



Class 2 summary
GRC1HGJOSI 07/04/2022

Assessor E-LAB Consulting
Accreditation No. DMN/16/1751
Address 15 Ellis Street,
Chatswood,
NSW, 2067



<https://www.fr5.com.au/QRCodeLanding?PublicId=GRC1HGJOSI&GrpCert=1>

PACIFIC HIGHWAY

CRISPE LANE

ELLIS STREET

A

B

C

D

E

F

G

H

1

2

3

4

5

6

7

8

9

10

GARAGE AND CARPORT TO BE
DEMOLISHED SHOWN DASHED

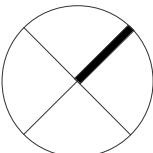
3 STOREY APARTMENT
BUILDING TO BE DEMOLISHED
SHOWN DASHED

TREES TO BE DEMOLISHED
SHOWN DASHED

3 STOREY APARTMENT BUILDING TO
BE DEMOLISHED SHOWN DASHED

GARAGE AND CARPORT TO BE DEMOLISHED SHOWN
DASHED

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dimensions prior to any work commencing. Use figured dimensions only. Do
not scale drawings.
Nominated Architects: Adam Haddow-7188 | John Pradel-7004



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	05.04.2022	FOR APPROVAL	BR	RY

Client



Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
DEMOLITION PLAN

Date	Scale	Sheet Size
05.04.2022	1 : 100	@ A1

Drawn	Chk.	Job No.
KB	BR	6278

Drawing No.	Revision
AR-DA-0103	/ 1

SJB Architects
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Surry Hills NSW
2010 Australia
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www.sjb.com.au





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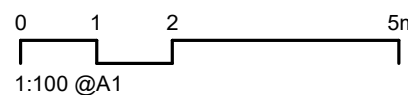
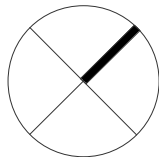
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Parking Schedule		
Type	Level	Count
ADAPTABLE 5400x2400	B5_BASEMENT 5	4
ADAPTABLE 5400x2400	B4_BASEMENT 4	7
ADAPTABLE 5400x2400	B3_BASEMENT 3	7
ADAPTABLE 5400x2400	B2_BASEMENT 2	7
		25
BIKE PARKING - VISITOR	LG_LEVEL G	6
		6
COMMERCIAL 5400x2400	B1_BASEMENT 1	8
		8
MOTORBIKE 1200x3000	B5_BASEMENT 5	1
MOTORBIKE 1200x3000	B4_BASEMENT 4	1
MOTORBIKE 1200x3000	B3_BASEMENT 3	1
		3
STANDARD 5400x2400	B5_BASEMENT 5	4
STANDARD 5400x2400	B4_BASEMENT 4	9
STANDARD 5400x2400	B3_BASEMENT 3	9
STANDARD 5400x2400	B2_BASEMENT 2	2
		24
VISITOR 5400x2400	B2_BASEMENT 2	5
		5
Grand total		71

Storage Cage Schedule	
Level	Count
B5_BASEMENT 5	19
B4_BASEMENT 4A	9
B4_BASEMENT 4	3
B3_BASEMENT 3A	11
B3_BASEMENT 3	3
B2_BASEMENT 2A	11
B2_BASEMENT 2	3
59	

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	07.09.2021	FOR INFORMATION/COORDINATION	ML	RY
2	24.09.2021	FOR CLIENT REVIEW	ML	RY
3	08.10.2021	DRAFT DA FOR CLIENT REVIEW	ML	RY
4	20.10.2021	ISSUED FOR APPROVAL	TM	RY
5	16.02.2022	ISSUED FOR APPROVAL	BR	RY
6	25.03.2022	ISSUES FOR APPROVAL	BR	RY
7	05.04.2022	FOR APPROVAL	BR	RY

Client



Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN B5

Date Scale Sheet Size

05.04.2022 1 : 100 @ A1

Drawn Chk. Job No.

BR RY 6278

Drawing No. Revision

AR-DA-1001 / 7

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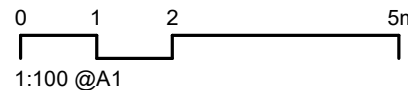
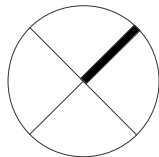


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Parking Schedule			
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ADAPTABLE 5400x2400	B4_BASEMENT 4	7	
ADAPTABLE 5400x2400	B3_BASEMENT 3	7	
ADAPTABLE 5400x2400	B2_BASEMENT 2	7	
		25	
BIKE PARKING - VISITOR	LG_LEVEL G	6	
		6	
COMMERCIAL 5400x2400	B1_BASEMENT 1	8	
		8	
MOTORBIKE 1200x3000	B5_BASEMENT 5	1	
MOTORBIKE 1200x3000	B4_BASEMENT 4	1	
MOTORBIKE 1200x3000	B3_BASEMENT 3	1	
		3	
STANDARD 5400x2400	B5_BASEMENT 5	4	
STANDARD 5400x2400	B4_BASEMENT 4	9	
STANDARD 5400x2400	B3_BASEMENT 3	9	
STANDARD 5400x2400	B2_BASEMENT 2	2	
		24	
VISITOR 5400x2400	B2_BASEMENT 2	5	
		5	
Grand total		71	

Storage Cage Schedule	
Level	Count
B5_BASEMENT 5	19
B4_BASEMENT 4A	9
B4_BASEMENT 4	3
B3_BASEMENT 3A	11
B3_BASEMENT 3	3
B2_BASEMENT 2A	11
B2_BASEMENT 2	3
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Client



Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN B4

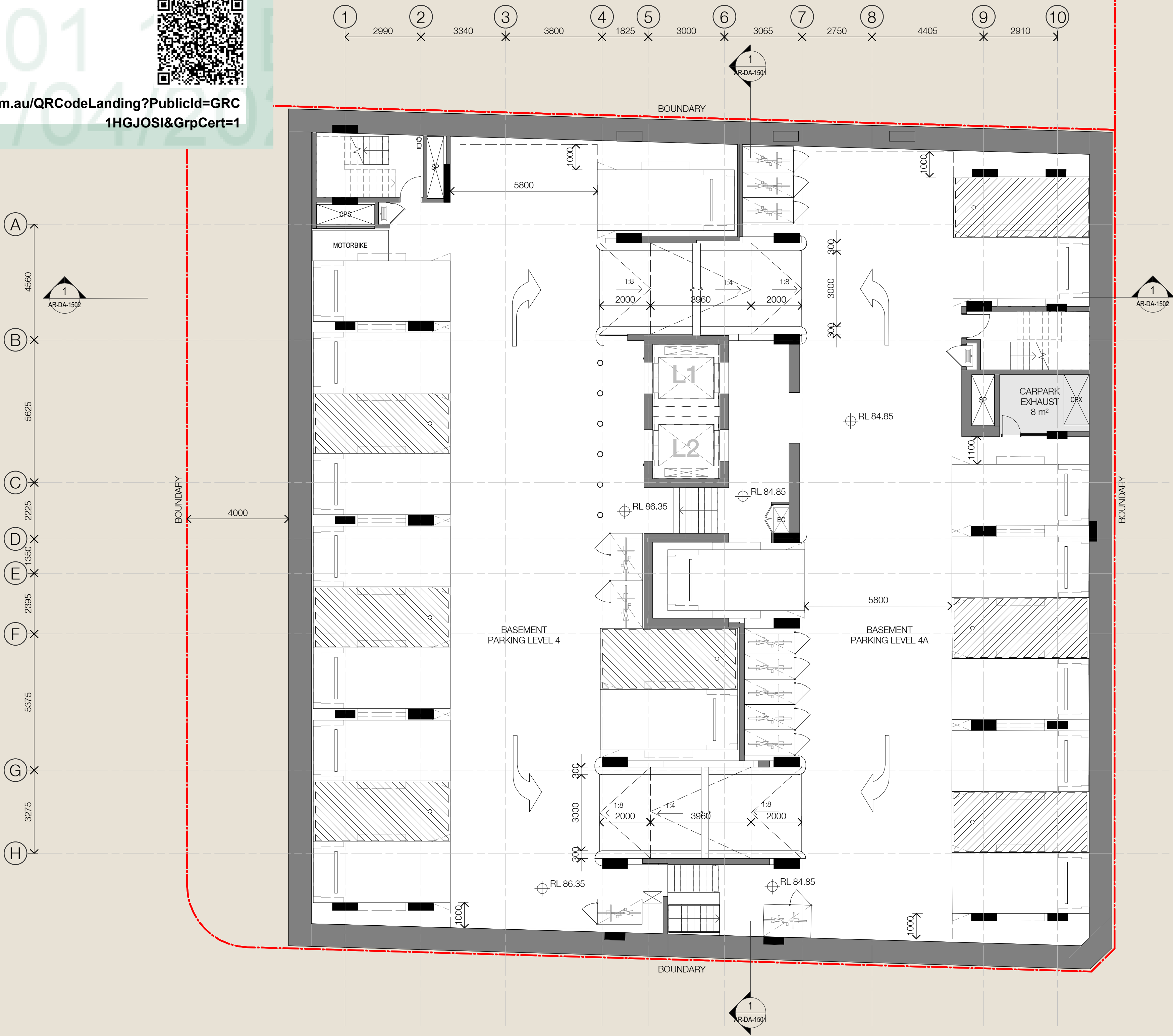
Date Scale Sheet Size

05.04.2022 1 : 100 @ A1

Drawn Chk. Job No.
BR RY 6278

Drawing No. Revision
AR-DA-1002 / 10

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Parking Schedule		
Type	Level	Count
ADAPTABLE 5400x2400	B5_BASEMENT 5	4
ADAPTABLE 5400x2400	B4_BASEMENT 4	7
ADAPTABLE 5400x2400	B3_BASEMENT 3	7
ADAPTABLE 5400x2400	B2_BASEMENT 2	7
		25

BIKE PARKING - VISITOR	LG_LEVEL G	6
		6

COMMERCIAL 5400x2400	B1_BASEMENT 1	8
		8

MOTORBIKE 1200x3000	B5_BASEMENT 5	1
MOTORBIKE 1200x3000	B4_BASEMENT 4	1
MOTORBIKE 1200x3000	B3_BASEMENT 3	1
		3

STANDARD 5400x2400	B5_BASEMENT 5	4
STANDARD 5400x2400	B4_BASEMENT 4	9
STANDARD 5400x2400	B3_BASEMENT 3	9
STANDARD 5400x2400	B2_BASEMENT 2	2
		24

VISITOR 5400x2400	B2_BASEMENT 2	5
		5

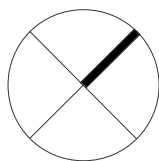
Grand total 71

Storage Cage Schedule	
Level	Count

B5_BASEMENT 5	19
B4_BASEMENT 4A	9
B4_BASEMENT 4	3
B3_BASEMENT 3A	11
B3_BASEMENT 3	3
B2_BASEMENT 2A	11
B2_BASEMENT 2	3
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9	25.03.2022	ISSUES FOR APPROVAL	BR	RY
10	05.04.2022	FOR APPROVAL	BR	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN B3

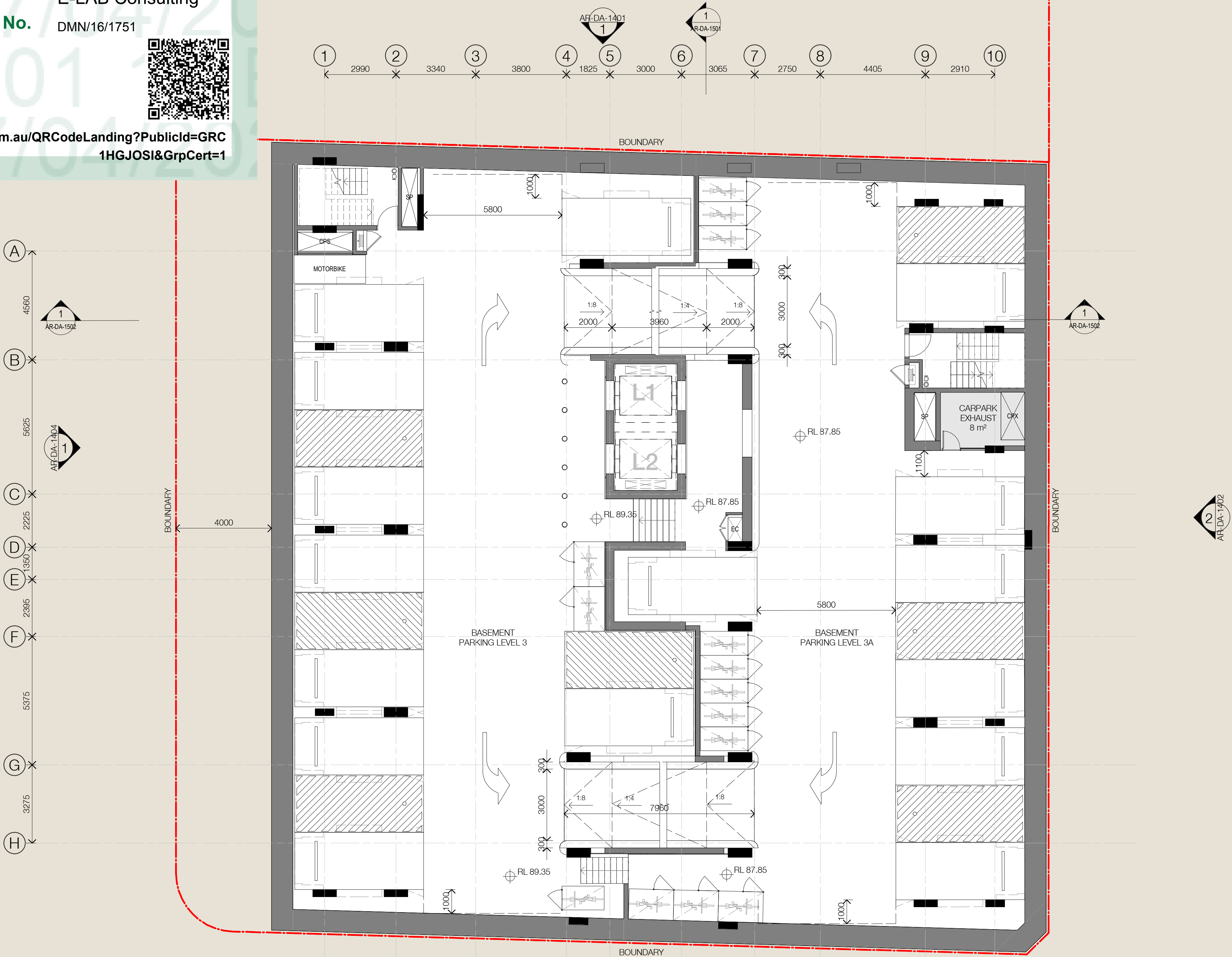
Date Scale Sheet Size

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BR RY 6278

Drawing No. Revision
AR-DA-1003 / 10

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Parking Schedule		
Type	Level	Count
ADAPTABLE 5400x2400	B5_BASEMENT 5	4
ADAPTABLE 5400x2400	B4_BASEMENT 4	7
ADAPTABLE 5400x2400	B3_BASEMENT 3	7
ADAPTABLE 5400x2400	B2_BASEMENT 2	7
		25

BIKE PARKING - VISITOR	LG_LEVEL G	6
		6

COMMERCIAL 5400x2400	B1_BASEMENT 1	8
		8

MOTORBIKE 1200x3000	B5_BASEMENT 5	1
MOTORBIKE 1200x3000	B4_BASEMENT 4	1
MOTORBIKE 1200x3000	B3_BASEMENT 3	1
		3

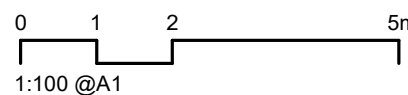
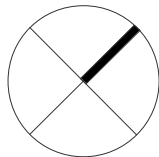
STANDARD 5400x2400	B5_BASEMENT 5	4
STANDARD 5400x2400	B4_BASEMENT 4	9
STANDARD 5400x2400	B3_BASEMENT 3	9
STANDARD 5400x2400	B2_BASEMENT 2	2
		24

VISITOR 5400x2400	B2_BASEMENT 2	5
		5
Grand total		71

Storage Cage Schedule	
Level	Count
B5_BASEMENT 5	19
B4_BASEMENT 4A	9
B4_BASEMENT 4	3
B3_BASEMENT 3A	11
B3_BASEMENT 3	3
B2_BASEMENT 2A	11
B2_BASEMENT 2	3
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9	25.03.2022	ISSUES FOR APPROVAL	BR	RY
10	05.04.2022	FOR APPROVAL	BR	RY

Client



Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN B2

Date Scale Sheet Size

05.04.2022 1 : 100 @ A1

Drawn Chk. Job No.
BR RY 6278

Drawing No. Revision
AR-DA-1004 / 10

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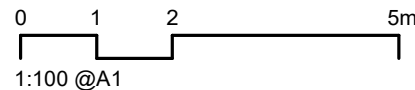
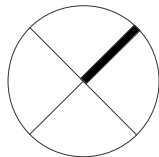


https://www.fr5.com.au/QRCodeLanding?PublicId=GRC1HGJOSI&GrpCert=1

Parking Schedule			
Type	Level	Count	
ADAPTABLE 5400x2400	B5_BASEMENT 5	4	
ADAPTABLE 5400x2400	B4_BASEMENT 4	7	
ADAPTABLE 5400x2400	B3_BASEMENT 3	7	
ADAPTABLE 5400x2400	B2_BASEMENT 2	7	
		25	
BIKE PARKING - VISITOR	LG_LEVEL G	6	
		6	
COMMERCIAL 5400x2400	B1_BASEMENT 1	8	
		8	
MOTORBIKE 1200x3000	B5_BASEMENT 5	1	
MOTORBIKE 1200x3000	B4_BASEMENT 4	1	
MOTORBIKE 1200x3000	B3_BASEMENT 3	1	
		3	
STANDARD 5400x2400	B5_BASEMENT 5	4	
STANDARD 5400x2400	B4_BASEMENT 4	9	
STANDARD 5400x2400	B3_BASEMENT 3	9	
STANDARD 5400x2400	B2_BASEMENT 2	2	
		24	
VISITOR 5400x2400	B2_BASEMENT 2	5	
		5	
Grand total		71	

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Level	Count
B5_BASEMENT 5	19
B4_BASEMENT 4A	9
B4_BASEMENT 4	3
B3_BASEMENT 3A	11
B3_BASEMENT 3	3
B2_BASEMENT 2A	11
B2_BASEMENT 2	3
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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN B1

Date Scale Sheet Size

05.04.2022 1 : 100 @ A1

Drawn Chk. Job No.
BR RY 6278

Drawing No. Revision
AR-DA-1005 / 10

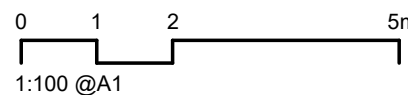
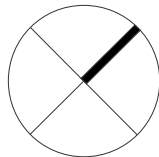
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9	08.11.2021	FOR INFORMATION	TM	RY
10	02.03.2022	FOR INFORMATION	HJ	RY
11	16.02.2022	ISSUED FOR APPROVAL	BR	RY
12	25.03.2022	ISSUES FOR APPROVAL	BR	RY
13	05.04.2022	FOR APPROVAL	BR	RY
14	29.07.2022	ISSUED FOR APPROVAL	KB	RY
15	19.10.2022	ISSUED FOR APPROVAL	BR	RY

Client



Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN G

Date

19.10.2022

Scale

1 : 100

Sheet Size

@ A1

Drawn

BR

Chk.

RY

Job No.

6278

Drawing No.

AR-DA-1006

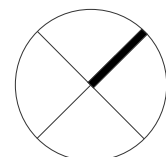
Revision

/ 15

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0 1 2 5m
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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN L2

Date Scale Sheet Size

19.10.2022 1 : 100 @ A1

Drawn Chk. Job No.

BR RY 6278

Drawing No. Revision

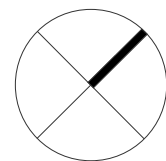
AR-DA-1008 / 16

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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1:100 @A1

Rev	Date	Revision	By	Chk.
4	19.08.2021	GFA AMENDMENTS	ML	RY
5	07.09.2021	FOR INFORMATION/COORDINATION	ML	RY
6	24.09.2021	FOR CLIENT REVIEW	ML	RY
7	08.10.2021	DRAFT DA FOR CLIENT REVIEW	ML	RY
8	20.10.2021	ISSUED FOR APPROVAL	TM	RY
9	12.11.2021	FOR INFORMATION	HJ	RY
10	16.02.2022	ISSUED FOR APPROVAL	BR	RY
11	25.03.2022	ISSUES FOR APPROVAL	BR	RY
12	05.04.2022	FOR APPROVAL	BR	RY
13	29.07.2022	ISSUED FOR APPROVAL	KB	RY

Client



Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN L3

Date Scale Sheet Size

29.07.2022 1 : 100 @ A1

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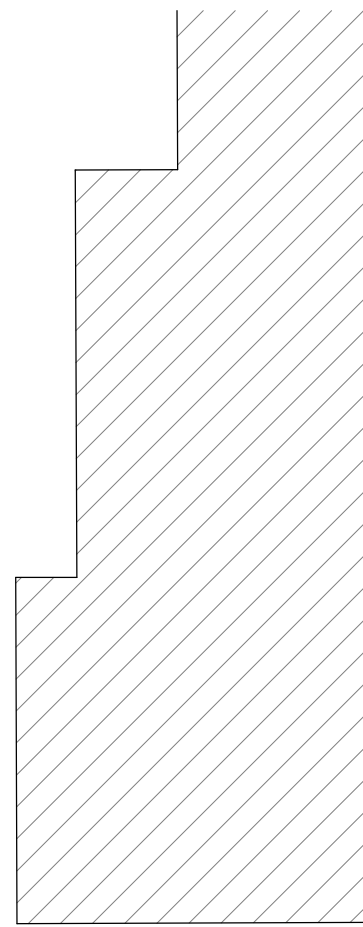
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Drawing No. Revision

AR-DA-1009 / 13

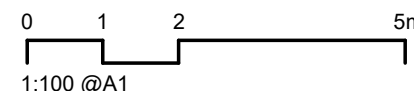
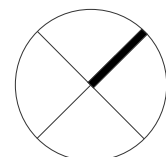
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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10	16.02.2022	ISSUED FOR APPROVAL	BR	RY
11	25.03.2022	ISSUES FOR APPROVAL	BR	RY
12	05.04.2022	FOR APPROVAL	BR	RY
13	29.07.2022	ISSUED FOR APPROVAL	KB	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
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Date Scale Sheet Size

29.07.2022 1 : 100 @ A1

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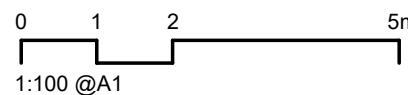
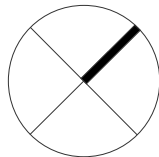
BR RY 6278

Drawing No. Revision

AR-DA-1011 / 13

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4	24.09.2021	FOR CLIENT REVIEW	ML	RY
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11	05.04.2022	FOR APPROVAL	BR	RY
12	29.07.2022	ISSUED FOR APPROVAL	KB	RY
13	19.10.2022	ISSUED FOR APPROVAL	BR	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN L9

Date Scale Sheet Size

19.10.2022 1 : 100 @ A1

Drawn Chk. Job No.
BR RY 6278

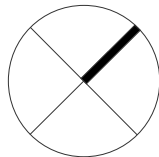
Drawing No. Revision
AR-DA-1015 / 13

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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Rev	Date	Revision	By	Chk.
4	07.09.2021	FOR INFORMATION/COORDINATION	ML	RY
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12	05.04.2022	FOR APPROVAL	BR	RY
13	29.07.2022	ISSUED FOR APPROVAL	KB	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
FLOOR PLAN L10-13

Date Scale Sheet Size

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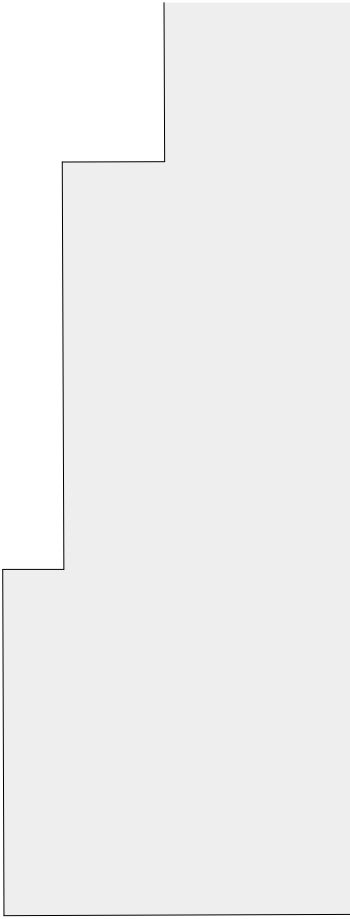
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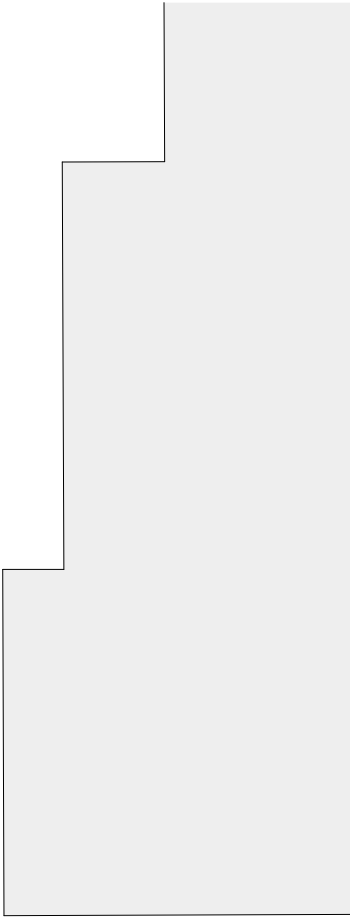
Drawing No. Revision

AR-DA-1016 / 13

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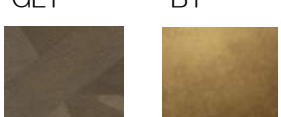
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C2 COLOURED CONCRETE FINISH - HONED

GLAZING
GL1 APARTMENT GLAZING - PERFORMANCE GLASS

METALWORK
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M2 BRASS COLOUR

BALUSTRADE
B1 GLASS BALUSTRADE
B2 PALISADE BALUSTRADE

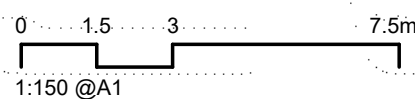
STONE
ST1 COLOURED STONE



ST1

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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7	05.04.2022	FOR APPROVAL	BR	RY
8	29.07.2022	ISSUED FOR APPROVAL	KB	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
NORTH ELEVATION

Date

29.07.2022
As indicated
BR
RY
AR-DA-1401

Scale

Sheet Size

@ A1
6278
/ 8

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CONCRETE
C1 COLOURED CONCRETE FINISH - RIBBED
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GL1 APARTMENT GLAZING - PERFORMANCE GLASS

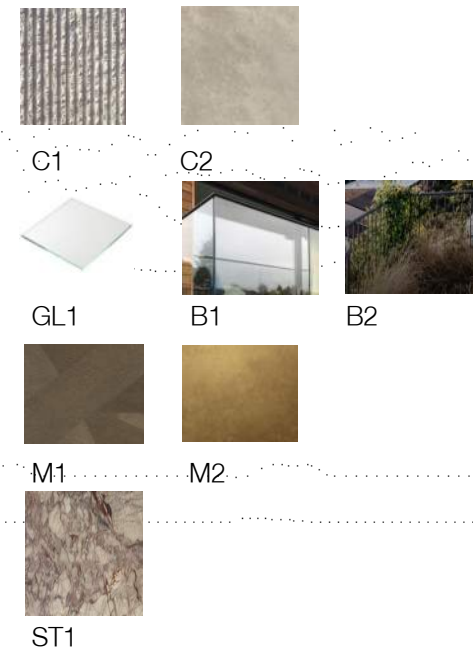
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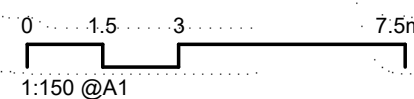
BALUSTRADE
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STONE
ST1 COLOURED STONE



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6	25.03.2022	ISSUES FOR APPROVAL	BR	RY
7	05.04.2022	FOR APPROVAL	BR	RY
8	29.07.2022	ISSUED FOR APPROVAL	KB	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
EAST ELEVATION

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
BR	RY	6278
Drawing No.	Revision	
AR-DA-1402	/ 8	

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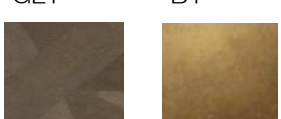
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GLAZING
GL1 APARTMENT GLAZING - PERFORMANCE GLASS

METALWORK
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M2 BRASS COLOUR

BALUSTRADE
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B2 PALISADE BALUSTRADE

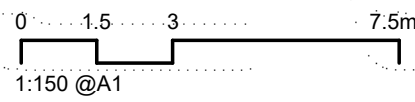
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1 A_ELEVATION SOUTH 1-200
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Rev	Date	Revision	By	Chk.
1	07.09.2021	FOR INFORMATION/COORDINATION	ML	RY
2	08.10.2021	DRAFT DA FOR CLIENT REVIEW	ML	RY
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7	05.04.2022	FOR APPROVAL	BR	RY
8	29.07.2022	ISSUED FOR APPROVAL	KB	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal

Drawing Name

SOUTH ELEVATION

Date

29.07.2022

Scale

As indicated

Sheet Size

@ A1

Drawn

BR

Chk.

