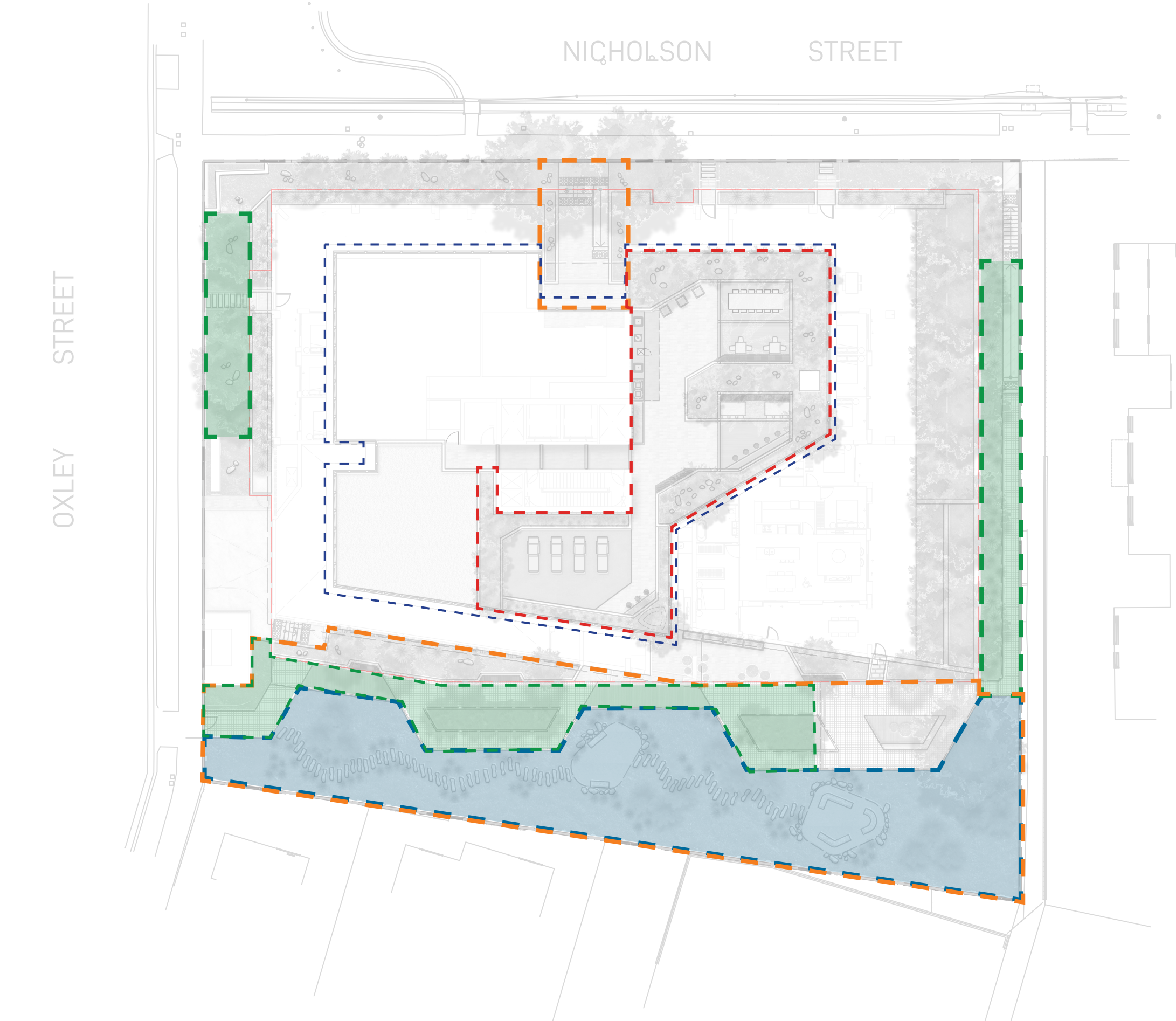




LEGEND

SITE BOUNDARY LINE

BASEMENT LINE

COMMUNAL OPEN SPACE

ROOF COMMUNAL OPEN SPACE

TOD DEEP SOIL ZONE

ADG DEEP SOIL ZONE

ROOF EXTENT

DEEP SOIL REQUIREMENT

TOTAL SITE AREA	3012M ²
7% OF SITE (ADG REQUIREMENT)	210.84M ²
15% OF SITE (ADG GUIDANCE FOR SITE OVER 1,500M ²)	451.80M ²
25% OF SITE (TOD GUIDE FOR SITE OVER 3,000M ²)	753M ²
DEEP SOIL ACHIEVED USING ADG MEASUREMENT METHOD (MIN. 6M DIMENSION)	472M ² (15.6%)
DEEP SOIL ACHIEVED USING TOD GUIDE METHOD (MIN. 3M X 3M)	798.5M ² (26.5%)
