MONTCLAIR ARCHITECTURAL PRESENTATION

Controlled project record - design, planning and visualisation



22 CAVENDISH ROAD

ROSEMONT

Six-storey residential development

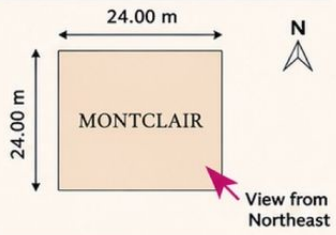
MONTCLAIR

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.

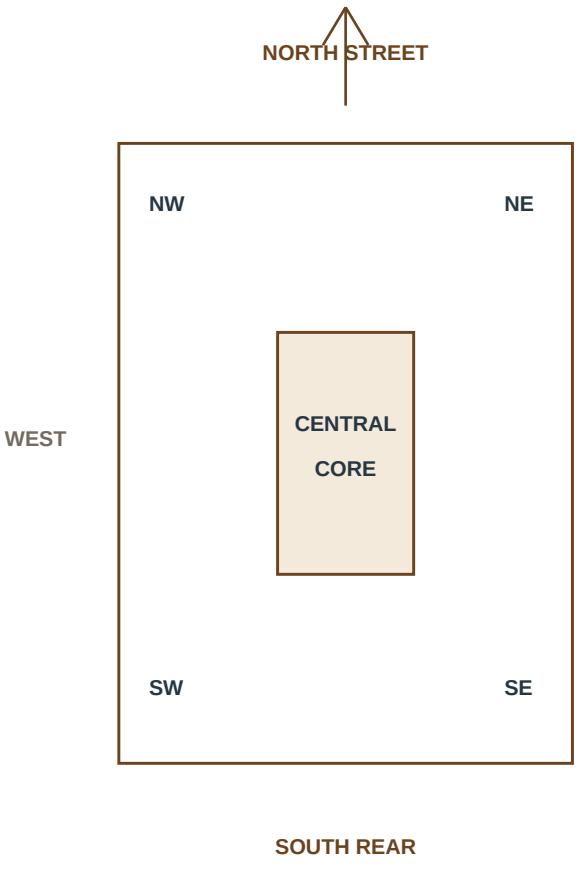
REFERENCE STATUS

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.

