

DEVELOPMENT APPLICATION

BROADLANDS SOUTH WEST ROCKS

Project # 7247

LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW

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MASTERPLAN LEGEND

- SITE BOUNDARY
- DWELLING SITE BOUNDARY
- DWELLING SITES WITH 11m FRONTAGES (65)
- DWELLING SITES WITH 12m FRONTAGES (36)
- - - APZ
- - - - DCP BOUNDARY SETBACKS
- - - - DCP BUFFER SETBACK AREAS
- - - - OFFSET FROM HV ABOVE GROUND CABLES
- STORMWATER DRAIN
- SCREENED WASTE AND RECYCLING BIN ENCLOSURES
- EXISTING TREE TO BE REMOVED
- PROPOSED TREES
- COMMUNITY BUILDING
- SOFT LANDSCAPE AREA
- CONCRETE PATH
- ROAD PAVEMENT

SUMMARY TABLE

DWELLING SITES	101
VISITOR PARKING SPACES	26
DISABLED PARKING SPACES	2
WASTE BINS (660L)	10
RECYCLING BINS (660L)	10
FOGO BINS (240L)	20

KEY DESIGN ELEMENTS

1. GATED VEHICLE ENTRY FROM GREGORY STREET
2. PEDESTRIAN CROSSING POINT WITH REFUGE ISLAND ON GREGORY STREET
3. COMMUNITY BUILDING
4. OUTDOOR POOL
5. ELEVATED PARK WITH DISTRICT VIEWS AND LARGE CANOPY TREES
6. CENTRAL PARK WITH LARGER CANOPY TREES AND SHELTERED PICNIC SETTINGS
7. PARK WITH PICKLEBALL COURT, PICNIC SHELTER, DOG EXERCISE AREA AND ADDITIONAL PEDESTRIAN ACCESS TO GREGORY STREET. 360m3 DETENTION BASIN UNDER COURT AND WATER QUALITY TREATMENT BASINS (ATLAN).
8. SCREEN PLANTING AND PEDESTRIAN ACCESS FROM DWELLING SITES VIA STAIRS AND PATHS ONTO GREGORY STREET
9. MAINTENANCE SHED/COMMUNITY WORKSHOP
10. PEDESTRIAN CONNECTION AND EMERGENCY VEHICLE EGRESS WITH LOCKED GATE ONTO RACEMOSA CIRCUIT
11. MID-BLOCK PEDESTRIAN PATH CONNECTION
12. PEDESTRIAN ACCESS PATH AND LARGER TREE AVENUE ON ENTRY ROAD FROM GREGORY STREET.

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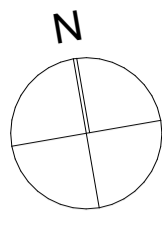
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PROJECT NO:	7247
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DRAWING TITLE:	MASTERPLAN
PROJECT:	BROADLANDS SOUTH WEST ROCKS LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW
CLIENT:	SOUTH WEST ROCKS LIVING PTY LTD

DRAWING NO:	7247_DA1.1	REVISION:	D
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TREE AND SHRUB PLANTING TO GREGORY STREET FRONTAGE TO SOFTEN THE VISUAL IMPACT OF THE RETAINING WALLS AND PROVIDE SHADE AND AMENITY FOR THE PUBLIC PATH IN THE ROAD RESERVE. STAIR ACCESS FROM EACH DWELLING SITE TO THE PUBLIC PATH WILL ACTIVATE THE WESTERN BOUNDARY AND IMPROVE THE PRESENTATION TO GREGORY STREET.

SCREEN PLANTING ON THE LOWER RETAINED TERRACE TO REDUCE VISUAL PROMINANCE OF RETAINING WALLS.

SHADED PEDESTRIAN ACCESS PATH AND LARGE CANOPY STREET TREES ALONG ENTRY ROAD.

SMALL TREE PLANTING WITH LOW UNDERSTOREY ON THE LOWER RETAINED TERRACE TO REDUCE VISUAL PROMINANCE OF RETAINING WALLS AND IMPROVE GENERAL AMENITY.

LARGER CANOPY TREES WITH LOW UNDERSTOREY PLANTING TO IMPROVE VISUAL AND PHYSICAL AMENITY FOR FUTURE RESIDENTS AND THE SURROUNDING NEIGHBOURHOOD. OPPORTUNITIES TO SIT AND TAKE IN THE DISTRICT VIEWS ARE PROVIDED IN THE FORM OF SEATING AREAS.

MEDIUM SIZE STREET TREES ALONG THE WESTERN VERGE OF ACCESS ROADS TO SHADE THE ROAD SURFACE IN THE AFTERNOON AND PROVIDE AMENITY FOR FUTURE RESIDENTS.

MIDBLOCK PEDESTRIAN ACCESS PATH WITH SMALL SHADE/FRUIT TREES.

CENTRAL PARK WITH LARGE SHADE TREES, SHELTERED PICNIC SETTINGS AND VISITOR PARKING TO PROVIDE FUTURE RESIDENTS WITH AN OPPORTUNITY FOR PASSIVE RECREATION AND SMALL GATHERINGS.

EXISTING TREES TO BE REMOVED. REFER TO ARBORIST REPORT.

OUTDOOR POOL AND FLEXIBLE OPEN SPACE (PAVING AND TURF) PROVIDING OUTDOOR RECREATION OPPORTUNITIES ASSOCIATED WITH THE COMMUNITY BUILDING. SHADE TREES PLANTED TO THE NORTH AND SOUTH OF THE BUILDING FRAME DISTRICT VIEWS AND OBSCURE SIGHTLINES TO PRIVATE SPACE IN ADJACENT RESIDENTIAL LOTS.

DISABLED PARKING SPACES WITH ACCESSIBLE PATH OF TRAVEL TO THE COMMUNITY BUILDING.

VISITOR PARKING ALONG SECTIONS OF ROAD 1 WITH GRADES LESS THAN 5%.

DOG OFF-LEASH PARK AND PICKLEBALL COURT WITH MEDIUM SHADE TREES, VISITOR PARKING AND SHELTERED PICNIC SETTINGS TO PROVIDE FUTURE RESIDENTS WITH AN OPPORTUNITY FOR ACTIVE RECREATION AND SMALL GATHERINGS.

2.4m HIGH SCREEN PLANTING ALONG SOUTHERN BOUNDARY TO HELP MAINTAIN PRIVACY AND AMENITY FOR EXISTING RESIDENTIAL DWELLINGS.

PEDESTRIAN ACCESS FROM ADJACENT RESIDENTIAL AREA VIA RACEMOSA CIRCUIT TO THE COMMUNITY BUILDING.

2.4m HIGH SCREEN PLANTING ALONG SOUTHERN BOUNDARY TO HELP MAINTAIN PRIVACY AND AMENITY FOR EXISTING RESIDENTIAL DWELLINGS.

