

UNITS

UNIT	LEVEL	STUDIO	1 BED	1 BED + STUDY	2 BED	3 BED	BATH	ENS	ADPT.	UNIT AREA	BALCONY/ COURT/YARD AREA	LIFT ACCESS	DIRECT SUNLIGHT	CROSS THROUGH VENTILATION	SINGLE ASPECT	LIVING ROOM WIDTH	PARKING REQUIRED (PER UNIT)	PARKING SPACES PROVIDED
101A	1									50.0m ²	8.0m ²					> 3.6m	1	1
102A	1									50.5m ²	8.0m ²					3.6m	1	1
103A	1									68.6m ²	8.7/36.2m ²					> 4m	1	1
104A	1									56.3m ²	8.6/12.6m ²					3.6m	1	1
105A	1									97.7m ²	14.7/36.4m ²					> 4m	1.2	1
106A	1									91.4m ²	15.5m ²					4m	1.2	1
107A	1									58.1m ²	9.6m ²					> 3.6m	1	1
108A	1									84.0m ²	10.3m ²					4m	1.2	1
109A	1									90.6m ²	17.7m ²					> 4m	1.2	1
101B	1									90.7m ²	10.4/10.2m ²					> 4m	1.2	1
102B	1									67.5m ²	10.6m ²					3.6m	1	1
103B	1									87.2m ²	16.1/85.5m ²					4.0m	1.2	1
201A - 301A	2 - 3									50.0m ²	8.0m ²					> 3.6 m2	1	1
202A - 302A	2 - 3									50.5m ²	8.0m ²					3.6m2	1	1
203A - 303A	2 - 3									67.6m ²	8.7m ²					> 4m2	1	1
204A - 304A	2 - 3									56.3m ²	9.7m ²					3.6m2	1	1
205A - 305A	2 - 3									101.2m ²	11.5m ²					> 4m2	1.2	1
206A - 306A	2 - 3									91.4m ²	15.5m ²					4 m2	1.2	1
207A - 307A	2 - 3									58.1m ²	9.6m ²					> 3.6m2	1	1
208A - 308A	2 - 3									84.0m ²	10.3m ²					4m2	1.2	1
209A - 309A	2 - 3									90.6m ²	10.0m ²					> 4m2	1.2	1
201B - 301B	2 - 3									99.8m ²	10.0m ²					> 4m2	1.2	1
202B - 302B	2 - 3									67.8m ²	10.4m ²					3.6m2	1	1
203B - 303B	2 - 3									87.2m ²	10.0m ²					4.0m2	1.2	1
401A	4									50.0m ²	12.8m ²					> 4m2	1	1
402A	4									63.3m ²	8.0m ²					> 4m2	1	1
403A	4									55.0m ²	9.7m ²					3.6m2	1	1
404A	4									55.1m ²	8.1m ²					> 4m2	1	1
405A	4									70.6m ²	21.0m ²					> 4m2	1.2	1
406A	4									74.0m ²	24.5m ²					> 4m2	1.2	1
407A	4									106.1m ²	53.9m ²					> 4m2	1.5	1
401B	4									86.7m ²	10.4m ²					> 4m2	1.2	1
402B	4									59.0m ²	14.4m ²					> 4 m2	1	1
403B	4									40.9m ²	6.7m ²					4m2	1	1
501A - 601A	5 - 6									50.1m ²	8.1m ²					> 3.6m2	1	1
502A - 602A	5 - 6									60.8m ²	9.0m ²					> 4m2	1	1
503A - 603A	5 - 6									55.0m ²	9.7m ²					3.6m2	1	1
504A - 604A	5 - 6									55.1m ²	8.1m ²					> 4m2	1	1
505A - 605A	5 - 6									70.9m ²	10.4m ²					> 4m2	1.2	1
506A - 606A	5 - 6									52.6m ²	9.0m ²					3.6m	1	1
507A - 607A	5 - 6									83.1m ²	10.0m ²					> 4m2	1.2	1
508A - 608A	5 - 6									90.6m ²	10.0m ²					> 4m2	1.2	1
501B - 601B	5 - 6									77.2m ²	10.1m ²					4m2	1.2	1
502B - 602B	5 - 6									54.7m ²	8.4m ²					3.6m2	1	1
503B - 603B	5 - 6									40.1m ²	6.7m ²					> 3.6m2	1	1
701A	7									110.6m ²	12.5m ²					> 4m2	1.5	1
702A	7									53.6m ²	9.7m ²					>3.6m2	1	1
703A	7									61.2m ²	8.0m ²					> 3.6m2	1	1
704A	7									55.0m ²	8.2m ²					> 4m2	1	1
705A	7									52.6m ²	9.0m ²					>3.6m2	1	1
706A	7									83.1m ²	10.0m ²					> 3.6m2	1.2	1
707A	7									90.6m ²	10.0m ²					> 4m2	1.2	1
701B	7									41.3m ²	7.8m ²					> 3m2	1	1
702B	7									54.7m ²	8.4m ²					3.6 m2	1	1
703B	7									50.1m ²	8.0m ²					> 3.6m2	1	1
TOTAL		4	38	3	31	12	78 UNITS	7		5566.9m ²			56.4% (44%)	73% (57%)	57.6% (45%)		85.2	78

RETAIL

RETAIL SPACE	AREA	STORAGE AREA	PARKING REQUIRED	PARKING PROVIDED
1	60.5m2	25.0m2	1 space per 16.4m2 GLFA	
2	73.1m2	19.7m2		
3	75.5m2	15.1m2		
4	27.7m2	9.5m2		
5	47.6m2	-		
6	44.9m2			
7	39.8m2	9.6m2		
8	43.5m2	15.6m2		
9	43.5m2	14.4m2		
10	43.5m2	11.5m2		
11	51.4m2	12.9m2		
12	60.9m2	8.8m2		
TOTAL	611.9m2		37.3 (611.9/16.4)	37

	CARSHARE	RETAIL	VISITOR	RESIDENTIAL	ACC. INC
BASEMENT 1	3	19	—	—	4
BASEMENT 2	—	21	18	—	—
BASEMENT 3	—	—	—	37	5
BASEMENT 4	—	—	—	41	2
TOTAL	3	40	18	78	11

Assessor # 20420		Certificate # 0003357233			Issued: 290419	
Thermal Performance Specifications						
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.						
Windows	Product ID	Glass	Frame	U value	SHGC	Area MF: Detail
Single glazed		Clear	Aluminium	7.63	0.75	As per plans
Single glazed		Low e	Aluminium	5.60	0.41	Western facade
Skylights	Product ID	Glass	Frame	U value	SHGC	Area MF: Detail
Window and skylight U and SHGC values. If specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.						
External walls	Construction	Insulation	Colour – solar abs.	Detail		
Cavity brick/Framed		R2.0	Medium and dark	As per plans		
Internal walls	Construction	Insulation	Detail			
Plasterboard		None	As per plans. Within units			
Hebel/Plasterboard		None	As per plans. Between units			
Floors	Construction	Insulation	Covering	Detail		
Concrete		None	Varies	As per plans. Lower level		
Framed		None	Varies	As per plans. Upper level		
Ceilings	Construction	Insulation	Detail			
Plasterboard		R2.5	As per plans			
Roof	Construction	Insulation	Colour – solar abs.	Detail		
Metal		R1.5	Dark	As per plans		
Concrete		R1.0	Dark	As per plans		
Window cover	Internal (curtains)		External (awnings, shutters, etc)			
As plans			-			
Fixed shading	Eaves (width - inc. gutters, h1 above windows)		Location			
	As plans – eaves /soffits		As plans – eaves/soffits/louvers as shown			
Overshadowing	Overshadowing structures		Overshadowing trees			
NA						
Orientation, Exposure, Ventilation and Infiltration						
Orientation of nominal north:	0	Living area open to entry:		Y	Ventilated skylights:	N
Terrain category:	Suburban	Doors separate living areas:		N	Open fire, unflued gas heat:	N
Roof ventilation:	Unventilated	Stair open to heated areas:		N	Vented downlights:	N
Cross ventilation:	Standard	Seals to windows and doors:		Y	Wall and ceiling vents:	N
Subfloor:	Conditioned	Exhaust fans without dampers:		N		

