

**6 STOREY DEVELOPMENT
5 Macrae Road Applecross.**

PLANNING APPLICATION



Content

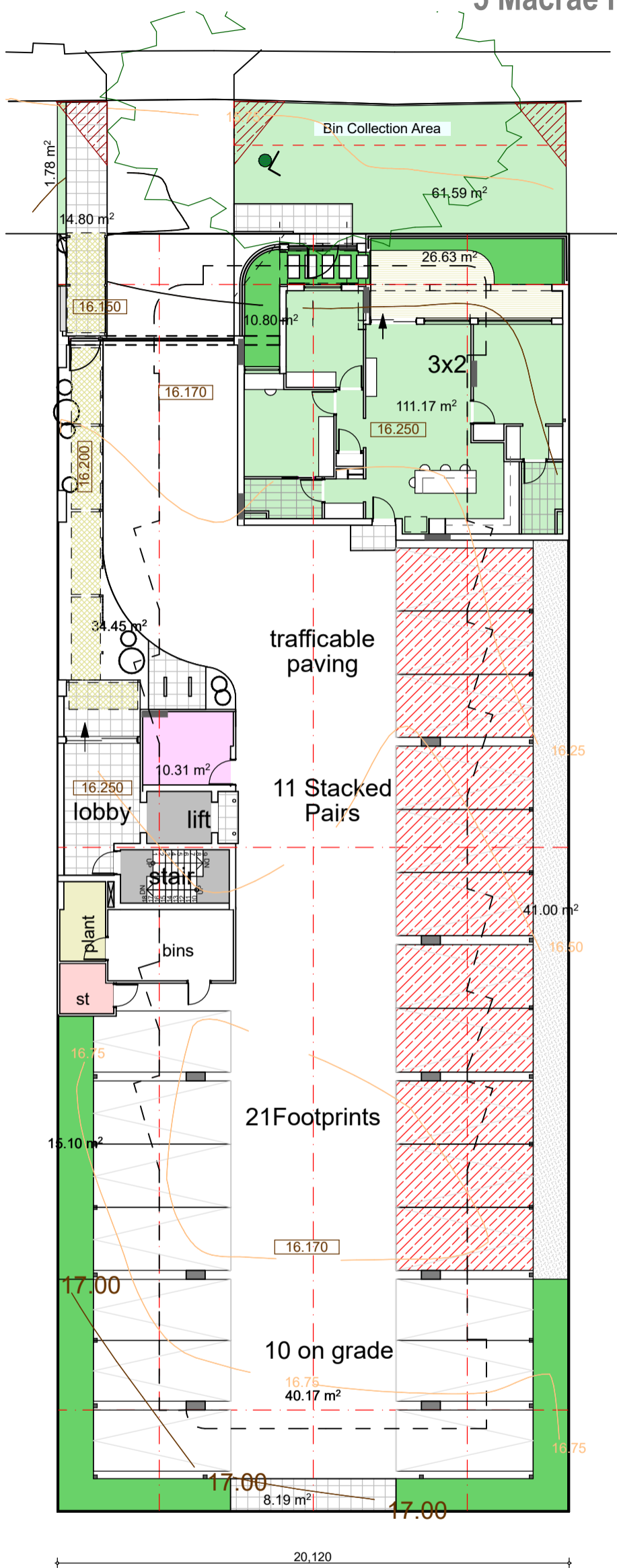
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- PL-05 Level 1 Floor Plans - South
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Rev 3	Client Changes	21-04-2026
Rev 2	Post DRP2	20-02-2026
Rev 1	Issued for Planning	01-02-2026

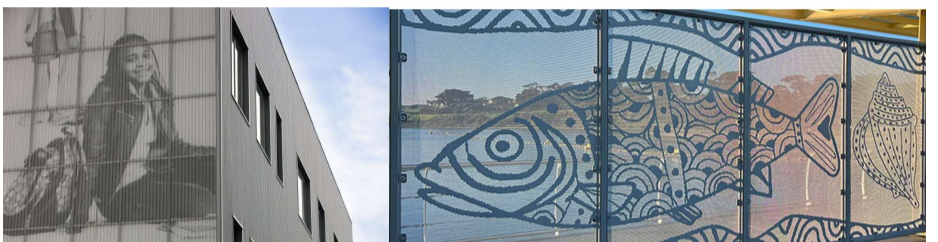
PL-00 COVER

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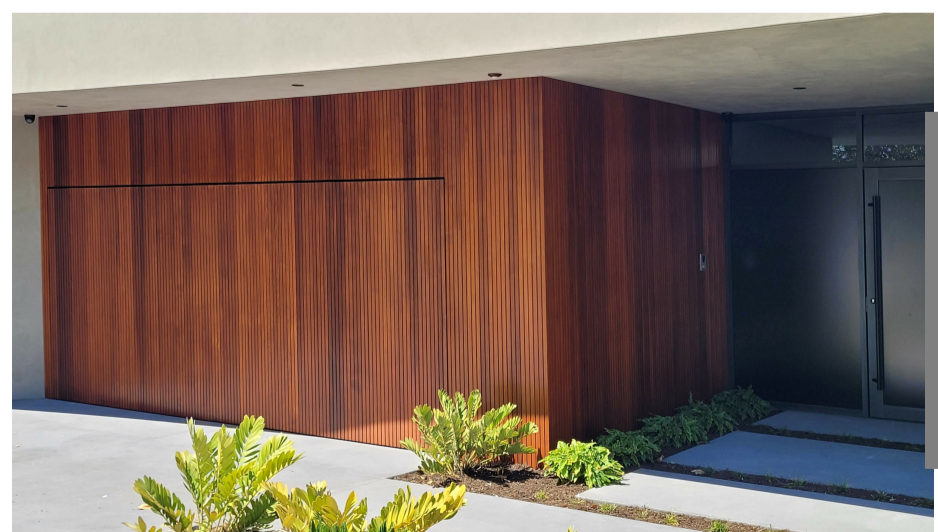
6 STOREY DEVELOPMENT 5 Macrae Road Applecross.



Artwork
Picture Perforated Metal Panels to Fencing and Balustrades.
Locally referenced? - Historical, Botanical, Traditional owners.



Arrival
Limestone and Paneling Entry Statements.
Protected Pedestrian door and Vehicle Gates.
Separate entries to the ground floor and the remaining apartments.
Framed walkway to the Lobby, lift and stairs.



Ground
1 x 3x2 Bed Apartments 114sqm + Store + Court,

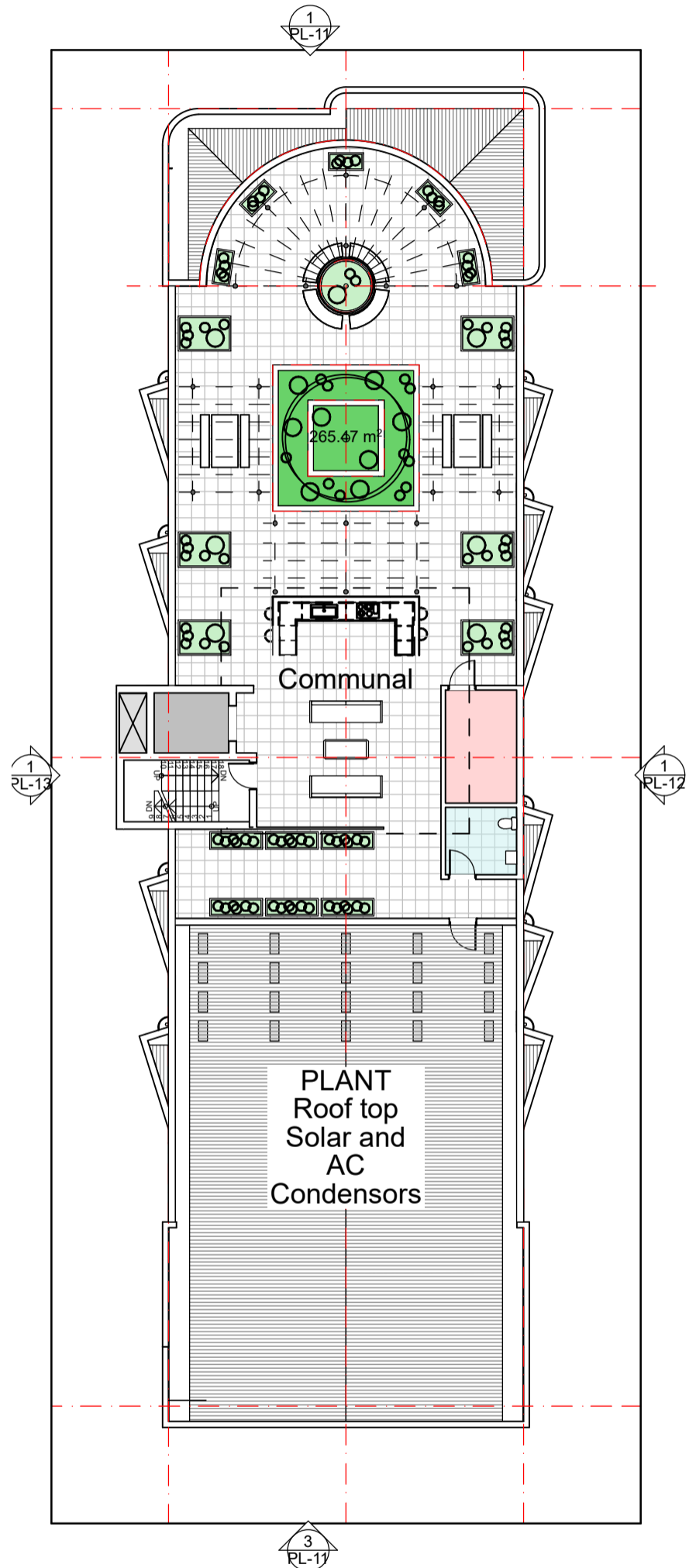
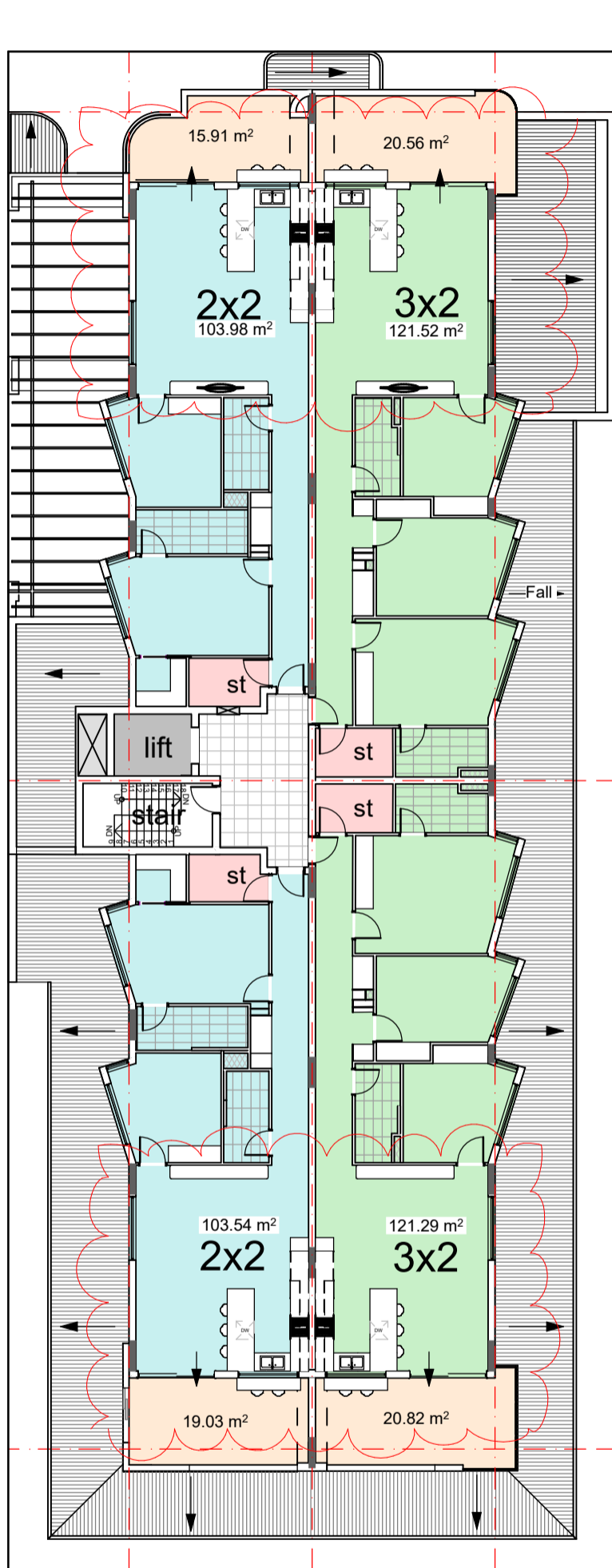
Note: Room sizes show are minimum square'
Room areas clear floor space only.

22 Car bays in Dependant double stackers (2.3 - 2.4 wide trays)
10 Car bays on Grade

PL-01 Ground Floor / Proposed Site 1:200

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Rooftop
Scale 1:200

Levels 1 - 5

2 x 3x2 Bed Apartments 120sqm + Store + Balc, (10 in total)
2 x 2x2 Bed Apartments, 103sqm + Store + Balc,(10 in total)

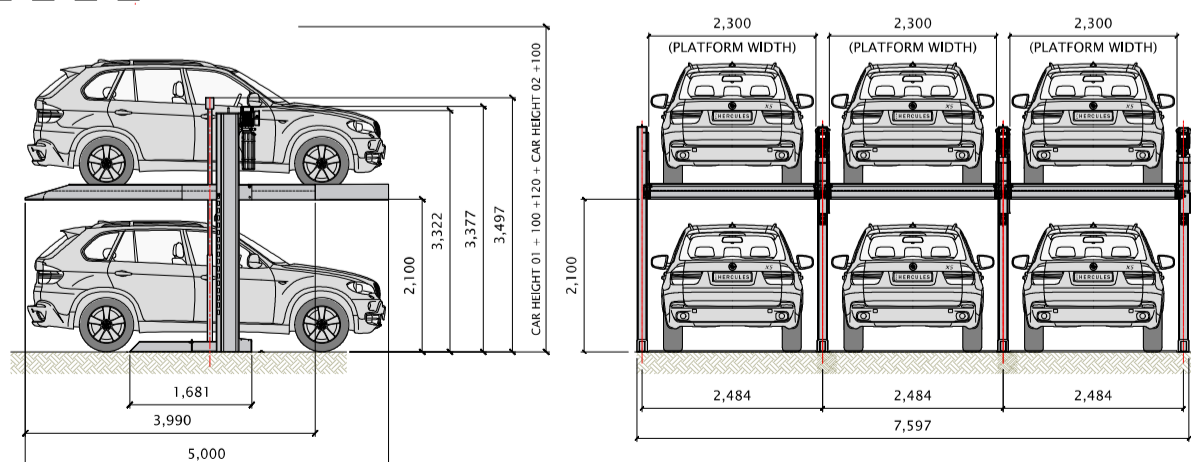
PL-02 Upper Floors and Roof Top 1:200

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Internal Walkway
Clearly defined, differential materials and texture.
Possible framing / suspended soffit.



Ground Floor
Scale 1:100

Ground
1 x 3x2 Bed Apartments 114sqm + Store + Court,

Note: Room sizes shown are minimum square'
Room areas clear floor space only.

22 Car bays in Dependant double stackers (2.3 - 2.4 wide trays)
10 Car bays on Grade

PL-03 Ground Floor Plans

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Level 1 Scale 1:100

Level 1
2 x 3x2 Bed Apartments 120sqm + Store + Balc
2 x 2x2 Bed Apartments, 103sqm + Store + Balc

Note: Room sizes shown are minimum square.
Room areas clear floor space only.
Livable homes circulation spaces inc 870 doors.
Reinforce wet area walls for future handrails.
Min Laundry depth 700mm



PL-04 Level 1 Floor Plans - North

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Level 1 Scale 1:100

Level 1
2 x 3x2 Bed Apartments 120sqm + Store + Balc
2 x 2x2 Bed Apartments, 103sqm + Store + Balc

Note: Room sizes shown are minimum square.
Room areas clear floor space only.
Livable homes circulation spaces inc 870 doors.
Reinforce wet area walls for future handrails.
Min Laundry depth 700mm

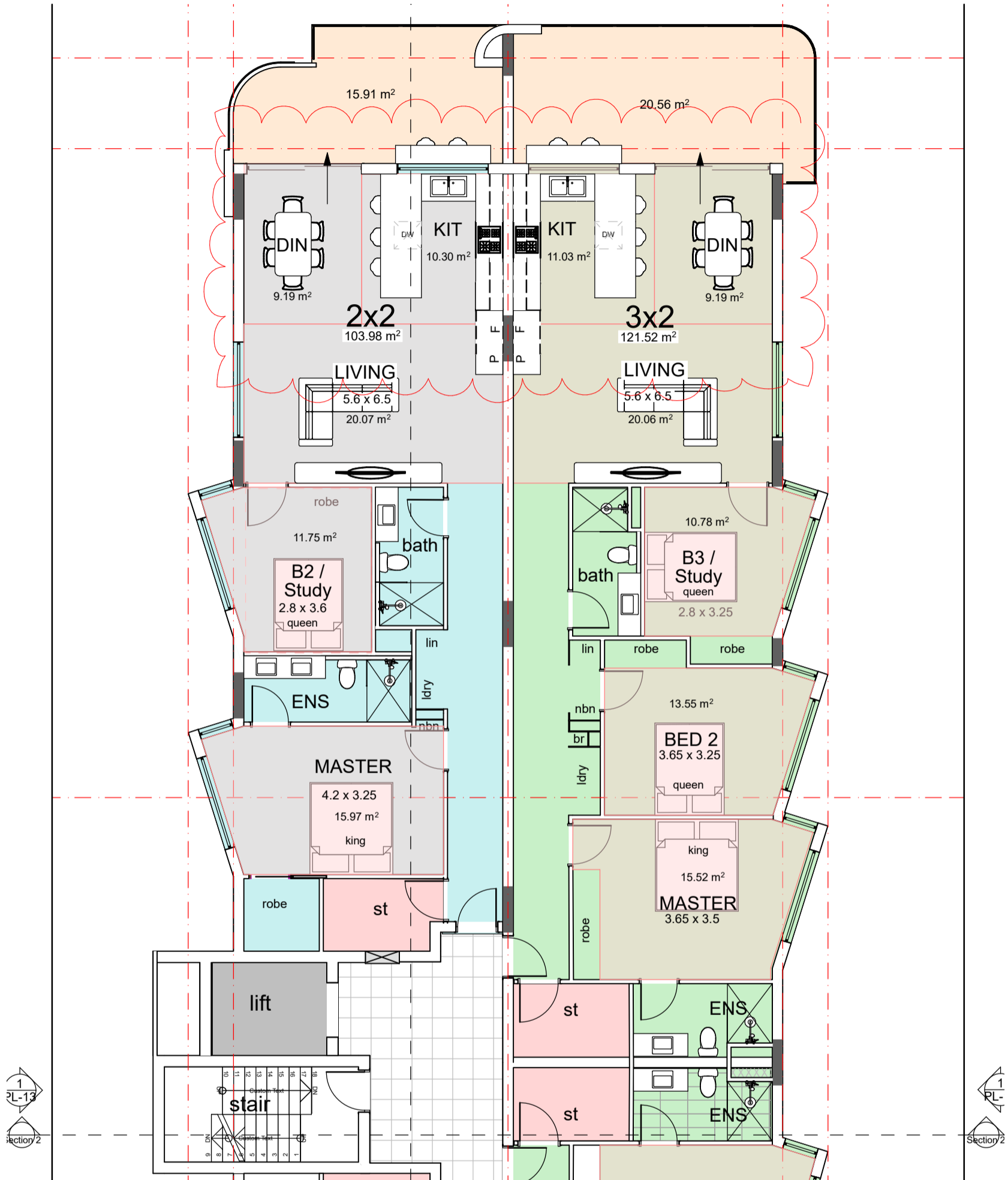


PL-05 Level 1 Floor Plans - South

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Levels 2-5

Scale 1:100

Levels 2 - 5

2 x 3x2 Bed Apartments 120sqm + Store + Balc, (10 in total)
2 x 2x2 Bed Apartments, 103sqm + Store + Balc, (10 in total)

Note: Room sizes shown are minimum square.
Room areas clear floor space only.
Livable homes circulation spaces inc 870 doors.
Reinforce wet area walls for future handrails.
Min Laundry depth 700mm



PL-06 Level 2-5 Floor Plans - North

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Levels 2-5 Scale 1:100

Levels 2 - 5

2 x 3x2 Bed Apartments 120sqm + Store + Balc, (10 in total)
2 x 2x2 Bed Apartments, 103sqm + Store + Balc, (10 in total)

Note: Room sizes shown are minimum square.
Room areas clear floor space only.
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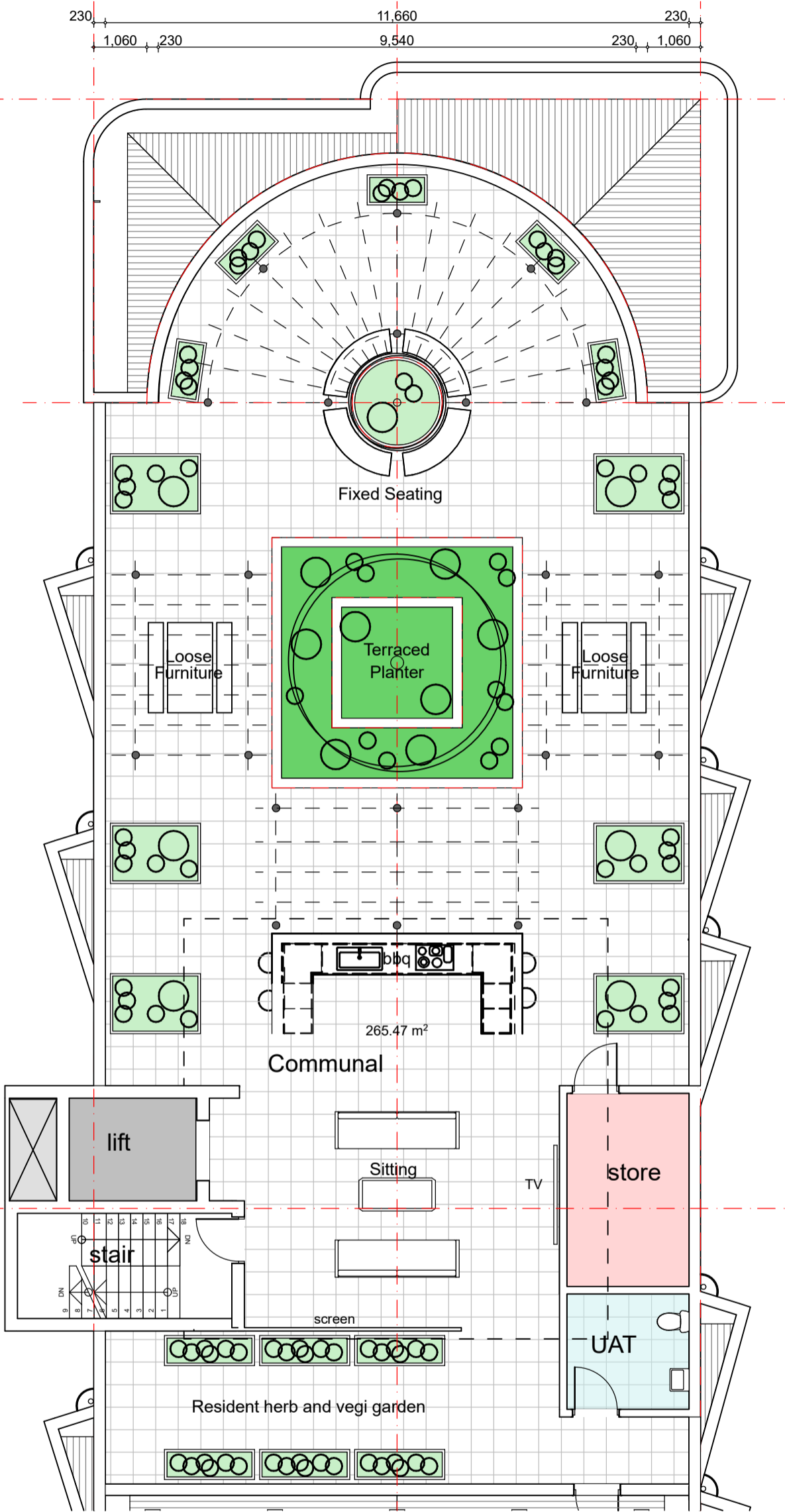


PL-07 Levels 2-5 Floor Plans - South

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Roof Top
Scale 1:100

Communal Roof Top

- Soft outdoor Furniture and IP rated TV under 'Vergola' operable roof.
- BBQ area with Sink, Underbench Fridge.
- Outdoor furniture, Tables and seating.
- Timber / Steel Pergolas
- 5.0 x 5.0m Central Planter - Terraced Heights 550-1100
- Large and medium free standing planters Minimum 1100 high.
- Herb and Vegi planters 600high

PL-08 Roof Top Amenity

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Timber look Composite



Face Brick



Venetian Plaster



Timber look Composite



Venetian Plaster



Texture Coat



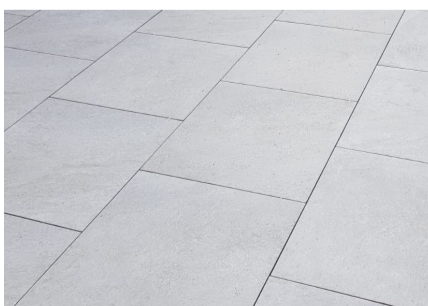
Perforated Sheeting



Texture Coat

Tied Finish To Balconies

Colourbond Fencing



Powdercoated Arbour

PL-09 Material Study

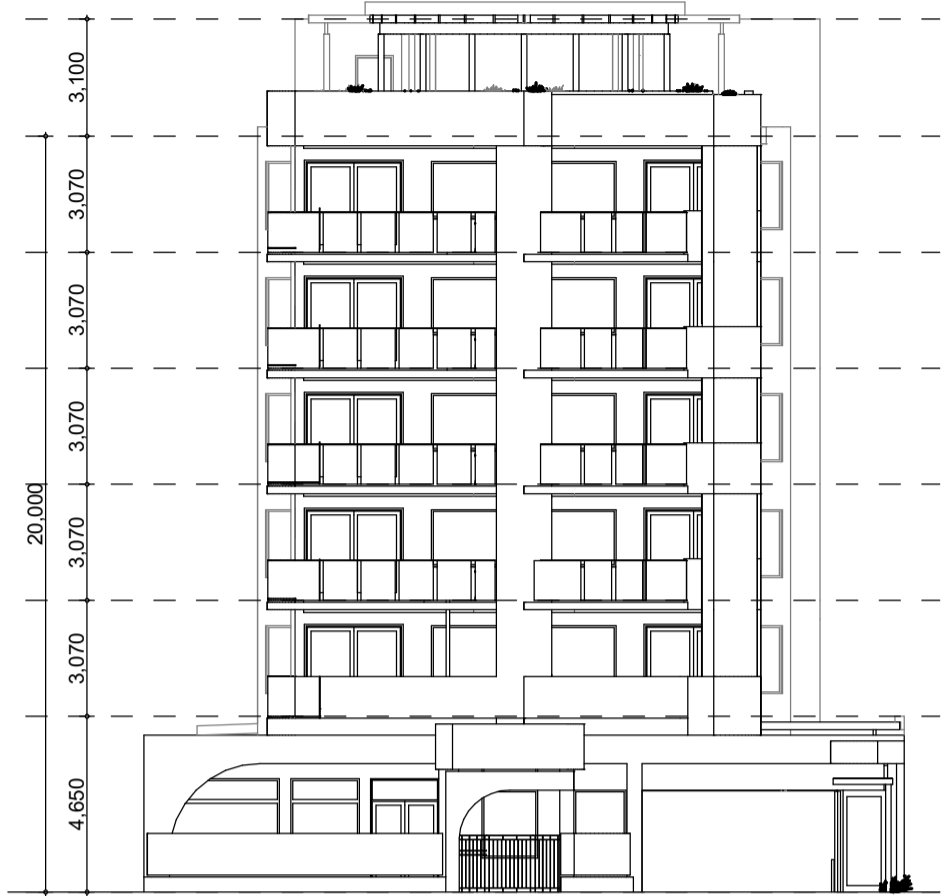
6 STOREY DEVELOPMENT 5 Macrae Road Applecross.



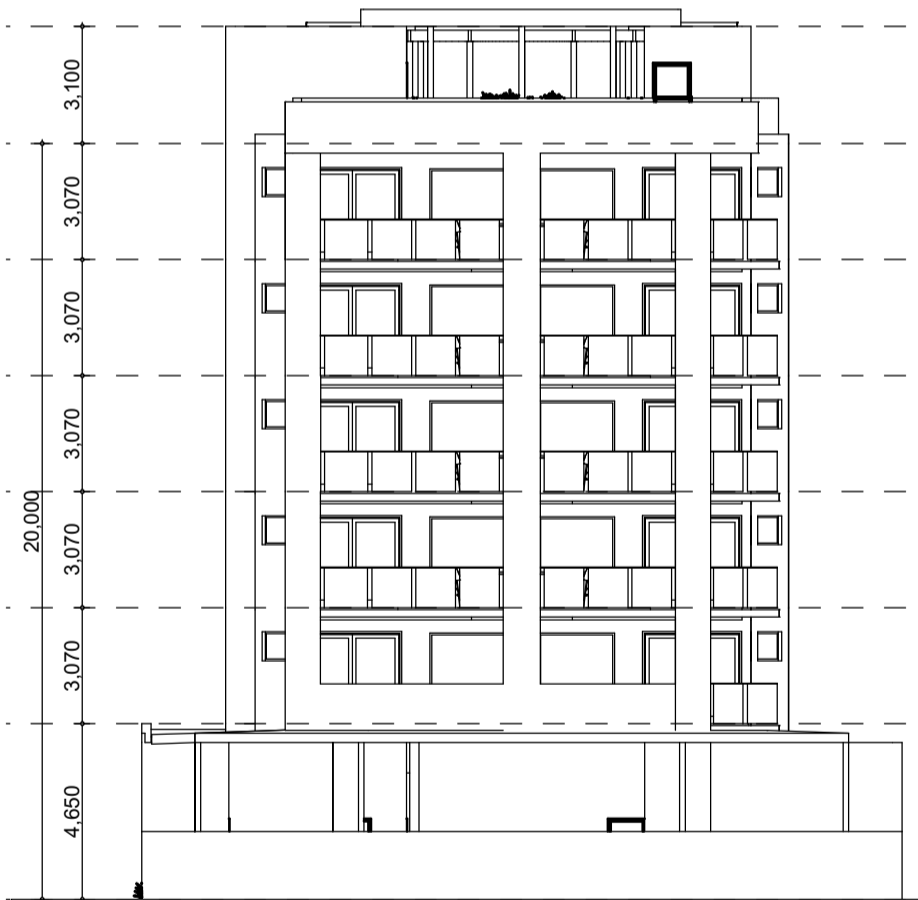
- Masonary Plynth.
- Floating Extended Balconies.
- Asymetric Feature Panels.
- Vertical Shading Elements to curved Western Balconies.
- Splayed Viewing Niches.
- Alternate textures and colour.

PL-10 Additional Views

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Front Elevation
Scale 1:200



Rear Elevation
Scale 1:200



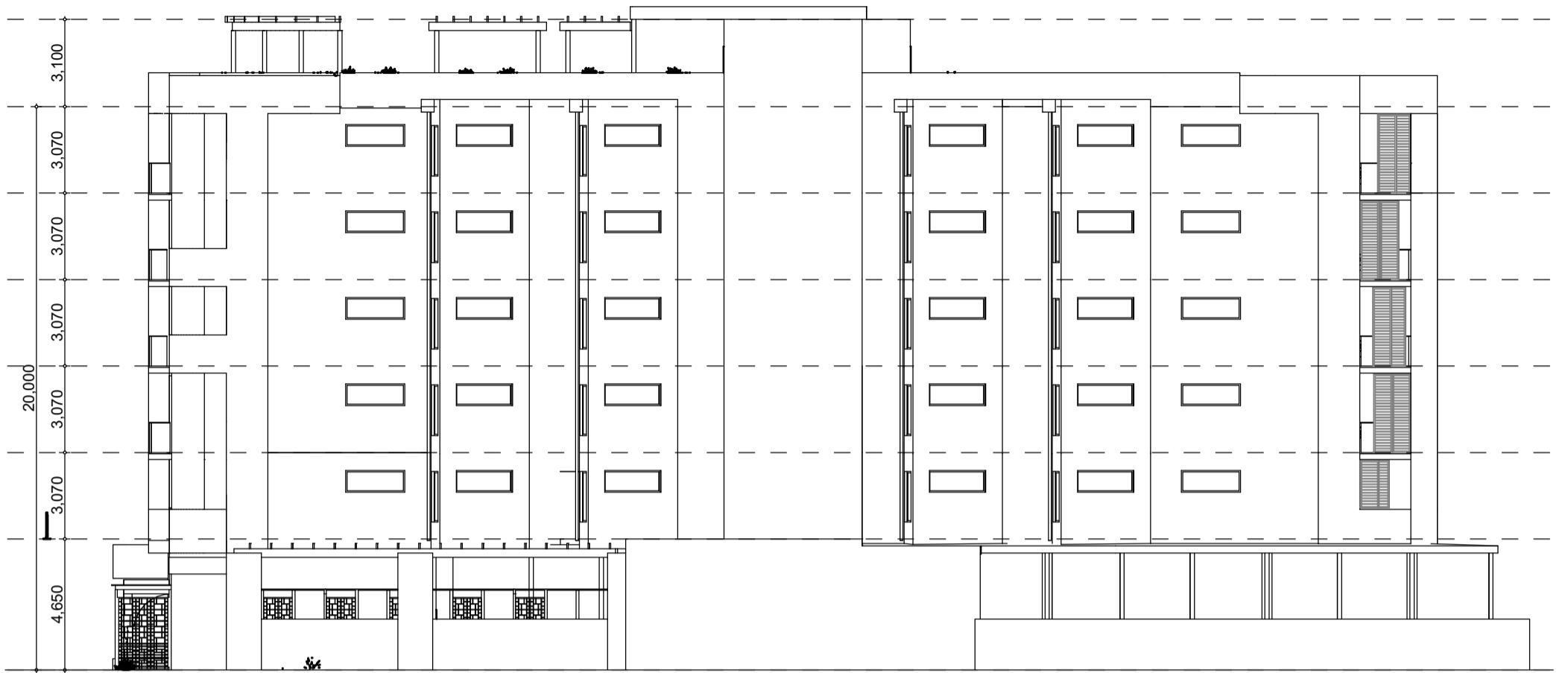
PL-11 Front and Rear Elevation



East Elevation
Scale 1:200

PL-12 East Elevation

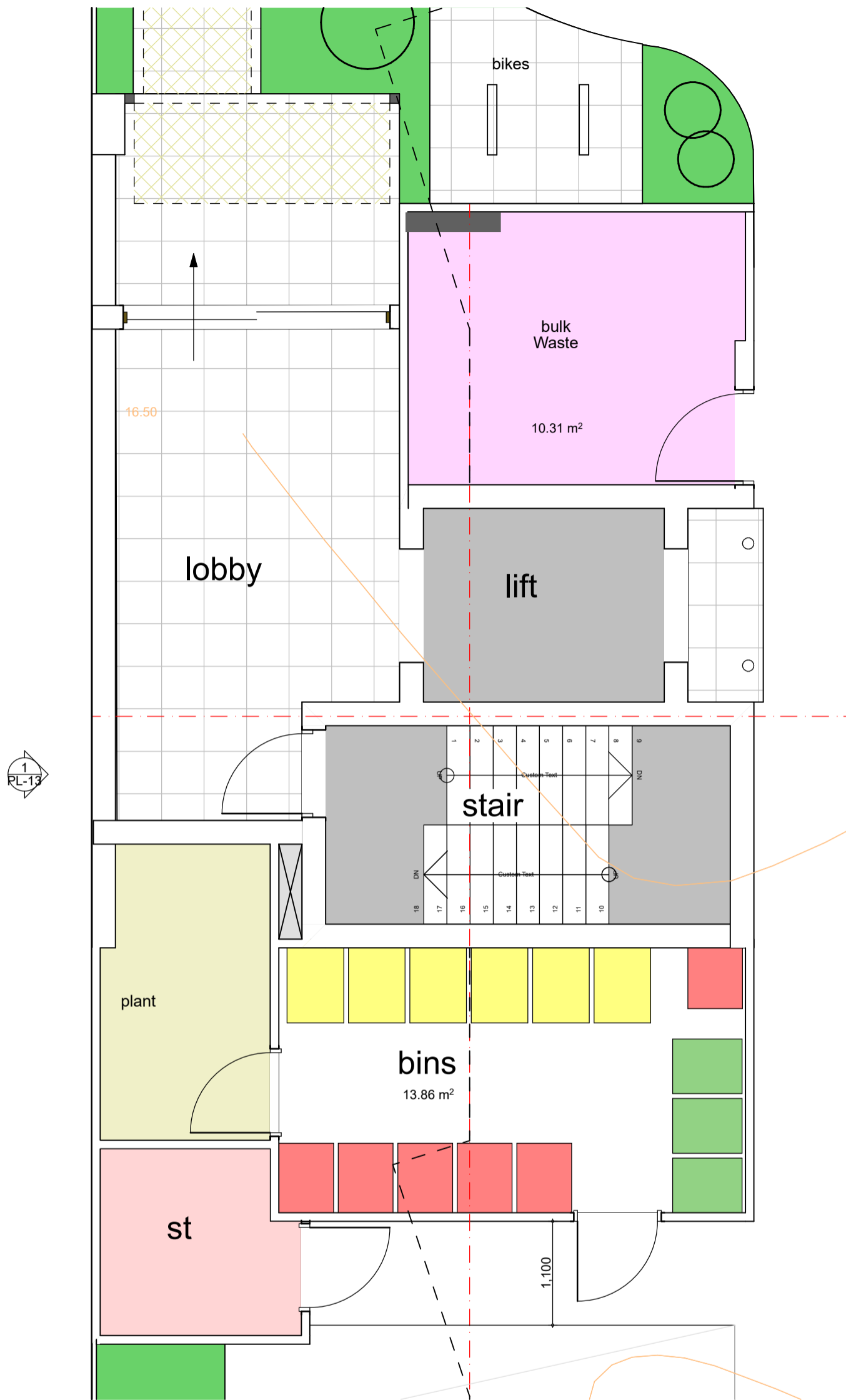
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West Elevation
Scale 1:200

PL-13 West Elevation

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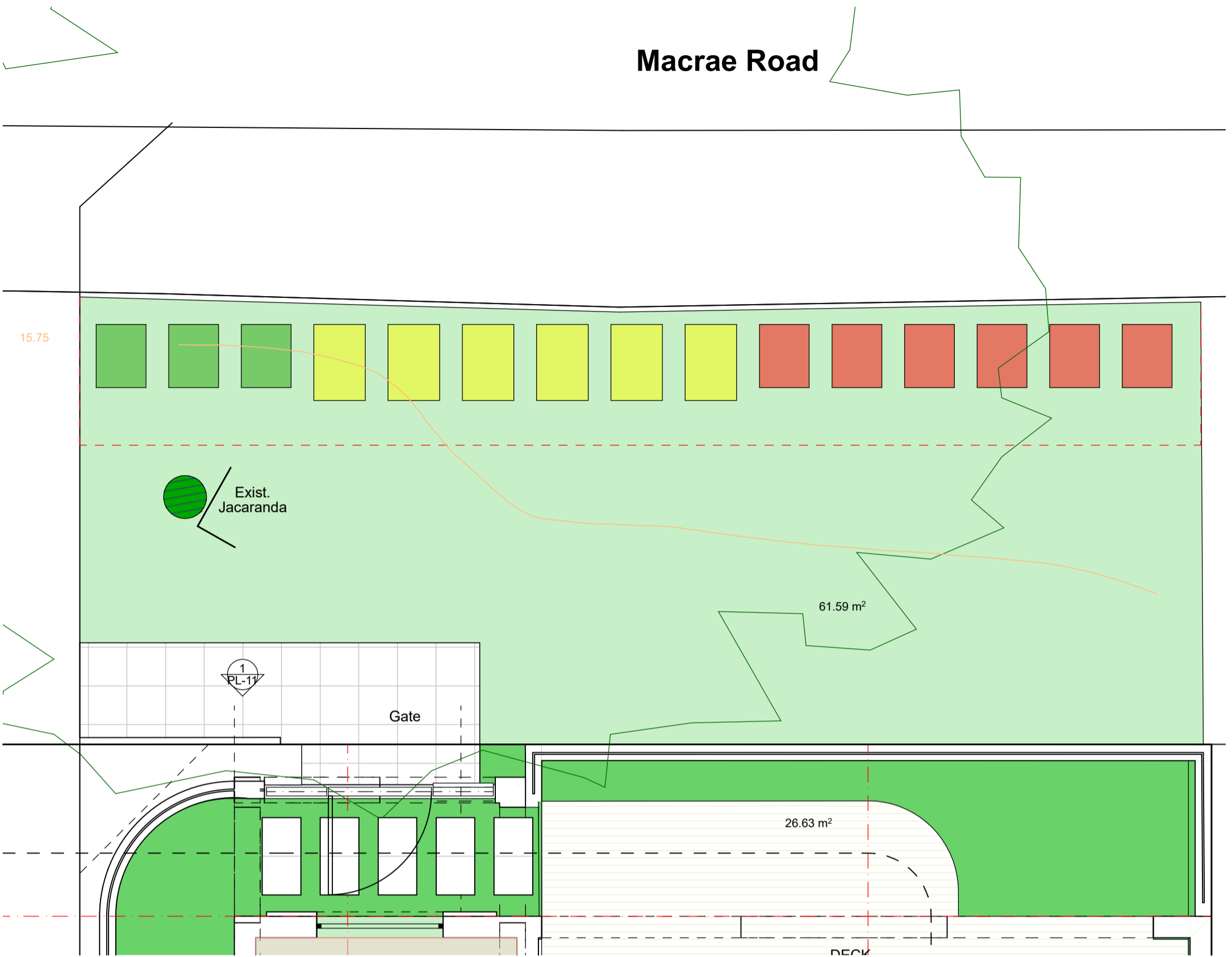
Waste Management Plan
Scale 1:50

Calculations based weekly collection of general waste, recycling and FOGO:

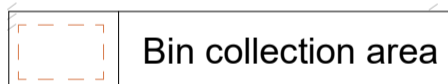
Dwelling Size	No. Unit	Refuse (L/week)	Recycling (L/week)	FOGO (L/week)	Total Refuse (L/week)	Total Recycling (L/week)	Total FOGO (L/week)
2 Bedroom Dwelling	11	60	80	20	660	880	220
3+ Bedroom Dwelling	10	70	120	30	700	1200	300
Totals					1360	2080	520
Bin Size (L)					240	360	240
Bins Required					6 ■	6 ■	3 ■
Collection Frequency					Weekly	Weekly	Weekly

We will therefore require a total of 15 bins, comprising 9 x 240L bins and 6 x 360L bins.

Macrae Road



Waste Management Plan Scale 1:50



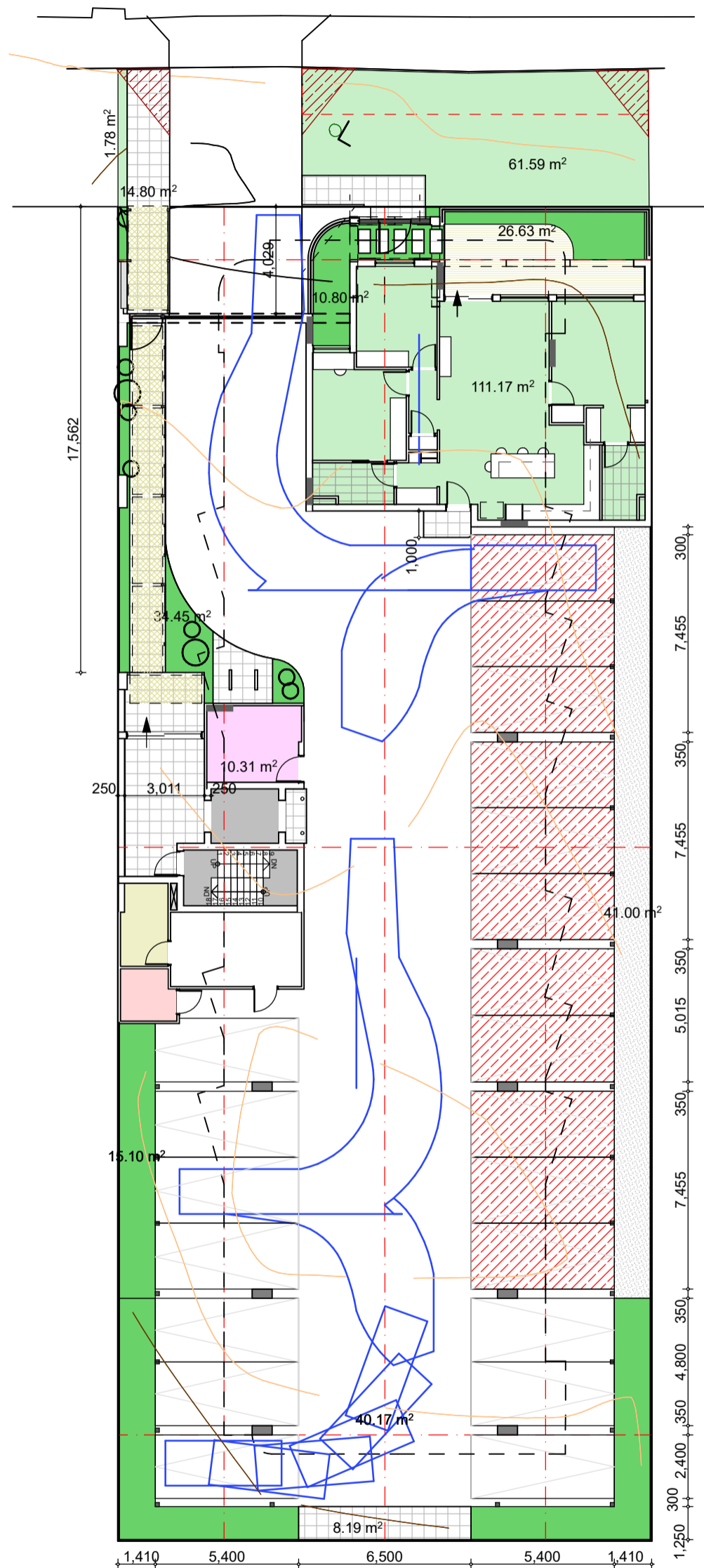
Calculations based weekly collection of general waste, recycling and FOGO:

Dwelling Size	No. Unit	Refuse (L/week)	Recycling (L/week)	FOGO (L/week)	Total Refuse (L/week)	Total Recycling (L/week)	Total FOGO (L/week)
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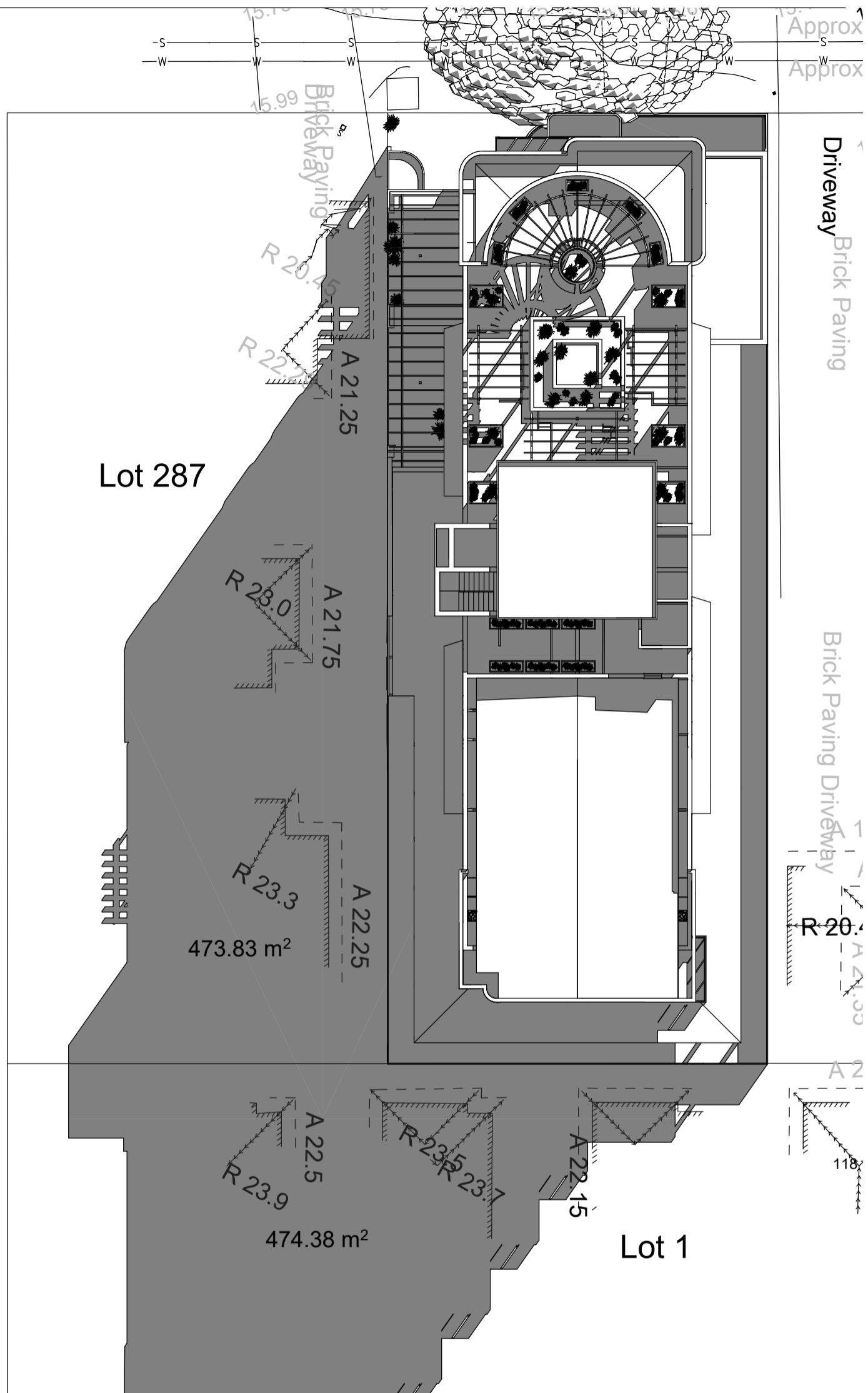
PL-15 Waste management plan

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Swept Path Diagram
Scale 1:200

PL-16 Swept path diagram

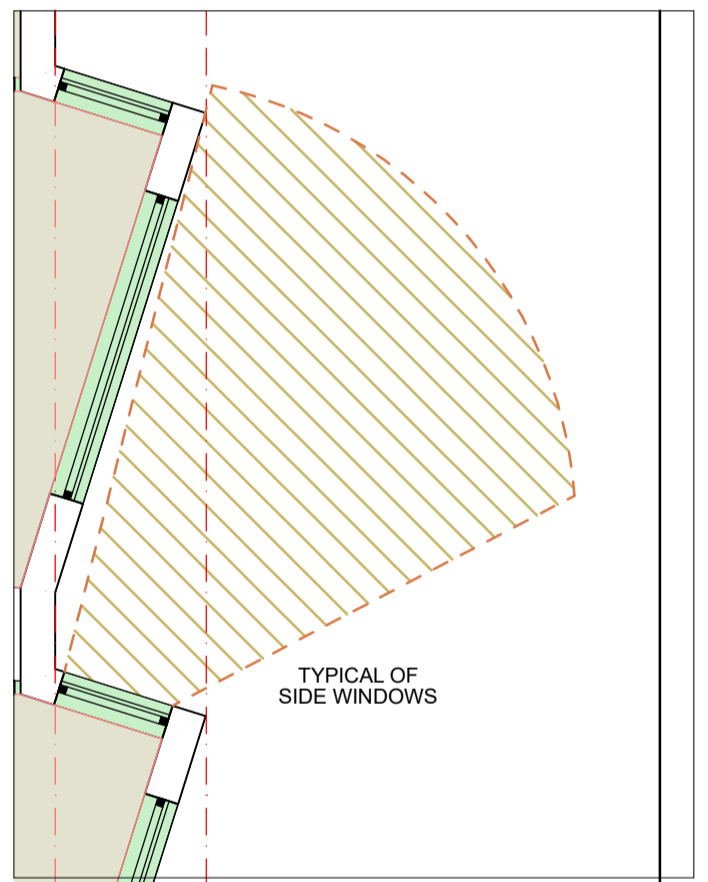
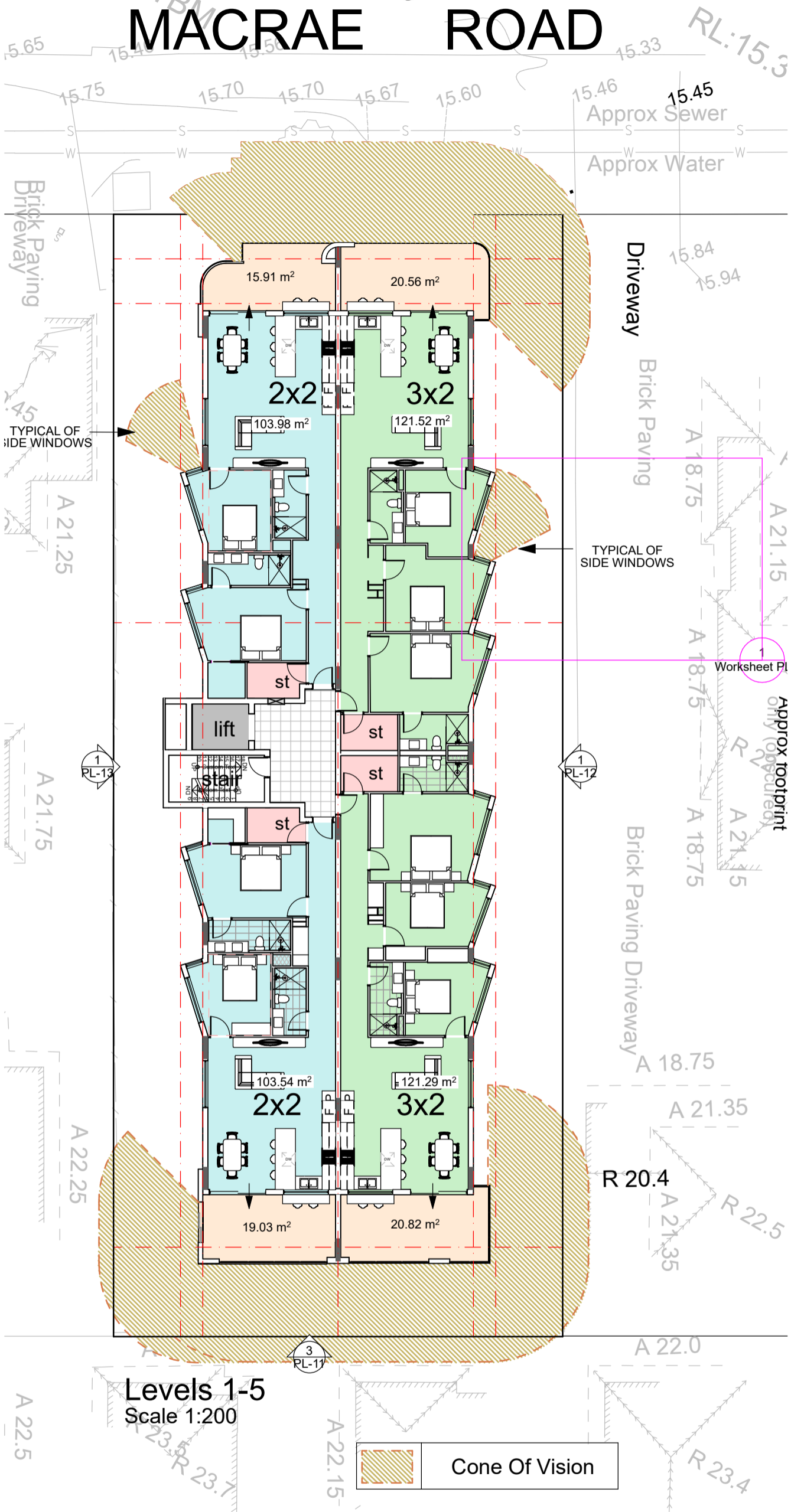


Overshadowing Diagram
Scale 1:250


The Canning Bridge Activity Centre Plan (CBACP) Clause 5.8
Provisions of privacy and solar access and overshadowing do not apply within Q1 and Q2.

PL-17 Overshadowing diagram

MACRAE ROAD



Levels 1-5
Scale 1:200

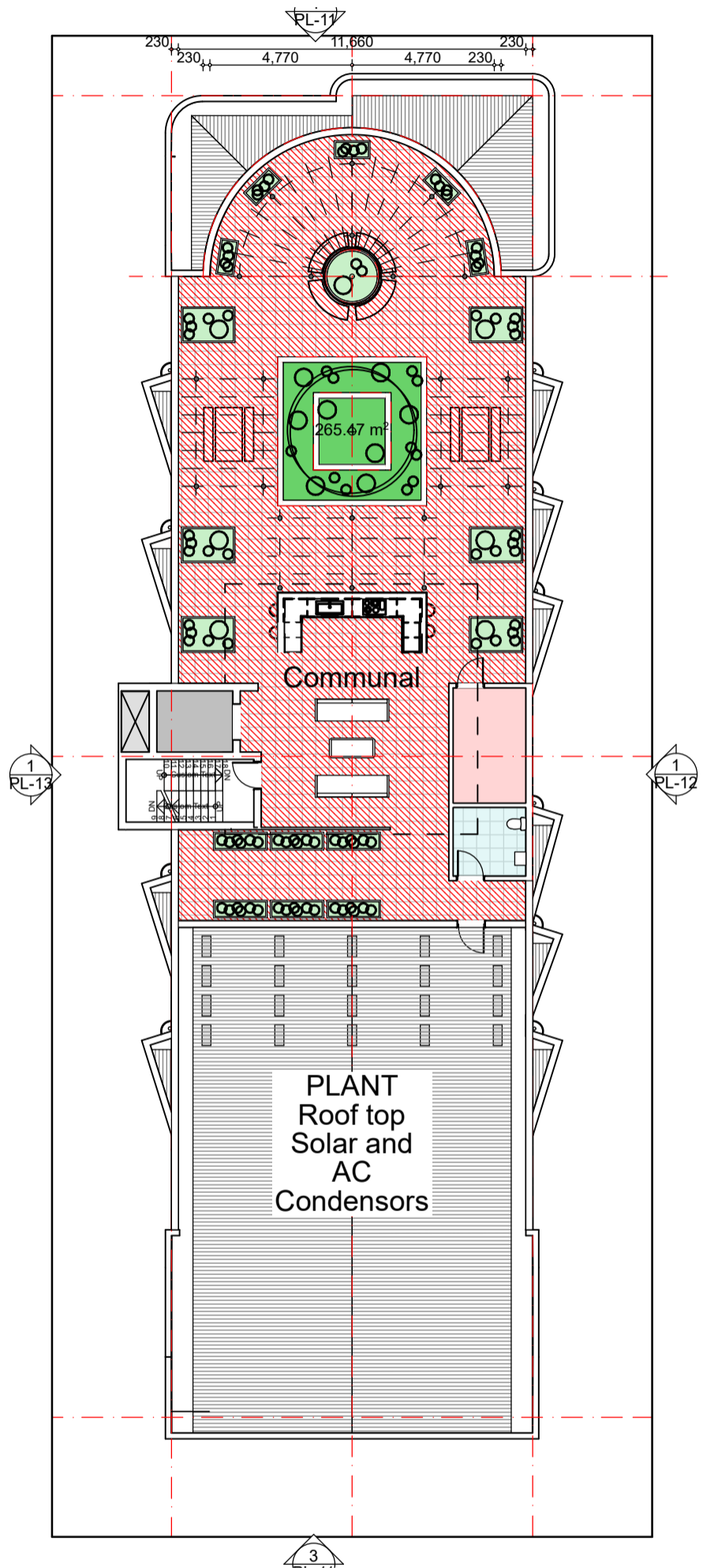
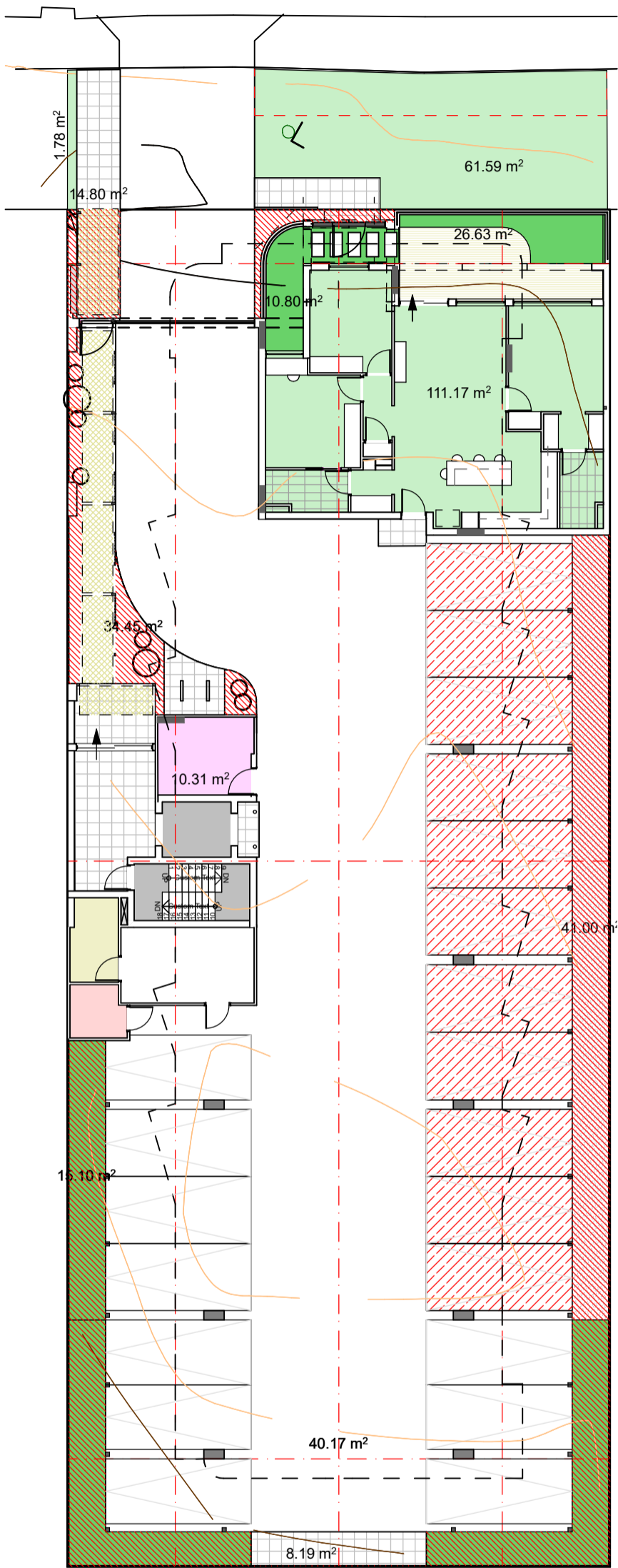
 Cone Of Vision

Cone Of Vision Diagram
Scale 1:200

The Canning Bridge Activity Centre Plan (CBACP) Clause 5.8
Provisions of privacy and solar access and overshadowing do not apply within Q1 and Q2.

PL-18 Cone of vision diagrams

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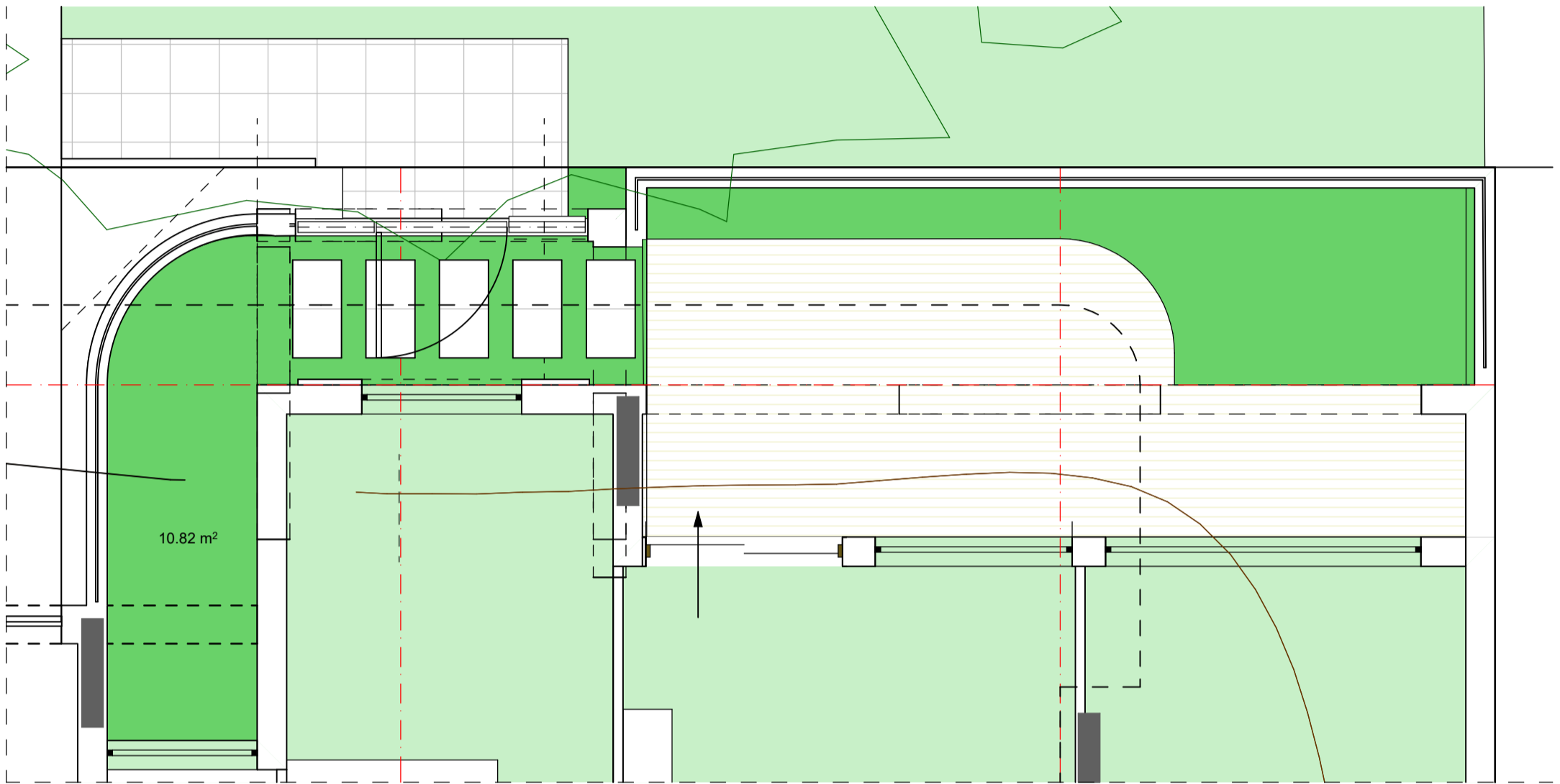


OPEN SPACE

COMMUAL OPEN SPACE	
REQUIRED OPEN SPACE	304m ²
PROPOSED OPEN SPACE	392m ²
SITE COVERAGE IS 62%	

NOTE: REFER TO L01 FOR LANDSCAPING AREA

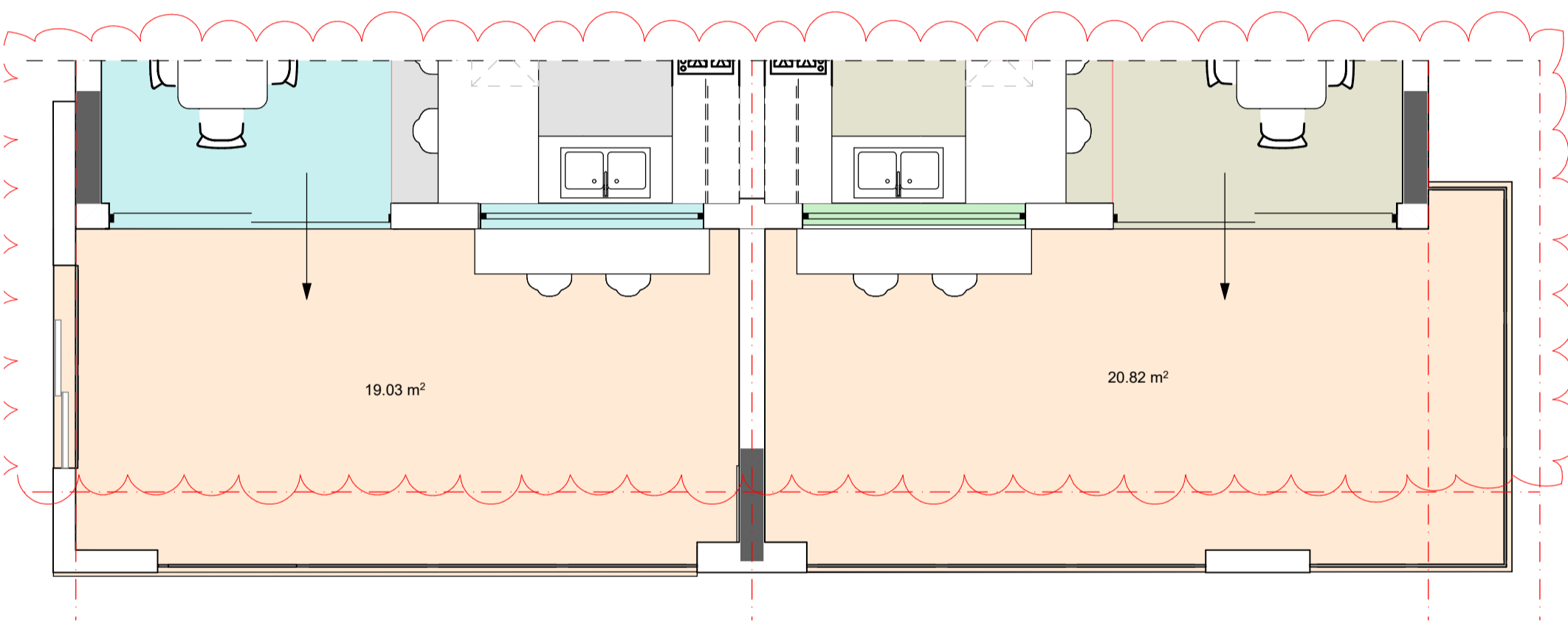
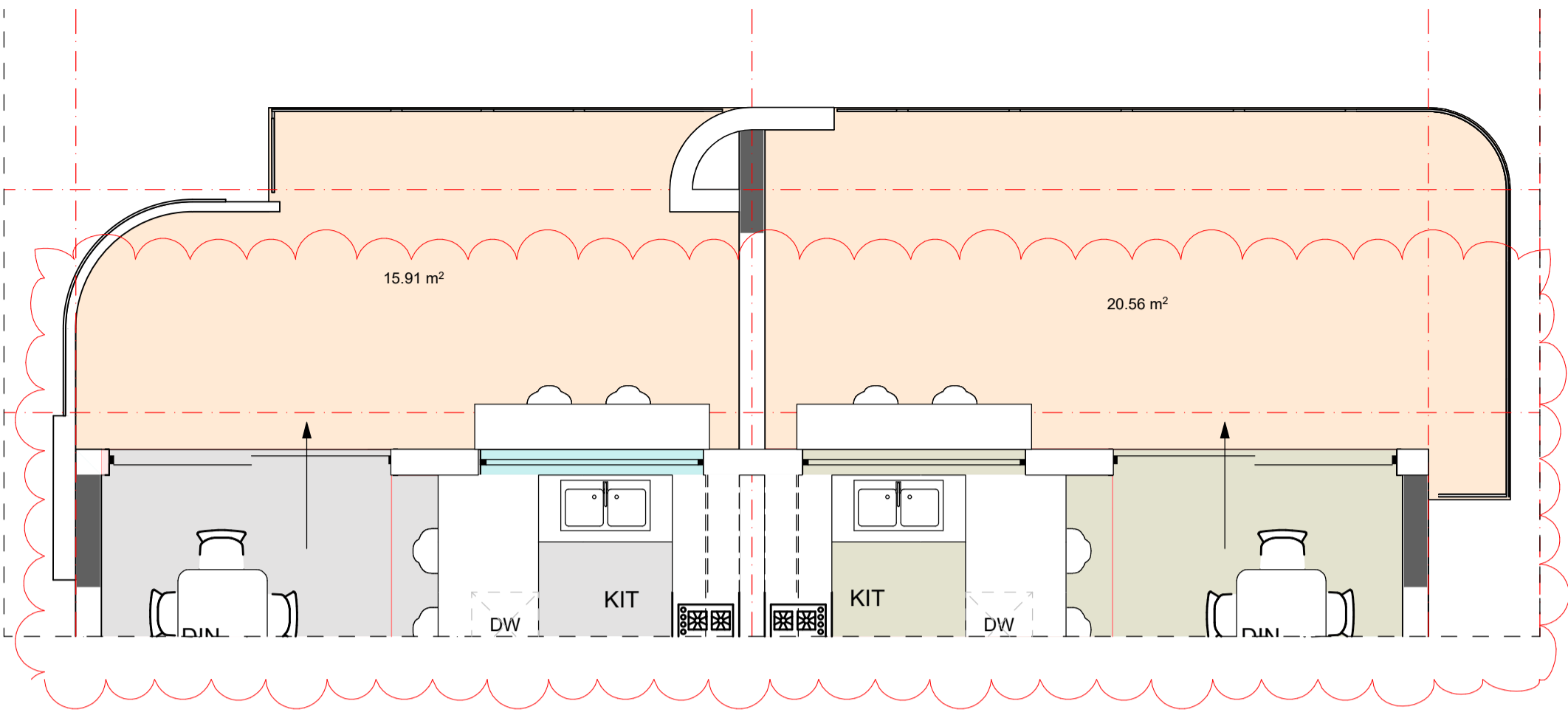
PL-19 Open Space



PRIVATE OPEN SPACE	
MINIMUM REQUIRED SPACE	10m ² 2.4m long
PROPOSED SPACE GROUND	37.5m ² 3.2m long
PROPOSED SPACE LEVELS 1-5 2 BED	min 15.9m ² 3.05m long
PROPOSED SPACE LEVELS 1-5 3 BED	min 20m ² 3.05m long

NOTE: REFER TO L01 FOR LANDSCAPING AREA

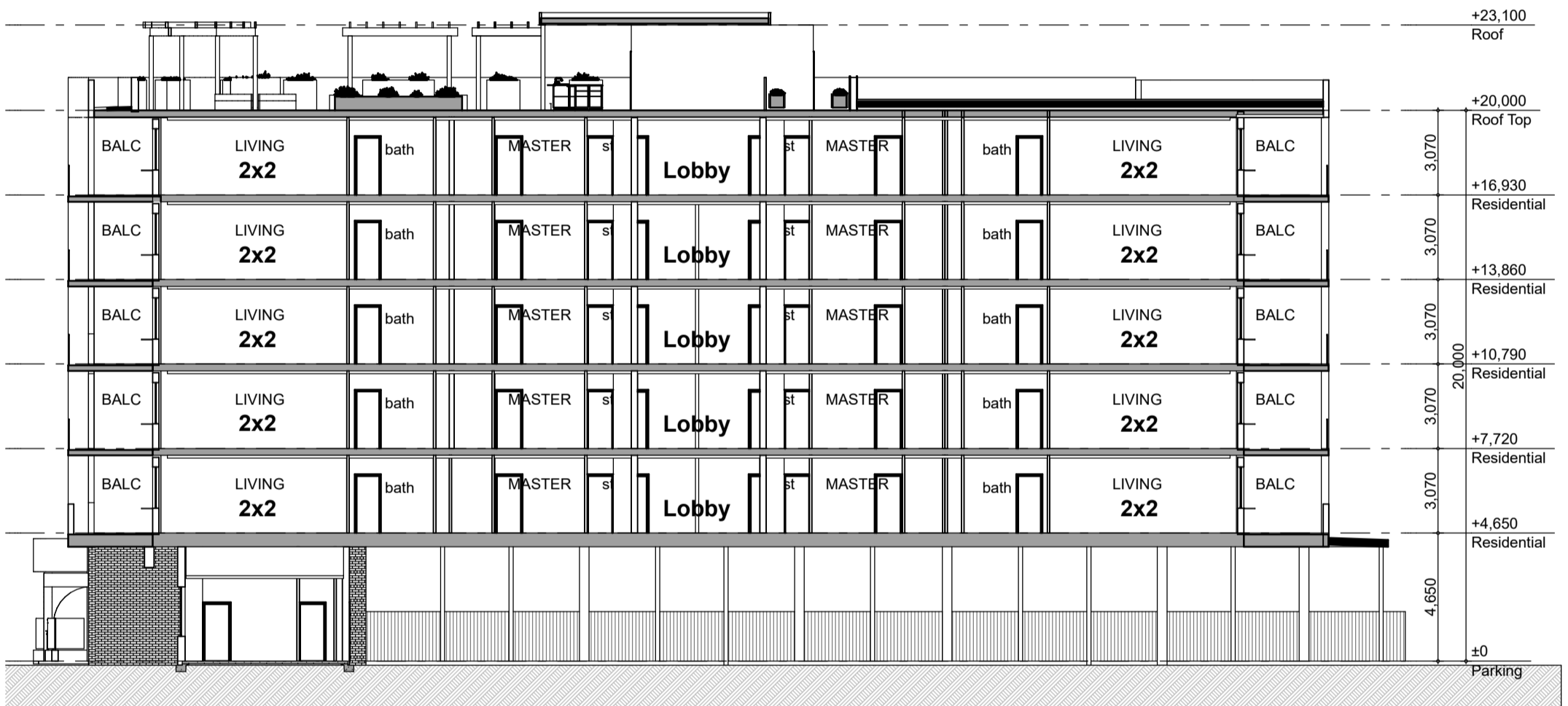
PL-20 Private Open Space ground floor



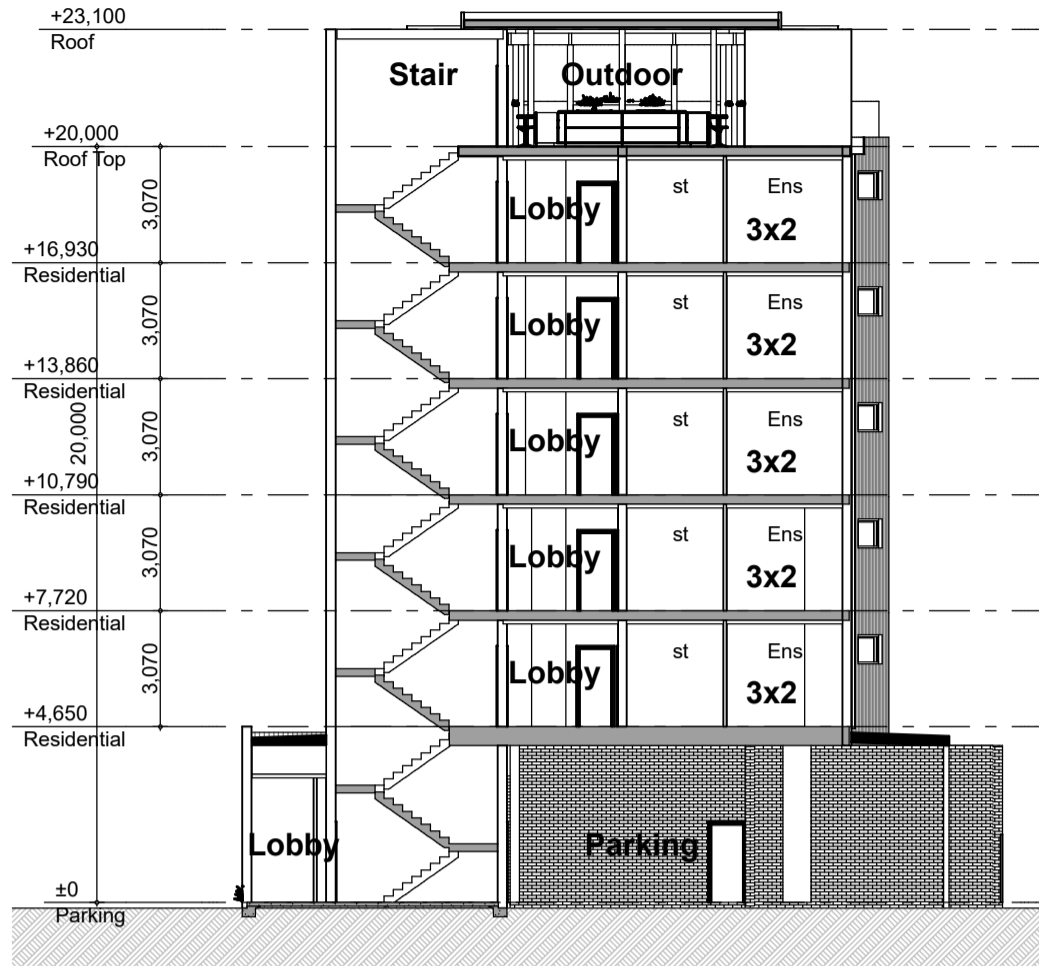
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NOTE: REFER TO L01 FOR LANDSCAPING AREA

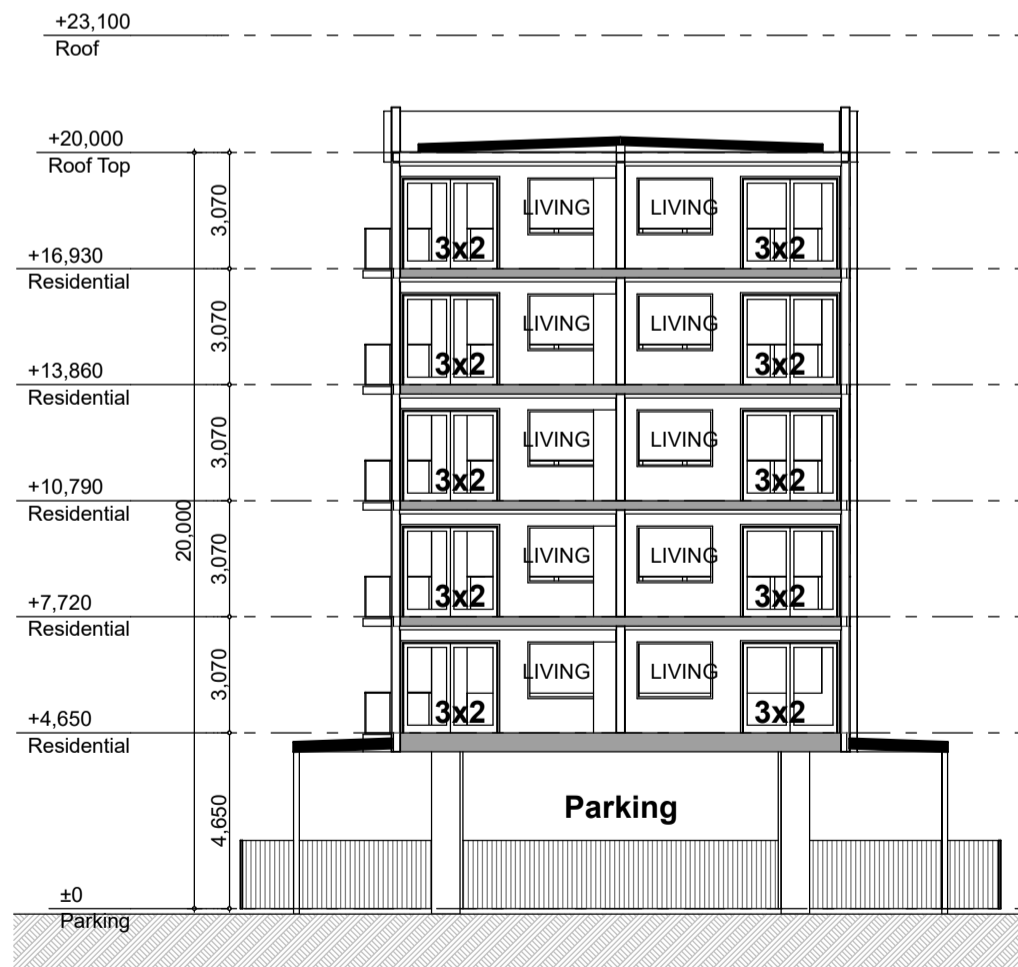
PL-21 Private Open Space upper floors



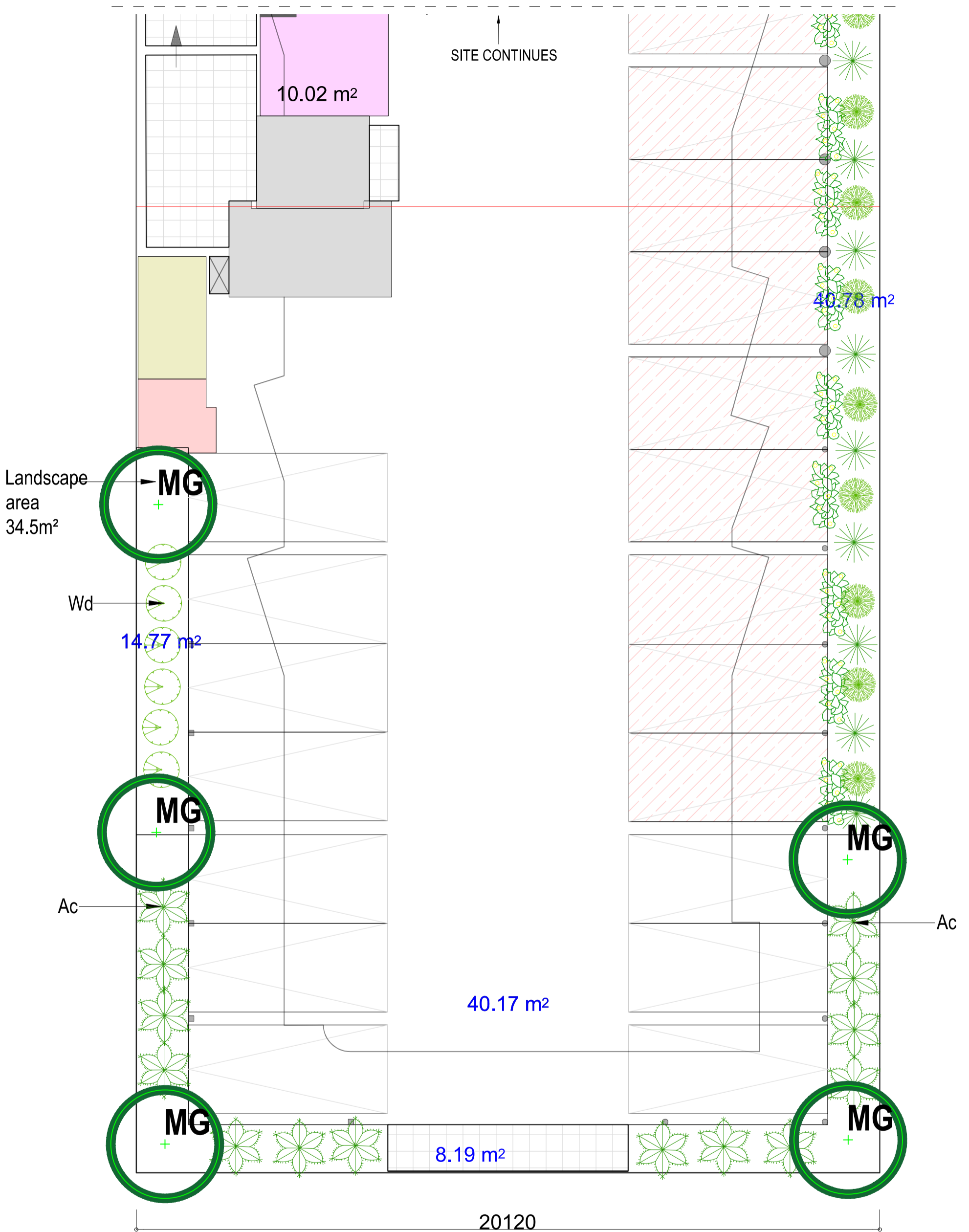
Section 1
Scale 1:200



Section 2
Scale 1:200



Section 3
Scale 1:200

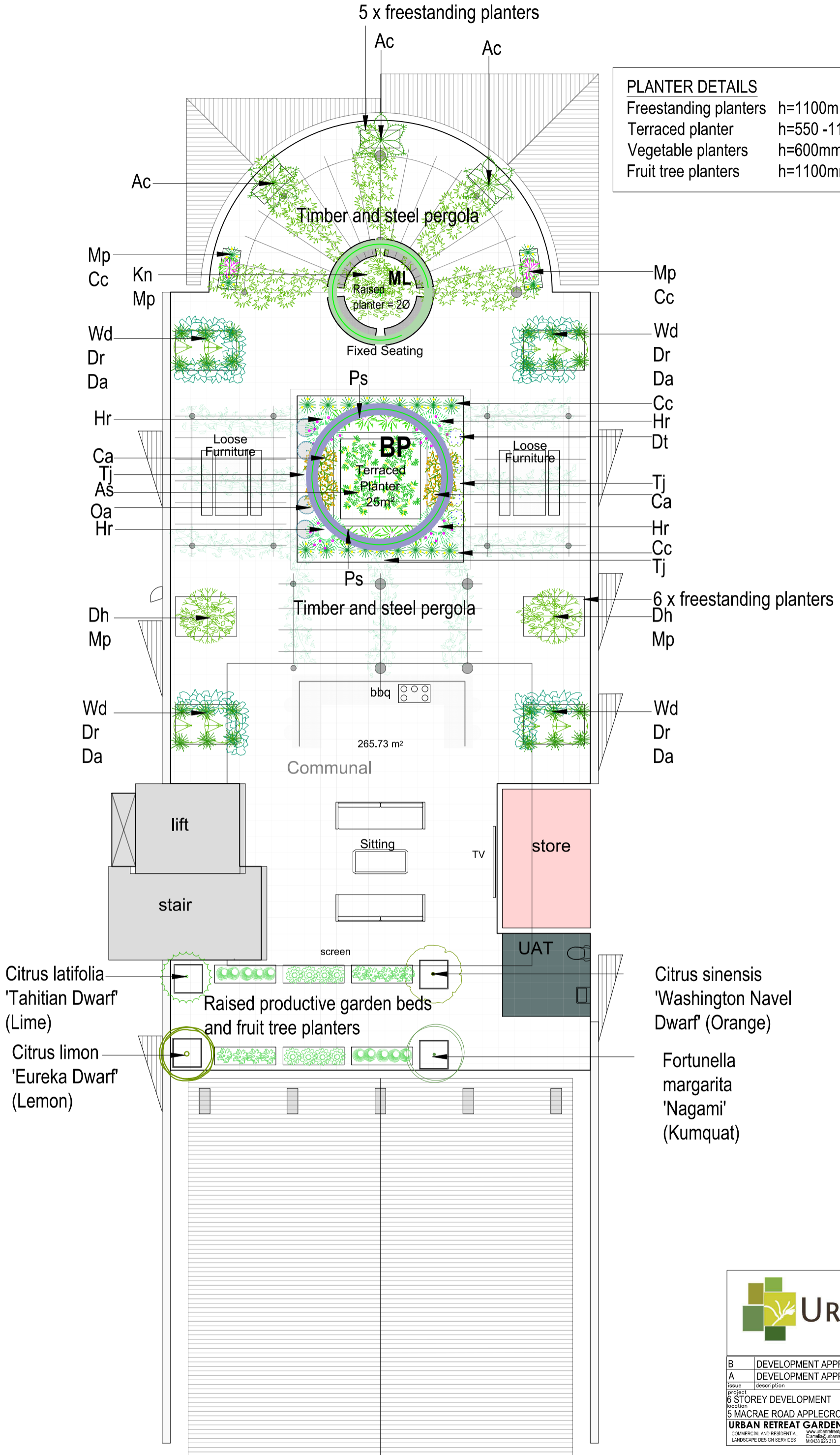


B	DEVELOPMENT APPROVAL	AC	26.02.2026
A	DEVELOPMENT APPROVAL	AC	21.01.2026
issue	description	drawn	date
project	6 STOREY DEVELOPMENT		
location	5 MACRAE ROAD APPLECROSS		
URBAN RETREAT GARDEN DESIGN		scale	project no
COMMERCIAL AND RESIDENTIAL LANDSCAPE DESIGN SERVICES		1:100	25354
		www.urbanretreatgardens.com.au	page no
		E.amelia@urbanretreatgardens.com.au	L-03
		M:0438 926 313	@ A3
			rev
			1
			LEVEL REAR

5 x freestanding planters






























PLANTER DETAILS


- Freestanding planters h=1100mm (min)
- Terraced planter h=550 -1100mm
- Vegetable planters h=600mm
- Fruit tree planters h=1100mm





B	DEVELOPMENT APPROVAL	AC	26.02.2026
A	DEVELOPMENT APPROVAL	AC	21.01.2026
Issue	description	drawn	date
Project	6 STOREY DEVELOPMENT		
Location	5 MACRAE ROAD APPLECROSS		PART SITE
	URBAN RETREAT GARDEN DESIGN	scale	1:100
COMMERCIAL AND RESIDENTIAL LANDSCAPE DESIGN SERVICES	www.urbanretreatgardens.com.au E:anna@urbanretreatgardens.com.au M:0439 969 213	project no	25334
		sheet no	04
		rev	1
			PLAN - ROOF TOP

PLANT SCHEDULE					
Code on plan	Symbol	Botanic Name	Mature height x width	Minimum installation size	Number
TREES (8)					
BP		Brachychiton populneus x discolour 'Griffith Pink'	5m x 4m	100 Litre	1
HL		Hakea laurina	6m x 5m	100 Litre	1
MG		Magnolia grandiflora 'Sweet n Neat'	3m x 2m	100 Litre	5
ML		Melaleuca lanceolata	7m x 3m	100 Litre	1
SHRUBS					Planting density / m ²
Ac		Adenanthos cygnorum	1.5m x 1.5m	5 Litre	
Bi		Banksia integrifolia 'Sentinel'	2m x 1m	5 Litre	1
Ca		Chrysocephalum apiculatum	60cm x 1m	14cm	3
Dt		Dampiera teres	50cm x 50cm	14cm	3
Dh		Dodonaea hackettiana	2m x 1.5m	5 Litre	1
Hf		Howea forsteriana	1.5m x 1m	12 Litre	1
Hr		Hypocalymma robustum	1.2m x 1m	14cm	2
Mp		Melaleuca parviceps	60cm x 60cm	14cm	2
Oa		Olearia axillaris 'Little Smokie'	50cm x 50cm	14cm	2
Ps		Philotheca spicata	60cm x 60cm	14cm	2
Pf		Pimelea ferruginea 'Bonnie Petite'	70cm x 50cm	14cm	2
Ts		Thryptomene saxicola 'Pink Lace'	50cm x 1m	14cm	2
Wd		Westringia dampieri	1.5m x 1m	5 Litre	2
GRASSES					
Cc		Conostylis candicans	50cm x 50cm	13cm	3
Dr		Dianella revoluta 'Revelation'	50cm x 50cm	14cm	3
Lg		Lepidosperma gladiatum	1m x 1m	14cm	3
Po		Patersonia occidentalis	50cm x 30cm	14cm	3
GROUND COVER AND CLIMBING PLANTS					
As		Acacia saligna prostrate	30cm x 3m	14cm	1
Da		Dichondra argentea 'Silver Falls'	5cm x 1m	14cm	3
Hc		Hardenberia comptoniana	Climbing to 3m	14cm	2
Hp		Hemiandra pungens	30cm x 1m	14cm	2
Hs		Hibbertia scandens	Climbing to 2m	14cm	2
Kn		Kennedia nigricans	Climbing to 4-6m	14cm	2
Mp		Myoporum parvifolium	10cm x 1m	14cm	2
Tj		Trachelospermum jasminoides	Climbing to 3m	14cm	2
TURF					
Where indicated	Cenchrus clandestinus (Kikuyu)		Roll on	Site measure	

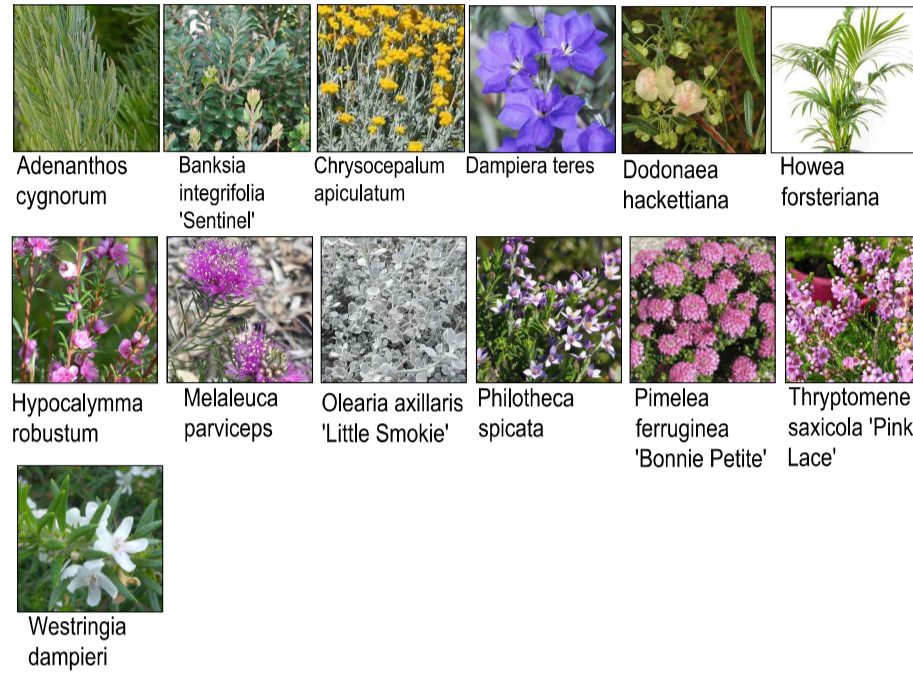
EXISTING TREE LEGEND	
SYMBOL	DETAILS
	EXISTING TREE JACARANDA MIMOSIFOLIA TO BE RETAINED AND PROTECTED DURING BUILDING WORKS

TREE VARIETIES



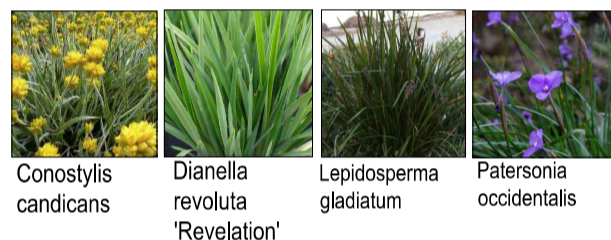
Brachychiton p. 'Griffith Pink' Hakea laurina Magnolia grandiflora 'Sweet n Neat' Melaleuca lanceolata

SHRUB VARIETIES



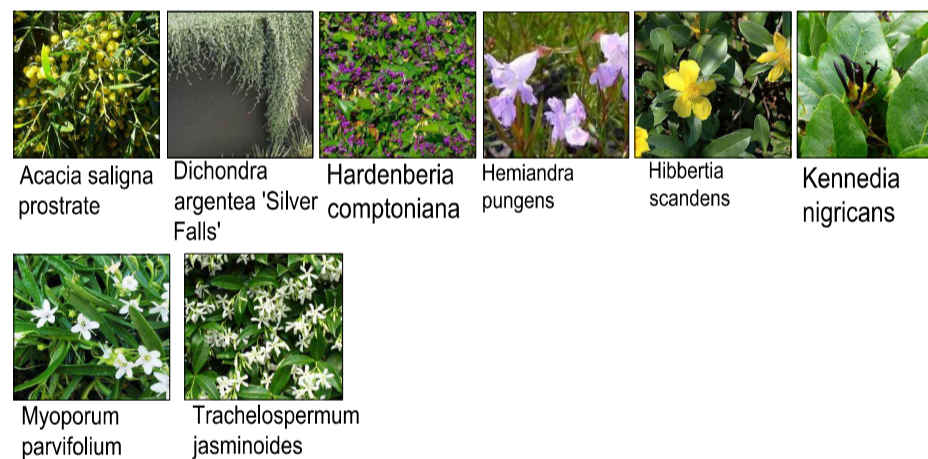
Adenanthos cygnorum Banksia integrifolia 'Sentinel' Chrysocephalum apiculatum Dampiera teres Dodonaea hackettiana Howea forsteriana
 Hypocalymma robustum Melaleuca parviceps Olearia axillaris 'Little Smokie' Philotheca spicata Pimelea ferruginea 'Bonnie Petite' Thryptomene saxicola 'Pink Lace'
 Westringia dampieri

GRASS VARIETIES




Conostylis candicans Dianella revoluta 'Revelation' Lepidosperma gladiatum Patersonia occidentalis

GROUND COVER AND CLIMBING PLANT VARIETIES



Acacia saligna prostrate Dichondra argentea 'Silver Falls' Hardenberia comptoniana Hemiandra pungens Hibbertia scandens Kennedia nigricans
 Myoporum parvifolium Trachelospermum jasminoides



B	DEVELOPMENT APPROVAL	AC	26.02.2026
A	DEVELOPMENT APPROVAL	AC	21.01.2026
issue	description	drawn	date
project	6 STOREY DEVELOPMENT		description
location	5 MACRAE ROAD APPLECROSS		PLANT SCHEDULE
URBAN RETREAT GARDEN DESIGN <small>COMMERCIAL AND RESIDENTIAL LANDSCAPE DESIGN SERVICES</small>		<small>scale</small> A3	<small>project no</small> 25354 <small>dwg no</small> L-05 <small>rev</small> 1

INSTALLATION SPECIFICATIONS

1. TREE AND PLANT MATERIAL SUPPLY AND PLANTING

1.1 PLANT MATERIAL

- ALL PLANT STOCK SUPPLIED BY CONTRACTOR SHALL BE OF THE SPECIES AND SIZES AS THOSE ON THE PLANT SCHEDULE. SHOULD THERE BE ANY DIFFICULTIES IN SOURCING PLANTS, THE CONTRACTOR SHALL RECOMMEND SIMILAR SUITABLE SUBSTITUTE SPECIES AND/OR SIZES TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL BY THE SUPERINTENDENT.
- GREENLIFE MUST BE WELL KEPT: DELIVERED TO SITE ON DAY OF INSTALLATION, OUT OF FULL SUN, AWAY FROM ANIMALS AND PESTS AND ROOTS NOT ALLOWED TO DRY OUT AND SHALL:
 - BE TRUE TO SPECIES, SUBSPECIES AND VARIETY
 - BE IN FIRST CLASS CONDITION AND HEALTHY
 - BE OF GOOD FORM CONSISTENT WITH SPECIES AND VARIETY
 - AND BE PLANTED AS PER THE INSTRUCTIONS BELOW.

1.2. GENERAL PLANTING INSTRUCTIONS

- SETTING OUT OF WORKS - WHERE UNDERGROUND SERVICES, MANHOLES, CABLE PITS, KERBING, PAVING AND OTHER OBSTRUCTIONS OCCUR, PLANT CLEAR OF SUCH SERVICES AND OBSTRUCTIONS AND PROTECT THEM FROM DAMAGE BY MACHINES AND EQUIPMENT.
- REMOVE ALL PLANTS FROM THEIR CONTAINERS IN SUCH A MANNER AS TO DO AS LITTLE DISTURBANCE AS POSSIBLE TO THE ROOTS. WHERE NECESSARY, GENTLY TEASE OUT ROOTBALLS BEFORE PLANTING AND TRIM IF NECESSARY. PLACE PLANTS IN HOLES IN AN UPRIGHT POSITION AND BACKFILL LEVEL WITH TOP OF ROOTBALL. COMPACT SOIL BY HAND.
- FOR TREE AND SHRUB PLANTING, REFER TO AND FOLLOW PLANTING DETAILS ON THIS PAGE.

1.3 SOIL CONDITIONER

- AFTER SITE WORKS AND BEFORE PLANTING SUPPLY AND INSTALL SOIL CONDITIONER TO ALL PLANTING AREAS.
- PRIOR TO PLACEMENT ENSURE ALL BASE MATERIAL IS CLEAN, FREE DRAINING AND FREE OF ALL BUILDER'S RUBBLE, RUBBISH, DELETERIOUS MATERIAL AND CONTAMINATION. ALL AREAS CONTAMINATED BY THE BUILDER OR OTHERS SHALL BE REMOVED AND REPLACE WITH CLEAN FILL SAND TO THE APPROVAL OF THE SUPERINTENDENT.
- PLACE SOIL CONDITIONER TO A DEPTH OF 15MM OVER THE FULL EXTENT OF AREAS TO BE CONDITIONED. ROTARY-HOE OR SPADE DIG WHERE NECESSARY SOIL CONDITIONER INTO EXISTING SITE SOIL TO A DEPTH OF 80MM TO PRODUCE A FULLY HOMOGENEOUS MIX. REMOVE ALL RUBBLE OR OTHER EXTRANEIOUS AND DELETERIOUS MATTER EXPOSED AS A RESULT OF CULTIVATION, INCLUDING ANY BASE COURSE MATERIAL.
- SOIL CONDITIONER SHALL COMPLY WITH AS4454 COMPOSTS, SOIL CONDITIONERS AND MULCHES.

1.4 FERTILISING

- AFTER PLANTING AND AT TIME OF BACK FILLING ALL PLANTS ARE TO RECEIVE APPROVED PROPRIETARY ITEM OF EIGHT TO NINE MONTH SLOW-RELEASE FERTILISER SUITABLE FOR AUSTRALIAN NATIVE PLANTS.
- FERTILISER TO BE APPLIED IN BACKFILL (BELOW GROUND) DURING PLANTING AT THE MANUFACTURERS' RECOMMENDED RATE FOR THE RELATIVE PLANT SIZE.

2. ROLL ON TURF

2.1 KIKUYU TURF

- TURF SHALL BE CERTIFIED STING NEMATODE FREE.

2.2 MINOR PREPARATION

- REMOVE ALL RUBBISH, ROOTS AND STONES GREATER THAN 10MM IN DIAMETER TO A DEPTH OF 100MM AND GRADE TO EVEN GRADES. GRADE OUT ALL DEPRESSIONS AND HUMPS LESS THAN 150MM FROM THE GENERAL GRADE.
- ALL SURFACES PREPARED FOR GRASSING TO FINISH FLUSH WITH ADJOINING PAVED AREAS.
- ALL GRADING WORKS SHALL BE UNDERTAKEN BY HAND WORK OR BY MACHINE AS IS APPROPRIATE TO THE WORK HOWEVER ALL GRADING AND EARTHWORKS WITHIN A DISTANCE OF 600MM RADIUS OF SPRINKLERS OR OTHER FIXED RETICULATION APPARATUS SHALL BE HAND WORKED TO PREVENT DAMAGE TO EQUIPMENT. NO IRREGULARITIES, DEPRESSIONS, HOLLOW OR ABRUPT CHANGES IN GRADES OR FALLS WILL BE ACCEPTED.

2.3 FERTILISING

- PRIOR TO TURF LAYING SUPPLY AND SPREAD TO THE FULL EXTENT OF AREA TO BE TURFED PELLETISED ORGANIC FERTILIZER EQUAL OR EQUIVALENT TO "DYNAMIC LIFTER" AT THE RATE OF 100 GRAMS PER SQUARE METRE TO THE APPROVAL OF THE SUPERINTENDENT.

2.4 WATERING

- BEFORE COMMENCING PLANTING, ENSURE ADEQUATE WATERING SERVICES AND EQUIPMENT ARE AVAILABLE AND PROPERLY FUNCTIONING.
- AREAS TO BE TURFED SHALL FIRST BE WATERED TO A DEPTH OF 100MM AND LAYING SHALL BE CARRIED OUT IMMEDIATELY AFTER WATERING.

2.5 TURF LAYING

- LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, AND SO THAT THE FINISHED TURF SURFACE FINISHES 20MM BELOW ADJACENT FINISHED SURFACES OF EDGING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHTING NOT MORE THAN 90 KG/M OR A PLATE COMPACTOR.

2.6 TOP DRESSING

- UNDERTAKE TOP DRESSING AS REQUIRED TO PRODUCE A TRUE AND EVEN SURFACE TO THE FULL EXTENT OF TURF AREAS FREE OF HUMPS, HOLLOW AND DEPRESSIONS. SHOULD TOP DRESSING BE REQUIRED, UNDERTAKE WHEN THE TURF IS ESTABLISHED, MOW CLOSELY, REMOVE CUTTINGS AND LIGHTLY TOP DRESS TO A DEPTH OF 10MM WITH APPROVED QUALITY TOP DRESSING SAND. RUB THE DRESSING WELL INTO THE JOINS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACE.

2.7 FERTILISING

- ONE WEEK AFTER LAYING TURF APPLY A QUALITY PROPRIETARY BRAND FERTILISER TO THE WHOLE AREA .
- EVENLY SPREAD FERTILISER AT THE RATE INDICATED ON PACKET AND IMMEDIATELY THOROUGHLY WATER IN.

3. EXISTING TREE

- EXISTING TREE TO BE RETAINED SHALL BE PROTECTED DURING WORKS TO AS 4970:2025 PROTECTION OF TREES IN DEVELOPMENT SITES.

4. MULCH

- ALL MULCH SHALL MEET AUSTRALIAN STANDARD 4454-2012.
- SITE MULCH SHALL BE BLOWABLE AQUAMOR MULCH.
- VERGE MULCH SHALL BE CHUNKY PINE BARK WOOD CHIPS
- MULCH IS TO BE COMPLETELY FREE OF ALL NOXIOUS WEEDS, SEEDS AND FUNGUS, INSECT PESTS AND OTHER DELETERIOUS MATERIAL.
- ALL GARDEN BEDS TO BE MULCHED TO A MINIMUM DEPTH OF 75MM, KEEPING MULCH CLEAR OF PLANT STEMS.
- TIDY AND GRADE MULCH AFTER APPLICATION, FINISHING 20MM BELOW SURROUNDING HARD SURFACES.

4.2 STONE MULCH

- STONE MULCH IS 20MM RAINBOW STONE STABILISED WITH PERMEABLE RESIN BINDER.

5. STEPPING PAVING

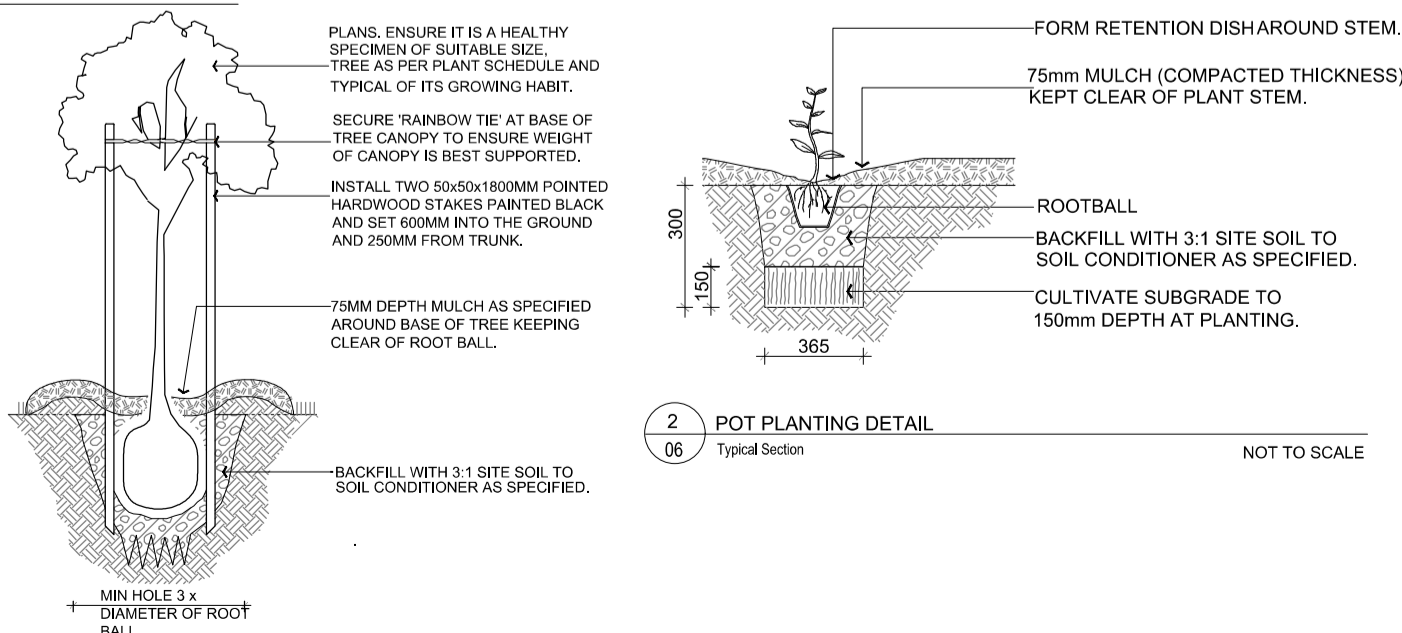
5.1 PAVING UNITS

- PAVING UNITS SHALL BE SUPPLIED TO THE DIMENSIONS AND COLOURS AS SHOWN ON THE DRAWINGS.
- PAVERS SHALL BE FIRMLY HAUNCHED WITH CONCRETE.
- ALL PAVERS TO BE SEALED WITH A PENETRATING MATT FILM SEALER TO MANUFACTURER'S INSTRUCTIONS.

6. IRRIGATION

- ALL GARDEN BEDS, TREES AND TURF AND PLANTED VERGE AREAS SHALL BE IRRIGATED.
- THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT AND INSTALLATION OF IRRIGATION SYSTEM.
- CONTROLLER LOCATION TO BE CONFIRMED ON SITE.
- WATER IS SCHEME WATER.
- AT TIME OF COMPLETION THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED, WORKING EFFICIENTLY AND EFFECTIVELY AND WATERING TIMES PROGRAMMED.

TYPICAL DRAWINGS



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