

VICTORIA ROAD GLADESVILLE

MULTI UNIT RESIDENTIAL

363 VICTORIA ROAD, GLADESVILLE, NSW

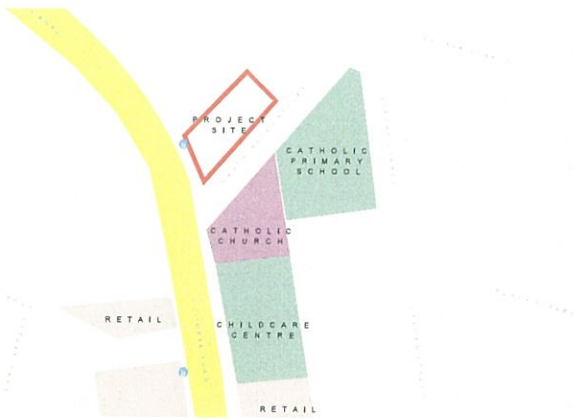
UNITS SCHEDULE				PRIVATE OPEN SPACE		STORAGE M³ (in units)	STORAGE M³ (in basement / storage room)
FLOOR	UNIT No.	BEDROOMS	AREA m2				
First							
	UNIT 01	2 BDRM	77.46	19.57	BALCONY	4.26	7.75
	UNIT 02	2 BDRM	84.45	39.63	BALCONY	3.14	7.75
	UNIT 03	1 BDRM (AD)	55.65	8.68	BALCONY	4.07	7.76
	UNIT 04	1 BDRM + STUDY	62.39	16.26	BALCONY	3.08	18.02
	UNIT 05	1 BDRM + STUDY	66.14	15.57	BALCONY	3.78	17.84
	UNIT 06	1 BDRM+STUDY	54.79	8.00	BALCONY	3.06	19.56
	UNIT 07	2 BDRM	75.48	9.87	BALCONY	4.08	20.20
	UNIT 08	2 BDRM	89.95	14.21	BALCONY	4.01	15.02
	UNIT 09	3 BDRM	96.17	14.21	BALCONY	4.20	14.19
Second							
	UNIT 10	2 BDRM	77.46	19.57	BALCONY	3.14	15.67
	UNIT 11	2 BDRM	84.45	40.20	BALCONY	4.26	14.50
	UNIT 12	1 BDRM (AD)	55.65	8.68	BALCONY	4.07	9.66
	UNIT 13	1 BDRM + STUDY	60.87	17.67	BALCONY	3.08	13.89
	UNIT 14	1 BDRM + STUDY	64.62	16.98	BALCONY	3.78	14.47
	UNIT 15	1 BDRM+STUDY	54.79	8.00	BALCONY	3.06	14.19
	UNIT 16	2 BDRM	75.48	9.87	BALCONY	4.08	19.54
	UNIT 17	2 BDRM	89.95	14.51	BALCONY	4.01	28.54
	UNIT 18	3 BDRM	96.17	14.51	BALCONY	4.20	17.85
Third							
	UNIT 19	2 BDRM	77.46	19.57	BALCONY	3.14	19.57
	UNIT 20	2 BDRM	84.41	40.20	BALCONY	4.26	20.17
	UNIT 21	1 BDRM (AD)	55.65	8.68	BALCONY	4.07	15.05
	UNIT 22	1 BDRM + STUDY	60.87	17.67	BALCONY	3.08	12.64
	UNIT 23	1 BDRM + STUDY	64.62	16.98	BALCONY	3.78	16.57
	UNIT 24	1 BDRM+STUDY	54.79	8.00	BALCONY	3.06	14.19
	UNIT 25	2 BDRM	75.48	9.87	BALCONY	4.08	15.67
	UNIT 26	2 BDRM	89.95	14.51	BALCONY	4.01	14.50
	UNIT 27	3 BDRM	96.17	14.51	BALCONY	4.20	19.63
Fourth							
	UNIT 28	2 BDRM	77.59	9.61	BALCONY	4.13	19.99
	UNIT 29	2 BDRM	84.46	40.20	BALCONY	4.26	19.32
	UNIT 30	1 BDRM (AD)	55.65	8.68	BALCONY	4.07	21.15
	UNIT 31	1 BDRM + STUDY	60.76	15.49	BALCONY	3.08	24.66
	UNIT 32	1 BDRM + STUDY	64.62	15.51	BALCONY	3.78	18.98
	UNIT 33	1 BDRM + STUDY	54.79	8.00	BALCONY	3.06	19.56
	UNIT 34	2 BDRM	76.88	16.87	BALCONY	6.74	17.76
	UNIT 35	1 BDRM	50.13	13.02	BALCONY	2.68	14.71
	Fifth						
	UNIT 36	2 BDRM	77.59	9.61	BALCONY	4.13	15.37
	UNIT 37	2 BDRM	84.41	36.47	BALCONY	4.26	14.75
	UNIT 38	1 BDRM (AD)	55.65	8.68	BALCONY	4.07	13.87
	UNIT 39	1 BDRM + STUDY	60.76	15.49	BALCONY	3.08	9.70
	UNIT 40	1 BDRM + STUDY	64.62	15.51	BALCONY	3.78	12.47
	UNIT 41	1 BDRM + STUDY	54.79	8.00	BALCONY	3.06	9.77
	UNIT 42	2 BDRM	76.88	12.31	BALCONY	6.74	9.77
	UNIT 43	1 BDRM	60.51	8.00	BALCONY	2.92	17.41
Penthouse							
	UNIT 44	3 BDRM	97.55	49.77	TERRACE	5.04	17.41
	UNIT 45	3 BDRM	96.15	26.05	TERRACE	4.72	8.71
	UNIT 46	3 BDRM	95.05	22.31	TERRACE	6.47	8.71
	UNIT 47	3 BDRM	98.29	54.05	TERRACE	7.18	15.12



D.1

UNIT MIX				
	1 bed	2 bed	3 bed	TOTAL
Ground	0	0	0	0
1st	4	4	1	9
2nd	4	4	1	9
3rd	4	4	1	9
4th	5	3	0	8
5th	5	3	0	8
PH	0	0	4	4
Total	22	18	7	47
Mix units %	46.81%	38.30%	14.89%	100.00%

Location Plan



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PROJECT NO.
15/09

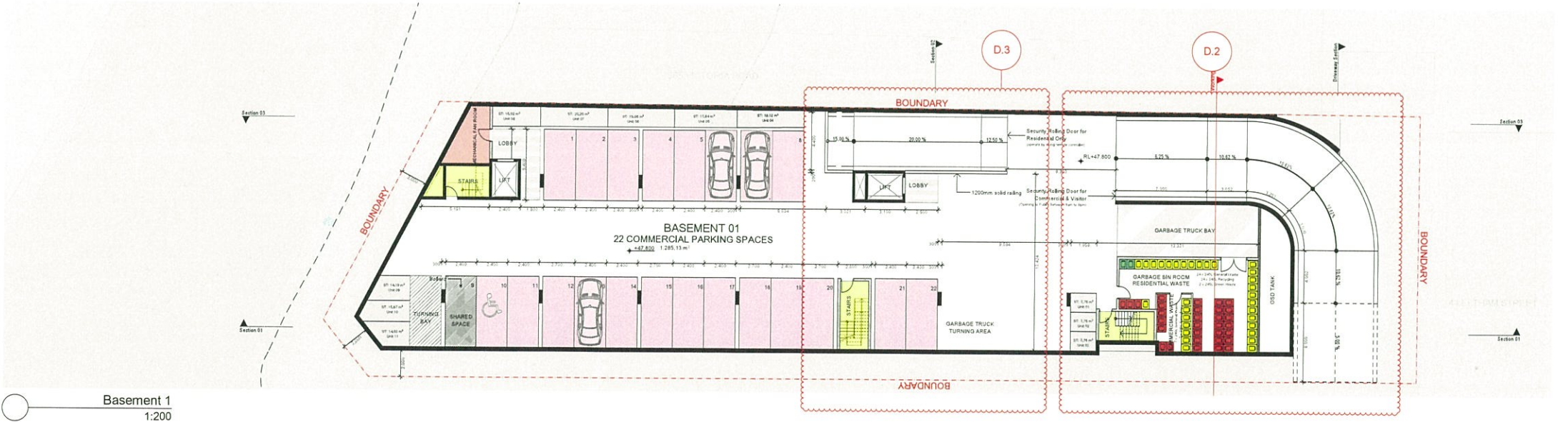
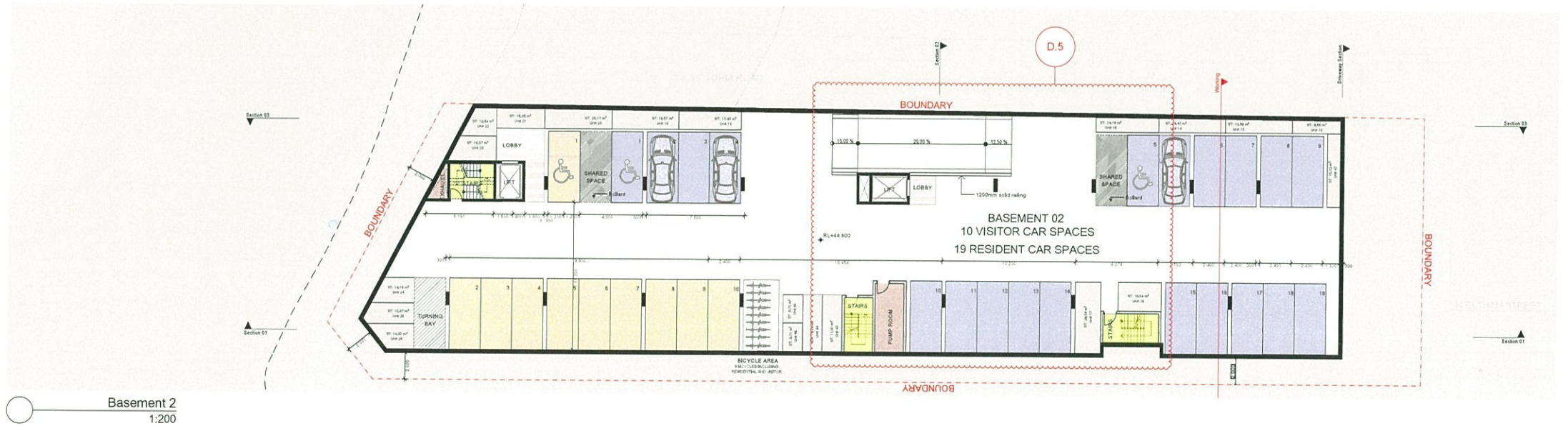
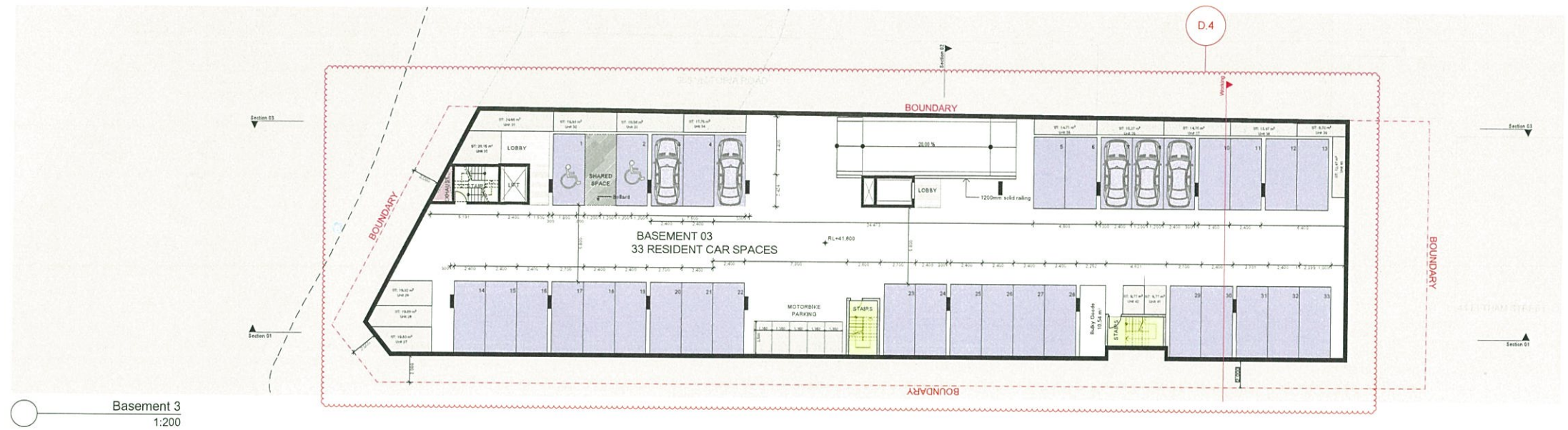
AMENDMENTS			
No.	REVISION	BY	DATE
C	AMENDMENTS	B.C.	2017.02.03
B	AMENDMENTS	B.S.	2016.11.28
A	DEVELOPMENT APPLICATION	S.L.	2016.07.08



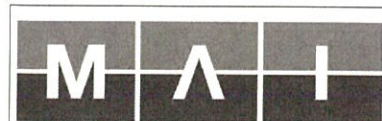
PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville,
NSW

DRAWING:
Cover Sheet - Cover Sheet
SCALE:
1:100 @ A0
1:200 @ A1
DRAWING NO.:
100
ISSUE:
D

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- KEY**
- 1 BED APARTMENT
 - 2 BED APARTMENT
 - 3 BED APARTMENT
 - COMMUNAL OPEN SPACE
 - COMMERCIAL
 - STAIRS
 - VISITOR PARKING
 - COMMERCIAL PARKING
 - RESIDENTIAL PARKING
 - SHARED SPACE
 - SERVICES
 - SOLAR COMPLIANT
 - CROSS VENTILATION COMF
 - EXISTING TREE
 - RECYCLING
 - GENERAL WASTE
 - GREEN WASTE
 - DEEP SOIL