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST CROWS NEST TRANSPORT ORIENTED DEVELOPMENT PRECINCT GUIDE 2024 & APARTMENT DESIGN GUIDE 2015	

COS REQUIREMENT

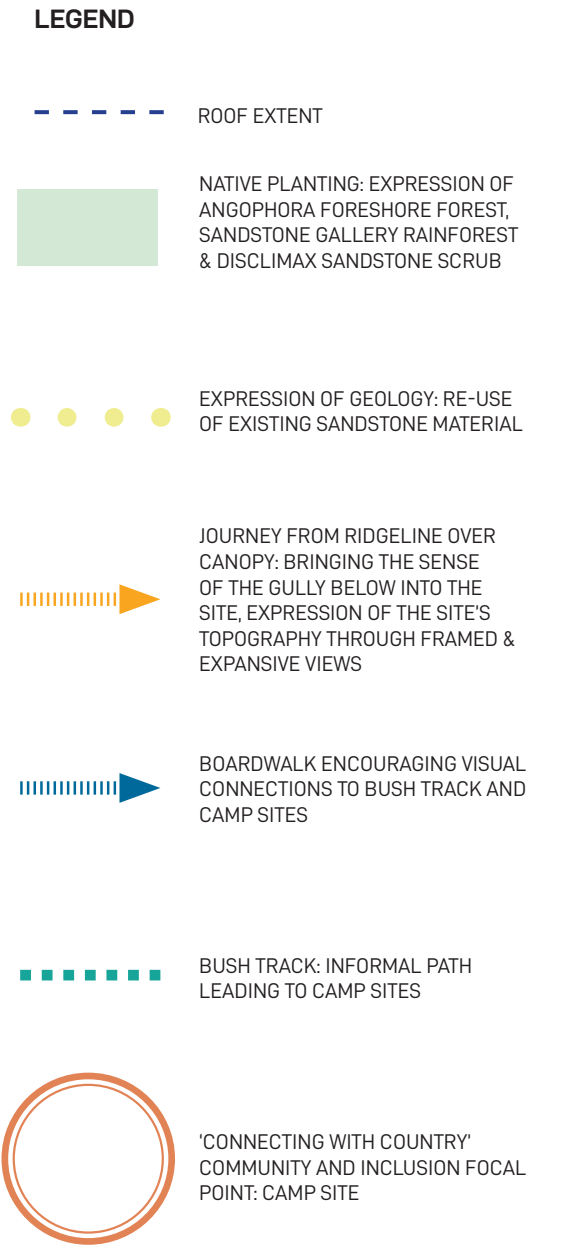
	REQUIRED	PROPOSED
TOTAL SITE AREA	3012M ²	
COMMUNAL OPEN SPACE	752.95M ² (25%)	GF: 837.5M ² (27.8%) ROOF: 375 ² (12.4%)
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST CROWS NEST TRANSPORT ORIENTED DEVELOPMENT PRECINCT GUIDE 2024 & APARTMENT DESIGN GUIDE 2015		

