# 3 WISTON GARDENS, DOUBLE BAY, NSW

# ARCHITECTURAL DOCUMENTATION FOR DEVELOPMENT APPLICATION

# **LOCATION MAP**



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8202

Private Open Space Diagrams

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# **BASIX**

Assessor # 20420 Certificate # 0005046099 Issued: 270720

# **Thermal Performance Specifications**

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows Single glazed	Product ID	<i>Glass</i> Clear	Frame Aluminium	<i>U value</i> 6.70	SHGC 0.70	Area M²	Detail As per plans	
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail	

Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

	External walls	Construction	Insulation	Colour – solar abs.	Detail
	Concrete panels		R1.5	Light	As per plans
	Internal walls	Construction	Insulation	Detail	
	Plasterboard/Brick		None	As per plans	
	Floors	Construction	Insulation	Covering	Detail
	Concrete		R2.0/None	Varies	As per plans. Insulation where car park below
	Ceilings	Construction	Insulation	Detail	
	Plasterboard		R2.5/None	Upper level insulation/wl	here adjoins exterior. No insulation elsewhere
	Roof	Construction	Insulation	Colour – solar abs.	Detail
	Concrete		None	Medium	As per plans
	Window cover	Internal (curtains)		External (awnings, shutt	rers, etc)
Title	Holland blinds			Soffits	
riue	Fixed shading	Eaves (width-inc. gutter	rs. h't abovewindows)	Location	
Comparative Compliant Scheme Diagr		(	,	As per plans	
Neighbour View Catchment Analysis	0	O a sala ada a la sala ada ada		0	
Neighbour View Catchment Analysis	Overshadowing	Overshadowing structu	res	Overshadowing trees	
Neighbour View Catchment Analysis	NA				

Orientation, Exposure, Ventilation	and Infiltration				
Orientation of nominal north:	0	Living area open to entry:	Υ	Ventilated skylights:	N
Terrain category:	Suburban	Doors separate living areas:	N	Open fire, unflued gas heat:	N
Roof ventilation:	Unventilated	Stair open to heated areas:	Υ	Vented downlights:	N
Cross ventilation:	Standard	Seals to windows and doors:	Υ	Wall and ceiling vents:	N
Subfloor:	<b>Grd/Enclosed</b>	Exhaust fans without dampers:	N	-	
	Orientation of nominal north: Terrain category: Roof ventilation: Cross ventilation:	Terrain category:  Roof ventilation:  Cross ventilation:  Suburban Unventilated Standard	Orientation of nominal north:  Terrain category:  Roof ventilation:  Cross ventilation:  O Suburban Unventilated Stair open to heated areas: Standard Seals to windows and doors:	Orientation of nominal north:  Terrain category:  Roof ventilation:  Cross ventilation:  O Suburban Unventilated Stair open to heated areas: Y Seals to windows and doors:  Y Seals to windows and doors: Y	Orientation of nominal north:  Terrain category:  Roof ventilation:  Cross ventilation:  O Living area open to entry:  Doors separate living areas:  Stair open to heated areas:  Stair open to heated areas:  Y Ventilated skylights:  Open fire, unflued gas heat:  Y Vented downlights:  Y Vented downlights:  Y Wall and ceiling vents:

# Water (minimum ratings)

Neighbour View Catchment Analysis

Photomontage - View 01

Photomontage - View 02

Photomontage - View 03 Photomontage - View 04

Photomontage - View 05 Photomontage - View 06 Photomontage - View 07

Photomontage - View 08

Shower Heads:	3 Stars (4.5-6 litres/min)
Toilets Flushing Systems:	4 Stars
Kitchen Taps:	5 Stars
Bathroom Taps:	5 Stars
Rainwater Tanks:	To unit 4 – 3000litres to serve pool and landscaping
Connected to:	
Collects runoff from	
roof (min):	60m² roof
Pool heating:	Gas

# **Energy (minimum ratings)**

Dishwasher rating:

Hot Water System:	Gas fired boiler - communal
Cooker:	Gas hob/Electric oven
Dishwasher:	4.5 Stars
Fridge:	4 Stars
Clothes Drier:	3 Stars
Clothes washer:	5 Stars
Air con:	EER 3-3.5 rated

Lighting: LEDs within units; LEDs and Fluorescent in common areas

4 Stars

Clothes lines: Indoor and outdoor

Gearless traction with VVVF motor

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04.05.21

Alec Tzannes 4174 Mladen Prnjatovic 7468

Notes Regarding "Development Application Drawings" Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes

For Development Application

26.05.21 Amendments to Development Application

Amendments to Development Application Amendments to Development Application

F G	01.06.21 03.06.21		Development Application Development Application
Client			
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Projec	ct Manager		
	ly Priday 400 412		Polly@pierproperty.com
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Lands	cape Architect		
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Herita	ge		
	phen Da 029 797	vies, Urbis	sdavies@urbis.con

# **Tzannes**

Bronze Finish Metal

Glass - Clear



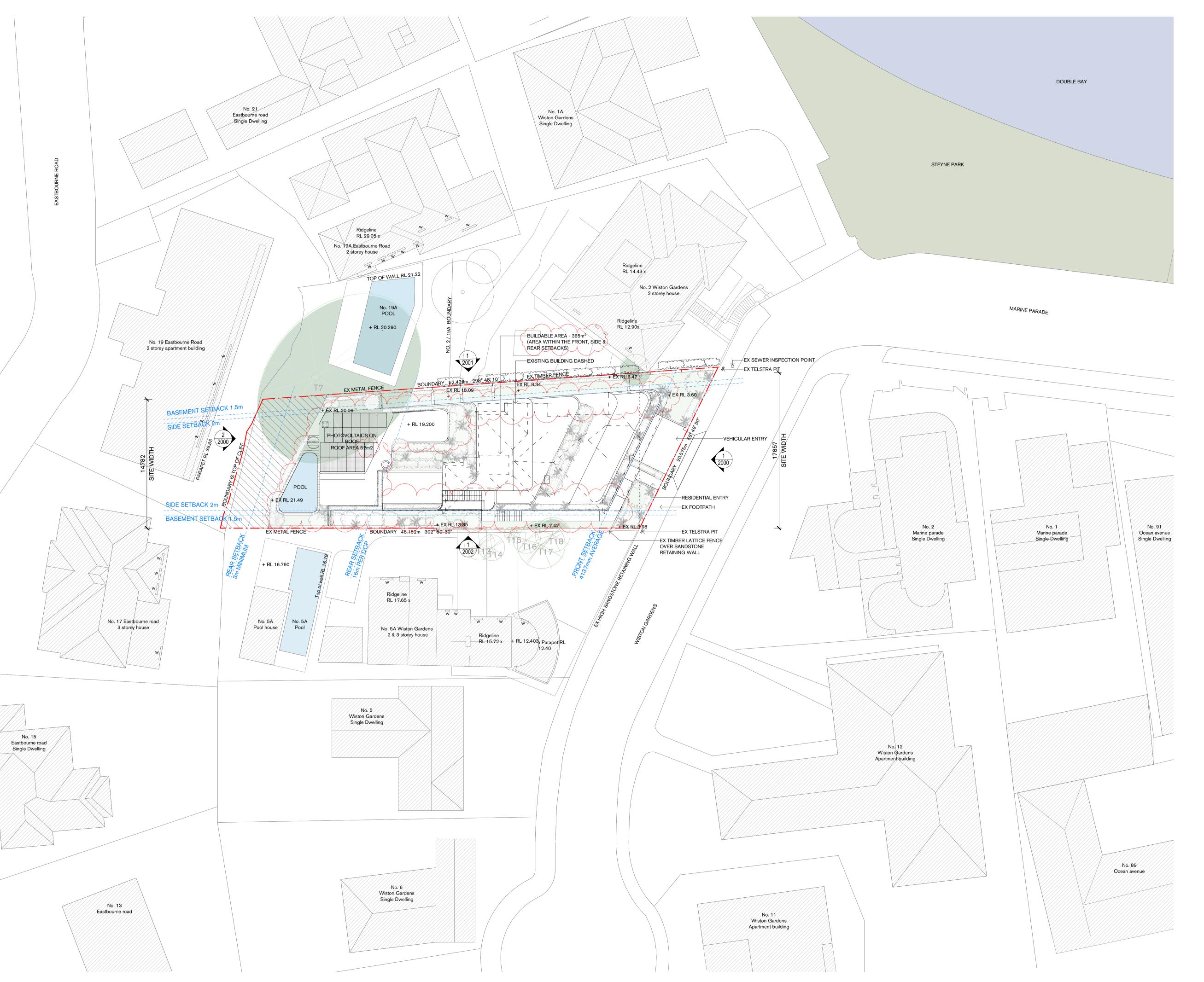
Wiston Gardens Double Bay

3 Wiston Gardens Double Bay, NSW 2028

FOR DEVELOPMENT APPLICATION

Cover Sheet & Basix

TZ
Revision
G



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**Nominated Architects** Alec Tzannes 4174 Mladen Prnjatovic 7468 Ben Green 7066 Chi Melhem 7754

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

Refer to arborist Andrew Morton's report for further information regarding the labelled trees.

Site Area: 828m<sup>2</sup> Zone: R3 Medium Density Residential Building Height: 10.5m maximum Acid Sulfate: Class 5

WMC Requested Amendments 15.03.21 For Comment 30.04.21 01.05.21 For Comment

03.05.21 Amendments to Development Application 20.05.21 For Comment 26.05.21 Amendments to Development Application 01.06.21 Amendments to Development Application

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Landscape Architect

Roger Jasprizza, Oculus

0439 362 478 **Combined Services** 

IGS

02 8488 4600

Heritage

Stephen Davies, Urbis 0438 029 797

Existing tree retained

Proposed planting

# Tzannes

1:200 @ A1 (Double @ A3)

0 2 4 6 8 10 m

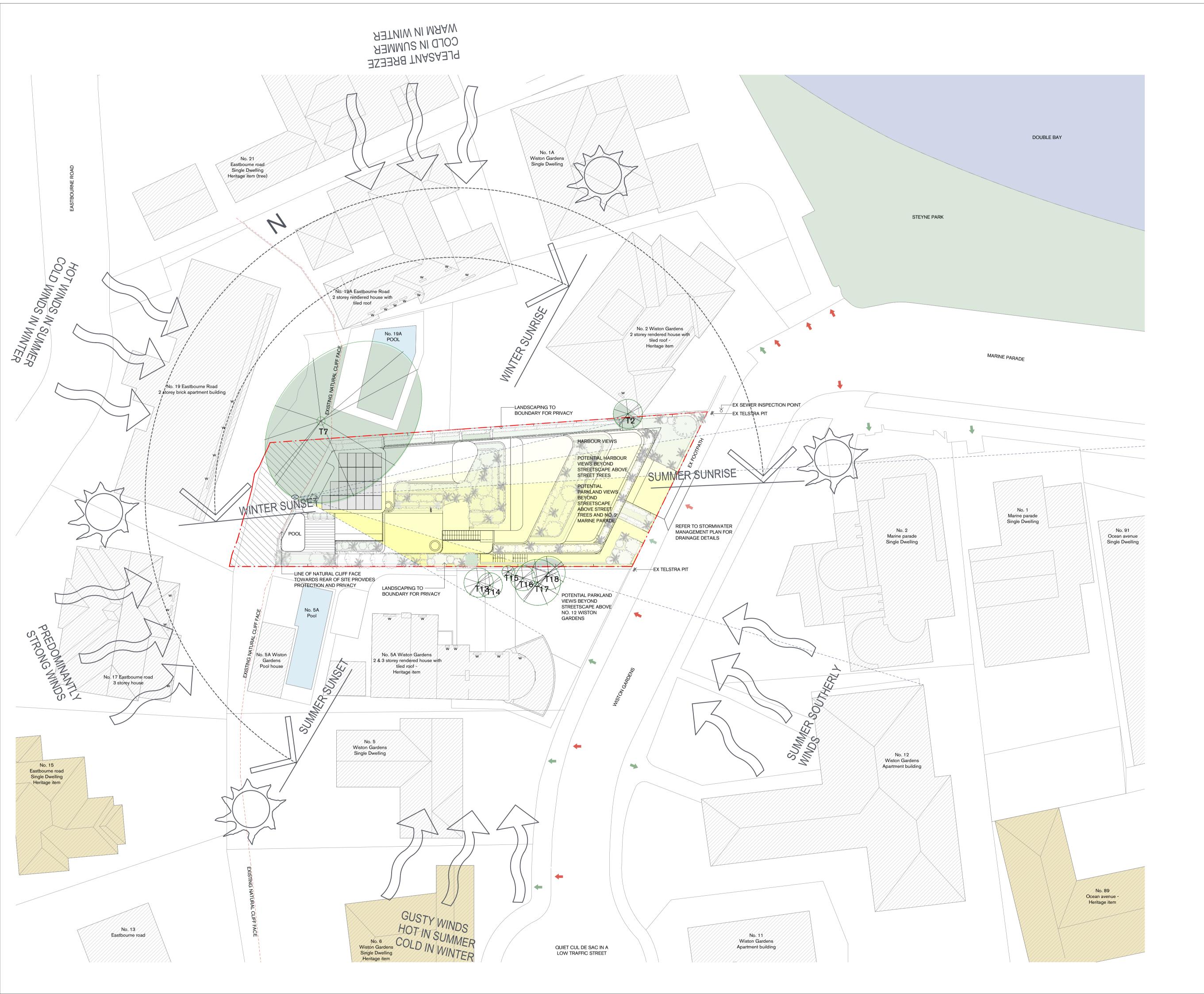
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FOR DEVELOPMENT APPLICATION

Site and Roof Plan

ΤZ 10/03/20 CD 19029 0001



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Existing Pedestrian entry

Proposed Vehicular entry

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10.07.20 For consultant information 29.07.20 For Development Application

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Existing Vehicular entry

# Tzannes

1:200 @ A1 (Double @ A3)

0 2 4 6 8 10 m

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3 Wiston Gardens Double Bay, NSW 2028

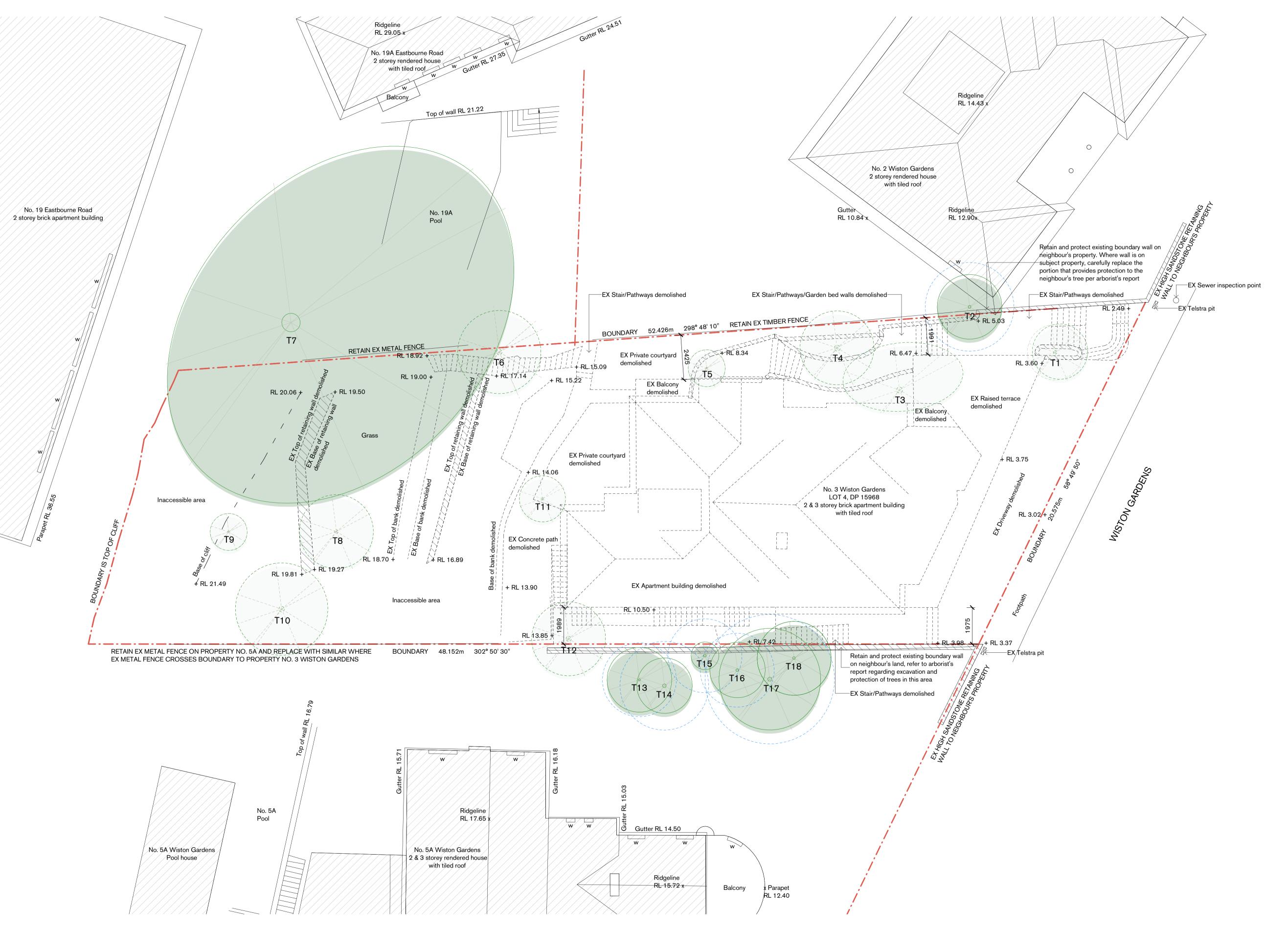
FOR DEVELOPMENT APPLICATION

Drawing Site Analysis

19029

ΤZ SR 13/05/20

0002



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12.06.20

For consultant information 10.07.20 For consultant information 29.07.20 For Development Application

