

*For preliminary/feasibility purposes. Areas are not to be used for purposes of lease or sale agreements. Layouts may not comply with building regulations, other requirements may be referred to as correct at the time of printing. Areas are draft. Site area - measured to inside face of corridor walls, part walls and external walls.

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OVERALL DEVELOPMENT SUMMARY											
	DRAFT STRATA AREA	CIRCULATION / SERVICES	No. STUDIOS	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	No. 4 BEDS	No. 5 BEDS	No. 6 BEDS	No. 7 BEDS	TOTAL UNITS
COURTYARD LOWER	50.0 m ²	0.0 m ²	0	0	0	0	0	0	0	0	0
COURTYARD UPPER	0.0 m ²	0.0 m ²	0	0	0	0	0	0	0	0	0
GROUND	2528.6 m ²	58.8 m ²	1	150	13	4	21	2	0	0	51
GROUND (PART LEVEL)	1116.4 m ²	347.5 m ²	0	2	0	0	0	0	0	0	5
GROUND LOWER	1563.1 m ²	239.6 m ²	0	0	0	0	25	1	28	1	34
GROUND LOWER (PART LEVEL)	870.3 m ²	31.8 m ²	0	0	0	0	13	1	0	0	14
LEVEL 1 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 2 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 3 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 4 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 5 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 6 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 7 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 8 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 9 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 10 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 11 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 12 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 13 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 14 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 15 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 16 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 17 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 18 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 19 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 20 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 21 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 22 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 23 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 24 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 25 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 26 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 27 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 28 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 29 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 30 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 31 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 32 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 33 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 34 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 35 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 36 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 37 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 38 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 39 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 40 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 41 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 42 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 43 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 44 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 45 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 46 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 47 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 48 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 49 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 50 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 51 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 52 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 53 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 54 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 55 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 56 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 57 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 58 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 59 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 60 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 61 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 62 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 63 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 64 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 65 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 66 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 67 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 68 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 69 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 70 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 71 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 72 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 73 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 74 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 75 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 76 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 77 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 78 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 79 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 80 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 81 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 82 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 83 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 84 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 85 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 86 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 87 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 88 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 89 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 90 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 91 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 92 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 93 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 94 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 95 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 96 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 97 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 98 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 99 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
LEVEL 100 (PART LEVEL)	450.2 m ²	64.4 m ²	0	5	39	2	0	0	0	0	46
ROOF (PART LEVEL)	2549.3 m ²	429.0 m ²	1	346	208	14	156	4	0	0	539



Revisions /	05.12.16	DEVELOPMENT APPLICATION	KW
A	14.05.17	REVISIONS IN RESPONSE TO COUNCIL	AH

Downloaded At: 11:53 11 September 2009

41 TERRY ROAD

[illegible]

Drawing / **PROPOSED SITE PLAN**
Project No / **215430**
Date / **24.08.16**

Scale ① A1 / 1:500

TP00 02 A

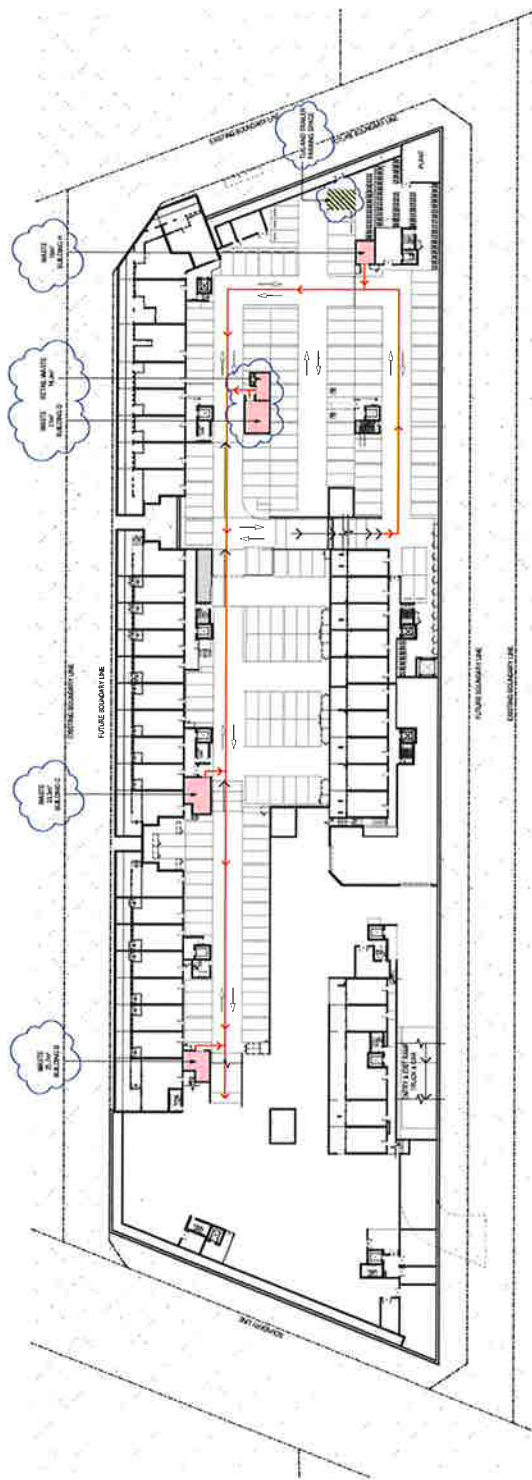
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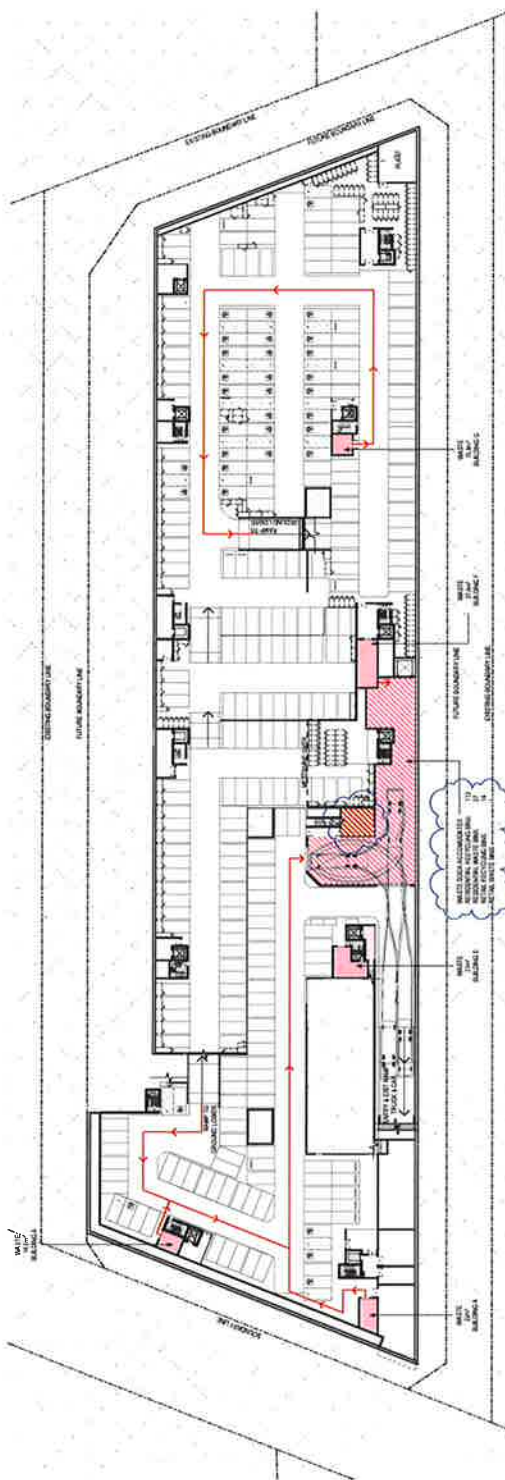
Endsley, Melbourne, Sydney



KEY PLAN



GROUND LOWER SITE FACILITIES PLAN



BASEMENT SITE FACILITIES PLAN

- WASTE FACILITIES**
- WASTE STORAGE ROOM
 - WASTE COLLECTION POINT
 - WASTE STORAGE ROOM
 - WASTE STORAGE ROOM
 - WASTE STORAGE ROOM

DEVELOPMENT APPLICATION

Revision / 05.11.16 DEVELOPMENT APPLICATION RPT
A 14.05.17 RESPONSE IN RESPONSE TO COUNCIL AM

14/05/2017 2:34:38 AM

NOTE: TRACTOR/TROLLEY USED FOR INTERNAL BASEMENT BIN MOVEMENT

Project / 41 TERRY ROAD, ROUSE HILL
41 TERRY ROAD, ROUSE HILL

Drawn / SITE FACILITIES PLAN Project No. / 215430

Date / 15.11.16

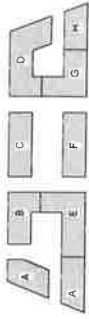
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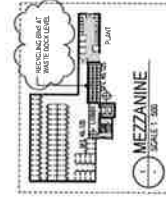
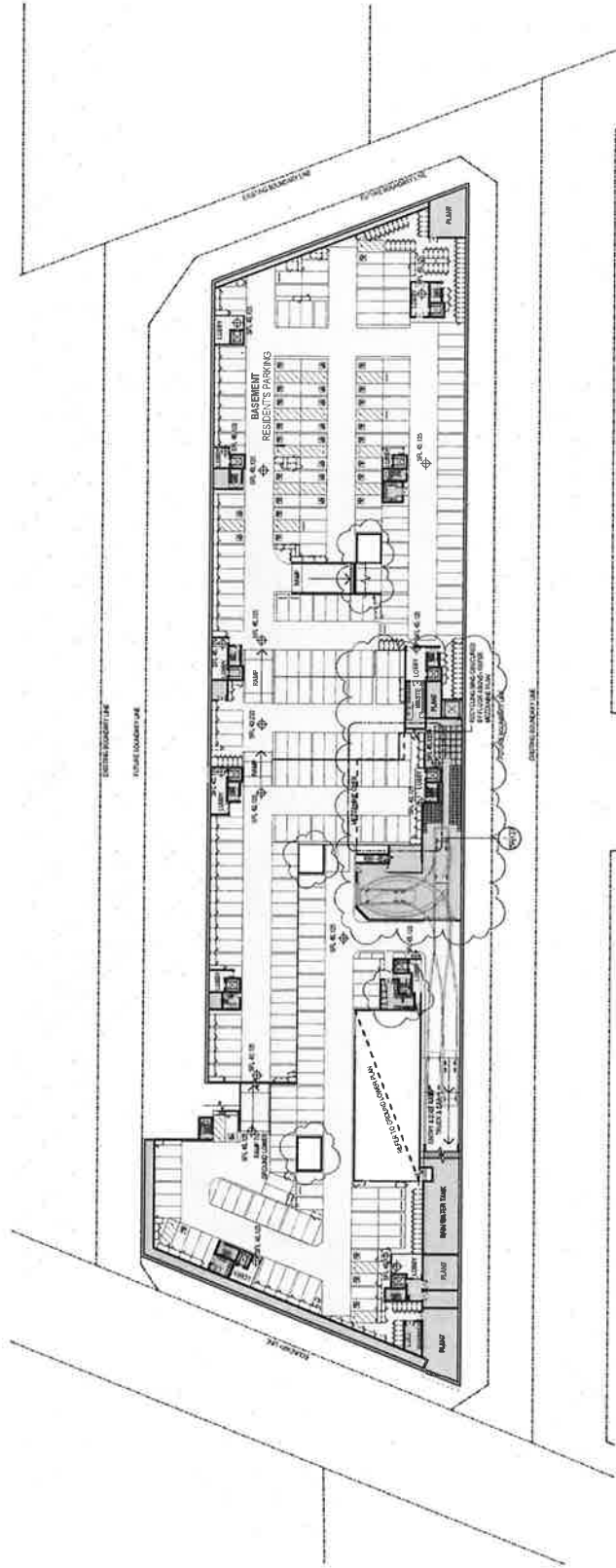
Drawing No. / TP00.07 A

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KEY PLAN



DEVELOPMENT APPLICATION

Revised / 05.12.16 DEVELOPMENT APPLICATION
A. 14.04.17 RESPONSE TO COUNCIL

Item	Area	Volume	Weight	Value
1. MEZZANINE 200	100.00	100.00	100.00	100.00
2. MECHANICAL ROOM	100.00	100.00	100.00	100.00
3. ELECTRICAL ROOM	100.00	100.00	100.00	100.00
4. PLANT	100.00	100.00	100.00	100.00
5. MECHANICAL ROOM	100.00	100.00	100.00	100.00
6. ELECTRICAL ROOM	100.00	100.00	100.00	100.00
7. PLANT	100.00	100.00	100.00	100.00
8. MECHANICAL ROOM	100.00	100.00	100.00	100.00
9. ELECTRICAL ROOM	100.00	100.00	100.00	100.00
10. PLANT	100.00	100.00	100.00	100.00