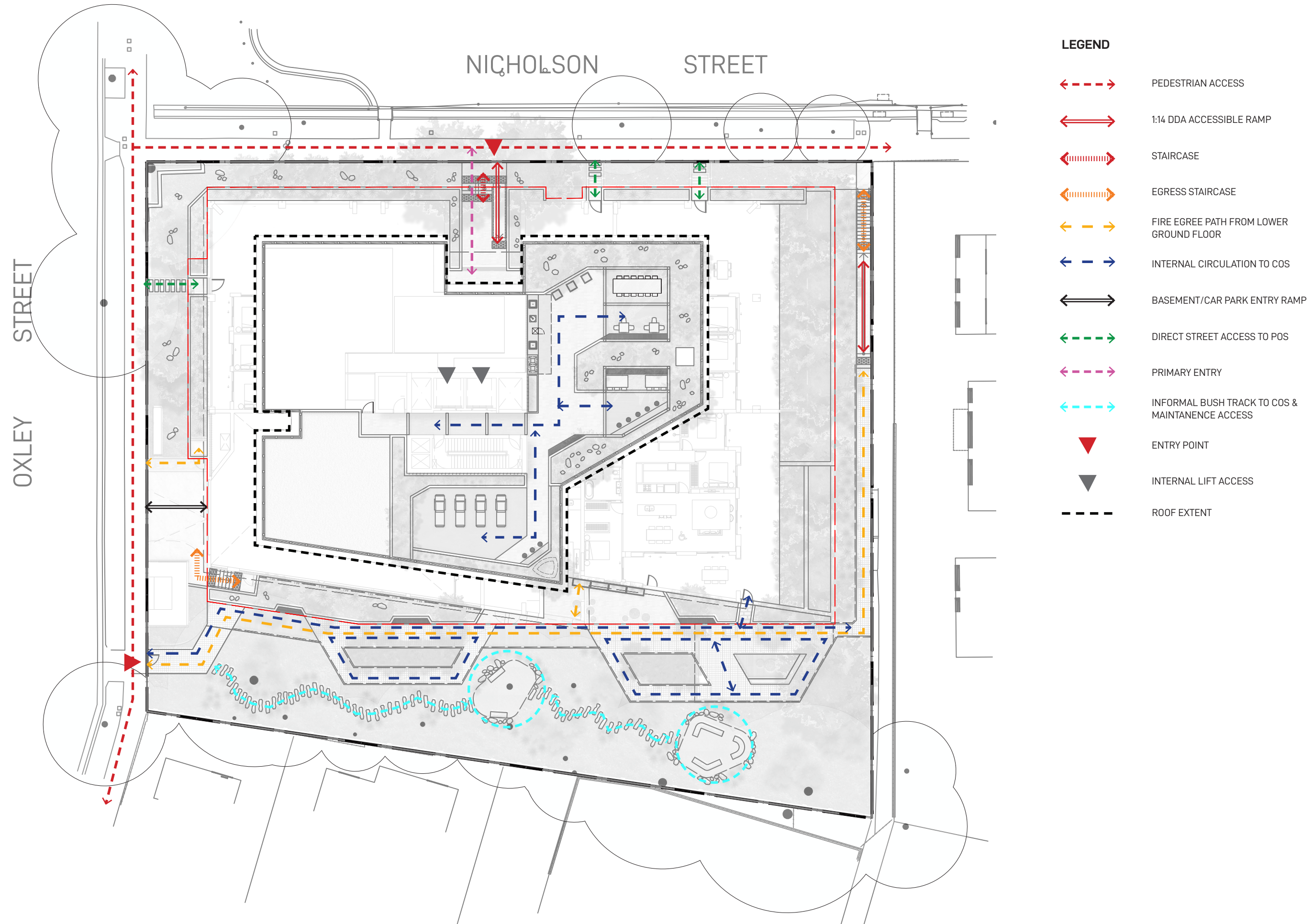


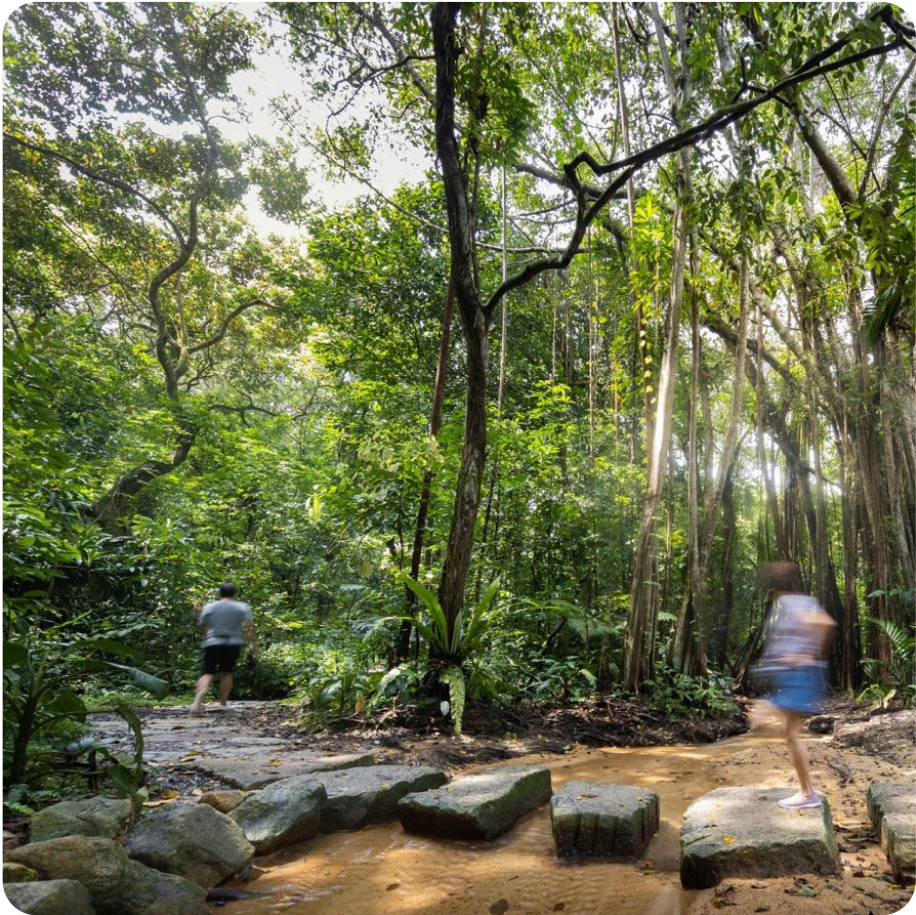
LEGEND

- SITE BOUNDARY LINE
- BASEMENT LINE
- ROOF EXTENT
- EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION WORKS
- ⊕ PROPOSED TREES

REQUIRED		PROPOSED
CANOPY COVER	1054M ² (35%)	TOTAL CANOPY: 1129.1M ² (37.4%)
SITE AREA	3012M ²	
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST CROWS NEST TRANSPORT ORIENTED DEVELOPMENT PRECINCT GUIDE 2024 & APARTMENT DESIGN GUIDE 2015		



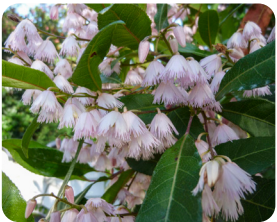




TREES



ANGOPHORA COSTATA



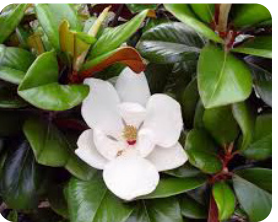
ELAEOCARPUS
RETICULATUS