LANDSCAPE LEGEND

- SITE BOUNDARY
- DWELLING SITE BOUNDARY
- APZ
- RETAINING WALLS (VARIOUS HEIGHTS)
- ROCK LINED CONCRETE DRAIN WITH INLET PITS
- SCREENED WASTE AND RECYCLING BIN ENCLOSURES
- EXISTING TREE TO BE REMOVED
- PROPOSED LARGE TREE (10m TO 12m CANOPY)
- PROPOSED MEDIUM TREE (8m TO 10m CANOPY)
- PROPOSED SMALL TREE (UP TO 6m CANOPY)
- COMMUNITY BUILDING
- SCREEN PLANTING
- LOW WATER USE GARDEN AREAS
- TURF
- CONCRETE PATH
- ROAD PAVEMENT

NOTE
REFER TO INDICATIVE PLANTING PALETTE FOR TREE, SHRUB AND GROUND COVER SPECIES

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PROJECT:	BROADLANDS SOUTH WEST ROCKS LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW
CLIENT:	SOUTH WEST ROCKS LIVING PTY LTD

DRAWING NO:	7247_DA1.2	REVISION:	D
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Tristaniopsis laurina 'Luscious'



Cupaniopsis anacardioides 'Tuckeroo'



Lophostemon confertus 'Brush box'



Stenocarpus sinuatus 'Firewheel Tree'



Callitris columellaris 'White Cypress'

Indicative Planting Palette			
Botanical Name	Common Name	Height	Quantity
Trees			
<i>Waterhousea floribunda</i>	Weeping Lily Pilly	8-12m	32
<i>Cupaniopsis anacardioides</i>	Tuckeroo	6-10m	35
<i>Glochidion ferdinandi</i>	Cheese Tree	8-12m	30
<i>Lophostemon confertus</i>	Brush box	12-15m	13
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	10-12m	22
<i>Tristaniopsis laurina</i>	Water Gum	5-10m	11
<i>Callitris columellaris</i>	White Cypress-pine	6-8m	43
<i>Stenocarpus sinuatus</i>	Firewheel Tree	8-10m	10
Shrubs			
<i>Acmena smithii</i> 'Minor'	Dwarf Lilly Pilly	3m	1/m2
<i>Hibiscus tiliaceus</i> 'Rubra'	Native Hibiscus	4-10m	1/m2
<i>Ilex crenata</i> 'Compacta'	Japanese Holly	1-1.5m	1/m2
<i>Correa alba</i> 'White Correa'	Correa	300mm	2/m2
<i>Westringia</i> 'Jervis Gem'	Westringia	600mm - 1m	2/m2
<i>Euonymus japonicus</i> 'White Spire'	Japanese Euonymus	1-1.5m	1/m2
<i>Philodendron xanadu</i>	Xanadu	0.5-1m	2/m2
<i>Raphiolepis</i> 'Oriental Pearl'	Oriental Pearl	1m	2/m2
<i>Callistemon</i> 'Little John'	Little John	1m	2/m2
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	2-5m	1/m2
<i>Atriplex nummularia</i>	Old Man Saltbush	1.5m	1/m2
<i>Westringia fruticosa</i>	Coastal Rosemary	1.5m	1/m2
<i>Bursaria spinosa</i>	Sweet Bursaria	1.5m	1/m2
<i>Correa glabra</i> 'Ivory Lantern'	Dwarf Correa	0.5-1m	2/m2
<i>Grevillea lanigera</i>	Woolly Grevillea	0.5-1.5m	1/m2
<i>Gardenia augusta</i>	Gardenia	600mm	2/m2
Strappy Plants			
<i>Dianella caerulea</i> 'Cassa Blue'	Cassa Blue	1m	2/m2
<i>Doryanthes excelsa</i>	Gynea Lily	2m	1/m2
<i>Hymenocallis littoralis</i> 'Spider Lily'	Spider Lily	1m	2/m2
<i>Lomandra longifolia</i> 'Katrinus'	Matt Rush	700mm	2/m2
<i>Lomandra longifolia</i> 'White sands'	Matt Rush	600mm	2/m2
<i>Lomandra longifolia</i> 'Little Lime'	Matt Rush	500mm	2/m2
Groundcover			
<i>Trachelospermum jasminoides</i>	Star Jasmine	300mm	2/m2
<i>Trachelospermum Jasminoides</i> 'Tricolour'	Tricolour Star Jasmine	400mm	4/m2
<i>Ophiopogon japonicus</i>	Mondo Grass	150mm	6/m2
<i>Myoporum parvifolium</i>	Creeping Boobialla	100mm	2/m2



Raphiolepis 'Oriental Pearl'



Ceratopetalum gummiferum 'NSW Christmas Bush'



Westringia 'Jervis Gem'



Ilex crenata 'Compacta'



Correa alba



Lomandra longifolia 'White Sands'



Lomandra longifolia



Dianella caerulea 'Cassa blue'



Hymenocallis littoralis 'Spider Lily'



Ophiopogon japonicus 'Mondo Grass'



Lomandra longifolia 'Katrinus'



Philodendron xanadu

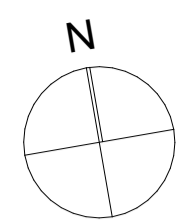
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CLIENT:	SOUTH WEST ROCKS LIVING PTY LTD						

