

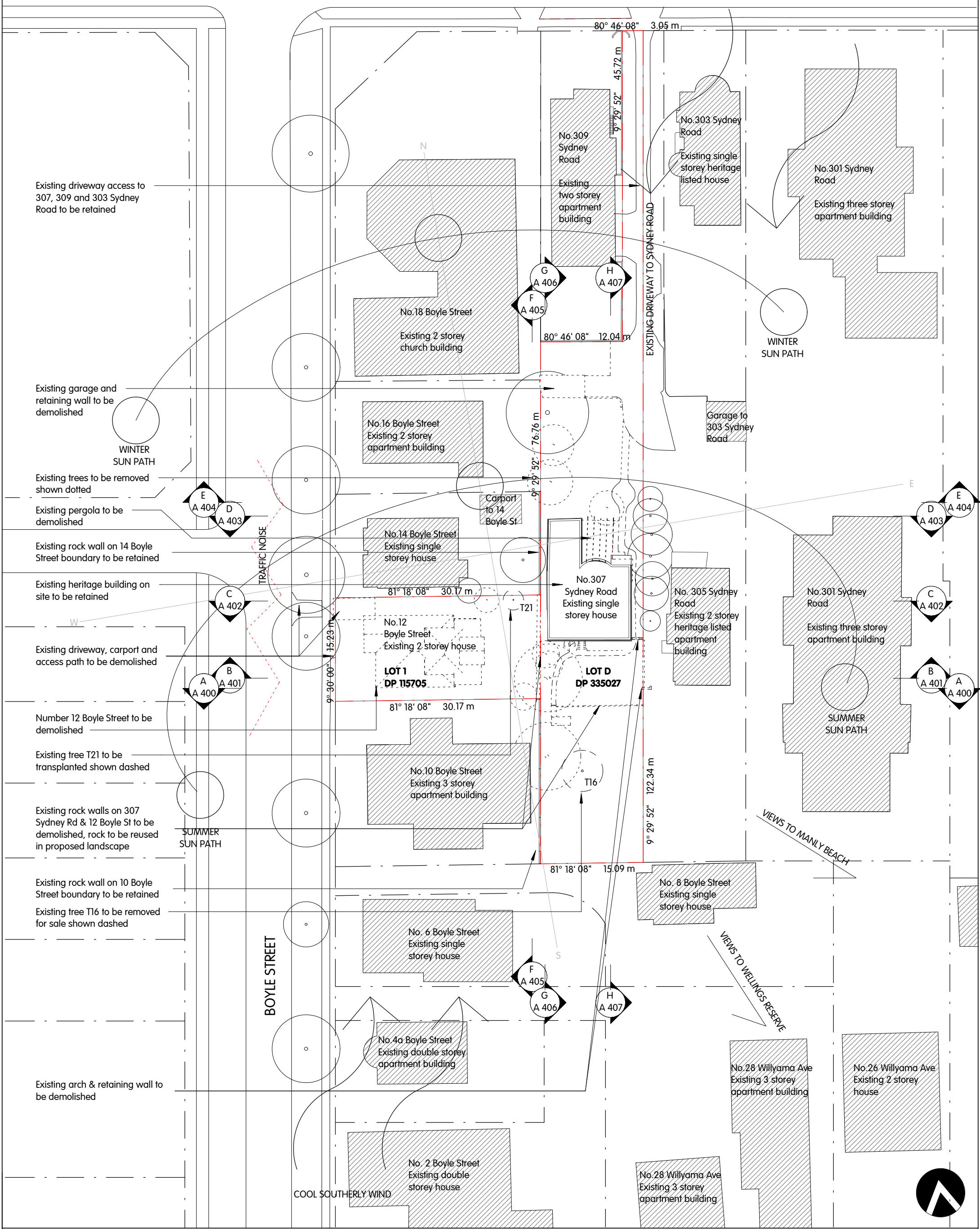


DA APPLICATION 307 SYDNEY ROAD & 12 BOYLE STREET BALGOWLAH

DWG NO.	DRAWING TITLE	SCALE
A000	COVER	NTS
A100	SITE ANALYSIS PLAN	1:500
A200	PLAN LOWER GROUND 2	1:200
A201	PLAN LOWER GROUND 1	1:200
A202	PLAN GROUND FLOOR	1:200
A203	PLAN LEVEL 1	1:200
A204	PLAN SITE/ ROOF	1:200
A300	NORTH ELEVATION	1:200
A301	EAST ELEVATION	1:200
A302	SOUTH ELEVATION	1:200
A303	WEST ELEVATION	1:200
A400	SECTION AA	1:200
A401	SECTION BB	1:200
A402	SECTION CC	1:200
A403	SECTION DD	1:200
A404	SECTION EE	1:200
A405	SECTION FF	1:200
A406	SECTION GG	1:200
A407	SECTION HH	1:200
A500	SHADOW ANALYSIS EXISTING	1:500
A501	SHADOW ANALYSIS PROPOSED	1:500
A502	SHADOW ANALYSIS - 10 BOYLE ST	NTS
A600	MATERIALS AND FINISHES	NTS
A700	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL G W3	NTS
A701	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL 1 W3	NTS
A702	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL 2 W3	NTS
A703	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL G W1 & W2	NTS
A704	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL 1 W1 & W2	NTS
A705	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL 2 W1 & W2	NTS
A706	VIEW ANALYSIS PERSPECTIVE RENDERS 1 & 2	NTS
A707	VIEW ANALYSIS PERSPECTIVE RENDERS 3 & 4	NTS
A708	VIEW ANALYSIS PERSPECTIVE RENDERS 5	NTS
A800	WASTE MANAGEMENT PLAN	1:500

SYDNEY ROAD

WARM NORTH
EASTERLY BREEZE



Existing driveway access to 307, 309 and 303 Sydney Road to be retained

Existing garage and retaining wall to be demolished

Existing trees to be removed shown dotted

Existing pergola to be demolished

Existing rock wall on 14 Boyle Street boundary to be retained

Existing heritage building on site to be retained

Existing driveway, carport and access path to be demolished

Number 12 Boyle Street to be demolished

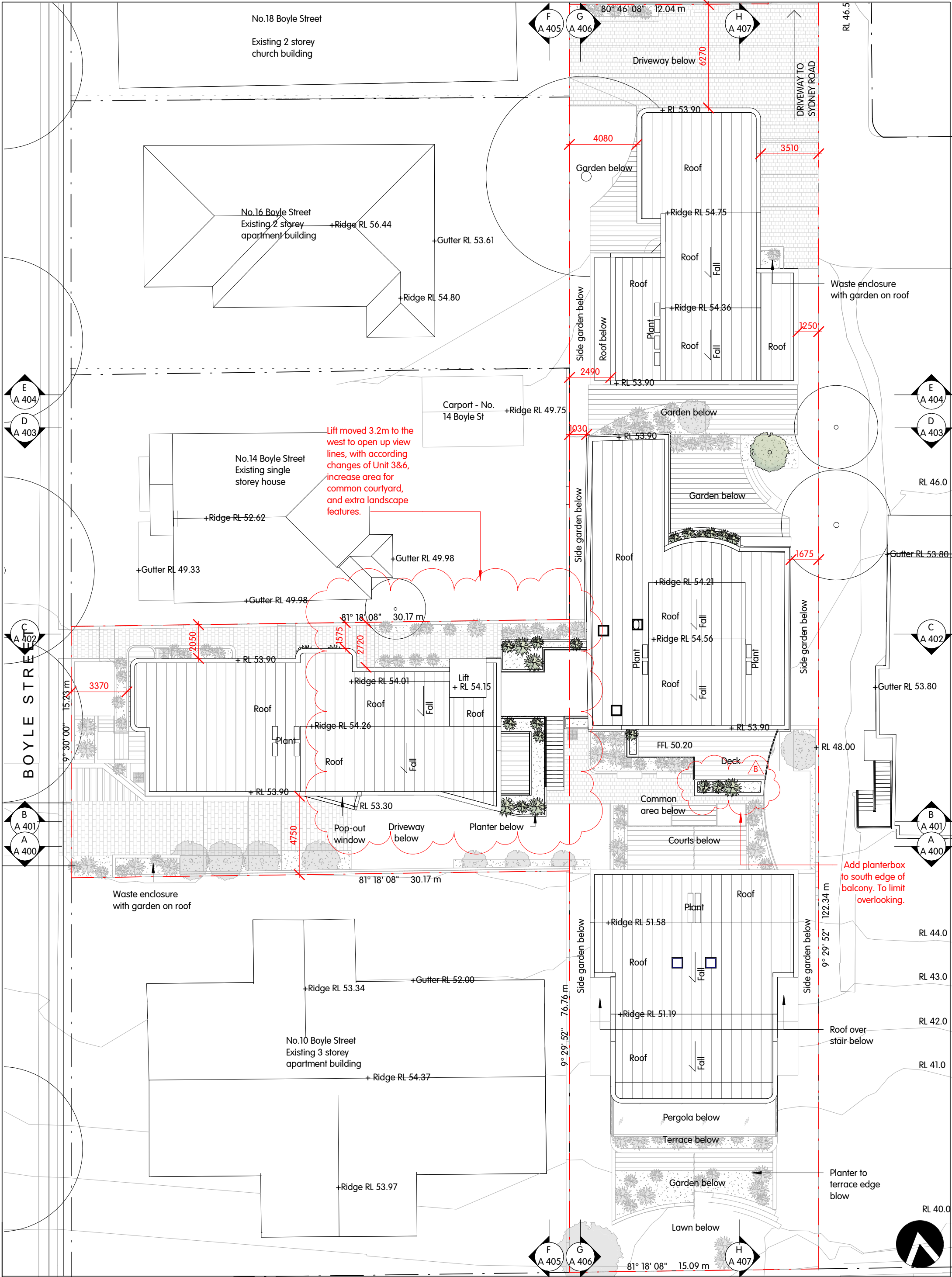
Existing tree T21 to be transplanted shown dashed

Existing rock walls on 307 Sydney Rd & 12 Boyle St to be demolished, rock to be reused in proposed landscape

Existing rock wall on 10 Boyle Street boundary to be retained

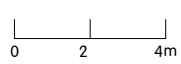
Existing tree T16 to be removed for sale shown dashed

Existing arch & retaining wall to be demolished



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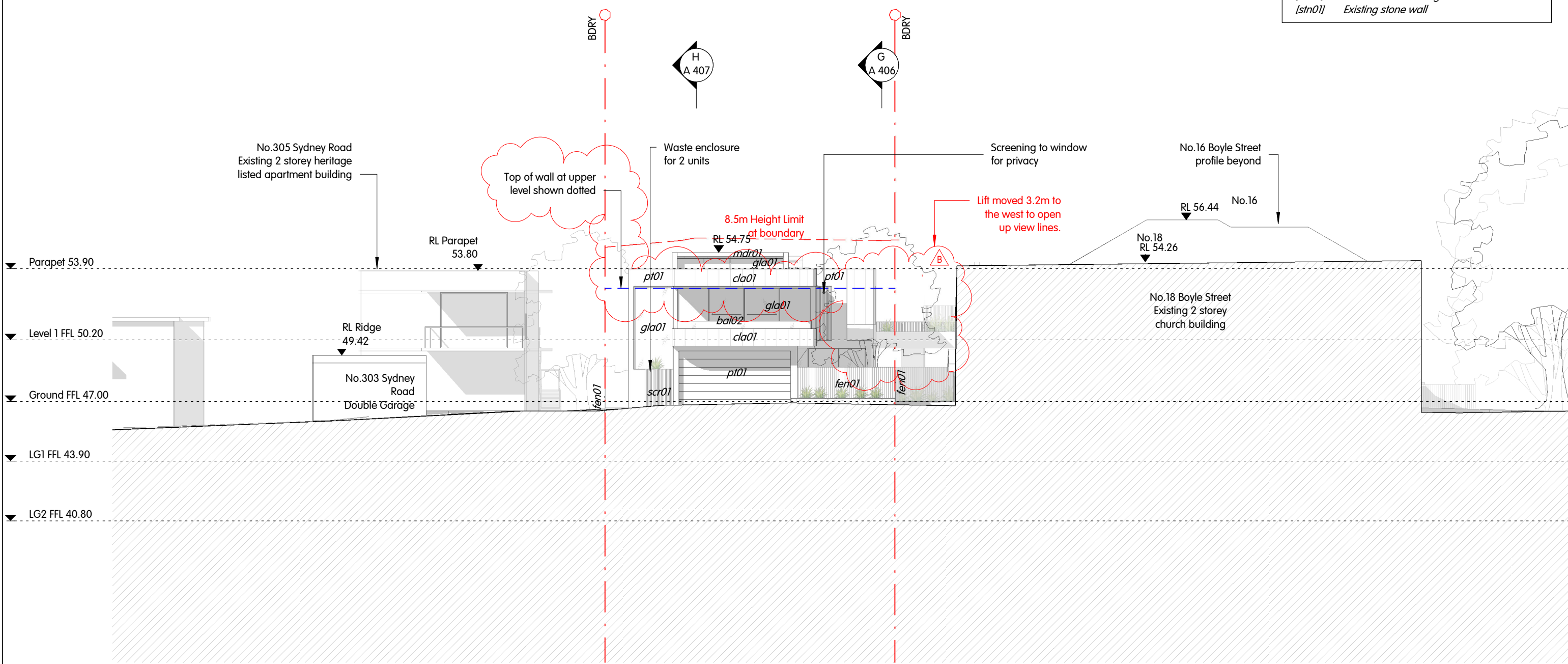
B 16/08/2019 REVISED DA ISSUE
 A 24/01/2019 ISSUE FOR DA
 REV. DATE DESCRIPTION
 NOTES
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 PROJECT ADDRESS 307 Sydney Road and 12 Boyle Street, Balgowlah
 SCALE@A3 DATE 07/08/19
 DRAWN BY ED/AH CHECKED BY VA
 REF NO. SPG SRD DRAW NO. A 205 REV. B

TITLE Plan - Roof/Site

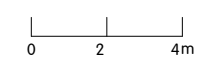
FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cla01]</i>	FC cladding, paint finish
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



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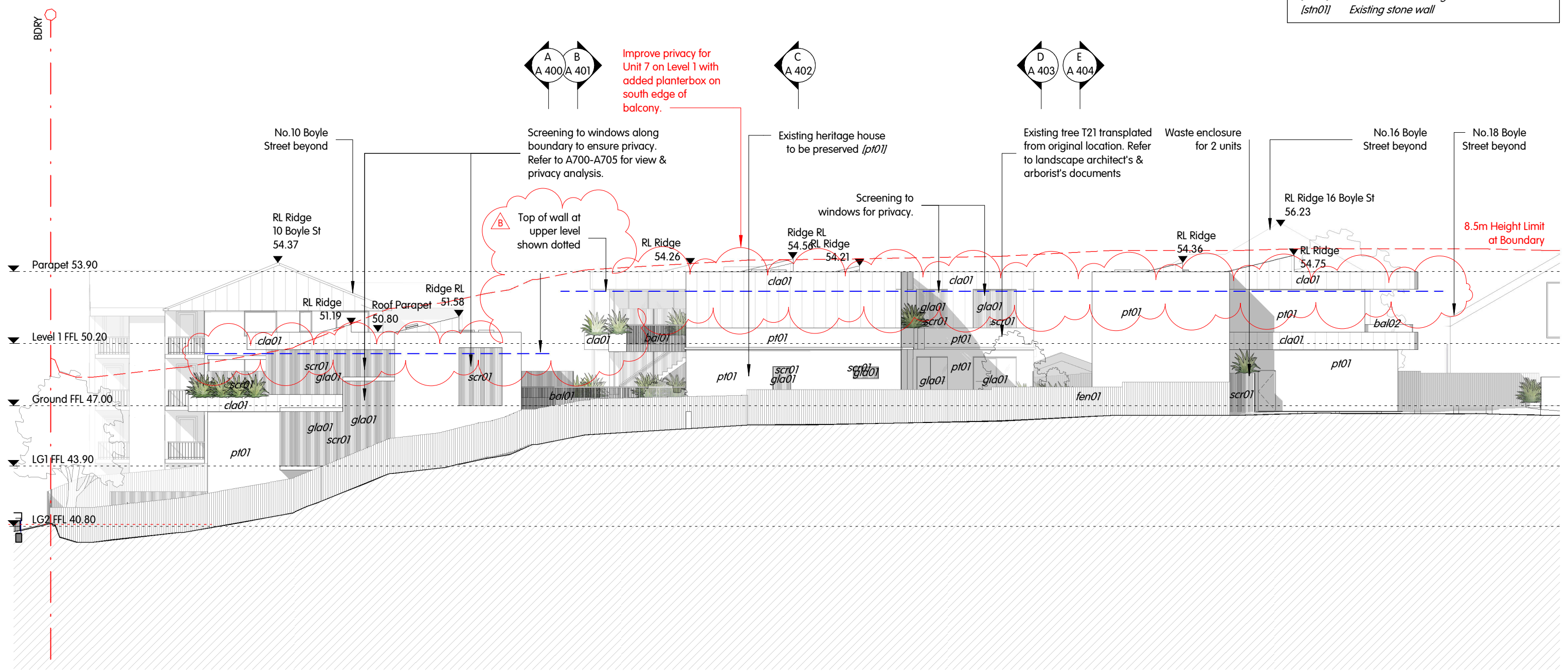


CLIENT
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TITLE
 Elevation North

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1 : 200	07/08/19	ED/AH	AR	SPG SRD	A 300	B

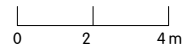
FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cla01]</i>	FC cladding, paint finish
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



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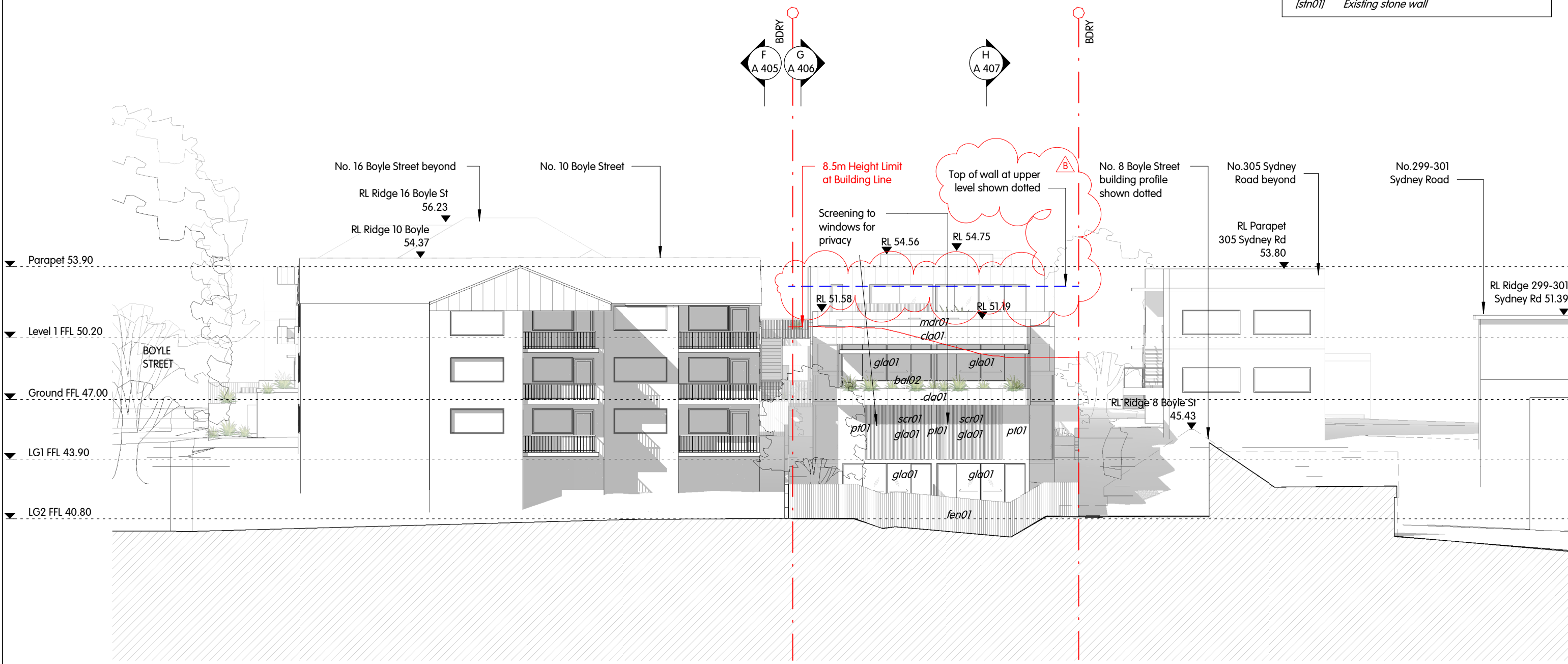


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SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1 : 200	07/08/19	ED/AH	AR	SPG SRD	A 301	B

Elevation East

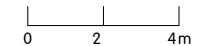
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<i>[bal02]</i>	Curved Glass Balustrade
<i>[cla01]</i>	FC cladding, paint finish
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