8.2

24.3 MJ/m²

www.nathers.gov.au

Certificate no.: 0003357233

Assessor Name: Damian O'Toole

Accreditation no.: 20420

Certificate date: 29 Apr 2019

Dwelling Address: 8 OAKS AVE DEE WHY, NSW 2099

www.nathers.gov.au

Accreditation Period: 2018-2019

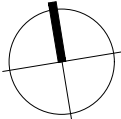
Assessor Name: Damian O'Toole

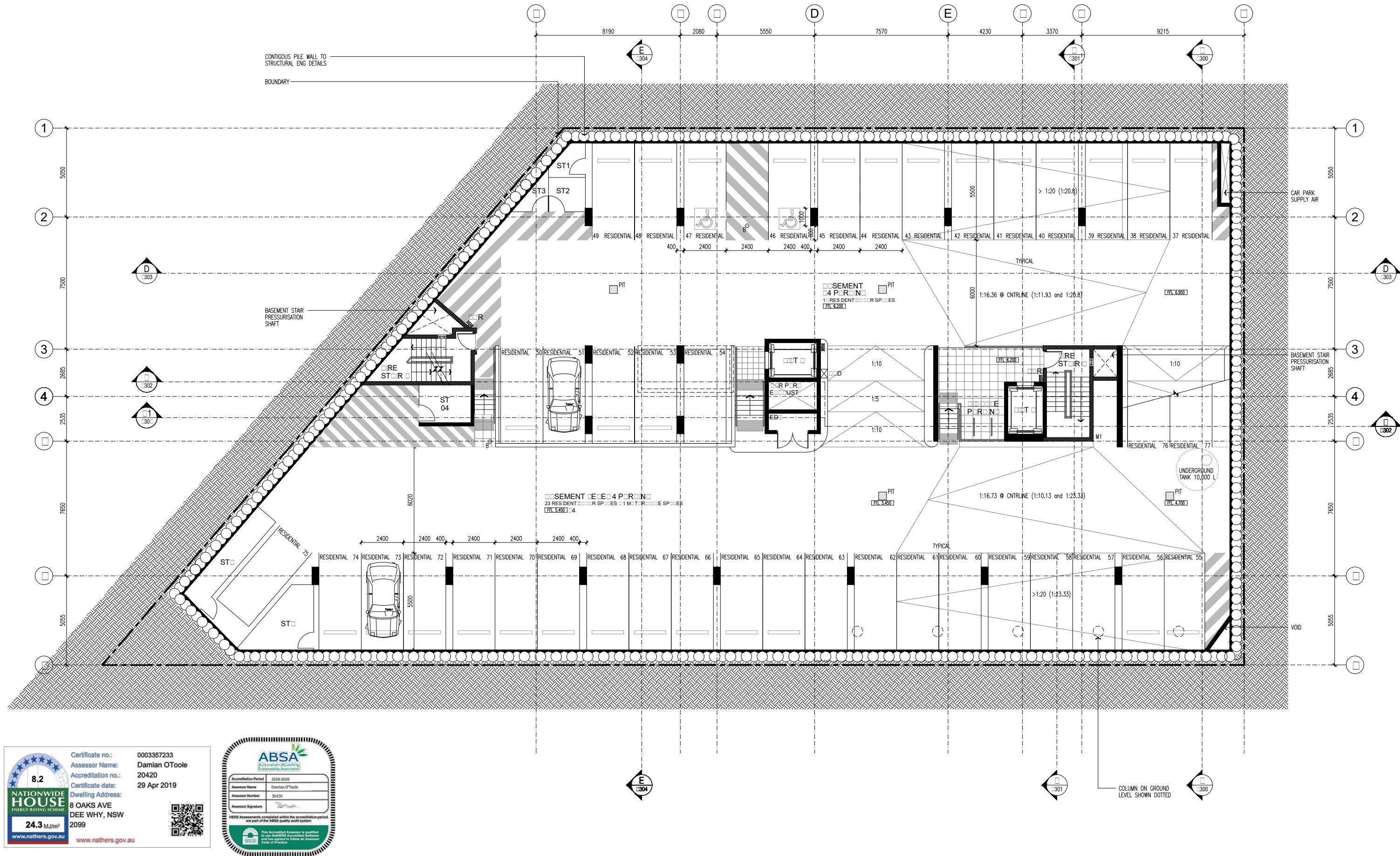
Assessor Number: 20420

Assessor Signature: [Signature]

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow an Assessor Code of Practice.





8.2
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
24.3 MJ/m²
www.nathers.gov.au

Certificate no.: 0003357233
Assessor Name: Damian O'Toole
Accreditation no.: 20420
Certificate date: 29 Apr 2019
Dwelling Address: 8 OAKS AVE DEE WHY, NSW 2099

ABSA
Australian Building Sustainability Association

Accreditation Period: 2019-2021
Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature: [Signature]

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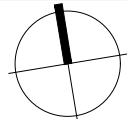
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ABN: 56 120 779 106
NOMINATED ARCHITECTS:
TONY GRAY 5303 & PAUL GODSELL 6726
P: 02 9660 3644 www.crawford.com.au
E: arch@crawford.com.au

A	19/05/03	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
BASEMENT LEVEL 4
FLOOR PLAN



SCALE
1:100 @ A1
1:200 @ A3

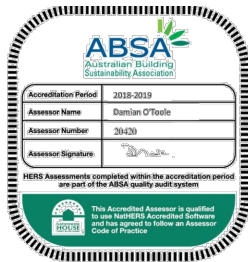
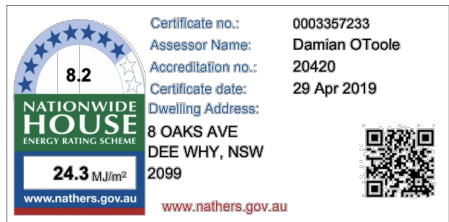
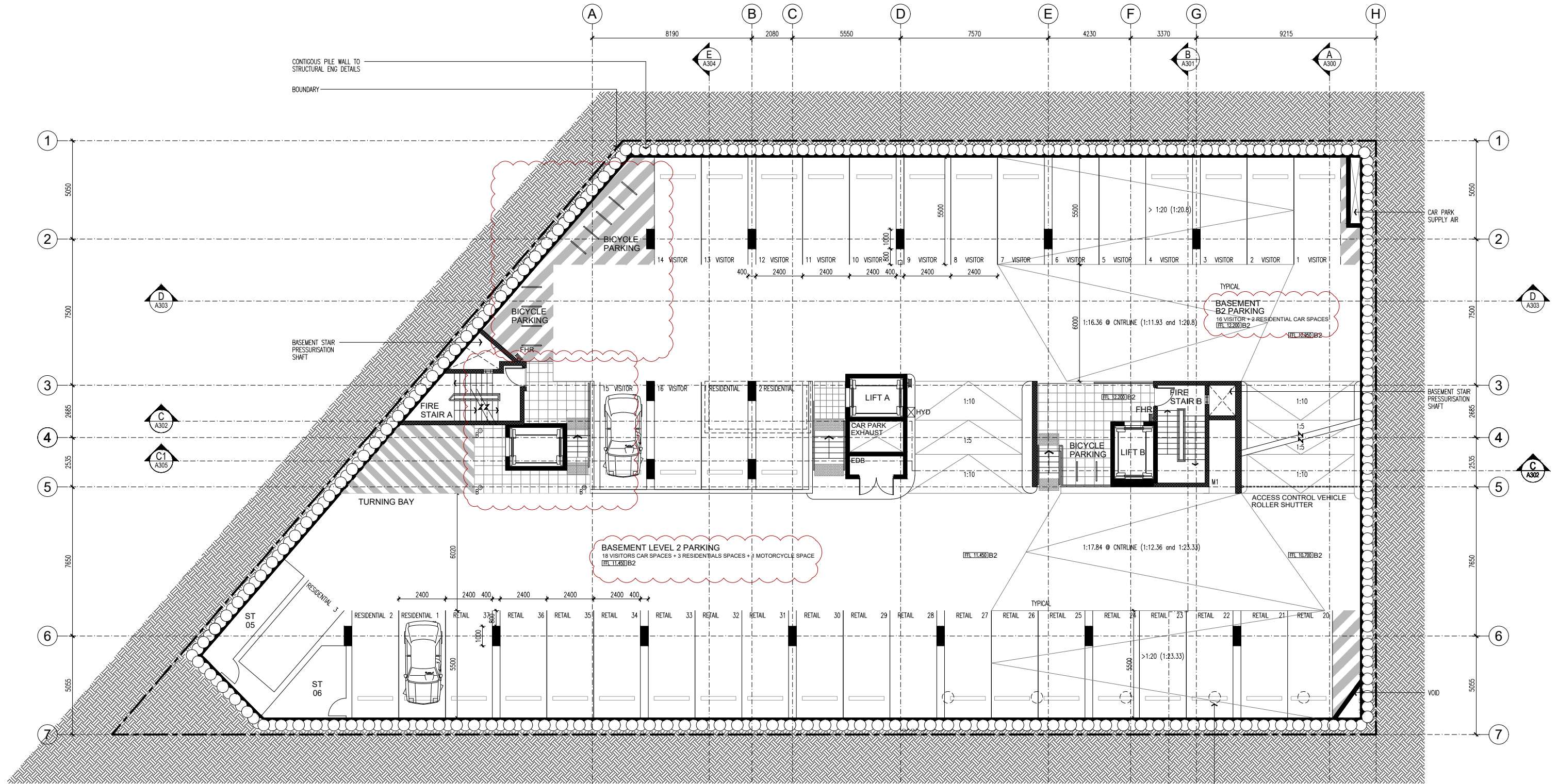
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DATE NOV 2018
STATUS DA

PROJECT NUMBER
18041

DRAWING NUMBER
A100

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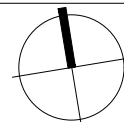
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ISSUE	DATE	AMENDMENTS
E	19/08/28	DA REVISIONS
D	19/08/23	CLIENT AND CONSULTANT ISSUE
C	19/08/09	ISSUED TO CLIENT
B	19/06/04	ISSUED TO CLIENT
A	19/05/03	DA ISSUE

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
BASEMENT LEVEL 2
FLOOR PLAN



SCALE
1:100 @ A1
1:200 @ A3

APPROVED
DRAWN
CHECKED
DATE
STATUS

PG
MT
-
NOV 2018
DA

PROJECT NUMBER
18041

DRAWING NUMBER
A102

ISSUE

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1



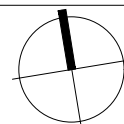
The image shows a circular badge for an ABSA Accredited Assessor. The badge has a black border with a white inner circle. At the top, the ABSA logo is displayed, featuring the letters 'ABSA' in blue and green, with the text 'Australian Building Sustainability Association' below it. Below the logo, there is a table with the following information:

Accreditation Period	2018-2019
Assessor Name	Damian O'Toole
Assessor Number	20420
Assessor Signature	<i>[Handwritten Signature]</i>

Below the table, the text reads: 'HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.' At the bottom left, there is a small circular logo for 'HERS' (Home Energy Rating System) with the text 'Australian Building Sustainability Association' around it. To the right of this logo, the text states: 'This Accredited Assessor is qualified to use National Assessment Software and has agreed to follow an Assessor Code of Practice.'

