

ISSUE		
REVISION	DATE	PURPOSE
A	26.11.15	DRAFT
B	02.12.15	DA ISSUE
C	03.12.15	DA ISSUE
D	31.05.16	DA ISSUE
E	01.06.16	DA ISSUE
F	26.07.16	DA ISSUE
G	15.12.16	DA ISSUE
H	21.12.16	DA ISSUE
I	23.12.16	DA ISSUE
J	20.03.17	DA ISSUE

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CLIENT  
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PROJECT  
Proposed Aged Care Development  
62-82 Harrow Road  
Bexley

DRAWING TITLE  
Landscape Plan - Ground Lvl

Sheet 1 of 5

SCALE  
1:200 @ A1

DRAWN	CHECKED	PLOT DATE
SC	DV	20.03.17
PROJECT NO.	DRAWING NO.	REVISION

H8-15044 L01 J

Suite 25, 13-29 Nichols Street, Surry Hills, NSW, 2010

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- KEY PLAN**

  - 1 FORMAL GARDEN AREA
    - Water Fountains
    - Formal Planting
    - Arbor + Columns (Stone)
  - 2 SCULPTURE/ STATUE
  - 3 OUTDOOR TABLE AND CHAIRS
  - 4 PERGOLA WITH SEATING AREA
  - 5 SEATING AREAS
  - 6 CONTEMPLATION COURTYARD
    - 'Stations of the Cross' on Columns
    - Textured 'Crazy Pavement'
    - Feature Planting and Lighting
  - 7 STEPS
  - 8 GARDEN SHEDS
  - 9 PLAYGROUND
  - 10 ORCHARD
  - 11 VEGETABLE GARDENS
  - 12 BOLLARDS
  - 13 DROP-OFF ZONE - FEATURE PAVING
  - 14 ACCESSIBLE DROP-OFF ZONE
  - 15 RAMP
  - 16 SYNTHETIC PUTTING GREEN

LANDSCAPE PLAN - GROUND LEVEL  
1:200 @A1



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KEY PLAN

- 1

PLANTERS
- 2

SEAT
- 3

TIMBER PERGOLA
- 4

TREES
- 5

DAYBED

6

LOW PLANTING IN 1m HIGH PLANTER BOX

7

MEDIUM SHRUB PLANTING IN 1m HIGH PLANTER BOX

8

LARGE SHRUB PLANTING IN 1m HIGH PLANTER BOX

9

PLANTER BOX WITH BALUSTRADE (1m HEIGHT MIN.)

10

FEATURE TREE IN LARGE POT

Note: All planter boxes to have 1m high (min.) balustrade mounted to top of rear planter wall

