

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
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Notes - Construction General (BASIX)

Glazing
 Doors / windows:
 - Aluminium framed single clear glazing to internal windows that open to wintergardens
 U-Value: 6.6 (equal to or lower than)
 SHGC: 0.69 (+ or - 10%)
 - Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.
 U-Value: 4.4 (equal to or lower than)
 SHGC: 0.5 (+ or - 10%)

Given values are NFRC, total window values

Roof / ceiling insulation

Roof:
 Concrete roof - No insulation

Default Colour modelled

Ceiling:
 Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.

Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, balconies above & slot areas above to all other units.

Note: It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

Wall / floor insulation

External Wall:
 Lightweight cladding to all external walls with R1.5 bulk insulator
 No colour nominated

Internal walls within units:
 Plasterboard on studs - no insulation

Inter-tenancy walls / corridor:
 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01)

75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.

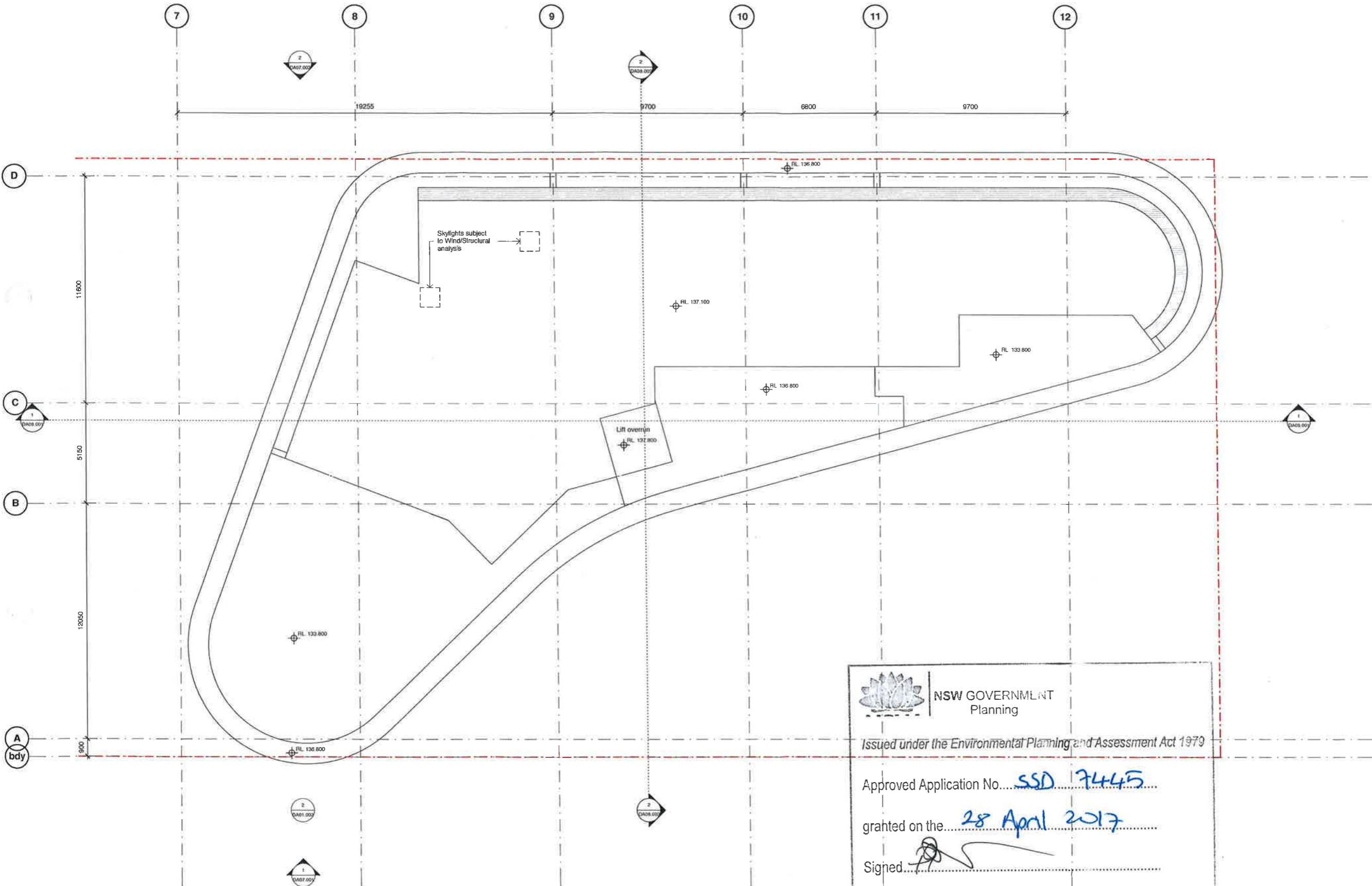
Floors:
 Concrete - R2.1 insulation to all units in level 7 with car park below
 Concrete - no insulation required between units

Floor coverings:
 1 & 2 bed apartments - tiles to wet areas, carpet to bedrooms and living areas as per plans
 All 3 & 4 bed apartments tiled throughout

Central hot water system
 Central gas-fired boiler with R1.0 (-38mm) insulation to risermain and supply risers.

Reticulated alternative water
 Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building
 (No rainwater tank required for BASIX compliance)

Alternative energy
 Not required by BASIX



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 Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7445
 granted on the 28 April 2017
 Signed [Signature]
 Sheet No. 24 of 46

Revision	Date	Description	Initial	Check
A	20.07.18	Amended DA Issue	JS	CP



Site 9, Sydney Olympic Park
 3 Olympic Boulevard

General Arrangement Plan
 Roof Plan

Status	Development Application		
Scale	1:100	A1	
Drawn	Author	Checked	Checker
Project No.	S11890		
Plot Date	20/07/2016 3:03:20 PM		
Plot File			

Drawing no.	Revision
DA02.040	A

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1. Concrete or aluminium facing to slab edges



2. Aluminium fins



3. Glass



4. Colourback glass



5. Metal framing



6. Paint finish



7. Aluminium mesh



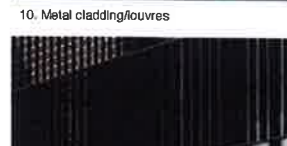
8. Terracotta



9. In situ concrete



10. Metal cladding/louvers



11. Metal balustrade



12. Glazed balustrade

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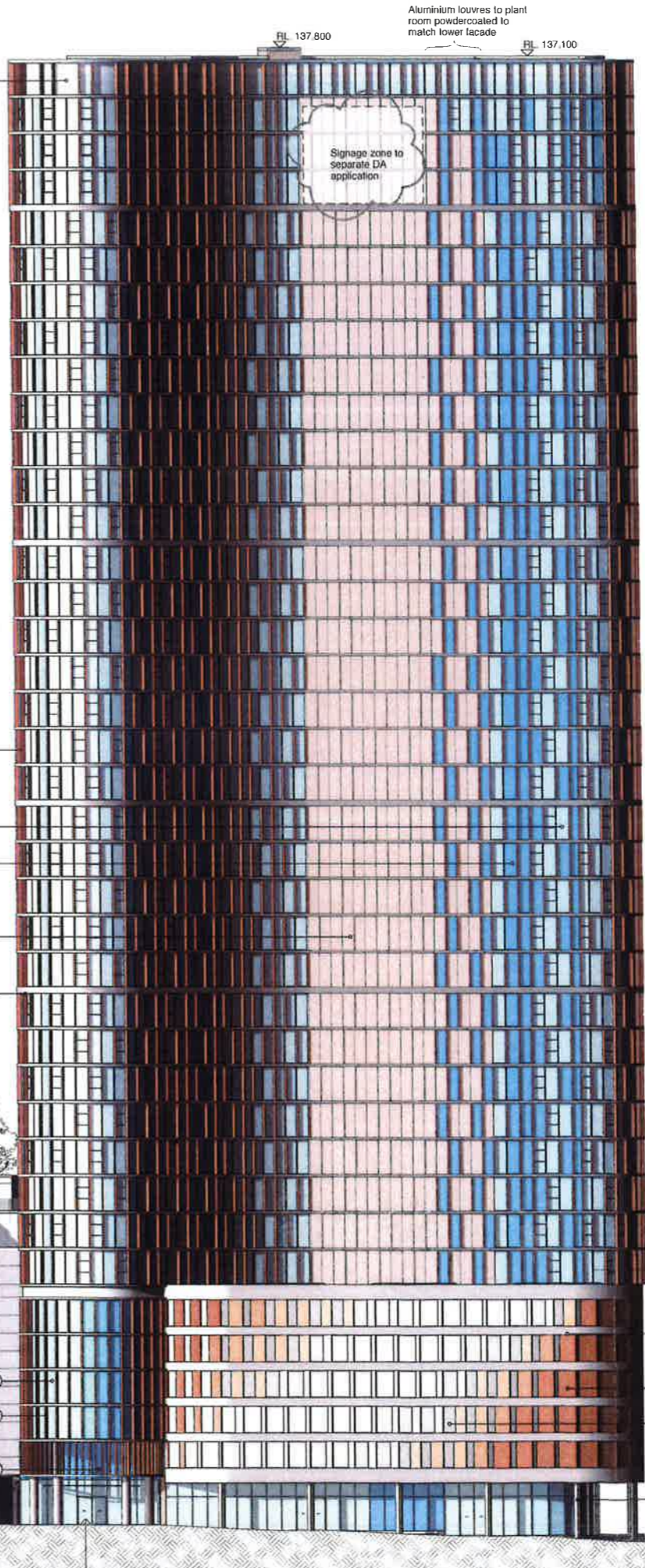
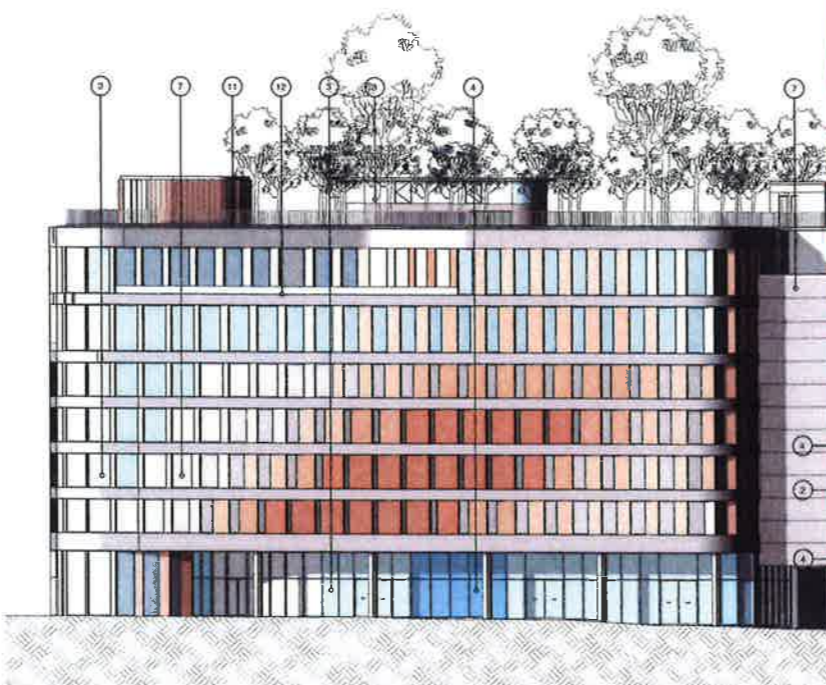
Approved Application No. SSD 7445

Granted on the 28 April 2017

Signed [Signature]

Sheet No. 25 of 46

- Roof North RL 42.60
- Panopt North RL 38.42
- Level 08 North RL 34.60
- Level 07 North RL 30.80
- Level 06 North RL 27.80
- Level 05 North RL 24.80
- Level 04 North RL 21.80
- Level 03 North RL 18.80
- Level G North RL 14.00



