

Development Application

For Site:
15-21 Willis Street
Wolli Creek NSW

For:
Lateral Estate
Suite 1.06, Level 1
55 Miller Street
Pymont NSW 2009

Design By:
Tony Caro Architecture
Level 1, 2 Glen Street
Millsons Point NSW
Nominated Architect:
Russell Caro NSW Registration No. 4578

Level	1 Beds	2 Beds	3 Beds	Car
ROOF				
7	3	6		
6	3	6		
5	3	5	1	
4	3	5	1	
3	3	5	1	
2	3	5	1	
1	3	5	1	
Ground		4		11
-1				34
-2				39
Total	21	41	5	84
Mix	31%	61%	7%	
Total Apartments	67			

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEN STREET
MILLSONS POINT
NSW 2061 SYDNEY AUSTRALIA
T 99649100 F 99649133
WWW.TONYCAROARCHITECTURE.COM.AU
NOMINATED REGISTERED ARCHITECT
RUSSELL CARO NSW REG. NO. 4578

15-21 WILLIS STREET

Wolli Creek, NSW

Development Data

DWG NO
PROJECT No
ISSUE
PLOT DATE
SCALE

DA000
1412
6
Thu, 4 Jun 2015
1:200



15-21 WILLIS STREET

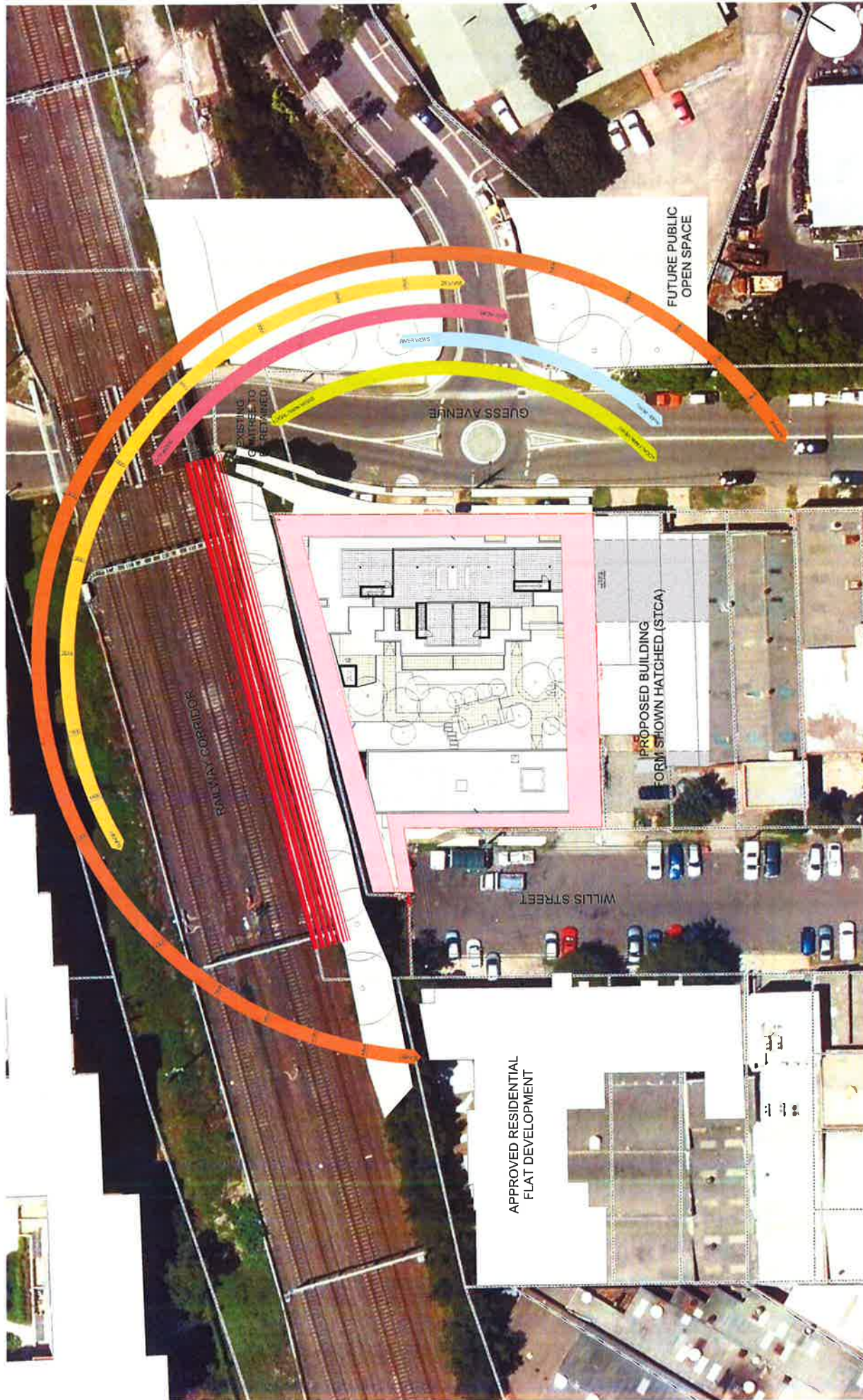
Wolli Creek, NSW

BASIX Inclusions

DWG NO DA001
PROJECT No 1412
ISSUE 4
PLOT DATE Tue, 9 Jun 2015
SCALE 1:200

TONY CARO ARCHITECTURE PTY LTD
LEVEL 10, 150 ST JAMES STREET
SYDNEY, NSW 2005, AUSTRALIA
T 9966 4913
WWW.TONYCAROARCHITECTURE.COM.AU
BUSINESS REGISTRATION NO. 15121
BUSINESS REGISTRATION NO. 4376

TONY CARO ARCHITECTURE



DWG NO. DA002
 PROJECT NO. 1412
 ISSUE 6
 PLOT DATE Thu, 4 Jun 2015
 SCALE 1:500

15-21 WILLIS STREET

Woll Creek, NSW

Site Analysis

TONY CARO ARCHITECTURE PTY LTD
 LEVEL 15, 2 GLEN ST MILSONS POINT
 NSW 1585 AUSTRALIA
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 RUSSEL CARO, NSW REG. NO. 14576