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DRAWING TITLE

Landscape Plan - Level 3

Sheet 2 of 5

SCALE

1:200 @ A1

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H8-15044 L02

H

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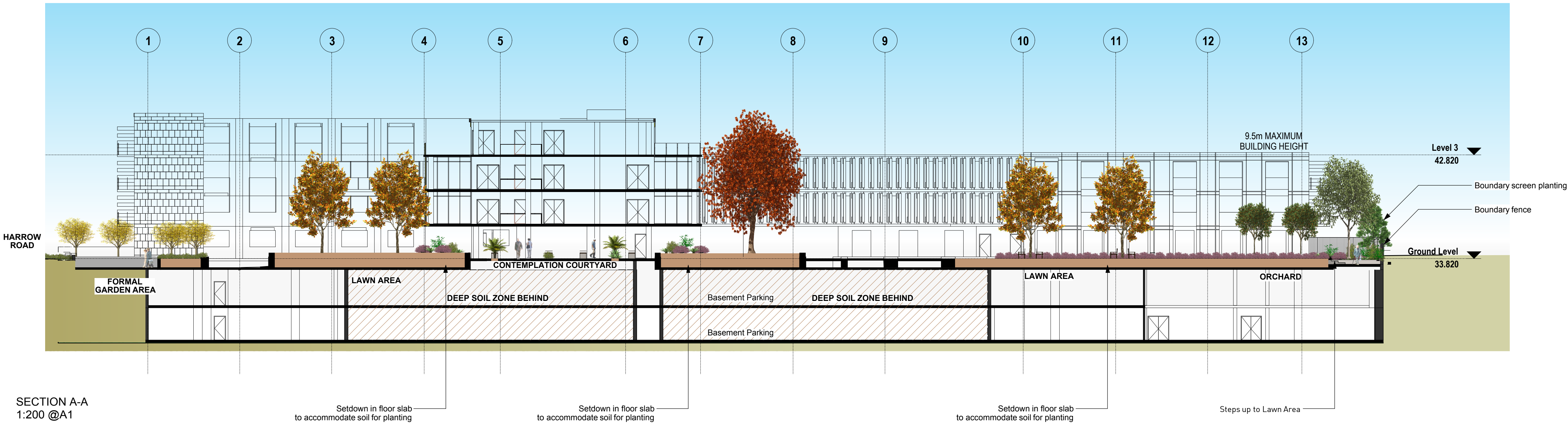
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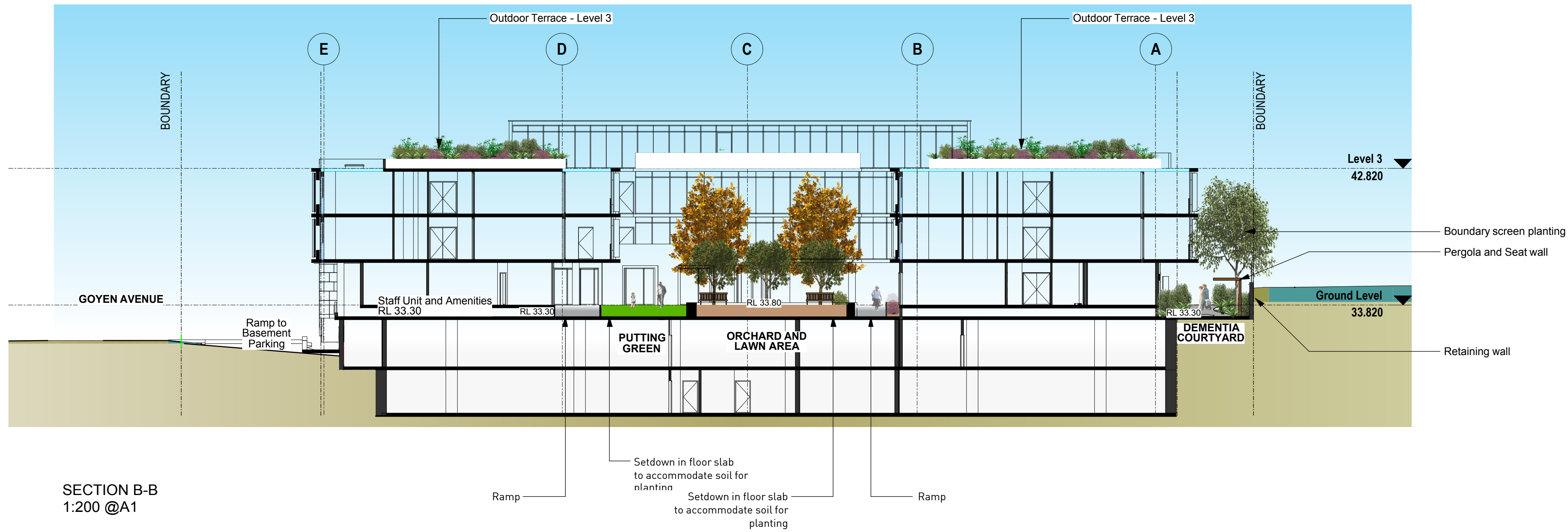
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SECTION A-A  
1:200 @A1



SECTION B-B  
1:200 @A1

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DRAWING TITLE  
Sections

Sheet 3 of 5  
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FORMAL GARDEN AREA