Project / 41 TERRY ROAD

Drawings / OVERALL BASEMENT

Page No / 215430

Date / 24.05.16

Author / JL KW

Scale & A / 1: 500

Drawing No / TP01.01 A



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14/04/2017 14:04:00



05.12.18 DEVELOPMENT APPLICATION
14.58.19 APPROVED & FORWARDED TO CHAIR
15.01.19

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Category	Score	Estimated Time	Field Time	Points
1000 ft (30')	17	15	20	10
2000 ft (60')	22	25	30	15
3000 ft (90')	28	35	40	20
4000 ft (120')	35	45	50	25
5000 ft (150')	42	55	60	30
6000 ft (180')	50	65	70	35
7000 ft (210')	58	75	80	40
8000 ft (240')	65	85	90	45
9000 ft (270')	72	95	100	50
10000 ft (300')	80	105	110	55
11000 ft (330')	88	115	120	60
12000 ft (360')	95	125	130	65
13000 ft (390')	102	135	140	70
14000 ft (420')	110	145	150	75
15000 ft (450')	118	155	160	80
16000 ft (480')	125	165	170	85
17000 ft (510')	132	175	180	90
18000 ft (540')	140	185	190	95
19000 ft (570')	148	195	200	100
20000 ft (600')	155	205	210	105
21000 ft (630')	162	215	220	110
22000 ft (660')	170	225	230	115
23000 ft (690')	178	235	240	120
24000 ft (720')	185	245	250	125
25000 ft (750')	192	255	260	130
26000 ft (780')	200	265	270	135
27000 ft (810')	208	275	280	140
28000 ft (840')	215	285	290	145
29000 ft (870')	222	295	300	150
30000 ft (900')	230	305	310	155
31000 ft (930')	238	315	320	160
32000 ft (960')	245	325	330	165
33000 ft (990')	252	335	340	170
34000 ft (1020')	260	345	350	175
35000 ft (1050')	268	355	360	180
36000 ft (1080')	275	365	370	185
37000 ft (1110')	282	375	380	190
38000 ft (1140')	290	385	390	195
39000 ft (1170')	298	395	400	200
40000 ft (1200')	305	405	410	205
41000 ft (1230')	312	415	420	210
42000 ft (1260')	320	425	430	215
43000 ft (1290')	328	435	440	220
44000 ft (1320')	335	445	450	225
45000 ft (1350')	342	455	460	230
46000 ft (1380')	350	465	470	235
47000 ft (1410')	358	475	480	240
48000 ft (1440')	365	485	490	245
49000 ft (1470')	372	495	500	250
50000 ft (1500')	380	505	510	255
51000 ft (1530')	388	515	520	260
52000 ft (1560')	395	525	530	265
53000 ft (1590')	402	535	540	270
54000 ft (1620')	410	545	550	275
55000 ft (1650')	418	555	560	280
56000 ft (1680')	425	565	570	285
57000 ft (1710')	432	575	580	290
58000 ft (1740')	440	585	590	295
59000 ft (1770')	448	595	600	300
60000 ft (1800')	455	605	610	305
61000 ft (1830')	462	615	620	310
62000 ft (1860')	470	625	630	315
63000 ft (1890')	478	635	640	320
64000 ft (1920')	485	645	650	325
65000 ft (1950')	492	655	660	330
66000 ft (1980')	500	665	670	335
67000 ft (2010')	508	675	680	340
68000 ft (2040')	515	685	690	345
69000 ft (2070')	522	695	700	

41 TERRY ROAD

Overall Ground Lower

Project No / 215430
Date / 24.05.16

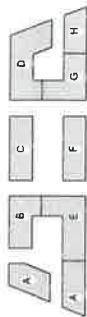
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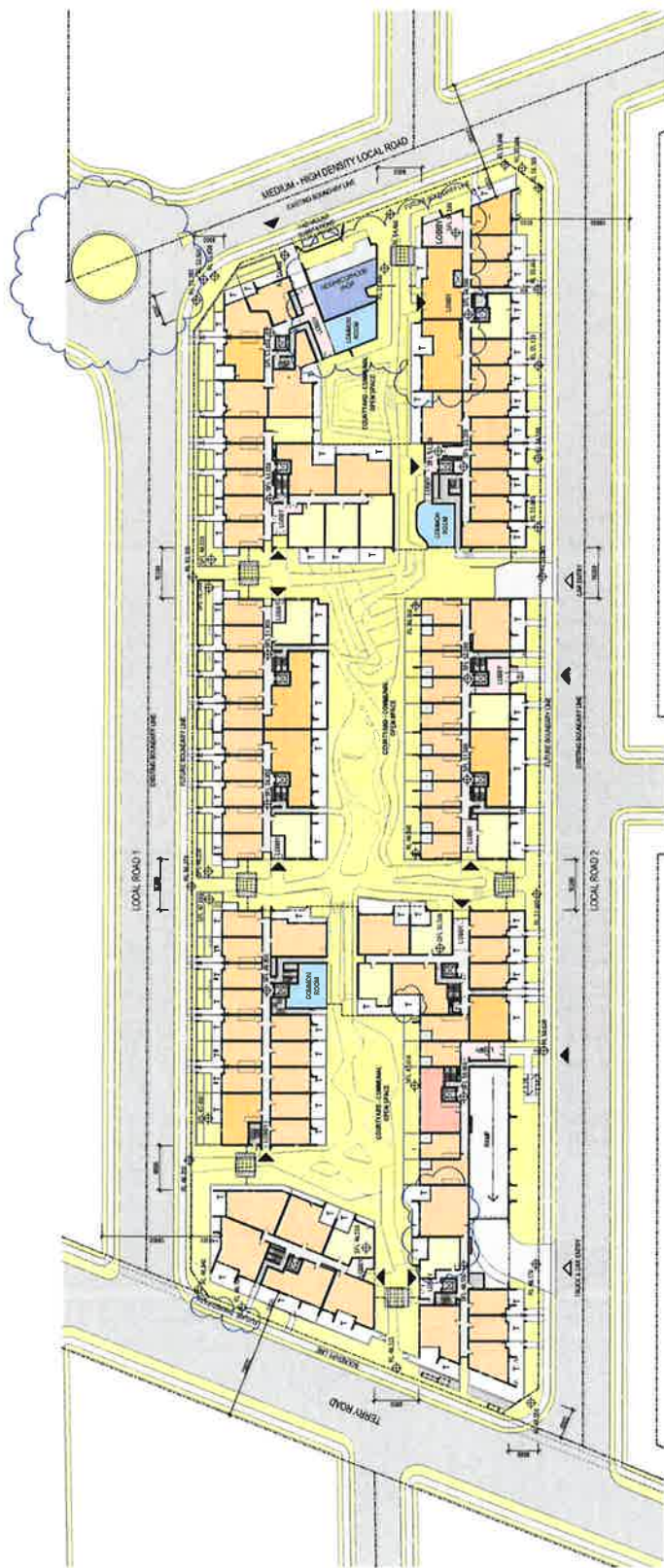
Drawing No. / **TP01.02 A**

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KEY PLAN



DEVELOPMENT APPLICATION

Revisory / 08.12.16 DEVELOPMENT APPLICATION / 10.08.17 RESPONSE TO COUNCIL / 10.08.17

COLOR CODE	DESCRIPTION
Light Green	1 BED APARTMENT
Medium Green	2 BED APARTMENT / TOWNHOUSE
Dark Green	3 BED APARTMENT / TOWNHOUSE
Yellow	4 BED TOWNHOUSE

LEGEND	DESCRIPTION
Blue line	WALKING DUTY
Blue triangle	INSTANT CARAVAN ENTRY

Project / 41 TERRY ROAD, SOUTHERN CROSS, NSW

Drawing / OVERALL GROUND

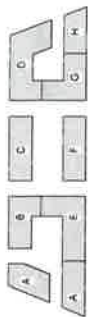
Project No / 215430 Date / 24.05.16

Scale 1:500

Drawing No / TP01.03 A

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KEY PLAN



DEVELOPMENT APPLICATION

Received / 15.11.16 DEVELOPMENT APPLICATION
 A 14.05.17 RECOMMENDATION TO COUNCIL

CONSTRUCTION
EXISTING BUILDING
NEW BUILDING
EXISTING DRIVEWAY / PARKING
NEW DRIVEWAY / PARKING
NEW FENCE

Project / 41 TERRY ROAD
 Drawing / OVERALL LEVEL 1

Project No / 215430
 Date / 24.05.16

Author / J.L.
 KW

Scale 0 A / 1 : 500

Drawing No / TP01.04 A

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41 TERRY ROAD, ROUSE HILL
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DEVELOPMENT APPLICATION

Reviews /	-	05 12 16	DEVELOPMENT APPLICATION	KW
A	14 08 17	REVIEWS IN RESPONSE TO COUNCIL	AH	

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41 TERRY ROAD

OVERALL LEVEL 2

Project No / 215430 Date / 24.05.16

JL,
KW

Scale @ A1 / 1:500

Drawing No. / TP01.05 A

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Brisbane Melbourne Sydney
www.rothelawman.com.au



KEY PLAN



DEVELOPMENT APPLICATION

85/12/16 DEVELOPMENT APPLICATION
A TUESDAY 17 NOVEMBER 2016 RESPONSE TO COUNCIL

14/06/2017 3:36 PM

LEGEND
1. LANDSCAPE
2. BUILDING FOOTPRINT
3. PARKING AREA
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99. FENCE
100. FENCE

Project / 41 TERRY ROAD
41 TERRY ROAD, ROUSE HILL

Drawing / OVERALL LEVEL 3

Project No / 215430 Date / 24.05.16

Author / J.L. KW Scale @ A / 1 : 500

Drawing No / TP01.06 A

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Rothers, Melbourne, Sydney
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05.12.16	DEVELOPMENT APPLICATION	RW
14.05.17	REVISIONS IN RESPONSE TO COUNCIL	AH

UNIVERSITY OF CALIFORNIA

41 TERRY ROAD

Overall Roof

Project No / 215430 Date / 06.01.16

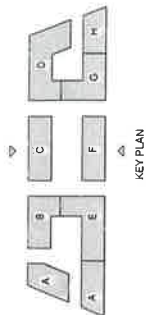
KW/JL,

Scale @ A1 / 1 : 500

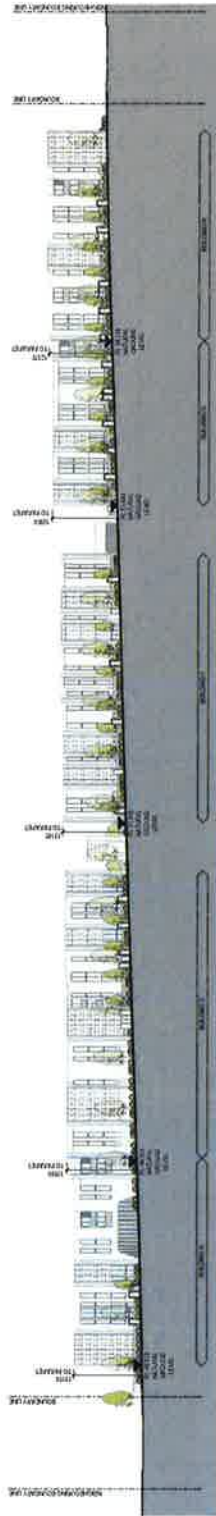
Drawing No. / **TP01.08 A**

Brothel

Brisbane, Melbourne, Sydney
www.colhelwman.com.au



OVERALL NORTH ELEVATION
(LOCAL ROAD 1)



OVERALL SOUTH ELEVATION
(LOCAL ROAD 2)

DEVELOPMENT APPLICATION

Project No. 6512 M. DEVELOPMENT APPLICATION
A 14th 17 PERSONS IN RESPONSE TO COUNCIL AM

Project / 41 TERRY ROAD
KW

Drawing / OVERALL ELEVATIONS
Project No. / 215430 Date / 30.05.16

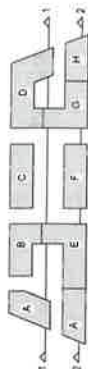
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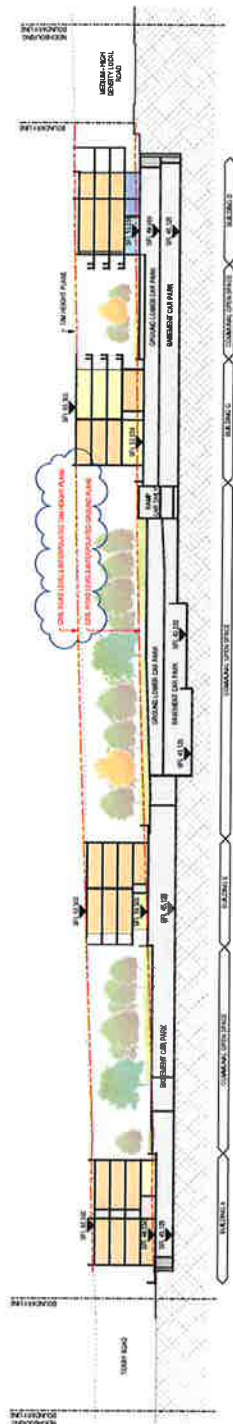
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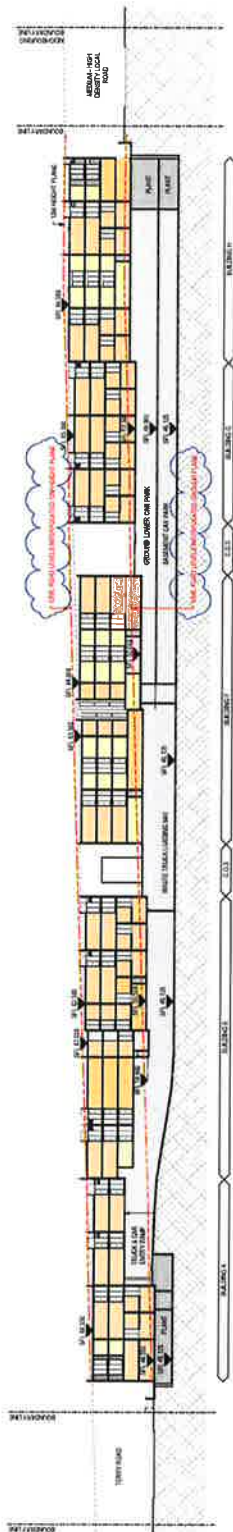
41 TERRY ROAD HOUSE RILL
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KEY PLAN



OVERALL SECTION 1
SCALE 1:500



OVERALL SECTION 2
SCALE 1:500

DEVELOPMENT APPLICATION

Project No. / 41 TERRY ROAD
Date / 30.05.16
Author / KW, JL
Scale @ A / 1:500
Drawing No. / TP03.01 A

Drawings / OVERALL SECTIONS
Project No. / 215430

Author / KW, JL
Scale @ A / 1:500

Drawing No. / TP03.01 A

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Barbara, Melbourne Sydney
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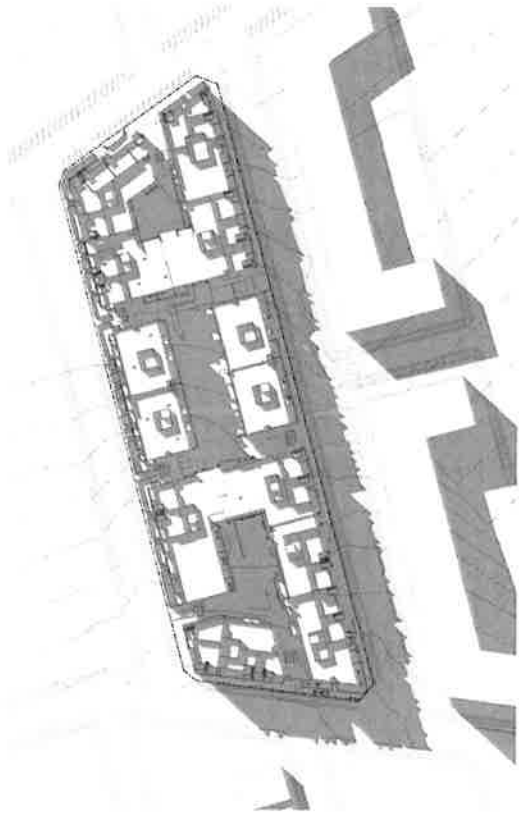
16/05/2017 / 11:13:17 AM