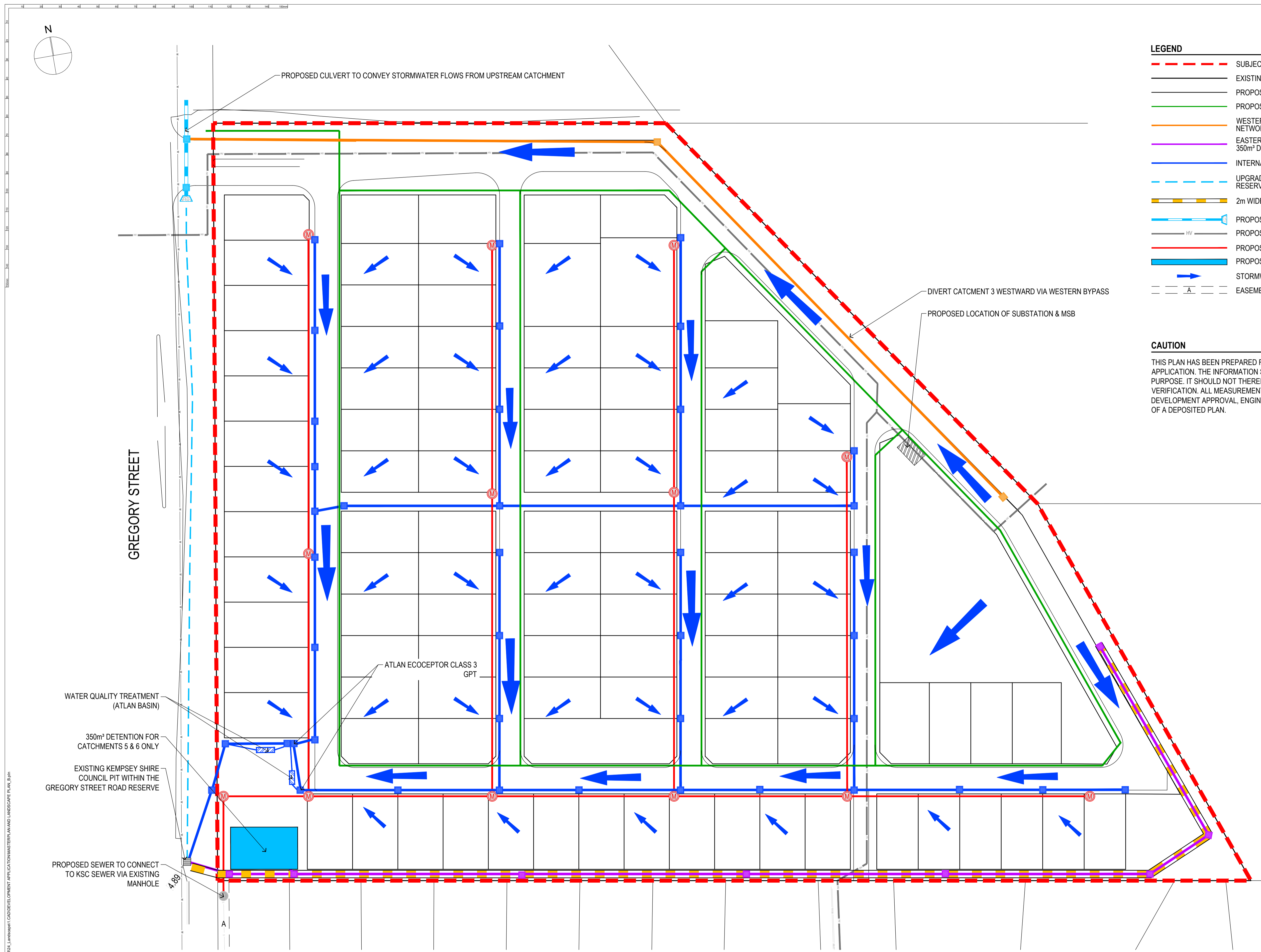


PROPOSED CULVERT TO CONVEY STORMWATER FLOWS FROM UPSTREAM CATCHMENT

- LEGEND**
- - - SUBJECT SITE LOT 3 DP801467
 - EXISTING CADASTRE
 - PROPOSED SITE BOUNDARY
 - PROPOSED POTABLE & NON POTABLE ALIGNMENT
 - WESTERN BYPASS NETWORK CATCHMENTS 2 & 3 BYPASS DRAINAGE NETWORK (NO DETENTION)
 - EASTERN BYPASS CATCHMENTS 4 & 5 BYPASS DRAINAGE & 350m² DETENTION
 - INTERNAL DRAINAGE NETWORK
 - UPGRADED STORMWATER WITHIN GREGORY STREET ROAD RESERVE TO CONVEY UPPER CATCHMENT FLOWS
 - 2m WIDE CHANNEL TO CONVEY OVERLAND FLOWS
 - PROPOSED CULVERT
 - HV PROPOSED HIGH VOLTAGE ALIGNMENT (ELECTRICAL CONSULTANT)
 - PROPOSED SEWER AND MANHOLES
 - PROPOSED STORMWATER DETENTION BASIN (350m²)
 - > STORMWATER OVERLAND FLOW DIRECTION
 - EASEMENT TO DRAIN SEWAGE 3 WIDE

CAUTION

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF A DEVELOPMENT APPLICATION. THE INFORMATION SHOWN HEREIN IS ONLY RELIABLE FOR THE ABOVE PURPOSE. IT SHOULD NOT THEREFORE BE USED FOR ANY OTHER PURPOSE WITHOUT VERIFICATION. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO COUNCIL DEVELOPMENT APPROVAL, ENGINEERING DESIGN, FINAL SURVEY AND REGISTRATION OF A DEPOSITED PLAN.



DIVERT CATCMENT 3 WESTWARD VIA WESTERN BYPASS

PROPOSED LOCATION OF SUBSTATION & MSB

GREGORY STREET

ATLAN ECOCEPTOR CLASS 3 GPT

WATER QUALITY TREATMENT (ATLAN BASIN)

350m² DETENTION FOR CATCHMENTS 5 & 6 ONLY

EXISTING KEMPSEY SHIRE COUNCIL PIT WITHIN THE GREGORY STREET ROAD RESERVE

PROPOSED SEWER TO CONNECT TO KSC SEWER VIA EXISTING MANHOLE

Look up and live

For safety tips visit essentialenergy.com.au/safety or in an emergency call 13 20 30

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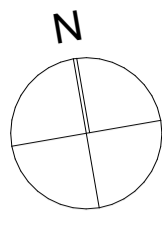
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PROJECT:	BROADLANDS SOUTH WEST ROCKS LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW
CLIENT:	SOUTH WEST ROCKS LIVING PTY LTD

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ELECTRIC VEHICLE ENTRY AND EXIT GATES TO GREGORY STREET.

TERRACED SPLIT FACE CONCRETE BLOCK RETAINING WALLS 0.8-1.2m HIGH WITH PERMEABLE FENCING ABOVE TO GREGORY STREET FRONTAGE.

0.4m-3.4m HIGH RETAINING WALLS WITH PRIVACY FENCE ABOVE BETWEEN DWELLING SITES.

TERRACED WALLS TO PROVIDE UP TO 5.5m OF RETAINING. RETAINING WALLS TO BE DESIGNED BY A STRUCTURAL ENGINEER.

POST AND RAIL FENCE ALONG BOUNDARY TO PREVENT ACCIDENTAL FALLS FROM RETAINING WALLS WHILE STILL ALLOWING OVERLAND FLOW TO ENTER THE STORMWATER SYSTEM FROM THE PROPERTIES TO THE NORTH AND EAST.

RETAINING WALLS AND FENCES LEGEND

- SITE BOUNDARY
- DWELLING SITE BOUNDARY
- RETAINING WALLS**
- 3-4M HIGH RETAINING WALL
- 2-3M HIGH RETAINING WALL
- 1-2M HIGH RETAINING WALL
- 0.4-1M HIGH RETAINING WALL
- FENCES**
- FENCE TYPE 1 - 1.2m HIGH POST AND RAIL FENCE WITH BLACK CHAINWIRE INFILL PANELS
- FENCE TYPE 2 - 1.8m PRIVACY FENCE (COLORBOND)
- FENCE TYPE 3 - 1.2m HIGH PERMEABLE FENCE FRONTING GREGORY STREET

