# Landscape site plan 1:100 @ A1

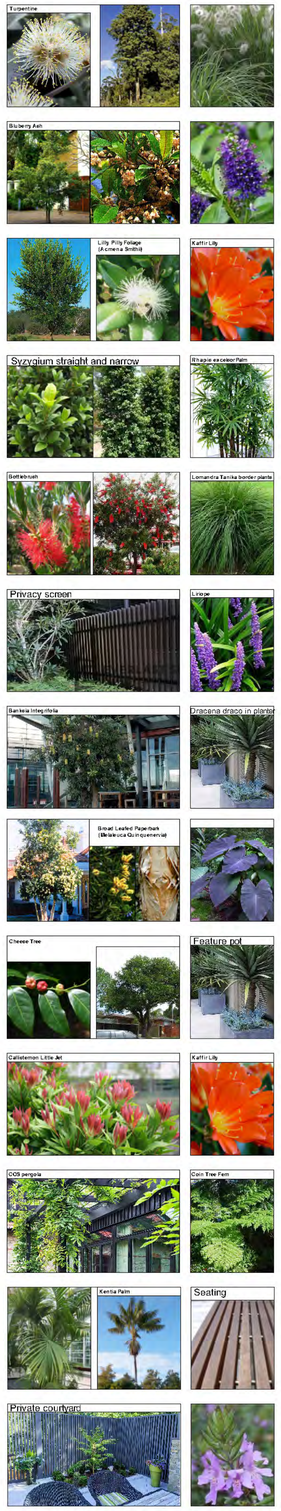
0 1 2 3 4 5 10

## Drawing schedule

Sheet 1: Landscape site plan
Sheet 2: Landscape planting plan
Sheet 3: Details & notes
Sheet 4: Nth & West Elevation
Sheet 5: Sth & East Elevation
Sheet 6: Section AA

**Above ground OSD basin planting suitable for periodic short period inundation. Note:OSD volume configured for 20% additional capacity to cater for planting as per standard OSD basin landscape treatment.**

**Note:Prune lower 600mm of screen plantings to provide clearance for above ground OSD areas.Non-floating pebbles mulch in this area.**




## Amendments

| | | |
|---|---|---|
| E | 29.7.22 | For RFI DA |
| D | 15.6.22 | For Review |
| C | 31.1.22 | For DA |
| B | 17.12.21 | For Review |
| A | 16.12.21 | For Review |

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Project: Proposed Development
10-12 Bellevue Street, Thornleigh

Dwg: Landscape site plan

Date: 29.7.22 Scale: 1:100 @A1

Job Ref: 20/2353



Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.


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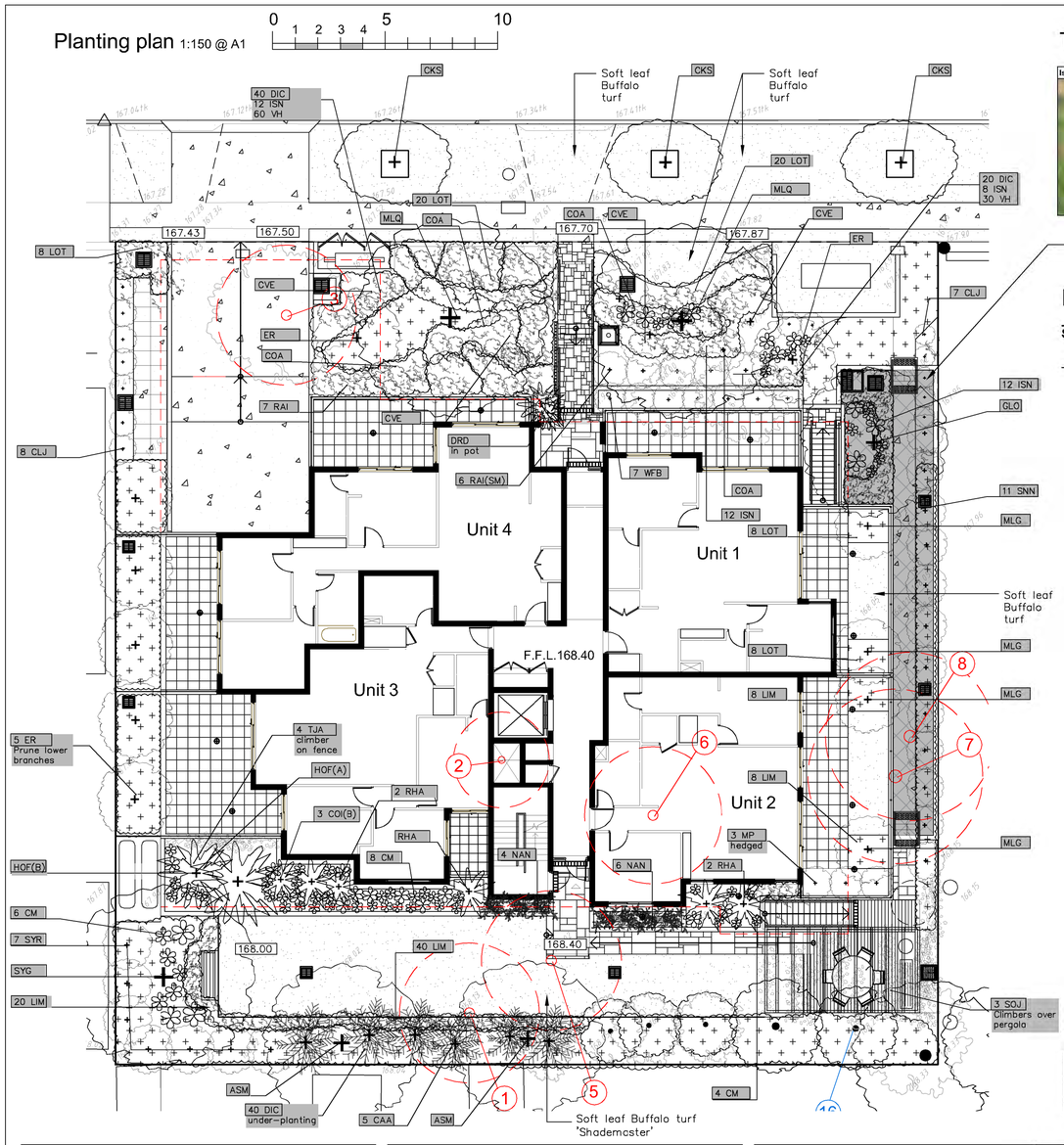
North

ISSUE- E

Jobfolder/Files / Drawn / 10-12 Bellevue / DWG

# Planting plan 1:150 @ A1




## Typical above ground detention area planting

**Note:Prune lower 600mm of screen plantings to provide clearance for above ground OSD areas.**

## Planting schedule

| Symbol | Botanical name | Common name | Cont. size | Staking | Mature height | No req. |
|---|---|---|---|---|---|---|
| **Trees** | | | | | | |
| APB | Acer palmatum | Bloodgood Maple (Purple red foliage small deciduous tree) | 45Lt | 3x50x50x1800 | 4-5.0M | 9 |
| ASM | Acmena smithii | Lilly Pilly (Native tree in dep soil. Prune lower branches) | 100Lt | 3x50x50x1800 | 8-10.0M | 2 |
| CKS | Callistemon Kings Park Special' | Bottlebrush small (native street tree under power line) | 75Lt | 2x50x50x1800 | 3-3.5M | 3 |
| ER | Elaeocarpus reticulatus | Blueberry Ash (indigenous small tree) | 45Lt | 3x50x50x1800 | 6-8.0M | 7 |
| GLO | Glochidion ferdinandii | Cheese Tree (Indigenous medium tree) | 75Lt | 3x50x50x1800 | 8-10.0M | 1 |
| MLQ | Melalueca quinquenervia | Flax Leaf Paperbark (indigenous medium tree) | 75Lt | 3x50x50x1800 | 12-15.0M | 2 |
| SYG | Syncarpia glommulifera | Turpentine (indigenous canopy tree) | 75Lt | 3x50x50x1800 | 18-25.0M | 1 |
| **Shrubs / screening plants** | | | | | | |
| CVE | Callistemon citrinus 'Endeavor' | Endeavor Crimson Bottlebrush (Flowering native small tree) | 300mm | nil | 3-4.0M | 4 |
| CLJ | Callistemon 'Little jet' | Little Jet Bottlebrush (Flowering native ideal for hedging) | 200mm | nil | 0.8-1.4M | 15 |
| COA | Correa alba | White Correa (hardy salt wind tolerant coastal shrub) | 200mm | nil | 1.5-2.0M | 4 |
| MLG | Magnolia 'Little Gem' | Little Gem (small ornamental standard tree) | 300mm | 2x50x50x1800 | 2.5-3.0M | 6 |
| MP | Murraya paniculata | Orange Jessamine (flowering screening plant) | 300mm | hedged | 2-3.0MM | 3 |
| RAI | Raphiolepis indica | Indian Hawthorn (hedging dense flowering plant) | 300mm | nil | 1.2-1.8M | 7 |
| RAI (OP) | Raphiolepis indica OP | Oriental Pearl (hedging dense flowering plant) | 300mm | nil | 1.0M | 3 |
| RAI (SM) | Raphiolepis indica SM | Snow Maiden (hedging dense flowering plant) | 300mm | nil | 1.0M | 6 |
| SNN | Syzygium 'Straight and Narrow' | Narrow vertical Lilly Pilly (narrow vertical growing screen plant) | 300mm | hedged to req.height | 3-5.0M | 11 |
| SYR | Syzygium 'Resilience' | Resilience Lilly Pilly (native screen plant. Can be hedged) | 300mm | hedged | 2.8-3.5M | 7 |
| WFB | Westringia fruticosa 'Blue Gem' | Dwarf Blue Westringia (hardy low gorwing plant) | 150mm | hedged | 1.2-1.5M | 5 |
| **Ferns / Palms / Succulents / ornamental bamboos** | | | | | | |
| CAA | Cyathea australe | Tree Fern (Native tree ferns) | 300mm | nil | 2-4.0M | 5 |
| DRD | Draceana draco | Dragon Tree (striking feature plant) | semi adv. | nil | 2.5-3.5M | 1 |
| HOF(A) | Howea forsterana | Kentia Palm (tall palm) | 150Lt | wire guys | 7-10.0M | 1 |
| HOF(B) | Howea forsterana | Kentia Palm (tall palm) | 45Lt | wire guys | 7-10.0M | 1 |
| NAN | Nandina domestica | Heavenly Bamboo | 200mm | nil | 1.2-1.8M | 10 |
| RHA | Raphis excelsor | Lady Finger Palm | 300mm | nil | 2-2.5M | 5 |
| **Groundcovers/Climbers** | | | | | | |
| HIS | Hibbertia scandens | Guinea Flower (flowering climber / groundcover) | 200mm | nil | 0.3M | 2 |
| MYP | Myoprum parvifolium | Creeping Boobliala (native cascading groundcover) | 150mm | nil | 0.2M | 18 |
| SOJ | Solanum jasminoides | Potato Vine (deciduous climber over pergola) | 300mm | trained over pergola | 3.5M | 3 |
| TJA | Trachelospermum asiaticum | Flatmat Star Jasmine (FT01 Ozbbreed hyvrid groundcover) | 200mm | nil | 0.2M | 4 |
| TJT | Trachelospermum tricolor | Variegated Star Jasmine (variegated colour groundcover) | 200mm | nil | 0.5M | 24 |
| VH | Viola hederacea | Native Violets (native low groundcover) | tubes | nil | 0.1M | 90 |
| **Ornamental grasses/strappy leaved plants** | | | | | | |
| CM | Clivea miniata | Kaffir Lily (shade tolerant groundcover) | 200mm | nil | 0.5M | 18 |
| DIC | Dianella caerulea | Blue Flax Lily (blue foliage native grass like plant) | 140mm | nil | 0.4M | 100 |
| DVE | Dietes vegeta catenulata Dwarf | Dwarf Wild Iris (low vertical hardy wild Iris) | 150mm | nil | 0.6M | 36 |
| ISN | Isolepsis (Finicia) nodosa | Knobby Club Rush (native ornamental grass) | 150mm | nil | 0.6M | 44 |
| LIM | Liriope Evergreen Giant | Turf Lily (shade tolerant groundcover) | 150mm | nil | 0.4M | 76 |
| LOT | Lomandra 'Tanika' | Dwarf Mat Rush (native mass planted groundcover) | 140mm | nil | 0.4M | 124 |

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

**Above ground OSD basin planting suitable for occasional inundation. Note:OSD volume configured for 20% additional capacity to cater for planting as per standard OSD basin landscape treatment.**

## General installation notes

**1. Site preparation**
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

**2. Soil preparation**
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas (OSD basin area). To comply with AS 4419 Turfed areas as noted on plans to be laid over 100mm min. good quality turf underlay with sand mix for free drainage. Turfed areas to be to be laid over 100mm good quality turf underlay (with 25% washed sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to approx. 300-400 min. over drainage layer. See typical raised planter detail. To comply with AS 4454:1999 .

**3. New plantings**
No staking to plant material in raised planter areas to ensure no damage to waterproofing and drainage layers. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

**4. Raised planter soil installation methodology**
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural and installation details. All waterproofing as per Architects specification. All raised gardens to have the following soils:

- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400mm depth over Benedicts Smart Mix. No. 5 light weight base layer where raised planter depth are required for planters greater 700mm or greater. To comply with AS 4419 and AS 3743
- All common area raised plantersand over slab areas to have automatic dripline irrigation system. (see separate irrigation notes)
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.

**Note**: Hold point requirements for raised planting over slab.
Confirmation of waterproofing with certificate by qualified installer that it meets the specified requirements.
Inspection of drains by the stormwater engineer prior to drainage and soil installation.
Landscape consultant to confirm correct soil and drainage layers have been installed
Landscape consultant to confirm that irrigation has been installed in all common areas landscape areas (excluding drainage detention zone)

**5. Mulching**
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

**6. Fertliser**
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

**7. Staking**
No staking in raised planters to avoid damaging waterproofing installation

**8. Turfing**
Turfed areas to be to be laid over 100mm good quality turf underlay (with sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to min 300 min. to comply with condition # 22. See typical raised planter detail. To comply with AS 4454:1999 .

**9. Structural and drainage**
All structural details whatsoever to Structural and Civil Engineer's details. All site and raised planter drainage to Stormwater Engineer's details.

**10. Maintenance regime**
See separate maintenance notes

## Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the nature strip turf when it is established at regular intervals to maintain an average height of 50mm.

After the completion of the defects period noted above the owners corporation of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

## Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels. (All lawn areas to be excluded.

Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sensor is installed for common area garden zones connected to timers

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet. Battery timers to isolated planter boxes to private terraces.

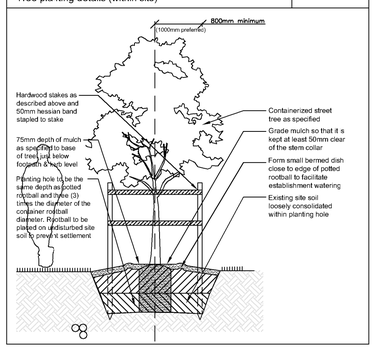
Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

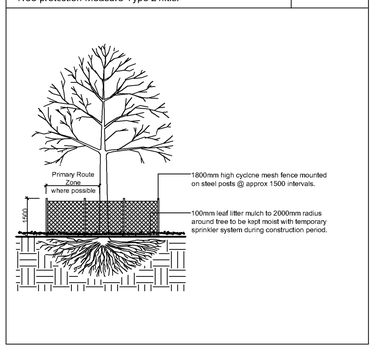
Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

### Detail 1 — Tree planting details (within site) — PSLA 68

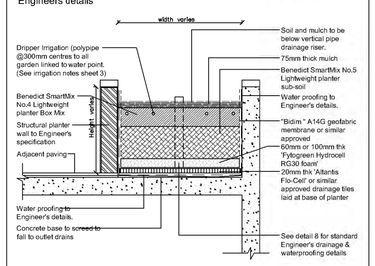



### Detail 2 — Tree protection measure Type 2 n.t.s. — PSLA 2

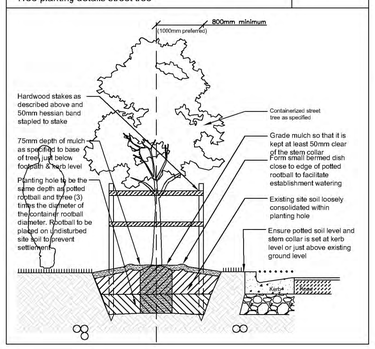



### Detail 3 — On structure planter typical soil installation detail n.t.s — PSLA 17

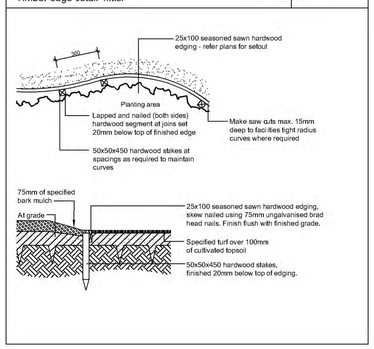
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



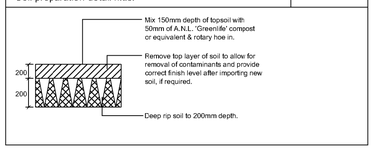

### Detail 4 — Tree planting details street tree — PSLA 67



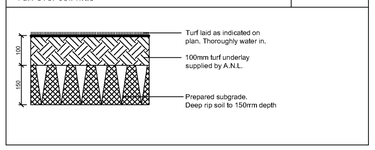

### Detail 8 — Timber edge detail n.t.s. — PSLA 6



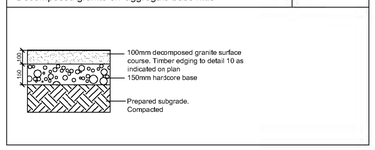

### Detail 5 — Soil preparation detail n.t.s. — PSLA 8




### Detail 6 — Turf over soil n.t.s — PSLA 12




### Detail 7 — Decomposed granite on aggregate base n.t.s — PSLA 37

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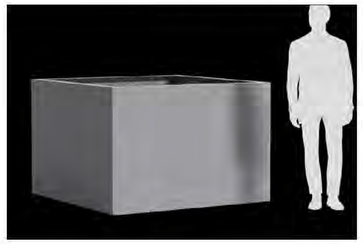
North

ISSUE- E

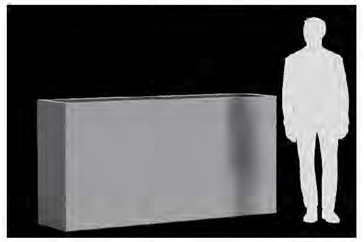
## Level 4 plan 1:100 @ A1

## Typical planters for level 4

GRC planter 1200x1200x1000mm(hight)



GRC planter 1200-1600x600x1000mm(hight)



## Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas.

After the completion of the defects period noted above the owner corporation responsible for the ongoing maintenance of the development are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

## General construction notes

**1. Site preparation**
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refuelling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

**2. Soil preparation**
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .

**3. New plantings**
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

**4. Planter wall waterproofing.**
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural, drainage and installation details whatsoever for wall construction. All raised gardens to have the following soils:

- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400-500mm depth.. To comply with AS 4419 and AS 3743
- All planter boxes are to have automatic dripline irrigation system.
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.

**5. Mulching**
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

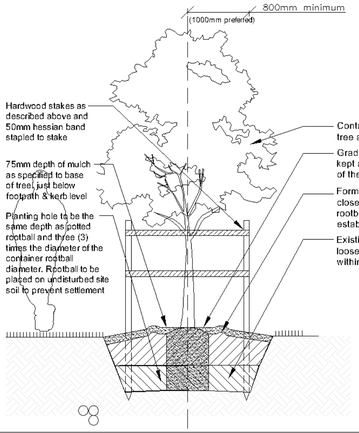
**6. Fertiliser**
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

**7. Staking**
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation

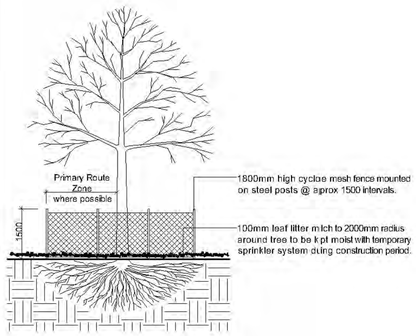
**8. Turfing**
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. See details sheet

**9. Structural**
All structural details whatsoever to Engineer's details.

### Detail 1.
Tree planting details (within site)

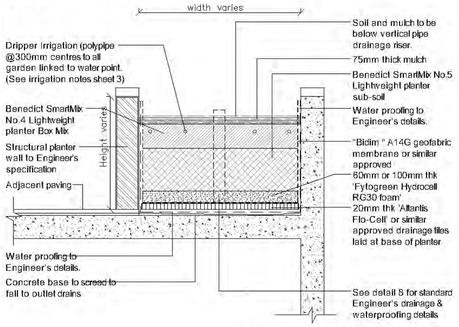



### Detail 2.
Tree protection measure Type 2 n.t.s.

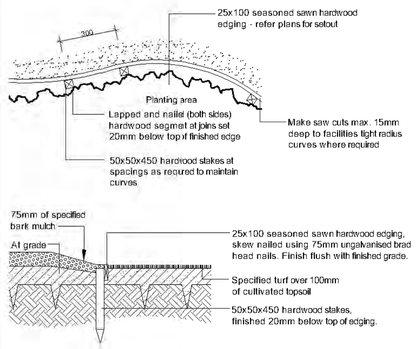



### Detail 3.
On structure planter typical soil installation detail n.t.s

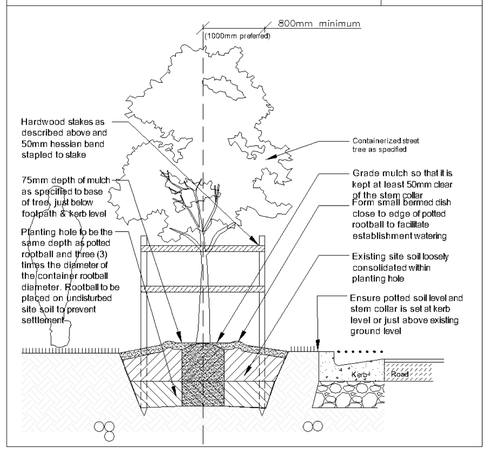
For soil & irrigation methodology only Strctural & drainage to relevant Engineers details



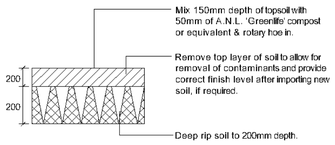

### Detail 4.
Timber edge detail n.t.s.



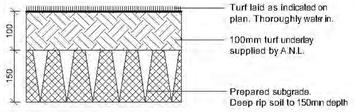

### Detail 9.
Tree planting details street tree



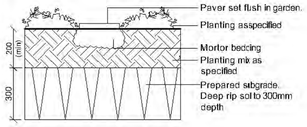

### Detail 5.
Soil preparation detail n.t.s.



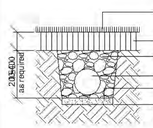

### Detail 6.
Turf over soil n.t.s




### Detail 7.
Stepping stones in garden n.t.s




### Detail 8.
Ag. drainage line n.t.s.




### Amendments

| | | |
|---|---|---|
| E | 29.7.22 | For RFI DA |
| D | 15.6.22 | For Review |
| C | 31.1.22 | For DA |
| B | 17.12.21 | For Review |
| A | 2.12.21 | For Review |

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Project: Proposed Development
10-12 Bellevue Street, Thornleigh

Dwg: Level 4 plan

Date: 29.7.22 Scale: 1:100 @A1

Job Ref: 20/2353



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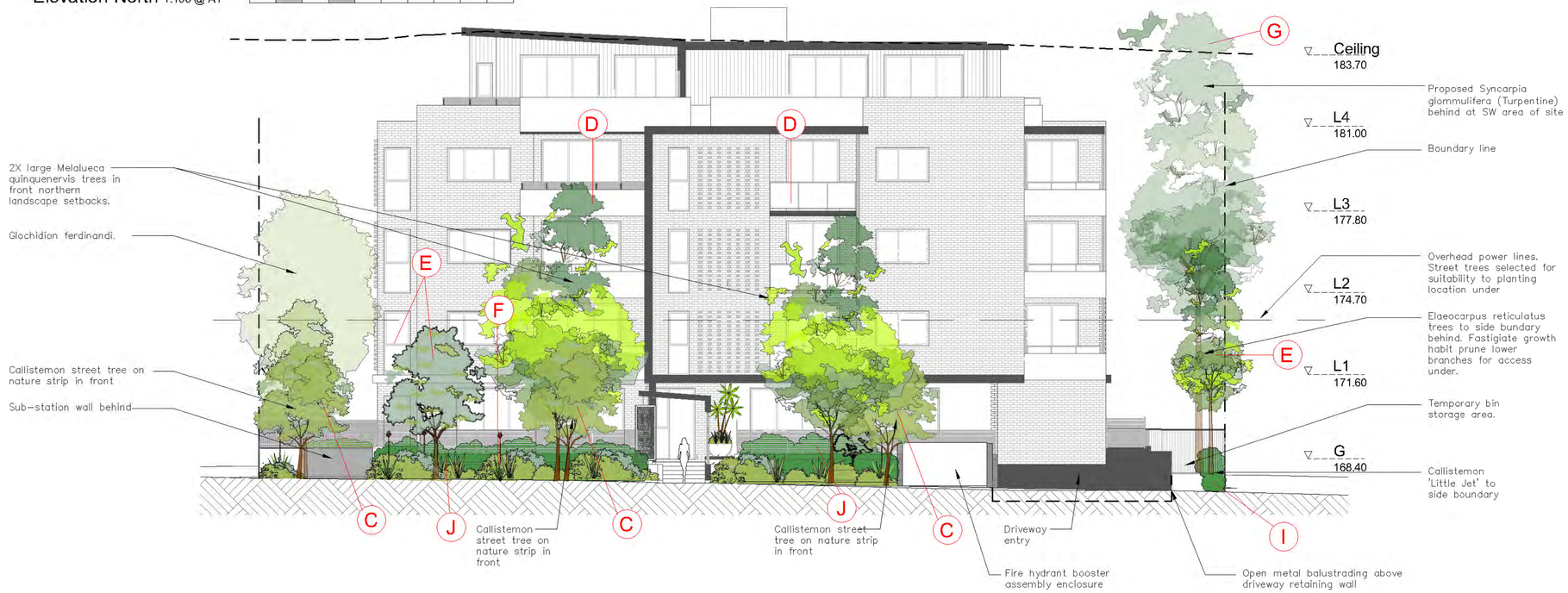
North

ISSUE- E

## Elevation North 1:100 @ A1

0 1 2 3 4 5 10




## Elevation West 1:100 @ A1

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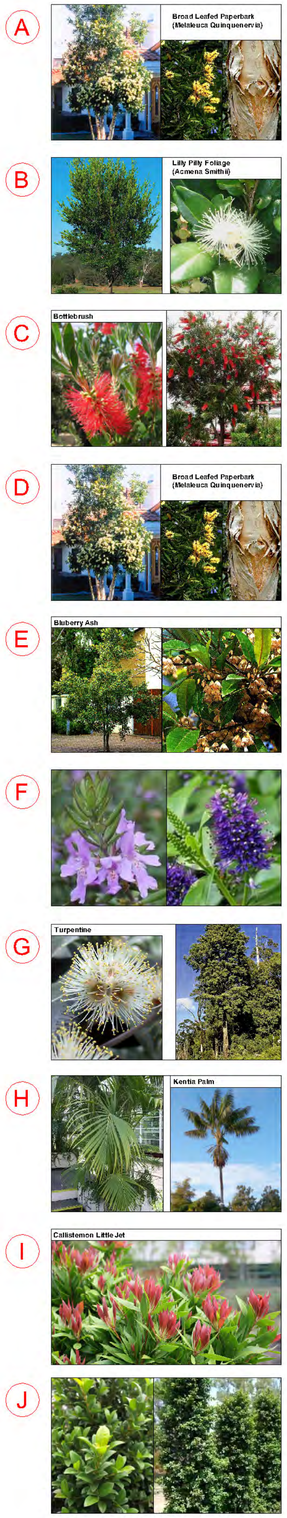


| Amendments | | |
|---|---|---|
| E | 29.7.22 | For RFI DA |
| D | 15.6.22 | For Review |
| C | 31.1.22 | For DA |
| B | 21.12.21 | For Review |
| A | 2.12.21 | For Review |

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Project: Proposed Development
10-12 Bellevue Street, Thornleigh

Dwg: Elevations North & West

Date: 29.7.22 Scale: 1:100 @A1

Job Ref: 20/2353



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North

ISSUE- E

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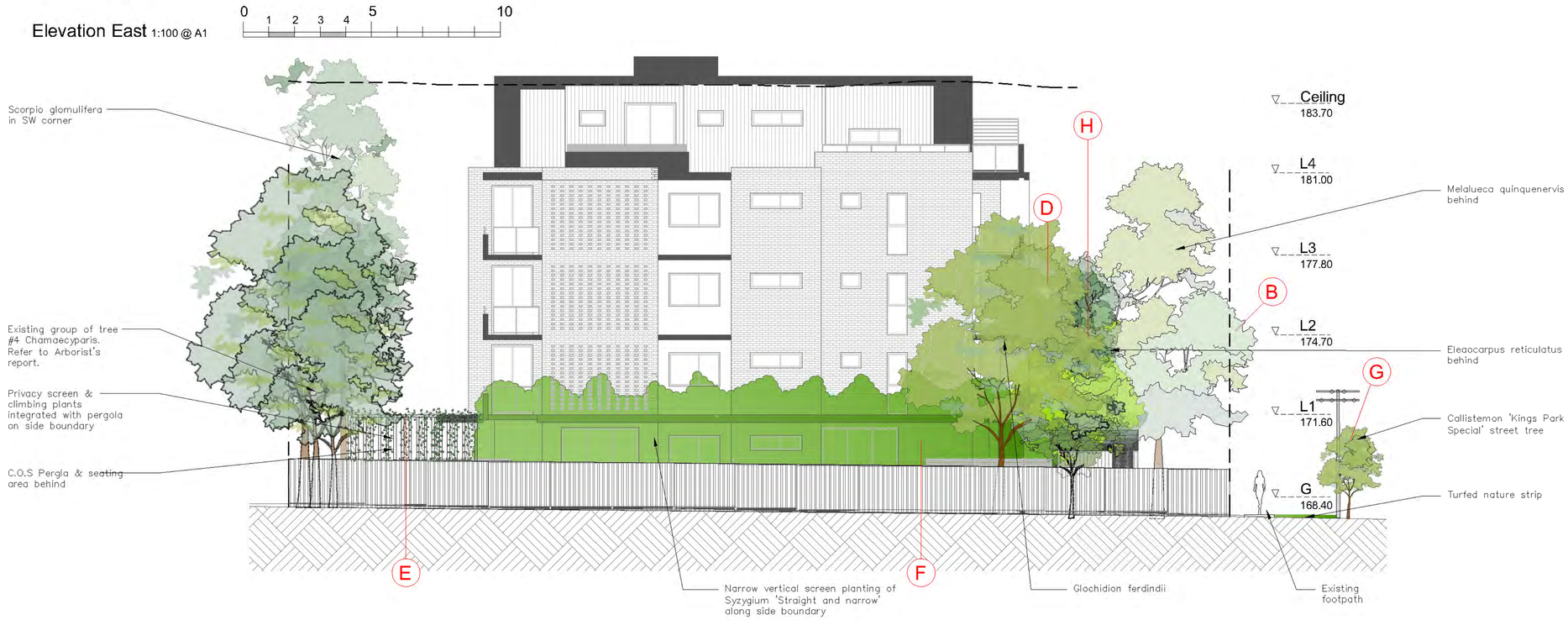
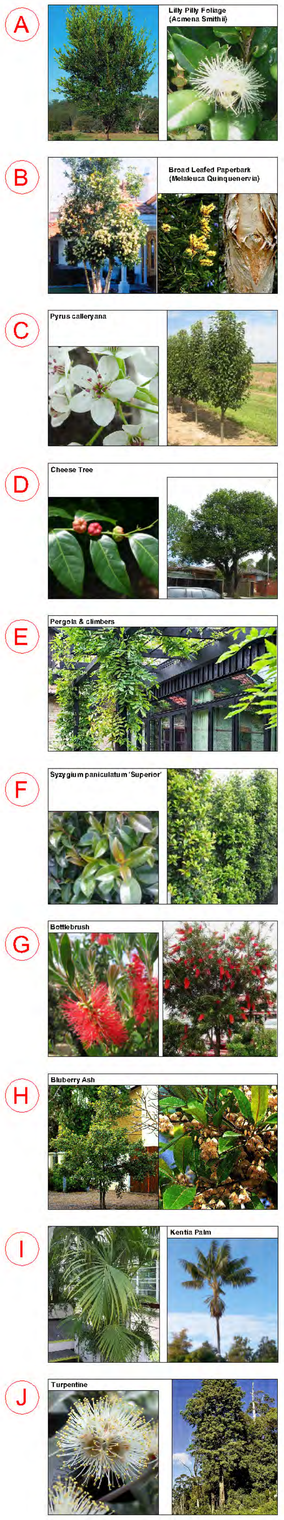
## Elevation South 1:100 @ A1

## Elevation East 1:100 @ A1




### Amendments

| | | |
|---|---|---|
| E | 29.7.22 | For RFI DA |
| D | 15.6.22 | For Review |
| C | 31.1.22 | For DA |
| B | 21.12.21 | For Review |
| A | 2.12.21 | For Review |

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Project: Proposed Development
10-12 Bellevue Street, Thornleigh

Dwg: Elevations South & East

Date: 29.7.22 Scale: 1:100 @A1

Job Ref: 20/2353



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North

ISSUE- E

Job Archives / Drawer / 20-21 Bellevue / DWG

## Section AA 1:100 @ A1

0 1 2 3 4 5 10

A

B

C

D

E

F

### Amendments

| | | |
|---|---|---|
| E | 28.7.22 | For RFI DA |
| D | 15.6.22 | For Review |
| C | 31.1.22 | For DA |
| B | 21.12.21 | For Review |
| A | 16.12.21 | For Review |

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Dwg: Section AA

Date: 29.7.22 Scale: 1:100 @A1

Job Ref: 20/2353

6 of 6

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North

ISSUE- E

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