


Major Project Number: **MP09_0187 MOD 2** approved on **11 March 2014** by the Planning Assessment Commission, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:  20-3-14



PRIVACY SCREEN - SAMPLE OF PERFORATION PATTERN



Major Project Number: **MP09_0187 MOD 2** approved on **11 March 2014** by the Planning Assessment Commission, as delegate for the Minister for Planning & Infrastructure, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: *[Signature]* 20.3.14



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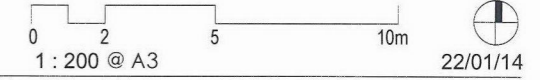
HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
www.marks.net.au

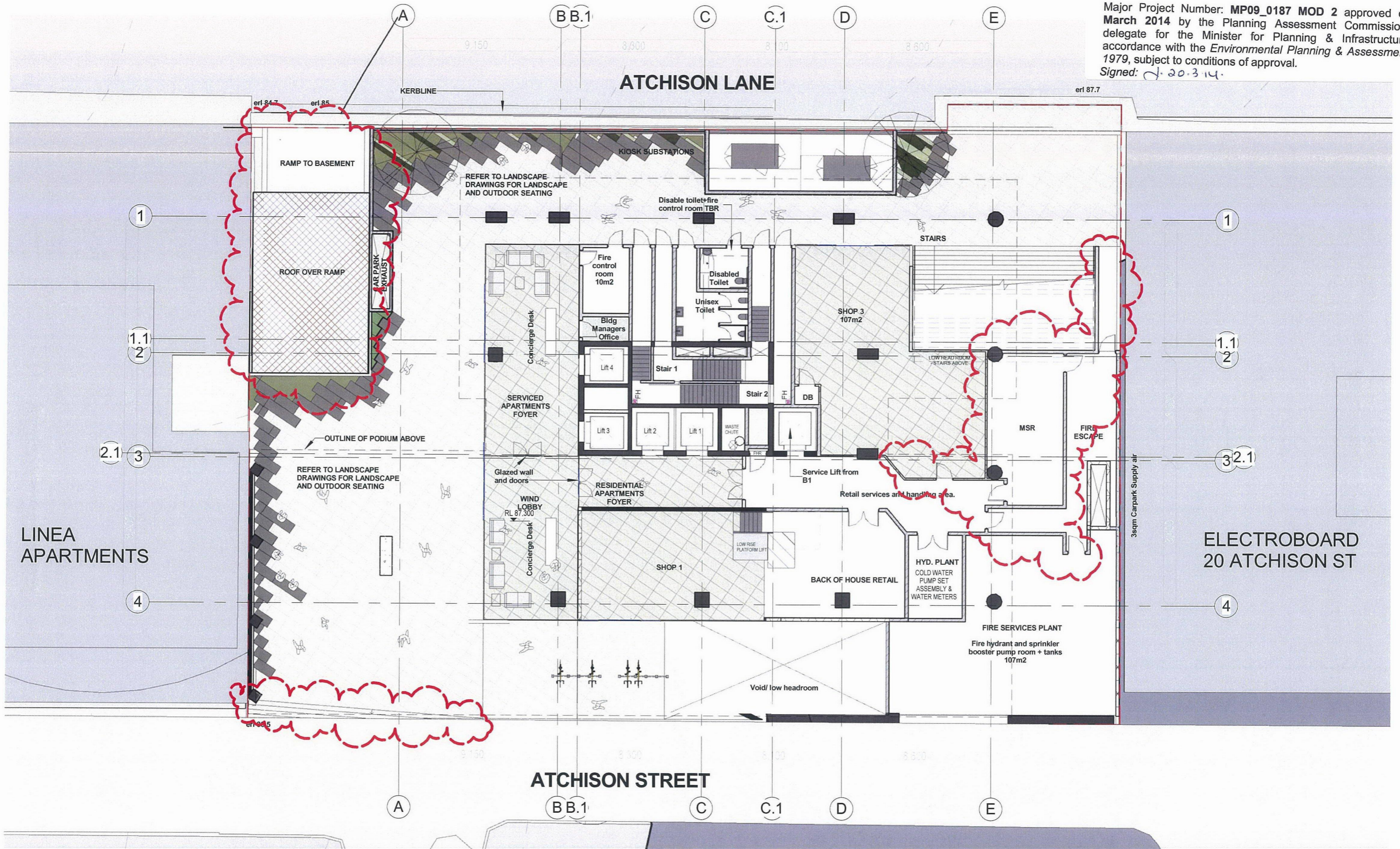
2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113
P: (02) 9889 5540
F: (02) 9888 5829
e.info@holdmark.com.au www.holdmark.com.au

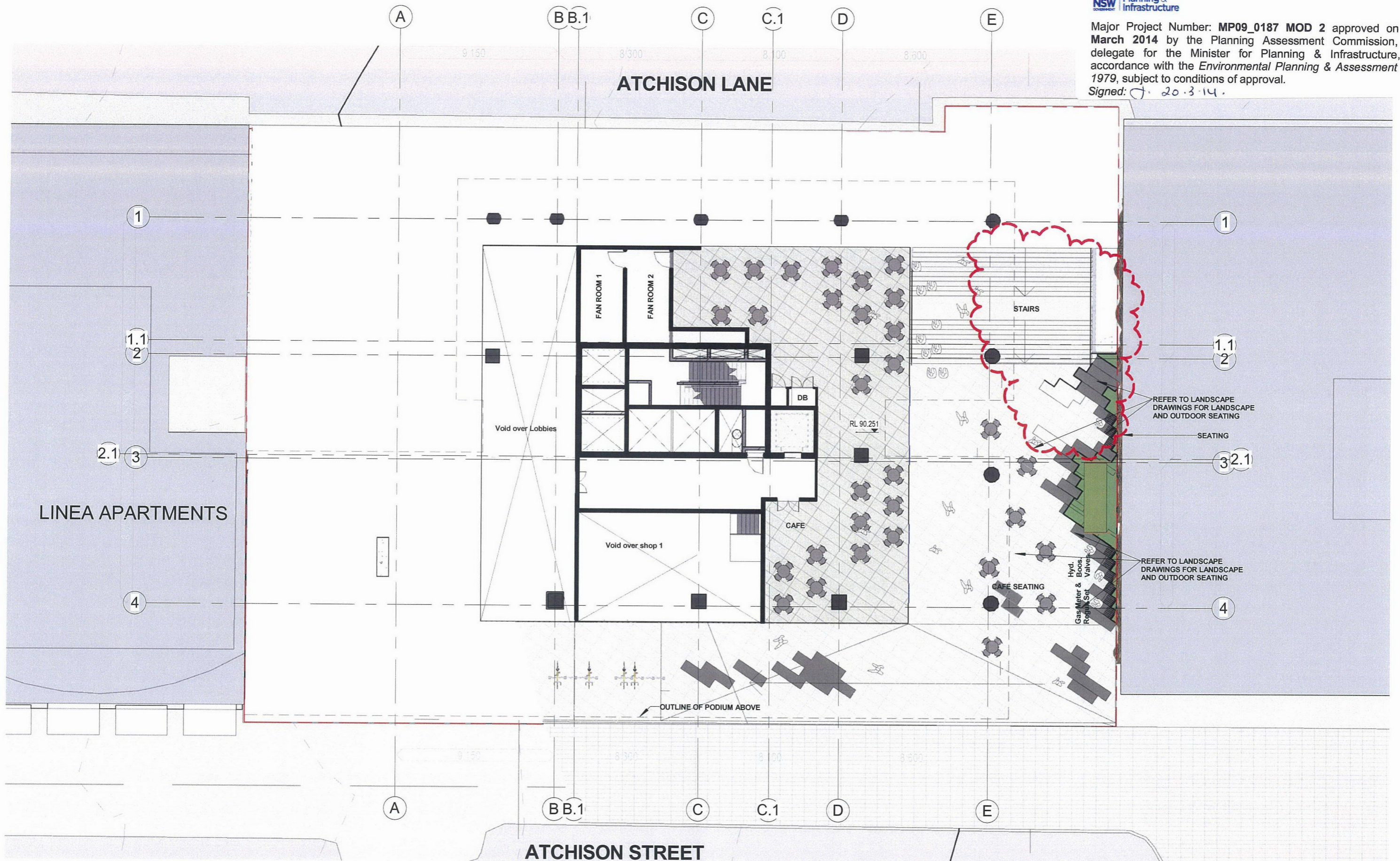
PROPOSED SITE PLAN

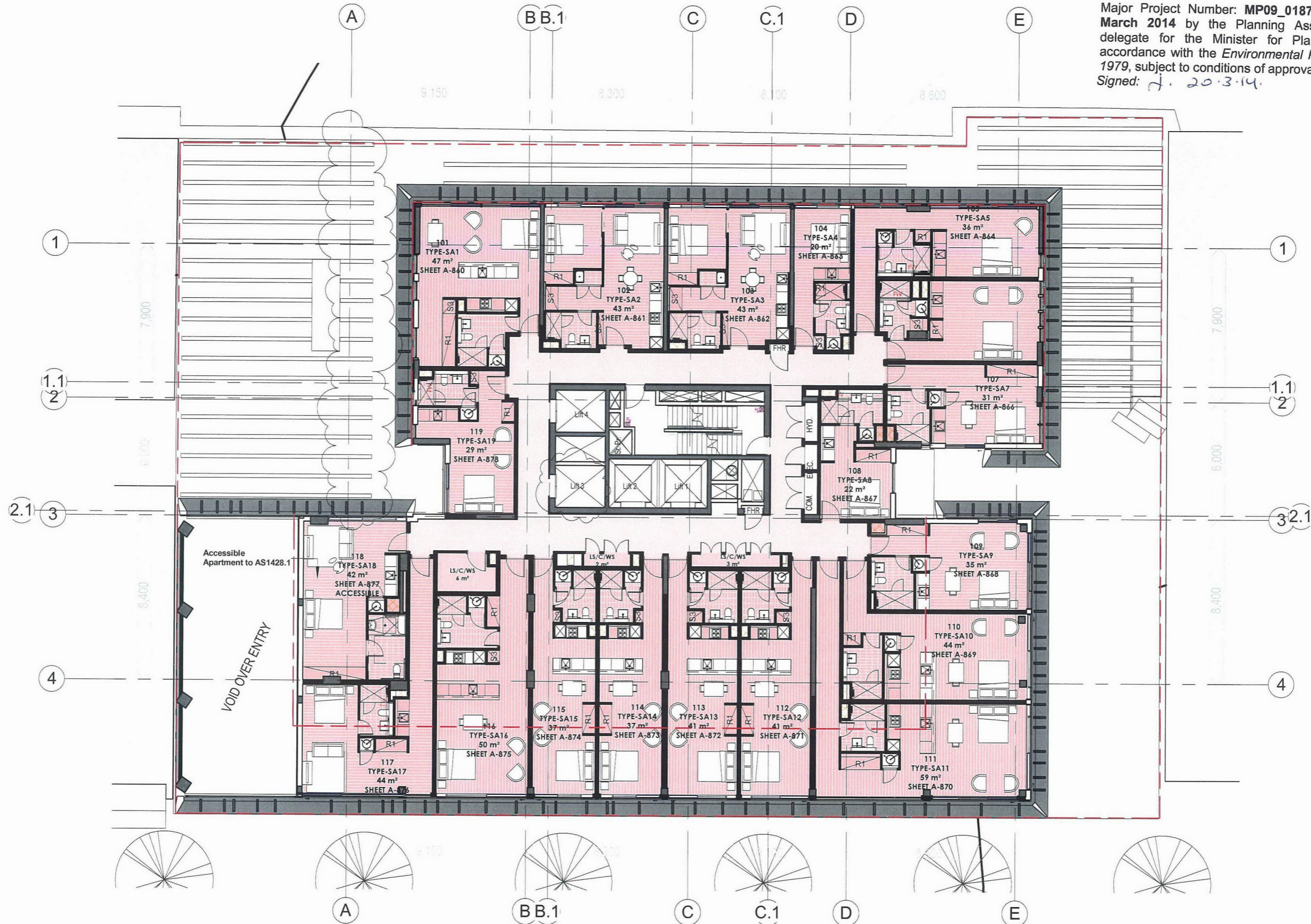
Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