H	19/10/04	ISSUED TO COUNCIL
G	19/10/03	ISSUED TO COUNCIL
ISSUE	DATE	AMENDMENTS

TITLE
BASEMENT LEVEL 1
FLOOR PLAN



PROJECT NUMBER
18041

ISSUE

H

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8.2

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

24.3 MJ/m²

www.nathers.gov.au

Certificate no.: 0003357233
Assessor Name: Damian O'Toole
Accreditation no.: 20420
Certificate date: 29 Apr 2019
Dwelling Address: 8 OAKS AVE
DEE WHY, NSW 2099
www.nathers.gov.au

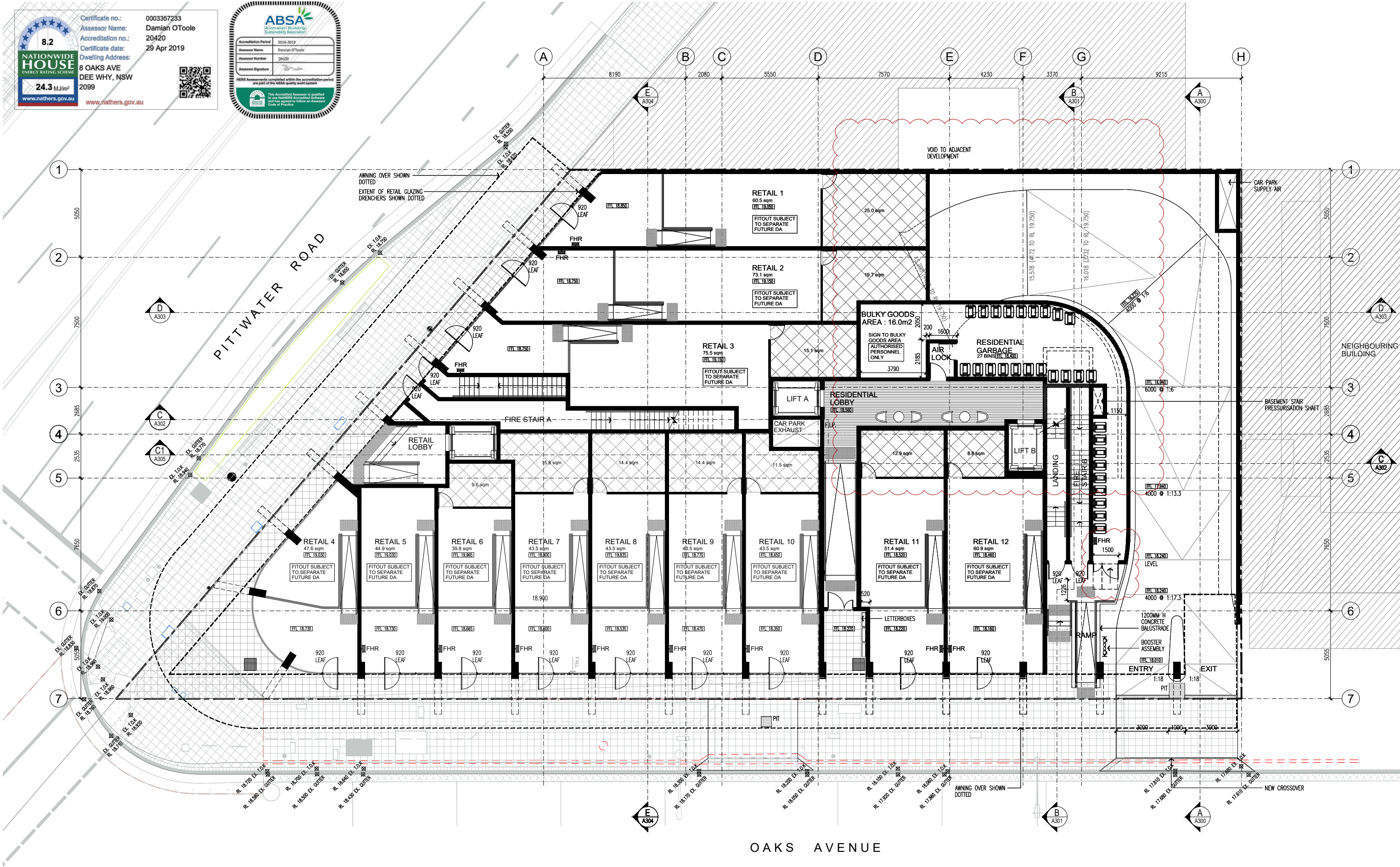
ABSA

Australian Building
Sustainability Association

Accreditation Period: 2018-2019
Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature:

ABSA

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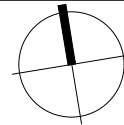
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P 02 9660 3644 www.crawford.com.au
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ISSUE	DATE	AMENDMENTS
K	19/10/04	ISSUED TO COUNCIL
J	19/08/28	DA REVISIONS
H	19/08/23	CLIENT AND CONSULTANT ISSUE
G	19/08/20	CONSULTANT ISSUE

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
GROUND
FLOOR PLAN



SCALE
1:100 @ A1
1:200 @ A3
APPROVED
DRAWN
CHECKED
DATE
STATUS
NOV 2018
DA

PROJECT NUMBER
18041

DRAWING NUMBER
A104

ISSUE

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8.2

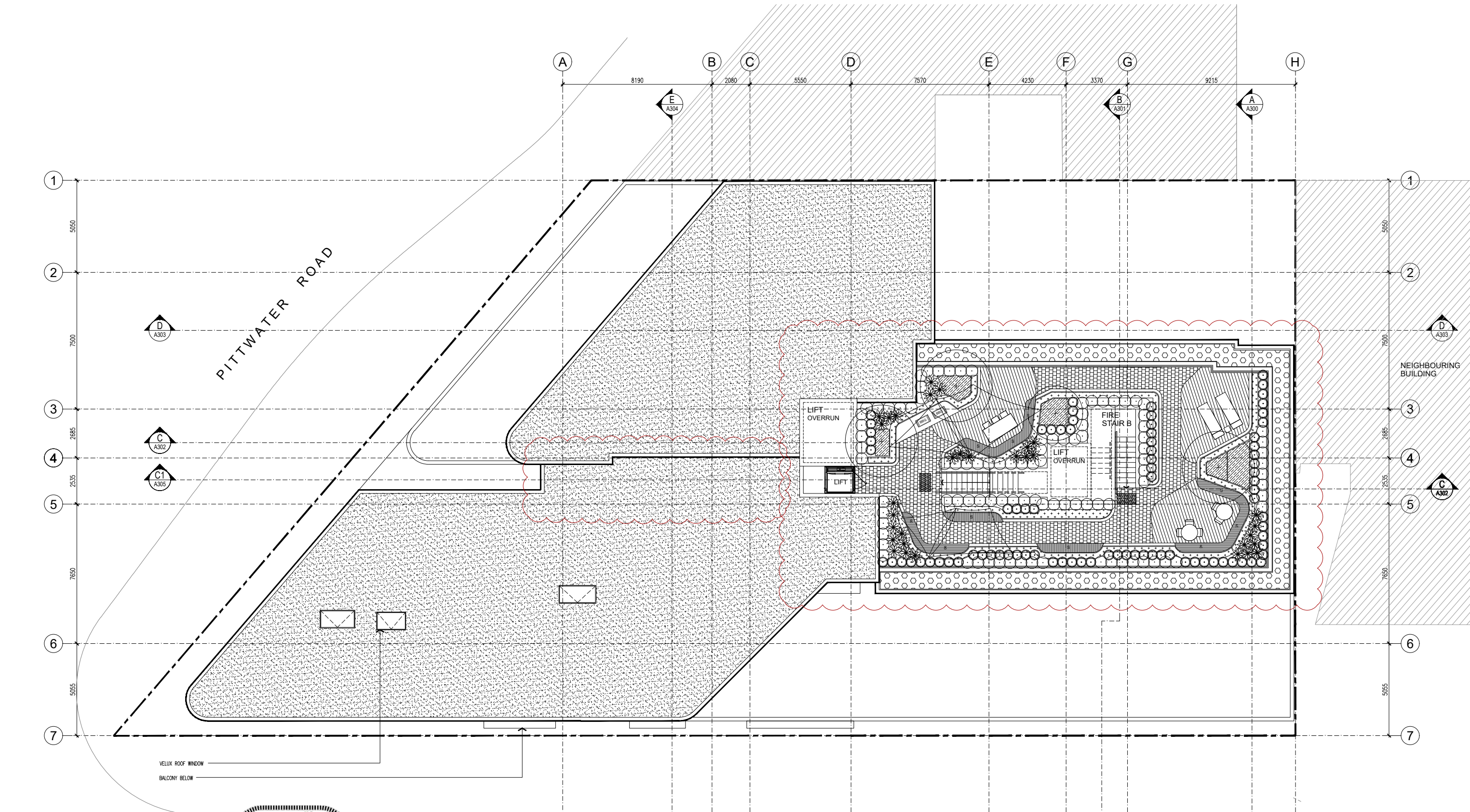
**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME

24.3 MJ/m²

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Certificate no.: 0003357233
Assessor Name: Damian O'Toole
Accreditation no.: 20420
Certificate date: 29 Apr 2019
Dwelling Address: 8 OAKS AVE DEE WHY, NSW 2099
www.nathers.gov.au

Accreditation Period: 2019-2023
Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature: [Signature]
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P: 02 9660 3644 www.crawford.com.au
E: arch@crawford.com.au

G	19/08/28	DA REVISIONS
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
LEVEL 8
FLOOR PLAN

SCALE
1:100 @ A1
1:200 @ A3

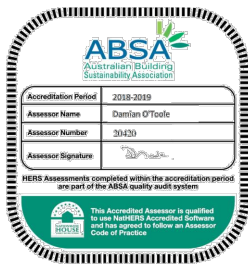
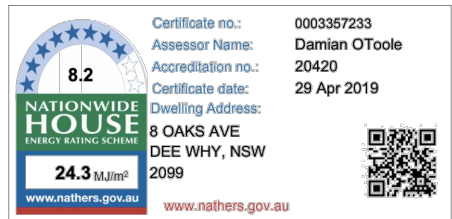
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STATUS

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DA

PROJECT NUMBER
DRAWING NUMBER
18041
A112

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ISSUE	DATE	AMENDMENTS
E	19/08/28	DA REVISIONS
D	19/08/27	CONSULTANT ISSUE
C	19/08/23	CLIENT AND CONSULTANT ISSUE
B	19/08/23	CLIENT AND CONSULTANT ISSUE
A	19/05/03	DA ISSUE

