

LOT 03	D.P. 20186
SITE AREA: 20236.3	
PROPOSED LOT AREAS	
LOT 1 GROSS AREA:	6239.58
LOT 1 NET AREA:	4848.49
LOT 2 GROSS AREA:	6505.54
LOT 2 NET AREA:	5079.33
LOT 3 GROSS AREA:	7496.80
LOT 3 NET AREA:	5410.80

PROPOSED 3 LOT SUBDIVISION PLAN

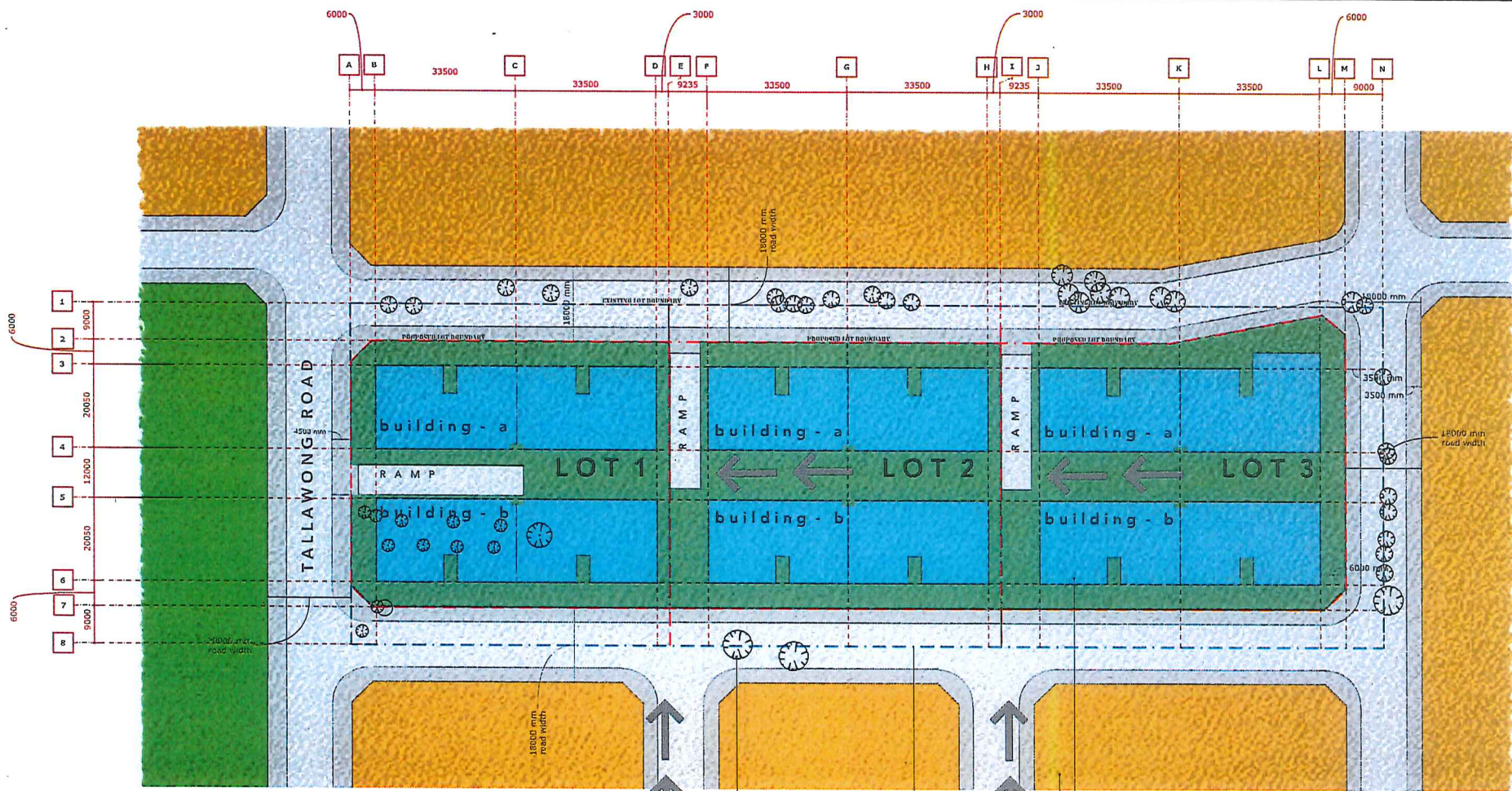
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A HOUSE IS PROPOSED TO BE DEMOLISHED AS PART OF THE WORKS AS INDICATED HERE

SITE IS CLEAR OF TREES, OR MOST TREES ARE LOCATED ON ROADS REFER TO TREE REMOVAL PLAN & ARBORIST REPORT, PART OF THE DA SET

SITE FALLS TOWARDS THE EXISTING TALLAWONG ROAD BY APPROXIMATELY 12M

VIEW VISTAS FROM ILP STREETS RUNNING NORTH - SOUTH ARE RETAINED

VIEWS TO PARK FROM SITE ARE RETAINED

THE PROPOSED SUBDIVISION PATTERN IS SIMILAR TO THE PATTERN PROPOSED BY THE ILP FOR SITES FURTHER SOUTH

EACH OF THE 3 SUBDIVIDED SITES IS PROPOSED TO HAVE 2 R.F.E.S

RAMP ACCESS IS MARKED ON PLAN FOR VEHICULAR PARKING & GARBAGE COLLECTION IN BASEMENT

REFER BASEMENT PLAN, INDICATING PARKING, DEEP SOIL AREAS & WASTE STORAGE / COLLECTION FACILITIES

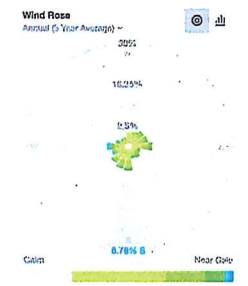
THE FALLS TOWARDS TALLAWONG ROAD PROVIDE DISTANT VIEWS TO THE PARK FROM ALL THE CENTRAL COURTYARDS

THE BUILDINGS ARE NATURALLY ALIGNED FACING THE STREETS, STRETCHING ALONG IN THE EAST WEST DIRECTION.

THE MASSING IS BASED ON PASSIVE SOLAR DESIGN PRINCIPLES REFER TO SHADOW DIAGRAMS FOR SOLAR ACCESS DETAILS

EXISTING TREES TO BE REMOVED
EXISTING SITE BOUNDARY
R 3 ZONE SUBBOUNDINGS

PROPOSED BUILDING FOOT PRINT



LOT 63 D.P. 30186

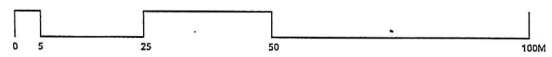
SITE AREA: 20236.3

PROPOSED LOT AREAS

LOT 1 GROSS AREA:	6239.98
LOT 1 NET AREA:	4848.49
LOT 2 GROSS AREA:	6565.54
LOT 2 NET AREA:	5070.33
LOT 3 GROSS AREA:	7490.80
LOT 3 NET AREA:	5410.80

SITE ANALYSIS

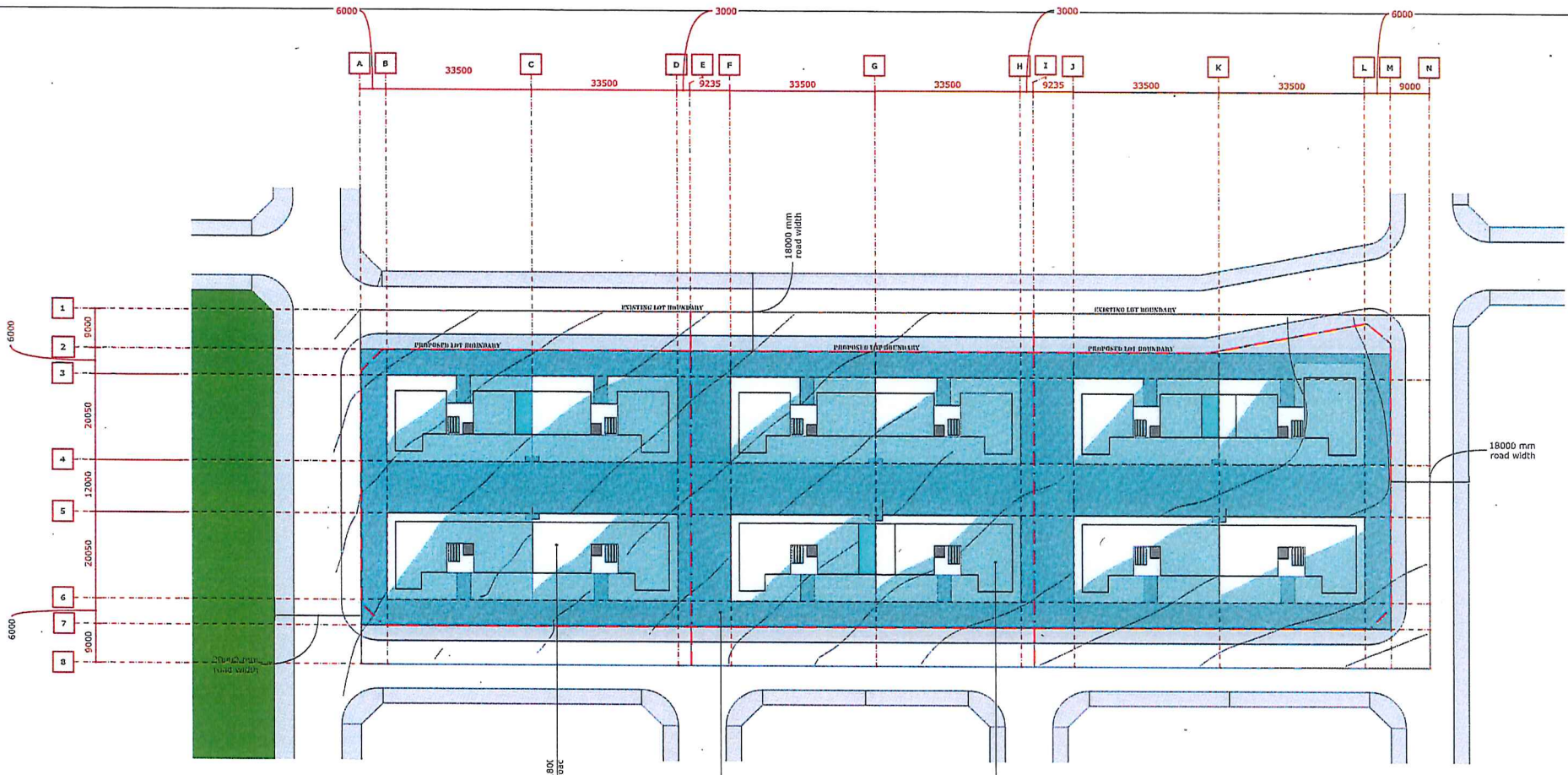
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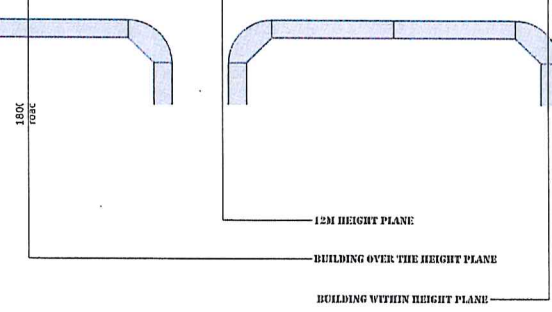
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SITE FALLS 12M TO THE WEST
 SITE HAS A 1.6M CROSS FALL FROM THE SOUTH TO THE NORTH
 THE PROPOSED BUILDING HEIGHT IS 12 METERS
 THE ILLUSTRATED HEIGHT PLANE IS PROJECT UP 12M FROM EXISTING SITE PLAN
 NOTE THAT THE SUBDIVISION & ROAD DESIGN REMAINS TRUE TO THE NATURAL SITE LEVELS (REFER PLANS FROM ADVENT ENGINEERS)
 THE PLAN INDICATES THAT A GREATER AREA OVER 2/3 OF THE BUILDING LIE WITHIN THE HEIGHT PLANE
 A SMALLER AREA 1/3 OF THE BUILDING FOOTPRINT CROSS THE HEIGHT PLANE
 THIS IS AN EXPECTED OUTCOME, DUE TO THE LARGE FALLS ACROSS THE SITE



HEIGHT ANALYSIS PART 1

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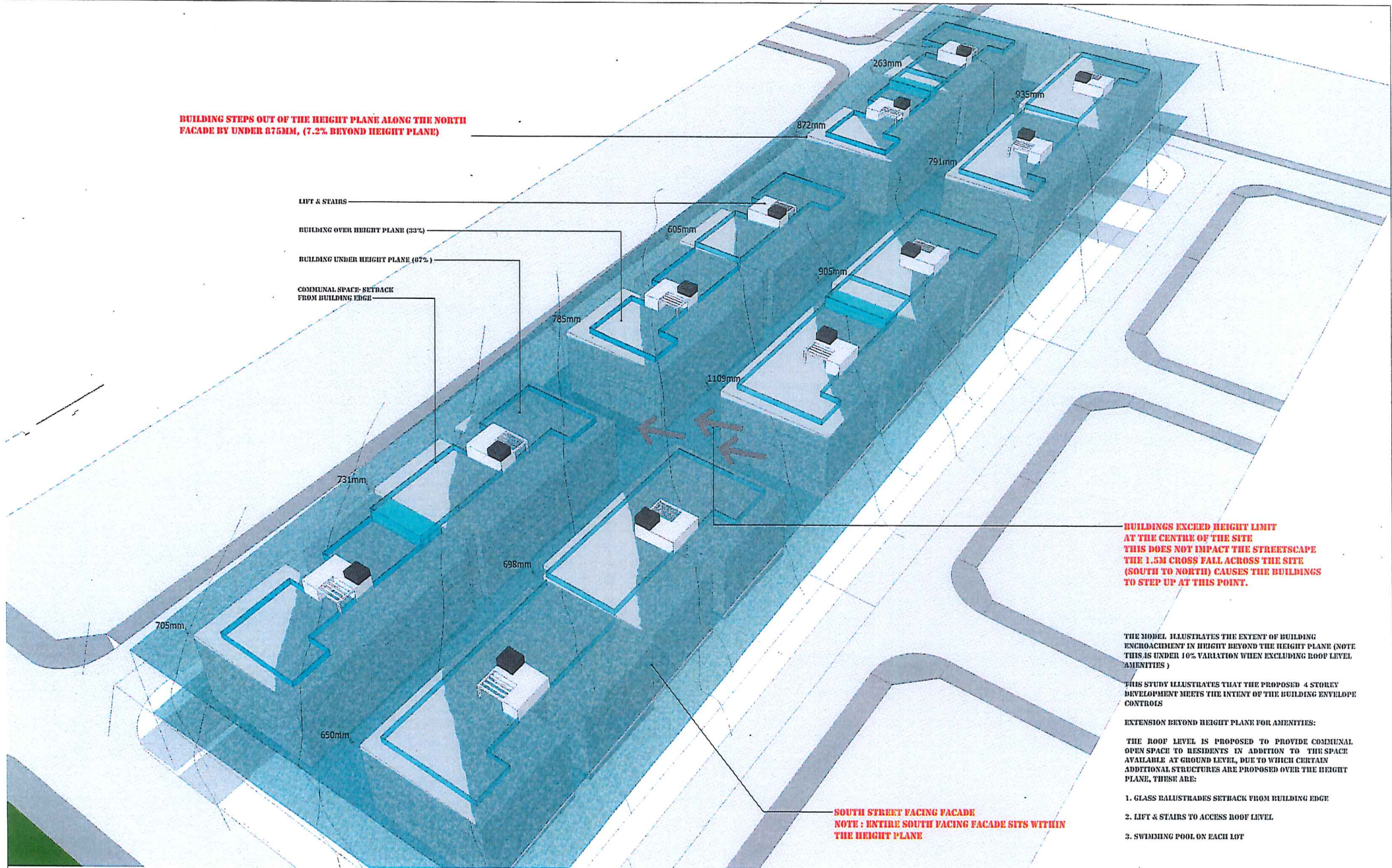
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BUILDING STEPS OUT OF THE HEIGHT PLANE ALONG THE NORTH FACADE BY UNDER 875MM, (7.2% BEYOND HEIGHT PLANE)

LIFT & STAIRS
 BUILDING OVER HEIGHT PLANE (33%)
 BUILDING UNDER HEIGHT PLANE (67%)
 COMMUNAL SPACE- SETBACK FROM BUILDING EDGE



BUILDINGS EXCEED HEIGHT LIMIT AT THE CENTRE OF THE SITE THIS DOES NOT IMPACT THE STREETSCAPE THE 1.5M CROSS FALL ACROSS THE SITE (SOUTH TO NORTH) CAUSES THE BUILDINGS TO STEP UP AT THIS POINT.

THE MODEL ILLUSTRATES THE EXTENT OF BUILDING ENCROACHMENT IN HEIGHT BEYOND THE HEIGHT PLANE (NOTE THIS IS UNDER 10% VARIATION WHEN EXCLUDING ROOF LEVEL AMENITIES)

THIS STUDY ILLUSTRATES THAT THE PROPOSED 4 STOREY DEVELOPMENT MEETS THE INTENT OF THE BUILDING ENVELOPE CONTROLS

EXTENSION BEYOND HEIGHT PLANE FOR AMENITIES:

THE ROOF LEVEL IS PROPOSED TO PROVIDE COMMUNAL OPEN SPACE TO RESIDENTS IN ADDITION TO THE SPACE AVAILABLE AT GROUND LEVEL, DUE TO WHICH CERTAIN ADDITIONAL STRUCTURES ARE PROPOSED OVER THE HEIGHT PLANE, THESE ARE:

1. GLASS BALUSTRADES SETBACK FROM BUILDING EDGE
2. LIFT & STAIRS TO ACCESS ROOF LEVEL
3. SWIMMING POOL ON EACH LOT

**SOUTH STREET FACING FACADE
 NOTE: ENTIRE SOUTH FACING FACADE SITS WITHIN THE HEIGHT PLANE**

HEIGHT ANALYSIS PART 2

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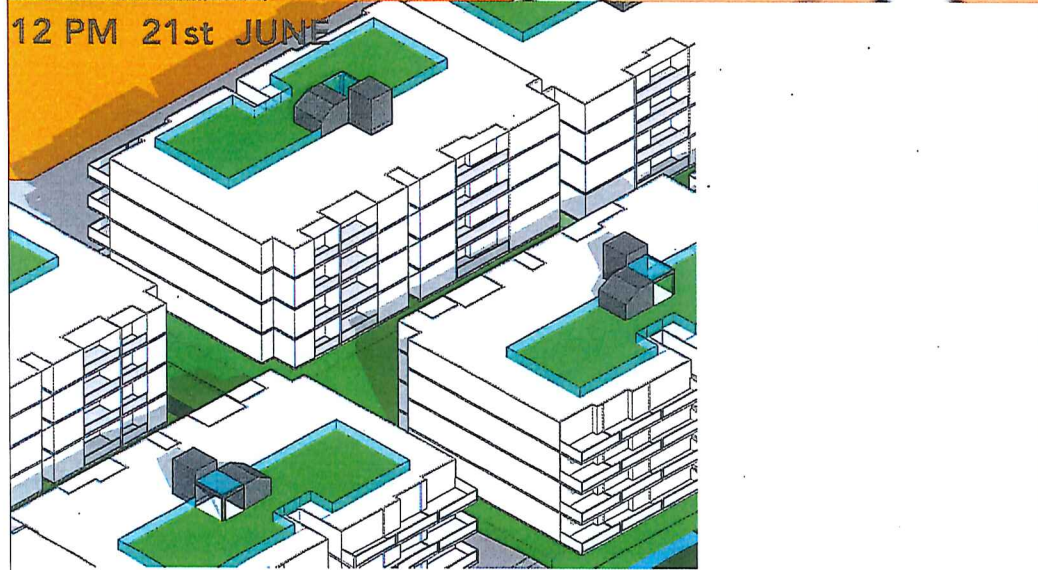
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9AM 21st JUNE



11AM 21st JUNE



12 PM 21st JUNE

OPTION - A
 over 78% units achieve 2 hours direct sunlight on 21 June



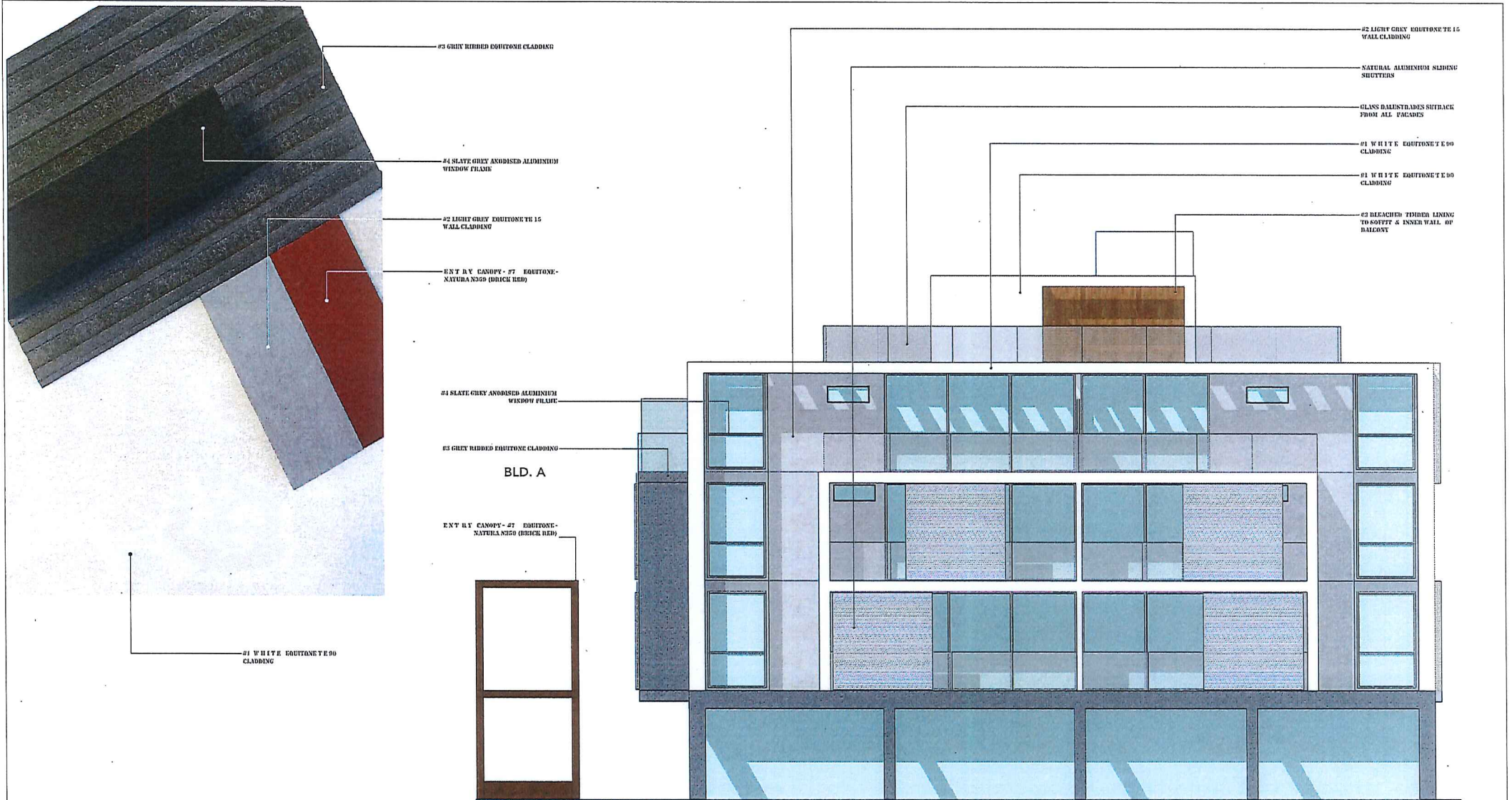
12 PM 21st JUNE

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SHADOW DIAGRAMS

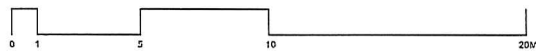


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MATERIALS AND FINISHES

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DWG NO. **A06**

Steel Frame Internal Wall Systems – StrataWall™ Single Cavity

SYSTEM SPECIFICATION		TYPICAL LAYOUT (CSR 222a shown)	ACOUSTIC OPINION OF TEST		
<ul style="list-style-type: none"> Lining material as per system table laminated to Shaft Liner Panel. 2 x 25mm GYPROCK Shaft Liner Panel in H-Studs at 600mm maximum centres. Minimum 12mm gap. Steel studs at 600mm maximum centres. Cavity insulation as per system table. Lining material as per system table, fixed to studs. 			(1) Test ATF 1912 (2) Test ATF 19322 Opinion RP 022675 Lautenschlager Construction		
FRL Report/Option	SYSTEM N°	WALL LININGS	GAP + STUD DEPTH mm	76	100
- / 120 / 120 WFA 21241	CSR 222	SHAFT LINER PANEL SIDE • 1 x 13mm GYPROCK plasterboard CD. Stud Side • 1 x 13mm GYPROCK plasterboard CD.	CAVITY INFILL (Refer to Section 'A')	R _w / R _w +C _{tr}	
			(a) Nil (b) 75 GW Partition 11kg (c) 100 GW Partition 14kg (d) TSBS Polyester batts	52/44 56/49+ - 56/48	53/45 - - -
WALL THICKNESS mm			153	177	
- / 120 / 120 WFA 21241	CSR 223	SHAFT LINER PANEL SIDE • 1 x 13mm GYPROCK plasterboard CD. Stud Side • 1 x 13mm GYPROCK SOUNDCHECK.	(a) Nil (b) 75 GW Partition 11kg (c) 100 GW Partition 14kg (d) TSBS Polyester batts	53/45 58/50 - 58/60	54/46 - - -
			WALL THICKNESS mm		