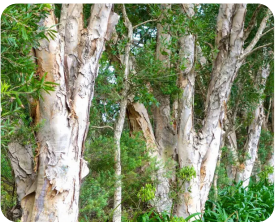
FLINDERSIA AUSTRALIS



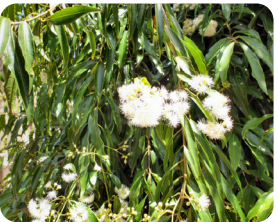
LIVISTONA AUSTRALIS



MAGNOLIA 'TEDDY BEAR'



MELALEUCA
QUINQUENERVIA



WATERHOUSEA
FLORIBUNDA

SHRUBS



ACMENA SMITHII



BACKHOUSIA MYRTIFOLIA



DORYANTHES EXCELSA



GREVILLEA
'SANDRA GORDON'



MELALEUCA THYMIFOLIA



PITTOSPORUM REVOLUTUM

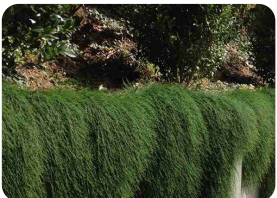


WESTRINGIA 'AUSSIE BOX'

GRASSES & GROUNDCOVERS



BANKSIA
'BIRTHDAY CANDLES'



CASUARINA 'COUSIN IT'



CYCAS REVOLUTA



DIANELLA REVOLUTA



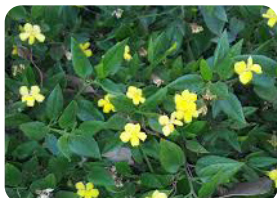
DICHONDRA REPENS



DICHONDRA
'SILVER FALLS'