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
SOUTH ELEVATION

SCALE
1:100 @ A1
1:200 @ A3

APPROVED PG
DRAWN NS
CHECKED -

DATE NOV 2018
STATUS DA

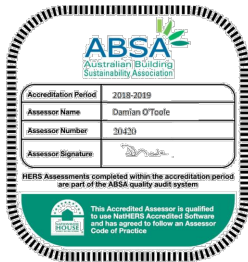
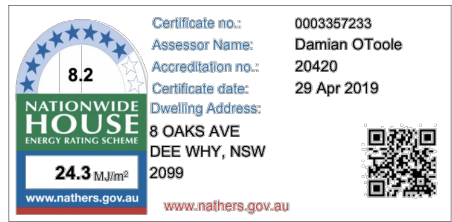
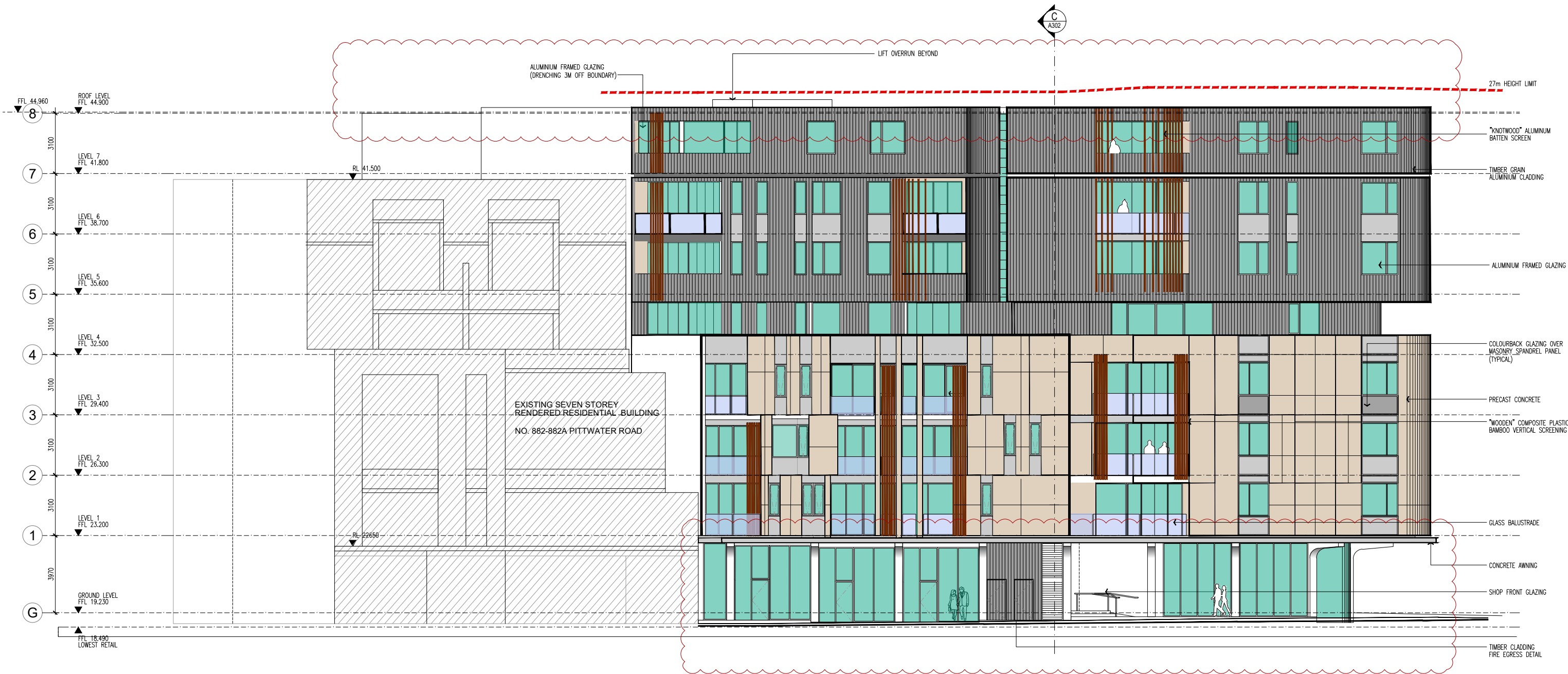
PROJECT NUMBER
DRAWING NUMBER

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A200

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ISSUE	DATE	AMENDMENTS
E	19/08/28	DA REVISIONS
D	19/08/27	CONSULTANT ISSUE
C	19/08/23	CLIENT AND CONSULTANT ISSUE
B	19/08/23	CLIENT AND CONSULTANT ISSUE
A	19/05/03	DA ISSUE

DEVELOPMENTLINK

MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

WEST ELEVATION

SCALE: 1:100 @ A1
1:200 @ A3

APPROVED PG
DRAWN NS
CHECKED -

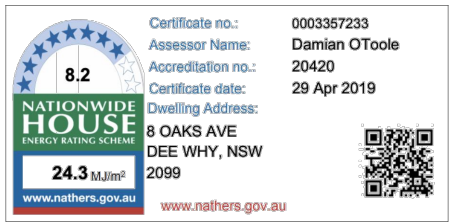
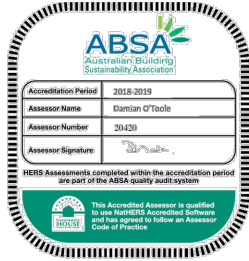
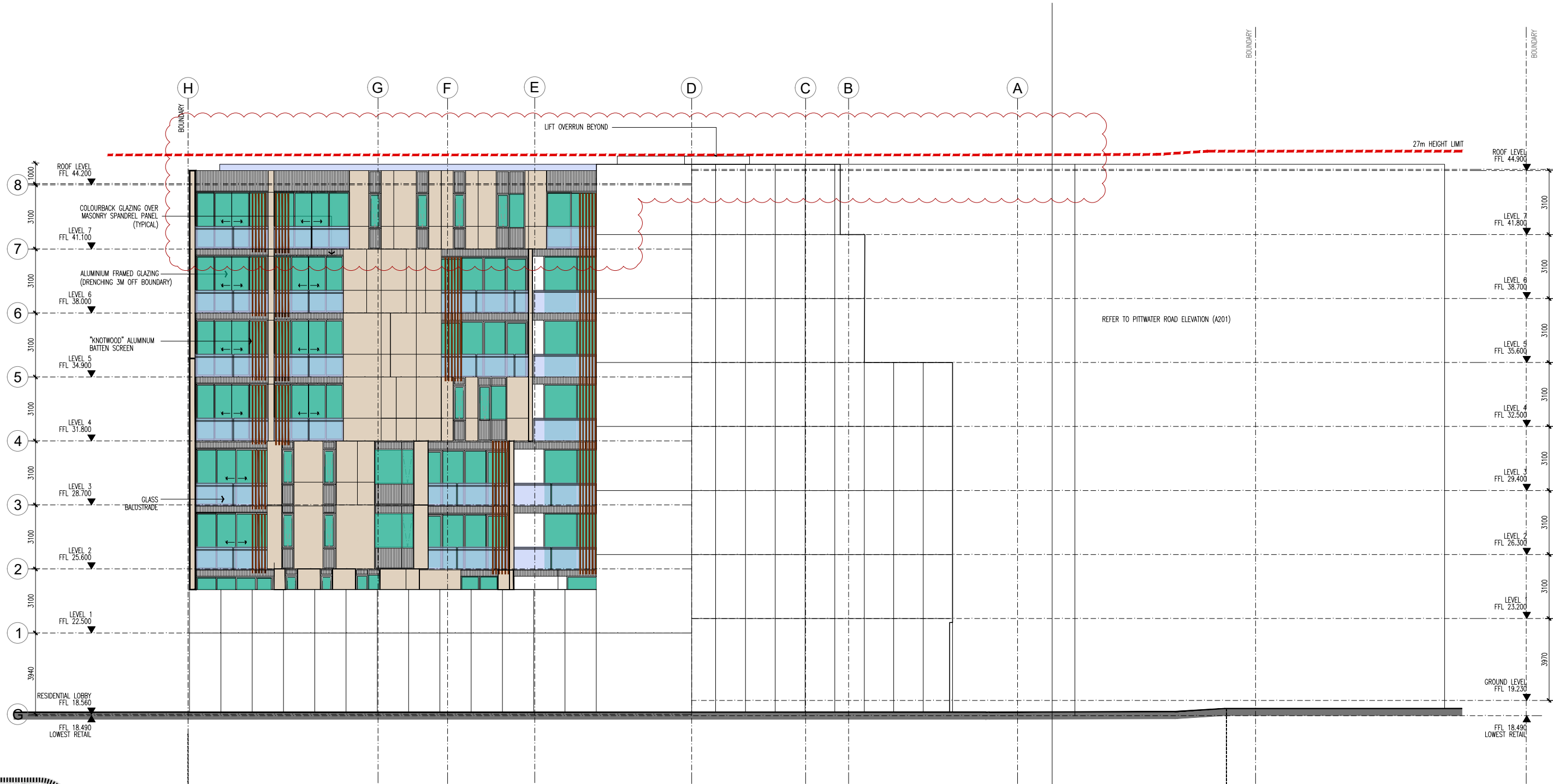
DATE NOV 2018
STATUS DA

PROJECT NUMBER 18041
DRAWING NUMBER

A201

ISSUE





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NORTH SYDNEY, NSW 2060 AUSTRALIA
ABN: 56 120 779 106
NOMINATED ARCHITECTS:
TONY GRAY 5303 & PAUL GOOSELL 6726
P 02 9660 3644 www.crawford.com.au
E arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
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A	19/05/03	DA ISSUE

