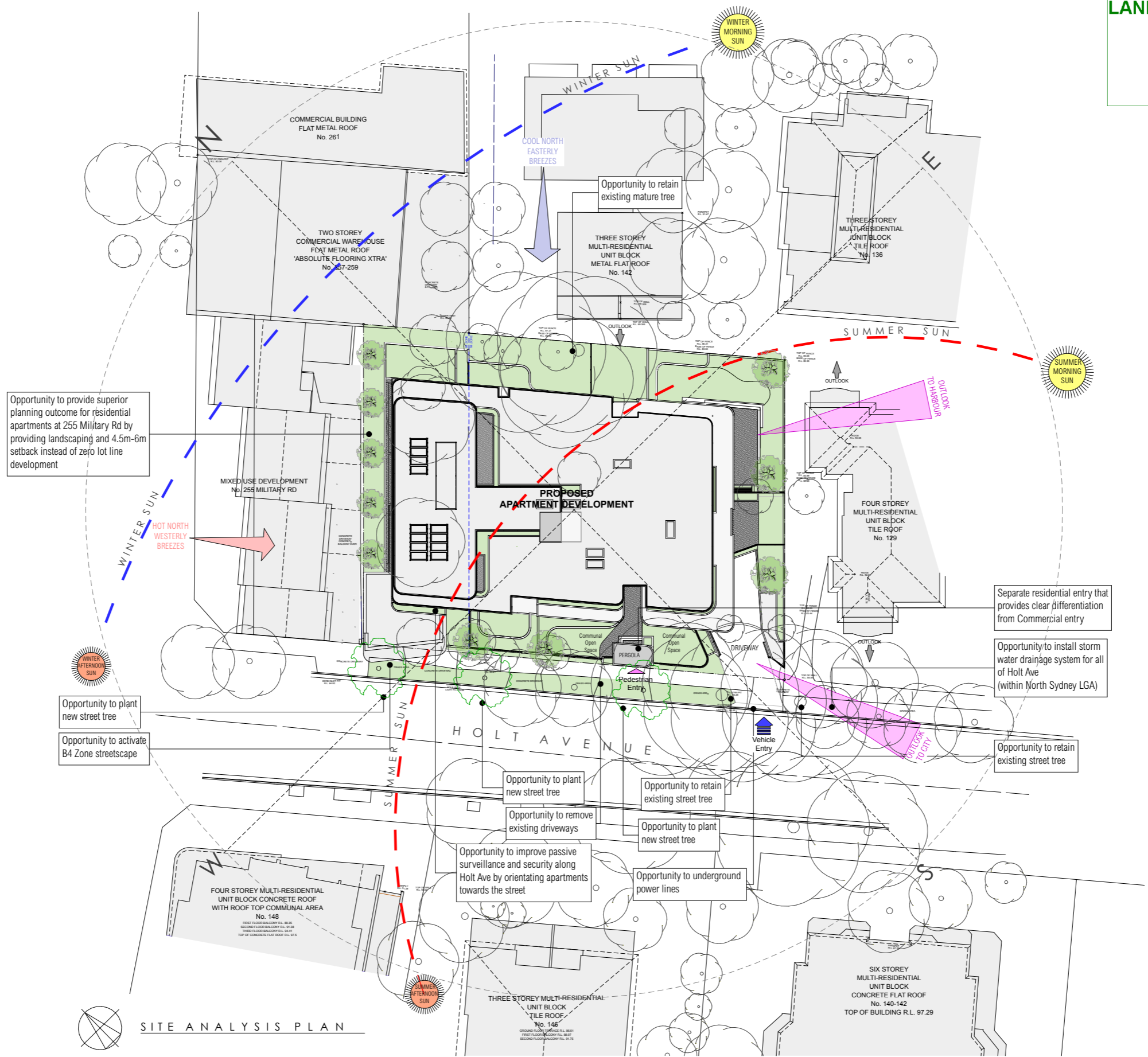


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NSW
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Date: 18 October 2022



Opportunity to provide superior planning outcome for residential apartments at 255 Military Rd by providing landscaping and 4.5m-6m setback instead of zero lot line development

Opportunity to plant new street tree

Opportunity to activate B4 Zone streetscape

Separate residential entry that provides clear differentiation from Commercial entry

Opportunity to install storm water drainage system for all of Holt Ave (within North Sydney LGA)

Opportunity to retain existing street tree

Opportunity to plant new street tree

Opportunity to remove existing driveways

Opportunity to improve passive surveillance and security along Holt Ave by orientating apartments towards the street

Opportunity to retain existing street tree

Opportunity to plant new street tree

Opportunity to underground power lines

SITE ANALYSIS PLAN

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

16.02.22 C Council RFI Issue
22.12.21 B Council RFI Issue
07.05.21 A DA Issue



BRICK ARCHITECTS
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Suite 4, Cooinda Complex, 100 Finders Parade
North Lakes, QLD 4509

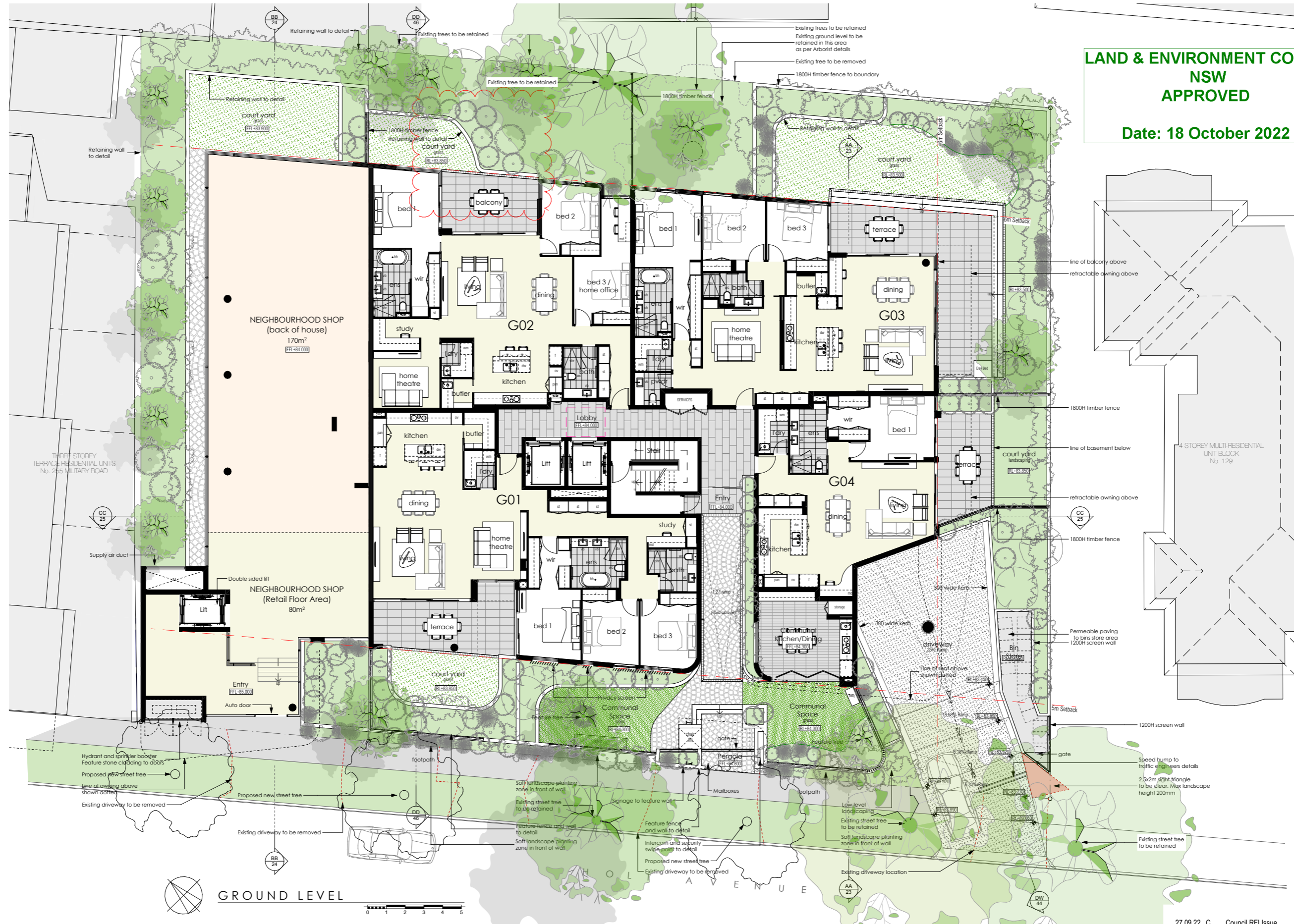
PCA ARCHITECTS
3/27 Izelt Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING		DATE	ISSUE	AMENDMENTS
Site Analysis Plan		JOB No.	DWG. No.	Rev.
		NL2025	DA.02	C

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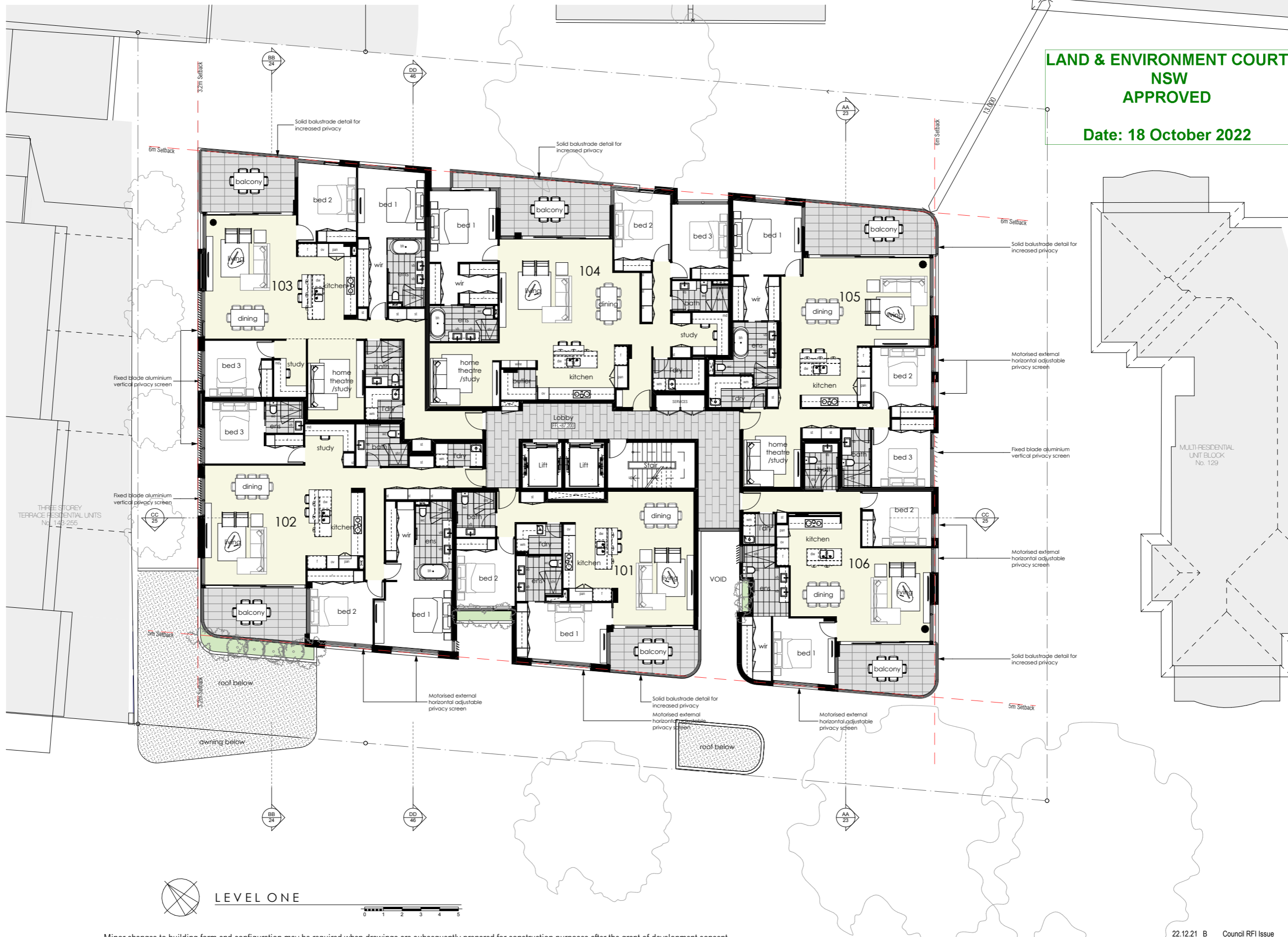
HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
Ground Level	JOB No.	DWG. No.	Rev.
	NL2025	DA.10	C

27.09.22 C Council RFI Issue
22.12.21 B Council RFI Issue
07.05.21 A DA Issue

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LEVEL ONE

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HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE ISSUE AMENDMENTS		
	JOB No.	DWG. No.	Rev.
Level 1	NL2025	DA.11	B

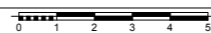
22.12.21 B Council RFI Issue
07.05.21 A DA Issue

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LEVEL TWO



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



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PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

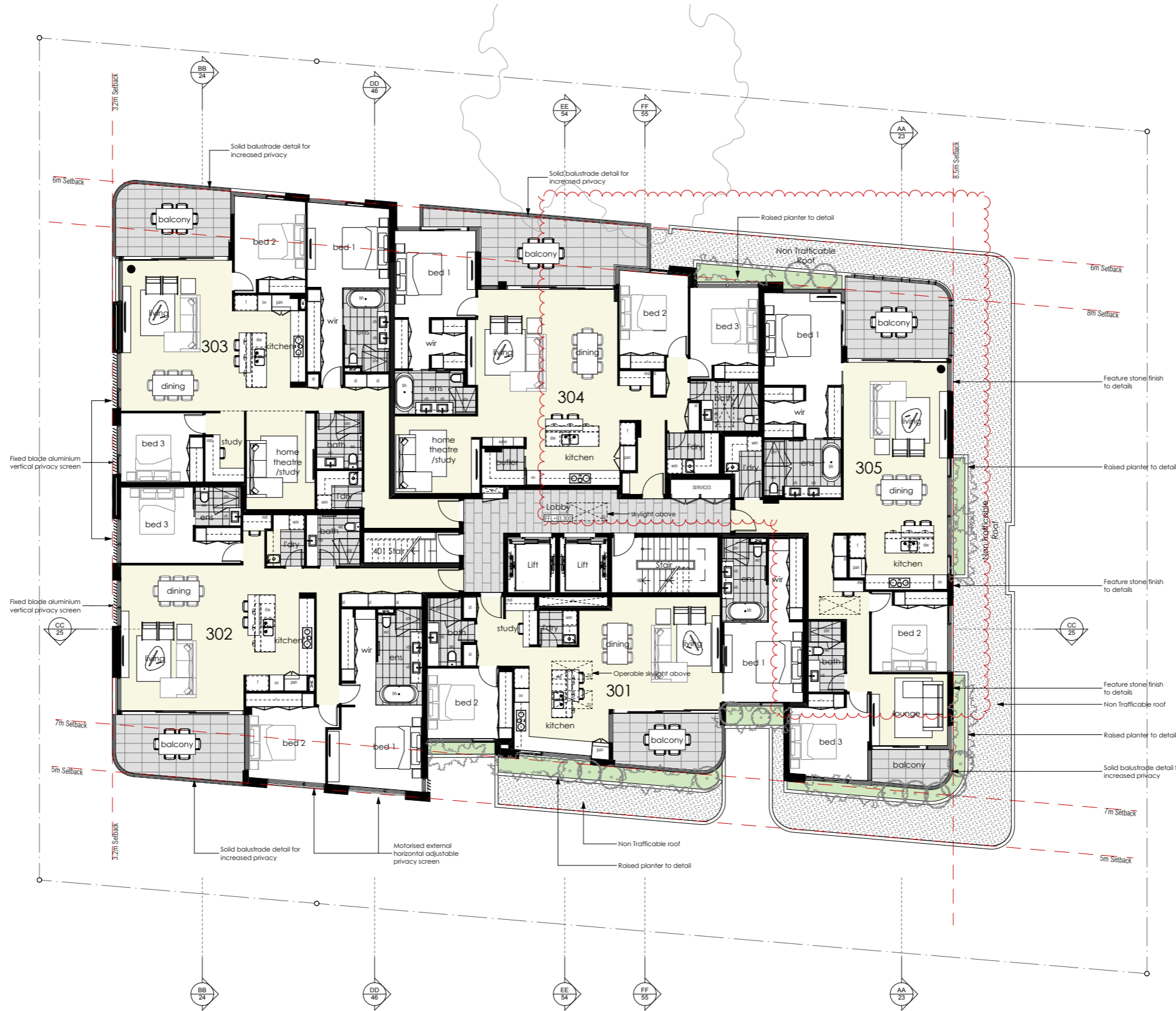
HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE ISSUE AMENDMENTS		
	JOB No.	DWG. No.	Rev.
Level 2	NL2025	DA.12	B