GARDENIA 'O SO FINE'



GOODENIA 'GOLD COVER'



LOMANDRA FILIFORMIS



MYOPORUM PARVIFOLIUM



POA LABILLARDIERI



PRATIA PURPURASCENS

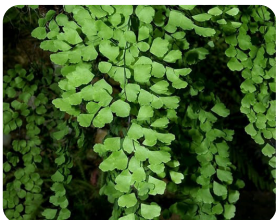


THEMEDA AUSTRALIS

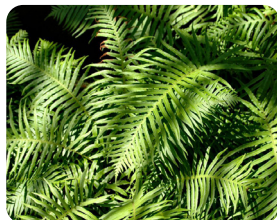


ZOYSIA TENUIFOLIA

SHADE TOLERANT



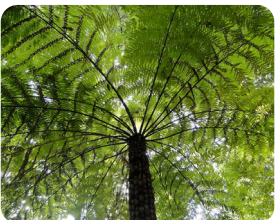
ADIANTUM AETHIOPICUM



BLECHNUM CARTILAGINEUM



CLIVIA MINIATA



CYATHEA AUSTRALIS



DICKSONIA
ANTARCTICA



GLEICHENIA RUPESTRIS



HARDENBERGIA VIOLACEA



LIRIOPE MUSCARI
'AMETHYST'



PHILODENDRON XANADU



RHAPIS EXCELSA



SPATHIPHYLLUM
'SENSATION'