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15-21 WILLIS STREET

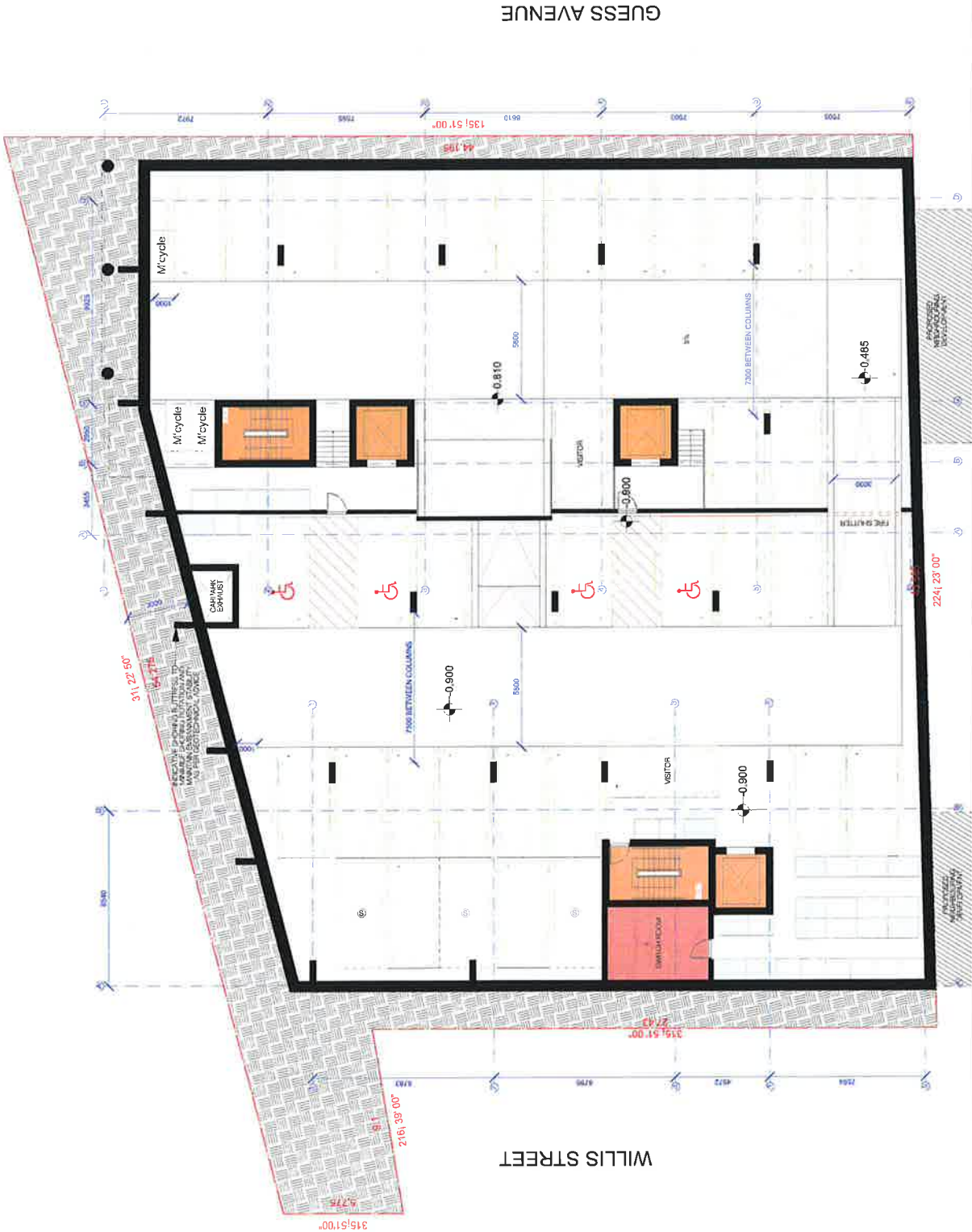
Wollie Creek, NSW

Basement Level -2 Plan

DWG NO. DA098
PROJECT No 1412
ISSUE 4
PLOT DATE Tue, 9 Jun 2015
SCALE 1:200

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEBE ST, WILSONS POINT
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T 95549100 F 95549133
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NOMINATED REGISTERED ARCHITECT
RUSSEL CARO NSW REG. NO. 4576

TONY CARO ARCHITECTURE



15-21 WILLIS STREET

Wollie Creek, NSW

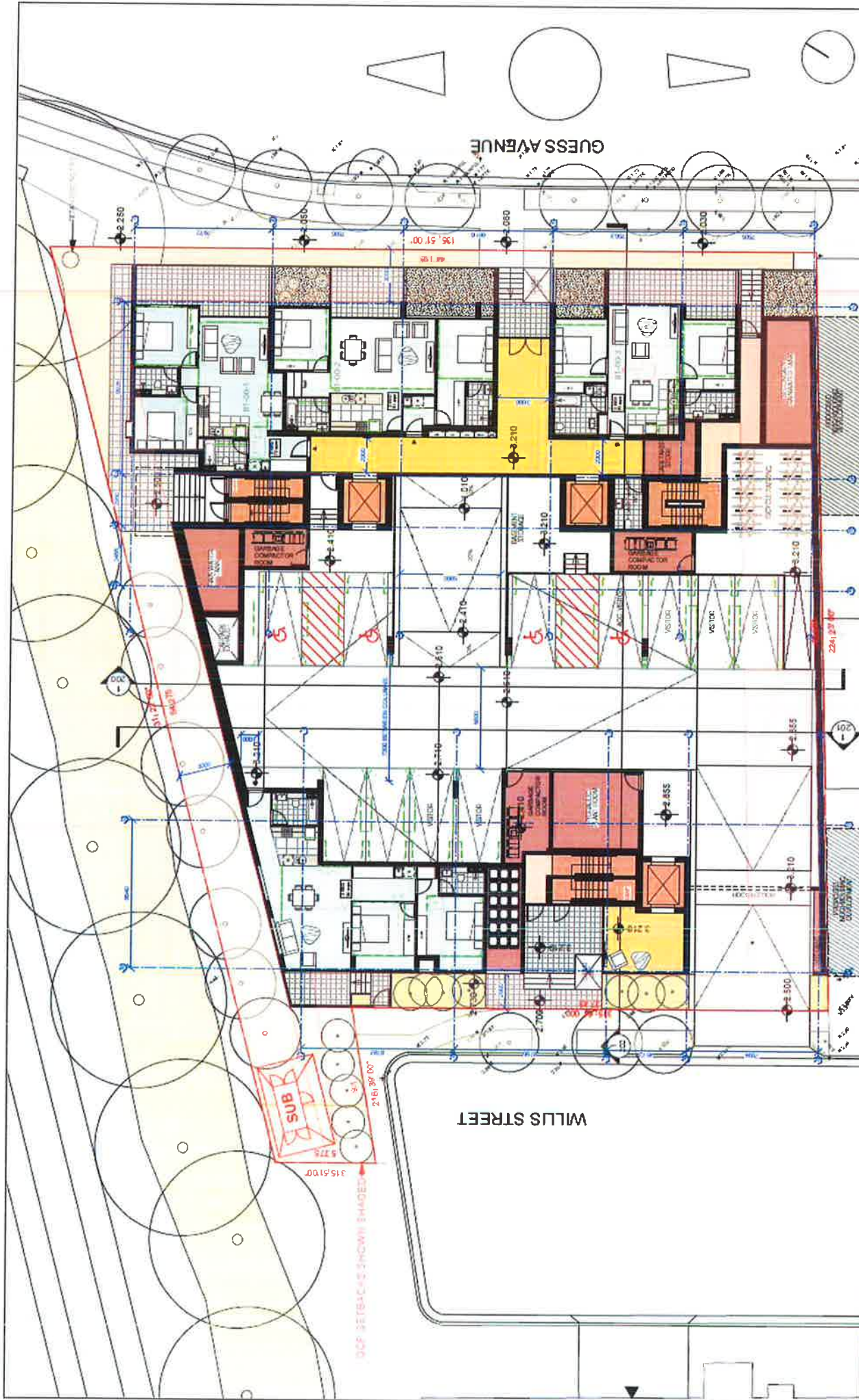
Basement Level -1 Plan

DWG NO
PROJECT No
ISSUE
PLOT DATE
SCALE

DA099
1412
9
Tue, 9 Jun 2015
1:200

TONY CARO ARCHITECTURE PTY LTD
15/21 WILLIS STREET
WOLLIE CREEK, NSW 2061
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REGISTERED ARCHITECT NO. 15127
REGISTERED ARCHITECT NO. 4578

TONY CARO ARCHITECTURE



DWG NO DA100
 PROJECT NO 1412
 ISSUE 9
 DATE Tue, 9 Jun 2015
 SCALE 1:200

15-21 WILLIS STREET
 Woll Creek, NSW
 Ground Floor Plan

TONY CARO ARCHITECTURE PTY LTD
 LEVEL 1, 100 VICTORIA ROAD
 NEWCASTLE, NEW SOUTH WALES
 WWW.TONYCARO.COM.AU
 NOMINATED BY SITE NO. 1075

LOCAL

GUESS AVENUE

WILLIS STREET

DCP SETBACKS SHOWN SHADED

DA102
1412
8
Thu, 4 Jun 2015
1:200

DWG NO
PROJECT NO
ISSUE
PLOT DATE
SCALE

15-21 WILLIS STREET
Wolli Creek, NSW

Level 2 Plan

TONY CAPO ARCHITECTURE PTY LTD
LEVEL 2, 206 GLEN ST WILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
T: 08549100 F: 08549133
WWW.TONYCAPOARCHITECTURE.COM.AU
NOMINATED REGISTERED ARCHITECT
RUSSEL CAPO, NSW REG. NO. 4378

TONY CAPO ARCHITECTURE



DA103
1412
8
Thu, 4 Jun 2015
1:200

DWG NO
PROJECT No
ISSUE
PLOT DATE
SCALE

15-21 WILLIS STREET

Woolli Creek, NSW

Level 3 Plan

TONY CARO ARCHITECTURE PTY LTD
10/111 WILSON STREET
NSW 2061 SYDNEY AUSTRALIA
T 99849100 F 99849133
WWW.TONYCAROARCHITECTURE.COM.AU
REGISTERED ARCHITECT NO. 4578
REGISTERED ARCHITECT NO. 4578