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Date / 30.05.16
Author / KW, JL
Scale @ A / 1:500
Drawing No. / TP03.01 A

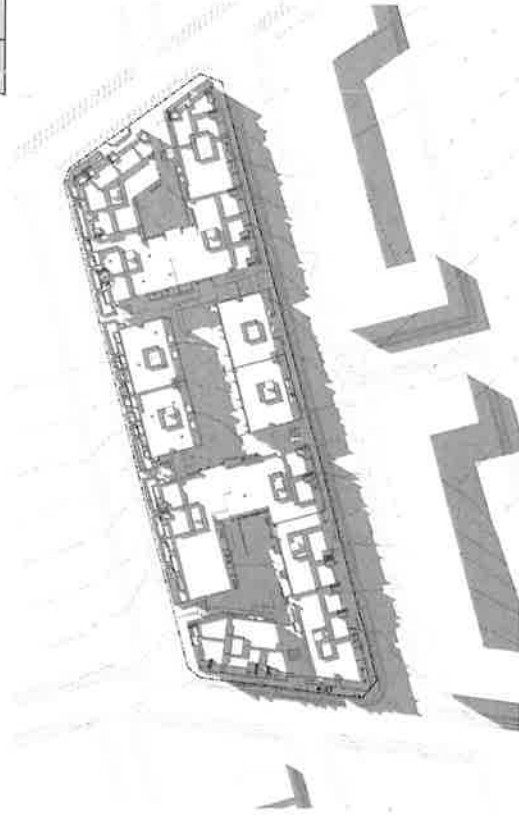
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2	100% LANDSCAPED
3	100% LANDSCAPED
4	100% LANDSCAPED



KEY PLAN



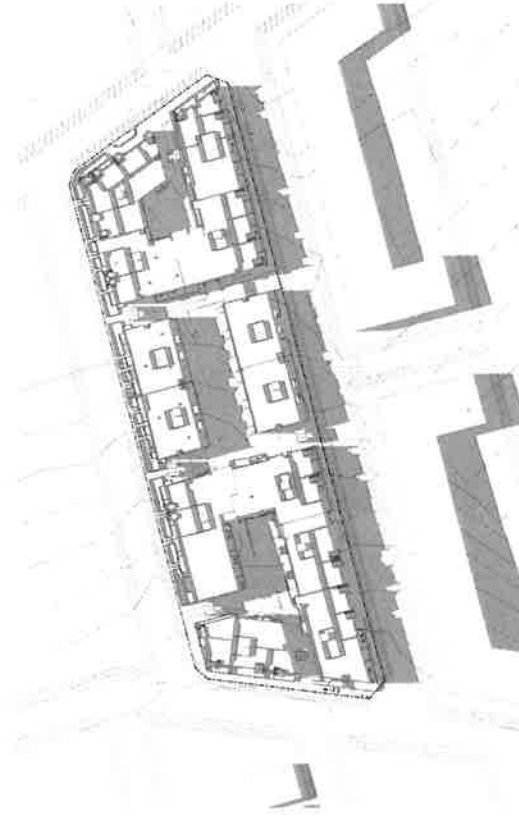
Proposed Shadows 9am
SCALE 1:1000



Proposed Shadows 10am
SCALE 1:1000



Proposed Shadows 11am
SCALE 1:1000



Proposed Shadows 12noon
SCALE 1:1000

DEVELOPMENT APPLICATION

Project No. / 08.12.16 DEVELOPMENT APPLICATION

Project No. / 41 TERRY ROAD

Project No. / 215430 Date / 12.08.16

Project No. / GT

Scale (B.A.) / 1:1000

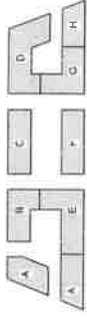
Drawing No. / TP04.01

41 TERRY ROAD HOUSE #11

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Architects, Melbourne, Sydney
www.rothelowman.com.au



KEY PLAN



Proposed Shadows 1pm
SCALE 1:1000



Proposed Shadows 2pm
SCALE 1:1000



Proposed Shadows 3pm
SCALE 1:1000

DEVELOPMENT APPLICATION

Revised / 08.11.16 DEVELOPMENT APPLICATION

WV

Project / 41 TERRY ROAD

Drawn / SHADOW DIAGRAMS

Project No. / 215430

Date / 12.08.16

Author / GT

Scale @ A1 / 1 : 1000

Drawing No. / TP04.02

41 Terry Road, Sydney NSW

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DEVELOPMENT APPLICATION

14.06.17 REVISIONS IN RESPONSE TO COUNCIL AM

41 TERRY ROAD

COMMUNAL OPEN SPACE SOLAR ACCESS

Project No / 215430

Date / 01/05/17

Author / JC

Scale 6 A / 1 : 1500

Drawing No / TP04.04

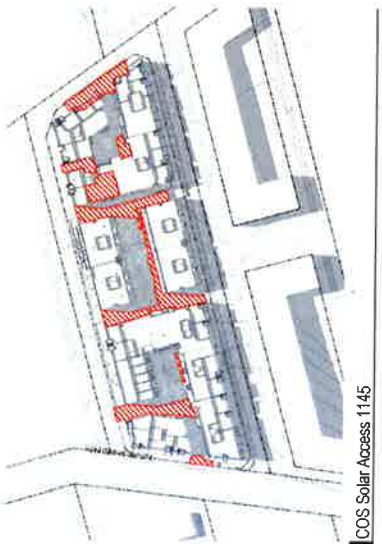


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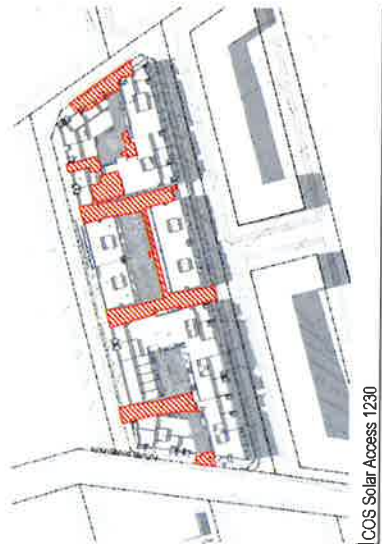
14/06/2017 12:45 PM

COMMUNAL OPEN SPACE AREA - 4040 m ²		
TIME	AREA IN SUNLIGHT	% OF COS
1145	2035m ²	50.3% OF COS
1200	2285m ²	56.5% OF COS
1215	2285m ²	56.5% OF COS
1230	2428m ²	60.1% OF COS
1245	2428m ²	60.1% OF COS
1300	2321m ²	57.4% OF COS
1315	2321m ²	57.4% OF COS
1330	2069m ²	51.2% OF COS
1345	2027m ²	50.2% OF COS
TOTAL	2027m ²	
AVERAGE SOLAR ACCESS		55.8%

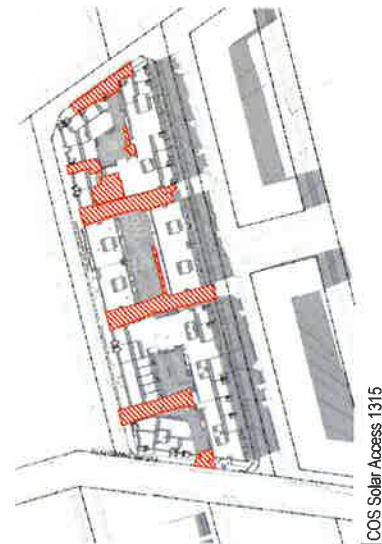
NOTE: ACCESS TO SHADOWS IN FIGURE IS BASED ON CURRENT LANDSCAPE DESIGN



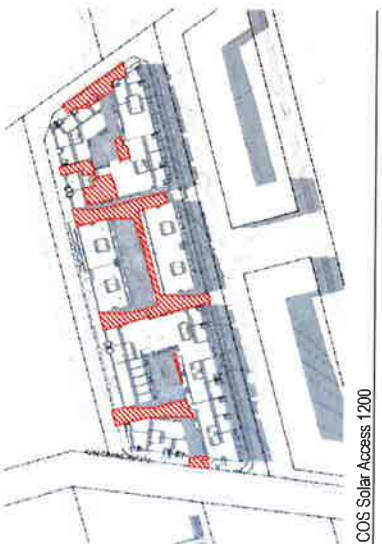
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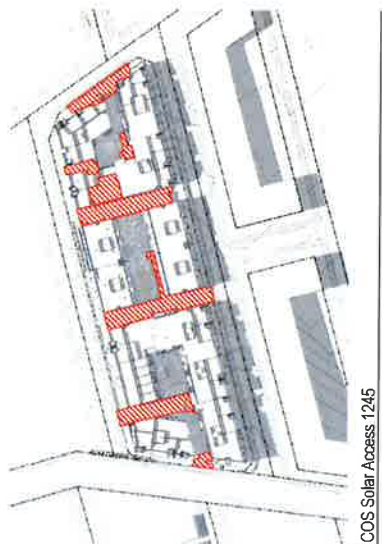
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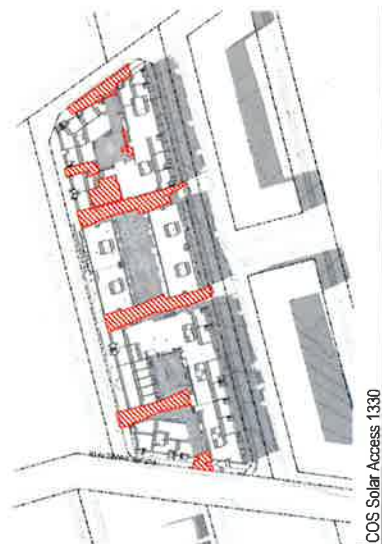
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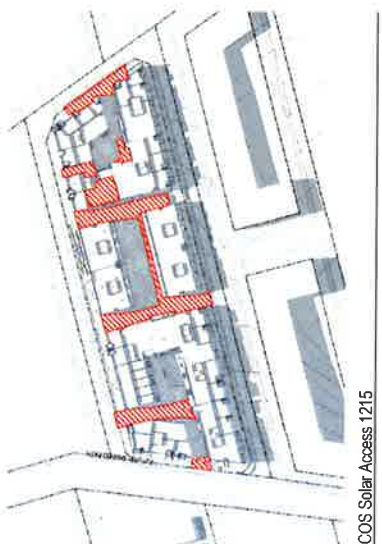
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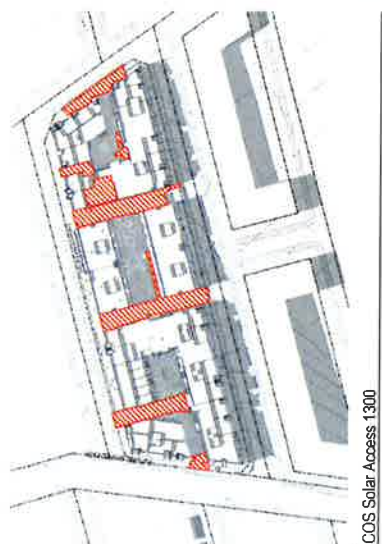
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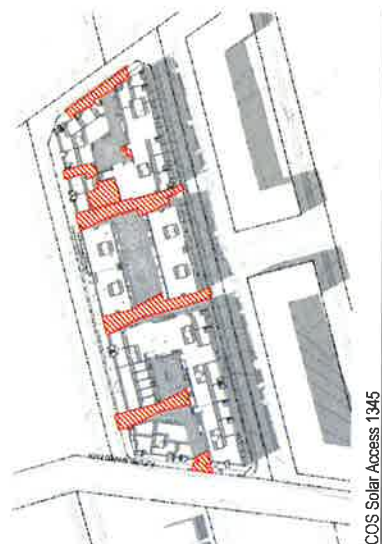
COS Solar Access 1330



COS Solar Access 1215



COS Solar Access 1300



COS Solar Access 1345



Overall Solar Compliance (Total All Buildings)	Stand total 734
---	-----------------

[illegible]

Overall Cross Ventilation Compliance
(Total All Buildings)

[illegible]

DEVELOPMENT APPLICATION

Activity	05.12.16	DEVELOPMENT APPLICATION	KW
-			
A	14.04.17	DEVELOPMENT APPLICATION TO COME	AM

41 TERRY ROAD

Drawing / **SEPP65 SOLAR & CROSS VENT SCHEDULES**

Project No / 215430 Date / 31.05.16

Scale 0 A1/

TP04.11 A

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[illegible][illegible]



KEY PLAN



GROUND



LEVEL 1

DEVELOPMENT APPLICATION

Resubmission of 15/10/16 Development Application
 A 15/05/17 Addendum in Response to Council AM

LEGEND
SHEDDING IN SHED
APPROXIMATE SHED SHEDDING
APPROXIMATE IN SOLAR AND CROSS VENTILATION
VS VENTILATING SYSTEM

Project: 41 TERRY ROAD
 41 TERRY ROAD, ROSSBY, NSW

Drawn by: SEPPE SOLAR &
 CROSS VENT PLANS -
 GROUND & LEVEL 1

Project No: 215430

Date: 24.11.16

Author: KW

Scale: 1:350

Drawing No: TP04.12 A

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Burials, Melbourne, Sydney
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DEVELOPMENT APPLICATION

