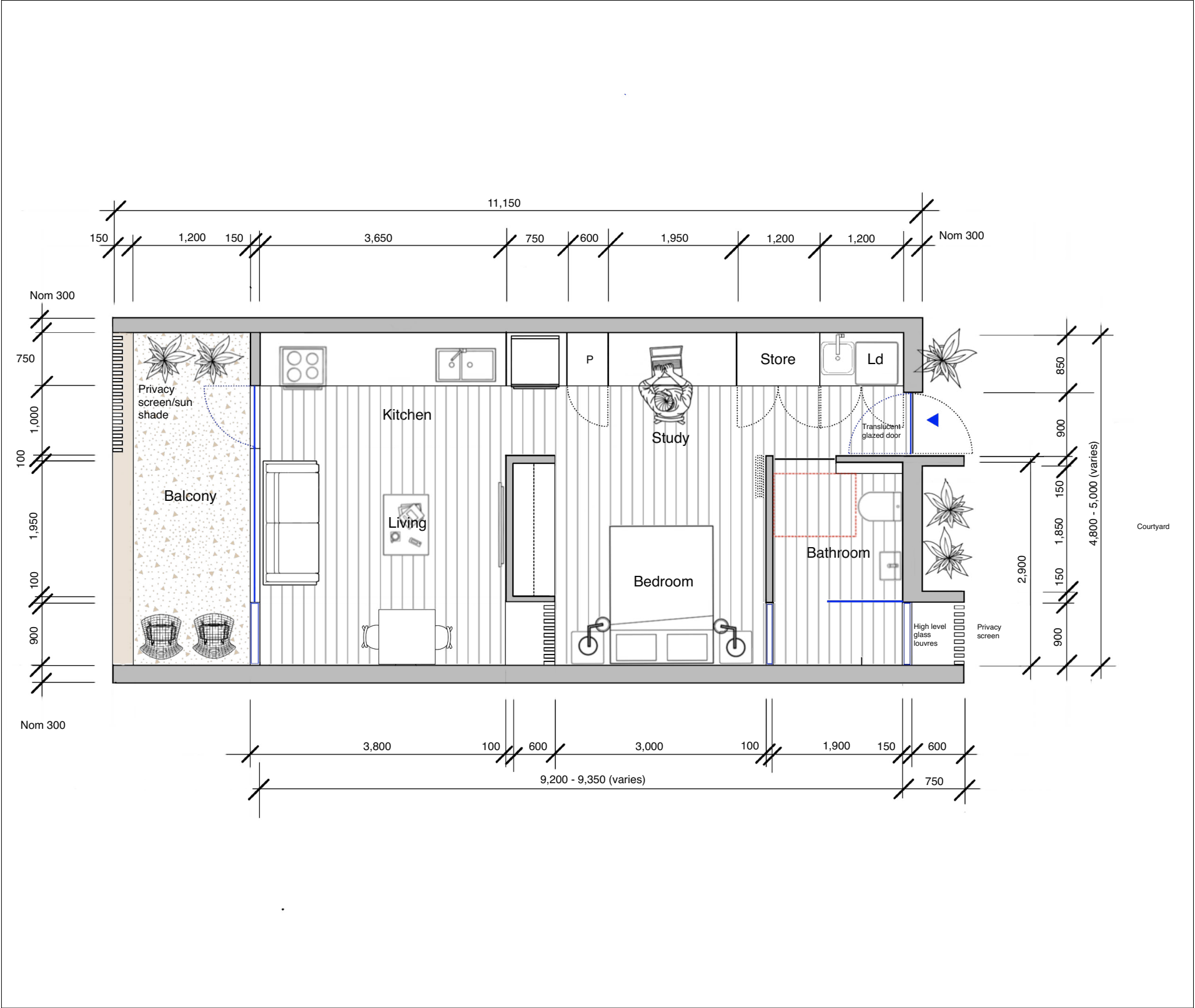
- Dual aspect
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (balcony depth and shading screen)
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 2

Compliance:

- Universal access (Silver Level)



Type Studio 01



Apartment floor plans

Key features:

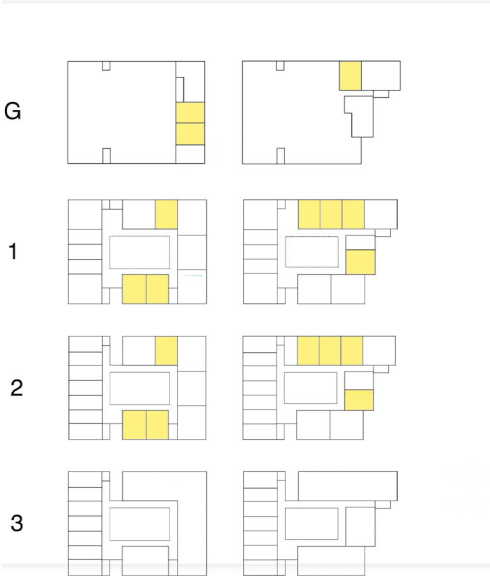
- Entry niche
- 1 bedroom
- 1 bathroom
- Breakfast counter
- Laundry cupboard
- In apartment storage
- Balcony loggia

Sustainability:

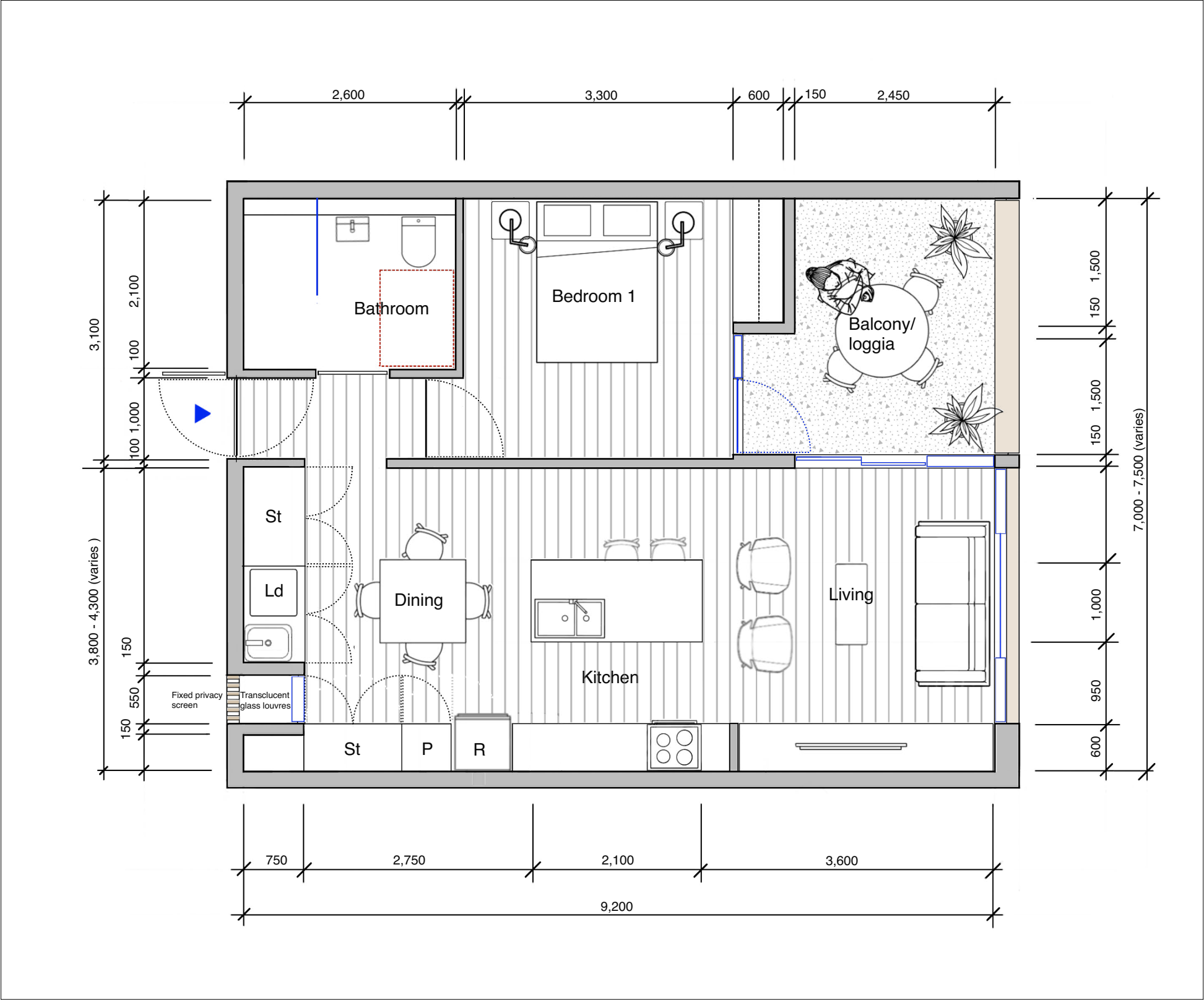
- Dual aspect
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (external sun shade))
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 3

Compliance:

- Universal access (Silver Level)



Type 1B 01



Apartment floor plans

Key features:

- Entry niche
- 2 bedrooms
- 2 bathrooms (1 ensuite)
- Seperate study
- Breakfast counter
- Large laundry cupboard
- In apartment storage
- Balcony loggia

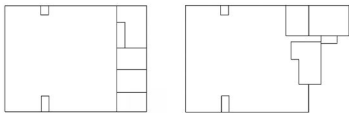
Sustainability:

- Dual aspect (street and courtyard)
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (external sun shade)
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 4

Compliance:

- Universal access (Silver Level)

G



1



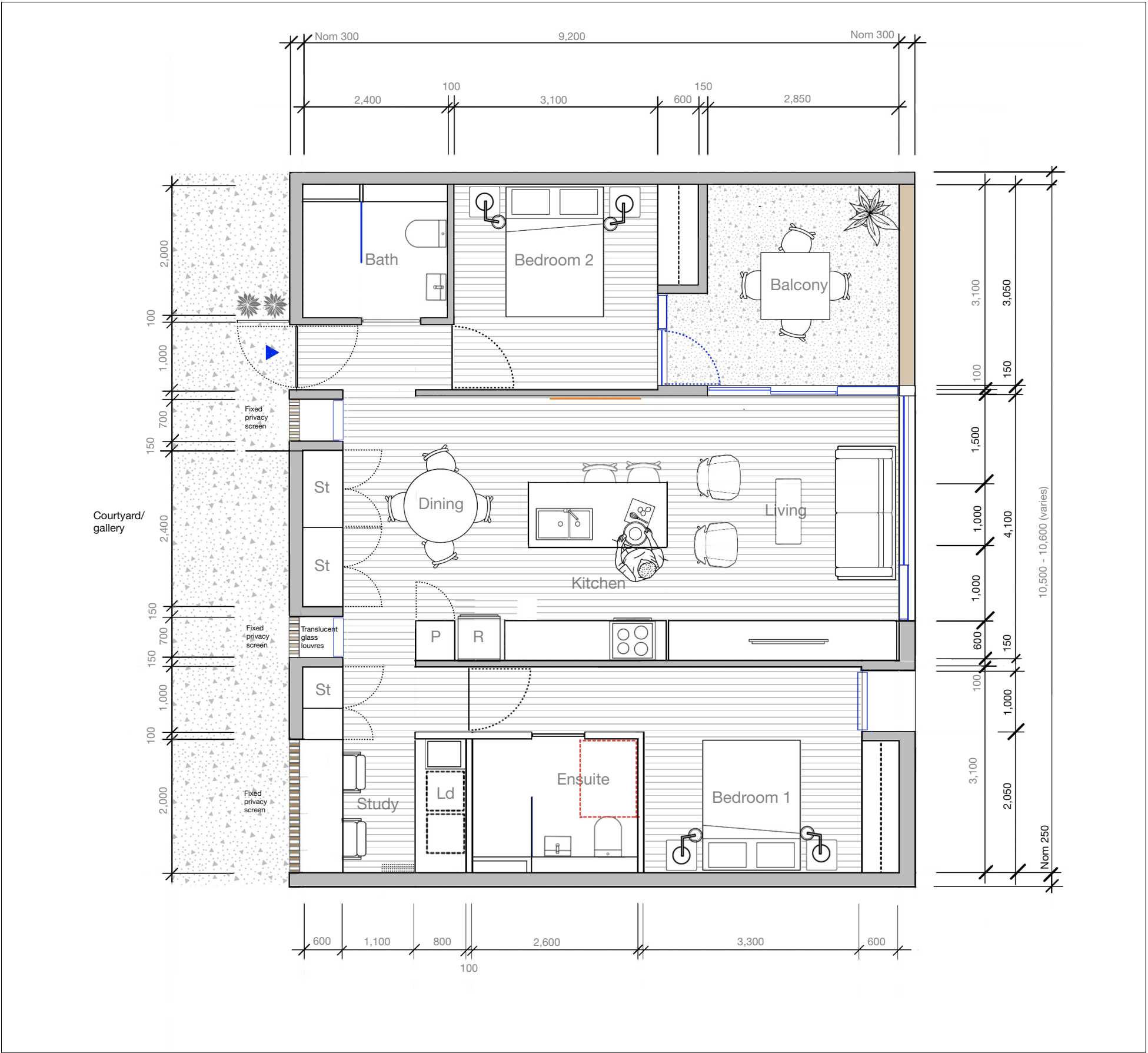
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3



Type 2B 01



Apartment floor plans

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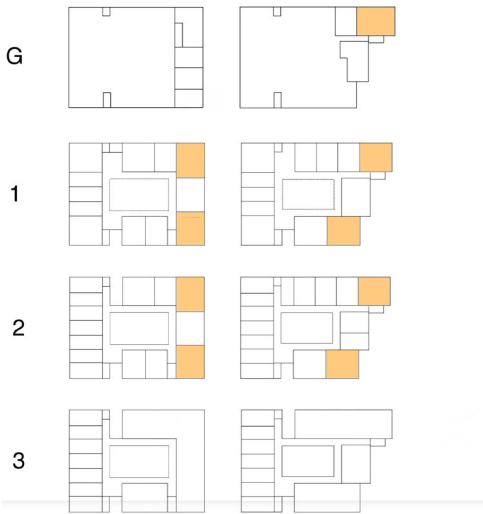
- Corner apartment
- Entry niche
- 2 bedrooms
- 2 bathrooms (1 ensuite)
- Study
- Breakfast counter
- Laundry cupboard
- In apartment storage
- Balcony loggia accessible from living and bedroom

Sustainability:

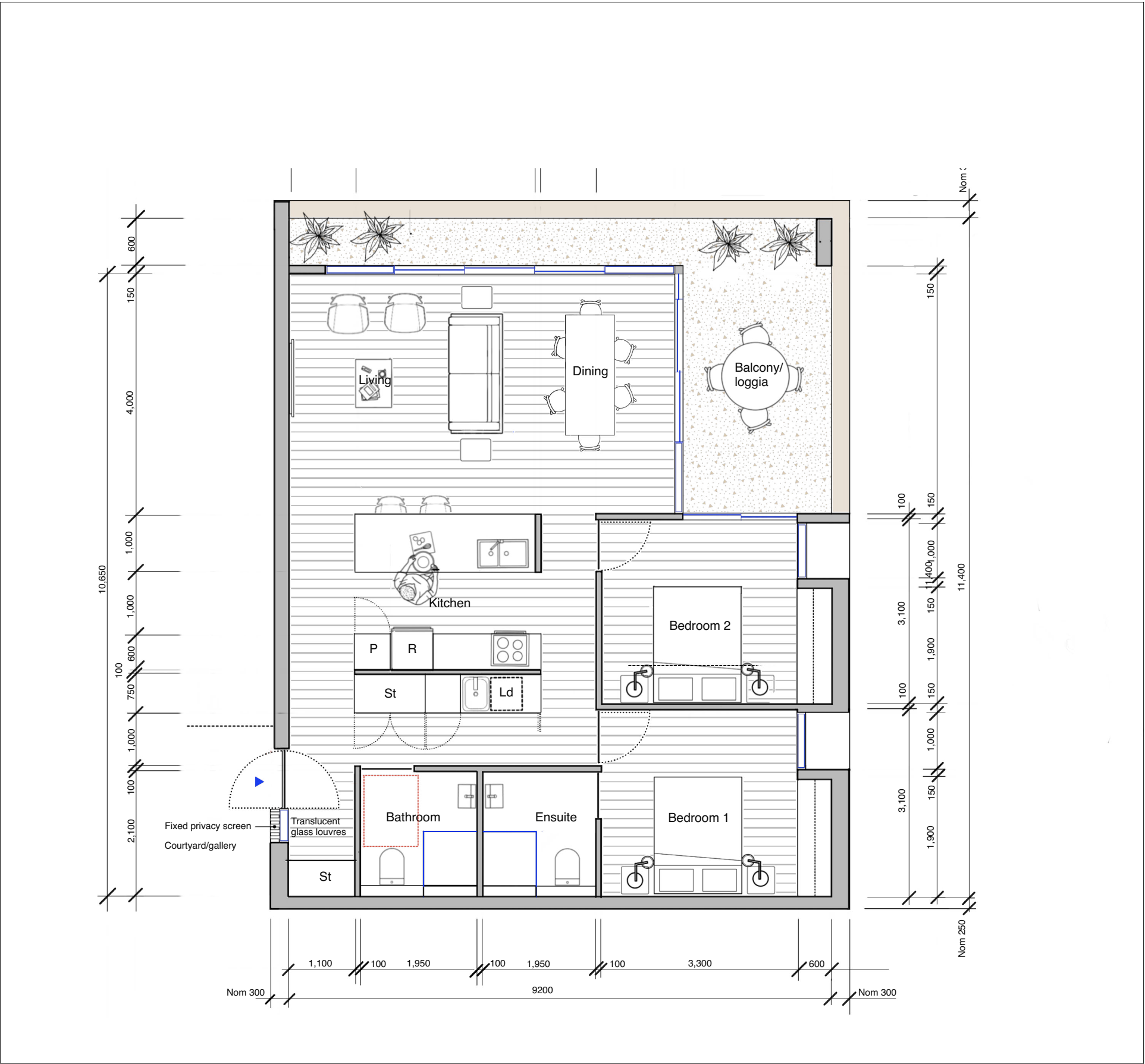
- 3 way aspect (street, laneway and courtyard)
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (balcony over hangs)
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 4

Compliance:

- Universal access (Silver Level)



Type 2B 02



Apartment floor plans

Key features:

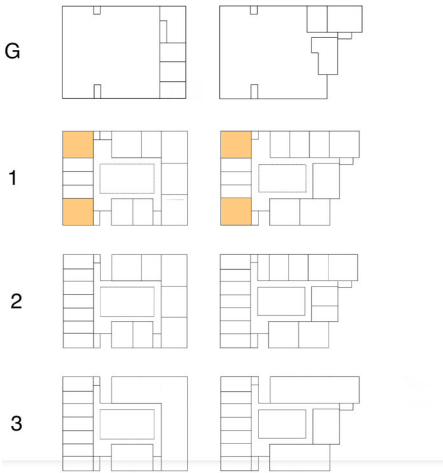
- Corner apartment below 2 storey terraces
- Entry niche
- Street facing/heritage building facing living area
- Opportunity for 8 person dining space
- 2 bedrooms
- 2 bathrooms (1 ensuite)
- Seperate study at entrance
- Large laundry cupboard
- In apartment storage
- Balcony loggia accessible from living and bedroom

Sustainability:

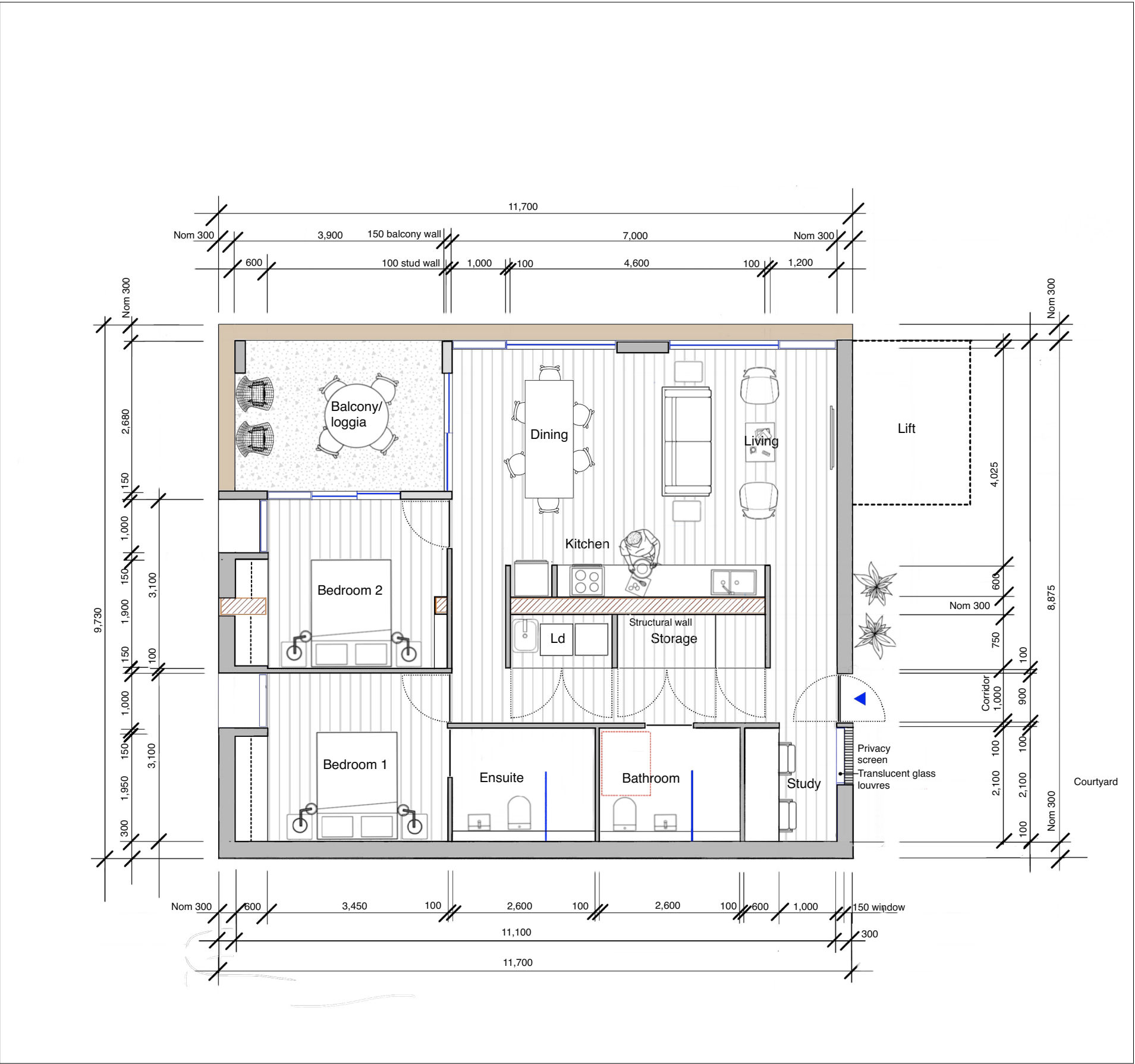
- Dual aspect (corner + courtyard)
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (balcony depth and external sun shade)
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 4

Compliance:

- Universal access (Silver Level)
- Adaptable (AS4299) tbc



Type 2B 03



Apartment floor plans

Key features:

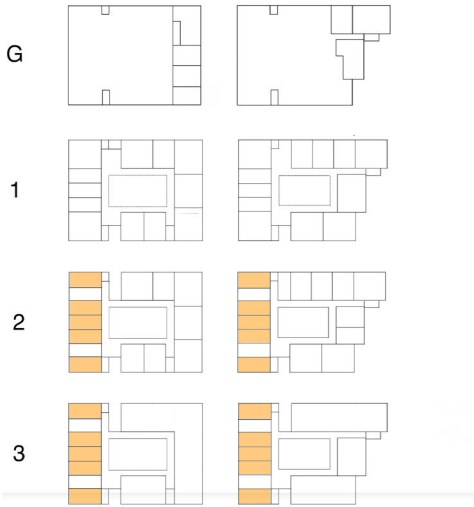
- Terrace style 2 storey apartment
- Entry niche with direct access to upper level
- 2 bedrooms
- 2 bathrooms (1 ensuite)
- Breakfast counter
- Seperate study area for 2 persons
- Laundry cupboard
- In apartment storage
- Balcony loggia with sun-shading/privacy screen
- This terrace style apartment is similar to an elevated townhouse model