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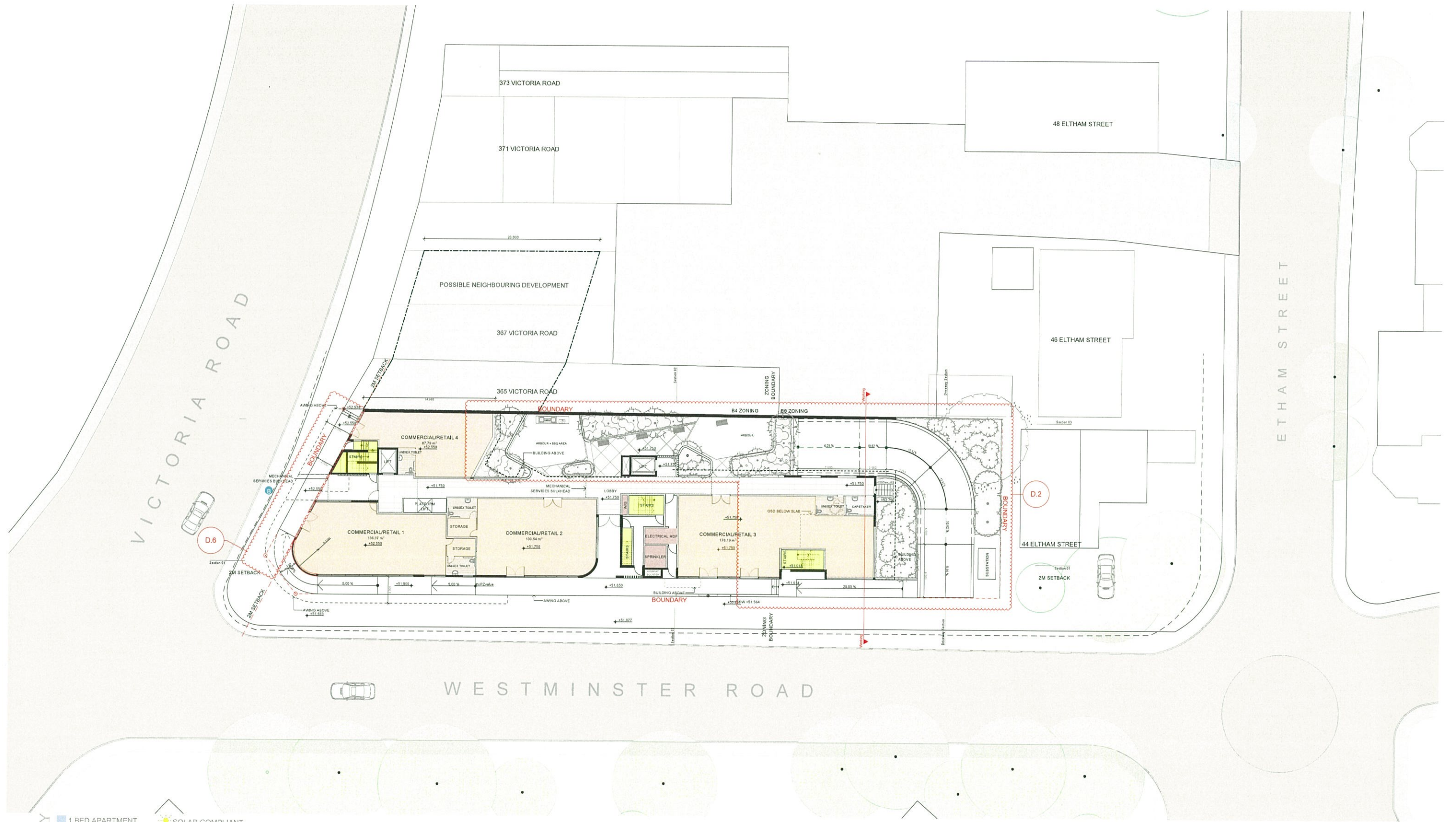
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AMENDMENTS			
No.	REVISION	BY	DATE
B	AMENDMENTS	B.C	2017.02.03
B	AMENDMENTS	B.S	2016.11.26
A	DEVELOPMENT APPLICATION	S.L	2016.07.08



PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville,
NSW

DRAWING:
Floor Plans - Basement 01- 02 - 03
SCALE:
1:100 @ A0
1:200 @ A1
DRAWING NO.:
101
ISSUE:
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 - SERVICES
- SOLAR COMPLIANT
CROSS VENTILATION COMF
EXISTING TREE
RECYCLING
GENERAL WASTE
GREEN WASTE
DEEP SOIL
- GROUND
1:200



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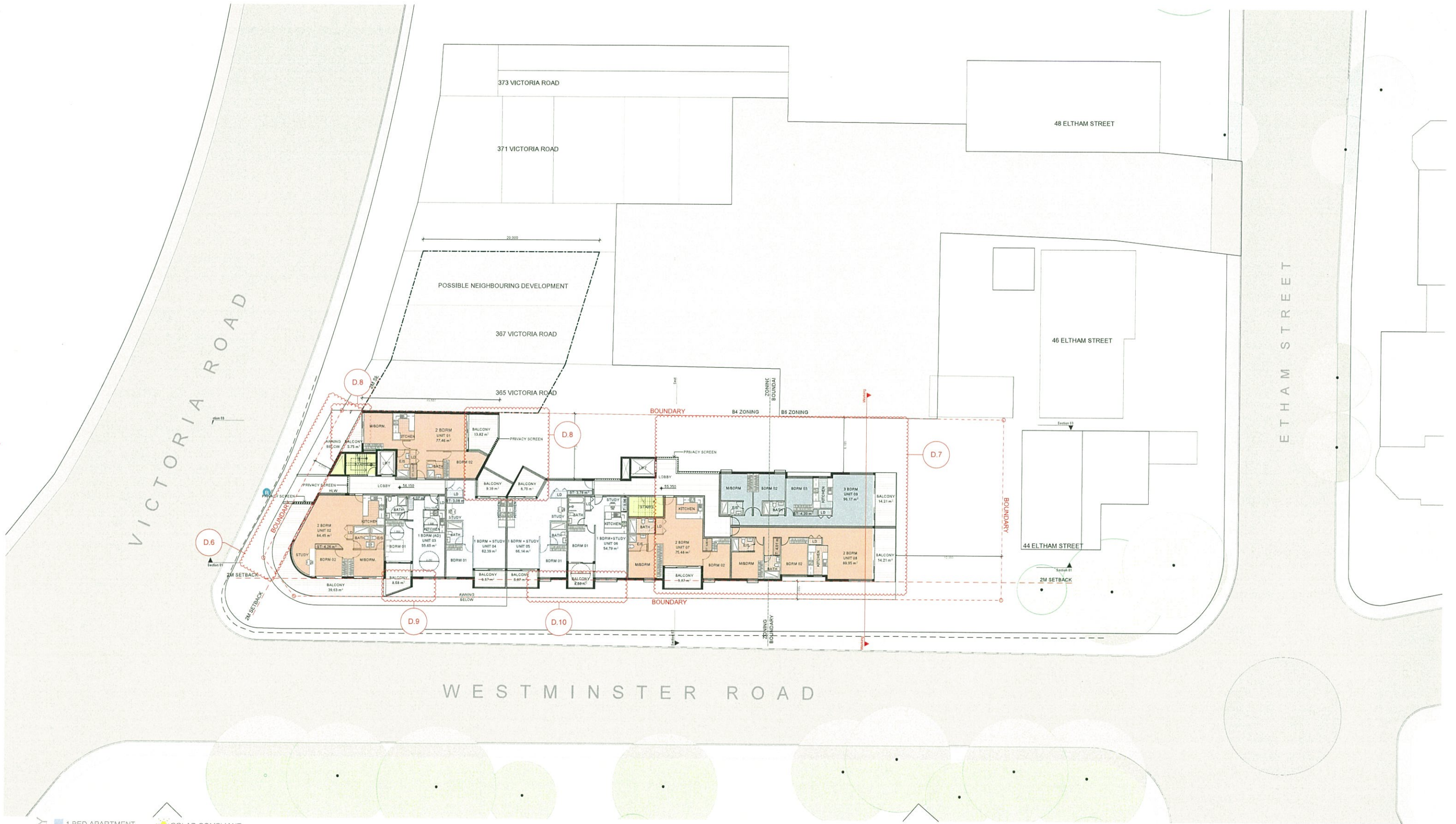
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AMENDMENTS			
No.	REVISION	BY	DATE
C	AMENDMENTS	B.C	2017.02.03
B	AMENDMENTS	B.S	2016.11.26
A	DEVELOPMENT APPLICATION	S.L	2016.07.08



PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville,
NSW

DRAWING
Floor Plans - Ground
SCALE
1:100 @ A0
1:200 @ A1
DRAWING NO.
102
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D
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 - SHARED SPACE
 - SERVICES
- LEGEND
- SOLAR COMPLIANT
 - CROSS VENTILATION COMF
 - EXISTING TREE
 - RECYCLING
 - GENERAL WASTE
 - GREEN WASTE
 - DEEP SOIL
- 1:200
- FIRST



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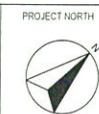
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C	AMENDMENTS	B.C.	2017.02.03
B	AMENDMENTS	B.S.	2016.11.28
A	DEVELOPMENT APPLICATION	S.L.	2016.07.08



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363 Victoria Road, Gladsville,
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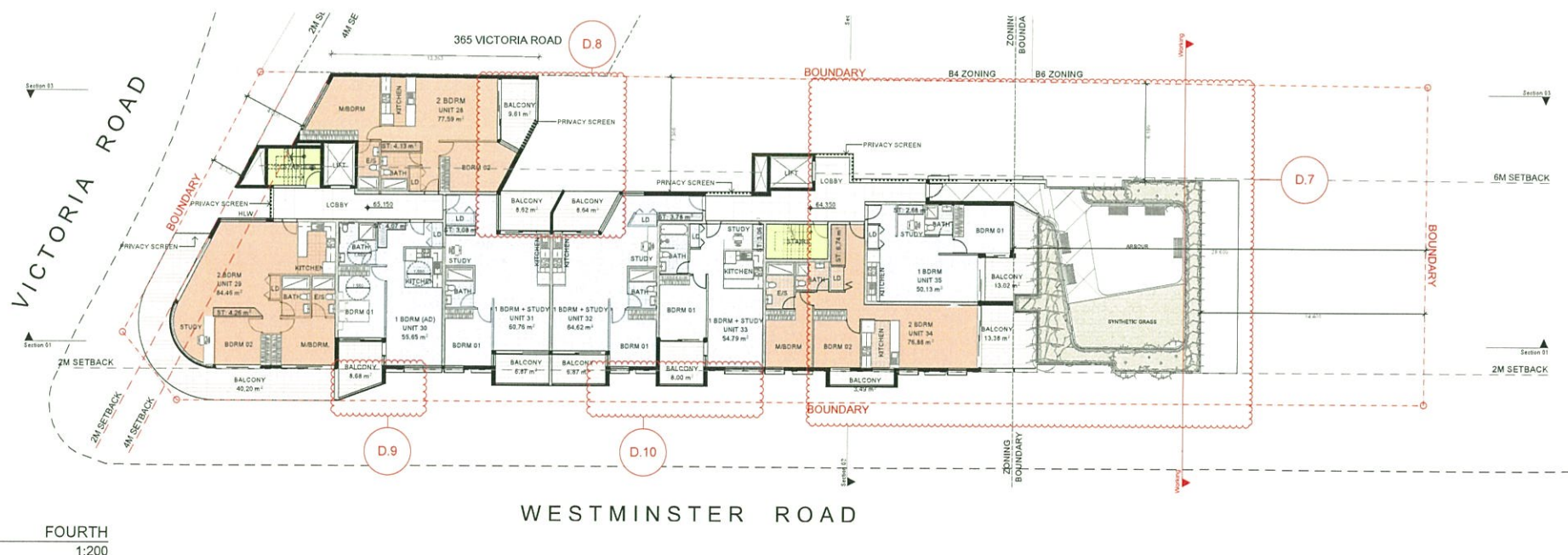
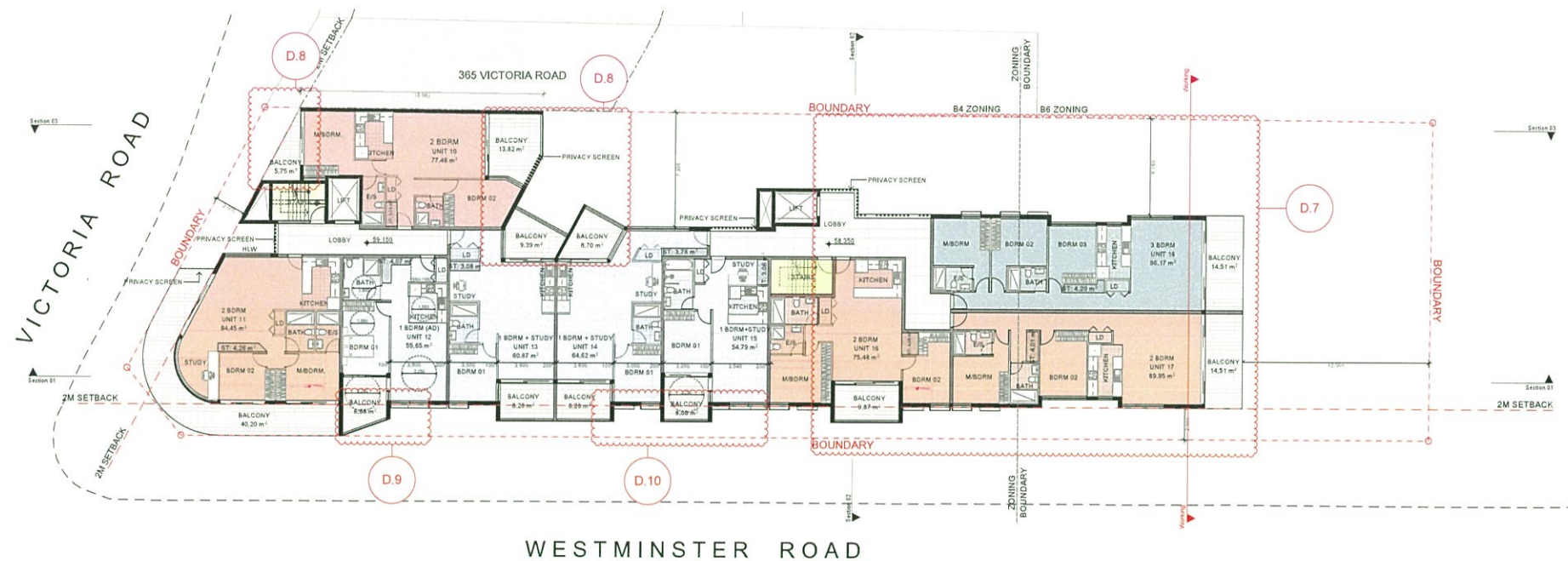
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Floor Plans - First