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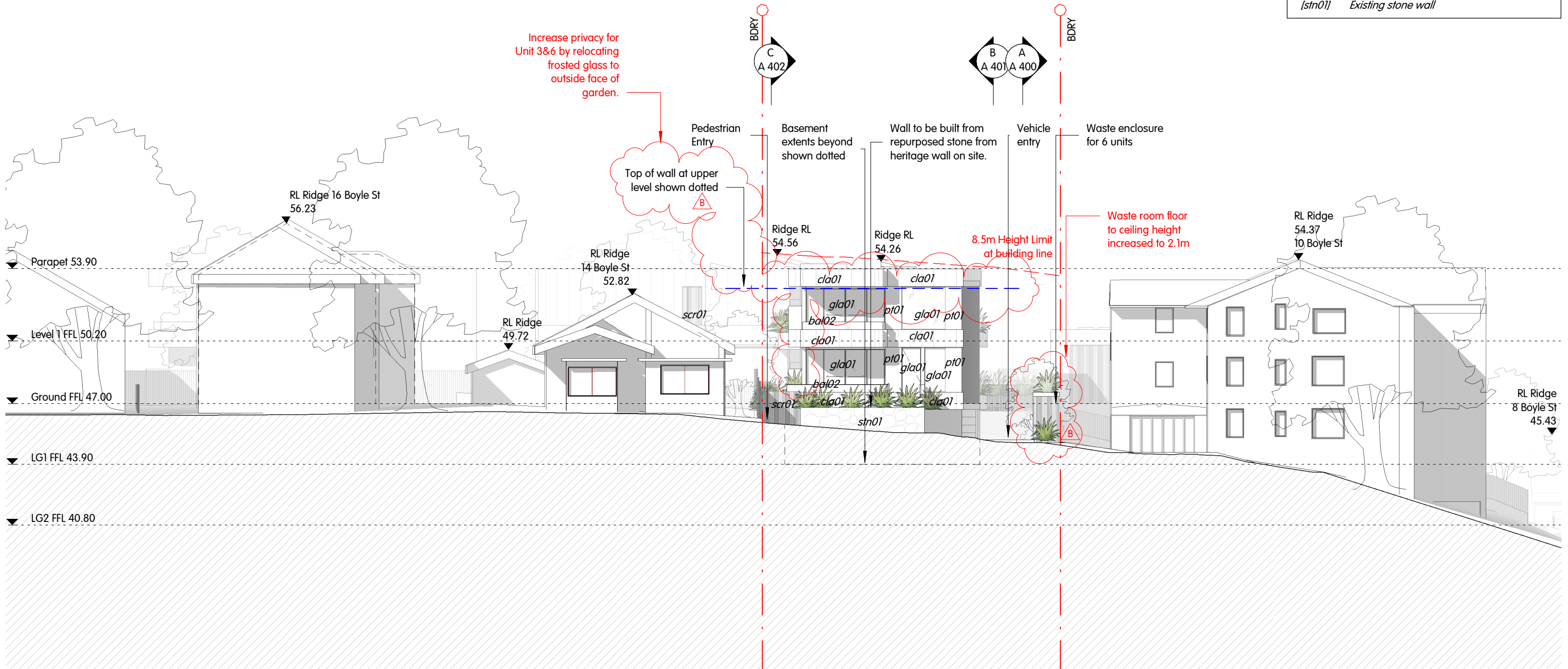


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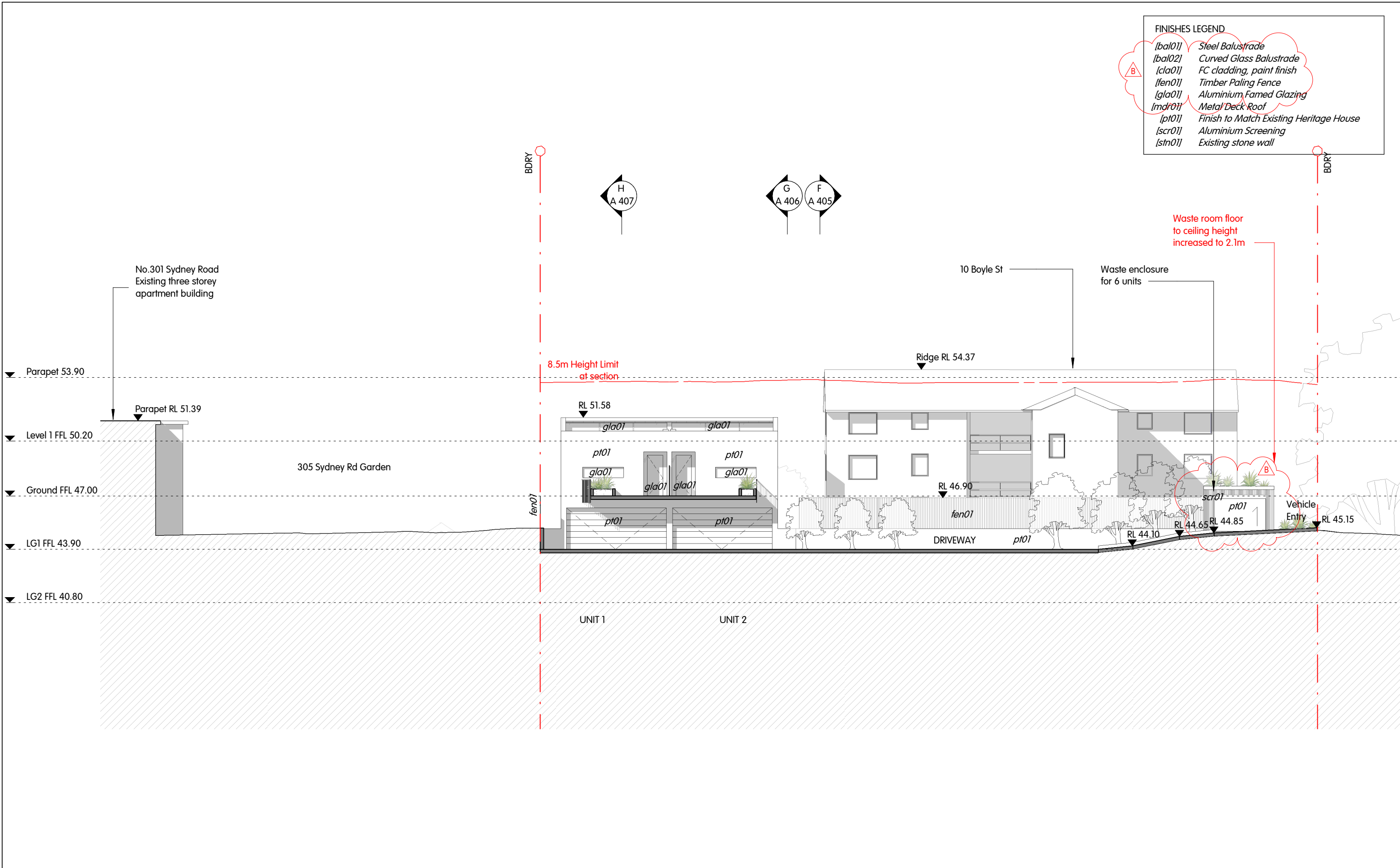
Elevation South

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
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FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cla01]</i>	FC cladding, paint finish
<i>[fen01]</i>	Timber Paling Fence
<i>[glg01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



FINISHES LEGEND	
[ba01]	Steel Balustrade
[ba02]	Curved Glass Balustrade
[cla01]	FC cladding, paint finish
[fen01]	Timber Paling Fence
[gla01]	Aluminium Famed Glazing
[mdr01]	Metal Deck Roof
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[stm01]	Existing stone wall



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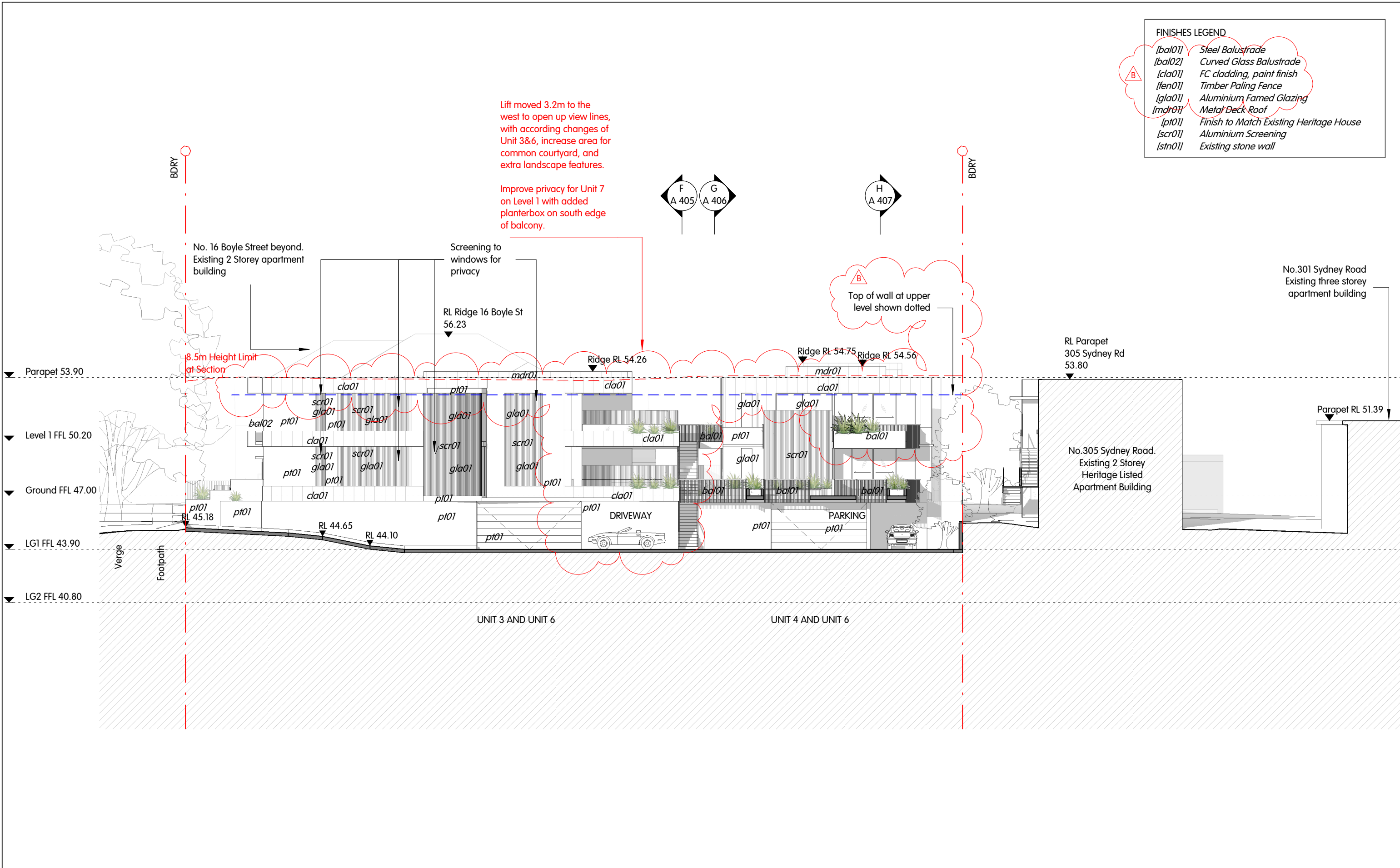


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TITLE
Section AA

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1 : 200	07/08/19	ED/AH	AR	SPG SRD	A 400	B

FINISHES LEGEND	
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[bal02]	Curved Glass Balustrade
[cla01]	FC cladding, paint finish
[fen01]	Timber Paling Fence
[gla01]	Aluminium Famed Glazing
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[pt01]	Finish to Match Existing Heritage House
[scr01]	Aluminium Screening
[stn01]	Existing stone wall



Lift moved 3.2m to the west to open up view lines, with according changes of Unit 3&6, increase area for common courtyard, and extra landscape features.

Improve privacy for Unit 7 on Level 1 with added planterbox on south edge of balcony.

No. 16 Boyle Street beyond. Existing 2 Storey apartment building

Screening to windows for privacy

Top of wall at upper level shown dotted

No.301 Sydney Road Existing three storey apartment building

8.5m Height Limit at Section

UNIT 3 AND UNIT 6

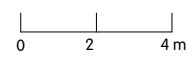
UNIT 4 AND UNIT 6



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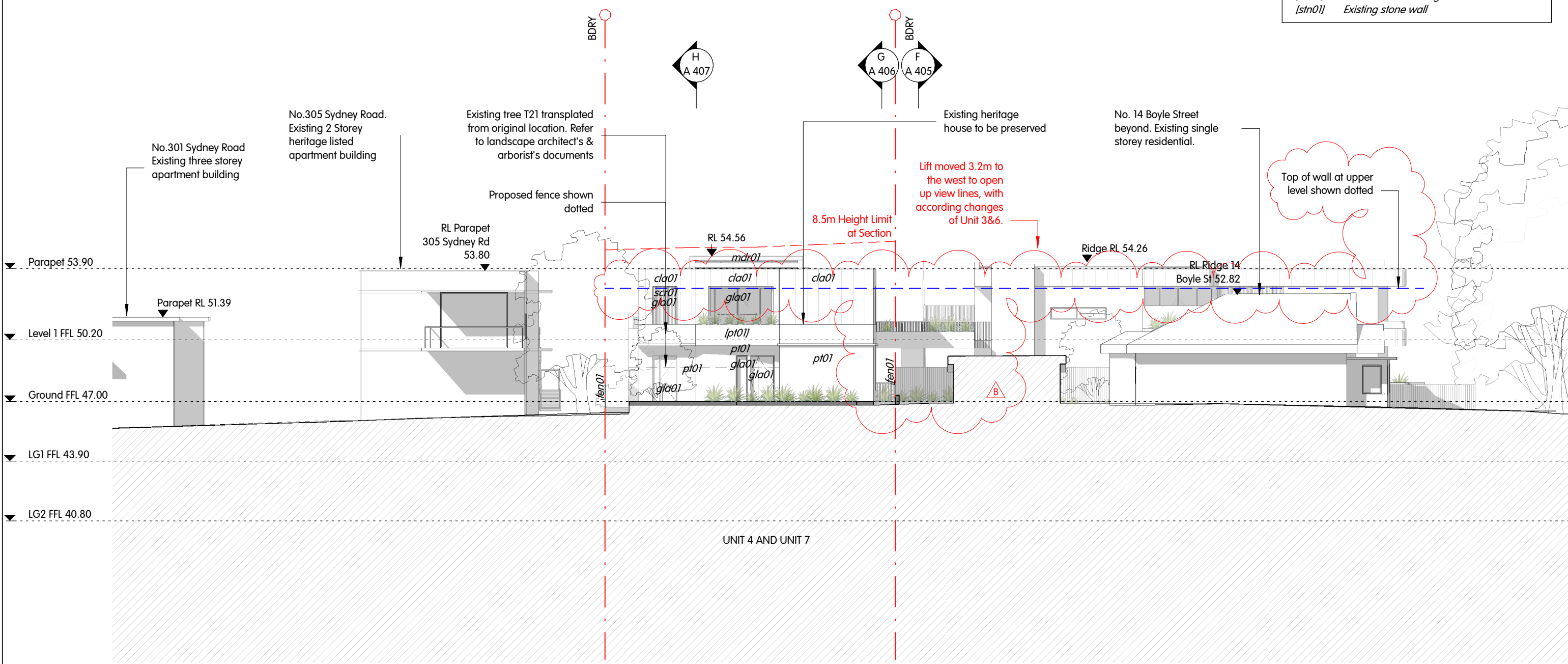


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TITLE
 Section BB

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
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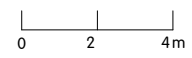
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[pt01]	Finish to Match Existing Heritage House
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[stn01]	Existing stone wall



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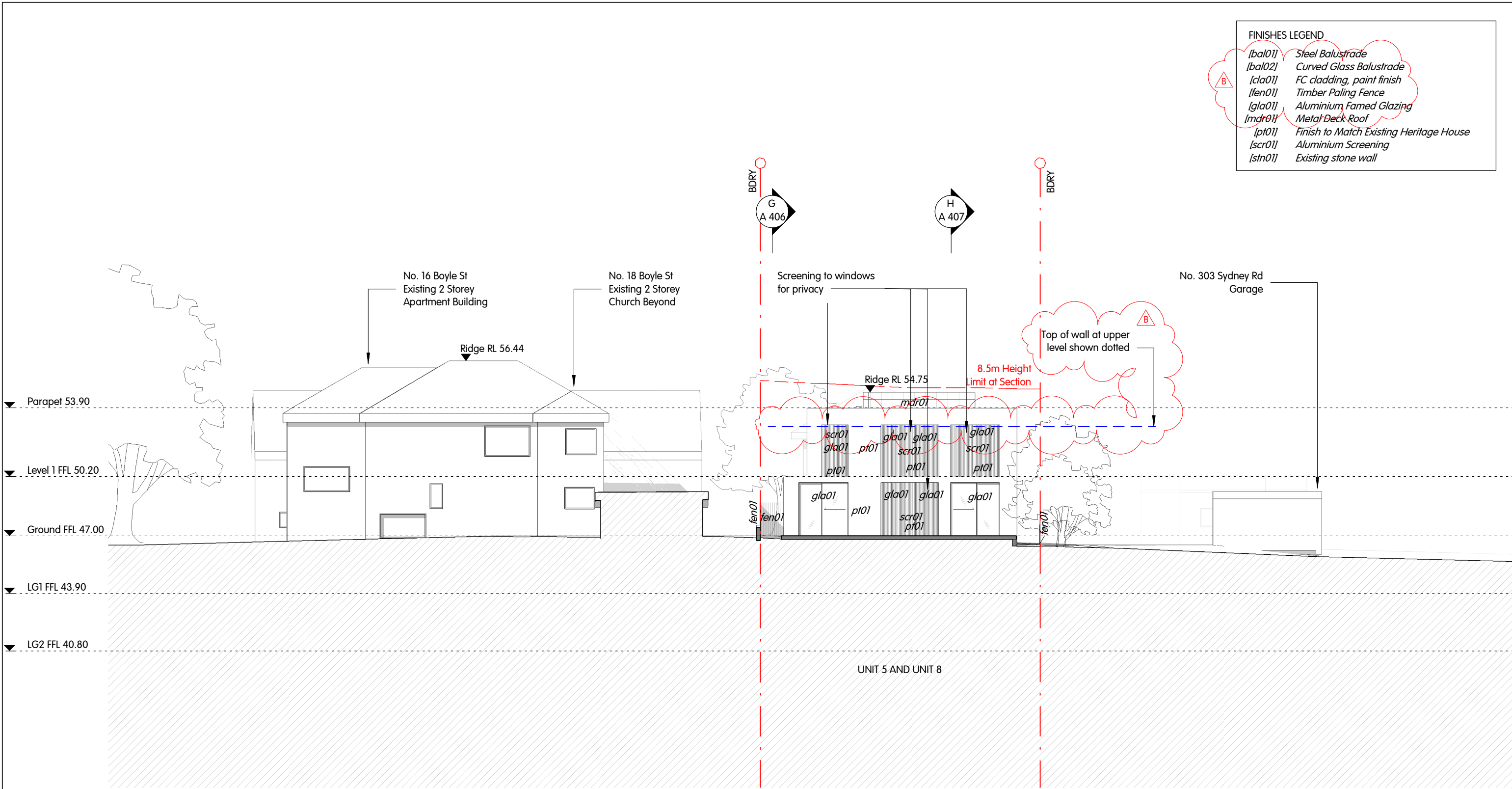


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 307 Sydney Road and 12 Boyle Street, Balgowlah

TITLE
Section DD (Heritage Building)

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1 : 200	07/08/19	ED/AH	AR	SPG SRD	A 403	B

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<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



