



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

**Wednesday 27 September 2023
at 4:00pm**



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LOCAL PLANNING PANEL

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Table 1

ATTACHMENT/S REPORT NO. LPP27/23 ITEM 1 1. LOCALITY PLAN 2. CLAUSE 4.6 3. ARCHITECTURAL PLANS 4. LANDSCAPE PLAN



LOCALITY PLAN
DA/121/2022
23-27 Balmoral Street, Waitara

ATTACHMENT 1 - ITEM 1

ANNEXURE 2

Clause 4.6 Variation Request – Height of buildings

Clause 4.6 Variation Request - Height of buildings

1.0 Introduction

This clause 4.6 variation has been prepared having regard to the Land and Environment Court judgements in the matters of *Wehbe v Pittwater Council* [2007] NSWLEC 827 (*Wehbe*) at [42] – [48], *Four2Five Pty Ltd v Ashfield Council* [2015] NSWCA 248, *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, *Baron Corporation Pty Limited v Council of the City of Sydney* [2019] NSWLEC 61, and *RebelMH Neutral Bay Pty Limited v North Sydney Council* [2019] NSWCA 130.

2.0 Hornsby Local Environmental Plan 2013 (HLEP)

2.1 Clause 4.3 - Height of buildings

Pursuant to clause 4.3 buildings on the land shall have a maximum height of 16.5 metres. The stated objective of this clause is to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality. The following definitions are relevant to an assessment of building height:

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

ground level (existing) means the existing level of a site at any point

It has been determined that a small area of the roof in the north western corner of the roof form breach the building height standard by up to 150mm (0.9%) with the western lift overrun breaching the standard by up to 200mm (1.2%) as depicted on the building height blanket diagram at Figure 1 over page. All habitable floor space sits comfortably below the height standard.

The building height breaching elements are appropriately described both quantitatively and qualitatively as minor and inconsequential in relation to its contribution to perceived height, bulk and scale and potential streetscape and physical impacts.



Figure 1 - Building height breach blanket diagram

2.2 Clause 4.6 – Exceptions to Development Standards

Clause 4.6(1) of HLEP provides:

- (1) *The objectives of this clause are:*
- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development, and*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

The decision of Chief Justice Preston in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 (“Initial Action”) provides guidance in respect of the operation of clause 4.6 subject to the clarification by the NSW Court of Appeal in *RebelMH Neutral Bay Pty Limited v North Sydney Council* [2019] NSWCA 130 at [1], [4] & [51] where the Court confirmed that properly construed, a consent authority has to be satisfied that an applicant’s written request has in fact demonstrated the matters required to be demonstrated by cl 4.6(3).

Initial Action involved an appeal pursuant to s56A of the Land & Environment Court Act 1979 against the decision of a Commissioner.

At [90] of *Initial Action* the Court held that:

“In any event, cl 4.6 does not give substantive effect to the objectives of the clause in cl 4.6(1)(a) or (b). There is no provision that requires compliance with the objectives of the clause. In particular, neither cl 4.6(3) nor (4) expressly or impliedly requires that development that contravenes a development standard “achieve better outcomes for and from development”. If objective (b) was the source of the Commissioner’s test that non-compliant development should achieve a better environmental planning outcome for the site relative to a compliant development, the Commissioner was mistaken. Clause 4.6 does not impose that test.”

The legal consequence of the decision in *Initial Action* is that clause 4.6(1) is not an operational provision and that the remaining clauses of clause 4.6 constitute the operational provisions.

Clause 4.6(2) of HLEP provides:

- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

This clause applies to the clause 4.3 Height of Buildings Development Standard.

Clause 4.6(3) of HLEP provides:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The proposed development does not comply with the height of buildings provision at 4.3 of HLEP which specifies a maximum building height however strict compliance is considered to be unreasonable or unnecessary in the circumstances of this case and there are considered to be sufficient environmental planning grounds to justify contravening the development standard.

The relevant arguments are set out later in this written request.

Clause 4.6(4) of HLEP provides:

(4) *Development consent must not be granted for development that contravenes a development standard unless:*

(a) *the consent authority is satisfied that:*

- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
- (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

(b) *the concurrence of the Director-General has been obtained.*

In *Initial Action* the Court found that clause 4.6(4) required the satisfaction of two preconditions ([14] & [28]). The first precondition is found in clause 4.6(4)(a). That precondition requires the formation of two positive opinions of satisfaction by the consent authority. The first positive opinion of satisfaction (cl 4.6(4)(a)(i)) is that the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6(3)(a)(i) (*Initial Action* at [25]).

The second positive opinion of satisfaction (cl 4.6(4)(a)(ii)) is that the proposed development will be in the public interest ***because*** it is consistent with the objectives of the development standard and the objectives for development of the zone in which the development is proposed to be carried out (*Initial Action* at [27]). The second precondition is found in clause 4.6(4)(b). The second precondition requires the consent authority to be satisfied that the concurrence of the Secretary (of the Department of Planning and the Environment) has been obtained (*Initial Action* at [28]).

Under cl 64 of the *Environmental Planning and Assessment Regulation 2000*, the Secretary has given written notice dated 5th May 2020, attached to the Planning Circular PS 18-003 issued on 5th May 2020, to each consent authority, that it may assume the Secretary's concurrence for exceptions to development standards in respect of applications made under cl 4.6, subject to the conditions in the table in the notice.

Clause 4.6(5) of HLEP provides:

(5) *In deciding whether to grant concurrence, the Director-General must consider:*

- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) *the public benefit of maintaining the development standard, and*
- (c) *any other matters required to be taken into consideration by the Director-General before granting concurrence.*

As these proceedings are the subject of an appeal to the Land & Environment Court, the Court has the power under cl 4.6(2) to grant development consent for development that contravenes a development standard, if it is satisfied of the matters in cl 4.6(4)(a), without obtaining or assuming the concurrence of the Secretary under cl 4.6(4)(b), by reason of s 39(6) of the Court Act. Nevertheless, the Court should still consider the matters in cl 4.6(5) when exercising the power to grant development consent for development that contravenes a development standard: *Fast Buck\$ v Byron Shire Council* (1999) 103 LGERA 94 at 100; *Wehbe v Pittwater Council* at [41] (*Initial Action* at [29]).

Clause 4.6(6) relates to subdivision and is not relevant to the development. Clause 4.6(7) is administrative and requires the consent authority to keep a record of its assessment of the clause 4.6 variation. Clause 4.6(8) is only relevant so as to note that it does not exclude clause 4.3 of HLEP from the operation of clause 4.6.

3.0 Relevant Case Law

In *Initial Action* the Court summarised the legal requirements of clause 4.6 and confirmed the continuing relevance of previous case law at [13] to [29]. In particular the Court confirmed that the five common ways of establishing that compliance with a development standard might be unreasonable and unnecessary as identified in *Wehbe v Pittwater Council* (2007) 156 LGERA 446; [2007] NSWLEC 827 continue to apply as follows:

17. *The first and most commonly invoked way is to establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard: Wehbe v Pittwater Council at [42] and [43].*
18. *A second way is to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary: Wehbe v Pittwater Council at [45].*
19. *A third way is to establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable: Wehbe v Pittwater Council at [46].*
20. *A fourth way is to establish that the development standard has been virtually abandoned or destroyed by the Council's own decisions in granting development consents that depart from the standard and hence compliance with the standard is unnecessary and unreasonable: Wehbe v Pittwater Council at [47].*
21. *A fifth way is to establish that the zoning of the particular land on which the development is proposed to be carried out was unreasonable or inappropriate so that the development standard, which was appropriate for that zoning, was also unreasonable or unnecessary as it applied to that land and that compliance with the standard in the circumstances of the case would also be unreasonable or unnecessary: Wehbe v Pittwater Council at [48]. However,*

this fifth way of establishing that compliance with the development standard is unreasonable or unnecessary is limited, as explained in Wehbe v Pittwater Council at [49]-[51].

The power under cl 4.6 to dispense with compliance with the development standard is not a general planning power to determine the appropriateness of the development standard for the zoning or to effect general planning changes as an alternative to the strategic planning powers in Part 3 of the EPA Act.

22. *These five ways are not exhaustive of the ways in which an applicant might demonstrate that compliance with a development standard is unreasonable or unnecessary; they are merely the most commonly invoked ways. An applicant does not need to establish all of the ways. It may be sufficient to establish only one way, although if more ways are applicable, an applicant can demonstrate that compliance is unreasonable or unnecessary in more than one way.*

The relevant steps identified in *Initial Action* (and the case law referred to in *Initial Action*) can be summarised as follows:

1. Is clause 4.3 of HLEP a development standard?
2. Is the consent authority satisfied that this written request adequately addresses the matters required by clause 4.6(3) by demonstrating that:
 - (a) compliance is unreasonable or unnecessary; and
 - (b) there are sufficient environmental planning grounds to justify contravening the development standard
3. Is the consent authority satisfied that the proposed development will be in the public interest because it is consistent with the objectives of clause 4.3 and the objectives for development for in the zone?
4. Has the concurrence of the Secretary of the Department of Planning and Environment been obtained?
5. Where the consent authority is the Court, has the Court considered the matters in clause 4.6(5) when exercising the power to grant development consent for the development that contravenes clause 4.3A of HLEP?

4.0 Request for variation

4.1 Is clause 4.3 of MLEP a development standard?

The definition of “development standard” at clause 1.4 of the EP&A Act includes a provision of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of:

- (c) *the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,*

Clause 4.3 HLEP prescribes a height provision that seeks to control the height of certain development. Accordingly, clause 4.3 HLEP is a development standard.

4.2A Clause 4.6(3)(a) – Whether compliance with the development standard is unreasonable or unnecessary

The common approach for an applicant to demonstrate that compliance with a development standard is unreasonable or unnecessary are set out in *Wehbe v Pittwater Council* [2007] NSWLEC 827.

The first option, which has been adopted in this case, is to establish that compliance with the development standard is unreasonable and unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.

Consistency with objectives of the height of buildings standard

An assessment as to the consistency of the proposal when assessed against the objectives of the standard is as follows:

- (a) *to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.*

Response: The 5 storey building height proposed is consistent with those established by all surrounding residential apartment development and to that extent I consider this development will reflect the reasonable and anticipated development potential of the site notwithstanding the building height breaching element proposed.

Consistent with the conclusions reached by Senior Commissioner Roseth in the matter of *Project Venture Developments v Pittwater Council* [2005] NSW LEC 191 I have formed the considered opinion that most observers would not find the proposed development, in particular the non-compliant building height breaching elements, offensive, jarring or unsympathetic having regard to the existing and desired future built form characteristics of adjoining development and development generally within the sites visual catchment.

Further, the minor height of building variation does not lead to a development that is inappropriate having regard to the infrastructure capacity of the locality which is well serviced as reflected by its R4 High Density zoning.

The building heights proposed reflect the reasonable development potential of the land and result in a building form which does not exceed the infrastructure capacity of the locality.

The proposal is consistent with this objective notwithstanding the building height breaching element proposed.

Having regard to the above, the non-compliant height components of the building will achieve the objectives of the standard to at least an equal degree as would be the case with a development that complied with the building height standard. Given the developments consistency with the objectives of the height of buildings standard strict compliance has been found to be both unreasonable and unnecessary under the circumstances.

Consistency with zone objectives

The subject site is zoned R4 High Density residential pursuant to the Land Use Table of the HLEP 2013). The stated objectives of the zone area as follows:

- *To provide for the housing needs of the community within a high density residential environment.*

Response: The subject application proposes the construction of a 5 storey residential flat building within a high density residential zone identified as being appropriate for increased residential densities. The proposal is consistent with this objective notwithstanding the building height breaching element proposed.

- *To provide a variety of housing types within a high density residential environment.*

Response: The proposed development will provide a variety of unit sizes and configurations to meet the identified housing needs of the community. The proposal is consistent with this objective notwithstanding the building height breaching element proposed.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Response: Not applicable

The proposed works are permissible and consistent with the stated objectives of the zone.

The non-compliant component of the development, as it relates to building height, demonstrates consistency with objectives of the R4 High Density Residential zone and the height of building standard objectives. Adopting the first option in *Wehbe* strict compliance with the height of buildings standard has been demonstrated to be unreasonable and unnecessary.

4.2B Clause 4.6(4)(b) – Are there sufficient environmental planning grounds to justify contravening the development standard?

In Initial Action the Court found at [23]-[24] that:

23. *As to the second matter required by cl 4.6(3)(b), the grounds relied on by the applicant in the written request under cl 4.6 must be “environmental planning grounds” by their nature: see Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 at [26]. The adjectival phrase “environmental planning” is not defined, but would refer to grounds that relate to the subject matter, scope and purpose of the EPA Act, including the objects in s 1.3 of the EPA Act.*
24. *The environmental planning grounds relied on in the written request under cl 4.6 must be “sufficient”. There are two respects in which the written request needs to be “sufficient”. First, the environmental planning grounds advanced in the written request must be sufficient “to justify contravening the development standard”. The focus of cl 4.6(3)(b) is on the aspect or element of the development that contravenes the development standard, not on the development as a whole, and why that contravention is justified on environmental planning grounds.*

The environmental planning grounds advanced in the written request must justify the contravention of the development standard, not simply promote the benefits of carrying out the development as a whole: see Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248 at [15]. Second, the written request must demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard so as to enable the consent authority to be satisfied under cl 4.6(4)(a)(i) that the written request has adequately addressed this matter: see Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90 at [31].

Sufficient environmental planning grounds

The building height breaching elements are appropriately described both quantitatively and qualitatively as minor and inconsequential in relation to their contribution to perceived height, bulk and scale and potential streetscape and physical impacts. The building height breaching element facilitates an appropriately articulated and drained roof form and passenger lift access to each level representing a skilful design which enhances the amenity and accessibility of the development without unacceptable environmental consequences.

Further, consistent with the findings of Commissioner Walsh in *Eather v Randwick City Council* [2021] NSWLEC 1075 and Commissioner Grey in *Petrovic v Randwick City Council* [202] NSW LEC 1242, the particularly small departure from the actual numerical standard and absence of impacts consequential of the departure constitute environmental planning grounds, as it promotes the good design and amenity of the development in accordance with the objects of the EP&A Act.

The proposed development achieves the objects in Section 1.3 of the EPA Act, specifically:

- The proposal promotes the orderly and economic use and development of land (1.3(c)).
- The development represents good design (1.3(g)).
- The building as designed facilitates its proper construction and will ensure the protection of the health and safety of its future occupants (1.3(h)).

It is noted that in *Initial Action*, the Court clarified what items a Clause 4.6 does and does not need to satisfy. Importantly, there does not need to be a "better" planning outcome:

87. *The second matter was in cl 4.6(3)(b). I find that the Commissioner applied the wrong test in considering this matter by requiring that the development, which contravened the height development standard, result in a "better environmental planning outcome for the site" relative to a development that complies with the height development standard (in [141] and [142] of the judgment). Clause 4.6 does not directly or indirectly establish this test. The requirement in cl 4.6(3)(b) is that there are sufficient environmental planning grounds to justify contravening the development standard, not that the development that contravenes the development standard have a better environmental planning outcome than a development that complies with the development standard.*

There are sufficient environmental planning grounds to justify contravening the development standard.