DATE	DEVELOPMENT APPLICATION	KW
05/12/16		
14/06/17	REPLACEMENT OF EXISTING TRUCK LIFT	4.0

41 TERRY ROAD

Drawing / **SEPP65 SOLAR &
CROSS VENT PLANS -
LEVEL 2 & 3**

Project No. / 215430 Date / 24.11.16

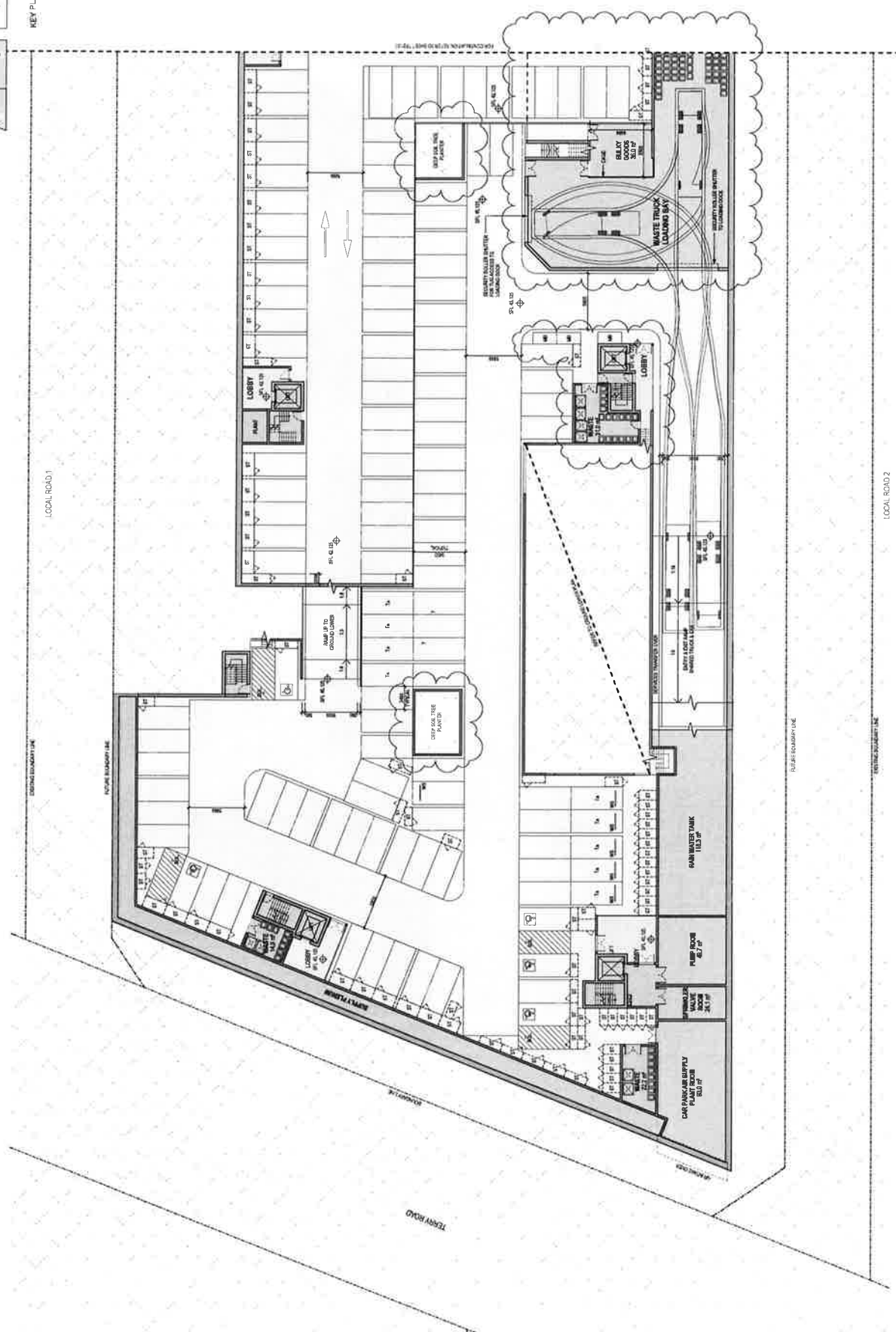
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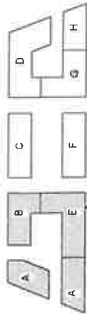
TP04 13 A

rothelkowan

Melbourne, Melbourne, Sydney
 were still down on their

THEY'RE NOT A PART OF ME





KEY PLAN



DEVELOPMENT APPLICATION

Version: 1.0
 Date: 14/04/2014
 Project: 14/04/2014
 Drawn: 14/04/2014

Project: 41 TERRY ROAD
 41 TERRY ROAD, ROSS, VIC 3088

Client: 41 TERRY ROAD, ROSS, VIC 3088
 41 TERRY ROAD, ROSS, VIC 3088

Project: 41 TERRY ROAD
 41 TERRY ROAD, ROSS, VIC 3088

Project: 41 TERRY ROAD
 41 TERRY ROAD, ROSS, VIC 3088

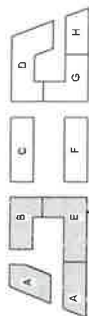
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 41 TERRY ROAD, ROSS, VIC 3088

Project: 41 TERRY ROAD
 41 TERRY ROAD, ROSS, VIC 3088

Project: 41 TERRY ROAD
 41 TERRY ROAD, ROSS, VIC 3088

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KEY PLAN



DEVELOPMENT APPLICATION

Reference: 05/12/16 DEVELOPMENT APPLICATION
 A 11/01/17 RESUBMISSION RESPONSE TO COUNCIL
 KW

ASSESSMENT
 CIVIL - CIVILIAN CONTACT
 F - FLOODING
 N - NATURAL HAZARD

COLOR LEGEND	LEGEND
[Yellow Box]	1:000 SCALE
[Orange Box]	1:500 SCALE
[Red Box]	1:100 SCALE
[Green Box]	1:50 SCALE
[Blue Box]	1:100 SCALE

Project: 41 TERRY ROAD
 Drawn: BUILDINGS A, B & E
 Level 1

Project No: 215430
 Date: 24.05.16
 Author: JL, KW

Scale: 1:200
 Date: 24.05.16

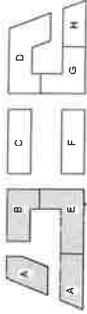
Drawn by: TP11.03 A

41 TERRY ROAD, KINGS HILL
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Brisbane, Melbourne, Sydney
 Perth, Auckland, Christchurch

11/01/2017 10:08 AM



KEY PLAN



DEVELOPMENT APPLICATION

Review / 10.10.16 DEVELOPMENT APPLICATION 10/10/16
 A 14.05.17 REVISIONS IN RESPONSE TO COUNCIL AM

APPROVALS
 10/10/16 PROJECT MANAGER
 14/05/17 PROJECT MANAGER

COLOUR CODE
 1 TWO APARTMENT
 2 TWO APARTMENT / TOWNHOUSE
 3 TWO APARTMENT / TOWNHOUSE
 4 ONE APARTMENT / TOWNHOUSE

Project / 41 TERRY ROAD

Drawn / BUILDINGS A, B & E
 LEVEL 2

Page No / 215430 Date / 24.05.16

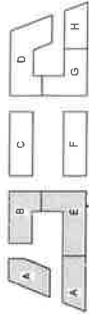
Author / J.L. KW

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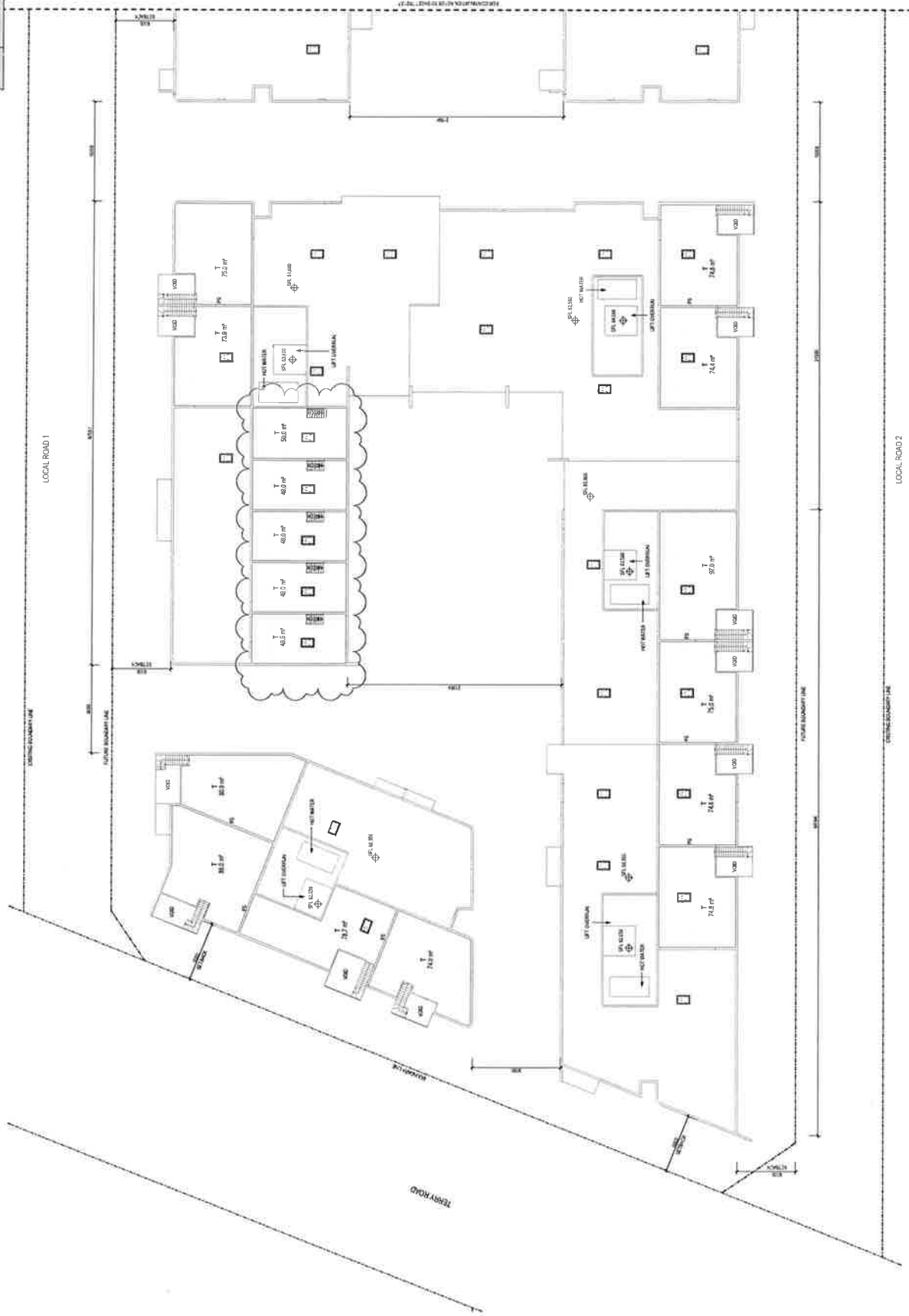
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10/10/16 11:58 AM



KEY PLAN



DEVELOPMENT APPLICATION

REVISION / 15.12.16 DEVELOPMENT APPLICATION 14.06.17 RESPONSE TO COUNCIL AM

LANDSCAPE ARCHITECT
CANDY GARDNER
PLANNING
PROJECT GREEN
H&M

PROJECT / 41 TERRY ROAD

DESIGNING / BUILDINGS A, B & E ROOF

PROJECT NO. / 215430

DATE / 24.05.16

AUTHOR / J.L. KW

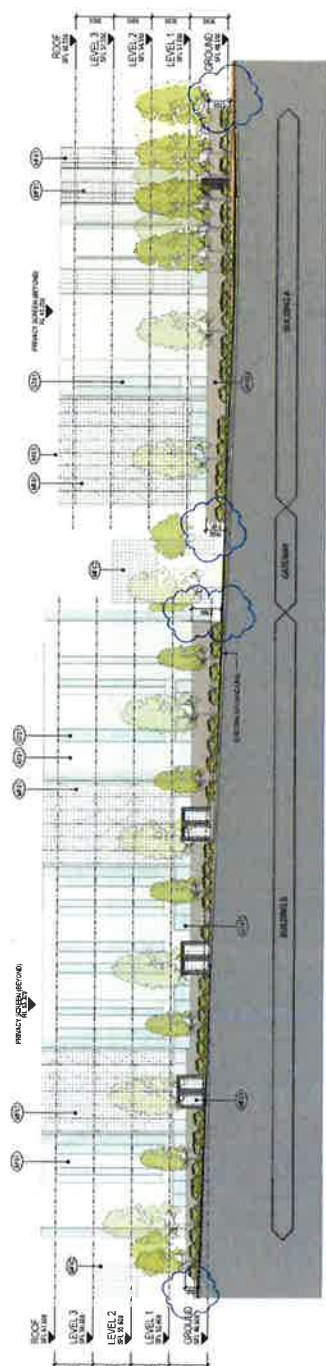
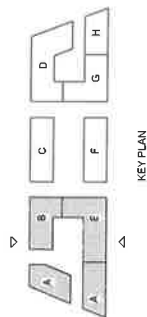
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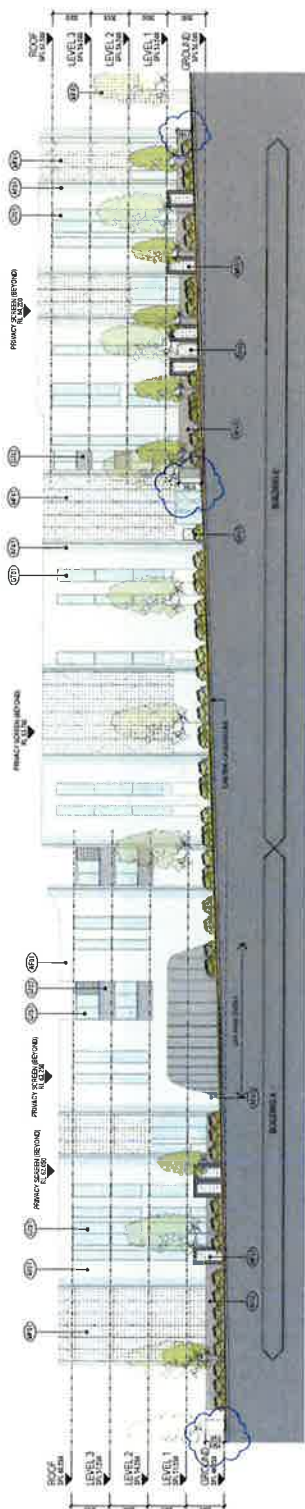
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14.06.17 15.12.16



BUILDING A & B - NORTH
(STREET ELEVATION)



BUILDING A & E - SOUTH
(STREET ELEVATION)

DEVELOPMENT APPLICATION

Primary / 41 TERRY ROAD
 14.06.17 RESPONSE TO COUNCIL

ITEMS	DESCRIPTION	DATE
41	41 TERRY ROAD	14.06.17
42	42 TERRY ROAD	14.06.17
43	43 TERRY ROAD	14.06.17
44	44 TERRY ROAD	14.06.17
45	45 TERRY ROAD	14.06.17