RL 137.80 Aluminium louvres to plant room powdercoated to match lower facade

RL 137.100

Signage zone to separate DA application

- RL 136.80 Tower Edge
- RL 132.00 Level 36
- RL 130.70 Level 36
- RL 127.00 Level 37
- RL 124.50 Level 36
- RL 121.10 Level 35
- RL 118.00 Level 34
- RL 114.90 Level 33
- RL 111.80 Level 32
- RL 108.70 Level 31
- RL 105.60 Level 30
- RL 102.50 Level 29
- RL 99.40 Level 28
- RL 96.30 Level 27
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- RL 58.50 Level 15
- RL 55.10 Level 14
- RL 52.00 Level 13
- RL 48.90 Level 12
- RL 45.80 Level 11
- RL 42.70 Level 10
- RL 39.60 Level 09
- RL 36.50 Level 08 South
- RL 33.40 Level 07 South
- RL 29.30 Level 06 South
- RL 26.30 Level 05 South
- RL 23.30 Level 04 South
- RL 20.30 Level 03 South
- RL 17.30 Level 02
- RL 13.00 Level G South Residential
- RL 12.00 Level G South

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SHGC: 0.5 (+ or - 10%)
Given values are NFRC, total window values

Roof / ceiling insulation
Roof:
Concrete roof - No insulation
Default Colour modelled

Ceiling:
Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.
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Wall / floor insulation
External Wall:
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No colour nominated

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(No rainwater tank required for BASIX compliance)

Alternative energy
Not required by BASIX

C 25.08.16 Revisions as clouded CP MA
B 20.07.16 Amended DA issue JS CP
A 01.03.16 Development Application JS CP

Client: Ecove

ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

Building Elevations
Southwest

Status: Development Application
Scale: 1 : 250 @ A1
Drawn: JS Checked: CP
Project No: S11890
Plot Date: 25/08/2016 5:06:10 PM
Plot File:

Drawing no: DA07.001 Revision: C
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Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batesmart.com.au http://www.batesmart.com.au

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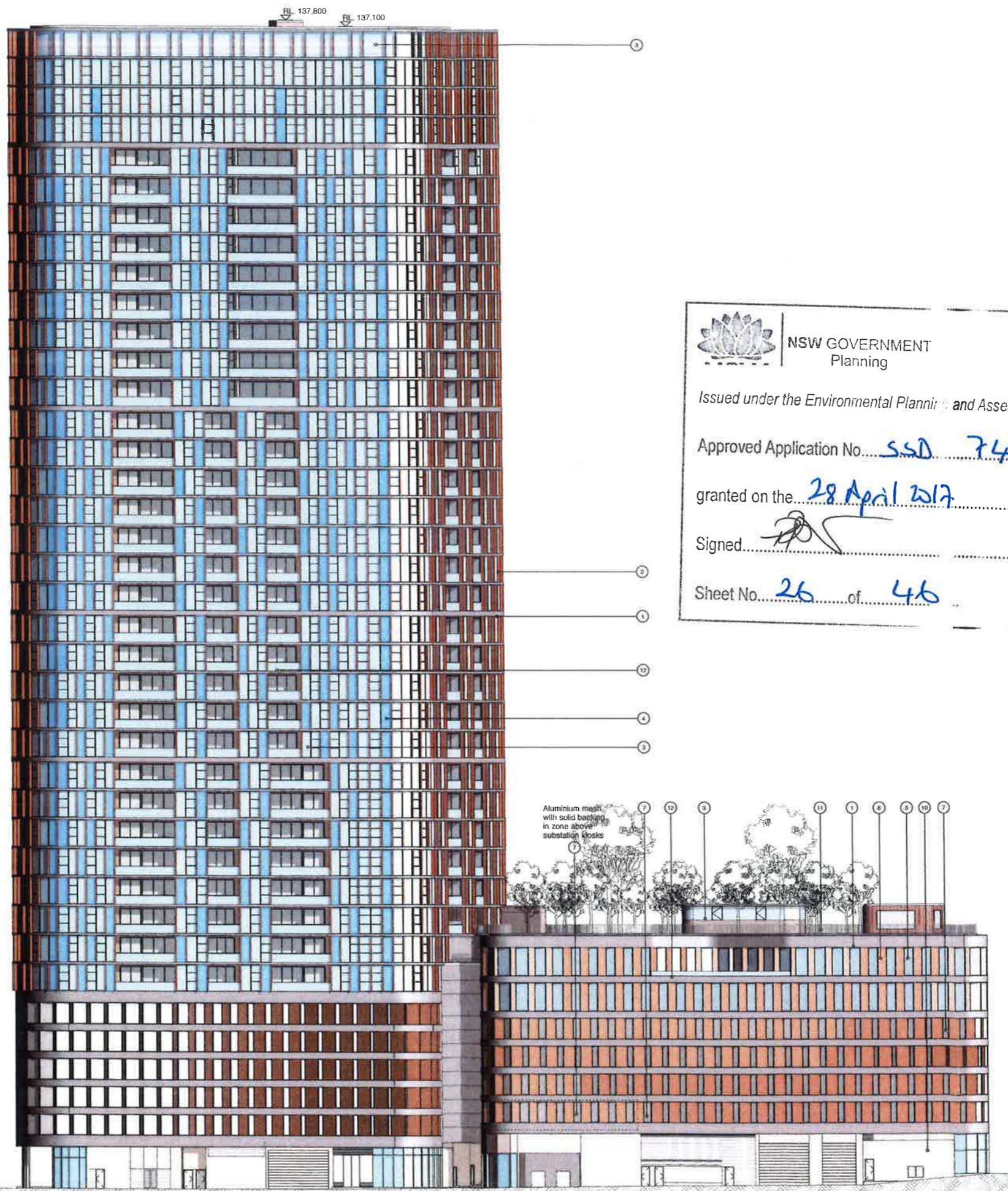
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Circular / Straight auto sliding doors to future detail



▽ Tower Edge	RL 136.60
▽ Level 32	RL 130.70
▽ Level 31	RL 127.50
▽ Level 30	RL 124.50
▽ Level 29	RL 121.10
▽ Level 28	RL 118.00
▽ Level 27	RL 114.80
▽ Level 26	RL 111.80
▽ Level 25	RL 108.70
▽ Level 24	RL 105.60
▽ Level 23	RL 102.50
▽ Level 22	RL 99.40
▽ Level 21	RL 96.30
▽ Level 20	RL 93.20
▽ Level 19	RL 90.10
▽ Level 18	RL 87.00
▽ Level 17	RL 83.90
▽ Level 16	RL 80.80
▽ Level 15	RL 77.70
▽ Level 14	RL 74.60
▽ Level 13	RL 71.50
▽ Level 12	RL 68.40
▽ Level 11	RL 65.30
▽ Level 10	RL 62.20
▽ Level 09	RL 59.10
▽ Level 08 South	RL 56.00
▽ Level 07 South	RL 52.90
▽ Level 06 South	RL 49.80
▽ Level 05 South	RL 46.70
▽ Level 04 South	RL 43.60
▽ Level 03 South	RL 40.50
▽ Level 02	RL 37.40
▽ Level 01 South Residential	RL 34.30
▽ Level 0 South	RL 31.20



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Approved Application No. SSD 7445

granted on the 28 April 2017

Signed [Signature]

Sheet No. 26 of 46

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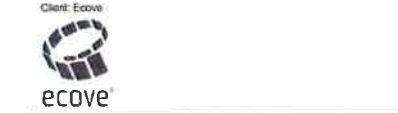
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- Roof / ceiling insulation**
Roof:
Concrete roof - No insulation
Default Colour modelled
- Ceiling:**
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No colour nominated
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- Floors:
Concrete - R2.1 insulation to all units in level 7 with car park below
Concrete - no insulation required between units
- Floor coverings:
1 & 2 bed apartments - tiles to wet areas, carpet to bedrooms and living areas as per plans
All 3 & 4 bed apartments tiled throughout
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Central gas-fired boiler with R1.0 (~38mm) insulation to risermain and supply risers.
- Retculated alternative water**
Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building
(No rainwater tank required for BASIX compliance)
- Alternative energy**
Not required by BASIX

B	20.07.16	Amended DA Issue	JS	CP
A	01.05.16	Development Application	JS	CP



Site 9, Sydney Olympic Park
3 Olympic Boulevard

Building Elevations
NorthEast

Status	Development Application
Scale	1 : 250 @ A1
Drawn	JS
Checked	CP
Project No.	S11890
Plot Date	20/07/2016 3:09:31 PM
Plot File	
Drawing no.	DA07.002
Revision	B

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concrete or aluminium facing to slab edges



2. Aluminium fins



3. Glass



4. Colourback glass



5. Metal framing



6. Paint finish



7. Aluminium mesh



8. Terracotta



9. In situ concrete



10. Metal cladding/louvers

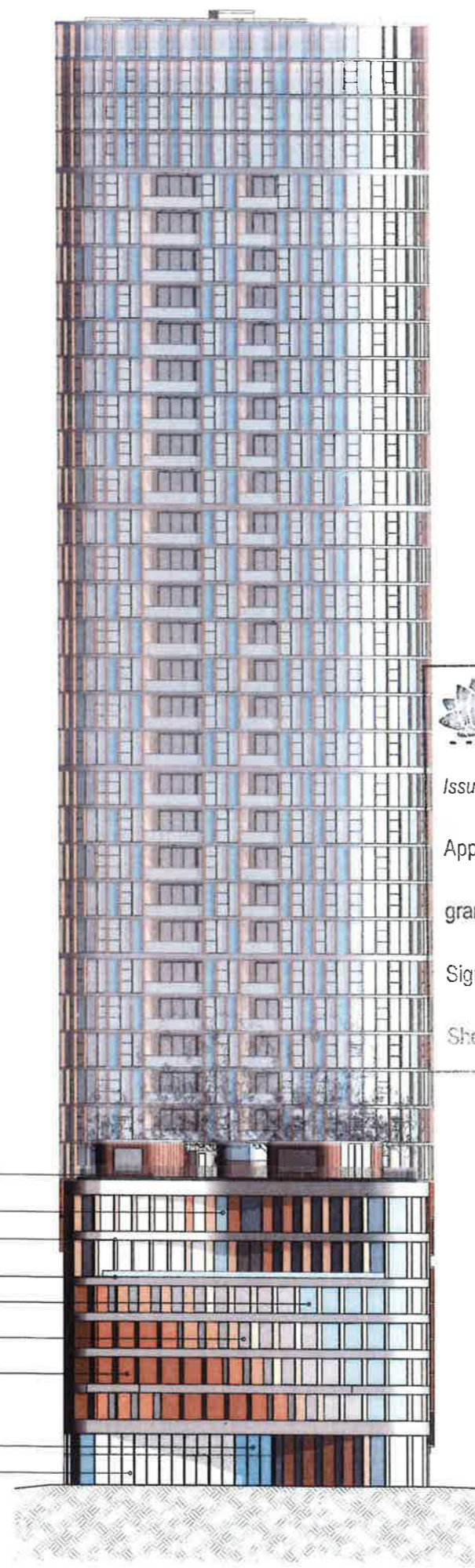


11. Metal balustrade



12. Glazed balustrade

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- RL 136.80 Tower Edge
- 122m SEPP Elevations Level 39
- RL 130.70 Level 38
- RL 127.60 Level 37
- RL 124.50 Level 36
- RL 121.10 Level 35
- RL 118.00 Level 34
- RL 114.90 Level 33
- RL 111.80 Level 32
- RL 108.70 Level 31
- RL 105.60 Level 30
- RL 102.50 Level 29
- RL 99.40 Level 28
- RL 96.30 Level 27
- RL 92.90 Level 26
- RL 89.80 Level 25
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- RL 61.60 Level 16
- RL 58.50 Level 15
- RL 55.10 Level 14
- RL 52.00 Level 13
- RL 48.90 Level 12
- RL 45.80 Level 11
- RL 42.70 Level 10
- RL 39.60 Level 09
- RL 34.60 Level 09 North
- RL 30.80 Level 07 North
- RL 27.80 Level 06 North
- RL 24.80 Level 05 North
- RL 21.80 Level 04 North
- RL 18.80 Level 03 North
- RL 14.00 Level G North



