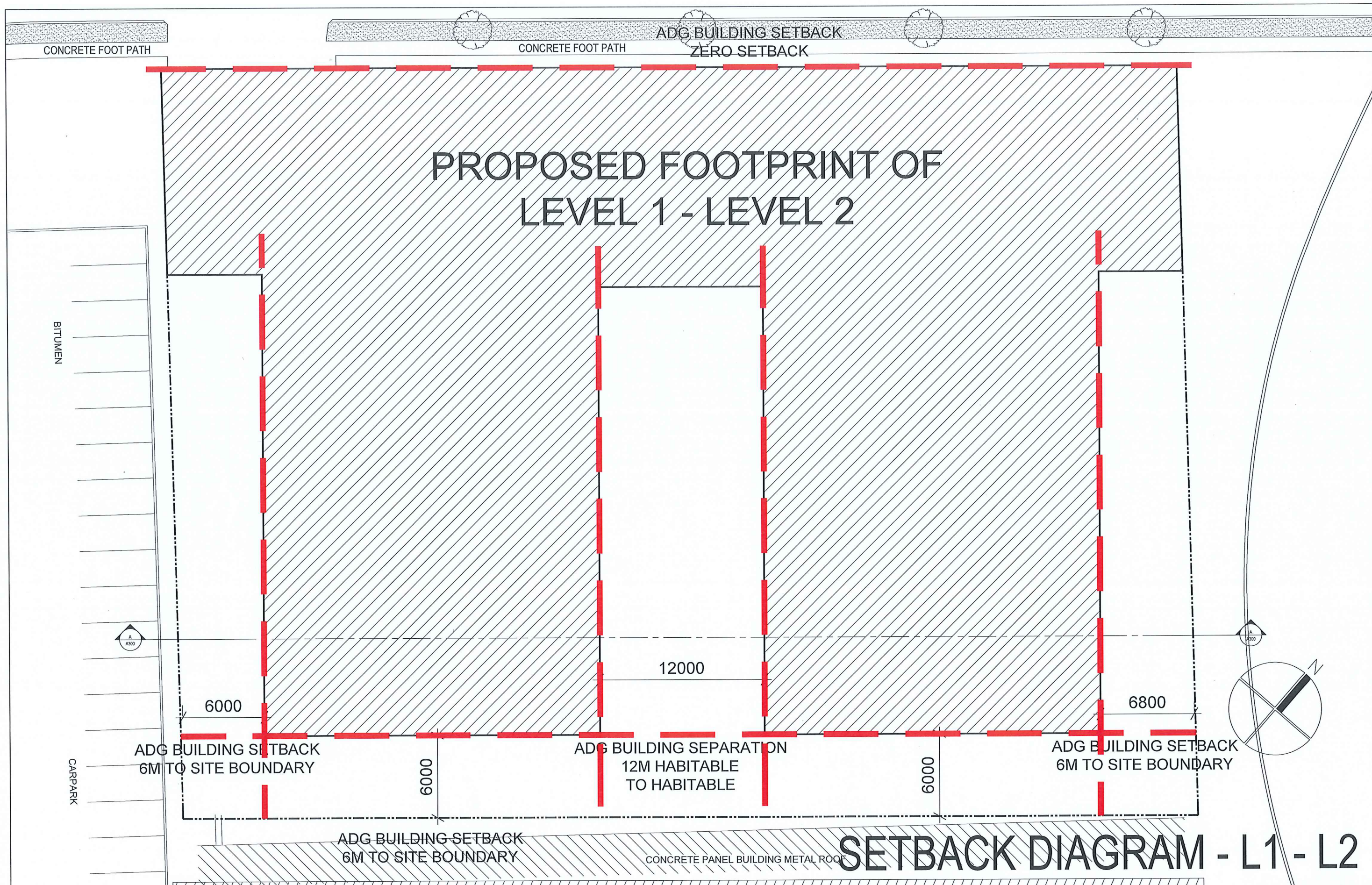


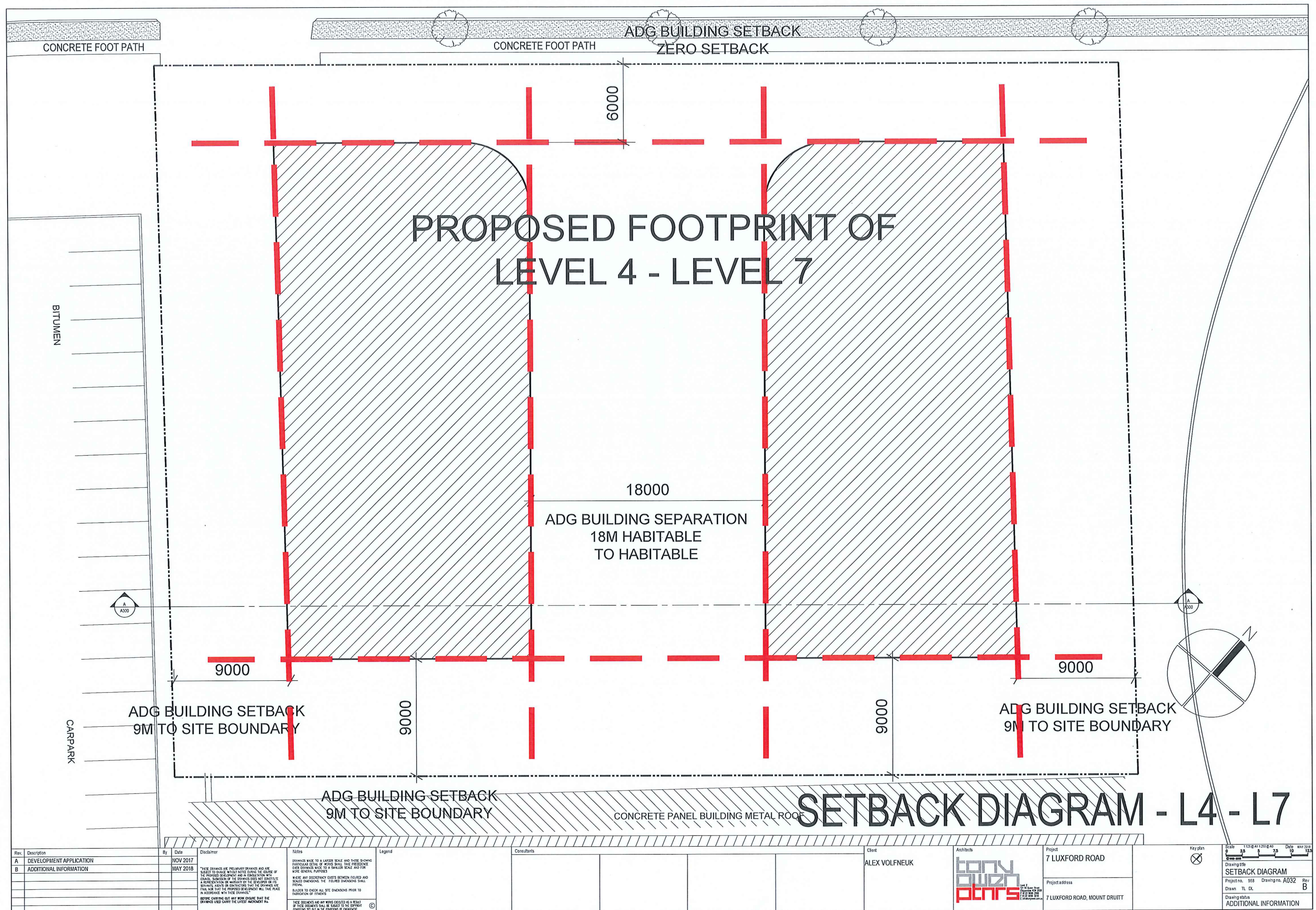


PROPOSED FOOTPRINT OF LEVEL 1 - LEVEL 2



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Project address	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION		NOV 2017	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER'S OBLIGATION TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS IT WILL BE REALIZED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER'S OBLIGATION TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS IT WILL BE REALIZED."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS.			ALEX VOLFNEUK		7 LUXFORD ROAD		0 2.5 5 7.5 10 12.5	Nov 2017	
SETBACK DIAGRAM											Project no. 658 Drawing no. A030			
											Drawn: TL, DL			
											Drawing status: ADDITIONAL INFORMATION			



AWNING BELOW

BITUMEN

CARPARK

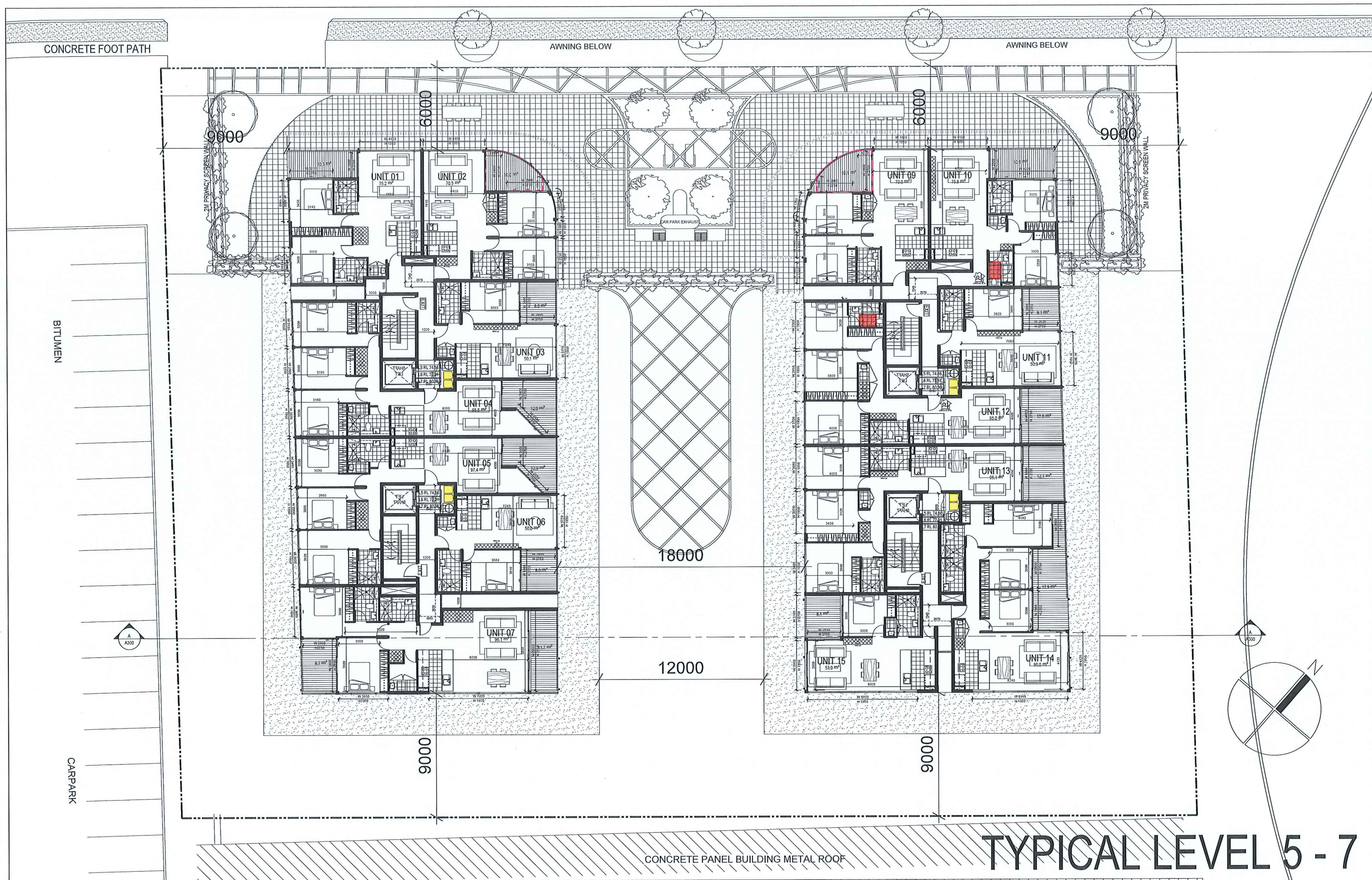
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6800

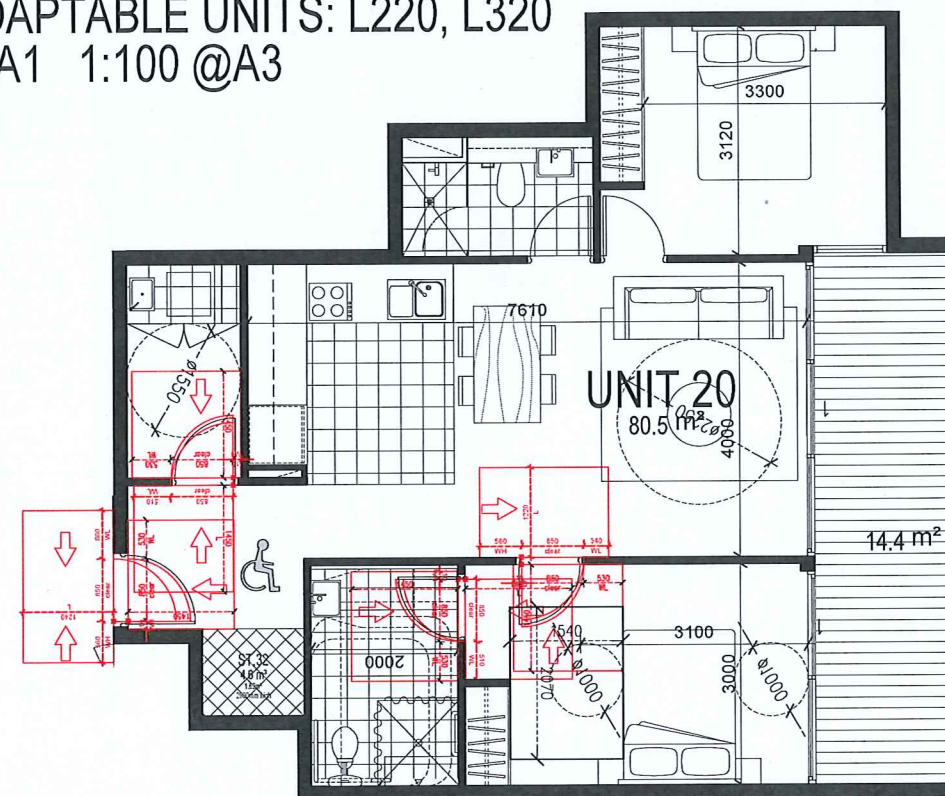
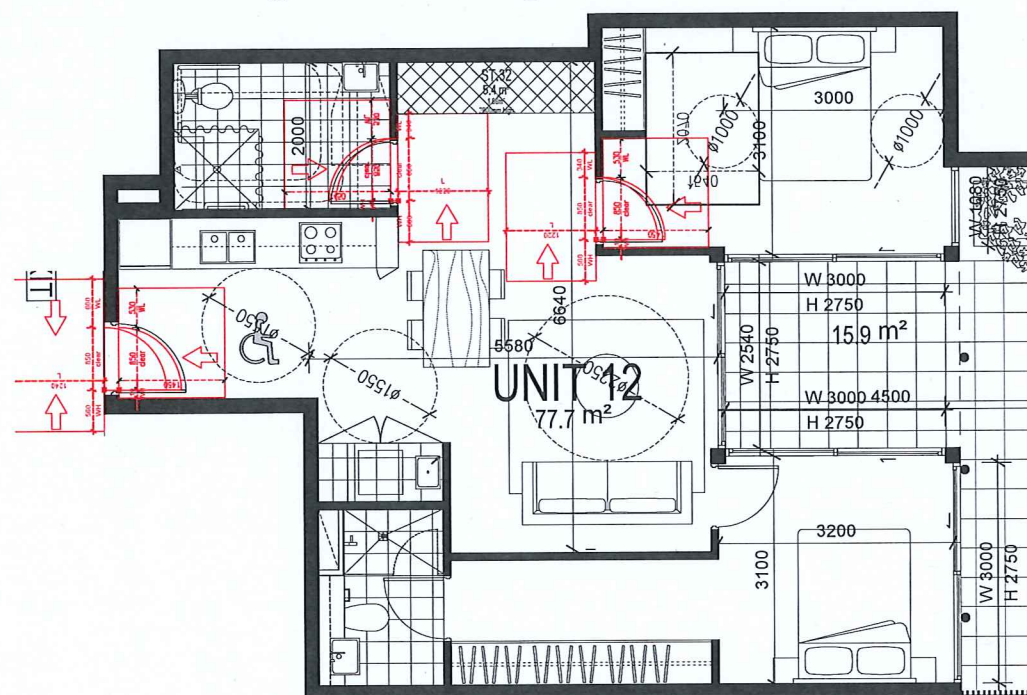
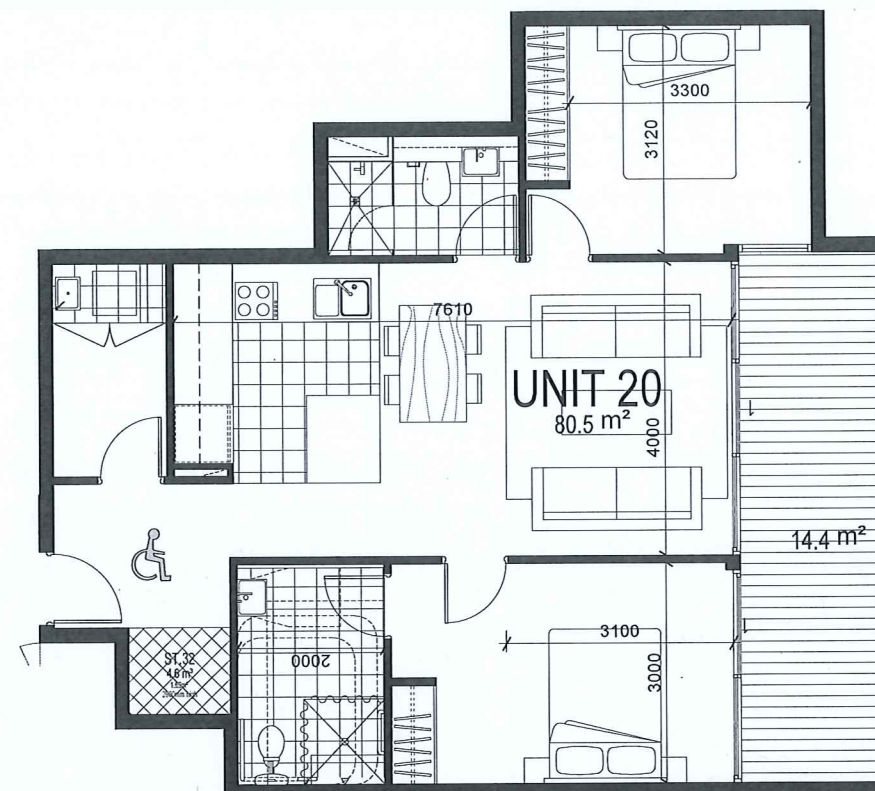
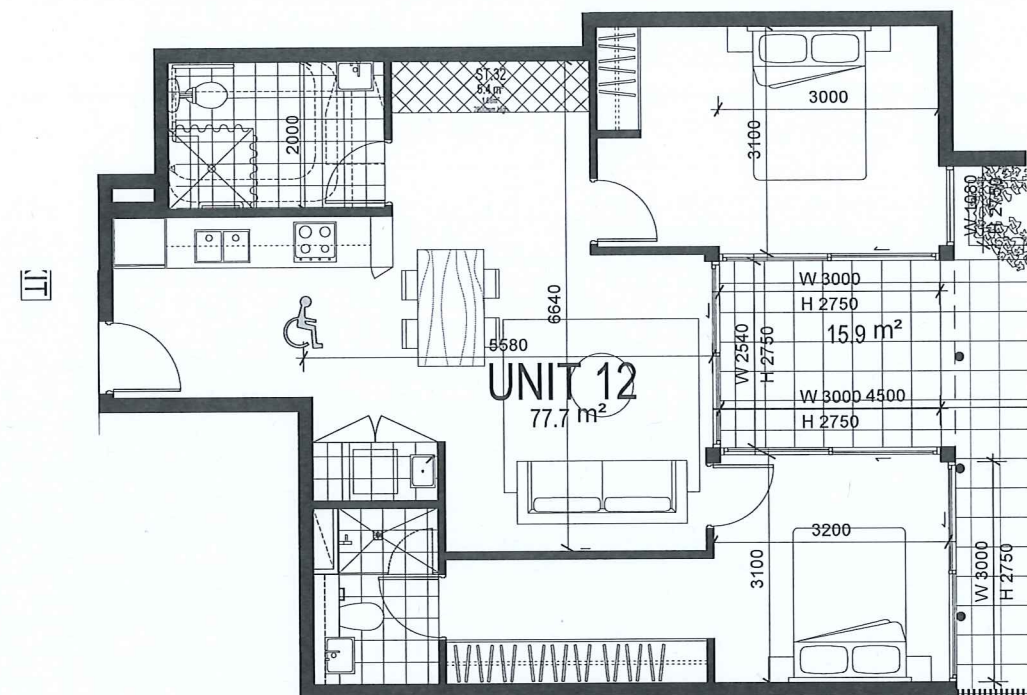
CONCRETE PANEL BUILDING METAL ROOF

TYPICAL LEVEL 3





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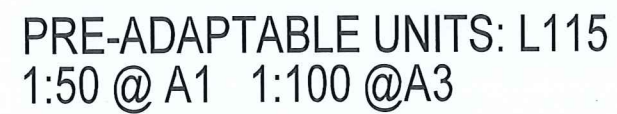


Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Project address	Key plan	Scale	1:125 @ A1 (1:20 @ A3)	Date	Rev
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK	tony peters	7 LUXFORD ROAD	7 LUXFORD ROAD, MOUNT DRUITT		0 2.5 5 7.5 10 12.5		FEB 2018	
B	ADDITIONAL INFORMATION		MAY 2018													
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019													
													Drawing title TYPICAL LEVEL 5 - 7			
													Project no. 558 Drawing no. A105 Rev Drawn TL DL C			
													Drawing status ADDITIONAL INFORMATION			






ADAPTABLE UNITS 02

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD		Scale 1:125 @ A1 1:250 @ A3	Date
B	ADDITIONAL INFORMATION		MAY 2018	THIS DRAWING IS PRELIMINARY AND NOT SUBJECT TO COVER WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE DRAWING IS FOR GENERAL PURPOSES ONLY. NO LIABILITY FOR THE DRAWING IS ACCEPTED BY THE ARCHITECT. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.	THESE DRAWINGS ARE PRELIMINARY AND NOT SUBJECT TO COVER WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE DRAWING IS FOR GENERAL PURPOSES ONLY. NO LIABILITY FOR THE DRAWING IS ACCEPTED BY THE ARCHITECT. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.					Project address 7 LUXFORD ROAD, MOUNT DRUITT		Project no. 568 Drawing no. A151 Revised by: B Drawn by: DL Drawing status ADDITIONAL INFORMATION	



PROPOSED ADAPTABLE AND LIVABLE UNIT MIX	
1-BEDROOM (3) ADAPTABLE UNITS	L115 L123 L223 L323
2-BEDROOM (3) ADAPTABLE UNITS	L117 L125 L217 L225 L317 L325 L120 L220 L320 L112
3-BEDROOM (3) ADAPTABLE UNITS	
TOTAL = 14 UNITS (10.7%)	

Rev. Description		By	Date	Disclaimer			Notes		Legend		Consultants			Client			Architects		Project		Key plan		Scale	
A	DEVELOPMENT APPLICATION		NOV 2017	<p>THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF DESIGN. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ENGINEER OR ARCHITECT THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE OR ACCORDANCE WITH THESE DRAWINGS.</p> <p>BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DIMENSIONS USED CARRY THE LATEST AMENDMENT NO.</p>			<p>DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHOWN. THE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.</p> <p>WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND WORDS DIMENSIONS OR MEASUREMENTS ON THE DRAWINGS SHALL PREVAIL.</p> <p>BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS.</p>		<p>THESE DRAWINGS ARE NOT BEING ISSUED AS A RESULT OF THESE ORDERS AND SHALL BE SUBJECT TO THE COMPANY'S STANDARD CONDITIONS OF CONTRACT.</p>					ALEX VOLFNEUK					7 LUXFORD ROAD					
B	ADDITIONAL INFORMATION		MAY 2018																Project address					

LIVABLE UNITS - ADG REQUIREMENTS									
Objective 4Q-1 Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.									
Silver Level Units Requirement		20% TOTAL UNITS (131) = 26.2 TOTAL REQ. = 27 SILVER LEVEL UNITS							
PROPOSED LIVABLE UNIT MIX (SILVER LEVEL)									
1-BEDROOM (8) LIVABLE UNITS		L115 L215 L315 L123 L223 L323							
2-BEDROOM (19) LIVABLE UNITS		L410 L510 L610 L710 L117 L217 L317 L201 L401 L402 L125 L225 L325 L212 L312 L112 L120 L220 L320							
3-BEDROOM (5) LIVABLE UNITS		L302 L404 L504 L604 L704							
TOTAL		30 UNITS (23.7%)							

FEATURE OF THE LIVABLE HOUSING GUIDELINES SILVER LEVEL

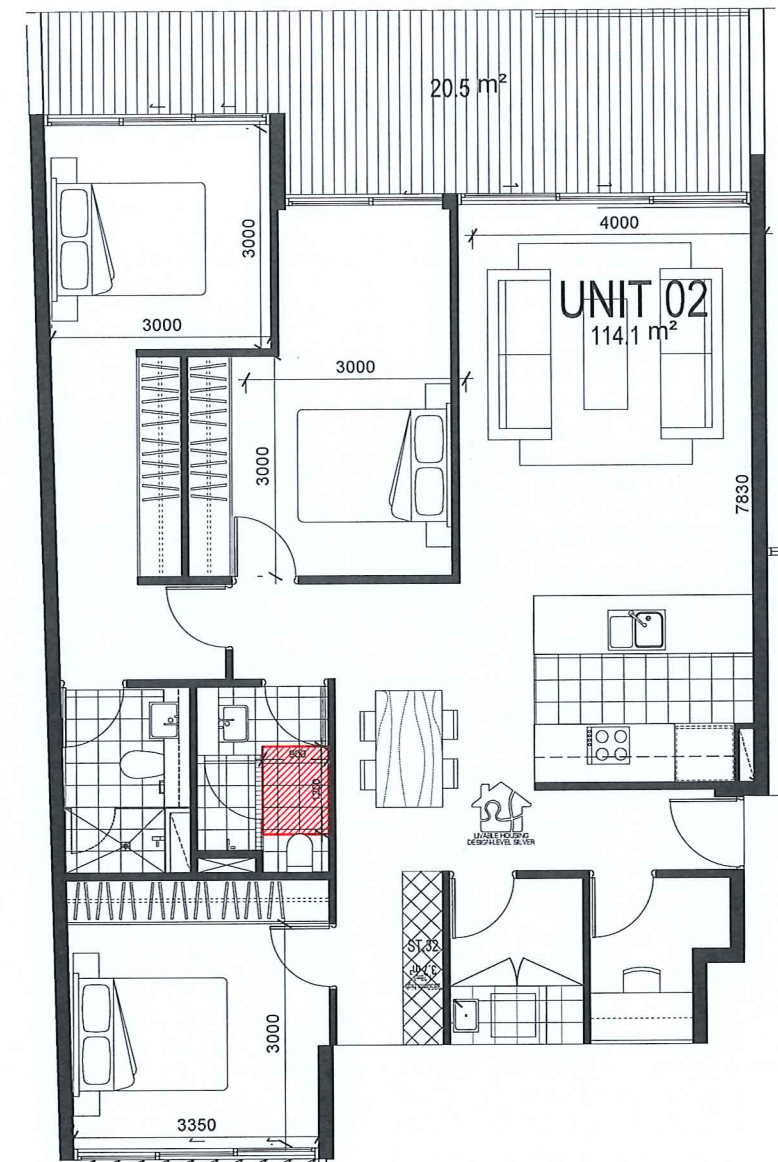
1. Dwelling Access:
 - (a) Provide a safe and continuous pathway from:
 - (i) front site boundary or
 - (ii) associated carparking spaces, if provided, which may include the driveway on the site, to a step-free entrance
 - (b) The path is 1M clear, step-free, even, firm, slip-resistant with a crossfall of not more than 1:40, landings of 1.2M to be every 9M for 1:14
 - (c) Step ramp is provided for max height of 190mm, max grade of 1:10, min width of 1M and max length of 1900mm. Level landings of 1200mm required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.
2. Dwelling Entry:
 - (a) Dwelling entry should provide an entrance door with
 - (i) min clear opening width of door to be 820mm
 - (ii) Step free threshold of max 5mm with rounded or bevelled lip
 - (iii) Sheltered
 - (b) Level landing of 1200x1200mm at step-free entrance door
 - (c) Max permissible threshold is 56mm where provided with a threshold ramp
 - (d) Entrance to be connected to a pathway
3. Internal Doors and Corridors
 - (a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry to be
 - (i) 820mm clear opening and
 - (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip
 - (b) Internal corridors and passageways to doorway to be min 1M clear.
4. Toilet
 - (a) Toilet to be provided on the ground or entry level with
 - (i) min 900mm between walls if located in separate room
 - (ii) min 1200mm clear space in front of the WC pan exclusive of door swing.
 - (b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation of grabrails.
5. Shower
 - (a) One bathroom to have a slip resistant hobless (step free) shower
 - (b) Shower to be located in the corner of the room
6. Reinforcement of Toilet & Bathroom Walls
 - (a) Bathroom walls shall be constructed of masonry or provided with wall reinforcement to allow the later fixing of grabrails around the shower , bath (if provided) and toilet.
 - (b) The fastenings, wall reinforcement and grabrails combined must be able able to withstand at least 1100N of force applied in any position and in any direction.
 - (c), (d) and (e) The wall around toilet/bath and shower to be via:
 - (i) noggings with a thickness of at least 25mm
 - (ii) sheeting with a thickness of at least 12mm