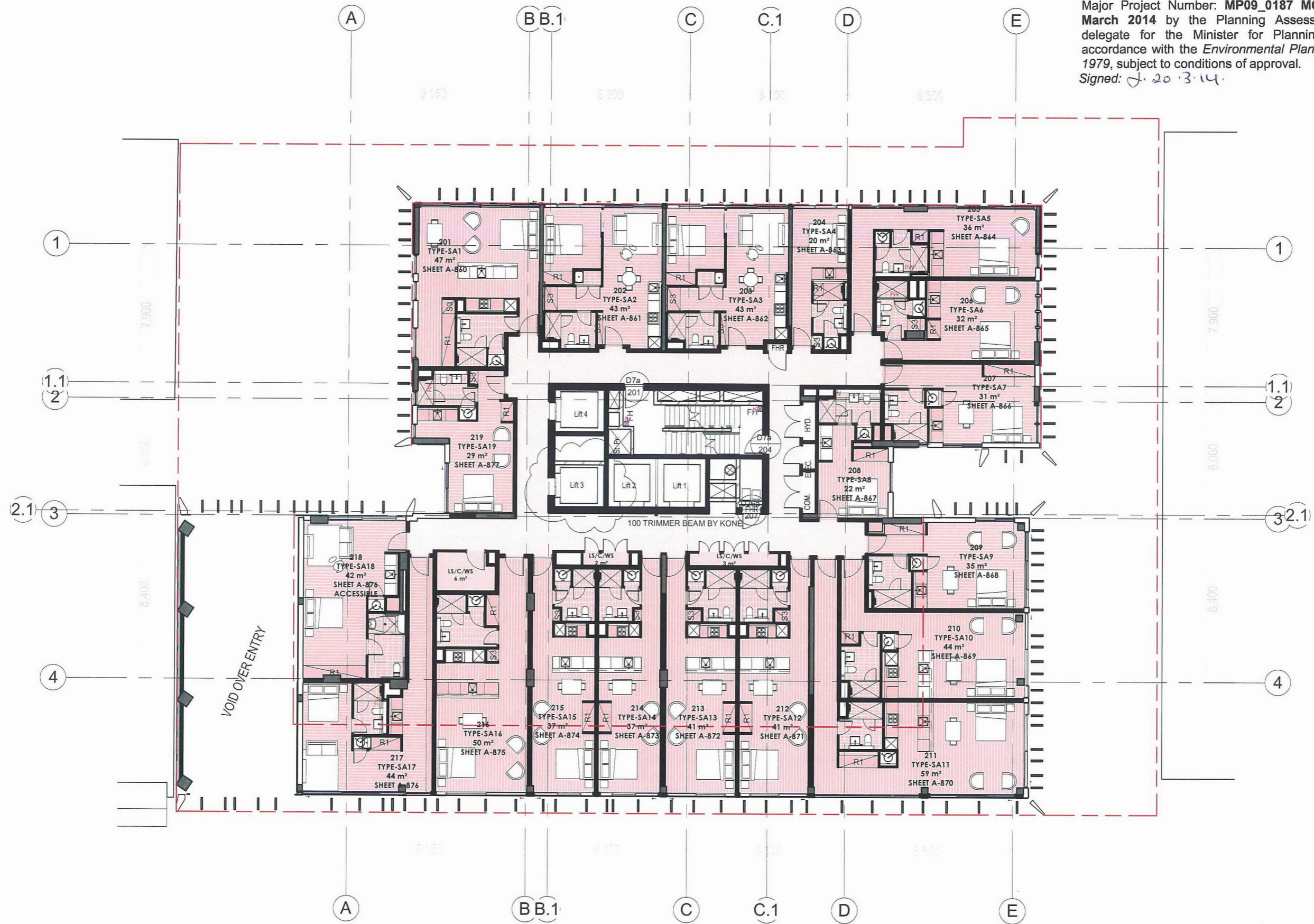
PA-100-01/6
FOR APPROVAL





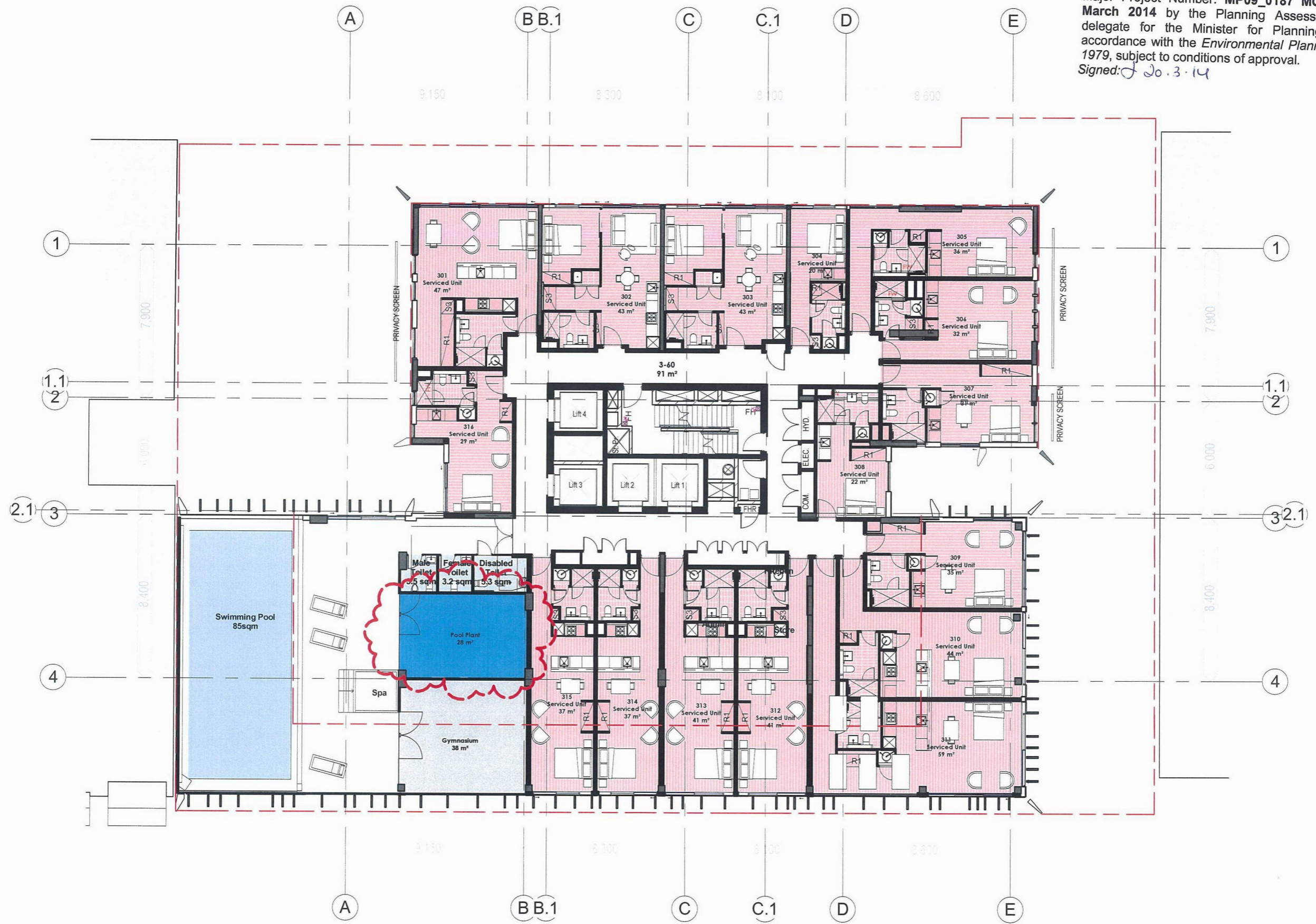


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Signed: *J. 20.3.14.*

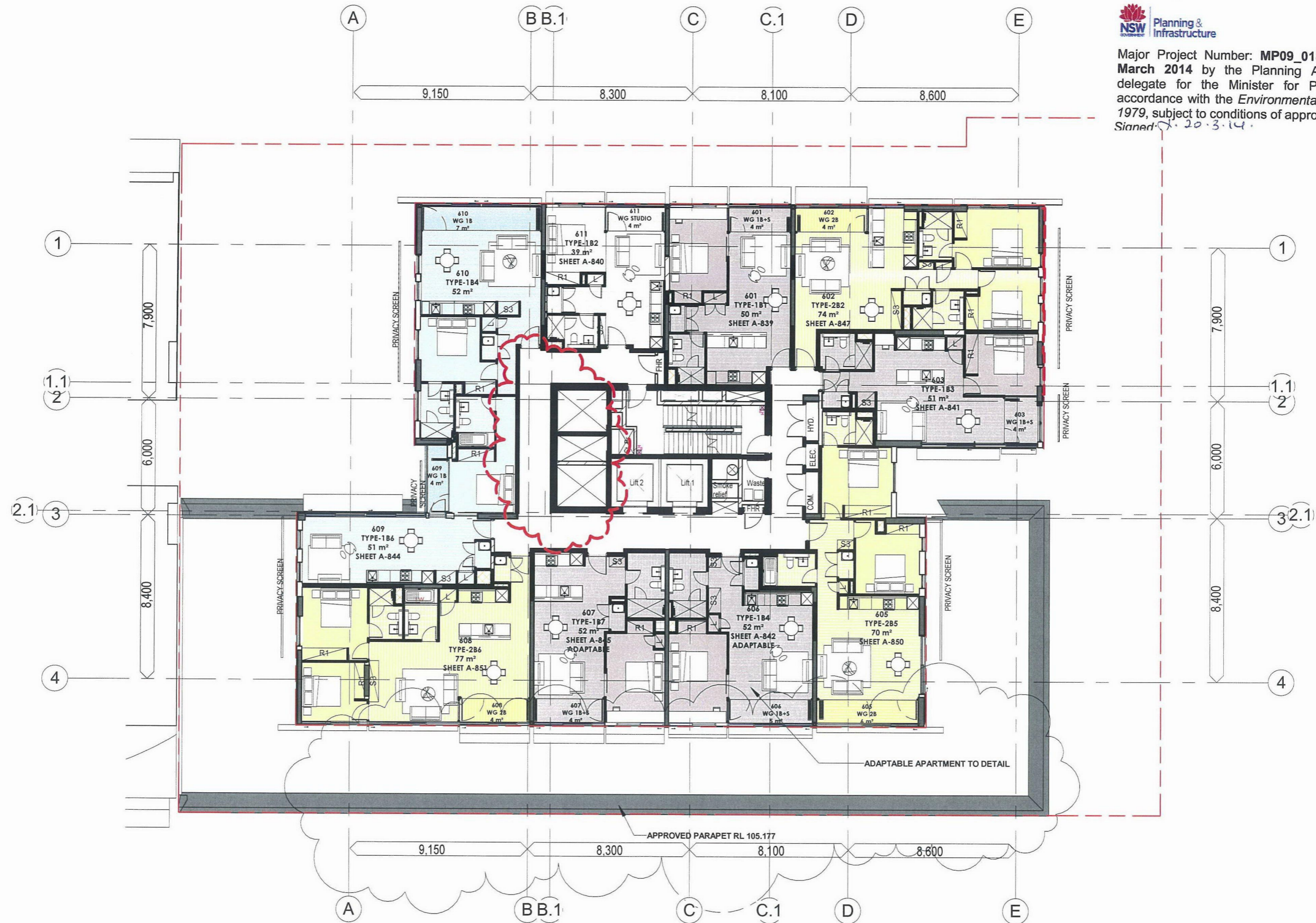


LEVEL 2 SERVICED APARTMENTS

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards







2 PA LEVEL 05
1 : 200

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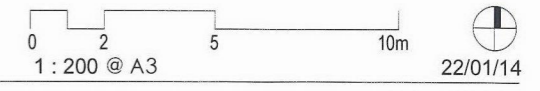
HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

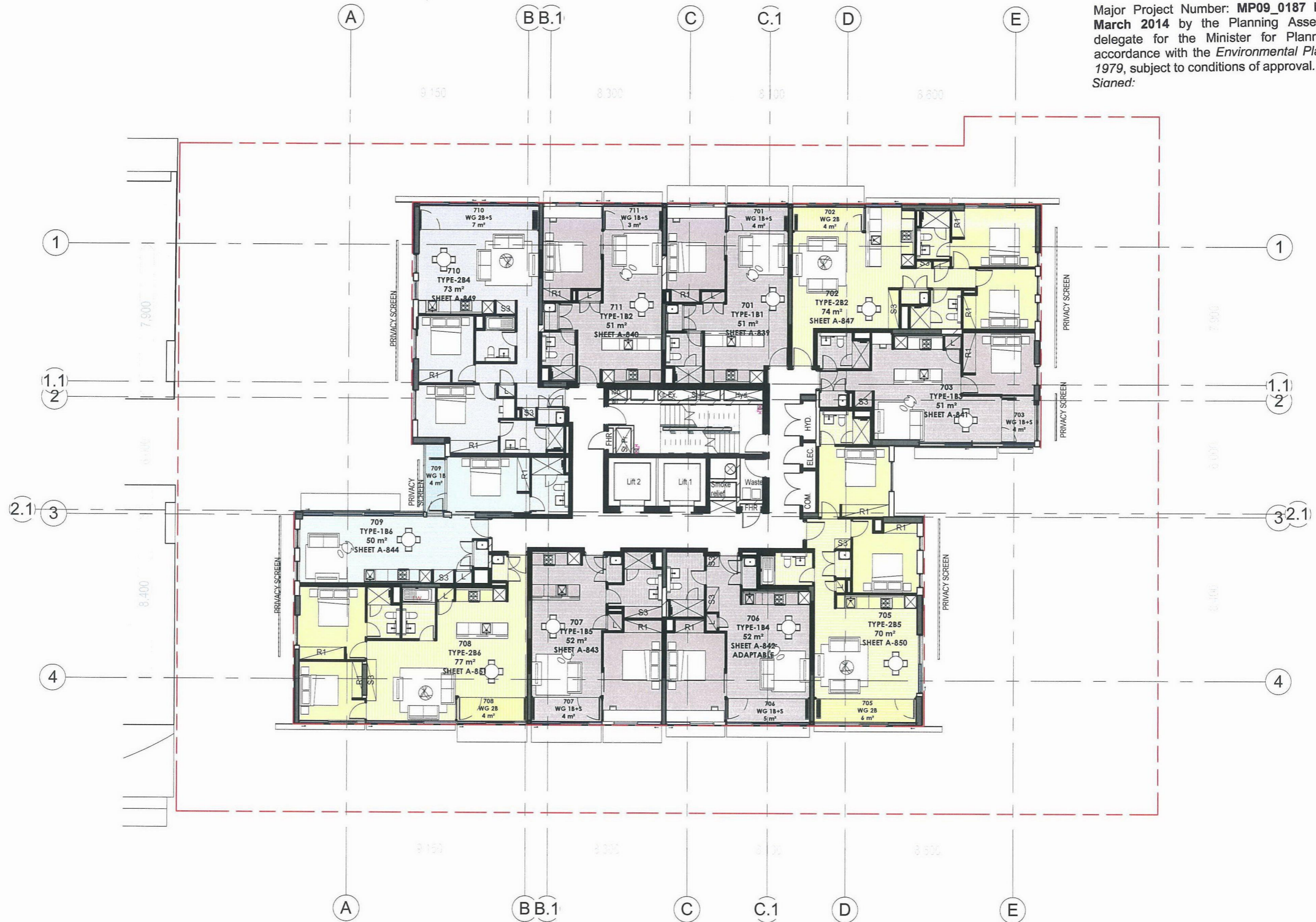
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MACQUARIE PARK
NSW 2113
P: (02) 9889 5540
F: (02) 9888 5829
e. info@holdmark.com.au www.holdmark.com.au

LEVEL 5

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-100-8/4
FOR APPROVAL



LEVEL 6



LEVEL 7







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Signed: *J. 20.3.14.*



Signed: *J 20.3.14*





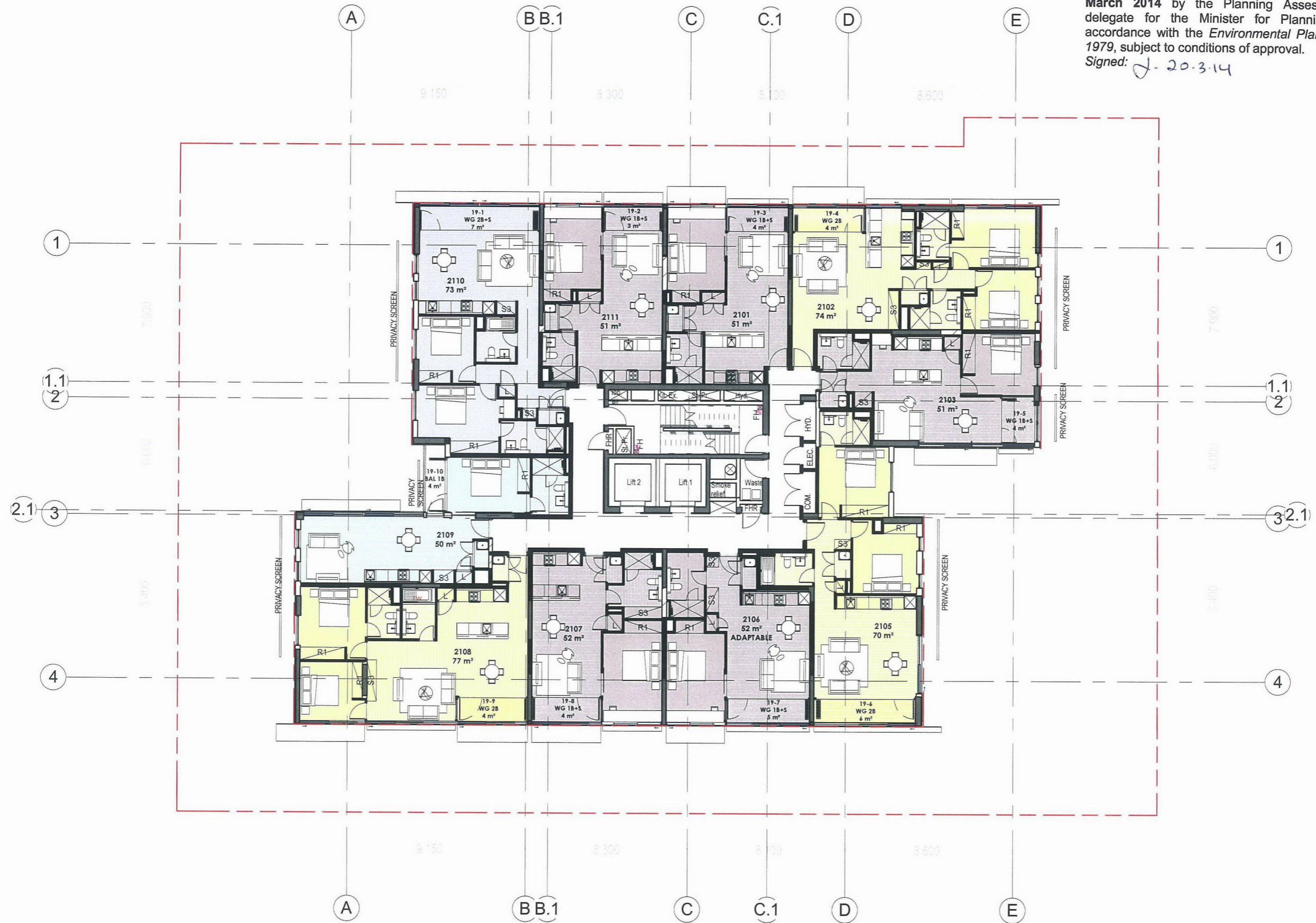




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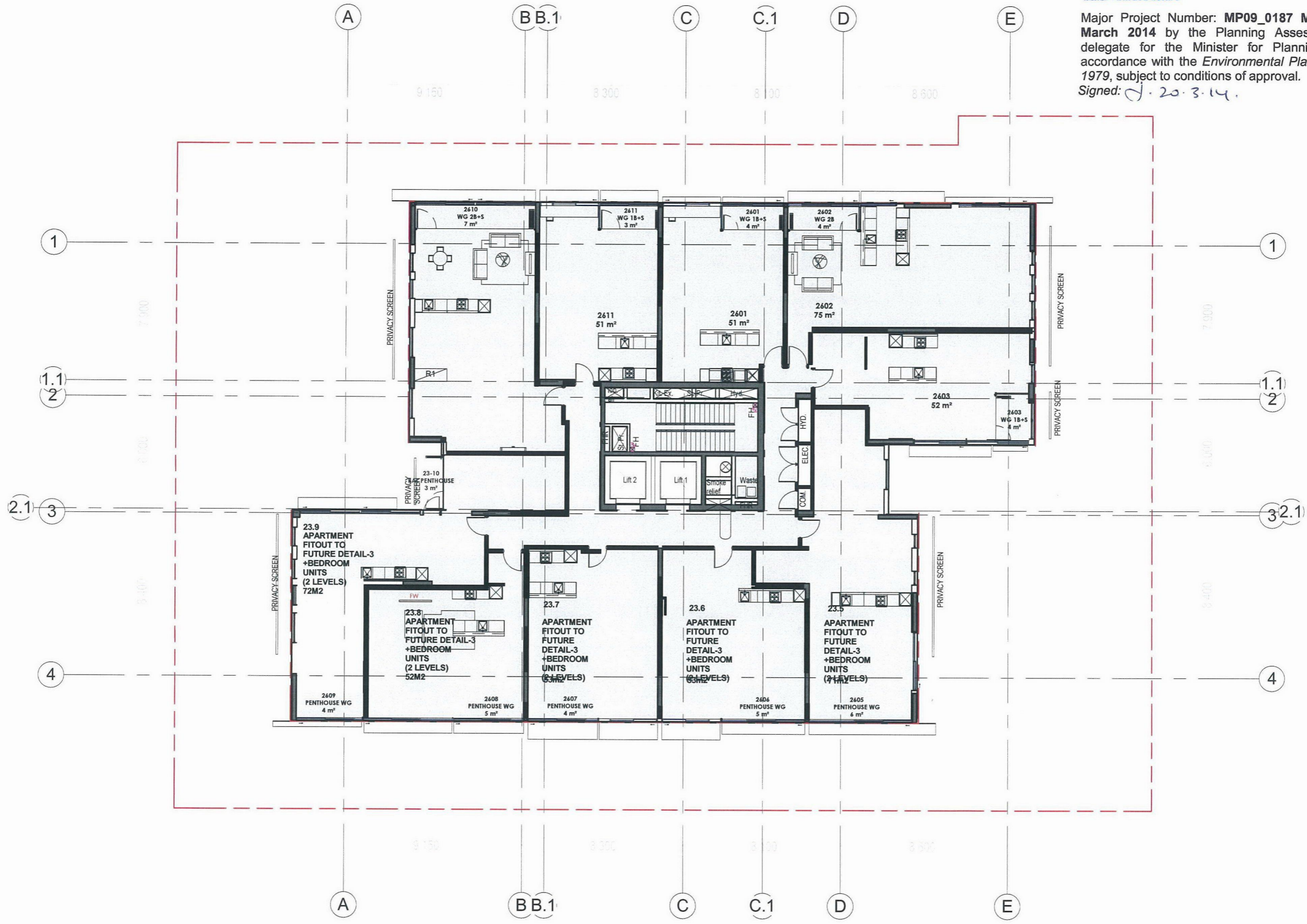