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Planning

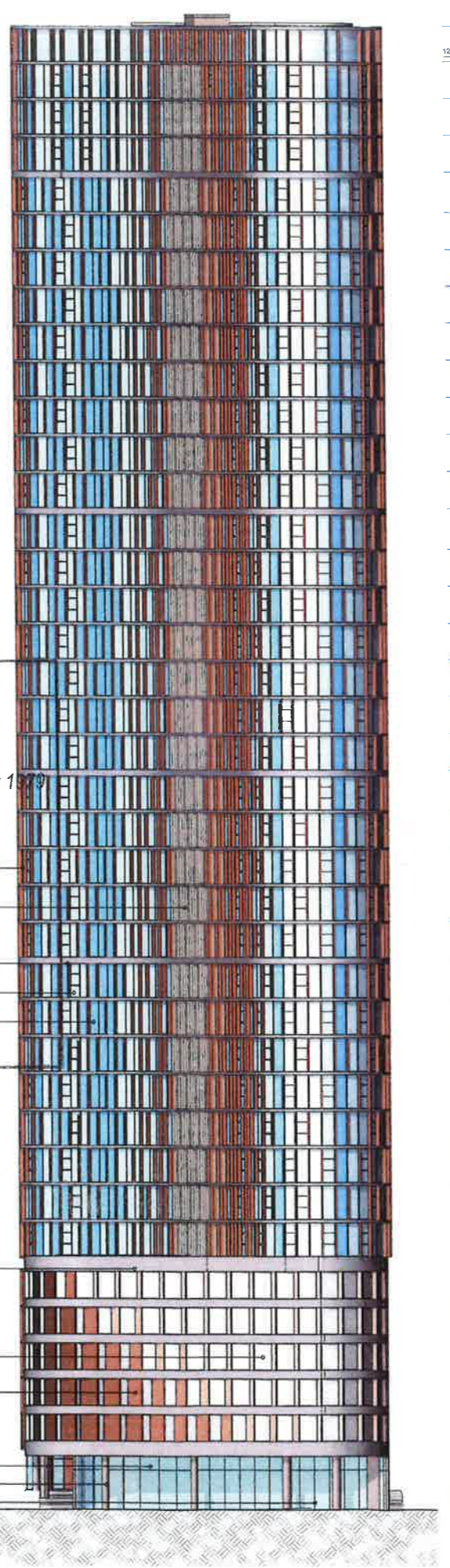
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Approved Application No. SSD 7445

granted on the 28 April 2017

Signed [Signature]

Sheet No. 27 of 46



- RL 136.80 Tower Edge
- 122m SEPP Elevations Level 39
- RL 130.70 Level 38
- RL 127.60 Level 37
- RL 124.50 Level 36
- RL 121.10 Level 35
- RL 118.00 Level 34
- RL 114.90 Level 33
- RL 111.80 Level 32
- RL 108.70 Level 31
- RL 105.60 Level 30
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- RL 55.10 Level 14
- RL 52.00 Level 13
- RL 48.90 Level 12
- RL 45.80 Level 11
- RL 42.70 Level 10
- RL 39.60 Level 09
- RL 36.50 Level 08 South
- RL 33.40 Level 07 South
- RL 29.30 Level 06 South
- RL 26.30 Level 05 South
- RL 23.30 Level 04 South
- RL 20.30 Level 03 South
- RL 17.30 Level 02
- RL 14.00 Level G North
- RL 13.00 Level G South Residential
- RL 12.05 Level G South

1 Northwest
2 Southeast
1 : 250

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SHGC: 0.69 (+ or - 10%)

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SHGC: 0.5 (+ or - 10%)

Given values are NFRC, total window values

Roof / ceiling insulation
Roof:
Concrete roof - No insulation
Default Colour modelled

Ceiling:
Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.
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No colour nominated

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Concrete - no insulation required between units

Floor coverings:
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Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building
(No rainwater tank required for BASIX compliance)

Alternative energy
Not required by BASIX

Revision	Date	Description	Initial	Checked
A	01.03.16	Development Application	JS	CP



Site 9, Sydney Olympic Park
3 Olympic Boulevard

Building Elevations
Northwest & Southeast

Status	Development Application	
Scale	1 : 250	@ A1
Drawn	JS	Checked CP
Project No	S11690	
Plot Date	20/07/2016 3:12:38 PM	
Plot File		
Drawing no.	Revision	

DA07.003 B

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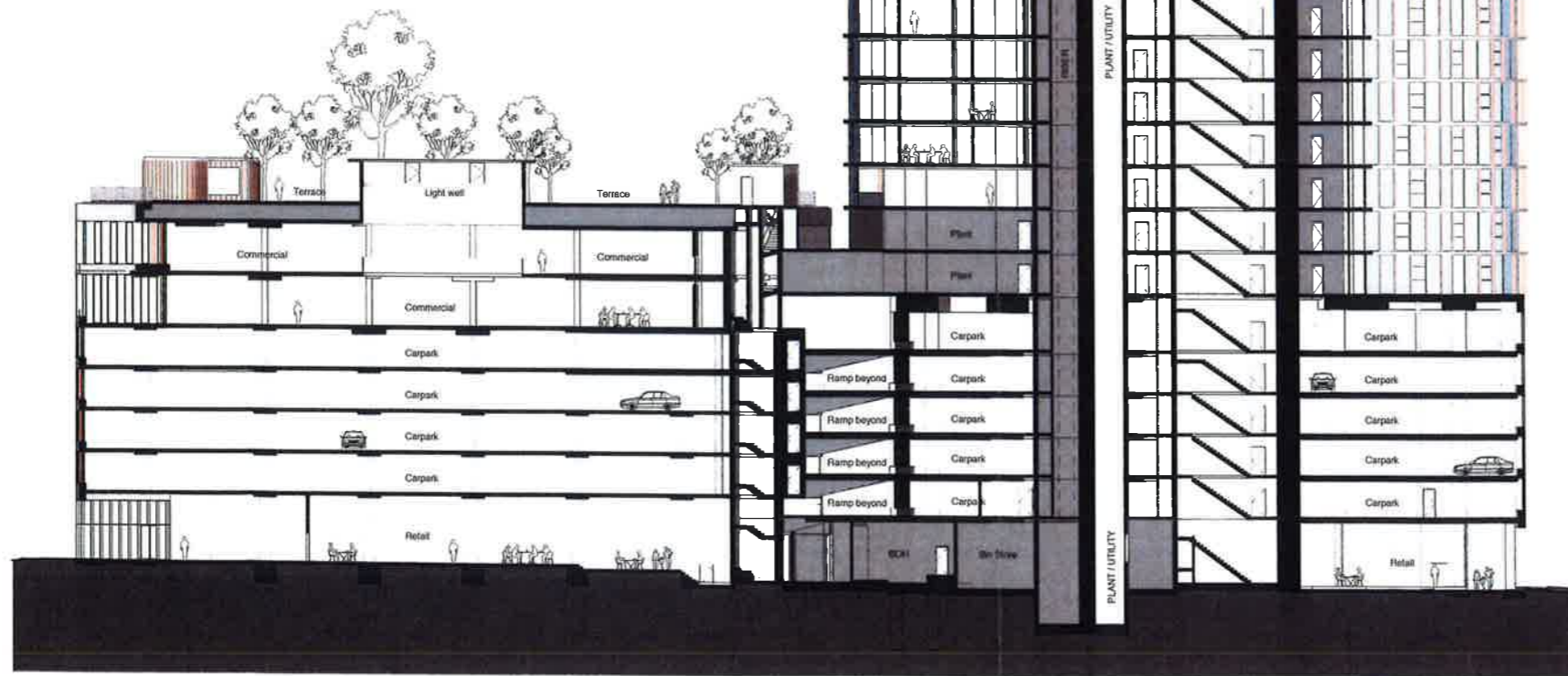
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Approved Application No. SSD 7445

Approved on the 28 April 2017

28 of 46

- ▽ Roof North RL 42.60
- ▽ Parapet North RL 36.42
- ▽ Level 08 North RL 34.80
- ▽ Level 07 North RL 33.80
- ▽ Level 06 North RL 32.80
- ▽ Level 05 North RL 31.80
- ▽ Level 04 North RL 31.80
- ▽ Level 03 North RL 31.80
- ▽ Level G North RL 14.00



- RL 138.80 Tower Edge ▾
- RL 138.70 Level 38 ▾
- RL 127.60 Level 37 ▾
- RL 124.50 Level 36 ▾
- RL 121.10 Level 35 ▾
- RL 118.00 Level 34 ▾
- RL 114.80 Level 33 ▾
- RL 111.80 Level 32 ▾
- RL 108.70 Level 31 ▾
- RL 105.60 Level 30 ▾
- RL 102.50 Level 29 ▾
- RL 99.40 Level 28 ▾
- RL 96.30 Level 27 ▾
- RL 92.90 Level 26 ▾
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- RL 77.40 Level 21 ▾
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- RL 61.60 Level 16 ▾
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- RL 55.10 Level 14 ▾
- RL 52.00 Level 13 ▾
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- RL 42.70 Level 10 ▾
- RL 39.60 Level 09 ▾
- RL 36.60 Level 08 South ▾
- RL 33.40 Level 07 South ▾
- RL 29.30 Level 06 South ▾
- RL 25.30 Level 05 South ▾
- RL 23.30 Level 04 South ▾
- RL 20.30 Level 03 South ▾
- RL 17.30 Level 02 ▾
- RL 12.00 Level G South Residential ▾
- RL 12.05 Level G South ▾

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- Alternative energy**
 Not required by BASIX

Revision	Date	Description	Initial	Checked
1	20/07/16	Amended DA Issue	JS	CP
2	21/03/16	Development Application	JS	CP



Site 9, Sydney Olympic Park
 3 Olympic Boulevard

Building Sections
 A-A

Status	Development Application		
Scale	1 : 250	@	A1
Drawn	JS	Checked	CP
Project No.	S11890		
Plot Date	20/07/2016 2:13:17 PM		
Plot File			
Drawing no.	Revision		

DA08.001 B

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 SHGC: 0.69 (+ or - 10%)

- Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.
 U-Value: 4.4 (equal to or lower than)
 SHGC: 0.5 (+ or - 10%)

Given values are NFRC, total window values

Roof / ceiling insulation

Roof:
 Concrete roof - No insulation

Default Colour modelled

Ceiling:
 Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.

Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, balconies above & slot areas above to all other units.

Note: It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

Wall / floor insulation

External Wall:
 Lightweight cladding to all external walls with R1.5 bulk insulation
 No colour nominated

Internal walls within units:
 Plasterboard on studs - no insulation

Inter-tenancy walls / corridor:
 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01)

75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.

Floors:
 Concrete - R2.1 insulation to all units in level 7 with car park below
 Concrete - no insulation required between units

Floor coverings:
 1 & 2 bed apartments - tiles to wet areas, carpet to bedrooms and living areas as per plans
 All 3 & 4 bed apartments tiled throughout

Central hot water system
 Central gas-fired boiler with R1.0 (-38mm) insulation to riser/main and supply risers.

Articulated alternative water
 Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building (No rainwater tank required for BASIX compliance)

Alternative energy
 Not required by BASIX

Revision	Date	Description	Initial	Checked
B	20/07/16	Amended DA Issue	JS	CP
A	01/03/16	Development Application	JS	CP



Site 9, Sydney Olympic Park
 3 Olympic Boulevard

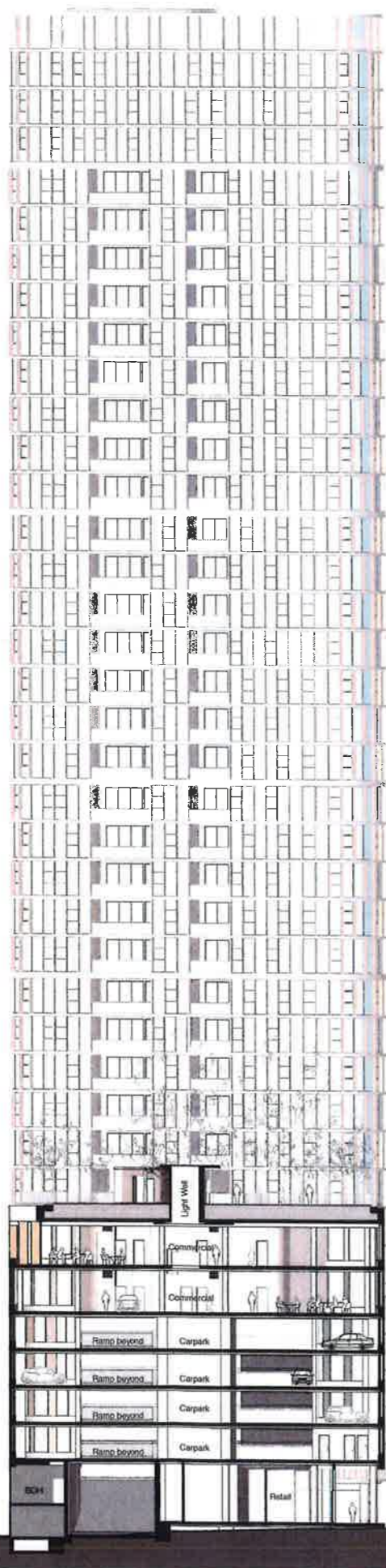
Building Sections
 B-B, C-C

Status	Development Application
Scale	1 : 250 @ A1
Drawn	JS Checked CP
Project No.	S11880
Plot Date	20/07/2016 3:14:04 PM
Plot File	
Drawing no.	Revision
DA08.002	B