NOTE
ALL RETAINING WALLS INCLUDING POST CONNECTIONS FOR FENCES TO FUTURE STRUCTURAL ENGINEERING DESIGN AND SPECIFICATION



Permeable Fence Mounted to Top of Retaining Wall

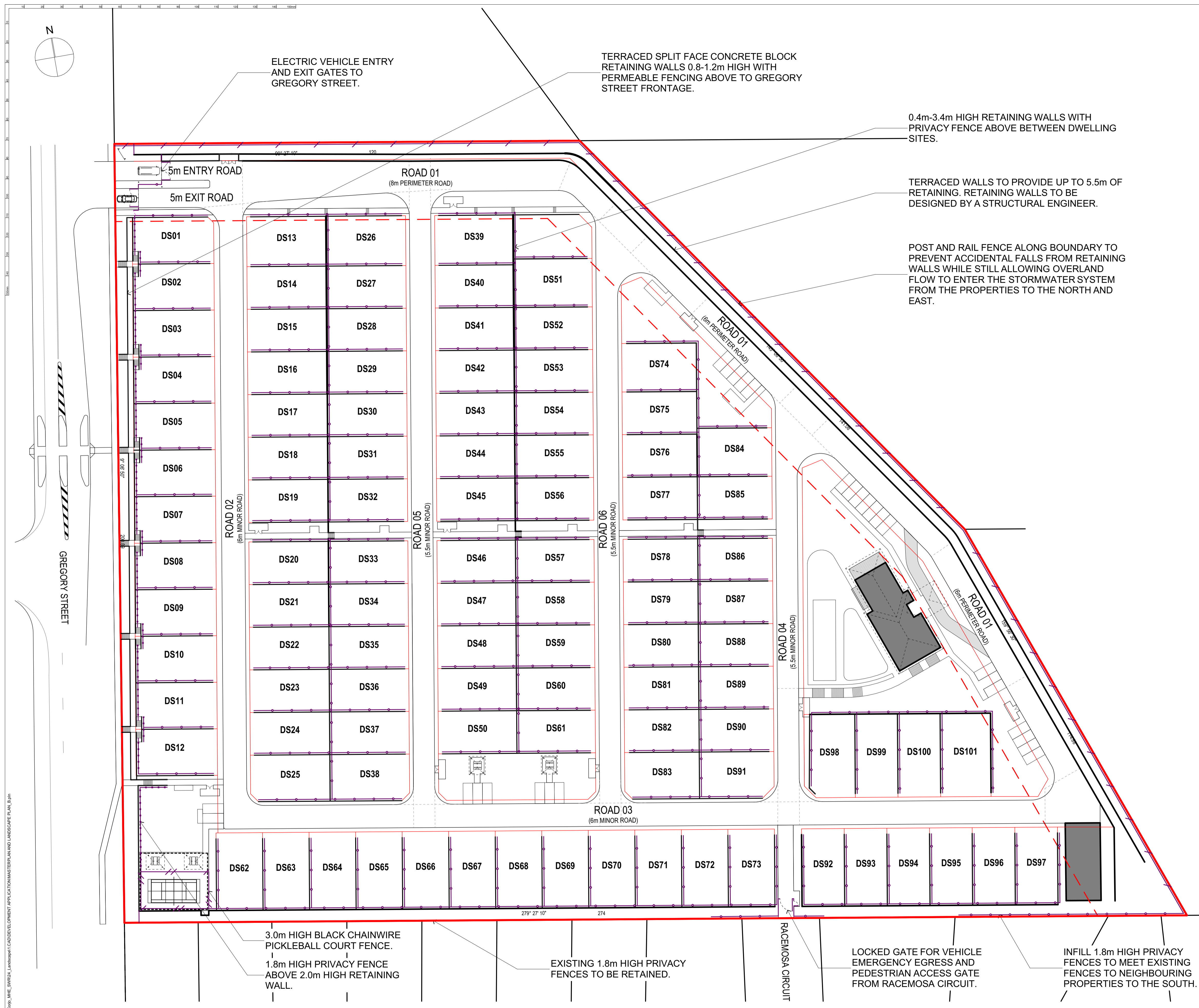


Split Face Core Filled and Reinforced Concrete Block Retaining Wall

GREGORY STREET FRONTAGE RETAINING WALLS AND FENCES



0.4 - 2.2m High Cantilevered Walls with Colorbond Fence
RETAINING WALLS AND FENCES BETWEEN DWELLING SITES

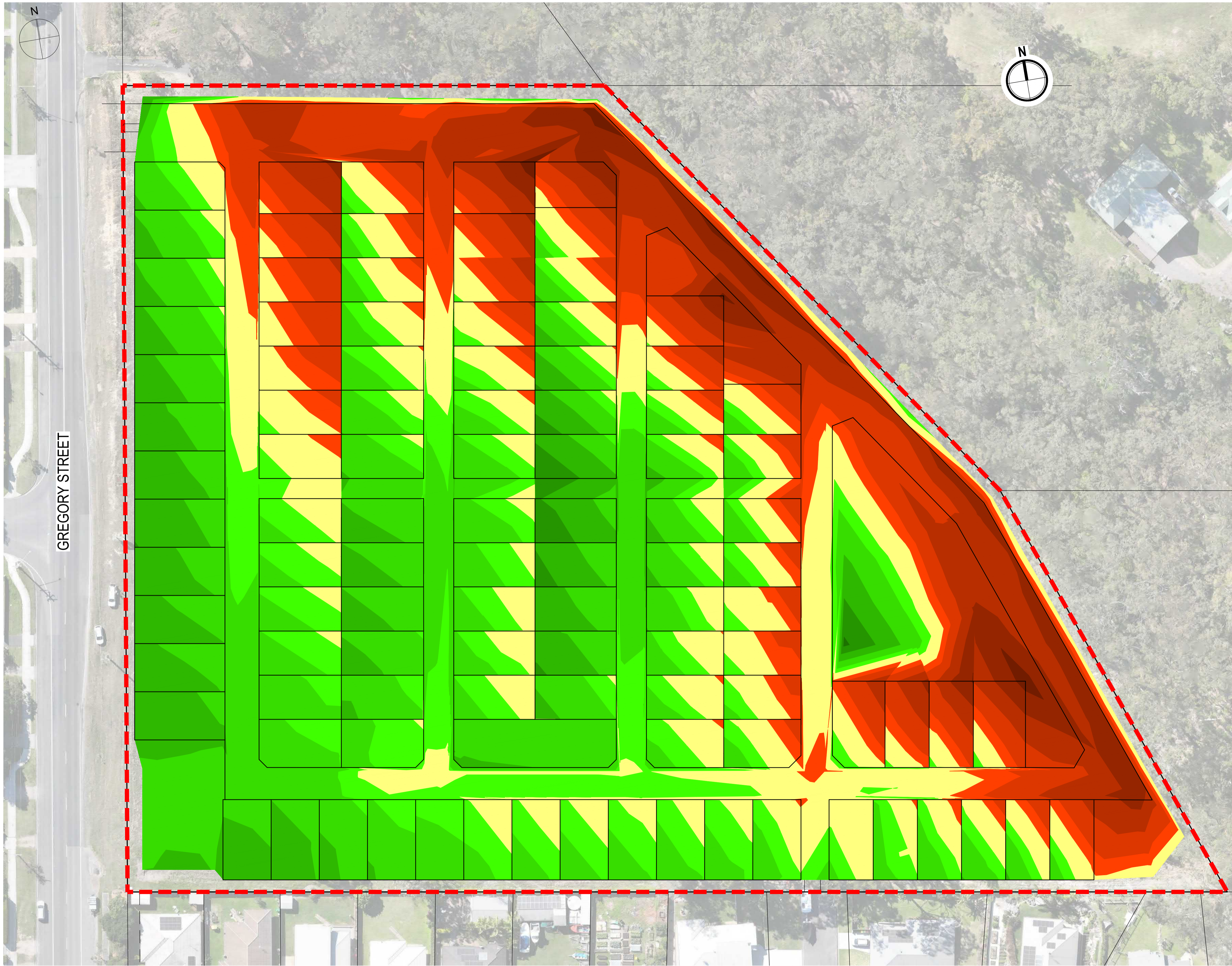


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DA NO.:	#DA Number	PROJECT:	BROADLANDS SOUTH WEST ROCKS LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW
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LEGEND