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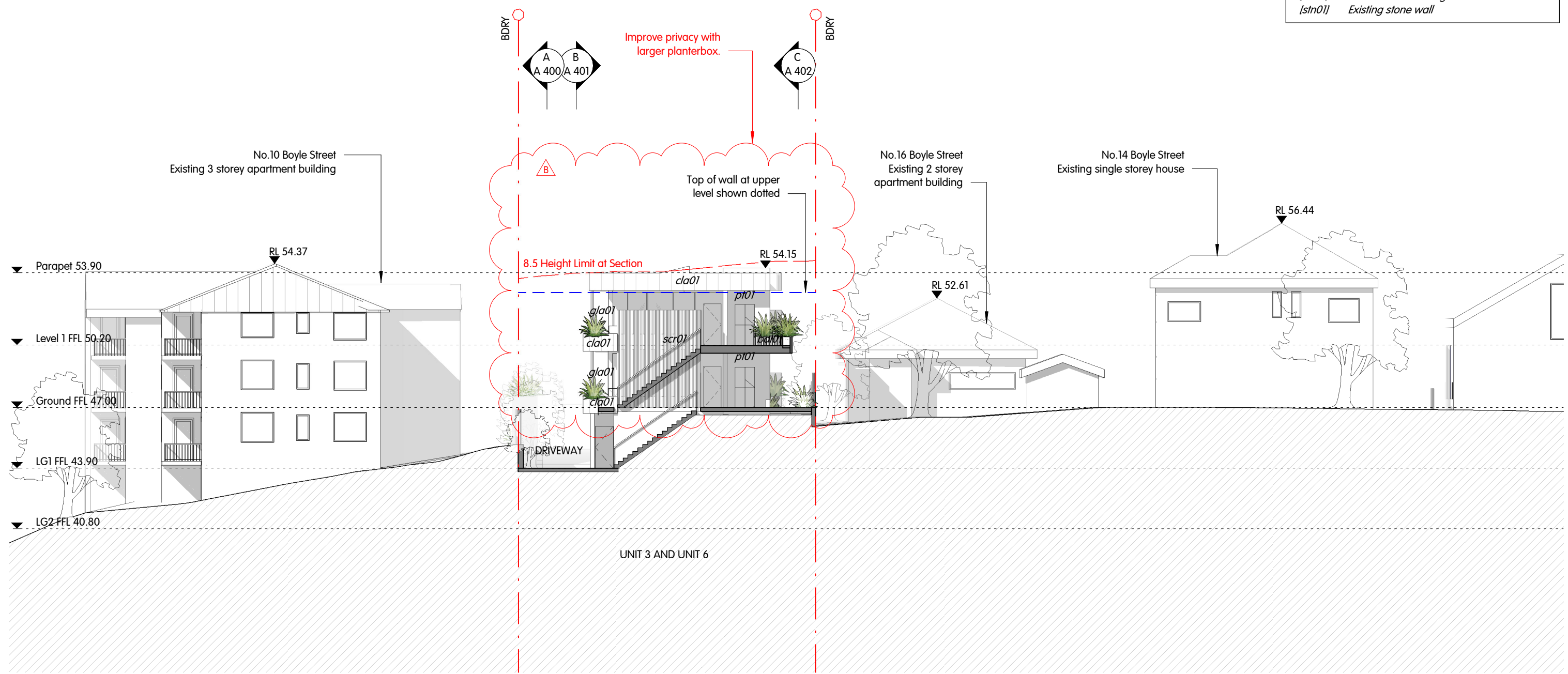


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TITLE
 Section EE

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<i>[bal02]</i>	Curved Glass Balustrade
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<i>[stn01]</i>	Existing stone wall



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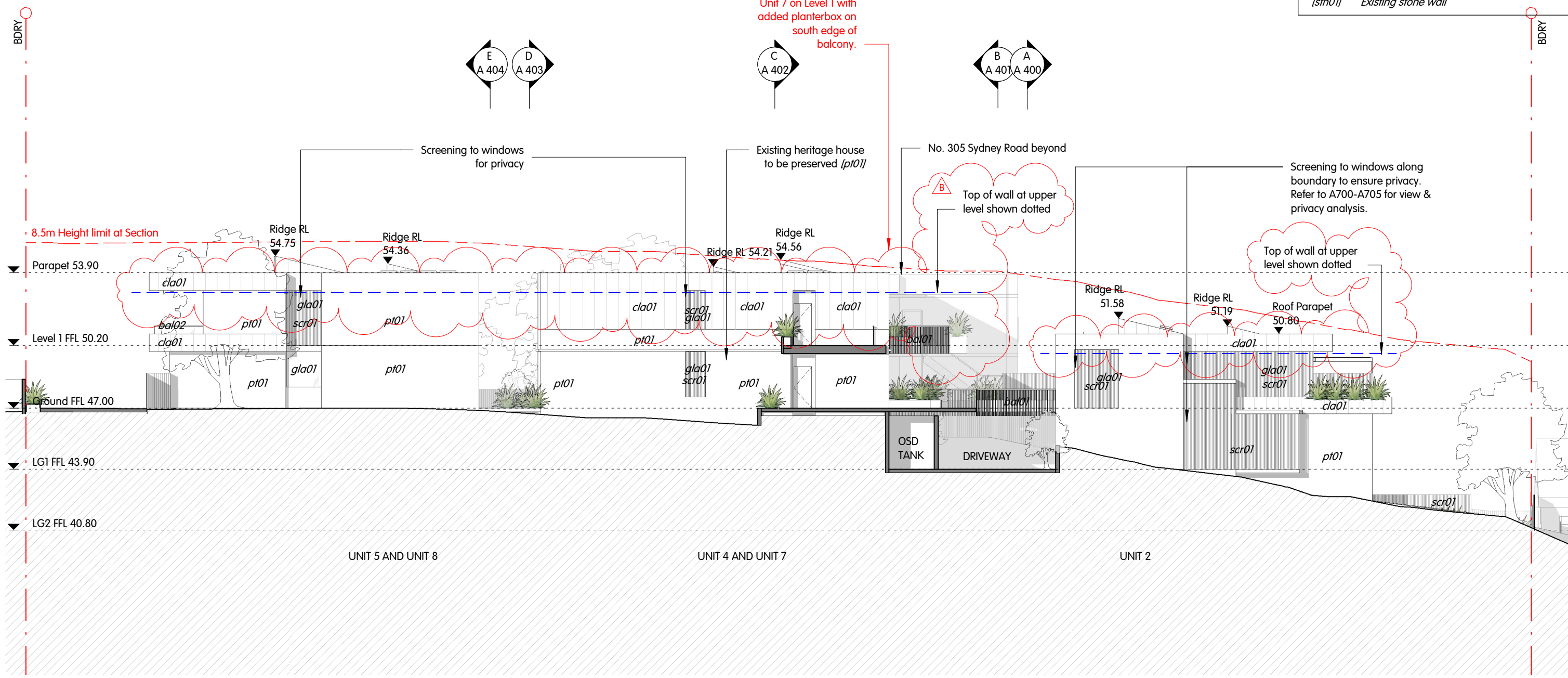


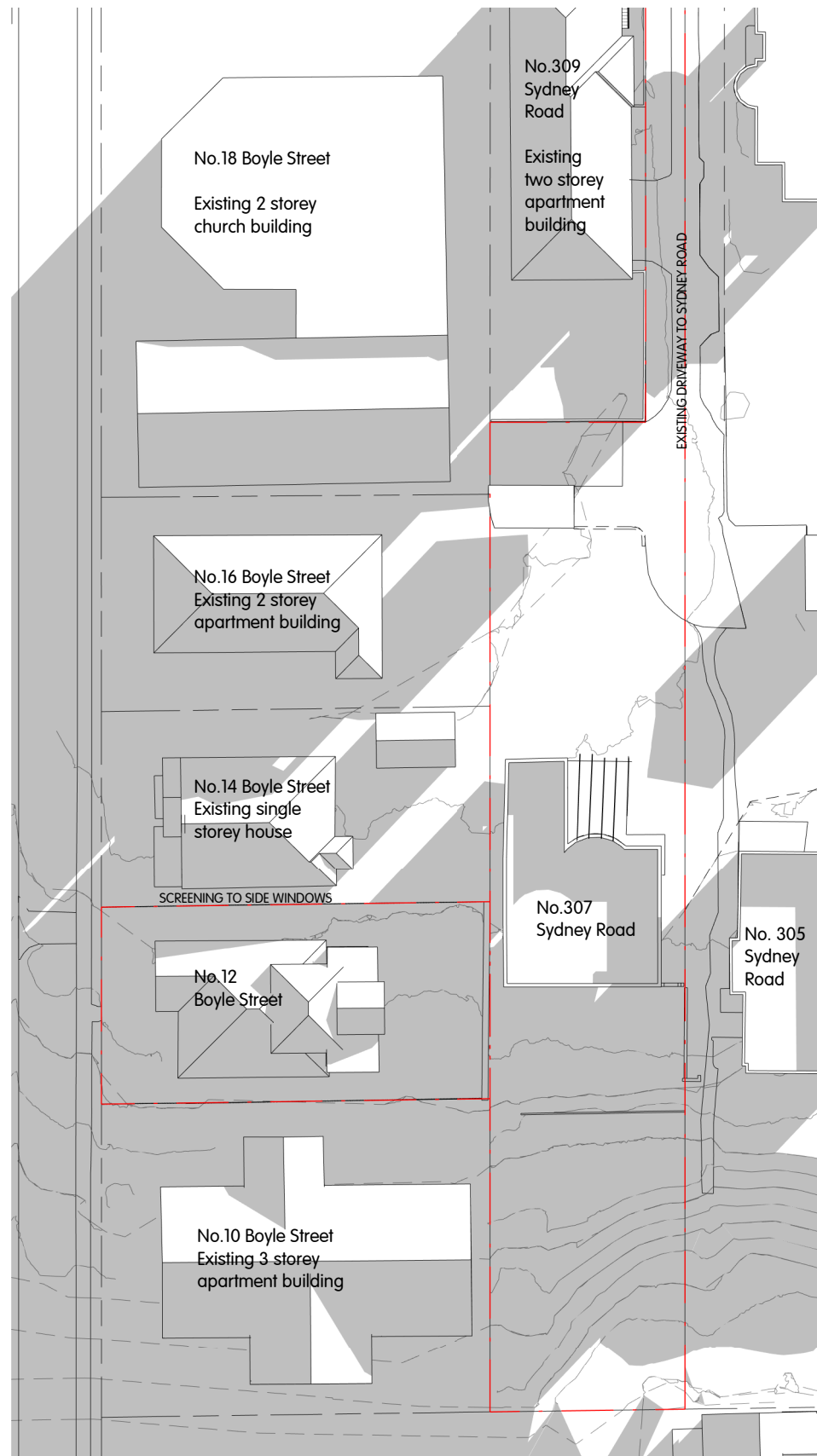
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Sun Property Group
PROJECT ADDRESS
307 Sydney Road and 12 Boyle Street, Balgowlah

TITLE
Section FF

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
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[fen01]	Timber Paling Fence
[gla01]	Aluminium Famed Glazing
[mdr01]	Metal Deck Roof
[pt01]	Finish to Match Existing Heritage House
[scr01]	Aluminium Screening
[str01]	Existing stone wall

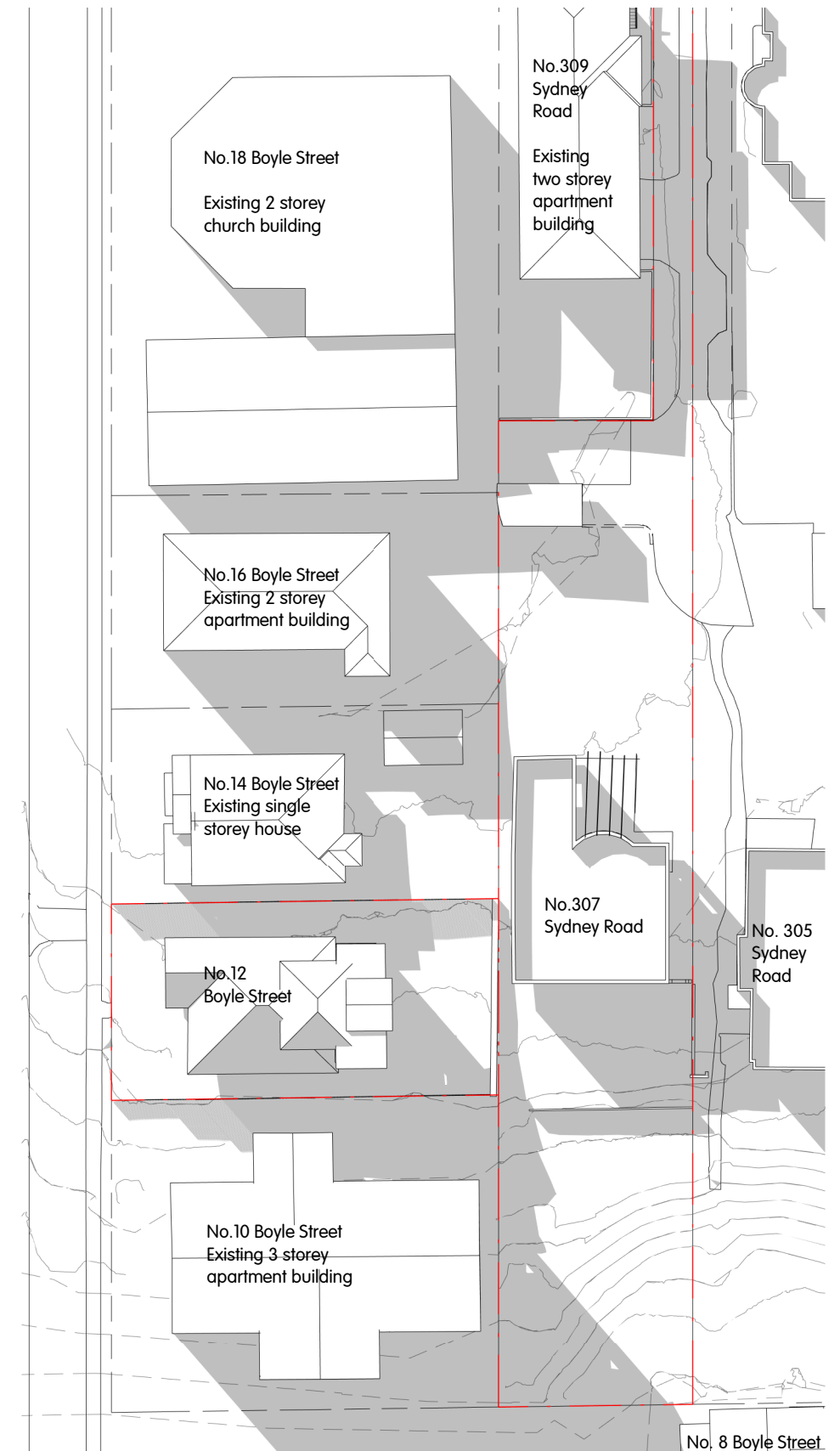




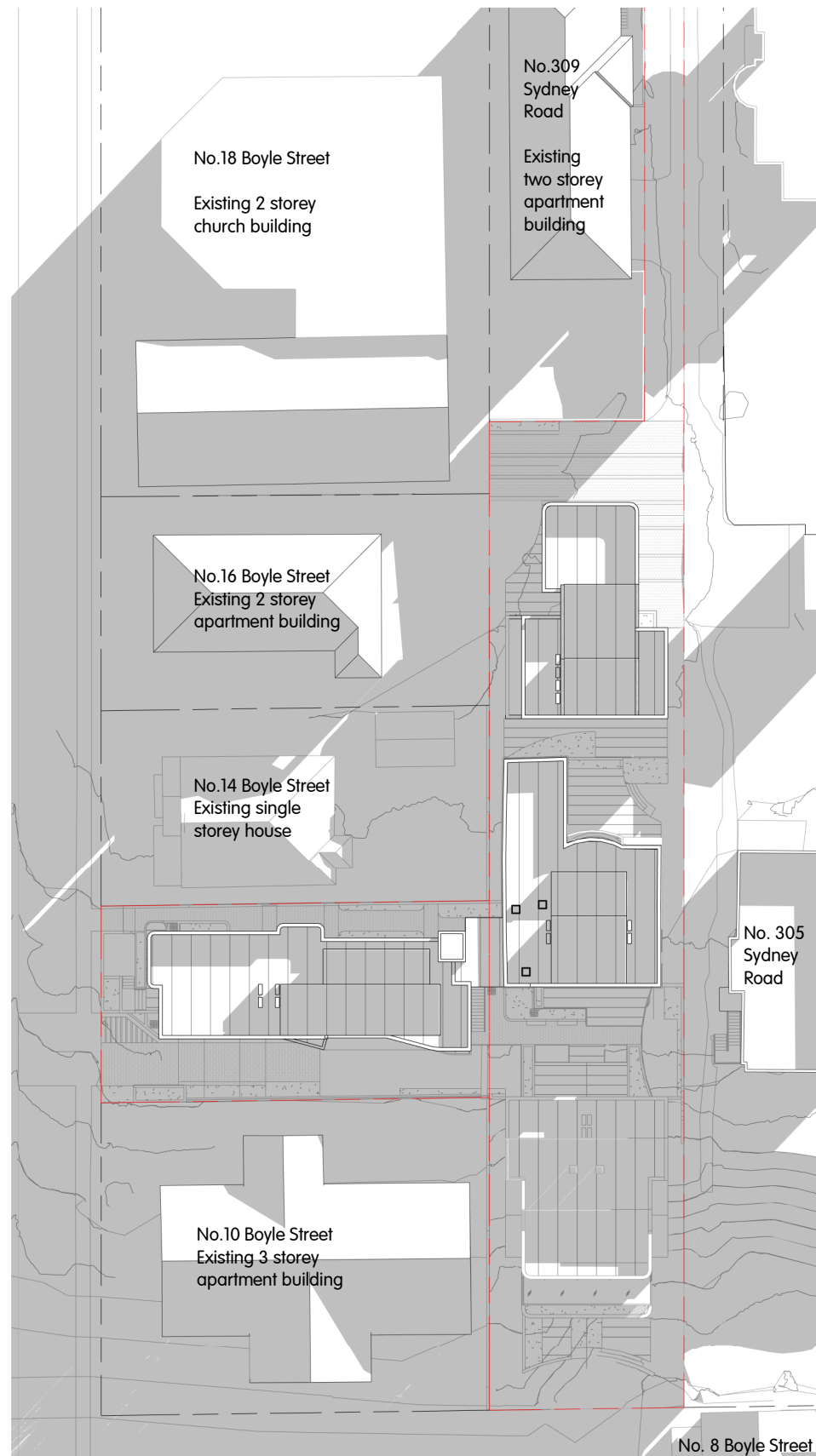
Shadows Existing 9am
All shadows depict 21 June



