

AVEO PENINSULA GARDENS

79 CABBAGE TREE ROAD, BAYVIEW, NSW, 2104

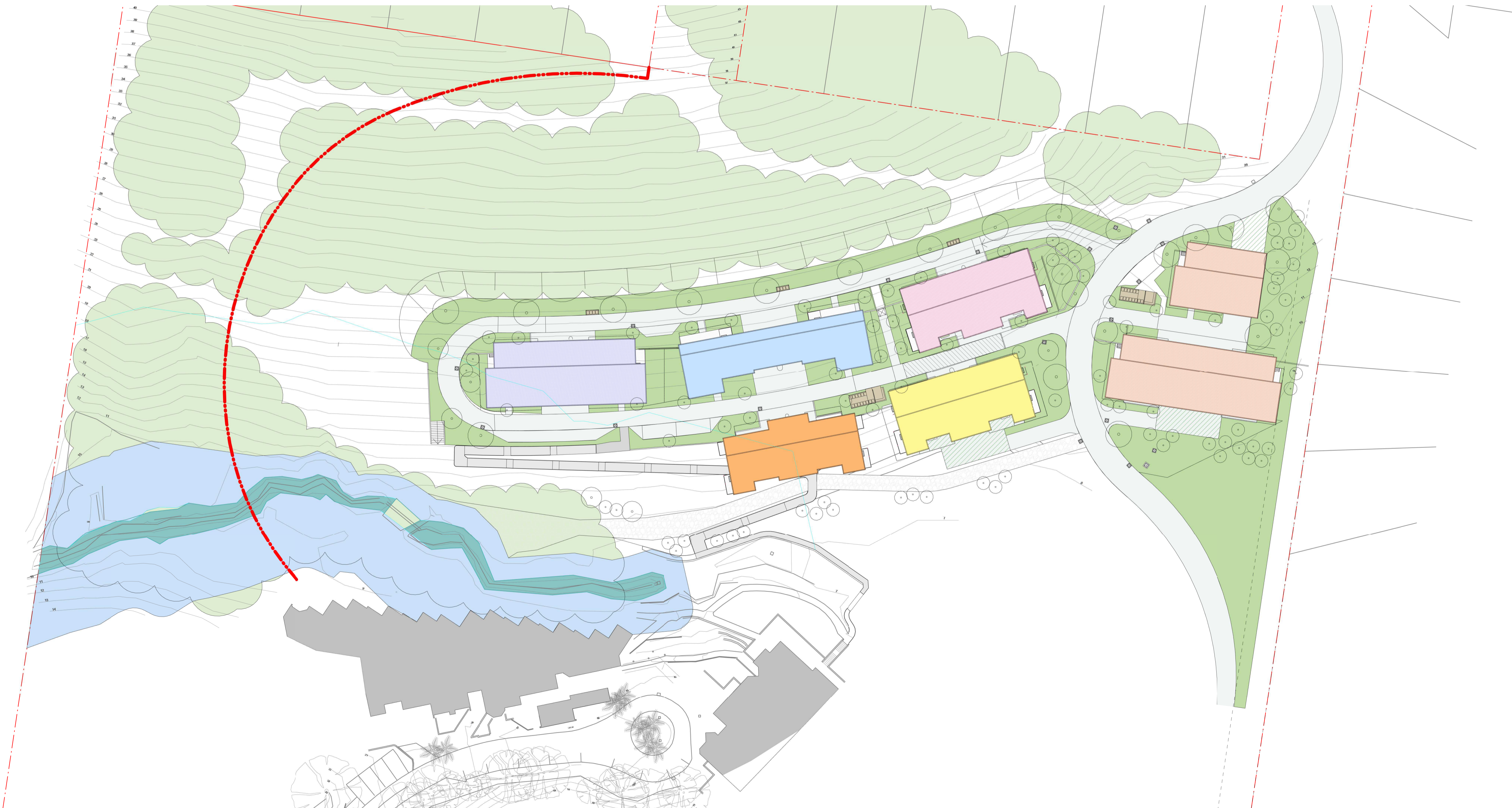
Drawing Package

ARCHITECTURAL DRAWING LIST

NUMBER	SHEET NAME
DA-001	COVER SHEET
DA-006	MASTERPLAN
DA-007	ILU NUMBER 22-24
DA-008	LOWER GROUND LEVEL
DA-009	GROUND LEVEL
DA-010	SCHEME COMPARISON - MAY_CURENT
DA-110	INDEPENDENT LIVING UNIT - TYPE 1A (ATTACHED) - PLANS
DA-111	INDEPENDENT LIVING UNIT - TYPE 1A (ATTACHED) - ELEVATIONS AND SECTIONS
DA-112	INDEPENDENT LIVING UNIT - TYPE 1AA (ATTACHED) - PLANS
DA-113	INDEPENDENT LIVING UNIT - TYPE 1AA (ATTACHED) - ELEVATIONS AND SECTIONS
DA-115	INDEPENDENT LIVING UNIT - TYPE 1B (ATTACHED) - PLANS, ELEVATIONS AND SECTIONS
DA-130	INDEPENDENT LIVING UNIT - TYPE 3A - PLANS
DA-131	INDEPENDENT LIVING UNIT - TYPE 3A - ELEVATIONS AND SECTIONS
DA-133	INDEPENDENT LIVING UNIT - TYPE 3A - PLANS, ELEVATIONS AND SECTIONS
DA-135	INDEPENDENT LIVING UNIT - TYPE 3B - PLANS
DA-136	INDEPENDENT LIVING UNIT - TYPE 3B - ELEVATIONS AND SECTIONS
DA-150	INDEPENDENT LIVING UNIT - TYPE 5A (ATTACHED) - PLANS
DA-151	INDEPENDENT LIVING UNIT - TYPE 5A (ATTACHED) - ELEVATIONS AND SECTIONS
DA-300	ELEVATIONS

ARCHITECTURAL DRAWING LIST

NUMBER	SHEET NAME
SK-101	SECTION 01, 02, 03
SK-105	UNDER CROFT PERSPECTIVE
SK-106	ACCESSIBLE PATH
SK-200	SUN STUDY - Unit - 01 & 02
SK-201	SUN STUDY - Unit - 03 & 04
SK-202	SUN STUDY - Unit - 05 & 06
SK-203	SUN STUDY - Unit - 07
SK-204	SUN STUDY - Unit 8 & 9
SK-205	SUN STUDY - Unit 10 & 11
SK-206	SUN STUDY - Unit 12 & 13
SK-207	SUN STUDY - Unit 14
SK-208	SUN STUDY - Unit - 15 & 16
SK-209	SUN STUDY - Unit - 17 & 18
SK-210	SUN STUDY - Unit - 19 & 20
SK-211	SUN STUDY - Unit - 21 & 22
SK-212	SUN STUDY - Unit 23 & 24



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7	ISSUE FOR COUNCIL	JG	23/07/2019
8	UPDATED ROAD	JG	04/09/2019
9	ISSUE FOR COUNCIL	JG	25/09/2019



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2018/00295642

DATED: 23 January 2020

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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW
 CHECKED BY: HF
 CLIENT: AVEO GROUP PTY LTD

DRAWING COVER SHEET

DATE	SCALE @ A1	DRAWN
DECEMBER 2017	NTS	IW
PROJECT No.	DRAWING No.	ISSUE
2017032	DA-001	9

PROJECT
 AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW, NSW, 2104

744 Hunter Street
 Newcastle West New South Wales 2302 Australia
 T 61 2 4969 5199 F 61 2 4969 6177
 E newcastle@jacksonteece.com
 Jackson Teece Chesterman Willis Pty Ltd
 Trading as Jackson Teece
 ABN 15 083 837 290
 Nominated Architect Ian Brodie (4275)

JACKSON TEECE

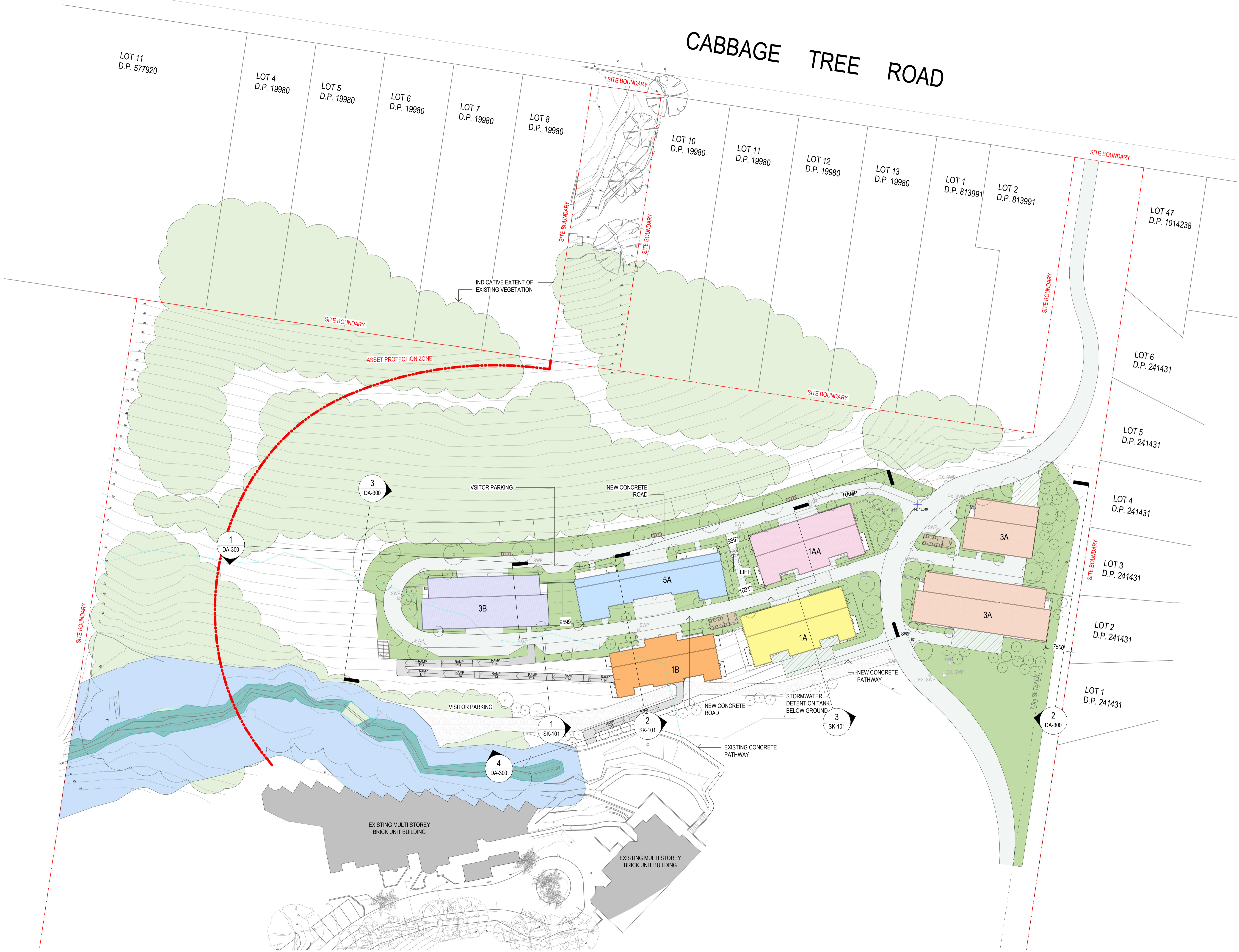
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LEGEND

EX	EXISTING
SWP	STORMWATER PIT (TO CIVIL ENG'S DETAILS)
[Yellow Box]	UNIT TYPE 1A
[Pink Box]	UNIT TYPE 1AA
[Orange Box]	UNIT TYPE 1B
[Light Orange Box]	UNIT TYPE 3A
[Purple Box]	UNIT TYPE 3B
[Blue Box]	UNIT TYPE 5A
[Hatched Box]	ELEVATED STRUCTURAL SLAB

northern beaches council
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CABBAGE TREE ROAD



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APPROVED BY: RW
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 CLIENT: AVEO GROUP PTY LTD

DRAWING MASTERPLAN

DATE	SCALE @ A1	DRAWN	
DECEMBER 2017	1 : 500	HF	
PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017032 A	DA-006		9

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVISION	JG	18/07/19
2	ISSUE FOR COUNCIL	JG	26/07/2019
3	UPDATED ROAD	JG	04/09/2019
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CABBAGE TREE ROAD



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northern beeches council

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DATED: 23 January 2020

30m VRZ OFFSET
VRZ
LOCATION OF CREEK
60m BUILDING OFFSET

INDICATIVE EXTENT OF EXISTING VEGETATION

EXISTING MULTI STOREY BRICK UNIT BUILDING

EXISTING MULTI STOREY BRICK UNIT BUILDING

EXISTING GRAVEL TRACK
NEW CONCRETE DRIVEWAY
BUILDING OVER SHOWN DASHED
EXISTING PUTTING GREENS
EXISTING CONCRETE ACCESS ROAD
EXISTING CONCRETE PATHWAY

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APPROVED BY: Approver
CLIENT: AVEO GROUP PTY LTD
CHECKED BY: HF

DRAWING ILU NUMBER 22-24

DATE	SCALE @ A1	DRAWN	
05/27/19	1 : 500	Author	
PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017032 A	DA-007		4

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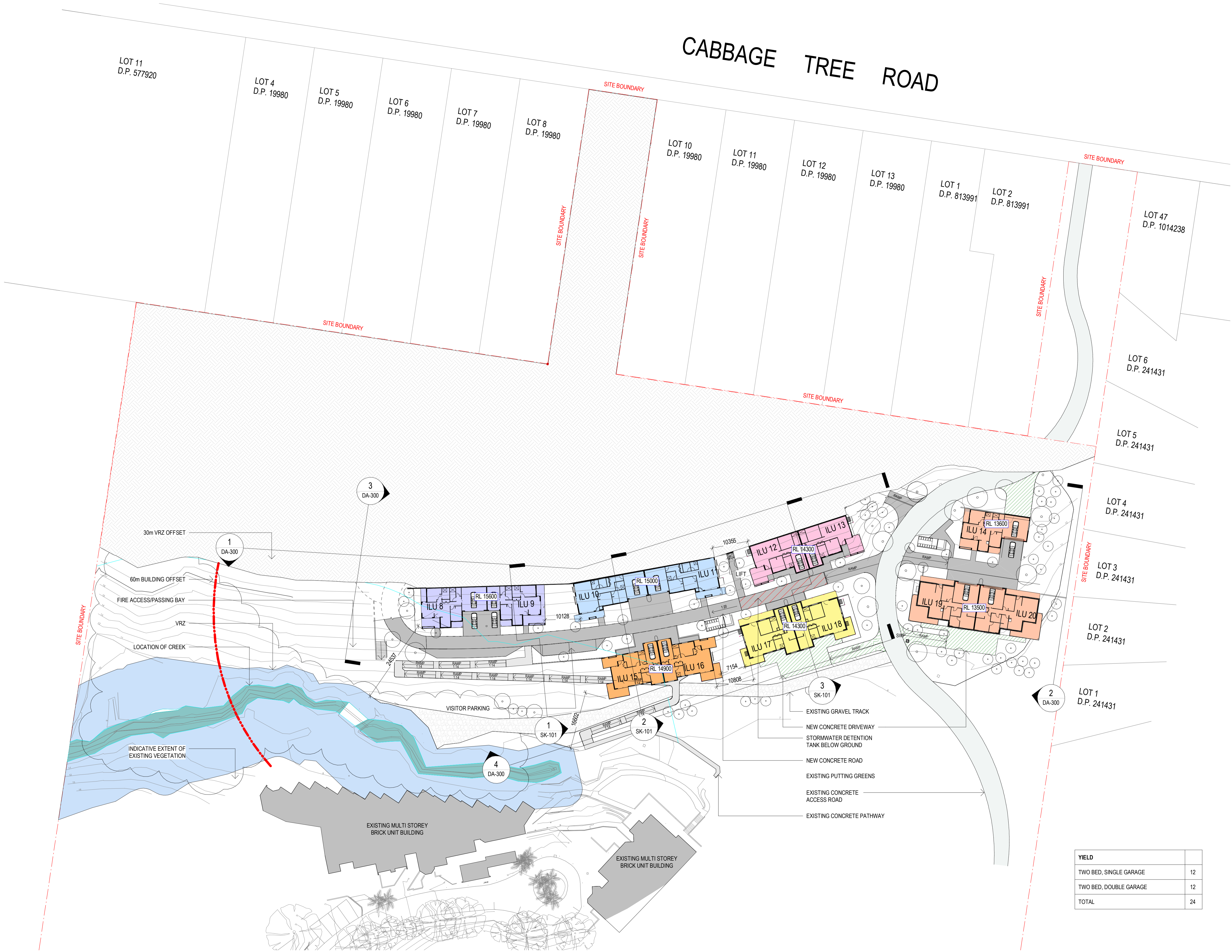
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LEGEND

EX	EXISTING STORMWATER PIT (TO CIVIL ENG'S DETAILS)
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[Dark Blue Box]	UNIT TYPE 3B
[Light Blue Box]	UNIT TYPE 5A
[Hatched Box]	ELEVATED STRUCTURAL SLAB

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PROCEEDINGS NO: 2018/00295642
DATED: 23 January 2020



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APPROVED BY: RW
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 CLIENT: AVEO GROUP PTY LTD

DRAWING LOWER GROUND LEVEL

DATE	SCALE @ A1	DRAWN
JANUARY 2018	1 : 500	TM
PROJECT No.	DISCP.	DRAWING No.
2017032 A	DA-008	9

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AMENDMENTS

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LEGEND

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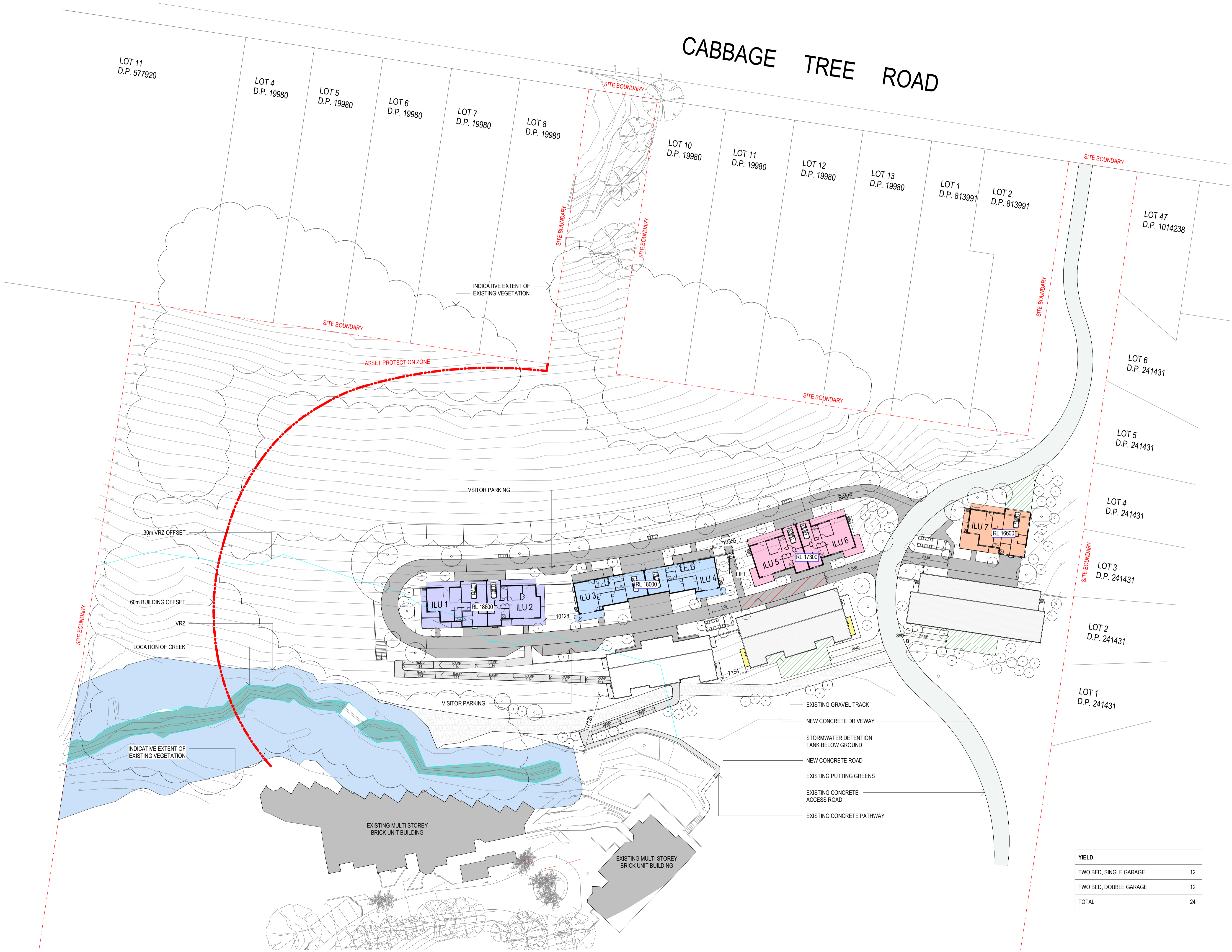
northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

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DATED: 23 January 2020

CABBAGE TREE ROAD



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 CLIENT: AVEO GROUP PTY LTD

DRAWING GROUND LEVEL

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JANUARY 2018	1 : 500	TM
PROJECT No.	DISCP.	DRAWING No.
2017032 A	DA-009	9

PROJECT
 AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
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YIELD	
TWO BED, SINGLE GARAGE	12
TWO BED, DOUBLE GARAGE	12
TOTAL	24

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SCHEME COMPARISON
NEW / 24/05-2019

- NEW SCHEME
- SCHEME AS OF 24-05-2019
- REDUCTION OF ROADWAY
- REDUCTION OF APZ
- 60m APZ BUILDING OFFSET
- 30m VRZ OFFSET


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NEW APZ
 APZ AS OF 24/05/2019
 4325m² REDUCTION IN VEGETATION CLEARING (HIGHLIGHTED BROWN)
 APZ-60m RADIAL OFFSET FROM BUILDING (DASHED PINK)
 196m² REDUCTION IN ROAD (HIGHLIGHTED YELLOW)

PROPOSED RAMP LOCATION
MAY 2019

NEW RAMP LOCATION

30m VRZ OFFSET (CYAN)

VRZ

LOCATION OF CREEK

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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

APPROVED BY: Approver CHECKED BY: HF
 CLIENT: AVEO GROUP PTY LTD

DRAWING SCHEME COMPARISON - MAY_CURRENT

DATE	SCALE @ A1	DRAWN
07/09/19	1 : 500	Author
PROJECT No.	DRAWING No.	ISSUE
2017032	DA-010	3

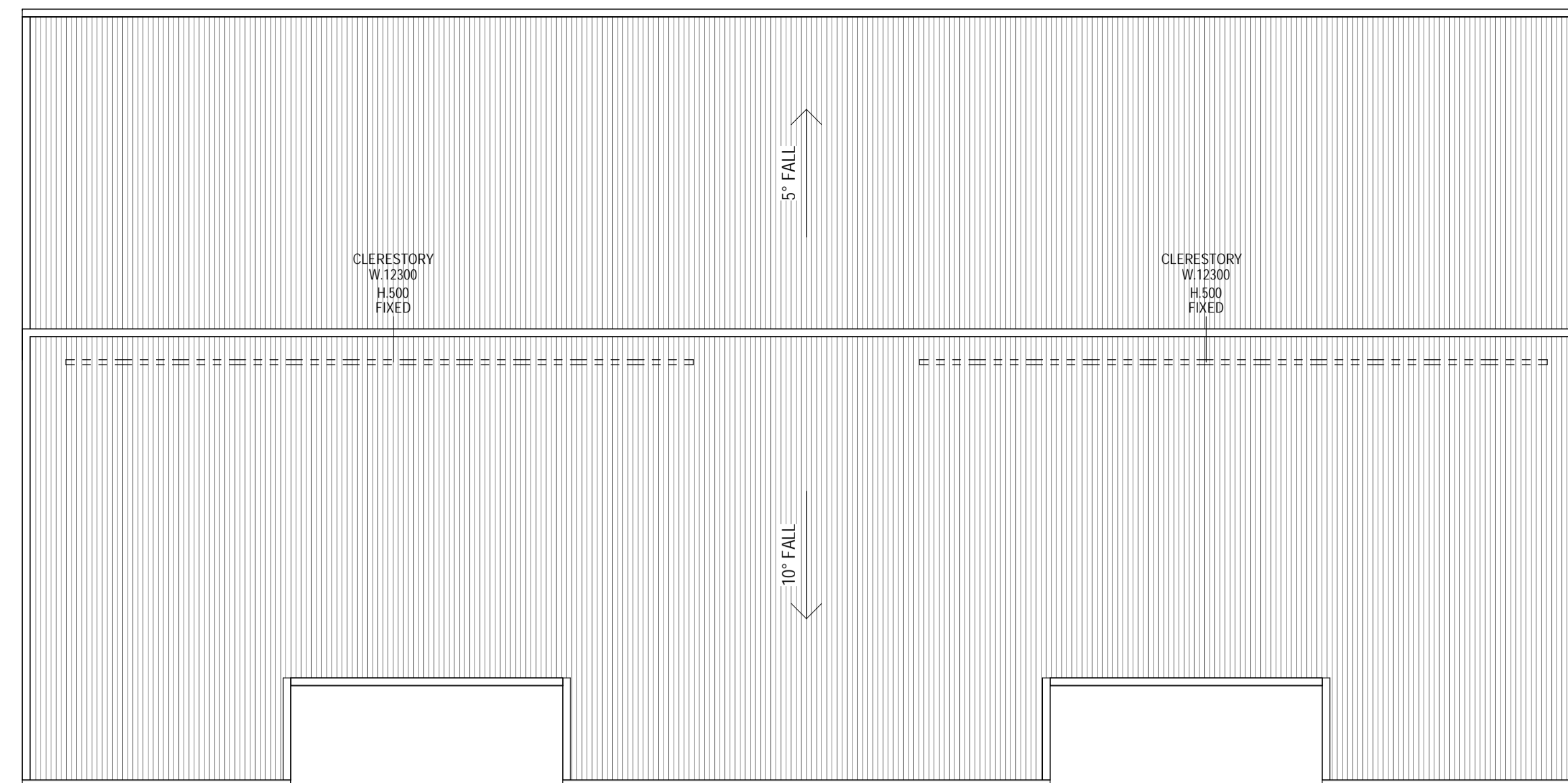
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AMENDMENTS

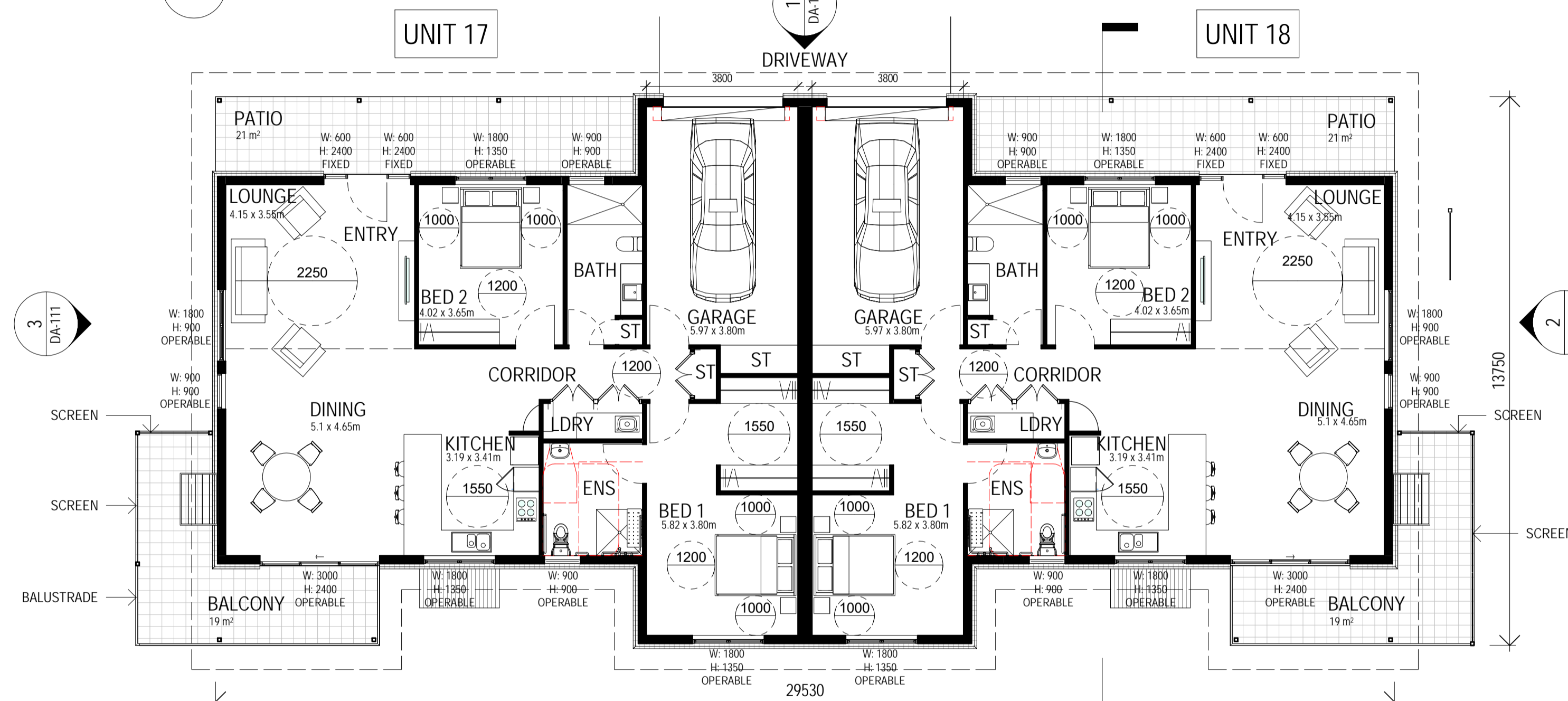
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7	REVISED INTERNAL LAYOUT	JG	11/08/2019
8	ISSUE FOR COUNCIL	JG	25/09/2019