Project / 41 TERRY ROAD

Drawing / BUILDINGS A, B & E
 ELEVATIONS

Project No / 215430

Date / 25.05.16

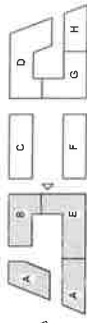
Author / JL

Scale B A / 1:200

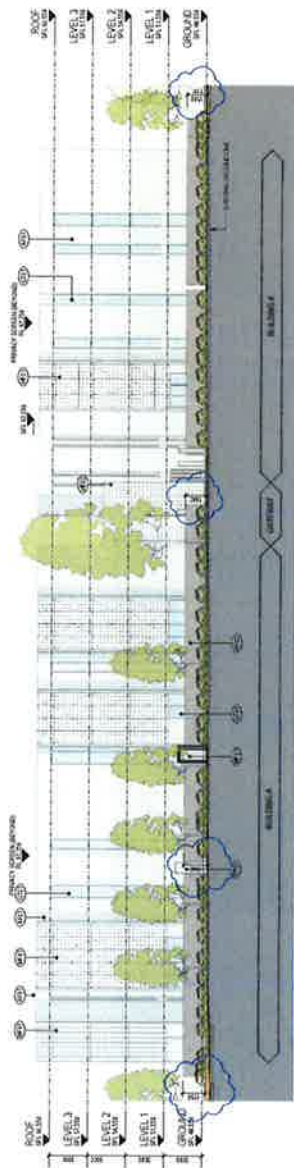
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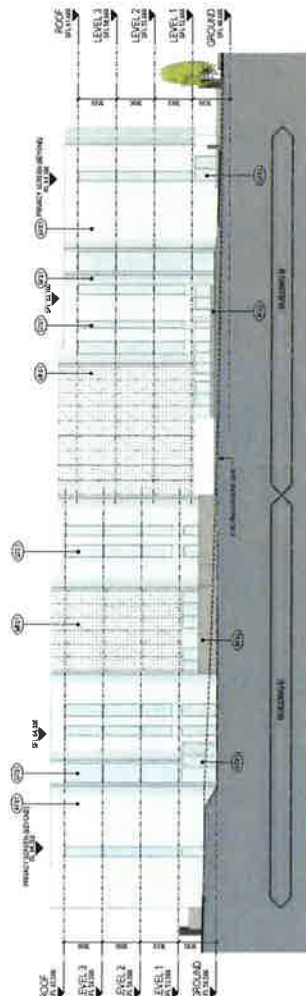
Sydney Melbourne Sydney
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KEY PLAN



BUILDING A - WEST
(STREET ELEVATION)



BUILDING B & EAST
(COURTYARD ELEVATION)

DEVELOPMENT APPLICATION

Project No. 41 TERRY ROAD
 Drawing No. TP12.02 A
 Scale 1:200
 Date 24.10.16
 Project No. 215430

TABLE 1
 REVISIONS
 1. 14.06.17 - DEVELOPMENT APPLICATION
 2. 14.06.17 - RESPONSE TO COMMENTS

Project No. 41 TERRY ROAD
 Drawing No. TP12.02 A
 Scale 1:200
 Date 24.10.16
 Project No. 215430

Drawn By: BUILDINGS A, B & E
 ELEVATIONS

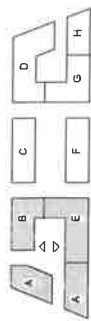
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 Date 24.10.16
 Project No. 215430

Scale 1:200

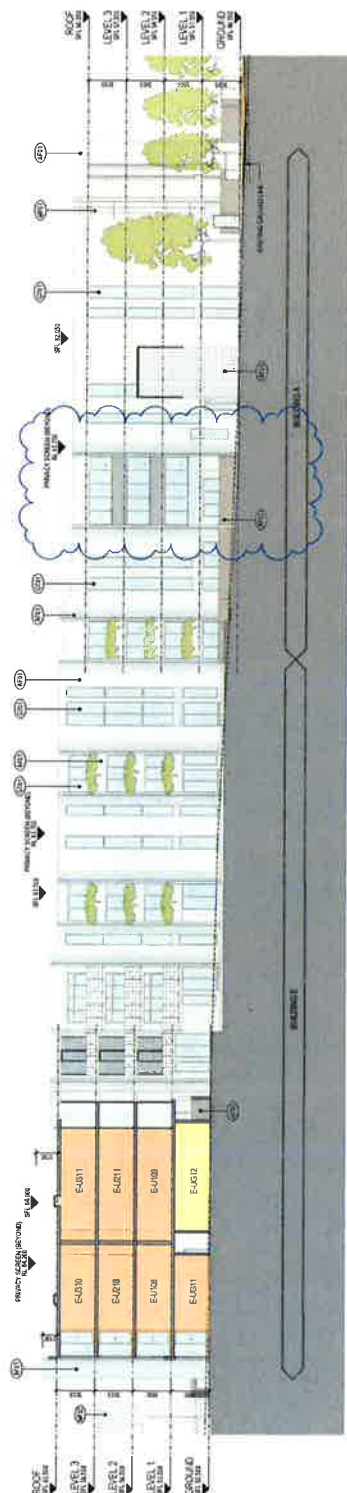
Drawing No. TP12.02 A

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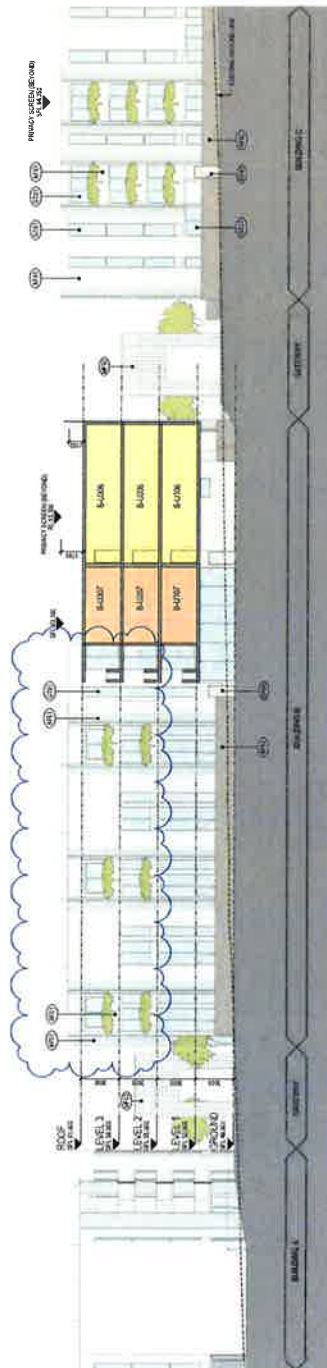
Brisbane, Melbourne, Sydney
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KEY PLAN



BUILDING A & E - NORTH
(COURTYARD ELEVATION)



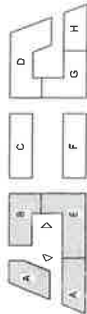
BUILDING B - SOUTH
(COURTYARD ELEVATION)

DEVELOPMENT APPLICATION

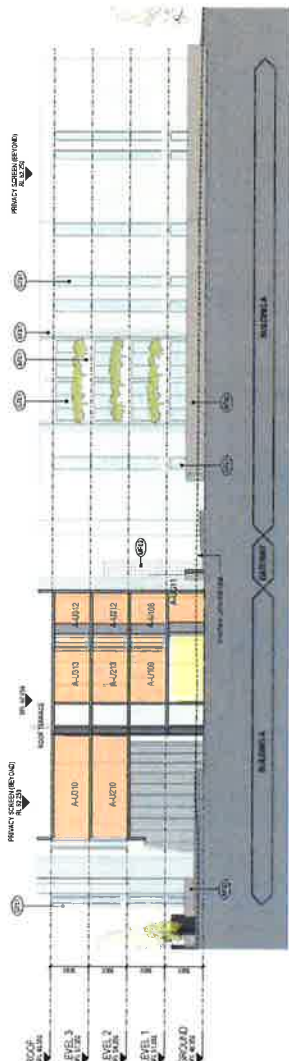
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A. 14.06.17
14.06.17

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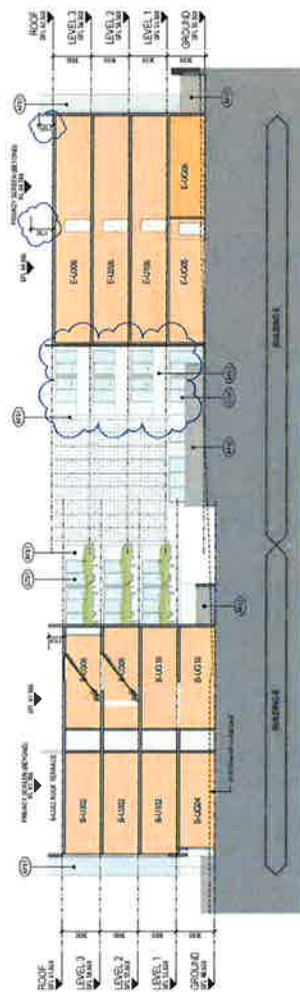
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Drawing: BUILDINGS A, B & E
ELEVATIONS
Project No: 215430
Date: 24.10.16
Scale: 1:200
Author: J/L
Drawing No: TP12.03 A



KEY PLAN



BUILDING A - EAST
(COURTYARD ELEVATION)



BUILDING B & E WEST
(COURTYARD ELEVATION)

DEVELOPMENT APPLICATION

Review / 15.12.16 DEVELOPMENT APPLICATION 10/11/16
A 11.06.17 REVISED IN RESPONSE TO COUNCIL AM

Project / 41 TERRY ROAD

Drawn / BUILDINGS A, B & E ELEVATIONS

Date / 15.11.16

Auth / JL

Scale / 1 : 200

Drawing No. / TP12.04 A

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



05.12.16 DEVELOPMENT APPLICATION
14.04.17 RESOLVED BY COUNCIL

CRASHLEDGED.

1000 APARTMENT
1000 APARTMENT
2000 APARTMENT / TOWNHOUSE
3000 APARTMENT / TOWNHOUSE
4000 TOWNHOUSE

Drawing No. / **TP13.01 A**

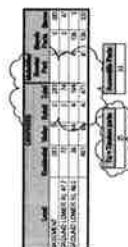
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DEVELOPMENT APPLICATION

Reviews /	-	05 12 76	DEVELOPMENT APPLICATION	KW
	A	14 08 17	REVISIONS IN RESPONSE TO COUNCIL	AH

ABBREVIATIONS



41 TERRY ROAD

Drawing / BUILDINGS C, D, F, G & H BASEMENT
Project No / 215430
Date / 25.05.16

JL,
KW

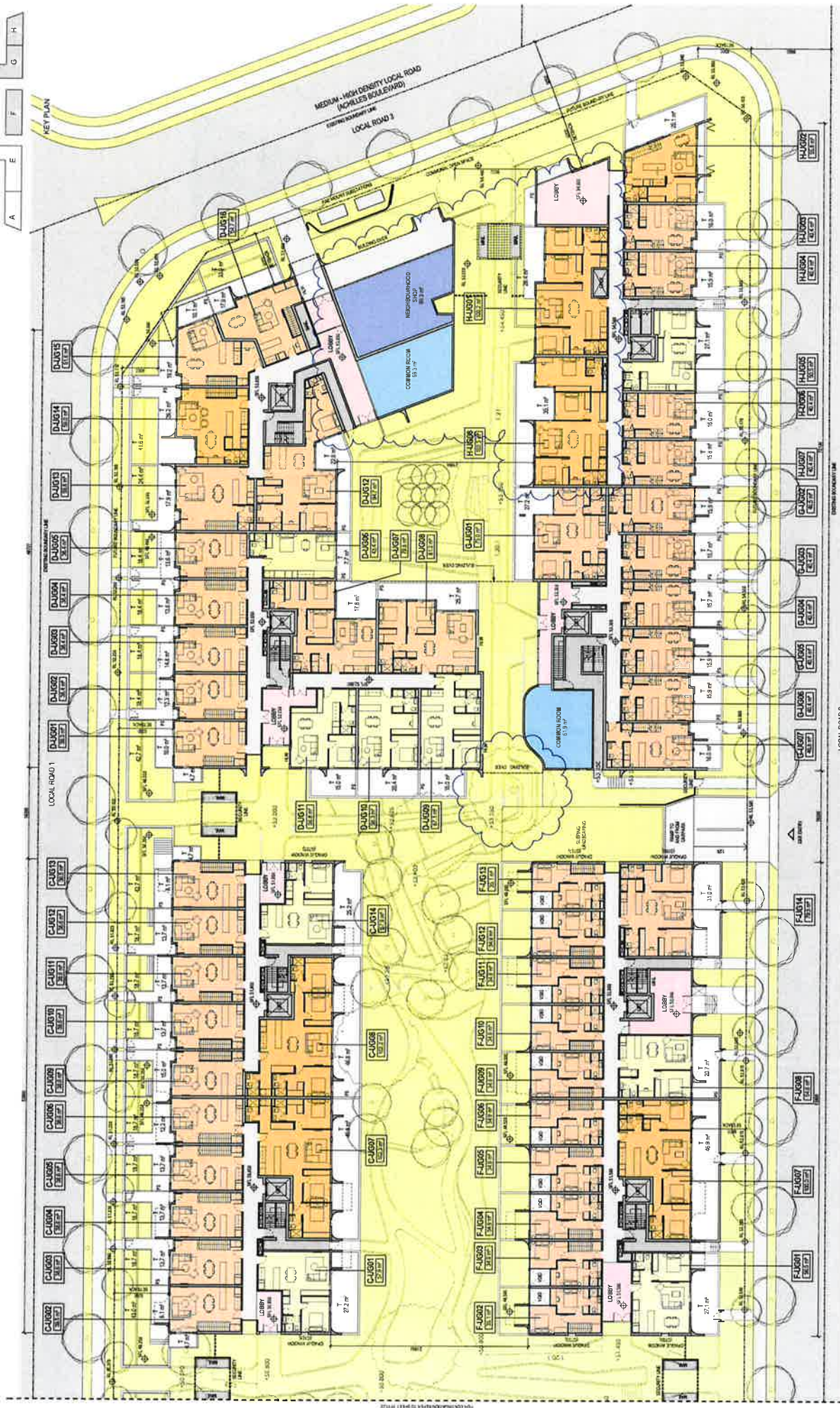
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Drawing No. / TP21.01 A

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DEVELOPMENT APPLICATION

1. 15.17 DEVELOPMENT APPLICATION
 2. 15.17 REVISION RESPONSE TO COUNCIL

1. 15.17
 2. 15.17
 3. 15.17

COLOUR CODE	DESCRIPTION
Light Green	1 BED APARTMENT
Light Orange	2 BED APARTMENT / COMPLEX
Light Blue	3 BED APARTMENT / COMPLEX
Light Yellow	4 BED APARTMENT / COMPLEX

Project / 41 TERRY ROAD
 Building / BUILDINGS C, D, F, G & H GROUND

Date / 25.05.16
 Scale / 1:200

Drawing No. / TP21.03 A

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41 TERRY ROAD, SYDNEY NSW
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Building No. Sydney
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KEY PLAN