SCALE
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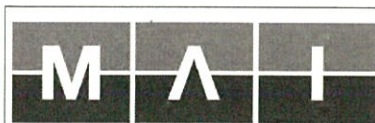
DRAWING NO.
103

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D

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 - EXISTING TREE
 - RECYCLING
 - GENERAL WASTE
 - GREEN WASTE
 - DEEP SOIL



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No.	REVISION	BY	DATE
C	AMENDMENTS	B.C.	2017.02.03
B	AMENDMENTS	B.S.	2016.11.28
A	DEVELOPMENT APPLICATION	S.L.	2016.07.08



PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville, NSW

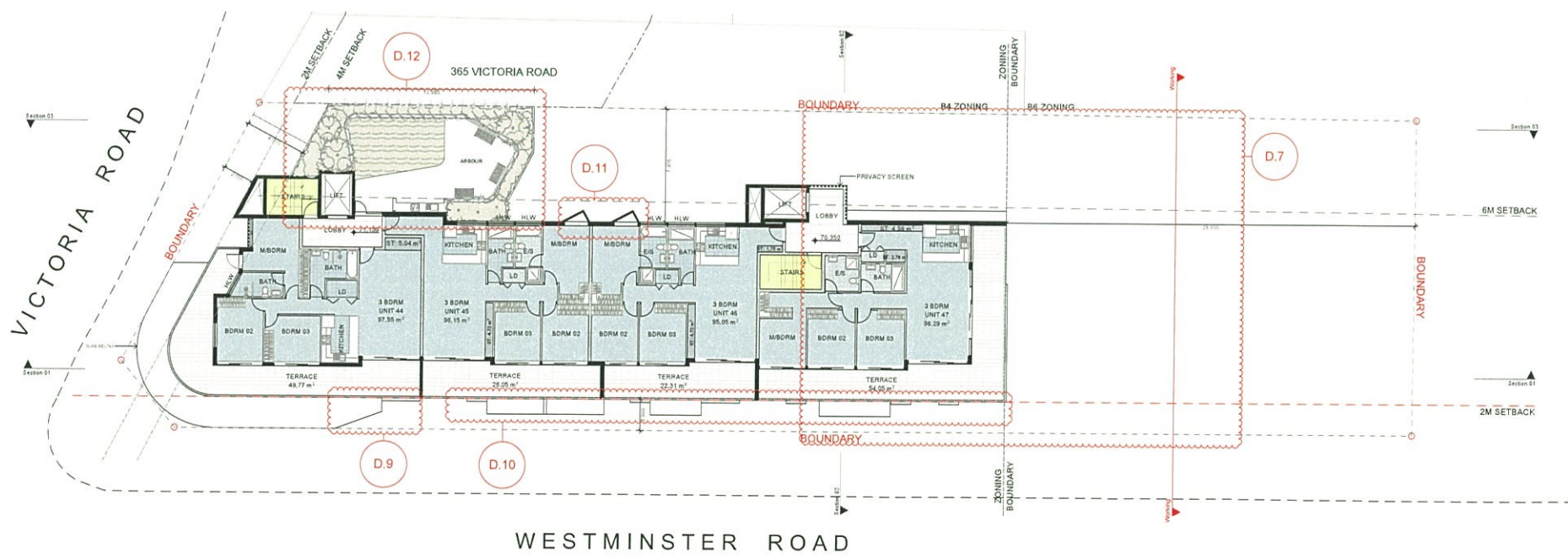
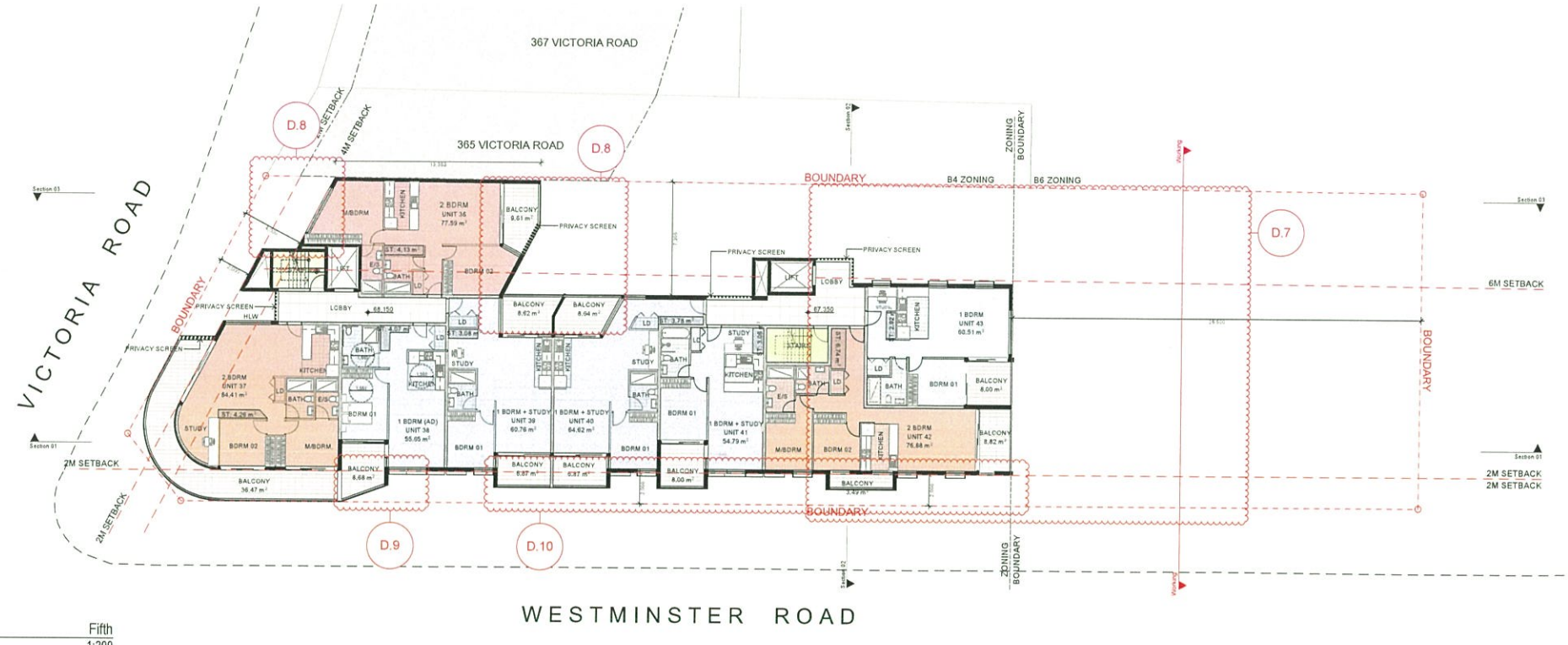
DRAWING
Floor Plans - Second, Third & Fourth

SCALE: 1:100 @ A0
1:200 @ A1

DRAWING NO.: **104**

ISSUE: **D**

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 - 3 BED APARTMENT
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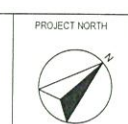
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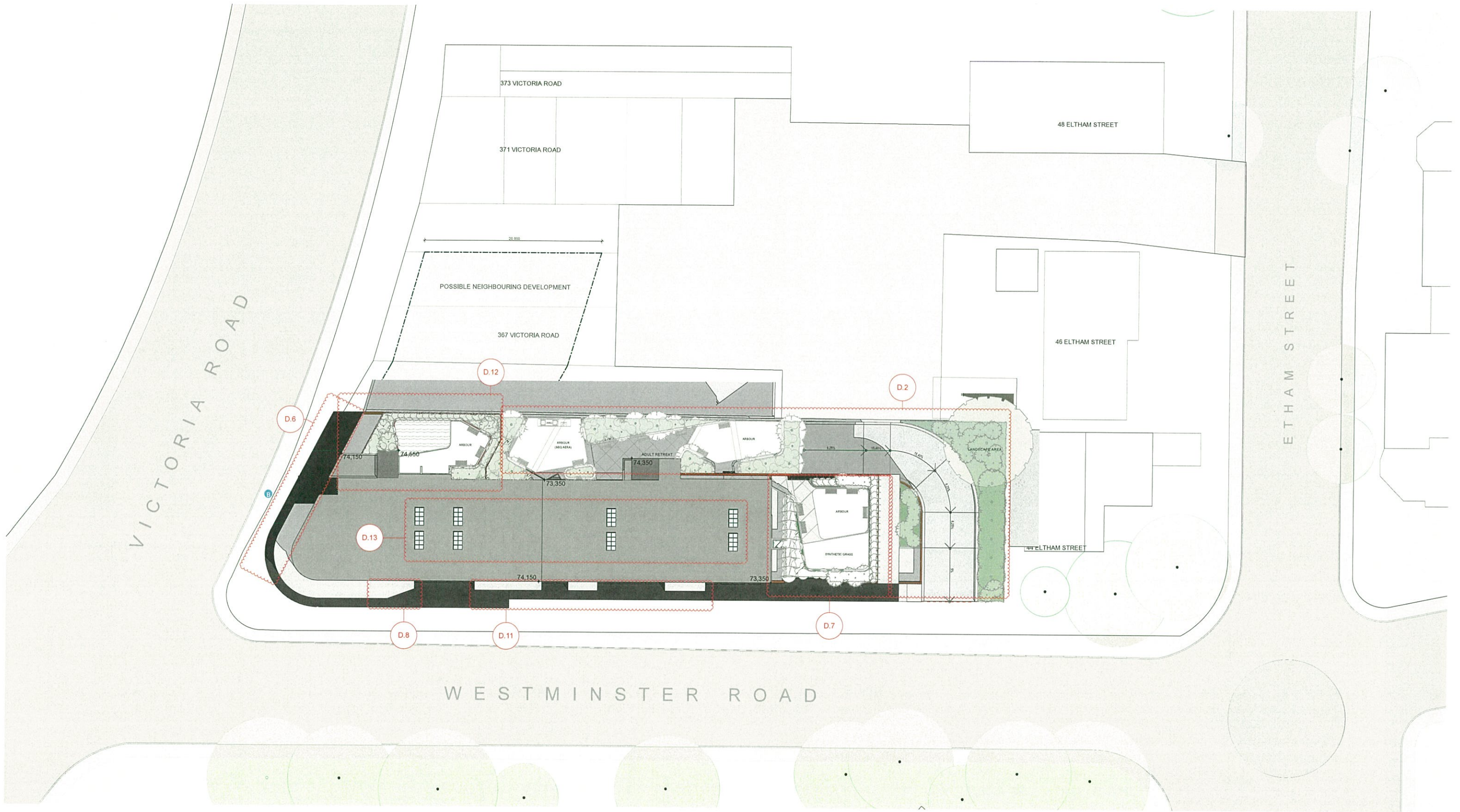
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C	AMENDMENTS	B.C	2017.02.03
B	AMENDMENTS	B.S	2016.11.28
A	DEVELOPMENT APPLICATION	S.L	2016.07.08



PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville, NSW

DRAWING
Floor Plans - Fifth & Penthouses
SCALE 1:100 @ A0
1:200 @ A1
DRAWING NO. 105
ISSUE D
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 - SHARED SPACE
 - SERVICES
 - SOLAR COMPLIANT
 - CROSS VENTILATION COMF
 - EXISTING TREE
 - RECYCLING
 - GENERAL WASTE
 - GREEN WASTE
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Site Roof Plan 1:200

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C	AMENDMENTS	B.C.	2017.02.03
B	AMENDMENTS	B.S.	2016.11.28
A	DEVELOPMENT APPLICATION	S.L.	2016.07.08



PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville, NSW

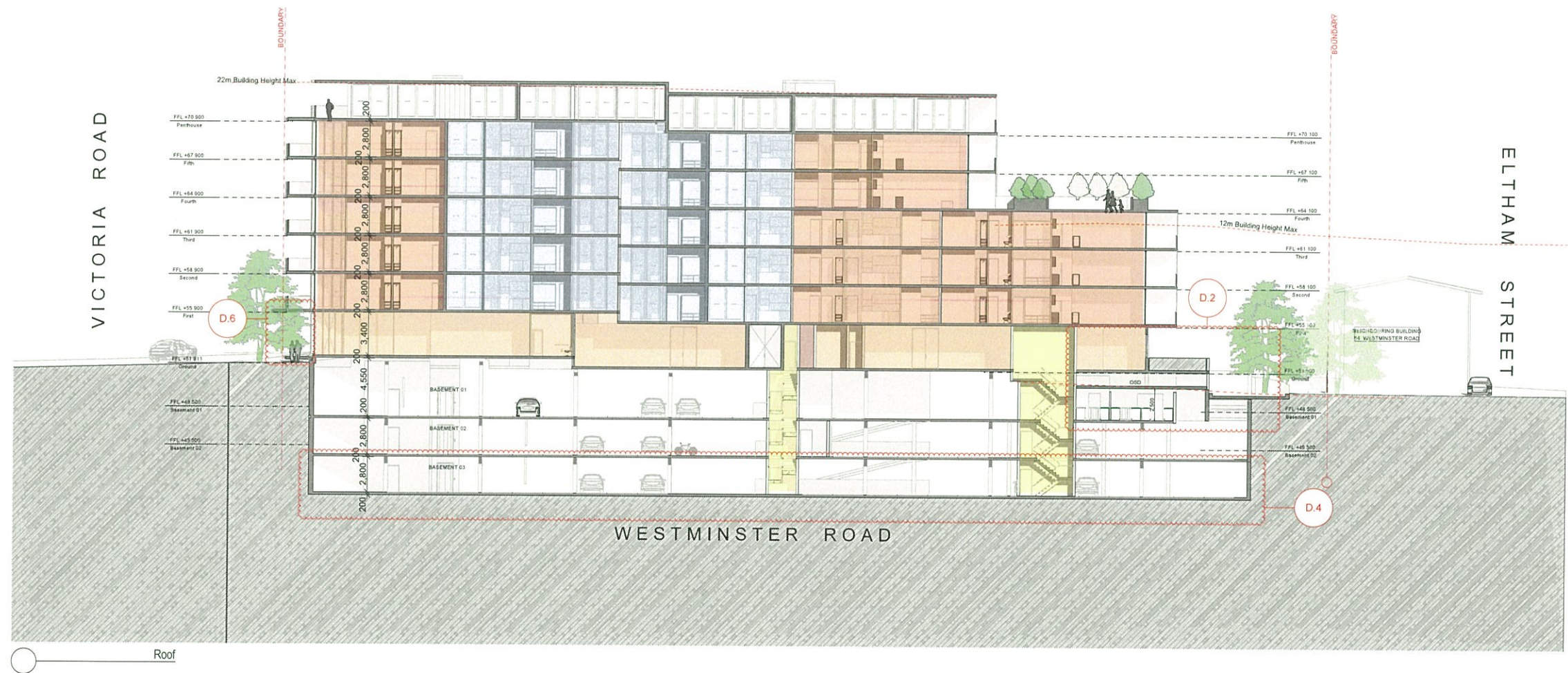
DRAWING:
Floor Plans - Roof

SCALE: 1:100 @ A0
1:200 @ A1

DRAWING NO.: **106**

ISSUE: **D**

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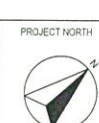
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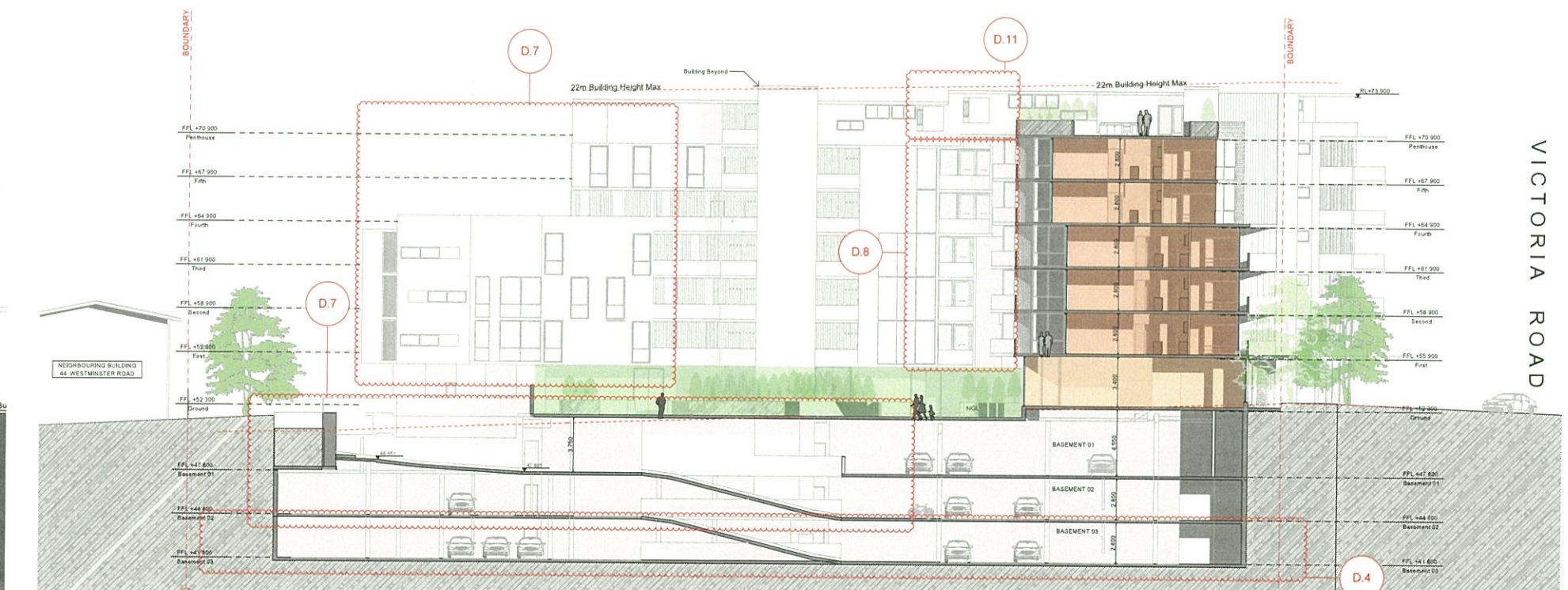
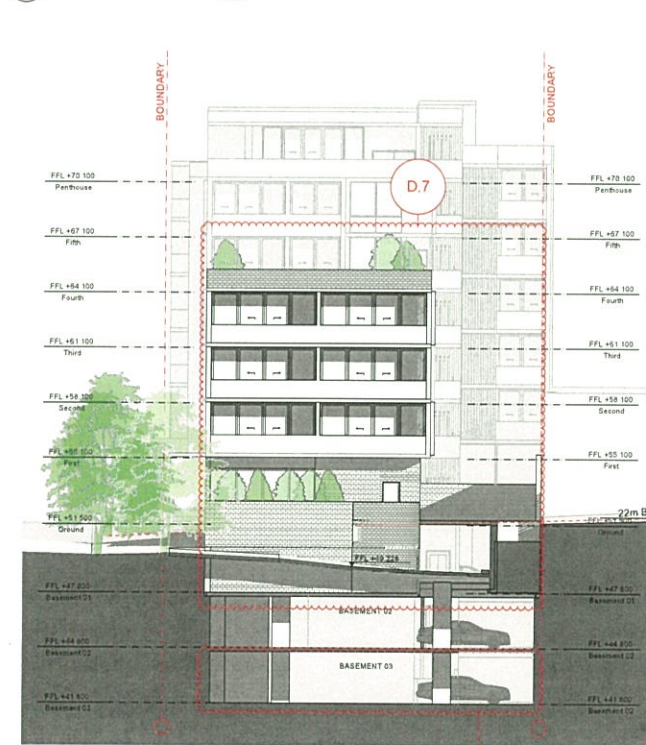
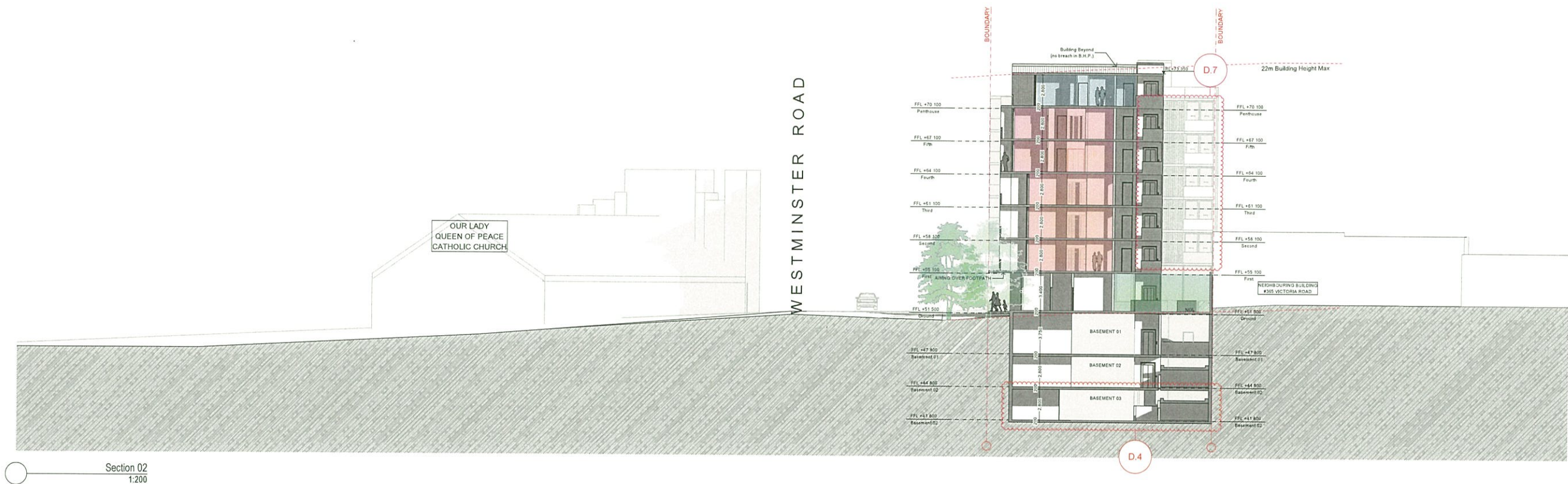
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AMENDMENTS			
No.	REVISION	BY	DATE
C	AMENDMENTS	B.C	2017.02.03
B	AMENDMENTS	B.S	2016.11.28
A	DEVELOPMENT APPLICATION	S.L	2016.07.08



PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville,
NSW

DRAWING
Sections - Section 01
SCALE: 1:100 @ A0
1:200 @ A1
DRAWING NO.: **300**
ISSUE: **D**
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- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
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- COMMERCIAL
- CIRCULATION
- VISITOR PARKING
- COMMERCIAL PARKING
- RESIDENTIAL PARKING
- SHARED SPACE
- SERVICES
- SOLAR COMPLIANT
- CROSS VENTILATION COMPLIANT
- EXISTING TREE
- RECYCLING
- GENERAL WASTE
- GREEN WASTE

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No.	REVISION	BY	DATE
C	AMENDMENTS	B.C	2017.02.03
B	AMENDMENTS	B.S	2016.11.28
A	DEVELOPMENT APPLICATION	S.L	2016.07.08

PROJECT NORTH

PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville, NSW

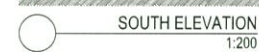
DRAWING
Sections - 02 03 04

SCALE: 1:100 @ A0
1:200 @ A1

DRAWING NO. **401**

ISSUE **D**

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-  SOLAR COMPLIANT
-  CROSS VENTILATION COMPLIANT
-  EXISTING TREE
-  RECYCLING
-  GENERAL WASTE
-  GREEN WASTE

FINISHES LEGEND

- 01 Colour/finish equal to Dulux tranquil retreat
02 Fixed aluminium sunshade louver -
Colour/finish equal to Colorbond Monument
03 Colour/finish equal to Dulux Lexicon quarter
04 Colour/finish equal to Dulux Wayward Grey
05 Powder coated Aluminium Frames -
Colour/finish equal to Colorbond Monument
06 Aluminium Frame windows + doors -
Powder coated frames colour/finish equal to
Colorbond Monument
07 Face brick similar to PGH Balmerino Blend



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PROJECT NO.:
15/09

AMENDMENTS			
No.	REVISION	BY	DATE
F	AMENDED FINISHES SCHEDULE	B.C	2017.11.02
E	AMENDED SHADOW DRAWINGS	B.C	2017.05.08
D	AMENDMENTS	B.C	2017.05.03
C	AMENDMENTS	B.C	2017.02.03
B	AMENDMENTS	B.S	2016.11.28
A	DEVELOPMENT APPLICATION	S.L	2016.07.08

PROJECT NORTH

PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville, NSW

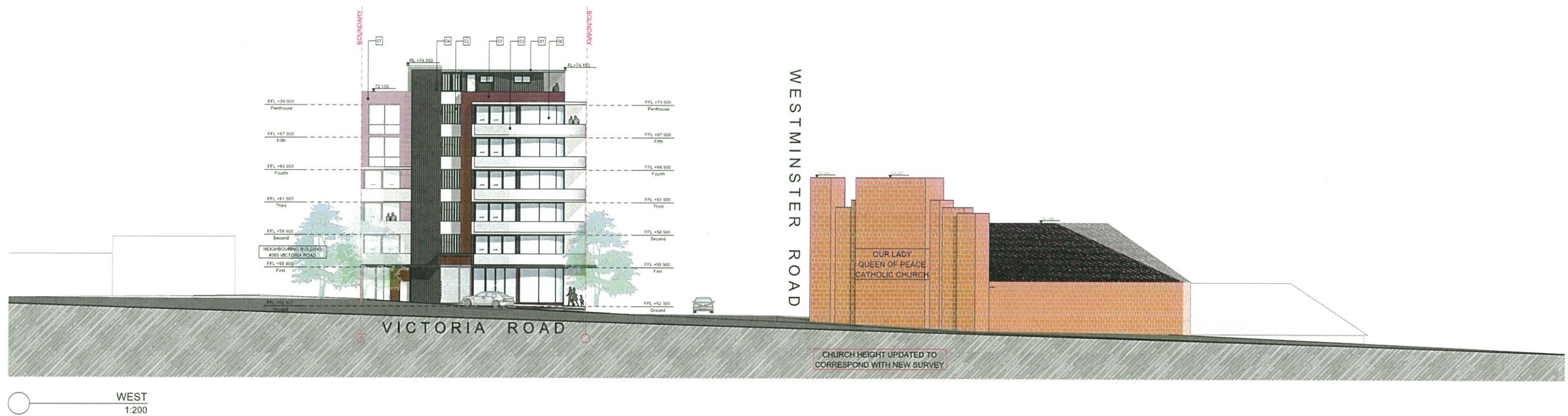
DRAWING:
Elevations - North + South Elevations

SCALE: 1:100 @ A0
1:200 @ A1

DRAWING NO.: **201**

ISSUE: **F**

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- KEY**
- 1 BED APARTMENT
 - 2 BED APARTMENT
 - 3 BED APARTMENT
 - COMMUNAL OPEN SPACE
 - COMMERCIAL
 - CIRCULATION
 - VISITOR PARKING
 - COMMERCIAL PARKING
 - RESIDENTIAL PARKING
 - SHARED SPACE
 - SERVICES
 - SOLAR COMPLIANT
 - CROSS VENTILATION COMPLIANT
 - EXISTING TREE
 - RECYCLING
 - GENERAL WASTE
 - GREEN WASTE

FINISHES LEGEND

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- 05 Powder coated Aluminium Frames - Colour/finish equal to Colorbond Monument
- 06 Aluminium Frame windows + doors - Powder coated frames colour/finish equal to Colorbond Monument
- 07 Face brick similar to PGH Balmerino Blend



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File Path: P:\Cad Files\Victoria H363_060804\Architectural\2017.11.27_363 Victoria Rd_Gladesville_Amendment 2.dwg

PROJECT NO.:
15/09

AMENDMENTS			BY	DATE
No.	REVISION			
F	AMENDED FINISHES SCHEDULE	B.C		2017.11.02
E	AMENDED SHADOW DRAWINGS	B.C		2017.05.08
D	AMENDMENTS	B.C		2017.05.03
C	AMENDMENTS	B.C		2017.02.03
B	AMENDMENTS	B.S		2016.11.28
A	DEVELOPMENT APPLICATION	S.L		2016.07.08

PROJECT NORTH

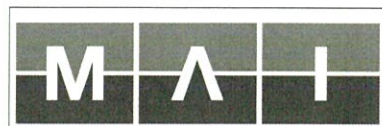
PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville, NSW

DRAWING
Elevations - EAST + WEST Elevations

SCALE: 1:100 @ A0
1:200 @ A1
DRAWING NO.: **202**
ISSUE: **F**
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363 VICTORIA ROAD GLADESVILLE NSW

finishes schedule



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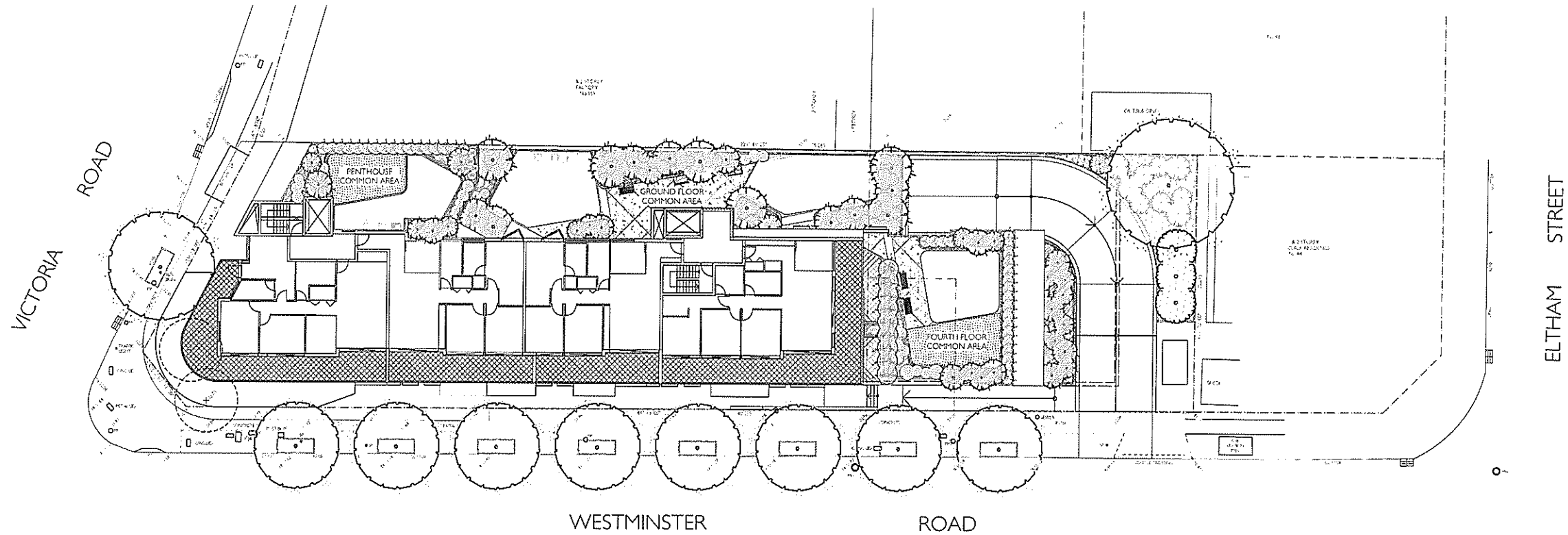
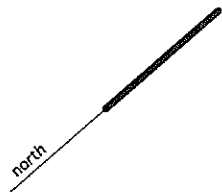
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PROJECT NO.:
15/09

No.	REVISION	BY	DATE
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E	AMENDED SHADOW DRAWINGS	B.C.	2017.05.08
D	AMENDMENTS	B.C.	2017.05.03
C	AMENDMENTS	B.C.	2017.02.03
B	AMENDMENTS	B.S.	2016.11.28
A	DEVELOPMENT APPLICATION	S.L.	2016.07.08

PROJECT NORTH	PROJECT MULTI RESIDENTIAL DEVELOPMENT 363 Victoria Road, Gladesville, NSW	DRAWING Additional Information - Finishes Schedule
SCALE NTS	DRAWING NO.: 504	ISSUE: F

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PLANT SCHEDULE

Trees									
Ac	Angophora costata	Smooth-barked Apple	15 - 20m	6 - 10m	1	75L	YES		
Ec	Eucalyptus resicoides	Blakely Ash	5 - 10m	6 - 10m	3	75L	YES		
Pl	Platanus digitalis	Cutleaf Plane	15 - 20m	10 - 15m	1	200L	YES		
Py	Pyrus ussuriensis	Manchurian Pear	7m	3.0 - 5.0m	8	200L	YES		
Shrubs									
Rc	Rhododendron indica (RAPH07) Cosmic Pink	Cosmic Pink	0.50m	0.80m	17	15L	NO		
Rn	Rhododendron 'Snow Maiden'	Snow Maiden	0.75m	1.0m	21	15L	NO		
Vt	Viburnum tinus	Laurel	3 - 5m	2-3m	9	25L	YES		
Accents, Grasses and Features									
Al	Alpinia nutans	Fake Cardamom Ginger	0.6 - 0.75m	0.6 - 0.9m	45	5L	N/A		
Ba	Bambusa chungii	Typical Blue Bamboo	5 - 10m	2.0 - 3.5m	5	45L	YES		
Bo	Bambusa oldhamii	Grant Timber Bamboo	15 - 20m	2.0 - 3.5m	1	45L	YES		
Bu	Bambusa textilis var. gracilis	Slender Weavers Bamboo	3 - 5m	2.0 - 3.5m	1	45L	YES		
Ca	Calliandra	Calliandra	1.5 - 3m	0.9 - 1.2m	1	45L	N/A		
De	Dorstenia excelsa	Gymea Lily Giant Lily	1.5 - 3m	1.2 - 2.0m	25	25L	N/A		
Di	Dorstenia palmeri	Sugar Lily	2 - 2.5m	1.5 - 2.0m	10	25L	N/A		
Gw	Giantochloa wrightii	Malaysian Bamboo	5 - 10m	1.2 - 2.0m	4	45L	YES		
He	Helleborus pendula cv 'Red Water'	Fake Bird of Paradise	2.5 - 3m	1 - 2m	18	45L	NO		
Lo	Lomandra longifolia 'Tanka'	Lomandra	0.3 - 0.6m	0.3 - 0.6m	235	100mm	N/A		
Pi	Pittosporum tobira 'Miss Muffet'	Pittosporum 'Miss Muffet'	0.5m	0.5m	20	15L	N/A		
Ra	Raphis excelsa	Lady Palm	3 - 5m	2.0 - 3.5m	6	15L	NO		
Yc	Yucca glauca	Spanish Gagger	1.5 - 3m	1.2 - 2.0m	2	25L	N/A		
Za	Zamia furcata	Cardboard Palm	0.9 - 1.5m	0.9 - 1.2m	15	15L	N/A		
Groundcovers and Climbers									
Di	Diplazium cuneatum 'DICT1500' Tassy	Flax Lily	0.1 - 0.5m	0.4 - 0.5m	40	100mm	N/A		
Im	Impatiens nuda 'Royal Purple'	Royal Purple	0.15 - 0.6m	0.45 - 0.6m	162	100mm	N/A		
My	Myoporum laetifolium 'Yareena'	Myoporum	0.1m	0.3 - 0.6m	365	100mm	N/A		
Ph	Phlox subulata 'Kandy'	Phlox	0.75 - 0.9m	0.9 - 1.2m	175	100mm	N/A		

MAINTENANCE PROGRAMME

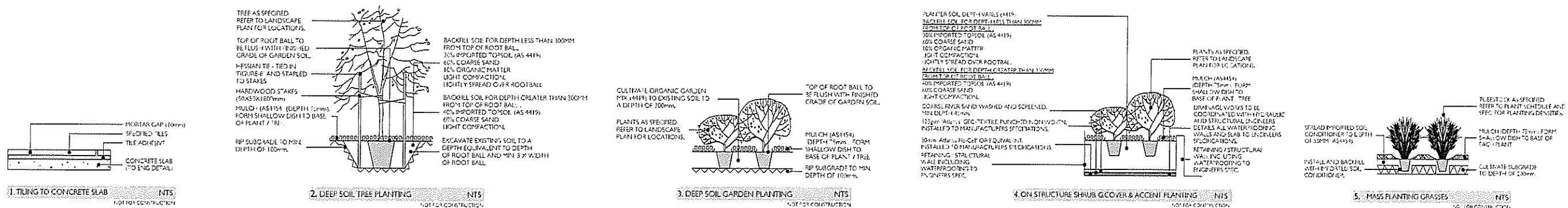
Maintenance shall apply to all soft landscape materials installed as per landscape plan IS0204DA1- IS0204DA5 and as accepted by City of Ryde Council. Maintenance of softworks shall be for a minimum of 52 weeks after practical completion.

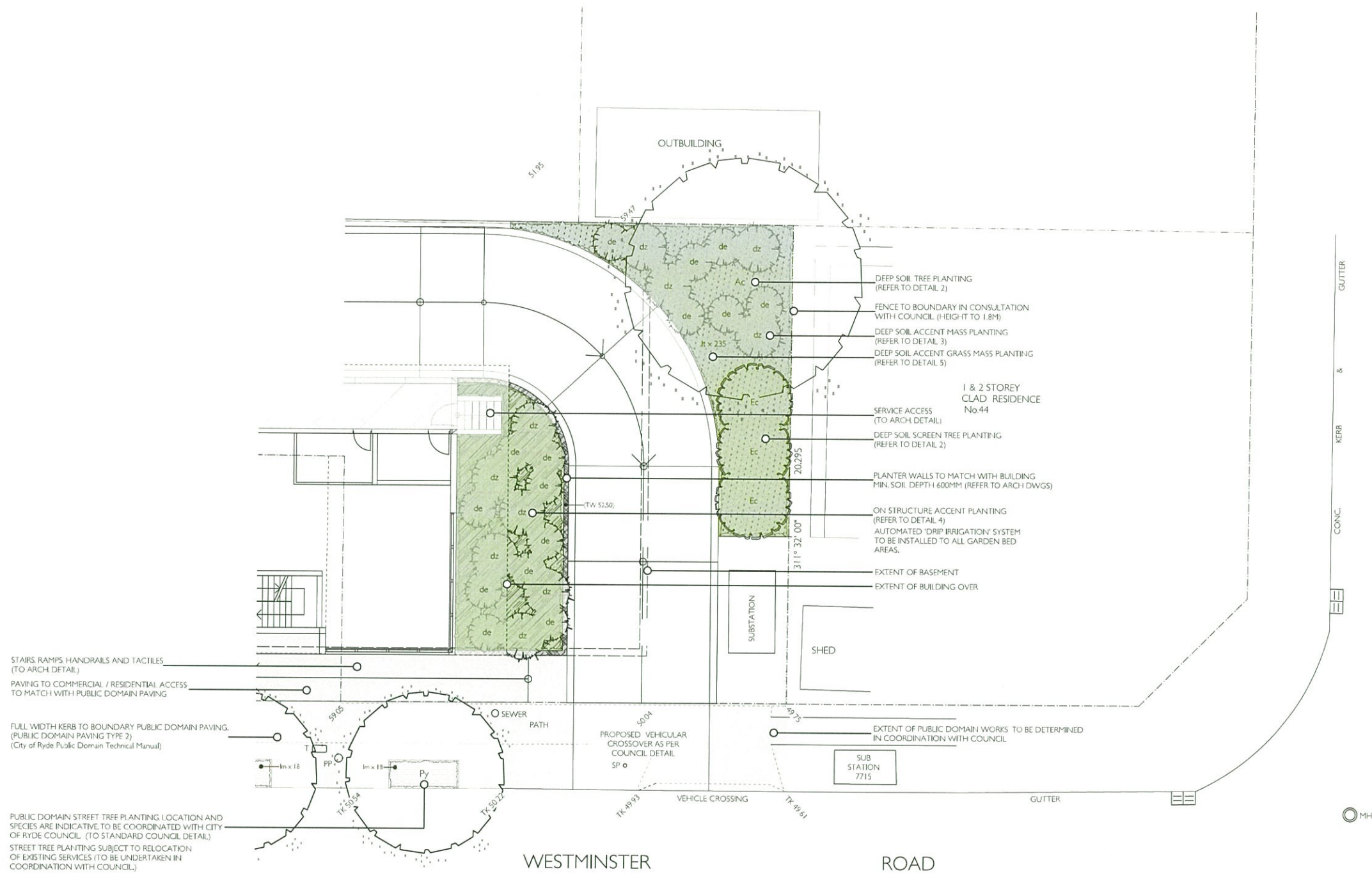
Minimum recurrent maintenance shall be as per schedule and consist but not be limited to the following works.

- Water all plants twice per week or as necessary to ensure maximum plant growth. For the first 8 weeks from establishment maintain moisture to a depth of 100mm.
- Apply appropriate weed control sprays where necessary.
- Regularly cultivate to ensure water penetration to plants and to keep the area in a neat and tidy condition. Re-mulch as necessary to all mass planted areas.
- Spray to control pests and diseases.
- Apply organic slow release fertiliser to garden areas at 3 monthly intervals through spring and summer. Organic liquid fertiliser to be applied throughout spring & summer as required.
- Replace plants which fail with plants of a similar size and quality as originally specified (at contractors cost) prior to next inspection.
- Report any incidence of plants stolen or destroyed by vandalism. Replace as requested.
- Adjust stakes and ties to plants as necessary. Ensure straggling of plants does not occur.
- Prune and shape plants as required. Shrub plantings to be pruned to allow for access where required.
- Defects of faults arising out of defective workmanship are to be made good.
- Irrigation system and components are to be inspected at regular intervals to ensure correct operation. Minor repairs are to be undertaken to components. System failures are to be reported to body corporate representative for action.
- A final inspection shall be made by the landscape architect at the conclusion of the 52 week maintenance period. Any items requiring rectification shall be repaired to satisfaction of the Landscape Architect.