PARTY/CORRIDOR WALL CSR 223

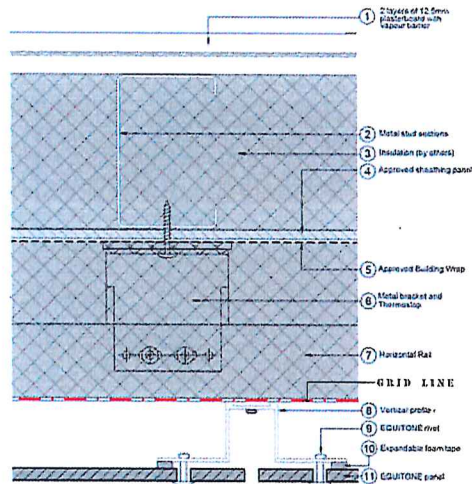
SYSTEM SPECIFICATION		TYPICAL LAYOUT (CSR 167a shown)	ACOUSTIC OPINION		
<ul style="list-style-type: none"> Cemintel RendaLine™ sheet on timber or steel battens. Sarking. Lining material to external side as per system table. Steel studs at 600mm maximum centres. Lining material to internal side as per system table. 			PKA-055		
FRL Report/Option	SYSTEM N°	WALL LININGS	STUD DEPTH mm	76	THERMAL
60/60/60 FAH2357	CSR 168	EXTERNAL SIDE • 1 x 13mm GYPROCK PYRCHER MR plasterboard. INTERNAL SIDE • 1 x 16mm GYPROCK PYRCHER plasterboard.	CAVITY INFILL (Refer to Section 'A')	R _w	R _{t(wnd)} / R _{t(uma)}
			(a) Nil (b) 75 Gold Battles™ 1.5 (c) 60 Soundscreen™ 1.6	42 48 40	1.2 2.6 2.5
WALL THICKNESS mm			148		

EXTERIOR WALL CSR 168

Steel Frame Internal Wall Systems – Single Stud

SYSTEM SPECIFICATION		TYPICAL LAYOUT (CSR 010a shown)	ACOUSTIC OPINION					
<ul style="list-style-type: none"> Lining material as per system table. Steel Studs at 600mm maximum centres. Lining material as per system table. 			PKA-052					
NOTES: Acoustic performance valid for studs 0.50 BMT.								
FRL Report/Option	SYSTEM N°	WALL LININGS	STUD DEPTH mm	51	64	76	92	150
- / - / -	CSR 010	Bow Side • 1 x 13mm GYPROCK Plasterboard CD.	CAVITY INFILL (Refer to Section 'A')	R _w / R _w +C _{tr}				
			(a) Nil (b) 50 GW Partition 11kg (c) 75 GW Partition 14kg (d) TSBS/ASB3 Polyester (e) 60 Soundscreen™ 1.6	- - - -	34/26 30/20 30/31 -			
WALL THICKNESS mm			77					
- / - / -	CSR 011	Stud Side • 1 x 13mm GYPROCK AQUACHEK Plasterboard. Stud Side • 1 x 13mm GYPROCK Plasterboard CD.	(a) Nil (b) 50 GW Partition 11kg (c) 75 GW Partition 14kg (d) TSBS/ASB3 Polyester (e) 60 Soundscreen™ 1.6	- - - -	35/27 33/20 30/31 -			
			WALL THICKNESS mm			77		

INTERIOR WALL CSR 10 & 11



FACADE WALL DETAIL

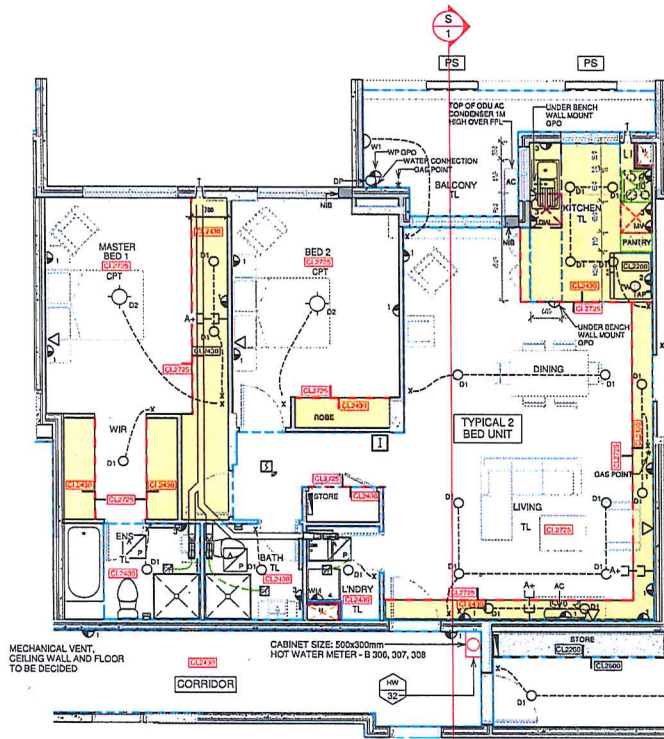
NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Lightweight walls - CSR 168 wall system or the like	R1.5 Bulk Insulation
Internal walls within Units	Plasterboard on studs	-
Common walls between units	Lightweight walls - CSR 223 wall system or the like	R1.5 Bulk Insulation
Common walls between units and the lobbies	Lightweight walls - CSR 168 wall system or the like	R1.5 Bulk Insulation
Common wall between units and fire stairs/lifts	Concrete + furring channel + GYPROCK	R1.0 Bulk Insulation
Ceilings	Plasterboard	-
Floors	Concrete	-
Roof	Concrete	R2.0 Bulk Insulation
WINDOWS		
Aluminium frame, double glazed or similar Sliding windows/doors and fixed windows	U value < 0.80 or less and SHGC 0.52 +/- 5% to units - Building A: E6 G, E7 G, E7 L3, W6 L2 Building B: E3 G, W3 L2, W3 L3	
Aluminium frame, double glazed or similar Awning windows only	U value < 0.80 or less and SHGC 0.51 +/- 5% to units - Building A: E6 G, E7 G, E7 L3, W6 L2 Building B: E3 G, W3 L2, W3 L3	
Aluminium frame, single glazed low e Sliding windows/doors and fixed windows	U value < 5.00 or less and SHGC 0.58 +/- 5% - Building A: E3 G, E3 L1, E6 L1, E6 L2, E6 L2, E7 L2, E3 L3, E6 L3, W3 G, W3 L1, W3 L2, W3 L3, W7 L3 Building B: E4 G, E3 L1, E6 L1, E6 L2, E6 L2, E7 L2, E3 L3, E6 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L2, W7 L3	
Aluminium frame, single glazed low e Awning windows only	U value < 5.00 or less and SHGC 0.45 +/- 5% - Building A: E3 G, E3 L1, E6 L1, E6 L2, E7 L2, E3 L3, E6 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L2, W7 L3 Building B: E4 G, E3 L1, E6 L1, E6 L2, E6 L2, E7 L2, E3 L3, E6 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L2, W7 L3	
Aluminium frame, single glazed clear Sliding windows/doors and fixed windows	U value < 6.70 or less and SHGC 0.71 +/- 5% rest of units	
Aluminium frame, single glazed clear Awning windows only	U value < 6.70 or less and SHGC 0.52 +/- 5% rest of units	
Skylights - Double glazed		
Lighting: Units have been rated without downlights		
Bathroom, Ensuite and Laundry Exhaust fans to have self-closing dampers		

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with construction drawings.

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star+ (max 7.2l/min)	4 star	4 star	5 star
Rainwater tank	Central rainwater tank, size 5000L to collect run-off from at least 300m ² of roof area and connection to allow for irrigation of 600m ² of common landscape area			
Fire Sprinkler	Must be configured so that the fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 5.0 star water rating			
	Swimming pool-volume 55kL			
ENERGY	Hot water system: Central gas fired storage (main/old)			
	Bathroom ventilation system: Individual fan, ducted to facade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to facade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to facade or roof manual switch on/off			
REFER TO APPROVED BASIX	Cooling system: air-conditioning 3 Phase - EER 3.0 - 3.5 (zoned)			
	Heating system: air-conditioning 3 Phase - EER 3.0 - 3.5 (zoned)			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
Appliances:	Gas cooking & electric oven			
	Refrigerators 3 star			
	Dishwashers 3.5 star energy rating			
	Clothes dryers: 2 star			
	Indoor or sheltered clothes drying line			
	Wall vented fridge space			
COMMON AREAS	Refer to approved BASIX cert			



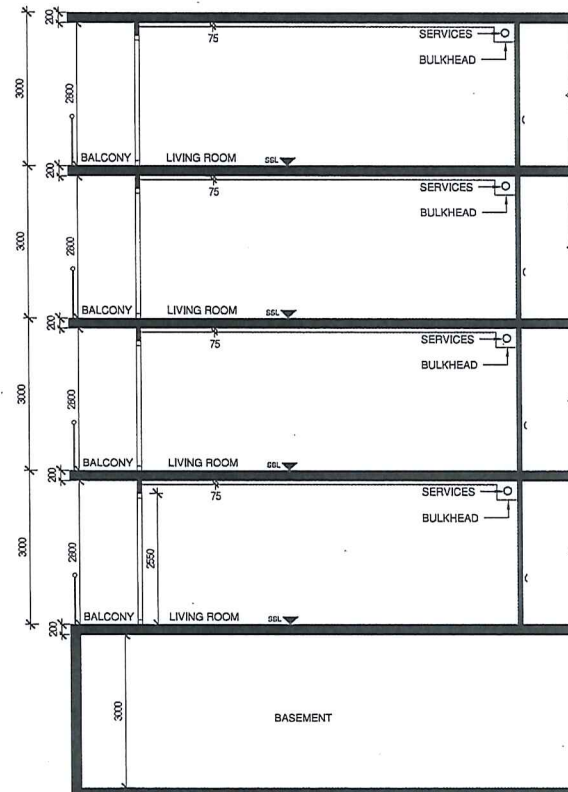


PLAN SCALE 1:50

- HYPOTHETICAL UNIT LAYOUT INDICATING CEILING HEIGHT & SERVICES

The hypothetical plan and section illustrates typical unit services reticulation

1. Services can be reticulated above bulkheads
2. Remaining Ceiling area in living spaces is over 2700 high.



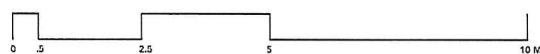
SECTION S.1 SCALE 1:50

- TYPICAL SECTION THROUGH BUILDING.
- SECTION SHOWS CEILING HEIGHT & SERVICES.

LEGEND		
	DOUBLE GPO	300MM FFL
	DOUBLE GPO	500MM FFL
	DOUBLE GPO	1200MM FFL
	DOUBLE GPO	1200MM FFL
	SINGLE GPO	2150MM FFL
	DOUBLE GPO	2150MM FFL
	DOUBLE GPO	1500MM FFL
	WATER PROOF DOUBLE GPO	500MM FFL
	UNDER BENCH WALL MOUNTED GPO	750MM FFL
	ELECTRICAL BOARD	
	TELECOMMUNICATION OUTLET	
	FREE TO AIR ANTENNA	
	PAY TV	
	INTERCOM (AUDIO ONLY)	
	INLINE CENTRIFUGAL FAN	
	INLINE CENTRIFUGAL FAN WIRE	
	SQUARE TO ROUND TRANSITION	
	DUCT	
	SMOKE ALARM	
	1 x 15W LED DOWNLIGHT, 300K, 900 LUMEN LAMP, WIDE BEAM ANGLE (150°) IP44 RATED, CLIPSAL LDW15WH OR EQUIVALENT	
	EXTERNAL WALL MOUNTED BUNKER TYPE FITTING CLIPSAL ROUND 304 OF EQUIVALENT 1800 HIGH	
	OYSTER LIGHT	
	LIGHT SWITCH	
	CONCRETE COLUMN	
	DRAIN PIPE	
	EXISTING FLOOR WASTE ON BALCONY	
	BENCH TOP	
	PANTRY	
	BENCH OVERHANG	
	DISH WASHER	
	COLD WATER CONNECTION	
	GAS OUTLET	
	TOWEL RAIL 600MM WIDE AND 1200MM HIGH FROM CENTER	
	TOILET ROLL HOLDER	
	HAND TOWEL HOLDER	
	CEILING HEIGHT CHANGE LINE	
	TILES AREA LINE	
	TILE	
	CARPET	
	ACCESS PANEL	
	STRUCTURAL SLAB LEVEL	
	CLEAR INTERNAL FALSE CEILING HEIGHT FROM STRUCTURAL SLAB LEVEL	

SECTION S1 INDICATING CEILING HEIGHTS.

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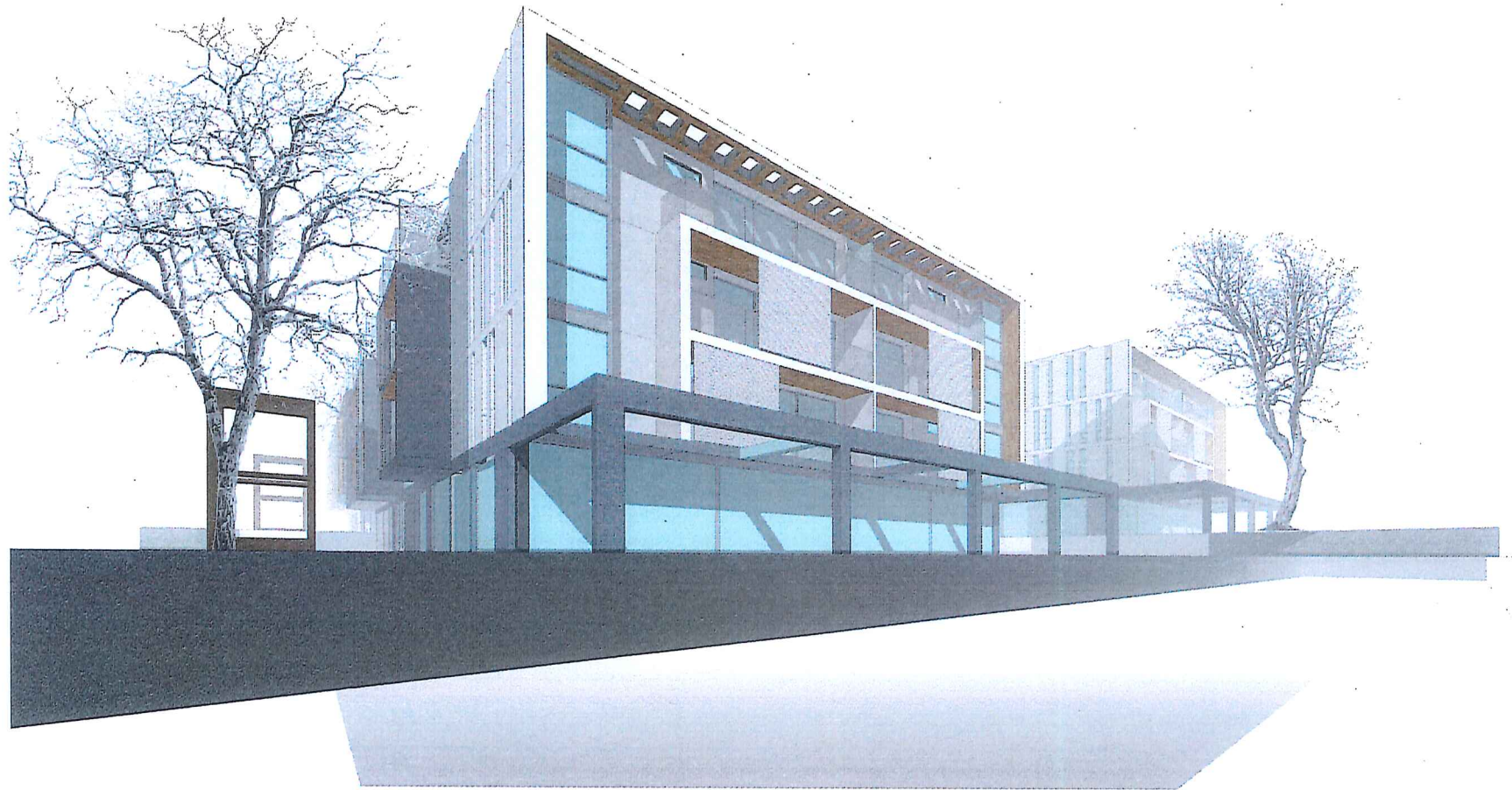


SCALE 1:50

SECTIONAL DETAIL



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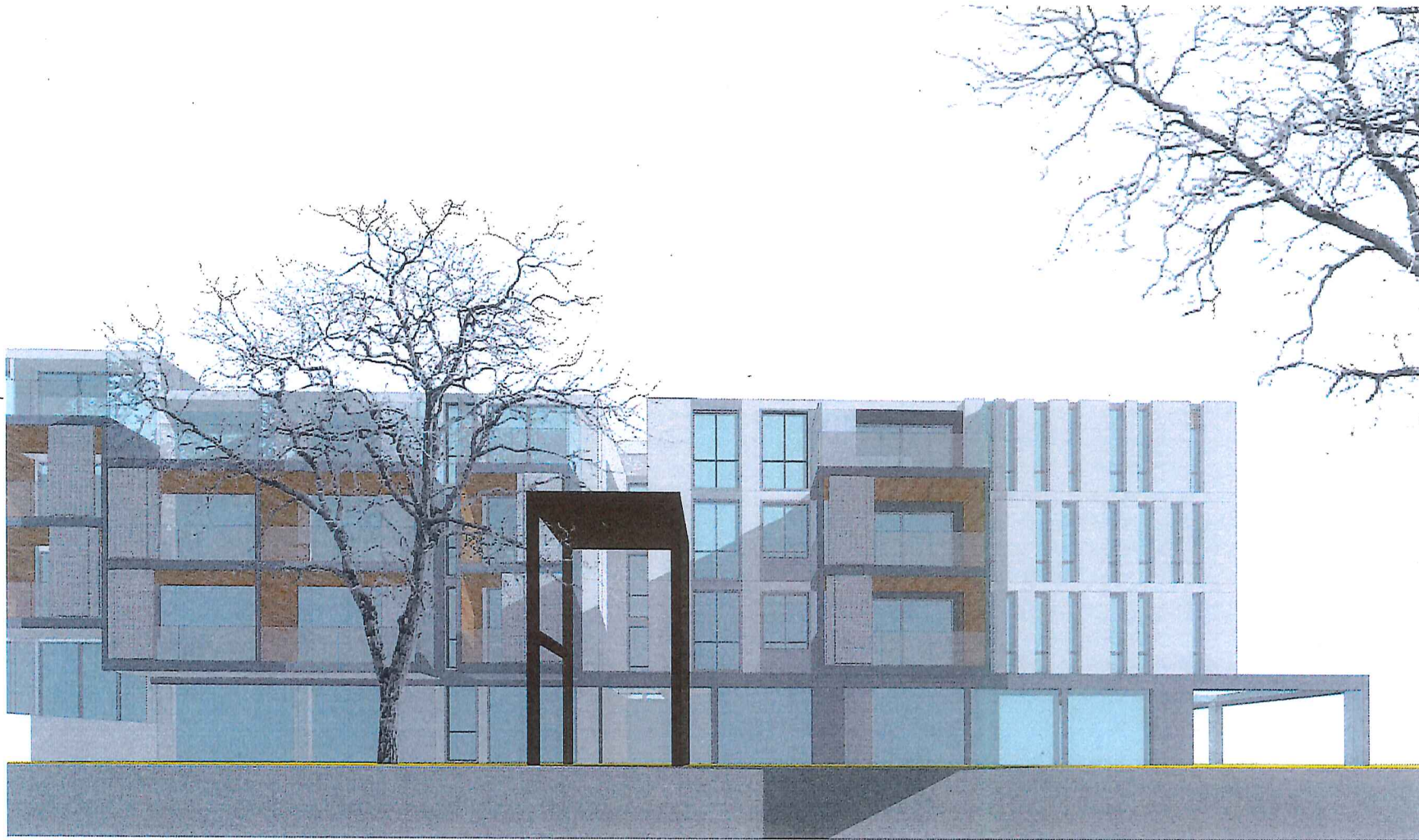
PERSPECTIVE VIEWS

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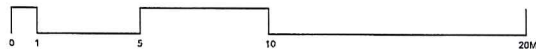
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PERSPECTIVE VIEWS

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SCALE 1 : 50



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A09-A



PERSPECTIVE VIEWS

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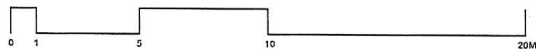
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DWG NO.
A09-B



PERSPECTIVE VIEWS

09.09.17

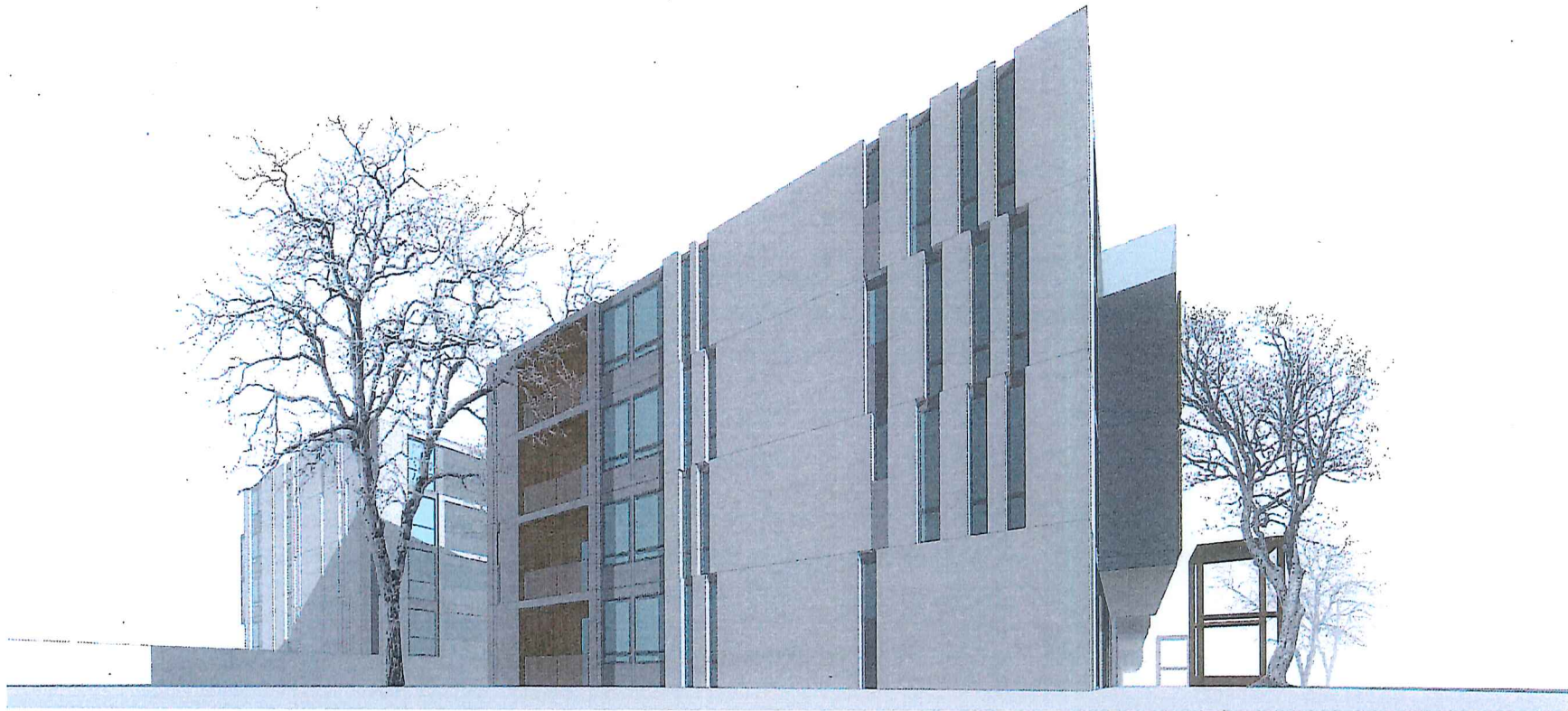


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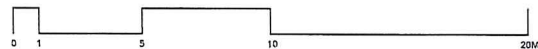
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DWG NO.
A09-B



PERSPECTIVE VIEWS

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SCALE 1 : 50



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DWG NO.
A09-C



PERSPECTIVE VIEWS

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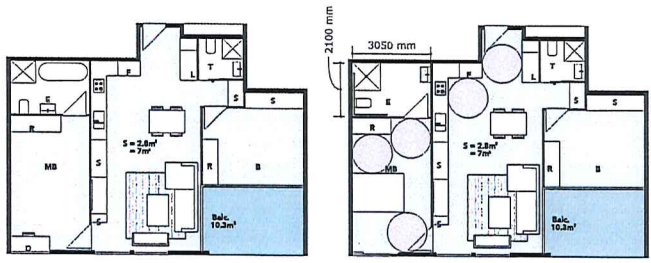