LOCAL ROAD 1



LOCAL ROAD 2

DEVELOPMENT APPLICATION

Revised: 10/13/14 DEVELOPMENT APPLICATION 000 AM
A 14.0M RECONSTRUCTION RESPONSE TO COUNCIL AM

10/13/14
CITY OF GARDEN CITY
PLANNING DEPARTMENT
1401 WEST 10TH AVENUE

COLOR CODE	DESCRIPTION
GREEN	1 BED APARTMENT / TOWNHOUSE
YELLOW	2 BED APARTMENT / TOWNHOUSE
ORANGE	3 BED APARTMENT / TOWNHOUSE
RED	4 BED APARTMENT / TOWNHOUSE

Project: 41 TERRY ROAD
41 TERRY ROAD, GARDEN CITY, ONTARIO

Drawing: BUILDINGS C, D, F, G & H LEVEL 2
Date: 25.05.16
Author: JL KW
Scale: 1:200
Drawing No.: TP21.05 A

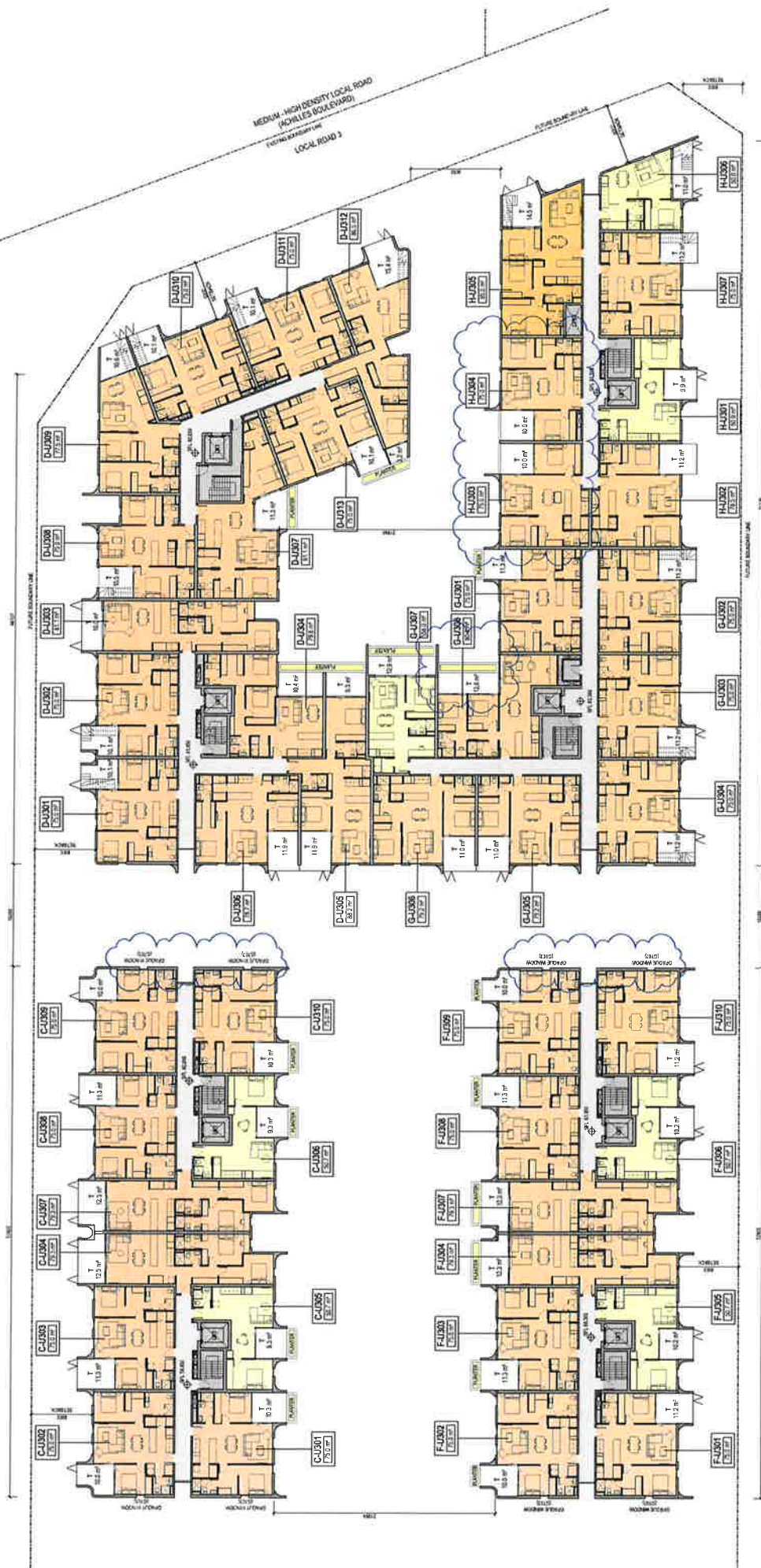
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KEY PLAN

LOCAL ROAD 1

EXISTING BOUNDARY LINE



MEDIUM - HIGH DENSITY LOCAL ROAD
ACHILLES BOULEVARD
LOCAL ROAD 2

LOCAL ROAD 2

EXISTING BOUNDARY LINE

DEVELOPMENT APPLICATION

65/214 DEVELOPMENT APPLICATION
A 146/17 RECONSTRUCTED RESPONSE TO COUNCIL

APR 2017
CITY OF MELBOURNE
CITY OF MELBOURNE
CITY OF MELBOURNE
CITY OF MELBOURNE

COLOR LEGEND
STUDIO APARTMENT
1 BED APARTMENT / TOWNHOUSE
2 BED APARTMENT / TOWNHOUSE
3 BED APARTMENT / TOWNHOUSE
4 BED TOWNHOUSE

Project: 41 TERRY ROAD
Building: BUILDINGS C, D, F, G & H LEVEL 3

Date: 25.05.16

Scale: 1:200

TP21.06 A

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BRENDAN MELBOURNE, SYDNEY
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DEVELOPMENT APPLICATION

Revisions /	-	05.12.16	DEVELOPMENT APPLICATION	KW
	A	14.06.17	REVISIONS IN RESPONSE TO COUNCIL	AH

CARPARK EDWUST
 PRIVACY SCREEN
 TERRACE
 HIGH LEVEL WINDOW

41 TERRY ROAD

Drawing / BUILDINGS C, D, F, G & H ROOF Project No / 215430 Date / 25.05.16

KW, JL

Scale 8 A) / 1 : 200

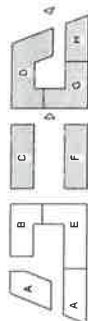
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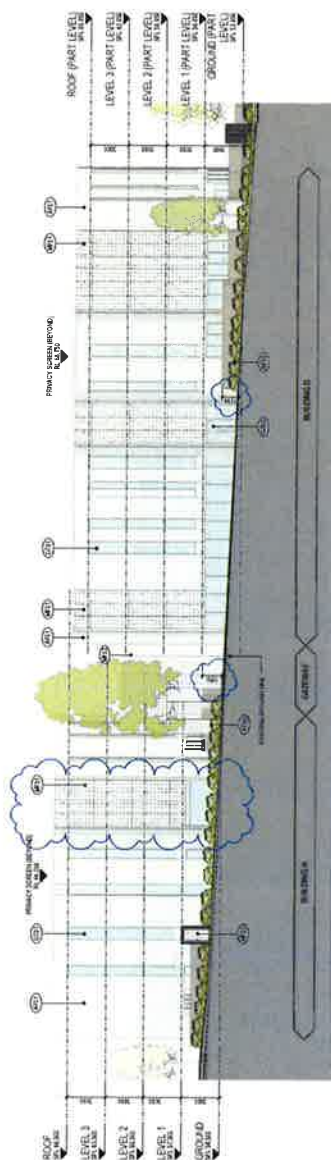
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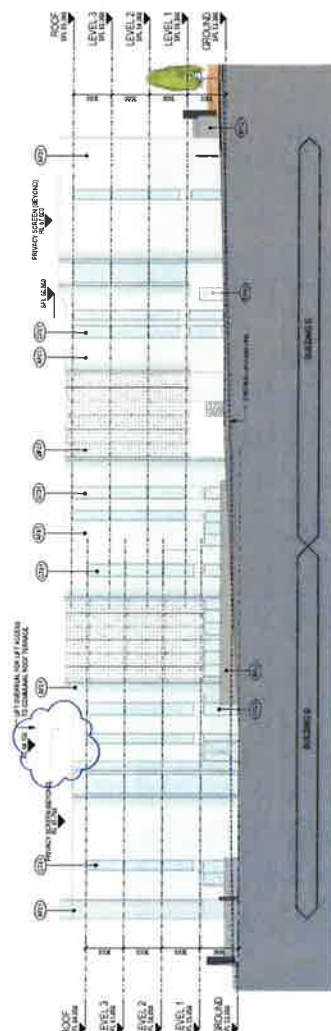
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KEY PLAN



BUILDING D & H - EAST
(STREET ELEVATION)



BUILDING D & G - WEST
(COURTYARD ELEVATION)

DEVELOPMENT APPLICATION

14.05.16 DEVELOPMENT APPLICATION
14.05.17 RECEIVED IN RESPONSE TO COUNCIL

Project / 41 TERRY ROAD
Building D & H ELEVATIONS

Drawn / BUILDINGS C, D, F, G & H ELEVATIONS

Date / 24.10.16

Author / JL

Scale @ A1 / 1 : 200

Drawing No. / TP22.02 A

rotheflowman

Brisbane, Melbourne, Sydney
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DEVELOPMENT APPLICATION

Revisions /	05.12.15	DEVELOPMENT APPLICATION	KW
A	14.06.17	REVISION IN RESPONSE TO COUNCIL	AH

41 TERRY ROAD

Ordering / BUILDINGS C, D, F, G & H ELEVATIONS
 Project No / 215430
 Date / 15.11.16

Scale @ A1 / 1 : 200

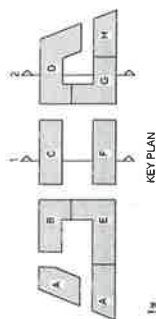
TP22.03 A

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INDEX





5.0 Materials

5.01 Materials Palette

The following palette is representative of the proposed core materials. The graphic representation is indicative only.

Concrete



White



Grey

Clear & Tinted Grey Glass



Perforated Powder Coated Screens



White

Powder Coated Aluminium

White



Charcoal

Textured



LANDSCAPE CONCEPT MASTERPLAN



COMMUNAL COURTYARD A PLAN



KEY-

- 1 ENTRY THRESHOLD
- 2 RAMP
- 3 WATER FEATURE
- 4 TERRACED PLANTING AND DECKING
- 5 SLOPED LAWN
- 6 PRIVACY PLANTING
- 7 SHADE STRUCTURES
- 8 FLEXIBLE SEATING AREAS
- 9 PRIVATE TERRACES
- 10 FEATURE TREE PLANTING
- 11 CORTEN BLADE WALLS
- 12 INSITU CONCRETE WALLS
- 13 BANDED PAVING
- 14 DECOMPOSED GRANITE PAVING
- 15 STREETSCAPE PLANTING

1:200 @A3

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| ROTHELOWMAN

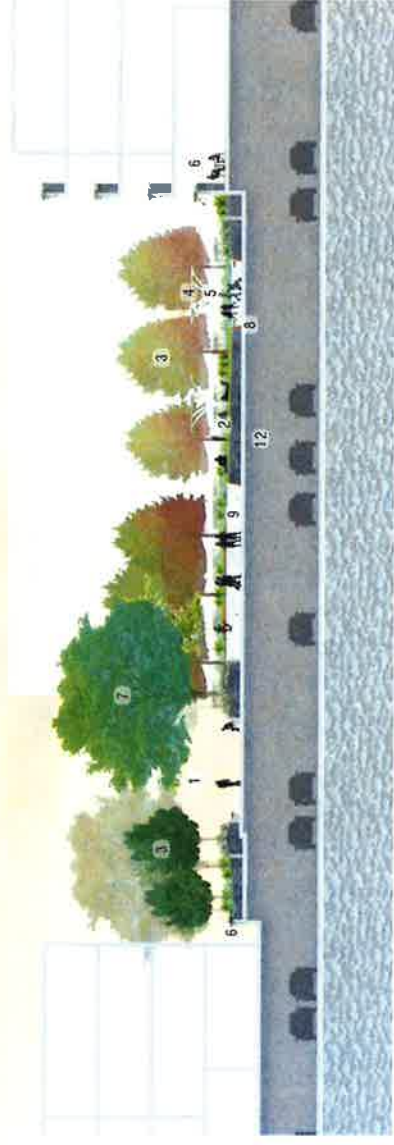


OCULUS

COMMUNAL COURTYARD A SECTIONS

KEY-

- | | | | |
|----|------------------------|----|----------------------|
| 1 | ENTRY THRESHOLD | 11 | STREETSCAPE PLANTING |
| 2 | SLOPED LAWN | 12 | CAR PARK |
| 3 | PRIVACY PLANTING | | |
| 4 | SHADE STRUCTURES | | |
| 5 | FLEXIBLE SEATING AREAS | | |
| 6 | PRIVATE TERRACES | | |
| 7 | FEATURE TREE PLANTING | | |
| 8 | CORTEN BLADE WALLS | | |
| 9 | INSITU CONCRETE WALLS | | |
| 10 | BASEMENT ENTRY | | |



COMMUNAL COURTYARD A PLANTING



Albizzia julbrissin



Cupaniopsis anacardioides



Elaeocarpus eumundii



Pyrus calleryana 'Chanticleer'



Casuarina glauca 'Cousin It'



Convolvulus cneorum



Dianella caerulea



Hardenbergia violacea 'Meema'



Liriope muscari 'Monroe White'



Philodendron xanadu



Rhipidolepis Snow Maiden



Trachelospermum jasminoides



Viola hederacea



Asplenium australasicum



Blechnum gibbum



Zamia furluracea

The planting scheme for the Communal Area A - 'The Courtyard' - relies heavily on shade tolerant species which will create a lush garden character and help define private pockets within the garden. The colour palette is restricted to blues and whites, however foliage offers a wide range of contrasting textures.

Using a selection of different species of vines and climbers to cover the perimeters structure will provide a rich, textured frame to the space and year round interest.