22.12.21 B Council RFI Issue
07.05.21 A DA Issue

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Date: 18 October 2022



LEVEL THREE



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



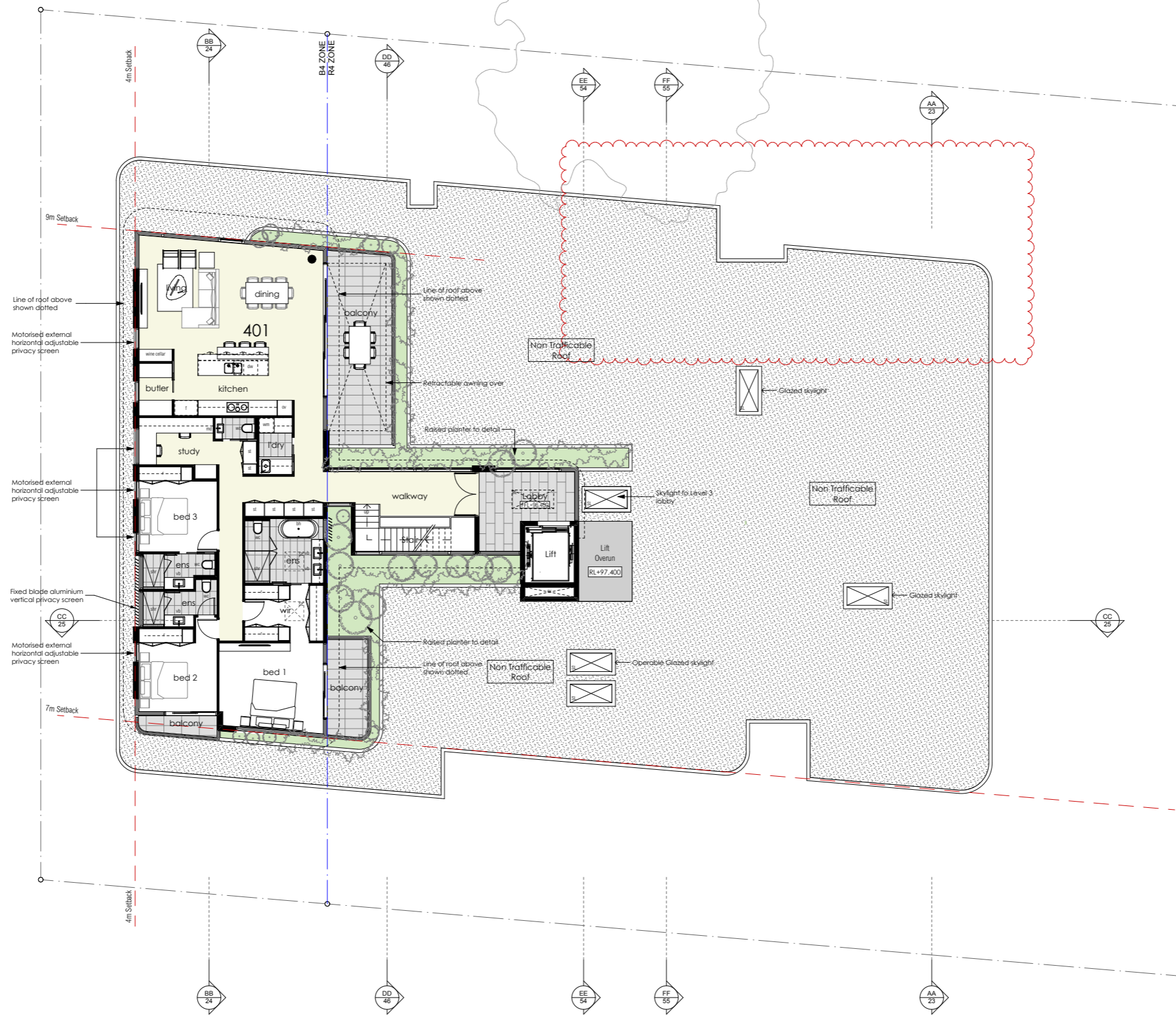
BRICK ARCHITECTS
BRICK Architects Pty Ltd
Suite 4, Cooina Complex, 100 Finders Parade
North Lakes, QLD 4509
PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

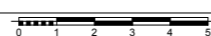
DRAWING	DATE	ISSUE	AMENDMENTS
Level 3	11.02.22	C	Council RFI Issue
	22.12.21	B	Council RFI Issue
	07.05.21	A	DA Issue
	JOB No.	DWG. No.	Rev.
	NL2025	DA.13	C

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Date: 18 October 2022



LEVEL FOUR



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

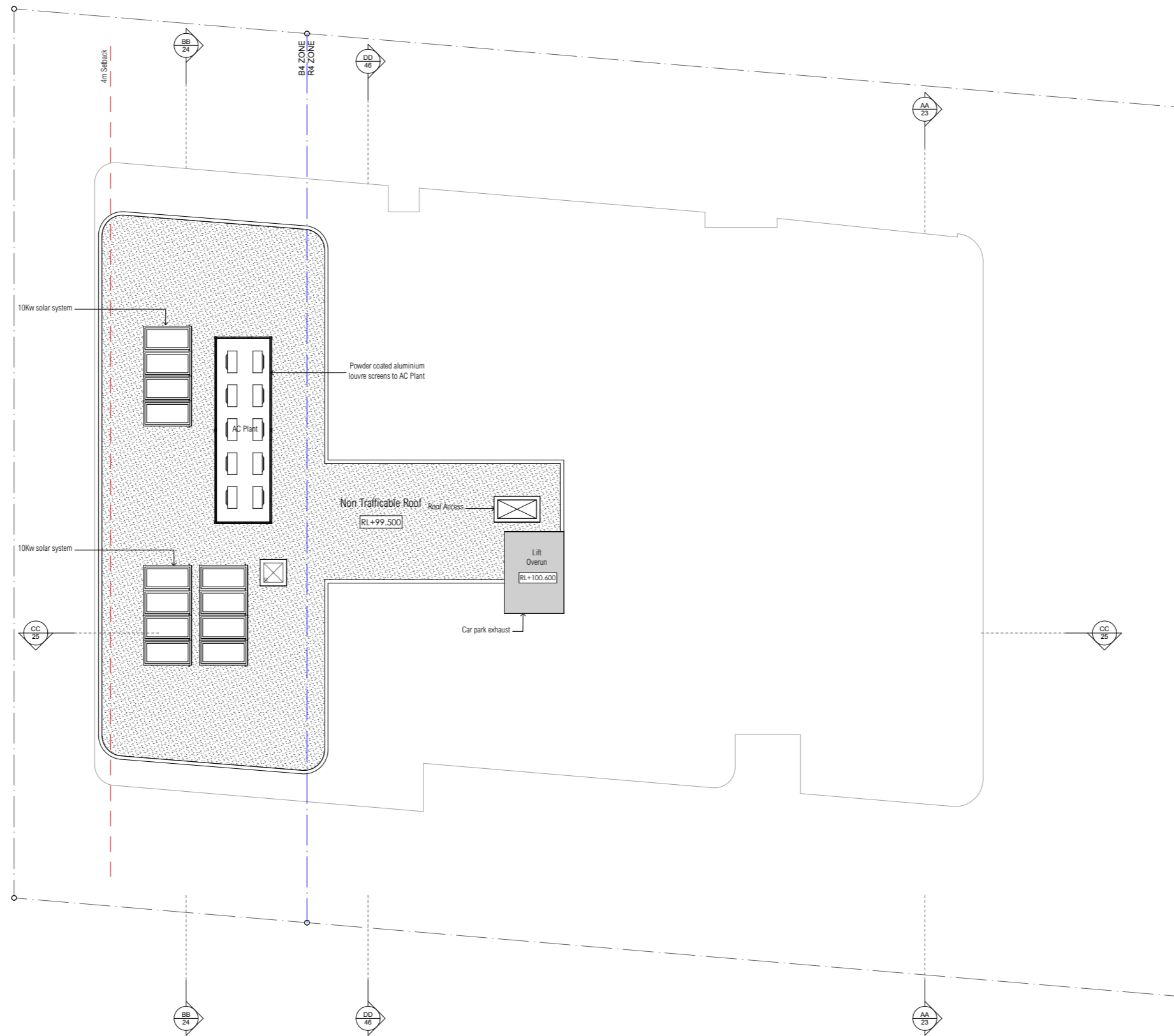


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North Lakes, QLD 4509
PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
Level 4	JOB No.	DWG. No.	Rev.
	NL2025	DA.14	C
	11.02.22 C Council RFI Issue	22.12.21 B Council RFI Issue	07.05.21 A DA Issue

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Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



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BRICK Architects Pty Ltd
Suite 4, Cooina Complex, 100 Finders Parade
North Lakes, QLD 4509
PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

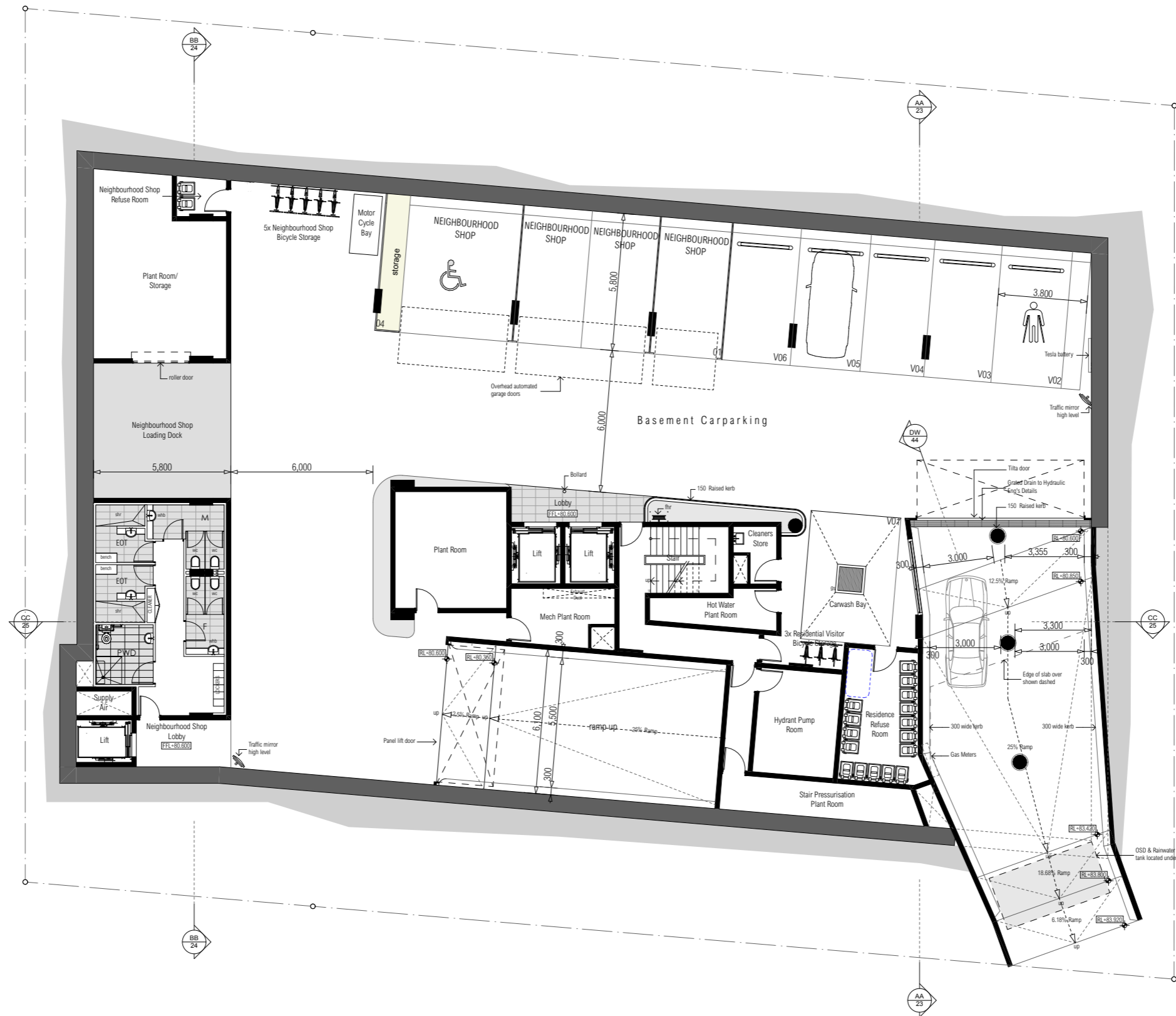
HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS	
	Roof Level	NL2025	DA.15	Rev. B

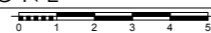
22.12.21 B Council RFI Issue
07.05.21 A DA Issue

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BASEMENT LEVEL ONE



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



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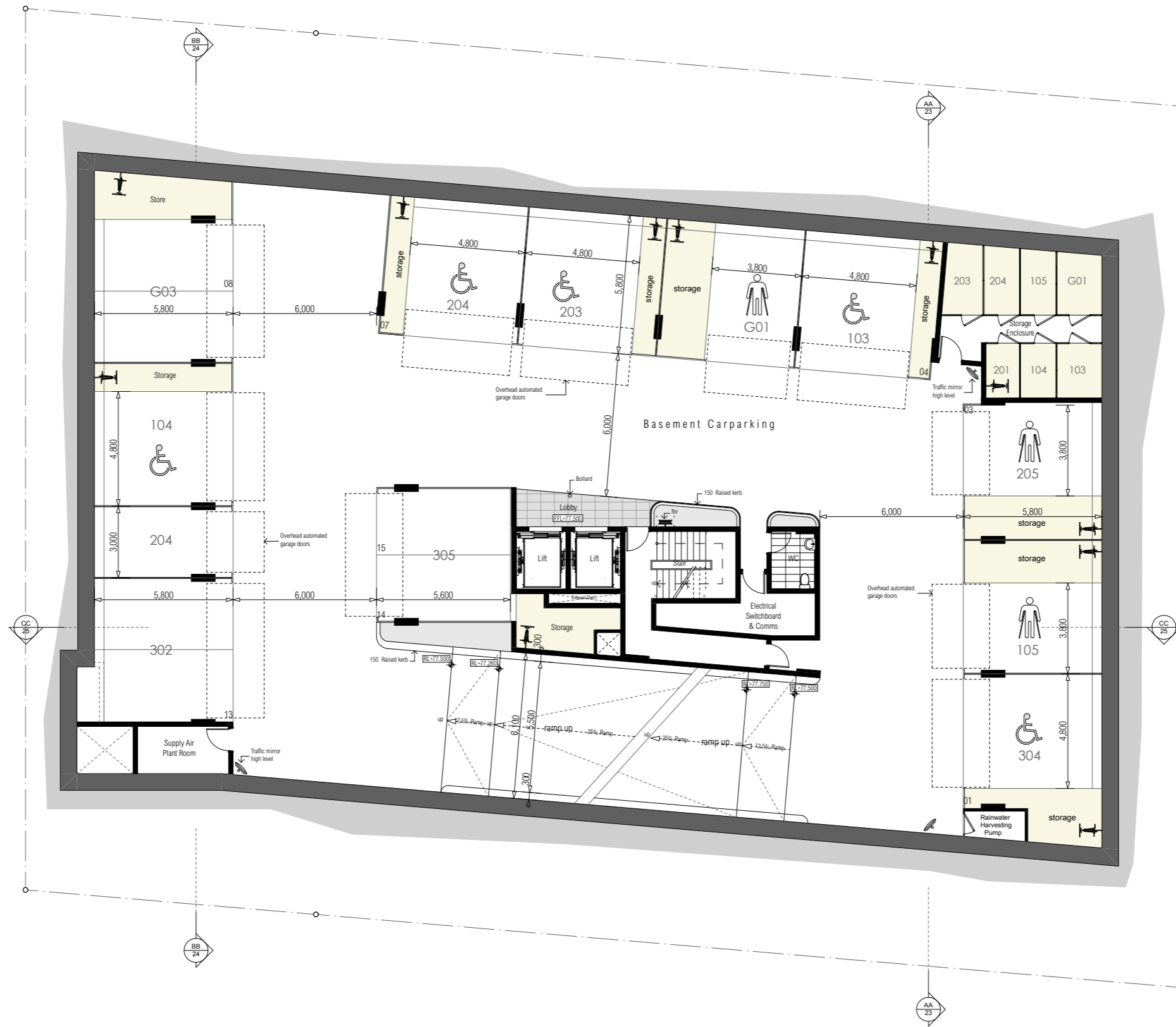
PCA ARCHITECTS
3/27 Izelt Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
Basement Level 1	22.12.21	B	Council RFI Issue
	07.05.21	A	DA Issue
	JOB No.	DWG. No.	Rev.
	NL2025	DA.16	B

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 **BASEMENT LEVEL TWO**

0 1 2 3 4 5

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



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HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
	Basement Level 2		
JOB No.	DWG. No.	Rev.	
NL2025	DA.17	B	

22.12.21 B Council RFI Issue
07.05.21 A DA Issue

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BASEMENT LEVEL THREE



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



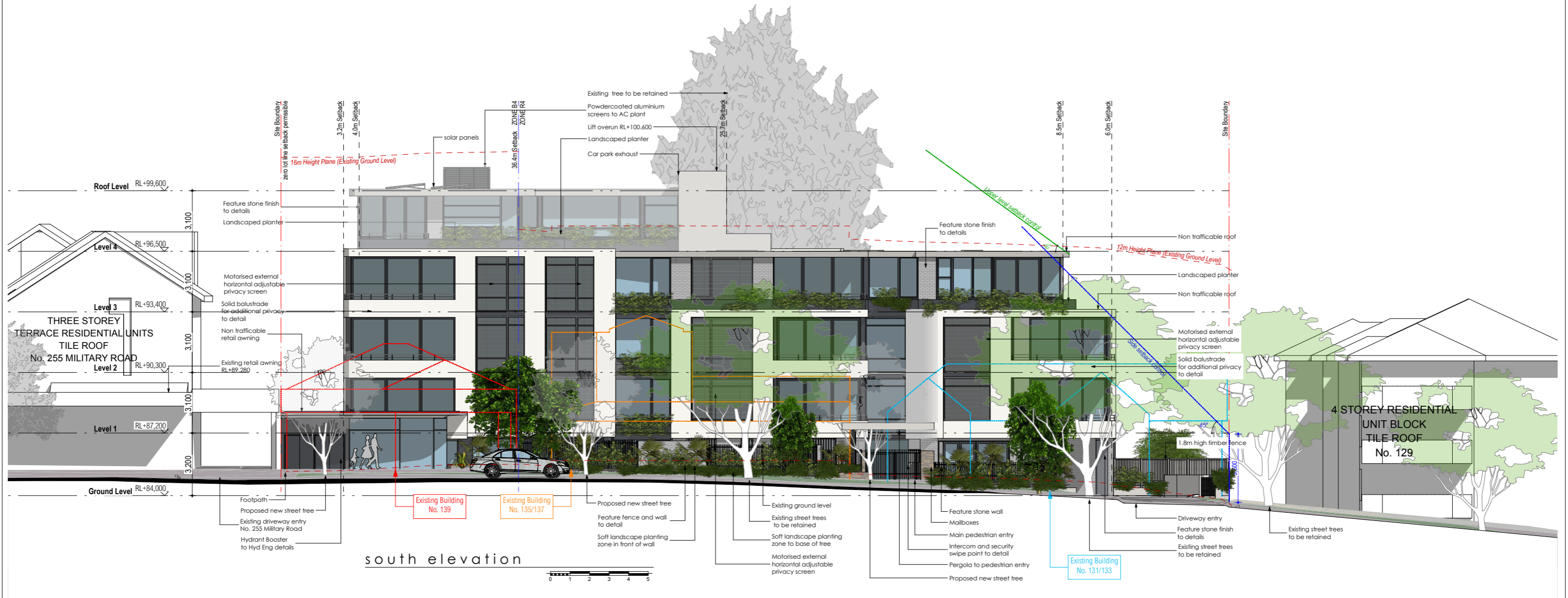
BRICK ARCHITECTS
BRICK Architects Pty Ltd
Suite 4, Cooina Complex, 100 Flinders Parade
North Lakes, QLD 4509

PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
	Basement Level 3		
JOB No.	DWG. No.	Rev.	
NL2025	DA.18	B3	

22.12.21 B Council RFI Issue
07.05.21 A DA Issue



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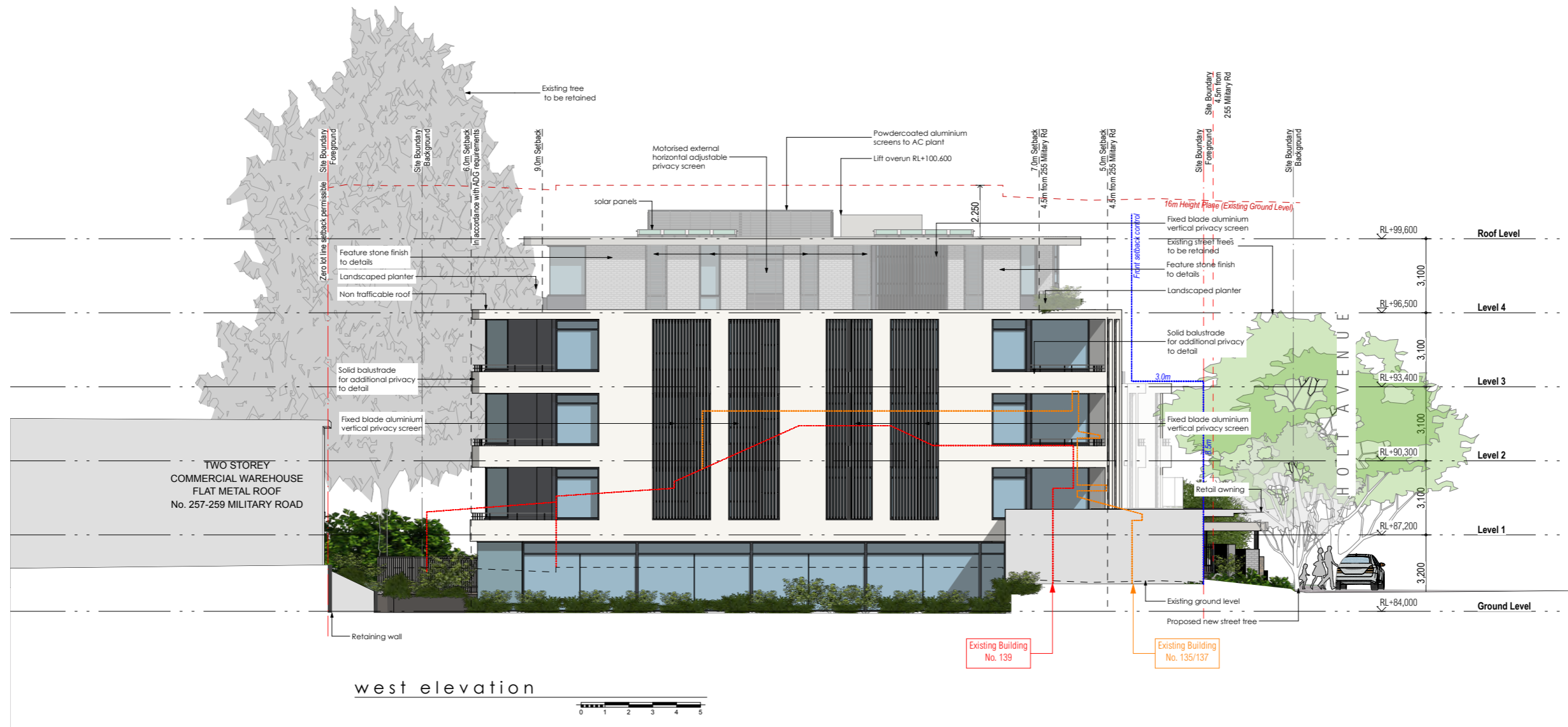
BRICK ARCHITECTS
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 Suite 4, Cooina Complex, 100 Flinders Parade
 North Lakes, QLD 4509

PCA ARCHITECTS
 3/27 Izelt Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
 131-139 HOLT AVENUE • CREMORNE
 DEVELOPMENT APPLICATION

DRAWING	DATE ISSUE AMENDMENTS		
	JOB No.	DWG. No.	Rev.
Elevation - South	NL2025	DA.19	B

22.12.21 B Council RFI Issue
 07.05.21 A DA Issue



west elevation

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HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING Elevation - West	DATE	ISSUE	AMENDMENTS	
	JOB No. NL2025	DWG. No. DA.20	Rev. B	

22.12.21 B Council RFI Issue
07.05.21 A DA Issue



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Date: 18 October 2022

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



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PCA ARCHITECTS
3/27 Izelt Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
Elevation - North	JOB No.	DWG. No.	Rev.
	NL2025	DA.21	C
	11.02.22 C Council RFI Issue	22.12.21 B Council RFI Issue	07.05.21 A DA Issue



east elevation



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Date: 18 October 2022

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

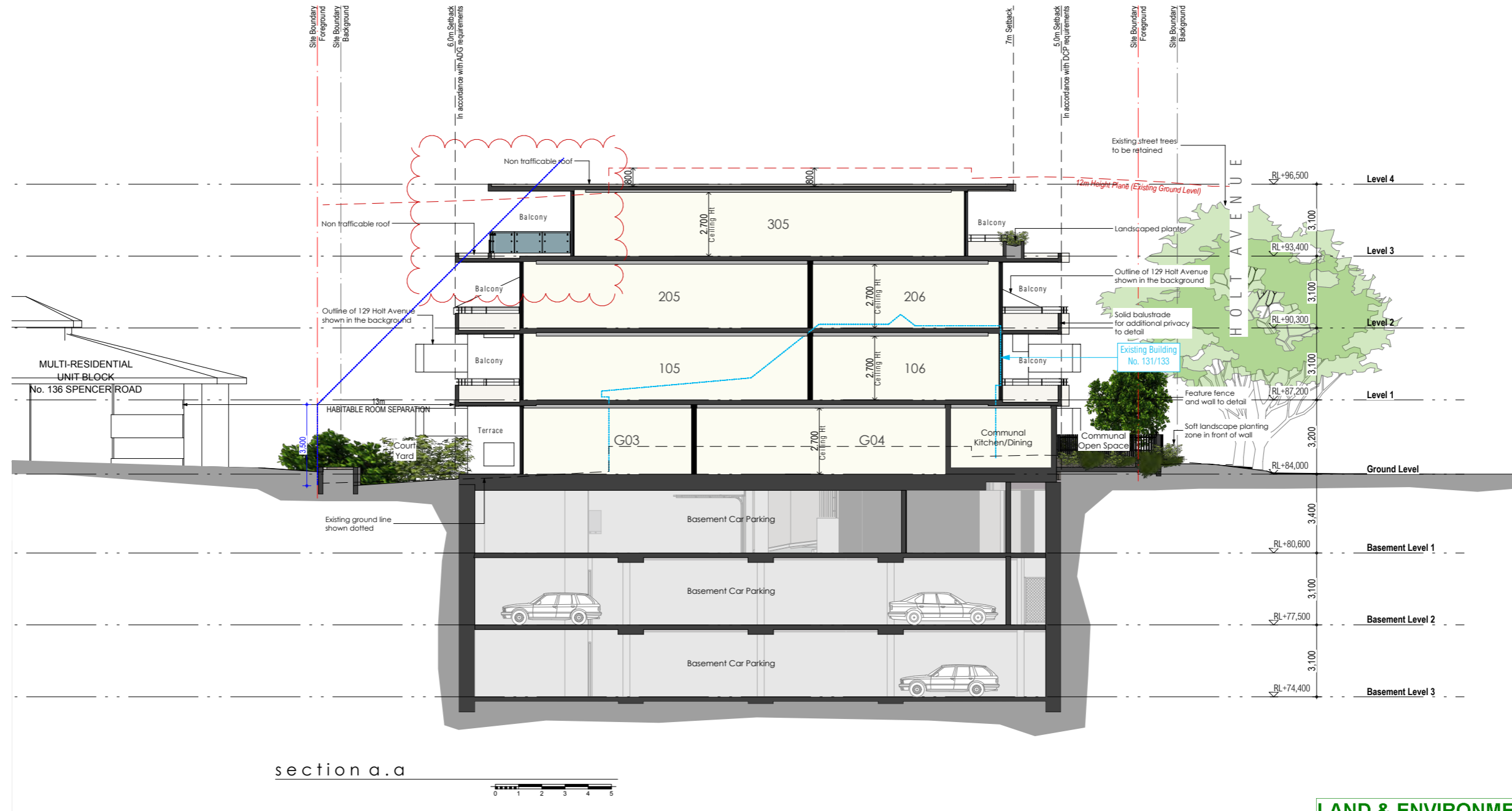


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North Lakes, QLD 4509
PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING		DATE	ISSUE	AMENDMENTS
Elevation - East		JOB No.	DWG. No.	Rev.
		NL2025	DA.22	C

11.02.22 C Council RFI Issue
22.12.21 B Council RFI Issue
07.05.21 A DA Issue



section a.a

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Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

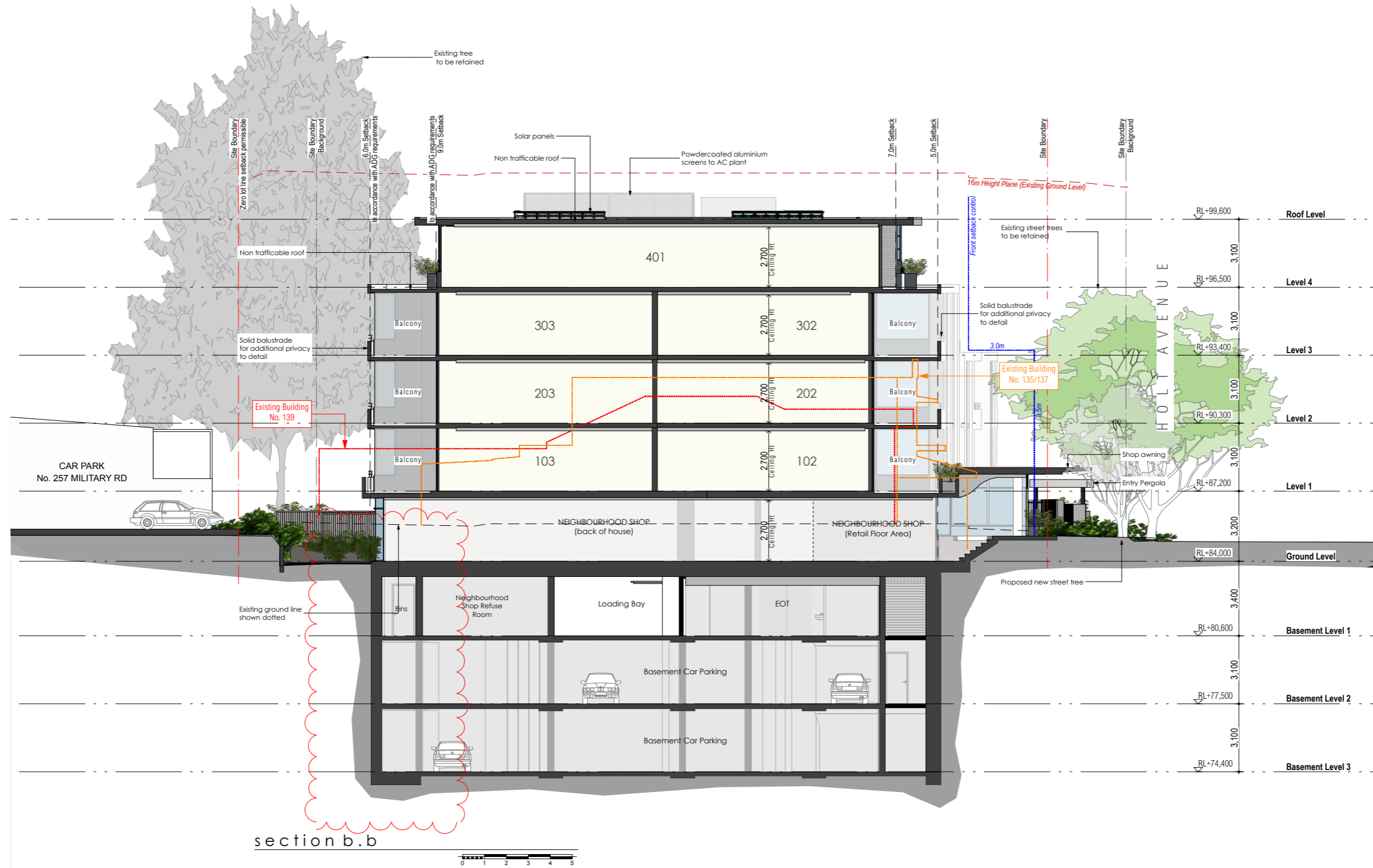


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BRICK Architects Pty Ltd
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North Lakes, QLD 4509

PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
Section A.A	JOB No.	DWG. No.	Rev.
	NL2025	DA.23	C
	11.02.22 C	22.12.21 B	07.05.21 A
			Council RFI Issue Council RFI Issue DA Issue



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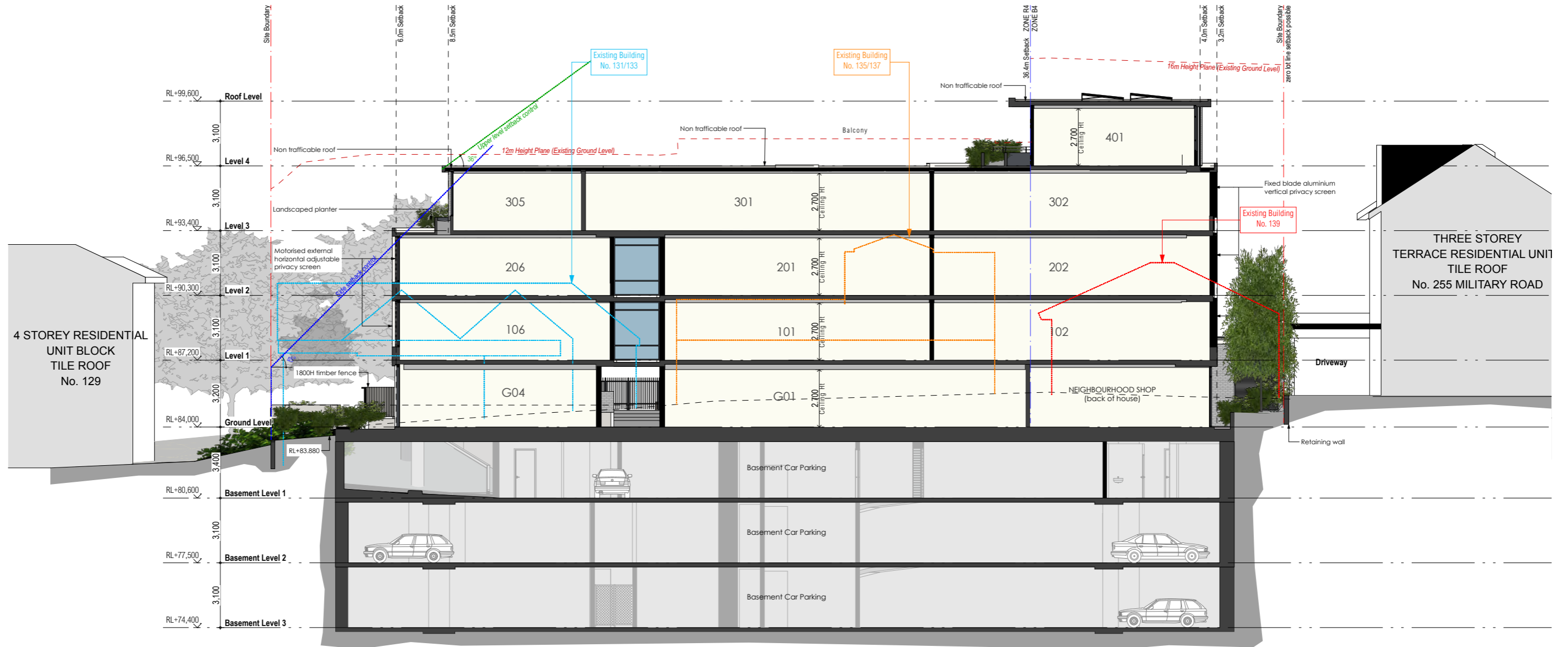
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