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Roof North RL 42.60
 Parapet North RL 39.42

1 Section B-B
 1 : 250

- RL 136.80 Tower Edge
- RL 129.80 120m BEPP Envelope
- RL 130.70 Level 58
- RL 127.60 Level 57
- RL 124.50 Level 56
- RL 121.10 Level 55
- RL 116.00 Level 54
- RL 114.90 Level 53
- RL 111.80 Level 52
- RL 108.70 Level 51
- RL 105.60 Level 50
- RL 102.50 Level 29
- RL 99.40 Level 28
- RL 96.30 Level 27
- RL 92.90 Level 26
- RL 89.80 Level 25
- RL 86.70 Level 24
- RL 83.60 Level 23
- RL 80.50 Level 22
- RL 77.40 Level 21
- RL 74.30 Level 20
- RL 71.20 Level 19
- RL 68.10 Level 18
- RL 65.00 Level 17
- RL 61.90 Level 16
- RL 58.80 Level 15
- RL 55.70 Level 14
- RL 52.60 Level 13
- RL 49.50 Level 12
- RL 46.40 Level 11
- RL 43.30 Level 10
- RL 40.20 Level 09
- RL 37.10 Level 08
- RL 34.00 Level 07
- RL 30.90 Level 06
- RL 27.80 Level 05
- RL 24.70 Level 04
- RL 21.60 Level 03
- RL 18.50 Level 02
- RL 15.40 Level 01
- RL 12.30 Level G North
- RL 34.60 Level 08 North
- RL 30.80 Level 07 North
- RL 27.80 Level 06 North
- RL 24.80 Level 05 North
- RL 21.80 Level 04 North
- RL 18.80 Level 03 North
- RL 14.00 Level G North

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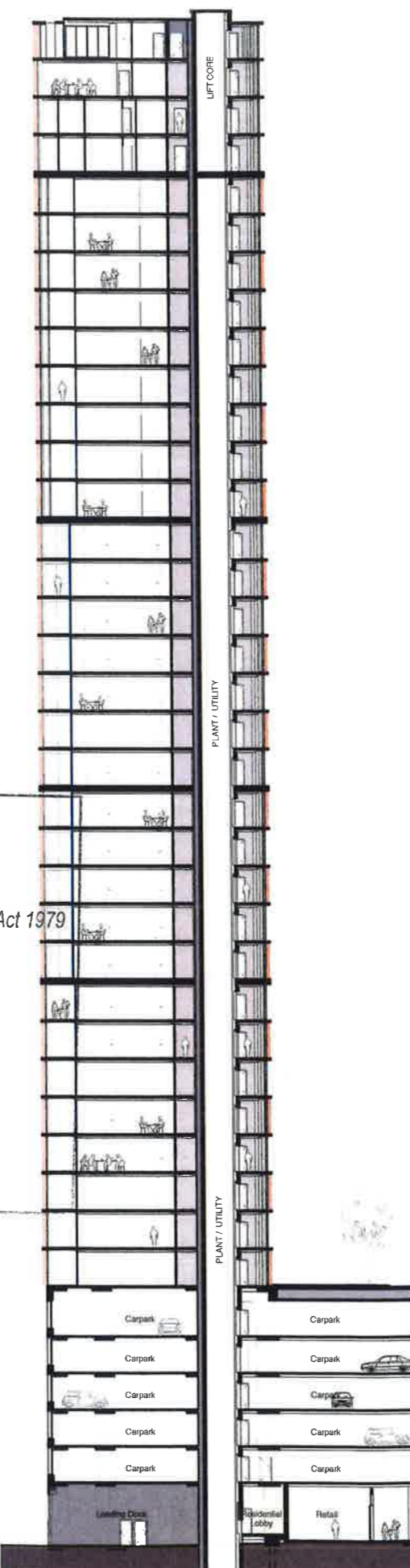
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granted on the 28 April 2017

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Sheet No. 29 of 46



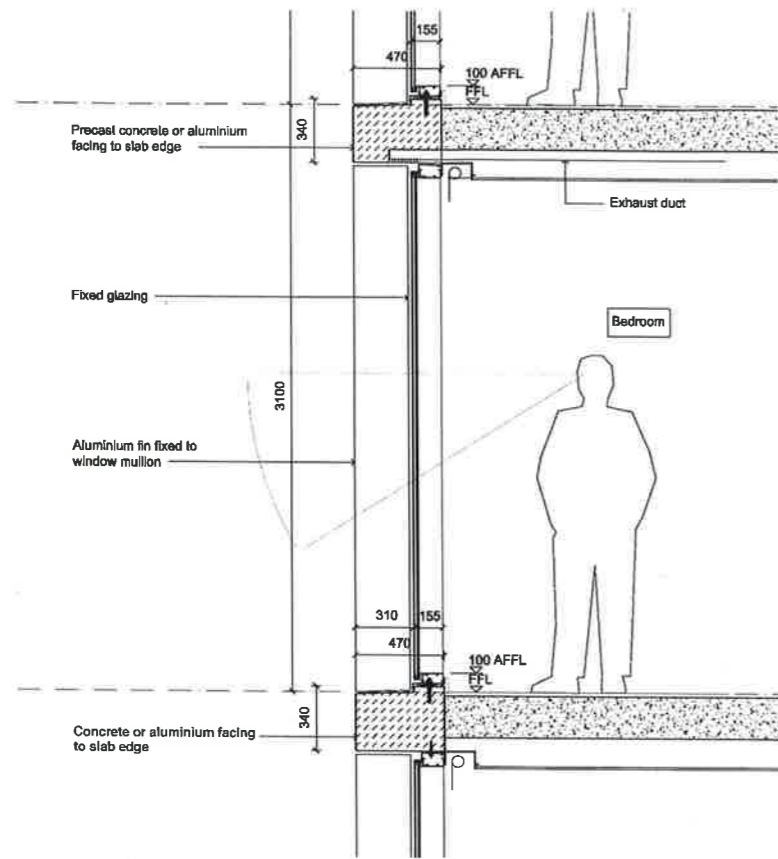
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- RL 111.80 Level 52
- RL 108.70 Level 51
- RL 105.60 Level 50
- RL 102.50 Level 29
- RL 99.40 Level 28
- RL 96.30 Level 27
- RL 92.90 Level 26
- RL 89.80 Level 25
- RL 86.70 Level 24
- RL 83.60 Level 23
- RL 80.50 Level 22
- RL 77.40 Level 21
- RL 74.30 Level 20
- RL 71.20 Level 19
- RL 68.10 Level 18
- RL 65.00 Level 17
- RL 61.90 Level 16
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- RL 55.70 Level 14
- RL 52.60 Level 13
- RL 49.50 Level 12
- RL 46.40 Level 11
- RL 43.30 Level 10
- RL 40.20 Level 09
- RL 37.10 Level 08
- RL 34.00 Level 07
- RL 30.90 Level 06
- RL 27.80 Level 05
- RL 24.70 Level 04
- RL 21.60 Level 03
- RL 18.50 Level 02
- RL 15.40 Level 01
- RL 12.30 Level G South Residential
- RL 12.00 Level G South

2 Section C-C
 1 : 250

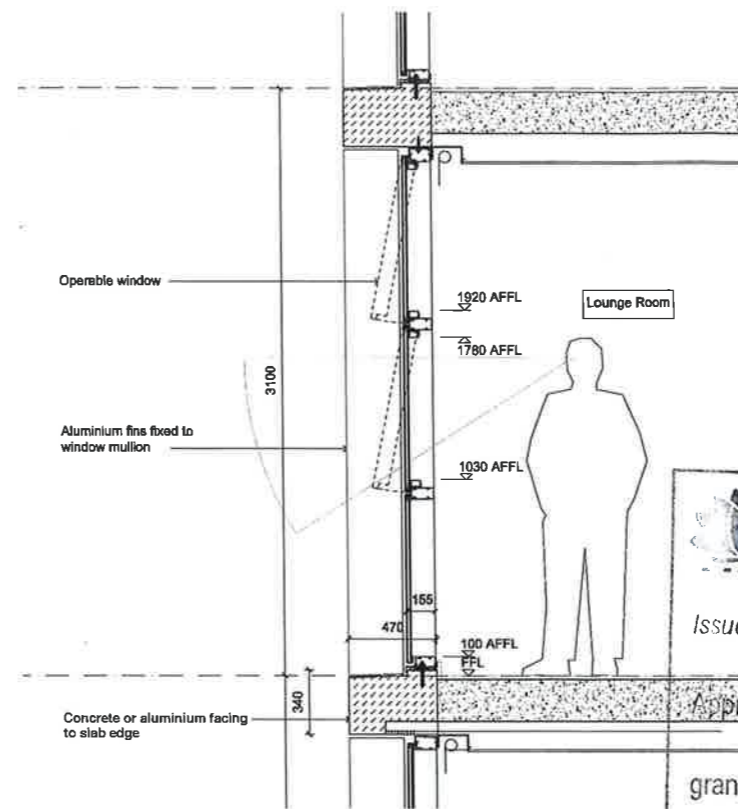
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Check all dimensions and site conditions prior to commencement of any work. The purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
 Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
 All drawings may not be reproduced or distributed without prior permission from the architect.

