



**168 Walker Street**  
**North Sydney**

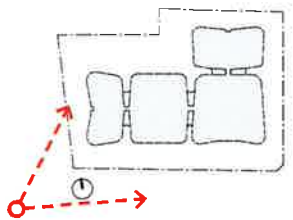
RECEIVED BY CS  
23 MAY 2016  
NSA

**WOODS  
BAGOT.**



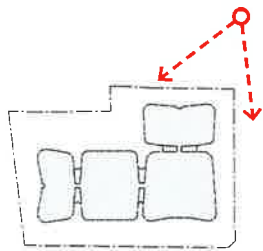
Development Application Response

20.05.2016



VIEW NORTH-EAST FROM MCLAREN STREET

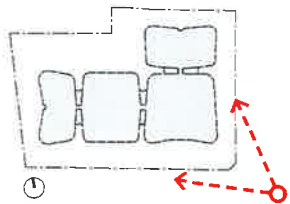




①

VIEW SOUTH FROM WALKER STREET





VIEW NORTH-WEST FROM MCLAREN & WALKER STREET INTERSECTION



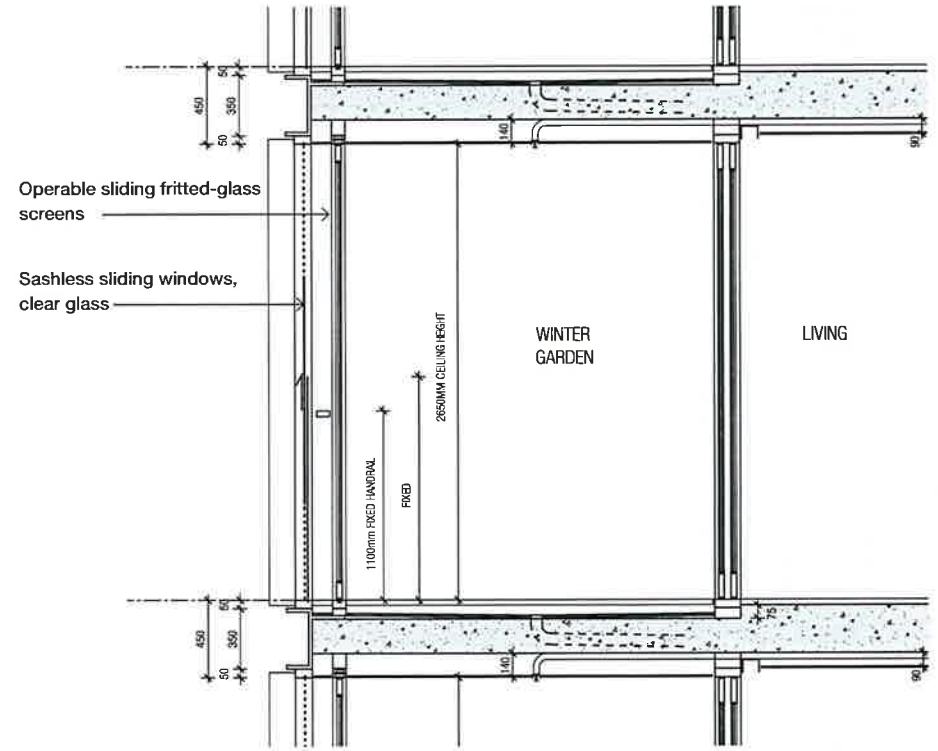
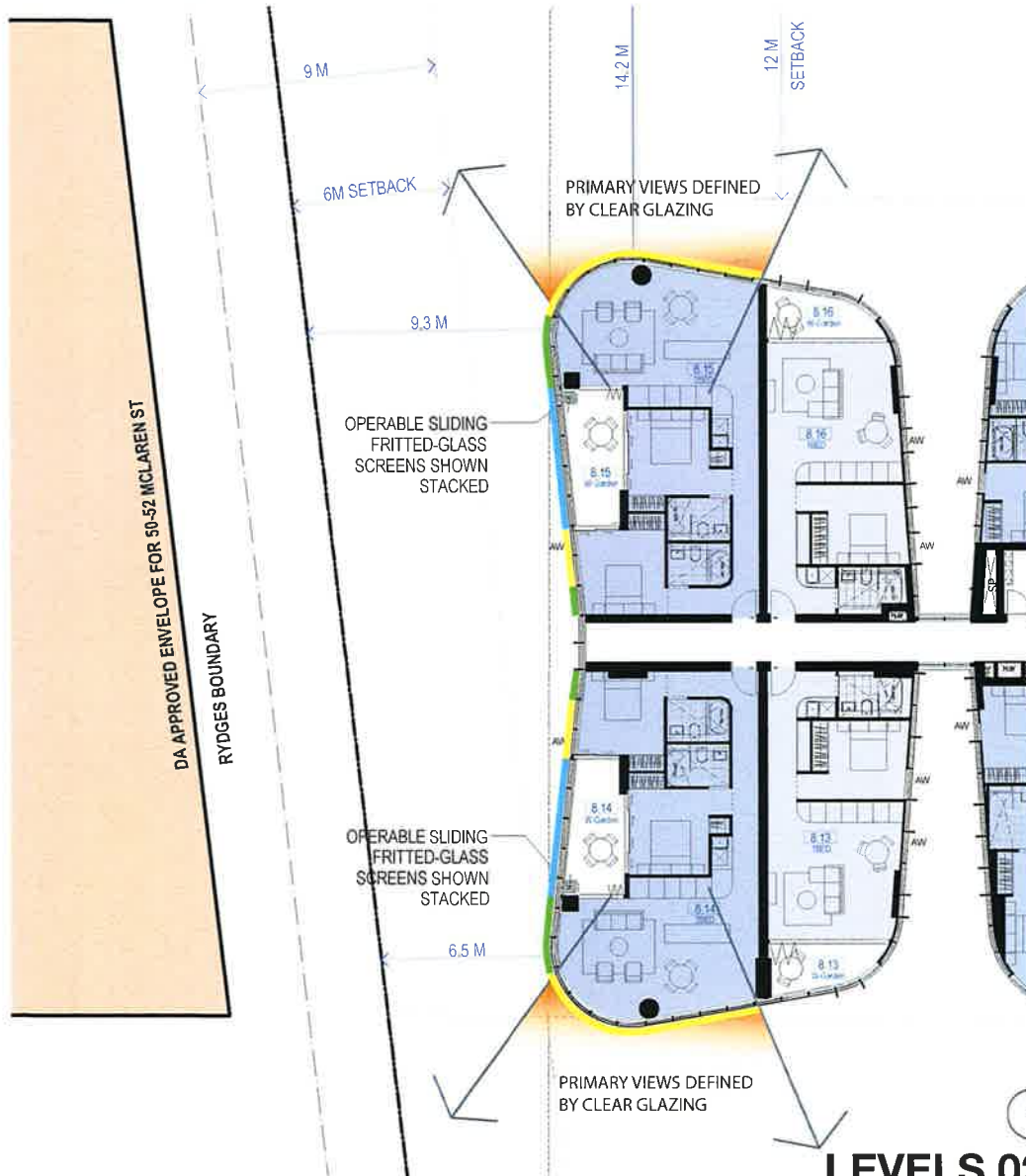


**SEPP 65 & DESIGN**

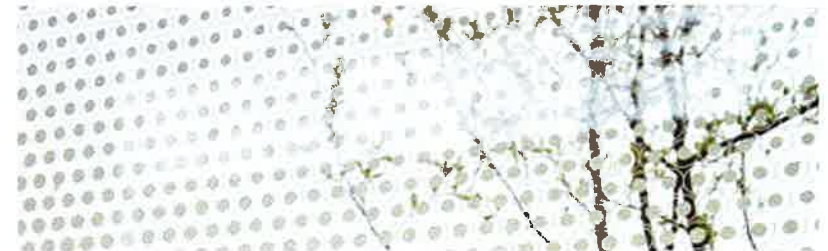
**PRIVACY - WESTERN BOUNDARY**

# SEPP65 & Design Privacy | Western Boundary

KEY	
	CLEAR GLAZING
	FRITTED-GLAZING
	OPERABLE FRITTED GLASS PANELS (OR SIMILAR) SITTING BEHIND WINTER-GARDEN GLAZING



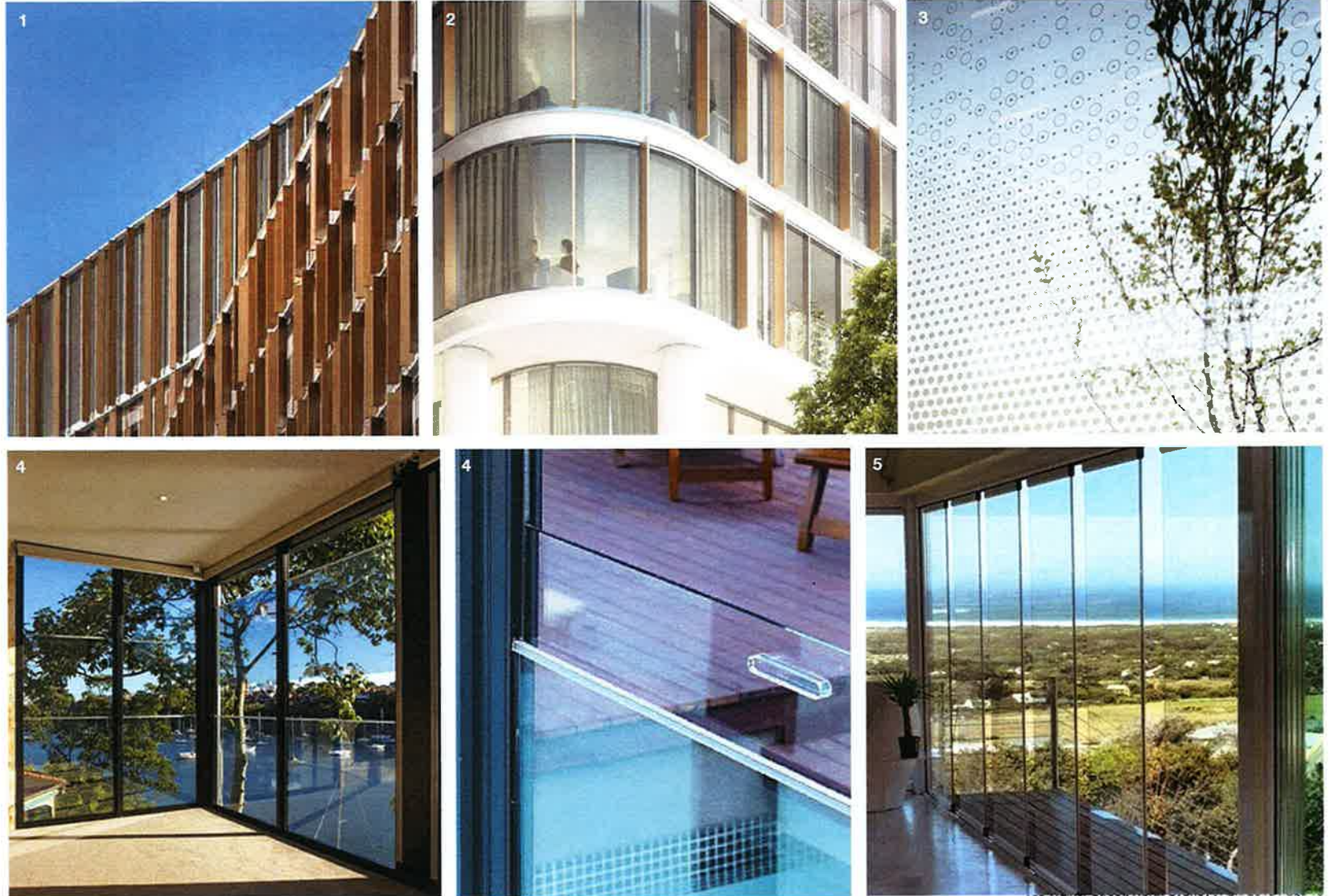
SECTION DETAIL



FRITTED GLASS

# SEPP65 & Design Privacy | Western Boundary

## ARCHITECTURAL MATERIALS PALETTE FROM DA



### KEY:

1. Brushed Aluminium Blades
2. Glazing/Brushed Aluminium Blades
3. Fritted Glass
4. Operable Sashless Glass windows to Winter Gardens
5. Operable Stacking Screens to Western Winter Gardens (To Levels 02-08 only)



**SEPP 65 & DESIGN**

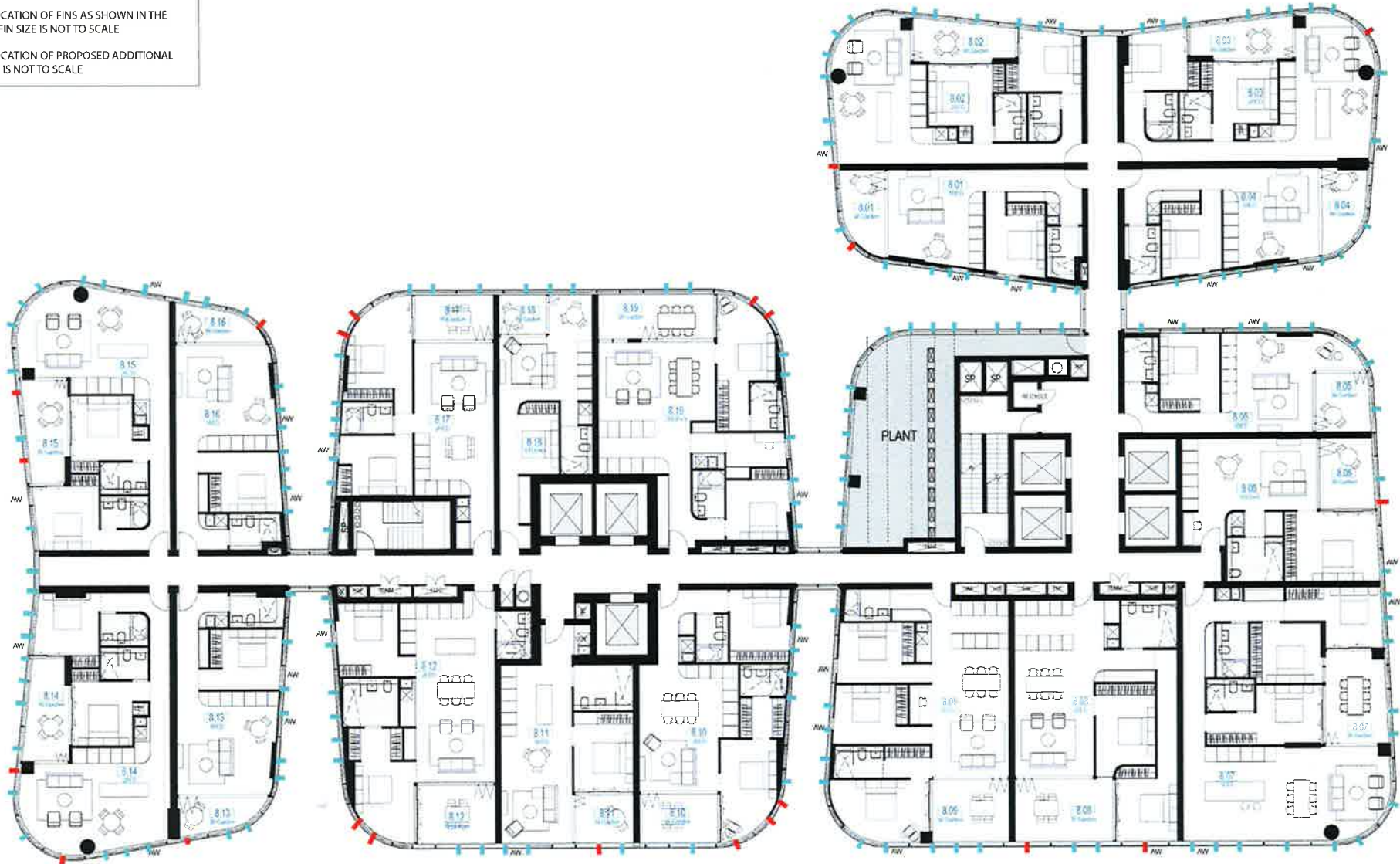
**PRIVACY - LOWER 10 STOREYS FACADE**

# SEPP65 & Design

## Privacy | Lower 10 Storeys Facade

**KEY**

- INDICATES LOCATION OF FINS AS SHOWN IN THE LODGED DA. FIN SIZE IS NOT TO SCALE
- INDICATES LOCATION OF PROPOSED ADDITIONAL FINS. FIN SIZE IS NOT TO SCALE





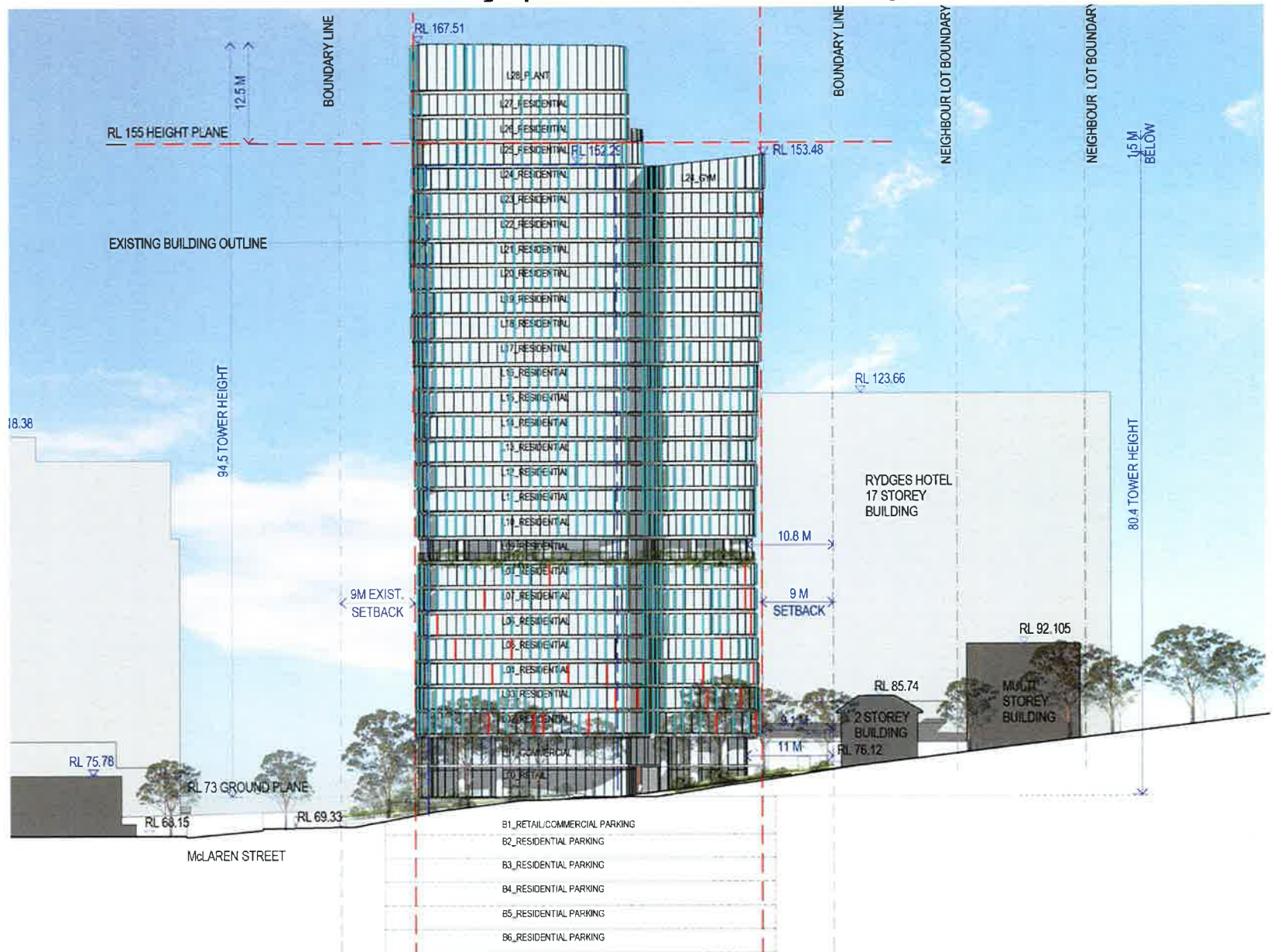
LEVELS 02-08 ONLY

# SEPP65 & Design

## Privacy | Lower 10 Storeys Facade

**KEY**


-  INDICATES LOCATION OF FINS AS SHOWN IN THE LODGED DA. FIN SIZE IS NOT TO SCALE
-  INDICATES LOCATION OF PROPOSED ADDITIONAL FINS. FIN SIZE IS NOT TO SCALE




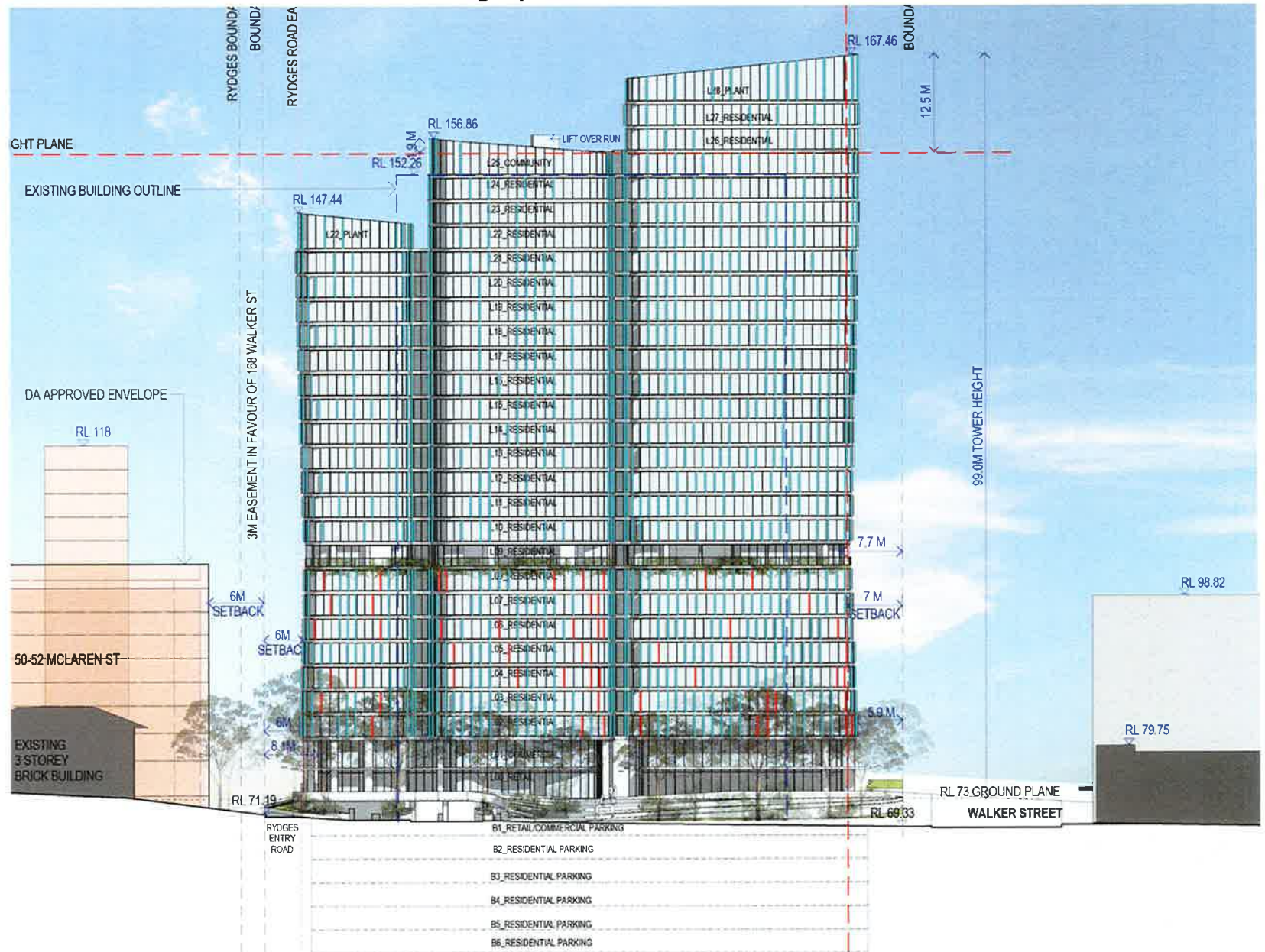
# SEPP65 & Design

## Privacy | Lower 10 Storeys Facade

**KEY**

 INDICATES LOCATION OF FINS AS SHOWN IN THE LODGED DA, FIN SIZE IS NOT TO SCALE

 INDICATES LOCATION OF PROPOSED ADDITIONAL FINS, FIN SIZE IS NOT TO SCALE





**SEPP 65 & DESIGN**  
PRIVACY - BUILDING SLOTS

# SEPP65 & Design Privacy | Building Slots Exemplar Development

## Central Park, Sydney (Ateliers Jean Nouvel)

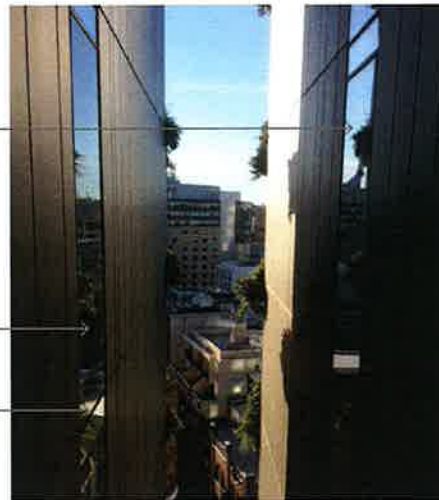
Slot Width: 2.0M

The proposed Walker St. development improves performance by increasing separation and offset between living areas (min. 3.0m)

The reflectivity of glazing within slots further breaks down the materiality of these facades.