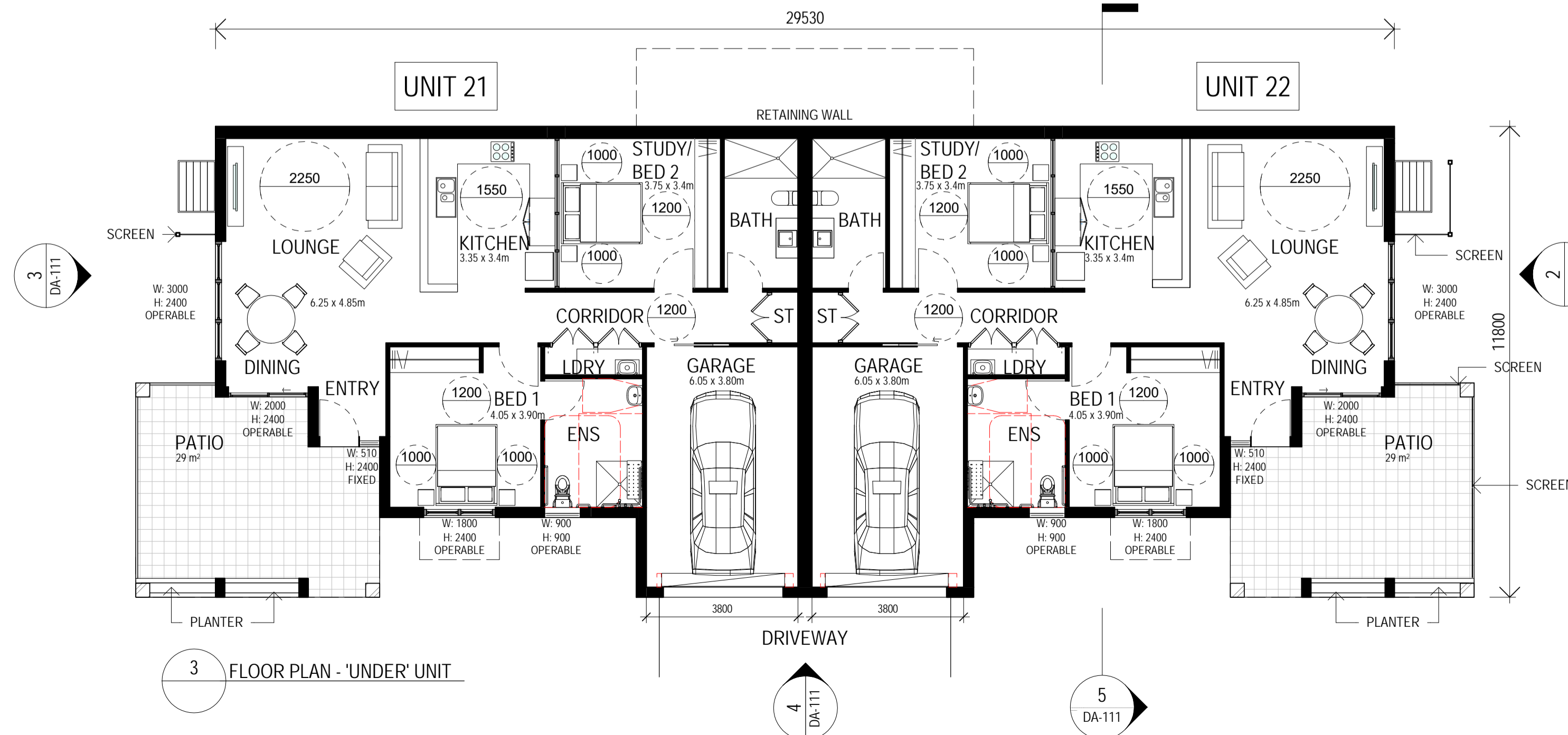
1 ROOF PLAN

AREAS - 'OVER' UNIT
 UNIT AREA (EXCLUDING GARAGE) - 124 m²
 GARAGE - 24 m²

AREAS - 'UNDER' UNIT
 UNIT AREA (EXCLUDING GARAGE) - 107 m²
 GARAGE - 23 m²



2 FLOOR PLAN - 'OVER' UNIT



3 FLOOR PLAN - 'UNDER' UNIT

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW CHECKED BY: TM
 CLIENT: AVEO GROUP PTY LTD

DRAWING: INDEPENDENT LIVING UNIT - TYPE 1A (ATTACHED) - PLANS

DATE	SCALE @ A1	DRAWN
DECEMBER 2017	1:100	IW
PROJECT No.	DRAWING No.	ISSUE
2017032	DA-110	8

PROJECT: AVEO PENINSULA GARDENS
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 BAYVIEW, NSW, 2104

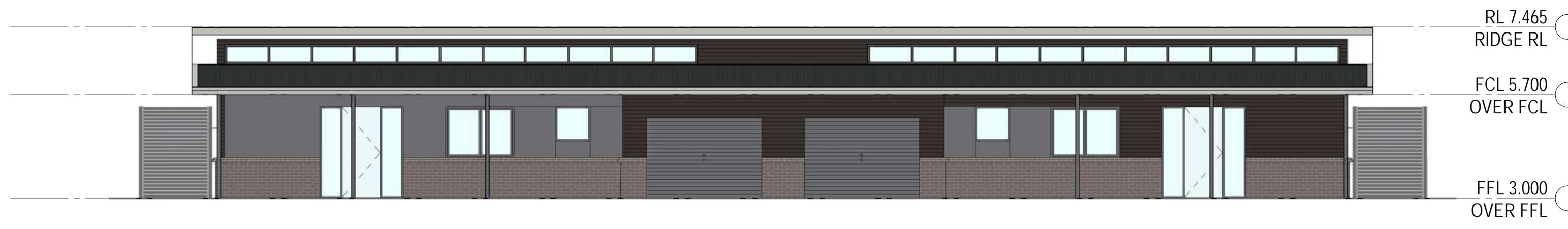
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1 OVER FRONT



2 SIDE 1

3 SIDE 2

5 SECTION



4 UNDER FRONT



northern beaches council
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DRAWING: INDEPENDENT LIVING UNIT - TYPE 1A (ATTACHED) - ELEVATIONS AND SECTIONS
 DATE: DECEMBER 2017 SCALE @ A1: 1:100 DRAWN: IW
 PROJECT No: 2017032 DRAWING No: DA-111 ISSUE: 8

PROJECT: AVEO PENINSULA GARDENS
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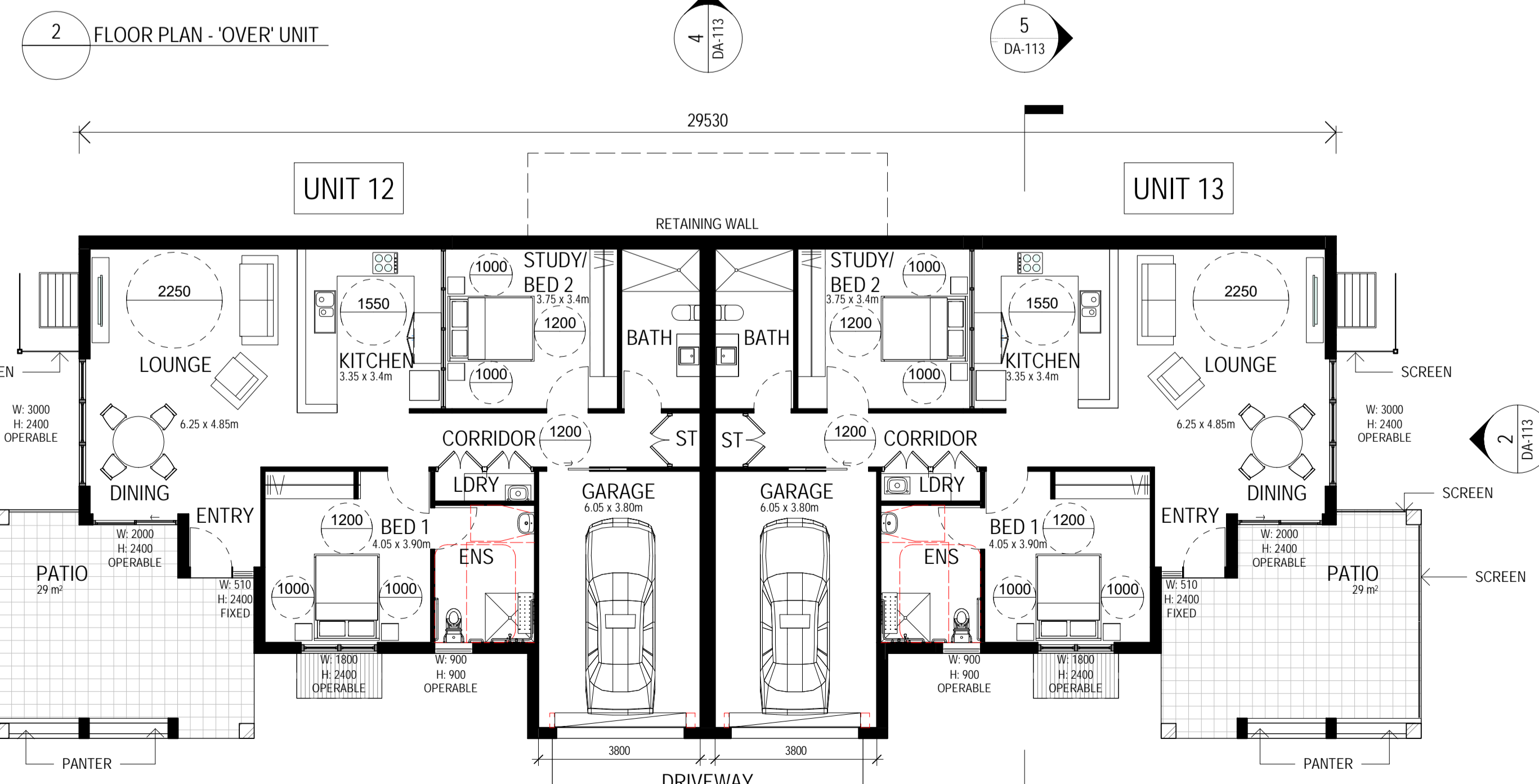
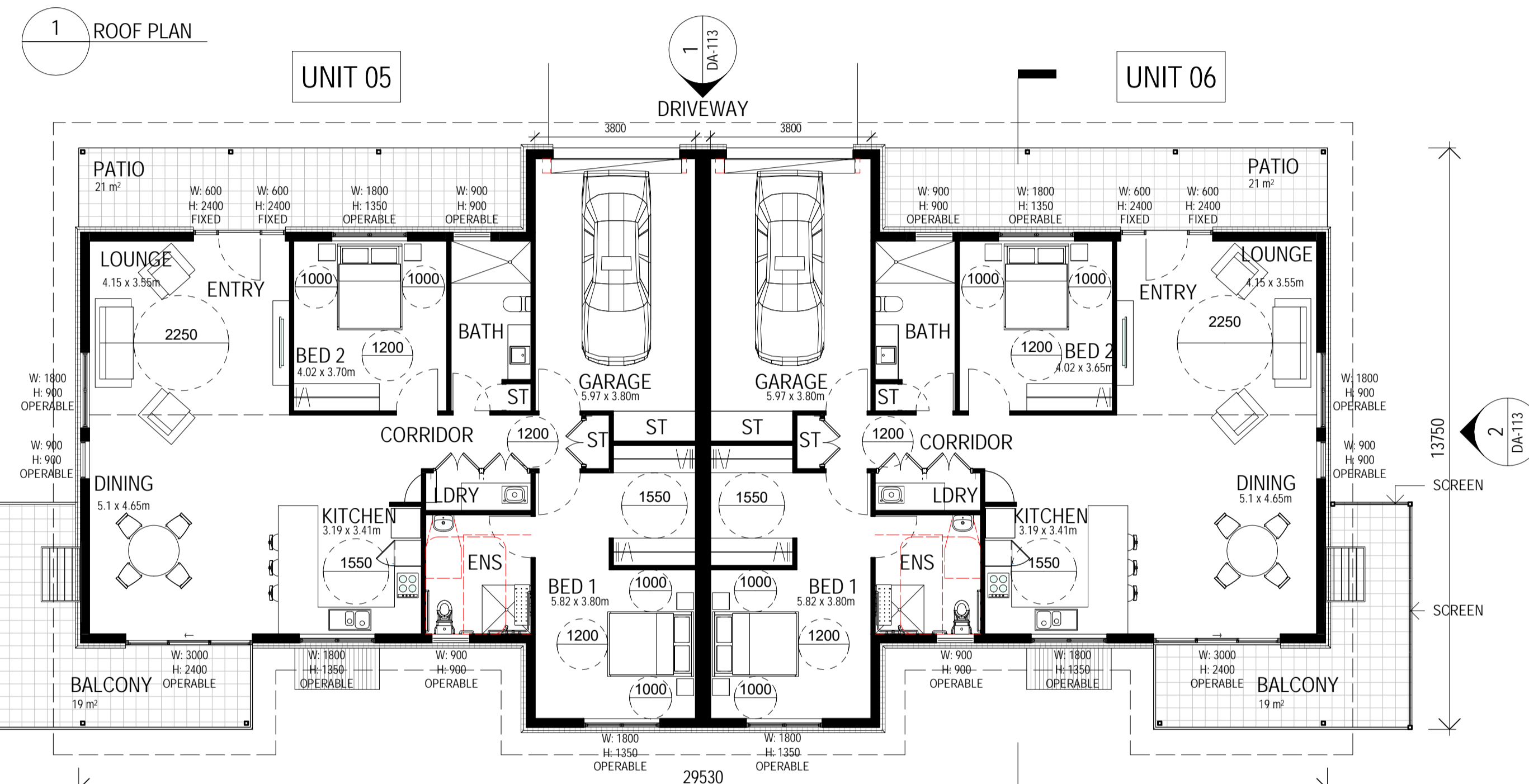
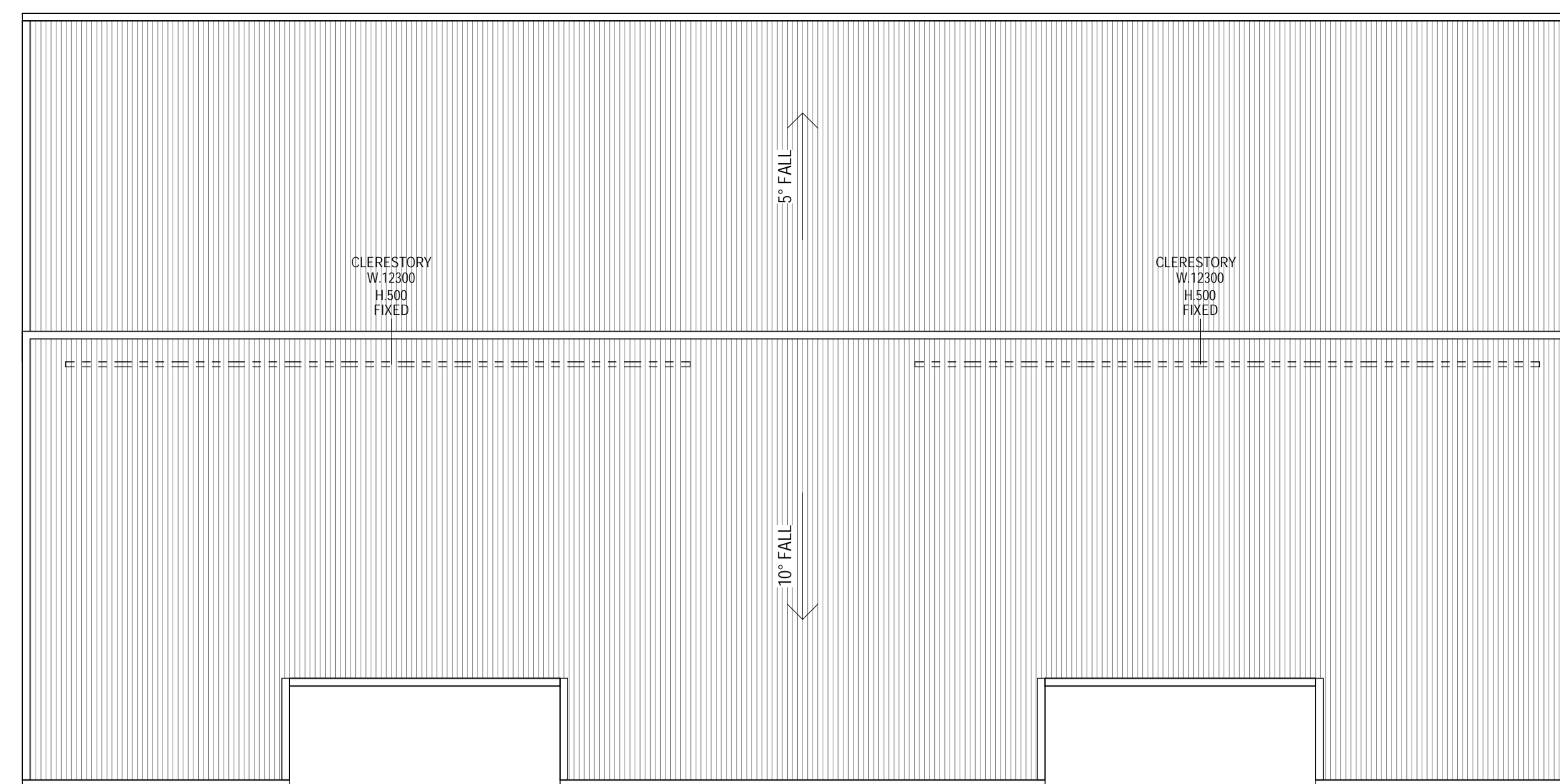
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6	KITCHEN WINDOW	JG	11/04/2019
7	ISSUE FOR COUNCIL	JG	25/07/2019
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DRAWING: INDEPENDENT LIVING UNIT - TYPE 1AA (ATTACHED) - PLANS
 DATE: DECEMBER 2017 SCALE @ A1: 1:100 DRAWN: IW
 PROJECT No: 2017032 DRAWING No: DA-112 ISSUE: 9

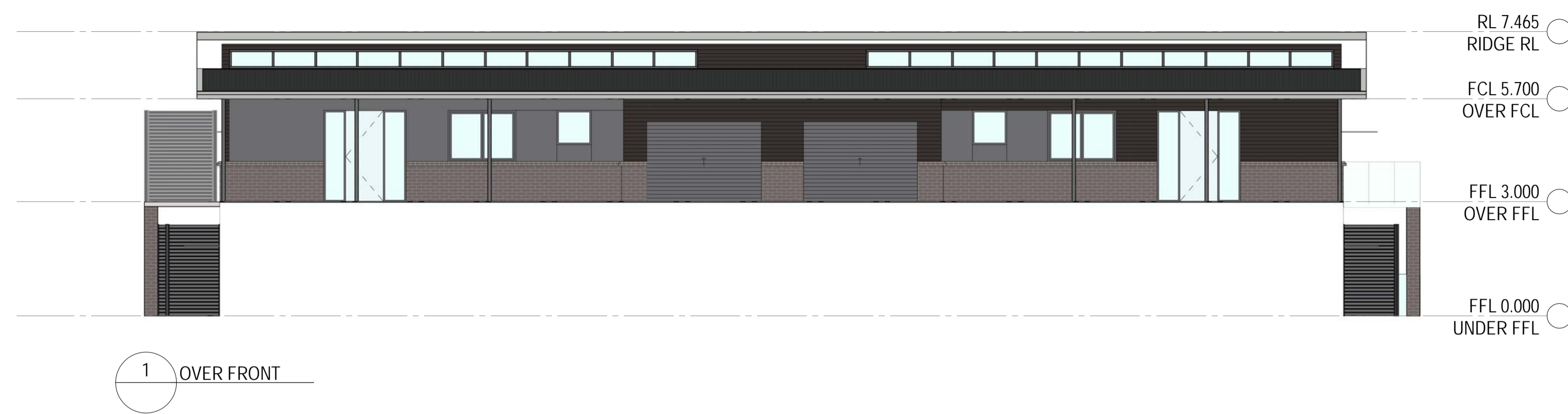
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1 OVER FRONT



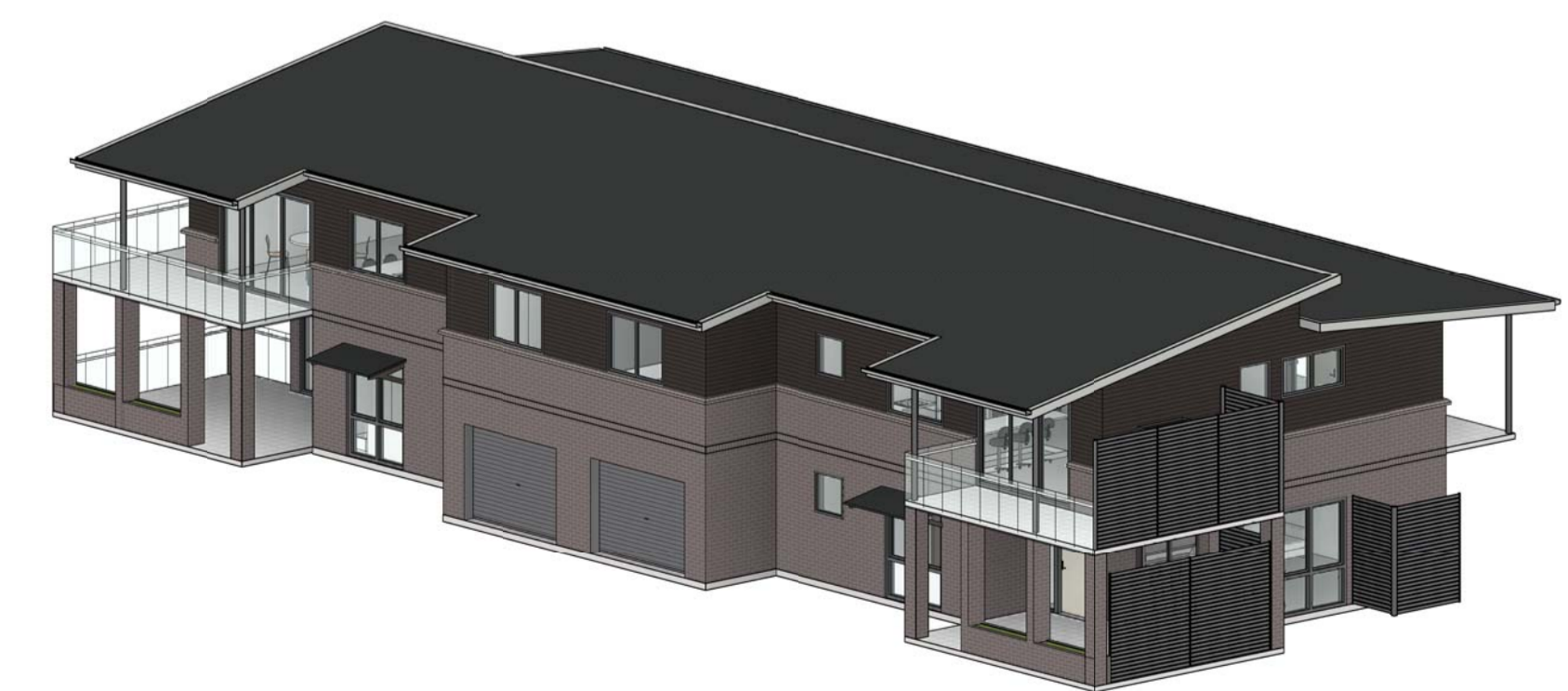
2 SIDE 1

3 SIDE 2

5 SECTION



4 UNDER FRONT



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PROJECT: AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW, NSW, 2104

744 Hunter Street
 Newcastle West New South Wales 2302 Australia
 T 61 2 4969 5199 F 61 2 4969 6177
 E newcastle@jacksonteece.com
 Jackson Teece Chesterman Willis Pty Ltd
 Trading as Jackson Teece
 ABN 15 083 837 290
 Nominated Architect Ian Brodie (4275)

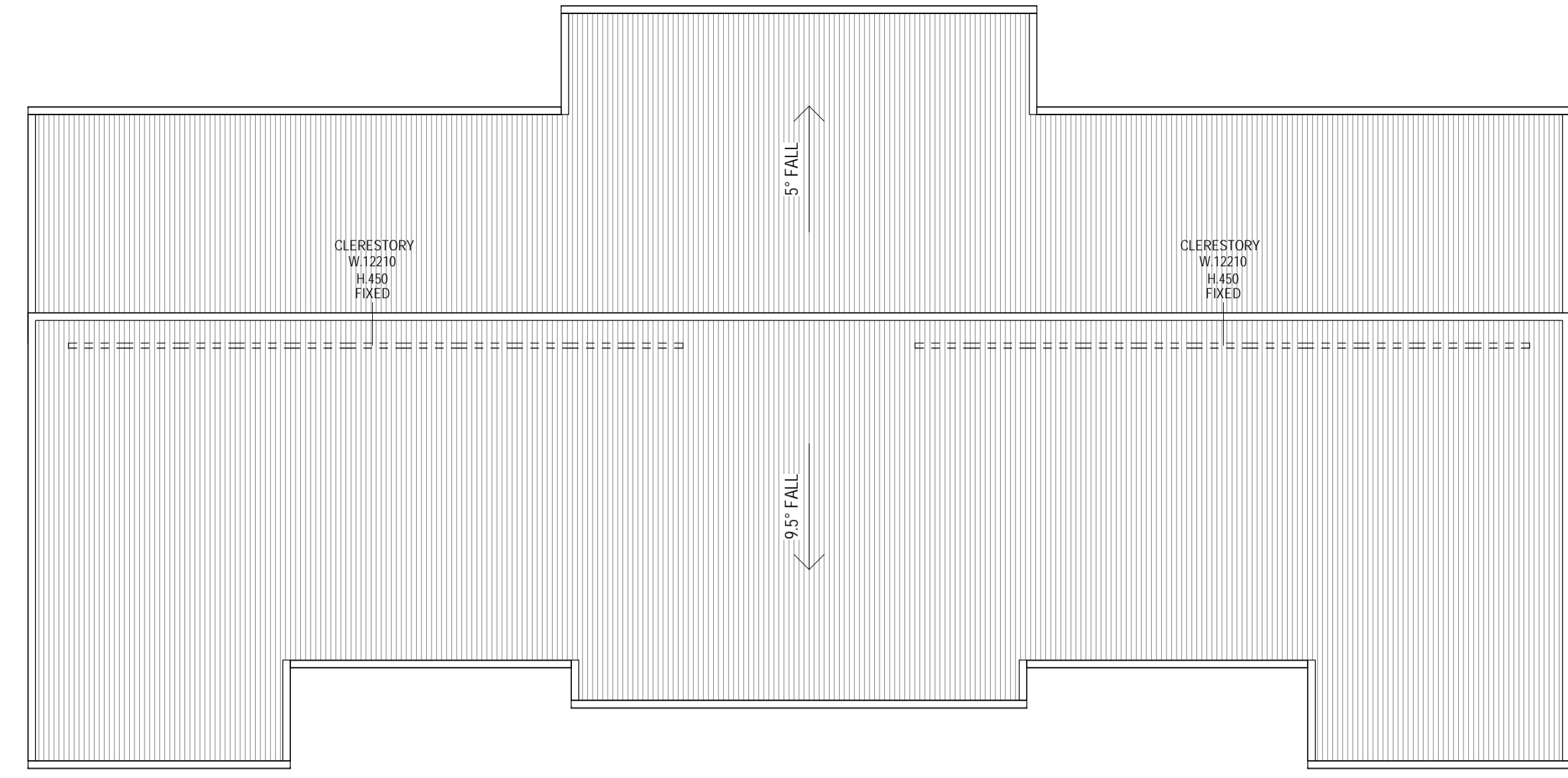
JACKSON TEECE

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ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUED FOR D.A.	RW	17/01/2018
2	ISSUED FOR D.A.	RW	30/01/2018
3	ISSUED FOR D.A.	RW	01/02/2018
4	ISSUED FOR D.A.	RW	06/02/2018
5	ISSUED FOR D.A.	JG	18/02/2019
6	REVISED STRUCTURE	JG	11/04/2019
7	ISSUE FOR COUNCIL	JG	25/07/2019
8	REVISED INTERNAL LAYOUT	JG	11/09/2019
9	ISSUE FOR COUNCIL	JG	25/09/2019