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Scale	Date	Key plan	Drawing title	Project no.	Drawing no.	Rev.	Drawing status	
A	DEVELOPMENT APPLICATION		NOV 2017							7 LUXFORD ROAD	1:125 @ A1 1250 g 10	10	MAR 2018		Drawing title	Project no.	Drawing no.	Rev.	Drawing status
B	ADDITIONAL INFORMATION		MAY 2018	<p>THIS DRAWING IS PRELIMINARY DRAWING AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PRELIMINARY DEVELOPMENT AND IS CONSIDERATION WITH COMING SUBMISSION OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF THE ACCURACY OR COMPLETENESS THAT THE PRELIMINARY FINAL PLAN THAT THE PRELIMINARY DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.</p> <p>BEFORE SAVING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRY THE LATEST AMENDMENT No.</p>	<p>FRAMINGS SHALL TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DIMENSIONS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.</p> <p>WHERE ANY DISCREPANCY EXISTS BETWEEN FIELD AND BUILT DIMENSIONS, THE FOLLOWING DIMENSIONS SHALL PREVAIL:</p> <p>BUILDER TO CHECK ALL SIZE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.</p> <p>THIS DOCUMENT AND ANY WORK EXECUTED AS A RESULT OF THESE DRAWINGS SHALL BE SUBJECT TO THE COPYRIGHT STATUTES OF NZ AND IS THE PROPERTY OF ARCHICAD.</p>			ALEX VOLFNEUK		<p>Project address</p> <p>7 LUXFORD ROAD, MOUNT DRUITT</p>	<p>Scale</p> <p>1:125 @ A1 1250 g 10</p> <p>Date</p> <p>MAR 2018</p>	<p>Key plan</p> <p></p>	<p>Drawing title</p> <p>SILVER LIVABLE UNITS 01</p>	<p>Project no.</p> <p>868</p>	<p>Drawing no.</p> <p>A160</p>	<p>Rev.</p> <p>B</p>	<p>Drawing status</p> <p>ADDITIONAL INFORMATION</p>		

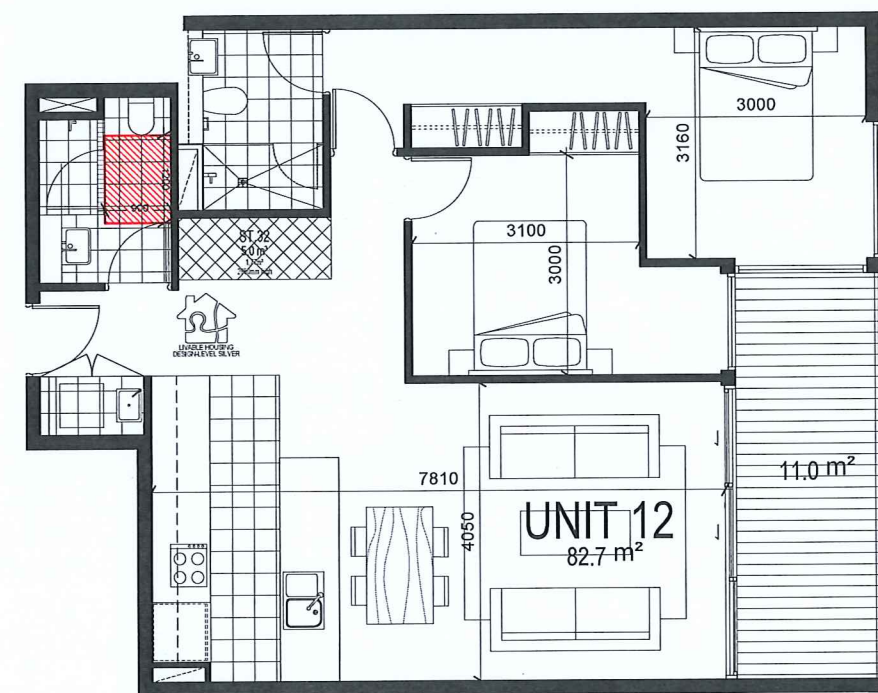
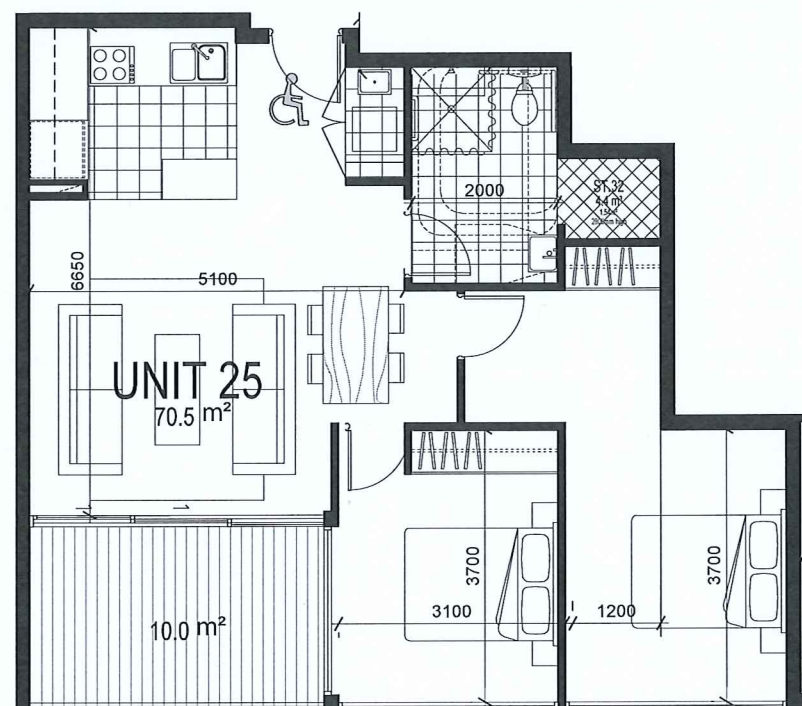
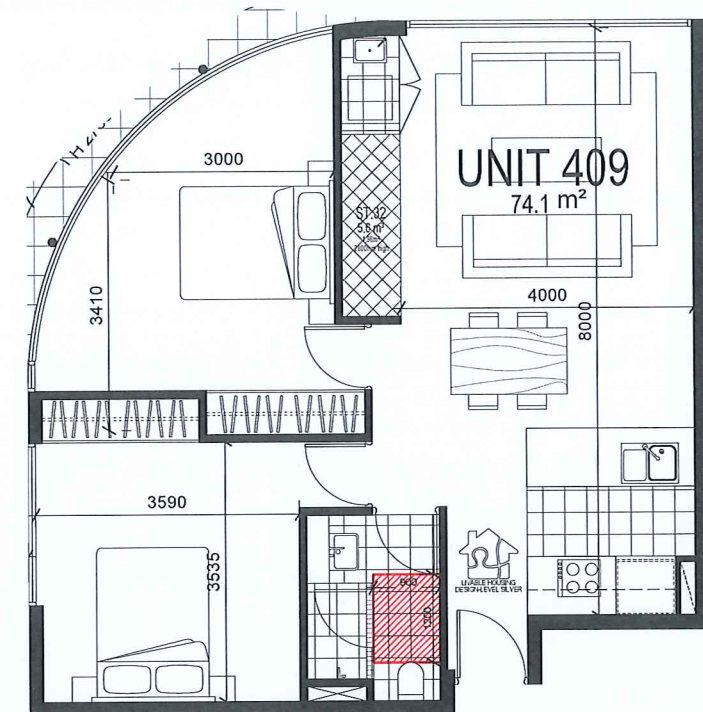
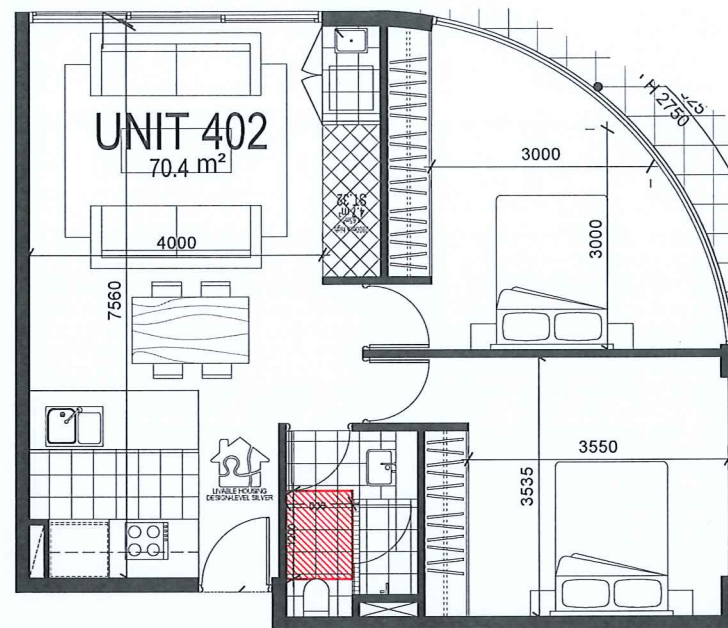


SILVER LIVABLE UNITS: L404, L504, L604, L704
1:50 @ A1 1:100 @A3






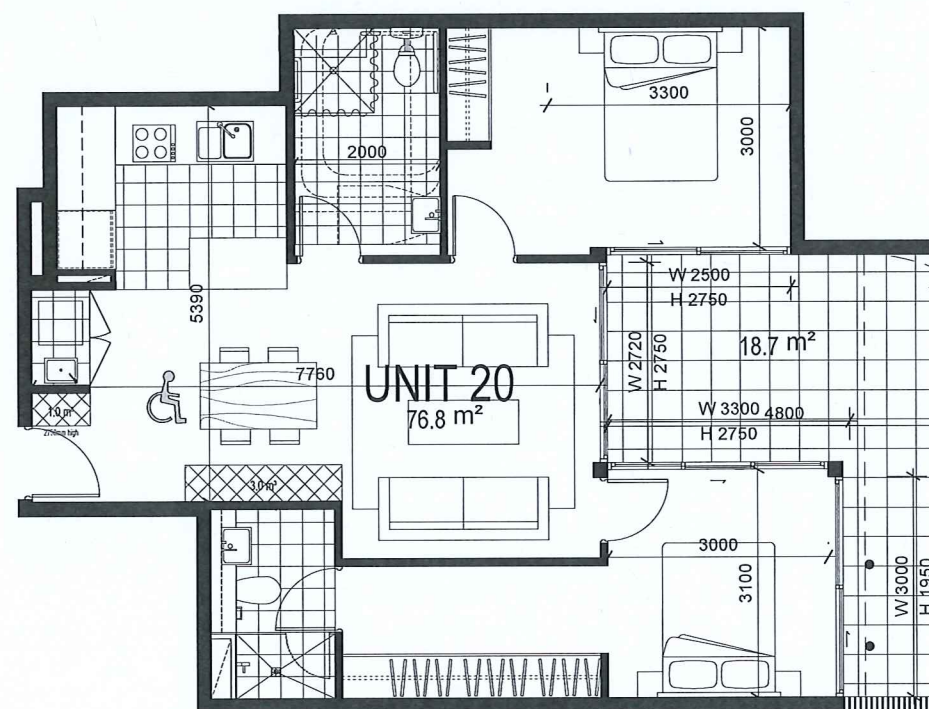
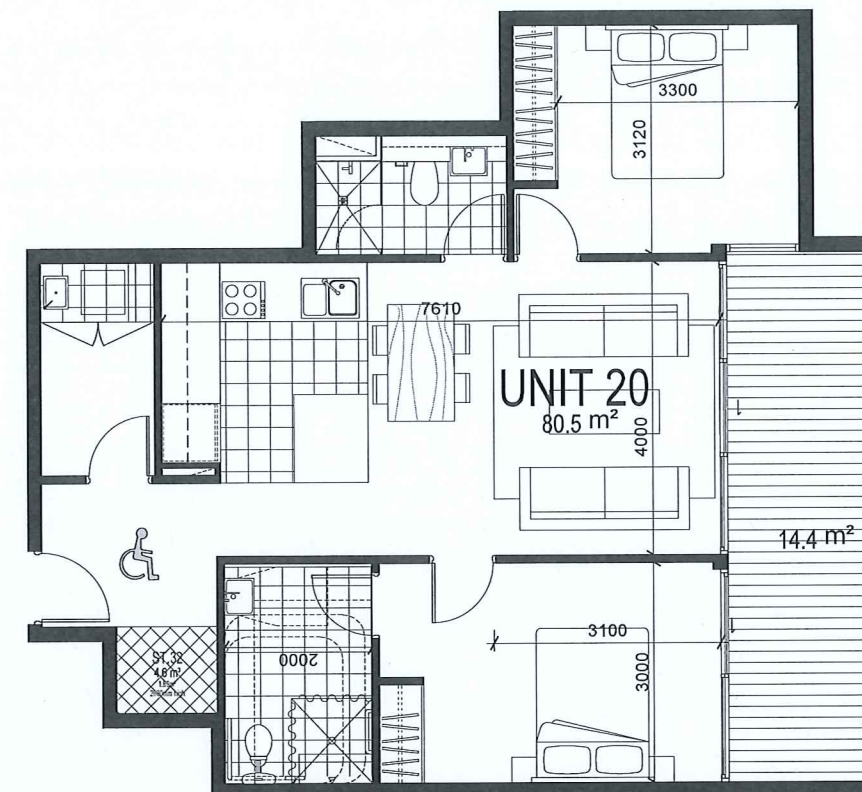
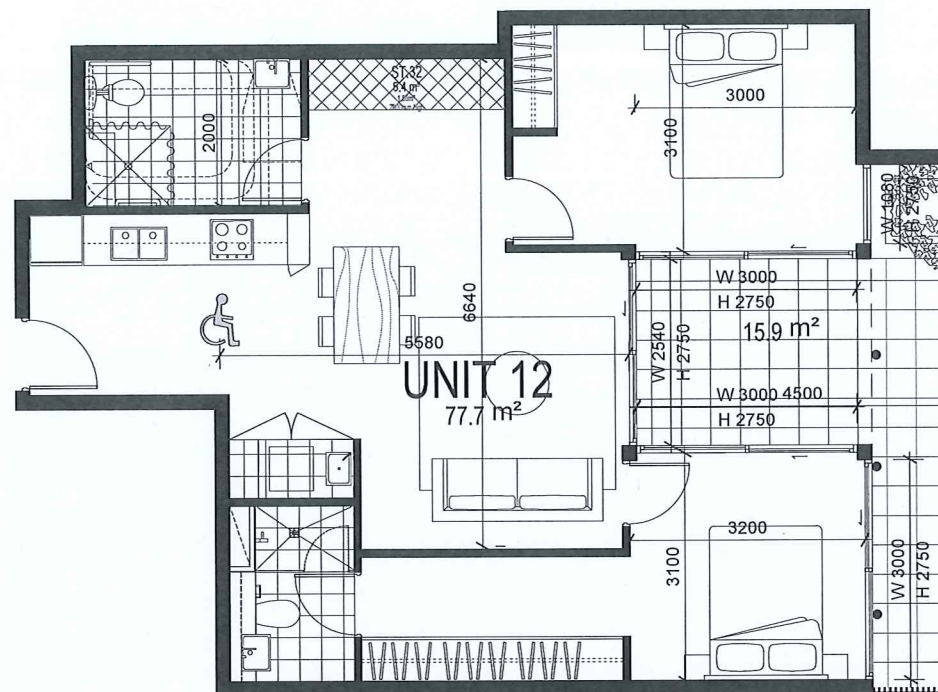
SILVER LIVABLE UNITS 02

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SILVER LIVABLE UNITS 03

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan
A	DEVELOPMENT APPLICATION		NOV 2017	THIS DRAWING IS PRELIMINARY DURING AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. EXEMPTION FROM CONSTRUCTION WITHOUT REWARD. SIGNATURE OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ENGINEER OR ITS SERVING. PLANS OR CALCULATIONS THAT THE ENGINEER HAS REVIEWED FOR THE PROJECTS DISCREPANCY WITH THE PLANS. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE PROJECTS BEFORE CARRYING OUT ANY WORK. INSURE THAT THE DRAWING DOES CARRY THE LATEST MODIFICATION.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN NOTICES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PRECEDE.		ALEX VOLFNEUK		7 LUXFORD ROAD	
B	ADDITIONAL INFORMATION		MAY 2018		THESE DOCUMENTS ARE THE PROPERTY OF THE CLIENT AND ARE TO BE KEPT IN A SAFE PLACE. THEY ARE TO BE RETURNED TO THE ENGINEER ON REQUEST. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE PROJECTS BEFORE CARRYING OUT ANY WORK. INSURE THAT THE DRAWING DOES CARRY THE LATEST MODIFICATION.	THESE DOCUMENTS ARE THE PROPERTY OF THE CLIENT AND ARE TO BE KEPT IN A SAFE PLACE. THEY ARE TO BE RETURNED TO THE ENGINEER ON REQUEST. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE PROJECTS BEFORE CARRYING OUT ANY WORK. INSURE THAT THE DRAWING DOES CARRY THE LATEST MODIFICATION.				Project address 7 LUXFORD ROAD, MOUNT DRUITT	 Scale 1:125 @ A1 1:250 @ A2 1:500 @ A3 1:1000 @ A4 0 25 50 100 125 DATE MAY 2018 Drawing title SILVER LIVABLE UNITS 03 Project no. 568 Drawing no. A162 Rev B Drawing status ADDITIONAL INFORMATION

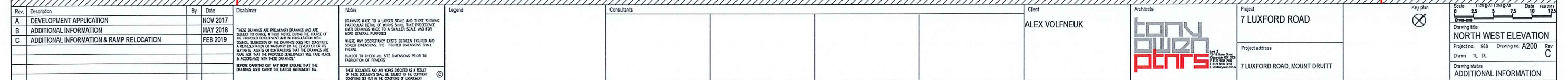


SILVER LIVABLE UNITS 04

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date	Mat	2019
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD		Scale 1:250 @ A1 1:250 @ A3	Date	Mat	2019
B	ADDITIONAL INFORMATION		MAY 2018	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE DEVELOPMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR MATERIALS PROVIDED BY THE CLIENT OR OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR MATERIALS PROVIDED BY THE CLIENT OR OTHERS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORK SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS.						Project no. 508 Drawing no. A163 Rev B	7 LUXFORD ROAD, MOUNT DRUITT	Drawing status ADDITIONAL INFORMATION		

① PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧ PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
② PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨ POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③ PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩ PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④ POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪ GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤ FRAMED GLASS BALUSTRADE	⑫ SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥ ALUMINIUM FRAMED GLAZING - CLEAR	⑬ PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦ ALUMINIUM FRAMED DARK TINTED GLAZING	

SITE BOUNDARY

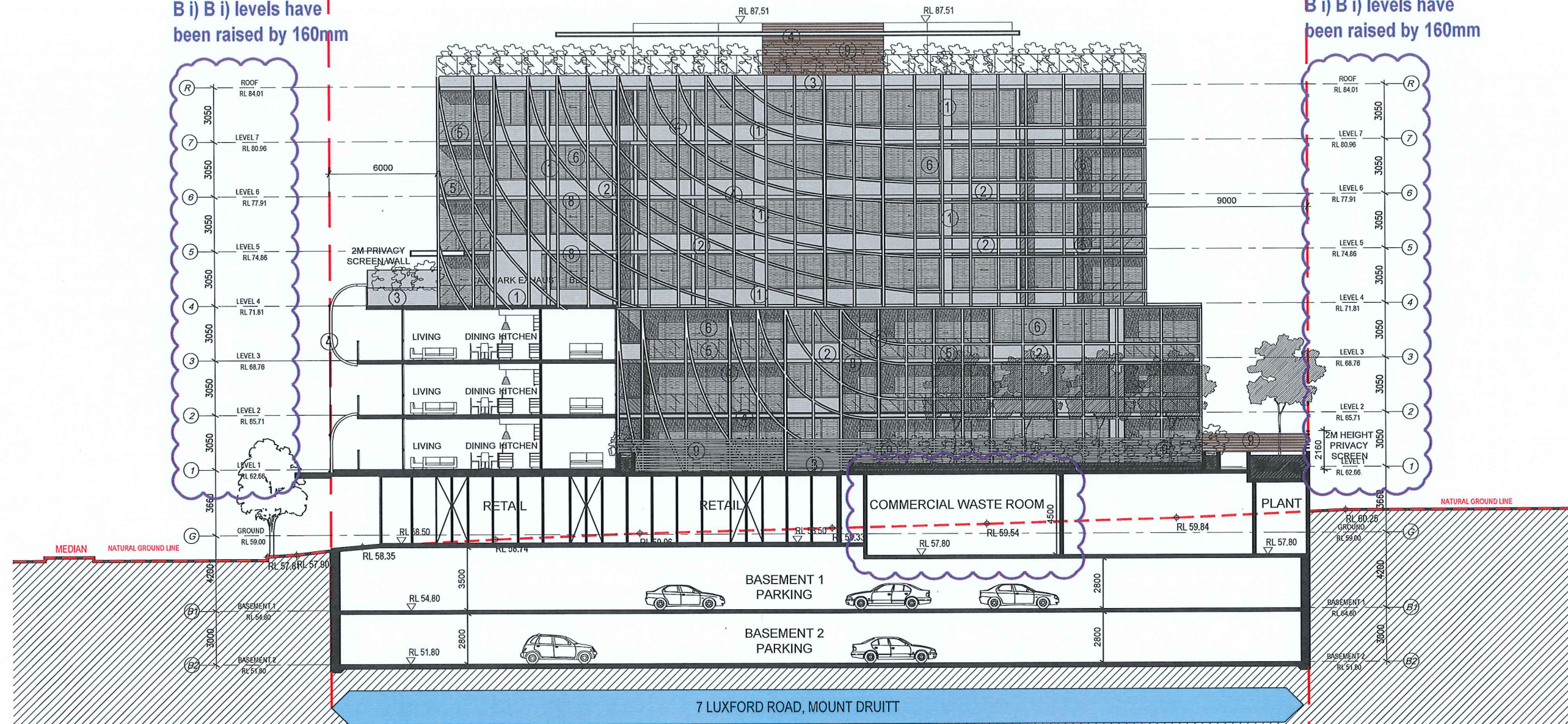


① PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧ PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
② PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨ POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③ PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩ PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④ POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪ GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤ FRAMED GLASS BALUSTRADE	⑫ SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥ ALUMINIUM FRAMED GLAZING - CLEAR	⑬ PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦ ALUMINIUM FRAMED DARK TINTED GLAZING	

SITE BOUNDARY

MAXIMUM 32M HEIGHT LIMIT

B i) B i) levels have been raised by 160mm



SOUTH WEST ELEVATION

Rev.	Description	Eg	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan
A	DEVELOPMENT APPLICATION		NOV 2017								
B	ADDITIONAL INFORMATION		MAY 2018	THESE DRAWINGS ARE PRELIMINARY DRAFTS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DRAFTER OR BY THE ARCHITECTS OR ENGINEERS. THE DRAFTER AND ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.				ALEX VOLFNEUK	tony volfneuk architects	7 LUXFORD ROAD	Project no. 568 Drawing no. A201 Rev C
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DIMENSIONS USED CARRY THE LATEST AMENDMENT No.						Project address 7 LUXFORD ROAD, MOUNT DRUITT	Drawing status ADDITIONAL INFORMATION

①	PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧	PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
②	PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨	POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③	PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩	PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④	POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪	GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤	FRAMED GLASS BALUSTRADE	⑫	SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥	ALUMINIUM FRAMED GLAZING - CLEAR	⑬	PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦	ALUMINIUM FRAMED DARK TINTED GLAZING		

SITE BOUNDARY

MAXIMUM 32M HEIGHT LIMIT

B i) levels have been raised by 160mm

[illegible]

①	PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧	PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
②	PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨	POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③	PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩	PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④	POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪	GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤	FRAMED GLASS BALUSTRADE	⑫	SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥	ALUMINIUM FRAMED GLAZING - CLEAR	⑬	PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦	ALUMINIUM FRAMED DARK TINTED GLAZING		

~~— SITE BOUNDARY —~~

MAXIMUM 32M HEIGHT LIMIT

B i) levels have been raised by 160mm

[illegible]

① PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧ PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
② PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨ POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③ PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩ PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④ POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪ GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤ FRAMED GLASS BALUSTRADE	⑫ SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥ ALUMINIUM FRAMED GLAZING - CLEAR	⑬ PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦ ALUMINIUM FRAMED DARK TINTED GLAZING	

SITE BOUNDARY

MAXIMUM 32M HEIGHT LIMIT

B i) levels have been raised by 160mm

[illegible]

① PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4	⑧ PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2
② PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4	⑨ POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7
③ PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4	⑩ PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4
④ POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1	⑪ GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4
⑤ FRAMED GLASS BALUSTRADE	⑫ SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4
⑥ ALUMINIUM FRAMED GLAZING - CLEAR	⑬ PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1
⑦ ALUMINIUM FRAMED DARK TINTED GLAZING	

SITE BOUNDARY

B i) levels have been raised by 160mm

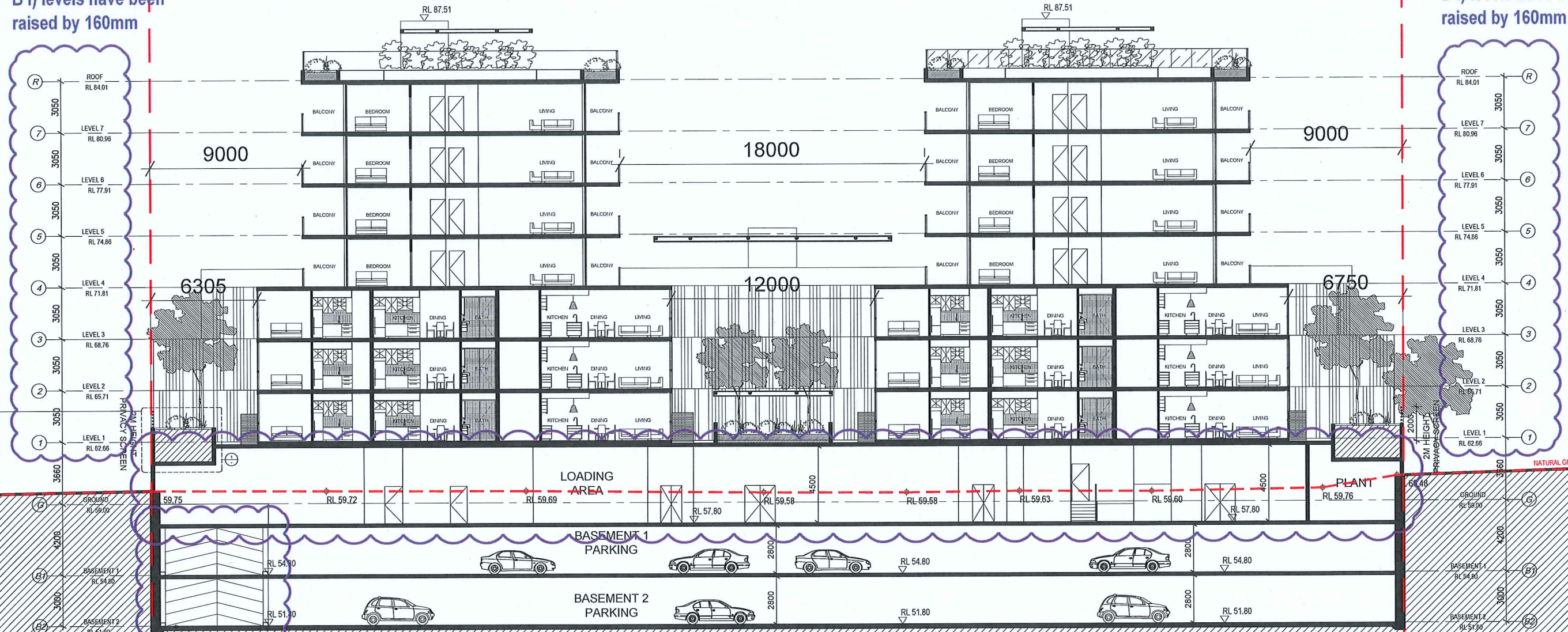
[illegible]

01 2M PRIVACY SCREEN 1:50@A3
- SECTION DETAIL

74055

SITE BOUNDARY

B i) levels have been raised by 160mm



B i) levels have been raised by 160mm

Levels have been raised by 160mm

7 LUXFORD ROAD, MOUNT DRUITT

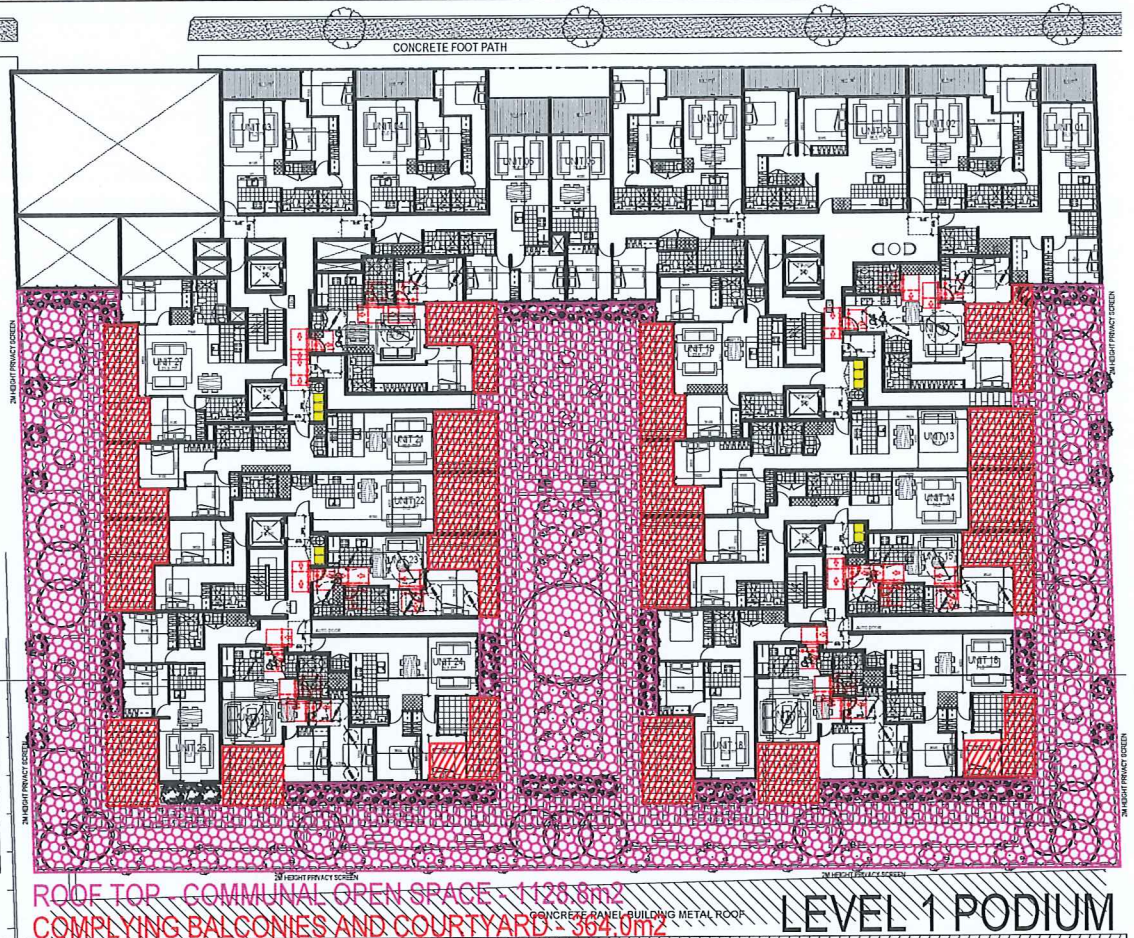
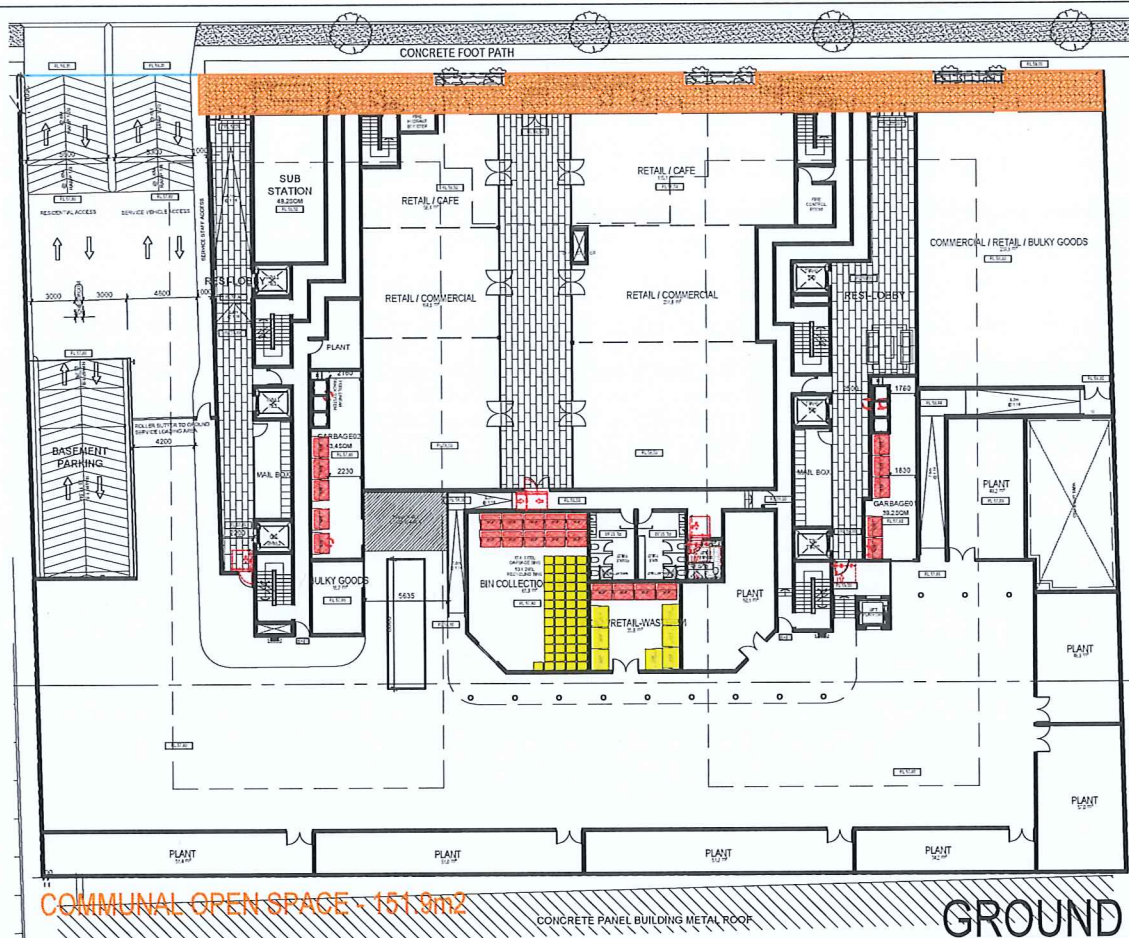
SECTION A




[illegible]

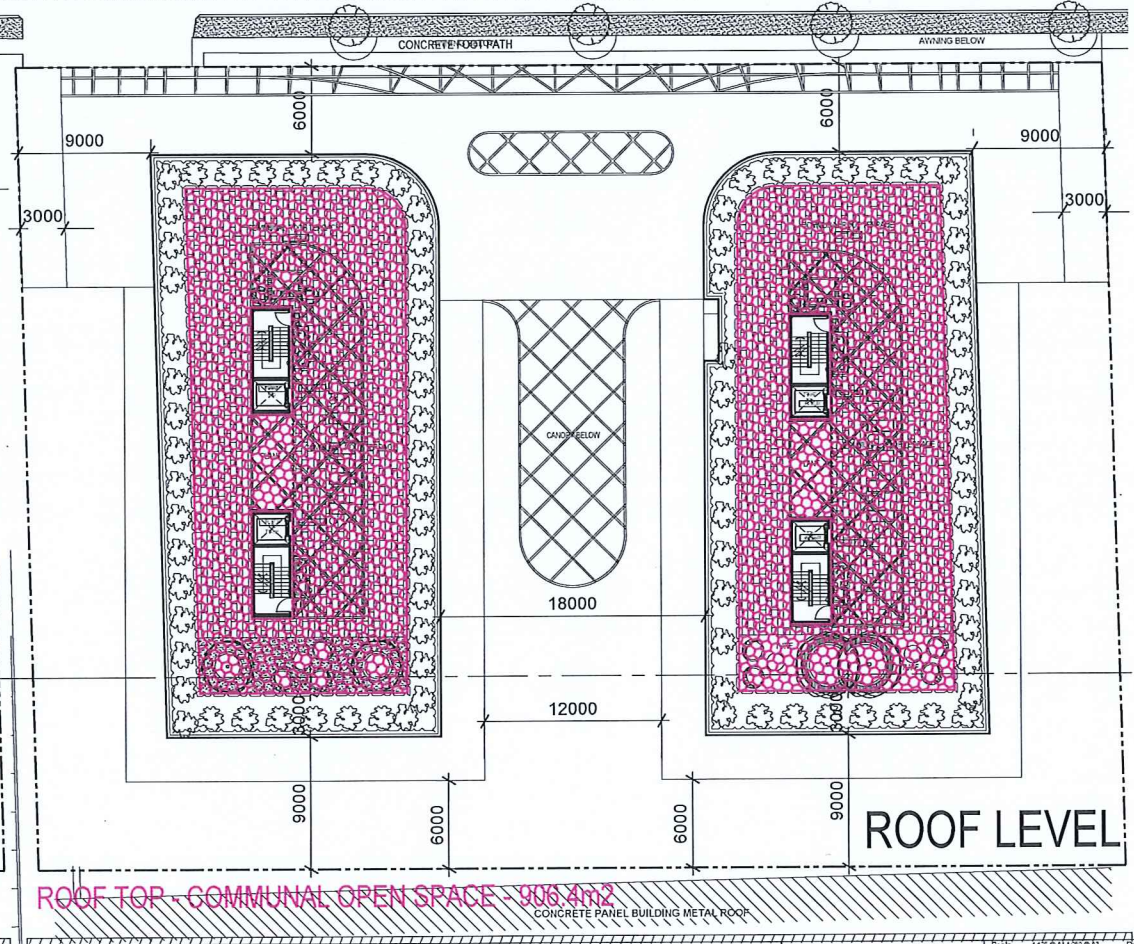
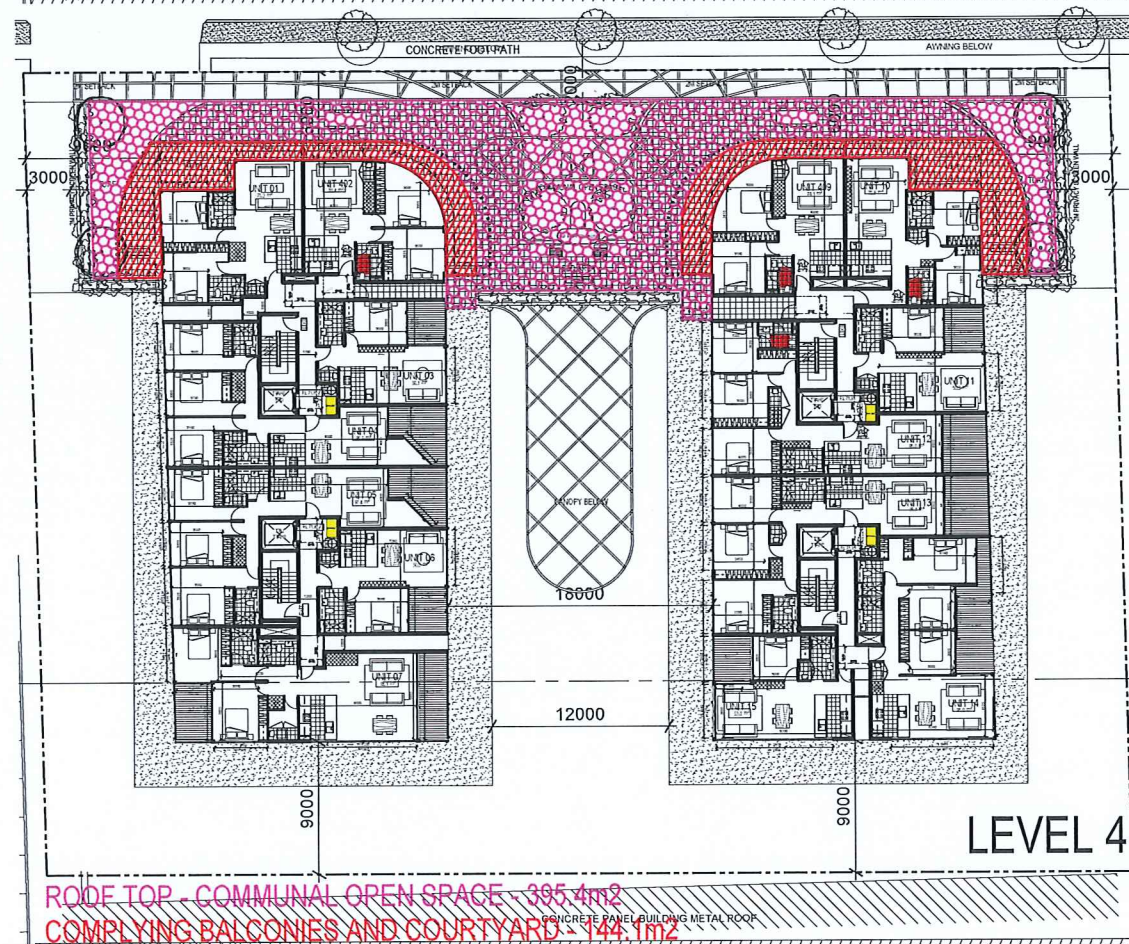
Figure 10 is a vertical profile diagram. It features a vertical axis with four levels marked by circles containing numbers 1, 2, 3, and 4. The elevations for these levels are: LEVEL 1 at RL 62.66, LEVEL 2 at RL 65.71, LEVEL 3 at RL 68.76, and LEVEL 4 at RL 71.81. The vertical axis also has tick marks for 0, 3050, and 3050. A cross-section of a road is shown at the bottom right, with a dashed line indicating the road's profile. The road is labeled 'ROAD' and '12'.

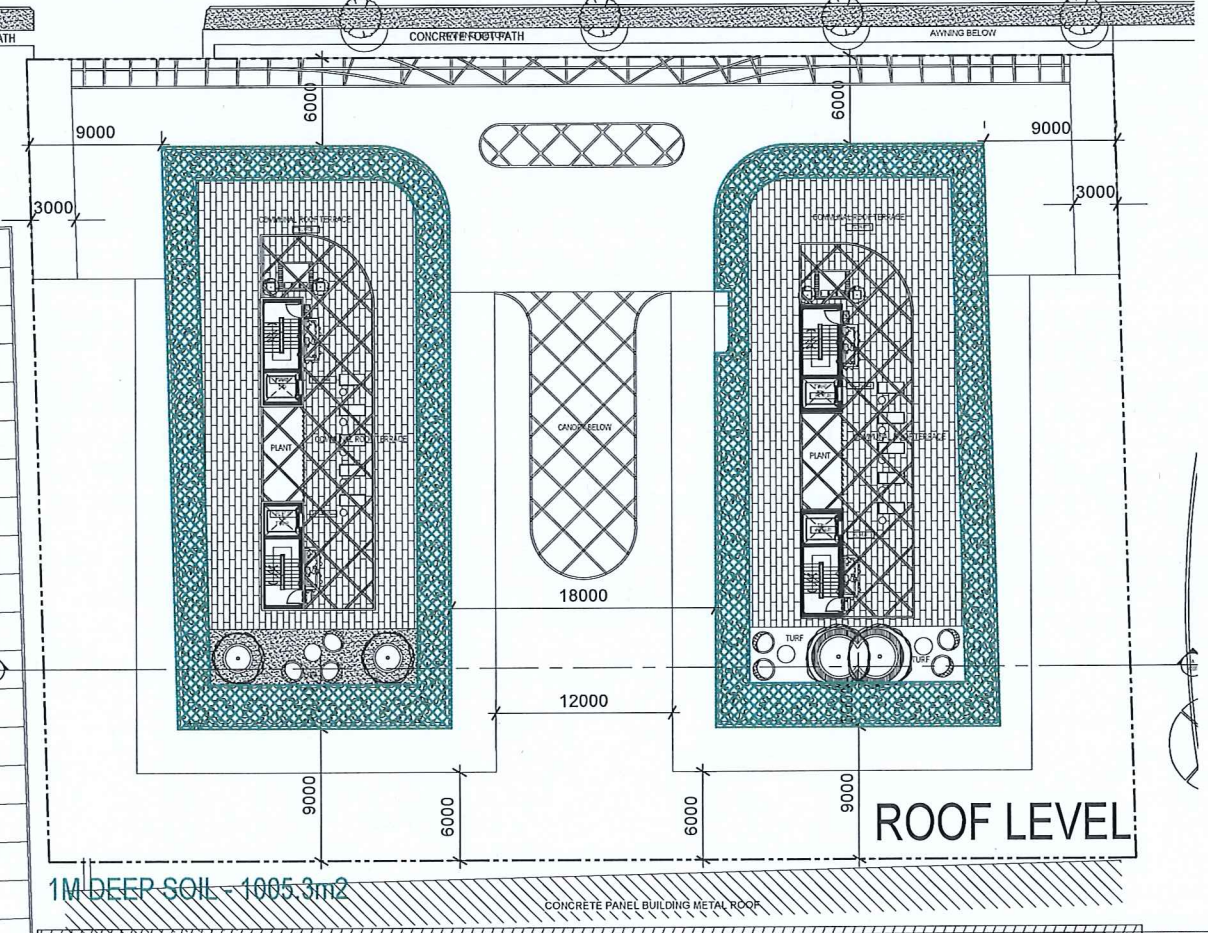
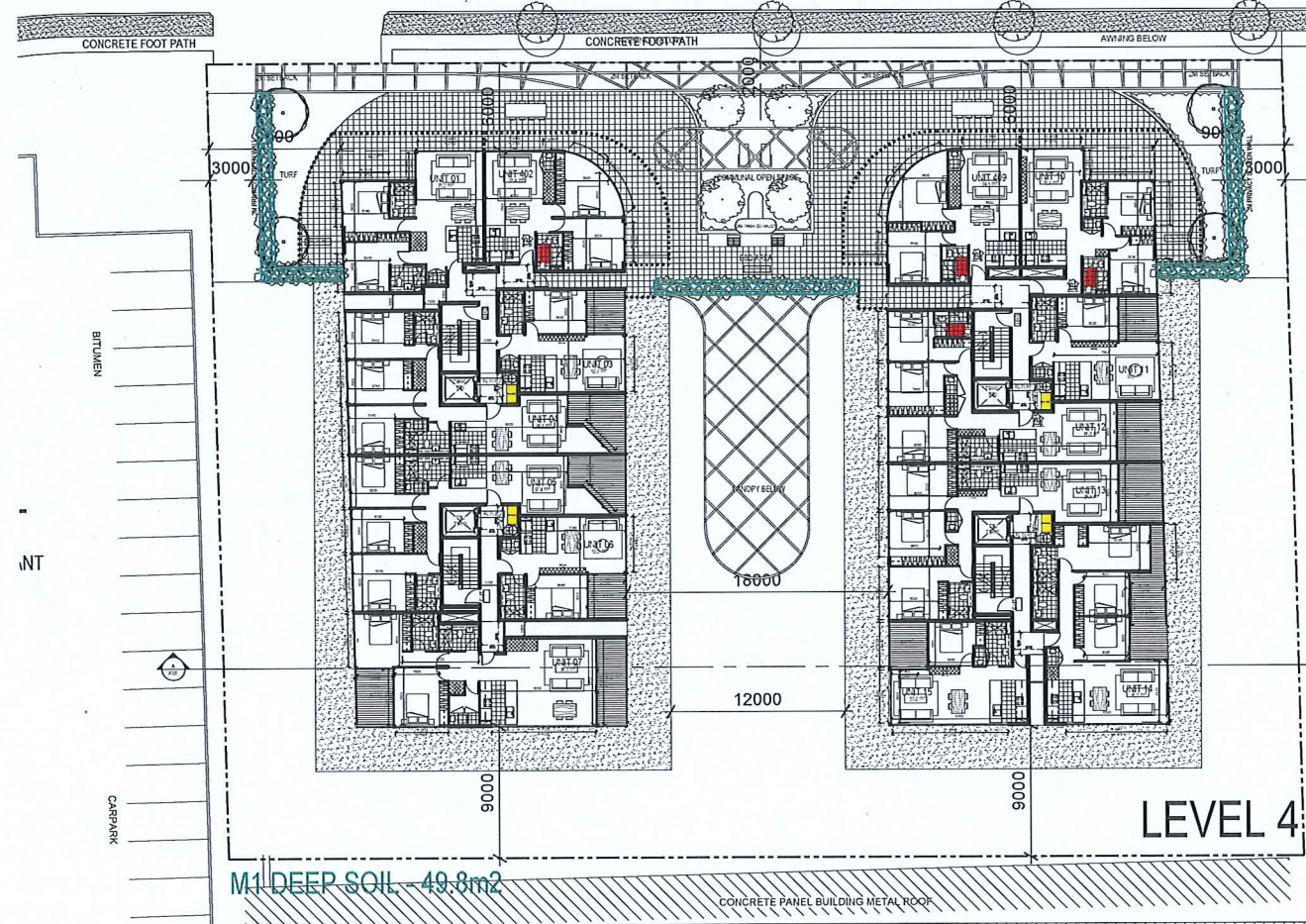
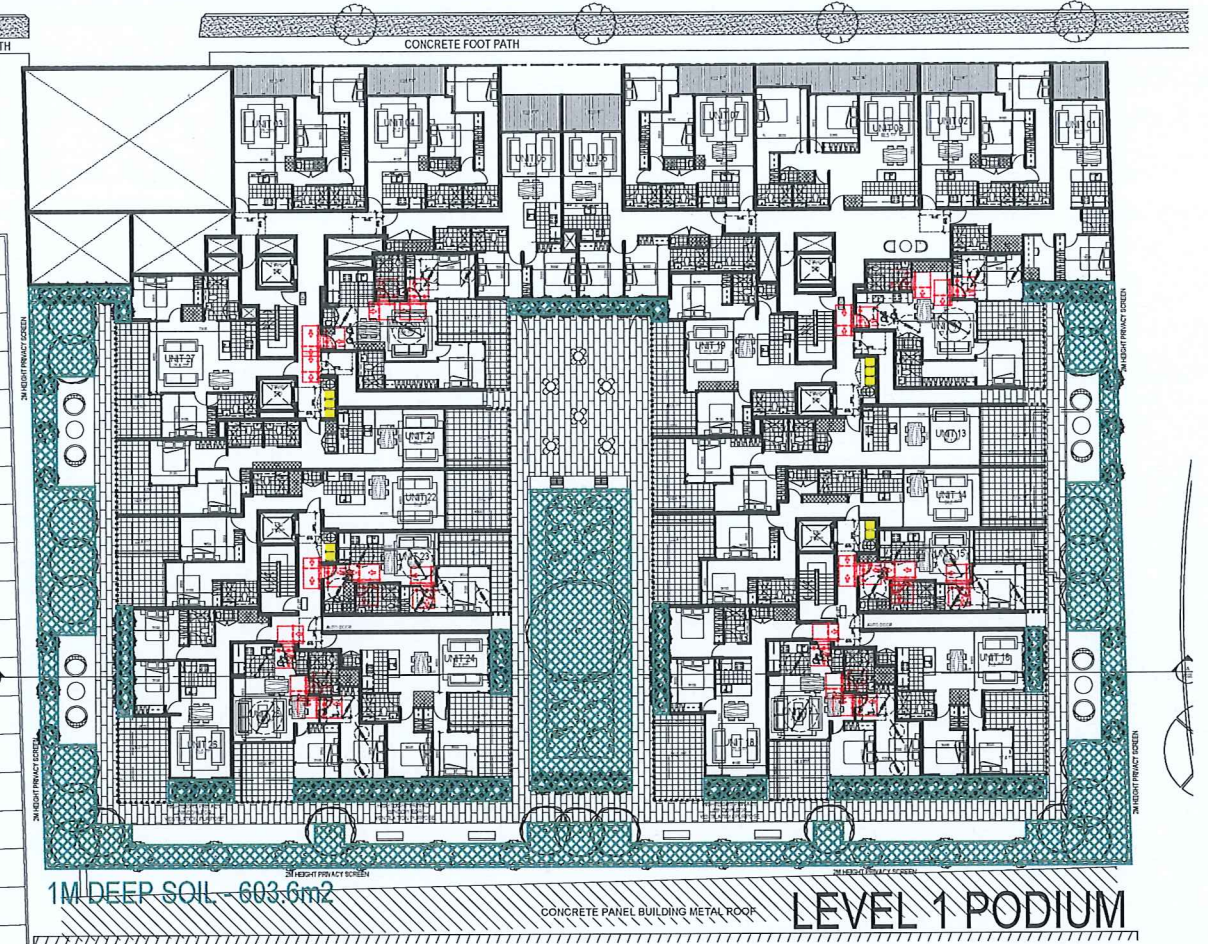
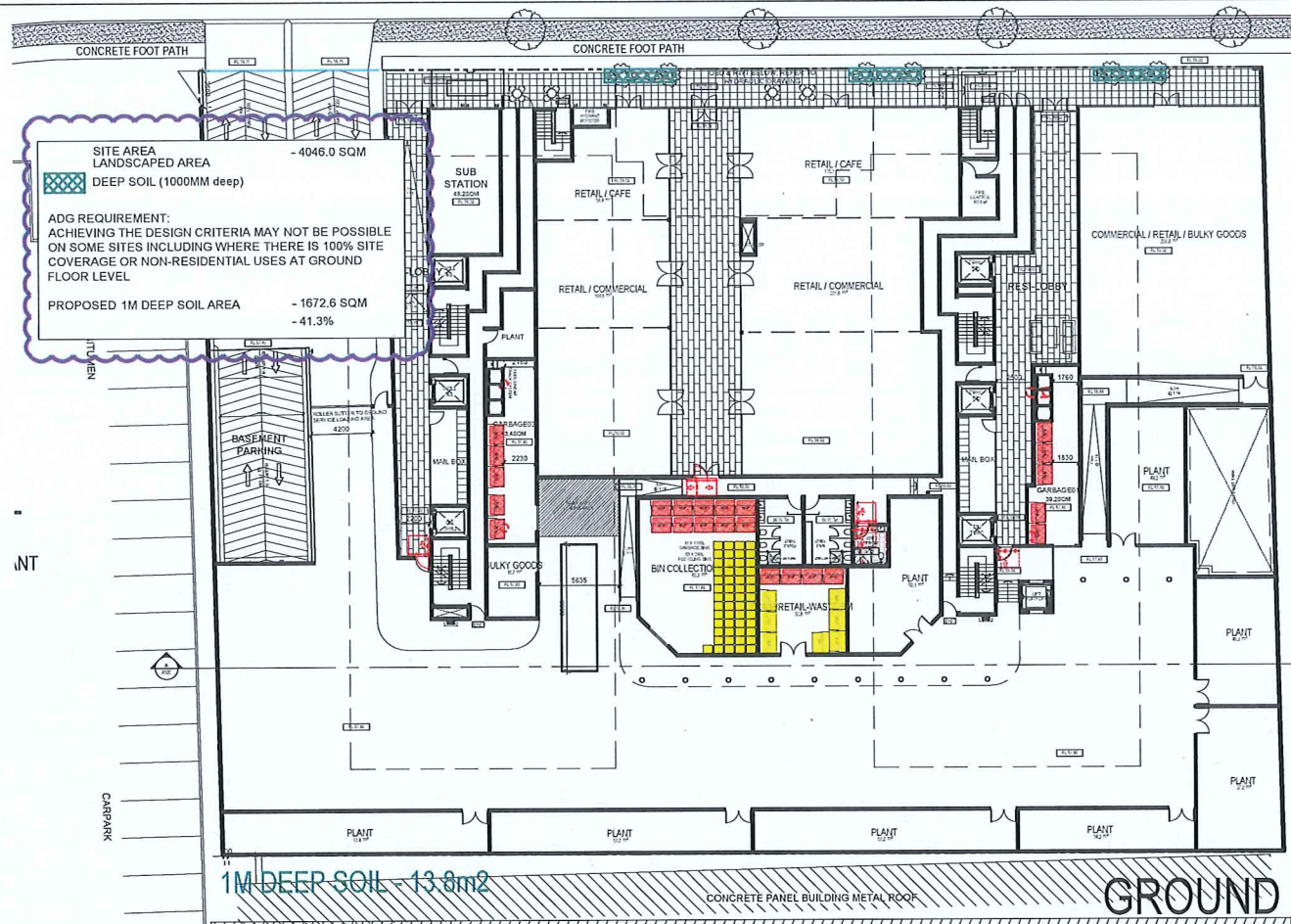
[illegible]

- minimum 25% of the site area = 1011.5 sqm



	on Ground Level	151.9 sqm	4.9%
	on complying balconies, terraces or ground level courtyard	508.1 sqm	16.4%
	on Roof Level	2430.6 sqm	78.5%

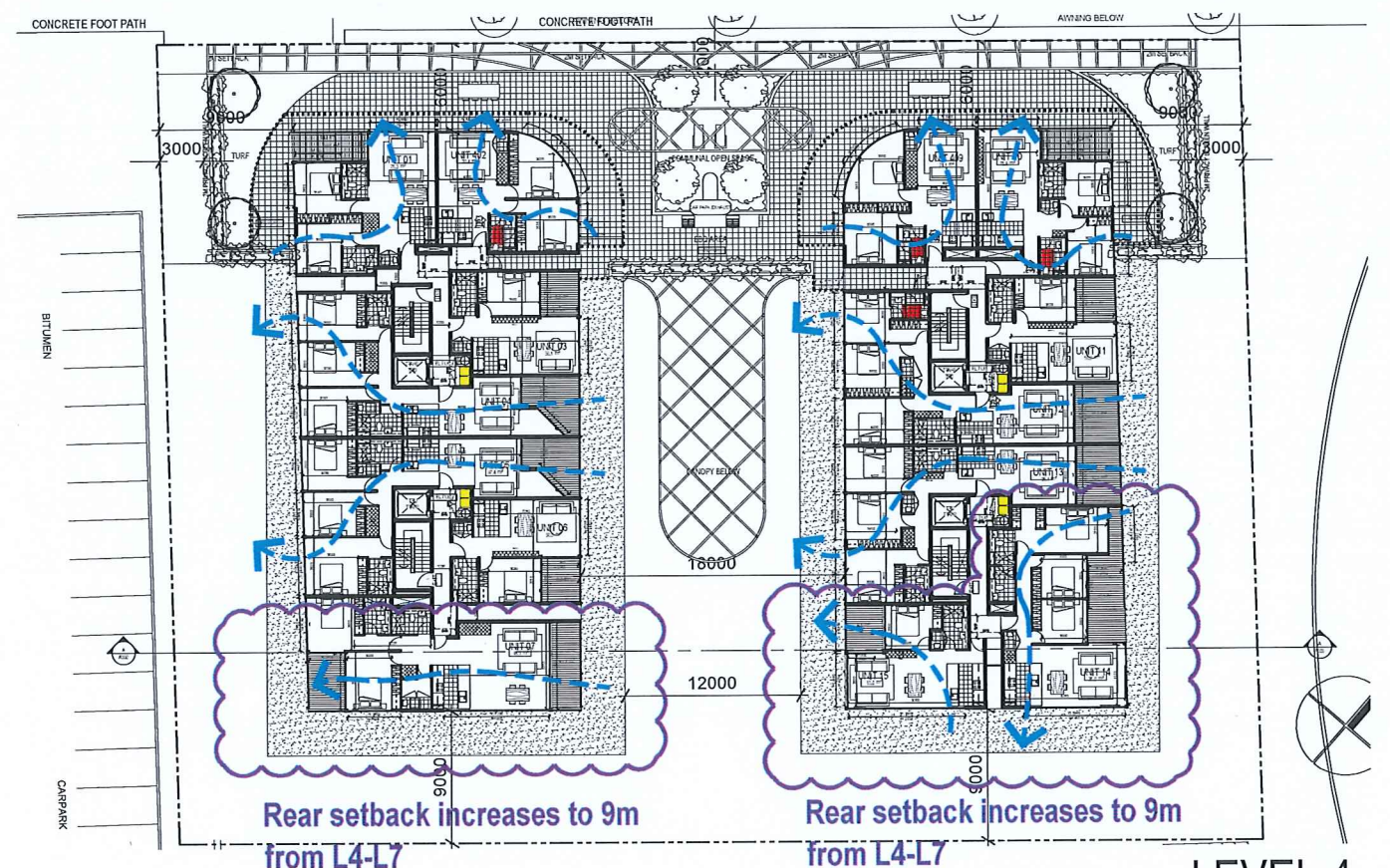
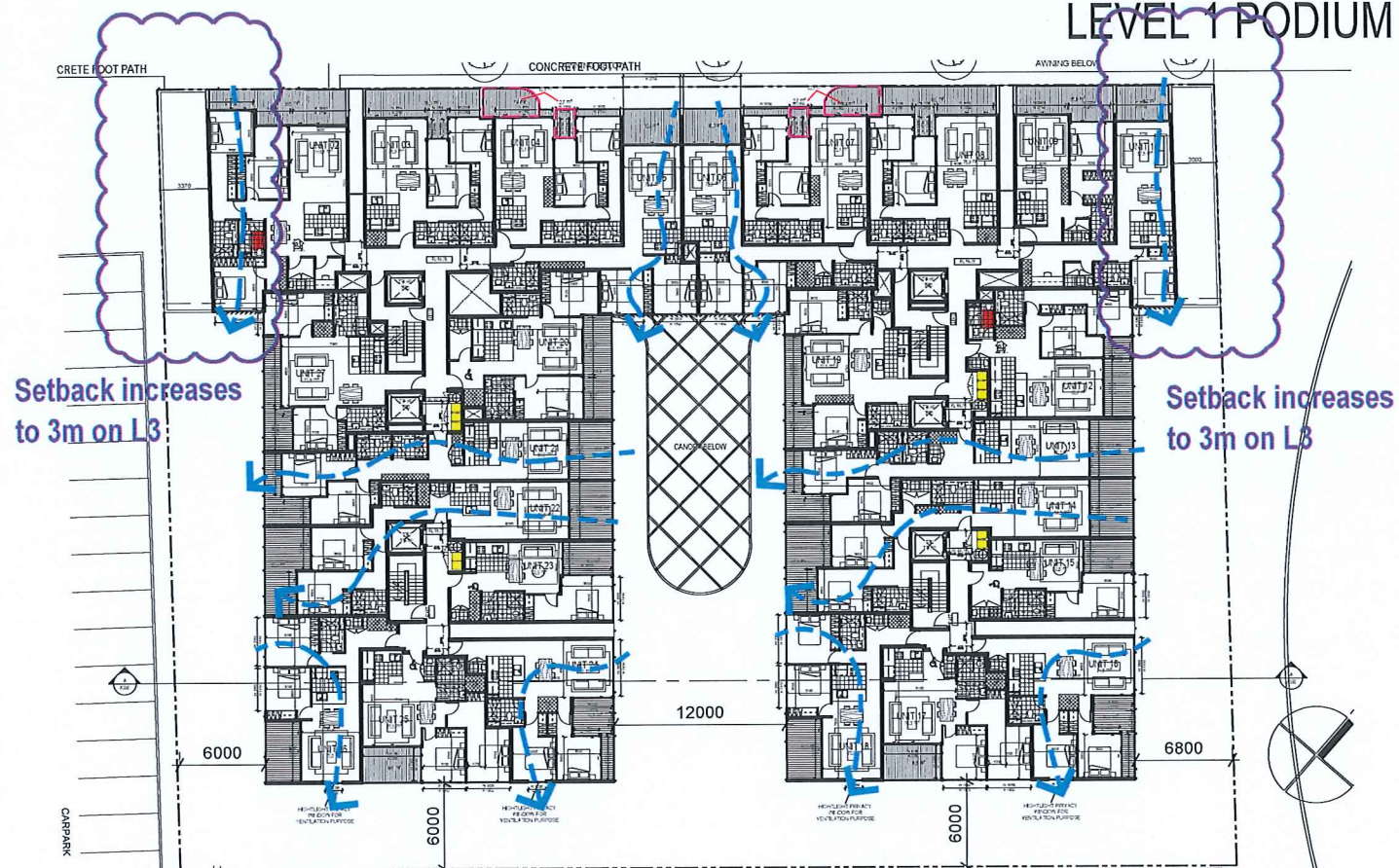
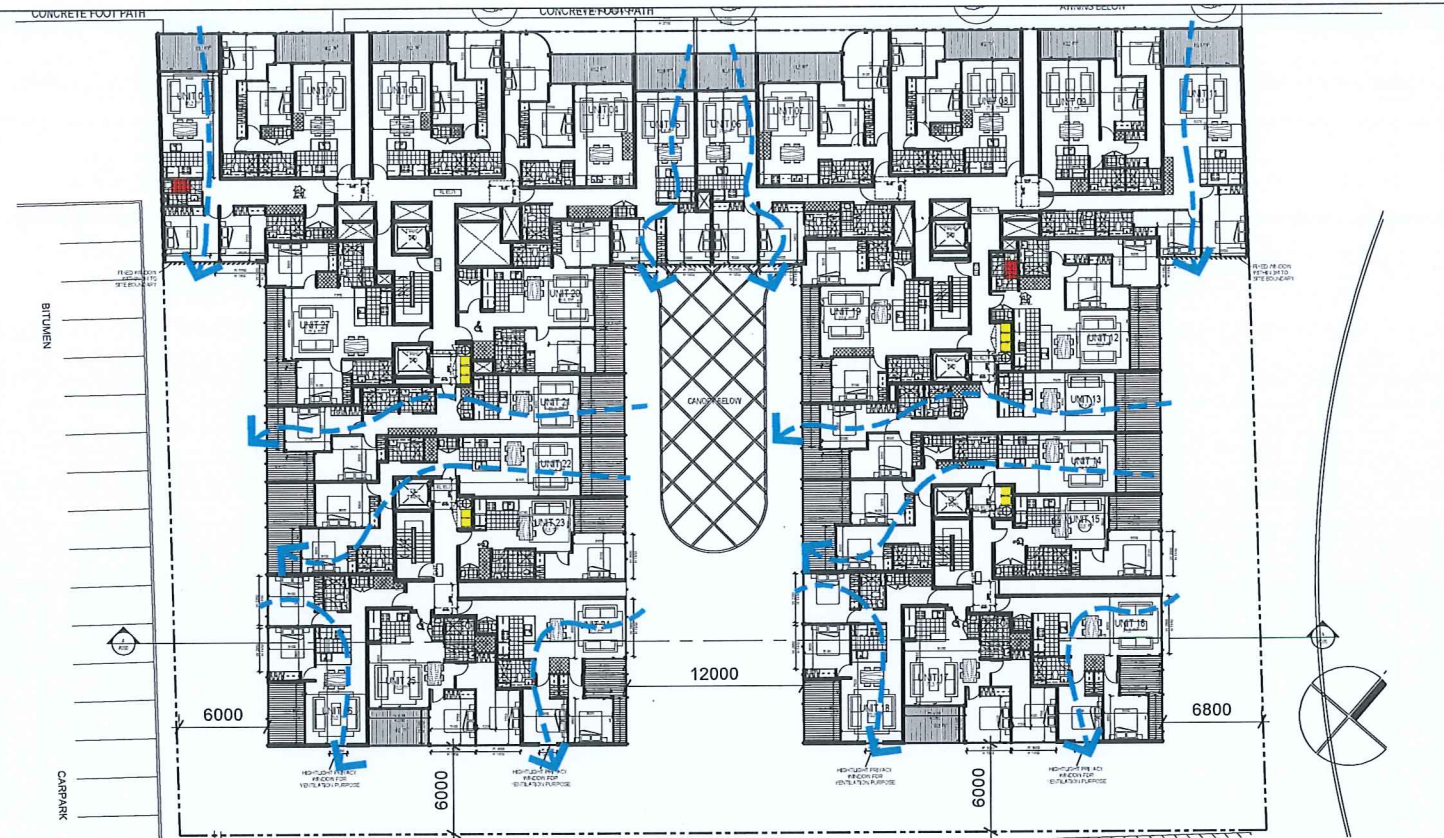
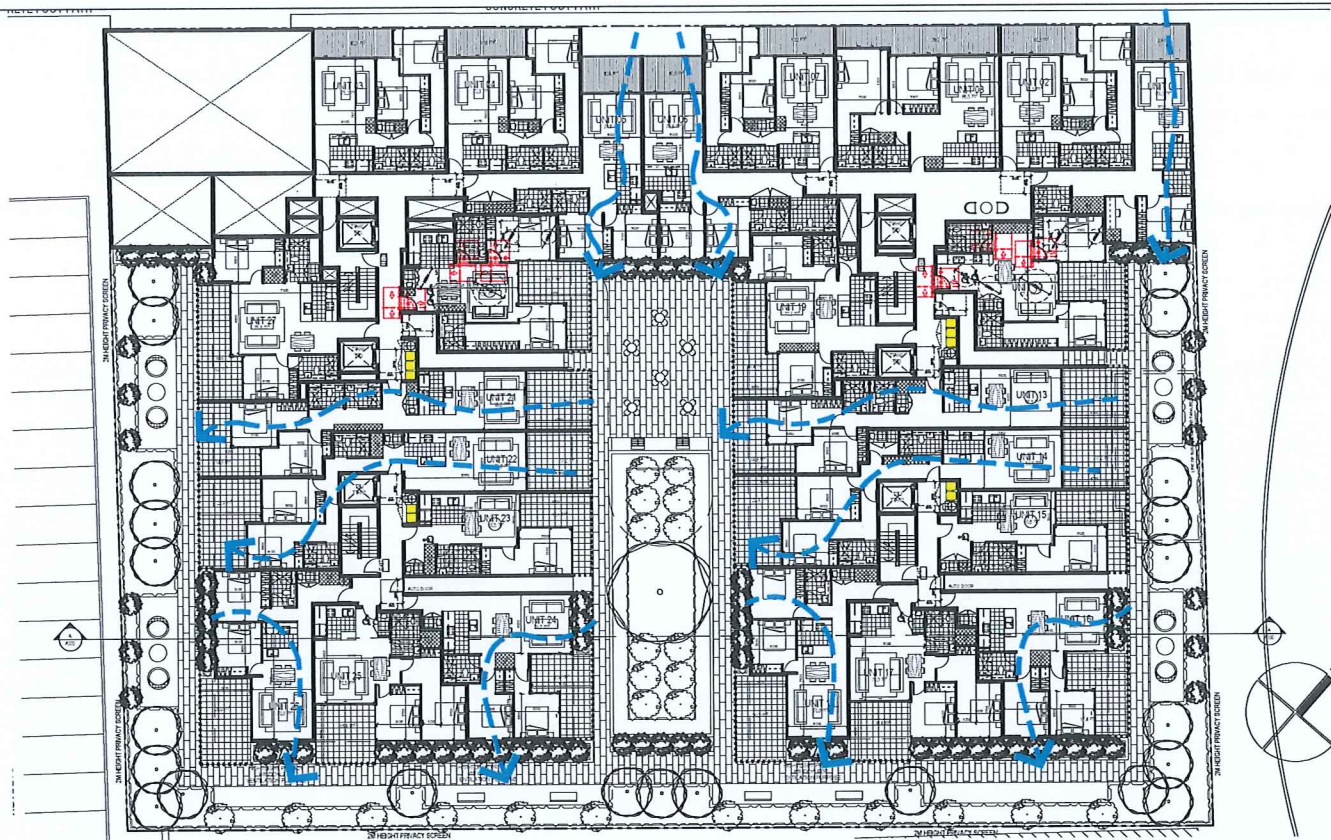
[illegible]



Rev.	Description	By	Date	Notes	Legend	Consultants	Client	Architects	Project	Project address	Key plan	Scale	Date	Rev
A	DEVELOPMENT APPLICATION		NOV 2017				ALEX VOLFNEUK	tony volfneuk	7 LUXFORD ROAD	7 LUXFORD ROAD, MOUNT DRUITT		1:100 @ A1 (200g) AS	11/18/2018	
B	ADDITIONAL INFORMATION		MAY 2018											
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019											

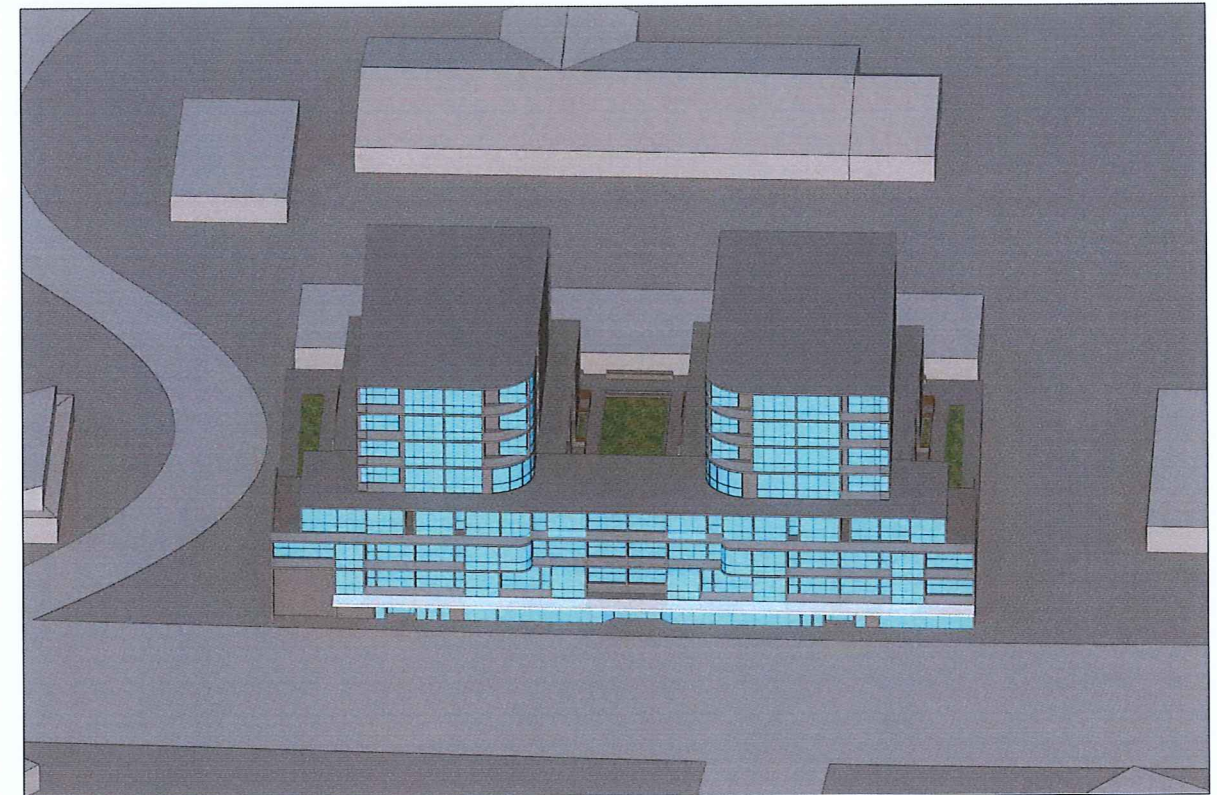
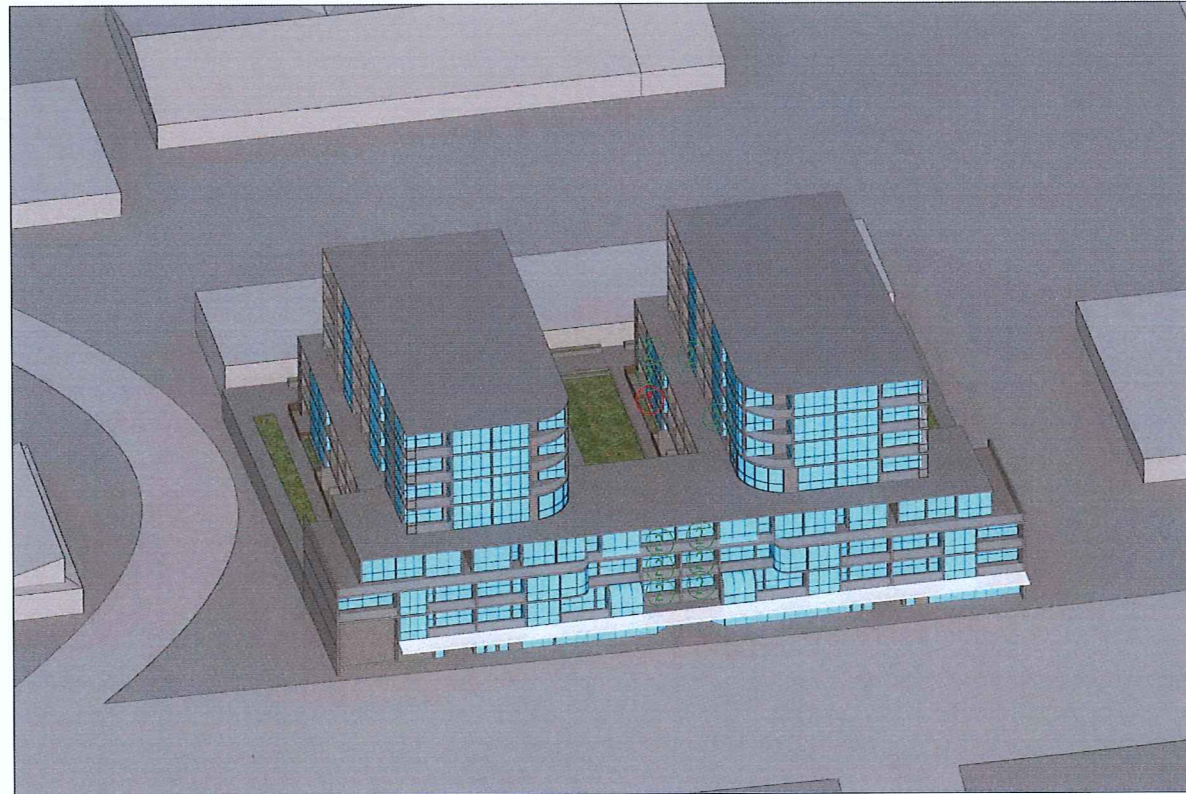
THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF WORKS BY THE ENGINEER OR ARCHITECT. ANY DISCREPANCY EXISTS BETWEEN FIGURES AND WORDS, THE FIGURES SHALL PREVAIL. THE ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE MADE TO THE APPROPRIATE CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.

DEEP SOIL CALCULATION
 Project no. 658 Drawing no. A403 Rev C
 Drawn TL DL
 Drawing status
 ADDITIONAL INFORMATION



VENTILATION DIAGRAM

[illegible]





SOLAR DIAGRAM

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Comments	Client	Architect	Project	Key plan	Scale	Date	Rev
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD		1:25 @ A1 1:250 @ A2	0 2.5 5 7.5 10 12.5	0 2.5 5 7.5 10 12.5
B	ADDITIONAL INFORMATION		MAY 2018							Project address				
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019							7 LUXFORD ROAD, MOUNT DRUITT				

An aerial, isometric-style photograph of a modern architectural complex. The building features extensive glass facades that reflect a bright blue sky. The structure is composed of several interconnected volumes, including a prominent curved section on the right and a more angular section on the left. Two red circles with the numbers '1' and '2' are overlaid on the image, marking specific points of interest on the building's facade. The overall aesthetic is clean and contemporary.

An aerial photograph of a modern architectural complex. The building features prominent curved glass facades that reflect the sky. A central courtyard with green grass is visible between the building's wings. The overall design is characterized by clean lines and a mix of materials, including glass and dark structural elements.

UNIT 404, 405 - SOLAR DIAGRAM

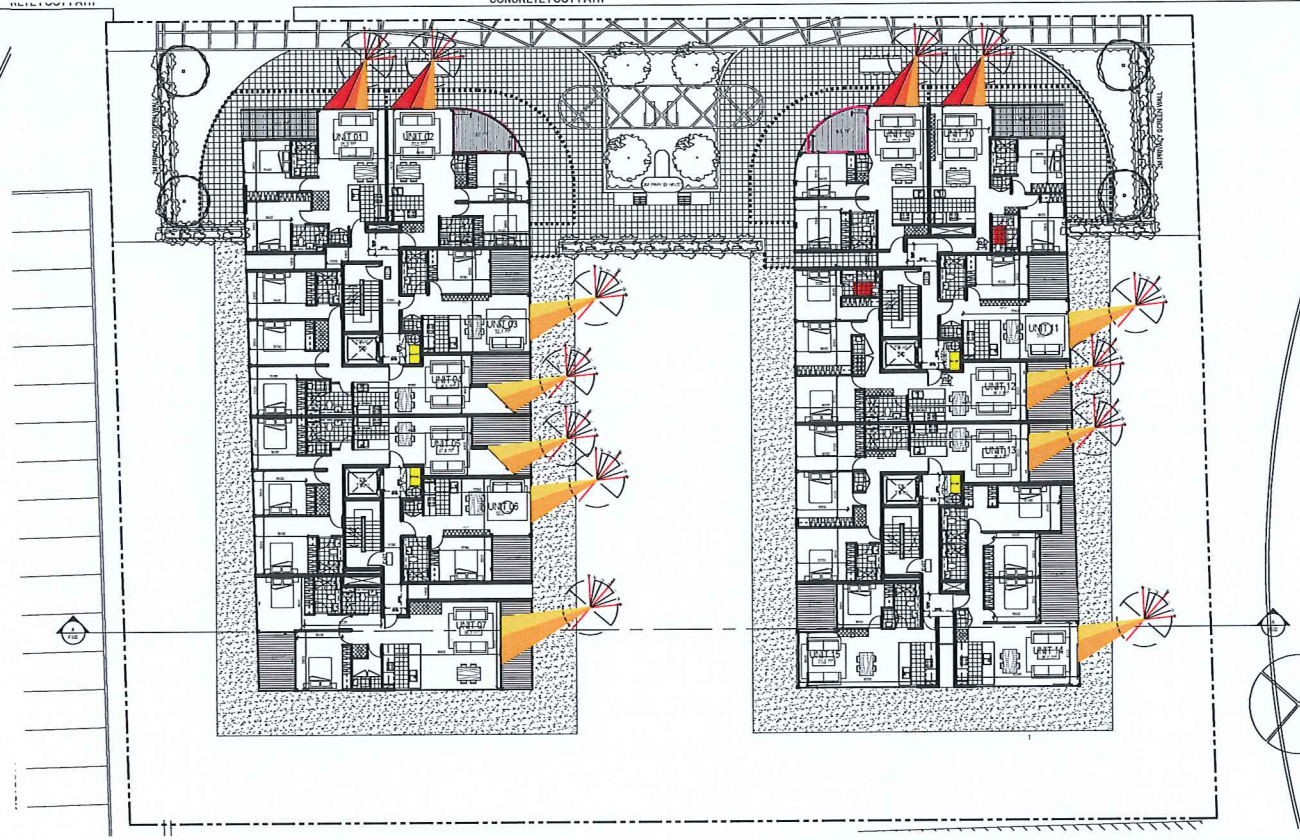
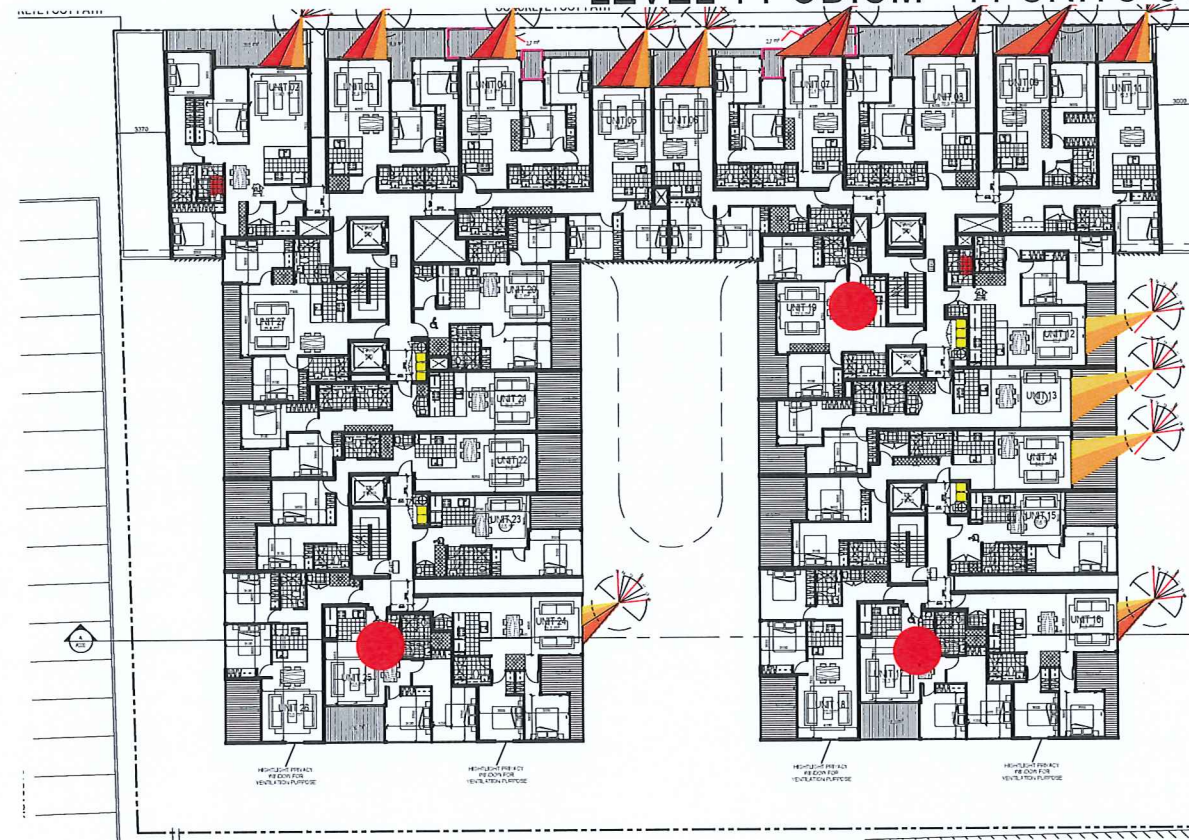
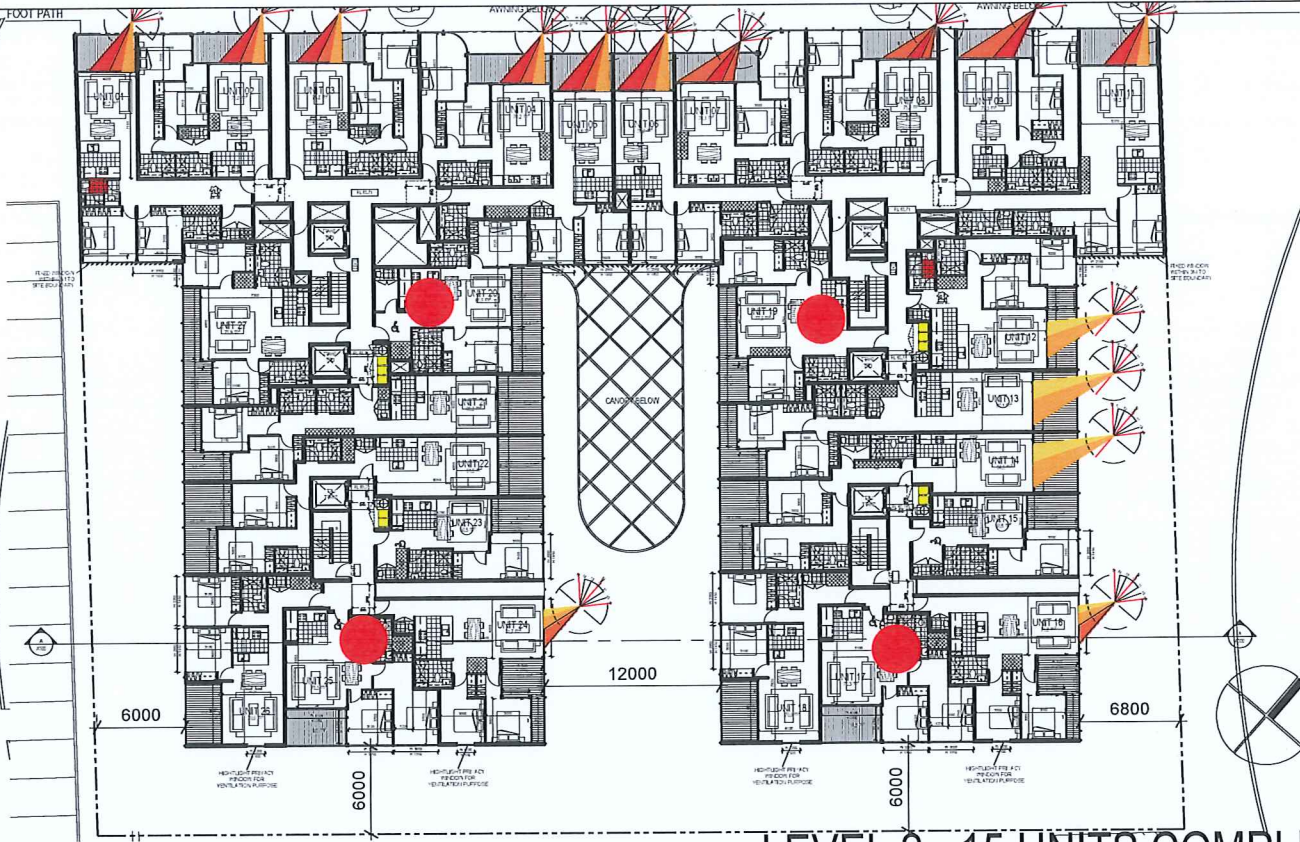
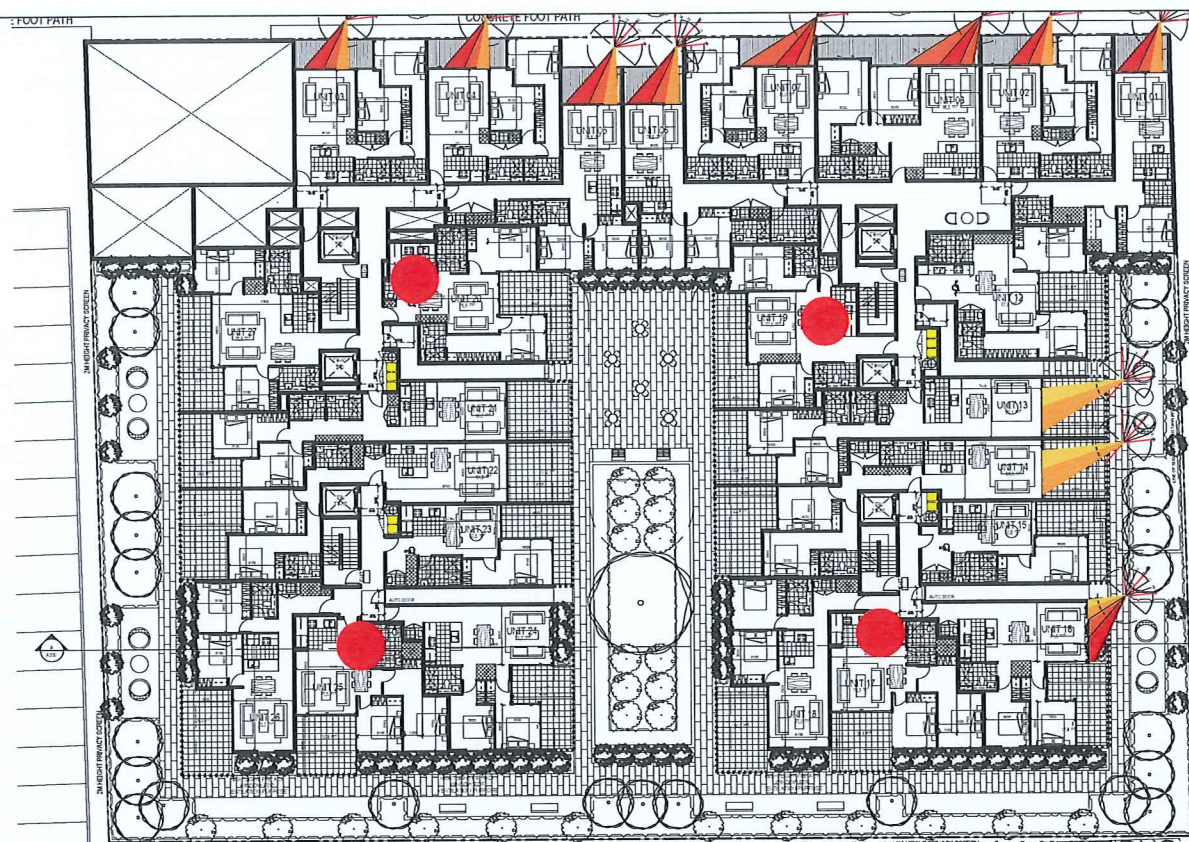
Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK	Scale 1:50 @ A1 1:250 @ A2	7 LUXFORD ROAD	
B	ADDITIONAL INFORMATION		MAY 2018								
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019						Project no. 658 Drawing no. A543		
									Drawn T.L. CL	7 LUXFORD ROAD, MOUNT DRUITT	
									Drawing status		
									ADDITIONAL INFORMATION		

	UNITS	2HRS SOLAR ACCESS	%
PROPOSED UNITS	131	92	70.2%
	UNITS	NO SOLAR ACCESS	%
PROPOSED UNITS	131	11	8.4%

-  Receiving 2 hrs of solar access
  NOT receiving 2 hrs of solar access
  No direct solar access





[illegible]

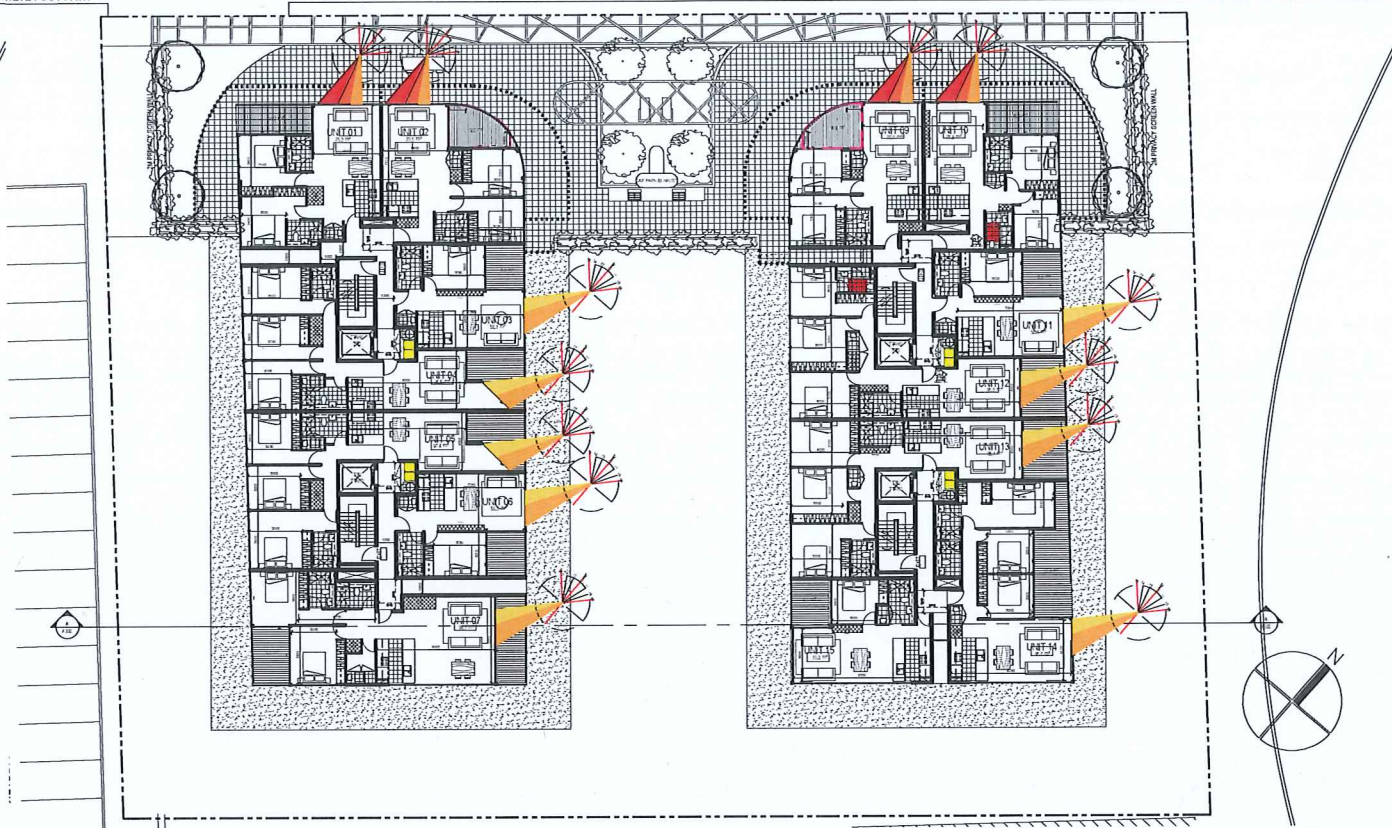
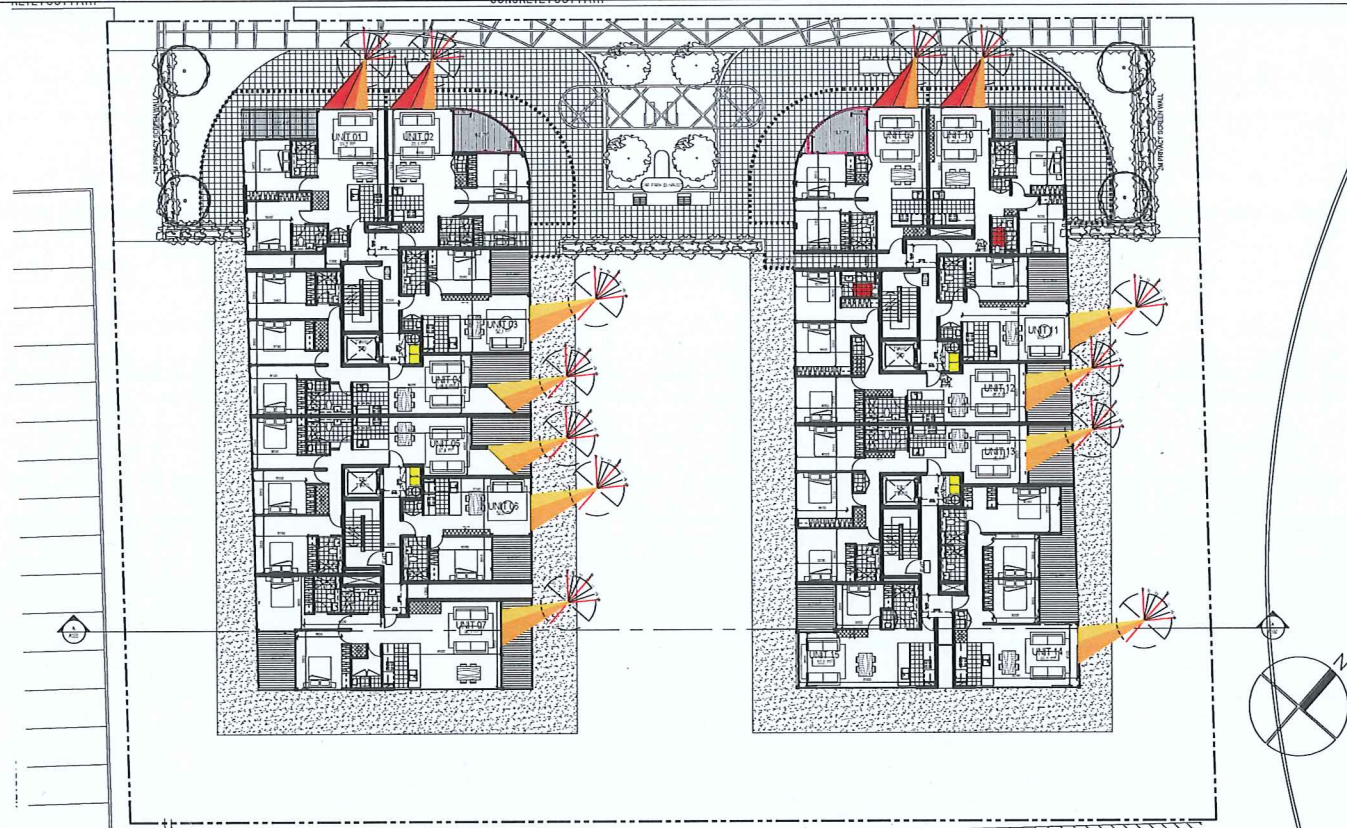
Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants				Client	Architects	Project	Key plan	Scale	1:50 1:100 1:200 1:400 1:800 1:1600 1:3200 1:6400 1:12800 1:25600 1:51200 1:102400 1:204800 1:409600 1:819200 1:1638400 1:3276800 1:6553600 1:13107200 1:26214400 1:52428800 1:104857600 1:209715200 1:419430400 1:838860800 1:1677721600 1:3355443200 1:6710886400 1:13421772800 1:26843545600 1:53687091200 1:107374182400 1:214748364800 1:429496729600 1:858993459200 1:1717986918400 1:3435973836800 1:6871947673600 1:13743895347200 1:27487790694400 1:54975581388800 1:109951162777600 1:219902325555200 1:439804651110400 1:879609302220800 1:1759218604441600 1:3518437208883200 1:7036874417766400 1:14073748835532800 1:28147497671065600 1:56294995342131200 1:112589990684262400 1:225179981368524800 1:450359962737049600 1:900719925474099200 1:1801439850948198400 1:3602879701896396800 1:7205759403792793600 1:14411518807585587200 1:28823037615171174400 1:57646075230342348800 1:115292150460684697600 1:230584300921369395200 1:461168601842738790400 1:922337203685477580800 1:1844674407370955161600 1:3689348814741910323200 1:7378697629483820646400 1:14757395258967641292800 1:29514790517935282585600 1:59029581035870565171200 1:118059162071741130342400 1:236118324143482260684800 1:472236648286964521369600 1:944473296573929042739200 1:1888946593147858085478400 1:3777893186295716170956800 1:7555786372591432341913600 1:15111572745182864683827200 1:30223145490365729367654400 1:60446290980731458735308800 1:120892581961462917470617600 1:241785163922925834941235200 1:483570327845851669882470400 1:967140655691703339764940800 1:1934281311383406679529881600 1:3868562622766813359059763200 1:7737125245533626718119526400 1:15474250491067253436239052800 1:30948500982134506872478105600 1:61897001964269013744956211200 1:123794003928538027489912422400 1:247588007857076054979824844800 1:495176015714152109959649689600 1:990352031428304219919299379200 1:1980704062856608439838598758400 1:3961408125713216879677197516800 1:7922816251426433759354395033600 1:15845632502852867518708790667200 1:31691265005705735037417581334400 1:63382530011411470074835162668800 1:126765060022822940149670325337600 1:253530120045645880299340650675200 1:507060240091291760598681301350400 1:1014120480182583521197362602700800 1:2028240960365167042394725205401600 1:4056481920730334084789450410803200 1:8112963841460668169578900821606400 1:16225927682921336339157801643212800 1:32451855365842672678315603286425600 1:64903710731685345356631206572851200 1:129807421463370690713262413145622400 1:259614842926741381426524826291244800 1:519229685853482762853049652582489600 1:103845937170696552570609930516499200 1:207691874341393105141219861032998400 1:415383748682786210282439722065996800 1:830767497365572420564879444131993600 1:166153499473114484112975888826396800 1:332306998946228968225951777652793600 1:664613997892457936451903555305587200 1:1329227995784915872903807110611174400 1:2658455991569831745807614221222348800 1:5316911983139663491615228442444697600 1:1063382396627932698323045688488939200 1:2126764793255865396646091376977878400 1:4253529586511730793292182753955756800 1:8507059173023461586584365507911513600 1:17014118346046923173168731015823027200 1:34028236692093846346337462031646054400 1:68056473384187692692674924063292108800 1:136112946768375385385349848126584217600 1:272225893536750770770699696253168435200 1:544451787073501541541399392506336870400 1:1088903574147003083082798785012673740800 1:2177807148294006166165597570025347481600 1:4355614296588012332331195140050694963200 1:8711228593176024664662390280101389926400 1:174224571863520493293247805602027798400 1:348449143727040986586495611204055596800 1:696898287454081973172991222408111193600 1:139379657490816394634592244481622387200 1:278759314981632789269184488963244774400 1:557518629963265578538368977926489548800 1:1115037259926531157076737955852979097600 1:2230074519853062314153475911705958195200 1:4460149039706124628306951823411916390400 1:8920298079412249256613903646823832780800 1:17840596158824498513227807293647665561600 1:35681192317648997
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LEVEL 4 - 13 UNITS COMPLIANT


SOLAR COMPLIANCE DIAGRAM

Rev. Description		By	Date	Disclaimer	Notes	Legend	Consultants		Client		Architects		Project	Key plan		Scale	Date	Project no.	Drawing no.	Revision	Drawing title	Project name	Drawing date	Drawing status
A	DEVELOPMENT APPLICATION		NOV 2017	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF DESIGN. SUBSEQUENT TO THE DRAWING DOES NOT CONSTITUTE REPRESENTATION OR WARRANTY BY THE ENGINEER OR ITS SERVANTS AGENTS OR ASSOCIATES THAT THE DRAWINGS ARE TRUE AND CORRECT AND THE PERSONS DO ACCORDANCE WILL TAKE PLACE BEFORE CARRYING OUT ANY WORK THEREON BUT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO."	DESIGNS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS"				ALEX VOLFNEUK		7 LUXFORD ROAD		Project address	7 LUXFORD ROAD, MOUNT DRUITT		1:750 @ A1 1:250 @ A0	FEB 2018	968	A545	C	SOLAR DIAGRAM	7 LUXFORD ROAD, MOUNT DRUITT	ADDITIONAL INFORMATION	
B	ADDITIONAL INFORMATION		MAY 2018																					
C	ADDITIONAL INFORMATION & RAMP RELOCATION		FEB 2019																					



SOLAR DIAGRAM:


SEPP65 Requirement: 70% (110UNITS) two hours solar access between 9am-3pm at mid winter

	TOTAL UNITS	COMPLIANT	%	
TOTAL DEVELOPMENT	131	92 UNITS	70.2%	



SOLAR DIAGRAM:

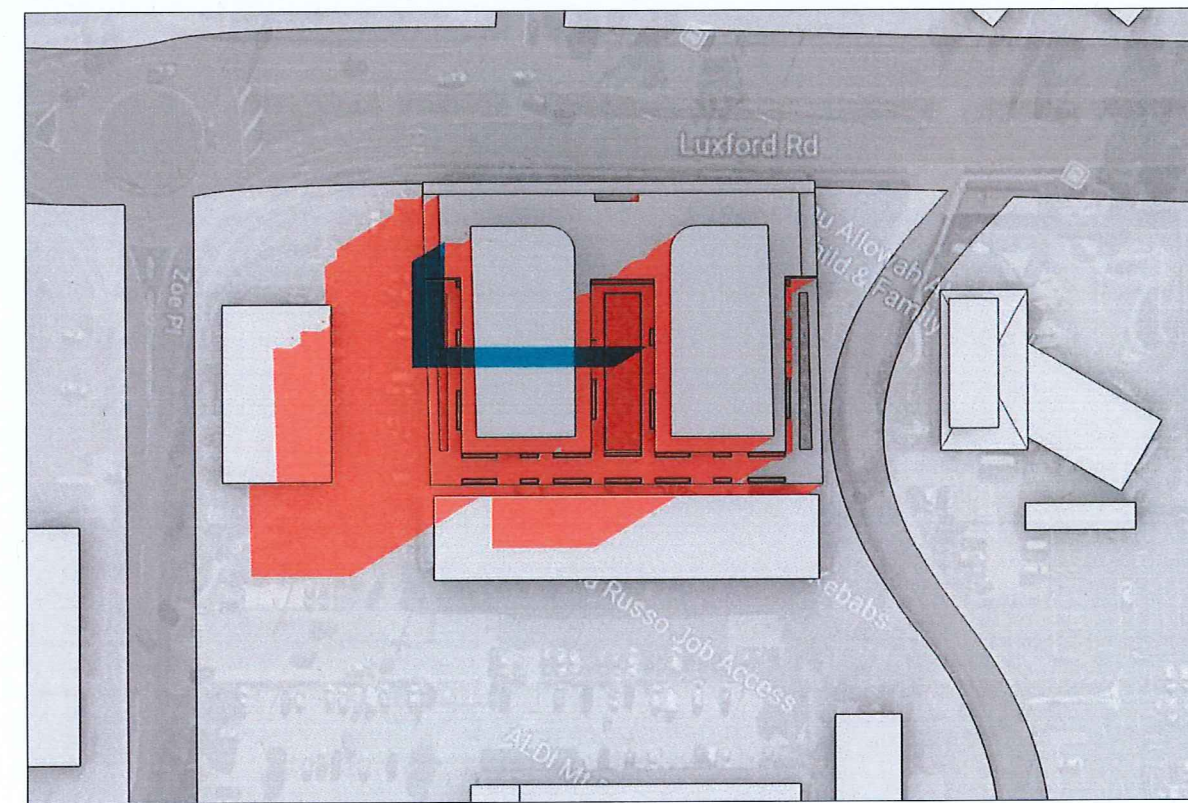
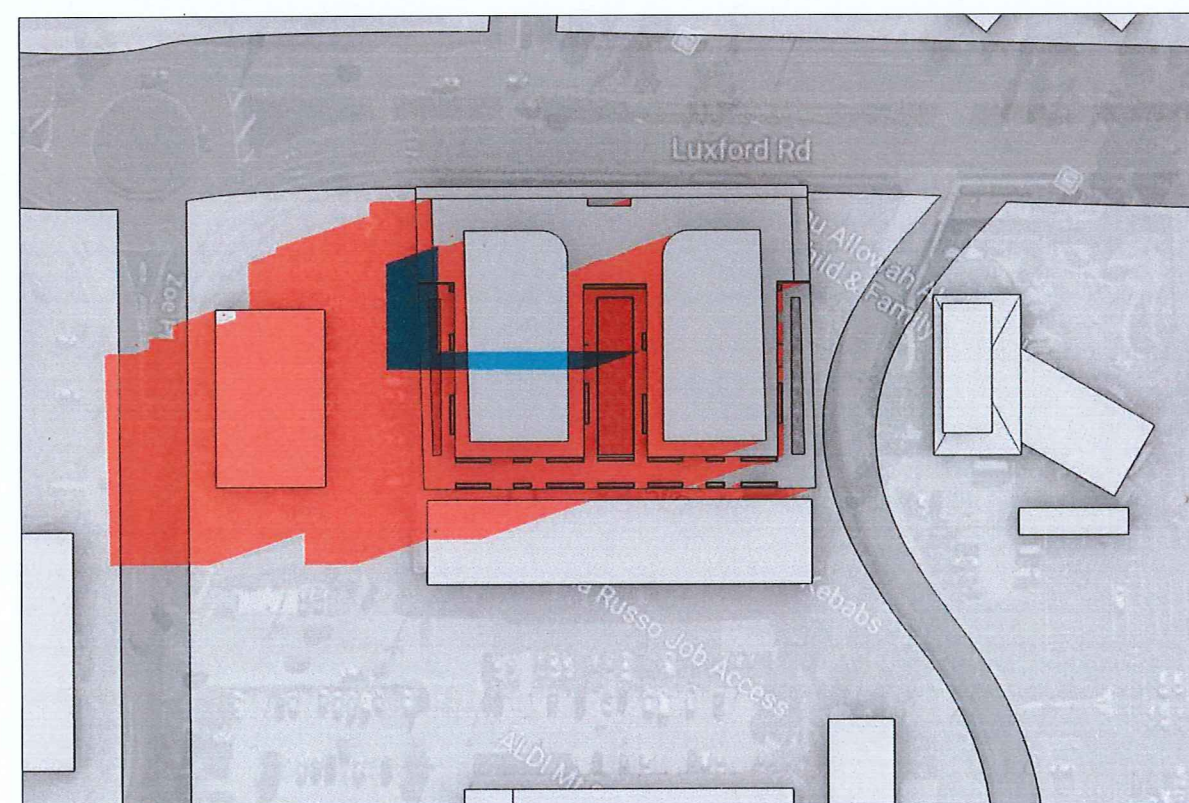
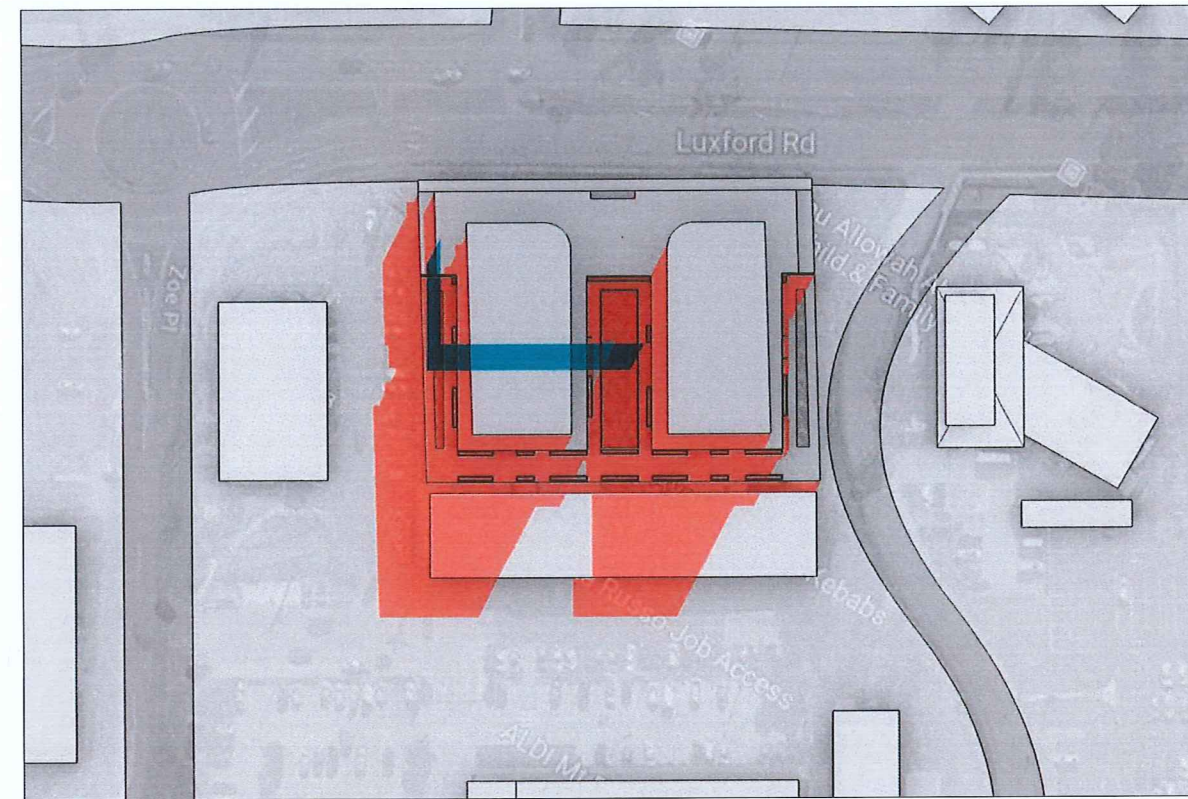
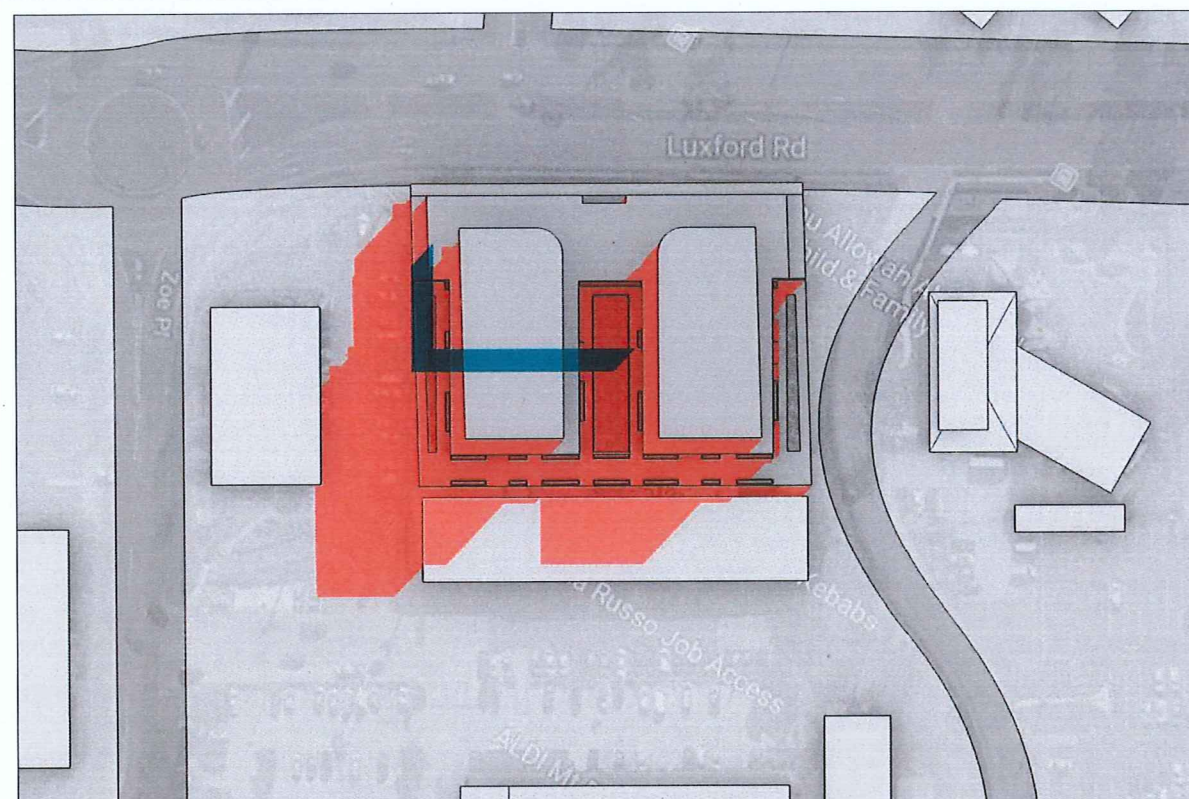
SEPP65 Requirement: not more than 15% (24 UNITS) receive no direct sunlight between 9am-3pm at mid winter

	TOTAL UNITS	SOUTH FACING UNIT	%	
TOTAL DEVELOPMENT	131	11	8.4%	



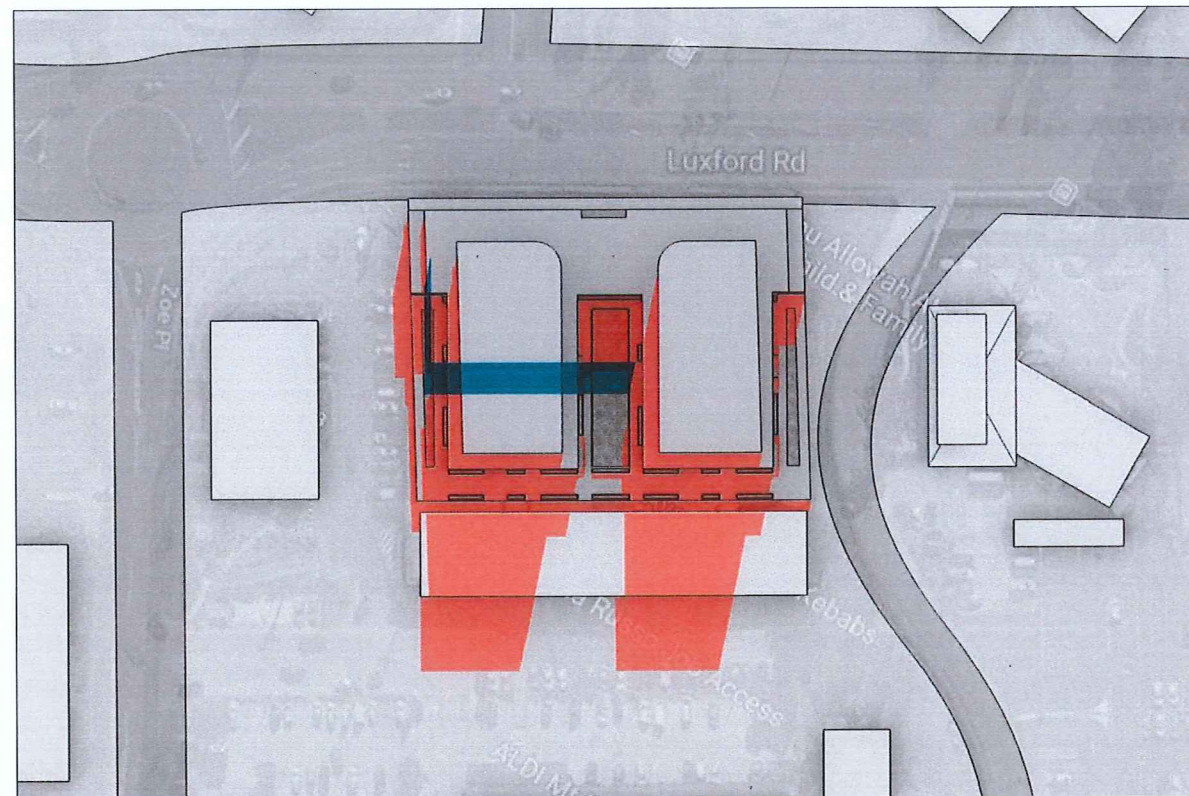
SOLAR COMPLIANCE DIAGRAM

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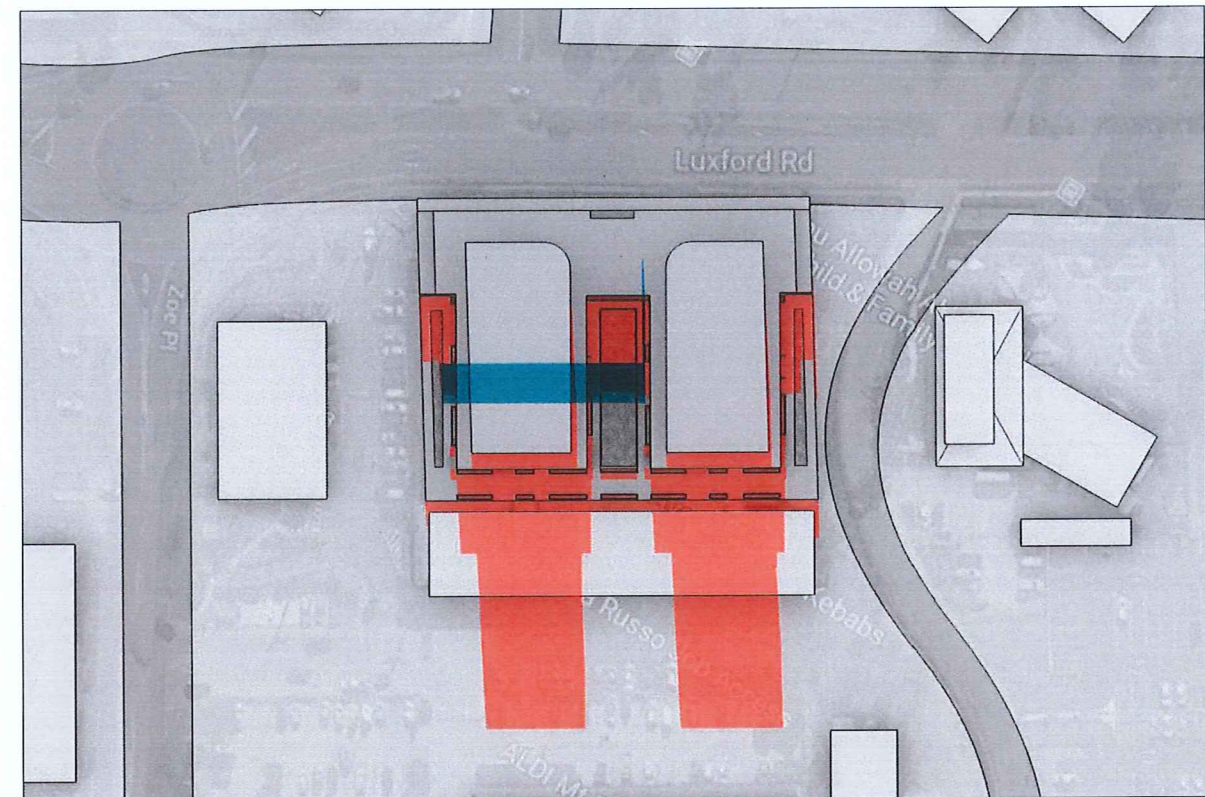


SHADOW DIAGRAM JUNE 21

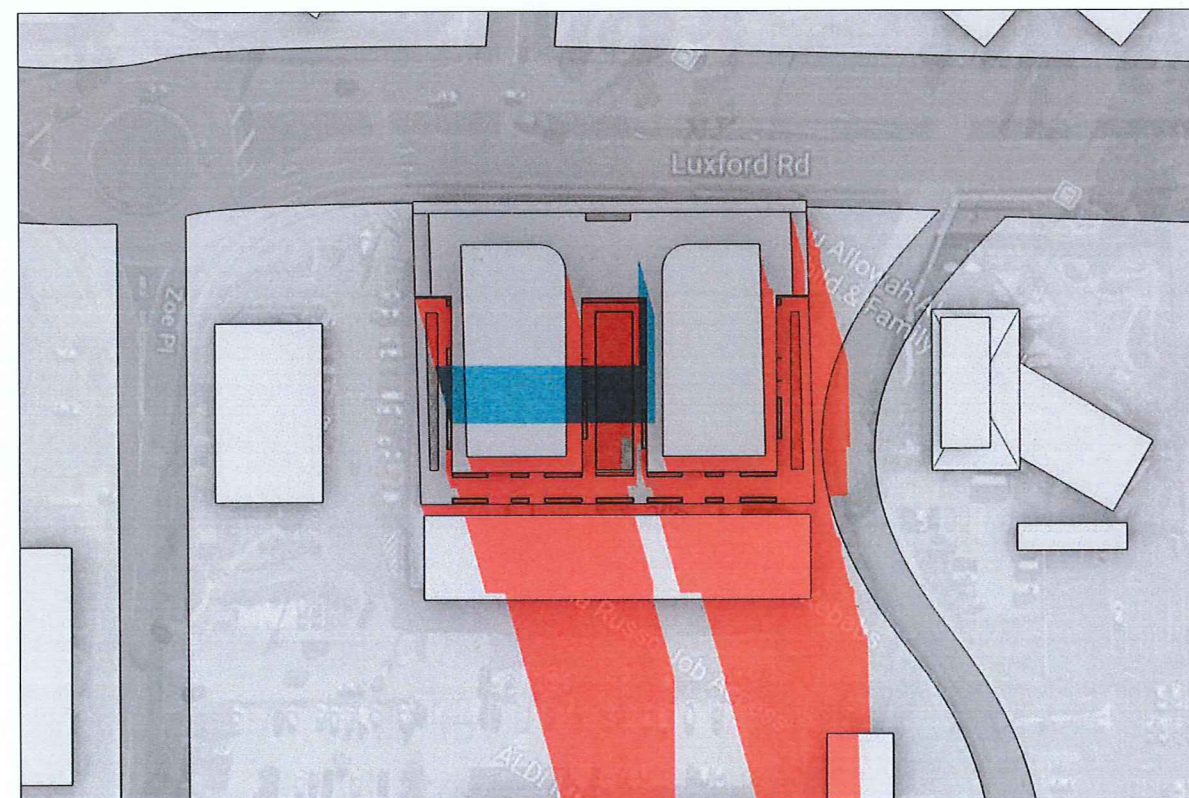
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JUNE 21 @ 13PM



JUNE 21 @ 14PM

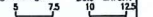




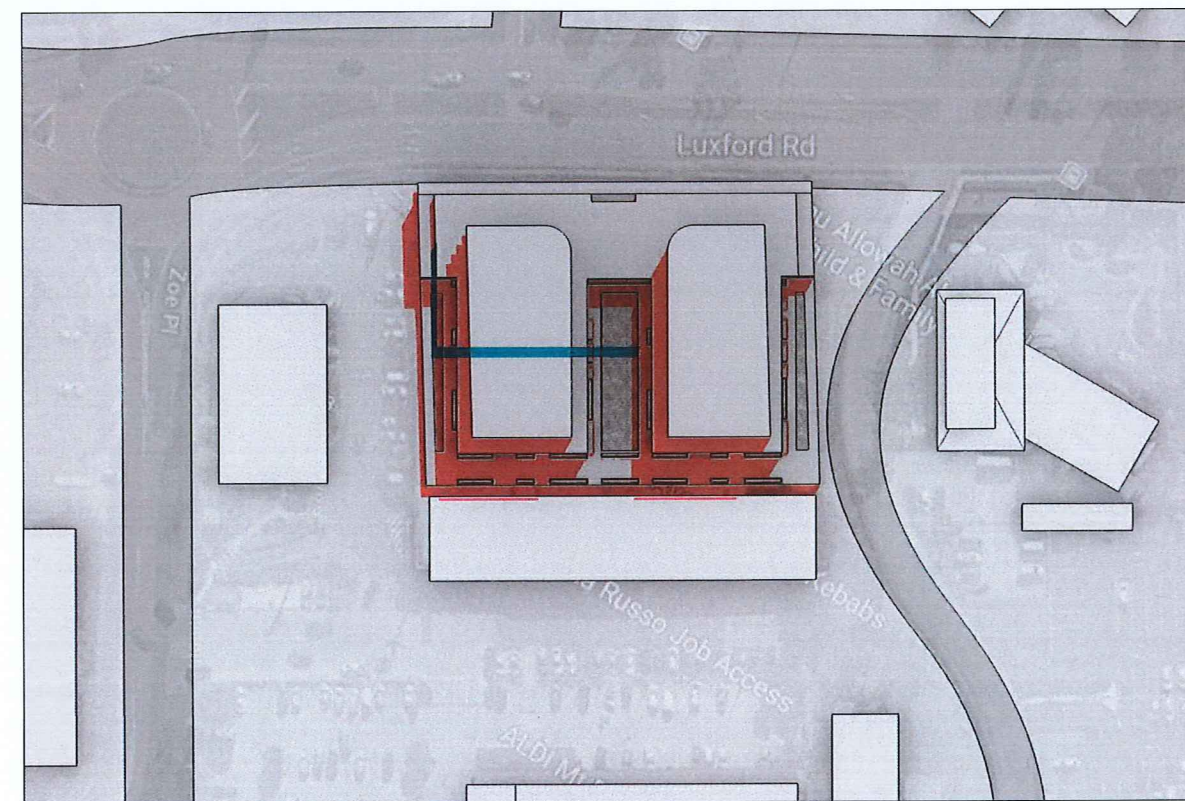
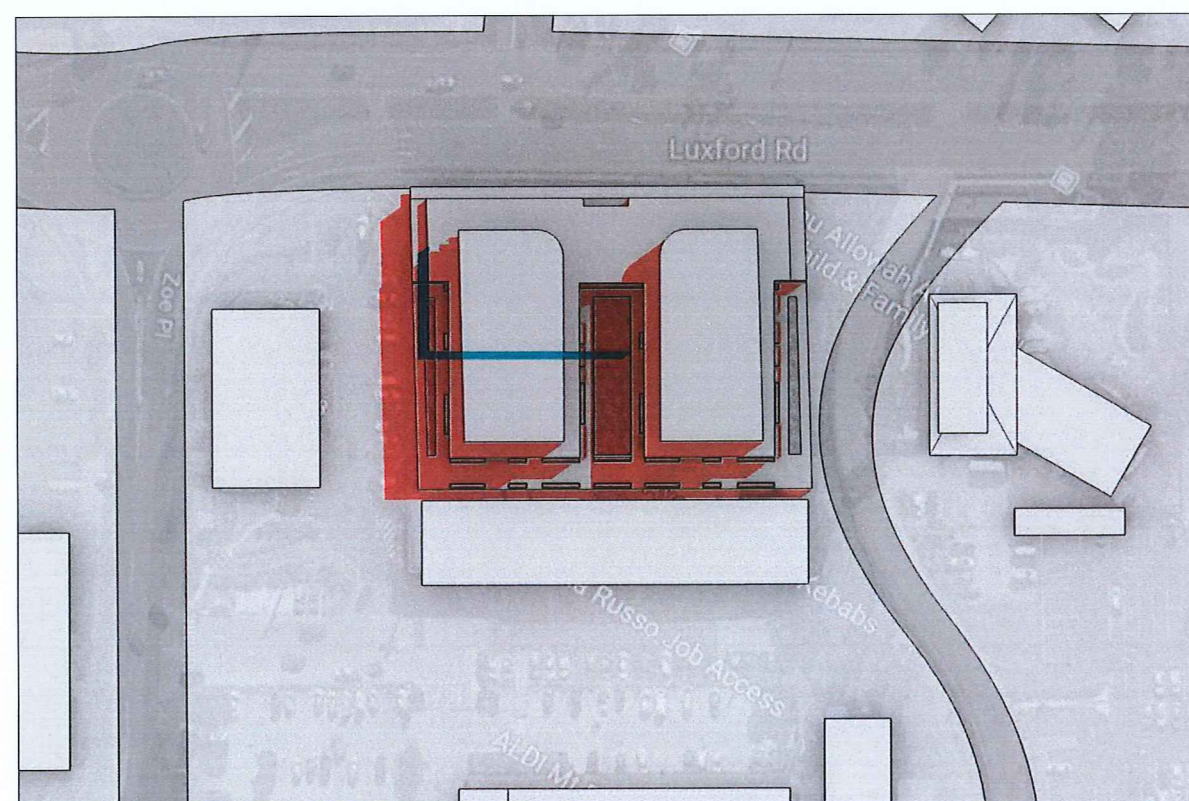
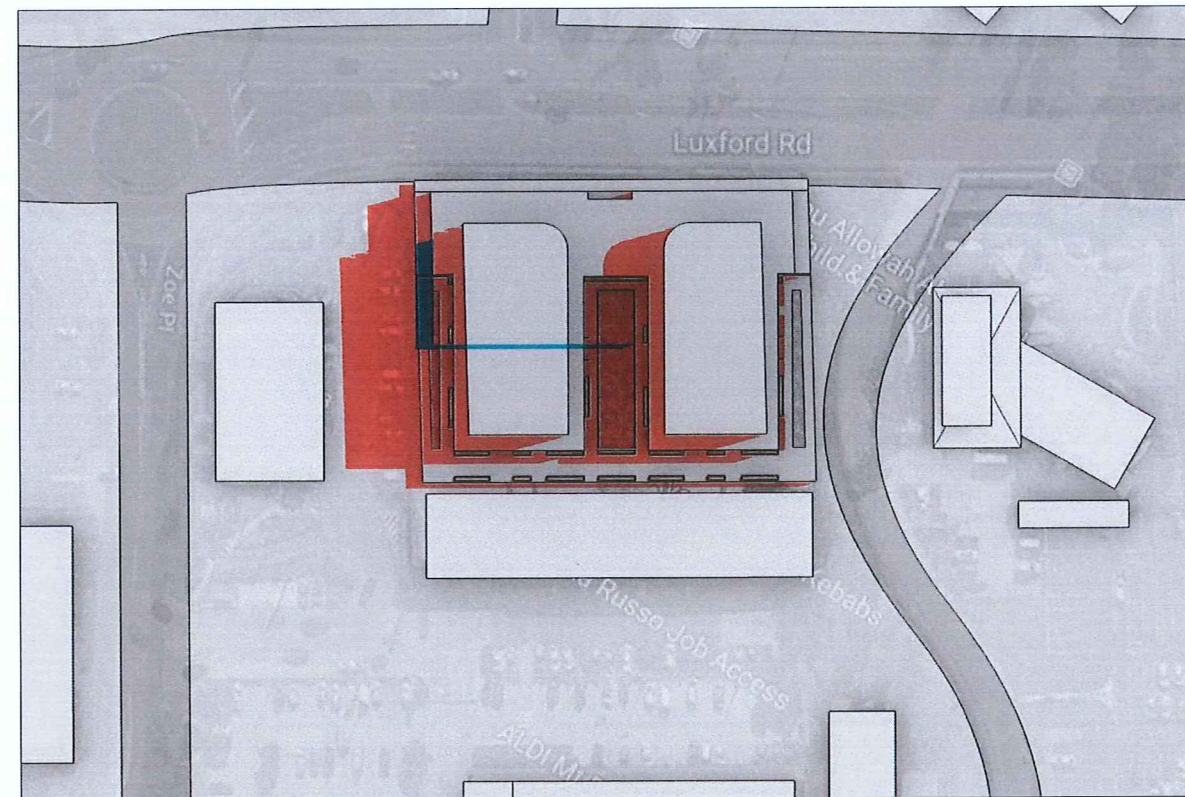
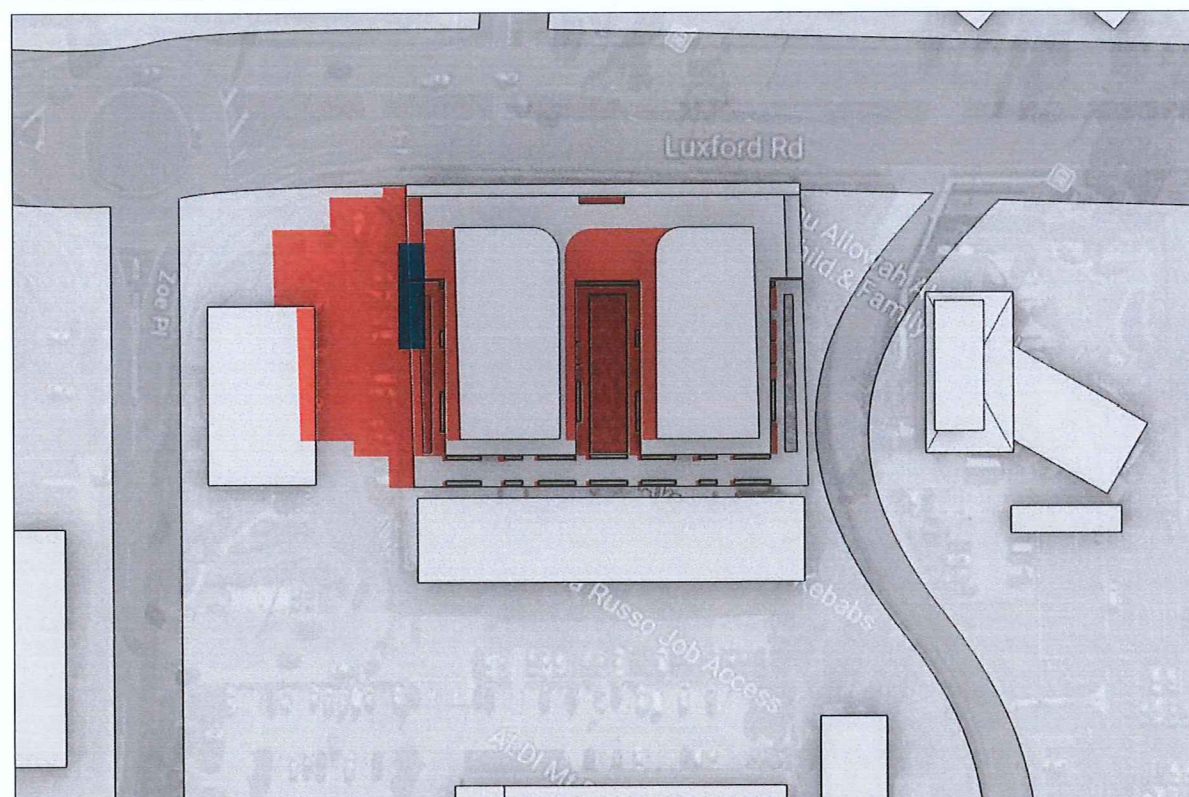
JUNE 21 @ 15PM

LEGEND




- SURROUNDING BUILDINGS SHADOW
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW

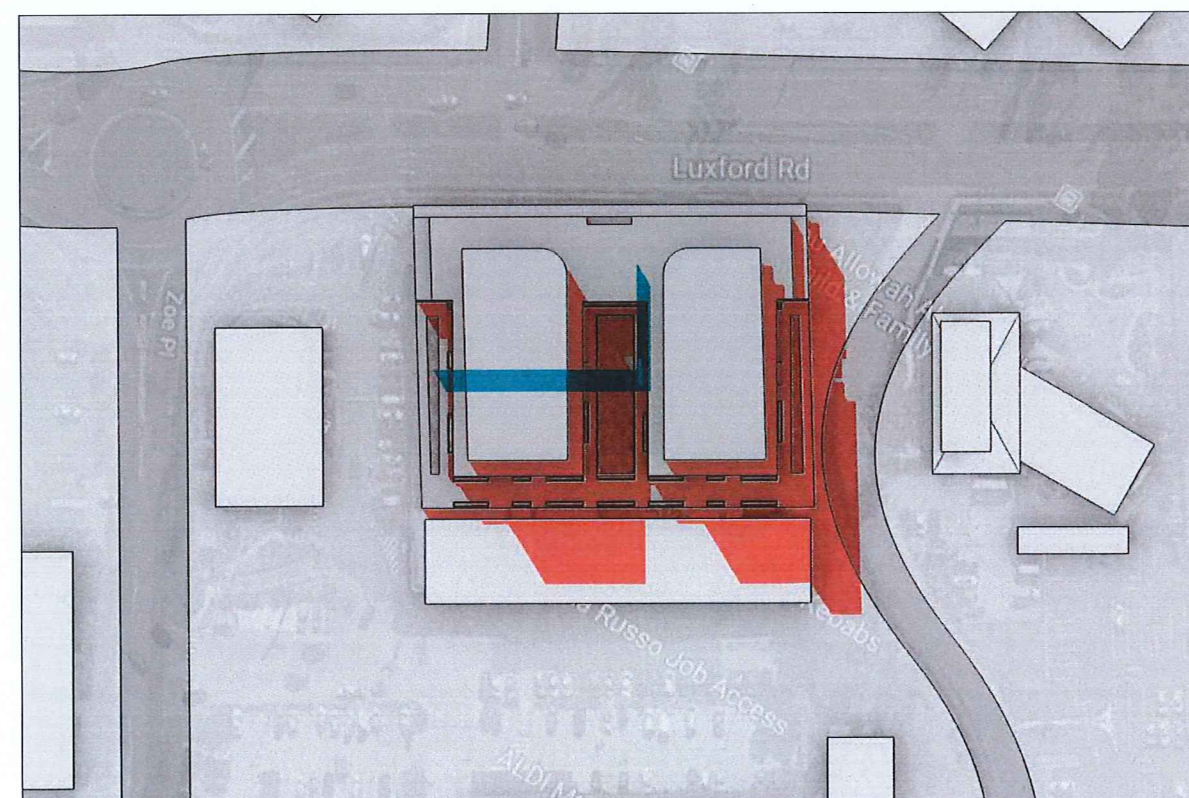
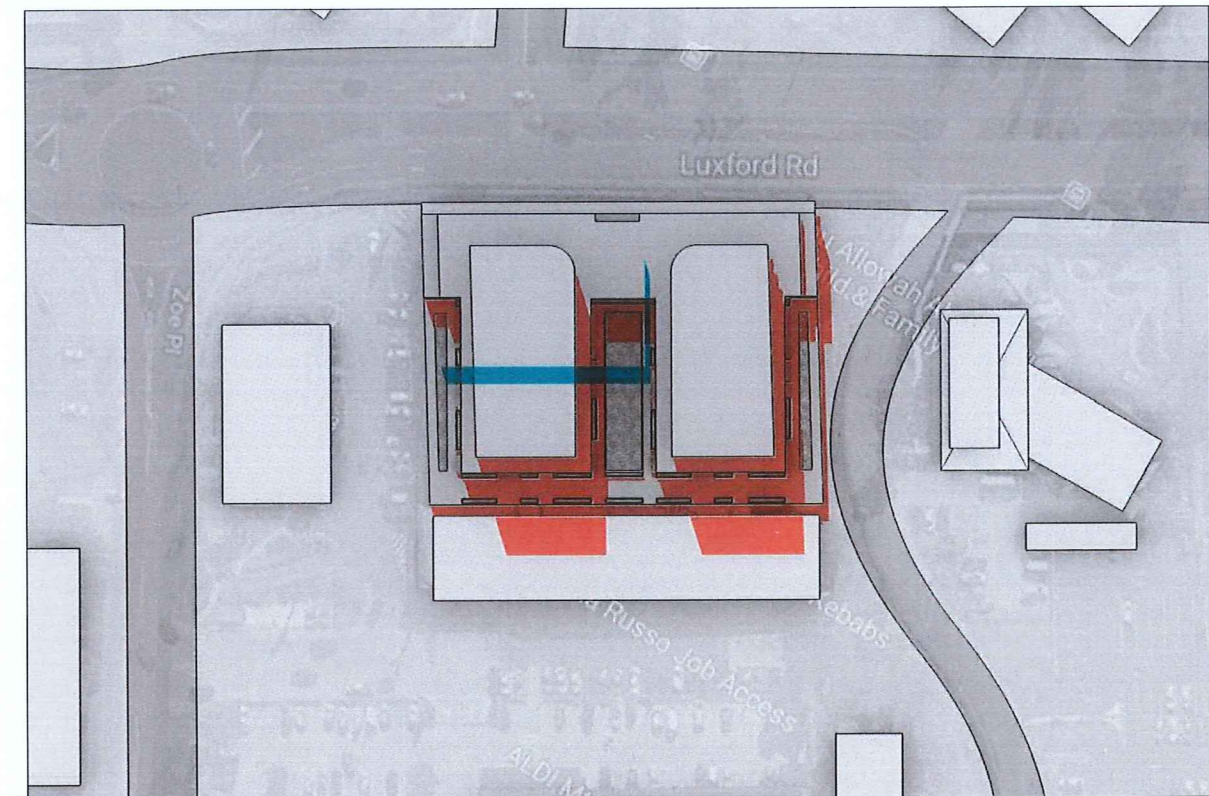
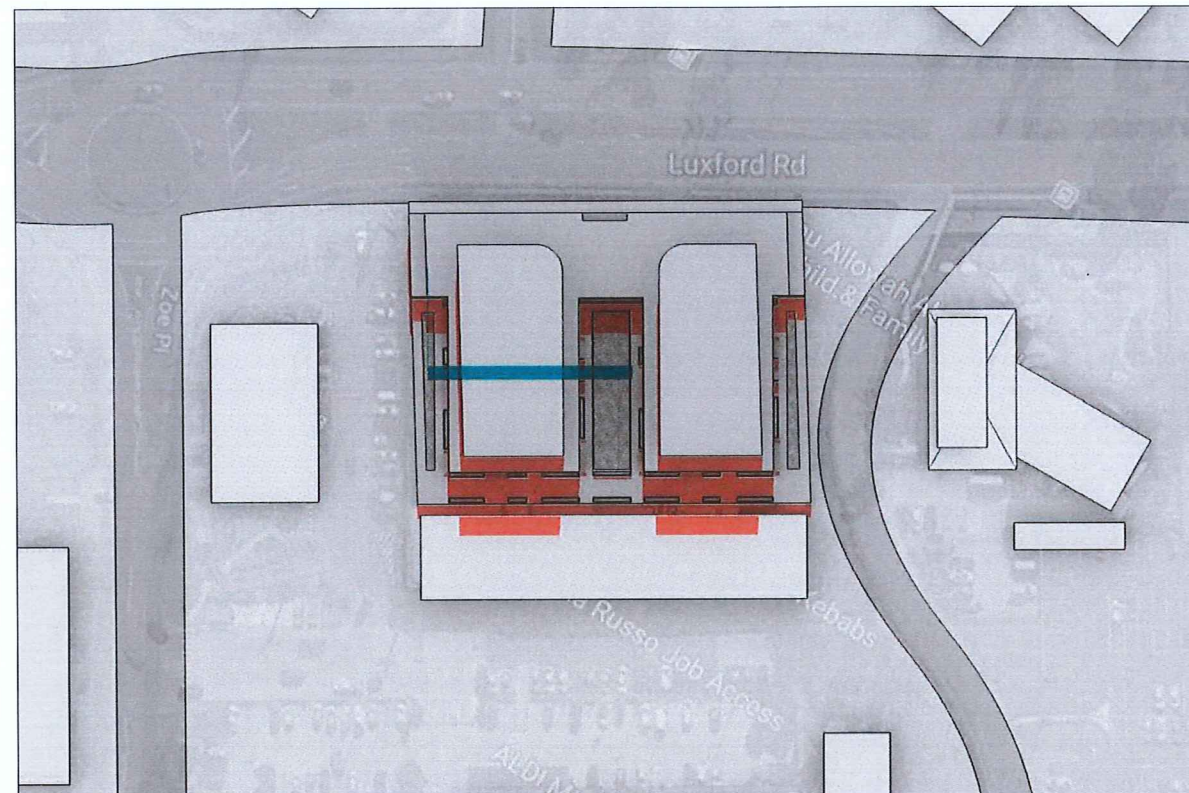
SHADOW DIAGRAM JUNE 21

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date	Rev
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD		0 2.5 5 7.5 10 12.5	MAY 2018	
B	ADDITIONAL INFORMATION		MAY 2018	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. SUBMITTER OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE TRUE AND CORRECT FOR THE PURPOSES OF THE PROJECT. THE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN THE TWO, THE LARGER SCALE DRAWING SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS. THESE DOCUMENTS AND ANY WORK EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF DOCUMENT.				7 LUXFORD ROAD, MOUNT DRUITT		0 2.5 5 7.5 10 12.5	MAY 2018	B	
												Drawing title SHADOW DIAGRAM		
												Project no. 558 Drawing no. A561 Rev B		
												Drawing status ADDITIONAL INFORMATION		






SHADOW DIAGRAM MARCH 21



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants				Client	Architects	Project	Key plan	Scale	1:125 @ A1 1:250 @ A2	Date	MAY
A	DEVELOPMENT APPLICATION		NOV 2017								ALEX VOLFNEUK		7 LUXFORD ROAD					
B	ADDITIONAL INFORMATION		MAY 2018	"THIS DRAWING IS PRELIMINARY DURING AND AFTER ISSUED TO OWNERS WITHOUT NOTICE OF THE COURSE OF THE DEVELOPMENT AND NO GUARANTEE WILL BE GIVEN. SIGNATURE OF THE DRAWING DOES NOT CONSTITUTE A PROFESSIONAL OPINION OR STATEMENT BY THE CONSULTANT AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT AND THE PLANT AND EQUIPMENT TO BE PROVIDED."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND WORDS OR DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. IN CASE OF DISCREPANCY, THE DRAWING SHALL PREVAIL OVER THE FIGURES. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO ERECTION OF TENDERS							Project address						
				BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRY THE LATEST AMENDMENT No.									7 LUXFORD ROAD, MOUNT DRUITT					
													Drawing status					
													ADDITIONAL INFORMATION					

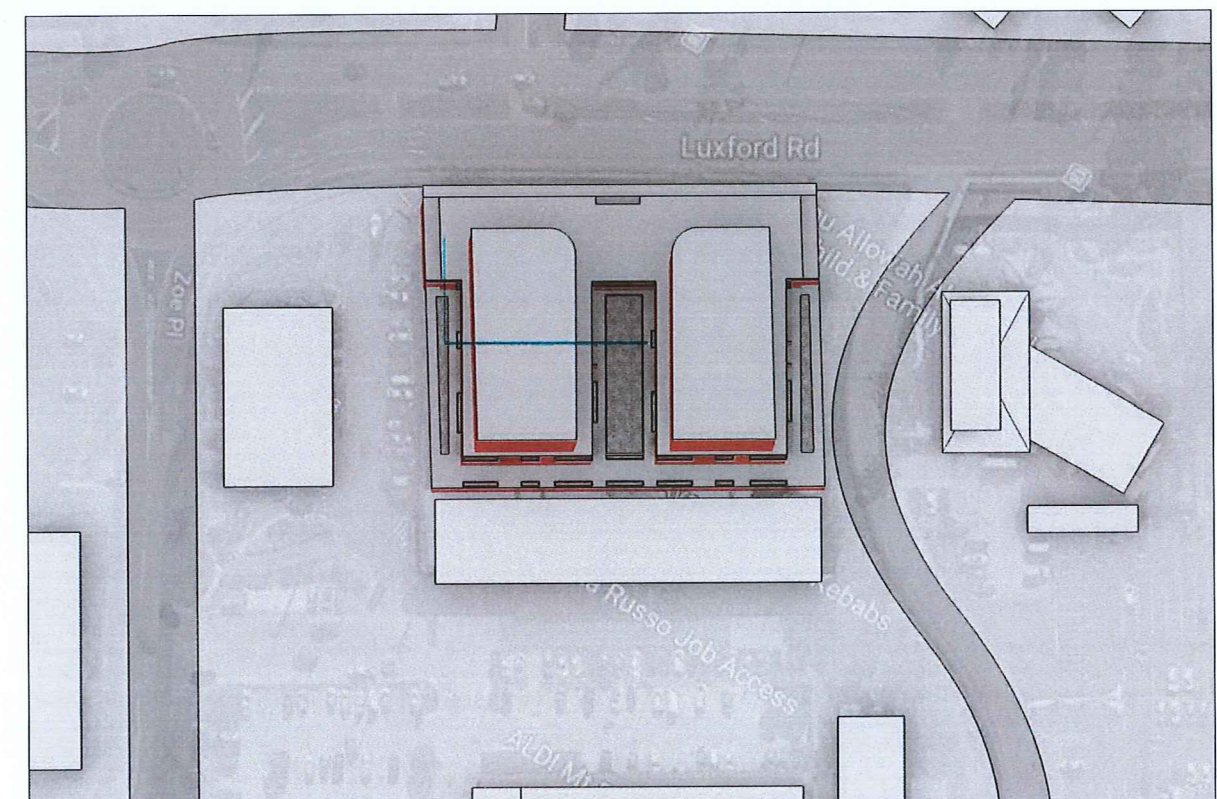
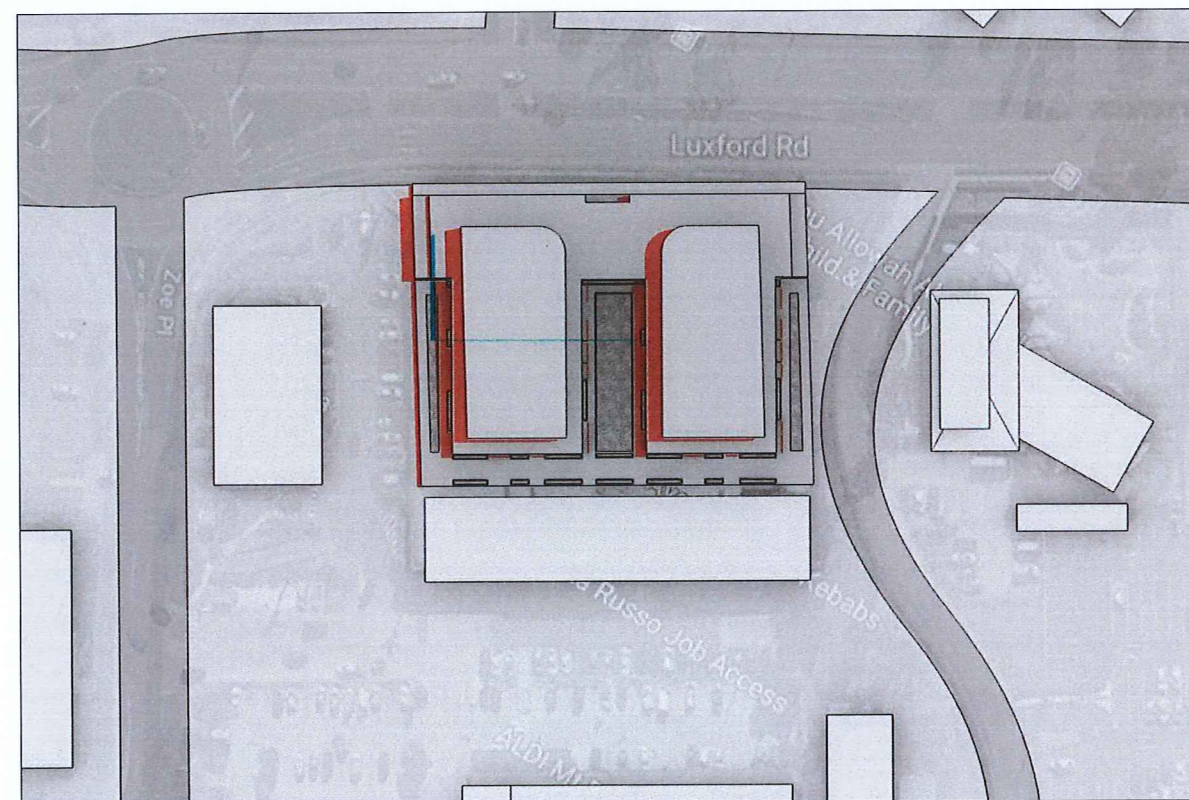
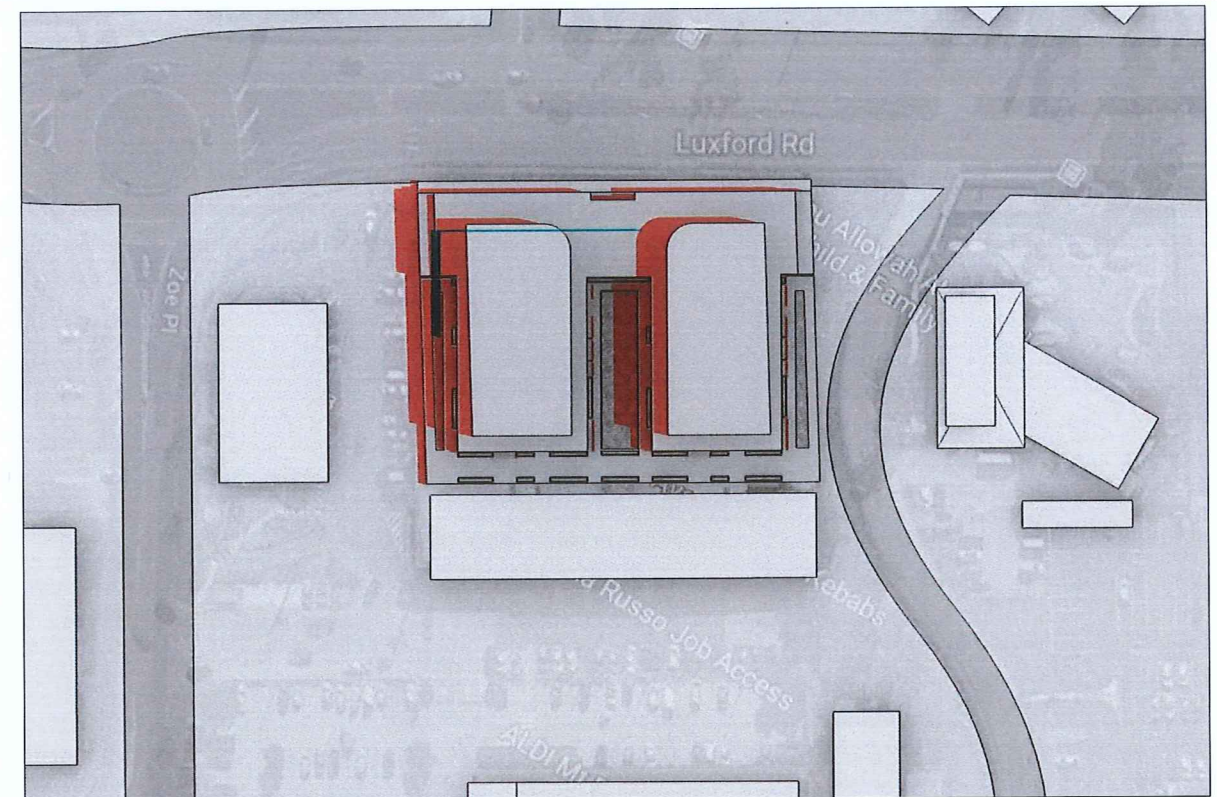
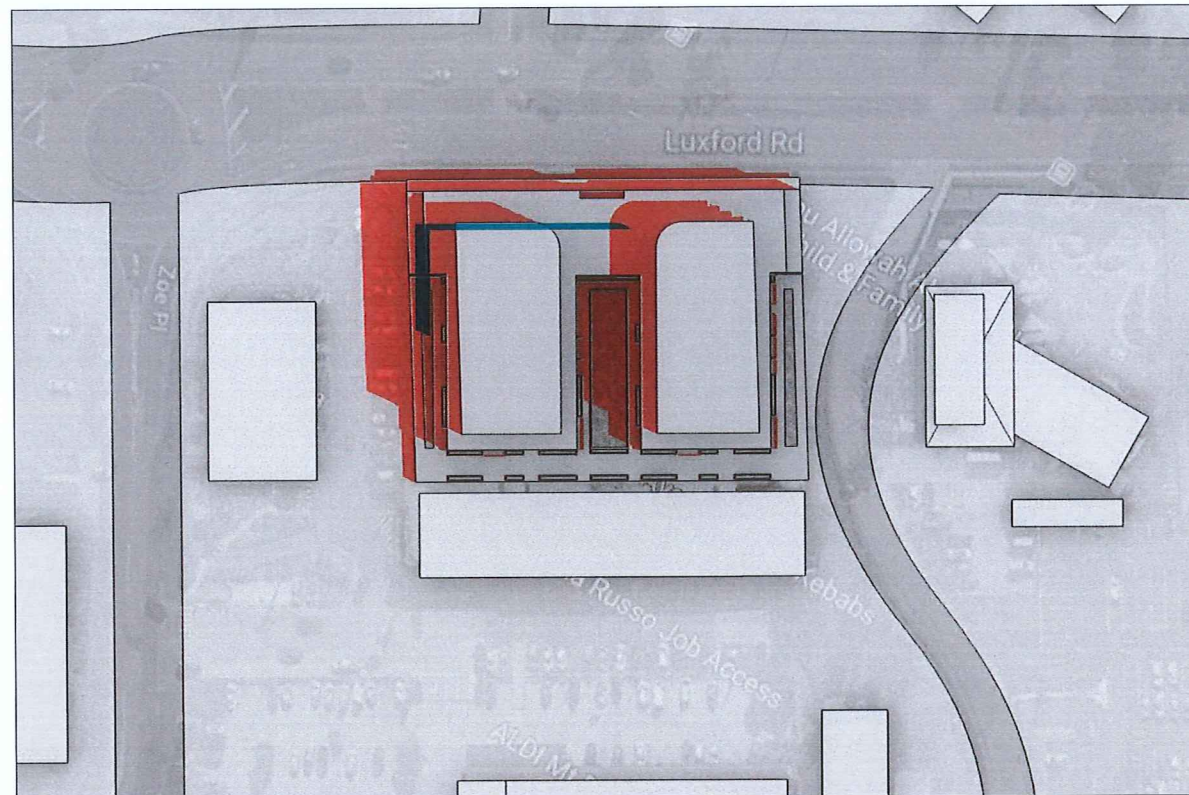


LEGEND

-  SURROUNDING BUILDINGS SHADOW
 PROPOSED BUILDING SHADOW
 EXISTING BUILDING SHADOW

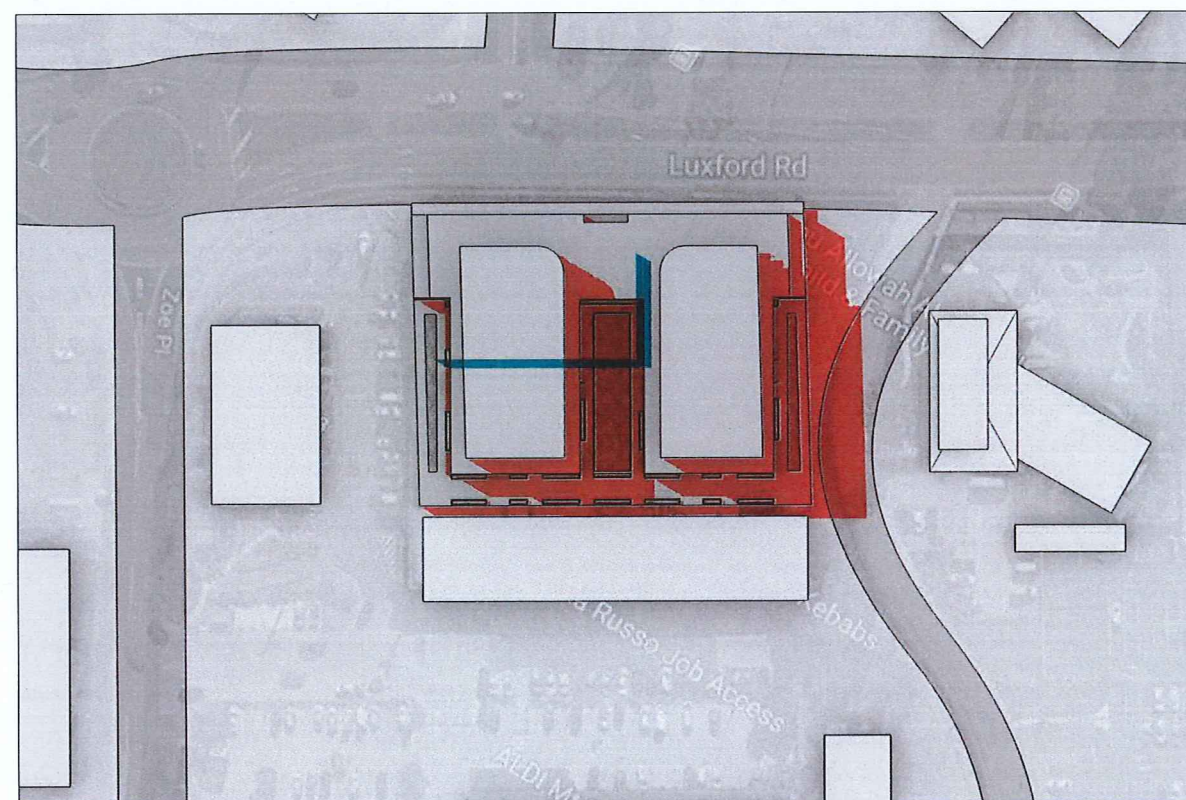
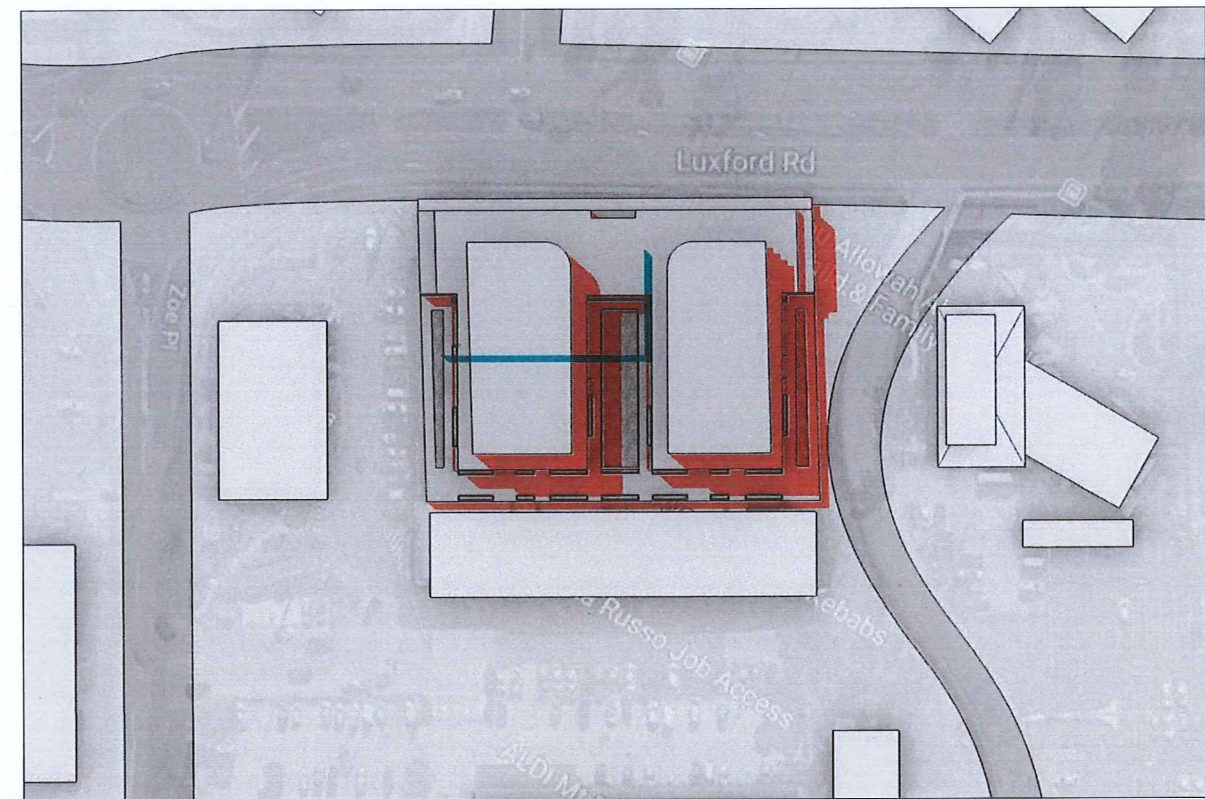
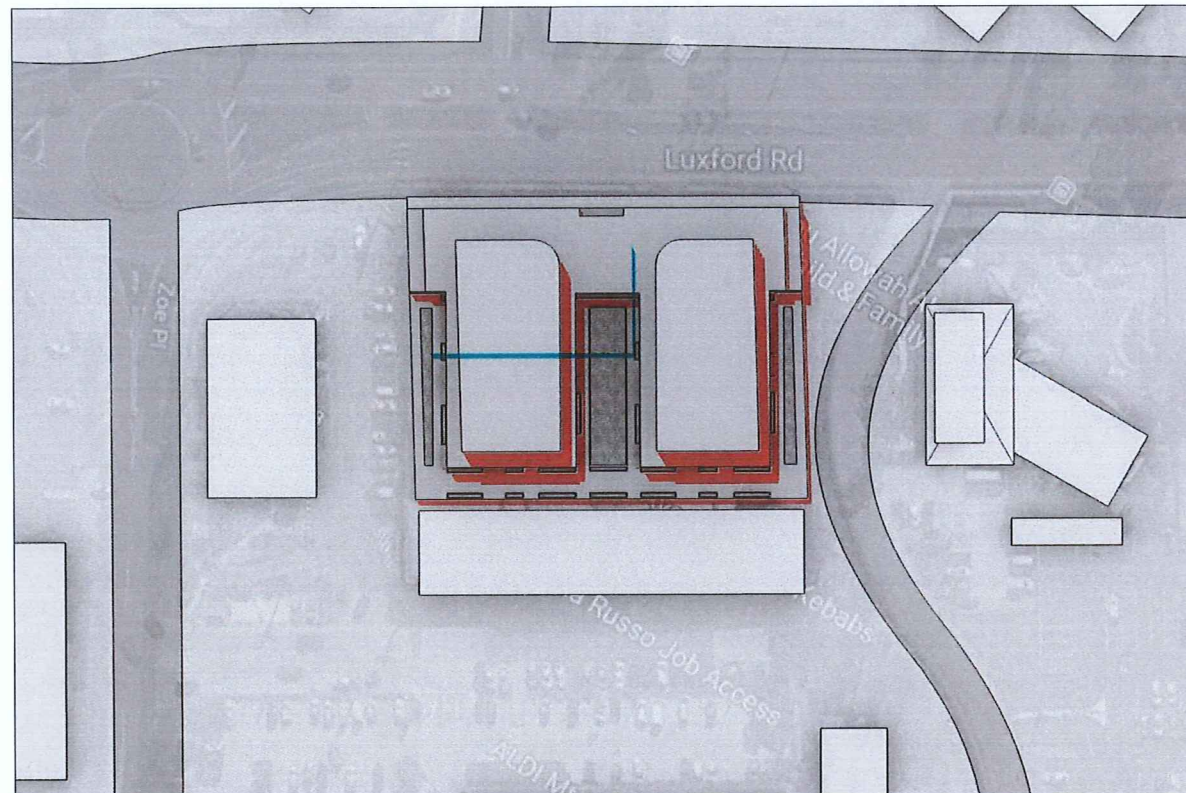
SHADOW DIAGRAM MARCH 21

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan
A	DEVELOPMENT APPLICATION		NOV 2017					ALEX VOLFNEUK		7 LUXFORD ROAD	
B	ADDITIONAL INFORMATION		MAY 2018	THIS DOCUMENT IS PRELIMINARY DRAFTS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH TONY PTNRS. SIGNATURE OF THE DRAFTER DOES NOT CONSTITUTE A PROFESSIONAL OPINION OR ENDORSEMENT BY THE DRAFTER OR ITS FIRM. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE PROPOSED DEVELOPMENT WILL PLACE IN COMPLIANCE WITH THESE DIMENSIONS.	DIMENSIONS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKING SHALL TAKE PRECEDENCE OVER DIMENSIONS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALES CHANGING, THE FIGURED DIMENSIONS SHALL PREVAIL. DIMENSIONS ON DRAWINGS THAT THE DIMENSIONS OF THE PLAN FOR THE PROPOSED DEVELOPMENT WILL PLACE IN COMPLIANCE WITH THESE DIMENSIONS.				Project address 7 LUXFORD ROAD, MOUNT DRIUIT	Project no. 988 Drawing no. A563 Rev. B Drawn TL DL Drawing status ADDITIONAL INFORMATION	
				NOTICE: CARRYING OUT ANY WORK BASED ON THE DIMENSIONS USED CARRY THE LATEST AMENDMENT IS.	THIS DOCUMENT AND ANY WORK BASED AS A RESULT OF THESE DIMENSIONS SHALL BE SUBJECT TO THE COPYRIGHT OF TONY PTNRS LTD AND NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF TONY PTNRS LTD.						






SHADOW DIAGRAM DECEMBER 21


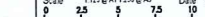

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LEGEND



-  SURROUNDING BUILDINGS SHADOW
 PROPOSED BUILDING SHADOW
 EXISTING BUILDING SHADOW

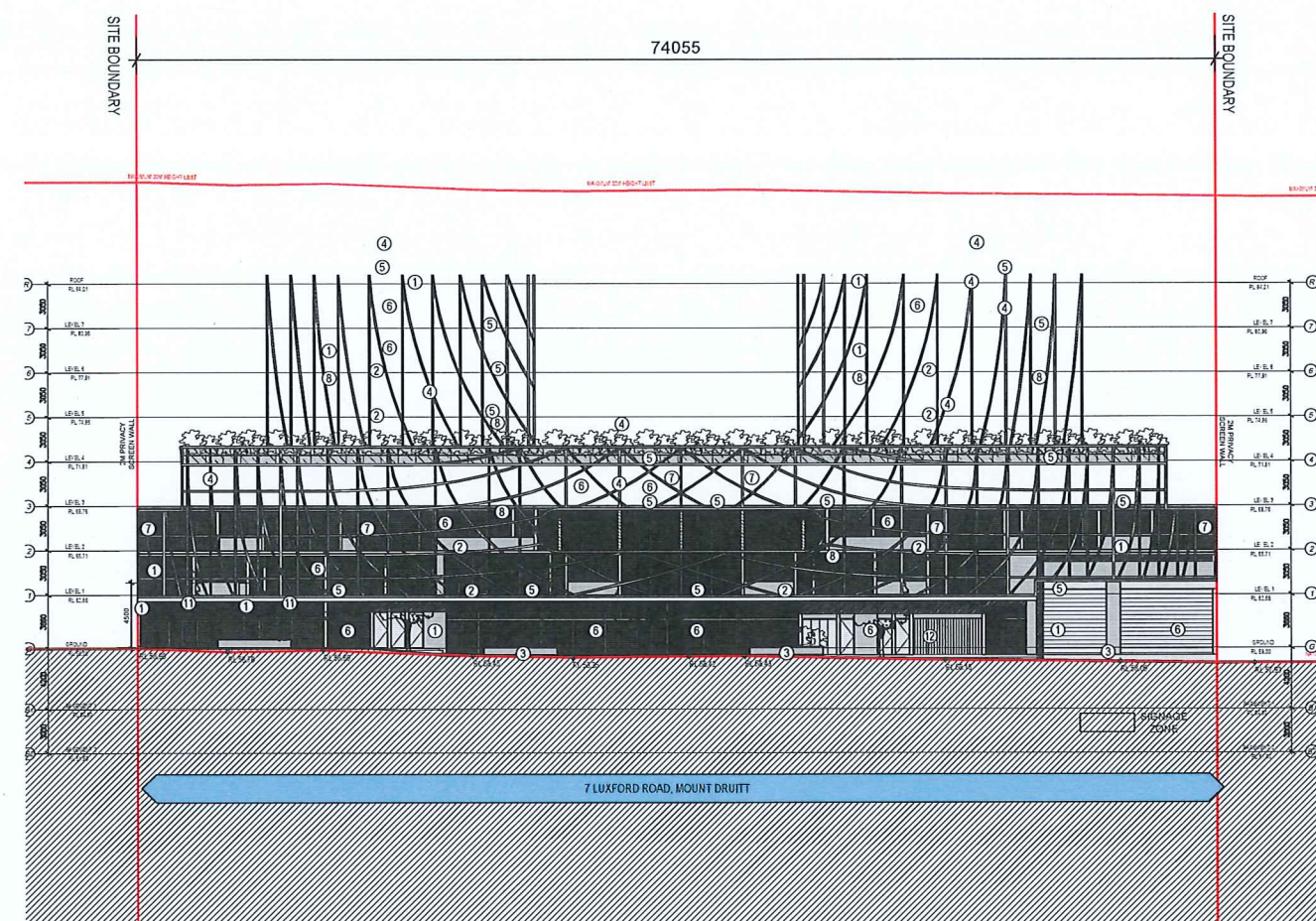
SHADOW DIAGRAM DECEMBER 21

Rev. Description		By	Date	Disclaimer	Notes	Legend	Consultants			Client	Architects	Project	Key plan	Scale
A	DEVELOPMENT APPLICATION		NOV 2017	THIS DRAWING IS PRELIMINARY DRAFTING AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. CONSULTANT AND IN CONSULTATION WITH CLIENT. SUBMISSION OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE CONSULTANT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWING AND ANALYSIS THAT THE PROJECT IS ACCURATE AND THE PLACE BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRY THE LATEST AMENDMENT IS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS BETWEEN FACED AND SCALED DIMENSIONS, THE FACED DIMENSIONS SHALL PREVAIL BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO PATTERNOFF OF FINISHES THIS DOCUMENT AND ANY WORK EXECUTED AS A RESULT OF THIS DOCUMENT SHALL BE GRANTED TO BE CONFIDENTIAL				ALEX VOLFNEUK		7 LUXFORD ROAD		Scale 1:125 @ A11 250 @ A3	
B	ADDITIONAL INFORMATION		MAY 2018								Project address 7 LUXFORD ROAD, MOUNT DRUITT		Project no. 568 Drawing no. A565 Rev B Drawn TL DL Drawing status ADDITIONAL INFORMATION	



LUXFORD RD VIEW FROM MALMO HERITAGE ITEM

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Clerk	Architects	Project	Key plan	Scale	1:25 @ A1 1:250 @ A3	Date	May 2018
A	DEVELOPMENT APPLICATION		NOV 2017	<p>"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT DEVELOPMENT AND IN CONSULTATION WITH COASTAL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE TRUE AND CORRECT OR THAT THE PROJECT IS CURRENTLY IN THE PLACE IN ACCORDANCE WITH THESE DRAWINGS."</p> <p>BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED GIVE THE LATEST AMENDMENT PA</p>	<p>DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.</p> <p>WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND WORDS DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.</p> <p>BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXINGS.</p>			ALEX VOLFNEUK		7 LUXFORD ROAD		0 2.5 5 7.5 10 12.5			
B	ADDITIONAL INFORMATION		MAY 2018							Project address					
										7 LUXFORD ROAD, MOUNT DRUITT					
											Drawing title PHOTOMONTAGE Project no. 688 Drawing no. A703 Rev B Drawn TL DL Drawing status ADDITIONAL INFORMATION				



- | | | | |
|---|--|---|--|
| ① | PAINTED AND RENDERED MASONRY WALL - DULUX COLOUR - TIMELESS GREY PN2A4 | ⑧ | PAINTED AND RENDERED FLOOR SLAB - DULUX COLOUR - MILTON MOON PG1F2 |
| ② | PAINTED AND RENDERED MASONRY SPANDREL - DULUX COLOUR - TIMELESS GREY PN2A4 | ⑨ | POWDER COATED ALUMINIUM FENCE - DULUX COLOUR - REDWOOD FOREST P08D7 |
| ③ | PLANTER BOX - DULUX COLOUR - TIMELESS GREY PN2A4 | ⑩ | PRECAST CONCRETE PANEL - DULUX COLOUR - TIMELESS GREY PN2A4 |
| ④ | POWDER COATED ALUMINIUM TUBE - NATURAL WHITE PN1E1 | ⑪ | GARAGE DOOR - DULUX COLOUR - TIMELESS GREY PN2A4 |
| ⑤ | FRAMED GLASS BALUSTRADE | ⑫ | SUBSTATION LOUVRE - DULUX COLOUR - TIMELESS GREY PN2A4 |
| ⑥ | ALUMINIUM FRAMED GLAZING - CLEAR | ⑬ | PAINTED AND RENDERED WALL PATTERN - DULUX COLOUR - NATURAL WHITE PN1E1 |
| ⑦ | ALUMINIUM FRAMED DARK TINTED GLAZING | | |

EXTERNAL FINISHES

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Commerical/Residential Development 7 Luxford Road, Mount Druit NSW

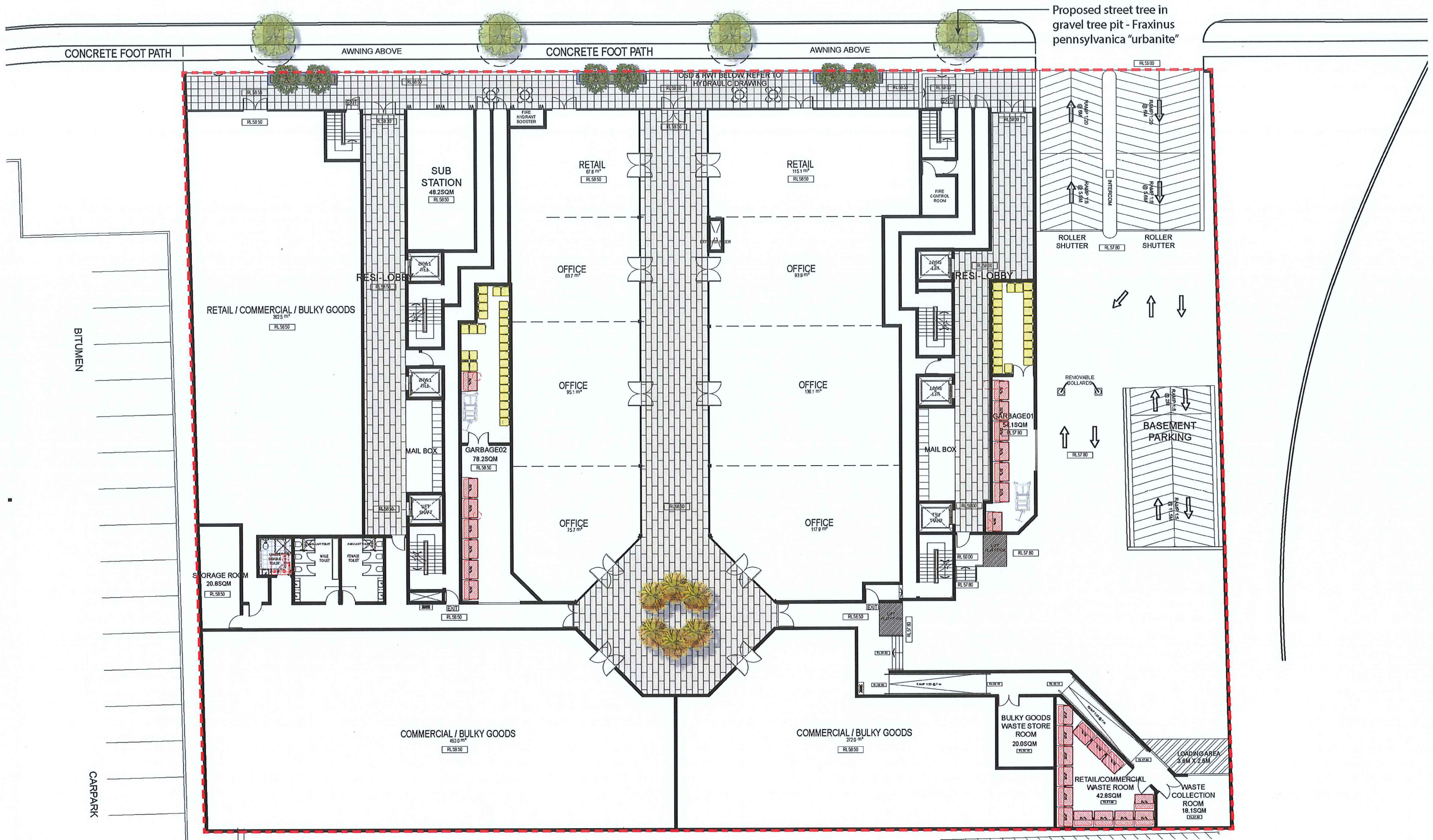
Development Application

Content

- LA000 Cover Sheet
- LA100 Landscape Plan
- LA101 Landscape Plan
- LA102 Landscape Plan
- LA103 Landscape Plan
- LA104 Landscape Section
- LA200 Landscape Details
- LA300 Plant Schedule



Reference Photo Montage



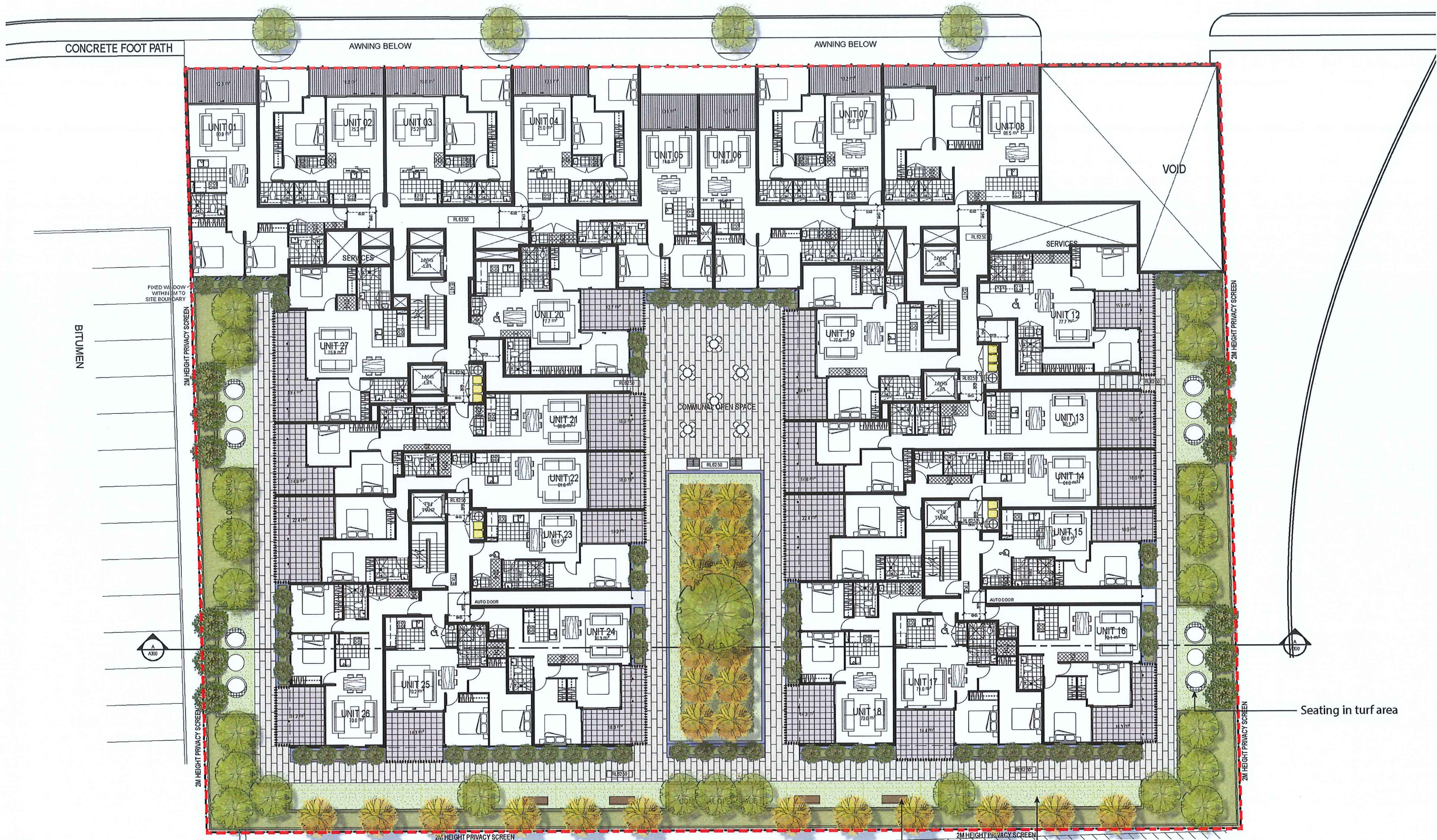
Proposed street tree in gravel tree pit - *Fraxinus pennsylvanica* "urbanite"

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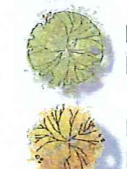
- Proposed Evergreen Tree Refer Schedule
- Proposed Deciduous Tree Refer Schedule
- Understorey Vegetation / Hedge Refer Schedule
- Turf Refer Schedule
- Proposed Paving Refer Architects Details
- Private Courtyard Paving Refer Architects Details
- Planterbox Refer Planterbox Detail
- Property Boundary

Proposed Ground Floor Landscape Plan
Scale 1:125 @ A1 / 1:250 @ A3

<p>Consultant</p> <p>PdS Paterson Design Studio</p> <p>Landscape Architects / Urban Designers</p> <p>Registered Landscape Architect: Garth Paterson</p> <p>FAILA Reg #716 BLA (CAND) MLAUD (HARV)</p>	<p>Client</p> <p>Alex Volfneuk</p>	<p>Architect</p> <p>tony owen ptnrs</p>	<p>Project</p> <p>COMMERCIAL/RESIDENTIAL DEVELOPMENT</p> <p>7 LUXFORD RD, MT DRUITT NSW</p> <p>Location</p> <p>7 LUXFORD RD, MT DRUITT NSW</p>	<p>Drawing</p> <p>LANDSCAPE PLAN</p> <p>File Name</p>	<p>ISSUE FOR DA</p> <table> <tr> <td>Date Printed</td><td>26/02/18</td><td>Scale</td><td>1:125 @ A1</td><td>Project No.</td><td></td></tr> <tr> <td>Stage</td><td>DA</td><td>Drawn</td><td>DC</td><td>Checked</td><td>GP</td></tr> <tr> <td>Project No.</td><td>LA 100</td><td>Drawing Number</td><td></td><td>Rev</td><td>A</td></tr> </table>	Date Printed	26/02/18	Scale	1:125 @ A1	Project No.		Stage	DA	Drawn	DC	Checked	GP	Project No.	LA 100	Drawing Number		Rev	A
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Stage	DA	Drawn	DC	Checked	GP																		
Project No.	LA 100	Drawing Number		Rev	A																		



Legend:



Proposed Evergreen Tree
Refer Schedule

Proposed Deciduous Tree
Refer Schedule

Understorey Vegetation / Hedge
Refer Schedule

Turf
Refer Schedule

Proposed Paving
Refer Architects Details

Private Courtyard Paving
Refer Architects Details



Planterbox
Refer Planterbox Detail

Property Boundary

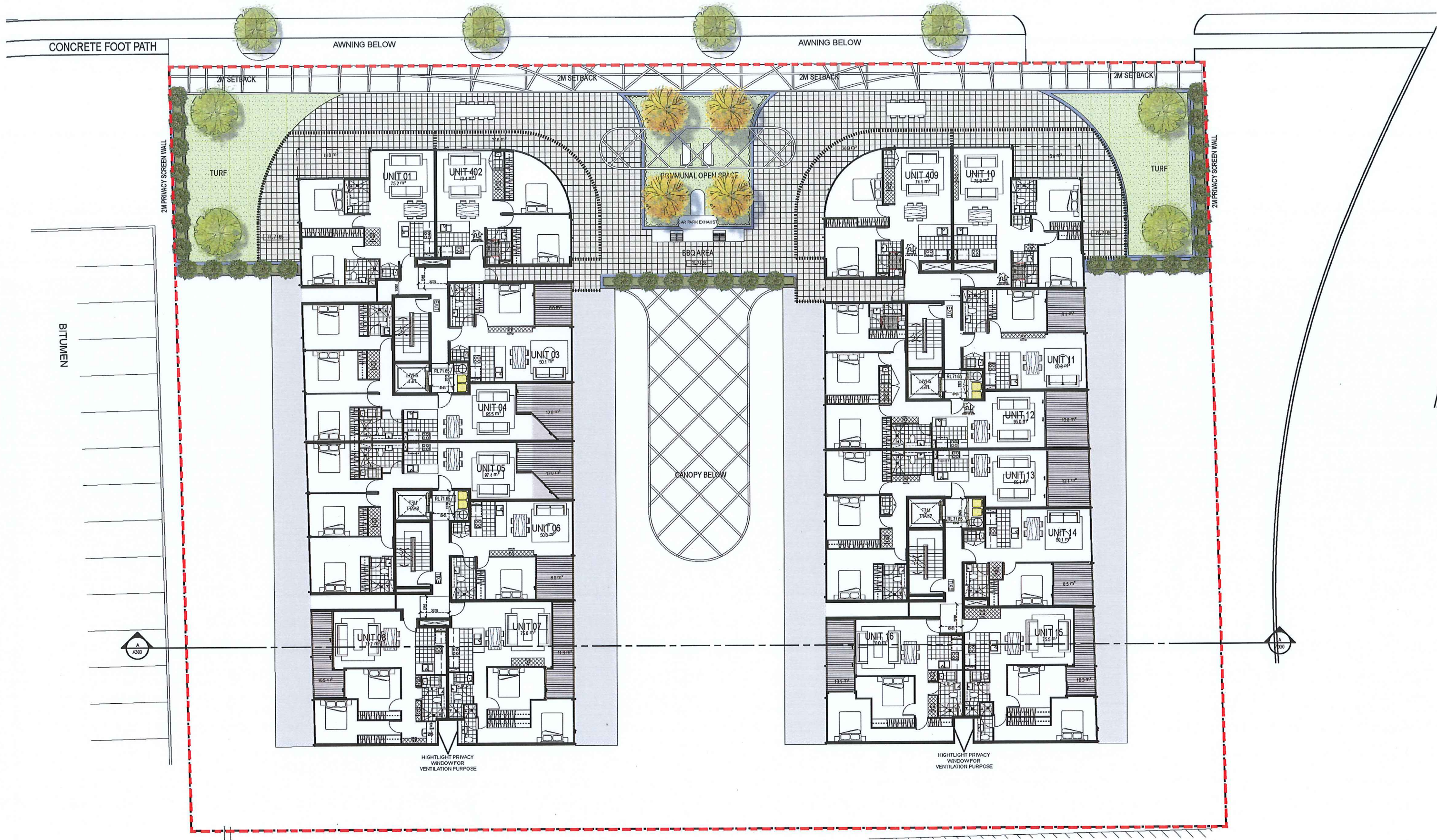
Turf area for relaxing/sitting

Seating in turf area

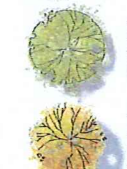
Proposed Podium Level Landscape Plan
Scale 1:125 @ A1 / 1:250 @ A3

Consultant	 <p>PdS Paterson Design Studio</p> <p>Landscape Architects / Urban Designers Registered Landscape Architect: Garth Paterson FAILA Reg#716 BLA (CANB) MLAUD (HARV)</p>	Client Alex Volfneuk	Architect 	Project COMMERCIAL/RESIDENTIAL DEVELOPMENT 7 LUXFORD RD, MT DRUITT NSW	Location 7 LUXFORD RD, MT DRUITT NSW	Drawing LANDSCAPE PLAN	ISSUE FOR DA			
							Date Printed 26/02/19	Scale 1:125 @ A1	Project No.	
							Stage DA	Drawn DC	Checked GP	
						File Name LA 101	Drawing Number	Rev A		

A ISSUE FOR DA
Issue Description 26/02/19 Date



Legend:



Proposed Evergreen Tree
Refer Schedule

Proposed Deciduous Tree
Refer Schedule

Understorey Vegetation / Hedge
Refer Schedule

Turf
Refer Schedule

Proposed Paving
Refer Architects Details



Private Courtyard Paving
Refer Architects Details

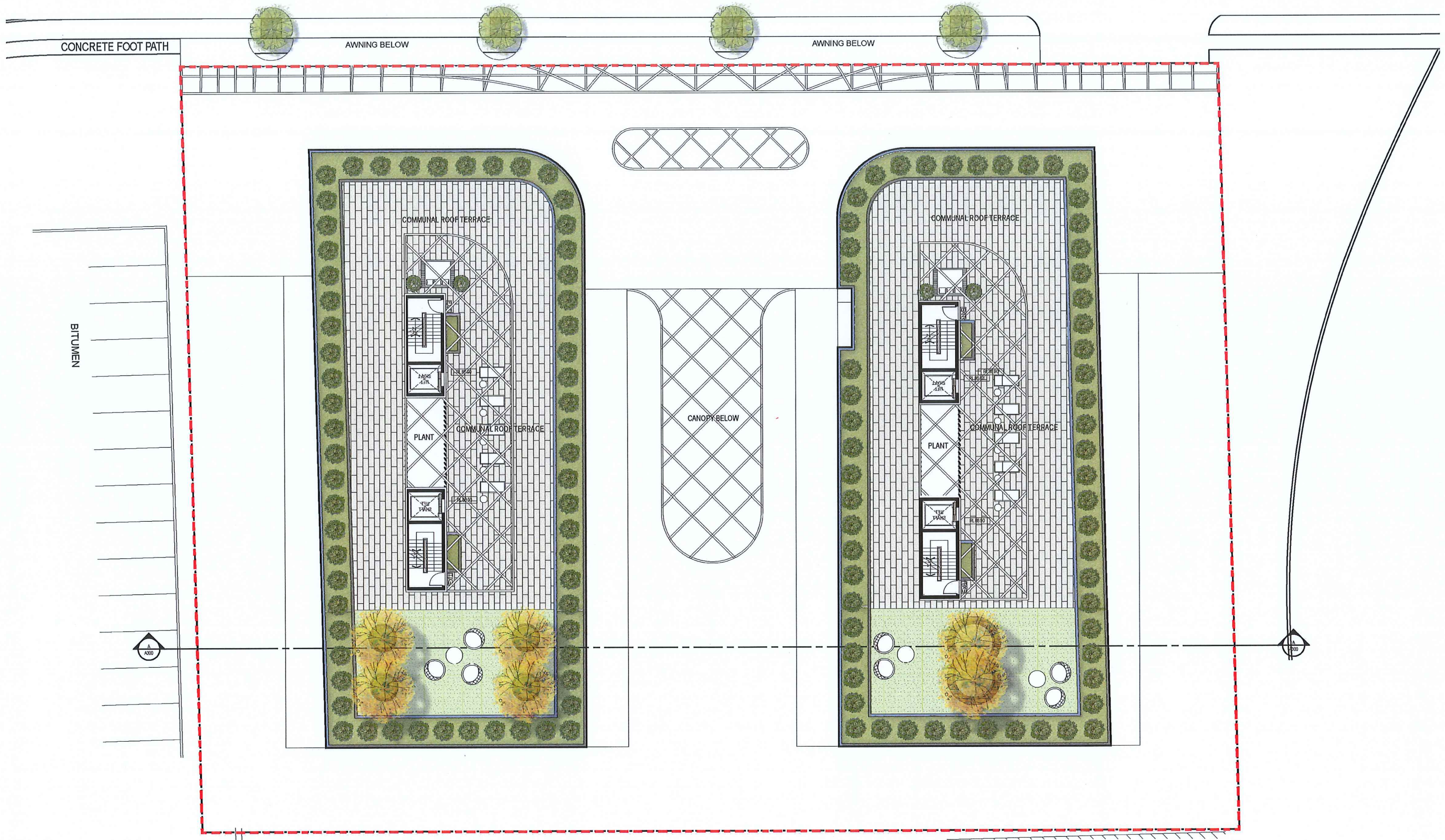
Planterbox
Refer Planterbox Detail

Property Boundary

Proposed Level 4 Landscape Plan
Scale 1:125 @ A1 / 1:250 @ A3



<div>Consultant</div> <div><div><div>PdS</div><div>Paterson Design Studio</div></div><div>Landscape Architects / Urban Designers Registered Landscape Architect: Garth Paterson FALA Reg#716 BLA (CANB) MLAUD (HARV)</div></div>	<div>Client</div> <div>Alex Volfneuk</div>	<div>Architect</div> <div></div>	<div>Project</div> <div>COMMERCIAL/RESIDENTIAL DEVELOPMENT 7 LUXFORD RD, MT DRUITT NSW</div>	<div>Drawing</div> <div>LANDSCAPE PLAN</div>	<div>ISSUE FOR DA</div>			
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Legend:

-  Proposed Evergreen Tree Refer Schedule
-  Proposed Deciduous Tree Refer Schedule
-  Understorey Vegetation / Hedge Refer Schedule
-  Turf Refer Schedule
-  Proposed Paving Refer Architects Details
-  Private Courtyard Paving Refer Architects Details
-  Planterbox Refer Planterbox Detail
-  Property Boundary

Proposed Roof Terrace Landscape Plan
Scale 1:125 @ A1 / 1:250 @ A3








<div>Consultant</div> <div><div><div><div><div></div><div>PdS</div></div><div>Paterson Design Studio</div></div><div><div>Landscape Architects / Urban Designers</div><div>Registered Landscape Architect: Garth Paterson</div><div>FAILA Reg#716 BLA (CANB) MLAUD (HARV)</div></div></div></div>	<div>Client</div> <div>Alex Volfneuk</div>	<div>Architect</div> <div><div><div><div></div><div>tony owen</div></div><div>pttrs</div></div></div>	<div>Project</div> <div>COMMERCIAL/RESIDENTIAL DEVELOPMENT 7 LUXFORD RD, MT DRUITT NSW</div> <div>Location</div> <div>7 LUXFORD RD, MT DRUITT NSW</div>	<div>Drawing</div> <div>LANDSCAPE PLAN</div> <div>File Name</div>	<div>ISSUE FOR DA</div> <table><tr><td>Date Printed</td><td>Scale</td><td>Project No.</td></tr><tr><td>26/10/19</td><td>1:125 @ A1</td><td></td></tr><tr><td>Stage DA</td><td>Drawn DC</td><td>Checked CP</td></tr><tr><td>Project No.</td><td>Drawing Number</td><td>Rev</td></tr><tr><td>LA 103</td><td></td><td>A</td></tr></table>	Date Printed	Scale	Project No.	26/10/19	1:125 @ A1		Stage DA	Drawn DC	Checked CP	Project No.	Drawing Number	Rev	LA 103		A
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Stage DA	Drawn DC	Checked CP																		
Project No.	Drawing Number	Rev																		
LA 103		A																		









Longitudinal Section A-A
Scale 1:125 @ A1 / 1:250 @ A3

<p>Consultant:</p> <p>PdS Paterson Design Studio</p> <p>Landscape Architects / Urban Designers Registered Landscape Architect: Garth Paterson FAILA Reg #716 BLA (CANB) MLAUD (HARV)</p>	<p>Client:</p> <p>Alex Volfneuk</p>	<p>Architect:</p> <p>tony owen paters</p>	<p>Project:</p> <p>COMMERCIAL/RESIDENTIAL DEVELOPMENT 7 LUXFORD RD, MT DRUITT NSW</p> <p>Location:</p> <p>7 LUXFORD RD, MT DRUITT NSW</p>	<p>Drawing:</p> <p>LANDSCAPE SECTION</p> <p>File Name:</p>	<p>ISSUE FOR DA</p> <table border="1"> <tr> <td>Date Performed</td><td>25/10/18</td><td>Scale</td><td>1:125 @ A1</td><td>Project No.</td><td></td></tr> <tr> <td>Stage</td><td>DA</td><td>Drawn</td><td>DC</td><td>Checked</td><td>GP</td></tr> <tr> <td>Project No.</td><td>LA 104</td><td>Drawing Number</td><td></td><td>Rev</td><td>A</td></tr> </table>	Date Performed	25/10/18	Scale	1:125 @ A1	Project No.		Stage	DA	Drawn	DC	Checked	GP	Project No.	LA 104	Drawing Number		Rev	A
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Stage	DA	Drawn	DC	Checked	GP																		
Project No.	LA 104	Drawing Number		Rev	A																		

Evergreen & Deciduous Trees

Code	Botanical Name	Common Name	Images	Height	Spread	Description	Seasonal/Special Feature	Preferred Soil Conditions	Drought/Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nutance	Longevity/Growth Rate	Root Damage Potential	Native	Evergreen
Cup ana	Cupaniopsis anacardioides	Tuckeroo		7-12m	10m	This small tree has an upright greyish trunk with ascending spreading branches that form a dense crown.	It has glossy dark green leaflets and tiny green yellow saucer-shaped flowers appear in a cluster during late summer.	Tolerates most well drained, fertile sandy to light clay loam soils.	Tolerates salt spray in an open sunny position and is drought and wind tolerant but frost tender.	Leaf mines, caterpillar.	It has a low water requirement once established.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Fast	Root system is not considered to be extensive or overly vigorous.	Y	Y
Wat flo	Waterhousea floribunda	Weeping Lilly Pilly		8m	5-6m	This erect large tree has a brown trunk with drooping branches that form a dense rounded crown.	Fuffy cup-shaped white flowers are arranged in clusters and appear from late spring to mid summer.	Well drained sandy to clay loam, tolerates most soil types	Full sun, protected position, moderately frost and drought tolerant	Chinese & white wax scale, pimple pythid, brown looper	It has a medium water requirement	Readily available from most commercial nurseries.	No specific nutance issues known.	Establishes in 2 to 3 years and is long lived	Root system is not considered to be extensive or overly vigorous.	Y	Y
Lag in	Lagerstroemia indica 'Natchez'	Crepe Myrtle		8m	6m	Smooth greyish trunk and spreading branches. Dark green foliage, produces clusters of white flowers during summer.	White flowers from early January to April. Mid green foliage turning yellow, orange & scarlet in Autumn.	Moderately heavy clays & moist but well-drained alluvial soils.	Tolerant of light frosts to minus 3°C.	Susceptible to powdery mildew in high humidity	Regular watering during establishment. Requires formative pruning to ensure development of a single trunk.	Readily available in commercial nurseries. Propagated from Semi-Hardwood cuttings.	Leaf fall in autumn. Relatively small leaflets.	Long lived - 50 years plus in urban areas.	Root system is not considered to be extensive or overly vigorous.	N	N
Lag ind	Lagerstroemia indica x fauriei 'Tuscarora'	Crepe Myrtle		6m	4m	Medium sized tree with dark fuchsia-pink flowers from late Summer to early Autumn.	Beautiful fuchsia pink crinkled flowers that are borne in late Summer.	It prefers a well drained moderately fertile moist sandy to clay soil that is trending acidic.	Grows in an open sunny to semi shaded position and is frost tolerant and drought tender when young	Susceptible to powdery mildew, wax scale, aphids, leaf spot, sooty mold, Japanese beetle.	Low water requirement, responding to mulch and an occasional deep watering during dry periods, particularly for young plants.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Long lived - 50 years plus in urban areas. Moderate.	Root system is not considered to be extensive or overly vigorous.	N	N
Pyr uss	Pyrus ussuriensis	Manchurian Pear		8-12m	8m	This tree has an erect slender trunk and spreading branches forming a broad pyramidal habit.	It has broad oval leaves that are dark green turning bronze in winter and has scented white saucer-shaped flowers during mid spring.	It prefers a well-drained sandy loam that is reliable moist.	It grows in an open sunny position and is drought tender and frost resistant.	Susceptible to powdery mildew, aphids, caterpillars, fire-light, canker.	Once established it has a high water requirement, responding to mulch and an occasional deep watering during dry periods.	Generally available from commercial nurseries.	Late Winter flower drop.	Medium	Root system is not considered to be extensive or overly vigorous.	N	N
Glo fer	Glochidion ferdinandi	Cheese Tree		18m	4m	This is a medium to large tree has an erect greyish trunk with spreading branches that form a dense irregular rounded crown.	It has dark glossy green leaves and the small and greenish flowers appear in spring followed by capsular fruit.	It grows in light to medium organic rich moist sandy to clay loam.	It prefers an open sunny to semi shaded position and is light frost and drought tolerant.	Swift moth attack, re-shoots after fire.	It has a low water requirement once established.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Fast	Root system is not considered to be extensive or overly vigorous.	N	Y
Fra gri	Fraxinus griffithii	Evergreen Ash		10-16m	4m	This tree has smooth grey trunks with spreading branches that form a rounded crown and may be semi-deciduous.	It produces early spring white flowers followed by a large decorative white winged seeds.	It prefers a well drained deep humus rich moist soil.	It grows in an open sunny position and is salt, drought and frost tolerant	Susceptible to rust, leaf spot, canker, bore, leaf miner, sawfly, scale insect.	Once established it has a medium water requirement.	Readily available from commercial nurseries.	Leaf fall in autumn. Relatively small leaflets.	Long lived - 50 years plus in urban areas. Medium	Root system is not considered to be extensive or overly vigorous.	N	Y

Shrubs & Grasses

Code	Botanical Name	Common Name	Images	Height	Spread	Description	Seasonal/Special Feature	Preferred Soil Conditions	Drought/Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nutance	Longevity/Growth Rate	Root Damage Potential	Native	Evergreen
Cli min	Clivia miniata	Clivia, Kaffir Lily		0.2 - 0.5m	0.6m	This perennial plant forms an upright clump habit with strap-like dark green leaves.	The funnel-shaped orange flowers have a yellow throat and appear in a cluster from early to mid spring.	Tolerates most well drained fertile moist soils, organic rich	Grows in a protected semi shaded to shaded position and is drought tolerant once established but frost tender.	Slugs and snails attack new growth, mealybugs, leaf scorch	Once established it has a high water requirement	Readily available from commercial nurseries.	Remove spent flowers, divide to contain after flowering	Medium	Root system is not considered to be extensive or overly vigorous.	N	Y
Dia cae	Dianella caerulea/Dianella revoluta	Flax Lily, Paroo Lily, Blue Flax-lily		0.6 - 1 m	2m	This perennial plant has a tufted or mat habit. It has dark green grass-like, flat leaved shaped leaves	The pendent blue star-shaped flowers appear in a cluster above the foliage on a slender stem from spring to early summer.	Well drained moderately fertile sandy to clay loams, neutral to slightly acid	Full sun to semi shade, drought and frost resistant, protected position.	Not attacked, seeds germinate and rhizomes shoots after fire or disturbance	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required, divide to contain during spring	Medium	Root system is not considered to be extensive or overly vigorous.	Y	Y
Lom tan	Lomandra Tanika	Tanika		1m	1m	This rhizomatous rush-like perennial forms a tussock-like clump. It has soft fine textured deep green foliage.	During early spring a yellowish flower head appears and the plant is used in patio pots or along borders.	It tolerates heavy clay to well drained sandy soils that are moderately fertile.	Full sun, open position; frost, drought and pollution tolerant	No major pest or disease problems, rhizomes shoots after fire or disturbance	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required but will recover well if cut back hard.	Fast	Root system is not considered to be extensive or overly vigorous.	Y	Y
Poa lab	Poa labillardieri	Tussock Grass		0.3 - 0.8 m	1m	Poa labillardieri is a dense perennial tussock grass with long slender, soft, greyish-green or blue-green leaves in a weeping habit.	Delicate plume like flowerheads in spring to summer extend above the foliage up to 1.2 metres.	Prefer moist well drained soils, but will grow on slightly dry soils. It is not very well suited to growing on harsh shallow soils.	Tolerates full sun, but prefers dappled shade. Tolerates moderate salt winds and frost	No major pest or disease problem	It has a low water requirement once established.	Readily available from commercial nurseries.	Pruning not normally required but will recover well if cut back hard	Short lived with a fast growth rate.	Root system is not considered to be extensive or overly vigorous.	Y	Y
Syz aus	Syzygium australe 'Resilience'	Lillypilly		4 - 18m	4m	This upright-branched small to medium size tree forms a densely rounded crown of glossy green lance-shaped leaves.	The branchlets are distinctly 4-angular	Well drained fertile deep moist sandy to clay loams, rich and organic.	It prefers an open sunny position. It is salt and frost tolerant but drought tender.	Pink scale & Chinese wax scale, gall flies, pimple pythid, leaf spot	It has a medium water requirement once established.	Readily available from commercial nurseries.	Train to a single leader when young for a tree habit, tolerates pruning to form a screen	Medium	Root system is not considered to be extensive or overly vigorous.	Y	Y
Grev fir	Grevillea 'Firecracker'	Grevillea 'Firecracker'		0.2 - 0.5m	0.8m	Low growing, spreading native Australian shrub. It has a mound forming habit and compact, foliage that is soft to the touch.	Bright orange flowers are produced in April through to October.	Well drained fertile moist sandy to clay loams, tolerates most soil types	Best climates are temperate, warm temperate and some sub-tropical regions.	No major pest or disease problem.	Once established it has a low water requirement.	Readily available from commercial nurseries.	Pruning not normally required, trim to contain during spring	Fast	Root system is not considered to be extensive or overly vigorous.	Y	Y

7 LUXFORD RD, MT DRUITT PLANT SCHEDULE						
CODE	BOTANTICAL NAME	POT SIZE	SPACING	HEIGHT	CALIPER	STAKING
TREES						
Cup ana	Cupaniopsis anacardioides	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Wat flo	Waterhousea floribunda	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Glo fer	Glochidion ferdinandi	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Fra gri	Fraxinus griffithii	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Pyr uss	Pyrus ussuriensis	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Lag nat	Lagerstroemia indica x fauriei 'natchez'	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
Lag nat	Lagerstroemia indica x fauriei 'sious'	100L	as shown	2.5	40mm	2x 50x50x1800mm KDHw posts
SHRUBS						
Syz aus	Syzygium australe 'resilience'	140mm Pot	as shown	N/A	N/A	N/A
TUFTED GRASSES						
Dia cas	Dianella caerulea 'Cassa Blue'	140mm Pot	6 per m2	N/A	N/A	N/A
Dia lit	Dianella revoluta 'Little Rev'	140mm Pot	6 per m2	N/A	N/A	N/A
Dia tas	Dianella revoluta 'Tas Red'	140mm Pot	6 per m2	N/A	N/A	N/A
Dia uto	Dianella prunina 'Utopia'	140mm Pot	6 per m2	N/A	N/A	N/A
Dia cae	Dianella caerulea	140mm Pot	6 per m2	N/A	N/A	N/A
Lom Tan	Lomandra 'Tanika'	140mm Pot	6 per m2	N/A	N/A	N/A
Grev Fir	Grevillea 'Firecracker'	140mm Pot	6 per m2	N/A	N/A	N/A
Lom Ver	Lomandra 'Verdau'	140mm Pot	6 per m2	N/A	N/A	N/A
Cli min	Clivia miniata	140mm Pot	6 per m2	N/A	N/A	N/A
TURF						
	Soft Leaf Buffalo " Sir Walter"	Rolls	N/A	N/A	N/A	N/A