4.3 Clause 4.6(a)(iii) – Is the proposed development in the public interest because it is consistent with the objectives of clause 4.3 and the objectives of the R4 High Density Residential zone

The consent authority needs to be satisfied that the proposed development will be in the public interest if the standard is varied because it is consistent with the objectives of the standard and the objectives of the zone.

Preston CJ in *Initial Action* (Para 27) described the relevant test for this as follows:

Statement of Environmental Effects – Proposed Residential Flat Building

“The matter in cl 4.6(4)(a)(ii), with which the consent authority or the Court on appeal must be satisfied, is not merely that the proposed development will be in the public interest but that it will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development of the zone in which the development is proposed to be carried out. It is the proposed development’s consistency with the objectives of the development standard and the objectives of the zone that make the proposed development in the public interest. If the proposed development is inconsistent with either the objectives of the development standard or the objectives of the zone or both, the consent authority, or the Court on appeal, cannot be satisfied that the development will be in the public interest for the purposes of cl 4.6(4)(a)(ii).”

As demonstrated in this request, the proposed development it is consistent with the objectives of the development standard and the objectives for development of the zone in which the development is proposed to be carried out.

Accordingly, the consent authority can be satisfied that the propose development will be in the public interest if the standard is varied because it is consistent with the objectives of the standard and the objectives of the zone.

4.4 Secretary’s concurrence

By Planning Circular dated 5th May 2020, the Secretary of the Department of Planning & Environment advised that consent authorities can assume the concurrence to clause 4.6 request except in the circumstances set out below:

- Lot size standards for rural dwellings;
- Variations exceeding 10%; and
- Variations to non-numerical development standards.

The circular also provides that concurrence can be assumed when an LPP is the consent authority where a variation exceeds 10% or is to a non-numerical standard, because of the greater scrutiny that the LPP process and determinations are subject to, compared with decisions made under delegation by Council staff.

Concurrence of the Secretary can therefore be assumed in this case.

5.0 Conclusion

Having regard to the clause 4.6 variation provisions we have formed the considered opinion:

- (a) that the contextually responsive development is consistent with the zone objectives, and
- (b) that the contextually responsive development is consistent with the objectives of the height of buildings standard, and

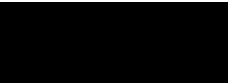
- (c) that there are sufficient environmental planning grounds to justify contravening the development standard, and
- (d) that having regard to (a), (b) and (c) above that compliance with the building height development standard is unreasonable or unnecessary in the circumstances of the case, and
- (e) that given the developments ability to comply with the zone and height of buildings standard objectives that approval would not be antipathetic to the public interest, and
- (f) that contravention of the development standard does not raise any matter of significance for State or regional environmental planning; and
- (g) Concurrence of the Secretary can be assumed in this case.

Pursuant to clause 4.6(4)(a), the consent authority is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3) being:

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

As such, I have formed the highly considered opinion that there is no statutory or environmental planning impediment to the granting of a height of buildings variation in this instance.

Boston Blyth Fleming Pty Limited



Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director

BALMORAL ON PARK DEVELOPMENT APPLICATION

DP856714, DP843067 & LOT 1 DP103071
QUATTRO PROJECT NUMBER 21-0658



ARCHITECTURAL DRAWINGS - DEVELOPMENT APPLICATION
DA-A-000 COVER SHEET
DA-A-010 NOTIFICATION PLAN
DA-A-020 SITE ANALYSIS - OPTION
DA-A-030 DEMOLITION PLAN
DA-A-040 SITE CONTROLS / DCP AND ADS SETBACKS
DA-A-050 AREA PLANS - PERSPECTIVES
DA-A-060 BUILDING PERSPECTIVES
DA-A-080 BASEMENT LEVEL 2 PLAN
DA-A-090 BASEMENT LEVEL 1 PLAN
DA-A-100 GROUND PLAN
DA-A-101 LEVEL 1, 2 & 3 PLAN
DA-A-102 ROOF PLAN
DA-A-150 UNIT TYPES PLAN - GROUND
DA-A-160 ADAPTED AND UNABLE PLANS
DA-A-200 ELEVATIONS - SHEET 1
DA-A-201 ELEVATIONS - SHEET 2
DA-A-202 ELEVATIONS - SHEET 3
DA-A-203 ELEVATIONS - SHEET 4
DA-A-250 SECTIONS - SHEET 1
DA-A-251 SECTIONS - SHEET 2
DA-A-252 SECTIONS - SHEET 3
DA-A-350 SEPPS ANALYSIS - BUILDING - GROUND
DA-A-351 SEPPS ANALYSIS - BUILDING - LEVEL 1, 2 & 3
DA-A-352 SEPPS ANALYSIS - BUILDING - LEVEL 1
DA-A-1000 EXTERNAL FINISHES SCHEDULE
DA-A-100 DISPLAY SUITE EXAMPLE

PROPOSED DEVELOPMENT DATA
SITE AREA 50424m ²
GROUND FLOOR AREA 0.0m ²
BASMENT LEVEL 1 6.9m ²
BASMENT LEVEL 2 1127m ²
LEVEL 1 64m ²
LEVEL 2 38m ²
LEVEL 3 1127m ²
LEVEL 4 1127m ²
LEVEL 5 1127m ²
LEVEL 6 1127m ²
LEVEL 7 1127m ²
LEVEL 8 1127m ²
LEVEL 9 1127m ²
LEVEL 10 1127m ²
LEVEL 11 1127m ²
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LEVEL 60 1127m ²

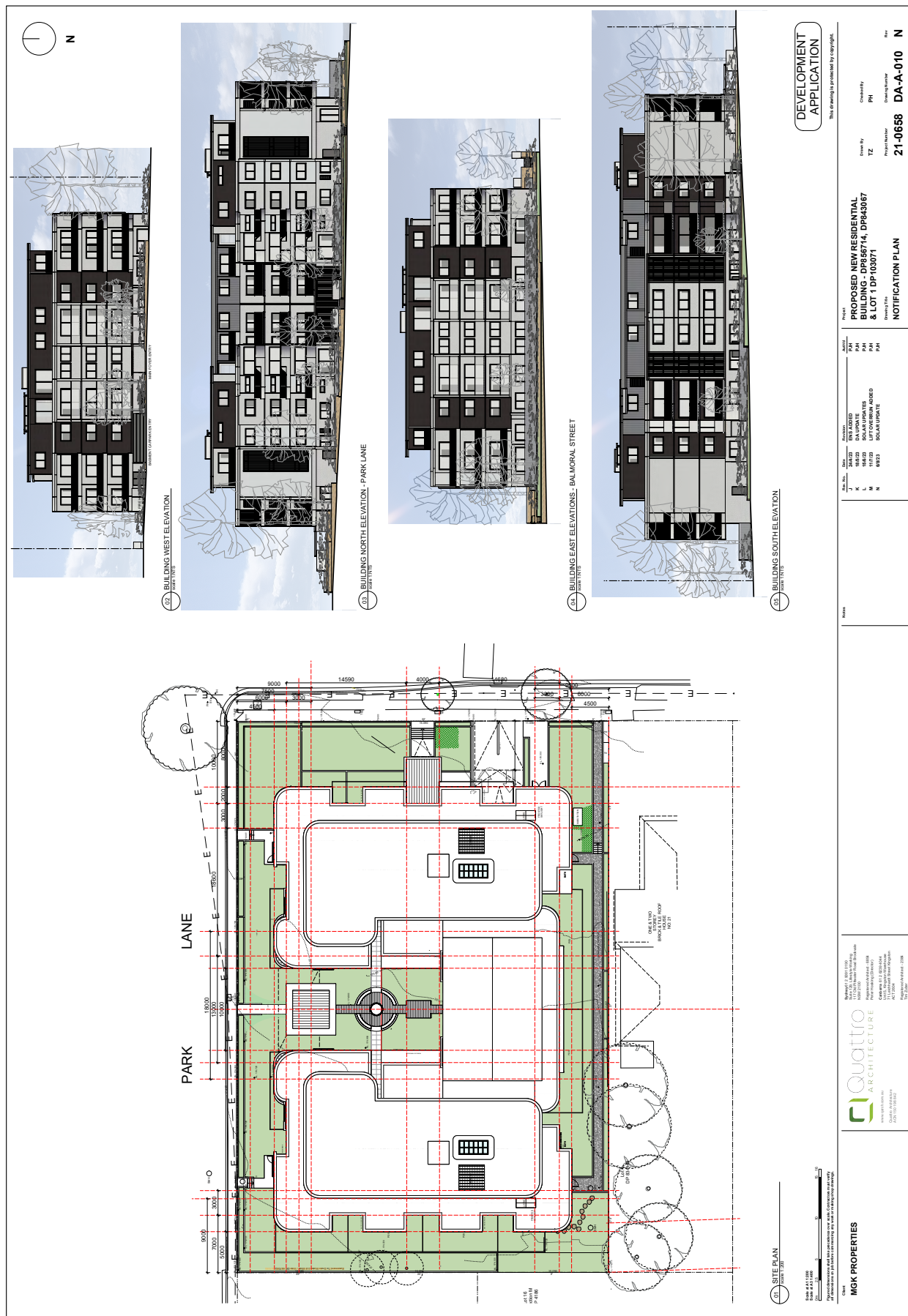
PROPOSED UNIT MIX			
UNIT #	TYPE	BEDS	AREA
1	D	1	51
2	A	2	76
3	B	1	51
4	C	2	75
5	C	2	75
6	B	1	54
7	E	3	98
8	E	3	98
9	D	1	51
10	F	2	79
11	B	1	51
12	A	2	78
13	L	2	78
14	G	2	75
15	H	2	75
16	I	2	75
17	I	2	75
18	J	2	77
19	K	3	96
20	K	3	96
21	L	2	75
22	G	2	75
23	H	2	75
24	I	2	75
25	J	2	75
26	K	3	96
27	L	2	78
28	G	1	75
29	H	1	75

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PROPOSED UNIT MIX			
UNIT #	TYPE	BEDS	AREA
1	A	1	75
2	B	1	75
3	C	1	75
4	D	1	75
5	E	1	75
6	F	1	75
7	G	1	75
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13	M	1	75
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21	U	1	75
22	V	1	75
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24	X	1	75
25	Y	1	75
26	Z	1	75
27	AA	1	75
28	AB	1	75
29	AC	1	75
30	AD	1	75
31	AE	1	75
32	AF	1	75
33	AG	1	75
34	AH	1	75
35	AI	1	75
36	AJ	1	75
37	AK	1	75
38	AL	1	75
39	AM	1	75
40	AN	1	75
41	AO	1	75
42	AP	1	75
43	AQ	1	75
44	AR	1	75
45	AS	1	75
46	AT	1	75
47	AU	1	75
48	AV	1	75
49	AW	1	75
50	AX	1	75
51	AY	1	75
52	AZ	1	75
53	BA	1	75
54	BB	1	75
55	BC	1	75
56	BD	1	75
57	BE	1	75
58	BF	1	75
59	BG	1	75
60	BH	1	75

PROPOSED UNIT MIX			
UNIT #	TYPE	BEDS	AREA
1	A	1	75
2	B	1	75
3	C	1	75
4	D	1	75
5	E	1	75
6	F	1	75
7	G	1	75
8	H	1	75
9	I	1	75
10	J	1	75
11	K	1	75
12	L	1	75
13	M	1	75
14	N	1	75
15	O	1	75
16	P	1	75
17	Q	1	75
18	R	1	75
19	S	1	75
20	T	1	75
21	U	1	75
22	V	1	75
23	W	1	75
24	X	1	75
25	Y	1	75
26	Z	1	75
27	AA	1	75
28	AB	1	75
29	AC	1	75
30	AD	1	75
31	AE	1	75
32	AF	1	75
33	AG	1	75
34	AH	1	75
35	AI	1	75
36	AJ	1	75
37	AK	1	75
38	AL	1	75
39	AM	1	75
40	AN	1	75
41	AO	1	75
42	AP	1	75
43	AQ	1	75
44	AR	1	75
45	AS	1	75
46	AT	1	75
47	AU	1	75
48	AV	1	75
49	AW	1	75
50	AX	1	75
51	AY	1	75
52	AZ	1	75
53	BA	1	75
54	BB	1	75
55	BC	1	75
56	BD	1	75
57	BE	1	75
58	BF	1	75
59	BG	1	75
60	BH	1	75

PROPOSED UNIT MIX			
UNIT #	TYPE	BEDS	AREA
1	A	1	75
2	B	1	75
3	C	1	75
4	D	1	75
5	E	1	75
6	F	1	75
7	G	1	75
8	H	1	75
9	I	1	75
10	J	1	75
11	K	1	75
12	L	1	75
13	M	1	75
14	N	1	75
15	O	1	75
16	P	1	75
17	Q	1	75
18	R	1	75
19	S	1	75
20	T	1	75
21	U	1	75
22	V	1	75
23	W	1	75
24	X	1	75
25	Y	1	75
26	Z	1	75
27	AA	1	75
28	AB	1	75
29	AC	1	75
30	AD	1	75
31	AE	1	75
32	AF	1	75
33	AG	1	75
34	AH	1	75
35	AI	1	75
36	AJ	1	75
37	AK	1	75
38	AL	1	75
39	AM	1	75
40	AN	1	75
41	AO	1	75
42	AP	1	75
43	AQ	1	75
44	AR	1	75
45	AS	1	75
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47	AU	1	75
48	AV	1	75
49	AW	1	75
50	AX	1	75
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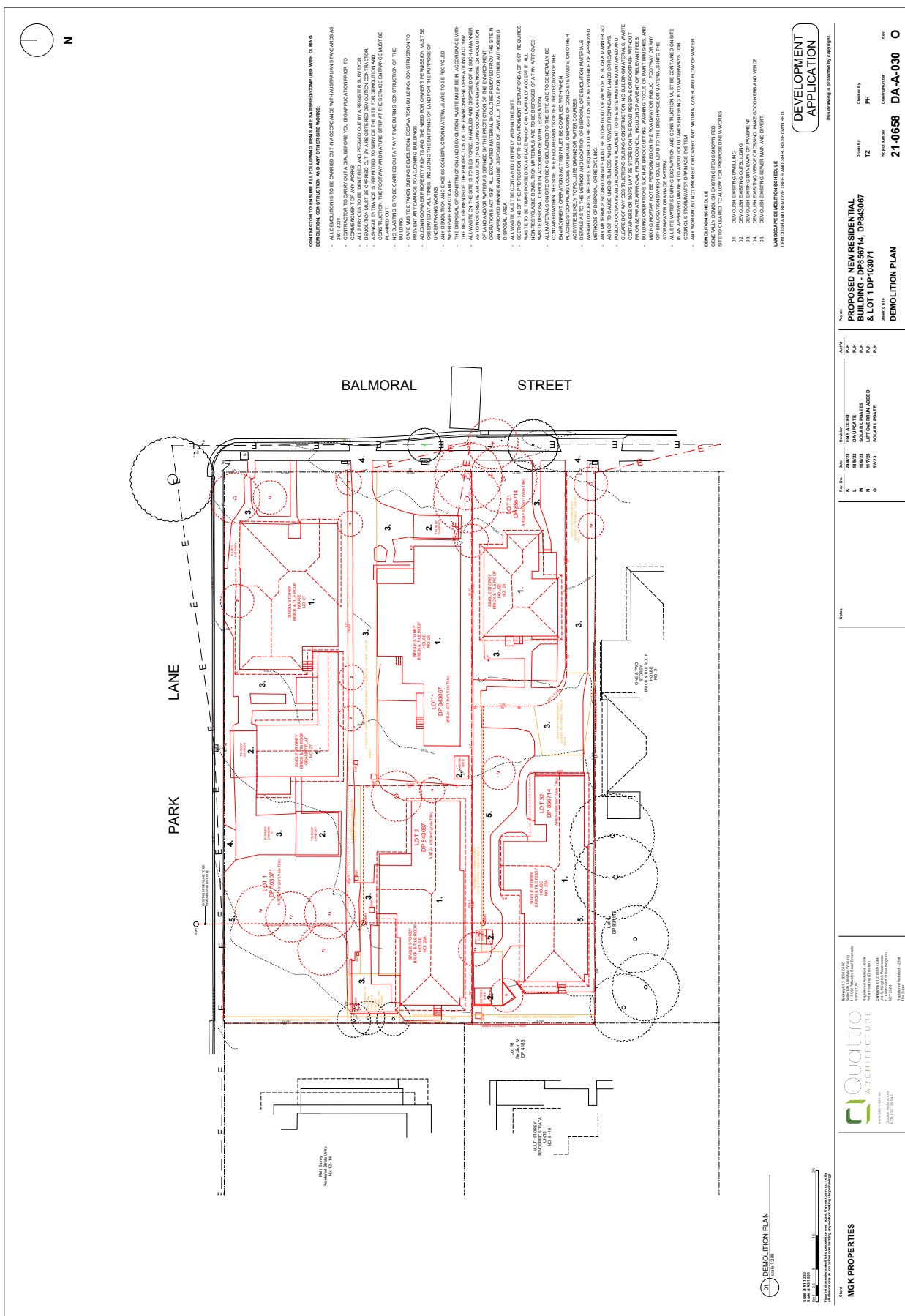