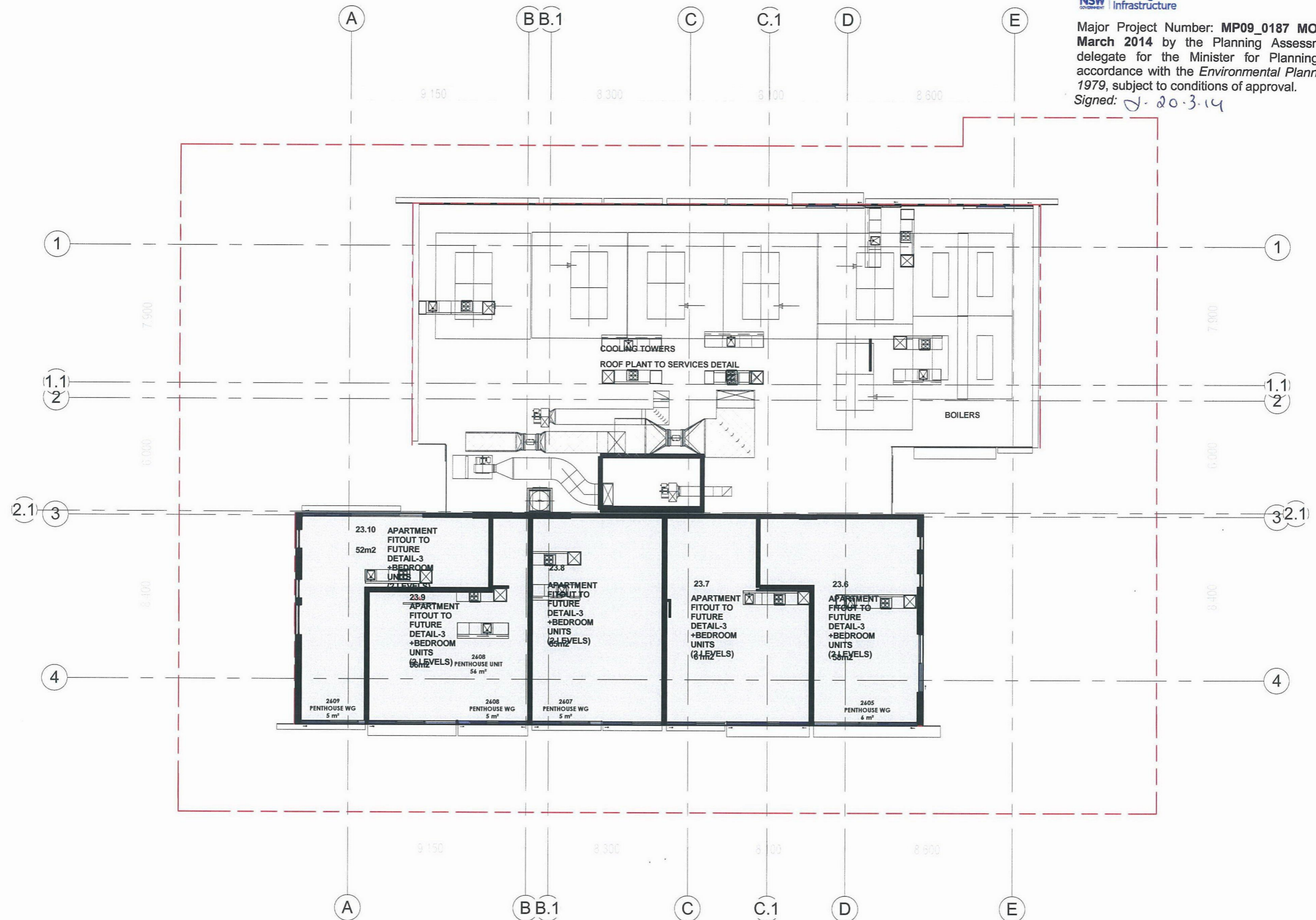


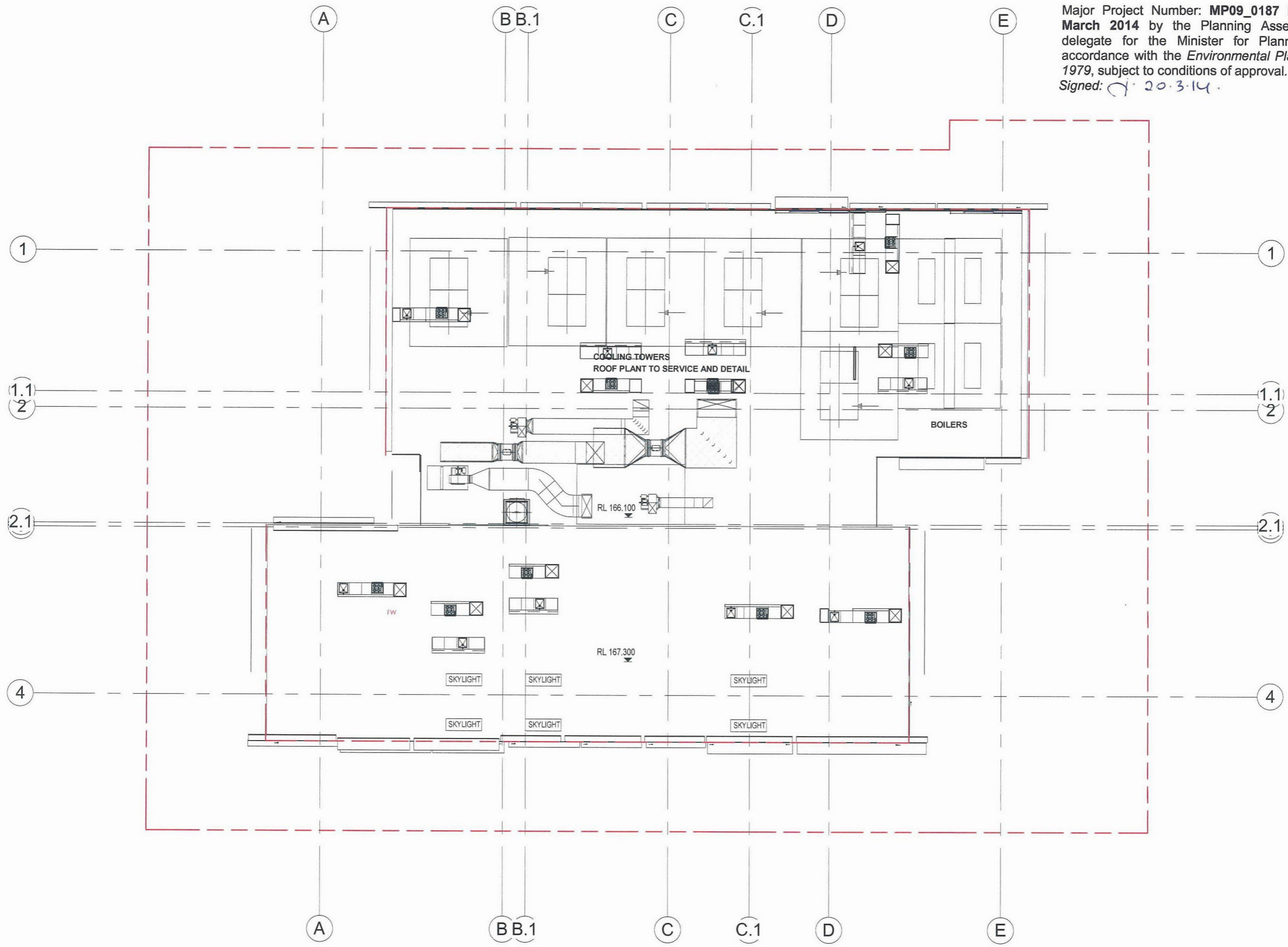


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Signed: J. 20.3.14.









PROVIDE 800mm MIN. WIDTH WORKSPACE ADJACENT TO COOKTOP & SINK WITH SMALLER (300mm MIN) ADJACENT TO REFRIGERATOR AT PRE-ADAPTATION.

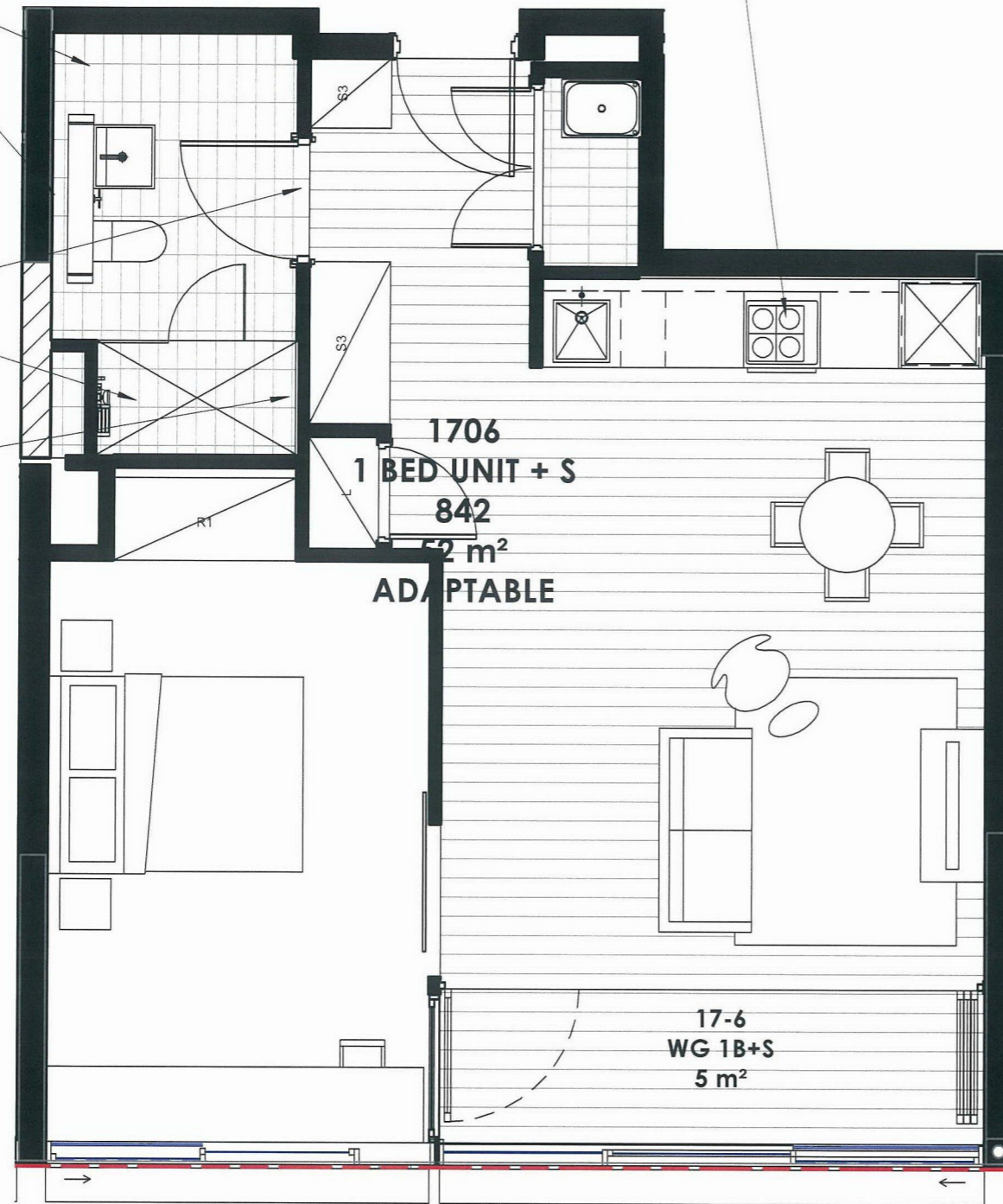
CAPPED OFF SEWER CONNECTION FOR TOILET PAN

PROVIDE CONTINUOUS WATERPROOFING & TILING BEHIND BATHROOM JOINERY UNIT AT PRE-ADAPTATION TO ALLOW FOR EASY REMOVAL IN FUTURE.

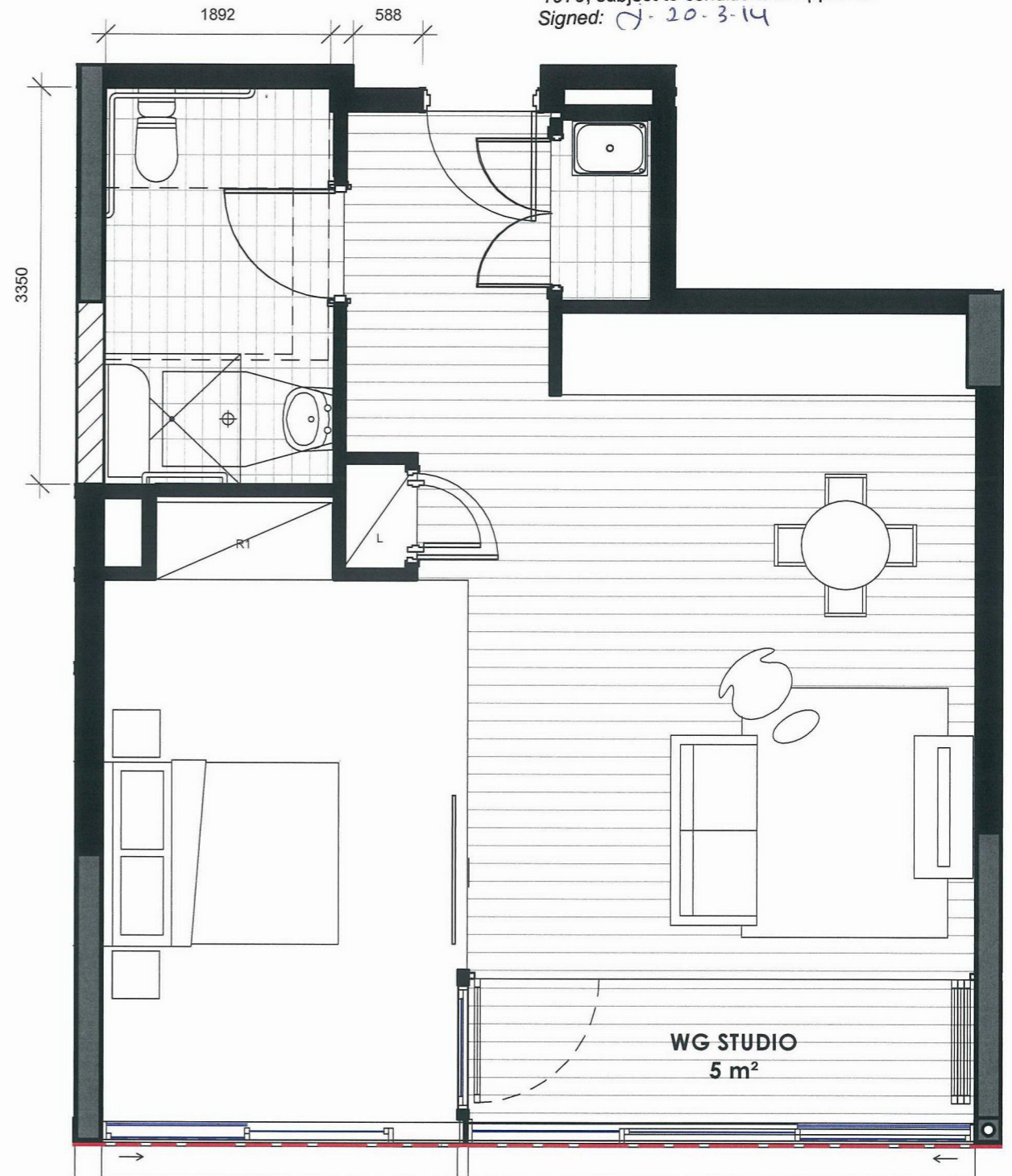
850mm MIN CLEAR WIDTH AT PRE-ADAPTATION WITH PROVISION FOR DOOR CIRCULATION, COMPLIANT WITH AS1428.1 2009 AT POST-ADAPTATION

SHOWER FLOOR WASTE TO BE INSTALLED FROM THE OUTSET TO SUIT POST-ADAPTATION TO ALLEVIATE NEED TO RE-TILE BATHROOM FLOOR

PROVIDE PLUMBING FOR THE POST ADAPTABLE WASH BASIN IN STUD WALL



PRE-ADAPTABLE UNIT:



POST-ADAPTABLE UNIT:

PROVIDE 800mm MIN WIDTH WORKSPACE ADJACENT TO COOKTOP AND SINK WITH SMALLER (300mm MIN) ADJACENT TO REFRIGERATOR AT PRE-ADAPTATION

CAPPED OFF WASTE CONNECTION FOR KITCHEN SINK
PROVIDE TILING UNDER JOINERY UNIT AT PRE-ADAPTATION TO ALLOW FOR EASY RELOCATION.