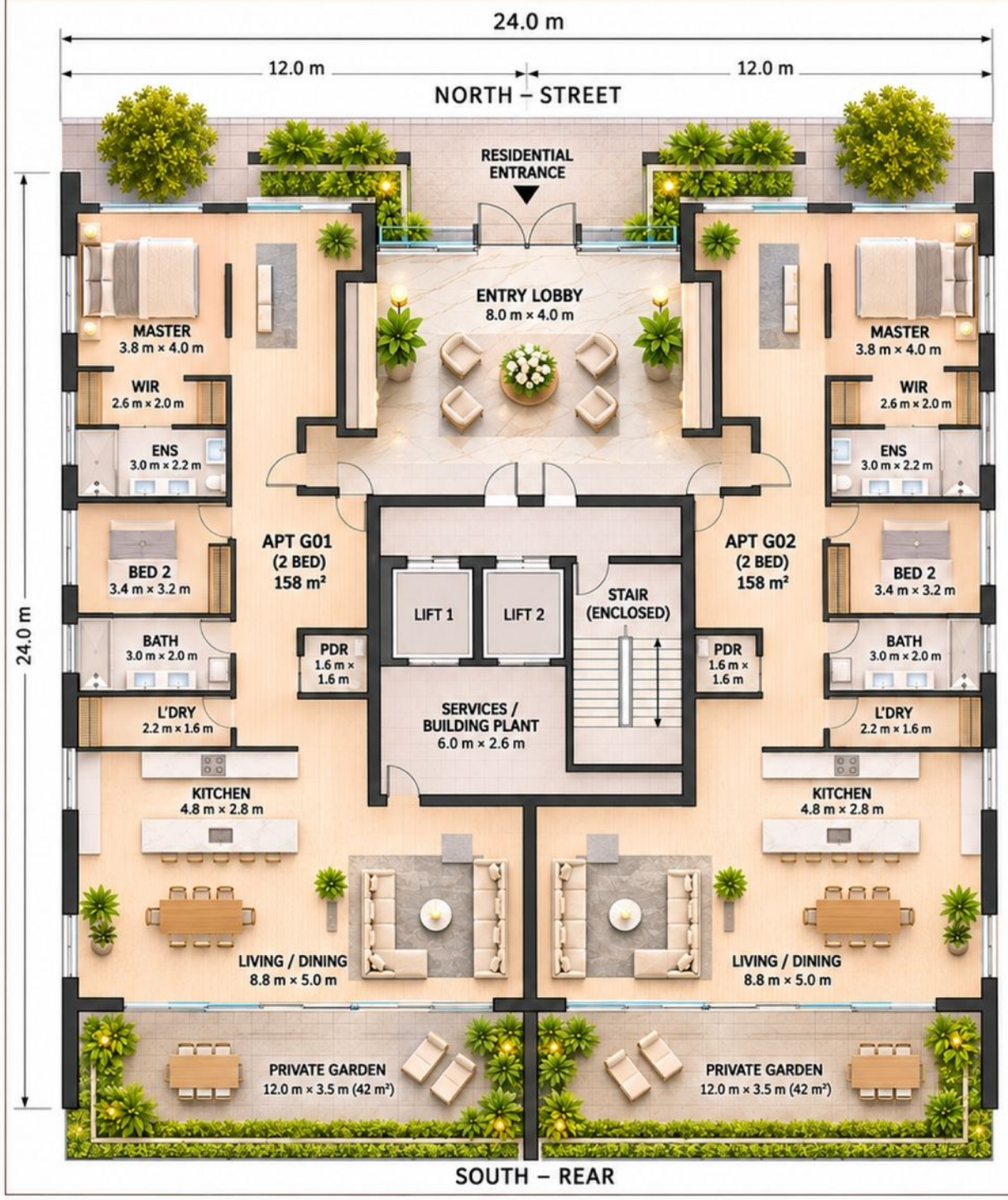






MONTCLAIR — GROUND FLOOR PLATE

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

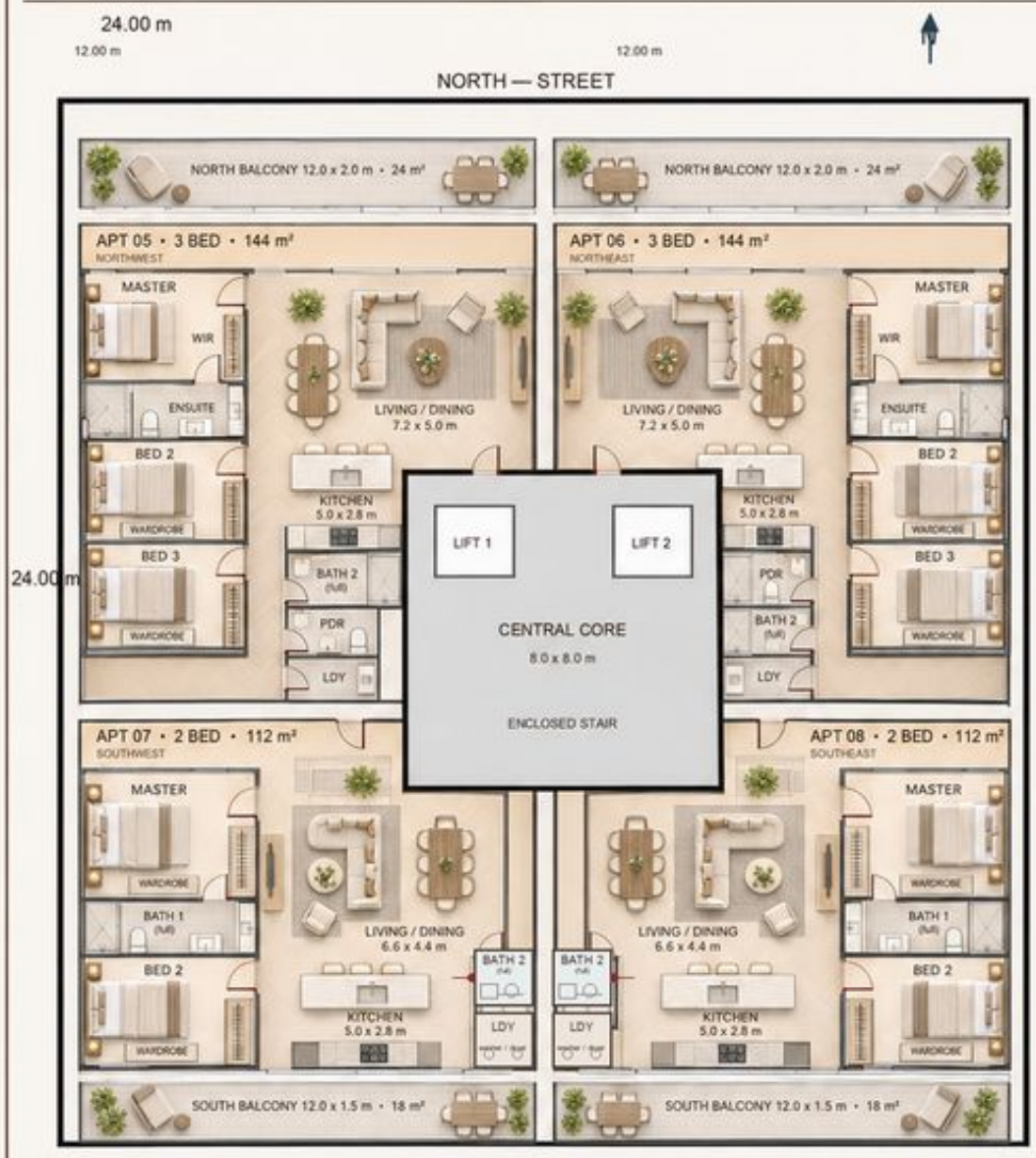
N

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

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.

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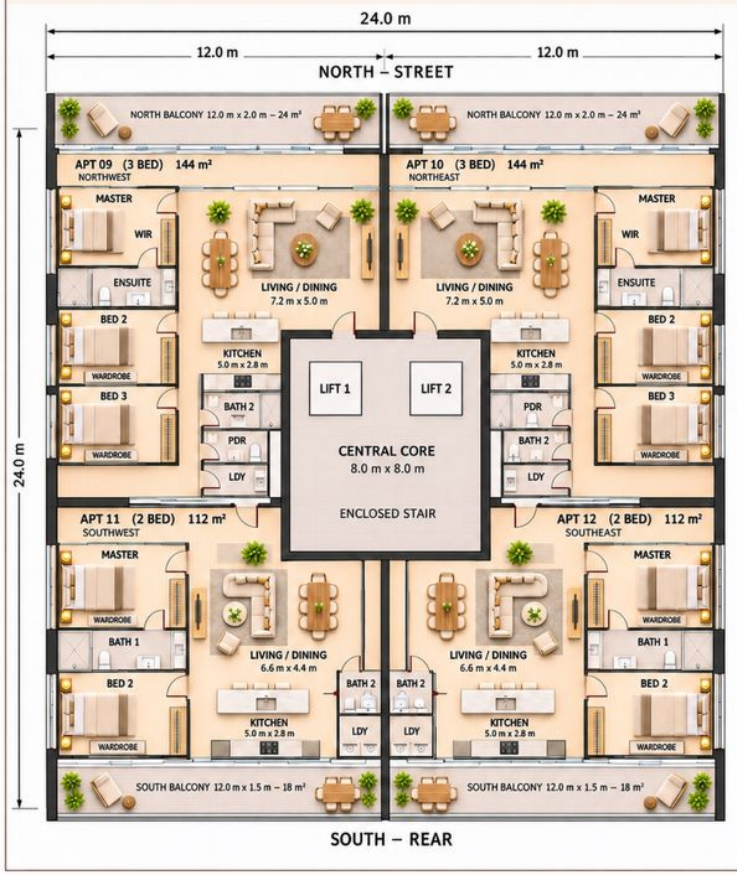
Scale: diagrammatic • Not for construction

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)

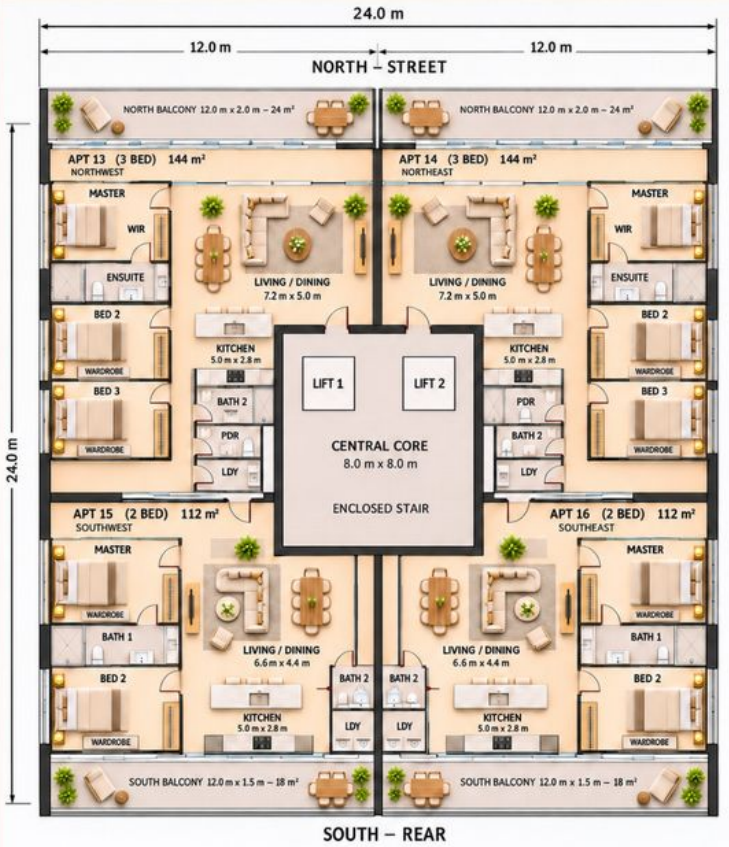
Apartment	Area
Apt 09 (NW) – 3 Bed	144 m²
Apt 10 (NE) – 3 Bed	144 m²
Apt 11 (SW) – 2 Bed	112 m²
Apt 12 (SE) – 2 Bed	112 m²
Total Level 2 Floor Plate	**576 m²**

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)

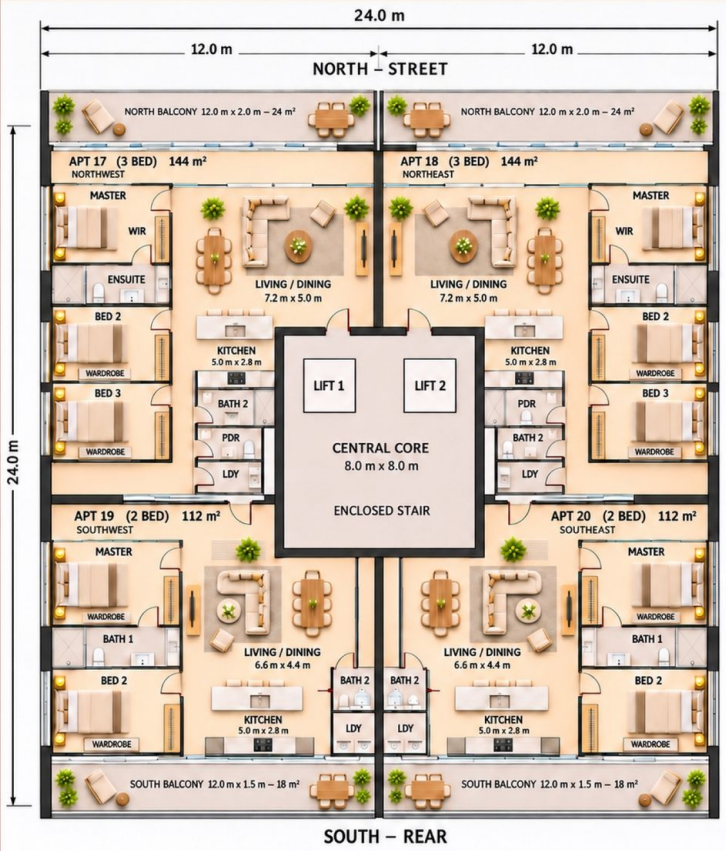
Apartment	Area
Apt 13 (NW) – 3 Bed	144 m²
Apt 14 (NE) – 3 Bed	144 m²
Apt 15 (SW) – 2 Bed	112 m²
Apt 16 (SE) – 2 Bed	112 m²
Total Level 3 Floor Plate	**576 m²**

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
- ✓ Wardrobes to all bedrooms
- ✓ Independent access to every bedroom
- ✓ 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)

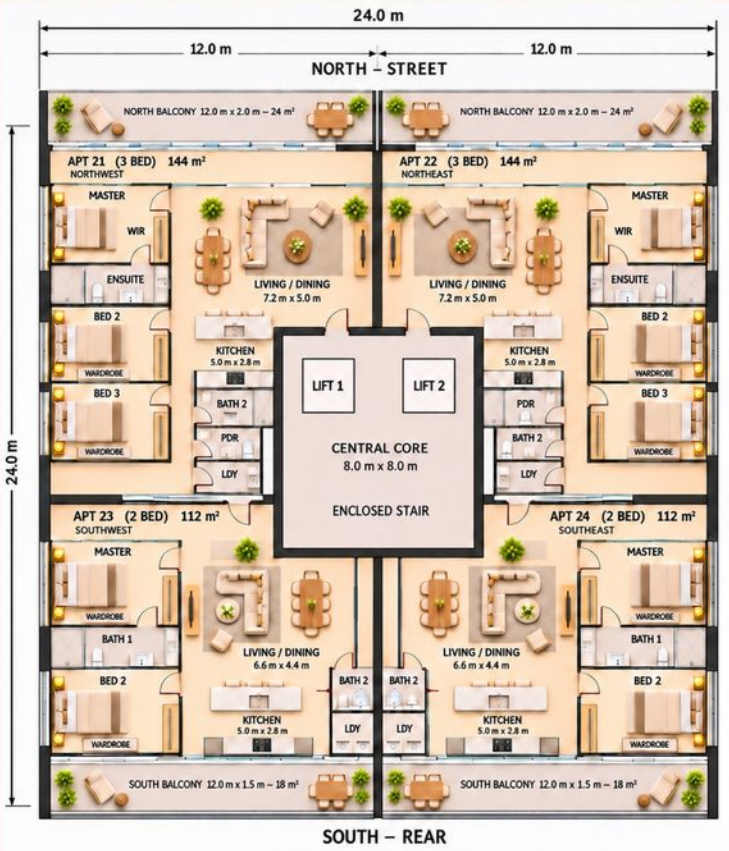
Apartment	Area
Apt 17 (NW) – 3 Bed	144 m²
Apt 18 (NE) – 3 Bed	144 m²
Apt 19 (SW) – 2 Bed	112 m²
Apt 20 (SE) – 2 Bed	112 m²
Total Level 4 Floor Plate	**576 m²**

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

MONTCLAIR

MONTCLAIR — NORTH ELEVATION

22 CAVENDISH ROAD, ROSEMONT



ORIGINAL ASYMMETRIC MASTER

Authoritative visual reference

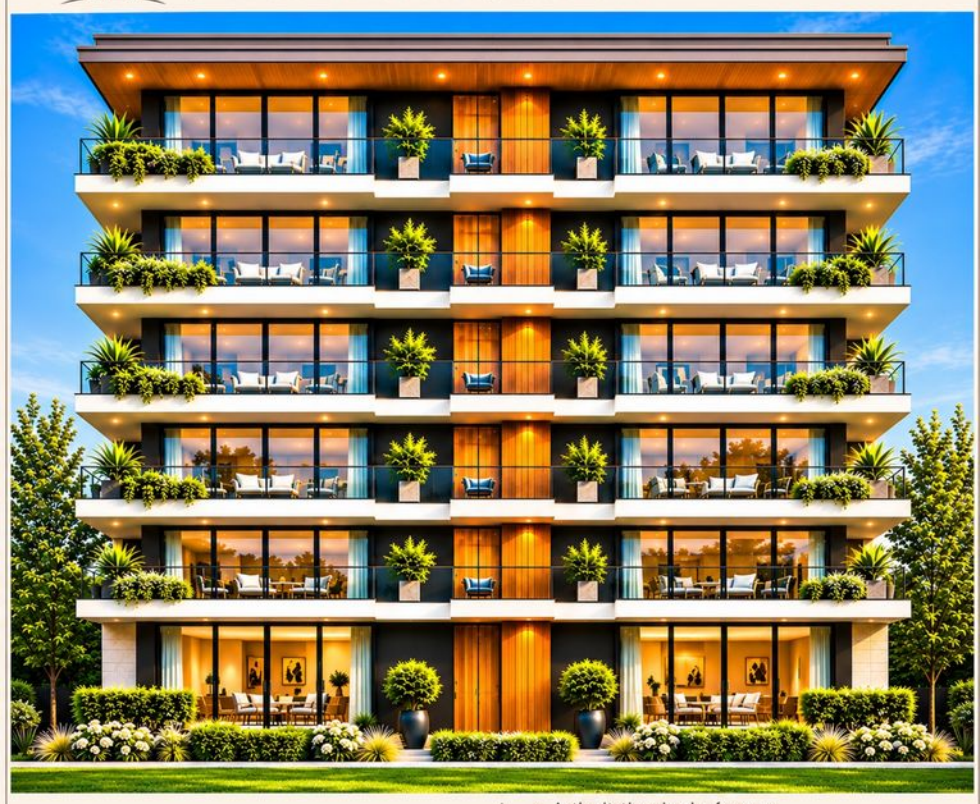
Six-storey residential building

Pale limestone / dark framed glazing / offset timber feature

Any geometric coordination departures must be identified separately

MONTCLAIR — SOUTH ELEVATION

22 CAVENDISH ROAD, ROSEMONT

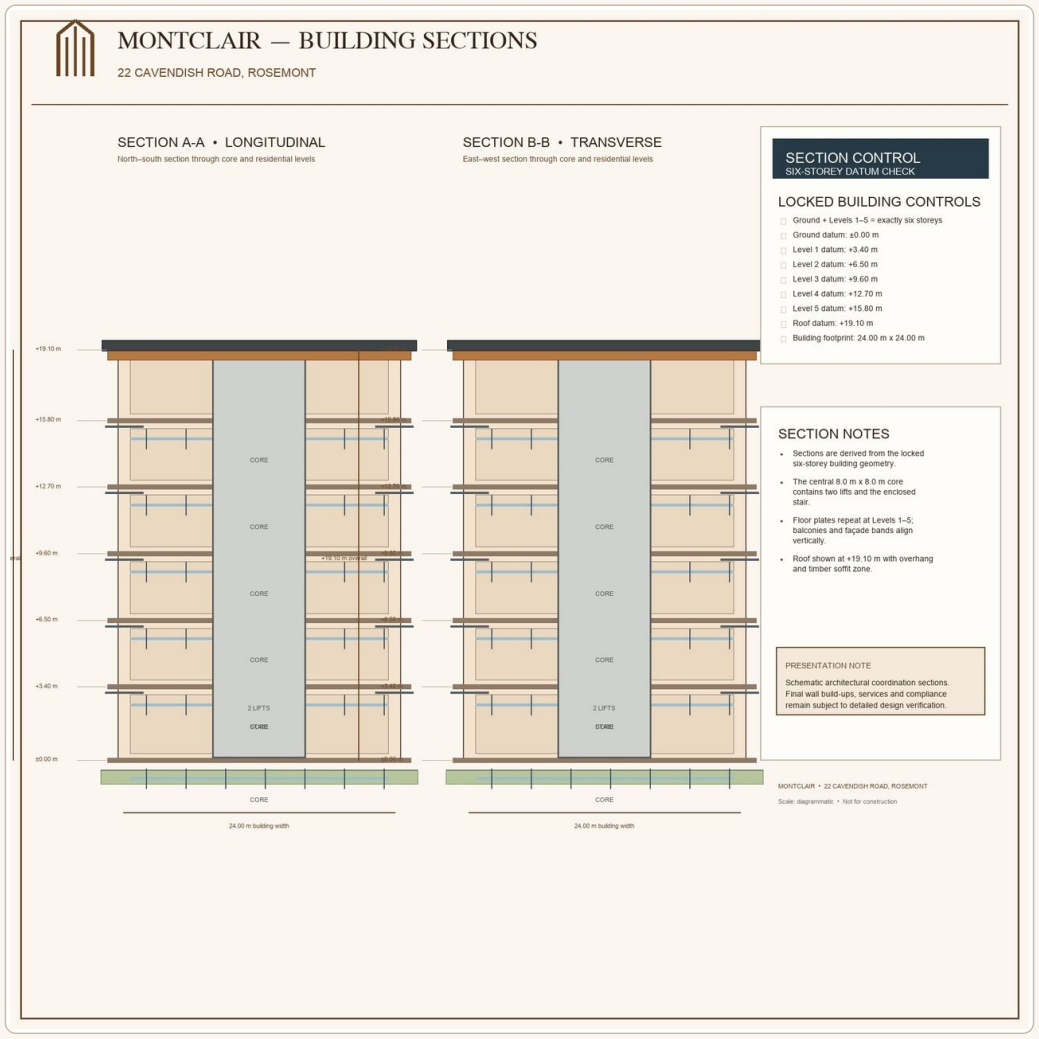


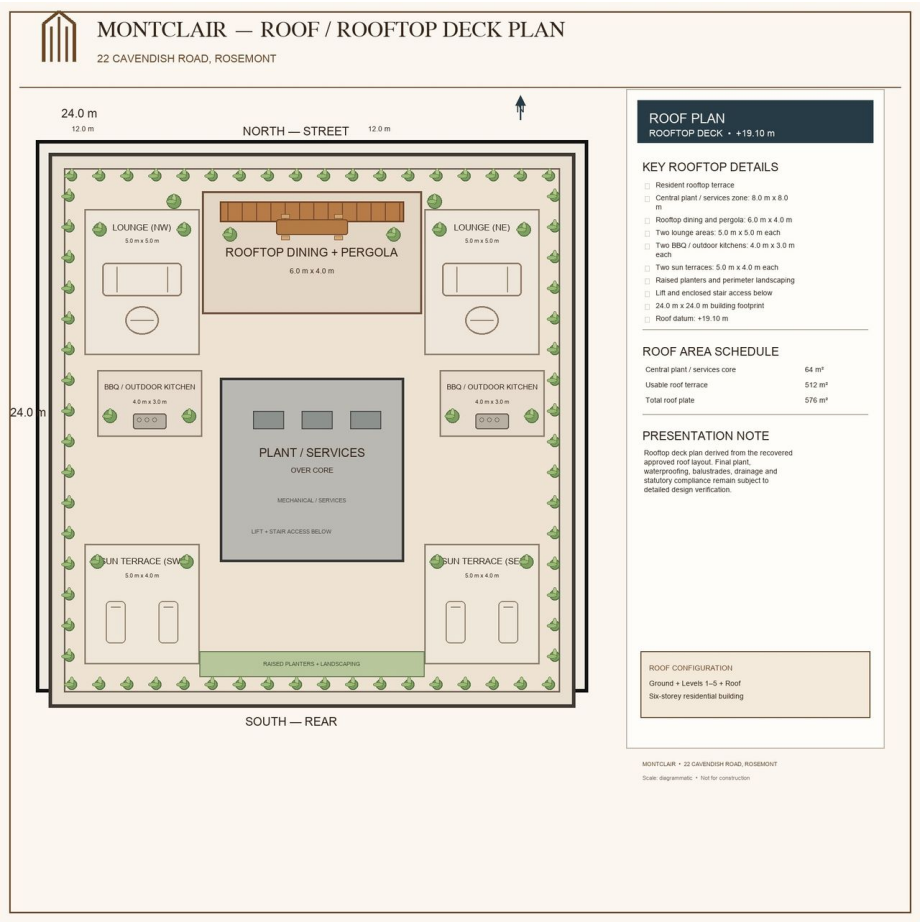
ORIGINAL SOUTH ELEVATION

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

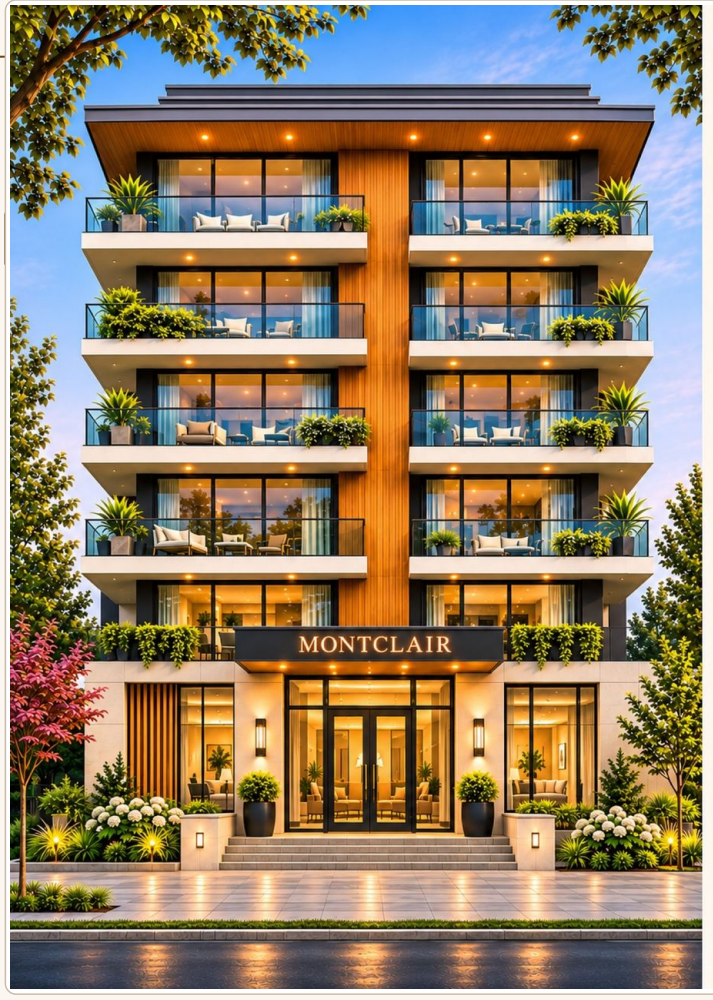
SECTIONS AND ROOFTOP DECK

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



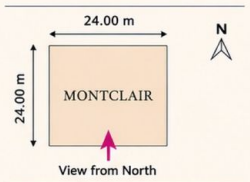
MONTCLAIR

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



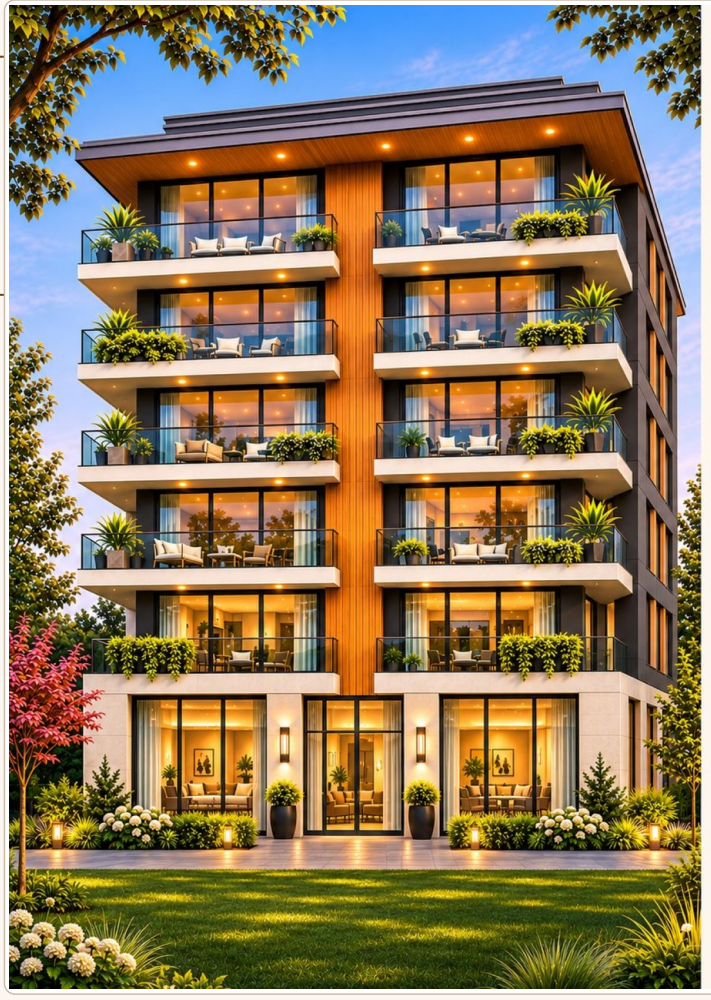
LEVEL CONFIGURATION

+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.



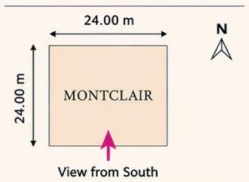
MONTCLAIR

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



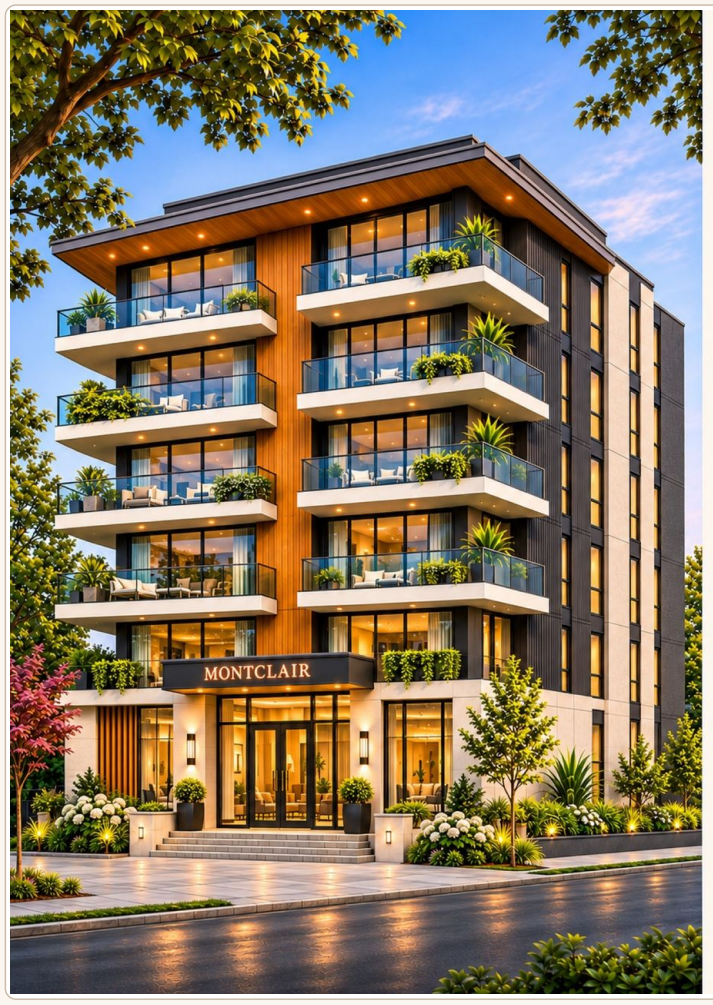
LEVEL CONFIGURATION

+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.



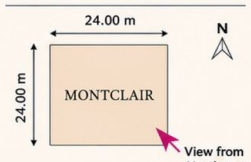
MONTCLAIR

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.



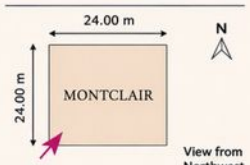
MONTCLAIR

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



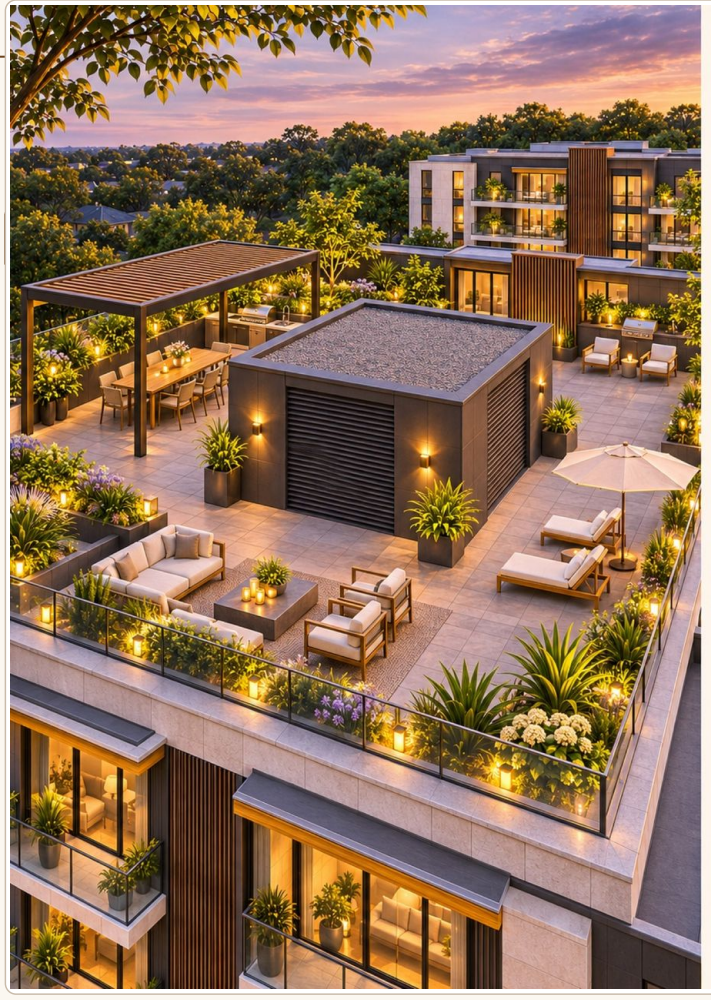
LEVEL CONFIGURATION

+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.



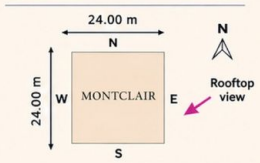
MONTCLAIR

22 CAVENDISH ROAD, ROSEMONT

V-010

ROOFTOP PERSPECTIVE / DECK

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



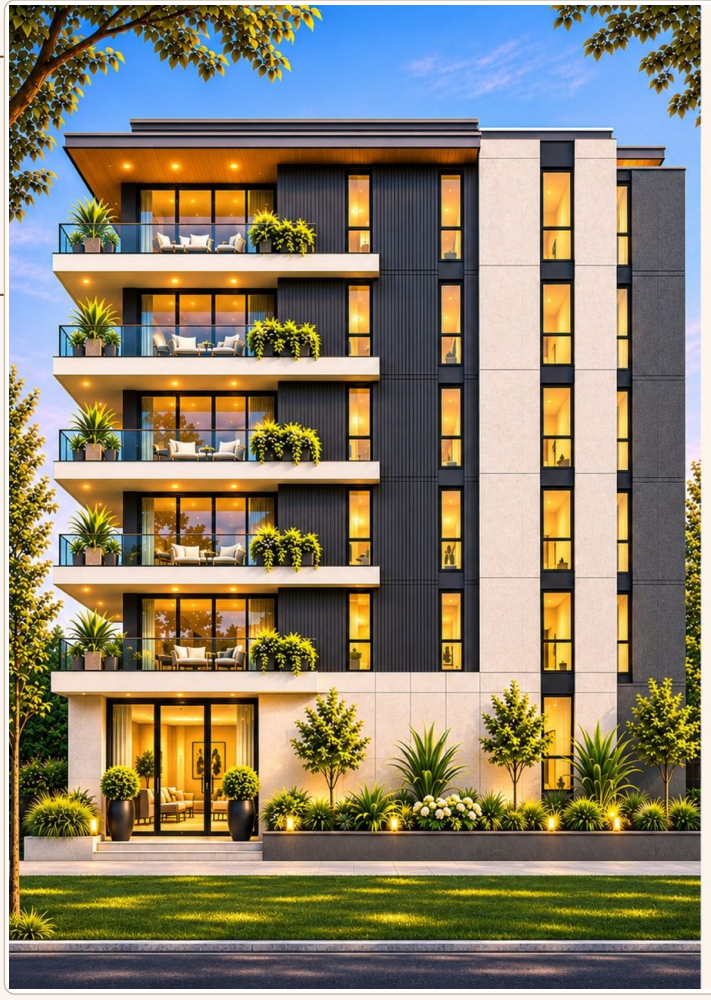
ROOF DETAILS / AREA SCHEDULE

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.



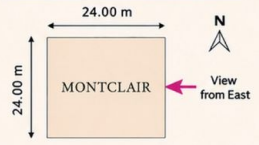
MONTCLAIR

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



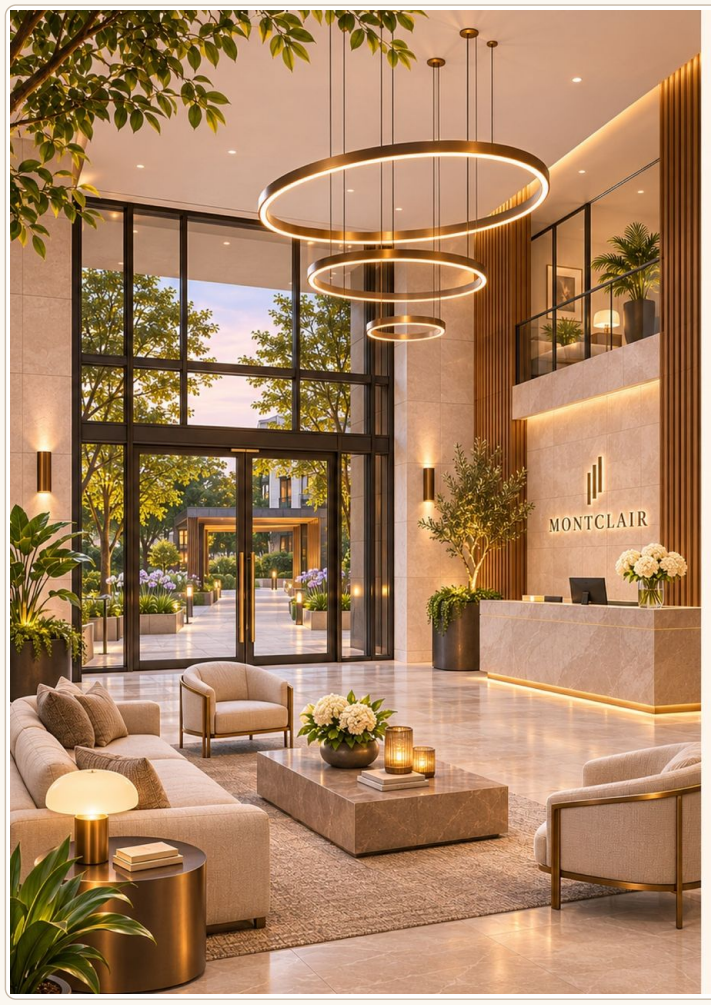
LEVEL CONFIGURATION

+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.



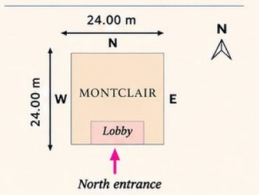
MONTCLAIR

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.



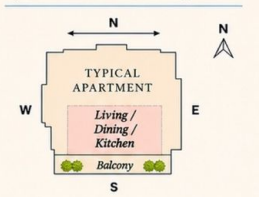
MONTCLAIR

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.