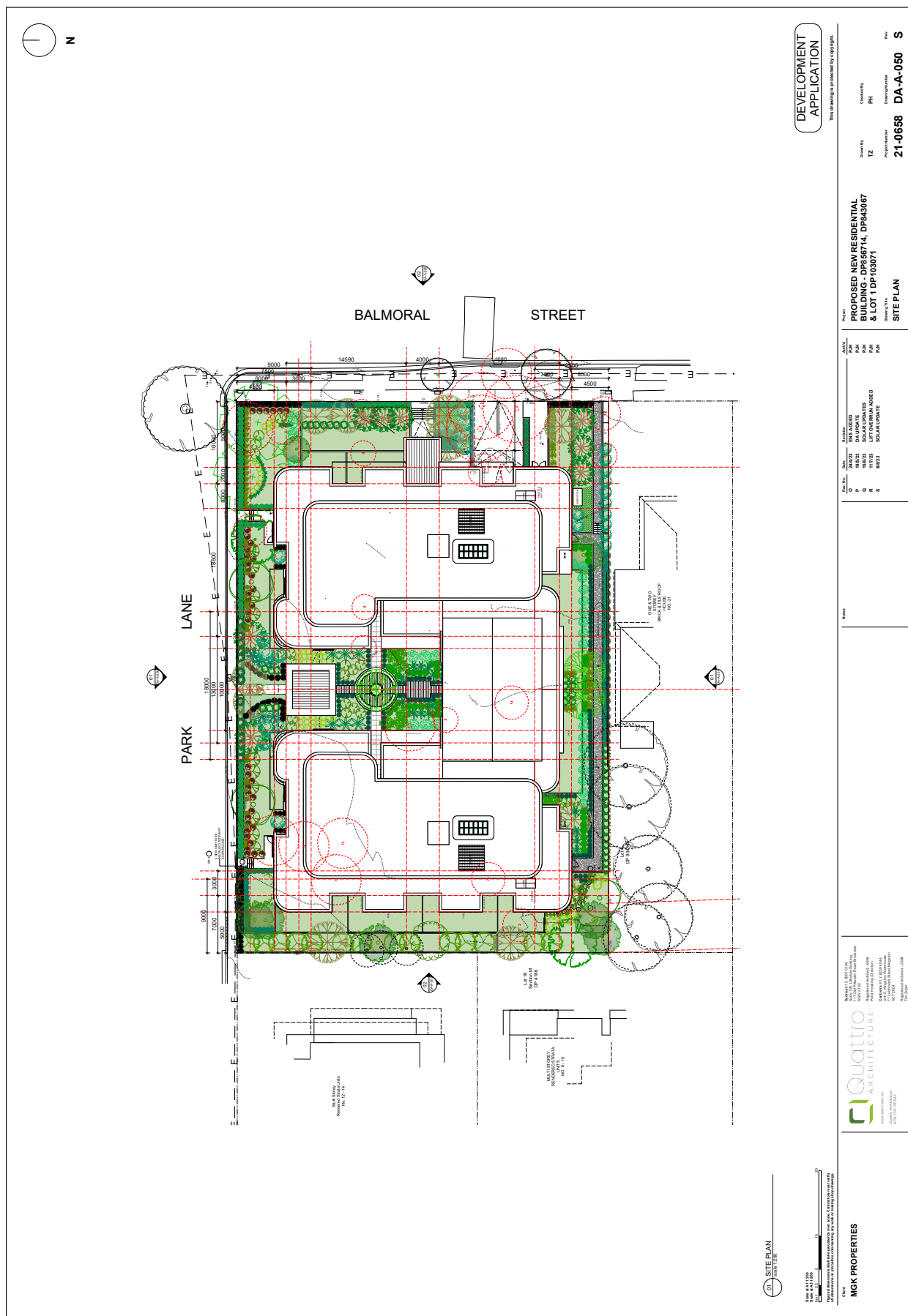
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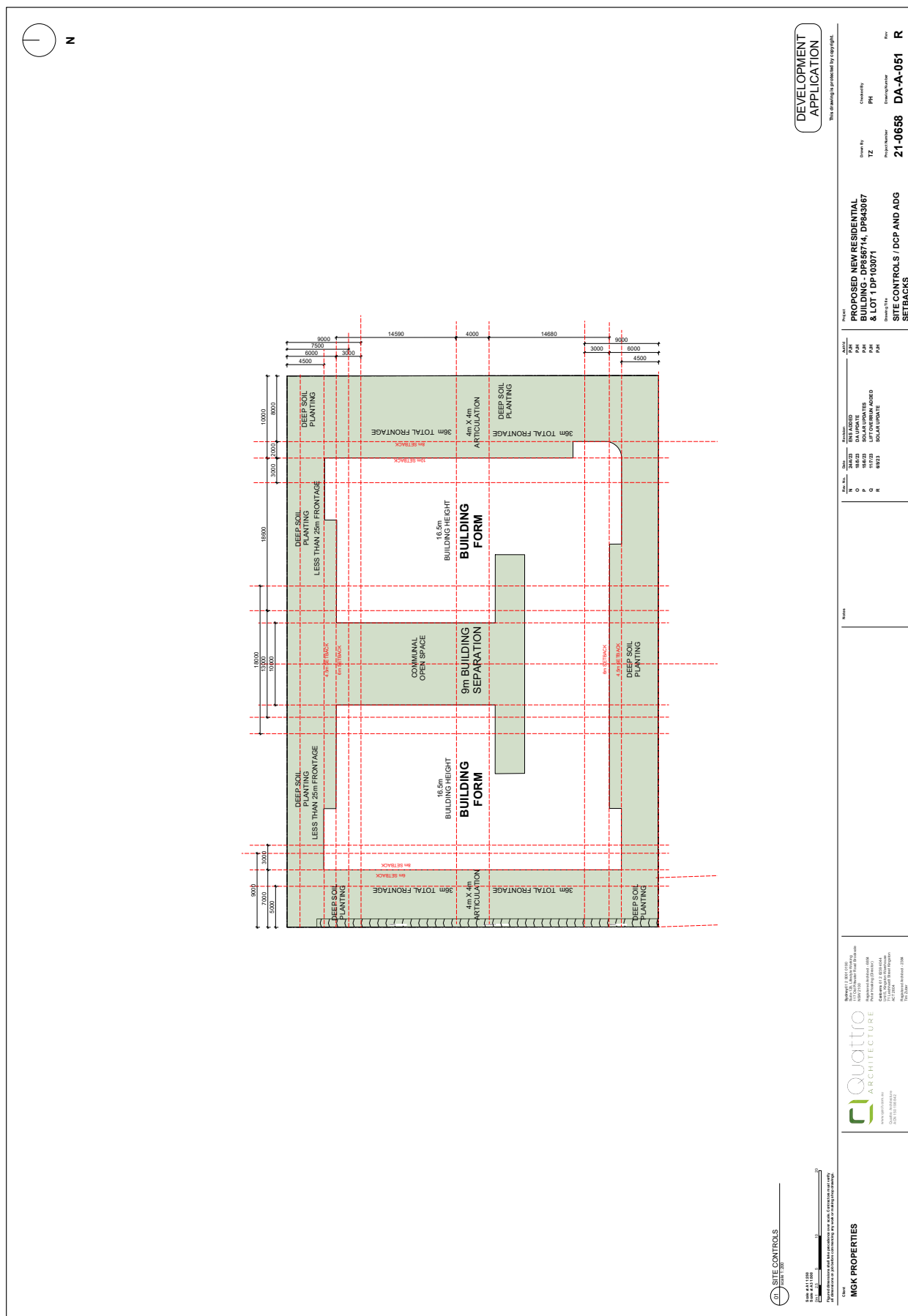
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ATTACHMENT 3 - ITEM 1



ATTACHMENT 3 - ITEM 1



ATTACHMENT 3 - ITEM 1

PROPOSED DEVELOPMENT DATA

	AREA
SITE AREA	3042.4m ²
GROSS FLOOR AREA	0.0m ²
BASEMENT LEVEL 1	6.5m ²
GROUND	887m ²
LEVEL 1	1127m ²
LEVEL 2	1127m ²
LEVEL 3	1127m ²
LEVEL 4	809m ²
TOTAL GROSS FLOOR AREA	4873m ²

CAR SPACES

71

RESIDENT PARKING (7 ACCESSIBLE)

6

COMMERCIAL PARKING (1 ACCESSIBLE)

2

TOTAL CAR SPACES

73

TOTAL MOTORCYCLE SPACES

2

SURFACE BICYCLE PARKING

4

STREET FRONT BICYCLE SPACES

4

TOTAL BICYCLE SPACES

8

LANDSCAPING REQUIREMENTS

20

COMMERCIAL OPEN SPACE (20% MIN)

1501

LANDSCAPING OPEN SPACE (20% MIN)

1502

DEEP SOIL ZONE (6M DIMENSION (7% MIN))

1052

UNIT BREAKDOWN

5

1 BEDROOM UNITS

40

2 BEDROOM UNITS

12

3 BEDROOM UNITS

12

SILVER STAR LEVABLE UNITS

10

01 AREA PLAN - B1

02 AREA PLAN - B2

03 AREA PLAN - LEVEL 1-3

04 AREA PLAN - LEVEL 4

05 AREA PLAN - DEEP SOIL

06 AREA PLAN - GROUND

07 AREA PLAN - GROUND PLANTING

08 AREA PLAN - COMMUNAL OPEN SPACE

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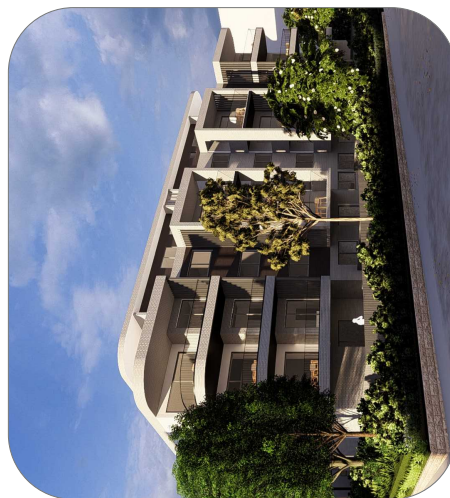
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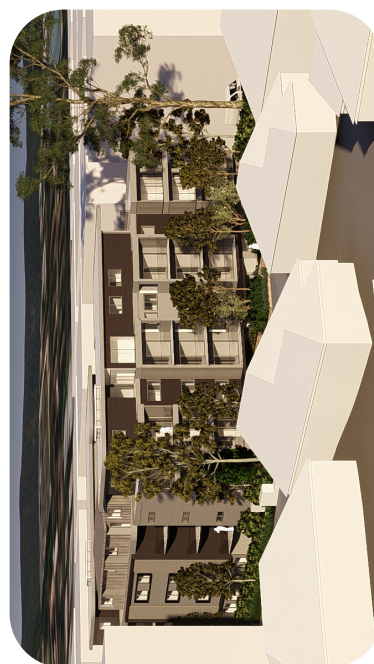
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ATTACHMENT 3 - ITEM 1

DEVELOPMENT
APPLICATION

ATTACHMENT 3 - ITEM 1

DEVELOPMENT
APPLICATION

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Drawn By	Checked By	Draw
TZ	PH	
Project Number	Drawing Number	Rev
21-0658	DA-A-054	N

Project
PROPOSED NEW RESIDENTIAL
BUILDING - DP856714, DP843067
& LOT 1 DP103071
Drawing Title
BUILDING PERSPECTIVES

Rev. No.	Date	Revision	Added
J	24/1/23	ENS ADDED	P.M
K	19/1/23	DA UPDATE	P.M
L	15/1/23	SOLAR UPDATES	P.M
M	11/7/23	LIFT OVER RUN ADDED	P.M
N	6/3/23	SOLAR UPDATE	P.M

2250

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Registered Architect - 6896
Peter Hoeking (design)

