Drawing Set	Sheet Number	Revision_Sheet Name	Size	Scale
000 GENERAL				
	DA-001-001	S1_Title Sheet	A1-DA	NTS
100 Site Plans				
	DA-100-001	S1_Location Plan	A1-DA	NTS
	DA-100-002	S1_Site Analysis Plan	A1-DA	1:500
110 GA Plans				
	DA-110-000	S1_Ground Level	A1-DA	1:100
	DA-110-001	S1_Level 1 - Level 2	A1-DA	1:100
	DA-110-002	S1_Level 3	A1-DA	1:100
	DA-110-003	S1_Level 4 - Level 5	A1-DA	1:100
	DA-110-004	S1_Level 6 - Level 12	A1-DA	1:100
	DA-110-005	S1_Level 13	A1-DA	1:100
	DA-110-006	S1_Level 14	A1-DA	1:100
	DA-110-007	S1_Level 15 - Level 16	A1-DA	1:100
	DA-110-008	S1_Level 17	A1-DA	1:100
	DA-110-009	S1_Roof Plan	A1-DA	1:100
	DA-110-100	S1_Adaptable Apartments 01	A1-DA	1:50
	DA-110-101	S1_Adaptable Apartments 02	A1-DA	1:50
	DA-110-B01	S1_Basement 1	A1-DA	1:100
	DA-110-B02	S1_Basement 2	A1-DA	1:100
	DA-110-B03	S1_Basement 3 - Basement 4	A1-DA	1:100
	DA-110-B04	S1_Basement 5	A1-DA	1:100
	DA-110-B05	S1_Basement 6	A1-DA	1:100
210 GA Elevation				
	DA-210-001	S1_West Elevation_Pacific Highway	A1-DA	1:200
	DA-210-002	S1_East Elevation_Angelo Street	A1-DA	1:200
	DA-210-003	S1_North & South Elevation	A1-DA	1:200
310 GA Sections				
	DA-310-001	S1_Section A & B	A1-DA	1:200
	DA-310-002	S1_Section C & D	A1-DA	1:200
710 GFA Diagrams				
	DA-710-001	S1_GFA Diagrams 01	A1-DA	1:200
	DA-710-002	S1_GFA Diagrams 02	A1-DA	1:200
	DA-710-003	S1_GFA Diagrams 03	A1-DA	1:200
720 Cross Ventilation Diagrams				
	DA-720-001	S1_Cross Ventilation Diagrams 01	A1-DA	1:200
	DA-720-002	S1_Cross Ventilation Diagrams 02	A1-DA	1:200
730 Solar Access Diagrams				
	DA-730-001	S1_Solar Access Diagrams 01	A1-DA	1:200
	DA-730-002	S1_Solar Access Diagrams 02	A1-DA	1:200
750 Shadow Diagrams				
	DA-750-001	S1_March 21st Shadow Diagrams	A1-DA	1:1000
	DA-750-002	S1_June 21st Shadow Diagrams	A1-DA	1:1000
	DA-750-003	S1_September 21st Shadow Diagrams	A1-DA	1:1000
800 SUPPLEMENTARY DRAWINGS				
	DA-800-000	S1_Materials and Finishes	A1-DA	NTS
900 3D VIEWS				
	DA-900-001	S1_Pacific Highway_View from North	A1-DA	NTS
	DA-900-002	S1_Pacific Highway_View from South	A1-DA	NTS
	DA-900-003	S1_Angelo Street_View from North	A1-DA	NTS
	DA-900-004	S1_Aerial View	A1-DA	NTS

RESIDENTIAL/ RETAIL DEVELOPMENT

225-235 PACIFIC HIGHWAY, NORTH SYDNEY

for GREENLAND AUSTRALIA

SECTION 96

RECEIVED BY CS
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DLG Quality Endorsed Company ISO 9001:2008 Registration Number 25912
formerly Richard Heritage Turner Stutt ABN 98 004 384 191

CLIENT

Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
Site Plans
Location Plan

Scale	Project No	Drawn by	North
NTS	14026	MP, SW, KP	
Status: For Information	Dwg No: DA-100-001	Rev: S1	

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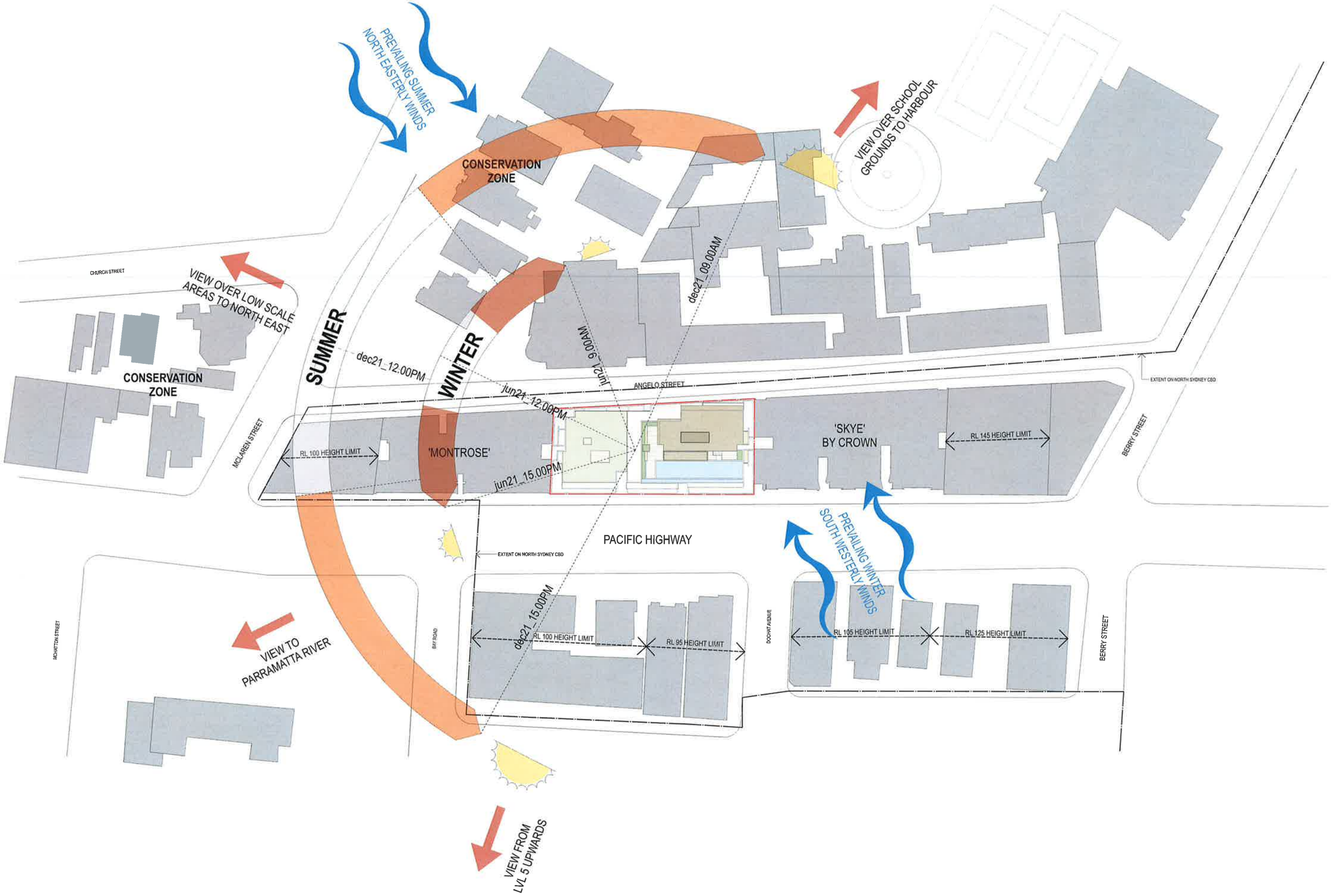

Rev	Date	Approved by	Revision Notes
S1	06 06 14	KD	Issue for Section 96

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BUS Quality Endorsed Company ISO 9001:2008. Registration Number 3041N
Nominated Architect: Nicholas Turner 3860 ACN 88 004 684 811

CLIENT

Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
Site Plans
Site Analysis Plan

Scale	Project No	Drawn by	North
1:500 @A1, 50%@A3	14026	MP, SW, KP	
Status: For Information	Dwg No. DA-100-002	Rev S1	

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GROUND LEVEL

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National Architect Number Turner Studio ACN 139 469 281

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Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S2	20.08.14	KD	Issue for Sect.on 96
S1	06.06.14	KD	Issue for Sect.on 96

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Ground Level

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-110-000
Rev: S2

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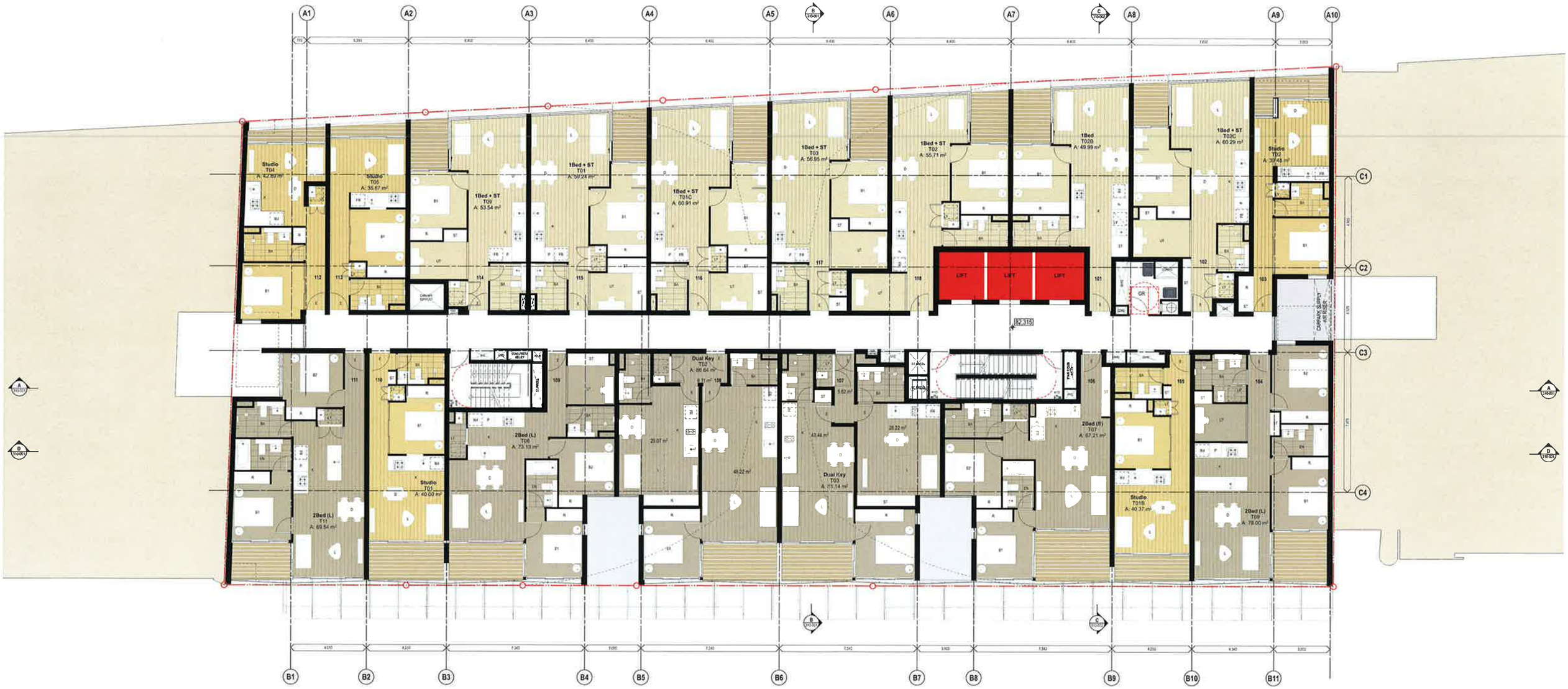

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 2415
Nominated Architect: Nicholas Turner 6500, ABN 86 064 241 913

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Level 1 - Level 2

Rev	Date	Approved by	Revision Notes
S1	06 06 14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For information
Drg No: DA-110-001
Rev: S1

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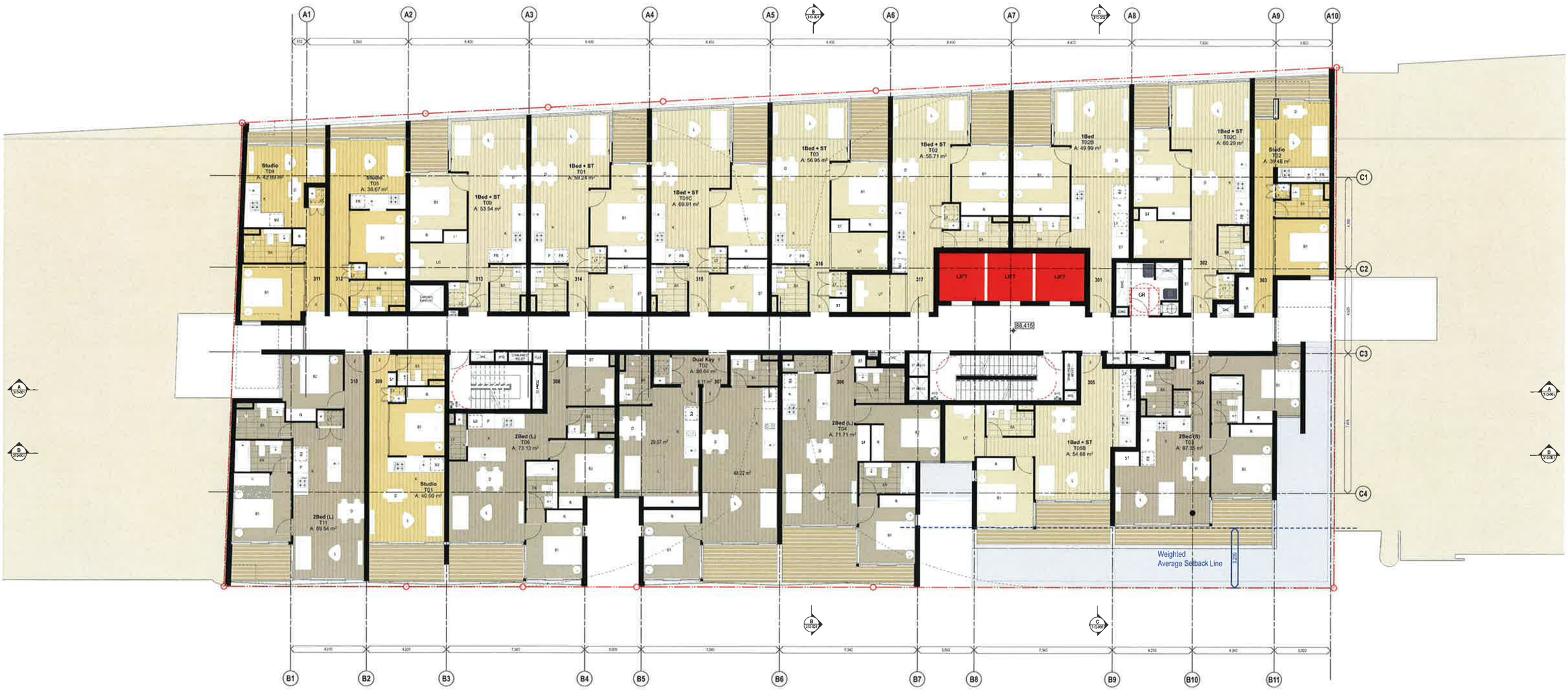

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D.C.S. Quality Endorsed Company ISO 9001:2008 Registration Number 2478
Nominated Architect Nicholas Carter 6369 ABN 89 064 064 511

CLIENT

Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title

225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title

GA Plans
Level 3

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3	Project No: 14026	Drawn by: MP, SW, KP	North
Status: For Information	Dwg No: DA-110-002	Rev: S1	

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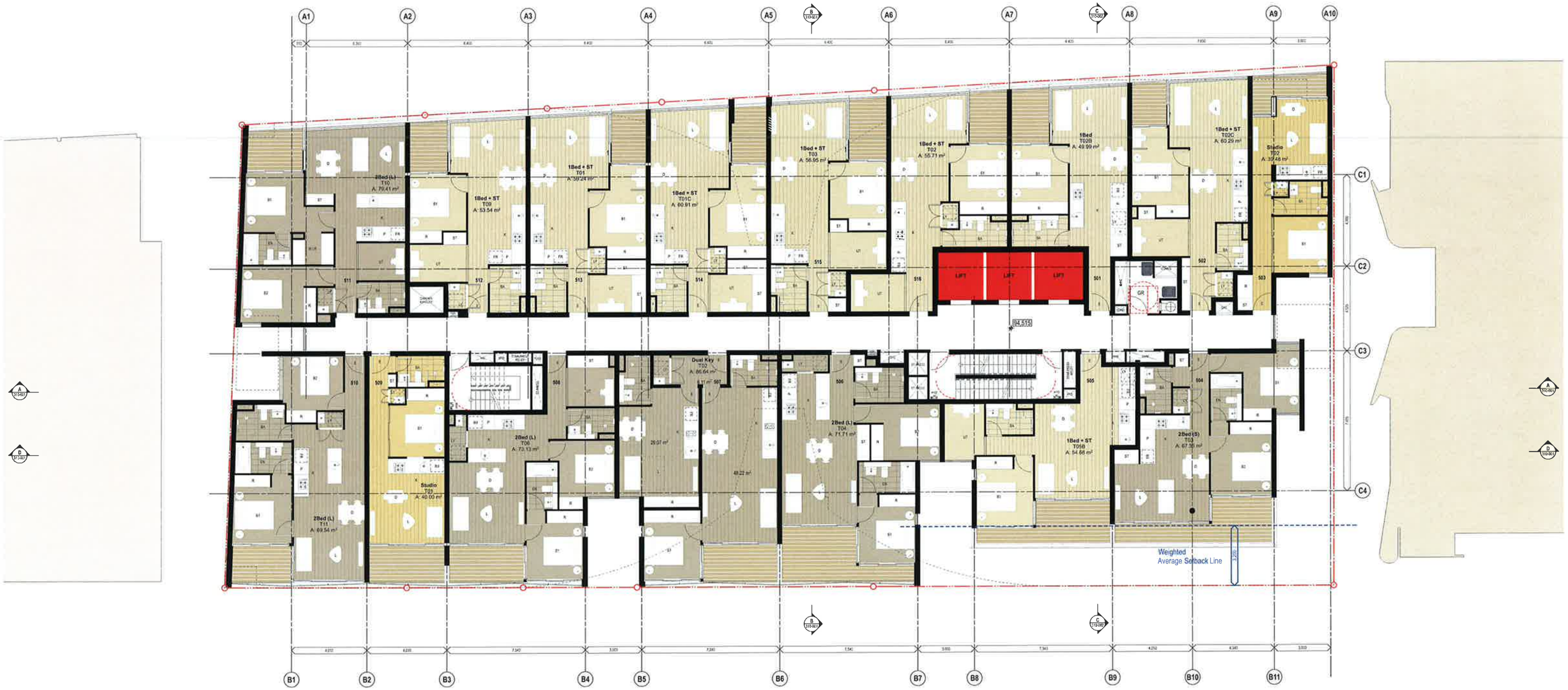

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SLCS Quality Endorsed Company ISO 9001:2008 Registration Number 2649
Nominated Architect Nicholas Turner NSW: ARB Nº 5649 QLD: 1371

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Level 4 - Level 5

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-110-003
Rev: S1

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DLES Quality Endorsed Company ISO 9001:2008. Registration Number 2412
Surveyors Authority Nicholas Turner Reg. No. 8104 (NSW)