CAPPED OFF SEWER CONNECTION FOR TOILET PAN

PROVIDE CONTINUOUS WATERPROOFING & TILING BEHIND BATHROOM JOINERY UNIT AT PRE-ADAPTATION TO ALLOW FOR EASY REMOVAL IN FUTURE

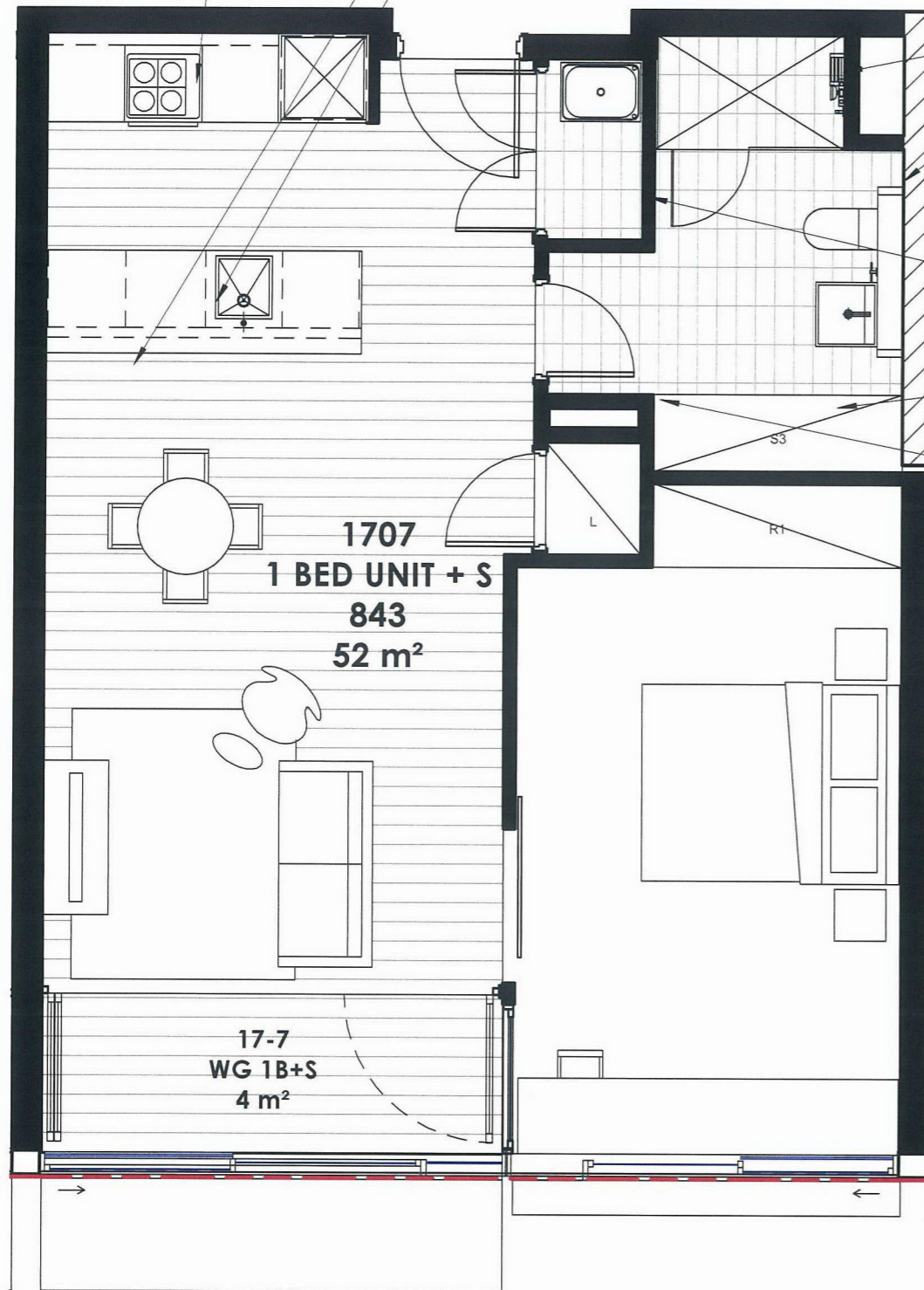
850mm MIN CLEAR WIDTH AT PRE-ADAPTATION WITH PROVISION FOR DOOR CIRCULATION, COMPLIANT WITH AS1428.1 2009 AT POST-ADAPTATION

SHOWER FLOOR WASTE TO BE INSTALLED FROM THE OUTSET TO SUIT POST-ADAPTATION TO ALLEVIATE NEED TO RE-TILE BATHROOM FLOOR.

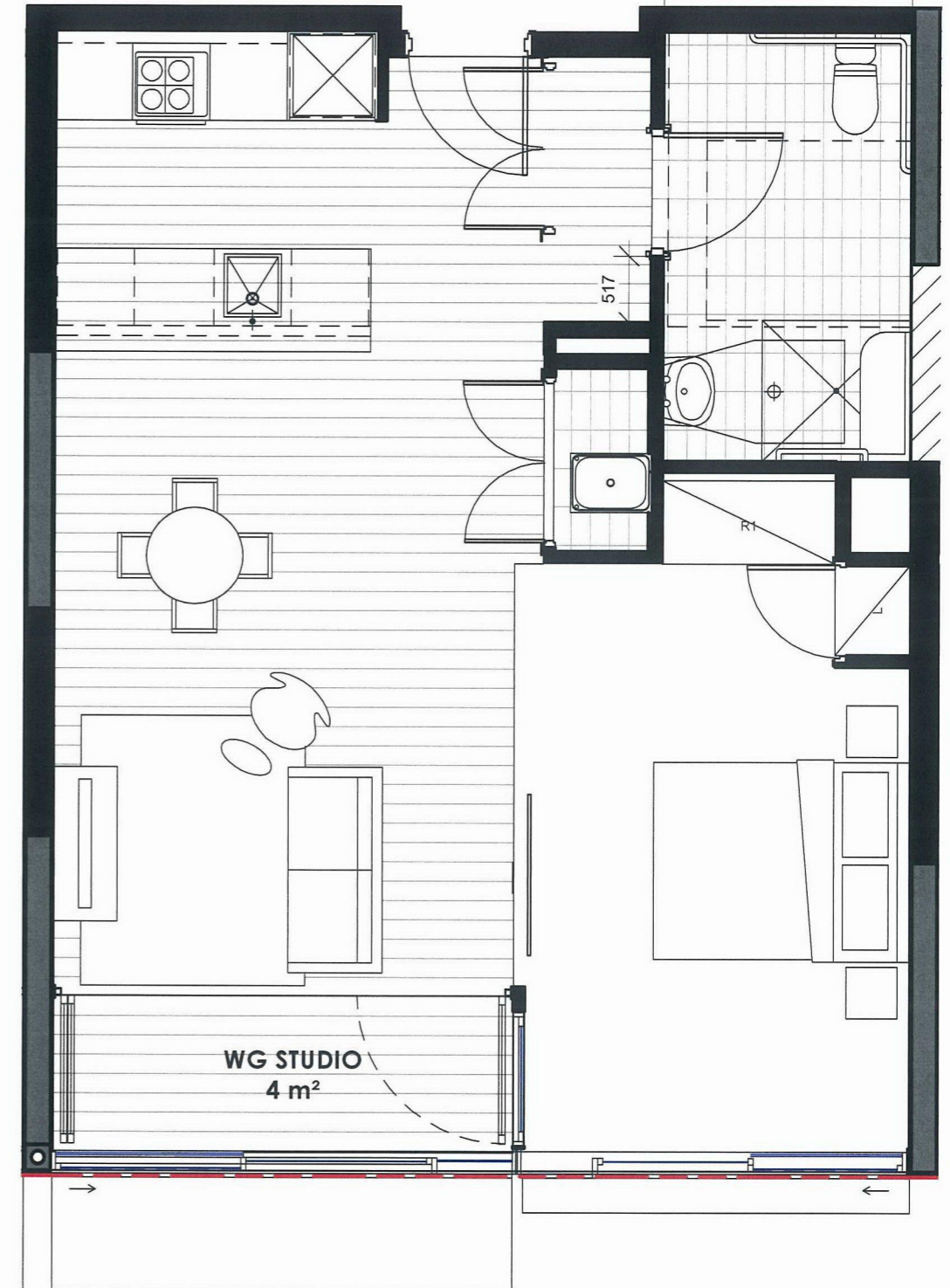
PROVIDE PLUMBING FOR THE POST ADAPTABLE WASH BASIN IN STUD WALL

1935

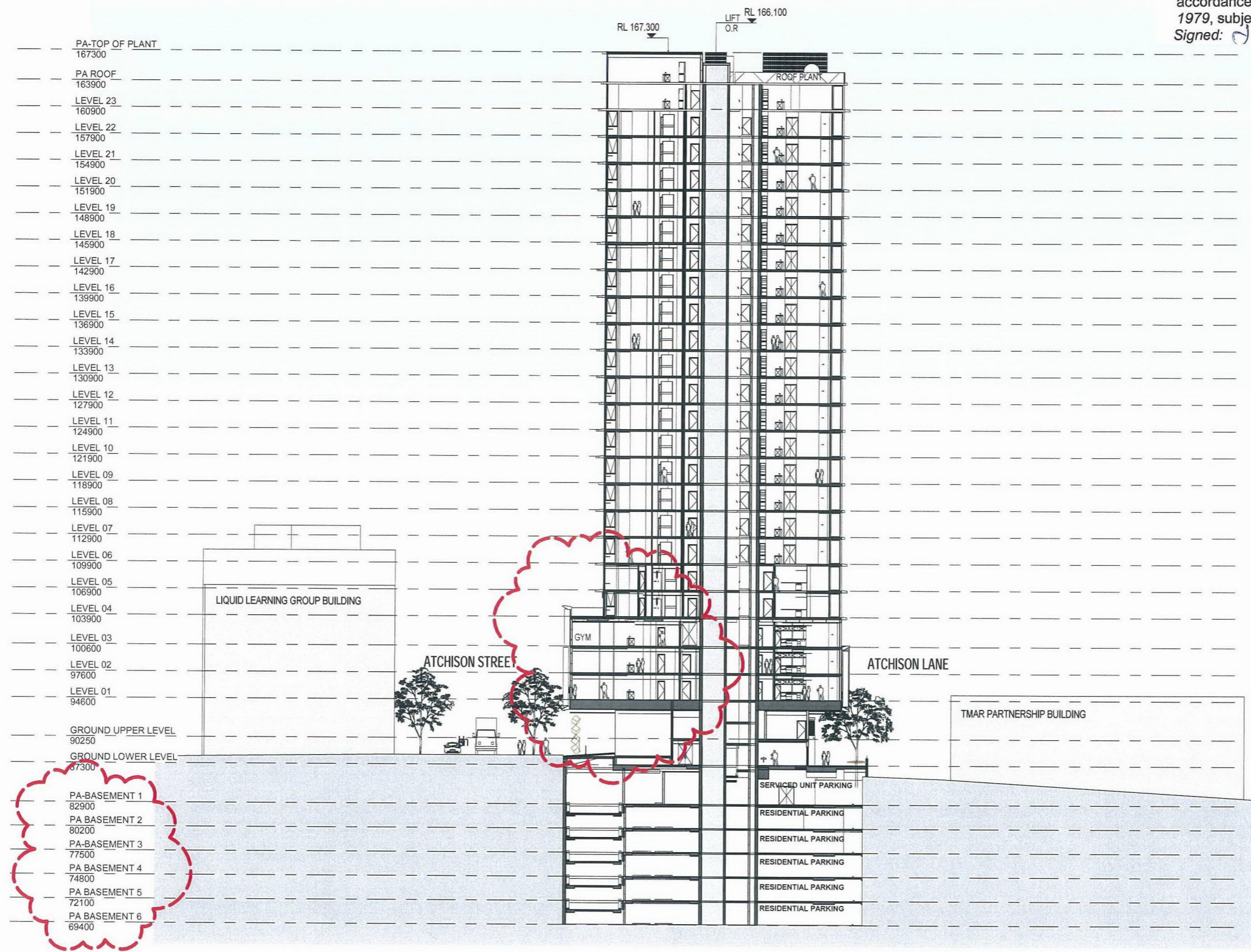
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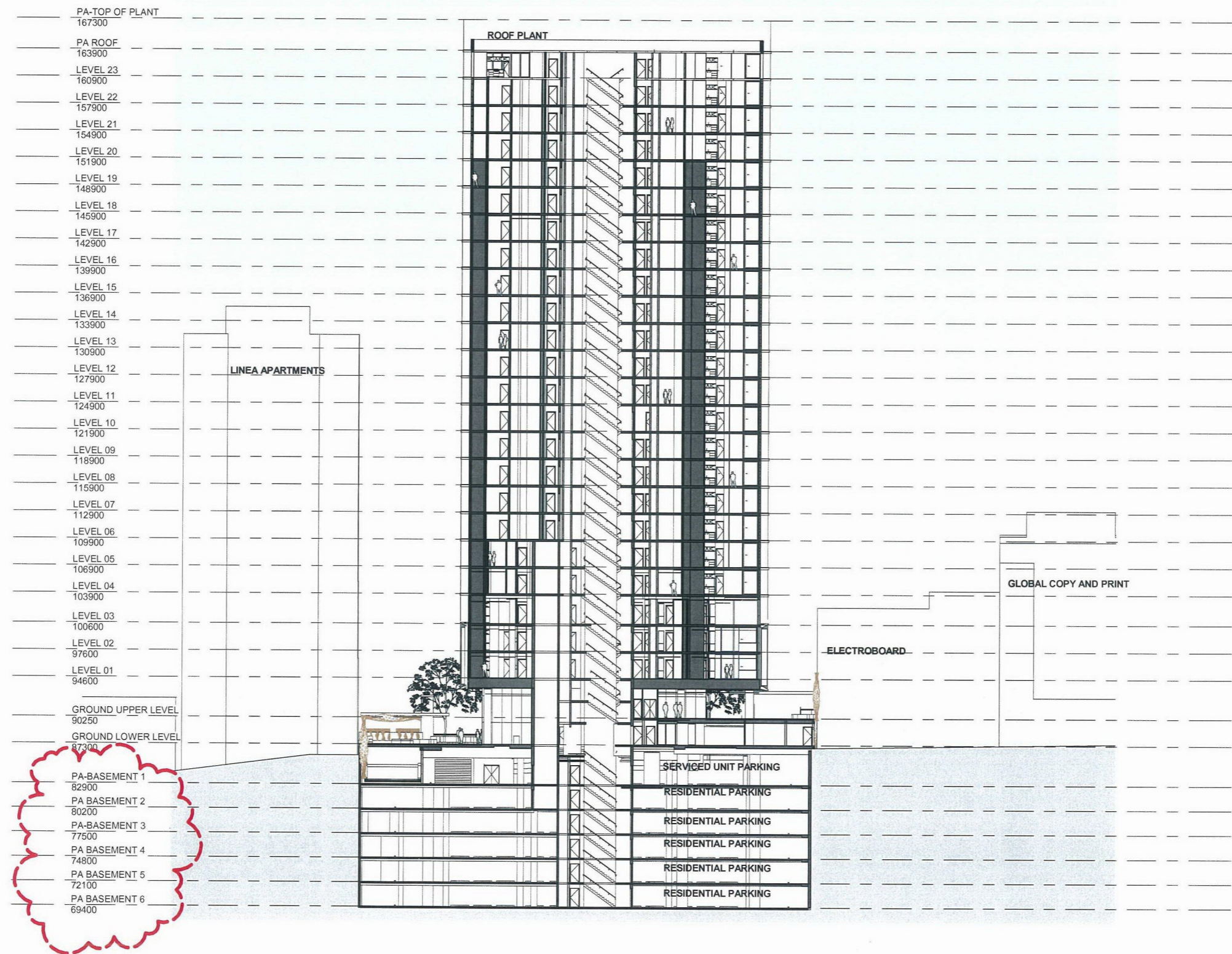
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POST-ADAPTABLE UNIT:

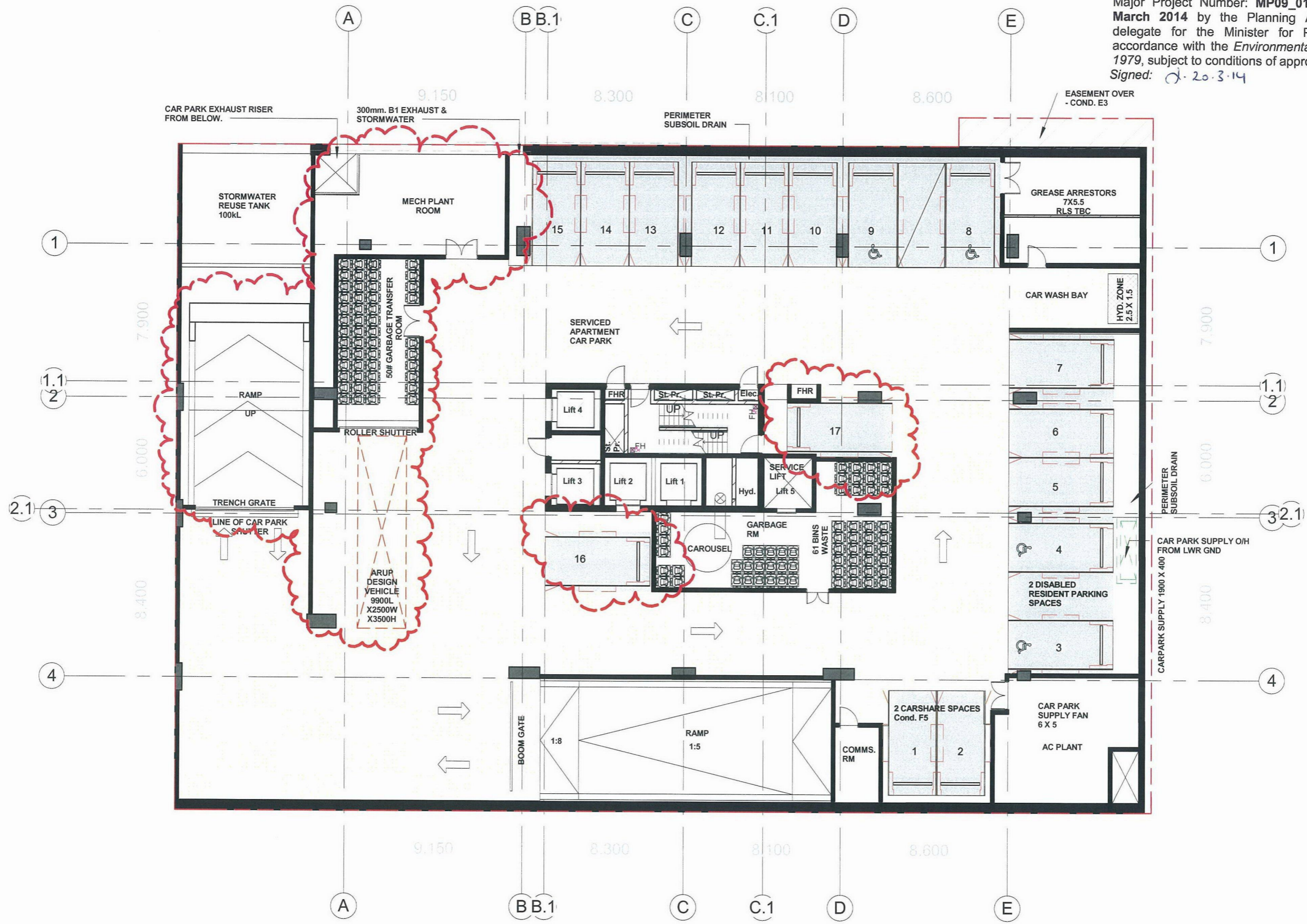


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 Signed: *N. 20.3.14*

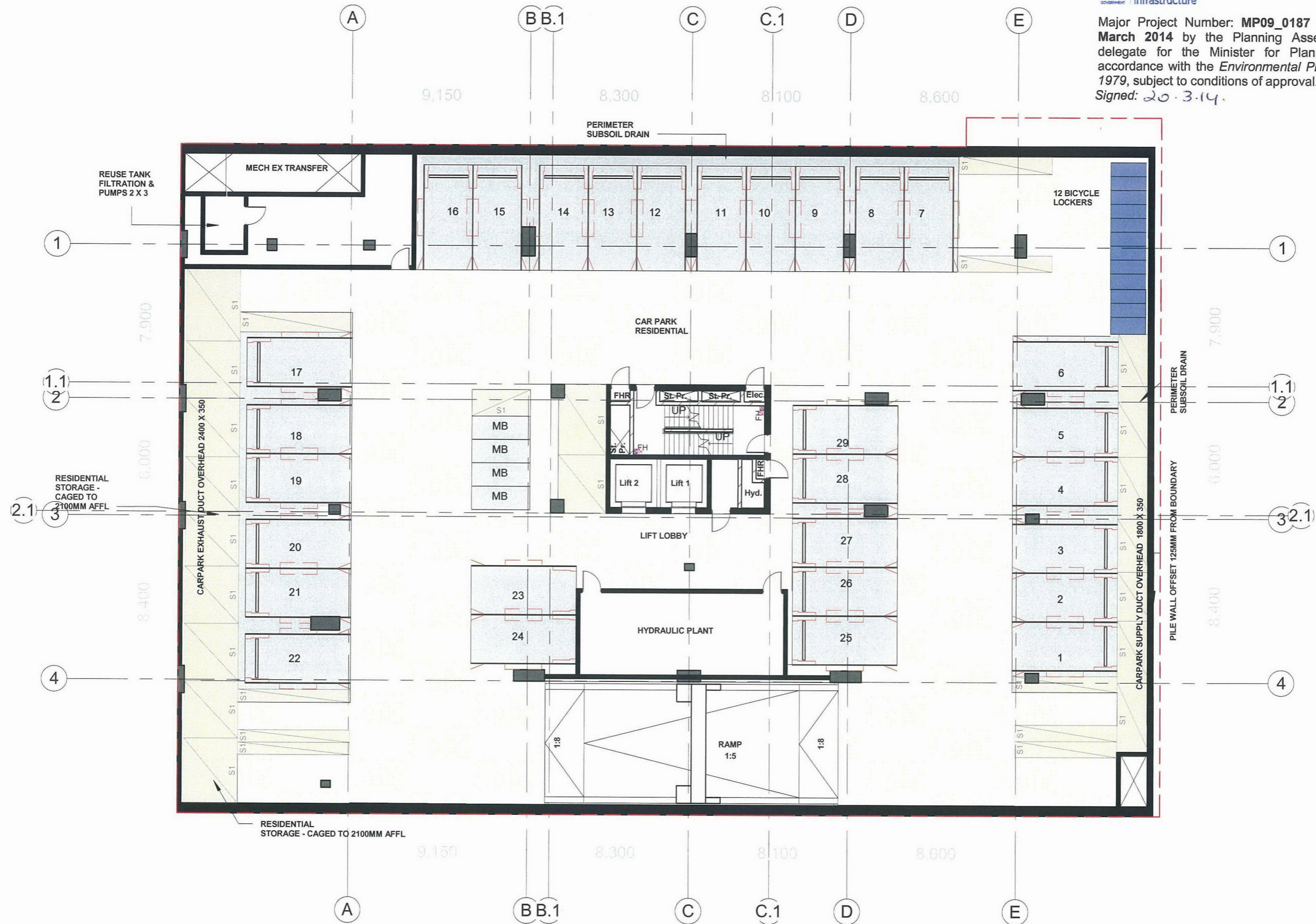


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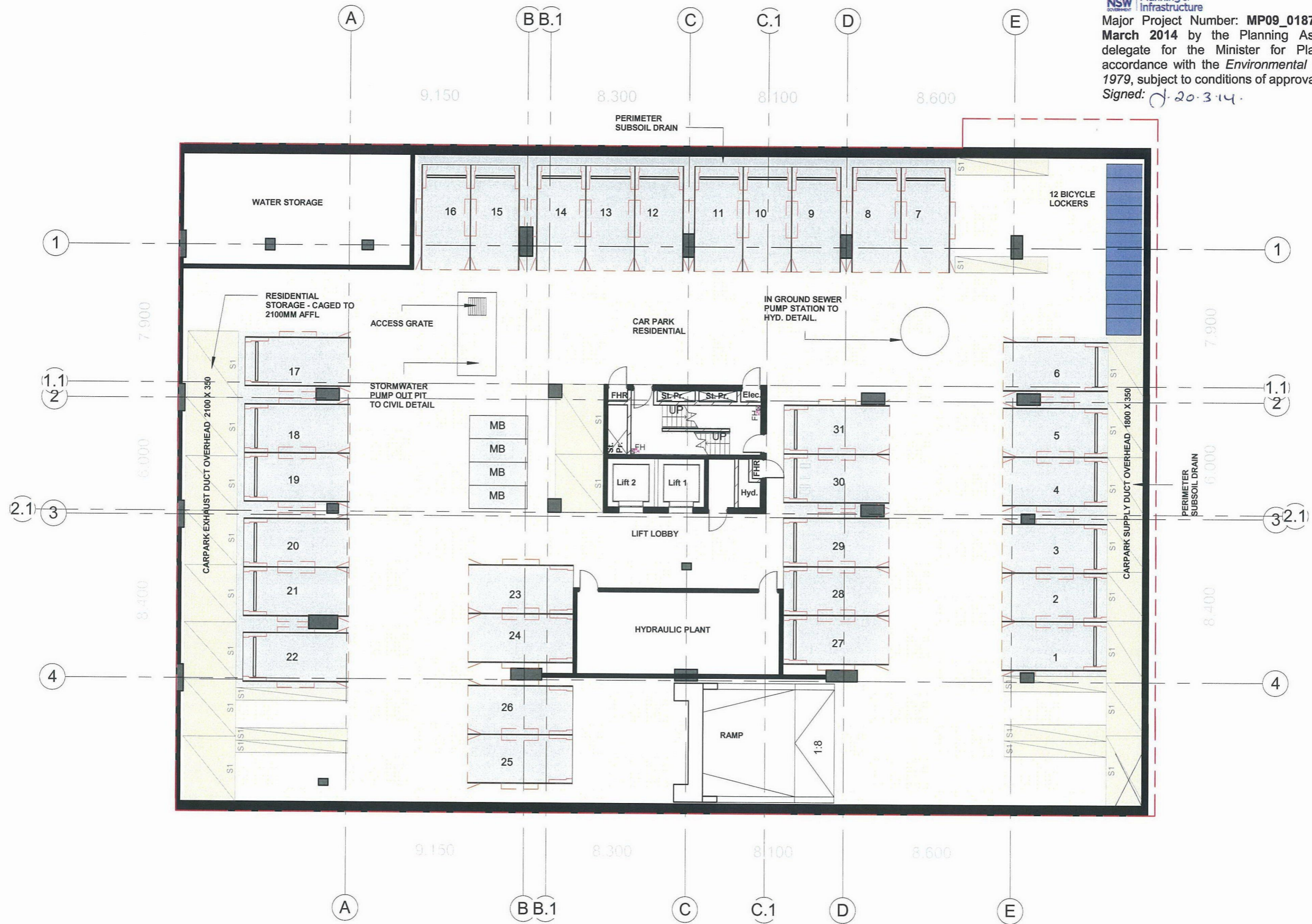