BRICK ARCHITECTS
BRICK Architects Pty Ltd
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North Lakes, QLD 4509
PCA ARCHITECTS
3/27 Izelt Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
Section B.B	JOB No.	DWG. No.	Rev.
	NL2025	DA.24	C
	16.08.22 C	S34 Issue	
	22.12.21 B	Council RFI Issue	
	07.05.21 A	DA Issue	



section c.c



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Date: 18 October 2022

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



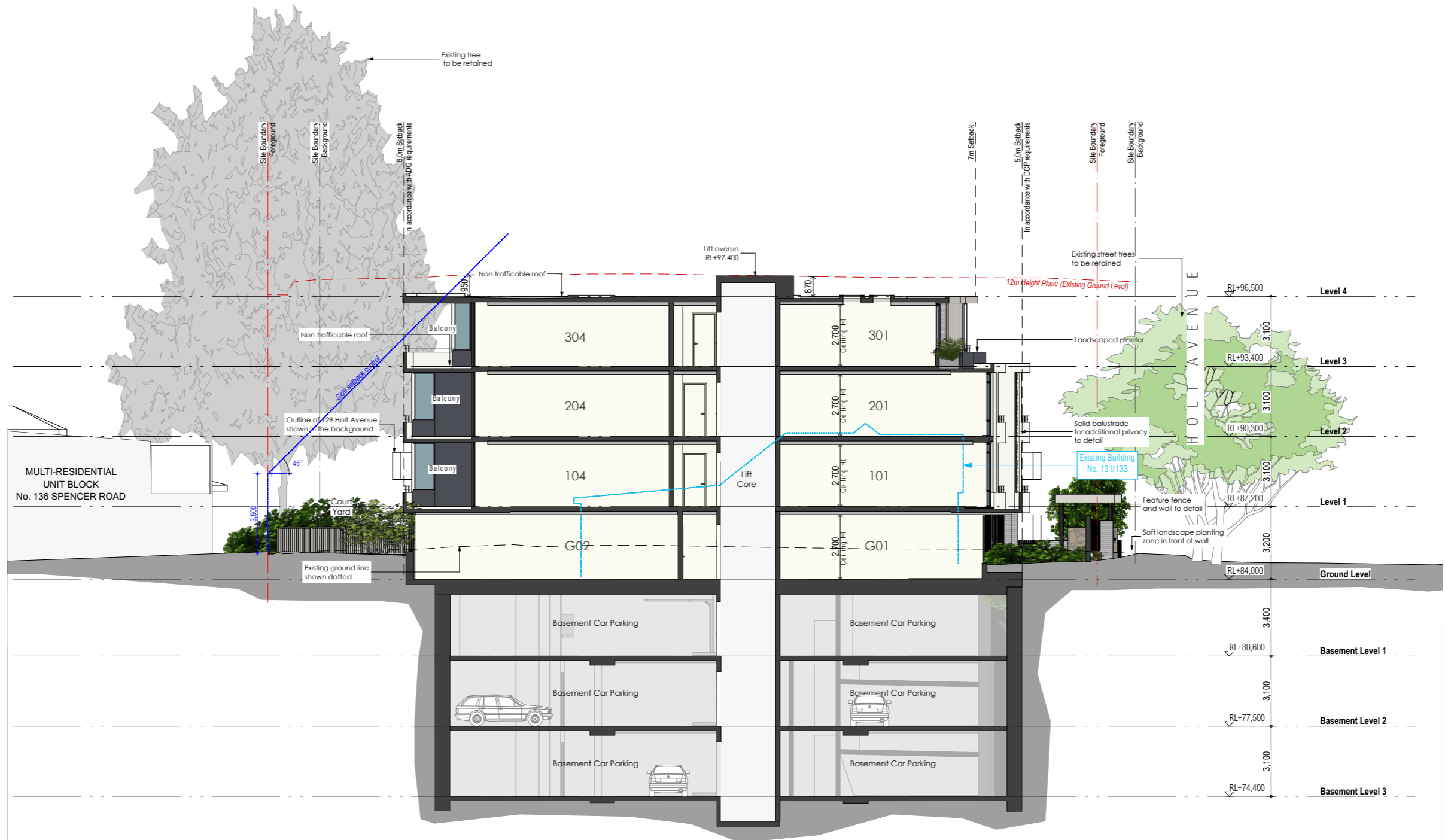
BRICK ARCHITECTS
BRICK Architects Pty Ltd
Suite 4, Cooina Complex, 100 Flinders Parade
North Lakes, QLD 4509

PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING Section C.C	DATE	ISSUE	AMENDMENTS
	JOB No. NL2025	DWG. No. DA.25	Rev. B

22.12.21 B Council RFI Issue
07.05.21 A DA Issue



section e.e

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Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

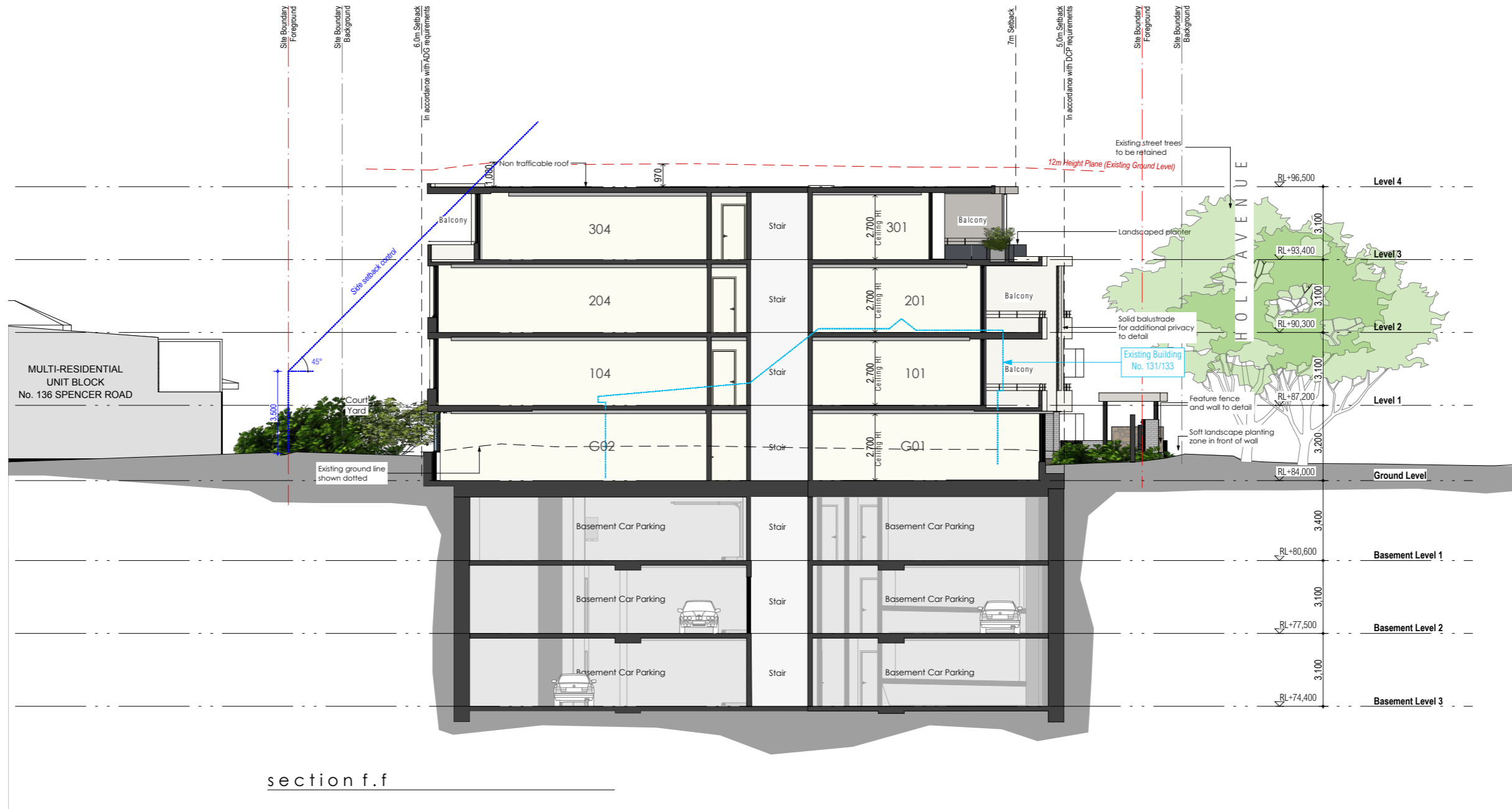


BRICK ARCHITECTS
BRICK Architects Pty Ltd
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North Lakes, QLD 4509

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3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	11.02.22 A Council RFI Issue		
	DATE	ISSUE	AMENDMENTS
Section E E	JOB No.	DWG. No.	Rev.
	NL2025	DA.54	A



section f.f

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Date: 18 October 2022

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

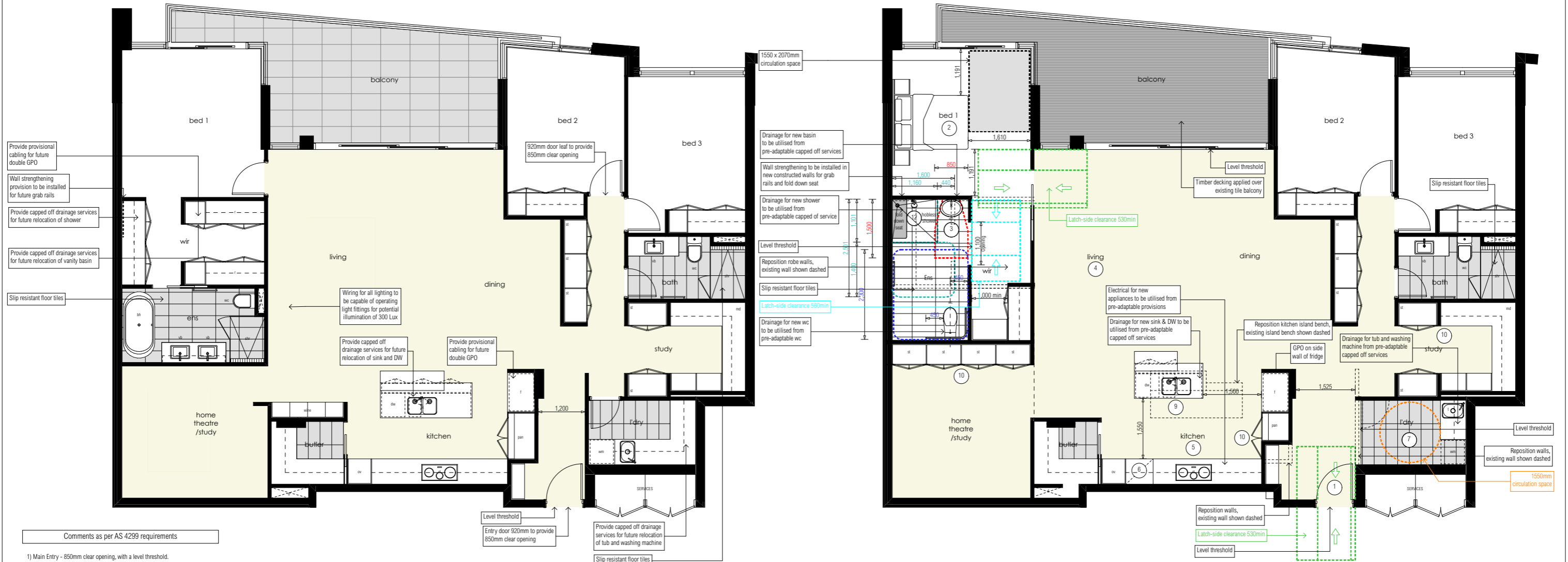


BRICK ARCHITECTS
BRICK Architects Pty Ltd
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North Lakes, QLD 4509

PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
Section F F	11.02.22	A	Council RFI Issue
	JOB No.	DWG. No.	Rev.
	NL2025	DA.55	A



Comments as per AS 4299 requirements

- 1) Main Entry - 850mm clear opening, with a level threshold. Installation of GPO above entry door for future door opening. Auto door opener to have battery back-up power supply.
- 2) Bed 1 - minimum 860mm clear opening with 530mm latchside clearance. Minimum 1000mm and 1550 x 2070mm circulation space around bed
- 3) Ensuite - adequate circulation provided by suitable location of WC, shower and basin. Removal of bath and shower screens to allow for appropriate circulation space as per requirements. Door to move to allow for 460mm latchside clearance. Provisions to be made for grab rails
- 4) Living area has suitable circulation space
- 5) Kitchen - an easily moveable island bench to provide adequate circulation space of minimum 1550mm and 1200mm clear corridor. Provisional plumbing & electrical work allocated for future adaptation. Cooktop, oven & refrigerator have adjacent work surfaces of minimum 800mm as per AS 4299
- 6) Counter - bench height to be replaceable to move within height range of 750mm-850mm above FFL
- 7) Laundry - minimum circulation space of 1550mm achieved.
- 8) Carparking - as per AS2890, the adaptable carparks are greater than the minimum dimension of 3200mm x 5400mm
- 9) Sink Tapware - tapset located within 300mm of front of sink
- 10) Adjustable Shelving - depth 600mm max up to 800mm above FFL. Depth 450mm max from 800-1500mm. Depth max 300mm above 1500mm.
- 11) Linen Cupboard - Min 600mm wide with adjustable shelving

Apartment 104, 204, 304
Pre-Adaptable

Apartments 104, 204, 304
Post-Adaptable

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Date: 18 October 2022

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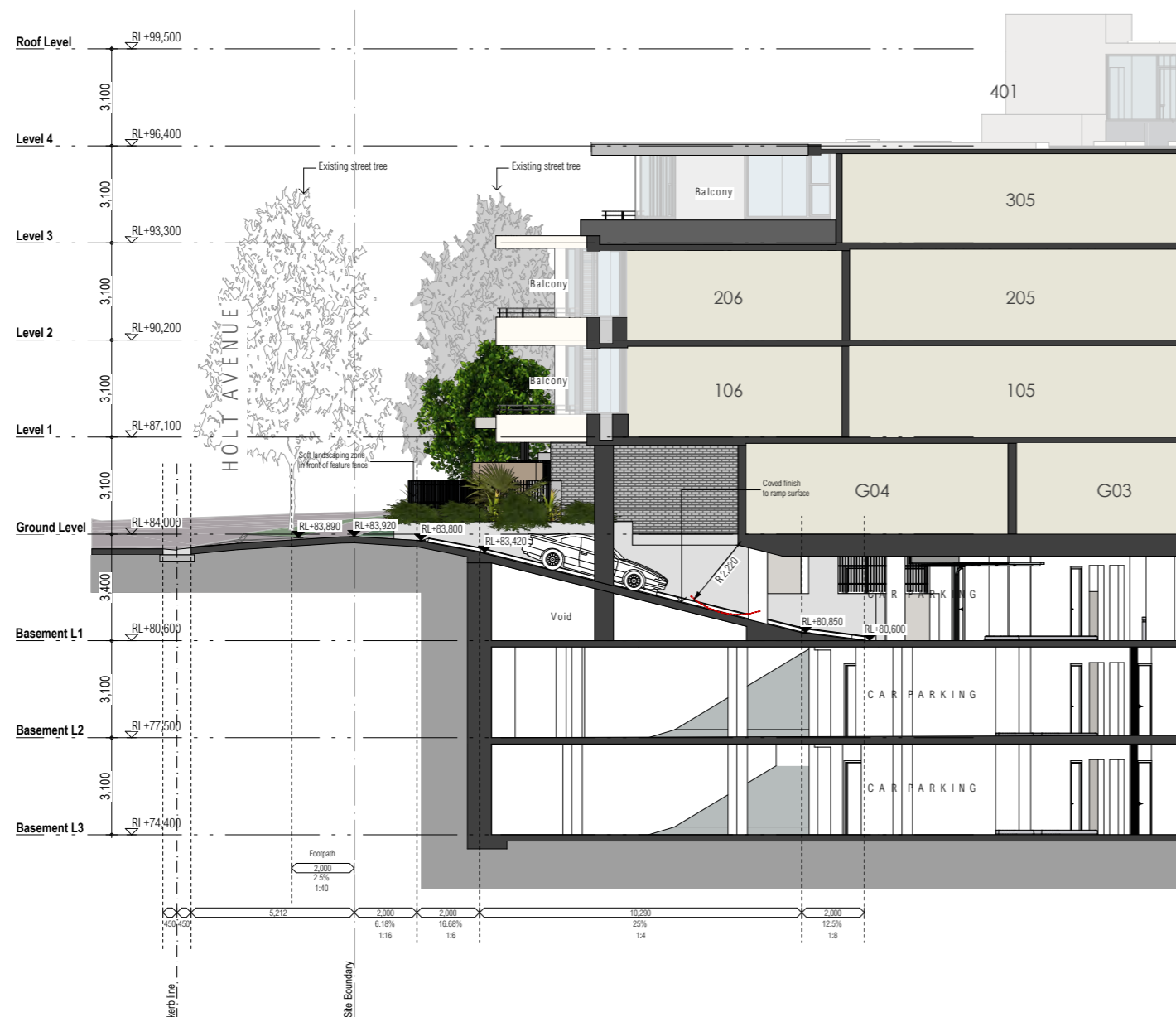


HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
	Adaptable Apartments 2		
JOB No.	DWG. No.	Rev.	
NL2025	DA.36	B	

22.12.21 B Council RFI Issue
07.05.21 A DA Issue

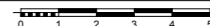
**LAND & ENVIRONMENT COURT
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Date: 18 October 2022



entry driveway section



entry driveway plan



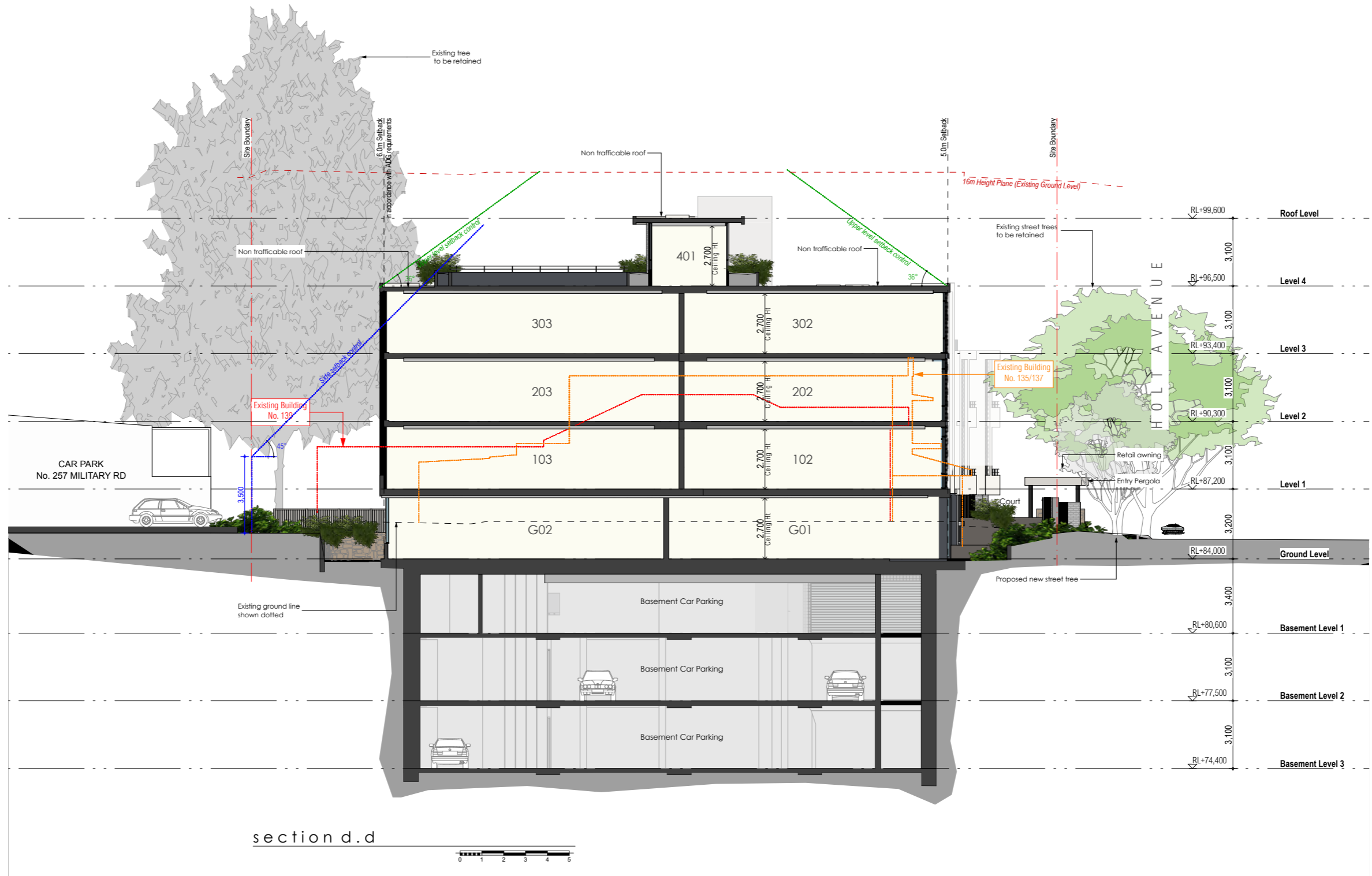
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



