

Planning Agreement

Environmental Planning and Assessment Act 1979
152-186 Rowe Street, Eastwood, New South Wales
3-5 Rutledge Street, Eastwood, New South Wales

Planning Agreement - Schedule 5

EXHIBIT

The Functional Brief and The Public Domain Works are the Exhibit to the Planning Agreement between the Council of City of Ryde, Yuhu Property (Australia) Pty Limited and the Sydney North Planning Panel

Date 16/7/19

Signature by the Council

Singed for and behalf of the **Council of the City of Ryde** by a duly authorised officer (who by their signature testifies that they are duly authorised to sign this instrument) in the presence of:



Signature of witness

DYLAN FOWLER

Name of witness
(please print)



Signature of Authorised Officer

GENERAL MANAGER

Name and position of the Authorised Officer
(please print)

Signature by the Owner

EXECUTED by YUHU PROPERTY
**(AUSTRALIA) PTY LIMITED ACN 163 794
296** in accordance with section 127 of the
Corporations Act 2001 (Cth) by being signed
by the following officers:



Signature of director

XIAOZHILUO

Name of director
(please print)



Signature of director/~~company secretary~~

JIQUAN HUANG

Name of director/~~company secretary~~
(please print)

Signature by the Panel

Singed for and behalf of the **Sydney North
Planning Panel** by a duly authorised officer
(who by their signature testifies that they are
duly authorised to sign this instrument) in the
presence of:



Signature of witness

KIM HOLT

Name of witness
(please print)



Signature of the Panel Member

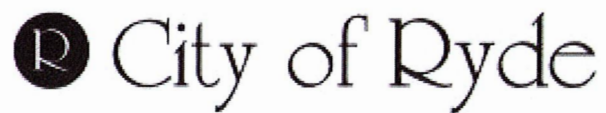
S FRANCIS

Name and position of the Panel Member
(please print)

GPO Box 39, Sydney NSW 2001

Address of witness

The witness certifies that they are an eligible
witness and the authorised officer signed in
their presence



City of Ryde

Lifestyle and opportunity @ your doorstep

A horizontal bar composed of various colored segments including red, purple, blue, green, yellow, and orange.

Rowe Street Mall Upgrade Indicative Functional Brief

To be read in conjunction with:

Rowe Street Mall – Eastwood Town Centre (Master plan – Mall Upgrade)

Rowe Street Mall – Eastwood Town Centre (Structure Plan – Mall Activation)

- Section A – Introduction
- Section B – Objectives
- Section C – Indicative Functional Brief
- Section D – Conclusion

Section A - Introduction

The City of Ryde is located in Sydney's north-western suburbs 12 kilometres from the Sydney CBD. Set in scenic surrounds between the Parramatta River and Lane Cove River, we are connected to other parts of metropolitan Sydney via major road systems, rail, bus and ferry services and bounded by neighbouring local government council's.

In accordance with the Voluntary Planning Agreement between the City of Ryde (Council) and YUHU Group (Owner) in respect of the redevelopment of 152-186 Rowe Street, 3-5 Rutledge Street, Eastwood, (Eastwood Shopping Centre); the owner is to design, document and construct the upgrade of Rowe Street Mall in accordance with the Indicative Functional Brief provided below.

Rowe Street Mall is currently a well-used and popular public open space, which provides a variety of speciality stores, supermarkets and restaurants. In particular, the existing arbour located at the eastern end of the Mall with Wisteria canopy cover is a unique and highly recognisable element in the City of Ryde LGA and also the wider Sydney Metropolitan Area.

The space under the Wisteria canopy is popularly used for Tai Chi and dancing by large groups. In the period of August to November 2011, as part of the Eastwood Town Centre Master Plan Project, Council carried out public consultation with the local community. The consultation revealed that the community has the aspirations for improved seating, water feature, lighting, paving, colour palette and night-time activities in the Mall.

The purpose of this document is to provide an indicative functional brief to YUHU Group to help them develop a detailed proposal for the upgrades of Rowe Street Mall as part of the development of the Eastwood Shopping Centre site. This brief is to ensure adequate facilities and appropriate spaces are provided to accommodate the proposed uses. It is anticipated that further discussion and documentation of specifications would follow agreement upon the location and dimensions of the proposed spaces.

Section B – Objectives

The design for the upgrades of the Rowe Street Mall as part of the VPA should meet the following objectives:

- To optimise the activation of street frontages and passive surveillance to the Mall.
- To minimise obstructions, reduce conflict and increase safety and priority for pedestrian movement.
- To create a flexible spatial layout that is capable of catering for a variety of activities.
- To maintain line of sight between key entry points and activity nodes.
- To protect significant existing elements or structures, such as the harbour.
- To improve universal accessibility and provide compliant grading where possible.
- To use high quality materials to maximise the visual amenity of the Mall.
- To use robust materials and fixture to minimise ongoing maintenance costs.
- To minimise disruption to retail and commercial premises that are not part of the Eastwood Shopping Centre redevelopment.
- To minimise disruption to community activities regularly undertaken in Eastwood Mall.

Section C – Indicative Functional Brief

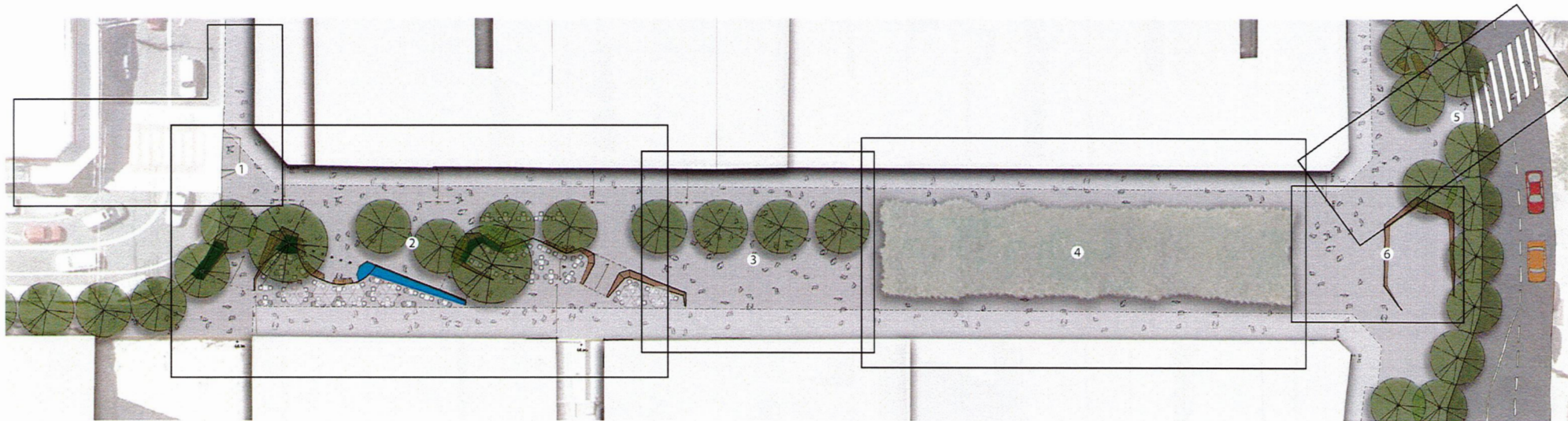
The following comments are provided with respect to each of the itemised requirements identified in the Indicative Functional Brief.

Requirement/Element as per Masterplan	Comment
General	<ul style="list-style-type: none"> • Maintain clear circulation space (minimum 3m wide) along the northern and southern retail shopfronts. • Provide granite paving as per City of Ryde's Public Domain Technical Manual throughout the Mall, with individual unique pavers (e.g. red clay brick) to add visual interest and contextual reference. • Ensure suitable pavers and underlying foundations are used to accommodate the loads of vehicle or event staging, as per City of Ryde's Public Domain Technical Manual. • Ensure drainage provision complies with relevant Australian Standards, City of Ryde's DCP – Stormwater & Floodplain Management, City of Ryde's Water Sensitive Urban Design Guidelines, and City of Ryde's Stormwater and Floodplain Management Technical Manual. • Provide a mix of permanent public seating and removable outdoor dining seating/umbrellas, as per City of Ryde's Public Domain Technical Manual. • Provide catenary lighting over the Mall. • Provide an uninterrupted continuation of awning along the Mall. • Integrate Wireless Access Points, banner arms and CCTV with new light poles. • Ensure unobstructed circulation is achievable for emergency vehicles. • Drinking water fountain incorporating a bottle refilling facility is to be provided in a suitable location • All works are to have regard to or comply where necessary with the City of Ryde's Public Domain Technical Manual.

West Entry	<ul style="list-style-type: none"> • Ensure the area has sufficient clearance to accommodate maximum pedestrian movement in multiple directions. • Maintain clear line of sight and paths of travel to the proposed laneways of the development site.
Regraded Area	<ul style="list-style-type: none"> • Define the breakout spaces and terraces using paths of travel. • Provide adequate tables and seating for outdoor dining under new trees. • Provide deciduous tree planting to provide shade in the summer and allow for solar penetration in winter. Tree species are to be selected from City of Ryde's Public Domain Technical Manual. • Select trees species which will maintain a high level of visibility to the retail shopfronts at eye height. • Provide water feature of similar scale or larger to the existing one, which is currently a popular element in the Mall. • The water feature is to be designed to cater for both passive and active interaction. • Ensure suitable public furniture is available to parent/guardian/carers adjacent to the water feature, to allow passive and interactive surveillance.
Transition/Flex Space	<ul style="list-style-type: none"> • Provide transition in grading between terraced areas and existing grades beneath the arbour. • Ensure the space is unobstructed and has minimum dimensions of approximately 20m x 20m in order to cater for a variety of event activities, market stalls and large vehicle turning. • Remove existing kiosk to create a flexible open space.
Arbour	<ul style="list-style-type: none"> • Retain the existing supporting structure of the arbour. • Protect the Wisteria that covers the arbour as per the Arboricultural Assessment Report • Provide opportunities for removable seating at the periphery of the arbour to maintain clear paths of travel. • Provide concave seating or facing seating to encourage social interactions; the currently proposed seating is in a convex arrangement only. • Provide back and arm rests to public seating in suitable locations. • Provide aesthetic lighting elements.
Performance Area	<ul style="list-style-type: none"> • Provide spectator area and a levelled performance stage at the eastern end of the Mall. • Integrate storage for event equipment with the stage.
East Entry	<ul style="list-style-type: none"> • Ensure the area has sufficient clearance to accommodate maximum pedestrian movement in multiple directions. • Push the existing kerb on the western side of West Parade out by a minimum of 5m to reduce the kerb-to-kerb distance of West Parade. • Realign the pedestrian crossing to match the main path of travel from the Mall to the Railway Station. • Allow for unobstructed vehicle access for event set up off West Parade.
Other	<ul style="list-style-type: none"> • Existing Memorial Plaques are to be renewed and/or reinstated (consultation with Council will be required. The condition of each

	<p>particular plaque will determine whether it is to be renewed or reinstated).</p> <ul style="list-style-type: none">• Way finding signage is to be renewed and reinstated.• Flag Poles are to renewed and reinstated• Developer is to consult with Telstra in respect to the Public Phone Booth and determine if the proposed works will affect its current location and operation.
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Should you have any questions please contact Dyalan Govender, Manager Urban Strategy on 9952 8188 or dgovender@ryde.nsw.gov.au.



1 - West Entry

Clear area to accommodate maximum pedestrian movement in multiple directions. Minimal obstructions reduces conflict and increases pedestrian safety

2 - Regraded Area

Paths of travel define terraces and breakout spaces. Walls supporting terraces create opportunities for integrated seating and water feature.

3 - Transition /Flex Area

Flexible event space graded to transition between terraced areas and existing grades beneath arbour

4 - Arbour

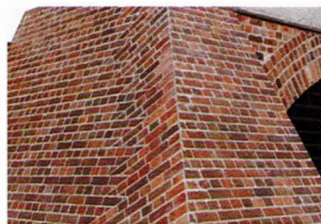
Existing grades may be adjusted slightly pending advice from arborists report. Select seating opportunities to the periphery to be developed to ensure paths of travel are maintained

5 - East Entry

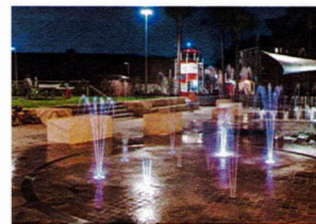
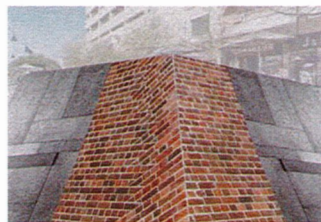
Clear area to accommodate maximum pedestrian movement in multiple directions. Minimal obstructions reduces conflict and increases pedestrian safety. Kerb pushed out to reduce kerb to kerb distance. Pedestrian crossing realigned to match main path of travel

6 - Performance Area

Stage and spectator space that also acts as transition space. Bin storage area reallocated to bump in/out area



Wall Treatment
Reference to the buttressed walls of the Eastwood Brick Pits.

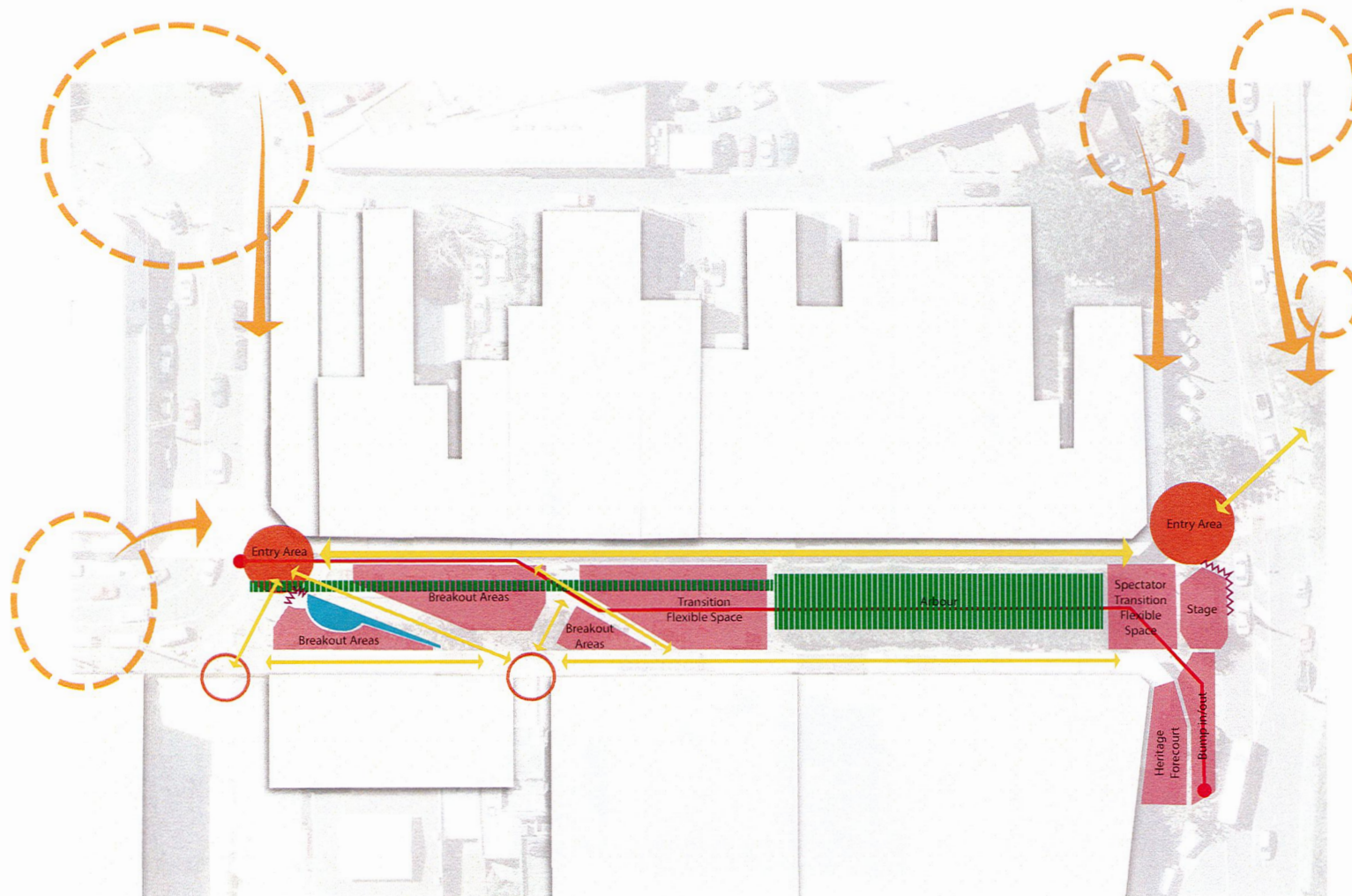


Lighting
Aesthetic lighting such as water lighting, garden/tree under lighting, wall face lighting etc. Preference is for hidden light source to reduce eye strike for pedestrians.



Water
Multiple elements to water feature to provide for different user groups.





- External Influences west**
- _ Parking, shopping and residential precinct
 - _ Entry at corner to maximise clear space - safety/reduce conflict/sense of arrival
- External Influences East**
- _ Parking, shopping, train station and connection to Rowe St East via the underpasses
 - _ Entry at corner to maximise clear space - safety/reduce conflict/sense of arrival
 - _ Entry lines up with main path of travel
- Realignment of kerb and pedestrian crossing on Railway Parade**
- _ Reduce kerb to kerb distance, increase safety
 - _ Extended pavement area to create entry plaza
 - _ Supports provision of performance stage with adjoining bump in/out
 - _ Signage opportunity to backdrop/side of stage
 - _ Creates opportunity to address forecourt of heritage building
- Circulation**
- _ Main circulation along north side of mall
 - _ Gathering space to front of stage - flexible space, change of movement, gathering area
 - _ Arbour retained in similar format, minor adjustments to levels and provision of periphery seating
 - _ New entry points create opportunity for cross connections
 - _ Formalised paths of travel create areas of less movement suitable for Outdoor dining, socialising, water enjoyment
- Flex Space**
- _ Area of transition
 - _ Multiple use - events, displays, markets, outdoor dining, socialising
- Green spine**
- _ Green connection to arbour with canopy that provides good shade cast to central area of mall
 - _ Supported by additional significant trees on key alignments
- Egress**
- _ Alignment of egress can be achieved from north-west through to south-east (via bump area)





LANDSCAPE ARCHITECTURE
URBAN DESIGN
ESD

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PROJECT

EASTWOOD SHOPPING CENTRE

ADDRESS

160 Rowe Street - Ryde NSW

CLIENT

YUHU Properties

CONSULTANTS

www.mcgregorcoxall.com.au

PHASE

Development Application

ISSUE

Notes

PROJECT NO

0471SL

DATE

04/06/18

KEY MAP

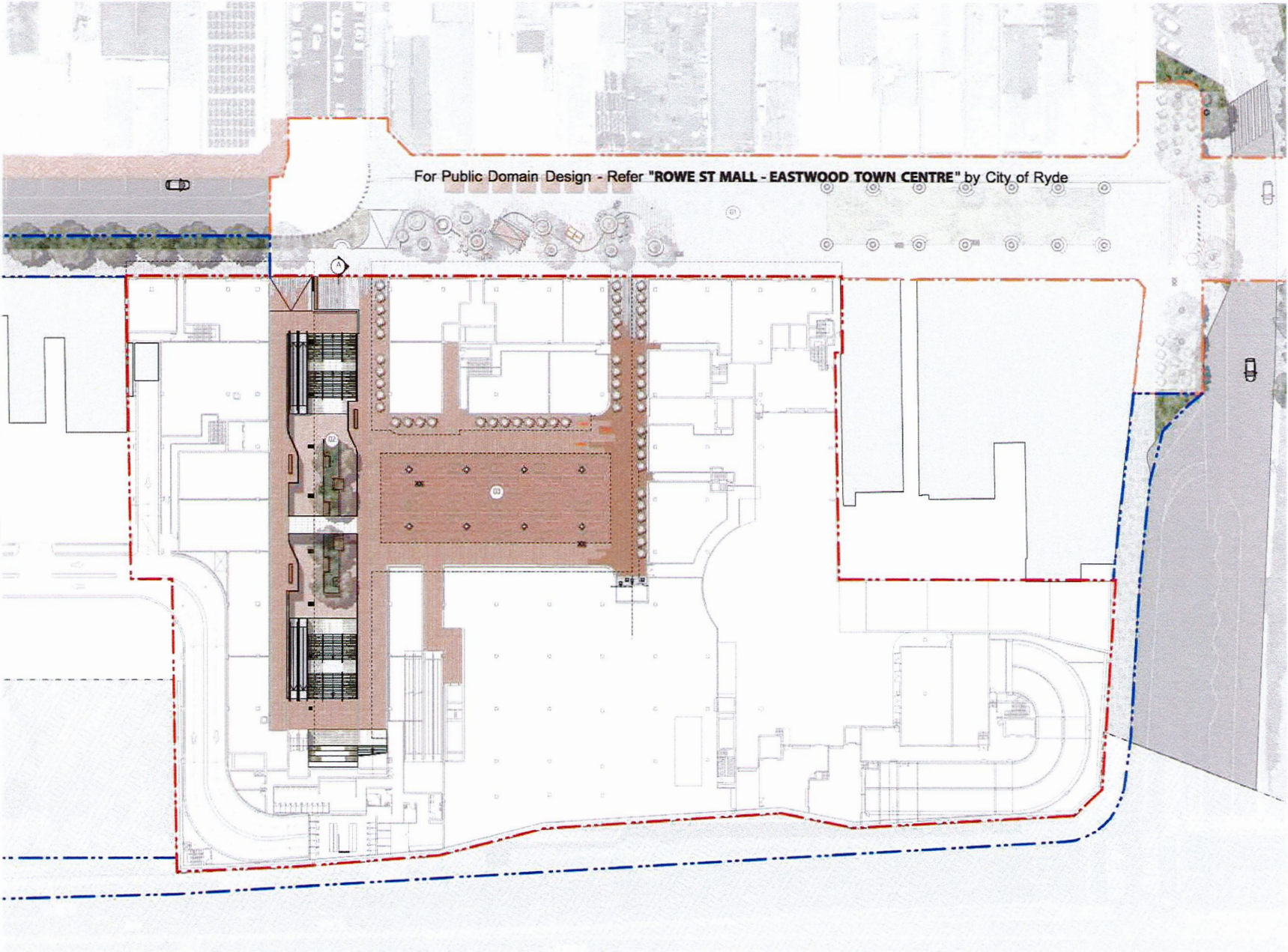
CONTENTS

Program

- 01 Rowe Street Mall
- 02 The Green Spine
- 03 The Market Courtyard

Legend

- General**
- Site Boundary
 - VWA Offer
 - Section 94
 - Architecture Above
 - Step
- Pavements & Edges**
- Granite Strip with Asphalt
 - Corten steel interpretive element
 - Corten steel Sealing/Wall/edge change
 - Granite stone setts
 - 600x300x60 Granite Paving
 - Clay Brick Flemingtons
 - Recycled Red Clay Brick Linear Paving
 - Recycled Red Clay Brick Diagonal Paving
 - Recycled Red Clay Brick Square Paving
 - Recycled Red Clay Brick English Bond Paving
 - New Red Clay Brick Linear Paving
 - New Red Clay Brick Small
 - Lightweight aluminum grating
 - Concrete
 - Painted Steel Air Passageway
- Planting**
- Proposed Groundcover Lightweight aluminum grating
 - 1.5m x 1.5m Interior size
 - Proposed Groundcover 1.5m x 2m (street side)
 - Proposed Groundcover Floral Pressure Planting
- Walls - Edges**
- White Steel Balustrade
 - max 1m above Finish Level
- Trees**
- Proposed Native Tree
 - Max 11 m high at maturity approx
 - Existing Tree
 - Proposed Tree to be removed
- Furniture - Fittings**
- Bespoke Circular Tables, Seals & Lounging Pods
 - Bespoke at Grade Tree Guardrail Planto
 - Bespoke Circular Planter Bench
 - Bespoke Circular Social Furniture, benches, seats
 - Flexible Outdoor Seating
 - Canopy Lighting
 - Interactive Water Feature
 - Water drain
 - Hub/Bin
 - Ping Pong Table
 - Bike Rack
 - Fixed Bollard
 - Removable Bollard



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Client
 YUHU Properties

Project Team
 RICE DAUBNEY

Project Name
 EASTWOOD SHOPPING CENTRE

Project No.
 0471SL

Address
 160 Rowe Street - Ryde NSW

Key Plan

Issue Log

0	QA RESPONSE	NA	15/07/24
1	ISSUE LOGS	NA	24/07/24
2	ISSUE LOGS	NA	04/08/24
3	AMENDED IA	KA	06/08/24

Rev	Revision Description	By / Checked	Date
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Scale

1:300 @ A1

All dimensions are in millimetres unless otherwise noted
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North



Phase
 Development Application

Sheet Title
 Ground Floor Concept Plan

Sheet No.
 01

Rev
G

Program

- 01 The Hanging Garden (Residential Space)
- 02 The Art Passageway

Legend

General

- Site Boundaries
- Architecture Above
- Star

Pavements

- New Red Clay Brick Linear Paving
- New Red Clay Brick Bricks
- Lightweight aluminium Grating
- Concrete
- Planned Concrete - Art Passageway
- Crushed Brick Aggregate

Planting

- Proposed Groundcover Lightweight aluminium grating (2 parts) 1000mm x 1000mm size
- Proposed Groundcover 7 parts 1000mm x 1000mm size
- Proposed Exotic Shrub Mix Groundcover (2 plants) 1 part 1000mm x 1000mm size
- Proposed White Shrub Mix (2 plants) 1 part 1000mm x 1000mm size

Walls - Edges

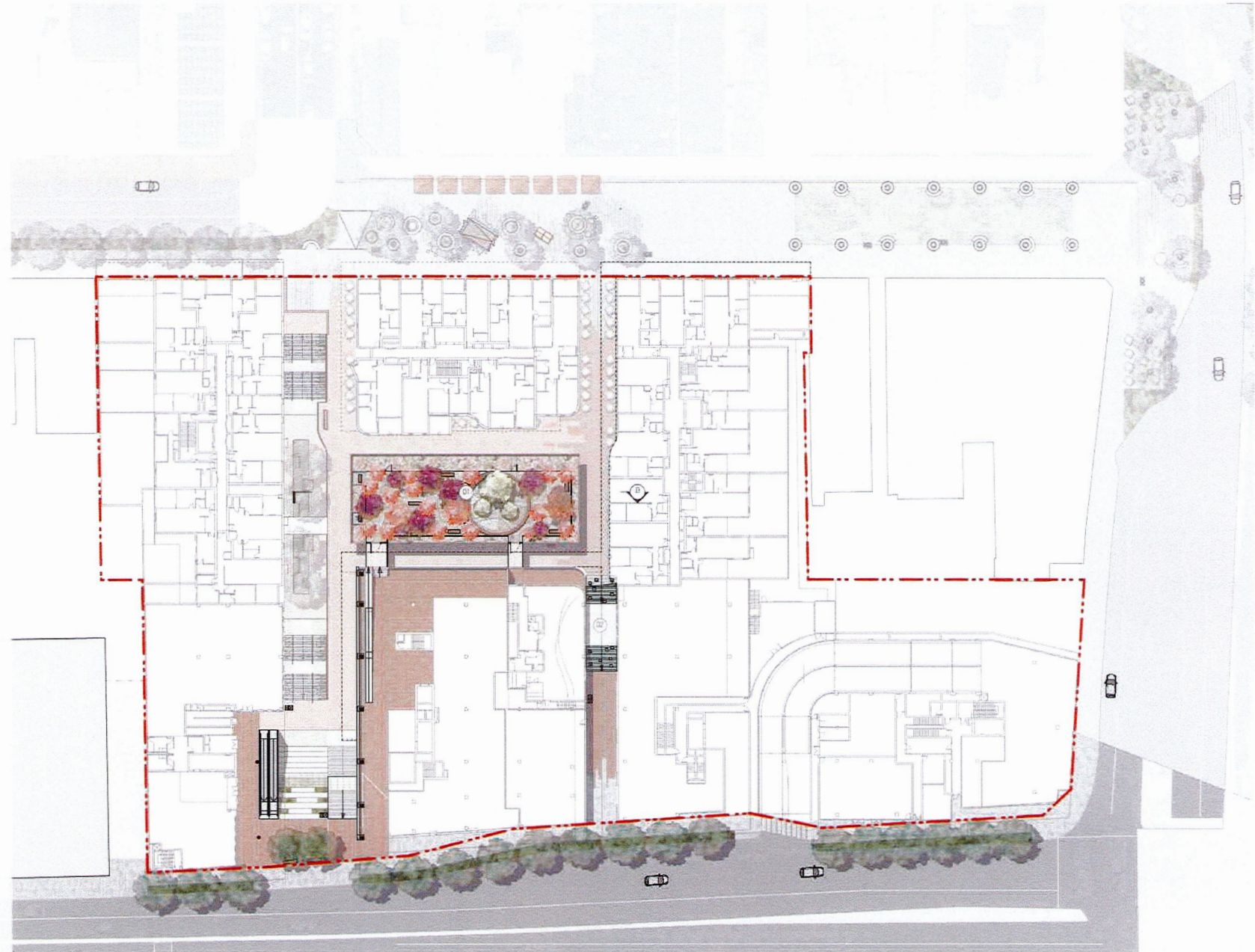
- White Steel Balustrade - 1.0m above Finish Level - 1000mm high (solid)
- Glass Balustrade Transparent - 1.0m above Finish Level - 1000mm high (surrounding Residential Building Edge)
- White Steel Gate - 2m high At Entrance to Residents section of Hanging Garden No continuation of fence above 1800mm Gate
- White Steel Gate - 2m high
- White Steel Gate - 1.0m high Same finish as balustrade Maintenance Access Only
- Timber Fence 1.0m high (solid) growing to 2.0m at fence post in middle of fence Timber pattern 400mm x 400mm spaced 400mm apart 600mm high surrounding Residential Building Edge

Trees

- Proposed Native Tree (Max 11m high at mature age)
- Proposed Exotic Floral Tree (Max 8m high at mature age) Lumnitzera racemosa Jacaranda
- Proposed Exotic Floral White Tree (Max 8m high at mature age) Redstart Tree

Furniture - Fittings

- Hardwood Timber bench
- Hardwood Timber bench
- Blackpole Seating Elements for positioning on steps
- Steel Access Bridge
- Rubbish Bin



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Client
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Project Team
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Project Name
EASTWOOD SHOPPING CENTRE

Project No.
0471SL

Address
160 Rowe Street - Ryde NSW

Key Plan

Issue Log

Rev	Revision Description	By / Checked	Date
1	ISSUE LOG UPDATE	NS	14/01/17
2	ISSUE LOG UPDATE	NS	02/02/17
3	AMENDED IS	NS	04/02/17
4	AMENDED IS	NS	04/02/17

Rev Revision Description By / Checked Date

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Phase

Development Application

Sheet Title
Level 01 Concept Plan

Sheet No.
02

Rev
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Program

01 The Valley

Legend

General

- Site Boundary
- Retention - Above

Pavements

- New Red Clay Brick Small Linear
- New Red Clay Brick Small & Mosa Path
- Crushed Brick Aggregate
- Timber Deck

Planting

- Proposed Big Fern Shrub - 1 plants / 9m x 150 mm plant size

Walls + Edges

- White Steel Balustrade - min 1000 mm above Finish Level
- Concrete edge
- Block Door

Furniture + Fixings

- Timber bench
- Barbecue
- Outdoor seating
- Umbrella
- Outdoor Bear Bag
- Outdoor Deckchair
- Rubber Bin



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Client
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Project Name
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Project No.
 0471SL

Address
 160 Rowe Street - Ryde NSW

Key Plan

Issue Log

Issue No.	Description	By / Checked	Date
1	ISSUE LOG	NR	03/11
2	ISSUE LOG	NR	03/11
3	AMENDMENT	NR	03/11
4	AMENDMENT	NR	03/11

Rev Revision Description By / Checked Date

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Phase

Development Application
 Sheet Title
 Level 02 Concept Plan
 Sheet No.
 03

Rev
 H

Program

- 01 The Rooftop
- 02 The Communal Space

Legend

- General**
- Site boundary
 - Architectural Allow
- Pavements**
- Timber deck Paving
 - Crushed Brick Aggregate
 - Concrete edge
 - Concrete Paving
- Planting**
- Proposed Big Fern Shrub (100mm x 100mm x 100mm)
 - Lawn
- Walls - Edges**
- White Steel Balustrade (100mm high glass finish) (100mm from edge)
 - Concrete edge
 - Brick Work
 - Steel Column
- Furniture - Fittings**
- Timber bench
 - Deckchair
 - Barbecue
 - Outdoor seating
 - Umbrella
 - Ping pong table
 - Outdoor Bean Bag
 - Concrete table - Benches
 - Concrete table
 - Rubbish Bin



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Project Name
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Key Plan

Issue Log

Rev	Revision Description	By / Checked	Date
0	ISSUED FOR PERMIT	NH	3/01/17
1	ISSUED FOR PERMIT	NH	02/07/17
2	AMENDED (A)	KJ	4/01/18
3	AMENDED (A)	KA	4/01/18

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Phase
 Development Application

Sheet Title
 Level 06 Concept Plan

Sheet No.
 04

Rev
H

Program

01 The Rooftop

Legend

- General**
- Site boundary
 - Architectural Allow
- Pavements**
- Timber deck Paving
 - Crushed Brick Aggregate
 - Concrete edge
 - Concrete Paving
- Planting**
- Proposed Big Horn Shrub - 1 per 100 sqm for part 100
 - Lawn
- Walls - Edges**
- White Steel Balustrade - 1000mm glass panels (1000mm high)
 - Concrete edge
 - Blind Door
 - Steel Column
- Furniture - Fixings**
- Timber bench
 - Deckchair
 - Barbecue
 - Outdoor seating
 - Umbrella
 - Ping pong table
 - Outdoor Bean Bag
 - Concrete table + benches
 - Concrete table
 - Rubbish Bin



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Project Name
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Project No.
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Address
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Key Plan

Issue Log

Issue No.	Description	By / Checked	Date
1	ISSUED FOR PERMIT	NR	15/07/17
2	ISSUED FOR PERMIT	NR	02/07/17
3	AMENDED 05	KA	04/07/17
4	AMENDED 06	KA	04/07/17

Rev Revision Description By / Checked Date

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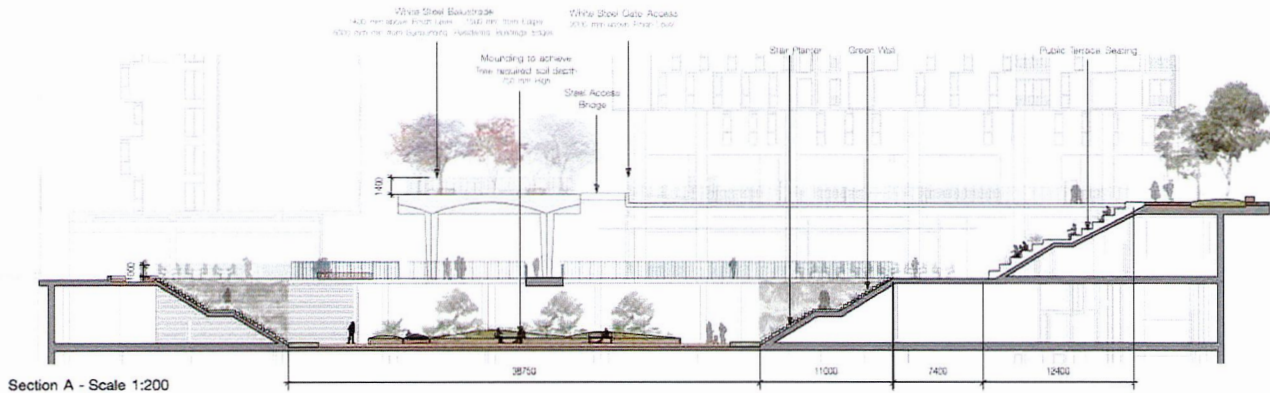
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Phase

Development Application
 Sheet Title
 Level 09 Concept Plan
 Sheet No.
 05

Rev
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Project Name
EASTWOOD SHOPPING CENTRE
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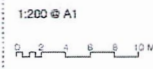
Key Plan

Issue Log

A	ISSUED (ISSUE)	NA	6/6/17
A	ISSUED (ISSUE)	NA	6/6/17
G	AMENDED (SA)	KA	4/6/18
H	AMENDED (SA)	KA	4/6/18

Rev Revision Description By / Checked Date

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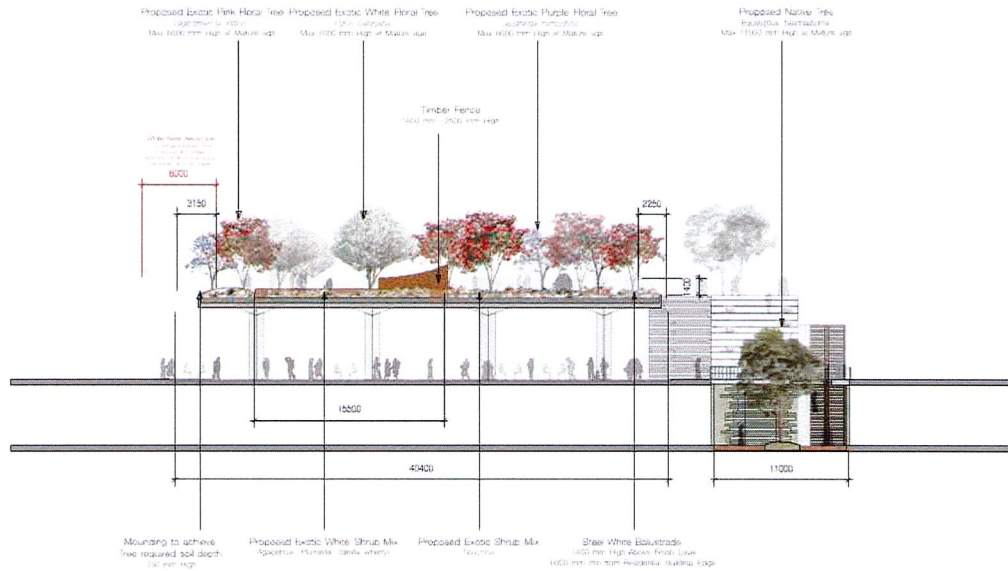


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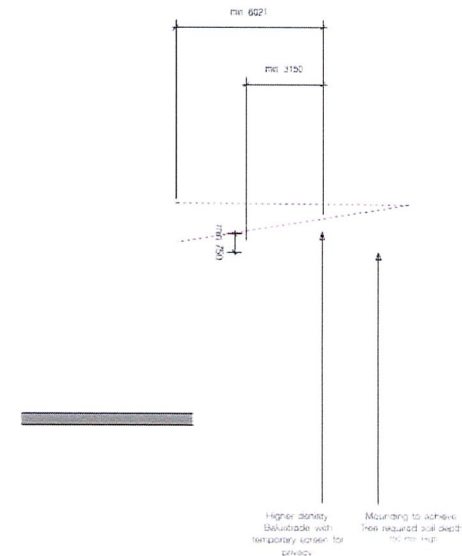
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Phase
 Development Application
 Sheet Title
Section A
 Sheet No.
 08

Rev
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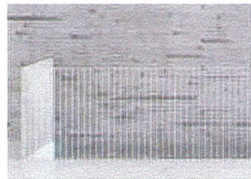


Section B - Scale 1:200



Privacy Diagram & Tree Depth

Shine White Balustrade



Access Gate for the Hanging Garden



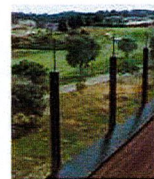
Exotic Flowering Trees



Concrete Slab



Glass Balustrade



Stairs



Crushed Brick Aggregate Path



Timber Fence



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Client
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Project Team
RICE DAUBNEY

Project Name
EASTWOOD SHOPPING CENTRE

Project No.
0471SL

Address
160 Rowe Street - Ryde NSW

Key Plan

Rev	Revision Description	By / Checked	Date
1	REVISED (MSTATE)	NA	5/8/17
2	REVISED (MSTATE)	NA	6/8/17
3	AMENDED (DA)	NA	4/6/18
4	AMENDED (DA)	NA	4/6/18

Scale
Varies @ A1

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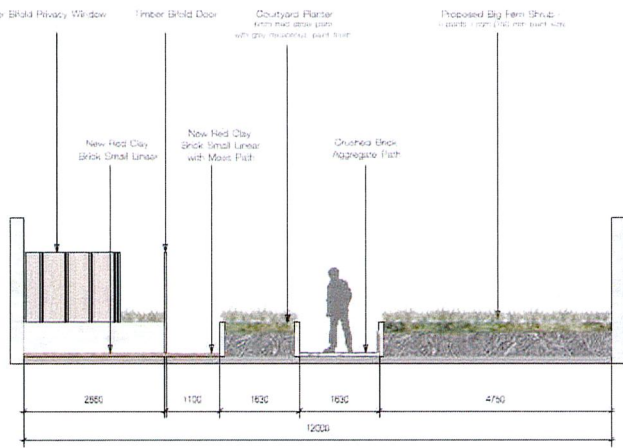
North

Phase
Development Application

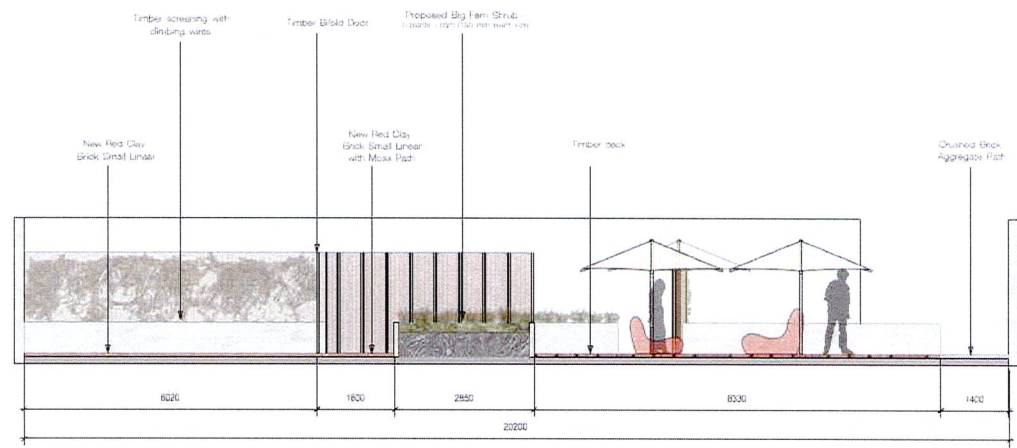
Sheet Title
Section B

Sheet No.
09

Rev
H

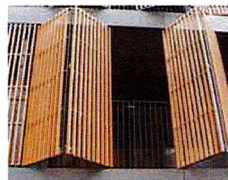


Section C - Scale 1:50

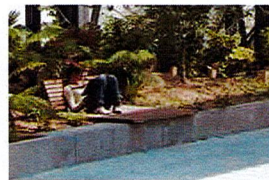


Section D - Scale 1:50

Brick Timber Door



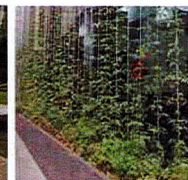
Timber Bench



Timber benches



Climbing Wisteria



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Client
YUHU Properties
Project Team
RICE DAUBNEY

Project Name
EASTWOOD SHOPPING CENTRE
Project No.
0471SL
Address
160 Rowe Street - Ryde NSW

Key Plan

Issue Log

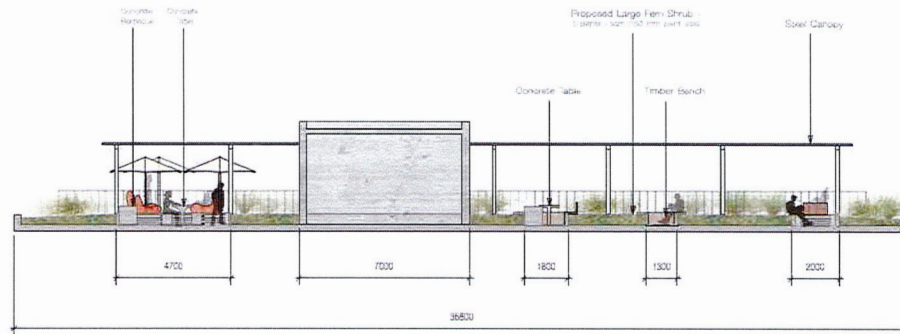
Rev	Revision Description	By / Checked	Date
1	ISSUED FOR TENDERS	RA	26/01/17
2	REVISED FOR TENDERS	RA	02/02/17
3	AMENDMENTS FOR TENDERS	RA	09/02/17
4	AMENDMENTS FOR TENDERS	RA	09/02/17

Scale
1:50 @ A1

All dimensions are in millimetres unless otherwise noted.
Do not scale from this drawing.

North
Phase
Development Application
Sheet Title
Sections C-D
Sheet No.
10

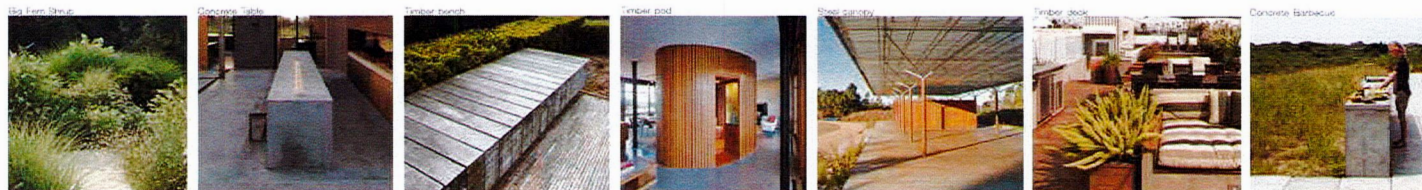
Rev
H



Section E - Scale 1:100



Section F - Scale 1:50



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 Project Team
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Project Name
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 Project No.
 0471SL
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Key Plan

Issue Log

Rev	Revision Description	By / Checked	Date
1	ISSUE FOR STATE	NA	6/8/17
2	ISSUE FOR STATE	NA	4/9/18
3	AMENDMENT	NA	4/9/18

Scale

Varies @ A1

North

Phase

Development Application
 Sheet Title
Sections E-F
 Sheet No.
 11

All dimensions are in millimetres unless otherwise noted.
 Do not scale from this drawing.

Rev
H