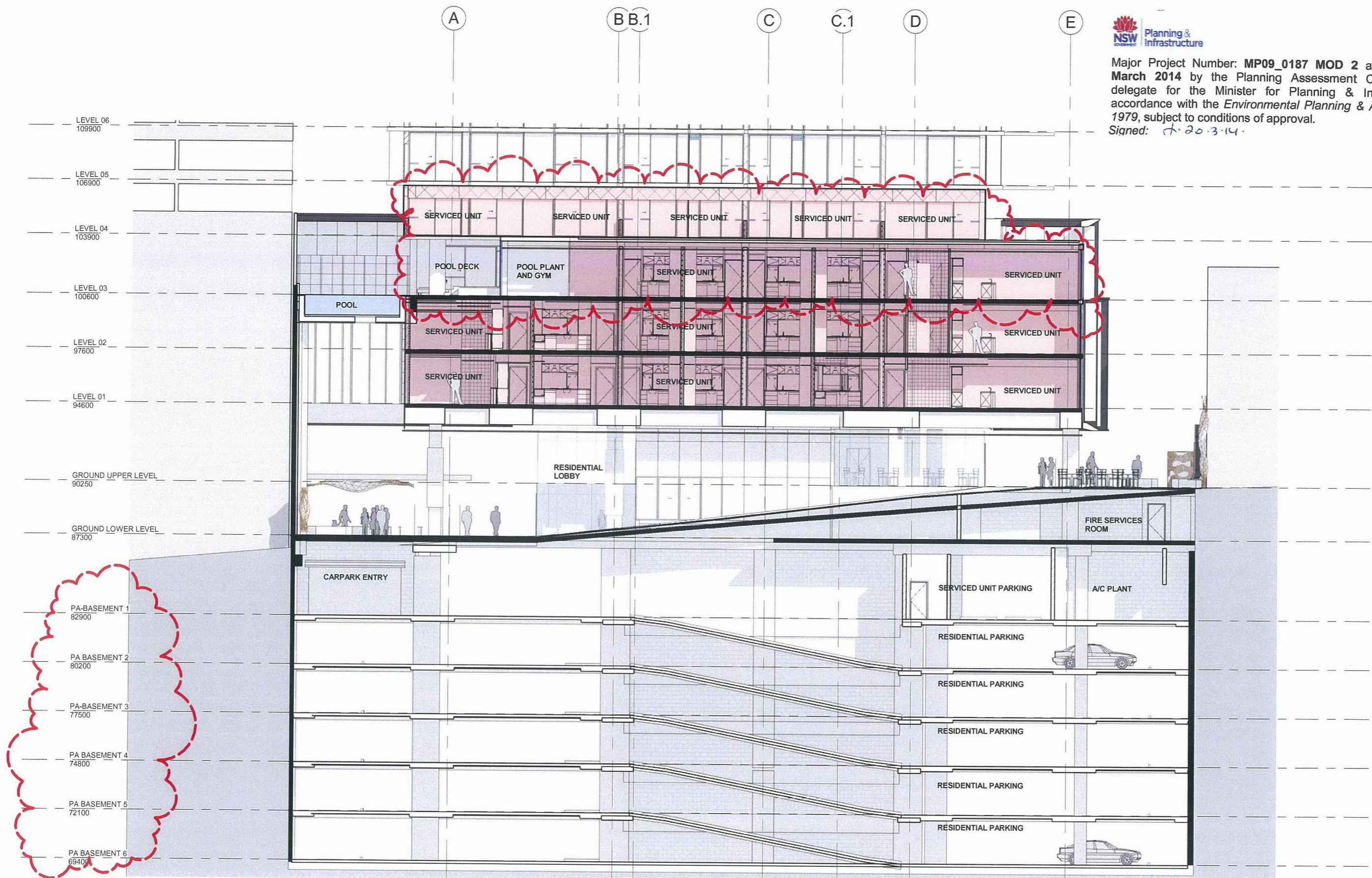


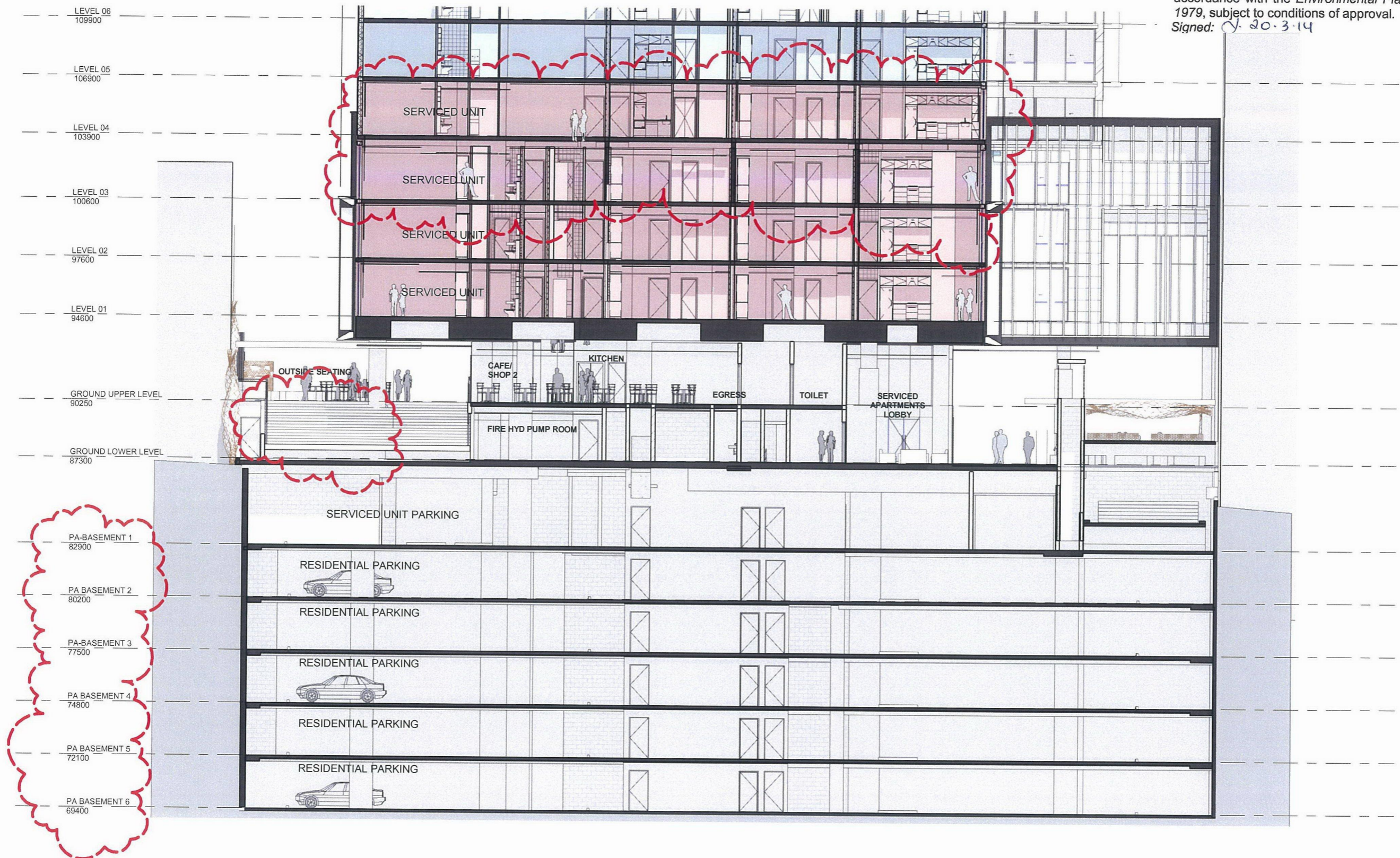


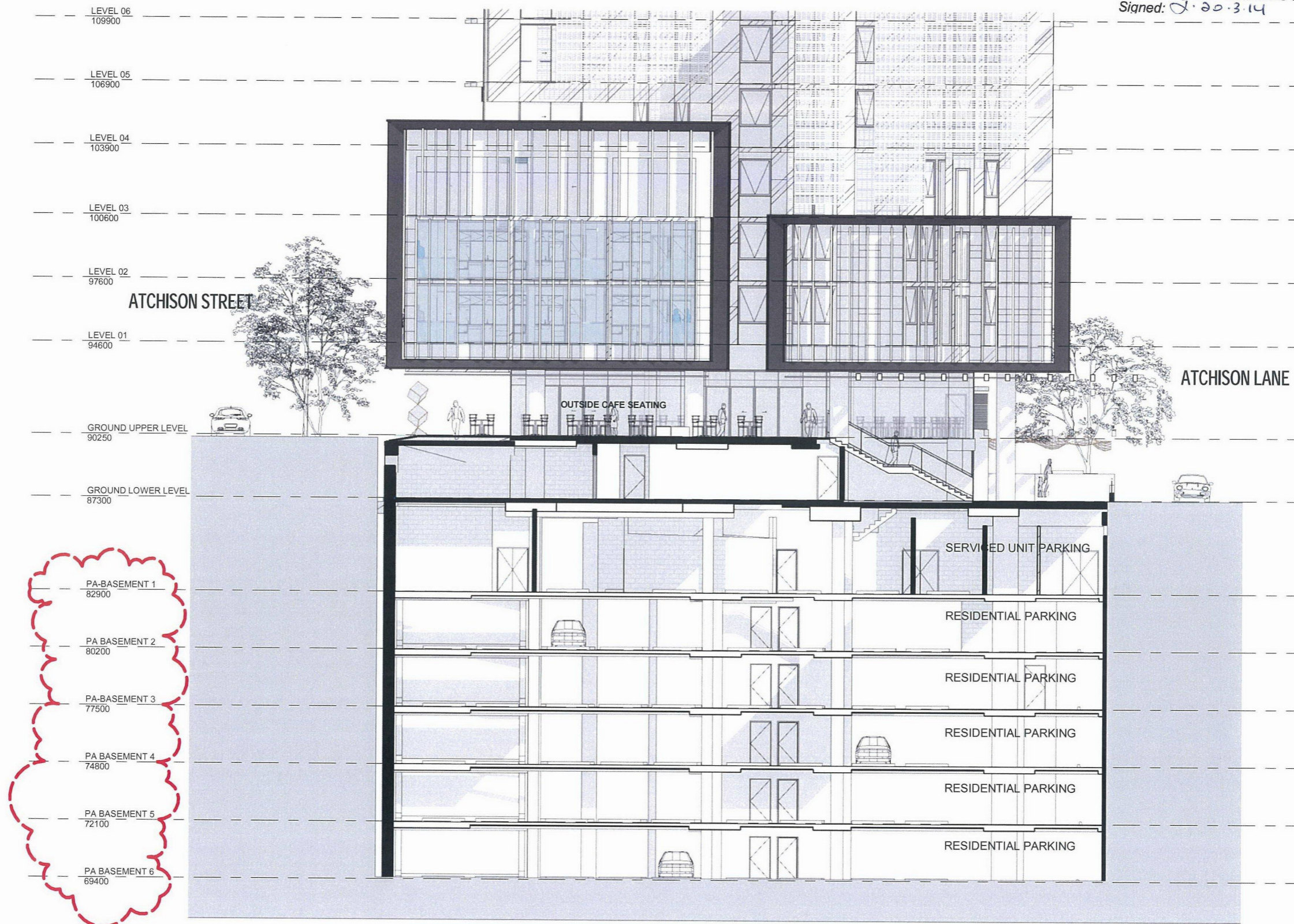
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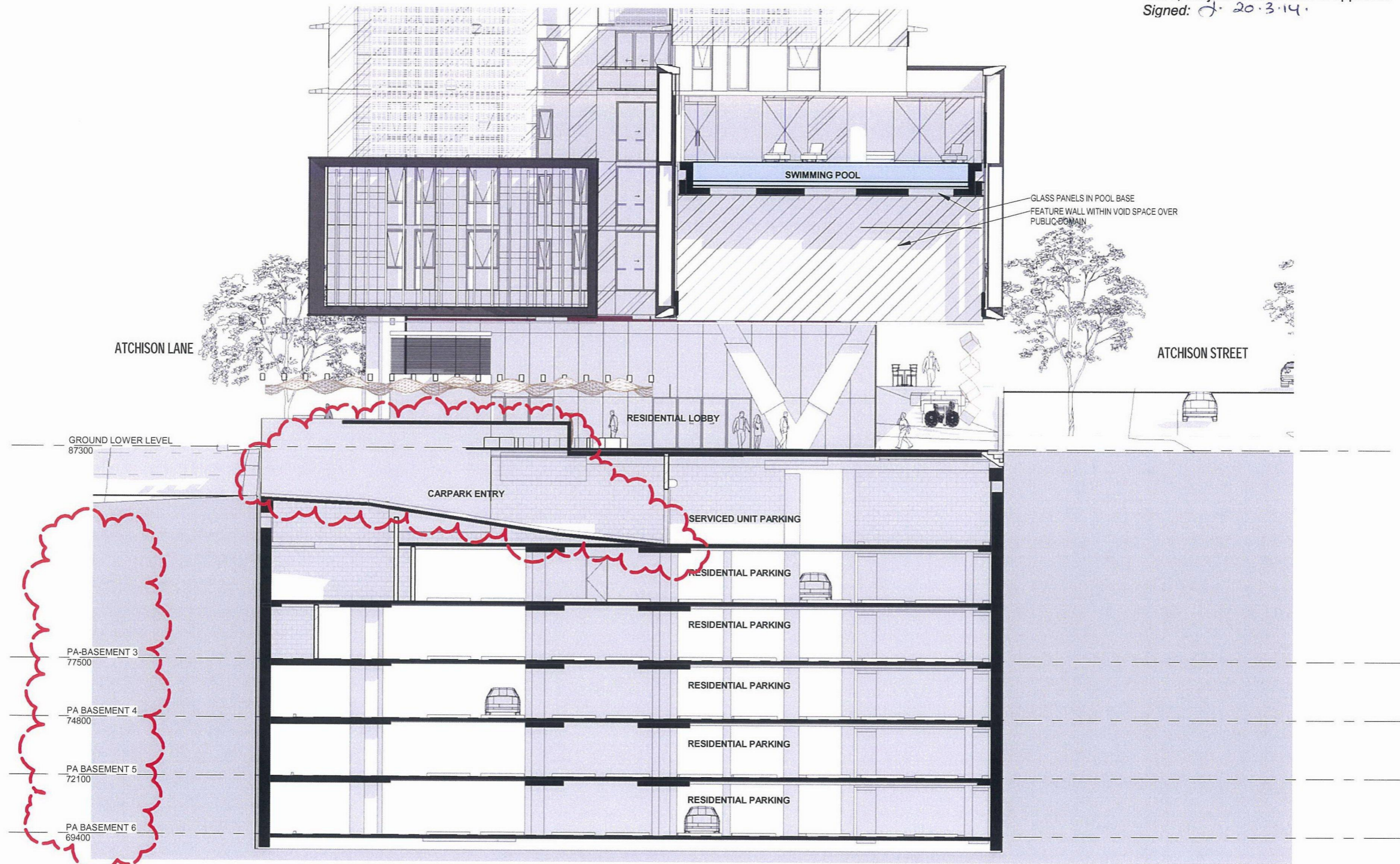


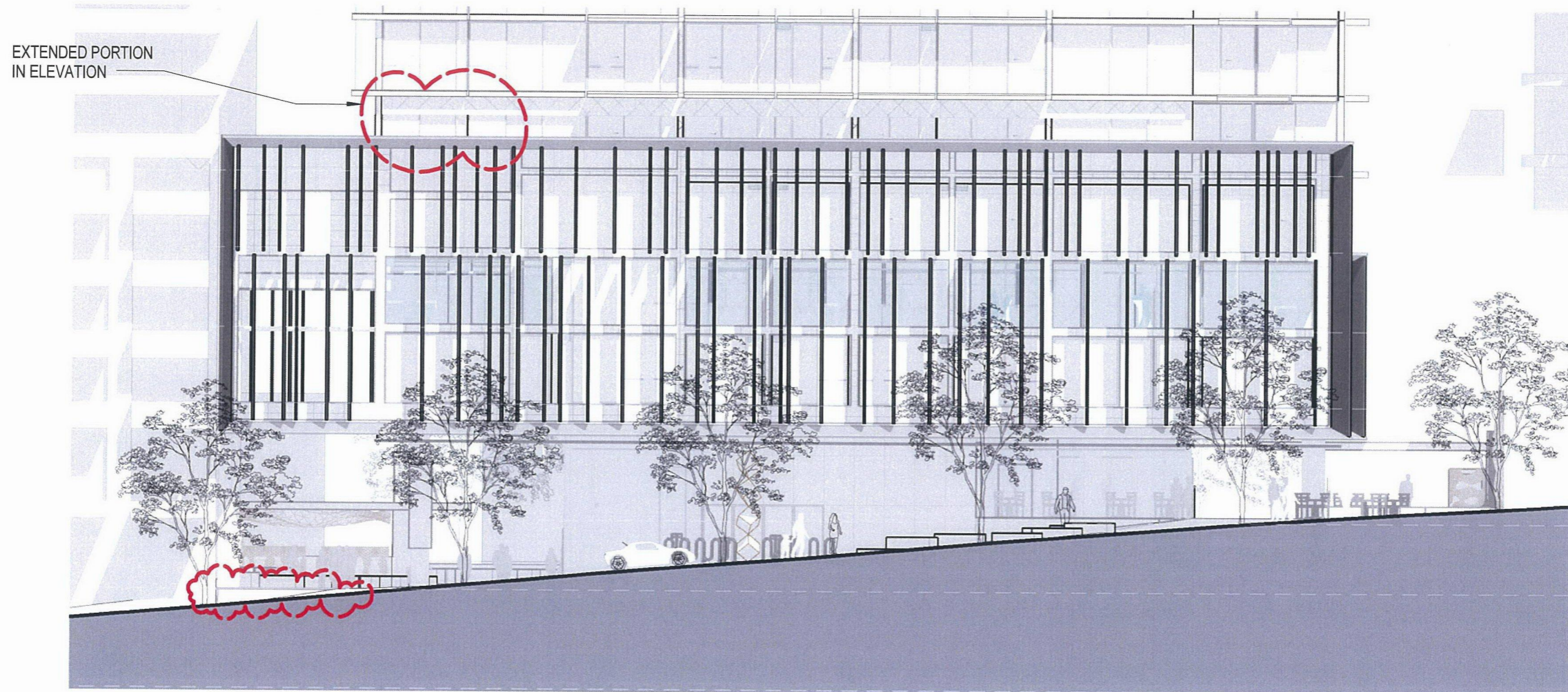


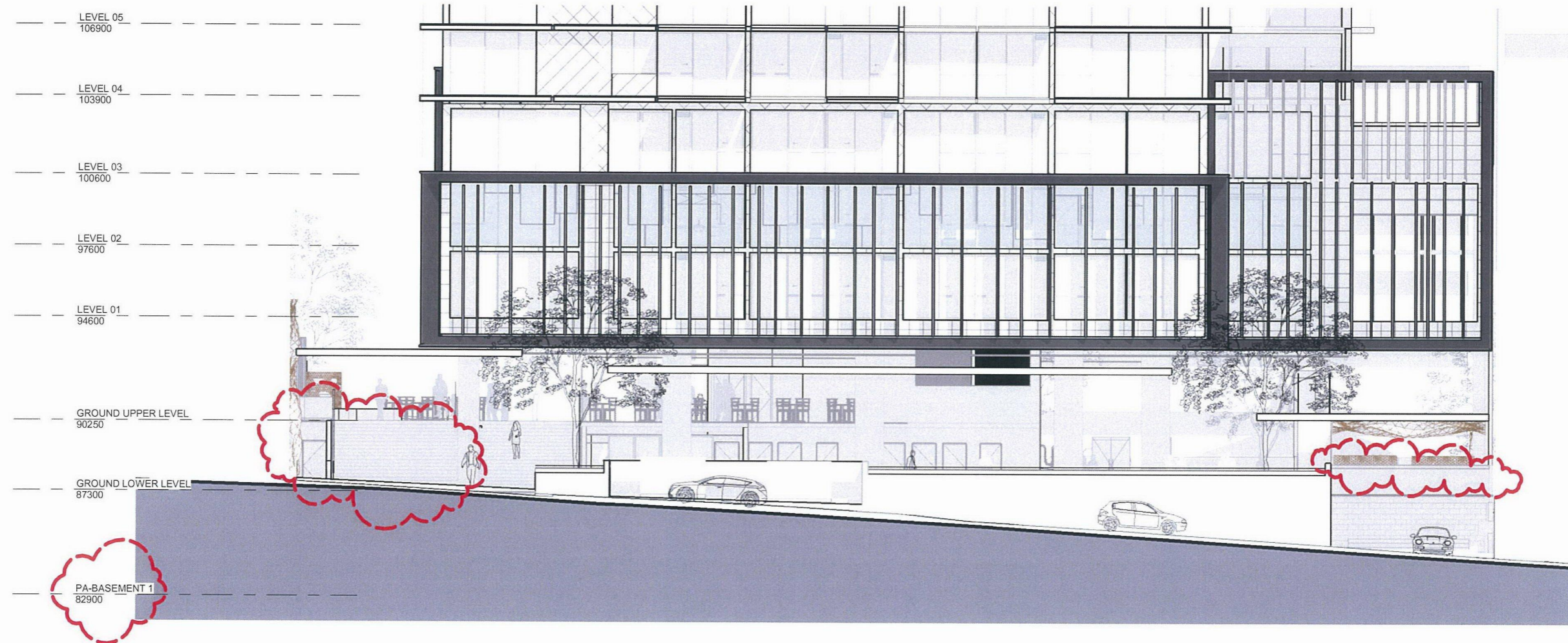




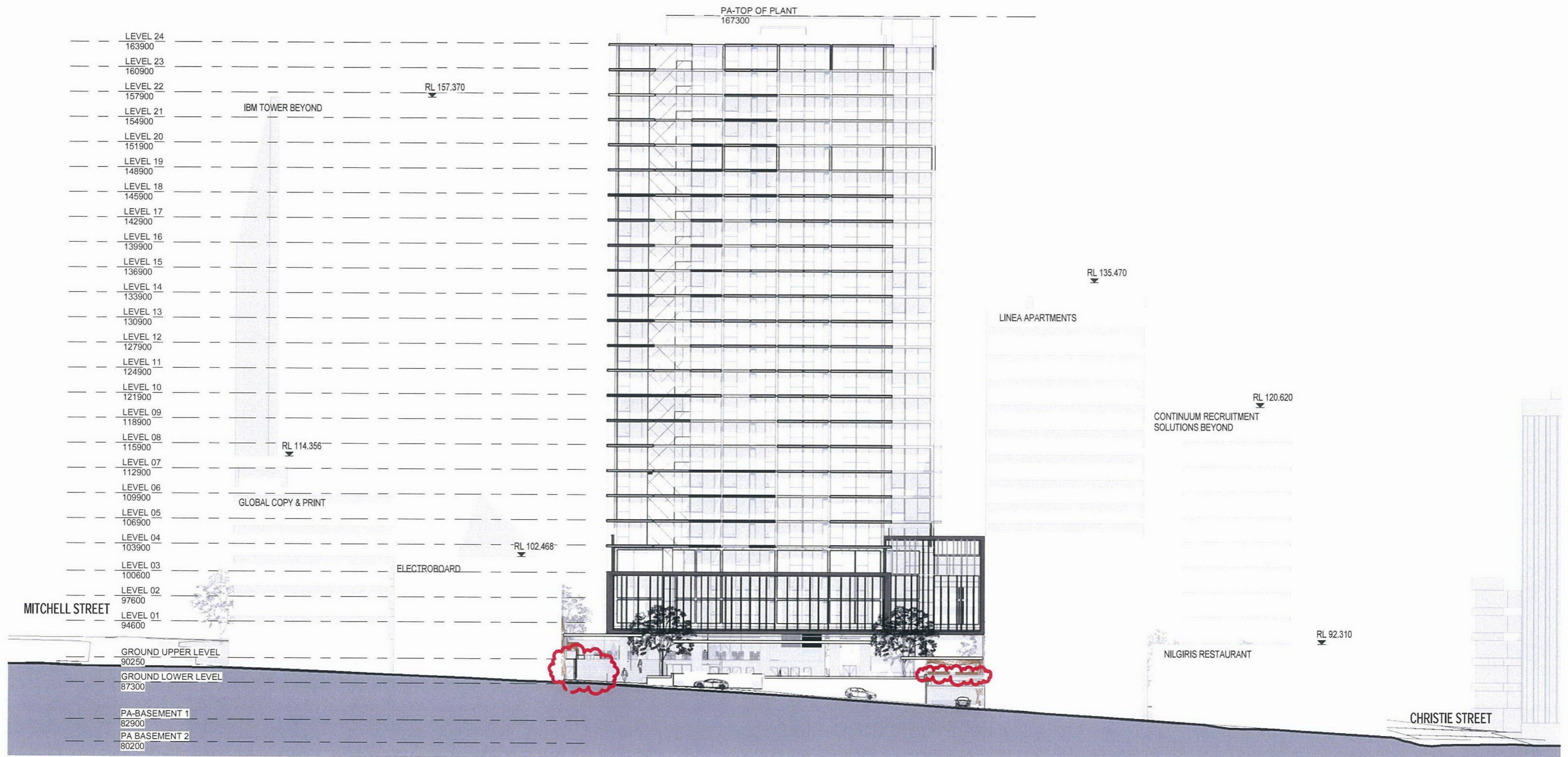








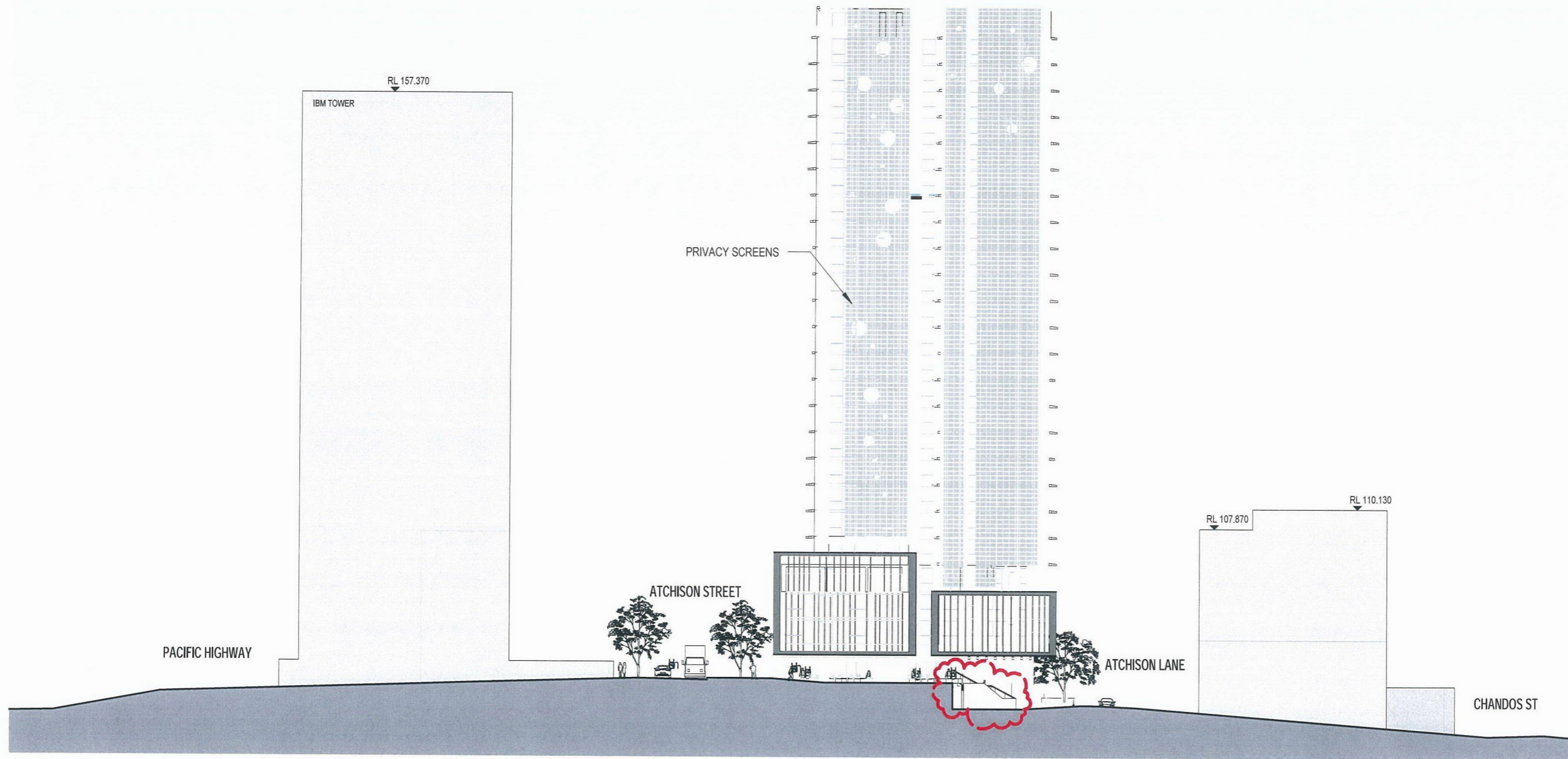
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Signed:



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surry hills sydney australia 2010 www.marks.net.au
f 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

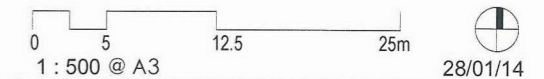
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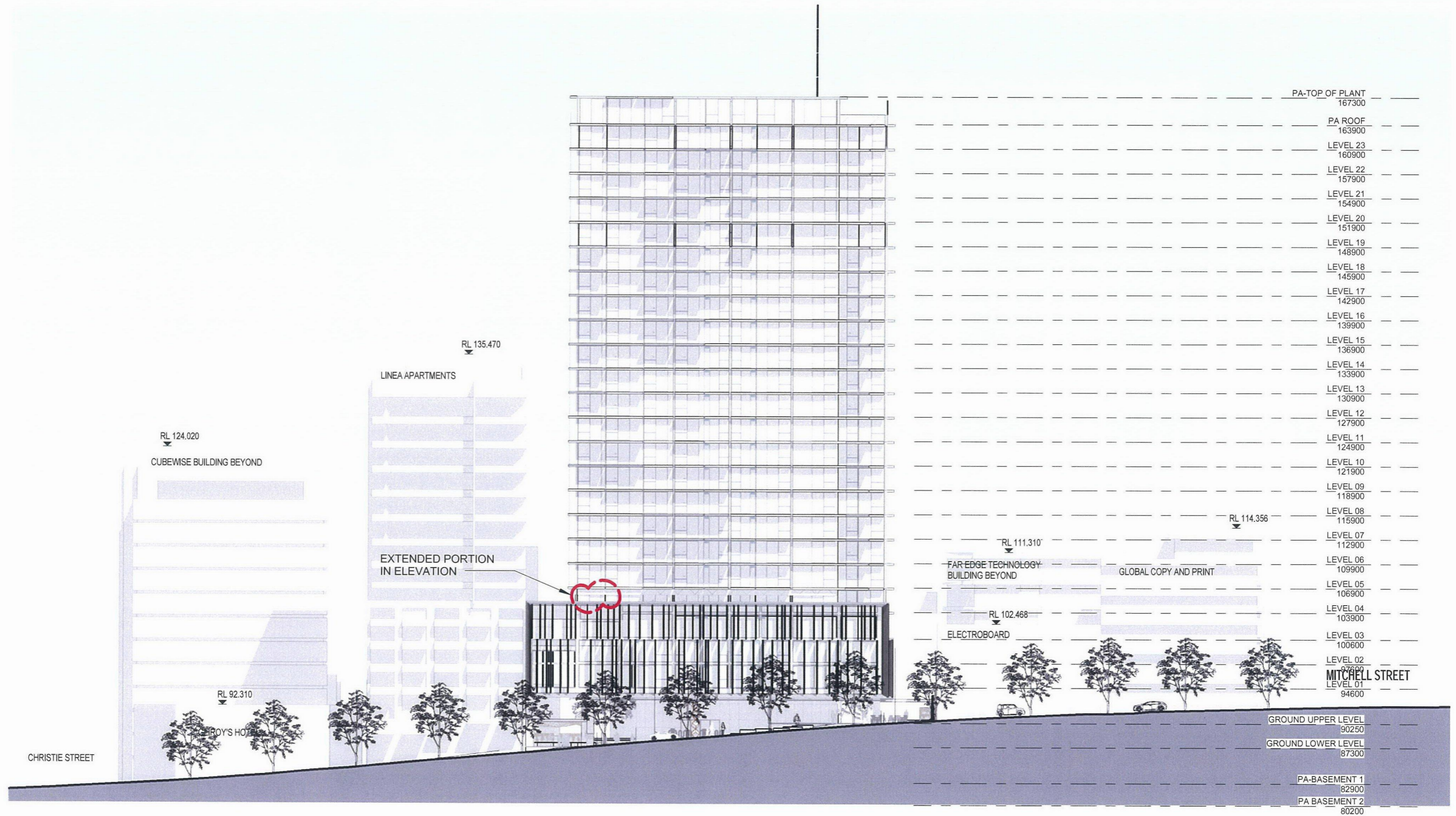
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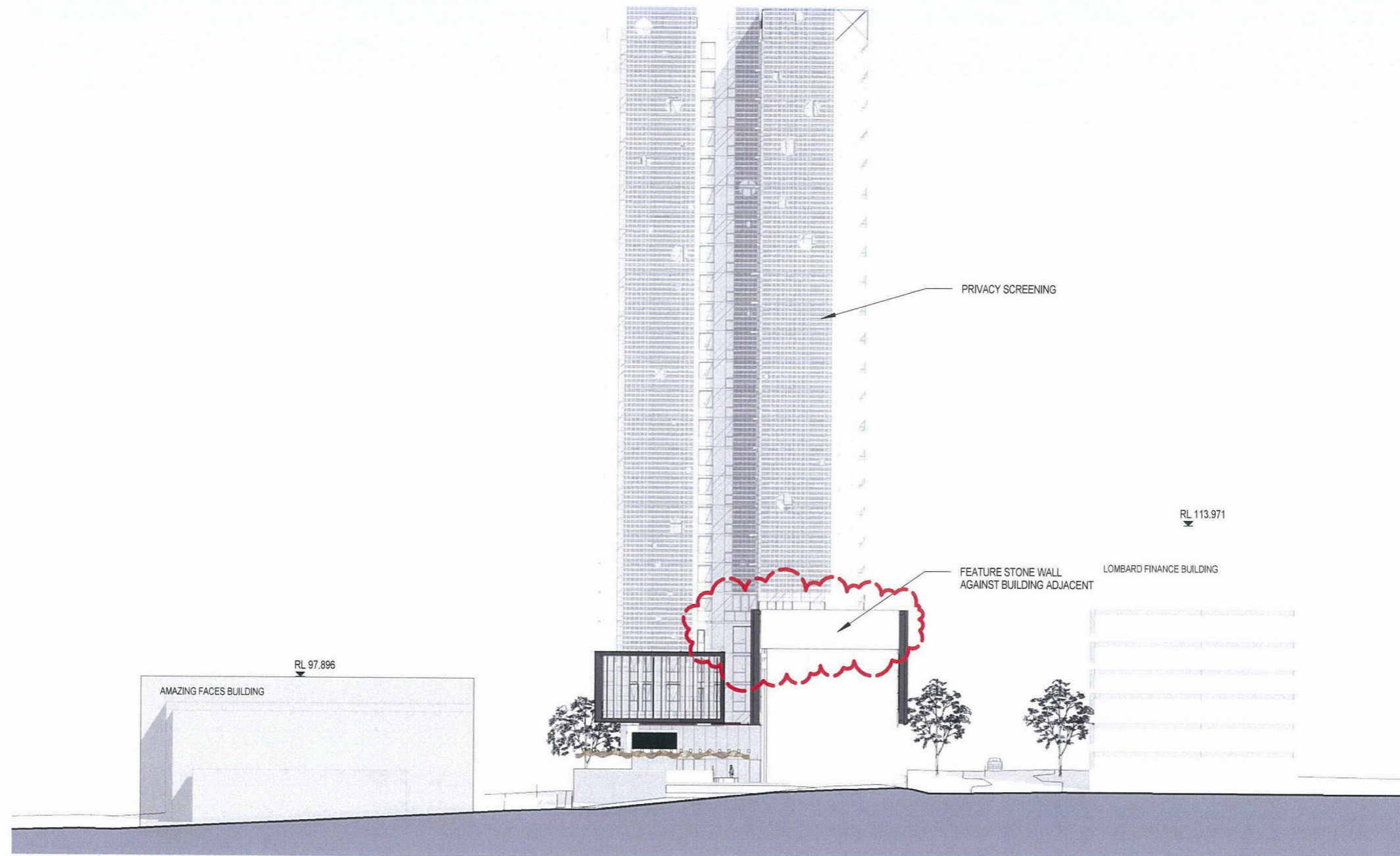
Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



28/01/14

PA-300-2/3
FOR APPROVAL





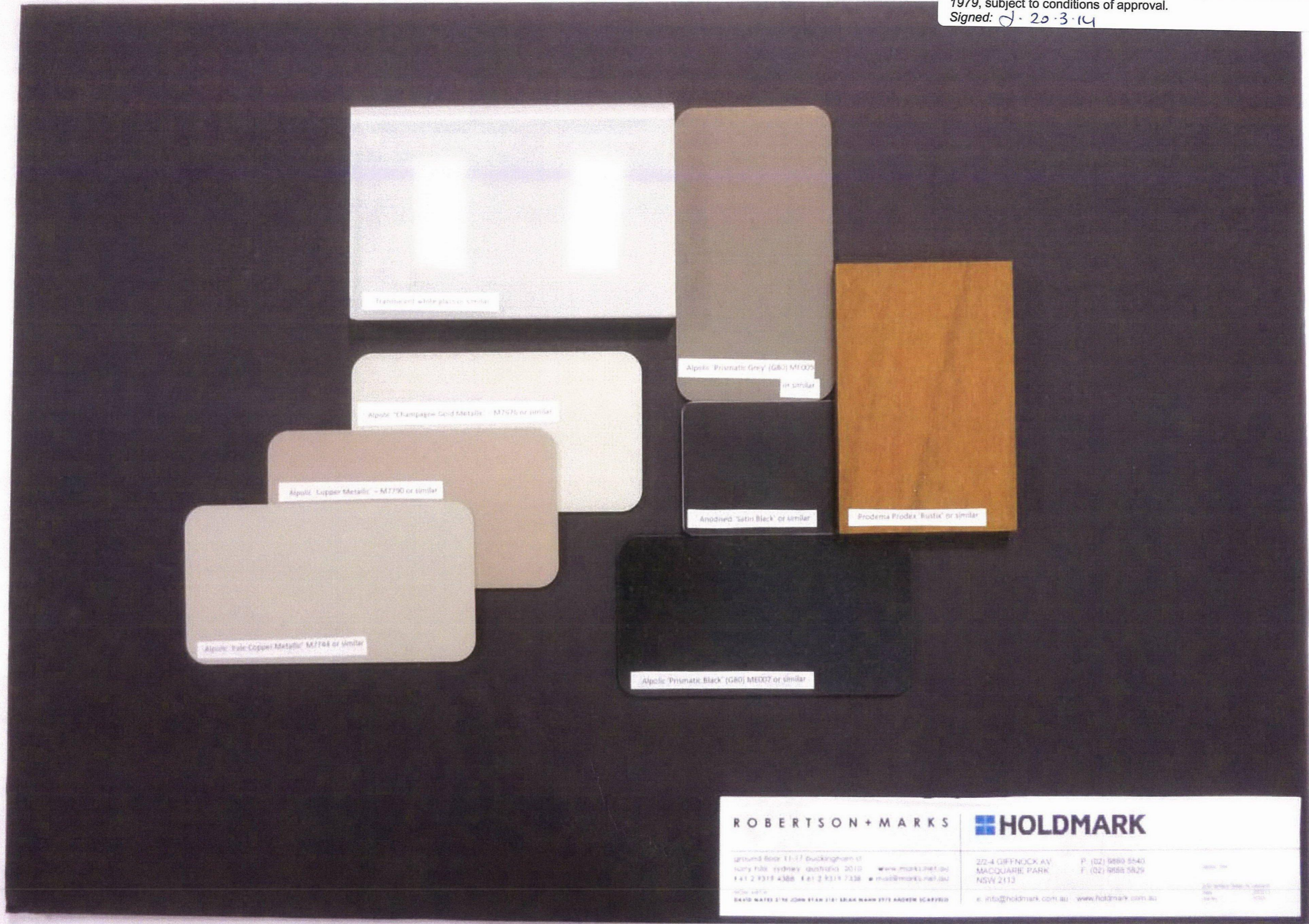
EXTERIOR FINISHES

Signed:



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Signed: J. 20.3.14

ROBERTSON + MARKS



| | | | |
|--|--|--|--|
| ROBERTSON + MARKS | | | |
| ground floor 11-17 Buckingham St Surry Hills Sydney NSW 2010 www.marks.net.au t +1 2 9319 4388 f +1 2 9319 7438 m marks@marks.net.au | | 22-4 GIFFNOCK AV MACQUARIE PARK NSW 2113 P (02) 9580 5540 F (02) 9580 5829 | |
| NSW 4479 DAVID WATKINS 2/16 JOHN STAN 2/16 BRIAN MANN 2/16 ANDREW SCARFFO | | e info@holdmark.com.au www.holdmark.com.au | |



6-16 Atchison Street
St Leonards
75W Submission
Landscape Plan



SITE IMAGE

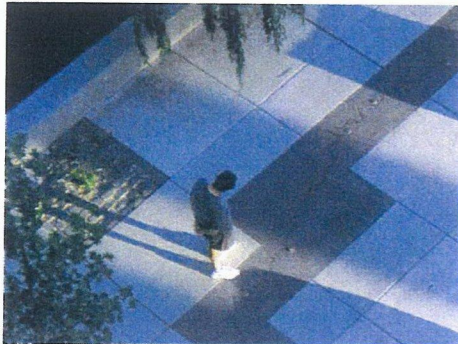
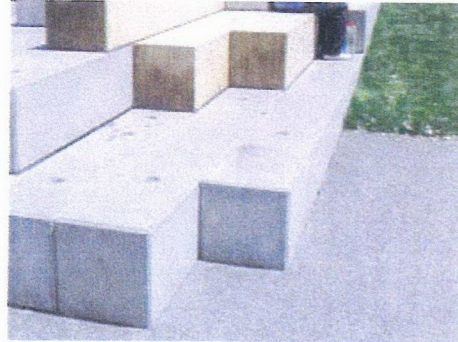
Landscape & Planning

37 Riley Street, Melbourne | Ph: 03 9412 1000

Feature trees to through site view lines

Timber Pergola with climbers over carpark ramp

Decorative gravel to carpark ramp roof underneath pergola.