MAINTENANCE SCHEDULE

	Frequency	Method	Responsibility	Equipment/Notes
WATERING				
Turf	Wkly	As required	As required	As required
Garden Areas	Twice weekly	As required	As required	As required
WEED CONTROL				
Turf	Wkly	As required	As required	As required
Garden Areas	Monthly	As required	As required	As required
PRUNING				
Turf	Wkly	As required	As required	As required
Garden Areas	Quarterly	As required	As required	As required
REPAIRS				
Garden Areas	Wkly	As required	As required	As required
REPAIRS				
Garden Areas	Wkly	As required	As required	As required





ELTHAM STREET

KEY	
57.19	EXISTING LEVELS
+ 43.60	PROPOSED LEVELS
+ 57.70	EXISTING TREE TO BE REMOVED
-----	EXISTING STRUCTURES TO BE REMOVED
=====	EXTENT OF BASEMENT
	TILES TO PRIVATE OPEN SPACE (REFER TO DETAIL 1)
	TILES TO RESIDENTIAL COMMON OPEN SPACE (REFER TO DETAIL 1)
	SYNTHETIC GRASS (TO MANUFACTURES DETAIL)
	PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 600mm) (TO ENG. DETAILS)
	GROUND FLOOR / PUBLIC DOMAIN PAVING (PUBLIC DOMAIN PAVING TYPE 2) (City of Ryde Public Domain Technical Manual)
	MASS PLANTING ACCENT GROUNDCOVER (DIANELLA CONGESTA 'TWISTY') @ 0.3m spacing
	PUBLIC DOMAIN TREE HT ACCENT GROUNDCOVER (LIRIOPE MUSCARI 'ROYAL PURPLE') @ 0.3m spacing
	MASS PLANTING ACCENT GRASSES (LOMANDRA 'TANJKA') @ 0.3m spacing
	MASS ACCENT PLANTING GROUNDCOVER (MYOPORUM PARVIFOLIUM 'YAREENA') @ 0.3m spacing
	MASS PLANTING ACCENT GROUNDCOVER (PHILODENDRON 'XANADU') @ 0.4m spacing

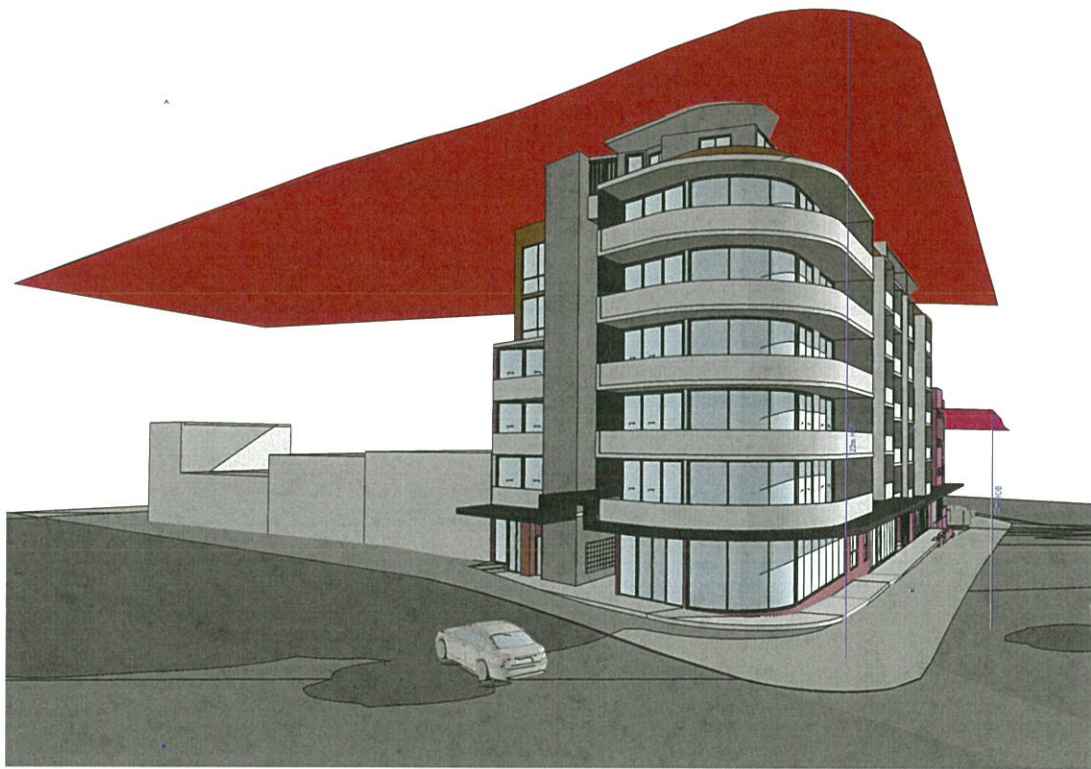
REV.	AMENDMENT:	INT:	DATE:
REV.	COORDINATION	MW:	07/04/17

DATE: APRIL 2017
SCALE: 1:100 @ A1

Isthmus Pty Ltd	ACN 107362149
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Ph: +612 9528 4903	www.isthmus.com.au
Email:landscape@isthmus.com.au	

363 VICTORIA ROAD
GLADESVILLE NSW

h e i g h t o f b u i l d i n g



HOB South West



HOB South East

D



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Nominated Architect No.6033
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PRINT DATE: 10/05/2017 CHECKED BY: D.M.
File Path: P:\Caird\Victoria Rd 363, Gladesville\Architectural\2017\02\31
363 Victoria Rd Gladesville, Amendment 2.dwg

PROJECT NO.:
15/09

AMENDMENTS			BY	DATE
No.	REVISION			
E	AMENDED SHADOW DRAWINGS		B.C	2017.05.08
D	AMENDMENTS		B.C	2017.05.03
C	AMENDMENTS		B.C	2017.02.03
B	AMENDMENTS		B.S	2016.11.28
A	DEVELOPMENT APPLICATION		S.J.	2016.07.08

PROJECT NORTH

PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville,
NSW

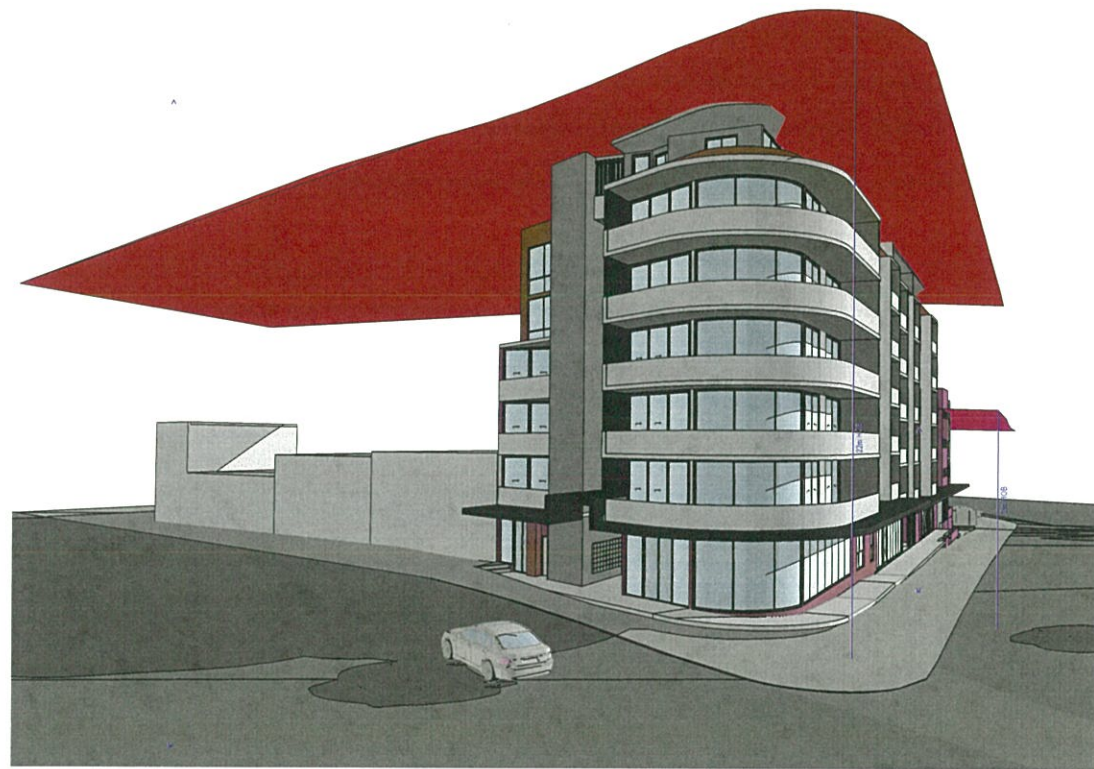
DRAWING
Additional Information - HOB

SCALE: NTS
DRAWING NO.: 505
ISSUE: D

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363 VICTORIA ROAD GLADESVILLE NSW

height of building



HOB South West



HOB South East

D



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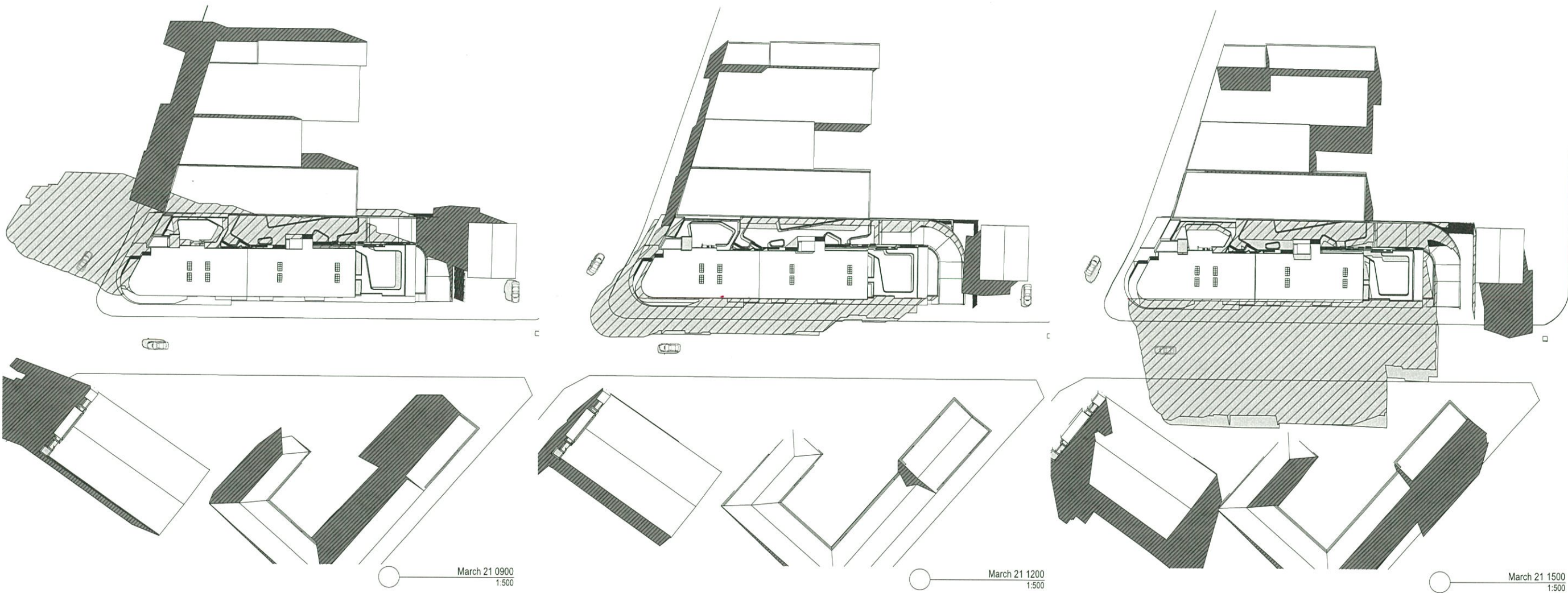
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PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville,
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DRAWING
Additional Information - HOB

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- EXISTING NEIGHBOUR SHADOW
- COMPLYING BUILDING SHADOW
- PROPOSED DEVELOPMENT SHADOW