TONY CARO ARCHITECTURE



DA104
1412
8
Thu, 4 Jun 2015
1:200

DWG NO.
PROJECT No
ISSUE
PLOT DATE
SCALE

15-21 WILLIS STREET
Woolli Creek, NSW

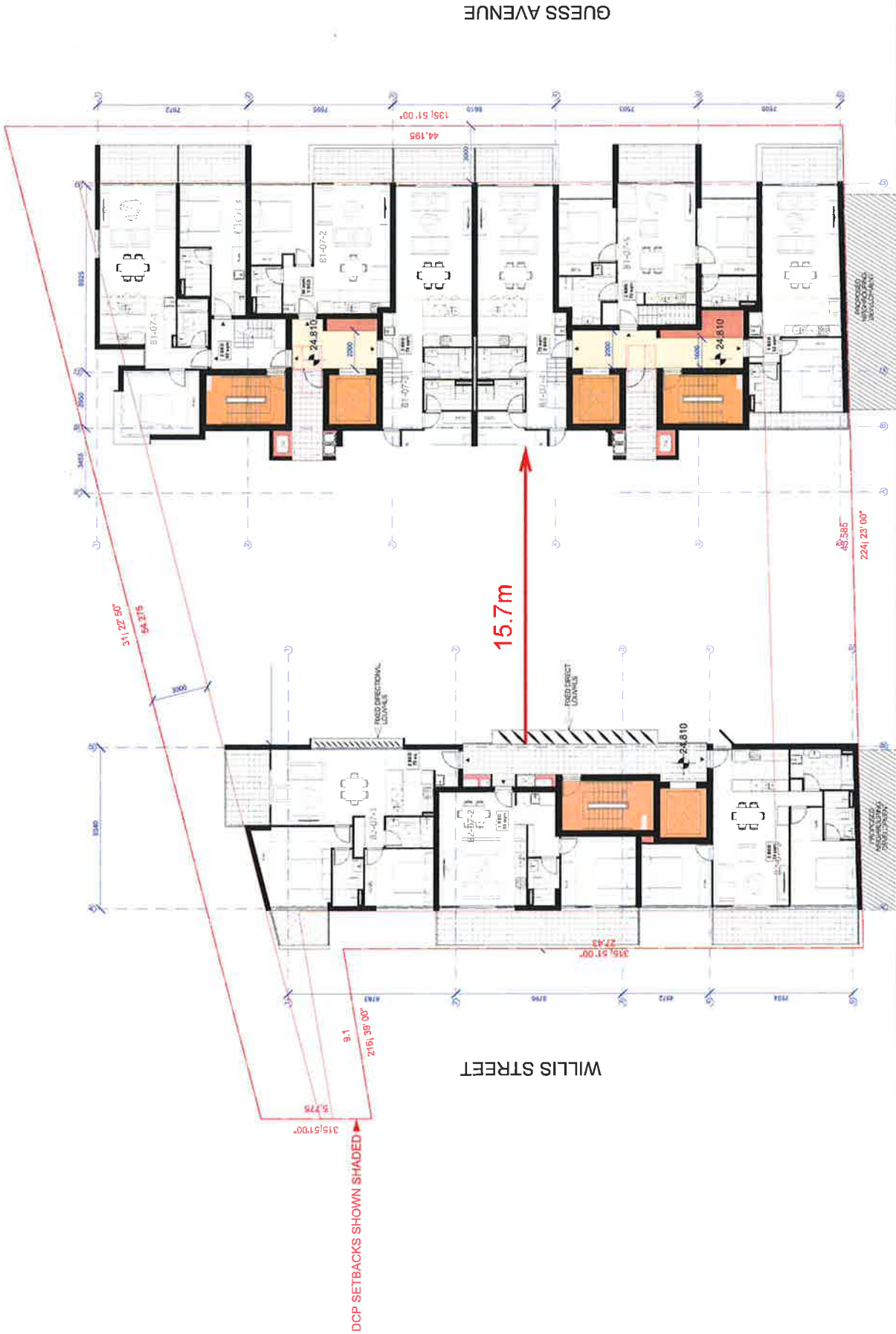
Level 4 Plan

TONY CARO ARCHITECTURE PTY LTD
LEVEL 15/16, 151-153, WILSON POINT
NSW, 2061 SYDNEY AUSTRALIA
T 99649100 F 99649133
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WOLLI CREEK, NSW, 2061
RUSSEL CARO, NSW REG. NO. 4578

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TONY CARO ARCHITECTURE



DA107
1412
8
Thu, 4 Jun 2015
1:200

DWG NO.
PROJECT No
ISSUE
PLOT DATE
SCALE

15-21 WILLIS STREET
Wollri Creek, NSW

Level 7 Plan

TONY CARO ARCHITECTURE PTY LTD
15/15 WILLIS STREET, WOLLRI CREEK
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NSW REG. NO. 15127
RUSSEL CARO, NSW REG. NO. 4578

TONY CARO ARCHITECTURE



15-21 WILLIS STREET

Wollsi Creek, NSW

RooF Plan

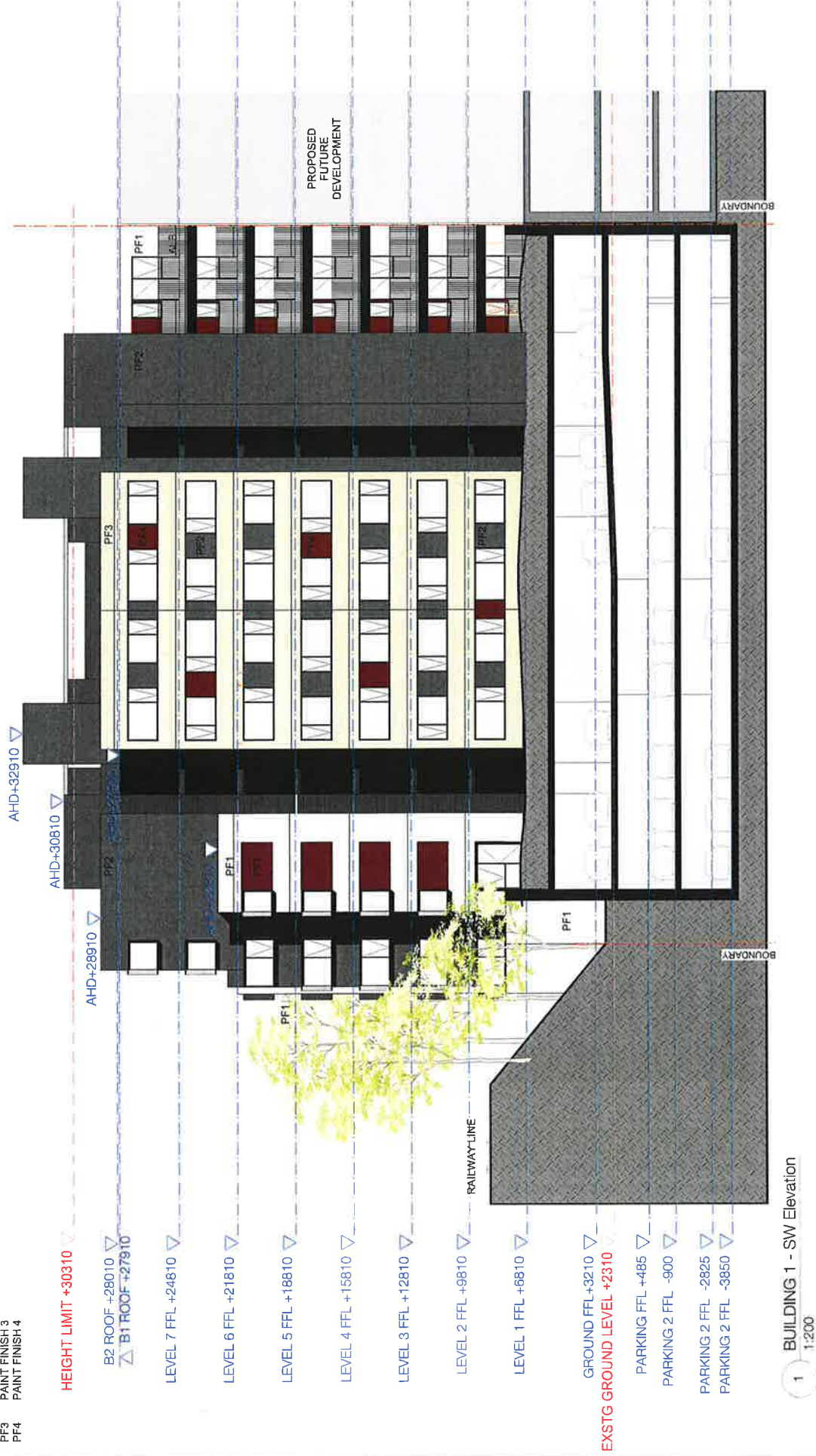
DA108
1412
6
Thu, 4 Jun 2015
1:200

DWG NO
PROJECT No
ISSUE
PLOT DATE
SCALE

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEBE ST WILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
T 99649100 F 99649133
WWW.TONYCAROARCHITECTURE.COM.AU
NOMINATED REGISTERED ARCHITECT
RUSSEL CARO, NSW REG. NO. 4578

TONY CARO ARCHITECTURE

ALE ALUCOBOND FEATUREWEAVE
 ALB ALUMINIUM BALUSTRADE
 ALS ALUMINIUM LOUVRE SCREEN
 GLB GLASS BALUSTRADE
 OGW OPAQUE GLASS WINDOW
 PF1 PAINT FINISH 1
 PF2 PAINT FINISH 2
 PF3 PAINT FINISH 3
 PF4 PAINT FINISH 4



1 BUILDING 1 - SW Elevation
 1:200

15-21 WILLIS STREET

Woolli Creek, NSW

DWG NO DA200
 PROJECT NO 1412
 ISSUE 6
 PLOT DATE Wed, 3 Jun 2015
 SCALE 1:200

SECTION - AA

TONY CARO ARCHITECTURE PTY LTD
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 WWW.TONYCAROARCHITECTURE.COM.AU
 TONY CARO ARCHITECT
 T 99649100 F 99649133
 TONY CARO ARCHITECTURE PTY LTD