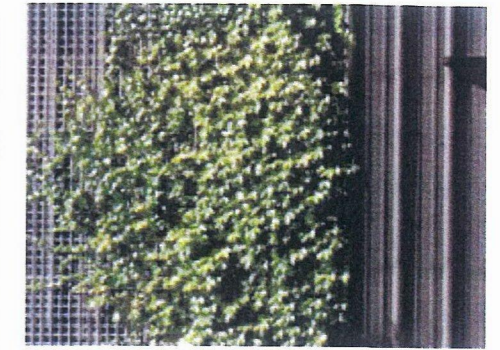
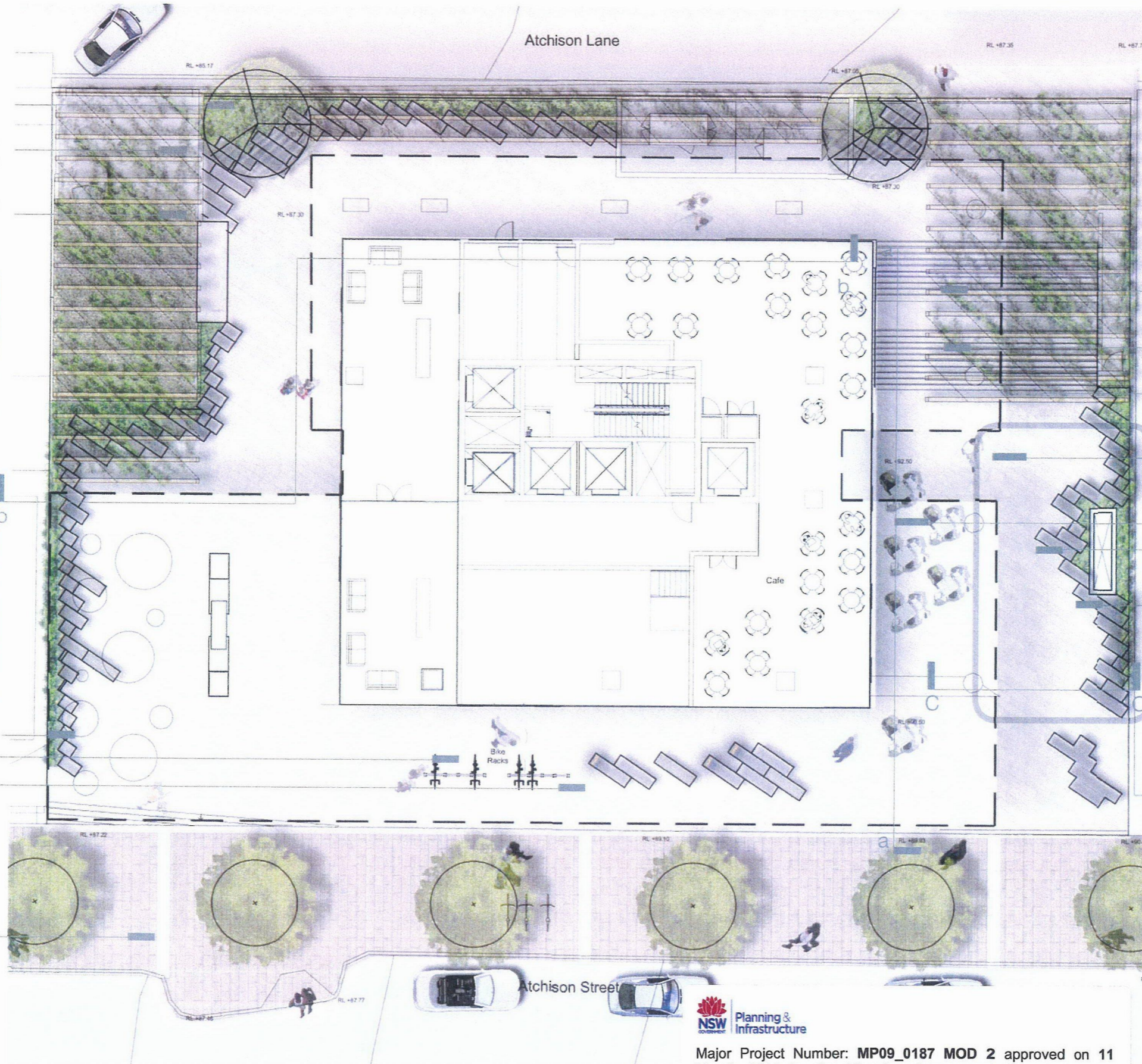
Informal seating edge to wall

Bike rack

Feature seating

Atchison Street footpath paving to to be retained or replaced to match existing if required

Atchison Lane



Timber Pergola with climbers

Steps to Atchison Lane

Timber shelter / pergola with climbers

Refer detail plan 003

Cafe seating area

Timber and concrete block bench seating with timber and steel vertical structures for climbing species

Planters may be removed in future to allow for permeability into 20 Atchison Street



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Architect: Robertson + Marks
Site Image Job Number: SS13-2590

Goldmark Developers Pty Ltd
Drawing Number: 002
Issue: 1
Date: 28.01.2014

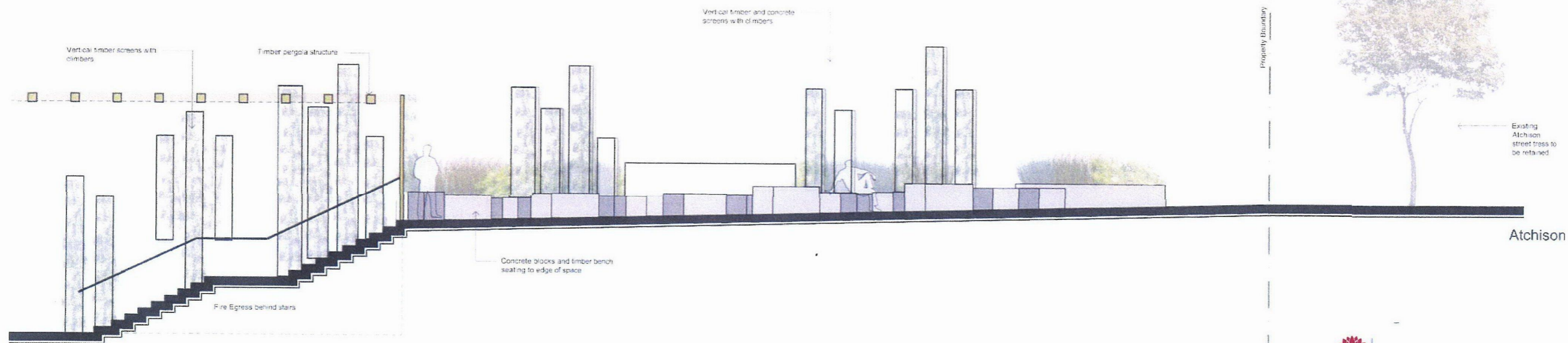
Site Image (NSW) Pty Ltd ABN 44 801 262 360 as agent for Site Image NSW Partnership
Level 1, 3-5 Duffield Street Surry Hills NSW 2010 Australia | T +61 2 8332 5900



SITE IMAGE

NSW Partnership
Sydney Melbourne | 100 Pitt Street Sydney

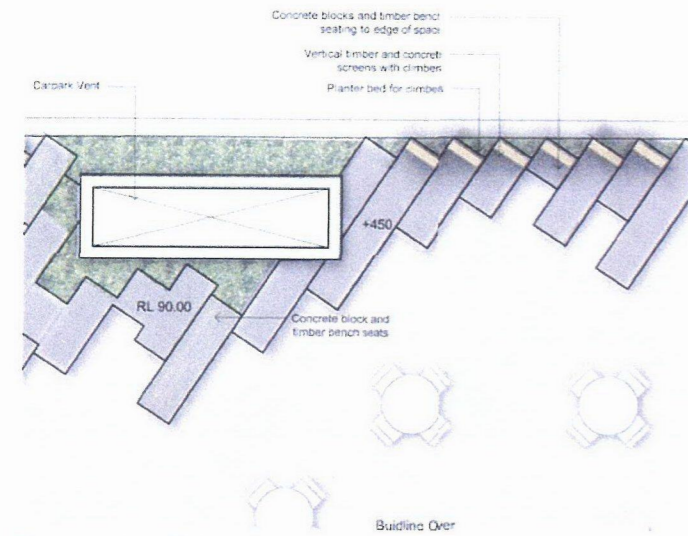
Atchison Street St Leonards | Landscape Plan



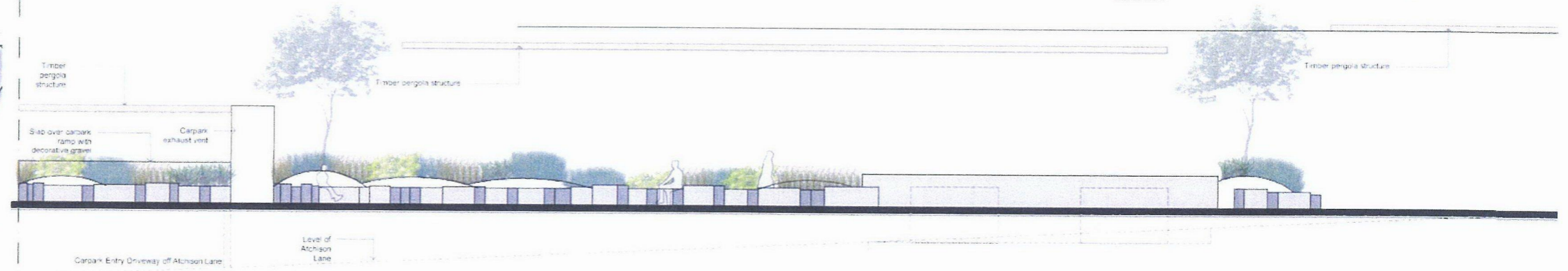
Section AA



Major Project Number: **MP09_0187 MOD 2** approved on **11 March 2014** by the Planning Assessment Commission, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval. *J. 20.3.14.*
Signed:



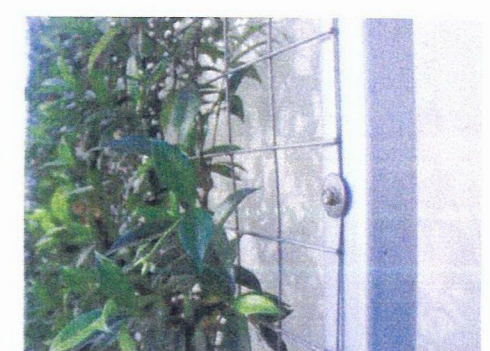
Detail Plan



Section BB



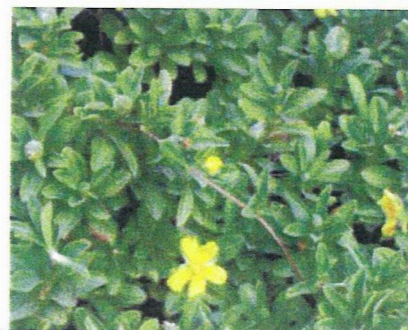
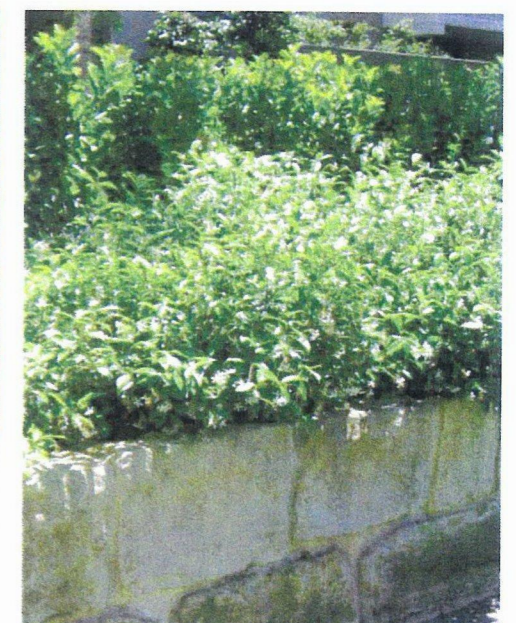
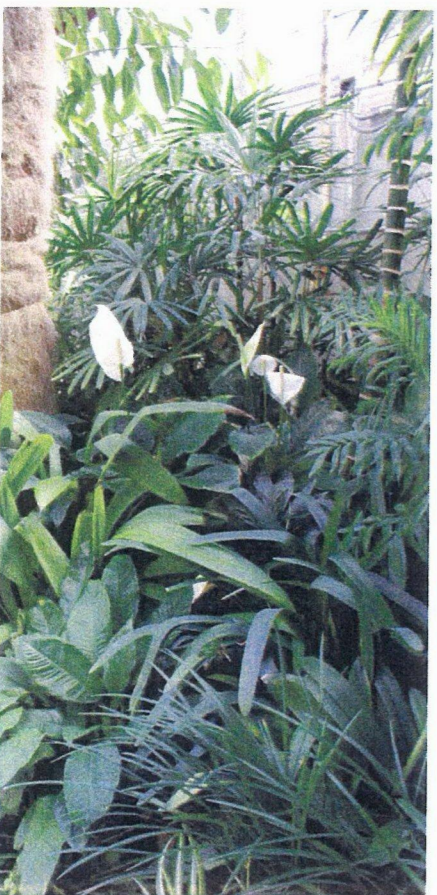
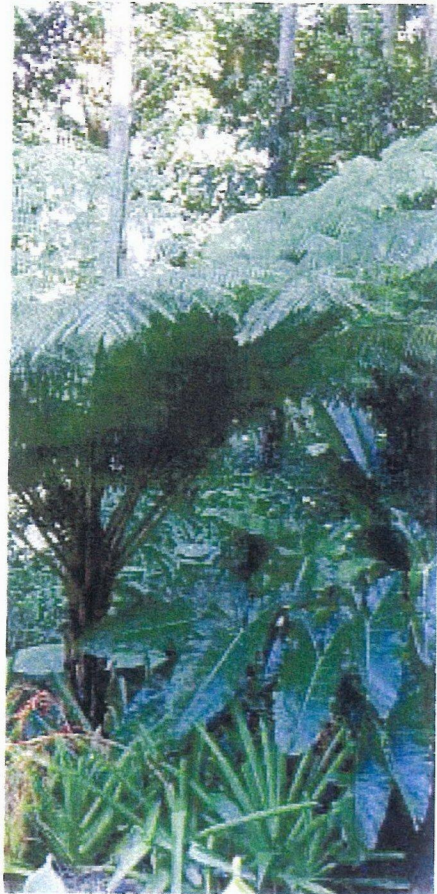
Section CC



Atchison Street St Leonards | Landscape Sections

| | | | |
|-----------------------|-----------------------------|----------------|------------|
| Client | Holdmark Developers Pty Ltd | Drawing Number | 003 |
| Architect | Robertson + Marks | Issue | 1 |
| Site Image Job Number | SS10-2590 | Date | 28.01.2014 |

Site Image (NSW) Pty Ltd ABN 44 501 262 080 as agent for Site Image (NSW) Partnership, Level 1, 3-5 Bagot Street Surry Hills NSW 2010 Australia (T +61 2 8532 5000)



| Botanical Name | Common Name | Mature Height (m.) | Mature Spread (m.) | Spacings | Pot Size |
|--|-----------------------|--------------------|--------------------|----------|----------|
| Trees | | | | | |
| <i>Cyathea cooperii</i> | Australian Tree Fern | 6 | 5 | As Shown | 75Lt |
| <i>Livistona australis</i> | Cabbage Tree Palm | 25 | 7 | As Shown | 75L |
| <i>Tristaniaopsis laurina</i> | Watergum | 10 | 6 | As Shown | 75Lt |
| Shrubs | | | | | |
| <i>Agave attenuata</i> | Agave | 1.5 | 1.5 | As Shown | 200mm |
| <i>Aspidistra elatior</i> | Cast-iron Plant | 0.7 | 0.5 | As Shown | 200mm |
| <i>Asplenium australasicum</i> | Bird's-Nest Fern | 1 | 1 | As Shown | 200mm |
| <i>Acmena smithii var. minor</i> | Dwarf Lillypilly | 3 | 2 | As Shown | 200mm |
| <i>Clivia miniata</i> | Bush lily | 0.4 | 0.5 | As Shown | 200mm |
| <i>Cycas revoluta</i> | Japanese Sago | 3 | 2 | As Shown | 200mm |
| <i>Murraya paniculata</i> | Mock Orange | 3 | 2 | As Shown | 200mm |
| <i>Pittosporum tobira</i> | Japanese Pittosporum | 0.8 | 1.5 | As Shown | 200mm |
| <i>Phormium tenax 'Bronze Baby'</i> | Bronze Baby Flax | 0.75 | 0.8 | As Shown | 200mm |
| <i>Philodendron Xanadu</i> | Xanadu | 0.8 | 1 | As Shown | 200mm |
| <i>Rhapis excelsa</i> | Broadleaf Lady Palm | 2 | 1 | As Shown | 200mm |
| <i>Raphiolepis indica</i> | Rosea Indian Hawthorn | 1.5 | 2 | As Shown | 200mm |
| <i>Syzygium australe 'Elite'</i> | Dwarf Magenta Cherry | 3 | 1.5 | As Shown | 300mm |
| <i>Spathiphyllum 'Sensation'</i> | Giant Peace Lily | 1 | 1 | As Shown | 300mm |
| <i>Viburnum odoratissimum</i> | Sweet Viburnum | 5 | 3.5 | As Shown | 300mm |
| Groundcovers / Grasses | | | | | |
| <i>Bromeliad Sp</i> | | 0.4 | 0.4 | As Shown | 150mm |
| <i>Dianella 'Breeze'</i> | Blue Flax Lilly | 0.6 | 0.6 | 4/m2 | 150mm |
| <i>Hibbertia scandens</i> | Snake Vine | 0.3 | 2 | 4/m2 | 150mm |
| <i>Lomandra longifolia 'Tanika'</i> | Matt Rush Grass | 0.7 | 0.6 | 5.00/m2 | 150mm |
| <i>Liriope muscari 'Evergreen Giant'</i> | Giant Liriope | 0.6 | 0.5 | 5.00/m2 | 150mm |
| <i>Trachelospermum jasminoides</i> | Star Jasmine | 0.2 | 0.5 | 5.00/m2 | 150mm |
| <i>Viola hederacea</i> | Native Violet | 0.15 | 0.5 | 5.00/m3 | 150mm |

Conditions of approval signed:



Major Project Number: **MP09_0187 MOD 2** approved on **11 March 2014** by the Planning Assessment Commission, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval. *J. 20.3.14.*
Sinned:

| | | | |
|-----------------------|-----------------------------|----------------|------------|
| Client | Holdmark Developers Pty Ltd | Drawing Number | 004 |
| Architect | Robertson + Marks | Issue | 1 |
| Site Image Job Number | SS13-2590 | Date | 28.01.2014 |

Site Image (NSW) Pty Ltd ABN 44 901 263 380 as agent for Site Image NSW Partnership
Level 1, 3-5 Balfour Street, St Leonards, NSW 2010 Australia. T +61 2 8002 5900