E



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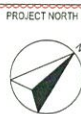
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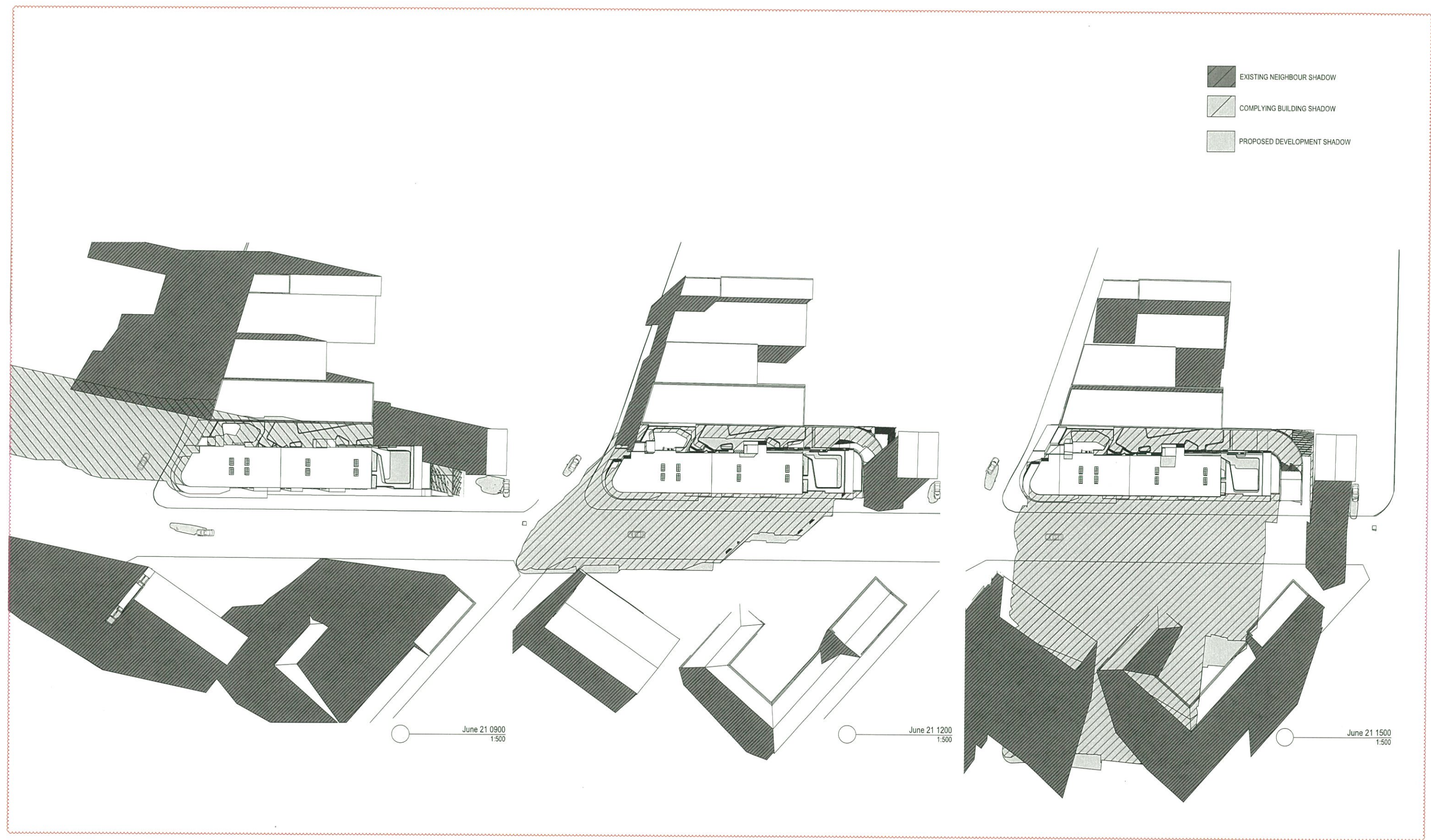
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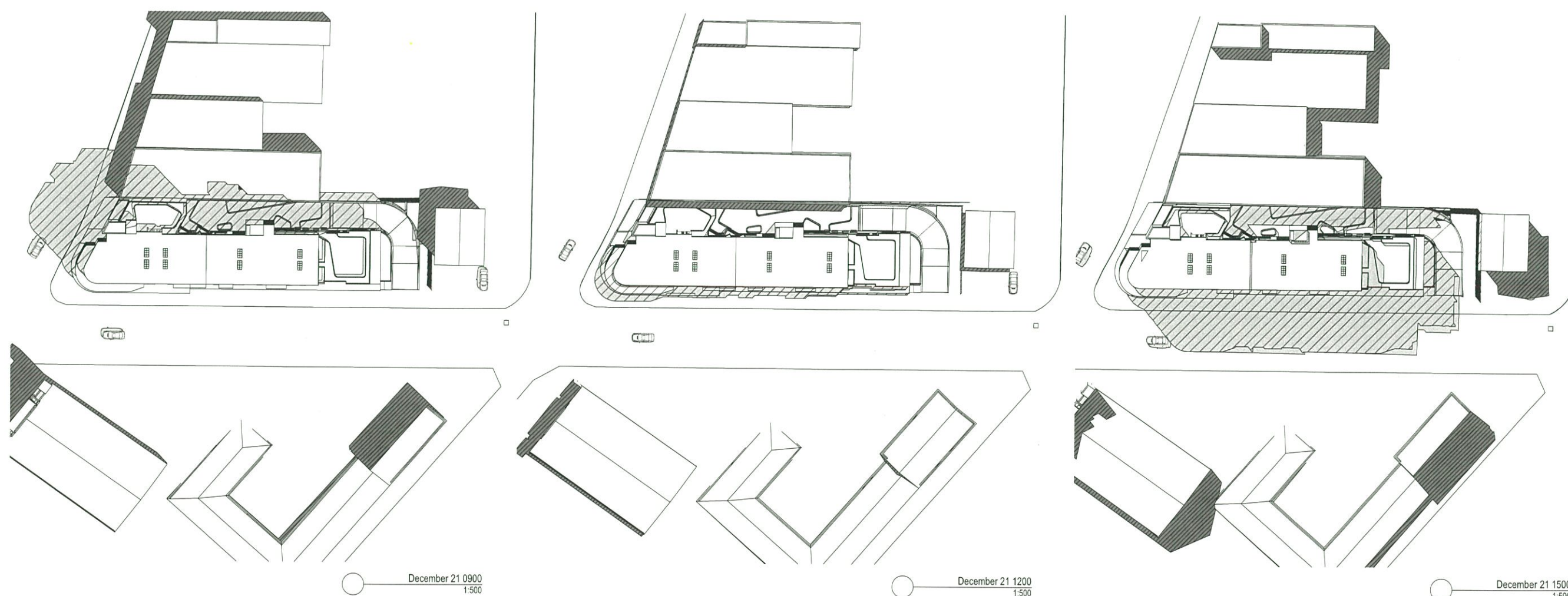
PROJECT
MULTI RESIDENTIAL DEVELOPMENT
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DRAWING
Additional Information - Shadow Diagrams
SCALE 1:500
DRAWING NO.: **506**
ISSUE: **E**
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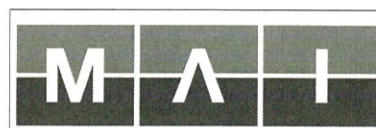


E

- EXISTING NEIGHBOUR SHADOW
- COMPLYING BUILDING SHADOW
- PROPOSED DEVELOPMENT SHADOW



E



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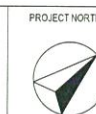
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363 Victoria Rd, Gladesville, Amendment 12.dgn

PROJECT NO.:
15/09

AMENDMENTS		
No.	REVISION	BY DATE
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PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville,
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DRAWING:
Additional Information - Shadow Diagram

SCALE: 1:100 @ A0
1:200 @ A1

DRAWING NO.:
506.2

ISSUE:
E

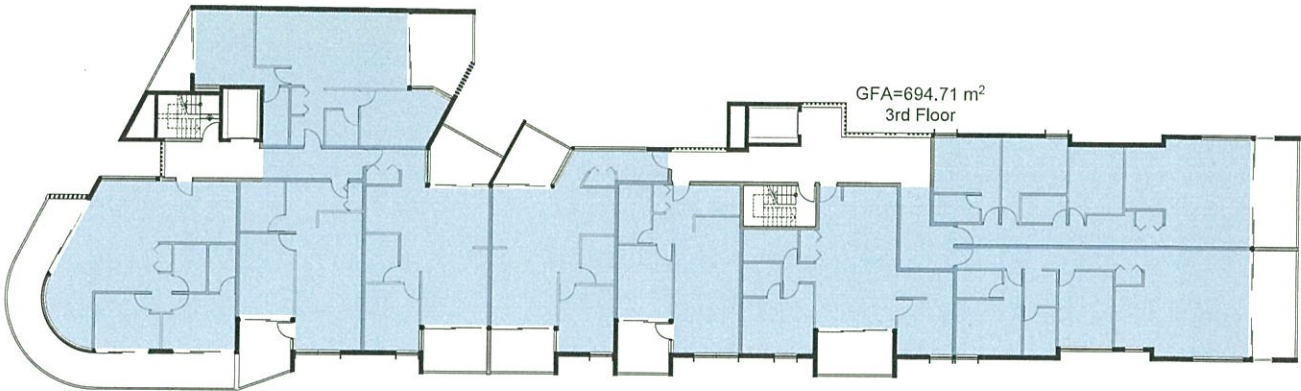
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FSR TABLE

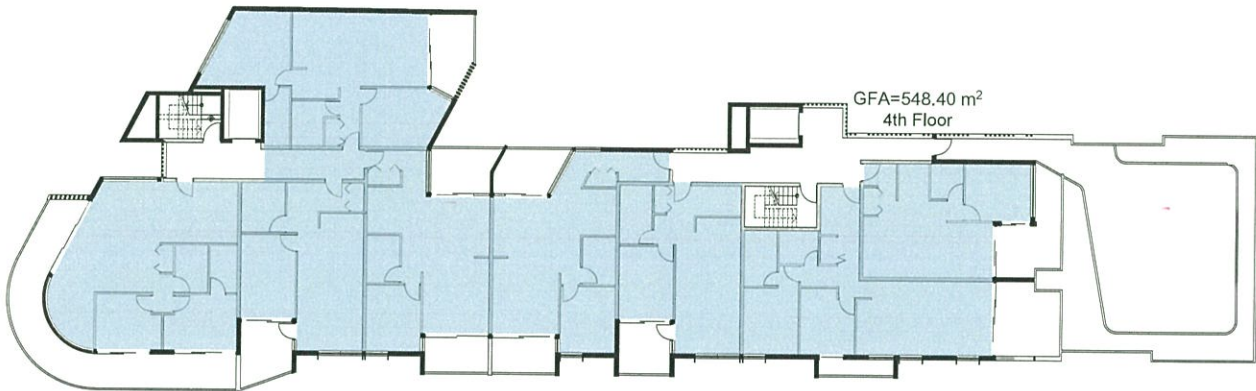
363 Victoria Rd COMPLIANCE TABLES			
	Site Areas	FSR	GFA
Lot 15 DP 264285	1,118.49	3 : 1	3,355.47
Lot 2 DP515535	531.85	1.5 : 1	797.78
Total Site Area	1,650.34		
MAX. FSR/GFA ALLOWED		2.52 : 1	4,153.25

FLOOR	AREA m²
G	543.13
1	697.81
2	697.81
3	694.71
4	548.40
5	557.83
PH	408.62
Total GFA	4,148.31
FSR	2.51 : 1

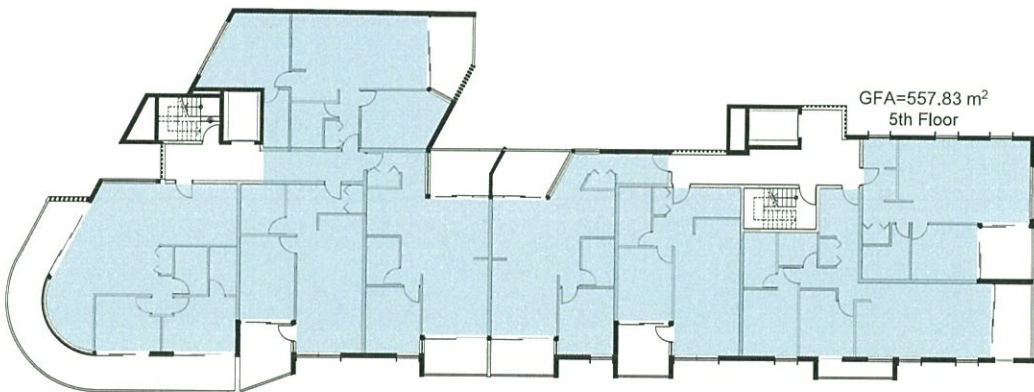
NUMERICAL OVERVIEW OF PROPOSED DEVELOPMENT	
COMPONENT	PROPOSED
Site Area	1650.34
Total FSR (m²)	2.51 : 1
Total GFA (m²)	4,148.31
Residential GFA (m²)	3,698.13
Commercial GFA (m²)	450.18
Building Height	22m & 12m



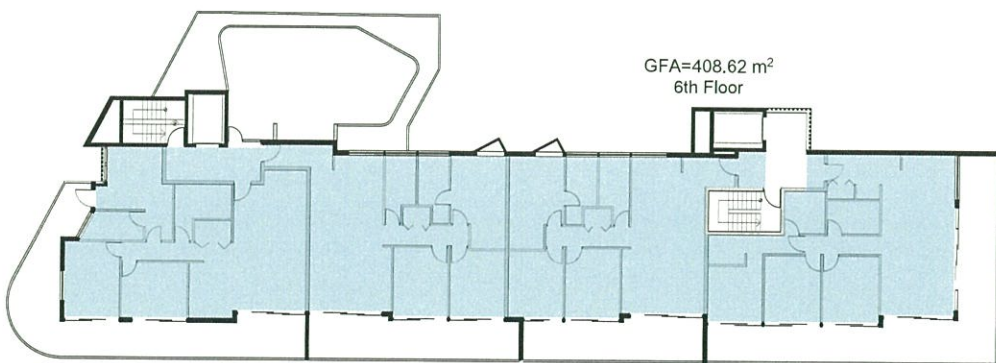
Third Floor
1:200



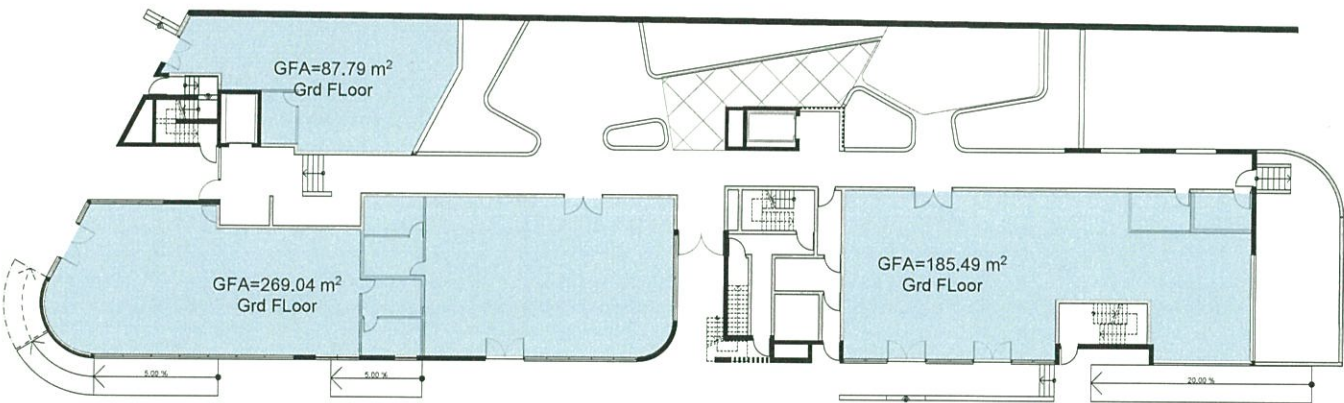
Fourth Floor
1:200



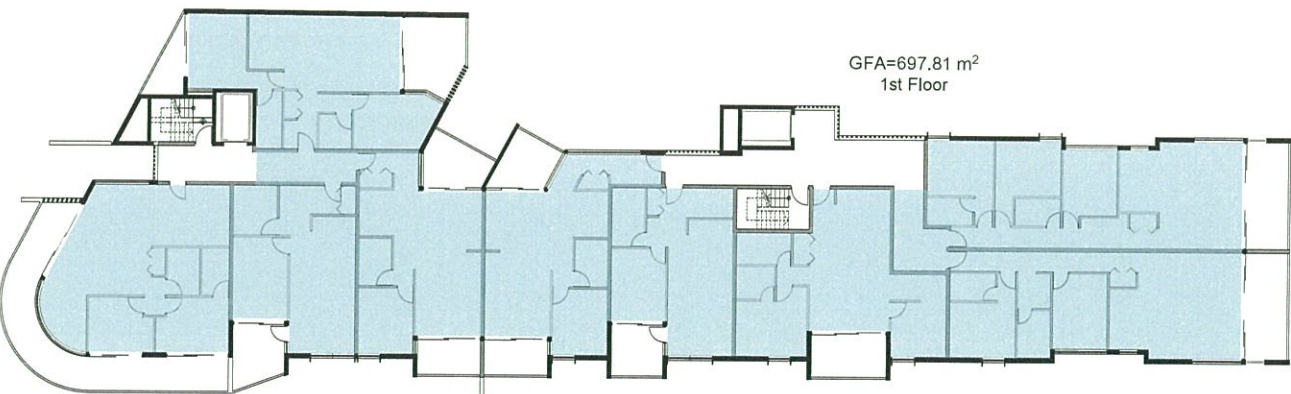
Fifth Floor
1:200



Penthouse
1:200



Ground Floor
1:200



First + Second Floors
1:200



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STATUS
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ISSUE DATE: 20/05/2015 DRAWN BY: A.S.
PRINT DATE: 30/05/2017 CHECKED BY: M

File Path: P:\CAD Files\363 Victoria Rd\363 Victoria Rd_Gladesville_Amendment 0.dgn

PROJECT NO.
15/09

AMENDMENTS

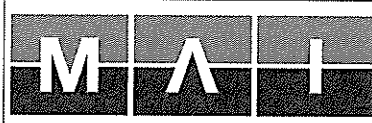
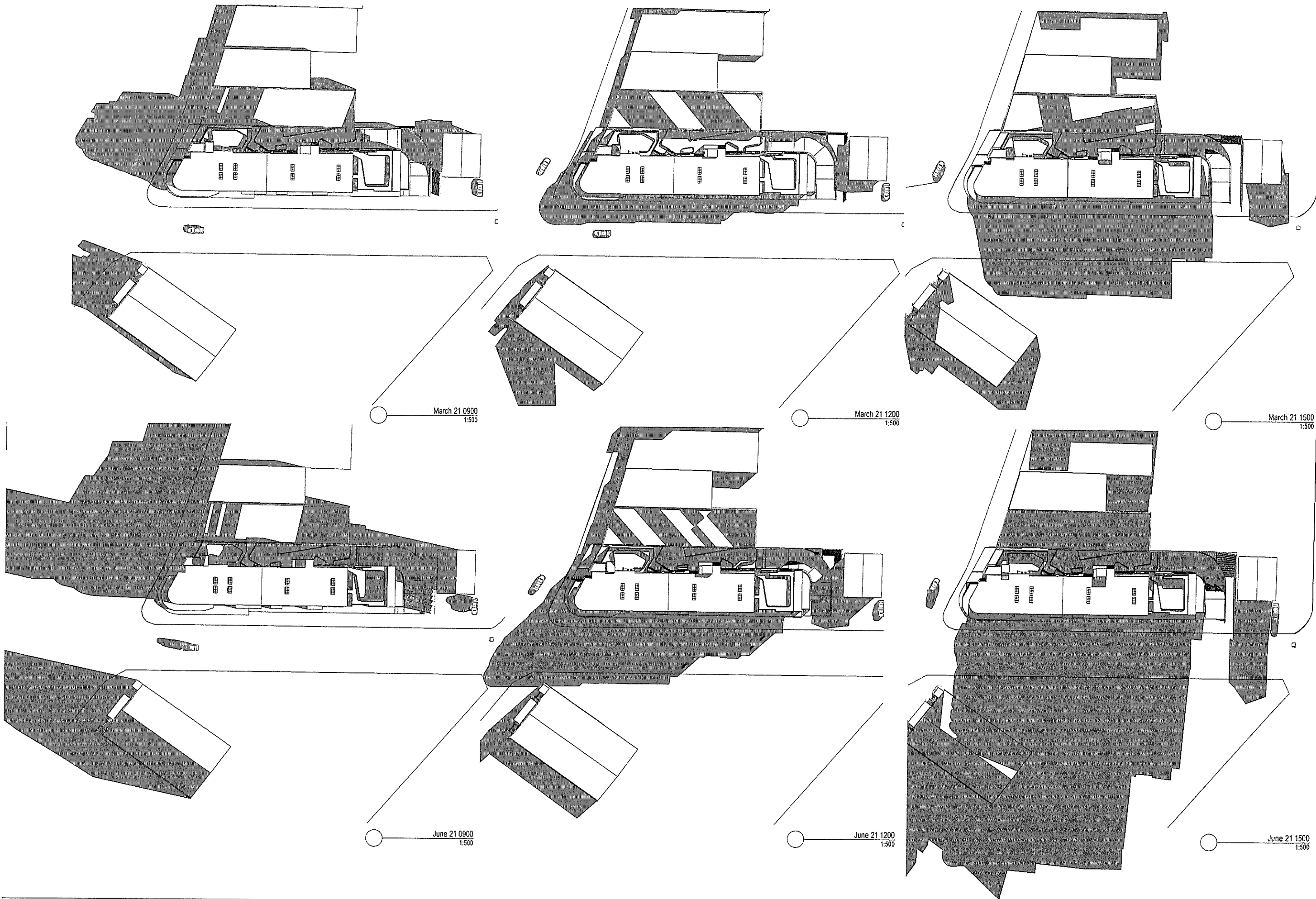
No.	REVISION	BY	DATE
C	AMENDMENTS	B.C	2017.02.03
B	AMENDMENTS	B.S	2016.11.28
A	DEVELOPMENT APPLICATION	S.L	2016.07.08

PROJECT NORTH

PROJECT
MULTI RESIDENTIAL DEVELOPMENT
363 Victoria Road, Gladesville,
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DRAWING
Additional Information - FSR Diagram

SCALE: 1:100 @ A0
1:200 @ A1
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ISSUE: **D**
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ABN 76 091 107 201
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C	AMENDMENTS	B.C.	2017.02.03
B	AMENDMENTS	B.S.	2016.11.28
A	DEVELOPMENT APPLICATION	S.L.	2016.07.08

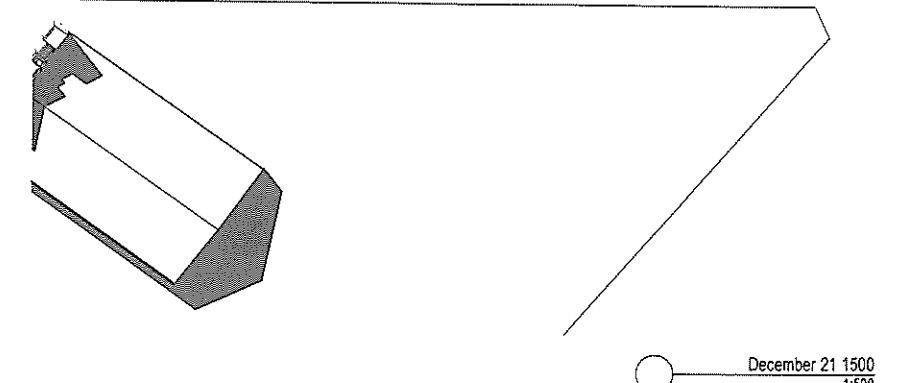
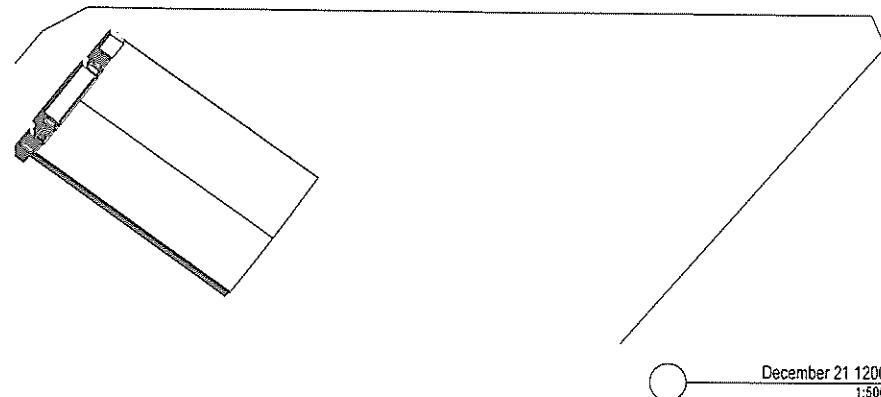
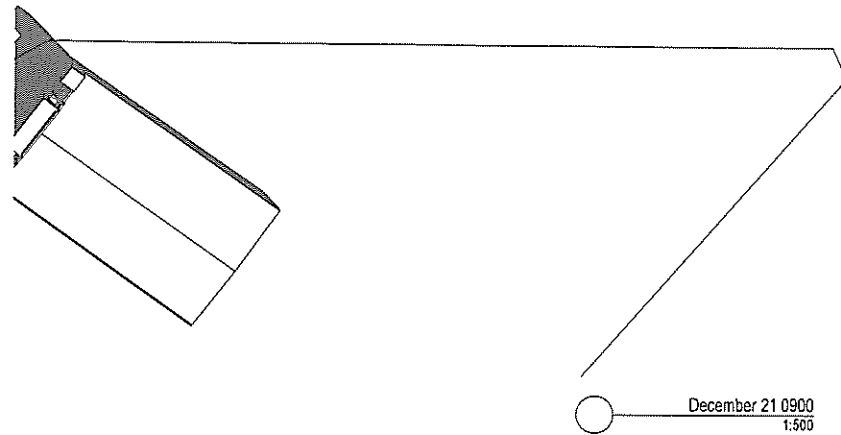
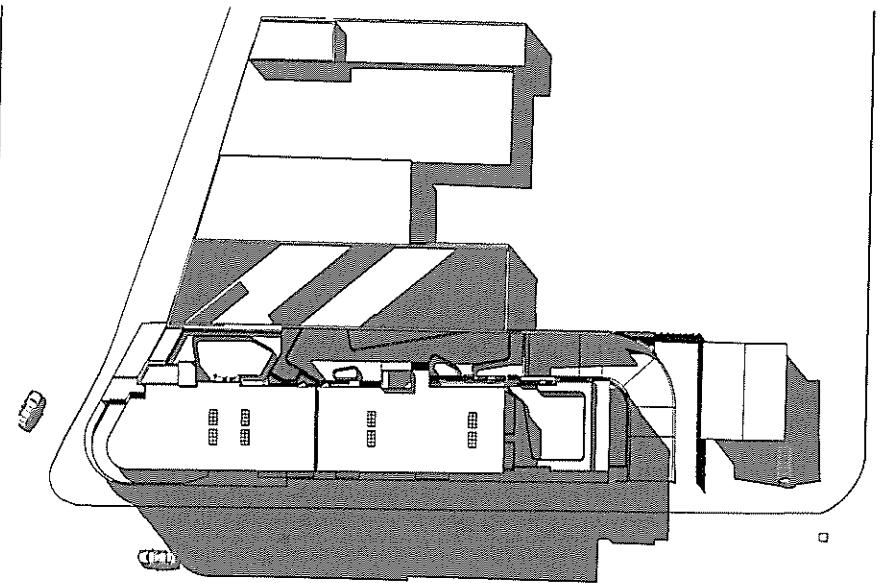
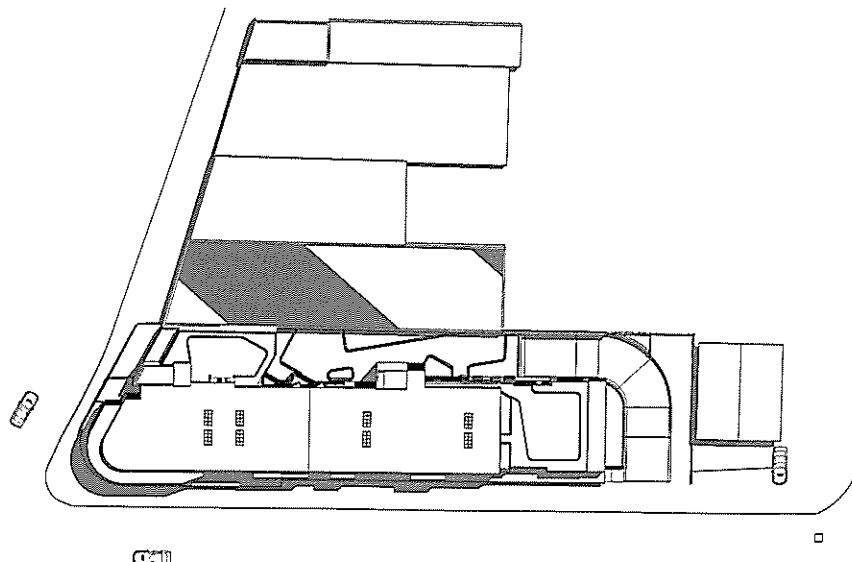
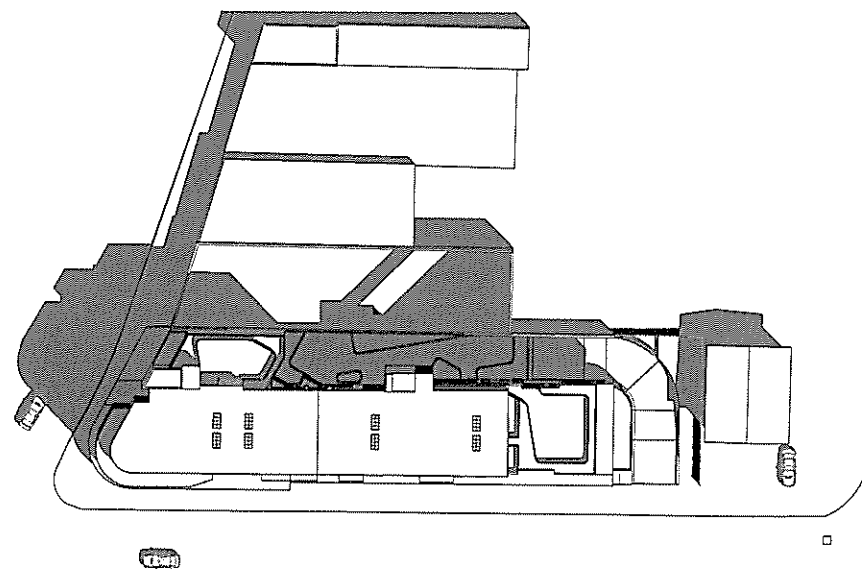
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DRAWING
Additional Information - Shadow Diagrams

SCALE 1:500	DRAWING NO. 506	ISSUE D
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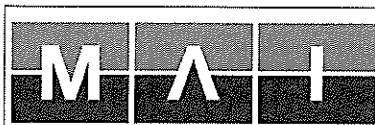
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December 21 0900
1:500

December 21 1200
1:500

December 21 1500
1:500



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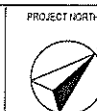
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15/09

AMENDMENTS		BY	DATE
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C	AMENDMENTS	B.C	2017.02.03
B	AMENDMENTS	B.S	2016.11.26
A	DEVELOPMENT APPLICATION	S.L	2016.07.08



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MULTI RESIDENTIAL DEVELOPMENT
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SCALE
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