Shadows Existing 12pm



Shadows Existing 3pm

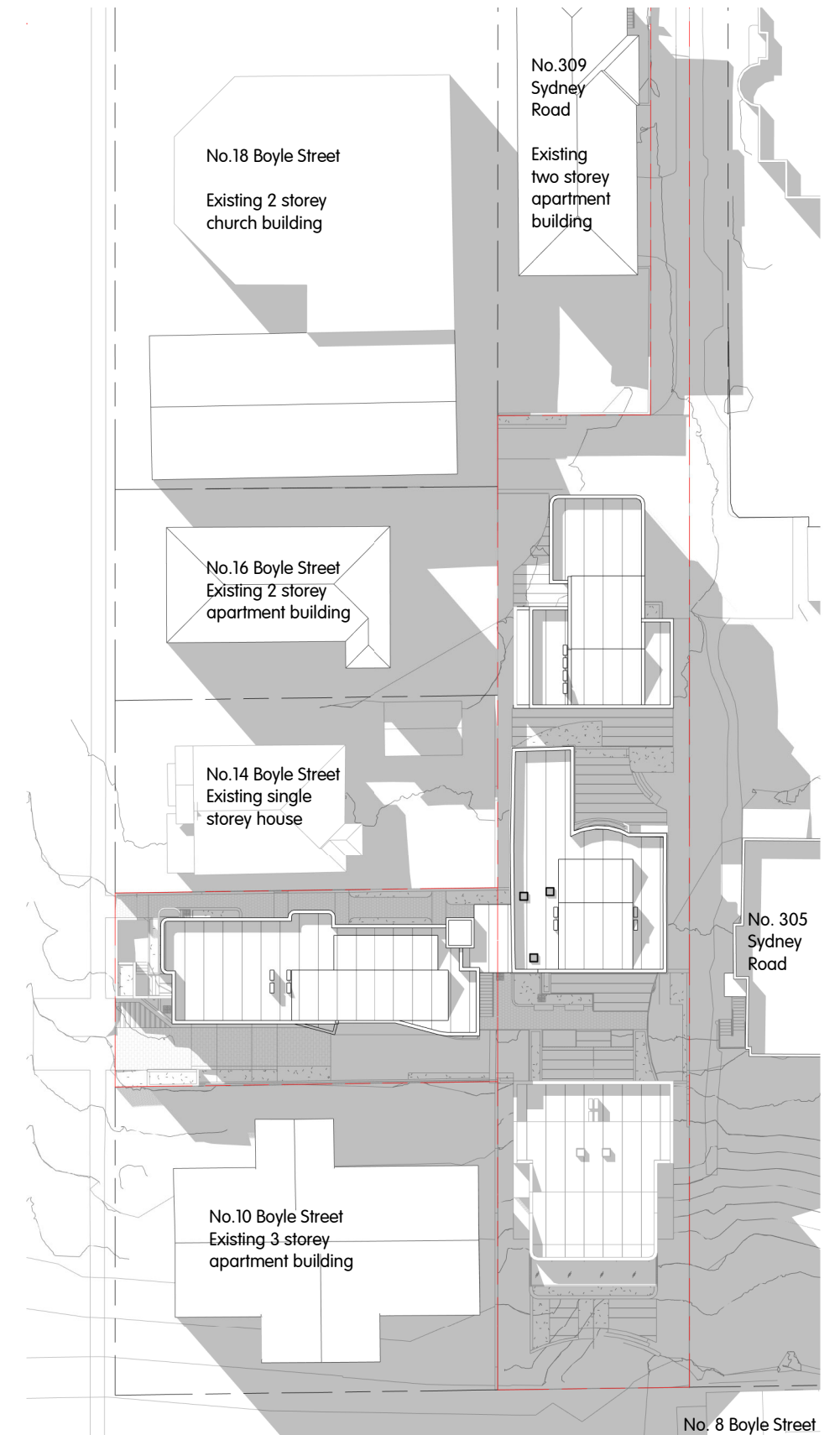


Shadows Proposed 9am

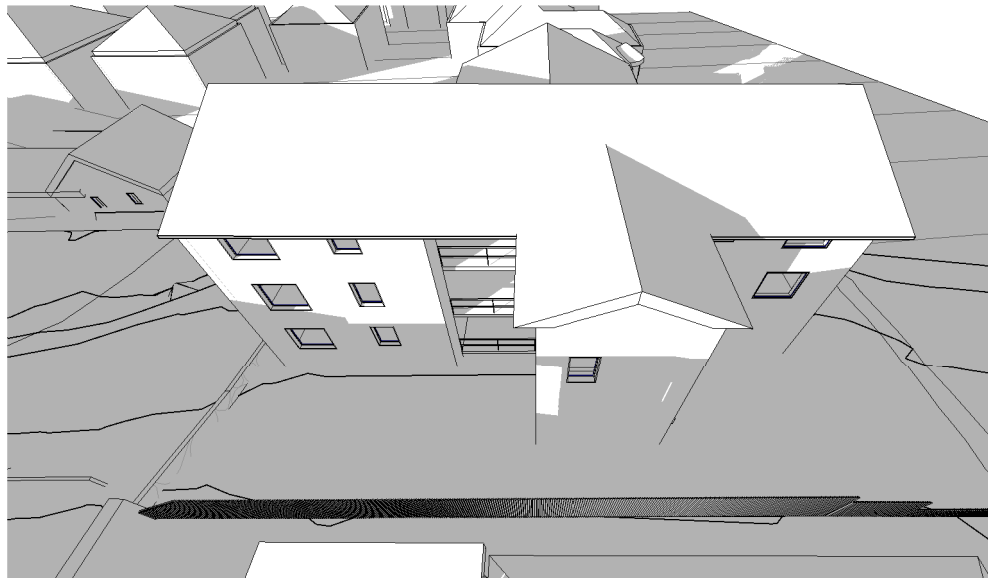
All shadows depict 21 June



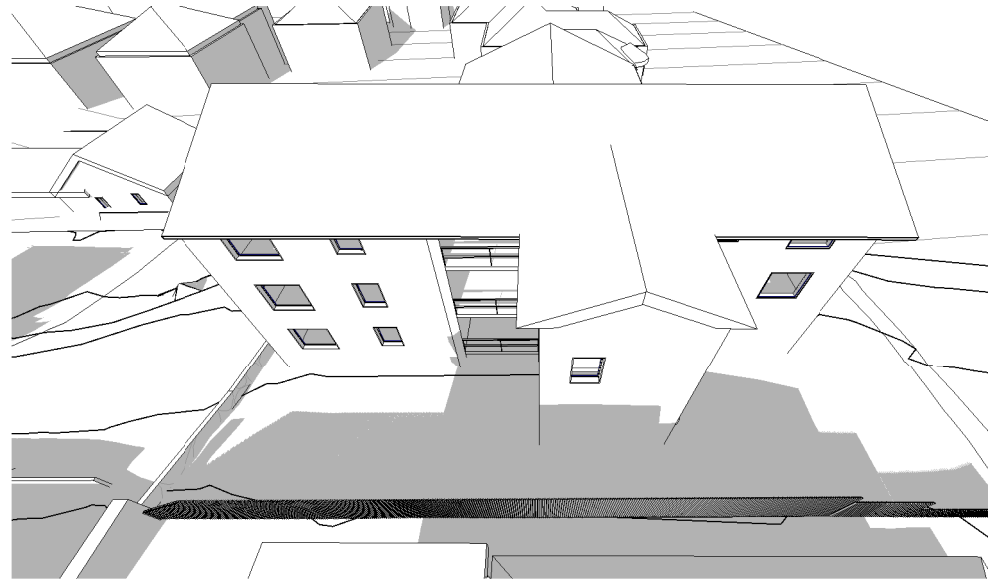
Shadows Proposed 12pm



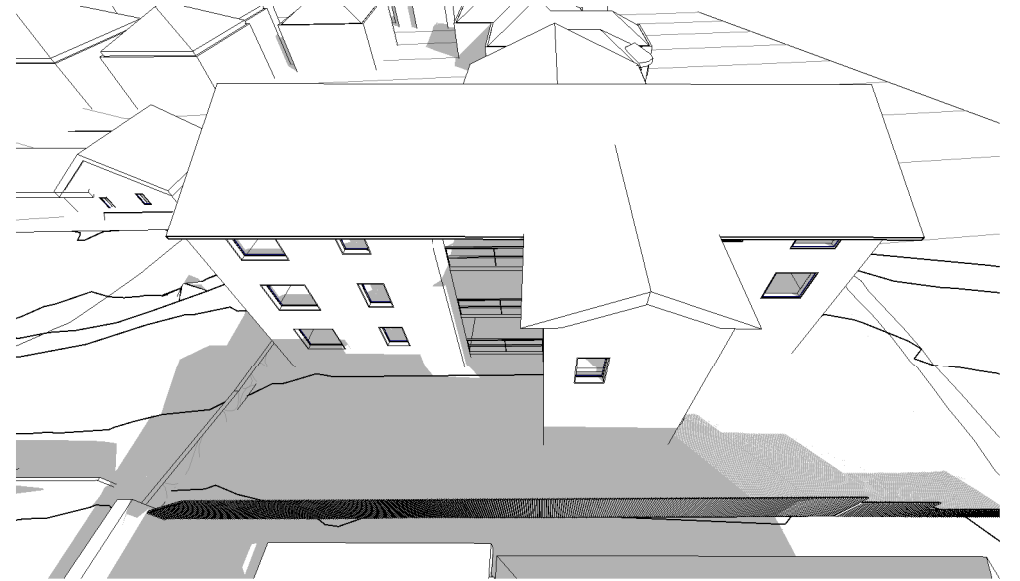
Shadows Proposed 3pm



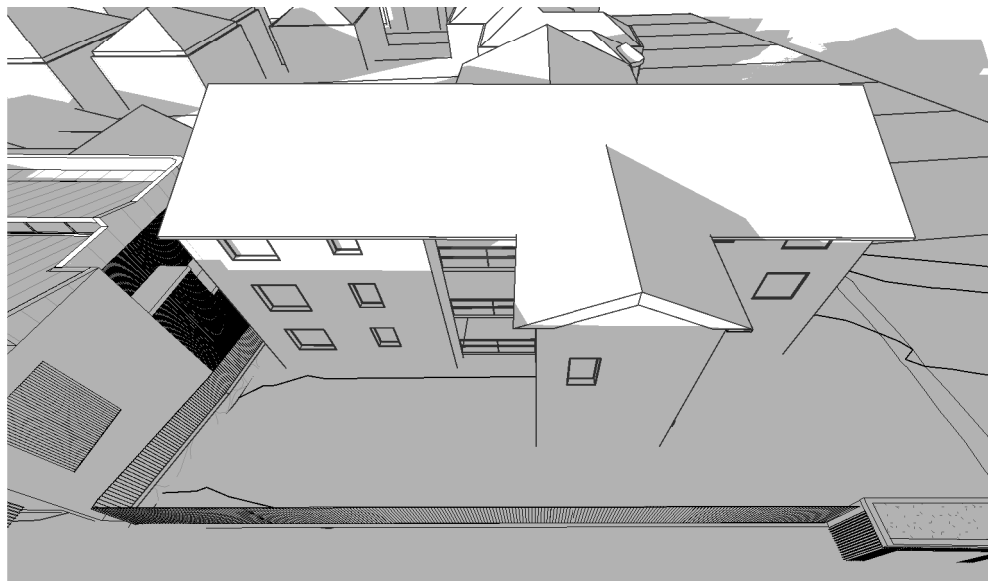
Shadows Existing 9am



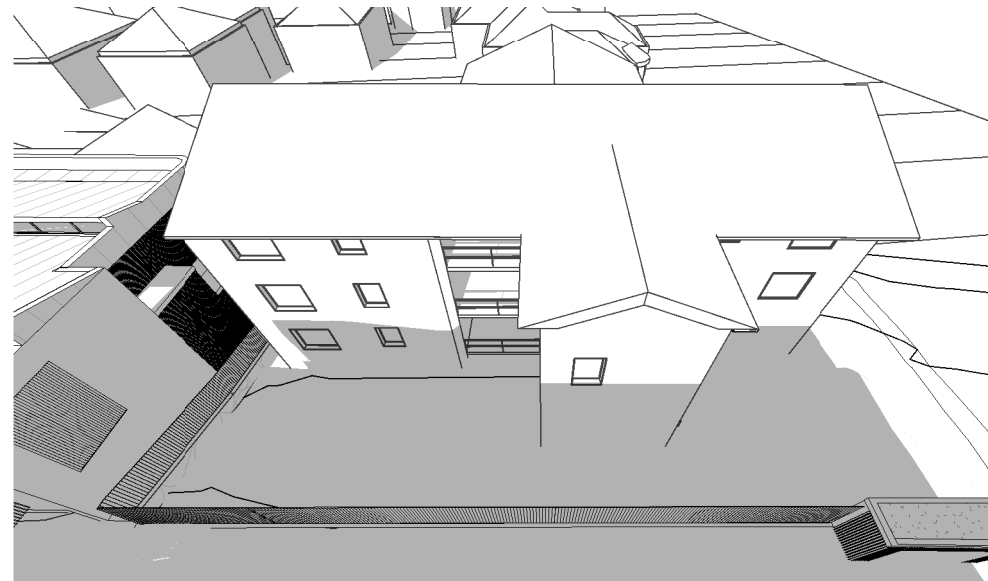
Shadows Existing 12pm



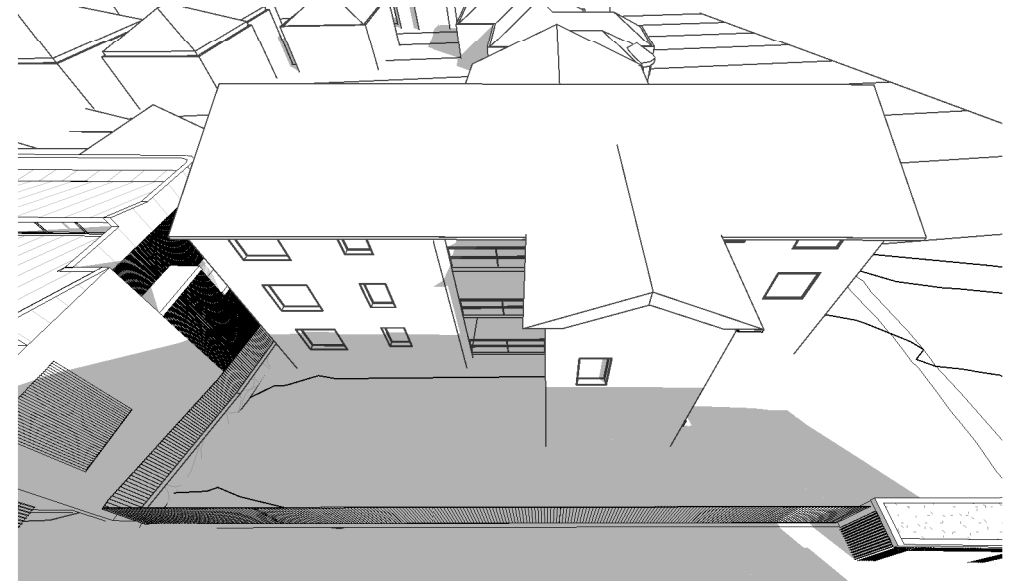
Shadows Existing 3pm



Shadows Proposed 9am



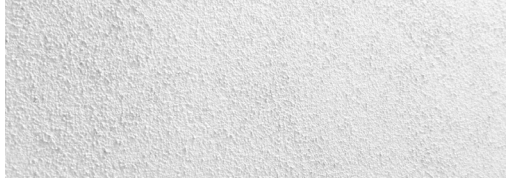
Shadows Proposed 12pm



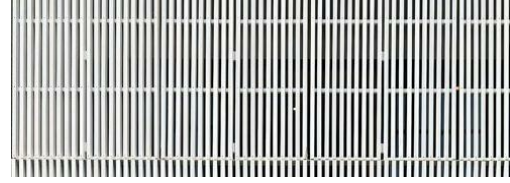
Shadows Proposed 3pm

All shadows depict 21 June

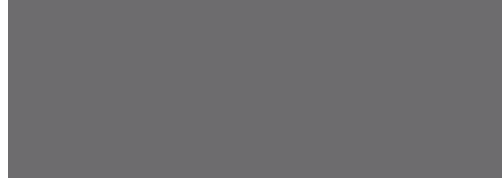
01 - RENDERED MASONRY
Rendered masonry white finish [pt01]



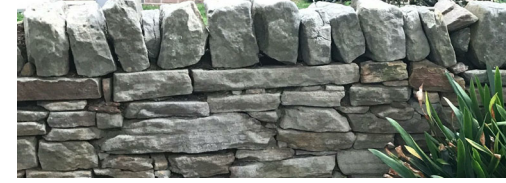
02 - SCREENING
Angled aluminium batten
white finish [scr01]



03 - ALUMINIUM FRAMES
Window frames in basalt [gla01]
fixed / sliding / awning



04 - STONE WALL
Existing retaining wall [stn01]



05 - BALUSTRADE
Pre-weathered steel balustrade
in dark grey [bal01]



04 - CURVED GLASS - BALUSTRADE
Curved, frame-less with connecting
handrail [bal02]

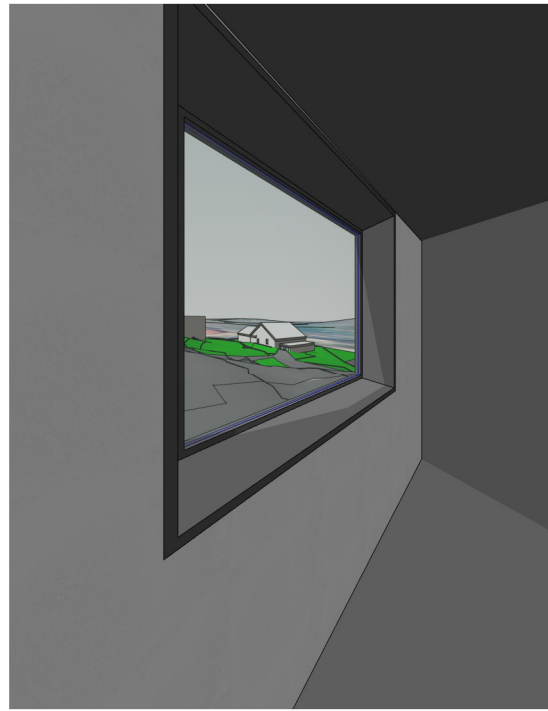
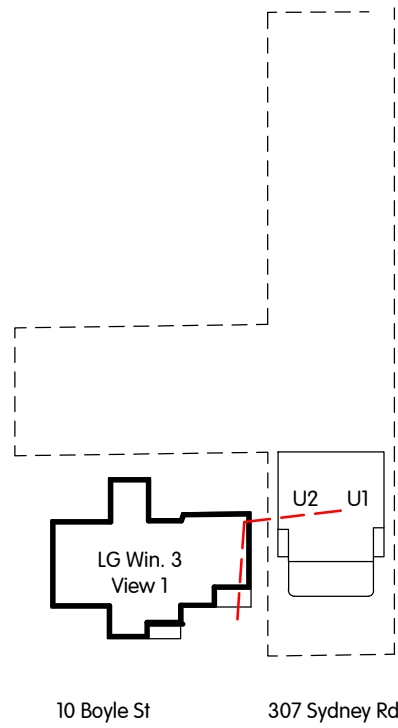


06 - WALLS
FC cladding, paint finish [cla01]

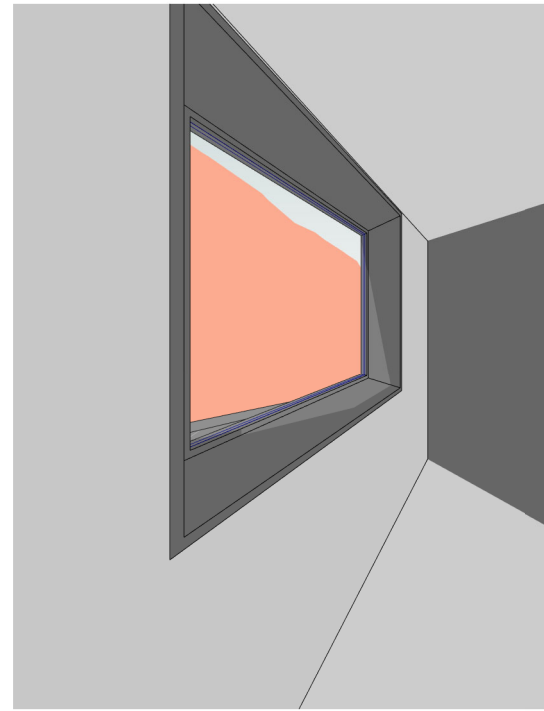


07 - ROOFING
Metal deck roof in Colourbond Shale
Grey [mdr01]

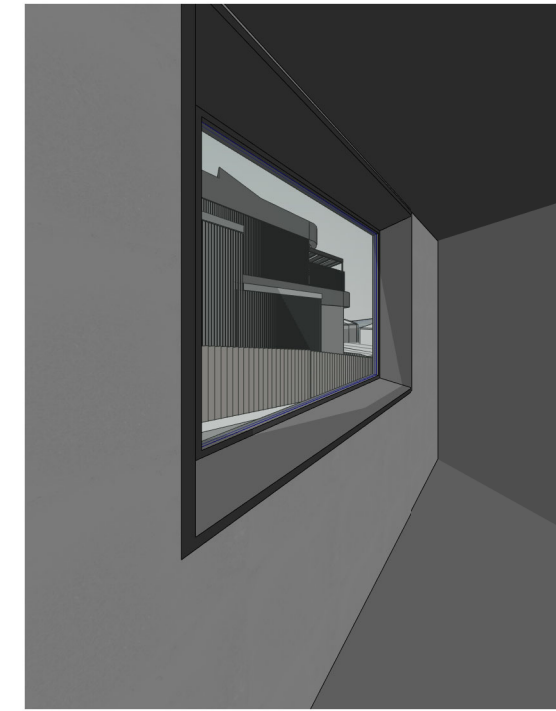




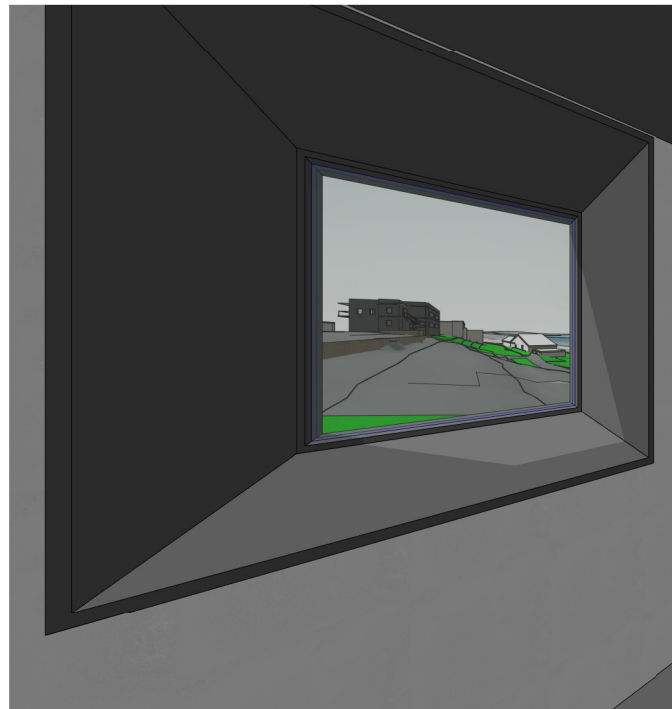
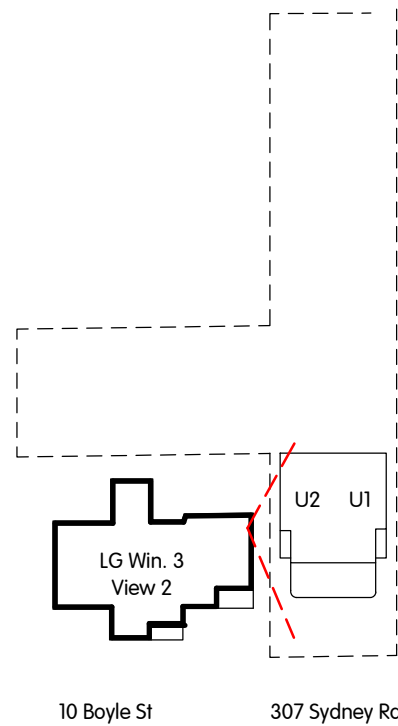
View from Window 3, Level G, 10 Boyle Street Existing