RY

Job No.

6278

Drawing No.

AR-DA-1403

Revision

/ 8

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C2 COLOURED CONCRETE FINISH - HONED

GLAZING
GL1 APARTMENT GLAZING - PERFORMANCE GLASS

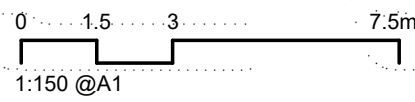
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BALUSTRADE
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STONE
ST1 COLOURED STONE



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7	05.04.2022	FOR APPROVAL	BR	RY
8	29.07.2022	ISSUED FOR APPROVAL	KB	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal

Drawing Name

WEST ELEVATION

Date

29.07.2022

Scale

As indicated

Sheet Size

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Drawn

BR

Chk.

RY

Job No.

6278

Drawing No.

AR-DA-1404

Revision

/ 8

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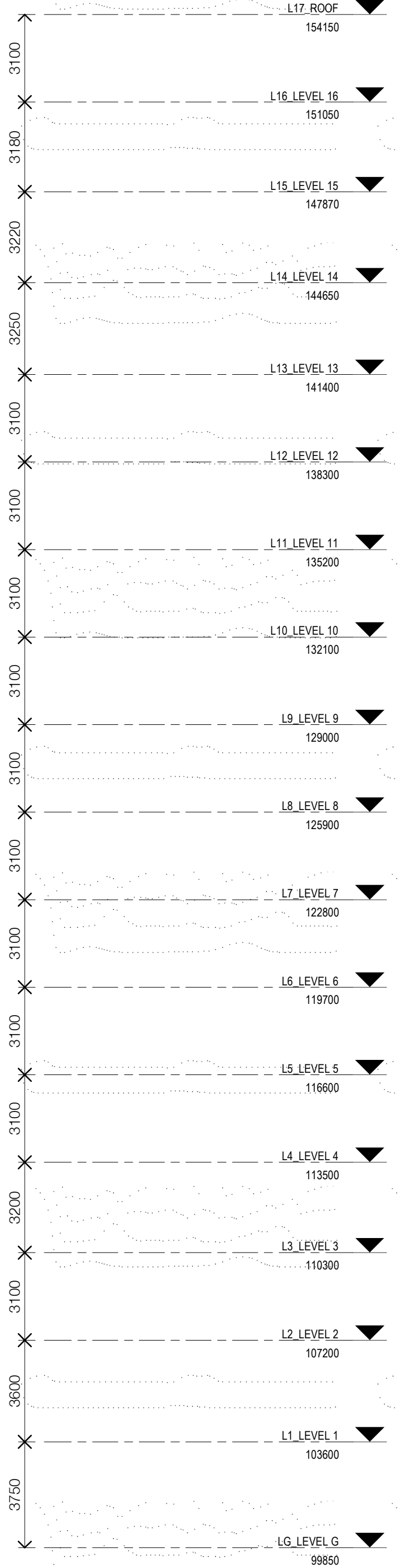
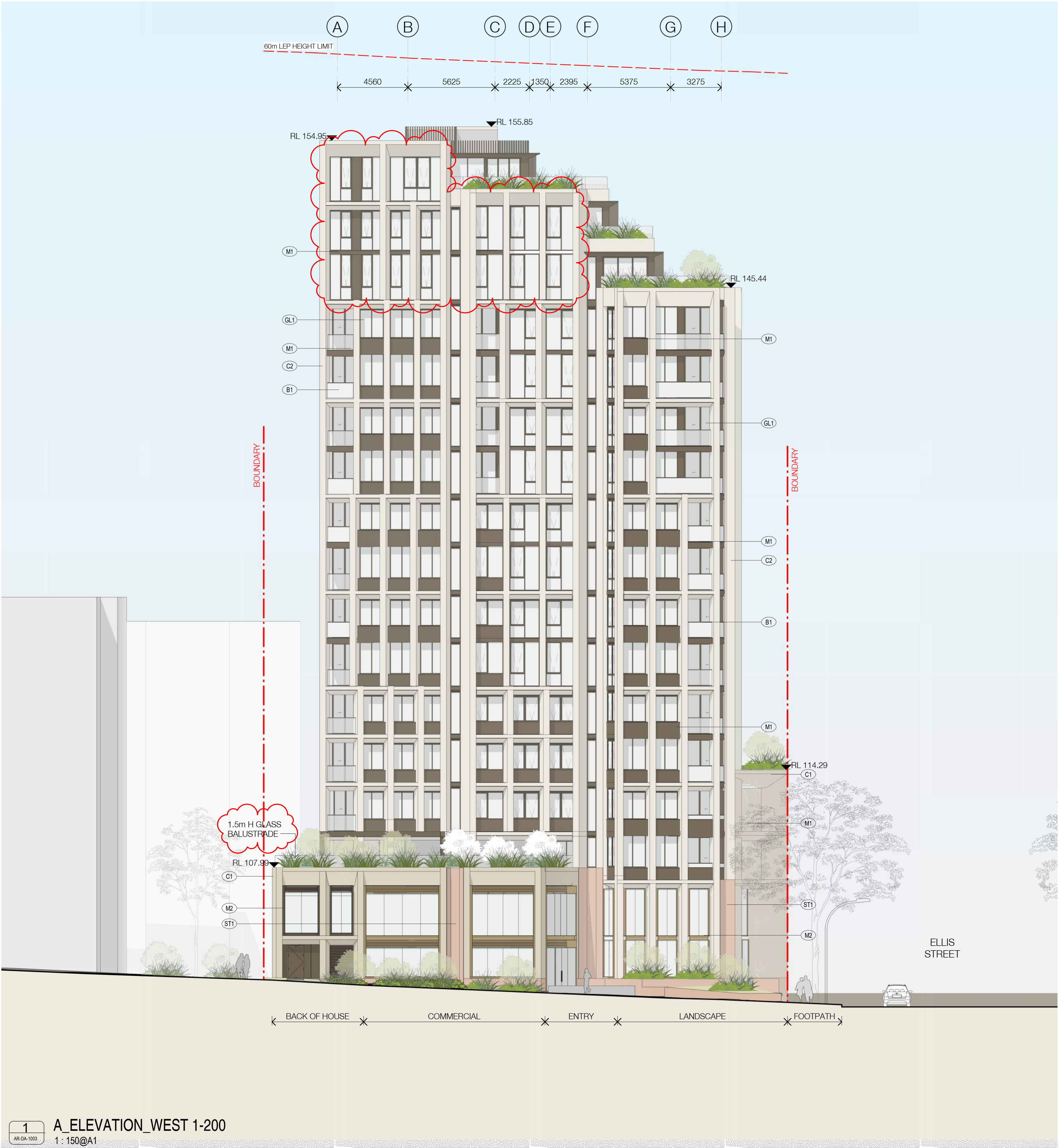
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3	20.10.2021	ISSUED FOR APPROVAL	TM	RY
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7	05.04.2022	FOR APPROVAL	BR	RY
8	29.07.2022	ISSUED FOR APPROVAL	KB	RY

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CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal

Drawing Name

SECTION SHEET 01

Date

29.07.2022

Scale

As indicated

Sheet Size

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Drawn

BR

Chk.

RY

Job No.

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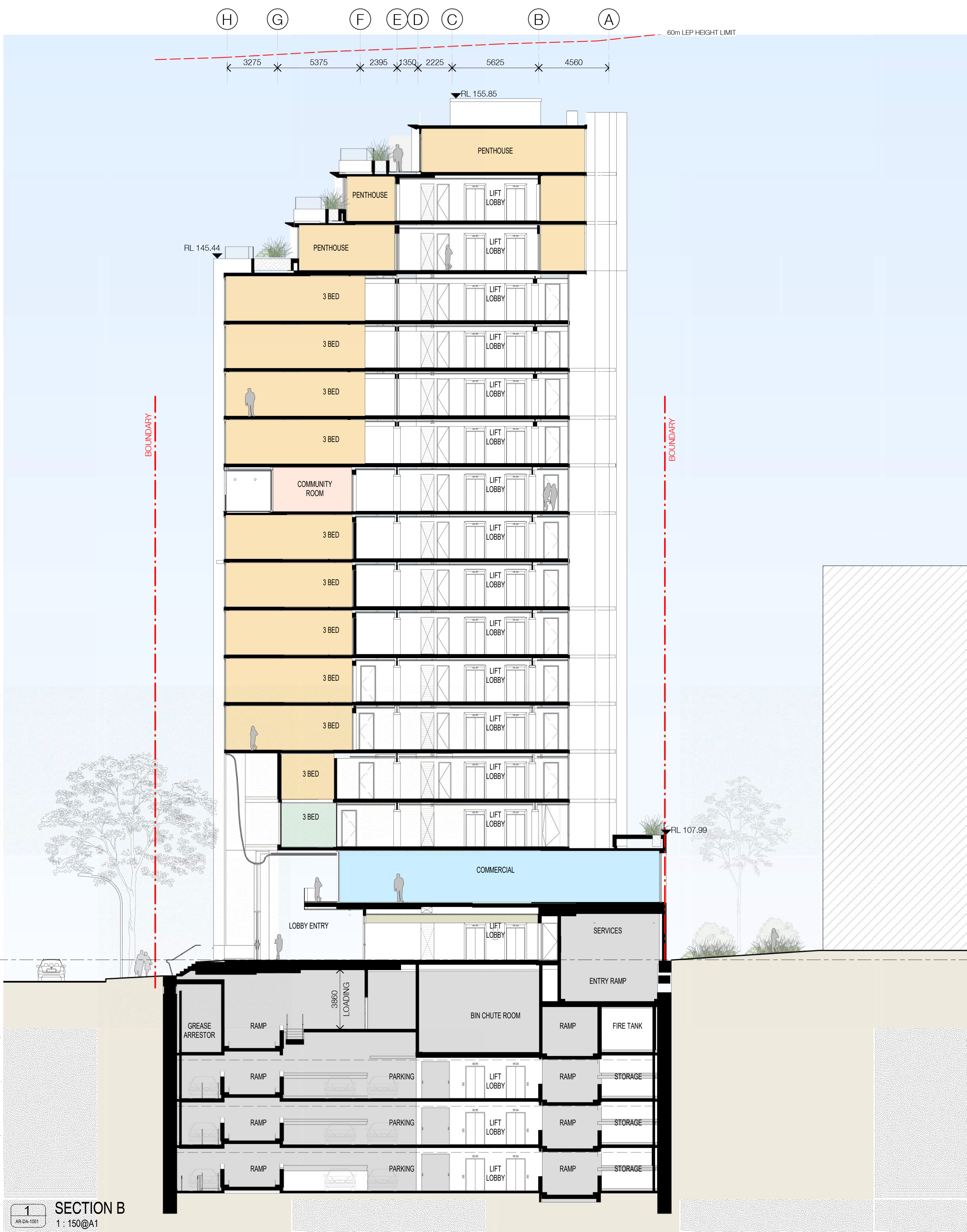
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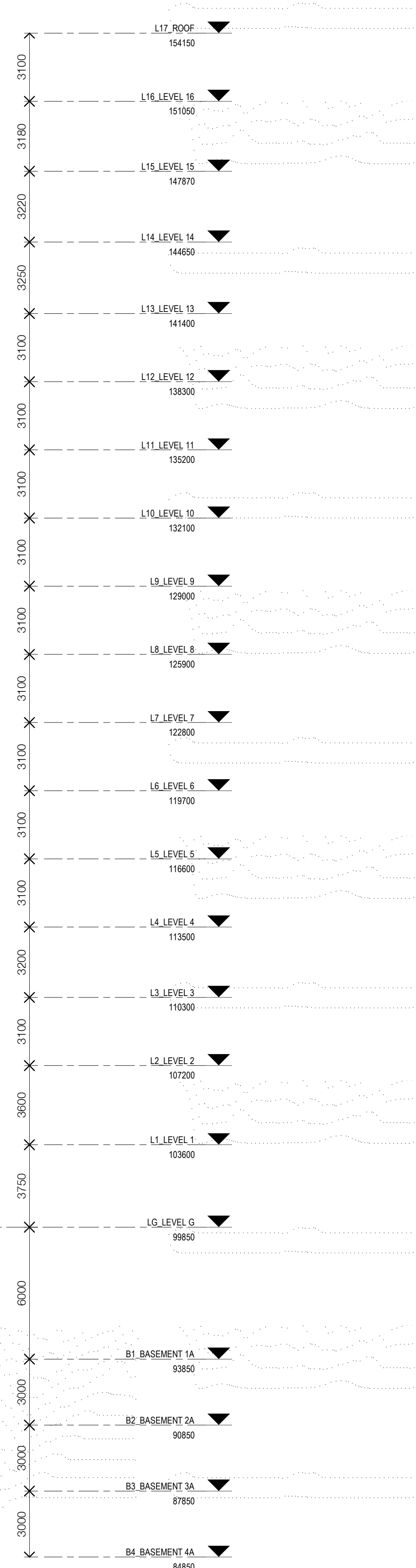
AR-DA-1501

Revision

/ 8

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8	29.07.2022	ISSUED FOR APPROVAL	KB	RY



**Central
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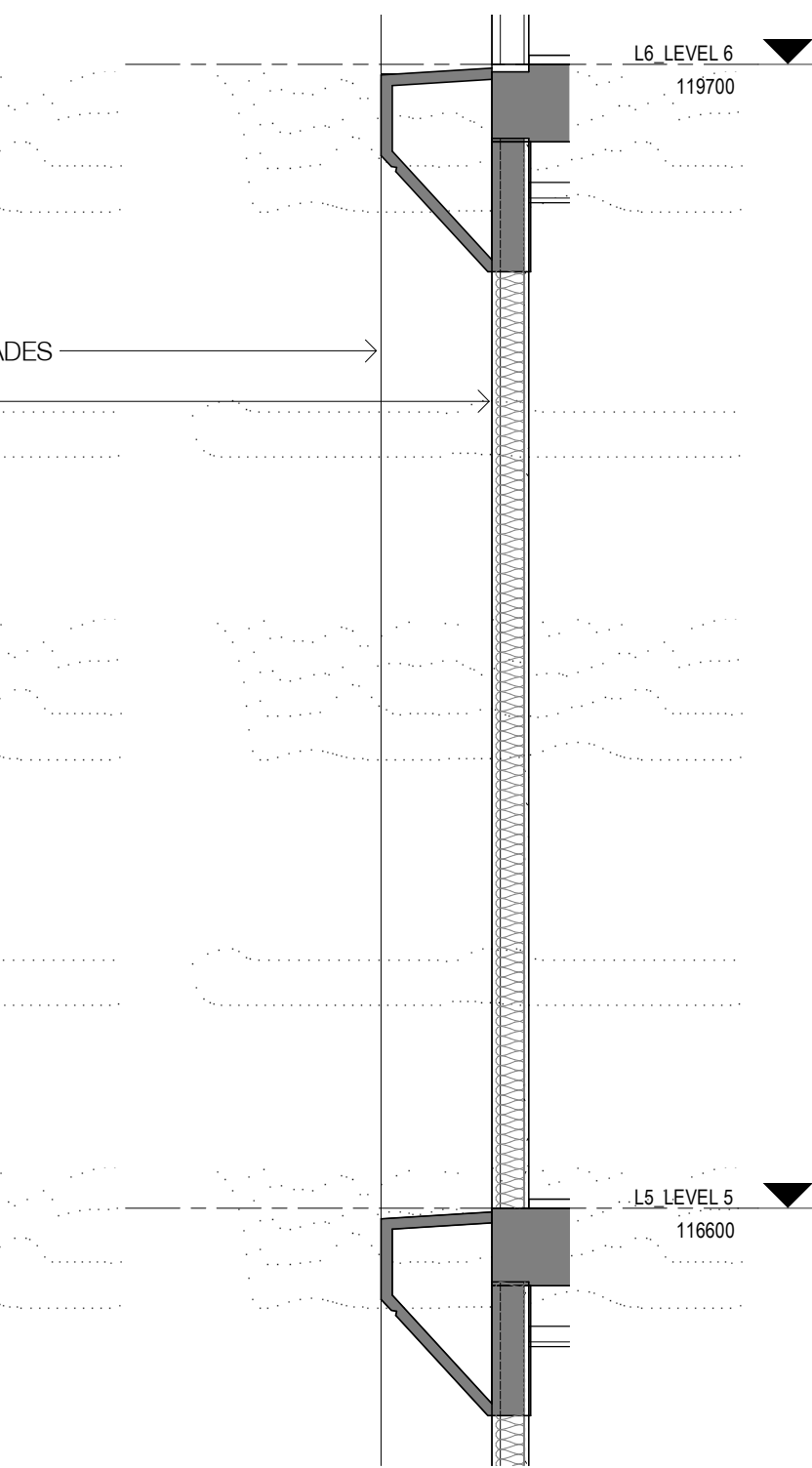
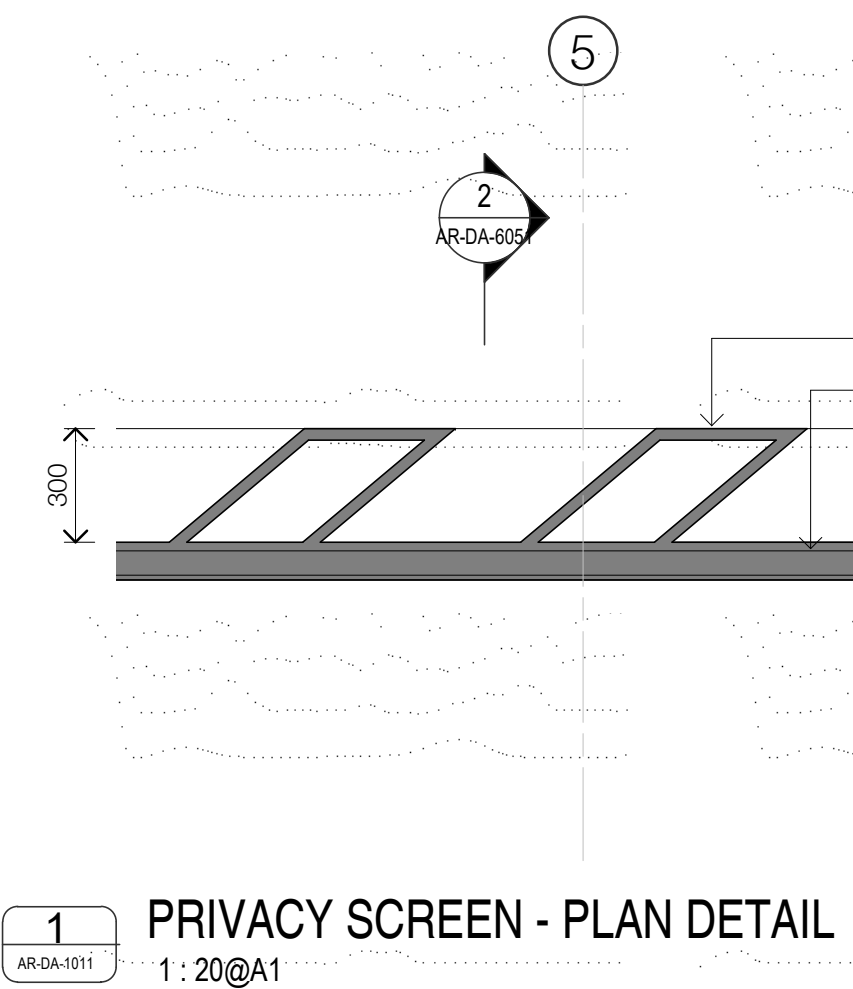
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753 PACIFIC HIGHWAY & 15 ELLIS STREET
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Country: Cammeraygal
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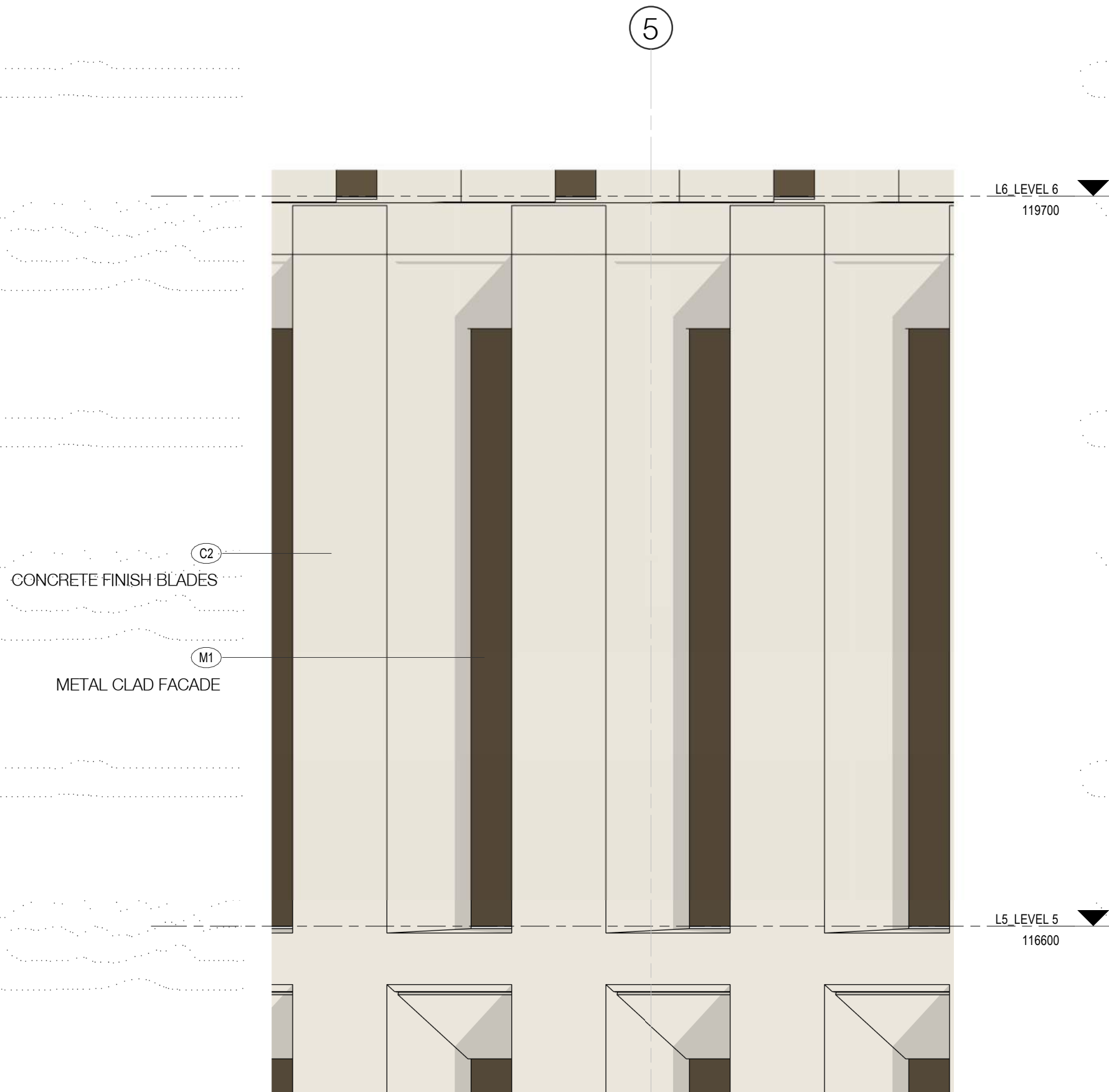


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AR-DA-601

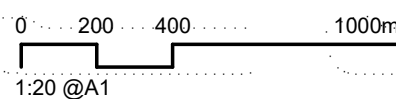
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	29.07.2022	ISSUED FOR APPROVAL	KB	RY

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Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD

Drawing Name

PRIVACY SCREEN DETAILS

Date

29.07.2022

Scale

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Sheet Size

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Drawn

KB

Chk.

RY

Job No.

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Drawing No.