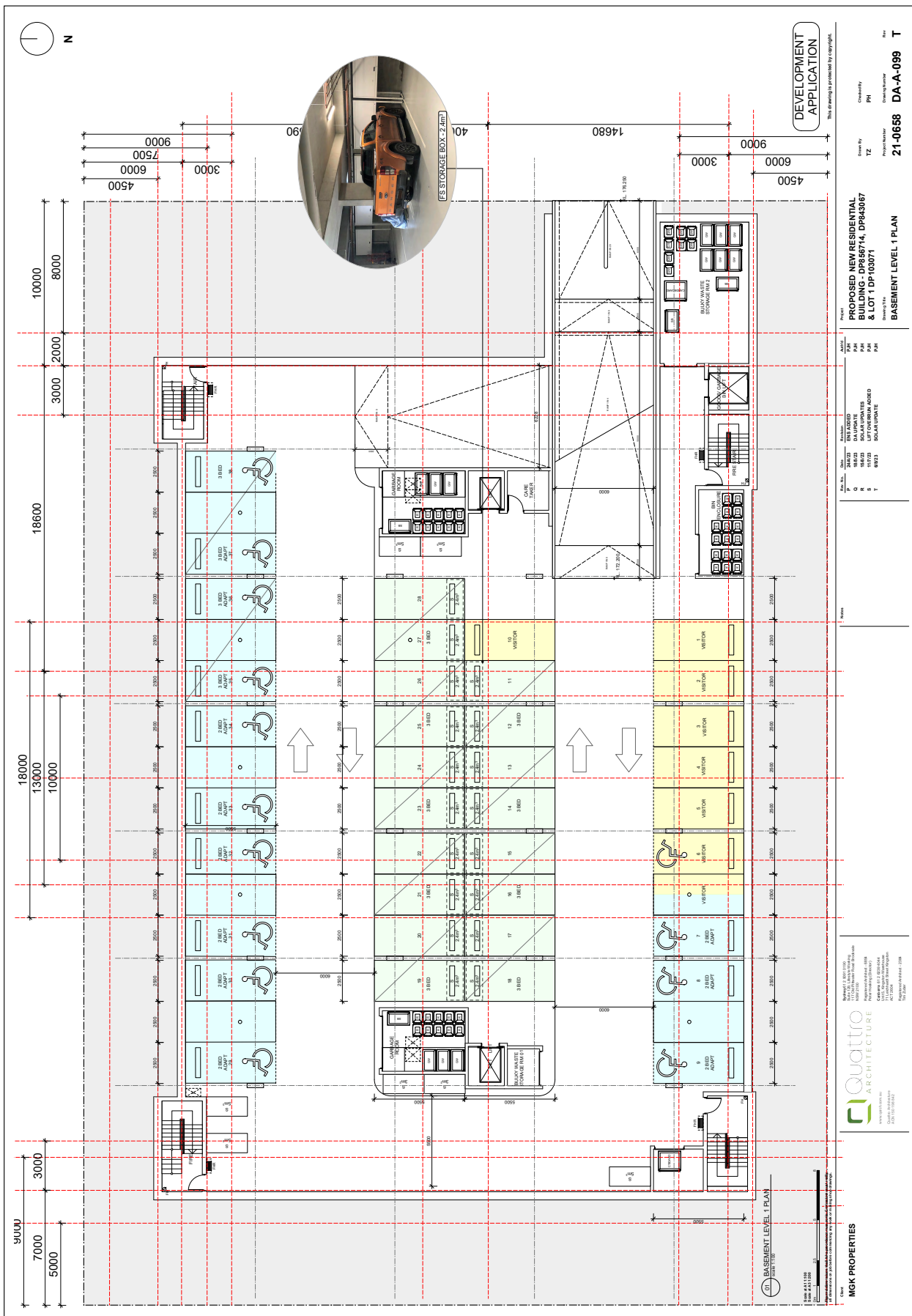
Calgary 612 250 044
Unit 1, Poplar Warehouse
1000 17th Street N. 2nd Floor
ACT 2604
Registered Architect - 2986

Class **MGK PROPERTIES**

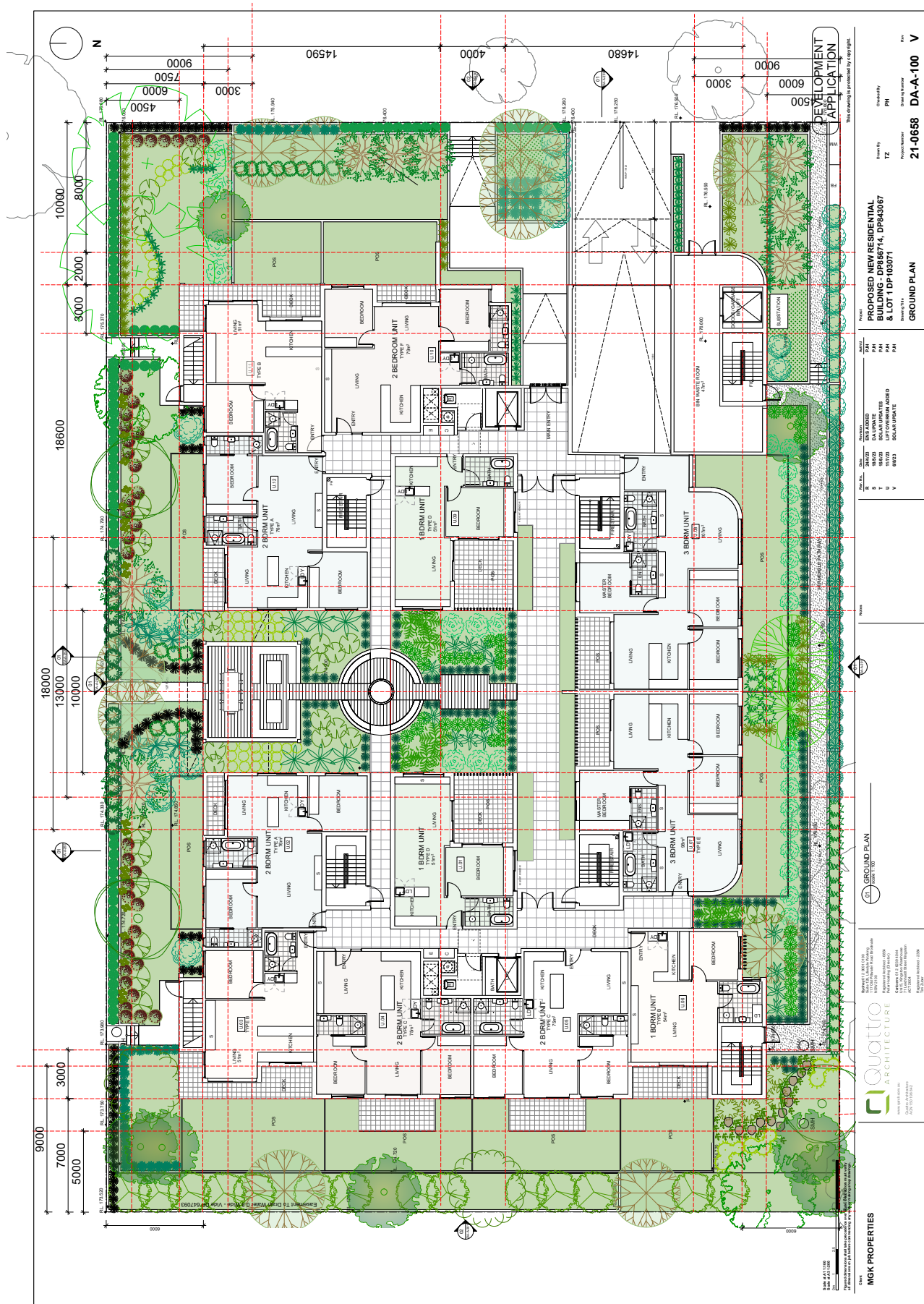
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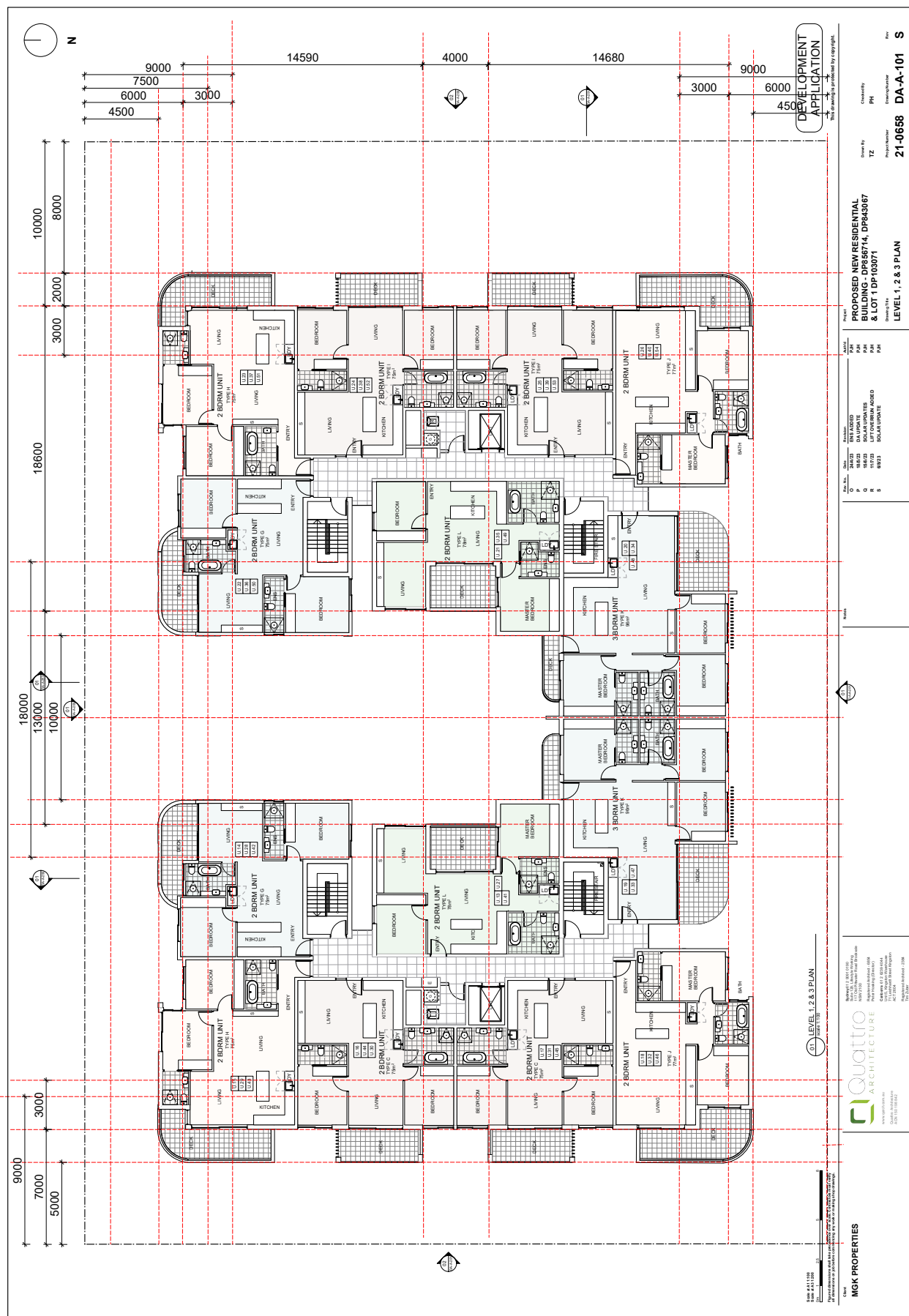
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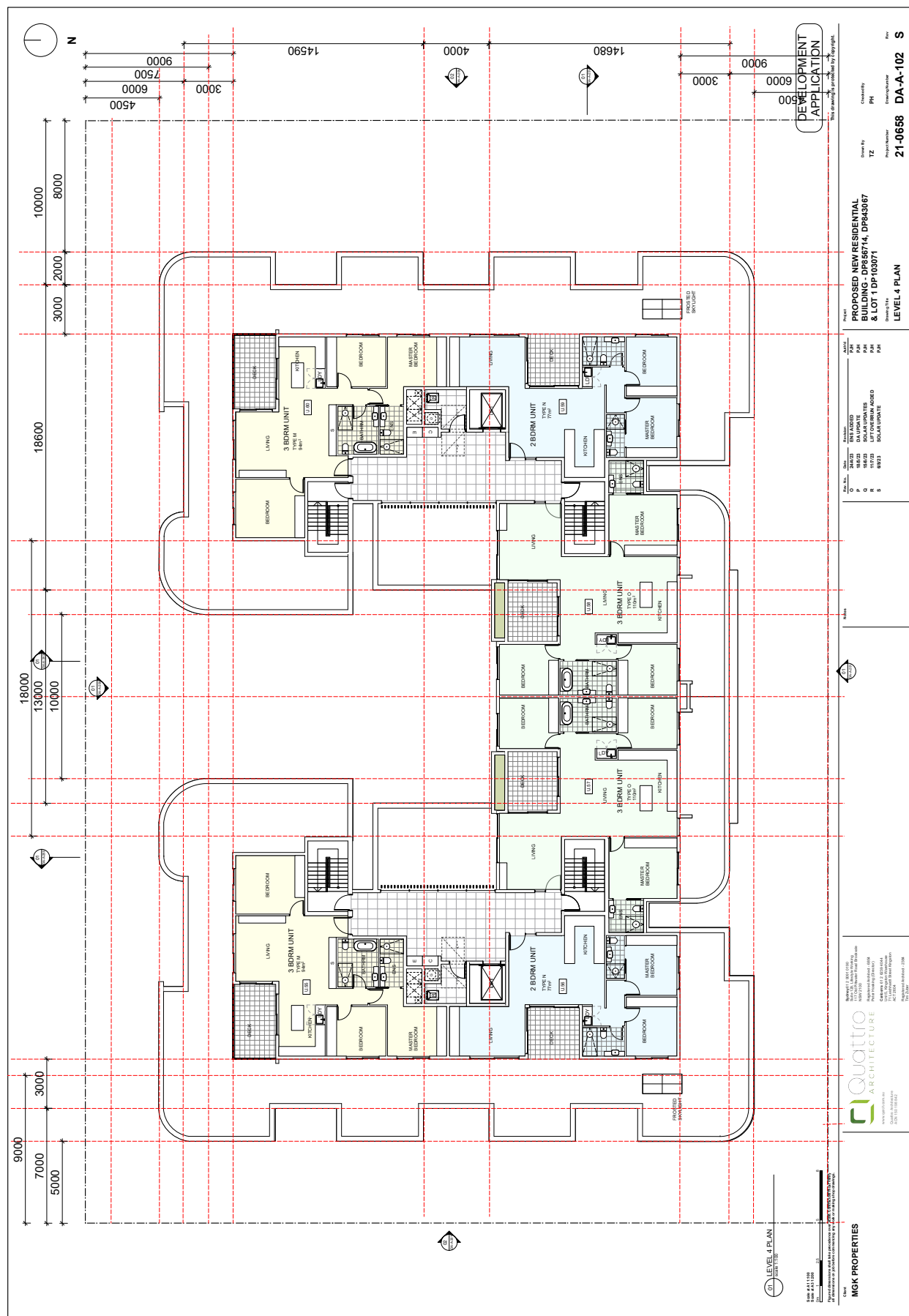
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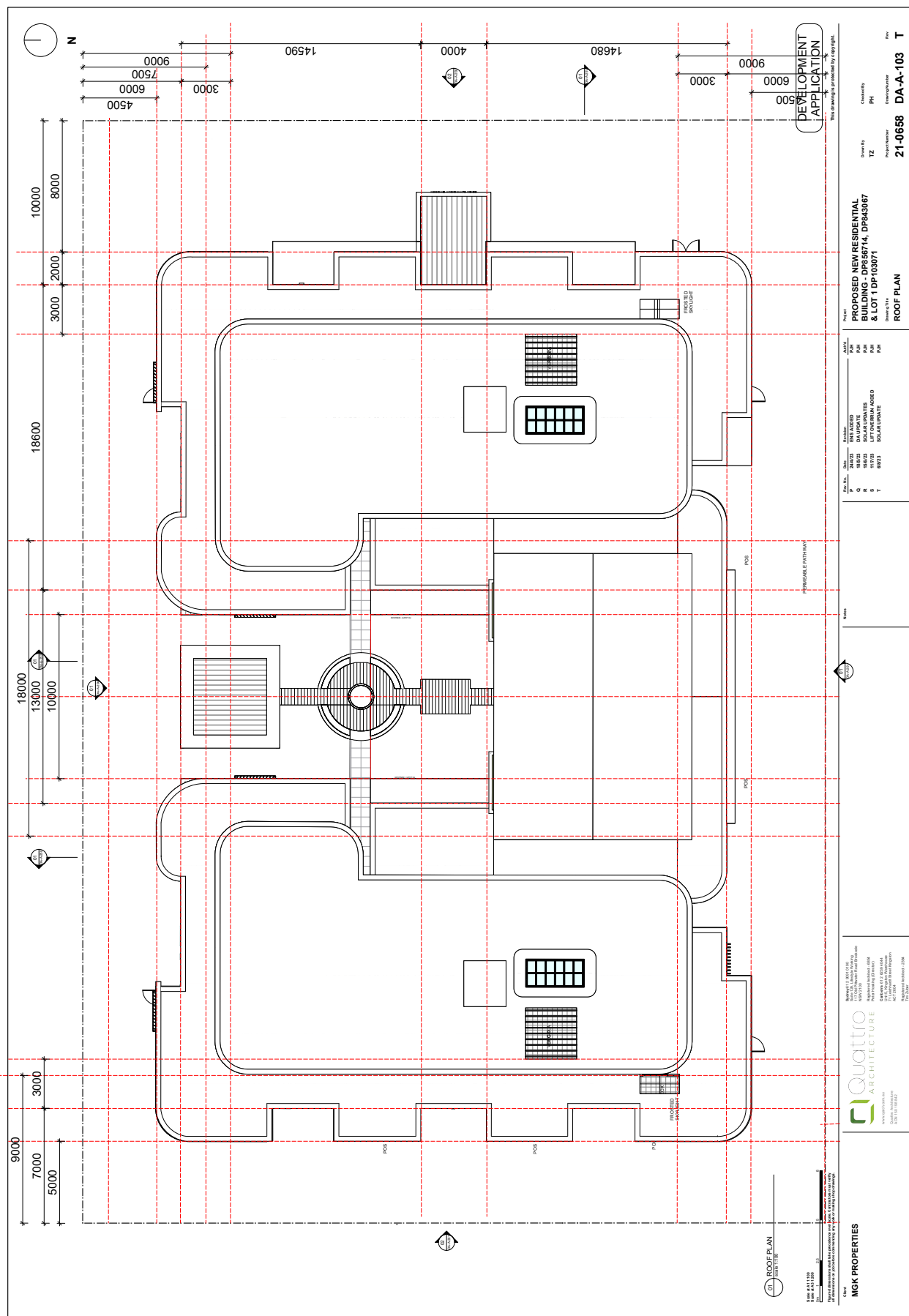
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ATTACHMENT 3 - ITEM 1