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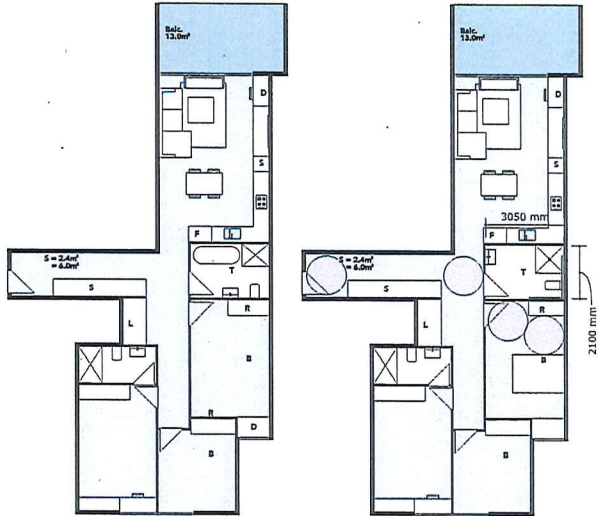
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A09-D



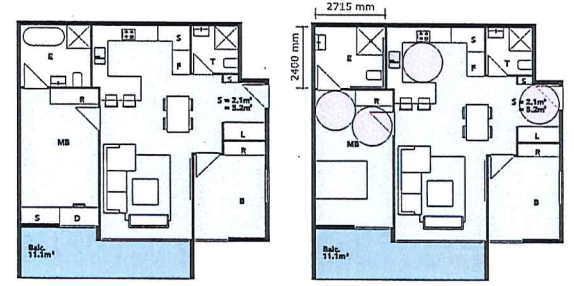
TYPE 1
PRE-ADAPTABLE UNIT

POST-ADAPTABLE UNIT



TYPE 3
PRE-ADAPTABLE UNIT

POST-ADAPTABLE UNIT



TYPE 2
PRE-ADAPTABLE UNIT

POST-ADAPTABLE UNIT

KEY

○ 1550 DIAMETER ZONE

NOTE : ALL DOORS IN UNIT HAVE A 900 WIDE LEAF

TOILETS WILL BE PRE-PLUMBED TO POST ADAPTABLE LAYOUTS REQUIREMENTS

KITCHENS WILL REQUIRE TO HAVE A 800 WIDE WORK-ZONE WITH NO JOINTRY BELOW

REFER FLOOR PLAN OF EACH LOT FOR IDENTIFICATION OF ADAPTABLE UNITS

NUMBER OF ADAPTABLE UNITS IN EACH LOT ARE:

LOT 1 : 13 NOS

LOT 2: 13 NOS

LOT 3: 13 NOS

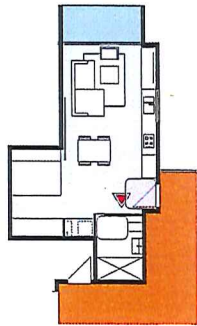
PRE & POST - ADAPTABLE APARTMENT LAYOUTS

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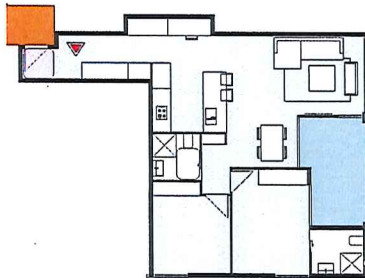


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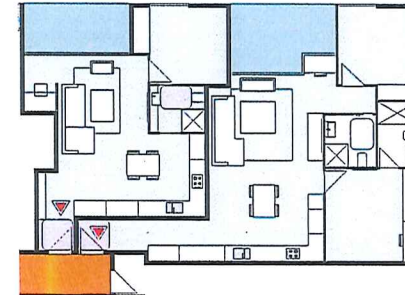
DWG NO.
A-10



BUILDING A : TYPE 1
LIVABLE STUDIO UNIT
SILVER LEVEL COMPLIANCE





BUILDING A : TYPE 2
2 BED UNIT
SILVER LEVEL COMPLIANCE



BUILDING B : TYPE 1
LIVABLE STUDIO UNIT
SILVER LEVEL COMPLIANCE

BUILDING B : TYPE 2
LIVABLE 2 BED UNIT
SILVER LEVEL COMPLIANCE

KEY



-  ACCESSIBLE UNITS
-  LIVABLE UNITS

- NOTE:**
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASHMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
 4. REFER TO REARWARD OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-403
 5. STORAGE VOLUME IS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASHMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

KEY

-  1200 X 1200 SPACE AT UNIT ENTRANCE
-  900X 1200 SPACE IN FRONT OF CORNER WC

NOTE : ALL DOORS IN UNIT HAVE A 900 WIDE LEAF

REFER ALSO TO ADAPTABLE LAYOUT DETAILS ON DRAWING A10

 **REFER FLOOR PLAN OF EACH LOT FOR IDENTIFICATION OF LIVABLE UNITS**

NUMBER OF LIVABLE UNIT'S IN EACH LOT ARE:

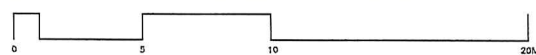
LOT 1 : 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

LOT 2 : 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

LOT 3 : 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

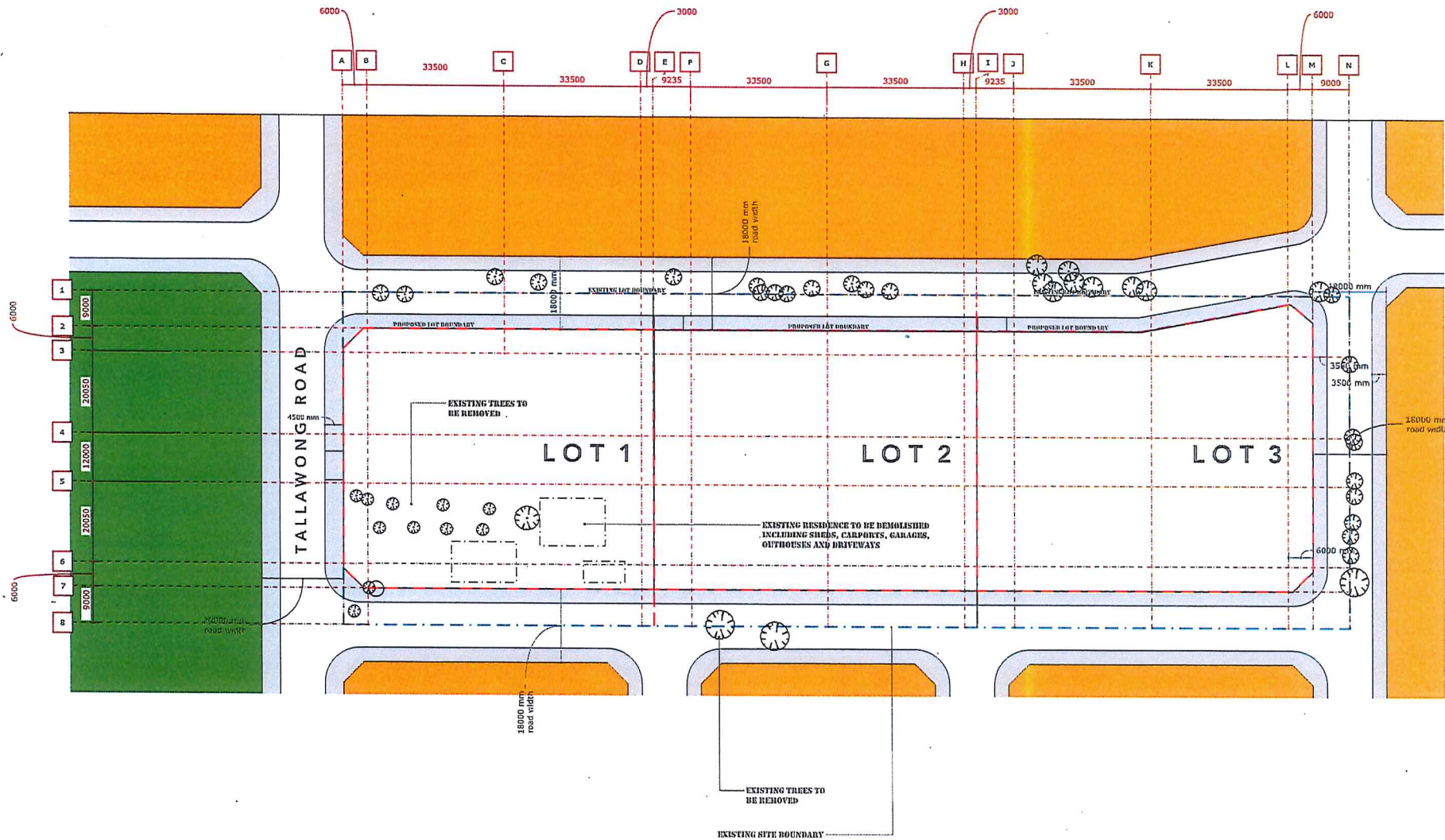
LIVABLE UNIT DETAILS

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DWG NO.
A-11



PROPOSAL:

EXISTING RESIDENCE TO BE DEMOLISHED INCLUDING SHEDS, CARPORTS, GARAGES, OUTHOUSES AND DRIVEWAYS

TREES ARE TO BE REMOVED FOR PROPOSED ROADWORKS & RFB

DEMOLITION PLAN

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SCALE 1:1000 @ A3



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ARCHITECTURAL PLANS

PLANS	DWG NO	SCALE @A1	Title	LOT 3 Drawing number	Scale
LOT SUB-DIVISION PLAN	A-01	1:500			
SITE ANALYSIS	A-02	1:500	SITE PLAN/ GROUND FLOOR PLAN	L3-00	1:200
HEIGHT ANALYSIS PLAN - PART 1	A-03	1:500	FIRST FLOOR PLAN	L3-01	1:200
HEIGHT ANALYSIS PLAN - PART 2	A-04	1:500	SECOND FLOOR PLAN	L3-02	1:200
SHADOW DIAGRAMS	A-05	1:100	THIRD FLOOR PLAN	L3-03	1:200
MATERIAL & FINISHES	A-06	1:500	TERRACE PLAN	L3-04	1:200
BUILDING SECTIONAL DETAIL	A-07	1:500	UPPER BASEMENT	L3-05	1:200
BUILDING CONSTRUCTION SYSTEM	A-08	1:100	LOWER BASEMENT	L3-06	1:200
PHOTOMONTAGES	A-09A,B,C&D		COMMUNAL OPEN SPACE	L3-07	1:200
PRE & POST ADAPTABLE UNITS	A-10	1:100	Sections PART 1	L3-10	1:200
LIVABLE UNIT DETAILS	A-11	1:100	Sections PART 2	L3-10A	1:200
DEMOLITION PLAN	A12	1:500	Ramp SECTIONS	L3-10B	1:200
			Elevations PART 1	L3-20	1:200
			Elevations PART 2	L3-21	1:200
			DETAILED PLANS		
			Ground floor (Bldg A)	L3-A-00	1:100
			Ground floor (Bldg B)	L3-B-00	1:100
			First floor (Bldg A)	L3-A-01	1:100
			First floor (Bldg B)	L3-B-01	1:100
			Second floor (Bldg A)	L3-A-02	1:100
			Second floor (Bldg B)	L3-B-02	1:100
			Third floor (Bldg A)	L3-A-03	1:100
			Third floor (Bldg B)	L3-B-03	1:100

CONSULTANT PLANS AND REPORTS

DOCUMENT LIST
1 Statement of Environmental Effects
2 Landscape Plan Set
3 Acoustic Report
4 Bushfire Risk Implications
5 Site Assessment Report
6 Aboriginal Archeological Report
7 Deenubbin Local Council Report
8 Arboricultural Report
9 Waste Management Plan
10 Bask & Stamped plans
11 QS
12 Civil, Stormwater and Road Design
13 Traffic Report
14 CPTED
15 Access Report

RESIDENTIAL UNITS DISTRIBUTION						
Buildings		LOT 3				Grand Total
S No.	Level	Type of Units				
		5T	10	20	30	
Building A						
1	Ground floor	3	2	10	1	16
2	Level 1	3	2	10	2	17
3	Level 2	3	2	8	1	14
4	Level 3	3	2	10	3	18
	Total	12	8	38	7	65
Building B						
1	Ground floor	2	2	10	2	16
2	Level 1	2	2	10	1	15
3	Level 2	2	2	10	1	15
4	Level 3	2	2	10	2	16
	Total	8	8	40	6	62
	Grand total	20	16	78	13	127

ADAPTABLE UNITS						
Buildings		LOT 3				
S No.	Level	Total Units	Adaptable Unit No.	Total Adaptable Units	% of Adaptable Units	
Building A						
		65		5		
1.	Ground floor		E7	1		
2.	Level 1		E7, W7	2		
3.	Level 2		E7	1		
4.	Level 3		E7	1		
Building B						
		62		8		
1.	Ground floor		W1A, E8	2		
2.	Level 1		W1A, E8	2		
3.	Level 2		W1A, E8	2		
4.	Level 3		W1A, E8	2		
	TOTAL UNITS	127		13	10.23%	

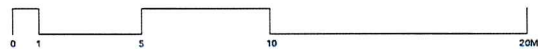
NOTE: All the adaptable units are also livable

LIVABLE UNITS						
Buildings		LOT 3				
Sno.	Level	Total Units	Livable Unit No.	Total Livable Units	% of Livable Units	
Building A						
		65		12		
1.	Ground floor		W3, E3, E6	3		
2.	Level 1		W3, E3, E6	3		
3.	Level 2		W3, E3, E6	3		
4.	Level 3		W3, E3, E6	3		
Building B						
		62		10		
1.	Ground floor		E5	1		
2.	Level 1		W4, E4, E5	3		
3.	Level 2		W4, E4, E5	3		
4.	Level 3		W4, E4, E5	3		
	TOTAL UNITS	127		22	17.32%	



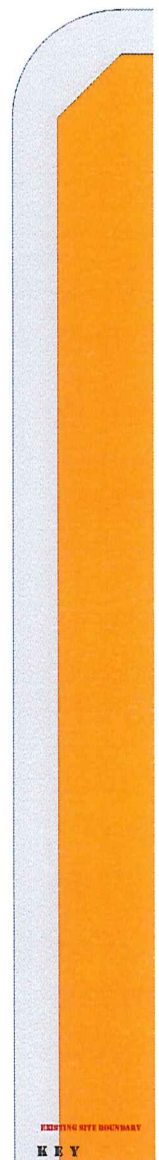
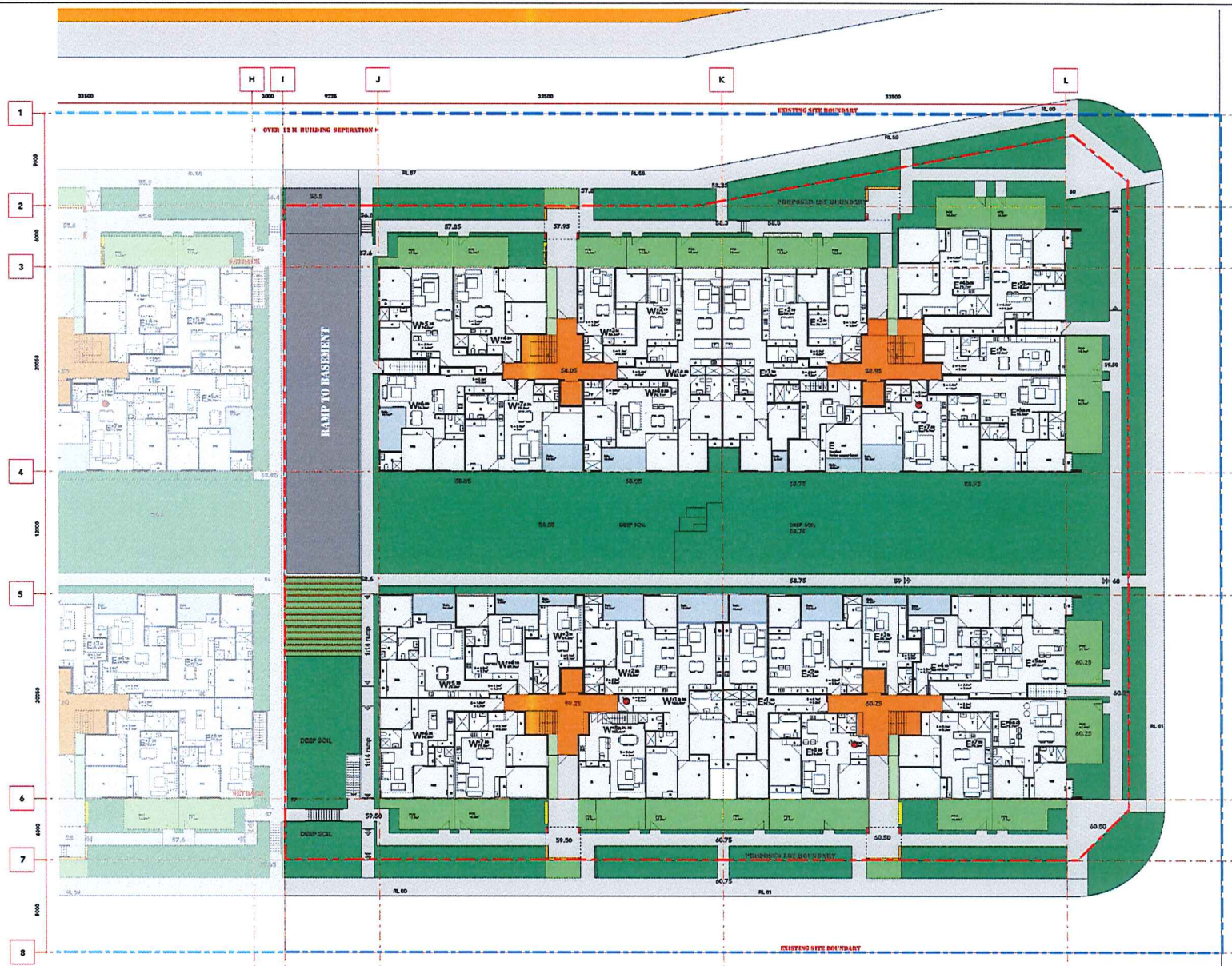
SITE: LOT 3, 84 TALLAWONG ROAD, ROUSE HILL

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DWG NO.
L3 - C



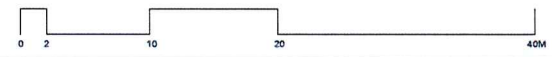
EXISTING SITE BOUNDARY

KEY

-  ACCESSIBLE UNITS
-  LIVABLE UNITS

NOTES:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RFB LANDSCAPE DESIGN

LOT 3 - SITE/GROUND FLOOR PLAN
 09.09.17

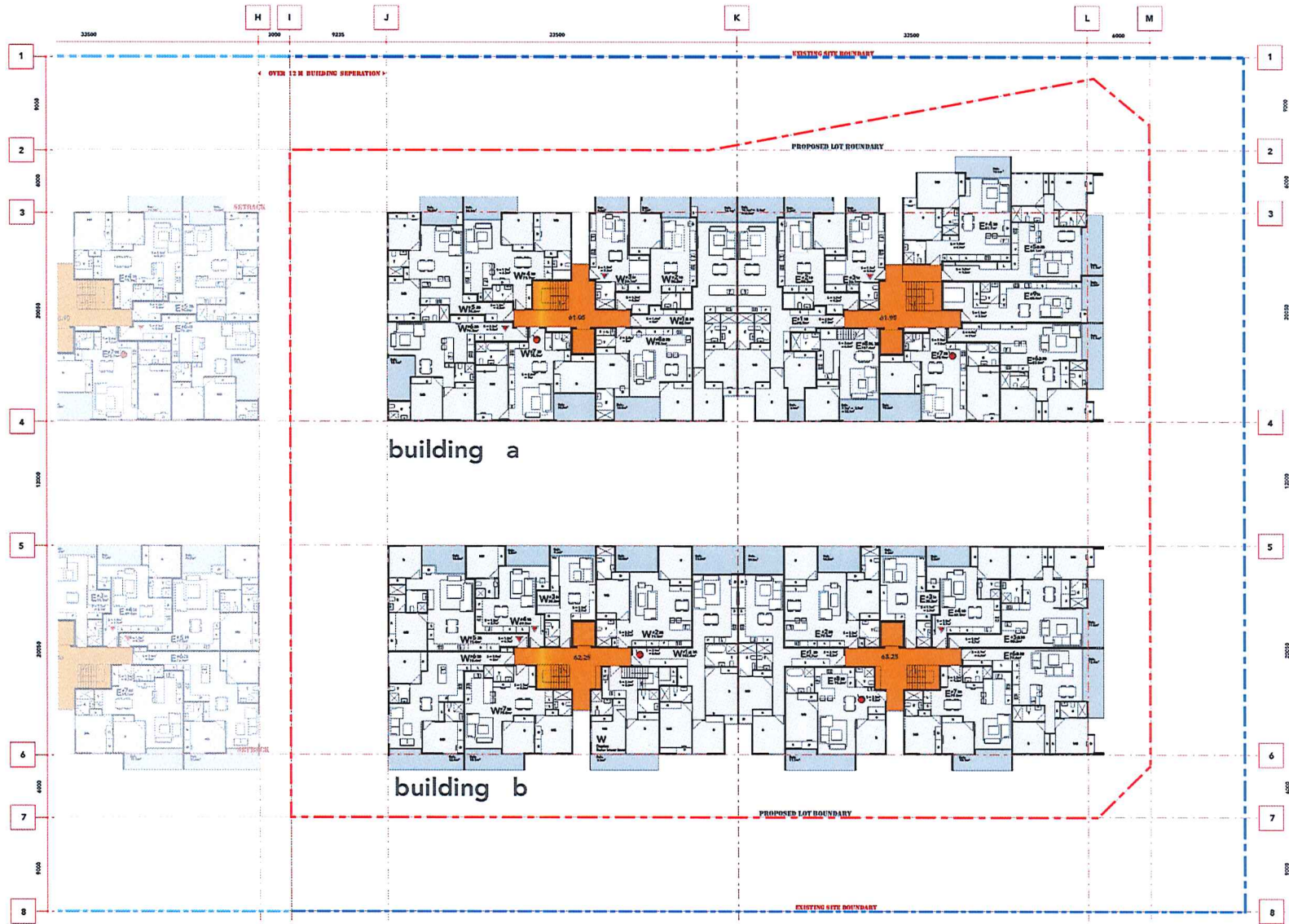


SCALE 1 : 200





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DWG NO.
L3-00



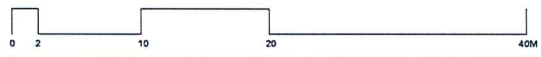
KEY

-  ACCESSIBLE UNITS
-  LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RFB LANDSCAPE DESIGN

LOT 3 - LEVEL 1 PLAN

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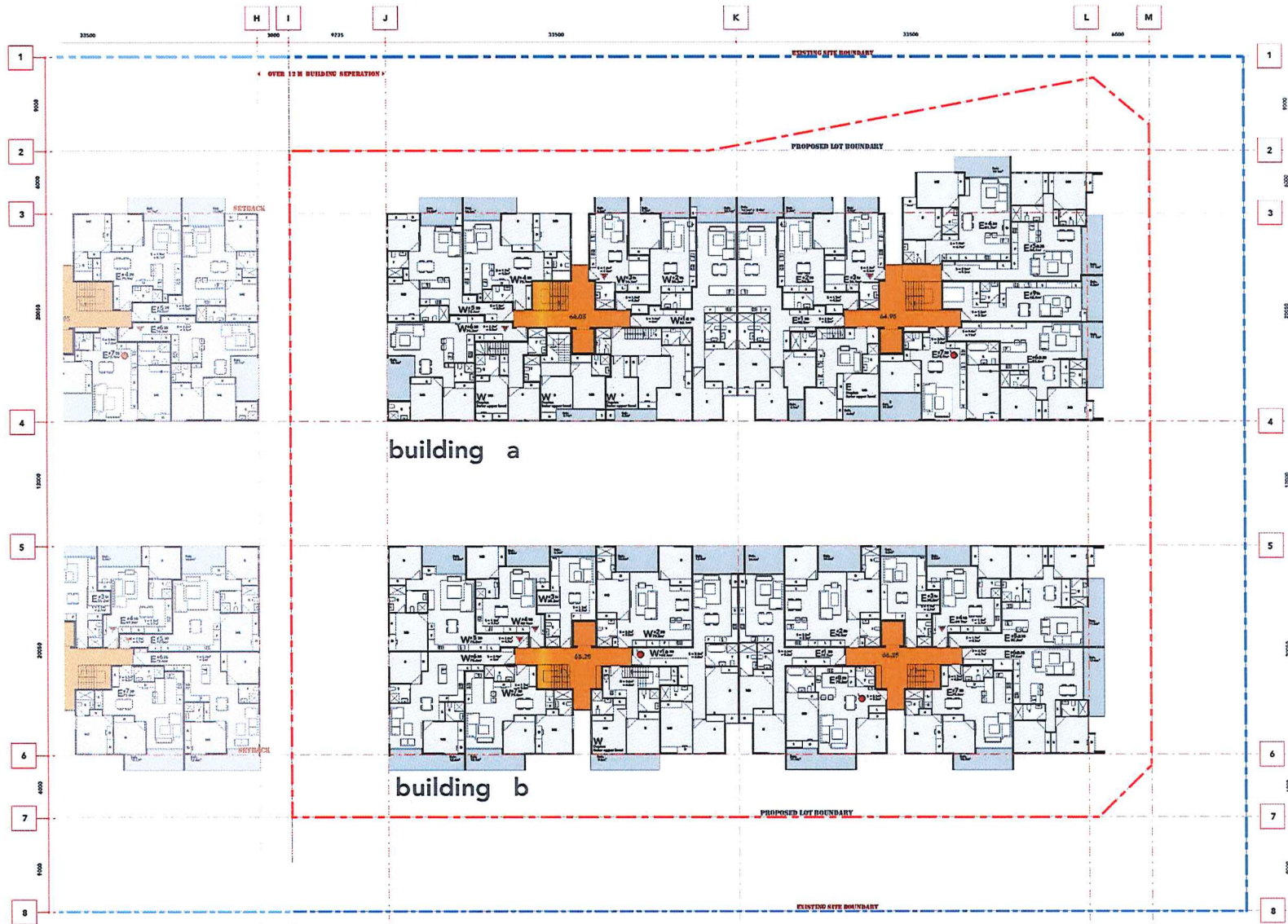