AR-DA-6051

Revision

/ 1

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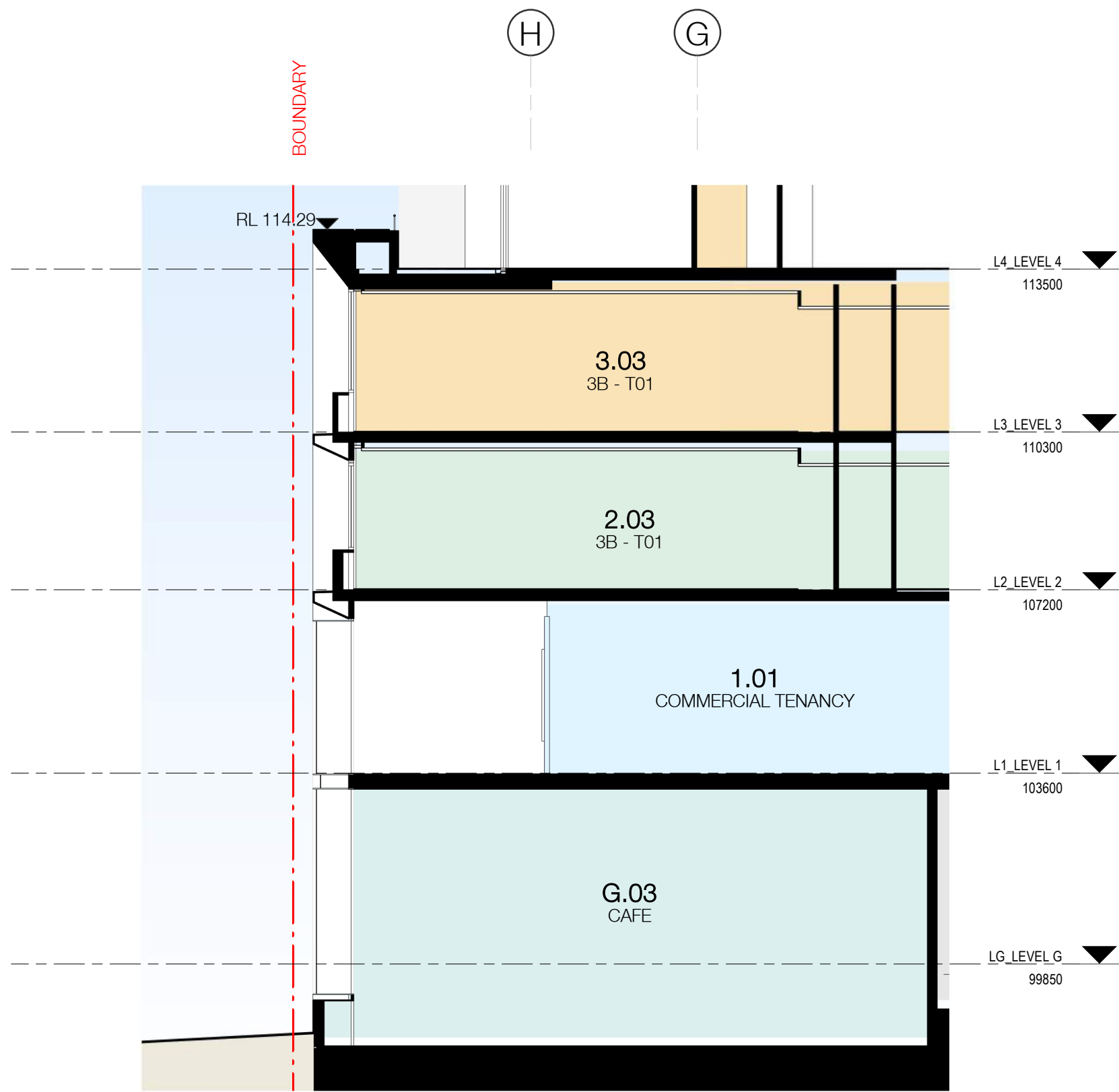
Surry Hills NSW

2010 Australia

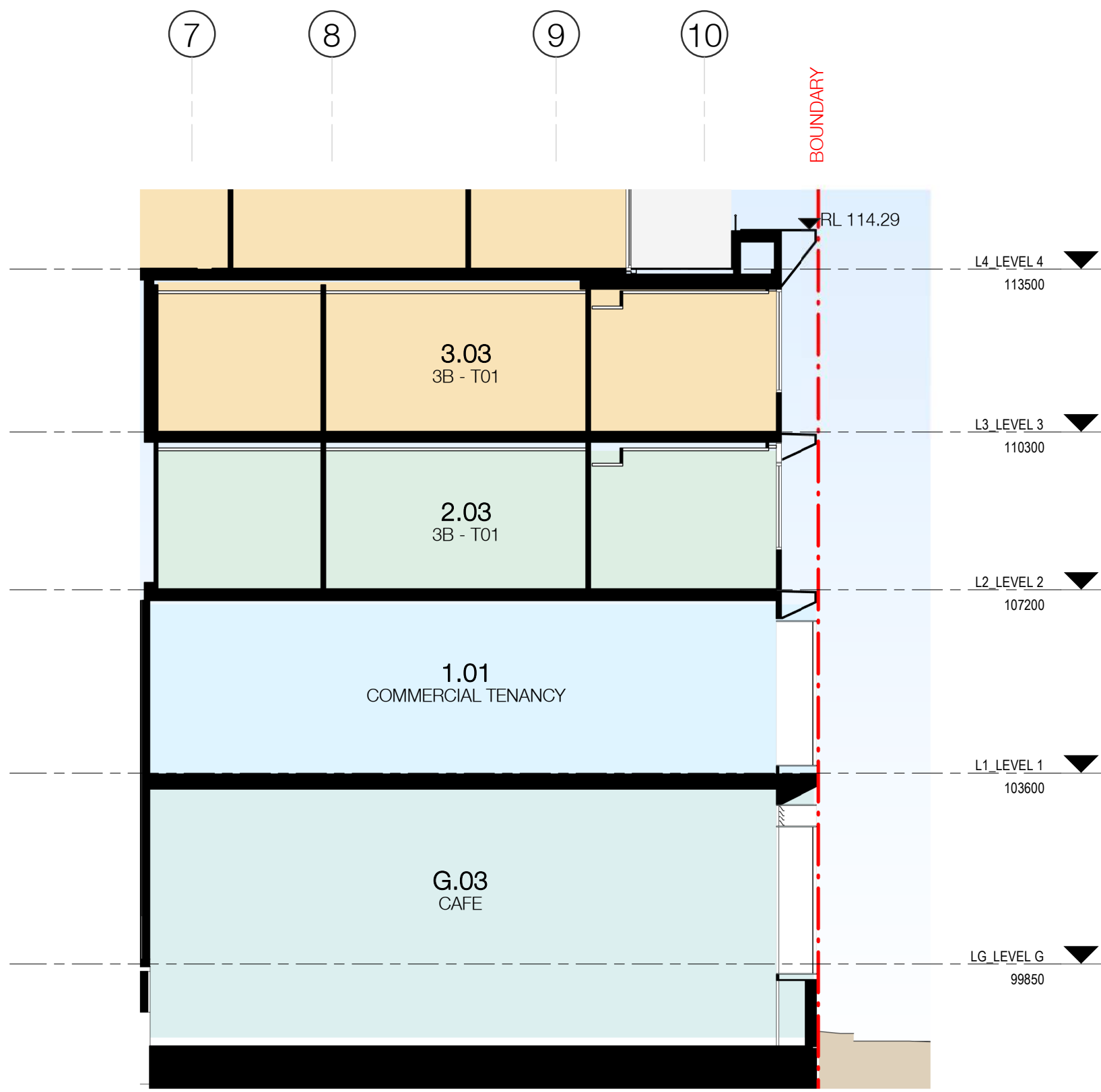
T 61 2 9380 9911

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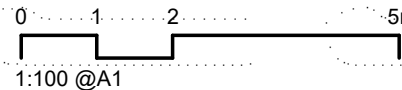


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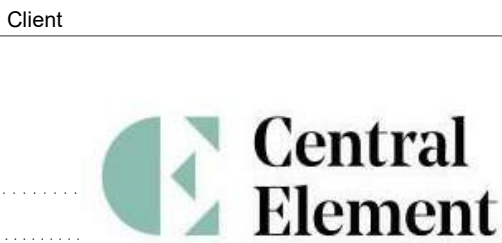


2
AR-DA-105
PODIUM SECTION 2
1: 100@A1

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	29.07.2022	ISSUED FOR APPROVAL	KB	RY



Project
CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Drawing Name
PODIUM SECTIONS

Date
29.07.2022
Scale
1 : 100
Sheet Size
@ A1
Drawn
KB
Chk.
RY
Job No.
6278
Revision
/ 1

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Class 2 summary
GRC1HGJOSI 07/04/2022

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Adaptable

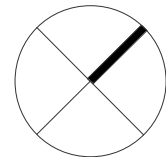
Apartment Number	Area
5.03	111 m ²
6.02	114 m ²
6.03	111 m ²
7.02	114 m ²
7.03	111 m ²
8.02	114 m ²
8.03	111 m ²
9.02	111 m ²
10.01	136 m ²
10.02	148 m ²
10.03	121 m ²
11.01	136 m ²
11.02	148 m ²
11.03	121 m ²
12.01	136 m ²
12.02	148 m ²
12.03	121 m ²
13.01	136 m ²
13.02	148 m ²
13.03	121 m ²
14.01	164 m ²
14.02	170 m ²
15.01	133 m ²
15.02	142 m ²
16.01	169 m ²

Livable

Apartment Number	Area
2.02	70 m ²
2.03	131 m ²
2.04	93 m ²
3.03	125 m ²
3.04	111 m ²
4.02	110 m ²
5.02	114 m ²
6.02	114 m ²
7.02	114 m ²
8.02	114 m ²

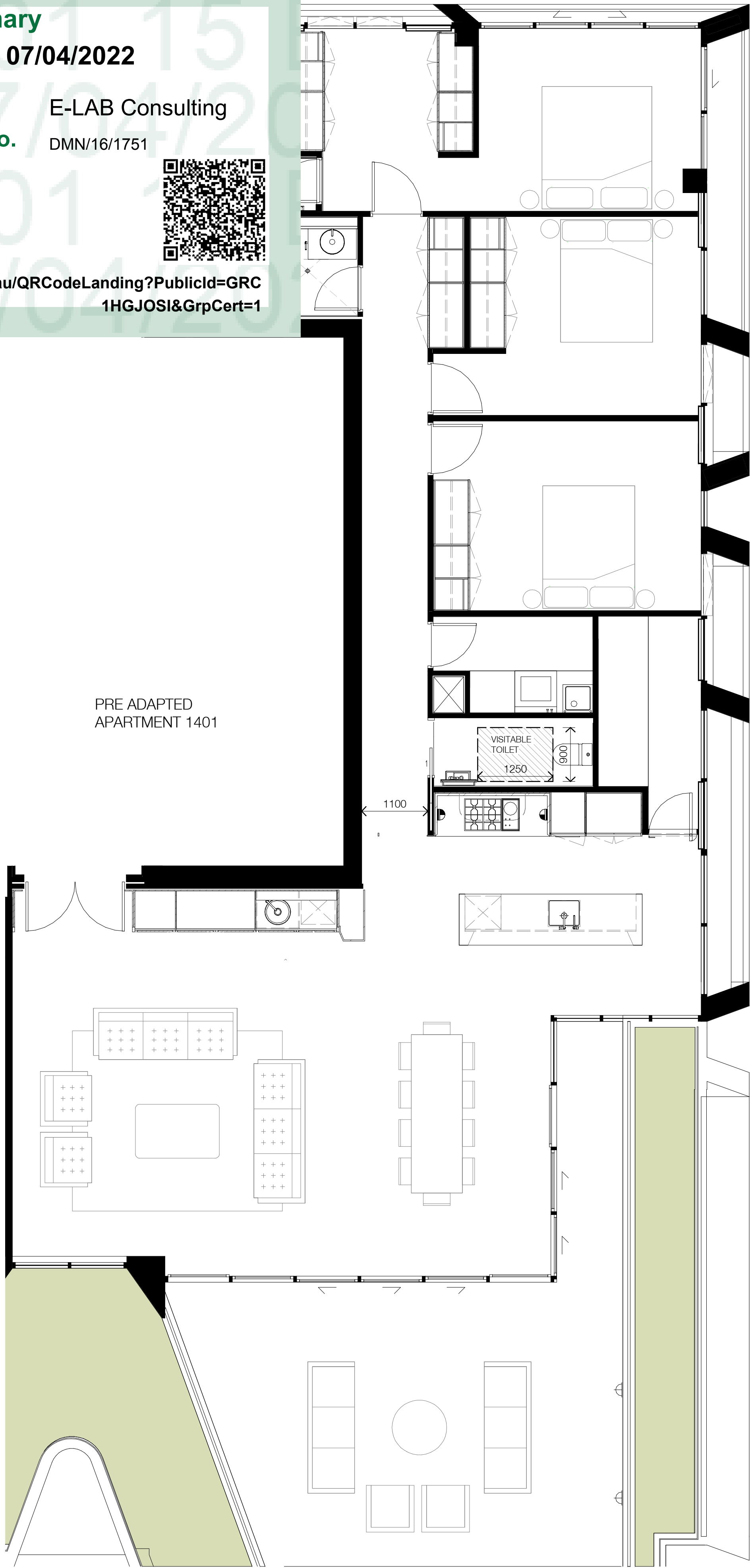
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

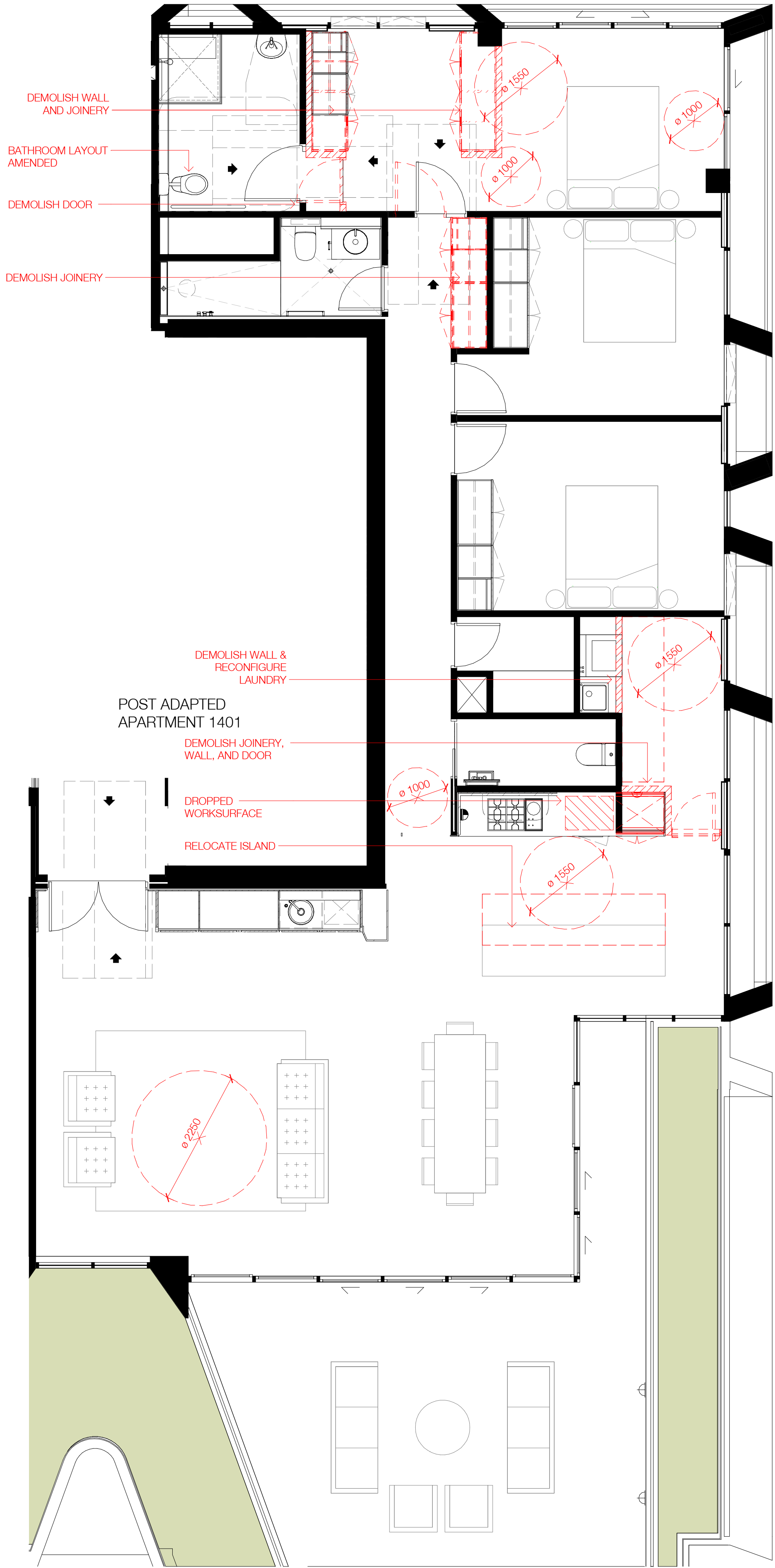


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PRE ADAPTED
APARTMENT 1401



Rev	Date	Revision	By	Chk.
1	14.10.2021	FOR INFORMATION	HJ	RY
2	20.10.2021	ISSUED FOR APPROVAL	TM	RY
3	12.11.2021	FOR INFORMATION	HJ	RY
4	16.02.2022	ISSUED FOR APPROVAL	BR	RY
5	25.03.2022	ISSUES FOR APPROVAL	BR	RY
6	05.04.2022	FOR APPROVAL	BR	RY



POST ADAPTED
APARTMENT 1401



Client
CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
ADAPTABLE LAYOUTS - SHEET 1

Date
05.04.2022
Scale
1 : 50
Sheet Size
@ A1
Drawn
BR
Chk.
RY
Job No.
6278
Drawing No.
AR-DA-4401
Revision
/ 6

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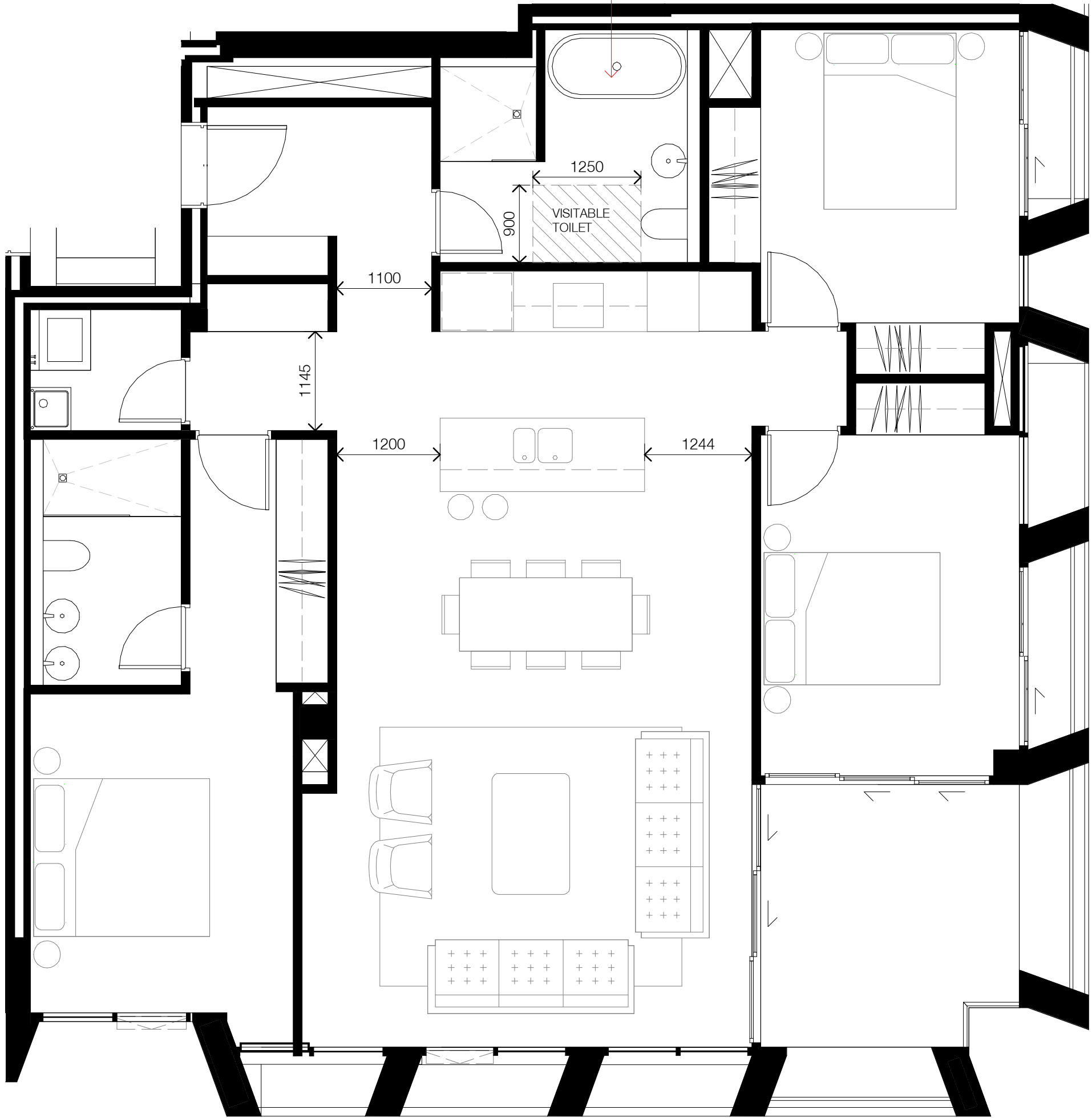
Class 2 summary
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PROVIDE CAPPED SERVICES FOR RE-CONFIGURED BATHROOM



Adaptable

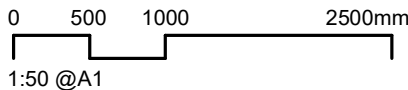
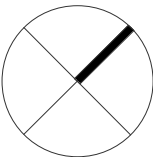
Apartment Number	Area
5.03	111 m²
6.02	114 m²
6.03	111 m²
7.02	114 m²
7.03	111 m²
8.02	114 m²
8.03	111 m²
9.02	111 m²
10.01	136 m²
10.02	148 m²
10.03	121 m²
11.01	136 m²
11.02	148 m²
11.03	121 m²
12.01	136 m²
12.02	148 m²
12.03	121 m²
13.01	136 m²
13.02	148 m²
13.03	121 m²
14.01	164 m²
14.02	170 m²
15.01	133 m²
15.02	142 m²
16.01	169 m²

Livable

Apartment Number	Area
2.02	70 m²
2.03	131 m²
2.04	93 m²
3.03	125 m²
3.04	111 m²
4.02	110 m²
5.02	114 m²
6.02	114 m²
7.02	114 m²
8.02	114 m²
10	

PRE ADAPATED APARTMENT 502,
602, 702, 802

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	14.10.2021	FOR INFORMATION	HJ	RY
2	20.10.2021	ISSUED FOR APPROVAL	TM	RY
3	12.11.2021	FOR INFORMATION	HJ	RY
4	16.02.2022	ISSUED FOR APPROVAL	BR	RY
5	25.03.2022	ISSUES FOR APPROVAL	BR	RY
6	05.04.2022	FOR APPROVAL	BR	RY

Client

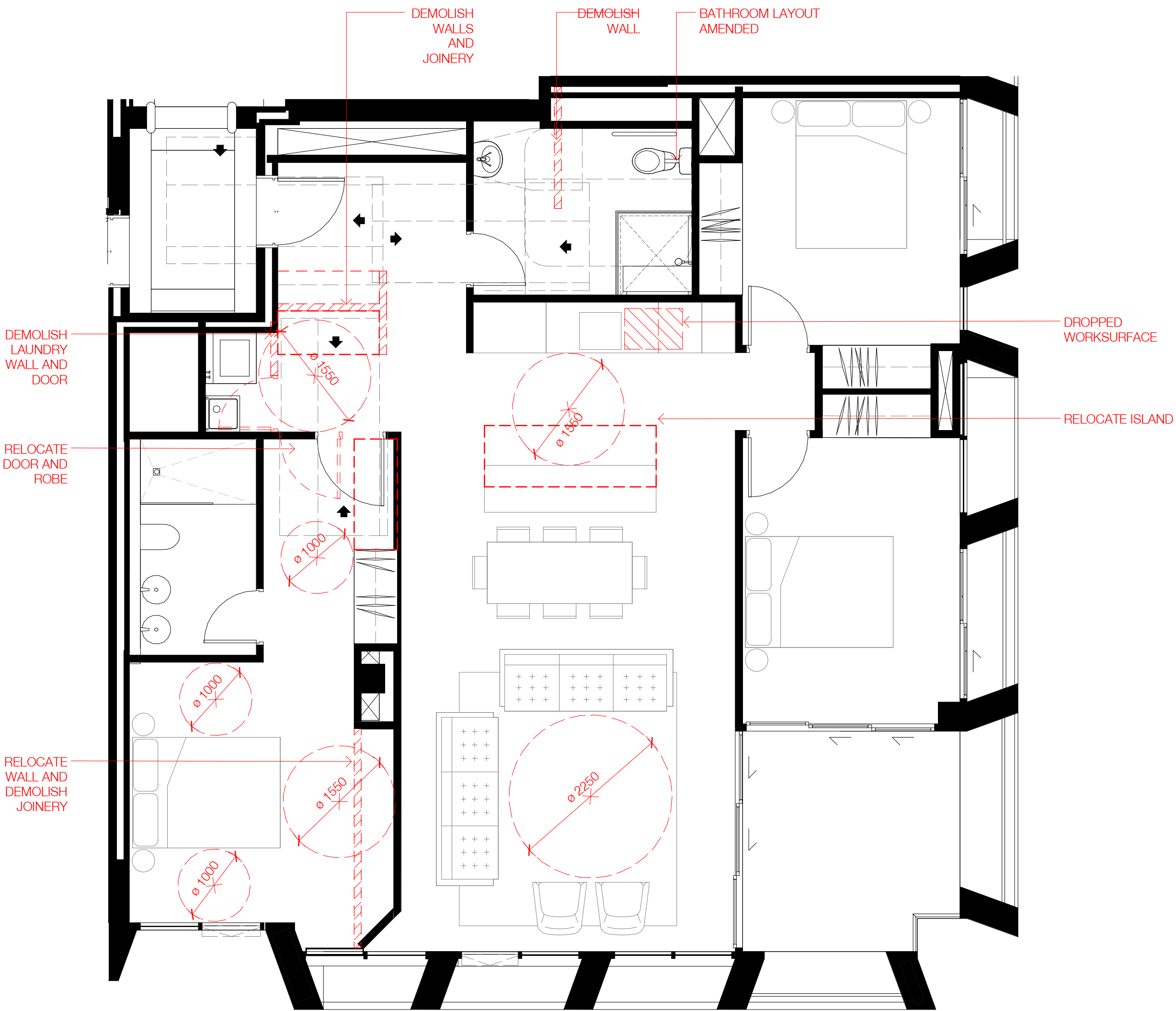


Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
ADAPTABLE LAYOUTS - SHEET 3

Date	Scale	Sheet Size
05.04.2022	1 : 50	@ A1
Drawn	Chk.	Job No.
BR	RY	6278
Drawing No.	Revision	
AR-DA-4403	/ 6	

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POST ADAPATED APARTMENT
502, 602, 702, 802

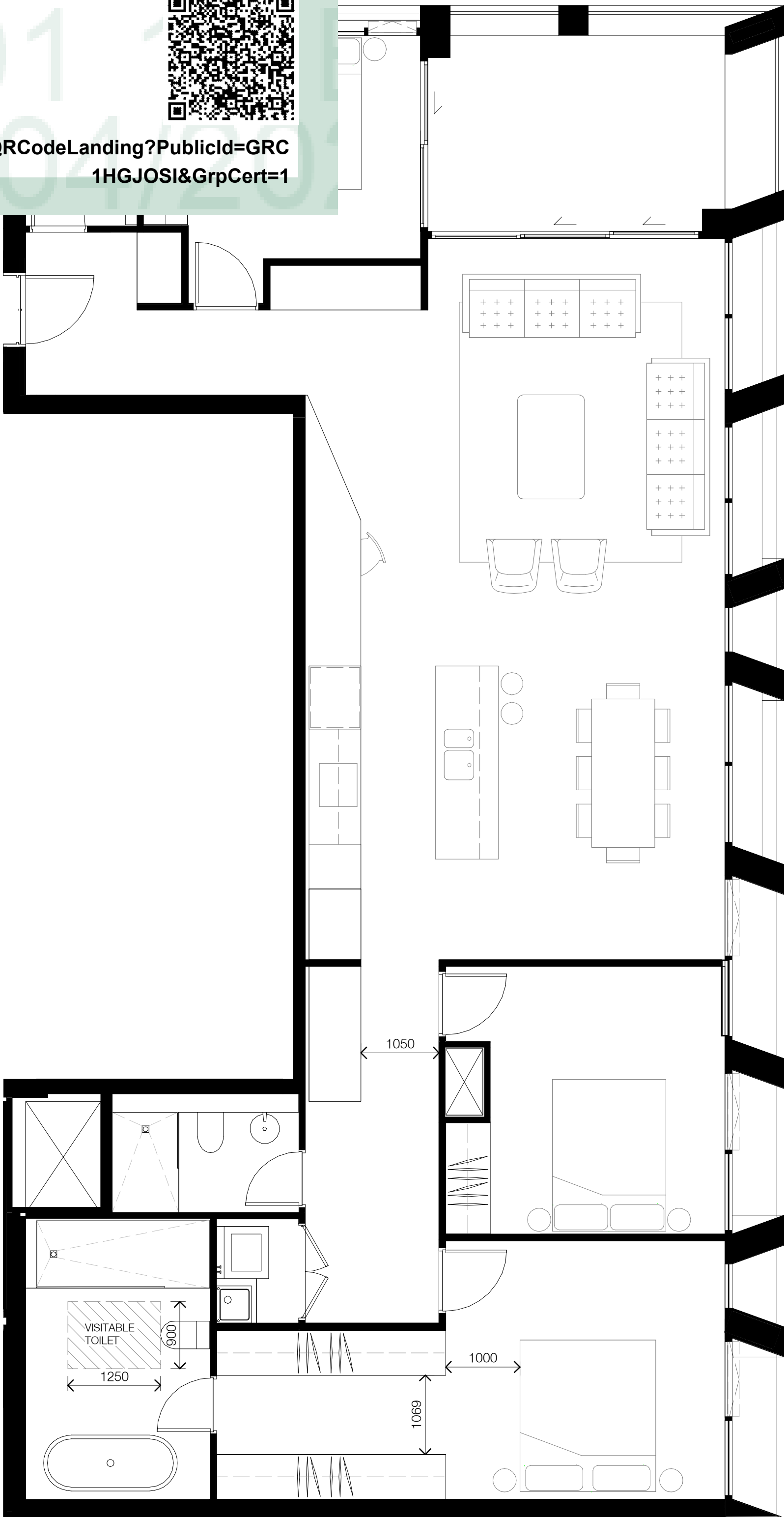


Class 2 summary
GRC1HGJOSI 07/04/2022

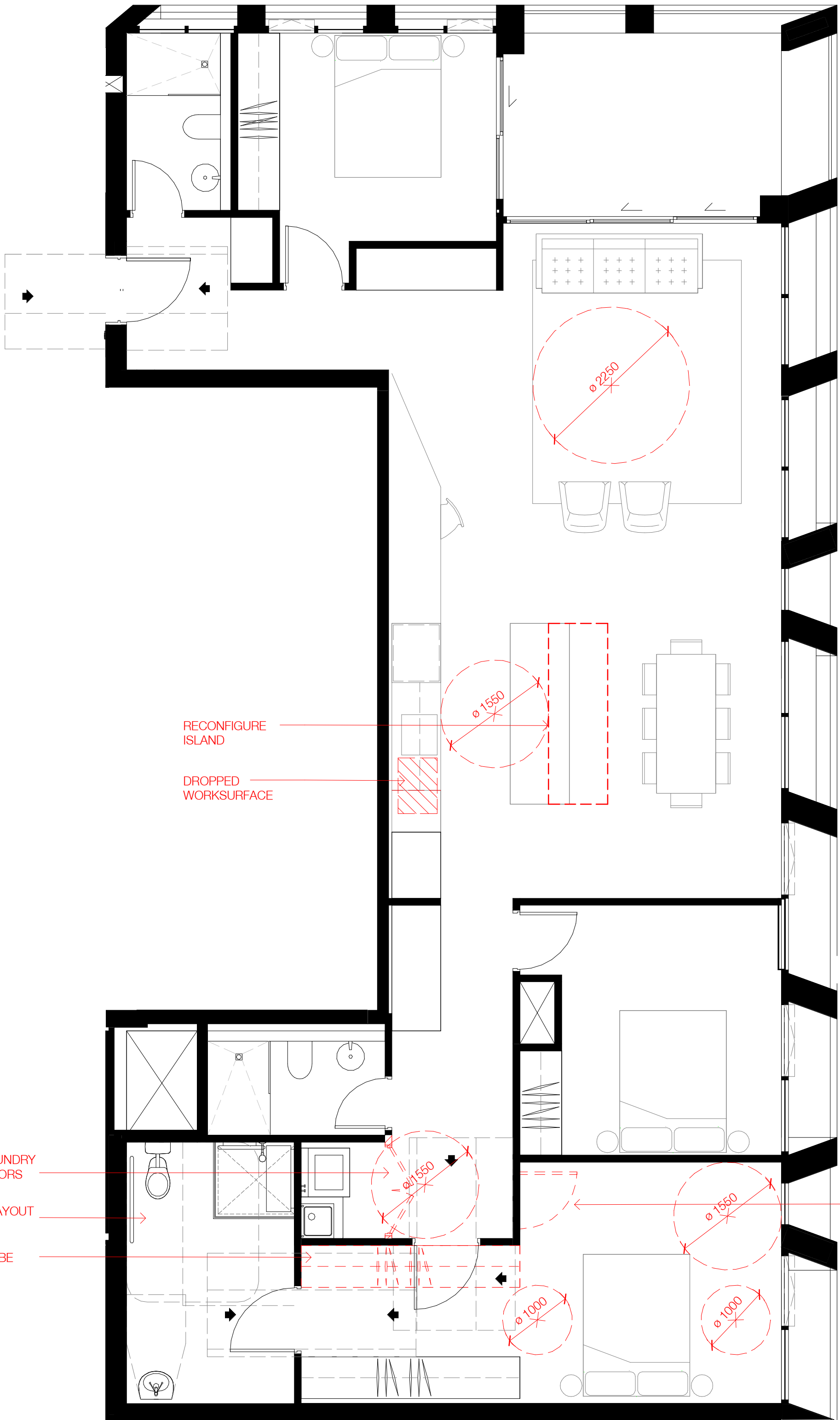
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Accreditation No. DMN/16/1751
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PRE ADAPTED APARTMENT
1001, 1101, 1201, 1301



POST ADAPTED APARTMENT
1001, 1101, 1201, 1301

Adaptable

Apartment Number	Area
5.03	111 m ²
6.02	114 m ²
6.03	111 m ²

7.02	114 m ²
7.03	111 m ²

8.02	114 m ²
8.03	111 m ²

9.02	111 m ²
------	--------------------

10.01	136 m ²
10.02	148 m ²
10.03	121 m ²

11.01	136 m ²
11.02	148 m ²
11.03	121 m ²

12.01	136 m ²
12.02	148 m ²
12.03	121 m ²

13.01	136 m ²
13.02	148 m ²
13.03	121 m ²

14.01	164 m ²
14.02	170 m ²

15.01	133 m ²
15.02	142 m ²

16.01	169 m ²
25	

Livable

Apartment Number	Area
2.02	70 m ²
2.03	131 m ²
2.04	93 m ²

3.03	125 m ²
3.04	111 m ²

4.02	110 m ²
------	--------------------

5.02	114 m ²
------	--------------------

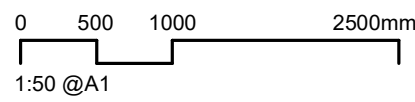
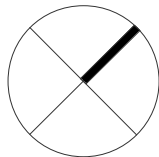
6.02	114 m ²
------	--------------------

7.02	114 m ²
------	--------------------

8.02	114 m ²
10	

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1	20.10.2021	ISSUED FOR APPROVAL	TM	RY
2	12.11.2021	FOR INFORMATION	HJ	RY
3	16.02.2022	ISSUED FOR APPROVAL	BR	RY
4	25.03.2022	ISSUES FOR APPROVAL	BR	RY
5	05.04.2022	FOR APPROVAL	BR	RY

Client



Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
ADAPTABLE LAYOUTS - SHEET 4

Date

05.04.2022

Scale

1 : 50

Sheet Size

@ A1

Drawn

BR

Chk.

RY

Job No.

6278

Drawing No.

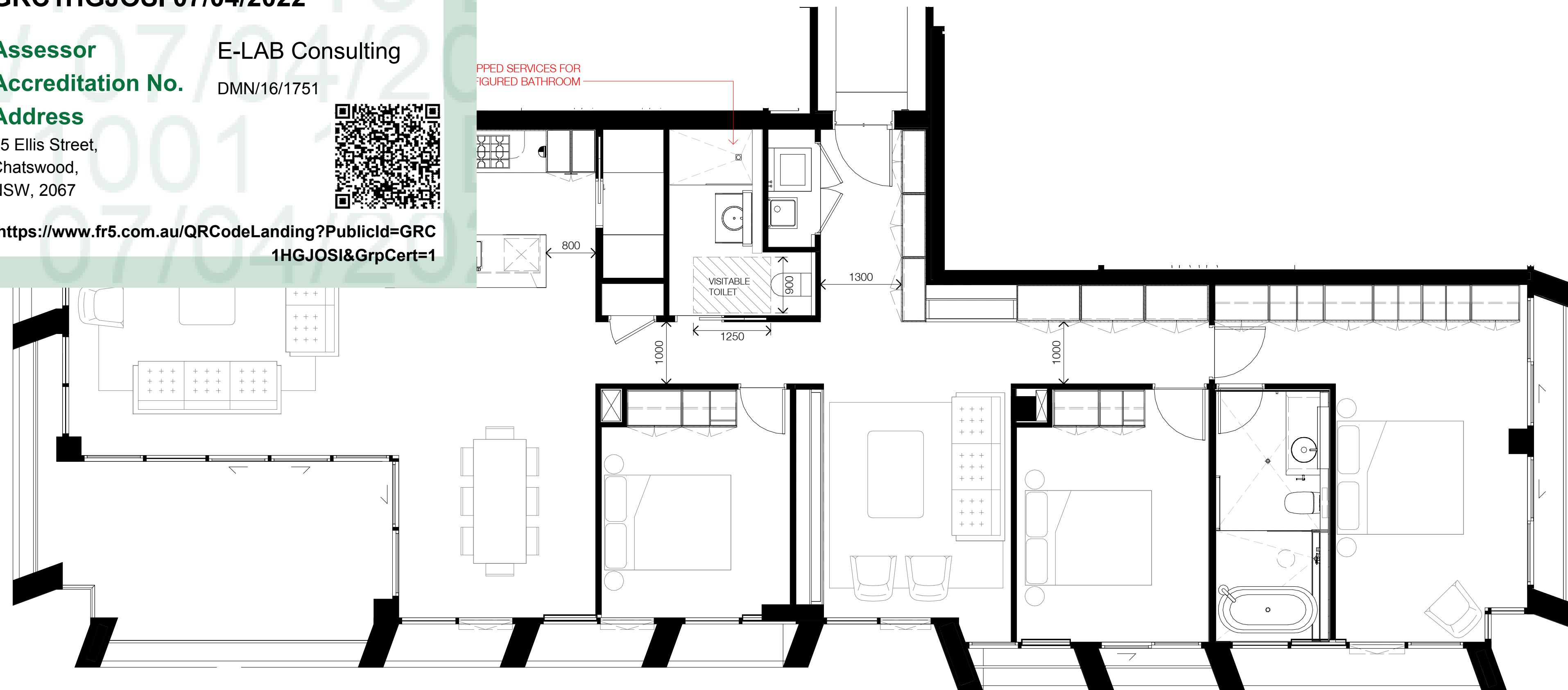
AR-DA-4404

Revision

/ 5

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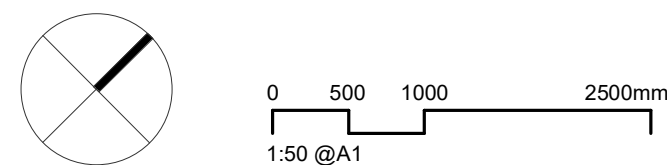




8.02	114 m ²
10	

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Rev	Date	Revision	By	Chk.
1	20.10.2021	ISSUED FOR APPROVAL	TM	RY
2	12.11.2021	FOR INFORMATION	HJ	RY
3	16.02.2022	ISSUED FOR APPROVAL	BR	RY
4	25.03.2022	ISSUES FOR APPROVAL	BR	RY
5	05.04.2022	FOR APPROVAL	BR	RY

Client

 **Central
Element**

Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal

Drawing Name

ADAPTABLE LAYOUTS - SHEET 5

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
BR	RY	6278
Drawing No.	Revision	
AR-DA-4405	/ 5	

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GRC1HGJOSI 07/04/2022

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DMN/16/1751
Address
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Chatswood,
NSW, 2067



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Adaptable

Apartment Number	Area
5.03	111 m²
6.02	114 m²
6.03	111 m²
7.02	114 m²
7.03	111 m²
8.02	114 m²
8.03	111 m²
9.02	111 m²
10.01	136 m²
10.02	148 m²
10.03	121 m²
11.01	136 m²
11.02	148 m²
11.03	121 m²
12.01	136 m²
12.02	148 m²
12.03	121 m²
13.01	136 m²
13.02	148 m²
13.03	121 m²
14.01	164 m²
14.02	170 m²
15.01	133 m²
15.02	142 m²
16.01	169 m²
25	

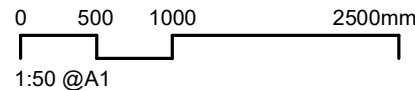
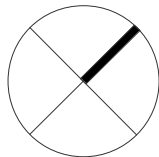
Livable

Apartment Number	Area
2.02	70 m²
2.03	131 m²
2.04	93 m²
3.03	125 m²
3.04	111 m²
4.02	110 m²
5.02	114 m²
6.02	114 m²
7.02	114 m²
8.02	114 m²
10	

PRE ADAPTED APARTMENT
1003, 1103, 1203, 1303

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	20.10.2021	ISSUED FOR APPROVAL	TM	RY
2	12.11.2021	FOR INFORMATION	HJ	RY
3	16.02.2022	ISSUED FOR APPROVAL	BR	RY
4	25.03.2022	ISSUES FOR APPROVAL	BR	RY
5	05.04.2022	FOR APPROVAL	BR	RY

Client



Project

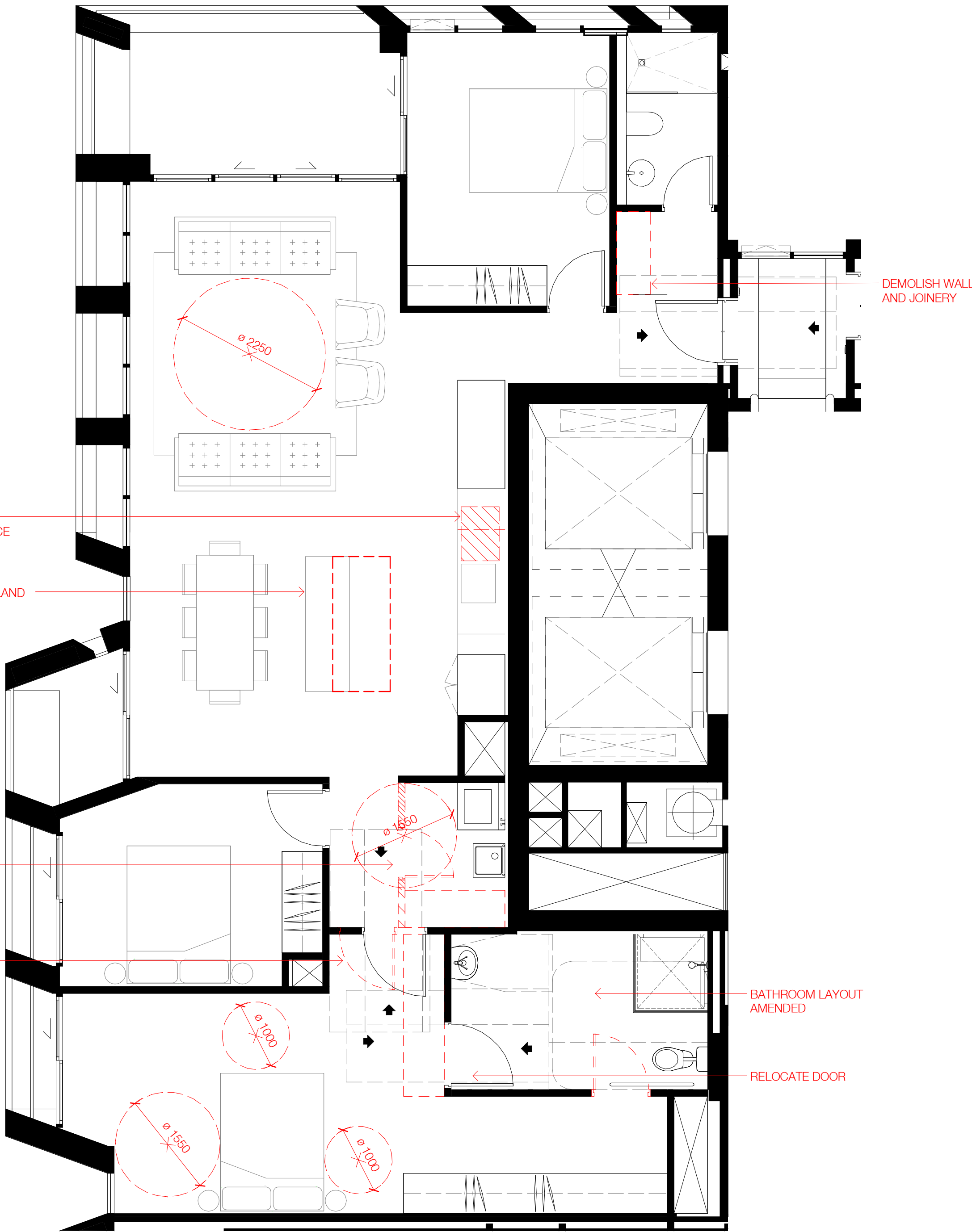
CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
ADAPTABLE LAYOUTS - SHEET 6

Date
05.04.2022
Scale
1 : 50
Sheet Size
@ A1

Drawn
BR
Chk.
RY
Job No.
6278

Drawing No.
AR-DA-4406
Revision
/ 5

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POST ADAPTED APARTMENT
1003, 1103, 1203, 1303



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Adaptable

Apartment Number	Area
5.03	111 m ²
6.02	114 m ²
6.03	111 m ²

7.02	114 m ²
7.03	111 m ²

8.02	114 m ²
8.03	111 m ²

9.02	111 m ²
------	--------------------

10.01	136 m ²
10.02	148 m ²
10.03	121 m ²

11.01	136 m ²
11.02	148 m ²
11.03	121 m ²

12.01	136 m ²
12.02	148 m ²
12.03	121 m ²

13.01	136 m ²
13.02	148 m ²
13.03	121 m ²

14.01	164 m ²
14.02	170 m ²

15.01	133 m ²
15.02	142 m ²

16.01	169 m ²
-------	--------------------

Livable

Apartment Number	Area
2.02	70 m ²
2.03	131 m ²
2.04	93 m ²

3.03	125 m ²
3.04	111 m ²

4.02	110 m ²
------	--------------------

5.02	114 m ²
------	--------------------

6.02	114 m ²
------	--------------------

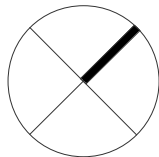
7.02	114 m ²
------	--------------------

8.02	114 m ²
------	--------------------

10

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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Rev	Date	Revision	By	Chk.
1	14.10.2021	FOR INFORMATION	HJ	RY
2	20.10.2021	ISSUED FOR APPROVAL	HJ	RY
3	12.11.2021	FOR INFORMATION	HJ	RY
4	05.04.2022	FOR APPROVAL	BR	RY

Client



Project

CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD

Drawing Name

ADAPTABLE LAYOUTS - SHEET 7

Date

05.04.2022

Scale

1 : 50

Sheet Size

@ A1

Drawn

BR

Chk.

RY

Job No.

6278

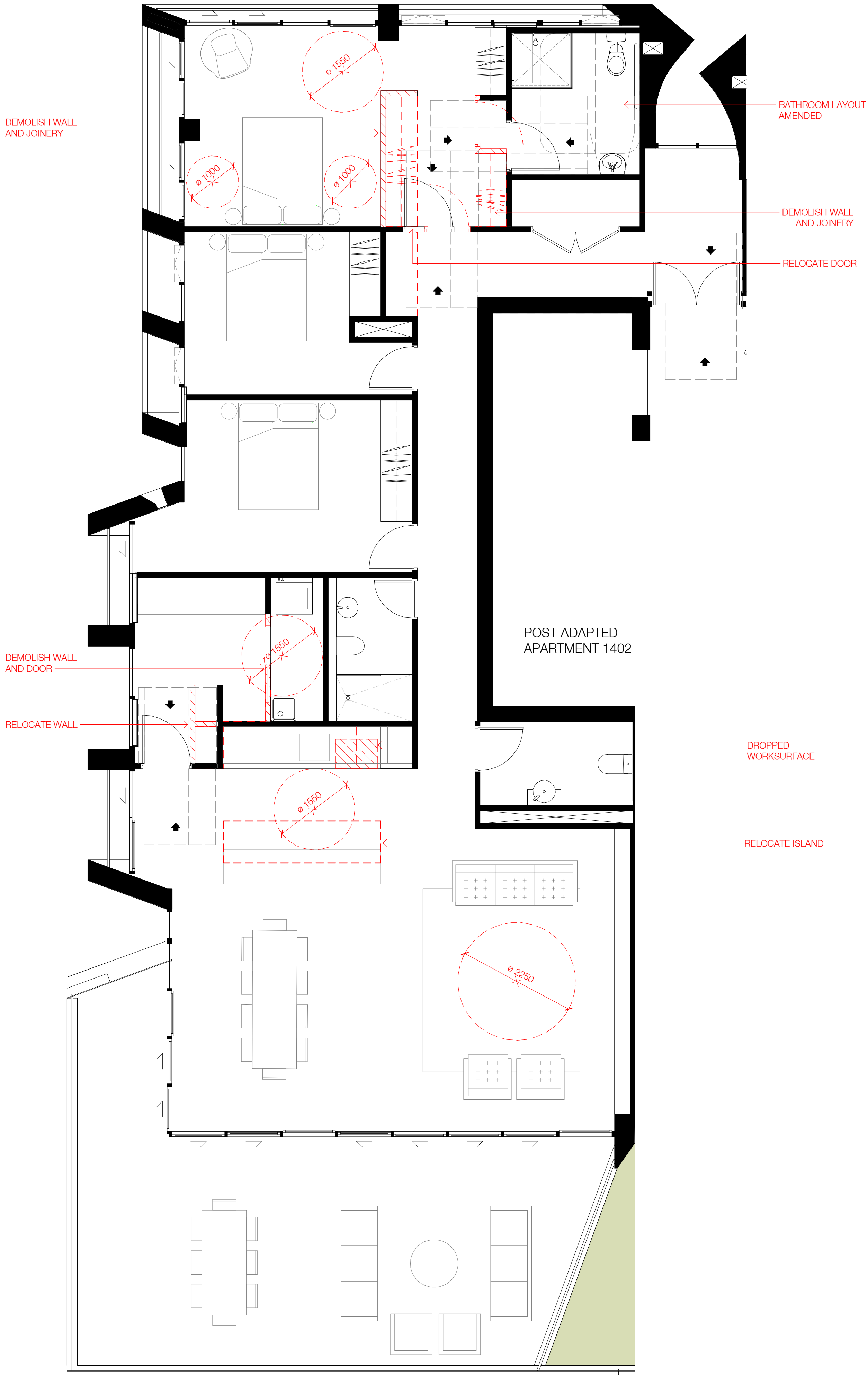
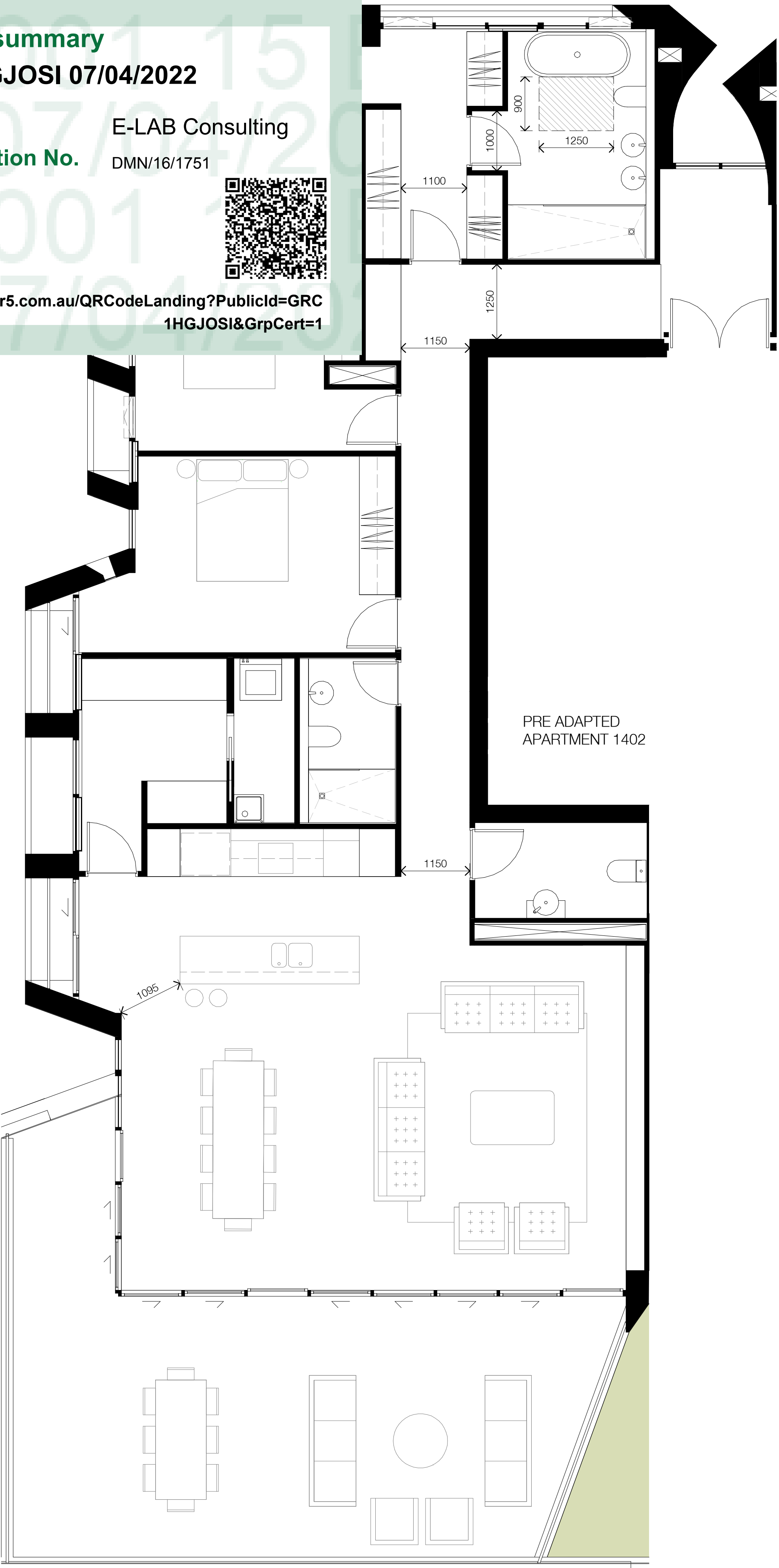
Drawing No.

AR-DA-4407

Revision

/ 4

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8.02	114 m ²
10	

0 500 1000 2500mm
1:50 @A1


**Central
Element**

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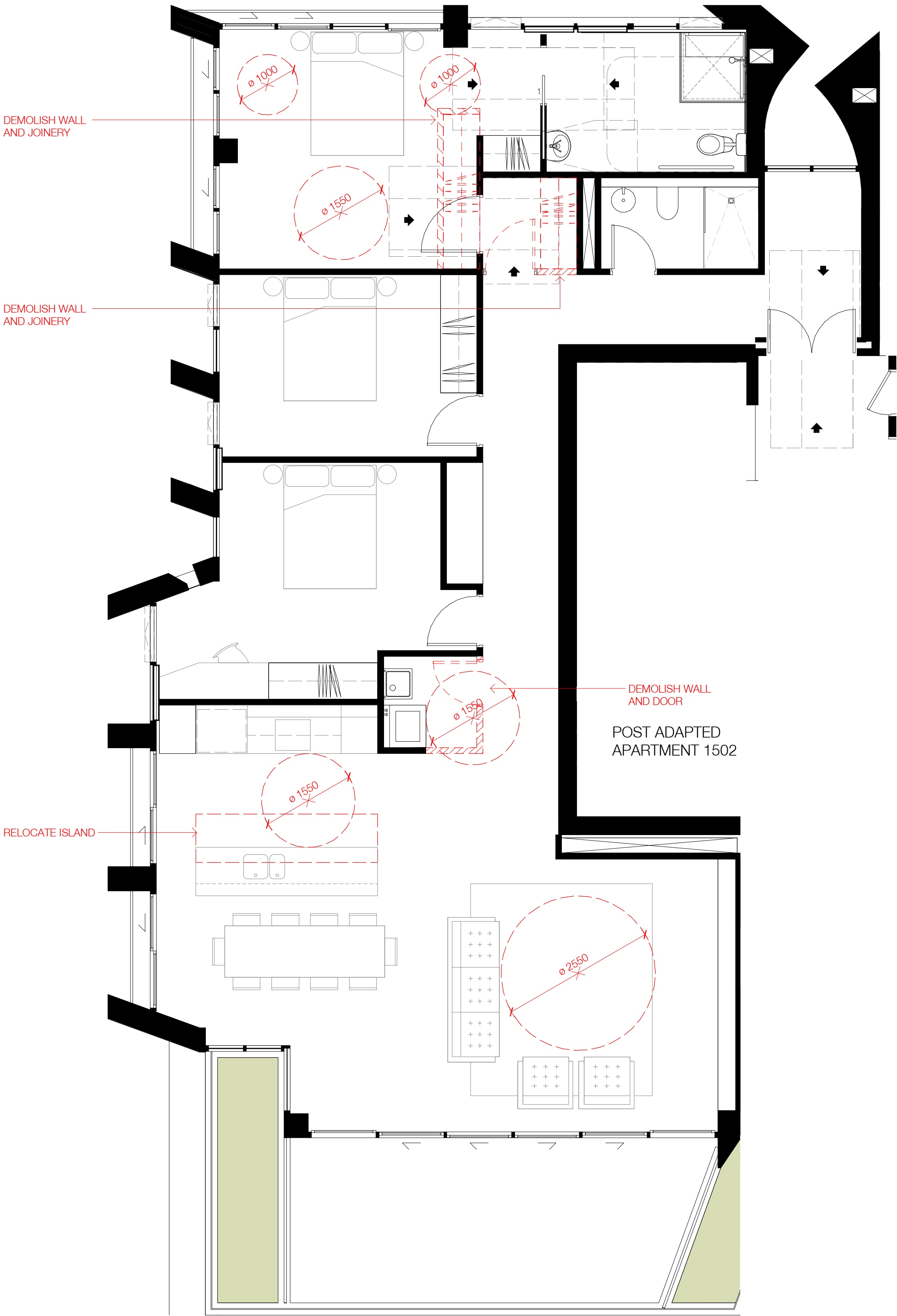
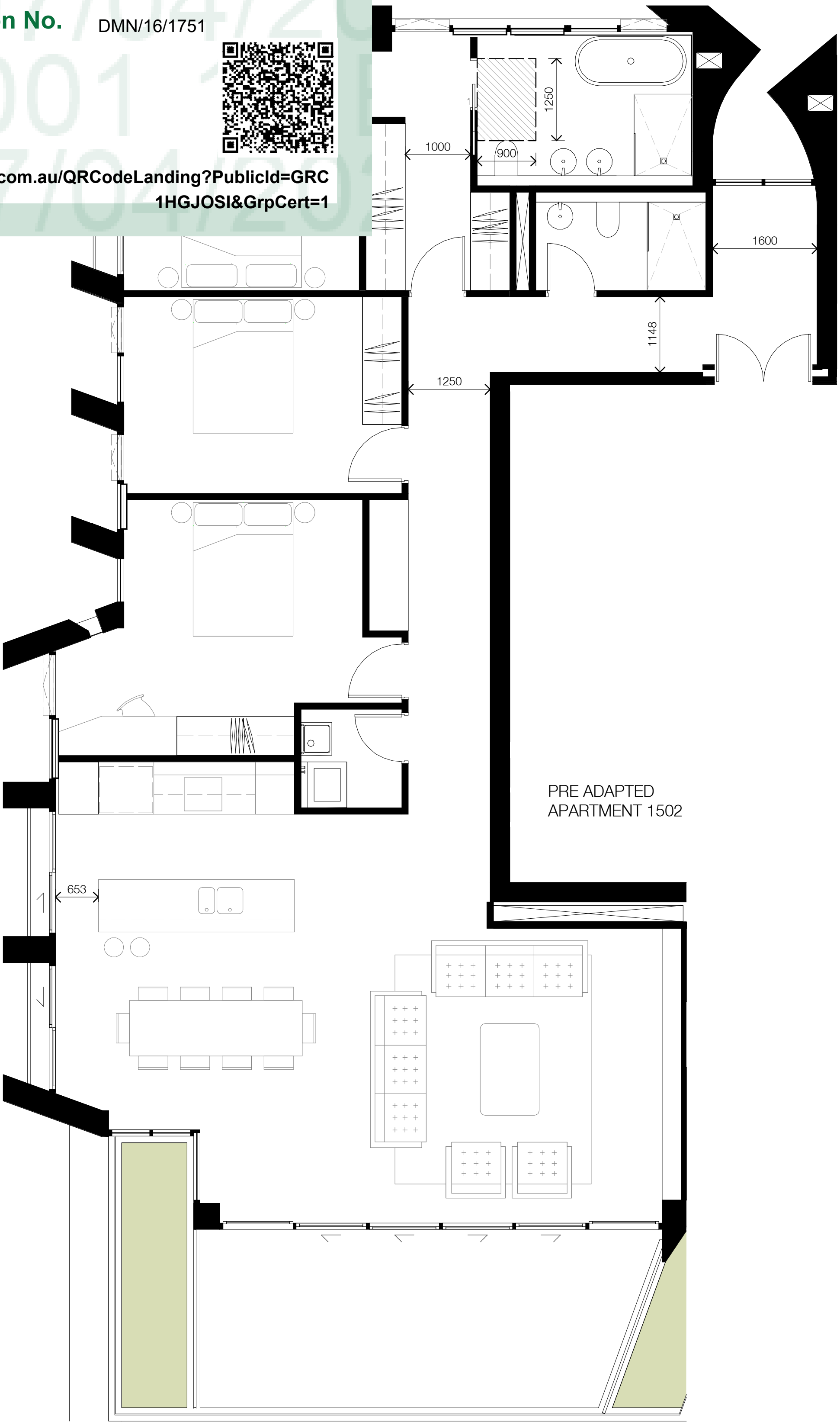


Class 2 summary
GRC1HGJOSI 07/04/2022

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NSW, 2067



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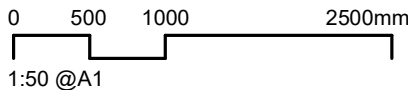
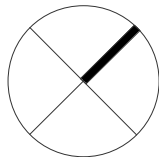
Adaptable

Apartment Number	Area
5.03	111 m²
6.02	114 m²
6.03	111 m²
7.02	114 m²
7.03	111 m²
8.02	114 m²
8.03	111 m²
9.02	111 m²
10.01	136 m²
10.02	148 m²
10.03	121 m²
11.01	136 m²
11.02	148 m²
11.03	121 m²
12.01	136 m²
12.02	148 m²
12.03	121 m²
13.01	136 m²
13.02	148 m²
13.03	121 m²
14.01	164 m²
14.02	170 m²
15.01	133 m²
15.02	142 m²
16.01	169 m²
25	

Livable

Apartment Number	Area
2.02	70 m²
2.03	131 m²
2.04	93 m²
3.03	125 m²
3.04	111 m²
4.02	110 m²
5.02	114 m²
6.02	114 m²
7.02	114 m²
8.02	114 m²
10	

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	05.04.2022	FOR APPROVAL	BR	RY



Client
Project
CENTRAL ELEMENT
753 PACIFIC HIGHWAY & 15 ELLIS STREET
CHATSWOOD
Country: Cammeraygal
Drawing Name
ADAPTABLE LAYOUTS - SHEET 9

Date	Scale	Sheet Size
05.04.2022	1 : 50	@ A1
Drawn	Chk.	Job No.
BR	RY	6278
Drawing No.	Revision	
AR-DA-4409	/ 1	

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S210084
15 ELLIS STREET, CHATSWOOD

DRAWING SCHEDULE		
Sheet Number	Sheet Title	Revision
C-00-0001	COVER SHEET AND DRAWING INDEX	C
C-00-0101	SPECIFICATION NOTES AND LEGEND SHEET	C
C-02-1001	SITWORKS PLAN	D
C-02-6001	SITWORKS DETAILS	C
C-03-0001	CATCHMENT PLAN	C
C-03-7001	OSD TANK PLAN AND SECTIONS	D
C-03-7051	OSD TANK DETAILS	C
C-06-0001	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS	C



LOCALITY PLAN
1:500

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C	ISSUED FOR 70% DESIGN DEVELOPMENT	24.06.2022
B	ISSUED FOR 50% DESIGN DEVELOPMENT	06.06.2022
A	ISSUED FOR APPROVAL	07.10.2021
Rev	Revision Description	Date



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Client
CENTRAL ELEMENT

Project
15 ELLIS STREET
CHATSWOOD

Title	COVER SHEET AND DRAWING INDEX
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Scale:
AS SHOWN

Drawn BH	Designed BK	Checked EF	Approved
Project Number S210084		Drawing Number C-00-0001	Revision C

GENERAL NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND THE RELEVANT CURRENT AUSTRALIAN STANDARDS.
2. ANY DISCREPANCIES, OMISSIONS OR ERRORS SHALL BE REPORTED TO THE SUPERINTENDENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE MEASUREMENTS FROM THE DRAWINGS.

EXISTING SERVICES AND FEATURES

1. EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT.
2. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION, REMOVAL AND DISPOSAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA, AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
3. THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
4. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN WRITTEN APPROVAL OF HIS PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
5. EXISTING BUILDINGS, EXTERNAL STRUCTURES, AND TREES SHOWN ON THESE DRAWINGS ARE FEATURES EXISTING PRIOR TO ANY DEMOLITION WORKS.
6. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT AND THE RELEVANT SERVICE AUTHORITY.
7. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY CONVENIENCE TO THE PRINCIPAL. CONTRACTOR TO GAIN APPROVAL OF SUPERINTENDENT FOR TIME OF INTERRUPTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL LIAISON.
8. CLEARANCE AND COVER REQUIREMENTS SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY BEFORE COMMENCEMENT OF WORKS AND SHALL BE ADHERED TO AT ALL TIMES.
9. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS ONLY.

EARTHWORKS NOTES

- | | |
|-----|---|
| EW1 | ALL WORK SHALL COMPLY WITH AS3798 (1996) - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. |
| EW2 | ALL WORK SHALL COMPLY WITH THE PROJECT GEOTECHNICAL REPORT -
GEOTECHNICAL ENGINEER
REPORT REFERENCE NUMBER
DD.MM.YY |
| EW3 | AFTER DEMOLITION STRIP REMAINING TOPSOIL THROUGHOUT TO EXPOSE NATURALLY OCCURRING AND ENGINEERING MATERIAL AND STOCKPILE ON SITE FOR REUSE AS DIRECTED BY THE SUPERINTENDENT. |
| EW4 | EXCAVATE TO SUBGRADE LEVELS, SEGREGATING AND STOCKPILING MATERIALS FOR LATER REUSE. |
| EW5 | PROOF ROLL ALL SOFT OR WET AREAS SHALL BE DRIED TO OPTIMUM MOISTURE AND RE-COMPACTED TO 95% MMD, WHERE MATERIAL IS DEEMED UNSUITABLE BY THE SUPERINTENDENT AND CANNOT BE USED ON SITE SHALL REMOVED FROM SITE. |
| EW6 | ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING -
a) FREE FROM ORGANIC AND PERISHABLE MATTER,
b) MAXIMUM PARTICLE SIZE 75mm,
c) PLASTICITY INDEX - BETWEEN 2% AND 15%. |

<u>LOCATION</u>	<u>STANDARD DRY DENSITY</u>
UNDER BUILDING SLABS	98%
VEHICULAR PAVED AREAS	100%
NON-VEHICULAR PAVED AREAS	98%
LANDSCAPED AREAS	95%

- | | |
|------|--|
| EW7 | THE CONTRACTOR SHALL PROGRAM THE EARTHWORKS OPERATION SO THAT THE WORKING AREAS ARE ADEQUATELY DRAINED DURING THE PERIOD OF CONSTRUCTION. THE SURFACE SHALL BE GRADED AND SEALED OFF TO REMOVE DEPRESSIONS, ROLLER MARKS AND SIMILAR WHICH WOULD ALLOW WATER TO POND AND PENETRATE THE UNDERLYING MATERIAL. ANY DAMAGE RESULTING FROM THE CONTRACTOR NOT OBSERVING THESE REQUIREMENTS SHALL BE RECTIFIED BY THE CONTRACTOR AT THEIR OWN EXPENSE. |
| EW8 | TESTING OF THE FILL MATERIAL SHALL BE CARRIED OUT BY AN APPROVED NATA REGISTERED LABORATORY AT THE CONTRACTORS EXPENSE. |
| EW10 | ROCK LEVELS SHOWN ON BULK EARTHWORKS PLANS AND SECTIONS ARE INFERRED. CONTRACTOR TO CONFIRM DEPTH ON SITE. TYP. INFERRED ROCK LEVELS BASED ON GEOTECHNICAL INVESTIGATION. |
| EW11 | PROPOSED BULK EARTHWORKS SURFACE LEVEL SHOWN DOES NOT INCLUDE THE LANDSCAPE TOPSOIL SETDOWNS. |
| EW12 | EXISTING SURFACE LEVEL SHOWN DOES NOT INCLUDE STRIPPING. |

STORMWATER NOTES

1. ALL Ø300mm to Ø600mm DRAINAGE PIPES SHALL BE CLASS 4 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL Ø675mm OR LARGER DRAINAGE PIPES SHALL BE CLASS 3 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO).
2. ALL DRAINAGE PIPES LESS THAN OR EQUAL TO Ø225mm SHALL BE uPVC DWV GRADE CLASS SN8 IN ACCORDANCE WITH AS/NZS1260:2009-PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION WITH SOLVENT WELDED JOINTS.
3. EQUIVALENT STRENGTH FIBROUS REINFORCED CONCRETE AND/OR VITRIFIED CLAY PIPE MAY BE USED SUBJECT TO APPROVAL BY THE SUPERINTENDENT.
4. PIPES FOR SUB-SOIL DRAINS SHALL BE SLOTTED 100MM DIAMETER CLASS 1000 WRAPPED IN GEOFABRIC, UNO, COMPLYING WITH THE REQUIREMENTS OF AS 2439
5. ALL PIPE JUNCTIONS UP TO AND INCLUDING 450 DIA. AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.
6. ALL MILD STEEL FIXTURES INCLUDING GRATES, FRAMES, STEP IRONS, LADDERS, ETC., SHALL BE HOT DIP GALVANISED. GALVANISING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1214 OR AS 1650, AS APPROPRIATE.
7. MINIMUM GRADE TO STORMWATER LINES TO BE 1%. (U.N.O.)
8. CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
9. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
10. PRECAST PITS SHALL NOT BE USED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE SUPERINTENDENT.
11. WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50MM CONCRETE BED (OR 75MM THICK BED OF 12MM BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75MM THICK SAND BED. IN ALL CASES BACKFILL THE TRENCH WITH SAND TO 200MM ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150MM LAYERS TO 98% STANDARD MAX. DRY DENSITY.
12. BEDDING SHALL BE (U.N.O.) TYPE H1, IN ACCORDANCE WITH CURRENT RELEVANT AUSTRALIAN STANDARDS.
13. BACKFILL TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL TO 300mm(MIN) ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO PAVEMENT SUBGRADE WITH SAND OR APPROVED GRAVEL SUB-BASE COMPACTED IN 150mm LAYERS TO 98% STANDARD MAXIMUM DRY DENSITY. THE CONTRACTOR IS TO ENSURE COMPACTION EQUIPMENT IS APPROPRIATE FOR THE PIPE CLASS USED
14. WHERE STORMWATER LINES PASS UNDER FLOOR SLABS DWV GRADE uPVC RUBBER RING JOINTS ARE TO BE USED (UNO).
15. WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC DWV GRADE CLASS SN8 PIPE SHALL BE USED.
16. 100mm DIA. SUBSOIL DRAINAGE PIPE 3m LONG WRAPPED IN FILTER SOCK TO BE PROVIDED IN PIPE TRENCHES UPSTREAM OF ALL PITS.
17. CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
18. PITS DEEPER THAN 1000mm SHALL HAVE ACCESS LADDERS OR STEP IRONS INSTALLED AND SHALL BE IN ACCORDANCE WITH THE LOCAL OR STATUTORY AUTHORITY REQUIREMENTS
19. ALL FRAMES, COVERS AND GRATINGS FOR PITS, SUMPS, DRAINS, GRATED DRAINS ETC MUST BE PROVIDED TO SUIT CLASS D DUTIES AND ALL GRATES SHALL BE SLIP RESISTANT AND HEELGRADE UNO
20. WHERE A PIT IS IDENTIFIED AS A CONFINED SPACE, PIT COVERS SHALL BE PROVIDED WITH STANDARD CONFINED SPACE SIGNAGE
21. SUBSOIL DRAINAGE LINES SHALL BE INSTALLED AT THE BASE OF ALL RETAINING WALLS AND FOR ALL STORMWATER PITS. ALL SUBSOIL LINES SHALL BE CONNECTED TO DRAIN TO THE STORMWATER DRAINAGE SYSTEM
22. CAPPED FLUSHING POINTS MUST BE PROVIDED FOR ALL SUBSOIL AND SEEPAGE DRAINAGE SYSTEMS AT THE END OF EACH PIPE, AT 30M SPACING AND AT CHANGES IN DIRECTIONS
23. INSPECTION OPENINGS AND CLEAROUTS MUST BE PROVIDED AT EVERY JUNCTION, BEND, CHANGE OF DIRECTION AND AT THE BASE OF ALL DOWNPIES IMMEDIATELY ABOVE WHERE THE DOWNPIPE PENETRATES THE GROUND OR SLAB ON GROUND
24. ALL SUBSOIL PIPES SHALL BE FACTORY SLOTTED HDPE. MINIMUM 100MM DIAMETER SN8 CLASS, SIMILAR OR EQUAL TO VINIDEX DRAINCOIL, CERTIFIED UPVC, IN ACCORDANCE WITH AS1260, AS2032 (PIPE) & AS3789 (JOINTING) INSTALLED ON GEOTEXTILE FABRIC WITH 150MM SURROUND OF 25MM BLUE METAL AGGREGATE. UNO

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- E1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
- E2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
- E3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

CONSTRUCTION SEQUENCE

- E4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE :
- INSTALL SEDIMENT FENCES, TEMPORARY CONSTRUCTION EXIT AND SANDBAG KERB INLET SEDIMENT TRAP.
 - UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

- E5. DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- E6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

FENCING

- E7. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
- E8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- E9. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE. I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- E10. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

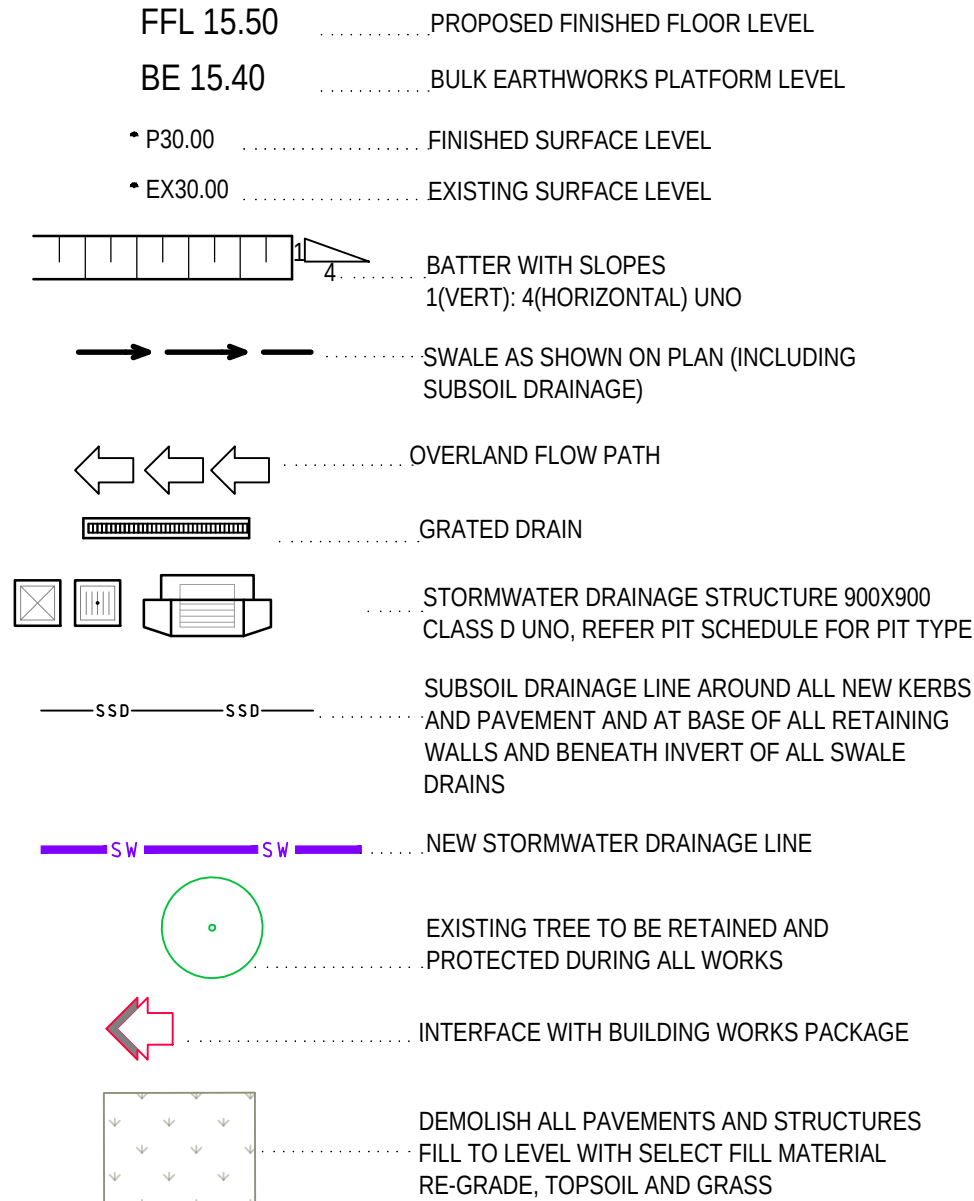
OTHER MATTERS

- E1. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
- E12. RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

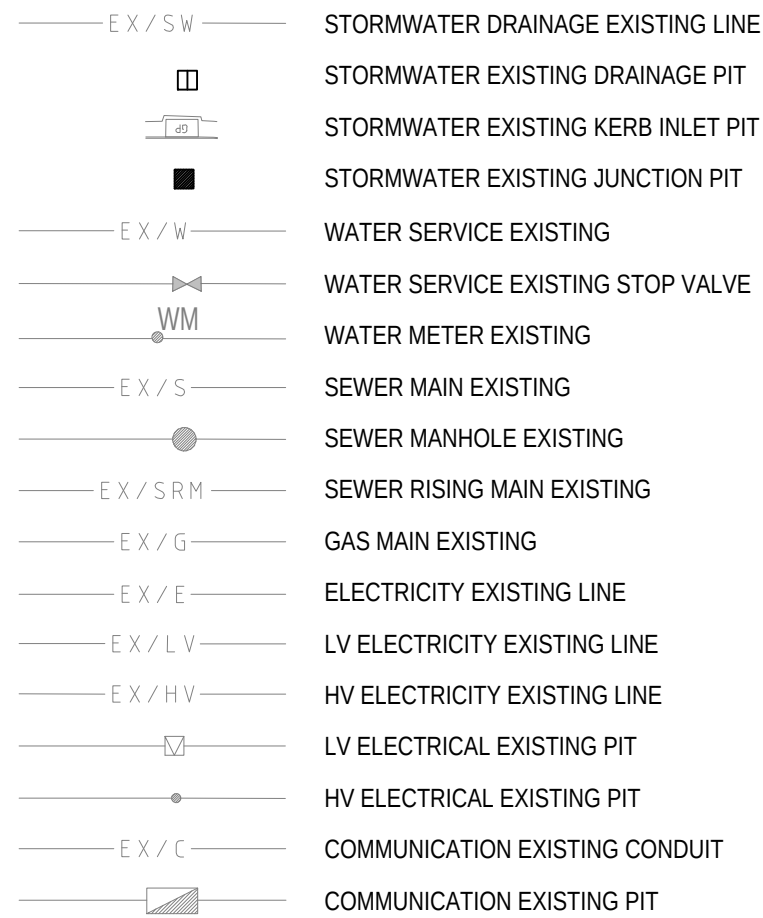
SITE INSPECTION & MAINTENANCE

- E13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

CIVIL LEGEND



LEGEND EXISTING



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B	ISSUED FOR 50% DESIGN DEVELOPMENT	06.06.2022
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Rev	Revision Description	Date



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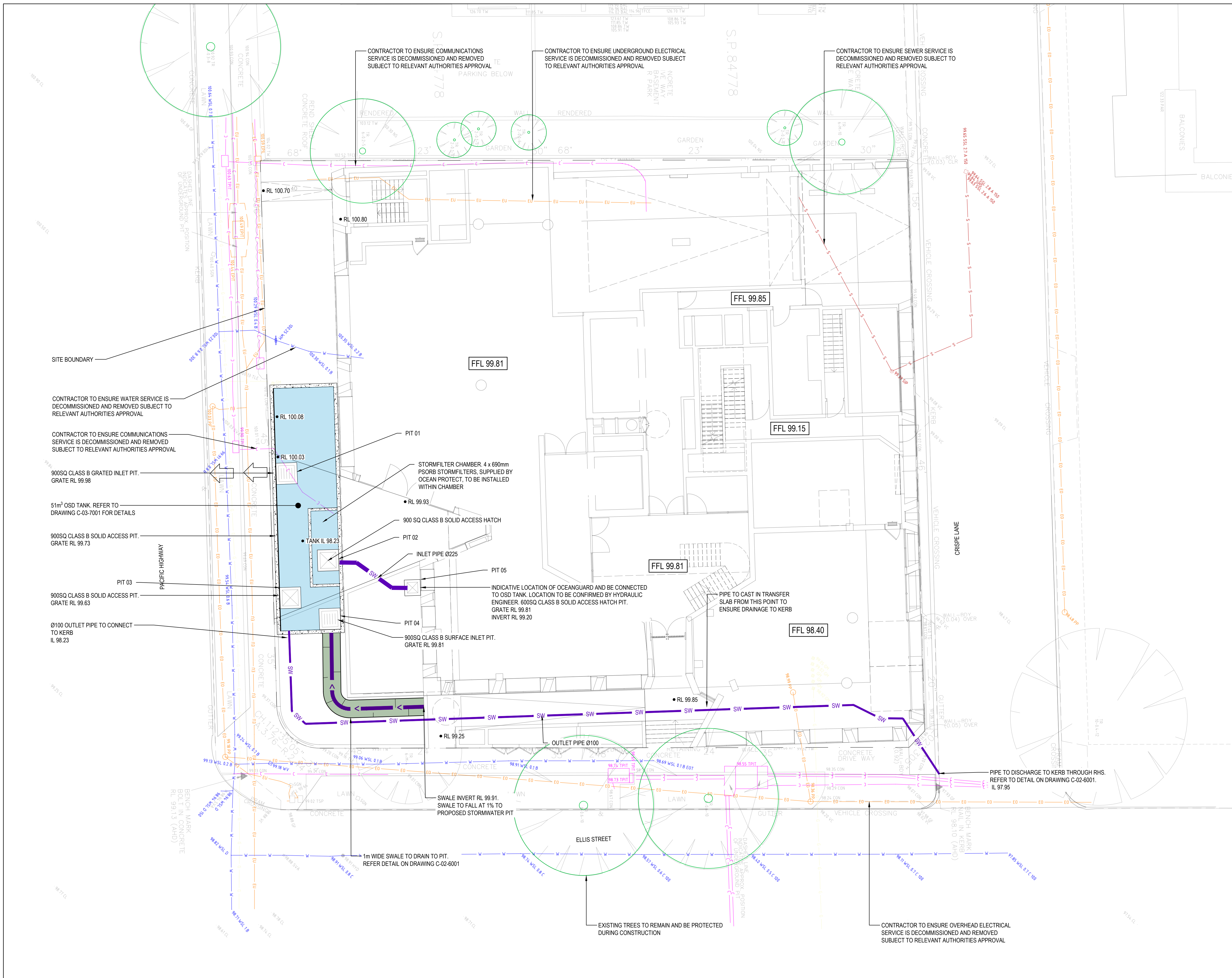
Client
CENTRAL ELEMENT

Project
15 ELLIS STREET
CHATSWOOD

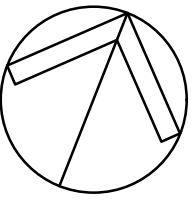
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SPECIFICATION NOTES AND LEGEND
SHEET

Scale:
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Project Number S210084		Drawing Number C-00-0101	Revision C



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Rev	Revision Description	Date
D	ISSUED FOR 70% DESIGN DEVELOPMENT	24.06.2022
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B	ISSUED FOR COORDINATION	10.05.2022
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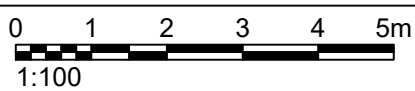
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Client
CENTRAL ELEMENT

Project
15 ELLIS STREET CHATSWOOD

Title
SITEWORKS PLAN

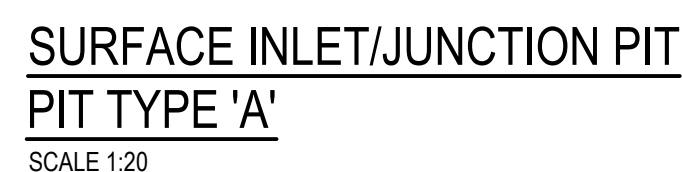
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BH	BK	EF	

Project Number	Drawing Number	Revision
S210084	C-02-1001	D



PIT EDGE DETAIL 'D'



		DEPTH ID		
		1	2	3
PLAN ID	S	■		
	M	■	■	
	L	■	■	■
	XL	■	■	■

1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.
2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.

C	ISSUED FOR 70% DESIGN DEVELOPMENT	24/06/2022
B	ISSUED FOR 50% DESIGN DEVELOPMENT	06.06.2022
A	ISSUED FOR APPROVAL	07.10.2021
Rev	Revision Description	Date



Client
CENTRAL ELEMENT

Project
15 ELLIS STREET
CHATSWOOD

Title
SITEWORKS DETAILS

Scale:
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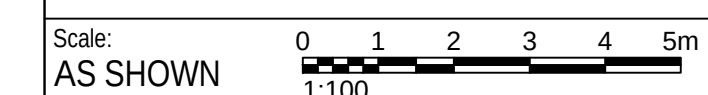
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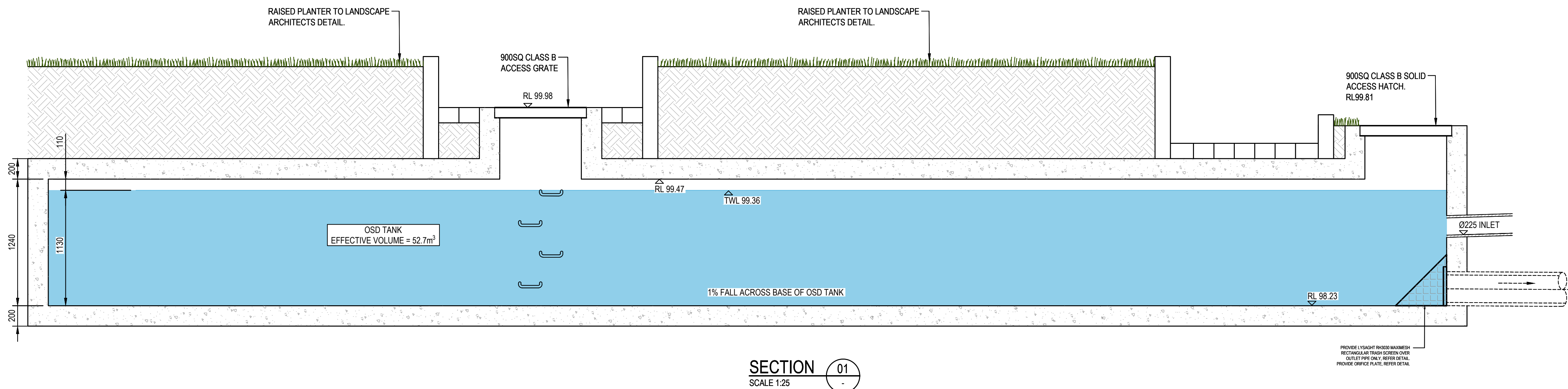
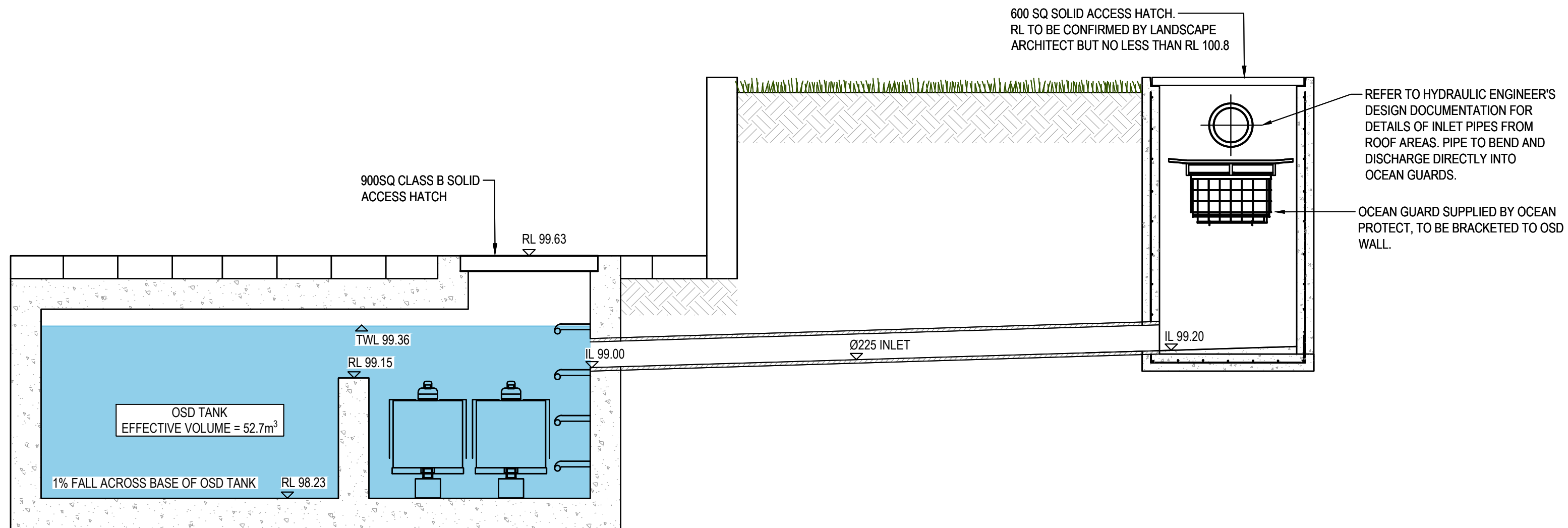
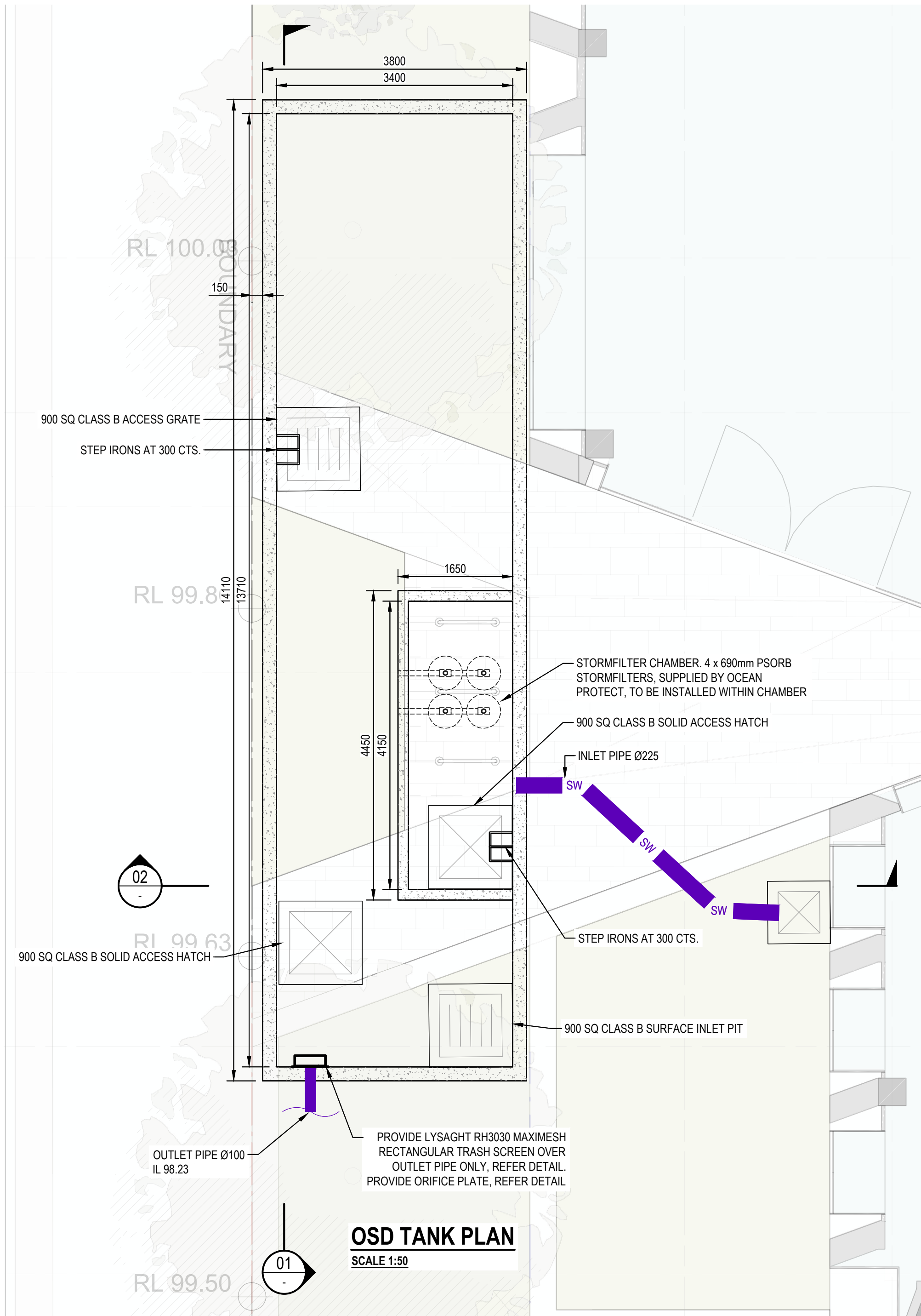
Project	15 ELLIS STREET CHATSWOOD
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Title	CATCHMENT PLAN
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Drawn BH	Designed BK	Checked EF	Approved
Project Number S210084		Drawing Number C-03-2001	Revision C

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A	ISSUED FOR APPROVAL	07.10.2021
Rev	Revision Description	Date



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Client
CENTRAL ELEMENT

Project
**15 ELLIS STREET
CHATSWOOD**

Title
OSD TANK PLAN AND SECTIONS

Scale:
AS SHOWN

Drawn BH	Designed BK	Checked EF	Approved
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Project Number S210084	Drawing Number C-03-7001	Revision D
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SCALE NTS
NOTE: ALL ITEMS TO BE HOT DIPPED GALVANISED.
ALL FIXING ITEMS TO BE 316SS GRADE.
ENSURE ALL DISSIMILAR METALS AVOID CONTACT UNLESS
CATHODIC PROTECTION IS PROVIDED



SCALE 1:10

Item	Description	Units	Values
Q	Permissible Site Discharge	m ³ /s	0.02060
Cd	Coefficient of Discharge	unitless	0.98
g	Acceleration due to Gravity	m ² /s	9.81
H	Head of water above centreline of orifice	m	1.00
A	Area of Orifice	m ²	0.00475
d	Diameter of Orifice	mm	78

$$\text{Area of Orifice} = \frac{Q}{Cd \times \sqrt{2gh}}$$



SCALE NTS

STEP IRON DETAIL

SCALE 1:5

NOTE: ALL STEPS IRON TO BE PLASTIC COATED

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C	ISSUED FOR 70% DESIGN DEVELOPMENT	24.06.2022
B	ISSUED FOR 50% DESIGN DEVELOPMENT	06.06.2022
A	ISSUED FOR APPROVAL	07.10.2021
Rev	Revision Description	Date



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Client
CENTRAL ELEMENT

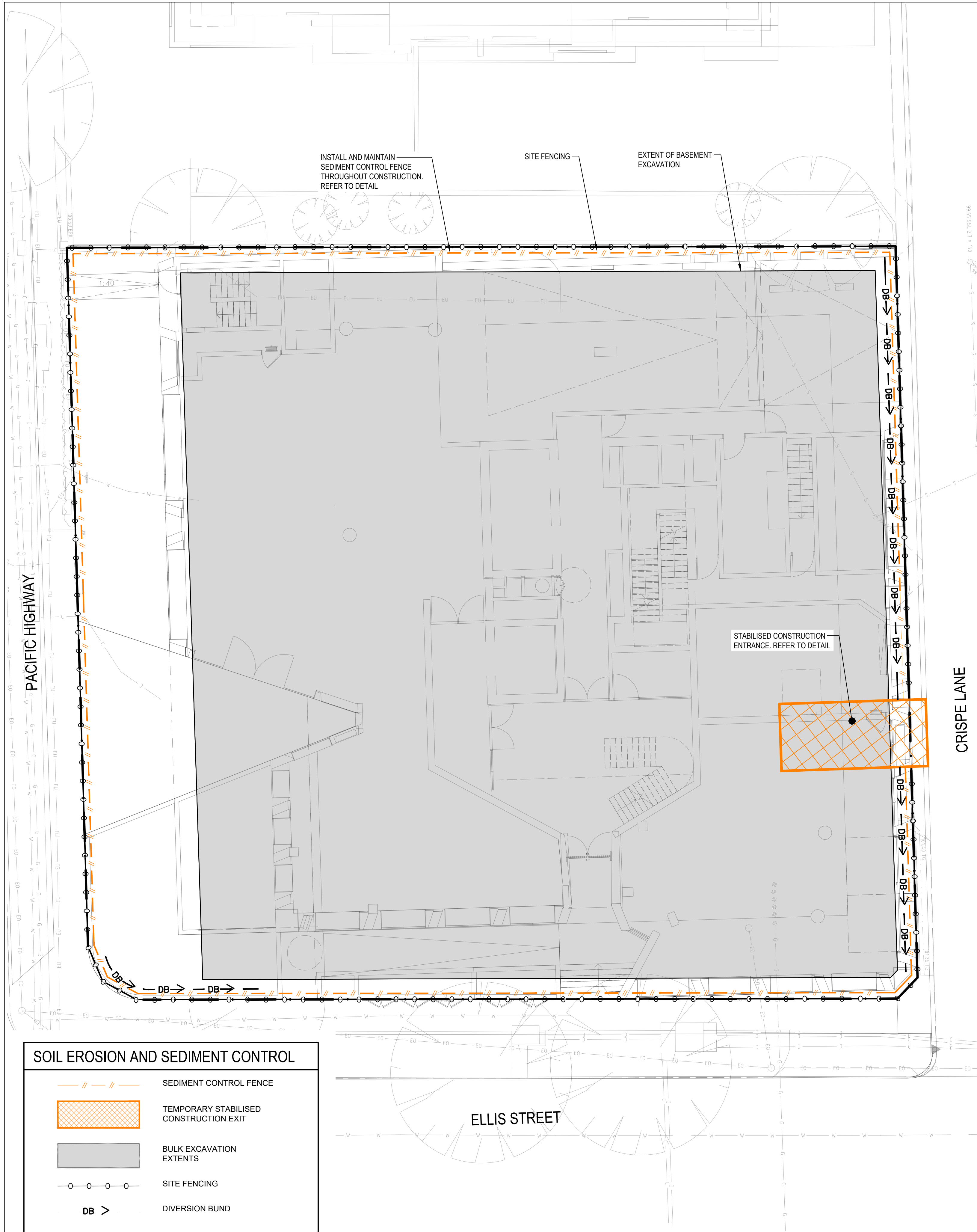
Project
15 ELLIS STREET
CHATSWOOD

Title	OSD TANK DETAILS
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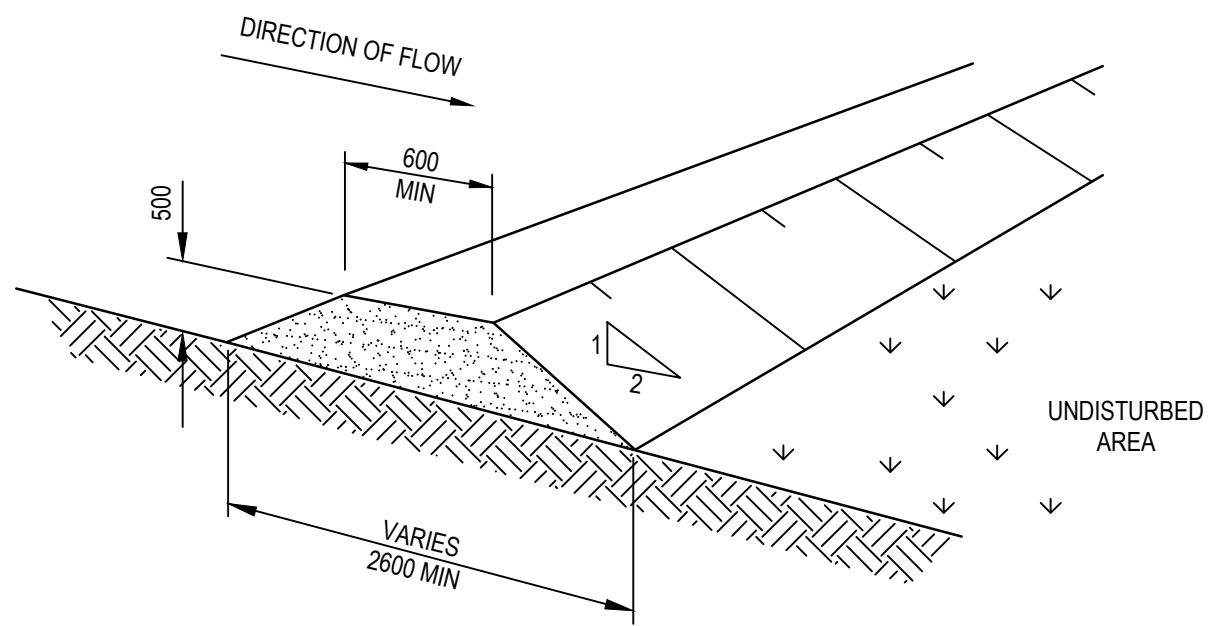
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AS SHOWN

Drawn BH	Designed BK	Checked EF	Approved
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Project Number	Drawing Number	Revision
S210084	C-03-7051	C

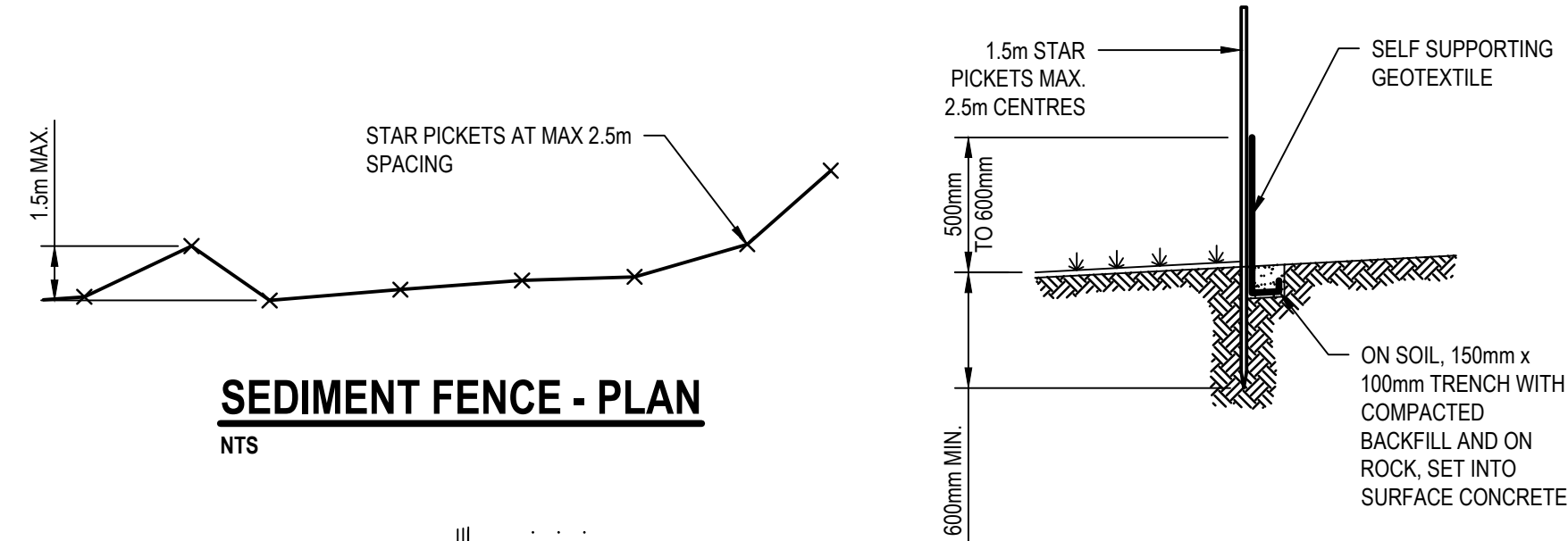


CRISPE LANE



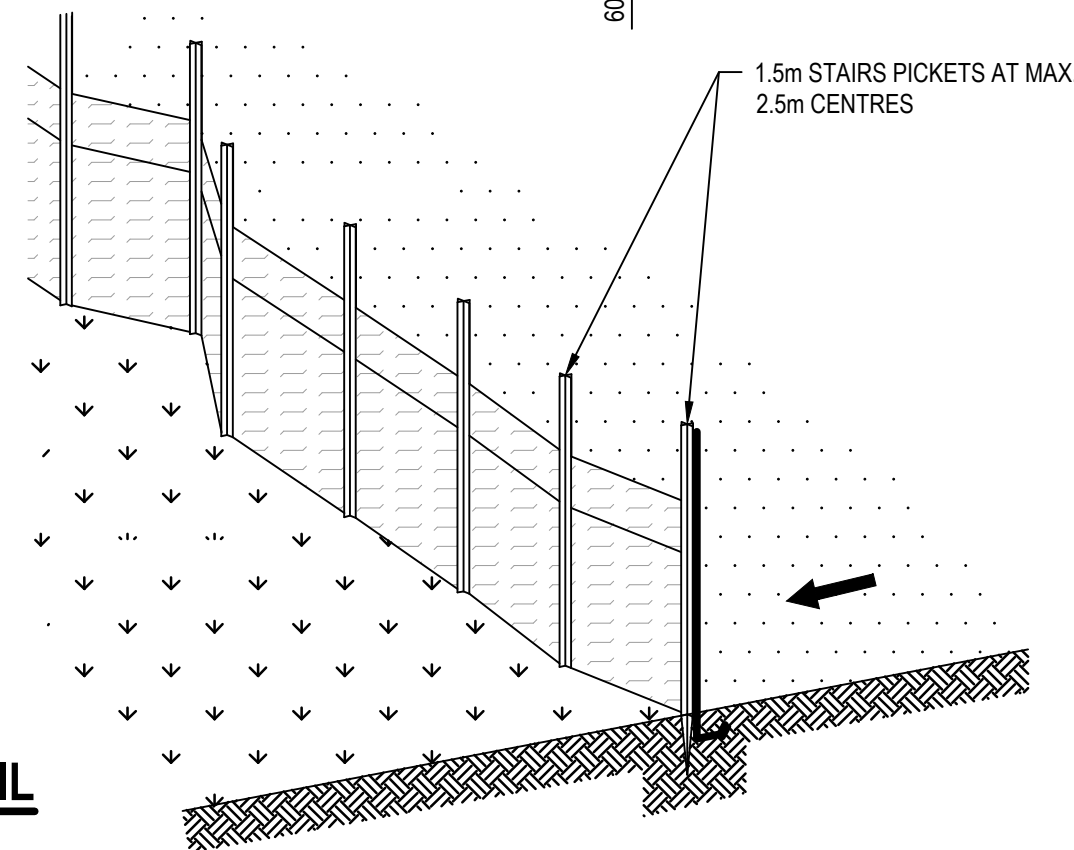
DIVERSION BANK

NTS



SEDIMENT FENCE - PLAN

NTS

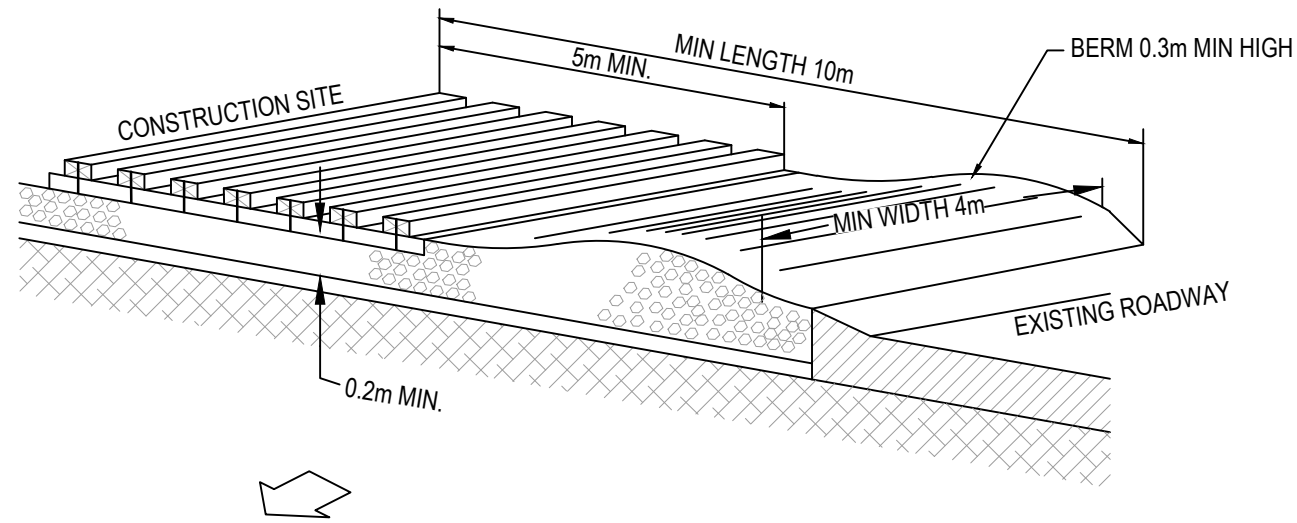


SEDIMENT FENCE - DETAIL

NTS

SEDIMENT FENCE

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BE PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING, TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 litres/sec IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METER LONG STAR PICKETS INTO GROUND AT 2.5 METER INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS, ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES, OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP WHERE THE SEDIMENT IS COLLECTED AND REMOVED.

NOTES

1. CONTRACTOR SHALL CONDUCT A DIAL BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF ANY WORK
2. ENSURE THAT ALL COUNCIL AND PUBLIC UTILITY ASSETS ARE MAINTAINED AND PROTECTED AT ALL TIMES IN THE VICINITY OF THE TEMPORARY CONSTRUCTION EXIT

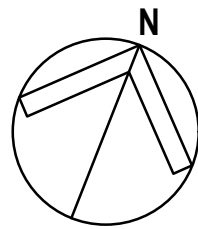
MAINTENANCE NOTES

THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT OFF THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFF THE CONSTRUCTION SITE MUST BE REMOVED IMMEDIATELY.

TEMPORARY STABILISED CONSTRUCTION EXIT

NTS

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scp engineers and development consultants
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Client
CENTRAL ELEMENT

Project
15 ELLIS STREET CHATSWOOD

Title
EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

Scale:
AS SHOWN 0 1 2 3 4 5m
1:100

Drawn BH	Designed BK	Checked EF	Approved
Project Number S210084	Drawing Number C-06-0001	Revision C	



753 Pacific Highway & 15 Ellis Street Chatswood

**Development Application
Landscape Design Report**

April 2022

DA-L001 Revision C

753 Pacific Highway & 15 Ellis Street, Chatswood

Development Application

Project Number: S21-023

Project Address: 753 Pacific Highway & 15 Ellis Street, Chatswood

Revision	Issue	Date	By	Checked
A	Draft DA	30.09.21	GH	TC
B	DA	27.10.21	GH	TC
C	Revised DA	06.04.22	GH	TC

OCULUS

Landscape Architecture

Urban Design

Environmental Planning

Level 1, 5 Wilson Street, Newtown 2042

p. 02 9557 5533

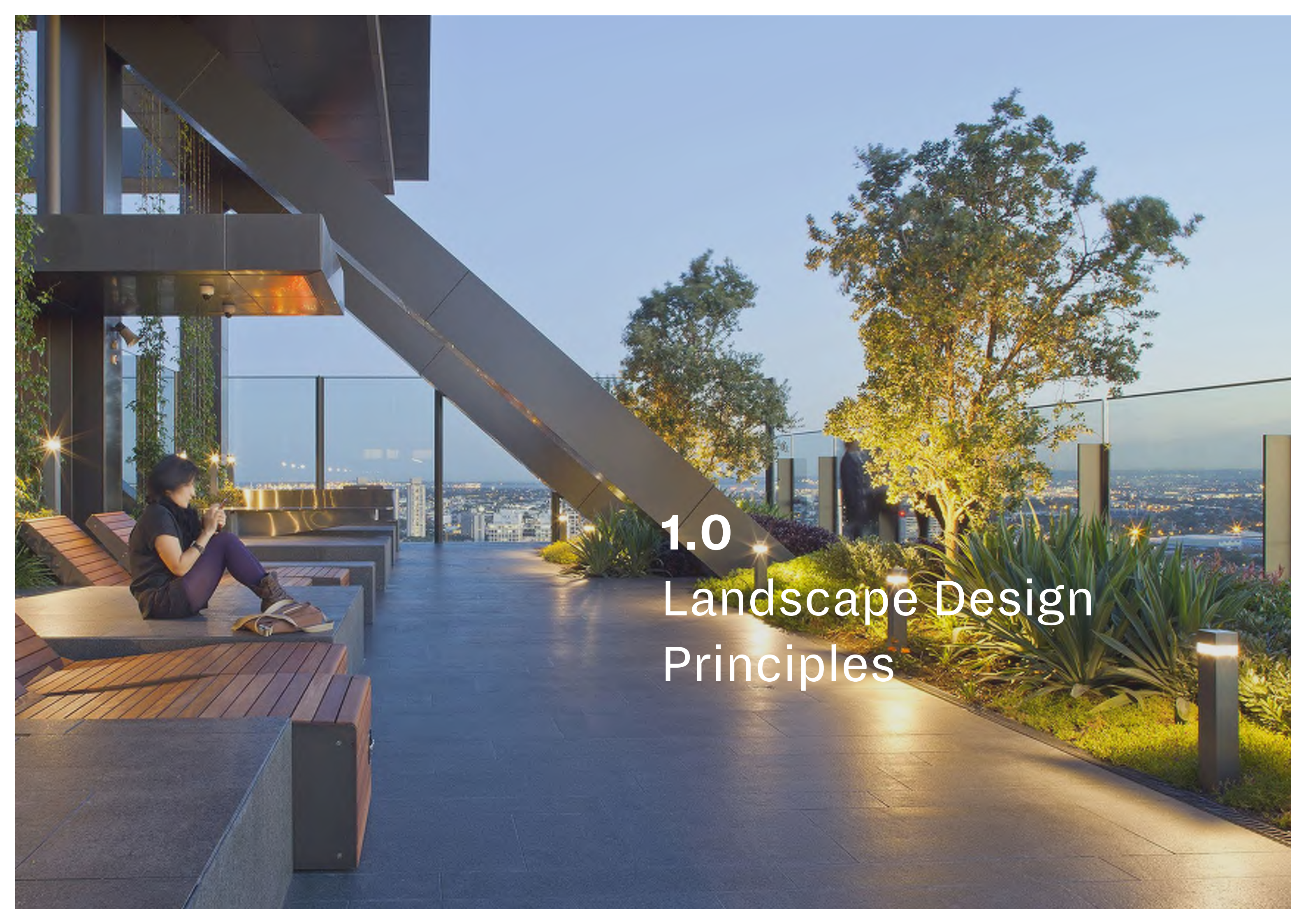
e. australia@oculus.info

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Concept Design	6
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2.2 Level 2 clubhouse	11
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A photograph of a modern rooftop terrace at dusk. On the left, a person is sitting on a wooden slatted bench, looking at a phone. The terrace has a dark, polished floor and a large, dark, angular architectural element extending from the building. To the right, there is a large, well-lit tree and some low-lying plants. In the background, a city skyline is visible under a twilight sky. The text "1.0 Landscape Design Principles" is overlaid in the center-right.

1.0 Landscape Design Principles

‘Providing quality public domain and ground floor landscape treatments combined with high-end communal and private landscape spaces on all levels to enhance the quality of working and living capitalising in city and mountain views. ‘

RESPOND

The landscape responds to the architecture to create a seamless transition from outside to inside as well as an integrated approach to softening the building form. The planting palette follows a lush, simple and neat aesthetic to match with the contemporary architectural style.

PRIVACY

Providing clear sight lines to the ground floor retail at street level while screening through planting for adjoining apartments to create separation between their private outdoor spaces.

COMMUNAL SPACE

Utilising the Level 2 to provide a communal outdoor space with a variety of uses with a focus on wellness. Areas for passive activities as well as group gatherings which are separated by planting allow for flexibility of the space.





2.0 Concept Design

2.1 Ground floor



Ground floor - section AA



Pacific Highway Verge planted with native grasses Shared path Native tree planting Views through to the commercial units at ground level Tiered planting along the building frontage using native grasses to reflect a soft meadow and create a unique landscape setting which supports the architectural style

Tree removal

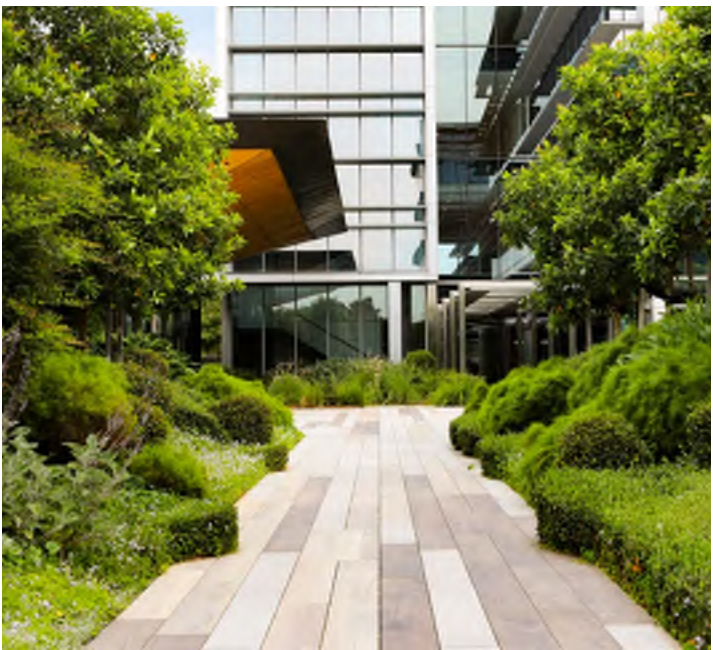


Legend

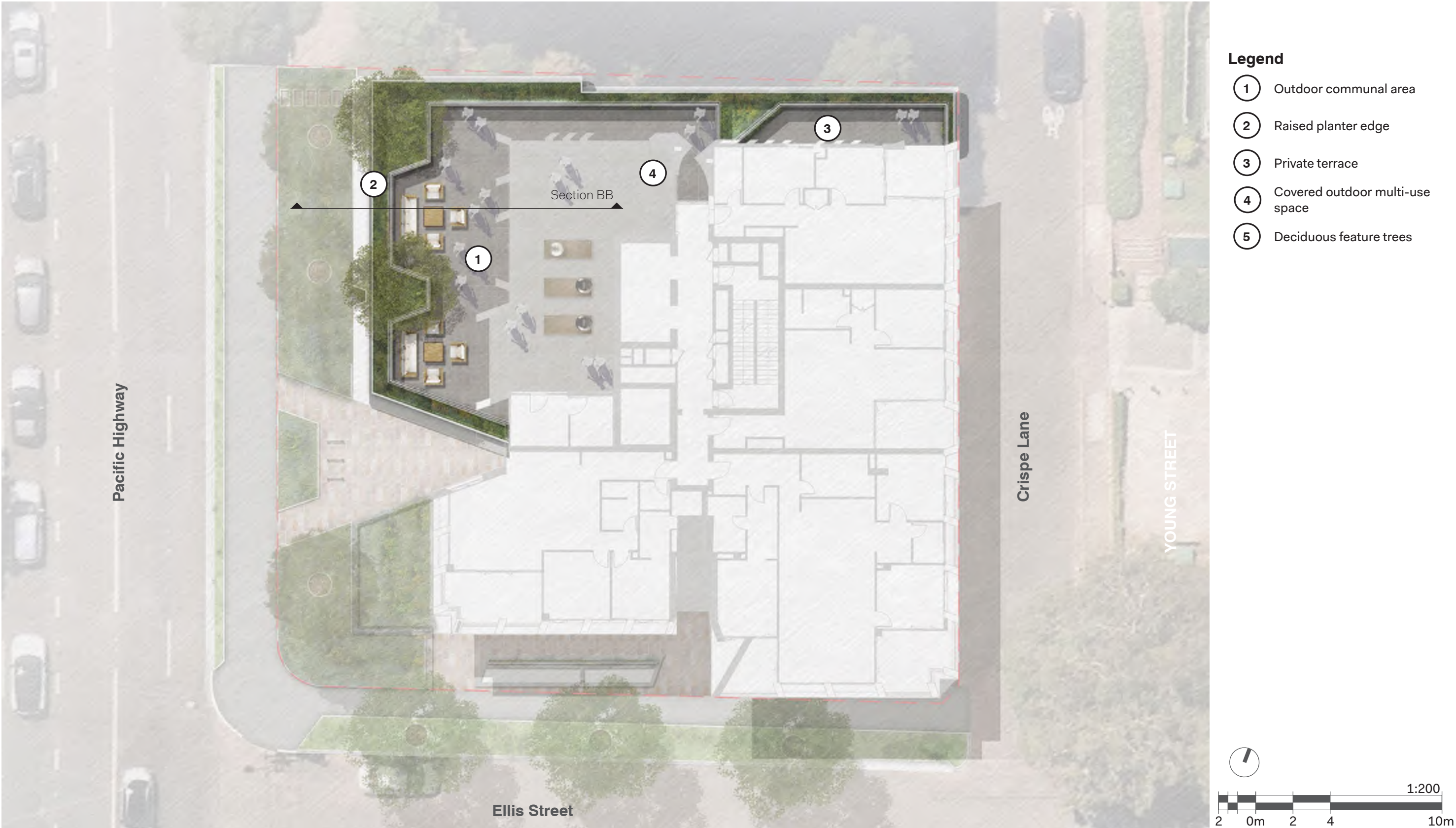
-  Existing trees to be removed
-  Trees to be replaced in accordance with Willoughby Street Tree Master Plan
-  Existing trees to be retained and protected. Any pruning to be carried out by a qualified arborist

Information based on the Draft Arboricultural Impact Assessment prepared by Consulting Arborist Matthew Reed (April 2021)

Ground floor precedents



2.2 Level 2 clubhouse

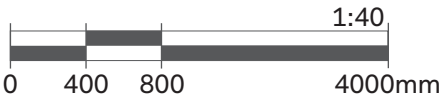


Level 2 clubhouse section BB



Outdoor communal terrace

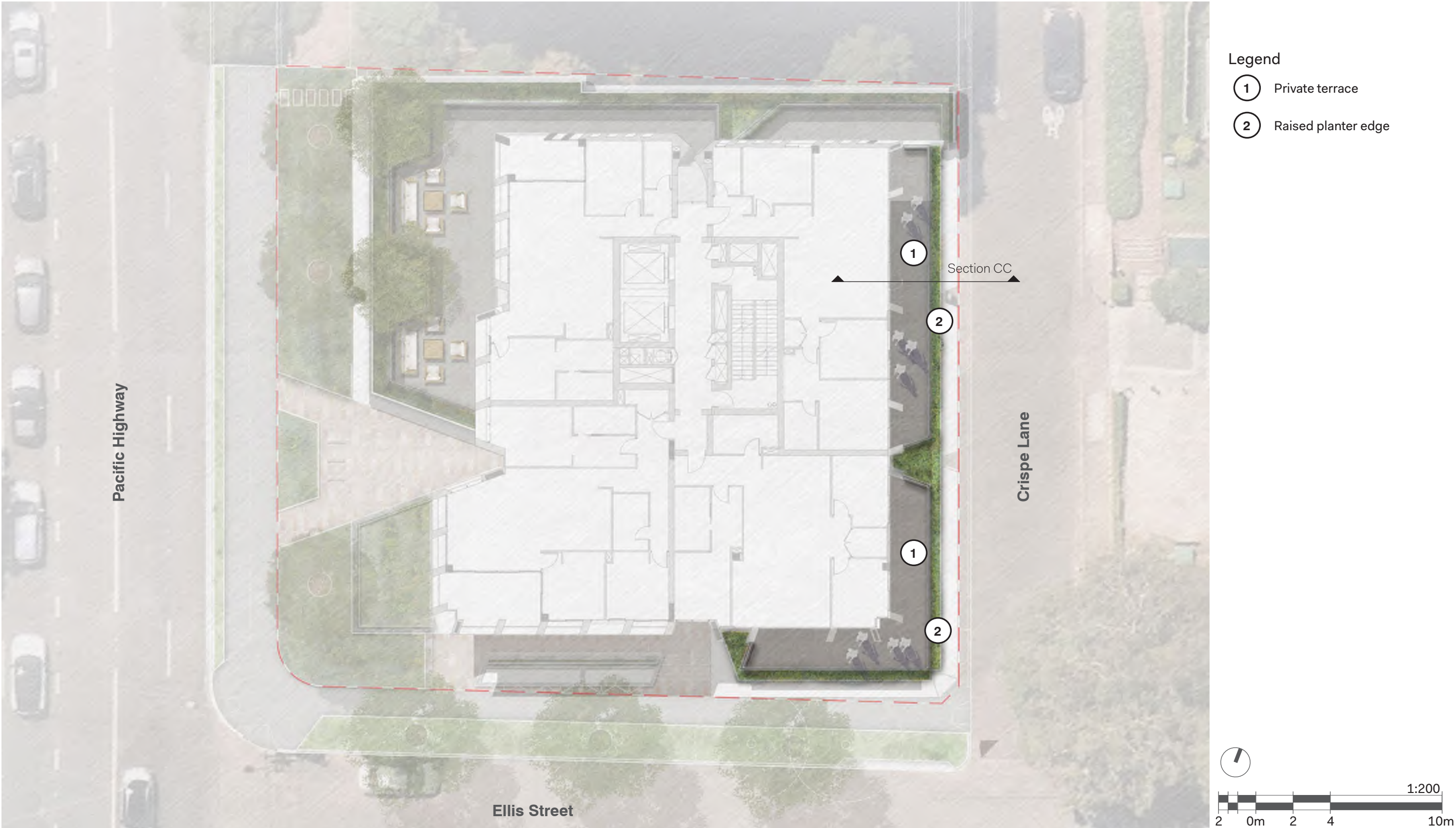
Flexible undercover fitness space



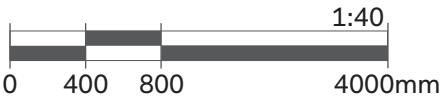
Level 2 clubhouse precedents and materials



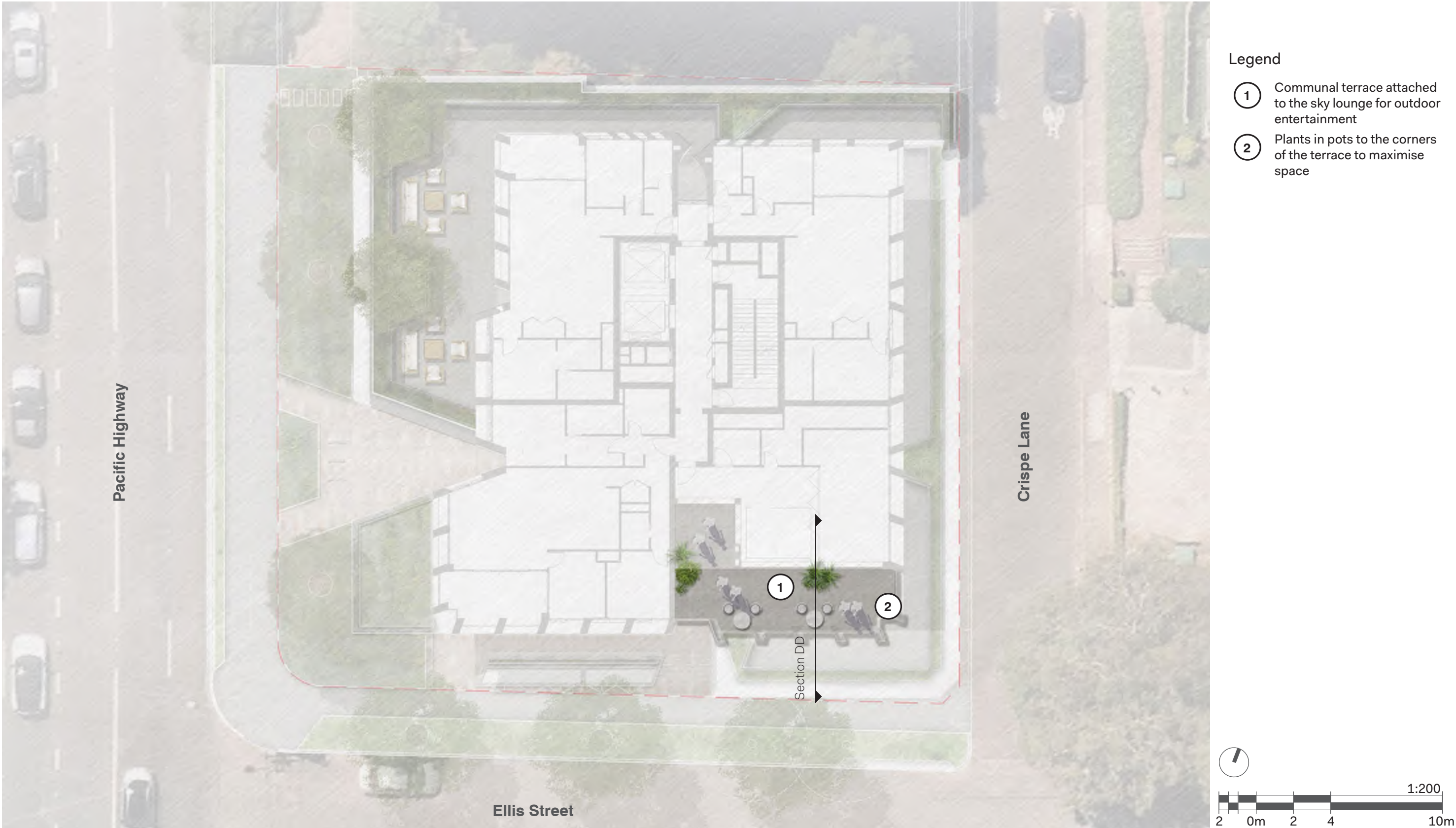
2.3 Level 4 private terraces



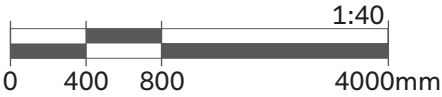
Level 4 terrace section CC



2.4 Level 9 sky lounge



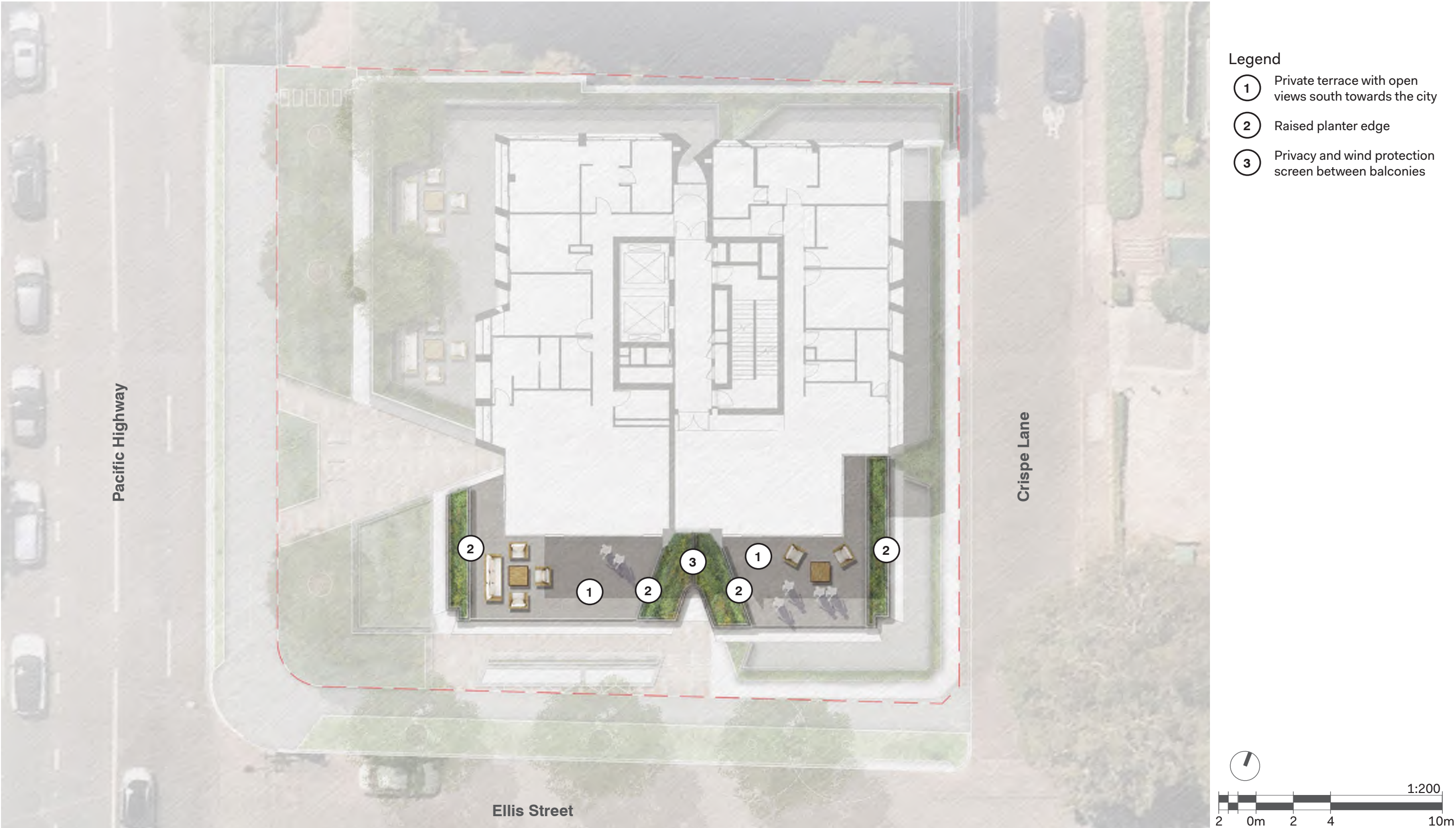
Level 9 sky lounge section DD



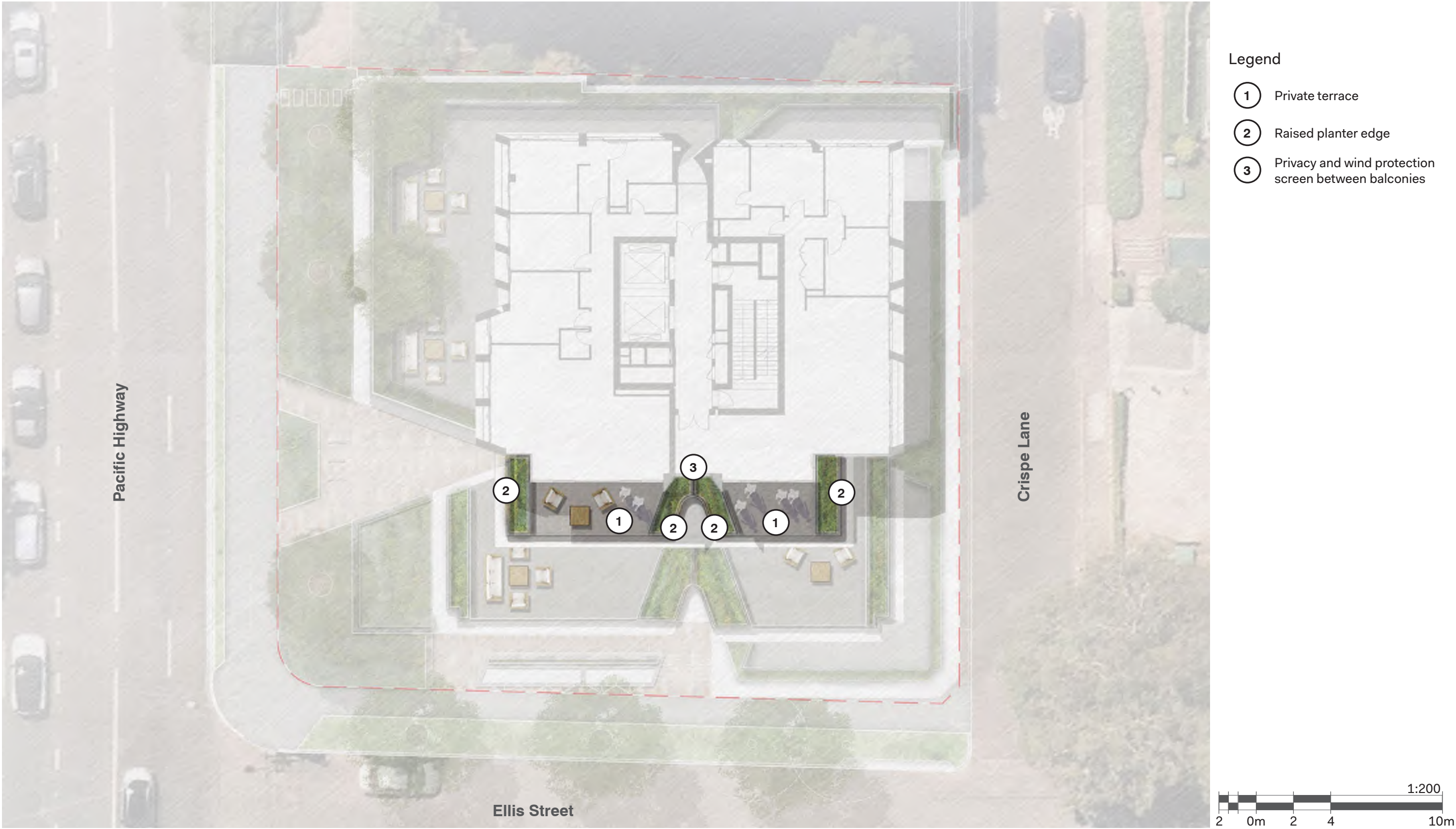
Level 9 skylounge precedents and materials



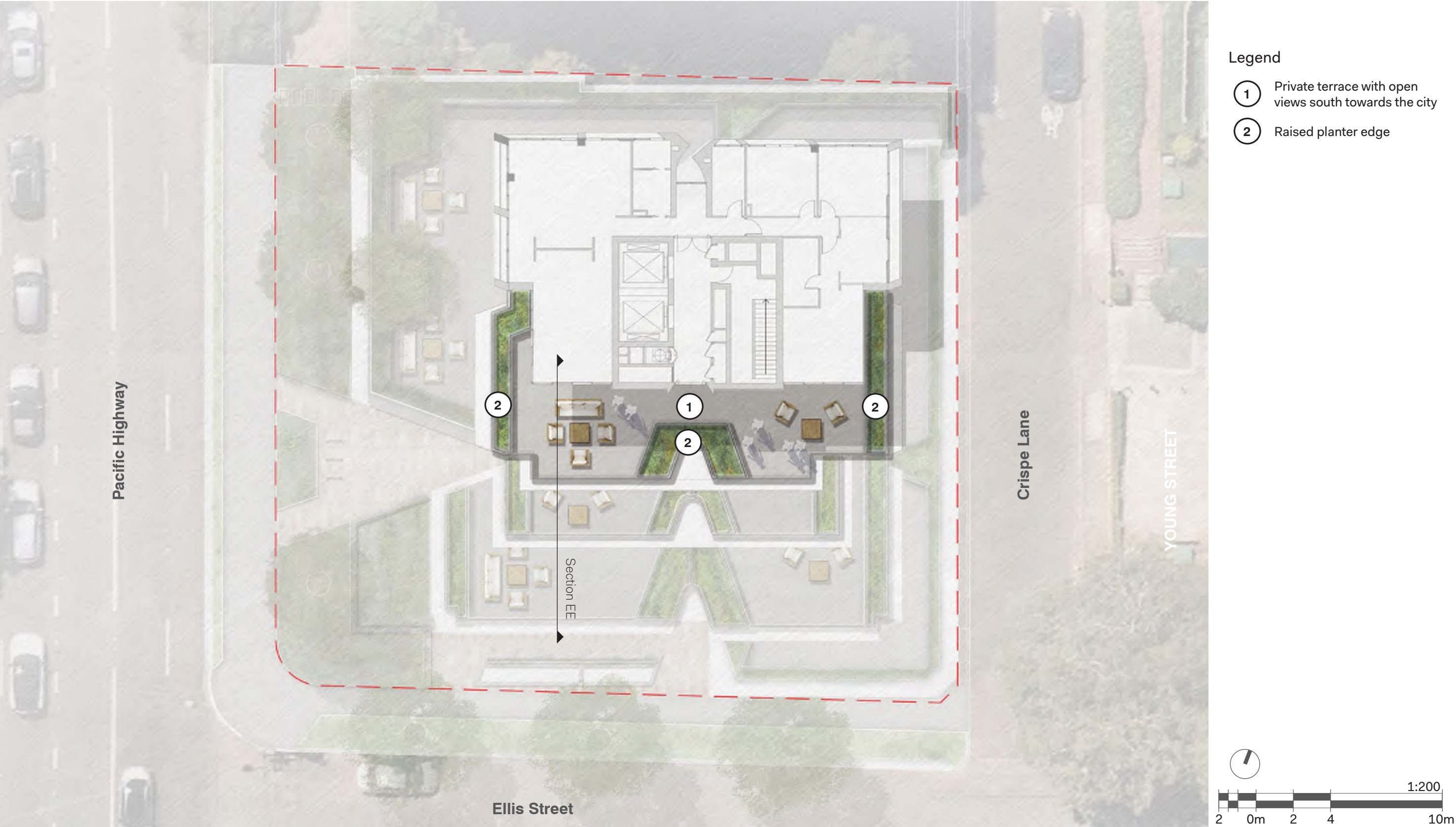
2.5 Level 14 private terraces



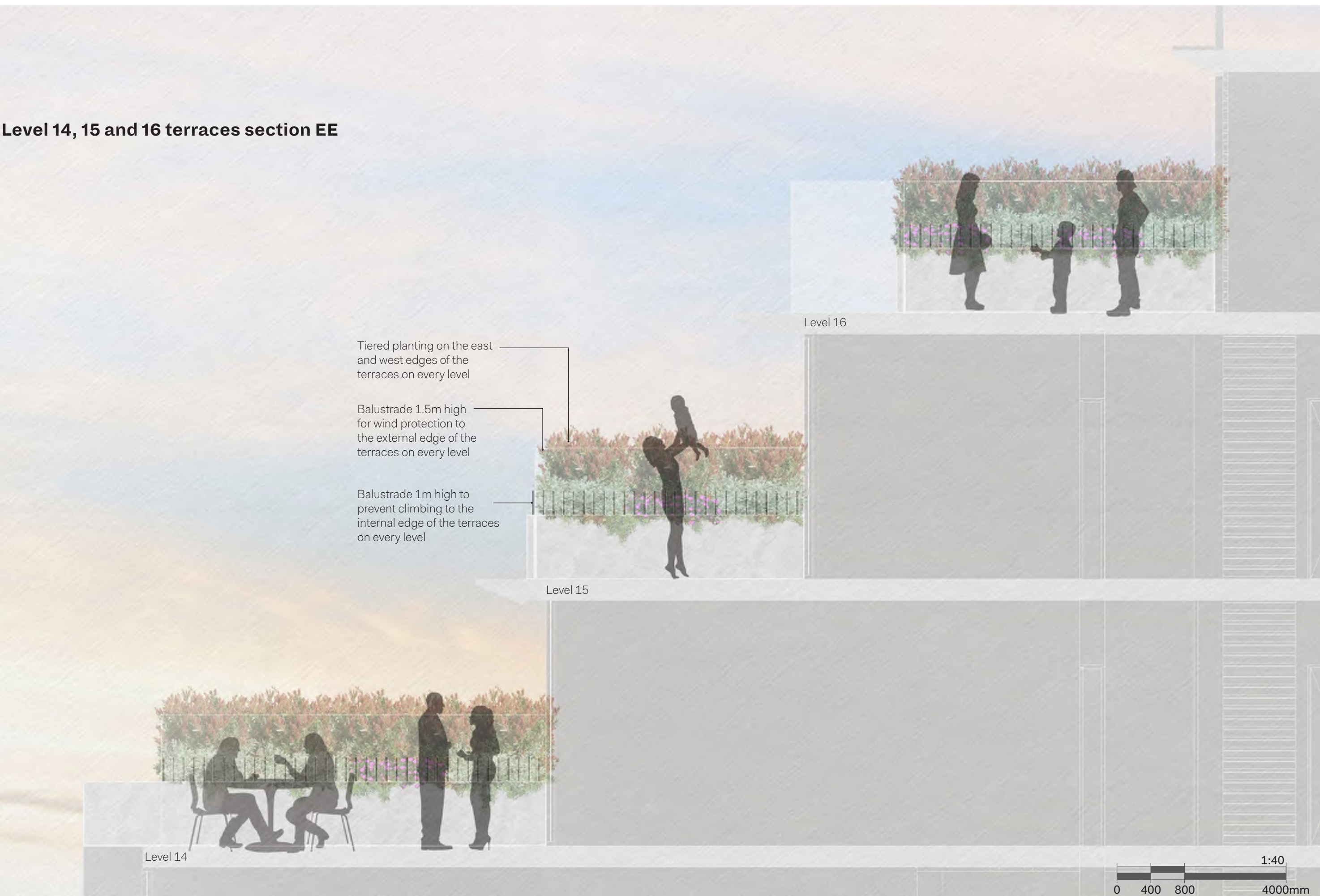
2.6 Level 15 private terraces



2.7 Level 16 private terrace



Level 14, 15 and 16 terraces section EE



2.8 Planting

Typologies

Ground level native meadow



Balcony terraces planter groundcovers and low shrubs



Plant schedule

Botanical Name	Common Name	Container Size	Mature height and spread	Spacing
STREET TREES				
Angophora costata	Smooth-Barked Apple	200L	20m x 10m	as shown
Syzygium leuhmannii	Rieberry Lilly Pilly	200L	8m x 4m	as shown
FEATURE TREES				
Banksia integrifolia	Coast Banksia	100L	8m x 4m	as shown
Corymbia citriodra 'Scentuous'	Dwarf Lemon-Scented Gum	100L	7m x 3m	as shown
Lagerstroemia indica x l. fauriei natchez	Indian Summer Crepe Myrtle	100L	6m x 4m	as shown
SHRUBS AND GROUND COVERS				
MP1 - Trailing ground covers				
Carpobrotus glaucescens	Pigface	150mm	0.20m x 2m	500mm
Casuarina glauca 'Cousin It'	Cousin It Sheoak	150mm	0.20m x 1-2m	500mm
Dichondra argentea 'Silver Falls'	Silver Falls	150mm	0.20m x 2m	400mm
Dichondra repens	Kidney Weed	150mm	0.20m x 1-5m	250mm
Eremophila glabra 'Kalbarri Carpet'	Tar Bush Kalbarri Carpet	150mm	0.20m x 1-2m	800mm
Gazania tomentosa	Silver Gazania	150mm	0.30m x 1.5m	400mm
Hardenbergia violacea	Purple Coral Pea	200mm	0.50 x 2-3m	800mm
Hibbertia scandens	Guinea Flower	200mm	0.50 x 1-5m	500mm
Myoporum parvifolium 'Yareena'	Yareena Myoporum	150mm	0.10m x 1m	800mm
Scaevola aemula 'Mauve Clusters'	Fan Flower	150mm	0.30m x 0.80m	400mm
Viola hederacea	Native Violet	150mm	0.10m x 0.30-1m	300mm
MP2 - Native meadow				
Dianella caerulea 'Cassa Blue'	Cassa Blue Flax Lilly	150mm	0.50m x 0.40m	400mm
Festuca glauca	Blue Fescue	150mm	0.30m x 0.30m	400mm
Imperata cylindrica 'Yalba'	Yalba Imperata	150mm	0.40m x 1m	300mm
Lomandra hystrix 'Tropic Cascade'	Tropic Cascade Lomandra	150mm	0.60m x 0.60m	500mm
Lomandra labill 'Evergreen Baby'	Lomandra Evergreen Baby	200mm	0.40m x 0.45m	400mm
Lomandra longifolia 'Nyalla'	Lomandra Nyalla	200mm	0.80m x 0.80m	400mm
Lomandra longifolia 'Tanika'	Lomandra Tanika	150mm	0.50m x 0.60m	300mm
Poa labillardieri 'Eskdale'	Eskdale Poa	150mm	0.60m x 0.50m	500mm
Poa poiformis 'Kingsdale'	Blue Tussock Grass	150mm	0.45m x 0.45m	400mm
Themeda australis 'Mingo'	Mingo Kangaroo Grass	150mm	0.30m x 0.60m	400mm

Botanical Name	Common Name	Container Size	Mature height and spread	Spacing
MP3 - Shrubs				
Acacia cognata 'Limelight'	Limelight' Wattle	200mm	1m x 0.9m	800mm
Chrysocephalum apiculatum 'Silver and Gold'	Silver and Gold Paper Daisy	150mm	0.65m x 0.45m	200mm
Correa alba	White Correa	300mm	0.80m x 0.60m	500mm
Viburnum odoratissimum 'dense fence'	Sweet viburnum	200mm	3.5m x 2m	1000mm
Grevillea lanigera 'Mt Tamboritha'	Grevillea	300mm	0.30m x 1m	300mm
Pimelea ciliata 'Marshmallow'	Rice Flower	200mm	1m x 1.0m	800mm
Westringia fruticosa 'Naringa'	Coastal Rosemary	200mm	2.2m x 1.5m	1000mm
POTTED PLANTS				
Kalanchoe orgyalis 'Copper Spoons'	Copper spoons	300mm	1m x 0.30m	as shown
Crassula ovata minima	Small leaf jade	300mm	0.75m x 0.50m	as shown
Euphorbia 'Cowboy'	Cowboy cactus	300mm	1.5m x 0.50m	as shown
Rhipsalis campos portoana	Mistletoe cactus	300mm	030m x 1m	as shown
Kalanchoe thyrsiflora flapjack	Flapjack succulent	300mm	0.40m x 0.50m	as shown
Euphorbia tirucalli 'Firesticks'	Firesticks	300mm	0.50m x 0.40m	as shown
Asparagus meyeri	Foxtail fern	300mm	0.50m x 0.50m	as shown
Strelitzia nicolai	Giant Bird of Paradise	300mm	6m x 3m	as shown
Dichondra argentea 'Silver Falls'	Silver Falls	150mm	0.20m x 2m	as shown

Ground level plant list

Image	Botanical Name	Common Name
Trees		
01	Angophora costata	Smooth-Barked Apple
02	Syzygium leuhmannii	Rieberry Lilly Pilly
03	Banksia integrifolia	Coast Banksia
04	Corymbia citriodora 'Scentuous'	Dwarf Lemon-Scented Gum
Native meadow		
05	Dianella caerulea 'Cassa Blue'	Cassa Blue Flax Lilly
06	Festuca glauca	Blue Fescue
07	Imperata cylindrica 'Yalba'	Yalba Imperata
08	Lomandra hystrix 'Tropic Cascade'	Tropic Cascade Lomandra
09	Lomandra labill 'Evergreen Baby'	Lomandra Evergreen Baby
10	Lomandra longifolia 'Nyalla'	Lomandra Nyalla
11	Lomandra longifolia 'Tanika'	Lomandra Tanika
12	Poa labillardieri 'Eskdale'	Eskdale Poa
13	Poa poiformis 'Kingsdale'	Blue Tussock Grass
14	Themeda australis 'Mingo'	Mingo Kangaroo Grass



Communal and private terraces

Image	Botanical name	Common name
MP1 - Trailing ground covers		
01	Carpobrotus glaucescens	Pigface
02	Casuarina glauca 'Cousin It'	Cousin It Sheoak
03	Dichondra argentea 'Silver Falls'	Silver Falls
04	Dichondra repens	Kidney Weed
05	Eremophila glabra 'Kalbarri Carpet'	Tar Bush Kalbarri Carpet
06	Gazania tomentosa	Silver Gazania
07	Hardenbergia violacea	Purple Coral Pea
08	Hibbertia scandens	Guinea Flower
09	Myoporum parvifolium 'Yareena'	Yareena Myoporum
10	Scaevola aemula 'Mauve Clusters'	Fan Flower
11	Viola hederacea	Native Violet

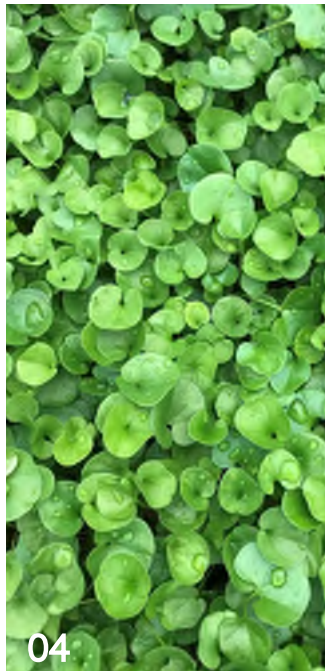
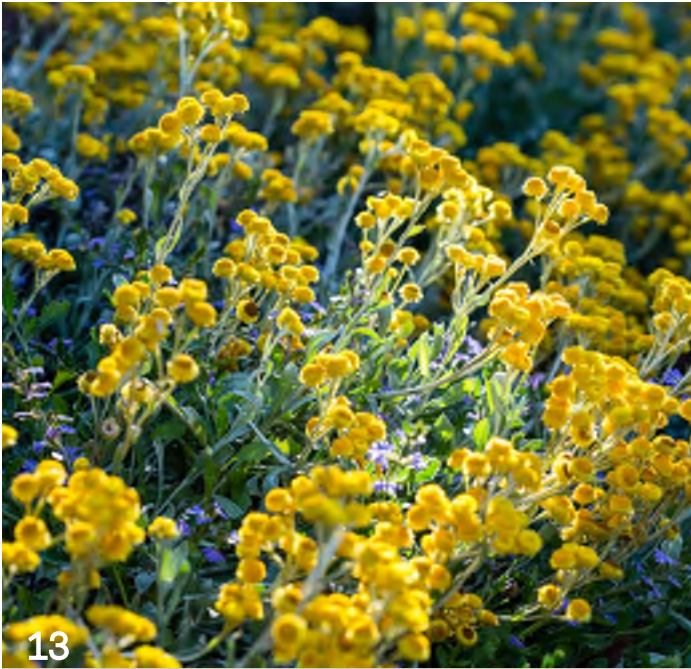
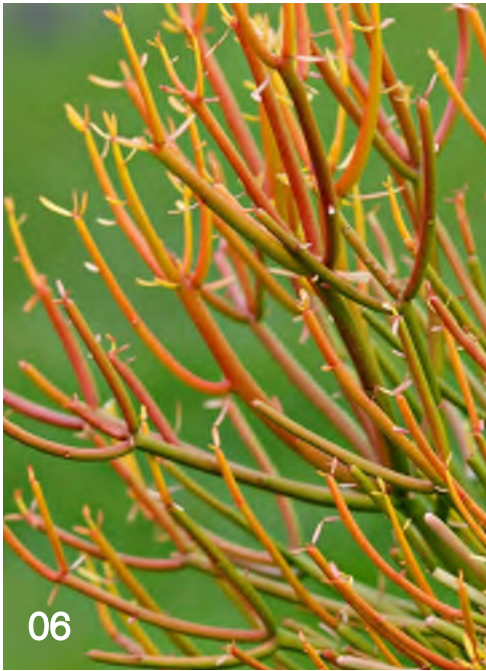
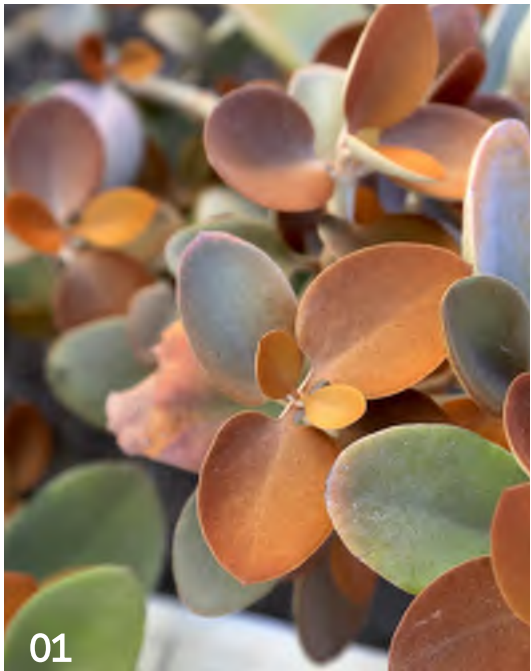


Image	Botanical name	Common name
MP3 - Shrubs		
12	Acacia cognata 'Limelight'	Limelight' Wattle
13	Chrysocephalum apiculatum 'Silver and Gold'	Silver and Gold Paper Daisy
14	Correa alba	White Correa
15	Viburnum odoratissimum 'dense fence' -	Sweet viburnum
16	Grevillea lanigera 'Mt Tamboritha'	Grevillea
17	Pimelea ciliata 'Marshmallow'	Rice Flower
18	Westringia fruticosa 'Naringa'	Coasalt Rosemary
Feature tree		
19	Lagerstroemia indica x l. fauriei natchez	Indian Summer Crepe Myrtle



Potted plants

Image	Botanical name	Common name
Potted plants		
01	Kalanchoe orgyalis 'Copper Spoons'	Copper spoons
02	Crassula ovata minima	Small leaf jade
03	Euphorbia 'Cowboy'	Cowboy cactus
04	Rhipsalis campos portoana	Mistletoe cactus
05	Kalanchoe thyrsiflora flapjack	Flapjack succulent
06	Euphorbia tirucalli 'Firesticks'	Firesticks
07	Asparagus meyeri	Foxtail fern
08	Strelitzia nicolai	Giant Bird of Paradise
09	Dichondra argentea 'Silver Falls'	Silver Falls



2.9 Maintenance strategy

Facade planting is an important component of the identity of Ellis Street Development. Successful planting outcomes depend on the below;

- + Appropriate plant selection
The plants selected to be hardy species that are well suited to local conditions, requiring minimal maintenance.
- + Adequate soil (type and volume)
Soil to be a lightweight, free draining, specialty design mix inside planters. Planter width to be greater than 300mm to reduce thermal stress and allow for adequate root systems for plants. Plants to be selected to suit planter soil depths for successful establishment and growth.
- + Adequate provision of water and nutrients
Drip irrigation lines to all planting with slow release fertilisers
- + Adequate Maintenance
Maintenance to be split between occupants and corporate body. Occupant maintenance must be able to be completed within an arms reach of balconies or ground level gardens. Maintenance access for body corporate must be safe and will require clipping points and secure points for ladders.