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
NORTH ELEVATION

SCALE
1:100 @ A1
1:200 @ A3

APPROVED PG
DRAWN NS
CHECKED -

DATE NOV 2018
STATUS DA

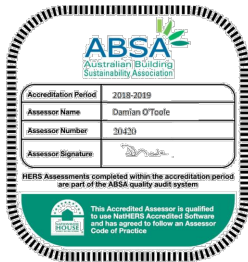
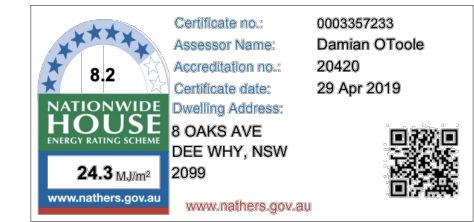
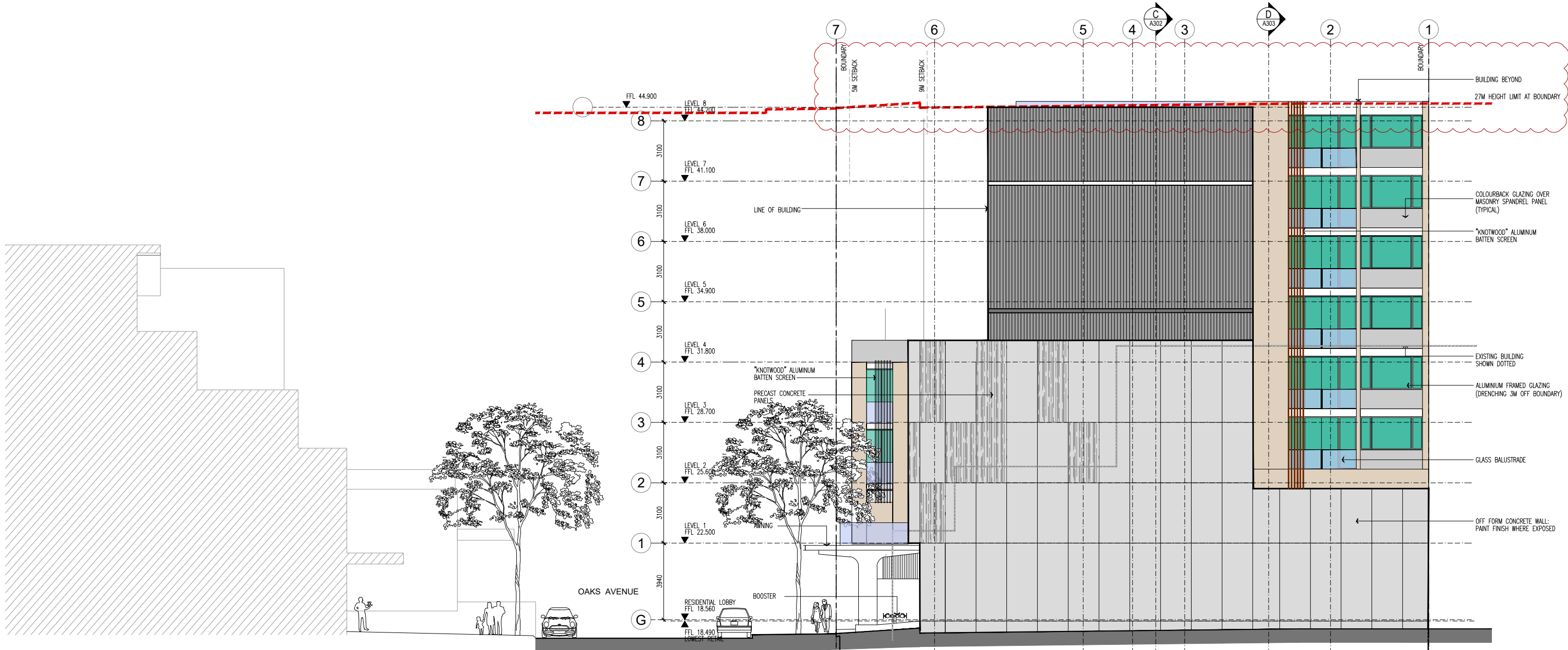
PROJECT NUMBER
DRAWING NUMBER

18041

A202

ISSUE





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P: 02 9660 3644 www.crawford.com.au
E: arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
E	19/08/28	DA REVISIONS
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B	19/08/23	CLIENT AND CONSULTANT ISSUE
A	19/05/03	DA ISSUE

DEVELOPMENTLINK

MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

EAST ELEVATION

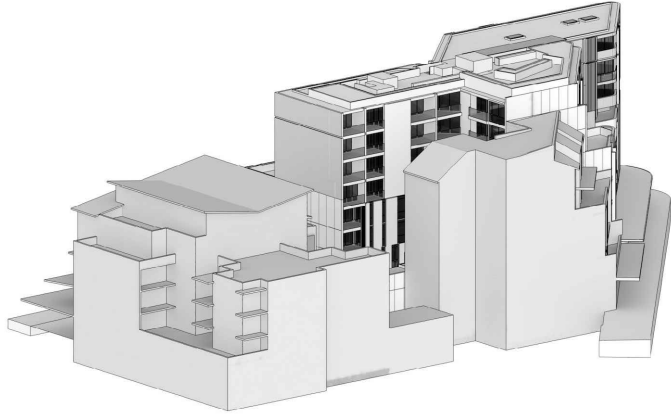
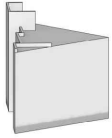
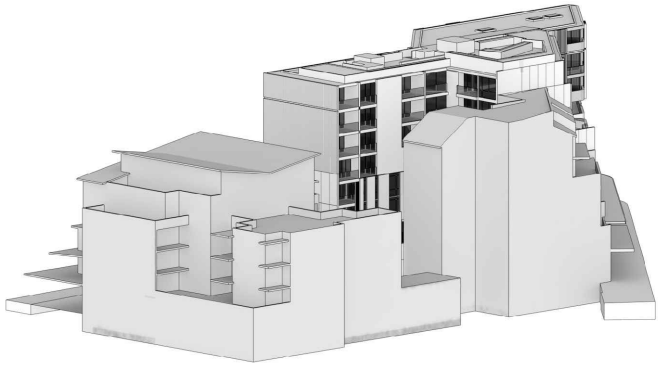
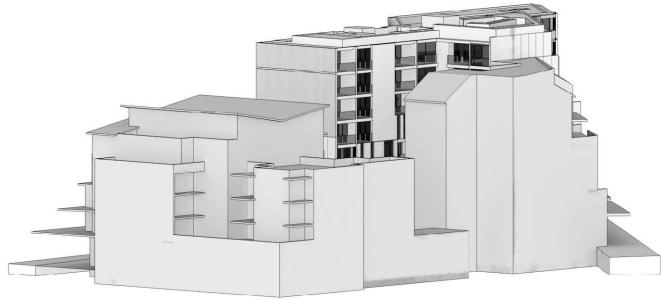
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APPROVED: PG
DRAWN: NS
CHECKED: -
DATE: NOV 2018
STATUS: DA

PROJECT NUMBER: 18041
DRAWING NUMBER: A203

ISSUE: E
crawford architects

ISSUE

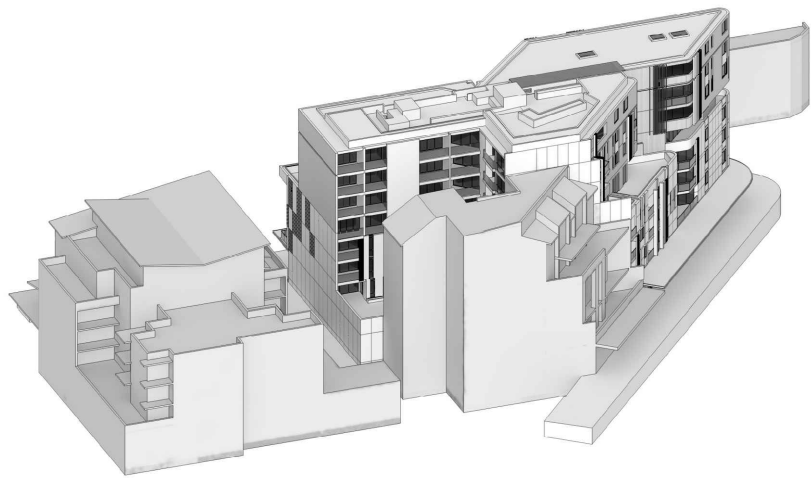
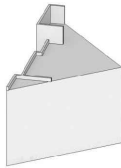
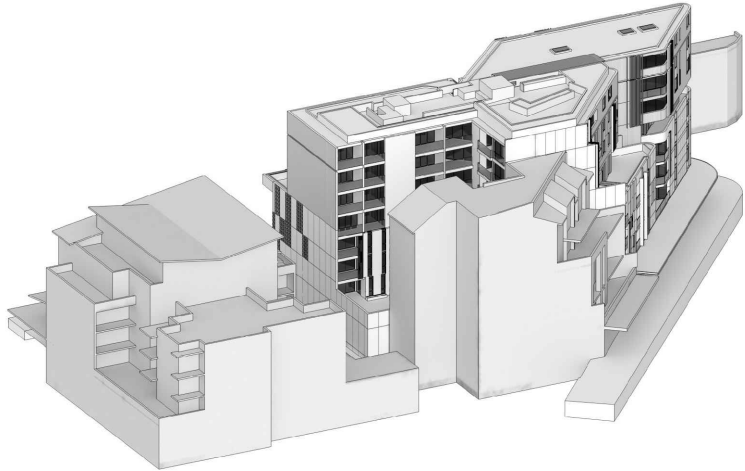
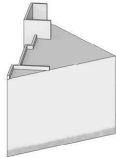
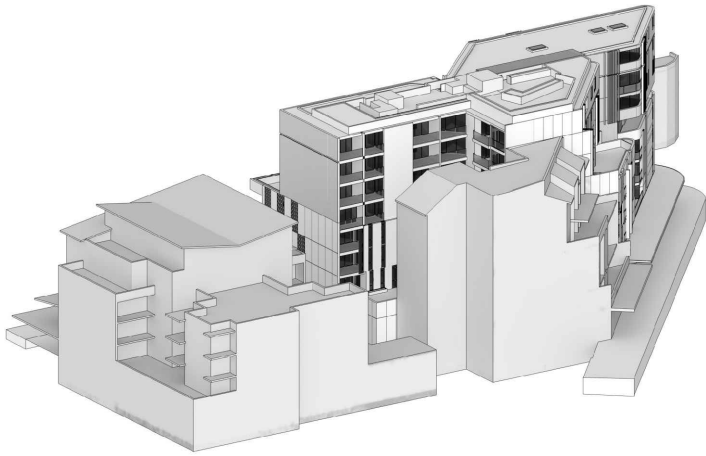
C **crawford**
architects