AREAS
 UNIT AREA (EXCLUDING GARAGE) - 107 m²
 GARAGE - 25 m²

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020



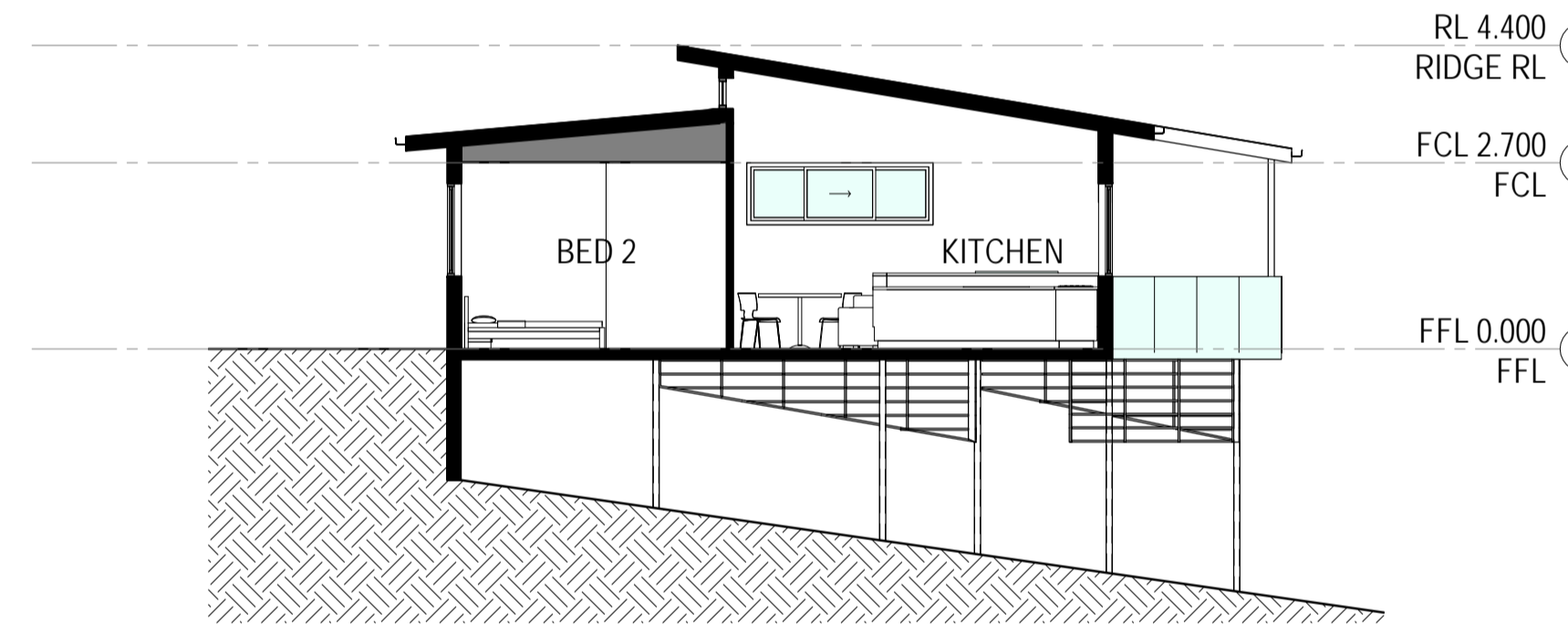
1 ROOF PLAN



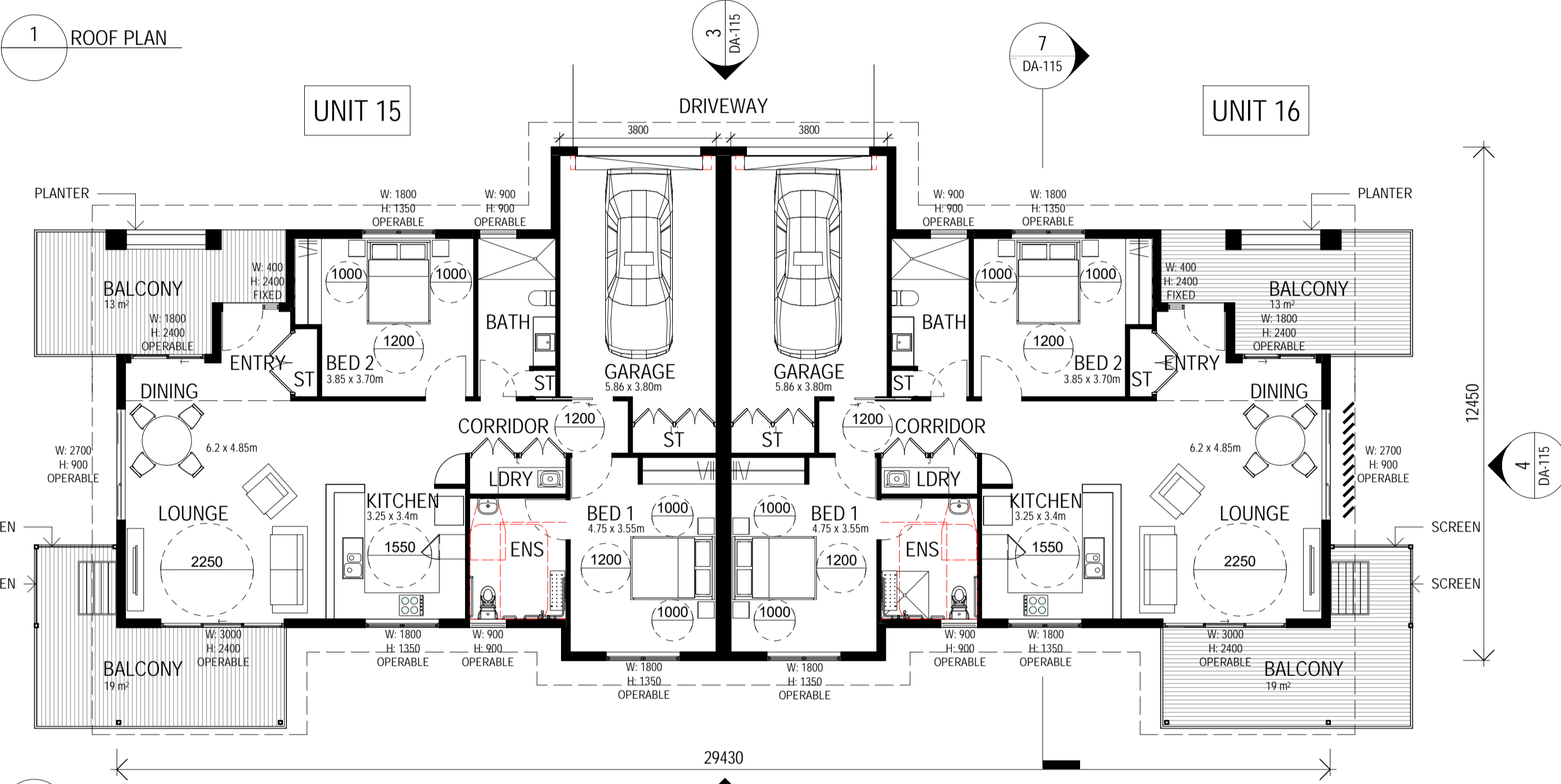
4 LEFT ELEVATION



6 RIGHT ELEVATION



7 SECTION



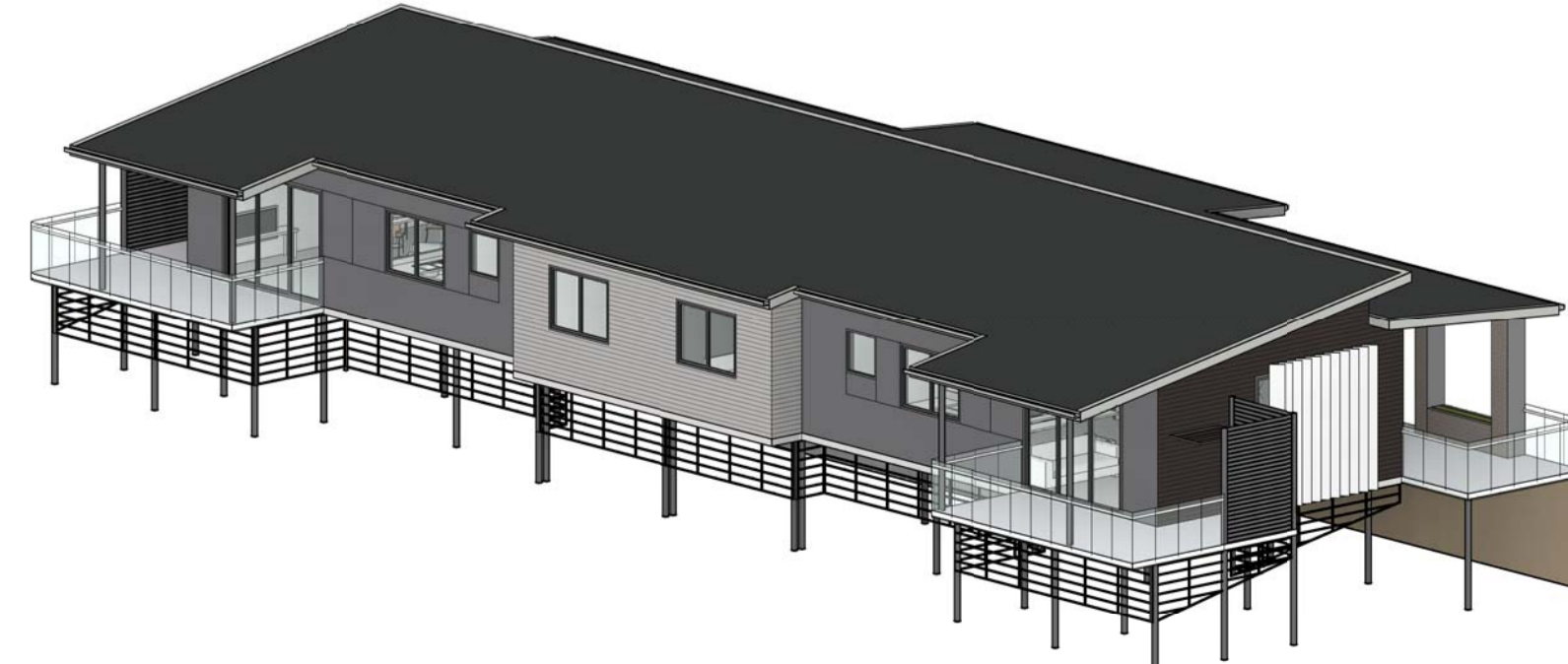
2 FLOOR PLAN



3 FRONT ELEVATION



5 REAR ELEVATION



50mm on original
 THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW CHECKED BY: TM
 CLIENT: AVEO GROUP PTY LTD

DRAWING: INDEPENDENT LIVING UNIT - TYPE 1B (ATTACHED) - PLANS, ELEVATIONS AND SECTIONS
 DATE: DECEMBER 2017 SCALE: @ A1 DRAWN: IW
 PROJECT No: 2017032 DRAWING No: DA-115 ISSUE: 9

PROJECT: AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW, NSW, 2104

744 Hunter Street
 Newcastle West New South Wales 2302 Australia
 T 61 2 4969 5199 F 61 2 4969 6177
 E newcastle@jacksonteece.com
 Jackson Teece Chesterman Willis Pty Ltd
 Trading as Jackson Teece
 ABN 15 083 837 290
 Nominated Architect Ian Brodie (4275)

JACKSON TEECE

AMENDMENTS

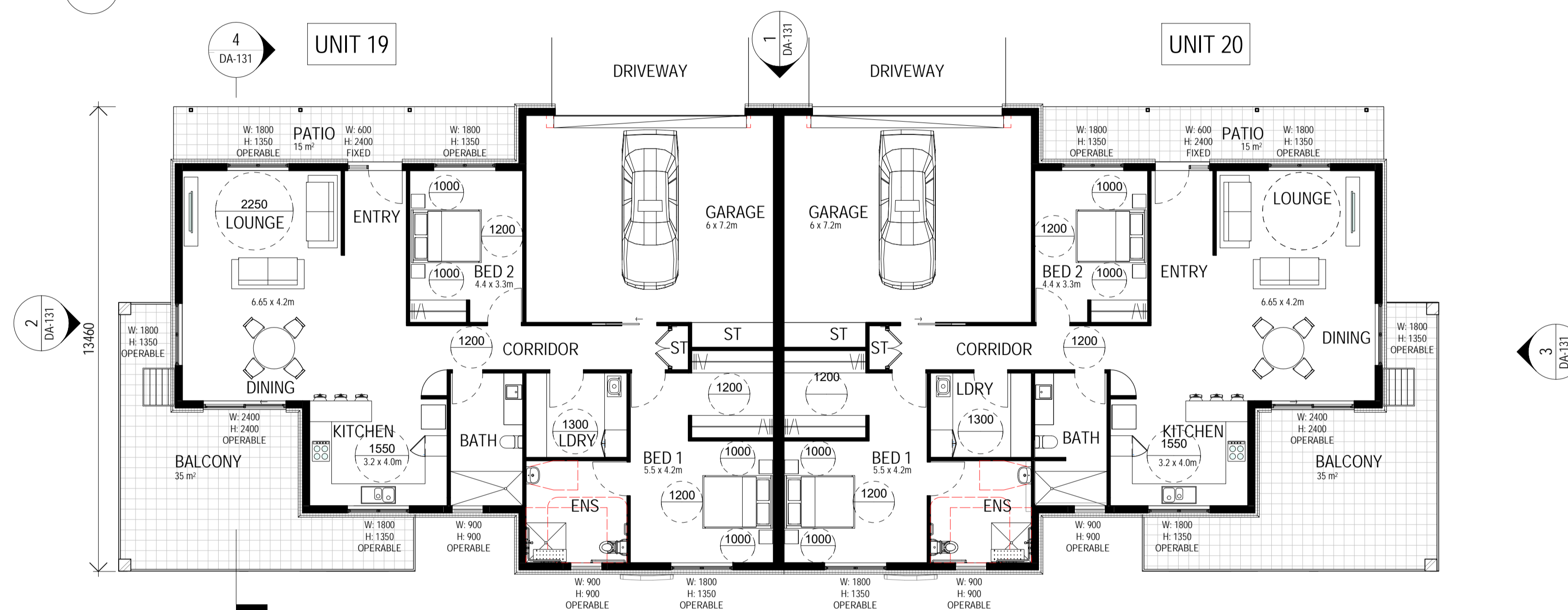
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUED FOR D.A.	RW	17/01/2018
2	ISSUED FOR D.A.	RW	30/01/2018
3	ISSUED FOR D.A.	RW	01/02/2018
4	ISSUED FOR D.A.	RW	06/02/2018
5	ISSUE FOR REVISION	JG	23/07/2019
6	ISSUE FOR COUNCIL	JG	26/07/2019
7	REVISED INTERNAL LAYOUT	JG	11/08/2019
8	ISSUE FOR COUNCIL	JG	25/09/2019



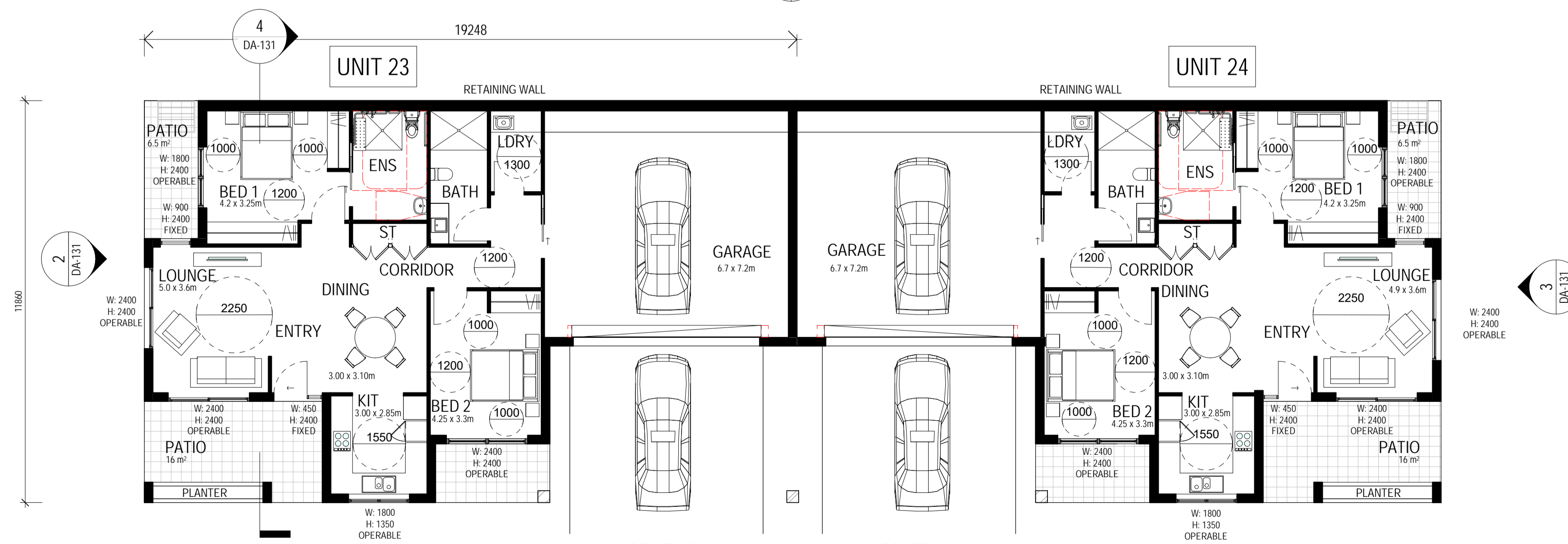
1 ROOF PLAN

AREAS - 'OVER' UNIT
 UNIT AREA (EXCLUDING GARAGE) - 132 m²
 GARAGE - 45 m²

AREAS - 'UNDER' UNIT
 UNIT AREA (EXCLUDING GARAGE) - 102 m²
 GARAGE - 48 m²



2 FLOOR PLAN - 'OVER' UNIT



3 FLOOR PLAN - 'UNDER' UNIT

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW CHECKED BY: TM
 CLIENT: AVEO GROUP PTY LTD

DRAWING: INDEPENDENT LIVING UNIT - TYPE 3A - PLANS

DATE	SCALE @ A1	DRAWN
DECEMBER 2017	1 : 100	IW
PROJECT No.	DRAWING No.	ISSUE
2017032	DA-130	8

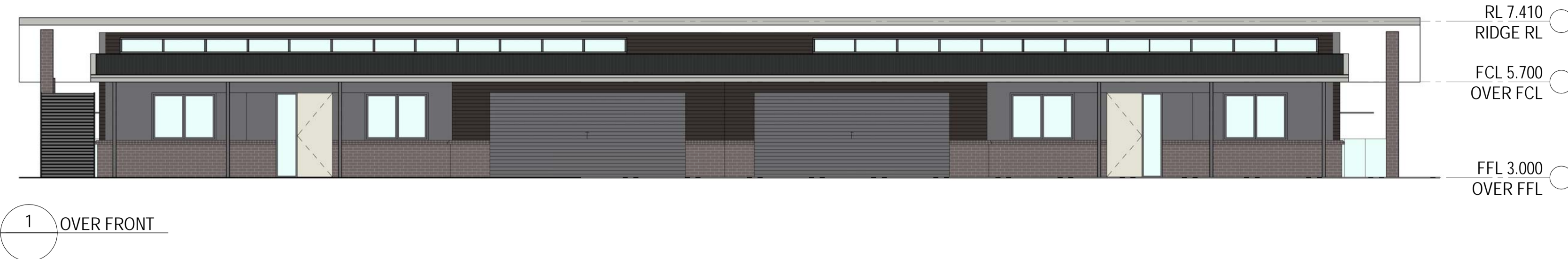
PROJECT: AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW, NSW, 2104

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JACKSON TEECE

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVISION	JG	23/07/2019
2	ISSUE FOR COUNCIL	JG	26/07/2019
3	REVISED INTERNAL LAYOUT	JG	11/09/2019
4	ISSUE FOR COUNCIL	JG	25/09/2019



1 OVER FRONT

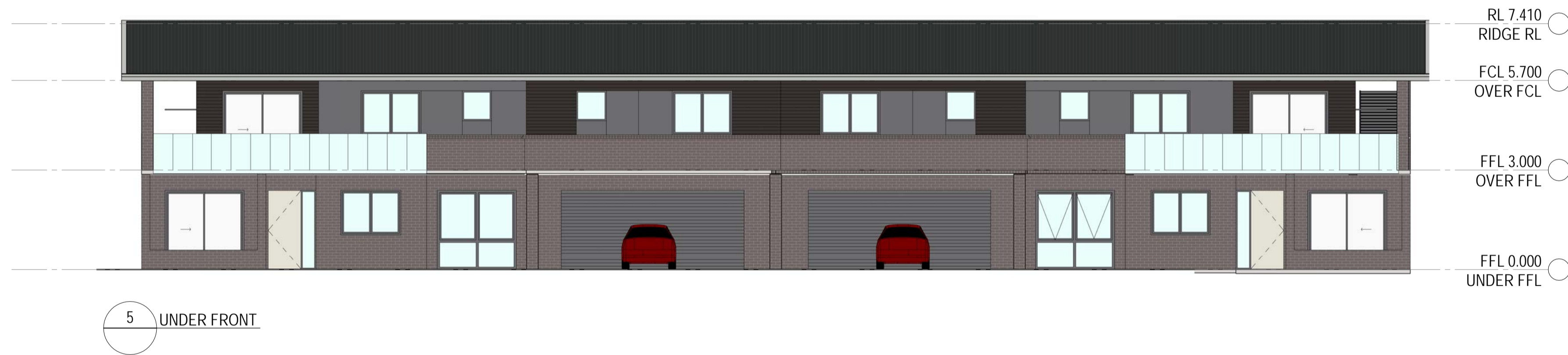


2 SIDE 1

3 SIDE 2

4 SECTION

RL 7.410
RIDGE RL
FCL 5.700
OVER FCL
FFL 3.000
OVER FFL
FFL 0.000
UNDER FFL



5 UNDER FRONT



50mm on original
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

APPROVED BY: Approver
CLIENT: AVEO GROUP PTY LTD
CHECKED BY: Checker

DATE	SCALE @ A1	DRAWN
07/23/19	1 : 100	Author
PROJECT No. 2017032	DRAWING No. DA-131	ISSUE 4

PROJECT
AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW, NSW, 2104

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
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ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE

AMENDMENTS

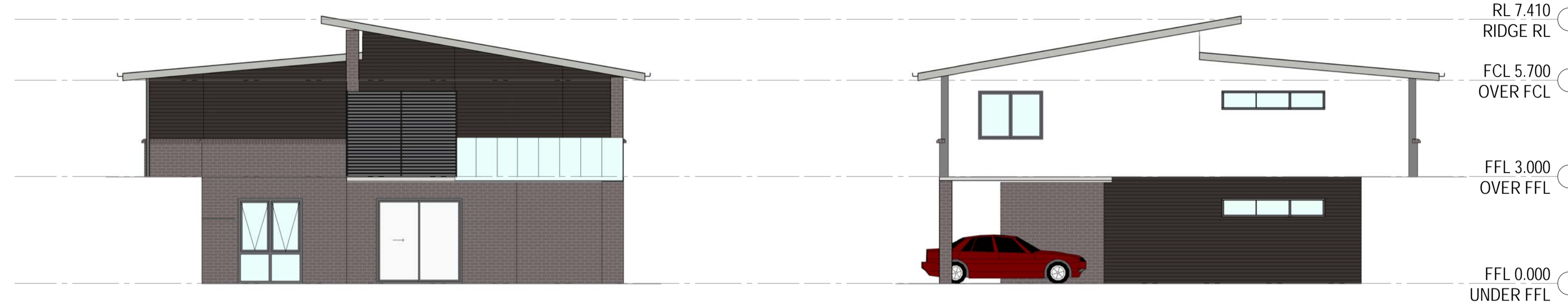
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUED FOR D.A.	RW	17/01/2018
2	ISSUED FOR D.A.	RW	30/01/2018
3	ISSUED FOR D.A.	RW	01/02/2018
4	ISSUED FOR D.A.	RW	06/02/2018
5	ISSUE FOR REVISION	JG	23/07/2019
6	ISSUE FOR COUNCIL	JG	26/07/2019
7	REVISED INTERNAL LAYOUT	JG	11/08/2019
8	ISSUE FOR COUNCIL	JG	25/09/2019



1 ROOF PLAN



4 OVER FRONT

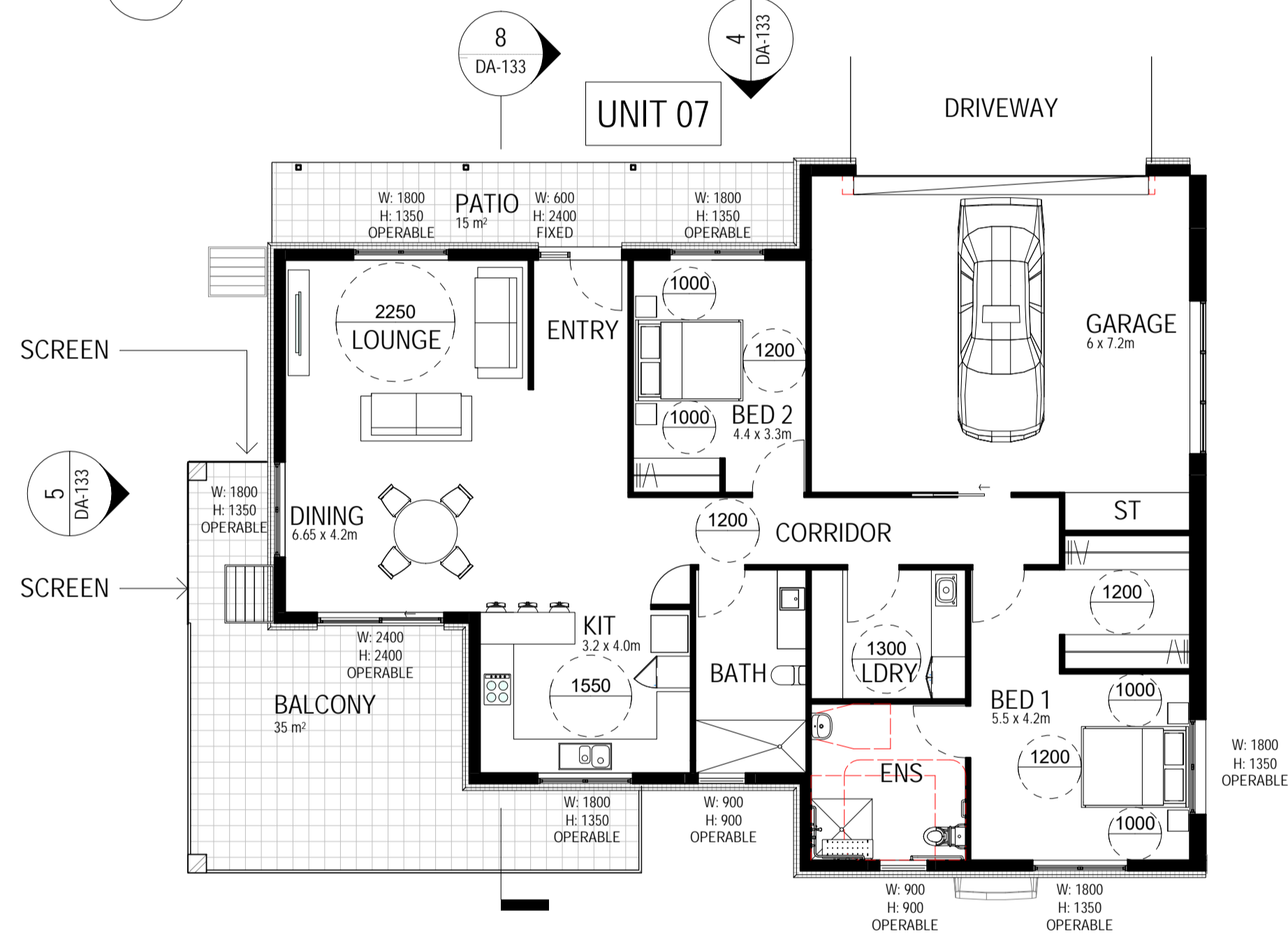


5 SIDE 1

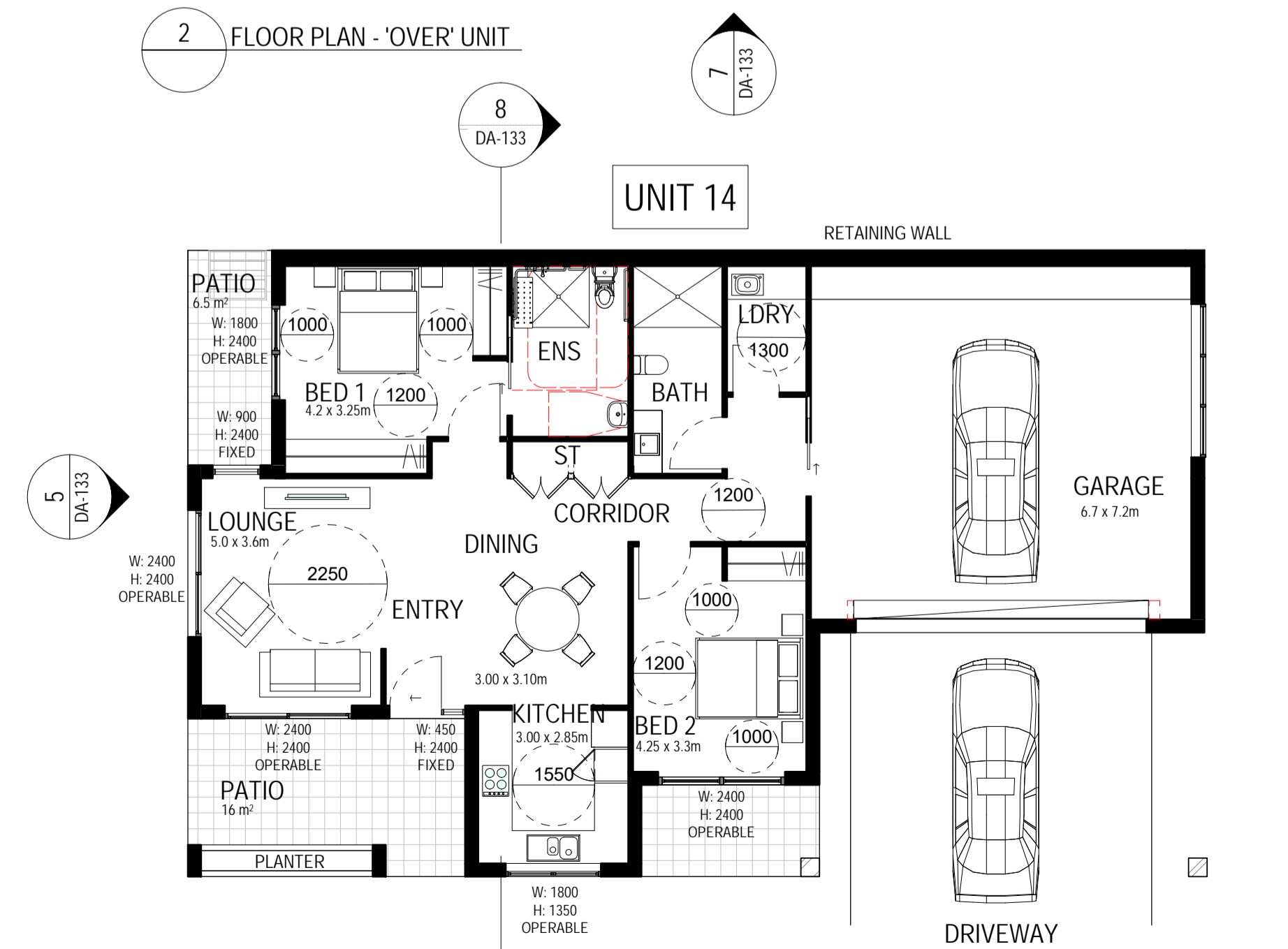
6 SIDE 2

AREAS - 'OVER' UNIT
UNIT AREA (EXCLUDING GARAGE) - 132 m²
GARAGE - 45 m²

AREAS - 'UNDER' UNIT
UNIT AREA (EXCLUDING GARAGE) - 102 m²
GARAGE - 48 m²



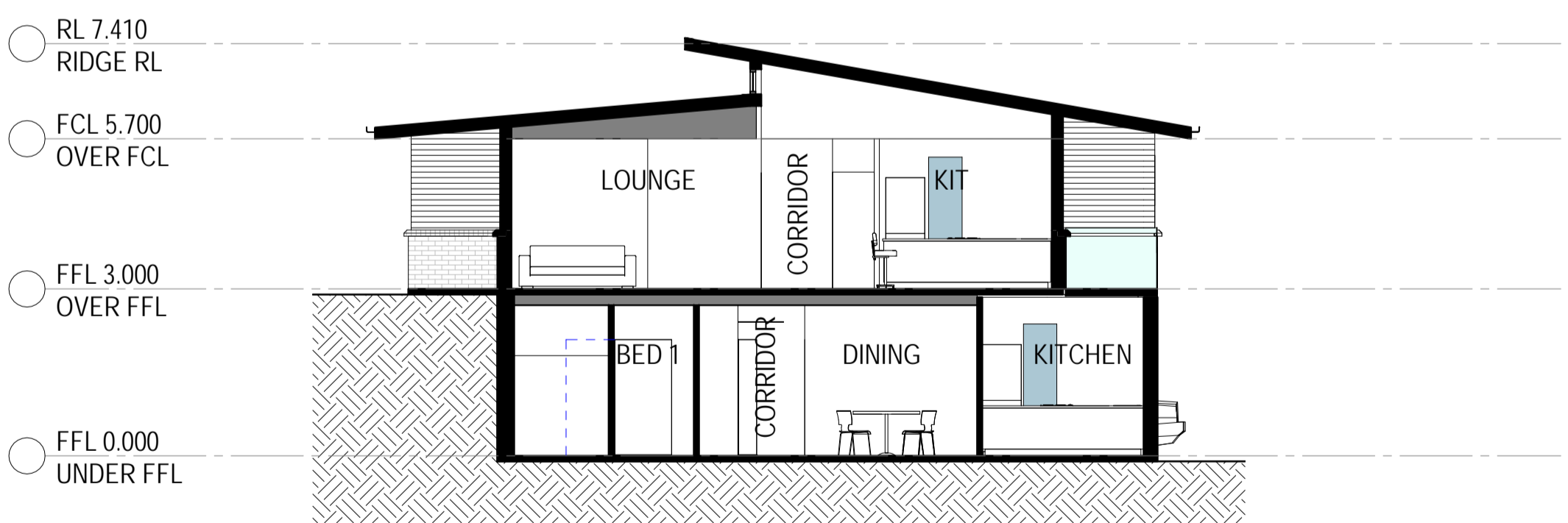
2 FLOOR PLAN - 'OVER' UNIT



3 FLOOR PLAN - 'UNDER' UNIT



7 UNDER FRONT



8 SECTION



50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW CHECKED BY: TM
CLIENT: AVEO GROUP PTY LTD

DRAWING: INDEPENDENT LIVING UNIT - TYPE 3A - PLANS, ELEVATIONS AND SECTIONS
DATE: DECEMBER 2017 SCALE @ A1: 1:100 DRAWN: IW
PROJECT No: 2017032 DRAWING No: DA-133 ISSUE: 8

PROJECT: AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW, NSW, 2104

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
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Jackson Teece Chesterman Willits Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

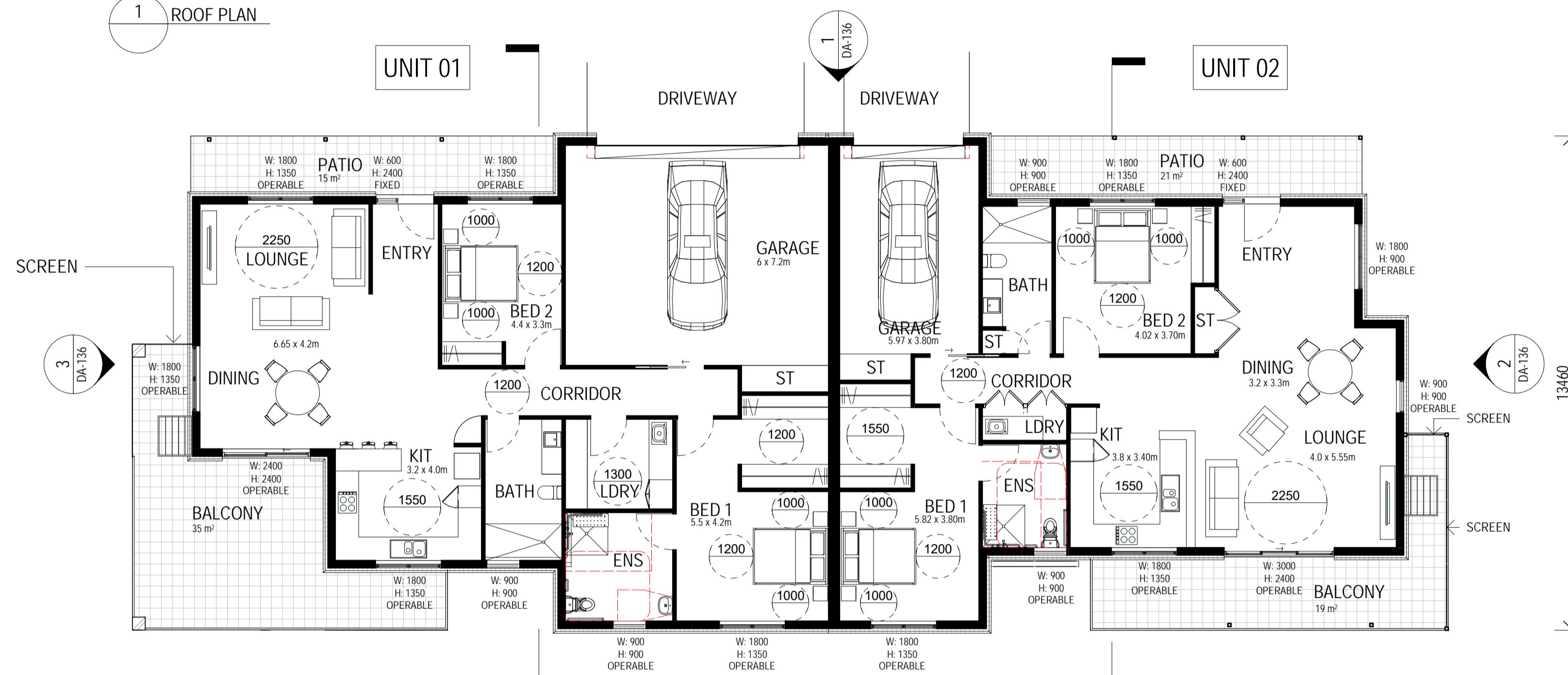
JACKSON TEECE

AMENDMENTS

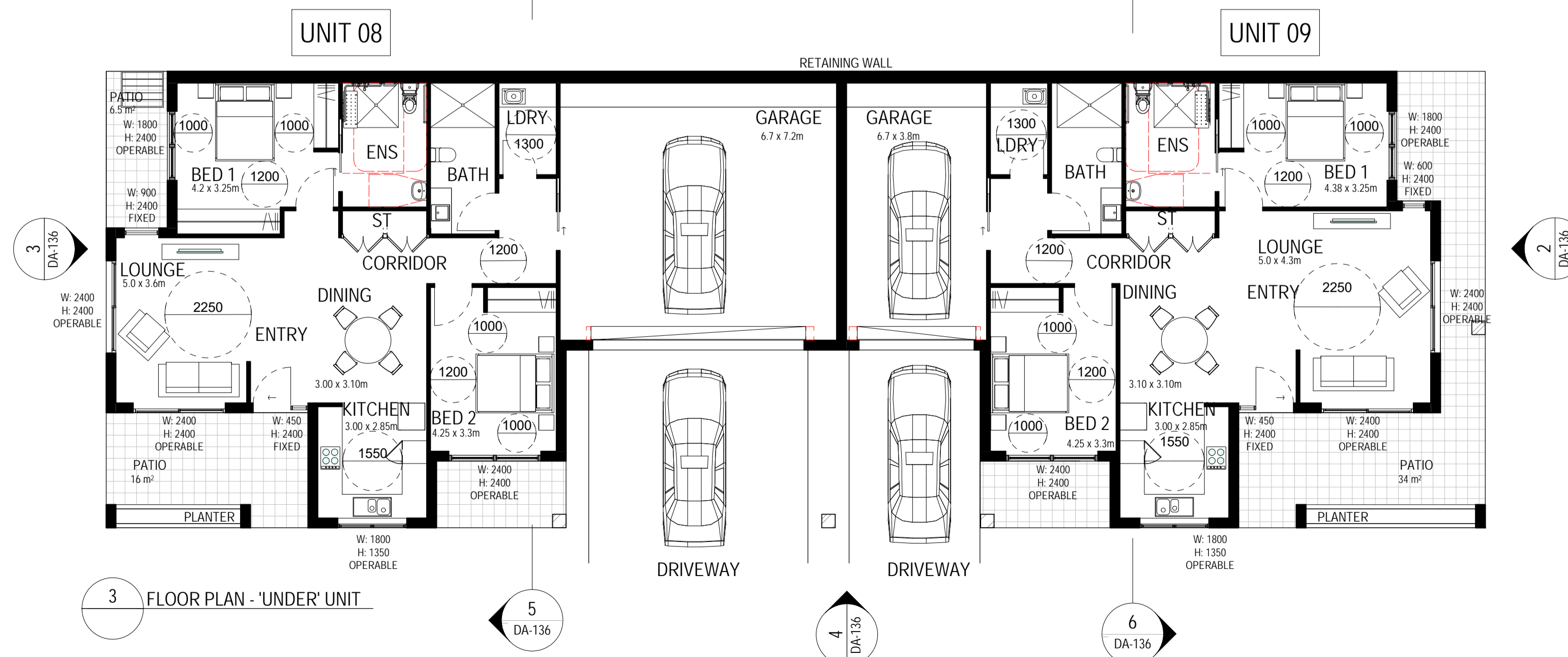
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVISION	JG	19/07/2019
2	ISSUE FOR COUNCIL	HF	26/07/2019
3	REVISED INTERNAL LAYOUT	JG	11/09/2019
4	ISSUE FOR COUNCIL	JG	25/09/2019



1 ROOF PLAN



2 FLOOR PLAN - 'OVER' UNIT



3 FLOOR PLAN - 'UNDER' UNIT

AREAS - UNIT 01
UNIT AREA (EXCLUDING GARAGE) - 103 m²
GARAGE - 48 m²

AREAS - UNIT 02
UNIT AREA (EXCLUDING GARAGE) - 104 m²
GARAGE - 24 m²

AREAS - UNIT 08
UNIT AREA (EXCLUDING GARAGE) - 134 m²
GARAGE - 43 m²

AREAS - UNIT 09
UNIT AREA (EXCLUDING GARAGE) - 130 m²
GARAGE - 23 m²



50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW CHECKED BY: TM
CLIENT: AVEO GROUP PTY LTD

DRAWING: INDEPENDENT LIVING UNIT - TYPE 3B (ATTACHED) - PLANS

DATE	SCALE @ A1	DRAWN
DECEMBER 2017	1:100	IW
PROJECT No.	DRAWING No.	ISSUE
2017032	DA-135	4

PROJECT: AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW, NSW, 2104

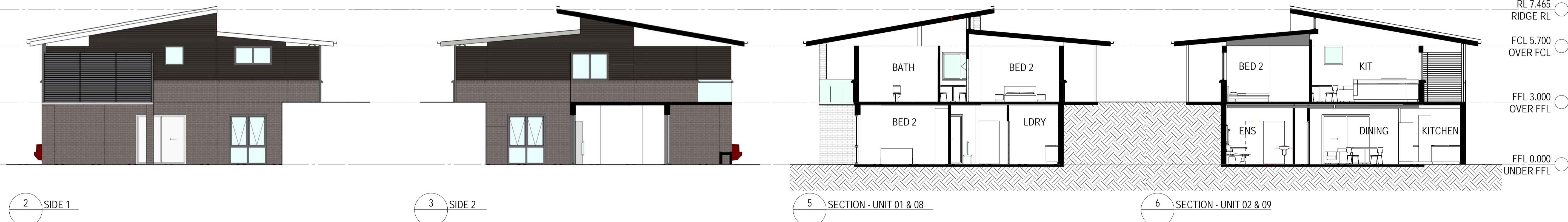
744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVISION	JG	19/07/2019
2	ISSUE FOR COUNCIL	HF	26/07/2019
3	REVISED INTERNAL LAYOUT	JG	11/09/2019
4	ISSUE FOR COUNCIL	JG	25/09/2019



1 OVER FRONT



2 SIDE 1

3 SIDE 2

5 SECTION - UNIT 01 & 08

6 SECTION - UNIT 02 & 09



4 UNDER FRONT



50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW CHECKED BY: TM
 CLIENT: AVEO GROUP PTY LTD

DRAWING: INDEPENDENT LIVING UNIT - TYPE 3B (ATTACHED) - ELEVATIONS AND SECTIONS

DATE: DECEMBER 2017 SCALE @ A1: 1:100 DRAWN: IW
 PROJECT No: 2017032 DRAWING No: DA-136 ISSUE: 4

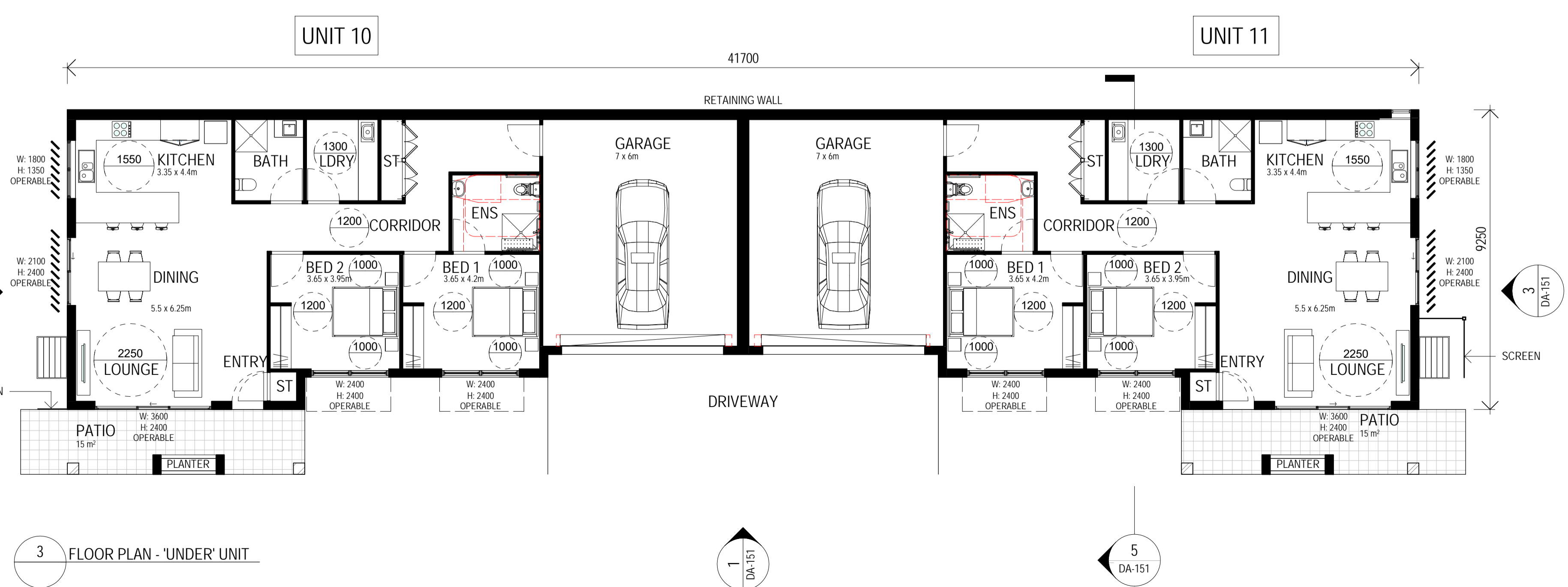
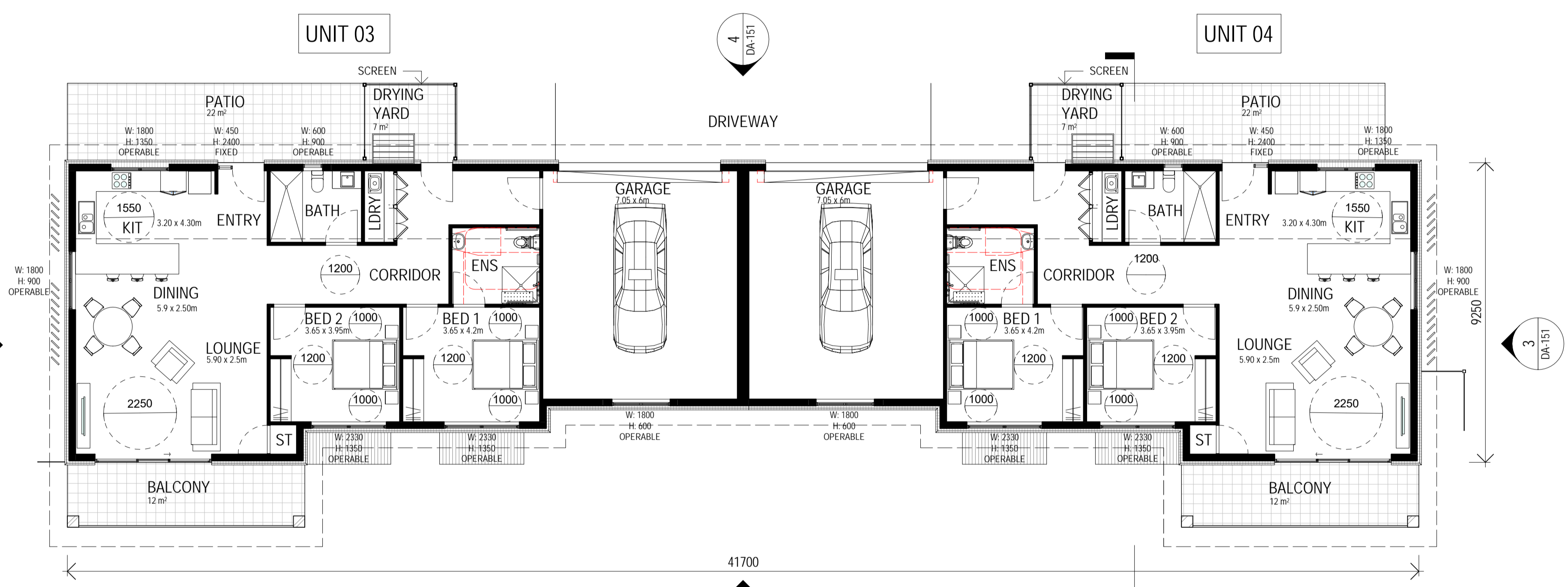
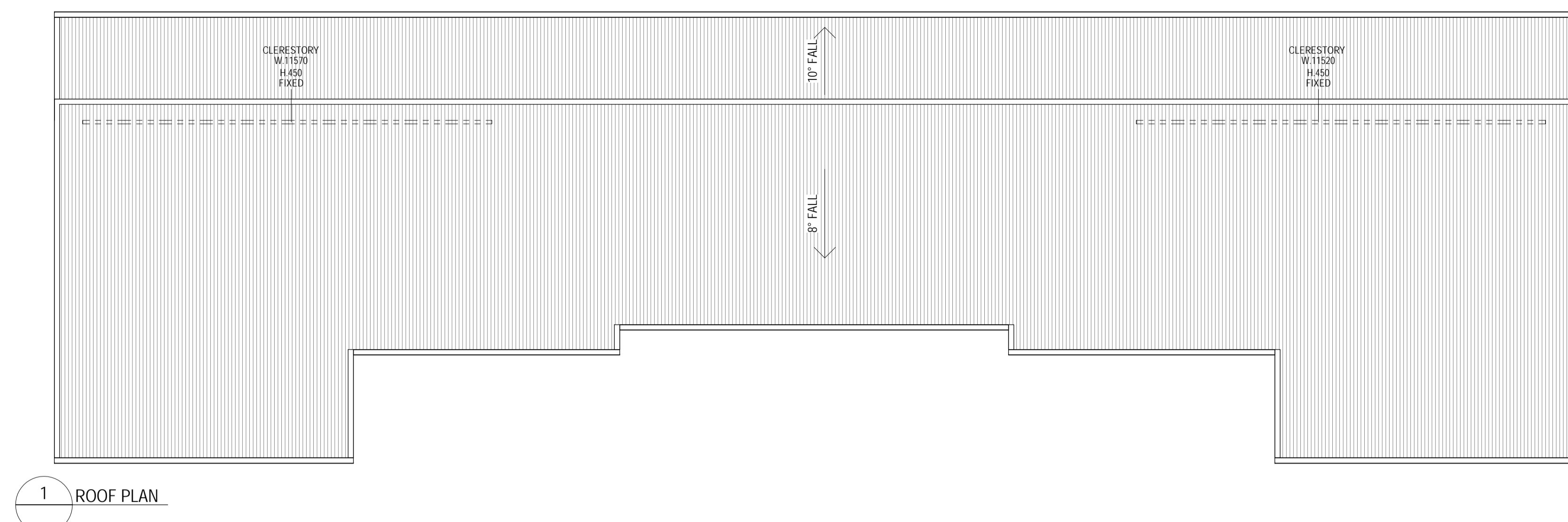
PROJECT: AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW, NSW, 2104

744 Hunter Street
 Newcastle West New South Wales 2302 Australia
 T 61 2 4969 5199 F 61 2 4969 6177
 E newcastle@jacksonteece.com
 Jackson Teece Chesterman Willis Pty Ltd
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 ABN 15 083 837 290
 Nominated Architect Ian Brodie (4275)

JACKSON TEECE



ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUED FOR D.A.	RW	17/01/2018
2	ISSUED FOR D.A.	RW	30/01/2018
3	ISSUED FOR D.A.	RW	01/02/2018
4	ISSUED FOR D.A.	RW	06/02/2018
5	ISSUED FOR D.A.	JG	18/02/2019
6	KITCHEN WINDOW	JG	11/04/2019
7	ISSUE FOR COUNCIL	JG	28/07/2019
8	REVISED INTERNAL LAYOUT	JG	11/09/2019
9	ISSUE FOR COUNCIL	JG	25/09/2019



AREAS - 'OVER' UNIT
 UNIT AREA (EXCLUDING GARAGE) - 118 m²
 GARAGE - 42 m²

AREAS - 'UNDER' UNIT
 UNIT AREA (EXCLUDING GARAGE) - 118 m²
 GARAGE - 42 m²



50mm on original
 THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW CHECKED BY: TM
 CLIENT: AVEO GROUP PTY LTD

DRAWING: INDEPENDENT LIVING UNIT - TYPE 5A (ATTACHED) - PLANS

DATE: DECEMBER 2017 SCALE @ A1: 1:100 DRAWN: IW
 PROJECT No: 2017032 DRAWING No: DA-150 ISSUE: 9

PROJECT: AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW, NSW, 2104

744 Hunter Street
 Newcastle West New South Wales 2302 Australia
 T 61 2 4969 5199 F 61 2 4969 6177
 E newcastle@jacksonteece.com
 Jackson Teece Chesterman Willits Pty Ltd
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 Nominated Architect Ian Brodie (4275)

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUED FOR D.A.	RW	17/01/2018
2	ISSUED FOR D.A.	RW	30/01/2018
3	ISSUED FOR D.A.	RW	01/02/2018
4	ISSUED FOR D.A.	RW	06/02/2018
5	ISSUED FOR D.A.	JG	18/02/2019
6	KITCHEN WINDOW	JG	11/04/2019
7	ISSUE FOR COUNCIL	JG	25/07/2019
8	REVISED INTERNAL LAYOUT	JG	11/09/2019
9	ISSUE FOR COUNCIL	JG	25/09/2019



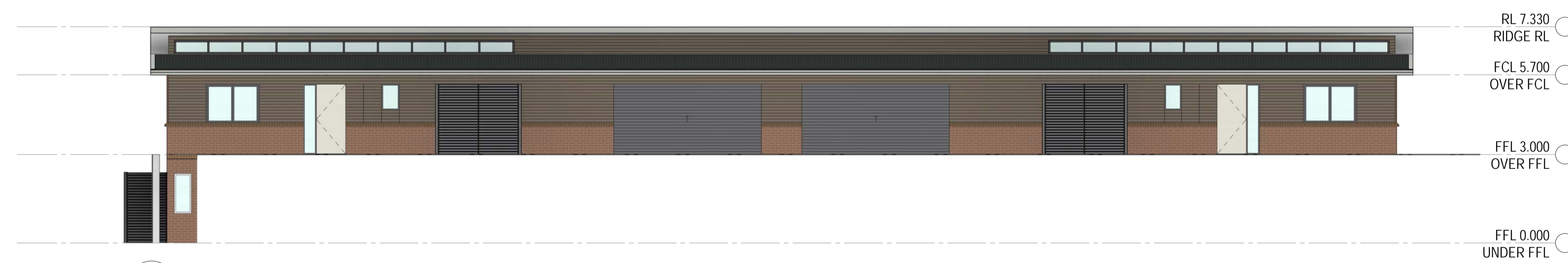
1 UNDER FRONT



2 SIDE 1

3 SIDE 2

5 SECTION



4 OVER FRONT



50mm on original
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW
CHECKED BY: TM
CLIENT: AVEO GROUP PTY LTD

DRAWING: INDEPENDENT LIVING UNIT - TYPE 5A (ATTACHED) - ELEVATIONS AND SECTIONS
DATE: DECEMBER 2017 SCALE @ A1: 1:100 DRAWN: IW
PROJECT No: 2017032 DRAWING No: DA-151 ISSUE: 9

PROJECT: AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW, NSW, 2104

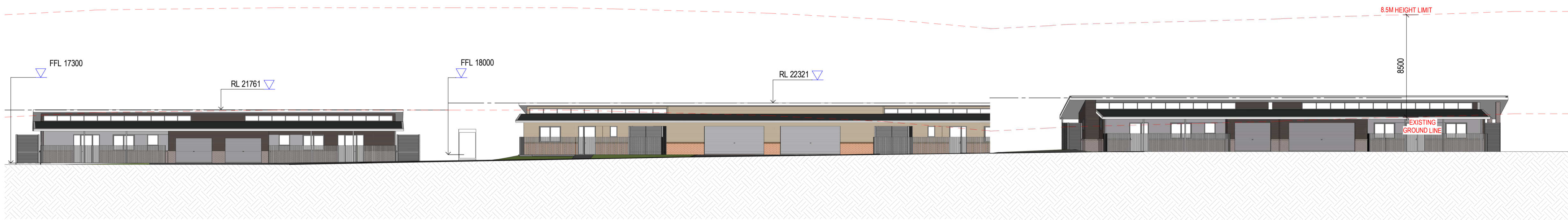
744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

JACKSON TEECE

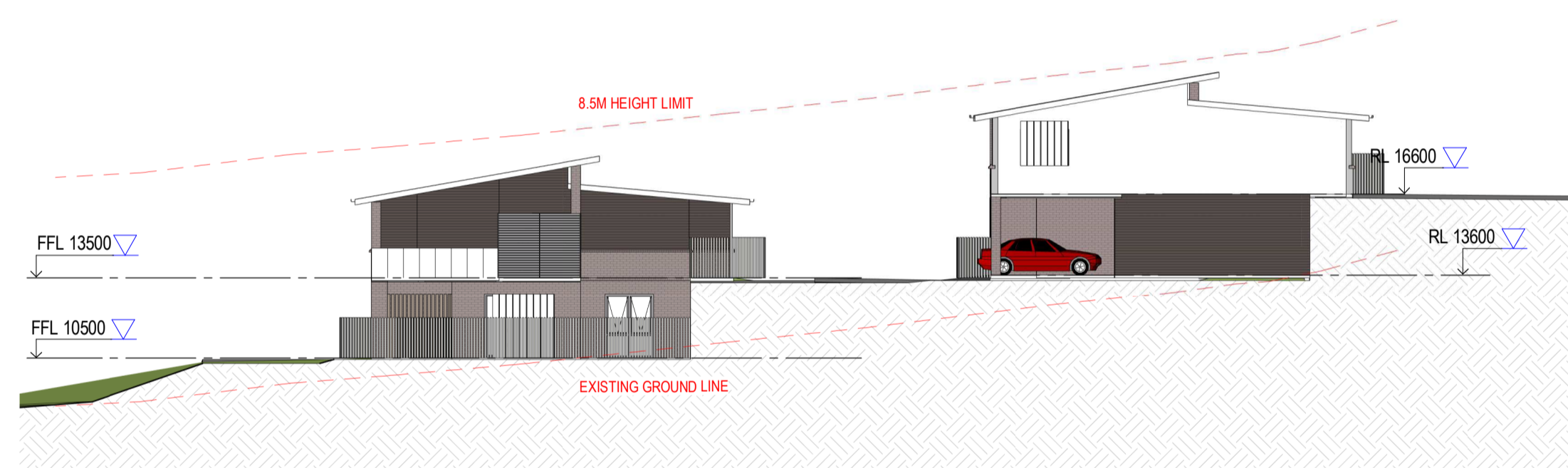
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AMENDMENTS

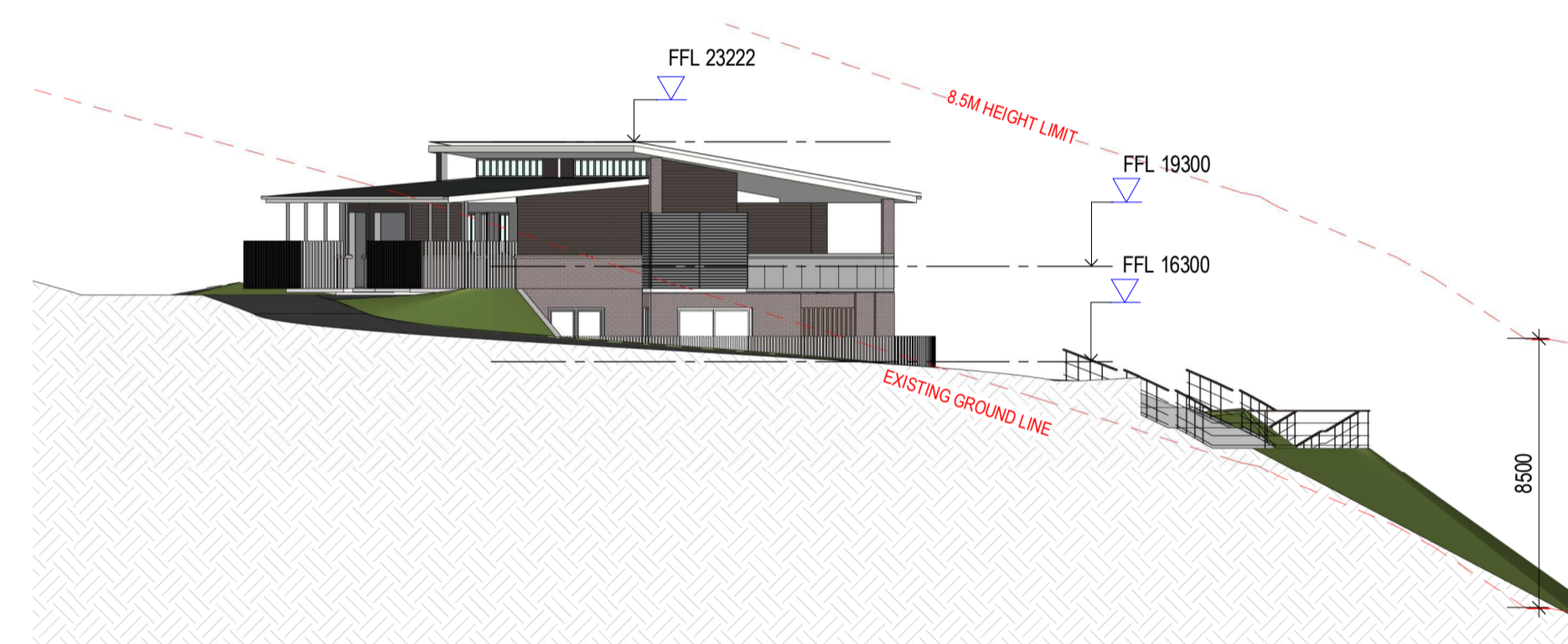
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUED FOR D.A.	RW	17/01/2018
2	ISSUED FOR D.A.	RW	30/01/2018
3	ISSUED FOR D.A.	RW	01/02/2018
4	ISSUED FOR D.A.	RW	06/02/2018
5	ISSUED FOR D.A.	JG	18/02/2019
6	ISSUE FOR REVISION	JG	18/07/19
7	ISSUE FOR COUNCIL	JG	28/07/2019
8	UPDATED ROAD	JG	04/09/2019