SCALE 1 : 200



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DWG NO.
L3-01



LOT 3 - LEVEL 2 PLAN

09.09.17



SCALE 1 : 200

KEY

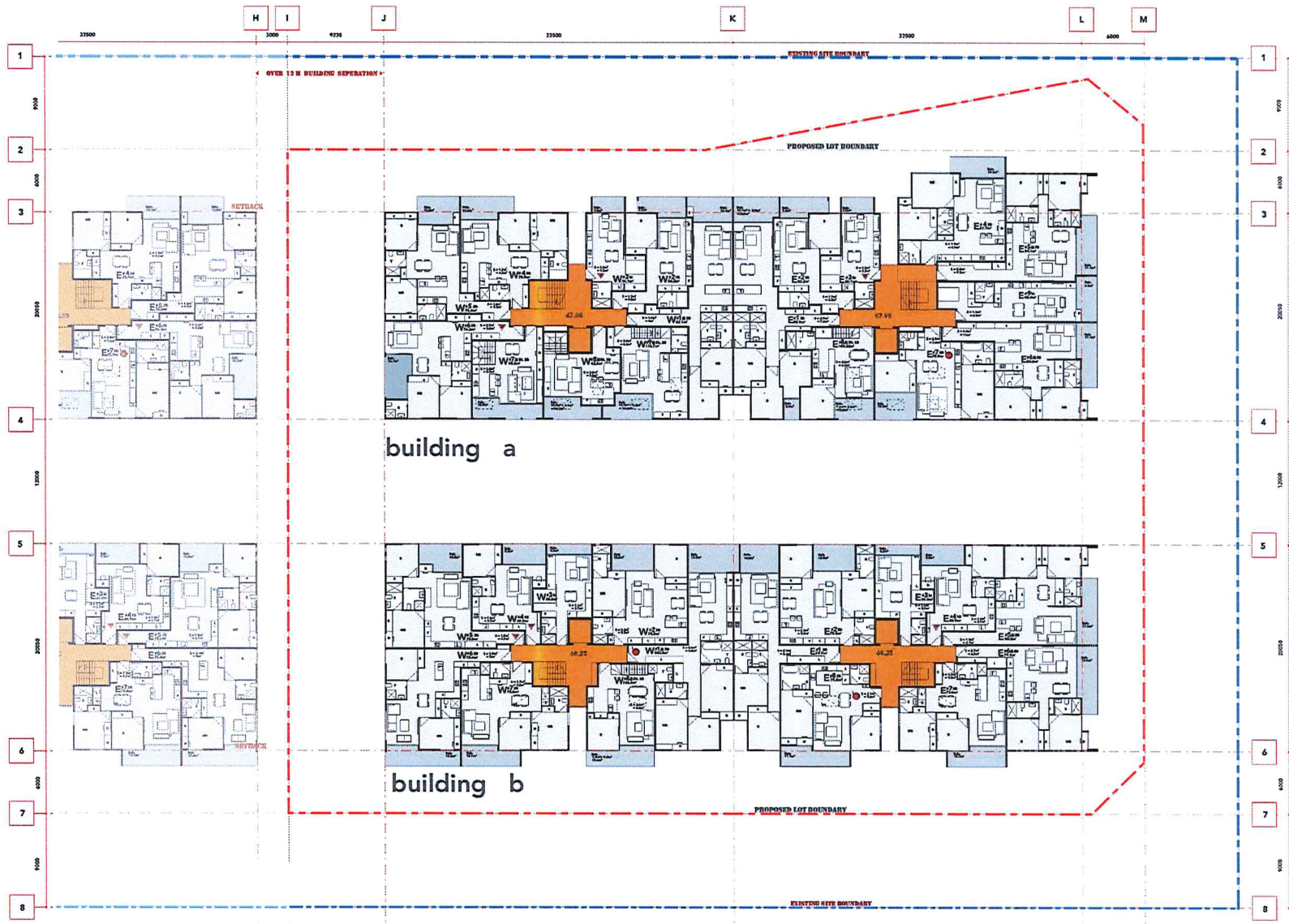
-  ACCESSIBLE UNITS
-  LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR HORTICULTURE DESIGN AND RFB LANDSCAPE DESIGN



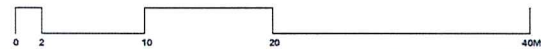
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DWG NO.
L3-02



LOT 3 - LEVEL 3 PLAN

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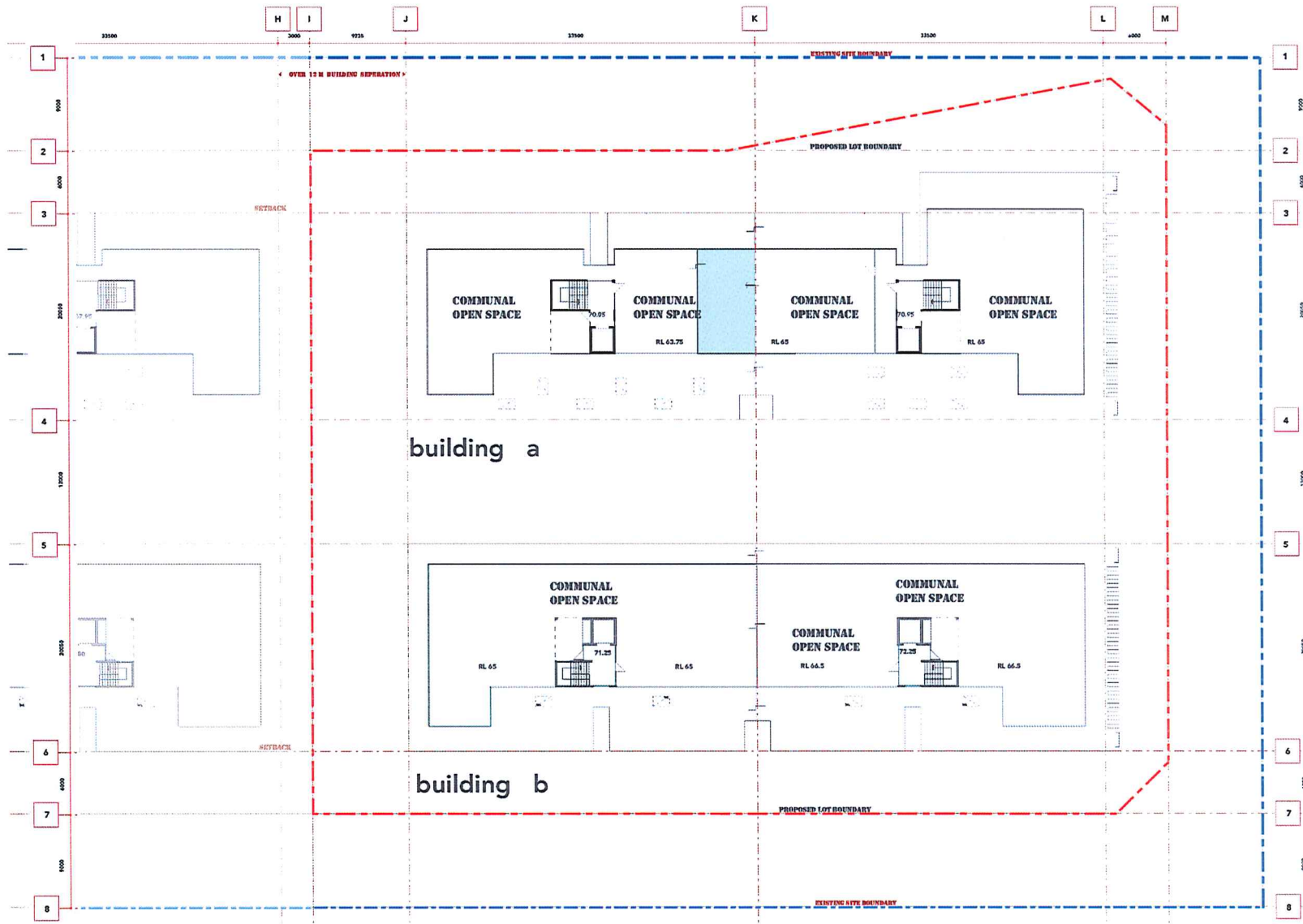
- KEY**
- ACCESSIBLE UNITS
 - LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RFB LANDSCAPE DESIGN



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DWG NO.
L3-03

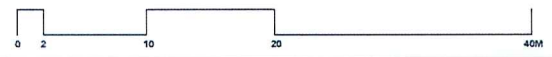


- KEY**
- ACCESSIBLE UNITS
 - LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STAIRSTAIR DESIGN AND RFS LANDSCAPE DESIGN

LOT 3 - ROOF PLAN

09.09.17

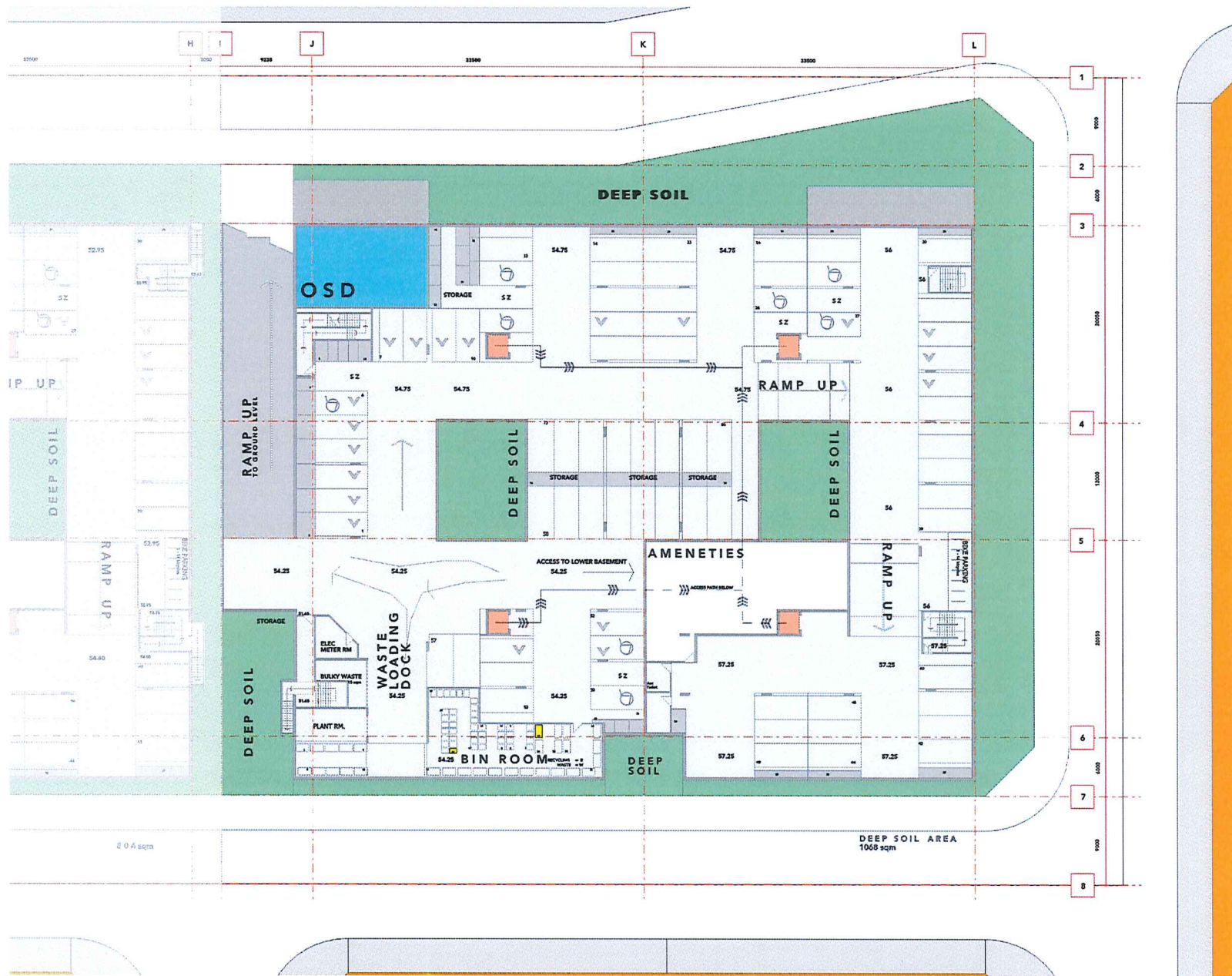


SCALE 1 : 200



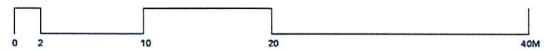
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DWG NO. **L3-04**



PROPOSED LOT 3 - UPPER BASEMENT

09.09.17



SCALE 1 : 200

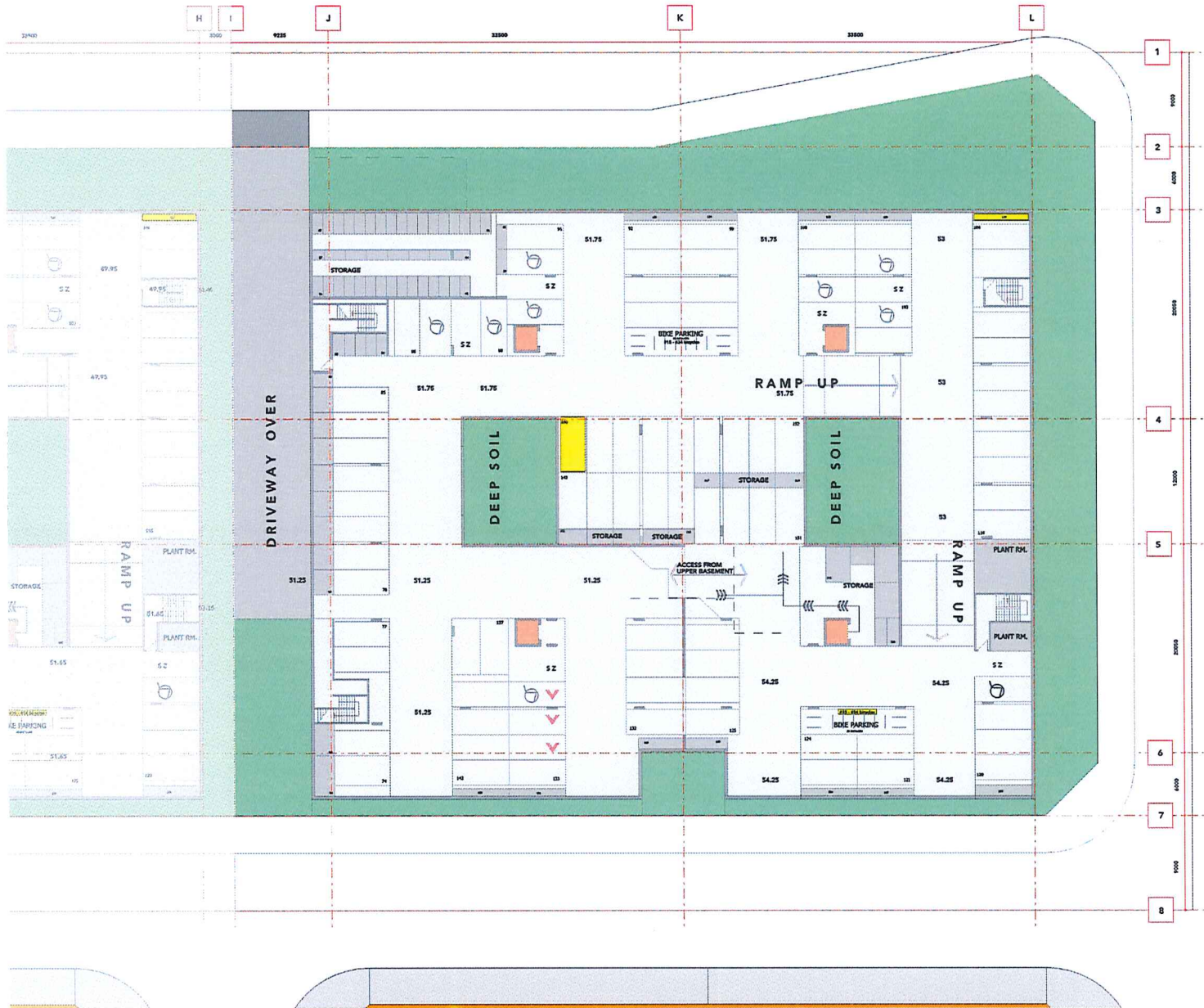
REFER TO TRAFFIC REPORT, INCLUDING APPENDIX WITH TRUCK TURNING AND RAMP CHECKS.



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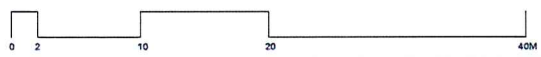
DWG NO.

L3- 05



PROPOSED LOT 3 - LOWER BASEMENT

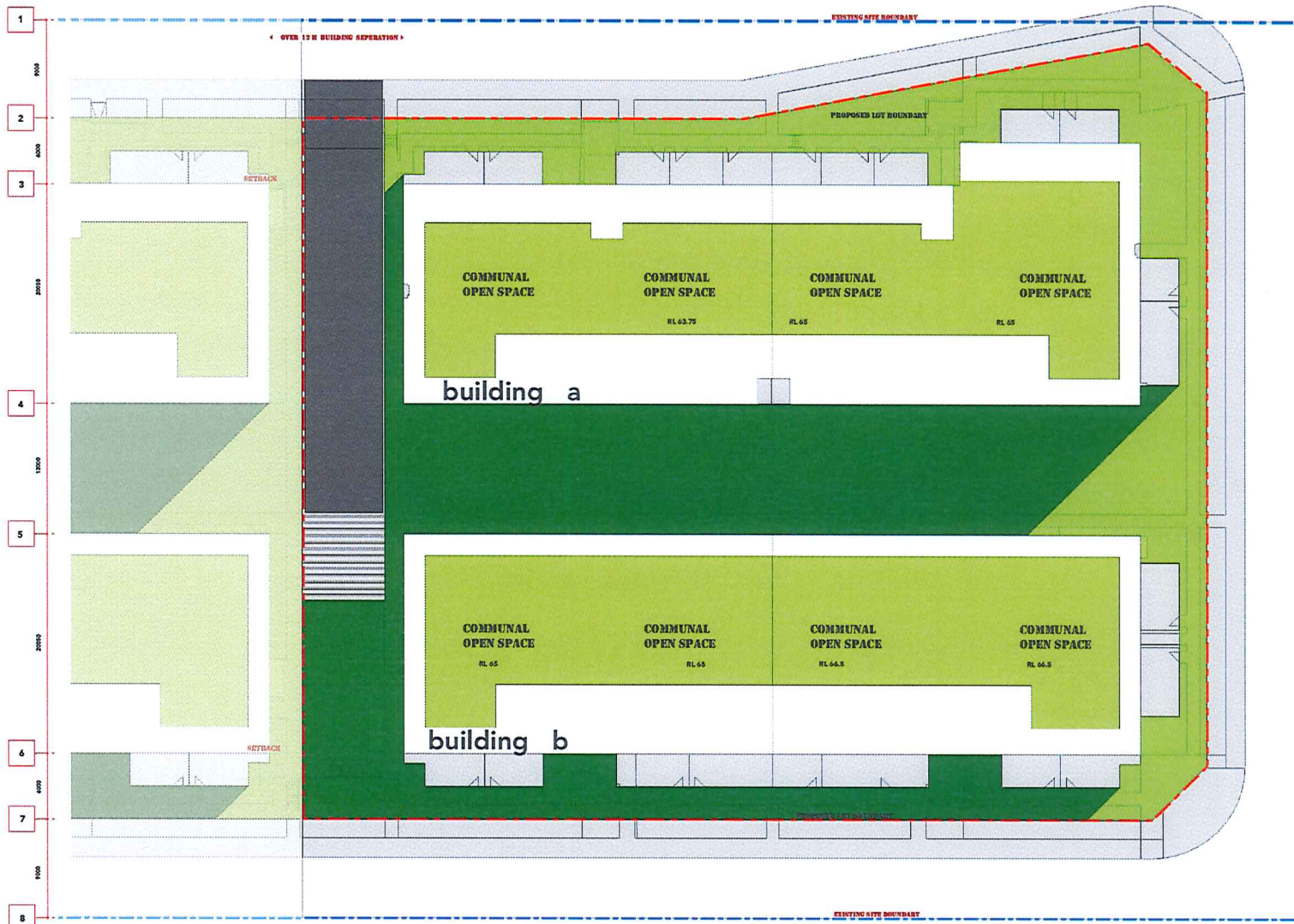
09.09.17



REFER TO TRAFFIC REPORT, INCLUDING APPENDIX WITH TRUCK TURNING AND RAMP CHECKS.

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DWG NO.
L3-06



COMMUNAL OPEN SPACE AT GROUND LEVEL: 1930 sqm
 COMMUNAL OPEN SPACE OVER BLD. A & B: 1545 sqm
 TOTAL C.O.S.: 3475 sqm

COs RECEIVING 2 HOURS OF SUNLIGHT
 AT GROUND: 689 sqm
 OVER BUILDING A & B: 1545 sqm
 2234 sqm

■ COs RECEIVING LESS THAN 2 HOURS OF SUNLIGHT
 ■ COs RECEIVING 2 HOURS OR MORE SUNLIGHT

EXISTING SITE BOUNDARY

KEY

● ACCESSIBLE UNITS

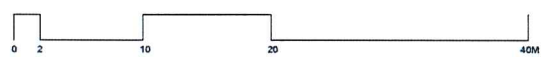
▽ LIVABLE UNITS

NOTE:

1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND SITE LANDSCAPE DESIGN

LOT 3 - COMMUNAL OPEN SPACE

09.09.17

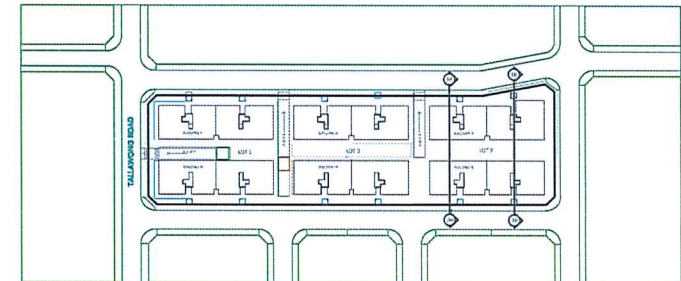
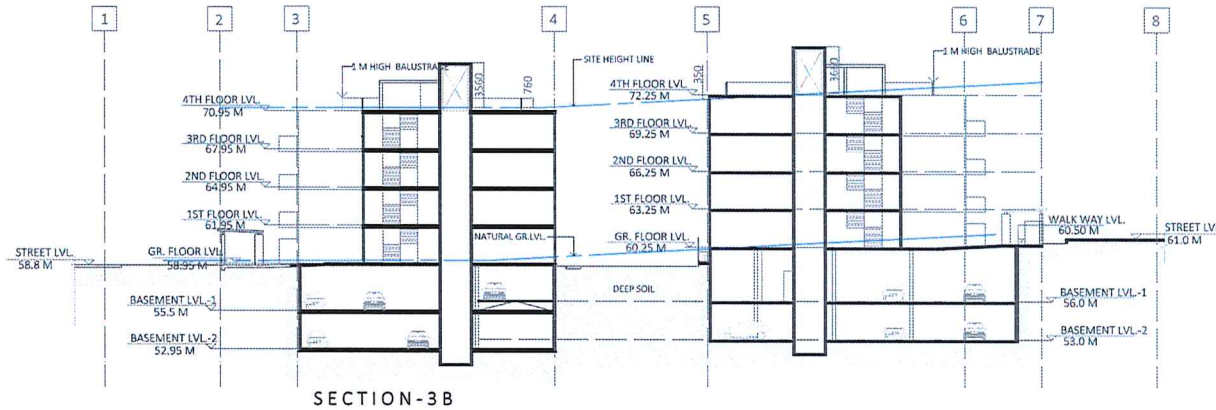
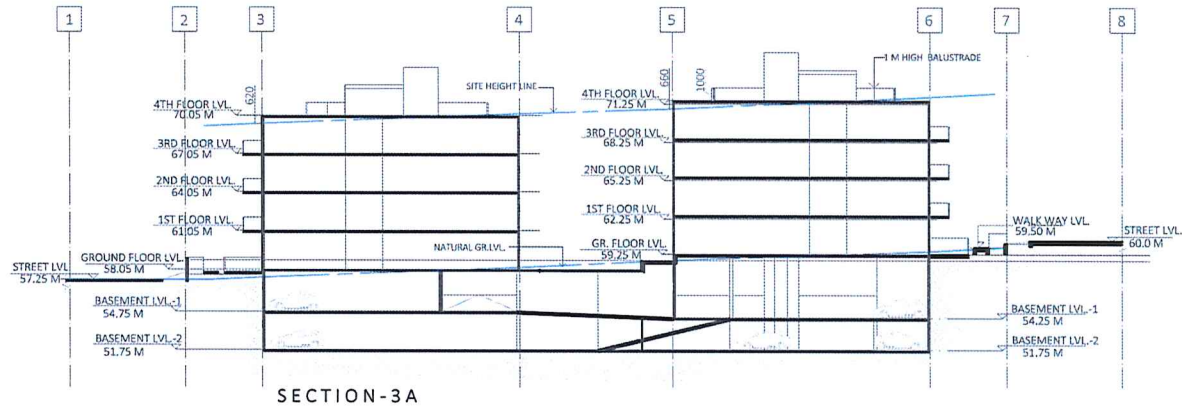