7:30am
21st JUNE

8:00am
21st JUNE

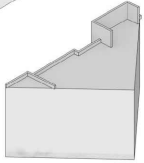
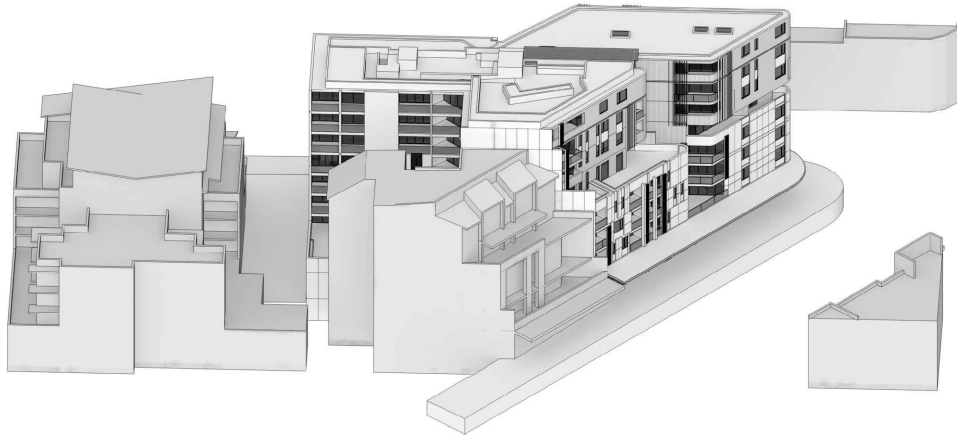
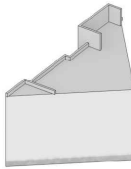
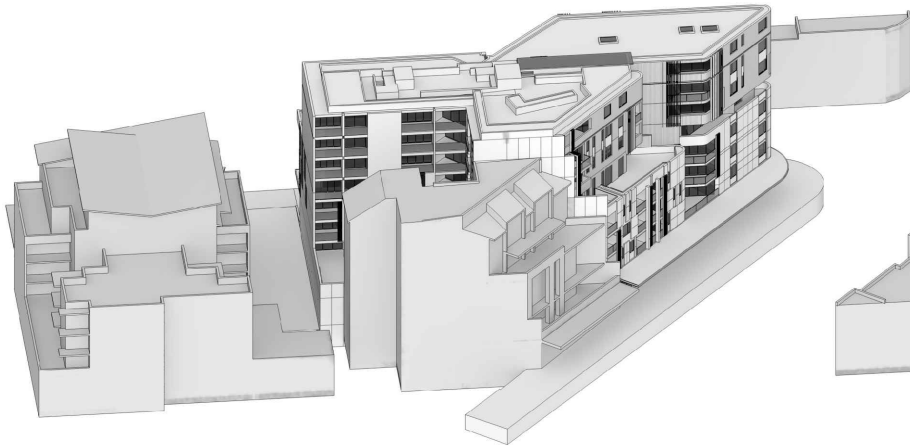
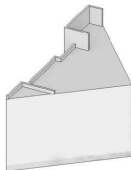
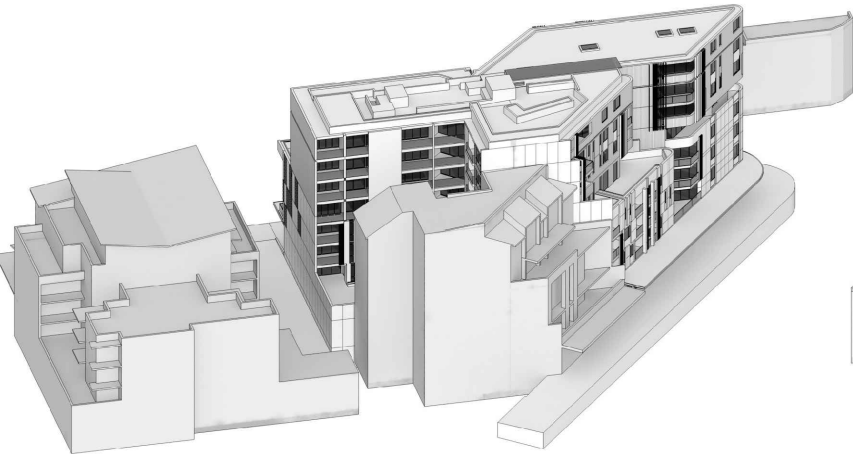
8:30am
21st JUNE



9:00am
21st JUNE

9:30am
21st JUNE

10:00am
21st JUNE



10:30am
21st JUNE

11:00am
21st JUNE

11:30am
21st JUNE

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B	19/08/23	CLIENT AND CONSULTANT ISSUE
A	19/05/03	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

TITLE
DIRECT SOLAR ANALYSIS

SCALE
N.T.S.

APPROVED
DRAWN
CHECKED

DATE
STATUS

NOV 2018
DA

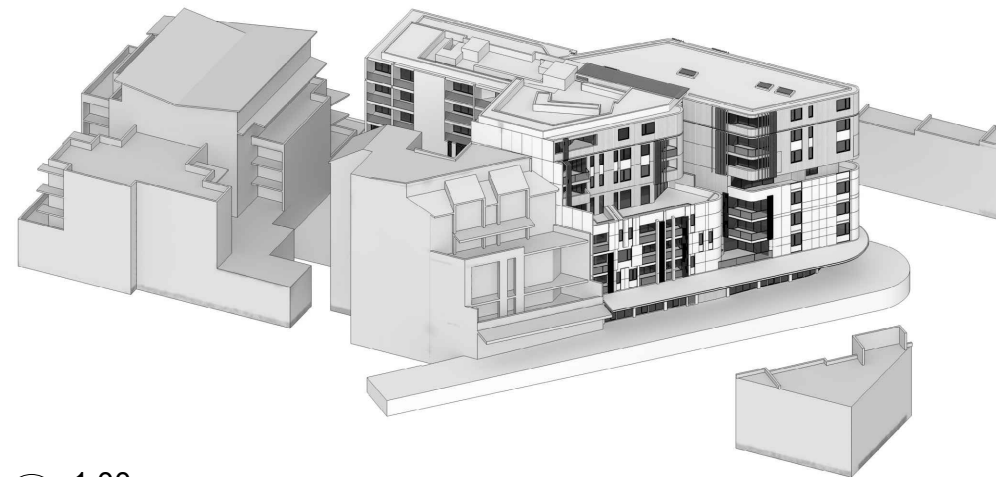
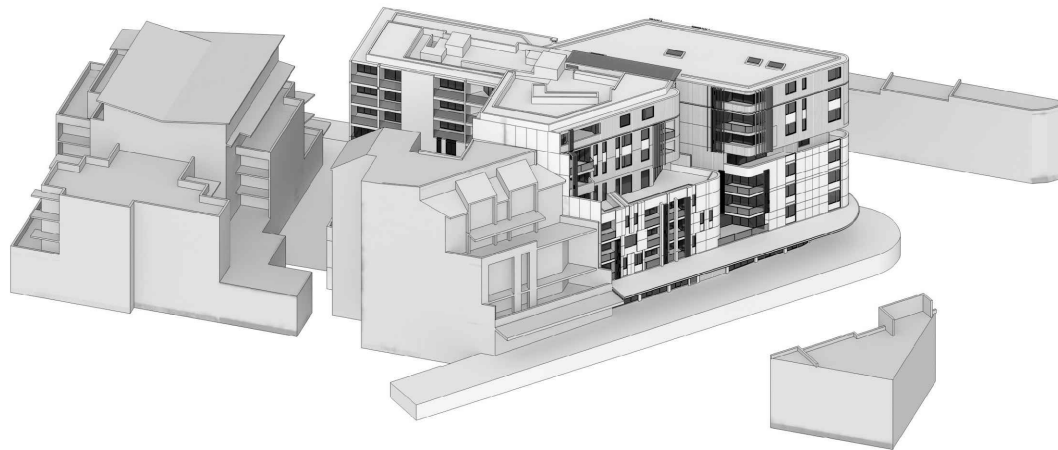
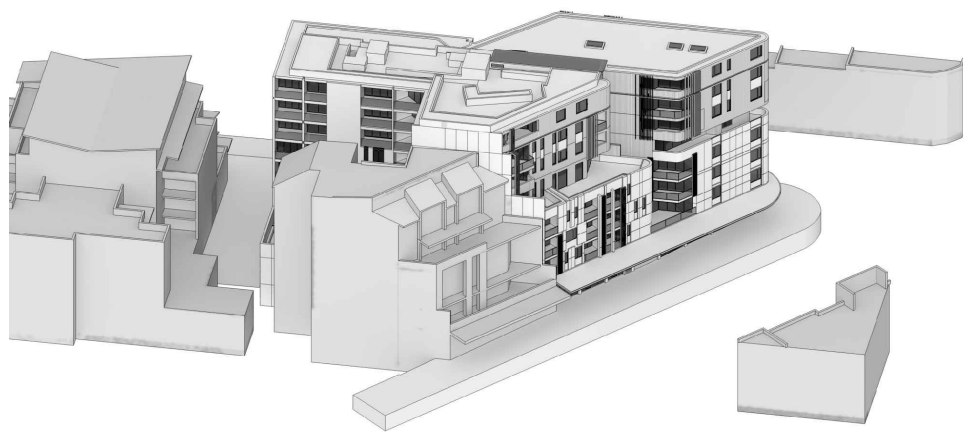
PROJECT NUMBER
18041