FUNCTION ROOM GARDENS



LAWN AREAS



PLAYGROUND



ORCHARD



PUTTING GREEN



PROPOSED PLANT SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	NATIVE / EXOTIC	AVERAGE MATURE HEIGHT X SPREAD (m)	POT SIZE
GROUND LEVEL GARDENS					
TREES					
Acu	Archontophoenix cunninghamiana	Bangalow Palm	N	25 x 2.5	200L
Ber	Banksia ericifolia	Heath Banksia	N	5 x 4	200L
Cau	Citrus aurantifolia	Lime Tree	N	3 x 3	200L
CM	Citrus x meyeri	Meyer Lemon	E	6 x 3	200L
Can	Cupaniopsis anarcadoides	Tuckeroo	N	6 x 4	400L
Hfo	Howea forsteriana	Kentia Palm	N	18 x 4	200L
Fh	Ficus Hillii	Weeping Fig	N	8 x 6	400L
Ere	Elaeocarpus reticulatus	Blueberry Ash	N	8 x 6	400L
MLG	Magnolia 'Little Gem'	Dwarf Magnolia	E	4 x 3	400L
MaS	Magnolia 'St Marys'	St Marys	E	4 x 3	400L
PC	Pyrus calleryana 'Capital'	Ornamental Pear	E	10 x 3	400L
PN	Pyrus nivalis	Snow Pear	E	6 x 4	400L
Tla	Tristaniaopsis laurina	Water Gum	N	6 x 4	400L
ULUH	Ulmus glabra	Golden Elm	E	8 x 6	400L
UP	Ulmus parvifolia	Chinese Elm	E	8 x 6	400L
WS	Waterhousia floribunda 'Sweeper'	Weeping Lily Pily	N	10 x 5-8	400L
SHRUBS					
ARW	Azalea 'Red Wing'	Azalea	E	1 x 1	300mm
Cja	Camellia japonica	Japanese Camellia	E	5 x 4	300mm
GF	Gardenia augusta 'Florida'	Gardenia	E	1 x 1	300mm
Mpan	Murraya paniculata	Orange Jasmine	E	3 x 2	300mm
PMM	Pittosporum tobira 'Miss Muffet'	Miss Muffett Pittosporum	E	1 x 1	300mm
SAB	Syzygium 'Aussie Boomer'	Aussie Boomer Lily Pily	N	1.5 x 1.5	300mm
FEATURES					
Aat	Agave attenuata	Agave	E	1 x 1	300mm
AN	Alpinia 'Nutus'	Dwarf Cardamom	E	1 x 1	300mm
Aze	Alpinia zerumbet	Shell Ginger	E	1 x 1	300mm
Aau	Asplenium australasicum	Birds Nest Fern	N	1 x 1	300mm
Bnu	Blechnum nudum	Fishbone Water Fern	N	1 x 1	300mm
Cru	Calathea rubibarba	Furry Feather Calathea	E	0.5 x 0.5	300mm
CR	Cordyline fruticosa 'Rubra'	Cordyline	E	2 x 2	300mm
CGS	Ctenanthe 'Grey Star'	Ctenanthe 'Grey Star'	E	1-1.5 x 1-1.5	300mm
Dex	Doryanthes excelsa	Gymnea Lily	N	1 x 1	300mm
Mca	Macraezia communis	Burrawang	N	1.5 x 1.5	300mm
Sni	Strelitzia nicotai	Giant Bird of Paradise	E	12 x 4	25L
Sre	Strelitzia reginae	Bird of Paradise	E	1.5 x 1.5	300mm
STRAPPY PLANTS					
AcI	Arthropodium cirratum	Renga Renga Lily	E	1 x 1	150mm
Cmi	Clivia miniata	Clivia	E	1 x 1	150mm
Cpe	Crinum pedunculatum	Swamp Lily	N	1 x 1	150mm
DLJ	Dianella caerulea 'Little Jess'	Paroo Lily	N	0.5 x 1	150mm
DSS	Dianella 'Silver Streak'	Paroo Lily	N	0.5 x 1	150mm
Hsp	Hemerocallis spp	Day Lily	E	1 x 1	150mm
HL	Hymenocallis littoralis	Spider' Lily	E	0.75 x 1	150mm
LR	Liriope muscari 'Just Right'	Giant Liriope	E	0.5 x 0.5	150mm
LT	Lomandra longifolia 'Tanika'	Spiny Headed Mat Rush	N	0.5 x 1	150mm
GROUNDCOVERS AND CLIMBERS					
AAB	Ajuga australis 'Aussie Bugle'	Australian Bugle	N	0.15 x 1	150mm
AA	Ajuga reptans 'Artapurplea'	Bugle	E	0.15 x 1	150mm
Ade	Alternanthera dentata	Ruby Leaf Alternanthera	E	0.5 x 1	150mm
Ael	Aspidistra elatior	Cast Iron Plan	E	0.6 x 0.5	150mm
ABB	Austromyrtus 'Blushing Beauty'	Austromyrtus	N	1.5 x 1	150mm
Ble	Blechnum cartilagineum	Gristle' Fern	N	0.3 x 0.5	150mm
Bu	Buxus sempervirens	box	E	0.6 x 0.5	150mm
Can	Cissus antarctica	Kangaroo Vine	N	climber	150mm
Dre	Dichondra repens	Kidney Weed	N	1 x 1	150mm
Fpu	Ficus pumila	Creeping Fig	E	climber	150mm
GR	Gardenia 'Radicans'	Dwarf Gardenia	E	0.3 x 0.4	150mm
Gov	Goodenia ovata	Hop Goodenia	N	1 x 1	150mm
GPRM	Grevillea poorinda 'Royal Mantle'	Prostrate Grevillea	N	0.15 x 5	150mm
Hvi	Hardenbergia violacea	Happy Wanderer	N	climber	150mm
Hsc	Hibbertia scandens	Snake Vine	N	climber	150mm
Jco	Juniperus conferta	Shore Juniper	E	0.4 x 2	150mm
Kru	Kennedia rubicunda	Dusky Coral Pea	N	climber	150mm
Oja	Ophiopogon japonicus	Mondo Grass	E	0.15 x 0.15	150mm
Ppa	Pandorea pandorana	Wonga Wonga Vine	N	climber	150mm
PX	Philodendron 'Xanadu'	Xanadu	E	1 x 1	150mm
Sae	Scaevola aemula	Fairy Fan Flower	N	0.5 x 0.5	150mm
Tja	Trachelospermum jasminoides	Jasmine	E	climber	150mm
Vhe	Viola hederacea	Native Violet	N	0.15 x 1	150mm
LEVEL 03 ROOFGARDENS					
TREES					
Can	Cupaniopsis anarcadoides	Tuckeroo	N	6x4	400L
Oeu	Olea europaea	Olive	E	6x4	200L
Pob	Plumeria obtusa	Frangipani	E	6x4	200L
SHRUBS					
Lst	Lavandula stoechas	French Lavender	E	1x1	300mm
Rof	Rosmarinus officinalis	Rosemary	E	1x1	300mm
Sle	Salvia leucantha	Mexican Sage Bush	E	1x1	300mm
Wfr	Westringia fruticosa	Coastal Rosemary	N	1.5x1.5	300mm
FEATURES					
Aat	Agave attenuata	Agave	E	1x1	300mm
Byu	Beschorneria yuccaoides	Mexican Lily	E	1x1	300mm
Pte	Phormium tenax	NZ Flax	E	1.5x1	300mm
GROUNDCOVERS & CLIMBERS					
Aco	Aptenia cordifolia	Baby Sun Rose	E	0.15 x 1	150mm
BBc	Banksia 'Birthday Candles'	Dwarf Banksia	N	0.5 x 1	150mm
Bnu	Brachycome multifida	Cut Leaf Daisy	N	0.15 x 1	150mm
Cgl	Carpobrotus glauescens	Pig Face	N	0.15 x 1	150mm
Cap	Chrysocephalum apiculatum	Yellow Buttons	N	0.5 x 1	150mm
Ccn	Convolvulus cneorum	Silverbush	E	0.6 x 1	150mm
Cel	Coronidium elatum	White Paper Daisy	E	1 x 0.3	150mm
Cspp.	Cotyledon spp.	Cotyledon	E	0.15 x 1	150mm
Cte	Crassula tetragona	Crassula	E	0.15 x 1	150mm
EVQ	Echeveria 'Violet Queen'	Echeveria	E	0.15 x 0.15	150mm
Gto	Gazania tomentosa	Gazania	E	0.5 x 1	150mm
KPP	Kalanchoe tomentosa 'Panda Plant'	Kalanchoe	E	0.3 x 1	150mm
LPB	Limonium peresii 'Peresii Blue'	Blue Statice	E	0.3 x 0.5	150mm
MDM	Mesembryanthemum 'Dwarf Mauve'	Mesembryanthemum	E	0.3 x 1	150mm
Mssp	Mesembryantum spp	Mesembryanthemum	E	0.3 x 1	150mm
Mpa	Myoporum parvifolium	Creeping Boobialla	N	0.3 x 1	150mm
Sgl	Senecio glaucescens	Senecio	E	0.3 x 1	150mm
Sse	Senecio serpens	Senecio	E	0.3 x 1	150mm
'CONTEMPLATION COURTYARD'					
TREES					
Cco	Cyathea cooperi	Scaly Tree Fern	N	10 x 3	200L
Dan	Dicksonia antarctica	Soft Tree Fern	N	15 x 3	200L
Hfo	Howea forsteriana	Kentia Palm	N	18 x 4	200L
STRAPPY PLANTS					
CIm	Clivia miniata	Natal Lily	E	0.3 x 0.5	150mm
Cpe	Crinum pedunculatum	Swamp Lily	N	1 x 1	150mm
Dre	Dianella revoluta	Flax Lily	N	1 x 2	150mm
GROUNDCOVERS & CLIMBERS					
Bca	Blechnum cartilagineum	Gristle Fern	N	0.3 x 0.5	150mm
Cgl	Carpobrotus glaucescens	Pig Face	N	0.15 x 1	150mm

Planting Themes

Ground Level Planting



'Dementia Courtyard'



'Contemplation Courtyard'



Formal Garden Area



Roof Garden



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PROJECT		
Proposed Aged Care Development 62-82 Harrow Road Bexley		
DRAWING TITLE		
Proposed Planting		
Sheet 4 of 5		
SCALE		
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SPECIFICATION NOTES

SERVICES  
Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

PLANTING MIXTURE  
Must be homogenous blend of soil and additives in the following proportions:  
Existing site soil if suitable or Imported Topsoil 50%  
Compost 30%  
D/W Sand 20%  
Soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with Australian Standards.

MULCH  
APPLICATION: Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.  
MULCH TYPE:  
Type 1 (Mass planting):  
Pine bark: From mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

COMPOST  
Must be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral pH. Provide a certificate of proof of pH upon request. Must be 'Spent Mushroom Compost'. Typical of the compost used throughout the mushroom industry with neutral pH value free from grass and weed growth. Provide a certificate of proof of pH value of compost upon request.

PLANT MATERIAL  
All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants must be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees must have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

FERTILISER  
MASS PLANTING AREAS: Fertiliser must be 'Nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.  
TURF: Must be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.

TREES IN GRASS AND SUPER ADVANCED TREES: Pellets must be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets must be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING  
Stakes must be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.  
a. 5-15 litre size plant 1x(1200x25x25mm)  
b. 35-75 litre size plant 2x(1500x38x38mm)  
c. 100-greater than 200litre 3x(1800x50x50mm)  
Ties must be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

LANDSCAPE MAINTENANCE PROGRAM

Maintenance must mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This must include, but must not be limited to, watering, mowing, fertilising, reseeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing, maintaining the site in a neat and tidy condition as follows:-

GENERAL  
The landscape contractor must maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor must attend to the site on a weekly basis. The maintenance period must commence at practical completion and continue for a period of 12 months.

WATERING  
Grass, trees and garden areas must be watered regularly so as to ensure continuous healthy growth.

RUBBISH REMOVAL  
During the term of the maintenance period the landscape contractor must remove rubbish that may occur and reoccur throughout the maintenance period. This work must be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

REPLACEMENTS  
The landscape contractor must replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements must be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements must be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

STAKES AND TIES  
The landscape contractor must replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Remove stakes and ties at the end of the maintenance period if so directed.

PRUNING  
Trees and shrubs must be pruned as directed by the Landscape Architect. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning and beneficial to the condition of the plants. Any damaged growth must be pruned. All pruned material must be removed from the site.

MULCHED SURFACES  
All mulched surfaces must be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times.

PEST AND DISEASE CONTROL  
The landscape contractor must spray against insect and fungus infestation with all spraying to be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately that they are detected) to the Landscape Architect.

WEED ERADICATION  
Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. 'Roundup') in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

SOIL SUBSIDENCE  
Any soil subsidence or erosion which may occur after the soil filling and preparation operations must be made good by the landscape contractor at no cost to the client.

IRRIGATION OVERVIEW - Confirm with irrigation contractor and client at tender stage

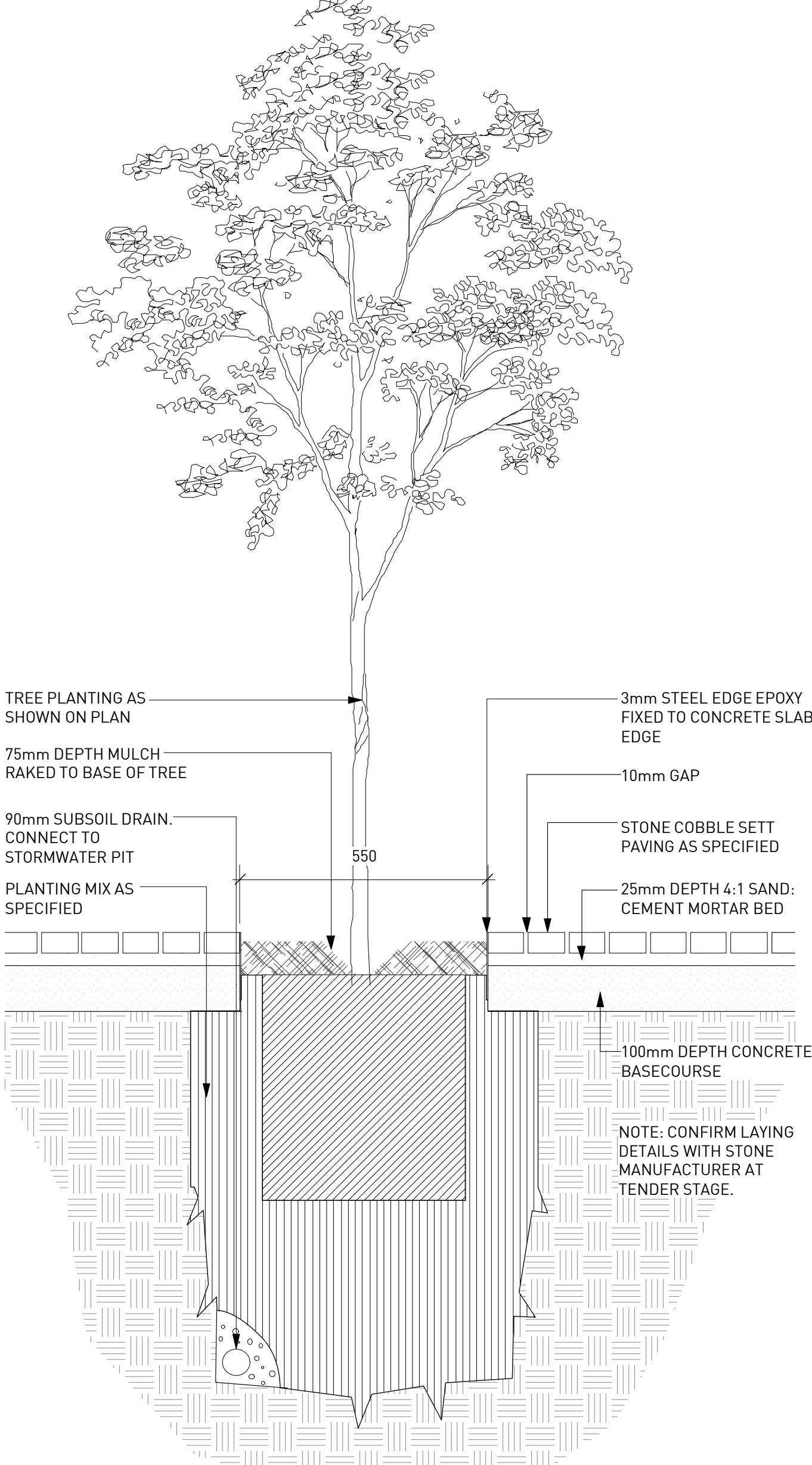
1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump. Confirm with hydraulic engineer.

DRIPLINE  
Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers. Install line at 500mm spacings with the first line to be 150mm in from edge.  
Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

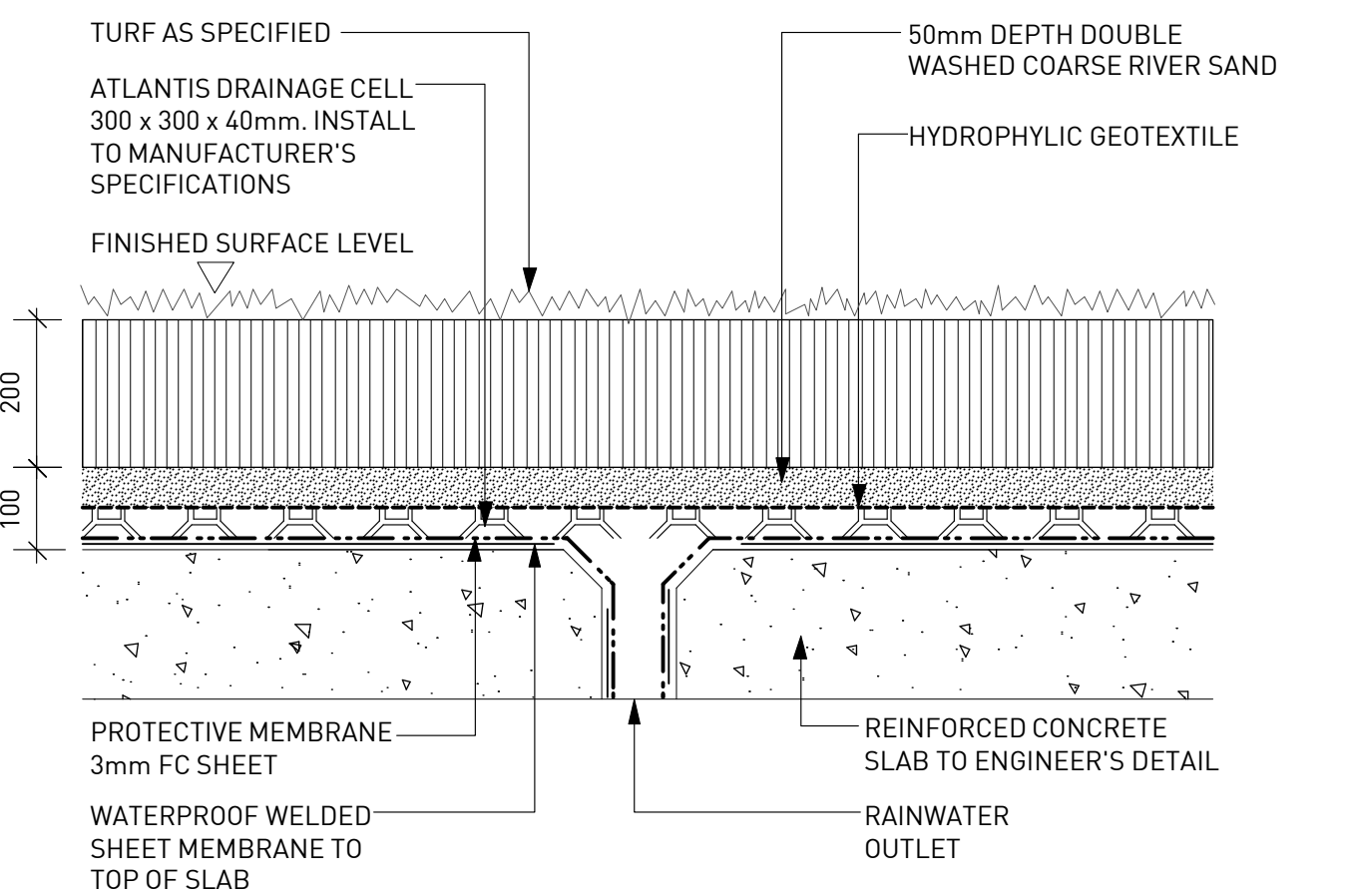
CONTROL VALVES  
24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side. Controller to be Toro greenkeeper or approved equal with a rain switch. Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.

CONTROL WIRES  
Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

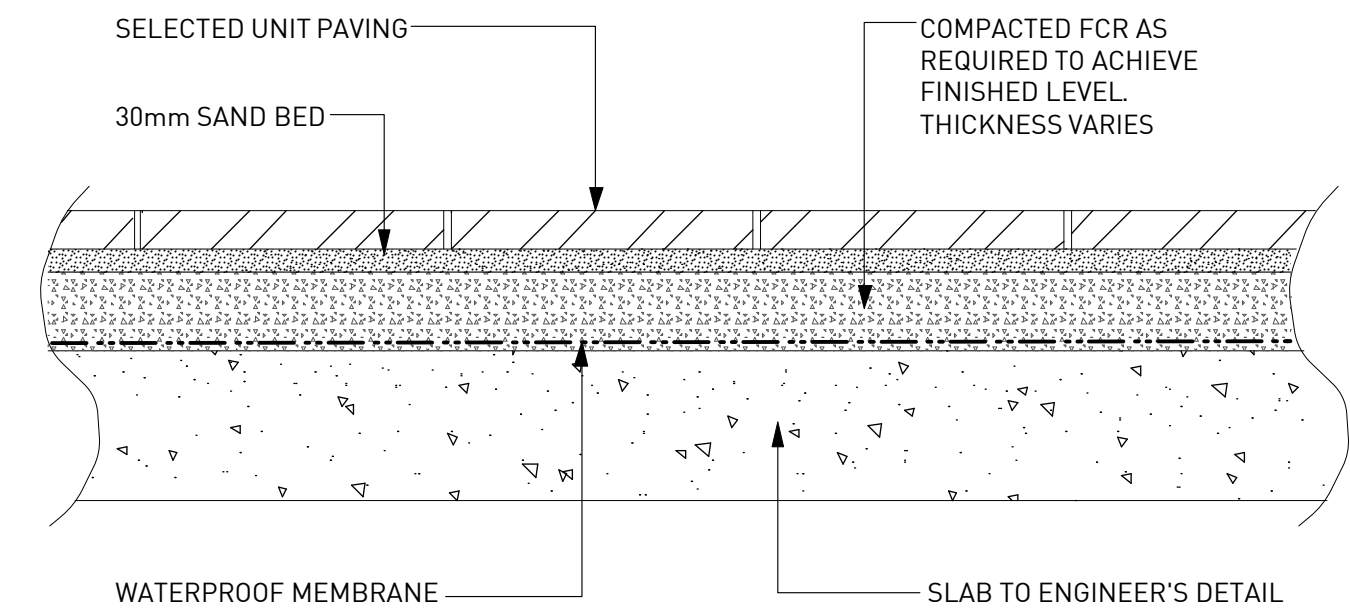
Provide a backflow prevention device to Sydney water standards AS 3500.



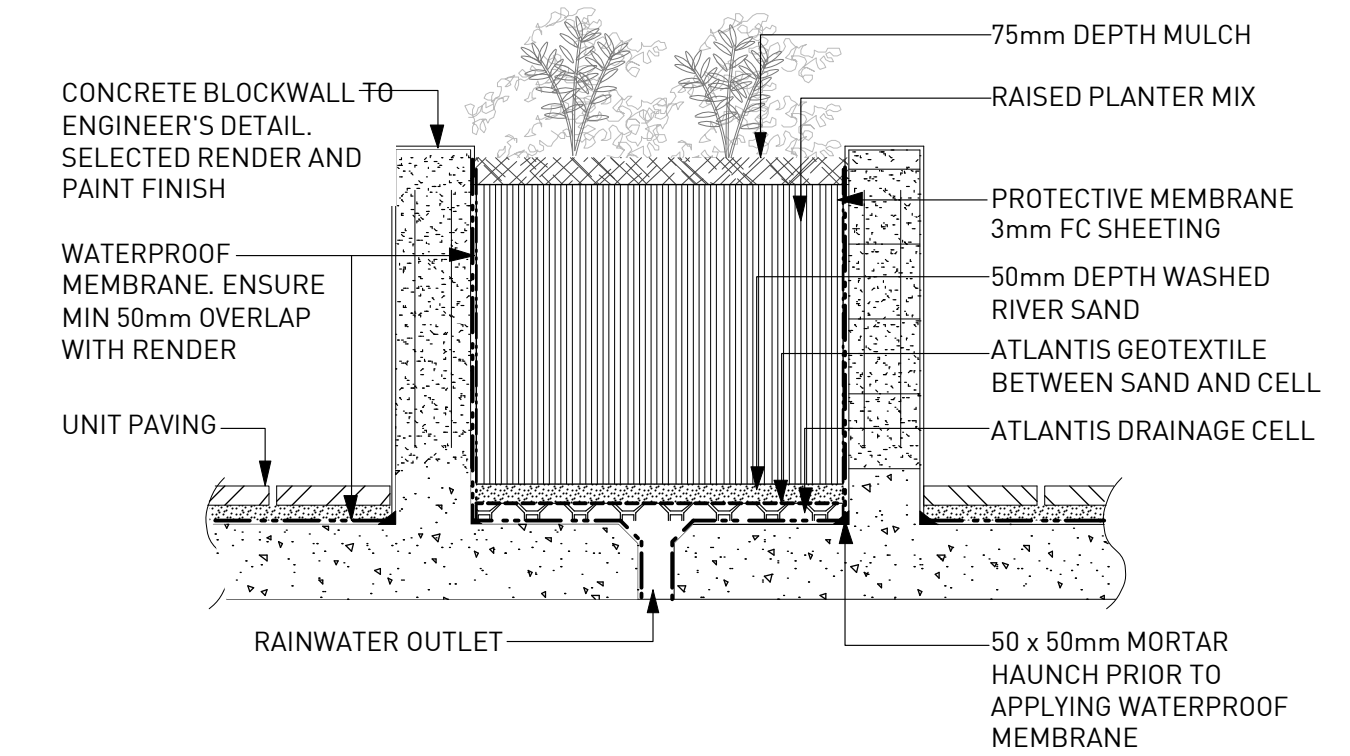
4 Tree Planting in Natural Ground Typical Detail  
L05 1:10@A1



1 Typical Turf Detail  
L05 1:10@A1



2 Paving on Slab Deatil  
L05 1:10@A1



3 Typical Raised Planter Detail  
L05 1:20@A1

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Specification Notes and Details		
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