Sustainability:

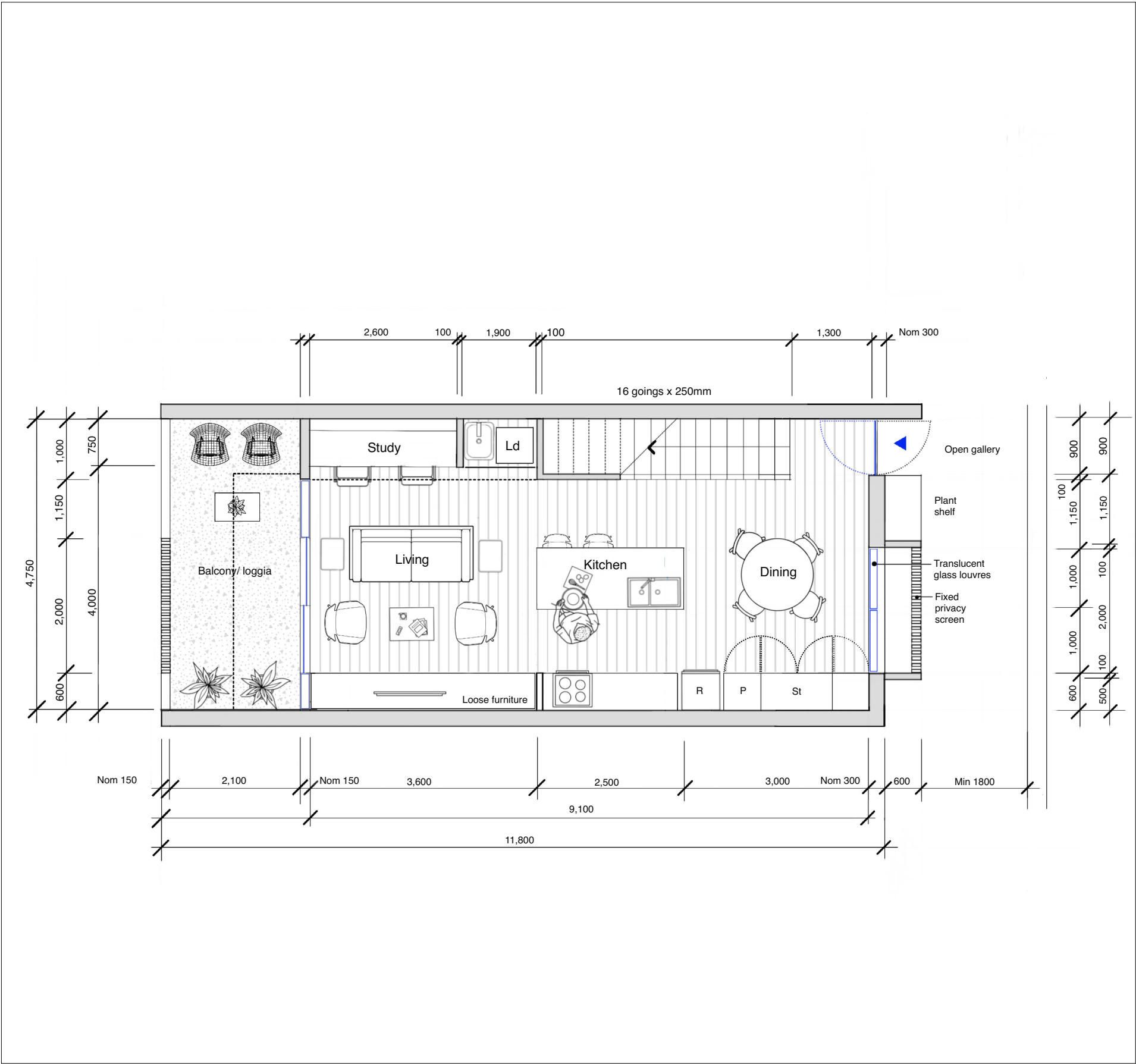
- Dual aspect to both levels
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (balcony depth and external sun shade)
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 4

Compliance:

- Universal access (Silver Level)



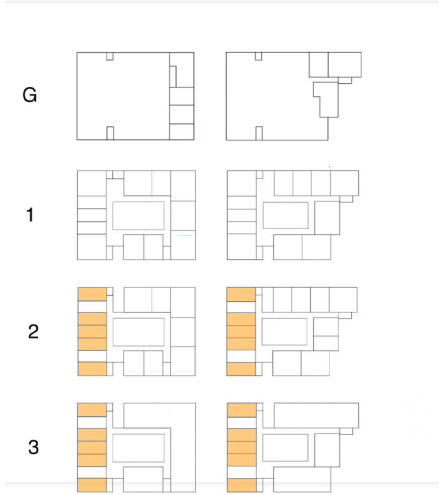
Type 2B 04
(lower level)



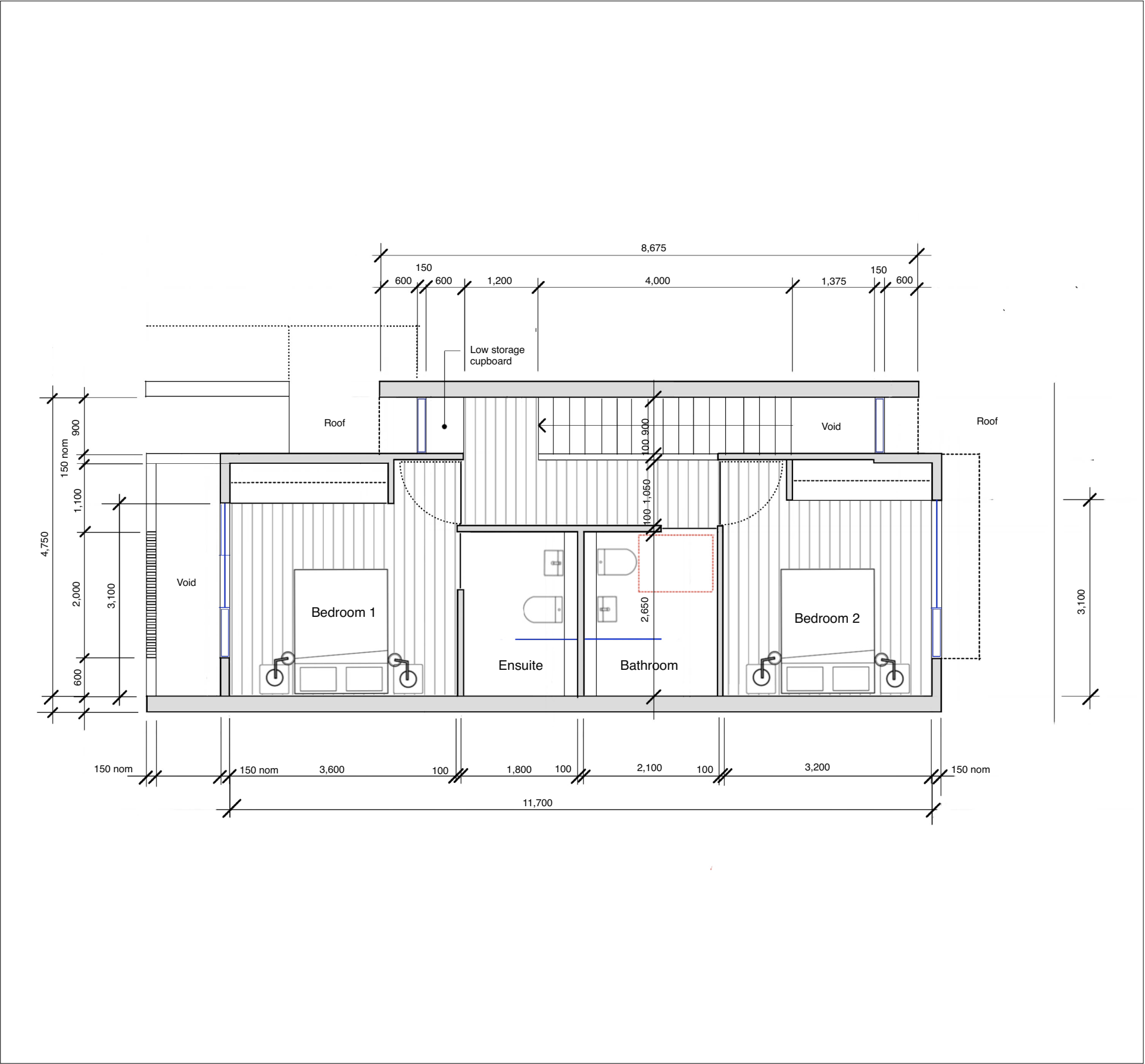
Apartment floor plans

Key features:

Views towards wetland and Bomaderry Creek
See lower level notes



Type 2B 04
(upper level)



Apartment floor plans

Key features:

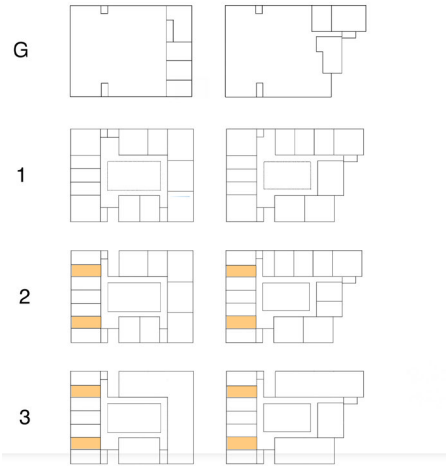
- Terrace style 2 storey apartment
- Entry niche with direct access to upper level
- 2 bedrooms
- 2 bathrooms (1 ensuite)
- Laundry cupboard
- In apartment storage
- Balcony loggia with sun-shading/privacy screen
- This terrace style apartment is similar to a townhouse model but located above ground
- Narrow version of Type 2B 04 to suit carpark grid

Sustainability:

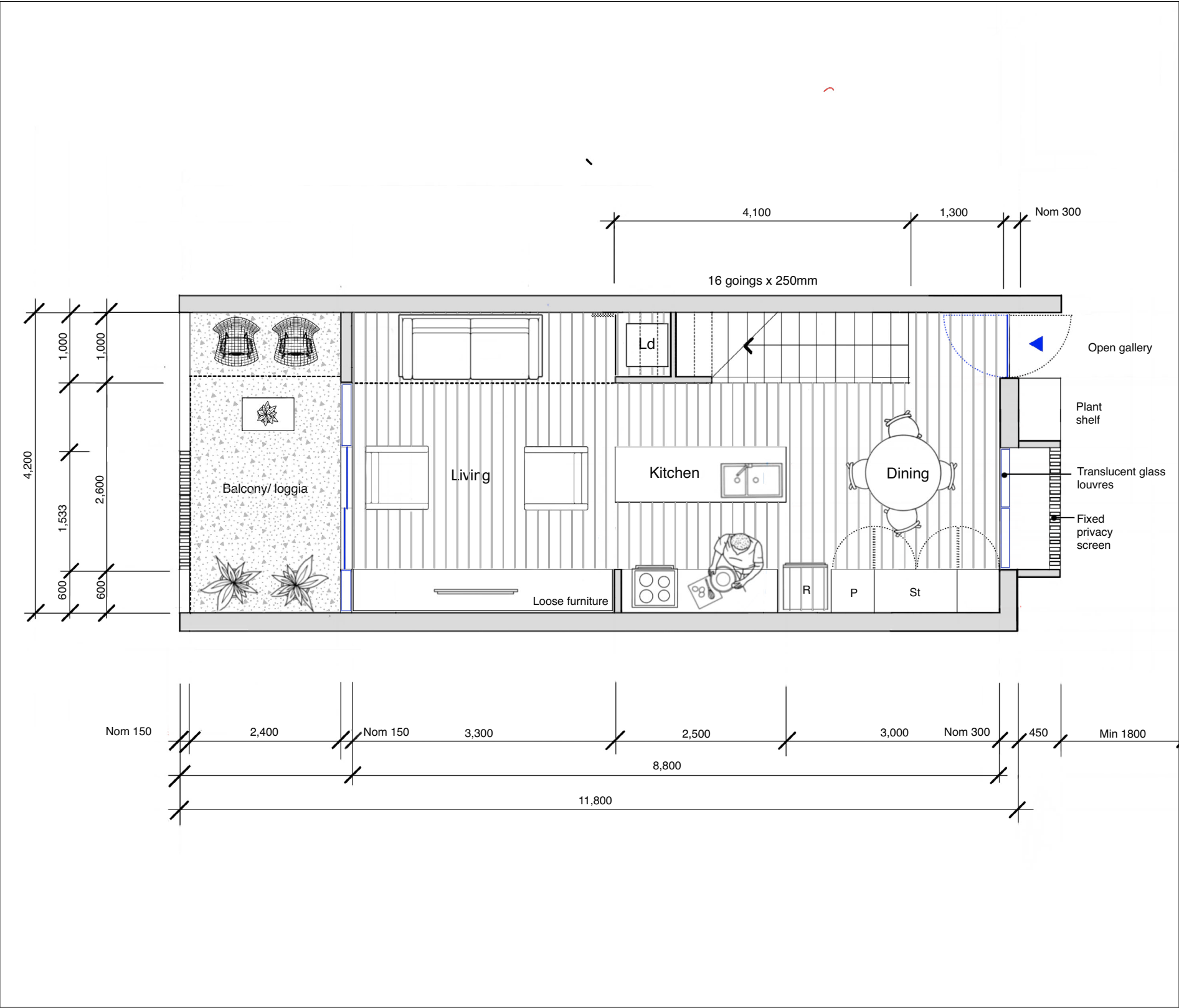
- Dual aspect to both levels
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (balcony depth and external sun shade)
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 4

Compliance:

- Universal access (Silver Level)



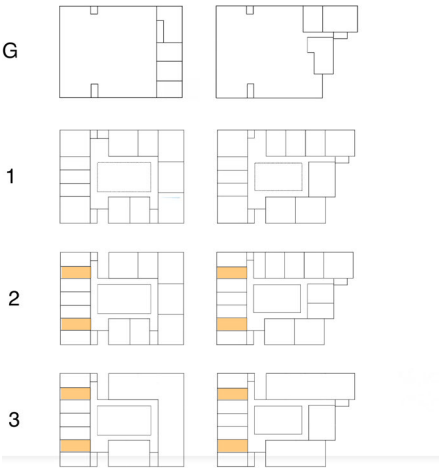
Type 2B 05
(lower level)



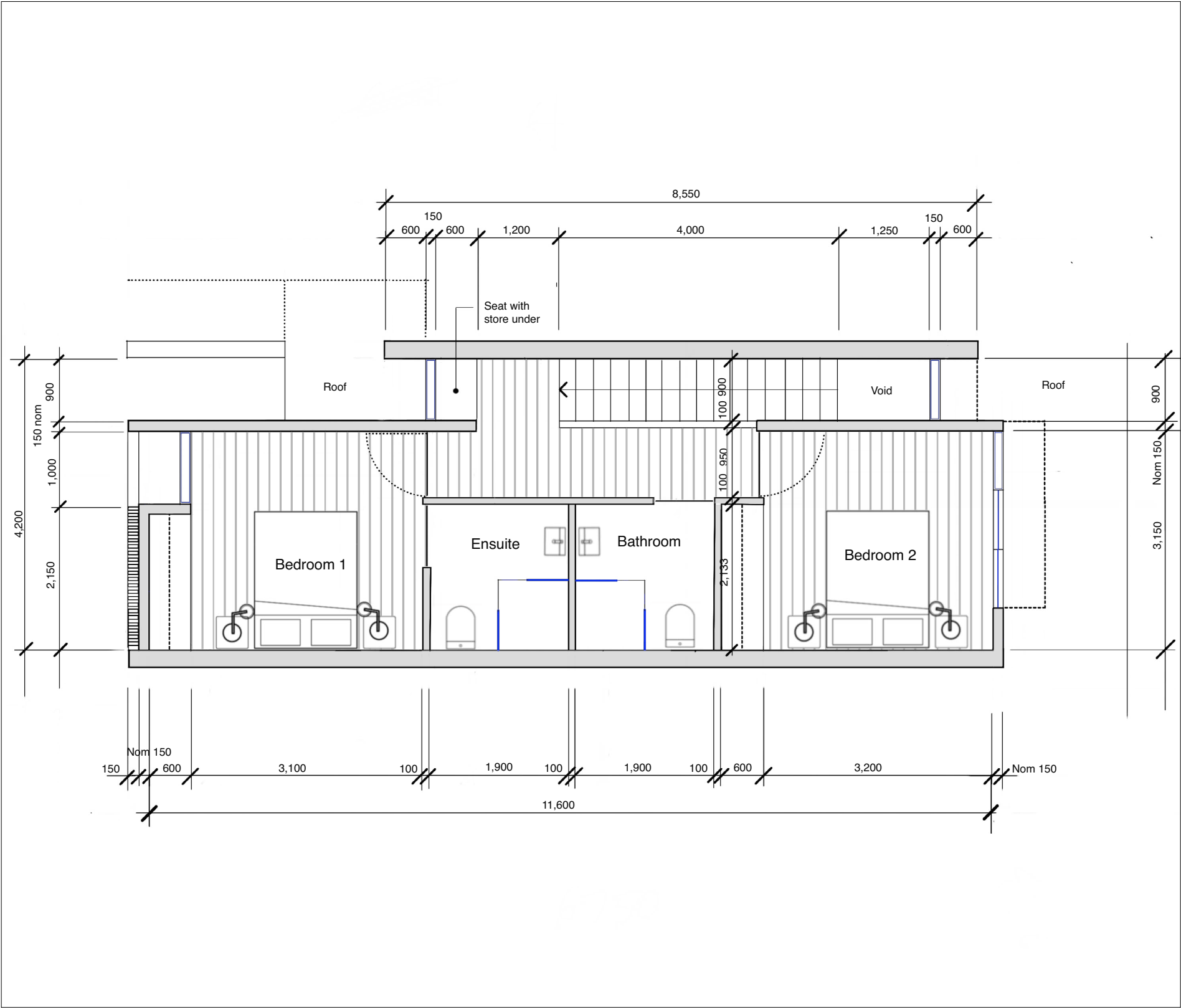
Apartment floor plans

Key features:
Views towards wetland and Bomaderry Creek
See lower level notes

St Clair Architecture



Type 2B 05
(upper level)



Apartment floor plans

Key features:

- Entry niche
- 2 bedrooms
- 2 bathrooms (1 ensuite)
- Seperate study
- Breakfast counter
- Large laundry cupboard
- In apartment storage
- Balcony loggia

Sustainability:

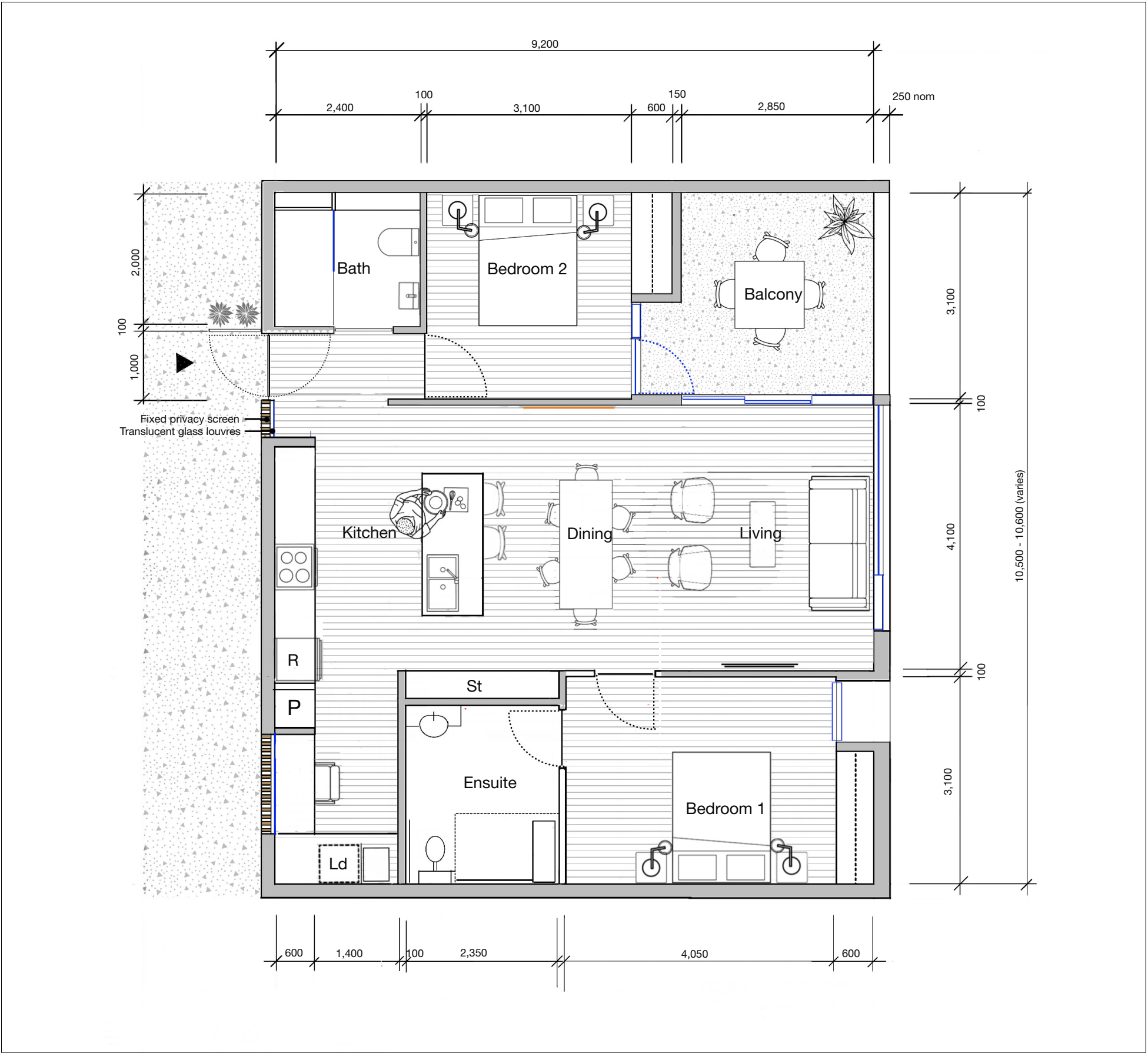
- Dual aspect (street and courtyard)
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (external sun shade)
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 4

Compliance:

- Universal access (Silver Level)
- Adaptable (AS4299)



Type 2B 06
(pre-adaptation)



Apartment floor plans

Key features:

- Corner apartment
- Entry niche
- 2 bedrooms
- 2 bathrooms (1 ensuite)
- Study
- Breakfast counter
- Laundry cupboard
- In apartment storage
- Balcony loggia accessible from living and bedroom

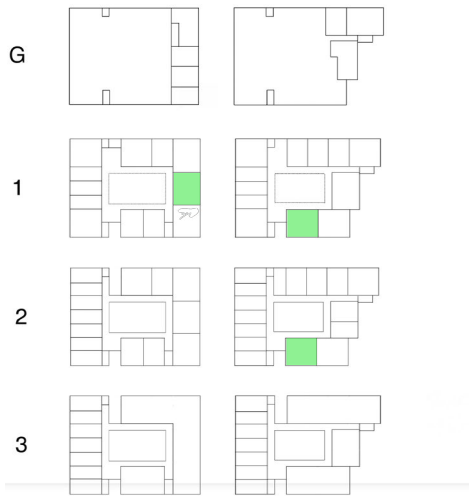
Sustainability:

- 3 way aspect (street, laneway and courtyard)
- Cross ventilation
- Winter solar access (varies with orientation)
- Summer shading (balcony over hangs)
- Thermal mass to floors (subject to floor finishes)
- Water saving fittings
- Ceiling fans x 4

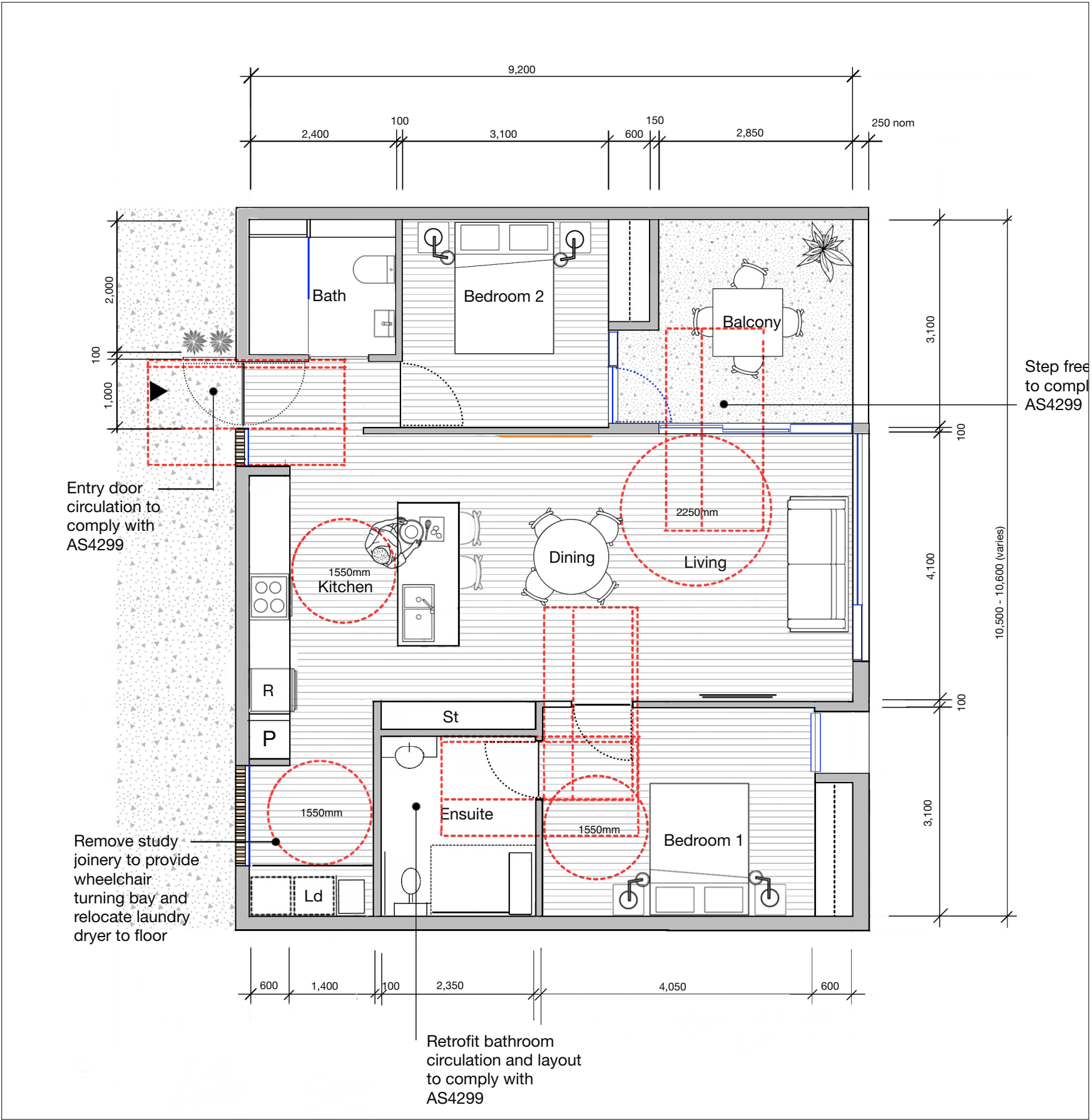
Compliance:

- Universal access (Silver Level)
- Adaptable (AS4299)

St Clair Architecture



Type 2B 06
(post-adaptation)



Apartment floor plans

Key features:

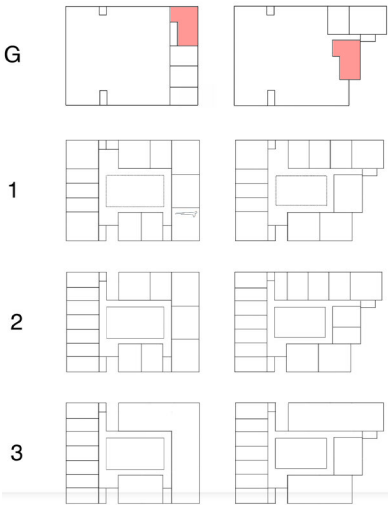
- Corner grond level garden apartment
- 3 bedrooms
- 2 bathrooms - possible bath
- Entry vestibule
- Secondary access from carpark
- Ground level terraces
- Seperate study
- Seperate laundry
- In apartment storage

Sustainability:

- Corner aspect
- Cross ventilation
- Solar access (varies with orientation)
- Thermal mass to floors (subject to final floor finishes)
- Water saving fittings
- Ceiling fans (5)

Compliance:

- Universal access (Silver Level)



Type 3B 01



St Clair Architecture

136 Milson Road
Cremorne Point
Sydney
NSW 2090
Australia
T. 0435 069899
E. peter@stclairarchitecture.com
W. stclairarchitecture.com

- DA/01 TREES TO BE RETAINED AND REMOVED PLAN
- DA/02 LANDSCAPE CONCEPT GROUND FLOOR PLAN
- DA/03 LANDSCAPE CONCEPT L1 FLOOR PLAN
- DA/04 DETAIL PLAN CENTRAL SPINE
- DA/05 DETAIL PLAN COURTYARD
- DA/06 LANDSCAPE CONCEPT SECTIONS
- DA/07 STREET ELEVATIONS
- DA/08 LANDSCAPE ACCESS AND CIRCULATION PLAN
- DA/09 EXTERNAL MATERIALS SCHEDULE - GROUND LEVEL
- DA/10 EXTERNAL MATERIALS SCHEDULE FIRST FLOOR
- DA/11 PLANTING PLAN & SCHEDULE GROUND FLOOR
- DA/12 PLANTING PLAN & SCHEDULE L1 FLOOR
- DA/13 INDICATIVE SPECIES PALETTE
- DA/14 INDICATIVE LIGHTING GROUND FLOOR PLAN
- DA/15 INDICATIVE LIGHTING L1 FLOOR PLAN



Image obtained from Google Earth. Not to scale

Proposed Bomaderry BTR Landscape Services

For Landcom

At 53 & 57 Bolong Road, and 4 Beinda Street Bomaderry NSW 2541 Australia



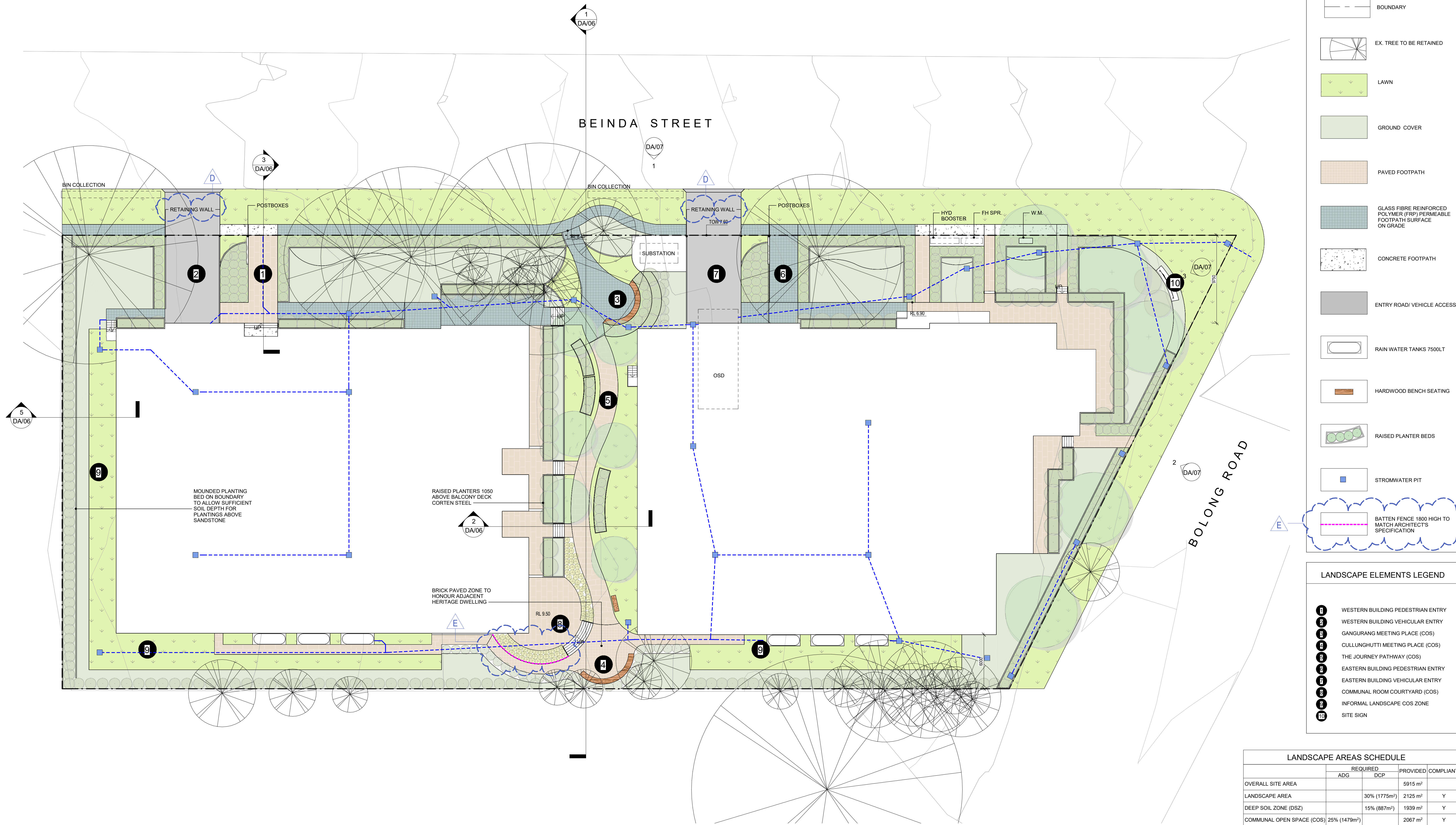
Wollongong
Level 1,147 Crown Street, Wollongong NSW 2500
T: 02 4226 1387

Nowra
92 North Street Nowra, NSW 2541
T: 02 4421 6822

W: www.aej.com.au
E: aej@aej.com.au

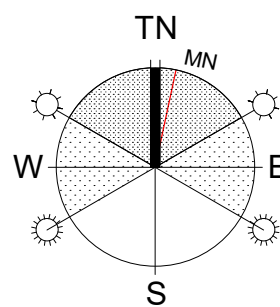
Batemans Bay
Unit 6, 9-11 Orient Street, Batemans Bay NSW 2536
T: 02 4472 7388





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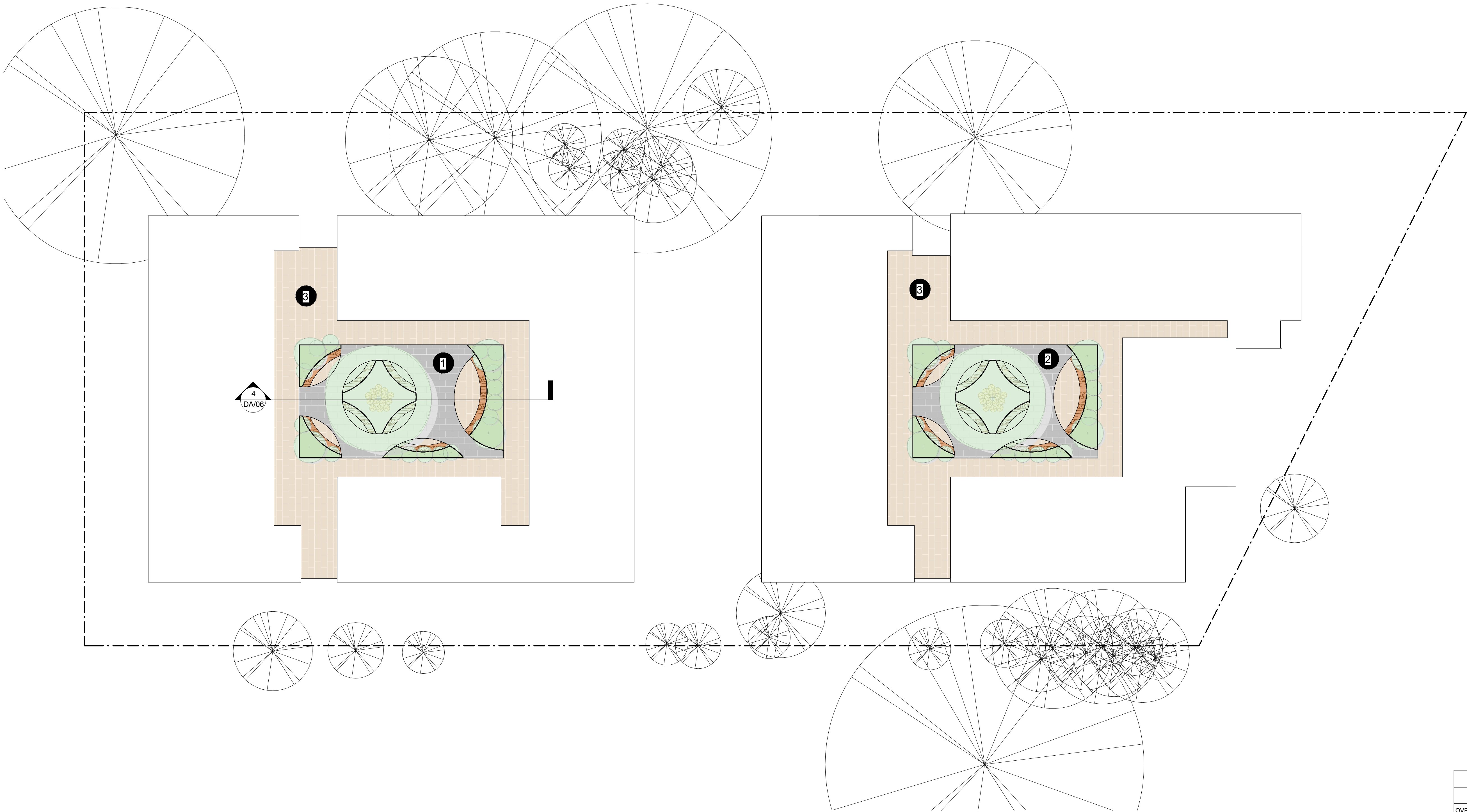


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A	50% ISSUE	22/03/24
B	80% ISSUE	05/04/24
C	100% ISSUE	19/04/24
D	RFI ISSUE	30/04/24
E	ADDITION OF BATTEN SCREEN	13/06/24

DRAWING TITLE
LANDSCAPE CONCEPT GROUND FLOOR PLAN

PROJECT #:	23-0065
SCALE:	As indicated @ A1
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DRAWING NO.	REVISION
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6/13/2024 2:28:00 PM	

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LANDSCAPE LEGEND

BOUNDARY

EX. TREE TO BE RETAINED

LAWN

GROUND COVER

PAVED FOOTPATH - NEW AMBER

PAVED FOOTPATH - SILVER GREY

GLASS FIBRE REINFORCED POLYMER (FRP) PERMEABLE FOOTPATH SURFACE ON GRADE

CONCRETE FOOTPATH

ENTRY ROAD/ VEHICLE ACCESS

RAIN WATER TANKS 7500LT

HARDWOOD BENCH SEATING

LANDSCAPE ELEMENTS LEGEND

WESTERN BILLABONG COURTYARD (COS)

EASTERN BILLABONG COURTYARD (COS)

PEDESTRIAN CIRCULATION ZONE (COS)

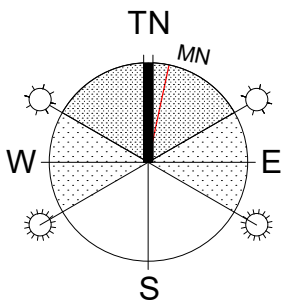
LANDSCAPE AREAS SCHEDULE				
	REQUIRED		PROVIDED	COMPLIANT
	ADG	DCP		
OVERALL SITE AREA			5915 m²	
LANDSCAPE AREA		30% (1775m²)	2125 m²	Y
DEEP SOIL ZONE (DSZ)		15% (887m²)	1939 m²	Y
COMMUNAL OPEN SPACE (COS)	25% (1479m²)		2067 m²	Y

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For Landcom

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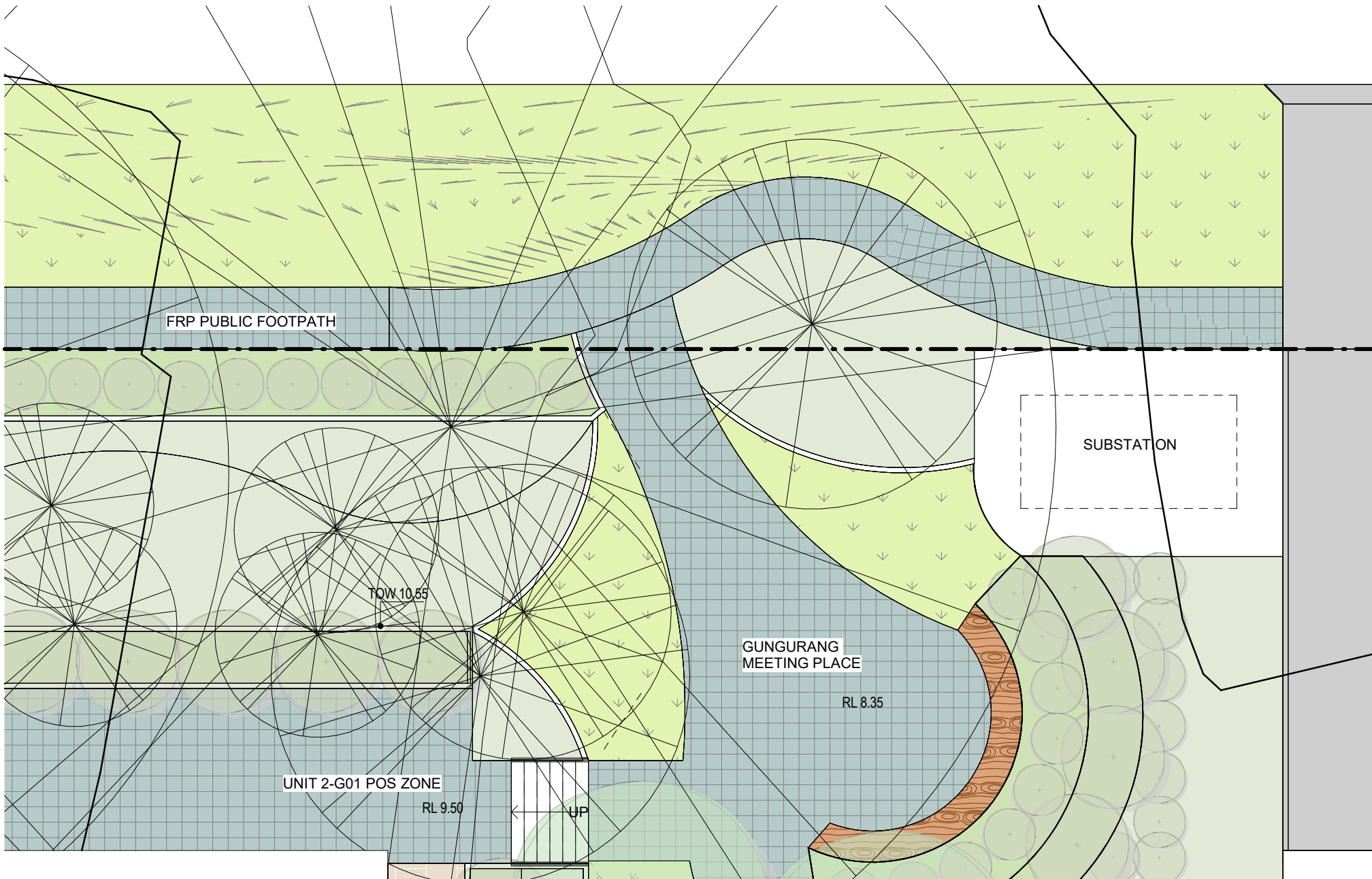
LANDSCAPE CONCEPT L1
FLOOR PLAN

PROJECT #: 23-0065
SCALE: As indicated @ A1
DATE: 30/04/24
DRAWN: SL
CHECKED: SS

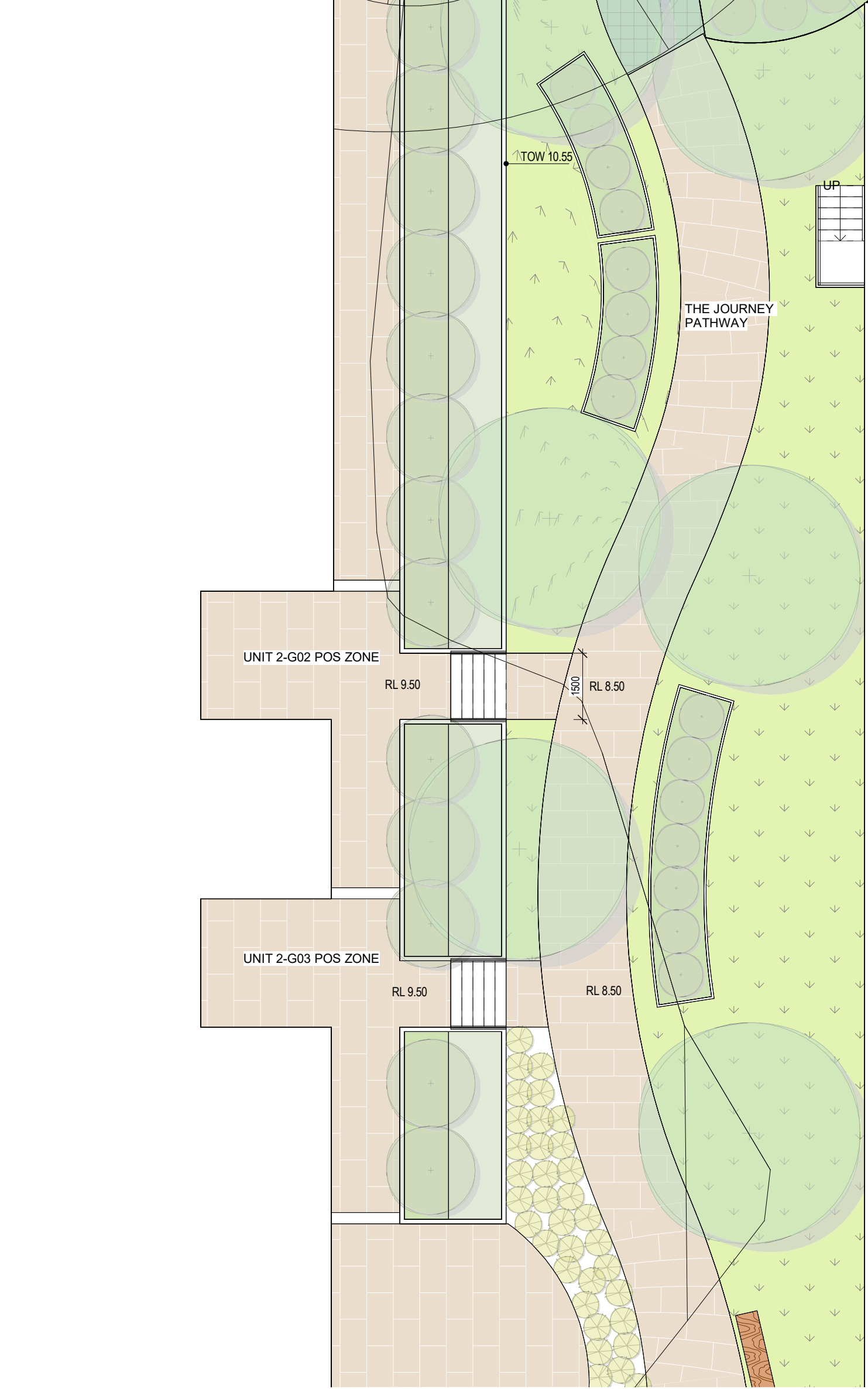
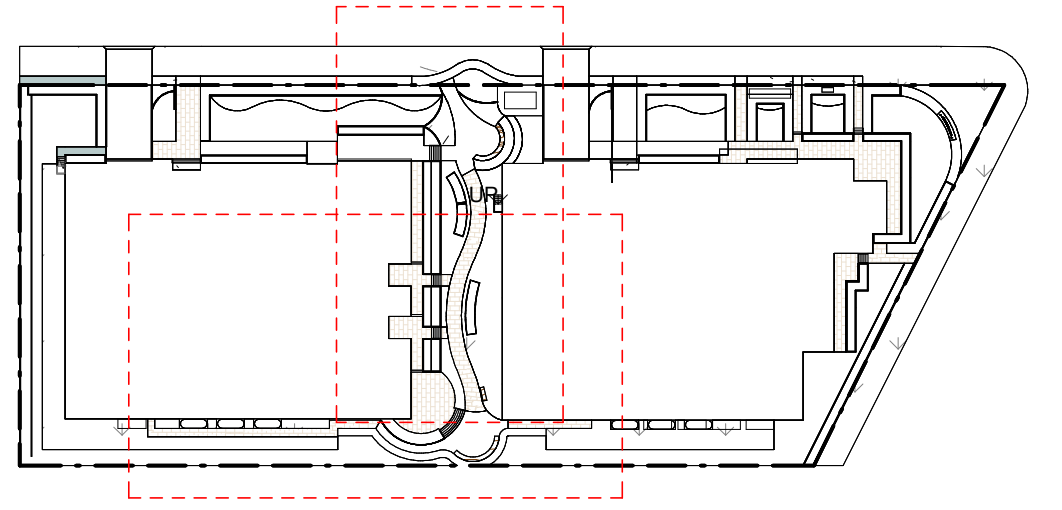
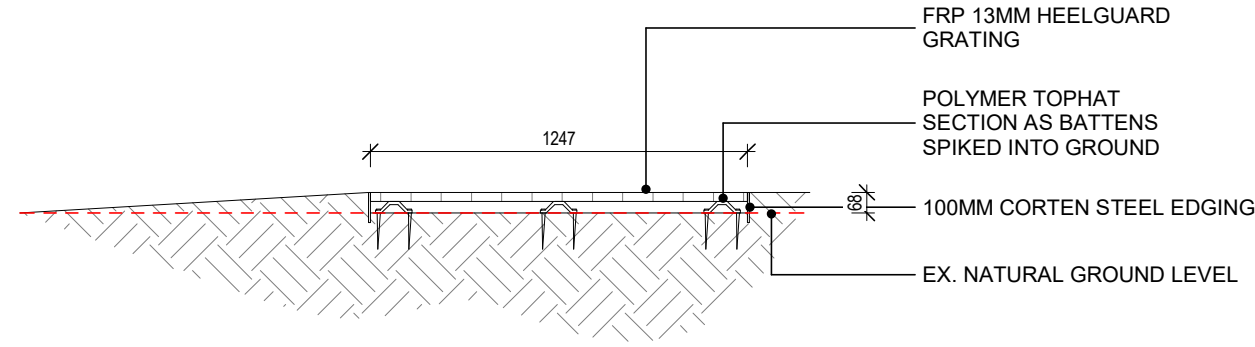
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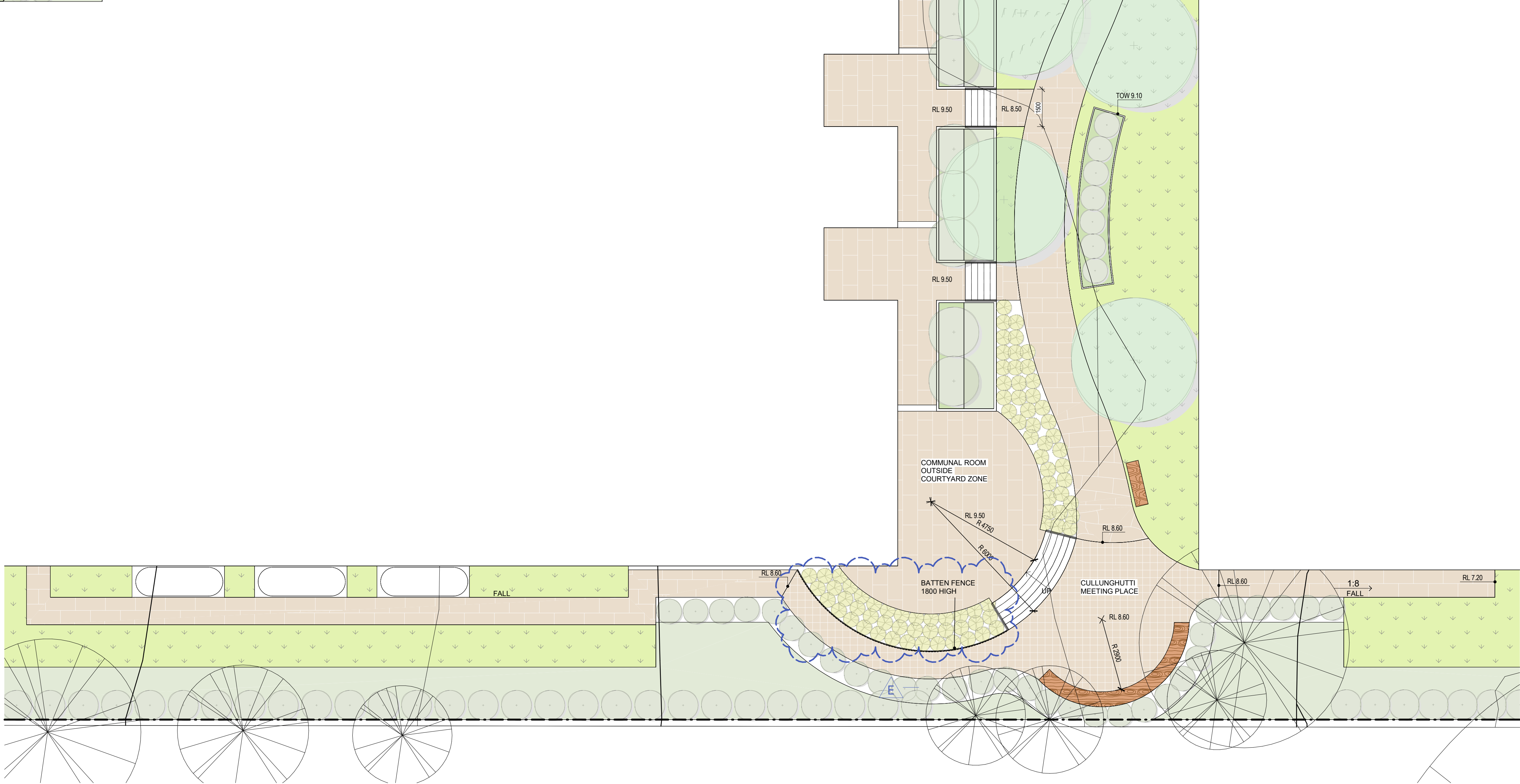
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4 Typical FRP pathway DETAIL
1:25



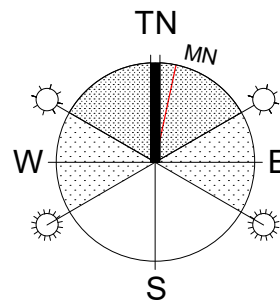
2 CENTRAL SPINE 1
DA/06 1:100



1 CENTRAL SPINE 2
DA/06 1:100

Proposed Bomaderry BTR Landscape Services For Landcom

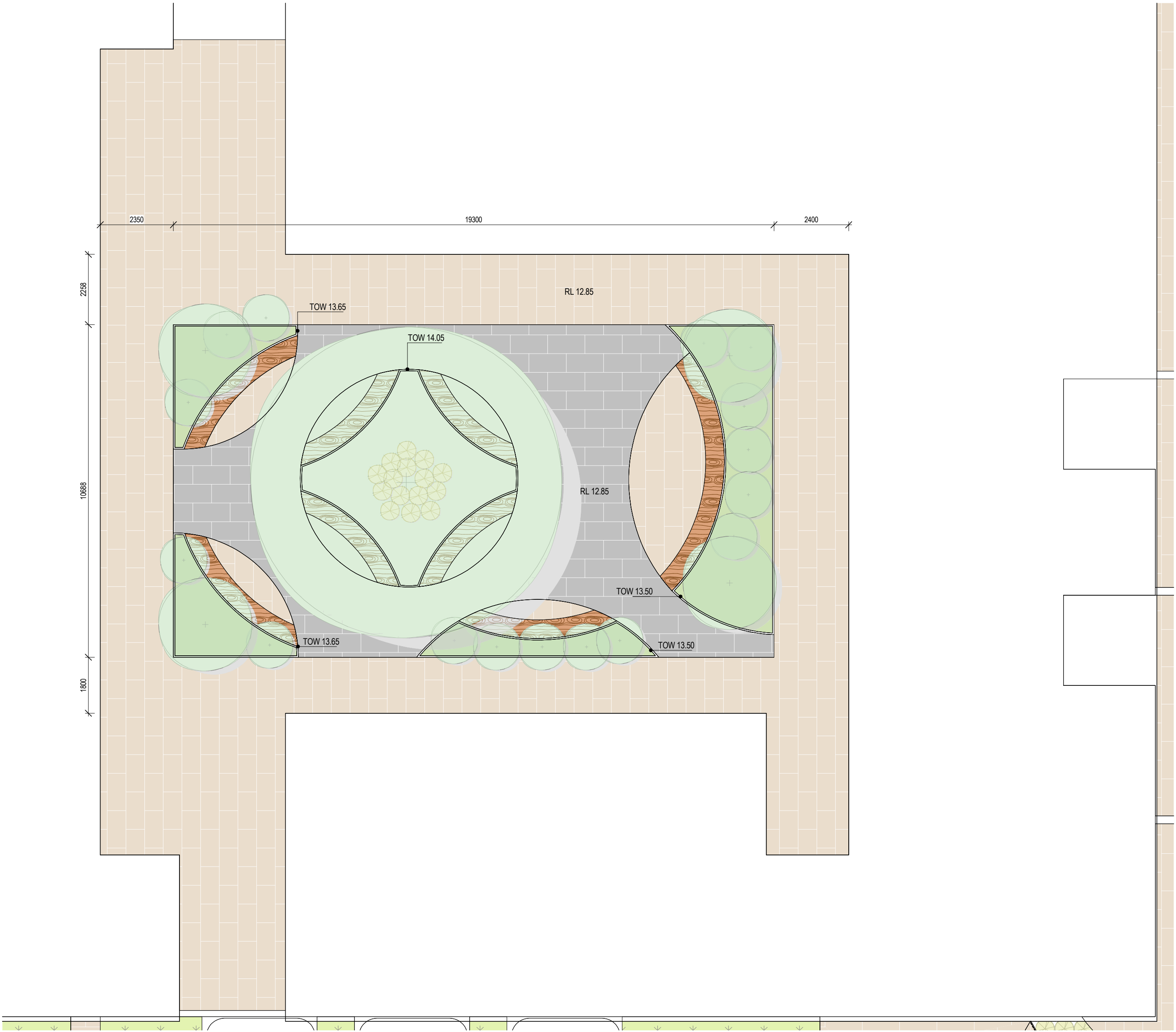
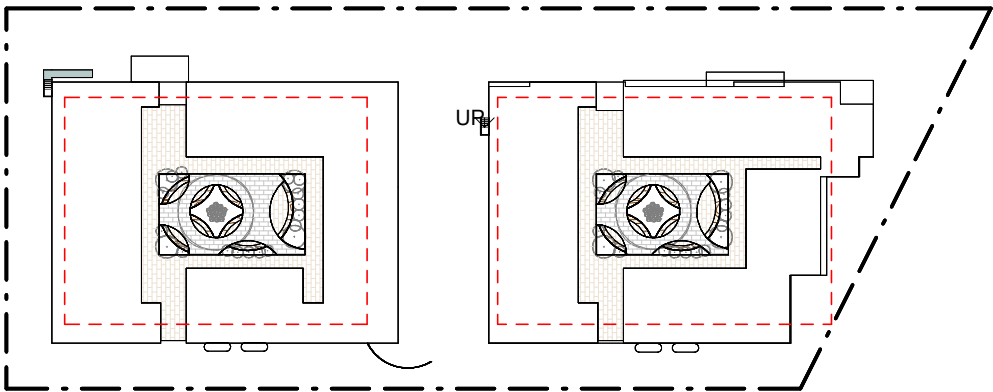
At 53 & 57 Bolong Road, and 4 Beinda Street Bomaderry NSW 2541 Australia



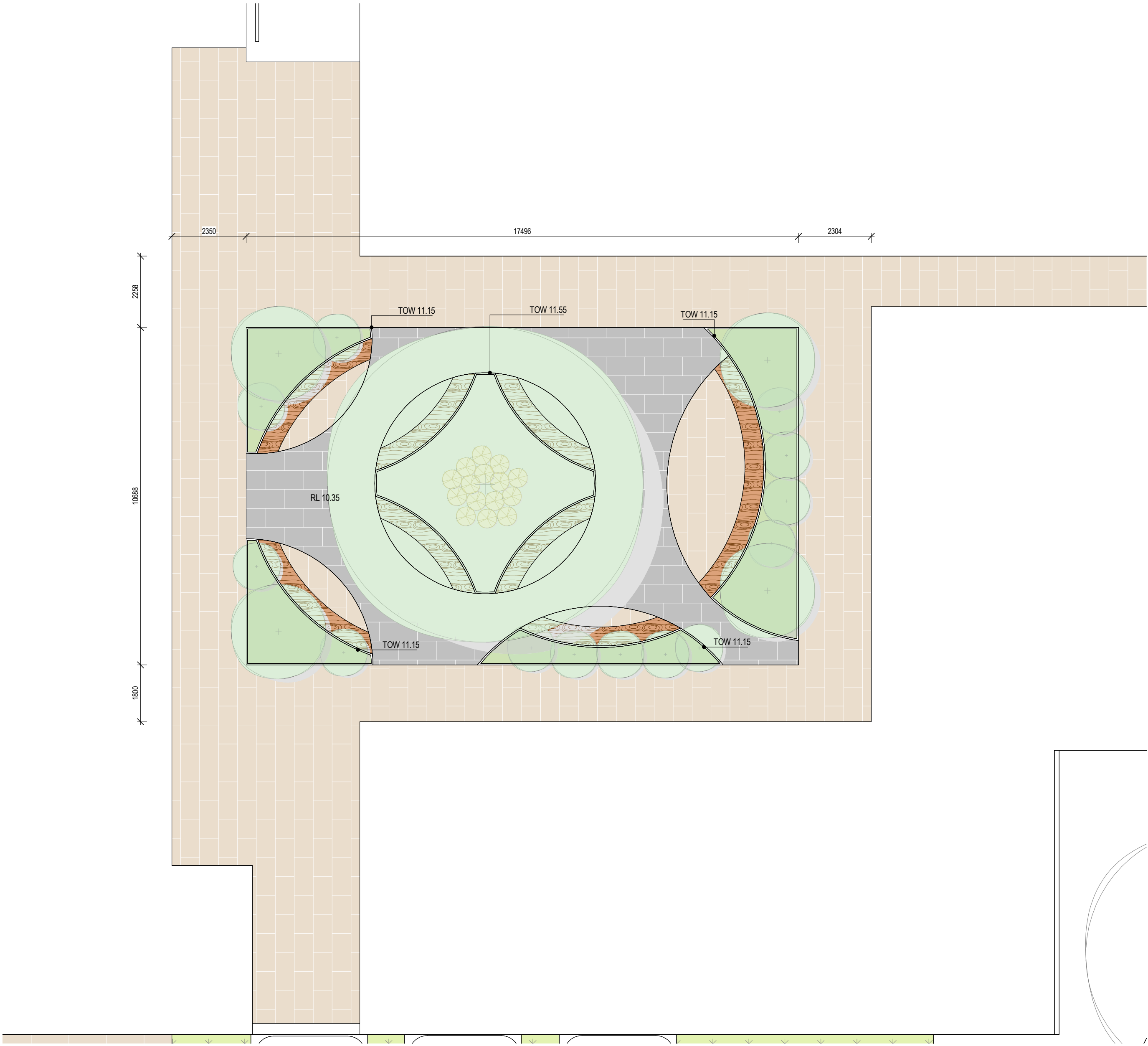
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E	ADDITION OF BATTEN SCREEN	13/06/24

DRAWING TITLE
DETAIL PLAN CENTRAL SPINE

PROJECT #:	23-0065
SCALE:	As indicated @ A1
DATE:	13/06/24
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DRAWING NO.	REVISION
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6/13/2024 4:28:19 PM	



1 Courtyard 1
DA/06 1:100

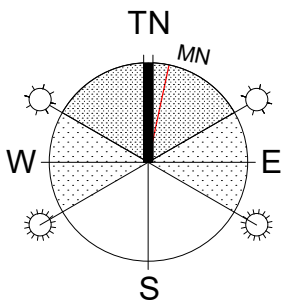


3 Courtyard 2
DA/06 1:100

Proposed Bomaderry BTR Landscape Services For Landcom

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D	RFI ISSUE	30/04/24

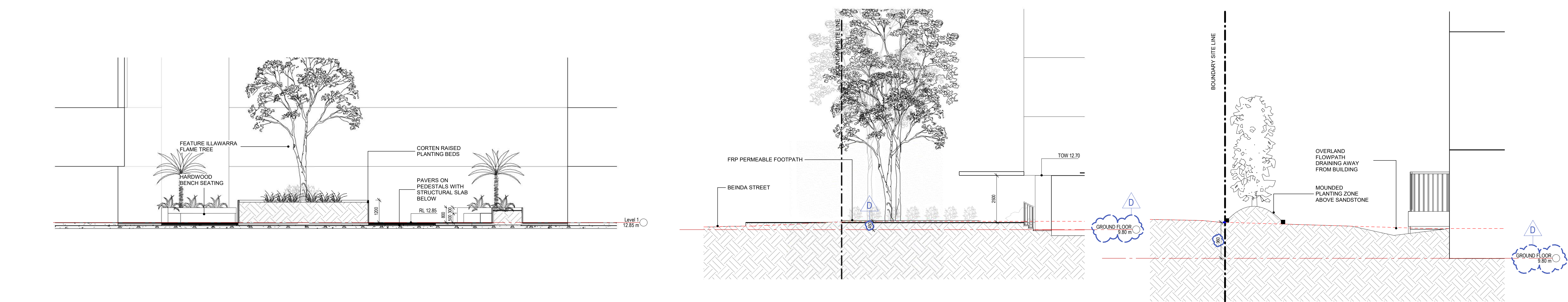
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DETAIL PLAN COURTYARD		23-0065
SCALE: As indicated @ A1		DATE: 30/04/24
DRAWN: SL		CHECKED: SS
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6/13/2024 2:28:24 PM		

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1 central spine 1 SECTION
DA/02 1:100

2 central spine 2 SECTION
DA/02 1:100



4 billabong courtyard SECTION
DA/03 1:100

3 accessible walkway SECTION
DA/02 1:100

5 western boundary site SECTION
DA/02 1:50

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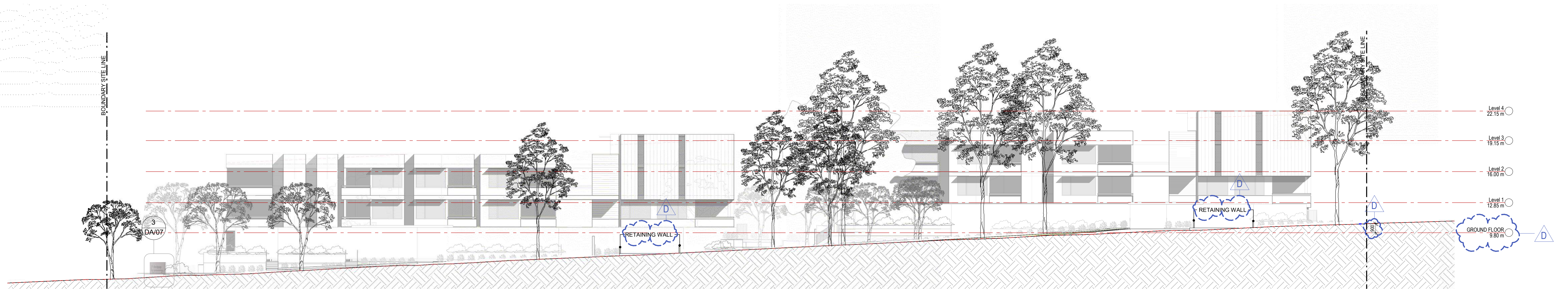
www.aej.com.au aej@aej.com.au

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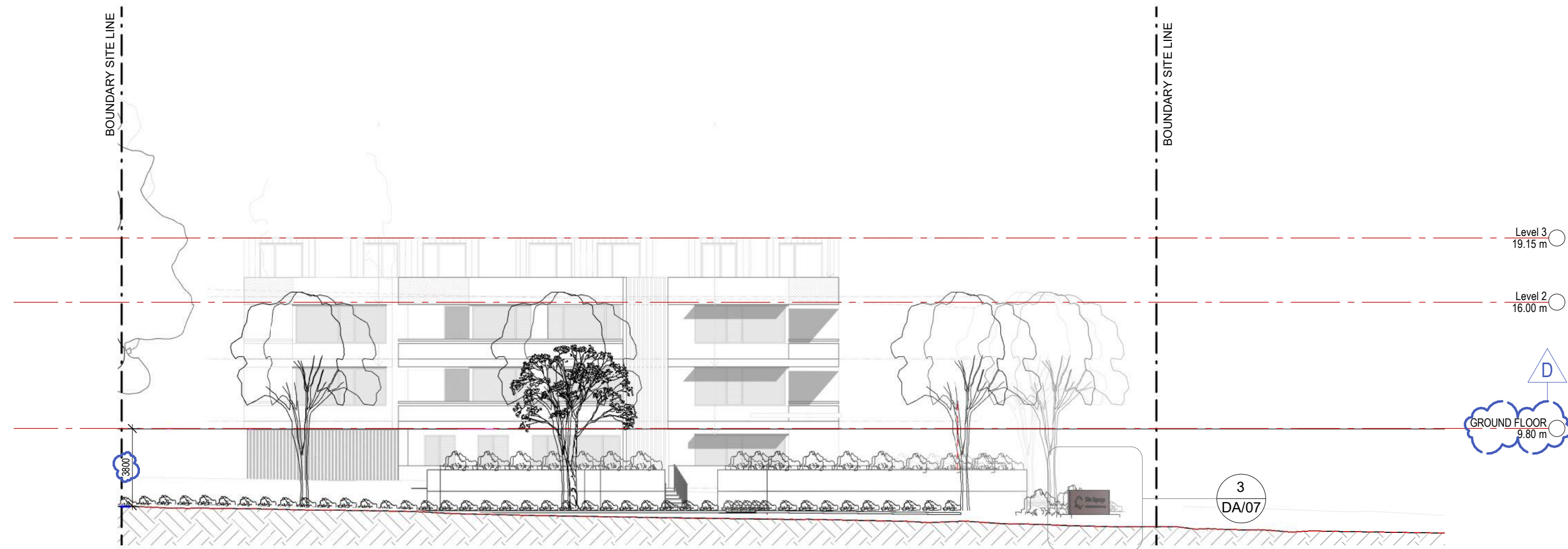
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LANDSCAPE CONCEPT SECTIONS

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DA/06	D
6/13/2024 2:33:41 PM	

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1 beinda street ELEVATION
DA/02 1 : 200



2 bolong street ELEVATION
DA/02 1 : 200



3 Signage ELEVATION
DA/02 1 : 25

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For Landcom
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C	100% ISSUE	19/04/24
D	RFI ISSUE	30/04/24

DRAWING TITLE
STREET ELEVATIONS

PROJECT #: 23-0065 SCALE: As indicated @ A1 DATE: 30/04/24 DRAWN: SL CHECKED: SS	DRAWING NO. DA/07	REVISION D
6/13/2024 2:28:34 PM		

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LANDSCAPE LEGEND

PUBLIC ACCESS TO SITE

INTERNAL RESIDENCE ACCESS

FIRE EGRESS

EXTERNAL MAINTENANCE ACCESS

Proposed Bomaderry BTR Landscape Services

For Landcom

At 53 & 57 Bolong Road, and 4 Beinda Street Bomaderry NSW 2541 Australia

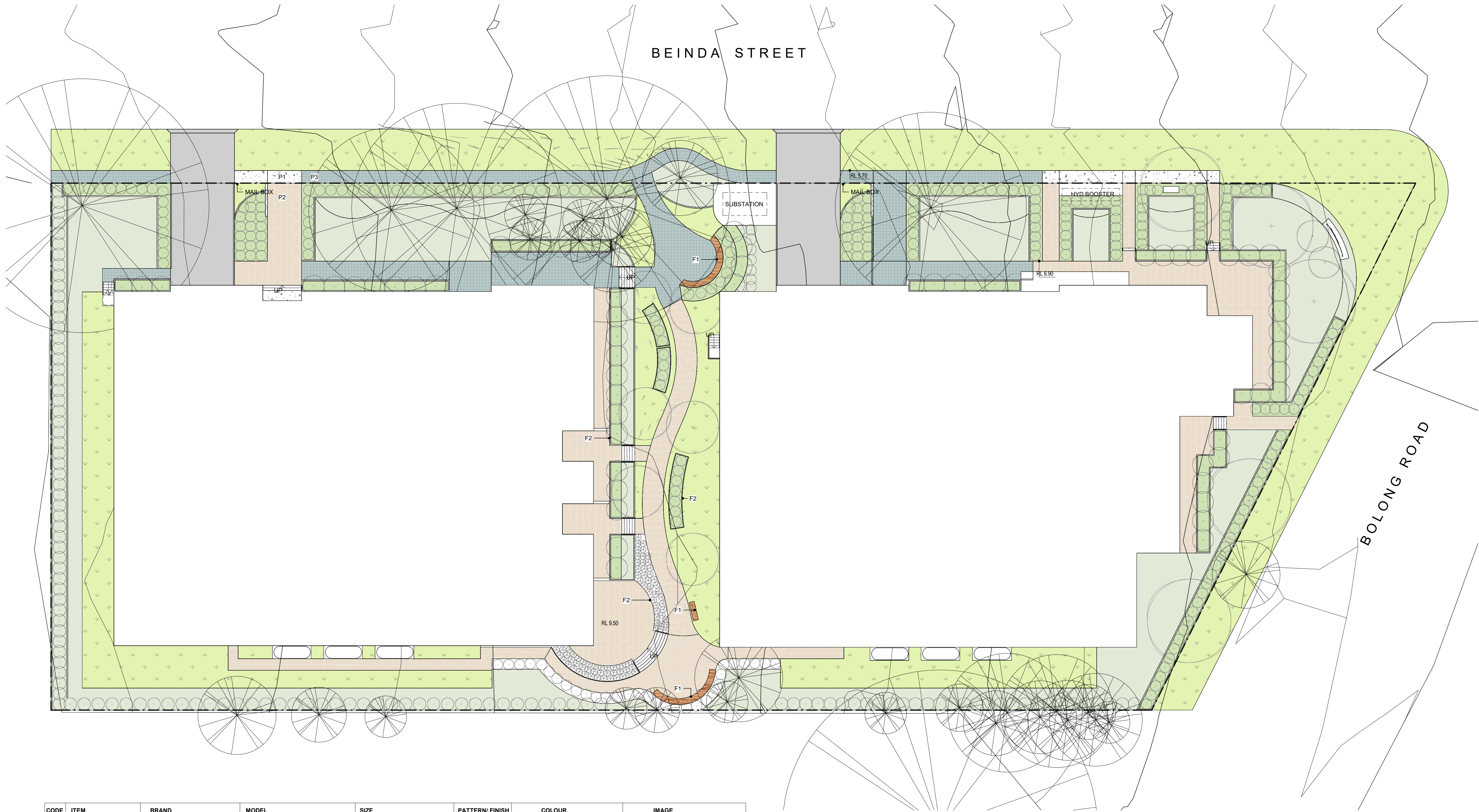
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C	100% ISSUE	19/04/24
D	RFI ISSUE	30/04/24

DRAWING TITLE	
LANDSCAPE ACCESS AND CIRCULATION PLAN	

PROJECT # : 23-0065	
SCALE: 1 : 200 @ A1	
DATE: 30/04/24	
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6/13/2024 2:28:39 PM	

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CODE	ITEM	BRAND	MODEL	SIZE	PATTERN/ FINISH	COLOUR	IMAGE
F1	BENCH	BOTTON & GARDINER	AVENUE CURVED BENCH	450MM H X 440MM W X 2000MM	UV RESISTANT OIL	SPOTTED GUM HARDWOOD SLATS	
F2	CORTEN PLANTERS	LOCALLY MANUFACTURED	N/A	HEIGHTS AS NOTED	RAW	RUST	
F3	SOLAR BOLLARD LIGHT	LIGHTINGSTYLE.COM.AU	PRODUCT CODE: 16200 VANDAL PROOF, MARINE GRADE 560LM IP66	950MM X 160MM	ALUMINIUM	BLACK	

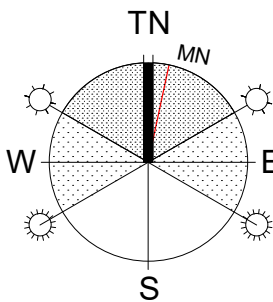
CODE	ITEM	BRAND	MODEL	SIZE	PATTERN/ FINISH	COLOUR	IMAGE
P1	CONCRETE FOOTPATH OUTSIDE OF BUILDING FOOTPRINT	N/A	20MPA P5 SLIP RATING	100MM THICK	BRUSHED	CONCRETE GREY	
P2	PAVED FOOTPATH	URBANSTONE	COMMERCIAL CONCRETE	600MM X 300MM X 40MM	SHOT BLAST & MILLED	SILVER GREY & NEW AMBER	
P3	FRP PERMEABLE FOOTPATH SURFACE	GRP AUSTRALIA PTY LTD	13MM MOULDED HEELGUARD	1247MM W X 4047MM L X 30MM	FINE GRIT	LIGHT GREY	

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For Landcom

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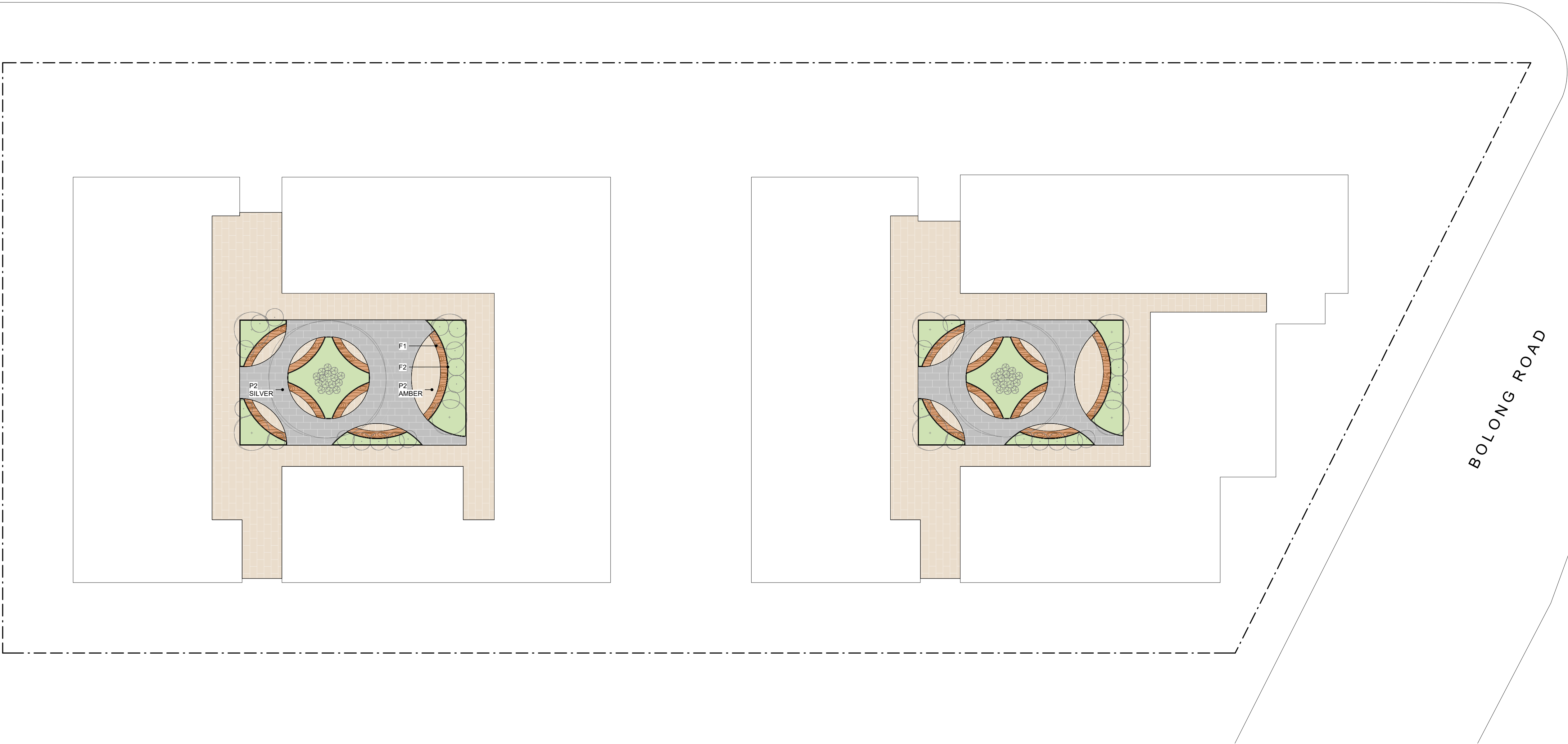
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A	50% ISSUE	22/03/24
B	80% ISSUE	05/04/24
C	100% ISSUE	19/04/24
D	RFI ISSUE	30/04/24

DRAWING TITLE
EXTERNAL MATERIALS SCHEDULE - GROUND LEVEL

PROJECT #: 23-0065 SCALE: 1:200 @ A1 DATE: 30/04/24 DRAWN: Author CHECKED: Checker	DRAWING NO. DA/09 REVISION D
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BEINDA STREET



CODE	ITEM	BRAND	MODEL	SIZE	PATTERN/ FINISH	COLOUR	IMAGE
F1	BENCH	BOTTON & GARDINER	AVENUE CURVED BENCH	450MM H X 440MM W X 2000MM	UV RESISTANT OIL	SPOTTED GUM HARDWOOD SLATS	
F2	CORTEN PLANTERS	LOCALLY MANUFACTURED	N/A	HEIGHTS AS NOTED	RAW	RUST	
F3	SOLAR BOLLARD LIGHT	LIGHTINGSTYLE.COM.AU	PRODUCT CODE: 16200 VANDAL PROOF, MARINE GRADE 560LM IP66	950MM X 160MM	ALUMINIUM	BLACK	

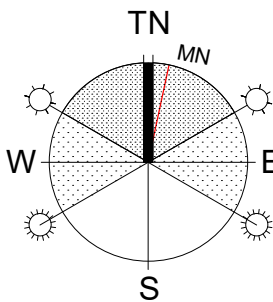
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P1	CONCRETE FOOTPATH OUTSIDE OF BUILDING FOOTPRINT	N/A	20MPA P5 SLIP RATING	100MM THICK	BRUSHED	CONCRETE GREY	
P2	PAVED FOOTPATH	URBANSTONE	COMMERCIAL CONCRETE	600MM X 300MM X 40MM	SHOT BLAST & MILLED	SILVER GREY & NEW AMBER	
P3	FRP PERMEABLE FOOTPATH SURFACE	GRP AUSTRALIA PTY LTD	13MM MOULDED HEELGUARD	1247MM W X 4047MM L X 30MM	FINE GRIT	LIGHT GREY	

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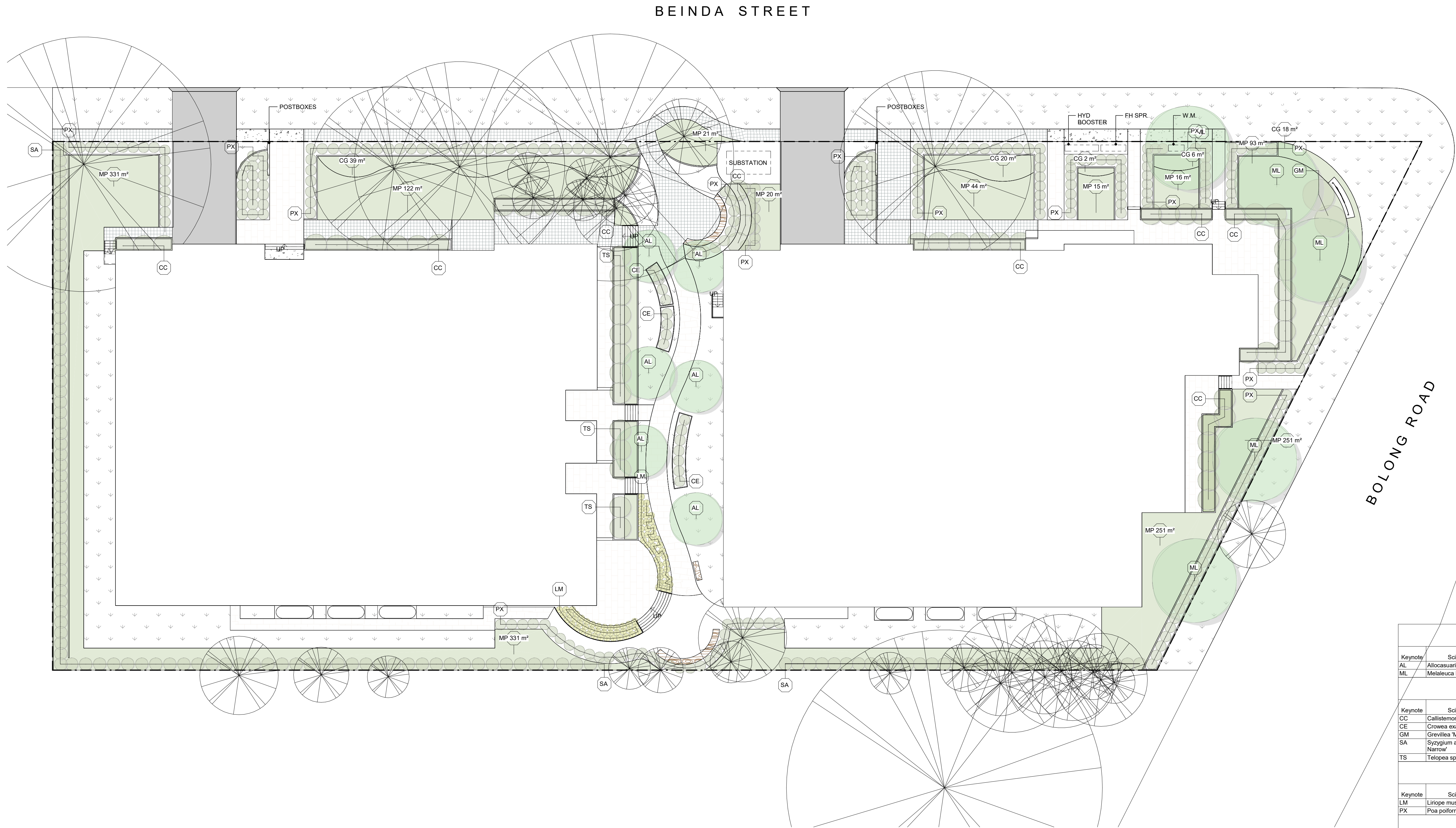
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C	100% ISSUE	19/04/24
D	RFI ISSUE	30/04/24

DRAWING TITLE		PROJECT #
EXTERNAL MATERIALS SCHEDULE FIRST FLOOR		23-0065
DRAWING NO.		SCALE: 1 : 200 @ A1
DA/10		DATE: 30/04/24
D		DRAWN: SL CHECKED: SS
		REVISION
		6/13/2024 2:29:04 PM

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NOTE

- EXISTING NATIVE VEGETATION WITHIN RETAINED TREE TP2 AREAS WILL BE PRESERVED AND EMBELLISHED WITH PROPOSED ADDITIONAL NATIVE ENDEMIC SPECIES.
- NATIVE PLANT SPECIES THAT EXIST OUTSIDE OF THE IMMEDIATE WORKS ZONE WILL BE RETAINED WHERE POSSIBLE AND EMBELLISHED WITH ADDITIONAL ENDEMIC SPECIES AS INDICATED IN THE PLANTING PLAN AND SCHEDULE.



Planting Schedule - Trees						
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count	
AL	<i>Allocasuarina littoralis</i>	Black Sheoak	8 x 4 m	45 L	6	
ML	<i>Melaleuca linariifolia</i>	Flax Leaved Paperbark	7 x 7 m	300 mm	5	

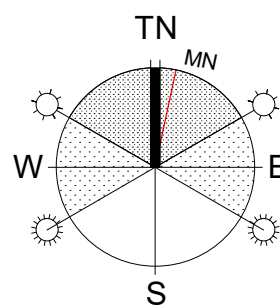
Planting Schedule - Shrubs						
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count	
CC	<i>Callistemon citrinus</i>	Lemon Scented Bottlebrush	3.5 x 2 m	200 mm	49	
CE	<i>Crowea exalata</i>	Small Crowea	0.6 x 1.5 m	200 mm	15	
GM	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	5 x 4 m	200 mm	2	
SA	<i>Syzygium australe 'Straight and Narrow'</i>	Straight and Narrow	6 x 1 m	200 mm	120	
TS	<i>Telopea speciosissima</i>	Waratah	3 x 2 m	200 mm	13	

Planting Schedule - Grasses						
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count	
LM	<i>Liriope muscan*</i>	Liriope	0.3 x 0.5 m	TUBE	81	
PX	<i>Poa poriformis</i>	Coast Tussock Grass	1 x 1.2 m	200 mm	257	

Planting Schedule - Ground-Covers						
Symbol	Scientific Name	Common Name	Mature H x W	Spacing	Area	Count
CG	<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 2 m	GC	85 m²	85
DS	<i>Dichondra 'Silver Falls'</i>	Silver Falls	0.1 x 0.8 m	GC	29 m²	46
MP	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.1 x 1 m	GC	911 m²	913

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For Landcom
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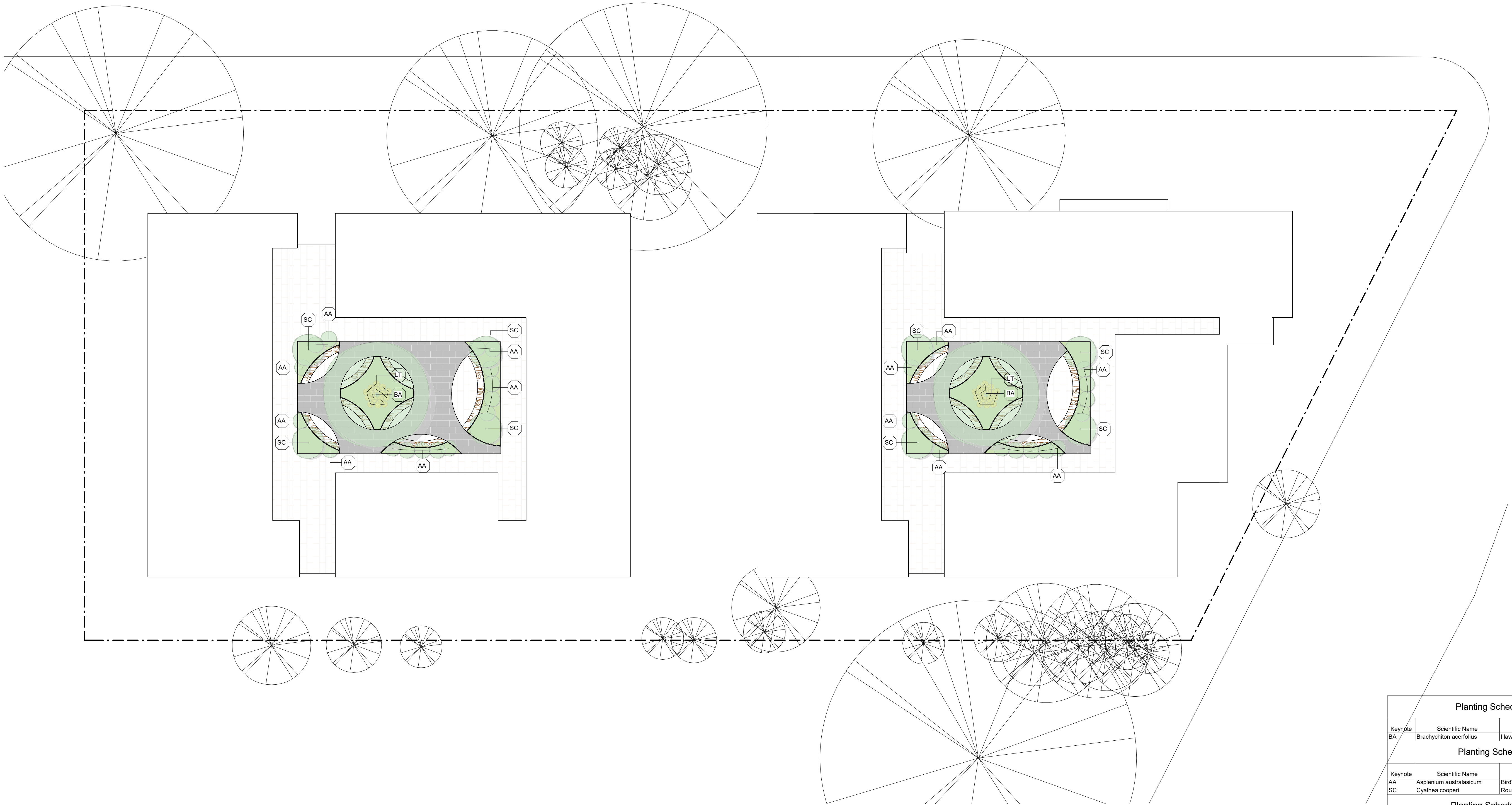


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DRAWING TITLE	
PLANTING PLAN & SCHEDULE GROUND FLOOR	

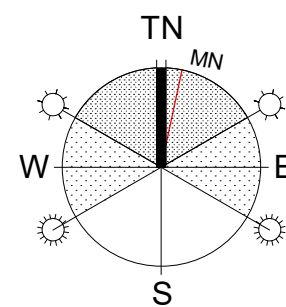
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Planting Schedule - Trees L1 Floor					
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count
BA	Brachychiton acerifolius	Illawarra Flame Tree	25 x 12 m	45 L	2
Planting Schedule - Fern L1 Floor					
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count
AA	Asplenium australasicum	Bird's Nest Fern	1 x 1 m	200 mm	29
SC	Cyathea cooperi	Rough Tree Fern	5 x 3 m	200 mm	8
Planting Schedule - Grasses L1 Floor					
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count
LT	Lomandra 'Tanika'	Tanika	0.6 x 0.5 m	TUBE	34

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PLANTING PLAN & SCHEDULE L1 FLOOR		SCALE: 1 : 200 @ A1	
		DATE: 30/04/24	
		DRAWN: SL CHECKED: SS	
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TREES



Allocasuarina_littoralis



Melaleuca-linariifolia-Snow-in-Summer



lagerstroemia-indica



Corymbia hybrid 'summer sun'



Illawarra flame tree

SHRUBS



Callistemon citrinus



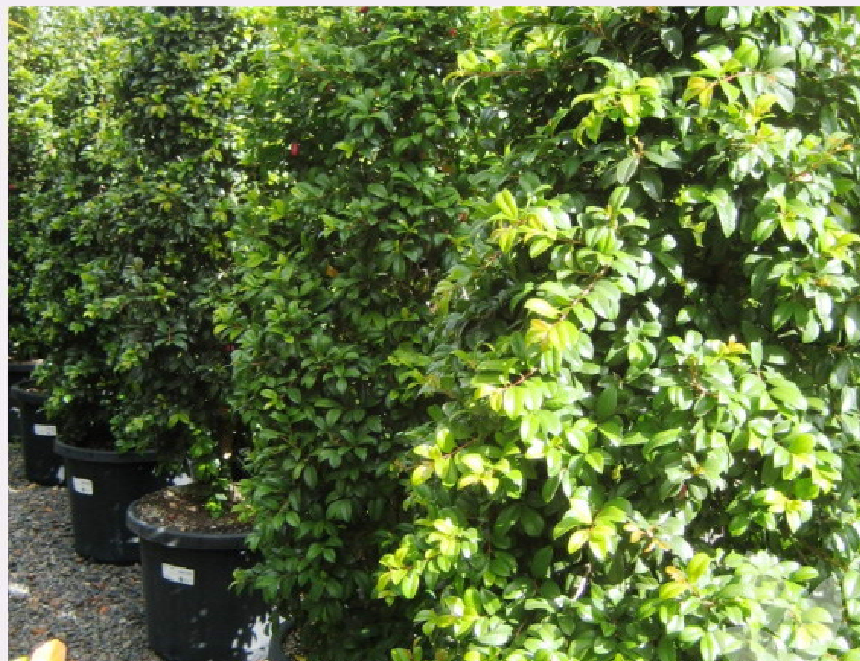
Crowea exaiata



Grevillea 'Moonlight'



Leptospermum laevigatum



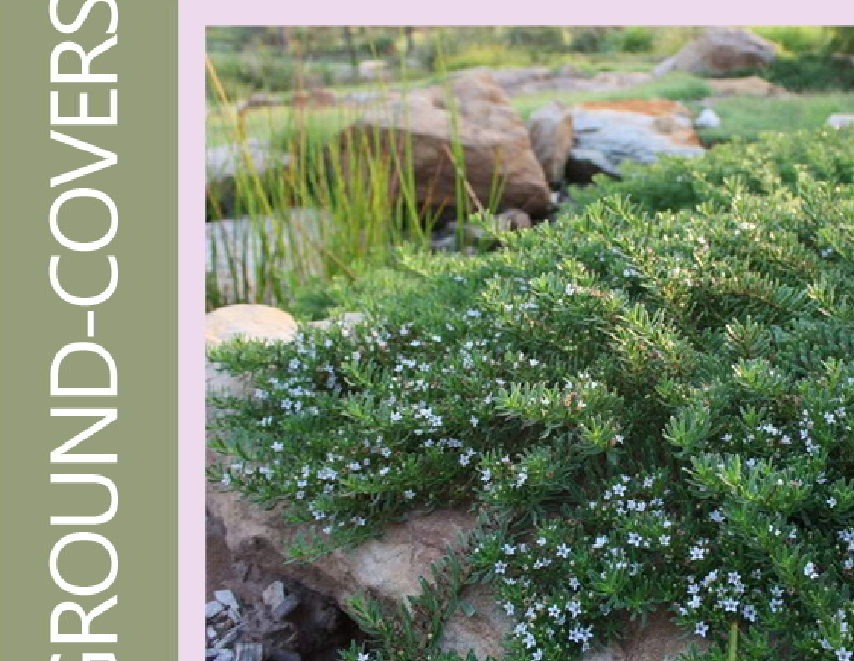
Syzygium australe 'Pinnacle'



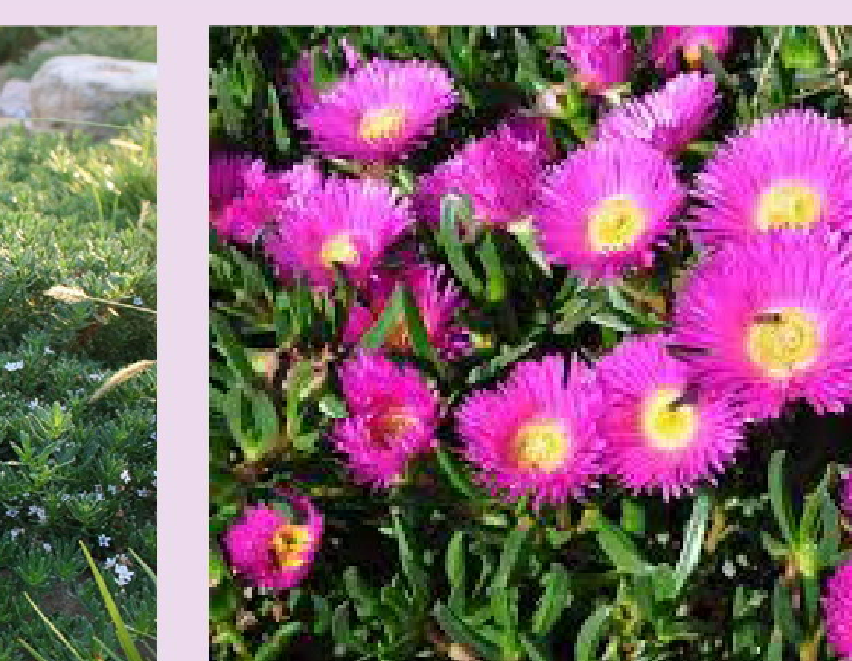
Telopea speciosissima



Callistemon viminalis 'Slim'



Myoporum parvifolium



Carpobrotus glaucescens

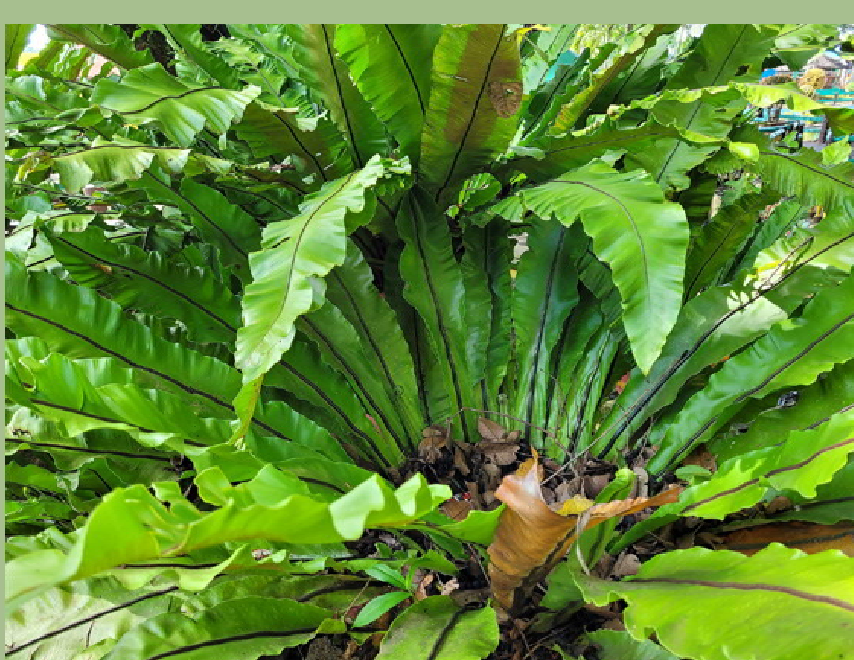
FERNS



Doodia aspera



Dicksonia antarctica



Asplenium



Cyathea Cooperi

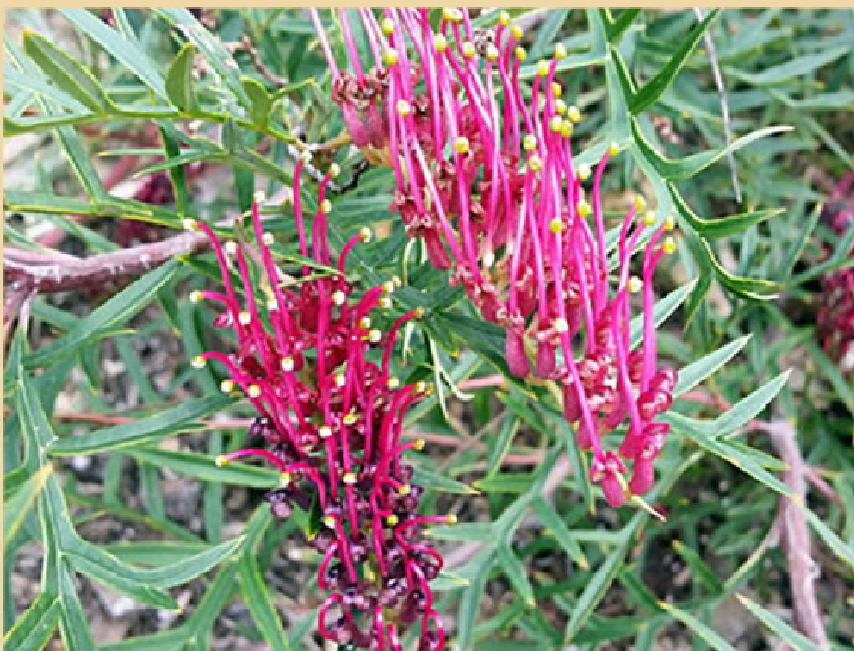
CLIMBERS



Bougainvillea spectabilis



Dichindra argentea 'Silver Falls'



Grevillea 'Bronze Rambler'



Liriope muscari



Poa poiformis



Lomandra 'Tanika'

GRASSES

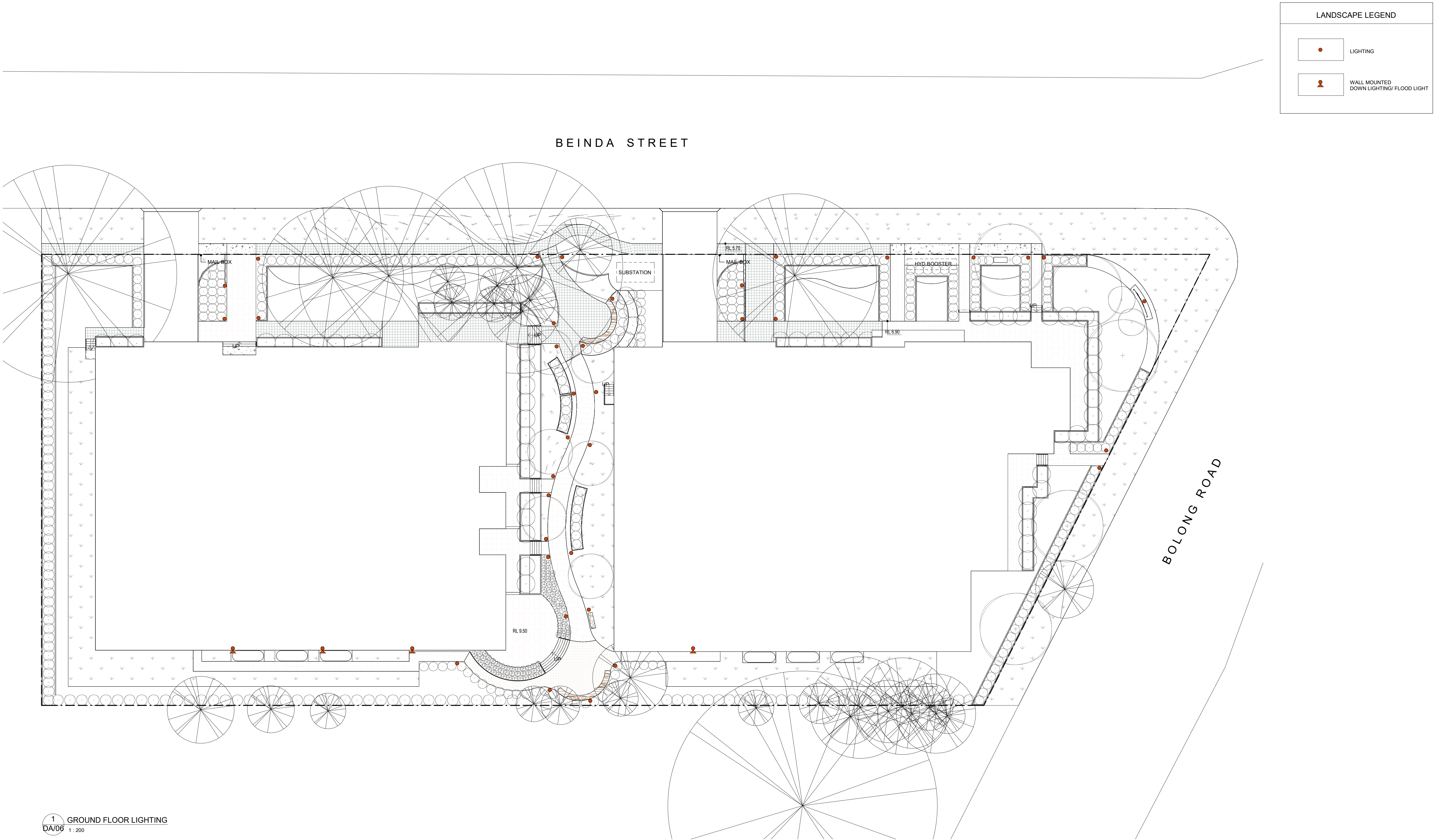
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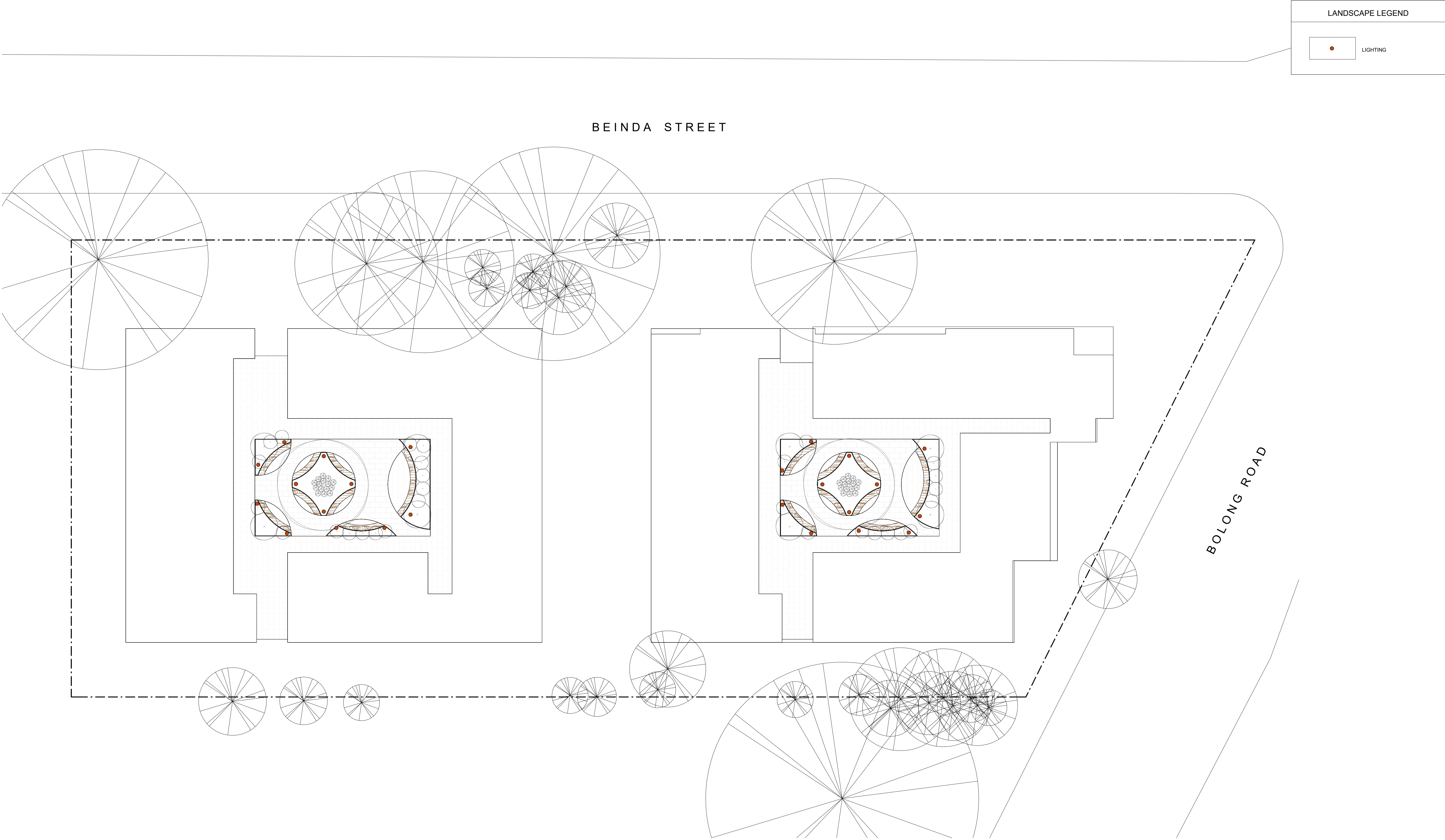


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LANDSCAPE LEGEND

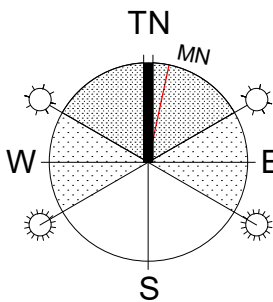
LIGHTING

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INDICATIVE LIGHTING L1 FLOOR PLAN

PROJECT #:	23-0065
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BOMADERRY BTR

53 & 57 BOLONG ROAD & 4 BEINDA STREET BOMADERRY CIVIL ENGINEERING PACKAGE



LOCALITY PLAN

APPROXIMATE
LOCATION OF SITE



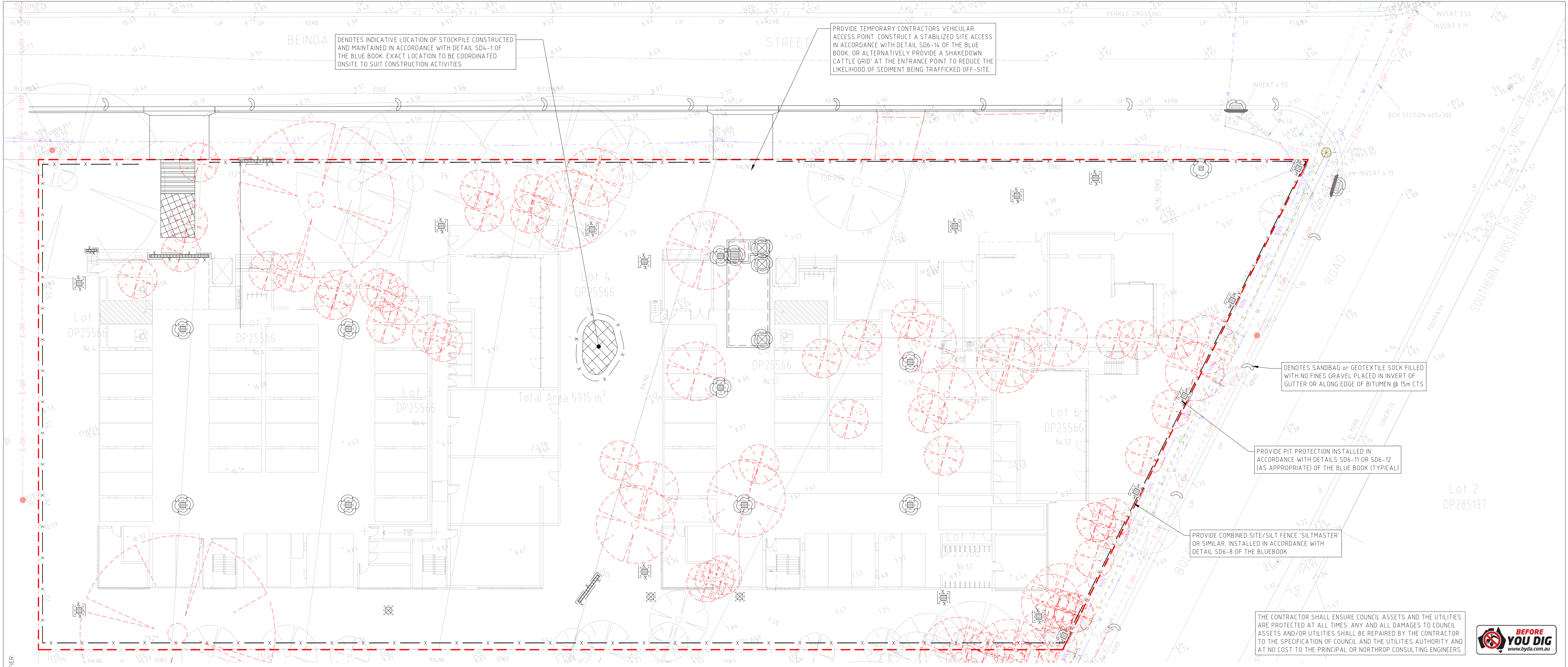
DRAWING SCHEDULE

DWG No.	DRAWING TITLE
C1.01	COVER SHEET
C2.01	SOIL AND WATER MANAGEMENT PLAN
C2.02	SOIL AND WATER MANAGEMENT DETAILS
C3.01	STORMWATER MANAGEMENT & LEVELS PLAN
C3.10	CIVIL LONG SECTIONS - SHEET 1
C5.01	CIVIL DETAILS - SHEET 1
C6.01	CONCEPT BULK EARTHWORKS PLAN

DRAWN: TIMOTHY SMALL
DESIGNED: BLAYNE SWYER
JOB MANAGER: DANIEL HOLLAND
VERIFIER:

REVISION		DESCRIPTION		ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT				PROJECT	DRAWING TITLE	JOB NUMBER
A	ISSUED FOR 50% DEVELOPMENT APPLICATION		TS		BS	02.04.24			 St. Clair Architecture 136 Milton Rd, Cremorne Point, NSW 2090 ph. 0435 069 898 peter@stclairarchitecturum.com Peter St.Clair NSW ARB 7325			 Wollongong Level 1, 57 Kembla Street, Wollongong NSW 2500 Ph (02) 4226 3333 P.O. Box 865, Wollongong, NSW 2500 Email southcoast@northrop.com.au ABN 81 094 433 100	BOMADERRY BTR 53 & 57 BOLONG RD AND 4 BEINDA ST, BOMADERRY	INTERNAL CIVIL WORKS COVER SHEET	SY232949
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							C1.01			B					
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DRAWN: TIMOTHY SMALL

SEDIMENT BASIN SIZING CALCULATION
THE SITE SOIL LANDSCAPE AND PRIMARILY CONSISTS OF SANDY SILT, WHICH HAS THE FOLLOWING PROPERTIES (IN ACCORDANCE WITH TABLE C17 OF THE 'BLUE BOOK':

SITE PARAMETERS	
CONSTRAINT	VALUE
SEDIMENT TYPE	F
SOIL HYDROLOGY GROUP	C
K = SOIL ERODIBILITY (K-FACTOR)	0.034
R = RAINFALL EROSIVITY (R-FACTOR)	2910
S = 2 YEAR, 6 HOUR STORM INTENSITY	116mm/hr (BOMADERY)
LS = SLOPE LENGTH/GRADIENT	1.15 (118m SLOPE @ 4.4% GRADE)
P = EROSION CONTROL PRACTICE (P-FACTOR)	13 (TYPICAL)
C = GROUND COVER (C-FACTOR)	10 (0% GRASS COVER)
A = DISTURBED AREA	0.592 Ha
SOIL LOSS (m³/yr)	665m³/Yr
SOIL LOSS (RUSLE METHOD) (tonnes/ha/yr)	146 tonnes/ha/Yr
EROSION HAZARD (TABLE 4.2 BLUE BOOK)	VERY LOW
TOTAL SITE RUN-OFF IS LESS THAN 150m³/Yr. BASIN/TANKS NOT REQUIRED.	

DENOTES SITE BOUNDARY LINE

DENOTES COMBINED SITE/SILT FENCE 'SILTMASTER' OR SIMILAR, INSTALLED IN ACCORDANCE WITH DETAIL SD6-8 OF THE BLUEBOOK.

DENOTES TEMPORARY CONTRACTORS VEHICULAR ACCESS POINT. CONSTRUCT A STABILISED SITE ACCESS IN ACCORDANCE WITH DETAIL SD6-14 OF THE BLUE BOOK OR PROVIDE A SHAKEDOWN CATTLE GRID AT ENTRANCE POINT TO REDUCE LIKELIHOOD OF SEDIMENT BEING TRAFFICKED OFF-SITE

DENOTES GEOTEXTILE INLET FILTER INSTALLED IN ACCORDANCE WITH DETAIL SD6-12 OF THE BLUE BOOK

INDICATES MESH & GRAVEL INLET FILTER INSTALLED IN ACCORDANCE WITH DETAILS SD6-11 OF THE BLUE BOOK

DENOTES SANDBAG or GEOTEXTILE SOCK FILLED WITH NO FINES GRAVEL PLACED IN INVERT OF GUTTER OR ALONG EDGE OF BITUMEN

DENOTES INDICATIVE LOCATION OF STOCKPILE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH DETAIL SD4-1 OF THE BLUE BOOK

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

- SEDIMENT & EROSION CONTROL NOTES**
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION (THE 'BLUE BOOK').
 - INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
 - ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
 - INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
 - ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAYS WORK.
 - THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
 - ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
 - STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
 - CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE.
 - ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
 - PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
 - ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.

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PROJECT

BOMADERY BTR
53 & 57 BOLONG RD AND
4 BEINDA ST, BOMADERY

DRAWING TITLE

INTERNAL CIVIL WORKS
SOIL & WATER MANAGEMENT PLAN

JOB NUMBER

SY232949

DRAWING NUMBER

C2.01

REVISION

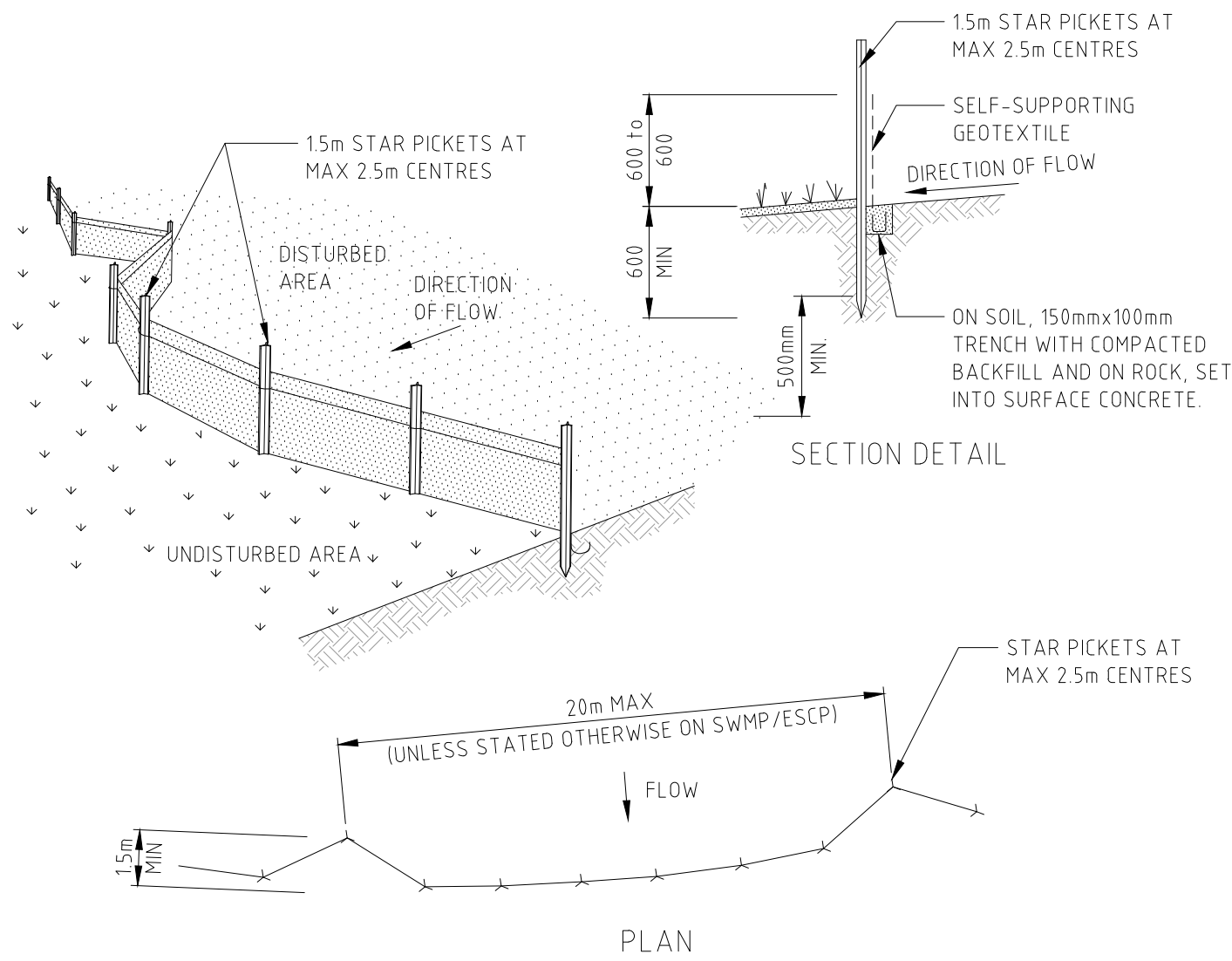
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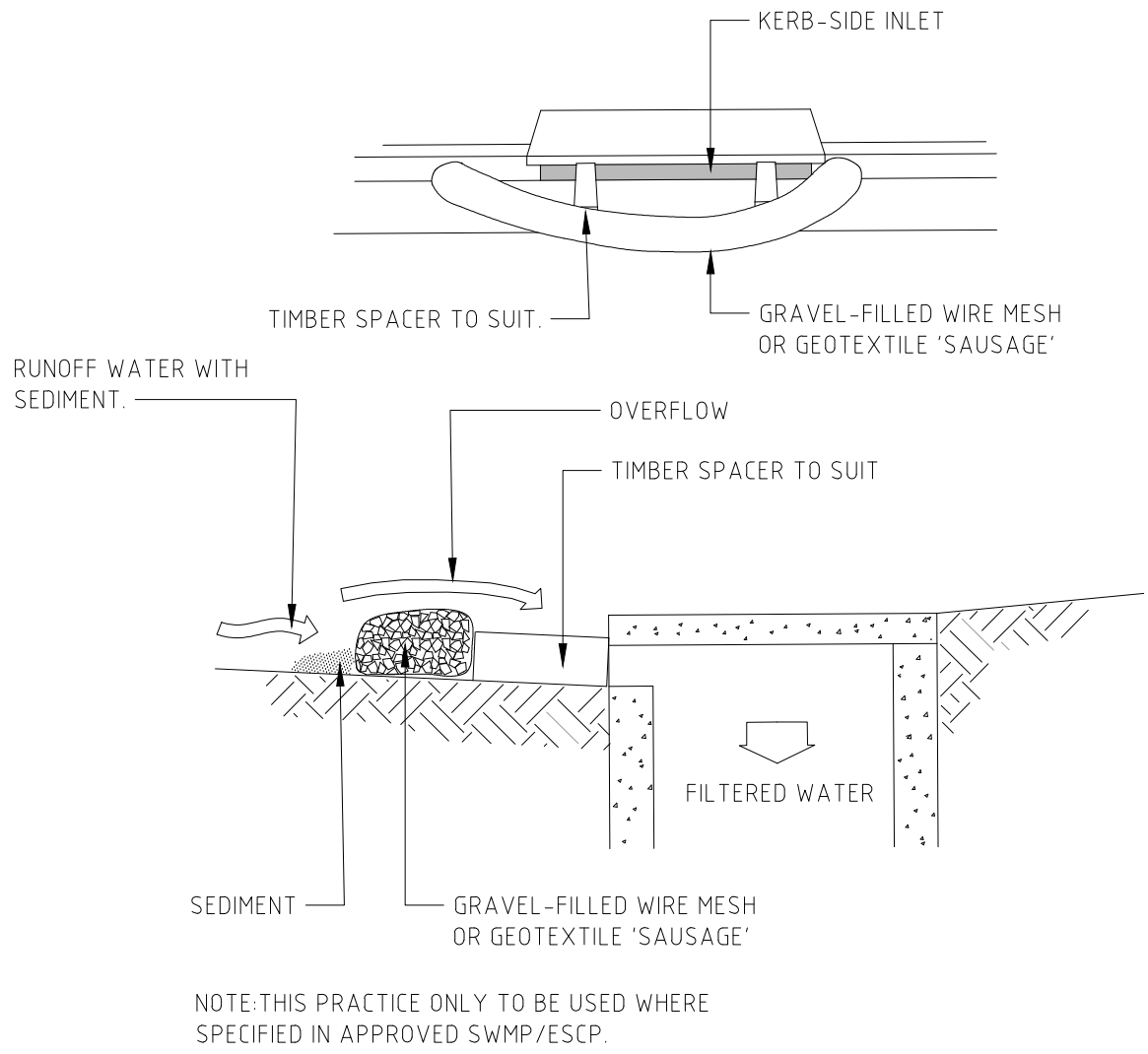
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DRAWN: TIMOTHY SMALL



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 15 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

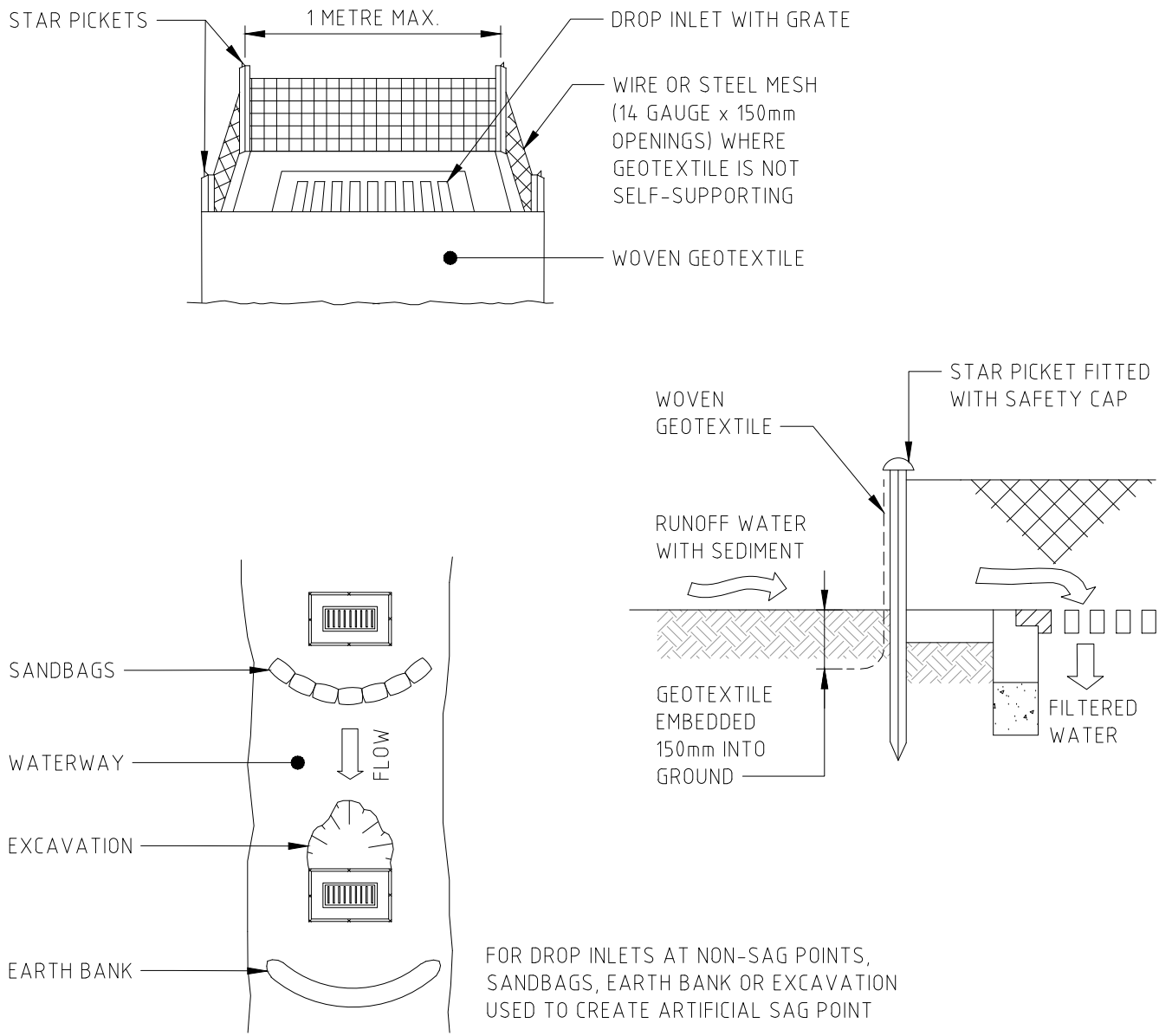
SEDIMENT FENCE (SD 6-8)



CONSTRUCTION NOTES

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

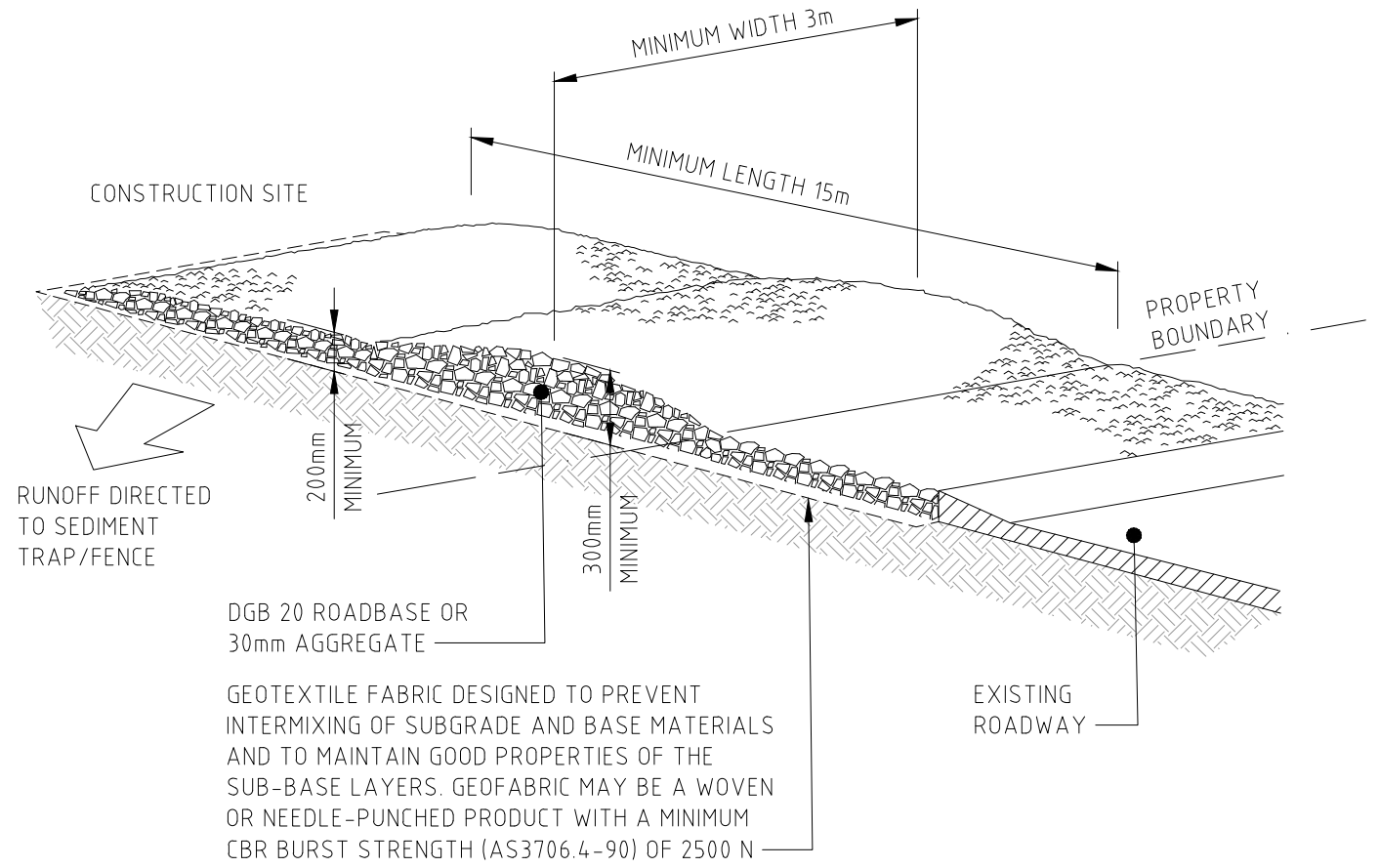
MESH AND GRAVEL INLET FILTER (SD 6-11)



CONSTRUCTION NOTES

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

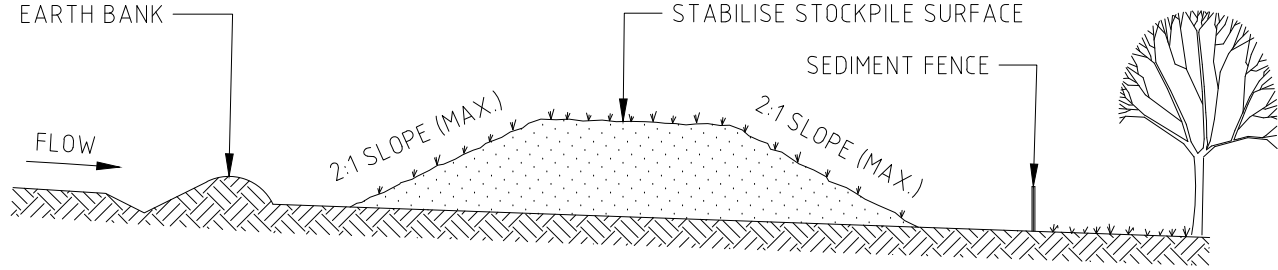
GEOTEXTILE INLET FILTER (SD 6-12)



CONSTRUCTION NOTES

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

STABILISED SITE ACCESS (SD 6-14)



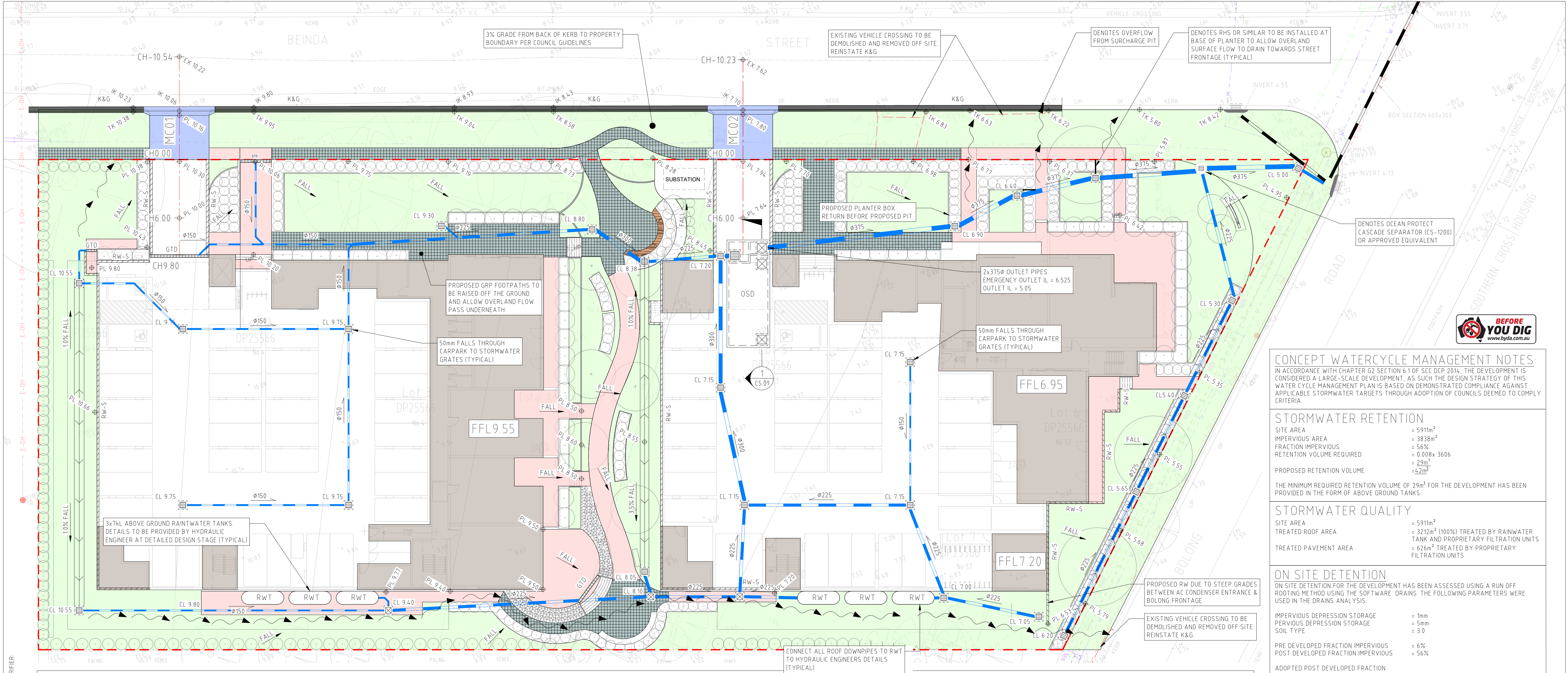
CONSTRUCTION NOTES

1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE.

STOCKPILES (SD 4-1)

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CONCEPT WATERCYCLE MANAGEMENT NOTES:

IN ACCORDANCE WITH CHAPTER G2 SECTION 6.1 OF SCC DCP 2014, THE DEVELOPMENT IS CONSIDERED A LARGE-SCALE DEVELOPMENT, AS SUCH THE DESIGN STRATEGY OF THIS WATER CYCLE MANAGEMENT PLAN IS BASED ON DEMONSTRATED COMPLIANCE AGAINST APPLICABLE STORMWATER TARGETS THROUGH ADOPTION OF COUNCILS DEEMED TO COMPLY CRITERIA.

STORMWATER RETENTION

SITE AREA	= 5911m ²
IMPERVIOUS AREA	= 3838m ²
FRACTION IMPERVIOUS	= 56%
RETENTION VOLUME REQUIRED	= 0.008x 3606
	= 29m ³
PROPOSED RETENTION VOLUME	= 4.2m ³

THE MINIMUM REQUIRED RETENTION VOLUME OF 29m³ FOR THE DEVELOPMENT HAS BEEN PROVIDED IN THE FORM OF ABOVE GROUND TANKS

STORMWATER QUALITY

SITE AREA	= 5911m ²
TREATED ROOF AREA	= 3212m ² (100%) TREATED BY RAINWATER TANK AND PROPRIETARY FILTRATION UNITS
TREATED PAVEMENT AREA	= 626m ² TREATED BY PROPRIETARY FILTRATION UNITS

ON SITE DETENTION
ON SITE DETENTION FOR THE DEVELOPMENT HAS BEEN ASSESSED USING A RUN OFF ROOTING METHOD USING THE SOFTWARE DRAINS. THE FOLLOWING PARAMETERS WERE USED IN THE DRAINS ANALYSIS:

IMPERVIOUS DEPRESSION STORAGE	= 1mm
PERVIOUS DEPRESSION STORAGE	= 5mm
SOIL TYPE	= 3.0
PRE DEVELOPED FRACTION IMPERVIOUS	= 6%
POST DEVELOPED FRACTION IMPERVIOUS	= 56%

ADOPTED POST DEVELOPED FRACTION IMPERVIOUS IN ACCORDANCE WITH CHAPTER G2, SECTION 5.1.4, AS 2 = 80%

TIME OF CONCENTRATION (PERVIOUS)	= 5mins
TIME OF CONCENTRATION (IMPERVIOUS)	= 10mins
MINIMUM REQUIRED OSD VOLUME	= 85.1m ³
ADAPTED OSD VOLUME	= 64.1m ³

50% OF THE 42KL RETENTION STORAGE CREDIT APPLIED TO OSD VOLUME IN ACCORDANCE WITH CHAPTER G2, SECTION 5.1.4, AS 9

SITE SPECIFIC RAINFALL DATA WAS DETERMINED USING STATISTICAL DATA OBTAINED FROM THE BUREAU OF METEOROLOGY WEB SITE.

A SUITE OF DESIGN STORM INTENSITIES FOR EVENTS UP TO THE 1% AEP WAS MODELLED. BASED ON THE INPUT DATA ABOVE POST-DEVELOPMENT FLOWS WERE COMPARED TO PRE-DEVELOPMENT FLOWS FOR THE CRITICAL STORM DURATION AND ARE SHOWN BELOW FOR A RANGE OF ARI'S.

ARI	PRE DEVELOPED PEAK FLOWS (m ³ /s)	POST DEVELOPED PEAK FLOWS (m ³ /s)
100	0.238	0.230
20	0.154	0.0149
5	0.093	0.090

AS CAN BE SEEN FROM THE TABLE ABOVE, THE PROVIDED DETENTION WILL LIMIT THE POST DEVELOPED PEAK FLOWS TO LESS THAN OR EQUAL TO THE PRE DEVELOPED PEAK FLOWS

FLOODING
A FLOOD CERTIFICATE FROM SHOALHAVEN CITY COUNCIL WAS OBTAINED. THE CERTIFICATE IDENTIFIED THE SITE TO BE IMPACTED BY FLOODING.

LOCAL OVERLAND DRAINAGE
OVERLAND FLOW WILL BE CONVEYED ON THE NORTHERN BOUNDARY AND SOUTHERN BOUNDARY AND DIRECTED TOWARDS THE ROAD FRONTAGES.

LEGEND

- S --- DENOTES SITE BOUNDARY LINE
- [Pattern] DENOTES PROPOSED BUILDING EXTENTS, REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR DETAILS
- [Pattern] DENOTES LANDSCAPING EXTENTS, REFER TO LANDSCAPE/ARCHITECTS DRAWINGS FOR DETAILS
- [Pattern] DENOTES PROPOSED RESIDENTIAL VEHICLE ACCESS CROSSING IN ACCORDANCE WITH CITY OF SHOALHAVEN COUNCIL STANDARD DRAWING 5104_07
- [Pattern] DENOTES PROPOSED GRP PERMEABLE FOOTPATH SURFACE, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS
- [Pattern] DENOTES PEDESTRIAN PAVEMENT, REFER TO LANDSCAPE/ARCHITECTS DRAWINGS FOR DETAILS
- FFL6.95 --- DENOTES PROPOSED FINISHED FLOOR LEVEL
- PL 7.94 --- DENOTES PROPOSED FINISHED SURFACE LEVEL
- CL 6.20 --- DENOTES PROPOSED COVER LEVEL
- IK 7.94 --- DENOTES PROPOSED KERB INVERT LEVEL
- TK 6.20 --- DENOTES PROPOSED TOP OF KERB LEVEL
- EX 10.22 --- DENOTES EXISTING SURFACE LEVEL
- FALL --- DIRECTION OF GRADE
- MC01 --- DENOTES ALIGNMENT CONTROL LINE & CHAINAGE, REFER TO LONG SECTION
- [Pattern] DENOTES PROPOSED STORMWATER PIT
NOTE: ON-GRADE PITS ARE TO HAVE GRATES SET ON-GRADE TO MATCH SURFACE GRADING.
- [Pattern] DENOTES EXISTING KERB INLET PIT
- [Pattern] DENOTES GRATED TRENCH DRAIN
- [Pattern] DENOTES BELOW GROUND ON-SITE DETENTION TANK, REFER TO DETAIL
- [Pattern] DENOTES ABOVE GROUND RAINWATER TANKS.
- 0225 --- DENOTES STORMWATER LINE & SIZE. LAID @ 1% MIN LONGITUDINAL GRADE, 300mm MIN COVER.
- 0225 --- DENOTES EXISTING STORMWATER PIPE TO BE RETAINED
- --- DENOTES OVERLAND FLOW PATH
- --- DENOTES 1m WIDE GRASS LINED SWALE
- K&G --- DENOTES BARRIER KERB & CHANNEL IN ACCORDANCE WITH CITY OF SHOALHAVEN COUNCIL DETAILS
- RW-S --- DENOTES RETAINING WALL TO STRUCTURAL ENGINEERS DETAILS
- NOTE: PROVIDE SUBSOIL DRAINAGE BEHIND ALL RETAINING WALLS & HYDRAULICALLY CONNECT TO NEAREST DOWNSTREAM STORMWATER PIT (N.S.O.P). REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS
- E-OH --- DENOTES APPROXIMATE LOCATION OF EXISTING (OVERHEAD) ELECTRICITY LINE
- G --- DENOTES APPROXIMATE LOCATION OF EXISTING GAS MAIN
- T --- DENOTES APPROXIMATE LOCATION OF EXISTING TELECOMMUNICATION LINE
- W --- DENOTES APPROXIMATE LOCATION OF EXISTING WATER MAIN
- S --- DENOTES APPROXIMATE LOCATION OF EXISTING SEWER MAIN

LOCATIONS OF EXISTING SERVICES ARE APPROXIMATE ONLY & MAY NOT BE COMPLETE. THE BUILDER IS RESPONSIBLE FOR LOCATING EXISTING INFRASTRUCTURE (CULVERTS, PITS, PIPES, SERVICES, INVERT & COVER LEVELS ETC) PRIOR TO COMMENCING CONSTRUCTION.

THE BUILDER SHALL ALLOW TO MODIFY ALL EXISTING SERVICE COVERS TO MATCH THE NEW PAVEMENTS, IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

PROVIDE TEMPORARY TRAFFIC CONTROL IN ACCORDANCE WITH STATE & FEDERAL STATUTORY REQUIREMENTS AND LOCAL COUNCIL SPECIFICATIONS/REQUIREMENTS

NOTE: ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD). ORIGIN OF LEVELS SSM PM 16349, RL 6.721

ALL DESIGN MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL DESIGN MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED.

VERIFIER: DANIEL HOLLAND
JOB MANAGER: BLAYNE SAWYER
DESIGNED: TIMOTHY SMALL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR 50% DEVELOPMENT APPLICATION	TS		BS	02.04.24
B	ISSUED FOR DEVELOPMENT APPLICATION	WD		DH	18.04.24

CLIENT: LANDCOM

DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

ARCHITECT: St.Clair Architecture

136 Milson Rd, Cremorne Point, NSW 2060
Ph: 0435 069 899 peter@stclairarchitecture.com
Peter St.Clair NSW ARB 7325

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PLANS 1:200 @ A1

0 2 4 6 8 10m

NORTHPROP

Wollongong

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Ph: (02) 4226 3333
P.O. Box 863, Wollongong, NSW 2500
Email: southcoast@northprop.com.au ABN 81 094 433 100

PROJECT: BOMADERRY BTR

53 & 57 BOLONG RD AND 4 BEINDA ST, BOMADERRY

DRAWING TITLE: INTERNAL CIVIL WORKS

STORMWATER MANAGEMENT & LEVELS PLAN

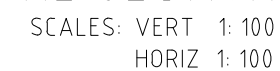
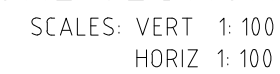
JOB NUMBER: SY232949

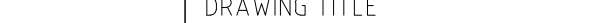
DRAWING NUMBER: C3.01

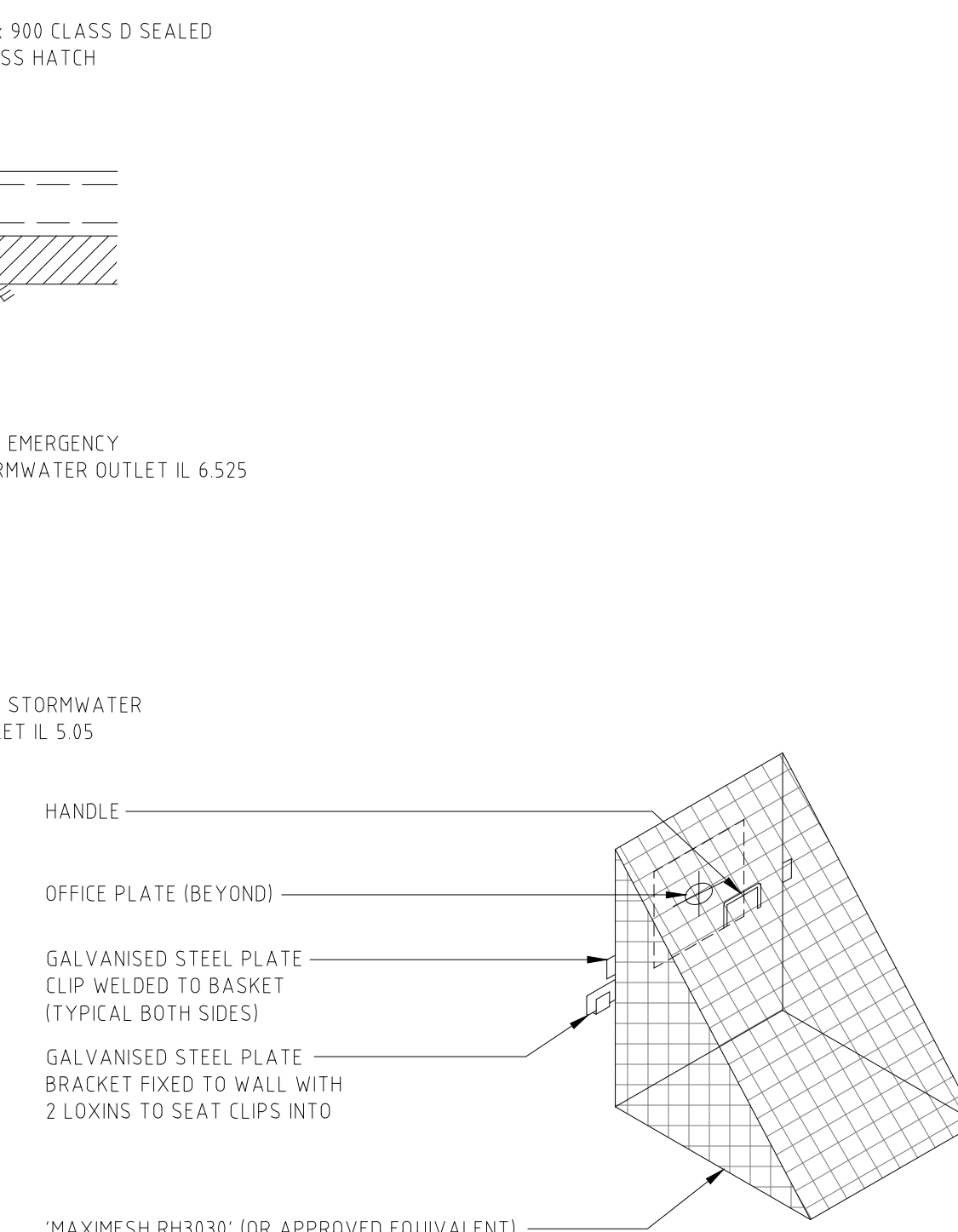
REVISION: B

DRAWING SHEET SIZE = A1

NOTE THAT ORIGINAL DRAWING IS IN COLOUR NOT FOR CONSTRUCTION



REVISION		DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT			PROJECT	DRAWING TITLE	JOB NUMBER			
A		ISSUED FOR 50% DEVELOPMENT APPLICATION	TS		BS	02.04.24		 St. Clair Architecture 136 Milburn Rd, Cronulla Point, NSW 2080 Ph: 0435 009 895 peter@stclairarchitects.com.au Peter St. Clair NSW ARB 7325	 Wollongong Level 1, 57 Kembla Street, Wollongong NSW 2500 Ph: (02) 4226 3333 P.O. Box 853, Wollongong, NSW 2500 Email southcoast@northrop.com.au ABN 81 094 433 100	BOMADERRY BTR 53 & 57 BOLONG RD AND 4 BEINDA ST, BOMADERRY	INTERNAL CIVIL WORKS CIVIL LONG SECTIONS SHEET 1	SY232949				
B		ISSUED FOR DEVELOPMENT APPLICATION	WD		DH	18.04.24							PLANS 1:100 @ A1		DRAWING NUMBER	REVISION
															C3.10	B
															DRAWING SHEET SIZE = A1	
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED							THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD									



(x4) Ø10x100 DYNABOLTS

ORIFICE PLATE
OPENING DIAMETER

OUTLET PIPE (BEYOND)

3mm THICK STAINLESS
STEEL PLATE

OUTLET

Technical drawing of a bent pipe. The drawing shows a side view of a pipe bent at a 90-degree angle. The dimensions are: a horizontal section of 200, a vertical section of 300, and a total length of 300. The pipe has a diameter of 25. The drawing also includes a top view showing the pipe's profile with a 100mm dimension for the horizontal section and a 25mm dimension for the vertical section.

STEP IRON OF 20mm GALVANISED STEEL MADE TO SHAPE AND DIMENSIONS AS SHOWN, PLACED AT 300 CENTRES AND STAGGERED HORIZONTALLY FOR ALL PITS DEEPER THAN 1.0m. THE USE OF PROPRIETARY STEP IRONS ARE ACCEPTABLE PROVIDED THE PRODUCT IS IN ACCORDANCE WITH AUSTRALIAN STANDARDS

Technical drawing of a stormwater management system, showing a plan view of an OSD (64.1m³) and a cross-section of a WQC (4m²) and a discharge chamber.

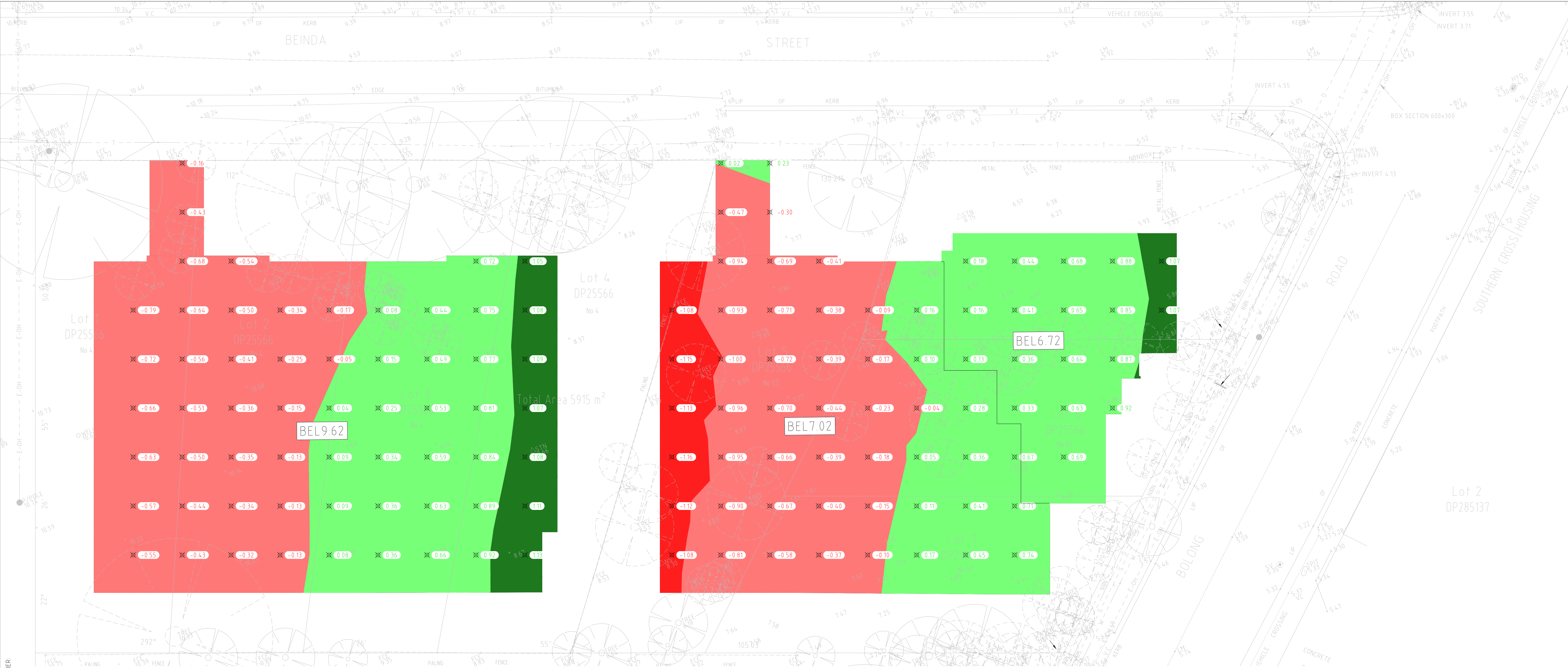
Plan View (OSD):

- Dimensions: 8430 (width) x 4030 (depth).
- Flow direction: Indicated by arrows and "1% (MIN) FALL".
- Base RL: 5.05.
- Volume: OSD (64.1m³).

Cross-Section (WQC and Discharge Chamber):

- WQC (4m²):**
 - Dimensions: 2000 (width) x 2000 (height).
 - Flow direction: Indicated by arrows and "1% (MIN) FALL".
 - Base RL: 5.05.
 - Volume: WQC (4m²).
 - Components: 6x690 PSORB STORMFILTERS (OCEAN PROTECT) OR APPROVED EQUIVALENT; WQC WEIR, RL 5.94.
- DISCHARGE CHAMBER:**
 - Dimensions: 1200 (width) x 1430 (height).
 - Flow direction: Indicated by arrows and "1% (MIN) FALL".
 - Base RL: 5.05.
 - Volume: DISCHARGE CHAMBER.
 - Components: EMERGENCY OVERFLOW WEIR, RL 6.90.

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER			
A	ISSUED FOR 50% DEVELOPMENT APPLICATION	TS		BS	02.04.24		 St.Clair Architecture 136 Milson Rd, Crowsnest Point, NSW 2060 ph. 0436 069 896 peter@stclairarchitecture.com Peter St.Clair NSW AFS 7325	 NORTHROP Wollongong Level 1, 57 Kembla Street, Wollongong NSW 2500 Ph (02) 4226 3333 P.O. Box 863, Wollongong, NSW 2500 Email southcoast@northrop.com.au ABN 81 094 433 100	BOMADERRY BTR 53 & 57 BOLONG RD AND 4 BEINDA ST, BOMADERRY	INTERNAL CIVIL WORKS CIVIL DETAILS SHEET 1	SY232949		
B	ISSUED FOR DEVELOPMENT APPLICATION	WD		DH	18.04.24						DETAILS 1:20 @ A1 	DRAWING NUMBER C5.01	REVISION B
												DRAWING SHEET SIZE = A1	
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LEGEND

✕ -0.78 DENOTES DEPTH OF PROPOSED CUT (-VE) OR FILL (+VE)
BEL34.60 DENOTES BULK EARTHWORKS LEVEL

Surface Analysis: Elevation Ranges				
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	Volume (m³)
1		-2.000	-1.000	12.9
2		-1.000	0.000	882.2
3		0.000	1.000	882.5
4		1.000	2.000	235

BULK EARTHWORKS NOTES

- BULK EARTHWORKS LEVELS SHOWN ARE BASED ON THE FOLLOWING PAVEMENT THICKNESSES AND ALLOWANCES:
 - STRUCTURAL BUILDING SLAB & TRAFFICABLE CONCRETE PAVEMENT 180mm
- THE EXISTING GROUND SURFACE WAS LOWERED BY 150mm UNIFORMLY TO ACCOUNT FOR THE REMOVAL OF VEGETATION AND TOP SOIL AS WELL AS DEMOLITION OF EXISTING CONCRETE SLABS AND PAVEMENTS.
 - THIS VOLUME IS ESTIMATED (BASED ON THE TOTAL SITE AREA OF 5911m² TO BE APPROXIMATELY 887m³ (TOPSOIL - CUT)).
- BULKING FACTORS OF 10 WAS USED FOR BOTH CUT AND FILL MATERIAL.
- THE APPROXIMATE SITE EARTHWORKS VOLUMES BASED ON THE NOTED PAVEMENT THICKNESSES ARE OUTLINED BELOW:
 - CUT: 895m³
 - FILL: 906m³
 - NET: 11m³ (FILL)
- THE ABOVE VOLUMES ARE TO BE ASSESS NOTING THE FOLLOWING:
 - NO ALLOWANCE HAS BEEN MADE FOR DETAILED EXCAVATIONS SUCH AS FOOTINGS, SET DOWNS, SERVICES TRENCHING, BELOW GROUND TANKS, BATTERS, SEDIMENT BASIN ETC.
 - NO ALLOWANCE HAS BEEN MADE FOR TEMPORARY CONSTRUCTION PLATFORMS OR RETAINING WALL BACK FILL
 - NO ALLOWANCE HAS BEEN MADE FOR THE REMOVAL OF CONTAMINATED OR UNSUITABLE MATERIAL.
- THIS PLAN HAS BEEN PREPARED FOR INFORMATION PURPOSES ONLY AND IS INDICATIVE IN NATURE. THE EARTHWORKS CONTRACTOR IS TO VERIFY ALL LEVELS AND QUANTITIES AND PERFORM THEIR OWN BULK EARTHWORKS ASSESSMENT.

VERIFIER: DANIEL HOLLAND
JOB MANAGER: BLAYNE SAWYER
DESIGNED: TIMOTHY SMALL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	WD		BS	18.04.24

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PLANS 1:200 @ A1

0

2

4

6

8

10m

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PROJECT

BOMADERRY BTR
53 & 57 BOLONG RD AND
4 BEINDA ST, BOMADERRY

DRAWING TITLE

BULK EARTHWORKS
PLAN

JOB NUMBER

SY232949

DRAWING NUMBER

C6.01

REVISION

A

DRAWING SHEET SIZE = A1

NOTE THAT ORIGINAL DRAWING IS IN COLOUR

NOT FOR CONSTRUCTION





LOT 8
DP 624023

LOT 9
DP 624023

LOT 3
D P

LOT 2

LOT 1
2 2 5 5 4 1

LOT 11
DP 550789

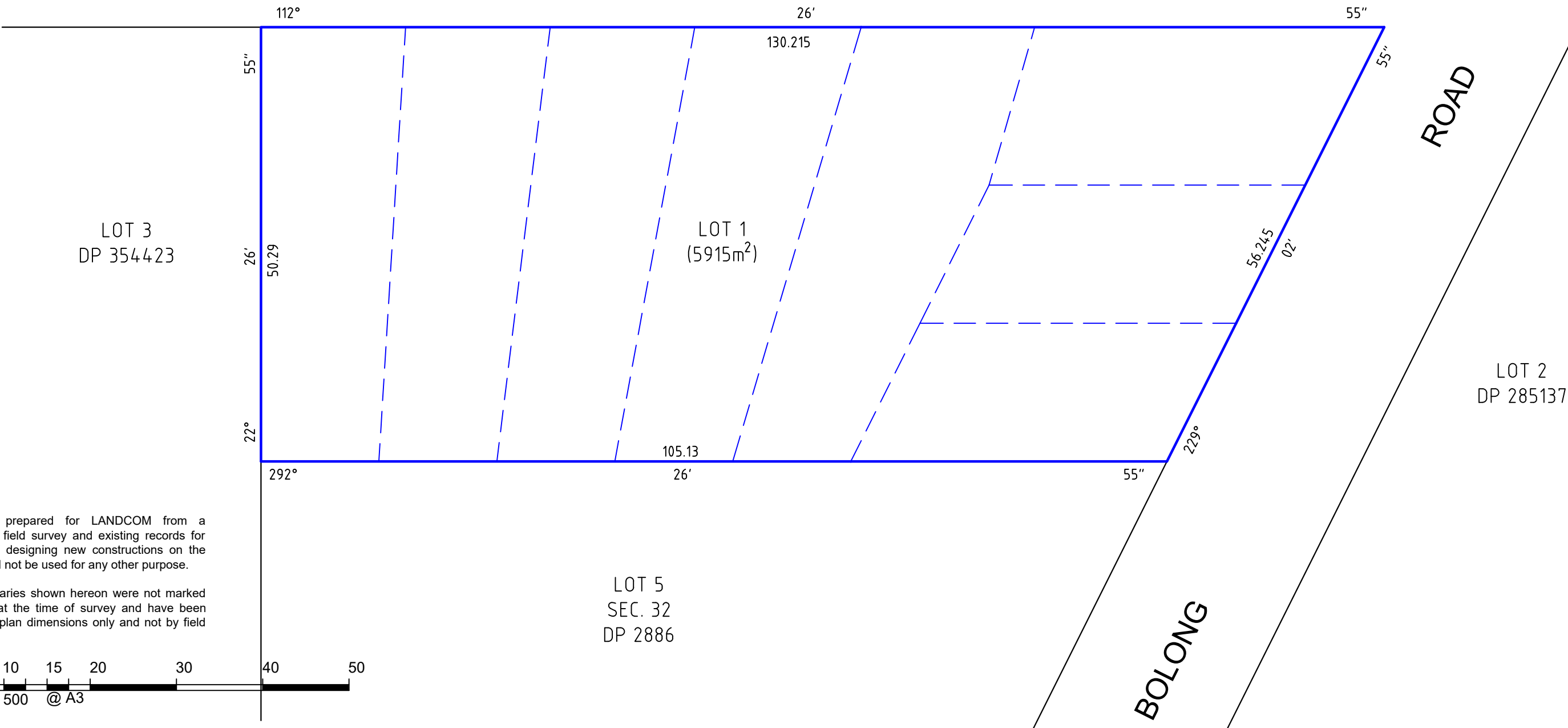
LOT 13
DP 549792

LOT 1
DP 127478

LOT 1
DP 301669

BEINDA

STREET



NOTE:
This plan is prepared for LANDCOM from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement.



01	16.02.2024	ORIGINAL ISSUE	-	C.G.
REVISION	DATE	DESCRIPTION	CCAD REF	APPROVED

23-25 Frederick Street
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Rockdale NSW 2216
t: (02) 9597 9700
w: www.stantec.com

PLAN SHOWING PROPOSED
CONSOLIDATION OF
LOTS 1 TO 7 IN DP 25566 &
LOT 1 IN DP 329959

CLIENT: LANDCOM

SURVEYED C.G.	DRAWN D.L.	CHECKED C.G.	PASSED C.G.
SCALE 1:500		SHEET 1	OF 1
DRAWING NUMBER		REV	A3
3040-01019-100-001		01	