The Walker St. slots represent a further improvement of this approach by proposed use of various glazing types (including colourback glass).

PHOTOGRAPHS OF VIEWS FROM RESIDENTIAL CORRIDOR  
ONE CENTRAL PARK | CHIPPENDALE



2.0m separation between opposing bedroom windows.

Glass surfaces within the slots reflect light and enhance their function

Minimal offset to bedroom windows

DAYLIGHT ACCESS INTO RESIDENTIAL CORRIDOR  
ONE CENTRAL PARK | CHIPPENDALE



DIRECTLY OPPOSING WINDOWS ON TYPICAL FLOOR  
ONE CENTRAL PARK | CHIPPENDALE



RESIDENTIAL CORRIDOR



# SEPP65 & Design Privacy | Building Slots Exemplar Development

## Lumiere Tower, Sydney (Foster and Partners)

Slot Width: 1.5M

The proposed Walker St. development improves performance by increasing separation and offset between living areas (min. 3.0m)

The reflectivity of glazing within slots further breaks down the materiality of these facades.

The Walker St. slots represent a further improvement of this approach by proposed use of various glazing types (including colourback glass).

PHOTOGRAPHS OF VIEWS FROM RESIDENTIAL CORRIDOR  
LUMIERE TOWER | SYDNEY



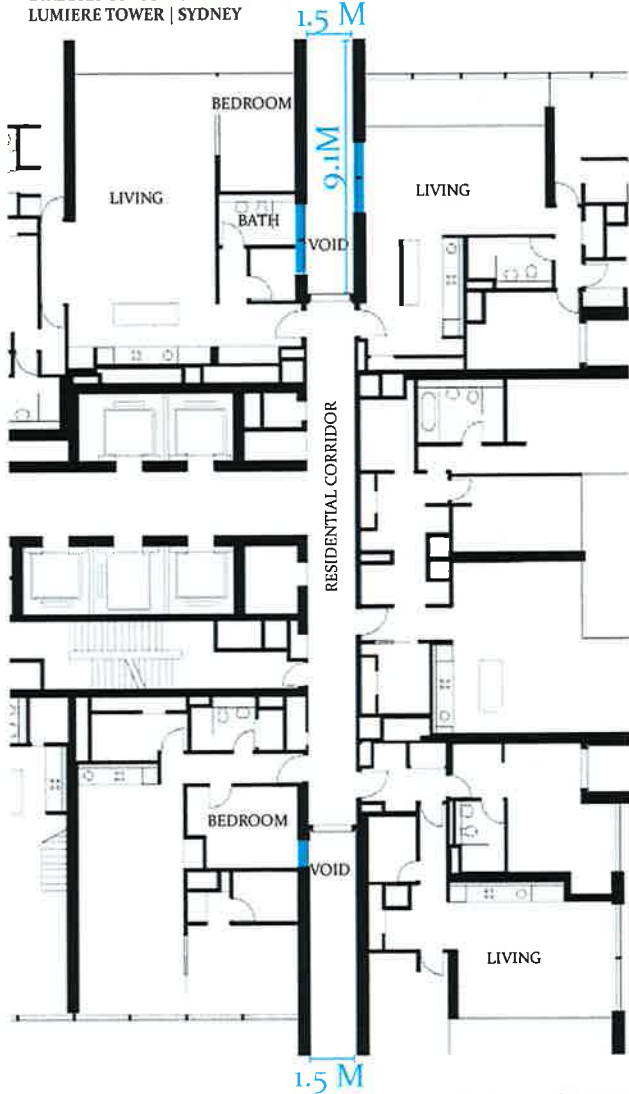
1.5m separation between opposing Bathroom and Living room windows.

Minimal offset to Bathroom windows

DAYLIGHT ACCESS INTO RESIDENTIAL CORRIDOR  
LUMIERE TOWER | SYDNEY



DIRECTLY OPPOSING WINDOWS ON TYPICAL FLOOR  
LUMIERE TOWER | SYDNEY

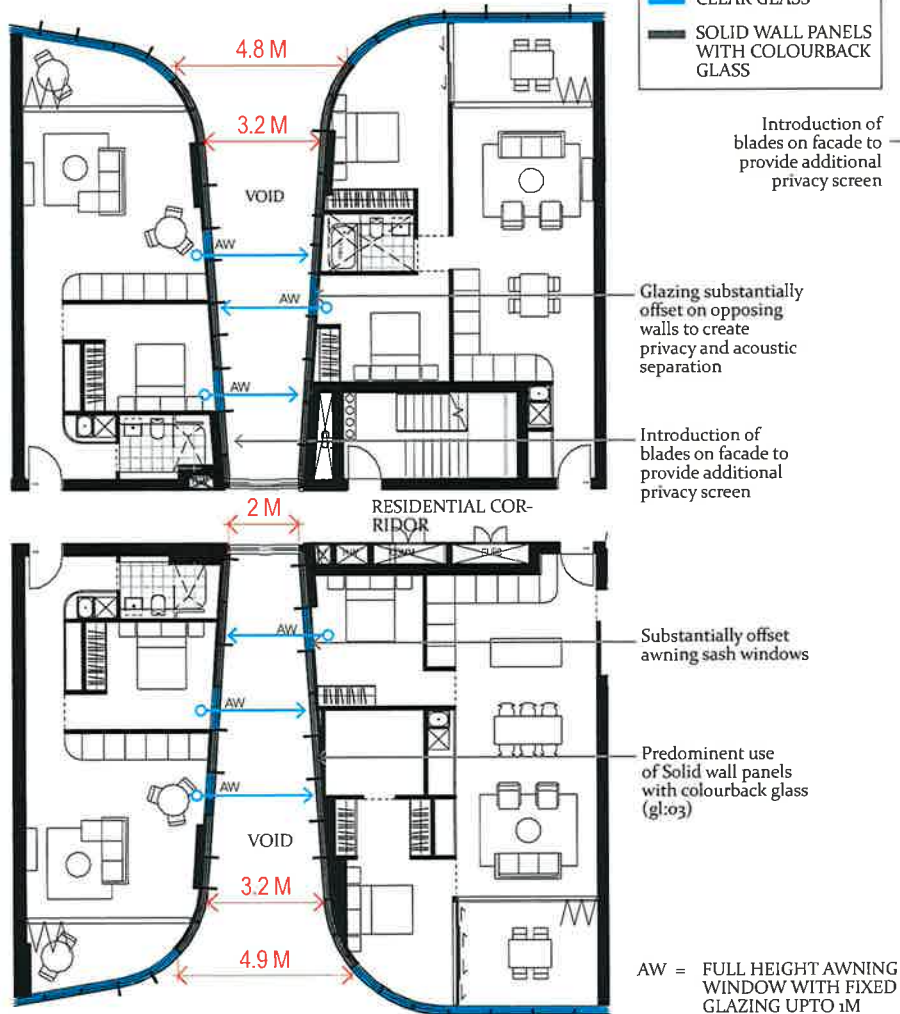


# SEPP65 & Design Privacy | Building Slots

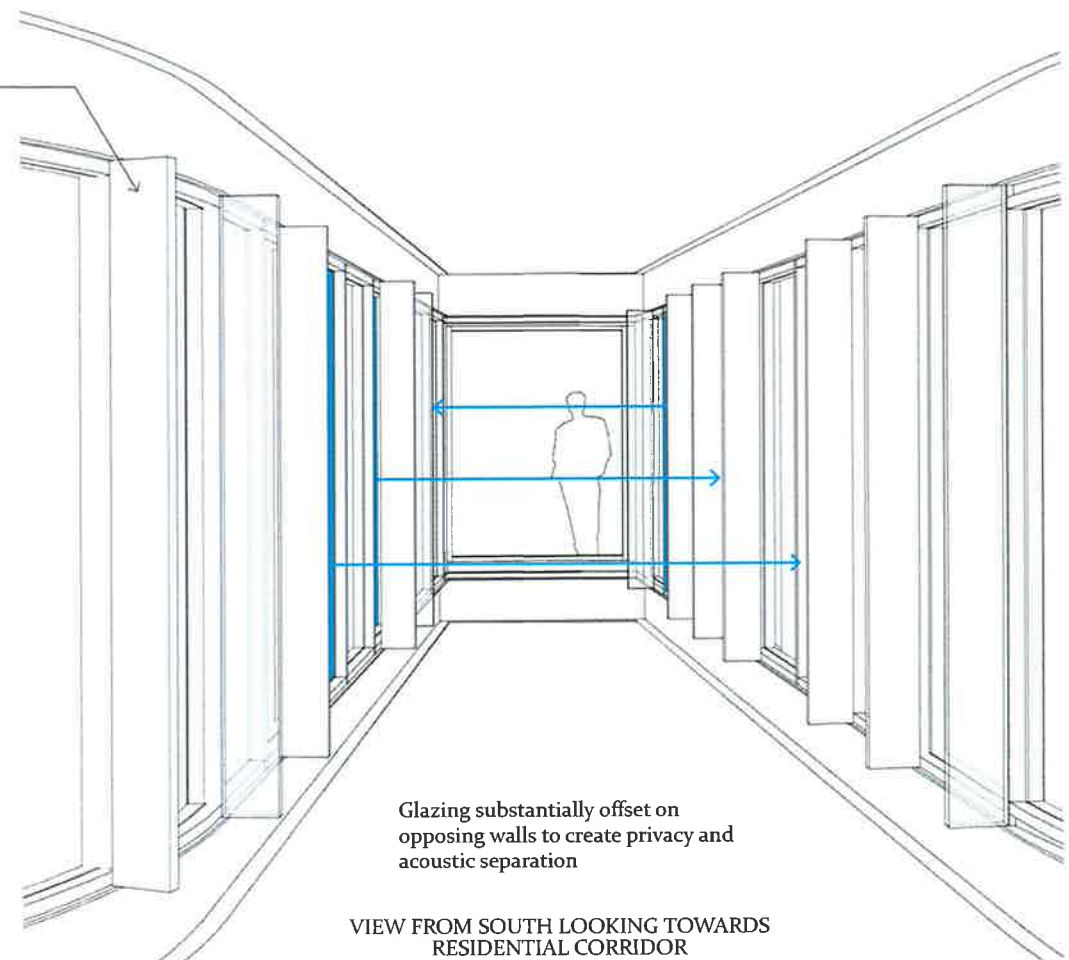
## EXEMPLAR STUDIES: SLOT WIDTH:

- CENTRAL PARK: 2M
- LUMIERE TOWER: 1.5M
- 16 WALKER ST: 2M (MIN.) UP TO 3.2M

OFFSET WINDOW ARRANGEMENT  
TYPICAL FLOOR PLAN



TYPICAL BUILDING SLOT CONDITION

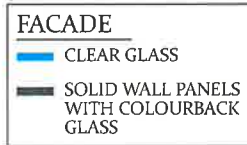
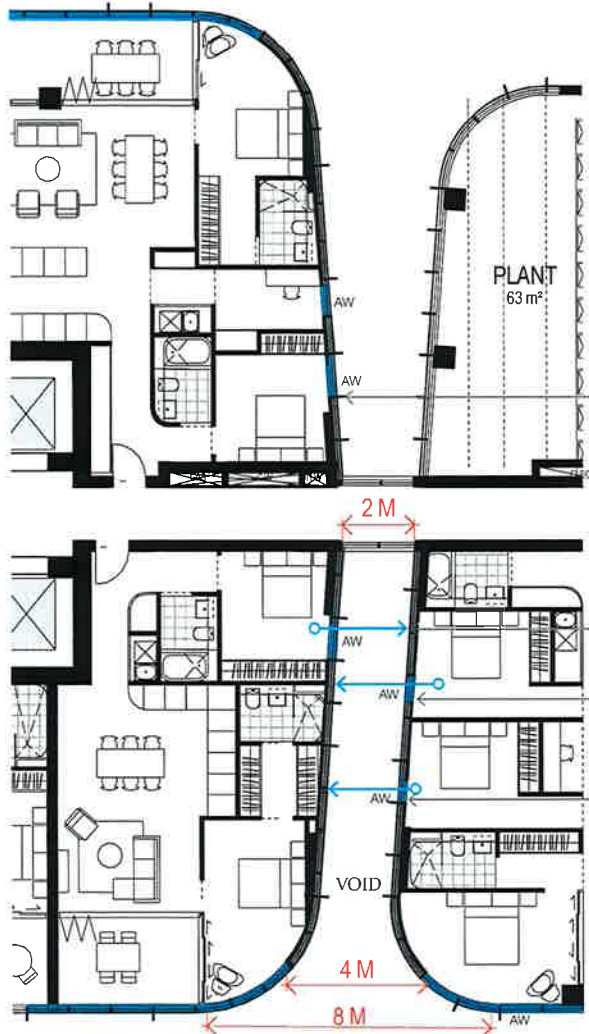


# SEPP65 & Design Privacy | Building Slots

## EXEMPLAR STUDIES: SLOT WIDTH:

- CENTRAL PARK: 2M
- LUMIERE TOWER: 1.5M
- 16 WALKER ST: 2M (MIN.) UP TO 3.2M

OFFSET WINDOW ARRANGEMENT  
TYPICAL FLOOR PLAN



Introduction of blades on facade to provide additional privacy screen

Introduction of blades on facade to provide additional privacy screen

Solid wall surface with colourback glass (gl:03)

Substantially offset awning sash windows

Glazing substantially offset on opposing walls to create privacy and acoustic separation

AW = FULL HEIGHT AWNING WINDOW WITH FIXED GLAZING UP TO 1M

BUILDING SLOT BETWEEN TOWERS 3 & 4



Glazing substantially offset on opposing walls to create privacy and acoustic separation





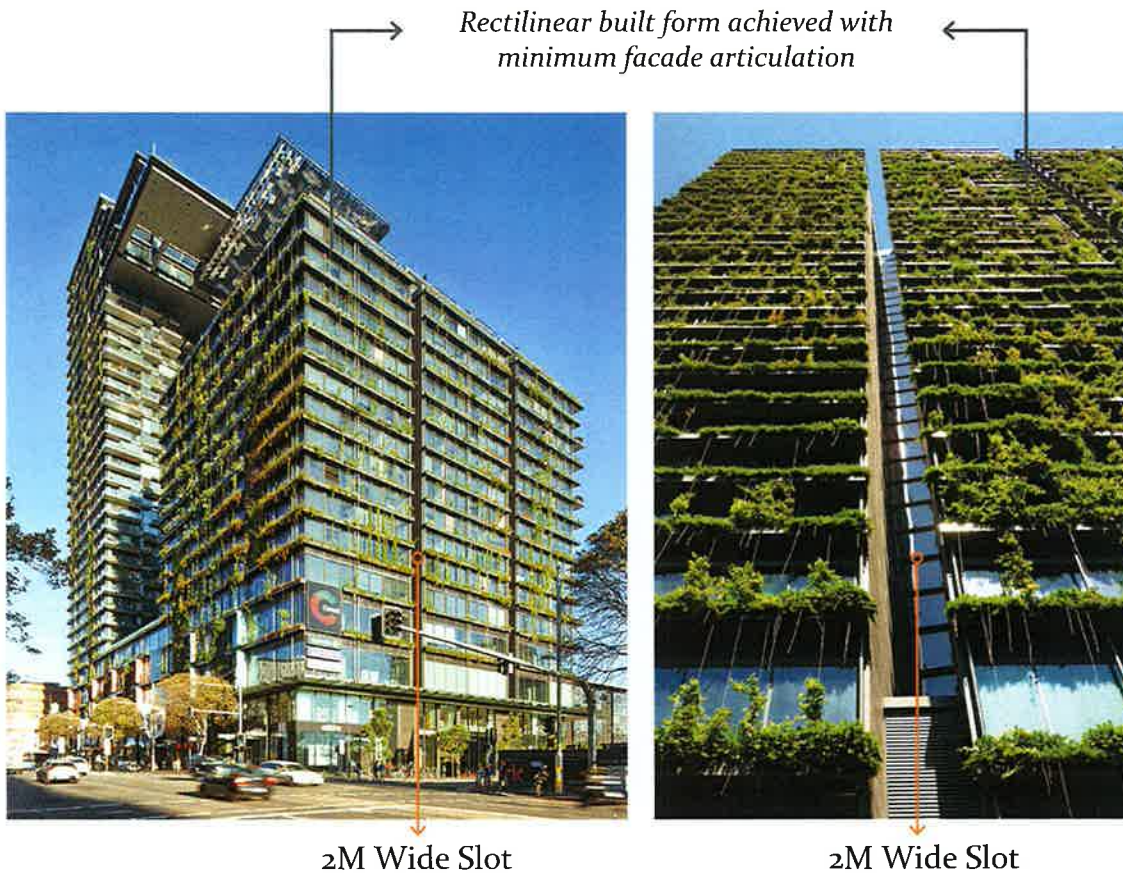
**SEPP 65 & DESIGN**

**FORM - SLOTS / ARTICULATION**

# SEPP65 & Design Form | Slots / Articulation

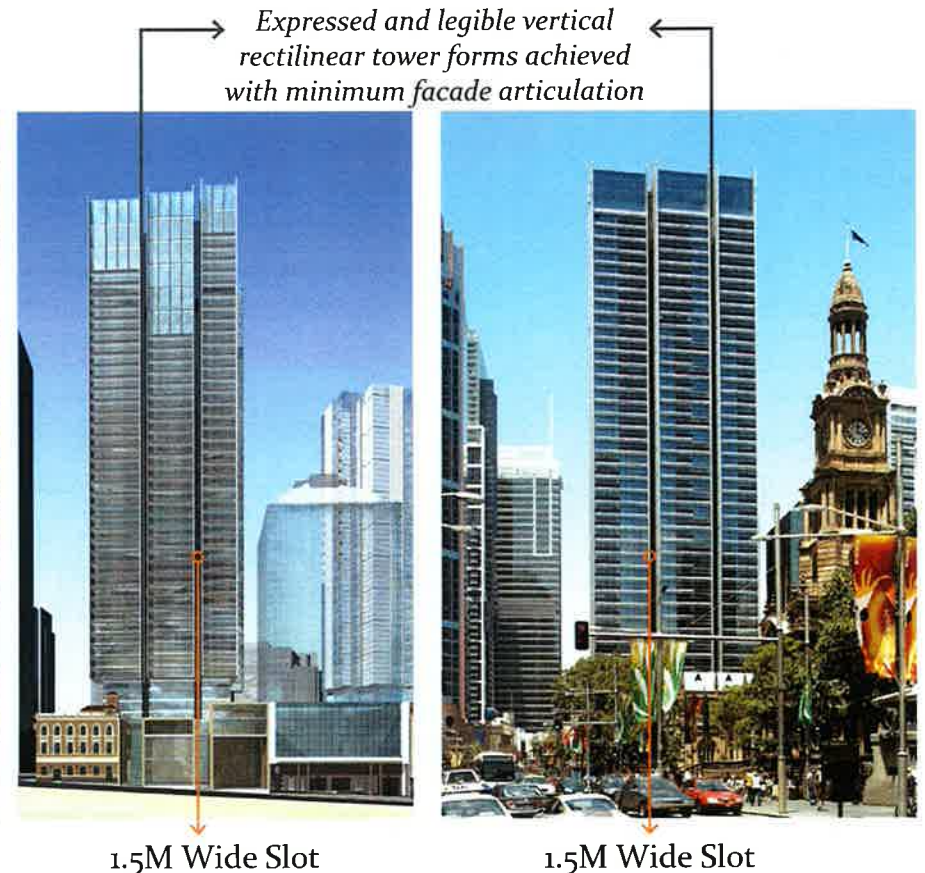
## Exemplar Development

168 Walker Street matches and exceeds exemplar development facade articulation benchmarks.



### Central Park, Sydney

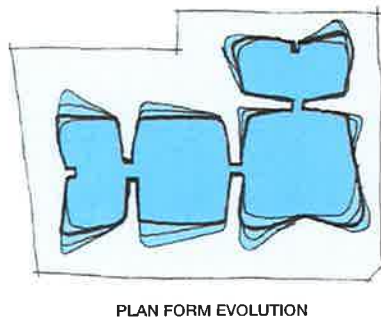
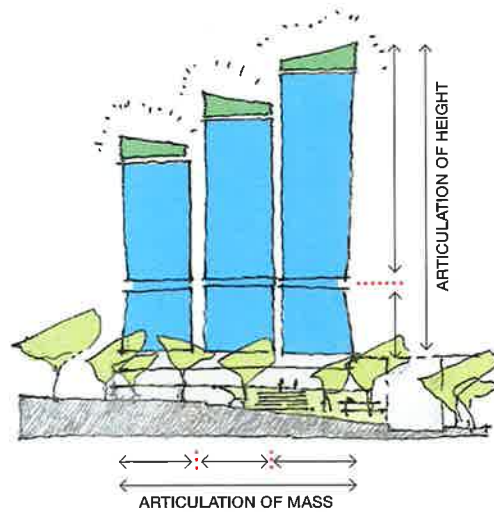
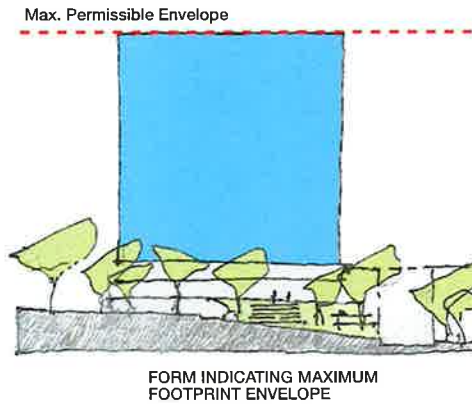
(Ateliers Jean Nouvel) Slot Width: 2.0M



### Lumiere Tower, Sydney

(Foster and Partners) Slot Width: 1.5M

# SEPP65 & Design Form | Slots / Articulation



The base envelope is vertically and horizontally articulated in curvilinear form in order to create a sculptural building in the round, designed to enhance its environment at street level and in the wider context of the North Sydney skyline.

Vertical incisions in the form allow light to penetrate through the building facade from north to south in order to create an active permeable facade.

Each individual tower pod comprises an undulating and curved form around the corners, and is tapered in elevation towards the lower recessed band. As such the forms are sculpted in plan & elevation.



BUILDING FORM PERSPECTIVE (NOT COLOURED)



# **SEPP 65 & DESIGN**

**BCA COMPLIANCE**

# SEPP65 & Design BCA Compliance

29<sup>th</sup> April 2016

Costas Haramis  
Aqualand Projects Pty Ltd  
Level 29, 225 George Street  
Sydney NSW 2000  
[Costas.haramis@aqualand.com.au](mailto:Costas.haramis@aqualand.com.au)



Level 16, 210 Clarence Street, Sydney NSW 2000  
All correspondence to: PO Box 11440  
Queen Victoria Building, Sydney NSW 2000  
BCA Logic ABN: 29 007 131 192 Unit 1001 RPS 4/422-467 916  
Phone: 02 9113 5500 Fax: 02 9113 5520  
Email: [info@bcalogic.com.au](mailto:info@bcalogic.com.au) | [www.bcalogic.com.au](http://www.bcalogic.com.au)

## Lighting & Ventilation

Dear Costas Haramis,

**Re: 168 Walker St, North Sydney**

This letter is in regards to the review undertaken of the lighting and ventilation of the bedrooms which are served by the wintergardens.

The BCA requires that 10% of the floor area is provided in lighting and 5% is provided for ventilation purposes. As the bedrooms are served by the wintergarden it is required that the lighting and ventilation be shared via a glazed panel and an opening between the two rooms.

Based on the size of the glazing as shown on the plans and the understanding of floor to ceiling glazing being used it is noted that sufficient lighting and ventilation can be shared from the wintergarden to each of the bedrooms.

When assessing the floor area of each bedroom and the glazing element between the bedroom and the wintergarden it is considered that sufficient light will be provided as floor to ceiling windows are provided for a minimum width of 900mm. When reviewing the ventilation it is considered that doors are proposed to be provided from the bedroom into the wintergardens. It is noted that doors will provide a sufficient opening size to allow for compliant ventilation throughout the rooms.

Additionally it is noted that the openings to the wintergardens will be full operable and achieve openings similar to a balcony with an 1100mm solid balustrade and therefore allow for sufficient lighting and ventilation to be shared to serve the bedrooms.

It is noted that compliance is readily available for the lighting and ventilation requirements serving the bedrooms in accordance with Part F4 of the BCA.

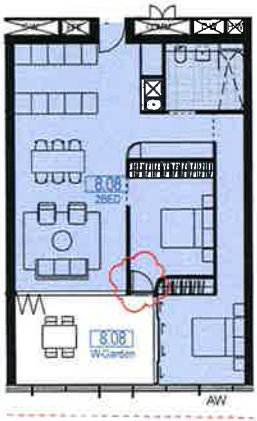
Yours faithfully,

A handwritten signature in black ink, appearing to read 'Benjamin Long'.

Benjamin Long  
Assistant Building Regulation Consultant  
BCA Logic Pty Ltd

# SEPP65 & Design Revised Apartment Plans In relation to BCA Compliance

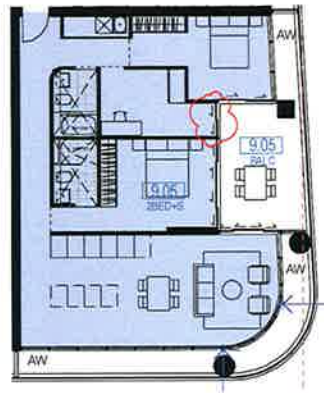
## TYPICAL LAYOUT



Unit 08:  
Level 02-08, 10-15

Unit 07:  
Level 16-23

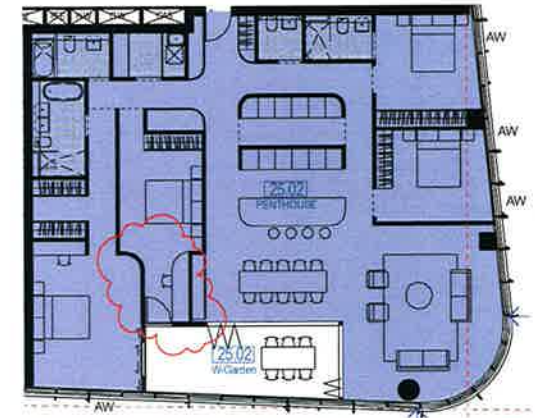
Unit 03:  
Level 24



Unit 05:  
Level 09



Unit 06:  
Level 09



Unit 02:  
Level 25-27

# 168 WALKER STREET, NORTH SYDNEY DEVELOPMENT APPLICATION

## DRAWING LIST

Drawing Number	Sheet Title	Current Revision	Current Revision Description
DA0000	Cover sheet	0	COUNCIL RESPONSE
DA1005	Demolition Plan	A	DEVELOPMENT APPLICATION
DA1010	Site Plan - Existing	A	DEVELOPMENT APPLICATION
DA1011	Site Plan - Proposed	A	DEVELOPMENT APPLICATION
DA1207	Overall B3-B6 Typical Plan	0	COUNCIL RESPONSE
DA1208	Overall B7 Plan	0	COUNCIL RESPONSE
DA1209	Overall B1 Plan	0	COUNCIL RESPONSE
DA1210	Overall L00 Plan	A	DEVELOPMENT APPLICATION
DA1211	Overall L01 Plan	0	COUNCIL RESPONSE
DA1218	Overall L02 L08 Typical Plan	0	COUNCIL RESPONSE
DA1219	Overall L09 Typical Plan	0	COUNCIL RESPONSE
DA1220	Overall L10 L15 Typical Plan	0	COUNCIL RESPONSE
DA1225	Overall L16 L20 Typical Plan	0	COUNCIL RESPONSE
DA1231	Overall L21 Typical Plan	0	COUNCIL RESPONSE
DA1232	Overall L22 L23 Typical Plan	0	COUNCIL RESPONSE
DA1234	Overall L24 Typical Plan	0	COUNCIL RESPONSE
DA1235	Overall L25 Typical Plan	0	COUNCIL RESPONSE
DA1236	Overall L26 L27 Typical Plan	0	COUNCIL RESPONSE
DA1238	Overall Roof Plan	A	DEVELOPMENT APPLICATION
DA1300	North Elevation	A	DEVELOPMENT APPLICATION
DA1301	South Elevation	A	DEVELOPMENT APPLICATION
DA1302	East Elevation	A	DEVELOPMENT APPLICATION
DA1303	West Elevation	A	DEVELOPMENT APPLICATION
DA1310	Site Section - North Boundary Setback	A	DEVELOPMENT APPLICATION
DA1311	Site Long Section	A	DEVELOPMENT APPLICATION
DA2001	Type 1 Adaptable Unit	A	DEVELOPMENT APPLICATION
DA2002	Type 2 Adaptable Unit	A	DEVELOPMENT APPLICATION
DA2003	Type 3 Adaptable Unit	A	DEVELOPMENT APPLICATION
DA2004	Type 4 Adaptable Unit	A	DEVELOPMENT APPLICATION
DA2005	Type 5 Adaptable Unit	A	DEVELOPMENT APPLICATION
DA2050	Apartment Storage Area Plans	A	DEVELOPMENT APPLICATION
DA2051	Apartment Storage Area Plans	A	DEVELOPMENT APPLICATION
DA2052	Apartment Storage Area Plans	A	DEVELOPMENT APPLICATION
DA2053	Apartment Storage Area Plans	A	DEVELOPMENT APPLICATION
DA2054	Apartment Storage Area Plans	A	DEVELOPMENT APPLICATION
DA2055	Apartment Storage Area Schedule	A	DEVELOPMENT APPLICATION
DA6001	Shadow Analysis Winter Solstice - June 21	A	DEVELOPMENT APPLICATION
DA6701	GFA Plans - Sheet 1 of 6	A	DEVELOPMENT APPLICATION
DA6702	GFA Plans - Sheet 2 of 6	A	DEVELOPMENT APPLICATION
DA6703	GFA Plans - Sheet 3 of 6	A	DEVELOPMENT APPLICATION
DA6704	GFA Plans - Sheet 4 of 6	A	DEVELOPMENT APPLICATION
DA6705	GFA Plans - Sheet 5 of 6	A	DEVELOPMENT APPLICATION
DA6706	GFA Plans - Sheet 6 of 6	A	DEVELOPMENT APPLICATION
DA6707	GFA Plans - Sheet 7 of 6	A	DEVELOPMENT APPLICATION
DA6708	GFA Plans - Sheet 8 of 6	A	DEVELOPMENT APPLICATION
DA8200	Internal Finishes Board	A	DEVELOPMENT APPLICATION
DA8900	Photometric 01	A	DEVELOPMENT APPLICATION
DA8901	Photometric 02	A	DEVELOPMENT APPLICATION
DA8902	Photometric 03	A	DEVELOPMENT APPLICATION
DA8903	Photometric 04	A	DEVELOPMENT APPLICATION

### THERMAL COMFORT NOTES:

Glazing Doors / Windows	<ul style="list-style-type: none"> <li>Minimum frame Low-E clear glazing</li> <li>U-Value 4.52 (or less) than SHGC: 0.62 (or - 10%)</li> <li>Given values are IFRC total window values</li> </ul>
ROOF	<ul style="list-style-type: none"> <li>Concrete roof no insulation</li> <li>Default colour modified</li> </ul>
CEILING	<ul style="list-style-type: none"> <li>Plasterboard ceiling R2.0 insulation where balconies are above</li> <li>Plasterboard ceiling with R2.0 insulation to soffit of concrete, where roof is over</li> <li>Plasterboard ceiling, no insulation where neighbouring units are above</li> </ul> <p>Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 for some non-ventilated LED down lights</p>
EXTERNAL WALL	<ul style="list-style-type: none"> <li>Colour coated glass (apartners) with R1.5 bulk insulation &amp; plasterboard internally</li> <li>Concrete structural columns as per plans - no insulation</li> <li>100mm min mineral concrete with R1.5 bulk insulation to areas adjacent to neighbouring water bodies</li> <li>Default colour modified</li> </ul>
INTER TENANCY WALLS	<ul style="list-style-type: none"> <li>75 mm H&amp;B power panel to walls adjacent to neighbours, no insulation required</li> <li>75 mm H&amp;B power panel to walls adjacent to hallway &amp; service areas with a minimum R1.1 insulation (can be acoustic insulation product to meet R-value)</li> </ul>
WALLS WITH IN DWELLINGS	<ul style="list-style-type: none"> <li>Plasterboard on studs - no insulation</li> </ul>
FLOORS	<ul style="list-style-type: none"> <li>Concrete</li> <li>R2.0 insulation to all units on level 2 with exposed floor</li> </ul>
FLOOR COVERINGS	<ul style="list-style-type: none"> <li>Carpet to bedrooms. Default floor coverings to living areas. Tiles to wet areas</li> </ul>
CENTRAL HEATING/COOLING STORAGE	<ul style="list-style-type: none"> <li>Tank size 50,000L (minimum)</li> <li>Collecting from a minimum roof area of 1,000 sqm</li> <li>Connected to outdoor tap(s) for irrigation of common and private landscaping</li> </ul>
COMMON AREA SWIMMING POOLS AND SPAS	<ul style="list-style-type: none"> <li>Outdoor pool to have a capacity of no greater than 100kL</li> <li>Spa to have a capacity of no greater than 17kL</li> </ul>
FIRE SPRINKLERS	<ul style="list-style-type: none"> <li>No BASIX restrictions</li> </ul>



**NOTE:**  
ONLY DRAWINGS THAT HAVE BEEN AMENDED  
SINCE THE LODGED DA HAVE BEEN INCLUDED  
HERE, AND REVISION NUMBERS AMENDED



B3-B6 PARKING SCHEDULE	
RESIDENTIAL	
Standard Carpark Bay	59
Adaptable / Accessible Carpark Bay	11
Motorcycle Parking Bay	7
<b>B3-B6 TYPICAL CARPARKING TOTAL</b>	<b>70</b>
<b>B3-B6 TYPICAL STORAGE VOLUME</b>	<b>763 m³</b>

RYDGES BASEMENT ABOVE  
EXISTING FOOTINGS - TBC ON SITE  
800mm ZONE FOR STRUCTURE AND DRAINAGE

LINE OF EXISTING BASEMENT

70 SPACES (11 ACCESS)

Name	Storage Volume	Name	Storage Volume
STORE	22.4 m³	STORE	7.2 m³
STORE	20.8 m³	STORE	7.2 m³
STORE	18.3 m³	STORE	7.0 m³
STORE	14.2 m³	STORE	6.8 m³
STORE	13.9 m³	STORE	6.8 m³
STORE	13.9 m³	STORE	6.8 m³
STORE	13.8 m³	STORE	6.7 m³
STORE	13.8 m³	STORE	6.7 m³
STORE	13.8 m³	STORE	6.4 m³
STORE	13.2 m³	STORE	6.4 m³
STORE	12.7 m³	STORE	6.2 m³
STORE	12.7 m³	STORE	6.1 m³
STORE	12.2 m³	STORE	5.8 m³
STORE	11.8 m³	STORE	5.5 m³
STORE	11.8 m³	STORE	5.4 m³
STORE	11.5 m³	STORE	5.4 m³
STORE	11.5 m³	STORE	5.4 m³
STORE	11.5 m³	STORE	5.4 m³
STORE	11.5 m³	STORE	5.4 m³
STORE	11.5 m³	STORE	5.4 m³
STORE	11.5 m³	STORE	5.4 m³
STORE	11.4 m³	STORE	5.3 m³
STORE	11.1 m³	STORE	5.3 m³
STORE	11.0 m³	STORE	5.1 m³
STORE	10.4 m³	STORE	4.9 m³
STORE	10.3 m³	STORE	4.9 m³
STORE	10.3 m³	STORE	4.9 m³
STORE	9.4 m³	STORE	4.7 m³
STORE	9.2 m³	STORE	4.7 m³
STORE	9.0 m³	STORE	4.7 m³
STORE	8.6 m³	STORE	4.6 m³
STORE	8.6 m³	STORE	4.6 m³
STORE	8.6 m³	STORE	4.6 m³
STORE	8.5 m³	STORE	4.6 m³
STORE	8.5 m³	STORE	4.6 m³
STORE	8.4 m³	STORE	4.6 m³
STORE	8.3 m³	STORE	4.6 m³
STORE	8.2 m³	STORE	4.3 m³
STORE	8.2 m³	STORE	3.6 m³
STORE	8.1 m³	TOTAL	763.0 m³
STORE	8.0 m³		
STORE	7.9 m³		
STORE	7.9 m³		
STORE	7.8 m³		
STORE	7.7 m³		
STORE	7.6 m³		
STORE	7.6 m³		
STORE	7.5 m³		
STORE	7.3 m³		
STORE	7.3 m³		
STORE	7.3 m³		



- Resi Car Parking
- Resi Motor Parking
- Storage
- Security Level A Bicycle / Store

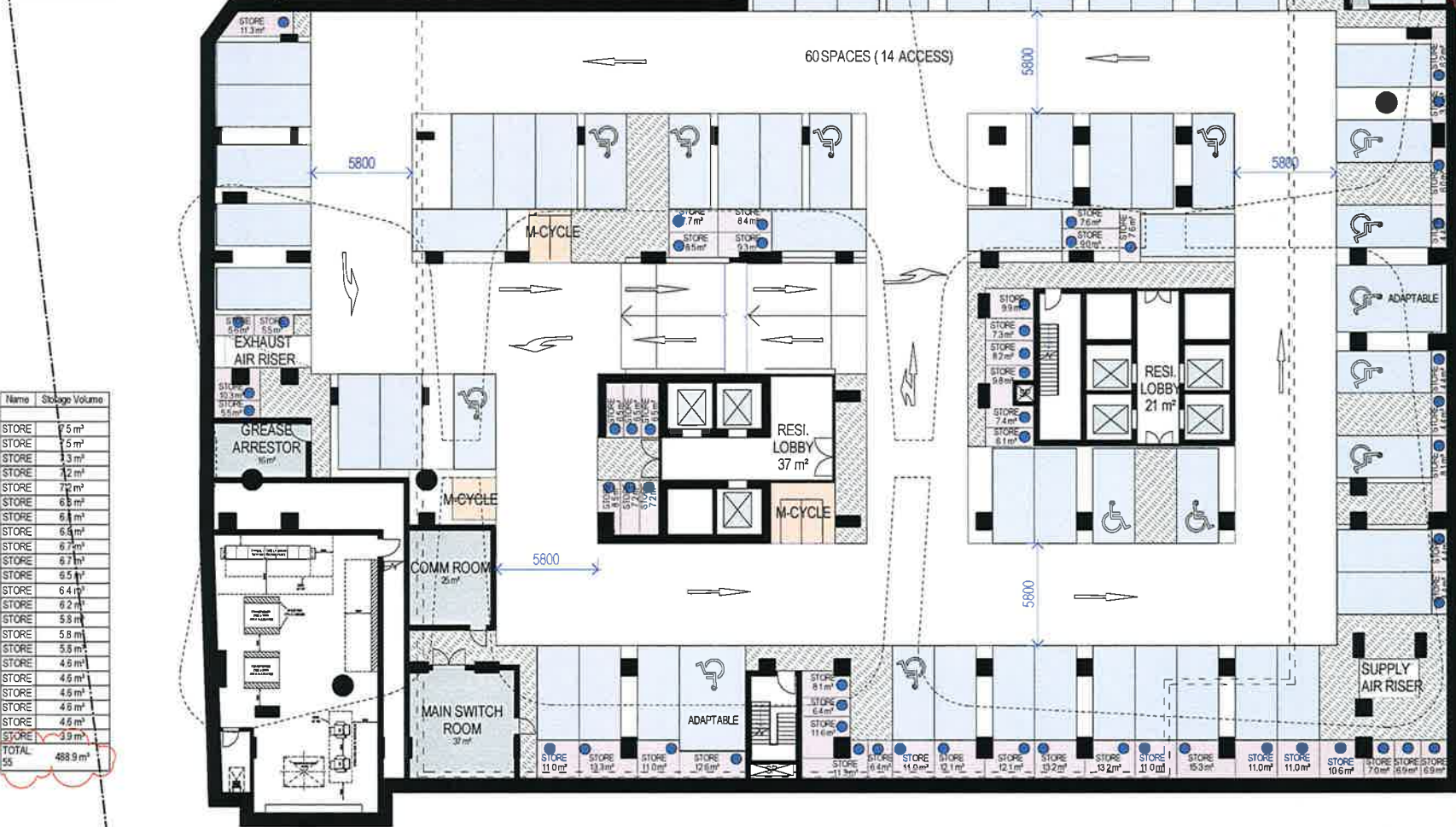
B2 PARKING SCHEDULE	
RESIDENTIAL	
Standard Carpark Bay	46
Motorcycle Parking Bay	6
Adaptable / Accessible Carpark Bay	14
<b>B2 CARPARKING TOTAL</b>	<b>66</b>
<b>B2 STORAGE VOLUME</b>	<b>459 m³</b>

RYDGES BASEMENT ABOVE  
EXISTING FOOTINGS - TBC ON SITE  
800mm ZONE FOR STRUCTURE AND DRAINAGE

LINE OF EXISTING BASEMENT

60 SPACES (14 ACCESS)

Name	Storage Volume	Name	Storage Volume
STORE	16.1 m³	STORE	7.5 m³
STORE	13.9 m³	STORE	5 m³
STORE	13.8 m³	STORE	3.3 m³
STORE	13.8 m³	STORE	7.2 m³
STORE	13.2 m³	STORE	7.2 m³
STORE	12.7 m³	STORE	6.8 m³
STORE	12.7 m³	STORE	6.8 m³
STORE	12.2 m³	STORE	6.9 m³
STORE	11.8 m³	STORE	6.7 m³
STORE	11.8 m³	STORE	6.7 m³
STORE	11.5 m³	STORE	6.5 m³
STORE	11.5 m³	STORE	6.4 m³
STORE	11.5 m³	STORE	6.2 m³
STORE	11.5 m³	STORE	5.8 m³
STORE	11.5 m³	STORE	5.8 m³
STORE	11.5 m³	STORE	5.8 m³
STORE	11.1 m³	STORE	4.8 m³
STORE	10.8 m³	STORE	4.6 m³
STORE	10.4 m³	STORE	4.6 m³
STORE	10.3 m³	STORE	4.6 m³
STORE	9.7 m³	STORE	4.6 m³
STORE	9.4 m³	STORE	3.9 m³
STORE	8.9 m³	<b>TOTAL</b>	<b>488.9 m³</b>
STORE	8.9 m³		
STORE	8.6 m³		
STORE	8.6 m³		
STORE	8.6 m³		
STORE	8.5 m³		
STORE	8.1 m³		
STORE	8.0 m³		
STORE	7.9 m³		
STORE	7.7 m³		
STORE	7.6 m³		



- Resi Car Parking
- Resi Motor Parking
- Storage
- Security Level A Bicycle / Store



Residential GFA B1		
Number	Type	Room GFA
B1 R1	BLD MGR	24m <sup>2</sup>
Total GFA		24m <sup>2</sup>

RYDGES BASEMENT LEVEL 2  
FFL-RL68.17

LINE OF EXISTING BASEMENT

TOWER ABOVE

B1 PARKING SCHEDULE	
RETAIL / COMMERCIAL Standard Carpark Bay	4
Adaptable / Accessible Carpark Bay	3
TOTAL	7

Motorcycle Parking Bay	1
------------------------	---

Retail/Commercial Staff Bicycle Parking	17
---	----

RESIDENTIAL Carwash Bay	2
TOTAL	2

CAR SHARE Standard Carpark Bay	2
TOTAL	2

B1 CARPARKING TOTAL	11
---------------------	----

Residential Visitor Bicycle Parking	42
-------------------------------------	----

- Retail / Commercial Car Parking
- Retail / Commercial Motor Parking
- Bicycle Parking
- Carwash Bay
- Car Share

DA APPROVED ENVELOPE FOR 50-52 MCLAREN ST  
RYDGES BOUNDARY

WALKER STREET

LOADING ZONE

**HOT WATER PLANT** 40m<sup>2</sup>

**EXHAUST ABOVE**

**FAN ROOM** 116m<sup>2</sup>

**CENTRAL WASTE STORE** 27m<sup>2</sup>

**BULKY GOOD STORE** 8sqm

**COMMERCIAL/ RETAIL GENERAL WASTE**

**COMMERCIAL/ RETAIL RECYCLING**

**BIN WASH** 40m<sup>2</sup>

**RESIDENTIAL RECYCLING BINS**

**RESIDENTIAL GENERAL WASTE BINS**

**RESIDENTIAL RECYCLING BINS**

**RESIDENTIAL GENERAL WASTE BINS**

**WATER TREATMENT DEVICE**

**SERVICE AREA**

**LOADING ZONES** 24m<sup>2</sup>

**RETAIL / COMMERCIAL PARKING**

**MCYCLE**

**RETAIL / COMMERCIAL PARKING**

**COMMERCIAL BICYCLE** 30m<sup>2</sup> 7 SPACES

**GREASE ARRESTOR** 5m<sup>2</sup>

**GARBAGE ROOM** 16m<sup>2</sup>

**COMM LOBBY** 15m<sup>2</sup>

**CHANGE** 19m<sup>2</sup>

**RESI. LOBBY** 14m<sup>2</sup>

**VISITOR BICYCLE** 42 SPACES

**RESI. LOBBY** 15m<sup>2</sup>

**GARBAGE ROOM** 27m<sup>2</sup>

**BLG MGR** 25m<sup>2</sup>

**COMM. LOBBY** 26m<sup>2</sup>

**GAS REG** 19m<sup>2</sup>

**COMBINED FIRE PUMP AND TANK ROOM** 169m<sup>2</sup>

**FAN INTAKE ROOM** 195m<sup>2</sup>

**OSD TANK** 7m<sup>2</sup>

**BUILDING STORES** 40m<sup>2</sup>

**PLANT** 57m<sup>2</sup>

**LOW RISE HYDRAULIC PLANT 1** 73m<sup>2</sup>

11 SPACES (3 ACCESS)

BASEMENT 1 LEVEL RL 68.30

RL 71.18

RL 70.77

RL 70.24

RL 70.13

RL 69.80

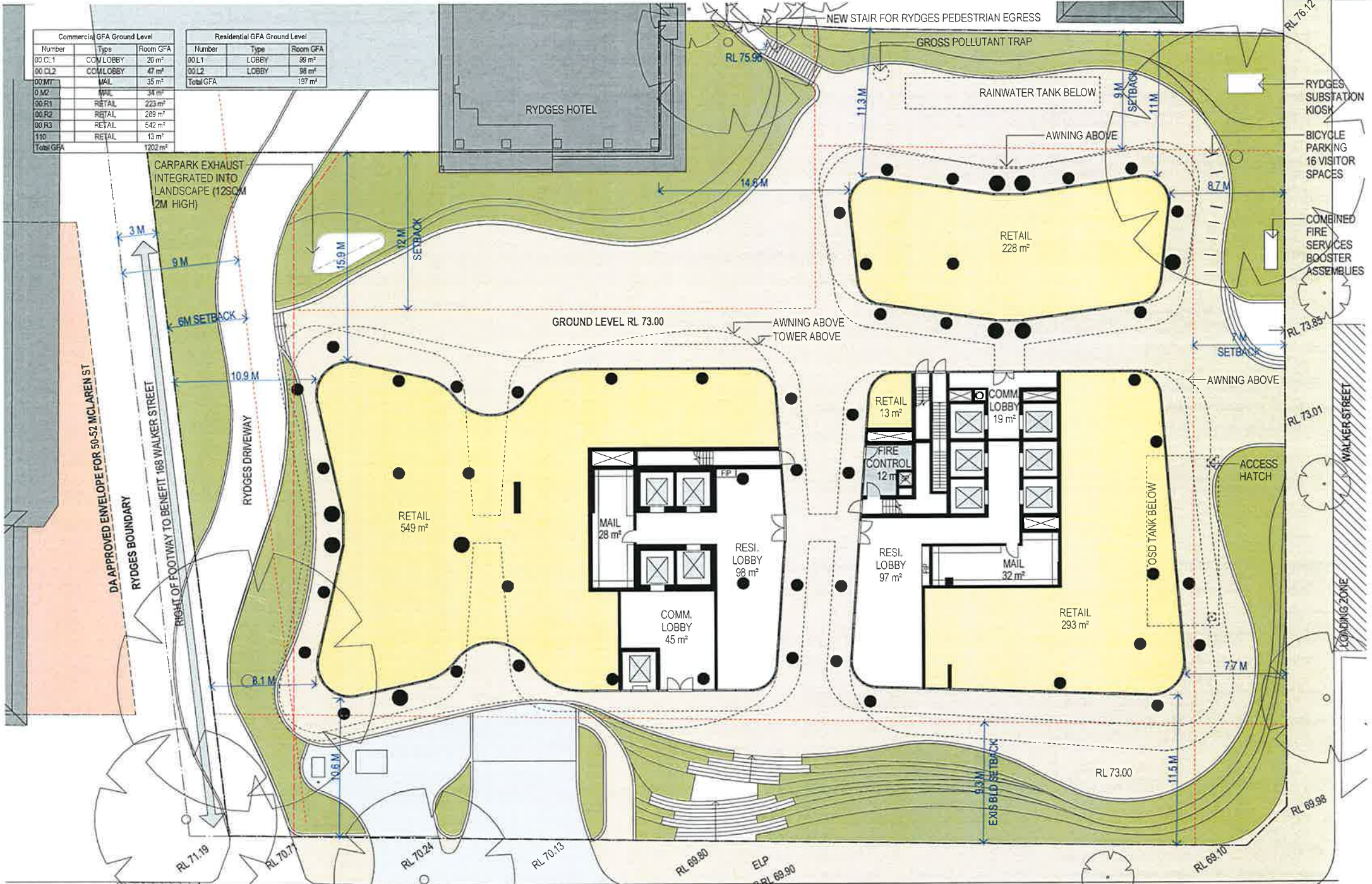
ELP RL 69.90

RL 69.10

RL 69.98

Commercial GFA Ground Level		
Number	Type	Room GFA
00 CL1	COM LOBBY	20 m <sup>2</sup>
00 CL2	COM LOBBY	47 m <sup>2</sup>
00 M1	MAIL	35 m <sup>2</sup>
0 M2	MPL	34 m <sup>2</sup>
00 R1	RETAIL	223 m <sup>2</sup>
00 R2	RETAIL	289 m <sup>2</sup>
00 R3	RETAIL	542 m <sup>2</sup>
110	RETAIL	13 m <sup>2</sup>
Total GFA		1202 m <sup>2</sup>

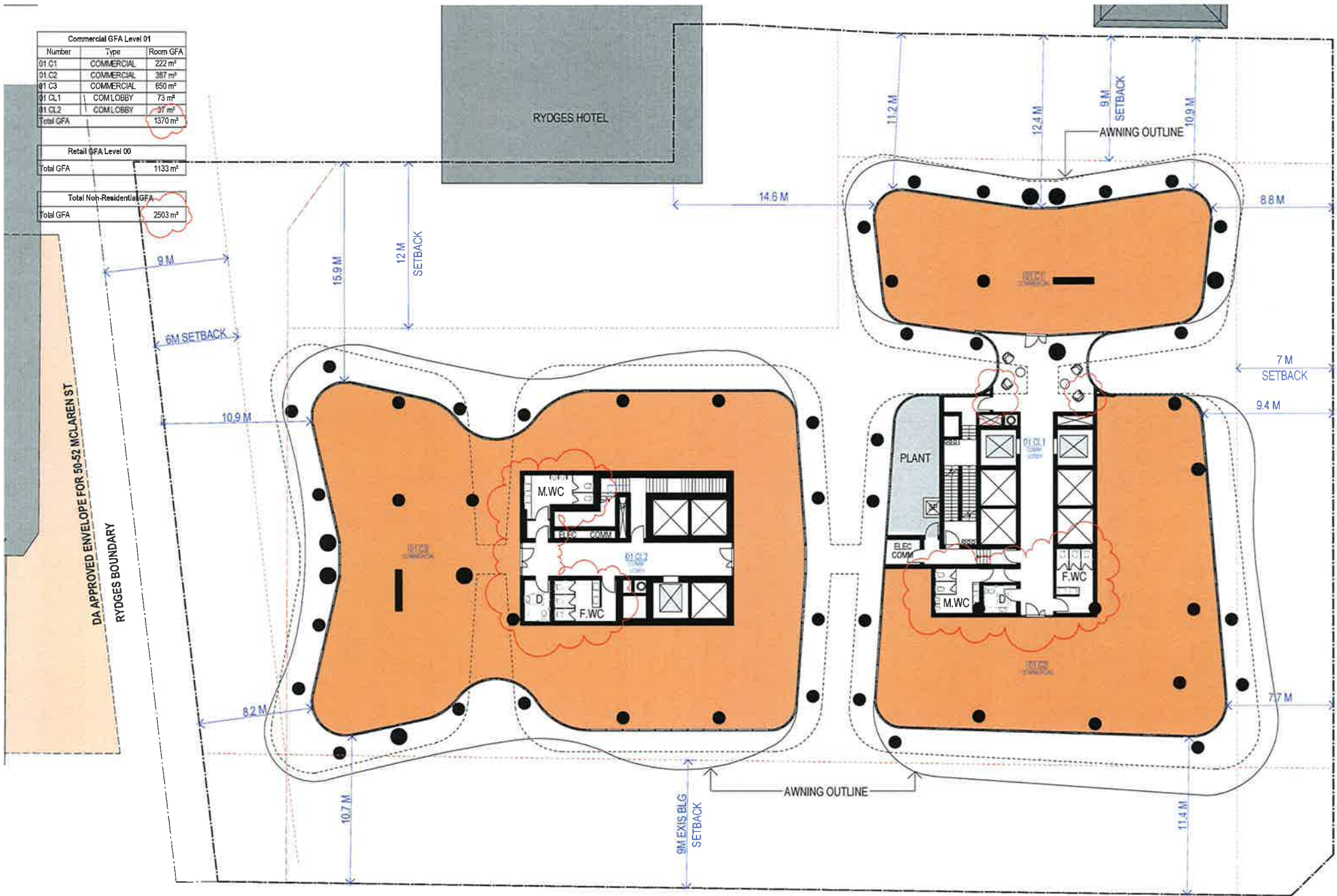
Residential GFA Ground Level		
Number	Type	Room GFA
00 L1	LOBBY	99 m <sup>2</sup>
00 L2	LCBBY	98 m <sup>2</sup>
Total GFA		197 m <sup>2</sup>



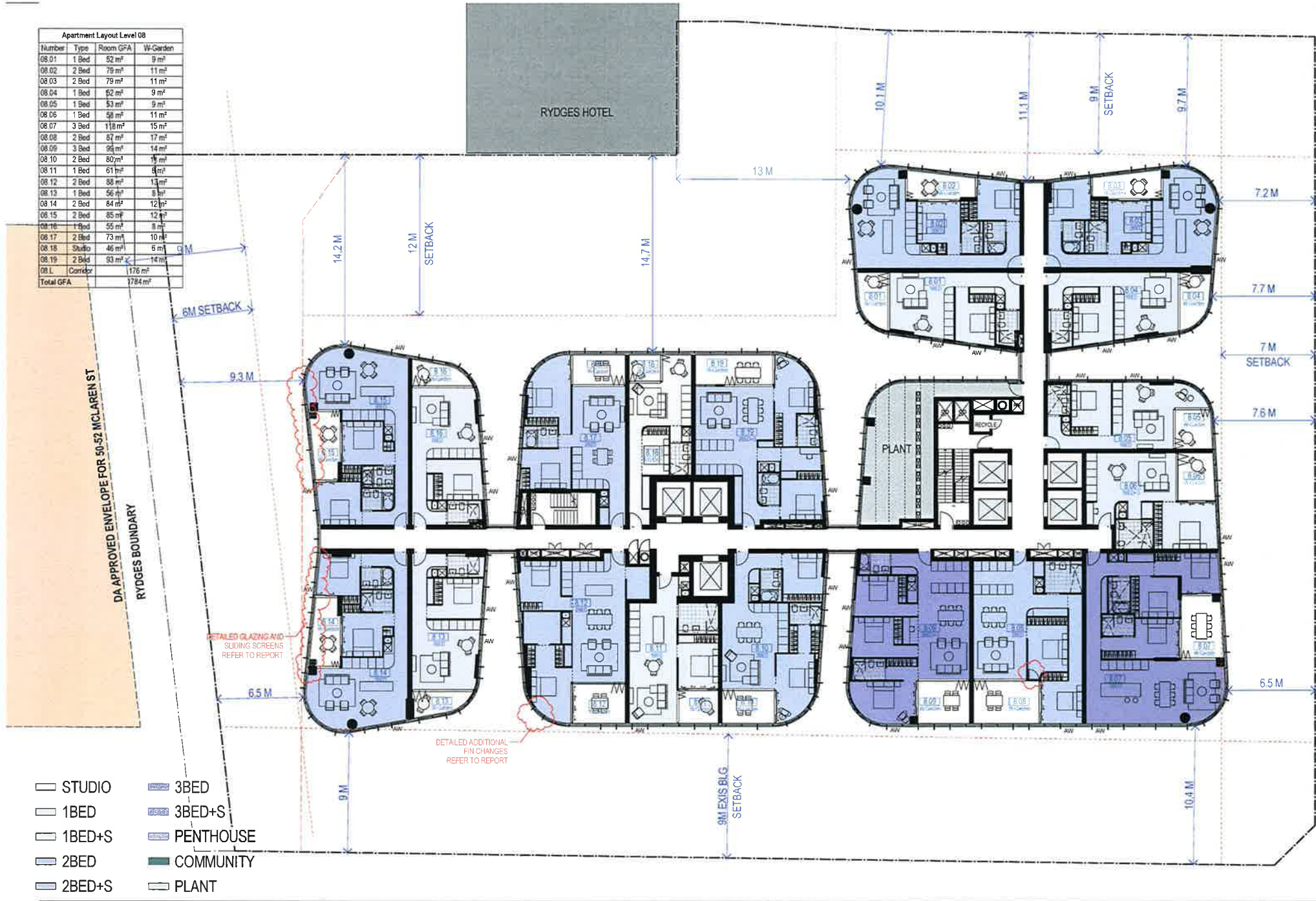
Commercial GFA Level 01		
Number	Type	Room GFA
01 C1	COMMERCIAL	222 m <sup>2</sup>
01 C2	COMMERCIAL	357 m <sup>2</sup>
01 C3	COMMERCIAL	650 m <sup>2</sup>
01 CL1	COM LOBBY	73 m <sup>2</sup>
01 CL2	COM LOBBY	37 m <sup>2</sup>
Total GFA		1370 m <sup>2</sup>

Retail GFA Level 00	
Total GFA	1133 m <sup>2</sup>

Total Non-Residential GFA	
Total GFA	2503 m <sup>2</sup>



Apartment Layout Level 08			
Number	Type	Room GFA	W-Garden
08.01	1 Bed	52 m <sup>2</sup>	9 m <sup>2</sup>
08.02	2 Bed	79 m <sup>2</sup>	11 m <sup>2</sup>
08.03	2 Bed	79 m <sup>2</sup>	11 m <sup>2</sup>
08.04	1 Bed	62 m <sup>2</sup>	9 m <sup>2</sup>
08.05	1 Bed	53 m <sup>2</sup>	9 m <sup>2</sup>
08.06	1 Bed	58 m <sup>2</sup>	11 m <sup>2</sup>
08.07	3 Bed	118 m <sup>2</sup>	15 m <sup>2</sup>
08.08	2 Bed	87 m <sup>2</sup>	17 m <sup>2</sup>
08.09	3 Bed	96 m <sup>2</sup>	14 m <sup>2</sup>
08.10	2 Bed	80 m <sup>2</sup>	15 m <sup>2</sup>
08.11	1 Bed	61 m <sup>2</sup>	8 m <sup>2</sup>
08.12	2 Bed	88 m <sup>2</sup>	13 m <sup>2</sup>
08.13	1 Bed	56 m <sup>2</sup>	8 m <sup>2</sup>
08.14	2 Bed	84 m <sup>2</sup>	12 m <sup>2</sup>
08.15	2 Bed	85 m <sup>2</sup>	12 m <sup>2</sup>
08.16	1 Bed	55 m <sup>2</sup>	8 m <sup>2</sup>
08.17	2 Bed	73 m <sup>2</sup>	10 m <sup>2</sup>
08.18	Studio	46 m <sup>2</sup>	5 m <sup>2</sup>
08.19	2 Bed	93 m <sup>2</sup>	14 m <sup>2</sup>
08.L	Corridor	176 m <sup>2</sup>	
Total GFA		1784 m <sup>2</sup>	

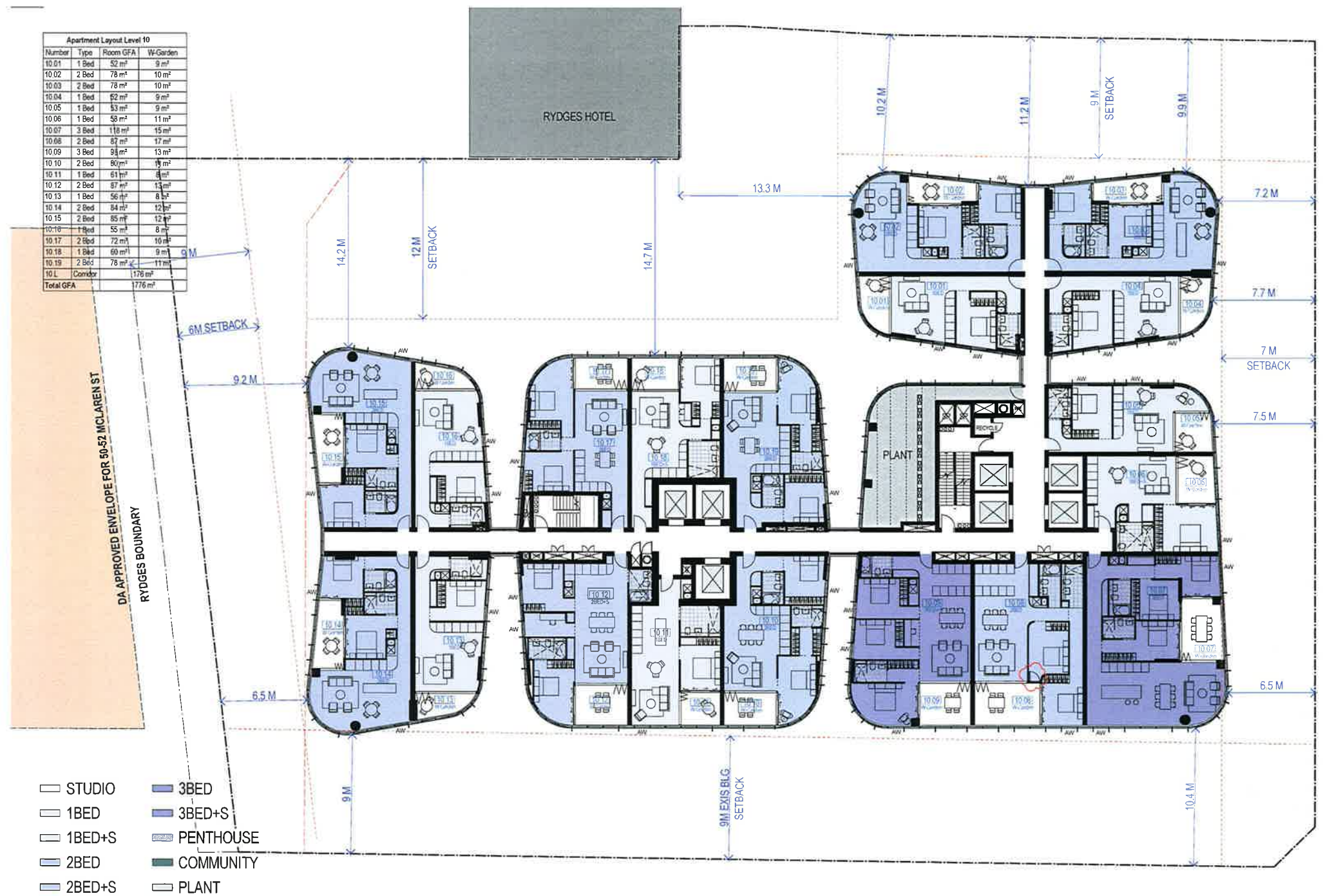


Apartment Layout Level 09			
Number	Type	Room GFA	Balcony
09.01	1 Bed	51 m <sup>2</sup>	9 m <sup>2</sup>
09.02	2 Bed	70 m <sup>2</sup>	21 m <sup>2</sup>
09.03	3 Bed	123 m <sup>2</sup>	31 m <sup>2</sup>
09.04	3 Bed	105 m <sup>2</sup>	26 m <sup>2</sup>
09.05	2 Bed	100 m <sup>2</sup>	35 m <sup>2</sup>
09.06	2 Bed	84 m <sup>2</sup>	21 m <sup>2</sup>
09.07	2 Bed	98 m <sup>2</sup>	19 m <sup>2</sup>
09.08	2 Bed	89 m <sup>2</sup>	12 m <sup>2</sup>
09.09	1 Bed	58 m <sup>2</sup>	12 m <sup>2</sup>
09.10	2 Bed	89 m <sup>2</sup>	12 m <sup>2</sup>
09.11	1 Bed	52 m <sup>2</sup>	11 m <sup>2</sup>
09.12	2 Bed	71 m <sup>2</sup>	27 m <sup>2</sup>
09.13	2 Bed	70 m <sup>2</sup>	28 m <sup>2</sup>
09.14	1 Bed	52 m <sup>2</sup>	11 m <sup>2</sup>
09.15	2 Bed	73 m <sup>2</sup>	11 m <sup>2</sup>
09.16	1 Bed	58 m <sup>2</sup>	12 m <sup>2</sup>
09.17	2 Bed	78 m <sup>2</sup>	12 m <sup>2</sup>
09.L	Corridor	167 m <sup>2</sup>	
Total GFA		4474 m <sup>2</sup>	



- STUDIO
- 1BED
- 1BED+S
- 2BED
- 2BED+S
- 3BED
- 3BED+S
- PENTHOUSE
- COMMUNITY
- PLANT

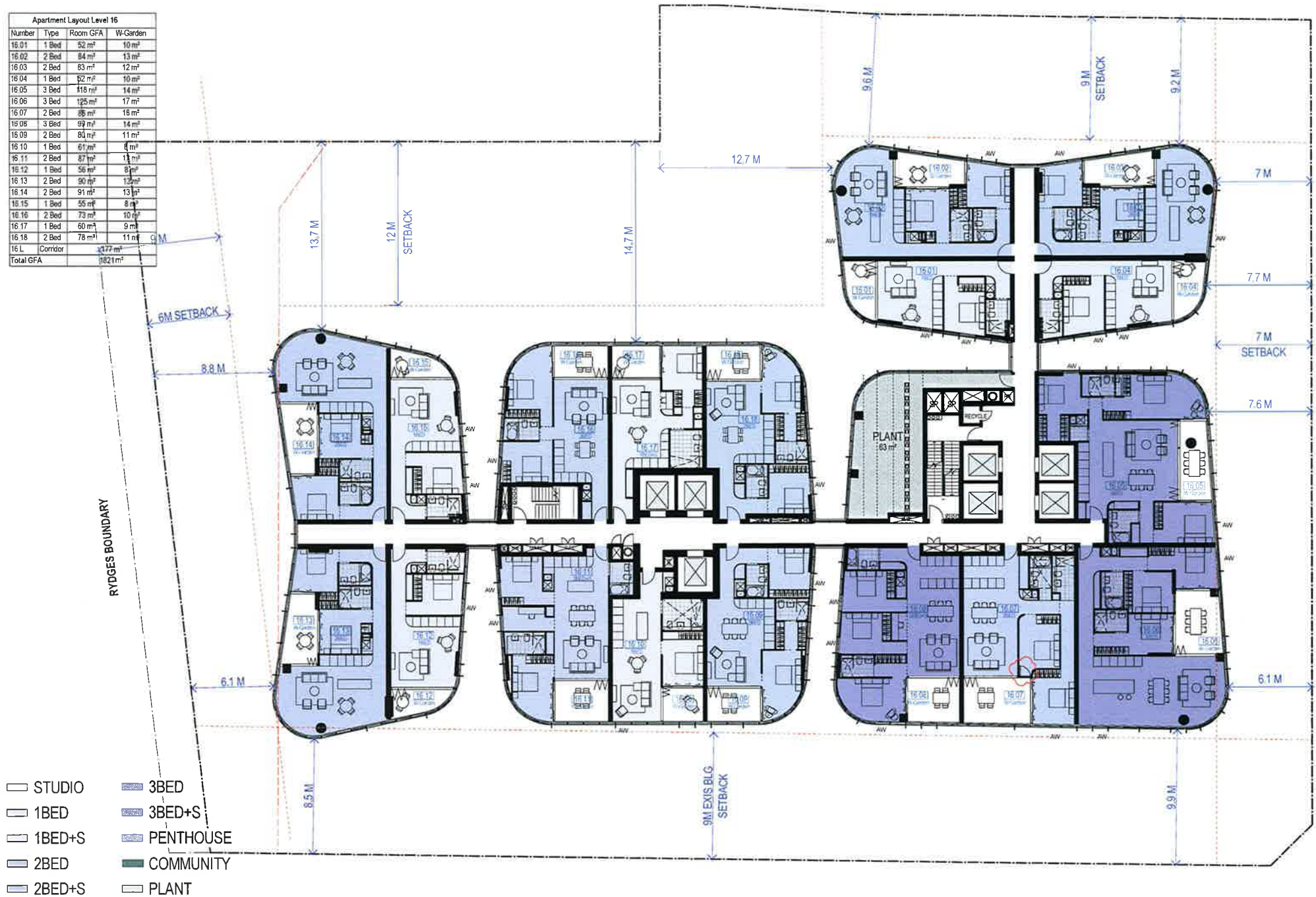
Apartment Layout Level 10			
Number	Type	Room GFA	W-Garden
10.01	1 Bed	52 m <sup>2</sup>	9 m <sup>2</sup>
10.02	2 Bed	78 m <sup>2</sup>	10 m <sup>2</sup>
10.03	2 Bed	78 m <sup>2</sup>	10 m <sup>2</sup>
10.04	1 Bed	62 m <sup>2</sup>	9 m <sup>2</sup>
10.05	1 Bed	53 m <sup>2</sup>	9 m <sup>2</sup>
10.06	1 Bed	58 m <sup>2</sup>	11 m <sup>2</sup>
10.07	3 Bed	116 m <sup>2</sup>	15 m <sup>2</sup>
10.08	2 Bed	87 m <sup>2</sup>	17 m <sup>2</sup>
10.09	3 Bed	93 m <sup>2</sup>	13 m <sup>2</sup>
10.10	2 Bed	80 m <sup>2</sup>	11 m <sup>2</sup>
10.11	1 Bed	61 m <sup>2</sup>	8 m <sup>2</sup>
10.12	2 Bed	87 m <sup>2</sup>	13 m <sup>2</sup>
10.13	1 Bed	56 m <sup>2</sup>	8 m <sup>2</sup>
10.14	2 Bed	84 m <sup>2</sup>	12 m <sup>2</sup>
10.15	2 Bed	85 m <sup>2</sup>	12 m <sup>2</sup>
10.16	1 Bed	55 m <sup>2</sup>	8 m <sup>2</sup>
10.17	2 Bed	72 m <sup>2</sup>	10 m <sup>2</sup>
10.18	1 Bed	60 m <sup>2</sup>	9 m <sup>2</sup>
10.19	2 Bed	78 m <sup>2</sup>	11 m <sup>2</sup>
10.L	Comdex	176 m <sup>2</sup>	
Total GFA		1776 m <sup>2</sup>	



- STUDIO
- 1BED
- 1BED+S
- 2BED
- 2BED+S
- 3BED
- 3BED+S
- PENTHOUSE
- COMMUNITY
- PLANT



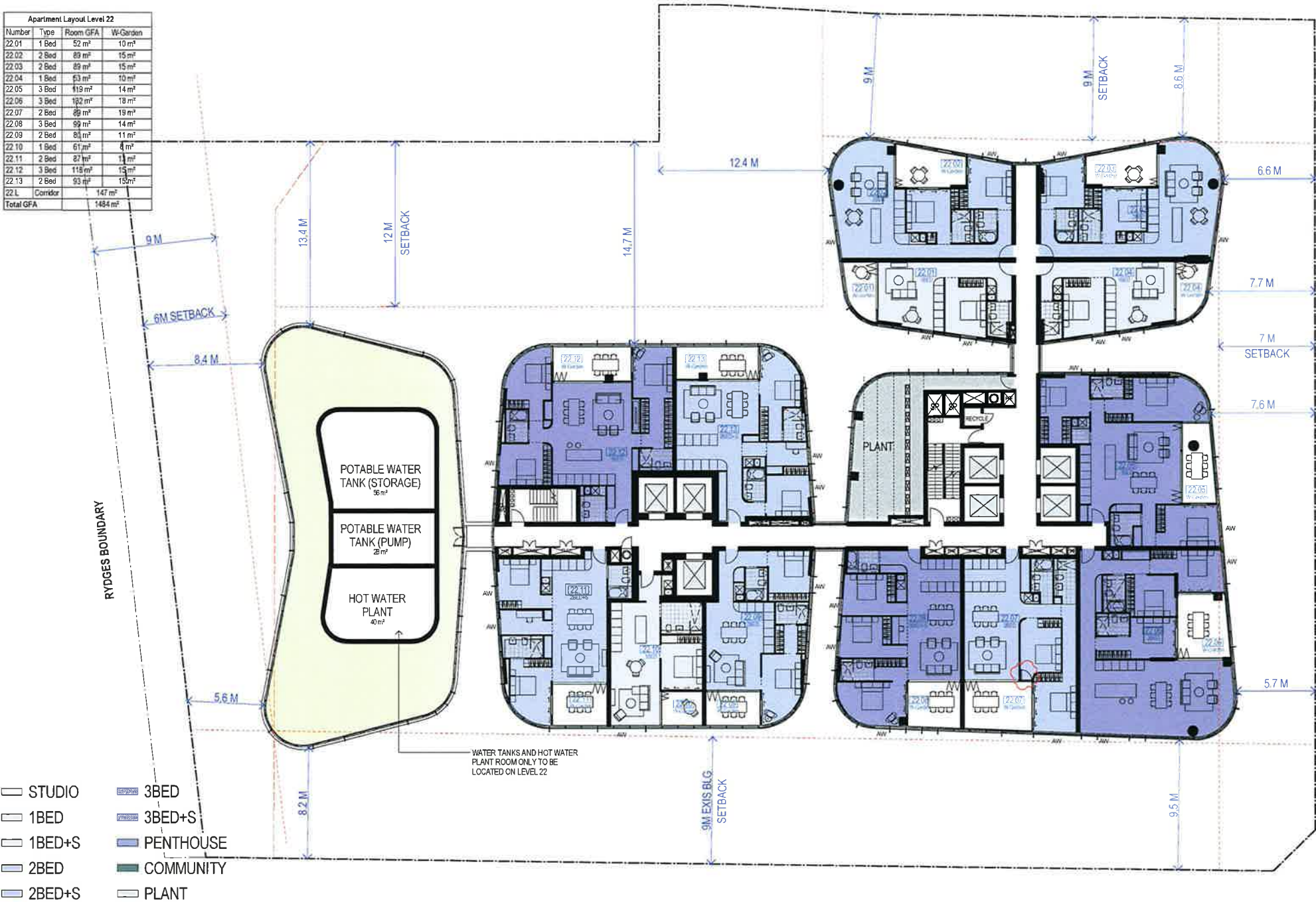
Apartment Layout Level 16			
Number	Type	Room GFA	W-Garden
16.01	1 Bed	52 m <sup>2</sup>	10 m <sup>2</sup>
16.02	2 Bed	84 m <sup>2</sup>	13 m <sup>2</sup>
16.03	2 Bed	83 m <sup>2</sup>	12 m <sup>2</sup>
16.04	1 Bed	52 m <sup>2</sup>	10 m <sup>2</sup>
16.05	3 Bed	118 m <sup>2</sup>	14 m <sup>2</sup>
16.06	3 Bed	125 m <sup>2</sup>	17 m <sup>2</sup>
16.07	2 Bed	85 m <sup>2</sup>	16 m <sup>2</sup>
16.08	3 Bed	99 m <sup>2</sup>	14 m <sup>2</sup>
16.09	2 Bed	80 m <sup>2</sup>	11 m <sup>2</sup>
16.10	1 Bed	61 m <sup>2</sup>	8 m <sup>2</sup>
16.11	2 Bed	87 m <sup>2</sup>	13 m <sup>2</sup>
16.12	1 Bed	56 m <sup>2</sup>	8 m <sup>2</sup>
16.13	2 Bed	90 m <sup>2</sup>	12 m <sup>2</sup>
16.14	2 Bed	91 m <sup>2</sup>	13 m <sup>2</sup>
16.15	1 Bed	55 m <sup>2</sup>	8 m <sup>2</sup>
16.16	2 Bed	73 m <sup>2</sup>	10 m <sup>2</sup>
16.17	1 Bed	60 m <sup>2</sup>	9 m <sup>2</sup>
16.18	2 Bed	78 m <sup>2</sup>	11 m <sup>2</sup>
16 L	Corridor	177 m <sup>2</sup>	
Total GFA		1821 m <sup>2</sup>	



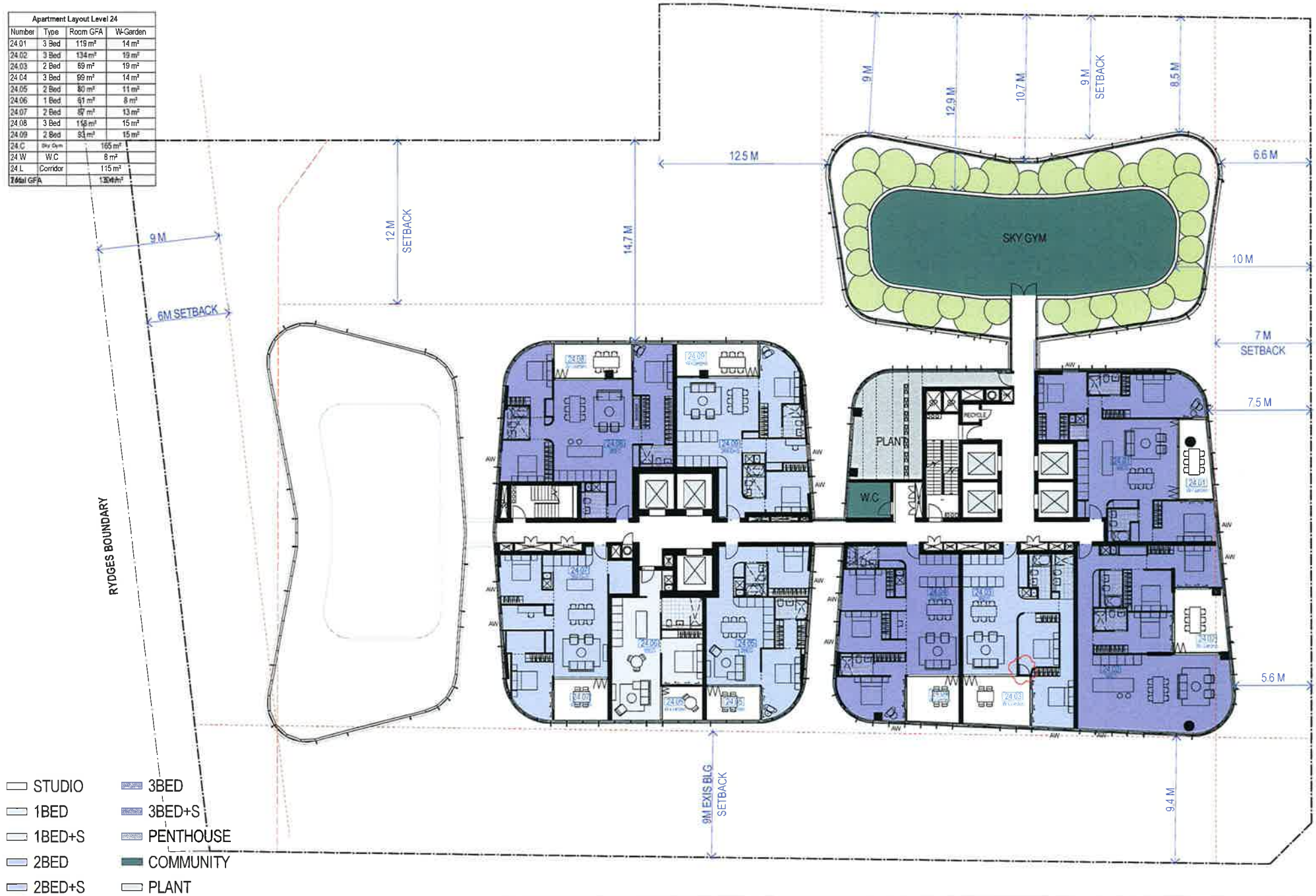
Apartment Layout Level 21			
Number	Type	Room GFA	W-Garden
21.01	1 Bed	52 m <sup>2</sup>	10 m <sup>2</sup>
21.02	2 Bed	88 m <sup>2</sup>	15 m <sup>2</sup>
21.03	2 Bed	88 m <sup>2</sup>	14 m <sup>2</sup>
21.04	1 Bed	52 m <sup>2</sup>	10 m <sup>2</sup>
21.05	3 Bed	119 m <sup>2</sup>	14 m <sup>2</sup>
21.06	3 Bed	131 m <sup>2</sup>	18 m <sup>2</sup>
21.07	2 Bed	89 m <sup>2</sup>	19 m <sup>2</sup>
21.08	3 Bed	99 m <sup>2</sup>	14 m <sup>2</sup>
21.09	2 Bed	80 m <sup>2</sup>	11 m <sup>2</sup>
21.10	1 Bed	61 m <sup>2</sup>	8 m <sup>2</sup>
21.11	2 Bed	87 m <sup>2</sup>	11 m <sup>2</sup>
21.12	1 Bed	56 m <sup>2</sup>	9 m <sup>2</sup>
21.13	2 Bed	94 m <sup>2</sup>	14 m <sup>2</sup>
21.14	2 Bed	95 m <sup>2</sup>	14 m <sup>2</sup>
21.15	1 Bed	55 m <sup>2</sup>	8 m <sup>2</sup>
21.16	3 Bed	118 m <sup>2</sup>	15 m <sup>2</sup>
21.17	2 Bed	83 m <sup>2</sup>	15 m <sup>2</sup>
21.L	Corridor	177 m <sup>2</sup>	
Total GFA		1857 m <sup>2</sup>	



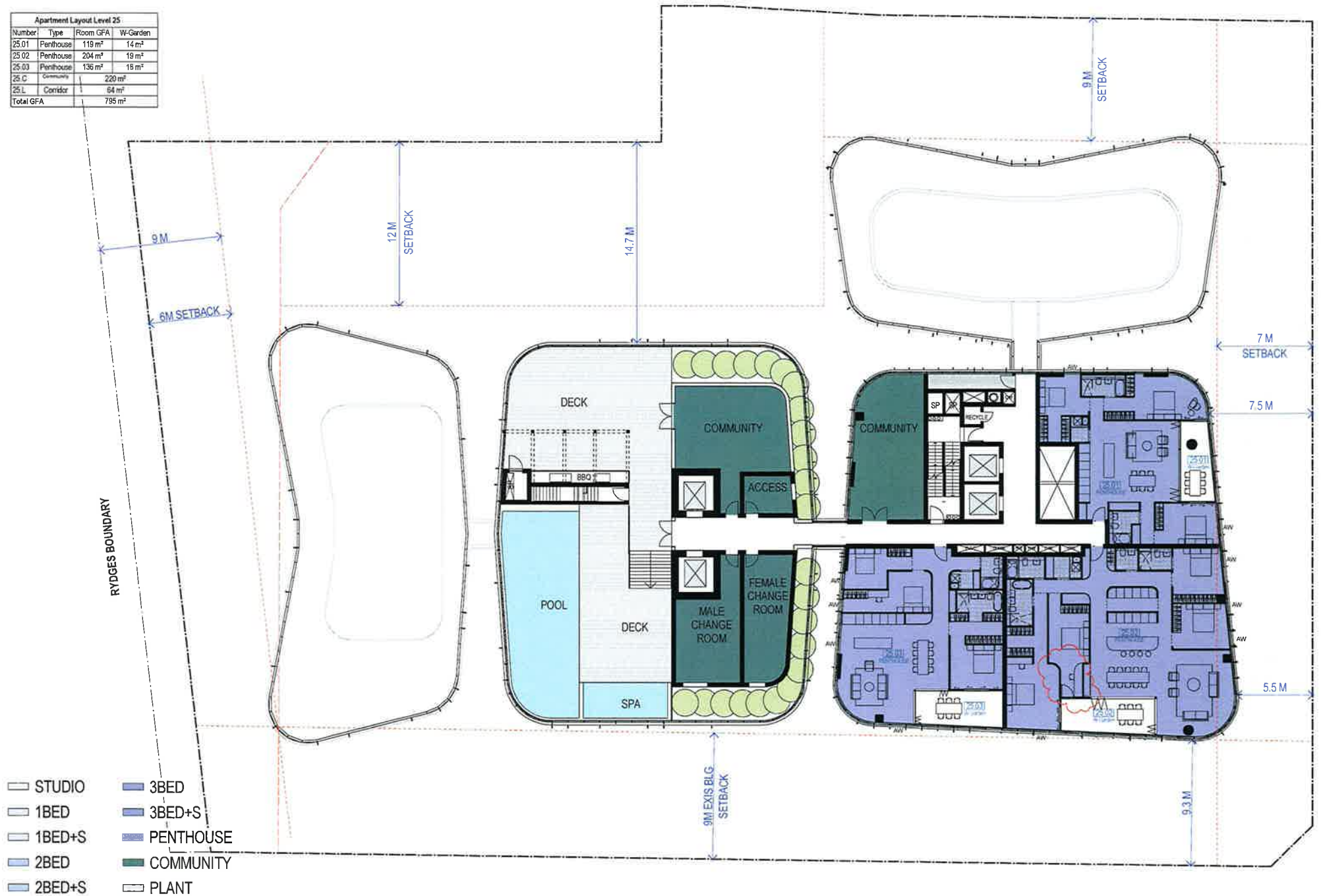
Apartment Layout Level 22			
Number	Type	Room GFA	W-Garden
22.01	1 Bed	52 m <sup>2</sup>	10 m <sup>2</sup>
22.02	2 Bed	89 m <sup>2</sup>	15 m <sup>2</sup>
22.03	2 Bed	89 m <sup>2</sup>	15 m <sup>2</sup>
22.04	1 Bed	53 m <sup>2</sup>	10 m <sup>2</sup>
22.05	3 Bed	119 m <sup>2</sup>	14 m <sup>2</sup>
22.06	3 Bed	102 m <sup>2</sup>	18 m <sup>2</sup>
22.07	2 Bed	89 m <sup>2</sup>	19 m <sup>2</sup>
22.08	3 Bed	99 m <sup>2</sup>	14 m <sup>2</sup>
22.09	2 Bed	81 m <sup>2</sup>	11 m <sup>2</sup>
22.10	1 Bed	61 m <sup>2</sup>	8 m <sup>2</sup>
22.11	2 Bed	87 m <sup>2</sup>	11 m <sup>2</sup>
22.12	3 Bed	118 m <sup>2</sup>	15 m <sup>2</sup>
22.13	2 Bed	93 m <sup>2</sup>	15 m <sup>2</sup>
22.L	Corridor	147 m <sup>2</sup>	
<b>Total GFA</b>		<b>1484 m<sup>2</sup></b>	



Apartment Layout Level 24			
Number	Type	Room GFA	W-Garden
24.01	3 Bed	119 m <sup>2</sup>	14 m <sup>2</sup>
24.02	3 Bed	134 m <sup>2</sup>	19 m <sup>2</sup>
24.03	2 Bed	89 m <sup>2</sup>	19 m <sup>2</sup>
24.04	3 Bed	99 m <sup>2</sup>	14 m <sup>2</sup>
24.05	2 Bed	80 m <sup>2</sup>	11 m <sup>2</sup>
24.06	1 Bed	67 m <sup>2</sup>	8 m <sup>2</sup>
24.07	2 Bed	87 m <sup>2</sup>	13 m <sup>2</sup>
24.08	3 Bed	116 m <sup>2</sup>	15 m <sup>2</sup>
24.09	2 Bed	83 m <sup>2</sup>	15 m <sup>2</sup>
24.C	Skv Gym	165 m <sup>2</sup>	
24.W	W.C	8 m <sup>2</sup>	
24.L	Corridor	115 m <sup>2</sup>	
Total GFA		1304 m <sup>2</sup>	

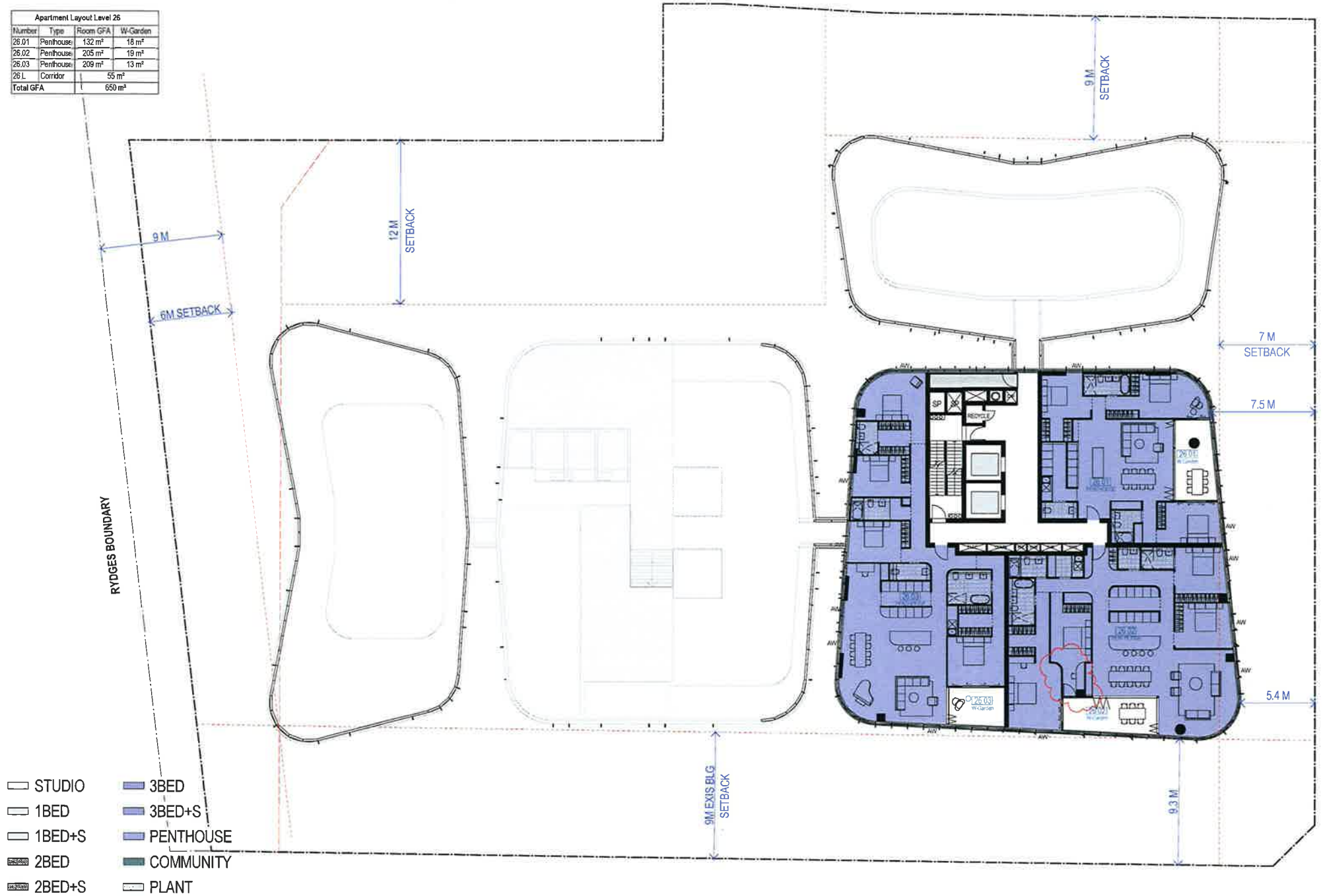


Apartment Layout Level 25			
Number	Type	Room GFA	W-Garden
25.01	Penthouse	119 m <sup>2</sup>	14 m <sup>2</sup>
25.02	Penthouse	204 m <sup>2</sup>	19 m <sup>2</sup>
25.03	Penthouse	136 m <sup>2</sup>	18 m <sup>2</sup>
25.C	Community	220 m <sup>2</sup>	
25.L	Corridor	64 m <sup>2</sup>	
Total GFA		785 m <sup>2</sup>	

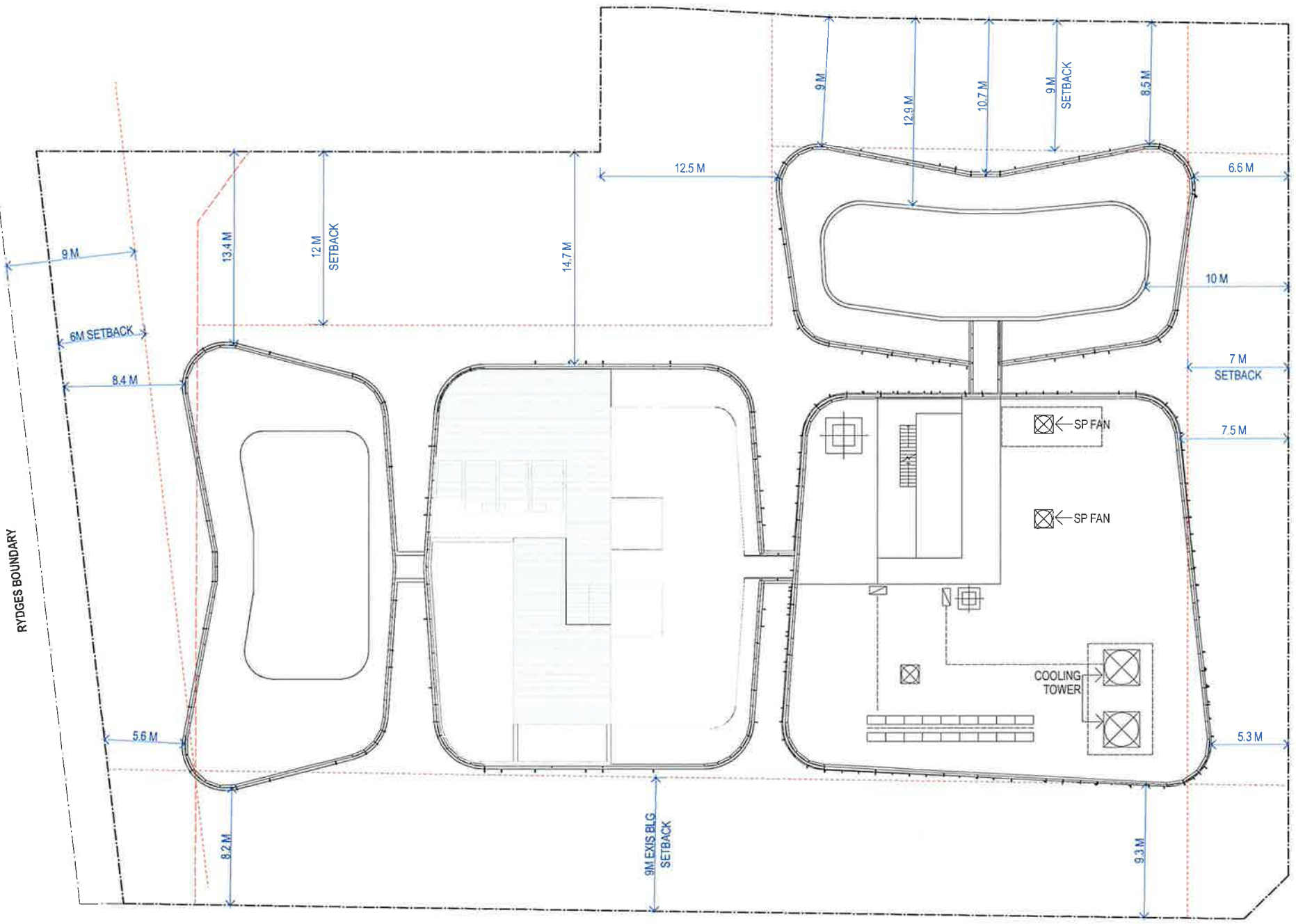


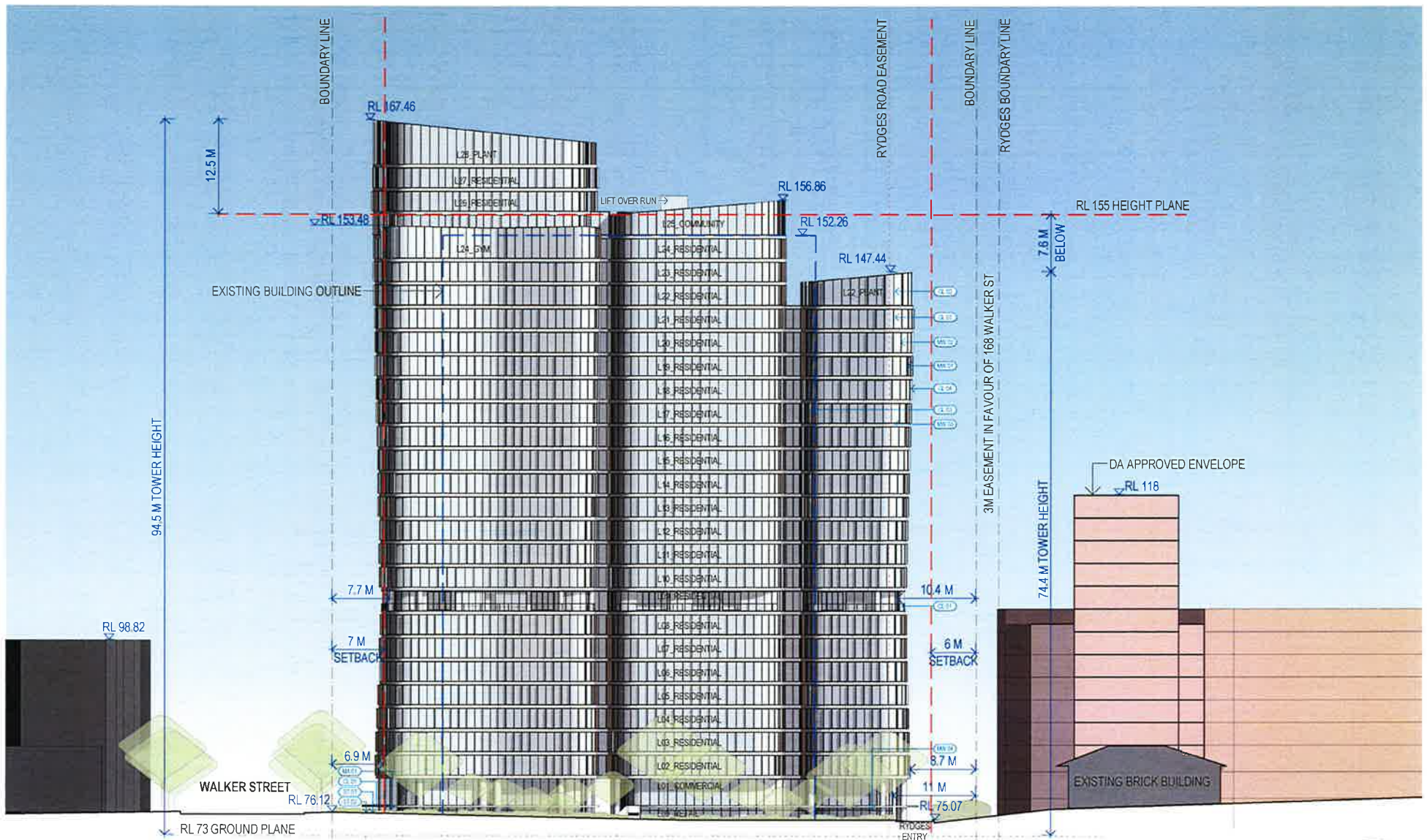
- STUDIO
- 1BED
- 1BED+S
- 2BED
- 2BED+S
- 3BED
- 3BED+S
- PENTHOUSE
- COMMUNITY
- PLANT

Apartment Layout Level 26			
Number	Type	Room GFA	W-Garden
26.01	Penthouse	132 m <sup>2</sup>	18 m <sup>2</sup>
26.02	Penthouse	205 m <sup>2</sup>	19 m <sup>2</sup>
26.03	Penthouse	209 m <sup>2</sup>	13 m <sup>2</sup>
26 L	Corridor	55 m <sup>2</sup>	
Total GFA		650 m <sup>2</sup>	



- STUDIO
- 1BED
- 1BED+S
- 2BED
- 2BED+S
- 3BED
- 3BED+S
- PENTHOUSE
- COMMUNITY
- PLANT

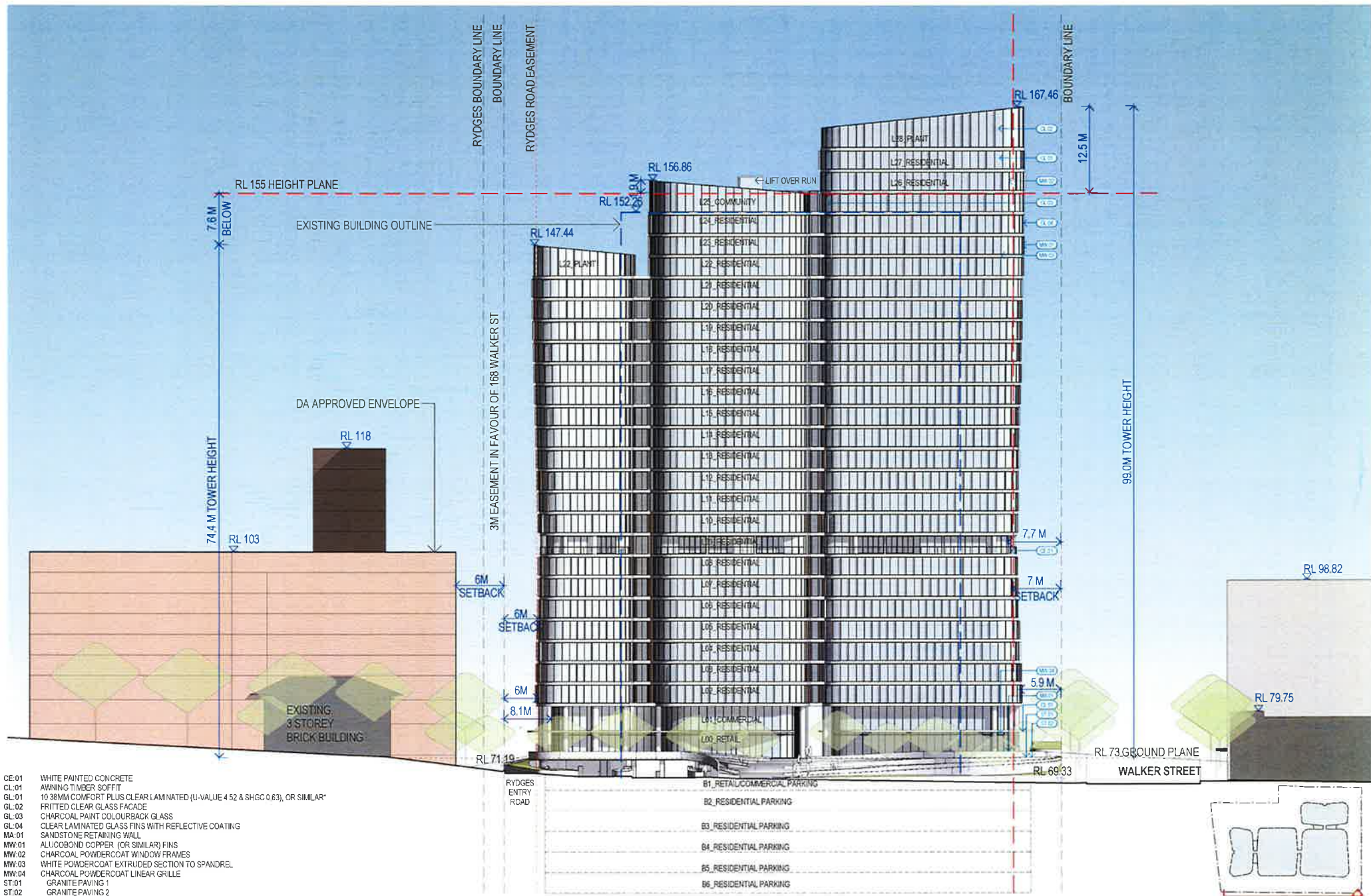




- CE:01 WHITE PAINTED CONCRETE
- CL:01 AWNING TIMBER SOFFIT
- GL:01 10 38MM COMFORT PLUS CLEAR LAMINATED (U-VALUE 4.52 & SHGC 0.63), OR SIMILAR\*
- GL:02 FRITTED CLEAR GLASS FACADE
- GL:03 CHARCOAL PAINT COLOURBACK GLASS
- GL:04 CLEAR LAMINATED GLASS FINS WITH REFLECTIVE COATING
- MA:01 SANDSTONE RETAINING WALL
- MW:01 ALUCOBOND COPPER (OR SIMILAR) FINS
- MW:02 CHARCOAL POWDERCOAT WINDOW FRAMES
- MW:03 WHITE POWDERCOAT EXTRUDED SECTION TO SPANDREL
- MW:04 CHARCOAL POWDERCOAT LINEAR GRILLE
- ST:01 GRANITE PAVING 1
- ST:02 GRANITE PAVING 2

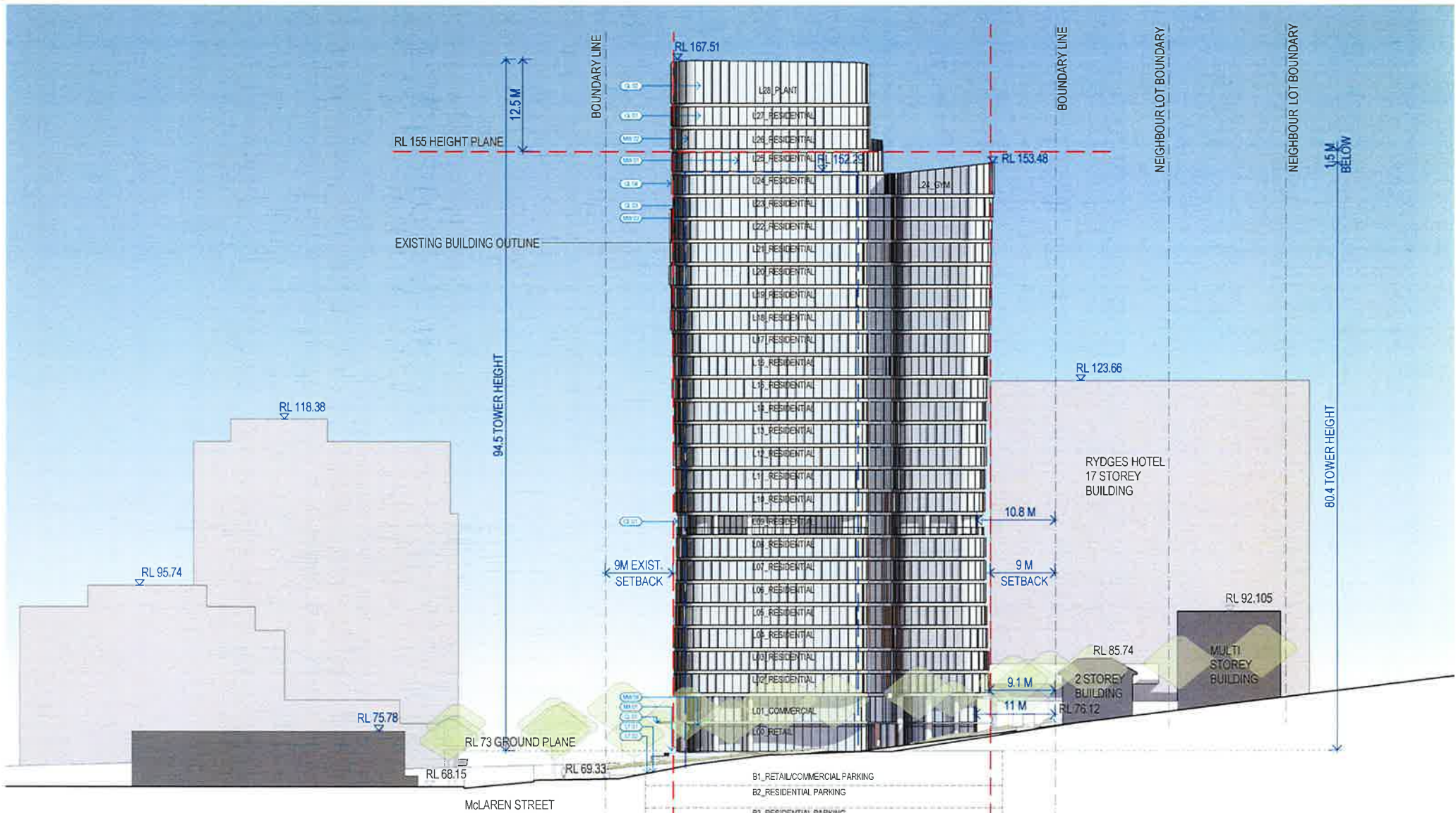
- B1\_RETAIL/COMMERCIAL PARKING
- B2\_RESIDENTIAL PARKING
- B3\_RESIDENTIAL PARKING
- B4\_RESIDENTIAL PARKING
- B5\_RESIDENTIAL PARKING
- B6\_RESIDENTIAL PARKING

\* TO BE CONFIRMED POST DA UPON FURTHER FACADE MODELLING



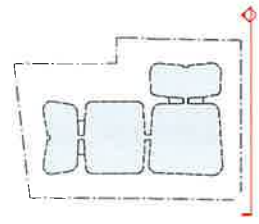
- CE-01 WHITE PAINTED CONCRETE
- CL-01 AWNING TIMBER SOFFIT
- GL-01 10 38MM COMFORT PLUS CLEAR LAMINATED (U-VALUE 4.52 & SHGC 0.63), OR SIMILAR\*
- GL-02 FRITTED CLEAR GLASS FACADE
- GL-03 CHARCOAL PAINT COLOURBACK GLASS
- GL-04 CLEAR LAMINATED GLASS FINIS WITH REFLECTIVE COATING
- MA-01 SANDSTONE RETAINING WALL
- MW-01 ALU COBOND COPPER (OR SIMILAR) FINIS
- MW-02 CHARCOAL POWDERCOAT WINDOW FRAMES
- MW-03 WHITE POWDERCOAT EXTRUDED SECTION TO SPANDREL
- MW-04 CHARCOAL POWDERCOAT LINEAR GRILLE
- ST-01 GRANITE PAVING 1
- ST-02 GRANITE PAVING 2

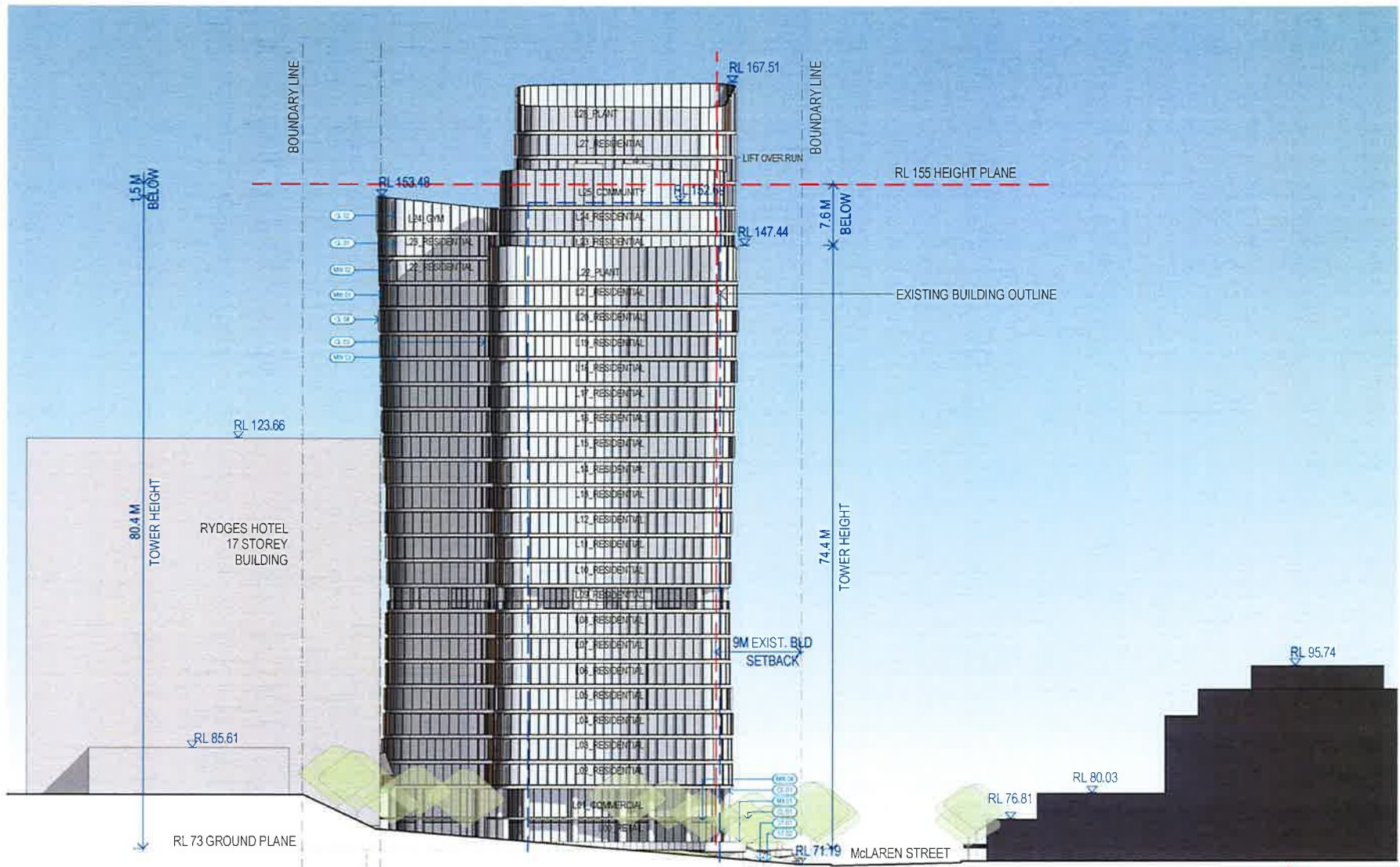
\*TO BE CONFIRMED POST DA UPON FURTHER FACADE MODELLING



- CE.01 WHITE PAINTED CONCRETE
- CL.01 AWNING TIMBER SOFFIT
- GL.01 10 38MM COMFORT PLUS CLEAR LAMINATED (U-VALUE 4.52 & SHGC 0.63), OR SIMILAR\*
- GL.02 FRITTED CLEAR GLASS FACADE
- GL.03 CHARCOAL PAINT COLOURBACK GLASS
- GL.04 CLEAR LAMINATED GLASS FINS WITH REFLECTIVE COATING
- MA.01 SANDSTONE RETAINING WALL
- MW.01 ALU COBOND COPPER (OR SIMILAR) FINS
- MW.02 CHARCOAL POWDERCOAT WINDOW FRAMES
- MW.03 WHITE POWDERCOAT EXTRUDED SECTION TO SPANDREL
- MW.04 CHARCOAL POWDERCOAT LINEAR GRILLE
- ST.01 GRANITE PAVING 1
- ST.02 GRANITE PAVING 2

\* TO BE CONFIRMED POST DA UPON FURTHER FACADE MODELLING

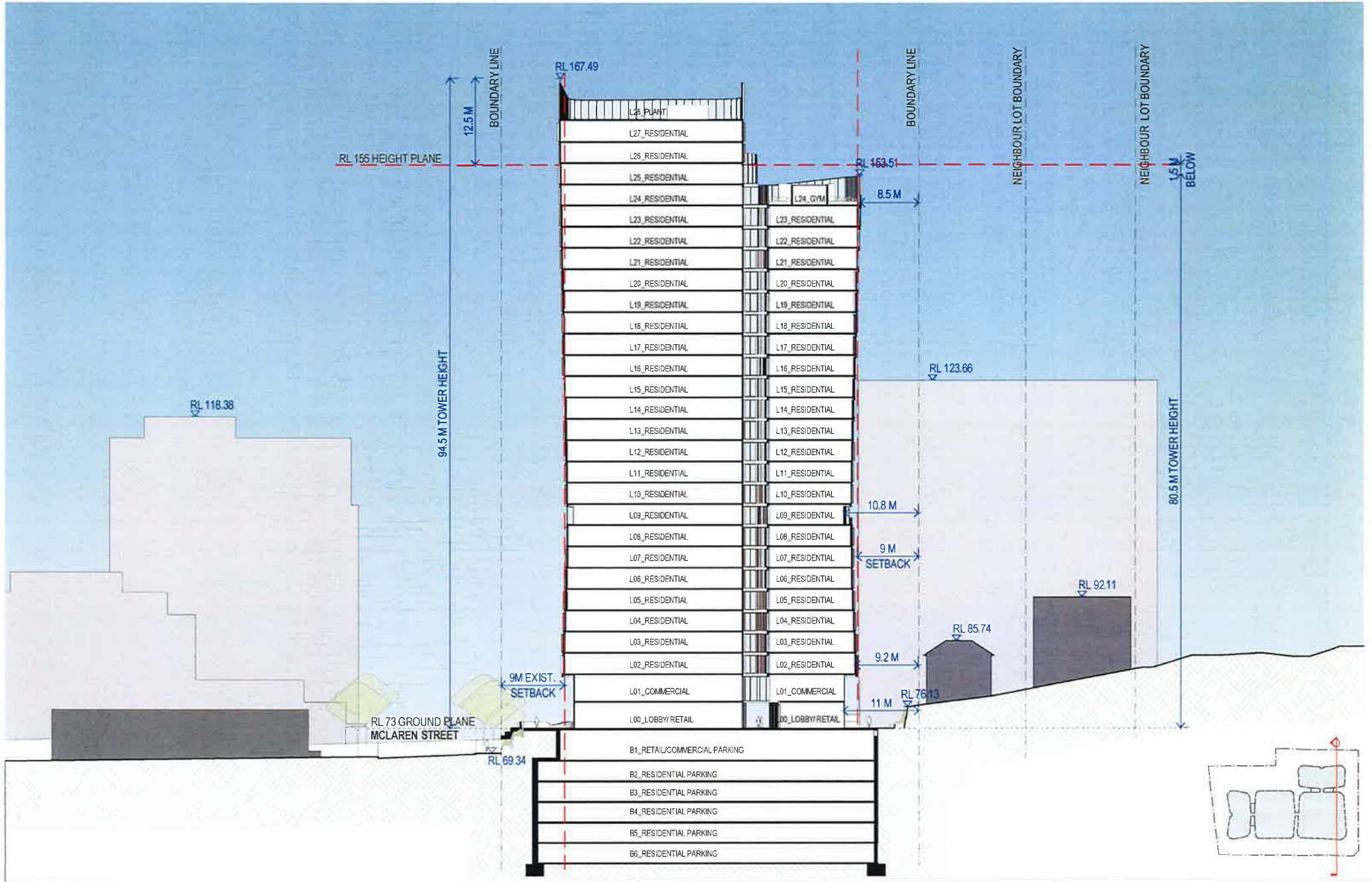


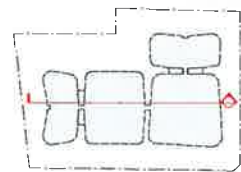
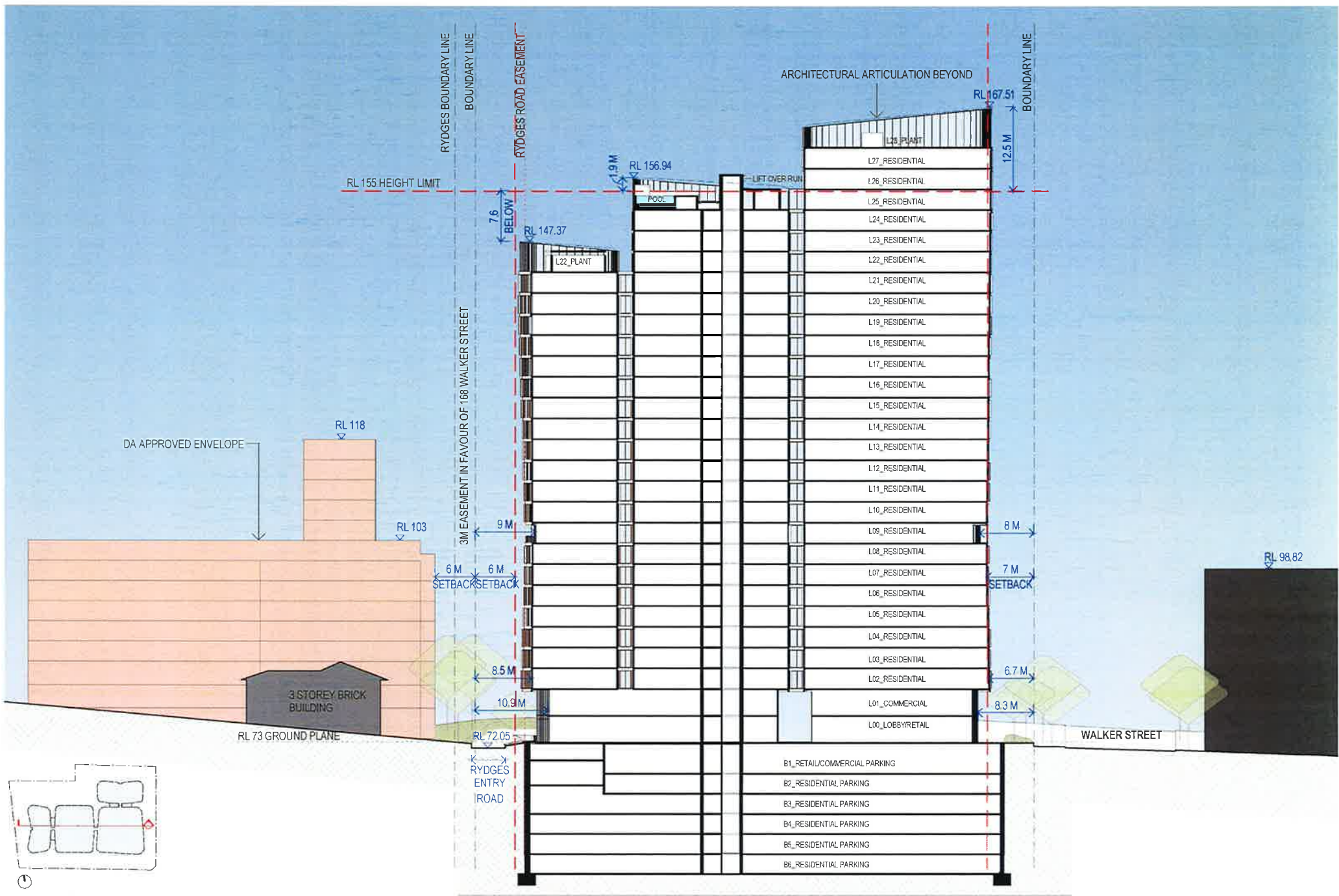


- CE-01 WHITE PAINTED CONCRETE
- CL-01 AWNING TIMBER SOFFIT
- GL-01 10.38MM COMFORT PLUS CLEAR LAMINATED (U-VALUE 4.52 & SHGC 0.63), OR SIMILAR\*
- GL-02 FRITTED CLEAR GLASS FACADE
- GL-03 CHARCOAL PAINT COLOURBACK GLASS
- GL-04 CLEAR LAMINATED GLASS FINS WITH REFLECTIVE COATING
- MA-01 SANDSTONE RETAINING WALL
- MW-01 ALUCOBOND COPPER (OR SIMILAR) FINS
- MW-02 CHARCOAL POWDERCOAT WINDOW FRAMES
- MW-03 WHITE POWDERCOAT EXTRUDED SECTION TO SPANDREL
- MW-04 CHARCOAL POWDERCOAT LINEAR GRILLE
- ST-01 GRANITE PAVING 1
- ST-02 GRANITE PAVING 2

- B1\_RETAIL/COMMERCIAL PARKING
- B2\_RESIDENTIAL PARKING
- B3\_RESIDENTIAL PARKING
- B4\_RESIDENTIAL PARKING
- B5\_RESIDENTIAL PARKING
- B6\_RESIDENTIAL PARKING

\* TO BE CONFIRMED POST DA UPON FURTHER FACADE MODELLING






# Landscape design framework



## KEY

-  Site boundary
-  Existing bamboo to be retained
-  Provide tall tree planting to replace existing Camphor laurel and Norfolk island pine which terminate plaza views and provide shade from western summer sun
-  Provide screen planting to mask views into Rydges undercroft basement storage
-  Provide small canopy trees to create enclosed entry sequence along Rydges driveway
-  Communal plaza - Allresco dining - communal seating
-  Existing access to be retained to Rydges back of house
-  Opportunity for through link access
-  Potential for feature element / art installation within entry vistas
-  Screen planting to adjacent residence. Retain existing vegetation where possible
-  Street planting to address Walker Street character. Retain existing vegetation where possible
-  Ornamental trees to frame entry
-  Ornamental planting along McLaren Street to blend with existing streetscape character

# Landscape Concept Plan

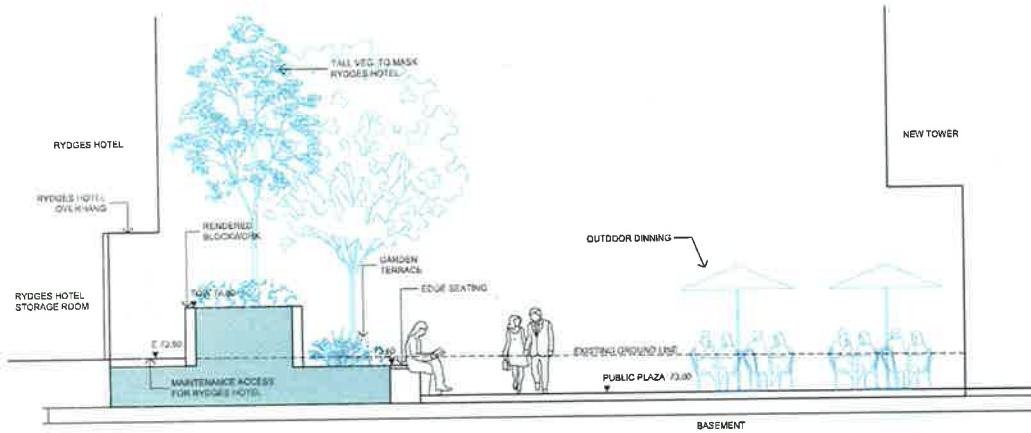


- KEY**
- 1 Public plaza and alfresco dining beneath awnings
  - 2 Low serpentine off white retaining / sealing wall to skirt the terrace providing respite around garden perimeter
  - 3 Opportunity for art piece / water feature
  - 4 Retain opportunity for future westward terrace connection
  - 5 Residential address and entry
  - 6 Retain and embellish existing Murraya hedge along property boundary line. Trim to thicken. Provide additional tall thin trees to mask the vertical mass of the North tower
  - 7 Modify and integrate existing access path to rear of Rydges
  - 8 Proposed serpentine retaining walls to retain levels across the site. Provide a sandstone veneer to respond to finishes of surrounding heritage sites
  - 9 Retain existing trees where possible along Walker and McLaren Street frontages to maintain aged character connecting with local heritage qualities and allow new planting complimenting heritage qualities
  - 10 Outdoor alfresco terrace with long views toward the Harbour
  - 11 McLaren Street stairs with integrated public seating elements to the sides and spiced with planting
  - 12 Replace small canopy trees to maintain Rydges wooded entry aesthetic
  - 13 Raised planter to plaza edge. Provide cascading plants to soften utilities area
  - 14 Retain existing bamboo, tree and shrub planting
  - 15 Street frontage works. Refer Streetscape Works plan
  - 16 Offset retaining wall around Rydges to provide maintenance access
  - 17 Proposed electrical kiosk
  - 18 Proposed air vent
  - 19 McLaren Street access beneath public plaza to lift
  - 20 Proposed ex-ground Ficus rubiginosa to replace the existing Fig that requires removal due to its poor condition and location (refer to drawing L-10)
  - 21 Rendered masonry to plaza edge wall beneath pavement capping. Provide balustrades to heights greater than 1m.

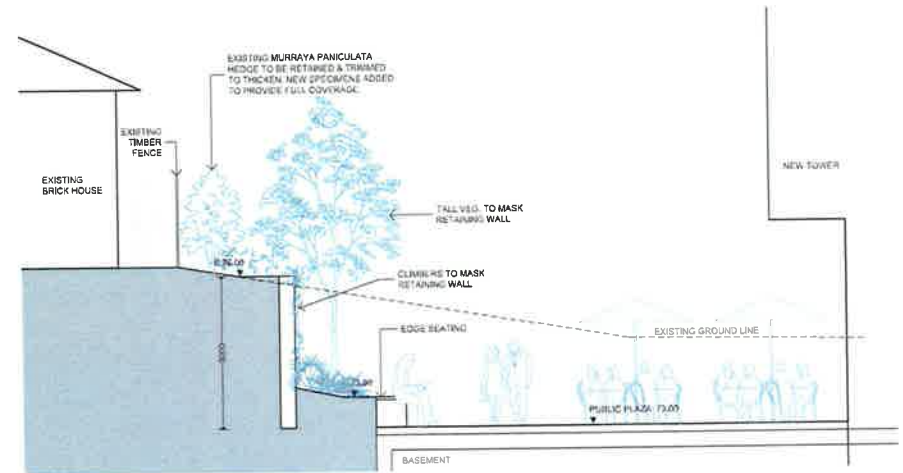
Proposed planting area: 905 m<sup>2</sup> (min. 600mm soil depth)  
Public open space area: 1597 m<sup>2</sup>



# Design sections



1 PROPOSED SECTION 01  
SCALE 1:100@A3



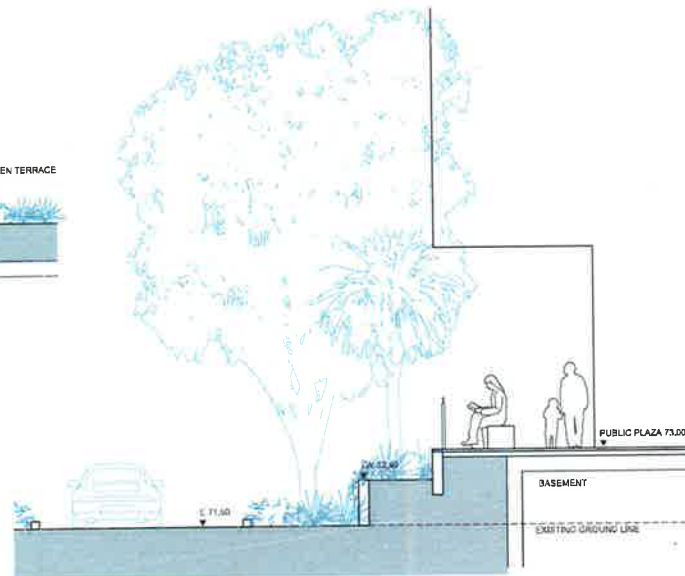
2 PROPOSED SECTION 02  
SCALE 1:100@A3



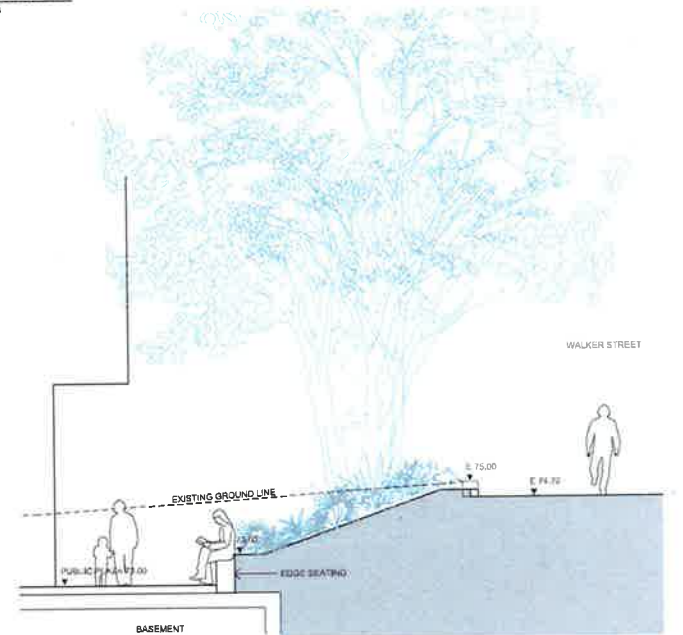
3 PROPOSED SECTION 03  
SCALE 1:100@A3



4 PROPOSED SECTION 04  
SCALE 1:100@A3

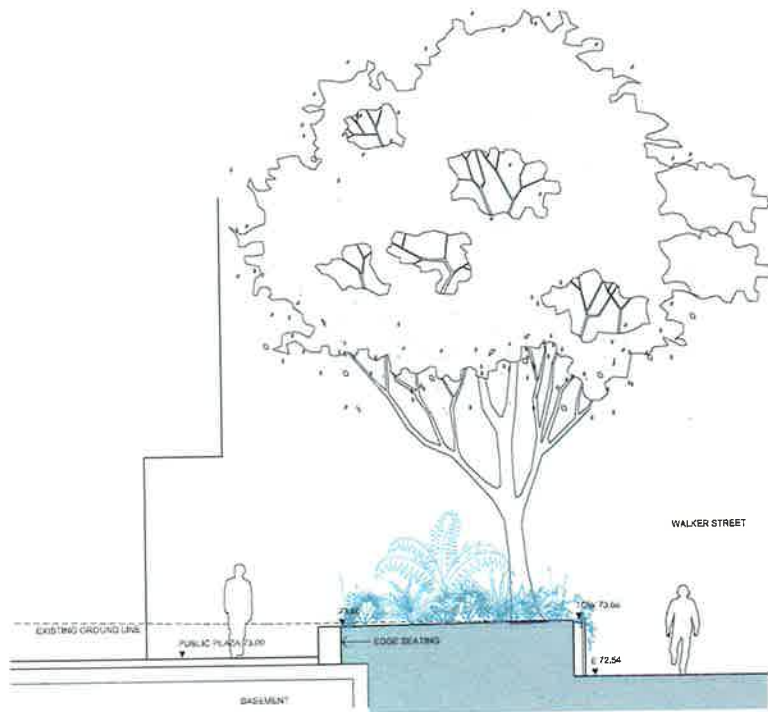


5 PROPOSED SECTION 05  
SCALE 1:100@A3

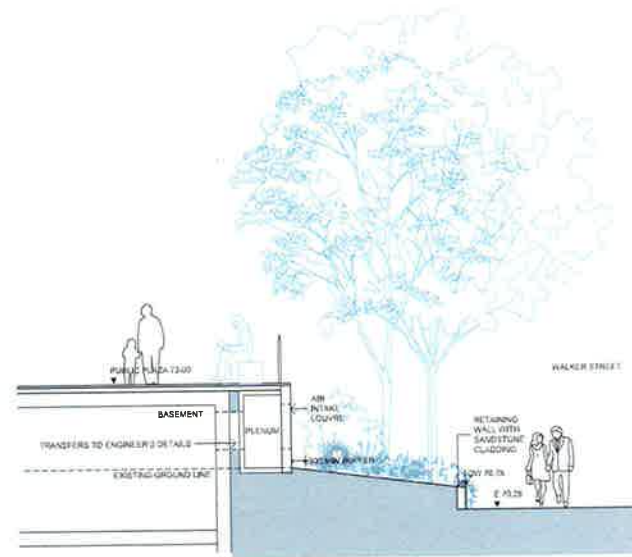


6 PROPOSED SECTION 06  
SCALE 1:100@A3

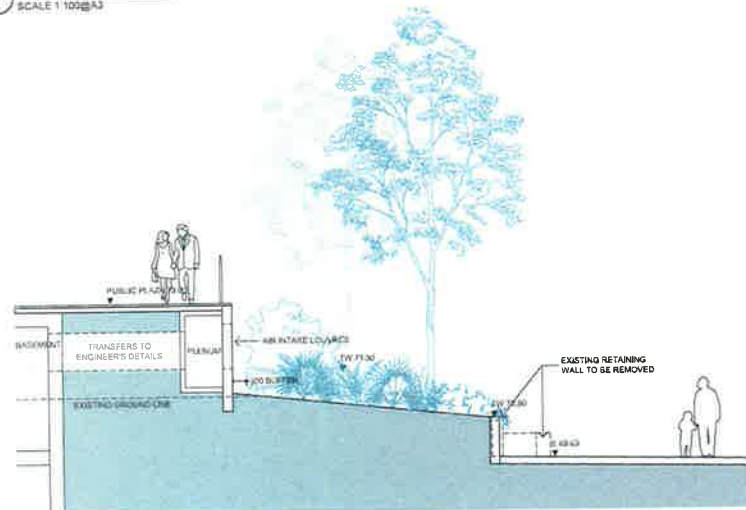
# Design sections



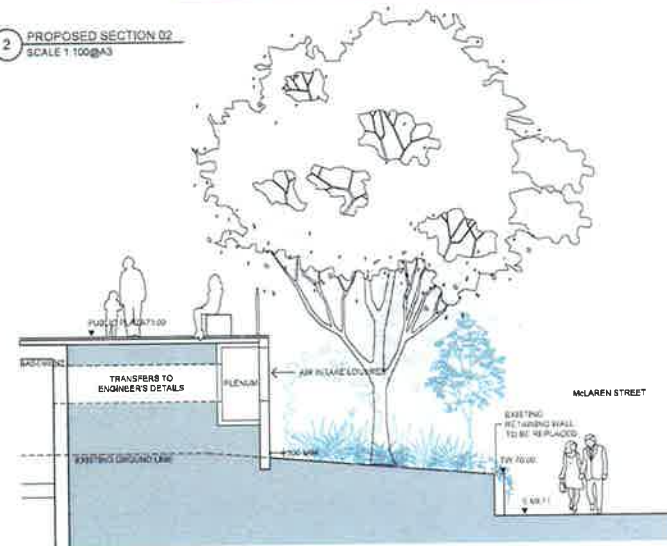
1 PROPOSED SECTION 01  
SCALE 1:100@A3



2 PROPOSED SECTION 02  
SCALE 1:100@A3

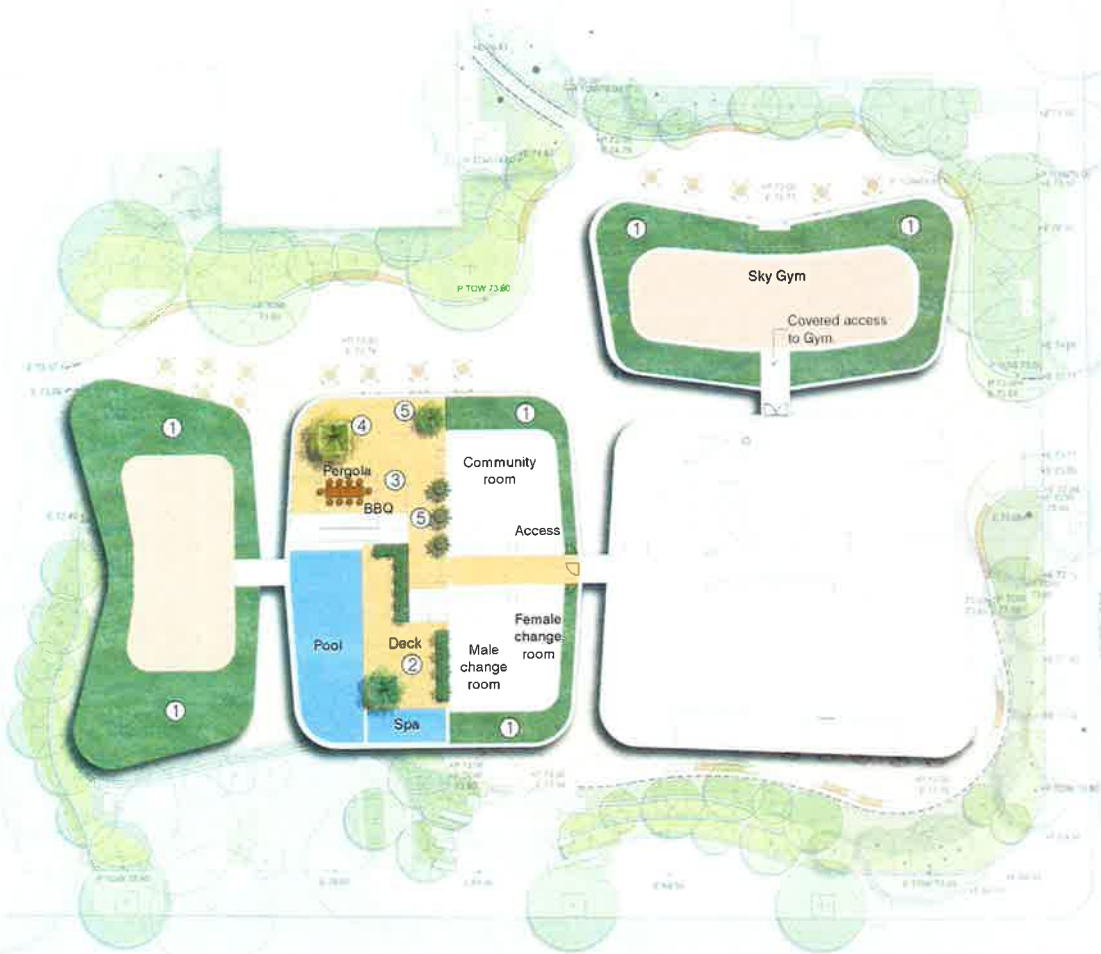


3 PROPOSED SECTION 03  
SCALE 1:100@A3



4 PROPOSED SECTION 04  
SCALE 1:100@A3

# Communal Open Space and rooftop



## KEY

1. **Non-accessible roof top garden.**  
600mm soil depth. Mixed low shrubbery of drought tolerant species, e.g. *Westringia fruticosa*, *Agave attenuata*, *Crassula ovata*, *Raphiolepis 'Snow Maiden'*, *Stachys byzantina*, *Nandina domestica 'Nana'*, *Dietes iroides*, *Dorothy's excelsa*. Provide access points for maintenance.
2. **Planting to pool deck.**
3. **Alfresco space with pergola BBQ & picnic setting.**
4. **Raised planter with feature tree to enhance alfresco space.**

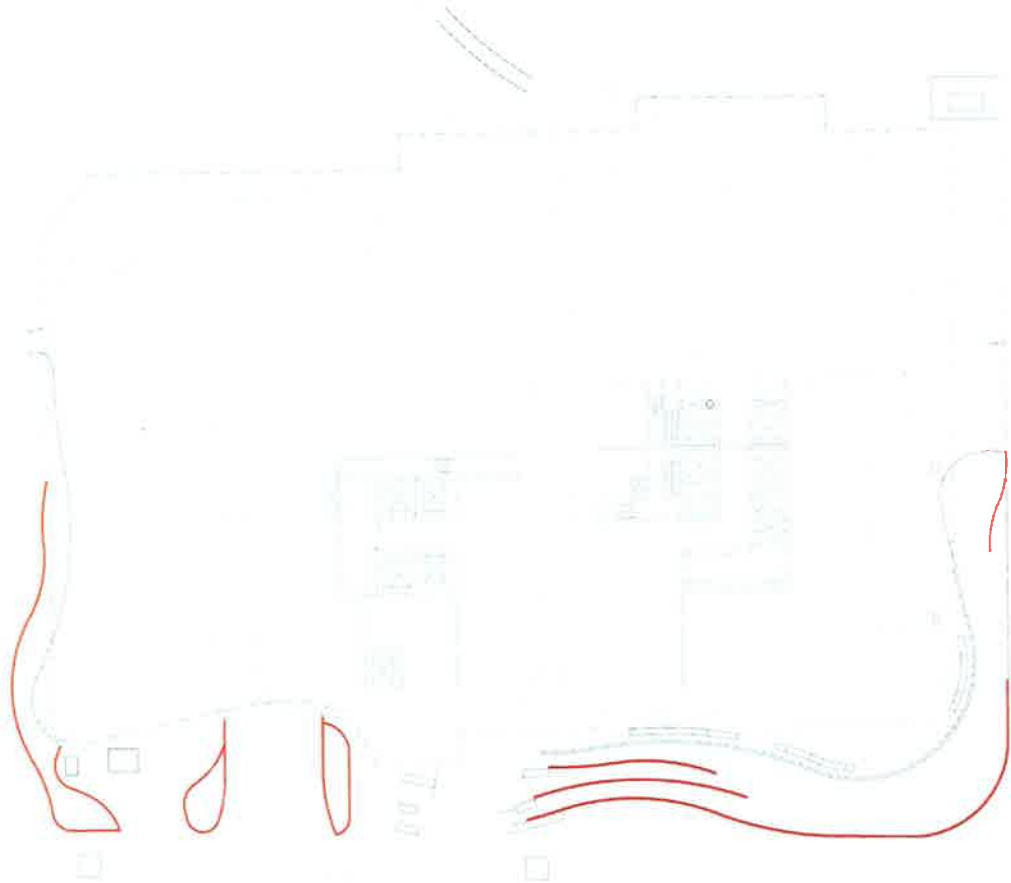


Indicative alfresco terrace planter


5. **Additional pot planting to enhance visual qualities of roof top.**  
Mixed hardy drought tolerant plant species, e.g. *Yucca elephantipes*, *Tristanopsis laurina*, *Metrosideros thomasi*, *Strelitzia reginae*, *Plumera acutiloba*, *Euphorbia tirucalli*, *Furcraea gigantea variegata*, *Yucca 'Bright Edge'*

Communal open space area: 322 m<sup>2</sup>

# Sandstone cladding allocation plan

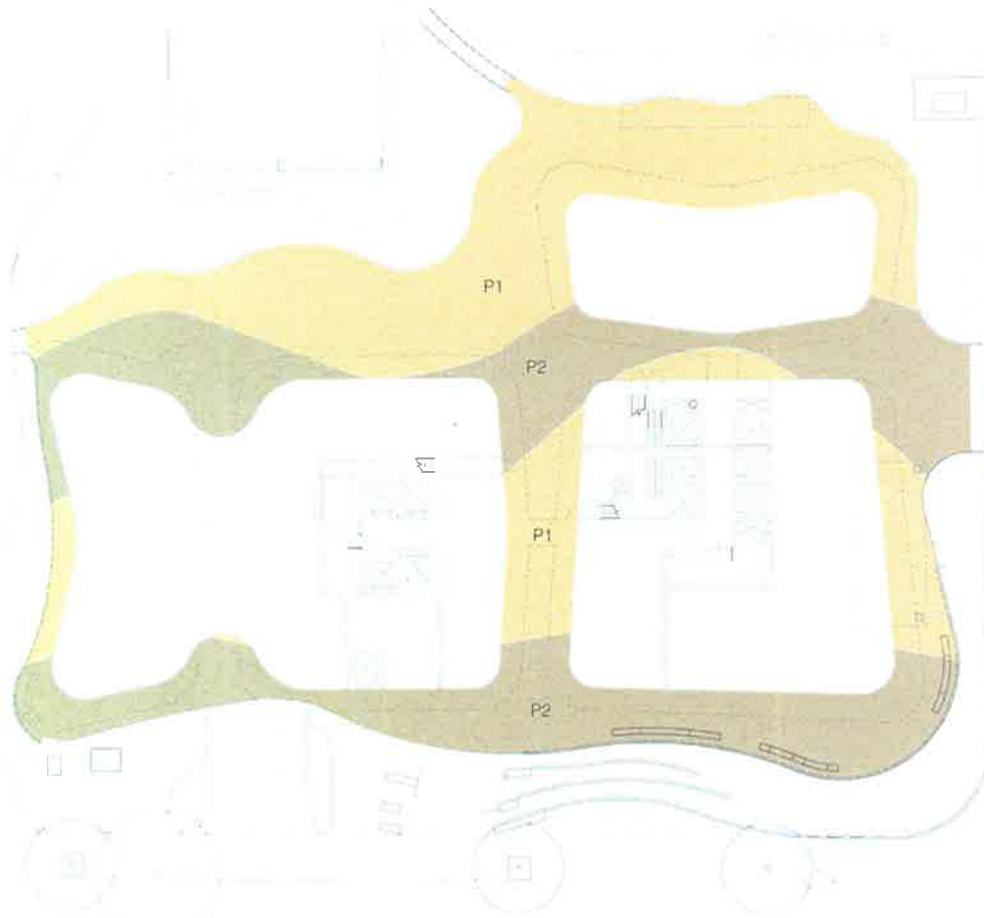


## LEGEND

 Retaining wall with sandstone cladding to respond heritage features in adjacent areas

## Terrace pavement strategy

Provide serpentine bands across the terrace of light earthen tone granite pavements. Amplify tonal difference through varying unit size and finishes. Granite recommended for hardness against food and beverage alfresco settings.



# Streetscape works



- LEGEND**
- Site boundary
  - Street tree pits in accordance with North Sydney Council's Public Domain Design Code for North Sydney Centre - min. 1000 x 1600mm with porous rubber surround and paving surround
  - Existing kerb & gutter to be retained
  - Street footpath pavement in accordance with Council's Requirement 50 x 400 x 600mm exfoliated granite paver "Bruce" Rock (Austral Juperana) granite
  - Vehicle crossover pavement in accordance with Council's Requirement 65 x 200 x 300mm six in one precast concrete cobble units with a milled finish. Cobble colour is 'Noir' (charcoal)
  - xx Existing street tree to be removed for driveway access  
Tree 13 - Platanus x hybrida  
Tree 74 - Platanus x hybrida
  - xx Existing street trees to be retained:  
Tree 58 - Platanus x hybrida  
Tree 59 - Platanus x hybrida  
Tree 60 - Platanus x hybrida
  - Proposed Street Trees



Footpath



Vehicle crossings



Tree pits

# Materials



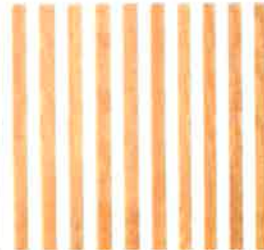
ARCHITECTURE  
FACADE - glass  
reflections



PLANTER WALLING  
Off white



PLANTER WALLING  
Sawn sandstone cladding



BLOND TIMBER  
BENCHES (teak)



PAVING 1



PAVING 2



RICH PLANTING

## Indicative planting character

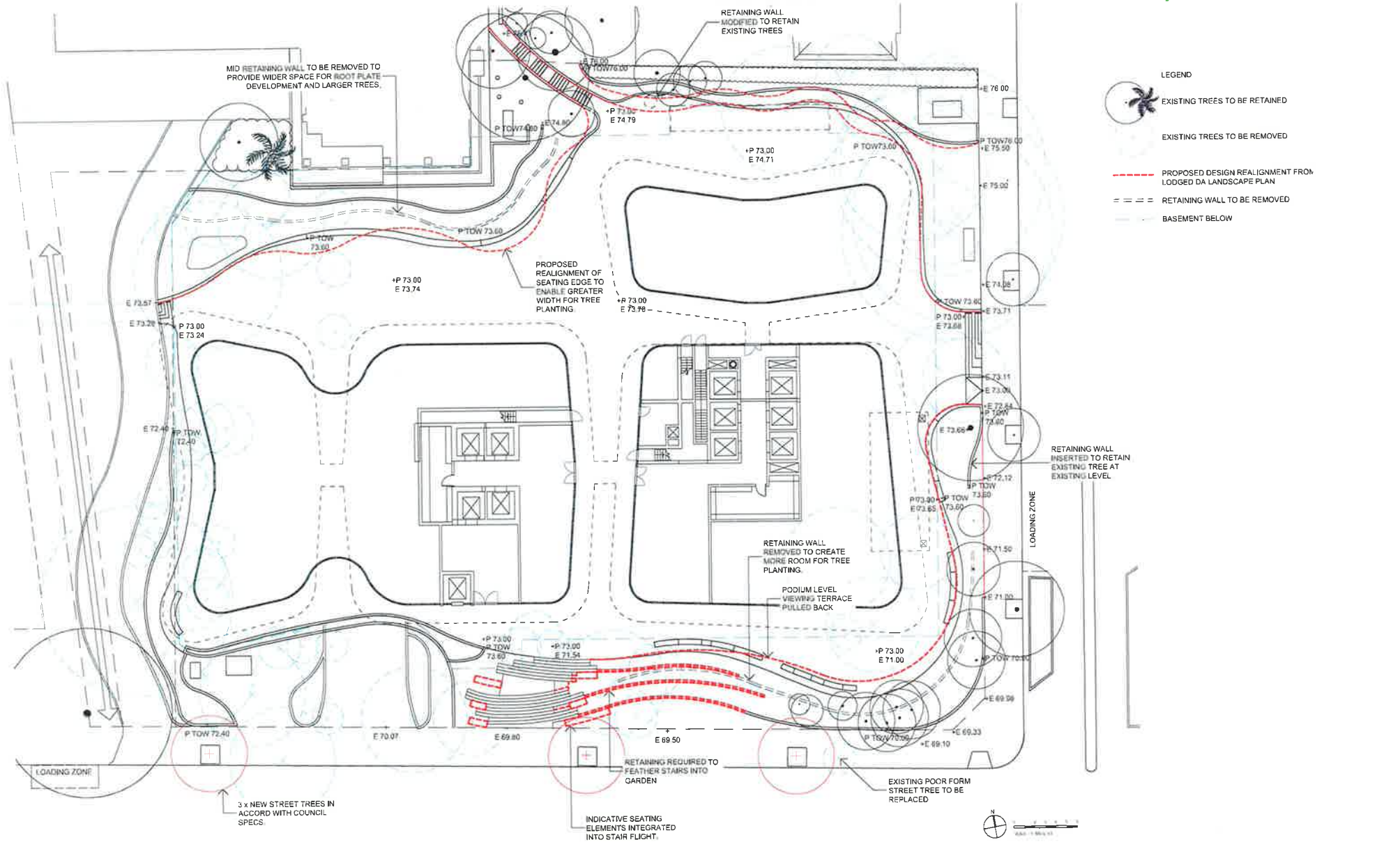


Precedents

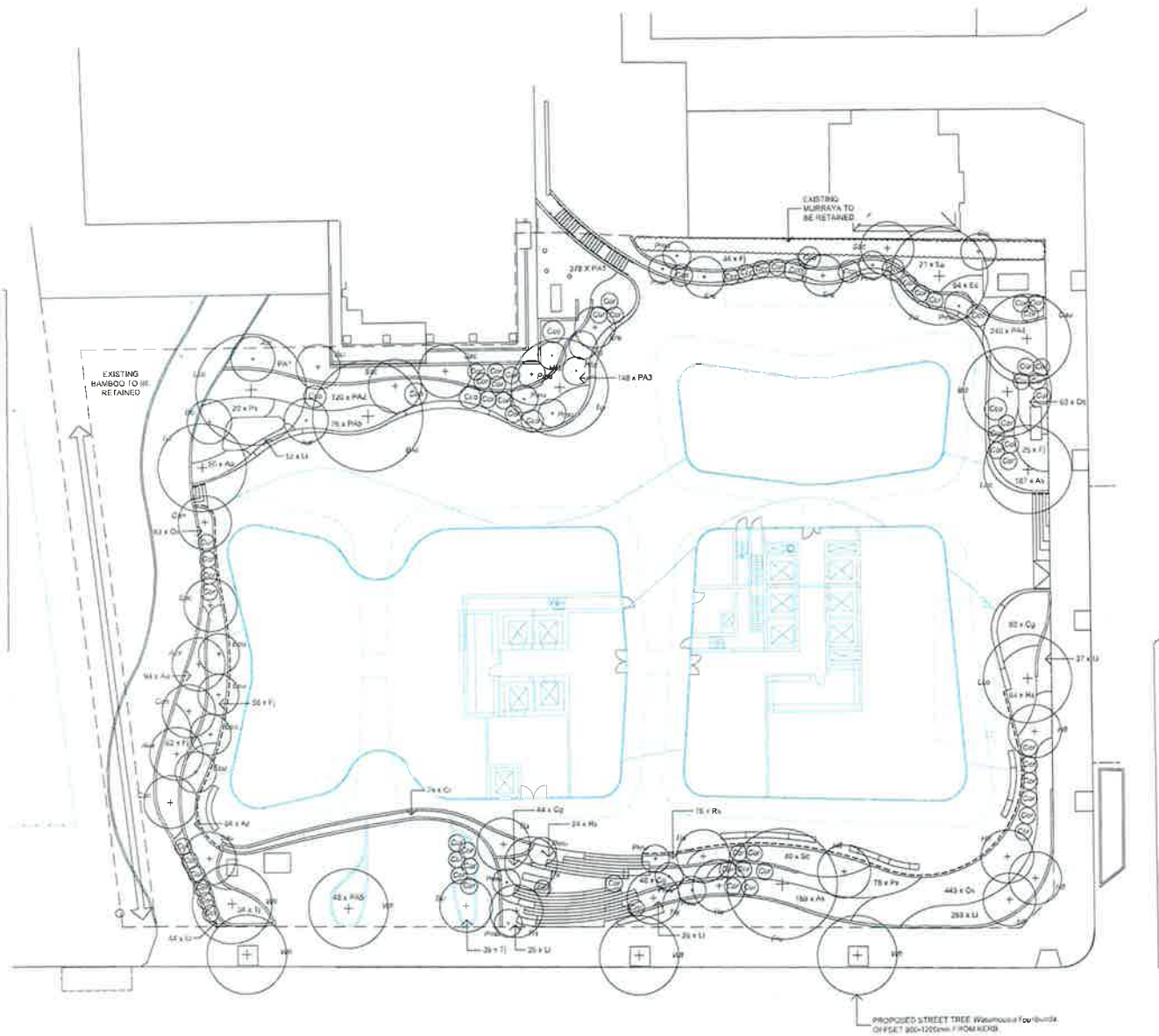


# Amendments Clarification

# Amendments to Previous Landscape Concept Plan



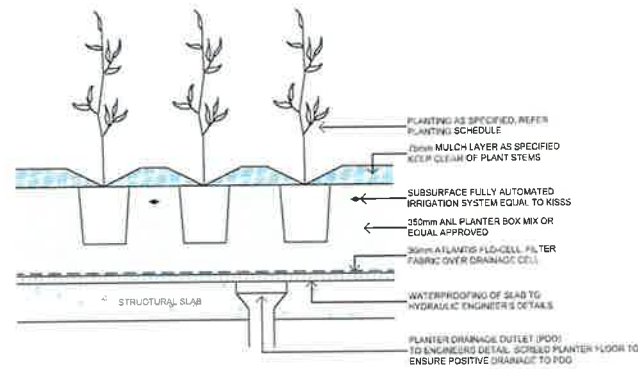
# Planting Plan



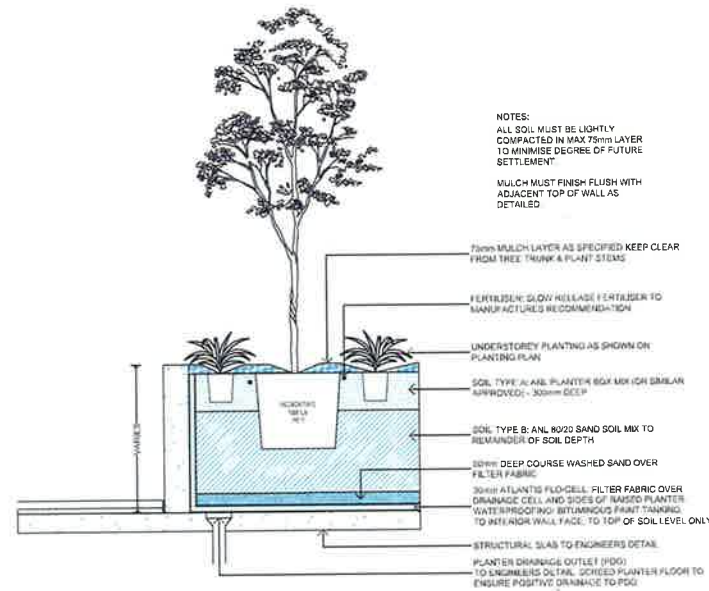
PLANT SPECIES					
Code	Botanical Name	Common Name	Centres	Pot Size	Quantity
<b>TREES</b> (All trees to be supplied in accordance with National Specifying Trees)					
Aa	<i>Alphitonia vesetata</i>	Red Ash	As shown	200mm	2
Ba	<i>Banksia obtusata</i>	Lemon Myrtle	As shown	200mm	3
Ba2	<i>Banksia acuta</i>	Illawarra Flame Tree	As shown	100mm	1
Bo	<i>Borochryton acuminatum</i>	Lacebark Tree	As shown	100mm	1
Ca	<i>Castanopsis acuminata</i>	Minister Bay Chestnut	As shown	100mm	1
Ca2	<i>Corylinus australis</i>	Cabbage Palm	As shown	300mm	03
Ca3	<i>Cupressus arborescens</i>	Tupelo	As shown	200mm	3
Cp	<i>Cyathus cooperi</i>	Scary Tree fern	As shown	100mm	12
Er	<i>Elaeoagnus repulatus</i>	Bushberry Ash	As shown	100mm	5
Eu	<i>Elaeocarpus eumucron</i>	Smooth Leaved Quandong	As shown	200mm	4
Fu	<i>Ficus rubiginosa</i>	Port Jackson Fig	As shown	1000mm	1
Hf	<i>Hymenoporum filixm</i>	Native Frangipani	As shown	200mm	5
Lo	<i>Lycopodium complanatum</i>	Bush Bib	As shown	100mm	3
Pm	<i>Polycasium murphyi</i>	Perpetual Cedar	As shown	300mm	13
Sa	<i>Schottia arborescens</i>	Old Umbrella Tree	As shown	300mm	5
Ta	<i>Tasmanian laurel</i>	Water Gum	As shown	200mm	5
To	<i>Tristania crinita</i>	Australian Red Cedar	As shown	100mm	3
Wf	<i>Warrumbungle Warbunda</i>	Warrumbungle Palm	As shown	600mm	5
<b>Palmetto Palm</b>					
Ap	<i>Asplenopteris alcockiana</i>	Alexander Palm	As shown	NA	2
Hf2	<i>Halimolobos laetevirens</i>	Kentia Palm	As shown	NA	3
<b>SHRUB</b>					
Planting notes:					
PA1	Even mix of the below				
	<i>Fatigium japonicum</i>	Giant Leopard Plant	500mm	200mm	126
	<i>Liriodendron chinensis</i>	Turt Lily	100mm	200mm	126
	<i>Philodendron 'Xanadu'</i>	Xanadu	500mm	200mm	126
PA2	Even mix of the below				
	<i>Alocasia macrorrhizos</i>	Elephant Ear	800mm	200mm	24
	<i>Alpinia zerumbet 'Variegata'</i>	Shell Ginger Flower	800mm	200mm	24
	<i>Calochortus dubus</i>	Soft Bracken	800mm	200mm	24
	<i>Chromolaena odorata</i>	Ear Palm	800mm	200mm	24
	<i>Lomandra pedunculata</i>	Deep Mat Rush	800mm	200mm	24
PA3	Even mix of the below				
	<i>Acanthaceae ripensilis</i>	Giant Bromeliad	500mm	200mm	37
	<i>Chrysanthemum</i>	Chrys	500mm	200mm	37
	<i>Drosera rotundifolia</i>	Jewel Grass	500mm	200mm	37
	<i>Hemantophyllum</i>	Native Frangipani	500mm	200mm	37
PA4	Even mix of the below				
	<i>Alocasia macrorrhizos</i>	Elephant Ear	500mm	200mm	40
	<i>Blechnum striatum</i>	Shell Tree Fern	500mm	200mm	40
	<i>Cordyline stricta</i>	Spencer Palm Lily	500mm	200mm	40
	<i>Chrysanthemum</i>	Chrysanthemum	500mm	200mm	40
	<i>Fatigium japonicum</i>	Giant Leopard Plant	500mm	200mm	40
	<i>Paspalum paspalodes</i>	Mother Shield Fern	500mm	200mm	40
PA5	Even mix of the below				
	<i>Gardenia forbesii</i>	Fragrant Gardenia	500mm	200mm	62
	<i>Cassia 'Emerald Star'</i>	Star Plant	500mm	200mm	62
<b>Mass planting</b>					
Au	<i>Agave attenuata</i>	Lily of the Valley	400mm	150mm	144
Ac	<i>Asplenium</i>	Cast Iron Plant	400mm	150mm	356
Az	<i>Alpinia zerumbet 'Variegata'</i>	Shell Ginger Flower	500mm	150mm	84
Cg	<i>Cordyline stricta</i>	Spencer Palm Lily	500mm	200mm	172
Of	<i>Cissus hibernica</i>	Oak Leaf Ivy	500mm	150mm	76
Ec	<i>Elettaria cardamomum</i>	True Cardamom	500mm	200mm	64
Fj	<i>Fatsia japonica</i>	Japanese Fatsia	600mm	300mm	189
Li	<i>Liriodendron</i>	Turt Lily	400mm	150mm	418
Oh	<i>Odonotum strictum</i>	Fraxinella	400mm	150mm	569
Ph	<i>Philodendron sellowianum</i>	Lacy Tree Philodendron	1m	200mm	20
Px	<i>Philodendron 'Xanadu'</i>	Xanadu	600mm	200mm	78
Rs	<i>Raphidocarpum 'Snow Maiden'</i>	Indian Hawthorn	500mm	200mm	104
Sa	<i>Schottia arborescens</i>	Old Umbrella Tree	1m	200mm	21
Sc	<i>Syzygium 'Cascade'</i>	Lily Palm	800mm	200mm	40
Ti	<i>Trichodesmium japonicum</i>	Star Jasmine	600mm	150mm	70



# Rooftop Garden Typical Sections



1 TYPICAL MASS PLANTING ON STRUCTURE  
SCALE 1:20 @ A3



2 TYPICAL RAISED PLANTER ON STRUCTURE  
SCALE 1:40 @ A3