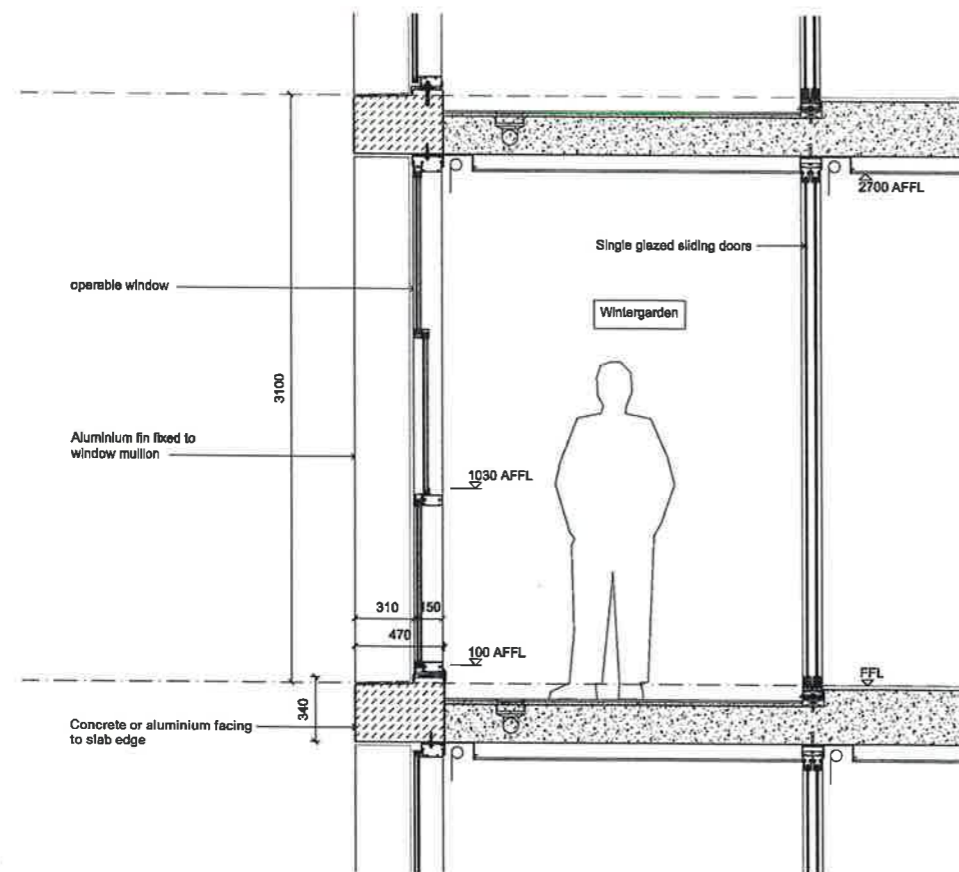


1 Condition 01 - Fixed Glazing
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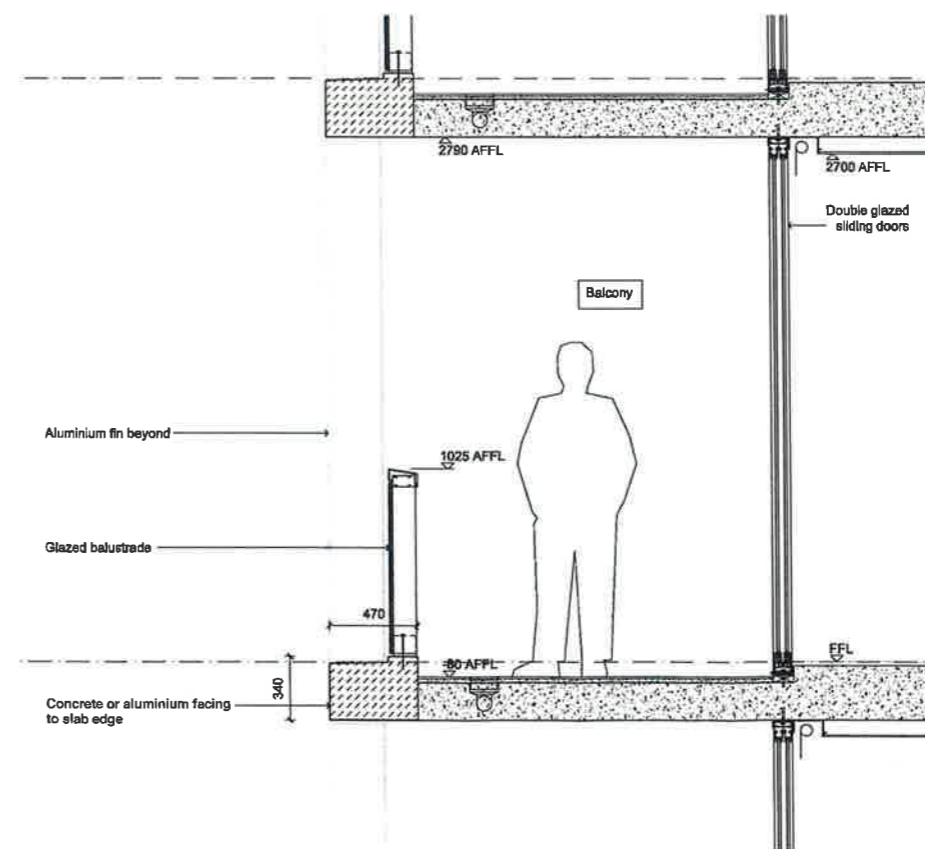


2 Condition 02 - Operable Window
1:20

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 Approved Application No. SSD 7445
 granted on the... 28 April 2017
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 Sheet No. 30 of 46



3 Condition 03 - Penthouse Wintergarden
1:20



4 Condition 04 - Balcony
1:20

Revision	Date	Description	Initial	Checked
B	20/07/16	Amended DA Issue	JS	CP
A	01/03/16	Development Application	JS	CP

Client: ECOPE

 ECOPE

Site 9, Sydney Olympic Park
 3 Olympic Boulevard

Tower Facade
 Conditions 01-04 - Indicative Detail
 Sections

Status	Development Application
Scale	1:20 @ A1
Drawn	Author Checked Checker
Project No.	S11880
Plot Date	20/07/2016 3:14:19 PM
Plot File	

Drawing No. **DA10.001** Revision **B**

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BATESMART

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Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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Notes - Construction General (BASIX)

Glazing

Doors / windows:
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 U-Value: 6.6 (equal to or lower than)
 SHGC: 0.69 (+ or - 10%)

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Ceiling:
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 No colour nominated

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Alternative energy
 Not required by BASIX

B	20/07/16	Amended DA Issue	JS	CP
A	01/03/16	Development Application	JS	CP
Revision	Date	Description	Initial	Checked

Client: Ecove



Site 9, Sydney Olympic Park
 3 Olympic Boulevard

Shadow Diagrams
 Winter Solstice June 21



Status	Development Application		
Scale	As Indicated	@ A1	
Drawn	JS	Checked	CP
Project No.	S11890		
Plot Date	20/07/2016 2:19:11 PM		
Plot File			

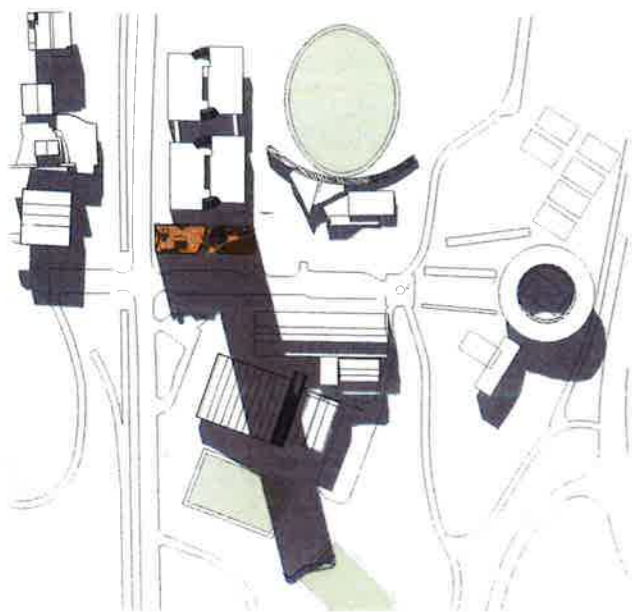
Drawing no.	Revision
DA50.001	B

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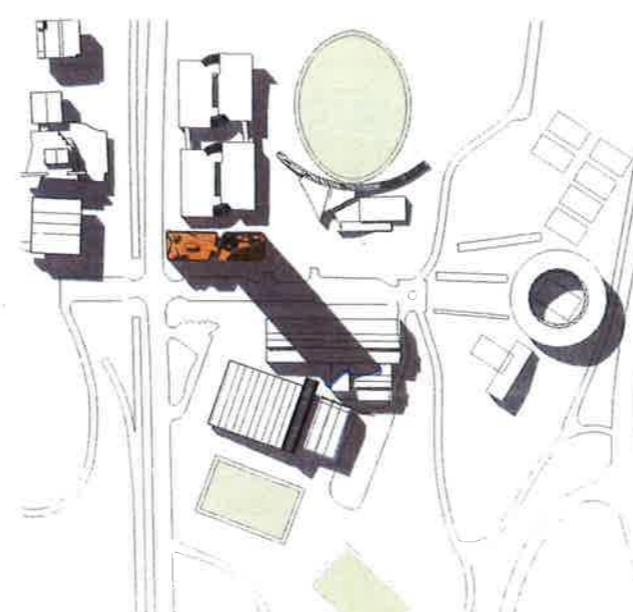
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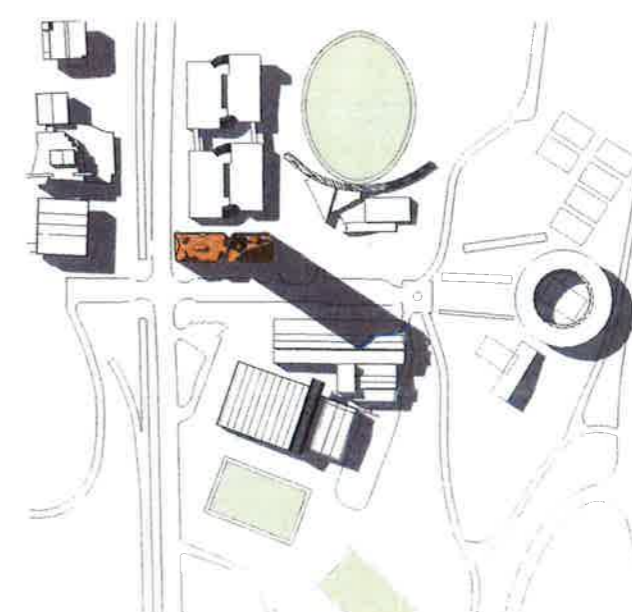
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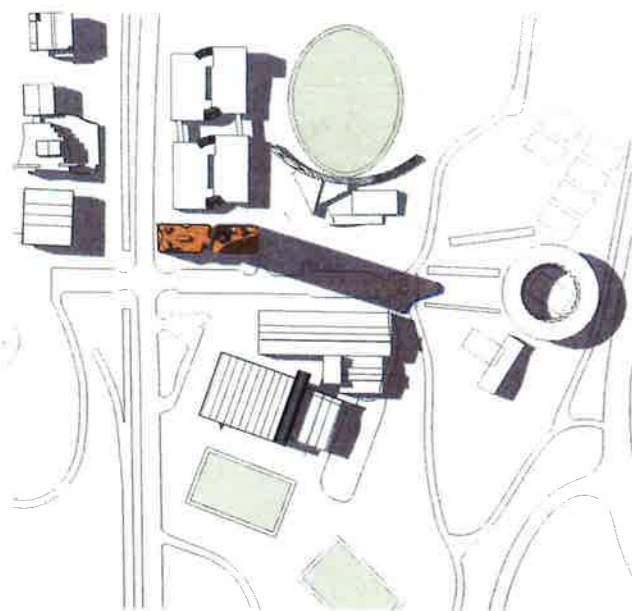
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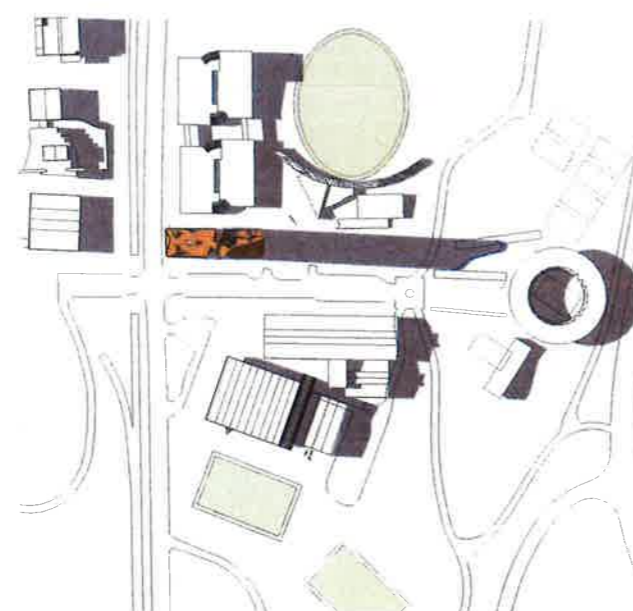
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4 June 21st, 12pm
 1 : 4000



5 June 21st, 1pm
 1 : 4000



6 June 21st, 2pm
 1 : 4000



7 June 21st, 3pm
 1 : 4000

Extent of overshadowing at 122 metres

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Sheet No. 31 of 46

TREE MANAGEMENT PLAN

The Site 9 Site Development Guidelines require that all new public domain works must allow for pedestrian linkages within the site and at interfaces with adjoining sites, including the through site link to the parking station P3.

The proposed building footprint necessitates the removal of the existing trees within the site boundary. In addition two Araucaria trees (2&7) located immediately outside the site are proposed to be removed so as to improve site connectivity in keeping with the SOPA masterplan guidelines.



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Sheet No. 32 of 46

- LEGEND**
- # Trees to be removed*
 - # Trees to be retained - *Araucaria cunninghamii* (Hoop pine) Avenue

* Refer Arborist Report by Stuart Pittendrigh, February 2016, for further information on proposed removal of trees 2 & 7.