SCALE 1 : 200



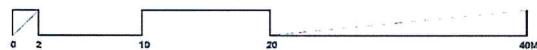
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DWG NO.
L3-07



PROPOSED LOT 3 - SECTIONS

07.08.17

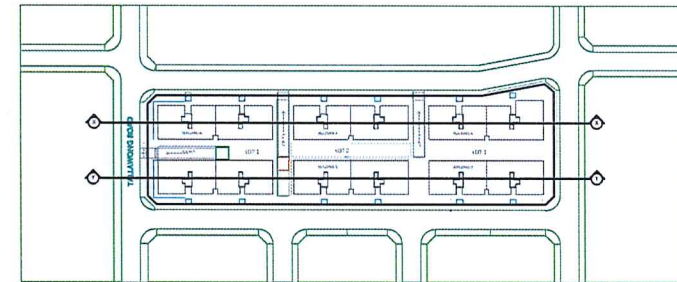
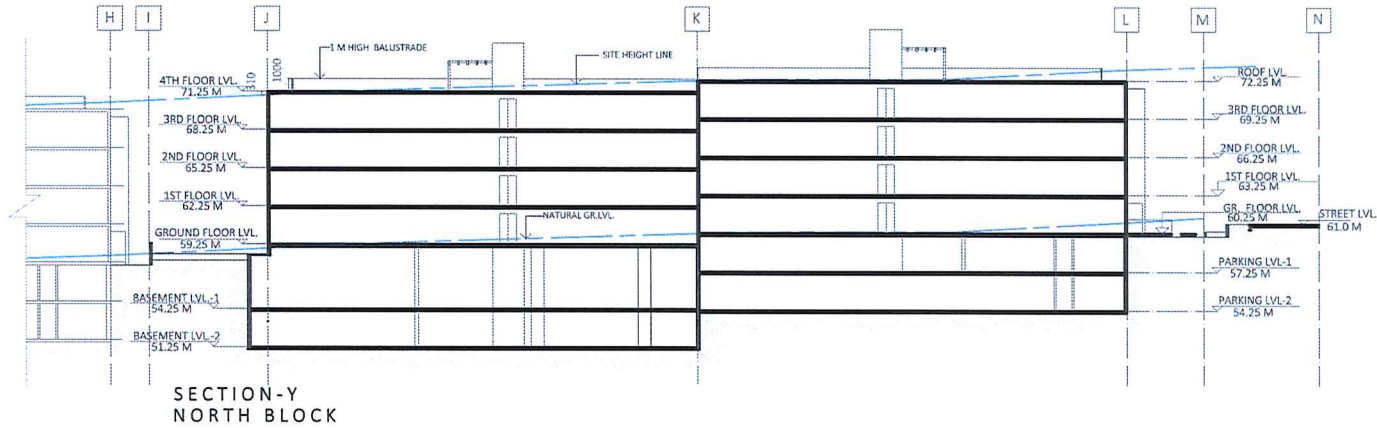
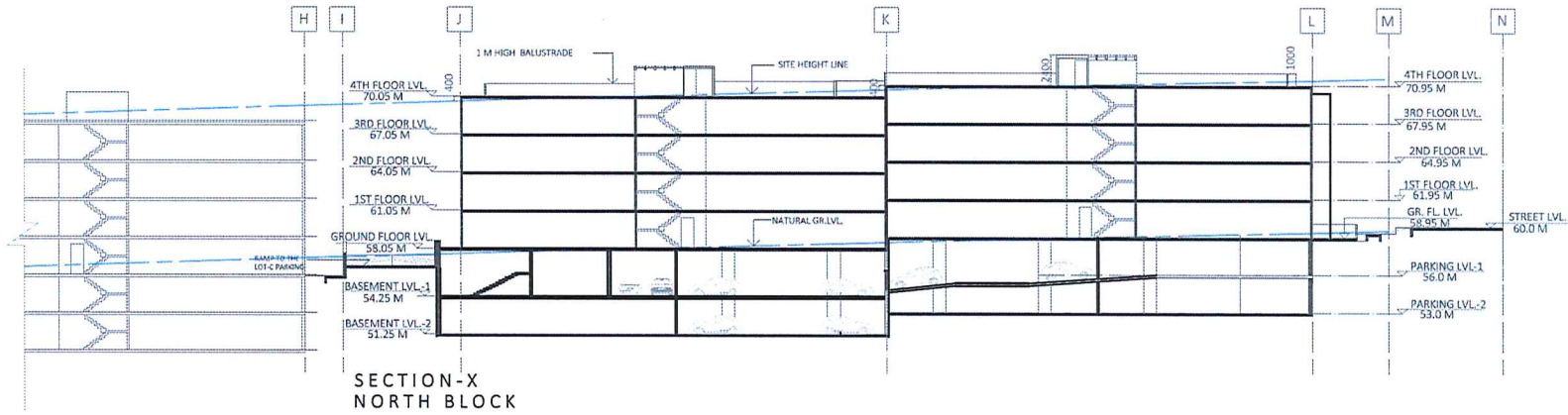


SCALE 1 : 200



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DWG NO. **L3-10**



PROPOSED LOT 3 - SECTIONS

07.08.17

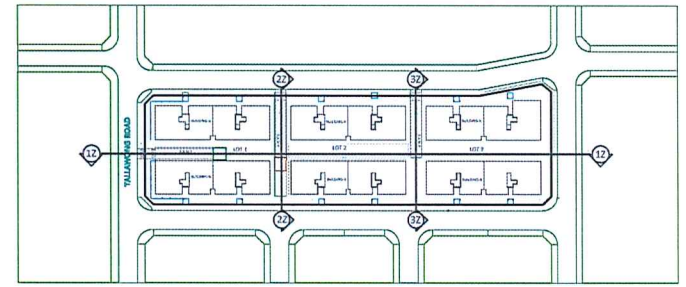
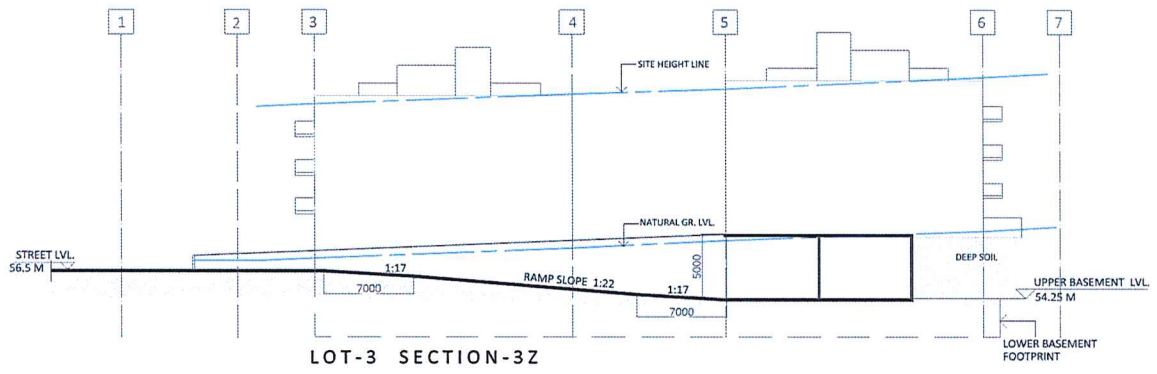
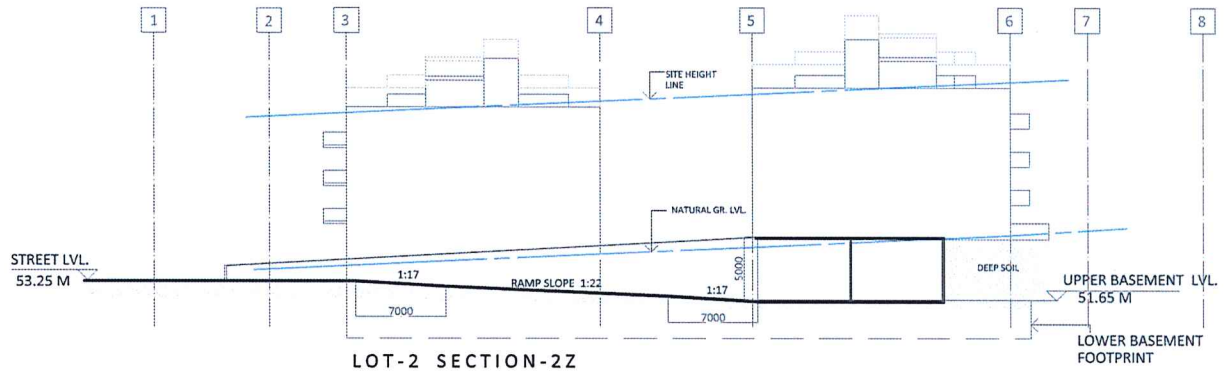
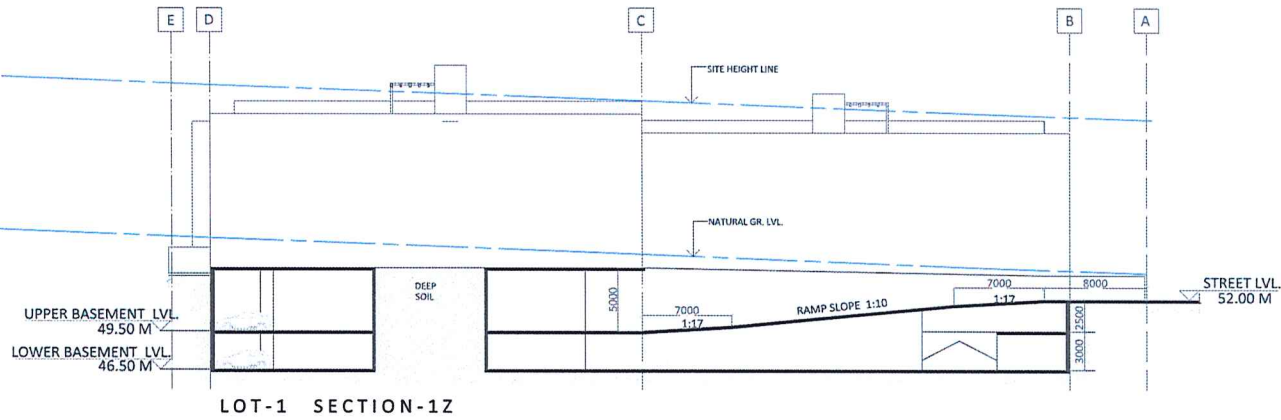


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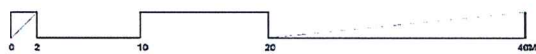
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DWG NO. **L3-10 A**



PROPOSED LOT-1, 2, 3 RAMP SECTION

07.08.17

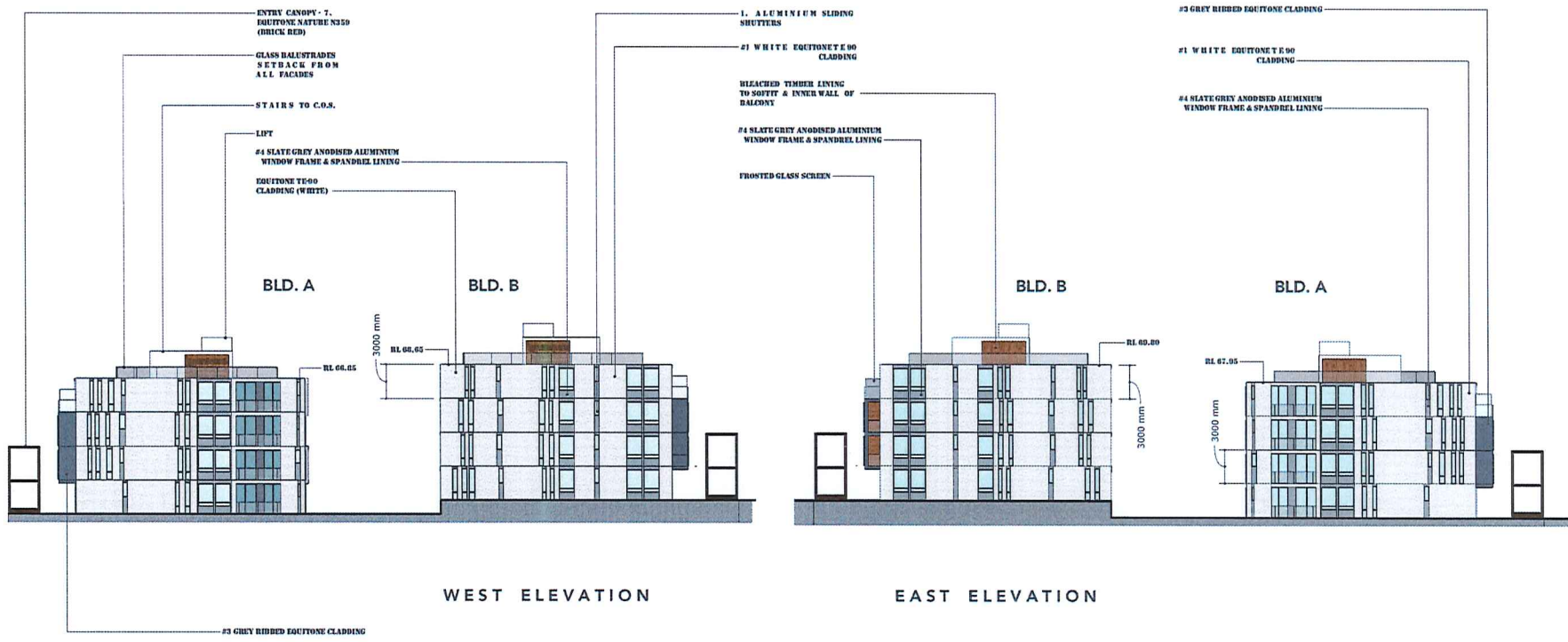


SCALE 1 : 200



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DWG NO. **L3-10 B**



PROPOSED LOT 3 - ELEVATIONS

09.09.17



SCALE 1 : 200

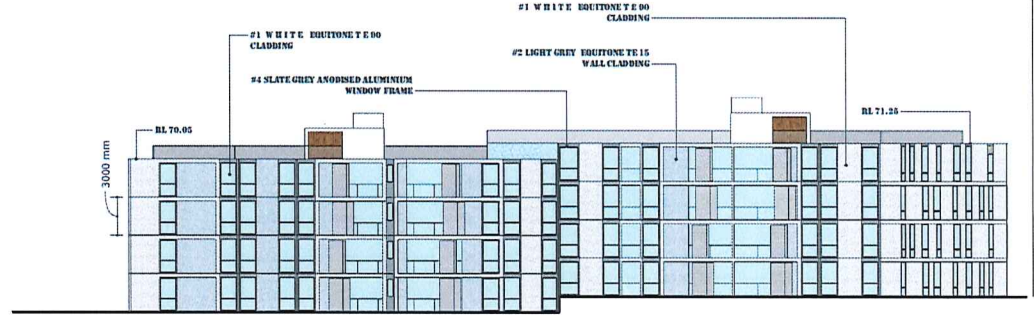
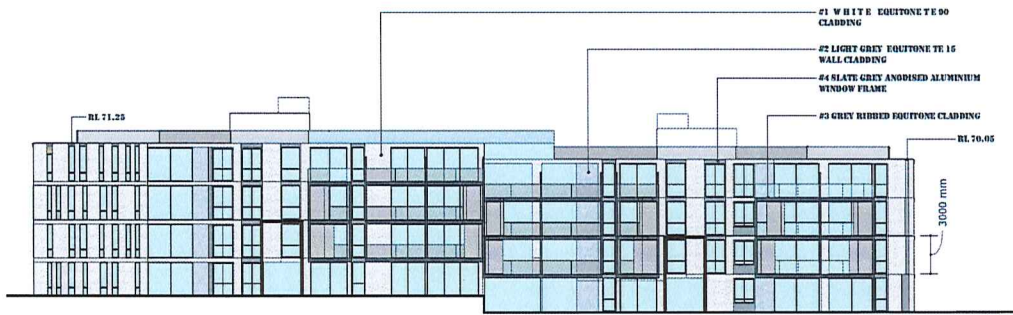


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DWG NO.
L3 - 20

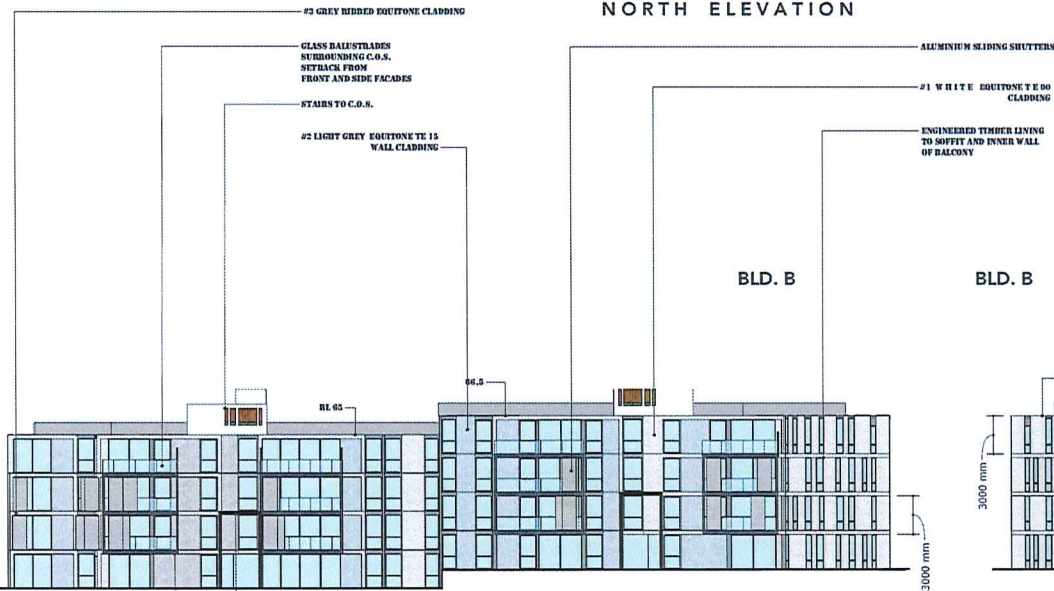
BLD. A

BLD. A



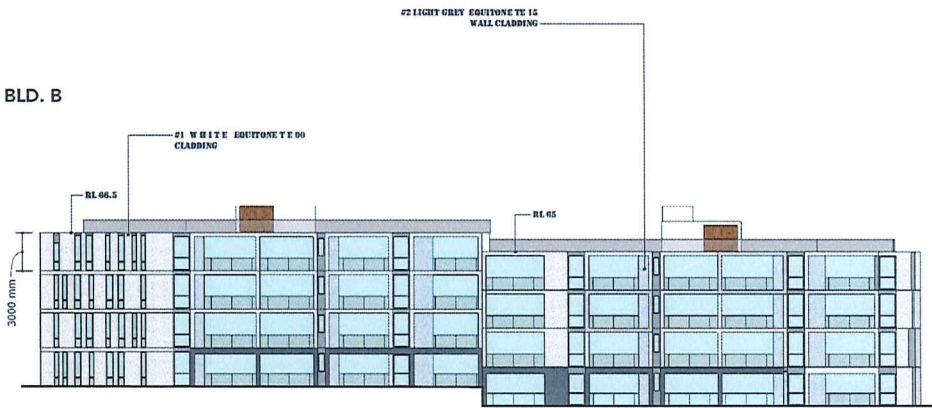
NORTH ELEVATION

SOUTH ELEVATION (facing central courtyard)



BLD. B

BLD. B



SOUTH ELEVATION

NORTH ELEVATION (facing central courtyard)

#3 GREY RIBBED EQUITONE CLADDING
ENTRY CANOPY - #7 EQUITONE - NATURA N550 (BRICK RED)

PROPOSED LOT 3 - ELEVATIONS

09.09.17

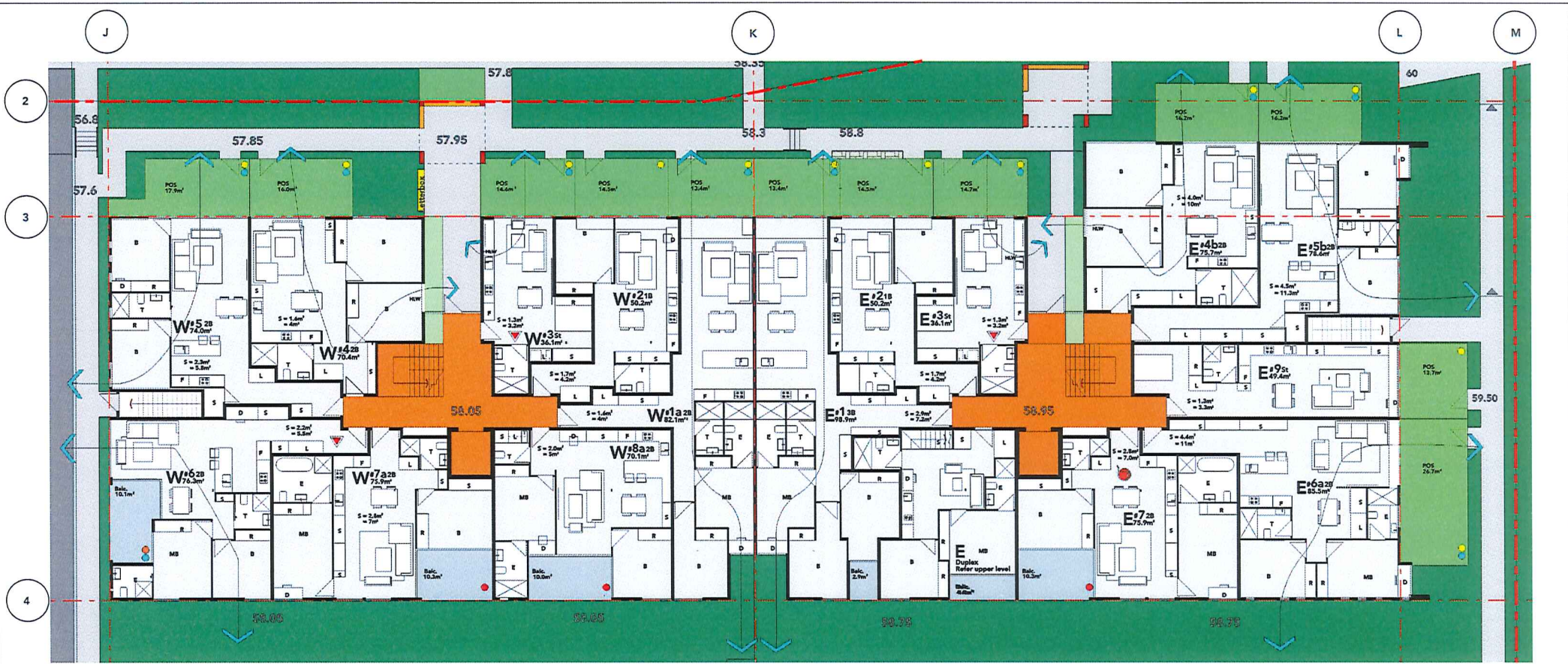


SCALE 1 : 200



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DWG NO.
L3 - 21



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFS LANDSCAPE DESIGN
 4. REFER TO REARSET OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L3-A03
 5. STORAGE TOILETS IS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASEMENT

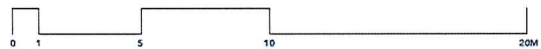
KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

LOT 3		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	9	10	20	30	Cyan	Yellow	Orange	Red
Building A GF	W1a	1							
	W2	1	1						
	W3	1							
	W4	1							
	W5	1							
	W6	1							
	W7a	1							1
	W8a	1							1
	E1								
	E2	1	1						
	E3	1							
	E4b	1							
	E5b	1							
	E6a	1							
E7	1							1	
Duplex	1								
Building A GF	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		9	10	20	30	Cyan	Yellow	Orange	Red
Total		3	2	10	1	10	12	1	3
Total Units on the level		16							