TONYCAROARCHITECTURE

- ALE ALUCOBOND FEATURE EAVE
- ALB ALUMINIUM BALUSTRADE
- ALS ALUMINIUM LOUVRE SCREEN
- GLB GLASS BALUSTRADE
- OGW OPAQUE GLASS WINDOW
- PF1 PAINT FINISH 1
- PF2 PAINT FINISH 2
- PF3 PAINT FINISH 3
- PF4 PAINT FINISH 4

HEIGHT LIMIT

B2 ROOF +28010 ▽
B1 ROOF +27910 ▽

LEVEL 7 FFL +24810 ▽

LEVEL 6 FFL +21810 ▽

LEVEL 5 FFL +18810 ▽

LEVEL 4 FFL +15810 ▽

LEVEL 3 FFL +12810 ▽

LEVEL 2 FFL +9810 ▽

LEVEL 1 FFL +6810 ▽

GROUND FFL +3210 ▽

PARKING FFL +485 ▽

PARKING 2 FFL -800 ▽

PARKING 2 FFL -2825 ▽

PARKING 2 FFL -3850 ▽

PROPOSED
FUTURE
DEVELOPMENT

1 BUILDING 2 - NE Elevation
1:200



15-21 WILLIS STREET

Wolli Creek, NSW

SECTION - BB

DWG NO DA201
PROJECT No 1412
ISSUE 6
PLOT DATE Wed, 3 Jun 2015
SCALE 1:200

TONY CARO ARCHITECTURE PTY LTD
LEVEL 2, CLERUSTON SQUARE
NSW 2061 SYDNEY AUSTRALIA
T 99649100 F 99649133
WWW.TONYCAROARCHITECTURE.COM.AU
PROJECT NO: 1412
RUSSEL CARO, NSW REG NO. 4578

TONY CARO ARCHITECTURE

- ALE ALUCOBOND FEATURE EAVE
- ALB ALUMINIUM BALUSTRADE
- ALS ALUMINIUM LOUVRE SCREEN
- GLB GLASS BALUSTRADE
- OGW OPAQUE GLASS WINDOW
- PF1 PAINT FINISH 1
- PF2 PAINT FINISH 2
- PF3 PAINT FINISH 3
- PF4 PAINT FINISH 4