- - - SUBJECT SITE LOT 3 DP801467
- EXISTING CADASTRE
- PROPOSED SITE BOUNDARY

CUT FILL DETAILS

- 5m to -4m
- 4m to -3m
- 3m to -2m
- 2m to -1m
- 1m to -0.5m
- 0.5m to 0.5m
- 0.5m to 1m
- 1m to 2m
- 2m to 3m
- 3m to 4m
- 4m to 5m

NOTE

CUT: 22,500m³
 FILL: 27,500m³
 BALANCE: 5,000m³ (TO BE IMPORTED)

THIS CUT & FILL ESTIMATE IS TO FINISHED SURFACE LEVELS. IT EXCLUDES UNSUITABLE MATERIALS AND ALLOWANCES FOR IMPORTATION OF:

- TOP SOIL
- ROAD PAVEMENT
- CONCRETE FOUNDATIONS
- DRAINAGE MATERIALS

GREGORY STREET

**Look up
and live**

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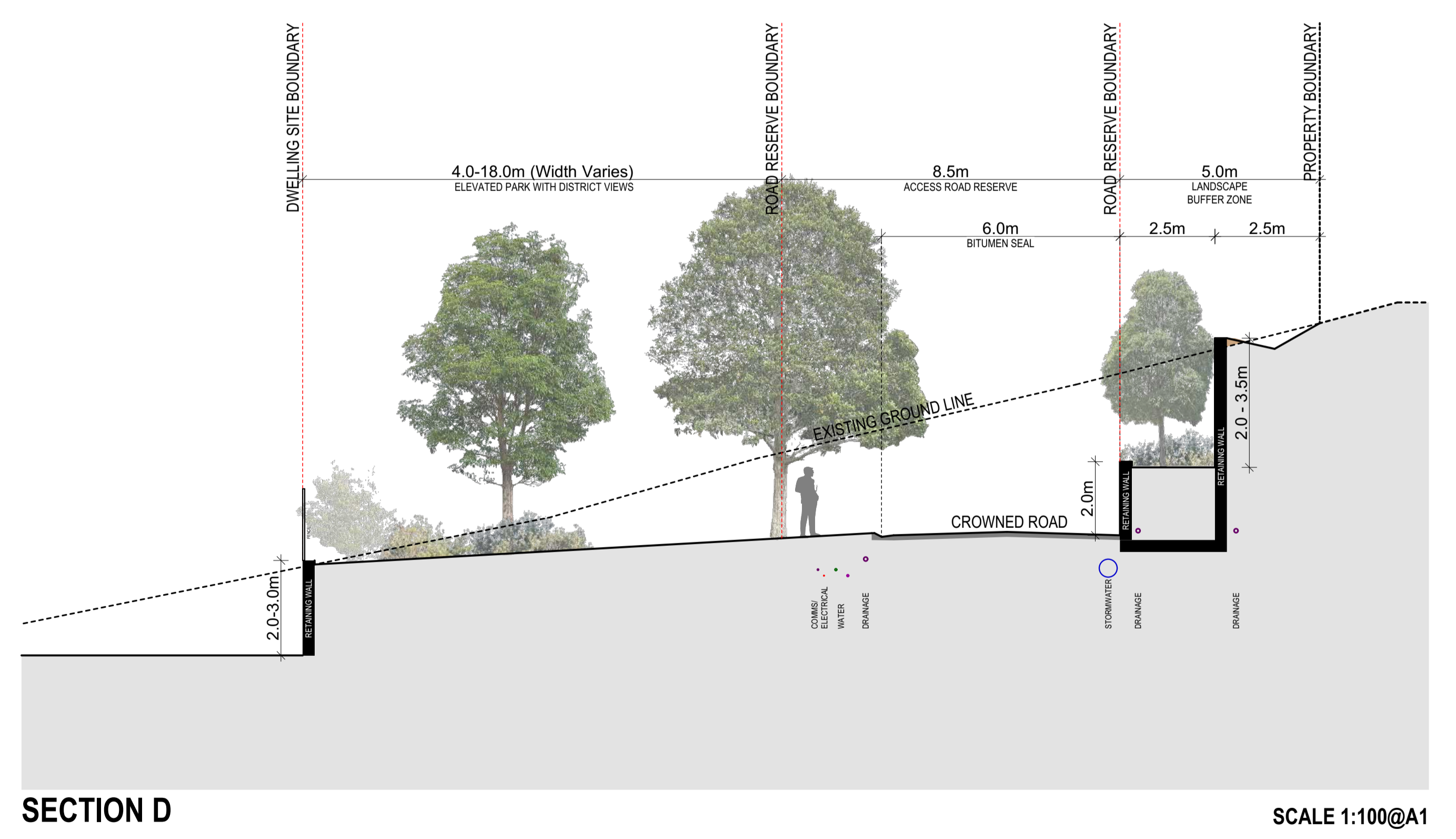
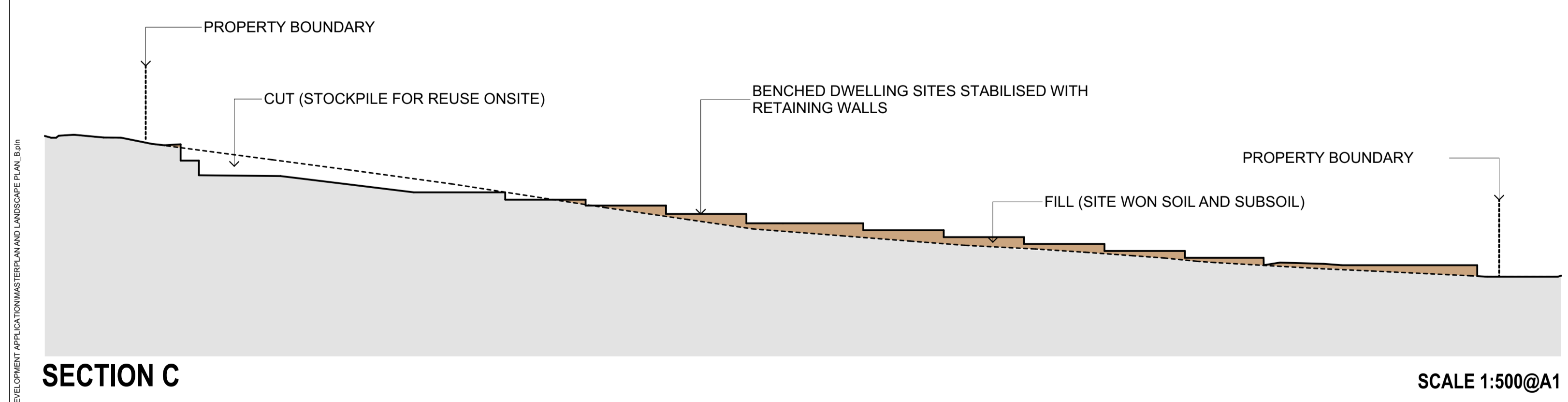
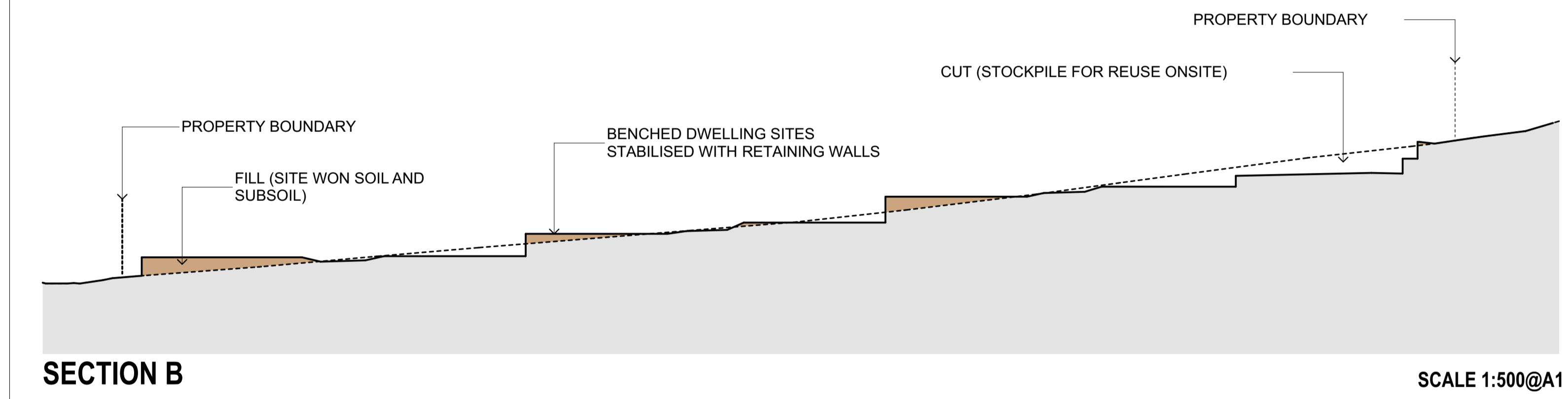
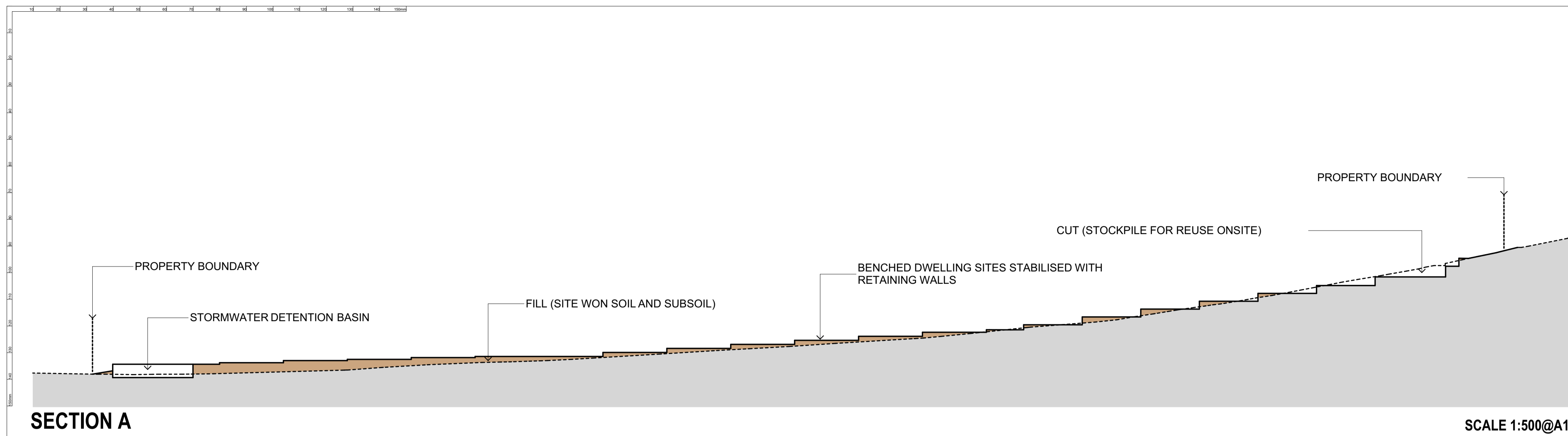
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PROJECT NO:	7247
DA NO.:	#DA Number
DESIGNED BY:	DH
DRAWN BY:	DH
CHECKED BY:	NS
DATE CREATED:	21.02.2024