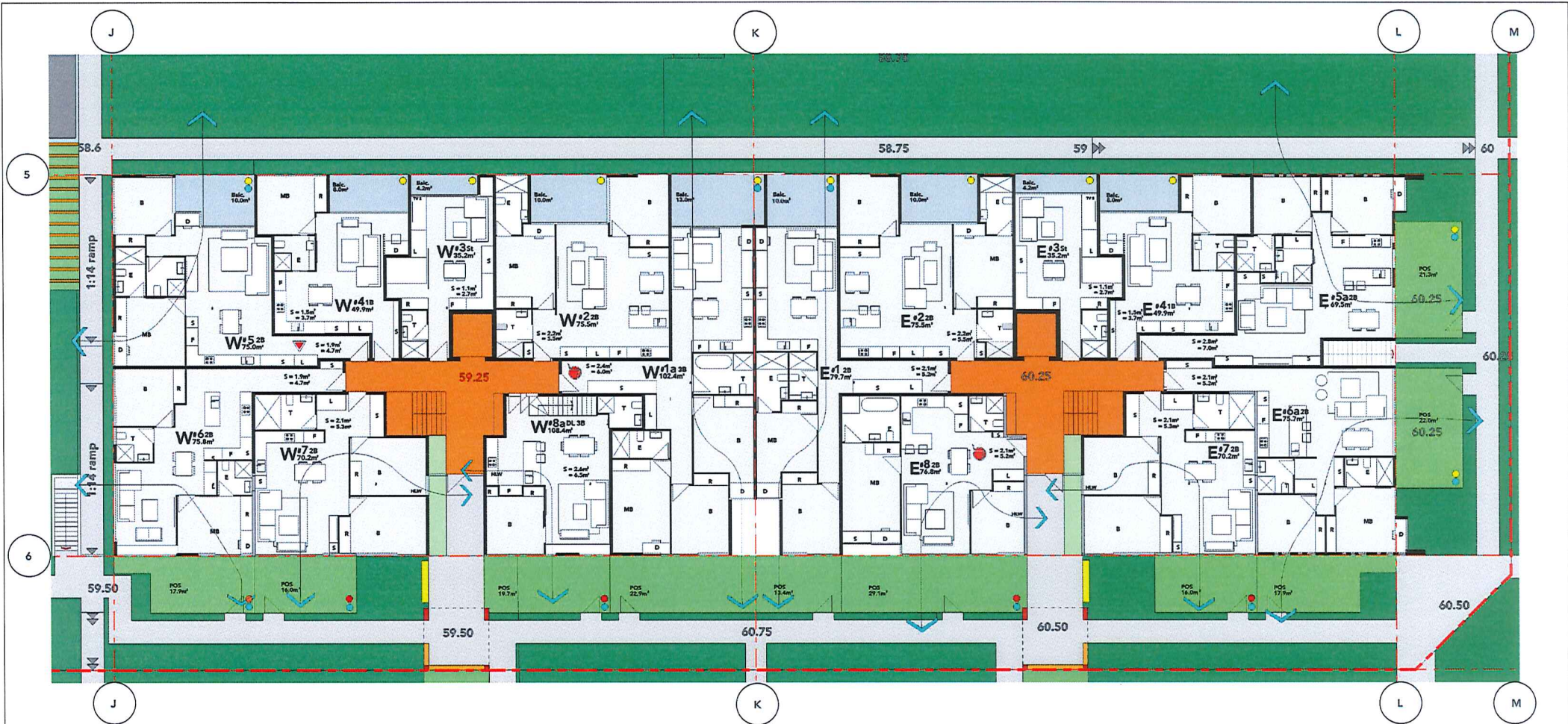
LOT 3 BUILDING 'A' GROUND LVL PLAN

09.09.17



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DWG NO. **L3-A00**



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN T F E BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
 4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L3-003
 5. STORAGE VOLUMES IS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASEMENT

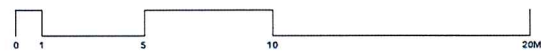
KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

LOT 3		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	B	1	2	3	Cyan	Yellow	Orange	Red
Building B GF	W1a								
	W2								
	W3	1							
	W4		1						
	W5			1					
	W6				1				
	W7					1			
	W8						1		
	E1			1					1
	E2							1	
E3	1							1	
E4		1							
E5a			1						
E5b				1					
E7								1	
E8								1	
Building B GF	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		B	1	2	3	Cyan	Yellow	Orange	Red
	Total	2	2	10	2				
	Total Units on the level	10				10	11	1	4

LOT 3 BUILDING 'B' GROUND LVL PLAN

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SCALE 1 : 100



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DWG NO. **L3- B00**



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTES:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMONLY ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFD LANDSCAPE DESIGN
 4. REFER TO SCHEDULE OF LOT 1 BOLLAS, AND CROSS VENTILATION ON DRAWING L3-A03
 5. STORAGE VOLUMES IS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASEMENT

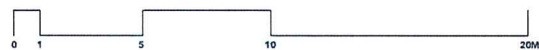
KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

LOT 3		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	S	1	2	3	Cyan	Yellow	Orange	Red
Building A Level 1	W1a		1	1					
	W2	1	1						
	W3			1					
	W4			1					
	W5			1					
	W6			1					
	W7			1					
	W8			1					
	E1			1	1	1	1	1	1
	E2	1	1						
E3				1	1				
E4			1		1				
E5			1		1				
E6			1		1				
E7			1		1				
E8			1		1				
E9	1	1							
E10				1	1				
Building A Level 1	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		S	1	2	3	Cyan	Yellow	Orange	Red
	Total	3	2	10	2				
Total Units on the level		17				10	12	1	4

LOT 3 BUILDING 'A' LVL-1 PLAN

09.09.17

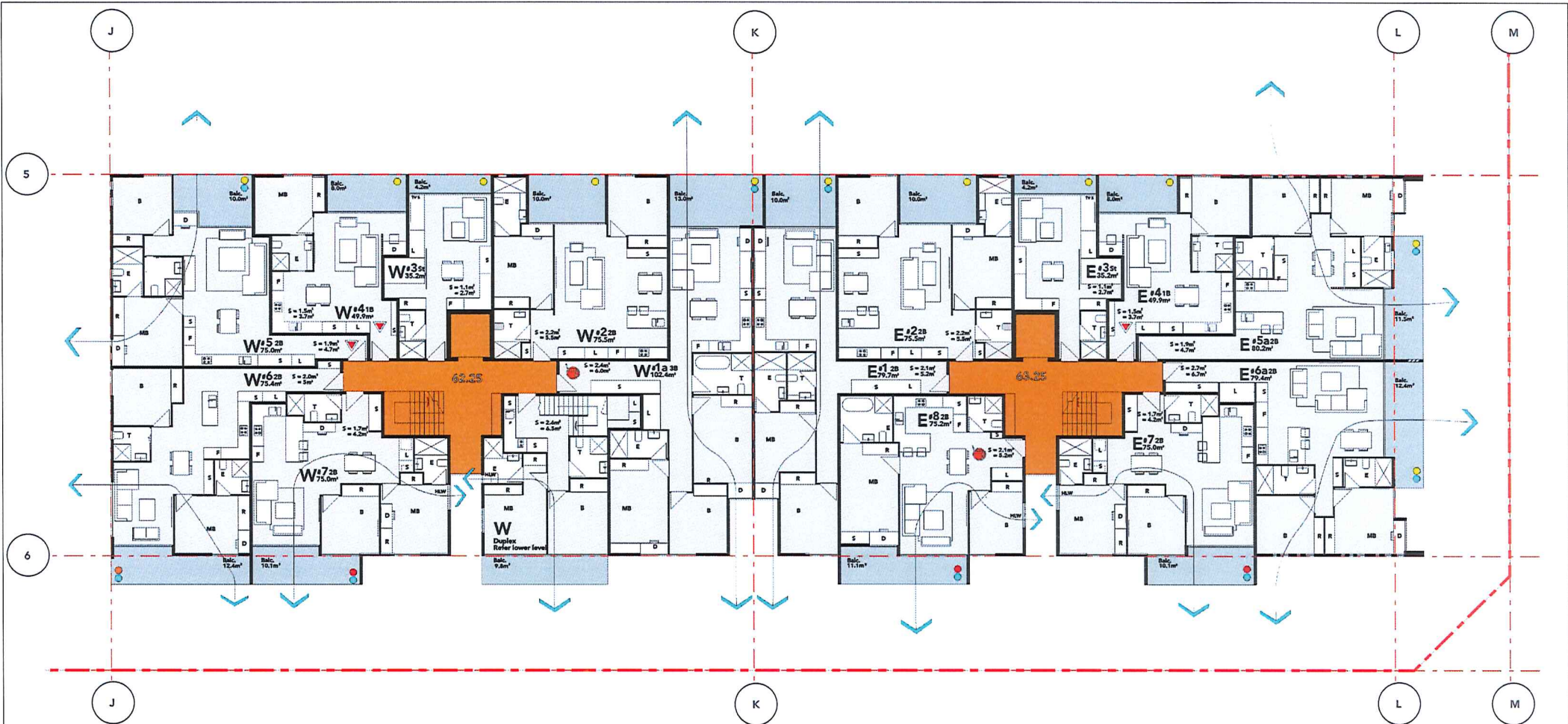


SCALE 1 : 100



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DWG NO. **L3-A01**



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTE

1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A CHAIRMAN ACCESSIBLE TOILET IS LOCATED IN F'S BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
4. REFER TO SCHEDULE OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
5. STORAGE VOLUME IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

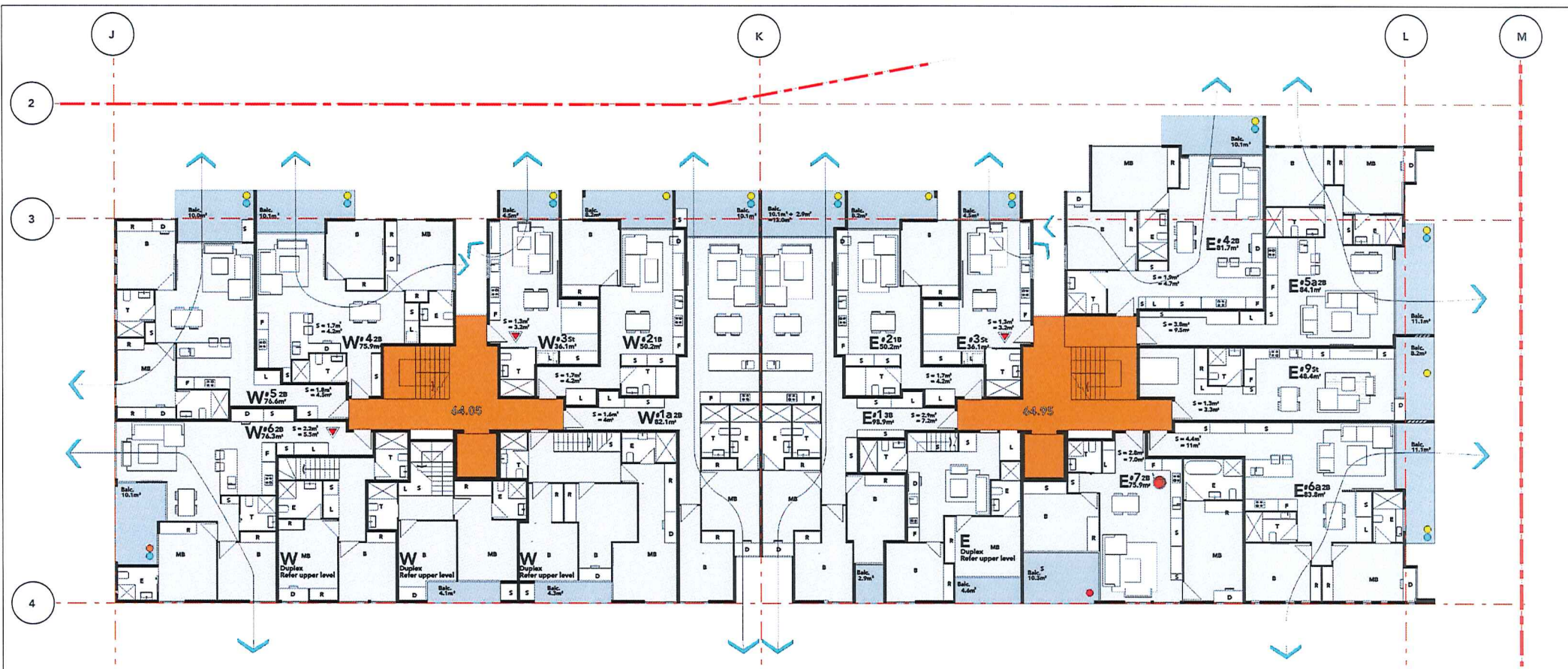
KEY TO SYMBOLS	Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
	Cyan	Yellow	Orange	Red

LOT 3		Total units			Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight	
Level	Unit number	S	1	2	3	Cyan	Yellow	Orange	Red
Building B Level 1	W1a					1	1		
	W2			1	1	1	1		
	W3	1							
	W4		1						
	W5			1		1	1		
	W6				1				1
	W7	1							1
	E1				1	1	1		
	E2	1							
	E3				1				
	E4	1							
	E5			1		1	1		
E6				1					
E7				1	1	1		1	
E8	1							1	
Duplex									
Building B Level 1	Unit number	Total units			Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight	
	Total	2	2	2	10	1			
TOTAL UNITS on the level		15			9	11	1	3	

LOT 3 BUILDING 'B' LVL-1 PLAN

09.09.17





KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

- NOTES**
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A CHAIRLIFT ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & HFD LANDSCAPE DESIGN
 4. REFER TO SCHEDULES OF LOT 1, BGLS, AND CROSS VENTILATION BY DRAWING L3-A03
 5. STORAGE VOLUMES IS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASEMENT

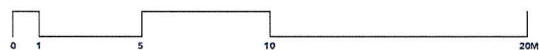
KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

LOT 3		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	S	1	2	3	Cyan	Yellow	Orange	Red
Building A Level 2	W1a		1	1	1				
	W2		1						
	W3	1							
	W4		1						
	W5		1						
	W6	1							
	E1			1					1
	E2		1						
	E3	1							
E4			1						
E5a			1						
E5b			1						
E7	1								1
E9	1								1
4 Dup upper									
Building A Level 2	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		S	1	2	3	Cyan	Yellow	Orange	Red
	Total	3	2	0	1				
Total Units on the level		14				10	12	1	1

LOT 3 BUILDING 'A' LVL-2 PLAN

09.09.17



SCALE 1 : 100



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DWG NO. **L3-A02**



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTES:

1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A CHAIRMAN ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & SITE LANDSCAPE DESIGN
4. REFER TO SCHEDULE 4 OF LOT 1 SHEDS, AND CROSS VENTILATION ON DRAWING L3-403
5. STORAGE TOLDS IS NOTED ON PLANS
6. BACK UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

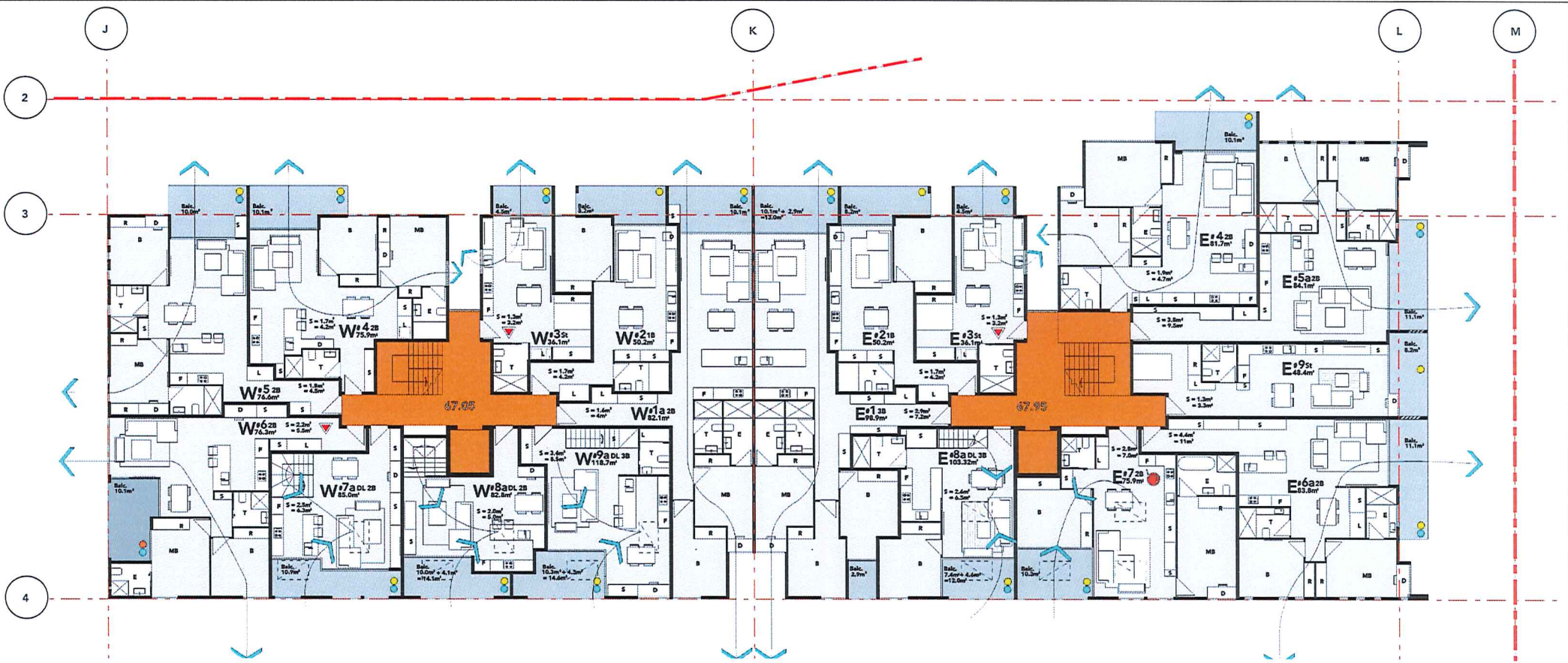
LOT 3		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	5	1	2	3	Cyan	Yellow	Orange	Red
Building B Level 2	W1a								
	W2			1	1	1	1		
	W3	1							
	W4		1						
	W5			1		1	1		
	W6			1		1	1		1
	W7				1				
	E1				1	1			
	E2	1							
	E3					1			
E4	1					1			
E5a		1				1			
E6a			1			1			
E7				1		1		1	
E8	1								
Duplex									
Building A Level 2	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
	total	5	2	10	1	Cyan	Yellow	Orange	Red
Total Units on the level		15				0	11	1	3

LOT 3 BUILDING 'B' LVL-2 PLAN



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DWG NO. **L3-B02**



- KEY**
- ACCESSIBLE UNITS
 - LIVABLE UNITS

- NOTES**
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A CORRIDOR ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFS LANDSCAPE DESIGN
 4. REFER TO SCHEDULE OF LOT 1, SOLAR, AND CROSS VENTILATION OF DRAWING L3-A03
 5. STORAGE VOLUMES IS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASEMENT

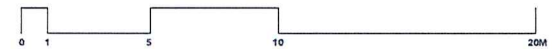
KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

LOT 3		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	S	1	2	3	Cyan	Yellow	Orange	Red
Building A Level 3	W#a		1	1	1				
	W#2		1	1	1				
	W#3	1				1			
	W#4			1	1				
	W#5		1	1	1				
	W#6		1	1	1			1	
	W#7a		1	1	1				
	W#8a		1	1	1				
	W#9a		1	1	1				
	E#1			1	1				
	E#2		1	1	1				
	E#3	1				1			
	E#4		1	1	1				
	E#5a		1	1	1				
	E#6a		1	1	1				
E#7a		1	1	1					
E#8a		1	1	1					
E#9a		1	1	1					
E#10a		1	1	1					
E#11a		1	1	1					
E#12a		1	1	1					
E#13a		1	1	1					
E#14a		1	1	1					
E#15a		1	1	1					
E#16a		1	1	1					
E#17a		1	1	1					
E#18a		1	1	1					
E#19a		1	1	1					
E#20a		1	1	1					
E#21a		1	1	1					
E#22a		1	1	1					
E#23a		1	1	1					
E#24a		1	1	1					
E#25a		1	1	1					
E#26a		1	1	1					
E#27a		1	1	1					
E#28a		1	1	1					
E#29a		1	1	1					
E#30a		1	1	1					
E#31a		1	1	1					
E#32a		1	1	1					
E#33a		1	1	1					
E#34a		1	1	1					
E#35a		1	1	1					
E#36a		1	1	1					
E#37a		1	1	1					
E#38a		1	1	1					
E#39a		1	1	1					
E#40a		1	1	1					
E#41a		1	1	1					
E#42a		1	1	1					
E#43a		1	1	1					
E#44a		1	1	1					
E#45a		1	1	1					
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E#54a		1	1	1					
E#55a		1	1	1					
E#56a		1	1	1					
E#57a		1	1	1					
E#58a		1	1	1					
E#59a		1	1	1					
E#60a		1	1	1					
E#61a		1	1	1					
E#62a		1	1	1					
E#63a		1	1	1					
E#64a		1	1	1					
E#65a		1	1	1					
E#66a		1	1	1					
E#67a		1	1	1					
E#68a		1	1	1					
E#69a		1	1	1					
E#70a		1	1	1					
E#71a		1	1	1					
E#72a		1	1	1					
E#73a		1	1	1					
E#74a		1	1	1					
E#75a		1	1	1					
E#76a		1	1	1					
E#77a		1	1	1					
E#78a		1	1	1					
E#79a		1	1	1					
E#80a		1	1	1					
E#81a		1	1	1					
E#82a		1	1	1					
E#83a		1	1	1					
E#84a		1	1	1					
E#85a		1	1	1					
E#86a		1	1	1					
E#87a		1	1	1					
E#88a		1	1	1					
E#89a		1	1	1					
E#90a		1	1	1					
E#91a		1	1	1					
E#92a		1	1	1					
E#93a		1	1	1					
E#94a		1	1	1					
E#95a		1	1	1					
E#96a		1	1	1					
E#97a		1	1	1					
E#98a		1	1	1					
E#99a		1	1	1					
E#100a		1	1	1					
Total		3	2	10	3	Cyan	Yellow	Orange	Red
Total Units on the level		16				15	17	1	0

LOT 3 BUILDING 'A' LVL-3 PLAN

09.09.17



SCALE 1 : 100



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DWG NO. **L3-A03**

Lot 3- 84 Tallawong Road Rouse Hill

Development Application

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
LOT 3 - 000	COVER SHEET	
LOT 3 - 0010	TREE REMOVAL PLAN	1:400
LOT 3 - 101	LANDSCAPE PLAN 1 - GROUND LEVEL	1:150
LOT 3 - C101	LANDSCAPE PLAN 1 - GROUND LEVEL (COLOUR)	1:150
LOT 3 - 102	CONCEPT IMAGERY - GROUND LEVEL	
LOT 3 - 103	LANDSCAPE PLAN 1 - ROOF LEVEL	1:200
LOT 3 - 104	CONCEPT IMAGERY - ROOF LEVEL	
LOT 3 - 107	LANDSCAPE STREETScape PLAN 3	1:200
LOT 3 - 501	LANDSCAPE SECTIONS	AS SHOWN
LOT 3 - 502	LANDSCAPE DETAILS	AS SHOWN
LOT 3 - 503	LANDSCAPE SPECIFICATION & PLANT SCHEDULE	AS SHOWN

A	DA SUBMISSION	PR	SB	25.09.2017
Issue	Revision Description	Drawn	Check	Date

LEGEND



Key Plant:

Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

Level 1, 3 & 4 Staple Street
Maitland NSW 2016
Australia
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DA SUBMISSION

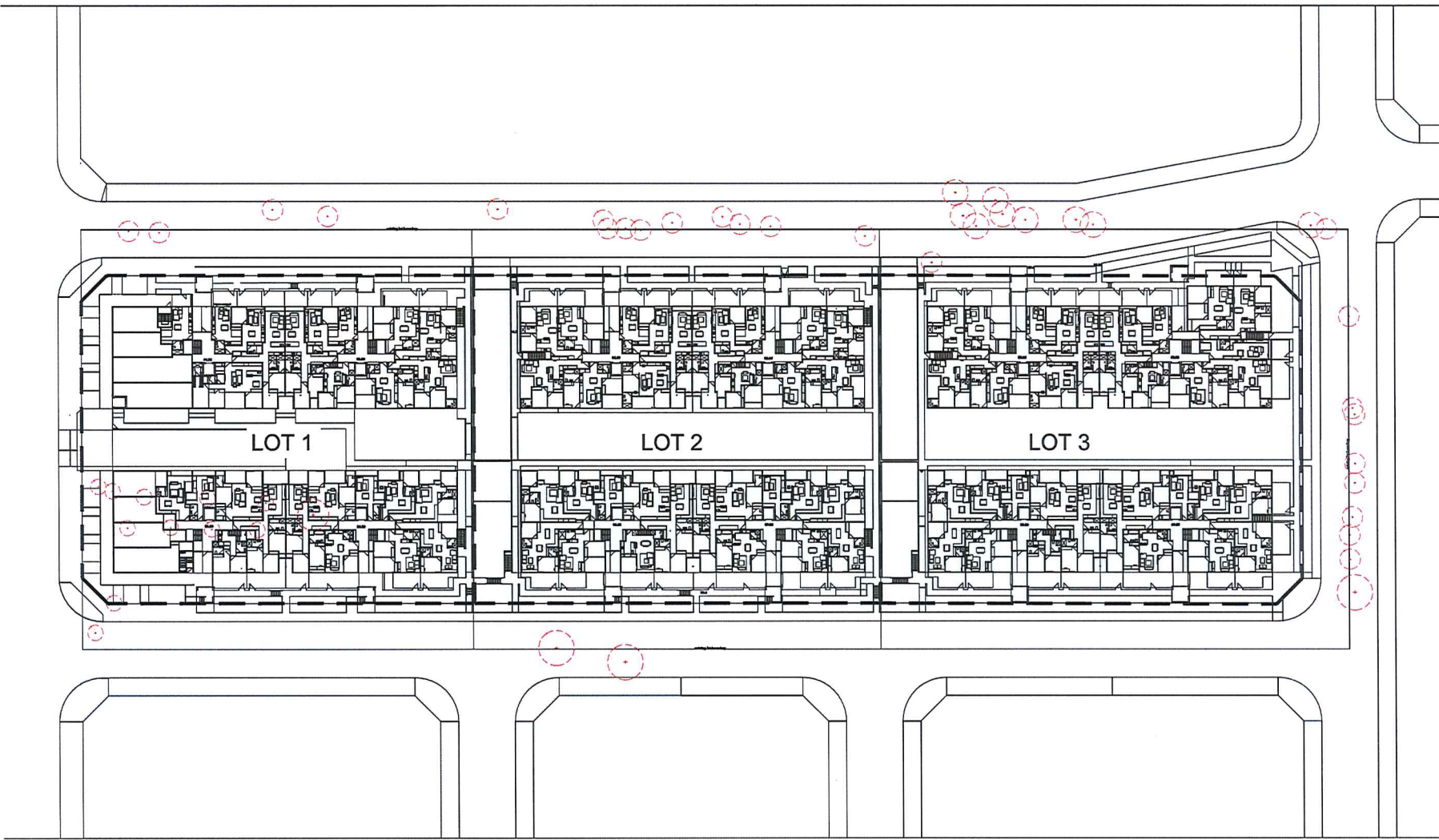
Drawing Name:
COVERSHEET

Scale:
Job Number: SS17-3598
Drawing Number: LOT 3 - 000
Issue: A

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Rev	DA SUBMISSION	Rev	SR	25.06.2017
Issue	Revision Description	Drawn	Check	Date