HEIGHT LIMIT ▽

B2 ROOF +28010 ▽
B1 ROOF +27910 ▽

LEVEL 7 FFL +24810 ▽

LEVEL 6 FFL +21810 ▽

LEVEL 5 FFL +18810 ▽

LEVEL 4 FFL +15810 ▽

LEVEL 3 FFL +12810 ▽

LEVEL 2 FFL +9810 ▽

LEVEL 1 FFL +6810 ▽

GROUND FFL +3210 ▽
EXSTG GROUND LINE

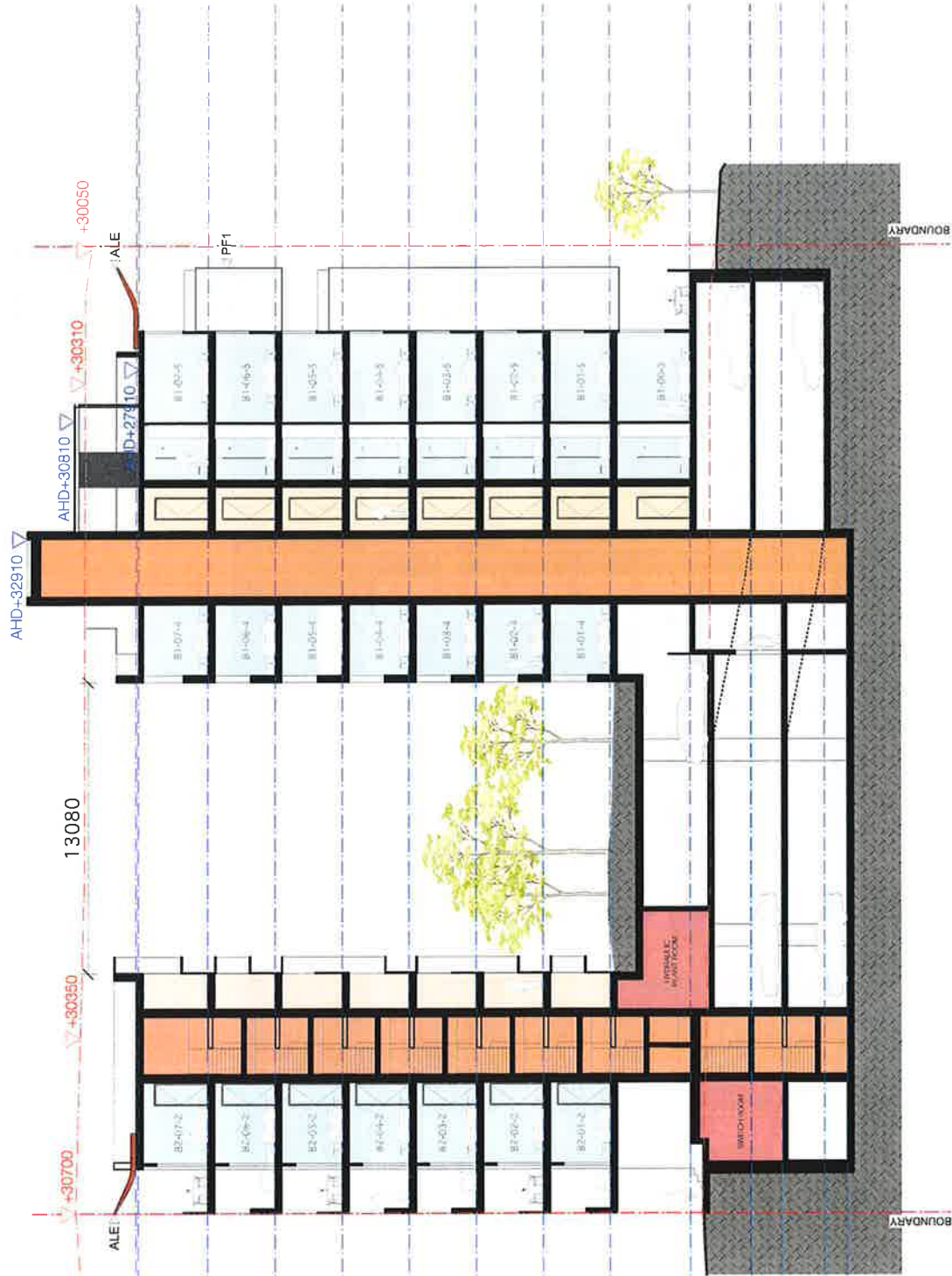
PARKING FFL +485 ▽

PARKING 2 FFL -900 ▽

PARKING 2 FFL -2825 ▽

PARKING 2 FFL -3850 ▽

1 SECTION
1:200



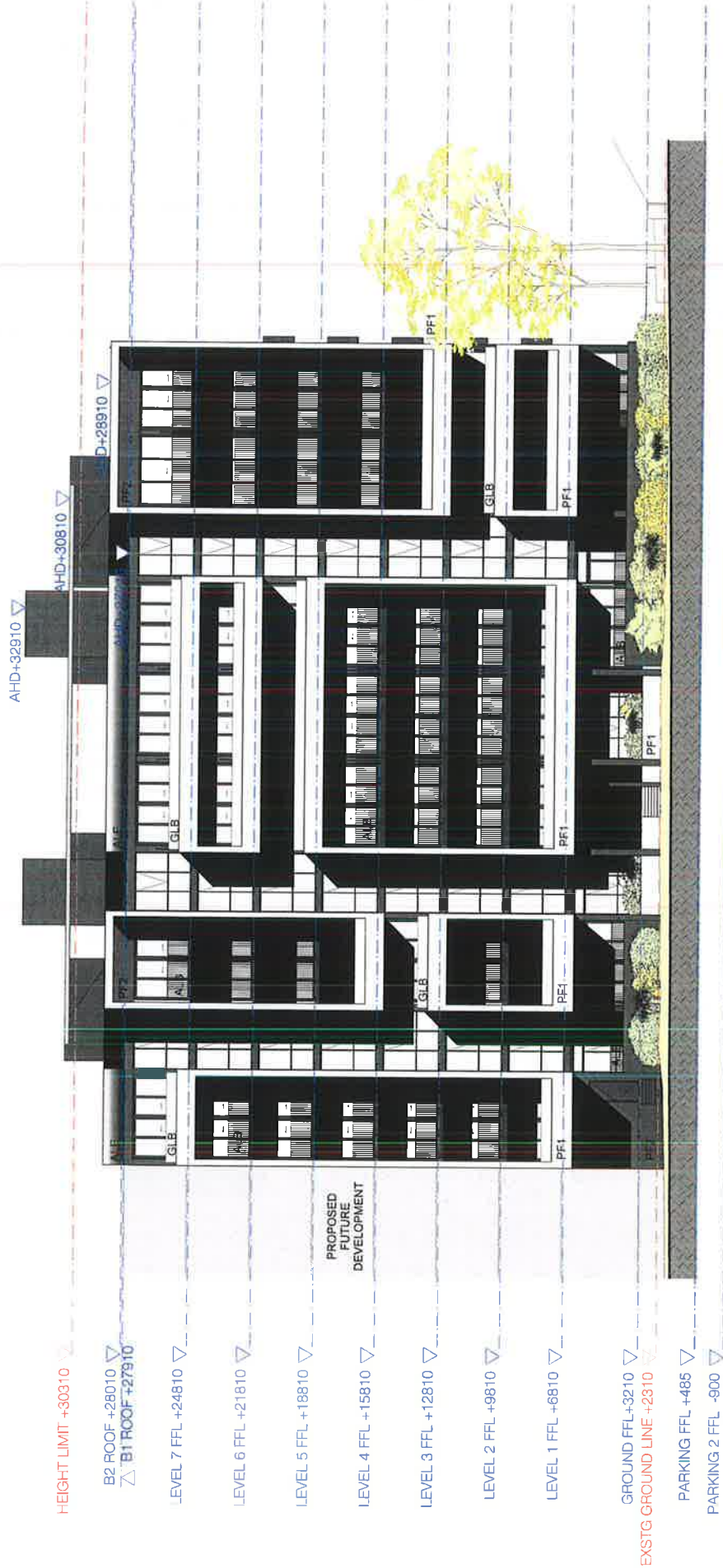
15-21 WILLIS STREET

Woolli Creek, NSW

SECTION - CC

DWG NO DA202
PROJECT No 1412
ISSUE 7
PLOT DATE Wed, 3 Jun 2015
SCALE 1:200

TOWNSHIP CARPO ARCHITECTURE PTY LTD
LEVEL 1 GLEN ST WILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
T 99649100 F 99649133
WWW.TOWNSHIPCARPOARCHITECTURE.COM.AU
NOMINATED REGISTERED ARCHITECT
RUSSELL CARPO, NSW REG. NO. 4576



1 NE Elevation
1:200

- ALE ALUCOBOND FEATURE EAVE
- ALB ALUMINIUM BALUSTRADE
- ALS ALUMINIUM LOUVRE SCREEN
- GLB GLASS BALUSTRADE
- OGW OPAQUE GLASS WINDOW
- PF1 PAINT FINISH 1
- PF2 PAINT FINISH 2
- PF3 PAINT FINISH 3
- PF4 PAINT FINISH 4

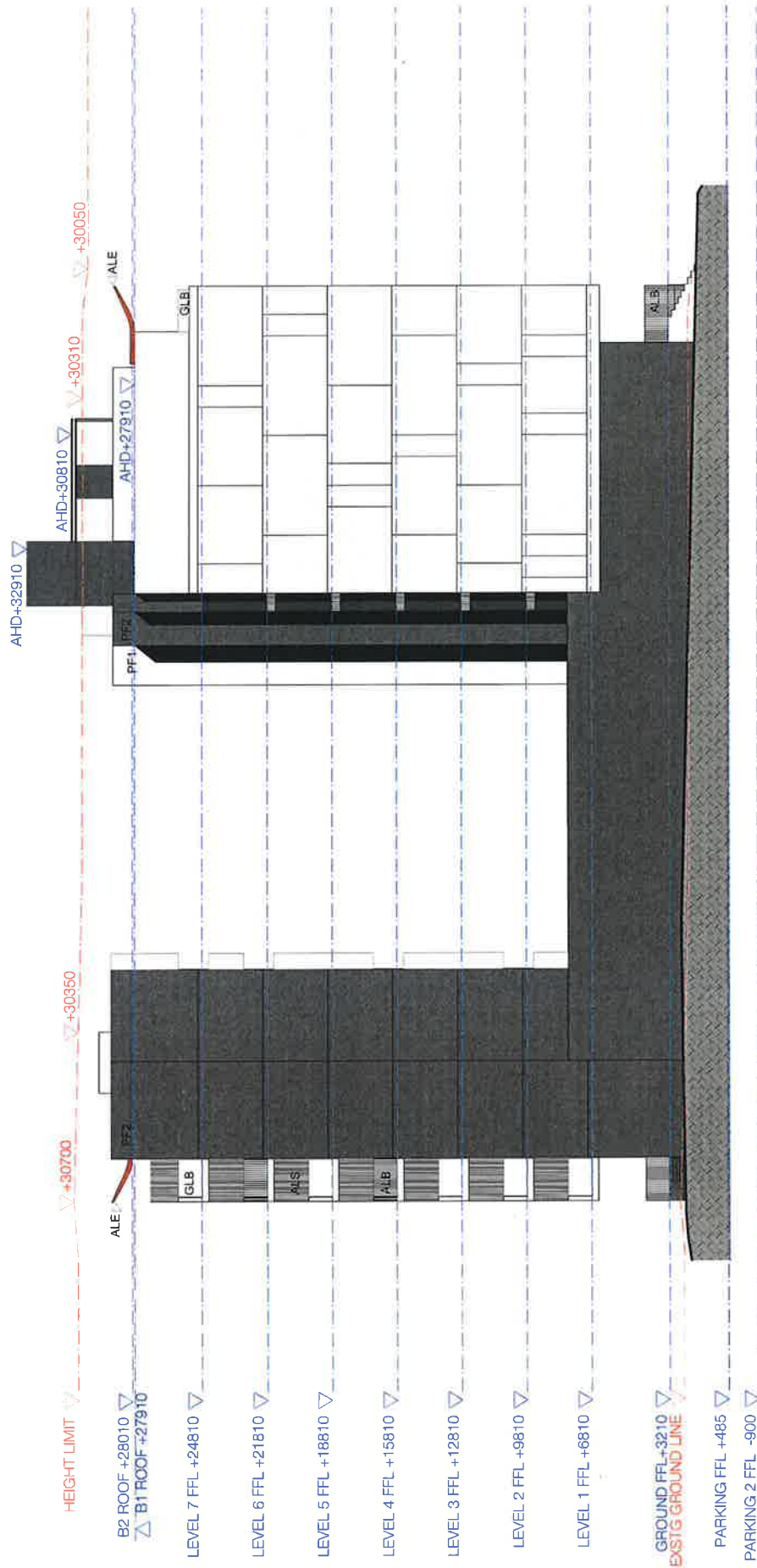
15-21 WILLIS STREET

Wolli Creek, NSW

ELEVATION - North East

DWG NO DA301
PROJECT No 1412
ISSUE 6
PLOT DATE Wed, 3 Jun 2015
SCALE 1:200

TONY CARO ARCHITECTURE PTY LTD
LEVEL 10, 100 MARKET STREET, SYDNEY, NSW 2001
T 99849100 F 99849133
WWW.TONYCAROARCHITECTURE.COM.AU
RUSSEL CARO, NSW REG. NO. 4376



1 SE Elevation
1:200

- ALE ALUCOBOND FEATURE EAVE
- ALB ALUMINIUM BALUSTRADE
- ALS ALUMINIUM LOUVRE SCREEN
- GLB GLASS BALUSTRADE
- OGW OPAQUE GLASS WINDOW
- PF1 PAINT FINISH 1
- PF2 PAINT FINISH 2
- PF3 PAINT FINISH 3
- PF4 PAINT FINISH 4

15-21 WILLIS STREET

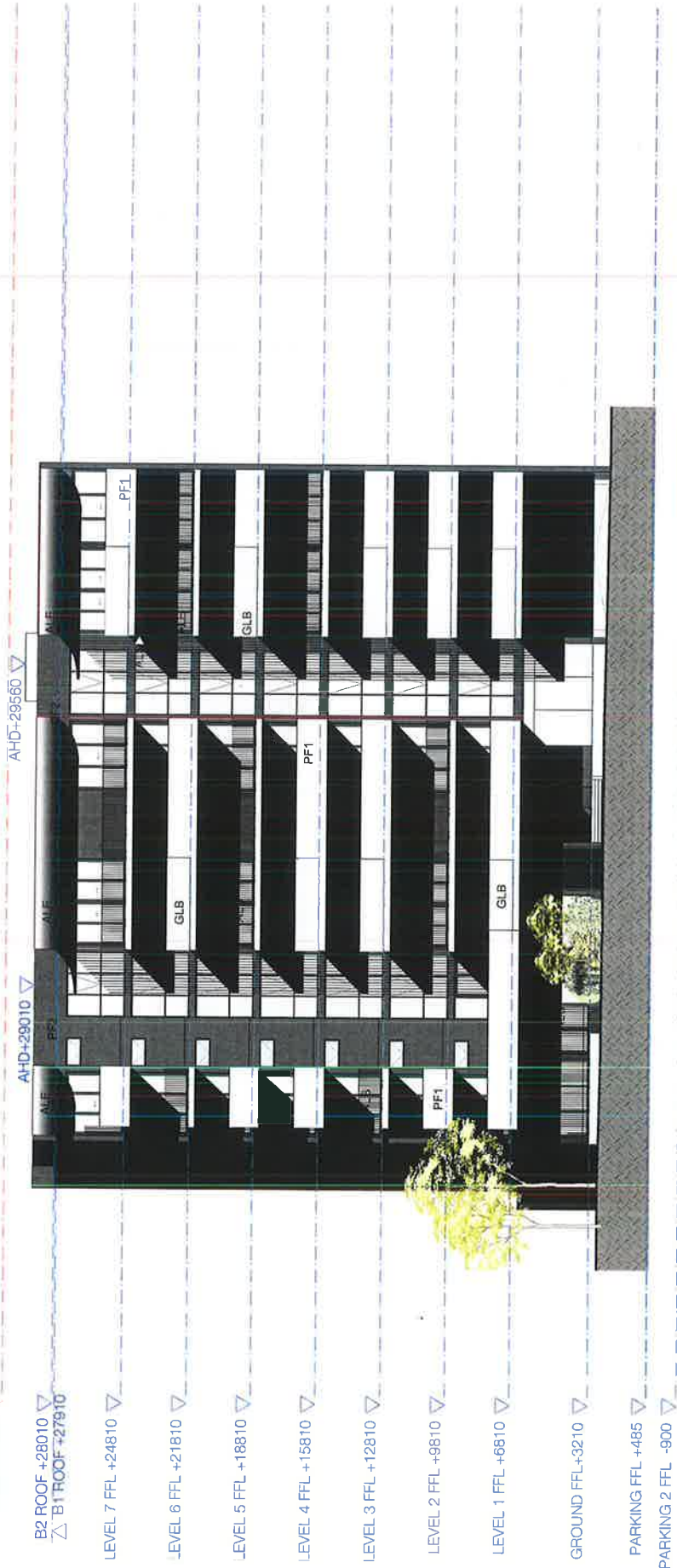
Woolli Creek, NSW

ELEVATION - South East

DWG NO DA302
PROJECT NO 1412
ISSUE 6
PLOT DATE Wed, 3 Jun 2015
SCALE 1:200

TONY CARO ARCHITECTURE PTY LTD
LEVEL 10/100 ST GEORGE STREET
SYDNEY NSW 2000 AUSTRALIA
T 996 491 331 F 996 491 333
WWW.TONYCAROARCHITECTURE.COM.AU
REGISTERED ARCHITECT
REGISTERED PLANNING CONSULTANT
RUSSEL CARO, NSW REG NO. 4376

HEIGHT LIMIT



1 SW Elevation
1:200

- ALE ALUCOBOND FEATURE EAVE
- ALB ALUMINIUM BALUSTRADE
- ALS ALUMINIUM LOUVRE SCREEN
- GLB GLASS BALUSTRADE
- OGW OPAQUE GLASS WINDOW
- PF1 PAINT FINISH 1
- PF2 PAINT FINISH 2
- PF3 PAINT FINISH 3
- PF4 PAINT FINISH 4

15-21 WILLIS STREET

Wollri Creek, NSW

ELEVATION - South West

DWG NO DA303
PROJECT No 1412
ISSUE 6
PLOT DATE Wed, 3 Jun 2015
SCALE 1:200

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEN ST WILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
T: 99649100 F: 99649133
WWW.TONYCAROARCHITECTURE.COM.AU
NOMINATED REGISTERED ARCHITECT
RUSSELL CARO, NSW REG. NO. 4578



1) NW Elevation
1:200

- ALE ALUCOBOND FEATURE EAVE
- ALS ALUMINIUM BALUSTRADE
- GLB GLASS BALUSTRADE
- OGW OPAQUE GLASS WINDOW
- PF1 PAINT FINISH 1
- PF2 PAINT FINISH 2
- PF3 PAINT FINISH 3
- PF4 PAINT FINISH 4

15-21 WILLIS STREET

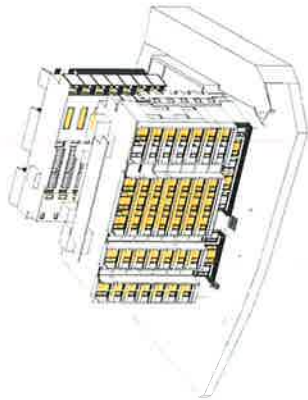
Woolli Creek, NSW

ELEVATION - North West

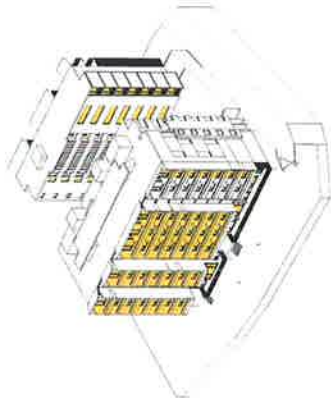
DWG NO.	DA304
PROJECT No	1412
ISSUE	6
PLOT DATE	Wed, 3 Jun 2015
SCALE	1:200



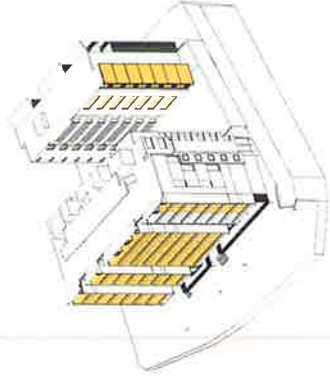
Solar Access: 9am (Winter Solstice)



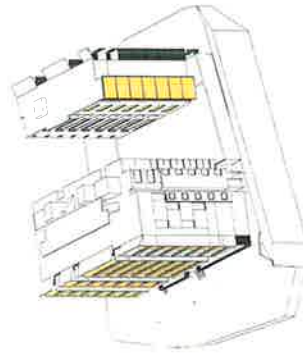
Solar Access: 10am (Winter Solstice)



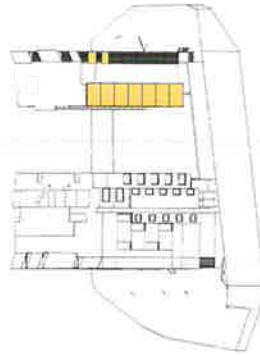
Solar Access: 11am (Winter Solstice)



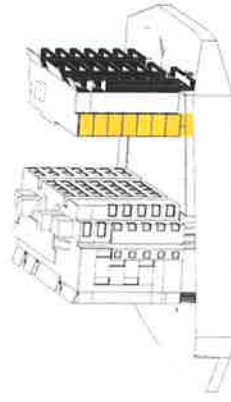
Solar Access: 12pm (Winter Solstice)



Solar Access: 1pm (Winter Solstice)



Solar Access: 2pm (Winter Solstice)



Solar Access: 3pm (Winter Solstice)

Compliant Solar Access
to Living Rooms

Compliance Table:

Compliant '3 Hour
Solar Access' Units: 58/67

Compliance Percentage: 87%
Required Percentage: 70%



Ground Floor
Compliant Units: 4/4



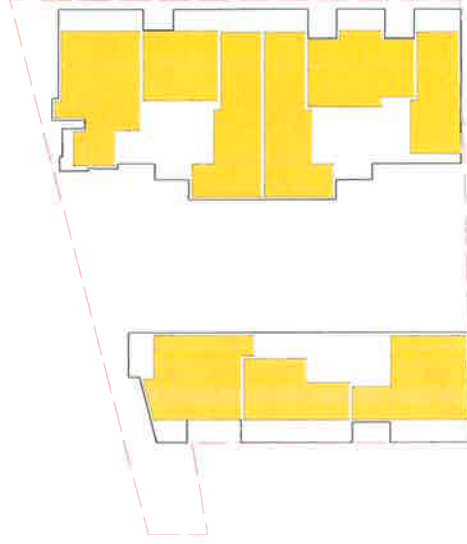
Floors 01-03
Compliant Units Per Floor: 7/9



Floors 04-05
Compliant Units Per Floor: 8/9



Floor 06
Compliant Units Per Floor: 8/9



Floor 07
Compliant Units Per Floor: 9/9

Compliant Solar Access
to Living Rooms

Compliance Table:

Compliant '3 Hour
Solar Access' Units: 58/67

Compliance Percentage: 87%
Required Percentage: 70%



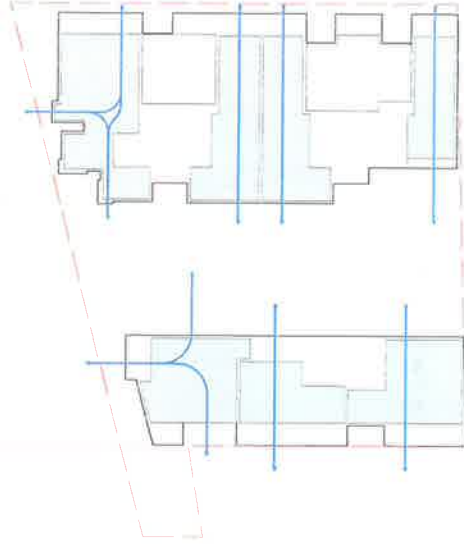
Compliance Table:

Total Compliant Naturally Ventilating Units: 50/67
Compliance Percentage: 74%
Required Percentage: 60%



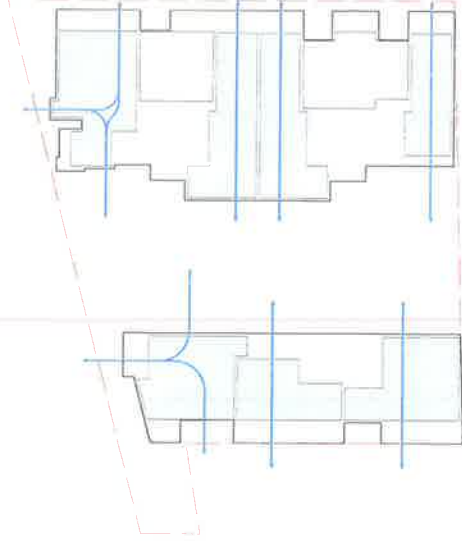
Ground Floor

Compliant Units: 1/4



Floors 01-05

Compliant Units Per Typical Floor: 7/9



Floors 06-07

Compliant Unit Per Typical Floor: 7/9

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEN ST MILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
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NOMINATED REGISTERED ARCHITECT
RUSSEL CARO, NSW REG. NO. 4578

15-21 WILLIS STREET

Wolli Creek, NSW

SEPP65 Natural Ventilation

DWG NO
PROJECT No
ISSUE

DA703
1412

PLOT DATE
SCALE

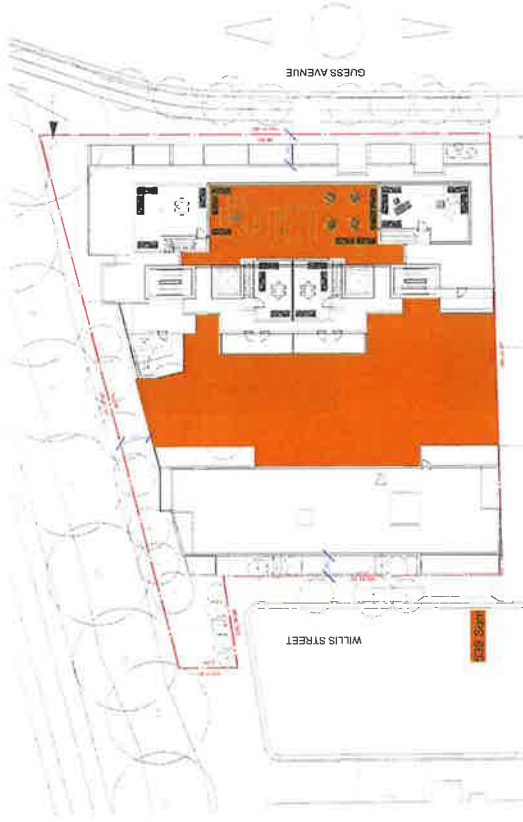
Tue, 9 Jun 2015
1:500



1 Deep Soil, Soft Surface
1:500



2 Deep Soil 1M +
1:500



3 Communal Open Space - 70% Soft Surface
1:500

15-21 WILLIS STREET

Woolli Creek, NSW

DWG NO
DA802

PROJECT No
1412

ISSUE
4

PLOT DATE
Mon, 25 May 2015

SCALE
1:500

TONY CARO ARCHITECTURE PTY LTD
15/21 WILLIS STREET, WOOLLI CREEK, NSW 2257
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ARCHITECTS REG NO 4376
RUSSEL CARO, NSW REG NO 4376

TONY CARO ARCHITECTURE



Paint Finish 1
Dulux Antique White USA



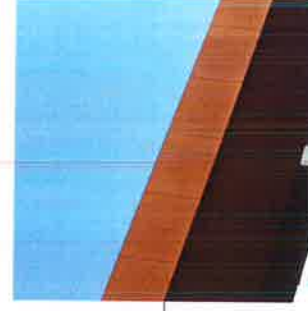
Paint Finish 2
Dulux Namadji



Paint Finish 3
Dulux Oyster Linen



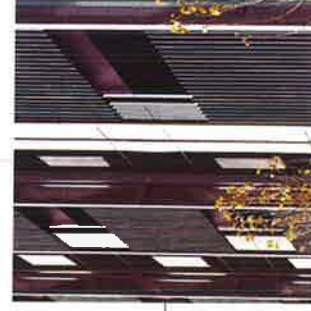
Alucobond Feature Eave
Alucobond 'Anodised Look' C32



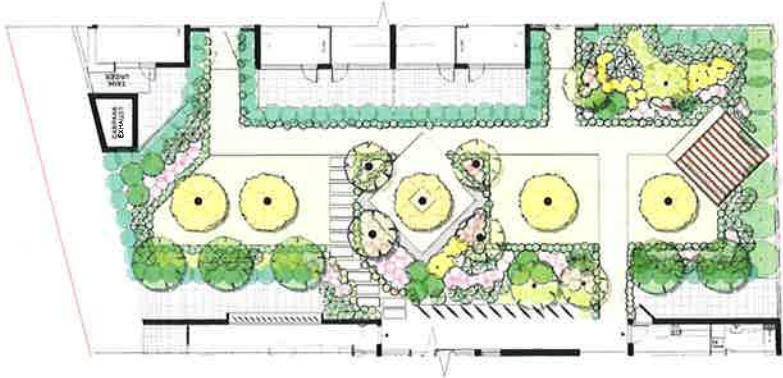
Aluminium Louvres and Balustrades
Dulux Electro Dark Bronze



Paint Finish 4
Dulux American Mahogany







Landscape Documentation - Drawing Schedule

DWG. No.	TITLE	SCALE	ISSUE
LD001	LANDSCAPE PLAN- GROUND FLOOR PLAN	1:100	04
LD002	LANDSCAPE PLAN- FIRST FLOOR PLAN (COMMUNAL GARDEN AND PRIVATE TERRACES)	1:100	04
LD003	LANDSCAPE PLAN- ROOF	1:100	01
LD004	PUBLIC DOMAIN LANDSCAPE PLAN	1:100	04
LD005	LANDSCAPE DETAILS	VARIOUS	03

15-21 WILLIS STREET, WOLLI CREEK

LANDSCAPE DEVELOPMENT APPLICATION

EXISTING TREE TO BE RETAINED IN ACCORDANCE WITH ARBORIST REPORT.

1500mm HIGH LAPPED AND CAPPED TIMBER FENCE TO BOUNDARY

16-ER

1-COU

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16-ER

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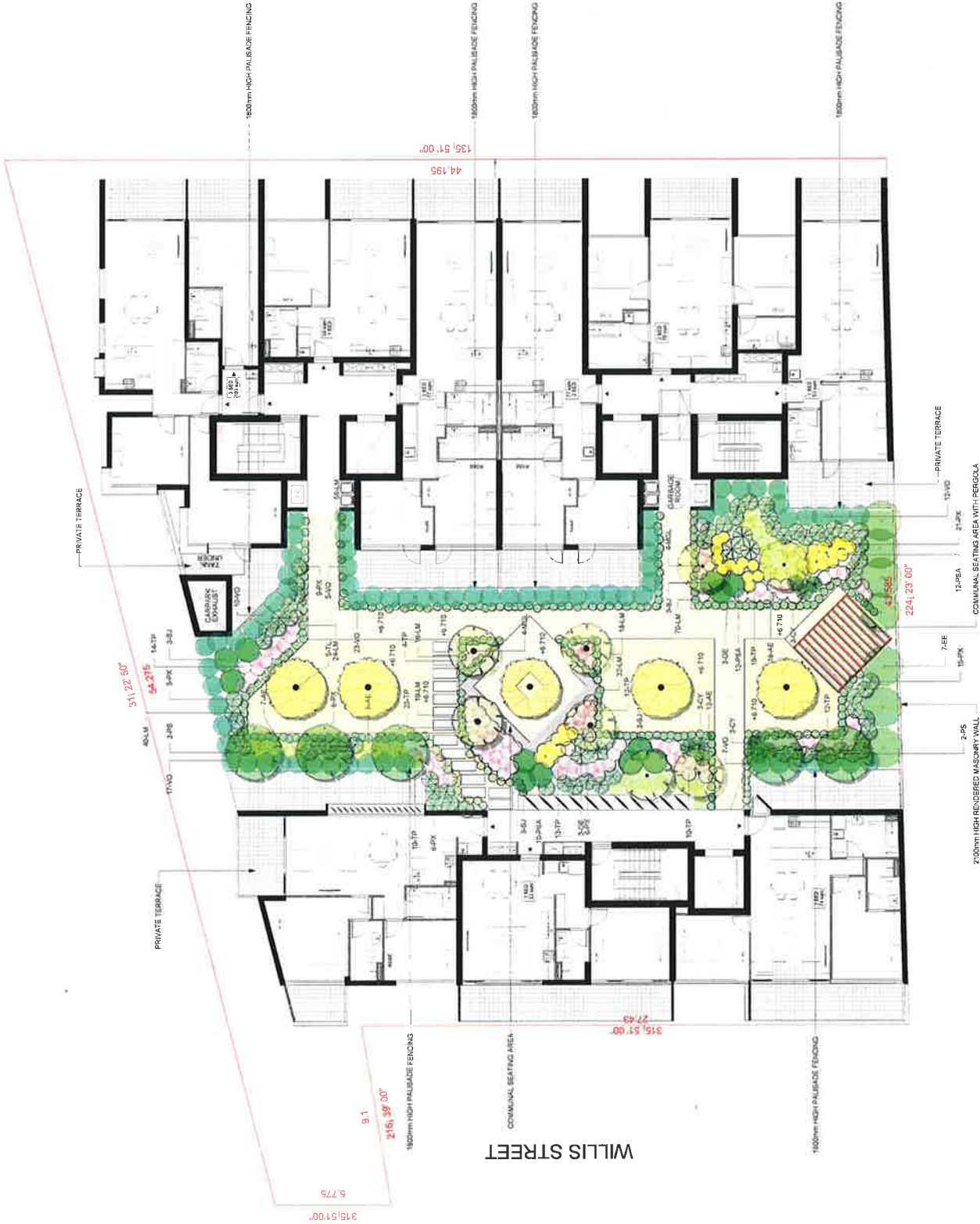
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NOTES
-COMMUNAL GARDEN AREA AND LAWN
-IRRIGATION TO BE INSTALLED ACROSS
ALL ON SLAB LANDSCAPE AREAS
-REFER LDM3 FOR PLANTING SCHEDULE
-REFER LDM3 FOR DETAILS

Issue	No	Date	Description
1	1	10/06/2015	Initial Design
2	2	10/06/2015	Revised Design
3	3	10/06/2015	Revised Design
4	4	10/06/2015	Revised Design

Discussions
These discussions are for Client use only. Council
Approval is required for all changes to the design.
Unless specifically noted the contractor is to
install the design as shown on the drawings.
The Client is responsible for the design and the
contractor is responsible for the construction.
The Client is responsible for the design and the
contractor is responsible for the construction.

Legend
LAWN
GARDEN AREA
PRIVATE TERRACE
PAVED AREA
BOUNDARY

Drawing Title
Landscape Plan
Level 1
(Communal Garden and
Private Terraces)

Project & Client
1521 WILLIS STREET
WOLLI CREEK
Larkval Estate

Landscaping Architect
NBRS+PARTNERS
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nbns@nbns.com.au
14508-LDA02-04
Date 12/06/2015
Scale 1:100 @ A1, 1:200 @ A3
Drawing Reference
14508-LDA02-04



Project & Client
1521 WILLIS STREET
WOLL CREEK
for
Lateral Estate

Drawing Title
Public Domain
Landscape Plan

Legend

- Hydrotex Porous Paving
- Private Terrace
- Lawn
- Garden Area
- Paved Area
- Existing Tree to be Removed
- Boundary

Issue

No	Date	Description
1	22/01/2014	Initial Design
2	22/01/2014	Updated Design
3	22/01/2014	Updated Design
4	22/01/2014	Updated Design
5	22/01/2014	Updated Design

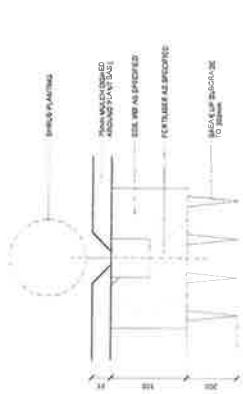
Disclaimer

This plan is for the Client's use only. Council approval is required for all works. The Contractor is responsible for obtaining all necessary permits and approvals. The Client is responsible for the accuracy of the information provided. The Contractor is responsible for the accuracy of the information provided. The Client is responsible for the accuracy of the information provided. The Contractor is responsible for the accuracy of the information provided.

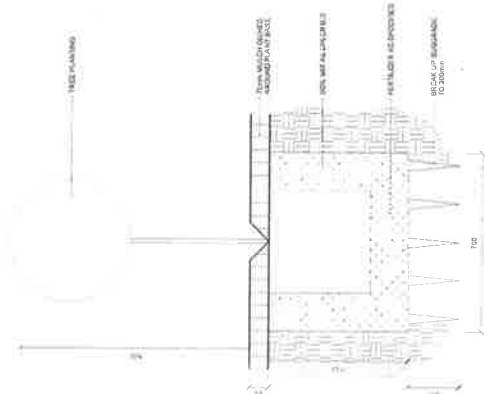
Landscape Architect
NBRS+PARTNERS
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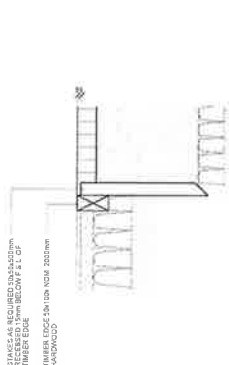
Date 12/08/2015
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Drawing Reference
14508-LDA04 -04



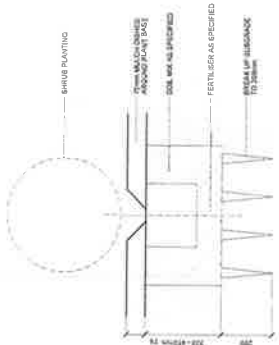
01 150mm container detail
SCALE 1:10



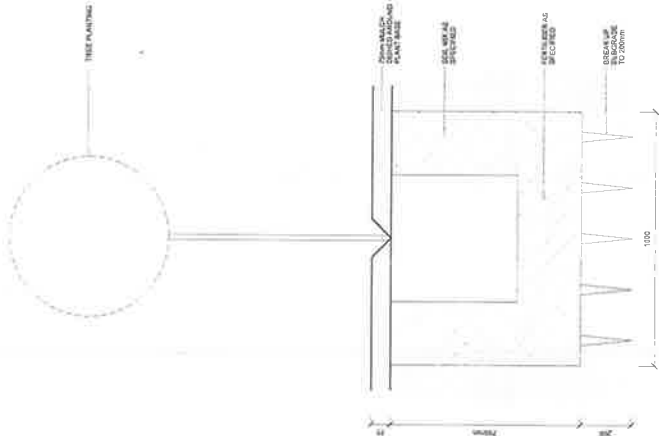
02 45L container detail
SCALE 1:10



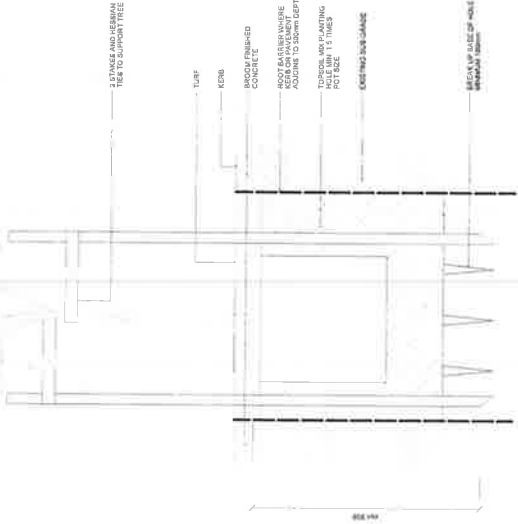
03 timber edge detail
SCALE 1:10



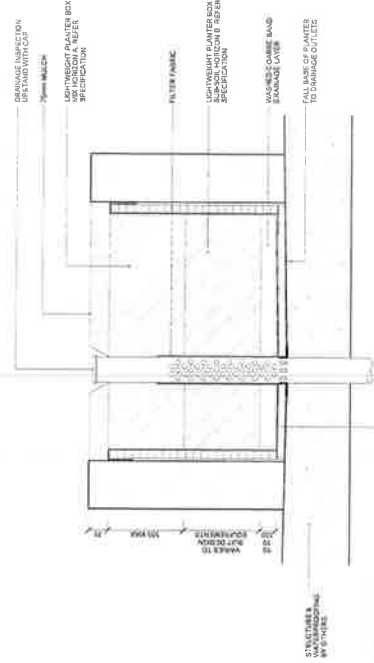
04 5-25L container detail
SCALE 1:10



05 75-200L tree planting detail
SCALE 1:10



06 street tree planting with timber surround detail
SCALE 1:10



07 planter on slab detail
SCALE 1:10

Issue	Date	Description	Check
1	05/12/2014	Interim DA Issue	AL
2	10/12/2014	DA Issue	AL
3	20/12/2014	DA Issue	AL

These plans are for Client use and/or Council approval only. Not intended for construction purposes unless specifically noted. The contractor is responsible for obtaining all necessary permits and approvals. The client is responsible for ensuring the plans are up-to-date and accurate. The client is responsible for ensuring the plans are up-to-date and accurate.

Project & Client
WOLLACREEK
Lateral Estate

Landscaping Details

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Date: 22/01/2015
Scale: VARIOUS @ A1
Drawing Reference: 14508-LDA05-03