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Existing tree retained



Existing tree removed

# Tzannes

1:100 @ A1 (Double @ A3)



Wiston Gardens Double Bay

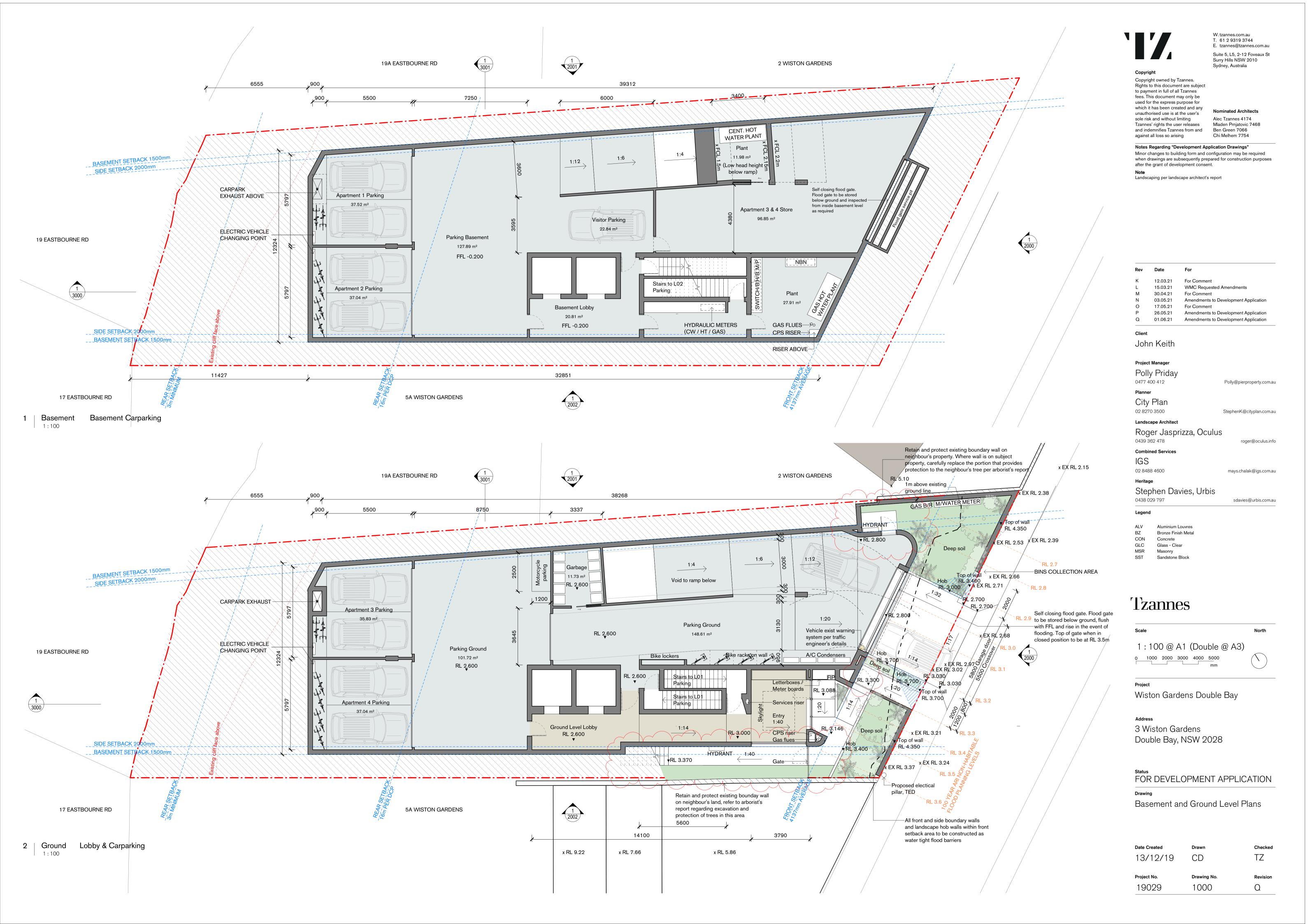
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FOR DEVELOPMENT APPLICATION

Drawing

Demolition Plan

05/05/20 0500 19029





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Landscaping per landscape architect's report

Rev	Date	For
1	15.03.21	WMC Requested Amendments
J	30.04.21	For Comment
K	03.05.21	Amendments to Development Application
L	17.05.21	For Comment
М	26.05.21	Amendments to Development Application
N	01.06.21	Amendments to Development Application
0	07.09.21	Amendments to DA

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Legend

Aluminium Louvres Bronze Finish Metal CON Concrete

GLC Glass - Clear MSR Masonry SST Sandstone Block

**Tzannes** 

1:100 @ A1 (Double @ A3)

Wiston Gardens Double Bay

3 Wiston Gardens Double Bay, NSW 2028

# FOR DEVELOPMENT APPLICATION

Level 1 and Level 2 Plans

Drawn	Checked
CD	TZ
Drawing No.	Revision
1001	Ο
	CD  Drawing No.



Sydney, Australia

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L	17.05.21	For Comment
M	20.05.21	For Comment
Ν	26.05.21	Amendments to Development Application
О	01.06.21	Amendments to Development Application
Р	06.09.21	Amendments to DA
Q	08.09.21	For Comment
R	09.09.21	Amendments to DA

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Legend

Aluminium Louvres

Bronze Finish Metal CON Concrete GLC Glass - Clear

MSR Masonry SST Sandstone Block

# Tzannes

1:100 @ A1 (Double @ A3)

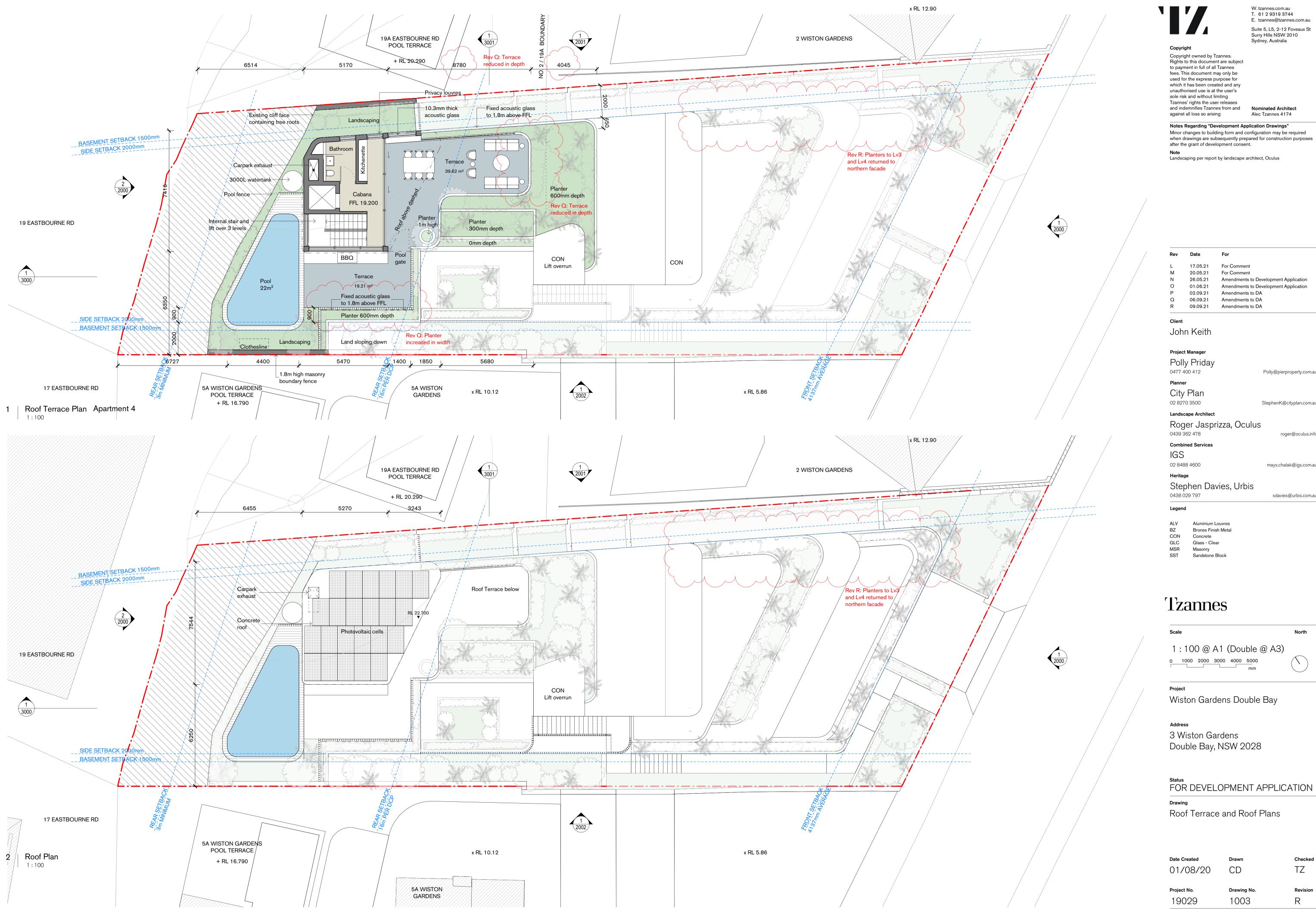
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# FOR DEVELOPMENT APPLICATION

Level 3 and Level 4 Plans

Date Created	Drawn	Checke
18/12/19	CD	TZ
Project No.	Drawing No.	Revision
19029	1002	R



Sydney, Australia

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

Landscaping per report by landscape architect, Oculus

Rev	Date	For
L	17.05.21	For Comment
М	20.05.21	For Comment
Ν	26.05.21	Amendments to Development Application
0	01.06.21	Amendments to Development Application
Р	02.09.21	Amendments to DA
Q	06.09.21	Amendments to DA
D	00 00 01	A

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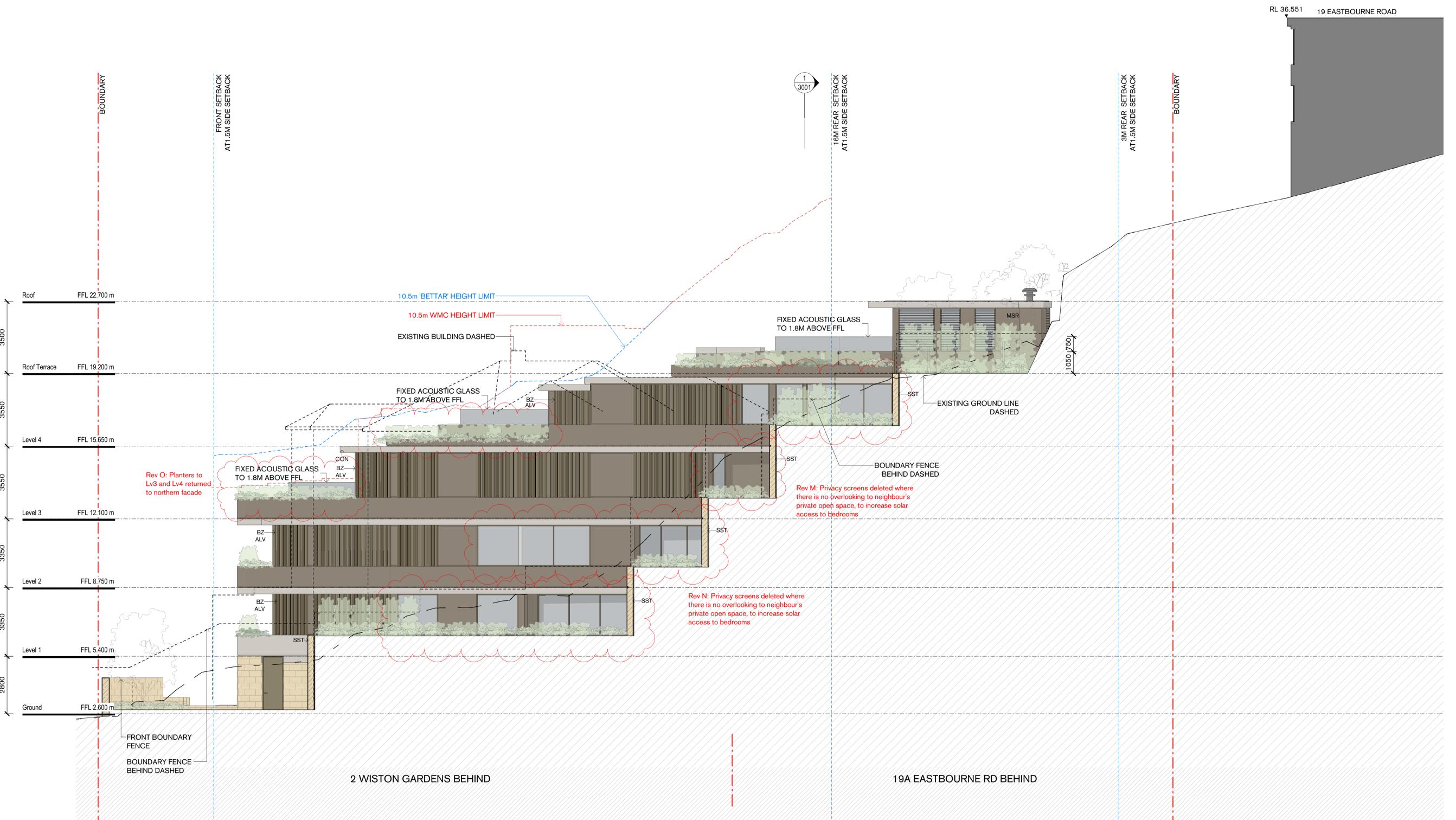
# Roger Jasprizza, Oculus

# 1:100 @ A1 (Double @ A3)

Double Bay, NSW 2028

Roof Terrace and Roof Plans

Date Creat	ted	Drawn	Checked
01/08	3/20	CD	TZ
Project No		Drawing No.	Revision
1902	9	1003	R



Sydney, Australia

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I	03.05.21	Amendments to Development Application
J	20.05.21	For Comment
K	26.05.21	Amendments to Development Application
L	01.06.21	Amendments to Development Application
М	06.09.21	Amendments to DA
N	07.09.21	Amendments to DA
0	09.09.21	Amendments to DA

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Heritage Stephen Davies, Urbis

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# Aluminium Louvres

BZ Bronze Finish Metal CON Concrete Glass - Clear MSR SST Sandstone Block

# Tzannes

1:100 @ A1 (Double @ A3)

0 1000 2000 3000 4000 5000 mm

Scale

Wiston Gardens Double Bay

3 Wiston Gardens Double Bay, NSW 2028

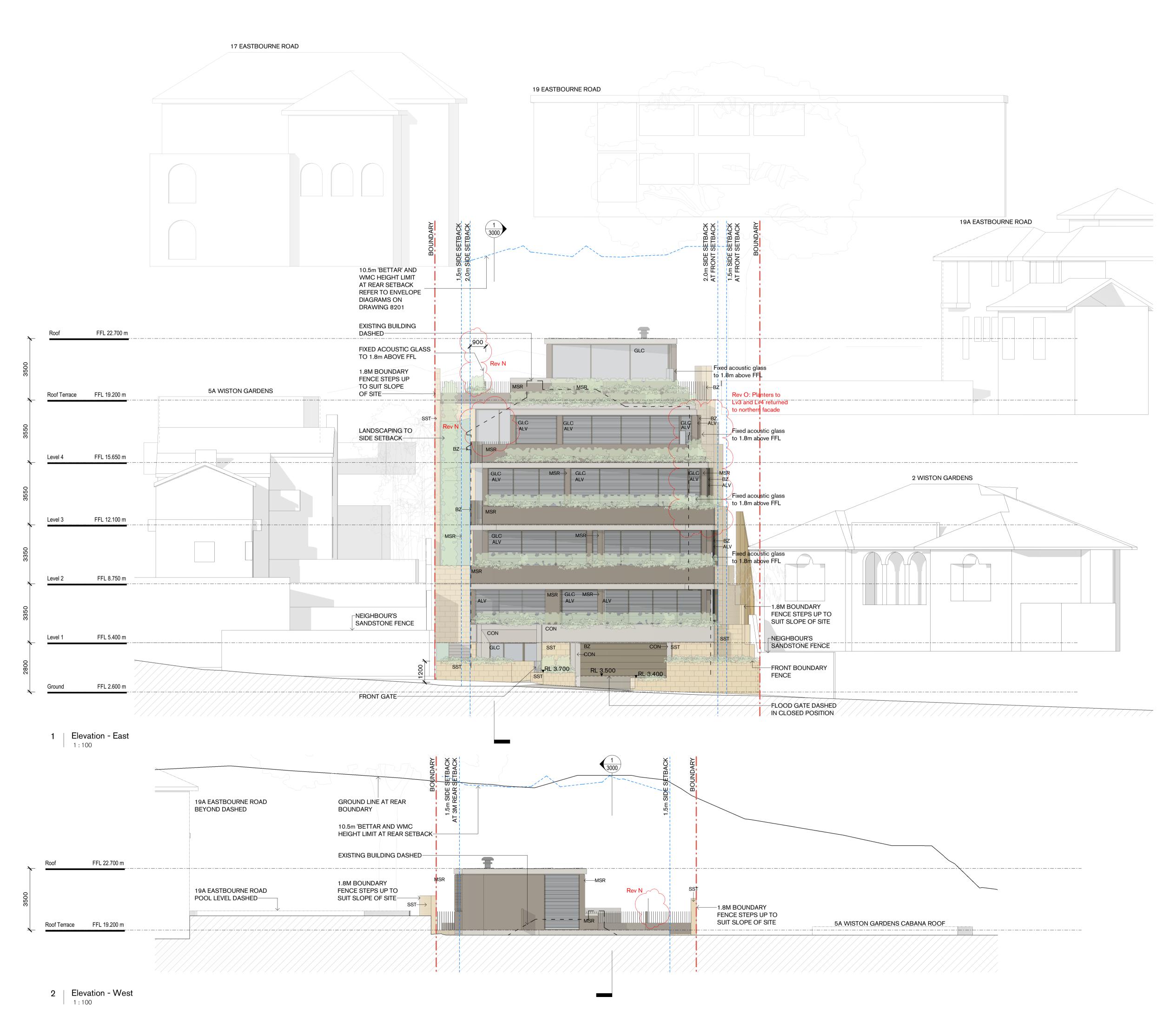
# Status FOR DEVELOPMENT APPLICATION

Elevation - North

19029

Date Created	Drawn	Checke
20/12/19	RW	TZ

2001



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Ο	09.09.21	Amendments to DA

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SST

Stephen Davies, Urbis 0438 029 797

Legend

Aluminium Louvres ΒZ Bronze Finish Metal CON Concrete GLC Glass - Clear MSR Masonry

Sandstone Block

# Tzannes

1:100 @ A1 (Double @ A3)

0 1000 2000 3000 4000 5000 mm

Scale

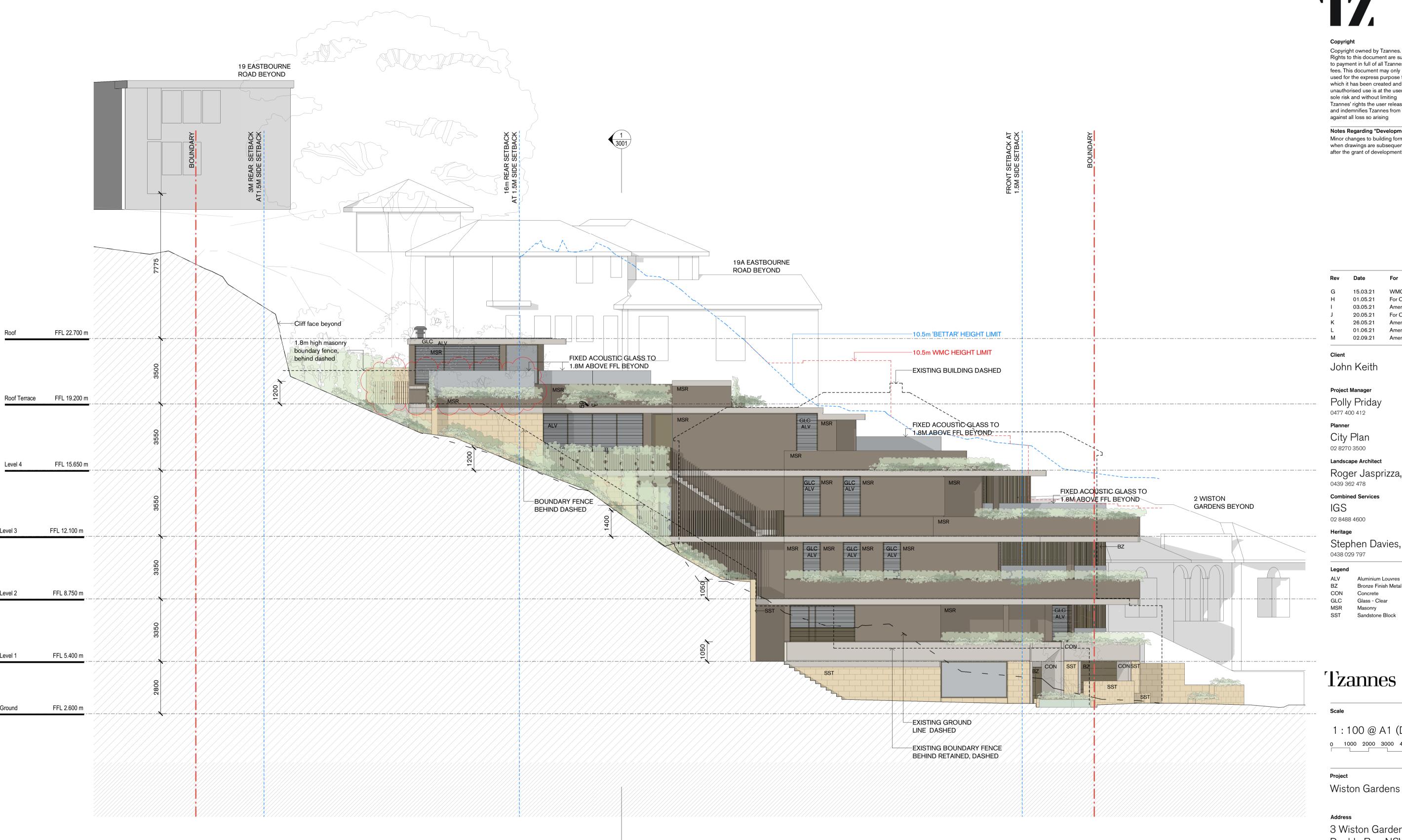
Wiston Gardens Double Bay

3 Wiston Gardens Double Bay, NSW 2028

Status
FOR DEVELOPMENT APPLICATION Drawing

Elevations - East & West

Date Created	Drawn	Checke
20/12/19	RW	TZ
Project No.	Drawing No.	Revision
19029	2000	Ο



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## City Plan 02 8270 3500

Landscape Architect

Roger Jasprizza, Oculus 0439 362 478

**Combined Services** 

02 8488 4600

# Heritage

Stephen Davies, Urbis 0438 029 797

Aluminium Louvres Bronze Finish Metal CON Concrete Glass - Clear Masonry

Sandstone Block

# 1:100 @ A1 (Double @ A3)

0 1000 2000 3000 4000 5000 mm

Wiston Gardens Double Bay

3 Wiston Gardens Double Bay, NSW 2028

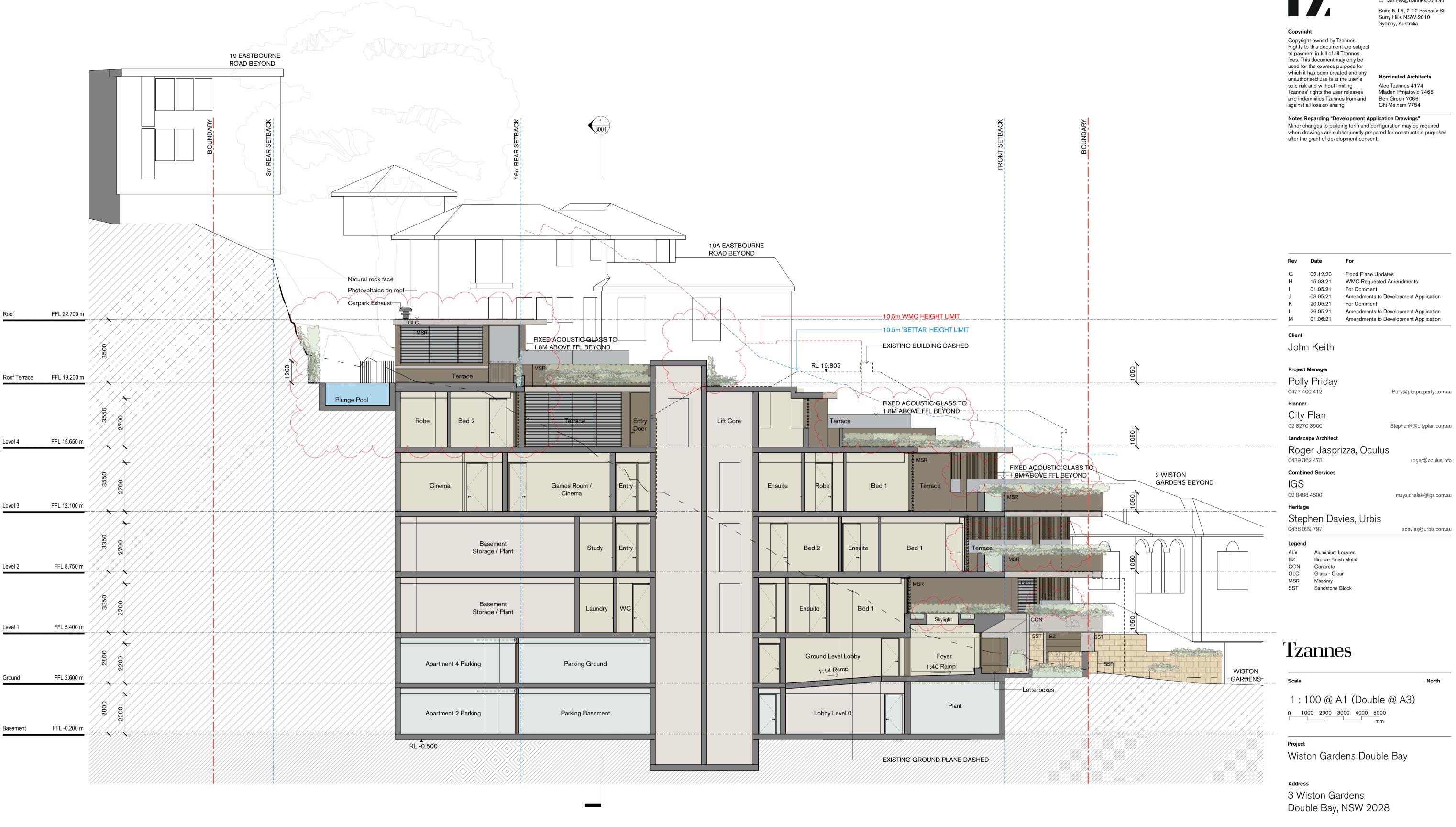
# Status FOR DEVELOPMENT APPLICATION

Elevation - South

19029

Date Created	Drawn	Chec
20/12/19	RW	TZ
Project No.	Drawing No.	Revis

2002

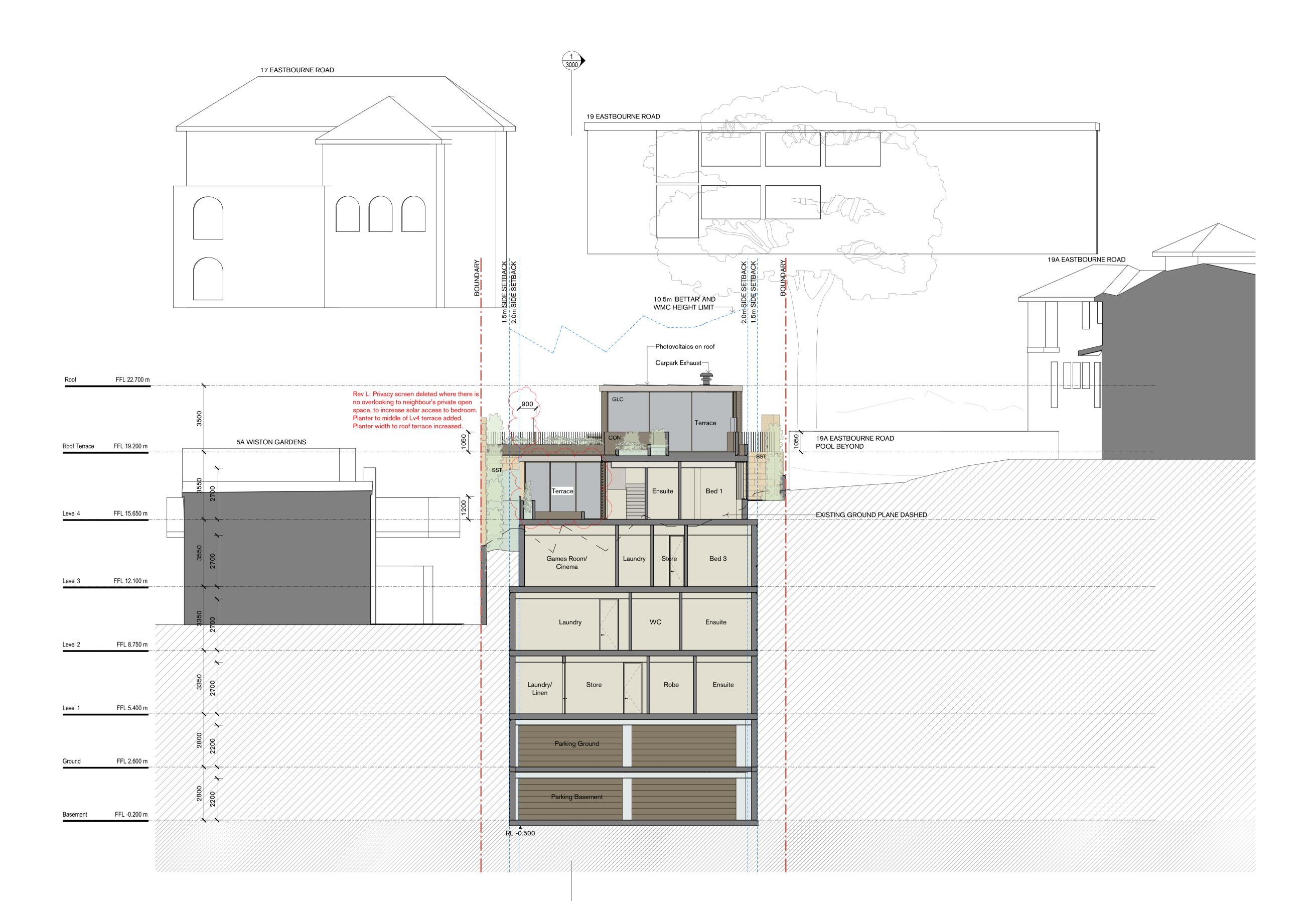


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# Status FOR DEVELOPMENT APPLICATION

Drawing Section 1

Date Created	Drawn	Checked
20/12/19	RW	TZ
Project No.	Drawing No.	Revision
19029	3000	М



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L	06.09.21	Amendments to DA

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Landscape Architect

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Heritage

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ALV BZ Aluminium Louvres Bronze Finish Metal