TRACHELOSPERMUM
JASMINOIDES



VIOLA HEDERACEA

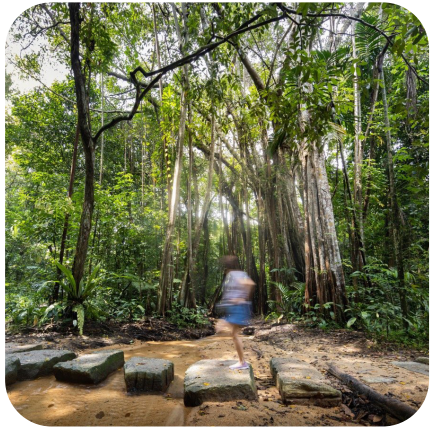


VIBURNUM ODORATISSIMUM

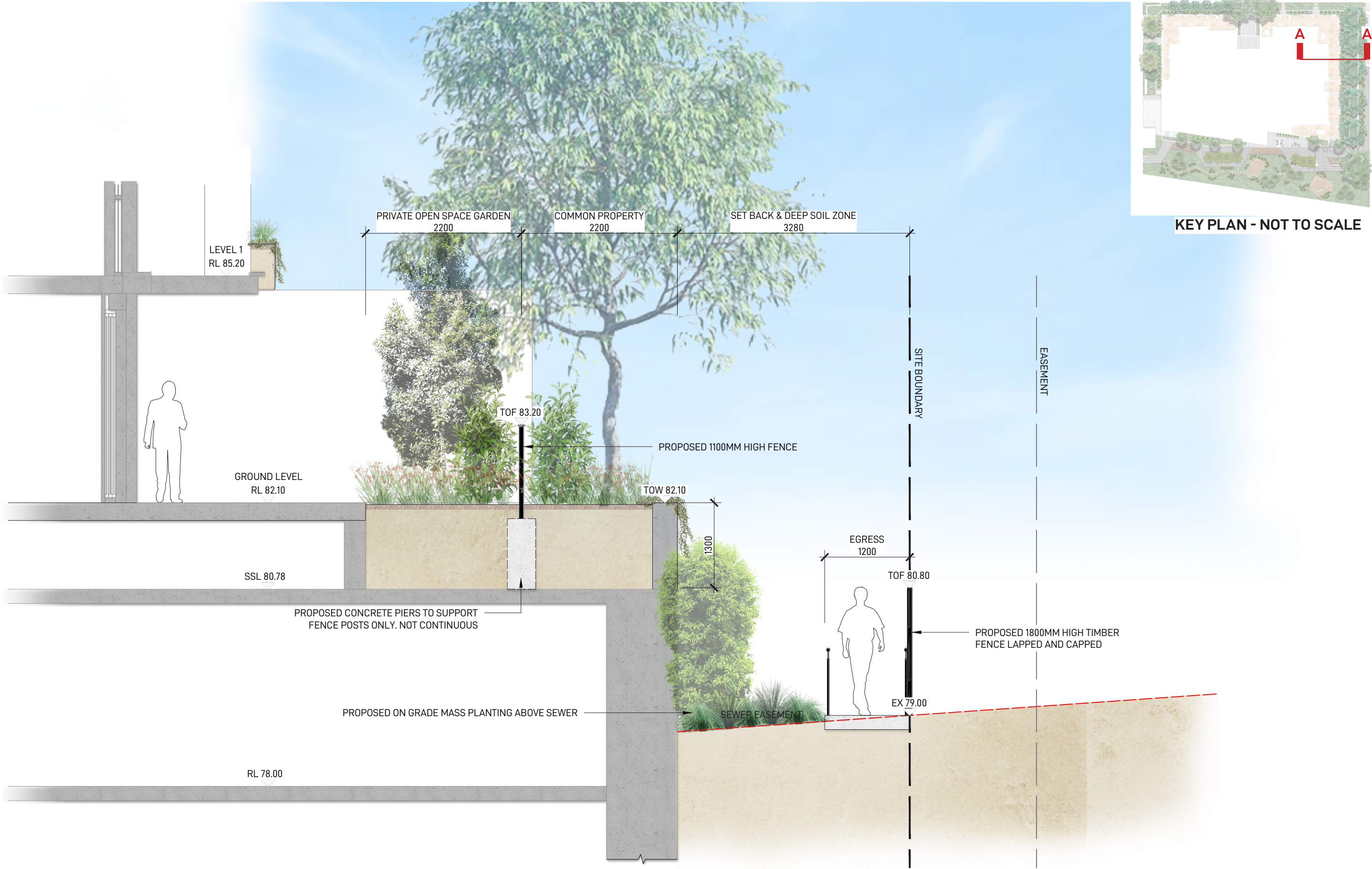
3.9 LANDSCAPE PLAN -GROUND FLOOR



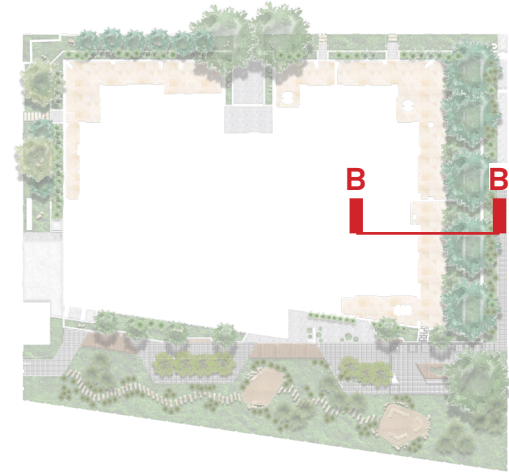
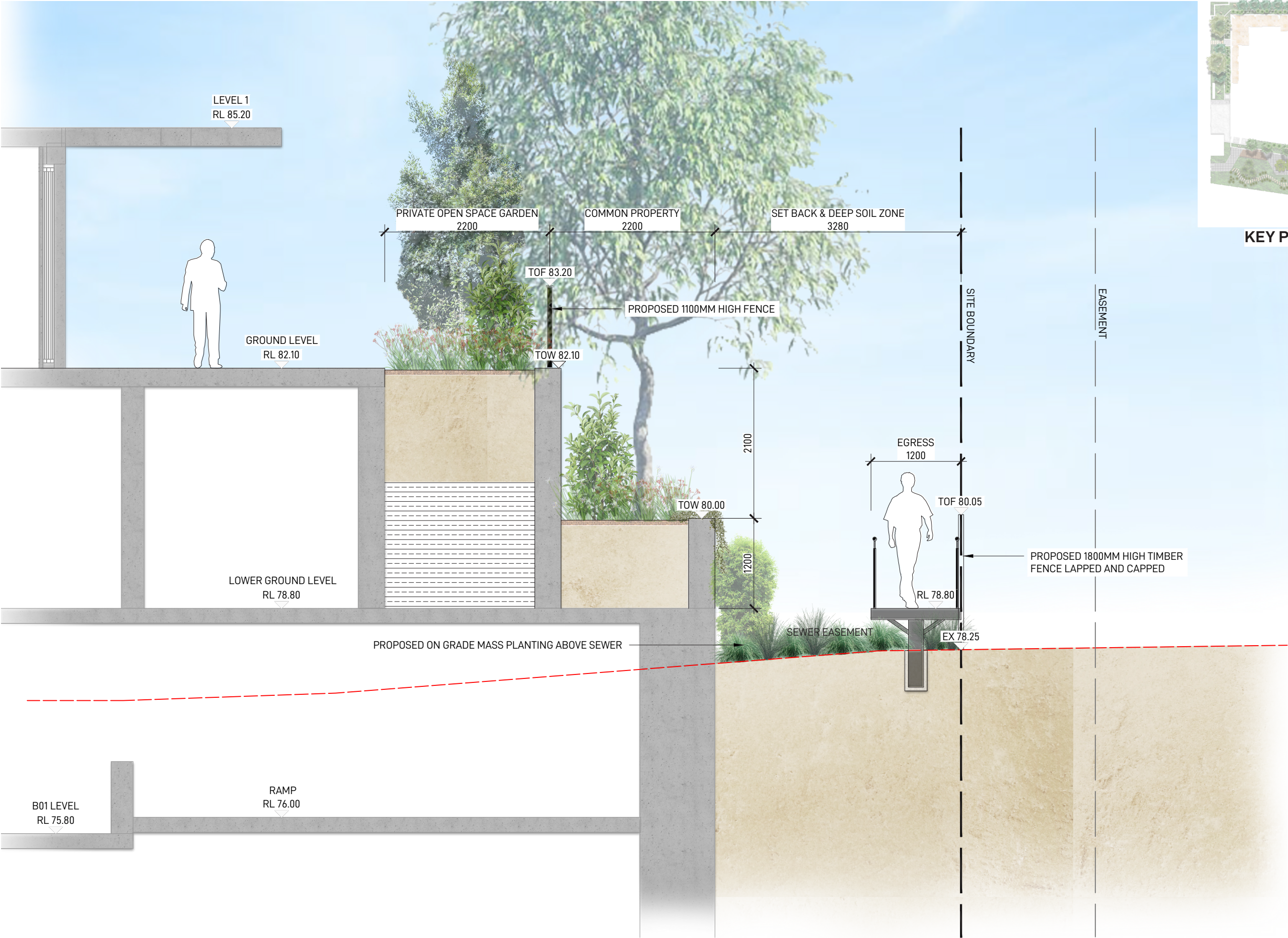
- 1 PROPOSED TERRACED PLANTERS TO SCREEN FACADE AND PROVIDE PRIVACY
- 2 PROPOSED RAISED PLANTER TO PROVIDE PLANTING BUFFER AGAINST PRIVATE BALCONIES
- 3 PROPOSED CENTRALISED ENTRY STATEMENT WITH FEATURE PLANTING EDGE AND PAVING
- 4 PROPOSED MASS PLANTING ABOVE EXISTING SEWER
- 5 PROPOSED TREES ALONG OXLEY AND NICHOLSON STREET TO PROVIDE AMENITY AND REINFORCE STREET PRESENCE
- 6 PROPOSED FEATURE BOULDERS RE-USED FROM EXISTING EXCAVATED SANDSTONE ON SITE
- 7 PROPOSED BOARDWALK CONNECTION TO OXLEY STREET
- 8 PROPOSED SEATING TO PROVIDE PASSIVE OPPORTUNITIES AND A PLACE OF SANCTUARY
- 9 PROPOSED SUBTERRANEAN FEATURE PALMS TO PROVIDE AMENITY TO ELEVATED PLATFORM DECKING
- 10 PROPOSED ENDEMIC SUPPLEMENTARY GULLY STYLE PLANTING TO EXISTING TREES
- 11 PROPOSED INFORMAL BUSH TRACK ALONG GULLY TO STRENGTHEN AND CELEBRATE THE SITE'S CONNECTION TO WATERWAYS
- 12 PROPOSED RAISED PLANTER AND TENSILE WIRES TO PROVIDE PLANTING BUFFER AND GREEN WALL EFFECT AGAINST FACADE
- 13 PROPOSED 1.2M WIDE EGRESS FOOTPATH TO NICHOLSON STREET



3.10 LANDSCAPE GROUND FLOOR SECTION - A-A



3.11 LANDSCAPE GROUND FLOOR SECTION - B-B



KEY PLAN - NOT TO SCALE