- LEGEND**
- Property Boundary
 - Tree to be removed



Key Plan:

Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

Level 1, 2 & 3rd Street
Rouse Hill NSW 2058
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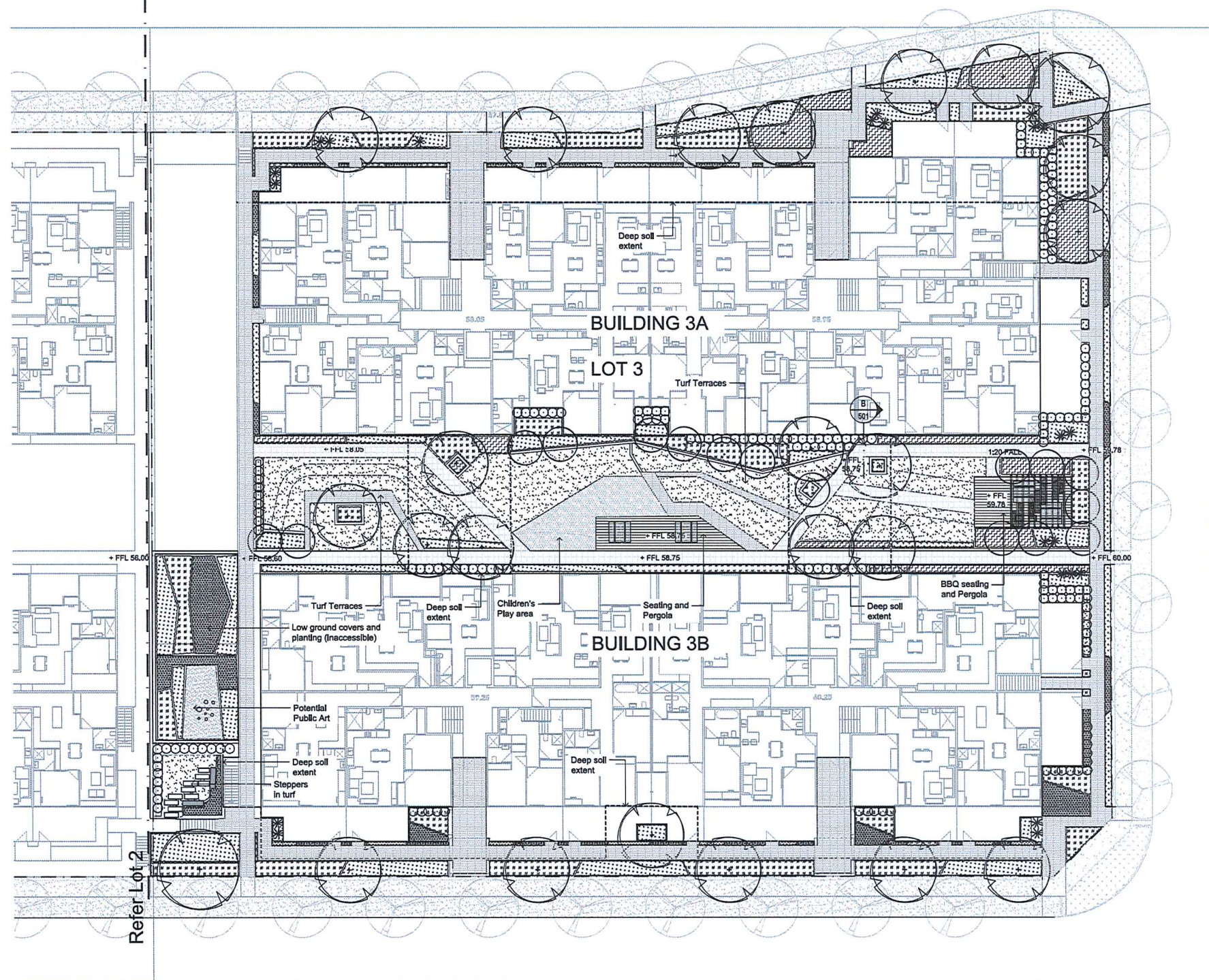
DA SUBMISSION

Drawing Name:
TREE REMOVAL PLAN

Scale: 1:400 @ A1
Job Number: SS17-3598
Drawing Number: LOT 3 - 0010
Issue: A

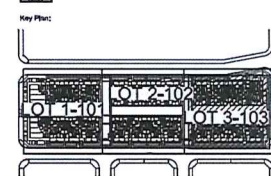
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A DA SUBMISSION PR 25 25/03/2017
 Issue Revision Description Drawn Check Date

- LEGEND**
- Property Boundary
 - Proposed Tree
 - Proposed Street Tree
 - Turf
 - Grasses & Ground Covers
 - Shrubs & Hedging
 - Accents
 - Timber Decking
 - Steel edge
 - Wall
 - Proposed Stairs
 - Feature Unit Parking Type 1
 - Feature Unit Parking Type 2
 - Rubber Soffit
 - Steppers
 - Pergola
 - Seals
 - Plastic Setting



Client:
Benefit Financial Group

Project:
**84 Tallawong Road
 Rouse Hill**

SITE IMAGE

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DA SUBMISSION

Drawing Name:
**LANDSCAPE PLAN - LOT 3
 GROUND LEVEL**

Scale: 1:150 @ A1

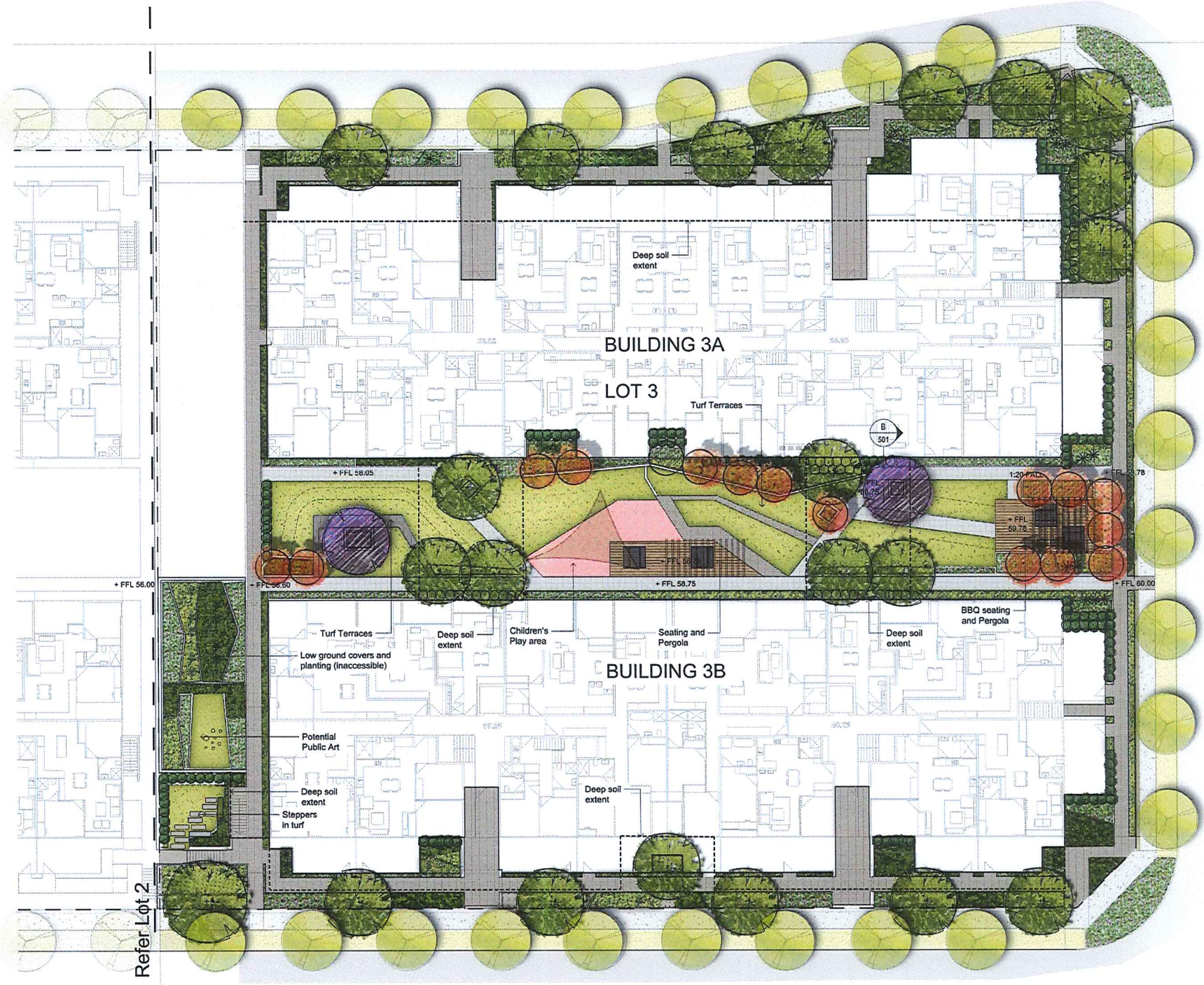
Job Number: SS17-3598 Drawing Number: Issue:

SS17-3598 LOT 3 - 101 A

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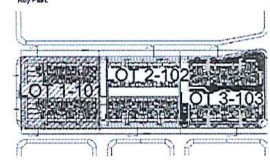


B DA SUBMISSION
 A PRELIMINARY ISSUE
 Issue: Review Description

FR 50 25.09.2017
 PR 58 18.09.2017
 Drawn: Check: Date

LEGEND

- Property Boundary
 - Proposed Tree
 - Proposed Street Tree
 - Turf
 - Grasses & Ground Covers
 - Shrubs & Pergola
 - Accents
 - Timber Decking
 - Street edge
 - Wall
 - Proposed Stairs
 - Reserve Unit Paving Type 1
 - Reserve Unit Paving Type 2
 - Rubber GolfBall
 - Steppers
 - Pergola
 - Seats
 - Picnic Setting
- Key Plan:



Client:
Benefit Financial Group

Project:
**84 Tallawang Road
 Rouse Hill**

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 Rouse Hill NSW 2066
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DA SUBMISSION

Drawing Name:
**LANDSCAPE PLAN - LOT 3
 GROUND LEVEL (COLOUR)**

Scale: 1:150 @ A1
 Job Number: Drawing Number: Issue:

SS17-3598 LOT 3 - C101 B

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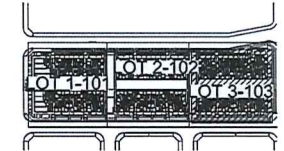
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

A DA SUBMISSION PR 38 26/03/2017
Issue Revision Description Drawn Check Date

LEGEND



Key Plant



Client:

Benefit Financial Group

Project:

84 Tallawong Road
Rouse Hill

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Landscape Architects

DA SUBMISSION

Drawing Name:

CONCEPT IMAGERY

GROUND LEVEL

Scale: 1:150 @ A1

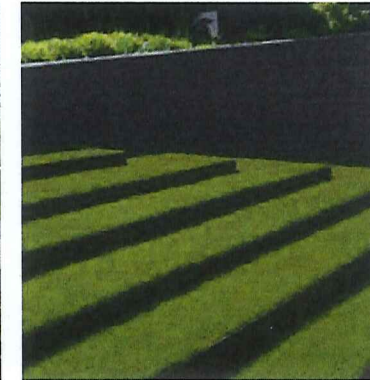
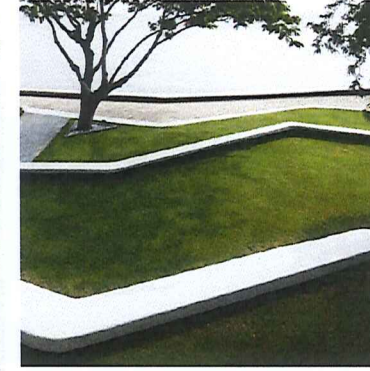
Job Number:

Drawing Number

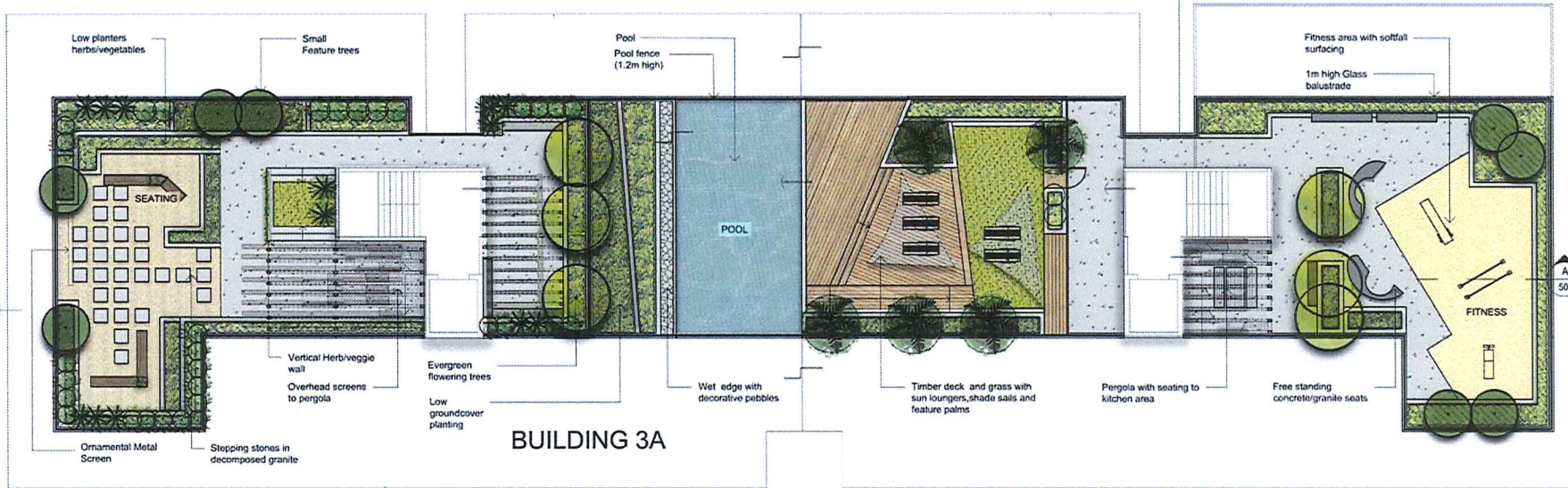
Issue:

SS17-3598

LOT 3 - 102 A



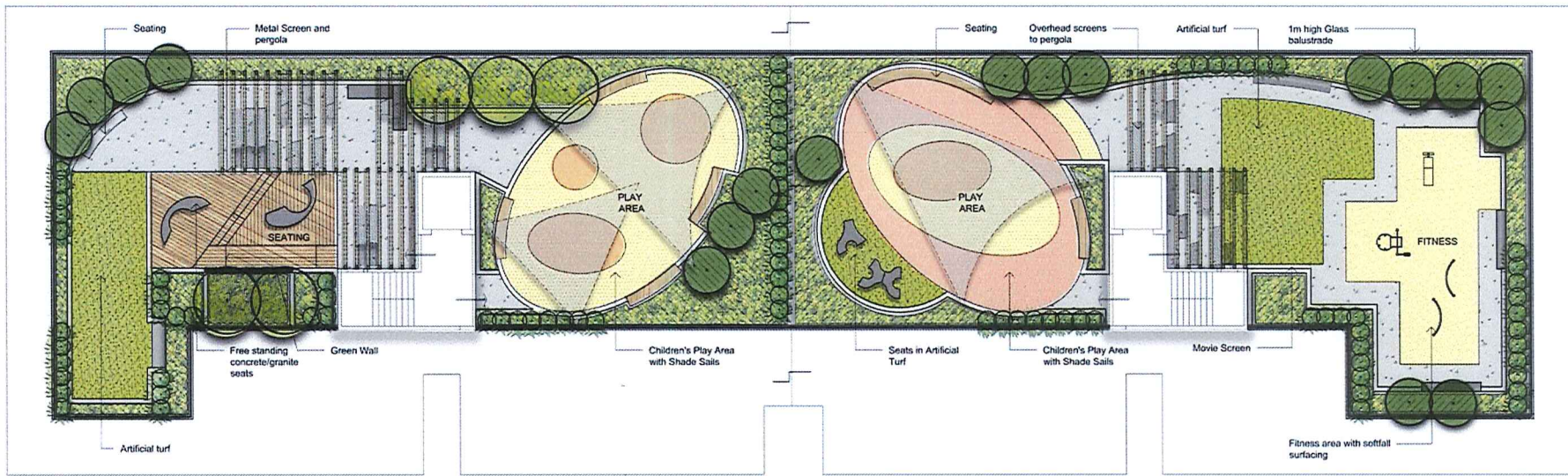
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BUILDING 3A

LOT 3

01 BUILDING 1A ROOF PLAN
103 1:100



BUILDING 3B

02 BUILDING 1B ROOF PLAN
103 1:100

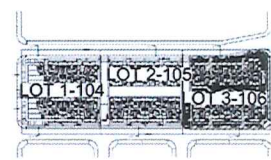
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B	DA SUBMISSION	PR	50	25.09.2017
A	PRELIMINARY ISSUE	PR	50	18.09.2017
Rev	Revision Description	Crn	Chk	Date

LEGEND

- Property Boundary
- Proposed Tree
- Feature plants/Accessories
- Turf
- Grass & Ground Covers
- Timber Decking
- Decomposed granite
- Seating
- Feature Seats
- Proposed Stairs
- Soffital
- Pergola
- Wall
- Glass Balustrade

Key Plan



Client
Benefit Financial Group

Project
**84 Tallawang Road
Rouse Hill**

SITE IMAGE
Level 1, 5-5 Baxby Street
Maitland NSW 2110
Australia
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Fax: (61 2) 8688 2077
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Landscape Architects

DA SUBMISSION
Drawing Name:
**LANDSCAPE PLAN - LOT 3
ROOF LEVEL**
Scale: 1:100 @ A1
Job Number: **SS17-3598**
Drawing Number: **LOT 3 - 103 B**

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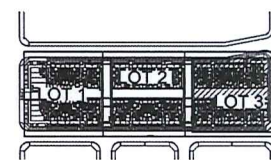
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A DA SUBMISSION
Issue Revision Description
PR DS 25/06/2017
Drawn Check Date

LEGEND



Key Plant:



Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

Level 1, 3rd Baxby Street
Rouse Hill NSW 2076
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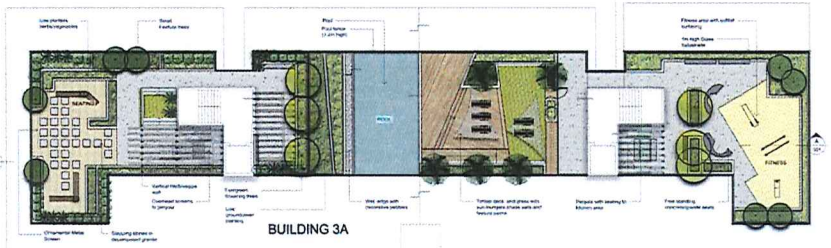
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CONCEPT IMAGERY
ROOF LEVEL

Scale: 1:100 @ A1

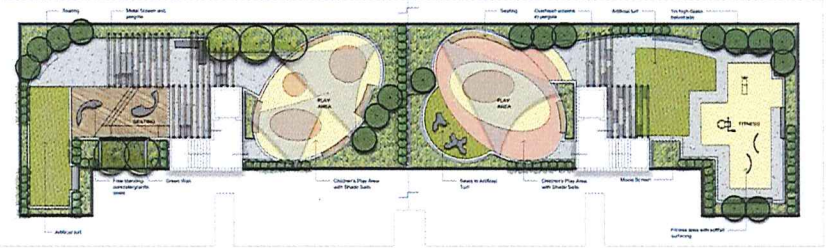


Job Number:
SS17-3598

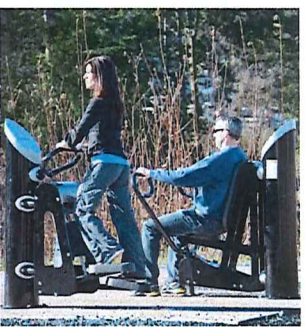
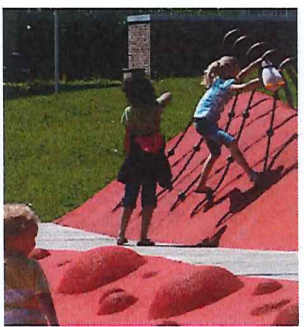
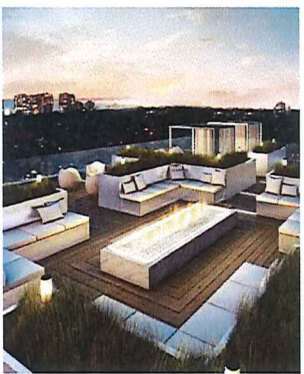
Drawing Number:
LOT 3 - 104 C



BUILDING 3A



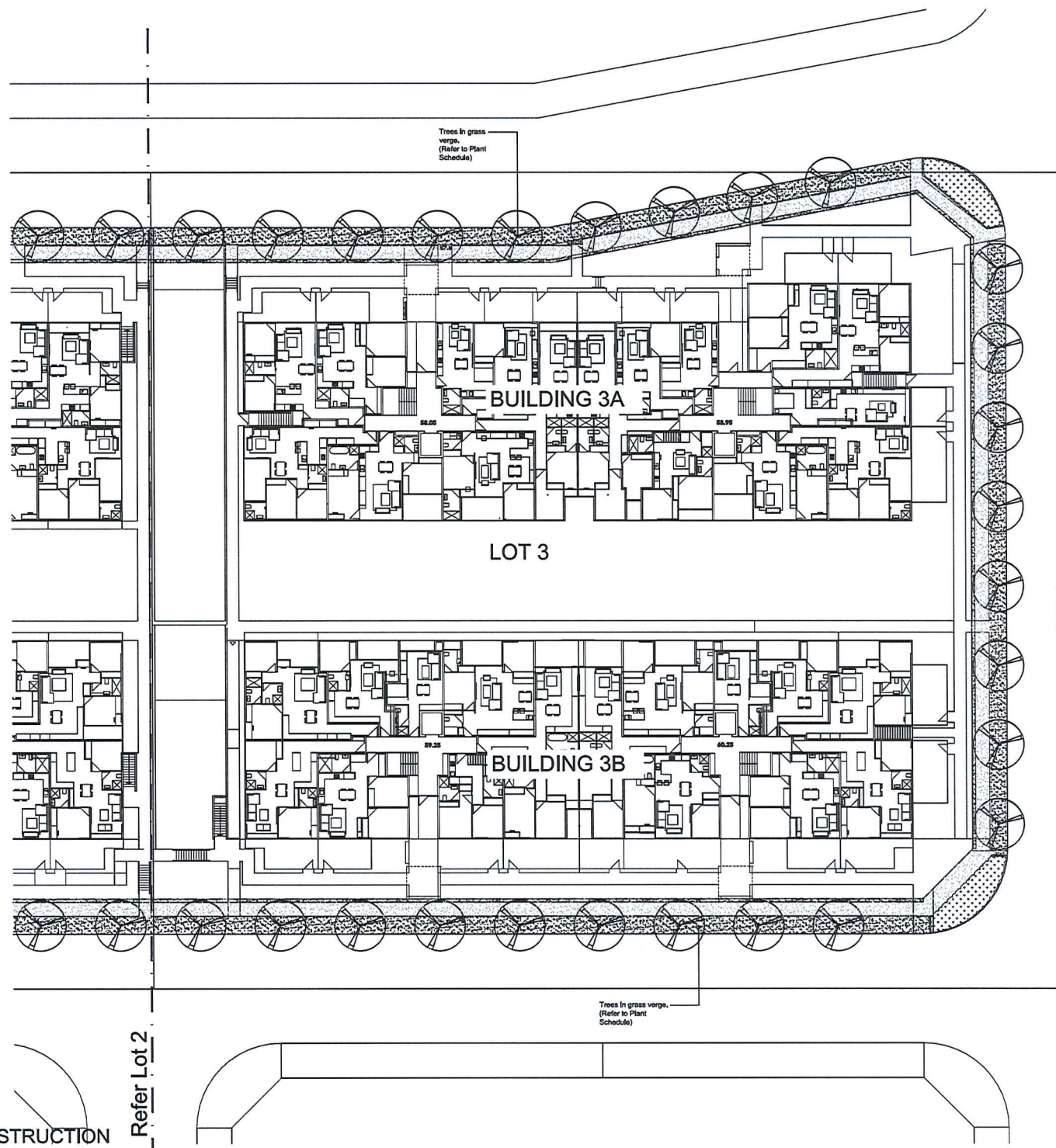
BUILDING 3B



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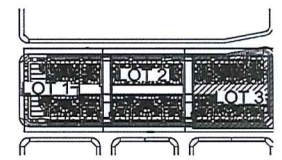


A DA SUBMISSION
 Date Revision Description
 09 25.09.2017
 Drawn Check Date

- LEGEND**
- Property Boundary
 - Proposed Tree
 - Turf
 - Native grasses & Ground Covers
 - Footpath/Paving



Key Plan:



Client:
 Benefit Financial Group

Project:
 84 Tallawong Road
 Rouse Hill

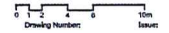
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DA SUBMISSION