CON Concrete GLC Glass - Clear MSR Masonry SST Sandstone Block

# Tzannes

1:100 @ A1 (Double @ A3)

0 1000 2000 3000 4000 5000 mm

Scale

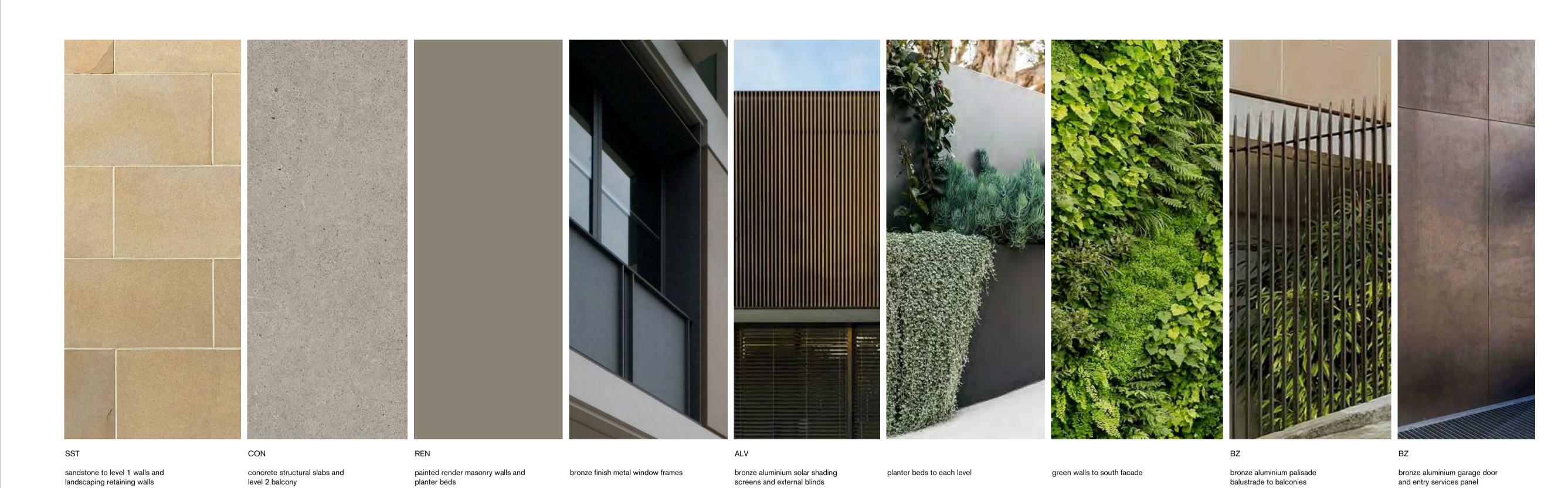
Wiston Gardens Double Bay

3 Wiston Gardens Double Bay, NSW 2028

# Status FOR DEVELOPMENT APPLICATION

Drawing Section 2

Date Created	Drawn	Chec
18/12/19	RW	TZ
Project No.	Drawing No.	Revis
19029	3001	L



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

A 08.07.20 For information B 29.07.20 For Development Application

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Legend

# Tzannes

Scale

N.T.S

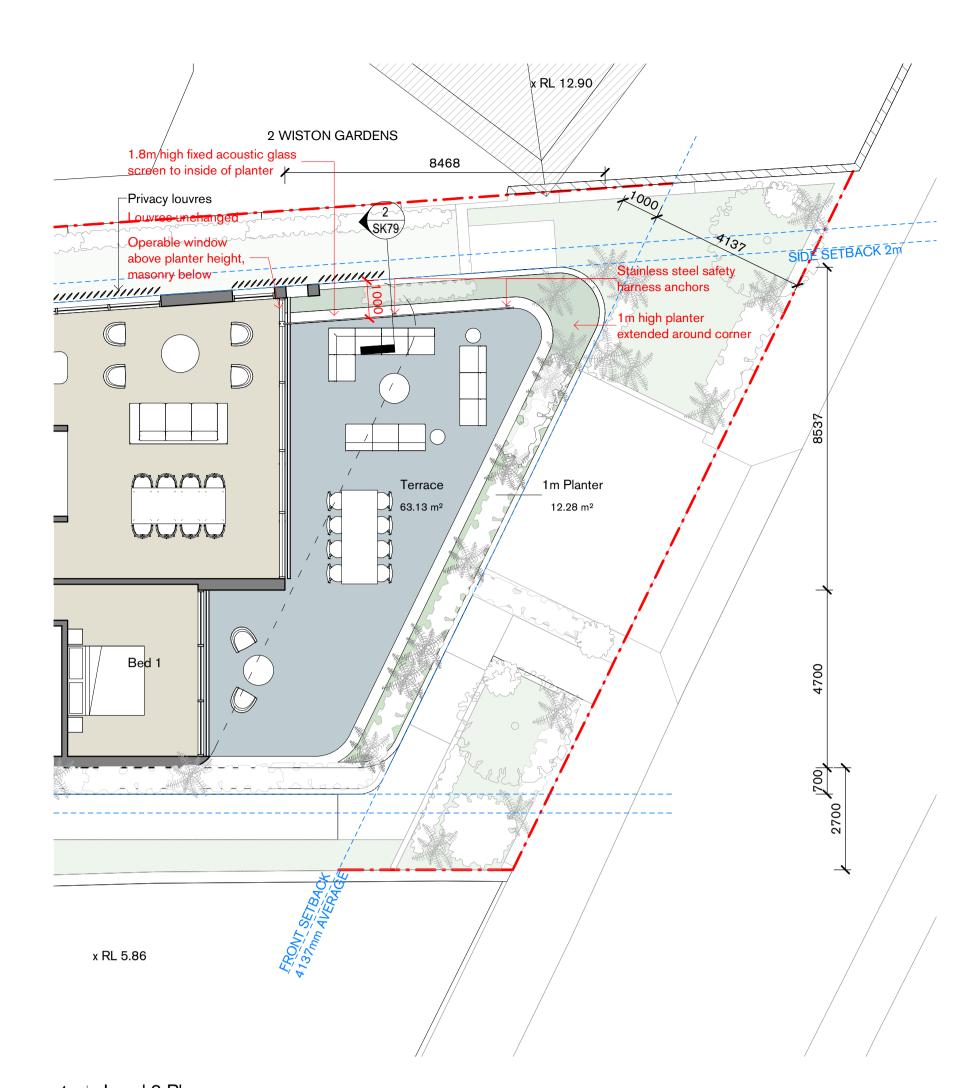
Wiston Gardens Double Bay

3 Wiston Gardens Double Bay, NSW 2028

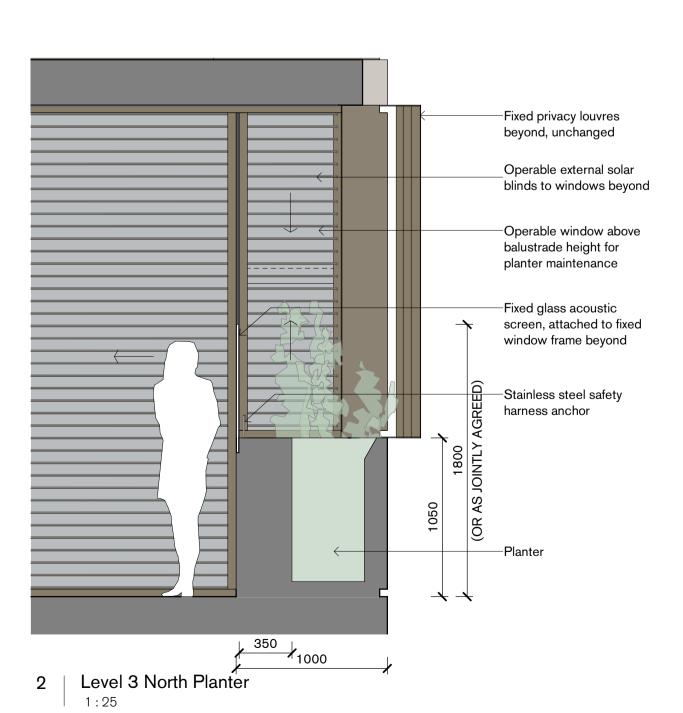
Status
FOR DEVELOPMENT APPLICATION

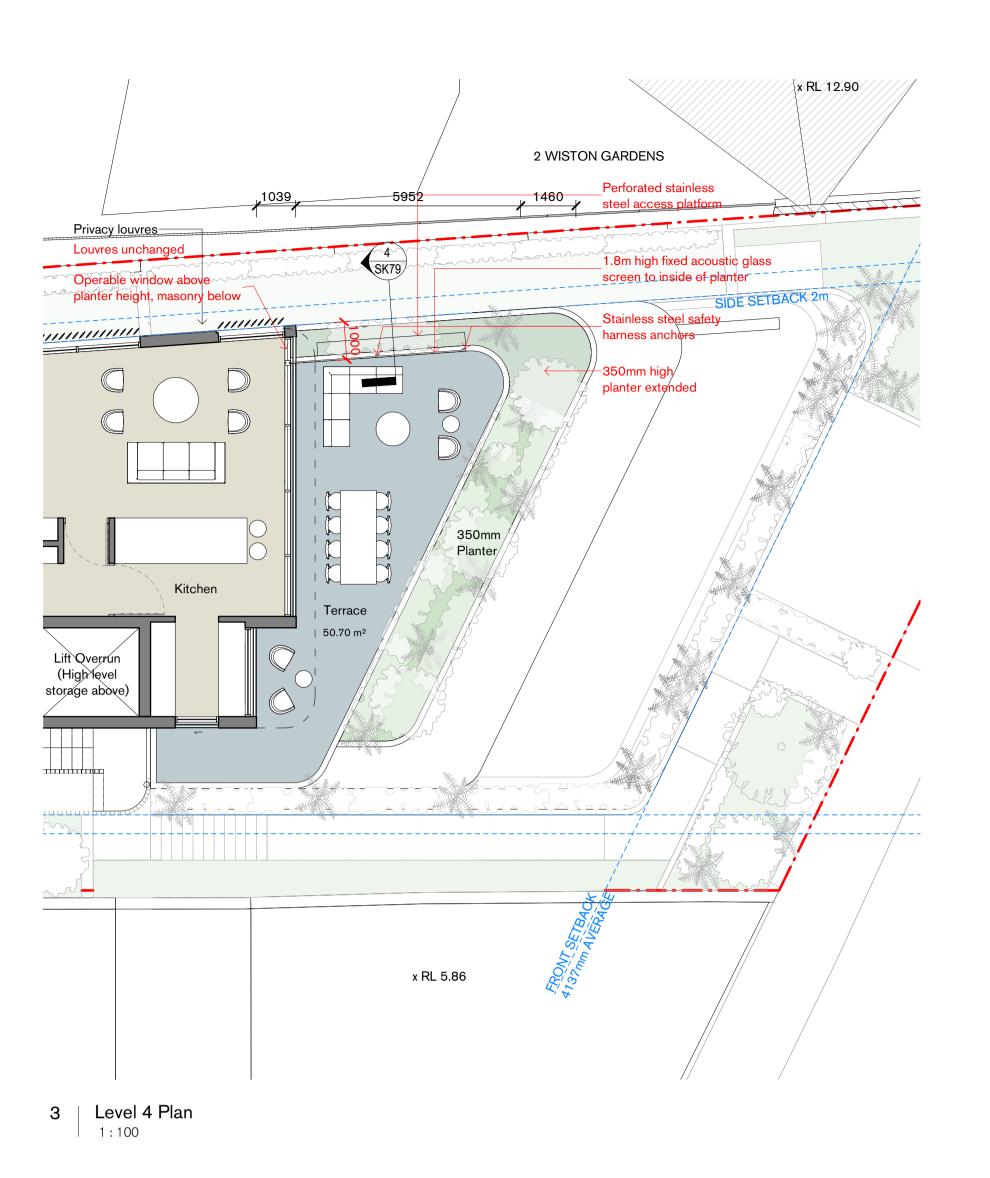
Sample Board of External Materials and Colours

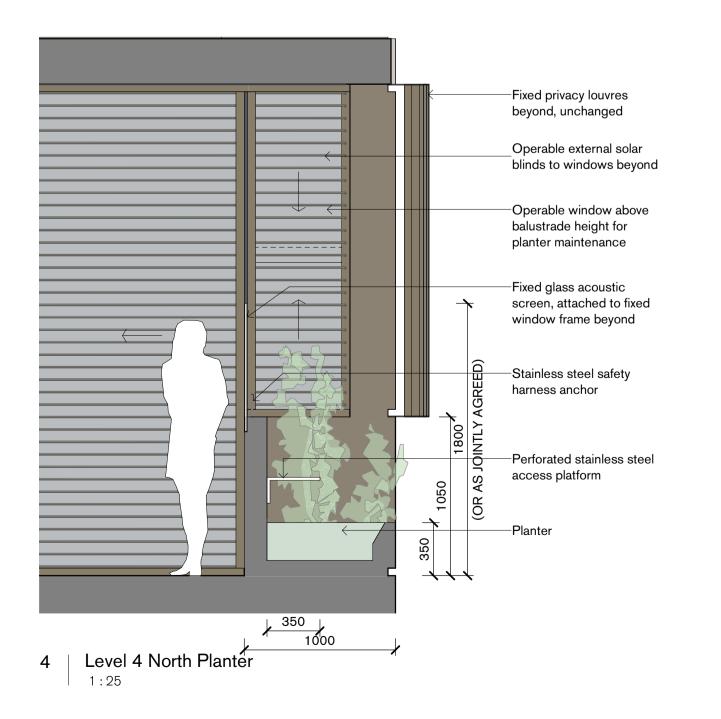
**Date Created** Checked CD 21/03/20 19029 5800 В



1 | Level 3 Plan







# 17

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Nominated Architect
Alec Tzannes 4174

Notes Regarding "Development Application Drawings"

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

Rev	Date	For	
A	08.09.21	For Comment	
B	09.09.21	Amendments to DA	

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Legend

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# Projec

Wiston Gardens Double Bay

# Addres

3 Wiston Gardens Double Bay, NSW 2028

# Status FOR DEVELOPMENT APPLICATION

Level 3 and 4 North Planters

Date Created 08.09.21	Drawn CD	Checke TZ
Project No.	Drawing No.	Revisio
19029	SK79	В



# **Wiston Gardens**

Development Application Report

Project Number: S20-016
Project Address: 3 Wiston Gardens, Double Bay

Revision	Issue	Date	Ву	Checked
А	Draft	28.07.20	AK	RJ
В	Final Report	26.05.21	BJ	AK
С	Final Report	03.06.21	LA	AK
D	Final Report	06.09.21	LA	AK

## OCULUS

Urban Design

Environmental Planning

PO BOX 307

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Wiston Gardens John Keith September 2021

1.0Design & Principles

# 1.1 Site Plan



TZANNES OCULUS 5

## Landscape Concept Plan 1.2



# Legend

1 Entry pathway

2 Mass planting on grade

3 Trailing plants on slab

4 300mm Planter depth

750mm Planter depth

6 Poolside Deck

7 Pool 22m<sup>2</sup>

Cabana

Climbing plants up escarpment

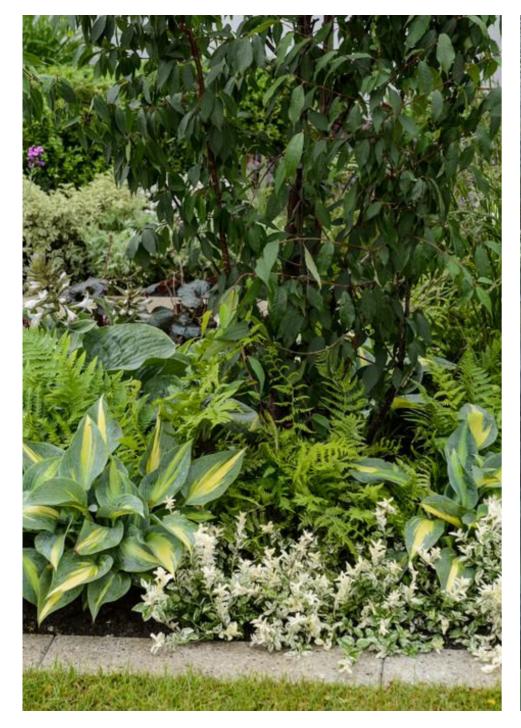
10 Lush shade planting on

grade

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# 1.3 Planting Principles

TEXTURES AND TONES ROBUST LUSH







TZANNES OCULUS 7

# 1.4 Plant Typologies

Deep Soil Planting 1000mm Planter 600-400mm Planter





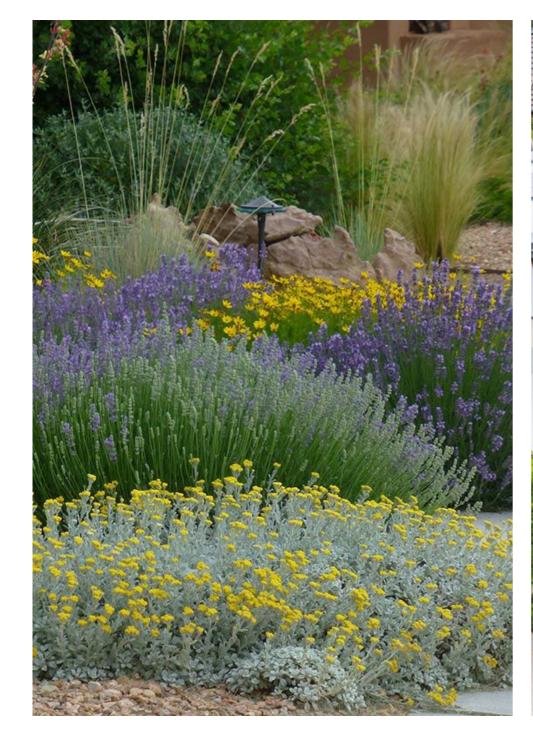


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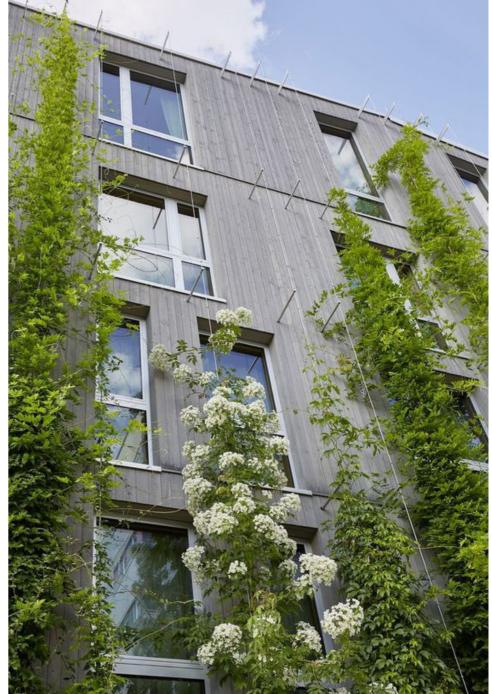
300mm Planter



Facade Planting







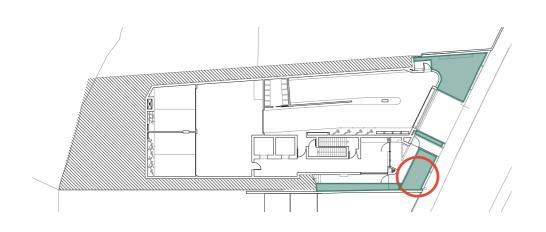
Wiston Gardens John Keith September 2021

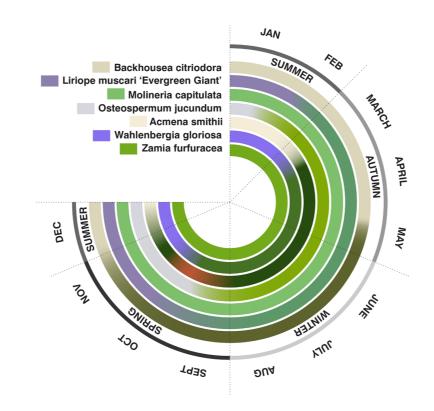
## Ground Level 1.5

## Legend

Deep Soil Planting

Street Tree









Symbol	Botanic Name	Common Name
Trees		
Вс	Backhousea citriodora	Lemon Scented Myrtle
Shrubs & G	roundcovers	
As	Acmena smithii 'Minor'	Dwarf Lilly Pilly
LmEG	Liriope muscari 'Evergreen Giant'	Giant Liripe
Mc	Molineria capitulata	Palm Grass
Oj	Osteospermum jucundum	Osteospermum
Wg	Wahlenbergia gloriosa	Royal Bluebell
Zf	Zamia furfuracea	Cardboard Palm











Molineria capitulata Osteospermum jucundum

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## Level 1 1.6

## Legend

Symbol

Αz

Aa

Bn

Cg

Dc

Re

Sb

Wf

Vh

LmEG

**Botanic Name** 

Alpinia zerumbet

Blechnum nudum

Rhapis excelsa

Stachys byzantina

Viola hederacea

Westringia fruiticosa

Asplenium australasicum

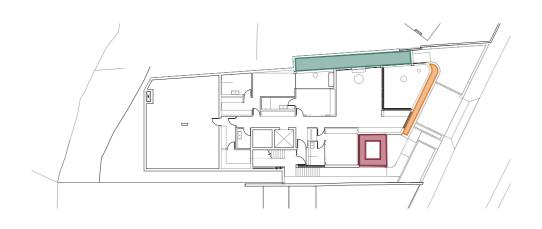
Casuarina glauca 'Cousin It'

Dianella caerulea 'Cassa Blue'

Liriope muscari 'Evergreen Giant'

**Shrubs & Groundcovers** 

Deep Soil Planting 450mm Soil Depth 300mm Soil Depth



Common Name

Birds Nest Fern

Giant Lilly Turf

Native Rosemary

Rhapis Palm

Lambs Ear

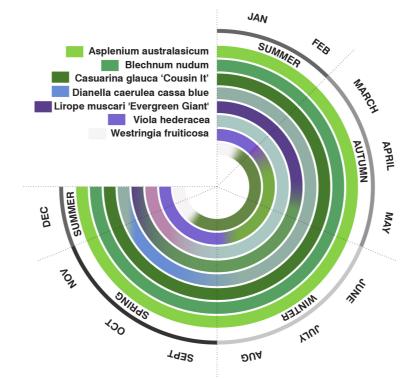
Native Violet

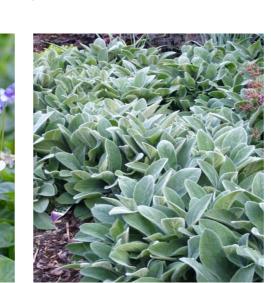
She-Oak

Fishbone Waterfern

Cassa Blue Dianella

Variegated Shell Ginger









Westringia fruiticosa Stachys byzantina Asplenium australasicum Dianella caerulea cassa blue

TZANNES OCULUS 11 Wiston Gardens John Keith September 2021

Viola hederacea

# Level 2

## Legend

Symbol

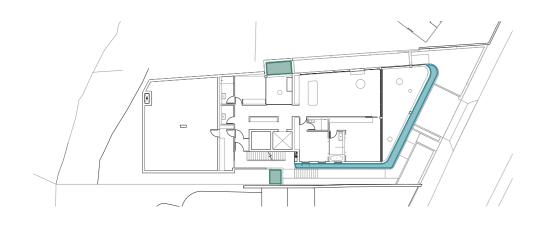
Trees Сс

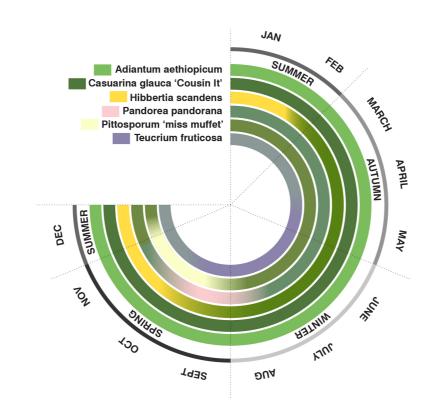
Botanic Name

Cyathea cooperi

**Shrubs & Groundcovers** 

Deep Soil Planting 1000mm Soil Depth





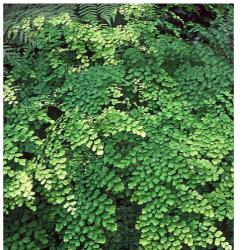
















Pittosporum 'miss muffet'

Pandorea pandorana

Aae Adiantum aethiopicum Maidenhair Fern Casuarina glauca 'Cousin It' She-Oak Cg Dc Dianella caserulea 'Cassa Blue' Cassa Blue native flax Hs Hibbertia scandens Golden guinea vine Рр Pandorea pandorana Wonga Wonga Vine PMm Pittosporum 'miss muffet' Dwarf Pittosporum Tf Teucrium fruticosa Germander Vh Viola hederacea Native Violet Cyathea cooperi

Common Name

Tree Fern

12 OCULUS TZANNES Wiston Gardens John Keith September 2021

Adiantum aethiopicum

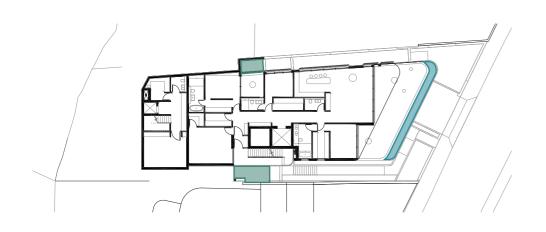
# 1.8 Level 3

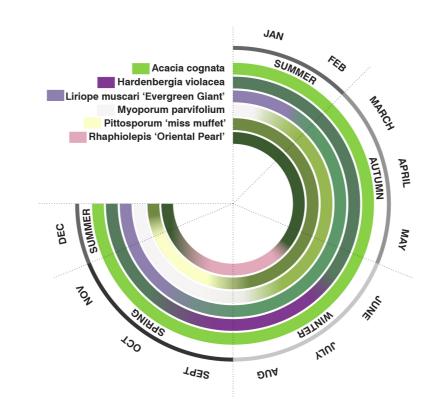
## Legend

ROp

PMm

Deep Soil Planting
1000mm Soil Depth







Symbol	Botanic Name	Common Name
Shrubs &	Groundcovers	
Ac	Acacia cognata	River Wattle
Aae	Adiantum aethiopicum	Maidenhair Fern
Az	Alpinia zerumbet	Shell Ginger
Hv	Hardenbergia violacea	Purple Coral Pea
LmEG	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
Мр	Myoporum parvifolium	Creeping Boobialla
Re	Rhapis excelsa	Rhapis Palm

Indian Hawthorn

Dwarf Pittosporum

Rhaphiolepis 'Oriental Pearl'

Pittosporum 'miss muffet'









Pittosporum 'miss muffet' Liriope muscari 'Evergreen Giant'

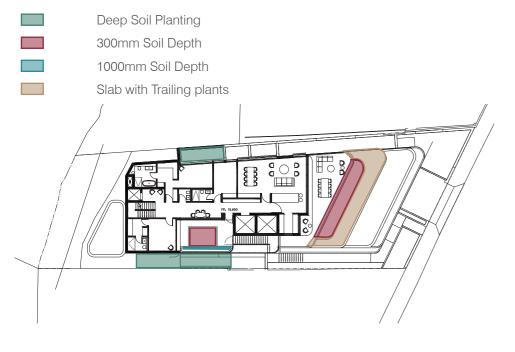
Myoporum parvifolium Hardenbergia violacea

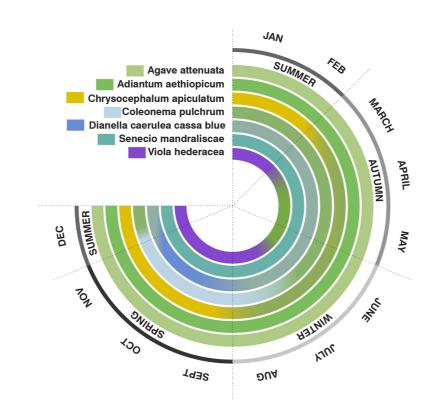
TZANNES OCULUS 13

## Level 4 1.9

## Legend

Symbol







Senecio mandraliscae











Dianella caerulea cassa blue

Aat Agave attentuata Foxtail Agave Aae Adiantum aethiopicum Maidenhair Fern Bn Blechnum nudum Fishbone Fern

**Botanic Name** 

**Shrubs & Groundcovers** 

Ca Chrysocephalum apiculatum Yellow Buttons Confetti Bush Ср Coleonema pulchrum Cassa Blue Dianella Dc Dianella caerulea cassa blue

Rhapis Palm Re Rhapis excelsa Blue Chalksticks Sm Senecio mandraliscae Native Violet Vh Viola hederacea

Agave attenuata

Common Name

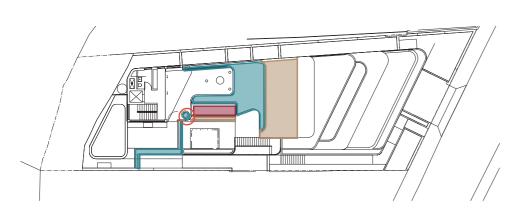
14 OCULUS TZANNES Wiston Gardens John Keith September 2021

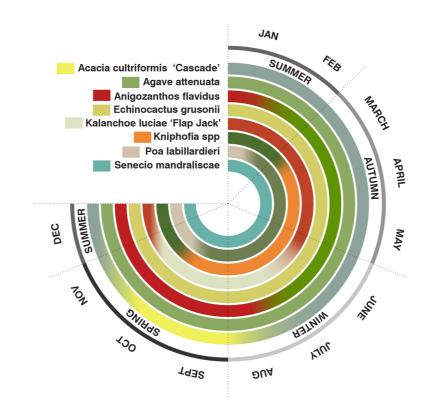
# Roof Terrace Balcony Gardens

# Legend

600-750mm Soil Depth 300mm Soil Depth Slab with Trailing plants

0 Feature Tree













Acacia cultriformis 'Cascade'











Anigozanthos flavidus Senecio mandraliscae

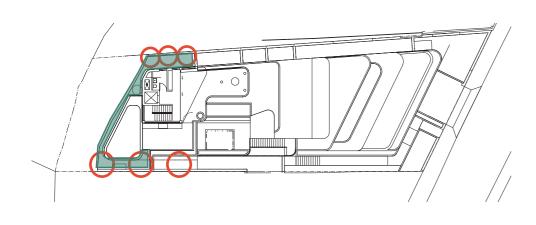
TZANNES OCULUS 15 Wiston Gardens John Keith September 2021

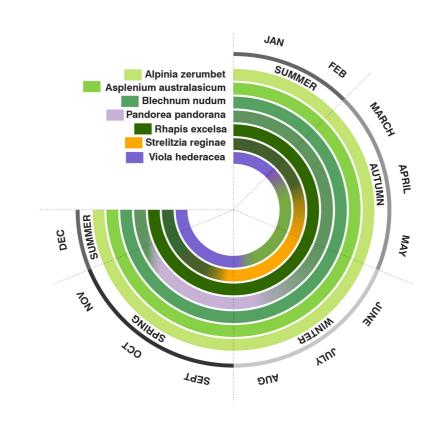
# Roof Terrace Back Garden

## Legend

Deep Soil Planting  $\bigcirc$ 

Feature Tree



















Strelitzia reginae

Blechnum nudum

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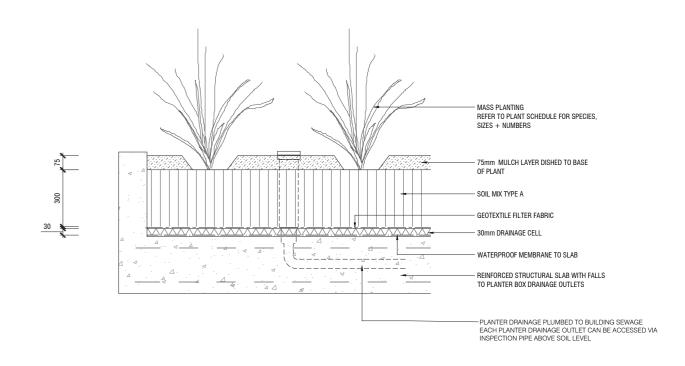
Alpinia zerumbet

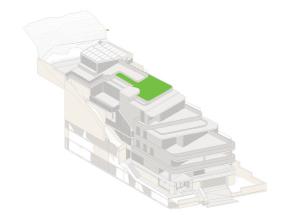
# 1.12 Typical Planter Details

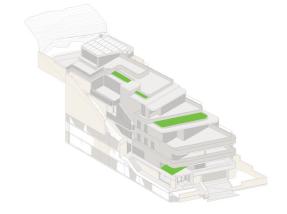
# 1000mm Depth Planter

# MASS PLANTING GROUNDCOVERS AND CREEPERS 75mm MULCH LAYER DISHED TO BASE OF PLANT LIGHT WEIGHT PLANTER MIX HIGH DENSITY FOAM VOID FORMER TO REMAINDER OF DEPTH GEOTEXTILE FILTER FABRIC 30mm DRAMAGE CELL WATERROOF MEMBRANE TO SLAB REINFORCED STRUCTURAL SLAB WITH FALLS TO PLANTER BOX DRAMAGE OUTLET CAN BE ACCESSED VIA MORE CONTON PRE A RACKES COLLECTED.