DRAWING TITLE:	PRELIMINARY CUT AND FILL ANALYSIS PLAN
PROJECT:	BROADLANDS SOUTH WEST ROCKS LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW
CLIENT:	SOUTH WEST ROCKS LIVING PTY LTD

DRAWING NO:	7247_DA1.6	REVISION:	D
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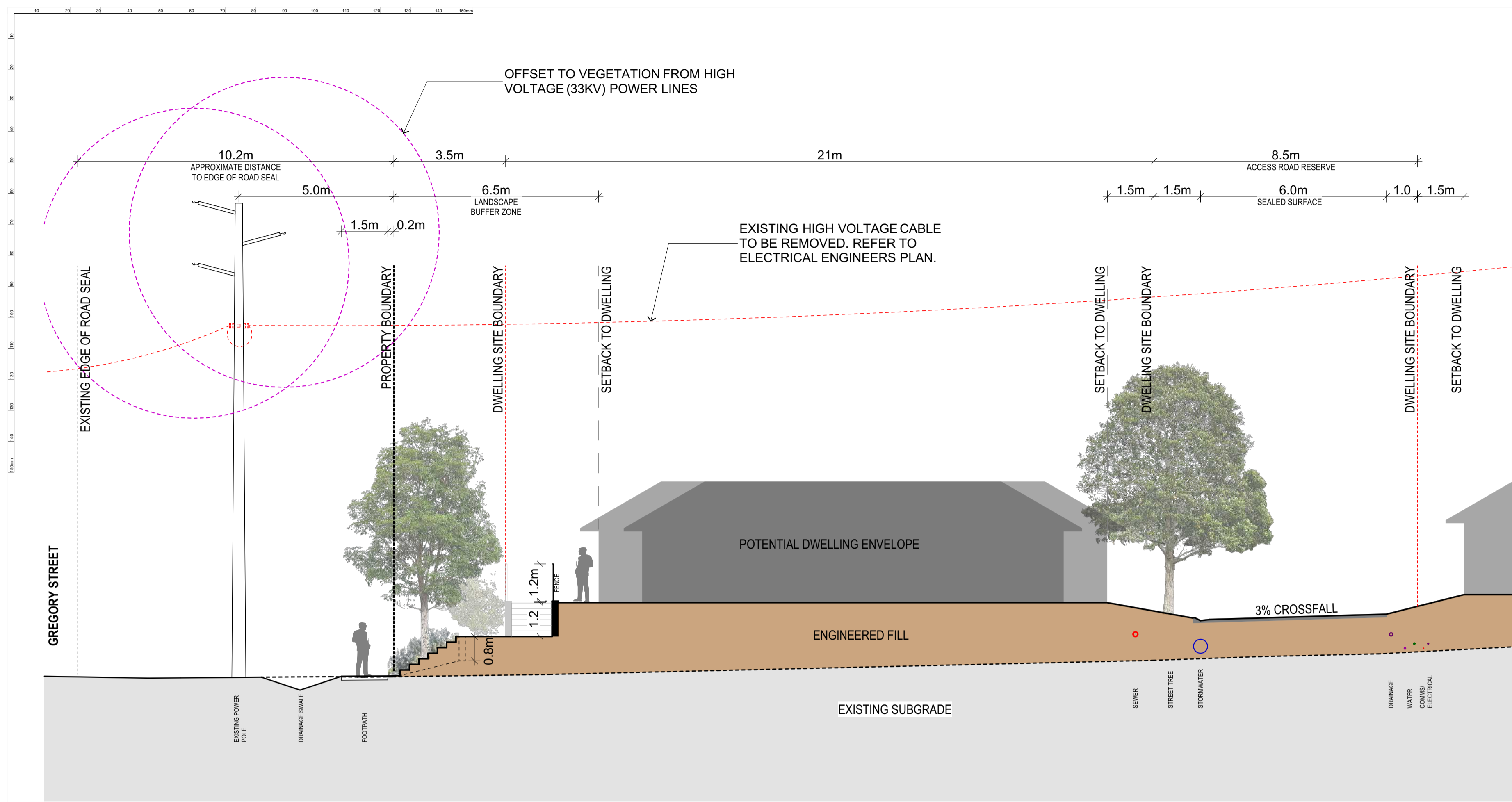
DA SUBMISSION

REV.	DATE	DESCRIPTION	BY
D	4/03/2025	For Development Application Submission	NS
C	27/02/2025	For Development Application Submission	NS
B	21/02/2025	For Development Application Submission	NS
A	21/02/2025	Draft Development Application Submission	NS

DATUM: AHD
SCALE: 1:500, 1:100@A1
SCALE: 1:500 @ A1
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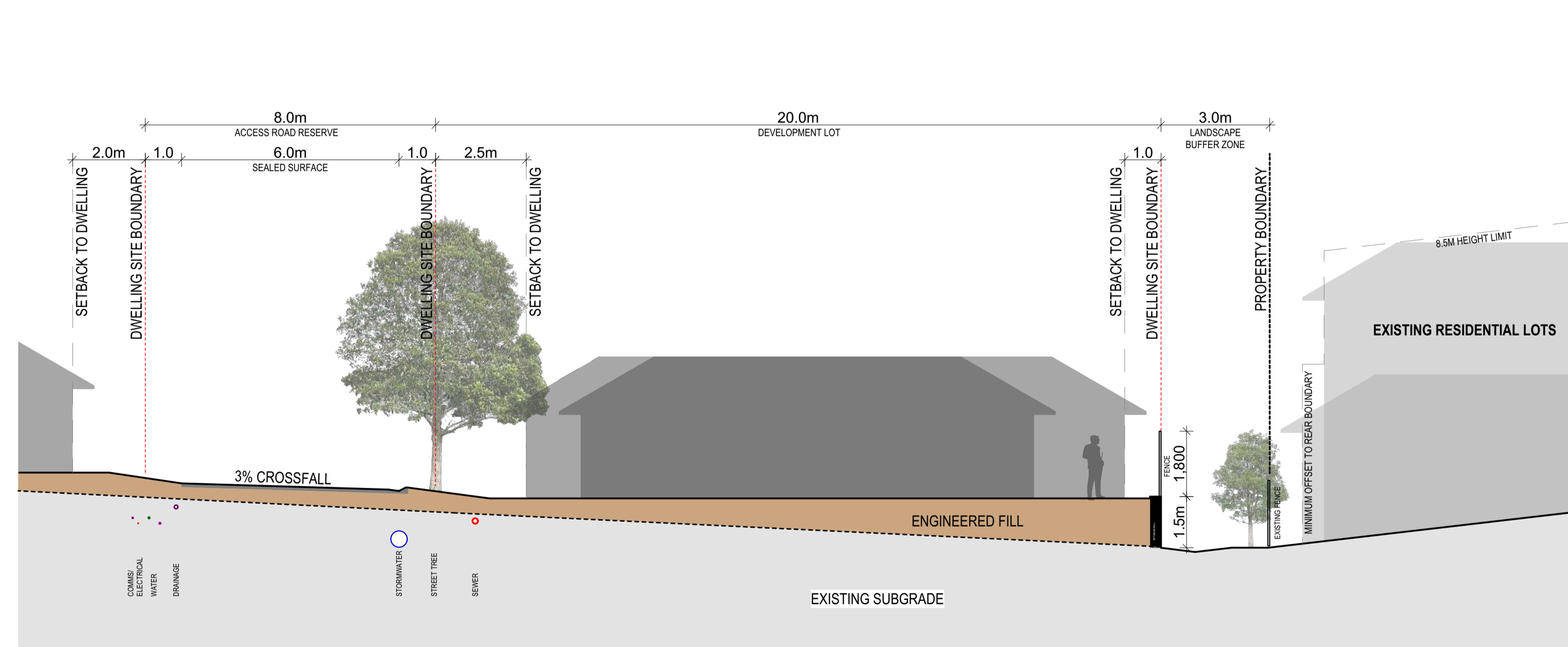
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DA NO.:	#DA Number
DESIGNED BY:	DH
DRAWN BY:	DH
CHECKED BY:	NS
DATE CREATED:	21.02.2024

DRAWING TITLE:	SKETCH SECTIONS	A1
PROJECT:	BROADLANDS SOUTH WEST ROCKS LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW	
CLIENT:	SOUTH WEST ROCKS LIVING PTY LTD	
DRAWING NO:	7247_DA2.1	REVISION:
		D



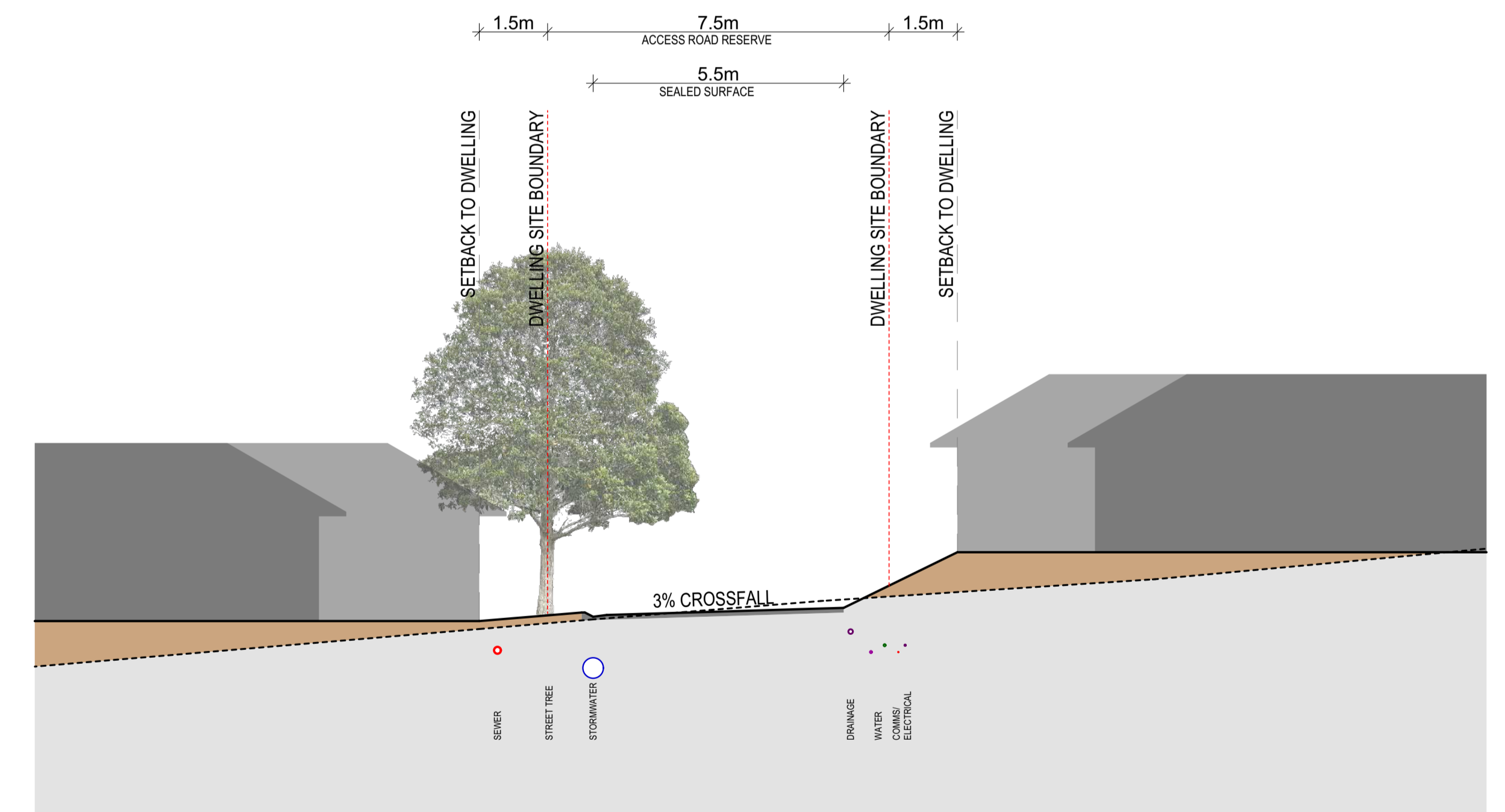
SECTION E

SCALE 1:100@A1



SECTION F

SCALE 1:100@A1



SECTION D

SCALE 1:100@A1

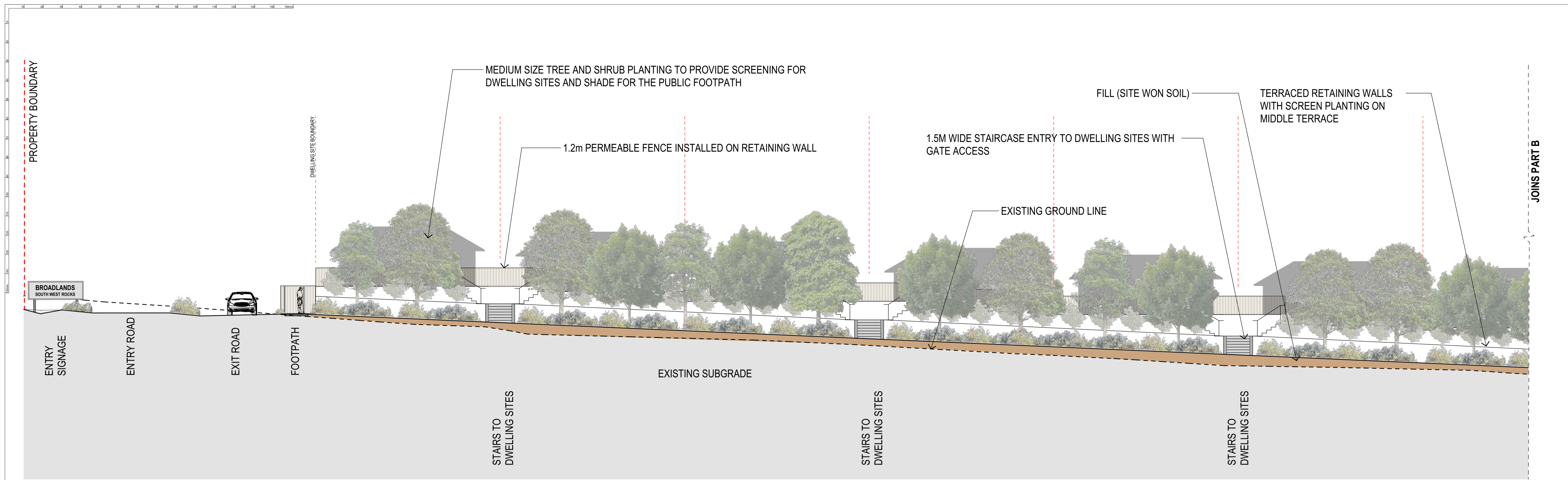
REV.	DATE	DESCRIPTION	BY
D	4/03/2025	For Development Application Submission	NS
C	27/02/2025	For Development Application Submission	NS
B	21/02/2025	For Development Application Submission	NS
A	21/02/2025	Draft Development Application Submission	

DATUM: AHD	SCALE: 1:100@A1
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PROJECT NO:	7247
DA NO.:	#DA Number
DESIGNED BY:	DH
DRAWN BY:	DH
CHECKED BY:	NS
DATE CREATED:	21.02.2024

DRAWING TITLE:	SKETCH SECTIONS
PROJECT:	BROADLANDS SOUTH WEST ROCKS LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW
CLIENT:	SOUTH WEST ROCKS LIVING PTY LTD

DRAWING NO:	7247_DA2.2	REVISION:	D
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GREGORY STREET FRONTAGE ELEVATION - PART A

SCALE 1:250@A3



GREGORY STREET FRONTAGE ELEVATION - PART B

SCALE 1:250@A3

KING + CAMPBELL

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REV.	DATE	DESCRIPTION	BY
D	4/03/2025	For Development Application Submission	NS
C	27/02/2025	For Development Application Submission	NS
B	21/02/2025	For Development Application Submission	NS
A	21/02/2025	Draft Development Application Submission	NS

DATUM: AHD
 SCALE: 1:125@A1

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PROJECT NO:	7247	DRAWING TITLE:	GREGORY STREET FRONTAGE
DA NO.:	#DA Number	PROJECT:	BROADLANDS SOUTH WEST ROCKS LOT 3 DP 801467 286-310 GREGORY STREET SOUTH WEST ROCKS NSW
DESIGNED BY:	DH	CLIENT:	SOUTH WEST ROCKS LIVING PTY LTD
DRAWN BY:	DH	DRAWING NO.:	7247_DA2.3
CHECKED BY:	NS	REVISION:	D
DATE CREATED:	21.02.2024		

DA SUBMISSION

A1