DRAWING NUMBER

A400

ISSUE

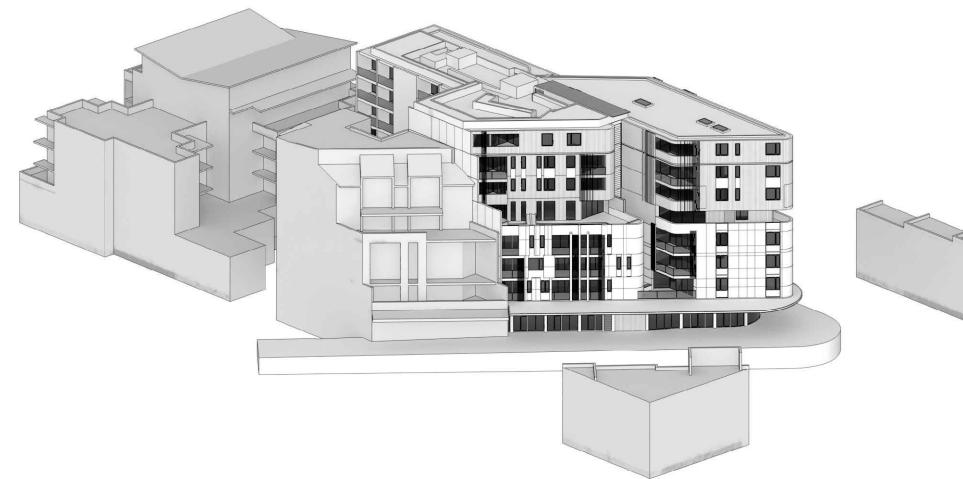
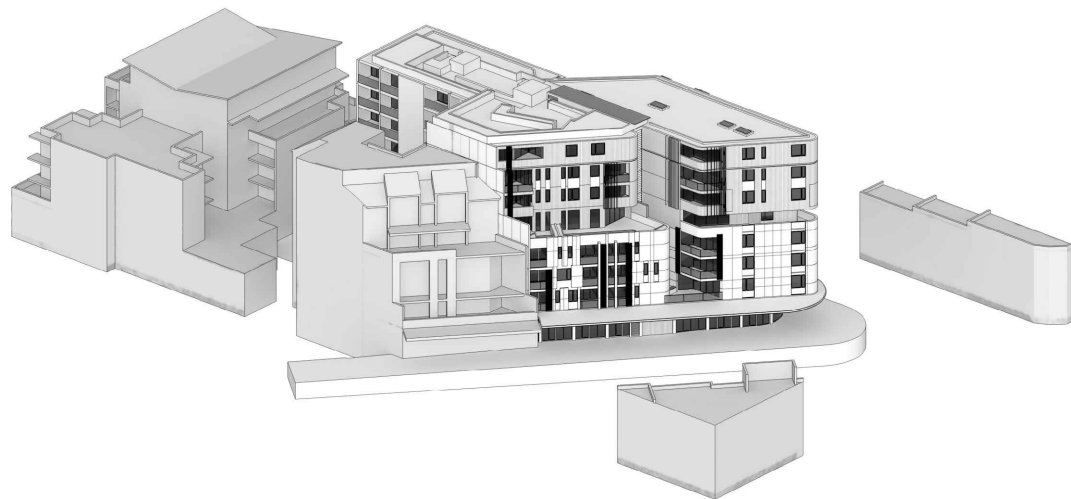
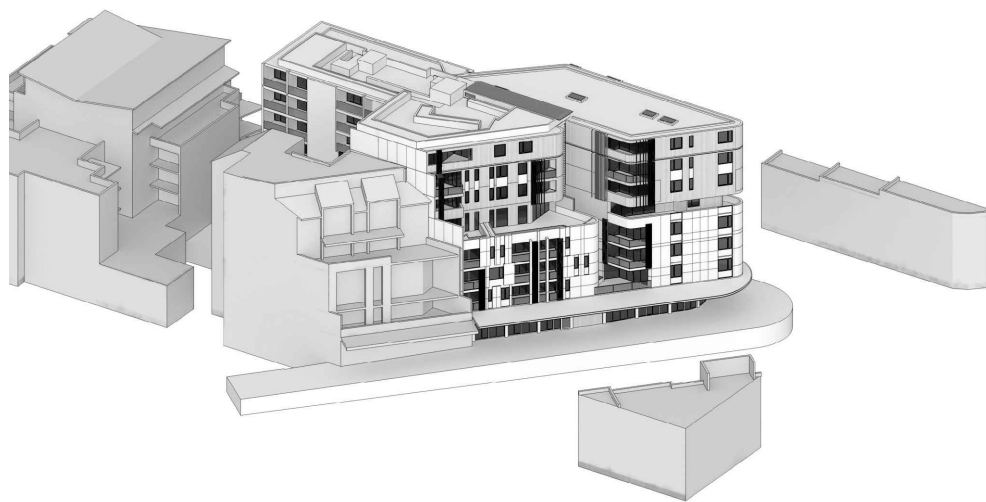
C crawford
architects



12:00pm
21st JUNE

12:30pm
21st JUNE

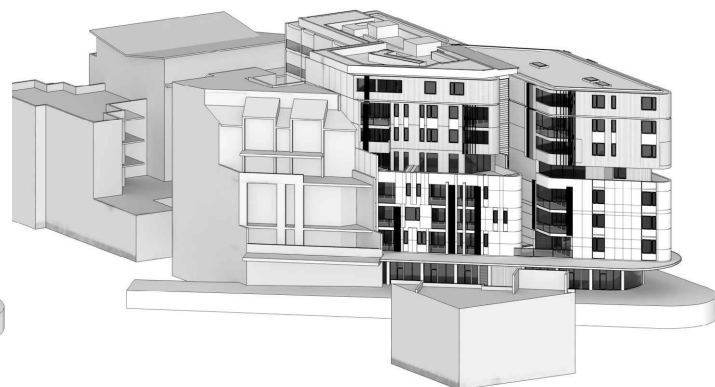
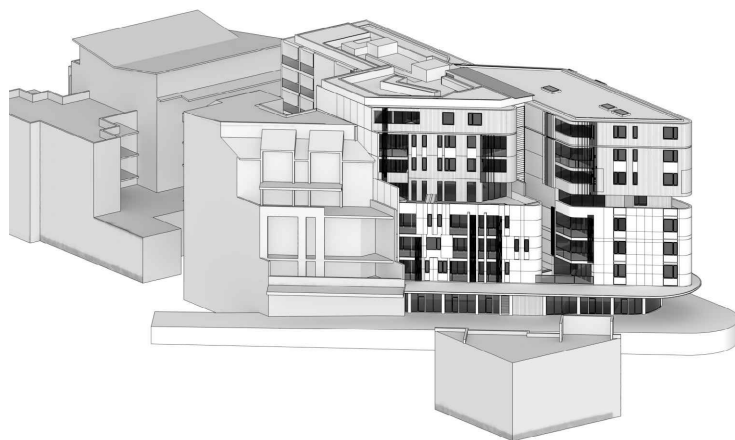
1:00pm
21st JUNE



1:30pm
21st JUNE

2:00pm
21st JUNE

2:30pm
21st JUNE



3:00pm
21st JUNE

3:30pm
21st JUNE

4:00pm
21st JUNE

4:30pm
21st JUNE

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A	19/08/28	DA REVISIONS
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

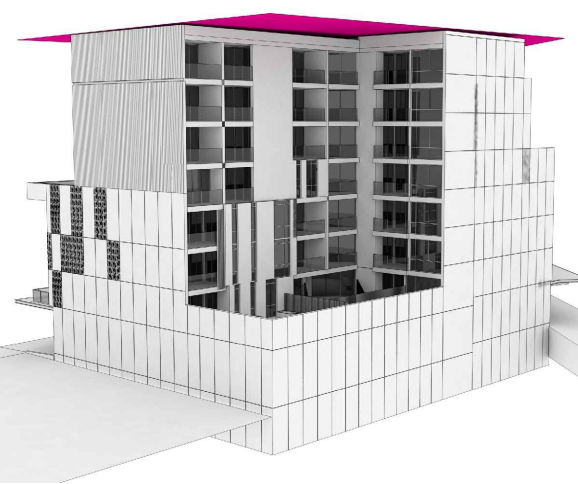
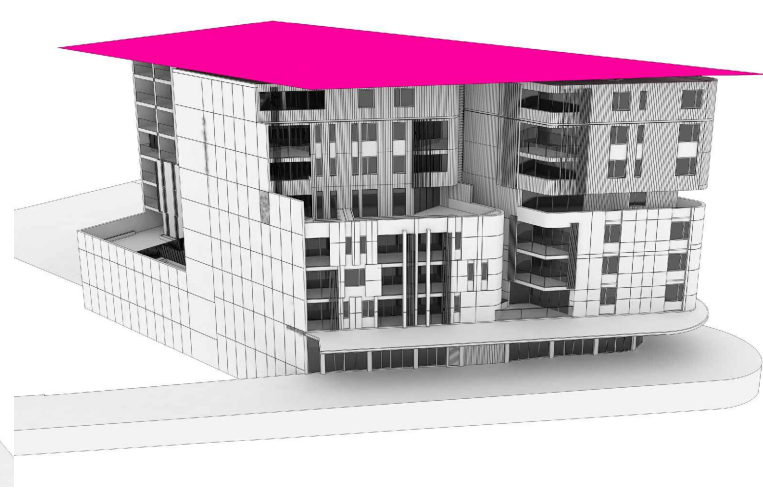
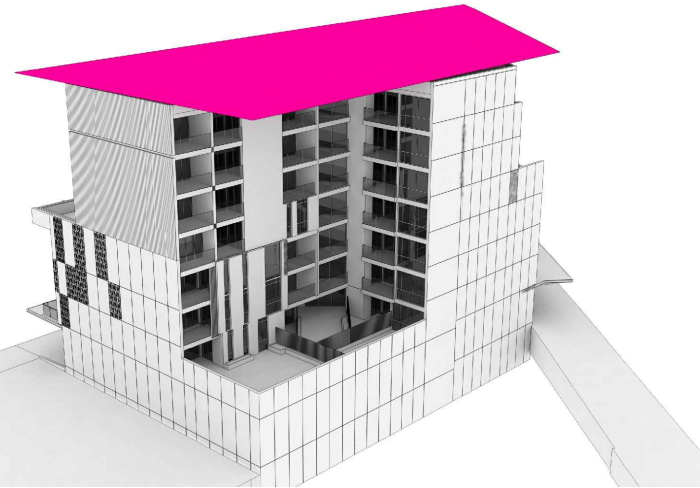
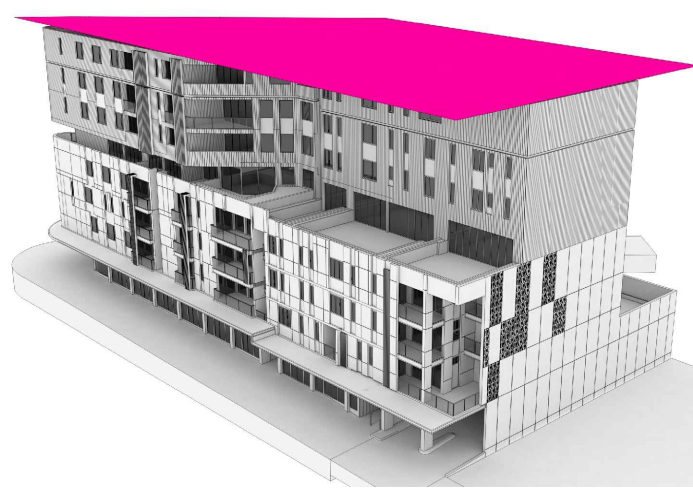
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DIRECT SOLAR ANALYSIS