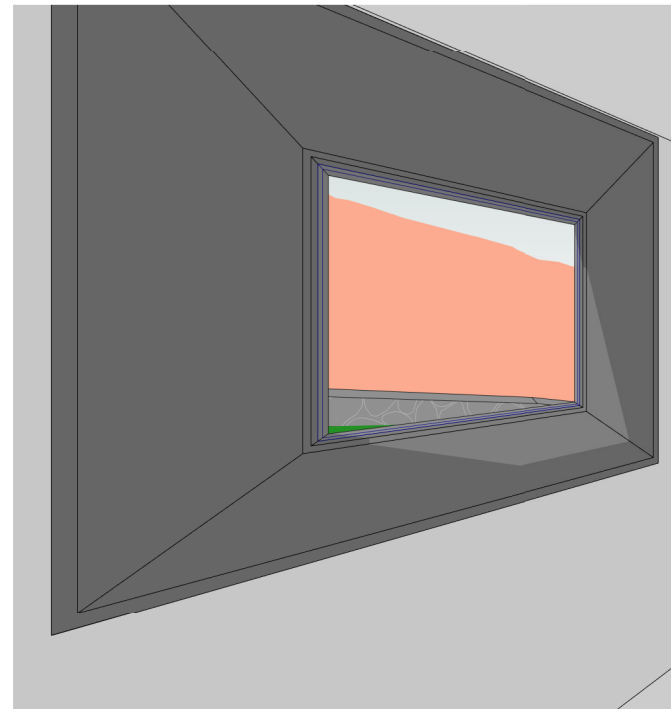
View from Window 3, Level G, 10 Boyle Street with height and setback control massing



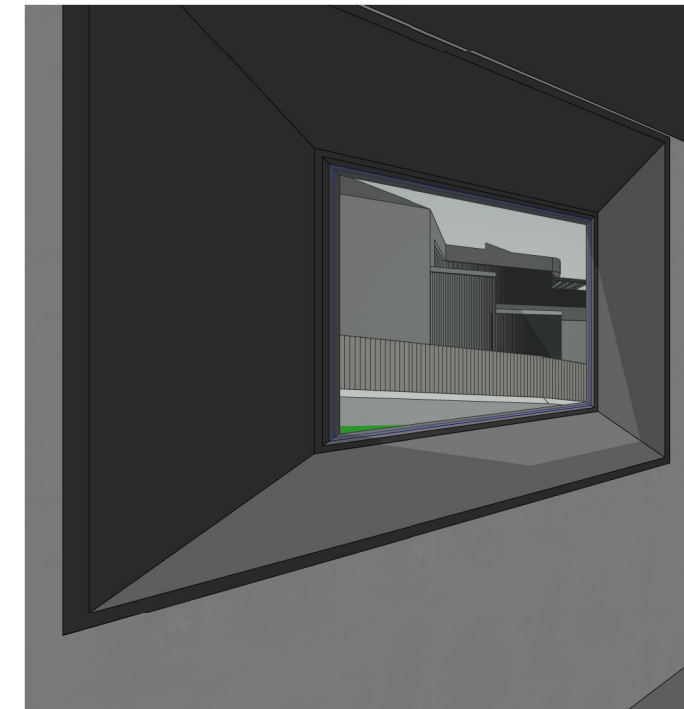
View from Window 3, Level G, 10 Boyle Street Proposed



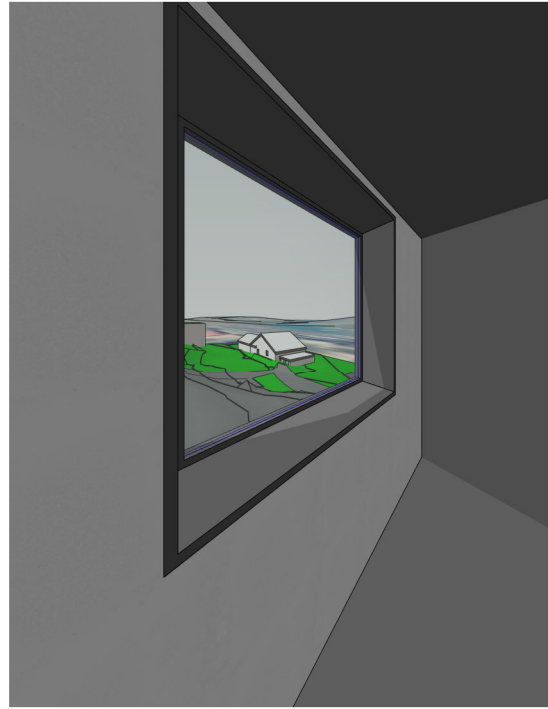
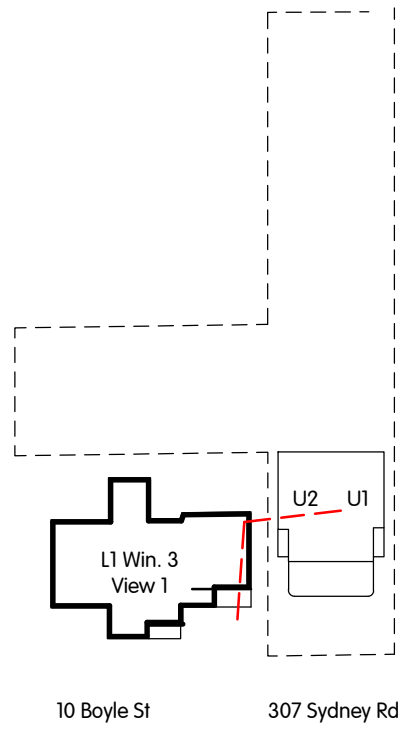
View from Window 3, Level G, 10 Boyle Street Existing



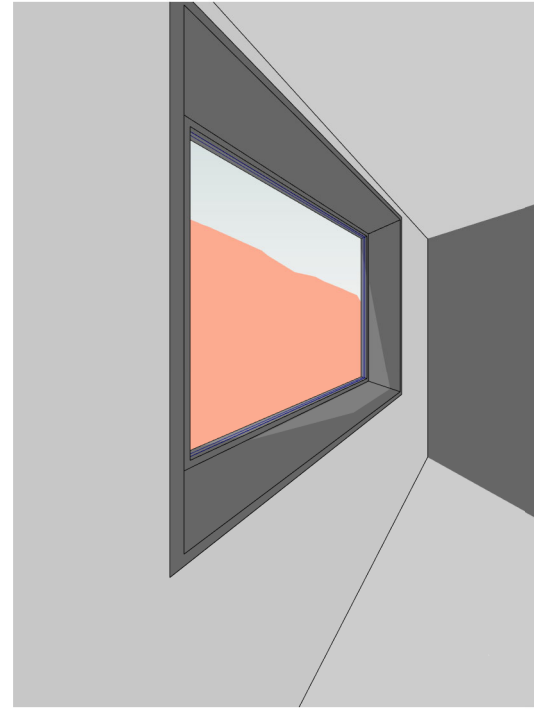
View from Window 3, Level G, 10 Boyle Street with height and setback control massing



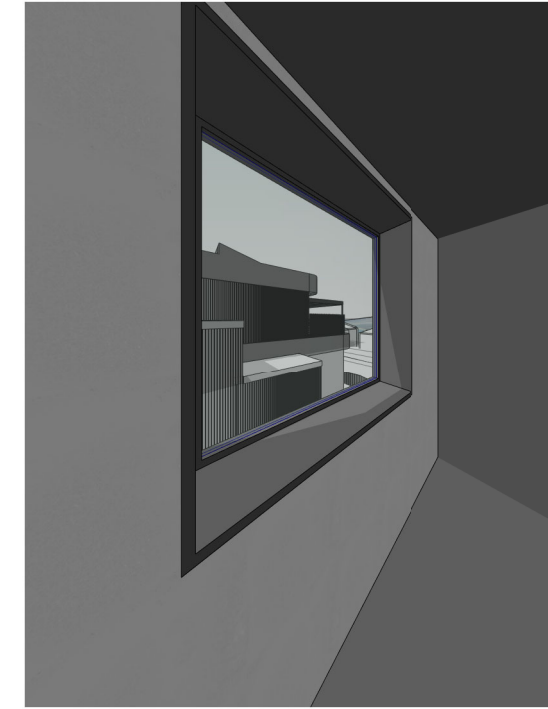
View from Window 3, Level G, 10 Boyle Street Proposed



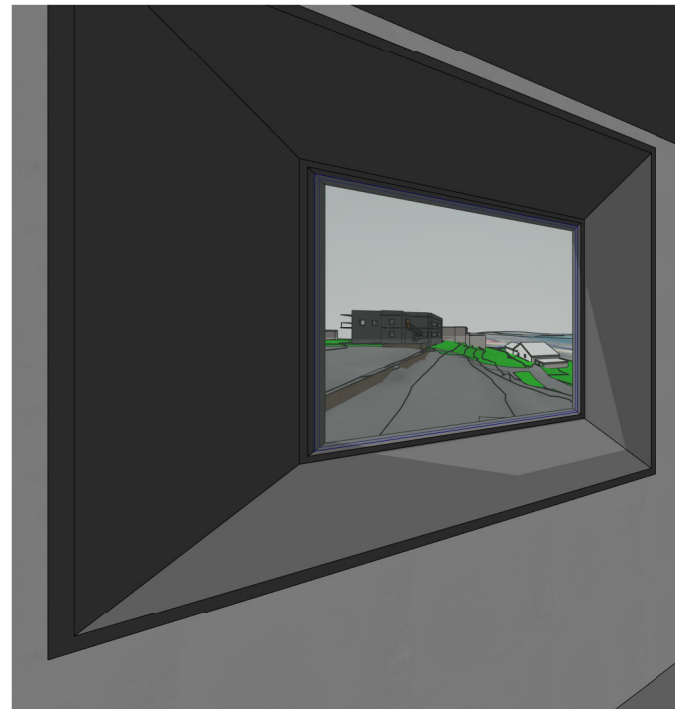
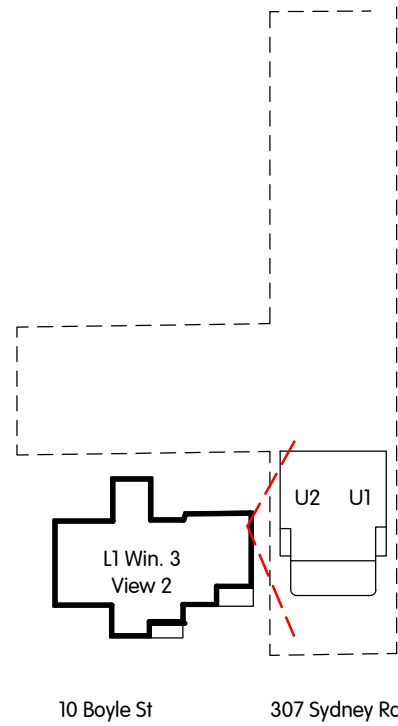
View from Window 3, Level 1, 10 Boyle Street Existing



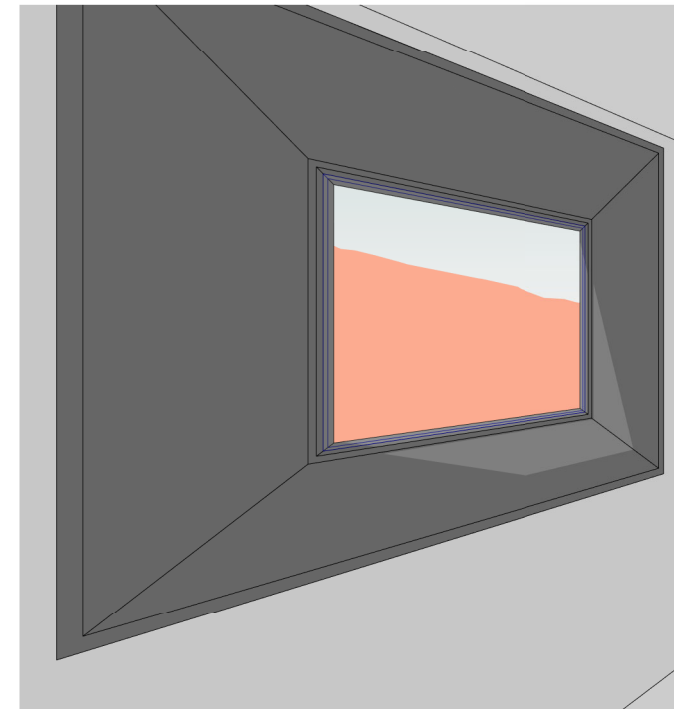
View from Window 3, Level 1, 10 Boyle Street with height and setback control massing



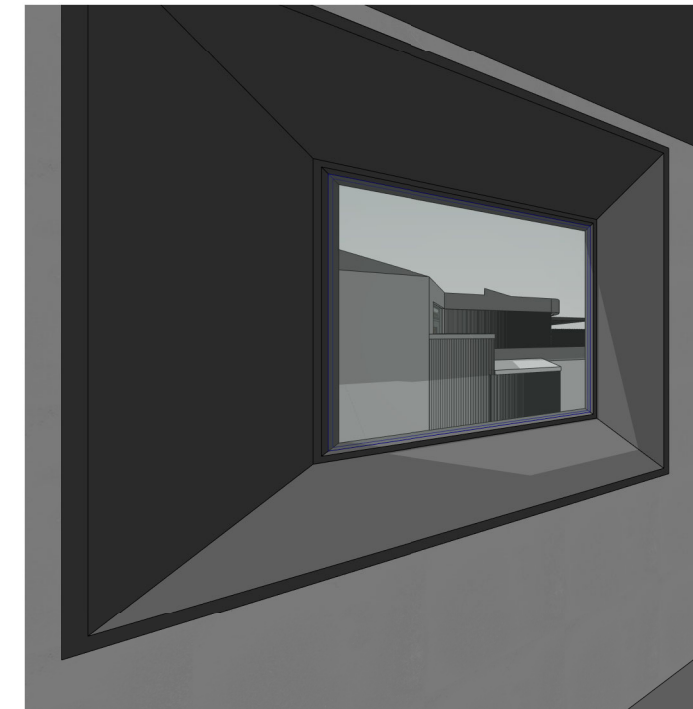
View from Window 3, Level 1, 10 Boyle Street Proposed



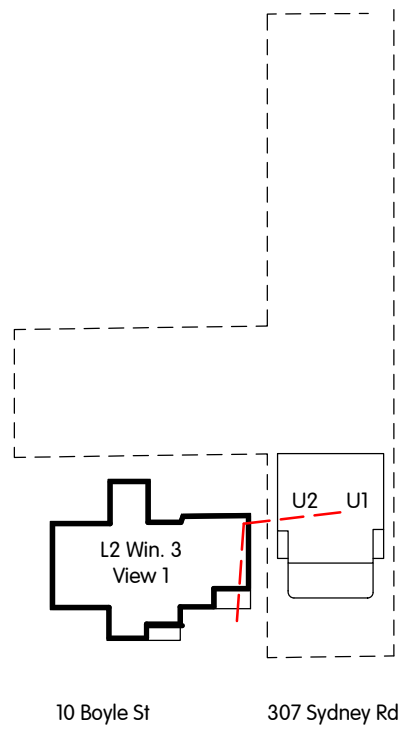
View from Window 3, Level 1, 10 Boyle Street Existing



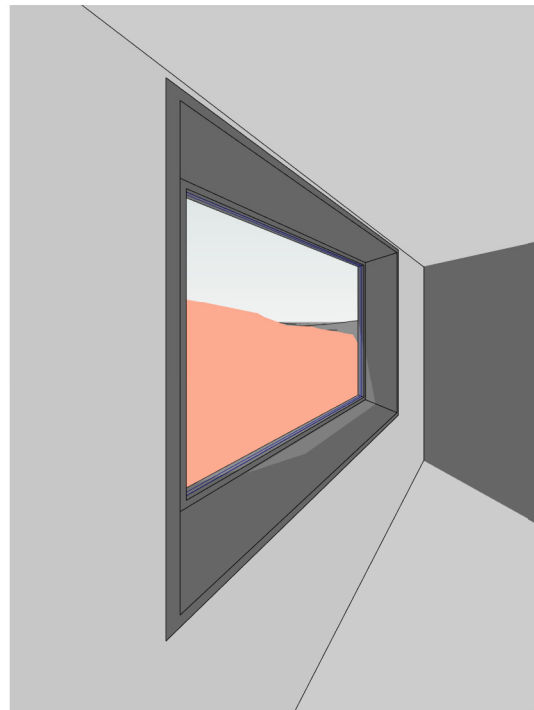
View from Window 3, Level 1, 10 Boyle Street with height and setback control massing



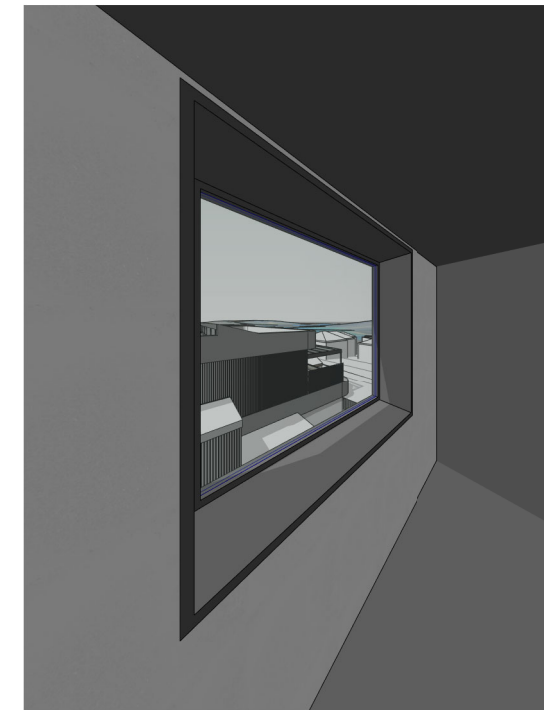
View from Window 3, Level 1, 10 Boyle Street Proposed



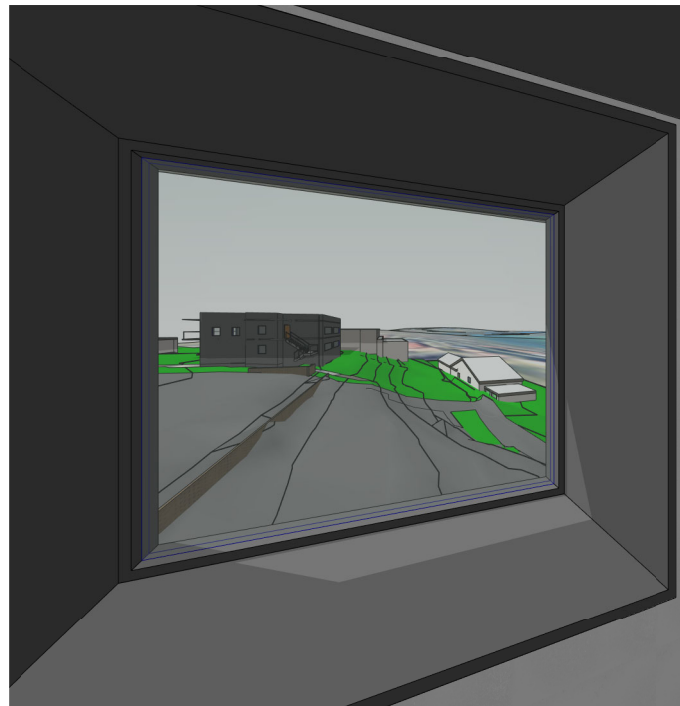
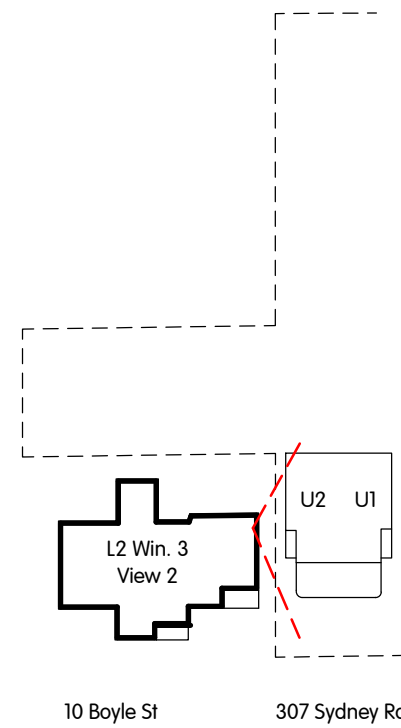
View from Window 3, Level 2, 10 Boyle Street Existing



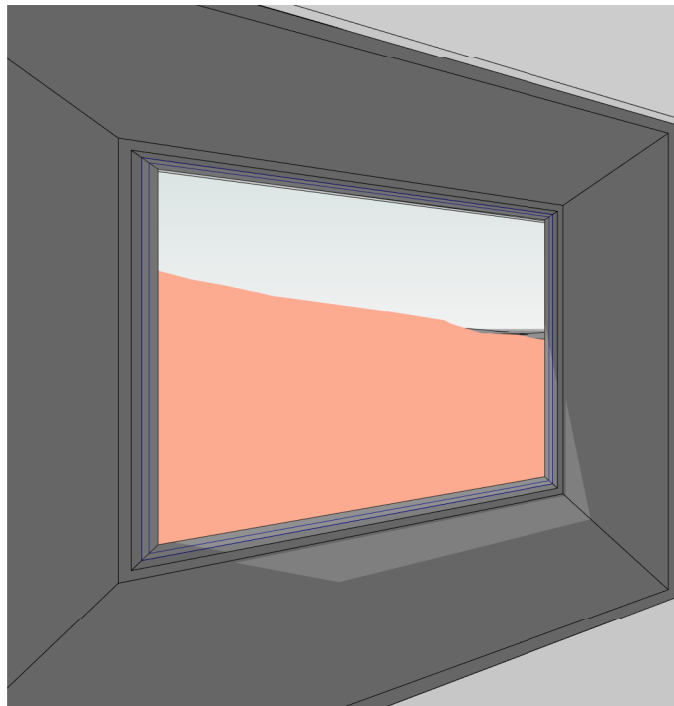
View from Window 3, Level 2, 10 Boyle Street with height and setback control massing



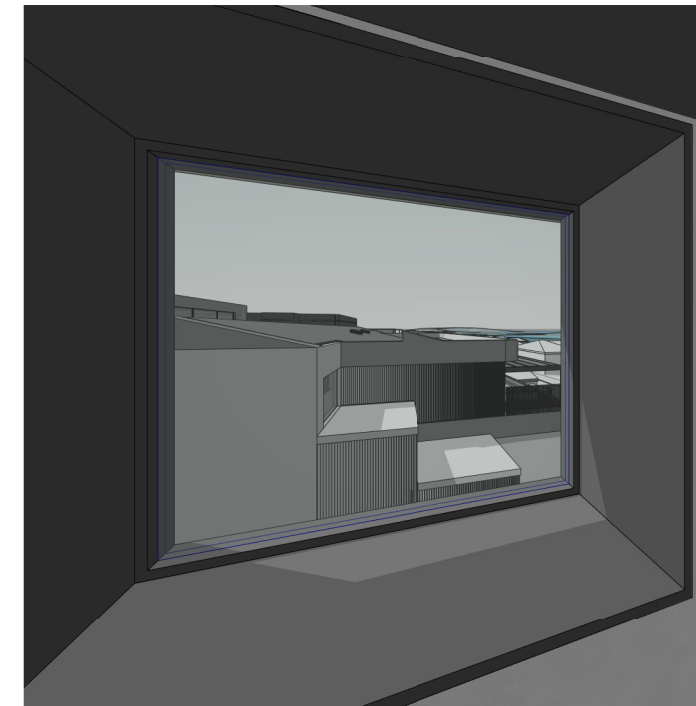
View from Window 3, Level 2, 10 Boyle Street Proposed



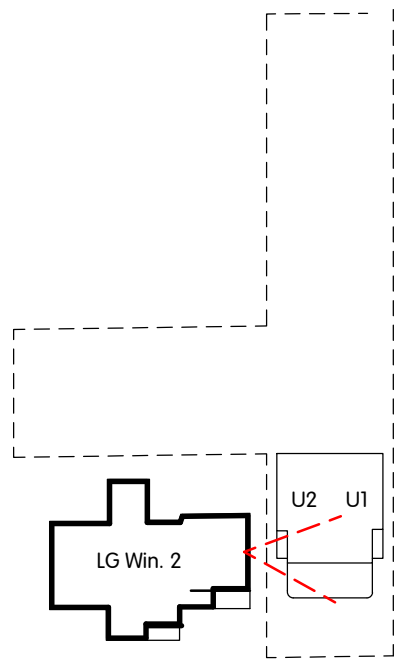
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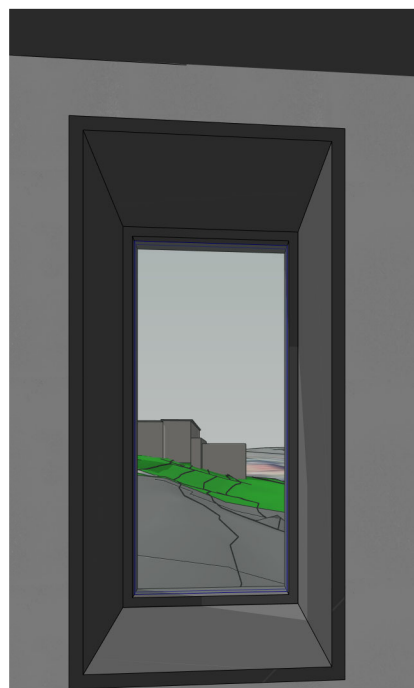
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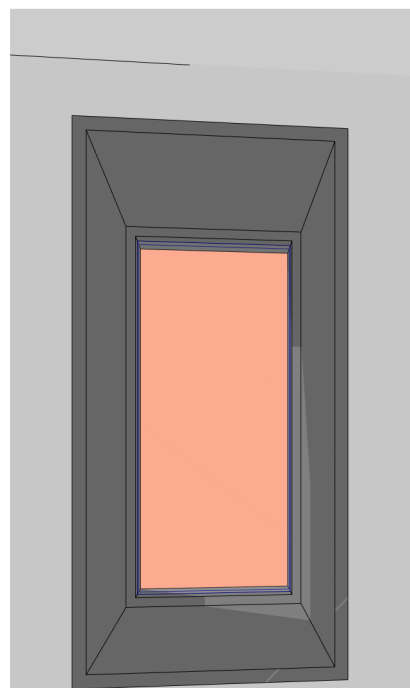
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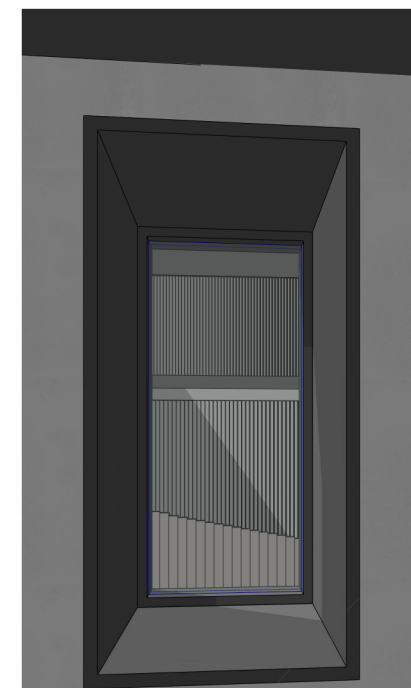
10 Boyle St 307 Sydney Rd



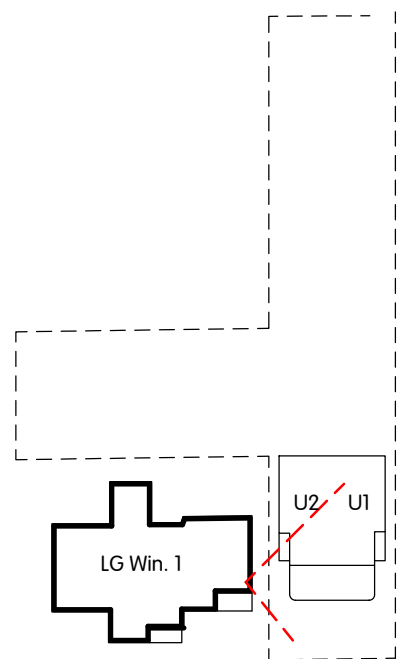
View from Window 2, Level G, 10 Boyle Street Existing



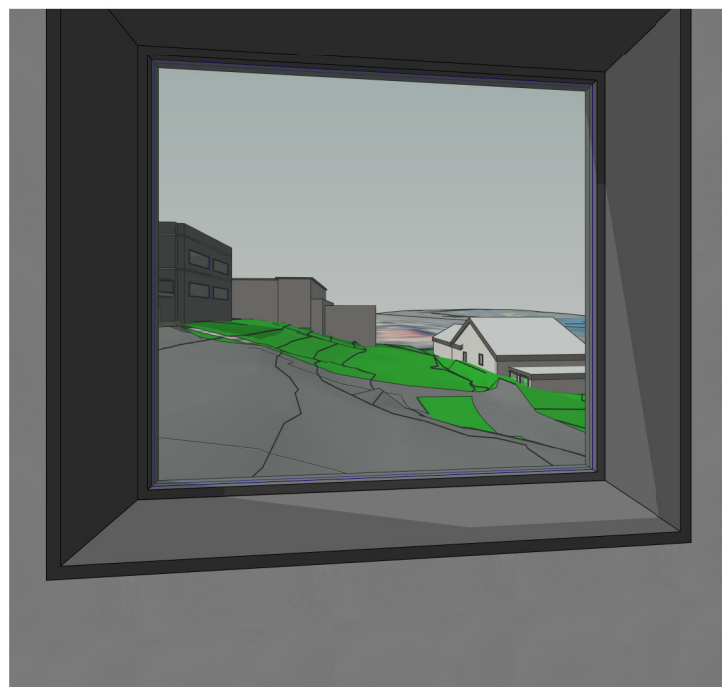
View from Window 2, Level G, 10 Boyle Street with height and setback control massing



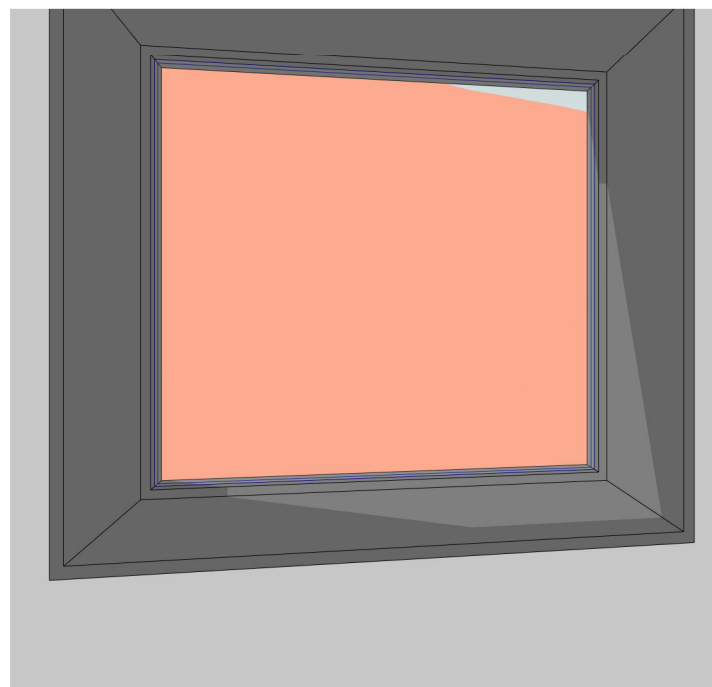
View from Window 2, Level G, 10 Boyle Street Proposed



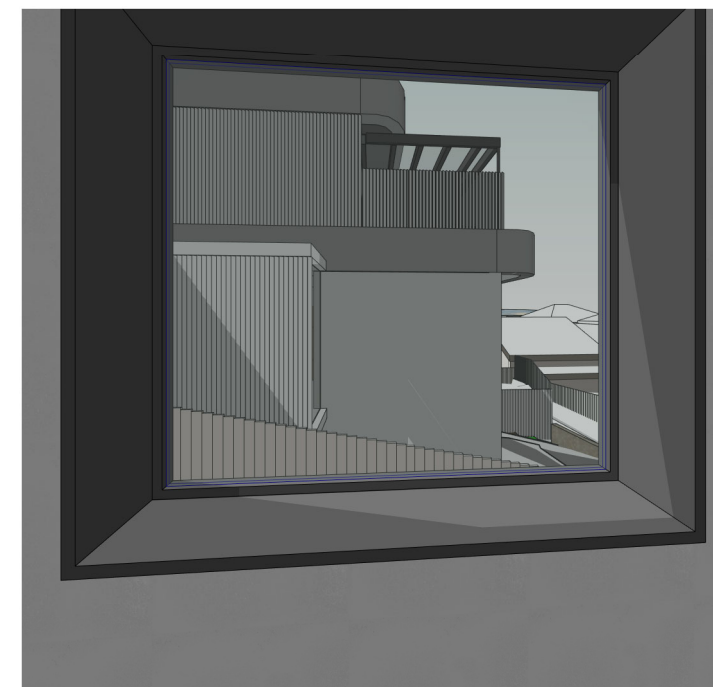
10 Boyle St 307 Sydney Rd



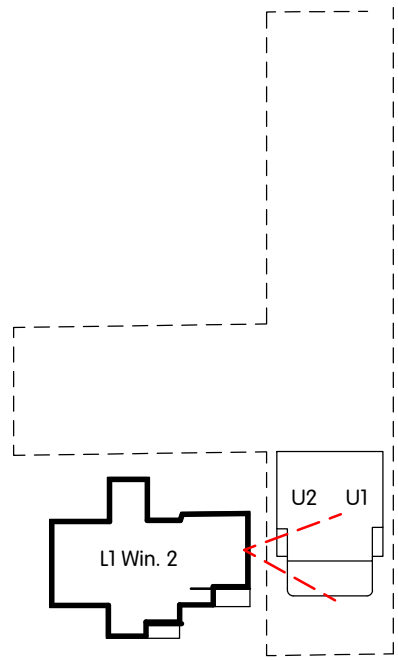
View from Window 1, Level G, 10 Boyle Street Existing



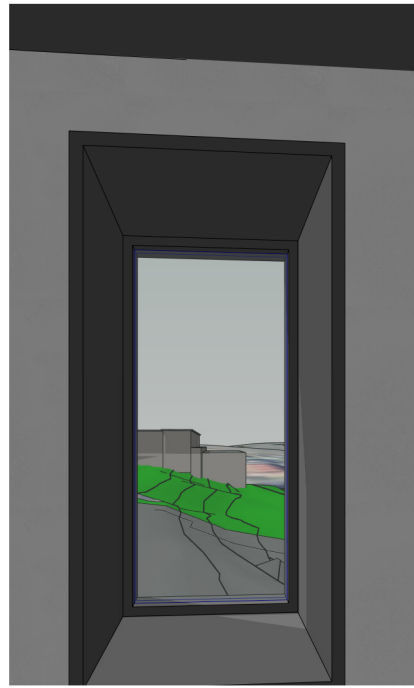
View from Window 1, Level G, 10 Boyle Street with height and setback control massing



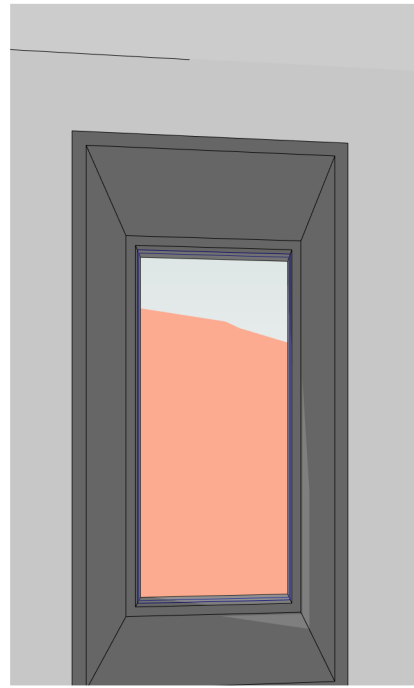
View from Window 1, Level G, 10 Boyle Street Proposed



10 Boyle St 307 Sydney Rd



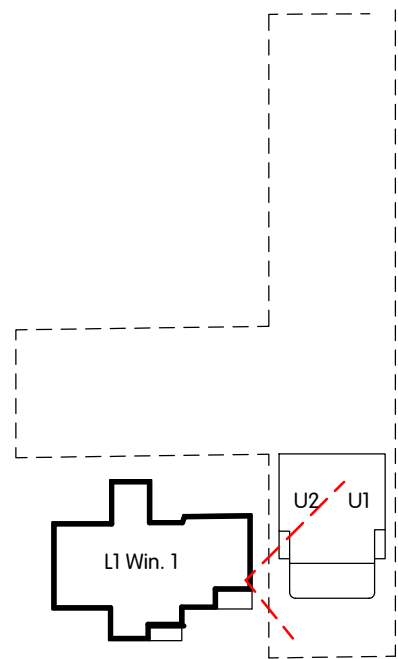
View from Window 2, Level 1, 10 Boyle Street Existing



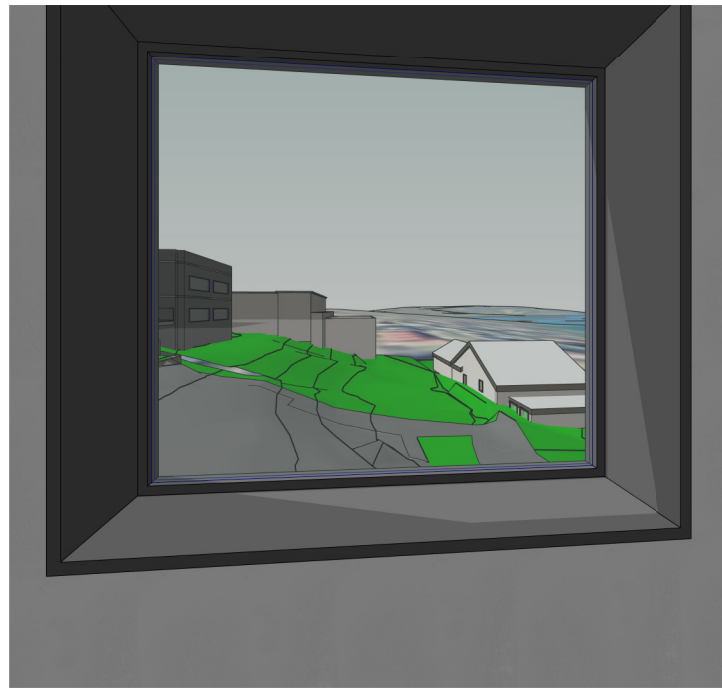
View from Window 2, Level 1, 10 Boyle Street with height and setback control massing



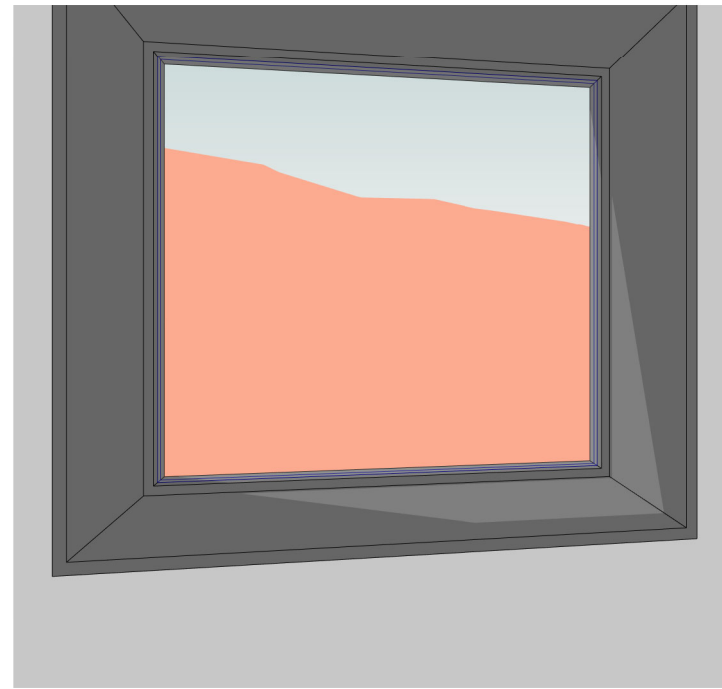
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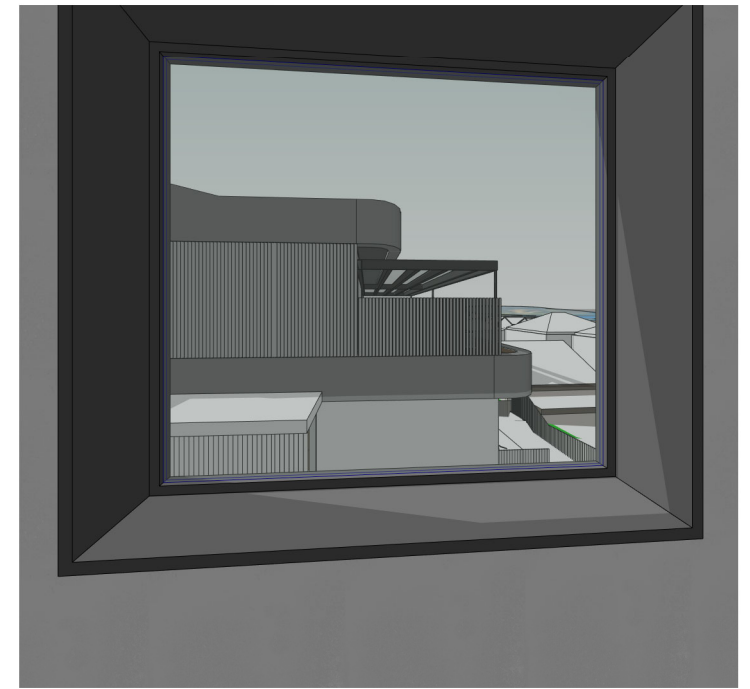
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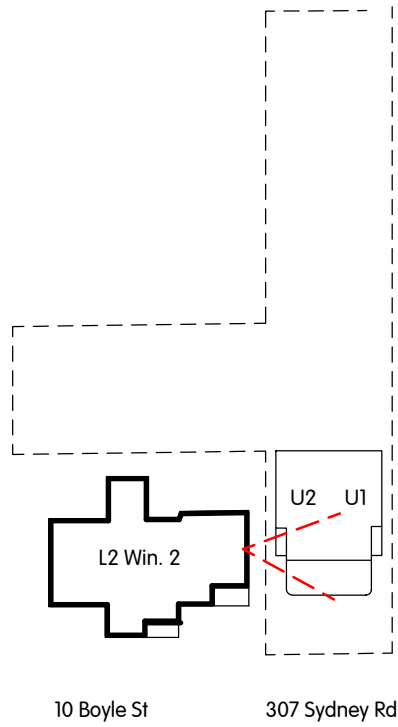
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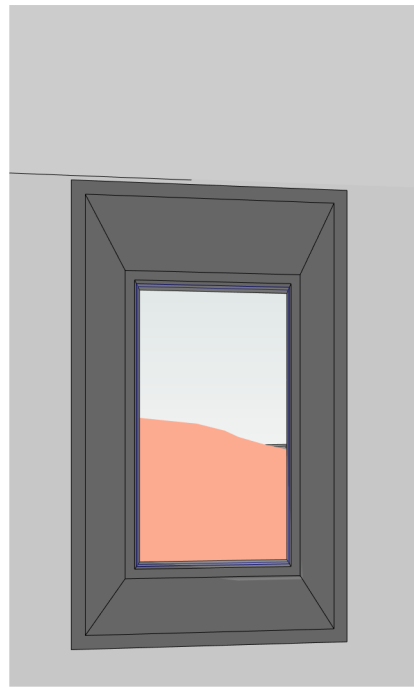
View from Window 1, Level 1, 10 Boyle Street with height and setback control massing



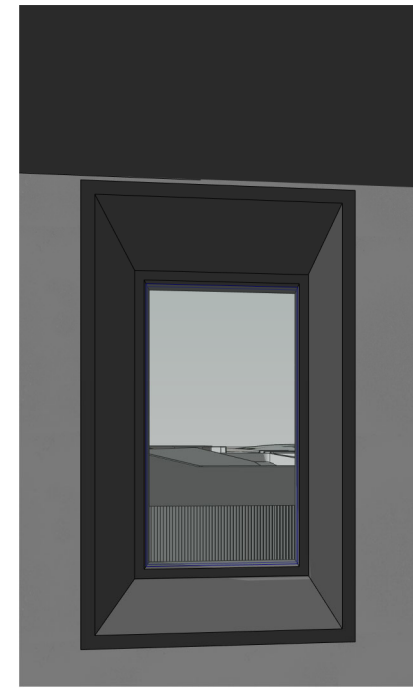
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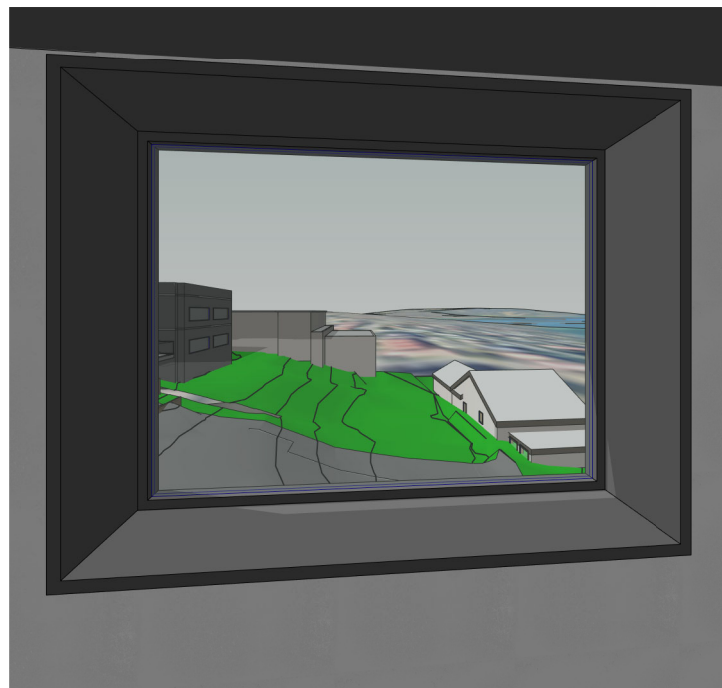
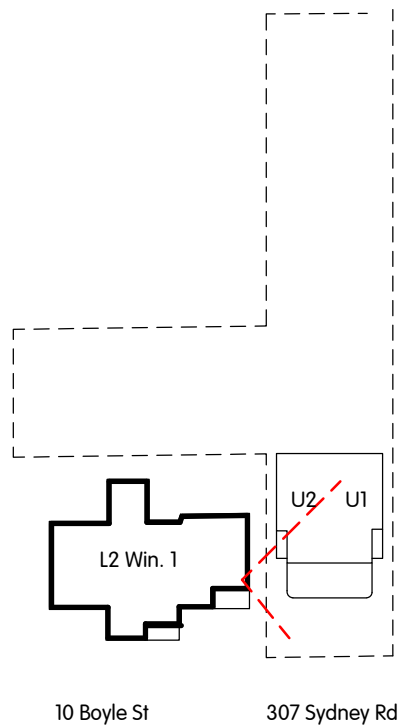
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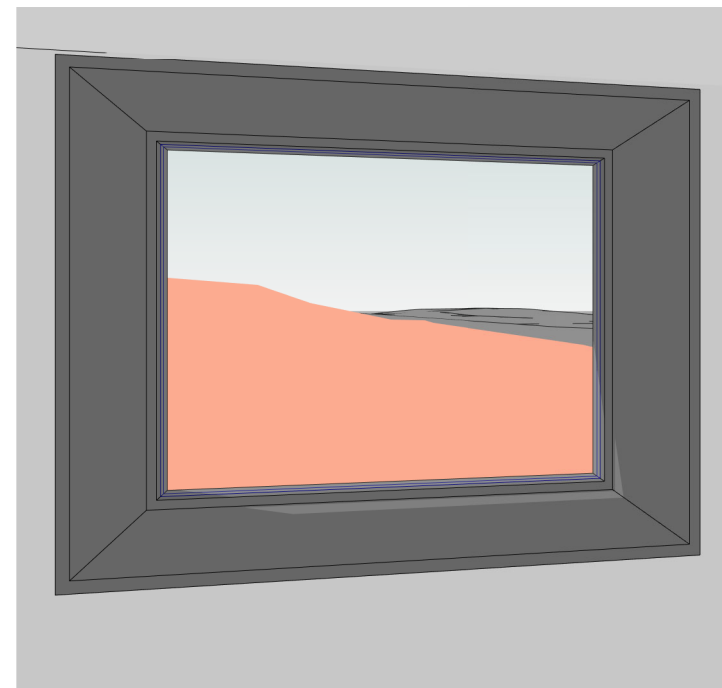
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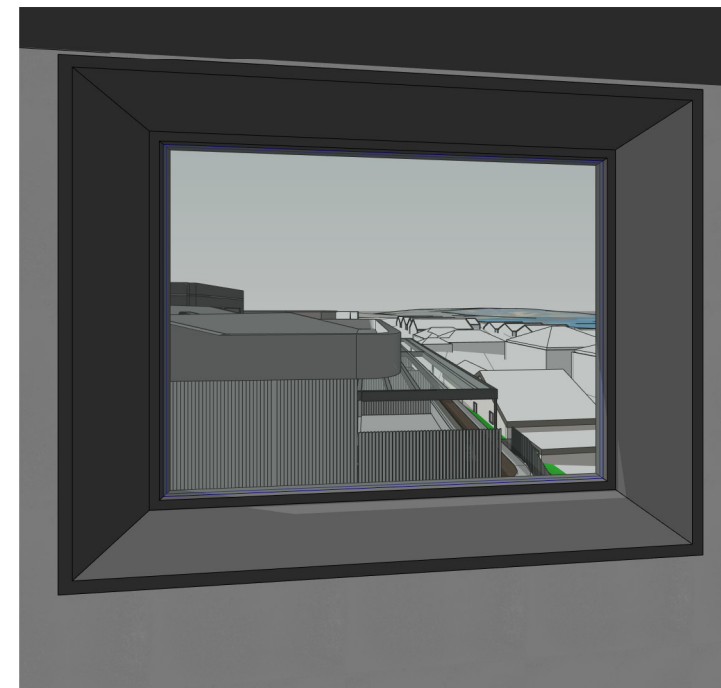
View from Window 31 Level 2, 10 Boyle Street Proposed



View from Window 2, Level 2, 10 Boyle Street Proposed



View from Window 1, Level 2, 10 Boyle Street with height and setback control massing



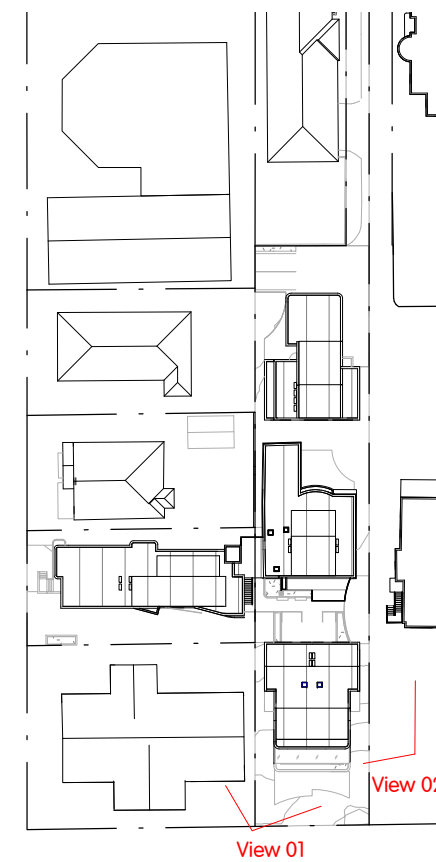
View from Window 1, Level 2, 10 Boyle Street Proposed



View 01



View 02

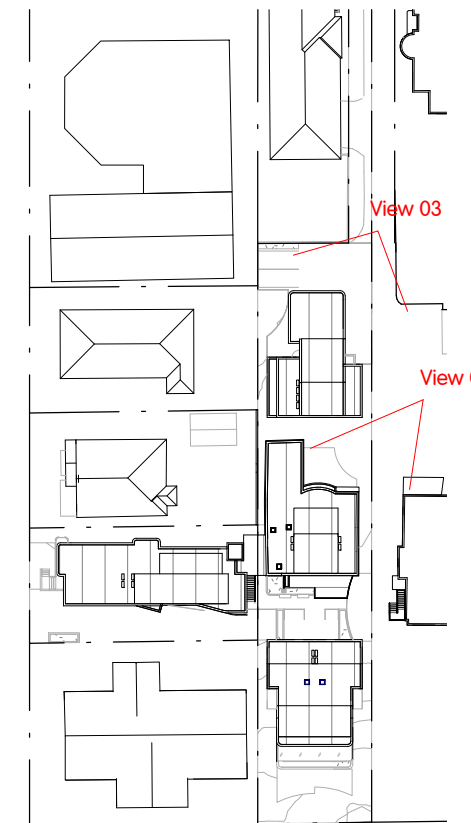


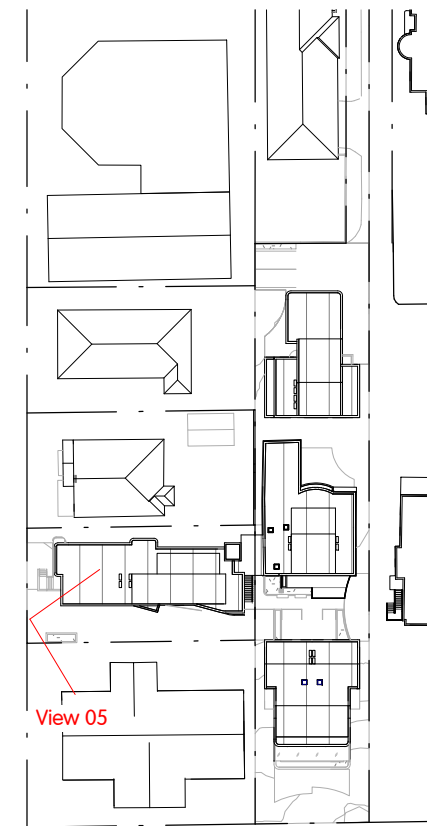


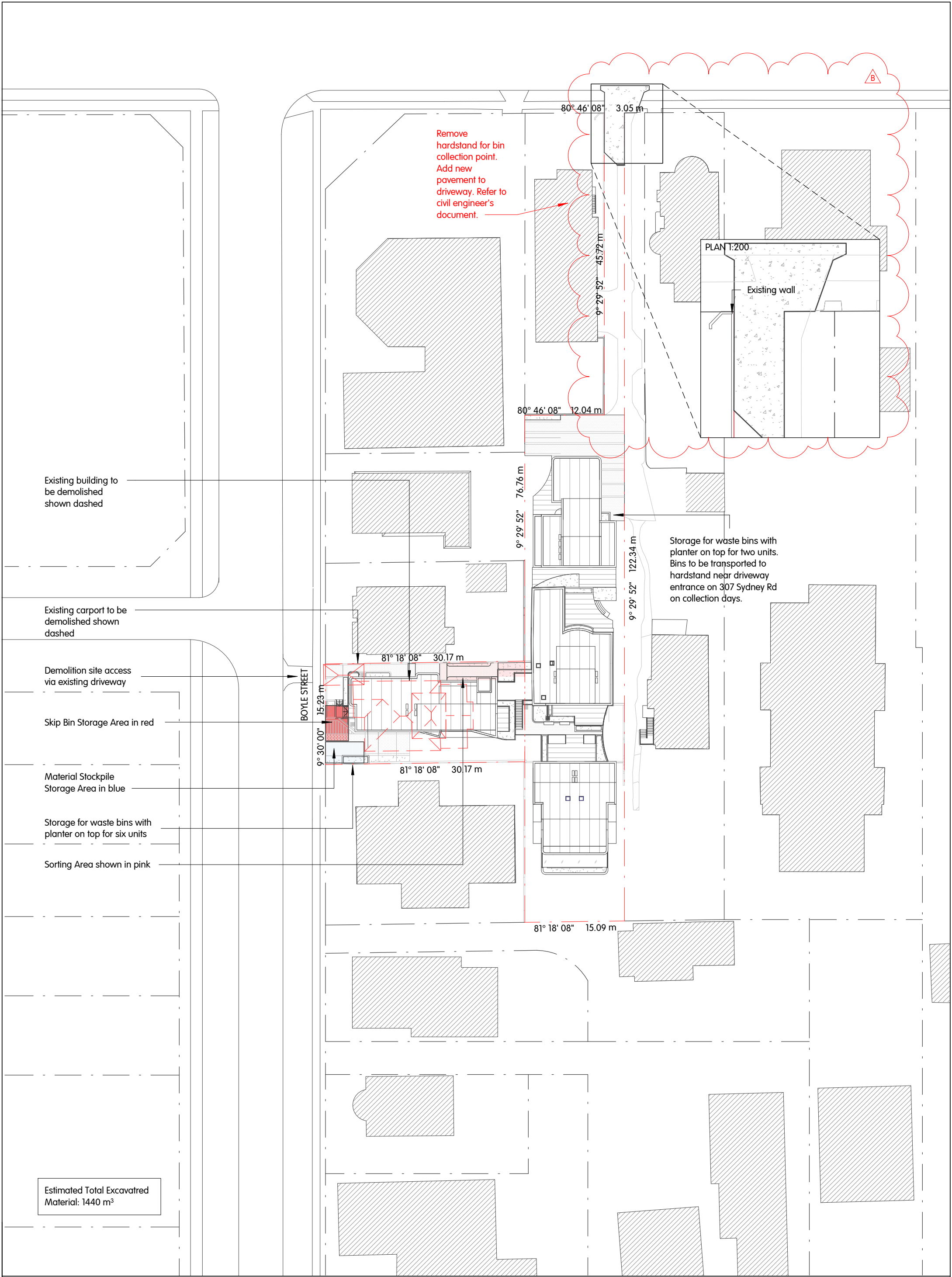
View 03



View 04



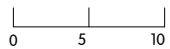




RobertsDay, Level 4, 17 Randle ST SURRY HILLS NSW 2010
 T +612 8202 8000 adam.russell@robertsday.com.au
 ABN: 008892135 NOMINATED ARCHITECT: Adam Russell (6764)

B	16/08/2019	REVISED DA ISSUE
A	24/01/2019	ISSUE FOR DA
REV.	DATE	DESCRIPTION

NOTES
 - ALL DIMENSIONS SHOWN IN MILLIMETRES + ALL LEVELS SHOWN IN METRES UNLESS OTHERWISE NOTED
 - ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
 - WORK TO FIGURED DIMENSIONS ON SITE - DO NOT SCALE OFF DRAWINGS
 - VERIFY ALL DIMENSIONS ON SITE + REPORT ALL DISCREPANCIES TO THE ARCHITECT
 - THIS DRAWING IS THE COPYRIGHT OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESSED WRITTEN AUTHORITY OF THE AUTHOR ROBERTSDAY



CLIENT
 Sun Property Group
 PROJECT ADDRESS
 307 Sydney Road and 12 Boyle Street, Balgowlah

SCALE@A3 As indicated	DATE 07/08/19	DRAWN BY ED/AH	CHECKED BY AR	REF NO. SPG SRD	DRAW NO. A 800	REV. B
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Waste Management Site Plan

TITLE

307 Sydney Road, 12 Boyle Street Balgowlah, NSW

Landscape Development Application

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
101	Landscape Plan	1:100
102	Landscape Plan - Level 1	1:100
501	Landscape Details	As Shown
502	Landscape Calculations Ground	As Shown
503	Landscape Calculations Level 1	As Shown

PLANT SCHEDULE					
Symbol	Botanic Name	Common Name	Mature H x W (m)	Proposed Pot Size	Spacing
Trees / Bamboo					
Ap	<i>Acacia parramattensis</i>	Sydney Green Wattle	3 x 6	200L	as shown
Bs	<i>Banksia serrata</i>	Old Man Banksia	8 x 8	200L	as shown
Ee	<i>Elaeocarpus eumundi</i>	Smooth Quandong	8 x 8	200L	as shown
Ep	<i>Eucalyptus punctata</i>	Grey Gum	20 x 8	200L	as shown
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8 x 4	200L	as shown
Bt	<i>Bambusa textilis Gracilis</i>	Slender Weavers	6m	250mm pot	as shown
Shrubs & Accents					
Aa	<i>Agave attenuata</i>	Agave	1 x 1	300mm	as shown
AsM	<i>Acmena smithii 'Minor'</i>	Lilly Pilly Minor	1.5 x 3	300mm	as shown
By	<i>Beschoemia yuccoides</i>	Mexican lily	1 x 1	300mm	as shown
De	<i>Doryanthes excelsa</i>	Gymea Lily	1.5 x 2	300mm	as shown
PX	<i>Philodendron 'Xanadu'</i>	Dwarf Philodendron	1 x 1	300mm	3/m ²
PP	<i>Phormium tenax 'Purpurea'</i>	Purple NZ Flax	1.5 x 1	300mm	as shown
Re	<i>Raphis excelsa</i>	Lady Palm	1.5 x 1.5	300mm	as shown
Sp	<i>Syzygium australe 'Pinnacle'</i>	Pinnacle	6 x 1	300mm	as shown
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 2	300mm	as shown
Groundcovers & Grasses					
BBC	<i>Banksia spinulosa 'Birthday Candles'</i>	Birthday Candles	0.4 x 1	200mm	5/m ²
Cg	<i>Carpobrotus glaucescens</i>	Pig Face	0.15 x 2	150mm	5/m ²
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.5 x 0.5	150mm	5/m ²
DSS	<i>Dianella 'Silver Streak'</i>	Dianella	.4 X .4	150mm	5/m ²
Dr	<i>Dichondra repens</i>	Kidney Weed	.1 x .1	150mm	5/m ²
Hv	<i>Hardenbergia violacea</i>	False Sarsparilla	3 x .2	150mm	3/m ²
Hs	<i>Hibbertia scandens</i>	Snake vine	3 x .1	150mm	5/m ²
LEG	<i>Liriope 'Evergreen Giant'</i>	Giant Liriope	.6 x .6	150mm	5/m ²
LJ	<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1	150mm	5/m ²
PI	<i>Poa labillardieri 'Eskdale'</i>	Tussock Grass	.4 x .4	150mm	5/m ²
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	.7 x spreading	150mm	5/m ²

