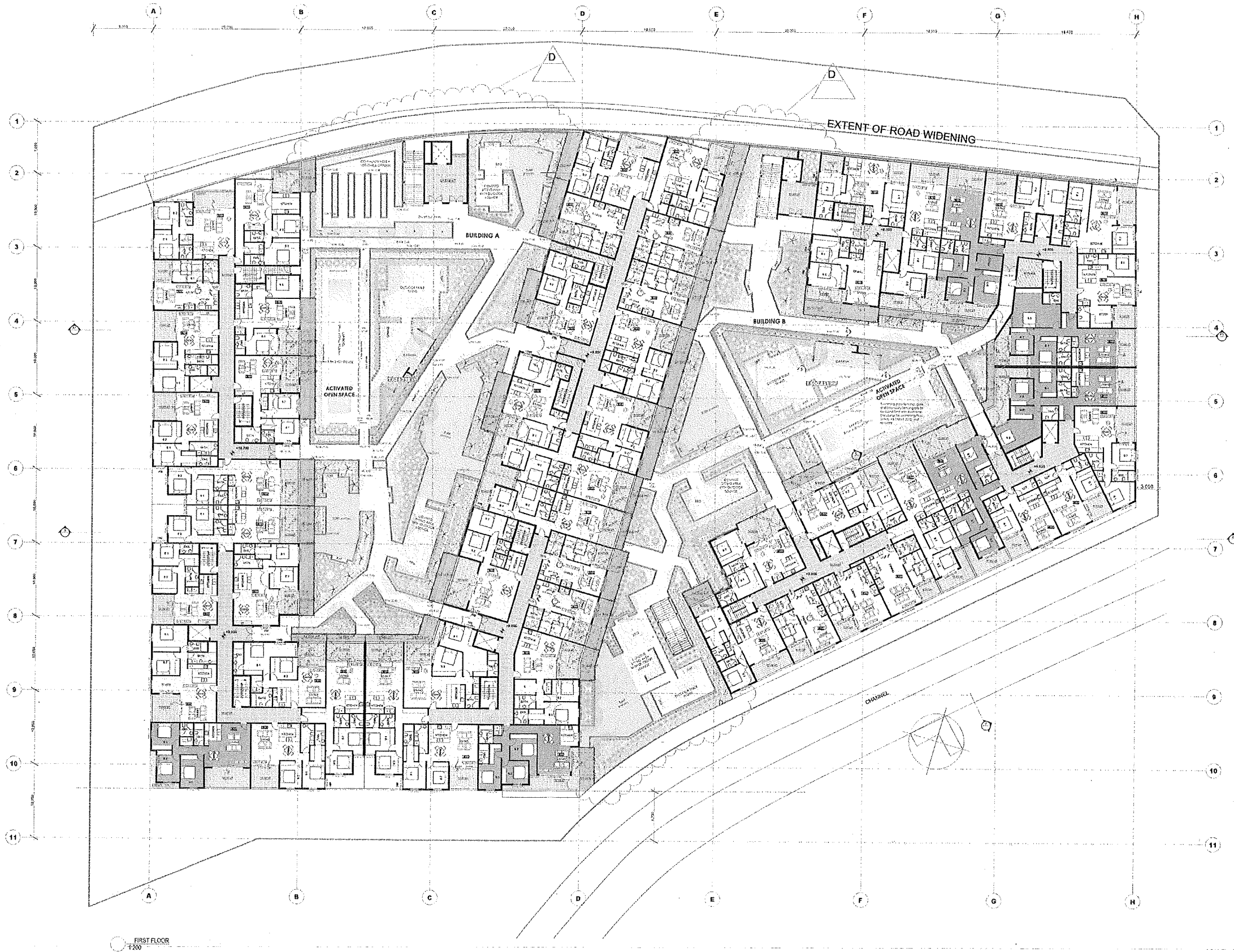




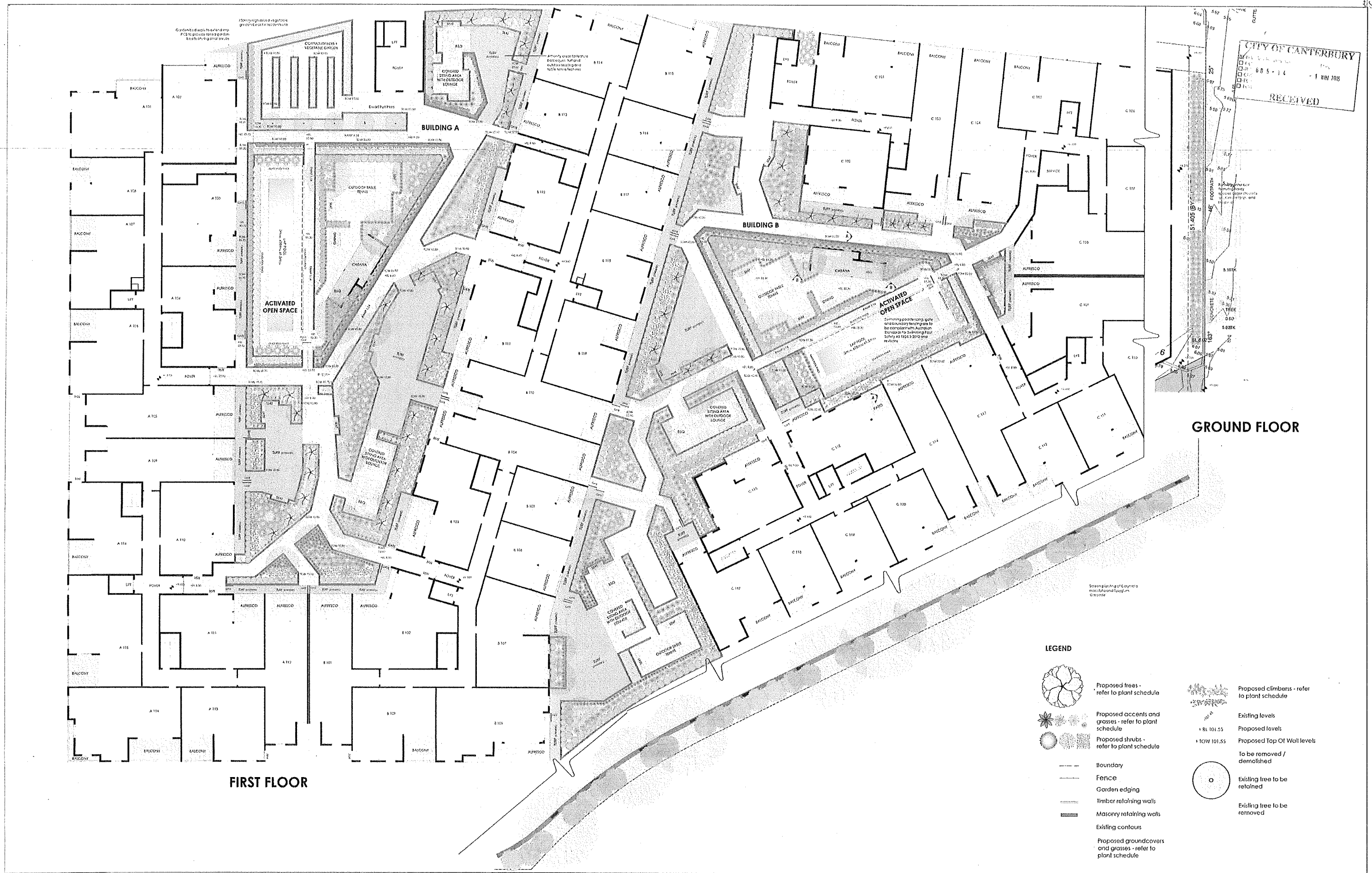
Thermal Comfort and BASIX Specifications	
Glazing	Doors / windows: Aluminium framed single clear glazing U-Values (equal to or lower than): 6.57 SHGC (≤10%): 0.74 (Open values are NFRG, total window values)
Roof / ceiling insulation	Roofs: Concrete roof, no insulation Default colour used Ceilings: Plasterboard with R2.5 bulk insulation Insulation losses due to the installation of downlights has been accounted for in accordance with BASIX Technical Notes.
Wall / floor insulation	External Walls: 75mm Hefel panel with cavity, framed and plasterboard Brick veneer as per elevations External wall insulation: - Bulk R1.5 insulation to units A102, C111, C112 & C117 and areas with brick veneer - No insulation to all other units Wall colour: Default Internal walls within units: Plasterboard on studs, no insulation Inter-tenancy walls: 150mm Hefel, fixed, no insulation Floors: Concrete R1.5 insulation to open sub floor in units C111, C112 & C117 No insulation to all other units Floor coverings: Tiles to kitchen and wet areas, carpet to bedrooms, studies and living spaces
Hot water system	Each building to have: Central gas fired boiler - 50.6 piping insulation (external and internal of the building) Tank size: 15,000 L Colled run-off from: All roof from buildings A and B Connected to corner on landscape irrigation

Energy Rating (certification 1032495)

☐ Single-dwelling
☒ Multi-dwelling (apartment building)
☒ Medium density (terraced house)
☐ Low density (detached house)
☐ Medium density (detached house)
☐ Medium density (detached house)
☐ Medium density (detached house)

Assessment Number: 1032495
 Assessment Date: 10/05/14

SITE AREA WITHOUT DEDICATION: 13120m²
 PROPOSED COMMUNAL OPEN SPACE: 3285m² (25.03%)
 SITE AREA WITH DEDICATION: 11836m²
 PROPOSED COMMUNAL OPEN SPACE: 3285m² (27.75%)



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	RS	MD	05-12-14
B	UPDATED ARCHITECTURALS, FINALISE DESIGN, SUBMITTED TO CLIENT FOR COMMENT	RS	MD	17-12-14
C	PREPARE POOL SECTION, HIDE INTERNAL ARCHITECTURALS	RS	MD	17-12-14
D	AMEND TO NEW LEVEL FOR FIRST FLOOR BUILDING A, ADD GROUND FLOOR GARDEN BEDS	RS	MD	19-12-14
E	UPDATED ARCHITECTURALS FOR FIRST FLOOR BUILDING B, ADD PLANTING BUFFER ALONG SE SIDE OF BUILDING B	CG	RS	16-06-15
F	UPDATED ARCHITECTURALS, SHOW LANDSCAPE CALCS AND INCREASE COMMON OPEN SPACE TO JRRP REQUIREMENTS	CG	RS	24-05-16
G	UPDATE AREAS FOR COMMON OPEN SPACE AND PPO'S	RS	RS	31-05-16

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ADDRESS

1600 CANTERBURY ROAD, PUNCBOWL

CLIENT

THE CALAUTTI FAMILY TRUST

PROJECT

MULTI-RESIDENTIAL DEVELOPMENT

DRAWING

LANDSCAPE PLAN

SCALE

1:200 @ A1

DATE

DA

SHEET

L - 01

DRAWN

RS

CHECK

RS

DATE

31-05-16

REVISION

G

TYPICAL PLANT SCHEDULE Prepared by ecodesign Pty Ltd

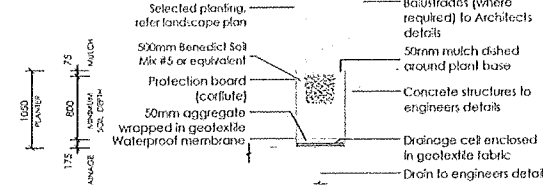
SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
TREES				
Apt	Acer palmatum Sango Kaku (syn. Senkaki)	Coral Bark Maple	75L	6m
Cbn	Catalpa bignonioides Nana	Designer Catalpa	75L	5m
Cm	Corymbia maculata	Spotted Gum	24L	20m
Li	Leptospermum laevis	White Crepe Myrtle	75L	8m
Lix	Leptospermum laevis	Crepe Myrtle	75L	4m
Mgk	Magnolia grandiflora Kay Parki	Evergreen Magnolia	75L	4m
Mc	Miconia champaca Alba	White Champaca	75L	15m
Pa	Pumila acutifolia	White Frangipani	75L	6m

SHRUBS				
Csy	Camellia sasanqua Yuletide	Yuletide Camellia	200mm	1.5m
Gh	Gardenia Four Seasons	Four Seasons Gardenia	200mm	1m
Lcb	Loxostemon chinensis var. rubrum Burgundy	Red Fringe Flower	300mm	1-1.5m
Mb	Mitella Summer Bronze	Evergreen Magnolia	300mm	2m
Rcw	Raphiolepis Cosmic White	Raphiolepis	300mm	2m
So	Syzygium Cascade	Weeping Lily Pili	300mm	5m

OTHER PERENIALS + GROUND COVERS				
Ag	Agave attenuata	Soft-leaved Agave	45L	1m
Ala	Alpinia caerulea Atheron	Red Native Ginger	200mm	2m
Aa	Arthropodium chinatum Matapouri Bay	Red Rock Lily	200mm	1m
Ck	Cordyline furtcosa Kauai Beauty Mini	Dwarf Cordyline	200mm	1m
Cr	Cycas revoluta	Sago Palm Cycad	45L	1m
Oi	Ophiopogon Stripes White	Stripes White Mondo Grass	200mm	0.3-0.4m
Px	Philodendron Xanadu	Philodendron	200mm	0.5m
Rd	Rhoeo discolor Hawaiian Dwarf	Dwarf Matisia-like Cradle	200mm	0.25m
Sr	Streptocarpus	End of Paradise	300mm	1.5m
Tm	Thysanotus maxima	Tiger Grass	45L	2-3m
Ta	Tradescantia virginiana Tia Mia	Japanese Star Jasmine	200mm	Up to 6m
Vh	Viola hederacea Zeehans Blue	Native Violet	150mm	0.1m

FRUIT TREES				
Ca	Citrus latifolia	Tahitian Lime	200mm	6m
Cle	Citrus limon Eureka	Eureka Lemon	200mm	4m
Cr	Citrus reticulata	Mandarin	200mm	3m
Mdp	Malus domestica Finkbein	Dwarf Pink Lady Apple	200mm	2m
Mdd	Malus domestica Dorsett Golden	Dwarf Dorsett Golden Apple	200mm	2m
Mdl	Malus domestica Tropic Sweet	Dwarf Tropic Sweet Apple	200mm	2m
Mdl	Malus domestica Red Fuji	Dwarf Fuji Apple	200mm	2m
Ptx	Prunus Toza Nechasee	Miniature Nectarine	200mm	1.5m

PLANT GALLERY



1 On Structure Planter box
1:50 Typical detail
All structures and details to engineers detail

PLANTING ON STRUCTURE

On structure planting for the site complies with the following requirements under SEPP 65 - Residential Land Design Code:

- Large trees such as figs**
(canopy diameter of up to 1.6m at maturity)
- minimum soil volume 150m³
- minimum soil depth 1.5m
- minimum soil area 10m x 10m area or equivalent

- MEDIUM TREES**
(8m canopy diameter at maturity)
- minimum soil volume 35m³
- minimum soil depth 1m
- approximate soil area 6m x 6m or equivalent

- SMALL TREES** (4m canopy diameter at maturity)
- minimum soil volume 9m³
- minimum soil depth 600mm
- approximate soil area 2.5m x 3.5m or equivalent

- SHRUBS**
- minimum soil depth 500-600mm

- GROUND COVER**
- minimum soil depth 300-450mm

- TURF**
- minimum soil depth 100-300mm
any subsurface drainage requirements, see in addition to the minimum soil depths quoted above

AMENITIES



Lap pool



Outdoor table tennis



Pool cabana + entertaining



Semi-private entertaining + seating areas



Semi-private entertaining + seating areas



Semi-private entertaining + seating areas



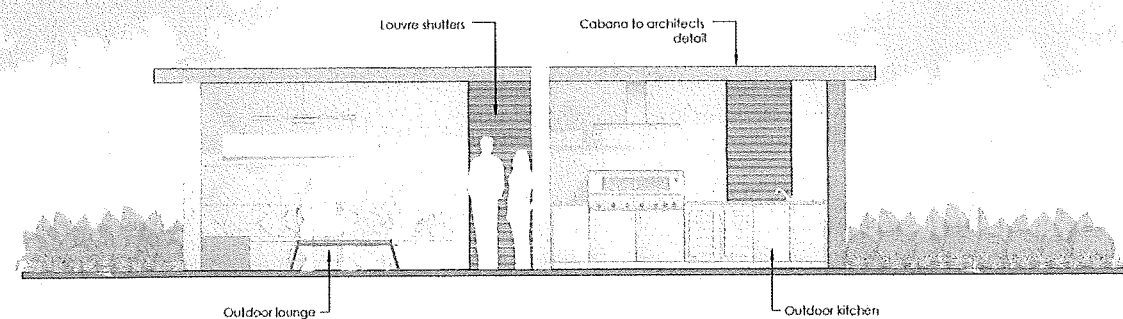
Communal vegetable + herb garden



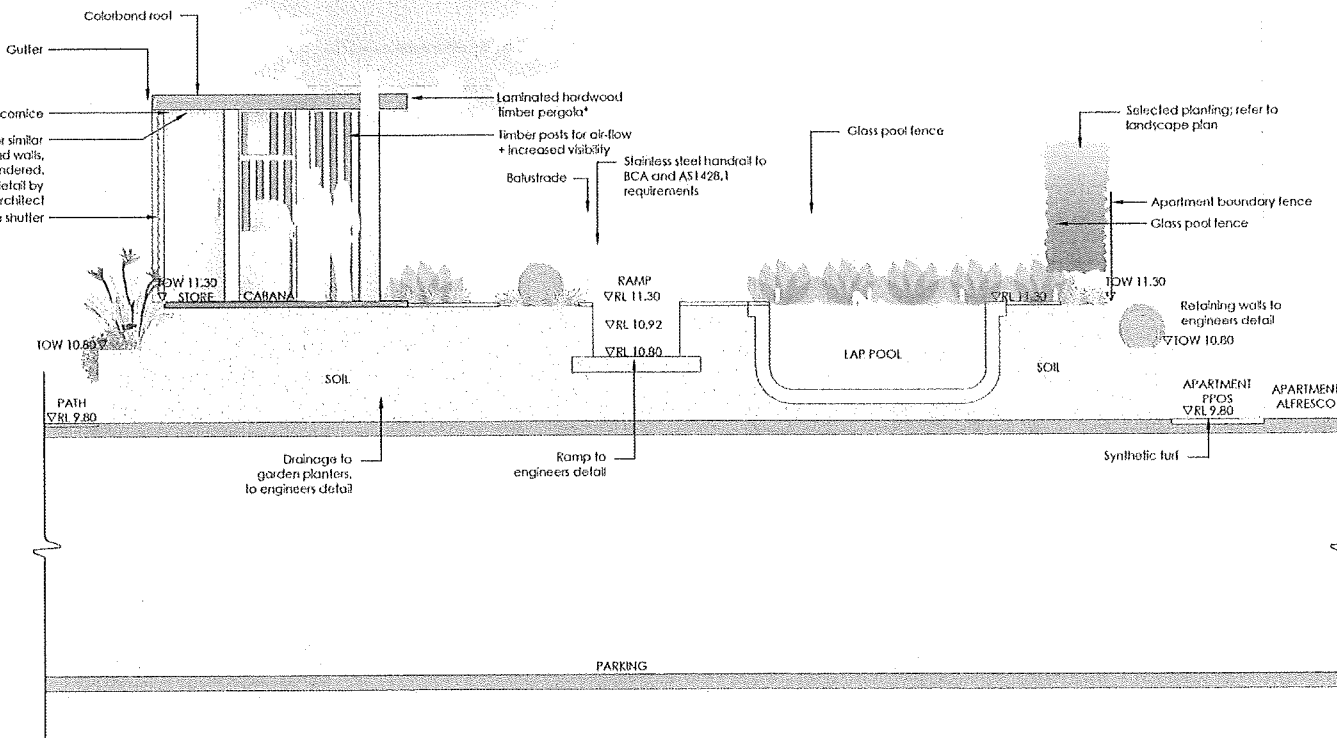
Communal vegetable + herb garden



Communal vegetable + herb garden



8 Cabana Elevation
1:50 BUILDING B - FRONT VIEW



9 Pool + Cabana Section
1:50 BUILDING B

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THE CALAUTTI FAMILY TRUST

PROJECT
MULTI-RESIDENTIAL DEVELOPMENT

DRAWING
SCHEDULES + FENCE DETAIL

SCALE
1:200 @ A1

ISSUE
DA

SHEET
L - 02

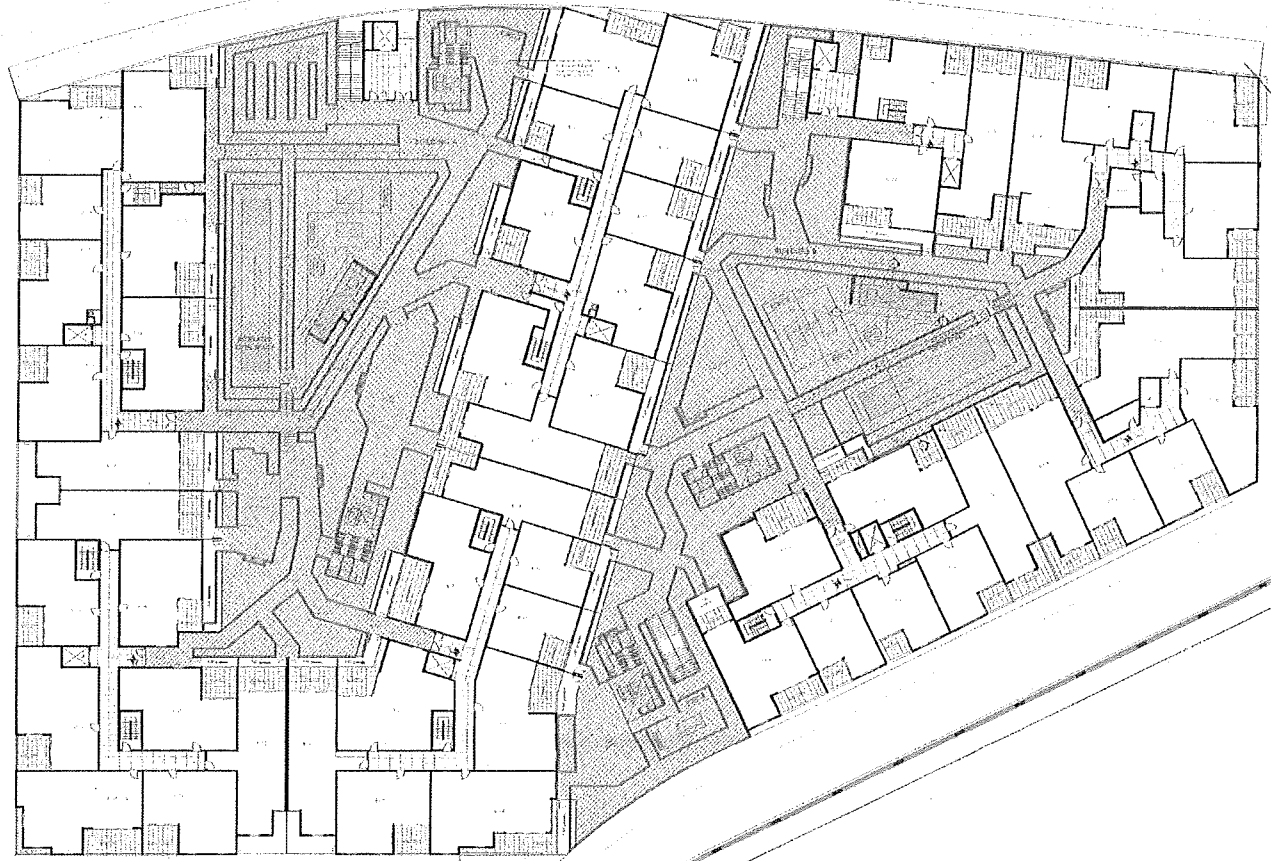
DRAWN
RS

CHECK
RS

DATE
31-05-16

REVISION
G

CANTERBURY ROAD



LANDSCAPE AREA CALCULATIONS

SITE AREA	13,120 m ²
-----------	-----------------------

COMMON OPEN SPACE (MIN. 25% OF SITE AREA = 3,280m ²)	PROVIDED 3,285 m ² 25%
---	--------------------------------------

COMMON OPEN AREAS	PROVIDED
PLANTERS 30% OF OPEN SPACE AT MIN. SOIL DEPTH OF 1m = 984m ²	1,143 m ² 35%
PLANTERS WITH 750mm SOIL DEPTH	98 m ² 3%
TURF (SYNTHETIC) MIN. 300mm SAND / DRAINAGE AGGREGATE	310 m ² 9%

PRIVATE OPEN SPACE	
PLANTERS WITH 1m SOIL DEPTH	90 m ²
TURF (SYNTHETIC) MIN. 300mm SAND / DRAINAGE AGGREGATE	261 m ²

LANDSCAPE AREAS

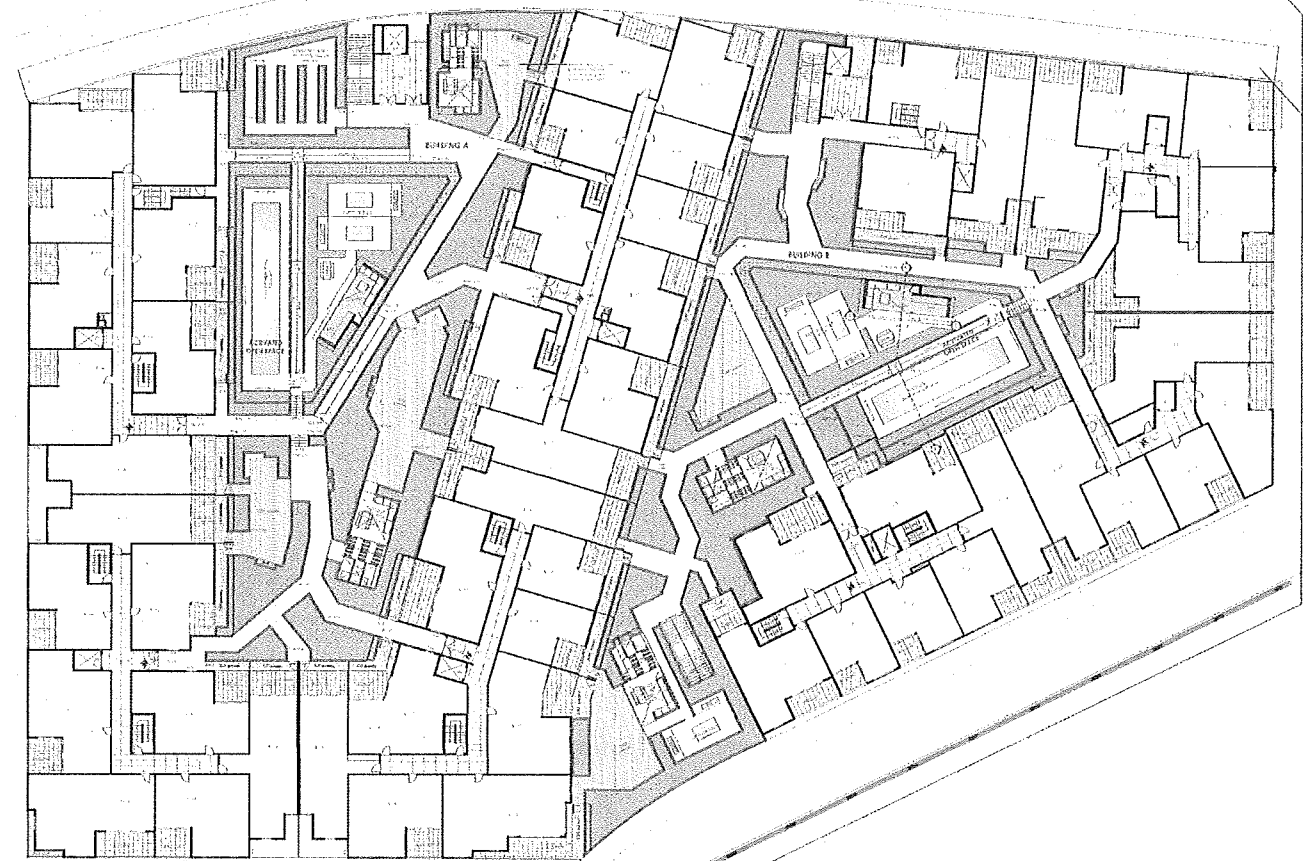
COMMON OPEN SPACE

- IMPERVIOUS PAVEMENT AREAS
- PLANTERS WITH 750mm SOIL DEPTH
- PLANTERS WITH 300mm SOIL DEPTH
- TURF (SYNTHETIC) MIN. 300mm SAND /
DRAINAGE AGGREGATE

PRIVATE OPEN SPACE

- PLANTERS WITH 1m SOIL DEPTH
- TURF (SYNTHETIC) MIN. 300mm SAND /
DRAINAGE AGGREGATE

CANTERBURY ROAD



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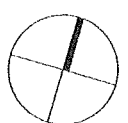
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MULTI-RESIDENTIAL DEVELOPMENT

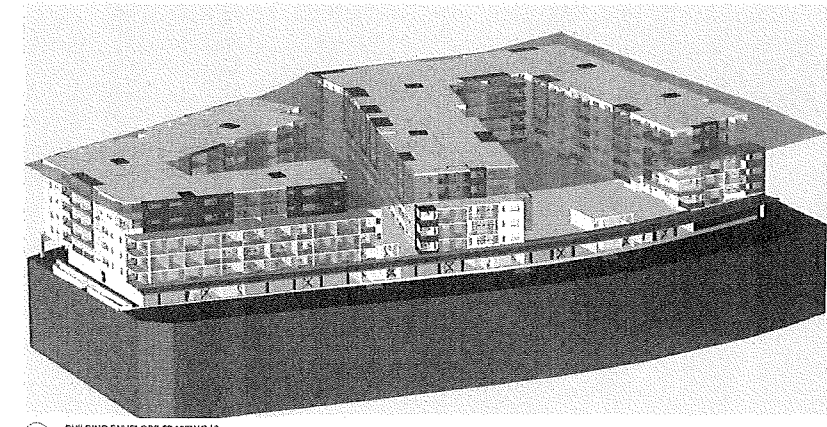
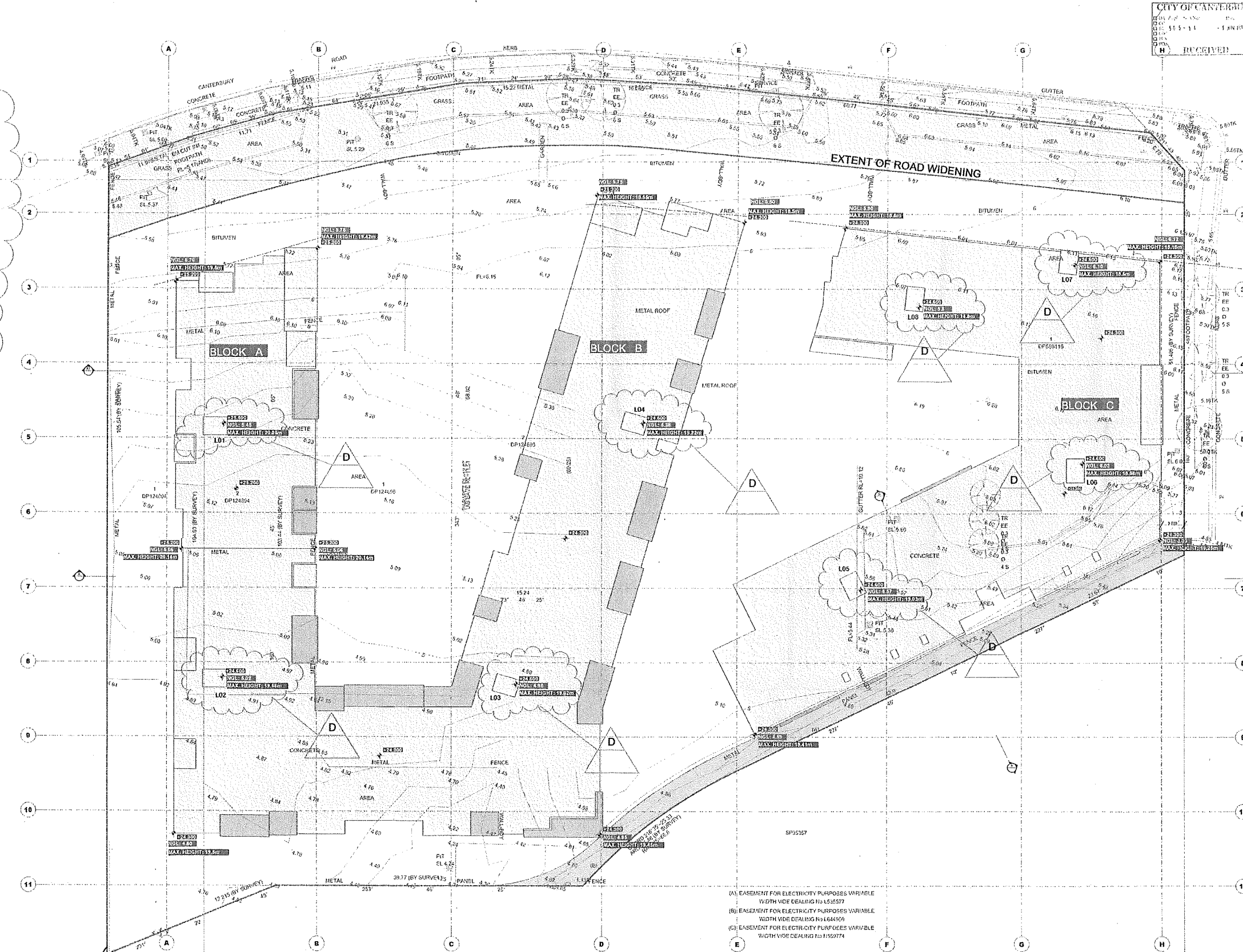
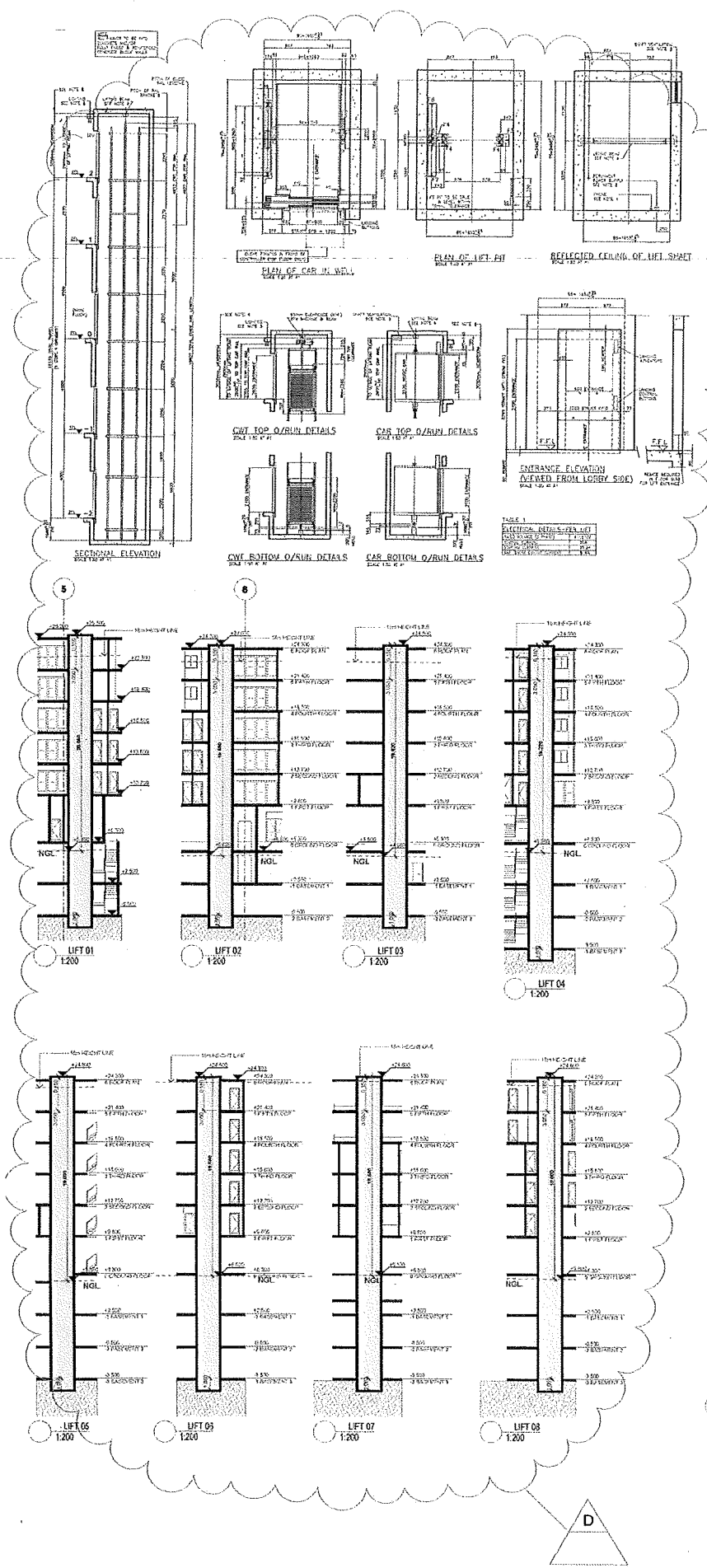
COMMON OPENS SPACE AREAS

NTS @ A1 DA L - 03

RS RS 31-05-16



G



MAX. BUILDING HEIGHT:

BLOCK A: RL 25.2 - RL 5.06 = 20.14m

BLOCK B: RL 24.3 - RL 4.22 = 20.08m

BLOCK C: RL 24.3 - RL 4.89 = 19.41m