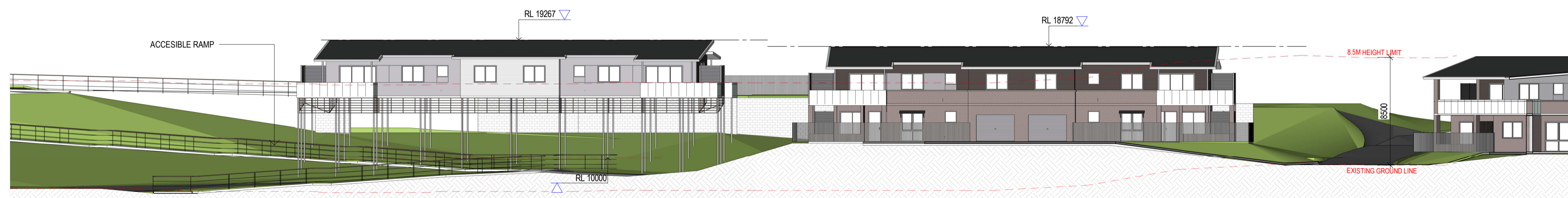
1. SITE ELEVATION - NORTH (LEFT)
SCALE 1 : 200



2. SITE ELEVATION - EAST
SCALE 1 : 200



3. SITE ELEVATION - WEST
SCALE 1 : 200



4. SITE ELEVATION - SOUTH
SCALE 1 : 200

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW
CHECKED BY: HF
CLIENT: AVEO GROUP PTY LTD

DRAWING ELEVATIONS

DATE	SCALE @ A1	DRAWN
DECEMBER 2017	1 : 200	HF
PROJECT No.	DRAWING No.	ISSUE
2017032	DA-300	8

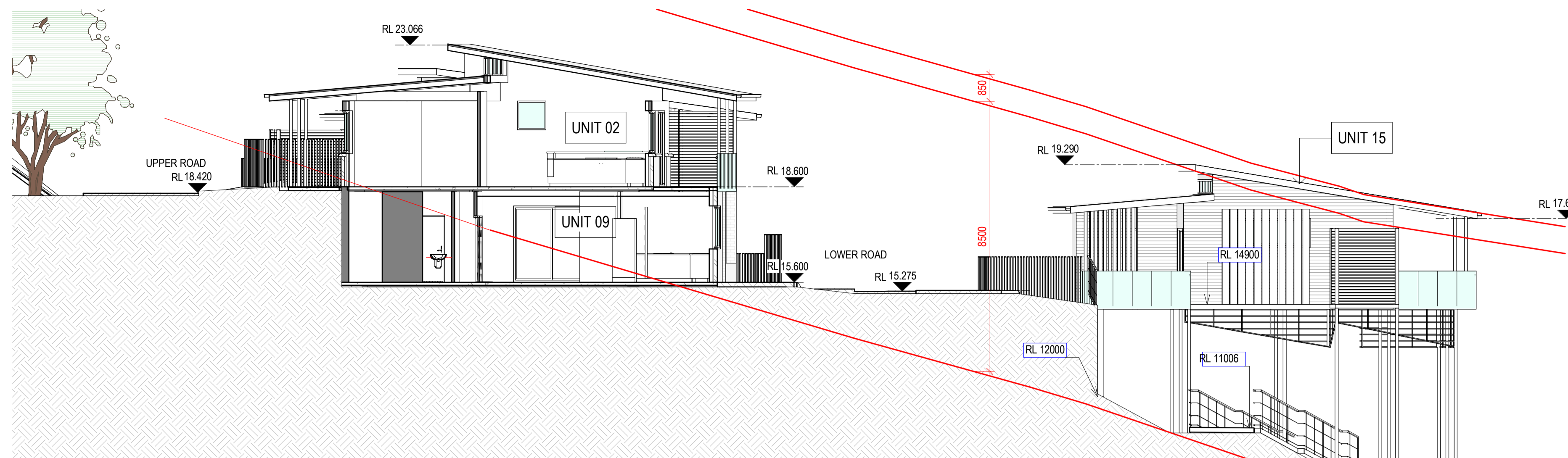
PROJECT
AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW, NSW, 2104

744 Hunter Street
Newcastle West New South Wales 2302 Australia
T 61 2 4969 5199 F 61 2 4969 6177
E newcastle@jacksonteece.com
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architect Ian Brodie (4275)

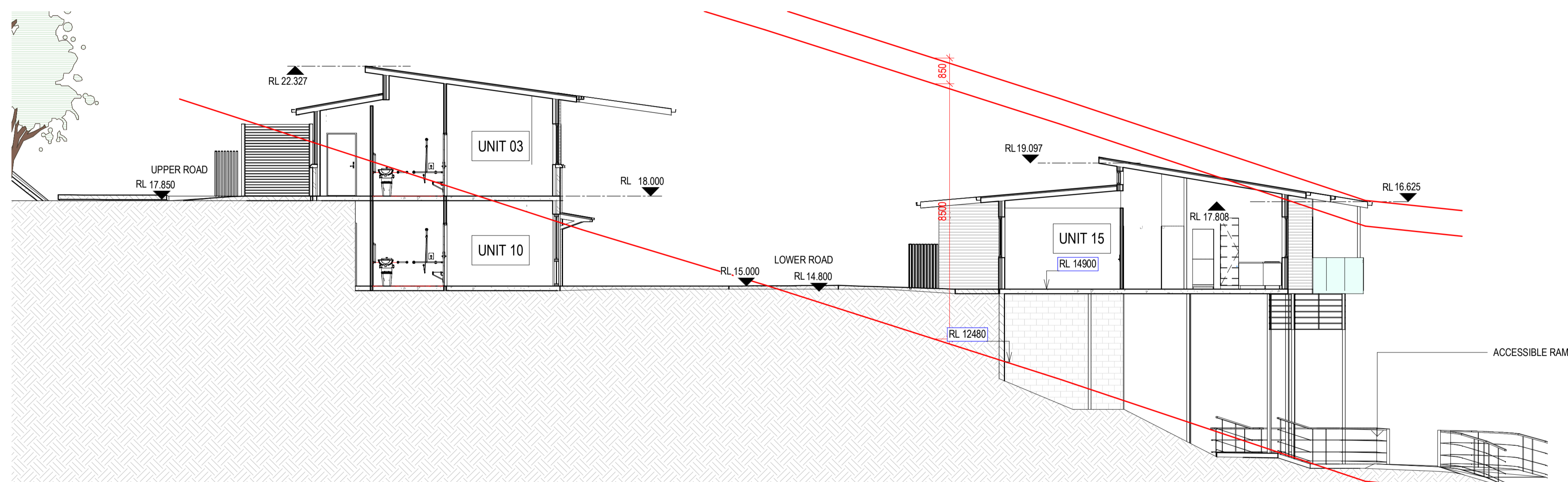
JACKSON TEECE

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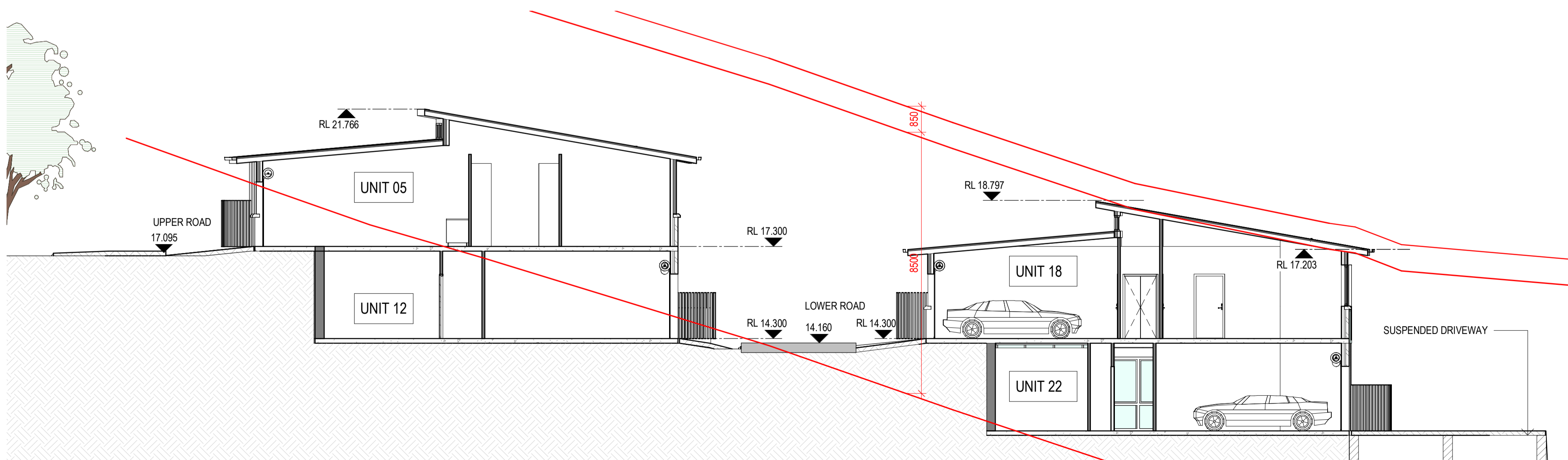
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVISION		18/07/19
2	ISSUE FOR COUNCIL	JG	26/07/2019
3	UPDATED ROAD	JG	04/09/2019



1 SECTION 1
SCALE 1 : 100



2 SECTION 2
SCALE 1 : 100



3 SECTION 3
SCALE 1 : 100

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2018/00295642
DATED: 23 January 2020

50mm on original
 THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

APPROVED BY: Approver HF
 CLIENT: AVEO GROUP PTY LTD

DRAWING SECTION 01, 02, 03

DATE	SCALE @ A1	DRAWN
12/03/18	1 : 100	Author
PROJECT No.	DRAWING No.	ISSUE
2017032	SK-101	3

PROJECT
 AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW, NSW, 2104

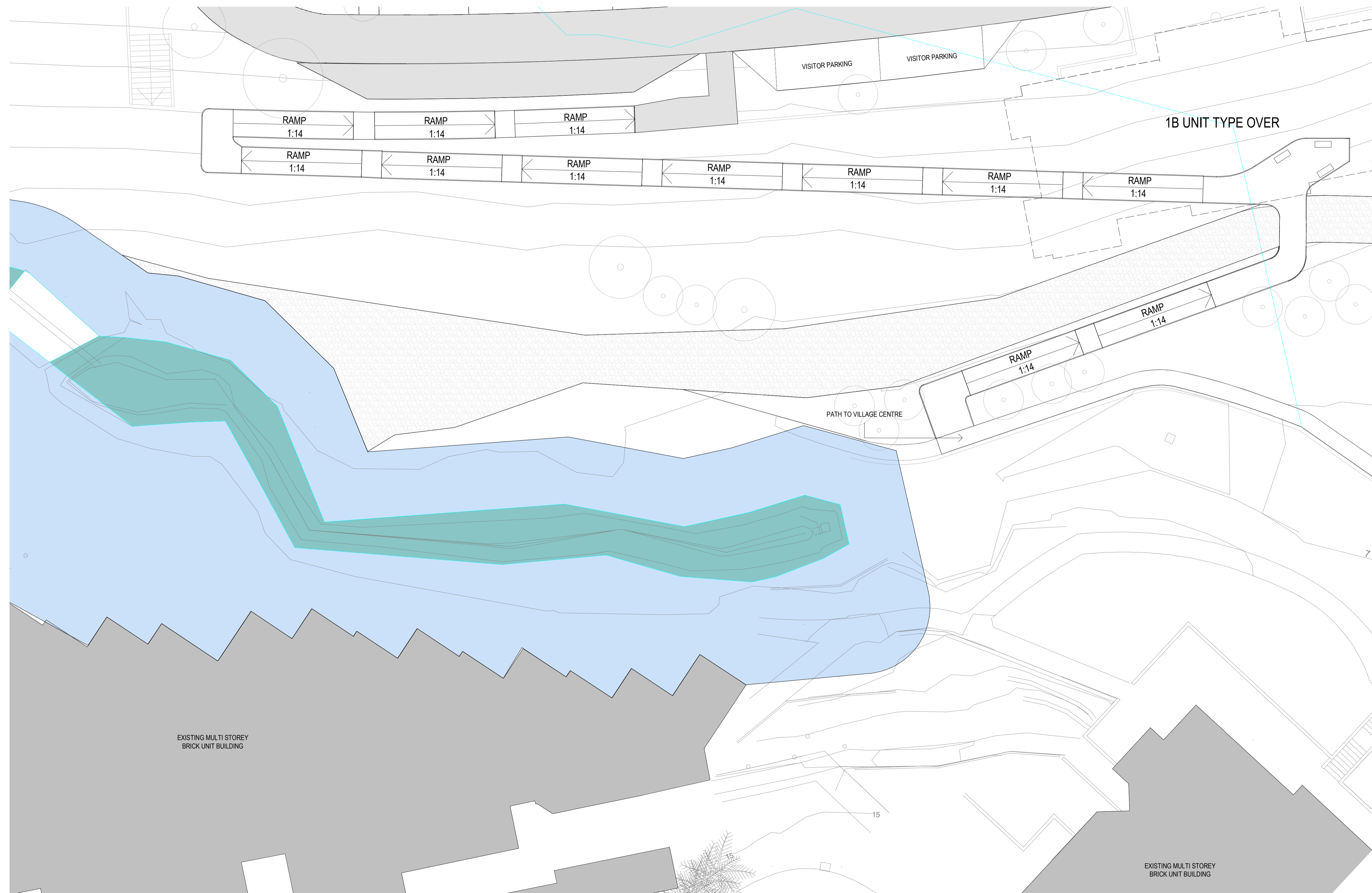
744 Hunter Street
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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	UPDATED CIVIL	JG	11/04/2019
2	ISSUE FOR COUNCIL	JG	26/07/2019
3	UPDATED ROAD	JG	04/09/2019



50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

APPROVED BY: **Approver** CHECKED BY: **HF**
 CLIENT: **AVEO GROUP PTY LTD**

DRAWING ACCESSIBLE PATH

DATE	SCALE @ A1	DRAWN
02/18/19	1 : 150	Author
PROJECT No.	DISCP.	DRAWING No.
2017032 A	SK-106	3

PROJECT
 AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW, NSW, 2104

Lot 1, Pier 8-9, 23 Hickson Road
 Walsh Bay New South Wales 2000 Australia
 T 61 2 9290 2722 F 61 2 9290 1150
 E sydney@jacksonteece.com
 Jackson Teece Chesterman Willis Pty Ltd
 Trading as Jackson Teece
 ABN 15 083 837 290
 Nominated Architect Ian Brodie (4275)

JACKSON TEECE

PM 13

Plant Mix Type 13 - (Total = 660m2)

Riparian Management Area (Mapped as Coastal Warm Temperate Rainforest)						
Abbrev	Botanical Name	Common Name	Mature Height (m)	Pot Size	Ratio	Qty
Trees (QTY = Ratio x Area / species)						
ALL tor	Allocasuarina torulosa	Sheoak	10	140mm	1 / 30 m2	22
LIV aus	Livistona australis	Cabbage Tree Palm	25	140mm	1 / 30 m2	22
MEL qui	Melaleuca quinquenervia	Broad Leafed Paper-bark	10	140mm	1 / 30 m2	22
SYN glo	Syncarpia glomulifera	Turpentine	15	140mm	1 / 30 m2	22
Shrubs (QTY = Ratio x Area / species)						
BAN eri	Banksia ericifolia	Heath banksia	1	140mm	1 / m2	165
BAN spi	Banksia spinulosa	Hairpin banksia	1	140mm	1 / m2	165
KUN amb	Kunzea ambigua	Tick Bush	2	140mm	1 / m2	165
LEP pol	Leptospermum polygalifolium	Tea Tree	2	140mm	1 / m2	165
Accent (QTY = Ratio x Area / species)						
ASP aus	Asplenium australasicum	Birds Nest Fern	2	140mm	1 / m2	165
CYA coo	Cyathea cooperi	Tree Fern	6	140mm	1 / m2	165
DOR exc	Doryanthis excelsa	Gymea Lily	2	140mm	1 / m2	165
MAC com	Macrozamia communis	Burrawang	1.5-2	140mm	1 / m2	165
Ferns, Grasses (QTY = Ratio x Area / species)						
ADI aet	Adiantum aethiopicum	Maiden hair fern	0.3	V/cell	5 / m2	275
BLE car	Blechnum cartilagineum	gristle fern	0.4	V/cell	5 / m2	275
CAL dub	Calochlaena dubia	Bracken		V/cell	5 / m2	275
CIS ant	Cissus antarctica	Grape Vine	-	V/cell	5 / m2	275
COM cya	Commelina cyanea	Scurvy Weed		V/cell	5 / m2	275
DIA cae	Dianella caerulea	Flax Lilly	1	V/cell	5 / m2	275
GAH cla	Gahnia clarkii	Sword Sedge	2	V/cell	5 / m2	275
HYP mue	Hypolepis muelleri	Ground Fern		V/cell	5 / m2	275
KEN rub	Kennedia rubicunda	Dusky Coral Pea	0.5	V/cell	5 / m2	275
JUN usi	Juncus usitatus	Silky Purple Flag	0.5	V/cell	5 / m2	275
LOM lon	Lomandra longifolia	Matt Rush	1	V/cell	5 / m2	275
PTE esc	Pteridium esculentum	Bracken Fern	0.4	V/cell	5 / m2	275

Street Trees & Feature Shrubs/Trees

Abbrev	Botanical Name	Common Name	Mature Height (m)	Pot Size	Ratio	Qty
Trees						
ALL tor	Allocasuarina torulosa	Sheoak	10	100L		5
ANG cos	Angophora costata	Somooth Barked Apple	15	100L		4
LIV aus (75L)	Livistona australis	Cabbage Tree Palm	25	75L		22
LIV aus (200L)	Livistona australis	Cabbage Tree Palm	25	200L		11
LIV aus (1000L)	Livistona australis	Cabbage Tree Palm	25	1000L		9
POD ela	Podocarpus elatus	Plum Pine	8-12	75L		37
PRU cer	Prunus cerasifera 'Nigra'	Black Cherry Plum	5	75L		39
TRI lau	Tristanopsis laurina 'Luscious'	Water Gum	7-12	100L		25

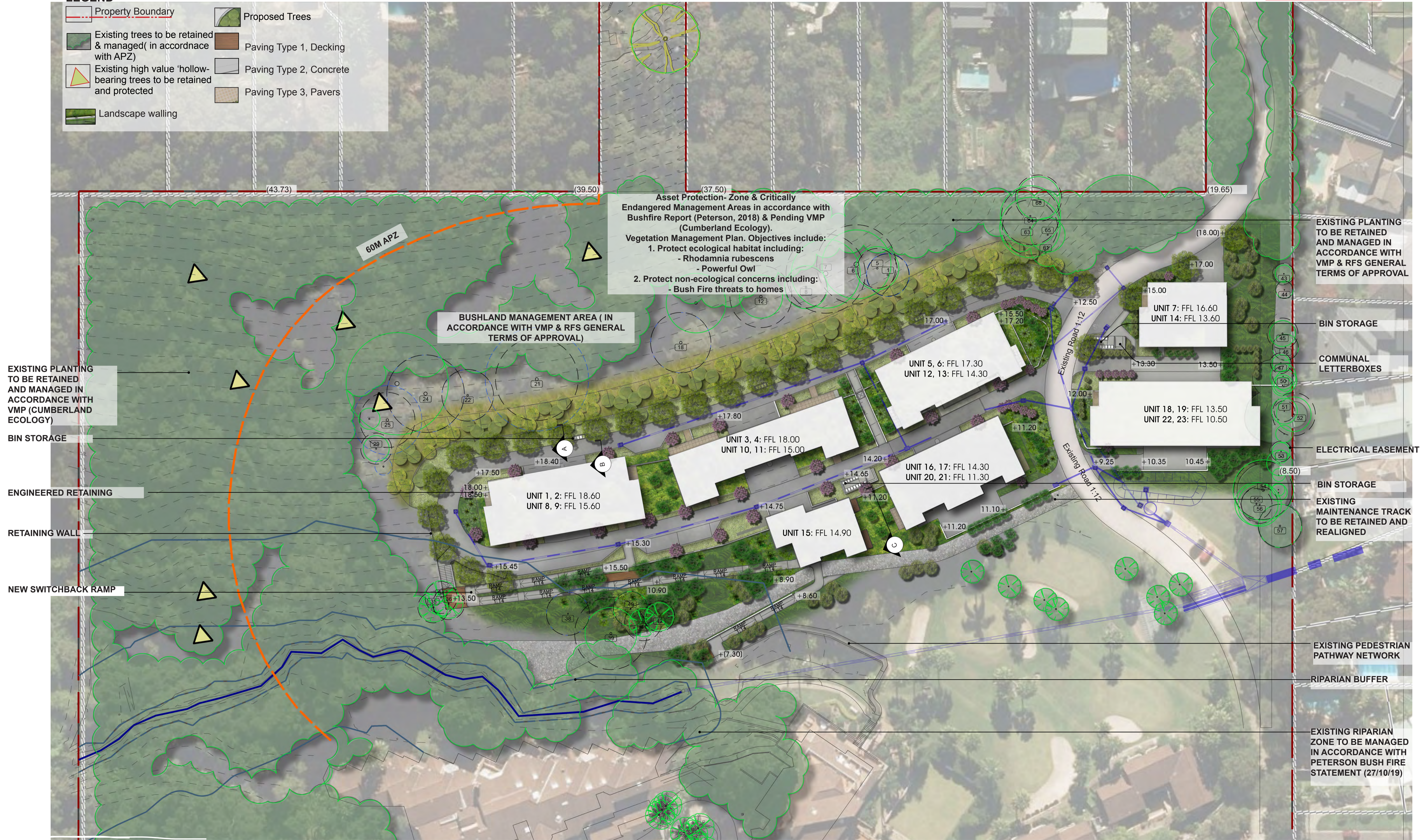


Peninsula Gardens - Landscape Masterplan

northern beaches council
 PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

LEGEND

	Property Boundary		Proposed Trees
	Existing trees to be retained & managed (in accordance with APZ)		Paving Type 1, Decking
	Existing high value 'hollow-bearing' trees to be retained and protected		Paving Type 2, Concrete
	Landscape walling		Paving Type 3, Pavers



Asset Protection- Zone & Critically Endangered Management Areas in accordance with Bushfire Report (Peterson, 2018) & Pending VMP (Cumberland Ecology).
Vegetation Management Plan. Objectives include:
 1. Protect ecological habitat including:
 - Rhodamnia rubescens
 - Powerful Owl
 2. Protect non-ecological concerns including:
 - Bush Fire threats to homes

BUSHLAND MANAGEMENT AREA (IN ACCORDANCE WITH VMP & RFS GENERAL TERMS OF APPROVAL)

EXISTING PLANTING TO BE RETAINED AND MANAGED IN ACCORDANCE WITH VMP (CUMBERLAND ECOLOGY)

BIN STORAGE

ENGINEERED RETAINING

RETAINING WALL

NEW SWITCHBACK RAMP

EXISTING PLANTING TO BE RETAINED AND MANAGED IN ACCORDANCE WITH VMP & RFS GENERAL TERMS OF APPROVAL

BIN STORAGE

COMMUNAL LETTERBOXES

ELECTRICAL EASEMENT

BIN STORAGE

EXISTING MAINTENANCE TRACK TO BE RETAINED AND REALIGNED

EXISTING PEDESTRIAN PATHWAY NETWORK

RIPARIAN BUFFER

EXISTING RIPARIAN ZONE TO BE MANAGED IN ACCORDANCE WITH PETERSON BUSH FIRE STATEMENT (27/10/19)

Peninsula Gardens - Landscape Planting Plan

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2018/00295642
DATED: 23 January 2020



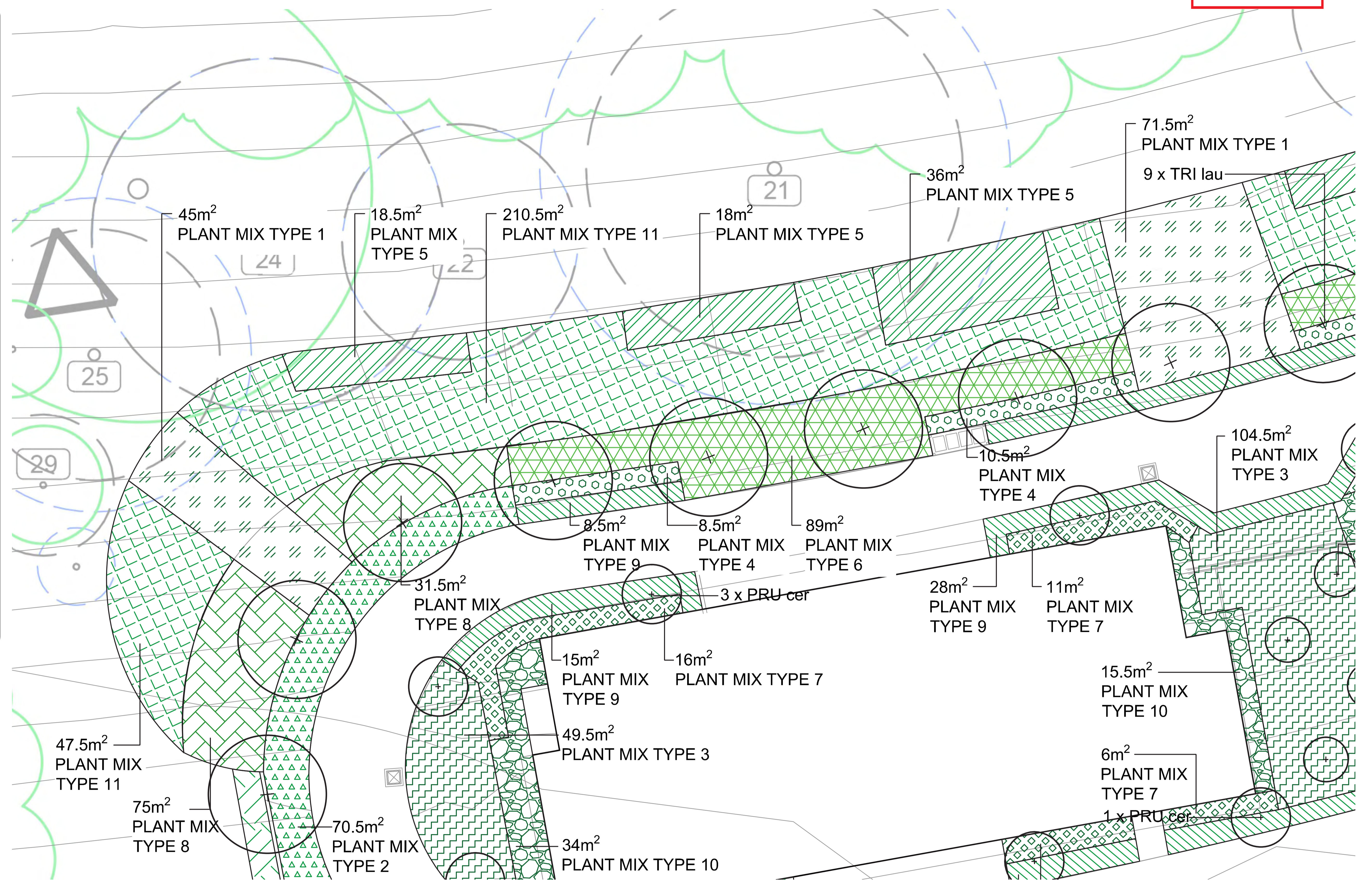
Peninsula Gardens - Landscape Detail Planting Plan (Sheet 1 of 6)

northern beaches council
 PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

LEGEND

- Property Boundary
- Existing Trees To Be Retained & Protected as Per AS-4970.
- Proposed trees.
- PLANT MIX TYPE 1
- PLANT MIX TYPE 2
- PLANT MIX TYPE 3
- PLANT MIX TYPE 4
- PLANT MIX TYPE 5
- PLANT MIX TYPE 6
- PLANT MIX TYPE 7
- PLANT MIX TYPE 8
- PLANT MIX TYPE 9
- PLANT MIX TYPE 10
- PLANT MIX TYPE 11
- PLANT MIX TYPE 12
- PLANT MIX TYPE 13

REFER PLANTING SCHEDULE (SHEET AVE02-SK-001) FOR SPECIES LIST.