Species	Common Name	Mature Height	Mature Spread	Native/ Indigenous	Shade Tolerant
TREES					
Albizzia julbrissin	Silk Tree	5m	5m	-	Y
Cupaniopsis anacardioides	Tuckeroo	10m	6m	N	-
Elaeocarpus eumundii	Eumundi Quandong	8m	5m	N	Y
Pyrus calleryana	Callery Pear	11m	6m	-	-
SHRUBS AND GROUNDCOVERS					
Casuarina glauca 'Cousin It'	Prostrate casuarina	0.8m	0.8m	N	Y
Convolvulus cneorum	Silverbush	0.4m	1.0m	-	-
Dianella caerulea	Blue Flax Lily	0.4m	0.5m	N	-
Hardenbergia violacea 'Meema'	Happy wanderer	0.5m	1.5m	N	-
Liriope Muscari 'Monroe White'	Fountain Grass	0.6m	0.6m	N	Y
Philodendron xanadu	Fountain Bush	1.0m	1.0m	-	Y
Rhipidolepis indica 'Snow Maiden'	Climbing boobiala	1.0m	1.0m	-	Y
Trachelospermum jasminoides	Star Jasmine	1.5m	1.5m	-	Y
Viola hederacea	Native Violet	0.2m	0.5m	N	Y
FEATURE PLANTS					
Asplenium australasicum	Birds Nest Fern	1.0m	1.0m	N	Y
Blechnum gibbum	Dwarf tree fern	1.2m	1.0m	-	Y
Zamia furluracea	Cardboard palm	1.0m	1.0m	-	Y

COMMUNAL COURTYARD B PLAN

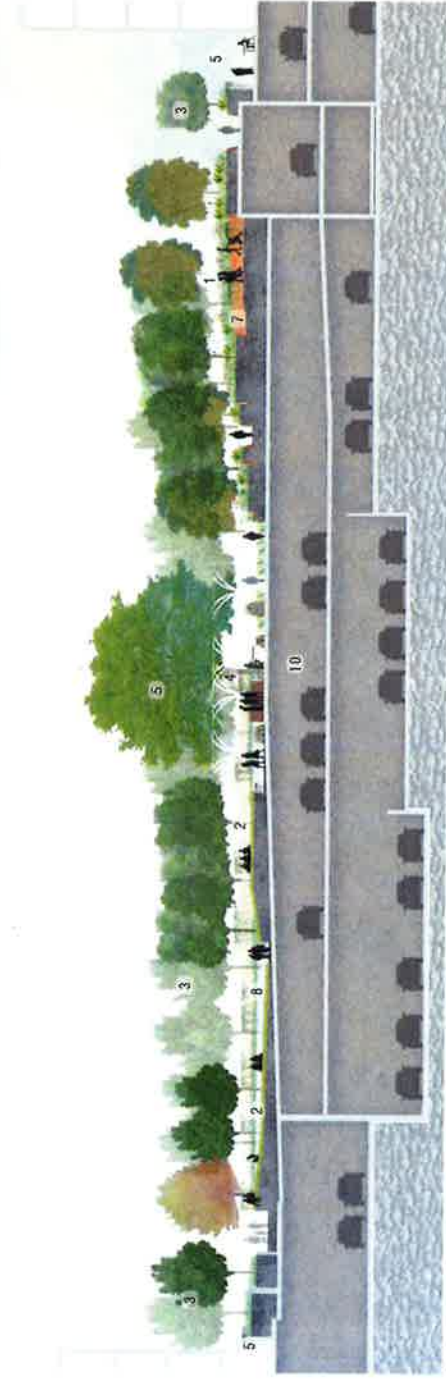


OCULUS

COMMUNAL COURTYARD B SECTIONS

KEY-

- 1 TERRACED PLANTING AND RAMP
- 2 SLOPED LAWN
- 3 PRIVACY PLANTING
- 4 SHADE STRUCTURES WITH BBQ + SEATING AMENITY
- 5 PRIVATE TERRACES
- 6 FEATURE TREE PLANTING
- 7 CORTEN BLADE WALLS
- 8 INSITU CONCRETE WALLS
- 9 STREETSCAPE PLANTING
- 10 CAR PARK



COMMUNAL COURTYARD B PLANTING



Angophora costata



Arbutus andrachnoides



Lagerstroemia indica x L.faueri



Pistachia chinensis



Acacia cognata 'Mini Cog'



Imperata cylindrica 'Yalpa'



Leptospermum 'Pink Cascade'



Melaleuca linearifolia 'Snowstorm'



Pennisetum alopecuroides 'Nafay'



Russelia equisetiformis



Myoporum parvifolium



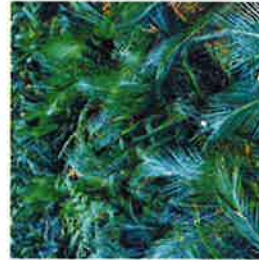
Trachelospermum jasminoides



Asplenium australasicum



Cycas revoluta



Macrozamia communis



Phormium cookianum

The Planting selection for Courtyard B - 'The Forest' aims to evoke the experience of wandering in an abundant woodland. Tree species have been selected for their interest in form and flowering, and especially in the richness and variety of bark texture. Predominantly white flowering shrubs and grasses have been selected to create a sense of light and cohesion, with grasses selected principally to provide movement in the space. Sculptural selected feature plants will punctuate the underplanting, providing a sense of drama, scale and structure.

Climbers and spillover plants soften the transition zones, providing a green and enveloping structure for year round interest.

Species	Common Name	Mature Height	Mature Spread	Native/ Indigenous	Shade Tolerant
TREES					
Angophora costata	Smooth Barked Apple	20m	10m	N	
Arbutus andrachnoides	Irish Strawberry Tree	6m	6m	-	Y
Lagerstroemia indica x L.faueri	Stout	4m	5m	-	
Pistachia chinensis	Chinese Pistachio	10m	8m	-	Y
SHRUBS AND GROUNDCOVERS					
Acacia cognata 'mini cog'	River Wattle	0.8m	0.8m	N	Y
Imperata cylindrica 'Yalpa'	Yalpa Imperata	0.4m	1m	-	
Leptospermum 'Pink Cascade'	Pink Tea Tree	1.5m	1.0m	N	
Melaleuca linearifolia 'Snowstorm'	Snow in Summer	1.5m	1.5m	N	
Pennisetum 'Nafay'	Fountain Grass	0.6m	0.6m	N	
Russelia equisetiformis	Fountain Bush	1.0m	1.0m	-	
Myoporum parvifolium	Creeper boobiala	0.2m	1.5m	N	
Trachelospermum jasminoides	Star jasmine	Climber to 6m	1.5m	-	Y
FEATURE PLANTS					
Asplenium australasicum	Birds Nest Fern	1.0m	1.0m	N	Y
Cycas revoluta	Cycad	1.0m	1.0m	-	Y
Macrozamia communis	Burrawang	1.5m	1.5m	N	Y
Phormium cookianum	Mountain Flax	1.0m	1.0m	-	

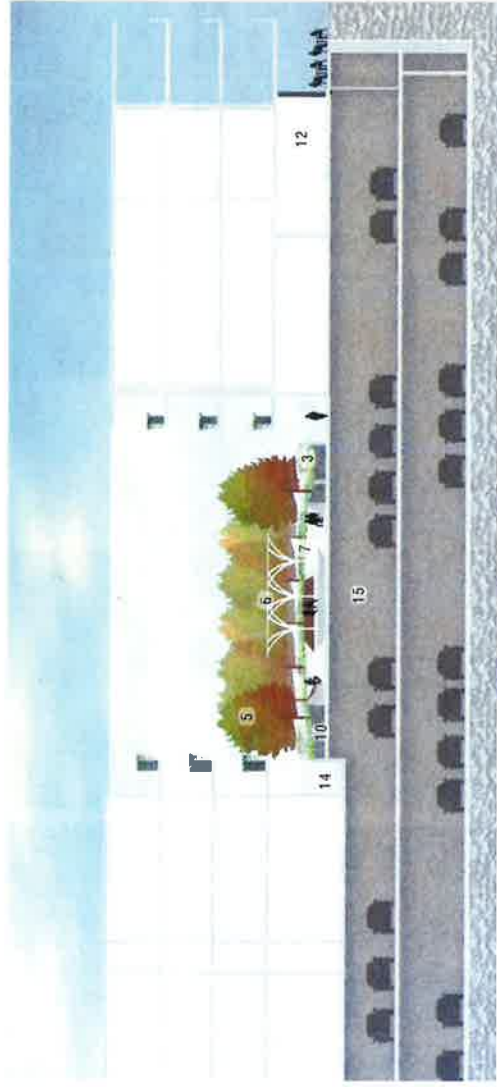
COMMUNAL COURTYARD C PLAN



- KEY-
- 1 ENTRY THRESHOLD
 - 2 RAMP
 - 3 TRAVERSABLE WATER FEATURE
 - 4 RAISED PLANTING
 - 5 DECIDUOUS TREE PLANTING
 - 6 PRIVACY PLANTING
 - 7 SHADE STRUCTURES
 - 8 TILTED CONCRETE SEATING EDGE
 - 9 FEATURE TREE PLANTING
 - 10 CORTEN BLADE WALLS
 - 11 INSITU CONCRETE WALLS
 - 12 BANDED PAVING
 - 13 STAIRS
 - 14 NEIGHBOURHOOD SHOP
 - 15 STREETSCAPE PLANTING
 - 16 PRIVATE TERRACES
 - 17 SCREENED SUBSTATIONS



COMMUNAL COURTYARD C SECTIONS



AA



BB



KEY-

- | | | | |
|----|------------------------------|----|----------------------|
| 1 | ENTRY THRESHOLD | 11 | STAIRS |
| 2 | TRAVERSABLE WATER FEATURE | 12 | NEIGHBOURHOOD SHOP |
| 3 | RAISED PLANTING | 13 | STREETSCAPE PLANTING |
| 4 | DECIDUOUS TREE PLANTING | 14 | PRIVATE TERRACES |
| 5 | PRIVACY PLANTING | 15 | CARPARK |
| 6 | SHADE STRUCTURES | | |
| 7 | TILTED CONCRETE SEATING EDGE | | |
| 8 | FEATURE TREE PLANTING | | |
| 9 | CORTEN BLADE WALLS | | |
| 10 | INSITU CONCRETE WALLS | | |

COMMUNAL COURTYARD C PLANTING

The planting scheme for Communal Courtyard C - 'The Urban Plaza' is shaped by a desire to create a dynamic and striking frame for this intimate, human scaled space. The colour palette is restricted to deep purples and grey whites, to provide theatrical contrast, while the foliage of the understory offers a wide range of contrasting textures and detail in flowering.

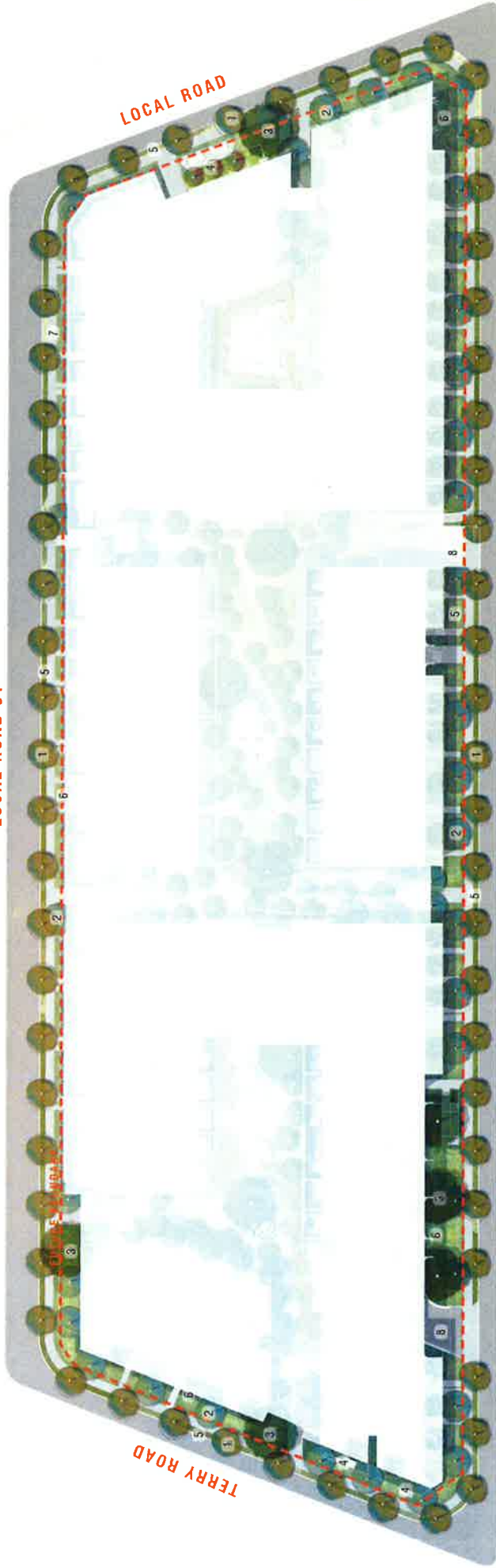


Species	Common Name	Mature Height	Mature Spread	Native/Indigenous	Shade Tolerant
TREES					
<i>Cercis canadensis</i>	Forest Pansy	5m	5m	-	Y
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	4m	2.5m	-	-
<i>Prunus cerasifera</i> 'Nigra'	Flowering plum	5m	4m	-	-
<i>Tibouchina</i> 'Astonville'	Glory Bush	5m	3m	-	-
SHRUBS AND GROUNDCOVERS					
<i>Ajuga reptans</i>	Carpet Bugle	0.5m	1.0m	-	Y
<i>Anemone x hybrida</i>	Japanese Wind Flower	1.0m	0.6m	-	-
<i>Arthropodium cirratum</i>	New Zealand Rock Lily	0.5m	0.6m	N	-
<i>Correa alba</i>	White Correa	1.5m	1.0m	-	-
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	1.0m	1.0m	-	-
<i>Equisetum megalophyllum</i>	Purple Mist Flower	1.5m	0.8m	-	-
<i>Loropetalum chinense</i>	Fringe Flower	1.0m	0.8m	-	-
<i>Mackaya bella</i>	Forest Bell Bush	2.0m	2.0m	-	-
<i>Philodendron xanadu</i>	Philodendron	1.0m	1.0m	-	Y
<i>Trachelospermum jasminoides</i>	Star Jasmine	1.0m	1.0m	-	Y
<i>Viola hederacea</i>	Native Violet	0.2m	0.5m	N	Y
FEATURE PLANTS					
<i>Phormium</i> 'Platts Black'	Black Flax Lily	1.0m	1.0m	-	-

STREETSCAPE PLAN

FUTURE DEVELOPMENT SITE

LOCAL ROAD 01



FUTURE DEVELOPMENT SITE

FUTURE DEVELOPMENT SITE

LOCAL ROAD 02

KEY-

- 1 STREET TREE
- 2 SECONDARY AVENUE TREE
- 3 FEATURE TREE
- 4 SCREENED SERVICES
- 5 TURF VERGE
- 6 MASS PLANTING BUFFER
- 7 CONCRETE FOOTPATH
- 8 BASEMENT ENTRY



LANDSCAPE STREET ELEVATIONS



NORTHERN ELEVATION



SOUTHERN ELEVATION



STREETSCAPE PLANTING



Ulmus parvifolia



Waterhousia floribunda



Tristaniopsis laurina 'Luscious'



Fraxinus griffithii



Dodonaea viscosa



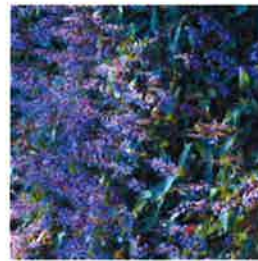
Crinum pedunculatum



Dianella caerulea



Grevillea 'Bronze Rambler'



Hardenbergia violacea



Imperata cylindrica



Liriope muscari



Lomandra longifolia



Myoporum parvifolium



Poa labillardieri 'Eskdale'



Scaevola aemula

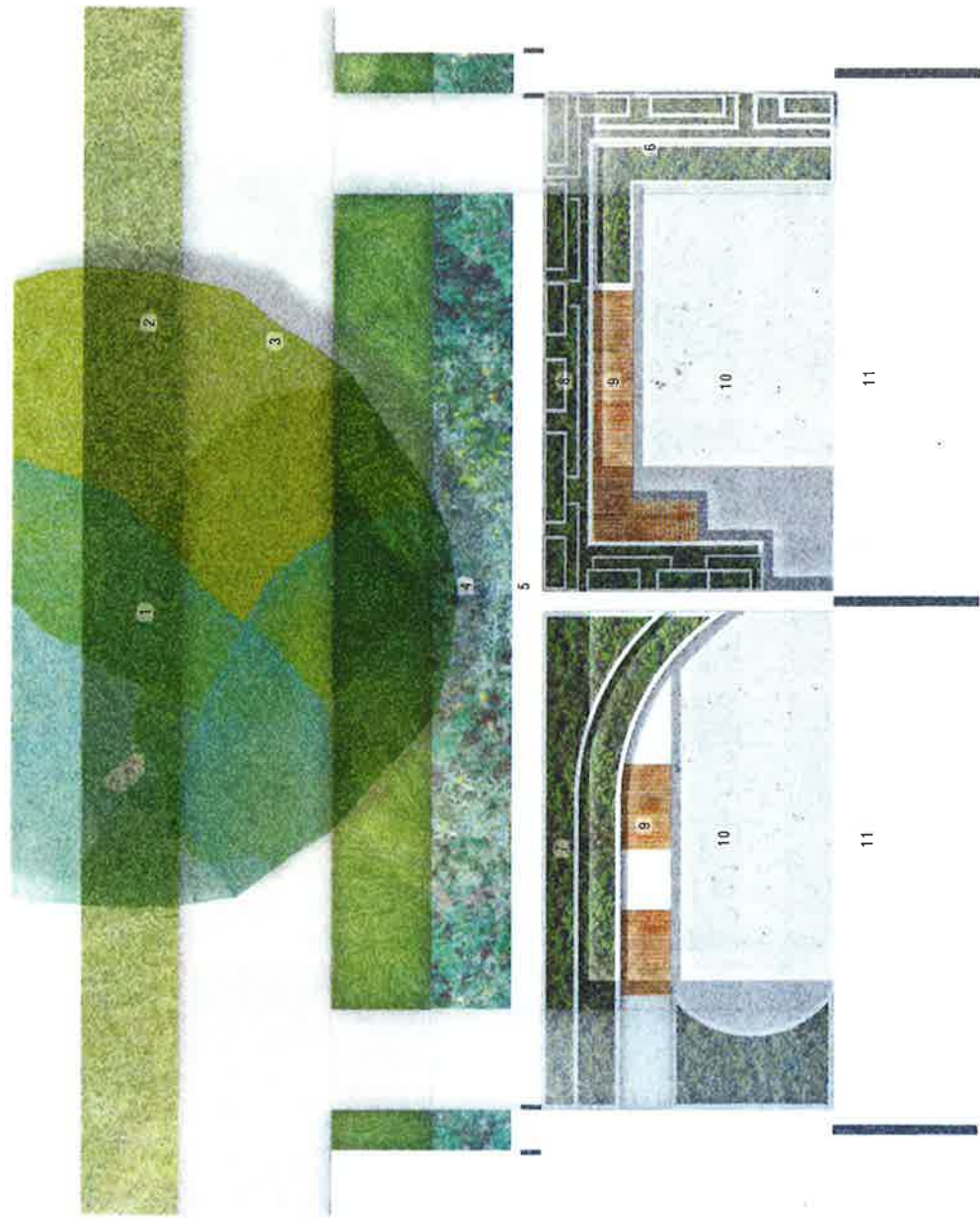


Westringia fruticosa

The planting scheme for the Streetscapes seeks to establish a unified character for the site, while providing amenity for residents via shade and wind amelioration.

Species	Common Name	Mature Height	Mature Spread	Native/Indigenous	Shade Tolerant
TREES					
<i>Backhousia citriodora</i>	Lemon Myrtle	18m	5m	N	Y
<i>Fraxinus griffithii</i>	Evergreen ash	8.0m	5m	-	-
<i>Pistachio chinensis</i>	Pistachio Tree	8.0m	6.0m	-	-
<i>Tristaniopsis laurina 'Luscious'</i>	Watergum	8.0m	4.0m	N	-
<i>Ulmus parvifolia</i>	Chinese Elm	10m	11m	-	-
<i>Waterhousia floribunda</i>	Weeping Lili Pilli	10m	6m	N	Y
SHRUBS AND GROUNDCOVERS					
<i>Crinum pedunculatum</i>	Crinum Lily	2.5m	2.5m	-	Y
<i>Dodonaea viscosa</i>	Giant Hop Bush	3.0m	3.0m	N	Y
<i>Dianella caerulea</i>	Little Jess	0.4m	0.4m	N	Y
<i>Grevillea 'Bronze Rambler'</i>	Grevillea	0.3m	0.4m	N	Y
<i>Grevillea poirindii 'Royal Myrtle'</i>	Grevillea	1.5m	1.5m	N	Y
<i>Hardenbergia violacea</i>	Purple Coral Pea	1.5m	1.5m	N	Y
<i>Imperata cylindrica</i>	Cogon Grass	0.5m	0.5m	N	Y
<i>Liriope muscari</i>	Evergreen Giant	0.6m	0.4m	N	Y
<i>Lomandra longifolia</i>	Spiny Head Mat Rush	0.8m	0.8m	N	Y
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2m	1.5m	N	Y
<i>Poa labillardieri 'Eskdale'</i>	Tussock Grass	0.9m	0.6m	N	Y
<i>Scaevola aemula</i>	Fairy Fan Flower	0.5m	0.8m	N	Y
<i>Westringia fruticosa</i>	Coastal rosemary	2.0m	1.5m	N	-
TURF					
Couch					

PRIVATE COURTYARD A PLAN



KEY-

- 1 STREET TREE PLANTING
- 2 TURF
- 3 PEDESTRIAN FOOTPATH
- 4 BUFFER/ SCREENING PLANTING
- 5 FENCELINE
- 6 OVERHEAD WALKWAY
- 7 TERRACED PLANTING
- 8 HANGING PLANTERS
- 9 CUSTOM CONCRETE AND TIMBER FURNITURE
- 10 CONCRETE PAVING
- 11 BALCONY ABOVE

PRIVATE COURTYARD B PLAN

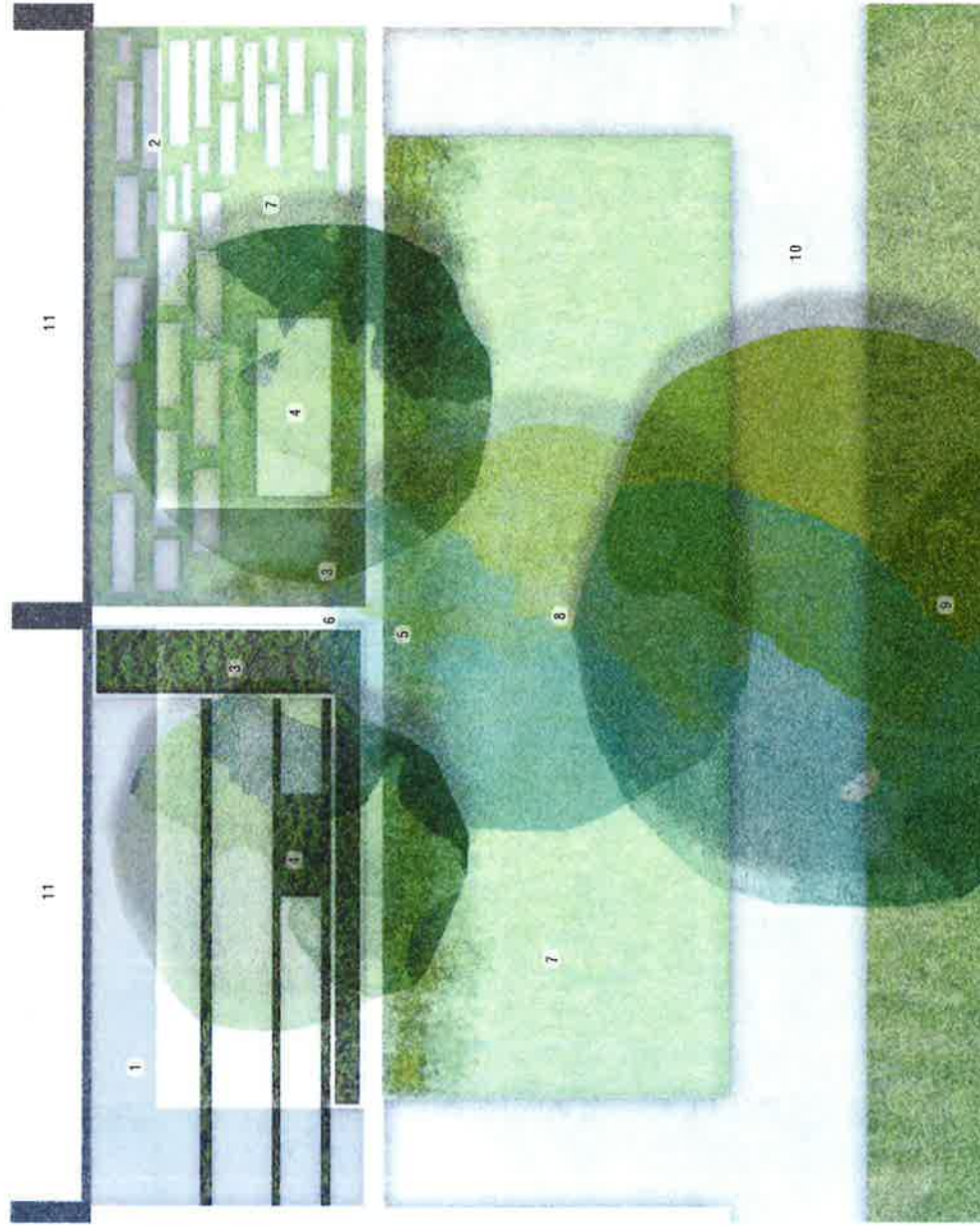


KEY-

- 1 BUFFER/ SCREENING PLANTING
- 2 TERRACED MASS PLANTING
- 3 STEEL MESH FOR CLIMBING PLANTING
- 4 TERRACED PLANTING BEDS
- 5 CUSTOM CONCRETE FURNITURE
- 6 TERRACED PLANTING
- 7 CUSTOM TIMBER FURNITURE
- 8 CONCRETE UNIT PAVING
- 9 GROUND FLOOR APARTMENT



PRIVATE COURTYARD C PLAN



KEY

- 1 LARGE FORMAT PRECAST CONCRETE
- 2 CONCRETE STEPPING STONES
- 3 BUFFER/ SCREENING PLANTING
- 4 SMALL TREE PLANTING
- 5 BUFFER PLANTING
- 6 FENCE
- 7 TURF
- 8 AVENUE TREE
- 9 STREET TREE
- 10 PEDESTRIAN FOOTPATH
- 11 GROUND FLOOR APARTMENT

PRIVATE COURTYARDS INDICATIVE PLANTING



Mangolia Grandiflora 'Little Gem'



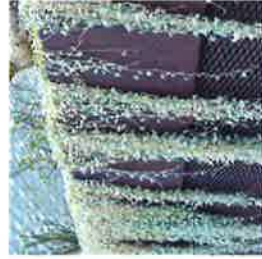
Lagerstroemia indica x L. fauriei 'Acoma'



Aspidistra elatior



Cissus antarctica



Dichondra argentea 'Silver Falls'



Myoporum parvifolium



Philodendron 'Xanadu'



Sansevieria trifasciata



Trachelospermum jasminoides



Viola hederacea



Meuhlenbeckia complexa



Photinia glabra



Syzygium 'cascade'

The planting scheme for Private courtyards is guided by a desire to provide visual interest, privacy and amenity with a selection of plants that create a lush garden character and help define private areas. The selection is based on low maintenance planting that offers year long interest in foliage colour texture, as well as flowering, small scale trees where possible.

TREES						
Species	Common Name	Mature Height	Mature Spread	Native/ Indigenous	Shade Tolerant	
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	4m	2.5m	-	Y	
Acer palmatum 'Senkaki'	Coral Barked Maple	3.5m	3.5m	-	Y	
SHRUBS AND GROUNDCOVERS						
Aspidistra elatior	Cast Iron Plant	1.0m	0.8m	-	Y	
Cissus antarctica	Kangaroo Vine	0.5m	0.5m	N	Y	
Dichondra argentea 'Silver Falls'	Dichondra Silver Falls	1.5m	1.5m	-	Y	
Myoporum parvifolium	Creeping Boobiala	0.4m	0.3m	N		
Philodendron 'Xanadu'	Philodendron	0.4m	0.4m	-	Y	
Sansevieria trifasciata	Snake Plant	1.0m	1.0m	-	Y	
Trachelospermum jasminoides	Star Jasmine	2.0m	2.0m	-	Y	
Viola hederacea	Native Violet	0.5m	0.2m	N	Y	
SCREENING PLANTS						
Meuhlenbeckia complexa	Maidenhair Vine	1.0m	1.0m	-	Y	
Photinia glabra	Japanese Photinia	2.0m	2.0m	-	Y	
Syzygium 'cascade'	Lily Pilly	1.5m	1m	N	Y	