BRICK ARCHITECTS
BRICK Architects Pty Ltd
Suite 4, Cooina Complex, 100 Flinders Parade
North Lakes, QLD 4509
PCA ARCHITECTS
3/27 Izelt Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	DATE	ISSUE	AMENDMENTS
Driveway Entry Details	22.12.21	B	Council RFI Issue
	07.05.21	A	DA Issue
	JOB No.	DWG. No.	Rev.
	NL2025	DA.44	B



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Identified as
Rev B in
Cond A1

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



BRICK
ARCHITECTS

BRICK Architects Pty Ltd
Suite 4, Cooina Complex, 100 Flinders Parade
North Lakes, QLD 4509

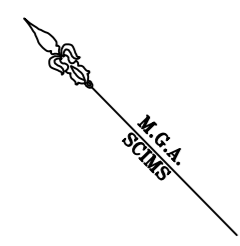
PCA ARCHITECTS
3/27 Izell Street, Prahran, VIC 3181

HOLT AVENUE APARTMENTS
131-139 HOLT AVENUE • CREMORNE
DEVELOPMENT APPLICATION

DRAWING	22.12.21 A Council RFI Issue		
	DATE	ISSUE	AMENDMENTS
Section D.D	JOB No.	DWG. No.	Rev.
	NL2025	DA.45	1

LOCATION PLAN

LAND & ENVIRONMENT COURT
NSW
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Date: 18 October 2022



1
D P 576252

1
D P 178541

S P 30665

S P 16429

1
D P 660098

LOTS 1-2
SEE SHEETS 2-6 FOR DETAILS

S P 2337

HOLT

AVENUE

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT
EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR
Name: MITCHELL KEITH AYRES
Date:
Reference: 201106 DSUB CG

PLAN OF SUBDIVISION OF LOTS 1-2
DP602238 LOT 1 DP965837 LOT 9
SECTION 3 DP975041 AND LOT C
DP983569

LGA: NORTH SYDNEY
Locality: CREMORNE
Reduction Ratio: 1:150
Lengths are in metres.

REGISTERED
CONTRACT PLAN
Plan compiled from
architectural CAD data.
Plan is subject to final
survey after completion
of construction.

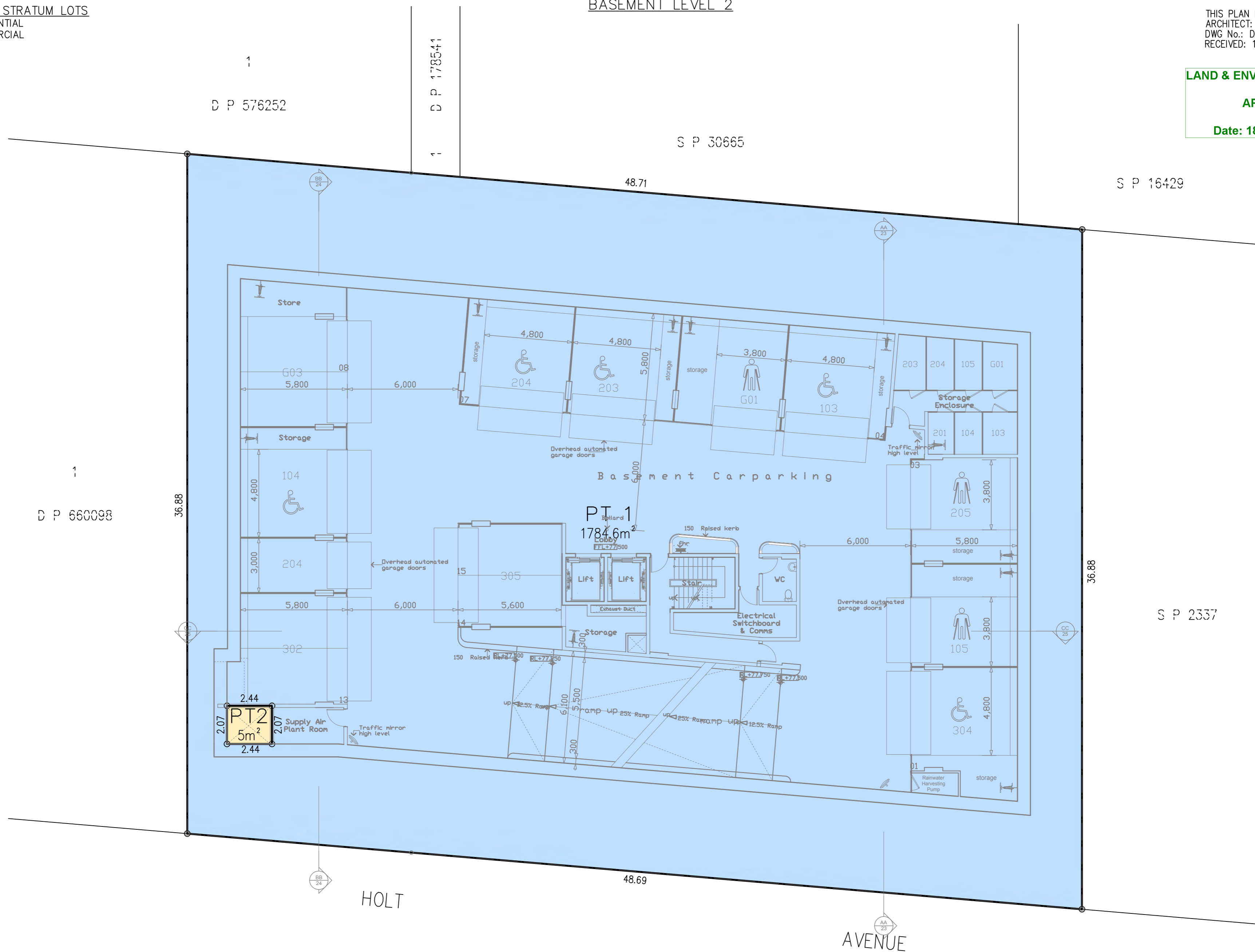
DRAFT
PRINTED 11 FEB 2022
ISSUE 4

BASEMENT LEVEL 2

SCHEDULE OF STRATUM LOTS
LOT 1 - RESIDENTIAL
LOT 2 - COMMERCIAL

THIS PLAN IS BASED ON PLANS BY
ARCHITECT: BRICK ARCHITECTS
DWG No.: DA. 17
RECEIVED: 11 FEB 2022

**LAND & ENVIRONMENT COURT
NSW
APPROVED**
Date: 18 October 2022



DIMENSIONS AND AREAS SUBJECT TO SURVEY

**SCHEDULE OF WHOLE OF LOT
EASEMENTS**
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR
Name: MITCHELL KEITH AYRES
Date:
Reference: 201106 DSUB CG

PLAN OF SUBDIVISION OF LOTS 1-2
DP602238 LOT 1 DP965837 LOT 9
SECTION 3 DP975041 AND LOT C
DP983569

LGA: NORTH SYDNEY
Locality: CREMORNE
Reduction Ratio: 1:150
Lengths are in metres.

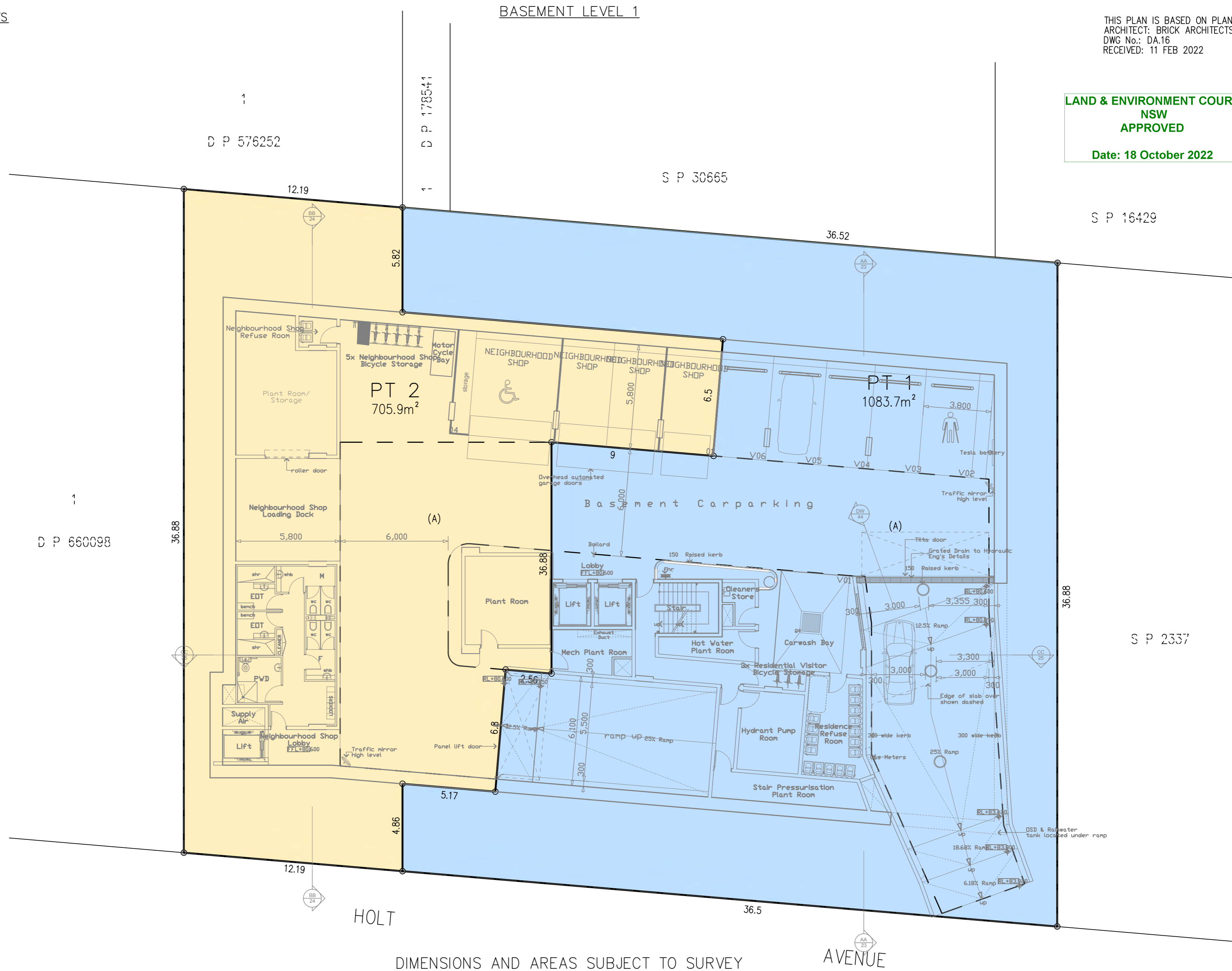
**REGISTERED
CONTRACT PLAN**
Plan compiled from
architectural CAD data.
Plan is subject to final
survey after completion
of construction.

DRAFT
PRINTED 11 FEB 2022
ISSUE 4

SCHEDULE OF STRATUM LOTS
 LOT 1 - RESIDENTIAL
 LOT 2 - COMMERCIAL

THIS PLAN IS BASED ON PLANS BY
 ARCHITECT: BRICK ARCHITECTS
 DWG No.: DA.16
 RECEIVED: 11 FEB 2022

**LAND & ENVIRONMENT COURT
 NSW
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(A) RIGHT OF ACCESS

DIMENSIONS AND AREAS SUBJECT TO SURVEY

**SCHEDULE OF WHOLE OF LOT
 EASEMENTS**
 EASEMENT FOR SUPPORT & SHELTER
 EASEMENT FOR SERVICES
 EASEMENT FOR EMERGENCY EGRESS
 EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR
 Name: MITCHELL KEITH AYRES
 Date:
 Reference: 201106 DSUB CG

PLAN OF SUBDIVISION OF LOTS 1-2
 DP602238 LOT 1 DP965837 LOT 9
 SECTION 3 DP975041 AND LOT C
 DP983569

LGA: NORTH SYDNEY
 Locality: CREMORNE
 Reduction Ratio: 1:150
 Lengths are in metres.

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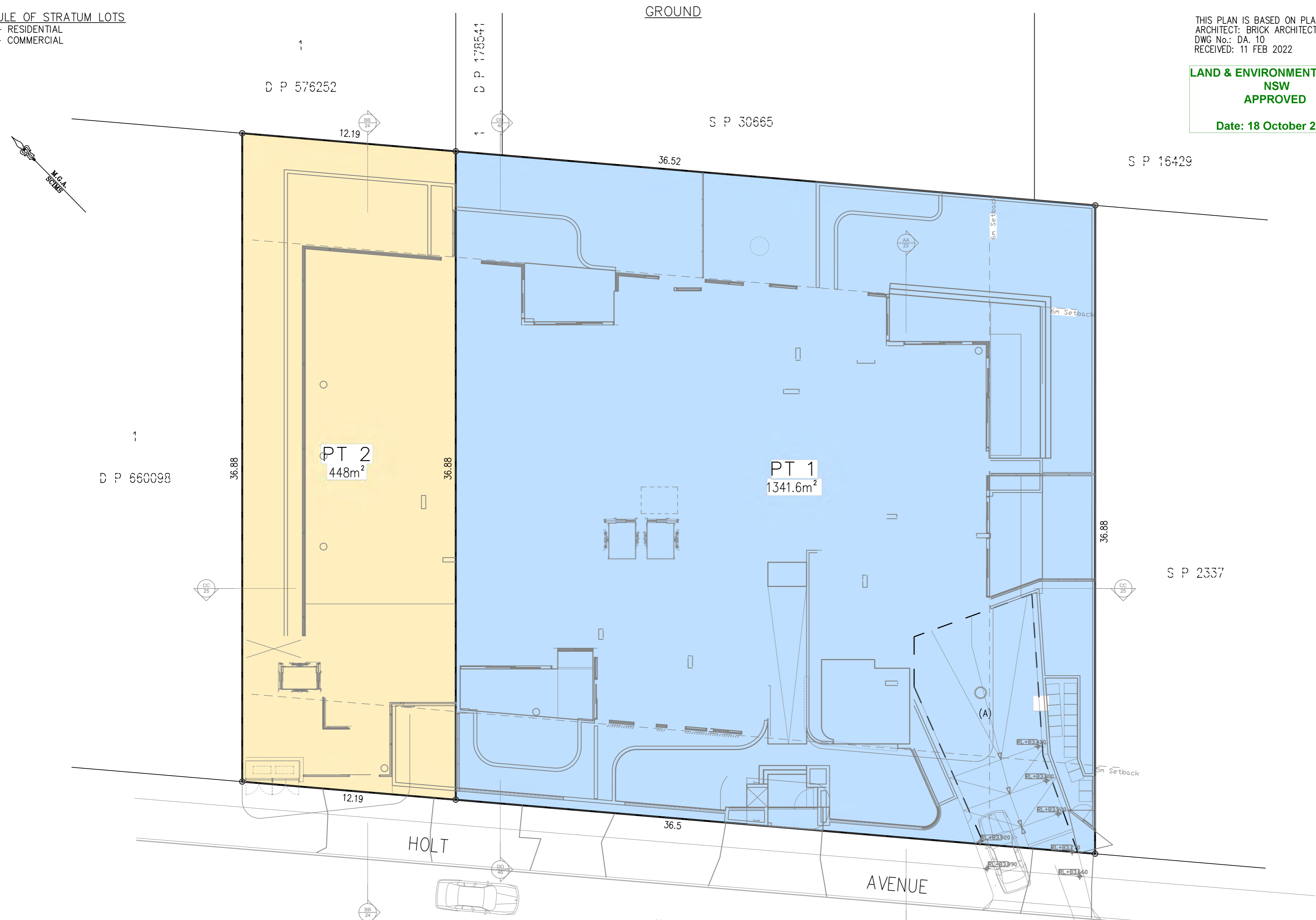
SCHEDULE OF STRATUM LOTS

- LOT 1 - RESIDENTIAL
- LOT 2 - COMMERCIAL

THIS PLAN IS BASED ON PLANS BY
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GROUND LEVEL DIMENSIONS AND AREAS SUBJECT TO SURVEY



SCHEDULE OF WHOLE OF LOT

- EASEMENTS**
- EASEMENT FOR SUPPORT & SHELTER
 - EASEMENT FOR SERVICES
 - EASEMENT FOR EMERGENCY EGRESS
 - EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR
 Name: MITCHELL KEITH AYRES
 Date:
 Reference: 201106 DSUB CG

PLAN OF SUBDIVISION OF LOTS 1-2
 DP602238 LOT 1 DP965837 LOT 9
 SECTION 3 DP975041 AND LOT C
 DP983569

LGA: NORTH SYDNEY
 Locality: CREMORNE
 Reduction Ratio: 1:150
 Lengths are in metres.

REGISTERED
 CONTRACT PLAN
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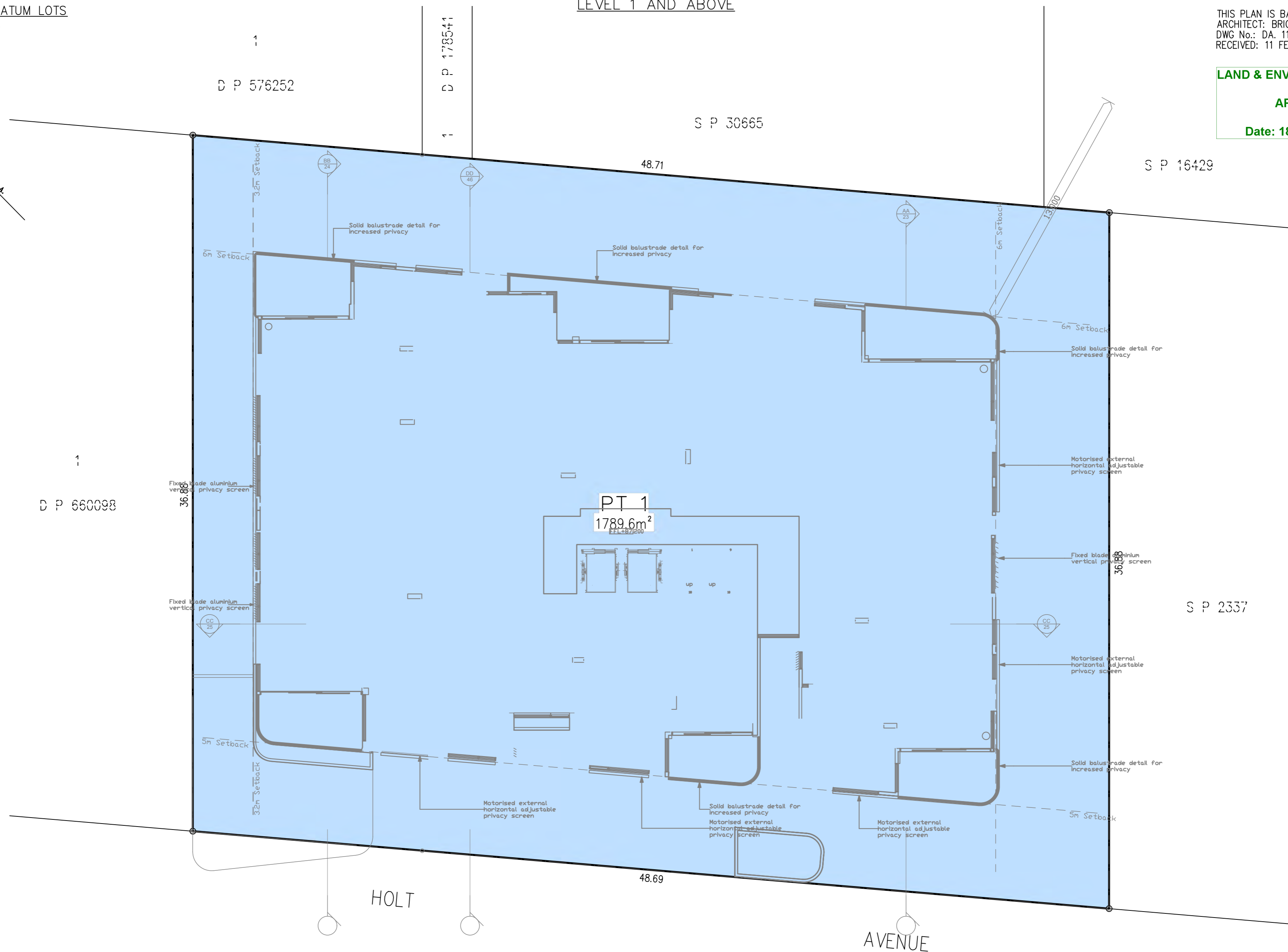
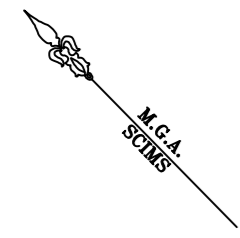
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LEVEL 1 AND ABOVE

SCHEDULE OF STRATUM LOTS
LOT 1 - RESIDENTIAL

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DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT
EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR
Name: MITCHELL KEITH AYRES
Date:
Reference: 201106 DSUB CG

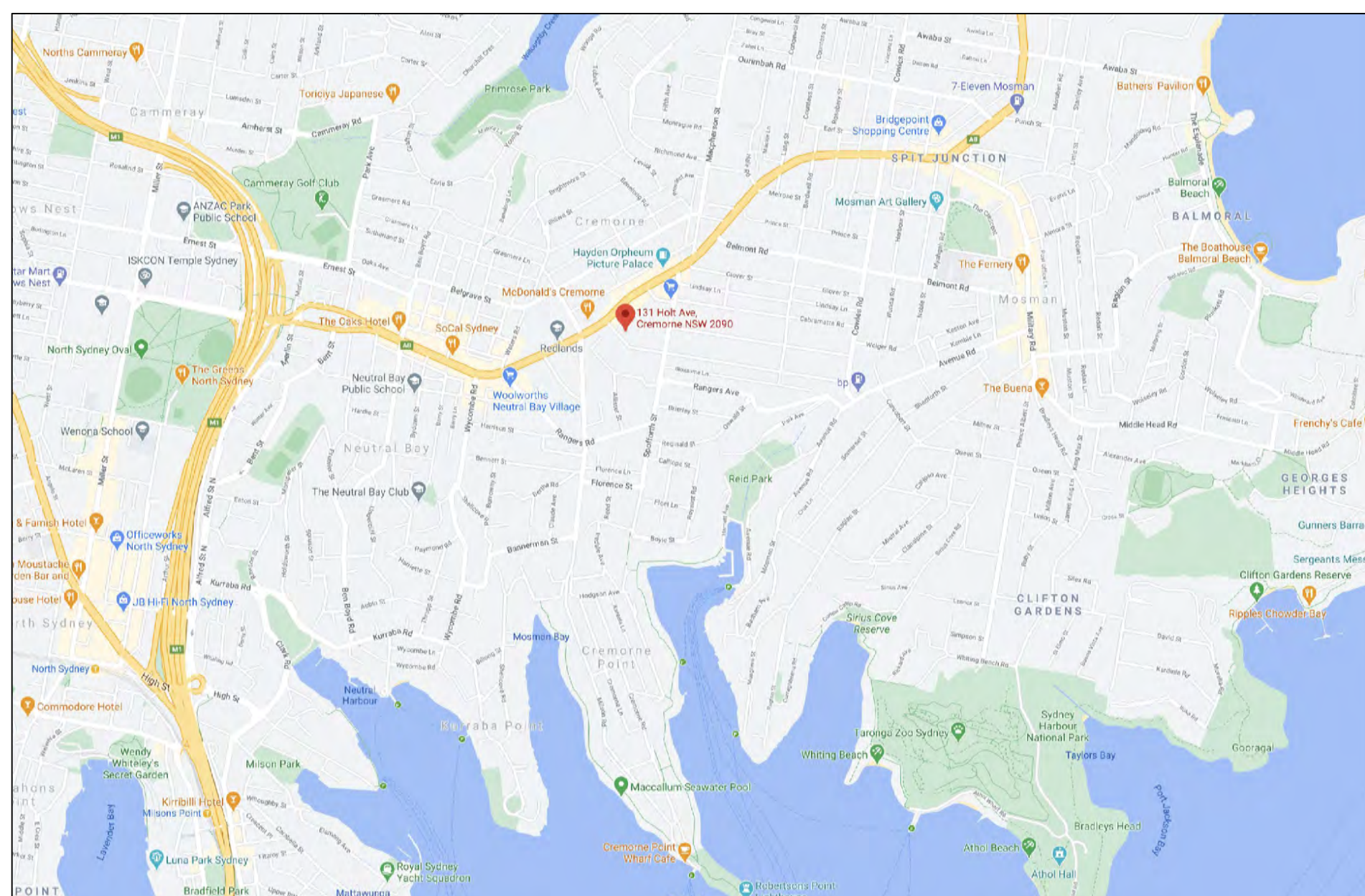
PLAN OF SUBDIVISION OF LOTS 1-2
DP602238 LOT 1 DP965837 LOT 9
SECTION 3 DP975041 AND LOT C
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LGA: NORTH SYDNEY
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SITE LOCATION
NTS | GOOGLE MAPS

DRAWING SCHEDULE

- 529_DA_01 COVER PAGE
- 529_DA_02 PLANT SCHEDULE
- 529_DA_10 LANDSCAPE PLAN - GROUND FLOOR
- 529_DA_11 LANDSCAPE PLAN - LEVEL 1 & LEVEL 2
- 529_DA_12 LANDSCAPE PLAN - LEVEL 3 & LEVEL 4
- 529_DA_50 DETAILS AND GENERAL SPECIFICATION

GENERAL NOTES

- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS AND ADDITIONAL CONSULTANT'S DRAWINGS, SPECIFICATIONS AND REPORTS
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL
- ALL PAVING IS INDICATIVE, TO BE TO FUTURE SPECIFICATION, AND SET OUT ON SITE
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S APPROVAL, STANDARDS AND CODES
- THE CONTRACTOR IS TO ENSURE THAT ALL THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT
- MBD TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO PURCHASE AND DELIVERY
- EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SETOUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION. MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE

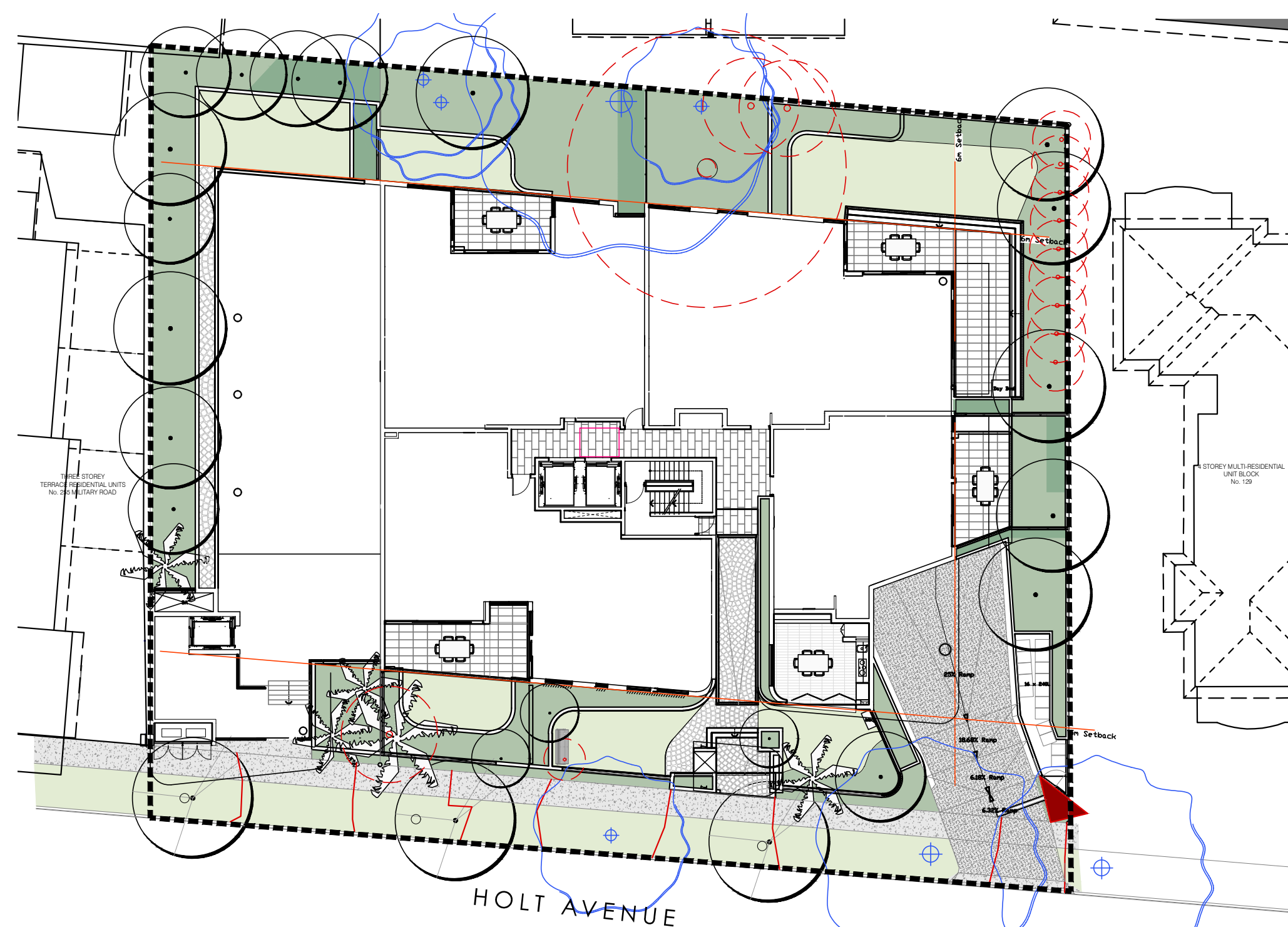
DRAINAGE AND IRRIGATION NOTES

- REFER TO CIVIL ENGINEER'S UTILITY AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION.
- REQUIREMENTS FOR LANDSCAPE DRAINAGE TO BE CONFIRMED ONSITE UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS
- TREE PITS THAT HAVE BEEN EXCAVATED INTO HEAVY EARTH OR STONE TO CONTAIN A RING OF AG PIPE LAID AT THE INVERT OF THE PIT WITHIN A MINIMUM 200mm LAYER OF FREE DRAINING MATERIAL. AG PIPE TO BE CONNECTED TO A DRAINAGE OUTLET (REFER TO TYPICAL TREE PIT DRAINAGE SECTION)
- ALL LAWN AREAS TO HAVE POPUP ROTORS
- ALL GARDEN BEDS TO HAVE FIXED SOLID RISERS WITH SPRAYS

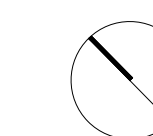
EXISTING TREE SCHEDULE

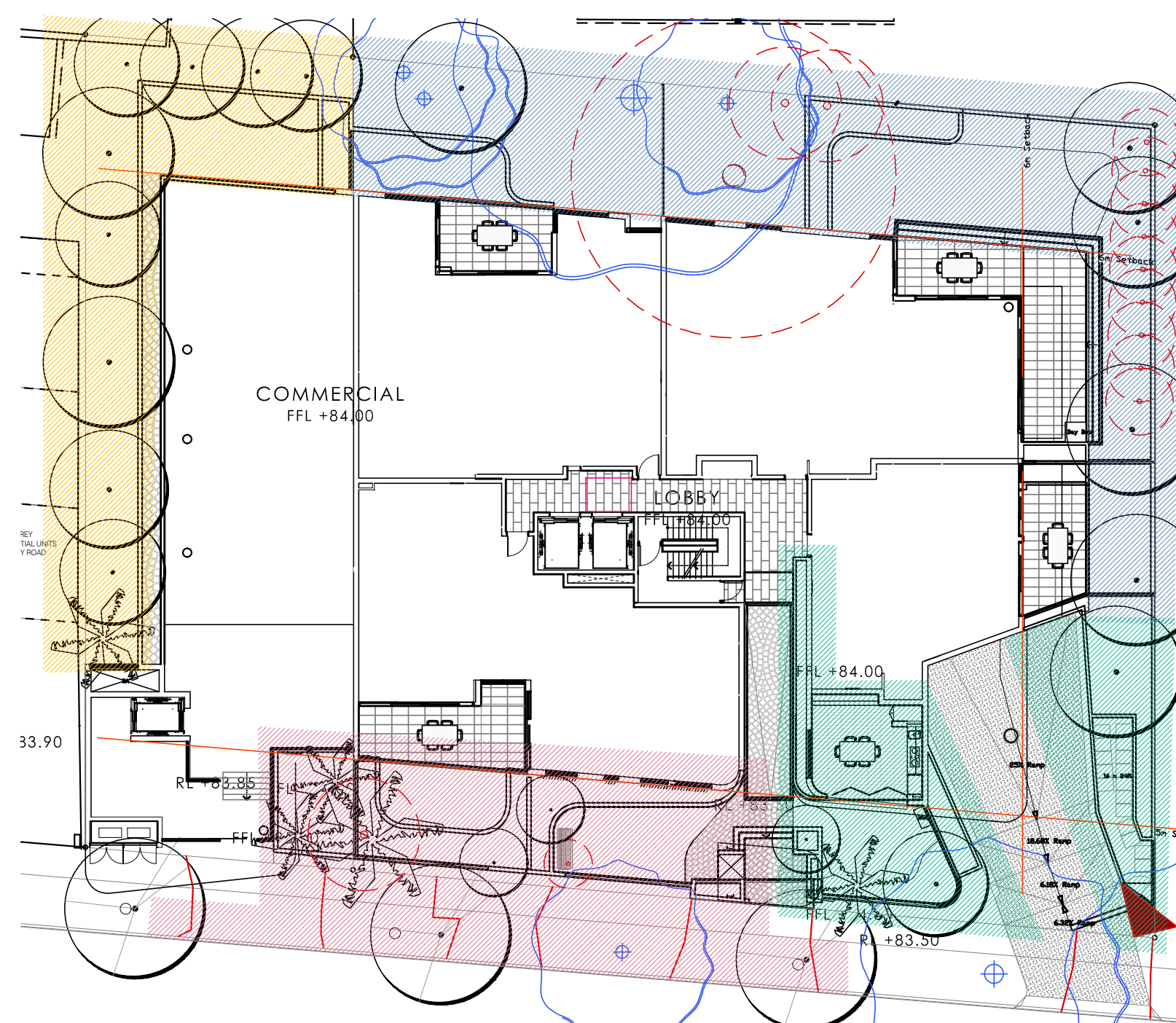
TREES TO BE RETAINED				
CODE	BOTANIC NAME	COMMON NAME	HEIGHT	SPREAD
T6	Ficus coronata	Sandpaper Fig	8m	6m
T7	Syagrus romanzoffiana	Queen Palm	8m	
T12	Eucalyptus microcorys	Tallowwood	30m	20m
T14	Howea forrestiana	Kentia Palm	4m	4m
N1	Lophostemon confertus	Brush Box		10m
N2	Lophostemon confertus	Brush Box		10m
N3	Lophostemon confertus	Brush Box		8m
TREES TO BE REMOVED OUTSIDE OF BUILDING FOOTPRINT				
CODE	BOTANIC NAME	COMMON NAME	HEIGHT	SPREAD
T1	Grevillea robusta	Silky Oak	6m	3m
T13	Eucalyptus microcorys	Tallowwood	30m	20m
T15	Cupressocyparis x leylandii	Leyland cypress	4m	3m
T16	Cupressocyparis x leylandii	Leyland cypress	4m	3m
T17	Cupressocyparis x leylandii	Leyland cypress	4m	

NOTE
REFER TO ARBORIST REPORT PREPARED BY 'THE ARBORIST NETWORK'
DATED 18.12.2020

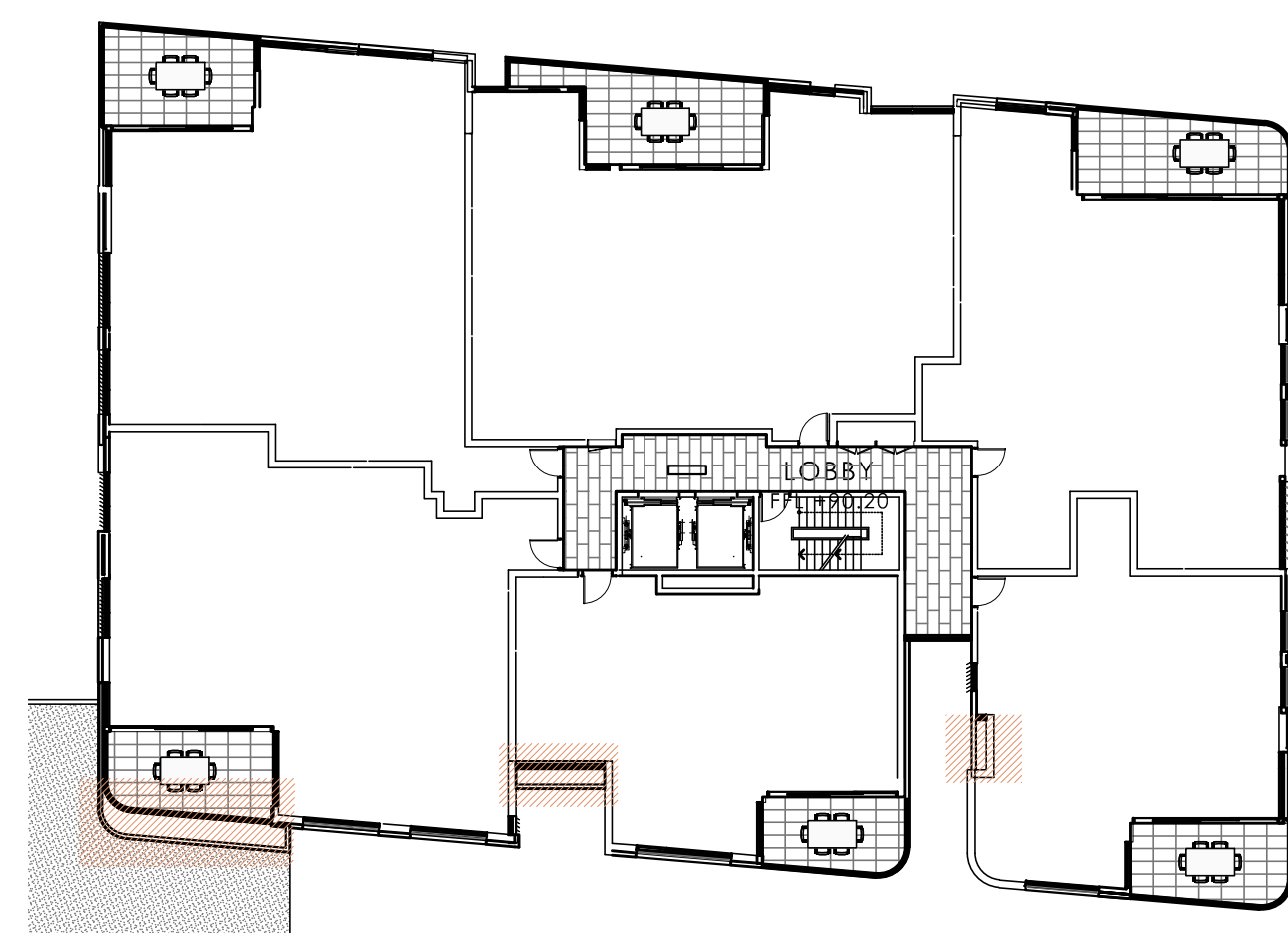


SITE PLAN
SCALE 1:250 @ A1

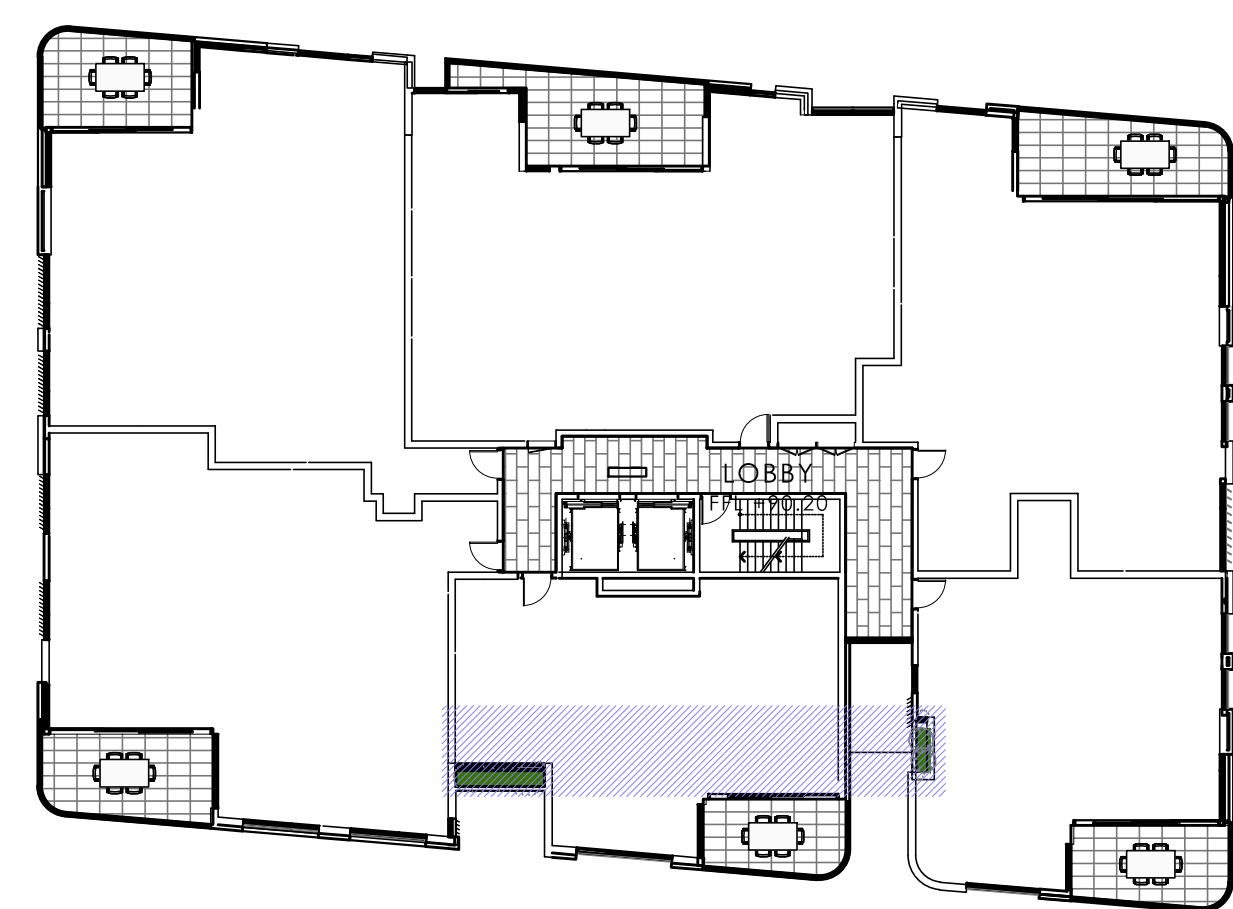




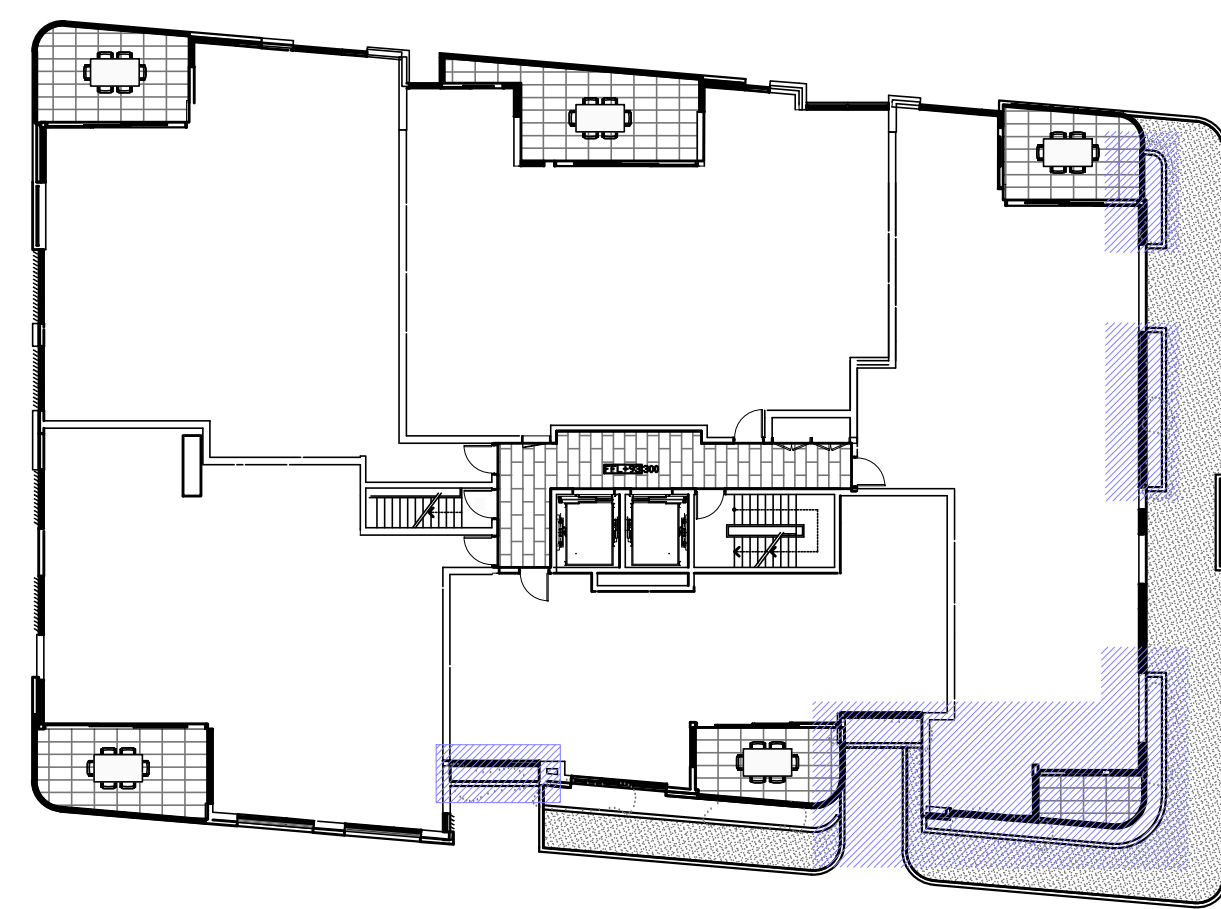
GROUND FLOOR PLANTING KEY PLAN
SCALE 1:250 @ A1



FIRST FLOOR PLANTING KEY PLAN
SCALE 1:250 @ A1



SECOND FLOOR PLANTING KEY PLAN
SCALE 1:250 @ A1



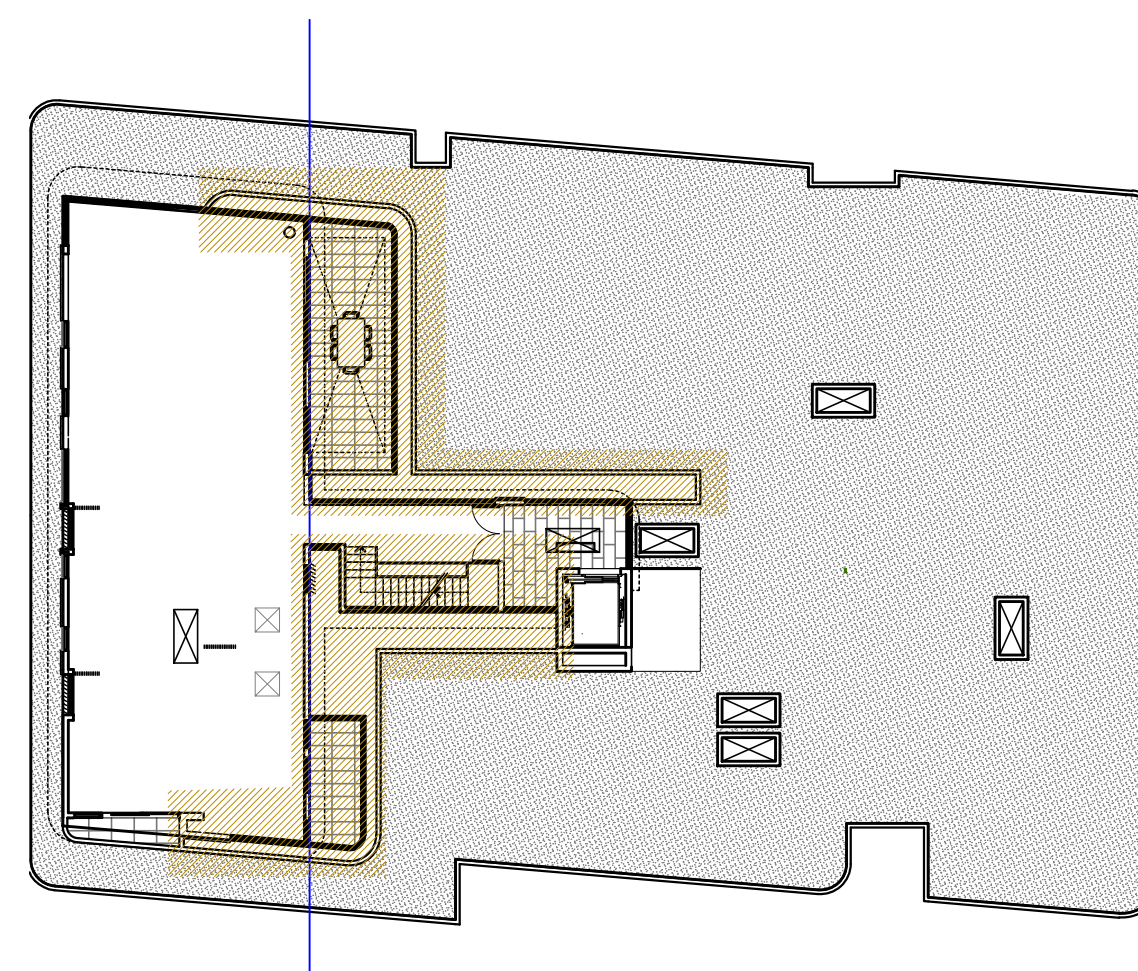
THIRD FLOOR PLANTING KEY PLAN
SCALE 1:250 @ A1

PLANT SCHEDULE

TREES												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT
*AF	Atractocarpus fitzalanii	Native Gardenia	3		2	1				6	150L	6m
*CA	Cupaniopsis anacardioides	Tuckeroo	1	1		2				4	200L	15m
*LA	Livistona australis	Cabbage Tree Palm	1		2	1				4	150L	25m
PR	Plumeria alba	Frangipani	3	2						5	200L	8m
*TL	Tristaniopsis laurina 'Luscious'	Water Gum	2	2		1				5	200L	7-12m
*LC	Lophostemon confertus	Brush Box			3					3	200L	10-15m
SHRUBS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT
Cr	Cycas revoluta	Sago cycad		12		7			2	21	400mm	3m
Pr	Philodendron 'Rojo Congo'	Rojo Congo Philodendron						15	15	30	200mm	0.6m
Pt	Pittosporum tobira	Japanese Mock Orange	60	64			8			132	200mm	0.3 - 0.6m
Ph	Podocarpus henkellii	Plum Pine	20	10						30	50L	4m
Px	Philodendron 'Xanadu'	Xanadu		30	22	30	8	15	10	115	200mm	1m
Re	Rhaphis excelsa	Broadleaf Lady Palm	25	15		20				60	300mm	3-4m
Ri	Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	60						10	70	200mm	1m
*Sa	Syzygium australe 'Resilience'	Lilly Pilly		30	10					40	300mm	5m
Vo	Viburnum odoratissimum 'Emerald Lustre'	Emerald Lustre Viburnum		10	6	6				22	300mm	1-4m
PERENNIALS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT
Ab	Alocasia brisbanensis	Native Lily	15	5	10	10				40	400mm	1.5m
Ad	Asparagus densiflorus 'Myersii'	Foxtail Fern	60	60			75		30	225	200mm	0.6-0.8m
Ae	Aspidistra elatior	Cast-iron-Plant						28		28	200mm	0.5-1.2m
Li	Liriope 'Isabella'	Creeping Lilyturf	72	72	84			30	40	298	140mm	0.4m
*Li	Lomandra 'Little Lime'	Little Lime Lomandra		60						60	140mm	0.4m
Lr	Ligularia reniformis	Tractor Seat	30		25	25		25	10	115	200mm	0.1m
Zf	Zamia furfuracea	Cardboard Cycad		10						10	300mm	0.5m
GROUNDCOVERS & CLIMBERS												
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	TOTAL	POT SIZE	MATURE HEIGHT
Hh	Hedera helix	English Ivy						18	32	50	140mm	Cascading
Ta	Trachelospermum asiaticum	Asiatic Jasmine		96		60	36			192	140mm	Groundcover
*Vh	Viola hederacea	Native Violet			100			30		130	140mm	Groundcover
Ss	Senecio serpens	Blue Chalksticks					60		25	85	140mm	Groundcover