Drawing Name:
 LANDSCAPE STREETScape
 PLAN 3

Scale: 1:200 @ A1
 Job Number:
 SS17-3598



LOT 3 - 107 A

NOT FOR CONSTRUCTION

Refer Lot 2

Green wall/vertical herb wall
Low planters herbs/vegetables

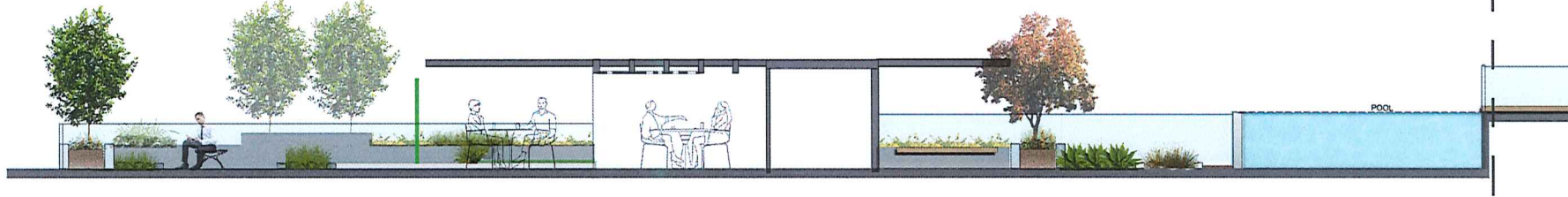
Pergola with seating to kitchen area

Evergreen flowering trees

Low ground cover planting

Continuous Refer 02/501

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A DA SUBMISSION PR 02 25/09/2017
Issue Revision Description Drawn Check Date

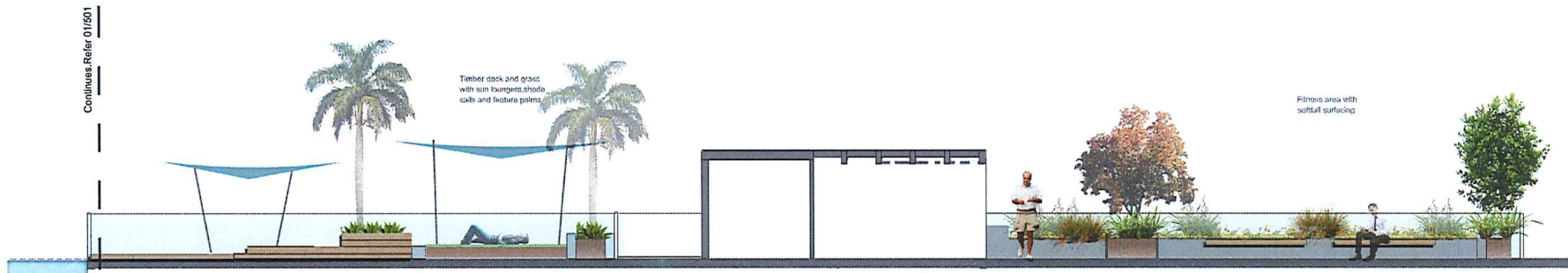
LEGEND

01 SECTION A A (PART 1)
501 ROOF

Continuous Refer 01/501

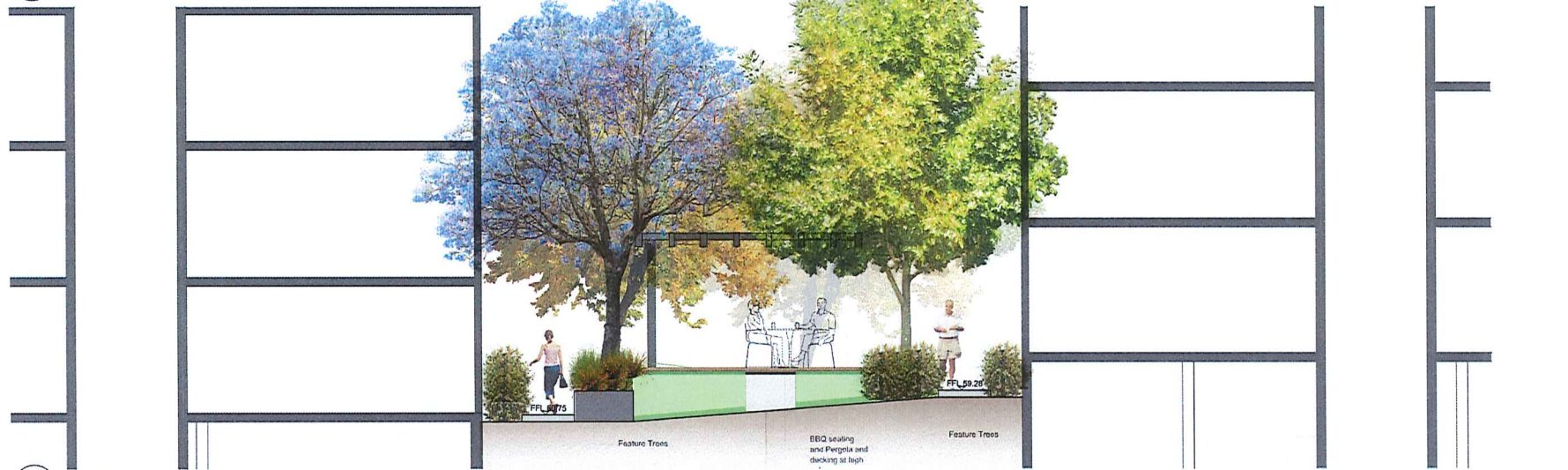
Timber deck and grass with sun loungers, shade sails and feature plants

Fitness area with softfall surfacing



02 SECTION A A (PART 2)
501 ROOF

Key Plan:



03 SECTION BB
501 GROUND FLOOR

Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

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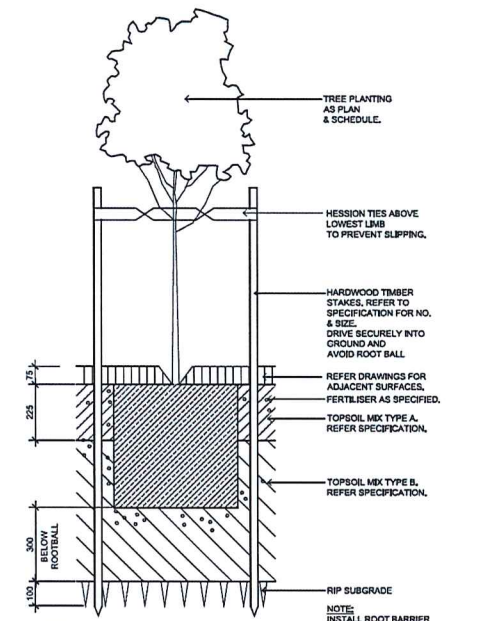
Drawing Name:
LANDSCAPE SECTIONS

LOT 3

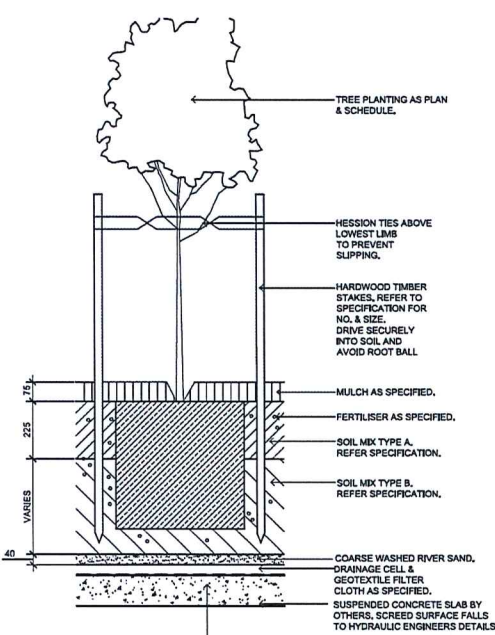
Scale: 1:50 @ A1
Job Number: Drawing Number: Issue

SS17-3598 LOT 3 - 501 A

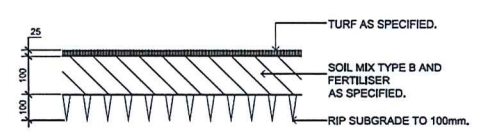
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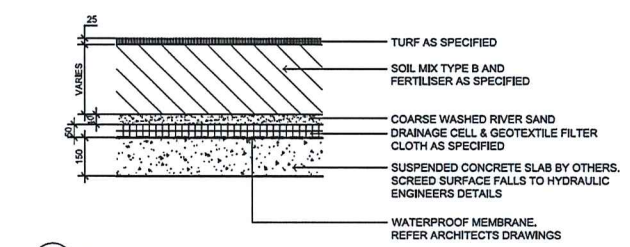
01 75-200L TREE PLANTING ON GRADE SCALE 1:10



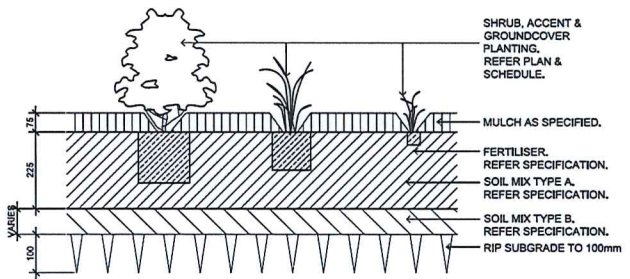
02 75-200L TREE PLANTING ON SLAB SCALE 1:10



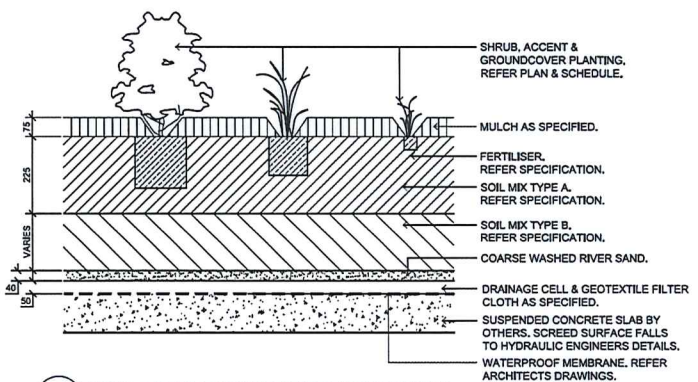
03 TURF ON EVEN GRADE SCALE 1:10



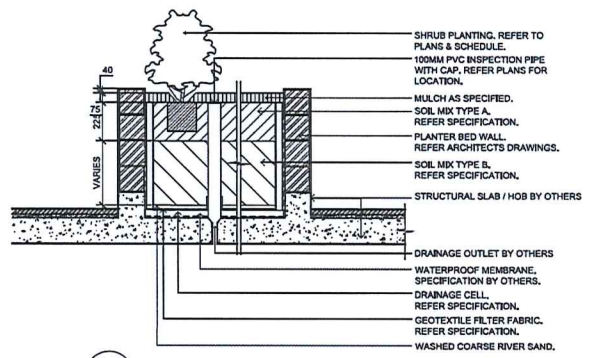
04 TURF ON SUSPENDED SLAB SCALE 1:10



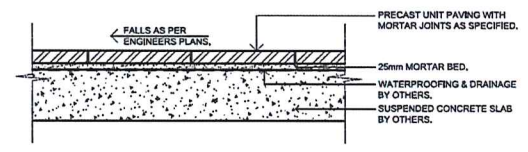
05 SHRUB, ACCENT & GROUNDCOVER PLANTING ON GRADE SCALE 1:10



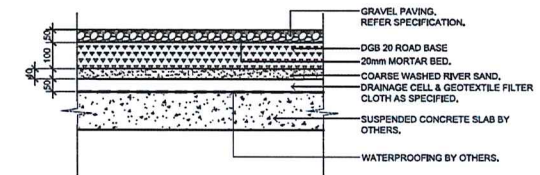
06 SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB SCALE 1:10



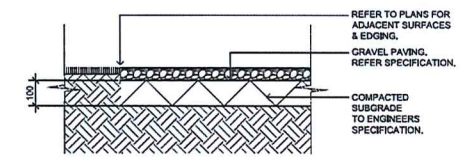
07 TYP. RAISED PLANTER BED ON SUSPENDED SLAB - SECTION SCALE 1:20



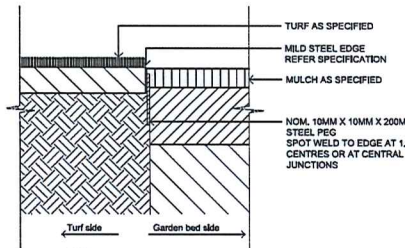
08 PRECAST UNIT PAVERS ON SUSPENDED SLAB SCALE 1:10



09 GRAVEL PAVING ON SUSPENDED SLAB SCALE 1:10



10 GRAVEL PAVING ON GRADE SCALE 1:10



11 TYPICAL MILD STEEL EDGE SCALE 1:10

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A DA SUBMISSION Issue Revision Description PR 23 23/03/2017 Drawn Check Date

LEGEND

Key Plan:

Client: Benefit Financial Group

Project: 84 Tallawong Road Rouse Hill

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Landscape Architects

DA SUBMISSION

Drawing Name: LANDSCAPE DETAILS - 1
LOT 3

Scale: Job Number: Drawing Number: Issues:

SS17-3598 LOT 3 - 502 A

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GENERAL NOTES

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil work components of the landscape design shall be referenced to engineer's details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors Licence and/or be a financial member of the Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES
Trees to be Retained and Protected
Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained. Landscaping works beyond the site area, both above and below the ground, if a tree becomes damaged during the works or it is proposed to perform work on a tree, always written notice immediately and obtain instructions.

Work near Trees
Keep the area of the drip-line free from construction materials and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent which-blow materials such as cement from harming trees and plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS
Excavation, Trimming and Filling
Except as otherwise note in the contract, bulk excavation is excluded from the landscape works. Trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

Sub-soil Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks.

HARDWORKS
Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all fittings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TOSB and Edging
Construct garden walls as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation.

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the installation.

SOFTWORKS
Soil Testing
Undertake at least two (2) soil tests. In locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pH levels) for successful plant growth.

Subsoil
Excavate all garden beds to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from natural sources recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
• Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;

- Smooth and free from stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment points;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, NPK ratio, recommended uses and application rates.

Plants
Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:
• Large healthy root systems, with no evidence of root cut, restriction or damage;
• Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
• Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
• Grow in final containers for not less than twelve weeks;
• Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
• Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation
Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Embankment Stabilisation
Where necessary to prevent soil erosion or soil movement, stabilise embankments. As a minimum this should be on slopes >1:3. Stabilise embankments using biodegradable fibre reinforced with heavy weight polymer mesh. Lay mesh from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300 mm anchor trenches at top and bottom, backfilled with soil over the mesh and compacted, and U-shaped galvanneal steel pegs at 1000 mm centres and 250mm centres at edge overlaps. Plant after matting is installed.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths and all trunk service trenches, where their proximity poses a threat to the stability of the infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties
Stakes shall be durable hardwood, straight, free of knots and splits, pointed at one end. In the following quantities and sizes for each of the various plant pot sizes:
• Plants (>25 lt): 1 off 38 x 38 x 1200mm;
• Semi-advanced plants (>75 lt): 2 of 50x50 x 1800mm;
• Advanced (>100 lt): 3 of 50 x 50 x 2400mm.

IRRIGATION
The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and watering of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray sprinklers. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

LANDSCAPE MAINTENANCE
The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape

- maintenance works shall include, but not be limited to, the following:
- Rubbishes fallen plants;
 - Pruning;
 - Insect and pest control;
 - Fertilising;
 - Stakes and ties;
 - Maintaining mulch;
 - Mowing and top dressing;
 - Irrigation and watering;
 - Erosion control; and
 - Weeding and rubbish removal.

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used. Implemented and concluded to keep the landscape always looking its best.

Maintenance Activities
Schedule the following activities to occur on a timely basis.
• Plant replacement - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed.

Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.
• Pruning - Prune dead wood, broken limbs, dead or infested foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type.
• Insect and pest control - Avoid spraying:
o If ever possible;
o In wet weather or if wet weather is imminent;
o If target plants are still wet after rain;
o In windy weather; and
o If non-target species are too close.
Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturer's recommendations. Record in the logbook all relevant details of spraying activities including:
o Product brand / manufacturer's name,
o Chemical / product name,
o Chemical contents,
o Application quantity and rate,
o Date of application and location,
o Results of application, and
o Use approval authority.
• Fertilising - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:
o Product brand / manufacturer's name,
o Fertiliser / product name,
o Application quantity and rate, and
o Date of application and location.
• Stakes and ties - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).
• Maintaining mulch - Maintain the surface in a clean, tidy and weed free condition and re-stake the mulch as necessary to ensure correct depth as specified.
• Mowing and top dressing - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after mowing. Top dress to a maximum of 10mm to depressions and hollows in the surface.
• Irrigation and watering - Maintain the irrigation system to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, and adjust and rectify as required.
• Avoid additional watering, if necessary.
• Erosion control - Where necessary, maintain the erosion control devices in a tidy and weed free condition and re-stake as necessary to ensure control measures are effective where deemed necessary.
• Weeding and rubbish removal - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas.

Shrubs and Accents
Aa *Agave attenuata* Agave
At *Agave Tequiliana* Blue Agave
Cr *Cycas revoluta* Cycad
Dss *Dianella Silver Strak* Silver Flax Lily
Dss *Dianella excelsa* Gymeria Lily
Yf *Yucca elephantipes* Spineless Yucca
Sr *Strelitzia reginae* Bird of Paradise
Re *Rhipis excelsa* Dwarf Lady Palm
PtB *Phormium tenax 'Baby Bronze'* Bronze NZ Flax Lily
PtP *Phormium tenax 'Purpleum'* NZ Flax Lily
Sr *Syracus muscicoffianum* Alexandrer Palm

Ash *Acmena smithii 'Hedge Master'* Lilly Pilly
Bs *Banksia spinulosa* Hairpin Banksia
CLJ *Callistemon Little John* Dwarf Bottlebrush
Ca *Correa Alba* White Correa
Db *Dietes bicolor* Fortnight Lily
Dv *Dodonea viscosa* Giant Hop Bush
Ga *Gardenia augusta* Common Gardenia
Gf *Grevillea Superb* Superb Grevillea
GpR *Grevillea poirindii 'Royal Mantle'* Pootindia Grevillea
Lc *Leptospermum 'Cardwell'* Yellow Tea Tree
Pt *Phormium tenax 'Baby Bronze'* Baby Bronze NZ Purple Flax
Ptl *Philodendron Xanadu* Xanadu Philodendron
PRR *Photinia Red Robin* Photinia
Ri *Rapallopsis indica* Indian Hawthorn
STT *Syzygium australe Tiny Tav* Dwarf Lilly Pilly
Tf *Teucrium fruticans* Bush Germander
Vo *Viburnum odoratissim* Sweet Viburnum
Wf *Westringia fruticosa Zena'* Zena Coastal Rosemary

Aa *Agave attenuata* African Lily
Am *Angoianthus mangifolii* Red & Green Kangaroo Paw
Bm *Brachycome multifida* Cut leaf Daisy
DSS *Dianella 'Silver Strak'* Silver Flax Lily
DtT *Dianella tasmanica 'Tas Red'* Tas Red Blue Flax Lily
Dr *Dichondra repens* Kidney Weed
Gt *Gazania tomentosa* Treasure Flower
Hs *Hibbertia scandens* Snake Vine
LIT *Lomandra longifolia 'Tanika'* Tanika Matrush
LmE *Lomandra neriifolia 'Evergreen Giant'* Giant Lily
Mp *Myoporum parvifolium* Creeping boobialla
Pa *Pennisetum alopecuroides 'Purple Loa'* Purple Lee Swamp Foxtail
Poa *Poa labillardieri* Poa
Pi *Themeda australis* Kangaroo Grass
Tj *Trachelospermum jasminoides* Star Jasmine
Vh *Viola hederacea* Native Violet

Plant Schedule

Symbol	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot size	Spacings
Street Trees – Tallawang Road					
CM	<i>Corymbia maculata</i>	Spotted Gum	15 -20m (h)	100L	As Shown
EC	<i>Eucalyptus crebra</i>	Narrow Leaved Ironbark	15 -20m (h)	100L	As Shown
EL	<i>Eucalyptus leucocorys</i>	Red Flowering Gum	15 -20m (h)	100L	As Shown
EM	<i>Eucalyptus microcorys</i>	Tallowwood	15 -20m (h)	100L	As Shown
Street Trees - Other Streets					
Fr	<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash		12	100L As Shown
Pyc	<i>Pyrus calleryana</i>	Chanticleer Pear	10 x 6	75L	As Shown
Pu	<i>Pyrus ussuriensis</i>	Manchurian Pear	10 x 6	100L	As shown
Ti	<i>Tristaniopsis laurina</i>	Water Gum	10 x 8	100L	As shown
Trees					
Ab	<i>Acer buergerianum</i>	Trident Maple	6 x 3	45L	As Shown
Bc	<i>Baccharis citrodora</i>	Lemon Scented Myrtle	9 x 5	75L	As Shown
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 8	45L/75L	As Shown
Cc	<i>Calodendron capense</i>	Cape Chestru	8 x 8	75L	As Shown
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8 x 5	75L	As Shown
Ec	<i>Eucalyptus crebra</i>	Narrow Leaved Red Ironbark	15 x 8	45L/75L	As Shown
Em	<i>Eucalyptus moluccana</i>	Grey Box	20 x 8	45L/75L	As Shown
Hf	<i>Hymenosporon flavum</i>	Native Frangipani	10 x 4	75L	As Shown
Jm	<i>Jacaranda mimosifolia</i>	Jacaranda	10 x 5	75L	As Shown
Li	<i>Lagerstromia indica</i>	Crepe Myrtle	6 x 3	45L	As Shown
Mi	<i>Melaleuca linearifolia</i>	Snow In Summer	10 x 4	45L	As Shown
Pc	<i>Pistachia chinensis</i>	Pistachio	8 x 4	75L	As Shown
Pyc	<i>Pyrus calleryana</i>	Chanticleer Pear	10 x 6	75L	As Shown
Rp	<i>Robinia pseudoacacia 'Frisia'</i>	Golden Robinia	9 x 6	75L	As Shown
Ti	<i>Tristaniopsis laurina</i>	Water Gum	13 x 6	45L	As Shown
Groundcovers and Grasses					
Ao	<i>Agapanthus orientalis</i>	African Lily	1.0 x 0.6	150mm	4/m2
Am	<i>Angoianthus mangifolii</i>	Red & Green Kangaroo Paw	1 x 1	150mm	4/m2
Bm	<i>Brachycome multifida</i>	Cut leaf Daisy	0.3 x 1	150mm	4/m2
DSS	<i>Dianella 'Silver Strak'</i>	Silver Flax Lily	0.6 x 0.6	150mm	4/m2
DtT	<i>Dianella tasmanica 'Tas Red'</i>	Tas Red Blue Flax Lily	0.4 x 0.5	150mm	4/m2
Dr	<i>Dichondra repens</i>	Kidney Weed	0.1 x 0.3	150mm	5/m2
Gt	<i>Gazania tomentosa</i>	Treasure Flower	0.15 x 0.6	150mm	5/m2
Hs	<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2	150mm	4/m2
LIT	<i>Lomandra longifolia 'Tanika'</i>	Tanika Matrush	0.65 x 0.65	150mm	4/m2
LmE	<i>Lomandra neriifolia 'Evergreen Giant'</i>	Giant Lily	0.6 x 0.5	150mm	4/m2
Mp	<i>Myoporum parvifolium</i>	Creeping boobialla	0.2 x 1.5	150mm	5/m2
Pa	<i>Pennisetum alopecuroides 'Purple Loa'</i>	Purple Lee Swamp Foxtail	0.9 x 0.9	150mm	3/m2
Poa	<i>Poa labillardieri</i>	Poa	0.4 x 0.25	150mm	5/m2
Pi	<i>Themeda australis</i>	Kangaroo Grass	1 x 0.3	150mm	4/m2
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 1.5	150mm	5/m2
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	5/m2
Accents & Palms for Roof					
Aa	<i>Agave attenuata</i>	Agave	1.2 x 3	300mm	As Shown
At	<i>Agave Tequiliana</i>	Blue Agave	1 x 1	300mm	As Shown
Cr	<i>Cycas revoluta</i>	Cycad	2-3 x 2	45L	As Shown
Dss	<i>Dianella Silver Strak</i>	Silver Flax Lily	0.6 x 0.6	300mm	As Shown
Dss	<i>Doranythes excelsa</i>	Gymeria Lily	4 x 1.5	45L	As Shown
Yf	<i>Yucca elephantipes</i>	Spineless Yucca	3 x 1.5	45L	As Shown
Sr	<i>Strelitzia reginae</i>	Bird of Paradise	1.2 x 1.5	300mm	As Shown
Re	<i>Rhipis excelsa</i> 'Dwarf'	Dwarf Lady Palm	1.5 x 1	200mm	As Shown
PtB	<i>Phormium tenax 'Baby Bronze'</i>	Bronze NZ Flax Lily	0.75 x 0.8	300mm	As Shown
PtP	<i>Phormium tenax 'Purpleum'</i>	NZ Flax Lily	2.5 x 2.5	45L	As Shown
Sr	<i>Syracus muscicoffianum</i>	Alexander Palm	20 x 5	400L	As Shown

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The contractor shall check and verify all work on the including work by others before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

A DA SUBMISSION
Issue Revision Description
PR SB 25/01/2017
Drawn Check Date

LEGEND

Key Plans:

Client:
Benefit Financial Group
Project:
84 Tallawang Road
Rouse Hill

SITE IMAGE

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Drawing Name:
LANDSCAPE SPECIFICATION
& PLANT SCHEDULE (LOT 3)

Scale:
Job Number:
Drawing Number:
Issue: