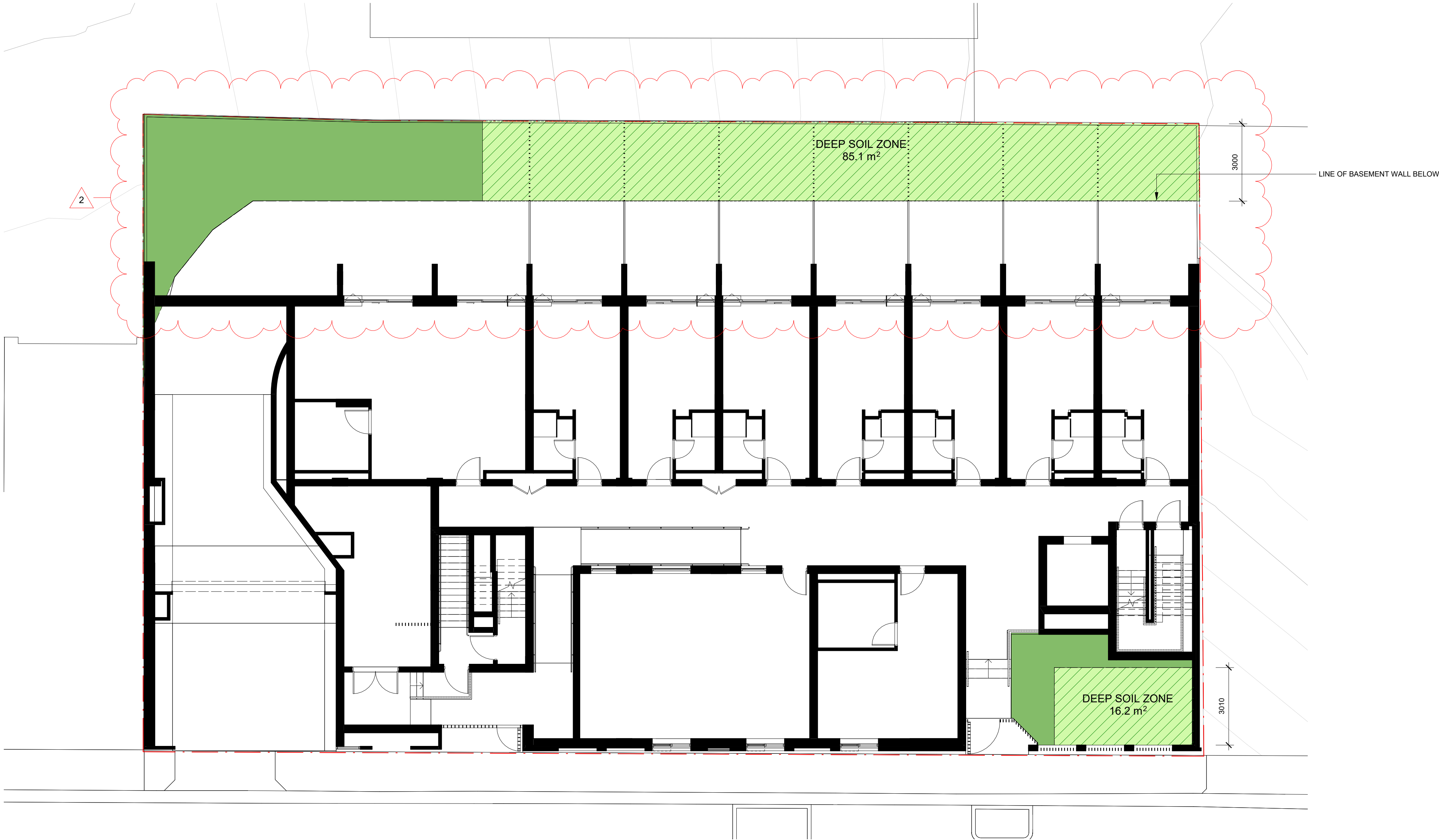


Attachment B2

Selected Drawings



Scale 1:100

0 1m 2m 5m 10m



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Rev	Description	By	Date
1	ISSUE FOR DEVELOPMENT APPLICATION	KH	04/12/2024
2	RESPONSE TO COUNCIL RF1	KH	21/08/2025

ACE Property Development Group Project Manager
362 Park Road, Regents Park NSW 2143

The Planning Hub Town Planner
Level 5/ 25 Martin Place, Sydney NSW 2000
Tel: (02) 8220 1786

Heritage 21 Heritage
48/ 20-28 Maddox Street, Alexandria NSW 2015
Tel: (02) 9519 2521

Greenview Consulting Mechanical / Electrical /
20/1 531 Kingsway, Miranda NSW 2228
Tel: (02) 8544 1883 Hydraulics

Solutions Structural & Civil Engineers Civil / Stormwater
PO Box 68, Thornleigh NSW 2120
Tel: (+61) 0478 223 383

Turner Traffic Pty Ltd Traffic Engineer
Tel: (+61) 0449 703 401

Archer Consultants Waste Management
Tel: (02) 7227 9360

Jensen Hughes BCA & Access
Suite 302, L3/ 151 Castlereagh Street, Sydney NSW 2000
Tel: (02) 9411 5360

DEEP SOIL	AREA	%
 DEEP SOIL	101.3m²	10%
REQUIRED AS PER DCP	100.8 m²	10%
REQUIRED AS PER ADG	70.6 m²	7%
 ADDITIONAL LANDSCAPE	55.1m²	5.4%

COX Cox Architecture
coxarchitecture.com.au

Client ACE Camperdown C/O ACE PDG

Project No. 224063.00

Project BRIGGS STREET CO-LIVING

18-28 BRIGGS ST, CAMPERDOWN, NSW 2050

Acknowledgement

Drawing Title DEEP SOIL DIAGRAM

Document Control Status:

ISSUE FOR DA

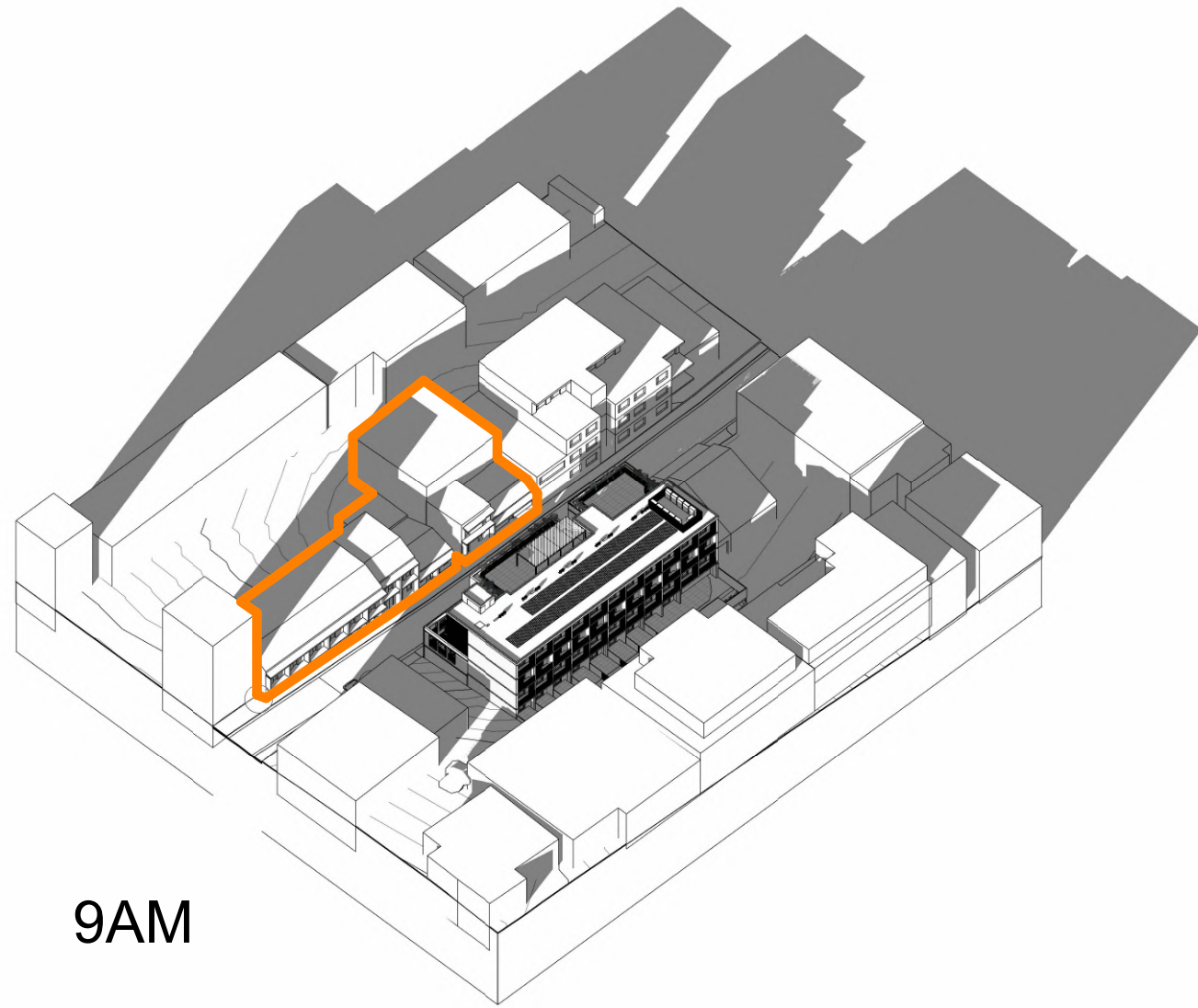
Co-ordinated: EZ Drawn: CL & EZ

Project Architect: RB Scale: 1 : 100 @ A1

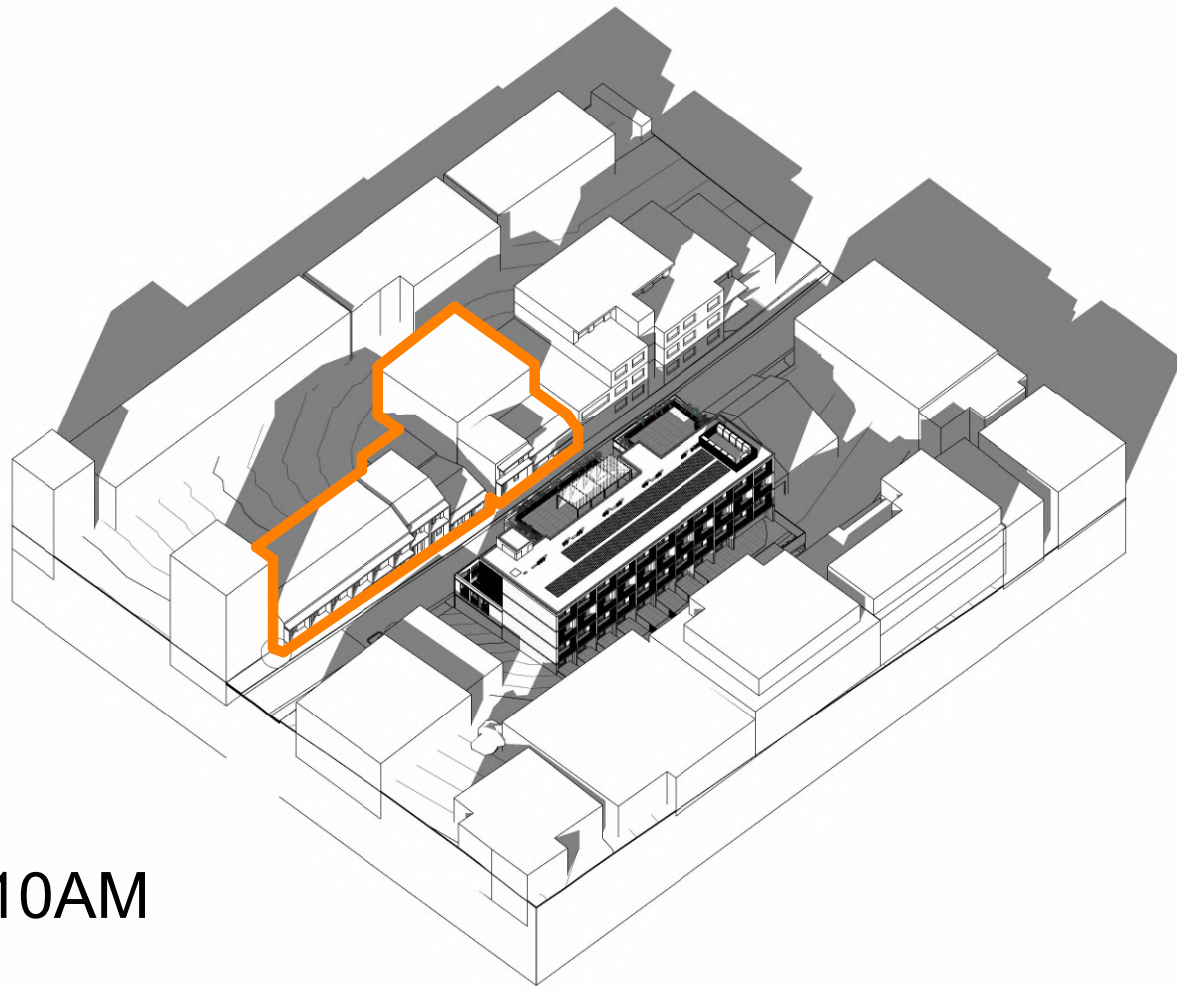
Project Director: RJ Date: 16/09/2025

Drawing Number: A-DA-8001 Revision: 2

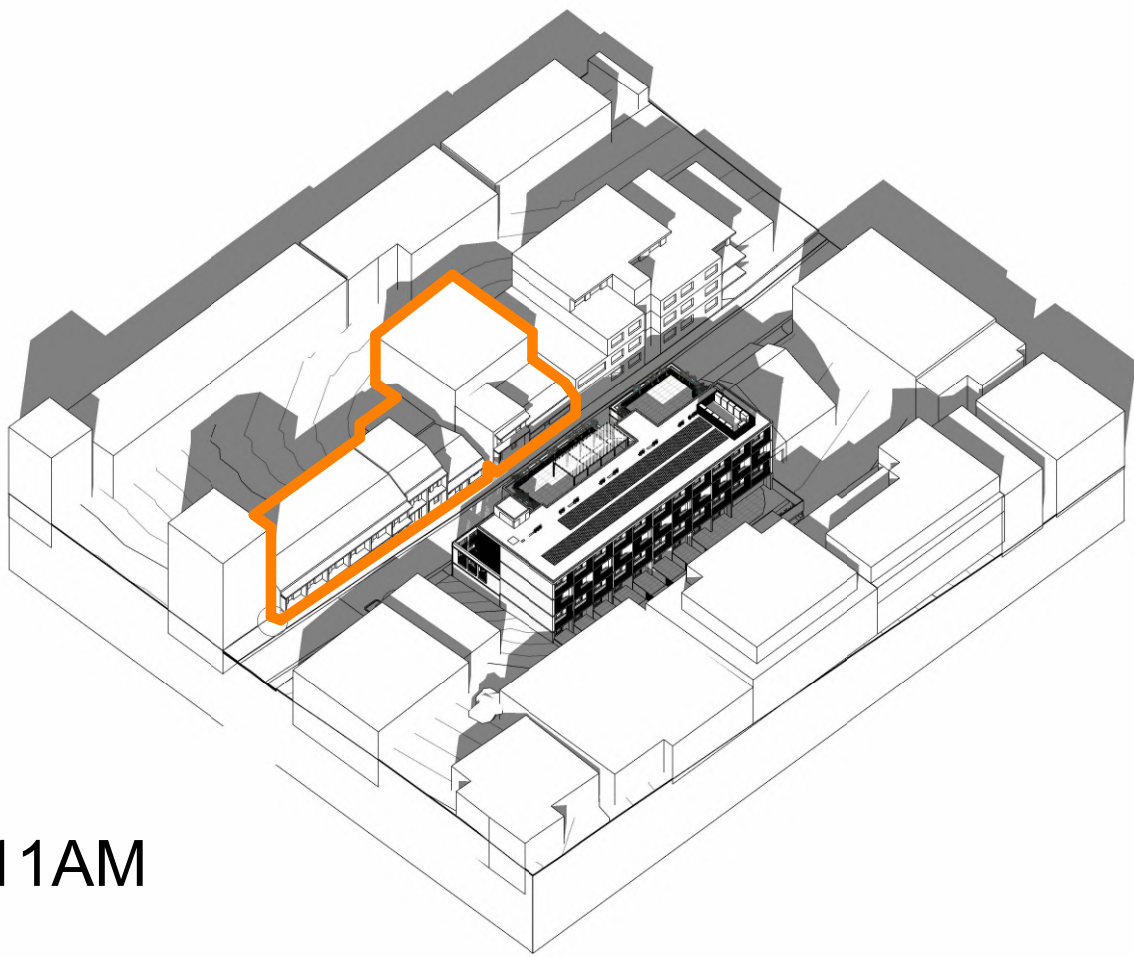
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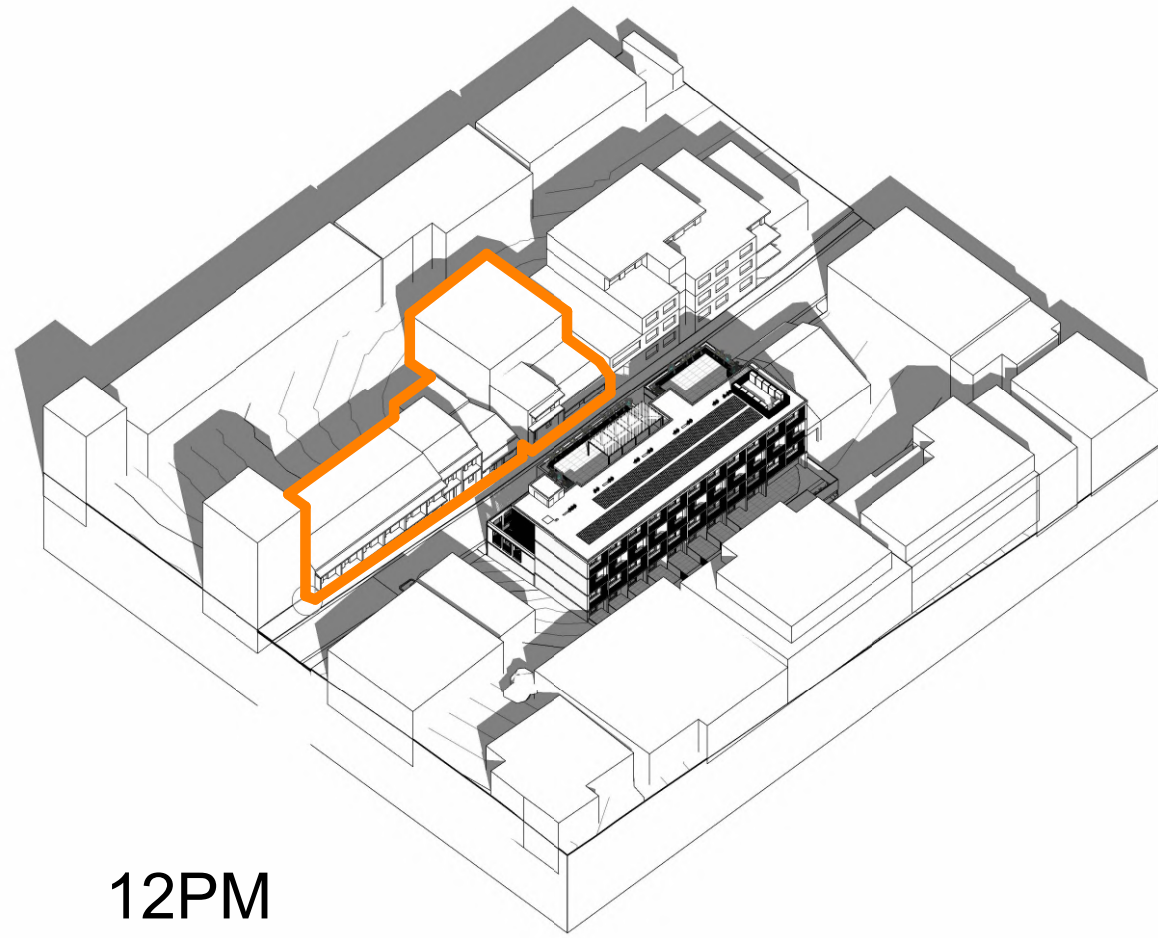
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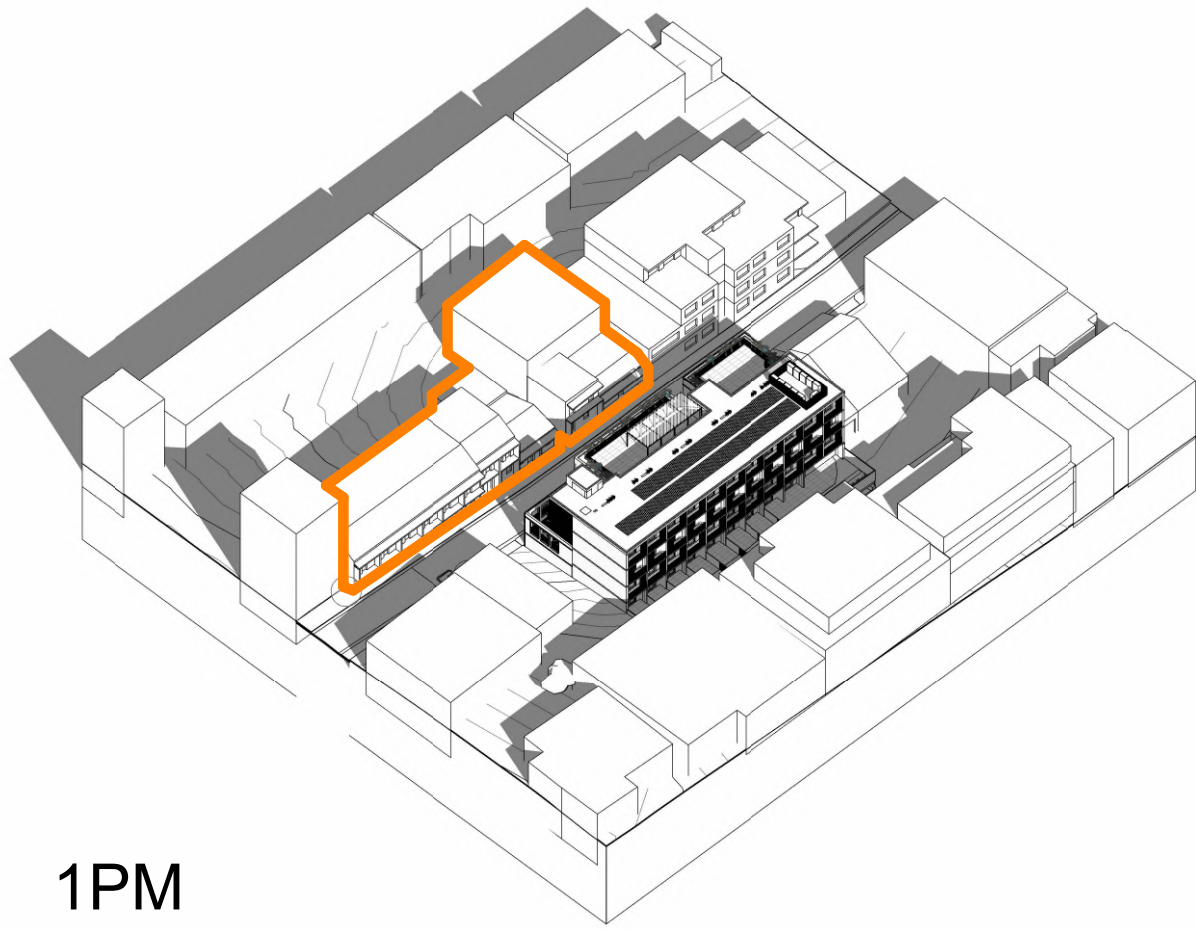
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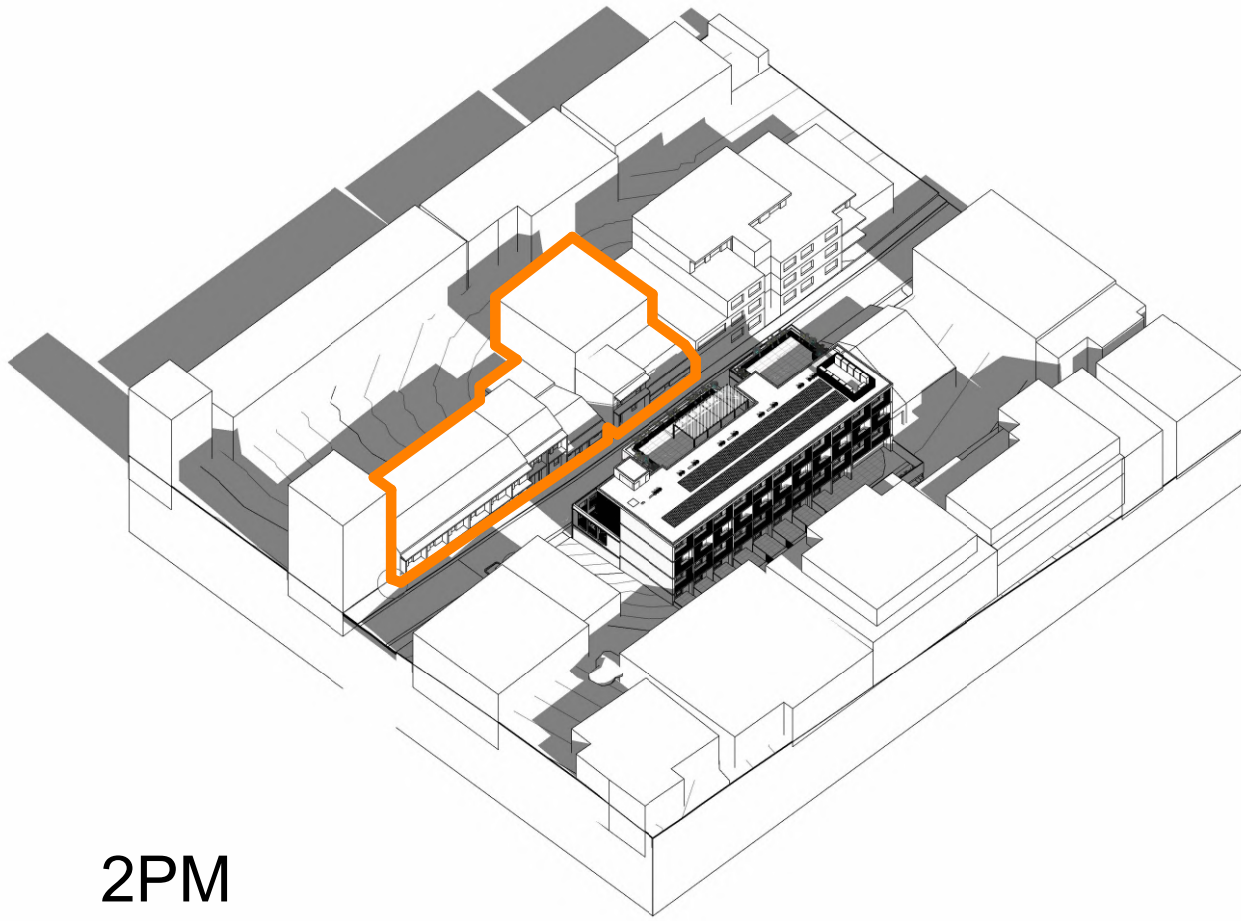
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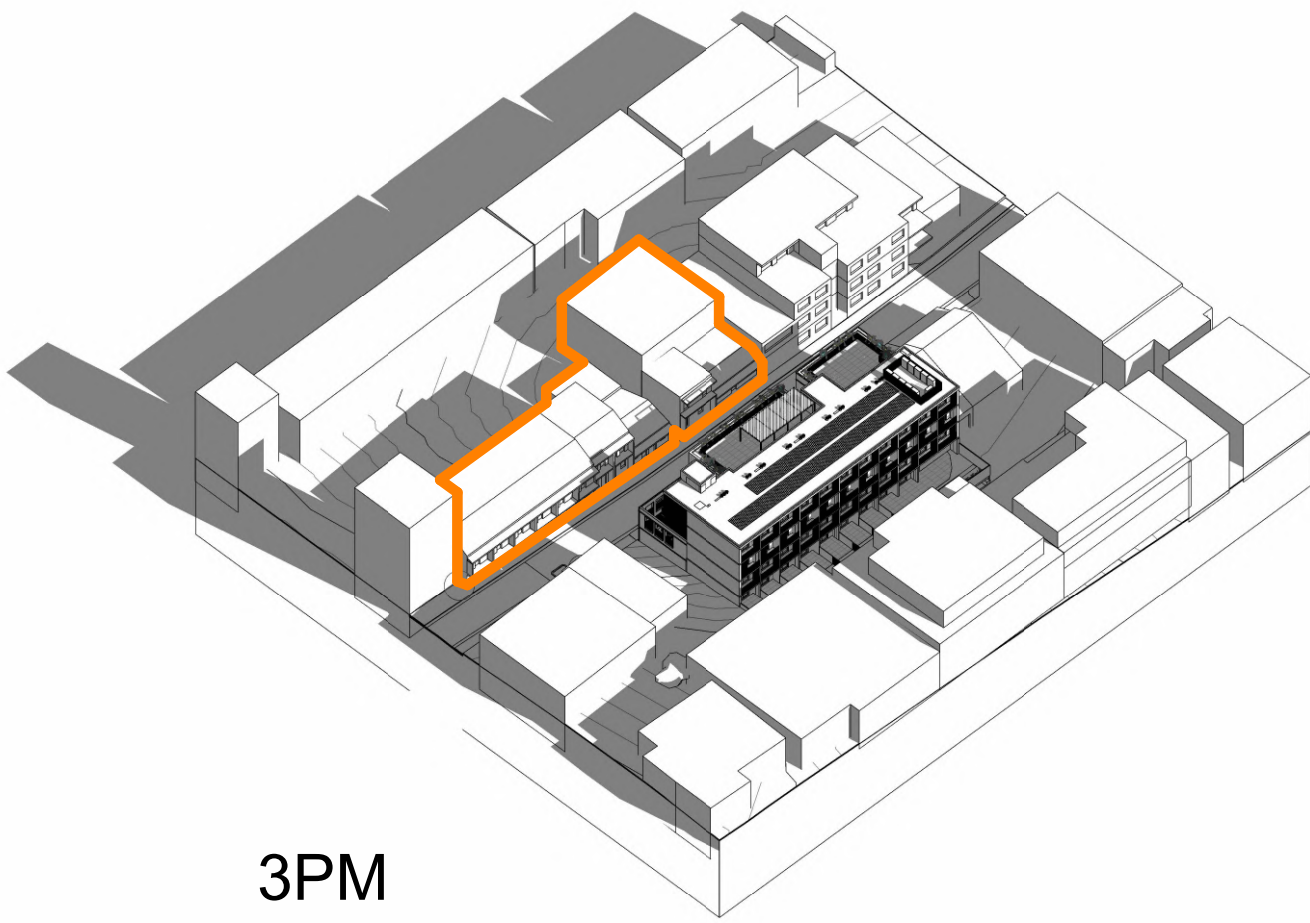
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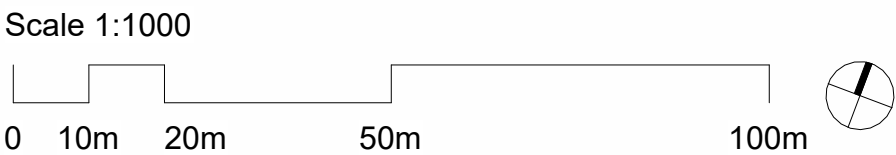
1PM



2PM



3PM



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Rev	Description	By	Date
1	ISSUE FOR DEVELOPMENT APPLICATION	KH	04/12/2024
2	RESPONSE TO COUNCIL RF1	KH	21/08/2025
3	RESPONSE TO COUNCIL RF1 2	KH	16/09/2025

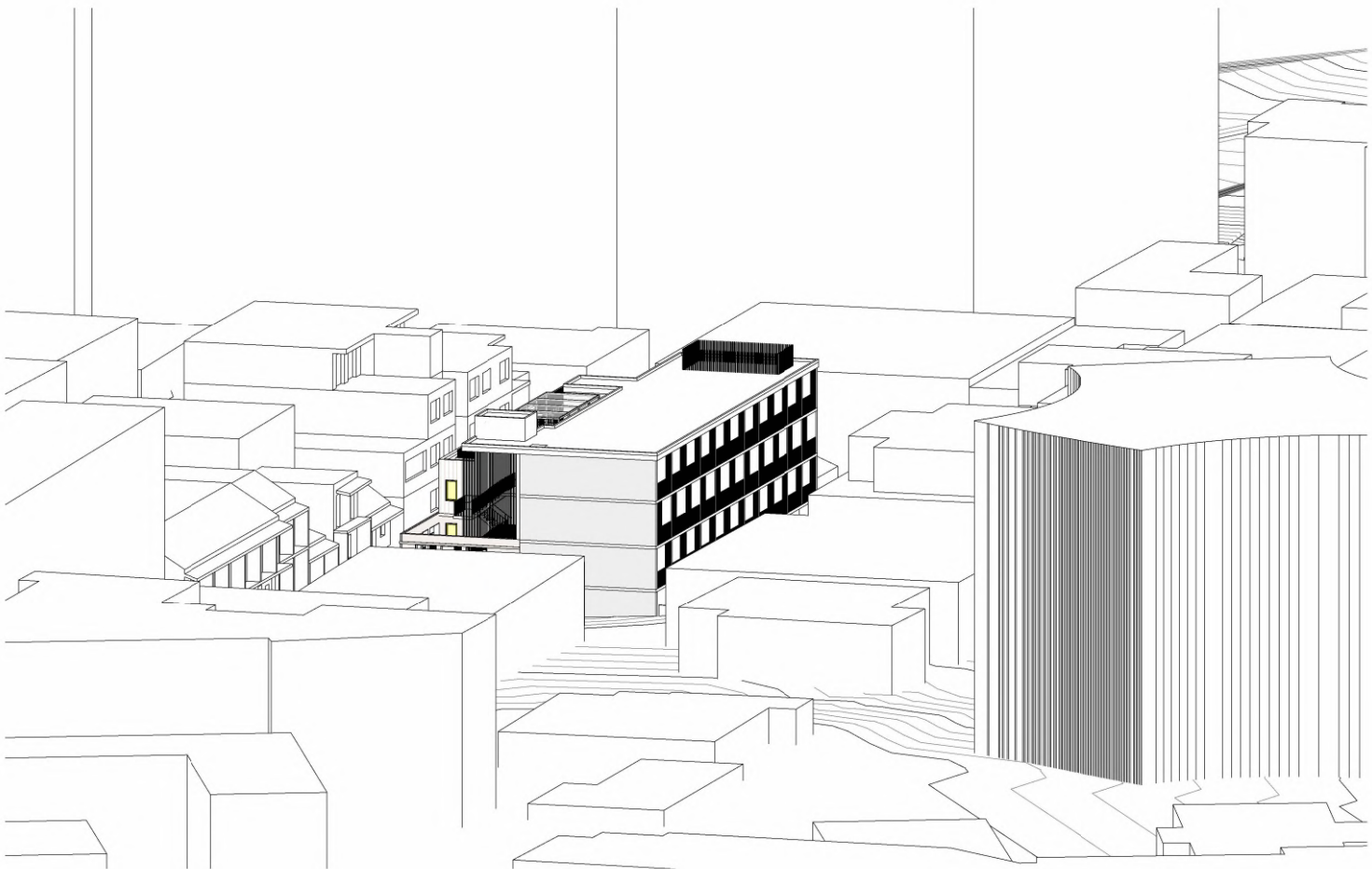
ACE Property Development Group 362 Park Road, Regents Park NSW 2143	Project Manager
The Planning Hub Level 5/ 25 Martin Place, Sydney NSW 2000 Tel: (02) 8220 1786	Town Planner
Heritage 21 48/ 20-28 Maddox Street, Alexandria NSW 2015 Tel: (02) 9519 2521	Heritage
Greenview Consulting 20/1 531 Kingsway, Miranda NSW 2228 Tel: (02) 8544 1883	Mechanical / Electrical / Hydraulics
Solutions Structural & Civil Engineers PO Box 68, Thornleigh NSW 2120 Tel: (+61) 0478 223 383	Civil / Stormwater
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Archer Consultants Tel: (02) 7227 9360	Waste Management
Jensen Hughes Suite 302, L3/ 151 Castlereagh Street, Sydney NSW 2000 Tel: (02) 9411 5360	BCA & Access

 HERITAGE TERRACES

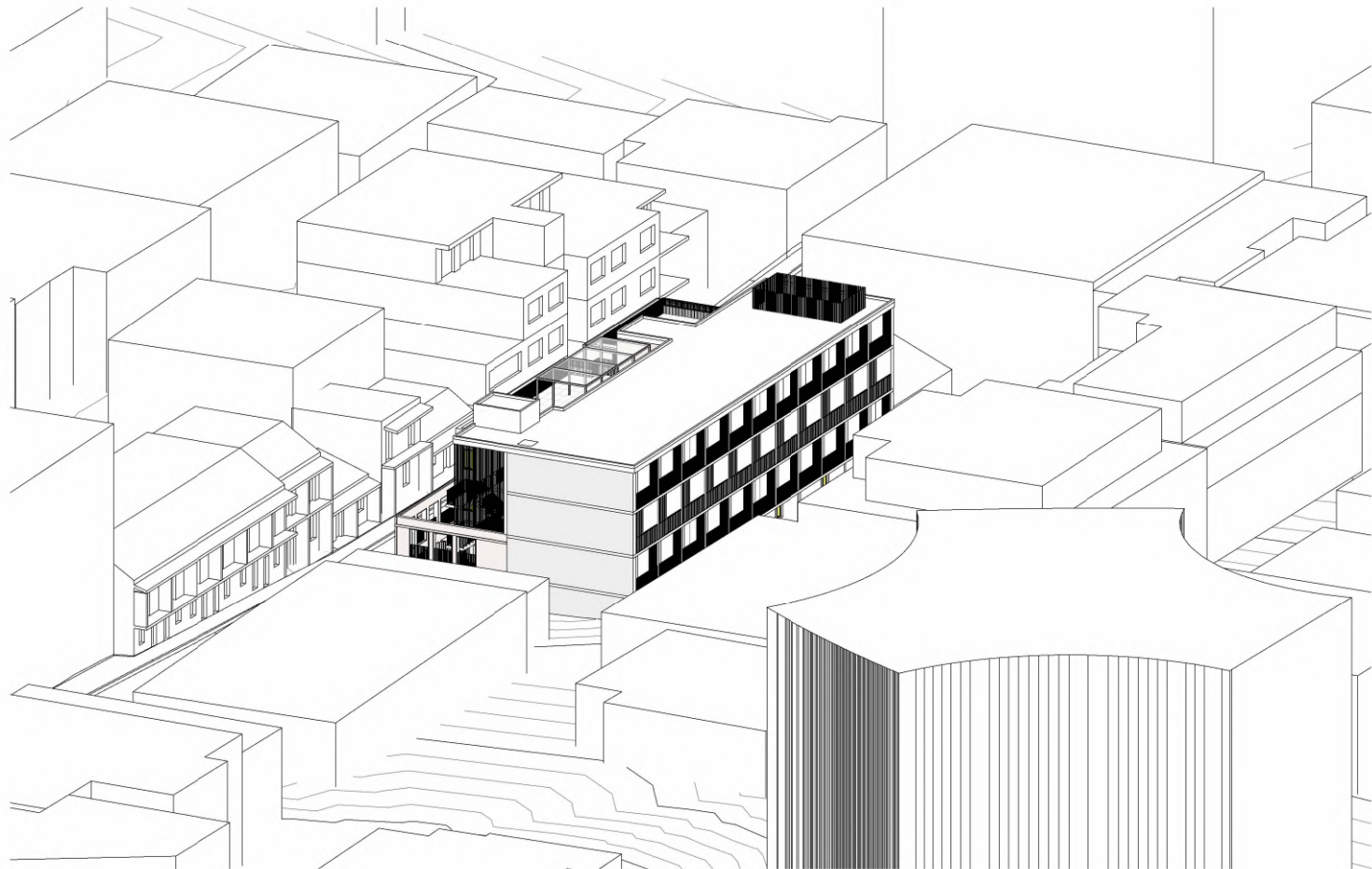
COX Cox Architecture
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Client	ACE Camperdown C/O ACE PDG
Project No.	224063.00
Project	BRIGGS STREET CO-LIVING 18-28 BRIGGS ST, CAMPERDOWN, NSW 2050
Acknowledgement	
Drawing Title	SUN DIAGRAM

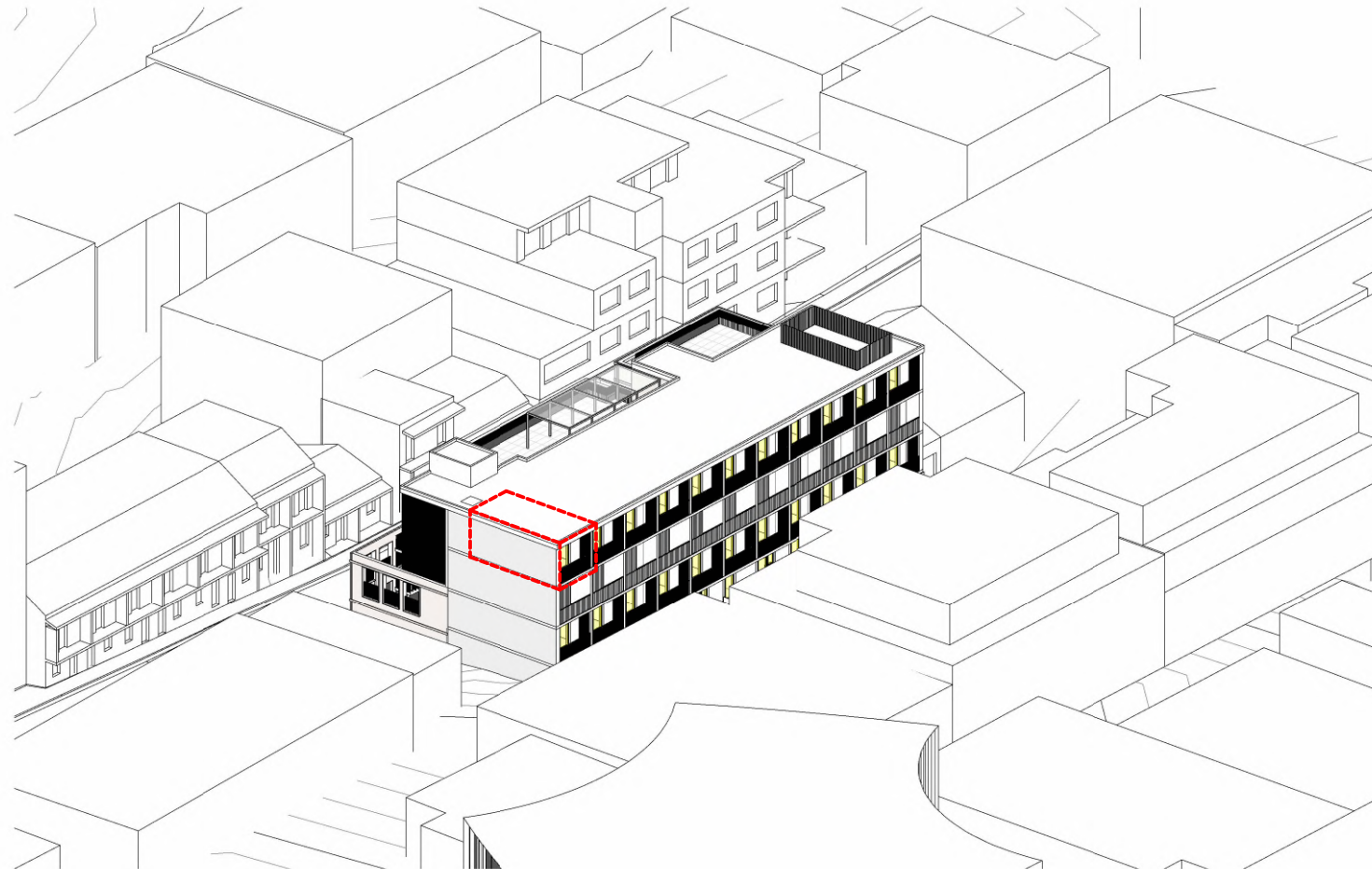
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ISSUE FOR DA	
Co-ordinated:	Drawn:
EZ	CL & EZ
Project Architect:	Scale:
RB	@ A1
Project Director:	Date:
RJ	16/09/2025
Drawing Number:	Revision:
A-DA-8002	3
DRAWING IS REQUIRED TO BE PRINTED IN COLOUR	



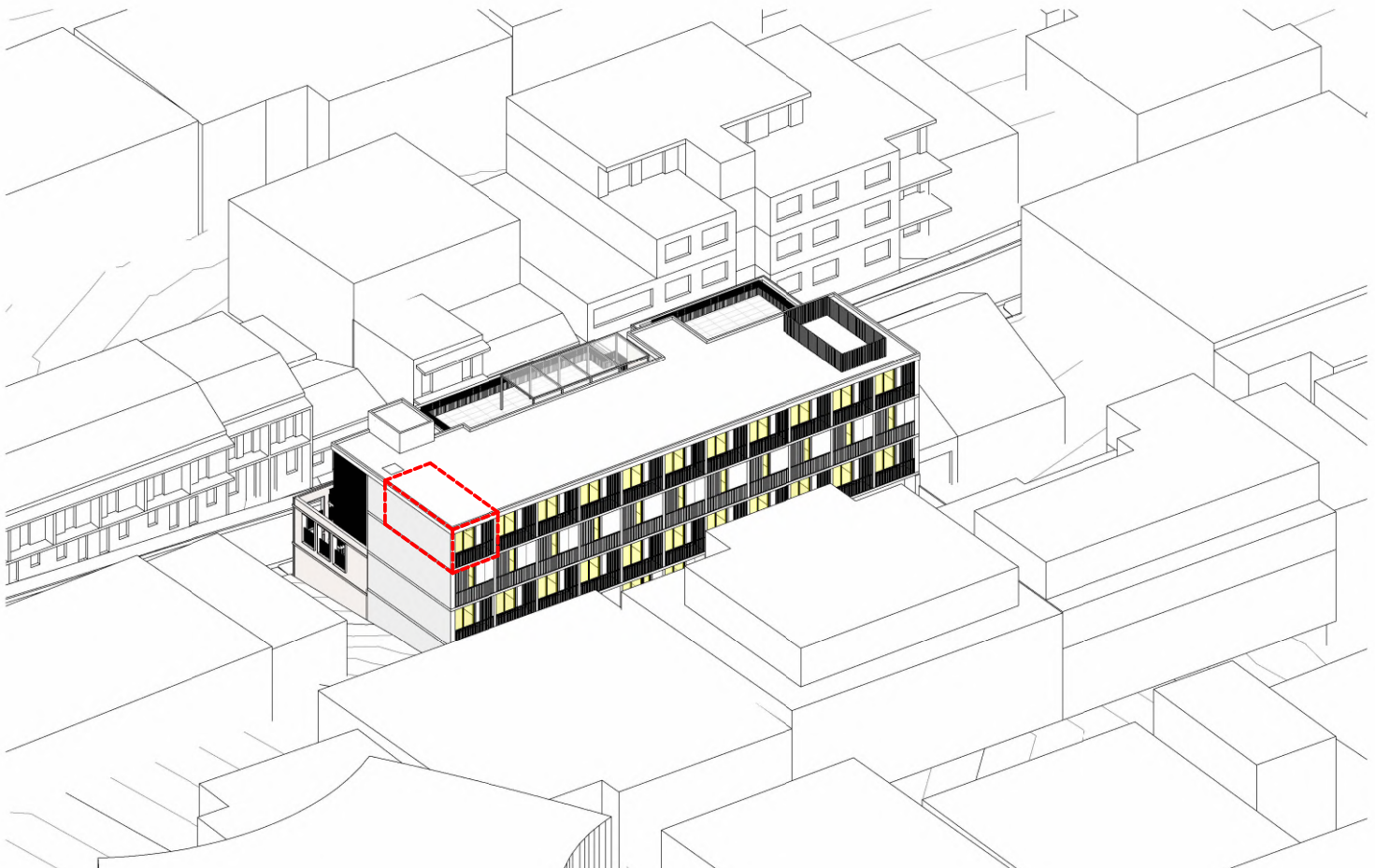
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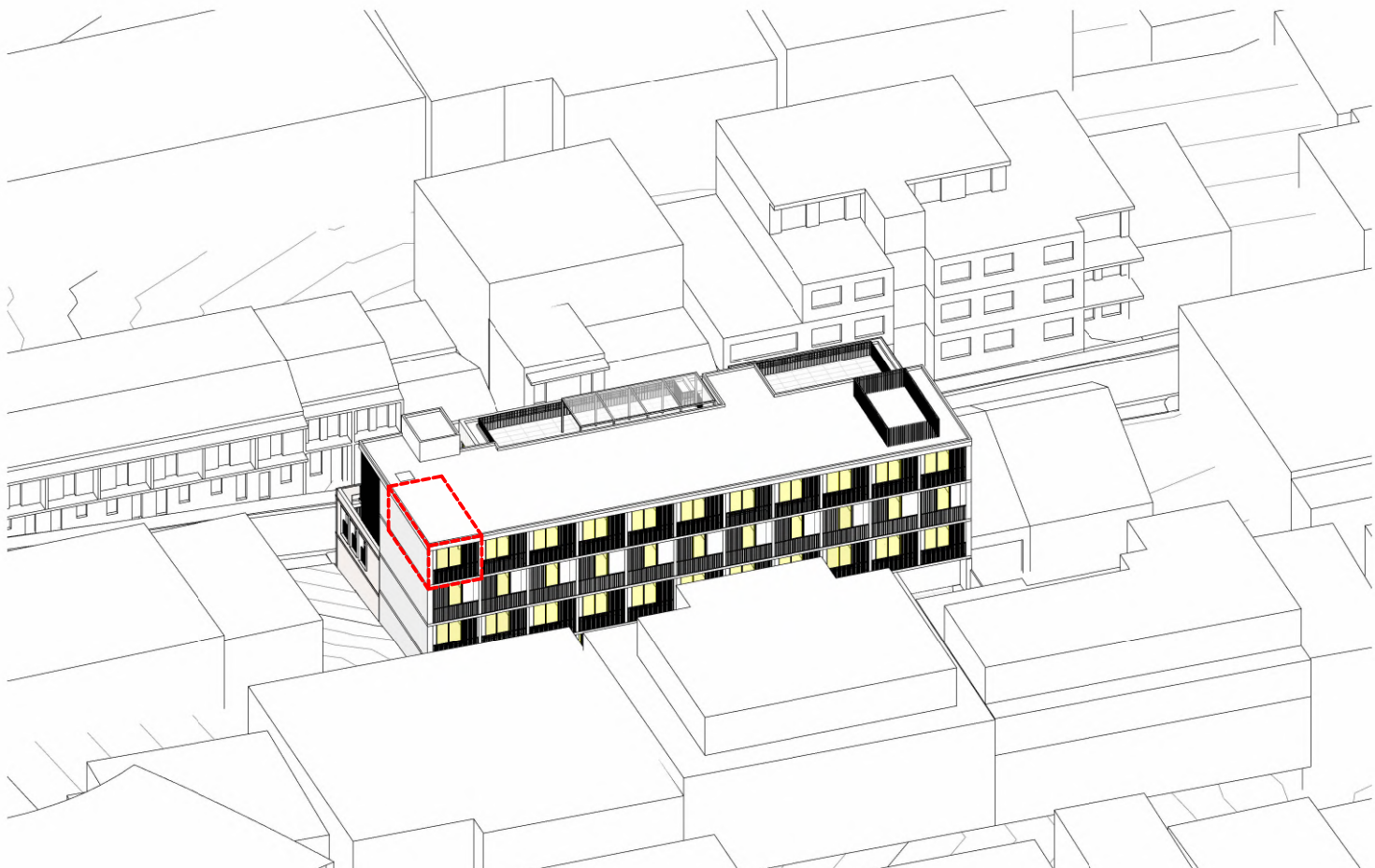
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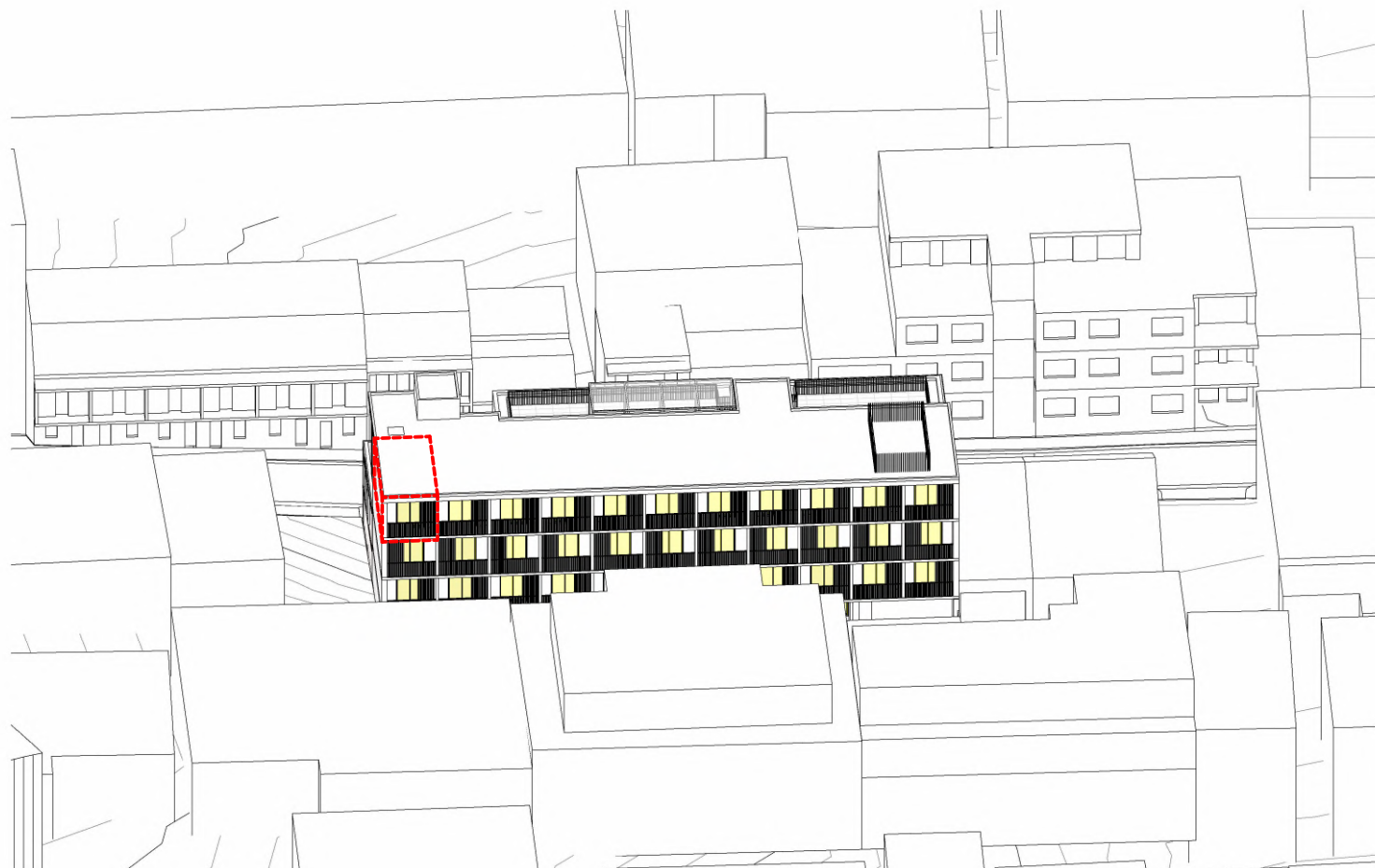
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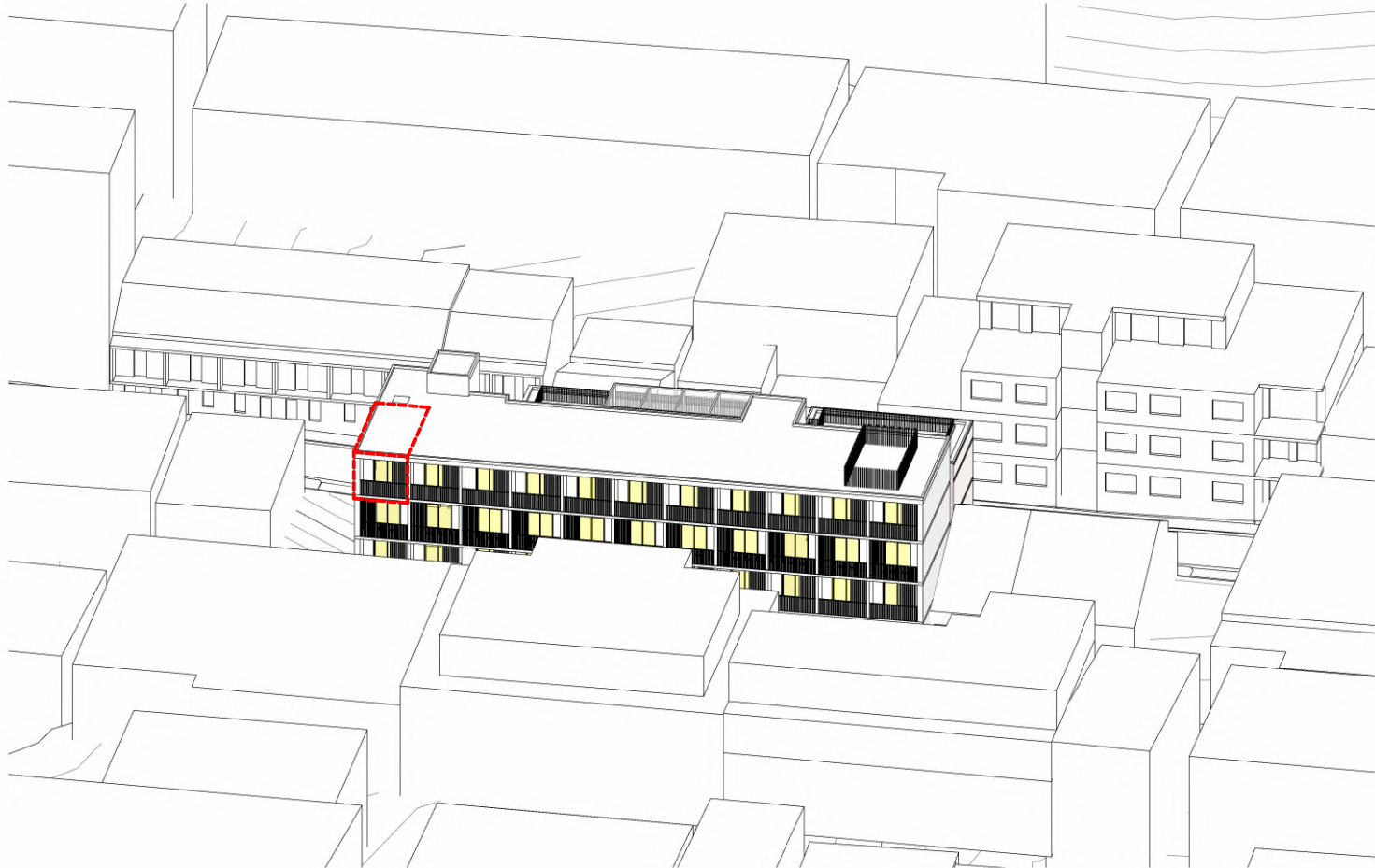
21 June 1200



21 June 1300



21 June 1400



21 June 1500

Rev	Description	By	Date
1	ISSUE FOR DEVELOPMENT APPLICATION	KH	04/12/2024
2	RESPONSE TO COUNCIL RFI	KH	21/08/2025
3	RESPONSE TO COUNCIL RFI 2	KH	16/09/2025

ACE Property Development Group 362 Park Road, Regents Park NSW 2143	Project Manager
The Planning Hub Level 5/ 25 Martin Place, Sydney NSW 2000 Tel: (02) 8220 1786	Town Planner
Heritage 21 48/ 20-28 Maddox Street, Alexandria NSW 2015 Tel: (02) 9519 2521	Heritage
Greenview Consulting 20/1 331 Kingsway, Miranda NSW 2228 Tel: (02) 8544 1883	Mechanical / Electrical / Hydraulics
Solutions Structural & Civil Engineers PO Box 68, Thornleigh NSW 2120 Tel: (+61) 0478 223 383	Civil / Stormwater
Turner Traffic Pty Ltd Tel: (+61) 0449 703 401	Traffic Engineer
Archer Consultants Tel: (02) 7227 9360	Waste Management
Jensen Hughes Suite 302, L3/ 151 Castlereagh Street, Sydney NSW 2000 Tel: (02) 9411 5360	BCA & Access

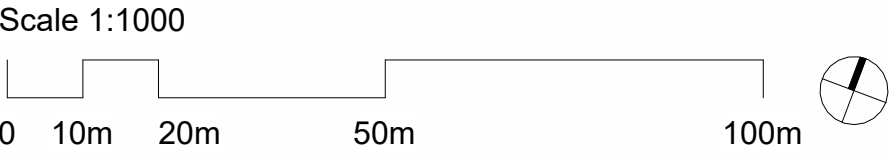
-  SOLAR ACCESS TO WINDOWS
-  5+ HOURS SOLAR ACCESS TO L3 COMMUNAL LIVING