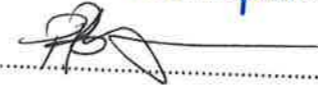
LANDSCAPE PLAN PUBLIC DOMAIN

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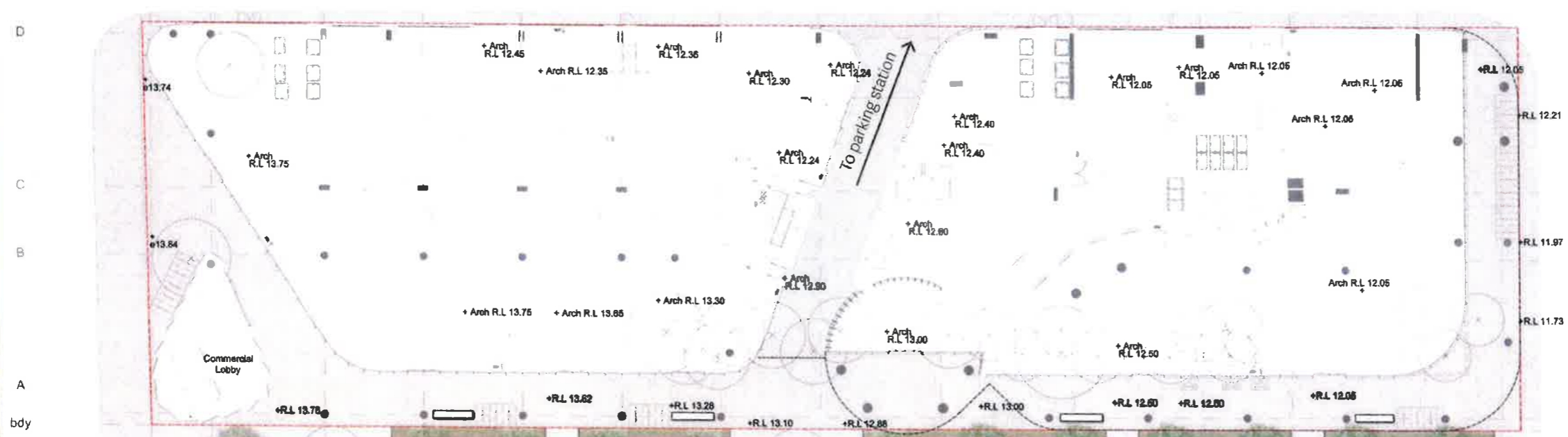
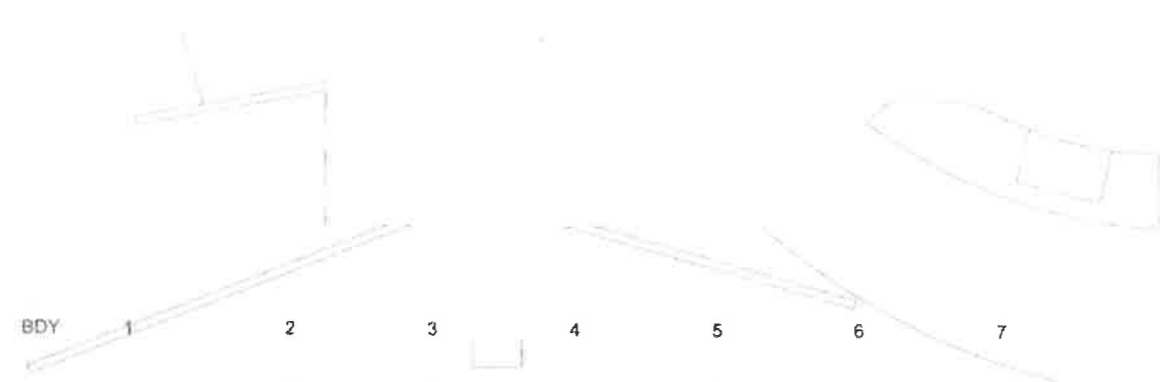
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



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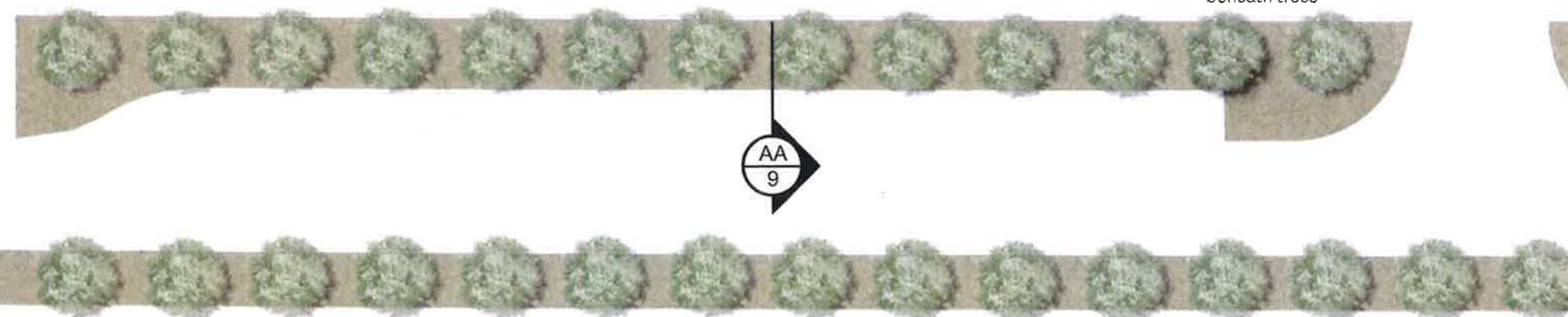
Sheet No. 33 of 46



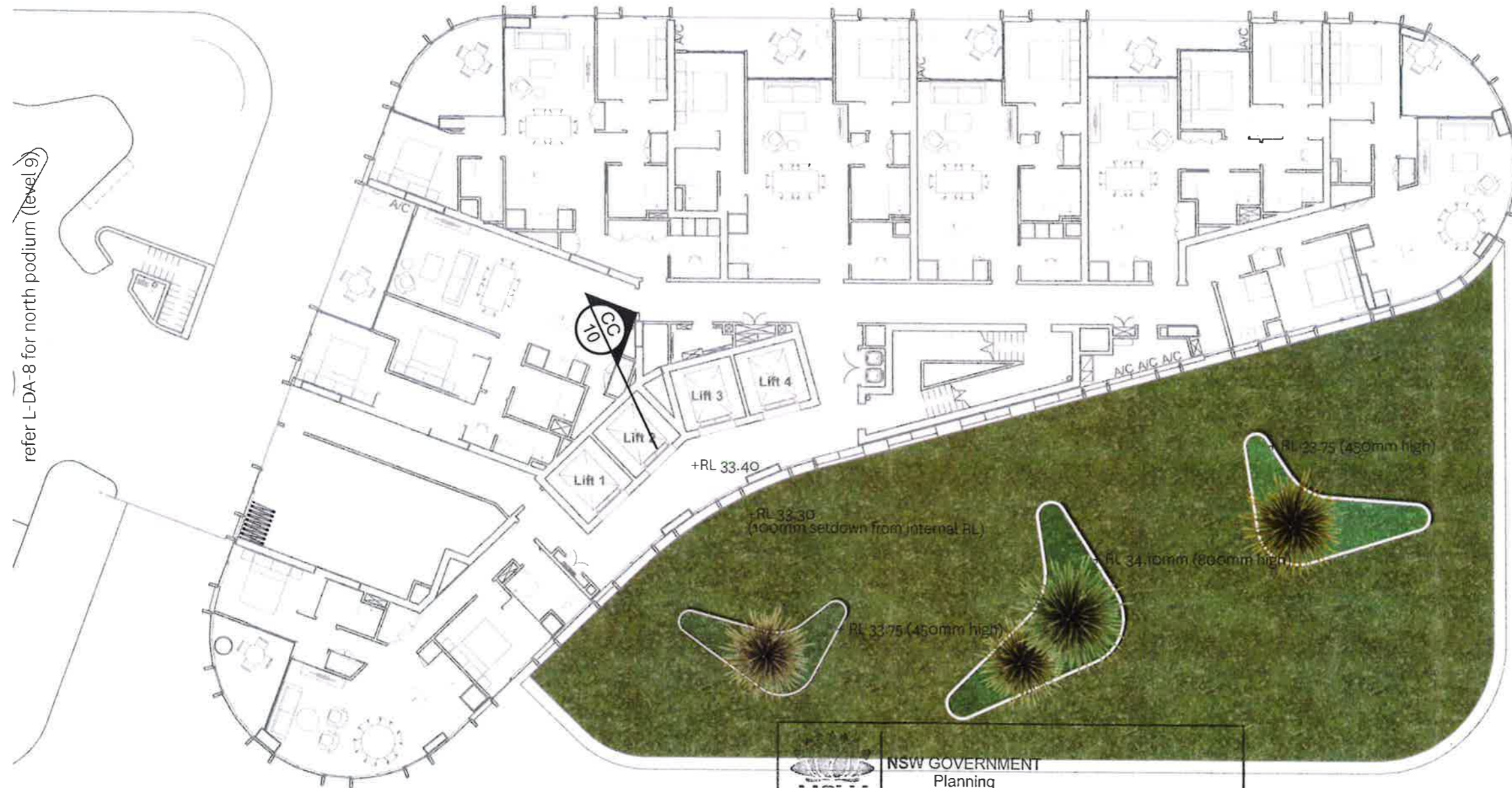
- LEGEND
-  Site boundary
 -  Existing trees to be retained.
 -  Existing trees to be removed.
 -  Existing lawn retained for through site permeability.
 -  Existing mulch beds beneath trees.
 -  Trihex paving to match existing
 -  Existing footpath retained
 -  In situ concrete seating walls
 -  Bike rails
 -  Existing street lights
 -  Architectural internal levels
 -  Proposed levels
 -  Existing levels



Tree Surround beneath tree 1 Thru-link to retail and parking station Informal connection across lawn New paved connection Existing mulch beds beneath trees



LANDSCAPE PLAN
LEVEL 7 - SOUTH PODIUM



refer L-DA-8 for north podium (level 9)

LEGEND



Accent planting in raised planters.



Diverse mix of succulents and hardy species - refer L-DA-15.

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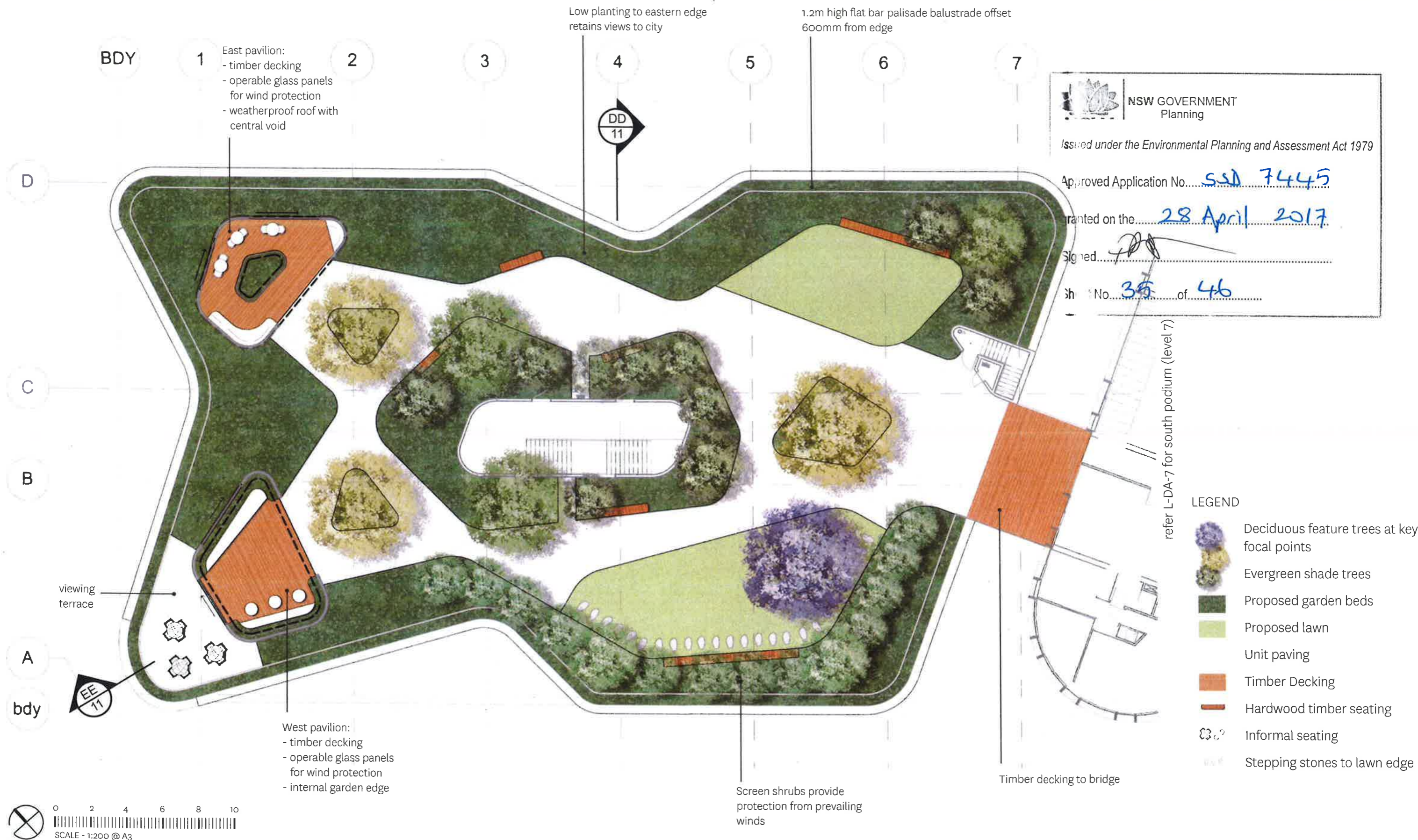
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Sheet No. 34 of 46