NOT FOR CONSTRUCTION

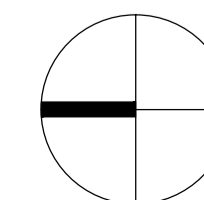
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
D	FOR SUBMISSION	SM	NM	26.07.2019
C	PLANT SCHEDULE	LM	NM	30.01.2019
B	ARCHITECTURAL COORDINATION	SM	NM	24.01.2019
A	FOR COMMENT	LM	NM	19.12.2018

LEGEND

Key Plan:



SITE IMAGE
Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

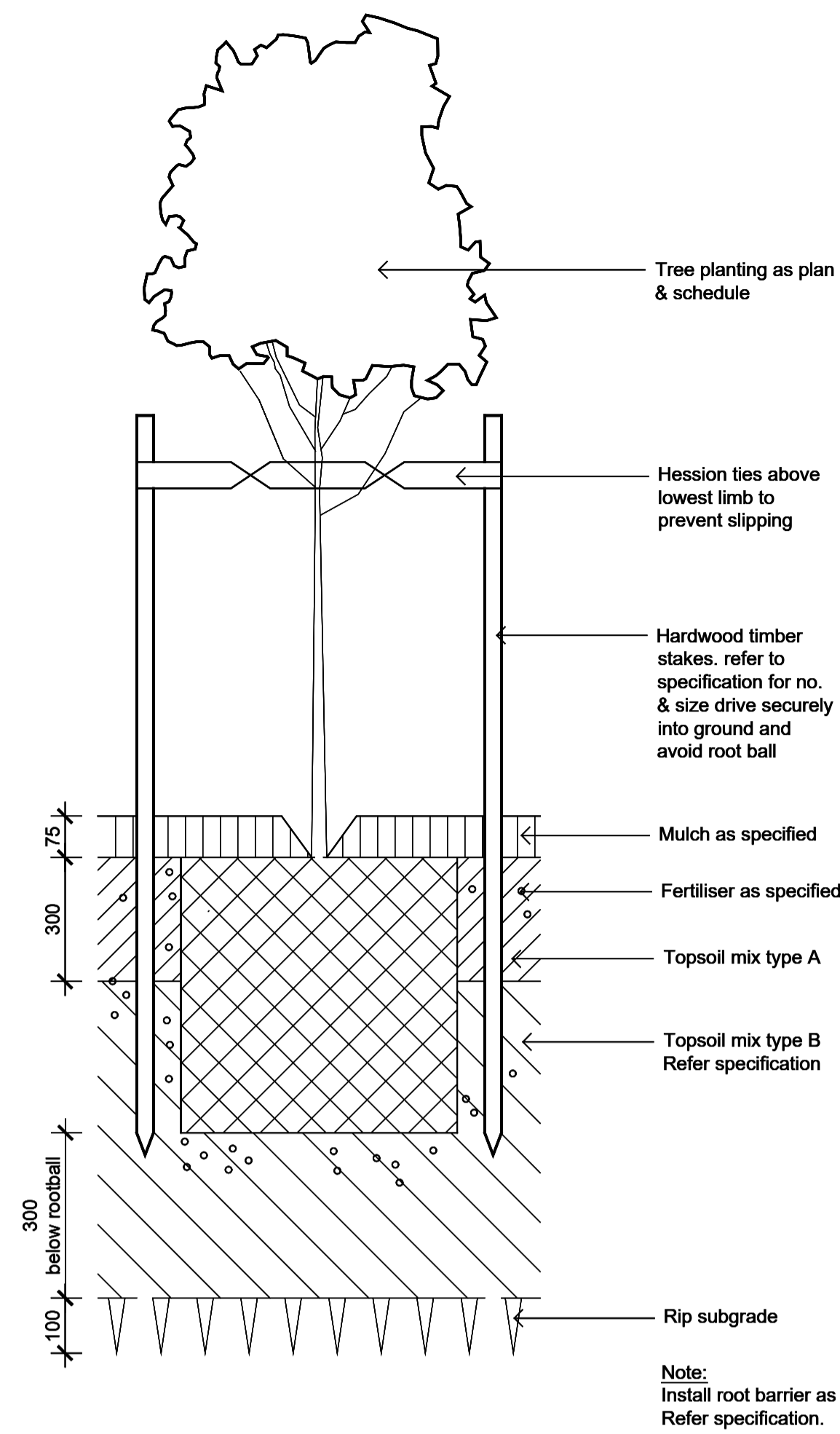
Client:
Sun Property Group

Project:
**307 Sydney Road and
12 Boyle Street, Balgowlah**

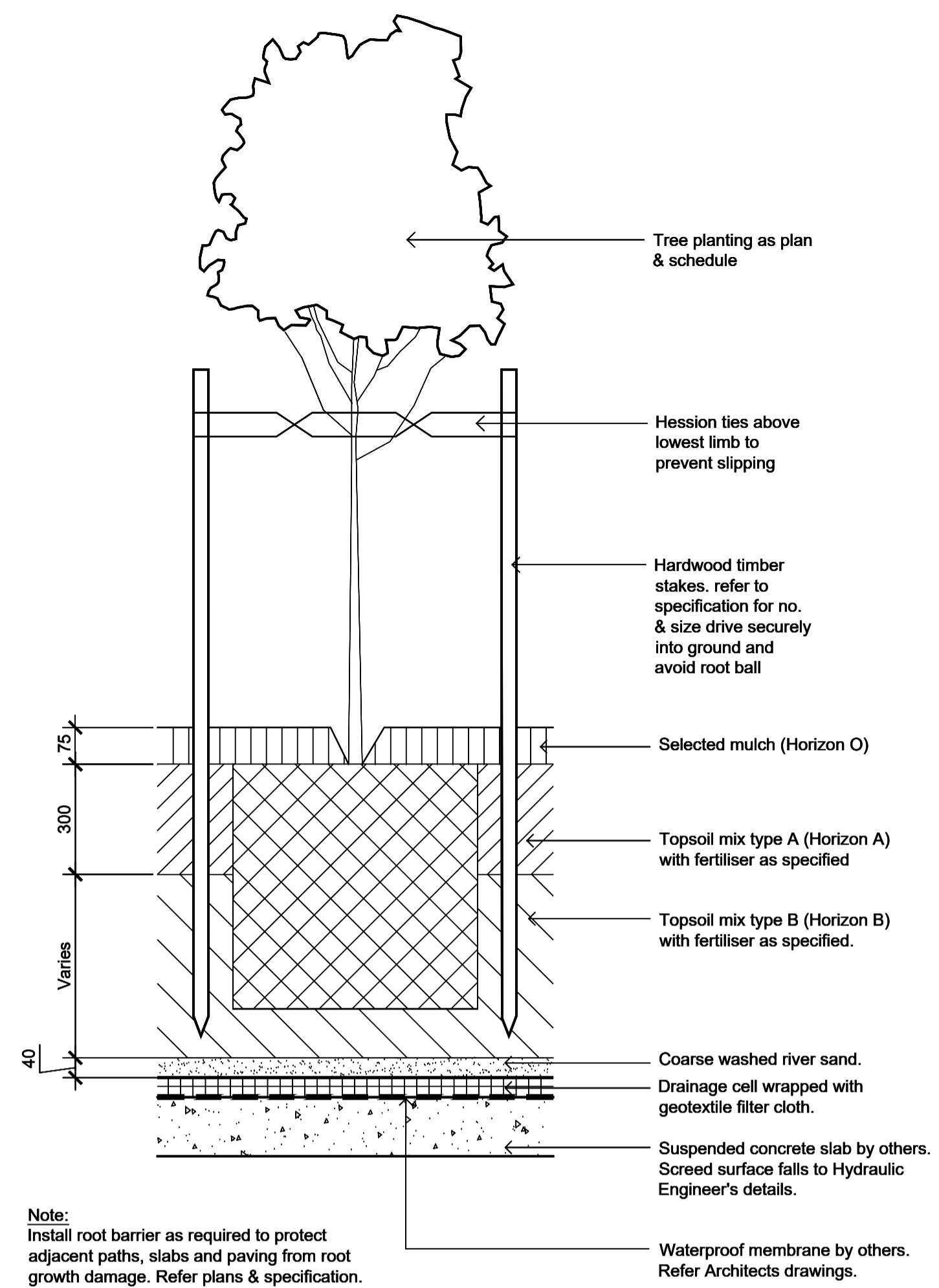
Drawing Name:
Coversheet

PRELIMINARY

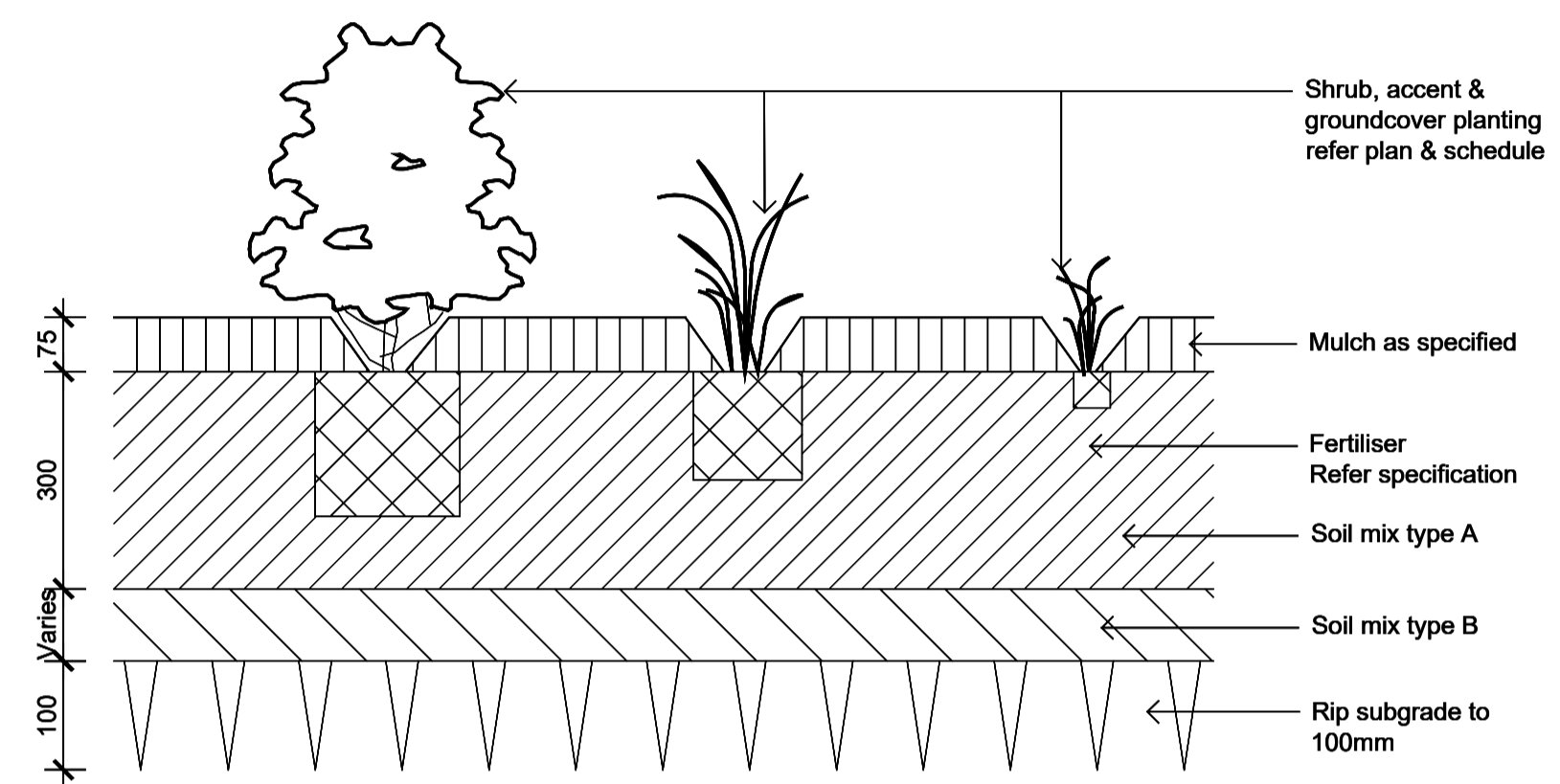
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Job Number: SS18-4015
Drawing Number: 000
Issue: D



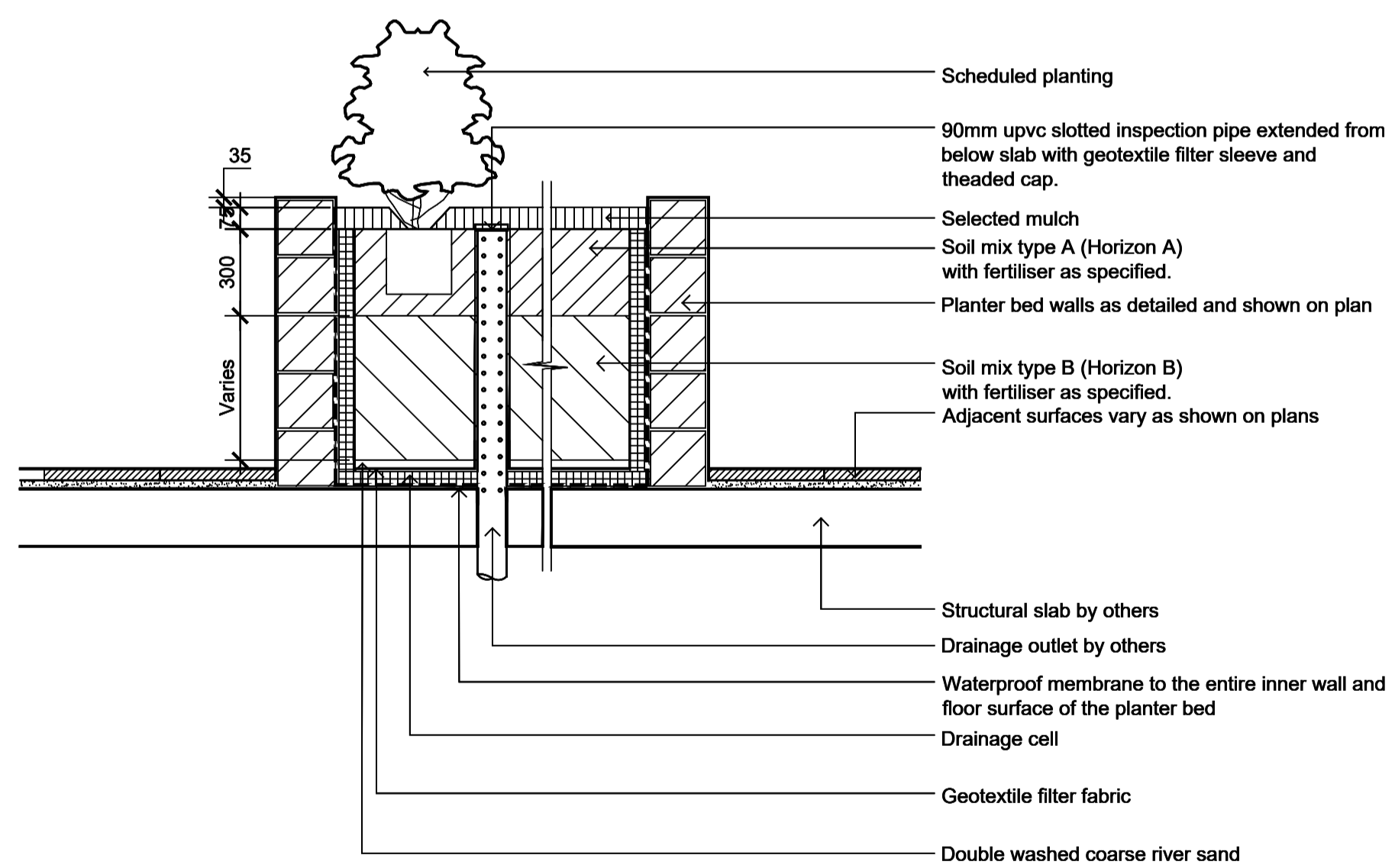
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1:10



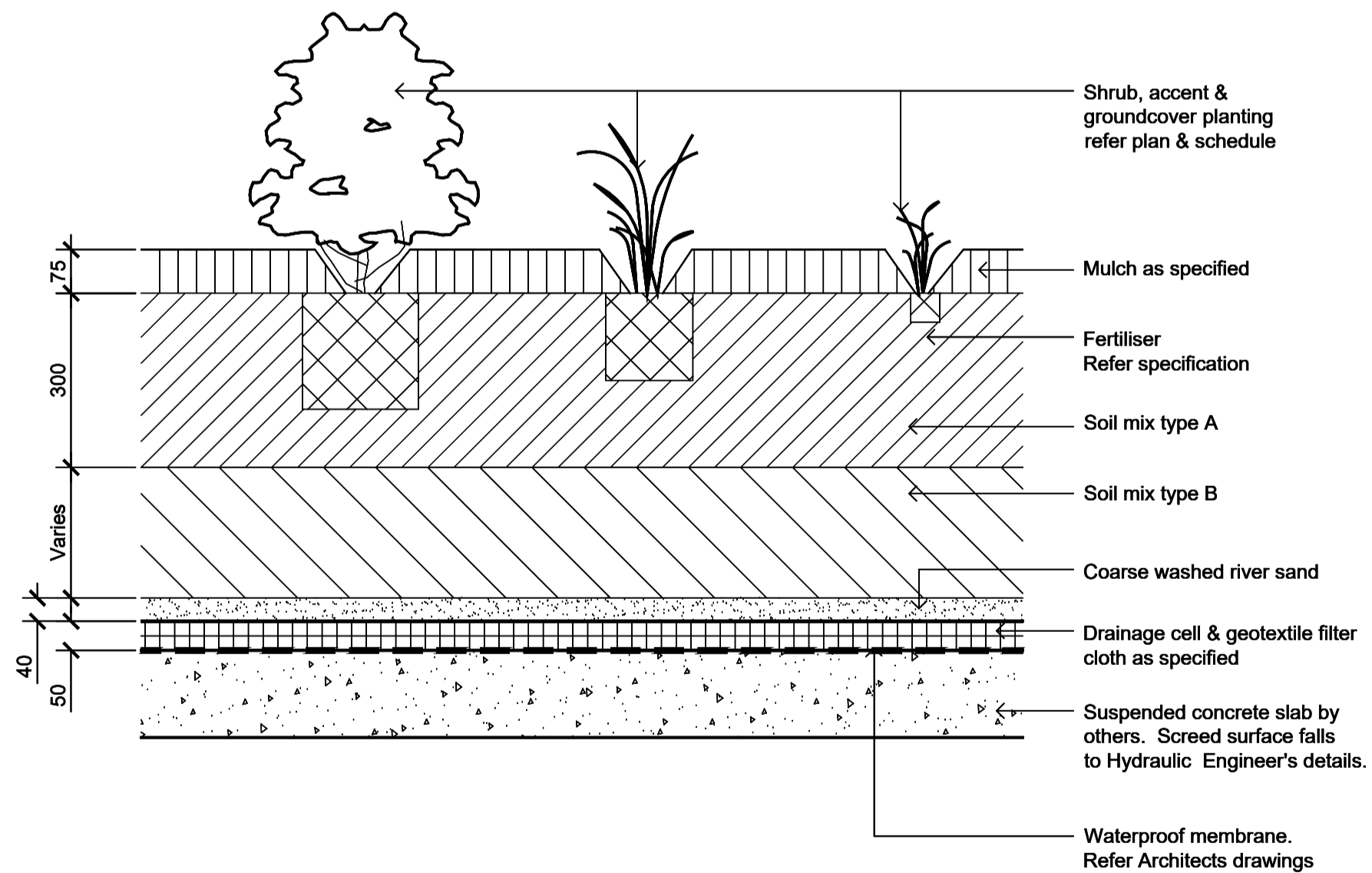
00 Detail 75-200L Tree Planting on Structure
000 1:10



Detail Shrub Accent & Groundcover Planting on Grade
1:10



Section - Typical Raised Planter Bed on Structure
1:20
Inspection riser pipe



Detail Shrub Accent & Groundcover Planting on Structure
1:10

NOT FOR CONSTRUCTION

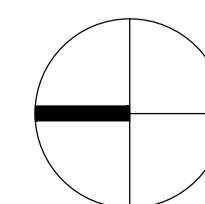
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

LEGEND

Issue	Revision Description	Drawn	Check	Date
B	FOR SUBMISSION	SM	NM	26.07.2019
A	FOR COMMENT	LM	NM	19.12.2018

Key Plan:



SITE IMAGE
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Client:
Sun Property Group
Project:
307 Sydney Road and
12 Boyle Street, Balgowlah

Drawing Name:
Landscape Details

PRELIMINARY
Scale: 1:100 @ A1
Job Number:
SS18-4015
Drawing Number:
Issue:
501 B