MONTCLAIR ARCHITECTURAL PRESENTATION

Controlled project record - design, planning and visualisation



22 CAVENDISH ROAD

ROSEMONT

Six-storey residential development

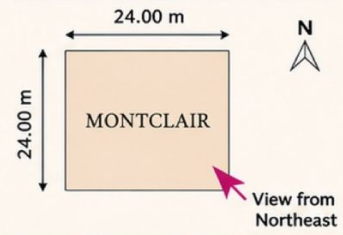
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-001

NORTHEAST CORNER PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-001)

- Original asymmetric North façade
- Two North balcony banks (separated by offset timber feature)
- Offset timber feature (full height of Levels 1–5)
- Five stacked East balconies (left-hand side of East façade)
- Central North entrance
- Pale honed limestone façade
- Bronze/charcoal framed glazing
- Glass balconies

Architectural visualisation — V-001. Landscaping, materials, lighting, furnishings and surrounding context are illustrative and not final.

PROJECT CONTROL SUMMARY

The locked geometry and planning controls used throughout the set

LOCKED BUILDING CONTROLS

Storeys	**Ground + Levels 1-5**
Ground datum	**0.00 m**
Level 1	**+3.40 m**
Level 2	**+6.50 m**
Level 3	**+9.60 m**
Level 4	**+12.70 m**
Level 5	**+15.80 m**
Roof datum	**+19.10 m**
Footprint	**24.00 m x 24.00 m**
Apartments	**22 total**

PLANNING RULES CARRIED FORWARD

Upper floor pattern: NW and NE are three-bedroom apartments. SW and SE are two-bedroom apartments. The corrected upper-floor arrangement repeats on Levels 1-5.

Bathrooms: three-bedroom apartments have two full bathrooms plus a separate powder room. Two-bedroom apartments have two full bathrooms. A powder room never substitutes for a full bathroom.

Access and storage: every bedroom has independent access from apartment circulation or the living area. Bedroom wardrobes and master walk-in robes remain part of the controlled planning intent.

Planning coordination issue

Room dimensions, services, accessibility and statutory compliance require detailed architectural verification.

ARCHITECTURAL CHARACTER

Asymmetric north facade, limestone, dark framed glazing and timber accents



APPROVED DESIGN LANGUAGE

- Original asymmetric north elevation retained as the visual master.
- Pale honed limestone panels form the primary facade field.
- Bronze or charcoal framed glazing gives the elevations a consistent dark line.
- Warm timber feature panels and soffits add depth to the facade composition.
- Clear glass balustrades keep the balconies visually light.
- Layered planting and refined street frontage complete the residential character.

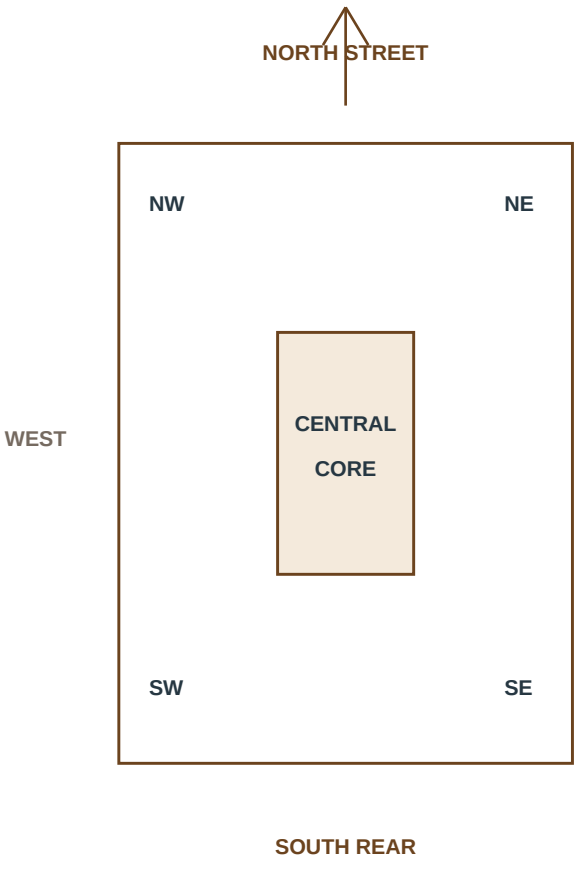
REFERENCE STATUS

Original elevation references govern the architectural character. Any geometric coordination departure must be identified separately.

SITE ORIENTATION AND BUILDING ORGANISATION

North street frontage, south rear outlook and central service core

PLAN ORGANISATION



KEY ORIENTATION

North is the street address and main residential entrance. The upper-floor apartment pattern places the 3-bedroom homes to the north and the 2-bedroom homes to the south.

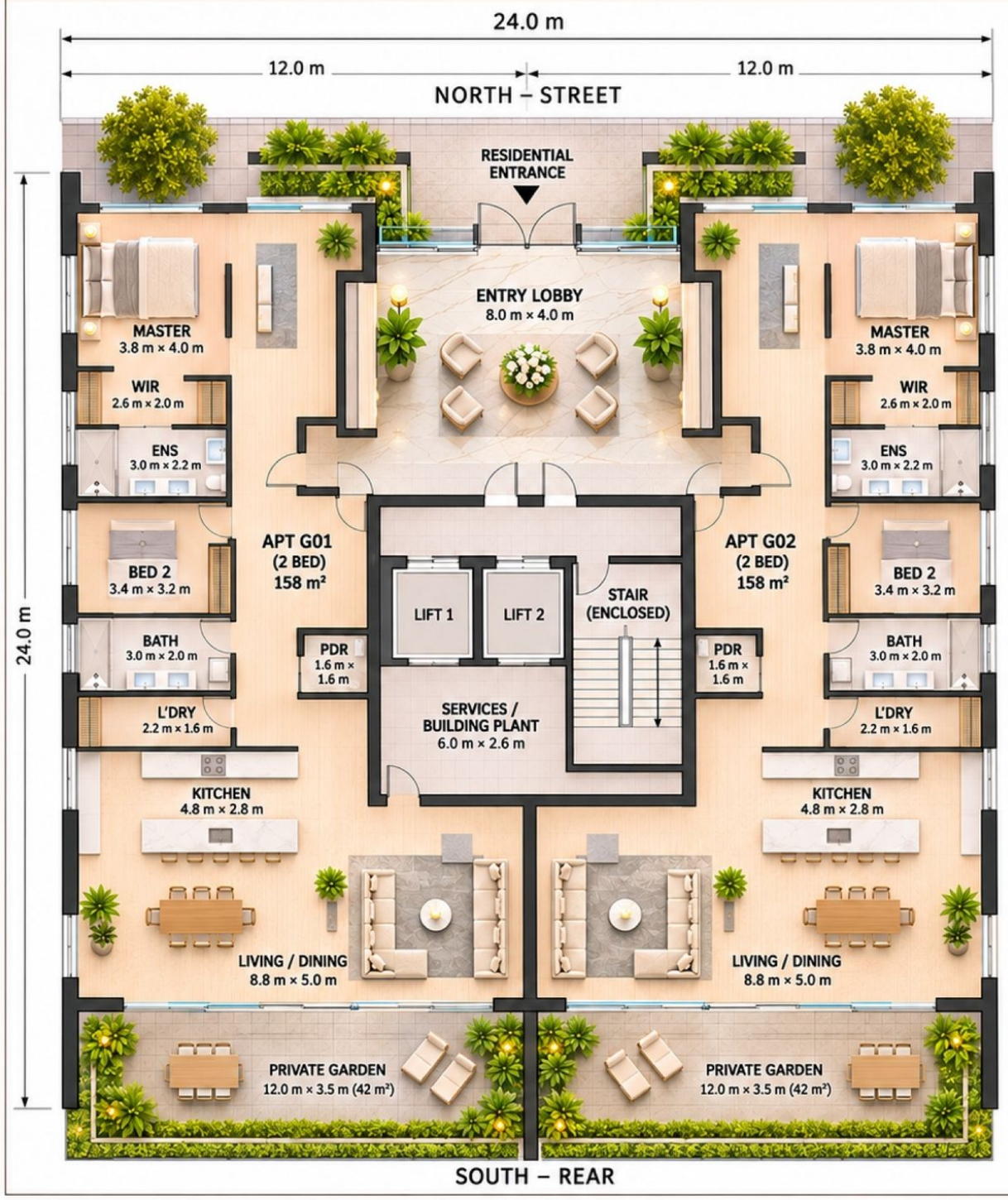






MONTCLAIR — GROUND FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Ground Floor Plan (Level G)

Key Planning Summary (Locked)

- ✓ 24.0 m × 24.0 m building footprint (576 m²)
- ✓ Central core: 8.0 m × 8.0 m (64 m²)
- ✓ Two passenger lifts + one enclosed staircase
- ✓ Two ground-floor garden apartments
- ✓ Each apartment: 2 bedrooms, 2 bathrooms + private powder room
- ✓ Master suite: walk-in wardrobe and luxury ensuite (double vanity, oversized shower)
- ✓ Open-plan kitchen, dining and living with island bench and garden access
- ✓ Generous private gardens to the south
- ✓ Main residential entrance lobby to the north with premium finishes
- ✓ Building services and plant within core

Area Schedule (Gross, Excl. Gardens)

Area	Gross Area
Apartment G01 (West) 2 Bed	158 m²
Apartment G02 (East) 2 Bed	158 m²
Central Core (Lifts, Stair, Plant)	64 m²
Total Ground Floor Plate	**576 m²**

External Areas (Approx.)

Private Garden G01 (South)	42 m²
Private Garden G02 (South)	42 m²

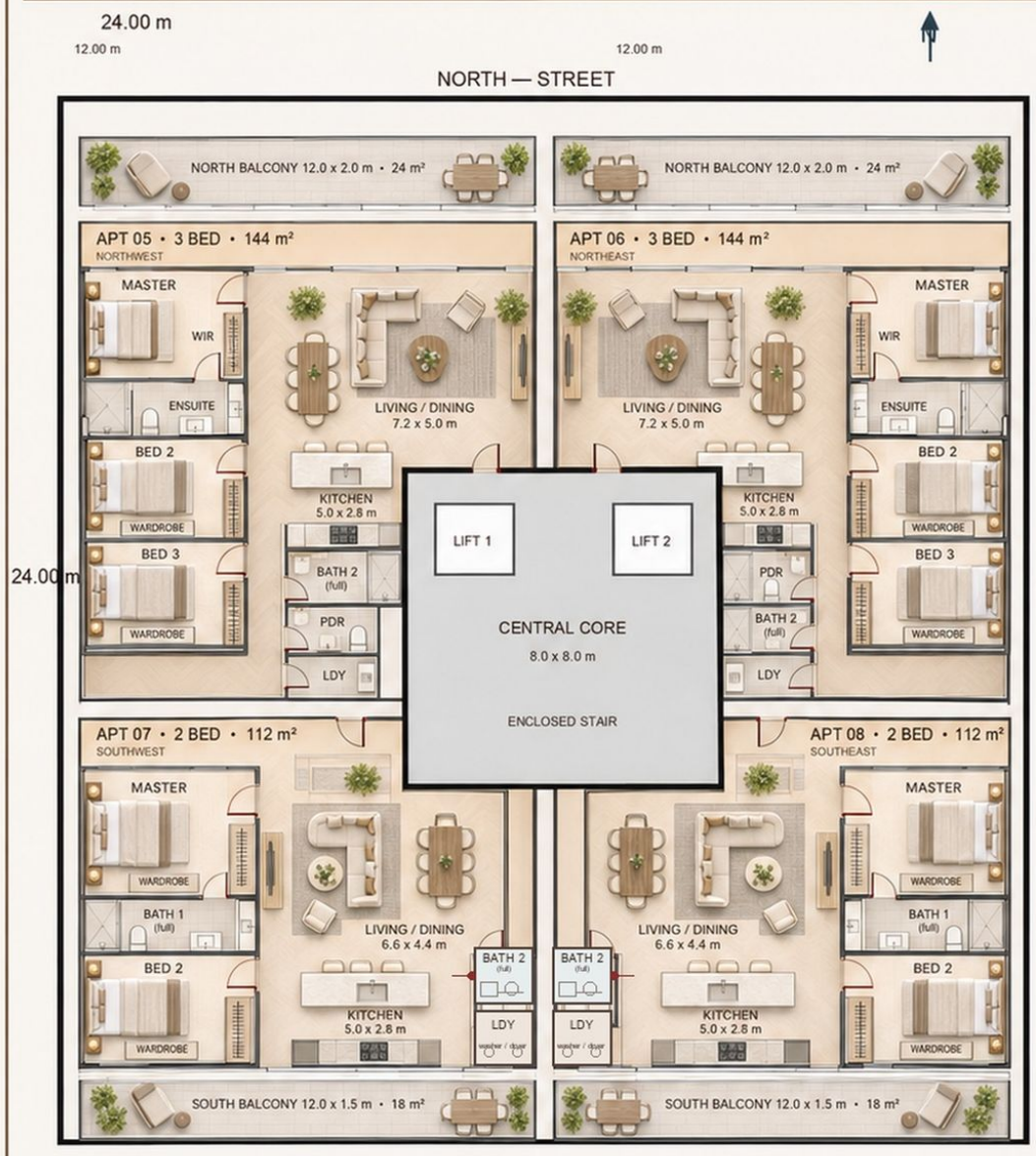
N

0 2 4 6 8 10 m

Scale 1:200 (A3)

MONTCLAIR — LEVEL 1 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



LEVEL 1 FLOOR PLAN
LEVEL 1 • CORRECTED

KEY PLANNING PARAMETERS

Apartments	05–08 • 4 total
Floor datum	+3.40 m
Floor plate	576 m² gross
Footprint	24.00 m x 24.00 m

AREA SCHEDULE

05 / 06 • NW / NE
3 bed / 2 full baths + PDR

07 / 08 • SW / SE
2 bed / 2 full baths

BALCONY / ACCESS SCHEDULE

- Apt 05 / 06 north balcony: 12.0 x 2.0 m (24 m²)
- Apt 07 / 08 south balcony: 12.0 x 1.5 m (18 m²)
- Independent access to every bedroom
- Wardrobe storage retained to every bedroom

CORRECTED 07 / 08
2 FULL BATHROOMS EACH • INDEPENDENT BEDROOM ACCESS

CORRECTED PRESENTATION NOTE

This detailed floor plate is derived from the corrected Level 1 master geometry. Apartments 05–08 are the control types for the repeated Levels 2–5 arrangement.

PRESENTATION NOTE

Indicative dimensions and areas are nominal and subject to detailed design, services coordination and statutory verification.

MONTCLAIR • 22 CAVENDISH ROAD, ROSEMONT

Scale: diagrammatic • Not for construction

MONTCLAIR — LEVEL 2 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Level 2 Floor Plan (Level 2)

Key Planning Summary (Corrected)

- ✓ Four apartments: Apt 09 – 12
- ✓ Apt 09 & 10: 3-bedroom (144 m² each)
- ✓ Apt 11 & 12: 2-bedroom (112 m² each)
- ✓ Apt 09 & 10: two full bathrooms + one separate powder room + laundry
- ✓ Apt 11 & 12: two full bathrooms each
- ✓ Independent access to every bedroom
- ✓ Wardrobes to all bedrooms
- ✓ Central core: 8.0 m × 8.0 m with two lifts and enclosed stair
- ✓ North balconies to Apt 09 & 10 (24 m² each)
- ✓ South balconies to Apt 11 & 12 (18 m² each)
- ✓ Floor datum: +6.50 m
- ✓ Building footprint: 24.0 m × 24.0 m
- ✓ Floor plate: 576 m² (gross)

Area Schedule (Gross, Excl. Balconies)

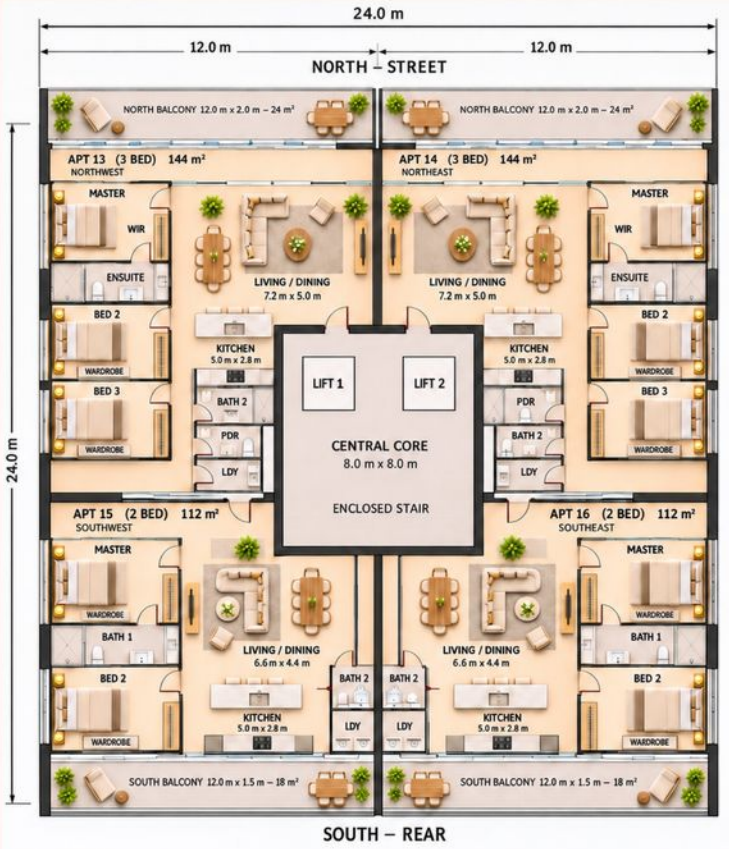
Apartment	Area
Apt 09 (NW) – 3 Bed	144 m²
Apt 10 (NE) – 3 Bed	144 m²
Apt 11 (SW) – 2 Bed	112 m²
Apt 12 (SE) – 2 Bed	112 m²
Total Level 2 Floor Plate	**576 m²**

Balcony / Access Schedule (Approx.)

Apt 09 North Balcony	24 m²
Apt 10 North Balcony	24 m²
Apt 11 South Balcony	18 m²
Apt 12 South Balcony	18 m²

MONTCLAIR — LEVEL 3 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Level 3 Floor Plan (Level 3)

Key Planning Summary (Corrected)

- ✓ Four apartments: Apt 13 – 16
- ✓ Apt 13 & 14: 3-bedroom (144 m² each)
- ✓ Apt 15 & 16: 2-bedroom (112 m² each)
- ✓ Apt 13 & 14: two full bathrooms + one separate powder room + laundry
- ✓ Apt 15 & 16: two full bathrooms each
- ✓ Independent access to every bedroom
- ✓ Wardrobes to all bedrooms
- ✓ Central core: 8.0 m × 8.0 m with two lifts and enclosed stair
- ✓ North balconies to Apt 13 & 14 (24 m² each)
- ✓ South balconies to Apt 15 & 16 (18 m² each)
- ✓ Floor datum: +9.60 m
- ✓ Building footprint: 24.0 m × 24.0 m
- ✓ Floor plate: 576 m² (gross)

Area Schedule (Gross, Excl. Balconies)

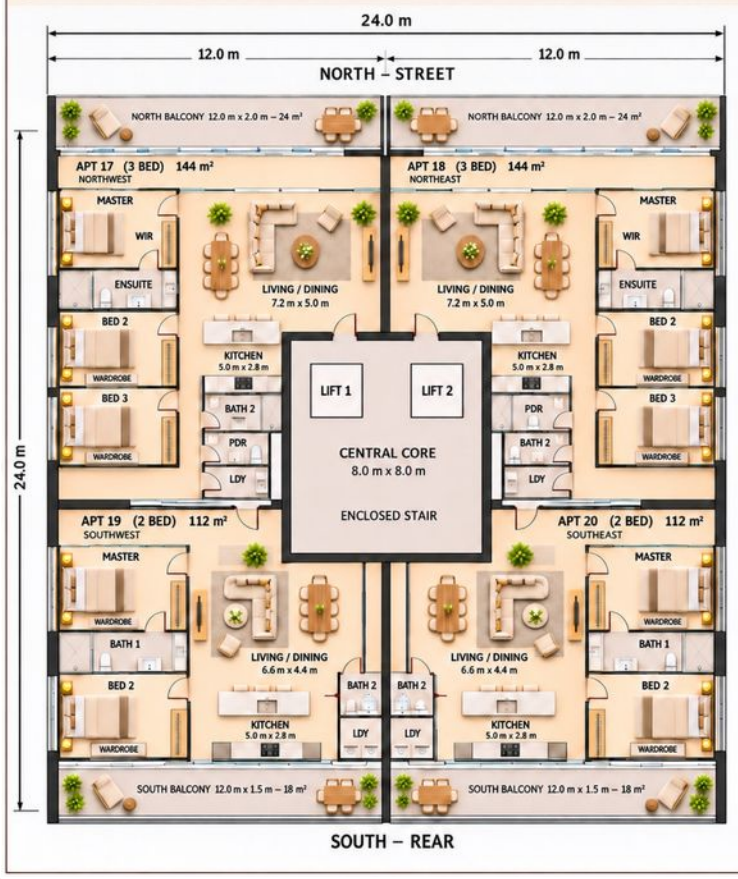
Apartment	Area
Apt 13 (NW) – 3 Bed	144 m²
Apt 14 (NE) – 3 Bed	144 m²
Apt 15 (SW) – 2 Bed	112 m²
Apt 16 (SE) – 2 Bed	112 m²
Total Level 3 Floor Plate	**576 m²**

Balcony / Access Schedule (Approx.)

Apt 13 North Balcony	24 m²
Apt 14 North Balcony	24 m²
Apt 15 South Balcony	18 m²
Apt 16 South Balcony	18 m²

MONTCLAIR — LEVEL 4 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Level 4 Floor Plan (Level 4)

Key Planning Summary (Corrected)

- ✓ Four apartments: Apt 17 – 20
- ✓ Apt 17 & 18: 3-bedroom (144 m² each)
- ✓ Apt 19 & 20: 2-bedroom (112 m² each)
- ✓ Apt 17 & 18: two full bathrooms + one separate powder room + laundry
- ✓ Apt 19 & 20: two full bathrooms each
- ✓ Independent access to every bedroom
- ✓ Wardrobes to all bedrooms
- ✓ Central core: 8.0 m × 8.0 m with two lifts and enclosed stair
- ✓ North balconies to Apt 17 & 18 (24 m² each)
- ✓ South balconies to Apt 19 & 20 (18 m² each)
- ✓ Floor datum: **+12.70 m**
- ✓ Building footprint: 24.0 m × 24.0 m
- ✓ Floor plate: 576 m² (gross)

Area Schedule (Gross, Excl. Balconies)

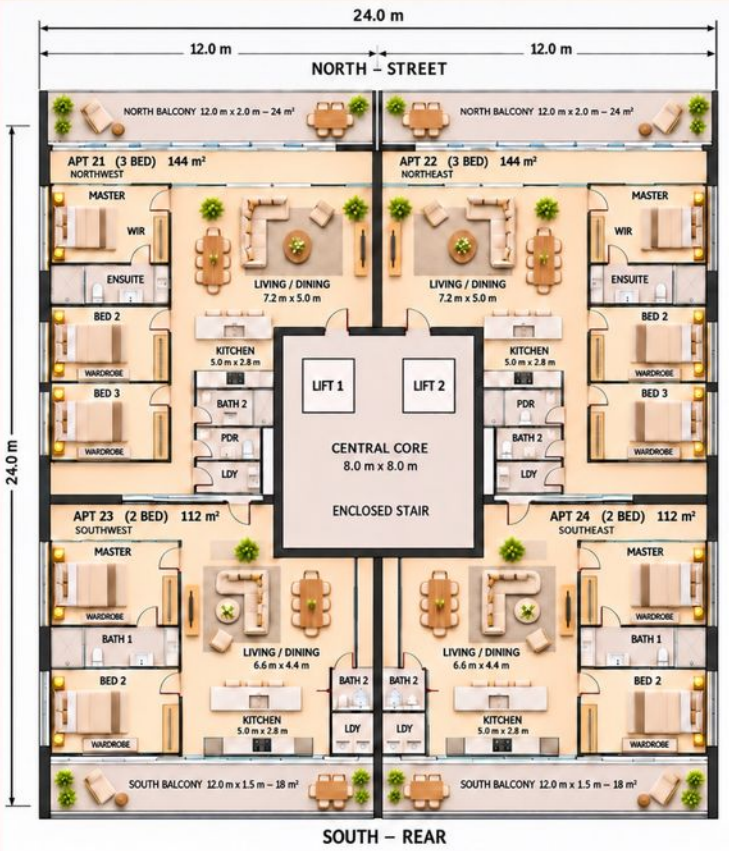
Apartment	Area
Apt 17 (NW) – 3 Bed	144 m²
Apt 18 (NE) – 3 Bed	144 m²
Apt 19 (SW) – 2 Bed	112 m²
Apt 20 (SE) – 2 Bed	112 m²
Total Level 4 Floor Plate	**576 m²**

Balcony / Access Schedule (Approx.)

Apt 17 North Balcony	24 m²
Apt 18 North Balcony	24 m²
Apt 19 South Balcony	18 m²
Apt 20 South Balcony	18 m²

MONTCLAIR — LEVEL 5 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Level 5 Floor Plan (Level 5)

Key Planning Summary (Corrected)

- ✓ Four apartments: Apt 21 – 24
- ✓ Apt 21 & 22: 3-bedroom (144 m² each)
- ✓ Apt 23 & 24: 2-bedroom (112 m² each)
- ✓ Apt 21 & 22: two full bathrooms + one separate powder room + laundry
- ✓ Apt 23 & 24: two full bathrooms each
- ✓ Independent access to every bedroom
- ✓ Wardrobes to all bedrooms
- ✓ Central core: 8.0 m × 8.0 m with two lifts and enclosed stair
- ✓ North balconies to Apt 21 & 22 (24 m² each)
- ✓ South balconies to Apt 23 & 24 (18 m² each)
- ✓ Floor datum: **+15.80 m**
- ✓ Building footprint: 24.0 m × 24.0 m
- ✓ Floor plate: 576 m² (gross)

Area Schedule (Gross, Excl. Balconies)

Apartment	Area
Apt 21 (NW) – 3 Bed	144 m²
Apt 22 (NE) – 3 Bed	144 m²
Apt 23 (SW) – 2 Bed	112 m²
Apt 24 (SE) – 2 Bed	112 m²
Total Level 5 Floor Plate	**576 m²**

Balcony / Access Schedule (Approx.)

Apt 21 North Balcony	24 m²
Apt 22 North Balcony	24 m²
Apt 23 South Balcony	18 m²
Apt 24 South Balcony	18 m²

APARTMENT MIX AND SCHEDULE

Canonical apartment types carried across the five upper residential levels

APARTMENT REGISTER

Type	Instances	Beds	Full baths	PDR	External space	Gross area
G-2B	G01, G02	2	2	1	South garden ~42 m2	158 m2
NW-3B	05, 09, 13, 17, 21	3	2	1	North balcony ~24 m2	144 m2
NE-3B	06, 10, 14, 18, 22	3	2	1	North balcony ~24 m2	144 m2
SW-2B	07, 11, 15, 19, 23	2	2	-	South balcony ~18 m2	112 m2
SE-2B	08, 12, 16, 20, 24	2	2	-	South balcony ~18 m2	112 m2

PLANNING CONTROLS

Every bedroom has independent access from the apartment circulation or living area. The corrected 2-bedroom types contain two full bathrooms. The corrected 3-bedroom types contain two full bathrooms plus a separate powder room. Bedroom wardrobes and master walk-in robes remain part of the planning intent.

Total apartment count: 22 Ground: 2 apartments | Levels 1-5: 20 apartments

MONTCLAIR — EAST ELEVATION

22 CAVENDISH ROAD, ROSEMONT



ORIGINAL EAST ELEVATION | Authoritative visual reference | Six-storey residential building | Five stacked balconies on left | Pale limestone / dark charcoal cladding / clear glass | Any geometric coordination departures must be identified separately

MONTCLAIR — WEST ELEVATION

22 CAVENDISH ROAD, ROSEMONT



ORIGINAL WEST ELEVATION | Authoritative visual reference | Six-storey residential building | Five stacked balconies on right | Pale limestone / dark charcoal cladding / clear glass | Any geometric coordination departures must be identified separately

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MONTCLAIR — NORTH ELEVATION

22 CAVENDISH ROAD, ROSEMONT



ORIGINAL ASYMMETRIC MASTER

Authoritative visual reference

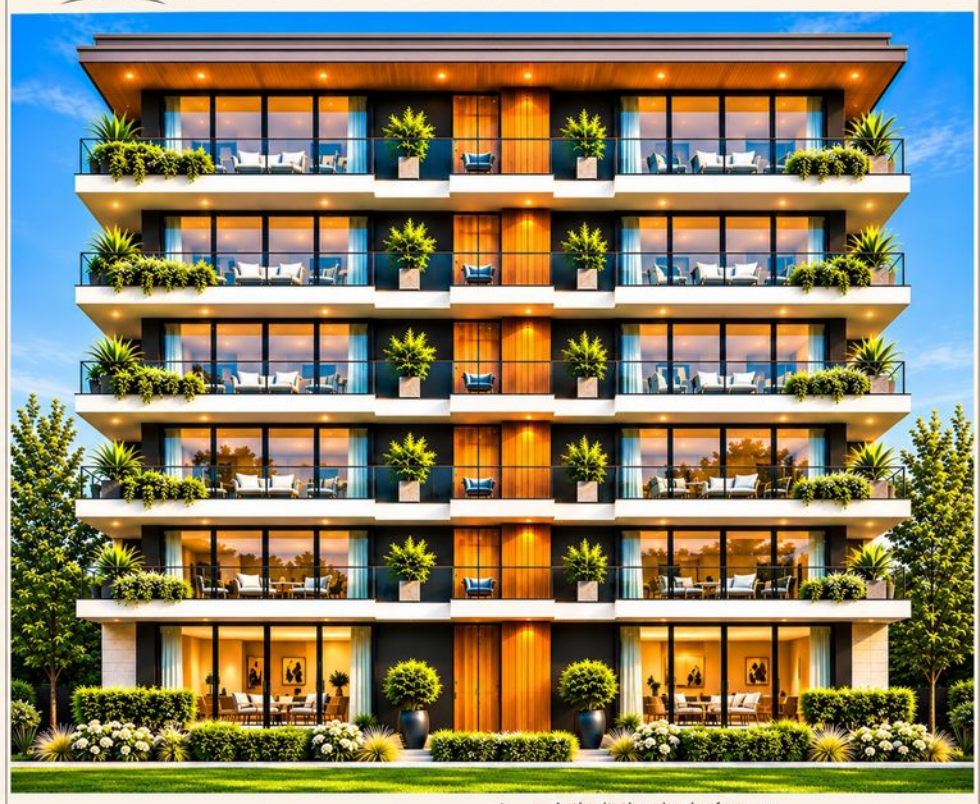
Six-storey residential building

Pale limestone / dark framed glazing / offset timber feature

Any geometric coordination departures must be identified separately

MONTCLAIR — SOUTH ELEVATION

22 CAVENDISH ROAD, ROSEMONT



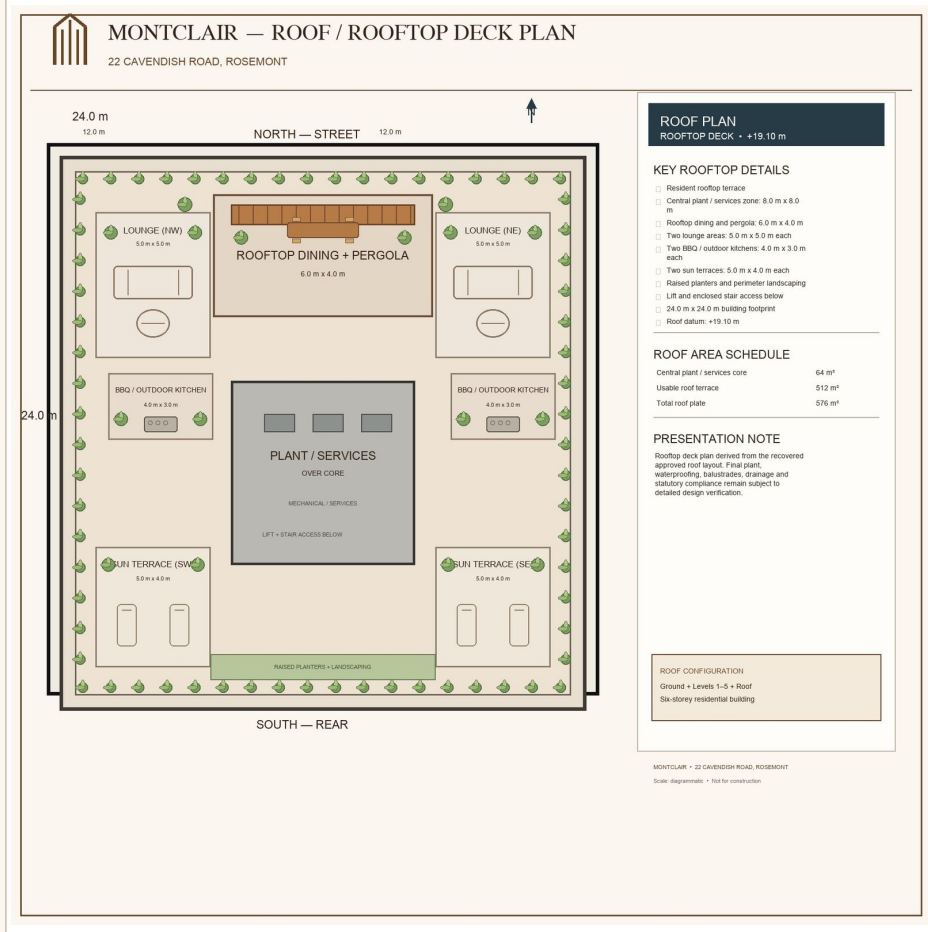
ORIGINAL SOUTH ELEVATION

- Authoritative visual reference;
- Six-storey residential building;
- Central vertical timber feature;
- Two balcony banks;
- Bronze/charcoal glazing;
- Pale limestone and timber soffit.

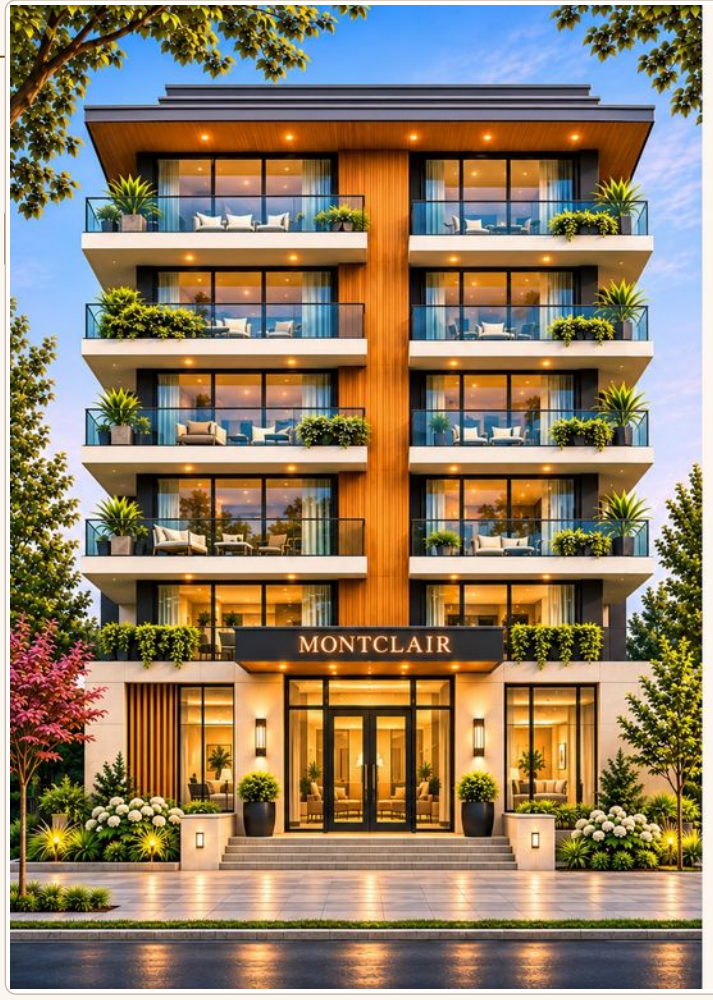
SECTIONS AND ROOFTOP DECK

Vertical control from Ground datum to +19.10 m roof and the resident rooftop terrace





ROOF DATUM	**+19.10 m**	24.00 m x 24.00 m footprint Rooftop terrace, pergola, lounges, outdoor kitchens and planted perimeter



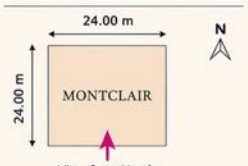
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-003

MAIN ENTRANCE PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-003)

- Original asymmetric North façade
- Central North main entrance
- Two North balcony banks (separated by offset timber feature)
- Five stacked East balconies (left-hand side of East façade)
- Pale honed limestone façade
- Bronze/charcoal framed glazing
- Glass balconies
- Refined landscaping and entry

Architectural visualisation — Concept only. Subject to design development and approvals.



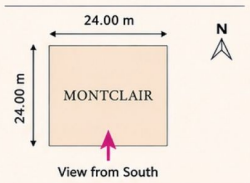
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-004

SOUTH REAR PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



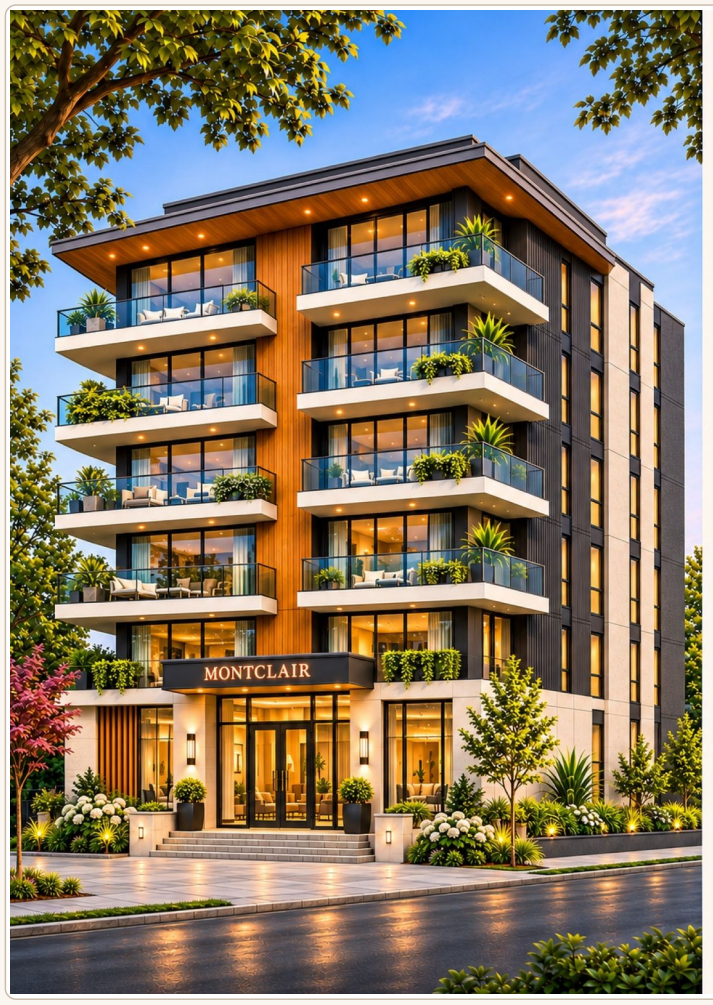
LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-004)

- Original asymmetric North façade
- Central South rear feature composition
- Two South balcony banks (separated by vertical timber feature)
- Five stacked South balconies (left-hand side of South façade)
- Pale honed limestone façade
- Bronze/charcoal framed glazing
- Glass balconies
- Refined landscaping and rear garden

Architectural visualisation — Concept only. Subject to design development and approvals.



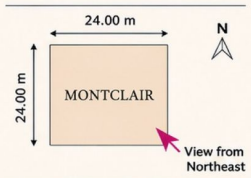
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-001

NORTHEAST CORNER PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-001)

- Original asymmetric North façade
- Two North balcony banks (separated by offset timber feature)
- Offset timber feature (full height of Levels 1–5)
- Five stacked East balconies (left-hand side of East façade)
- Central North entrance
- Pale honed limestone façade
- Bronze/charcoal framed glazing
- Glass balconies

Architectural visualisation — V-001. Landscaping, materials, lighting, furnishings and surrounding context are illustrative and not final.



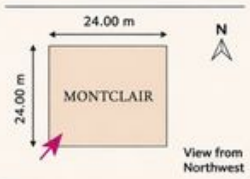
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-002

NORTHWEST CORNER PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



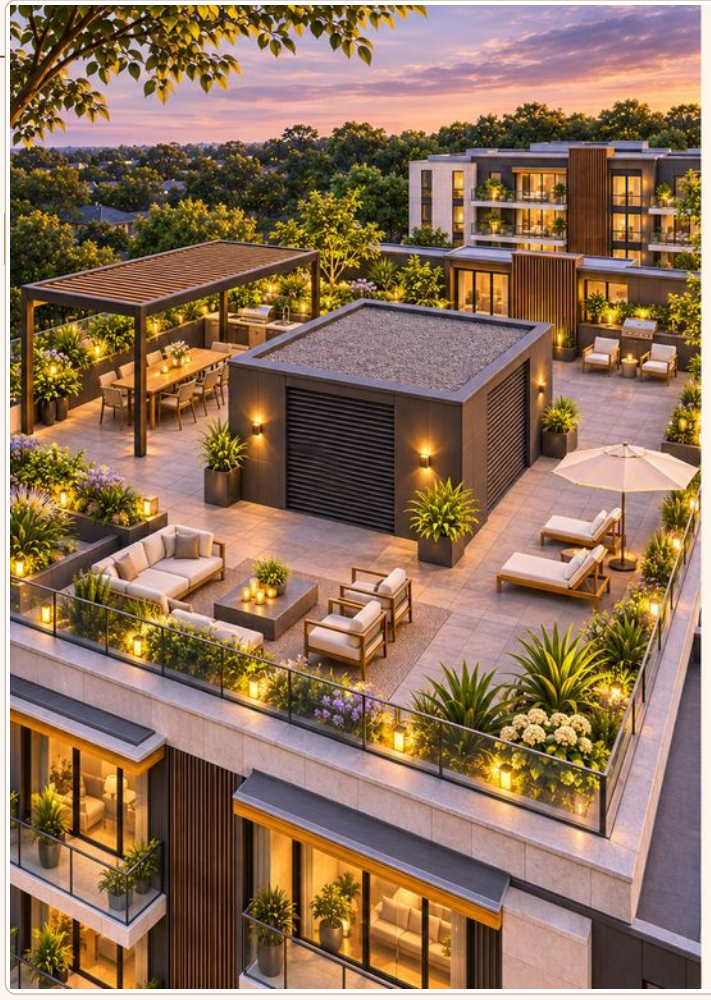
LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (CONCEPT)

- Six-storey residential building
- Original asymmetric north façade
- Five stacked west balconies
- Pale honed limestone
- Bronze/charcoal framed glazing
- Glass balconies
- Refined landscaped frontage

Architectural visualisation — concept only. Landscaping, materials, lighting, furnishings and surrounding context are illustrative and not final.



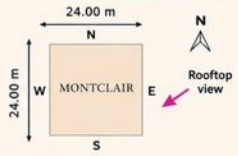
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-010

ROOFTOP PERSPECTIVE / DECK

Storeys	6
Footprint	24.00 m × 24.00 m
Roof datum	+19.10 m



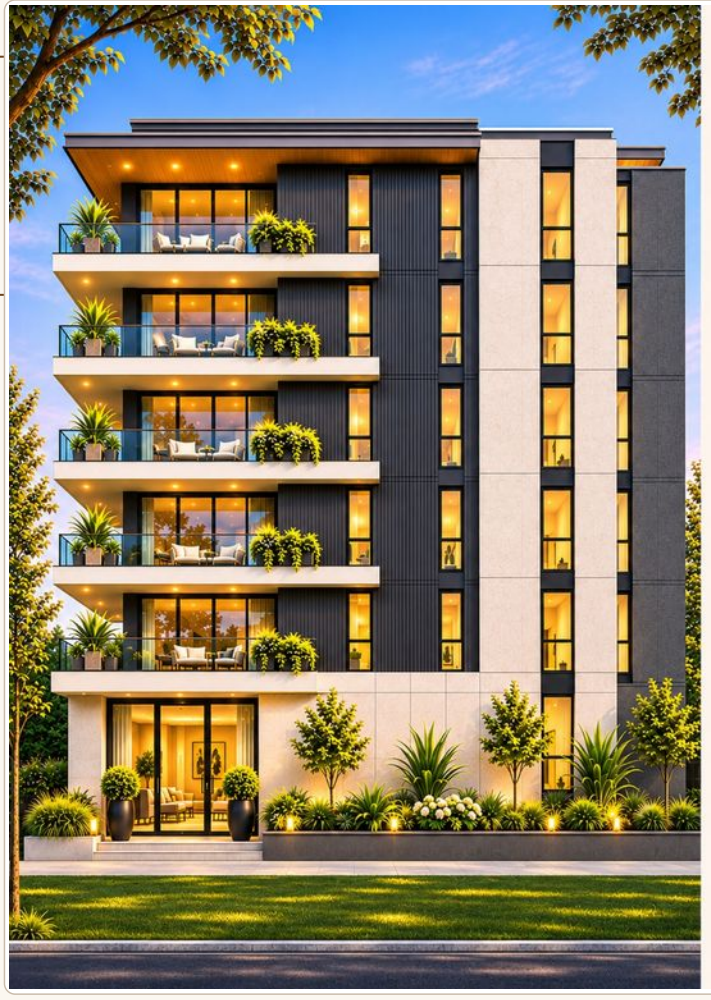
ROOF DETAILS / AREA SCHEDULE

Roof plate	—	24.00 m × 24.00 m (576.00 m²)
Plant/services zone	—	8.00 m × 8.00 m (64.00 m²)
Resident deck (net)	—	512.00 m²
Pergola dining area	—	≈ 42.00 m²
BBQ / outdoor kitchens	—	2 (≈ 16.00 m² each)
Lounge areas	—	2 (≈ 36.00 m² total)
Sun terraces	—	2 (≈ 44.00 m² total)
Landscape planters (total)	—	≈ 120.00 m²

KEY FEATURES (V-010)

- Premium resident rooftop deck and terrace
- Central 8.00 m × 8.00 m plant/services zone with screened equipment, lifts and enclosed stair
- Rooftop dining pergola with landscaped setting
- Two BBQ / outdoor kitchen areas with preparation, grilling and seating
- Two lounge areas for gathering and relaxation
- Two sun terraces with chaise lounges and umbrellas
- Refined paving, integrated lighting and year-round planting
- Clear glass safety balustrades and compliant parapets
- Expansive outlooks to the treed Rosemont precinct
- Contemporary, high-quality finishes consistent with MONTCLAIR

Architectural visualisation — Concept only. Subject to design development and approvals.



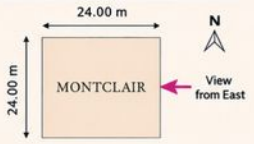
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-005

EAST ELEVATION PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-005)

- Original East elevation composition
- Five South-facing balconies (stacked on left-hand side)
- Distinctive vertical cladding with pale limestone façade panels
- Narrow, vertically aligned windows
- Ground-floor entrance and glazing with lobby views
- Refined landscaping and feature lighting
- Contemporary, high-quality finishes

Architectural visualisation — Concept only. Subject to design development and approvals.



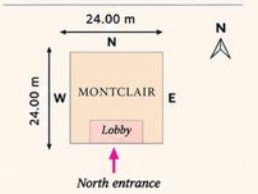
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22 CAVENDISH ROAD, ROSEMONT

V-008

RESIDENTIAL LOBBY

Storeys	6
Footprint	24.00 m × 24.00 m
Lobby datum	±0.00 m (Ground)



PROJECT SUMMARY

Address	—	22 Cavendish Road, Rosemont
Building	—	Premium residential, 6 storeys
Lobby	—	Central residential entrance (North)
Lobby area (net)	—	≈ 210.00 m²
Ceiling height	—	≈ 6.50 m (double-height arrival)
Access	—	Residents, guests and concierge

KEY FEATURES (V-008)

- Grand, double-height residential arrival space
- Central North entrance with direct landscaped arrival sequence and porte-cochère-style approach
- Concierge / reception with resident services
- Refined limestone finishes and warm timber accents, with dark bronze/charcoal metal framing
- Elegant resident lounge seating and meeting nooks
- Sculptural contemporary lighting and integrated feature lighting
- Generous glazing with visual connection to the landscaped entrance and MONTCLAIR grounds
- Secure, residents-only lobby with lift access to all levels

Architectural visualisation — Concept only. Subject to design development and approvals.



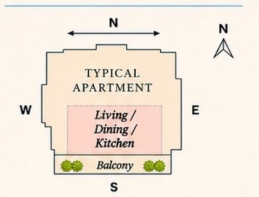
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-009

APARTMENT INTERIOR

Storeys	6
Footprint	Typical upper-floor apartment
Apartment datum	±0.00 m (Typical floor)



PROJECT SUMMARY

Address	—	22 Cavendish Road, Rosemont
Building	—	Premium residential, 6 storeys
Apartment	—	Typical upper-floor apartment
Layout	—	Open-plan living, dining and kitchen
Connection	—	Balcony with clear glass balustrade and planting

KEY FEATURES (V-009)

- Generous open-plan living, dining and kitchen with a refined, contemporary layout
- Stone-topped kitchen island with breakfast seating and integrated appliances (oven, cooktop, fridge, dishwasher)
- Seamless connection to a private balcony with clear glass balustrade and landscaped planting
- Warm timber joinery, natural stone accents and bronze/charcoal metal detailing throughout
- High-quality, layered lighting including pendants, feature dining light and concealed ambient lighting
- Abundant natural light, outlook and a sense of elevated, private amenity

Architectural visualisation — Concept only. Subject to design development and approvals.

FINAL 22-APARTMENT SCHEDULE

Areas, bedrooms, orientation, balconies / gardens and storage

PROJECT CONTROL SUMMARY

Control item	Current controlled value
Building	MONTCLAIR, 22 Cavendish Road, Rosemont
Residential count	22 apartments: G01, G02 and Apartments 05–24
Upper-floor rule	One corrected typical arrangement repeated on Levels 1–5
Typical floor planning	NW/NE 3-bedroom apartments; SW/SE 2-bedroom apartments
Bedroom access	Every bedroom has independent access from apartment circulation / living area
Bathroom rule	3-bed units: 2 full bathrooms + separate powder room; 2-bed units: 2 full bathrooms
Storage rule	Built-in wardrobe storage retained in every bedroom; master WIR where shown

CANONICAL TYPE MAPPING

Type	Apartment instances	Configuration	External space	Mandatory planning controls
NW-3B	**05, 09, 13, 17, 21**	**3 bedrooms; 2 full bathrooms; separate PDR**	**North balcony approx. 24 m²**	**Independent doors to all bedrooms; wardrobes; no bedroom-through-bedroom route**
NE-3B	**06, 10, 14, 18, 22**	**3 bedrooms; 2 full bathrooms; separate PDR**	**North balcony approx. 24 m²**	**Independent doors to all bedrooms; wardrobes; no bedroom-through-bedroom route**
SW-2B	**07, 11, 15, 19, 23**	**2 bedrooms; 2 full bathrooms**	**South balcony approx. 18 m²**	**Independent doors to both bedrooms; wardrobes; no bedroom-through-bedroom route**
SE-2B	**08, 12, 16, 20, 24**	**2 bedrooms; 2 full bathrooms**	**South balcony approx. 18 m²**	**Independent doors to both bedrooms; wardrobes; no bedroom-through-bedroom route**

DOCUMENT STATUS

Status	Meaning
Controlled planning schedule	This schedule records the corrected apartment mix and canonical type mapping used for the next coordination stage.
Not construction documentation	Room dimensions, wall thicknesses, services, accessibility, fire separation, wet-area set-outs and statutory compliance remain subject to detailed architectural coordination.
Next coordination stage	Prepare typical apartment interior elevations and wet-area coordination from the four canonical plans, then select representative interiors for visualisation.

MONTCLAIR — planning coordination issue. This schedule supersedes earlier apartment registers that treated powder rooms as full bathrooms or did not clearly assign independent bedroom access.

APARTMENT REGISTER

Complete apartment-by-apartment register using the corrected canonical types.

Apartment	Level	Orientation	Type	Beds	Bathrooms	Balcony / garden	Gross area	Storage
G01	Ground	West	G-2B	2	2 full + PDR	Garden south, approx. 42 m²	158 m²	Yes
G02	Ground	East	G-2B	2	2 full + PDR	Garden south, approx. 42 m²	158 m²	Yes
5	Level 1	NW	NW-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
6	Level 1	NE	NE-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
7	Level 1	SW	SW-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
8	Level 1	SE	SE-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
9	Level 2	NW	NW-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
10	Level 2	NE	NE-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
11	Level 2	SW	SW-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
12	Level 2	SE	SE-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
13	Level 3	NW	NW-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
14	Level 3	NE	NE-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
15	Level 3	SW	SW-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
16	Level 3	SE	SE-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
17	Level 4	NW	NW-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
18	Level 4	NE	NE-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
19	Level 4	SW	SW-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
20	Level 4	SE	SE-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
21	Level 5	NW	NW-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
22	Level 5	NE	NE-3B	3	2 full + PDR	North balcony, approx. 24 m²	144 m²	Yes
23	Level 5	SW	SW-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes
24	Level 5	SE	SE-2B	2	2 full	South balcony, approx. 18 m²	112 m²	Yes

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22 CAVENDISH ROAD, ROSEMONT

ITEM 4 - TYPICAL INTERIOR COORDINATION

Typical apartment interior elevations and wet-area coordination

COORDINATION BASIS

This issue records the repeatable interior planning rules for the corrected canonical apartments. It is intended to coordinate later apartment interiors and visualisations from one controlled set of planning types.

CONTROLLED RULES

1. Every bedroom has independent access from apartment circulation / living area.
2. 3-bedroom types have two full bathrooms plus a separate powder room.
3. 2-bedroom types have two full bathrooms; powder rooms are not substituted.
4. Every bedroom retains wardrobe storage; master WIR where shown.
5. Wet-area set-outs are shown schematically and require CAD / BIM verification.

TYPE REGISTER

Type	Instances	Bedrooms	Bathrooms	External space
NW-3B	05, 09, 13, 17, 21	3	2 full + PDR	North balcony ~24 m2
NE-3B	06, 10, 14, 18, 22	3	2 full + PDR	North balcony ~24 m2
SW-2B	07, 11, 15, 19, 23	2	2 full	South balcony ~18 m2
SE-2B	08, 12, 16, 20, 24	2	2 full	South balcony ~18 m2
G-2B	G01, G02	2	2 full + PDR	South garden ~42 m2

ISSUE CONTENT

ITEM 4A - 3-BEDROOM

Typical kitchen / island elevation
Typical living / dining feature elevation
Master suite and wet-core coordination
Applies to NW-3B and NE-3B types

ITEM 4B - 2-BEDROOM

Typical kitchen / island elevation
Typical living / dining feature elevation
Two full bathroom coordination
Applies to SW-2B and SE-2B types

ITEM 4C - WET AREAS

Full bathroom fixture set
Ensuite / second bathroom relationship
Powder room kept separate from full bath count
Ground-floor G-2B note included

STATUS Planning coordination issue only. This document does not fix construction dimensions, wall thicknesses, service routes, accessibility clearances, fire separation or statutory compliance.

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TYPICAL 3-BEDROOM INTERIOR ELEVATIONS

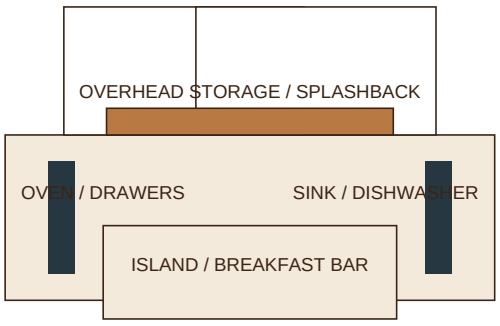
NW-3B and NE-3B canonical types - mirrored planning variants

APPLIES TO APARTMENTS 05, 06, 09, 10, 13, 14, 17, 18, 21 AND 22

Both north-facing 3-bedroom apartments use the same interior coordination rules. The arrangement may mirror at the core, but the access principles, wet-area count and storage requirements remain unchanged.

KITCHEN / ISLAND ELEVATION

Indicative internal elevation - not a construction set-out

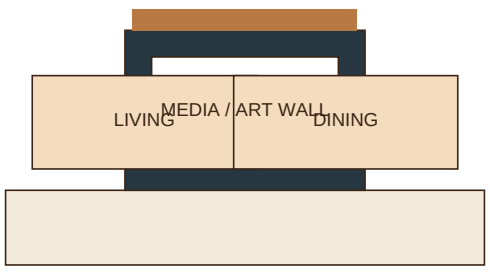


Typical kitchen run coordinated to canonical plan

Independent circulation remains clear of kitchen work zones.

LIVING / DINING FEATURE ELEVATION

Open-plan living, dining and kitchen relationship

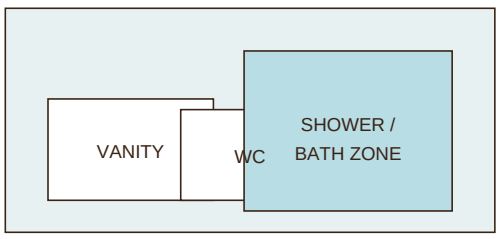


Furniture and joinery to remain clear of bedroom doors

Balcony / garden access shown as an external threshold, not a circulation

MASTER ENSUITE ELEVATION

Typical fixture coordination - schematic



Door swing and clear circulation to be checked against plan

Full bathroom: shower / bath zone, WC and vanity.

3-BEDROOM COORDINATION CHECK

[ ] Three bedrooms shown

[ ] Bedroom 2 and Bedroom 3 each have independent doors

[ ] Master suite has WIR / wardrobe and full ensuite

[ ] Second full bathroom has shower / bath zone, WC and vanity

[ ] Powder room is separate and not counted as a full bathroom

ELEVATION CONTROL NOTES

Kitchen island remains within the open-plan living / dining zone.
Joinery must not block independent bedroom doors.
Wet rooms remain grouped close to the central service / circulation zone.
Vanity, WC and shower / bath zone are shown as the minimum full-bath fixture set.
Exact fixture positions remain subject to detailed services coordination.

Representative elevations only - they coordinate the approved planning intent and are not a joinery, hydraulic or construction drawing.

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22 CAVENDISH ROAD, ROSEMONT

TYPICAL 2-BEDROOM INTERIOR ELEVATIONS

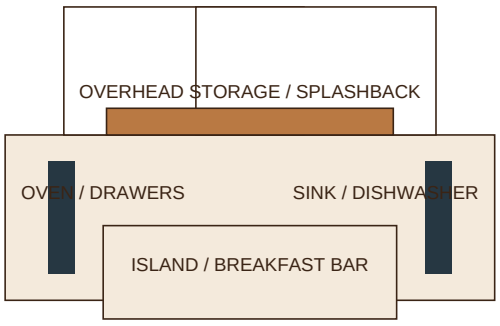
SW-2B and SE-2B canonical types - independent bedroom access

APPLIES TO APARTMENTS 07, 08, 11, 12, 15, 16, 19, 20, 23 AND 24

The south-facing 2-bedroom apartments are coordinated as two-bedroom homes with two full bathrooms. Bedroom 2 is accessed independently from the apartment circulation / living area and is never accessed through the master bedroom.

KITCHEN / ISLAND ELEVATION

Indicative internal elevation - not a construction set-out

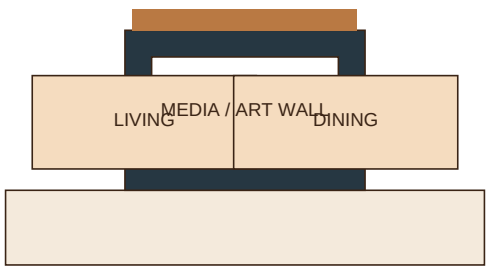


Typical kitchen run coordinated to canonical plan

Independent circulation remains clear of kitchen work zones.

LIVING / DINING FEATURE ELEVATION

Open-plan living, dining and kitchen relationship

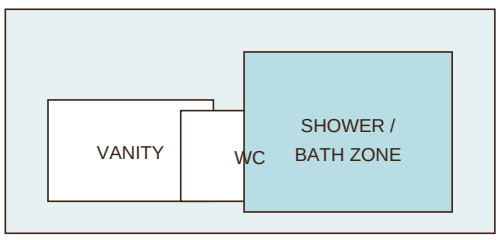


Furniture and joinery to remain clear of bedroom doors

Balcony / garden access shown as an external threshold, not a circulation

SECOND FULL BATH ELEVATION

Typical fixture coordination - schematic



Door swing and clear circulation to be checked against plan

Full bathroom: shower / bath zone, WC and vanity.

2-BEDROOM COORDINATION CHECK

[ ] Two bedrooms shown

[ ] Master and Bedroom 2 each have independent doors

[ ] Wardrobe storage shown to both bedrooms

[ ] Two full bathrooms shown with complete fixture sets

[ ] No bedroom-through-bedroom route or residual void / garden niche

GROUND-FLOOR RELATIONSHIP

G01 and G02 are separate ground-floor garden apartments. Their detailed interior elevations are not assumed to be identical to the upper floor plan, but they follow the same controlled rule: two bedrooms, two full bathrooms, independent bedroom access and a separate powder room where retained in the ground-floor brief.

This sheet supersedes the earlier 2-bedroom arrangements that provided only one full bathroom or required access through the master bedroom.

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22 CAVENDISH ROAD, ROSEMONT

WET-AREA COORDINATION

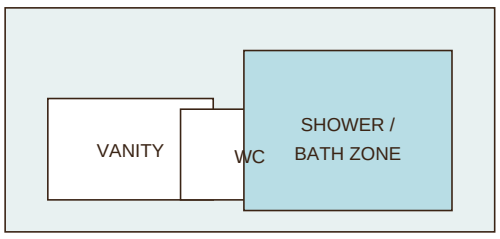
Full bathrooms, ensuite logic, powder room separation and access checks

TYPICAL WET-AREA REGISTER

Wet area	Used in	Minimum controlled fixture set	Access / coordination rule
Full bathroom 1	All upper 2B / 3B types	Shower / bath zone + WC + vanity	Independent access from apartment circulation
Full bathroom 2	All upper 2B / 3B types	Shower / bath zone + WC + vanity	Independent access; not a powder room
Master ensuite	3B types and ground brief	Shower / bath zone + WC + vanity	Accessed from master suite / WIR zone
Powder room	3B types and ground brief	WC + hand basin only	Separate room; not counted as a full bathroom
Laundry	All typical apartment types	Washer / dryer provision and storage	Grouped with wet services where practical

FULL BATH 1 ELEVATION

Typical fixture coordination - schematic

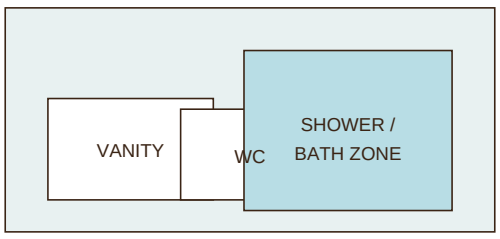


Door swing and clear circulation to be checked against plan

Full bathroom: shower / bath zone, WC and vanity.

FULL BATH 2 ELEVATION

Typical fixture coordination - schematic

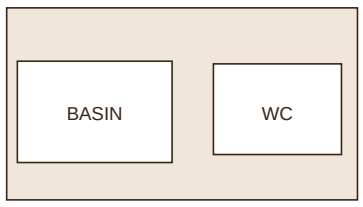


Door swing and clear circulation to be checked against plan

Full bathroom: shower / bath zone, WC and vanity.

POWDER ROOM ELEVATION

WC and hand basin only - schematic



Compact fixture arrangement - no shower / bath zone

Powder room: WC + hand basin only; not counted as a full bathroom.

MANDATORY COORDINATION CHECKS BEFORE INTERIOR VISUALISATION

1. Confirm every bedroom door opens independently from the apartment circulation / living area.

2. Confirm each 2-bedroom apartment contains two complete full bathrooms, not one full bathroom plus a powder room.

3. Confirm each 3-bedroom apartment contains two complete full bathrooms plus a separate powder room.

4. Confirm wardrobes remain inside the bedrooms and do not form an access route through another bedroom.

5. Confirm wet-area walls, shafts and services align across the repeated upper-floor arrangement.

Coordination status: planning intent locked for the next visualisation stage. Detailed architectural, hydraulic, accessibility and statutory verification remains outstanding.

CONSOLIDATED PROJECT PRESENTATION

Item 6 - master reference package

PACKAGE CONTENTS

1. Twelve-board architectural presentation set
2. Final 22-apartment schedule
3. Typical interior elevations and wet-area coordination
4. Full floor plates, elevations, sections and rooftop deck plan
5. Exterior and interior visual reference set

CONTROL STATUS This package consolidates the current MONTCLAIR planning and presentation record. Detailed construction, services, accessibility and statutory verification remain outstanding.

MONTCLAIR — GROUND FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Ground Floor Plan (Level G)

Key Planning Summary (Locked)

- ✓ 24.0 m × 24.0 m building footprint (576 m²)
- ✓ Central core: 8.0 m × 8.0 m (64 m²)
- ✓ Two passenger lifts + one enclosed staircase
- ✓ Two ground-floor garden apartments
- ✓ Each apartment: 2 bedrooms, 2 bathrooms + private powder room
- ✓ Master suite: walk-in wardrobe and luxury ensuite (double vanity, oversized shower)
- ✓ Open-plan kitchen, dining and living with island bench and garden access
- ✓ Generous private gardens to the south
- ✓ Main residential entrance lobby to the north with premium finishes
- ✓ Building services and plant within core

Area Schedule (Gross, Excl. Gardens)

Area	Gross Area
Apartment G01 (West) 2 Bed	158 m²
Apartment G02 (East) 2 Bed	158 m²
Central Core (Lifts, Stair, Plant)	64 m²
Total Ground Floor Plate	**576 m²**

External Areas (Approx.)

Private Garden G01 (South)	42 m²
Private Garden G02 (South)	42 m²

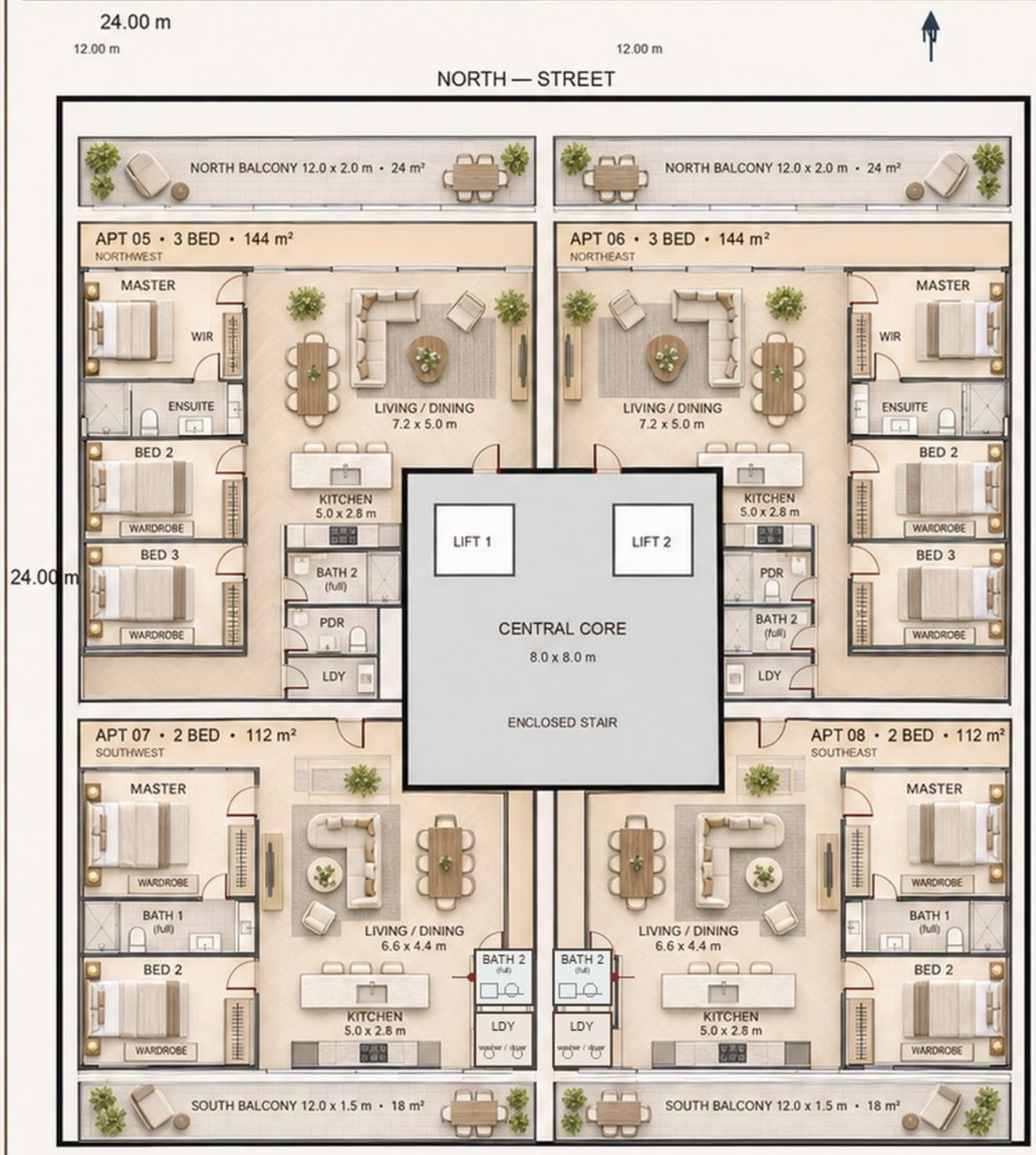
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Scale 1:200 (A3)

MONTCLAIR — LEVEL 1 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



LEVEL 1 FLOOR PLAN
LEVEL 1 • CORRECTED

KEY PLANNING PARAMETERS

Apartments	05–08 • 4 total
Floor datum	+3.40 m
Floor plate	576 m² gross
Footprint	24.00 m x 24.00 m

AREA SCHEDULE

05 / 06 • NW / NE
3 bed / 2 full baths + PDR

07 / 08 • SW / SE
2 bed / 2 full baths

BALCONY / ACCESS SCHEDULE

- ☐ Apt 05 / 06 north balcony: 12.0 x 2.0 m (24 m²)
- ☐ Apt 07 / 08 south balcony: 12.0 x 1.5 m (18 m²)
- ☐ Independent access to every bedroom
- ☐ Wardrobe storage retained to every bedroom

CORRECTED 07 / 08
2 FULL BATHROOMS EACH • INDEPENDENT BEDROOM ACCESS

CORRECTED PRESENTATION NOTE

This detailed floor plate is derived from the corrected Level 1 master geometry. Apartments 05–08 are the control types for the repeated Levels 2–5 arrangement.

PRESENTATION NOTE

Indicative dimensions and areas are nominal and subject to detailed design, services coordination and statutory verification.

MONTCLAIR • 22 CAVENDISH ROAD, ROSEMONT

Scale: diagrammatic • Not for construction

MONTCLAIR — LEVEL 2 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Level 2 Floor Plan (Level 2)

Key Planning Summary (Corrected)

- ✓ Four apartments: Apt 09 – 12
- ✓ Apt 09 & 10: 3-bedroom (144 m² each)
- ✓ Apt 11 & 12: 2-bedroom (112 m² each)
- ✓ Apt 09 & 10: two full bathrooms + one separate powder room + laundry
- ✓ Apt 11 & 12: two full bathrooms each
- ✓ Independent access to every bedroom
- ✓ Wardrobes to all bedrooms
- ✓ Central core: 8.0 m × 8.0 m with two lifts and enclosed stair
- ✓ North balconies to Apt 09 & 10 (24 m² each)
- ✓ South balconies to Apt 11 & 12 (18 m² each)
- ✓ Floor datum: +6.50 m
- ✓ Building footprint: 24.0 m × 24.0 m
- ✓ Floor plate: 576 m² (gross)

Area Schedule (Gross, Excl. Balconies)

Apartment	Area
Apt 09 (NW) – 3 Bed	144 m²
Apt 10 (NE) – 3 Bed	144 m²
Apt 11 (SW) – 2 Bed	112 m²
Apt 12 (SE) – 2 Bed	112 m²
Total Level 2 Floor Plate	**576 m²**

Balcony / Access Schedule (Approx.)

Apt 09 North Balcony	24 m²
Apt 10 North Balcony	24 m²
Apt 11 South Balcony	18 m²
Apt 12 South Balcony	18 m²

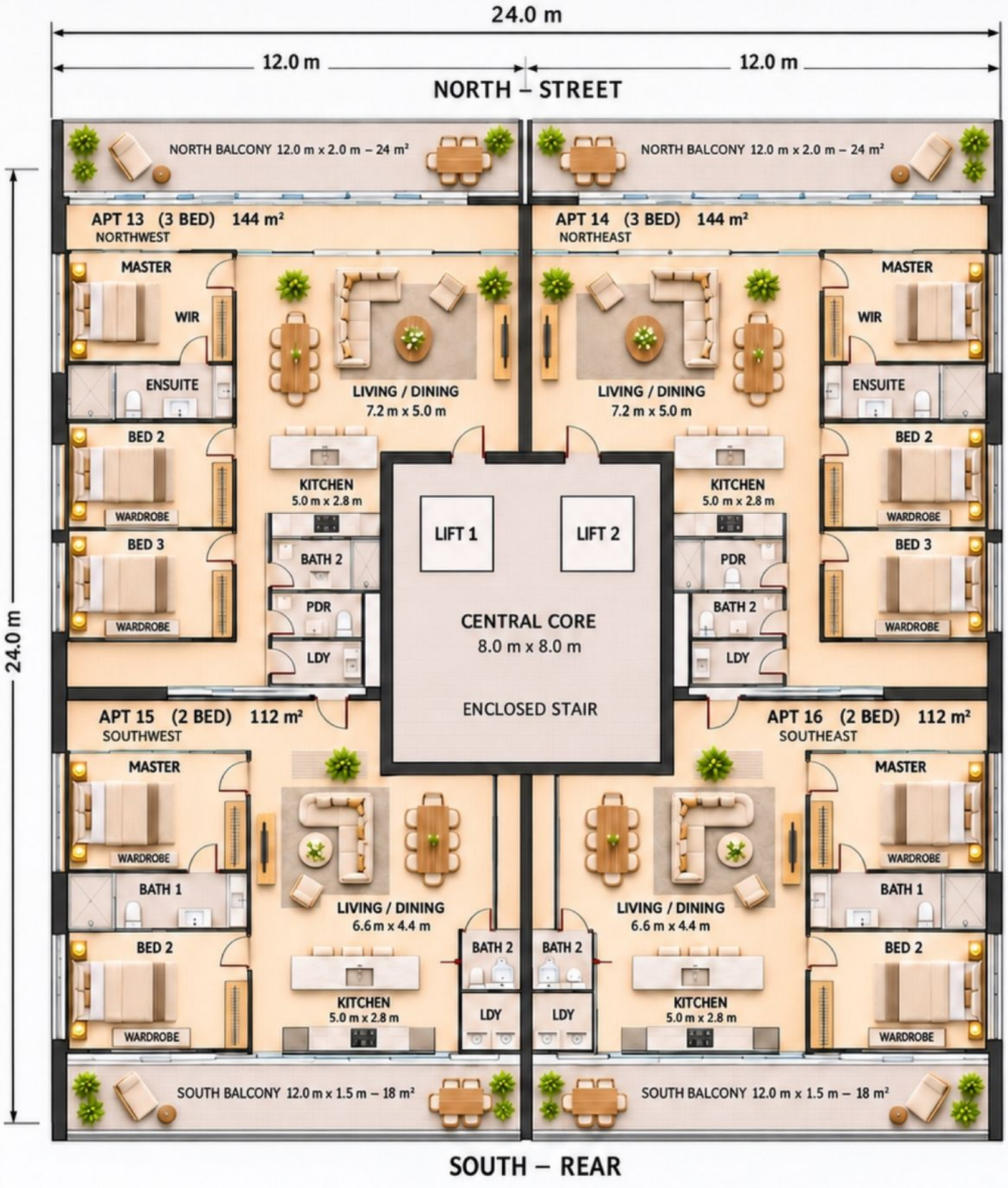
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Scale 1:200 (A3)

MONTCLAIR — LEVEL 3 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Level 3 Floor Plan (Level 3)

Key Planning Summary (Corrected)

- ✓ Four apartments: Apt 13 – 16
- ✓ Apt 13 & 14: 3-bedroom (144 m² each)
- ✓ Apt 15 & 16: 2-bedroom (112 m² each)
- ✓ Apt 13 & 14: two full bathrooms + one separate powder room + laundry
- ✓ Apt 15 & 16: two full bathrooms each
- ✓ Independent access to every bedroom
- ✓ Wardrobes to all bedrooms
- ✓ Central core: 8.0 m × 8.0 m with two lifts and enclosed stair
- ✓ North balconies to Apt 13 & 14 (24 m² each)
- ✓ South balconies to Apt 15 & 16 (18 m² each)
- ✓ Floor datum: +9.60 m
- ✓ Building footprint: 24.0 m × 24.0 m
- ✓ Floor plate: 576 m² (gross)

Area Schedule (Gross, Excl. Balconies)

Apartment	Area
Apt 13 (NW) – 3 Bed	144 m²
Apt 14 (NE) – 3 Bed	144 m²
Apt 15 (SW) – 2 Bed	112 m²
Apt 16 (SE) – 2 Bed	112 m²
Total Level 3 Floor Plate	**576 m²**

Balcony / Access Schedule (Approx.)

Apt 13 North Balcony	24 m²
Apt 14 North Balcony	24 m²
Apt 15 South Balcony	18 m²
Apt 16 South Balcony	18 m²

N

0 2 4 6 8 10 m

Scale 1:200 (A3)

MONTCLAIR — LEVEL 4 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Level 4 Floor Plan (Level 4)

Key Planning Summary (Corrected)

- ✓ Four apartments: Apt 17 – 20
- ✓ Apt 17 & 18: 3-bedroom (144 m² each)
- ✓ Apt 19 & 20: 2-bedroom (112 m² each)
- ✓ Apt 17 & 18: two full bathrooms + one separate powder room + laundry
- ✓ Apt 19 & 20: two full bathrooms each
- ✓ Independent access to every bedroom
- ✓ Wardrobes to all bedrooms
- ✓ Central core: 8.0 m × 8.0 m with two lifts and enclosed stair
- ✓ North balconies to Apt 17 & 18 (24 m² each)
- ✓ South balconies to Apt 19 & 20 (18 m² each)
- ✓ Floor datum: **+12.70 m**
- ✓ Building footprint: 24.0 m × 24.0 m
- ✓ Floor plate: 576 m² (gross)

Area Schedule (Gross, Excl. Balconies)

Apartment	Area
Apt 17 (NW) – 3 Bed	144 m²
Apt 18 (NE) – 3 Bed	144 m²
Apt 19 (SW) – 2 Bed	112 m²
Apt 20 (SE) – 2 Bed	112 m²
Total Level 4 Floor Plate	**576 m²**

Balcony / Access Schedule (Approx.)

Apt 17 North Balcony	24 m²
Apt 18 North Balcony	24 m²
Apt 19 South Balcony	18 m²
Apt 20 South Balcony	18 m²

N

0 2 4 6 8 10 m

Scale 1:200 (A3)

MONTCLAIR — LEVEL 5 FLOOR PLATE

22 CAVENDISH ROAD, ROSEMONT



Level 5 Floor Plan (Level 5)

Key Planning Summary (Corrected)

- ✓ Four apartments: Apt 21 – 24
- ✓ Apt 21 & 22: 3-bedroom (144 m² each)
- ✓ Apt 23 & 24: 2-bedroom (112 m² each)
- ✓ Apt 21 & 22: two full bathrooms + one separate powder room + laundry
- ✓ Apt 23 & 24: two full bathrooms each
- ✓ Independent access to every bedroom
- ✓ Wardrobes to all bedrooms
- ✓ Central core: 8.0 m × 8.0 m with two lifts and enclosed stair
- ✓ North balconies to Apt 21 & 22 (24 m² each)
- ✓ South balconies to Apt 23 & 24 (18 m² each)
- ✓ Floor datum: **+15.80 m**
- ✓ Building footprint: 24.0 m × 24.0 m
- ✓ Floor plate: 576 m² (gross)

Area Schedule (Gross, Excl. Balconies)

Apartment	Area
Apt 21 (NW) – 3 Bed	144 m²
Apt 22 (NE) – 3 Bed	144 m²
Apt 23 (SW) – 2 Bed	112 m²
Apt 24 (SE) – 2 Bed	112 m²
Total Level 5 Floor Plate	**576 m²**

Balcony / Access Schedule (Approx.)

Apt 21 North Balcony	24 m²
Apt 22 North Balcony	24 m²
Apt 23 South Balcony	18 m²
Apt 24 South Balcony	18 m²

N

0 2 4 6 8 10 m

Scale 1:200 (A3)

MONTCLAIR — BUILDING SECTIONS

22 CAVENDISH ROAD, ROSEMONT

SECTION A-A • LONGITUDINAL

North–south section through core and residential levels

SECTION B-B • TRANSVERSE

East–west section through core and residential levels



SECTION CONTROL

SIX-STOREY DATUM CHECK

LOCKED BUILDING CONTROLS

- ☐ Ground + Levels 1–5 = exactly six storeys
- ☐ Ground datum: ±0.00 m
- ☐ Level 1 datum: +3.40 m
- ☐ Level 2 datum: +6.50 m
- ☐ Level 3 datum: +9.60 m
- ☐ Level 4 datum: +12.70 m
- ☐ Level 5 datum: +15.80 m
- ☐ Roof datum: +19.10 m
- ☐ Building footprint: 24.00 m x 24.00 m

SECTION NOTES

- Sections are derived from the locked six-storey building geometry.
- The central 8.0 m x 8.0 m core contains two lifts and the enclosed stair.
- Floor plates repeat at Levels 1–5; balconies and façade bands align vertically.
- Roof shown at +19.10 m with overhang and timber soffit zone.

PRESENTATION NOTE

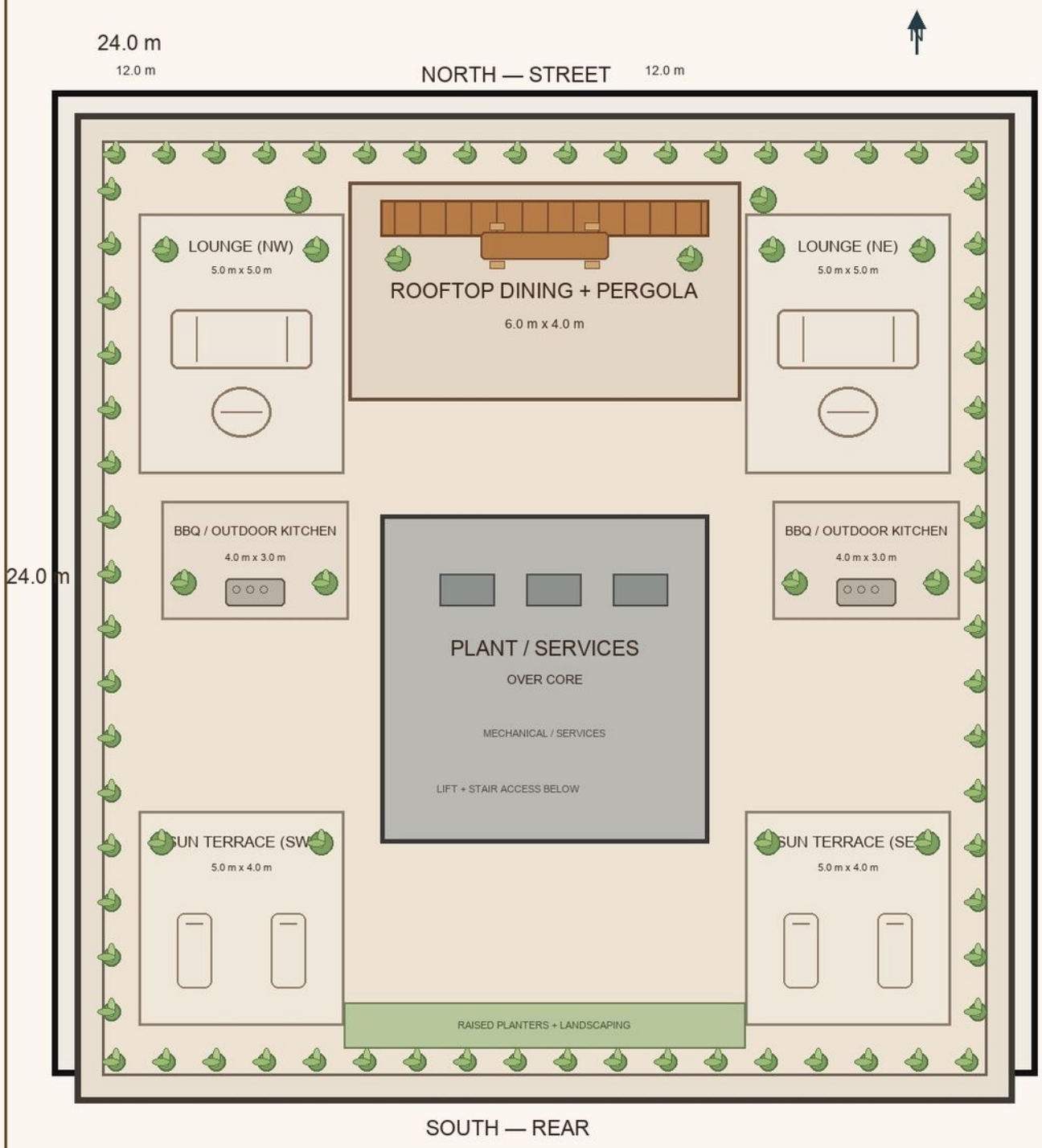
Schematic architectural coordination sections. Final wall build-ups, services and compliance remain subject to detailed design verification.

MONTCLAIR • 22 CAVENDISH ROAD, ROSEMONT

Scale: diagrammatic • Not for construction

MONTCLAIR — ROOF / ROOFTOP DECK PLAN

22 CAVENDISH ROAD, ROSEMONT



ROOF PLAN

ROOFTOP DECK • +19.10 m

KEY ROOFTOP DETAILS

- Resident rooftop terrace
- Central plant / services zone: 8.0 m x 8.0 m
- Rooftop dining and pergola: 6.0 m x 4.0 m
- Two lounge areas: 5.0 m x 5.0 m each
- Two BBQ / outdoor kitchens: 4.0 m x 3.0 m each
- Two sun terraces: 5.0 m x 4.0 m each
- Raised planters and perimeter landscaping
- Lift and enclosed stair access below
- 24.0 m x 24.0 m building footprint
- Roof datum: +19.10 m

ROOF AREA SCHEDULE

Central plant / services core	64 m²
Usable roof terrace	512 m²
Total roof plate	576 m²

PRESENTATION NOTE

Rooftop deck plan derived from the recovered approved roof layout. Final plant, waterproofing, balustrades, drainage and statutory compliance remain subject to detailed design verification.

ROOF CONFIGURATION

Ground + Levels 1–5 + Roof

Six-storey residential building

MONTCLAIR

MONTCLAIR — NORTH ELEVATION

22 CAVENDISH ROAD, ROSEMONT



ORIGINAL ASYMMETRIC MASTER

Authoritative visual reference

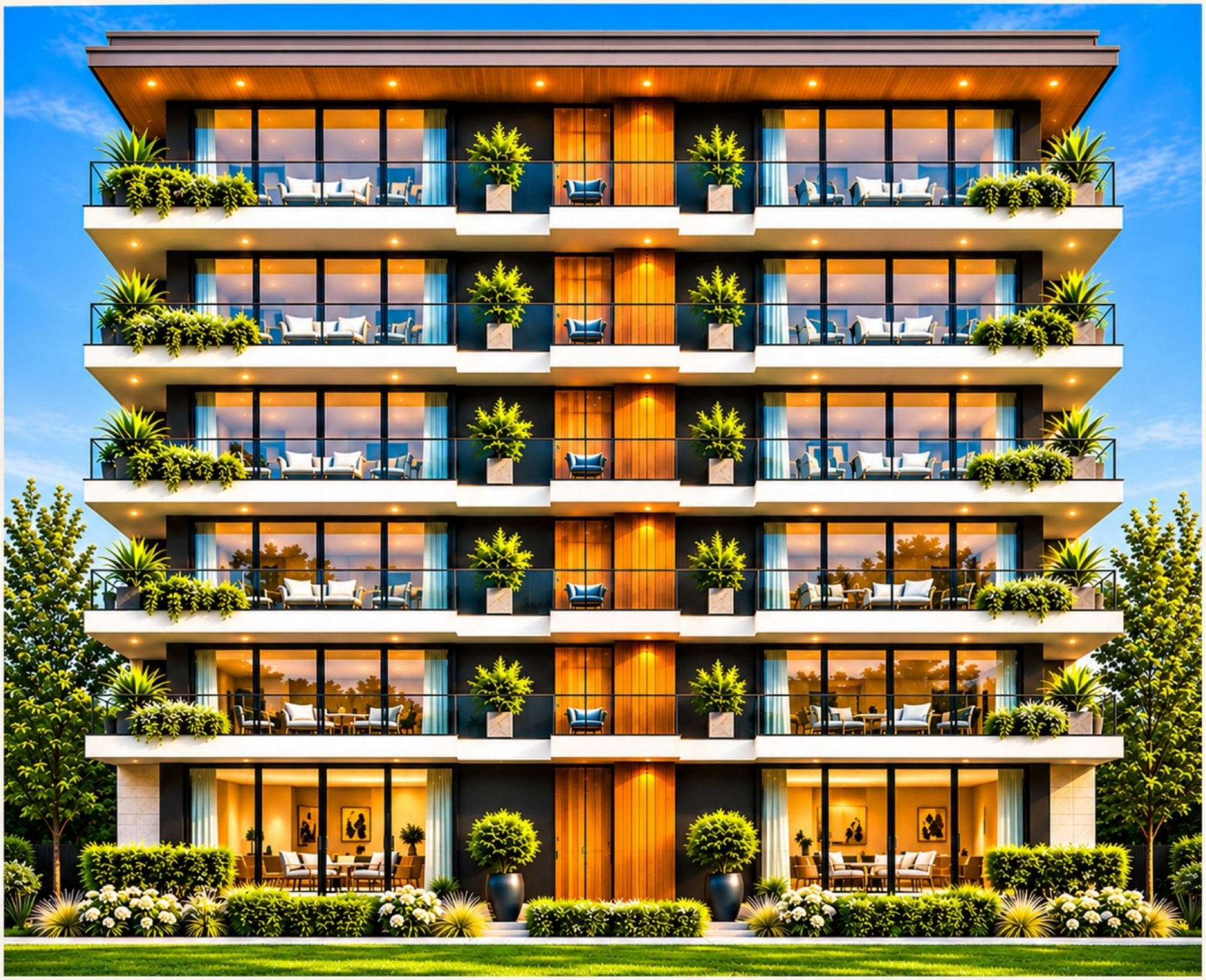
Six-storey residential building

Pale limestone / dark framed glazing / offset timber feature

Any geometric coordination departures must be identified separately

MONTCLAIR — SOUTH ELEVATION

22 CAVENDISH ROAD, ROSEMONT



ORIGINAL SOUTH ELEVATION

- Authoritative visual reference;
- Six-storey residential building;
- Central vertical timber feature;
- Two balcony banks;
- Bronze/charcoal glazing;
- Pale limestone and timber soffit.

MONTCLAIR — EAST ELEVATION

22 CAVENDISH ROAD, ROSEMONT



ORIGINAL EAST ELEVATION

Authoritative visual reference	Six-storey residential building	Five stacked balconies on left	Pale limestone / dark charcoal cladding / clear glass	Any geometric coordination departures must be identified separately

MONTCLAIR — WEST ELEVATION

22 CAVENDISH ROAD, ROSEMONT



ORIGINAL WEST ELEVATION	Authoritative visual reference	Six-storey residential building	Five stacked balconies on right	Pale limestone / dark charcoal cladding / clear glass	Any geometric coordination departures must be identified separately



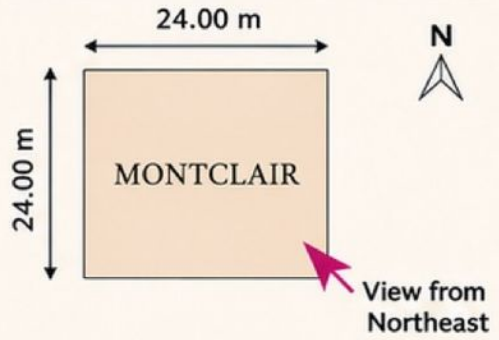
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22 CAVENDISH ROAD, ROSEMONT

V-001

NORTHEAST CORNER PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-001)

- Original asymmetric North façade
- Two North balcony banks (separated by offset timber feature)
- Offset timber feature (full height of Levels 1–5)
- Five stacked East balconies (left-hand side of East façade)
- Central North entrance
- Pale honed limestone façade
- Bronze/charcoal framed glazing
- Glass balconies

Architectural visualisation — V-001. Landscaping, materials, lighting, furnishings and surrounding context are illustrative and not final.



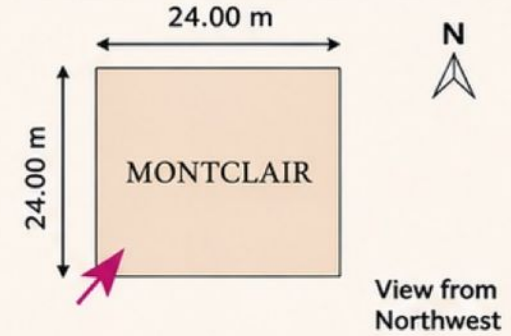
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-002

NORTHWEST CORNER PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



View from Northwest

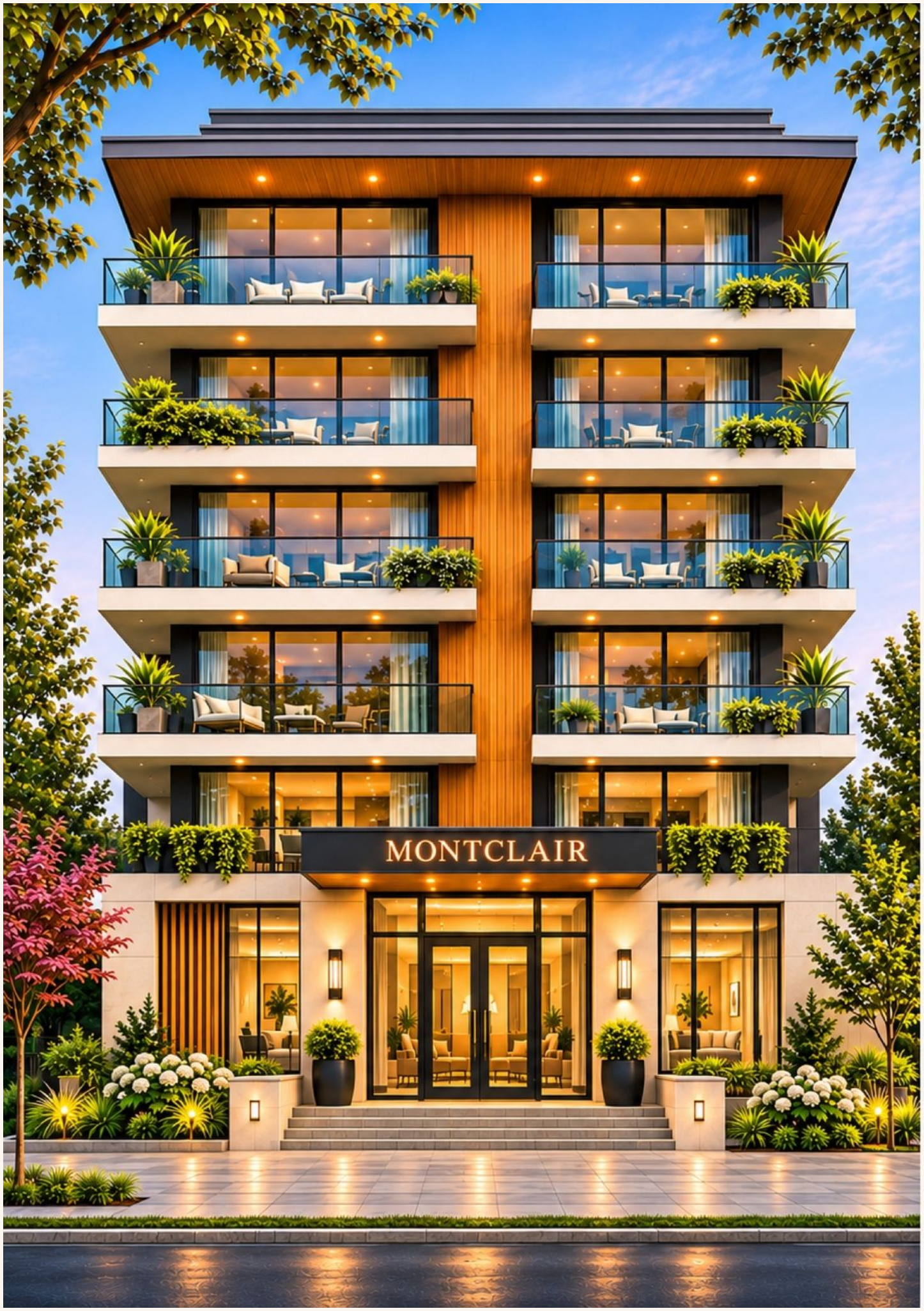
LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (CONCEPT)

- Six-storey residential building
- Original asymmetric north façade
- Five stacked west balconies
- Pale honed limestone
- Bronze/charcoal framed glazing
- Glass balconies
- Refined landscaped frontage

Architectural visualisation — concept only. Landscaping, materials, lighting, furnishings and surrounding context are illustrative and not final.



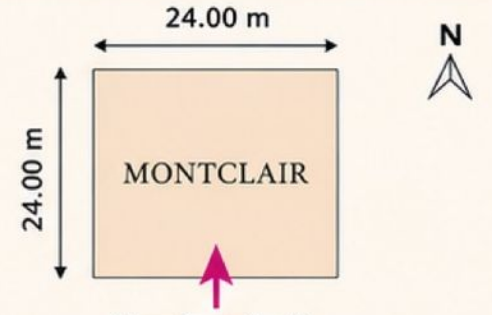
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-003

MAIN ENTRANCE PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



View from North

LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-003)

- Original asymmetric North façade
- Central North main entrance
- Two North balcony banks (separated by offset timber feature)
- Five stacked East balconies (left-hand side of East façade)
- Pale honed limestone façade
- Bronze/charcoal framed glazing
- Glass balconies
- Refined landscaping and entry

Architectural visualisation — Concept only. Subject to design development and approvals.



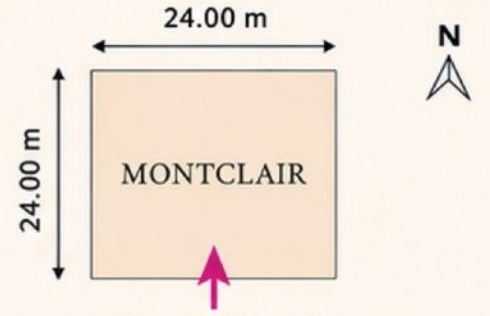
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-004

SOUTH REAR PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



View from South

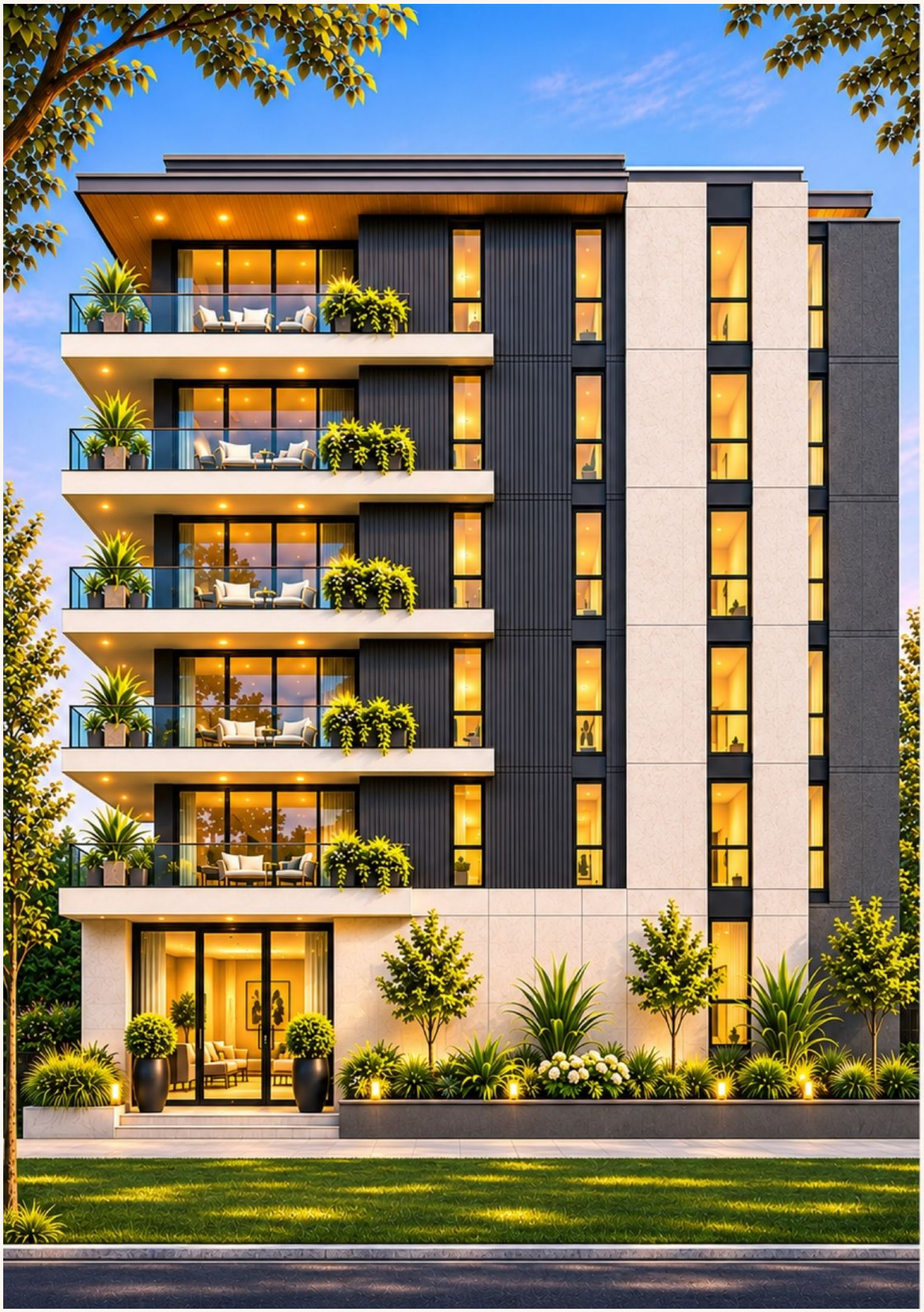
LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-004)

- Original asymmetric North façade
- Central South rear feature composition
- Two South balcony banks (separated by vertical timber feature)
- Five stacked South balconies (left-hand side of South façade)
- Pale honed limestone façade
- Bronze/charcoal framed glazing
- Glass balconies
- Refined landscaping and rear garden

Architectural visualisation — Concept only. Subject to design development and approvals.



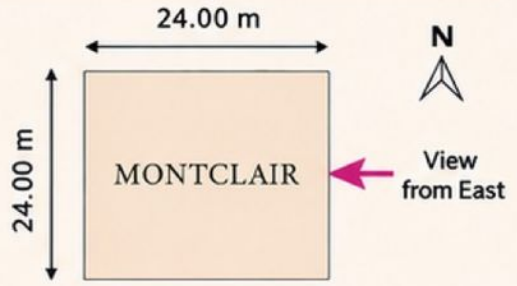
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22 CAVENDISH ROAD, ROSEMONT

V-005

EAST ELEVATION PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



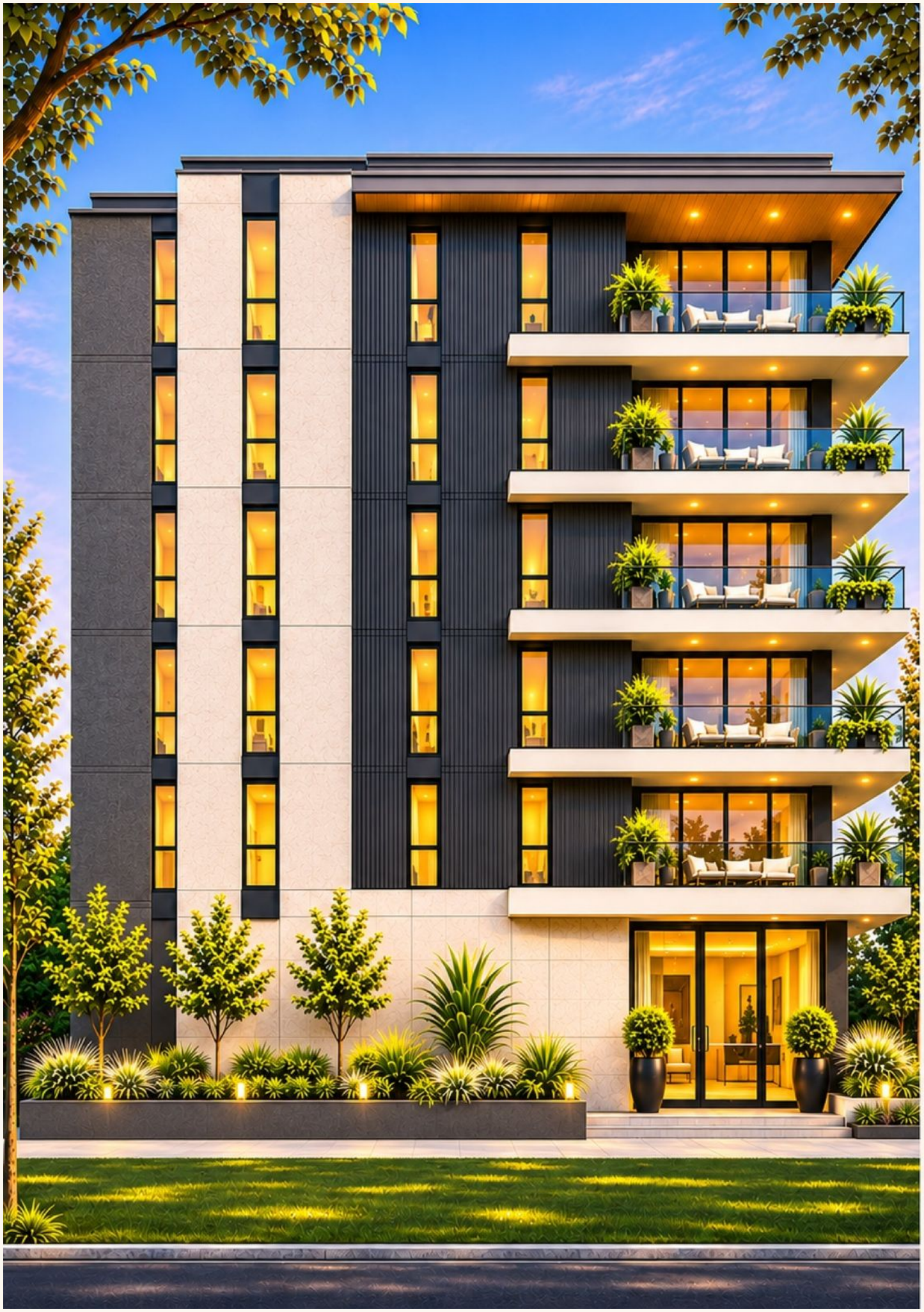
LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-005)

- Original East elevation composition
- Five South-facing balconies (stacked on left-hand side)
- Distinctive vertical cladding with pale limestone façade panels
- Narrow, vertically aligned windows
- Ground-floor entrance and glazing with lobby views
- Refined landscaping and feature lighting
- Contemporary, high-quality finishes

Architectural visualisation — Concept only. Subject to design development and approvals.



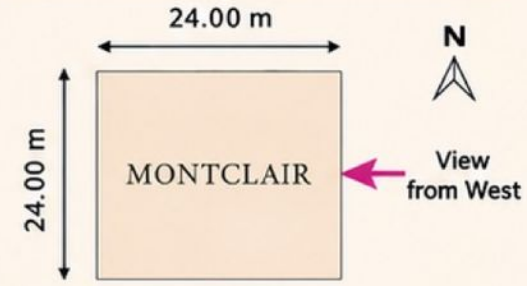
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22 CAVENDISH ROAD, ROSEMONT

V-006

WEST ELEVATION PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Ground floor height	3.40 m
Typical floor height	3.10 m
Roof datum	+19.10 m



LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-006)

- Original West elevation composition
- Five balconies on right-hand side (stacked on Levels 1–5)
- Distinctive vertical cladding with pale limestone façade panels
- Narrow, vertically aligned windows in their original locations
- Ground-floor entrance and glazing with lobby views
- Refined landscaping and feature lighting
- Contemporary, high-quality finishes

Architectural visualisation — Concept only. Subject to design development and approvals.



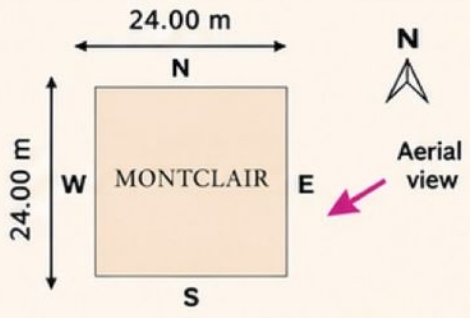
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22 CAVENDISH ROAD, ROSEMONT

V-007

AERIAL PERSPECTIVE

Storeys	6
Footprint	24.00 m × 24.00 m
Roof datum	+19.10 m



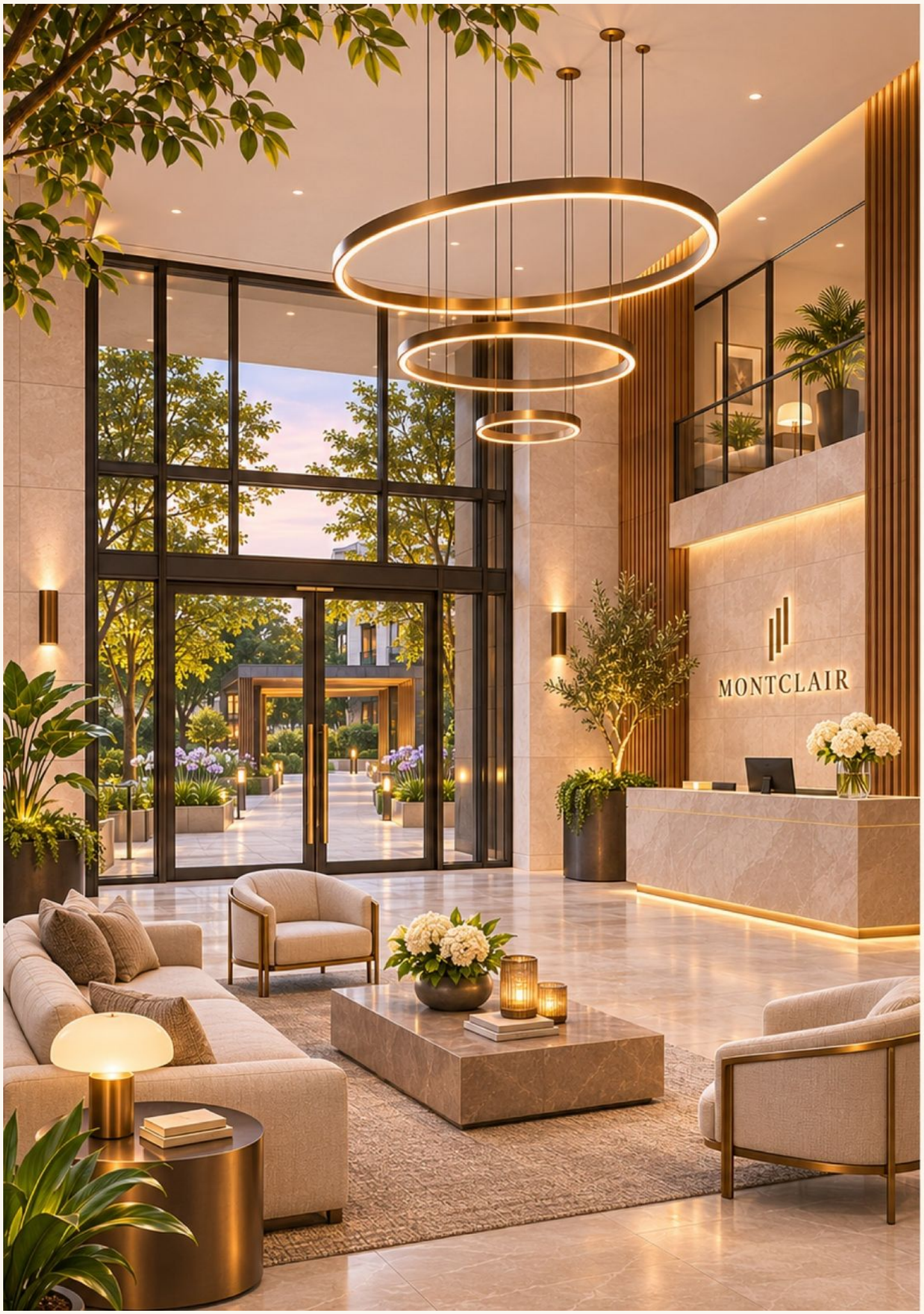
LEVEL CONFIGURATION

+19.10 m — Roof
+15.80 m — Level 5
+12.70 m — Level 4
+9.60 m — Level 3
+6.50 m — Level 2
+3.40 m — Level 1
+0.00 m — Ground

KEY FEATURES (V-007)

- Complete four-façade building in refined aerial perspective
- Exactly six storeys (Ground + Levels 1–5)
- Resident rooftop terrace / deck
- Central 8.00 m × 8.00 m plant/services zone, screened and landscaped
- Pergola dining zone and lounge / sun terrace
- Asymmetric North façade with two balcony banks and central entrance
- East façade with five stacked balconies (left-hand side)
- West façade with five stacked balconies (right-hand side)
- South façade with central timber feature and two balcony banks
- Refined landscaping and feature lighting
- Contemporary, high-quality finishes

Architectural visualisation — Concept only. Subject to design development and approvals.



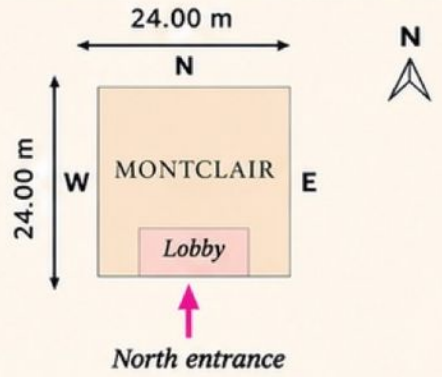
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22 CAVENDISH ROAD, ROSEMONT

V-008

RESIDENTIAL LOBBY

Storeys	6
Footprint	24.00 m × 24.00 m
Lobby datum	±0.00 m (Ground)



PROJECT SUMMARY

Address	—	22 Cavendish Road, Rosemont
Building	—	Premium residential, 6 storeys
Lobby	—	Central residential entrance (North)
Lobby area (net)	—	≈ 210.00 m²
Ceiling height	—	≈ 6.50 m (double-height arrival)
Access	—	Residents, guests and concierge

KEY FEATURES (V-008)

- Grand, double-height residential arrival space
- Central North entrance with direct landscaped arrival sequence and porte-cochère-style approach
- Concierge / reception with resident services
- Refined limestone finishes and warm timber accents, with dark bronze/charcoal metal framing
- Elegant resident lounge seating and meeting nooks
- Sculptural contemporary lighting and integrated feature lighting
- Generous glazing with visual connection to the landscaped entrance and MONTCLAIR grounds
- Secure, residents-only lobby with lift access to all levels

Architectural visualisation — Concept only.
Subject to design development and approvals.



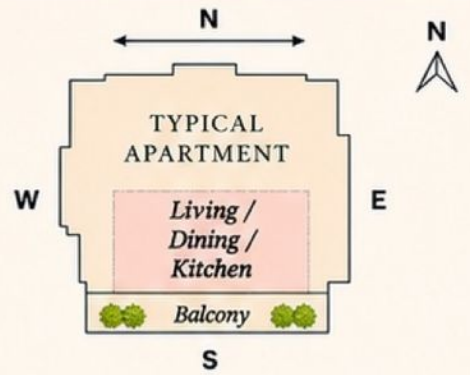
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-009

APARTMENT INTERIOR

Storeys	6
Footprint	Typical upper-floor apartment
Apartment datum	±0.00 m (Typical floor)



PROJECT SUMMARY

Address	—	22 Cavendish Road, Rosemont
Building	—	Premium residential, 6 storeys
Apartment	—	Typical upper-floor apartment
Layout	—	Open-plan living, dining and kitchen
Connection	—	Balcony with clear glass balustrade and planting

KEY FEATURES (V-009)

- Generous open-plan living, dining and kitchen with a refined, contemporary layout
- Stone-topped kitchen island with breakfast seating and integrated appliances (oven, cooktop, fridge, dishwasher)
- Seamless connection to a private balcony with clear glass balustrade and landscaped planting
- Warm timber joinery, natural stone accents and bronze/charcoal metal detailing throughout
- High-quality, layered lighting including pendants, feature dining light and concealed ambient lighting
- Abundant natural light, outlook and a sense of elevated, private amenity

Architectural visualisation — Concept only. Subject to design development and approvals.



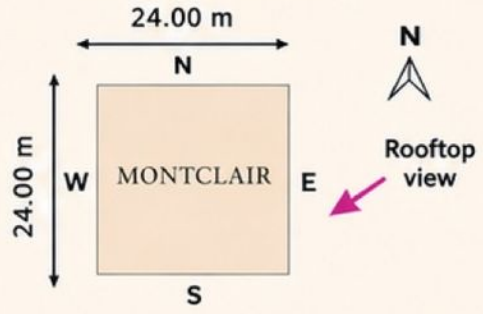
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-010

ROOFTOP PERSPECTIVE / DECK

Storeys	6
Footprint	24.00 m × 24.00 m
Roof datum	+19.10 m



ROOF DETAILS / AREA SCHEDULE

Roof plate	—	24.00 m × 24.00 m (576.00 m²)
Plant/services zone	—	8.00 m × 8.00 m (64.00 m²)
Resident deck (net)	—	512.00 m²
Pergola dining area	—	≈ 42.00 m²
BBQ / outdoor kitchens	—	2 (≈ 16.00 m² each)
Lounge areas	—	2 (≈ 36.00 m² total)
Sun terraces	—	2 (≈ 44.00 m² total)
Landscape planters (total)	—	≈ 120.00 m²

KEY FEATURES (V-010)

- Premium resident rooftop deck and terrace
- Central 8.00 m × 8.00 m plant/services zone with screened equipment, lifts and enclosed stair
- Rooftop dining pergola with landscaped setting
- Two BBQ / outdoor kitchen areas with preparation, grilling and seating
- Two lounge areas for gathering and relaxation
- Two sun terraces with chaise lounges and umbrellas
- Refined paving, integrated lighting and year-round planting
- Clear glass safety balustrades and compliant parapets
- Expansive outlooks to the treed Rosemont precinct
- Contemporary, high-quality finishes consistent with MONTCLAIR

Architectural visualisation — Concept only. Subject to design development and approvals.