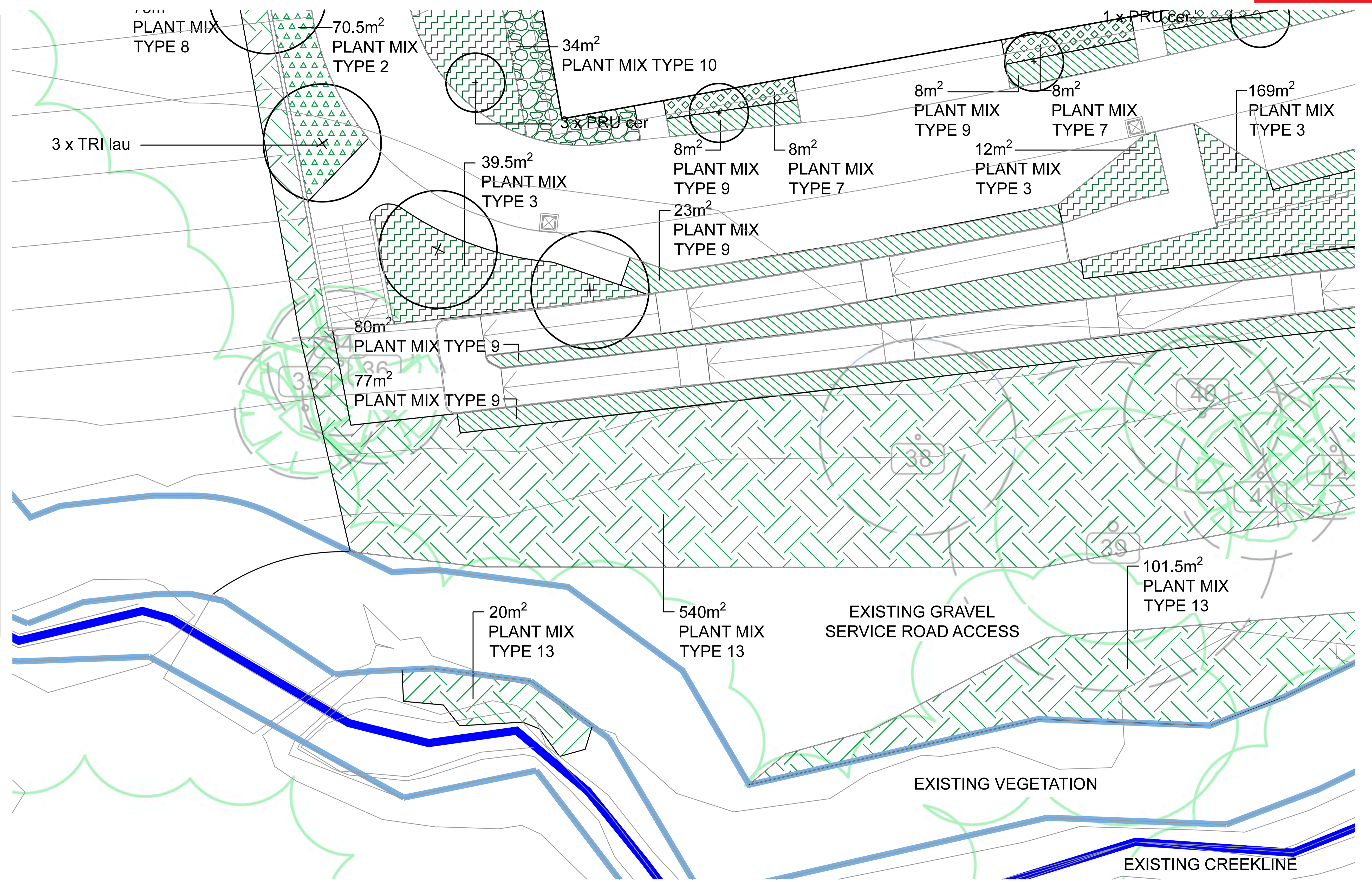
Peninsula Gardens - Landscape Detail Planting Plan (Sheet 2 of 6)

northern beaches council
 PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

LEGEND

- Property Boundary
- Existing Trees To Be Retained & Protected as Per AS-4970.
- Proposed trees.
- PLANT MIX TYPE 1
- PLANT MIX TYPE 2
- PLANT MIX TYPE 3
- PLANT MIX TYPE 4
- PLANT MIX TYPE 5
- PLANT MIX TYPE 6
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- PLANT MIX TYPE 13

REFER PLANTING SCHEDULE (SHEET AVE02-SK-001) FOR SPECIES LIST.

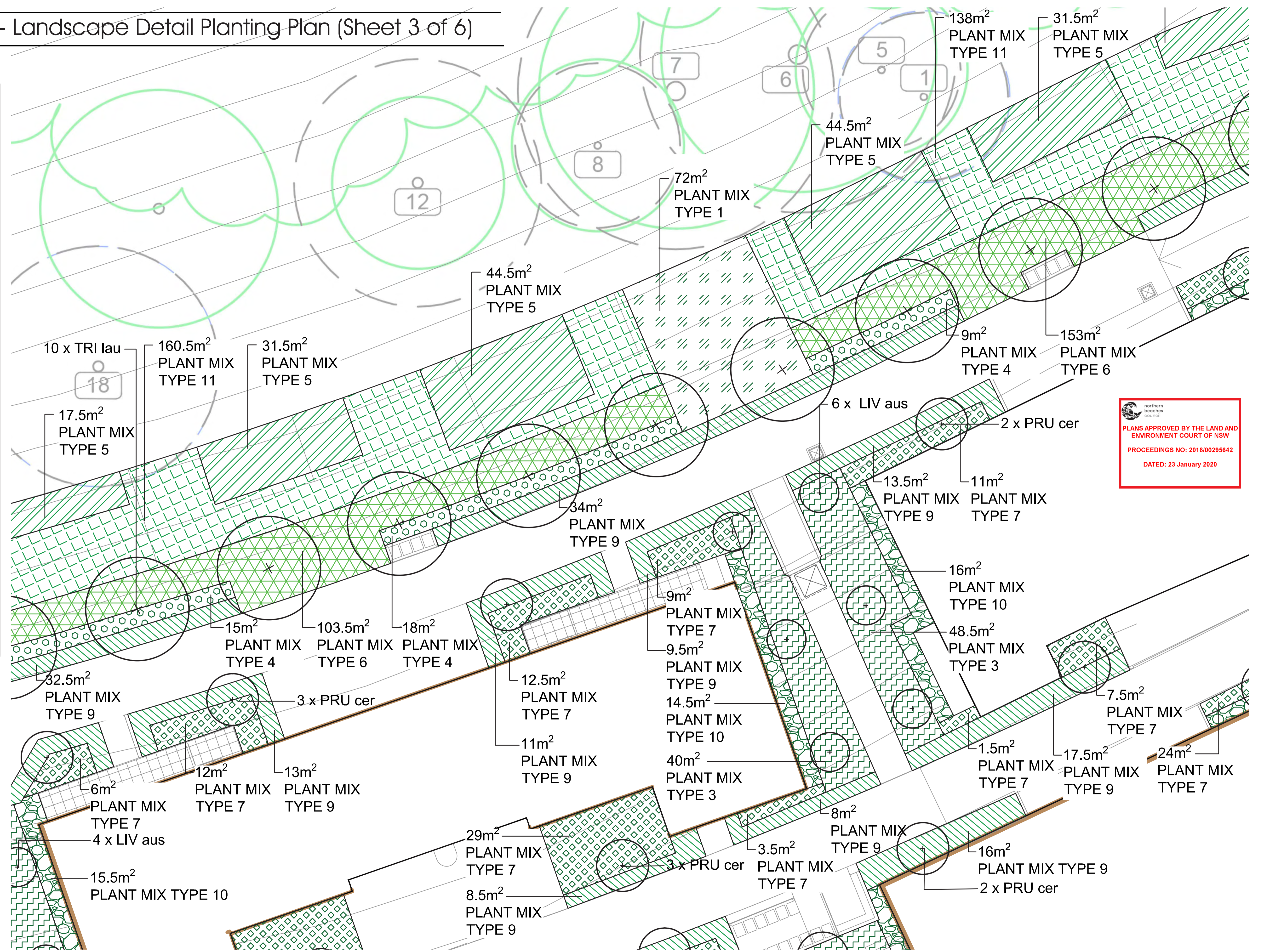


Peninsula Gardens - Landscape Detail Planting Plan (Sheet 3 of 6)

LEGEND

- Property Boundary
- Existing Trees To Be Retained & Protected as Per AS-4970.
- Proposed trees.
- PLANT MIX TYPE 1
- PLANT MIX TYPE 2
- PLANT MIX TYPE 3
- PLANT MIX TYPE 4
- PLANT MIX TYPE 5
- PLANT MIX TYPE 6
- PLANT MIX TYPE 7
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- PLANT MIX TYPE 11
- PLANT MIX TYPE 12
- PLANT MIX TYPE 13

REFER PLANTING SCHEDULE (SHEET AVE02-SK-001) FOR SPECIES LIST.



northern beaches council
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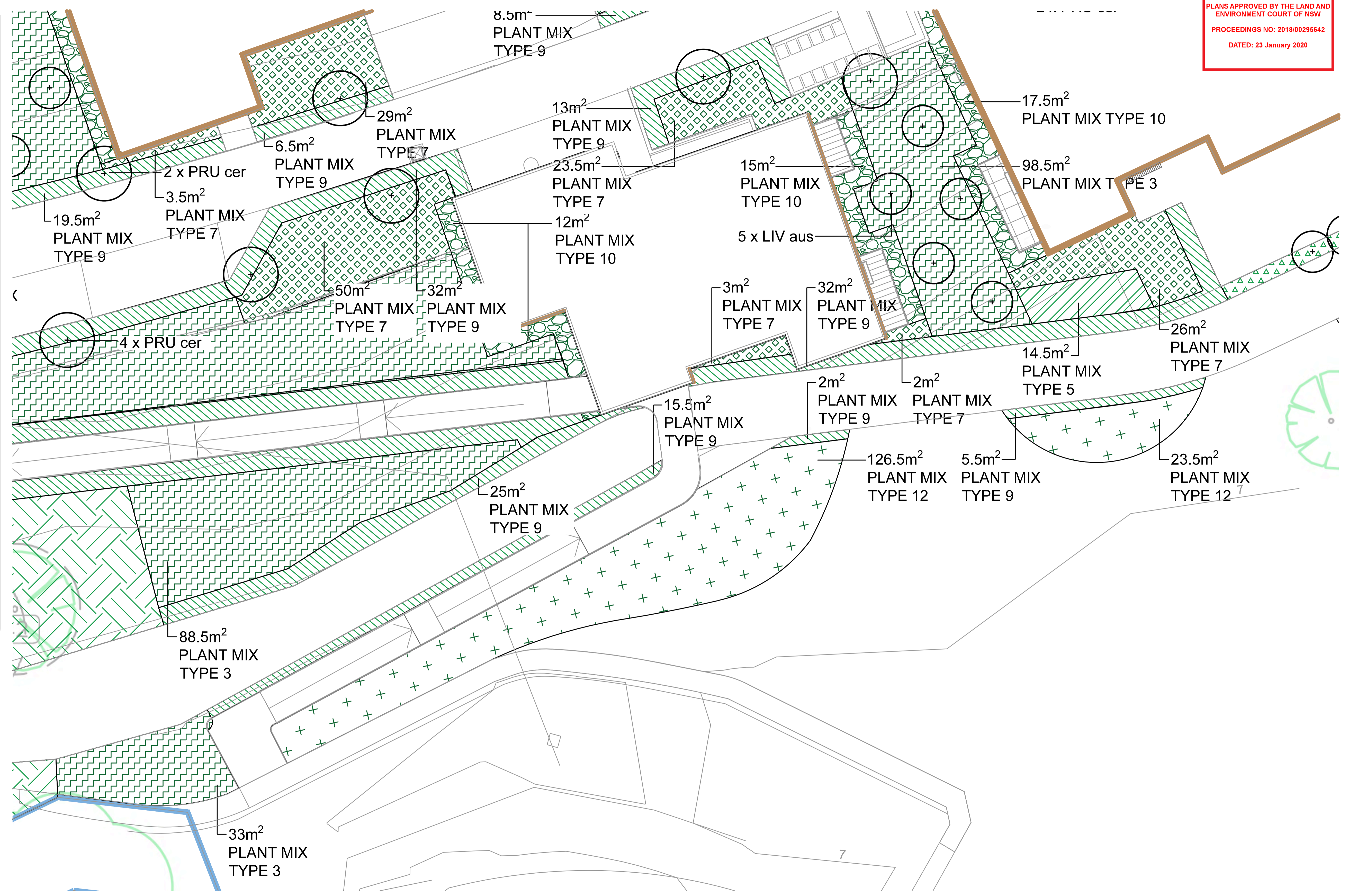
Peninsula Gardens - Landscape Detail Planting Plan (Sheet 4 of 6)

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

LEGEND

- Property Boundary
- Existing Trees To Be Retained & Protected as Per AS-4970.
- Proposed trees.
- PLANT MIX TYPE 1
- PLANT MIX TYPE 2
- PLANT MIX TYPE 3
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- PLANT MIX TYPE 11
- PLANT MIX TYPE 12
- PLANT MIX TYPE 13

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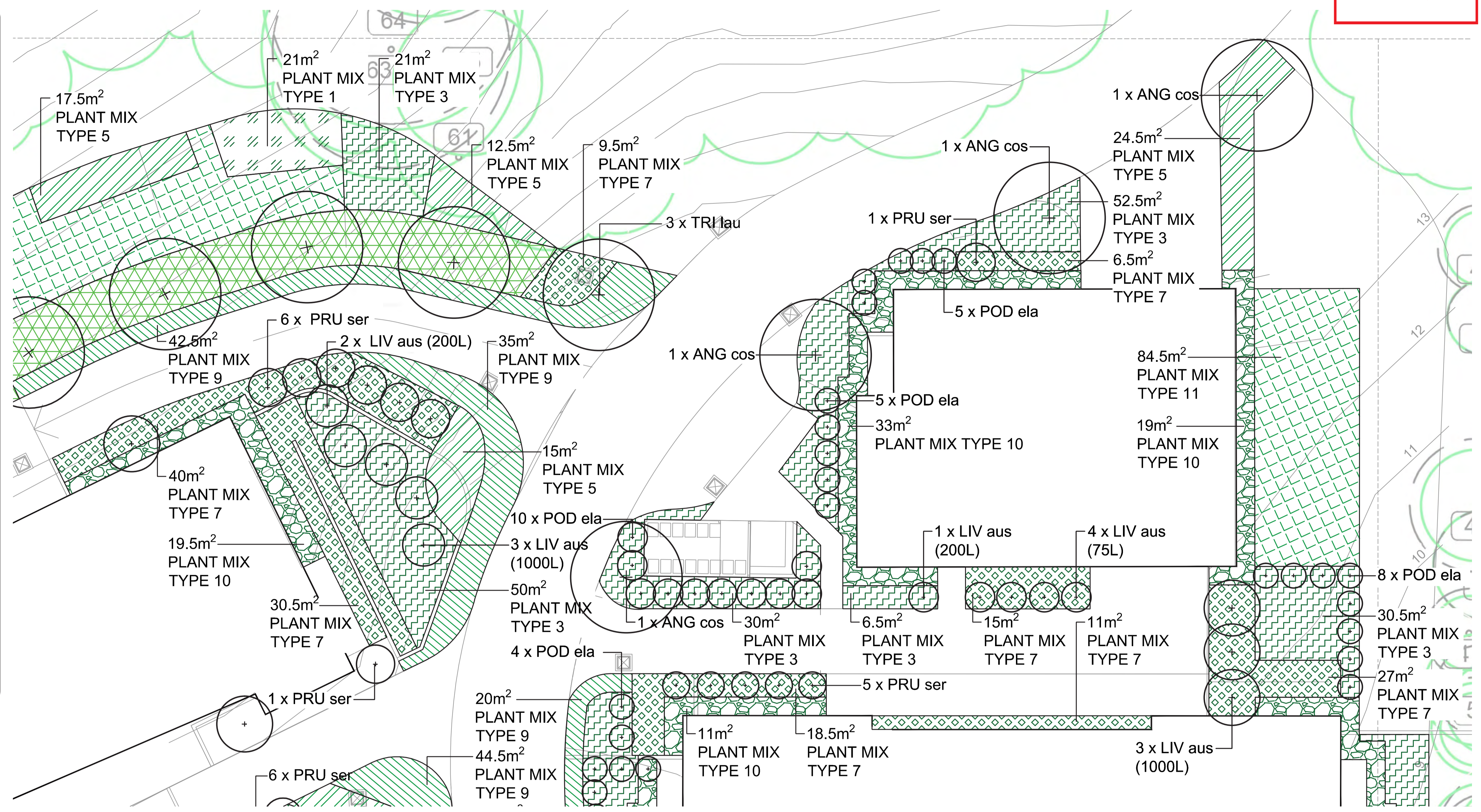
Peninsula Gardens - Landscape Detail Planting Plan (Sheet 5 of 6)

northern beaches council
 PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

LEGEND

- Property Boundary
- Existing Trees To Be Retained & Protected as Per AS-4970.
- Proposed trees.
- PLANT MIX TYPE 1
- PLANT MIX TYPE 2
- PLANT MIX TYPE 3
- PLANT MIX TYPE 4
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- PLANT MIX TYPE 6
- PLANT MIX TYPE 7
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- PLANT MIX TYPE 9
- PLANT MIX TYPE 10
- PLANT MIX TYPE 11
- PLANT MIX TYPE 12
- PLANT MIX TYPE 13

REFER PLANTING SCHEDULE (SHEET AVE02-SK-001) FOR SPECIES LIST.



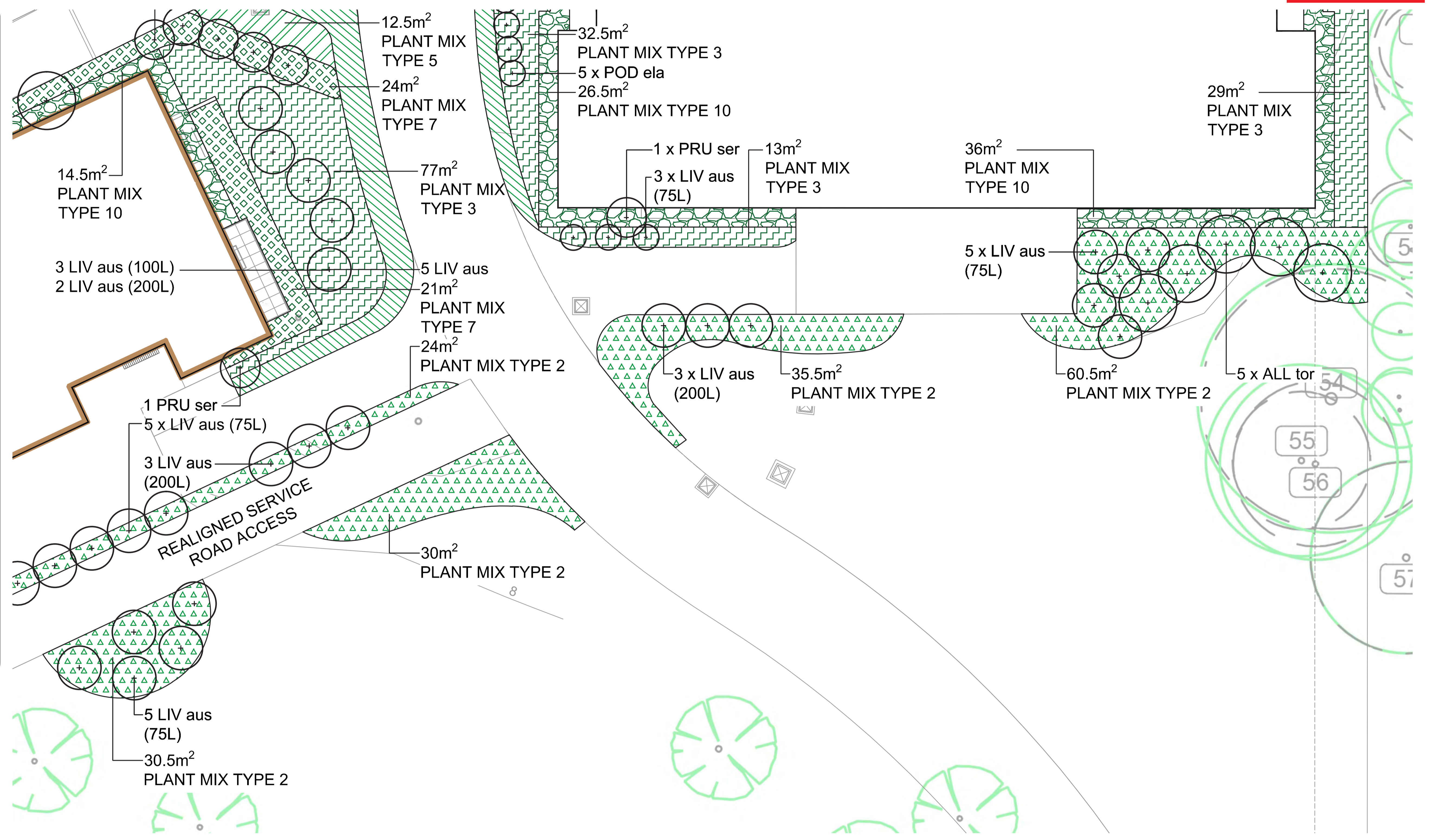
Peninsula Gardens - Landscape Detail Planting Plan (Sheet 6 of 6)

northern beaches council
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 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

LEGEND

- Property Boundary
- Existing Trees To Be Retained & Protected as Per AS-4970.
- Proposed trees.
- PLANT MIX TYPE 1
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- PLANT MIX TYPE 10
- PLANT MIX TYPE 11
- PLANT MIX TYPE 12
- PLANT MIX TYPE 13

REFER PLANTING SCHEDULE (SHEET AVE02-SK-001) FOR SPECIES LIST.



Peninsula Gardens - Tree Retention/Removal Plan

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

LEGEND

- Property Boundary
- 60metre Asset Protection Zone (APZ)
- Extent of Works (EOW)
- Trees subject to future 5.0m offset zone. Existing trees subject to on-site arborists supervision during earthworks.
- Existing Trees (with tpz shown dashed) To Be Retained & Protected as Per AS-4970.
- Existing trees (with tpz shown dashed) subject to on-site arborist assessment.
- Existing trees to be removed. (Based on survey)
- Indicative existing tree canopy. (Located from aerial) to be retained.
- Indicative existing tree canopy. (Located from aerial) to be removed.
- Existing high value 'hollow-bearing trees to be retained and protected (including in APZ zones) (Located from Eco Logical Report, 2017)
- Tree symbol indicates palm species. Refer above legend for colours (representing impacts if any).

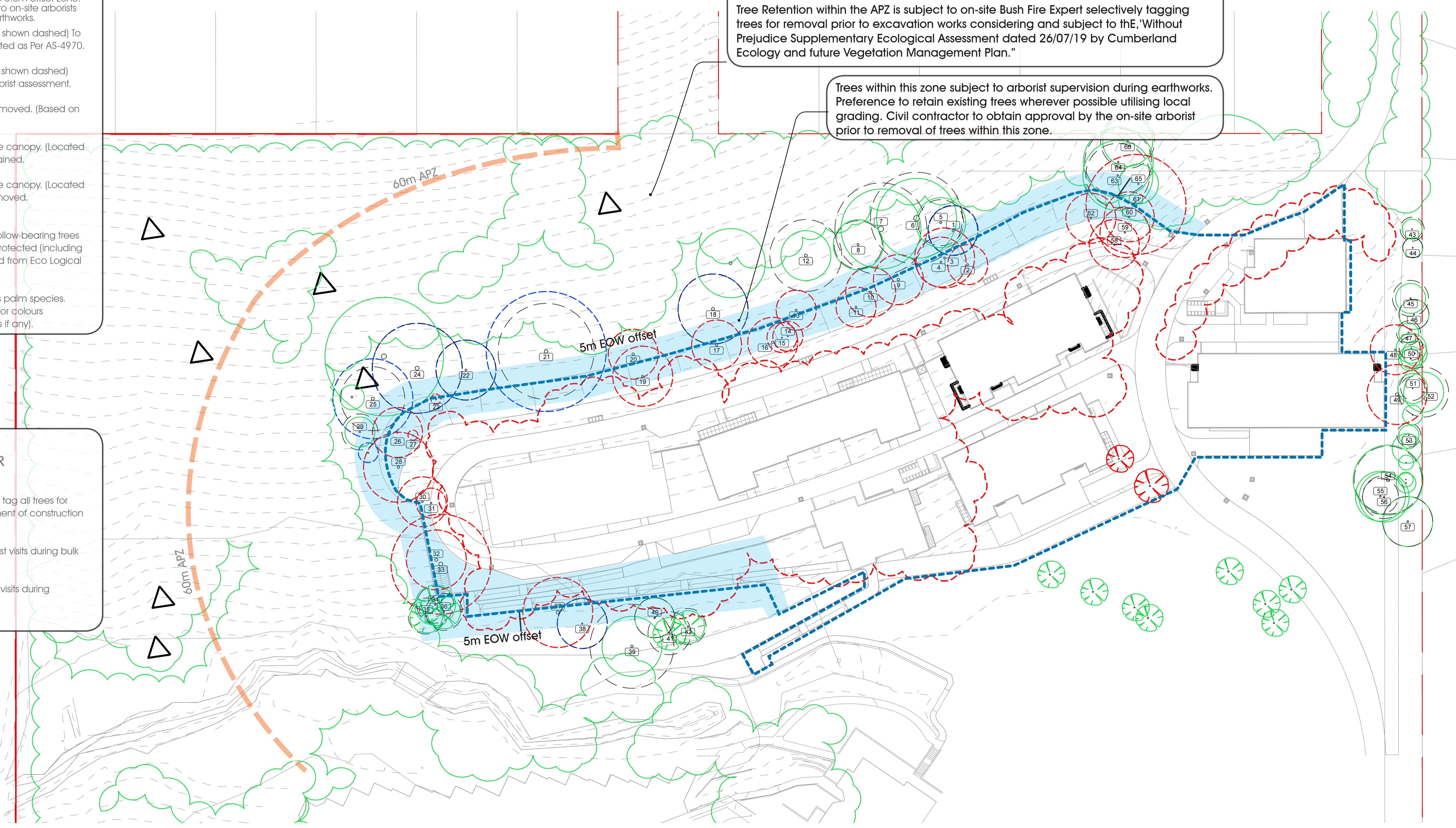
Management of vegetation within inner 60 metre Asset Protection Zone to be undertaken in accordance with Bushfire Report (Peterson, 2018) & Pending VMP (Cumberland Ecology).

Tree Retention within the APZ is subject to on-site Bush Fire Expert selectively tagging trees for removal prior to excavation works considering and subject to the 'Without Prejudice Supplementary Ecological Assessment dated 26/07/19 by Cumberland Ecology and future Vegetation Management Plan.'

Trees within this zone subject to arborist supervision during earthworks. Preference to retain existing trees wherever possible utilising local grading. Civil contractor to obtain approval by the on-site arborist prior to removal of trees within this zone.

CIVIL CONTRACTOR CONDITIONS

- On-site arborist to assess and tag all trees for removal prior to commencement of construction works
- Allow for weekly on-site arborist visits during bulk excavation works.
- Allow for daily on-site arborist visits during earthworks to embankment.



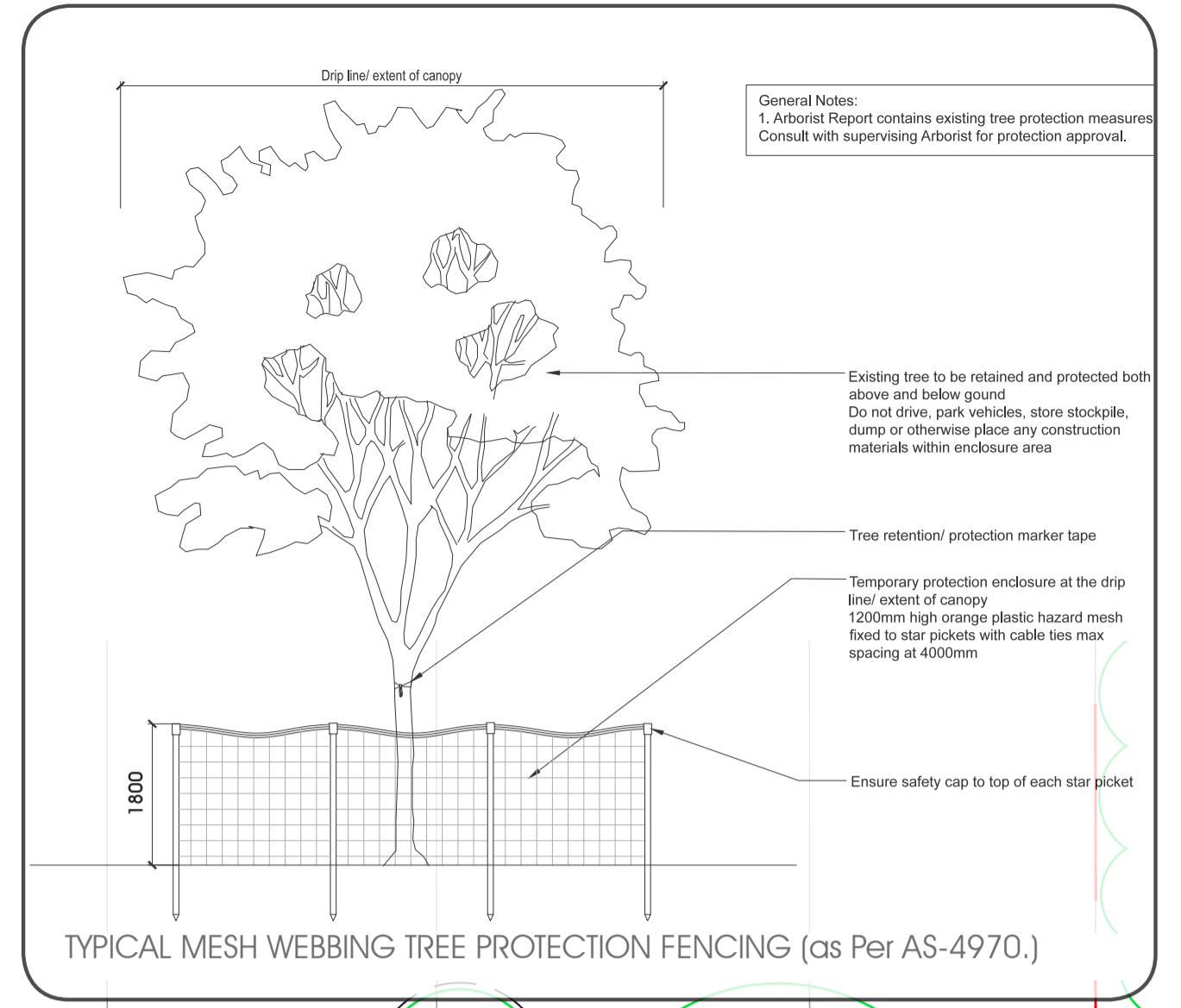
Peninsula Gardens - Tree Protection Plan

LEGEND

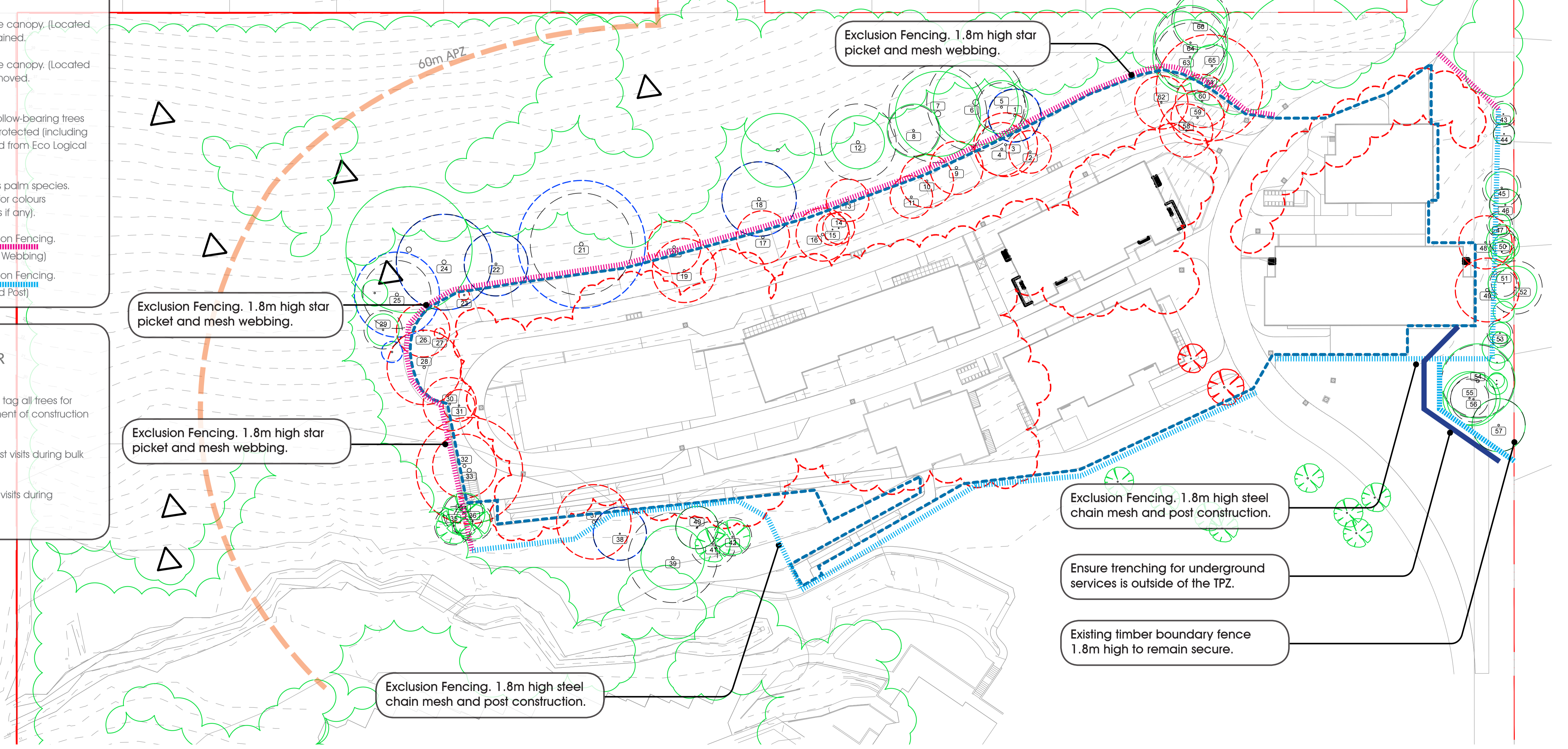
- Property Boundary
- 60metre Asset Protection Zone (APZ)
- Extent of Works (EOW)
- Trees subject to future detailed arborist assessment.
- Existing Trees (with tpz shown dashed) To Be Retained & Protected as Per AS-4970.
- Existing trees (with tpz shown dashed) subject to on-site arborist assessment.
- Existing trees to be removed. (Based on survey)
- Indicative existing tree canopy. (Located from aerial) to be retained.
- Indicative existing tree canopy. (Located from aerial) to be removed.
- Existing high value 'hollow-bearing trees to be retained and protected (including in APZ zones) (Located from Eco Logical Report, 2017)
- Tree symbol indicates palm species. Refer above legend for colours (representing impacts if any).
- Tree Protection Exclusion Fencing. (Star Picket and Mesh Webbing)
- Tree Protection Exclusion Fencing. (Steel Chain Mesh And Post)

CIVIL CONTRACTOR CONDITIONS

- On-site arborist to assess and tag all trees for removal prior to commencement of construction works
- Allow for weekly on-site arborist visits during bulk excavation works.
- Allow for daily on-site arborist visits during earthworks to embankment.



northern beaches council
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Exclusion Fencing. 1.8m high star picket and mesh webbing.