ATTACHMENT 3 - ITEM 1



ATTACHMENT 3 - ITEM 1

UNIT TYPE A PLAN UNIT 12	UNIT TYPE B PLAN UNIT 11	UNIT TYPE C PLAN UNIT 5	UNIT TYPE D PLAN UNIT 9	UNIT TYPE E PLAN UNIT 8	UNIT TYPE F PLAN UNIT 10	UNIT TYPE G PLAN UNIT 6	UNIT TYPE H PLAN UNIT 43																																																																																																																																																																																
UNITS = No.2 No.12 UNIT AREA = 76m² <table border="1"> <thead> <tr> <th>STORAGE - UNIT TYPE A - 2 BEDROOM</th> </tr> <tr> <th>AREA (m²)</th> <th>HEIGHT (m)</th> <th>VOLUME (m³)</th> </tr> </thead> <tbody> <tr> <td>S.A</td> <td>0.5m²</td> <td>2.4m</td> <td>1.2m³</td> </tr> <tr> <td>S.B</td> <td>1.28m²</td> <td>1.8m</td> <td>2m³</td> </tr> <tr> <td>INT. TOTAL</td> <td></td> <td></td> <td>3.2m³</td> </tr> <tr> <td>S.G (GARAGE)</td> <td>(2) 1.35m²</td> <td>(2) 1m</td> <td>4.8m³</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>8.0m³</td> </tr> </tbody> </table> 01 UNIT TYPE A PLAN UNIT 12	STORAGE - UNIT TYPE A - 2 BEDROOM	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)	S.A	0.5m ²	2.4m	1.2m ³	S.B	1.28m ²	1.8m	2m ³	INT. TOTAL			3.2m ³	S.G (GARAGE)	(2) 1.35m ²	(2) 1m	4.8m ³	TOTAL			8.0m ³	UNITS = No.3 No.6, No.11 UNIT AREA = 54m² (5m² Unit 3, 11) <table border="1"> <thead> <tr> <th>STORAGE - UNIT TYPE B - 1 BEDROOM</th> </tr> <tr> <th>AREA (m²)</th> <th>HEIGHT (m)</th> <th>VOLUME (m³)</th> </tr> </thead> <tbody> <tr> <td>S.A</td> <td>1.5m²</td> <td>2.4m</td> <td>3.6m³</td> </tr> <tr> <td>INT. TOTAL</td> <td></td> <td></td> <td>3.6m³</td> </tr> <tr> <td>S.G (GARAGE)</td> <td>2.39m²</td> <td>1m</td> <td>2.4m³</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>6m³</td> </tr> </tbody> </table> 02 UNIT TYPE B PLAN UNIT 11	STORAGE - UNIT TYPE B - 1 BEDROOM	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)	S.A	1.5m ²	2.4m	3.6m ³	INT. TOTAL			3.6m ³	S.G (GARAGE)	2.39m ²	1m	2.4m ³	TOTAL			6m ³	UNITS = No.4, No.5 UNIT AREA = 75m² <table border="1"> <thead> <tr> <th>STORAGE - UNIT TYPE C - 2 BEDROOM</th> </tr> <tr> <th>AREA (m²)</th> <th>HEIGHT (m)</th> <th>VOLUME (m³)</th> </tr> </thead> <tbody> <tr> <td>S.A</td> <td>1.7m²</td> <td>2.4m</td> <td>4m³</td> </tr> <tr> <td>S.B</td> <td>0.7m²</td> <td>2.4m</td> <td>1.7m³</td> </tr> <tr> <td>INT. TOTAL</td> <td></td> <td></td> <td>4.7m³</td> </tr> <tr> <td>S.G (GARAGE)</td> <td>2.1m²</td> <td>2.4m</td> <td>5.0m³</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>9.7m³</td> </tr> </tbody> </table> 03 UNIT TYPE C PLAN UNIT 5	STORAGE - UNIT TYPE C - 2 BEDROOM	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)	S.A	1.7m ²	2.4m	4m ³	S.B	0.7m ²	2.4m	1.7m ³	INT. TOTAL			4.7m ³	S.G (GARAGE)	2.1m ²	2.4m	5.0m ³	TOTAL			9.7m ³	UNITS = No.1 No.9 UNIT AREA = 51m² <table border="1"> <thead> <tr> <th>STORAGE - UNIT TYPE D - 1 BEDROOM</th> </tr> <tr> <th>AREA (m²)</th> <th>HEIGHT (m)</th> <th>VOLUME (m³)</th> </tr> </thead> <tbody> <tr> <td>S.A</td> <td>1.5m²</td> <td>2.4m</td> <td>3.6m³</td> </tr> <tr> <td>INT. TOTAL</td> <td></td> <td></td> <td>3.6m³</td> </tr> <tr> <td>S.G (GARAGE)</td> <td>2.39m²</td> <td>1m</td> <td>2.4m³</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>6m³</td> </tr> </tbody> </table> 04 UNIT TYPE D PLAN UNIT 9	STORAGE - UNIT TYPE D - 1 BEDROOM	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)	S.A	1.5m ²	2.4m	3.6m ³	INT. TOTAL			3.6m ³	S.G (GARAGE)	2.39m ²	1m	2.4m ³	TOTAL			6m ³	UNITS = No.7, No.8 UNIT AREA = 98m² (107m² Unit 8) <table border="1"> <thead> <tr> <th>STORAGE - UNIT TYPE E - 3 BEDROOM</th> </tr> <tr> <th>AREA (m²)</th> <th>HEIGHT (m)</th> <th>VOLUME (m³)</th> </tr> </thead> <tbody> <tr> <td>S.A</td> <td>1.3m²</td> <td>2.4m</td> <td>3.2m³</td> </tr> <tr> <td>S.B</td> <td>1.3m²</td> <td>2.4m</td> <td>3.2m³</td> </tr> <tr> <td>INT. TOTAL</td> <td></td> <td></td> <td>6.4m³</td> </tr> <tr> <td>S.G (GARAGE)</td> <td>(2) 2.35m²</td> <td>(2) 1m</td> <td>4.8m³</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>11.2m³</td> </tr> </tbody> </table> 05 UNIT TYPE E PLAN UNIT 8	STORAGE - UNIT TYPE E - 3 BEDROOM	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)	S.A	1.3m ²	2.4m	3.2m ³	S.B	1.3m ²	2.4m	3.2m ³	INT. TOTAL			6.4m ³	S.G (GARAGE)	(2) 2.35m ²	(2) 1m	4.8m ³	TOTAL			11.2m ³	UNITS = No.10 UNIT AREA = 79m² <table border="1"> <thead> <tr> <th>STORAGE - UNIT TYPE F - 2 BEDROOM</th> </tr> <tr> <th>AREA (m²)</th> <th>HEIGHT (m)</th> <th>VOLUME (m³)</th> </tr> </thead> <tbody> <tr> <td>S.A</td> <td>3m²</td> <td>2.4m</td> <td>7.2m³</td> </tr> <tr> <td>INT. TOTAL</td> <td></td> <td></td> <td>7.2m³</td> </tr> <tr> <td>S.G (GARAGE)</td> <td>2.1m²</td> <td>2.4m</td> <td>5.0m³</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>12.2m³</td> </tr> </tbody> </table> 06 UNIT TYPE F PLAN UNIT 10	STORAGE - UNIT TYPE F - 2 BEDROOM	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)	S.A	3m ²	2.4m	7.2m ³	INT. TOTAL			7.2m ³	S.G (GARAGE)	2.1m ²	2.4m	5.0m ³	TOTAL			12.2m ³	UNITS = No.14, No.22, No.28, No.36, No.42, No.56 UNIT AREA = 75m² (7m² Unit 56) <table border="1"> <thead> <tr> <th>STORAGE - UNIT TYPE G - 2 BEDROOM</th> </tr> <tr> <th>AREA (m²)</th> <th>HEIGHT (m)</th> <th>VOLUME (m³)</th> </tr> </thead> <tbody> <tr> <td>S.A</td> <td>1.5m²</td> <td>2.4m</td> <td>3.6m³</td> </tr> <tr> <td>INT. TOTAL</td> <td></td> <td></td> <td>3.6m³</td> </tr> <tr> <td>S.G (GARAGE)</td> <td>2.1m²</td> <td>2.4m</td> <td>5.0m³</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>8.6</td> </tr> </tbody> </table> 07 UNIT TYPE G PLAN UNIT 6	STORAGE - UNIT TYPE G - 2 BEDROOM	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)	S.A	1.5m ²	2.4m	3.6m ³	INT. TOTAL			3.6m ³	S.G (GARAGE)	2.1m ²	2.4m	5.0m ³	TOTAL			8.6	UNITS = No.15 No.29 No.43, UNIT AREA = 75m² <table border="1"> <thead> <tr> <th>STORAGE - UNIT TYPE H - 2 BEDROOM</th> </tr> <tr> <th>AREA (m²)</th> <th>HEIGHT (m)</th> <th>VOLUME (m³)</th> </tr> </thead> <tbody> <tr> <td>S.A</td> <td>1.2m²</td> <td>2.4m</td> <td>2.9m³</td> </tr> <tr> <td>S.B</td> <td>0.7m²</td> <td>2.4m</td> <td>1.7m³</td> </tr> <tr> <td>INT. TOTAL</td> <td></td> <td></td> <td>4.6m³</td> </tr> <tr> <td>S.G (GARAGE)</td> <td>2.1m²</td> <td>2.4m</td> <td>5.0m³</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>9.7m³</td> </tr> </tbody> </table> 08 UNIT TYPE H PLAN UNIT 43	STORAGE - UNIT TYPE H - 2 BEDROOM	AREA (m ²)	HEIGHT (m)	VOLUME (m ³)	S.A	1.2m ²	2.4m	2.9m ³	S.B	0.7m ²	2.4m	1.7m ³	INT. TOTAL			4.6m ³	S.G (GARAGE)	2.1m ²	2.4m	5.0m ³	TOTAL			9.7m ³
STORAGE - UNIT TYPE A - 2 BEDROOM																																																																																																																																																																																							
AREA (m ²)	HEIGHT (m)	VOLUME (m ³)																																																																																																																																																																																					
S.A	0.5m ²	2.4m	1.2m ³																																																																																																																																																																																				
S.B	1.28m ²	1.8m	2m ³																																																																																																																																																																																				
INT. TOTAL			3.2m ³																																																																																																																																																																																				
S.G (GARAGE)	(2) 1.35m ²	(2) 1m	4.8m ³																																																																																																																																																																																				
TOTAL			8.0m ³																																																																																																																																																																																				
STORAGE - UNIT TYPE B - 1 BEDROOM																																																																																																																																																																																							
AREA (m ²)	HEIGHT (m)	VOLUME (m ³)																																																																																																																																																																																					
S.A	1.5m ²	2.4m	3.6m ³																																																																																																																																																																																				
INT. TOTAL			3.6m ³																																																																																																																																																																																				
S.G (GARAGE)	2.39m ²	1m	2.4m ³																																																																																																																																																																																				
TOTAL			6m ³																																																																																																																																																																																				
STORAGE - UNIT TYPE C - 2 BEDROOM																																																																																																																																																																																							
AREA (m ²)	HEIGHT (m)	VOLUME (m ³)																																																																																																																																																																																					
S.A	1.7m ²	2.4m	4m ³																																																																																																																																																																																				
S.B	0.7m ²	2.4m	1.7m ³																																																																																																																																																																																				
INT. TOTAL			4.7m ³																																																																																																																																																																																				
S.G (GARAGE)	2.1m ²	2.4m	5.0m ³																																																																																																																																																																																				
TOTAL			9.7m ³																																																																																																																																																																																				
STORAGE - UNIT TYPE D - 1 BEDROOM																																																																																																																																																																																							
AREA (m ²)	HEIGHT (m)	VOLUME (m ³)																																																																																																																																																																																					
S.A	1.5m ²	2.4m	3.6m ³																																																																																																																																																																																				
INT. TOTAL			3.6m ³																																																																																																																																																																																				
S.G (GARAGE)	2.39m ²	1m	2.4m ³																																																																																																																																																																																				
TOTAL			6m ³																																																																																																																																																																																				
STORAGE - UNIT TYPE E - 3 BEDROOM																																																																																																																																																																																							
AREA (m ²)	HEIGHT (m)	VOLUME (m ³)																																																																																																																																																																																					
S.A	1.3m ²	2.4m	3.2m ³																																																																																																																																																																																				
S.B	1.3m ²	2.4m	3.2m ³																																																																																																																																																																																				
INT. TOTAL			6.4m ³																																																																																																																																																																																				
S.G (GARAGE)	(2) 2.35m ²	(2) 1m	4.8m ³																																																																																																																																																																																				
TOTAL			11.2m ³																																																																																																																																																																																				
STORAGE - UNIT TYPE F - 2 BEDROOM																																																																																																																																																																																							
AREA (m ²)	HEIGHT (m)	VOLUME (m ³)																																																																																																																																																																																					
S.A	3m ²	2.4m	7.2m ³																																																																																																																																																																																				
INT. TOTAL			7.2m ³																																																																																																																																																																																				
S.G (GARAGE)	2.1m ²	2.4m	5.0m ³																																																																																																																																																																																				
TOTAL			12.2m ³																																																																																																																																																																																				
STORAGE - UNIT TYPE G - 2 BEDROOM																																																																																																																																																																																							
AREA (m ²)	HEIGHT (m)	VOLUME (m ³)																																																																																																																																																																																					
S.A	1.5m ²	2.4m	3.6m ³																																																																																																																																																																																				
INT. TOTAL			3.6m ³																																																																																																																																																																																				
S.G (GARAGE)	2.1m ²	2.4m	5.0m ³																																																																																																																																																																																				
TOTAL			8.6																																																																																																																																																																																				
STORAGE - UNIT TYPE H - 2 BEDROOM																																																																																																																																																																																							
AREA (m ²)	HEIGHT (m)	VOLUME (m ³)																																																																																																																																																																																					
S.A	1.2m ²	2.4m	2.9m ³																																																																																																																																																																																				
S.B	0.7m ²	2.4m	1.7m ³																																																																																																																																																																																				
INT. TOTAL			4.6m ³																																																																																																																																																																																				
S.G (GARAGE)	2.1m ²	2.4m	5.0m ³																																																																																																																																																																																				
TOTAL			9.7m ³																																																																																																																																																																																				

DEVELOPMENT APPLICATION

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Project: PROPOSED NEW RESIDENTIAL
BUILDINGS 107/14, DP43067
& LOT 1 DP 103071

Drawn By: PH
Checked By: PH
Project Number: 21-0658
Drawing Number: DA-A-150 R

UNIT TYPES PLAN
GROUND LEVEL

ATTACHMENT 3 - ITEM 1

ATTACHMENT 3 - ITEM 1



ATTACHMENT 3 - ITEM 1





02 BUILDING EAST ELEVATIONS - BALMORAL STREET
scale 1:100

02 BUILDING EAST ELEVATION PERSPECTIVE
and a. E100

rate at A 1160
rate at A 31200

MGK PROPERTIES

Quattro
ARCHITECTURE



www.quattroarch.com
Tel: 150 155 9432
Fax: 150 155 9432

Shawyer 012 800 0100
11000 Highway 100
11000 11000 Number 100 Road
N1M 2D1
Registered Architect - 6666
Peter Hawley (Director)

Carrara 012 800 0044
11000 11000 Number 100 Road
11000 11000 Number 100 Road
N1M 2D1
Registered Architect - 2204

Nucleon

Rev. No.	Date	Revision	Asstd
K	24/8/23	ENS ADDED	P.H
L	18/8/23		P.H
M	15/9/23	DA UPDATE	P.H
N	11/7/23	SOLAR UPDATES	P.H
O		LIFT OVER RUN ADDED	P.H
P	8/8/23	SOLAR UPDATE	P.H

**PROPOSED NEW RESIDENTIAL
BUILDING - DP856714, DP843067
& LOT 1 DP103071**

Project Number	21-0658	Drawing Number	DA-A-201	Rev	0
Drawn By	TZ	Checked By	PH		

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ATTACHMENT 3 - ITEM 1





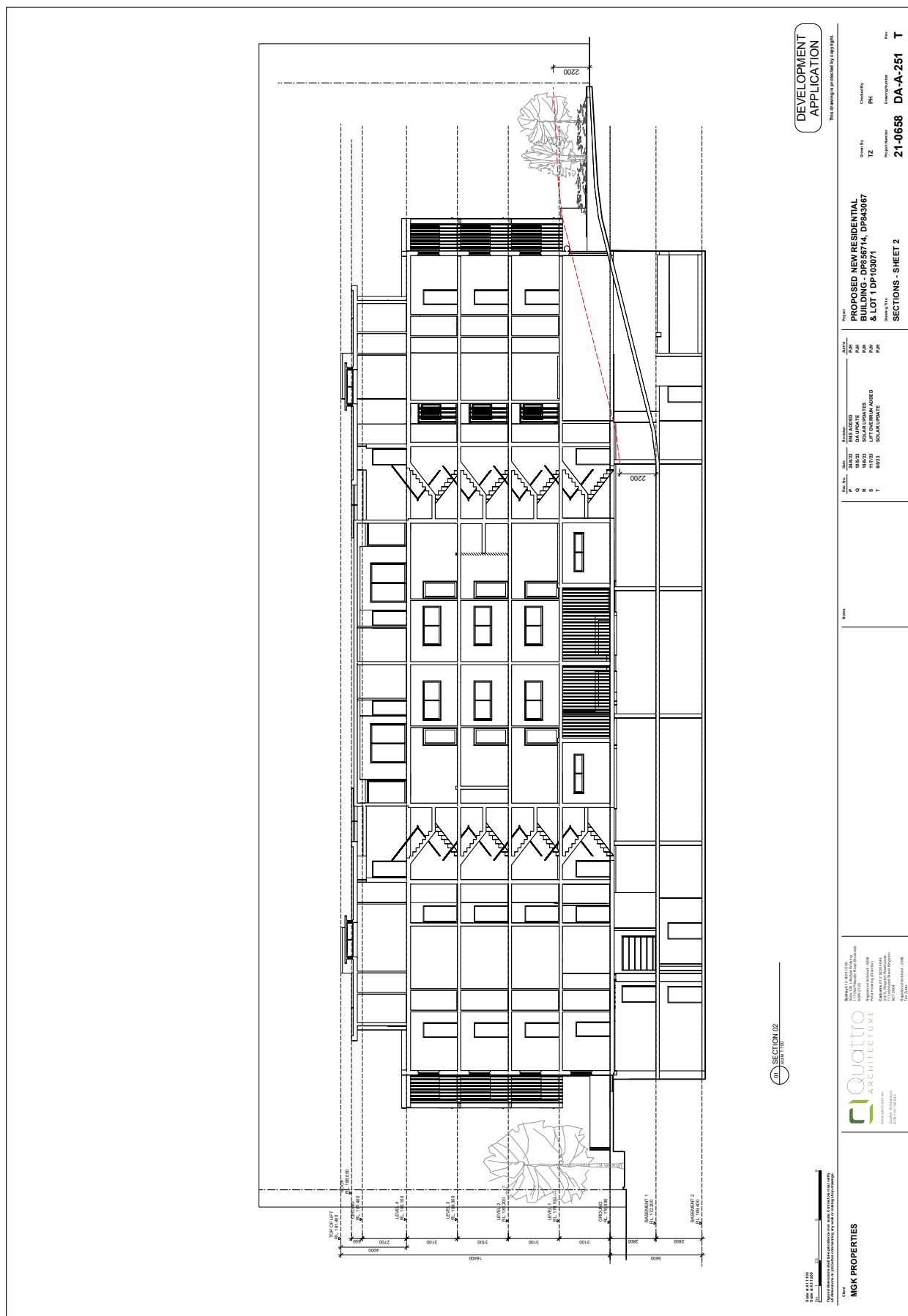
Client
MGK PROPERTIES

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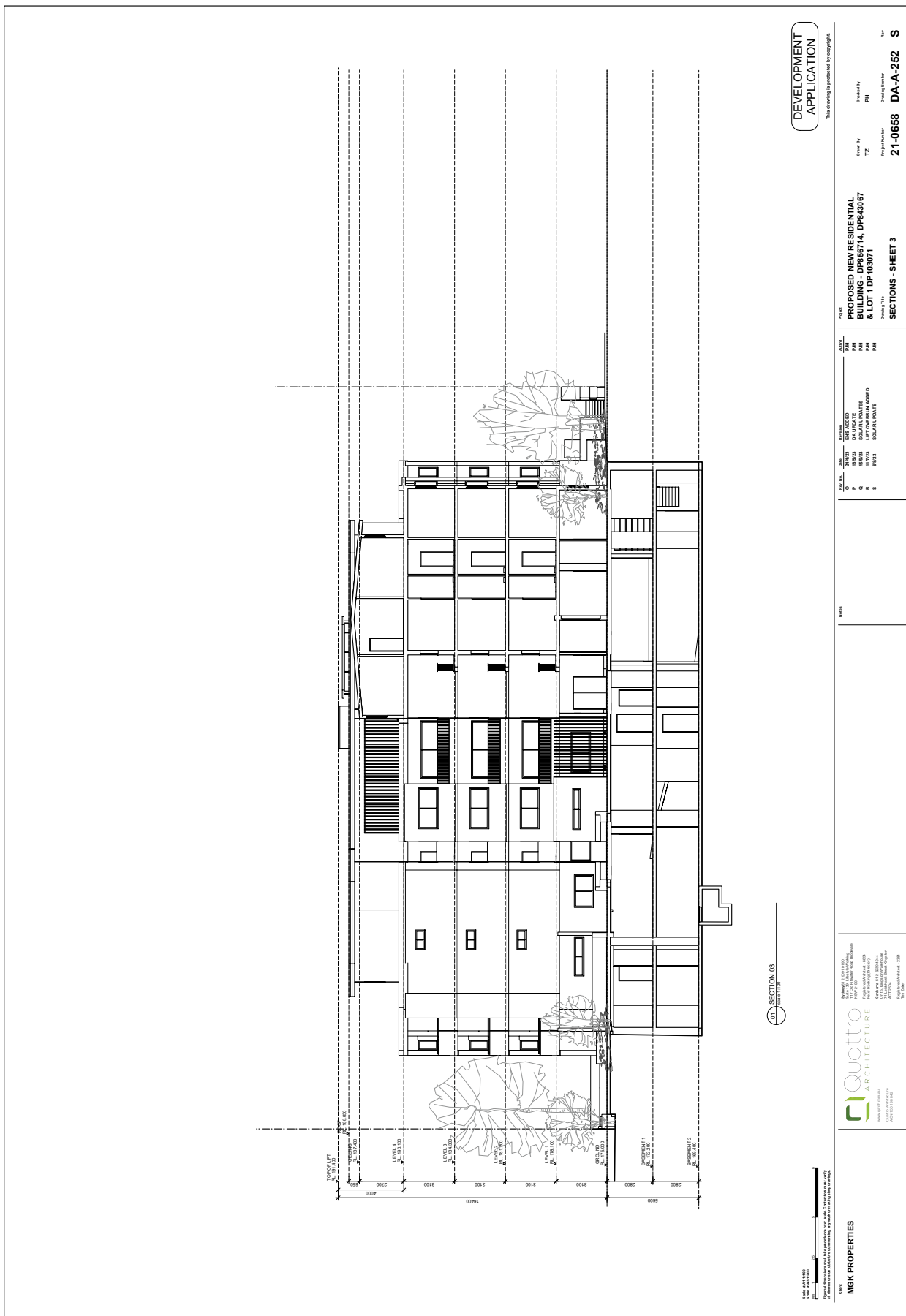
Quattro
ARCHITECTURE

Project
**PROPOSED NEW RESIDENTIAL
BUILDING - DP956714, DP843067
& LOT 1 DP103071**
Drawing Title
SECTIONS - SHEET 1

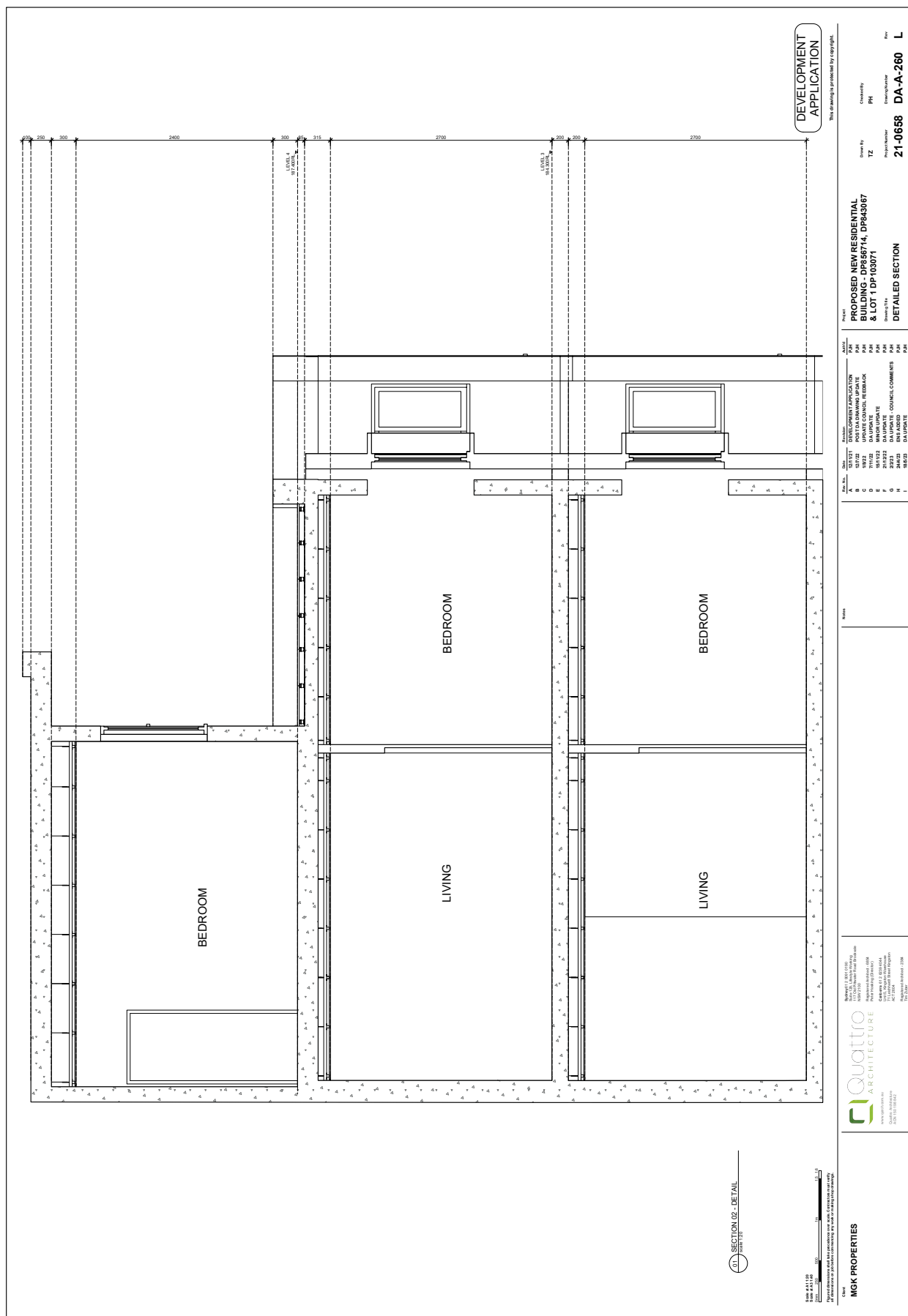
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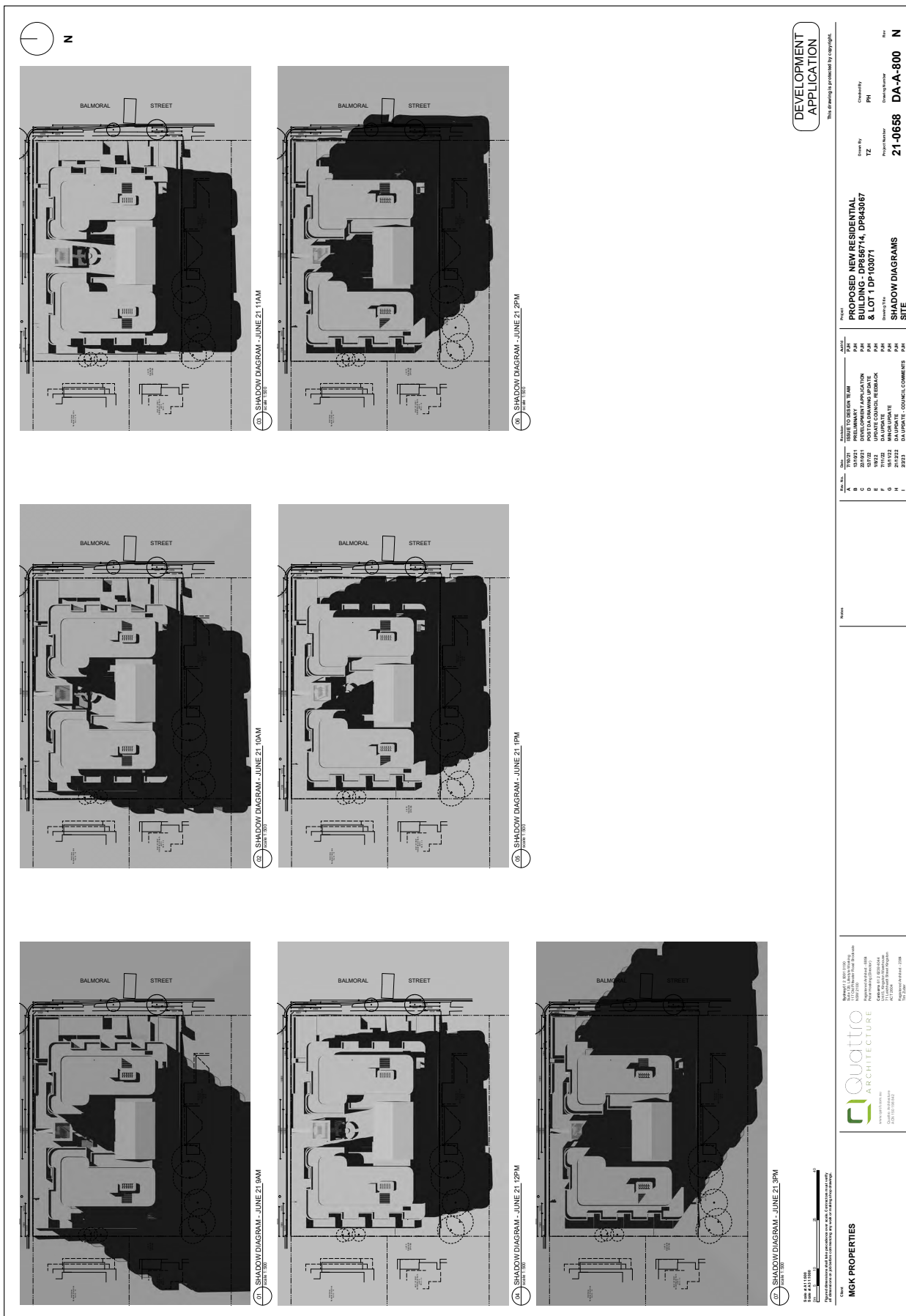
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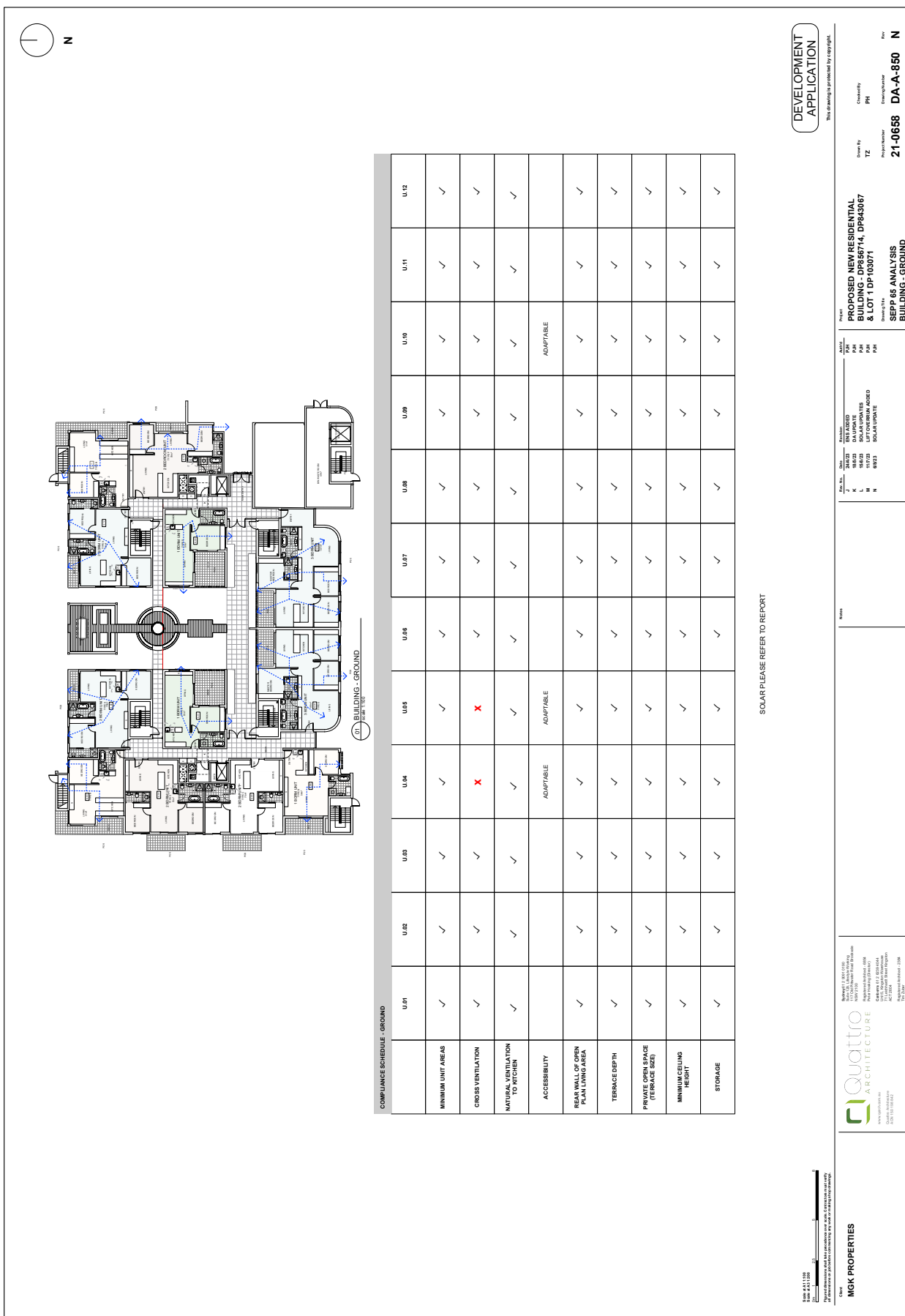
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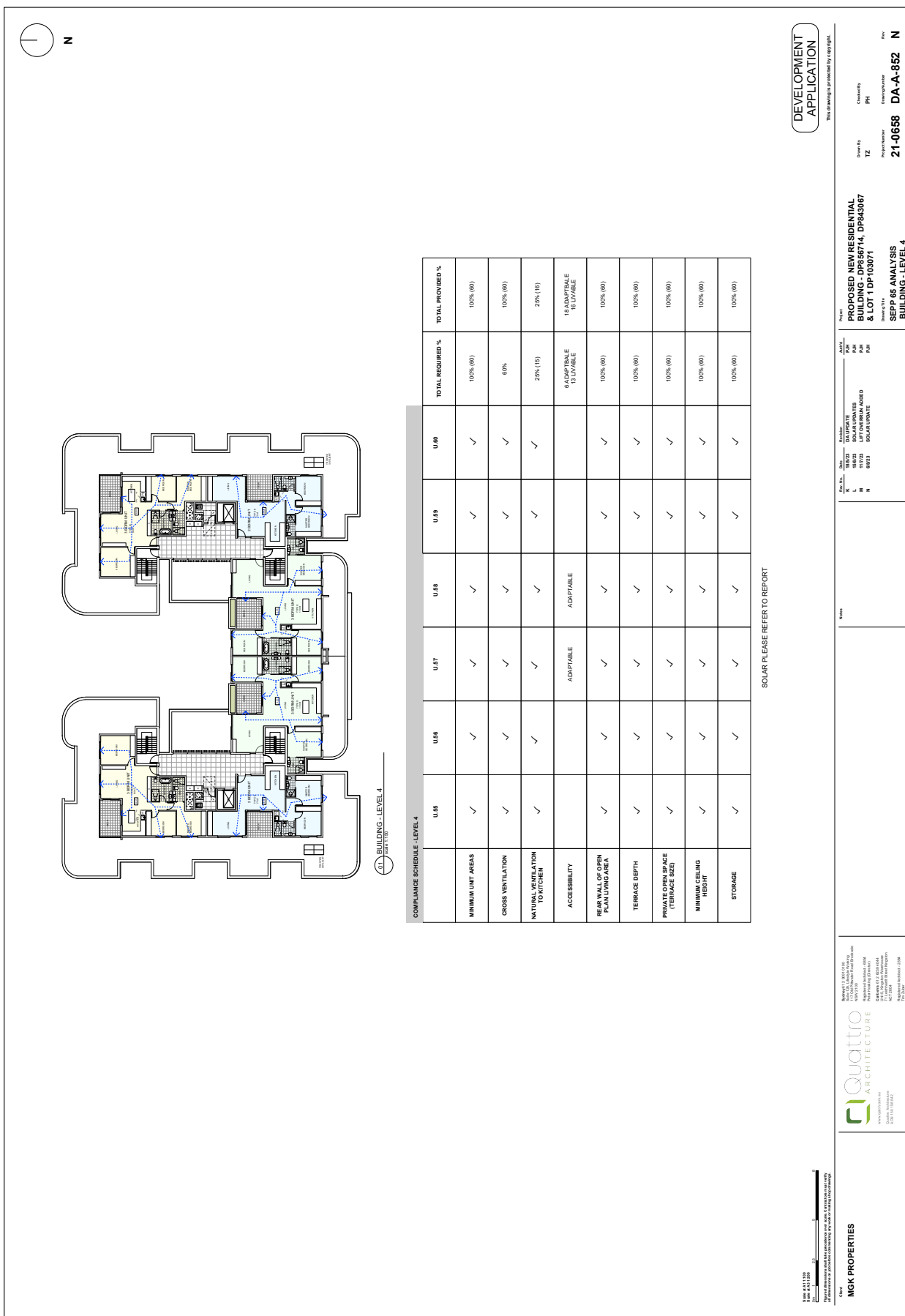


ATTACHMENT 3 - ITEM 1



ATTACHMENT 3 - ITEM 1





ATTACHMENT 3 - ITEM 1

Proposed New Residential Building

LANDSCAPE DESIGN INTENT STATEMENT

The main objective of the landscape is to ensure the bushland character of the area is protected while integrating the site into the local context. The vision is to create a development that enhances the tree canopies and maintains landscape corridors around the development site.

GUIDING PRINCIPLES

- Ensuring the proposed landscaping contributes to the bushland character of the area
- Providing high quality open spaces that are functional and responsive to the local environment
- Providing planting and open space that is appropriate to the scale and context of the development
- Retain significant trees where possible

Plant species selection has been carefully considered and based on environmental and design criteria. The planting has been selected on the basis of biodiversity being a mix of native and few hardy exotic plants that require minimal water as well as good aesthetic appearance. The selection adheres to the principle of minimising water by the use of low-water plant species. The plant selection is low maintenance requiring little pruning or fertiliser. The plants selected have been proven over time to handle tough conditions and are drought tolerant species that do not have thorns or prickly foliage, produce large fruit or cones. Species such as callistemon were chosen to provide a flowering small tree that maintains its form and tolerates extended dry periods and medium to heavy frosts. The westingia species have been selected for their extended flowering and grey foliage which provides colour contrast against green plants. They are proven to be drought and frost tolerant and work well in both sandy and heavy clay soils. Appropriate plant species were chosen that are not poisonous, known to be weeds, toxic or a high allergy risk.

The planting of new canopy trees will replenishing the tree cover with species growing up to 15m high. The new trees will improve the micro-climate by providing shading and wind breaks throughout the site. The design enhances the bushland setting of the area through endemic buffer planting areas with deep soil setbacks along the boundaries. Boundary setbacks ensures the leafy ambience for which the area is well known is maintained and enhanced. The selection of native trees and understorey planting will encourage new wildlife corridors between adjacent sites and the new development.

The quality and amenity of the communal open space is increased with a central garden 1m deep on structure ensuring the establishment and healthy growth of the plants. The central internal courtyard is a place for residents and visitors to meet and provides a sense of well-being by encouraging social interaction. The mixture of tall trees and underplanting will 'green' the central courtyard and provide scale and separation between the buildings. Surface finishes will be hard-wearing and durable and suitable for purpose. Variations in finishes will define spaces for particular uses as well as announce arrival and transition zones.

The principles of safe design were key considerations within the design. Trees with low ground covers and grasses were used to maintain sight lines throughout the site and allow a visual connection from the street between ground floor areas. The trees will soften the buildings and provide additional shade along the pathway.

The proposed landscape contributes to the high quality development. It will improve the site by providing a range of amenities and adding biodiversity with additional canopy trees and thus achieving council's desired future character of the area.



- LEGEND
- 1 Pedestrian entry
 - 2 Entry courtyard - seating area
 - 3 Central Courtyard
 - 4 New endemic planting along boundaries
 - 5 Bin enclosures
 - 6 Entry to basement parking
 - 7 Entry to building lobby
 - 8 Mailboxes
 - 9 Goods Lift
 - 10 Private unit courtyards
 - 11 Communal gardens

DRAWING SET

- L-00 COVER PAGE
- L-01 LANDSCAPE PLAN
- L-02 PLANTING PLAN - GROUND FLOOR
- L-03 PLANTING PLAN - GROUND FLOOR
- L-04 PLANTING PLAN - LEVEL 1,2,3
- L-05 LANDSCAPE DETAILS

NOTES:
- Coordinates to create and verify all dimensions and all locations are provided in this sheet.
- All work to comply with the Australian Standard AS/NZS 4455.1:2016.
- Dimensions are given in millimetres unless otherwise stated.

Rev	Date	Issue
A	28/09/21	Preliminary Issue
B	10/10/21	DA Issue
C	21/07/22	DA Issue
D	05/05/23	DA Issue

S P A C E
LANDSCAPE DESIGNS

Spectra Landscape Designs Pty Ltd
ABN 67 760 063 674 ACCT 138 138 251
info@spacelandscape.com.au
P 03 9506 7800 F 03 9506 7807
Suite 138 117 Old Penrith Rd,
Brookvale NSW 2100

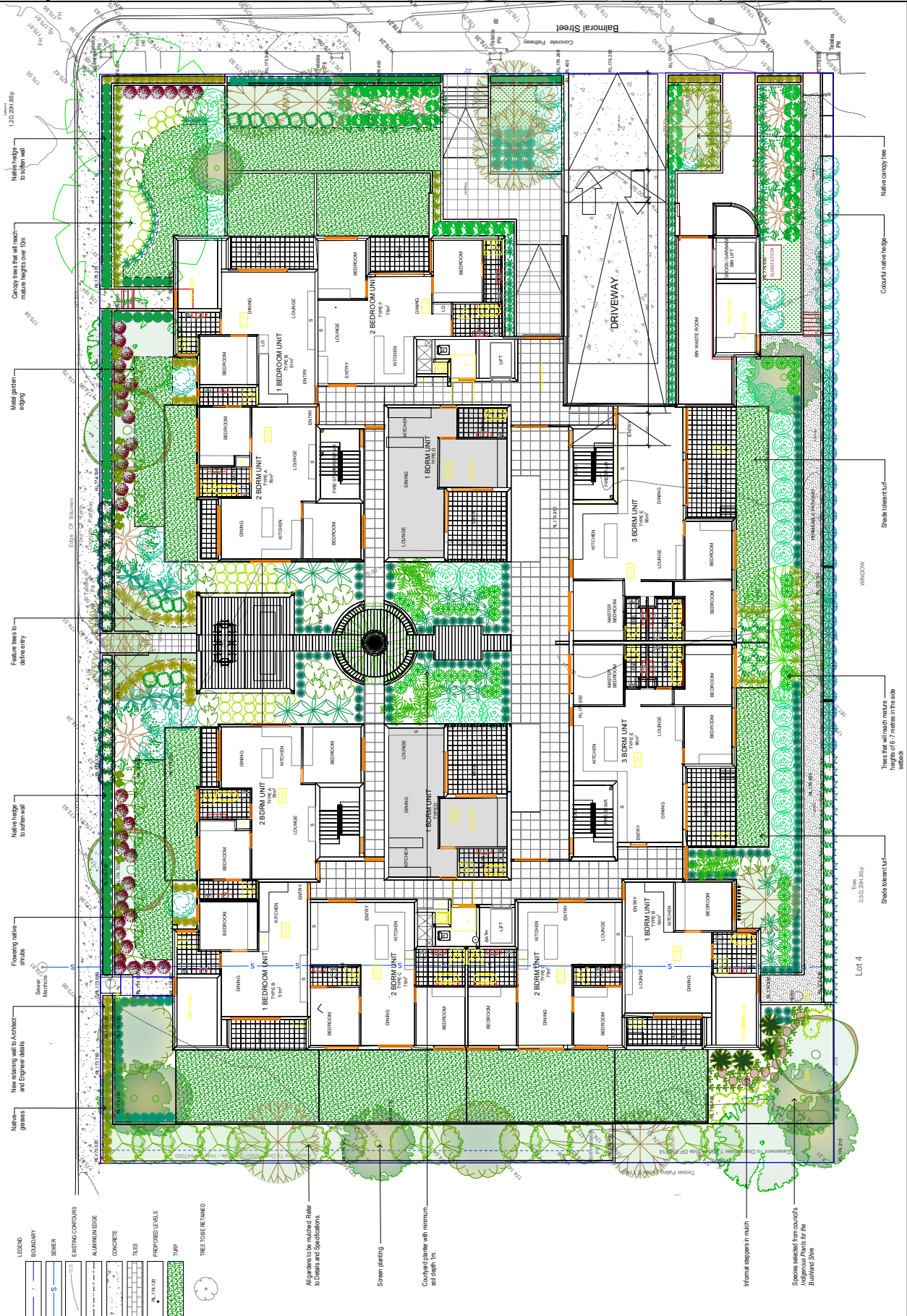
PROJECT: Proposed New Residential Building
SITE ADDRESS: 23-27 Balmoral Street Wailara NSW 2077

CLIENT: MGK Properties
DRN: Y. Chen (M.L.A.N.S.)
SCALE: 1:100@A3
PROJECT NO: 211919

DRAWING TITLE: COVER PAGE
DRAWING NO: L-00

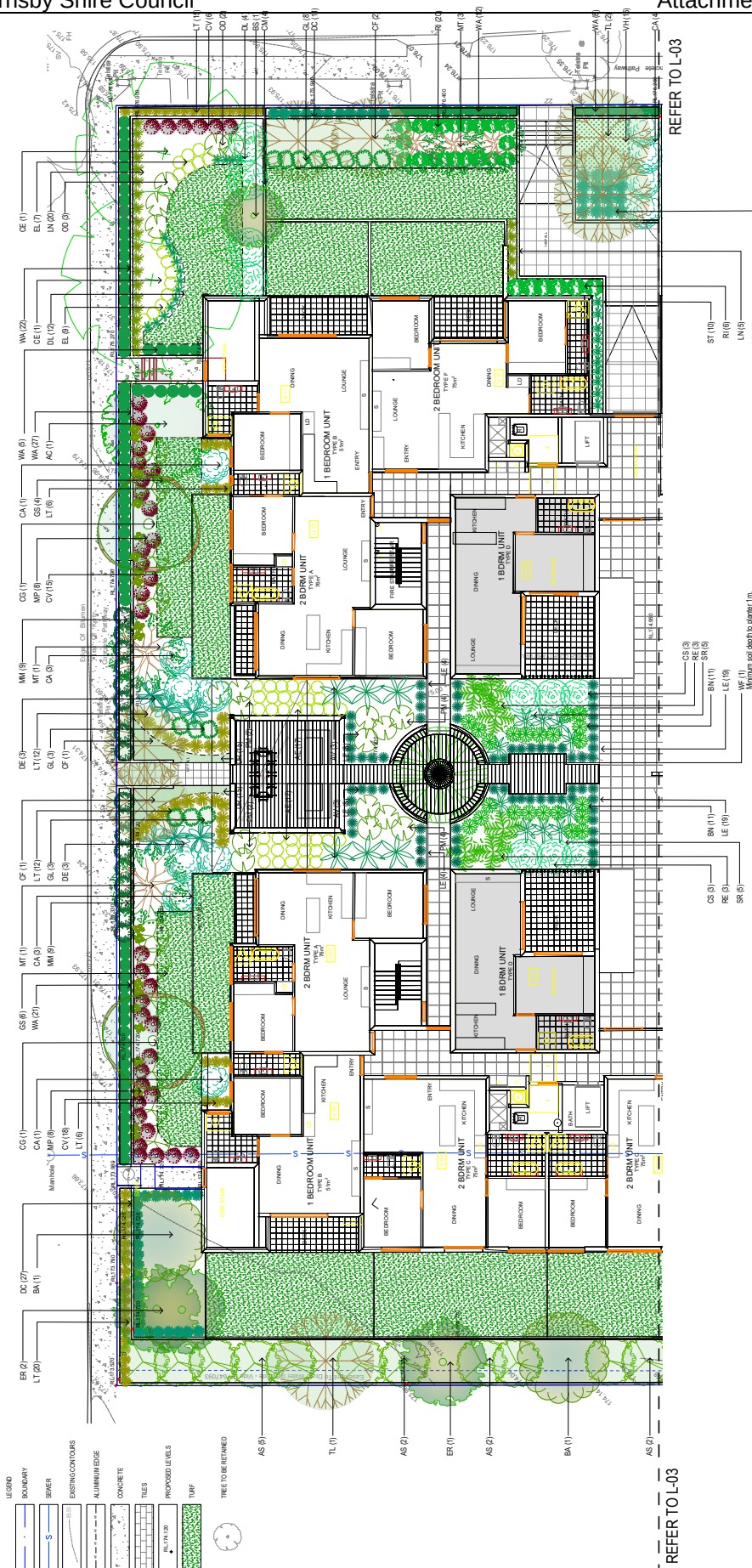
Rev: D

ATTACHMENT 4 - ITEM 1



NO.	DATE	DESCRIPTION	BY	CHECKED
1	21/09/23	Initial Design	Y. Chen	
2	21/09/23	Revised Design	Y. Chen	
3	21/09/23	Final Design	Y. Chen	

ATTACHMENT 4 - ITEM 1



PROPOSED PLANT SCHEDULE						
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE	
A	ACERASANTHI	LELLY PALLY	1	12m	75L	
B	ADONIS VITAEFOLIA	ADONIS	2	1.5m	75L	
C	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
D	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
E	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
F	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
G	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
H	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
I	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
J	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
K	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
L	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
M	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
N	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
O	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
P	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
Q	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
R	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
S	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
T	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
U	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
V	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
W	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
X	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
Y	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	
Z	ADONIS VITAEFOLIA	ADONIS	1	1.5m	75L	

PROPOSED PLANT SCHEDULE				
KEY	SP/ANAL NAME	COMMON NAME	QTY	UNIT
SHRUBS	1	ARGENTAE SPINOSA	1	4m
	2	ARGENTAE SPINOSA	1	25cm
	3	ARGENTAE SPINOSA	1	25cm
	4	ARGENTAE SPINOSA	1	25cm
	5	ARGENTAE SPINOSA	1	25cm
	6	ARGENTAE SPINOSA	1	25cm
	7	ARGENTAE SPINOSA	1	25cm
	8	ARGENTAE SPINOSA	1	25cm
	9	ARGENTAE SPINOSA	1	25cm
	10	ARGENTAE SPINOSA	1	25cm
	11	ARGENTAE SPINOSA	1	25cm
	12	ARGENTAE SPINOSA	1	25cm
13	ARGENTAE SPINOSA	1	25cm	
14	ARGENTAE SPINOSA	1	25cm	
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99	ARGENTAE SPINOSA	1	25cm	
100	ARGENTAE SPINOSA	1	25cm	

[illegible]

ATTACHMENT 4 - ITEM 1

RUBRODUM MICHX.

LAMPYRIS PULCHRA 'COSTE ROUGE'

RAPHANISTRICHUM VIRENS 'PALE GREEN'

EUROSTACHYA MICHX.

RAPHANISTRICHUM VIRENS 'PALE GREEN'

EUROSTACHYA MICHX.

RAPHANISTRICHUM VIRENS 'PALE GREEN'

EUROSTACHYA MICHX.

RAPHANISTRICHUM VIRENS 'PALE GREEN'

EUROSTACHYA MICHX.

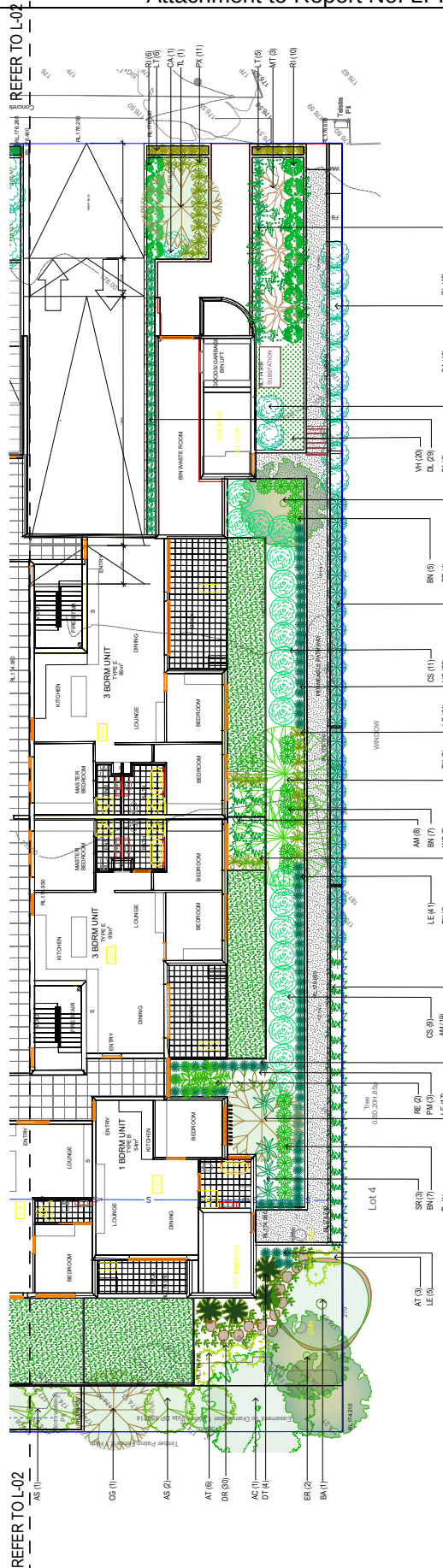
RAPHANISTRICHUM VIRENS 'PALE GREEN'

EUROSTACHYA MICHX.

		
BOENHARTIA TENUICATA	BOENHARTIA TENUICATA	BOENHARTIA TENUICATA
		
GALEA OFFICINALIS L.	GALEA OFFICINALIS L.	GALEA OFFICINALIS L.
		
BOENHARTIA TENUICATA	BOENHARTIA TENUICATA	BOENHARTIA TENUICATA
		
GALEA OFFICINALIS L.	GALEA OFFICINALIS L.	GALEA OFFICINALIS L.
		
BOENHARTIA TENUICATA	BOENHARTIA TENUICATA	BOENHARTIA TENUICATA

1. *STYRAX PETIOLATA* (STYRACACEAE)
 2. *THEA SINENSIS* (THEACEAE)
 3. *RAPOUNCEA HYDRICOLA* (RAPOUNCEACEAE)
 4. *MAHONIA AQUIFOLIUM* (BERBERIDACEAE)
 5. *RAPOUNCEA HYDRICOLA* (RAPOUNCEACEAE)
 6. *RAPOUNCEA HYDRICOLA* (RAPOUNCEACEAE)
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 10. *RAPOUNCEA HYDRICOLA* (RAPOUNCEACEAE)
 11. *RAPOUNCEA HYDRICOLA* (RAPOUNCEACEAE)
 12. *RAPOUNCEA HYDRICOLA* (RAPOUNCEACEAE)

PROPOSED PLANT SCHEDULE					
KEY	SPATIAL NAME	COMMON NAME	QTY	MATURE HT	PG SIZE
AC	ADRENAS TREES	LELY PALLY	1	5m	20m
AD	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AE	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AF	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AG	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AH	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AI	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AO	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AR	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AS	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AT	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
AZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BB	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BD	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BE	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BF	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BG	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BH	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BI	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BJ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BK	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BO	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BR	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BS	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BT	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BU	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
BZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CB	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CD	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CE	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CF	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CG	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CH	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CI	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CJ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CK	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CO	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CR	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CS	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CT	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CU	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
CZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DB	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DD	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DE	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DF	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DG	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DH	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DI	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DJ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DK	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DO	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DR	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DS	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DT	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DU	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
DZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EB	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
ED	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EE	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EF	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EG	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EH	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EI	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EJ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EK	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EO	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
ER	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
ES	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
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EU	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
EZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
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FC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
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FK	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FO	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FR	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FS	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FT	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FU	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
FZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GB	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GD	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GE	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GF	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
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GH	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
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GJ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GK	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
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GP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GR	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GS	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GT	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GU	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
GZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HB	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HD	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HE	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HF	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HG	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HH	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HI	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HJ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HK	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HO	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HR	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HS	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HT	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HU	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
HZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IB	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
ID	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IE	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IF	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IG	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IH	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
II	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IJ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IK	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IL	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IM	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IN	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IO	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IP	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IQ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IR	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IS	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IT	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IU	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IV	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IW	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IX	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IY	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
IZ	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
JA	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
JB	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
JC	ADRENAS SETHI	ADRENAS SETHI	1	3m	20m
JD	ADRENAS SETHI	ADRENAS			

[illegible]