LANDSCAPE PLAN

LEVEL 9 - NORTH PODIUM



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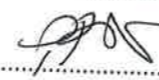
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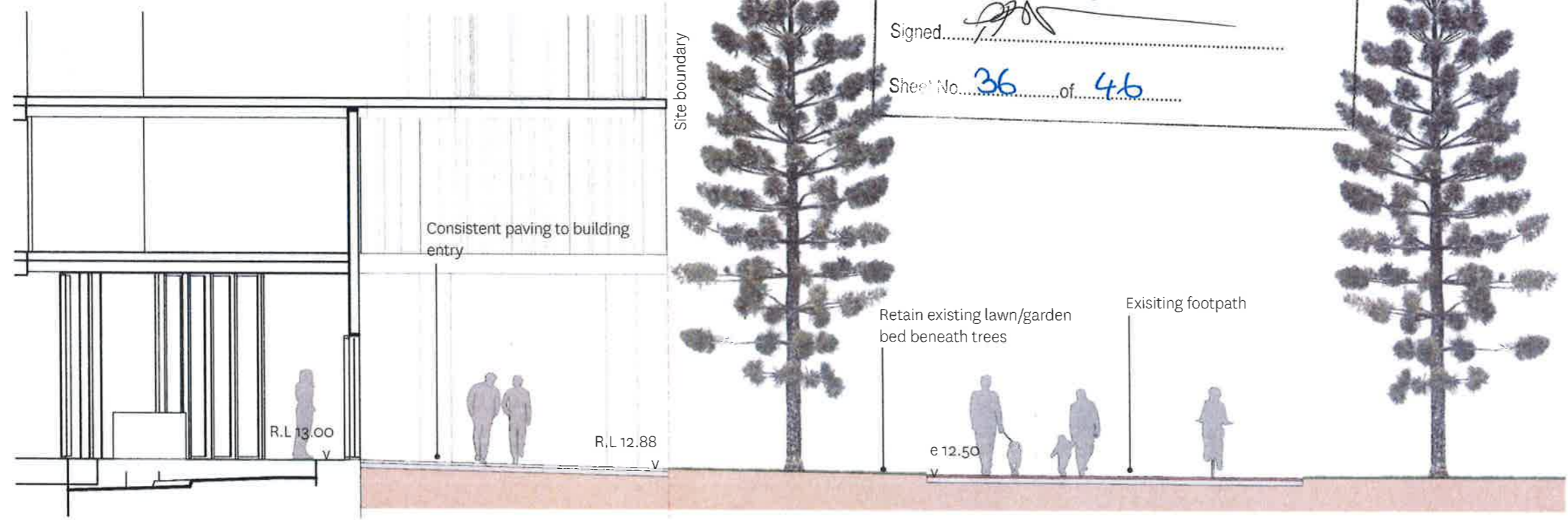
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Sheet No. 35 of 46

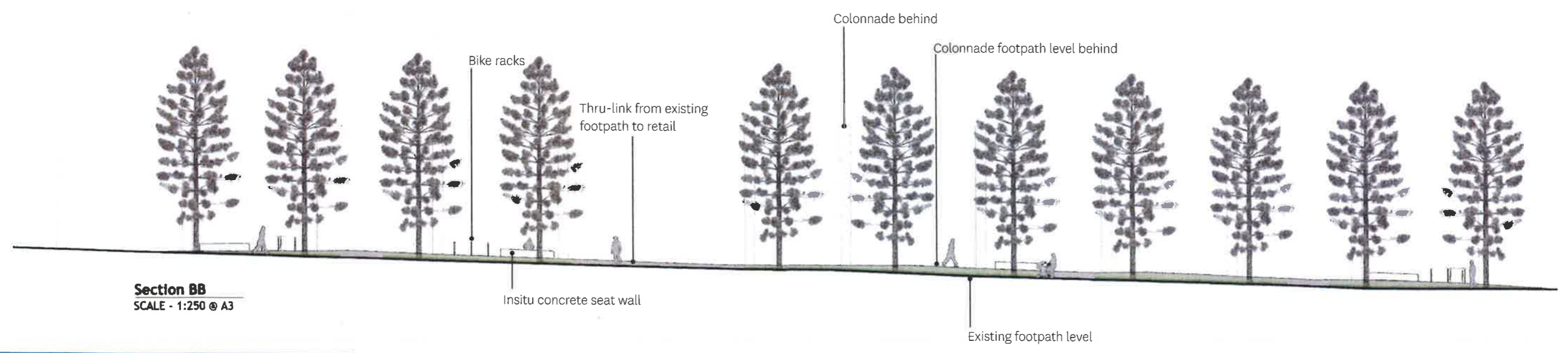
refer L-DA-7 for south podium (level 7)





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 Sheet No. 36 of 46



Section AA
SCALE - 1:100 @ A3




Section BB
SCALE - 1:250 @ A3

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Sheet No. 37 of 46



Section CC
SCALE - 1:100 @ A3


SECTIONS
LEVEL 9 - NORTH PODIUM



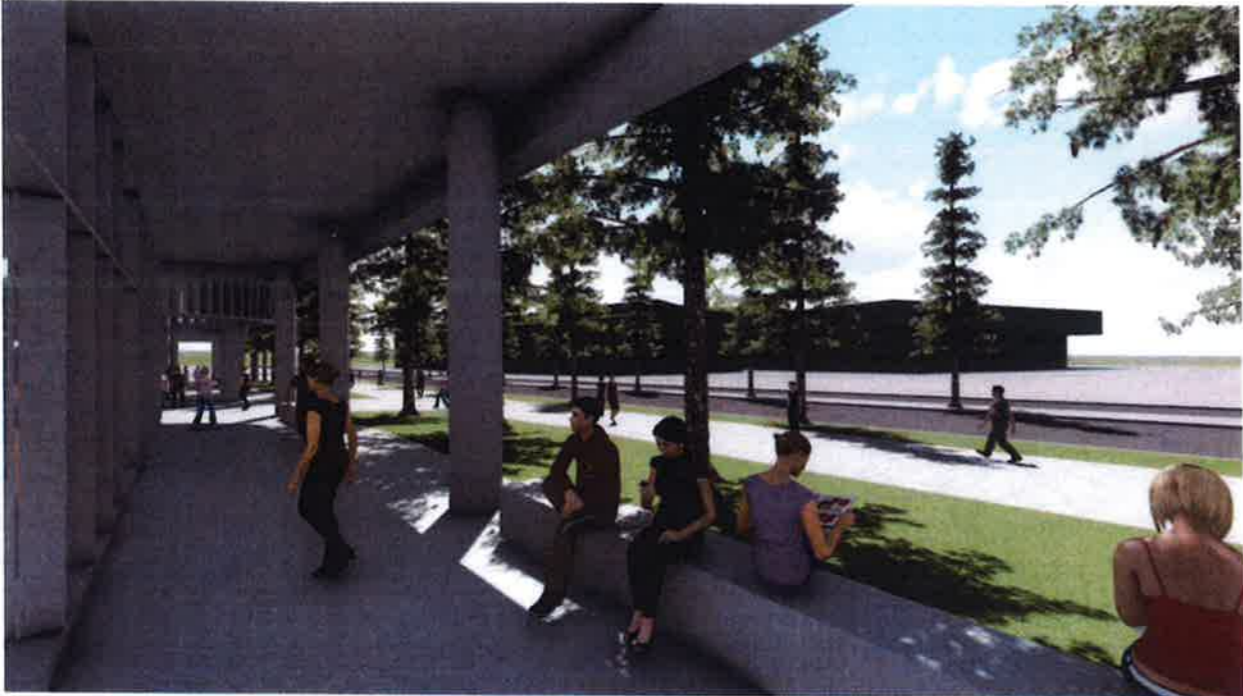
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Section EE
SCALE - 1:100 @ A3


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 Light well
 Sheet No. 38 of 46



Looking south along the colonnade



View from the main boulevard walk



Through-site link



Aerial view of landscape concept

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 Sheet No. 39 of 46



Open lawn with wind buffer to southern edge



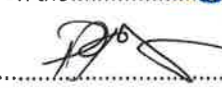
Approach to garden pavilions



Garden pavilion 1 - internal planter



Garden pavilion 2 - perimeter planting and viewing terrace

NEW ZEALAND GOVERNMENT
Planning
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Sheet No. 40 of 46
L-DA-13
ISSUE C



Signature: 
Date: 28 April 2017

PLANTING LEVEL 7 - SOUTH PODIUM

SUCCULENT SKY GARDEN

A robust, diverse mix of species will provide residents with an attractive living landscape overlook from their apartments.

The diversity of colours and tones creates a unique garden landscape within the site. Adoption of green, yellow, red, orange, and bronzed foliage and flowers provides a wealth of visual interest throughout the year. Appropriate maintenance path access will be provided through the pebble mulch.

The key considerations of the planting concept include:

- Robustness to exposed, often windy conditions;
- Shade tolerance;
- Suitability to shallow soil profiles;
- Low maintenance.

This has led to a selection of hardy shrubs and succulent plant varieties.

Total of 2,100 plants, at an average spacing of 500 centres.

Ratio of 20:30:50 for pot size - 300mm:200mm:140mm

Planting plants will be finalised at Tender/CC stage.



Botanical Name	Common Name	Pot Size / Installation size
Aeonium 'Zwartkop'	Aeonium Black Rose	140mm
Aloe 'Eager Beaver'	Eager Beaver	300mm
Aspidistra elatior	Cast Iron Plant	140mm
Clivia miniata	Clivia	140mm
Crassula ovata	Jade Plant	140mm
Dracaena marginata 'Tricolor'	Madagascar Dragon Plant	300mm
Echeveria 'Black Prince'	Black Prince Echeveria	140mm
Echeveria elegans	Mexican Gem	140mm
Kalanchoe fedtschenkoi	Kalanchoe	140mm
Kalanchoe 'Flapjacks'	Flapjacks	200mm
Ophiopogon japonicus 'Dwarf'	Dwarf Mondo Grass	140mm
Sansaviera trifasciata	Mother-In-Law-Tongue	200mm
Sedum 'Gold Mound'	Gold Mound Sedum	140mm
Senecio mandraliscae	Blue Chalksticks	140mm
Yucca 'Bright Edge'	Bright Edge Yucca	300mm



Aeonium 'Zwartkop'



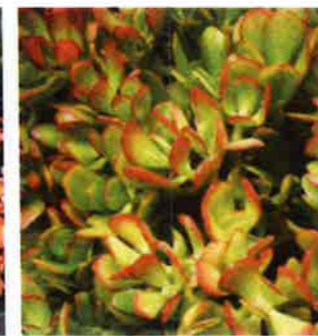
Aloe 'Eager Beaver'



Aspidistra elatior



Clivia miniata



Crassula ovata



Dracaena marginata 'Tricolor'



Echeveria 'Black Prince'



Echeveria elegans



Senecio mandraliscae



Kalanchoe fedtschenkoi



Kalanchoe 'Flapjacks'



Ophiopogon japonicus 'Dwarf'



Sansaviera trifasciata



Sedum 'Gold Mound'



Yucca 'Bright Edge'



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granted on the 28 April 2017

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42



Koelreuteria paniculata



Elaeocarpus reticulatus



Elaeocarpus eumundii



Tristaniopsis laurina



Jacaranda mimosifolia

PLANTING LEVEL 9 - NORTH PODIUM

LUSH GREEN 'SECRET' GARDEN

A private rooftop garden for the residents. A base of lush green understorey planting accentuated with flower and foliage colour. Native species will dominate the palette, with some complementary exotics added.

The gardens finish flush with the adjacent paving, giving a sense of deep soil. The landscape carries through into the garden pavilions, blurring the perception of what is inside and what is out.

For the 600mm wide planting zone outside the balustrade, the building edge will be defined by a single low maintenance species.

Total of 2,600 Shrubs / Groundcovers, at an average spacing of 500 centres.

Ratio of 20:30:50 for pot size - 300mm:200mm:140mm.

Planting plants will be finalised at Tender/CC stage.

Botanical Name	Common Name	Pot Size / Installation size	Quantity
TREES / LARGE SHRUBS			
Elaeocarpus eumundii	Eumundi Quandong	200lt	8
Elaeocarpus reticulatus	Blueberry Ash	200lt	3
Jacaranda mimosifolia	Jacaranda	400lt	1
Koelreuteria paniculata	Golden Rain Tree	400lt	3
Syzygium australe 'Aussie Southern'	Lilly Pilly	100lt	14
Tristaniopsis laurina	Water Gum	200lt	2
SHRUBS / GROUNDCOVERS			
Acmena smithii 'Red Tip'	Lilly Pilly	200mm	
Alcantarea imperialis 'Rubra'	Imperial Bromeliad	300mm	
Anigozanthus 'Red Velvet'	Red Kangaroo Paw	300mm	
Cordyline glauca	Green Ti Plant	300mm	
Cordyline 'Red Fountain'	Red Fountain	300mm	
Justicia brandegeana	Shrimp Plant	200mm	
Liriope gigantea 'Evergreen Giant'	Giant Liriope	200mm	
Lomandra 'Tanika'	Matt Rush	150mm	
Metrosideros 'Fiji Fire'	Fiji Fire	200mm	
Philodendron 'Xanadu'	Xanadu	200mm	
Schefflera aboricola	Dwarf Umbrella Plant	200mm	
Syzygium australe 'Aussie Southern'	Lilly Pilly	100lt	
Trachelospermum jasminoides	Star Jasmine	140mm	
Trachelospermum tricolour	Tricolor Jasmine	140mm	
Tradescantia pallida 'Purpurea'	Purple Heart	200mm	



Alcantarea imperialis 'Rubra'



Schefflera aboricola 'Variegata'



Anigozanthus 'Red Velvet'



Cordyline glauca



Cordyline 'Red Fountain'



Cordyline terminalis



Trachelospermum tricolour



Tradescantia pallida 'Purpurea'



Justicia brandegeana



Liriope gigantea 'Evergreen Giant'



Lomandra 'Tanika'



Metrosideros 'Fiji Fire'



Philodendron 'Xanadu'

MATERIALS & LANDSCAPE ELEMENTS
PUBLIC DOMAIN



Trihex interlocking unit paving to match existing. Installed in accordance with SOP UEDM Section 3.1 Pavements.



Insitu Free Standing Concrete Seat Wall - in accordance with UEDM Section 3.1 Pavements and Level Changes.



Bike Rails - in accordance with UEDM Section 3.2 Street Furniture.



Tree Surround - 2.1m x 2.1m (Tree 1 only) Resin Bonded Porous Paving. Colour to match adjacent trihex paving. Required to retain tree and ensure clear movement around commercial lobby.

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MATERIALS & LANDSCAPE ELEMENTS
LEVEL 9 - NORTH PODIUM



Timber Cladding to Garden Pavilions



Operable Glazing to Garden pavilions



Timber Seating



Moveable Furniture




Flush planting and unit paving on structure



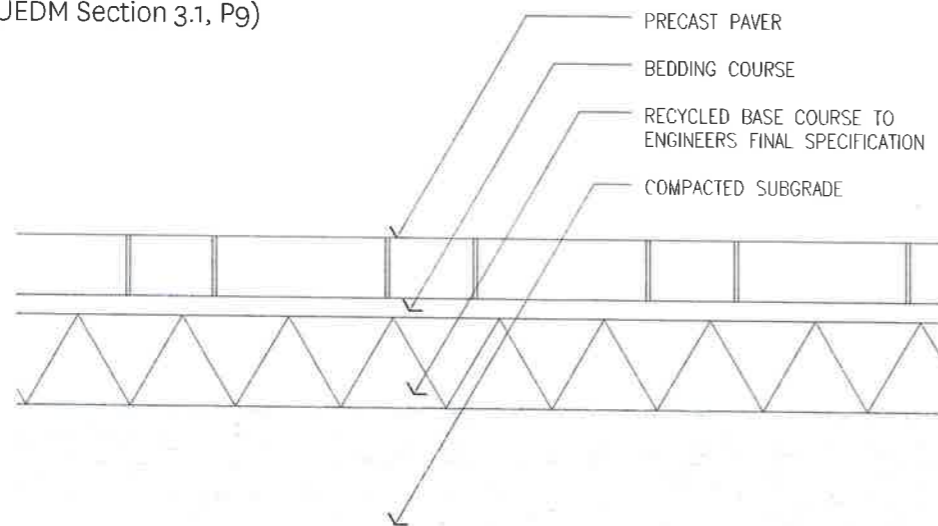
Timber Decking



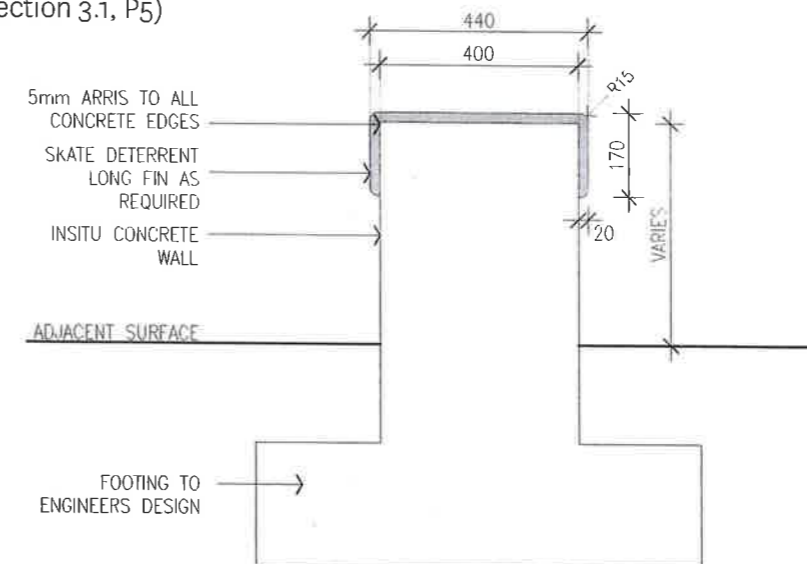
Stepping Stones in lawn


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Typical Precast Pavers Interlocking
(UEDM Section 3.1, P9)



Insitu Free Standing Concrete
Seat Wall.
(UEDM Section 3.1, P5)

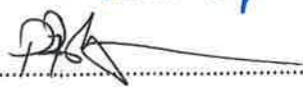


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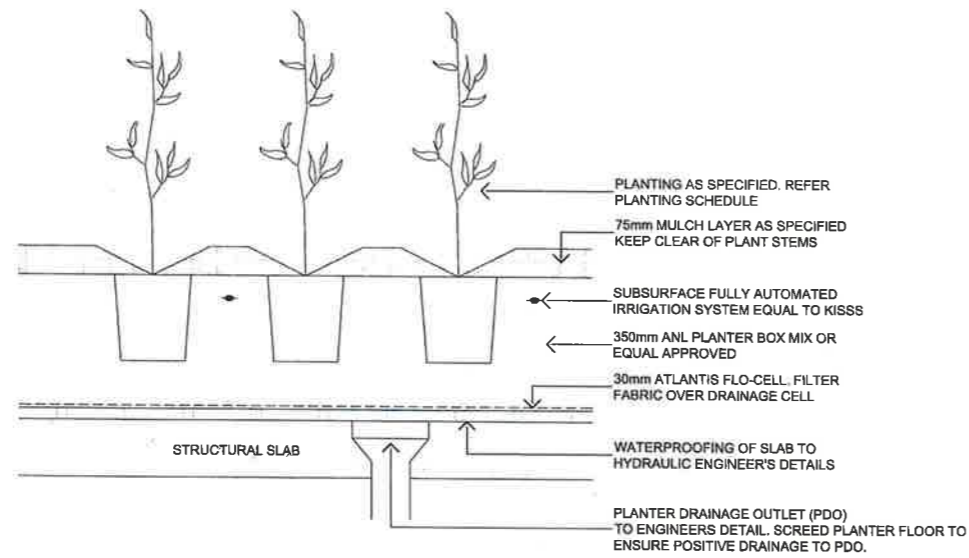
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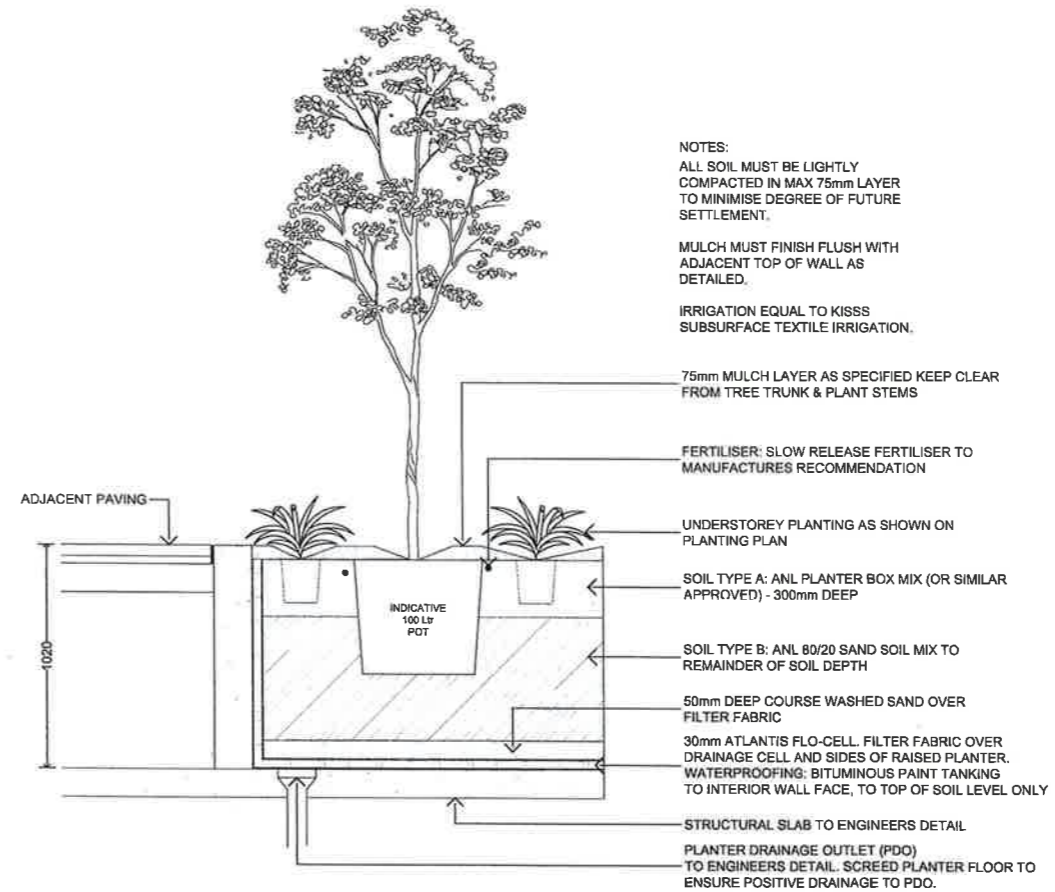
Signed 

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TYPICAL DETAILS PODIUM LANDSCAPES




1 TYPICAL MASS PLANTING ON STRUCTURE
1:20 @ A3



NOTES:
ALL SOIL MUST BE LIGHTLY COMPACTED IN MAX 75mm LAYER TO MINIMISE DEGREE OF FUTURE SETTLEMENT.
MULCH MUST FINISH FLUSH WITH ADJACENT TOP OF WALL AS DETAILED.
IRRIGATION EQUAL TO KISS SUBSURFACE TEXTILE IRRIGATION.

2 PLANTER ON STRUCTURE WITH STRATACELL
1:40 @ A3

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Signed [Signature]

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