Exclusion Fencing. 1.8m high star picket and mesh webbing.

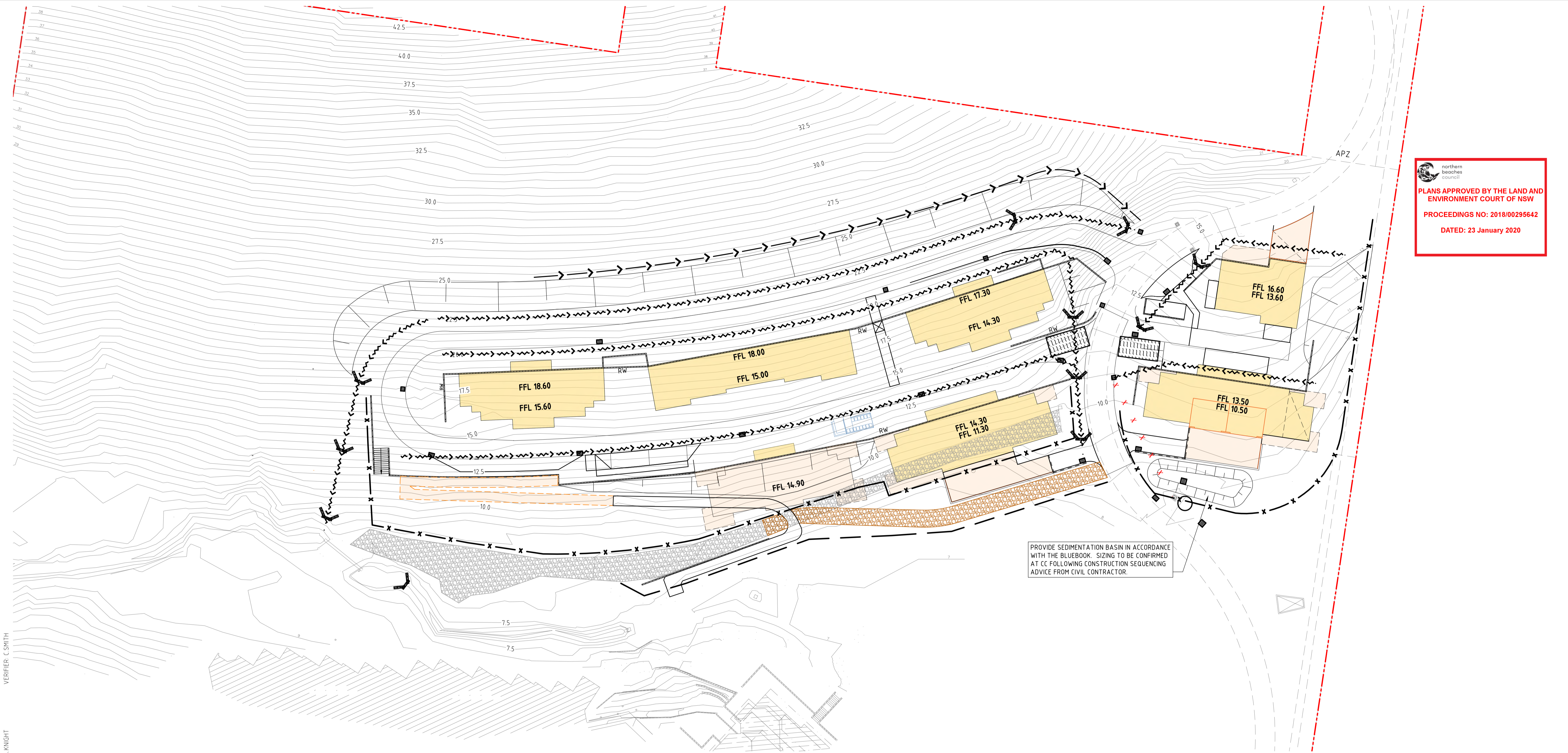
Exclusion Fencing. 1.8m high steel chain mesh and post construction.

Exclusion Fencing. 1.8m high star picket and mesh webbing.

Exclusion Fencing. 1.8m high steel chain mesh and post construction.

Ensure trenching for underground services is outside of the TPZ.

Existing timber boundary fence 1.8m high to remain secure.



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

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 DATED: 23 January 2020

VERIFIER: C SMITH
 JOB MANAGER: A KNIGHT
 DESIGNED: A KNIGHT
 DRAWN: L HALAIM

LEGEND

	DENOTES SITE BOUNDARY.
	DENOTES CUT OFF SWALE.
	DENOTES CLEAN WATER DIVERSION SWALE.
	DENOTES SEDIMENT CONTROL FENCE.
	DENOTES STAKED BALES.
	DENOTES STABILISED SITE ACCESS.
	DENOTES PROPOSED STORMWATER PIT.
	DENOTES PROPOSED STOCKPILE LOCATION.

SEDIMENT & EROSION CONTROL NOTES

1. 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').
2. 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'.
3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
4. INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
5. ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAY'S WORK.
6. 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.
7. ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
8. 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.
9. 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).
10. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
11. PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.

12. 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.
13. 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.
14. WATER CAPTURED WITHIN THE SEDIMENT BASIN DURING CONSTRUCTION SHALL BE FLOCCULATED AND SETTLED BEFORE DISCHARGING TO THE CREEK AS SHOWN ON PLAN. THE DISCHARGE OF WATER SHALL OCCUR ONLY WHEN THE SUSPENDED SOLIDS (SS) CONCENTRATION DROPS BELOW 50mg/L. TESTING OF SS CONCENTRATION SHALL BE UNDERTAKEN PRIOR TO DISCHARGE WITH DISCHARGE AND TESTING BEING CONDUCTED IN ACCORDANCE WITH APPENDIX E OF THE 'BLUE BOOK'. PROVIDE PUMPING EQUIPMENT TO DISCHARGE WATER AS NECESSARY.

CONSTRUCTION SEQUENCE

- INSTALL STABILISED SITE ACCESS.
- INSTALL CLEAN WATER PUSH BACK BERM.
- INSTALL SAND BAG OR GEOTEXTILE SOCK & SEDIMENT CONTROL FENCES.
- CONSTRUCT DRAINAGE EASEMENT INFRASTRUCTURE AND CONNECT CLEAN WATER RUN-OFF.
- UNDERTAKE ROAD & BUILDING CONSTRUCTION
- REMOVE SEDIMENT CONTROLS ONCE SITE IS STABILISED

PROVIDE SEDIMENTATION BASIN IN ACCORDANCE WITH THE BLUEBOOK. SIZING TO BE CONFIRMED AT CC FOLLOWING CONSTRUCTION SEQUENCING ADVICE FROM CIVIL CONTRACTOR.

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR DA	AK	CS	AK	25.01.2018
B	AMENDED FOR COUNCIL APPROVAL	AK	CS	AK	15.02.2019
C	SITE LAYOUT AMENDED	AK	CS	AK	16.04.2019
D	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019

CLIENT

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

ARCHITECT

JACKSON TEECE

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PLANS 1:4.00

NORTHROP

Newcastle

Suite 4, 215 Pacific Hwy, Charlestown NSW 2290
 P.O. Box 180, Charlestown NSW 2290
 Ph (02) 4943 1777 Fax (02) 4943 1577
 Email newcastle@northrop.com.au AIN 81 094 433 100

PROJECT

AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW NSW 2104

DRAWING TITLE

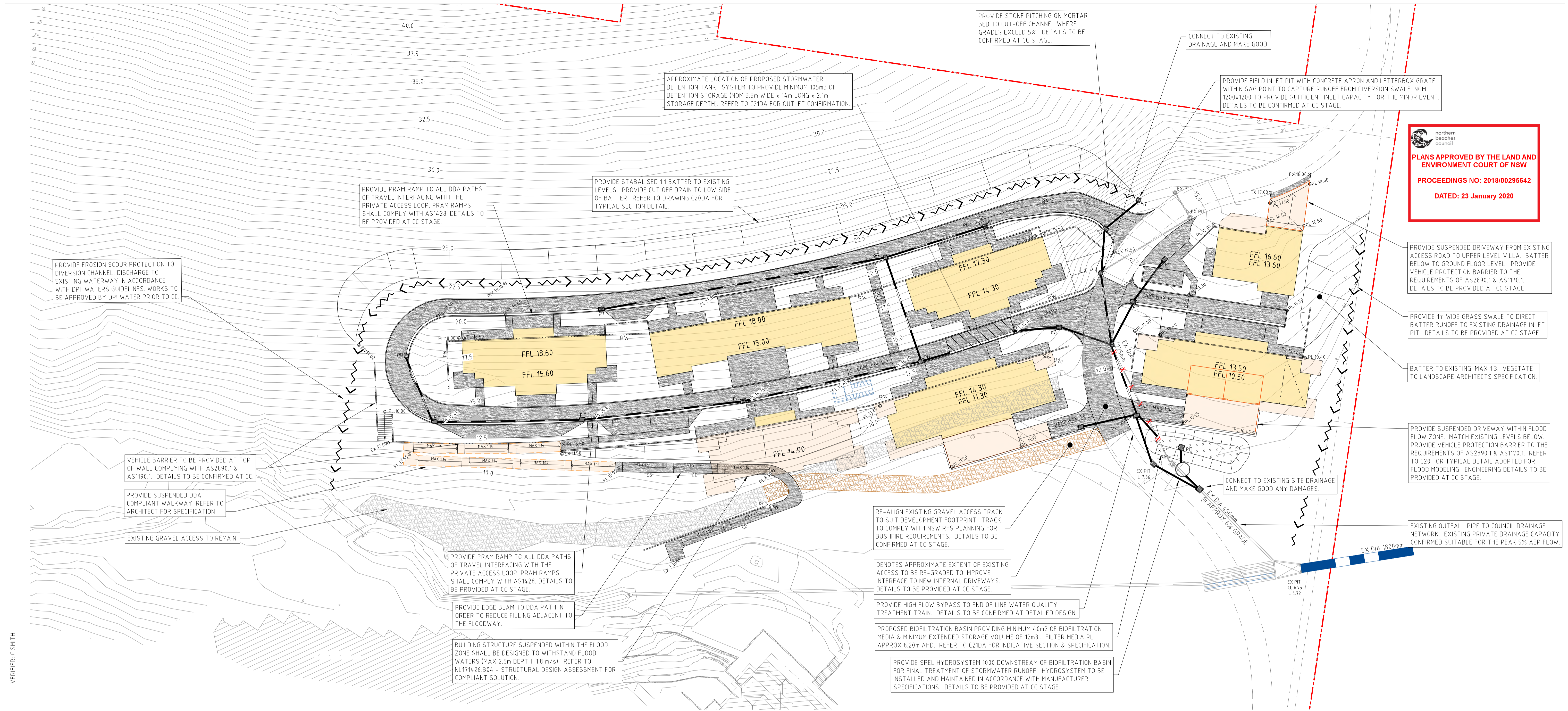
CONCEPT SEDIMENT AND EROSION CONTROL PLAN

JOB NUMBER

NL171426

DRAWING NUMBER	REVISION
C01DA	D

DRAWING SHEET SIZE = A1



northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

- LEGEND**
- DENOTES SITE BOUNDARY
 - DENOTES PROPOSED STORMWATER PIT. DETAILS & PIT SCHEDULE TO BE PROVIDED AT CC STAGE.
 - DENOTES EXISTING STORMWATER PIT.
 - DENOTES PROPOSED STORMWATER DRAINAGE PIPE.
 - DENOTES PROPOSED FINISHED FLOOR LEVEL.
 - DENOTES PROPOSED FINISHED SURFACE LEVEL.
 - DENOTES PROPOSED DIRECTION OF FALL IN FINISHED SURFACE.
 - DENOTES PROPOSED ALIGNMENT OF CUT OFF LANDSCAPED SWALE. DETAILS TO BE PROVIDED AT CC STAGE.
 - DENOTES PROPOSED SUSPENDED STRUCTURE. DETAILS TO BE PROVIDED AT CC.
 - DENOTES PROPOSED HARDSTAND SURFACE (STRUCTURE ON GROUND). DETAILS TO BE PROVIDED AT CC.
 - DENOTES PROPOSED BUILDING SLAB ON GROUND. DETAILS TO BE PROVIDED AT CC.
 - DENOTES PROPOSED RETAINING WALL. DETAILS TO BE PROVIDED AT CC STAGE.

NOTE:

- ALL UNITS TO BE FITTED WITH MIN 3kL RAINWATER HARVESTING TANKS.
- ALL PITS COLLECTING RUNOFF FROM THE PROPOSED ROADWAY SHALL BE FITTED WITH STORMWATER 360 ENVIROPOD FILTERS (OR APPROVED EQUIVALENT)
- ALL WORKS ON WATERFRONT LAND SHALL BE UNDERTAKEN IN ACCORDANCE WITH DPI-WATER GTA'S AND CONTROLLED ACTIVITIES APPROVAL REFER TO NL171426 B01 FOR STORMWATER MANAGEMENT STRATEGY. REFER TO NL171426 B03 FOR FLOOD IMPACT ASSESSMENT.

VERIFIER: C SMITH
 JOB MANAGER: A KNIGHT
 DESIGNED: A KNIGHT
 DRAWN: L HALAIM

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
A	ISSUED FOR DA	AK	CS	AK	19.01.2018	
B	AMENDED FOR COUNCIL APPROVAL	AK	CS	AK	15.02.2019	
C	SITE LAYOUT AMENDED	AK	CS	AK	16.04.2019	
D	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019	

ARCHITECT **JACKSON TEECE**

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PLANS 1:400
 0 4 8 12 16 20m
 DETAILS 1:20
 0 200 400 600 800 1000

NORTHROP
 Newcastle
 Suite 4, 215 Pacific Hwy, Charlestown NSW 2290
 P.O. Box 180, Charlestown NSW 2290
 Ph (02) 4943 1777 Fax (02) 4943 1577
 Email newcastle@northrop.com.au AIN 81 094 433 100

PROJECT
AVEO PENINSULA GARDENS
 79 CABBAGE TREE ROAD
 BAYVIEW NSW 2104

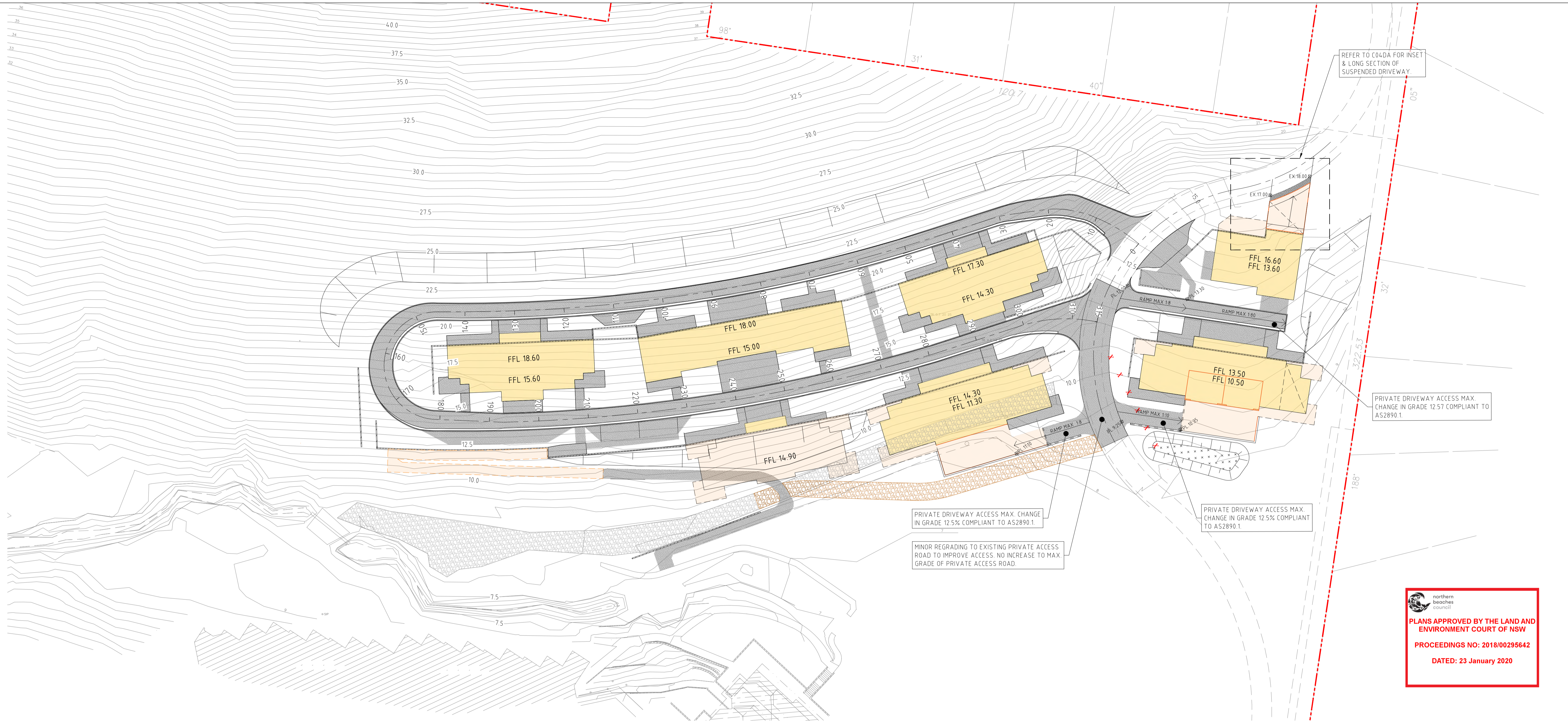
DRAWING TITLE
CONCEPT STORMWATER MANAGEMENT PLAN

JOB NUMBER
NL171426

DRAWING NUMBER
C02DA

REVISION
D

DRAWING SHEET SIZE = A1



- LEGEND**
- DENOTES SITE BOUNDARY
 - FFL 17.53 DENOTES PROPOSED FINISHED FLOOR LEVEL
 - $\text{SPL } 17.60$ DENOTES PROPOSED FINISHED SURFACE LEVEL
 - FALL \rightarrow DENOTES PROPOSED DIRECTION OF FALL IN FINISHED SURFACE
 - RW DENOTES PROPOSED RETAINING WALL. DETAILS TO BE PROVIDED AT CC STAGE.
 - DENOTES ALIGNMENT CENTRELINE.

VERIFIER: C SMITH
 JOB MANAGER: A KNIGHT
 DESIGNED: A KNIGHT
 DRAWN: L HALAIM

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2018/00295642
 DATED: 23 January 2020

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	15.01.2019
B	SITE LAYOUT AMENDED	AK	CS	AK	16.04.2019
C	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019

CLIENT

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ARCHITECT

JACKSON TEECE

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PLANS 1:400 0 4 8 12 16 20m

DETAILS 1:20 0 200 400 600 800 1000

Suite 4, 215 Pacific Hwy, Charlestown NSW 2290
 P.O. Box 180, Charlestown NSW 2290
 Ph (02) 4943 1777 Fax (02) 4943 1577
 Email newcastle@northrop.com.au AIN 81 094 433 100

PROJECT

AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW NSW 2104

DRAWING TITLE

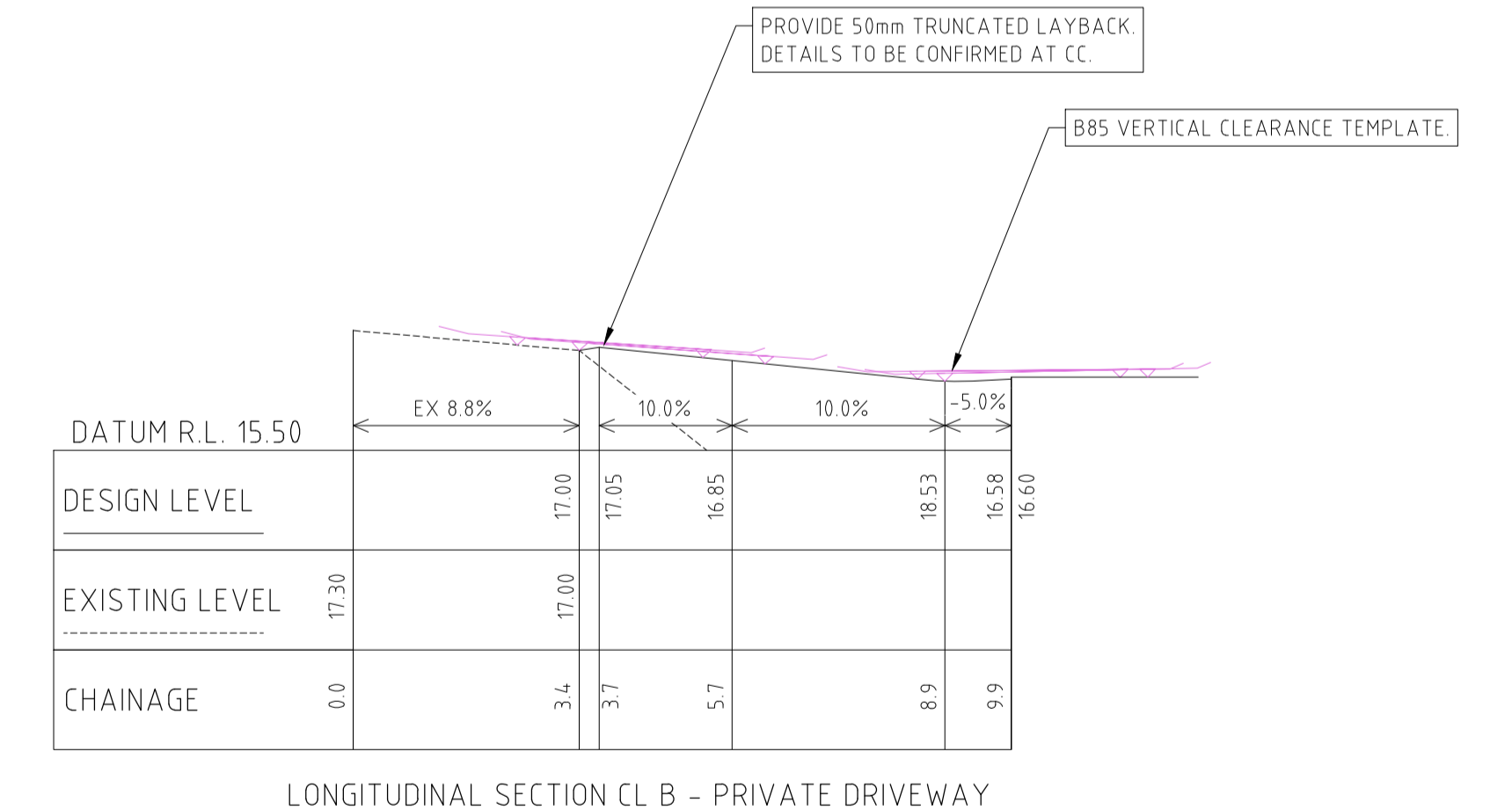
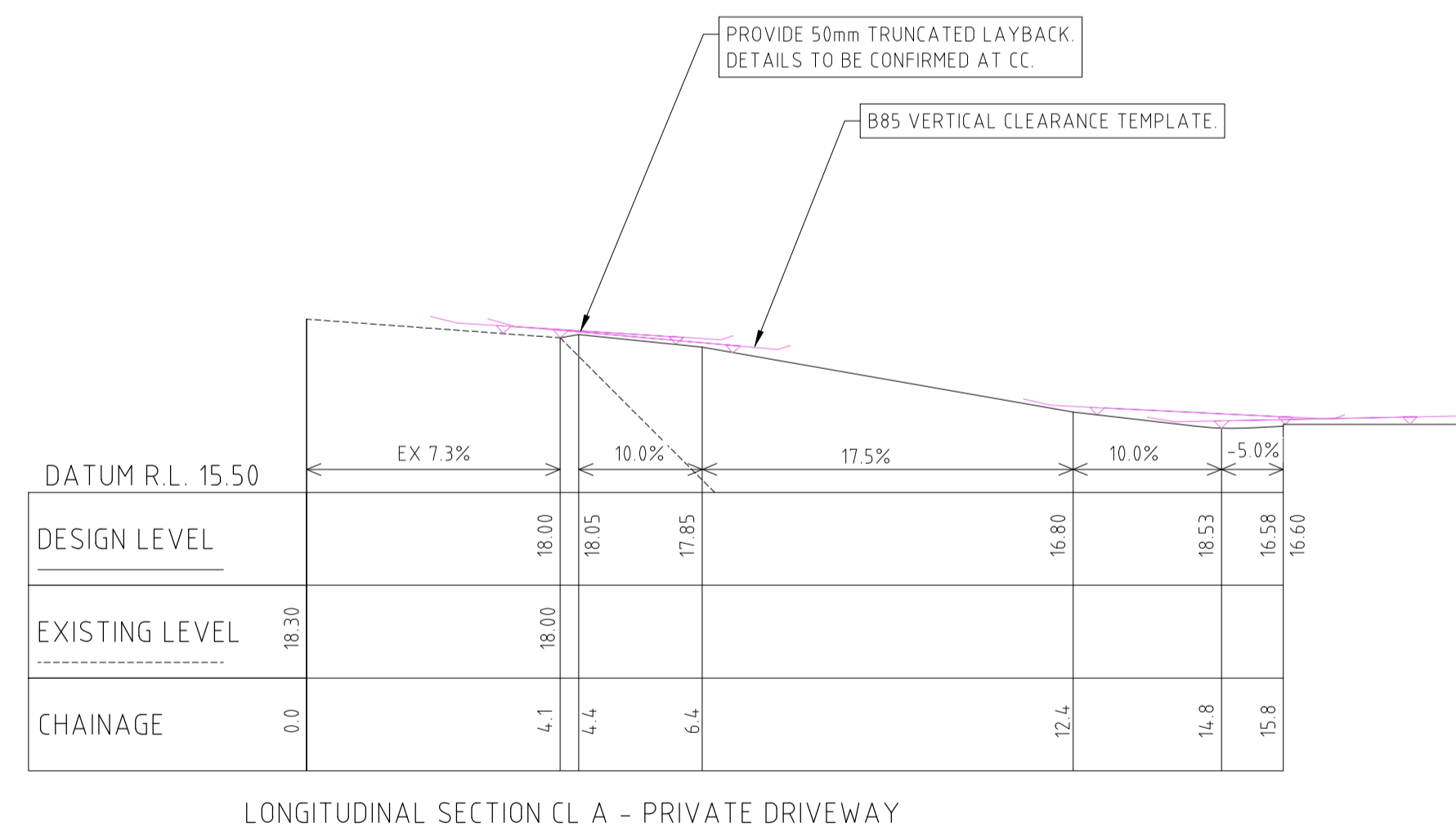
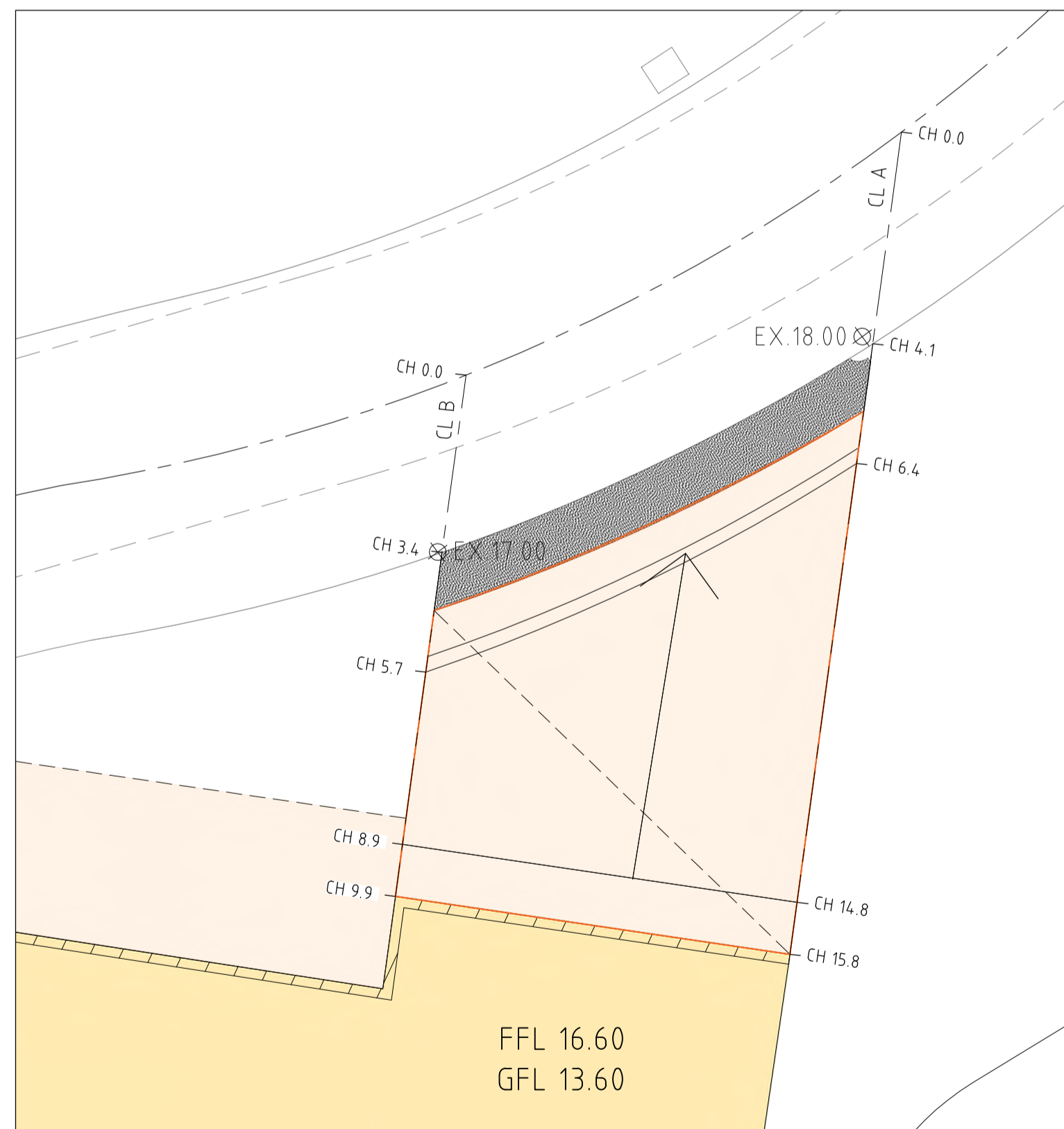
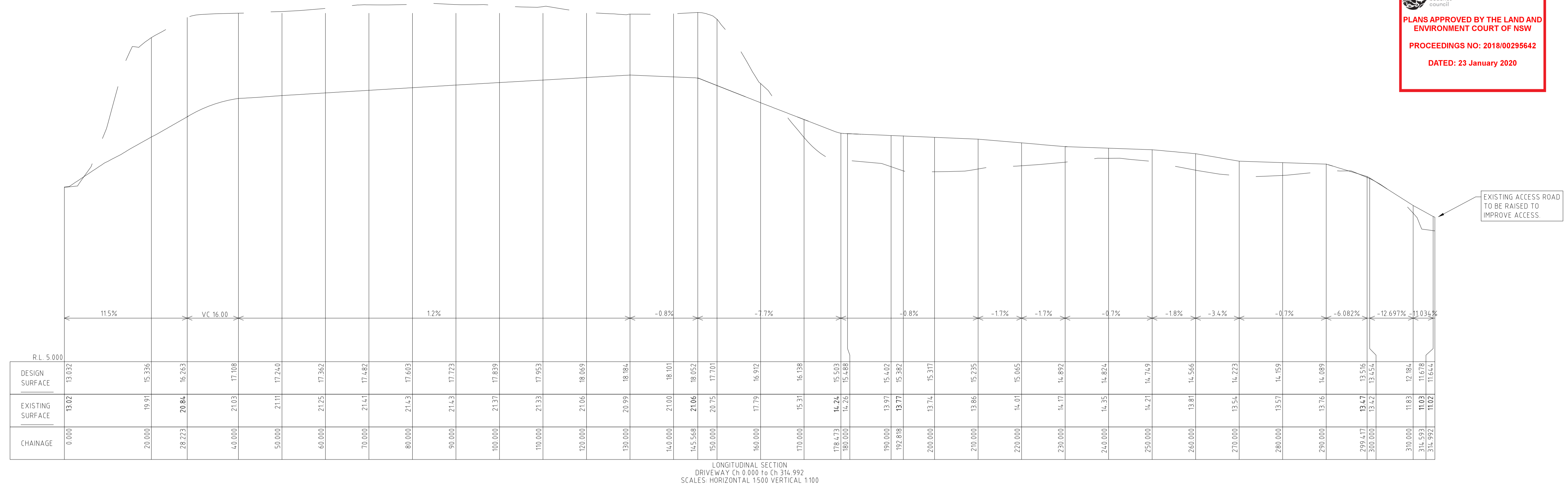
CONCEPT ROAD DESIGN
SETOUT PLAN

JOB NUMBER

NL171426


DRAWING NUMBER	REVISION
C03DA	C

DRAWING SHEET SIZE = A1

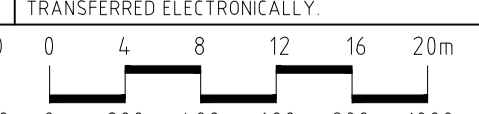


DRAWN: L. HALAIM
 DESIGNED: A. KNIGHT
 JOB MANAGER: A. KNIGHT
 VERIFIER: C. SMITH

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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
A	ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	15.01.2019	
B	MINOR GRADING AMENDMENTS	AK	CS	AK	16.04.2019	
C	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019	

ARCHITECT: **JACKSON TEECE**
 CLIENT: **aveo Retirement Living**
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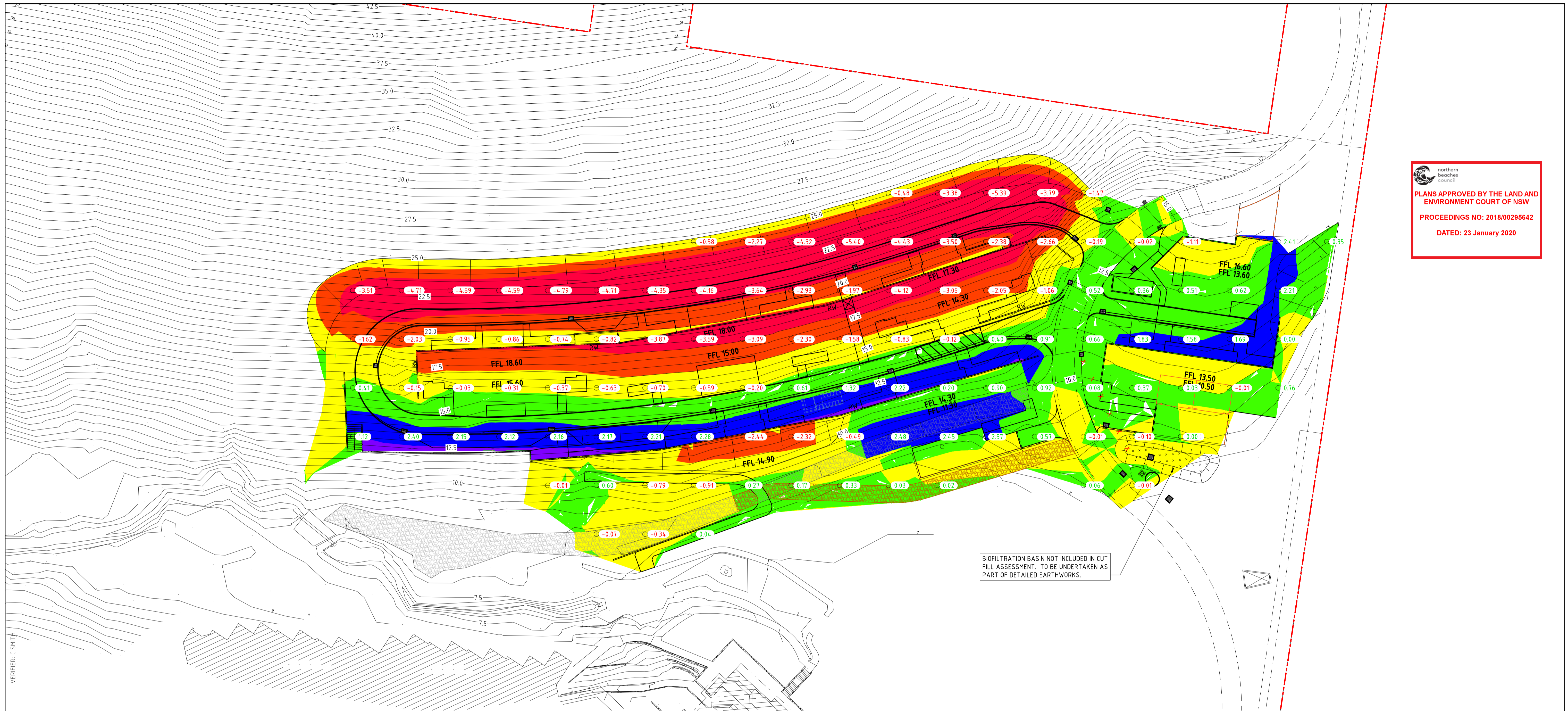
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 PLANS 1:400
 DETAILS 1:20



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 Email newcastle@northrop.com.au ABN 81 094 433 100

PROJECT: **AVEO PENINSULA GARDENS**
79 CABBAGE TREE ROAD
BAYVIEW NSW 2104

DRAWING TITLE: **CONCEPT ROAD DESIGN**
LONG SECTIONS

JOB NUMBER: **NL171426**
 DRAWING NUMBER: **C04DA** REVISION: **C**
 DRAWING SHEET SIZE = A1





PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

 PROCEEDINGS NO: 2018/00295642

 DATED: 23 January 2020


DRAWN: L.HALAM
 DESIGNED: A.KNIGHT
 JOB MANAGER: A.KNIGHT
 VERIFIER: C.SMITH

LEGEND

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-5.656	-3.000	Red
2	-3.000	-1.500	Orange
3	-1.500	0.000	Yellow
4	0.000	1.500	Light Green
5	0.000	0.100	Green
6	0.100	0.500	Cyan
7	1.500	3.000	Blue
8	3.000	3.900	Purple

NOTE: CUT FILL SHOWN IS A COMPARISON BETWEEN EXISTING SURFACE LEVELS AND PROPOSED DESIGN LEVELS. DETAILED ASSESSMENT TO BE UNDERTAKEN AT CC STAGE.

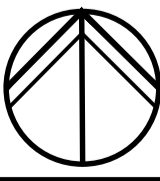
REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR DA	AK	CS	AK	25.01.2018
B	AMENDED FOR COUNCIL APPROVAL	AK	CS	AK	15.02.2019
C	SITE LAYOUT AMENDED	AK	CS	AK	16.04.2019
D	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019



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PROJECT

AVEO PENINSULA GARDENS

79 CABBAGE TREE ROAD

BAYVIEW NSW 2104

DRAWING TITLE

CONCEPT

CUT FILL PLAN

JOB NUMBER

NL171426

 DRAWING NUMBER

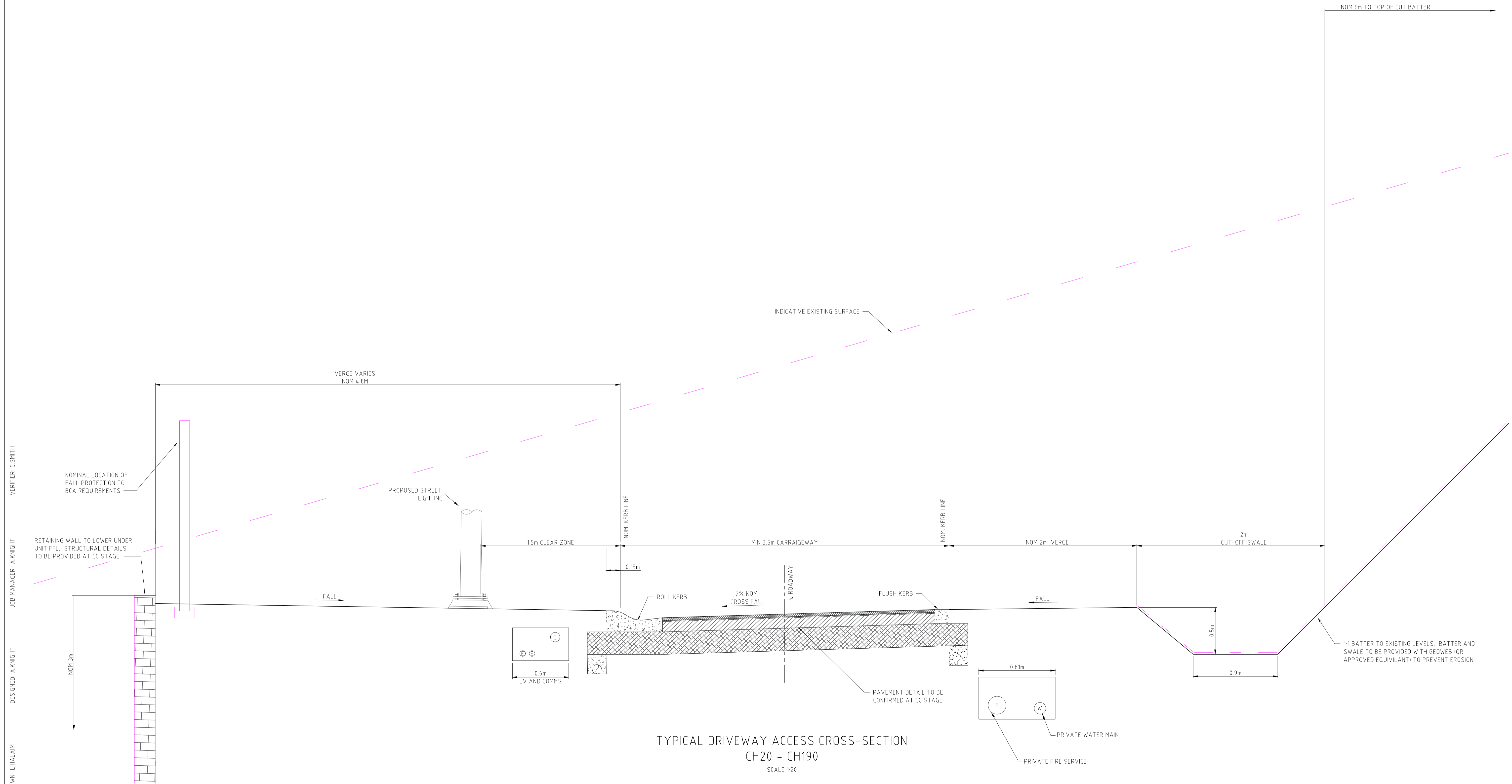
C10DA

 REVISION

D

 DRAWING SHEET SIZE = A1

NOT FOR CONSTRUCTION



TYPICAL DRIVEWAY ACCESS CROSS-SECTION
 CH20 - CH190
 SCALE 1:20

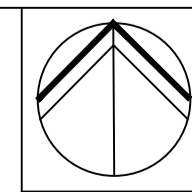
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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	15.02.2019
B	RE-ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	16.04.2019
C	RE-ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	27.09.2019

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DETAILS 1:20
 0 200 400 600 800 1000

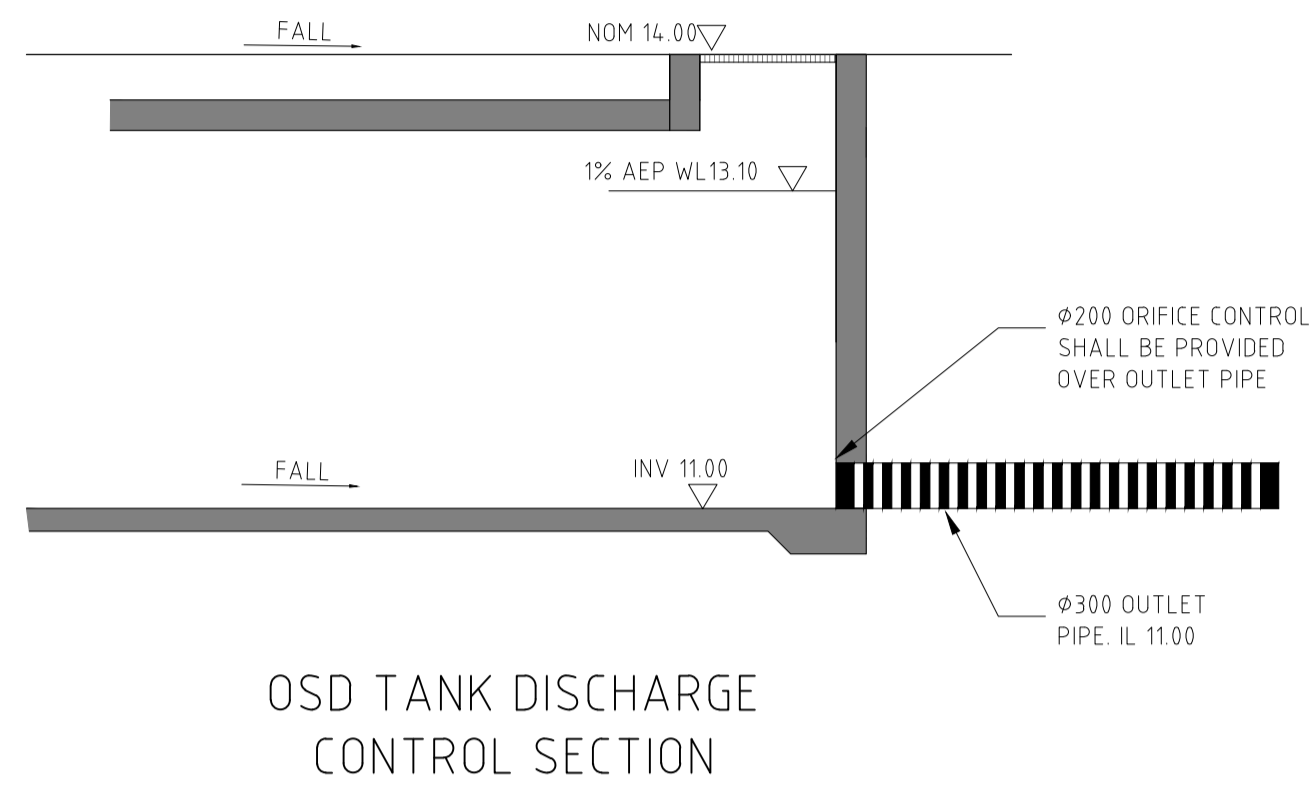

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 Newcastle
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 P.O. Box 180, Charlestown NSW 2290
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PROJECT
AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW NSW 2104

DRAWING TITLE
CONCEPT CIVIL DETAILS
SHEET 1

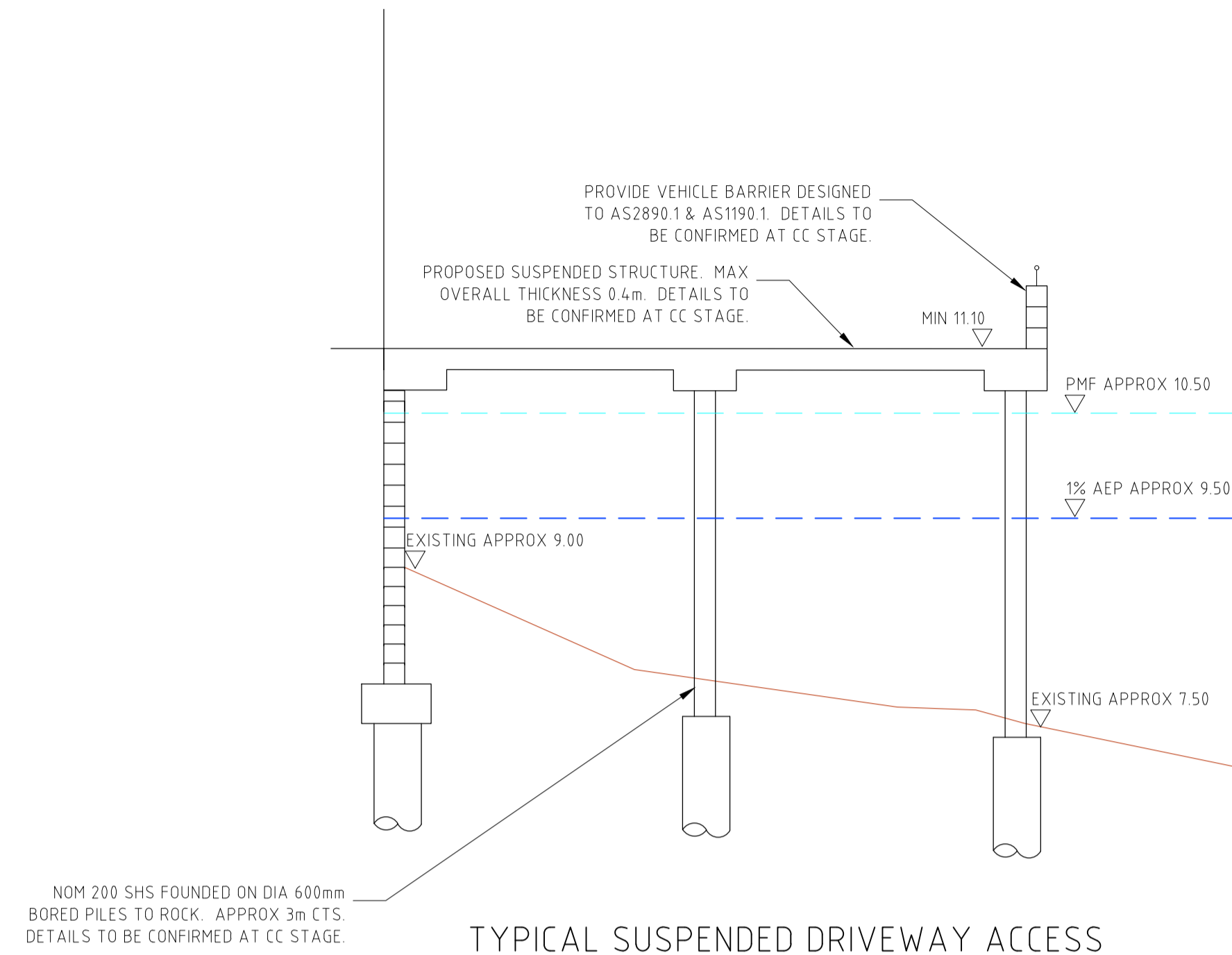
JOB NUMBER NL171426	
DRAWING NUMBER C20DA	REVISION C
DRAWING SHEET SIZE = A1	

VERIFIER: C SMITH
 JOB MANAGER: A KNIGHT
 DESIGNED: A KNIGHT
 DRAWN: L HALAIM

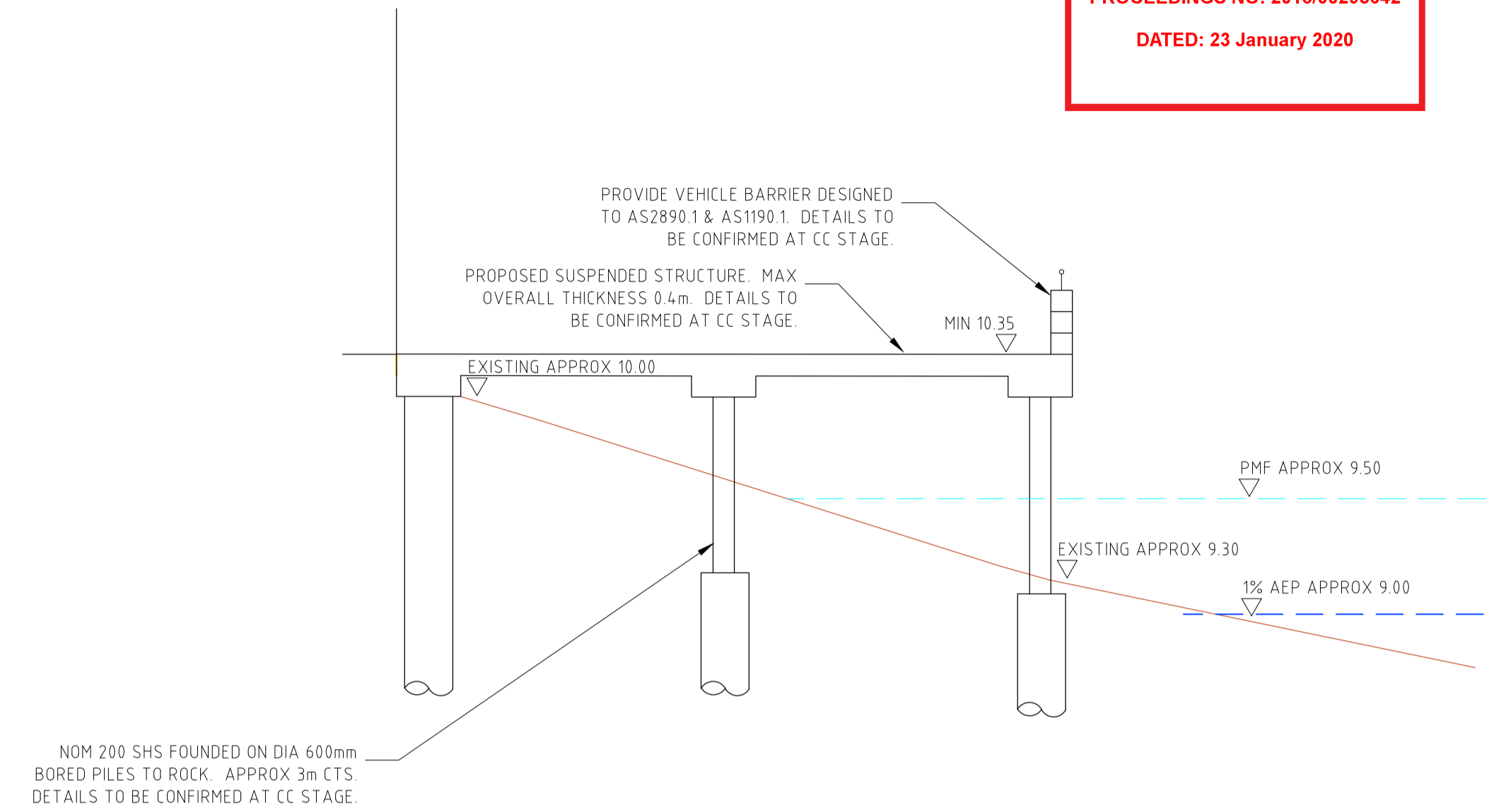


OSD TANK DISCHARGE CONTROL SECTION

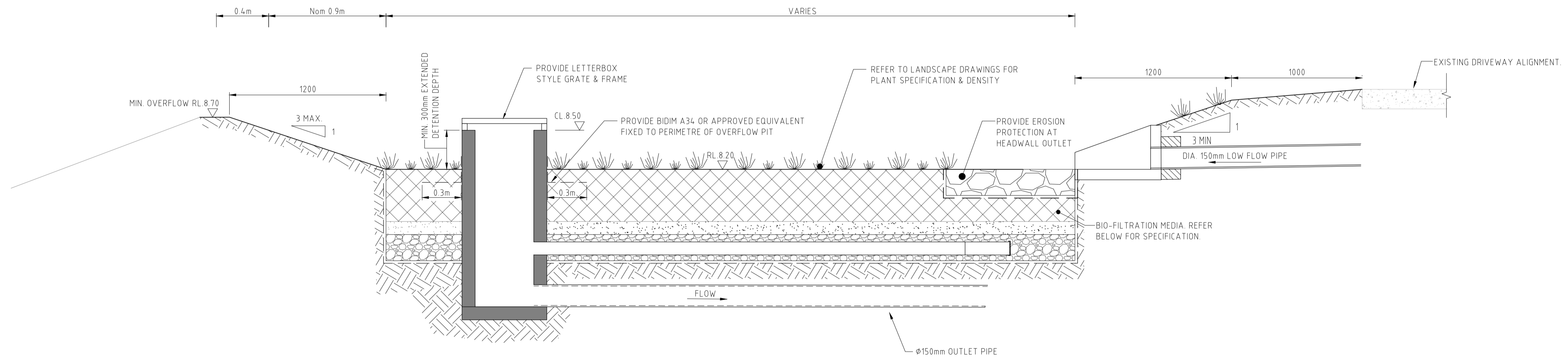
NOTE: STRUCTURAL DETAIL OF DETENTION TANK TO BE RESOLVED AT CC STAGE.



TYPICAL SUSPENDED DRIVEWAY ACCESS -WESTERN DRIVEWAY-



TYPICAL SUSPENDED DRIVEWAY ACCESS -EASTERN DRIVEWAY-



TYPICAL BIOFILTRATION BASIN SECTION

- NOTES:
- BIOFILTRATION MEDIA - 600mm DEPTH COMPRISING A SANDY LOAM WITH A SATURATED HYDRAULIC CONDUCTIVITY OF 200mm/hr. THE FILTER MATERIAL MUST HAVE A TN CONTENT OF <math>< 800\text{mg/kg}</math>, <math>< 5\%</math> ORGANIC MATERIAL & <math>< 55\text{mg/kg}</math> OF ORTHOPHOSPHATE CONTENT. MIN 40m².
 - TRANSITION LAYER - 100mm DEPTH COMPRISING CLEAN WELL GRADED MEDIUM TO COARSE SAND WITH MINIMAL FINES.
 - DRAINAGE LAYER - 200mm DEPTH COMPRISING 5mm GRAVEL.
 - AN IMPERMEABLE LINER IS TO BE APPLIED TO BOTH SIDES & THE BASE OF THE BIOFILTRATION BASIN.
 - THE SUBSOIL DRAINAGE IS TO DISCHARGE TO THE PROPOSED PIT & PIPE NETWORK.

VERIFIER: C SMITH
 JOB MANAGER: A KNIGHT
 DESIGNED: A KNIGHT
 DRAWN: L HALAM

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B	RE-ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	16.04.2019
C	RE-ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	27.09.2019

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 P.O. Box 180, Charlestown NSW 2290
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 Email newcastle@northrop.com.au AIN 81 094 433 100

PROJECT
AVEO PENINSULA GARDENS
79 CABBAGE TREE ROAD
BAYVIEW NSW 2104

DRAWING TITLE
CONCEPT CIVIL DETAILS
SHEET 2

JOB NUMBER
NL171426
 DRAWING NUMBER
C21DA
 REVISION
C
 DRAWING SHEET SIZE = A1