CLIENT

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Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title

225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title

GA Plans
Level 6 - Level 12

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3	Project No: 14026	Drawn by: MP, SW, KP	North
Status: For Information	Dwg No: DA-110-004	Rev: S1	

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DLCS Quality Endorsed Company ISO 9001:2008 Registration Number 30436
Nominated Architect Nicholas Turner 6505 NSW ARB 5649 QLD

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Project Title

225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title

GA Plans
Level 13

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KO	Issue for Section 96

Scale	Project No	Drawn by	North
1:100 @A1, 50%@A3	14026	MP, SW, KP	
Status	Dwg No	Rev	
For Information	DA-110-005	S1	

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Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Level 14

Rev.	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
Status: For Information
Dwg No: DA-110-006
Rev: S1
Notes:

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CEICS Quality Endorsed Company ISO 9001:2008. Registration Number 30476
Nominated Architect: Nicholas Turner 6365. ABN 86 004 384 541

CLIENT

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Sydney NSW 2000

Project Title

225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title

GA Plans
Level 15 - Level 16

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
Status: For Information
Dwg No: DA-110-007
Rev: S1
North

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Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Level 17

S1 08.06.14 AD Issue for Section 96

Rev.	Date	Approved by	Revision Notes

Scale	Project No.	Drawn by	Note
1:100 @A1, 50%@A3	14026	MP, SW, KP	
Status	Dwg No.	Rev.	
For Information	DA-110-008	S1	

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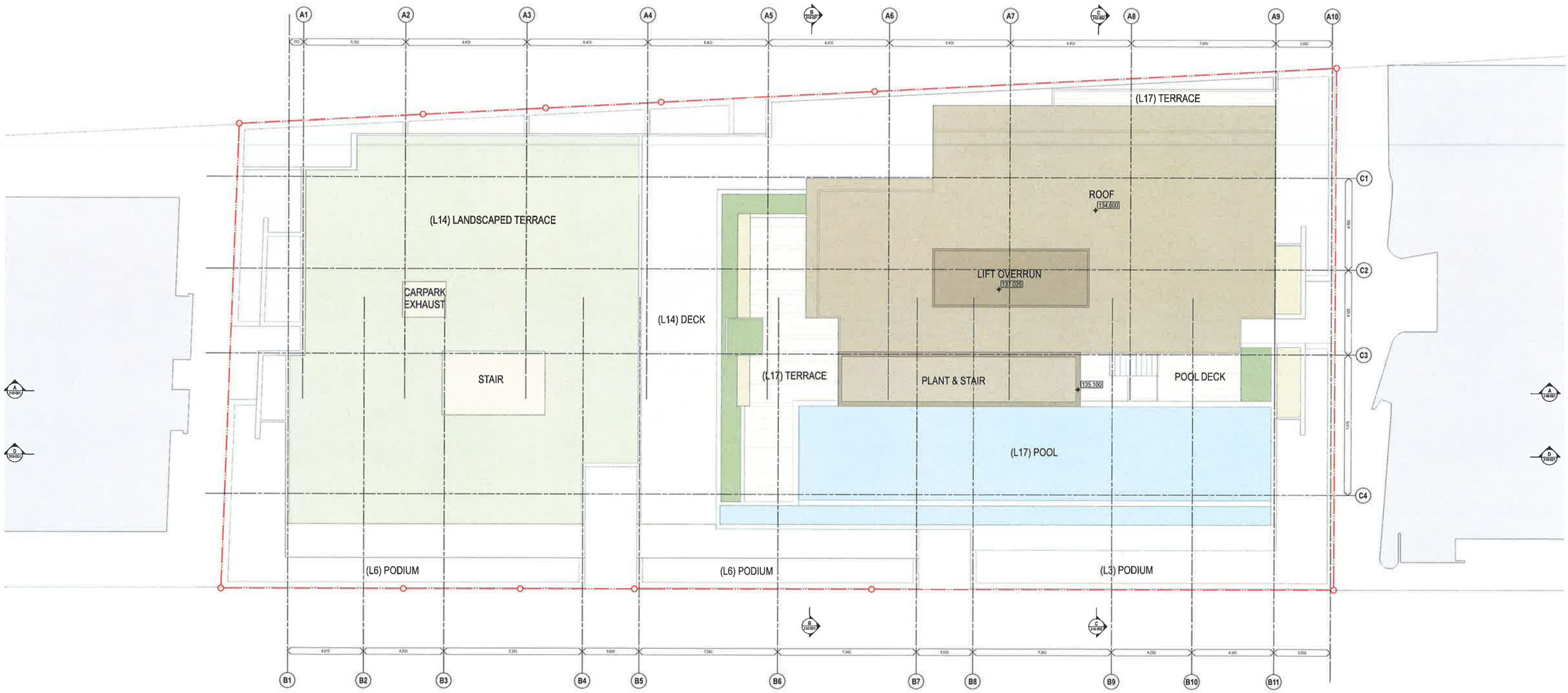

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GECA Quality Assured Company - ISO 9001:2008. Registration Number QUA 3
Nominated Architect: Nicholas Turner Reg. No. 6360 NSW ARB

CLIENT

Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title

225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title

GA Plans
Roof Plan

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-110-009
Rev: S1

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2 Bed_T05 & T05B_Pre Adaptation 1:50

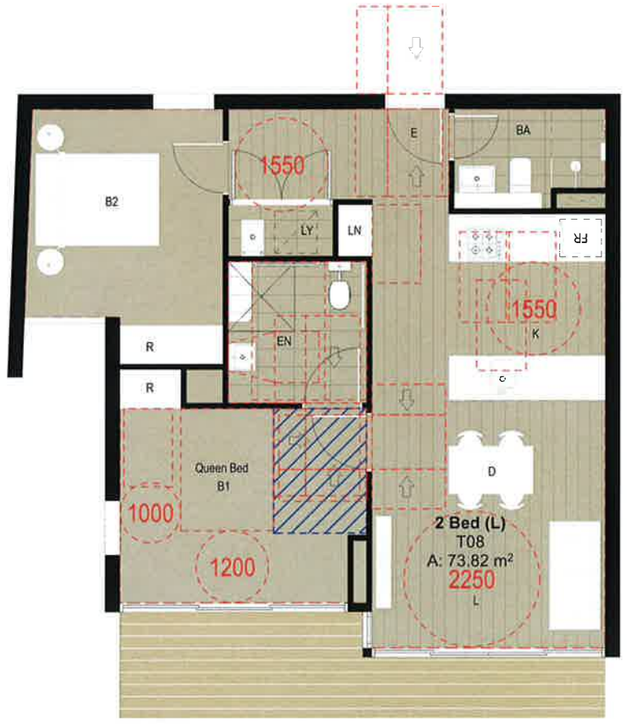
11 Units

2 Bed_T05 & T05B__Post Adaptation 1:50

11 Units

2 Bed_T08_Pre Adaptation 1:50

7 Units



2 Bed_T08_Post Adaptation 1:50

7 Units

Adaptable Apartments Schedule

Total Adaptable Apartments : 22

2 Bed_T05	2 Bed_T05B	2 Bed_T08
602 702 802 902 1002 1102 1202 1302	1402 1502 1602	608 708 808 908 1008 1108 1208
3 Bed_T04	**3 Bed_T05**	
1403 1503 1603	1307	

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Nominated Architect Nicholas Turner 6866 ABN 86 264 581 811

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Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S1	06 06 14	KD	Issue for Section 96

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Adaptable Apartments 01

Scale: 1:50 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
Status: For Information
Dwg No: DA-110-100
Rev: S1
Notes

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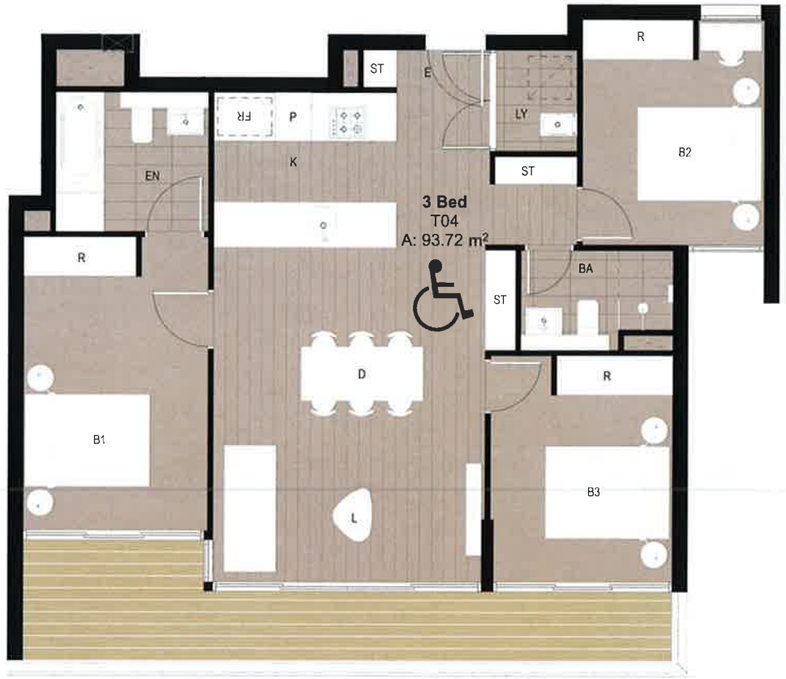

3 Bed_T04_Pre Adaptation 1:50

3 Units

3 Bed_T05_Pre Adaptation 1:50

1 Unit

3 Bed_T04_Pre Adaptation 1:50

3 Units

3 Bed_T05_Post Adaptation 1:50

1 Unit

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Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Adaptable Apartments 02

Scale: 1:50 @A1, 50% @A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Drawing No: DA-110-101
Rev: S1

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BASEMENT 1

0 1 2 3 4 5 10

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Www.slcequality.com Australia Pty Ltd ABN 30 081 369 812

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Basement 1

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-110-B01
Rev: S1

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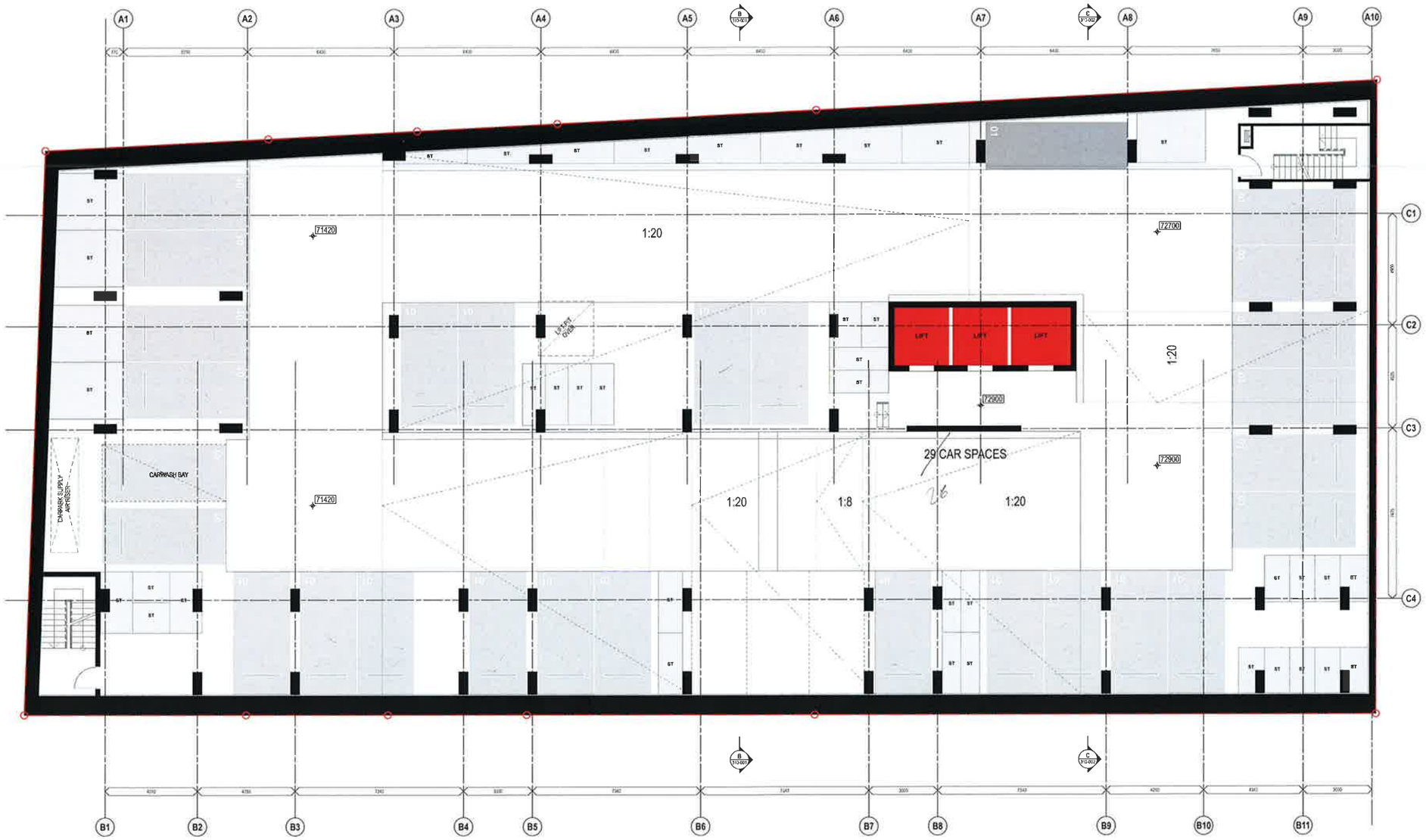
BASEMENT 2



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DLCS Quality Endorsed Company ISO 9001:2008. Registration Number 20416
Nominated Architect: Nicholas Turner 6360 ABN 86 064 084 841

CLIENT
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Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S2	20.08.14	KD	Issue for Section 96
S1	06.06.14	KD	Issue for Section 96

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Basement 2

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-110-B02
Rev: S2

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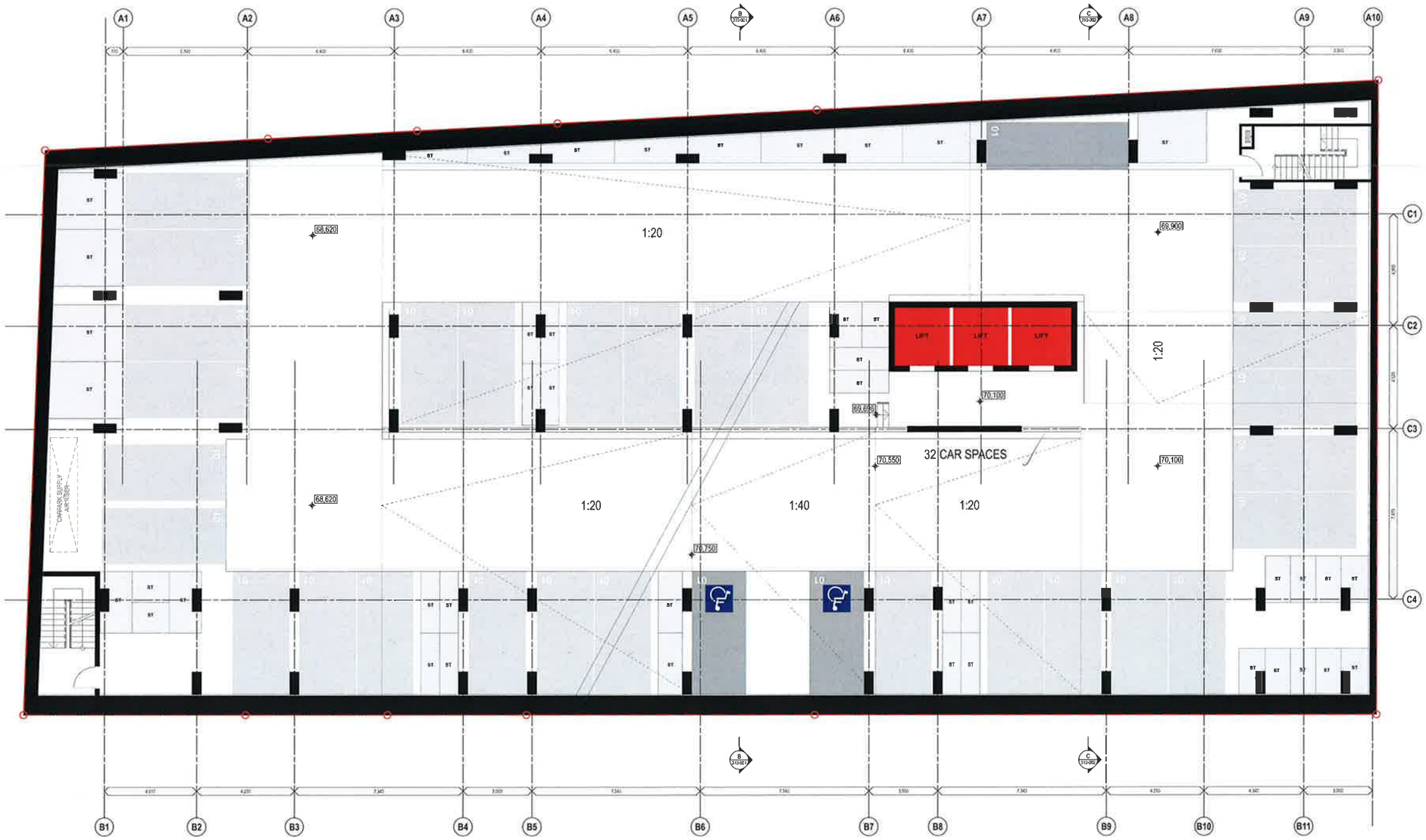

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BCS Quality Endorsed Company ISO 9001:2008. Registration Number 2649
Nominated Architect: Nicholas Turner 6695. ABN 50 004 084 511

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Basement 3 - Basement 4

Rev	Date	Approved by	Revision Notes
S1	06 06 14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Status: For Information
Project No: 14026
Dwg No.: DA-110-B03
Drawn by: MP, SW, KP
Rev: S1
North

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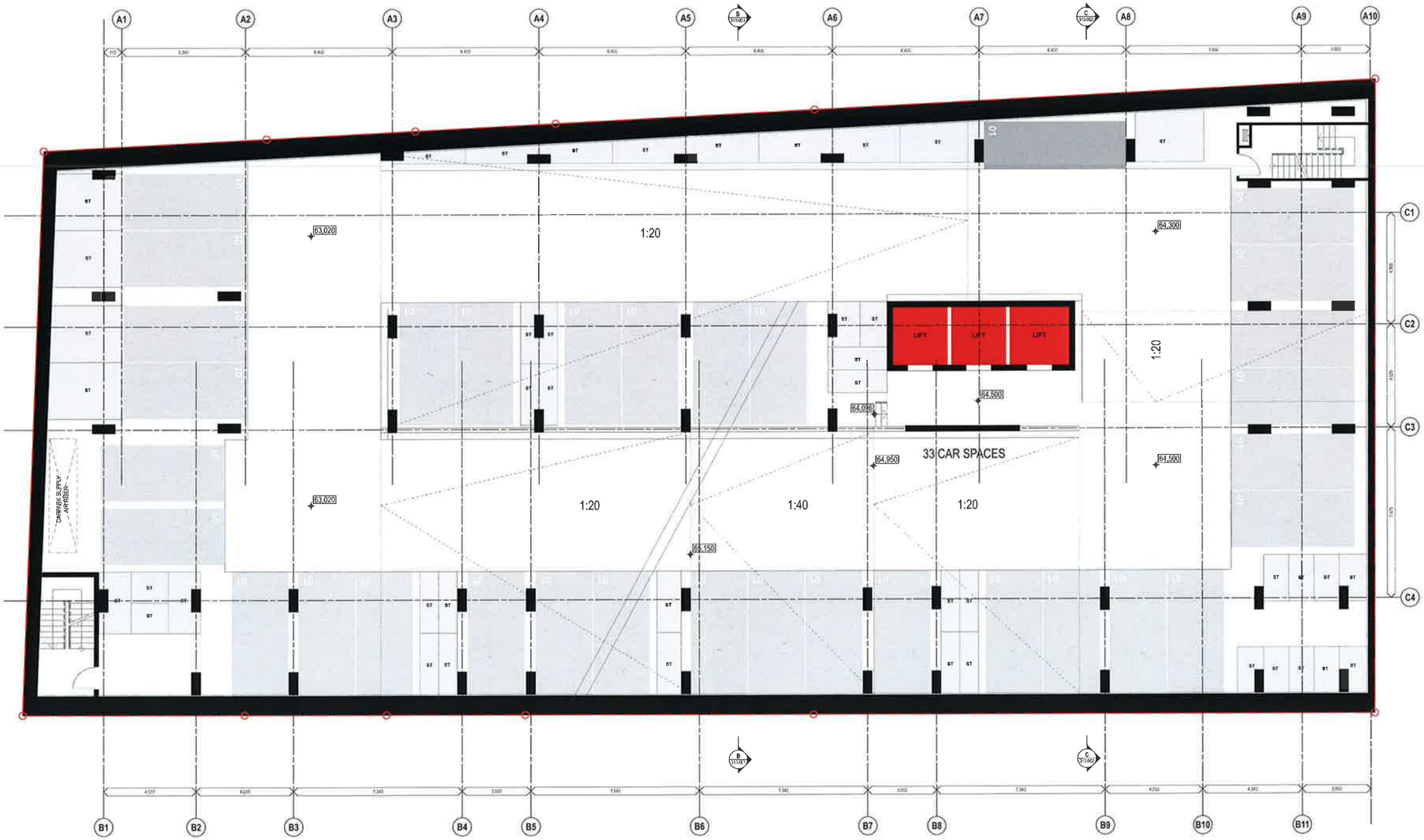
BASEMENT 5



0 1 2 3 4 5 10

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QLD Quality Endorsed Company ISO 9001:2008, Registration Number 20418
Nationally Accredited Minimum Turner (BVA) ACN 130 184 551

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Plans
Basement 5

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-110-B04
Rev: S1

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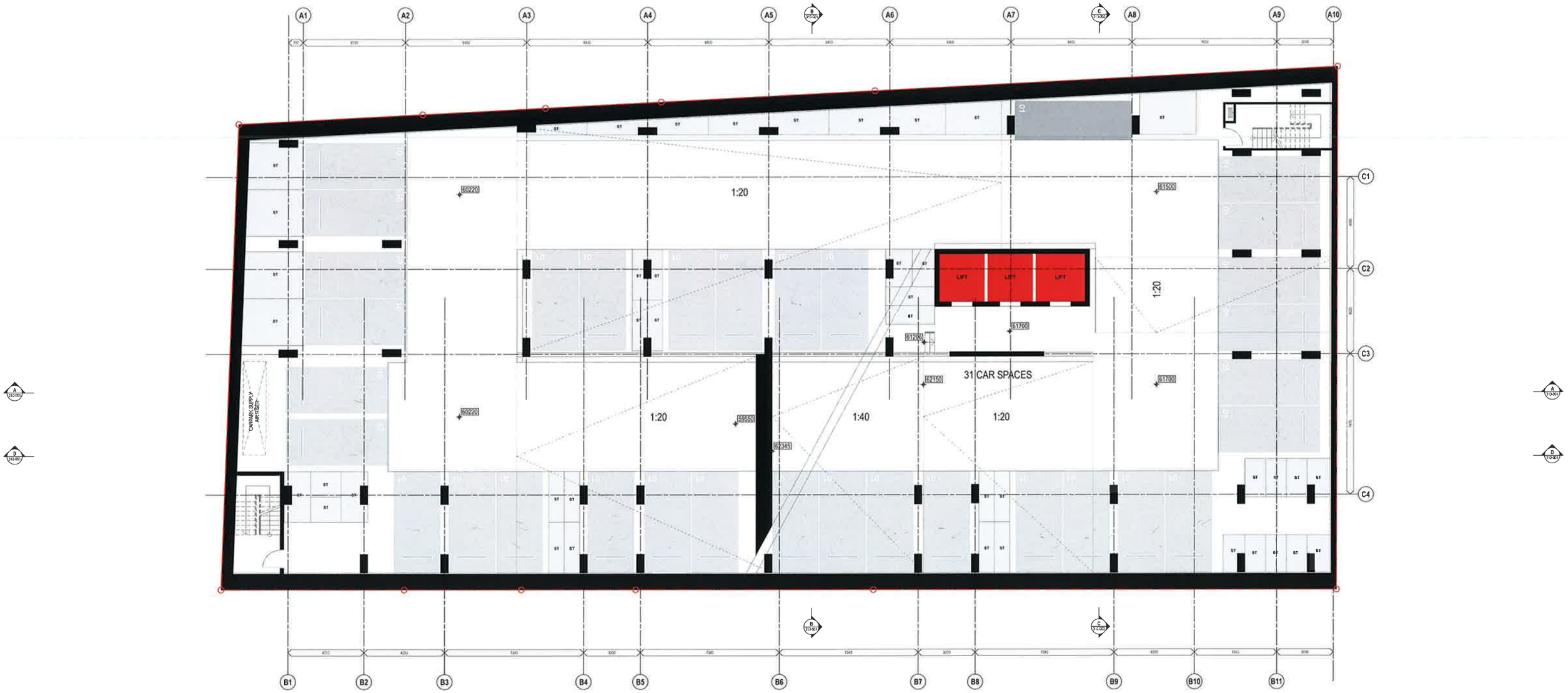

0 1 2 3 4 5 10

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SLCG Quality Endorsed Company ISO 9001:2008 Registration Number 29435
Nominated Architect Nicholas Carter NSW ARB 6364 SA NT

CLIENT

Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title

225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title

GA Plans
Basement 6

Rev	Date	Approved by	Revision Notes
S2	20 06 14	KD	Issue for Section 96
S1	06 06 14	KD	Issue for Section 96

Scale: 1:100 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-110-B05
Rev: S2

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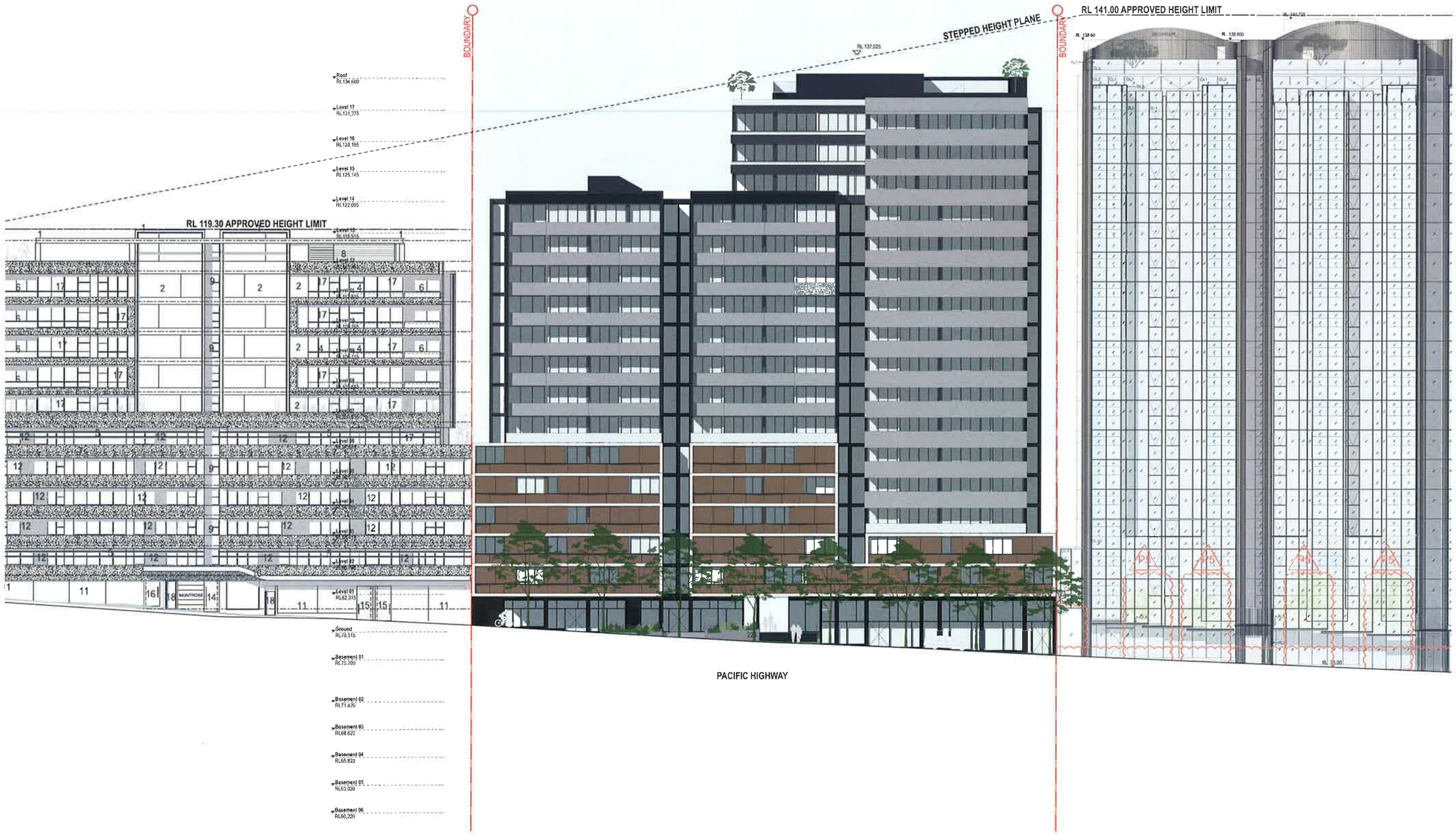

NOTES

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Elevation
West Elevation_Pacific Highway

S1 GA Issue KD Issued for Section 96

Rev	Date	Approved by	Revision Notes

Scale: 1:200 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
Status: For Information
Dwg No: DA-210-001
Rev: S1

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NOTES

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Elevation
East Elevation_Angelo Street

Rev	Date	Approved by	Revision Notes
S1	04.10.24	AG	Issue for Section 96

Scale: 1:200 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
Status: For Information
Drawing No: DA-210-002
Rev: S1

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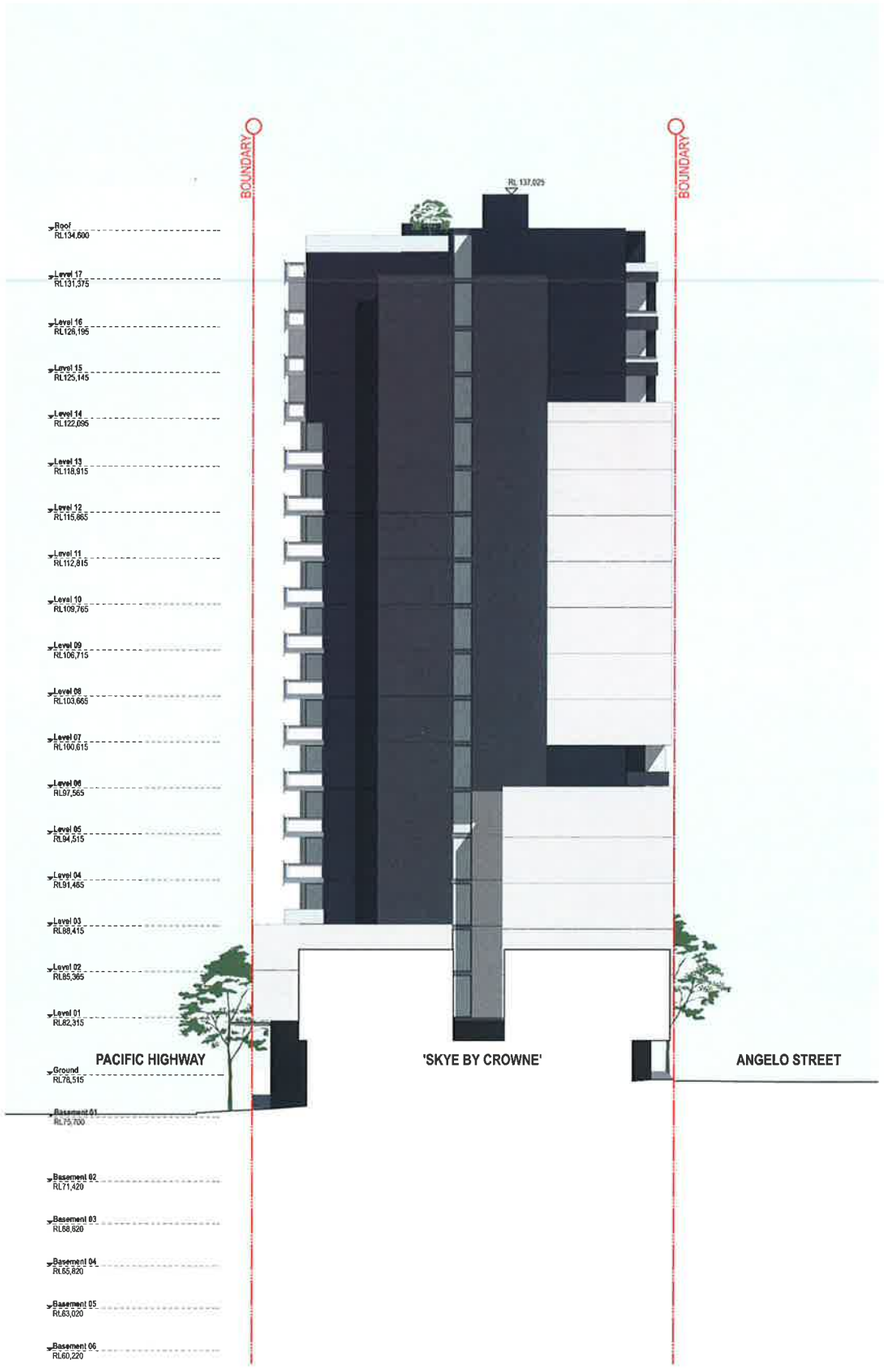
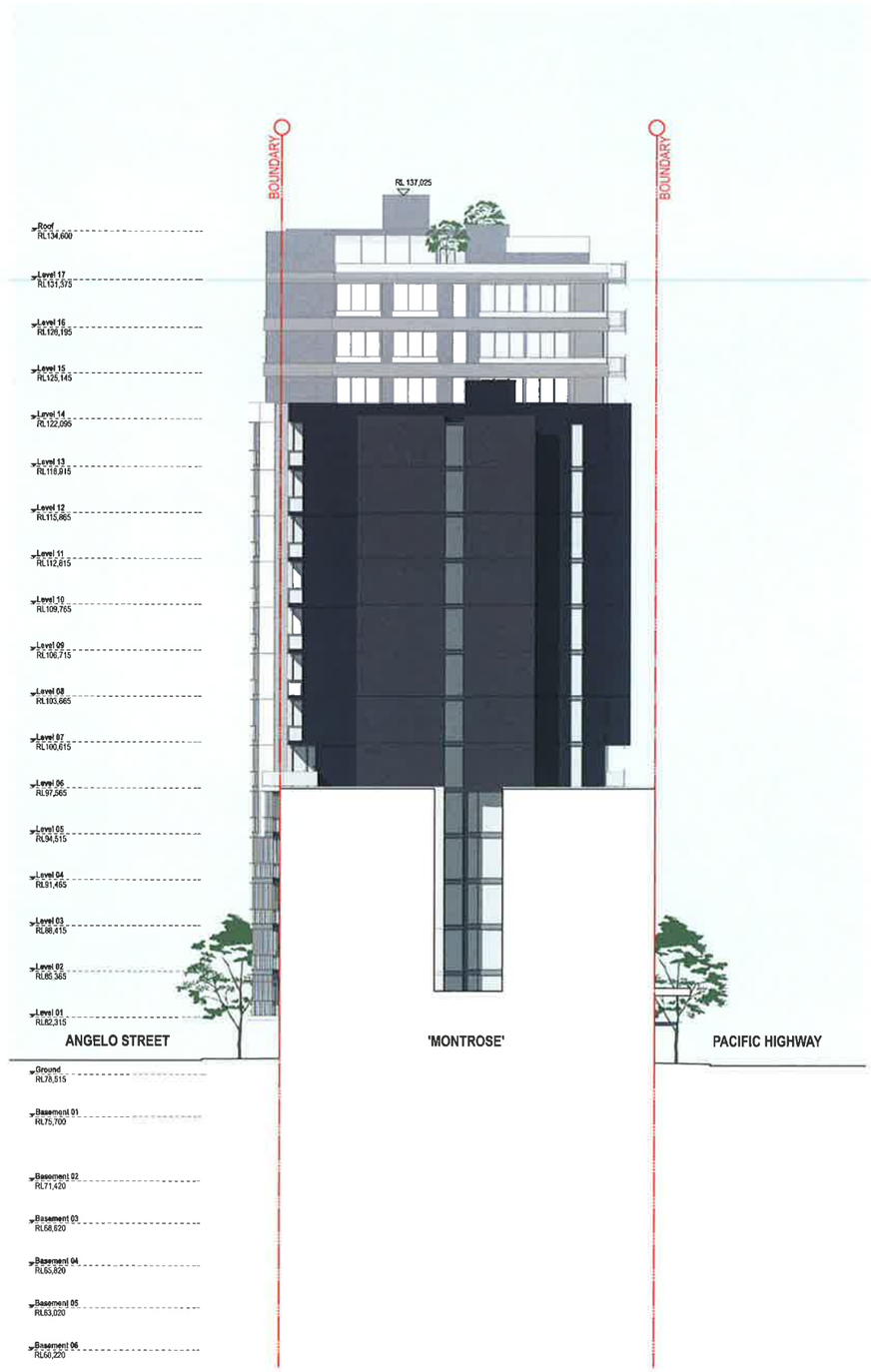
SOUTH ELEVATION



NORTH ELEVATION



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Non-Linear Dynamic Nonlinear Series Equal NSW 90.2001 (01)

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Elevation
North & South Elevation

Rev	Date	Approved by	Revision Notes
S3	06.06.16	KD	Issue for Section 96

Scale: 1:200 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-210-003
Rev: S1

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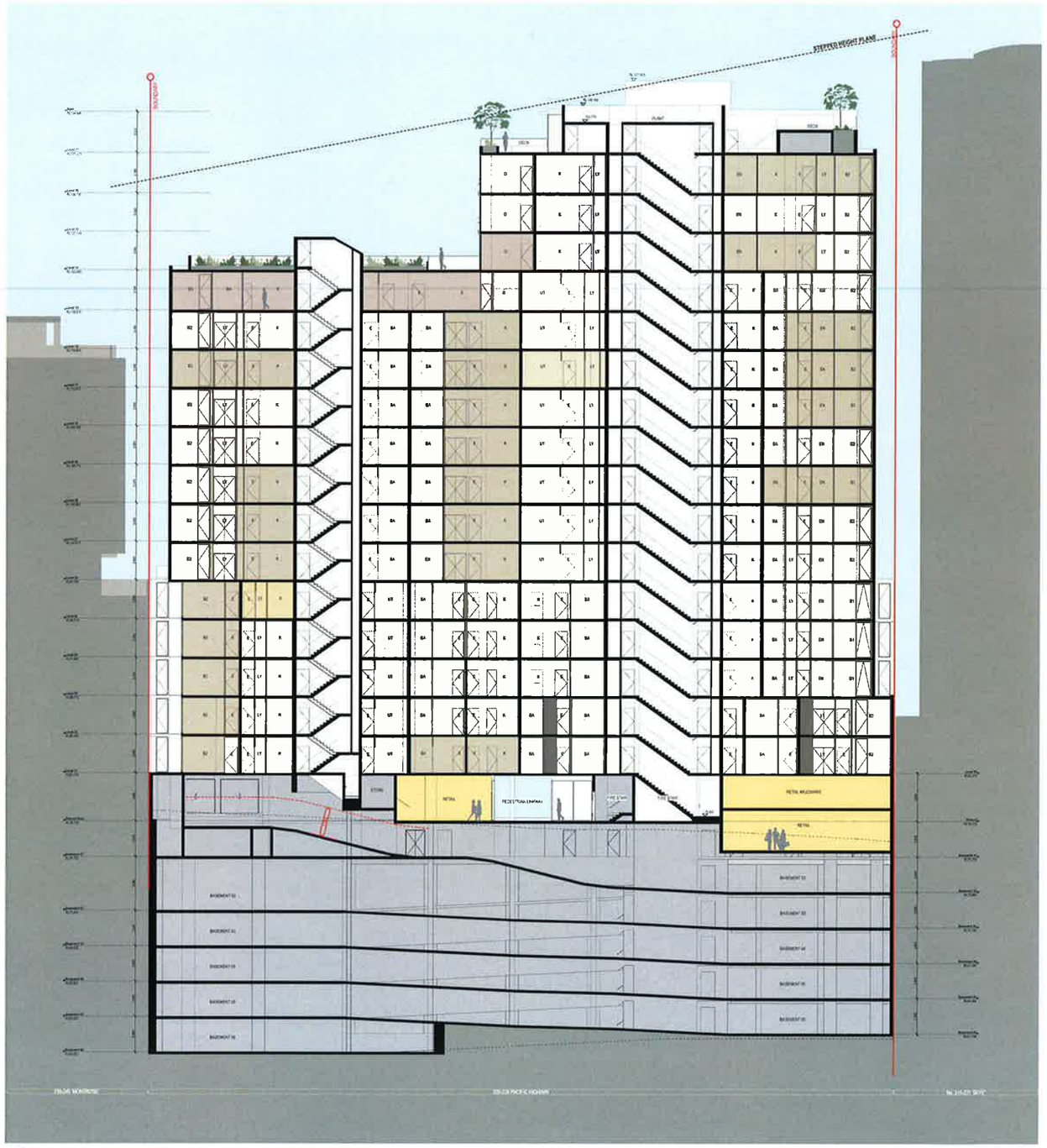

1 Section A
1:200

2 Section B
1:200

NOTES

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Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Sections
Section A & B

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:200 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
Status: For Information
Dwg No: DA-310-001
Rev: S1

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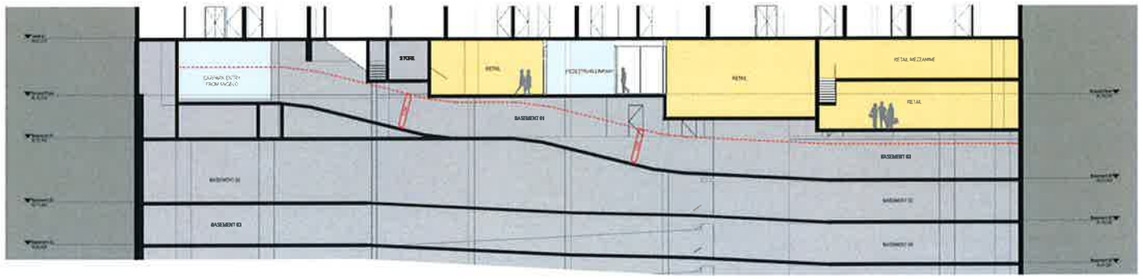
1 Section C
1:200



2 Section D
1:200

NOTES

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Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GA Sections
Section C & D

Rev	Date	Approved by	Revision Notes
S1	05.04.14	KC	Issue for Section 96

Scale 1:200 @A1, 50%@A3
Project No 14026
Drawn by MP, SW, KP
Rev S1
Status For Information
Dwg No DA-310-002

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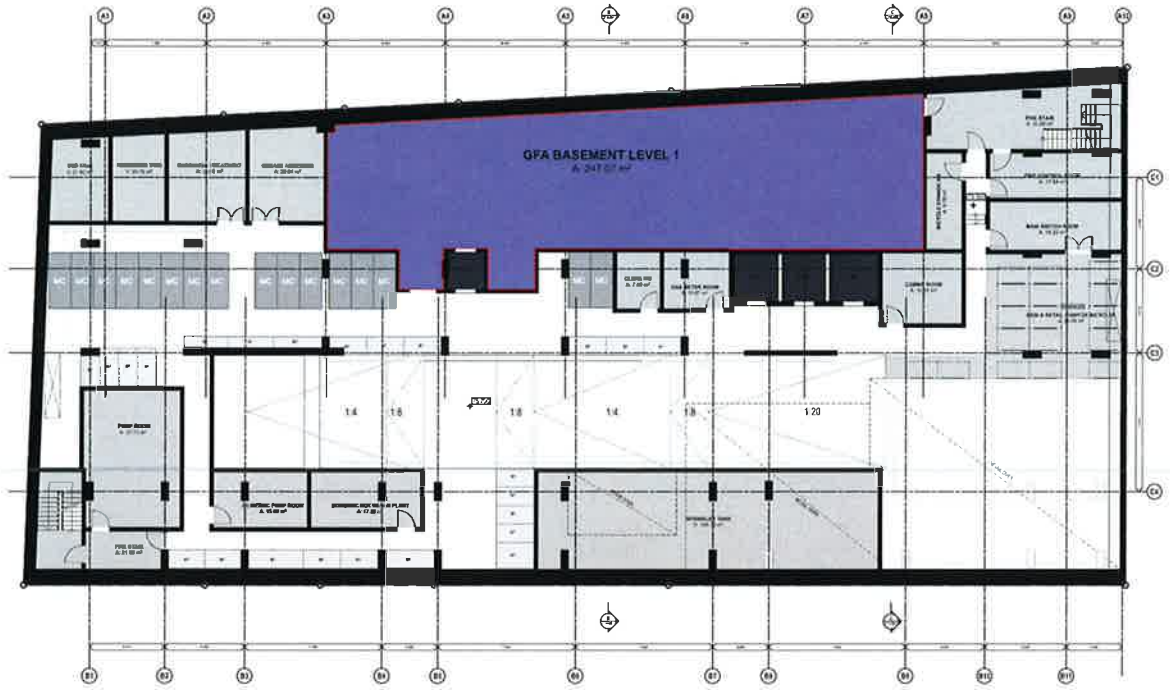

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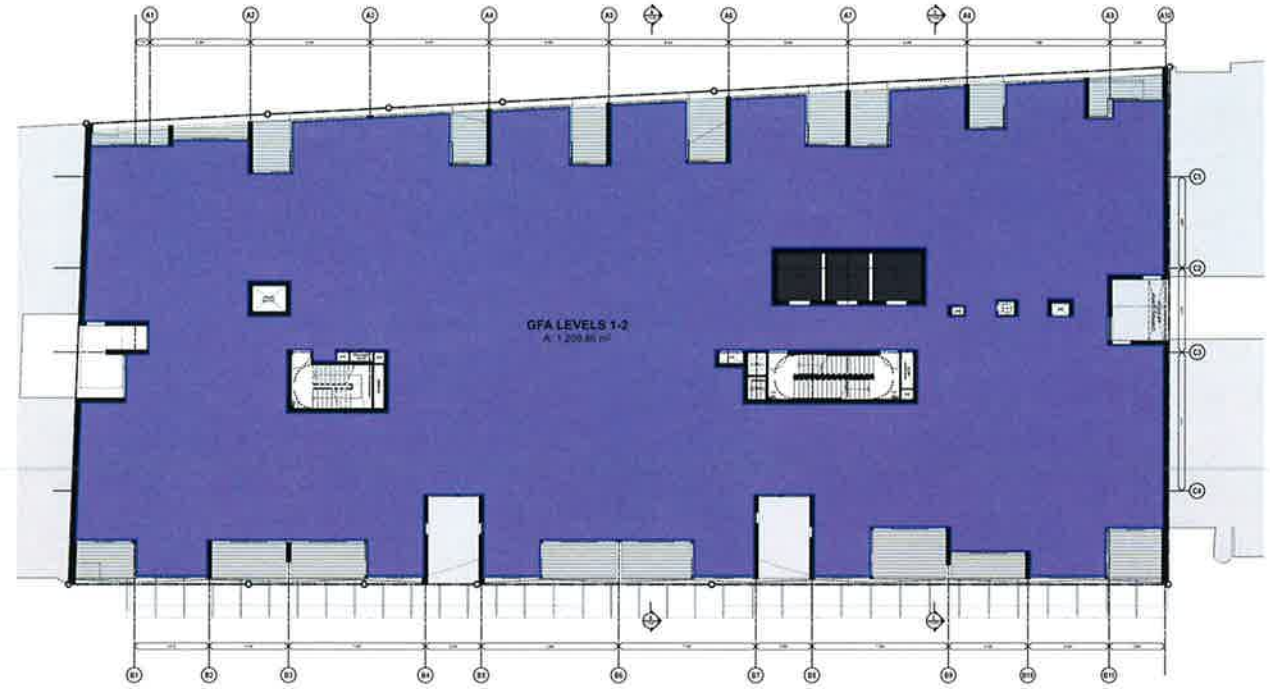
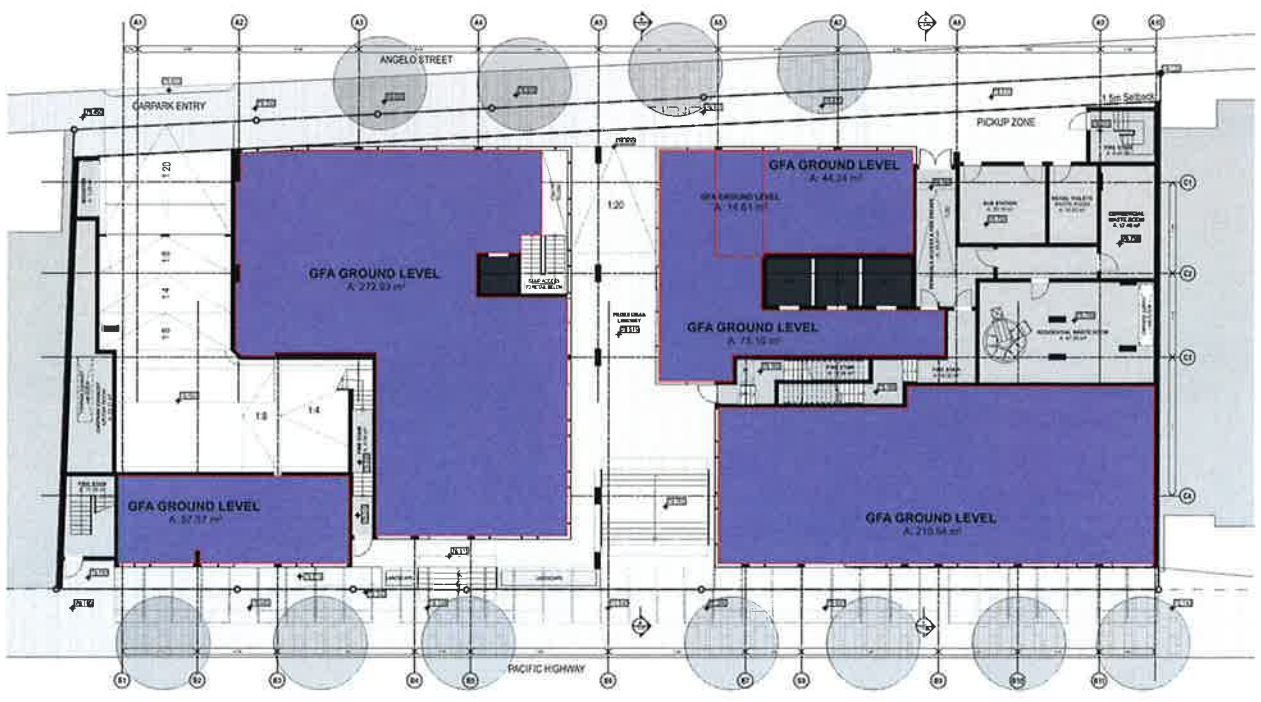


3 GFA Levels 1 - 2
1:200



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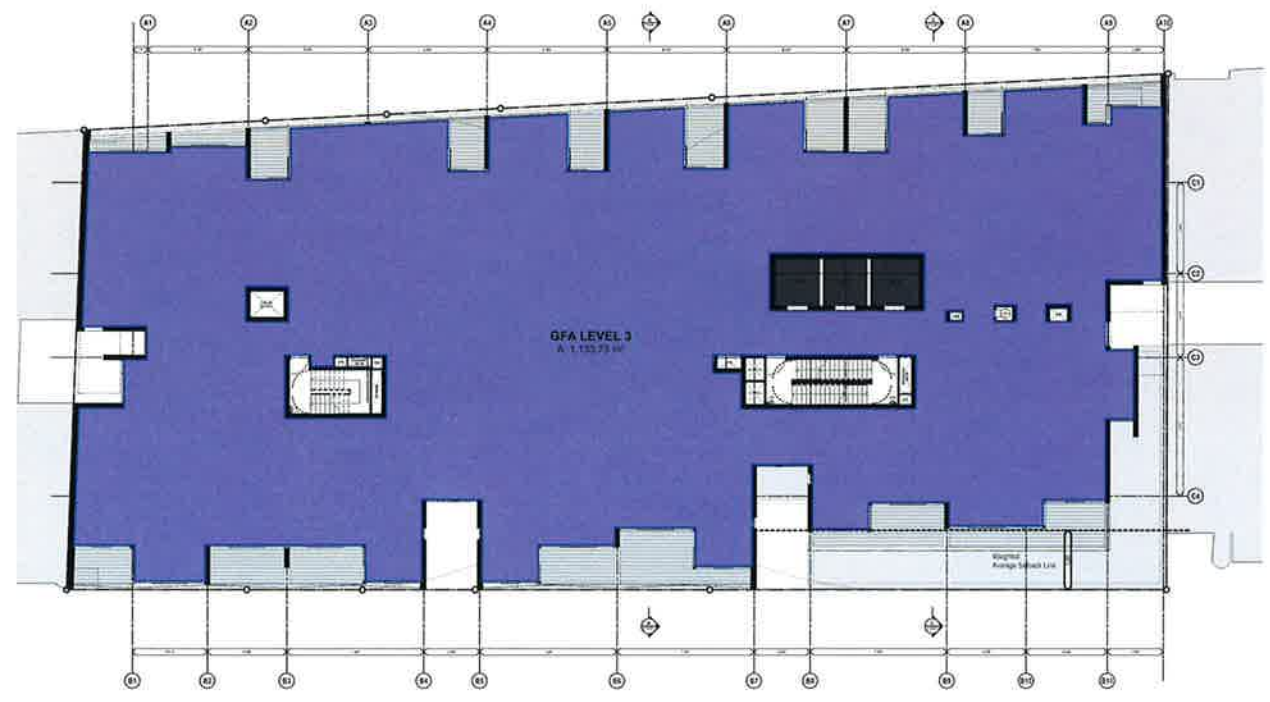

4 GFA Level 3
1:200

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DLCS Quality Endorsed Company ISO 9001:2008. Registration Number 25476
Nominated Architect: Nicholas Turner 6366, ABN 86 064 087 211

CLIENT

Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GFA Diagrams
GFA Diagrams 01

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No: 14026
Dwg No: DA-710-001
Drawn by: MP, SW, KP
Rev: S1
North

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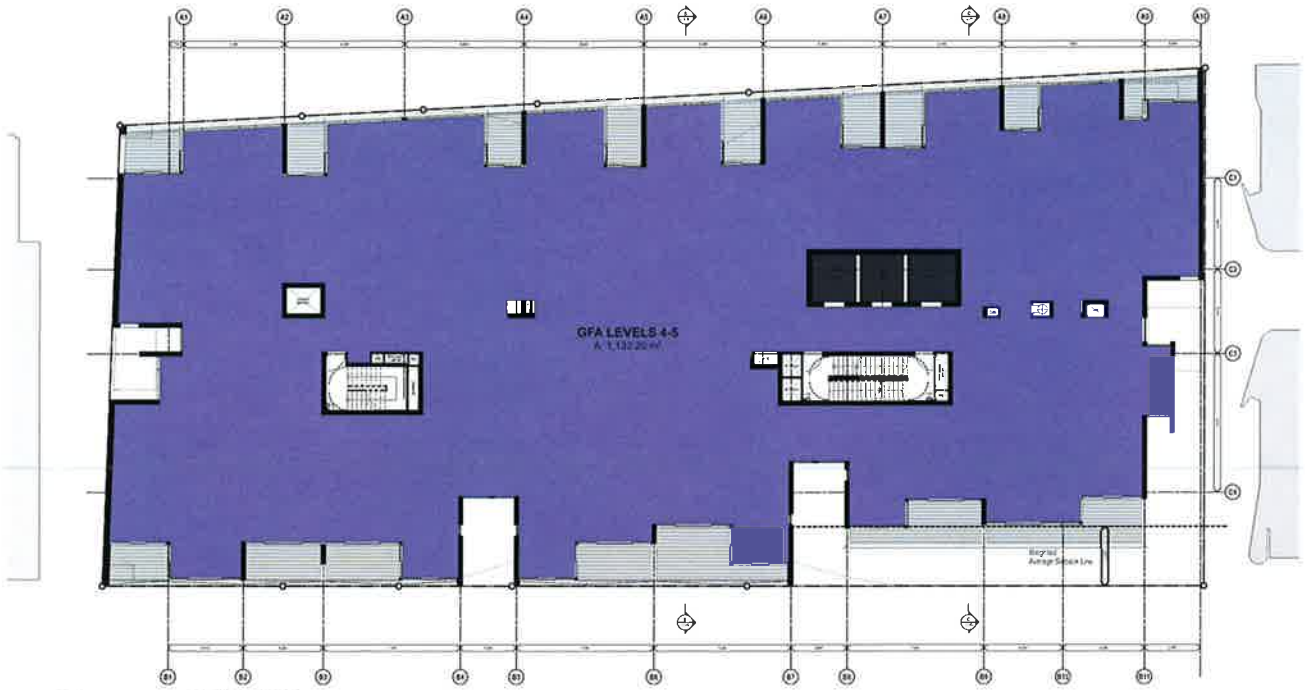
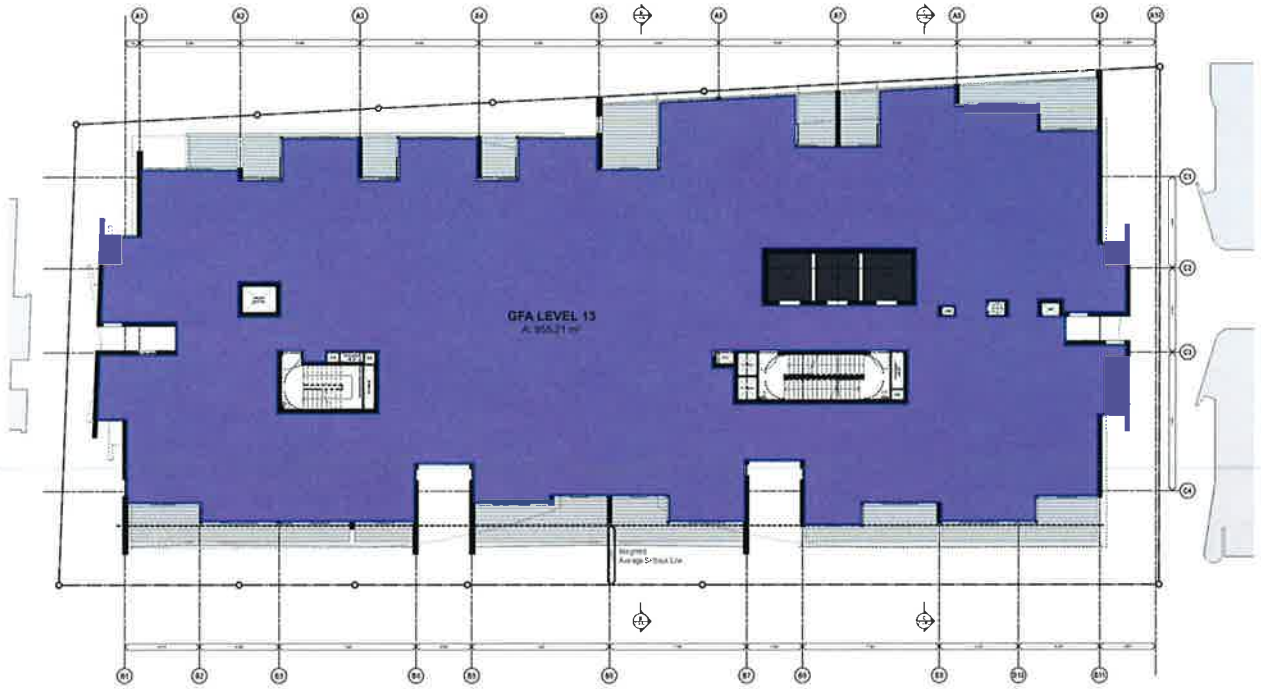
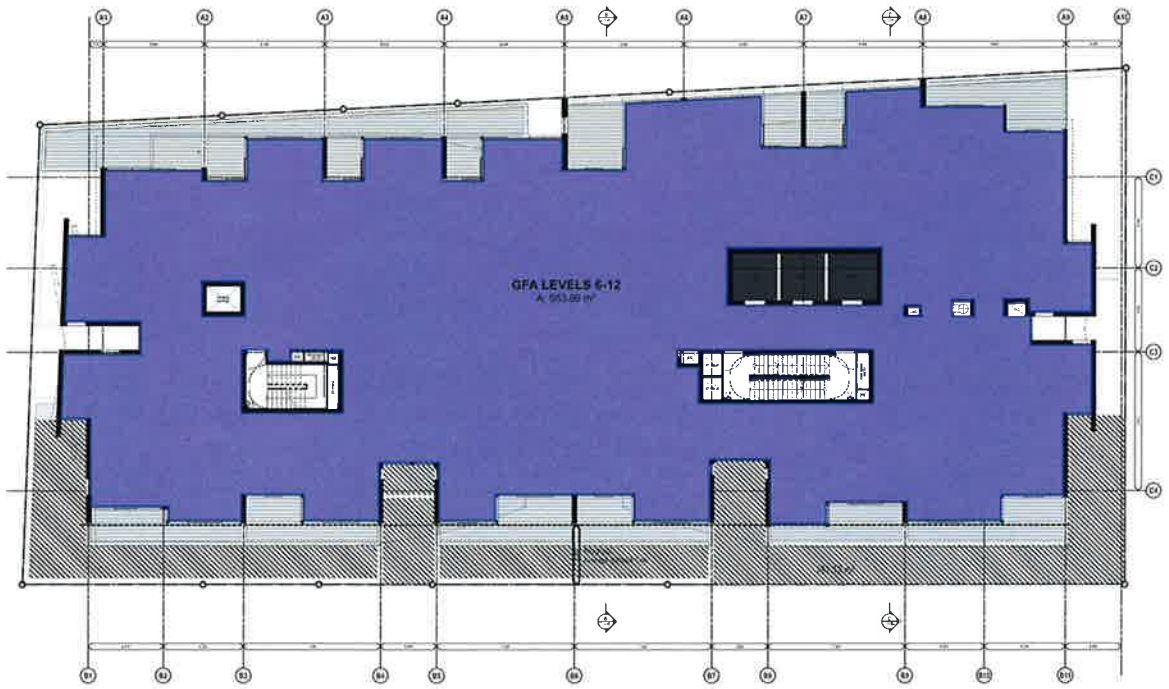


1 GFA Levels 4-5
1:200



3 GFA Level 13
1:200



2 GFA Levels 6-12
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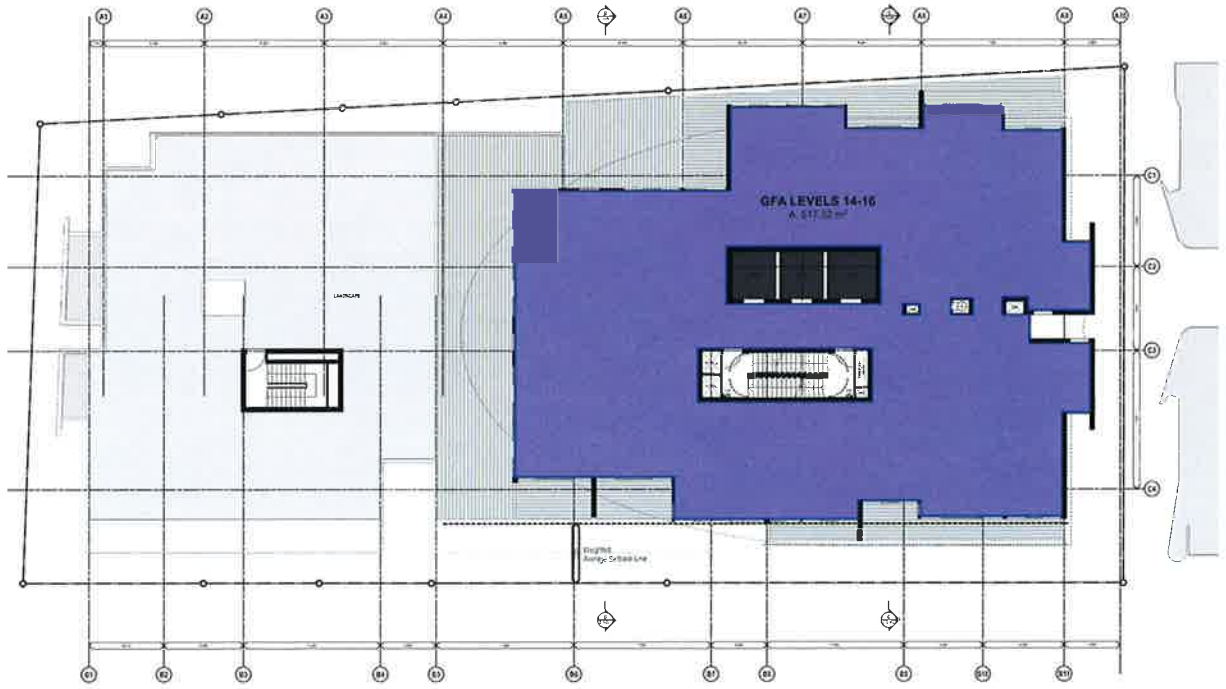

4 GFA Level 14-16
1:200

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BLDG Quality Endorsed Supplier | ISO 9001:2008 Registered Firm No. 3543
Nominated Architect: Ian Hedges | Reg. No. 4836 | ABN 86 001 241 833

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Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GFA Diagrams
GFA Diagrams 02

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	14026	MP, SW, KP	
Status	Dwg No.	Rev	
For Information	DA-710-002	S1	

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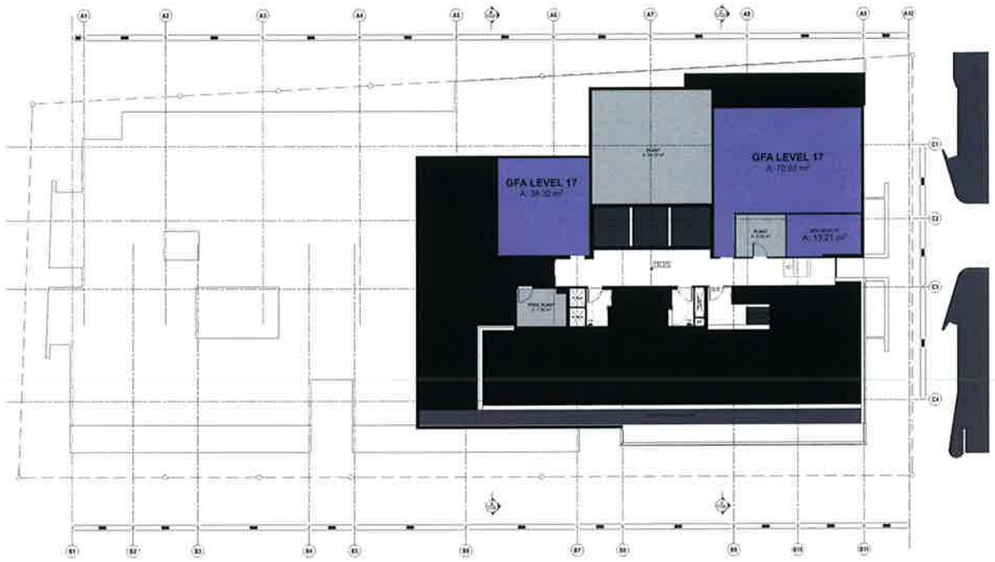

1 GFA Level 17
1:200

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ISO Quality Endorsed Company ISO 9001:2008, Registration Number 29476
Nominated Architect: Nicholas Turner 6695, ABN 86 001 011 041

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
GFA Diagrams
GFA Diagrams 03

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:200 @A1, 50%@A3	Project No: 14026	Drawn by: MP, SW, KP	North
Status: For Information	Dwg No: DA-710-003	Rev: S1	

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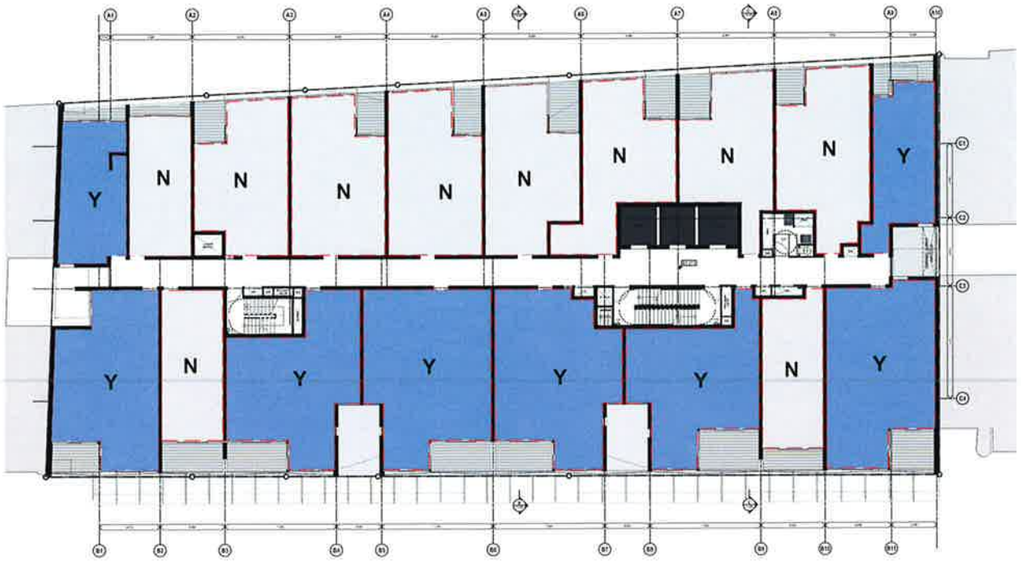
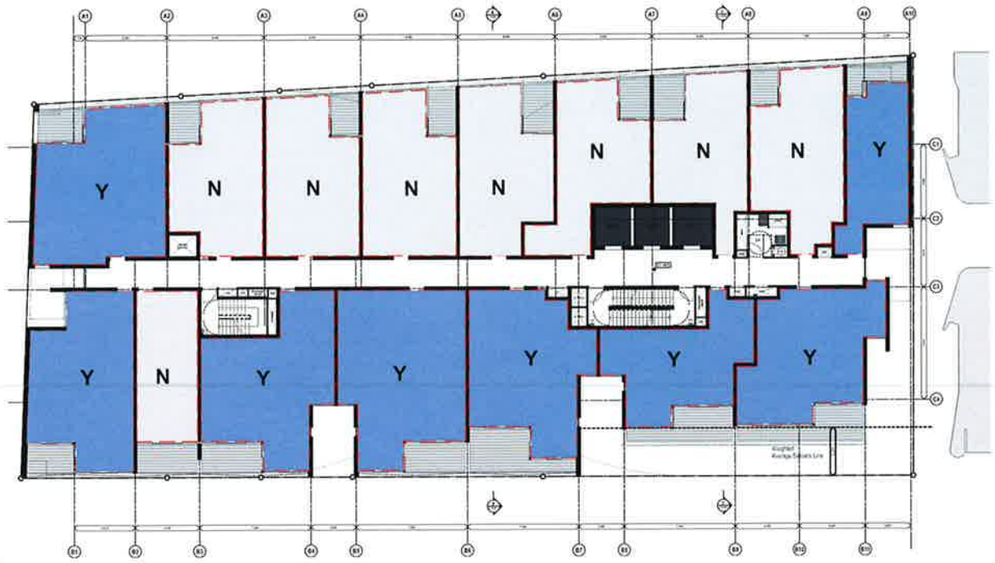


1 GBA Levels 1-2
1:200



3 GFA Levels 4-5
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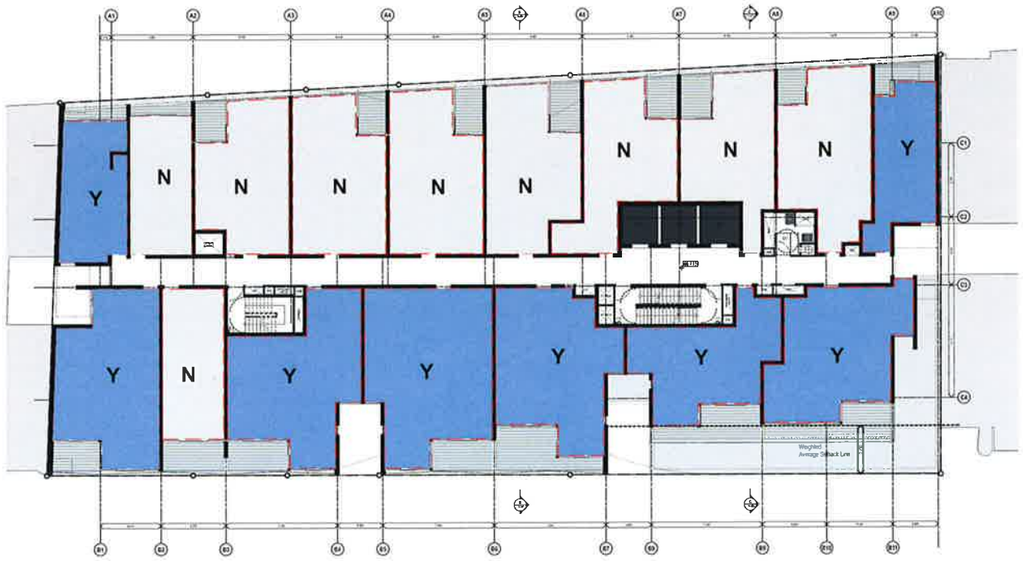

2 GBA Level 3
1:200

4 GBA Levels 6-9
1:200

Legend:

Y	Simply Cross Ventilated	Y	Additional 'enhanced single sided ventilation' equivalent to cross ventilation
Y	Additional elevated apartments not requiring full cross ventilation	N	Not Cross Ventilated

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BIQS Quality Endorsed Company ISO 9001:2008 Registration Number 35432
Nominated Architect: Nicholas Turner Reg. No. NSW 6364 QR 511

CLIENT

Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S1	06 06 14	KD	Issue for Section 96

Scale: 1:200 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-720-001
Rev: S1

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
Cross Ventilation Diagrams
Cross Ventilation Diagrams 01

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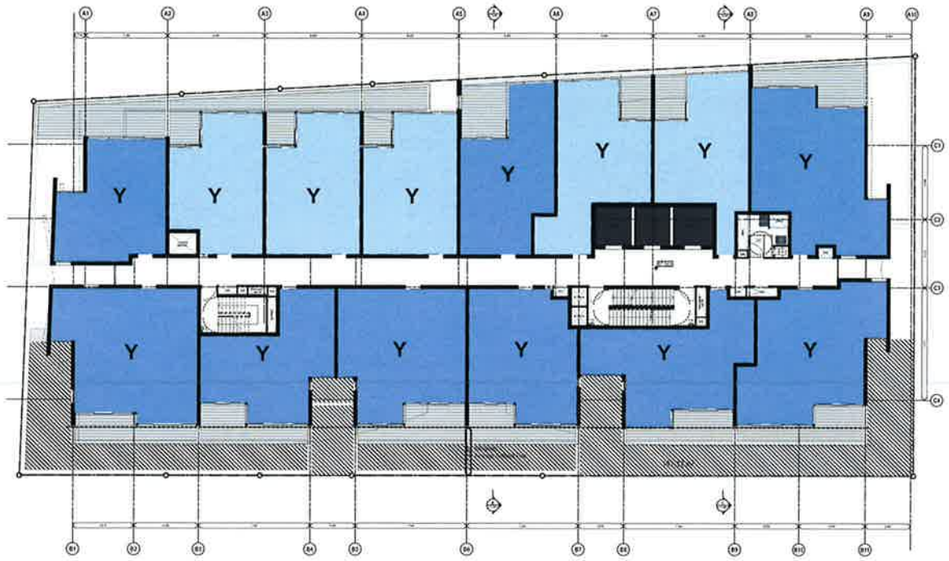

1 GBA Levels 10-12
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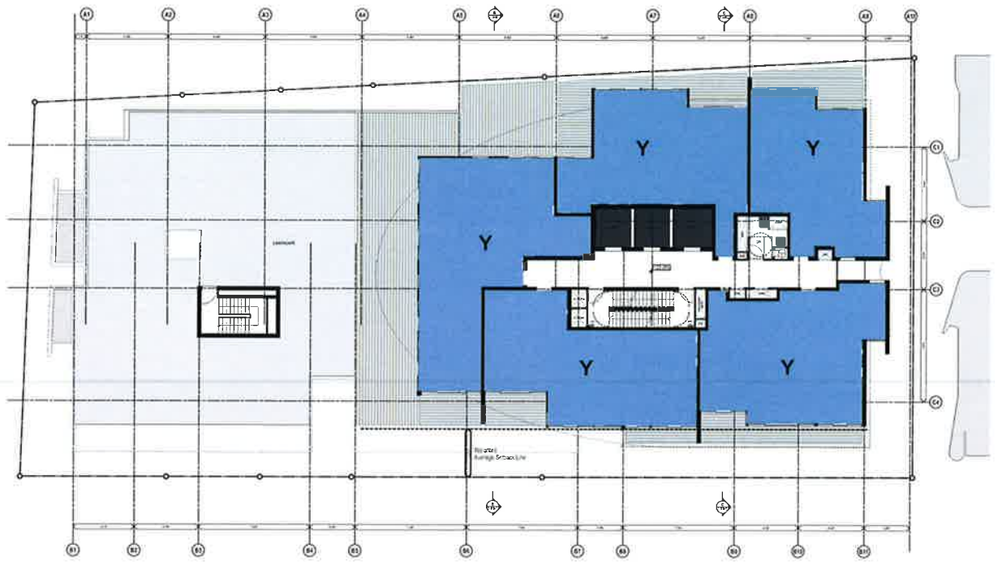
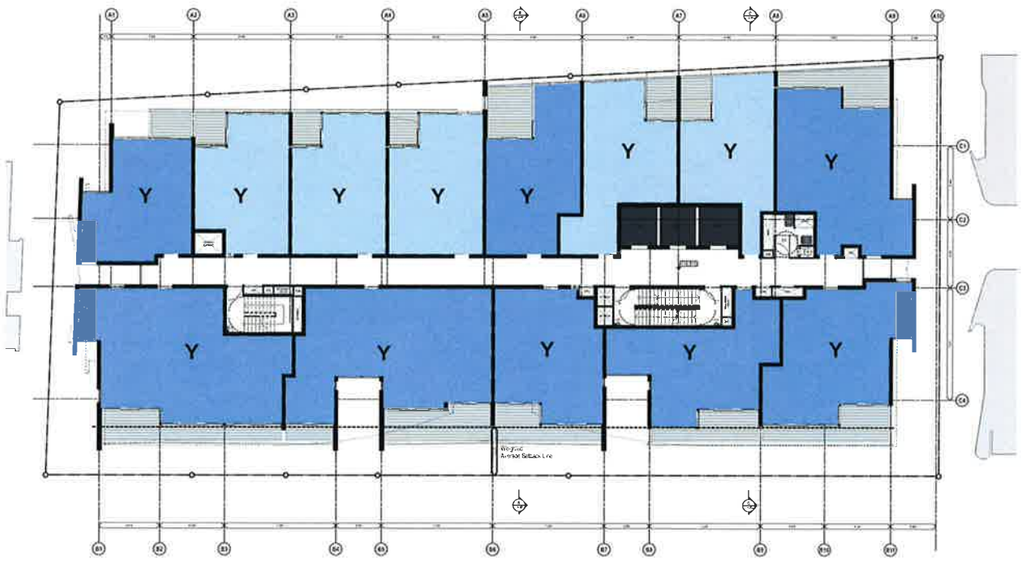


3 GBA Levels 14-16
1:200



2 GBA Level 13
1:200

APARTMENT TYPES:		QUANTITY	PERCENTAGE
Y	Simply Cross Ventilated	126	59.7%
Y	Additional elevated apartments not requiring full cross ventilation	20	9.5%
Y	Additional 'enhanced single sided ventilation' equivalent to cross ventilation	8	3.8%
TOTAL:		154	73.0%

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BLES Group, Endorsed Company ID 3961 2058, Registered Number 2445
Nominated Architect Nicholas Tuan No. 6505 ARB NSW 5618 Bd

CLIENT

Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Legend:

- Simply Cross Ventilated
- Y — Additional elevated apartments not requiring full cross ventilation
- Y — Additional 'enhanced single sided ventilation' equivalent to cross ventilation
- N — Not Cross Ventilated

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
Cross Ventilation Diagrams
Cross Ventilation Diagrams 02

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:200 @A1, 50%@A3
Project No: 14026
Drawn by: MP, SW, KP
North
Status: For Information
Dwg No: DA-720-002
Rev: S1

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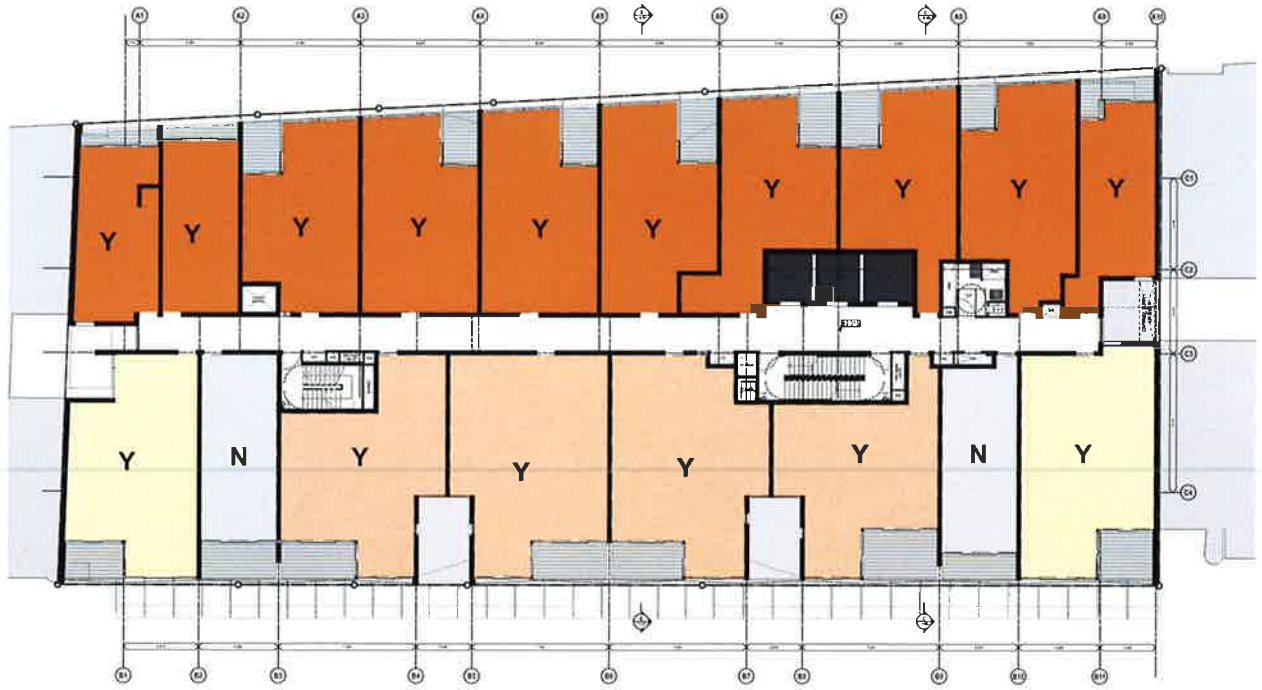

1 GBA Levels 1-2
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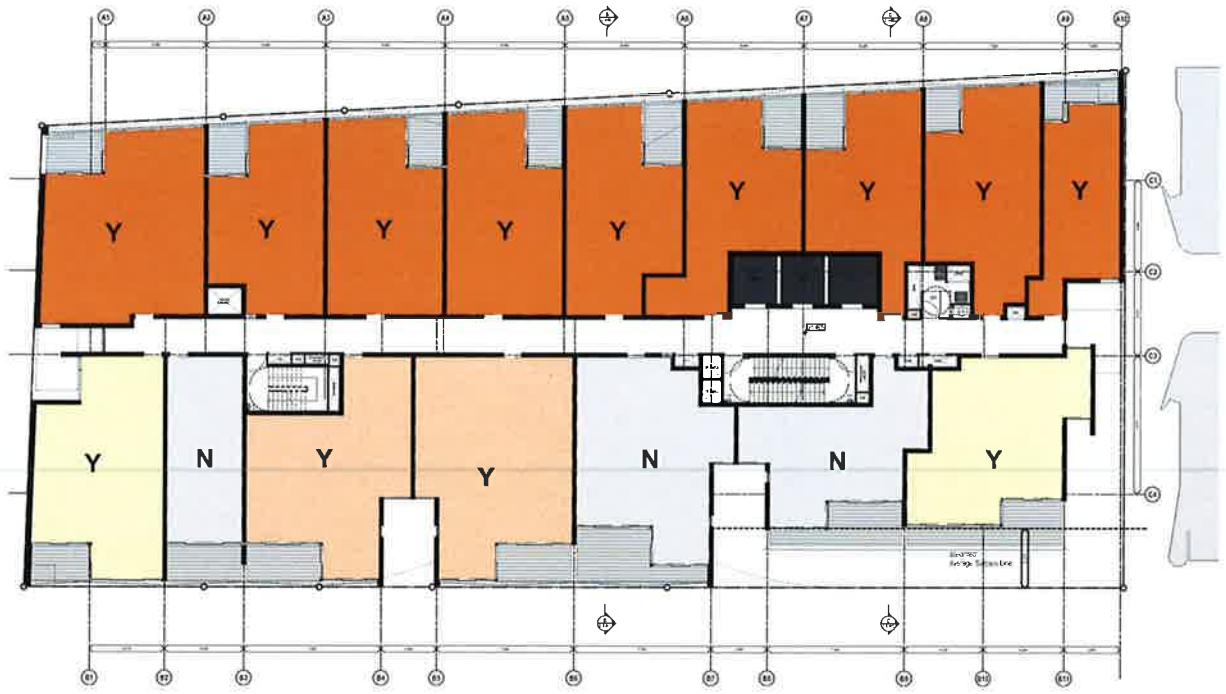
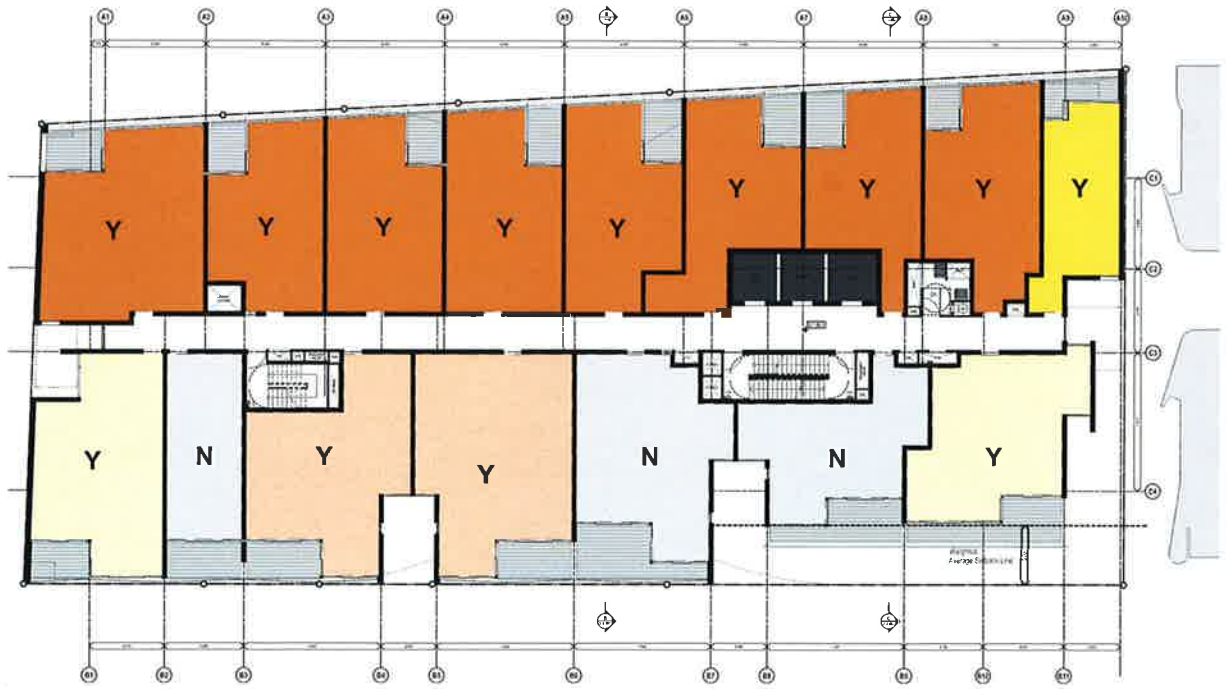


3 GFA Level 4
1:200

2 GBA Level 3
1:200



4 GFA Level 5
1:200

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DESIGN Quality Endorsed Company ISO 9001:2008 Registration Number 20476
Nominated Architect Nicholas Turner BAdm. AIRM NSW 3044 (2013)

CLIENT

Greenland Australia
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Sydney NSW 2000

Legend:

Y	Units which achieve 3 hours or more sunlight to Living and POS 9am-3pm	Y	Units which achieve 2 hours or more sunlight to Living and POS 8am-4pm	N	Units with less than 2 hours sunlight to Living and POS 8am-4pm
Y	Units which achieve 2 hours or more sunlight to Living and POS 9am-3pm	Y	Additional Units which achieve 2 hours or more sunlight to Living, Bedroom and POS 8am-4pm		

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
Solar Access Diagrams
Solar Access Diagrams 01

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Scale: 1:200 @A1, 50%@A3	Project No: 14026	Drawn by: MP, SW, KP	North
Status: For Information	Dwg No: DA-730-001	Rev: S1	

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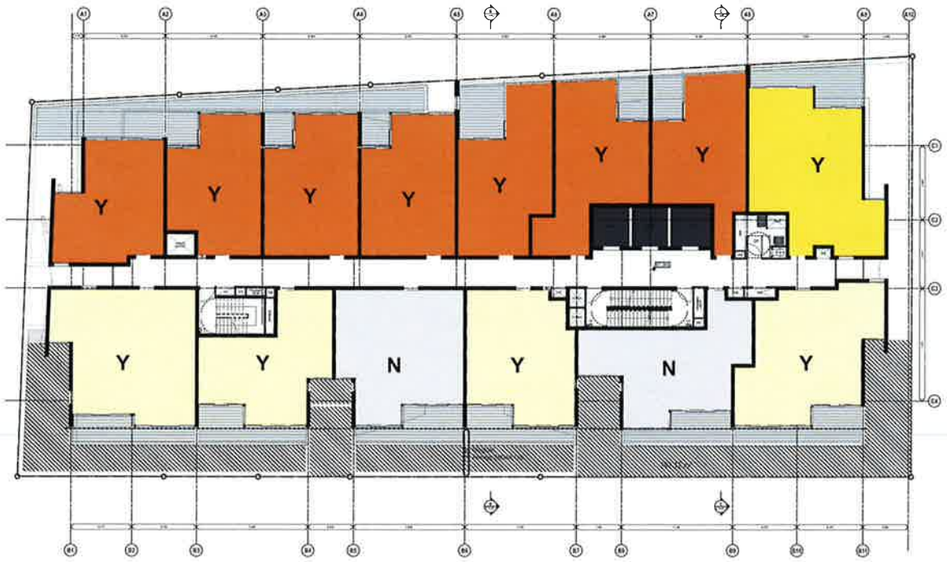

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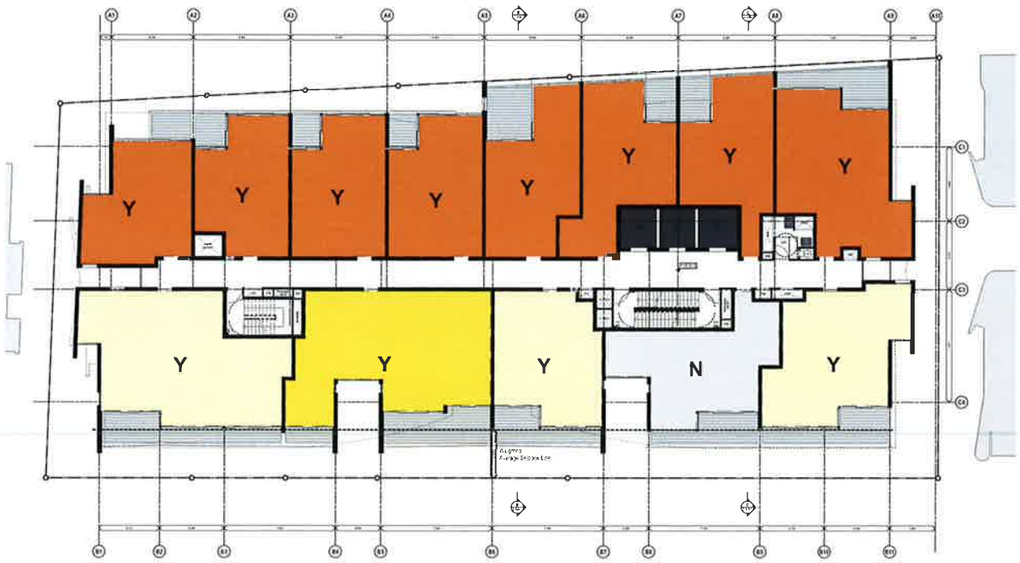
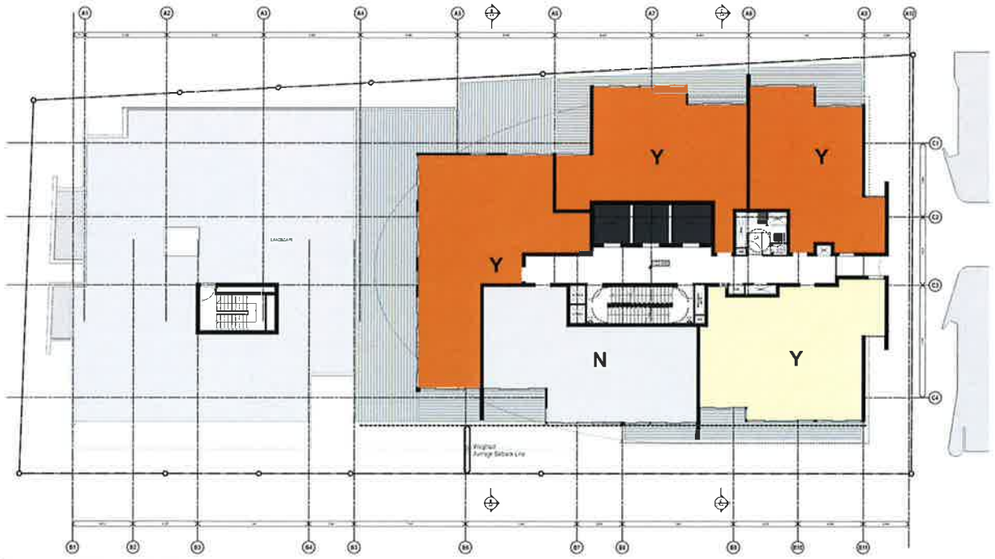


3 GBA Level 13
1:200

2 GBA Levels 7-12
1:200



4 GBA Levels 14-16
1:200

APARTMENT TYPES:		QUANTITY	PERCENTAGE
	Units which achieve 3 hours or more sunlight to Living and POS 9am-3pm	119	56.4%
Y	Units which achieve 2 hours or more sunlight to Living and POS 9am-3pm	3	1.4%
Y	Units which achieve 2 hours or more sunlight to Living and POS 8am-4pm	44	20.9%
Y	Additional Units which achieve 2 hours or more sunlight to Living, Bedroom and POS 8am-4pm	14	6.6%
TOTAL:		180	85.3%

Legend:

- Y — Units which achieve 3 hours or more sunlight to Living and POS 9am-3pm
- Y — Units which achieve 2 hours or more sunlight to Living and POS 9am-3pm
- Y — Units which achieve 2 hours or more sunlight to Living and POS 8am-4pm
- Y — Additional Units which achieve 2 hours or more sunlight to Living, Bedroom and POS 8am-4pm
- N — Units with less than 2 hours sunlight to Living and POS 8am-4pm

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BASIX Quality Assurance Service p: 1300 592 559 Registration Number 0045
Nominated Architect Michael Turner 4376 NSW Reg No

CLIENT
Greenland Australia
Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
Solar Access Diagrams
Solar Access Diagrams 02

Scale 1:200 @A1, 50%@A3
Project No 14026
Drawn by MP, SW, KP
Status For Information
Dwg No DA-730-002
Rev S1
North

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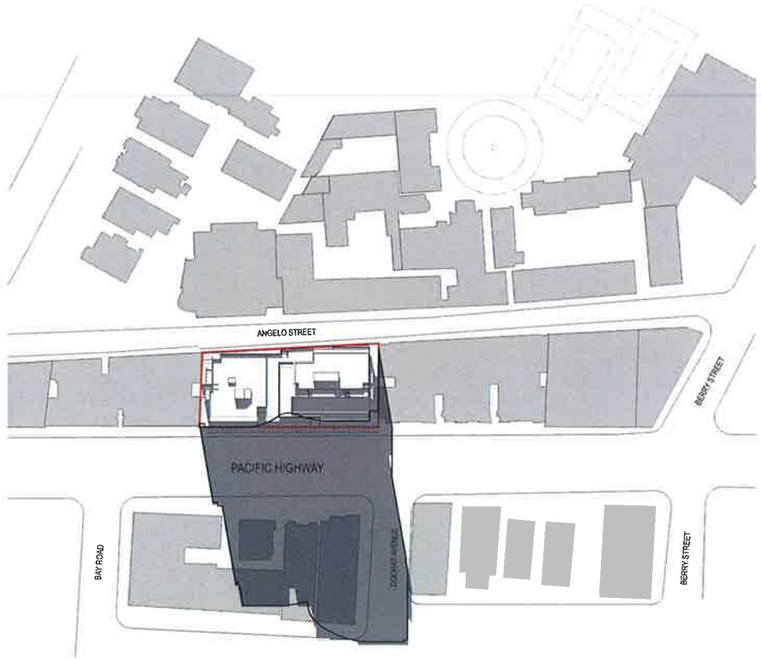

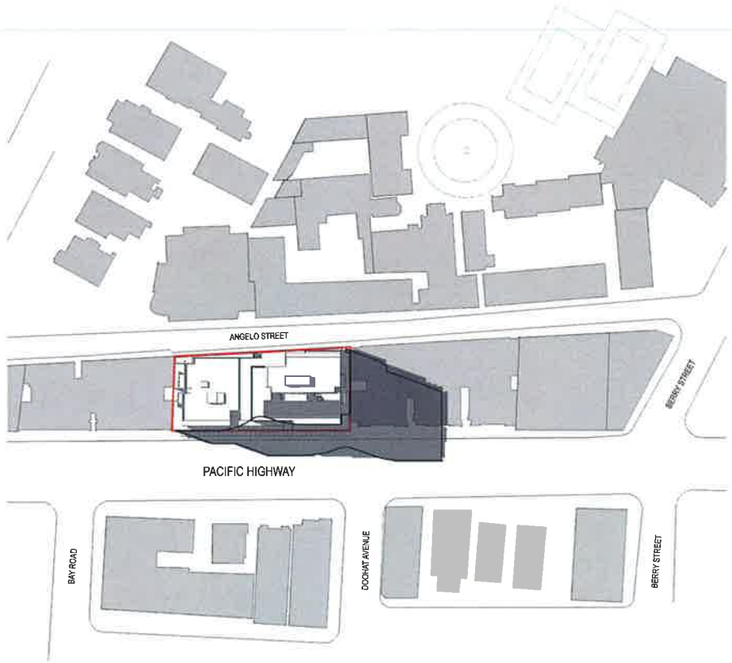

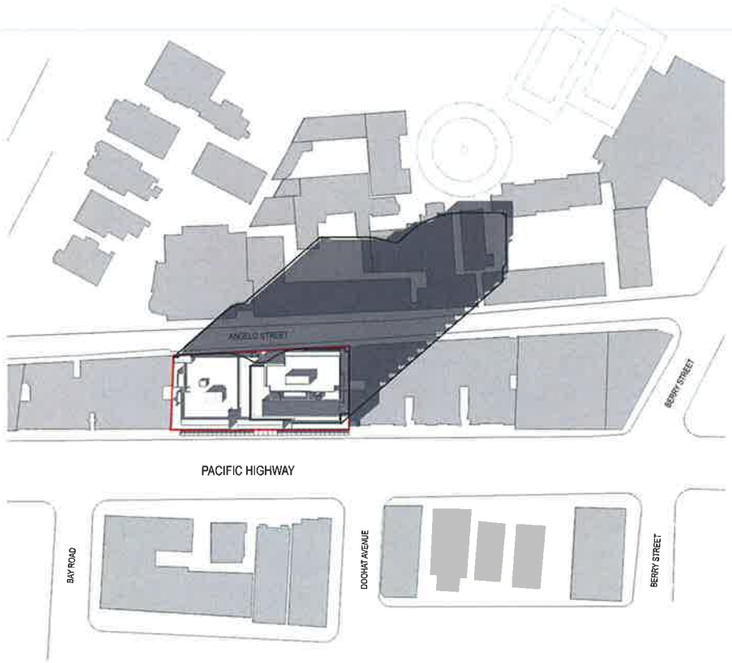

LEGEND

- SITE BOUNDARY
- EXISTING DA APPROVED SHADOW
- PROPOSED SHADOW
- SURROUNDING URBAN CONTEXT

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KD	Issue for Section 96

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DLG Quality Environment Company ISO 9001:2000 Registration Number 2041 Pty
Nominated Architect: Matthew Turner NSW ARB No 5164 (Mr S.H)

CLIENT
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Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
Shadow Diagrams
March 21st Shadow Diagrams

Scale	Project No	Drawn by	North
1:1000 @A1, 50%@A3	14026	MP, SW, KP	
Status: For Information	Dwg No. DA-750-001	Rev S1	

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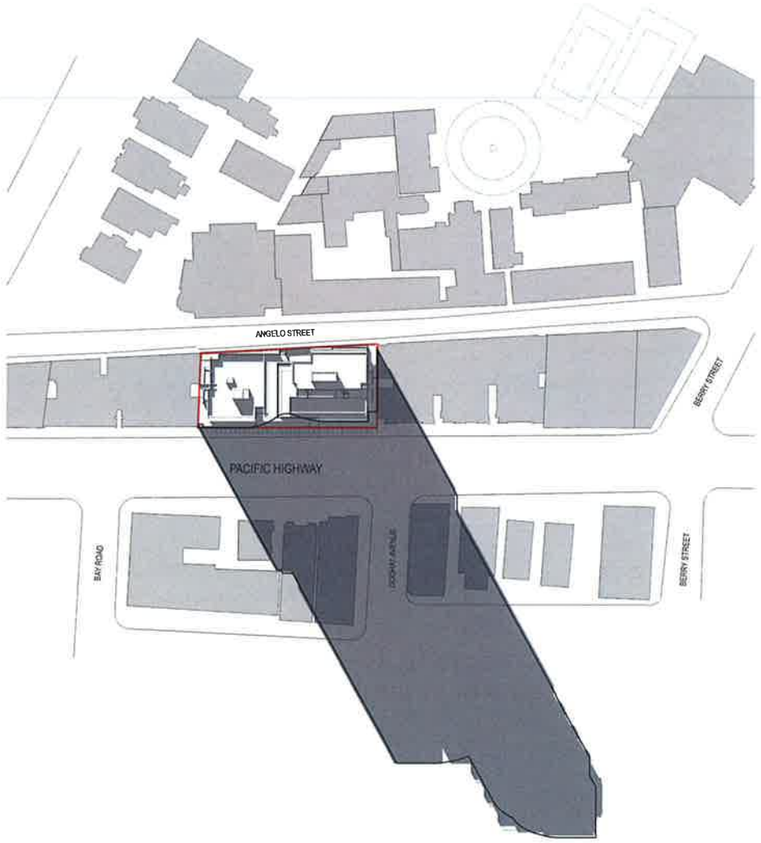

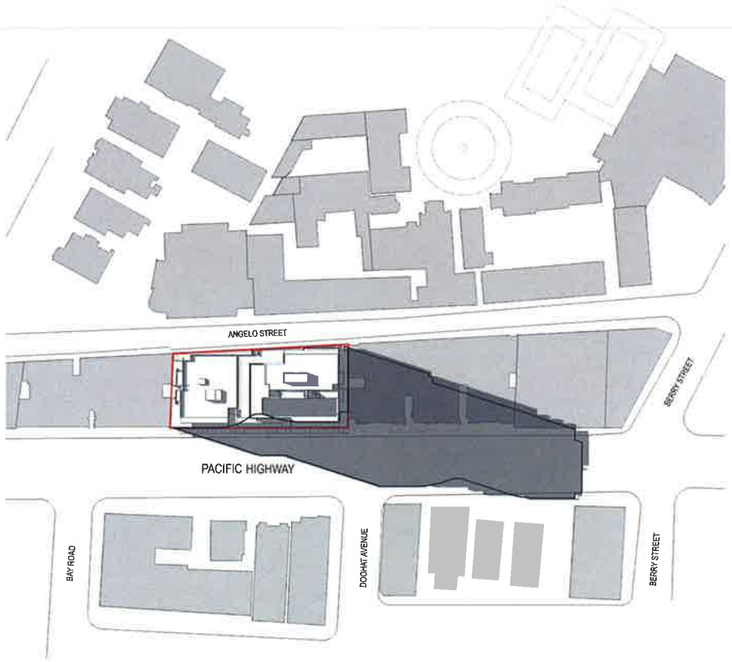

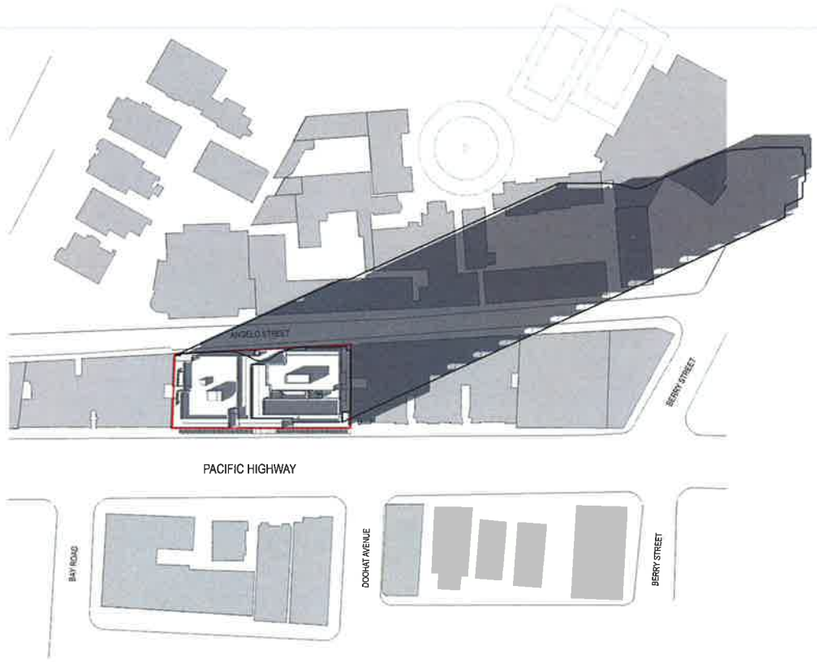

LEGEND

- SITE BOUNDARY
- EXISTING DA APPROVED SHADOW
- PROPOSED SHADOW
- SURROUNDING URBAN CONTEXT

Rev	Date	Approved by	Revision Notes
S1	06.06.14	KG	Issue for Section 96

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DLES Quality Endorsed Company ISO 9001:2000, Registration Number 20478
Established Architect Michael Turner BSB. ABN 86 004 084 911

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Sydney NSW 2000

Project Title

225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title

Shadow Diagrams
June 21st Shadow Diagrams

Scale	Project No	Drawn by	North
1:1000 @A1, 50%@A3	14026	MP, SW, KP	
Status	Dwg No.	Rev	
For Information	DA-750-002	S1	

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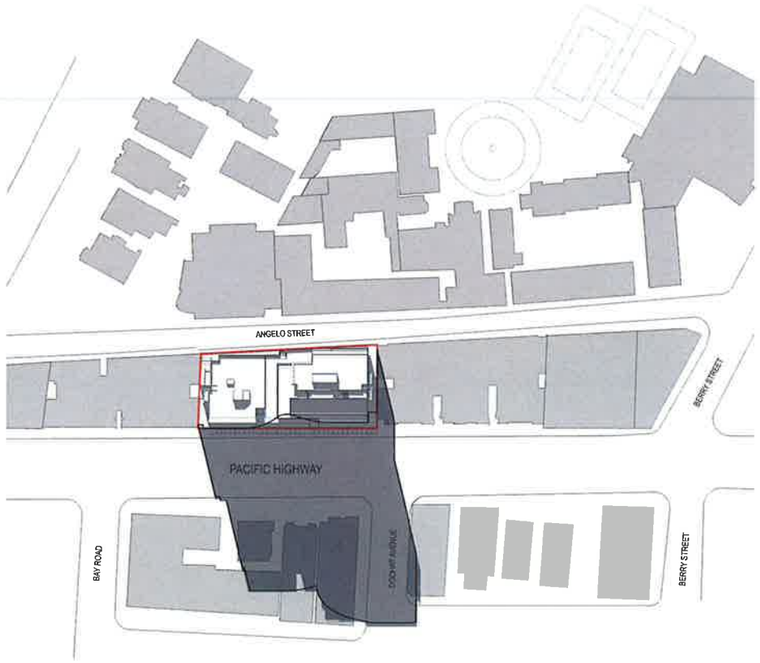

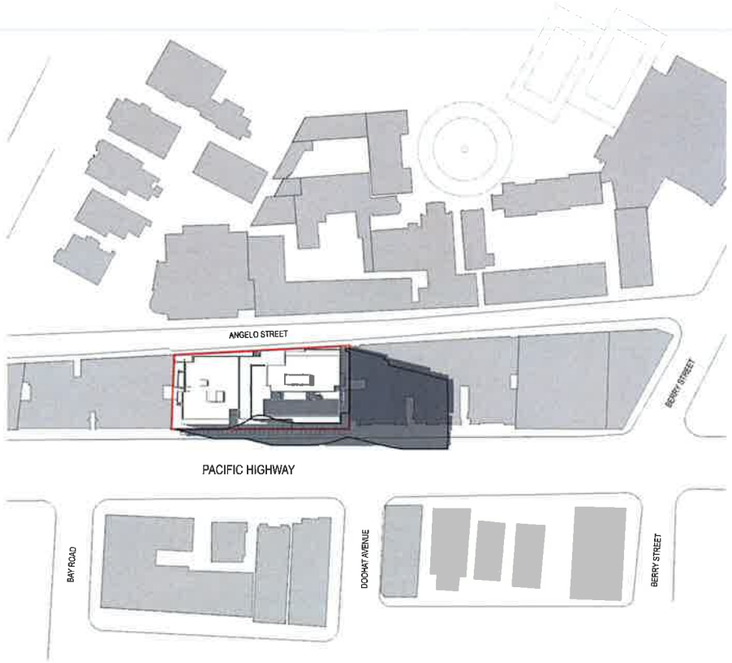

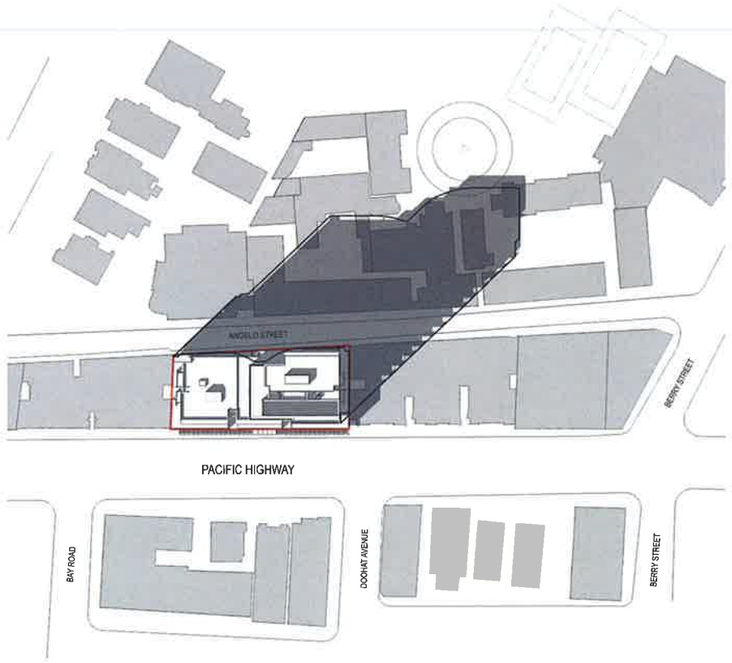

LEGEND

- SITE BOUNDARY
- EXISTING DA APPROVED SHADOW
- PROPOSED SHADOW
- SURROUNDING URBAN CONTEXT

Rev	Date	Approved by	Revision Notes
S1	06 06 14	KD	Issue for Section 96

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SLCS Quality Endorsed Company ISO 9001:2000. Registration Number 20476
Nominated Architect Nicholas Turner 3883. ABN 85 064 084 513

CLIENT
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Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
Shadow Diagrams
September 21st Shadow Diagrams

Scale	Project No	Drawn by	North
1:1000 @A1, 50%@A3	14026	MP, SW, KP	
Status	Dwg No	Rev	
For Information	DA-750-003	S1	

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EXPRESSED TRANSOMS
POWDERCOATED

GLASS BALUSTRADES
FRITTED / ACID ETCHED
GLAZING

BUILDING COLOUR
PAINT FINISH

PERFORATED METAL SCREENS
POWDERCOATED
BRONZE & SILVER

NOTES

CLIENT
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Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
SUPPLEMENTARY DRAWINGS
Materials and Finishes

S1 08.04.14 AD Issue for Section 96

Rev	Date	Approved by	Revision Notes

Scale: NTS	Project No: 14026	Drawn by: MP, SW, KP	North
Status: For Information	Dwg No: DA-800-000	Rev: S1	

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Suite 201, Level 2, 233 Castlereagh Street
Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
3D VIEWS
Pacific Highway_View from North

Rev.	Date	Approved by	Revision Notes
S1	08.04.14	KO	Issue for Section 96

Scale: NTS
Status: For Information
Project No: 14026
Dwg No: DA-900-001
Drawn by: MP, SW, KP
Rev: S1

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Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
3D VIEWS
Pacific Highway_View from South

Rev	Date	Approved by	Revision Notes
S1	07.06.14	KP	Issued for Section 96

Scale: **NTS**
Status: **For Information**
Project No: **14026**
Drawing No: **DA-900-002**
Drawn by: **MP, SW, KP**
Rev: **S1**

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CLIENT
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Sydney NSW 2000

Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
3D VIEWS
Angelo Street_View from North

S1 08.06.14 AZ Issued for Section 96

Rev	Date	Approved by	Revision Notes

Scale	Project No	Drawn by	Name
NTS	14026	MP, SW, KP	
Status	Dwg No	Rev	
For Information	DA-900-003	S1	

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CLIENT
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Project Title
225-235 Pacific Hwy
North Sydney NSW 2060

Drawing Title
3D VIEWS
Aerial View

S1 04.06.18 KO Issue for Section 96

Rev Date Approved by Revision Notes

Scale NTS
Project No 14026
Drawn by MP, SW, KP
Status For Information
Dwg No DA-900-004
Rev S1

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223-235 PACIFIC HIGHWAY

LANDSCAPE REPORT

CLIENT: GREENLANDS

RECEIVED BY CO
21 AUG 20
NORTH SYDNEY COUNCIL

STATUS: **DEVELOPMENT APPLICATION**

ISSUE: **A**

PRINTED: JUNE 2014

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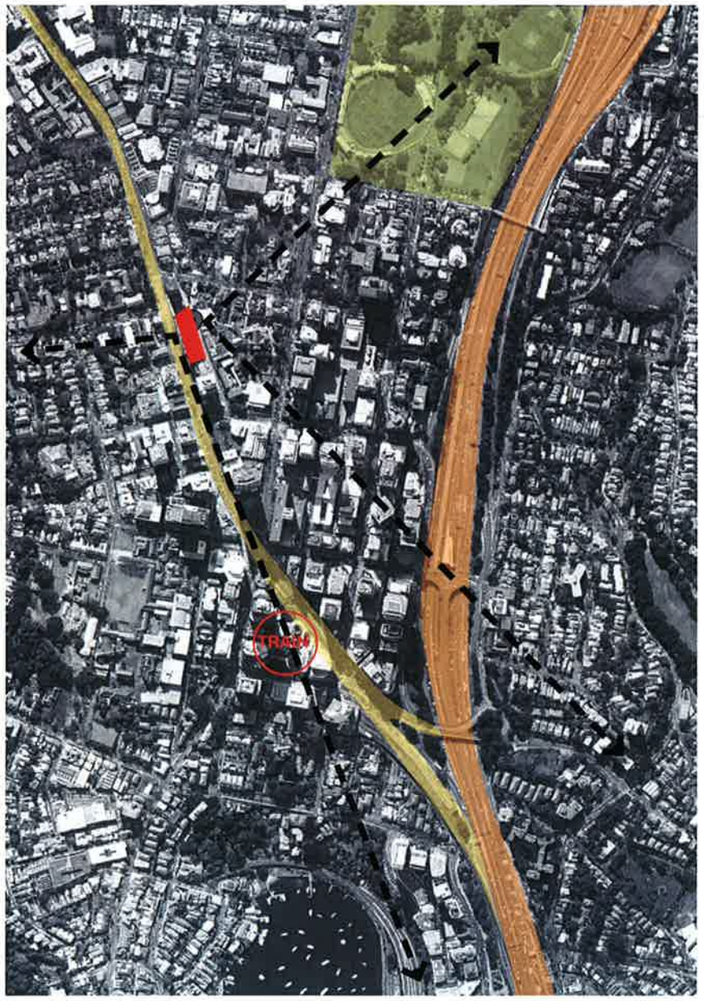
SITE CONTEXT AND OVERVIEW



223-235 Pacific Highway is located approximately 11 minutes walk from North Sydney Train Station and Central Business District. The site is situated between Pacific Highway to the west and Angelo Street to the east. The site is on elevated ground and will have expansive views to the east and west over the city skyline and harbour edge.

Pacific Highway, provides the main link between North Sydney and St Leonards. It is characterised to the south by surrounding commercial buildings and to gradual filters to mixed retail, commercial and residential further north. A mix of existing Plane trees and Melaleuca street trees align the road within the site vicinity. It Is acknowledged that the predominate species is the Plane tree.

Monte St Angelo Mercy College is located adjacent the site bordering Angelo Street. The College walls and brick buildings characterising the existing streetscape.

It is understood that a new development is proposed adjacent the development site - it is assumed upgrade of public domain works will be undertaken to both sites in accordance with the 'North Sydney Public Domain Style Manual and Design Codes - May 2014'.

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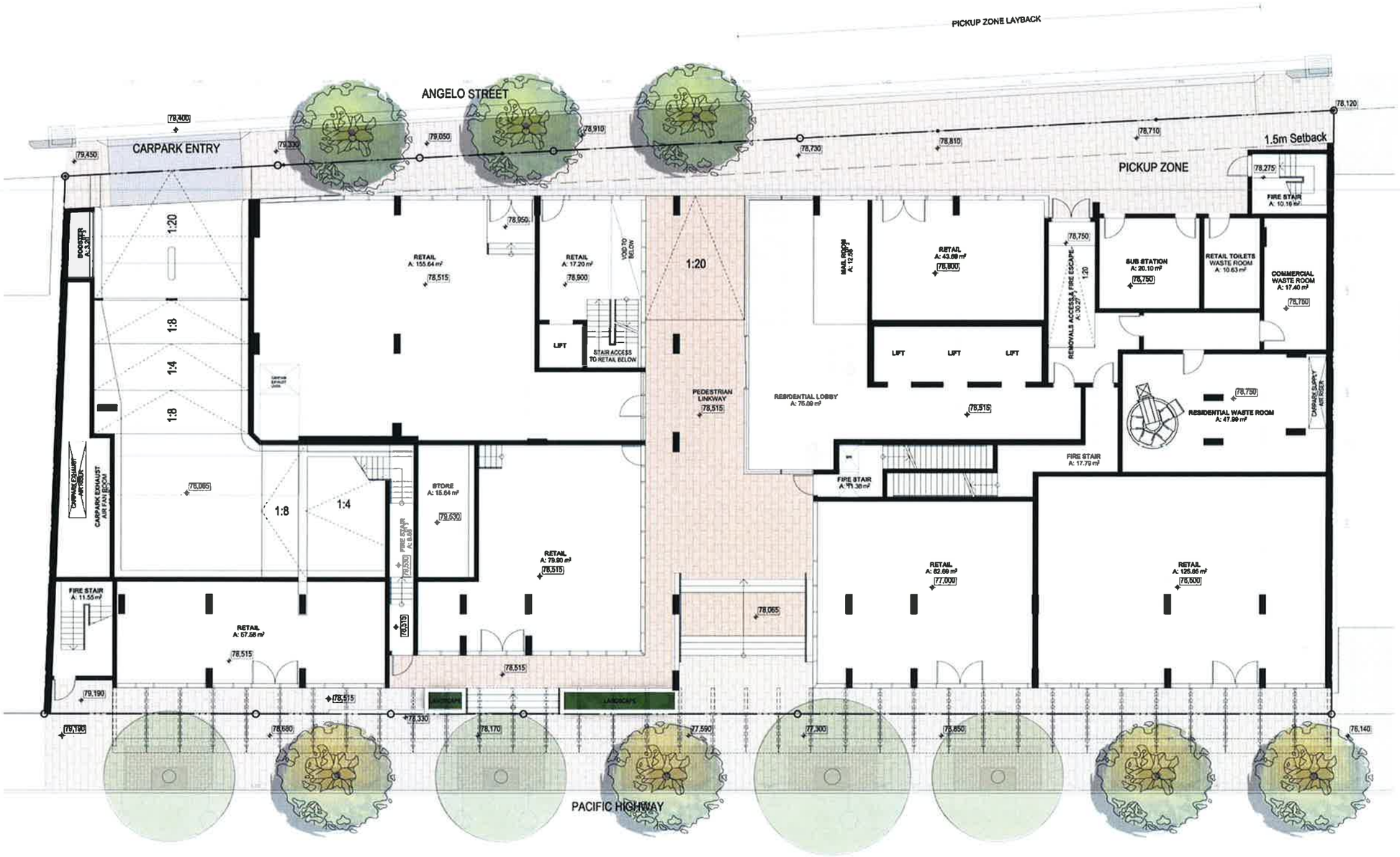
GROUND LEVEL - PACIFIC HIGHWAY & ANGELO STREET



LEGEND

- Existing tree to be retained
- Proposed Street Tree to Pacific Highway - Platanus x hybrida
- Proposed Street Tree to Angelo Street - Waterhousia floribunda
- Planter area
- Streetscape paving to council standards (refer L-DA-6)
- Driveway streetscape paving to council standards (refer L-DA-6)
- Internal paving to architects detail

223-235 PACIFIC HIGHWAY
GREENLANDS
PROJECT NUMBER: 1417

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SCALE: 1:200 @ A3
ISSUE: D
DATE: 20.08.14

L-DA-3

LEVEL 14 - GREEN ROOF

LEGEND

- Planter area
- Decorative gravel / maintenance pathways
- ① Lomandra Field
- ② Gazania Field
- ③ Westringia Field
- ④ Salvia Field

223-235 PACIFIC HIGHWAY
GREENLANDS
PROJECT NUMBER 1417

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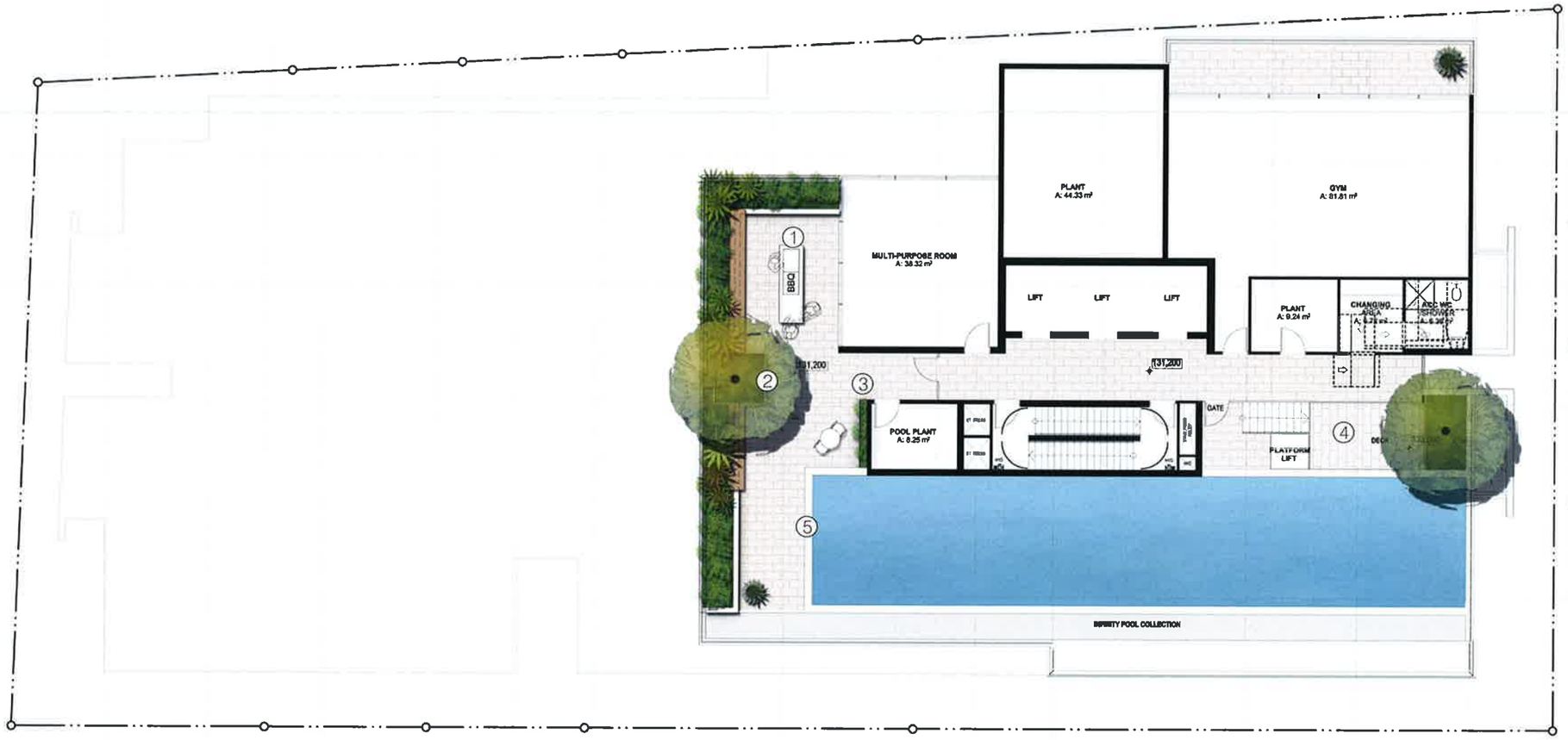
SCALE 1:200 @ A3
ISSUE A
DATE 05.06.14

L-DA-4

LEVEL 17 - ROOFTOP POOL GARDEN



LEGEND

- Proposed feature tree: Plumeria rubra
- Planter area
- Granite Paving: 400x600x30mm Austral Juperana, Exfoliated finish
- Feature pot plant
- Bench seat over planter wall

1. BBQ bench
2. Feature Tree in expressed raised planter
3. Green wall to Plant room facade
4. Pool Terrace
5. Glass pool wall to be viewed from multi-purpose room

223-235 PACIFIC HIGHWAY
GREENLANDS
PROJECT NUMBER: 1417

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SCALE: 1:200 @ A3
ISSUE: A
DATE: 05.06.14

L-DA-5

LANDSCAPE STATEMENT & MATERIALS

GROUND FLOOR - PACIFIC HIGHWAY & ANGELO STREET

The streetscape proposals to Pacific Highway and Angelo Street are consistent with the 'North Sydney Public Domain Style Manual and Design Codes - May 2014' (NSPD Style Manual). Consistent paving finishes will be used through the central walkway, connecting Pacific Highway and Angelo Street, allowing the public domain to read as one element.

Existing Plane trees to Pacific Highway are to be retained with additional Plane trees proposed to 'complete' the street tree planting and provide wind mitigation to the building front entry and central walkway.

Active retail frontage and internal level change is achieved through a combination of stairs and a graded walkway. A linear planter runs adjacent the graded walkway to add visual interest and temper the hard elements.

Angelo Street, currently a small lane with no street trees will be upgraded in accordance with the NSPD Style Manual. Waterhousia floribunda are proposed as new street trees providing an evergreen canopy to the building facade and reducing wind impacts.

Finishes: (All paving to be laid in accordance with NSPD Style Manual)

Paving - Austral 'Juperana' 400 x 600 x 50mm Exfoliated Granite Paving, Stretcherbond

Driveway Paving - 65 x 200 x 300mm six in one precast concrete cobble units with a milled finish.

Tree Pit - EPDM rubber surround (1m x 1.6m), 200 x 300 x 50mm detail granite paving surround.

LEVEL 14 GREEN ROOF

The level 14 green roof is primarily a visual element to adjacent buildings and above apartments. A simple 'field' like pattern has been developed and applied across the roof. Each 'field' is proposed to have a monoculture of species with varying form, colour and structure between fields. Seasonal colour will be used to highlight select 'fields' and add visual interest and change. Access to the roof will be restricted for maintenance only.

Finishes:

Loose Gravel: Decor Stone 'Ocean Pearl' 30-50mm

LEVEL 17 POOL ROOFTOP

A lush pool garden is proposed to the rooftop of the development, with a 25m infinity pool located along the south-west edge of the roof overlooking the city and harbour views.

The pool protrudes 1.8m above the finish floor level. The elevated pool edge acting as safety barrier to the north and western sides. Access to the pool is via stair / lift access on the southern end of the building to a small pool terrace. A feature tree and planter to the southern end acts to soften the space and provide shelter to the pool terrace.

A multi-purpose room is located to the northern corner of the roof and is proposed to open out to an adjacent garden courtyard with communal BBQ facilities. Raised planters enclose the rooftop from the north-west, mitigating wind impacts and creating a sheltered, passive environment.

Views from the multi-purpose room / courtyard to the western city skyline are framed by a feature tree, greenwall and feature glass pool wall. This series of elements also acts to breakdown the courtyard into a series of smaller spaces for individuals / small groups to occupy.

Finishes:

Paving - Austral 'Juperana' 400 x 600 x 50mm Exfoliated Granite Paving

Bench Seat - suitable HWD Timber on steel frame

Raised Planter Walls - concrete blockwork or equal to compliment architectural finishes

Streetscape - 'Bruce' Rock (Austral Juperana)

Driveway - 'noir' concrete cobbles

Decor Stone 'Ocean Pearl' 30-50mm dia.

Green Roof 'Field' Concept Image

Field of Native Grasses

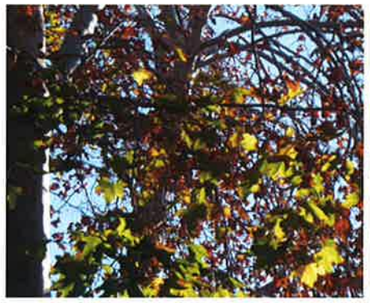
Linear patterning of planting

Pool Garden Precedent

Glass Pool Wall

PLANTING PALLETE - GROUND LEVEL AND LEVEL 14 GREEN ROOF

GROUND LEVEL (min 25Lt Pot size to communal areas, 50Lt to Street Trees)			
Botanical Name	Common Name	mature spread x ht	Local Native sp
TREES			
Waterhousia floribunda	Weeping Lilly Pilly	15 -20m HT	x
Platanus x hybrida	Plane Tree	15m HT	
SHURBS			
Cordyline glauca	Brazilian Cordyline	0.75m x 1-1.5m	
Syzygium australe	Lily Pily	1m x 1m	x
Zamia furfuracea	Cardboard Cycad	0.6m x 0.6m	
GROUNDCOVER			
Trachelospermum jasminoides	Star Jasmine	0.4m x 1.5m	


Platanus x hybrida

Waterhousia floribunda

Syzygium australe

Zamia furfuracea

Cordyline glauca

LEVEL 14 GREEN ROOF (min 150mm pot size)			
Botanical Name	Common Name	mature spread x ht	Local Native sp
Gazania rigens 'Sun Gold'	Gazania	0.3m x 0.5m	
Salvia leucantha	Mexican bush sage	0.6m x 0.6m	
Lomandra 'Tanika'	Spiny-head Mat-rush	0.6m x 0.6m	
Westringia fruiticosa 'Mundi'	Coastal Rosemary	0.4m x 1.5m	x

Gazania

Westringia 'Mundi'

Salvia leucantha

Lomandra tanika

PLANTING PALLETE - LEVEL 17 ROOFTOP POOL GARDEN

LEVEL 17 (100Lt for trees, 200mm for shrubs, 150mm pot for groundcovers)			
Botanical Name	Common Name	mature spread x ht	Local Native sp
TREES			
Plumeria rubra	Frangipani	3-5m HT	
SHRUBS & GROUNDCOVERS			
Agave attenuata	Agave	1m x1m	
Clivia miniata	Kaffir Lily	0.5m x 0.5m	
Cordyline glauca	Cordyline	1m x 1.5m	
Alcantarea imperialis 'Rubra'	Giant Bromeliad	0.4m x .0.4m	
Carpabrotus glaucescens	Pig Face	0.2m x 2m	
Dianella revoluta	Blue Flax Lily	0.4m x 0.3m	x
Elaeocarpus eumundi	Blueberry Ash	1-1.5m x 1.5m	x
Tradescantia spathacea	Rhoeo	0.3m x 1.5m	
Tradescantia pallida 'Purpurea'	Wandering Jew	0.5m x 1m	
Hardenbergia violacea	Native violet	0.3m x 2m	x
Hibbertia scandens	Golden Guinea Flower	0.3m x 1.5m	x
Liriope gigantea 'Evergreen Giant'	Lily Turf	0.4m x 0.6m	
Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1m x 1m	
Michelia 'Coco'	Michelia	1-2m x 1.5m	
Phillodendron 'Xanadu'	Xanadu	0.75m HT	
Rhaphiolepsis indica	Indian Hawthorn	1m x 1m	
Scaevola humilis 'Purple Fusion'	Fairy Fan-flower	0.2m x 1.5m	
Schefflera aboricola 'Variegata'	Variegated dwarf umbrella	1m - 3m HT	
Ficus lyrata	Fiddle Leaf Fig	2-3m HT	x
Zamia furfuracea	Cardboard Cycad	0.6m x 0.6m	
GREENWALL			
Aloe 'Copper Shower'	Aloe Vera	0.7m HT	
Aloe 'Eager Beaver'	Aloe Vera	0.7m HT	
Callisia fragrans	Basket Plant	0.3m x 0.3m	
Crassula multicava	London Pride	0.3m x 0.2m	
Echeveria elegans	Mexican Snowball	0.5m x 0.15m	
Mesembryanthemum	Livingstone Daisy		
Kalanchoe 'Flapjacks'	Flapjacks	0.6m x 0.3m	
Kalanchoe 'Silver Spoons'	Silver Spoons	0.6m x 0.4m	
Sedum 'Gold Mound'	Gold Mound	1m x 0.5m	

Plumeria rubra

Plumeria rubra - flower

Carpobrotus

Cordyline galuca

Schefflera aboricola

Elaeocarpus eumundi

Clivia miniata

Liriope 'Evergreen Giant'

Phillodendron 'Xanadu'

Alcantarea imperialis

Rhaphiolepsis

Agave attenuata

Succulent Greenwall Precedent

Kalanchoe 'Flapjacks'

Echeveria elegans

Mesembryanthemum