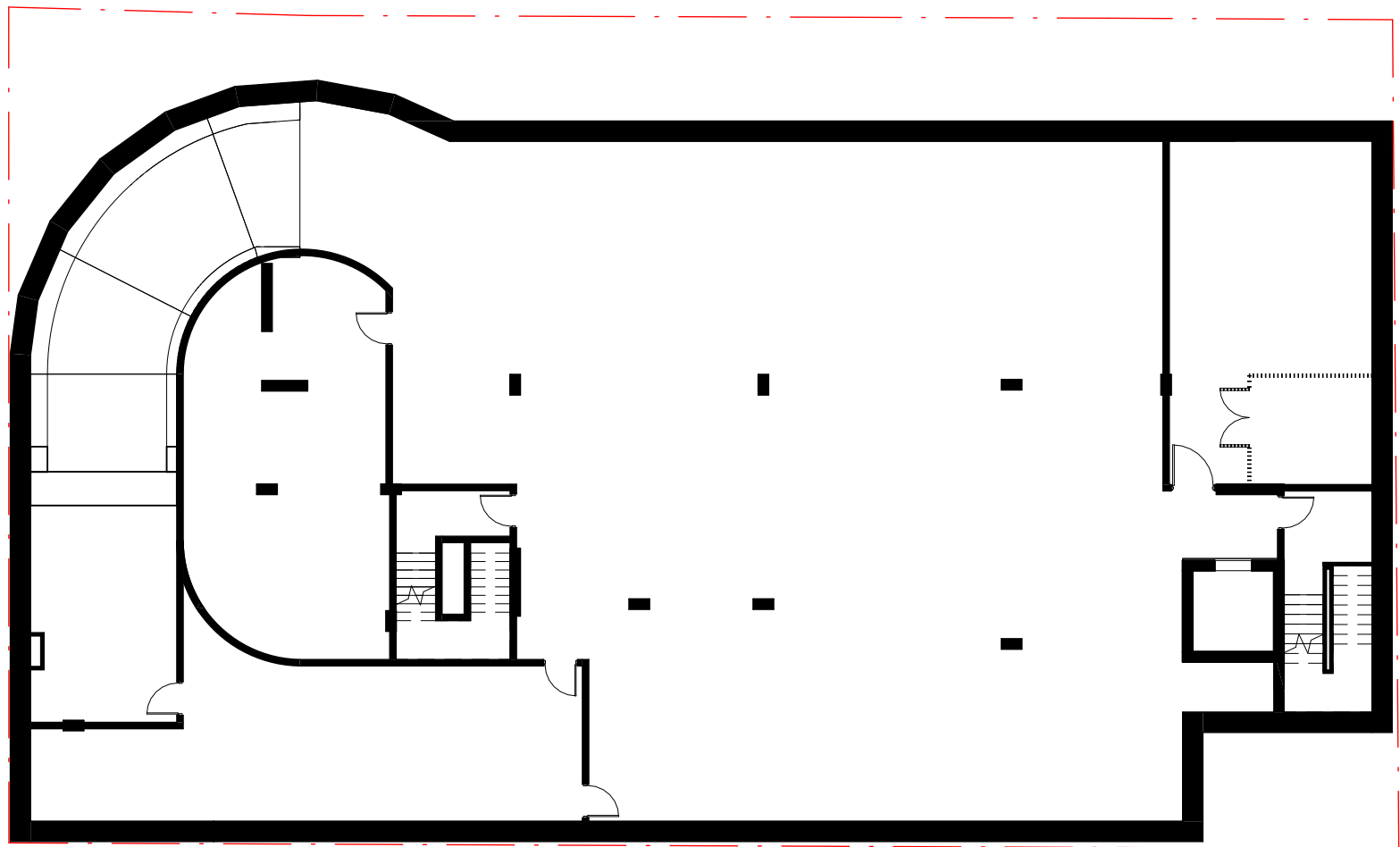
NO DIRECT SOLAR ACCESS TO GROUND FLOOR COMMUNAL LIVING SPACE ON THE 21ST JUNE.
7 HOURS SOLAR ACCESS TO LEVEL 3 COMMUNAL OUTDOOR SPACE.

Client	ACE Camperdown C/O ACE PDG
Project No.	224063.00
Project	BRIGGS STREET CO-LIVING 18-28 BRIGGS ST, CAMPERDOWN, NSW 2050
Acknowledgement	
Drawing Title	SUN EYE VIEW

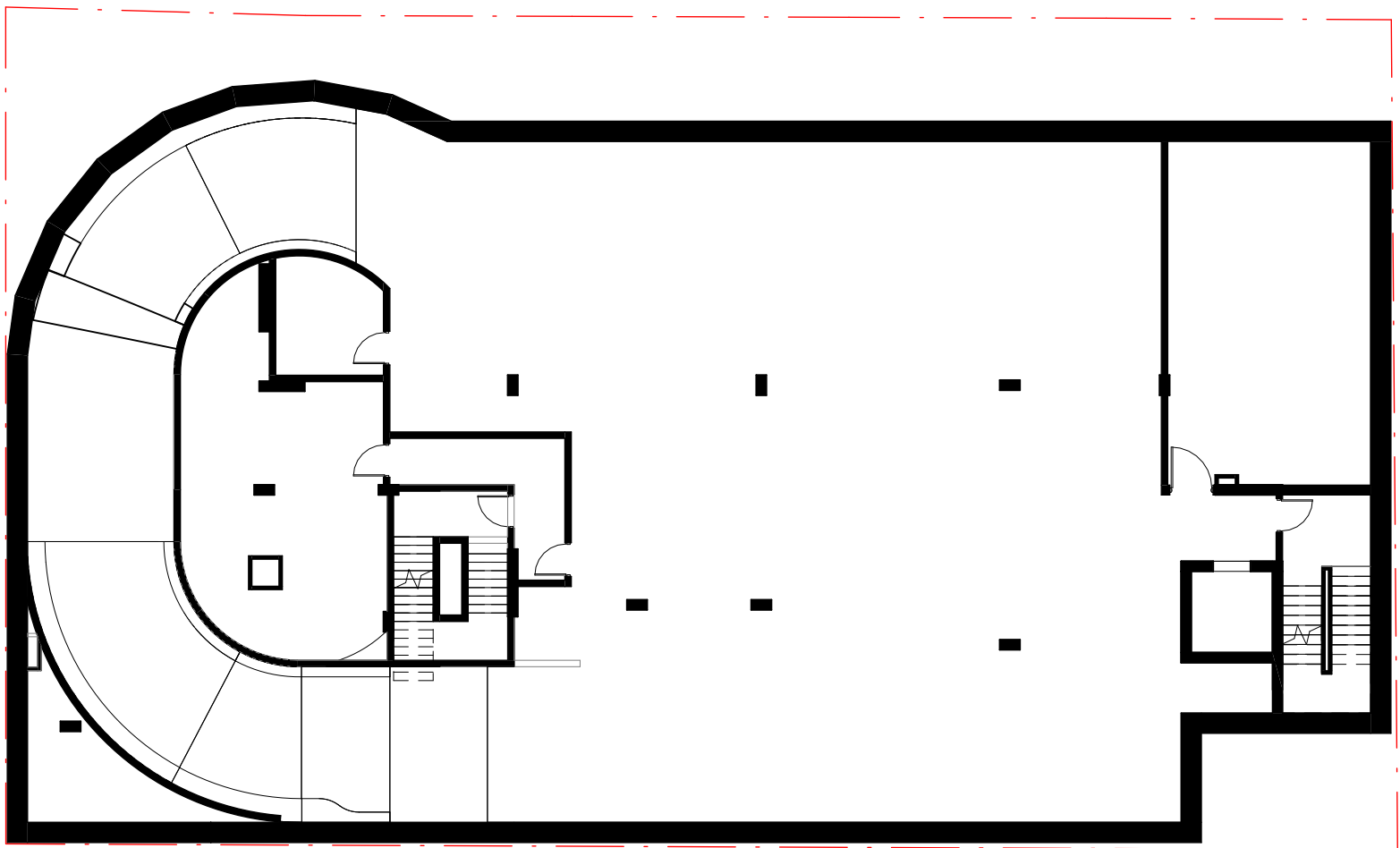
Document Control Status:
ISSUE FOR DA

Co-ordinated: EZ	Drawn: CL & EZ
Project Architect: RB	Scale: @ A1
Project Director: RJ	Date: 16/09/2025
Drawing Number: A-DA-8003	Revision: 3

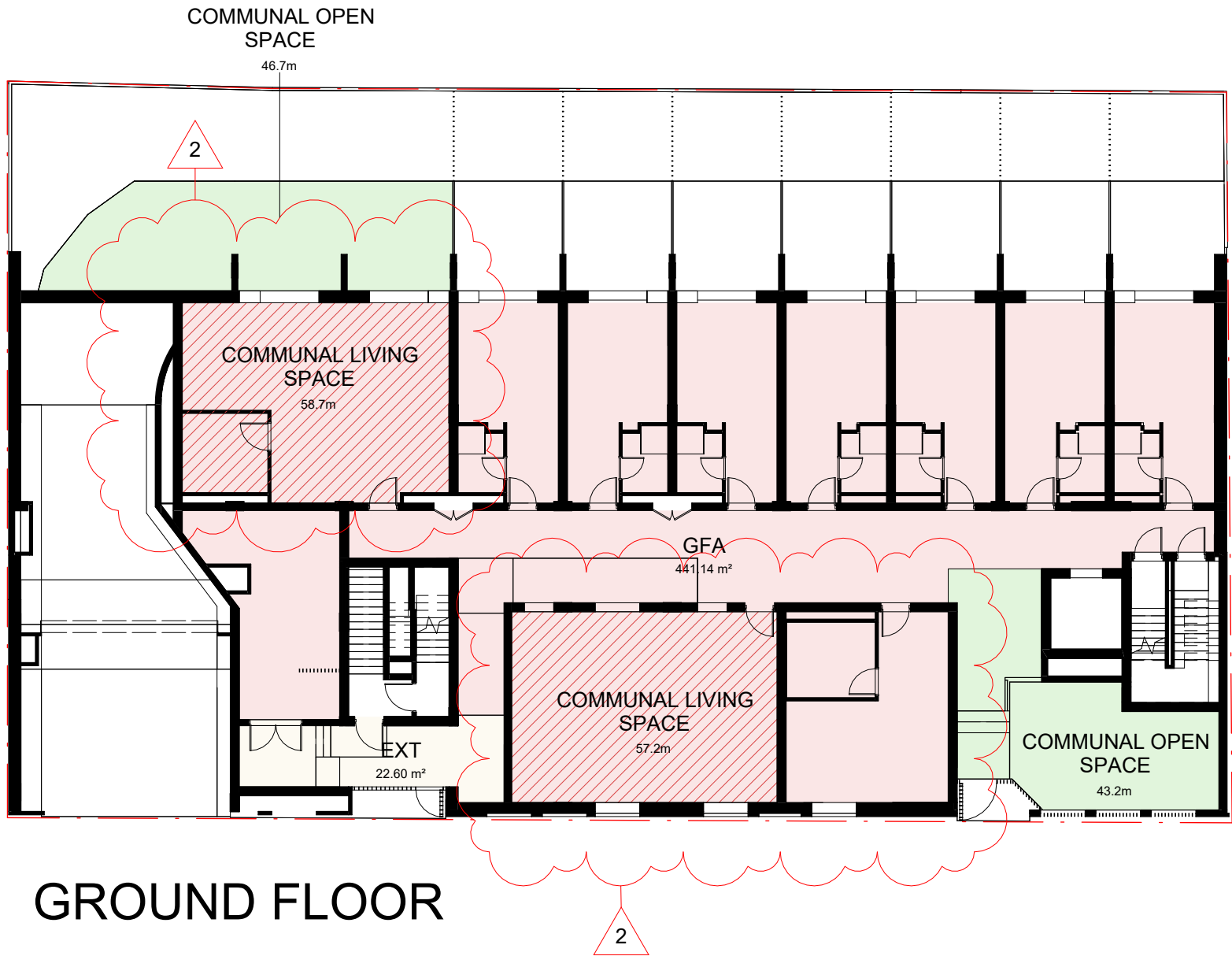




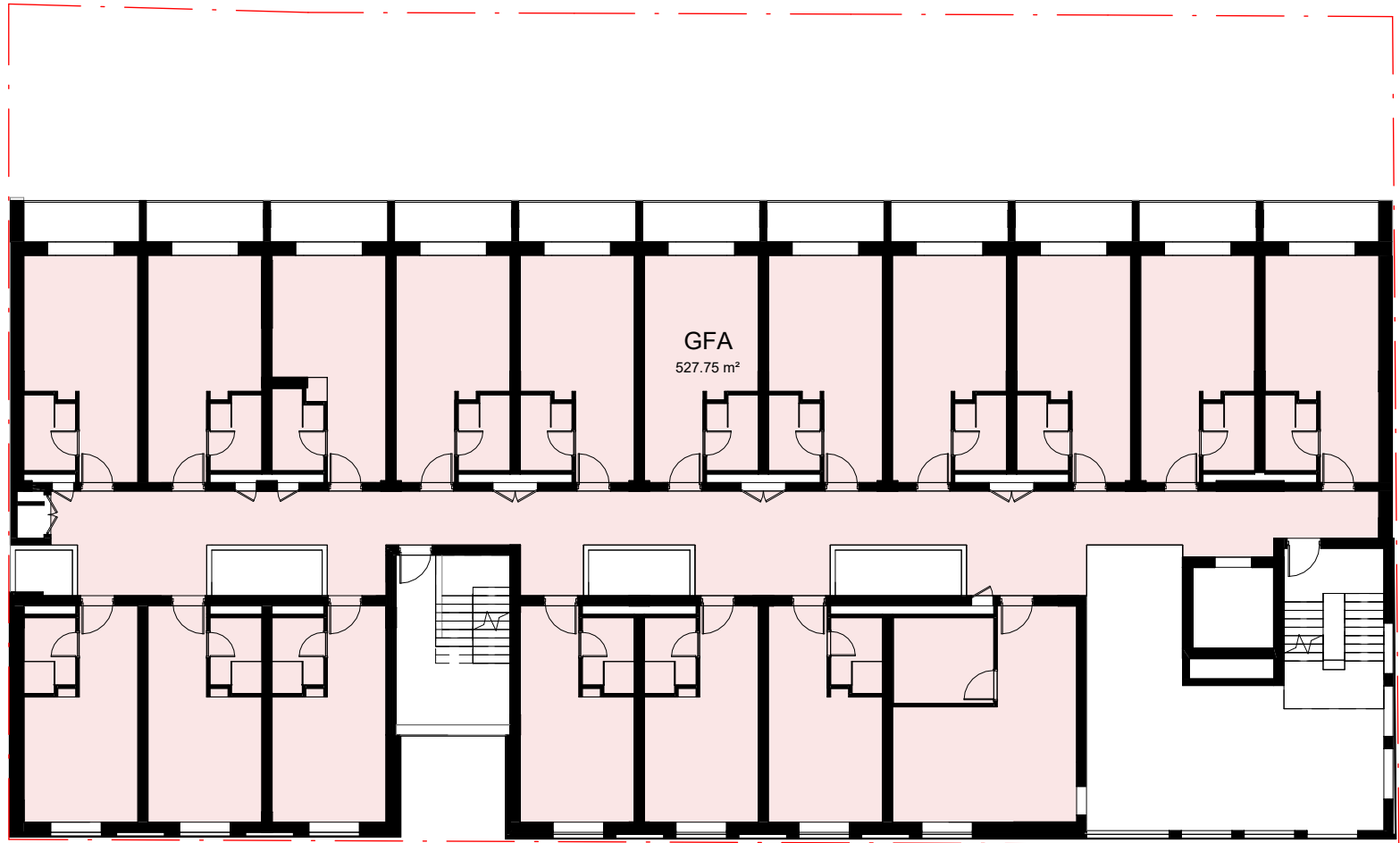
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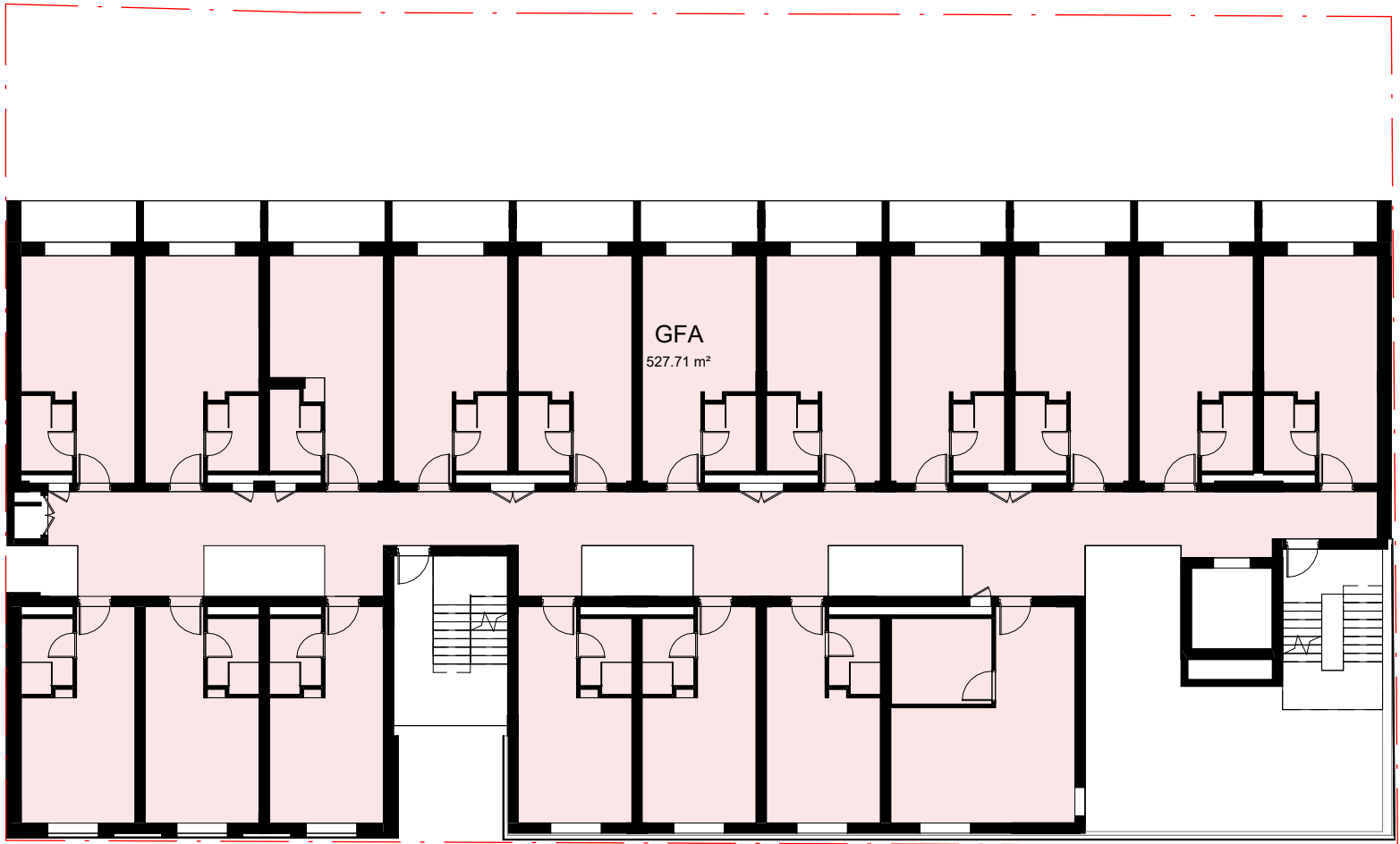
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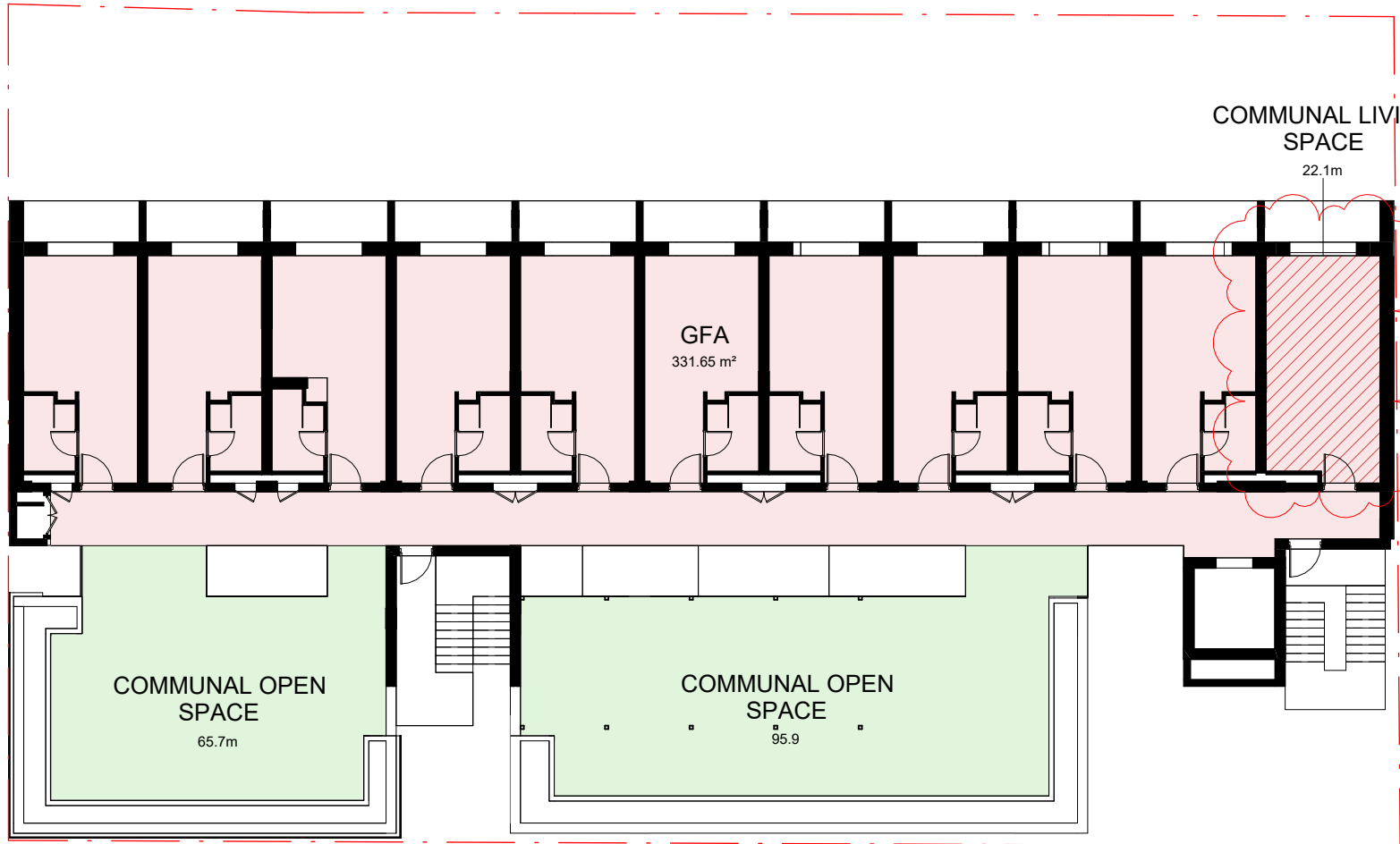
GROUND FLOOR



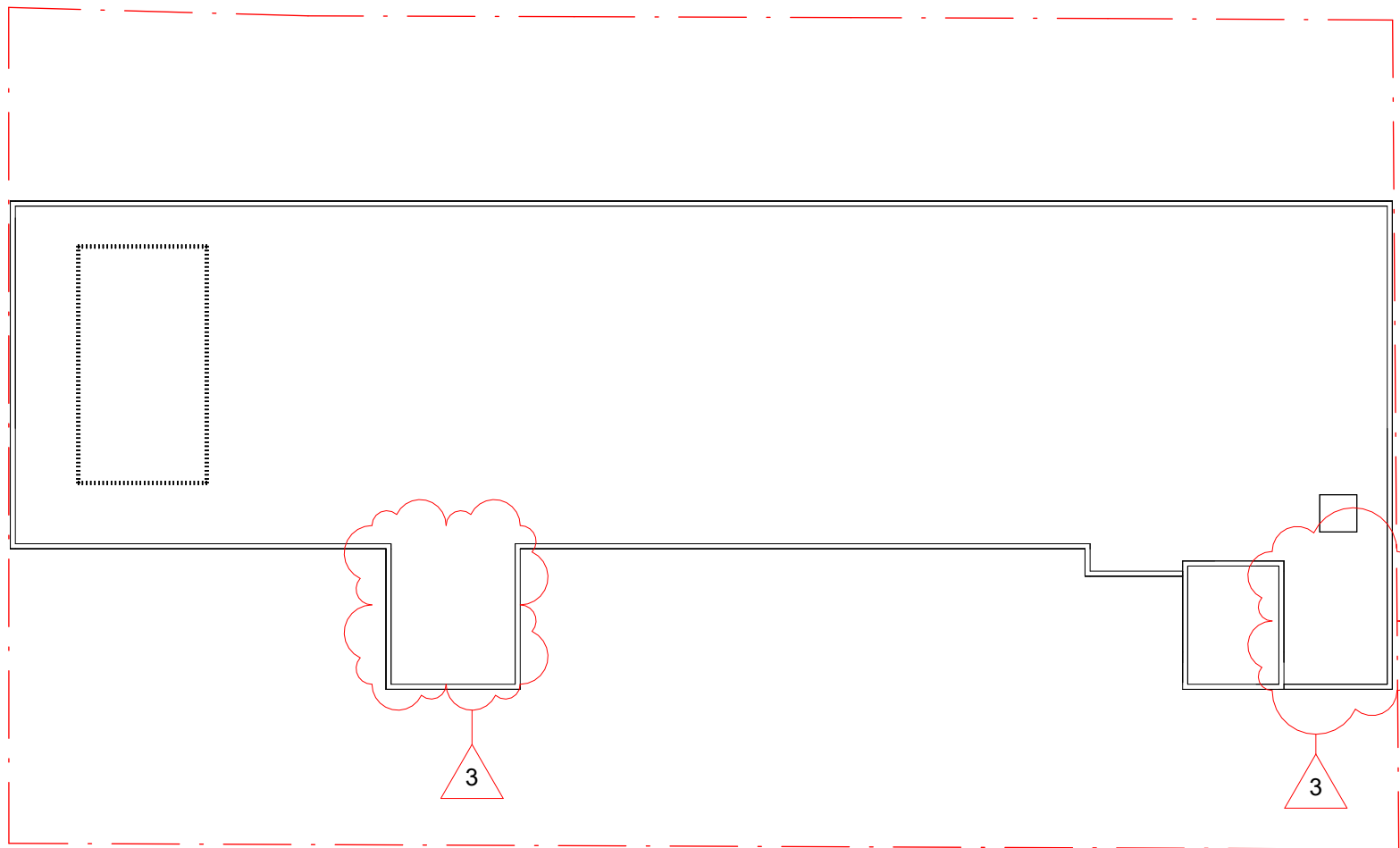
LEVEL 1



LEVEL 2



LEVEL 3



ROOF

GFA AREA SCHEDULE

LEVEL	AREA
GROUND FLOOR	441.14 m ²
LEVEL 1	527.75 m ²
LEVEL 2	527.71 m ²
LEVEL 3	331.65 m ²
Grand total	1828.25 m ²

	PERMITTED	PROPOSED
GFA	1664.6m ²	1828.25m ²
FSR	1.65:1	1.81:1
PERCENTAGE EXCEEDING GFA - 9.83%		
	REQUIRED	PROPOSED
COMMUNAL LIVING SPACE	128m ²	138m ²
COMMUNAL OPEN SPACE	201.8m ²	251.5m ²
CALCULATED FROM DP SITE AREA OF 1008.9m ²		

ACCOMODATION SCHEDULE

NUMBER OF UNITS		
STANDARD	12	
PREMIUM	39	
DDA COMPLIANT	3	
TOTAL NUMBER OF UNITS	54	
UNITS WITH PRIVATE OUTDOOR SPACE	39	72%

Scale 1:200

0 2m 4m 10m 20m

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3	RESPONSE TO COUNCIL RFI 2	KH	16/09/2025

ACE Property Development Group 362 Park Road, Regents Park NSW 2143		Project Manager
The Planning Hub Level 5/ 25 Martin Place, Sydney NSW 2000 Tel: (02) 8220 1786		Town Planner
Heritage 21 48/ 20-28 Maddox Street, Alexandria NSW 2015 Tel: (02) 9519 2521		Heritage
Greenview Consulting 20/1 531 Kingsway, Miranda NSW 2228 Tel: (02) 8544 1883		Mechanical / Electrical / Hydraulics
Solutions Structural & Civil Engineers PO Box 68, Thornleigh NSW 2120 Tel: (+61) 0478 223 383		Civil / Stormwater
Turner Traffic Pty Ltd Tel: (+61) 0449 703 401		Traffic Engineer
Archer Consultants Tel: (02) 7227 9360		Waste Management
Jensen Hughes Suite 302, L/3/ 151 Castlereagh Street, Sydney NSW 2000 Tel: (02) 9411 5360		BCA & Access

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Client
ACE Camperdown C/O ACE PDG

Project No.
224063.00

Project
BRIGGS STREET CO-LIVING

18-28 BRIGGS ST, CAMPERDOWN, NSW 2050

Acknowledgement

Drawing Title
DEVELOPMENT CALCULATIONS (GFA)

Document Control Status:
ISSUE FOR DA

Co-ordinated:
EZ

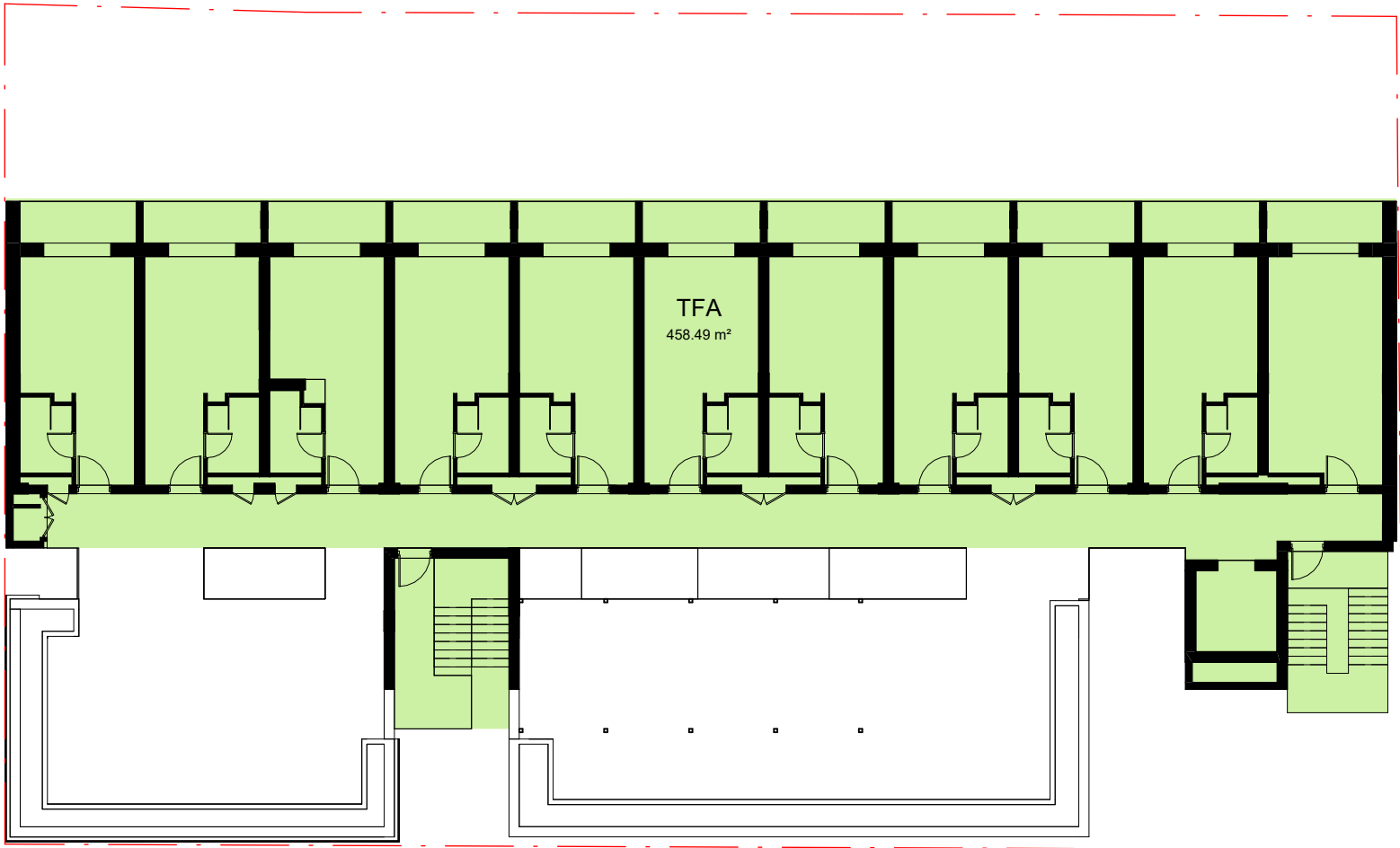
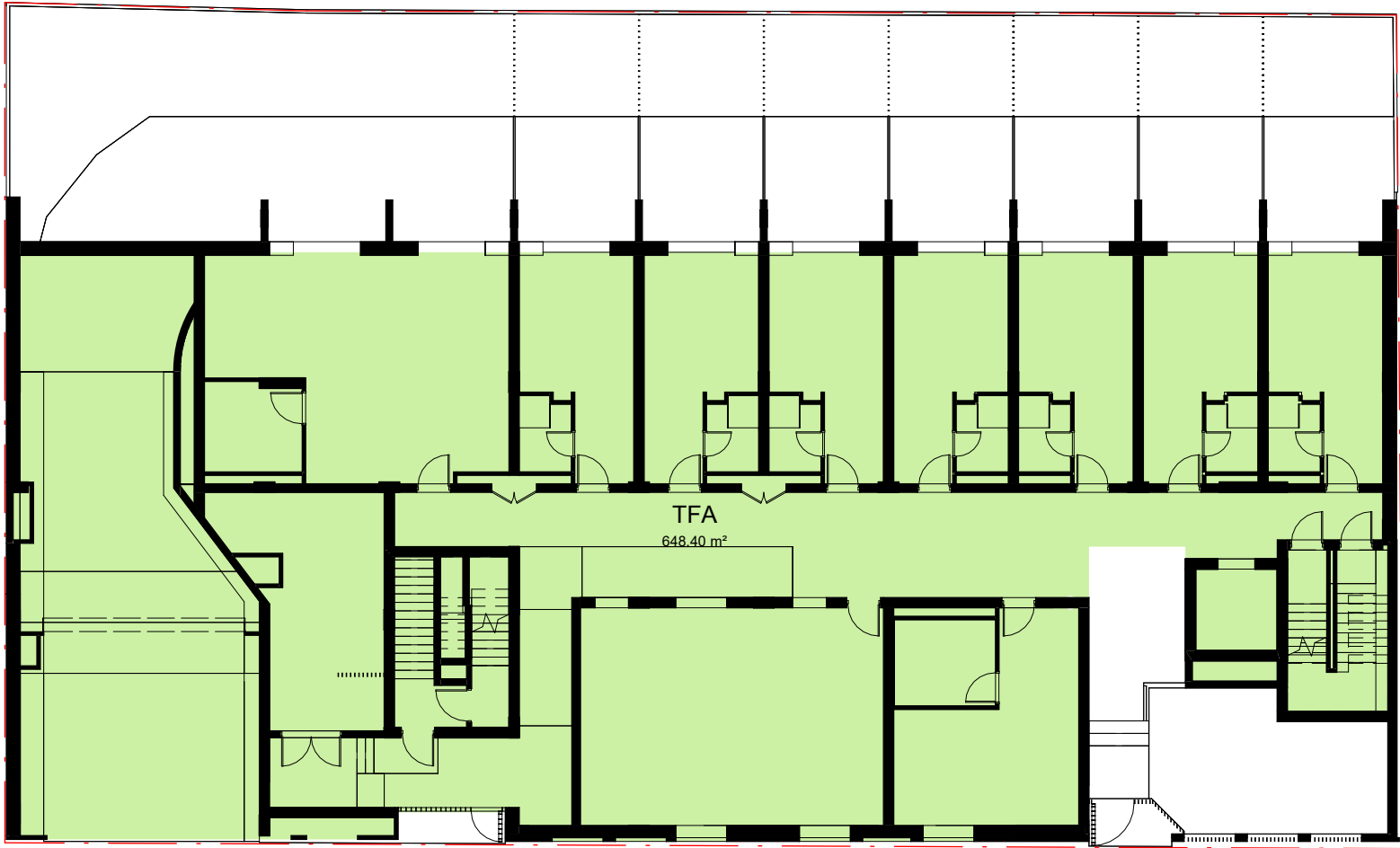
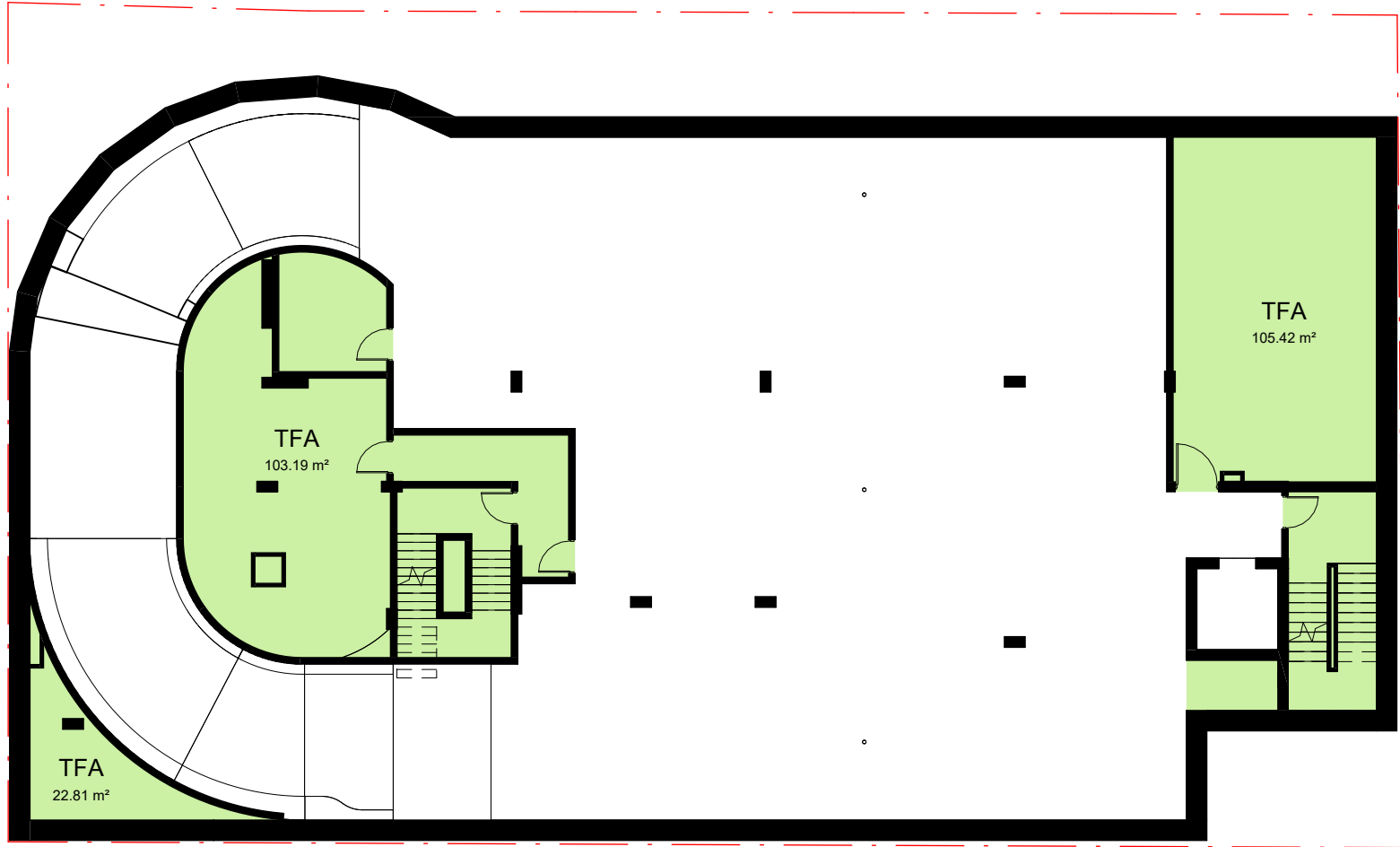
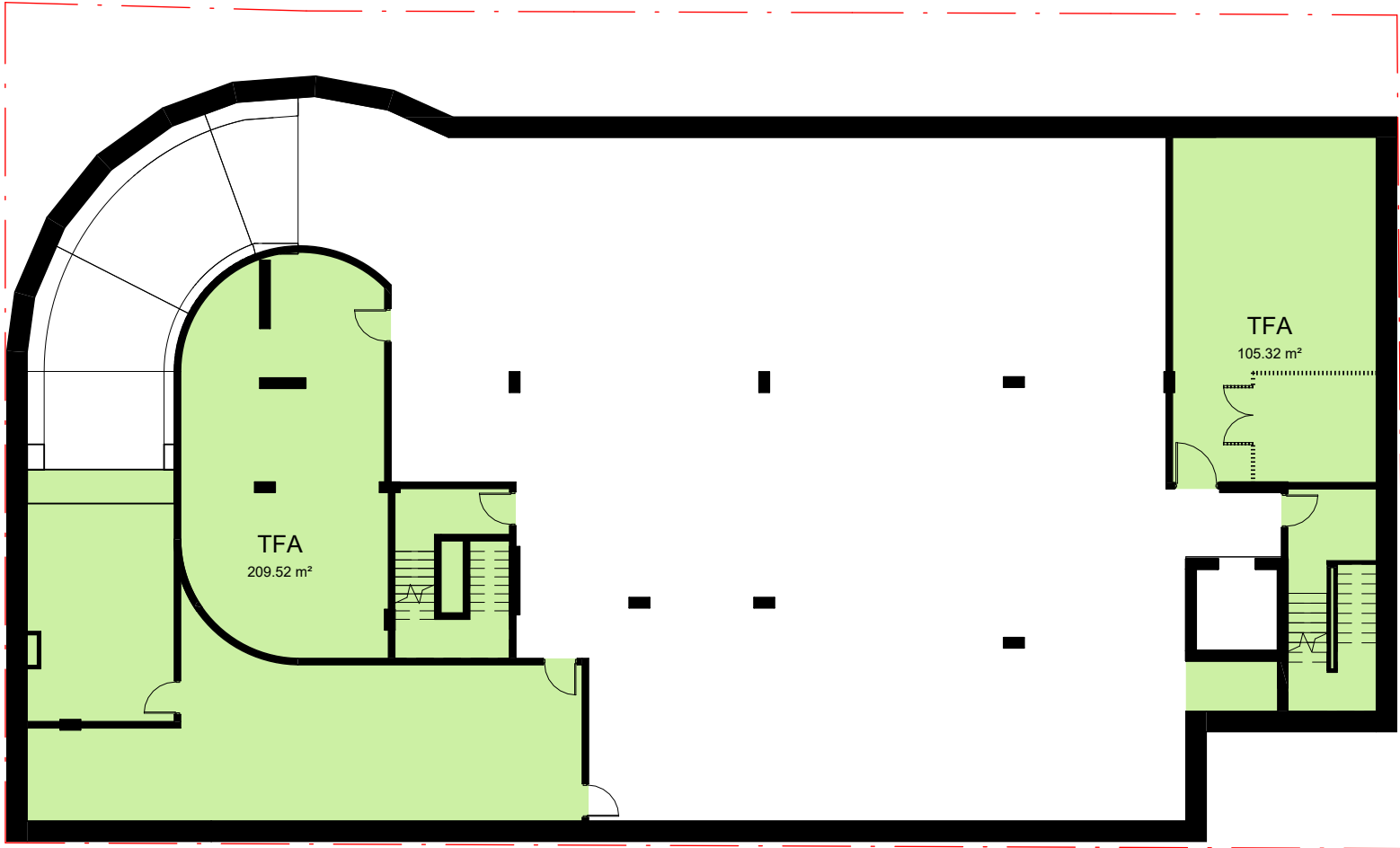
Project Architect:
RB

Project Director:
RJ

Drawing Number:
A-DA-9000

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Scale 1:200

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Rev	Description	By	Date
1	ISSUE FOR DEVELOPMENT APPLICATION	KH	04/12/2024
2	RESPONSE TO COUNCIL RF1	KH	21/08/2025

ACE Property Development Group
302 Park Road, Regents Park NSW 2143

Project Manager

The Planning Hub
Level 5/ 25 Martin Place, Sydney NSW 2000
Tel: (02) 8220 1786

Town Planner

Heritage 21
48/ 20-28 Maddox Street, Alexandria NSW 2015
Tel: (02) 9519 2521

Heritage

Greenview Consulting
20/1 531 Kingsway, Miranda NSW 2228
Tel: (02) 8544 1883

Mechanical / Electrical /
Hydraulics

Solutions Structural & Civil Engineers
PO Box 68, Thornleigh NSW 2120
Tel: (+61) 0478 223 383

Civil / Stormwater

Turner Traffic Pty Ltd
Tel: (+61) 0449 703 401

Traffic Engineer

Archer Consultants
Tel: (02) 7227 9360

Waste Management

Jensen Hughes
Suite 302, L/3/ 151 Castlereagh Street, Sydney NSW 2000
Tel: (02) 9411 5360

BCA & Access

TFA SCHEDULE

LEVEL	AREA
BASEMENT 2	314.84 m²
BASEMENT 1	231.42 m²
GROUND FLOOR	648.40 m²
LEVEL 1	702.75 m²
LEVEL 2	699.62 m²
LEVEL 3	458.49 m²
Grand total	3055.52 m²



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Client
ACE Camperdown C/O ACE PDG

Project No.
224063.00

Project
BRIGGS STREET CO-LIVING

18-28 BRIGGS ST, CAMPERDOWN, NSW 2050

Acknowledgement

Drawing Title
DEVELOPMENT CALCULATIONS (TFA)

Document Control Status:
ISSUE FOR DA

Co-ordinated:
EZ

Drawn:
CL & EZ

Project Architect:
RB

Scale:
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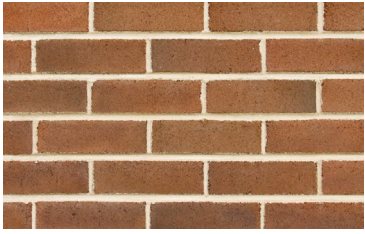
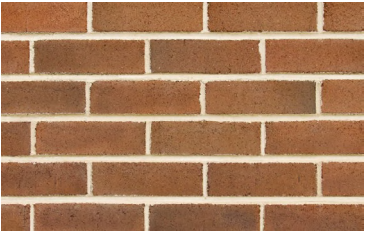
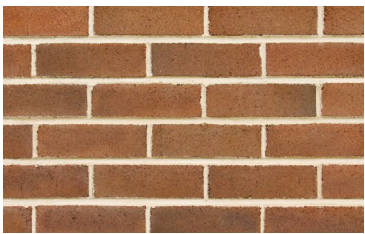
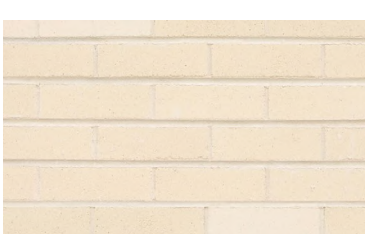
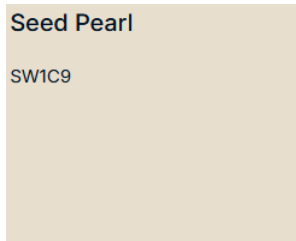
Project Director:
RJ

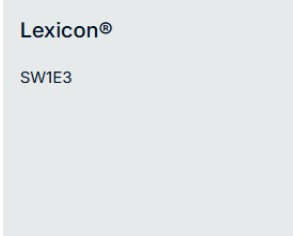
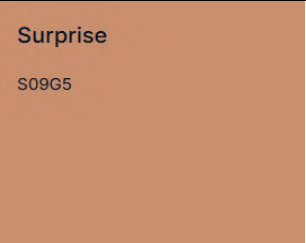
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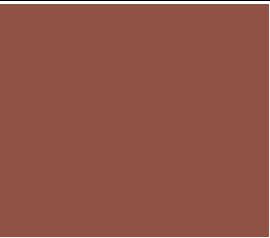
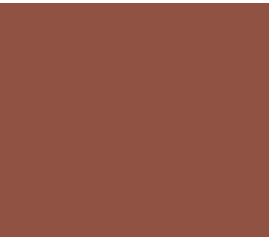
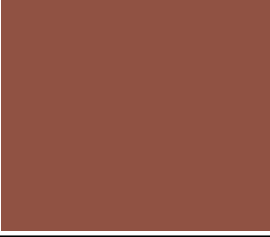
Drawing Number:
A-DA-9001

Revision:
2

DRAWING IS REQUIRED TO BE PRINTED IN COLOUR

Code	Description	Location	Product, Colour, Finish	Supplier	Image	URL
Building Enclosure						
BK1	Sympathetic Brickwork	External walls	Product: Bowral 76 Bowral Brown Type: Standard 76 dry pressed brick OR SIMILAR	Bowral bricks		https://www.bowralbricks.com.au/nsw/280080010470000136100
BK2	Protruding Hit&Miss Brickwork	External walls	Product: Bowral 76 Bowral Brown Type: Standard 76 dry pressed brick OR SIMILAR	Bowral bricks		https://www.bowralbricks.com.au/nsw/280080010470000136100
BK3	Open Hit&Miss Brickwork	External walls	Product: Bowral 76 Bowral Brown Type: Standard 76 dry pressed brick OR SIMILAR	Bowral bricks		https://www.bowralbricks.com.au/nsw/280080010470000136100
BK4	Brickwork	External walls	Product: Bowral 76 Chillingham White Type: Standard 76 brick OR SIMILAR	Bowral bricks		https://www.bowralbricks.com.au/nsw/280080010780000136100
FCCL1	External Compressed Fibre Cement Cladding	Internal and North façade only	Product: Equitone [natura] CFC cladding or equivalent Thickness: 8mm or 12mm Panel Size: 3100 x 1250 mm Installed vertically. Refer detailed building elevations for set-out. Colour: N154	Equitone		https://www.equitone.com/en/cladding-material/natura/
CR1	Concrete render	Internal façade and stair walls	Product: Acratex RenderWall Acrabuild Medium Colour: SW1C9 Seed Pearl	Dulux		https://www.dulux.com.au/specifier/products/acratex-render/acratex-renderwall-acrabuild-medium/

Code	Description	Location	Product, Colour, Finish	Supplier	Image	URL
MSS	Metal Standing Seam	External façade	Product: COLORBOND® steel wall cladding Double Lock Standing Seam Colour: Aries or REDCOR® weathering steel	Colorbond		https://colorbond.com/products/walling
CB	Masonry Blockwork	External Walls	Product: Almond Architec Smooth 30.48 H Block 390x290x190 Colour: Sandstone	Austral Masonry		https://www.australmasonry.com.au/nsw/575056065044754700100
PX1	Exterior Paint	External walls on North façade	Product: Dulux Weathershield Matt Colour: SN4B3 Snow Season	Dulux		https://www.dulux.com.au/paint/weathershield/weathershield-matt/
PX2	PAINT	Interior Doors	Product: Dulux Super Enamel Semi Glass Colour: S09G5 Surprise	Dulux		https://www.dulux.com.au/paint/super-enamel/super-enamel-semi-gloss/
EC	Exposed Concrete	Exterior Lift Shaft and Stairs				
WDAF1	Window Glass	Glazed Elements	Glazing System: Alspec Hunter Evo 150mm Double Flush Glazed Framing or equivalent. Type: Front glazed aluminium frame with 150 x 50mm profile, double glazed. Glazing: Nominal ASG 6mm Visualite 70S-1 on Clear IGU or equivalent Glass Colour: Clear Neutral Framing Colour: Refer to window schedule	Alspec		https://www.alspec.com.au/hunter-evo-150mm-double

Code	Description	Location	Product, Colour, Finish	Supplier	Image	URL
WDAF2	Window Glass	Glazed Elements	Glazing System: Alspec Hunter Evo 150mm Double Flush Glazed Framing or equivalent. Type: Front glazed aluminium frame with 150 x 50mm profile, double glazed. Glazing: Nominal ASG 6mm Visualite 70S-1 on Clear IGU or equivalent Glass Colour: Clear Neutral Framing Colour: Refer to window schedule	Alspec		https://www.alspec.com.au/hunter-evo-150mm-double
Metal Works						
LVMF1	Metal Screens and Railings (Angles battens for more privacy) with Aluminium Powdercoat	North façade	Finish: Duratec Zeus Colour: Territoty Red Matt			https://duluxpowders.com.au/products/duratec-zeus/
LVMF2	Metal Slim Lines Palisade with Aluminium Powdercoat	South façade and corridors	Finish: Duratec Zeus Colour: Territoty Red Matt			https://duluxpowders.com.au/products/duratec-zeus/
MTC2	Metal Trims		Finish: Duratec Zeus Colour: Territoty Red Matt			https://duluxpowders.com.au/products/duratec-zeus/
MTC1	Metal Trims		Finish: Duratec Zeus Colour: Monument Matt			https://duluxpowders.com.au/products/duratec-zeus/
MWI	Plant climbing wire	Exterior Lift Shaft				



Landscape Masterplan



DESIGN NOTES

- 01 INDIGENOUS CANOPY TREES TO DEEP SOIL ZONE
- 02 PRIVATE OPEN SPACE WITH TEXTURED PLANTING, TURF AND PAVING.
- 03 TEXTURED GROUNDCOVERS TO GRC PLANTERS TO PROVIDE VISUAL AMENITY TO PRIVATE AND COMMUNAL OPEN SPACES. SOIL DEPTH MINIMUM 300mm AS PER REQUIREMENTS IN CITY OF SYDNEY'S LANDSCAPE CODE.
- 04 ENTRY COURTYARD WITH WATER FEATURE AND LAYERED PLANTING
- 05 GREEN WALL WITH TRAILING VINES TO ENTRY

CHARACTER IMAGERY

SENSORY GARDEN



COURTYARD



Ground Floor - Landscape Plan



DESIGN NOTES

- 01 INDOOR RAISED PLANTER WITH LUSH PLANTING, 800mm HIGH
- 02 GREEN WALL WITH TRAILING VINES TO ENTRY

Level 1 - Landscape Plan

LEGEND

SCALE 1:100 @ A1
0 1 2 4 6m

SITE BOUNDARY

EX 18.25 EXISTING SPOT LEVEL

+RL 20.0 PROPOSED SPOT LEVEL

EXISTING TREE TO BE RETAINED

PROPOSED TREES

PROPOSED SHRUBS

PROPOSED GROUNDCOVERS

PROPOSED STEPPERS

PROPOSED GRAVEL AND PEBBLE MULCH

PROPOSED PAVERS

project name: 18-28 Briggs Street
project location: Camperdown
project number: 24-105s
client: ACE Camperdown

date: 22-08-2025
revision: C
drawn: SC
checked: AL

TaylorBrammer
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

LA101



DESIGN NOTES

- 01 COMMUNAL COURTYARD WITH WORK-FROM-HOME AMENITIES AND SEATING NOOKS
- 02 BBQ AND DINING PRECINCT WITH POLYCARBONATE PERGOLA ABOVE
- 03 RAISED PLANTERS MINIMUM 800mm WIDE WITH TEXTURED SHRUBS AND GROUNDCOVERS. MINIMUM SOIL DEPTH 500mm AS PER REQUIREMENTS OUTLINED IN CoS's LANDSCAPE CODE.
- 04 GREEN WALL WITH TRAILING VINES TO ENTRY

CHARACTER IMAGERY

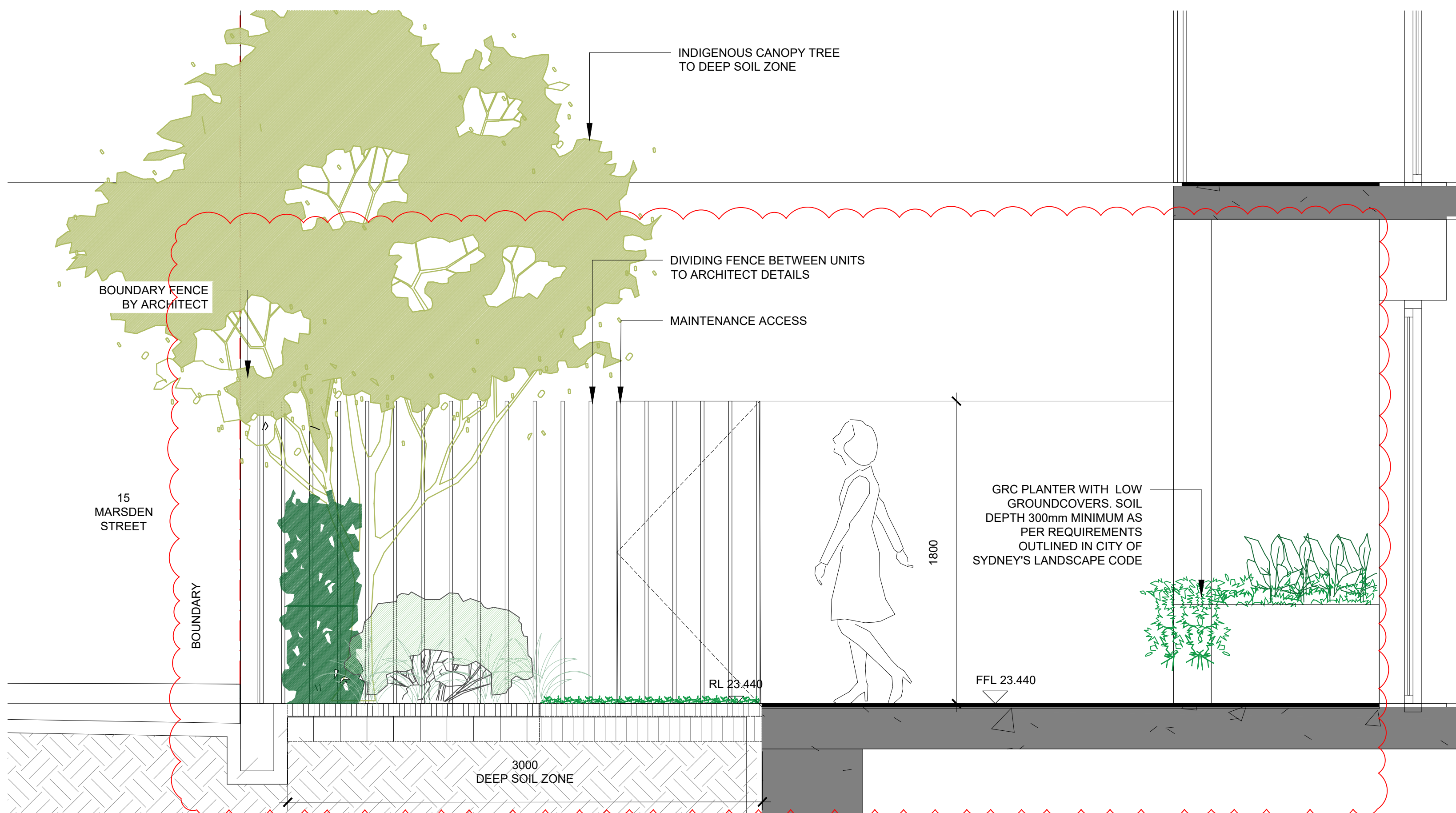
BBQ AND DINING PRECINCT WITH POLYCARBONATE PERGOLA ABOVE



BALUSTRADE TO ARCHITECT DETAIL

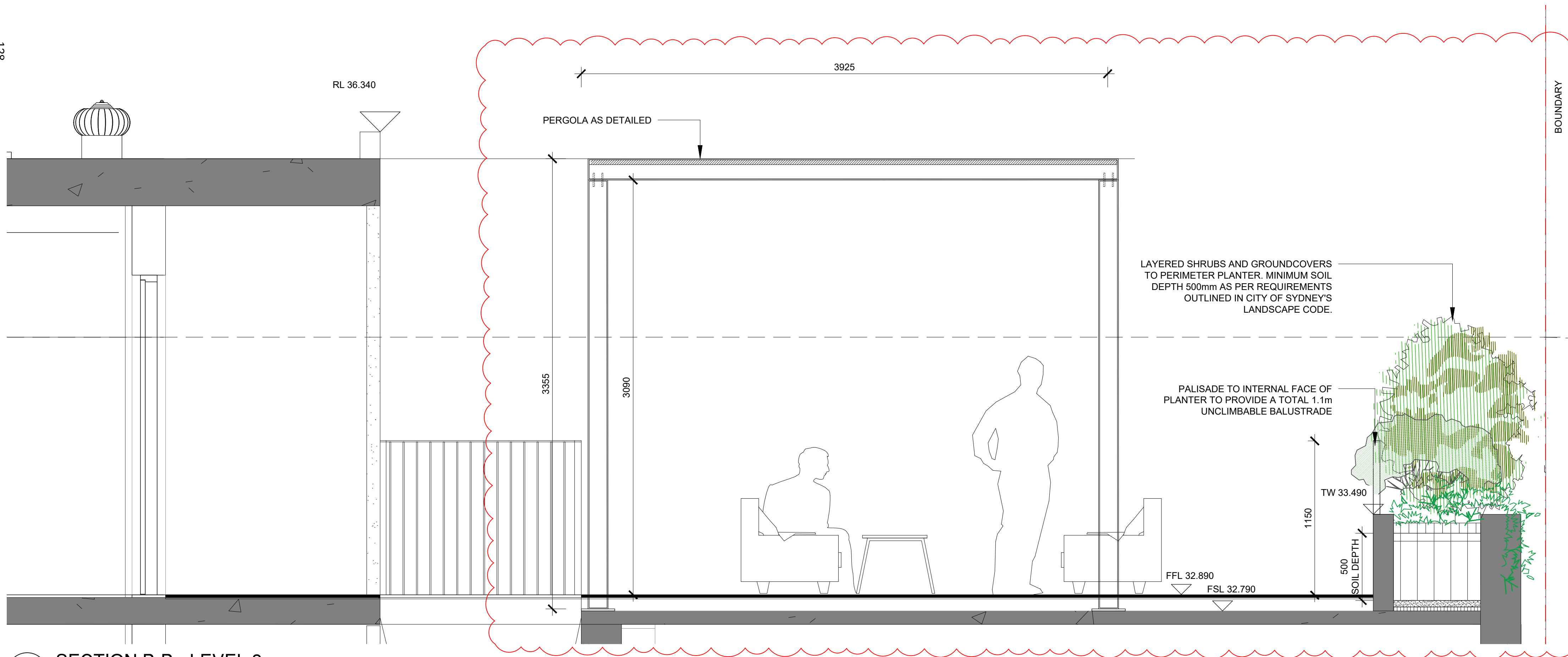
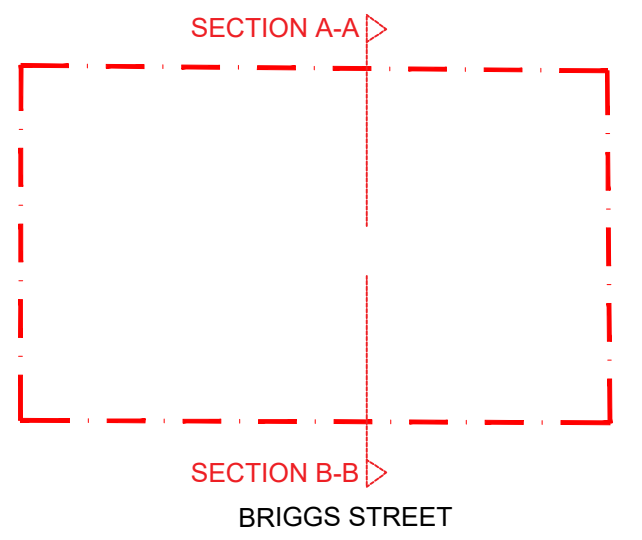


Level 3 - Landscape Plan



01 SECTION A-A - GROUND FLOOR
SCALE 1:20

KEY PLAN



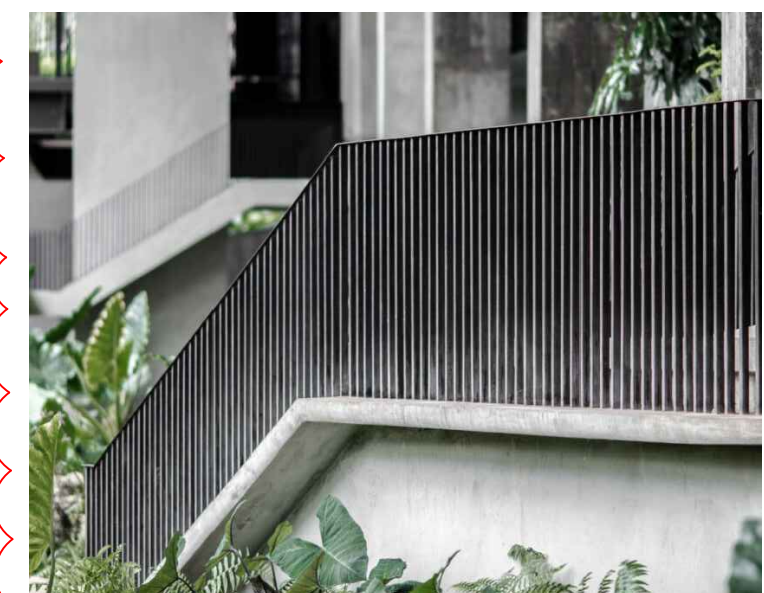
02 SECTION B-B - LEVEL 3
SCALE 1:20

CHARACTER IMAGERY

BBQ AND DINING PRECINCT WITH POLYCARBONATE PERGOLA ABOVE



BALUSTRADE TO ARCHITECT DETAIL



Landscape Sections

project name: 18-28 Briggs Street
project location: Camperdown
project number: 24-105s
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date: 22-08-2025
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Trees



Cercis canadensis 'Forest Pansy'



Cupaniopsis anacardioides



Elaeocarpus reticulatus

Shrubs



Zamia furfuracea



Syzygium 'Cascade'



Philodendron 'xanadu'



Cordyline fruticosa 'Rubra'



Alpinia caerulea 'Red Back'

Groundcovers



Dianella 'Little Jess'



Helichrysum petiolare



Ophiopogon japonicus



Carpobrotus glaucescens

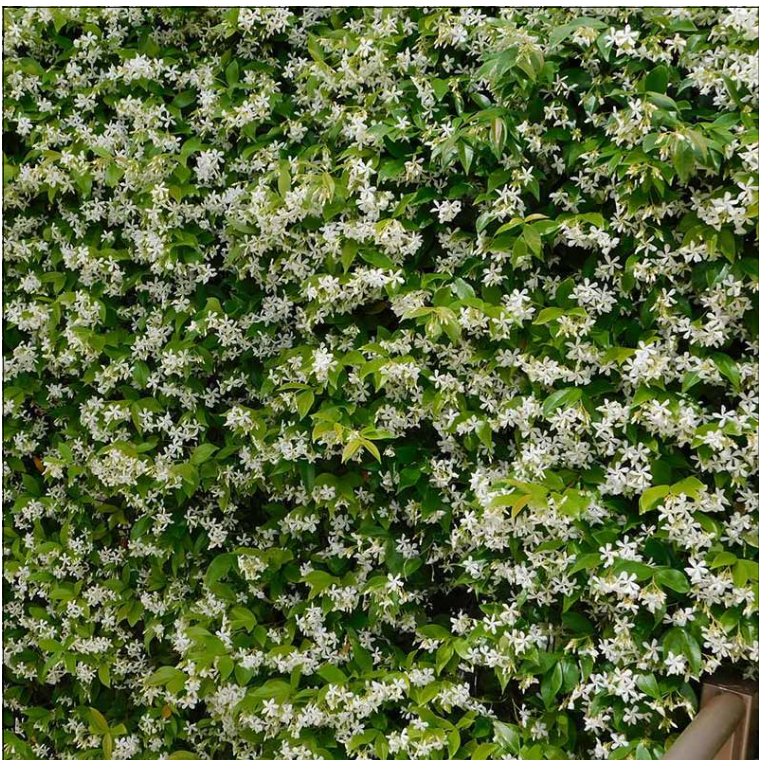
Climbers



Hibbertia scandens



Pandorea pandorana



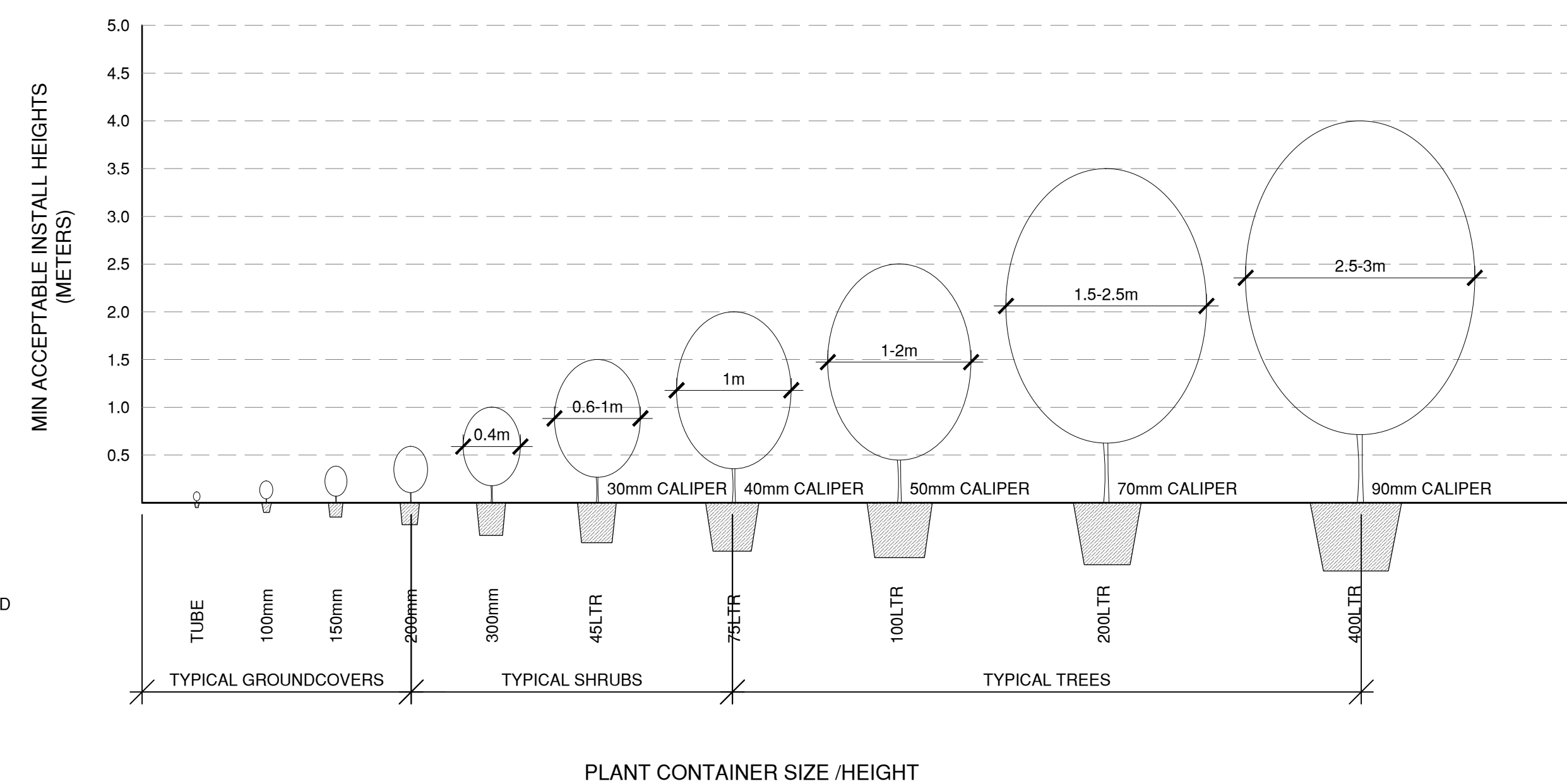
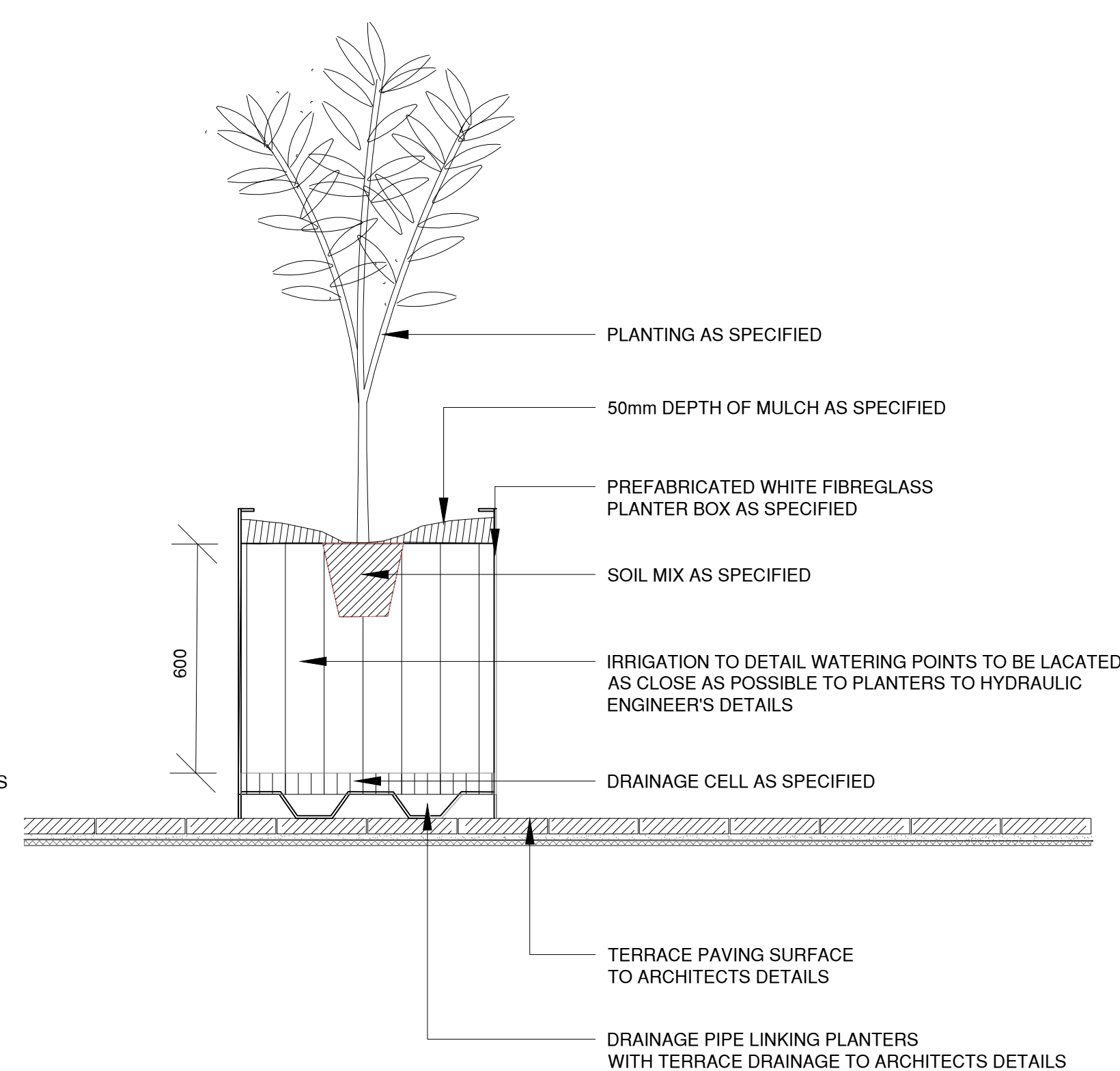
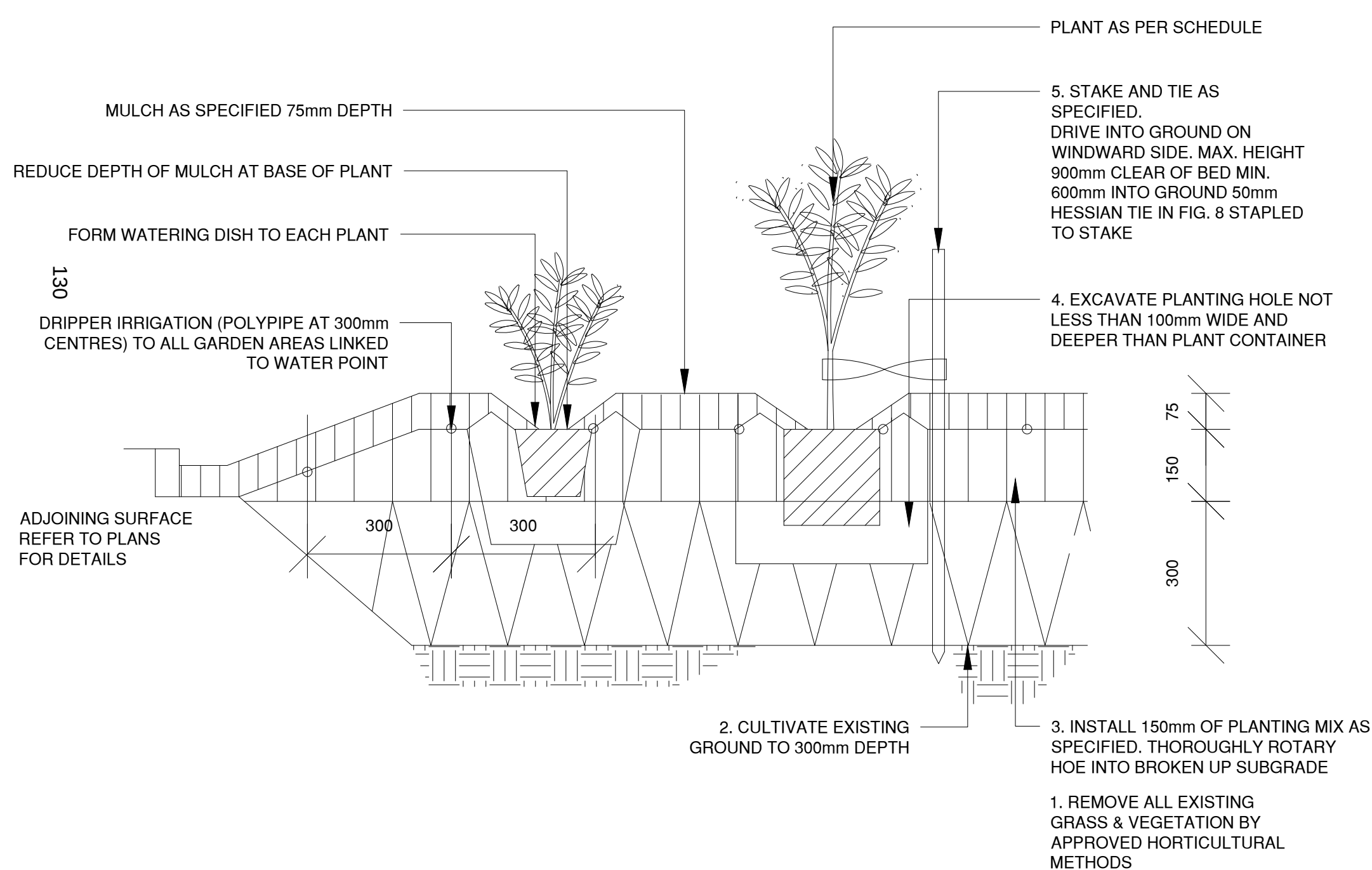
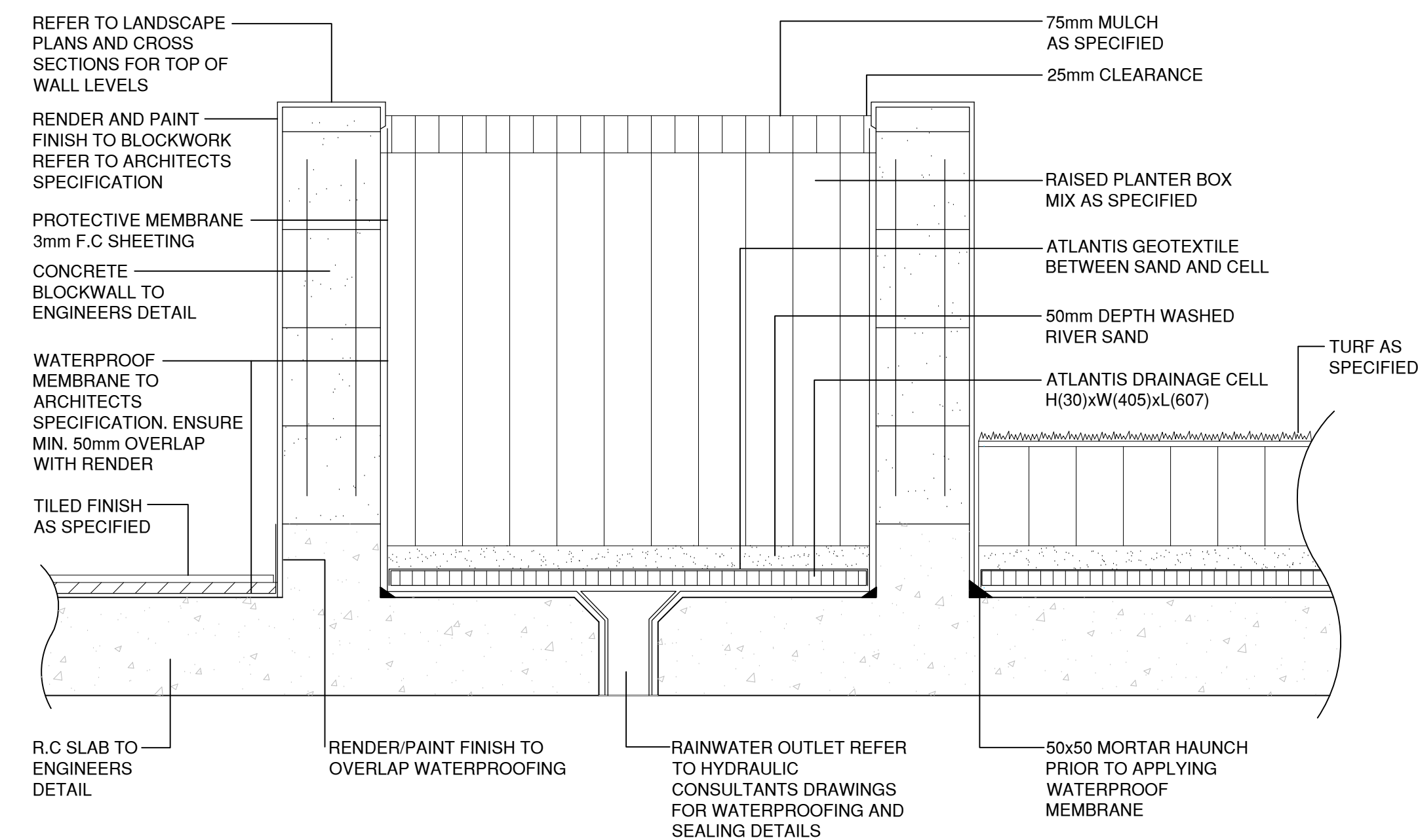
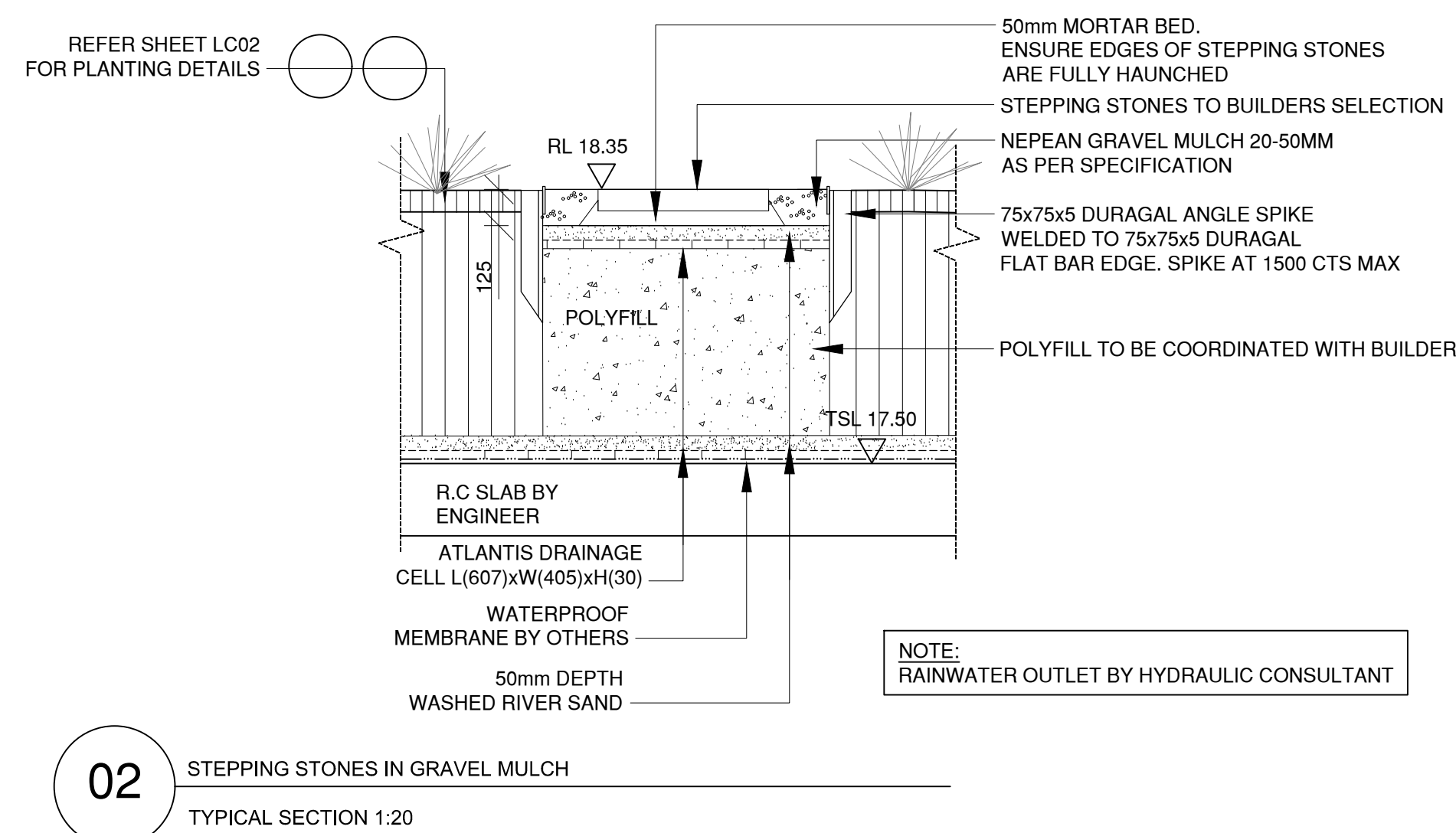
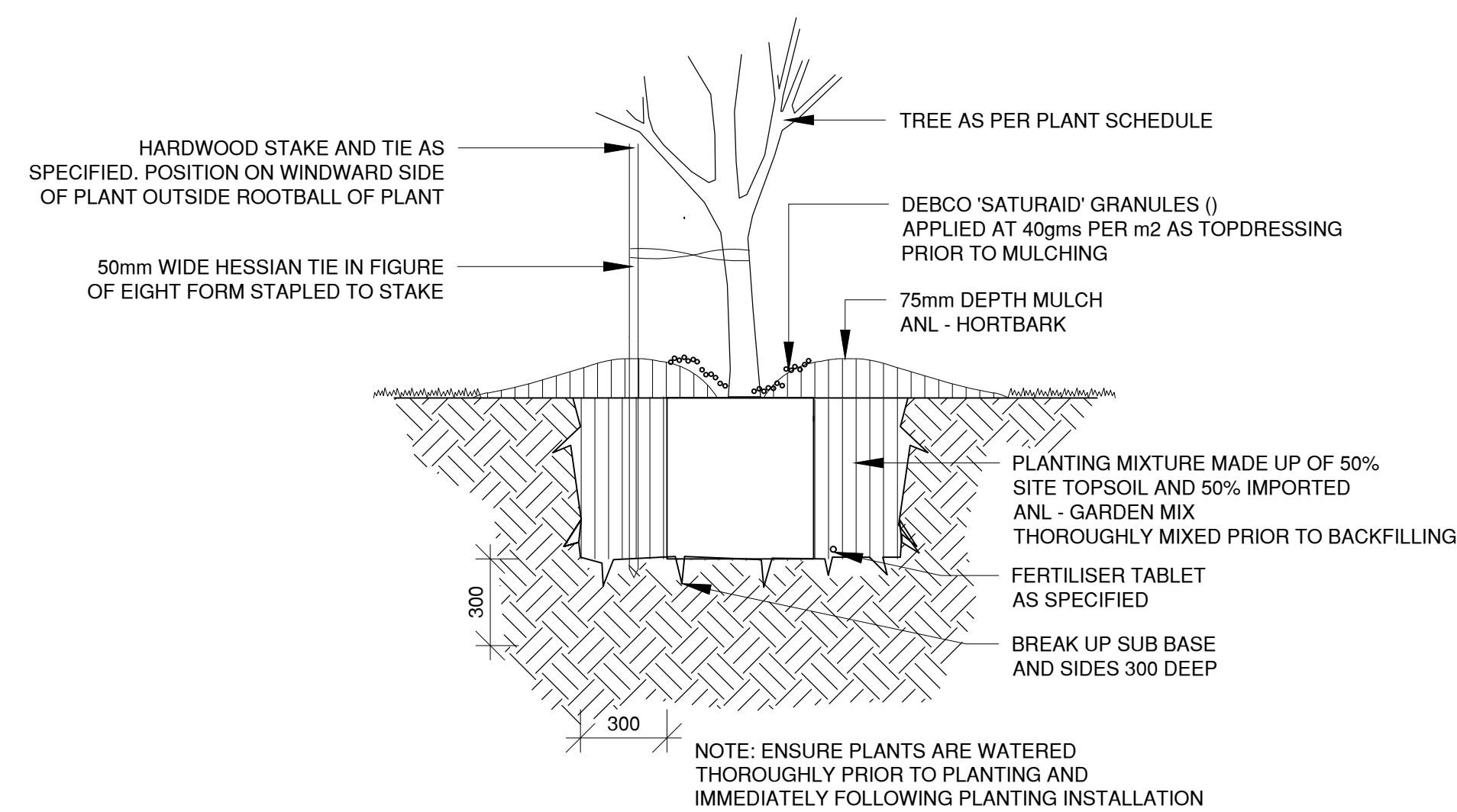
Trachelospermum jasminoides

PLANT SCHEDULE - LEVELS G.1.3					
CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	QTY
TREES					
Ce-ca	Cercis canadensis 'Forest Pansy'	Judas Tree	6m	100L	7
Cu-an	Cupaniopsis anacardioides	Tuckeroo	10m	100L	5
El-re	Elaeocarpus reticulatus	Blueberry Ash	10m	100L	12
SHRUBS					
Ag-at	Agave attenuata	Century Plant	1-1.5m	300mm	19
Al-ca	Alpinia caerulea 'Red Back'	Native Ginger	2m	25L	15
Al-va	Alpinia zerumbet 'Variegata nana'	Variegated Shell Ginger	0.5m	25L	45
Cy-re	Cycas revoluta	Sago Palm	1.5m	45L	3
Co-fr	Cordyline fruticosa 'Rubra'	Cordyline	2m	25L	10
Ph-xa	Philodendron xanadu	Xanadu	1.5m	5L	48
St-ju	Strelitzia juncea	Narrow Leaved Bird of Paradise	2m	45L	23
Sy-ca	Syzygium 'Cascade'	Pink Flowering Lilly Pilly	3m	25L	90
Za-fu	Zamia furfuracea	Cardboard Palm	1m	5L	25
GROUNDCOVERS					
Ca-gl	Carpobrotus glaucescens	Pig face	0.1m	300mm	66
Ca-ci	Casuarina glauca 'Cousin it'	Cousin it	0.3m	300mm	53
Di-li	Dianella 'Little Jess'	Flax lily	0.5m	300mm	24
He-pe	Helichrysum petiolare	Licorice plant	0.6m	300mm	22
Op-ja	Ophiopogon japonicus	Dwarf Mondo Grass	0.4m	300mm	46
Ph-su	Phormium 'Surfer Boy'	Surfer Flax	0.5m	300mm	63
CLIMBERS					
Hi-sc	Hibbertia scandens 'Straight up'	Snake Vine	8m (CLIMBING)	200mm	4
Pa-pa	Pandorea pandorana 'Wonga Gold'	Wonga Wonga Vine	8m (CLIMBING)	200mm	4
Tr-ja	Trachelospermum jasminoides	Star Jasmine	8m (CLIMBING)	200mm	4

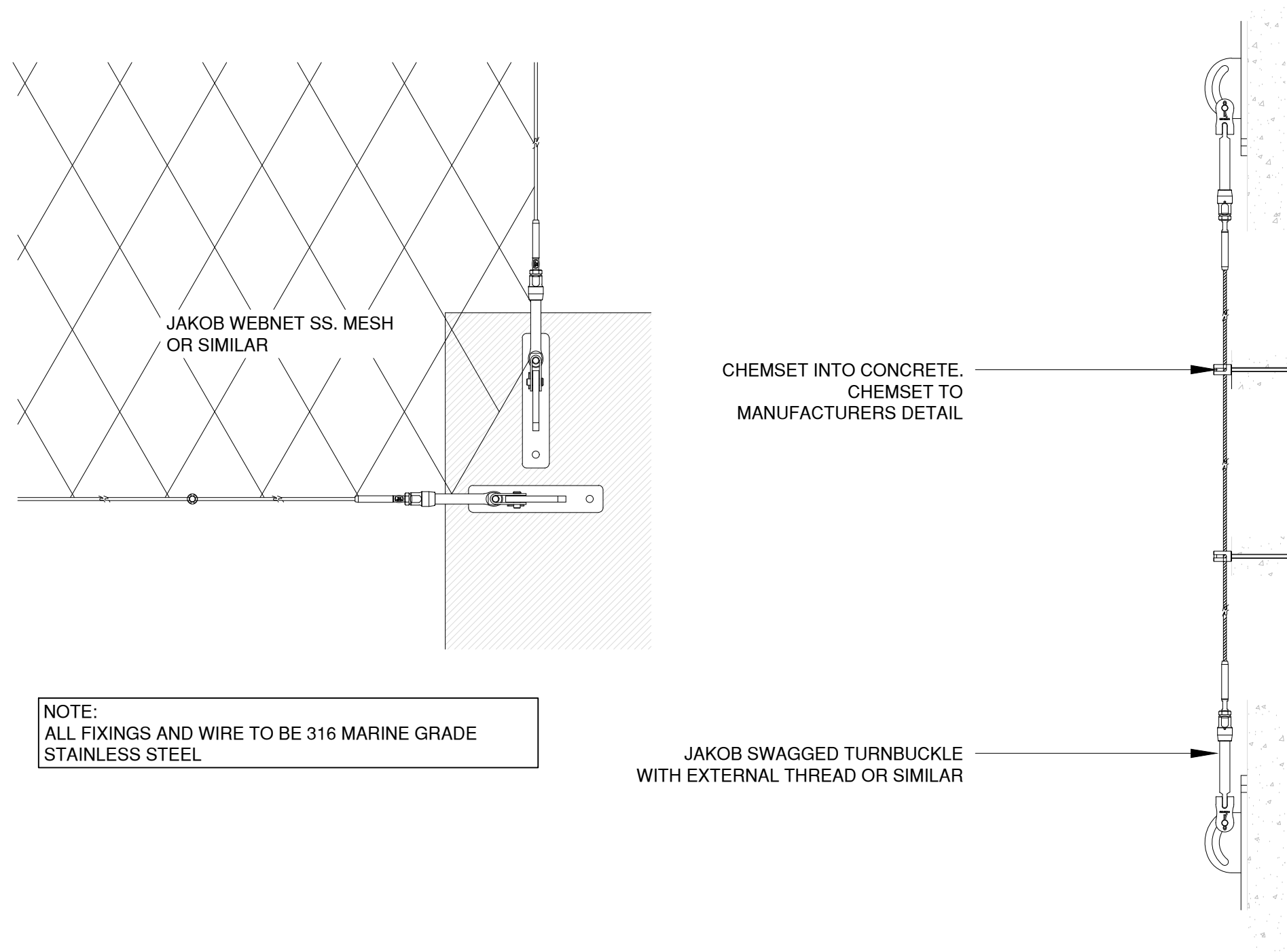
C AMENDED PLANT SPECIES AND QUANTITIES

C AMENDED PLANTING CHARACTER

Planting Character



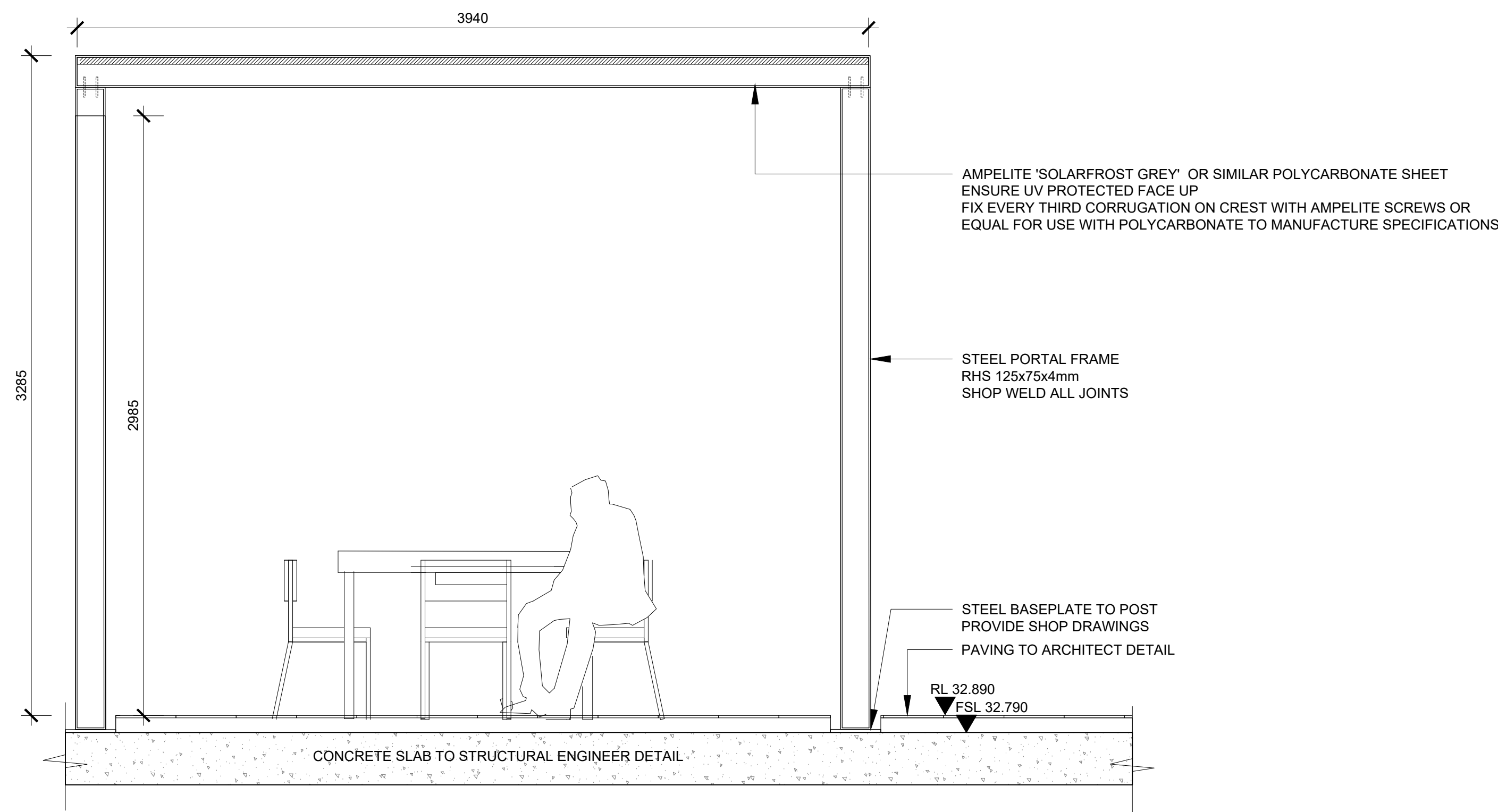
GENERAL TREE SUPPLY AND QUALITY:
FOLLOW THE GUIDANCE GIVEN IN NATSPEC GUIDE: SPECIFYING TREES –
A GUIDE TO ASSESSMENT OF TREE QUALITY (CLARK R. 2003).



CLIMBER ON STAINLESS STEEL WIRE MESH - MAINTENANCE CHECKLIST

- Monthly (first 12–18 months)
- Check plant ties and adjust.
 - Water as required for establishment.
 - Inspect for pests/disease.
 - Lightly train stems onto mesh.
 - Prevent girdling, ensure healthy establishment, encourage upward growth.
- Quarterly
- Inspect mesh, fixings, and anchor points.
 - Re-tension any loose wires.
 - Prune excess lateral growth.
 - Remove dead/diseased material. Maintain structural integrity and healthy, tidy growth.
- Annually
- Full structural check of mesh, brackets, and fixings.
 - Seasonal pruning to control size and airflow.
 - Apply slow-release fertiliser.
 - Mulch base to conserve moisture. Schedule at start of growing season for best results.

01 CREEPER MESH FOR GREEN WALL
TYPICAL DETAIL 1:10



02 LEVEL 3 PERGOLA - SECTION
SCALE 1:20