# 300-400mm Depth Planter

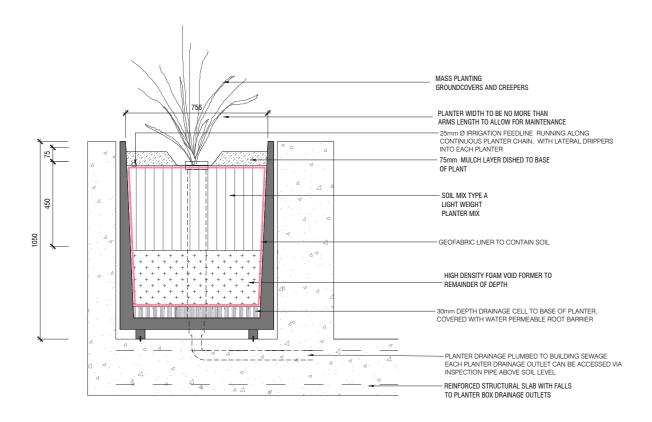


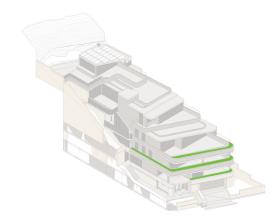




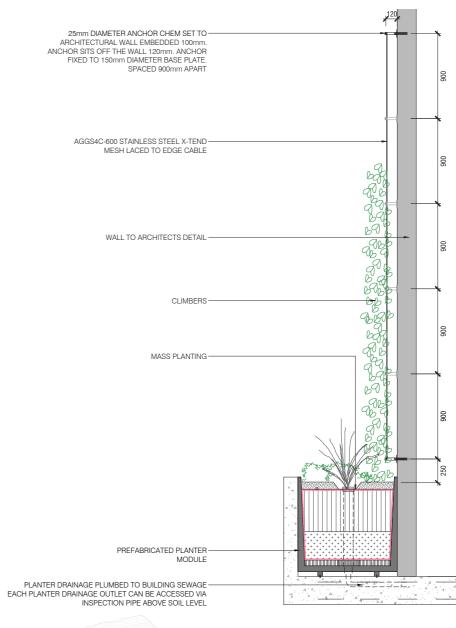
TZANNES OCULUS 17

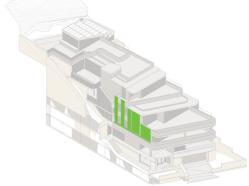
# **Prefabricated Balcony Planter Module**





# **Facade Greening**





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Wiston Gardens John Keith September 2021

# 1.13 Maintenance Strategy

## Introduction

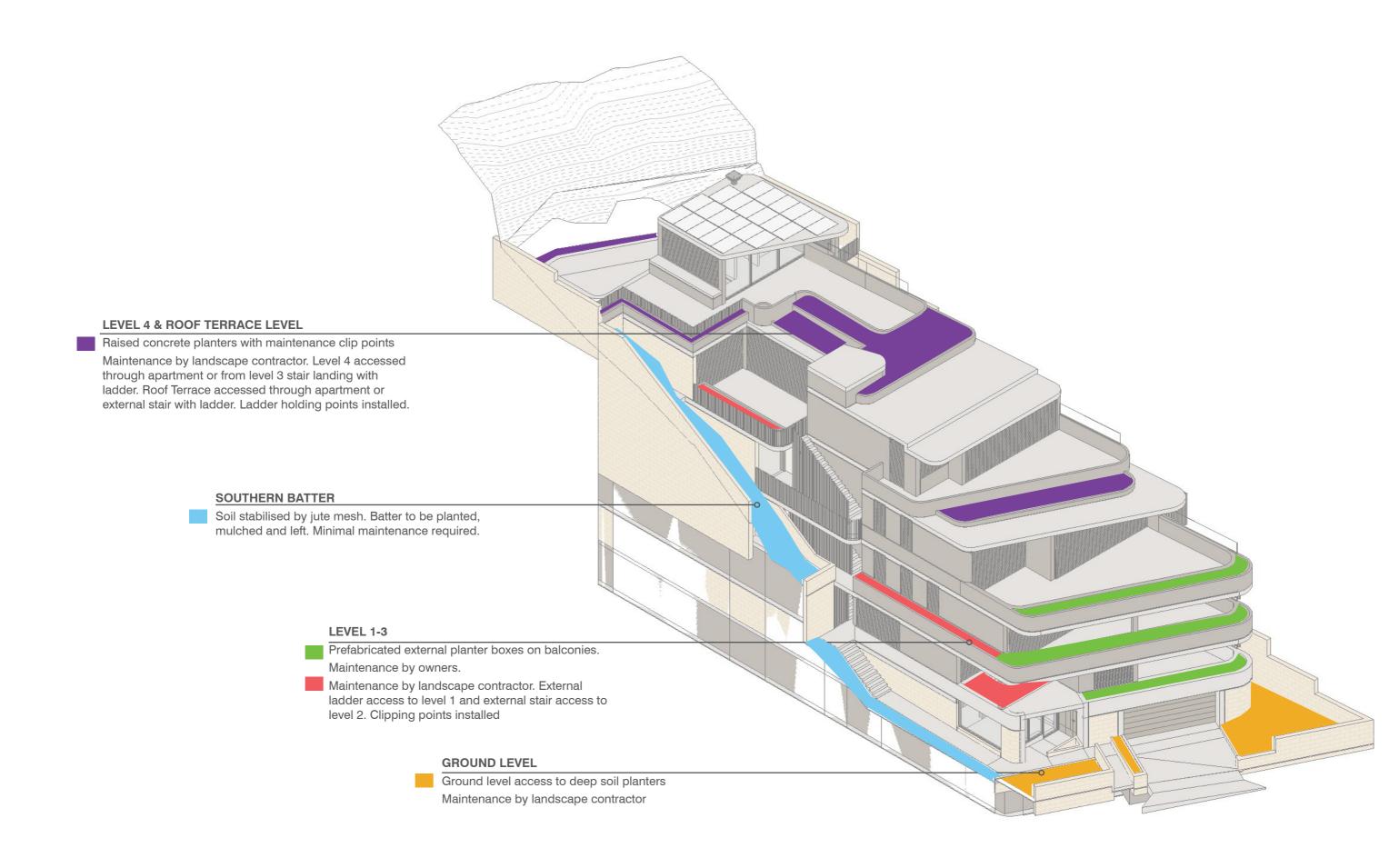
Facade planting forms a large component of the identity of 3 Wiston Gardens. Successful planting outcomes depend on the below;

- Appropriate plant selection
   The plants selected to be hardy species that are well suited to local conditions, requiring minimal maintenance.
- Adequate soil (type and volume)
   Soil to be a lightweight, free draining, specialty design mix inside planters .Planter width to be greater than 300mm to reduce thermal stress and allow for adequate root systems for plants. Plants to be selected to suit planter soil depths for successful establishment and growth.
- Adequate provision of water and nutrients
   Drip irrigation lines to all planting with slow release fertilisers
- Adequate Maintenance
   Maintenance to be split between occupants and landscape
   contractors. Occupant maintenance must be able to be
   completed within an arms reach of balconies. Maintenance
   access for landscape contractors must be safe and will require
   clipping points and secure points for ladders.

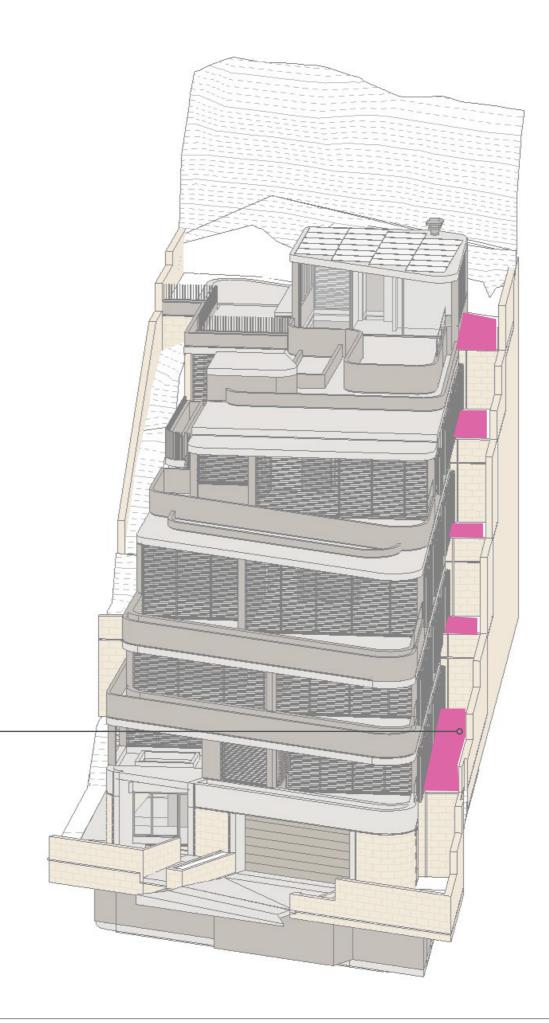




TZANNES OCULUS 19



20 OCULUS TZANNES

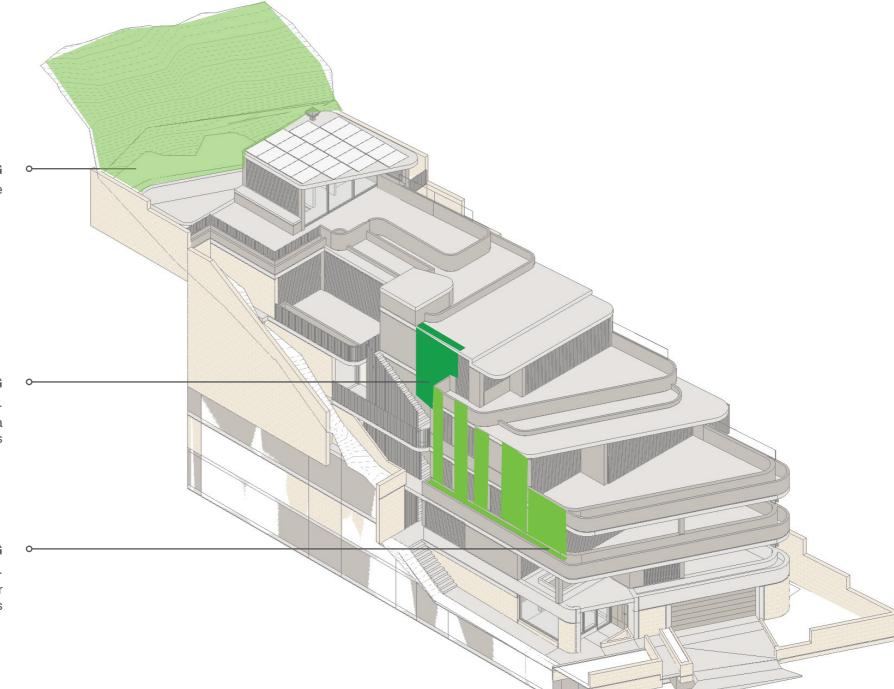


## NORTHERN TERRACES

Deep soil planted terraces.

Maintenance by landscape contractor via ladder access with secure points for ladders at each level. Occupant access through windows.

Wiston Gardens John Keith September 2021



## CLIFF FACE PLANTING

Climbing plants growing up cliff face

## **FACADE PLANTING**

Cascading plants from roof planter.

Maintenance by landscape contractor, access via external stairs

## **FACADE PLANTING**

Climbing plants grow up wire mesh or cables.

Maintenance by landscape contractor via external stair access to level 2 planter with clip points

### SOUTH FACING FACADE GREENING PLANTS



PANDOREA PANDORIANA WONGA WONGA VINE

FLOWERING: SPRING,



HARDENBERGIA VIOLACEA FALSE SARSAPARILLA

FLOWERING: WINTER, SPRING



HIBBERTIA SCANDENS GOLDEN GUINEA VINE

FLOWERING: YEAR ROUND

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2.0 Addendum

GROUND TREES Bc					
TREES					
	LEVEL				
Bc				1	
	Backhousia citridora	Lemon Schented Myrtle	200 litre	10 x 5m	as shown
SHRUBS &	GROUNDCOVERS				AREA
As	Acmena smithii 'Minor'	Dwarf Lilly Pilly	300mm	3 x 3m	as shown
LmEG	Lirope muscari 'Evergreen Giant'	Giant Lily Turf	140mm	0.6 x 0.6m	5
Мс	Molineria capitulata	Palm Grass	200mm	1 x 1m	2
Oj	Ostespoermum jucundum	Ostespermum	140mm	0.15 x 0.6m	5
Рр	Pandorea pandorana	Wonga Wonga Vine	140mm	3.0 x 3.0m	2
Vh	Viola hederacea	Native Violet	140mm	0.2 x 1m	4
Wg	Wahlenbergia gloriosa	Royal Bluebell	140mm	0.3 x 0.2m	6.25
Zf	Zamia furfuracea	Cardboard Palm	300mm	1 x 2m	2
LEVEL 1					
	GROUNDCOVERS				
Az	Alpinia zerumbet	Shell Ginger	300mm	3 x 1.5m	1
Aa	Asplenium australasicum	Birds Nest Fern	300mm	2 x 1.5m	1
Bn	Blechnum nudum	Fishbone Fern	200mm	1 x 1m	2
Cg	Casuarina glauca 'Cousin It'	She-Oak	140mm	02 x 1.0m	4
Dc	Dianella caserulea 'Cassa Blue'	Cassa Blue native Flax	140mm	0.4 x 0.4m	6.25
LmEG	Lirope muscari 'Evergreen Giant'	Giant Lily Turf	140mm	0.6 x 0.6m	5
Re		Rhapis Palm	300mm	2.0x2.0m	1
	Rhapis excelsa				I
Sb	Stachys byzantina	Lambs Ear	140mm	0.2x0.5m	4
Wf	Westringia fruiticosa	Native Rosemary	200mm	1.0x1.0m	2
Vh	Viola hederacea	Native Violet	140mm	0.2 x 1m	4
LEVEL 2					
TREES					
Сс	Cyathea cooperi	Tree Fern	75L	5 x 3m	as shown
SHRUBS &	GROUNDCOVERS				
Aae	Adiantum aethiopicum	Maidenhair Fern	200mm	0.5 x 0.5m	4
Cg	Casuarina glauca 'Cousin It'	She-Oak	140mm	02 x 1.0m	2
Dc	Dianella caserulea 'Cassa Blue'	Cassa Blue native Flax	140mm	0.4 x 0.4m	6.25
Hs	Hibbertia scandens	Golden guinea vine	140mm	0.3 x1.0m	3
Рр	Pandorea pandorana	Wonga Wonga Vine	140mm	3.0 x 3.0m	2
PMm	Pittosporum 'Miss Muffet'	Dwarf Pittosporum	200mm	1 x 1.5m	2
Τf	Teucrium fruticosa	Germander	200mm	0.5 x 0.5m	4
Vh	Viola hederacea	Native Violet	140mm	0.2 x 1m	4
LEVEL 3					
SHRUBS &	GROUNDCOVERS				
Ac	Acacia cognata	River Wattle	140mm	0.6x0.6m	3
Aae	Adiantum aethiopicum	Maidenhair Fern	200mm	0.5 x 0.5m	4
Az	Alpinia zerumbet	Shell Ginger	300mm	3 x 1.5m	1
Hv	Hardenbergia violacea	Purple Coral Pea	140mm	0.3 x 2m	4
LmEG	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	140mm	0.6 x 0.6m	5
Re	Rhapis excelsa	Rhapis Palm	300mm	2.0x2.0m	1
ROp	Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	200mm	1 x 1m	2

Aat	Agave attenuata	Foxtail Agave	140mm	0.5x0.5m	2
As	Acmena smithii 'Minor'	Dwarf Lilly Pilly	300mm	3 x 3m	as shown
Aa	Asplenium australasicum	Birds Nest Fern	300mm	2 x 1.5m	1
Bn	Blechnum nudum	Fishbone Fern	200mm	1 x 1m	2
Ca	Chrysocephalum apiculatum	Yellow Buttons	140mm	0.3 x 0.6m	6.25
Ср	Coleonema pulchrum	Confetti Bush	200mm	0.9 x 0.5m	3
Dc	Dianella caserulea 'Cassa Blue'	Cassa Blue native Flax	140mm	0.4 x 0.4m	6.25
Re	Rhapis excelsa	Rhapis Palm	300mm	2.0x2.0m	1
Sm	Senecio mandraliscae	Blue Chalksticks	140mm	0.3 x 0.6	5
Vh	Viola hederacea	Native Violet	140mm	0.2 x 1m	4
ROOF TE	ERRACE - BALCONY GARDENS				
TREES					
Oe	Olea europea	Olive Tree	100L	6 x 6m	as shown
SHRUBS 8	& GROUNDCOVERS				
AcC	Acacia cultriformis 'Cascade'	Knife Blade Wattle	140mm	0.4 x 2m	4
Aat	Agave attenuata	Foxtail Agave	140mm	0.5 x 0.5m	2
Af	Anigozanthos flavidus	Kangaroo Paw	200mm	0.5 x 0.5m	3
Eg	Echinocactus grusonii	Golden Barrel Cactus	200mm	0.6 x 0.6m	3
KI	Kalanchoe luciae 'FlapJack'	Paddle Plant	200mm	0.6 x 0.5m	3
Kt	Kniphofia triangularis	Dwarf Red Hot Poker	200mm	0.6 x 0.8m	2
Pl	Poa labillardieri	Tussock Grass	140mm	1 x 0.5m	4
Sm	Senecio mandraliscae	Blue Chalksticks	140mm	0.3 x 0.6	5
ROOF TE	ERRACE - BACK GARDEN				
TREES					
Сс	Cyanthea cooperi	Tree Fern	75L	5 x 3m	as shown
La	Livistona australis	Cabbage Tree Palm	100L	20-30 x 1m	as shown
SHRUBS 8	& GROUNDCOVERS				
Az	Alpinia zerumbet	Shell Ginger	300mm	3 x 2m	1
Aa	Asplenium australasicum	Birds Nest Fern	300mm	2 x 1.5m	1
Вс	Blechnum nudum	Fishbone Fern	200mm	1 x 1m	2
Рр	Pandorea pandorana	Wonga Wonga Vine	140mm	3.0 x 3.0m	2
Sr	Strelitzia reginae	Bird of Paradise	300mm	1.0 x 1.0m	2
Vh	Viola hederacea	Native Violet	140mm	0.2 x 1m	4

NOTES

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KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APRVD
Α	29.07.20	ISSUE FOR DA	AK	RJ
В	26.05.21	ISSUE FOR DA	AK	RJ
С	03.06.21	ISSUE FOR DA	LA	RJ
D	06.09.21	ISSUE FOR DA	AK	RJ
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LEVEL 4

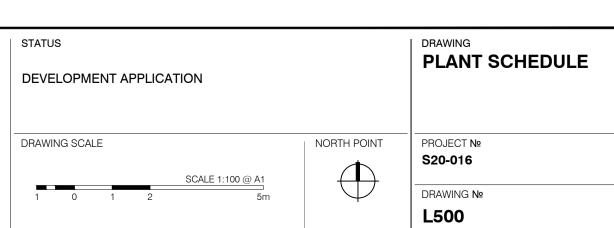
SHRUBS & GROUNDCOVERS

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SYDNEY MELBOURNE WASHINGTON

PROJECT **WISTON GARDENS 3 WISTON GARDENS, DOUBLE BAY** CLIENT JOHN KEITH **CLIENT ADDRESS** ARCHITECT **TZANNES** 

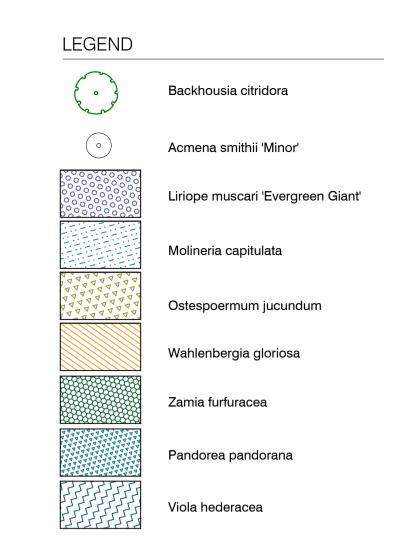
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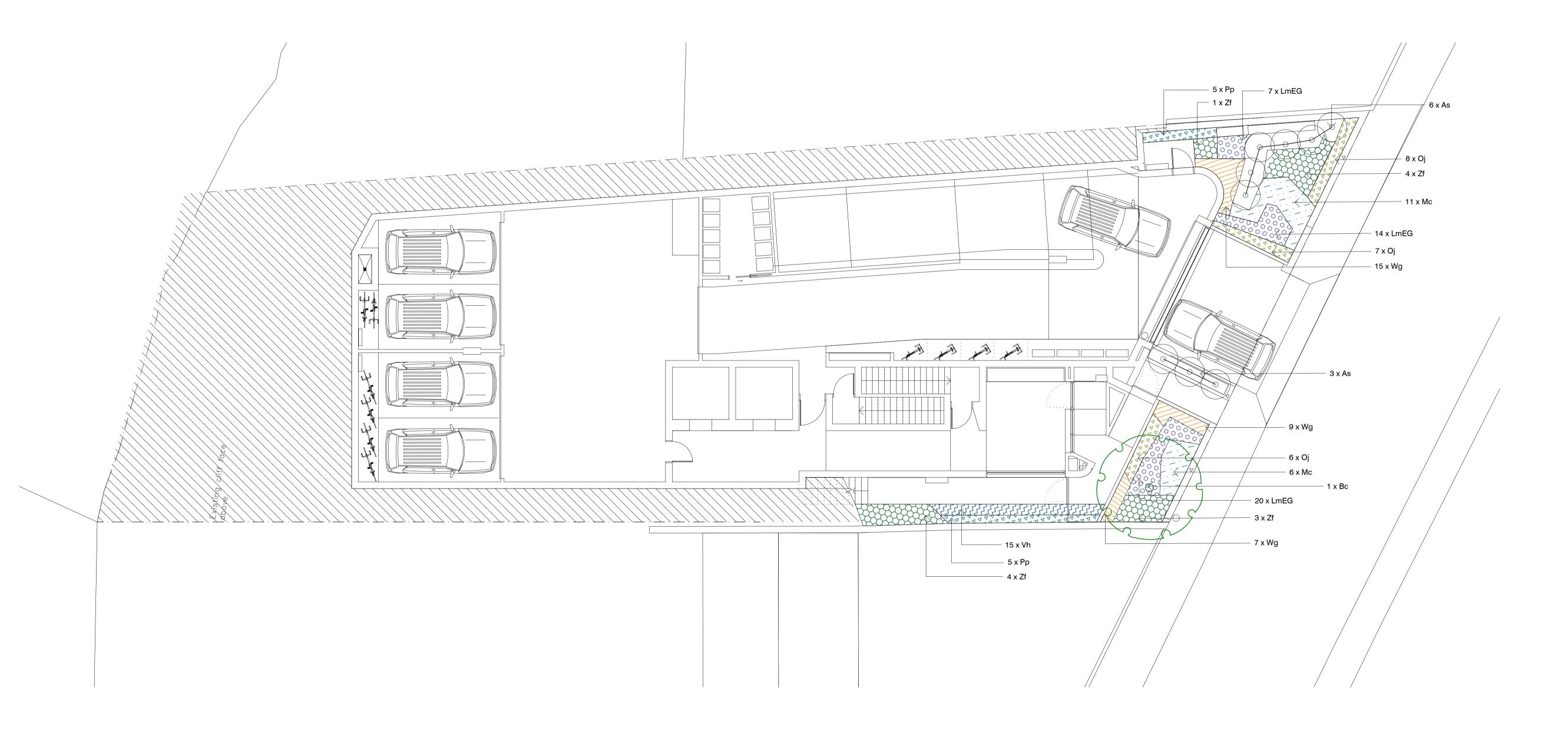


SHEET SIZE

**A**1

ISSUE







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**KEY PLAN** 

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D	06.09.21	ISSUE FOR DA	AK	RJ

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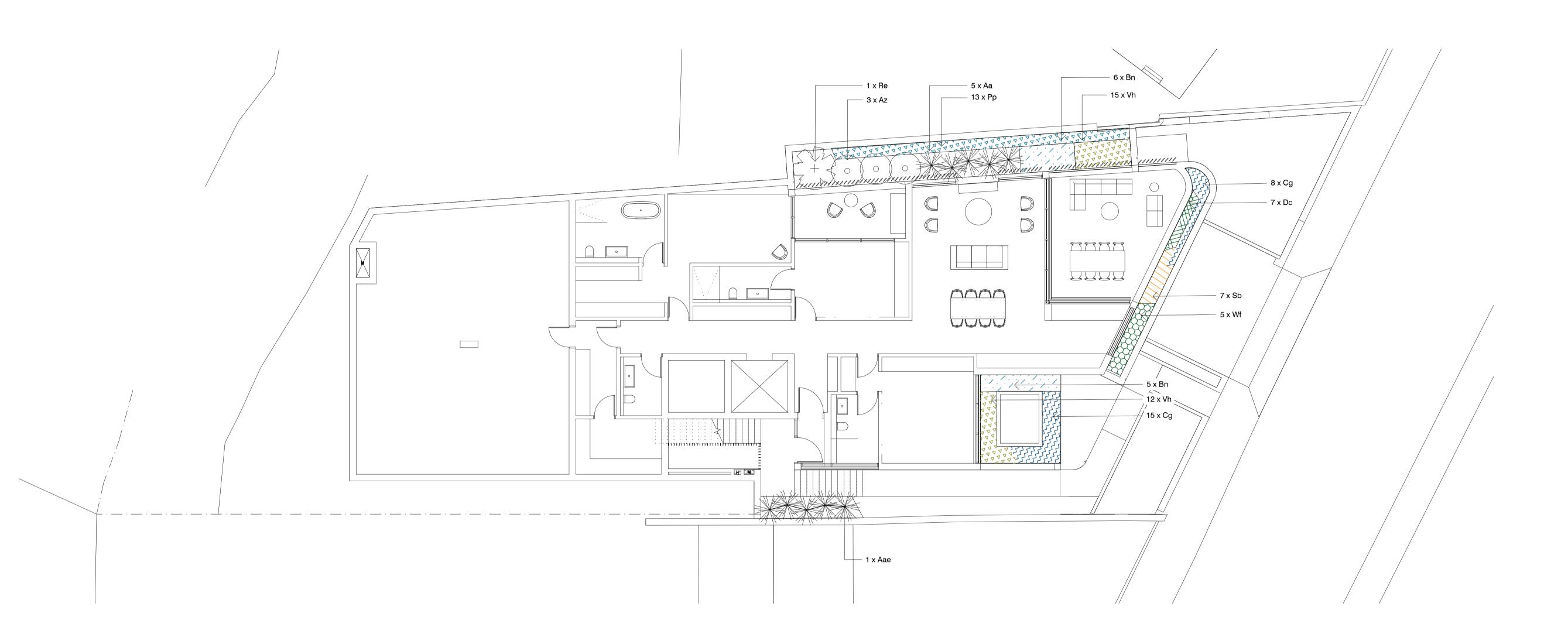
PROJECT **WISTON GARDENS 3 WISTON GARDENS, DOUBLE BAY** CLIENT JOHN KEITH **CLIENT ADDRESS** ARCHITECT **TZANNES** 

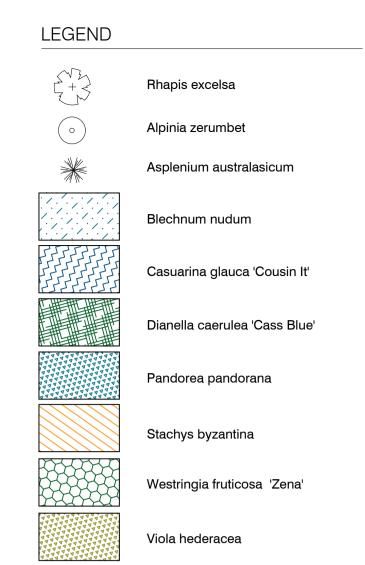
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STATUS DEVELOPMENT APPLICATION DRAWING SCALE NORTH POINT

PLANTING PLAN **GROUND LEVEL** PROJECT № SHEET SIZE S20-016 **A**1 DRAWING **№** ISSUE

L501





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**KEY PLAN** 

ISSUE | DATE | AMENDMENT AK RJ A 29.07.20 ISSUE FOR DA AK RJ B 26.05.21 ISSUE FOR DA LA RJ C 03.06.21 ISSUE FOR DA D 06.09.21 ISSUE FOR DA AK RJ

DRN APRVD

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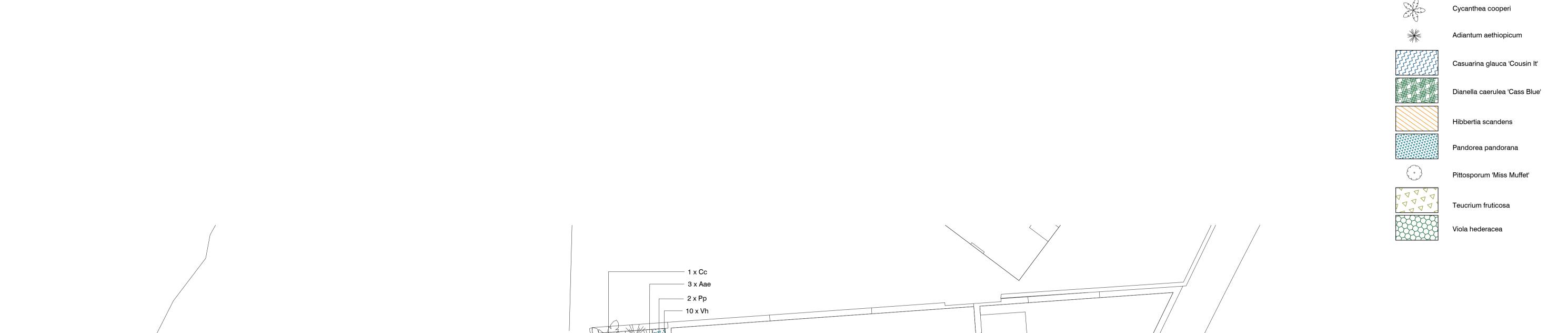
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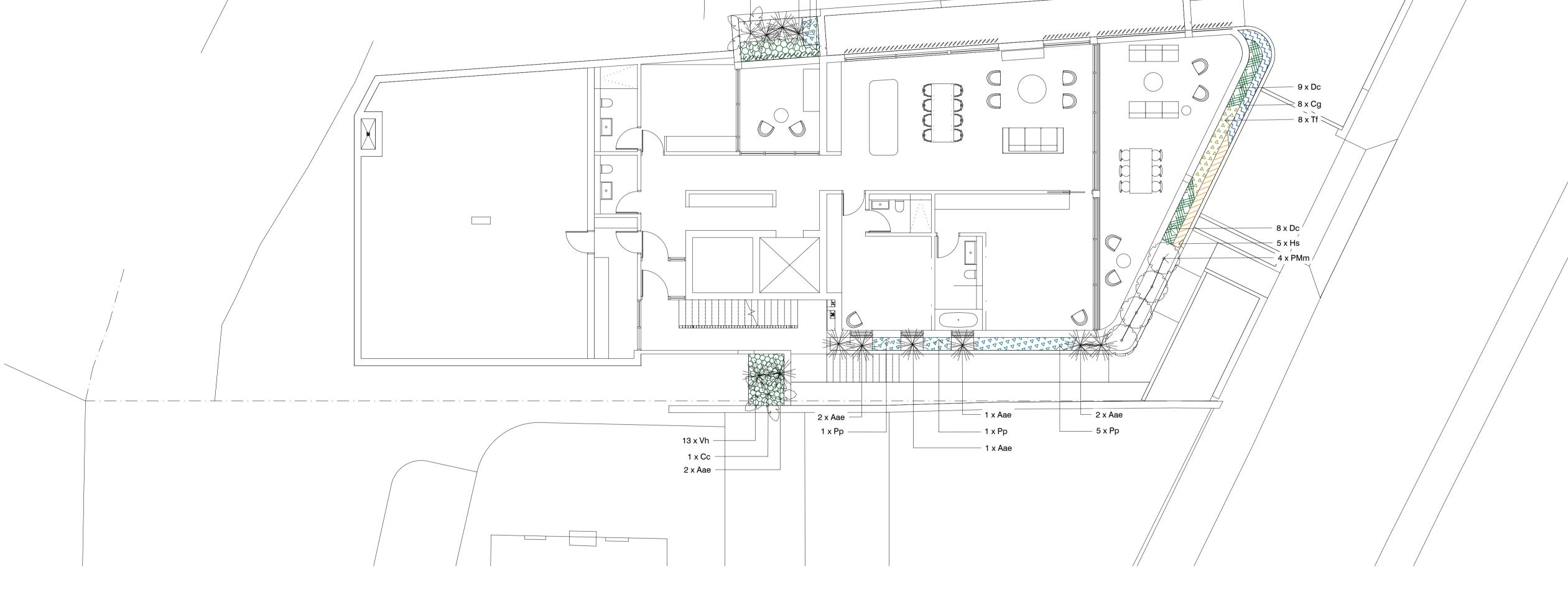
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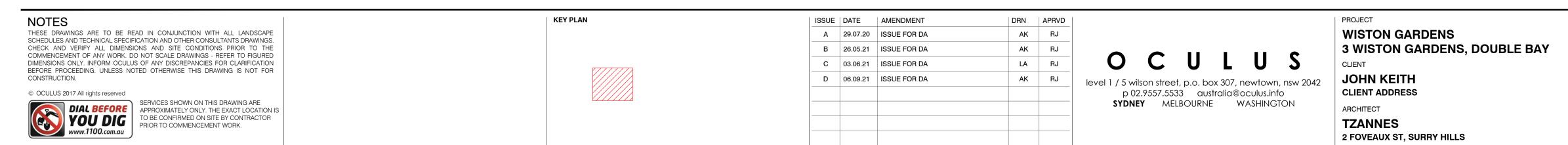
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PLANTING PLAN LEVEL 1 PROJECT № SHEET SIZE S20-016 **A**1 DRAWING **№** ISSUE

L502







ARCHITECT **TZANNES** 

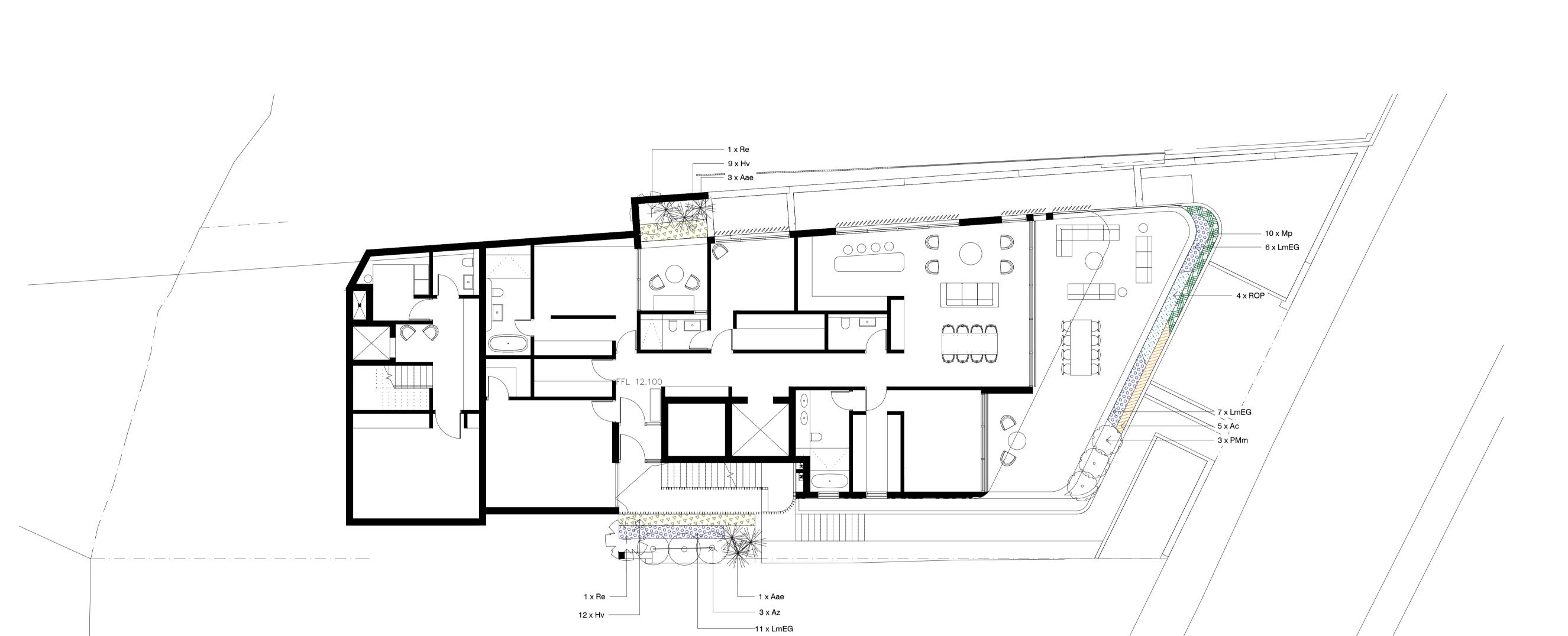
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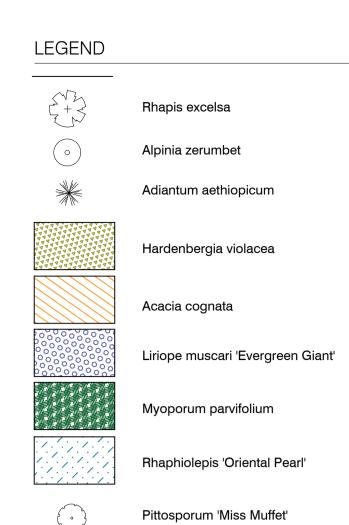
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LEGEND

PLANTING PLAN SHEET SIZE **A**1 ISSUE L503

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**KEY PLAN** 

ISSUE | DATE | AMENDMENT DRN APRVD A 29.07.20 ISSUE FOR DA AK RJ AK RJ B 26.05.21 ISSUE FOR DA LA RJ C 03.06.21 ISSUE FOR DA D 06.09.21 ISSUE FOR DA AK RJ

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PROJECT **WISTON GARDENS 3 WISTON GARDENS, DOUBLE BAY** CLIENT JOHN KEITH **CLIENT ADDRESS** ARCHITECT **TZANNES** 

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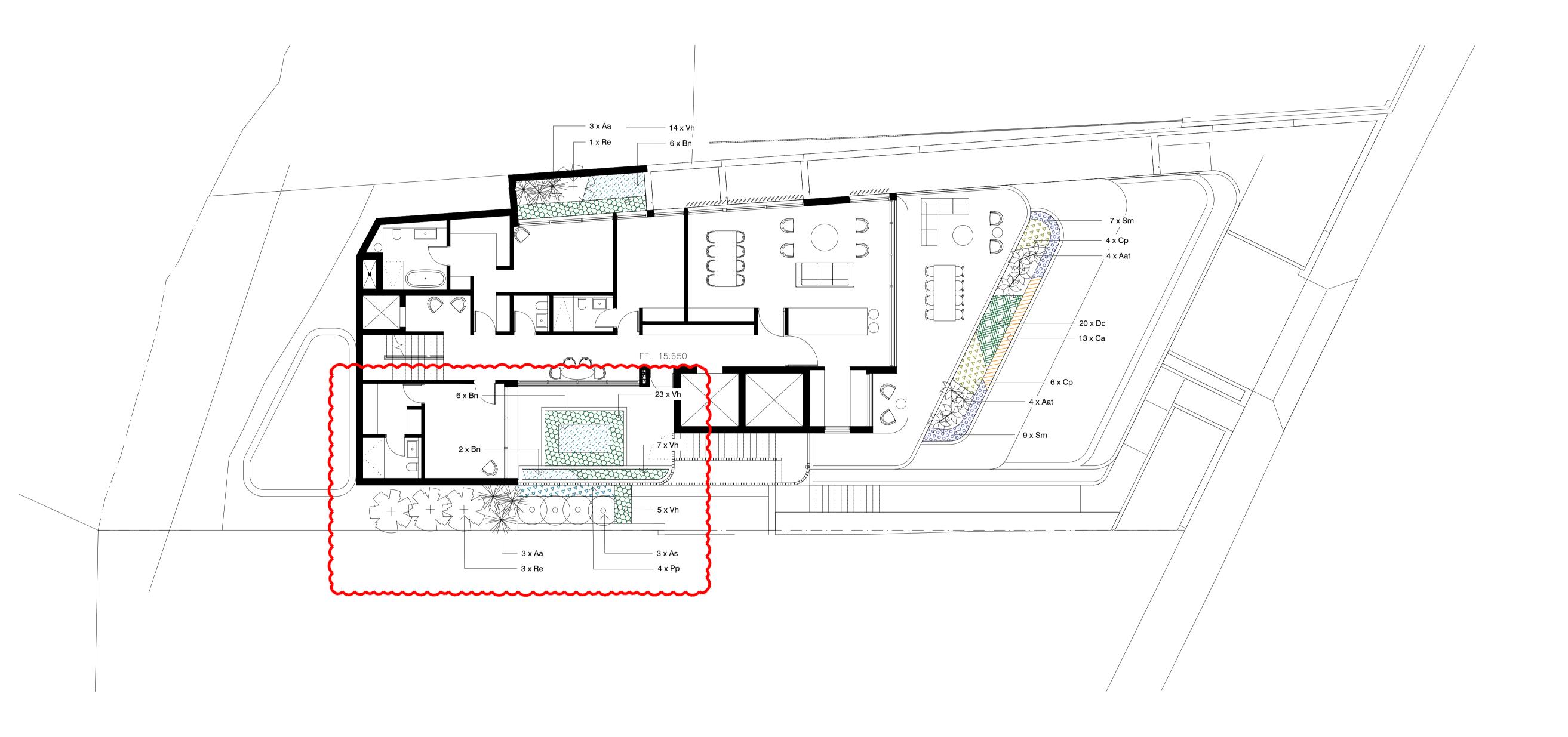
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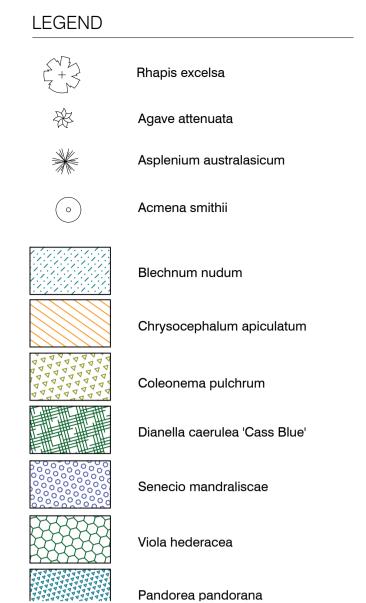
PLANTING PLAN LEVEL 3 PROJECT № SHEET SIZE S20-016 **A**1

DRAWING **№** 

L504

ISSUE





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**KEY PLAN** 

Α	29.07.20	ISSUE FOR DA	AK	RJ
В	26.05.21	ISSUE FOR DA	AK	RJ
С	03.06.21	ISSUE FOR DA	LA	RJ
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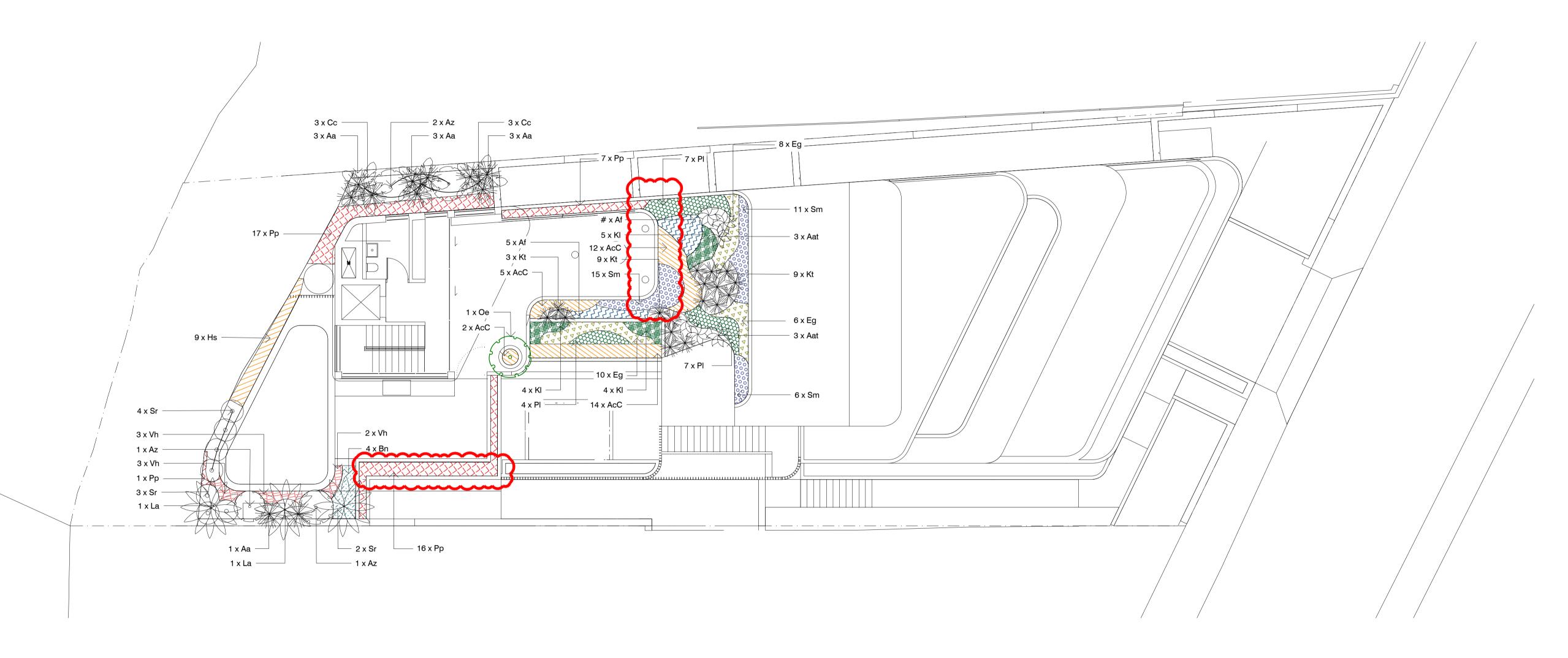
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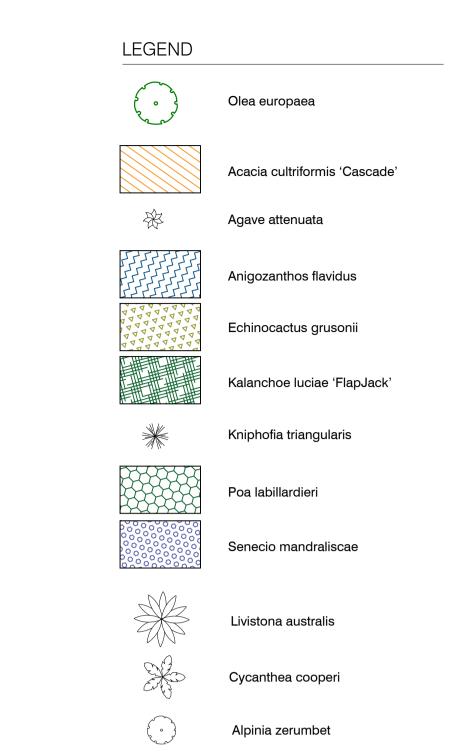
PROJECT **WISTON GARDENS 3 WISTON GARDENS, DOUBLE BAY** CLIENT **JOHN KEITH CLIENT ADDRESS** ARCHITECT **TZANNES** 

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STATUS DEVELOPMENT APPLICATION DRAWING SCALE NORTH POINT

PLANTING PLAN LEVEL 4 PROJECT № SHEET SIZE S20-016 **A**1 DRAWING **№** ISSUE L505





Asplenium australasicum

Blechnum nudum

Hibertia scandens

Pandorea pandorana

Strelitzia reginae

Viola hederacea

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**WISTON GARDENS 3 WISTON GARDENS, DOUBLE BAY** CLIENT JOHN KEITH **CLIENT ADDRESS** ARCHITECT **TZANNES** 

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PROJECT

STATUS DEVELOPMENT APPLICATION DRAWING SCALE NORTH POINT SCALE 1:100 @ A1

PLANTING PLAN ROOF TERRACE PROJECT № SHEET SIZE S20-016 **A**1 ISSUE DRAWING **№** 

L506

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