NOTES

- ALL MATURE TREES TO BE SOURCED AND SUPPLIED BY MYLES BALDWIN DESIGN
- THE PLANT SCHEDULE IS CALCULATED BASED OFF THE LANDSCAPE PLANS PROVIDED BY MBD. ADDITIONAL PLANTS OUTSIDE OF THIS SCHEDULE MAY BE REQUIRED TO REACH THE DESIRED PLANT DENSITIES ONSITE
- ALL PLANT MATERIAL TO BE SETOUT ONSITE BY MYLES BALDWIN DESIGN PRIOR TO INSTALLATION
- ALL PLANTS MARKED * ARE NATIVE SPECIES

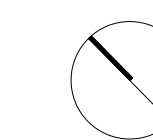


FOURTH FLOOR PLANTING KEY PLAN
SCALE 1:250 @ A1






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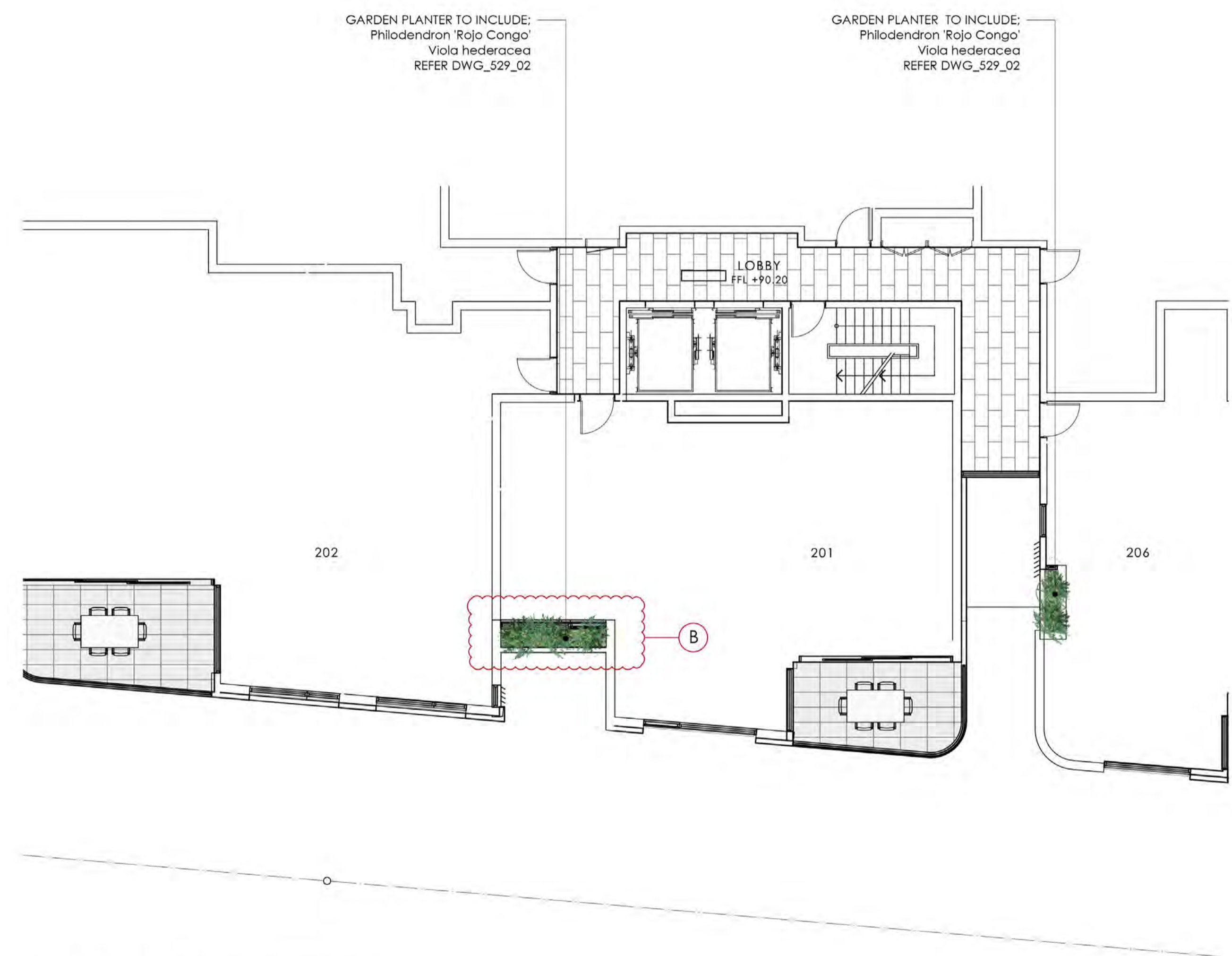
LEGEND

- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4
- ZONE 5
- ZONE 6
- ZONE 7



LEGEND

-  PROPOSED TREE
-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  PROPOSED SHRUBS
-  GROUND COVER PLANT SPECIES

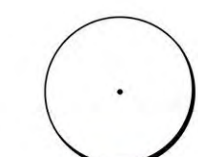






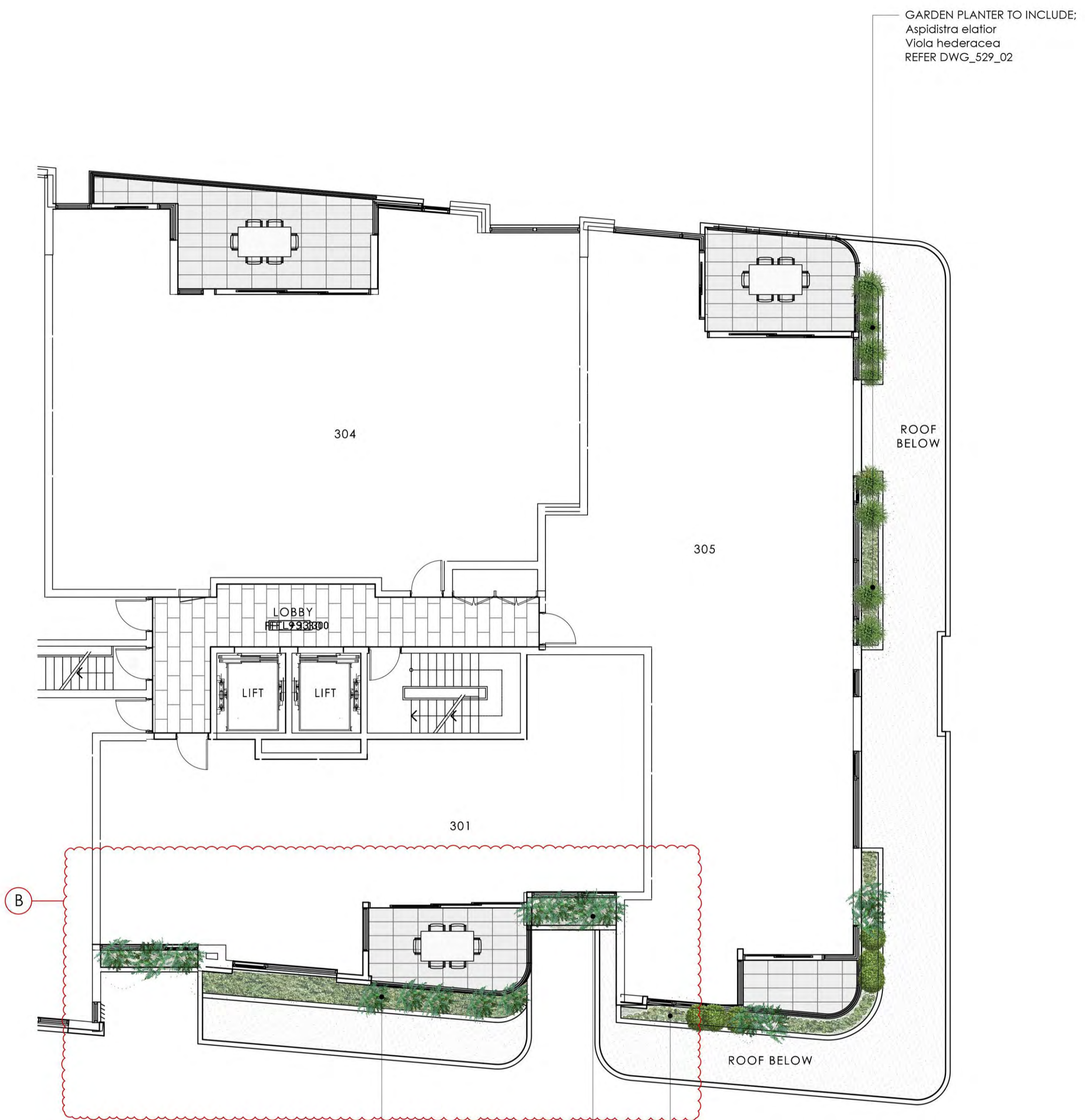
GARDEN PLANTER TO INCLUDE:
 Asparagus densiflorus 'Myersii'
 Pittosporum tobira
 Senecio serpens
 REFER DWG_529_02

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 NSW
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 Date: 18 October 2022



LEGEND

-  PROPOSED TREE
-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  PROPOSED SHRUBS
-  GROUND COVER PLANT SPECIES



LANDSCAPE PLAN - LEVEL 3

GARDEN PLANTER TO INCLUDE:
Aspidistra elatior
Liriope 'Isabella'
Philodendron 'Xanadu'
REFER DWG_529_02

GARDEN PLANTER TO INCLUDE:
Aspidistra elatior
Liriope 'Isabella'
Ligularia reniformis
Philodendron 'Xanadu'
REFER DWG_529_02

GARDEN PLANTER TO INCLUDE:
Philodendron 'Xanadu'
Hedera helix
REFER DWG_529_02

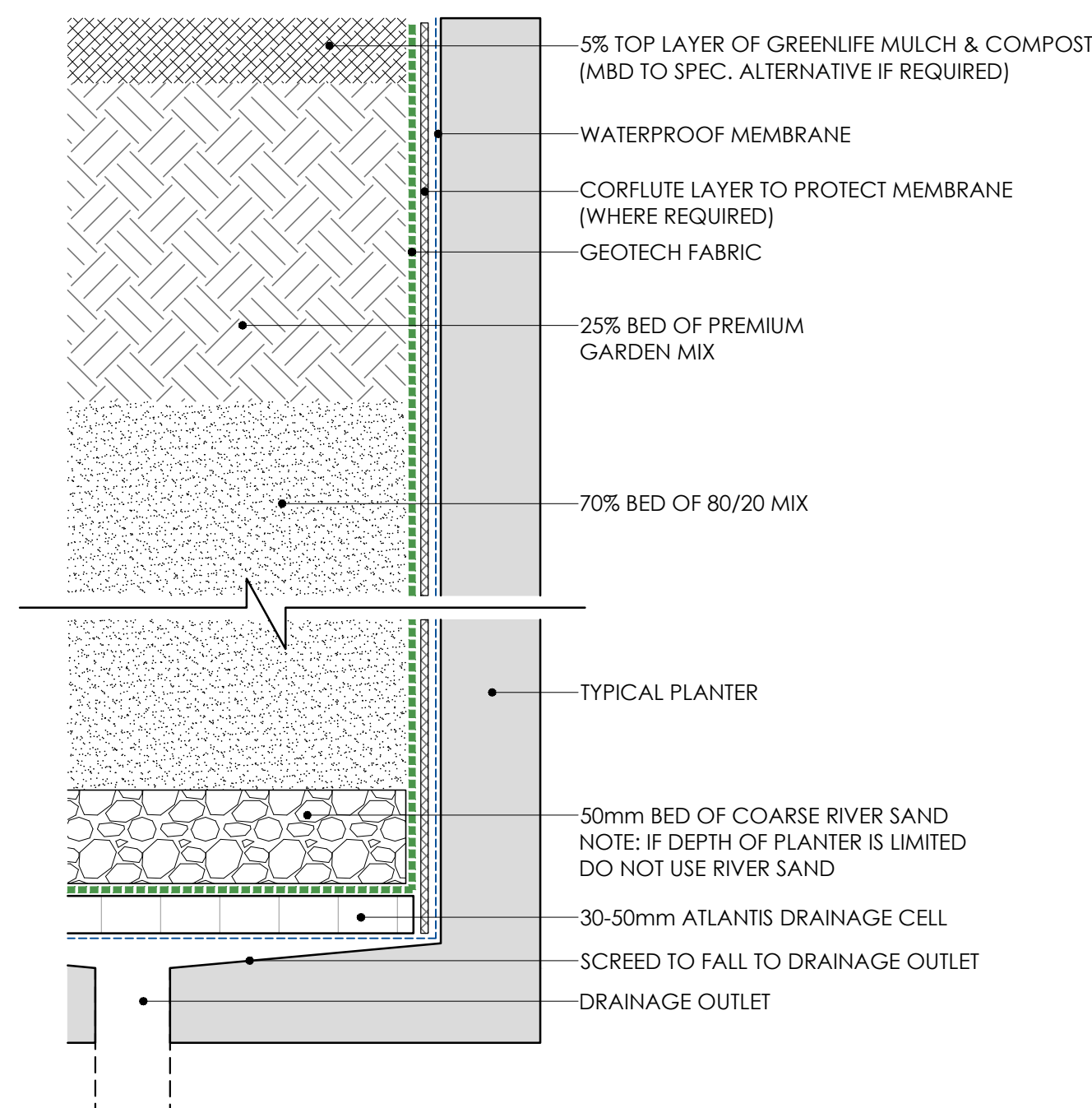
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LANDSCAPE PLAN - LEVEL 4

GARDEN PLANTER TO INCLUDE:
Philodendron 'Xanadu'
Hedera helix
Philodendron 'Rojo Congo'
Cycas revoluta
Ligularia reniformis
Liriope 'Isabella'
REFER DWG_529_02





TYPICAL PLANTER SOIL PROFILE
SCALE: 1:5 @ A1

GENERAL SPECIFICATION NOTES

1.0 Standards

- 1.1 Soils
 - Site and imported topsoil: To AS 4419.
 - Potting mixes: To AS 3743.
 - Composts, soil conditioners and mulches: To AS 4454.

2.0 Products

- 2.1 Material
 - Topsoil**
 - Source: Provide topsoil, which contains organic matter, will support plant life and is free from stones, contaminants and weeds.
 - Site: If available, provide material recovered from the site.

- Turf**
 - Supplier: Obtain turf from a specialist grower of cultivated turf.
 - Quality: Provide turf of even thickness, free from weeds and other foreign matter.

- Fertiliser**
 - General: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

- Plants**
 - Health: Supply plants with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species.
 - Vigour: Supply plants with extension growth consistent with that exhibited in vigorous specimens of the species nominated.
 - Damage: Supply plants free from damage and from restricted habit due to growth in nursery rows.
 - Pests and disease: Supply plants with foliage free from attack by pests or disease.

3.0 Execution

3.1 Preparation

- Weed eradication**
 - Herbicide: Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

- Earth mounds**
 - Placing: Place clean filling in layers approximately 150 mm thick compacted to 85% of the dry density ratio of the surrounding soil as determined by AS 1289.5.4.1. Minimise slumping and further internal packing down.

- Edges**
 - Construct changes in grade over a minimum width of 500 mm to smooth, gradual and rounded profiles with no distinct joint.

- Existing trees**
 - Maintain the natural ground level under the canopy.

- Planting beds**
 - Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.
 - Unexcavated: Remove weeds, roots, building rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.
 - Services and roots: Do not disturb services or tree roots; if necessary cultivate these areas by hand.

- Placing topsoil**
 - General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
 - Required finished levels and contours may be achieved after light compaction.
 - Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.

- Topsoil depths**
 - General: Spread topsoil to the following typical depths:
 - Excavated planting areas: If using organic soil, 300 mm. Refer to typical soil profile detail.
 - Irrigated grassed areas generally: 150 mm.
 - Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm.

3.2 Turfing

- General**
 - Supply: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent the turf from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition.
 - Laying: Lay the turf in the following manner:
 - In stretcher pattern with the joints staggered and close butted.
 - Parallel with the long sides of level areas, and with contours on slopes.
 - To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.
 - Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller.
 - Fertilising: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.
 - Watering: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth.
 - Levels: Where levels have deviated from the design levels after placing and watering, lift turf and re-grade topsoil to achieve design levels.

3.3 Planting

General

- Individual plantings in grassed areas: Excavate a hole to twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth.
- Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.
- Placing: Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the center of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.
- Fertilising plants: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.
- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets.

3.4 Mulching

Placing mulch

- General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.
- Depths: Spread organic mulch to a depth of 75 mm, and gravel mulch to a depth of 50 mm.

3.5 Stakes and ties

Stakes

- Material: Hardwood, straight, free from knots or twists, pointed at one end.
- Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Ties

- General: Provide 50 mm hessian webbing ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

3.6 Watering

Establishment

- Extent: Available soil moisture content of grass areas and garden beds to be monitored on a weekly basis using an approved moisture probe and water applied on a demand basis. Readings should be taken at a depth of 200-300mm.
- All grass areas and garden beds should be maintained within a range of 50-80% available soil moisture. Under no circumstance should areas under irrigation fall below a level of 30% available soil moisture.
- No visible signs of wilting of leaves or stems, with all plants fully turgid at all times.
- No sign of over-watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage.

3.7 Completion

Cleaning

- Stakes and ties: Remove those no longer required at the end of the planting establishment period.
- Temporary fences: Remove temporary protective fences at the end of the planting establishment period.

4.0 Establishment & defects liability

4.1 Establishment

General

- All landscaping works will have an establishment period of 26 weeks in which the subcontractor will be responsible for the maintenance and upkeep of the contracted scope, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.

4.2 Defects Liability Period

General

- All landscaping works will be subject to a defects liability period of 52 weeks, commencing from the date of Practical Completion, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation.

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