SCALE N.T.S.
APPROVED PG LP
DRAWN -
CHECKED -
DATE NOV 2018
STATUS DA

PROJECT NUMBER DRAWING NUMBER
18041

A401

ISSUE
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CLIENT
DEVELOPMENTLINK

PROJECT
MIXED USE DEVELOPMENT
LOTS 1,2,3,4 - D.P.9900
8 OAKS AVENUE, DEE WHY NSW 2099

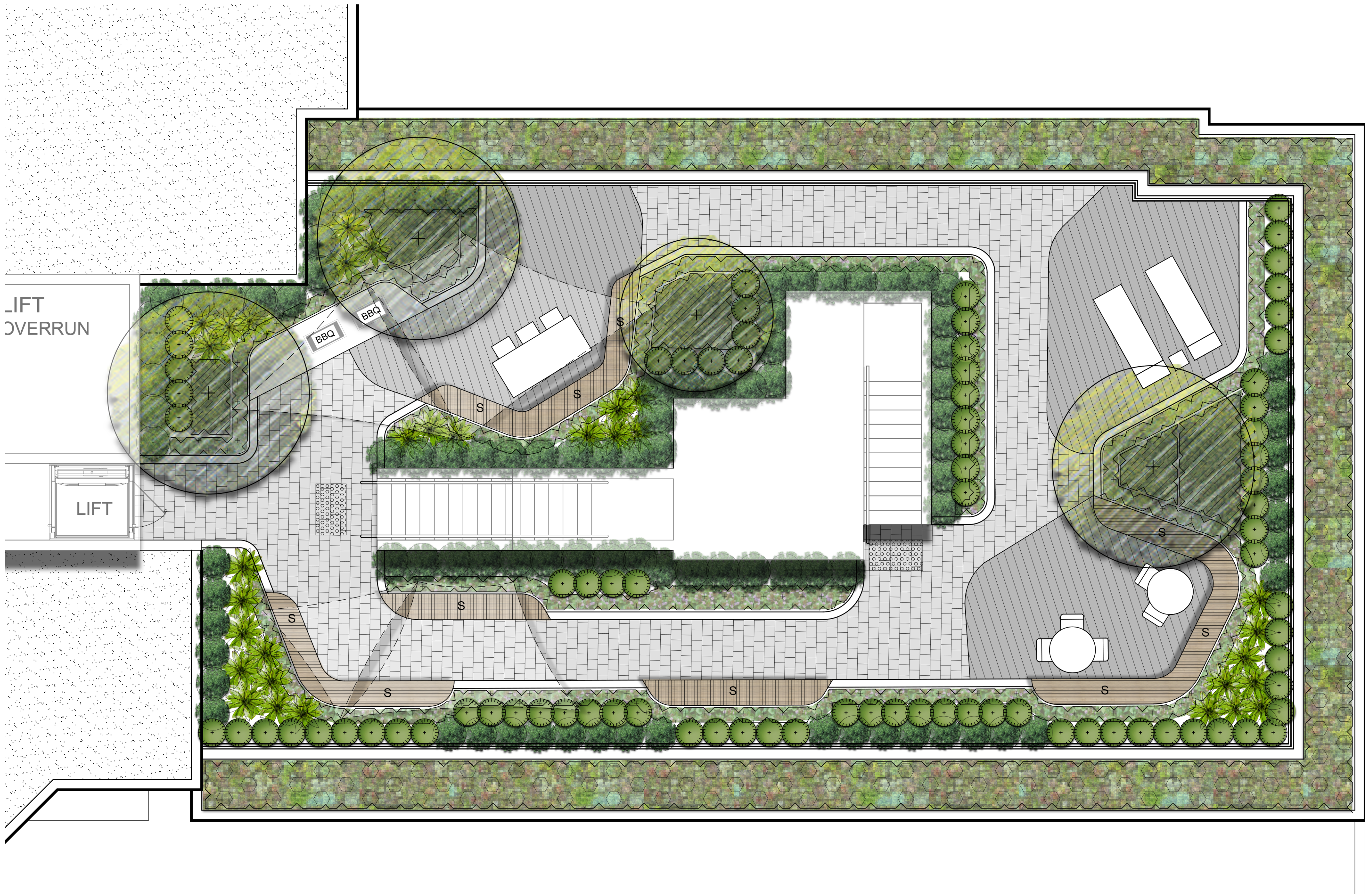
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SCALE N.T.S.
APPROVED PG
DRAWN LP
CHECKED -
DATE NOV 2018
STATUS DA

PROJECT NUMBER DRAWING NUMBER
18041

A410

ISSUE
C crawford
architects



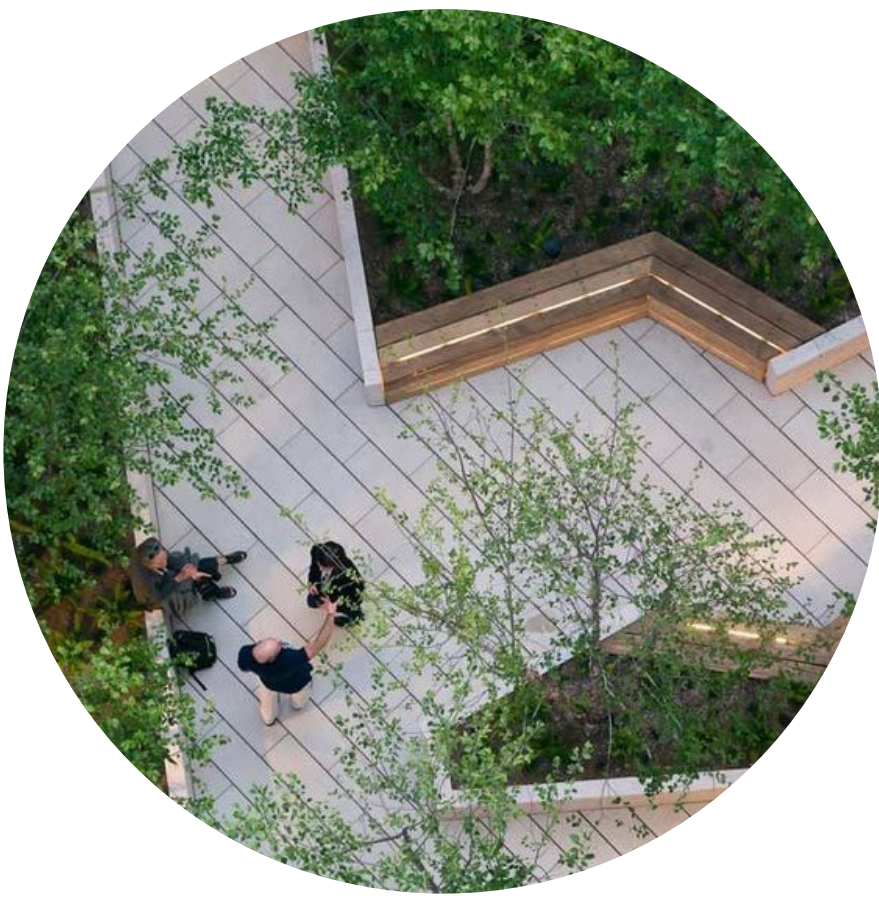
Communal BBQ area



Screen planting



Proposed timber elements



Seating setback from edges within planting



Shaded areas with shade sails



Decorative screening for potential privacy, wind and fall protection



Proposed lounge seating areas



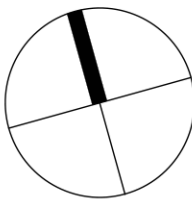
Green Roof planting matrix

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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.

F	Architectural Coordination	SM	NM	26.08.2019
E	Architectural Coordination	SM	NM	26.08.2019
D	Architectural Coordination	JM	NM	11.07.2018
C	Architectural Coordination	JM	NM	17.10.2018
B	For Review	JM	NM	18.09.2018
A	For Review	JM	NM	18.09.2017
Issue	Revision Description	Drawn	Check	Date

	Proposed Tree (Refer Detail & Plant Schedule)		Shade Sail		Timber Seat
	Shrubs & Accents (Refer Detail & Plant Schedule)		Paving Type 1		Green Roof Matrix
	Groundcover/ Grasses (Refer Detail & Plant Schedule)		Paving Type 2		



SITE IMAGE
Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9668 2877
www.siteimage.com.au

Client:
DEVELOPMENTLINK

Project:
8 Oaks Avenue
Dee Why

Drawing Name:
Landscape Plan Roof

Scale: 1:50 @ A1
Job Number:
SS17-3607

0 0.5 1 1.5 2 2.5m
Drawing Number:
103 Issue: