

Lugarno
80 Boronia Parade



Summary

80 Boronia Parade comprises the redevelopment of a 'Glenlee', 25,432 sq.m parcel of land fronting the Boggywell Creek extension of the Georges River, Lugarno.



Retention and refurbishment of the Glenlee **outbuildings, boatsheds and jetty**



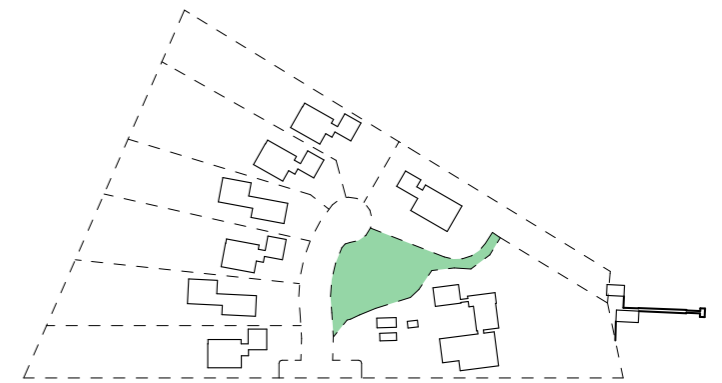
Retention of **existing watercourse**, with landscape buffer



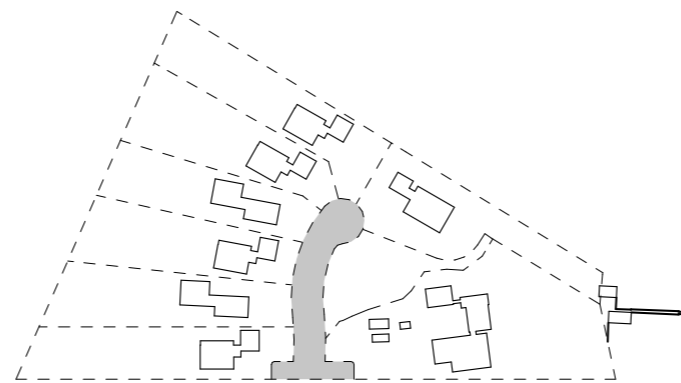
8 Dwellings
Including a sensitive refurbishment of the existing Glenlee House



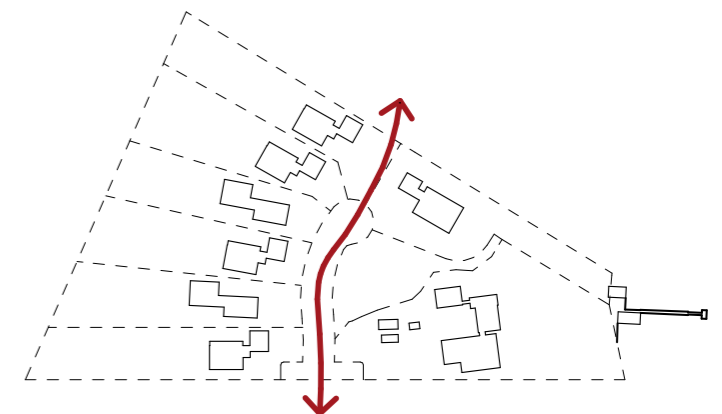
Large lots to enable landscape character to be retained.
5,160 sq.m for Glenlee lot and 2,000 sq.+ for all other dwelling lots



A **vegetable garden**, for use by the residents

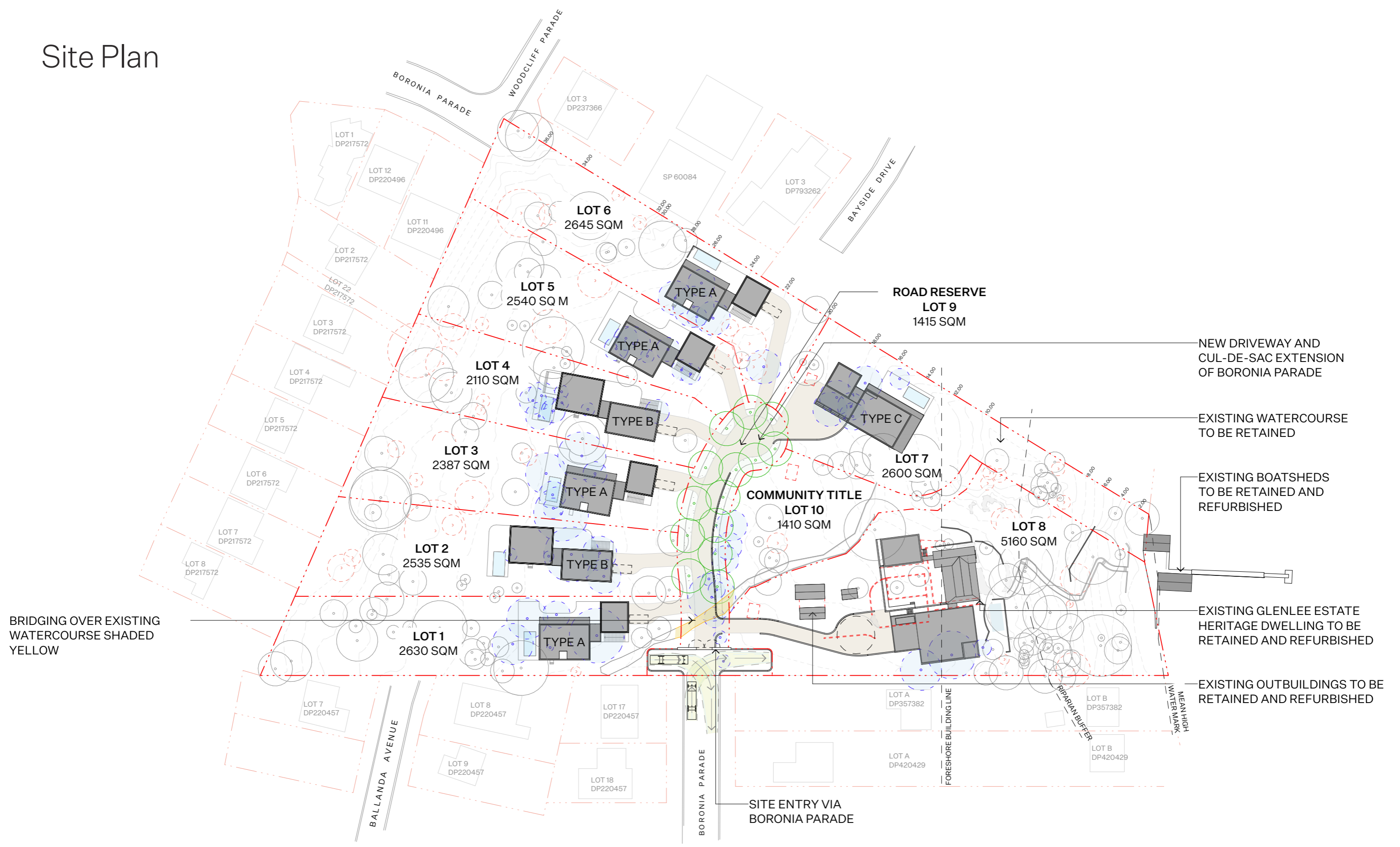


Vehicle access via a **private driveway** from Boronia Parade



Pedestrian access for the public **through the site** from Boronia Parade to Bayside Drive

Site Plan



Site Plan 1:1000



NOTE:
 1. THE BEARINGS SHOWN FOR BOUNDARIES ON THIS DRAWING HAVE BEEN TAKEN FROM DEPOSITED PLANS ON PUBLIC RECORD WITH THE LAND & PROPERTY INFORMATION OFFICE. IF ACCURATE GRID/TRUE NORTH IS REQUIRED FOR CRITICAL SUN SHADOW DIAGRAM PURPOSES FURTHER SURVEY MAY BE REQUIRED.
 2. BEARINGS & DISTANCES ARE BY TITLE ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
 3. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

LEGEND

Bench Mark	
Comms Pit/Manhole	
Drainage Manhole	
Drainage Grated Pit	
Drainage Kerb Inlet Pit	
Electrical Power Pole	
Fence	
Gas Valve	
Miscellaneous Manhole	
Sewer Manhole	
Sign Post	
Tree (Canopy spread, trunk diameter)	Sp8 Ø0.4
Water Fire Hydrant	
Water Meter	
Water Tap	
Water Stop Valve	
Water Hydrant	
Bottom of Bank	
Top of Bank	
Drainage Pit Surface Level	SL
Drainage Pipe Invert Level	IL
Floor Level	FL
Top of Kerb	TK
Planter Box	PB
Drainage Pipe Invert Level	IL
Floor Level	FL
Top of Kerb	TK
Mean High Water Mark	M.H.W.M.
Step	BDST
Sewer Pit (conc Tank)	SEPT

SEE SHEETS 2-6 FOR DETAIL

Tree ULE 2	
Tree ULE 3	
Tree ULE 4	

NOTE:
 FURTHER INVESTIGATION REQUIRED TO DETERMIN M.H.W.M.
 PROPOSED EXTENT OF BRIDGING OVER EXISTING WATERCOURSE SHADDED YELLOW
 RL: 36.828(AHD)

NOTE:
 TREE SYMBOLS ON THIS PLAN ARE NOT AN INDICATION OF TREES SIZE PLEASE REFER TO TABLE BY JACKSONS NATURE WORK FOR INDIVIDUAL TREE INFORMATION



FOR DETAIL SEE SHEETS 2-5

SKETCH

VER	BY	AMENDMENTS	DATE
A	DS	INITIAL ISSUE	17.12.2022
B			
C			
D			
E			
F			
G			

THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
 SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE. SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A DIAL BEFORE YOU DIG SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY.
 PRIOR TO ANY OPERATION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

CLIENT:
 Landgrowth One Pty Ltd ATF Landgrowth 001 Unit Trust

BW Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
 DETAIL SURVEY PLAN FOR TREE IDENTIFICATION
 DP 10359
 80 BORONIA PARADE LUGARNO

ORIGINAL SHEET SIZE A1
 SCALE 1:500
 CAD REFERENCE: 2100492 TREES

 SCALE ON ORIGINAL DRAWING AT 1:500

SURVEYOR:	D.S.
DRAWN:	P.H.
CHECKED:	D.S.
SURVEY DATE:	17.12.2021
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	2100492
DRAWING REF.	2100492
VERSION	B
SHEET	1 OF 5

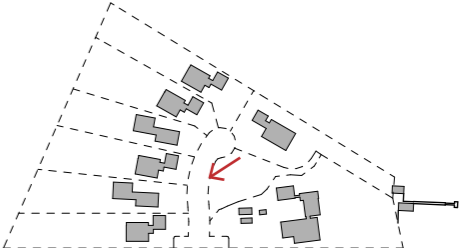
Site Aerial



Dwellings Type A and B



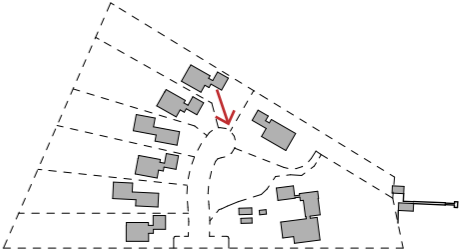
Lot 1-3, Dwellings Type A and B



Dwelling Type C



Lot 7, Dwelling Type C



Glenlee Dwelling



Lot 9, Glenlee Dwelling
View from West